

641 Milton St Infill Housing

Issued for: Development Permit

Date: June 23, 2025

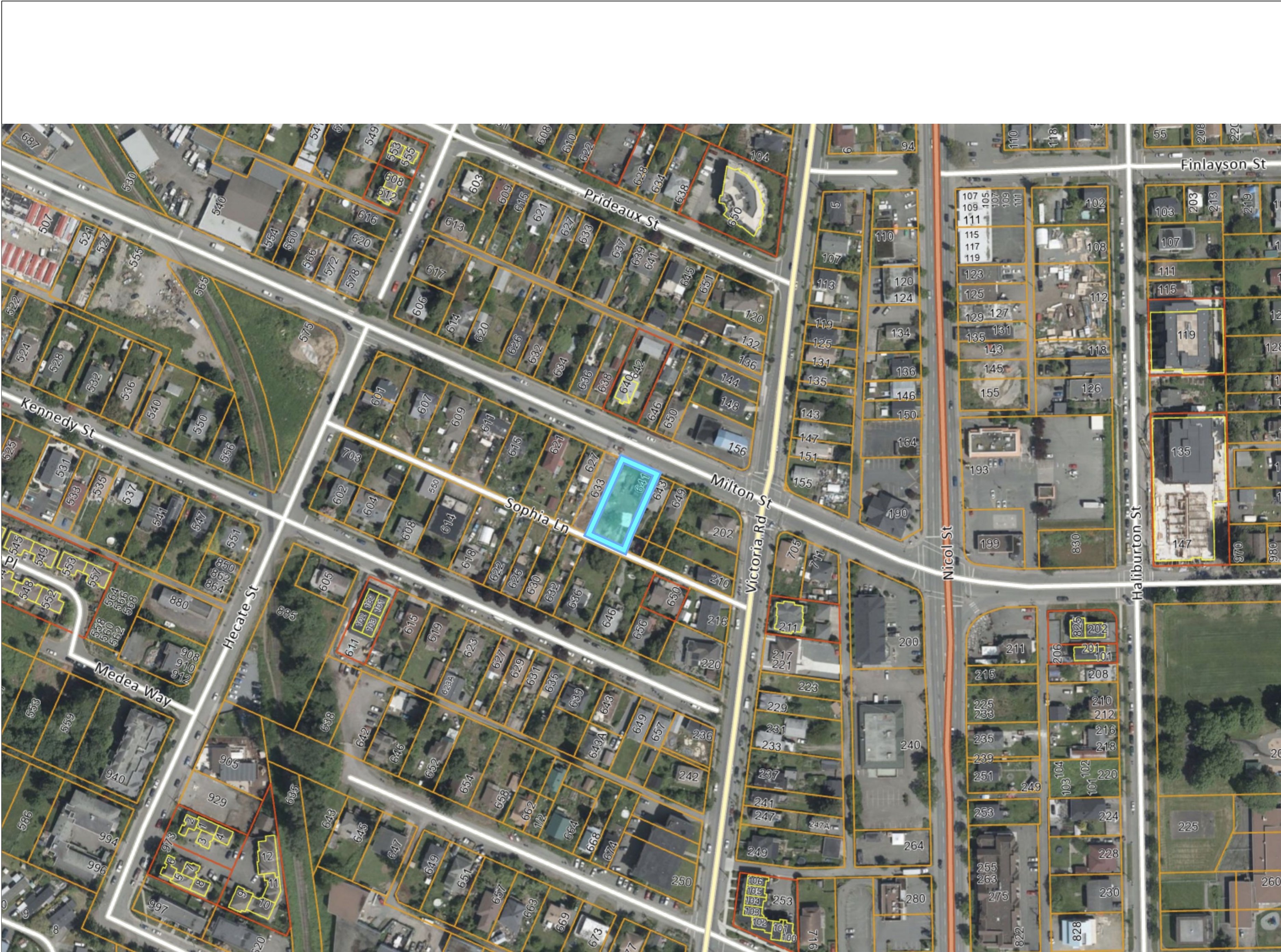
Project Address:641 Milton St, Nanaimo, BC

PACKAGE ONLY TO SCALE WHEN PRINTED ON 24"X36" SHEETS

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| CONSULTANT LIST | |
|-----------------|--|
| | |

CONTEXT PLAN:



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Prospect & Refuge

LANDSCAPE ARCHITECTS

#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca

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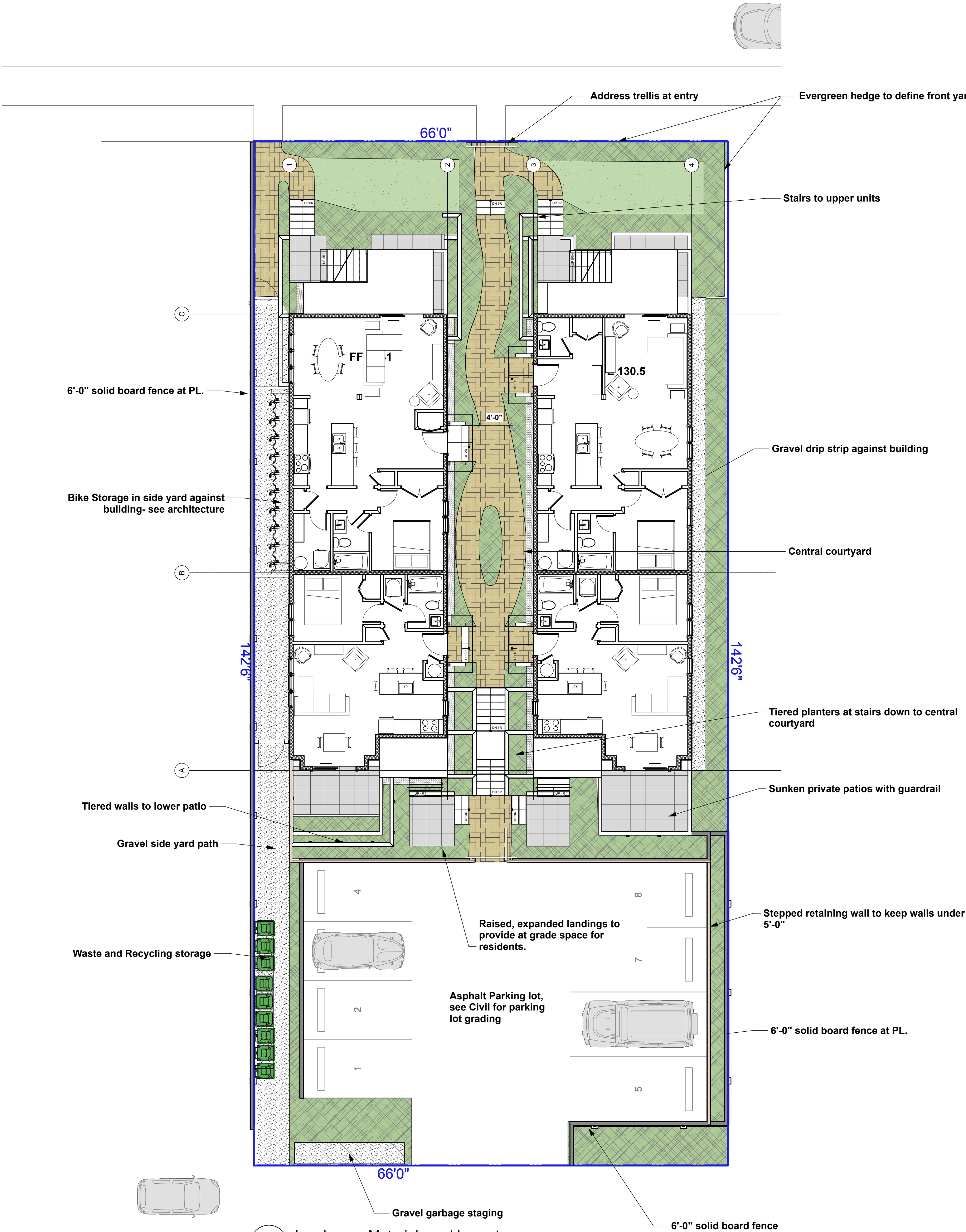
Project Title and Address

Milton 8-unit Townhouse Infill
641 Milton St., Nanaimo, BC, V9R 2L4

Sheet Title

Cover Sheet

| | | | |
|-----------------|------------|-------------|----------|
| Project Manager | AS | Project No. | 2024-31 |
| Drawn By | | Scale | AS NOTED |
| Reviewed By | AS | Sheet No. | L1 |
| Date | 2025-02-13 | | |



1 Landscape Materials and Layout
Scale: 1:100

GENERAL LANDSCAPE NOTES:

1. All materials and execution of landscape works shall conform to the CLS/BCNTA Landscape standard.
2. Do not construct from these drawings unless marked "issued for construction".
3. All landscape works to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/Canadian Landscape Standards and respect all Municipal Bylaws.
4. The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
5. The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
6. The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
7. The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
8. Contractor to repair any damage resulting from work on site.
9. The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.
10. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
15. All landscaping to have high efficiency irrigation system to IABC standards.

LEGEND

HARDSCAPE MATERIALS:

- Concrete pavers
- 24x24 patio pavers
- Gravel walkways

SOFTSCAPE MATERIALS:

- Planting Bed
- Sodded Lawn

LINES & SYMBOLS

- 6' Ht. Wooden fence
- 42" Ht. picket fence

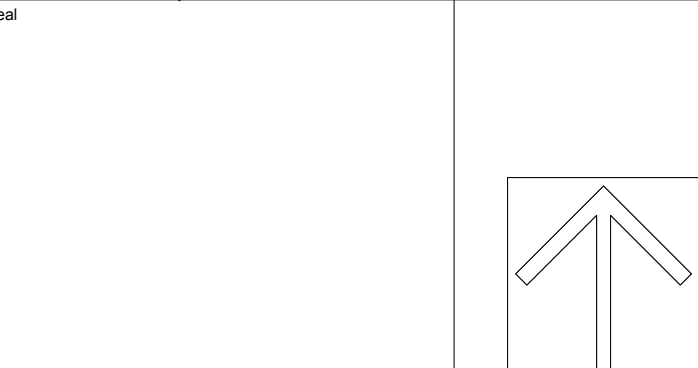
DETAIL

- 10 L7a
- 10 L7a
- 9 L7a
- 1 L7a
- 2 L7a
- 3 L7a
- 4 L7a
- 6 L7a
- 7 L7a

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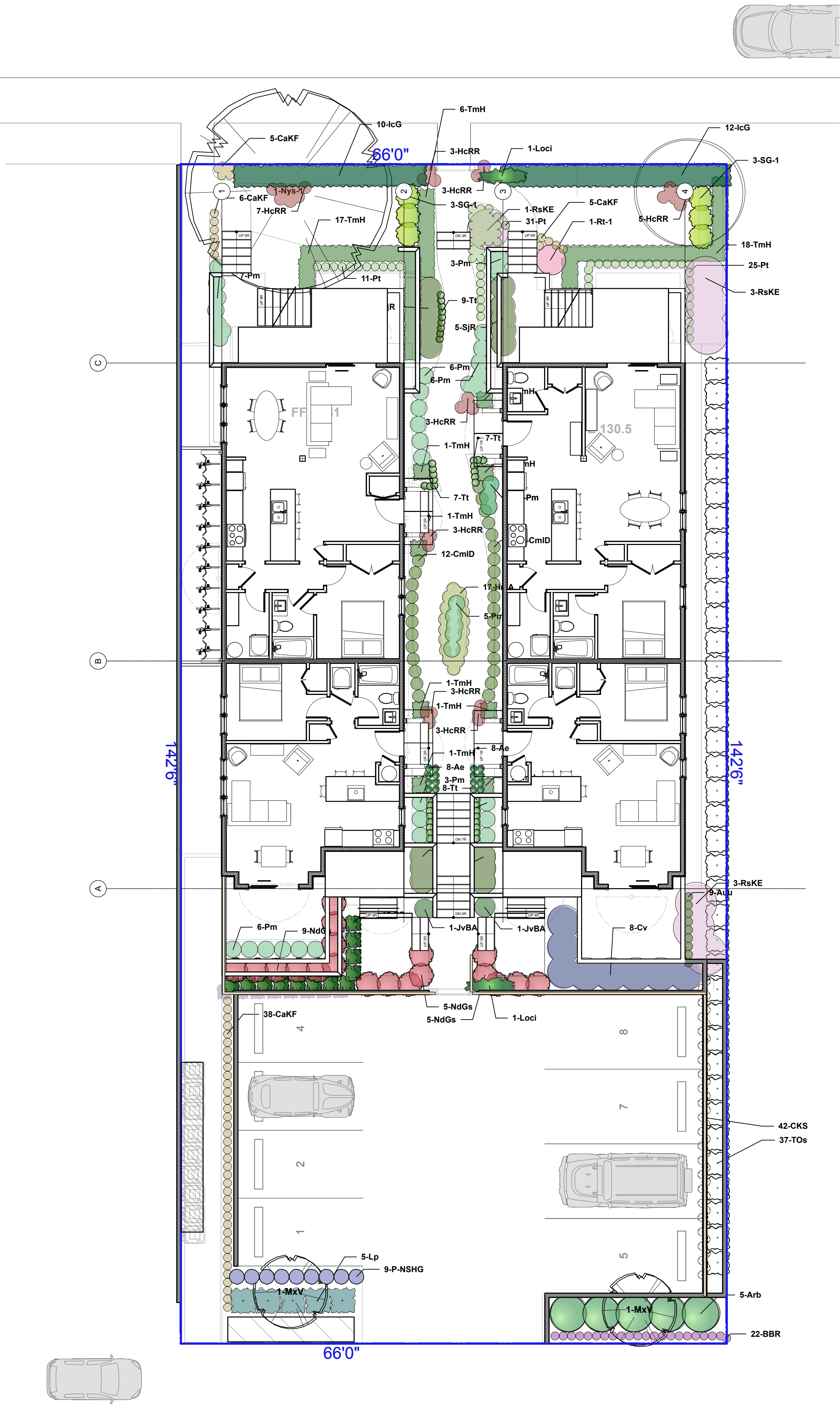
Project Title and Address

Milton 8-unit Townhouse Infill
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Sheet Title

Landscape Materials and Layout Plan

| | | | |
|-----------------|------------|-------------|----------|
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| Drawn By | | Scale | AS NOTED |
| Reviewed By | AS | Sheet No. | L2 |
| Date | 2025-02-13 | | |



1 Landscape Materials and Layout
Scale: 1:100

PLANTING LANDSCAPE NOTES

1. All materials and execution of landscape works shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard. Refer to document for complete landscape documentation.
2. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
3. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Soil analysis to be provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.
4. Off slab minimum soil depths are as follows unless noted differently on plans:
6" (150mm) for lawn areas
18" (450mm) for shrub beds
36" (900 mm) for trees
5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium.
6. All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to Canadian Landscape Standard for container grown stock.
7. Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supercede the list.
8. All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
9. Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the Landscape Consultant and request additional instructions. The exact location of trees shall be determined on site and field fit subject to obstructions where applicable.
10. Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and of normal habit of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.
11. Root balls to be free of pernicious weeds.
12. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
13. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
14. The Landscape Consultant is to approve any plant material substitutions. Upon delivery, all plant material must meet CLS standards.
15. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
16. All landscaping to have high efficiency irrigation system to IIABC standards.

| PLANT LIST | | | | | |
|--------------|---|----------------------------------|----------|-------------------------|----------------|
| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
| TREES | | | | | |
| MxV | Magnolia x 'Vulcan' | Vulcan Magnolia | 2 | 2.5 m | B & B |
| Nys-1 | Nyssa sylvatica 'Afterburner' | Afterburner Tupelo | 1 | 6 cm cal | B & B, 1.8 m s |
| S | Syringa Vulgaris 'Tree' | Tree Form Lilac | 1 | 1.5m ht oc. Cultivar t | B & B |
| SHRUBS | | | | | |
| Arb | Arbutus unedo 'Compacta' | Strawberry Tree | 5 | #5 pot | Cont. |
| Auu | Arctostaphylos uvae-ursi | Kinnikinnick | 9 | #1 pot @ 1'-0" oc. | Cont. |
| Ae | Asarum europaeum | Wild Ginger | 16 | #1 pot | Cont. |
| BBR | Bergenia 'Bressingham Ruby' | Bressingham Ruby Bergenia | 22 | #1 pot @ 1'-0" oc. | Cont. |
| CaKF | Calamagrostis x acutiflora 'Karl Foerster' | Kark Foerster Feather Reed Grass | 54 | #1 pot @ 2'-0" oc. | Cont. |
| CmID | Carex morowii 'Ice Dance' | Ice Dance Carex | 30 | #1 pot @ 1'-6" oc. | Cont. |
| Cv | Ceanothus 'Victoria' | California Lilac | 8 | #5 pot @ 5'-0" oc. | Cont. |
| CKS | Cornus kousa 'Satomi' | Kousa Satomi Dogwood | 42 | #1 pot @ 1'-0" oc. | Cont. |
| HmA | Hakonechloa macra 'Aurea' | Golden Japanese Forest Grass | 17 | #1 pot @ 1'-6" oc. | Cont. |
| HcRR | Hemerocallis 'Rosy Returns' | Rosy Returns Reblooming Daylily | 30 | #1 pot @ 1'-6" oc. | Cont. |
| IcG | Ilex crenata 'Green Island' | Japanese Holly | 22 | #2 pot | Cont. |
| JvBA | Juniperus virginiana 'Blue Arrow' (COPF) | Blue Arrow Juniper | 2 | #5 pot | Cont. |
| Lp | Lonicera pileata | Privet honeysuckle | 5 | #3 pot @ 3'-6" oc. | Cont. |
| NdGs | Nandina domestica 'Gulf Stream' | Gulf Stream Heavenly Bamboo | 19 | #2 pot | Cont. |
| P-NSHG | Nepeta 'Six Hills Giant' | Flowering Catnip | 9 | #1 pot | Cont. |
| Pt | Pachysandra terminalis | Japanese Spurge | 36 | 4" pot @ 1'-0" oc. | Cont. |
| Pm | Polystichum munium | Sword Fern | 45 | #1 pot @ 2'-0" oc. | Cont. |
| RsKE | Ribes sanguineum 'King Edward III' | King Edward Flowering Currant | 6 | #3 pot @ 5'-0" oc. | Cont. |
| SJB | Skimmia japonica 'Rubinetta' | Rubinetta Skimmia | 16 | #3 pot @ 3'-0" oc. | Cont. |
| SG-1 | Spiraea 'Goldmound' | Goldmound Spirea | 6 | #2 pot | Cont. |
| TmH | Taxus x media 'Hicksii' | Hill's Yew | 41 | 4'0" tall @ 1'-9" oc. F | Cont. |
| TOs | Thujua occidentalis 'Smaragd' | Emerald Cedar | 49 | 6'0" ht | B & B |
| Tt | Tiarella trifoliata | Pacific Foamflower | 39 | #1 pot | Cont. |
| GROUND COVER | | | | | |
| | Assorted perennials selected by Landscape Architect | | 20 | #1 pot | Cont. |

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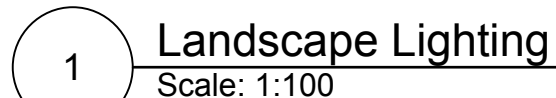
Project Title and Address

Milton 8-unit Townhouse Infill
641 Milton St., Nanaimo, BC, V9R 2L4

Sheet Title

Landscape Planting Plan

| | | | |
|-----------------|------------|-------------|---------|
| Project Manager | AS | Project No. | 2024-31 |
| Drawn By | | Scale | 1:1 |
| Reviewed By | AS | Sheet No. | L3 |
| Date | 2025-02-13 | | |

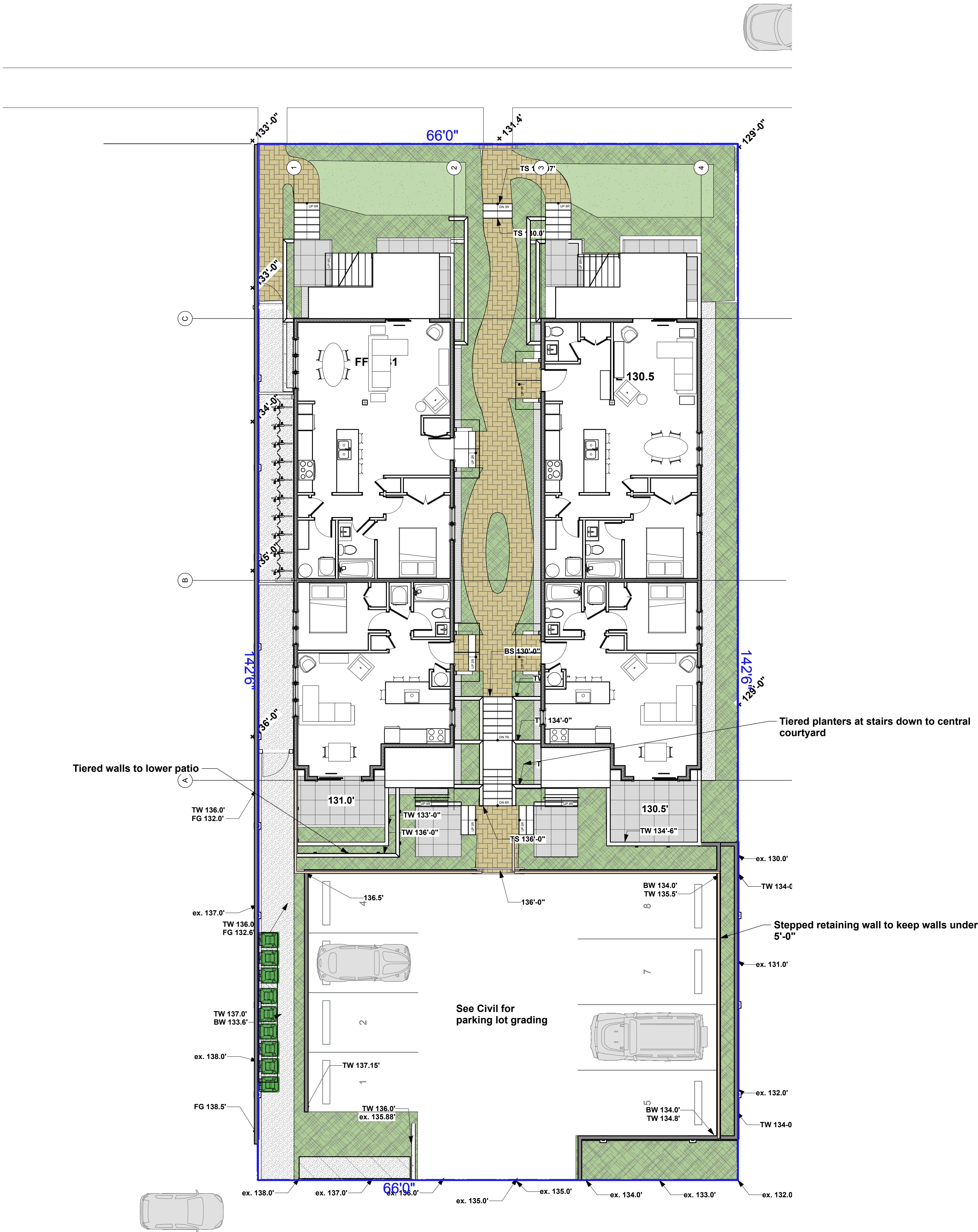


| CCT | 8W | 12W | 18W | 24W |
|--------------------|-----|------|------|------|
| 822 (2200K) | 520 | 780 | 1175 | 1562 |
| 827 (2700K) | 612 | 918 | 1378 | 1840 |
| 830 (3000K) | 682 | 1022 | 1530 | 2050 |
| 835 (3500K) | 745 | 1117 | 1753 | 2339 |
| 840 (4000K) | 780 | 1180 | 1765 | 2350 |



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| <div>Project Title and Address</div> <div>Milton 8-unit Townhouse Infill</div> <div>641 Milton St., Nanaimo, BC, V9R 2L4</div> | |
| Sheet Title | |
| Lighting Plan | |
| Project Manager | AS |
| Drawn By | AS |
| Reviewed By | AS |
| Date | 2025-02-13 |
| Project No. | 2024-31 |
| Scale | 1:1 |
| Sheet No. | L4 |



LEGEND

LINES & SYMBOLS

- Perf pipe
- Drain clean out
- Bi-level area drain
- Drainage direction
- 300mm Gravel drip strip
- Proposed Contour
- Spot Elevation

ABBREVIATIONS

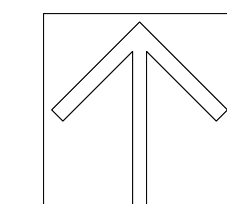
- T.O.S. Top of Slab
- TS Top of Stairs
- BS Bottom of Stairs
- TW Top of Wall
- BW Bottom of Wall

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Sheet Title
Landscape Grading Plan

| | | | |
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| Project Manager | AS | Project No. | 2024-31 |
| Drawn By | | Scale | 1:96 |
| Reviewed By | AS | Sheet No. | L5 |
| Date | 2025-02-13 | | |



East Building

West Building

2 Elevation from Sophia Lane
Scale: 1/4" = 1'-0"



2 Elevation from Sophia Lane
Scale: 1/4" = 1'-0"

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Sheet Title

Sections

Project Manager AS Project No. 2024-31

Drawn By Scale 1:1

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L6a



1 West Elevation
Scale: 3/16" = 1'-0"

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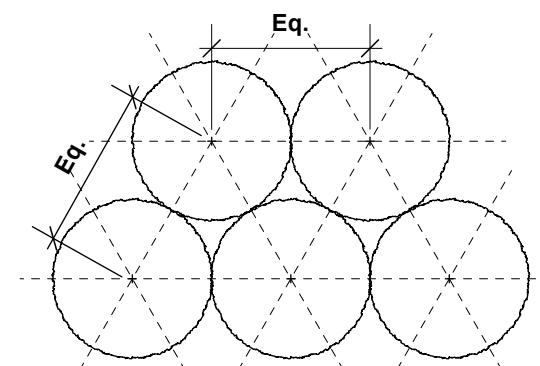
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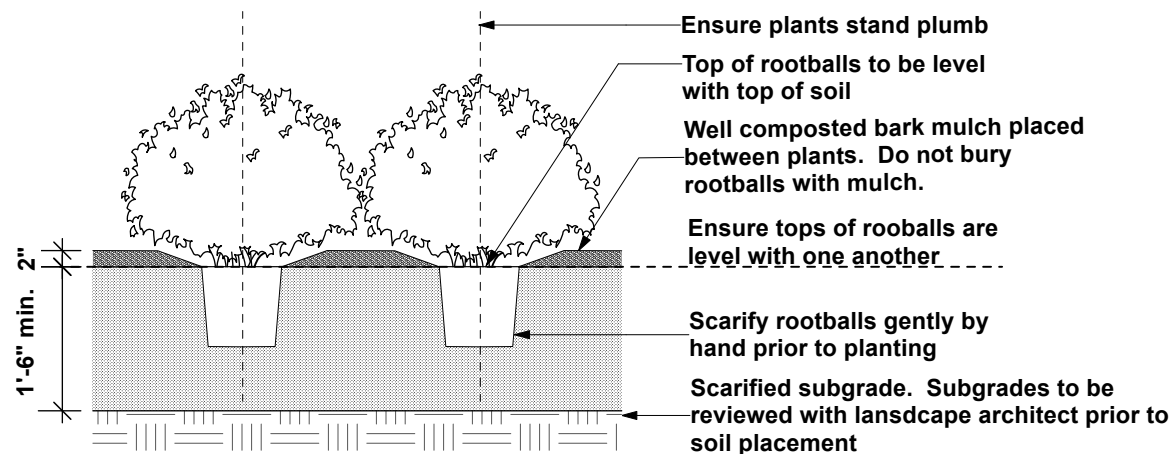
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| Sections | |
|-----------------------|-------------------------|
| Project Manager AS | Project No. 2024-31 |
| Drawn By | Scale 1:1 |
| Reviewed By AS | Sheet No. L6b |
| Date 2025-02-13 | |



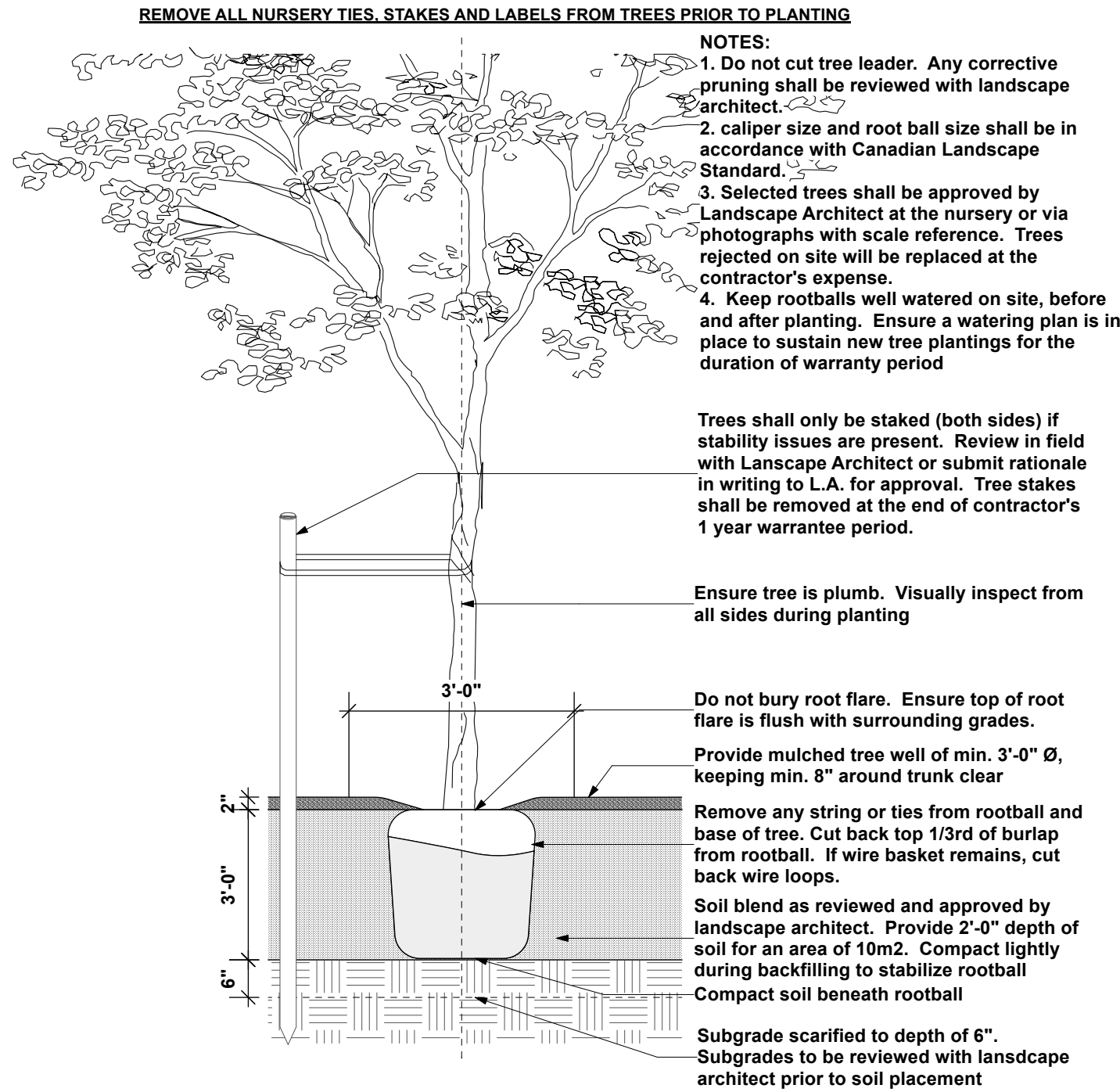
Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.



- NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
 2. Prune all damaged, diseased, and dead limbs.
 3. Keep roots moist during installation: water container stock well prior to planting and following planting.

1 Shrub and Perennial Planting

Scale: 1/2" = 1'-0"



- REMOVE ALL NURSERY TIES, STAKES AND LABELS FROM TREES PRIOR TO PLANTING
- NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
 2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
 3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
 4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for the duration of warranty period.

Trees shall only be staked (both sides) if stability issues are present. Review in field with Landscape Architect or submit rationale in writing to L.A. for approval. Tree stakes shall be removed at the end of contractor's 1 year warranty period.

Ensure tree is plumb. Visually inspect from all sides during planting

Do not bury root flare. Ensure top of root flare is flush with surrounding grades.

Provide mulched tree well of min. 3'-0" Ø, keeping min. 8" around trunk clear

Remove any string or ties from rootball and base of tree. Cut back top 1/3rd of burlap from rootball. If wire basket remains, cut back wire loops.

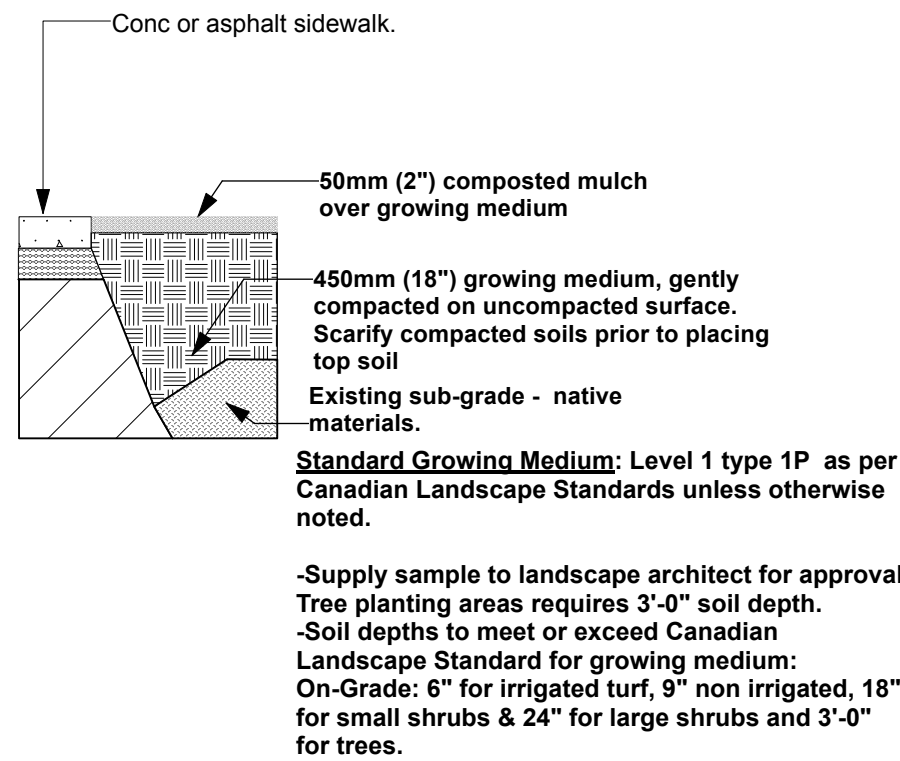
Soil blend as reviewed and approved by landscape architect. Provide 2'-0" depth of soil for an area of 10m². Compact lightly during backfilling to stabilize rootball

Compact soil beneath rootball

Subgrade scarified to depth of 6". Subgrades to be reviewed with landscape architect prior to soil placement

2 Tree Planting

Scale: 1/2" = 1'-0"



50mm (2") composted mulch over growing medium

450mm (18") growing medium, gently compacted on uncompacted surface. Scarify compacted soils prior to placing top soil

Existing sub-grade - native materials.

Standard Growing Medium: Level 1 type 1P as per Canadian Landscape Standards unless otherwise noted.

-Supply sample to landscape architect for approval

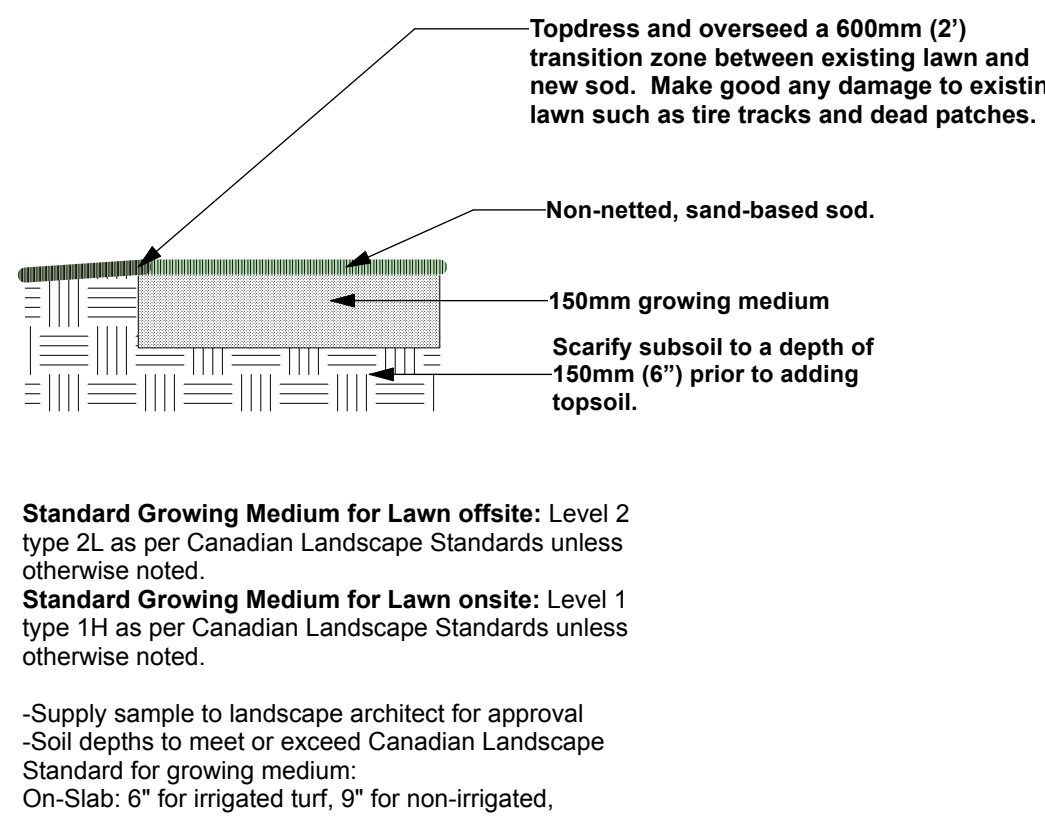
Tree planting areas requires 3'-0" soil depth.

-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:

On-Grade: 6" for irrigated turf, 9" non irrigated, 18" for small shrubs & 24" for large shrubs and 3'-0" for trees.

3 Top Soil

Scale: 1/2" = 1'-0"



Standard Growing Medium for Lawn offsite: Level 2 type 2L as per Canadian Landscape Standards unless otherwise noted.

Standard Growing Medium for Lawn onsite: Level 1 type 1H as per Canadian Landscape Standards unless otherwise noted.

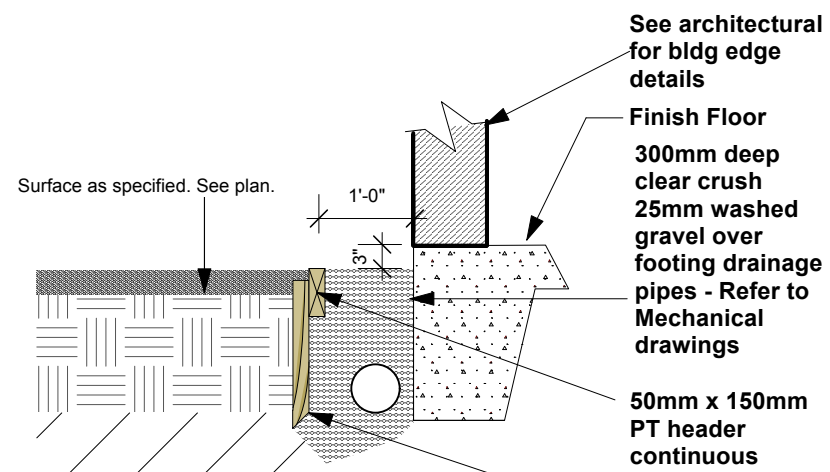
-Supply sample to landscape architect for approval

-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:

On-Slab: 6" for irrigated turf, 9" for non-irrigated,

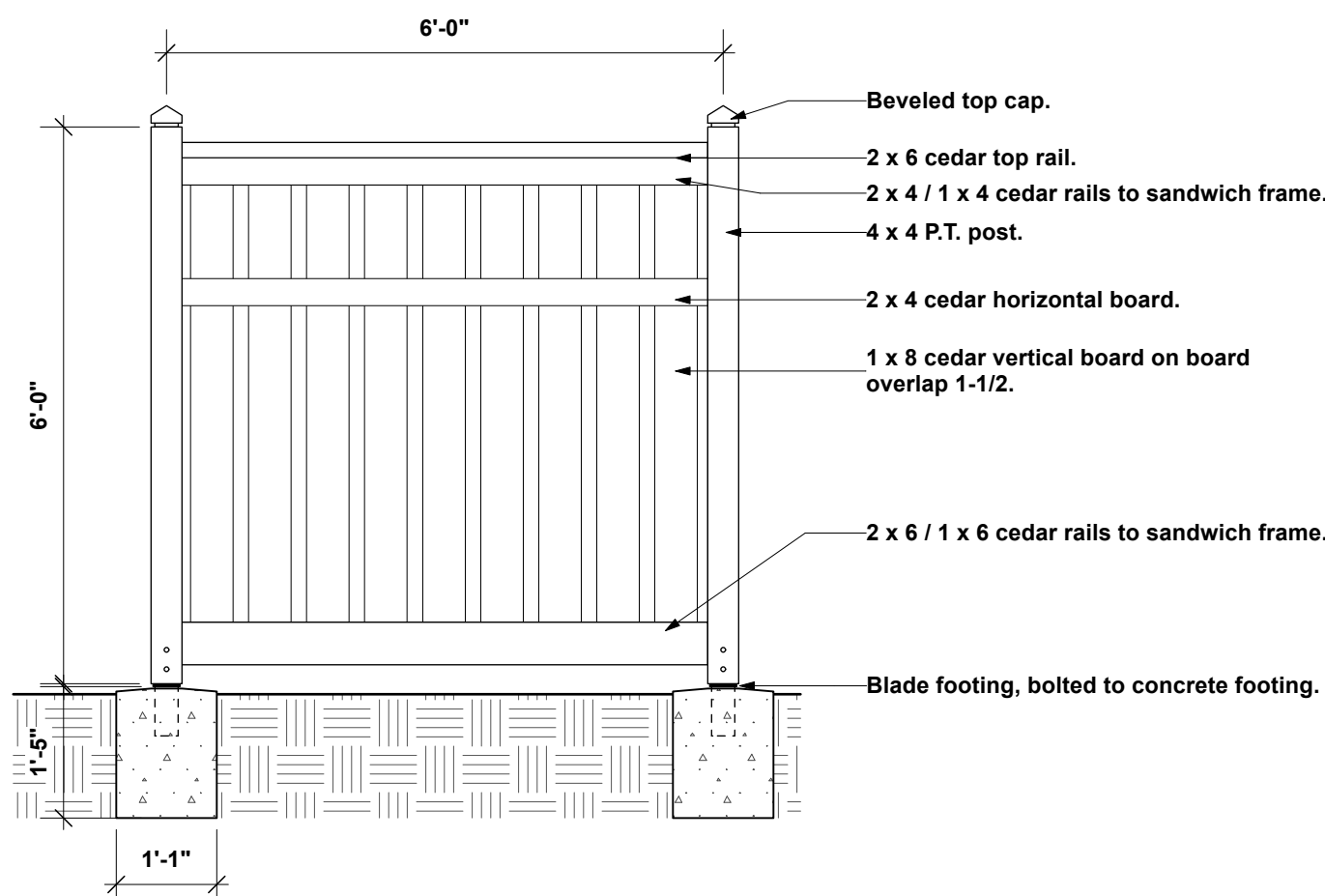
4 Sodded Lawn

Scale: 1/2" = 1'-0"



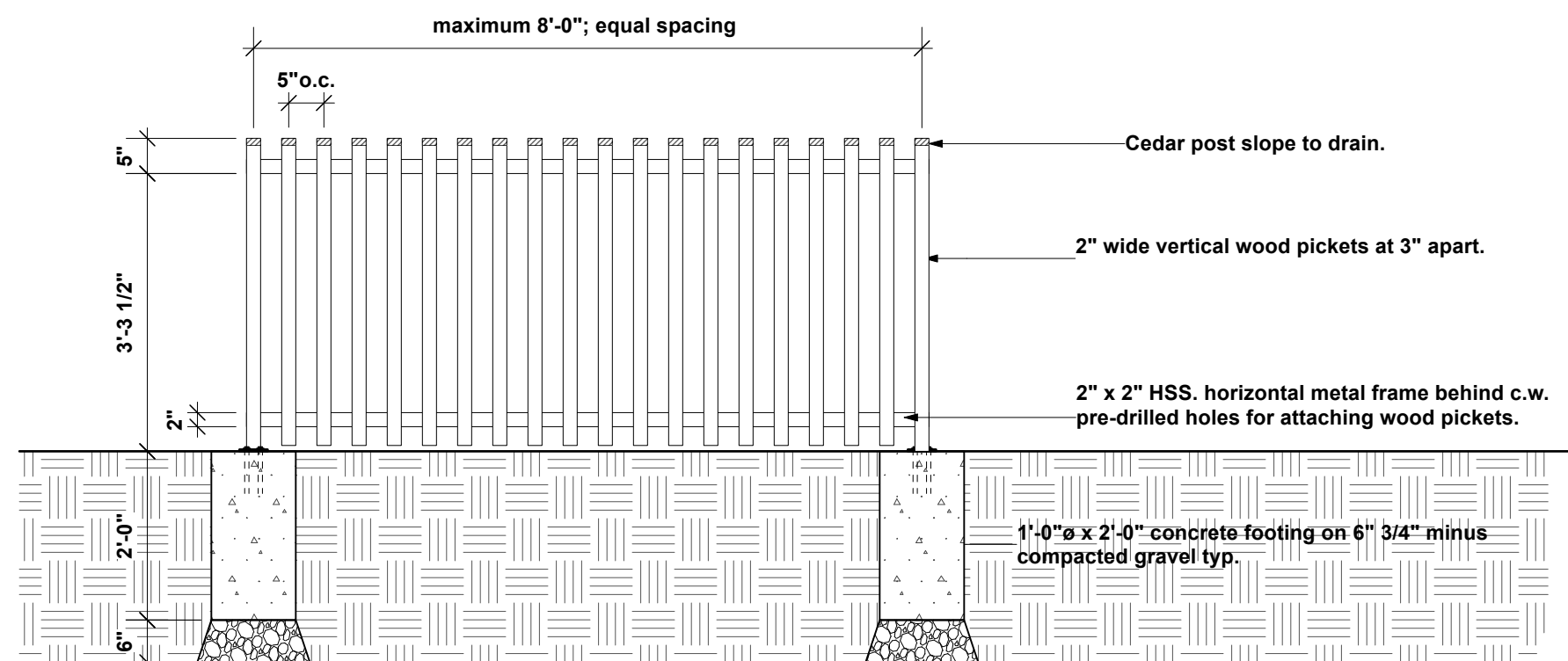
5 Drainage strip

Scale: 1/2" = 1'-0"



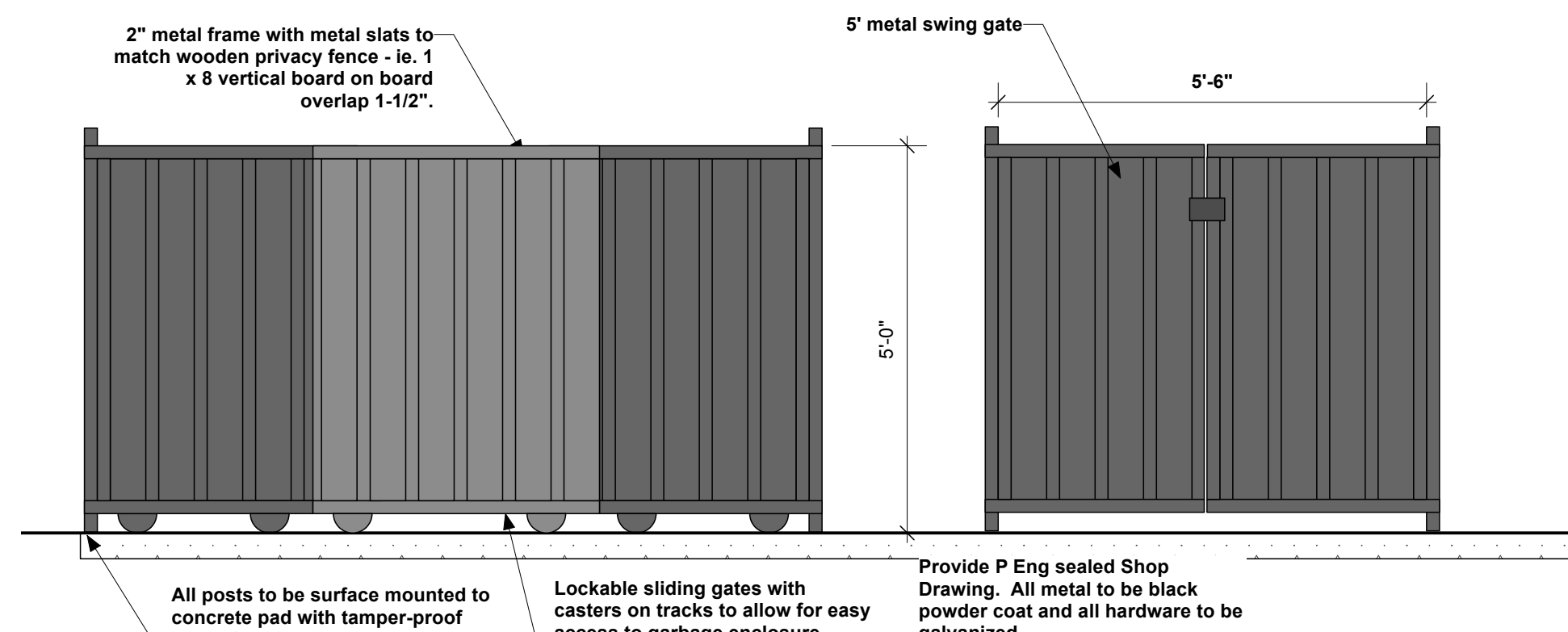
6 6' H. Privacy Wooden Fence

Scale: 1/2" = 1'-0"



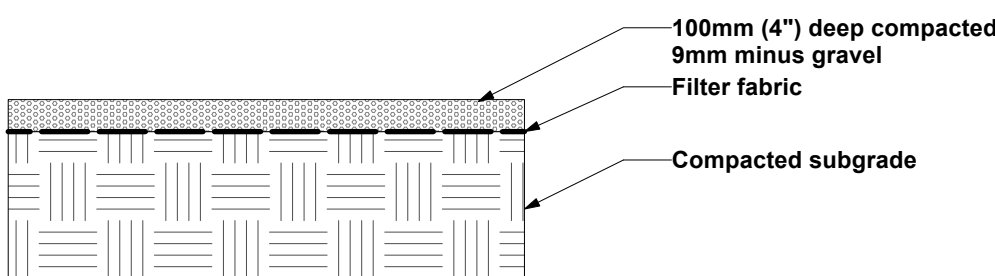
7 42"H. Horizontal Metal and Wood Fence

Scale: 1/2" = 1'-0"



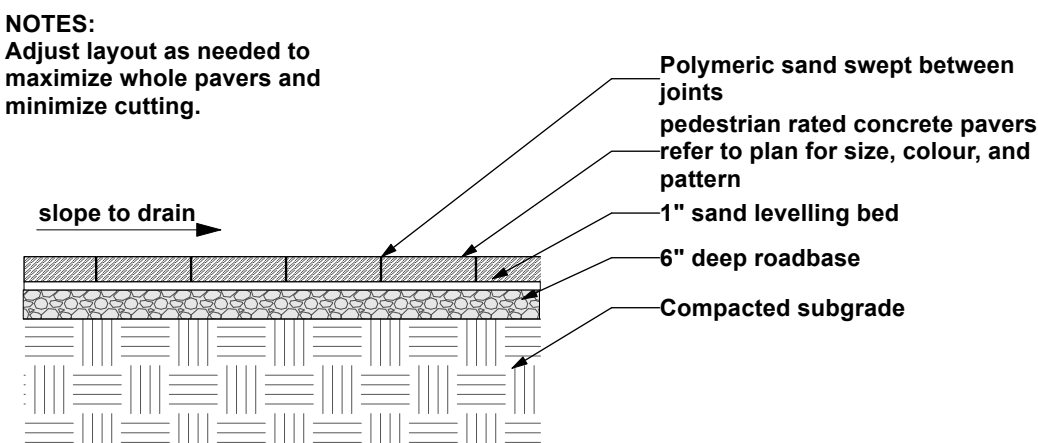
8 Garbage Enclosure

Scale: 1/2" = 1'-0"



9 Gravel Walkway

Scale: 1/2" = 1'-0"



10 Standard Concrete Pavers

Scale: 1/2" = 1'-0"

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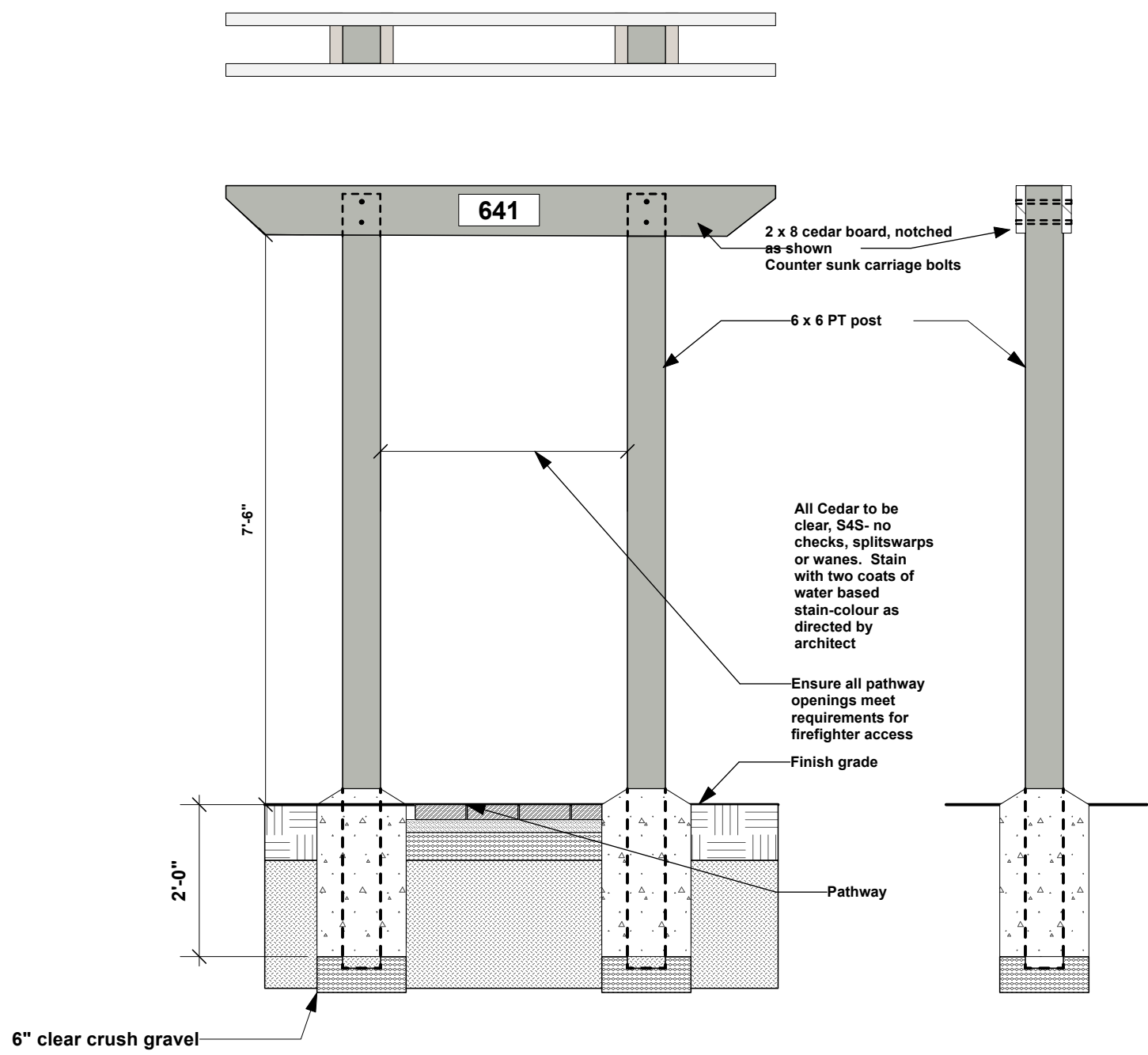
Project Manager AS Project No. 2024-31

Drawn By Scale 1/2" = 1'-0"

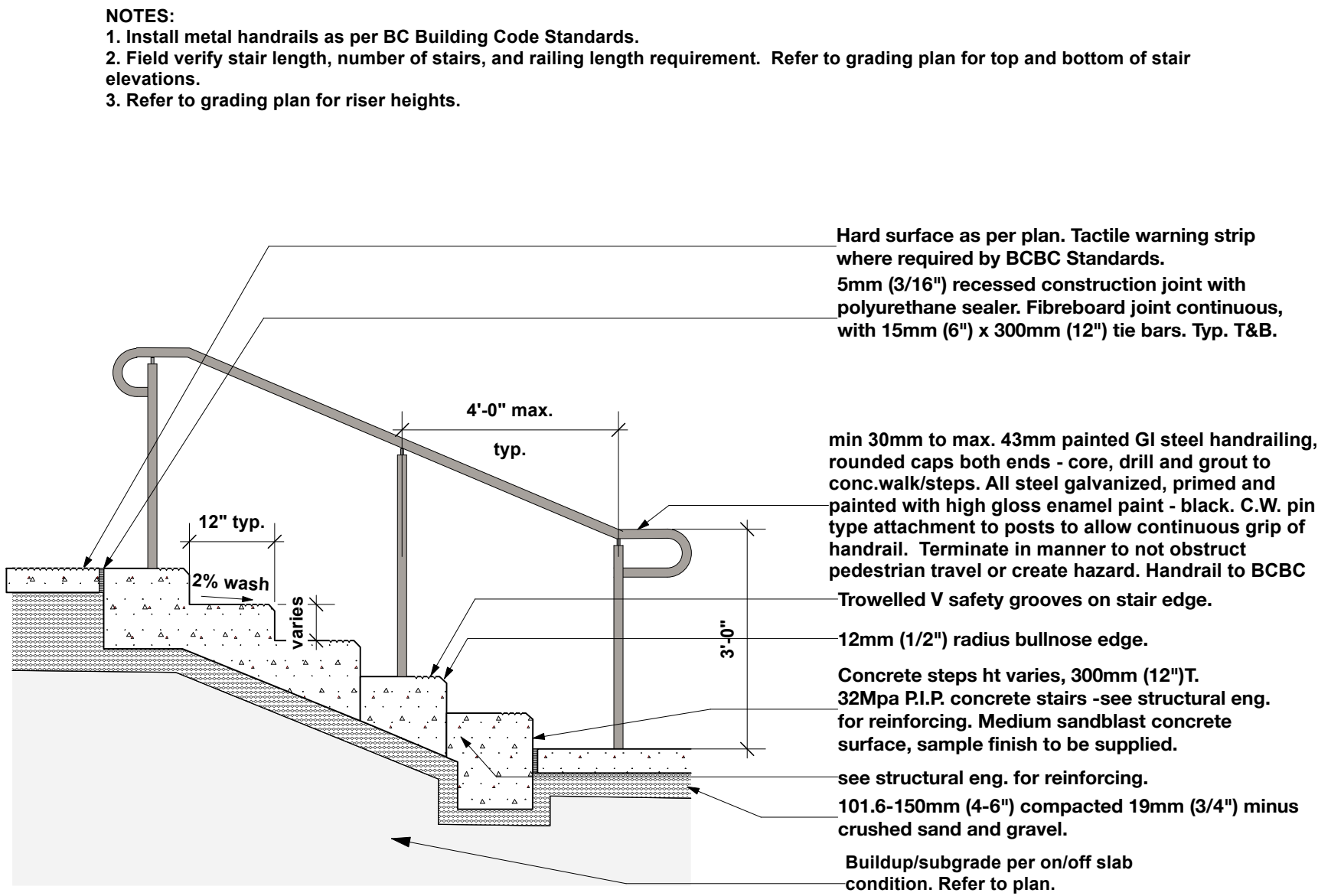
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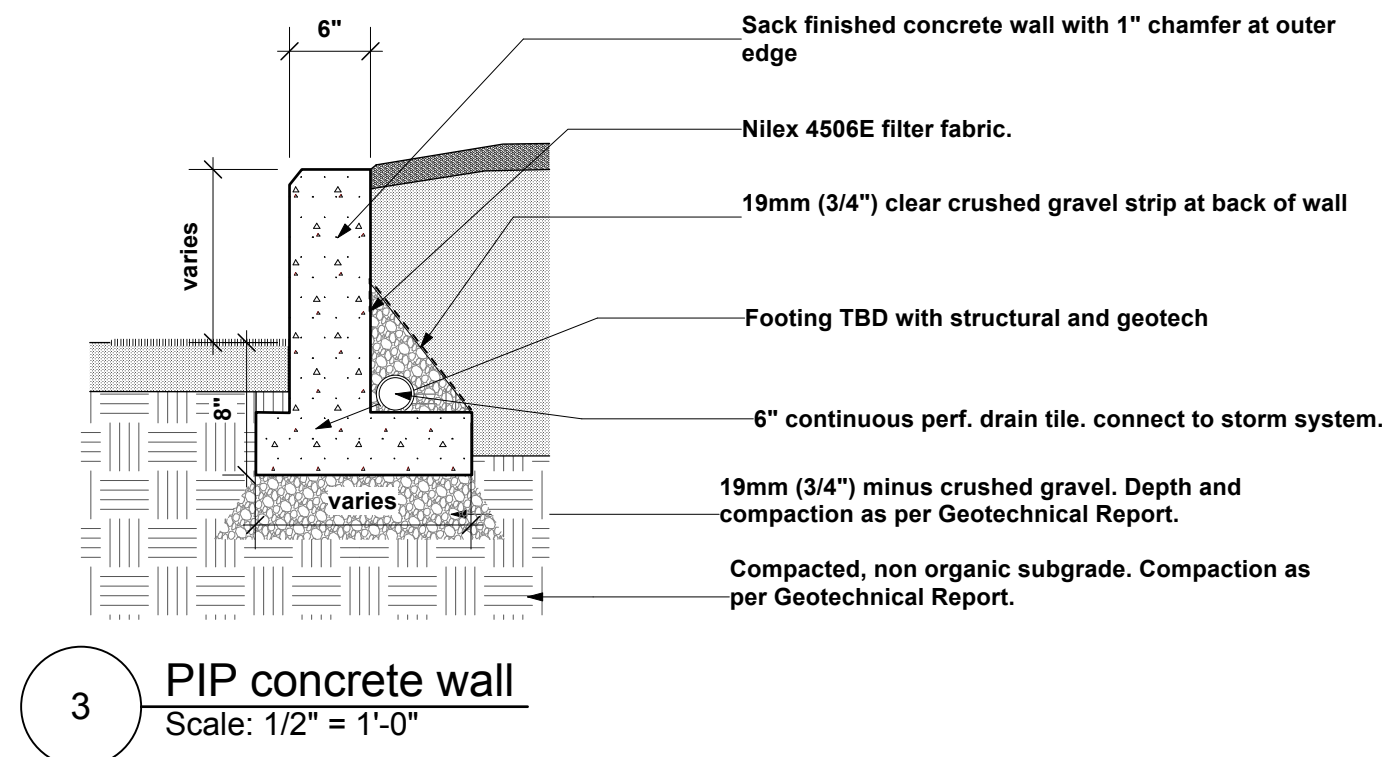
L7a



1 Trellis
Scale: 1/2" = 1'-0"



2 Concrete Stairs
Scale: 1/2" = 1'-0"



3 PIP concrete wall
Scale: 1/2" = 1'-0"

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| | | | |
|-----------------|------------|-------------|-------------|
| Project Manager | AS | Project No. | 2024-31 |
| Drawn By | | Scale | Actual Size |
| Reviewed By | AS | Sheet No. | L7b |
| Date | 2025-02-13 | | |