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:



RECEIVED DP1391 2025-JUL-09 Current Planning B 2025-06-23 Issue for DP A 2025-02-13 Issued for Review Date Issue Notes Seal Prospect & Refuge LANDSCAPE ARCHITECTS #102-1661 W 2nd Ave Vancouver, BC V6J 1H3 604-669-1003 info@prospectrefuge.ca Building on over 25 years of history as Jonathan Losee, Ltd. Project Title and Address Milton 8-unit Townhouse Infill 641 Milton St., Nanaimo, BC, V9R 2L4 Sheet Title Cover Sheet Project Manager 2024-31 AS Drawn By AS NOTED Reviewed By AS L1

2025-02-13



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.

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.

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 IIABC standards.



Evergreen hedge to define front yard Address trellis at entry Stairs to upper units 130.5 MM - Gravel drip strip against building Ð - Central courtyard Tiered planters at stairs down to central courtyard ____ - Sunken private patios with guardrail ∞ Stepped retaining wall to keep walls under 5'-0" \sim - 6'-0" solid board fence at PL. S

– 6'-0" solid board fence

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".

4. The latest edition of the standards and codes referenced in these notes and on the landscape drawings

8. Contractor to repair any damage resulting from work on site.

LEGEND		
		DETAIL
Concrete	e pavers	L7a
24x24 pa	atio pavers	(10) L7a
Gravel w	valkways	9 L7a
	$\bigcirc \bigcirc$	
Planting	Bed $\begin{pmatrix} 3 \\ L7a \end{pmatrix} \begin{pmatrix} 2 \\ L7a \end{pmatrix}$	L7a
Sodded	Lawn	4 L7a
LINES & SYMBOLS		
6' Ht.	Wooden fence	6 L7a
_≌ ₂ 42" H	t. picket fence	7 L7a
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B 2025-06-23 Issue		
A 2025-02-13 Issued Date	Issue Notes	
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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 mininum 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.

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 carring 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 LI	ST				
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	Syringa Vulgaris 'Tree'	Tree Form Lilac	1	1.5m ht oc. Cultivar t	t B & B
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	5	#5 pot	Cont.
Auu	Arctostaphylos uva-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.
lcG	llex 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 honesuckle	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 munitum	Sword Fern	45	#1 pot @ 2'-0" oc	Cont.
RsKE	Ribes sanguineum 'King Edward II"	King Edward Flowering Currant	6	#3 pot @ 5'-0" oc	Cont.
SjR	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. I	Cont.
TOs	Thjua occidentalis 'Smaragd'	Emerald Cedar	49	6'0" ht	B & B
Tt	Tiarella trifoliata	Pacific Foamflower	39	#1 pot	Cont.
GROUNDO	COVER				
Assorted	perennials selected by Landscape Architect		20	#1 pot	Cont.





Project: 340 Car	mpbell					Type: Bollar	d Optic	n	QTY:	
Product Code:	-						-			
Product Code	e: IP55-	-116577								
COLOR	SIZE	WATT.	ССТ	DIST.	VOLTA	GE	0	PTIONS		
B =Black W =White A =Aluminum CC=Custom color		□ 8W ^① □ 12W ^② □ 18W ^③ □ 24W ^③	822 827 830 835 840	S = Symmetrical Image: Constraint of the symmetry of the symmetr	277D	=120V 10 =120V, 0-10 10 =277V, 0-10 10*=347V, 0-10	0 dim	GFI = GF EM = Em	stom height I Receptacle nergency bao ailable 120\	** ck up
Notes: * 347V available ** Provision for G @ applicable to s @ applicable to s @ applicable to s	FI receptacle ize I ize I, II and II	es only (receptacles	+ cover by ot	hers)	the soluted					
Features + Sp	pecifica	ations			all			MAL		111
 Building interior/ Wet location liste 3 sizes available 	ed.	ize II + size III)			the set				A State	
Construction:					A.K.					100
 Extruded aluminu One piece constr Hi impact PMMA Light engine com Stainless steel ba 	uction for optical le	r strength. ens with 3 ligh t sealed off to	t distributio prevent wa							
Finish:					1 ES			ALCON		
 Sand textured po Color in Black, w Contact factory for 	hite and a	aluminum.	/ additive.							
Optical System:							DELIVER		IS	
Multiple mid-pov		light module w	/ith 3 light	distribution.		CCT	8W	12W	18W	24W
• L = Linear walkw	ay, F = Fo	ward throw a	nd S = Sym	imetrical.	8	22 (2200K)	520	780	1175	1562
 SMD on all allum Osram Duris 5S 3 					8	27 (2700K)	612	918	1378	1840
80+CRI.					8	30 (3000K)	682	1022	1530	2050
 77+Im/W for 220 Check Osram we 				TM21 technical data.	8	35 (3500K)	745	1170	1753	2339
• Check Osram web portal for their latest LM80, and TM21 technical data.		8	40 (4000K)	780	1180	1765	2350			

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Date 2025-02-13

L4



LEGEND LINES & SYMBOLS **□**===⊐ Perf pipe 0 Drain clean out Bi-level area drain -—^{5%}→ Drainage direction 300mm Gravel drip strip Proposed Contour Spot Elevation ABBREVIATIONS T.O.S. Top of Slab Top of Stairs TS BS **Bottom of Stairs** тw Top of Wall BW Bottom of Wall RECEIVED DP1391 2025-JUL-09 Current Planning B 2025-06-23 Issue for DP A 2025-02-13 Issued for Review Date Issue Notes Seal Prospect & Refuge LANDSCAPE ARCHITECTS #102-1661 W 2nd Ave Vancouver, BC V6J 1H3 604-669-1003 info@prospectrefuge.ca Building on over 25 years of history as Jonathan Losee, Ltd. Project Title and Address Milton 8-unit Townhouse Infill 641 Milton St., Nanaimo, BC, V9R 2L4 Sheet Title Landscape Grading Plan Project Manager Project No. 2024-31 AS Drawn By Scale 1:96 Reviewed By Sheet No. AS

Date 2025-02-13

L5



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

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MILTON ST.



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2025-02-13



NOTES: SD1. Do not cut tree leader. Any corrective cpruning shall be reviewed with landscape Parchitect.

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 Dphotographs with scale reference. Trees rejected on site will be replaced at the contractor's expense. ²4. 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 Lanscape Architect or submit rationale in writing to L.A. for approval. Tree stakes shall be removed at the end of contractor's 1 year warrantee 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

Subgrade scarified to depth of 6".

maximum 8'-0"; equal spacing

Compact soil beneath rootball Subgrades to be reviewed with lansdcape architect prior to soil placement

1'-0"ø x 2'-0" concrete footing on 6" 3/4" minus compacted gravel typ.

8

-Cedar post slope to drain. 2" wide vertical wood pickets at 3" apart 2" x 2" HSS. horizontal metal frame behind c.w.

—pre-drilled holes for attaching wood pickets.

ㅋㅋㅋㅋㅋㅋㅋㅋㅋㅋㅋㅋ

42"H. Horizontal Metal and Wood Fence

Polymeric sand swept between ioint pedestrian rated concrete pavers, -refer to plan for size, colour, and pattern -1" sand levelling bed —6" deep roadbase -Compacted subgrade



-50mm (2") composted mulch over growing medium

Conc or asphalt sidewalk.

Scarify compacted soils prior to placing top soil

-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.









NOTES: 1. Install metal handrails as per BC Building Code Standards. 2. Field verify stair length, number of stairs, and railing length requirement. Refer to grading plan for top and bottom of stair elevations. 3. Refer to grading plan for riser heights.



Hard surface as per plan. Tactile warning strip where required by BCBC Standards. 5mm (3/16") recessed construction joint with ______polyurethane sealer. Fibreboard joint continuous, with 15mm (6") x 300mm (12") tie bars. Typ. T&B.

min 30mm to max. 43mm painted GI steel handrailing, rounded caps both ends - core, drill and grout to conc.walk/steps. All steel galvanized, primed and painted with high gloss enamel paint - black. C.W. pin type attachment to posts to allow continuous grip of handrail. Terminate in manner to not obstruct pedestrian travel or create hazard. Handrail to BCBC -Trowelled V safety grooves on stair edge.

-12mm (1/2") radius bullnose edge.

Concrete steps ht varies, 300mm (12")T. 32Mpa P.I.P. concrete stairs -see structural eng. for reinforcing. Medium sandblast concrete surface, sample finish to be supplied. -see structural eng. for reinforcing. _101.6-150mm (4-6") compacted 19mm (3/4") minus crushed sand and gravel.

Buildup/subgrade per on/off slab —condition. Refer to plan.



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

2



Sheet Title		
Landscape Det	tails	
Project Manager AS	Project No.	2024-31
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Prospect & Refuge LANDSCAPE ARCHITECTS

#102-1661 W 2nd Ave Vancouver, BC V6J 1H3 604-669-1003 info@prospectrefuge.ca Building on over 25 years of history as Jonathan Losee, Ltd.

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Project Title and Address

Milton 8-unit Townhouse Infill

DP1391 2025-JUL-09 Current Planning

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·_____ 🔍 varies 没 3 PIP concrete wall Scale: 1/2" = 1'-0"

6"

Compacted, non organic subgrade. Compaction as —per Geotechnical Report.

19mm (3/4") minus crushed gravel. Depth and —compaction as per Geotechnical Report.

-6" continuous perf. drain tile. connect to storm system.

-Footing TBD with structural and geotech

_19mm (3/4") clear crushed gravel strip at back of wall

-Nilex 4506E filter fabric.

Sack finished concrete wall with 1" chamfer at outer edge