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2025-OCT-20

IAO I L3	27AUG2025 DP Coordination	Draft DP	Issued for DP	Issued for DP		
חמוב	27AUG2025	10SEP2025	15SEP2025	18SEP2025		

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	TBD	TBD	WI-FI AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
BF	PER MECHANICAL	PER MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANCIAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP (EXACT LOCATION TBD): MAINLINE & CONTROL WIRE: I 50mm (6") LATERALS: I 00mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

- I. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- 2. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROLLER.
- 3. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
- 4. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- 5. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF GOOMM WITH I 50mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND I 50mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.

DOUBLE SWING GATE

PLAN LAYOUT NOT TO SCALE

ELEVATION DOUBLE SWING GATE

NOT TO SCALE

6. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

DOUBLE SWING GATE

Trash Enclosure

Plan/ Elevation

PLANTING NOTES

DOUBLE SWING GATE

25mm X | OOmm (|" X 4") GATE FRAME

2 25mm X | 50mm (| " X 6") FENCE BOARDS PLACED TIGHT

3 25mm X | 50mm (| " X 6") CROSS BRACE

4) I 50mm X I 50mm (6" X 6") POST, TYP. OF (8) PLACES, REFER TO

5 GOOMM CANE BOLTS. BLACK POWDERCOAT FINISH AND BOLT

(6) HEAVY DUTY GATE HINGE (J-BOLT STYLE). BLACK POWDERCOAT

(7) 62.5mm X 300mm X 300mm -

8 HEAVY DUTY LOCKABLE PIN BOLT STYLE LATCH. BLACK POWDERCOAT FINISH

(1) SIDES OF ENCLOSURE, REFER TO

I. ALL TIMBERS SHALL BE CEDAR.

3. APPLY EXTERIOR TRANSLUCENT CEDAR STAIN ON ALL TIMBERS

Not To Scale

Section/ Elevation

2. ALL FASTENERS SHALL BE

GALVANIZED.

IN PLACE

(9) CONCRETE PAD

DETAIL B/L2

DETAIL B/L2 FOR FOOTINGS

SLEEVE LOCATIONS, TYP. OF (3)

7GA CORNER STRAP TIE, BOLTED

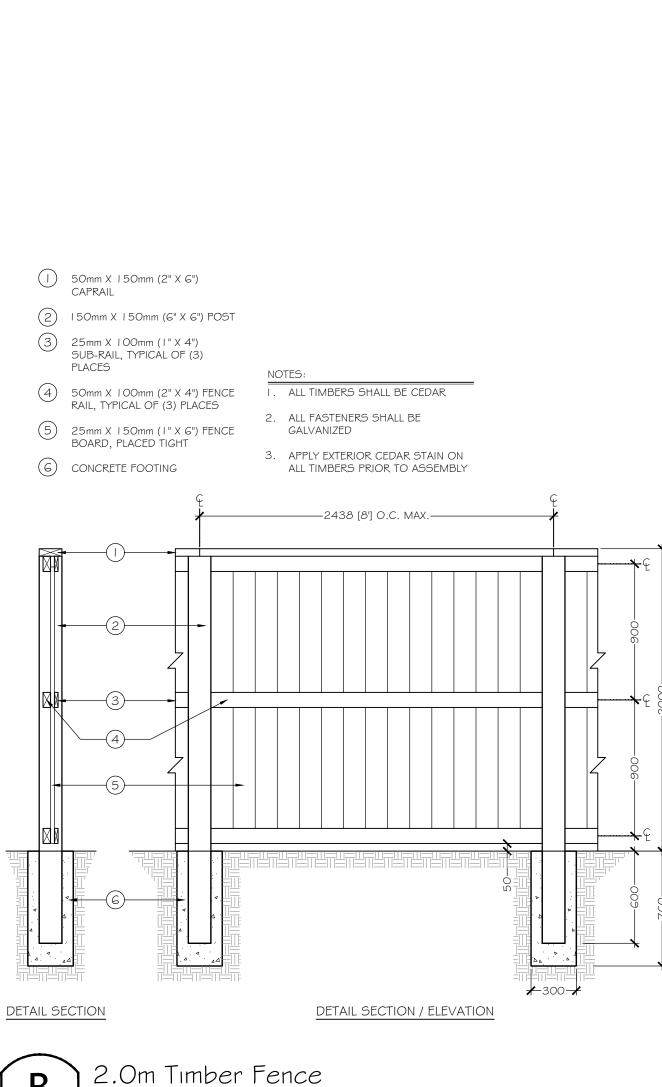
- I. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- 2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:

 LEVEL 2 "GROOMED" 2P.

GROWING MEDIUM DEPTHS: SHRUBS - 450mm

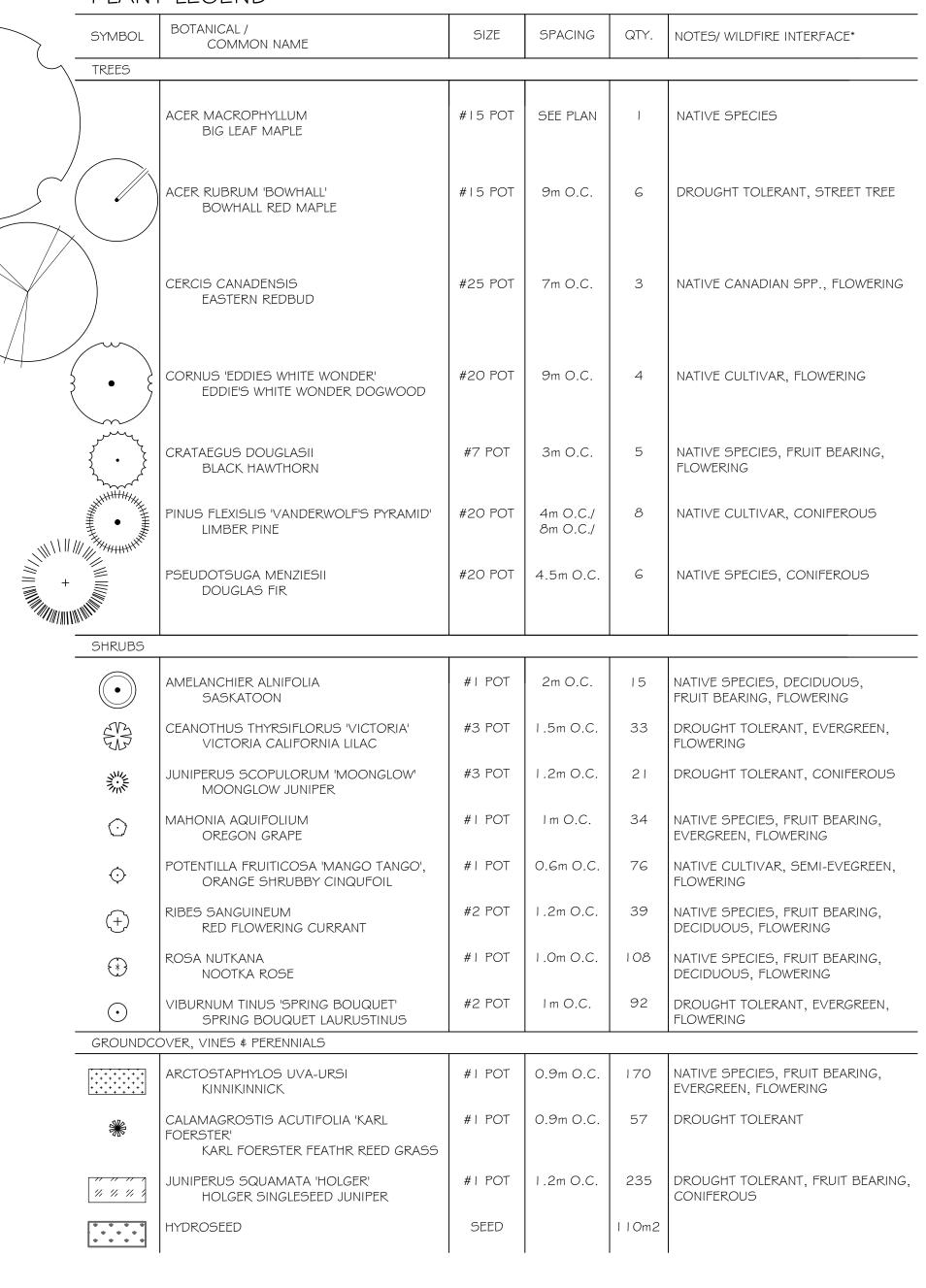
TREES - I cu.m. PER TREE

- 3. MULCH SHALL BE COMPOSTED BARK MULCH PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
- 4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- 5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
- 6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- 7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- 8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- 9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.



1:25 metric

PLANT LEGEND



TREE REPLACEMENT SUMMARY

- I. REFER TO TREE MANAGEMENT PLAN PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ADDITIONAL INFORMATION.
- 2. REPLACEMENT TREES REQUIRED: 53
- 3. REPLACEMENT TREES PROVIDED: 33



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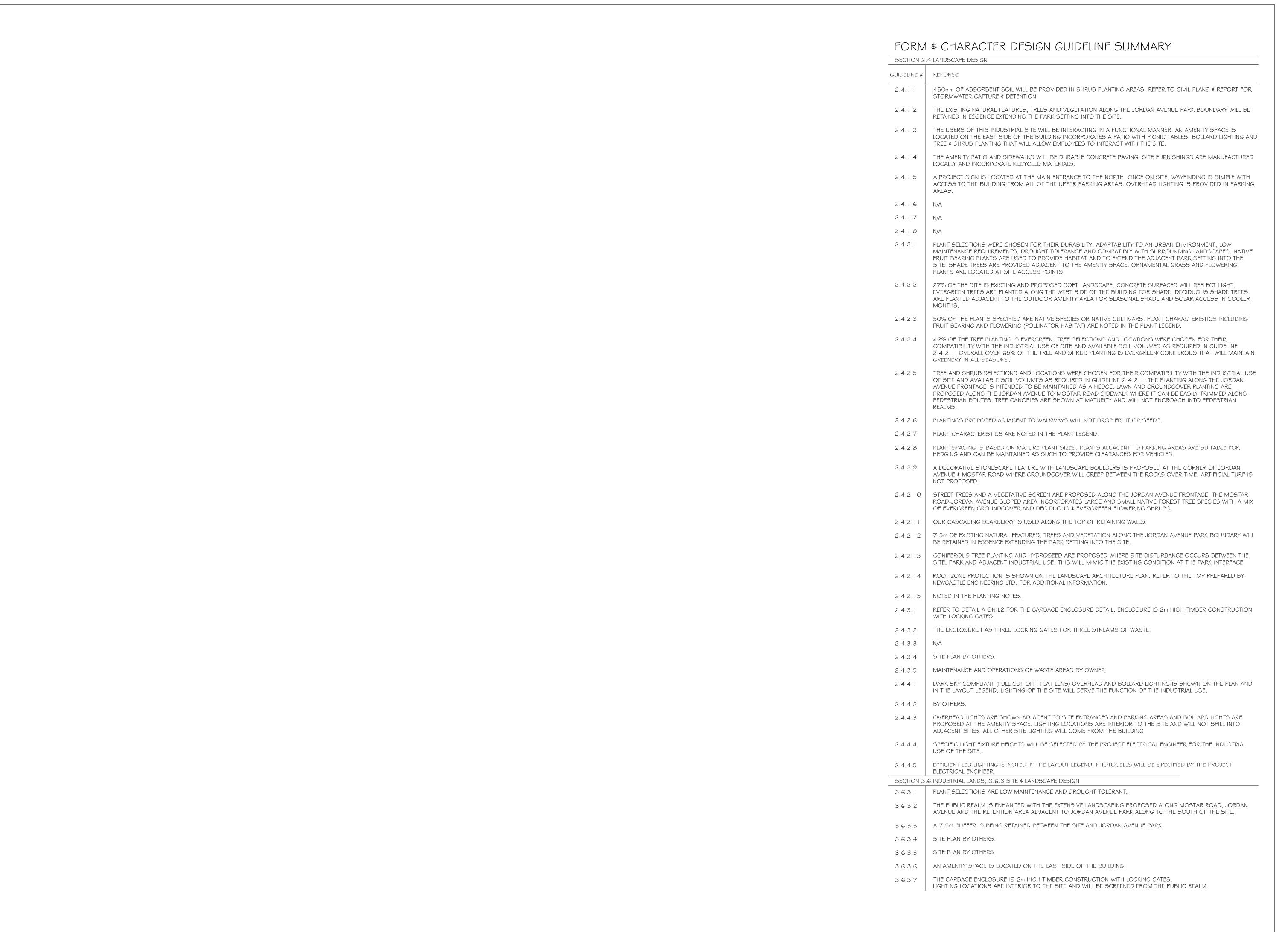
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DP1403
2025-OCT-20
Current Planning

951 Jordan Avenue azelwood Holdings Ltd.

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	September 18, 2025	CW	CM	AS NOTED	25-0374	L2 of 3
	Date:	Drawn:	Checked:	Scale:	Project Number:	DRAWING NUMBER:

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ארבי אוטול	Date	27AUG2025	10SEP2025	15SEP2025	18SEP2025		
	#	0	1	2	3		

4. 42% (14 OF 33) OF THE PROPOSED TREE SPECIES ARE CONIFEROUS SPECIES.



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4951 Jordan Avenue Hazelwood Holdings Ltd.

Date: September 18, 2025

Drawn: CM
Checked: CM
Scale: N/A
Project Number: 25-0374

DRAWING NUMBER: 3 of 3

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