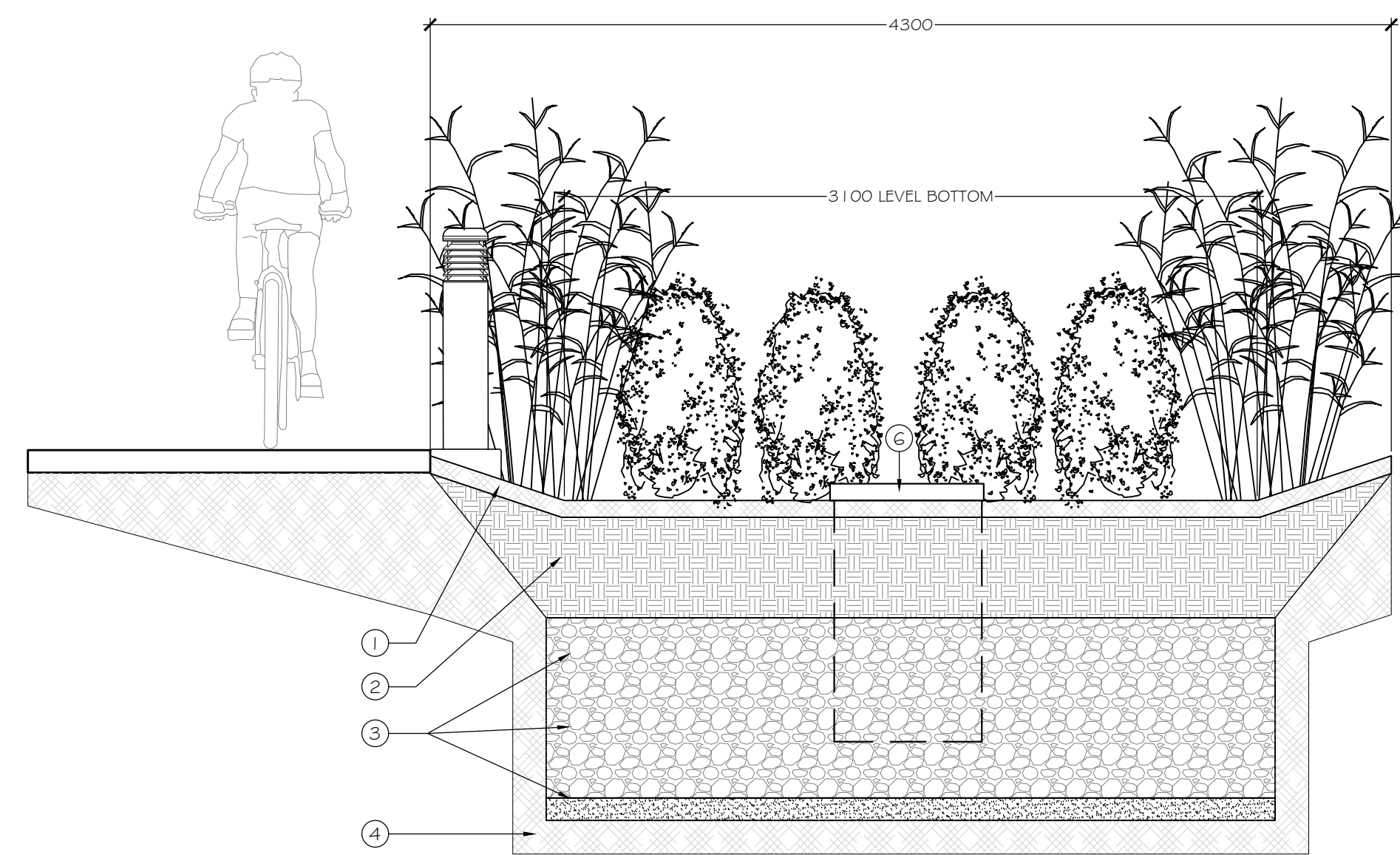


IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED 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.
3. 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.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
5. 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.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm 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 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.



- NOTES:
1. REFER TO PLANTING PLAN FOR PLANT LEGEND AND LOCATIONS
 2. REFER TO CIVIL ENGINEERING PLANS FOR RAIN GARDEN DETAILS BELOW GROWING MEDIUM.

- 1 75mm COMPOST MULCH, REFER TO GROWING MEDIUM NOTES SHEET L3
- 2 450mm GROWING MEDIUM, REFER TO GROWING MEDIUM NOTES SHEET L1
- 3 ADJACENT FINISHED GRADE
- 4 DRAIN ROCK, FILTER CLOTH AND BEDDING SAND, REFER TO CIVIL ENGINEERING DRAWINGS
- 5 NATIVE SOIL
- 6 CATCH BASIN, REFER TO CIVIL ENGINEERING DRAWINGS

RAIN GARDEN
Section

1:25 metric

FORM & CHARACTER DESIGN GUIDELINE SUMMARY

SECTION 2.4 LANDSCAPE DESIGN

GUIDELINE #	REPOSE
2.4.1.1	450mm OF ABSORBENT SOIL WILL BE PROVIDED IN SHRUB PLANTING AREAS. A RAIN GARDEN IS PROVIDED. REFER TO CIVIL PLANS & REPORT FOR STORMWATER CAPTURE & DETENTION.
2.4.1.2	THE FOOTHILLS MEADOW DESIGN CONCEPT BLENDS INTO AND BORROWS THE MIXED CONIFEROUS AND DECIDUOUS WOODLAND OF THE BEBAN PARK LANDSCAPE BACKDROP.
2.4.1.3	BUILDING ON THE CYCLING AMENITIES WITHIN BEBAN PARK, THE DESIGN APPROACH INCORPORATES A CYCLING FOCUSED APPROACH INCLUDING INFORMAL BOLLARD ROLLER OBSTACLES, A GATHERING PLACE NEXT TO THE PARK ENTRY / SHORT TERM BICYCLE PARKING, BIKE WASH AND WORKBENCH AREA.
2.4.1.4	THE AMENITY PATIO AND SIDEWALKS WILL BE DURABLE CONCRETE PAVING. SITE FURNISHINGS ARE MANUFACTURED LOCALLY AND INCORPORATE RECYCLED MATERIALS. LOCAL STONE WILL BE USED FOR BOULDERS AND AGGREGATES.
2.4.1.5	PATHWAYS ARE INTENDED TO BE BARRIER FREE WITH TEXTURAL PAVING (SCORE PATTERNS) CHANGES TO IDENTIFY MAIN BUILDING ENTRY POINTS. BOLLARD LIGHTING IS PROVIDED LEADING TO THE RESIDENTIAL BUILDING ENTRY OVERHEAD LIGHTING IS PROVIDED IN PARKING AREAS. AN ACCESSIBLE PICNIC TABLE IS PROVIDED IN THE SECURE AREA ADJACENT TO BEBAN PARK.
2.4.1.6	RAISED PLANTERS ARE PROVIDED ALONG THE FIRST RESIDENTIAL LEVEL COMPLETE WITH CASCADING PLANTINGS THAT WILL DRAW THE EYE ALONG THE BUILDING FACADE.
2.4.1.7	THE FORM OF THE LANDSCAPE IS ARTISTIC IN APPROACH (LAND ART). THE CONCEPT DRAWS FROM THE EXPERIENCE OF COMING DOWN THE HILL AT THE END OF A HARD DAYS RIDE THROUGH THE FOOTHILLS AND LOWLANDS EMBRACING THE STARK CONTRASTING COLOURS OF WHITE BARKED BIRCH AND RED OSIER DOGWOOD TWIGS. THIS UNIFYING THEME IS FURTHER REINFORCED WITH THE PLACEMENT OF A RAIN GARDEN FEATURE FLANKING THE ENTRY PATHWAY AND A HEMISPHERICAL GATHERING PLACE NEAR THE MAIN BUILDING ENTRY.
2.4.1.8	SEE NOTES ABOVE. SECTION 2.4.1.7
2.4.2.1	PLANT SELECTIONS WERE CHOSEN FOR THEIR DURABILITY, ADAPTABILITY TO AN URBAN ENVIRONMENT, LOW MAINTENANCE REQUIREMENTS, DROUGHT TOLERANCE AND COMPATIBLY WITH SURROUNDING LANDSCAPES. NATIVE FRUIT BEARING PLANTS ARE USED TO PROVIDE HABITAT AND TO EXTEND THE ADJACENT PARK SETTING INTO THE SITE. SHADE TREES ARE PROVIDED ADJACENT TO THE AMENITY SPACE.
2.4.2.2	CONCRETE SURFACES WILL REFLECT LIGHT. EVERGREEN TREES ARE NOT APPROPRIATE TO THE SCALE OF MOST PLANTING AREAS AND WOULD CONFLICT WITH THE DESIRE FOR AT LEAST SOME FREE PROGRAM OPEN SPACE (NORTH SIDE). SIGNIFICANT DECIDUOUS TREE PLANTINGS ARE PROVIDED IN SHADY THICKETS WHERE SUFFICIENT SOIL VOLUMES ARE PRESENT AND ROOTS WILL NOT INTERFERE WITH THE EXTENSIVE UNDERGROUND SERVICING CONSTRAINTS. DECIDUOUS SHADE TREES ARE PLANTED ADJACENT TO THE GATHERING SPACE AT THE BUILDING ENTRY FOR SEASONAL SHADE AND SOLAR ACCESS IN COOLER MONTHS.
2.4.2.3	THE MAJORITY OF THE PLANTS SPECIFIED ARE NATIVE SPECIES OR NATIVE CULTIVARS. PLANT CHARACTERISTICS INCLUDING FRUIT BEARING AND FLOWERING (POLLINATOR HABITAT) ARE NOTED IN THE PLANT LEGEND.
2.4.2.4	SEE NOTES IN SECTION 2.4.2.2 ABOVE. TREE SELECTIONS AND LOCATIONS WERE CHOSEN FOR THEIR COMPATIBILITY WITH AVAILABLE SOIL VOLUMES AS REQUIRED IN GUIDELINE 2.4.2.1. THE MAJORITY OF AND SHRUB PLANTING IS EVERGREEN / CONIFEROUS THAT WILL MAINTAIN GREENERY IN ALL SEASONS. THE PLANTING SCHEME DEPARTS FROM THE USUAL 'CONIFERS EVERYWHERE' DESIGN TYPOLOGY OF THE CIVIC REALM AS WE ARE BLESSED WITH THE FORESTED BACKDROP OF A PARK SETTING. THIS BORROWED LANDSCAPE ALLOWS FOR AN ARTISTIC INTERPRETATION OF THE LOWLAND FOREST 'VIBE' WITH THE STARK WHITE BARK OF A THicket OF BIRCH TREES GROUNDED IN THE DENSE UNDERGROWTH OF THE FIRE RED WINTER BRANCH TRACERY OF OUR INDIGENOUS RED OSIER DOGWOOD.
2.4.2.5	TREE AND SHRUB SELECTIONS AND LOCATIONS WERE CHOSEN FOR THEIR COMPATIBILITY WITH THE MIXED USE OF THE SITE AND AVAILABLE SOIL VOLUMES AS REQUIRED IN GUIDELINE 2.4.2.1.
2.4.2.6	PLANTINGS PROPOSED ADJACENT TO WALKWAYS WILL NOT DROP FRUIT OR SEEDS.
2.4.2.7	PLANT CHARACTERISTICS ARE NOTED IN THE PLANT LEGEND.
2.4.2.8	PLANT SPACING IS BASED ON MATURE PLANT SIZES AND CAN BE MAINTAINED AS SUCH TO PROVIDE CLEARANCES FOR VEHICLES.
2.4.2.9	ARTIFICIAL TURF IS NOT PROPOSED. AGGREGATES ARE USED IN UTILITY AREAS BEHIND THE BUILDING.
2.4.2.10	OFF SITE STREET TREES WILL BE PROVIDED PER CITY OF NANAIMO STANDARDS. A MIX OF PAPER BIRCH AND MULTI-STEMMED EVERGREEN MAGNOLIA TREES ARE PROVIDED ALONG THE SITE FRONTAGE AT THE PRIMARY VEHICULAR / PEDESTRIAN ENTRY POINT WHERE THEY DO NOT INTERFERE WITH UTILITIES OR SIGHT LINES TO GROUND LEVEL COMMERCIAL SPACES.
2.4.2.11	STAND ALONE RAISED PLANTERS ARE PROVIDED ALONG THE FIRST RESIDENTIAL LEVEL COMPLETE WITH CASCADING KINNIKINICK (BEARBERRY) PLANTINGS THAT WILL DRAW THE EYE ALONG THE BUILDING FACADE.
2.4.2.12	REFER TO NOTES IN SECTION 2.4.1.2 ABOVE. THE DESIGN IS INTENDED TO BORROW/EXTEND THE PARK SETTING INTO THE SITE. A CITY TRAIL SEPARATES THE SITE FROM THE PROPERTY TO THE EAST AND AN ENORMOUS BLANK BUILDING WALL ON THE NEIGHBOURING PROPERTY FLANKS THE PROPERTY TO THE WEST
2.4.2.13	NOT APPLICABLE.
2.4.2.14	NOT APPLICABLE.
2.4.2.15	NOTED IN THE PLANTING NOTES.
2.4.3.1	NOT APPLICABLE. NOT IN LANDSCAPE ARCHITECTURE SCOPE OF WORK.
2.4.3.2	NOT APPLICABLE. NOT IN LANDSCAPE ARCHITECTURE SCOPE OF WORK.
2.4.3.3	NOT APPLICABLE. NOT IN LANDSCAPE ARCHITECTURE SCOPE OF WORK.
2.4.3.4	NOT APPLICABLE. NOT IN LANDSCAPE ARCHITECTURE SCOPE OF WORK.
2.4.3.5	NOT APPLICABLE. NOT IN LANDSCAPE ARCHITECTURE SCOPE OF WORK.
2.4.4.1	DARK SKY COMPLIANT (FULL CUT OFF, FLAT LENS) OVERHEAD AND BOLLARD LIGHTING IS SHOWN ON THE PLAN AND IN THE LAYOUT LEGEND. LIGHTING OF THE SITE WILL SERVE THE FUNCTION OF THE MIXED USE.
2.4.4.2	BY OTHERS.
2.4.4.3	OVERHEAD LIGHTS ARE SHOWN ADJACENT TO SITE ENTRANCES AND PARKING AREAS AND BOLLARD LIGHTS ARE PROPOSED AT THE AMENITY SPACE. LIGHTING LOCATIONS ARE INTERIOR TO THE SITE AND WILL NOT SPILL INTO ADJACENT SITES. ALL OTHER SITE LIGHTING WILL COME FROM THE BUILDING
2.4.4.4	SPECIFIC LIGHT FIXTURE HEIGHTS WILL BE SELECTED BY THE PROJECT ELECTRICAL ENGINEER FOR THE MIXED RESIDENTIAL / COMMERCIAL USE OF THE SITE.
2.4.4.5	EFFICIENT LED LIGHTING IS NOTED IN THE LAYOUT LEGEND. PHOTOCELLS WILL BE SPECIFIED BY THE PROJECT ELECTRICAL ENGINEER.



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DP1414
2026-MAR-16
Current Planning

2124 Northfield Road
Momentum Design / Build
Nanaimo, BC

NOTES	
Date:	March 9, 2026
Drawn:	STAFF
Checked:	Staff
Scale:	none
Project Number:	25-0376
DRAWING NUMBER:	L2 of 2

REVISION SCHEDULE	
#	Date
0	02FEB2026
	DP SUBMISSION