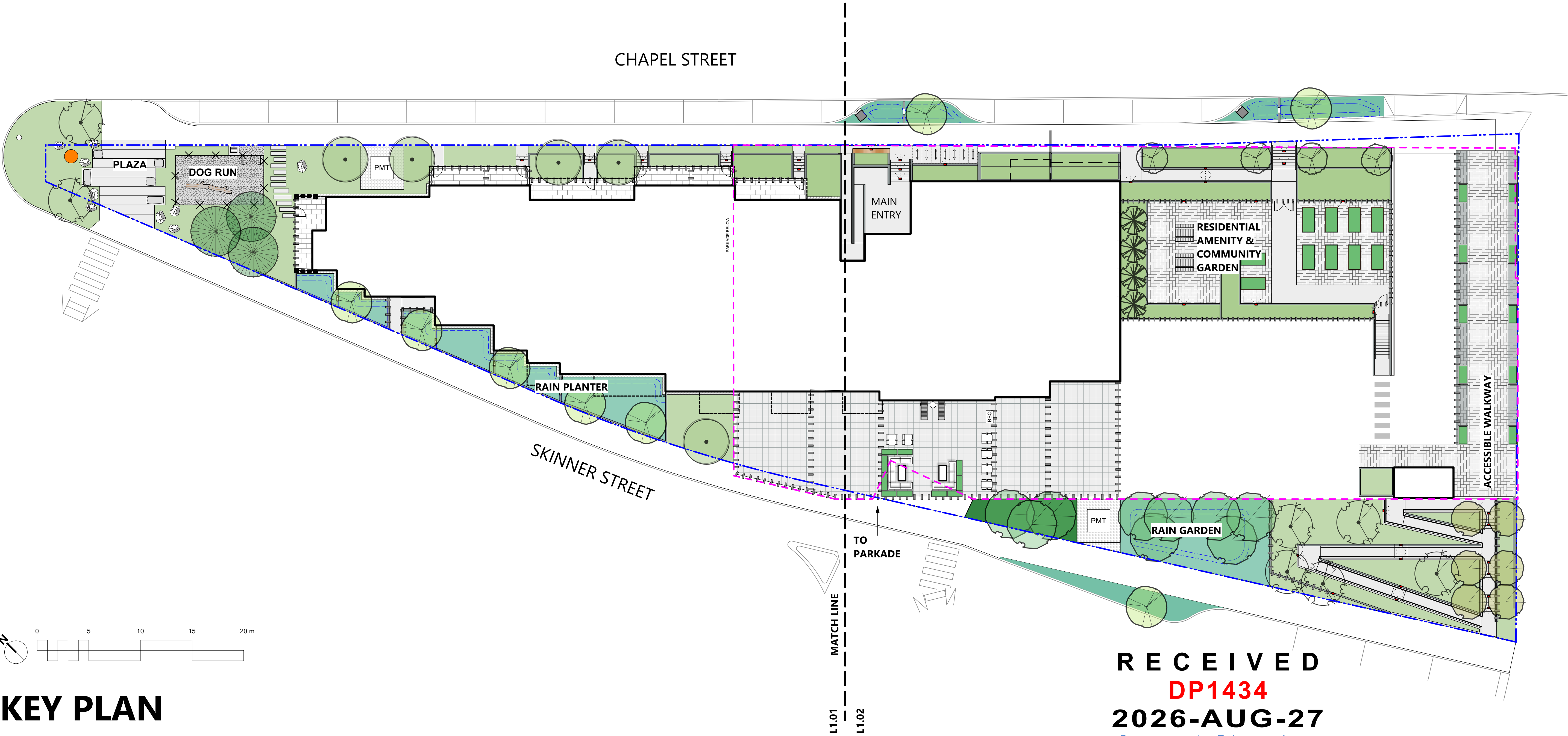


Primex Investments Ltd.

77 Chapel Street

Nanaimo, British Columbia

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Removal Plan
L0.03	Stormwater Management
L0.04	Schematic Irrigation West & Roof
L0.05	Schematic Irrigation East
L1.01	Landscape Materials West
L1.02	Landscape Materials East & Parkade Entrance
L1.02x	Courtyard Concepts
L2.01	Landscape Grading & Drainage West
L2.02	Landscape Grading & Drainage East
L2.03	Landscape Sections
L3.01	Planting West
L3.02	Planting East



KEY PLAN



NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date



client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Cover

project no.	126.22
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	L0.00

RECEIVED
DP1434
2026-AUG-27
Current Planning
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) all applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through the means and methods to a condition better than or equal to the existing condition prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft landscape areas to ensure positive drainage away from buildings, to drainage ditches or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

1. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
3. Design/Build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation.
4. Unexcused Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq.', space referenced items equally, measured to centre line.

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain cover, where the following conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been selected through their site-adapted qualities. Final selection of boulevard trees will be made and decided upon after consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas.
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Offsite (boulevard) landscape area to be irrigated from private irrigation system.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff.

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period (1 year) following Acceptance.
3. Landscape Acceptance shall carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God," excessive wear and tear," or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

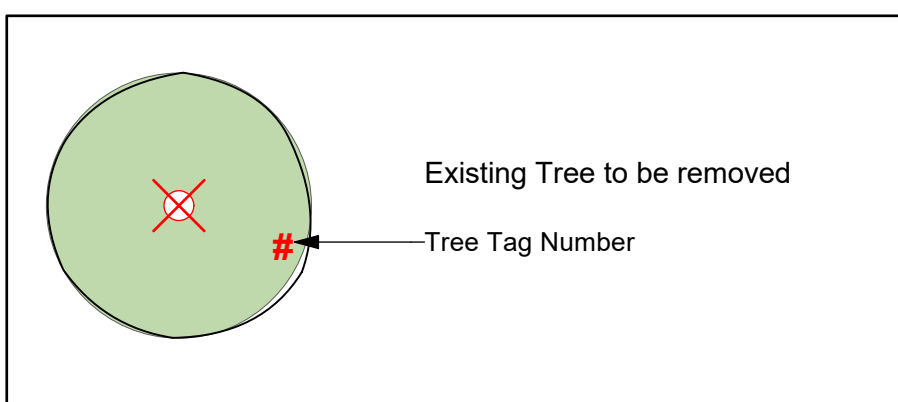
APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BOTTOM OF CURB	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BM	BENCHMARK	MM	MILLIMETRE
BR	BOTTOM OF CURB	N	NORTH
BS	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BW	BOTTOM OF STEP	NO	NUMBER
CAL	CALIPER	NOM	NOMINAL
CB	CATCH BASIN	NTS	NOT TO SCALE
CF	CUBIC FEET	OC	ON CENTER
CIP	CAST IN PLACE	OD	OUTSIDE DIAMETER
CL	CENTER LINE	PC	POINT OF CURVATURE
CLR	CLEARANCE	PE	POLYURETHANE
CM	CENTIMETER	PI	POINT OF INTERSECTION
CONT	CLEAN OUT	PL	PROPERTY LINE
CU M	CUBIC METRE	PT	POINT, POINT OF TANGENCY
DEG	DEGREE	PVC	POLYVINYL CHLORIDE
DEMOL	DEMOLISH, DEMOLITION	QTY	QUANTITY
DIA	DIAMETER	R	RADIUS
DIM	DIMENSION	REF	REFERENCE
DTL	DETAIL	REINF	REINFORCE(D)
DWG	DRAWING	REQD	REQUIRED(D)
E	EAST	REV	REVISION
EA	EACH	ROW	RIGHT OF WAY
ELEV	ELEVATION	S	SOUTH
ENG	ENGINEER	SAN	SANITARY
EQ	EQUAL	SD	STORM DRAIN
EST	ESTIMATE	SF	SQUARE FOOT (FEET)
E.W.	EACH WAY	SHT	SHEET
EXIST	EXISTING	SIM	SIMILAR
EXP	EXPANSION, EXPOSED	SPECS	SPECIFICATIONS
FFE	FINISHED FLOOR ELEVATION	SO M	SQUARE METRE
FG	FINISHED GRADE	ST	STORM SEWER
FL	FACE LINE	STA	STATION
FLOC	FLOW LINE	STD	STANDARD
FOC	FOOT OF CURB	SYM	SYMMETRICAL
FT	FOOT (FEET)	T&B	TOP AND BOTTOM
FTG	FOOTING	TC	TOP OF CURB
GA	GAUGE	TF	TOP OF FOOTING
GEN	GENERAL	TH	THICK
GR	GRADE ELEVATION	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TR	TOP OF RAMP
HP	HIGH POINT	TS	TOP OF STEP
HT	HEIGHT	TW	TOP OF WALL
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT ELEVATION	VAR	VARIES
IN	INCH(ES)	VOL	VOLUME
INCL	INCLUDE(D)	W	WITH
J	JOINT	W/O	WITHOUT
JT	LINE FEET	WT	WEIGHT
LP	LOW POINT	WL	WATER LEVEL
		WWF	WELDED WIRE FRAME
		YD	YARD
		@	AT

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP of POOL
	Rain garden - BOTTOM of POOL
	Proposed Contour Line, 0.5m interval
	Existing Contour Line, 0.5m interval
	Extent of Existing Treeline
	SPEA
	RAR Setback

(Shown for reference only - refer to Civil Engineer's drawings)

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



17.70	Proposed Landscape Grade TBW Top of Wall BOB Bottom of Wall TOC Top of Curb BC Bottom of Curb TP Top of Pool BP Bottom of Pool TS Top of Stairs BS Bottom of Stairs HP High Point LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural grade, for reference only
17.70	Civil Grade, for reference only

	Sched 40 PVC 150mm diam. solid PVC pipe.
	Clean Out
	Rain Garden Overflow Drain Refer to Mechanical Drawings for connection.
	Concrete Scupper
	Curb Inlet
	Weir - Concrete

	Concrete Scupper
	Gravel Flow Dissipator
	Trench Drain

AD	Area Drain Refer to Mechanical Drawings. Provide inspection chamber for slab drains in landscape areas
CD	Civil Beehive Drain Refer to Civil Drawings

MATERIALS LEGEND	
	Municipal Sidewalk & Driveway (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)

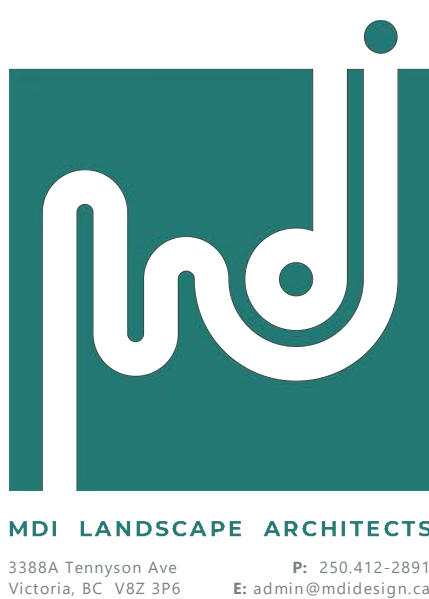
	Cast in Place Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Architectural Concrete Pavers
	Architectural Concrete Pavers on Pedestal

	Retaining Wall - Concrete
	Seat Wall - Concrete
	Landscape Boulder 450-600mm dia.
	Dry Stack Boulder Retaining Wall 1200mm max height
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements

	Fence/Screen/Guard rail To meet BCBC requirements and Nanaimo bylaws.
	Black Chainlink Fence 1200mm height
	Picket Fence Gate To Match Picket Fence
	Access Control Gate Finish To Match Picket Fence

	Bike Rack Dero 'Hoop Rack.' Silver Powder Coated. Surface Mounted, or approved equivalent.
	Waste Receptacle Wishbone 'Modena Curved Top.' Sand plastic lumber. Textured Black Powder. Surface Mounted, or approved equivalent.
	Picnic Table Wishbone 'Urban Form' Picnic Table. Textured Black Powder, or approved equivalent.
	Community Garden Beds 4' x 8', Cedar
	Aluminum Planters Pre-fabricated, manufacturer tbd.
	Stone Seating Flat-topped natural stone with smooth surface and rounded edges, or approved equivalent.
	Light Bollard Dark-Sky Compliant. Refer to Electrical
	Uplight Dark-Sky Compliant. Refer to Electrical
	Wall, Step and Seat Inset Lighting Refer to Electrical
	Site Furniture Shown schematically - by owner.

	Planting Area - Tree & Shrub -On Grade -450mm Depth, 600mm Depth at Tree Pits -Shrub Growing Medium.
	Planting Area - Tree & Shrub -On Slab -Depth Varies, See Plan -Type 1P growing medium. <i>Conform maximum depth allowable as per Structural Drawings.</i>
	Planting Area -Rain Garden -600mm Depth typ. -Rain Garden Growing Medium.
	Planting Area - Boulevard Rain Garden -600mm to 1200mm depth -Rain Garden Growing Medium.
	Pea Gravel Surfacing at Dog Run
	Gravel Maintenance Edge -150 mm Depth, 300 mm Width -Max gravel size 25mm (1").



NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date



client

Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

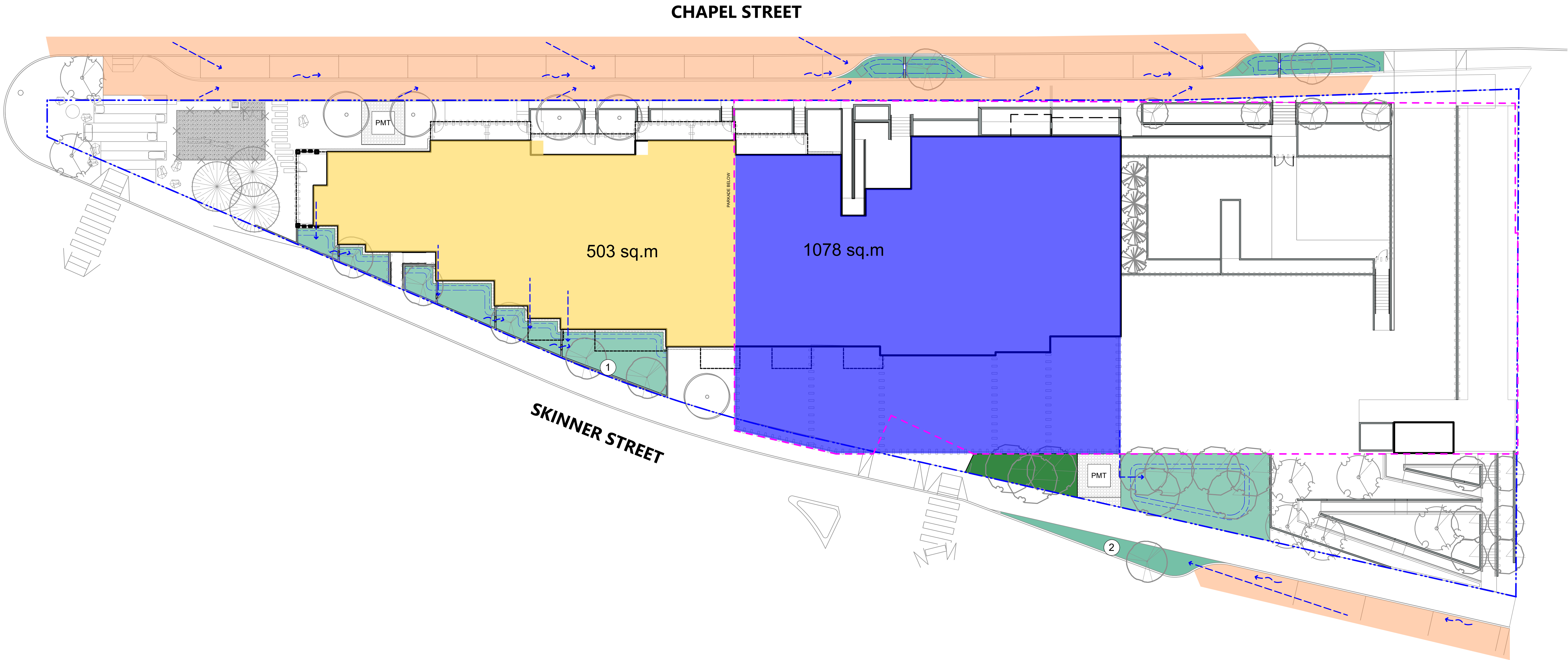
project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title

General Information Sheet

project no.	126.22
scale	NTS @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	

LO.01



STORMWATER MANAGEMENT LEGEND	
	Property Line
	Building Footprint
	Extent of Roof / Canopy, ABOVE
	Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP)
	Rain Garden Bottom of Pool (BP)
	Existing Grade
	Proposed Landscape Grade
	Direction of Flow
	Rain Garden Area
	Roof Catchment Areas
	Impermeable Surface Area

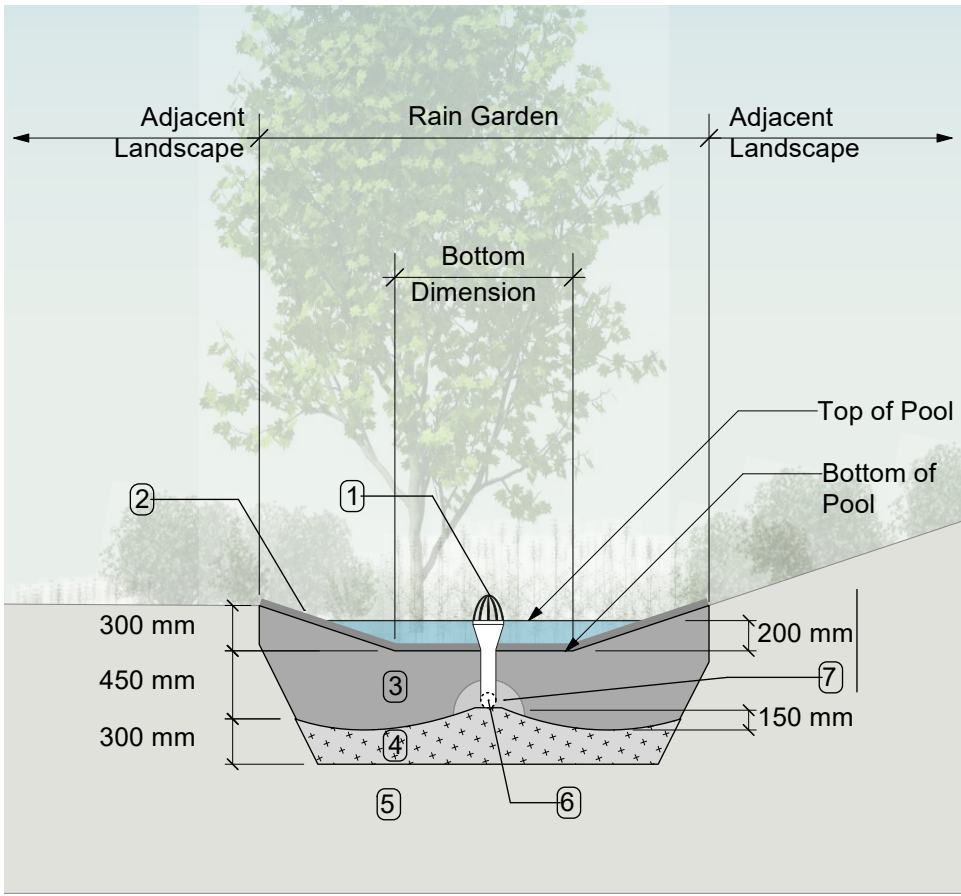
RAIN WATER MANAGEMENT NOTES

Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

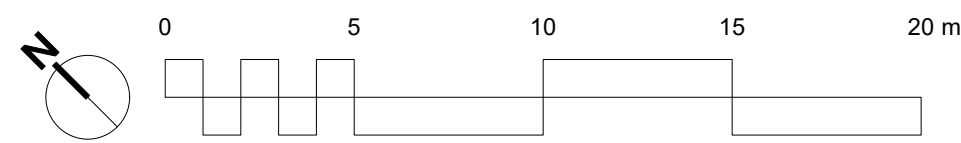
Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area.



- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50-70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/titled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50



1. Terraced rain gardens along building.



2. Street surface runoff collection into rain garden.

NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date



client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title

Stormwater Management

project no.	126.22
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	



MATERIALS LEGEND	
	Municipal Sidewalk & Driveway (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)
HARDSCAPE SURFACES	
	Cast in Place Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Architectural Concrete Pavers
	Architectural Concrete Pavers on Pedestal
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Seat Wall - Concrete
	Landscape Boulder 450-600mm dia.
	Dry Stack Boulder Retaining Wall 1200mm max height
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
FENCING & RAILS	
	Fence/Screen/Guard rail To meet BCBC requirements and Nanaimo bylaws.
	Black Chainlink Fence 1200mm height
	Picket Fence Gate To Match Picket Fence
	Access Control Gate Finish To Match Picket Fence
SITE FURNISHINGS	
	Bike Rack Dero 'Hoop Rack.' Silver Powder Coated. Surface Mounted, or approved equivalent.
	Waste Receptacle Wishbone 'Modena Curved Top'. Sand plastic lumber. Textured Black Powder. Surface Mounted, or approved equivalent.
	Picnic Table Wishbone 'Urban Form' Picnic Table. Textured Black Powder, or approved equivalent.
	Community Garden Beds 4' x 8', Cedar
	Aluminum Planters Pre-fabricated, manufacturer tbd.
	Stone Seating Flat-topped natural stone with smooth surface and rounded edges, or approved equivalent.
	Light Bollard Dark-Sky Compliant. Refer to Electrical
	Uplight Dark-Sky Compliant. Refer to Electrical
	Wall, Step and Seat Inset Lighting Refer to Electrical
	Site Furniture Shown schematically - by owner.
SOFTSCAPE	
	Planting Area - Tree & Shrub -On Grade -450mm Depth, 600mm Depth at Tree Pits -Shrub Growing Medium.
	Planting Area - Tree & Shrub -On Slab -Depth Varies. See Plan -Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area -Rain Garden -600mm Depth typ. -Rain Garden Growing Medium.
	Planting Area - Boulevard Rain Garden -600mm to 1200mm depth -Rain Garden Growing Medium.
	Pea Gravel Surfacing at Dog Run
	Gravel Maintenance Edge -150 mm Depth, 300 mm Width -Max gravel size 25mm (1").

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412.2891
E: admin@mdi.ca

NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date

client

Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project

77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title

Landscape Materials West

project no. 126.22

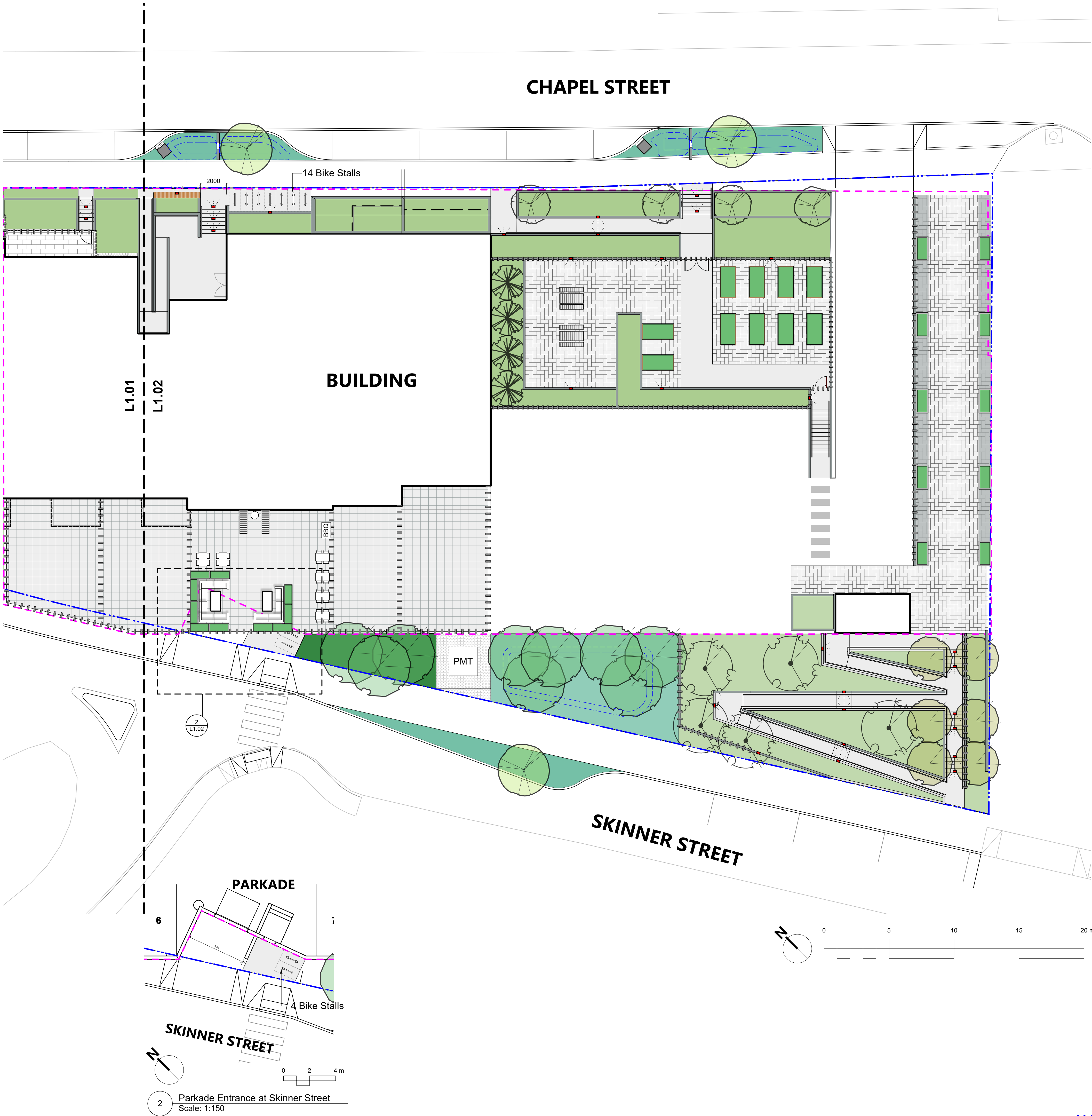
scale 1: 150 @ 24"x36"

drawn by MDI

checked by TB/KMR

sheet no.

L1.01



MATERIALS LEGEND	
	Municipal Sidewalk & Driveway (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)
HARDSCAPE SURFACES	
	Cast in Place Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Architectural Concrete Pavers
	Architectural Concrete Pavers on Pedestal
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Seat Wall - Concrete
	Landscape Boulder 450-600mm dia.
	Dry Stack Boulder Retaining Wall 1200mm max height
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
FENCING & RAILS	
	Fence/Screen/Guard rail To meet BCBC requirements and Nanaimo bylaws.
	Black Chainlink Fence 1200mm height
	Picket Fence Gate To Match Picket Fence
	Access Control Gate Finish To Match Picket Fence
SITE FURNISHINGS	
	Bike Rack Dero 'Hoop Rack'. Silver Powder Coated. Surface Mounted, or approved equivalent.
	Waste Receptacle Wishbone 'Modena Curved Top'. Sand plastic lumber. Textured Black Powder. Surface Mounted, or approved equivalent.
	Picnic Table Wishbone 'Urban Form' Picnic Table. Textured Black Powder, or approved equivalent.
	Community Garden Beds 4' x 8', Cedar
	Aluminum Planters Pre-fabricated, manufacturer tbd.
	Stone Seating Flat-topped natural stone with smooth surface and rounded edges, or approved equivalent.
	Light Bollard Dark-Sky Compliant. Refer to Electrical
	Uplight Dark-Sky Compliant. Refer to Electrical
	Wall, Step and Seat Inset Lighting Refer to Electrical
	BBQ Site Furniture Shown schematically - by owner.
SOFTSCAPE	
	Planting Area - Tree & Shrub - On Grade -450mm Depth, 600mm Depth at Tree Pits -Shrub Growing Medium.
	Planting Area - Tree & Shrub - On Slab -Depth Varies. See Plan -Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area - Rain Garden -600mm Depth typ. -Rain Garden Growing Medium.
	Planting Area - Boulevard Rain Garden -600mm to 1200mm depth -Rain Garden Growing Medium.
	Pea Gravel Surfacing at Dog Run
	Gravel Maintenance Edge -150 mm Depth, 300 mm Width -Max gravel size 25mm (1").

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412.2891
E: admin@mdi.ca

NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date

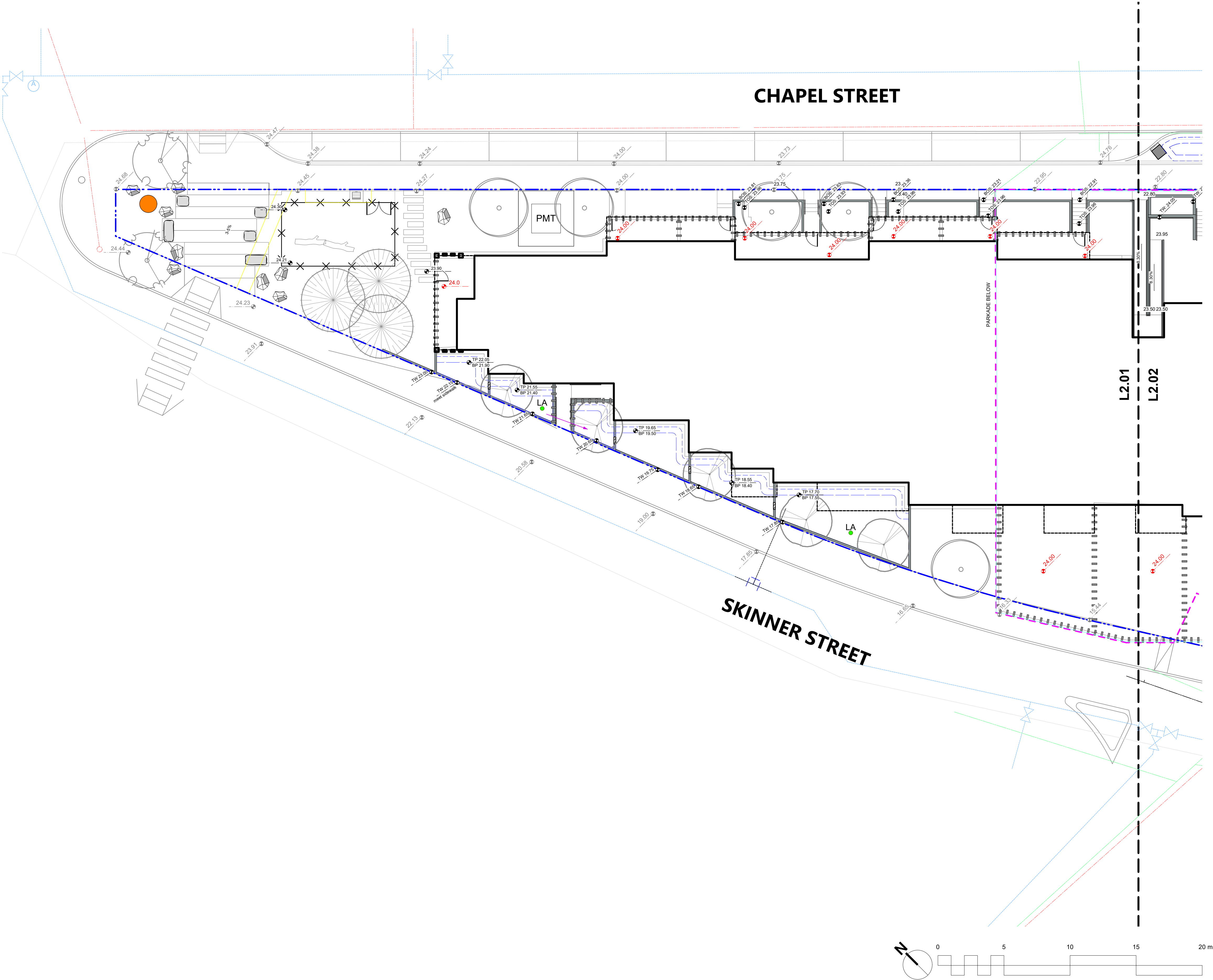
client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
**Landscape
Materials East &
Parkade Entrance**

project no.	126.22
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	L1.02

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



LINE TYPE LEGEND

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
	Proposed Contour Line, 0.5m interval
	Existing Contour Line, 0.5m interval
	Extent of Existing Treeline
	SPEA
	RAR Setback

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

GRADING LEGEND

	17.70	Proposed Landscape Grade
	17.70 EX	Existing Grade
	16.90 Arch	Architectural grade, for reference only
	17.70	Civil Grade, for reference only

LANDSCAPE INFRASTRUCTURE LEGEND

	Sched 40 PVC 150mm diam. solid PVC pipe.	
	Clean Out	5-L4.06
	Rain Garden Overflow Drain Refer to Mechanical Drawings for connection.	3-L4.06
	Concrete Scupper	3-L4.05
	Curb Inlet	2-L4.07
	Weir - Concrete	4-L4.07



NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date



client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

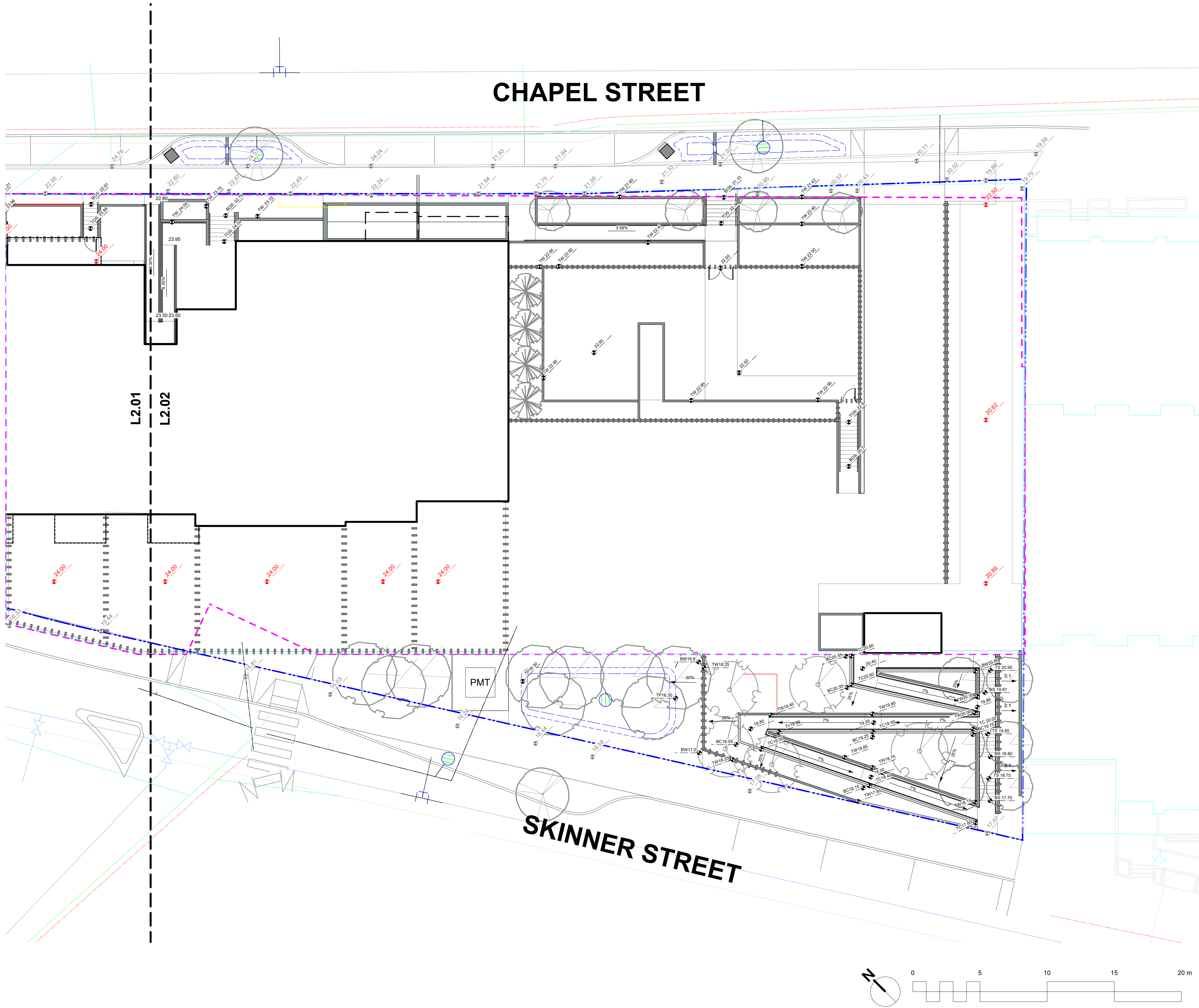
project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
**Landscape Grading
& Drainage West**

project no.	126.22
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	

L2.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Right of Way
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.5m interval
- Existing Contour Line, 0.5m interval
- Extent of Existing Treeline
- SPEA
- RAR Setback

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

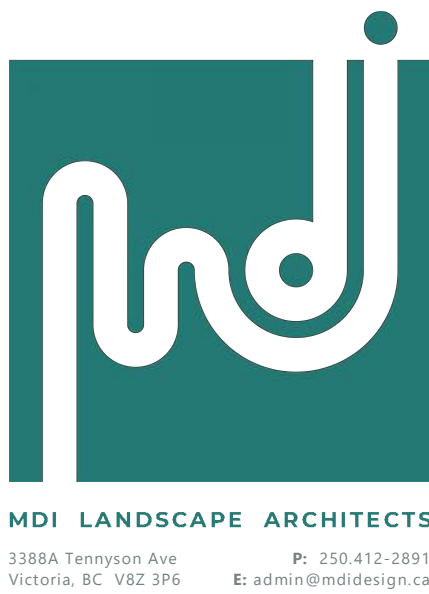
EXISTING	PROPOSED
	Storm Drain
	Sewer
	Water
	Electrical
	Gas
	Hydro Tel

GRADING LEGEND

	17.70	Proposed Landscape Grade
	EX	Existing Grade
	16.90 Arch	Architectural grade, for reference only
	17.70	Civil Grade, for reference only

LANDSCAPE INFRASTRUCTURE LEGEND

	Sched 40 PVC 150mm diam. solid PVC pipe.	
	Clean Out	5-L4.06
	Rain Garden Overflow Drain Refer to Mechanical Drawings for connection.	3-L4.06
	Concrete Scupper	3-L4.05
	Curb Inlet	2-L4.07
	Weir - Concrete	4-L4.07



NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date



client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

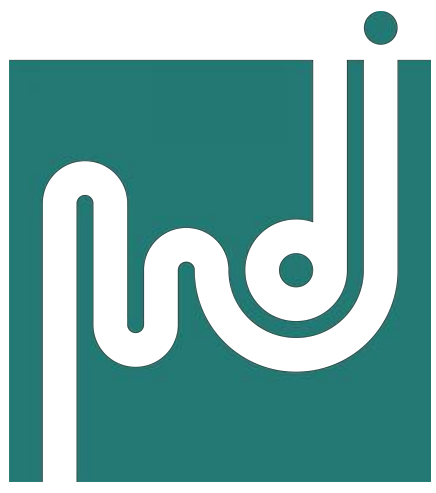
project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
**Landscape Grading
& Drainage East**

project no.	126.22
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	

L2.02

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave P: 250.412.2891
Victoria, BC V8Z 3P6 E: admin@mdidesign.ca

NOT FOR CONSTRUCTION

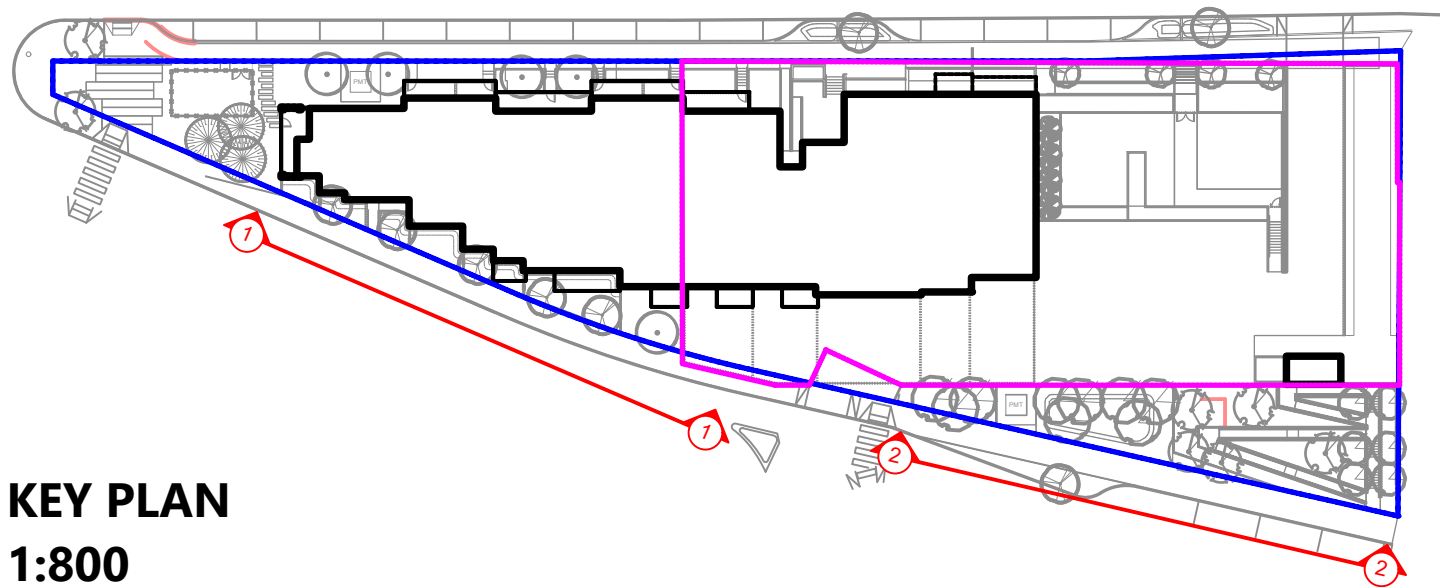


STEPPED RAIN GARDEN

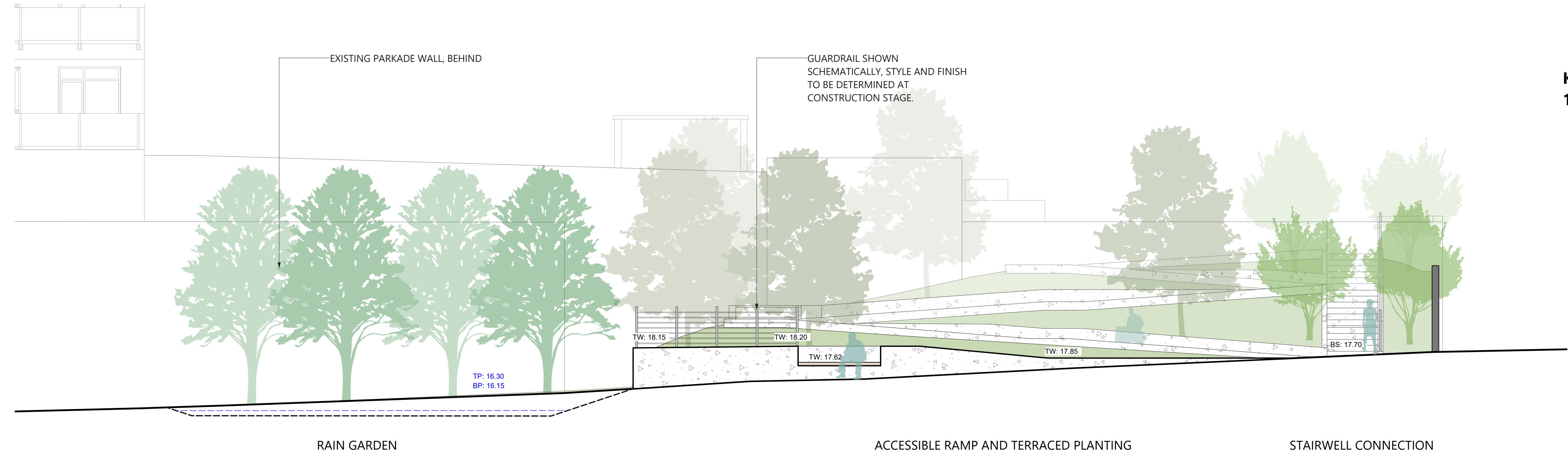
STAIRWELL CONNECTION

STEPPED RAIN GARDEN

1 SE Section Elevation - Stepped Rain Garden
Scale: 1:75



KEY PLAN
1:800



RAIN GARDEN

ACCESSIBLE RAMP AND TERRACED PLANTING

STAIRWELL CONNECTION

2 SE Section Elevation: Skinner St. Ramp, Stairs, Rain Garden
Scale: 1:75

1	DP	2026-07-30
No.	Issued For	Issue Date



client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title

Landscape Sections

project no.	126.22
scale	AS SHOWN @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	

L2.03

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



RAIN GARDENS: SEDGES AND WATER-LOVING FLOWERS
SKINNER & CHAPEL STREET RAIN PLANTERS



WEST-COAST INSPIRED PLAZA PLANTING
SMALL URBAN PLAZA, SKINNER & CHAPEL STREET



URBAN RESIDENTIAL
CHAPEL STREET
EVERGREEN HEDGING, SHADE PLANTING



NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date



client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

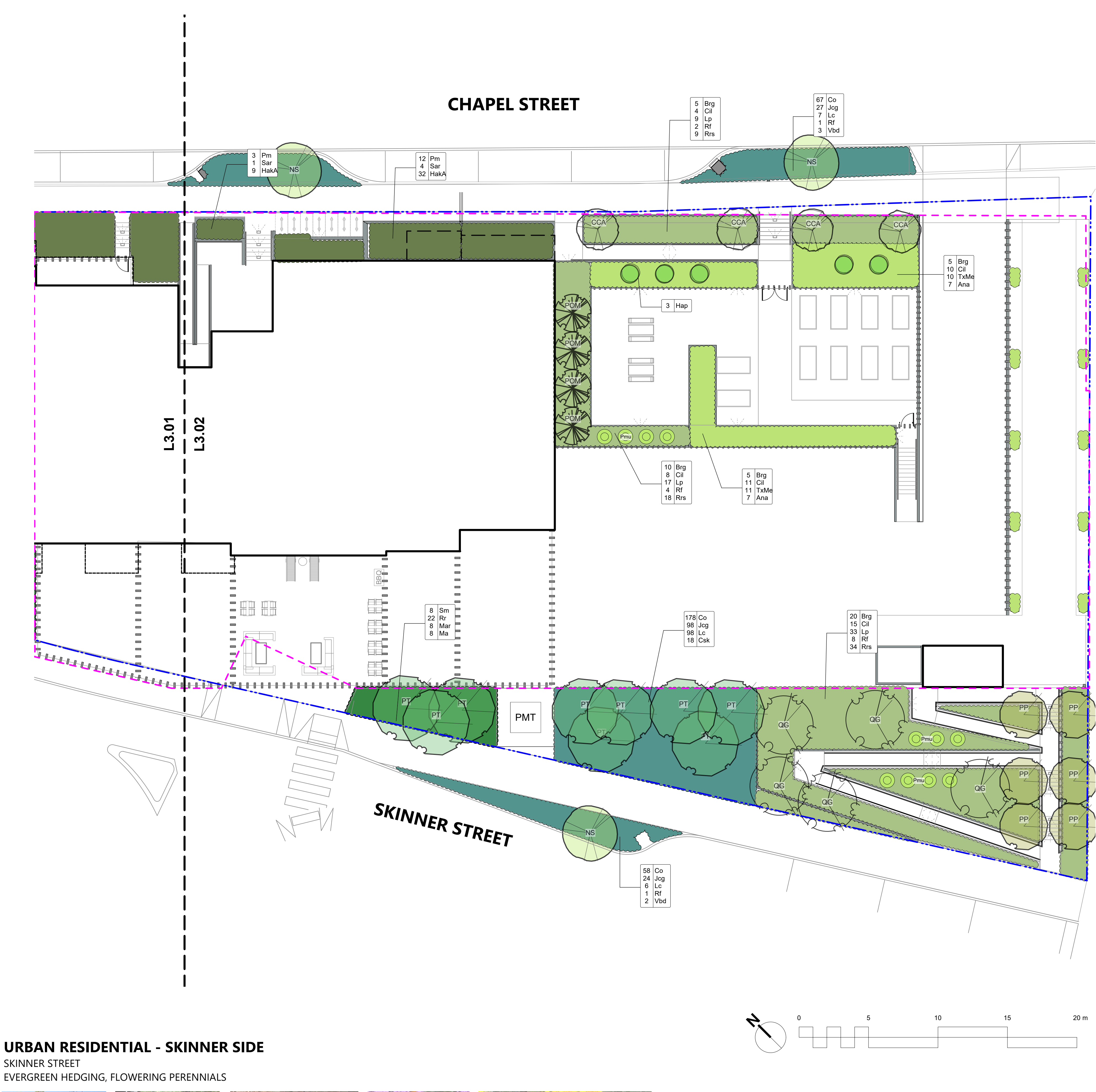
project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Planting West

project no.	126.22
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	L3.01

REFER TO L3.02 FOR PLANT LIST

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



URBAN RESIDENTIAL - SKINNER SIDE
SKINNER STREET
EVERGREEN HEDGING, FLOWERING PERENNIALS



FULL SUN - RAISED PLANTERS & CLIMBERS
SKINNER & CHAPEL STREET
LOW EVERGREEN PLANTING & PERENNIALS, CLEMATIS VINES



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	rd. Size / Plant Spacing
TREES:				
AR	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
CCA	4	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
NS	8	Nyssa sylvatica 'Wildfire'	Tupelo	5.0cm cal, b&b
PP	6	Parrotia persica	Persian ironwood	6.0cm cal, b&b
POM	4	Picea omorika	Serbian Spruce	2.5m ht, b&b
PT	9	Populus tremuloides	Quaking aspen	4.0cm cal, b&b
PMM	3	Pseudotsuga menziesii var. menziesii	Coastal Douglas-fir	2m ht, b&b
QG	7	Quercus garryana	Garry Oak	4.0cm cal, b&b
WEST-COAST NATIVE INSPIRED				
Cht	12	Choisya ternata	Mexican Orange	#5 pot
Gs	82	Gaultheria shallon	Salal	#1 pot
Hd	3	Holodiscus discolor	Oceanspray	#2 pot
Lim	39	Liriope muscari	Lily turf	#1 pot
Ma	61	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	24	Mahonia repens	Prostrate Oregon Grape	#1 pot
Pm	46	Polystichum munitum	Sword Fern	#1 pot
Rsp	14	Ribes sanguineum 'Pulborough Scarlet'	Red Flowering Currant	#2 pot
Rn	19	Rosa nutkana	Nootka rose	#1 pot
Rr	67	Rubus rolfei	Creeping raspberry	#1 pot
Sa	25	Symphoricarpos alba	Snowberry	#1 pot
Sm	24	Symphoricarpos mollis	Creeping snowberry	#1 pot
URBAN RESIDENTIAL: SHADE				
HakA	285	Hakonechloa macra 'All Gold'	All Gold Japanese forest grass	#1 pot
Pm	109	Polystichum munitum	Sword Fern	#1 pot
Sar	34	Sarcococca ruscifolia	Sweetbox	#2 pot
FULL SUN: RAISED PLANTERS & CLIMBERS				
Ana	19	Aster novae-angliae	New England Aster	#1 pot
Brg	14	Brachyglottis greyi	Daisy Bush	#1 pot
Cil	28	Cistus salvifolius	Sage Leaf Rock Rose	#1 pot
Hap	5	Hamamelis 'intermedia 'Arnold Promise'	Hybrid Witch Hazel	#15 pot
TxMe	28	Taxus x media	Hybrid yew	#5 pot. 1m ht
URBAN RESIDENTIAL: SKINNER SIDE				
Brg	57	Brachyglottis greyi	Daisy Bush	#1 pot
Cil	43	Cistus salvifolius	Sage Leaf Rock Rose	#1 pot
Lp	95	Lonicera pileata	Privet Honeysuckle	#2 pot
Pmu	11	Pinus mugo mugo	Dwarf Mugo Pine	#2 pot
Rf	24	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Rrs	99	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
RAIN GARDEN PLANTS:				
Co	537	Carex obnupta	Slough Sedge	#1 pot
Csk	37	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	270	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot
Lc	216	Lobelia cardinalis	Cardinal Flower	#2 pot
Rf	3	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Vbd	7	Viburnum davidii	David Viburnum	#2 pot

NOTE: Trees to be minimum 2.0m height to meet CoN Replacement Criteria

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412.2891
E: admin@mdi.design.ca

NOT FOR CONSTRUCTION

1	DP	2026-07-30
No.	Issued For	Issue Date

client	Primex Investments Ltd. 1758 W 4th Ave #200 Vancouver, BC
project	77 Chapel Street 77 Chapel Street Nanaimo, BC
sheet title	Planting East

project no.	126.22
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	TB/KMR
sheet no.	L3.02