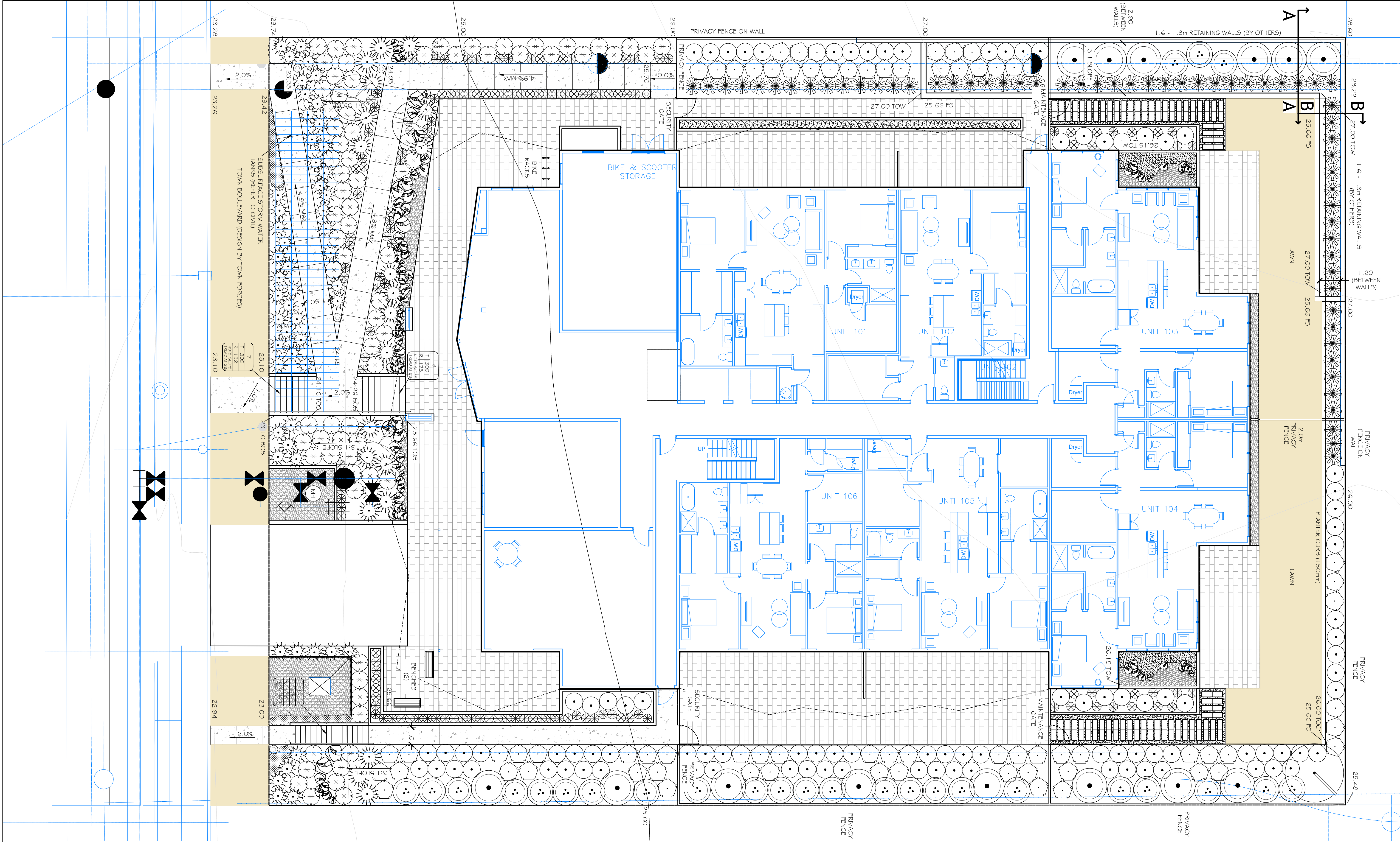
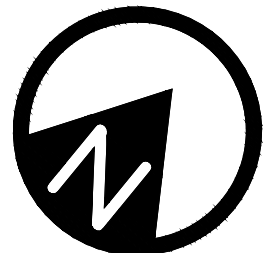
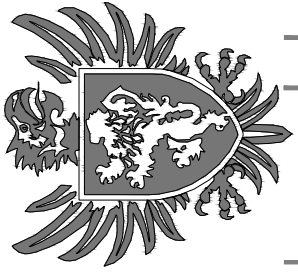




LAYOUT LEGEND

SYMBOL	DESCRIPTION	NOTES	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPERTY LINE			BOLLARD LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO	 	LANDSCAPE BOULDERS
	BOLLARD LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO	ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.		2-STALL BIKE RACK - 6 STALLS TOTAL STYLE: SURF BIKE RACK MODEL: 9FBRP-3 COLOUR: VICTOR RIDGE II		BROOM FINISH CONCRETE
	PRIVATE YARD FENCE AND GATES - 1.8m			HUTCH BACKLESS BENCH MODEL: HB-5 QTY: 2		SPECIALTY UNIT PAVING
	PRIVACY FENCE ON WALL	REFER TO PLAN.				BEACH SAND
						38MM (1.5") ROUND WASHED DRAIN ROCK



macdonald gray

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www.macdonaldgray.ca

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1890 Comox Avenue
Three Dog Ventures
Comox, BC

LANDSCAPE ARCHITECTURE PLAN

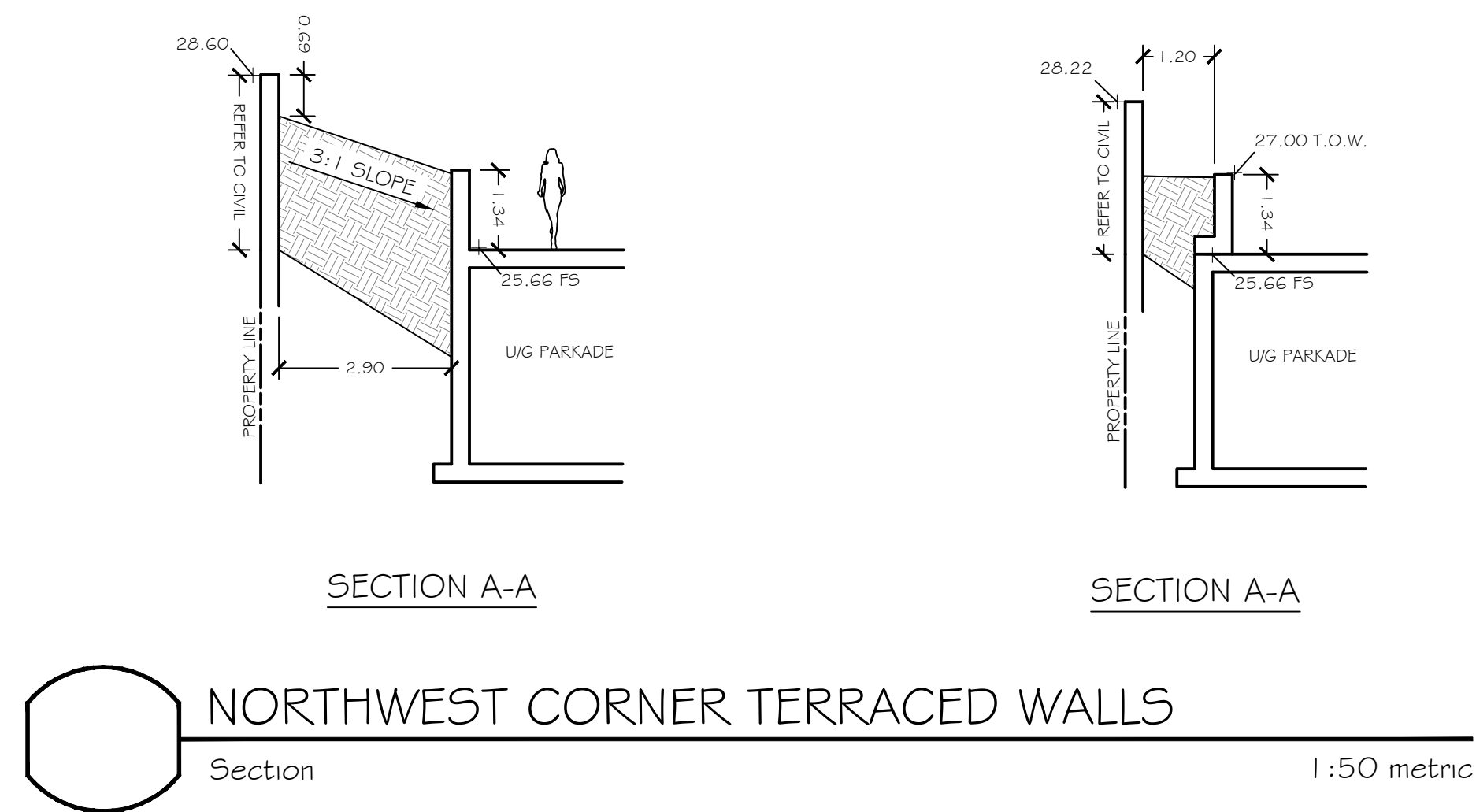
Date: July 28, 2026
Drawn: STAFF
Checked: NG
Scale: 1:100
Project Number: 25-0386

DRAWING NUMBER: L1 of 2

REVISION SCHEDULE		NOTES
#	Date	
0	28 JULY 2026	DP SUBMISSION



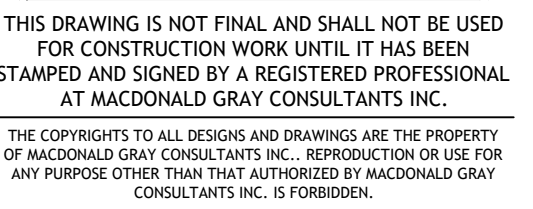
1. ALL COMMON LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE DEVELOPER/ LANDSCAPE CONTRACTOR AS PART OF THE DEVELOPMENT PERMIT APPLICATION AND SHALL MEET THE MINIMUM REQUIREMENTS OUTLINED BELOW.
2. IRRIGATION WITHIN PRIVATE YARD ALLOWANCES:
 1. AN IRRIGATION CONNECTION WILL BE PROVIDED FOR EACH UNIT.
 2. ALL IRRIGATION INSTALLATION AND MAINTENANCE SHOULD 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 PER THE IRRIGATION INDUSTRY ASSOCIATION OF BC (IIRIBC) SPECIFICATIONS.
 3. THE IRRIGATION SYSTEM SHOULD BE CONTROLLED AUTOMATICALLY WITH A "SMART" IRRIGATION CONTROLLER.
 4. ALL IRRIGATION EMISSION DEVICES SHALL BE MATCHED PRECIPITATION RATE LOW VOLUME ROTARY OR SPRAY NOZZLES OR DRIP EQUIPMENT. OVERHEAD MICROSPRAY DEVICES ARE NOT PERMITTED. LAWN AND SHRUBS SHALL BE ON SEPARATE IRRIGATION CONTROL ZONES. ZONES SHALL BE DESIGNED TO SEPARATE NORTH & EAST AND SOUTH & WEST FACING LANDSCAPE AREAS WHEREVER PRACTICAL.
 5. 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 SHOULD 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 CONTROLLERS WITHIN THE TOWN OF COMOX WATER RESTRICTION SCHEDULE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ALL EXISTING SPRINKLER EQUIPMENT OR PROPERTY TO REMAIN DAMAGED BY CONSTRUCTION OPERATIONS.
3. THE LANDSCAPE ARCHITECT CANNOT PROVIDE ASSURANCES FOR WORK WITHOUT FIELD REVIEW ATTENDANCE.



SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
GARDEN TREES					
	AMELANCHIER ALNIFOLIA SASKATOON BERRY	#7 POT	SEE PLAN	3	INDIGENOUS SPECIES
	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	1	INDIGENOUS SPECIES
SHRUBS					
	MAHONIA AQUIFOLIUM OREGON GRAPE	#3 POT	SEE PLAN	65	INDIGENOUS SPECIES
	PINUS CONTORTA VAR. CONTORTA 'SPAAN'S DWARF'	#5 POT	SEE PLAN	65	INDIGENOUS SPECIES
	HOLODISCUS DISCOLOR OCEAN SPRAY	#5 POT	SEE PLAN		INDIGENOUS SPECIES
	ROSA RUGOSA 'WHITE PAVEMENT' WHITE PAVEMENT ROSE	#2 POT	SEE PLAN		DISEASE RESISTANT (INDIGENOUS LOOK)
	MAHONIA NERVOSA OREGON GRAPE	#2 POT	SEE PLAN		INDIGENOUS SPECIES
	GAUTHERIA SHALON 'CASCADE SUNRISE'	#2 POT	SEE PLAN		INDIGENOUS SPECIES
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	#2 POT	SEE PLAN		INDIGENOUS SPECIES
	ARBUTUS UNEDO STRAWBERRY TREE	#5 POT (MIN)	SEE PLAN		DROUGHT TOLERANT (INDIGENOUS LOOK)
SMALL SHRUB/ GROUNDCOVER/ PERENNIALS					
	ARCTOSTAPHYLOS UVA URSI 'POINT REYES' KINKIKINNIK	#1 POT	SEE PLAN	206	INDIGENOUS SPECIES
	PAXISTIMA MYRSINITES FALSE BOXWOOD	#1 POT	SEE PLAN	92	INDIGENOUS SPECIES
	FRAGARIA CHILOENSIS COASTAL STRAWBERRY	#1 POT	SEE PLAN	92	INDIGENOUS SPECIES
FERNS & GRASSES					
	POLYSTICHUM MUNITUM SWORDFERN	#2 POT	SEE PLAN	60	INDIGENOUS SPECIES
	ELYMUS MOLLIS COASTAL DUNEGRASS	#2 POT	SEE PLAN		INDIGENOUS SPECIES
LAWN					

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CLNA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
3. SOIL DEPTHS:

SHRUBS	450mm
LAWN	100mm
TREES	300mm BELOW AND AROUND ROOTBALL
4. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CLNA STANDARDS FOR NURSERY STOCK.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH 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 OWNER.
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.
10. ALL CALIPRE-STOCK TREES SHALL BE B * B IN WIRE BASKETS.
11. THE LANDSCAPE ARCHITECT OF RECORD MAY MAKE CHANGES TO PLANT SPECIES AND LAYOUT BASED ON FIELD CONDITIONS, PLANT AVAILABILITY AND OTHER UNFORESEEN CONDITIONS WITHOUT AFFECTING THE VALIDITY OF THESE GENERAL FORM AND CHARACTER PERMIT DRAWINGS.



1890 Comox Avenue
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[illegible]