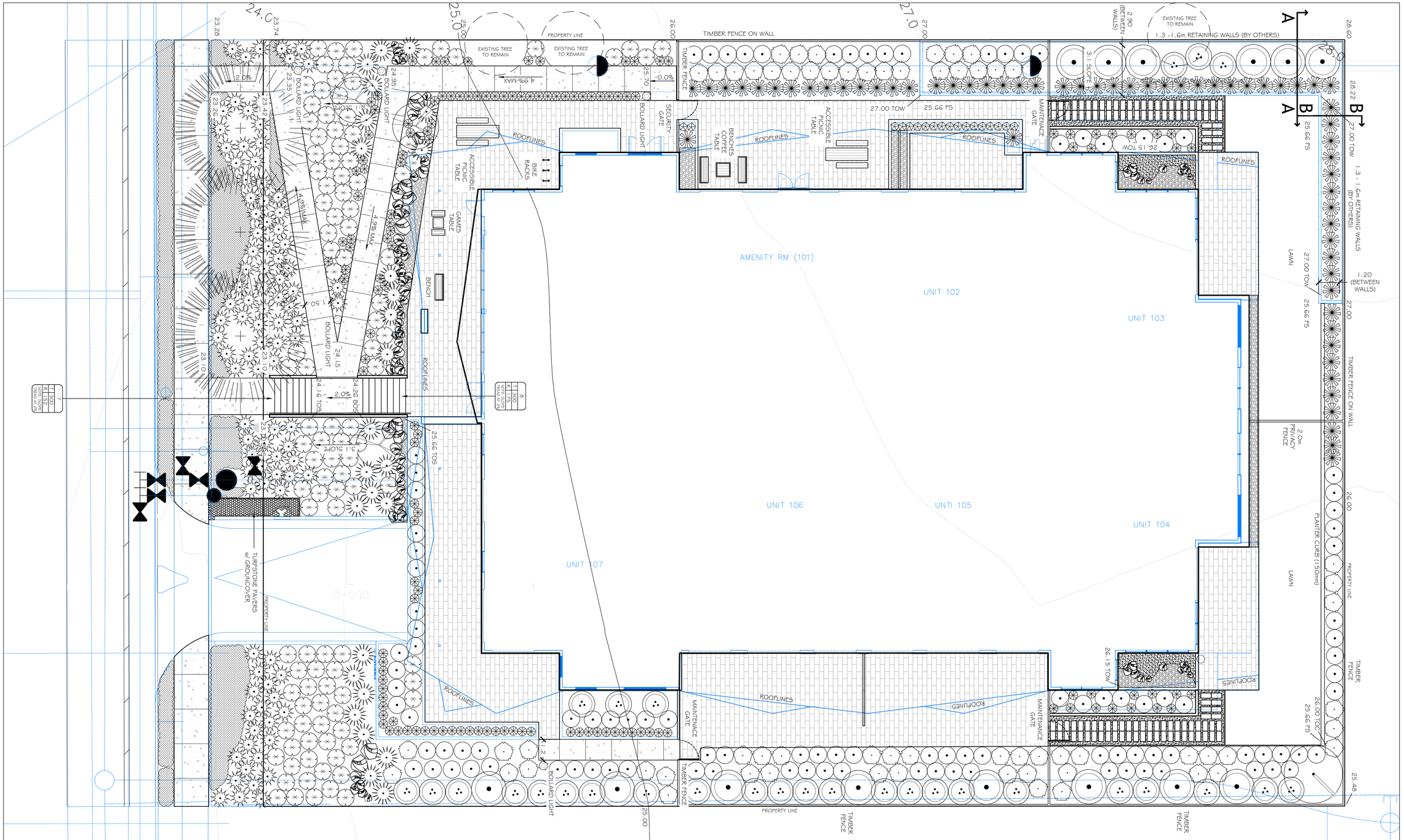


LAYOUT LEGEND

SYMBOL	DESCRIPTION	NOTES
	PROPERTY LINE	
	BOLLARD LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: LANDSCAPE BOLLARD MODEL: DB30 (OR EQUAL) COLOUR: BRONZE	ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.
FENCE GATE	PRIVATE YARD FENCE AND GATES - 2.0m SOLID TIMBER FENCE /150X150mm POSTS	REFER TO PLAN.

SYMBOL	DESCRIPTION
	SITE FURNITURE: MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476) 2-STALL BIKE RACK - 6 STALLS TOTAL STYLE: SURF BIKE RACK MODEL: SFBRP-3 BAYVIEW BENCH MODEL: BVNA-5 QTY: 3
	BAYVIEW 2 SEAT GAMES TABLE SET MODEL: BVGT-24 QTY: 1 BAYVIEW ACCESSIBLE PICNIC TABLE MODEL: BVPTWC-6 QTY: 2 URBAN FORM COFFEE TABLE MODEL: UFCT-32 QTY: 1
	LANDSCAPE BOULDERS BROOM FINISH CONCRETE SPECIALTY UNIT PAVING BEACH SAND 38MM (1.5") ROUND WASHED DRAIN ROCK

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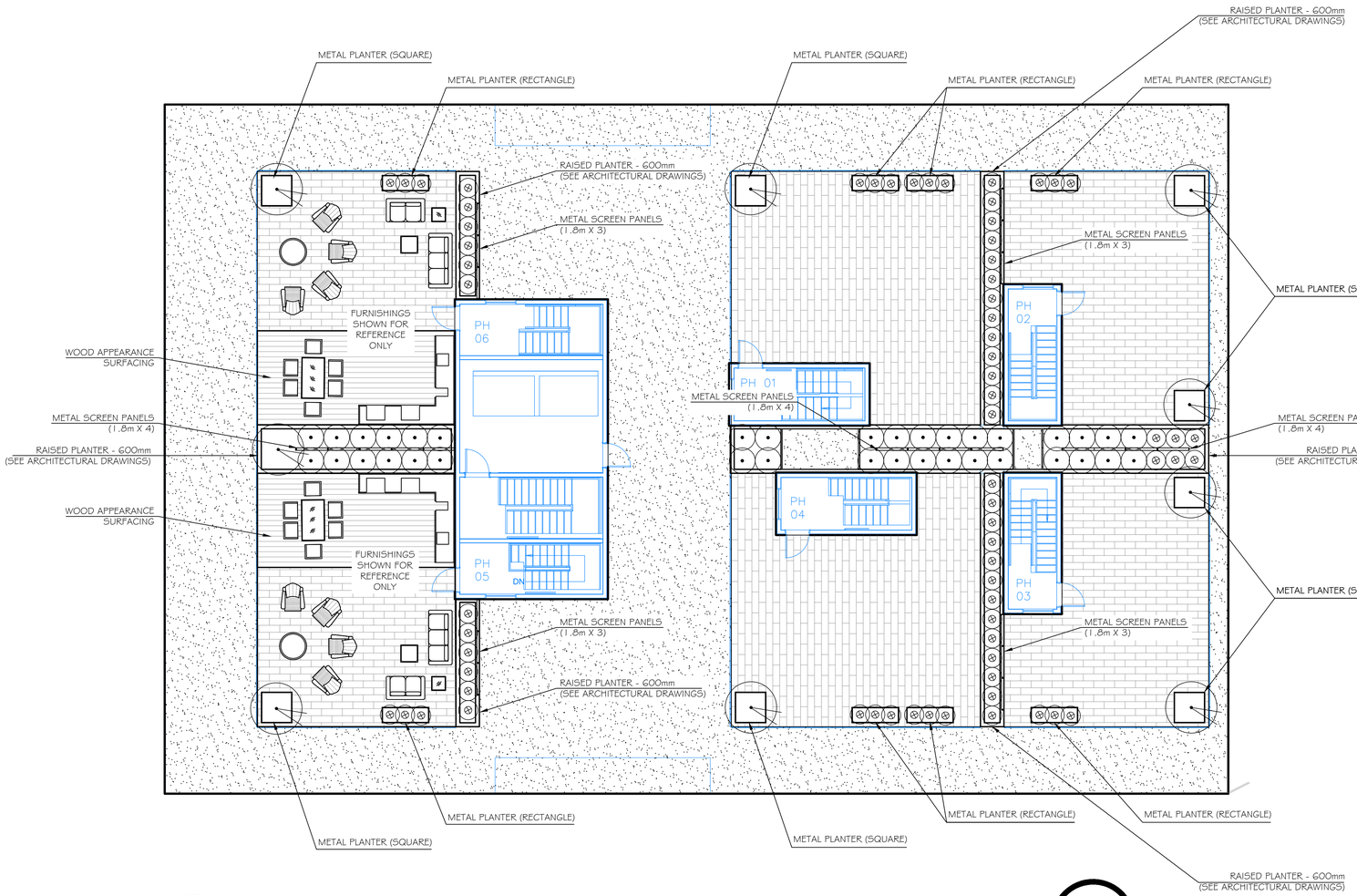
LANDSCAPE ARCHITECTURE PLAN

Date: October 8, 2026
Drawn: STAFF
Checked: NG
Scale: 1:100
Project Number: 25-0386

DRAWING NUMBER: L1 of 3

REVISION SCHEDULE

#	Date	NOTES
0	29JULY2026	DP SUBMISSION
1	22OCT2026	DP RESUBMISSION



ROOF TOP PATIOS EXHIBIT

Plan 1:100 metric

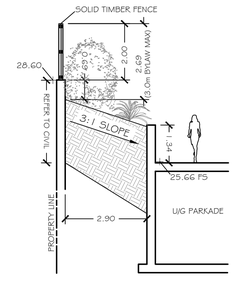
PLANT LEGEND (INDIGENOUS, NON-INDIGENOUS DROUGHT TOLERANT AND DEER RESISTANT)

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
STREET TREES					
	PINUS CONTORTA VAR. CONTORTA SHORE PINE	1.4m	SEE PLAN	3	INDIGENOUS SPECIES CLIMATE RESILIENT SMALL -MEDIUM SIZE (9-14m) 19.26cu.m. SOIL VOLUME PER TREE
	EXISTING TREE TO REMAIN			3	REFER TO ARBORIST REPORT, PREPARED BY OTHERS
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					
	ARBUTUS UNEDO STRAWBERRY TREE	#5 POT (MIN)	SEE PLAN	9	INDIGENOUS SPECIES
	GAULTHERIA SHALON 'CASCADE SUNRISE' SALAL	#2 POT	SEE PLAN	145	INDIGENOUS SPECIES
	HOLODISCUS DISCOLOR OCEAN SPRAY	#5 POT	SEE PLAN	14	INDIGENOUS SPECIES
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	SEE PLAN	29	DISEASE RESISTANT (INDIGENOUS LOOK)
	MAHONIA NERVOSA OREGON GRAPE	#2 POT	SEE PLAN	64	INDIGENOUS SPECIES
	PINUS CONTORTA VAR. CONTORTA 'SPAAN'S DWARF' SHORE PINE	#5 POT	SEE PLAN	26	INDIGENOUS SPECIES
	ROSA RUGOSA 'WHITE PAVEMENT' WHITE PAVEMENT ROSE	#2 POT	SEE PLAN	111	INDIGENOUS SPECIES
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	#2 POT	SEE PLAN	68	DROUGHT TOLERANT (INDIGENOUS LOOK)
SMALL SHRUB/ GROUNDCOVER/ PERENNIALS					
	ARCTOSTAPHYLOS UVA URSI 'POINT REYES' KINNIKINNIK	#1 POT	SEE PLAN	145	INDIGENOUS SPECIES
	FRAGARIA CHILOENSIS COASTAL STRAWBERRY	#1 POT	SEE PLAN	100	INDIGENOUS SPECIES
	PAXISTIMA MYRSINITES FALSE BOXWOOD	#1 POT	SEE PLAN	18	INDIGENOUS SPECIES
FERNS & GRASSES					
	POLYSTICHUM MUNITUM SWORDFERN	#2 POT	SEE PLAN	62	INDIGENOUS SPECIES
	ELYMUS MOLLIS COASTAL DUNEGRASS	#2 POT	SEE PLAN	100	INDIGENOUS SPECIES
LAWN					
TURF	CANADA #1		SOD	140m2	

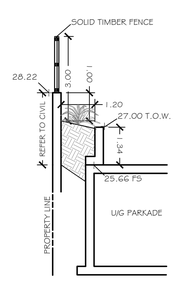
IRRIGATION NOTES

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:

   AN IRRIGATION CONNECTION WILL BE PROVIDED FOR EACH UNIT.
3. 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 (IIABC) SPECIFICATIONS.
4. THE IRRIGATION SYSTEM SHOULD BE CONTROLLED AUTOMATICALLY WITH A 'SMART' IRRIGATION CONTROLLER.
5. 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.
6. 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.
7. 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.
8. OPERATE IRRIGATION CONTROLLERS WITHIN THE TOWN OF COMOX WATER RESTRICTION SCHEDULE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ALL EXISTING SPRINKLER EQUIPMENT OR PROPERTY TO REMAIN DAMAGED BY CONSTRUCTION OPERATIONS.
10. THE LANDSCAPE ARCHITECT CANNOT PROVIDE ASSURANCES FOR WORK WITHOUT FIELD REVIEW ATTENDANCE.



SECTION A-A



SECTION B-B

NORTHWEST CORNER TERRACED WALLS

Section 1:50 metric

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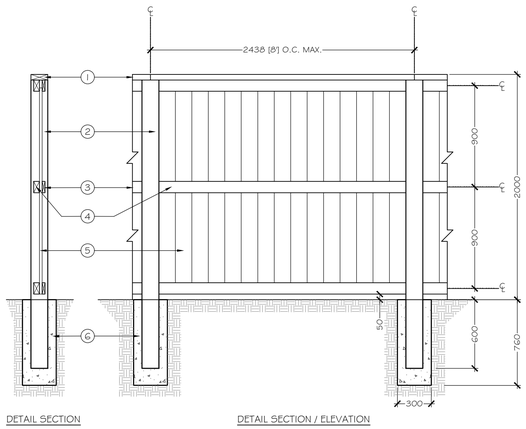
NOTES & DETAILS

Date: October 8, 2026
Drawn: STAFF
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Scale: AS NOTED
Project Number: 25-0386

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DETAIL SECTION

DETAIL SECTION / ELEVATION

1. 50mm X 150mm (2" X 6") CAPRAIL
2. 150mm X 150mm (6" X 6") POST
3. 25mm X 100mm (1" X 4") SUB-RAIL, TYPICAL OF (3) PLACES
4. 50mm X 100mm (2" X 4") FENCE RAIL, TYPICAL OF (3) PLACES
5. 25mm X 150mm (1" X 6") FENCE BOARD, PLACED TIGHT
6. CONCRETE FOOTING

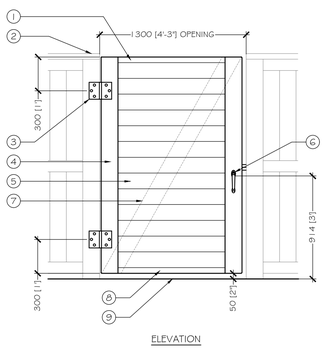
NOTES:

1. ALL TIMBERS SHALL BE CEDAR.
2. ALL FASTENERS SHALL BE GALVANIZED
3. APPLY EXTERIOR CEDAR STAIN ON ALL TIMBERS PRIOR TO ASSEMBLY

A 2.0m Solid Timber Fence

Section /Elevation

1:25 metric



ELEVATION

1. 25mm X 50mm (1" X 2") TOP TRIM
2. FENCE POST, REFER TO DETAIL A/L3
3. (2) 150mm WIDE GALVANIZED STRAP HINGES. GATE SHALL SWING OUT FOR FIRE ESCAPE
4. 25mm X 150mm (2" X 6") VERTICAL BOARD, TYPICAL OF (2) PLACES PER GATE
5. 25mm X 150mm (1" X 6") FENCE BOARDS
6. (1) 200mm (8") GALVANIZED BACK TO BACK THUMB LATCH WITH LATCHING MECHANISM. INTALL LATCHING MECHANISM ON INSIDE OF GATE
7. 25mm X 150mm (1" X 6") CROSS BRACE
8. 25mm X 50mm (1" X 2") BOTTOM TRIM
9. FINISHED GRADE

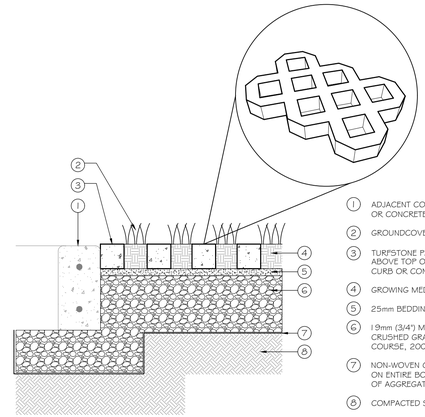
NOTES:

1. ALL TIMBERS SHALL BE CEDAR.
2. ALL FASTENERS SHALL BE GALVANIZED.
3. APPLY EXTERIOR TRANSLUCENT CEDAR STAIN ON ALL TIMBERS PRIOR TO ASSEMBLY.

B Timber Gate

Plan/ Section/ Elevation

1:25 metric



1. ADJACENT CONTAINMENT CURB OR CONCRETE PAVING
2. GROUNDCOVER - OPTIONAL
3. TURFSTONE PAVER SET 6mm (¼") ABOVE TOP OF CONTAINMENT CURB OR CONCRETE PAVING
4. GROWING MEDIUM IN OPENINGS
5. 25mm BEDDING SAND
6. 19mm (3/4") MINUS COMPACTED CRUSHED GRANULAR BASE COURSE, 200mm DEPTH MIN.
7. NON-WOVEN GEOTEXTILE FABRIC ON ENTIRE BOTTOM AND SIDES OF AGGREGATE BASE
8. COMPACTED SUBGRADE

NOTES:

1. INSTALL PAVERS PER PROJECT AND MANUFACTURER'S SPECIFICATIONS
2. REFER TO SITE PLAN AND LAYOUT LEGEND FOR EXTENTS AND PATTERN

C Turfstone Paving

Section

1:10 metric

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DETAILS

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