

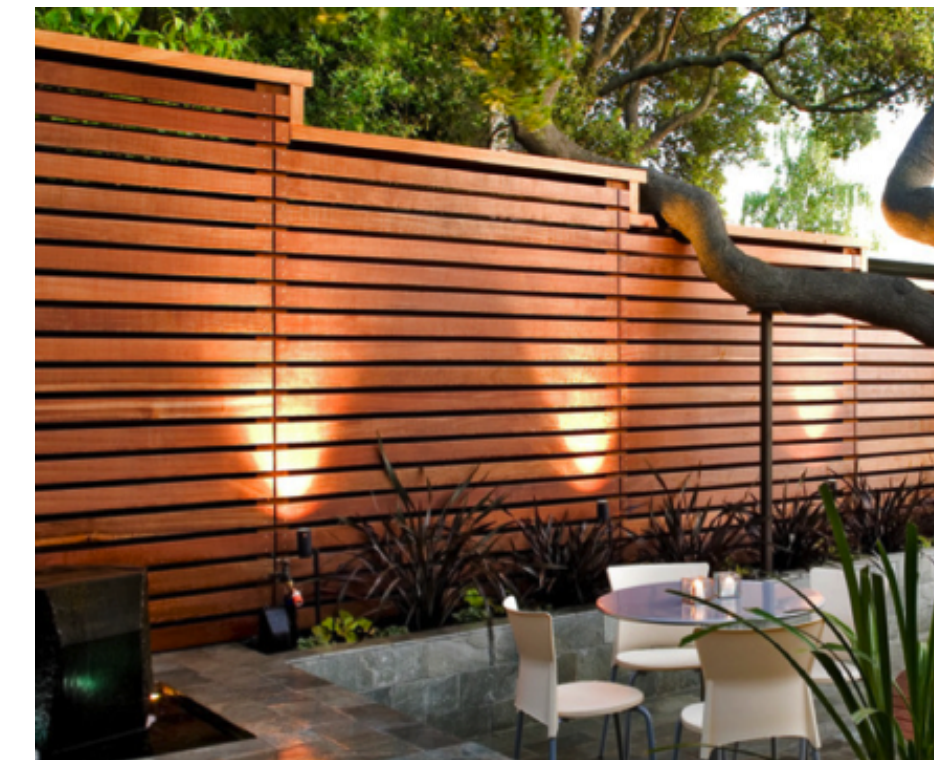
landscape plan
Scale: 1/8" = 1'-0"



FlexMSE Vegetated Wall

LIGHTING LEGEND

- PM LED Path Light by FXLuminaire, or approved equivalent
- LED Landscape Light by LED Lights & Parts, or approved equivalent
- B1SR0101 LED Stair Light by LED Lights & Parts, or approved equivalent



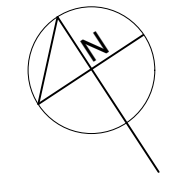
Wood Fence / Privacy Screens



Segmented Concrete Pavers

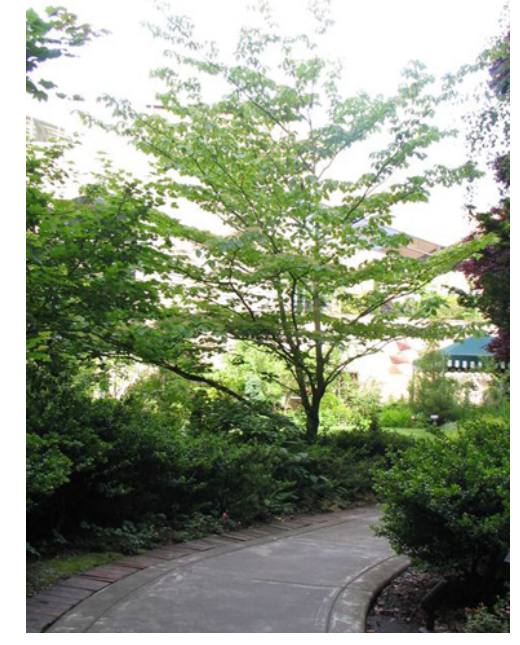
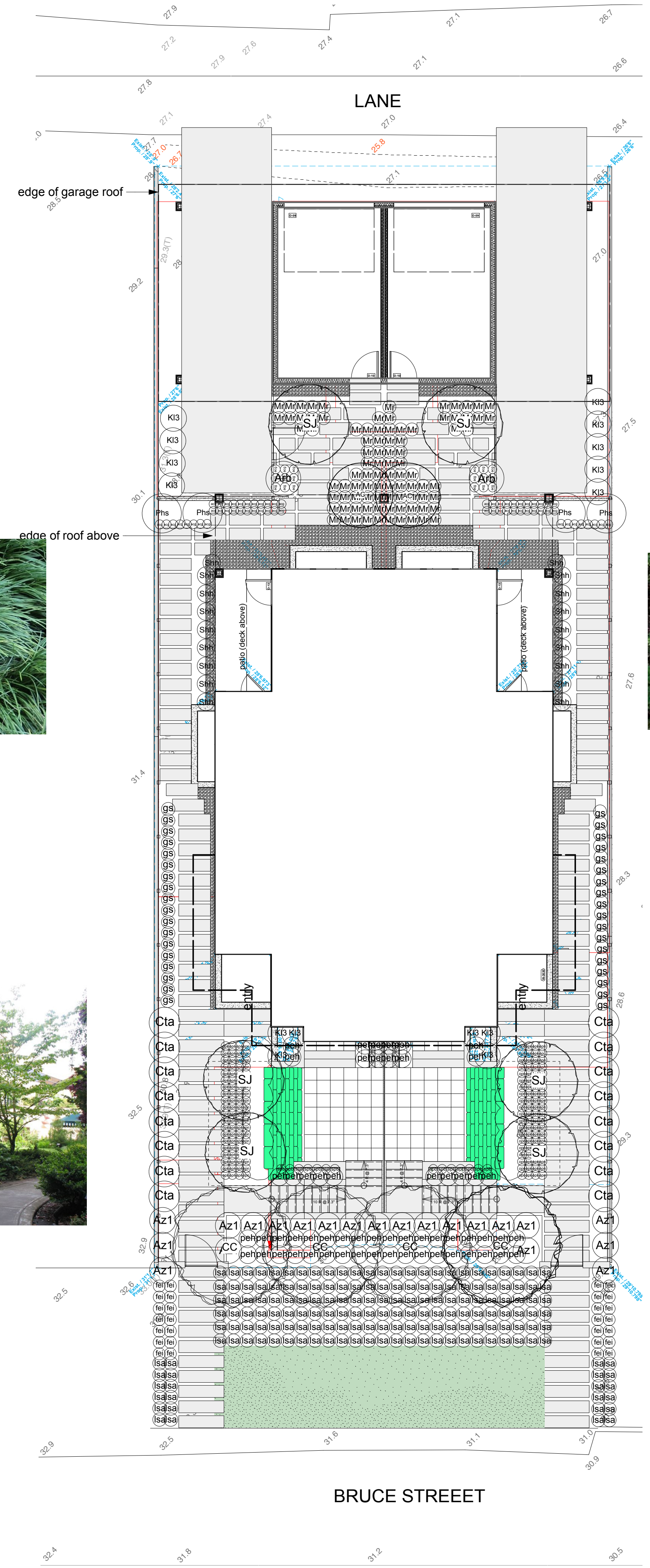
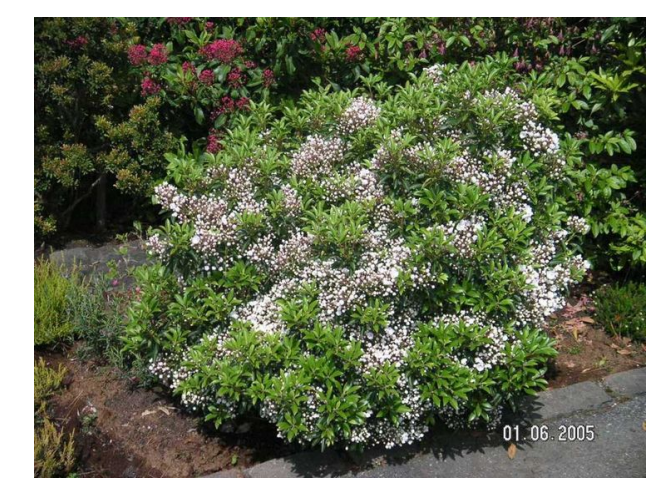
General Notes

1. All materials and execution of landscape works shall conform to the BCSLA/BCNTA Landscape standard.
2. Ensure positive drainage behind all walls and throughout site. All landscaped areas and pathways must maintain min. 2% positive drainage away from buildings.
3. Where soft landscape areas meet building foundation wall, min. 12-18" wide gravel drip strip to be installed at landscape grade.
4. Do not construct from these drawings unless marked "issued for construction".
5. All landscape works to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/BC Landscape Standards and respect all Municipal Bylaws.
6. The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
7. The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
8. The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
9. The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
10. Contractor to repair any damage resulting from work on site.
11. The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.



PLANT LIST - OFFSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
SHRUBS					
smb	Symphoricarpos x doorenbosii 'Magic	Magic Berry Coralberry	28	#1 pot	
PERENNIALS & GROUNDCOVERS					
lsa	Lavandula angustifolia	English Spike Lavender	149	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
fei	Festuca idahoensis	Idaho Fescue	152	#1 pot	
VINES					

PLANT LIST - ONSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
cc	Cornus controversa 'June Snow'	Giant Dogwood	2	7cm cal.	
SJ	Styrax japonicus	Japanese Snowbell Tree	6	5cm cal.	
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	2	#3 pot	
Az1	Azalea 'Hino-Crimson'	Hino-Crimson Azalea	24	#1 pot	
Cta	Choisya ternata 'Aztec Pearl'	Mexican Orange Blossom	16	#1 pot	
gp	Gaultheria procumbens	Creeping Wintergreen	25	#1 pot	
gs	Gaultheria shallon	Salal	36	#1 pot	
KI3	Kalmia latifolia 'Elf'	Elf Dwarf Mountain Laurel	25	#3 pot	
Phs	Physocarpus opulifolius	Ninebark	4	#5 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	18	#1 pot	
PERENNIALS & GROUNDCOVERS					
ble	Blechnum spicant	Deer Fern	30	#1 pot	
LPB	Leptinella x 'Platt's Black'	Platt's Black Brass Buttons	314	4" pot	
spb	Sedum spectabile 'Pink Bomb'	Brilliant Stonecrop	14	#1 pot	
sc	Sedum stonecrop	Stonecrop	19	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
opn	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	244	#1 pot	
peh	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	28	#1 pot	
VINES					



Planting Notes

- All materials and execution of landscape works shall conform to the BCSLA/BCNTA Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around and beneath rootball)
- All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to BCNTA standard for container grown stock.
- Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supercede the list.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 40" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.
- Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the landscape architect and request additional instructions.
- Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and of normal habit of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.

onsite planting plan
Scale: 1/8" = 1'-0"