

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
Asf	11	Acer glabrum 'Flame' (Clump Form)	FLAME MAPLE - CLUMP	250 M P&B
ApA	11	Acer palmatum 'Atropurpureum'	RED-LEAF JAPANESE MAPLE	250 M P&B
ApC	15	Acer platanoides 'Crimson King'	CRIMSON KING NORWAY MAPLE	5 cm cal
Bj	17	Betula jacquemontii	WHITEBARKED HIMALAYAN BIRCH MULTI	5 cm cal
Cj	10	Carolinianum japonicum	KATSURKI TREE	5 cm cal
CpF	12	Chamaecyparis nivalis 'Pendula'	WEeping NOOTKA CYPRESS	250 M P&B
CcG	16	Chamaecyparis obtusa 'Gracile'	SLIMBER HOKKI FALSE CYPRESS	175 M WP
CcC	25	Cornus kousa chinensis	CHINESE DOGWOOD	# 7 pot
FaR	15	Fagus sylvatica 'Rivers'	RIVER'S PURPLE EUROPEAN BEECH	5 cm cal
FpM	15	Fraxinus pennsylvanica 'Marshall's Seedling'	MARSHALL'S SEEDLESS ASH	5 cm cal
MpB	12	Magnolia x 'Betula'	BETTY MAGNOLIA	# 7 pot
PpB	15	Picea omorika 'Druce'	DRUCE'S SCOTCH SPRUCE	250 M P&B
PwV	19	Pinus sylvatica 'Water'	WATERED DWARF PINE	# 5 pot
PcF	26	Prunus serrulata 'Yvonne'	KWAZAN FLOWERING CHERRY	5 cm cal
PcB	19	Prunus x blanda	DWARF PINK FLOWERING PLUM	# 7 pot
PcA	14	Prunus candelabra 'Arbutus'	ARBUCKLE ORNAMENTAL PEAR	# 7 pot
Op	12	Quercus palustris	PIN OAK	5 cm cal
SaC	21	Sorbus aucuparia 'Cardinal Royal'	CARDINAL EUROPEAN MOUNTAIN ASH	5 cm cal P&B
Sp	15	Stewartia pseudocamellia	JAPANESE STEWARTIA	5 cm cal
Shrubs				
AsG	59	Abutilon x 'Edward Goucher'	EDWARD GOUCHER PINK ABUTILA	# 2 pot
Abn	49	Abies balsamea 'nana'	DWARF NEST BALSAM FIR	# 1 pot
AK	15	Azalea 'Irene Kooser' (Occidentale)	IRENE KOOSER AZALEA	# 2 pot
AGL	16	Azalea (NL) 'Golden Lights'	GOLDEN LIGHTS AZALEA	# 2 pot
AOL	12	Azalea (NL) 'Orchid Lights'	ORCHID LIGHTS AZALEA	# 2 pot
BUR	28	Berberis thunbergii 'Royal Purpurea' (Central)	ROYAL PURGANDY BARBERRY	# 2 pot
BwF	24	Buxus microphylla 'Faulkner'	FULLNER BOXWOOD	# 2 pot
CvV	15	Camellia sasanqua 'Victoria'	VICTORIA CALIFORNIA LLAC	# 2 pot
HE	22	Hebe 'Red Edge'	RED EDGE HEBE	# 1 pot
HpP	60	Hebe praecox 'Fascia'	PAGE BLUE HEBE	# 1 pot
laF	25	lex aquifolium 'Ferox Argentea'	Varnished Hedgeroll Holly	# 5 pot
KE	26	Kalmia latifolia 'Elf'	ELF DWARF MOUNTAIN LAUREL	# 2 pot
LNI	55	Leucodaphne formosensis 'Nana'	DWARF SCARLET LEUCODAPHNE	# 1 pot
Nd	15	Nandina domestica	HEAVENLY BAMBOO	# 5 pot
NAG	26	Nandina domestica 'Laf Stream'	GOLF STREAM NANDINA	# 2 pot
Pal	21	Pinus alba 'Little Gem'	LITTLE GEM NORWAY SPRUCE	# 2 pot
PjS	60	Pinus japonica 'Shoji'	SHOJO JAPANESE PERS	# 2 pot
PjV	42	Pinus japonica 'Varegata'	VAREGATED JAPANESE PERS	# 2 pot
PjP	97	Pinus lawsoniana 'Pretula'	PRELUDE PERS	# 2 pot
PTG	40	Potentilla fruticosa 'Gold Star'	GOLD STAR POTENTILLA	# 1 pot
Abn	21	Potentilla fruticosa 'Red Ace'	RED ACE POTENTILLA	# 1 pot
PTP	22	Potentilla fruticosa 'Red Ace'	RED ACE POTENTILLA	# 1 pot
T	111	Pinus bursifolia	PORTUGAL LAUREL	# 2 pot
SjG	12	Spiraea japonica 'Goldmound'	GOLDMOUND SPIREA	# 1 pot
SjL	40	Spiraea japonica 'Little Princess'	LITTLE PRINCESS SPIREA	# 1 pot
SjS	7	Spiraea niponica 'Snowmound'	SNOWMOUND SPIREA	# 2 pot
SjA	19	Spiraea x buntida 'Anthony Waterer'	ANTHONY WATERER SPIREA	# 2 pot
SjP	6	Syringa 'Sugar Plum Fairy'	SUGAR PLUM FAIRY DWARF LLAC	# 5 pot
TsF	189	Taxus x media 'Hicks'	HICK'S YEW	# 5 pot
Vd	15	Viburnum davidii	DAVID VIBURNUM	# 1 pot
VdM	25	Viburnum plicatum 'Lanceolatum Maries'	LANCEOLATE VIBURNUM	# 5 pot
WTF	55	Wibegia Florida 'Wine & Roses'	WINE & ROSES WIGGLIA	# 2 pot
YB	145	Yucca filamentosa 'Bright Edge'	BRIGHT EDGE YUCCA	# 1 pot
Perennials				
HP	25	Hemerocallis x 'Pink'	PINK PAVILY	# 1 pot
SM	55	Salvia nemorosa 'Manachs'	MAY NIGHT SAGE	# 1 pot
Groundcover				
CvF	159	Calluna vulgaris 'Toja'	TOJA SUMMER HEATHER	# 1 pot
CvS	15	Calluna vulgaris 'Spartan Torch'	SPARTAN TORCH SUMMER HEATHER	# 1 pot
CvP	15	Calluna vulgaris 'Purple variety'	PURPLE SUMMER HEATHER	# 1 pot
CvJ	65	Cotoneaster saccus 'Jillette'	JILLETTE VAREGATED COTONEASTER	# 1 pot
EFE	66	Euonymus fortunei 'Emerald n Gold'	EMERALD N GOLD EUONYMUS	# 1 pot
Roses				
RIF	10	Rosa x 'The Fairy'	THE FAIRY ROSE	# 2 pot

CONSTRUCTION NOTES
LAWN AREAS TO HAVE 150 mm (6") bedding sand, topped with 150 mm (6") top soil to accommodate heavy use by clients, for a total depth of 300mm (12").

DRAINAGE NOTES:
Refer to Civil Engineers Drawings for grading and drainage details. If drainage is required within the landscape areas, install as per the Diagram above, or better, and connect to approved drainage system. Ensure all drainage work is approved by the Civil Engineer.

OPTIONAL FEATURE:
It is not required, but can improve the appearance of the edging between the lawn and shrub beds, to install pressure treated 2x4 cut at 1" intervals to acquire a curved edge. Concrete curbing can also be installed to curve around the edges.

SOIL COMPOSITION FOR GROUND LEVEL PLANTINGS
Table 6-3a "GROUNDED" AND "MODERATE" SOIL COMPOSITION
Percent of Dry Weight of Total Growing Medium
Coarse Gravel larger than 19mm, smaller than 40mm — 0 - 1 %
All Gravel larger than 2mm, smaller than 40mm — 0 - 5 %
Sand larger than 0.075mm, smaller than 2mm — 40 - 80 %
Silt larger than 0.002mm, smaller than 0.075mm — 10 - 25 %
Clay smaller than 0.002mm — 0 - 25 %
Clay and Silt Combined — maximum 35%
Organic Content — 10 - 20 %
Acidity (pH) - 4.5-6.5

Drainage Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.

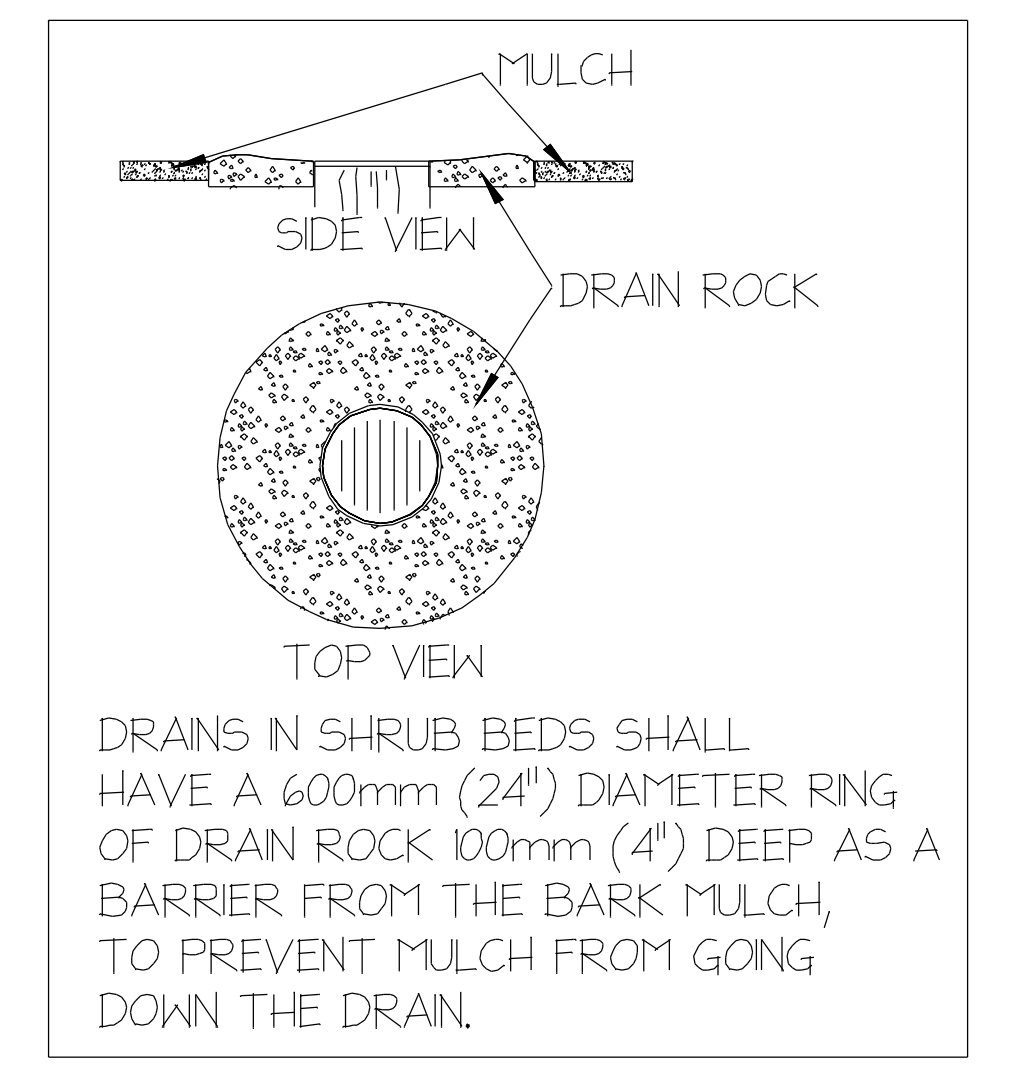
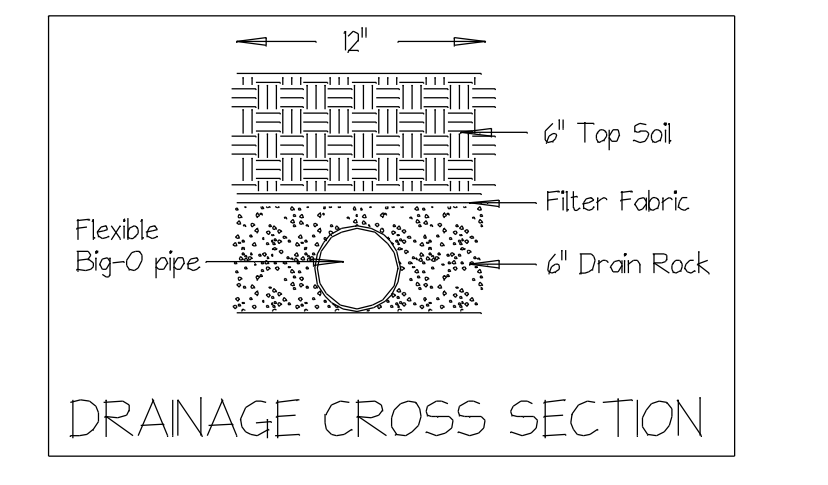
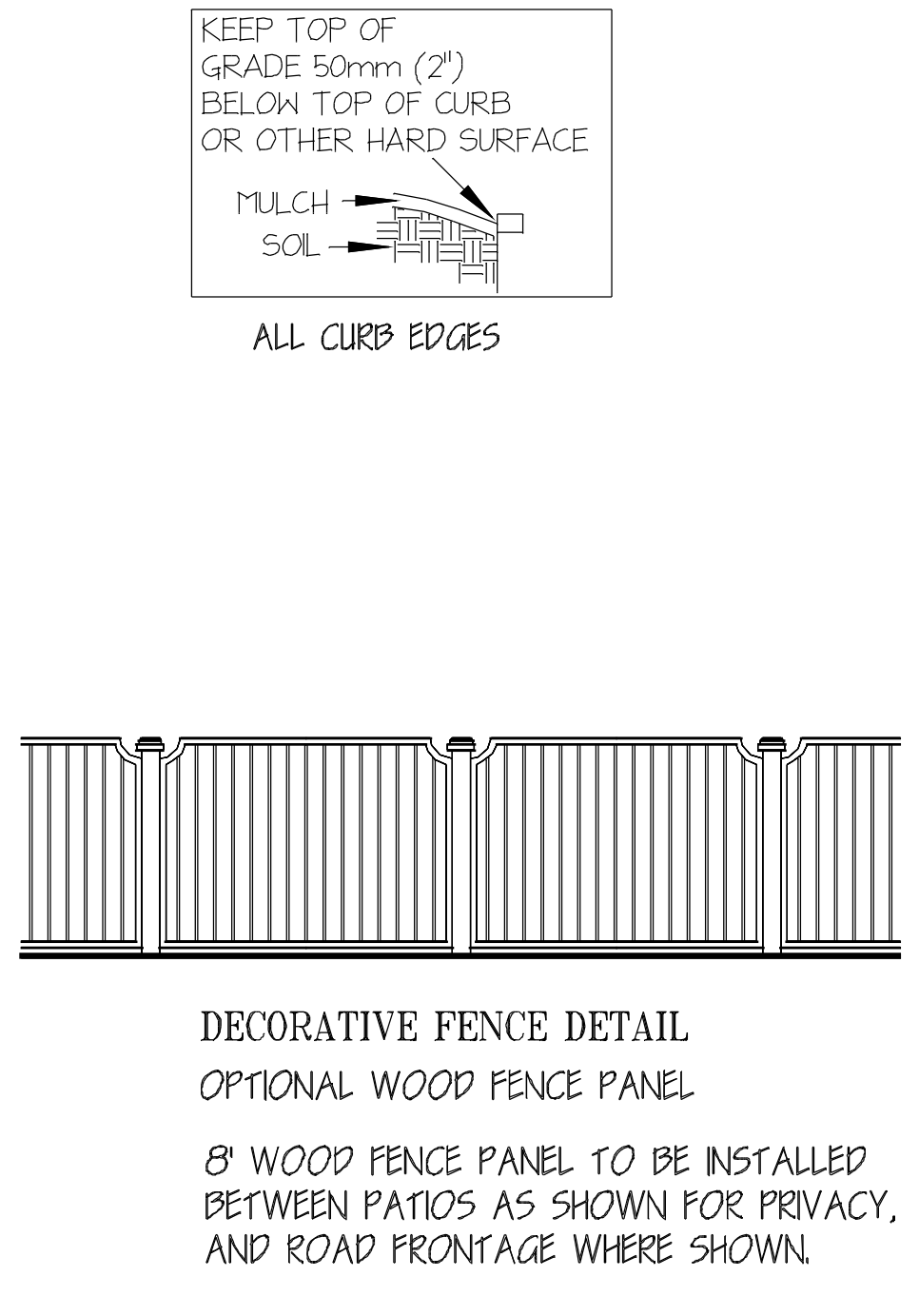
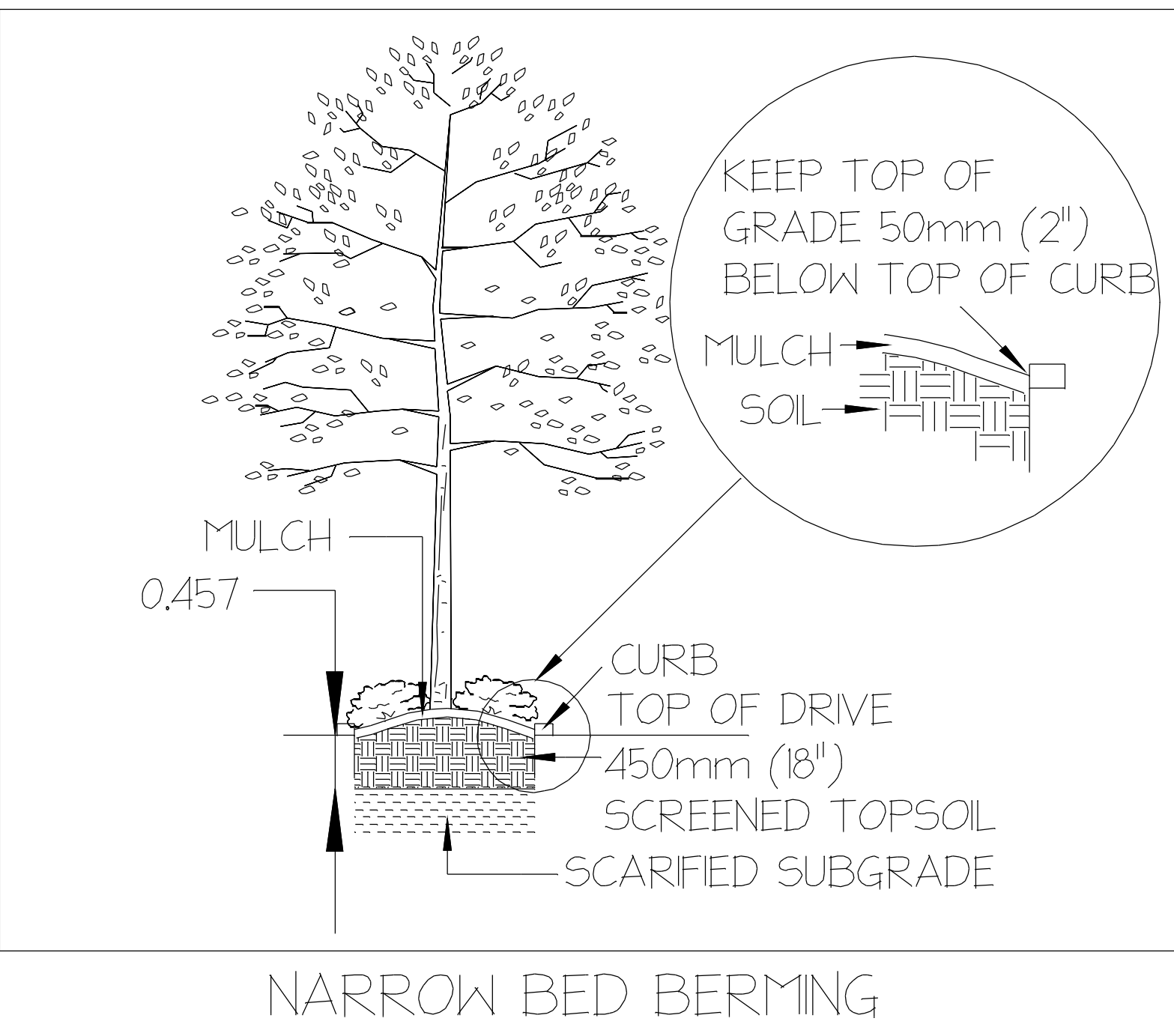
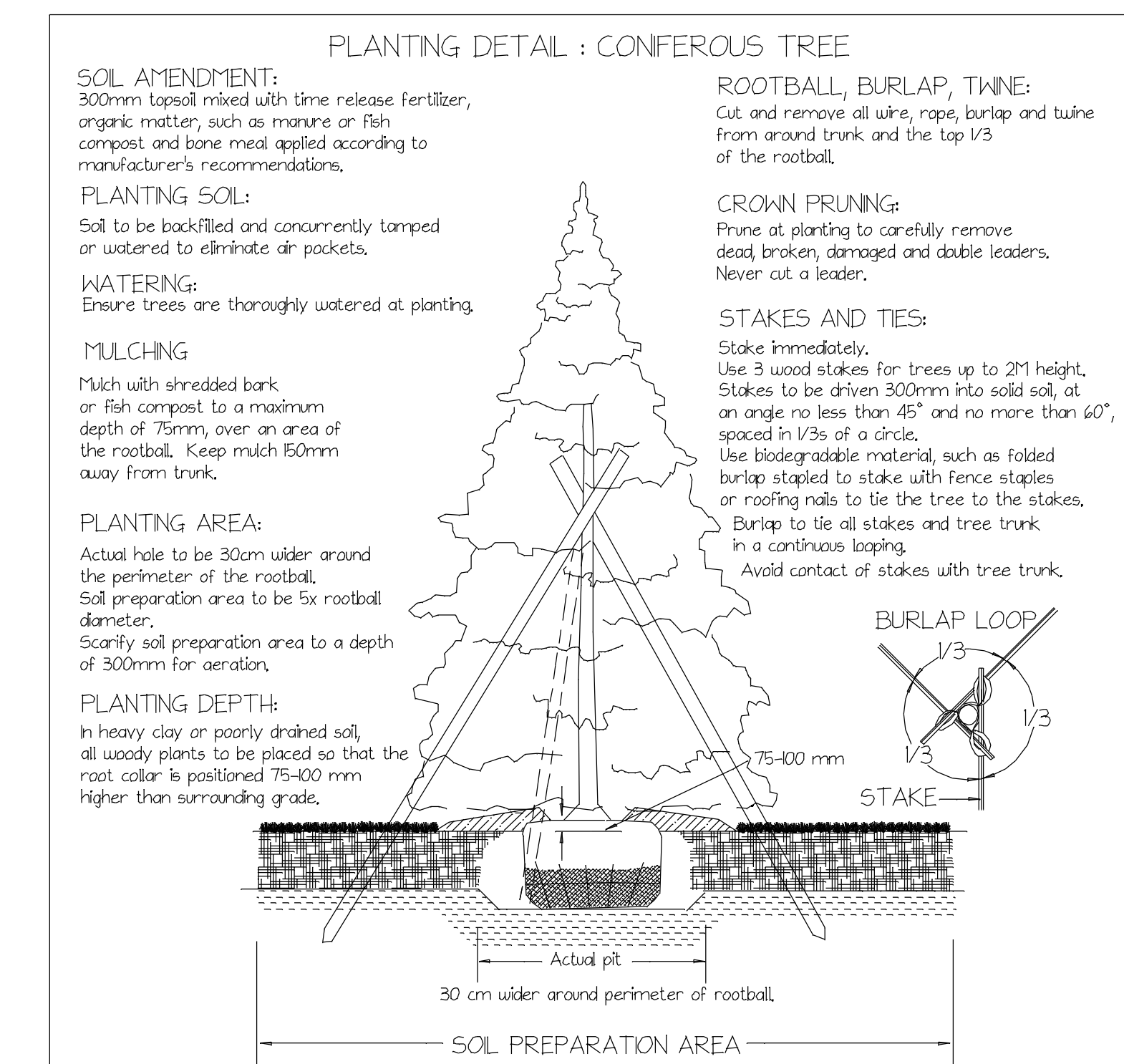
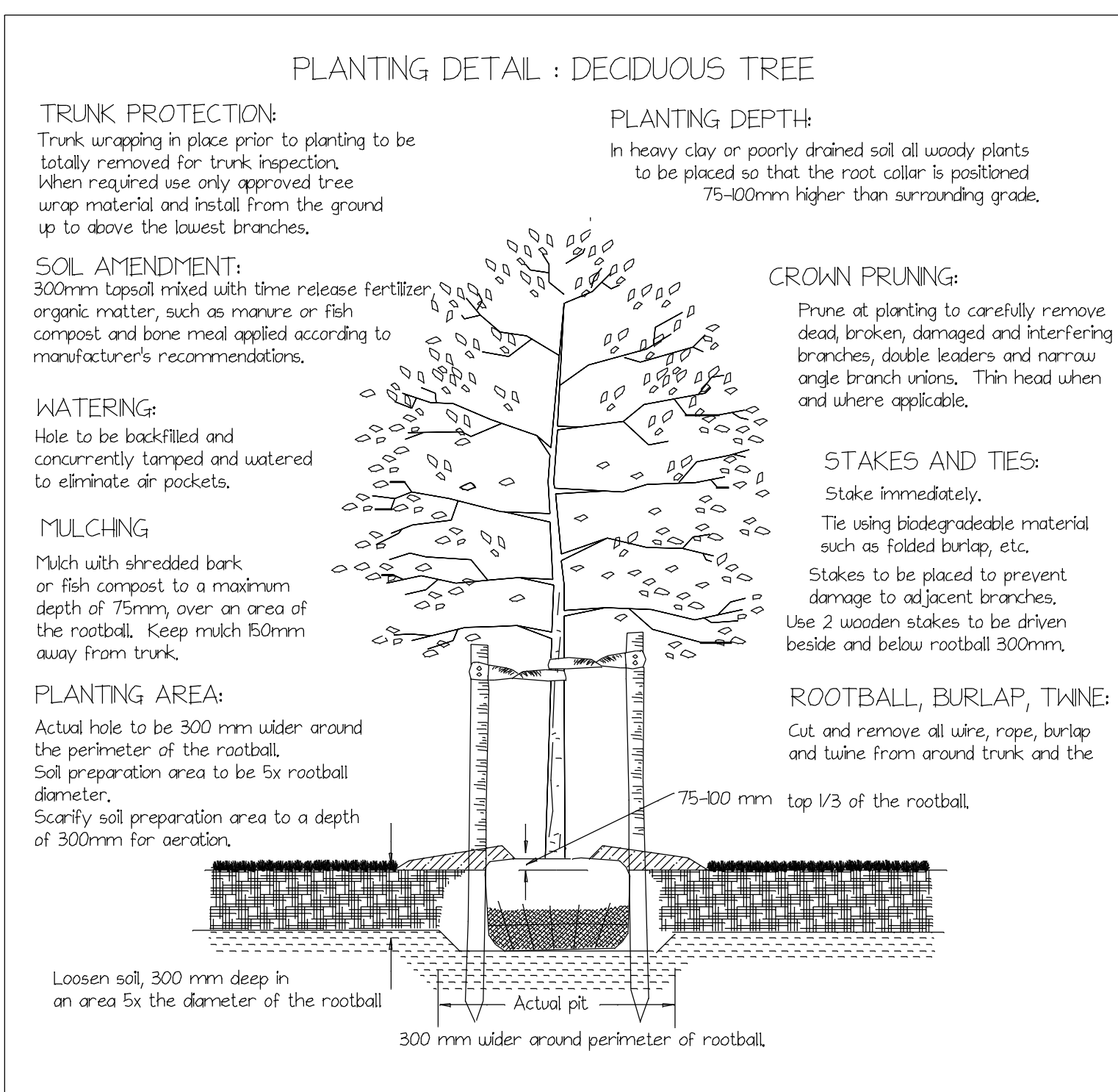
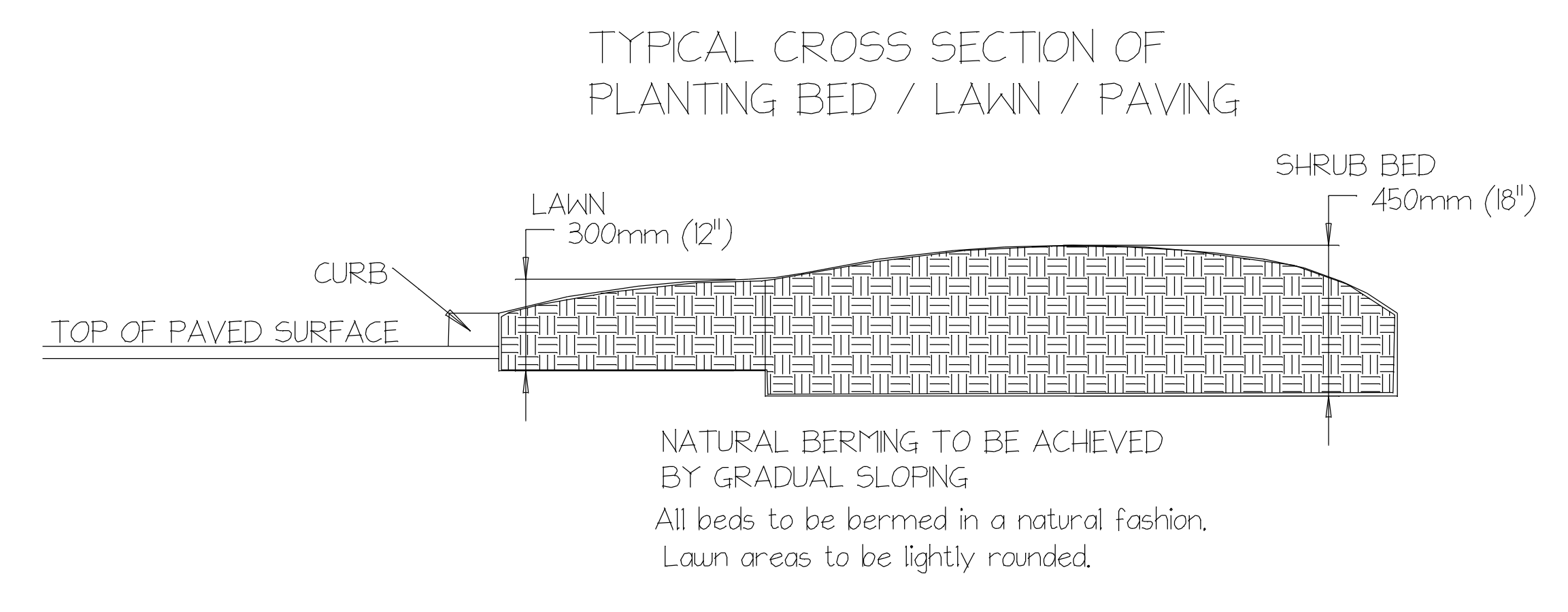
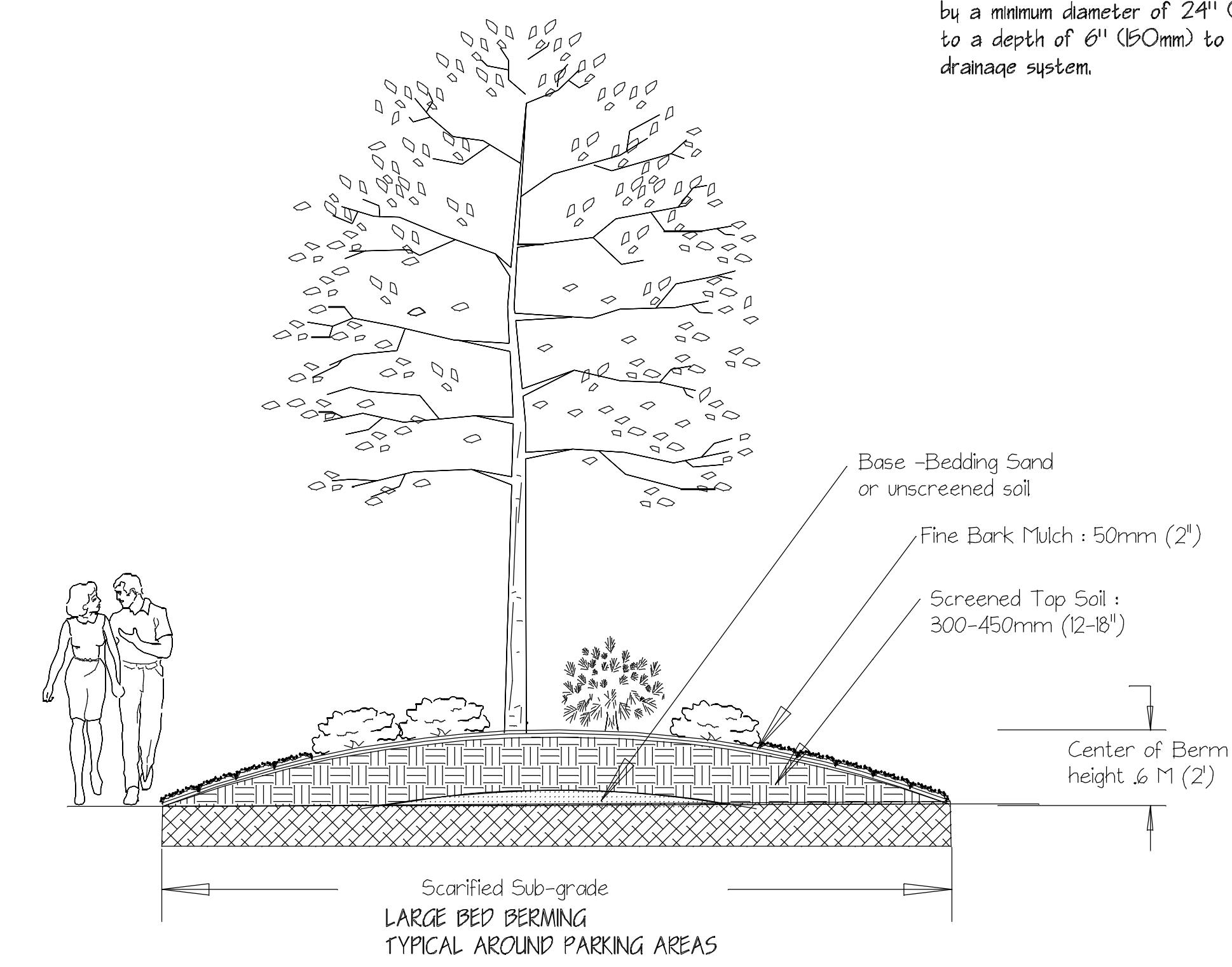
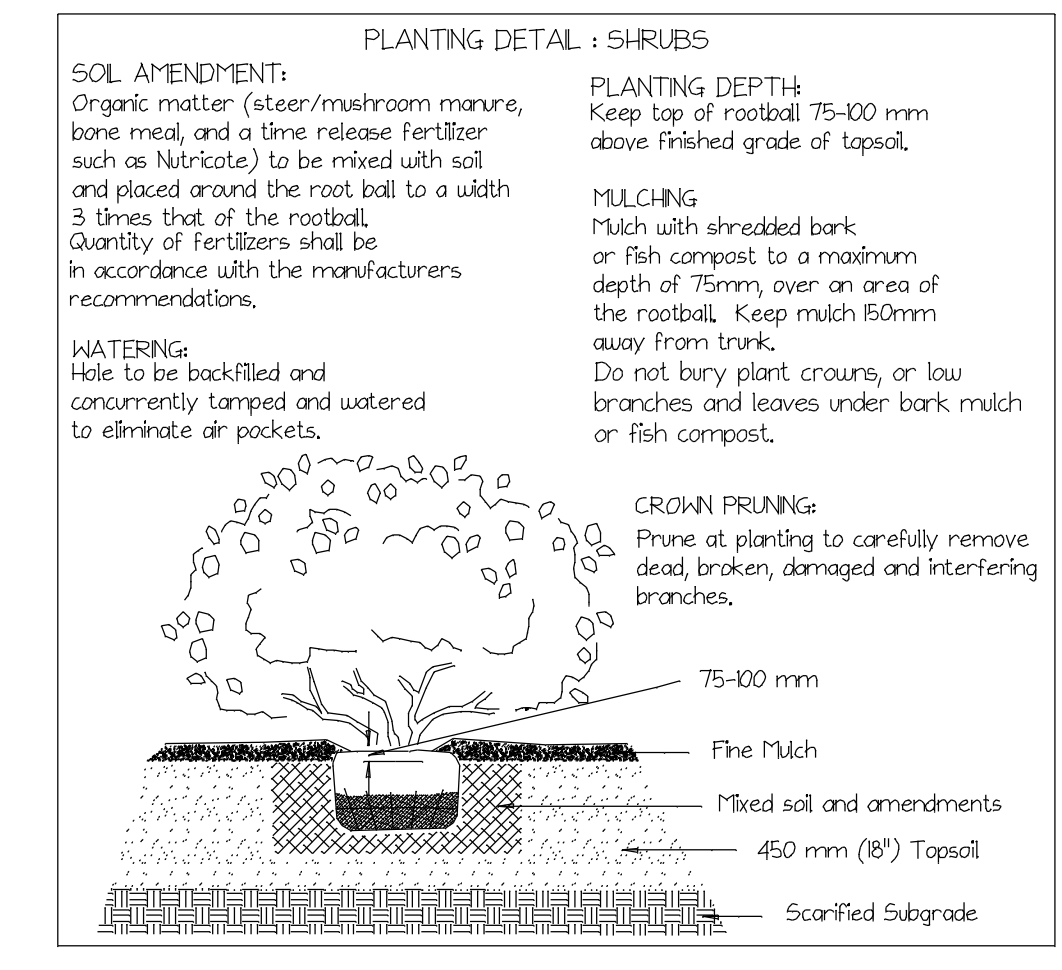
Scope of Work
Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
1. Site Preparation
2. Finish grading and landscape drainage
3. Installation of underground irrigation system
4. Supply and placement of growing medium
5. Testing growing medium and supply of additives (Fertilizers) to meet requirements of soil test, and B.C. Landscape Standards.
6. Preparation of planting beds, supply of plant material, fertilizers and planting
7. Supply and placement of the fish compost.
8. Establishment Maintenance - for one year
9. Other work required to complete landscape
1. Leave site completely clean and tidy.

Guarantee
The custom one-year guarantee period for the construction industry is accepted as the standard for landscape work.
The Contractor shall guarantee all materials and workmanship for a period of one full year from the date of Substantial Performance. Inspections must be called for in order to achieve Substantial Performance.

Grading and Drainage
The preparation of the sub grade shall, by rough grading and filling, provide a base that will allow the placing of growing medium to the specified depths.
Finished subgrade surfaces should be free of visible humps and hollows and provide for growing medium depths as laid out on the landscape plans.
Debris, rocks, branches, stones, building materials, contaminated soil, visible weeds and anything else that may interfere with the proper growth and development of the planned finished landscaping shall be removed.
Areas showing excessive compaction shall be scarified to a minimum depth of 150 mm immediately before placing growing medium.
All drains within landscape beds shall be surrounded by a minimum diameter of 24" (600mm) of drain rock to a depth of 6" (150mm) to prevent mulch flowing into drainage system.

Site Protection
All existing and new plants, site services, curbs, paving, structures, finishes and all other features shall be protected against damage during the work.
Damage shall be reported (see 214 of specifications) and shall be completely repaired to the satisfaction of the Authority.

Establishment Maintenance
The intent of establishment maintenance is to provide sufficient care to newly installed plant material for a period of one year from acceptance to ensure or increase the long-term success of the planting.
The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment.
Establishment maintenance procedures apply to all vegetation, including:
1. cultivated turfgrass
2. new trees, shrubs and groundcovers
Maintenance during the one-year guarantee period is essential to ensure the validity of any guarantee.



PROPOSED RESIDENTIAL DEVELOPMENT

NOTE: Plant notes shown on plan are drawn as approximately a 10:8 year growth span. At the time of installation, plants will be much smaller, and not filled out.
While in transit, it is essential that plants be spaced by the center point of the plants to allow the proper room to grow.
It is advised that over the plants are placed, that an inspection be called for prior to planting, so that any corrections may be made to spacing by the designer, or designer representative.

LANDSCAPE STANDARDS
All construction to meet the requirements as set out in the BCMA Standards, 2000 edition, prepared by the BC Society of Landscape Architects and the BC Landscape and Nursery Association joint.
Codes of the BCMA standards are available through the BCMA office at 4604-974-7772.
Refer to the attached Landscape Standards provided with the plan, taken from the BCMA Standards.
Contractor to consult with designer regarding any discrepancies.
Any modifications required to the layout of the plan, shall have prior approval by the designer and the City of Courtenay.
Contractor to consult with designer if plant substitutions are required due to availability.
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing works.

Top Soil Requirements
Minimum depth for shrub beds: 450mm (18")
Minimum depth for lawns: 300mm (12")
Minimum depth for lawn areas: 300mm (12")
Minimum depth for paths: 65-75mm (2.5-3")

TOTAL TREE / SHRUB BED AREA = 172m²
TOTAL LAWN AREA = 1079m²
TOTAL LANDSCAPE AREA = 1251m²

Project: HOUSING DEVELOPMENT
Client:

Drawing: LANDSCAPE CONSTRUCTION AND DETAILS PLAN

Project Architects:

Landscape Designer: MYSTIC WOODS LANDSCAPE DESIGN
4737 Gordon Rd
Campbell River, B.C. V9H 1F3
phone: 250-286-1527
cell: 250-287-0160
design@mpcivildesign.ca

Plan No: 4 of 4
Scale: 1" = 20'
Date: August 8, 2008
Revisions:

Inspection to be called for as the following increments:
Call before placement, but prior to planting, plants to be called out for placement inspection.
Upon completion.

BC ONE CALL
Call Before
You Dig
1-800-363-6868
6049-1055

