

ATTACHMENT F

LANDSCAPE PLAN AND DETAILS



LANE

TOP OF CURB

LANDSCAPE DIMENSION - CONSTRUCTION PLAN

SCOPE OF WORK:
 Hort 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 grading medium
5. Testing grading 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 and planting
7. Supply and placement of fine composted mulch on plant beds
8. Preparation of lawn areas, supply of materials and seeding or hydroseeding fescue blend
9. Provide grading medium and planting for green roofs
10. Supply and placement of ornamental rock and weed edging
11. Installation of Fence on East property line
12. Establishment Maintenance- for one year
13. Other work required to complete landscape
14. Leave site completely clean and tidy

GRADING AND DRAINAGE

The preparation of the subgrade shall, by rough grading and filling provide a base that will allow the placing of grading medium to the specified depths. Finished subgrade surfaces should be free of visible humps and hollows and provide for grading medium depths as laid out on the landscape plans. Debris, roots, branches, stones, building materials, contaminated soils, 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 4" (100mm) immediately before placing grading medium. All drains within landscape beds shall be surrounded by a minimum diameter of 24" (600mm) of drain rock to a depth of 4" (100mm) 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 and shall be completely repaired to the satisfaction of the Authority / Inspector.

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 attain 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. Cultured surfaces
2. New trees, shrubs, and groundcovers

Maintenance during the one-year guarantee period is essential to ensure the validity of any guarantee.

GUARANTEE

The contractor will guarantee the 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 (Acceptance). Inspections must be called for in order to achieve Substantial Performance.

INSPECTIONS TO BE CALLED FOR

FIRST INSPECTION: to be called for after subgrade preparation and soil has been placed.

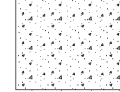
SECOND INSPECTION: after plants have been laid out, but prior to planting.

FINAL INSPECTION: to be called for, once completed. Once the plan has been approved by the City, no changes may be made to the plan without written approval of both the designer and the City.

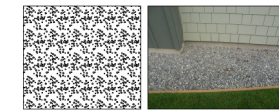
IRRIGATION

Irrigation to be done by hand, hoses, and soaker hoses. Hoses shall be at each patio and front entrance, to supply water as needed during periods of drought.

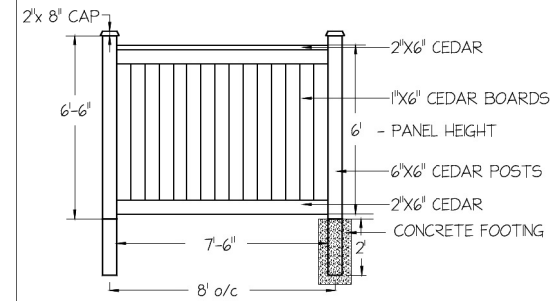
Concrete walkways and patios by others



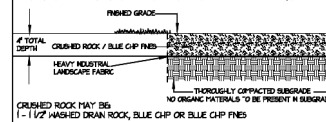
2" wide ornamental rock, 150mm (6") deep around building for maintenance access and to keep plants away from buildings, with board edging



33m 6' SOLID WOOD FENCE ALONG EAST PROPERTY LINE ONLY PLUS 6 - 2.64m PATIO PRIVACY SCREENS = 15.84m



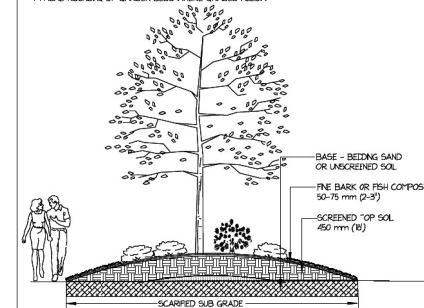
CRUSHED ROCK BORDER AROUND BUILDINGS



SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS	
TABLE 6-35.3 "GOOD" AND "MODERATE" SOIL COMPOSITION	
Percent of Dry Weight of Total Grading 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	0 - 25%
Clay smaller than 0.002mm	Maximum 35%
Clay and silt combined	0 - 20%
Organic content	1 - 10%
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.	

SOIL COMPOSITION FOR LOW TRAFFIC LAWN AREAS	
TABLE 6-35.3 "GOOD" AND "MODERATE" SOIL COMPOSITION	
Percent of Dry Weight of Total Grading 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	50 - 70%
Silt larger than 0.002mm, smaller than 0.075mm	0 - 25%
Clay smaller than 0.002mm	0 - 25%
Clay and silt combined	Maximum 35%
Organic content	1 - 10%
Acidity (pH) 6.0 - 7.0	
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.	

TYPICAL ROUNDING OF GARDEN BEDS WHERE GRADES ALLOW



BC LANDSCAPE STANDARDS

All construction to meet the requirements as set out in the BC Landscape Standards, 2002 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape and Nursery Association jointly. Copies of the BC Landscape Standards are available through the BC LNA office at 1-800-574-7772.

Contractor to consult with designer regarding any discrepancies.

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 digging.

Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.

Refer to landscape specifications supplied with this plan.

If you do not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS:
 Minimum depth for shrub beds 450mm (18")
 Minimum depth for groundcover 300mm (12")
 Minimum depth for grass 150mm (6")
 Minimum depth for lawn areas 150mm (6")
 Minimum depth for mulch 150-200mm (25-37")
 Trees as per detail on these drawings.

LANDSCAPE AREA	
TREE/SHRUB AREA	84 sqm (953 sqft)
GREENROOF AREA	45 sqm (487 sqft)
LAWN AREA	184 sqm (1977 sqft)
ORNAMENTAL ROCK	500 sqm (538 sqft)
TOTAL LANDSCAPE	463 sqm (4,994 sqft)



PROJECT: RESIDENTIAL DEVELOPMENT
 588 MEDEA STREET
 NANAIMO, B.C.

CLIENT: Keno Enterprises
 Alvin Kuo
 kuo@keno.com

ARCHITECTS: Ellis Architect
 Jerry Ellis
 250-241-9955
 @jerryellis@me.com

LANDSCAPE DESIGNER: MYSTIC WOODS
 LANDSCAPE DESIGN
 4737 Gordon Rd
 Campbell River, B.C. V9H 1T3
 phone 250-266-5271
 cell phone 250-267-0600
 design@mysticwoods.ca

DRAWN BY: Carline Matheson CLD, HT
 Certified Landscape Designer
 Horticultural Technician
 Member of the BC LNA / CLNA

SCALE: 1:100
 SCALE METERS
 0 1 2 3 4 5

DATES: November 8, 2019

Issued for November 20, 2019 For review

Issued for Nov 20, 2019 For Development Permit

Issued for March 2, 2020 For Development Permit

Issued for June 24, 2020 For Development Permit

DRAWING: LANDSCAPE DIMENSION / DETAILS PLAN

DRAWING #: L3 of 3

BC ONE CALL
 Call Before
 You Dig
 1-800-474-6886
 Cellular #6886