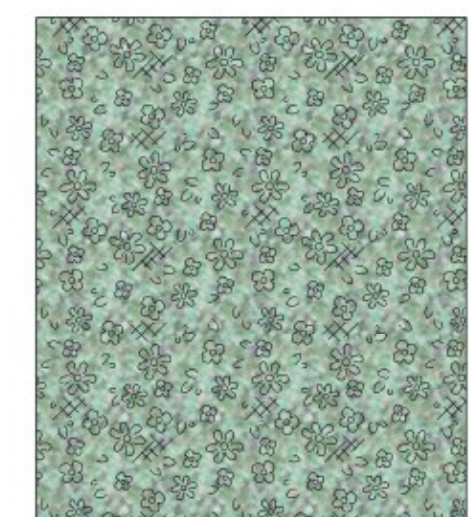


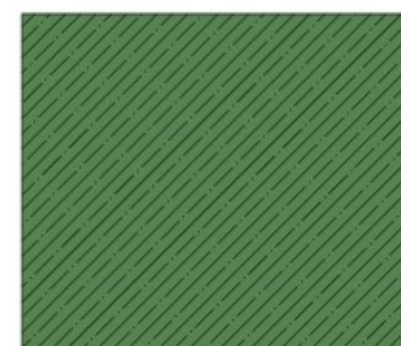
LANE

TOP OF CURB

CARPORT GREEN ROOF LANE WIDENING  
Mix of Sedum spathulifolium, Arctostaphylos,  
Allium cernuum, Anaphalis and Aster douglasii



LAWN: Fescue low maintenance blend



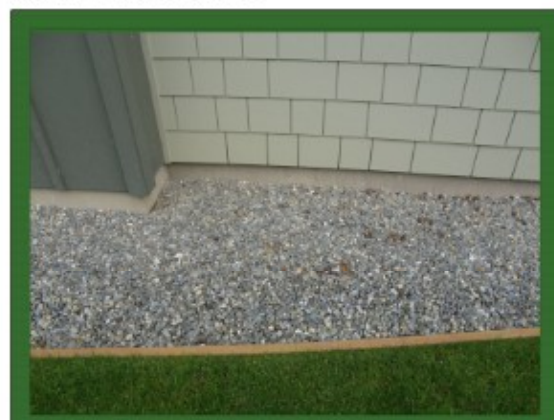
Concrete walkways and patios



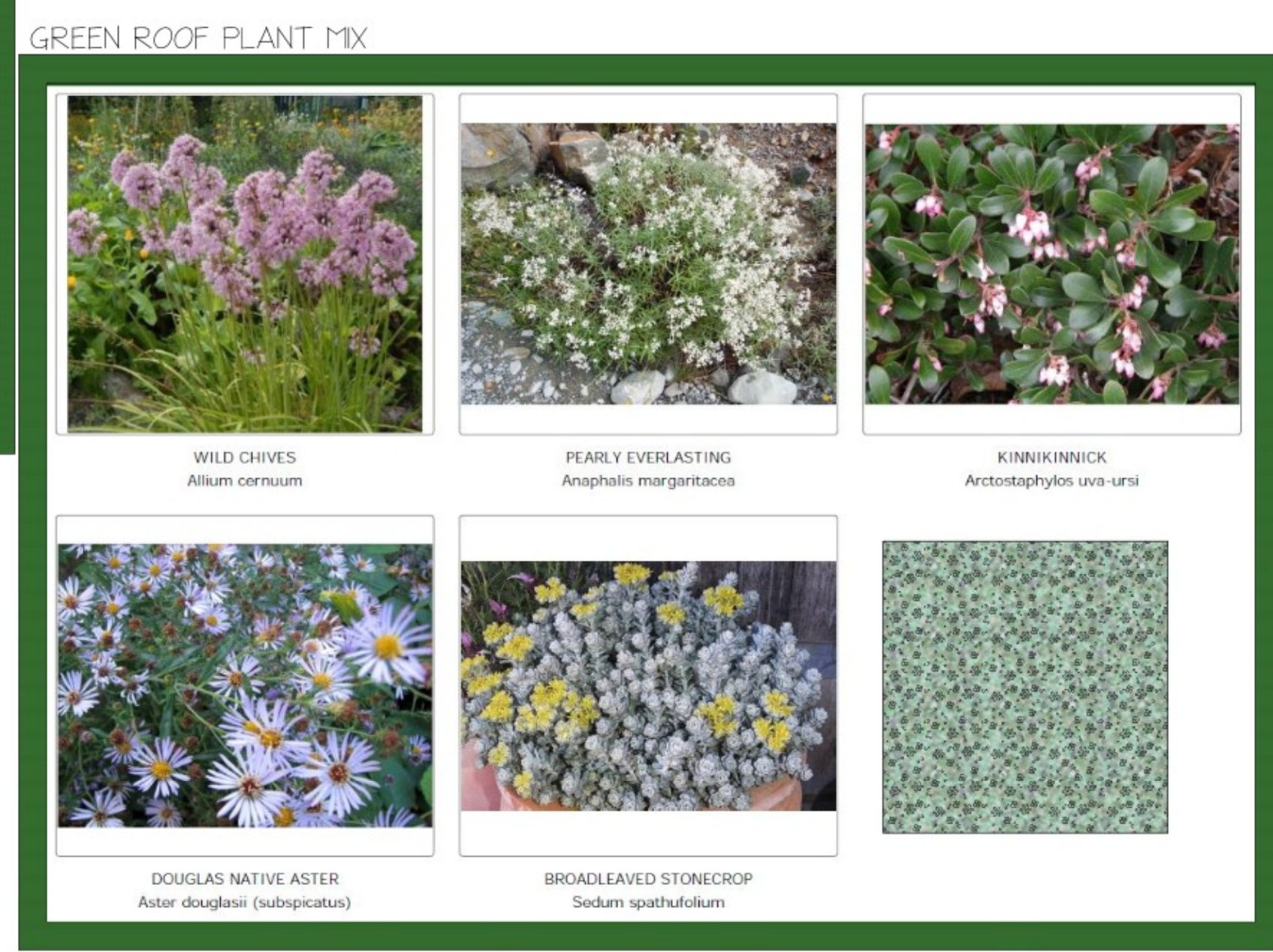
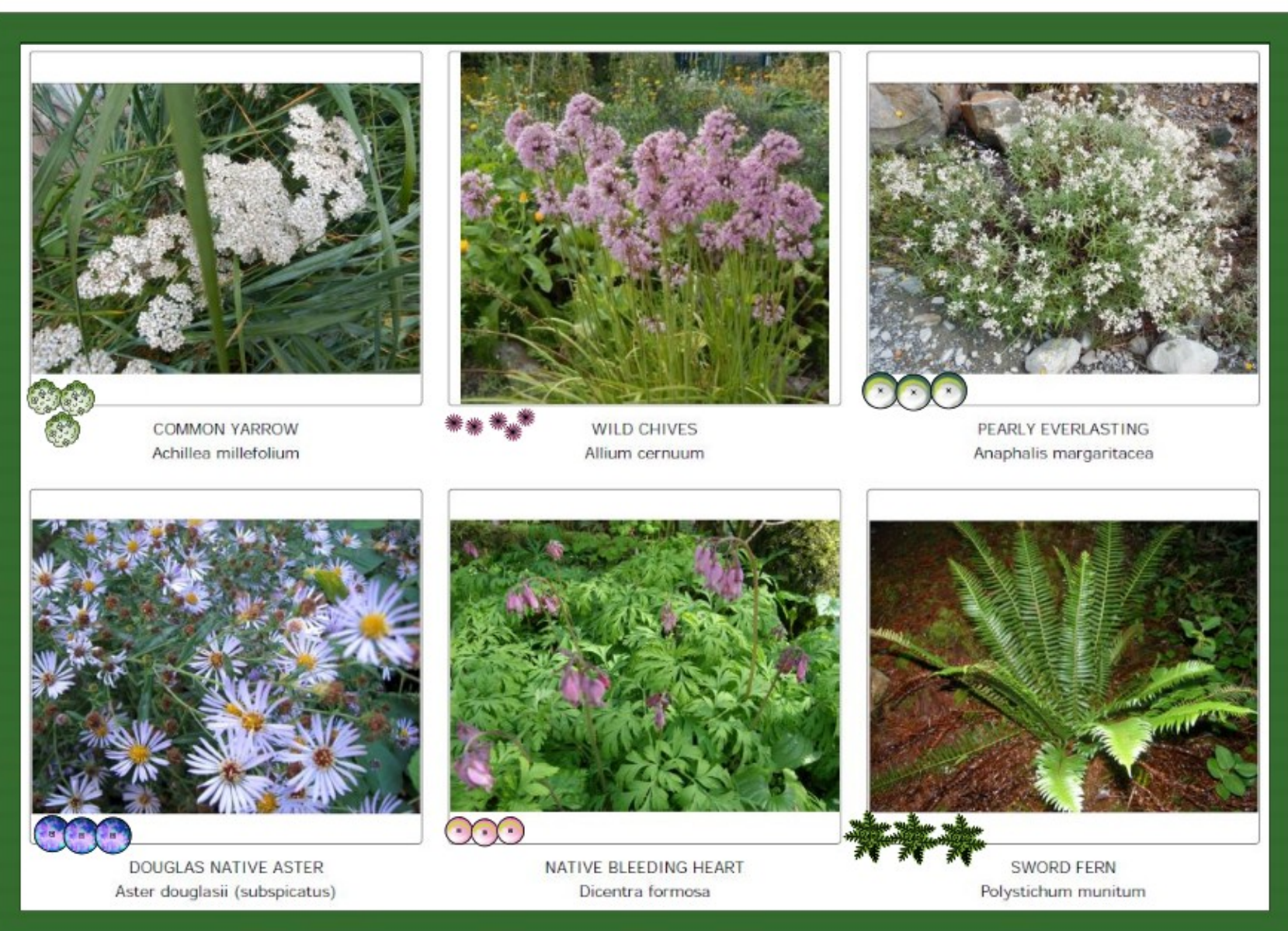
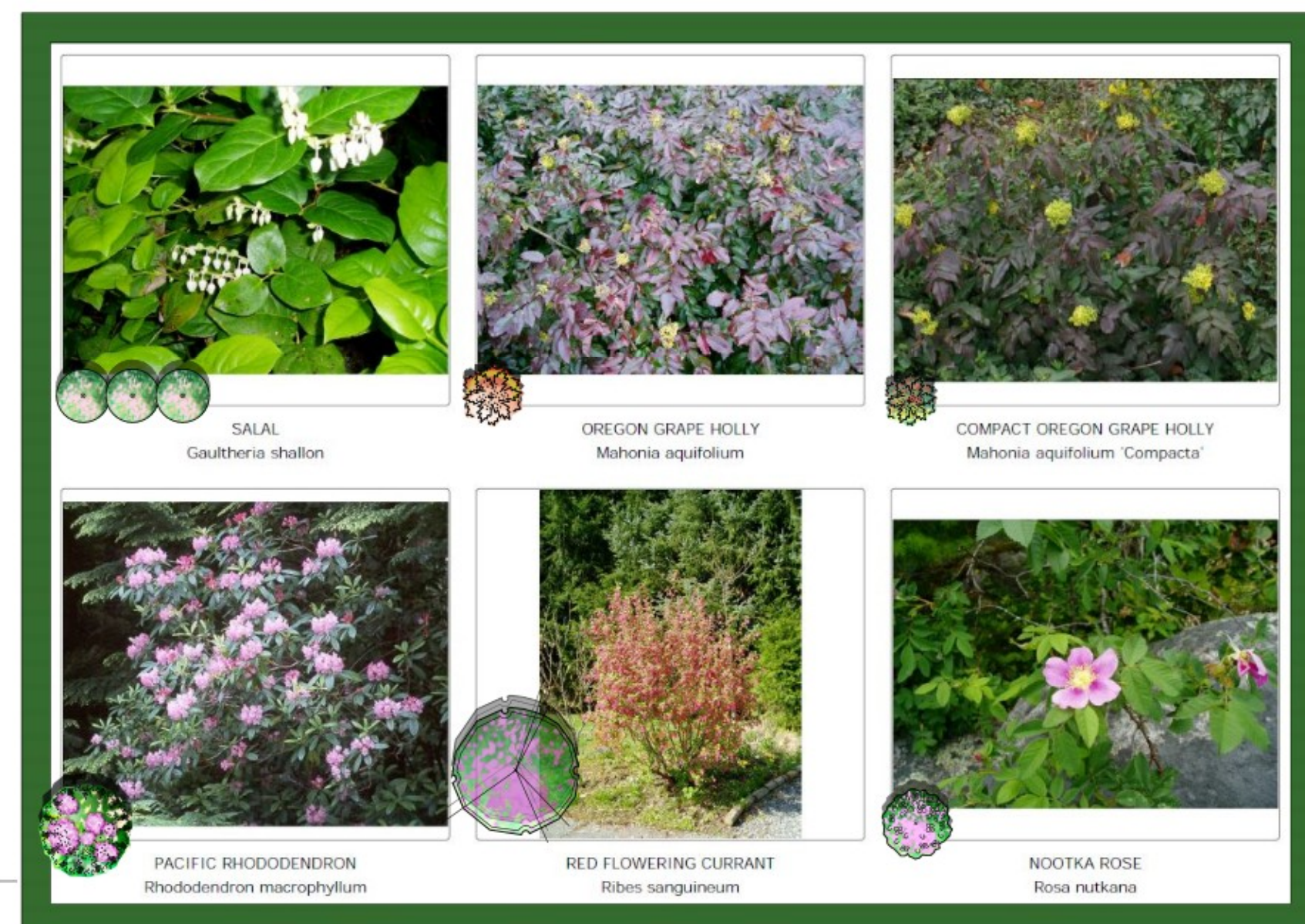
2' Ornamental rock around building for maintenance access and to keep plants away from buildings, with board edging



ORNAMENTAL ROCK



NEW 6' SOLID WOOD FENCE ON EAST PROPERTY LINE



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Minimum depth for groundcover: 150mm (6")  
Minimum depth for greenroof: 100mm (4")  
Minimum depth for lawn areas: 150mm (6")  
Minimum depth for mulch: 65-75mm (2.5-3")  
Trees as per detail on these drawings.

LANDSCAPE AREA	
TREE/SHRUB AREA	1814 sqm 1,953 sqft
GREENROOF AREA	98 sqm 1,001 sqft
LAWN AREA	1186 sqm 1,277 sqft
ORNAMENTAL ROCK	50.0 sqm 538 sqft
<b>TOTAL LANDSCAPE</b>	<b>443 sqm 4,769 sqft</b>



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

CLIENT: Kenco Enterprises  
Attn: Ken Riddell  
kencoent@gmail.com

ARCHITECT: Elns Architect  
Jerry Elns  
250-247-8585  
elnsarchitect@shaw.ca

LANDSCAPE DESIGNER: MYSTIC WOODS  
LANDSCAPE DESIGN  
4737 Gordon Rd  
Campbell River, B.C. V9H 1T3  
phone: 250-286-1327  
cell phone: 250-287-0160  
design@mysticwoods.ca



DRAWN BY: Corinne Matheson CLD, HT  
Certified Landscape Designer  
Horticultural Technician  
Member of the BCLNA / CLNA

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

DATE: November 8, 2019  
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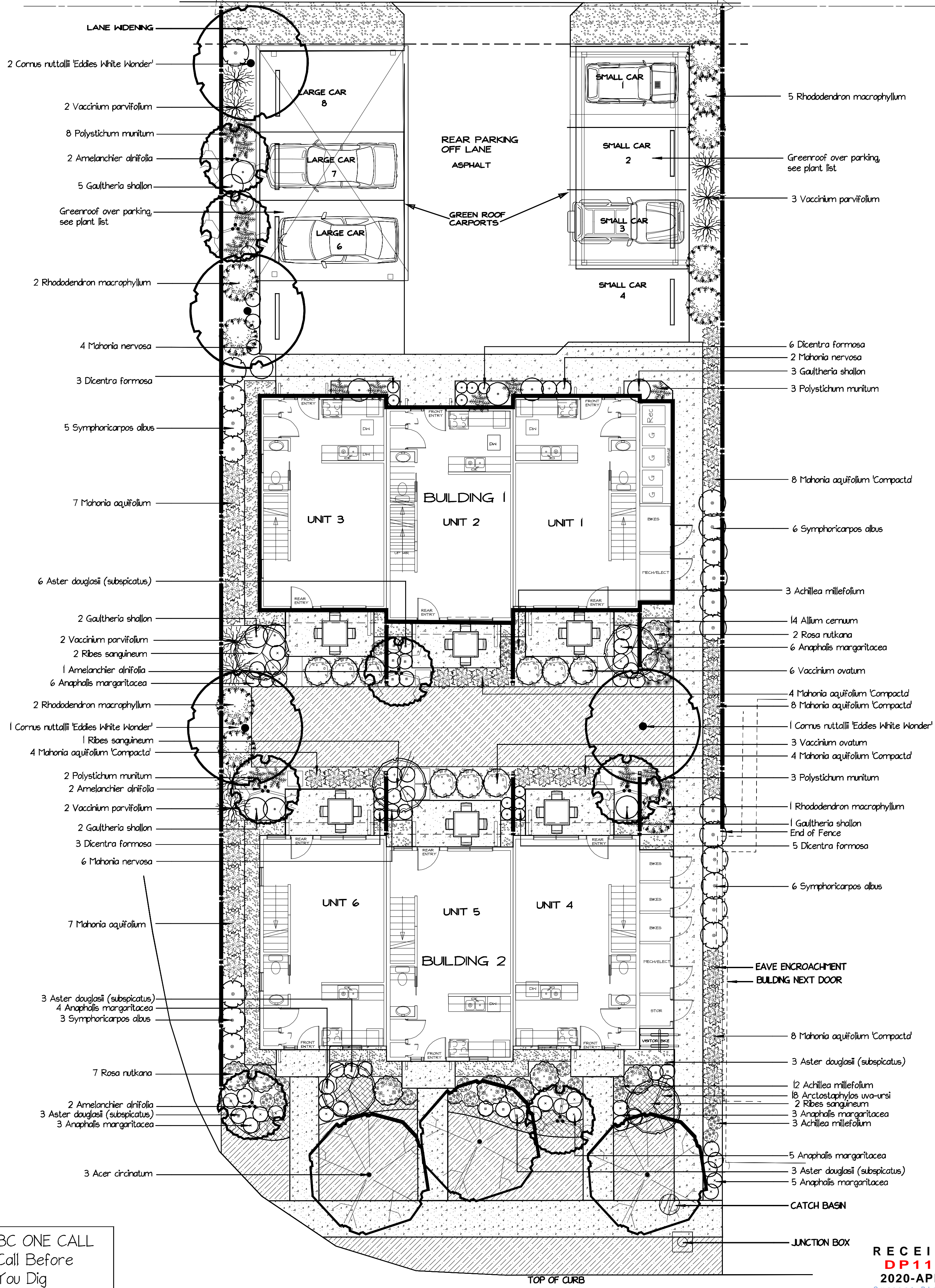
DRAWING: LANDSCAPE MASTER PLAN  
DRAWING #: LI of 3

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LANE

TOP OF CURB



Qty	Botanical Name	Common Name	Size/Condition
<b>Trees</b>			
3	Acer circinatum	VINE MAPLE	25 11 B&B or pot
8	Amelanchier alnifolia	SASKATOON BERRY	# 7 pot
4	Cornus nuttallii 'Eddies White Wonder'	EDDIE'S WHITE WONDER DOGWOOD	4 cm cal B/B or pot
<b>Shrubs</b>			
13	Gaultheria shallon	SALAL	# 1 pot
14	Mahonia aquifolium	OREGON GRAPE HOLLY	# 2 pot
36	Mahonia aquifolium 'Compact'	COMPACT OREGON GRAPE HOLLY	# 2 pot
10	Rhododendron macrophyllum	PACIFIC RHODODENDRON	# 2 pot
5	Ribes sanguineum	RED FLOWERING CURRANT	# 5 pot
9	Rosa nutkana	NOOTKA ROSE	# 2 pot
20	Symphoricarpos albus	NATIVE SNOWBERRY	# 1 pot
9	Vaccinium ovatum	EVERGREEN HUCKLEBERRY BUSH	# 2 pot
9	Vaccinium parvifolium	RED Huckleberry Bush	# 1 pot
<b>Perennials and Annuals</b>			
18	Achillea millefolium	COMMON YARROW	SP4 - 10cm pot
14	Allium cernuum	WILD CHIVES	SP4 - 10cm pot
32	Anaphalis margaritacea	PEARLY EVERLASTING	SP4 - 10cm pot
18	Aster douglasii (subspicatus)	DOUGLAS NATIVE ASTER	SP4 - 10cm pot
17	Dicentra formosa	NATIVE BLEEDING HEART	SP4 - 10cm pot
16	Polystichum munitum	SWORD FERN	# 1 pot
<b>Groundcovers</b>			
18	Arctostaphylos uva-ursi	KINKKINCK	# 1 pot
12	Mahonia nervosa	LOW OREGON GRAPE	# 1 pot
<b>Greenroof Plants</b>			
18	Allium cernuum	WILD CHIVES	SP4 - 10cm pot
36	Anaphalis margaritacea	PEARLY EVERLASTING	SP4 - 10cm pot
36	Arctostaphylos uva-ursi	KINKKINCK	SP4 - 10cm pot
18	Aster douglasii (subspicatus)	DOUGLAS NATIVE ASTER	SP4 - 10cm pot
36	Sedum spatulifolium	BROADLEAVED STONECROP	SP4 - 10cm pot

**GRASS AREAS:**  
Lawn is to be seeded with a Low Water / Maintenance Fescue Blend.  
Low Maintenance Fescue seed blends are a blend of carefully selected fine fescue grasses, grown in full sun, part shade and even deep shade.  
Fescue lawns are highly drought tolerant once established, and so irrigation timing shall be adjusted to once every two weeks during the summer months, in the second year.  
Once well established, no additional water should be required, except in severe drought summers.  
Fescue lawns require less fertilizing and can be left un-mown for a free-flowering carpet effect.  
Mowing could be done once every few months if required to tidy up, otherwise left natural.  
Reducing the amount of mowing and watering required by this seed blend, is a huge advancement forward towards preserving our environment and natural resources.

**ACCEPTABLE SEED BLENDS:**  
TerraLink Waterwise Lawn Seed blend of 4 fine Fescues  
TerraLink, Abbotsford, B.C. 1-800-661-4559 info@hort.com www.terralink-horticulture.com

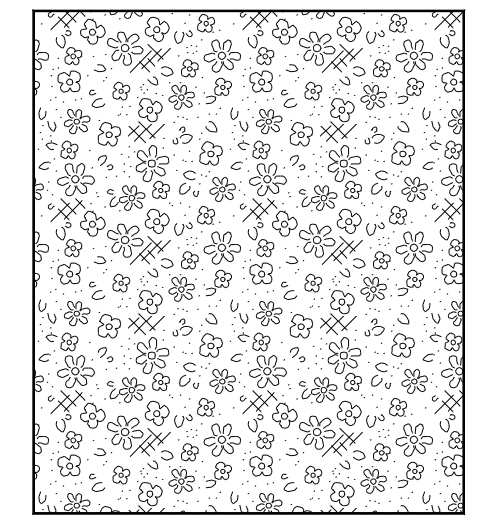
**Premier Low Maintenance Mix**  
Premier Pacific Seeds Ltd - Surrey, B.C.  
1-800-433-5633 or 604-881-1323  
info@premierpacificseeds.com www.premierpacificseeds.com

**RTF Water Saver Fescue Blend**  
RTF Water Saver  
www.RTFwatersavercanadacom/trades  
1-800-556-2272 ext.3

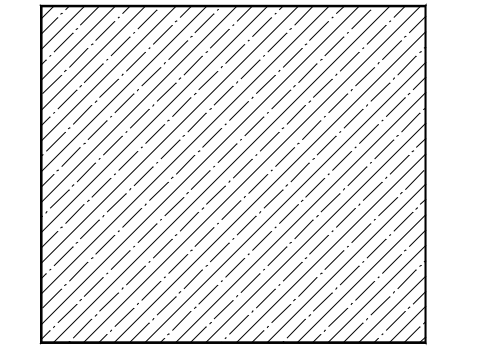
Water requirements are minimal to none, once plants have become established. Water will be required for the first two years during periods of drought, until the plants are fully rooted out.

**DEER PROTECTION:**  
While most of the plants are Deer resistant, young plants are susceptible to browsing, and must be protected for the first two years until plants become established.  
Any plants that show signs of browsing shall be protected.  
Protect using either Bobex, Plantskidd, or other proven effective remedy.

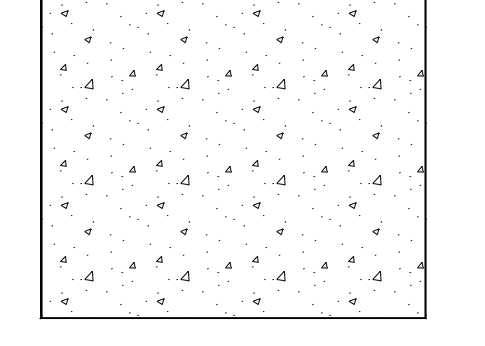
**CARPORIT GREENROOF PLANTING**  
Mix of Sedum spthefolium, Arctostaphylos, Allium cernuum, Anaphalis and Aster douglasii



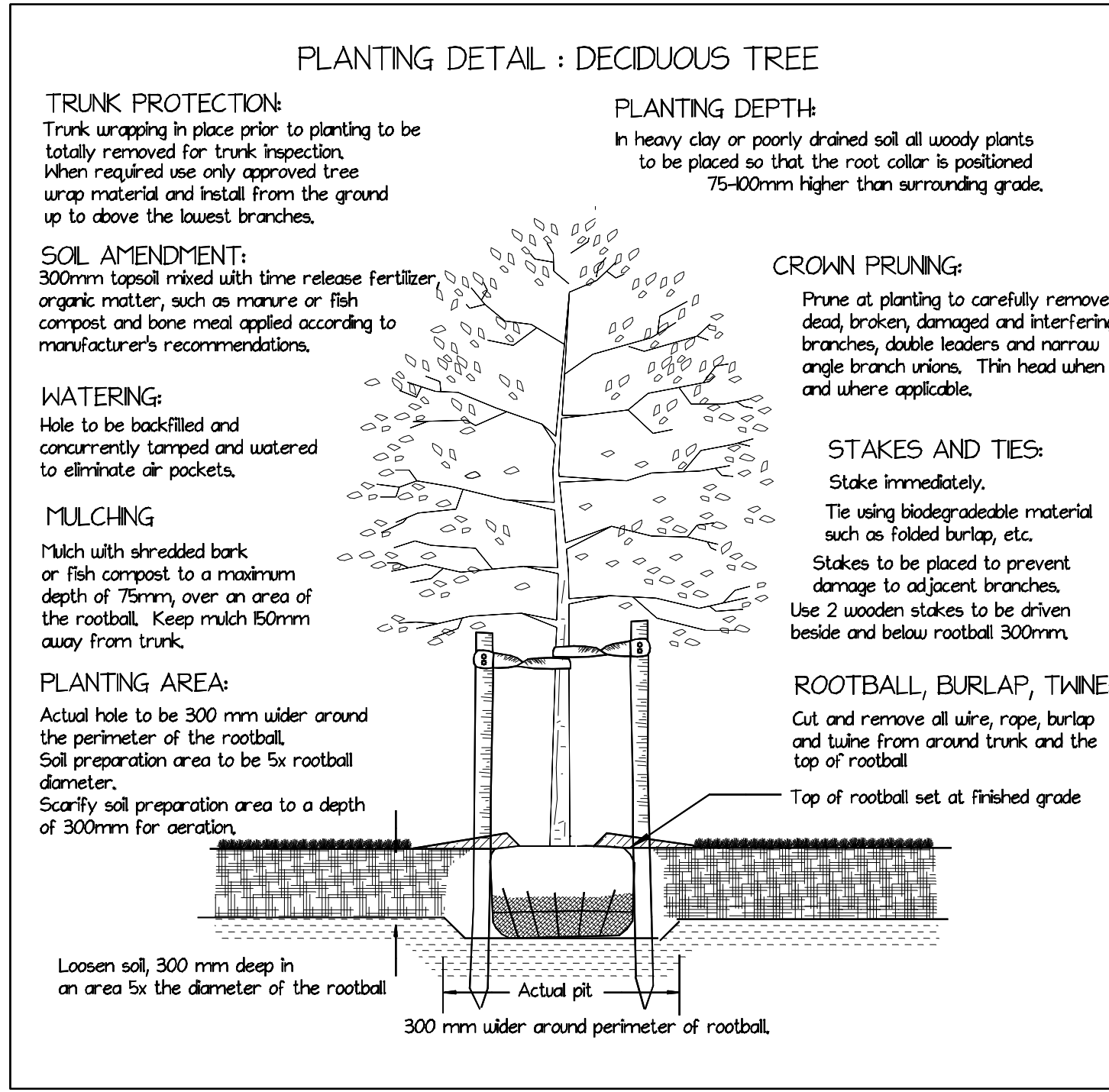
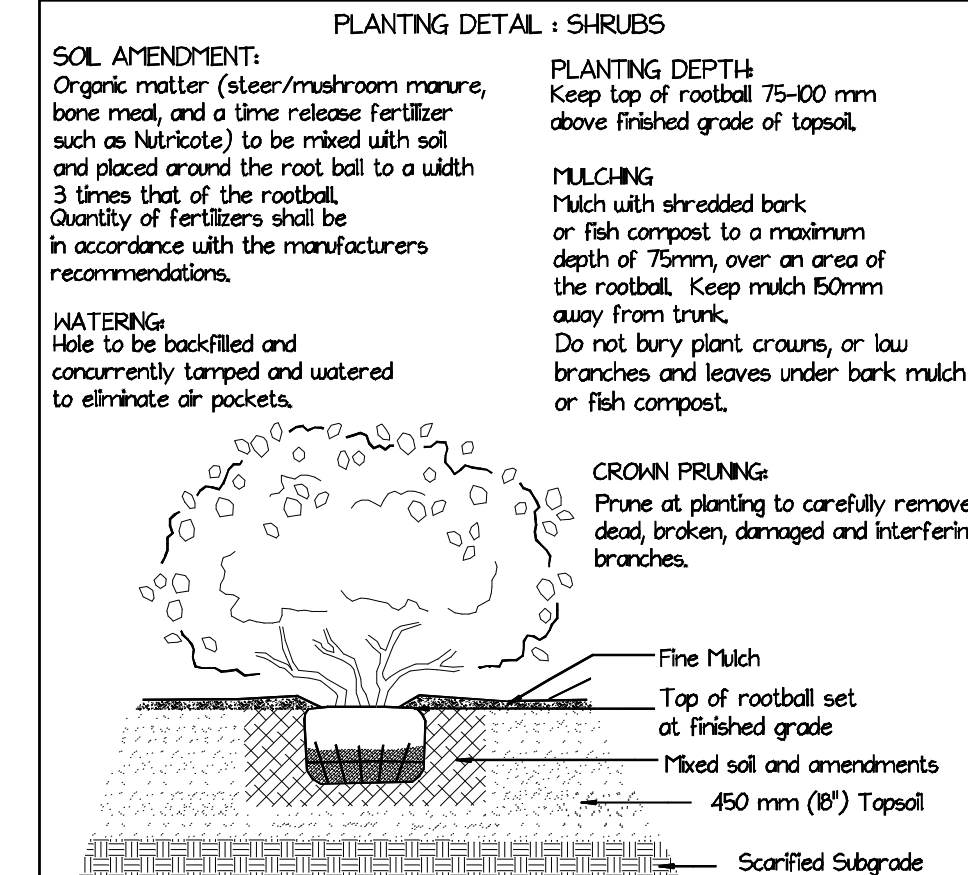
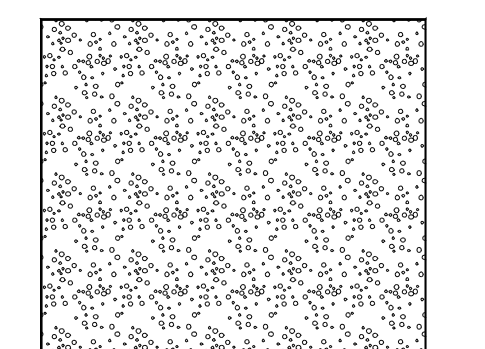
**LAWN:** Fescue low maintenance blend



Concrete walkways and patios



2 Ornamental rock around building for maintenance access and to keep plants away from buildings, with board edging.

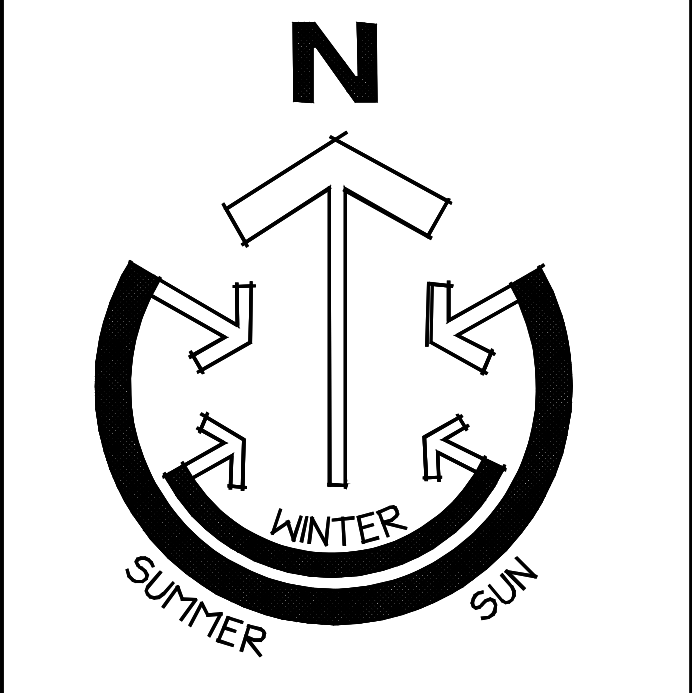


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Minimum depth for lawn areas 150mm (6")  
Minimum depth for mulch 65-75mm (2.5-3")  
Trees as per detail on these drawings.

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TREE/SHRUB AREA	1814 sqm	1,953 sqft
GREENROOF AREA	98 sqm	1,001 sqft
LAWN AREA	1186 sqm	1,277 sqft
ORNAMENTAL ROCK	502 sqm	538 sqft
<b>TOTAL LANDSCAPE</b>	<b>443 sqm</b>	<b>4,769 sqft</b>



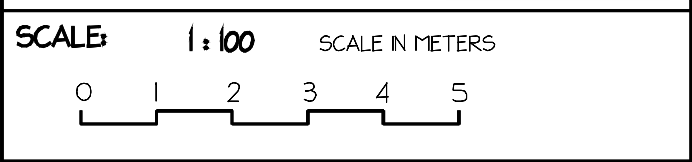
**PROJECT:** RESIDENTIAL DEVELOPMENT  
558 MEDEA STREET  
NANAIMO, B.C.

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**DRAWING:** LANDSCAPE PLANTING PLAN

**DRAWING #:** L2 of 3

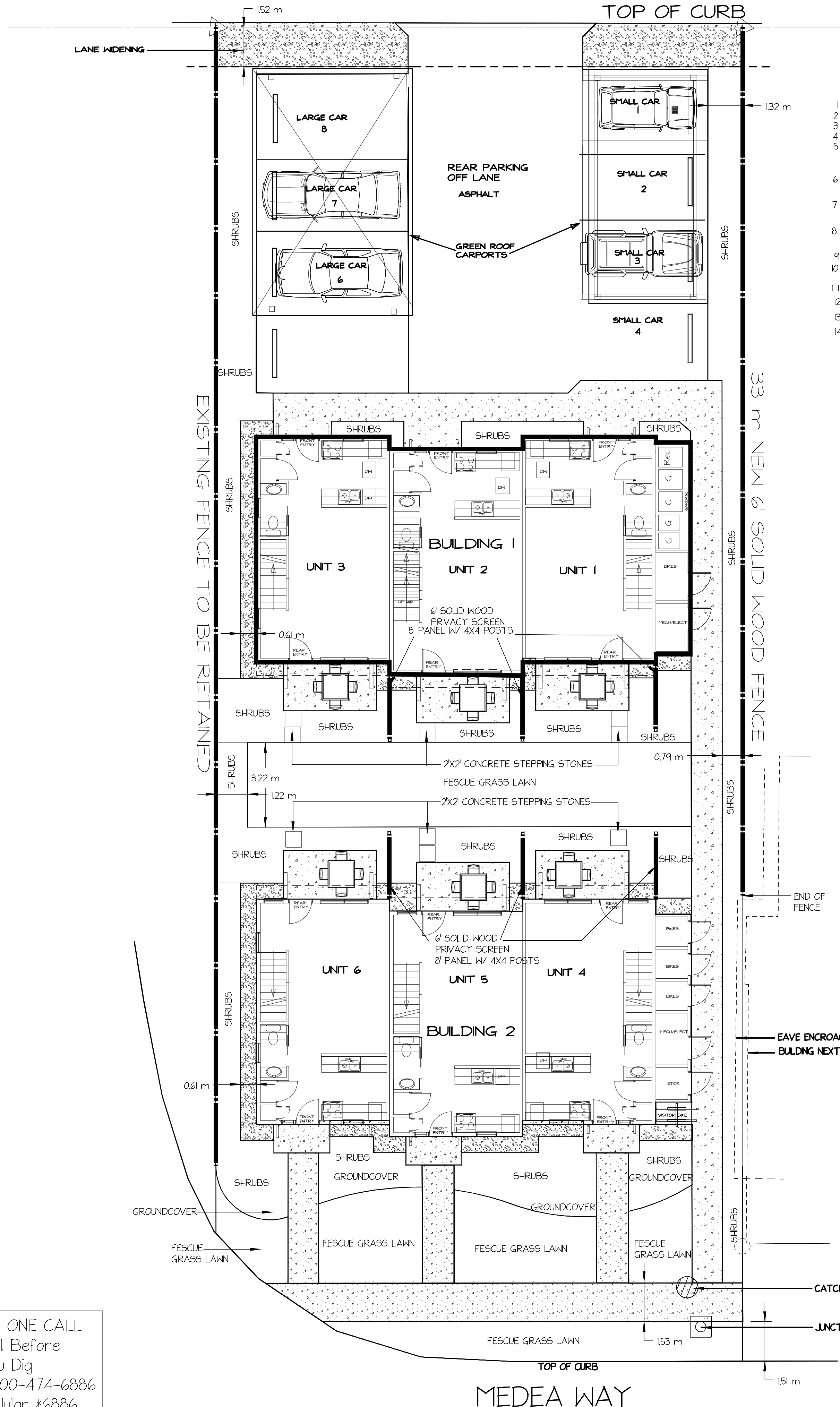
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**LANDSCAPE DIMENSION CONSTRUCTION PLAN**  
**SCOPE OF WORK**  
 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the 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 and planting
- 7 Supply and placement of fine composted mulch on plant beds
- 8 Preparation of lawn areas, supply of materials and sodding or hydroseeding Fescue blend
- 9 Provide growing medium and planting for green roofs
- 10 Supply and placement of ornamental rock and wood 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 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, roots, branches, stones, building materials, contaminated silt, 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 6" (150mm) 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 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 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.

**GUARANTEE**

The customary one year guarantee period for the construction industry is accepted as the standard for landscape work. The contractor should 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:**

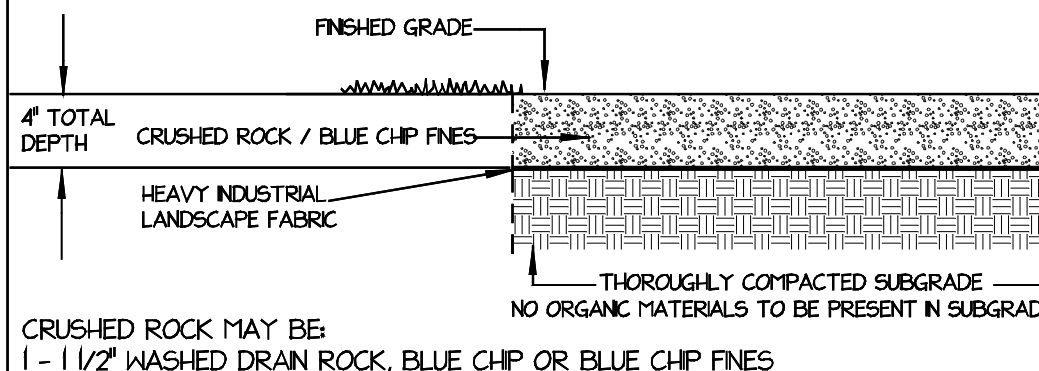
- FIRST INSPECTION: to be called for after subgrade preparation, and soil has been placed
- SECOND INSPECTION: after plants have been laid out, but prior to planting
- FINAL INSPECTION: to be called for, once completed

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. Hose bibs will be at each patio and front entrance, to supply water as needed during periods of drought.

**CRUSHED ROCK BORDER AROUND BUILDINGS**



**SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS**

TABLE 6-35.3 "GROOMED" 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 .05mm, smaller than 2mm	40 - 80%
Silt: larger than .002mm, smaller than .05mm	10 - 25%
Clay: smaller than .002mm	0 - 25%
Clay and Silt combined	10mm 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.	

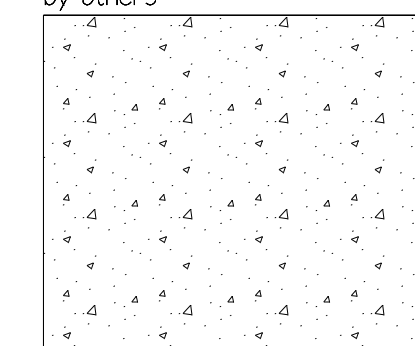
**SOIL COMPOSITION FOR LOW TRAFFIC LAWN AREAS**

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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 .05mm, smaller than 2mm	50 - 70%
Silt: larger than .002mm, smaller than .05mm	10 - 25%
Clay: smaller than .002mm	0 - 25%
Clay and Silt combined	10mm 35%
Organic content:	3-10%
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.	

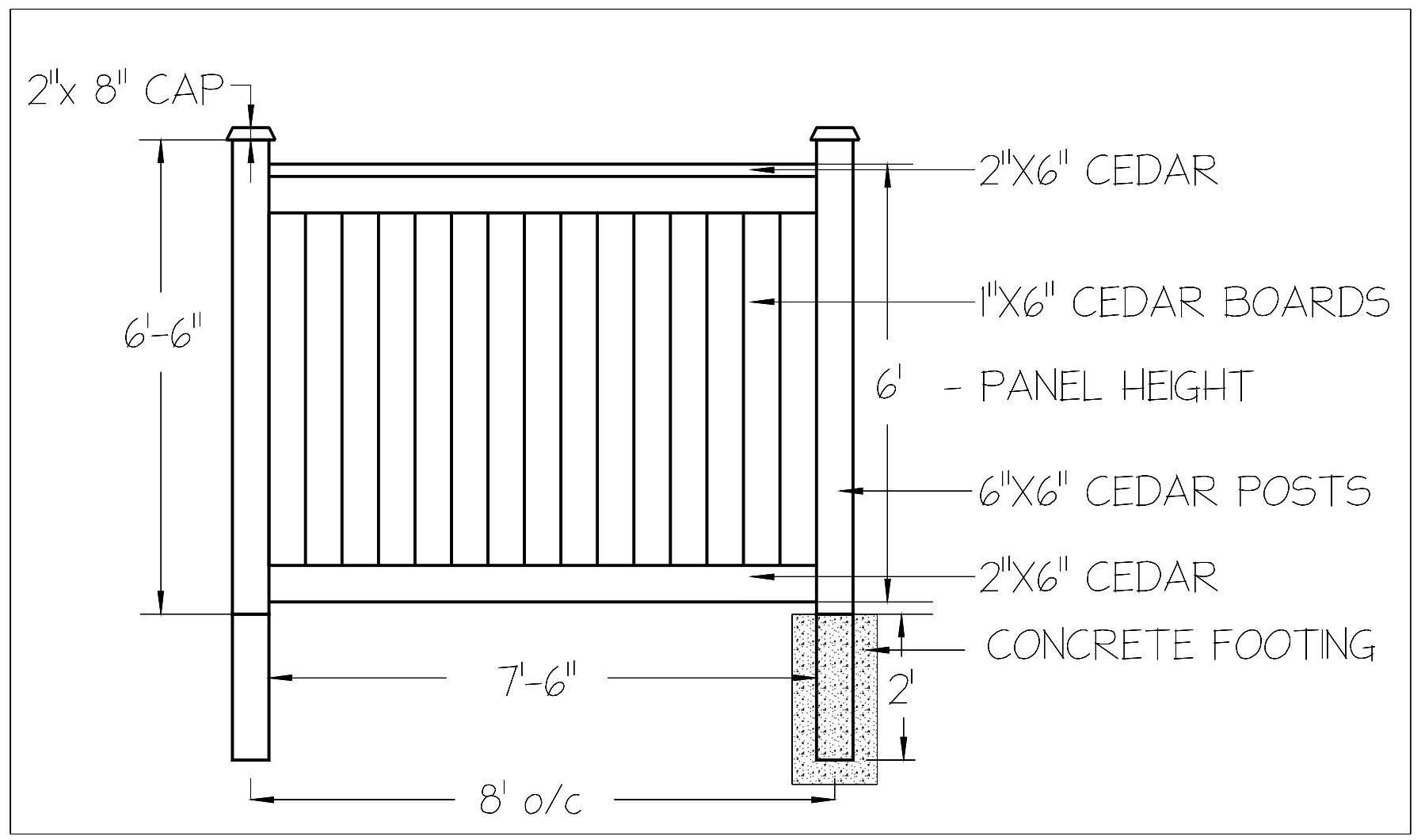
Concrete walkways and patios by others



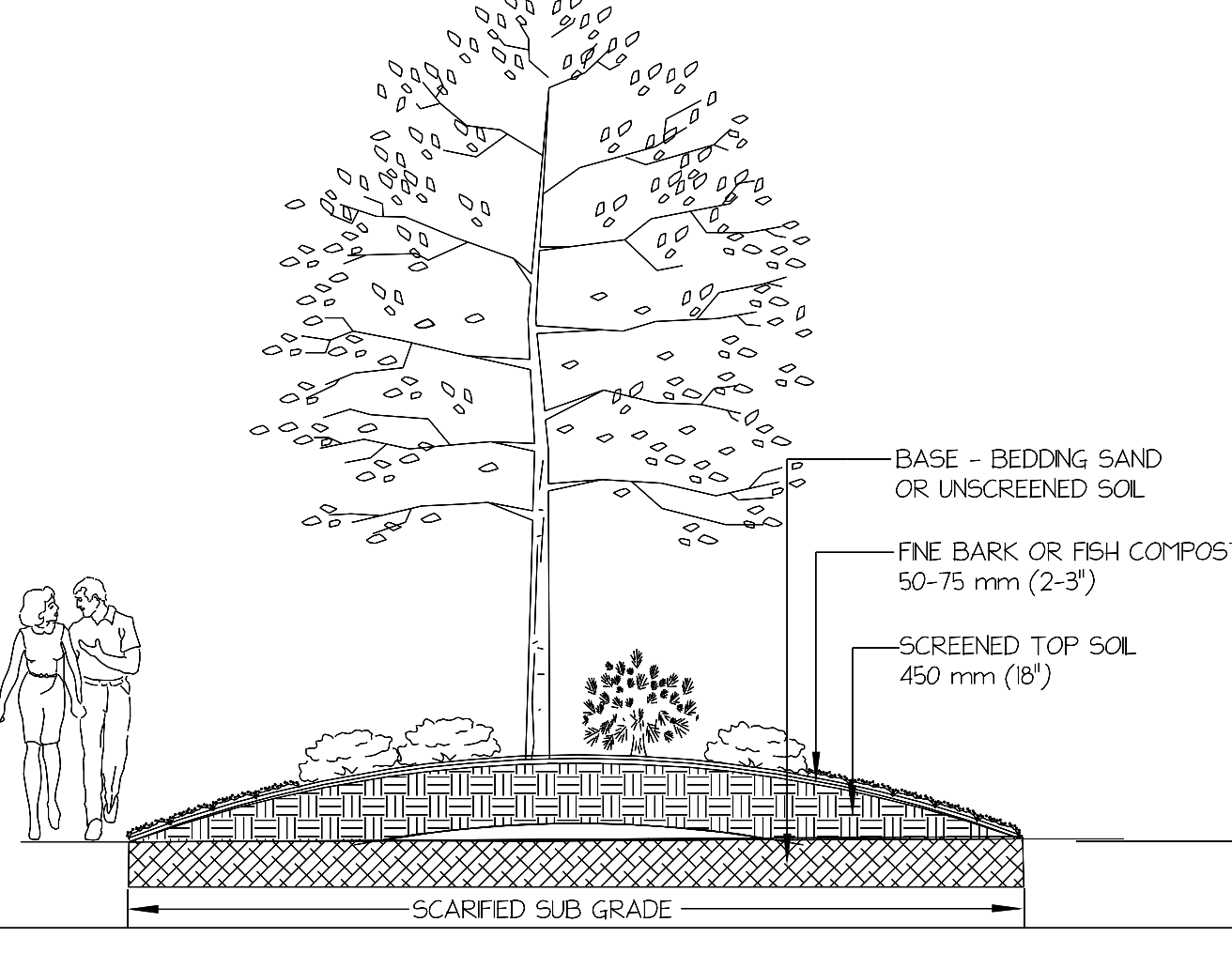
2" wide ornamental rock, 150mm (6") deep around building for maintenance access and to keep plants away from buildings, with board edging.



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



**TYPICAL ROUNDING OF GARDEN BEDS WHERE GRADES ALLOW**



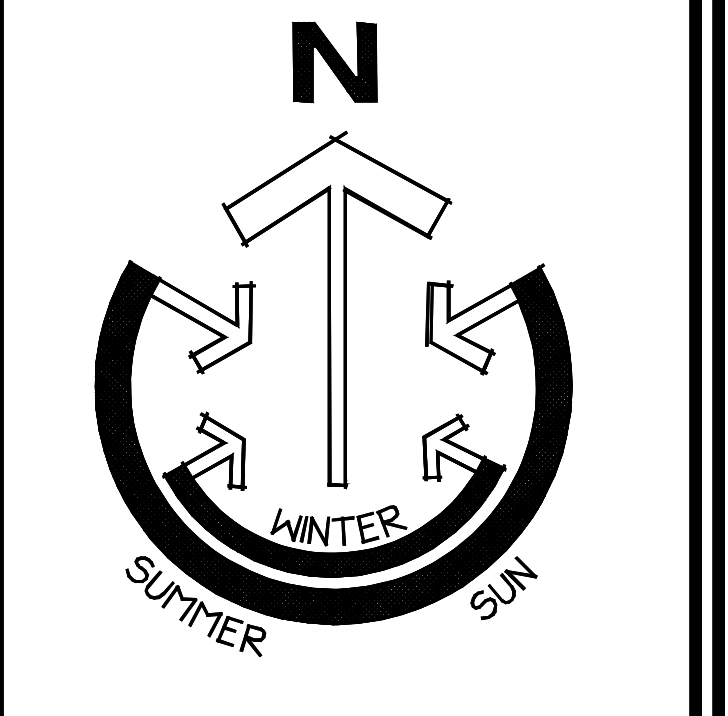
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- Minimum depth for mulch: 65-75mm (2.5-3")
- Trees as per detail on these drawings.

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<b>TOTAL LANDSCAPE</b>	<b>443 sqm</b>	<b>4,769 sqft</b>



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**DRAWING:** LANDSCAPE DIMENSION / DETAILS PLAN  
**DRAWING #:** L3 of 3

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