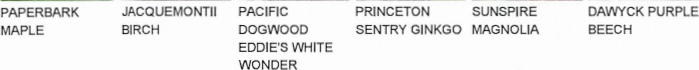
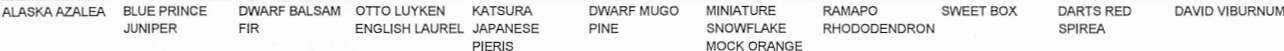


## TREES



## SHRUBS

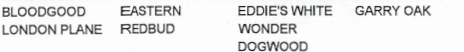


## ORNAMENTAL GRASSES, GROUNDCOVERS & VINES

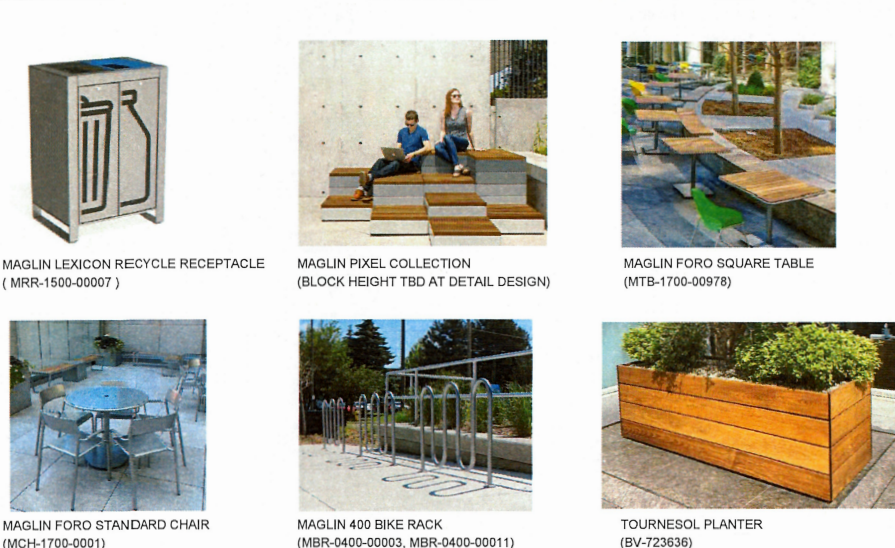


## OFFSITE PLANT IMAGES

## TREES



## SITE FEATURE AND FURNITURE IMAGES



## GENERAL NOTES

3. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. DESIGN INTENT: THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
3. COMPOSITE BASE SHEET: THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
4. UTILITIES PRIOR TO CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES.
5. PROJECT STAKING: ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
6. GRADING AND DRAINAGE: ALL PROPOSED ROCK AND MULCH AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS.
7. BACKFILL: EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED TO EXISTING CONDITION OR BETTER.
9. THE CONTRACTOR SHALL MAINTAIN AND WATER PLANT MATERIAL UNTIL LANDSCAPE ARCHITECTS FINAL ACCEPTANCE WITH TEMPORARY IRRIGATION SYSTEM.
10. IF THE SITE WORK IS DIFFERENT OR MODIFIED FROM WHAT IS DEPICTED ON THE LANDSCAPE PLAN, OR POOR SOIL AND/OR DEBRIS ARE ENCOUNTERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.
11. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON TRAILS AND SURROUNDING LANDSCAPE.
12. DO NOT SCALE DRAWINGS.
13. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

## ONSITE PLANT SCHEDULE

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.
<b>Trees</b>					
10	AG	<i>Acer griseum</i>	Paperbark Maple	50mm cal., W.B. single leader	as specified
2	BJ	<i>Betula Jacquemontii</i>	Jacquemontii Birch	60mm cal., W.B. single leader	as specified
2	CC	<i>Cercis canadensis</i>	Eastern Redbud	60mm cal., W.B. single leader	as specified
8	CN	<i>Cornus nuttallii</i> 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder (multistem)	50mm cal., W.B. single leader	as specified
3	CNF	<i>Cornus nuttallii</i> x <i>florida</i>	Eddie's White Wonder Dogwood	60mm cal., W.B. single leader	as specified
10	GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	60mm cal., W.B. single leader	as specified
1	M	<i>Magnolia</i> 'Sunspire'	Sunspire Magnolia	50mm cal., W.B. single leader	as specified
8	FS	<i>Fagus sylvatica</i> 'Dawycck Purple'	Dawycck Purple Beech	60mm cal., W.B. single leader	as specified
<b>Shrubs</b>					
9	aj	<i>Azalea japonica</i> 'Alaska'	Alaska Azalea	#2 cont.	1.2m
53	jh	<i>Juniperus horizontalis</i> 'Blue Prince'	Blue Prince Juniper	#2 cont.	1.2m
12	ab	<i>Abies balsamea</i> 'Nana'	Dwarf Balsam Fir	#2 cont.	1.0m
27	pl	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken English Laurel	#2 cont.	1.2m
20	pj	<i>Pieris japonica</i> 'Katsura'	Katsura Japanese Pieris	#2 cont.	0.8m
24	pm	<i>Pinus mugo</i> pumilio	Dwarf Mugo Pine	#2 cont.	1.0m
53	pv	<i>Philadelphus x virginialis</i> 'Dwarf Snowflake'	Miniature Snowflake Mock Orange	#2 cont.	1.2m
244	rr	<i>Rhododendron</i> x 'Ramapo'	Ramapo Rhododendron	#2 cont.	1.0m
49	sc	<i>Sarcococca confusa</i>	Sweet Box	#2 cont.	1.2m
17	s	<i>Spiraea</i> 'Darts Red'	Darts Red Spirea	#2 cont.	0.8m
55	vd	<i>Viburnum davidii</i>	David Viburnum	#2 cont.	0.8m
<b>Ornamental Grasses, Groundcovers &amp; Vines</b>					
76	ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#1 cont., 2 year growth	0.9m
74	dc	<i>Deschampia cespitosa</i> 'Goldtau'	Goldtau Tufted Hairgrass	#1 cont., 2 year growth	0.6m
53	hs	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 cont., 2 year growth	0.8m
32	hm	<i>Hakonechloa macra</i> 'Aureola'	Japanese Forest Grass	#1 cont., 2 year growth	0.9m
26	pa	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	#1 cont., 2 year growth	0.8m
<b>Perennials</b>					
10	b	<i>Heuchera micrantha</i> 'Bressingham Bronze'	Bressingham Bronze Coral Bells	#1 cont., 2 year growth	0.8m

### OFFSITE PLANT SCHEDULE

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.
<b>Trees</b>					
1	PA	<i>Platanus x acerifolia</i> "Bloodgood"	Bloodgood London Plane	60mm cal., W.B. single leader	as specified
4	CC	<i>Cercis canadensis</i>	Eastern Redbud	60mm cal., W.B. single leader	as specified
6	CNF	<i>Cornus nuttallii</i> x <i>florida</i>	Eddie's White Wonder Dogwood	60mm cal., W.B. single leader	as specified
3	QG	<i>Quercus garryana</i>	Garry Oak	60mm cal., W.B. single leader	as specified

### PLANTING NOTES

1. ALL WORK SHALL MEET OR EXCEED ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE BC LANDSCAPE & NURSERY ASSOCIATION (BCLNA) AND THE BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA). STANDARD AND BE IN ACCORDANCE WITH CITY OF KELOWNA STANDARDS/GUIDELINES.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BED TO HAVE A MINIMUM OF 75mm DEEP BARK MULCH. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
4. SOD TO BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE DROUGHT TOLERANT.
5. STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. FIELD ADJUST THE LOCATION OF TREES AND SHRUBS TO AVOID CONFLICT WITH LOCATION OF ANY UTILITIES. CONTACT LANDSCAPE ARCHITECT IF PROBLEMS ARE ENCOUNTERED.
7. PLANT SPECIES SUBSTITUTIONS ARE DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR ACCEPTABLE ALTERNATIVES.
8. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:  
TREES - 700 mm ON ALL SIDES OF ROOT BALL  
LARGE SHRUBS - 450mm DEPTH  
SMALL SHRUBS - 300mm DEPTH  
GROUNDCOVER - 150mm DEPTH  
GRASS - 150MM CONTINUOUS DEPTH  
FIELD ADJUST PLANTING LOCATIONS AS NECESSARY TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS.

## TOPSOIL / GROWING MEDIUM NOTES

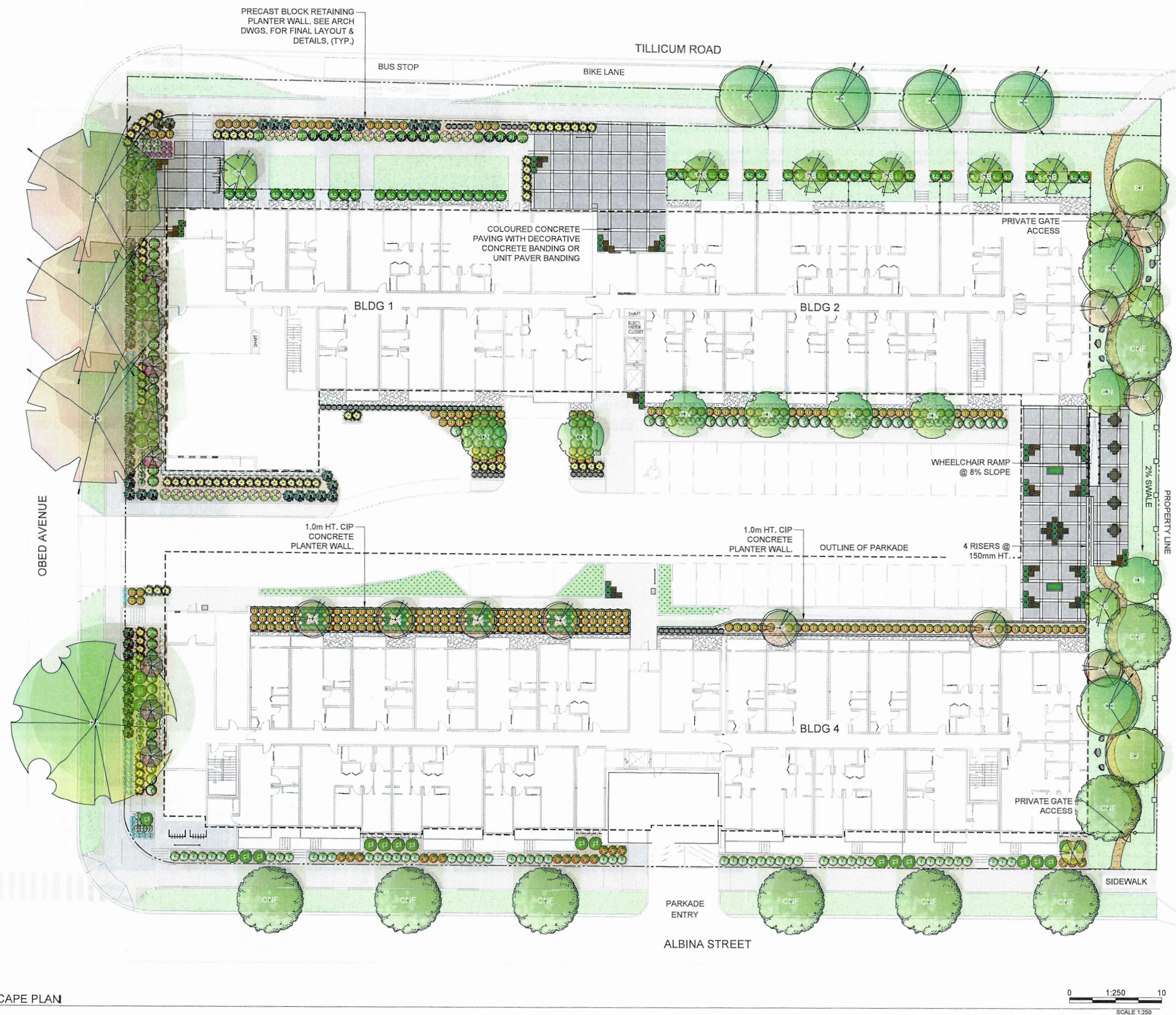
1. GROWING MEDIA SHOULD BE CERTIFIED AS TO ITS ORIGIN.
2. GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND THEIR REPRODUCTIVE PARTS, NON-COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, ICE, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEUS MATERIALS THAT DETRACT FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.
3. FOLLOWING INSTALLATION OF GROWING MEDIA, IT SHOULD BE TESTED , PRIOR TO THE ADDITION OF PLANTS TO CONFIRM COMPLIANCE WITH THE SPECIFICATION AND STANDARD AND TO VERIFY THAT THERE HAVE BEEN NO SIGNIFICANT CHANGES TO THE GROWING MEDIUM AFTER THE ORIGINAL PILE TESTING, THAT WOULD RESULT IN POOR PLANT PERFORMANCE OR PLANT TOXICITY.
4. GROWING MEDIA WITH EXCESSIVE WEED AND INVASIVE PLANT GROWTH DURING THE FIRST YEAR MAY BE AN INDICATION THAT UNACCEPTABLE LEVELS OF INVASIVE PLANT SEEDS OR PARTS WERE PRESENT IN THE GROWING MEDIUM AT THE TIME OF INSTALLATION.
5. SOILS TO BE RESTORED OR AMENDED FOR USE AS GROWING MEDIA SHALL BE TESTED, ASSESSED, AND RECOMMENDATIONS MADE BY A QUALIFIED PROFESSIONAL. IF RESTORED OR AMENDED SOIL IS TO BE USED AS GROWING MEDIA, THEN A QUALIFIED PROFESSIONAL SHALL CONFIRM THAT IT COMPLIES WITH THE STANDARD.







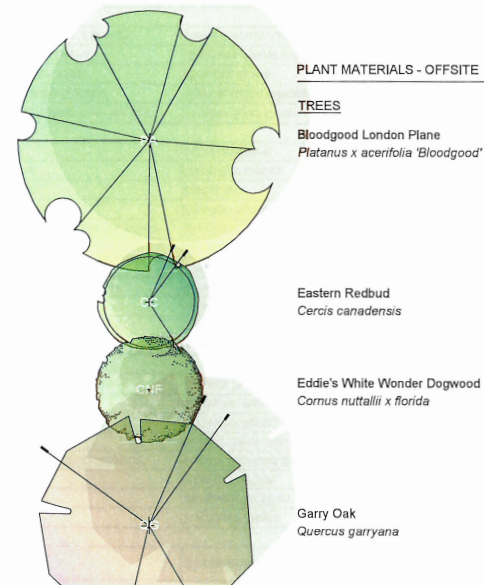
NORTH



LANDSCAPE PLAN

## LEGEND FOR ONSITE

- PROPERTY LINE
- UNDERGROUND PARKADE OUTLINE
- PROPOSED FESCUE SOD ON 100mm DEPTH TOPSOIL
- PROPOSED PLANTING BED WITH 100mm DEPTH SHREDDED, SELF-BINDING WOOD MULCH
- ARTIFICIAL TURF
- PROPOSED 75mm DEPTH 20mm DIA. WASHED ROCK W/ NON-WOVEN FILTER FABRIC
- STANDARD GREY CONCRETE & DARK GREY CONCRETE PATTERN C/W BROOM FINISH
- STANDARD GREY CONCRETE C/W BROOM FINISH
- 1m WIDTH 150mm CRUSHED LIMESTONE TRAIL
- 1.2m HT. ALUMINUM SAFETY RAILING
- 1.8m HT. PT WOOD PRIVACY FENCE
- 1.2m HT. FRONT ENTRY YARD FENCING
- 1.8m HT. WROUGHT IRON FENCING
- 100mm x 100mm WOOD EDGER
- SQUARE TABLE W/ STANDARD CHAIR BY MAGLIN FORO (OR APPROVED EQUAL)  
QTY: 5 (TABLE)  
QTY: 20 (CHAIR)
- BLOCK BENCH, BLOCK HEIGHTS TBD AT DETAILED DESIGN BY MAGLIN PIXEL (OR APPROVED EQUAL)
- WASTE RECEPTACLE BY MAGLIN LEXICON (OR APPROVED EQUAL)  
QTY: 6
- BIKE RACK (11 BIKE CONFIGURATION) BY MAGLIN 400 BIKE RACK (OR APPROVED EQUAL)  
QTY: 2
- BIKE RACK (7 BIKE CONFIGURATION) BY MAGLIN 400 BIKE RACK (OR APPROVED EQUAL)  
QTY: 3
- 1.0m HT. CIP CONCRETE PLANTER WALL
- SEATING BOULDERS TO BE BURIED 1/2 OF HEIGHT BELOW GRADE - ENSURE BOULDER IS STRUCTURALLY SOUND, FREE OF SPALLING CRACKS, CREVICES & SPLINTERS  
QTY: 3 LARGE 900 x 700 x 600mm  
QTY: 6 MEDIUM 700 x 600 x 600mm
- PLANTERS BY TOURNESOL (OR APPROVED EQUAL)  
QTY: 2



## UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

## PLANT MATERIALS - ONSITE

## TREES

- PAPERBARK MAPLE  
*Acer griseum*
- JACQUEMONTII BIRCH  
*Betula jacquemontii*
- PACIFIC DOGWOOD EDDIE'S WHITE WONDER (MULTISEM)  
*Cornus nuttallii* 'Eddie's White Wonder'
- PRINCETON SENTRY GINKGO  
*Ginkgo biloba* 'Princeton Sentry'
- SUNSPIRE MAGNOLIA  
*Magnolia* 'Sunspire'
- DAWYCK PURPLE BEECH  
*Fagus sylvatica* 'Dawky Purple'

## SHRUBS

- ALASKA AZALEA  
*Azalea japonica* 'Alaska'
- GREEN VELVET BOXWOOD  
*Buxus* 'Green Velvet'
- BLUE PRINCE JUNIPER  
*Juniperus horizontalis* 'Blue Prince'
- DWARF BALSAM FIR  
*Abies balsamea* 'Nana'
- TALL OREGON GRAPE  
*Mahonia aquifolium*
- OTTO LUYKEN ENGLISH LAUREL  
*Prunus laurocerasus* 'Otto Luyken'
- KATSURA JAPANESE PIERIS  
*Pieris japonica* 'Katsura'
- DWARF MUGO PINE  
*Pinus mugo* 'pumilio'
- MINIATURE SNOWFLAKE MOCK ORANGE  
*Philadelphus x virginialis* 'Dwarf Snowflake'
- RAMAPO RHODODENDRON  
*Rhododendron* x 'Ramapo'
- CUNNINGHAM RHODODENDRON  
*Rhododendron* x 'Cunningham'
- SWEET BOX  
*Sarcococca confusa*
- DARTS RED SPIREA  
*Spiraea* 'Darts Red'
- DAVID VIBURNUM  
*Viburnum davidii*

## ORNAMENTAL GRASSES

- FEATHER REED GRASS  
*Calamagrostis x acutiflora* 'Karl Foerster'
- GOLDAUTUFTED HAIRGRASS  
*Deschampsia cespitosa* 'Goldtau'
- BLUE OAT GRASS  
*Helictotrichon sempervirens*
- JAPANESE FOREST GRASS  
*Hakonechloa macra* 'Aureola'
- DWARF FOUNTAIN GRASS  
*Pennisetum alopecuroides* 'Hameln'

## PERENNIALS

- BRESSINGHAM BRONZE CORAL BELLS  
*Heuchera micrantha* 'Bressingham Bronze'

PB	2024-04-22	REISSUED FOR DEVELOPMENT PERMIT	LJ	TM	TM
PA	2023-12-08	ISSUED FOR DEVELOPMENT PERMIT	LJ	TM	TM
Rev	Date	Description	Drawn	Design	App'd

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ORIGINAL DWG SIZE: ANSI D (22" x 34")



Unit 201  
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Canada T5M 2E2  
Tel 780 809 3200



Permit

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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IRONCLAD DEVELOPMENTS INC.  
101 - 57158 SYMINGTON ROAD, SPRINGFIELD, MB

POINTS WEST SAANICH, BC  
LANDSCAPE PLAN

Drawing No.

L101

Project Number

2451-1275-112

Rev.

PB