

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard, for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, i.e. it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

IRRIGATION NOTES

- All on-site "Soft Landscape Areas" are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IAABC Standards.
- Irrigation sub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.

MATERIAL LEGEND

HARD LANDSCAPE AREAS	SOFT LANDSCAPE AREAS
C.P Concrete Colour: Natural Broom finish with control joints	Planted Area (In Raised Planters)
Hydropressed Concrete Paving Slabs	Planting Area (On grade)
Hydropressed Concrete Paving Slabs	Sodded Lawn
Basalt Paving Slabs	
Paving Stone Slabs	
Drain Rock	
Japanese Style White Gravel	
Poured in Place Rubber Play Surface (Colour and Pattern TBD)	
Pea Gravel (Dog Off-Leash Area)	

PLANT LIST

TREES				
SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
	4	Acer palmatum 'Sango-kaku'	Coral Bark Japanese Maple	60m Cat. B&B
	22	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	60m Cat. B&B
	3	Pinus thunbergii	Japanese Black Pine	1m Ht. B&B, Bonsai
	6	Populus tremuloides	Quaking Aspen	6 cm Cat. B&B
	10	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	60m Cat. B&B
SHRUBS				
SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
Ah	118	Azalea japonica 'Hino White'	Hino White Japanese Azalea	#2 pot / 24" O.C.
Bm	269	Buxus microphylla 'Green Beauty'	Littleleaf Boxwood	#2 pot / 24" O.C.
Cs	35	Cornus sericea 'Kobayashi'	Kobayashi Dwarf Red-Osier Dogwood	#2 pot / 24" O.C.
Hs2	38	Hydrangea macrophylla 'Blushing Bride'	Blushing Bride Hydrangea	#3 pot / 36" O.C.
Hs1	20	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea (Blue)	#3 pot / 36" O.C.
Pe	102	Philadelphus lewisii	Mock Orange	#2 pot / 48" O.C.
Ss	88	Symphoricarpos albus	Snowberry	#3 pot / 36" O.C.
Tl	429	Taxus x media 'Mill' (Male Plants Only)	Hill's Yew	#1 to B&B, P to R
VO	106	Viburnum davidii	David Viburnum	#2 pot / 24" O.C.
GROUNDCOVERS, GRASSES, FERNS & VINES				
SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
Cc	534	Cornus canadensis	Bunchberry	#2 pot / 12" O.C.
hr	88	Hosta x Frances Williams	Frances Williams Hosta	#1 pot / 18" O.C.
ln	53	Lavandula angustifolia 'Hidocote'	Hidocote Lavender	#2 pot / 24" O.C.
lm	342	Lirioden japonica	Big Blue Lily Turf	#1 pot / 18" O.C.

BIRD & POLLINATOR SUPPORT

Landscape design and plant selection has been thoughtfully considered to support bird and pollinator habitat. Layered Planting with a variety of texture, height and density has been used and species have been selected to provide the nesting and foraging opportunities for birds and pollinators.

A landscape consideration that will make this proposed development more bird friendly will be the expansion of the urban tree canopy. The development proposes to add street trees along Eastleigh Avenue. These trees will grow up to provide shade, perching and nesting opportunities.

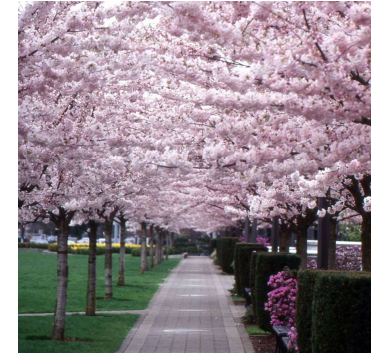
Plant species have been selected to provide material and opportunities for nesting, fruit & seeds as food source, and flowers throughout the growing seasons to provide nectar and support pollination and habitat. Native species and plant diversity that avoids large monocultures will further support a wide range of bird and pollinator species in the area.

REFERENCE IMAGES

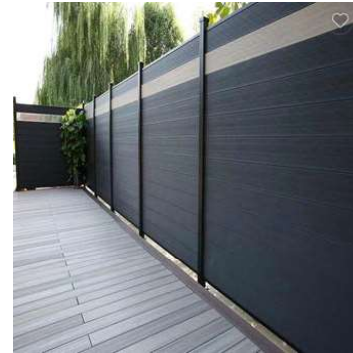
- Muted colour palette with rough textures;
- Material palette consists of a mix of stone, wood and clay;
- Gravel and boulders;
- Feature Trees: Cherry, Japanese maple, Pine.
- Low maintenance and drought tolerant plant palette.



Small Pine Tree



Yoshino Cherry



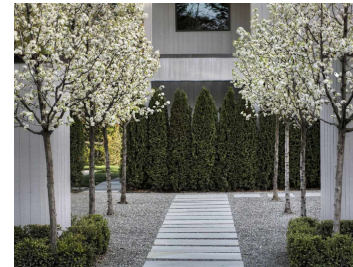
Opaque Fence



Semi-Transparent Fence with Frosted Glass

FURNISHING LEGEND

	Outdoor Conversation Set
	Outdoor Dining Table
	Bench
	SEMI-TRANSPARENT FENCE SEE REFERENCE IMAGE METAL POSTS, COMPOSITE WOOD INFILL AND FROSTED GLASS
	GATE & OPAQUE FENCE SEE REFERENCE IMAGE METAL POSTS AND COMPOSITE WOOD INFILL
	METAL FENCE & GATE DOG OFF-LEASH AREA
	Play Tower with Slide
	Small Springer
	Small Play Equipment



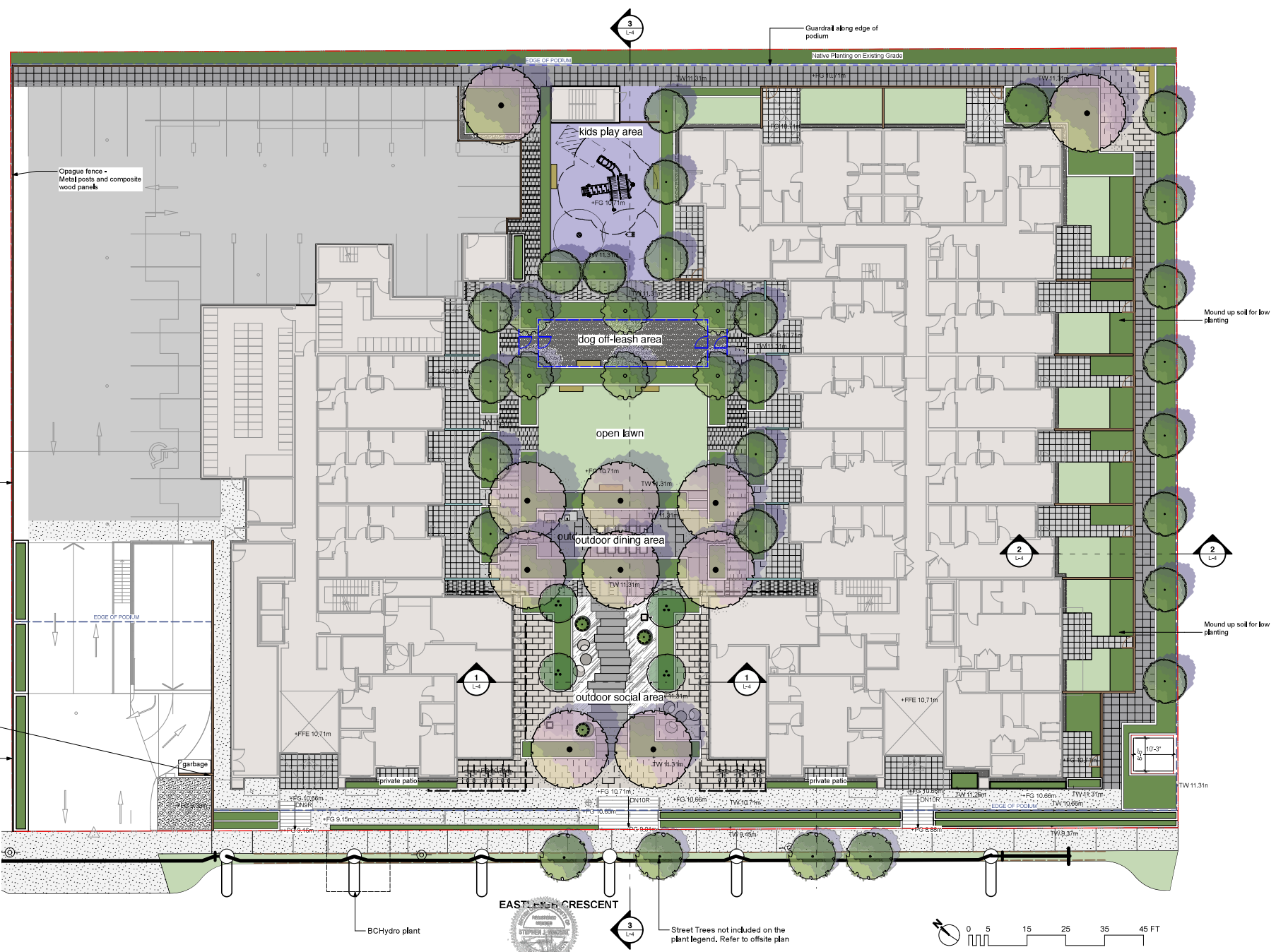
Natural Stone Paving Slabs & Gravel Paving Surface



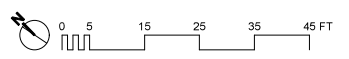
Ground Level Patio Entry

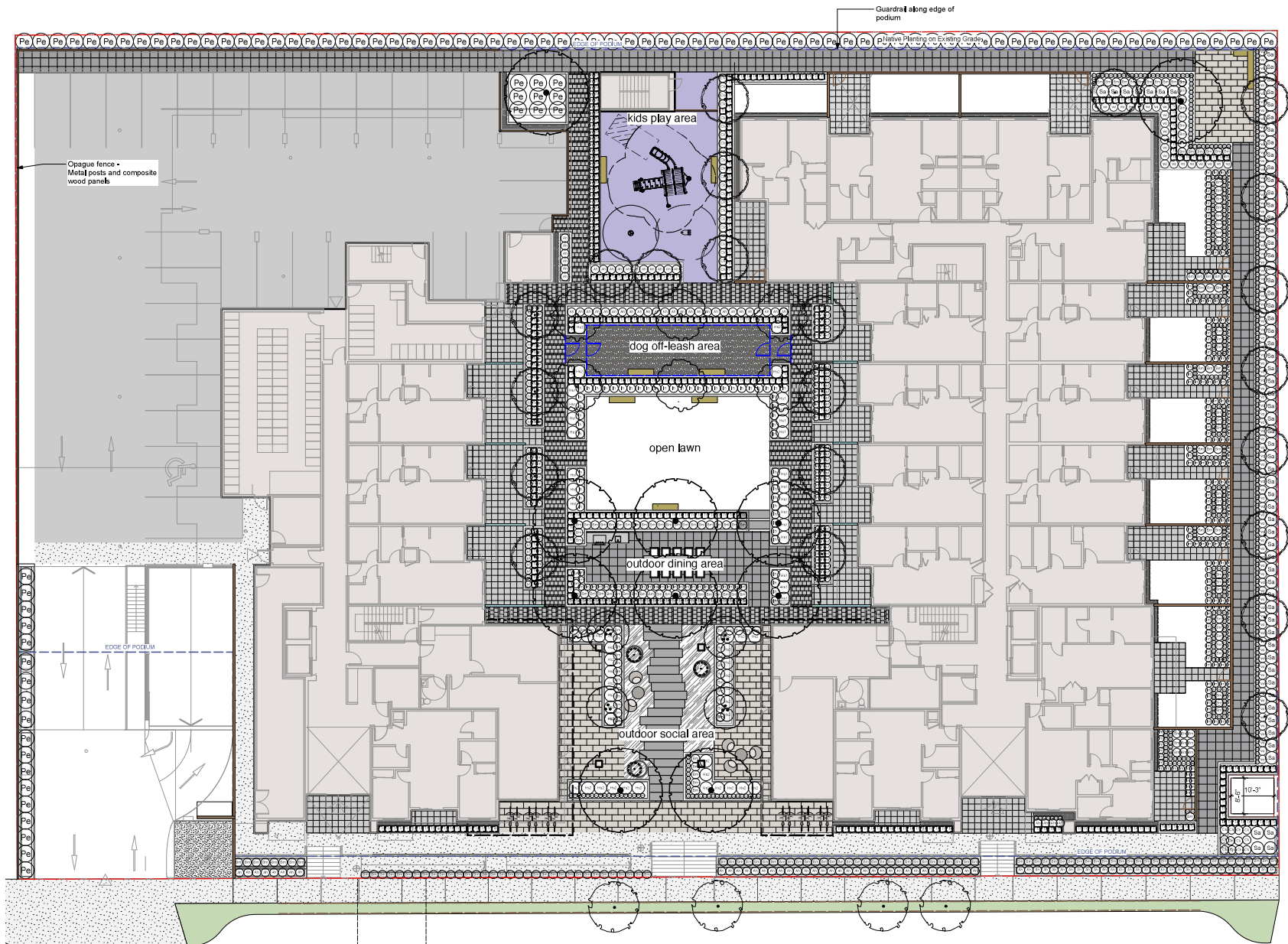


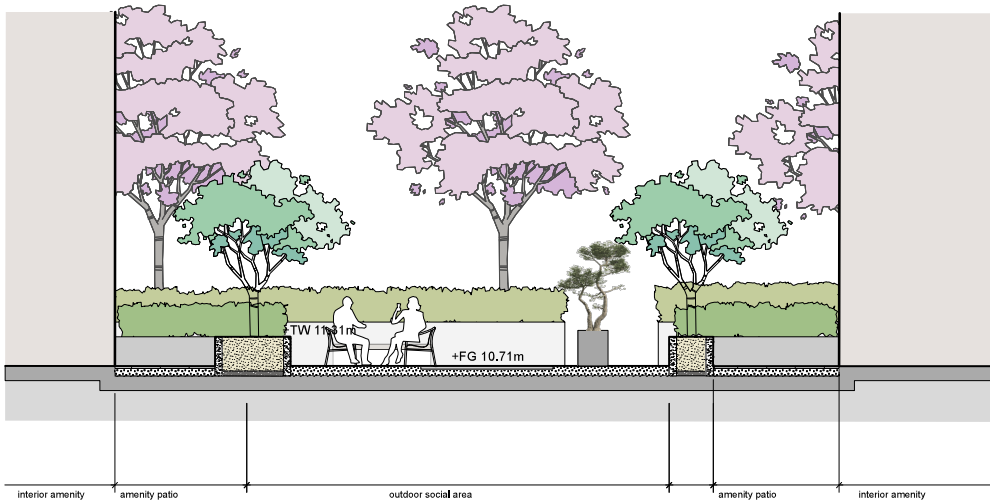
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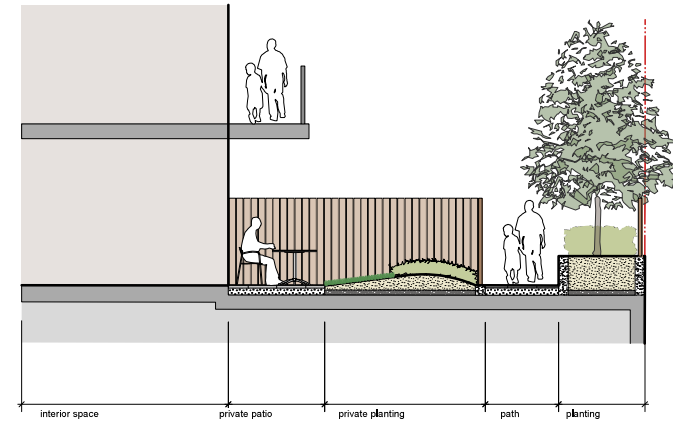
Street Trees not included on the plant legend. Refer to offsite plan



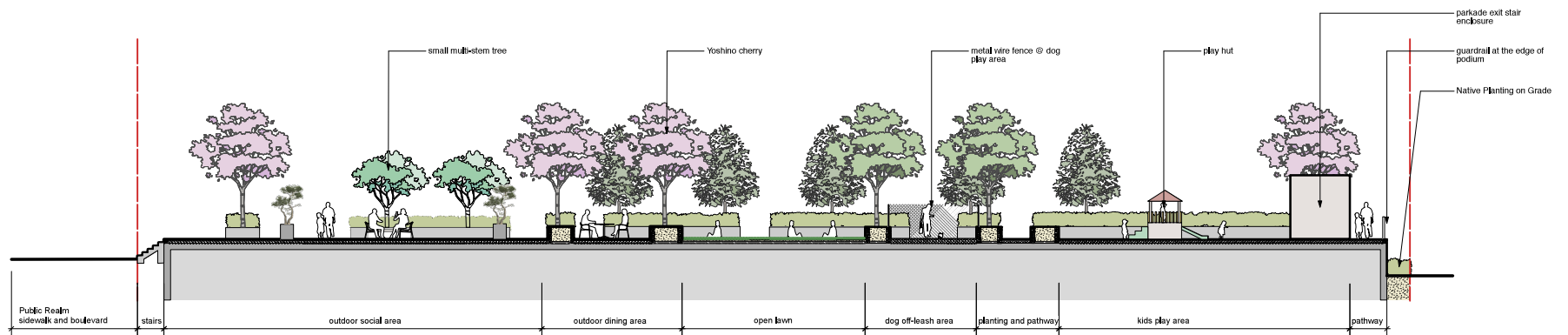




1 SECTION THROUGH SOCIAL AREA
Scale = 1/8" = 1'-0"



2 SECTION THROUGH PRIVATE PATIO
Scale = 1/4" = 1'-0"



3 SECTION THROUGH OUTDOOR AMENITY
Scale = 1/8" = 1'-0"

