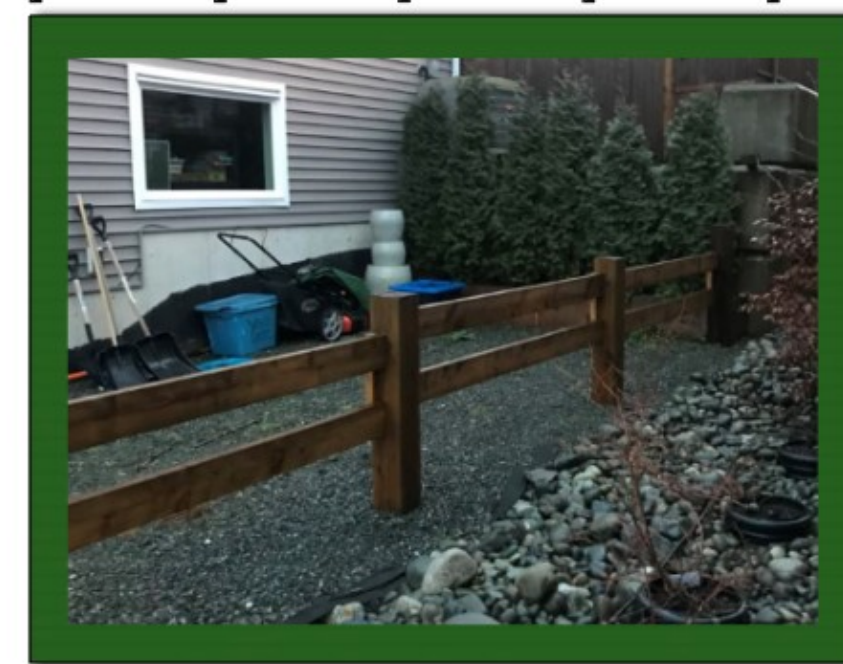


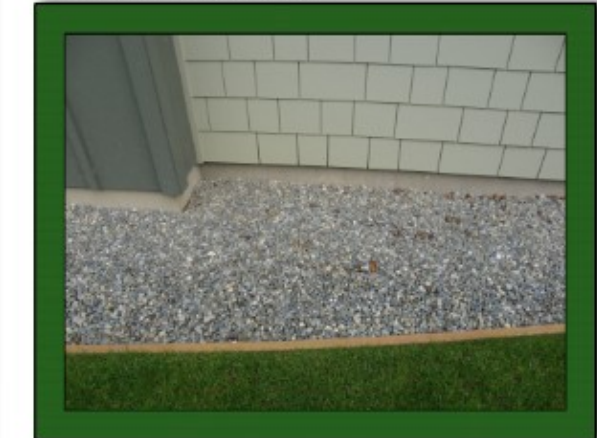
LANDSCAPE CONCEPT

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A 2-rail fence is placed along property lines to create a sense of private space, to protect the gardens, and to discourage non-residents from walking through the property.

36" HGH, 2 RAIL BOARD FENCE - 6X6 POSTS ALONG ALL PROPERTY LINES EXCEPT WEST SIDE



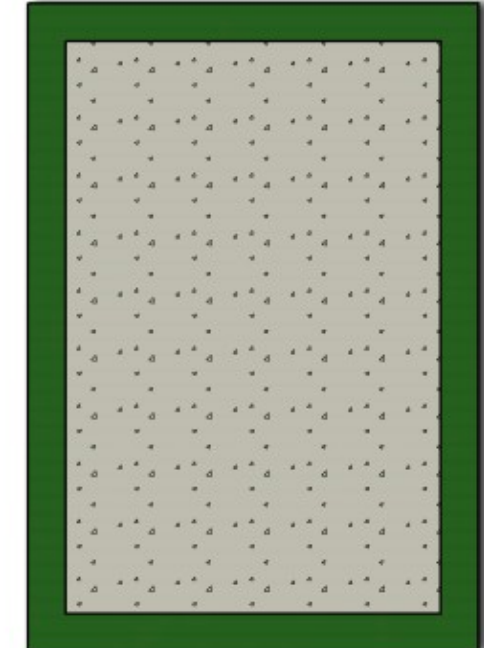
FINE GRAVEL AND BOARDER BETWEEN BUILDING AND PLANTINGS



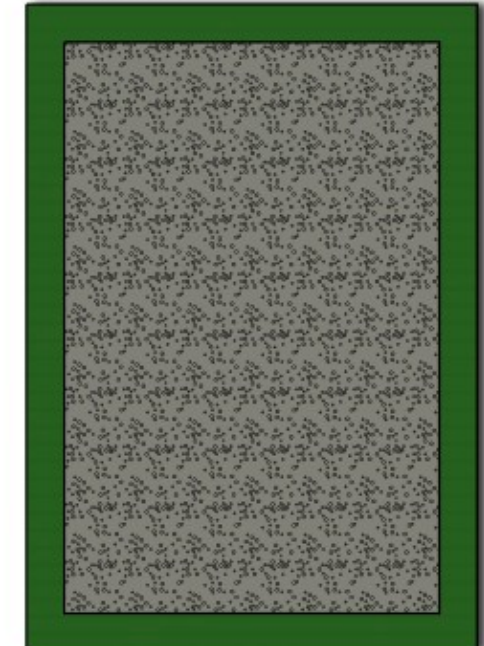
ULINE H-2891 BLACK BICYCLE PARKING 9 CAPACITY (See Architectural for shelter)

GARBAGE RECYCLING (See Architectural for screening)

BROOM FINISH CONCRETE



FINE GRAVEL



10 TH ST

ULINE GRID BIKE RACK # H-2891 BLACK SINGLE SIDED - 9 BIKE CAPACITY



ULINE CIRCLE BIKE RACK Model # H-6572 2 BIKE CAPACITY



CIRCLE BIKE RACK

- Clean, minimalist design for metro areas.
- 2 contact points for locking frame and wheel.
- 10-gauge, galvanized steel or attractive powder coating.
- Bike rack mounting hardware included.

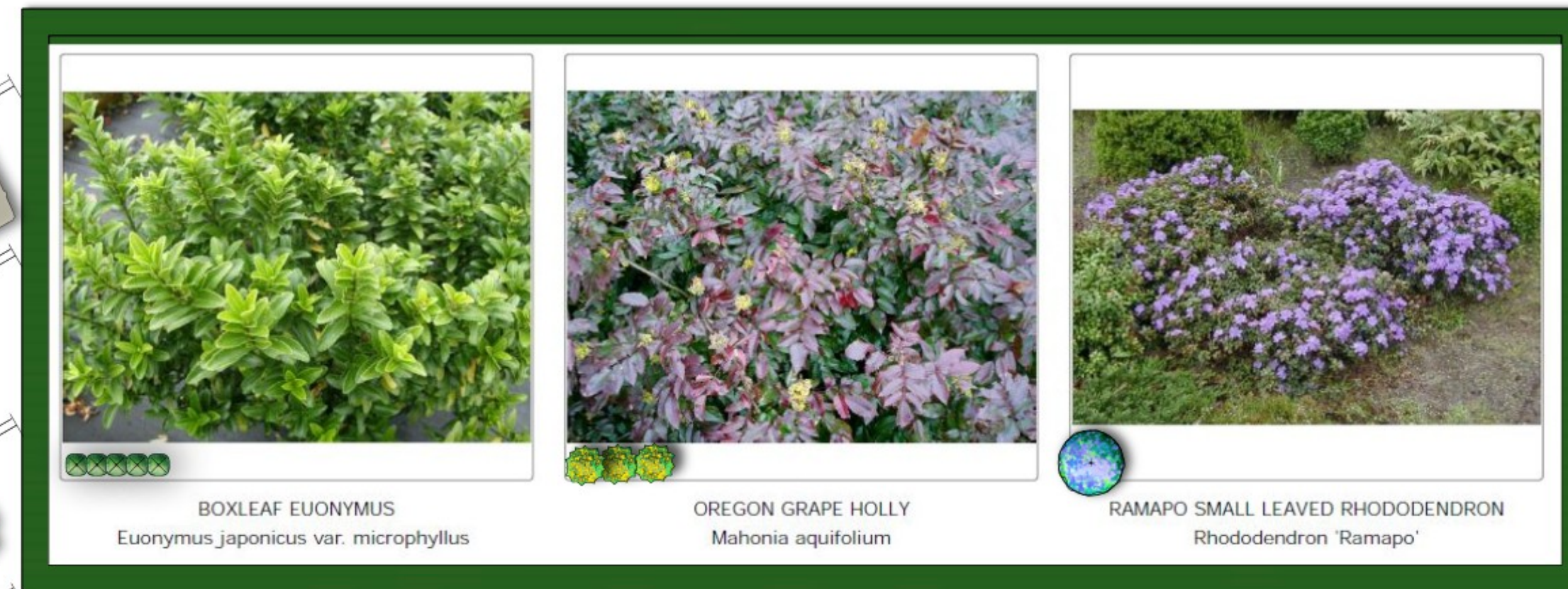
ULINE PLAZA BENCH - RECYCLED PLASTIC PLANKS 8' ALUMINUM FRAME MODEL # H-8720



SASKATOON BERRY
Amelanchier alnifolia

MILKY WAY CHINESE DOGWOOD
Cornus kousa chinensis 'Milky Way'

CORINTHIAN LITTLELEAF LINDEN
Tilia cordata 'Corzam'



BOXLEAF EUONYMUS
Euonymus japonicus var. microphyllus

OREGON GRAPE HOLLY
Mahonia aquifolium

RAMAPO SMALL LEAVED RHODODENDRON
Rhododendron 'Ramapo'



BLACK KNIGHT BUTTERFLY BUSH
Buddleja davidii 'Black Knight'

KING EDWARD PINK FLOWERING CURRANT
Ribes sanguineum 'King Edward'

MIDSEASON BLUEBERRY
Vaccinium corymbosum 'Northblue'



WALKER'S LOW CATMINT
Nepeta x faassenii 'Walker's Low'

AUTUMN JOY STONECROP
Sedum x 'Autumn Joy'

HALL'S JAPANESE HONEYSUCKLE
Lonicera japonica 'Halliana'



CORAL BEAUTY COTONEASTER
Cotoneaster dammeri 'Coral Beauty'

JAPANESE SPURGE
Pachysandra terminalis

WOOLLY THYME
Thymus praecox pseudolanuginosus

BC LANDSCAPE STANDARDS

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TOP SOIL REQUIREMENTS:

- Minimum depth for shrub beds: 450mm (18")
- Minimum depth for groundcover: 300mm (12")
- Minimum depth for lawn areas: 300mm (12")
- Trees as per detail on these drawings.
- Minimum depth for mulch: 65-75mm (2.5-3")

LANDSCAPE AREA	
TREE/SHRUB AREA	1895 sqm 2,040 sqft
GROUNDCOVER AREA	95.0 sqm 1,023 sqft
FINE GRAVEL AREA	46.7 sqm 503 sqft
LANDSCAPE AREA	3312 sqm 3,566 sqft
MULCHED AREAS	
FINE BARK MULCH AREA	2845 sqm 3,062 sqft
HARDSCAPE AREAS	
2 RAIL FENCE	98.8 m 324 ft

PROJECT:
PROPOSED 2 STOREY RESIDENTIAL BUILDING
955 ENGLAND AVENUE
COURTENAY, B.C.

CLIENT:
LEN MATHOT
P.O. BOX 3417
COURTENAY, B.C.
V9N 5N5
250-703-1022

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, GP
Certified Landscape Designer
Qualified Plantsman
Member of the BCLNA / CLNA



LANDSCAPE ARCHITECT:
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amewett@gmail.com

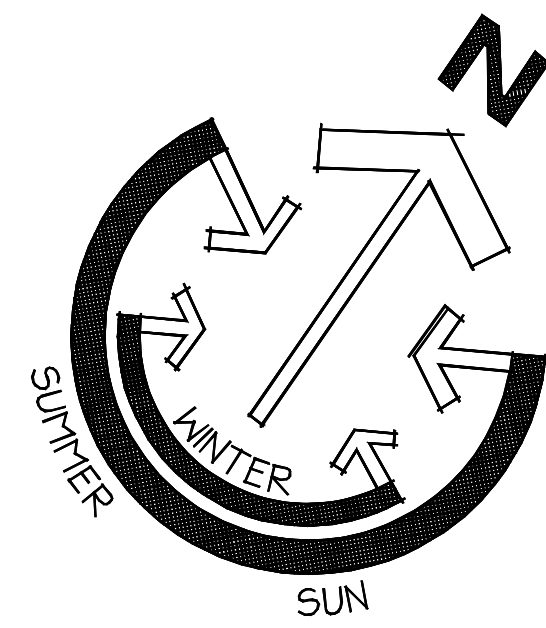
REVIEWED & APPROVED BY:
Alison Mewett BCSLA
Landscape Architect
Member of the BCSLA



Issued: August 31, 2020 For LA review
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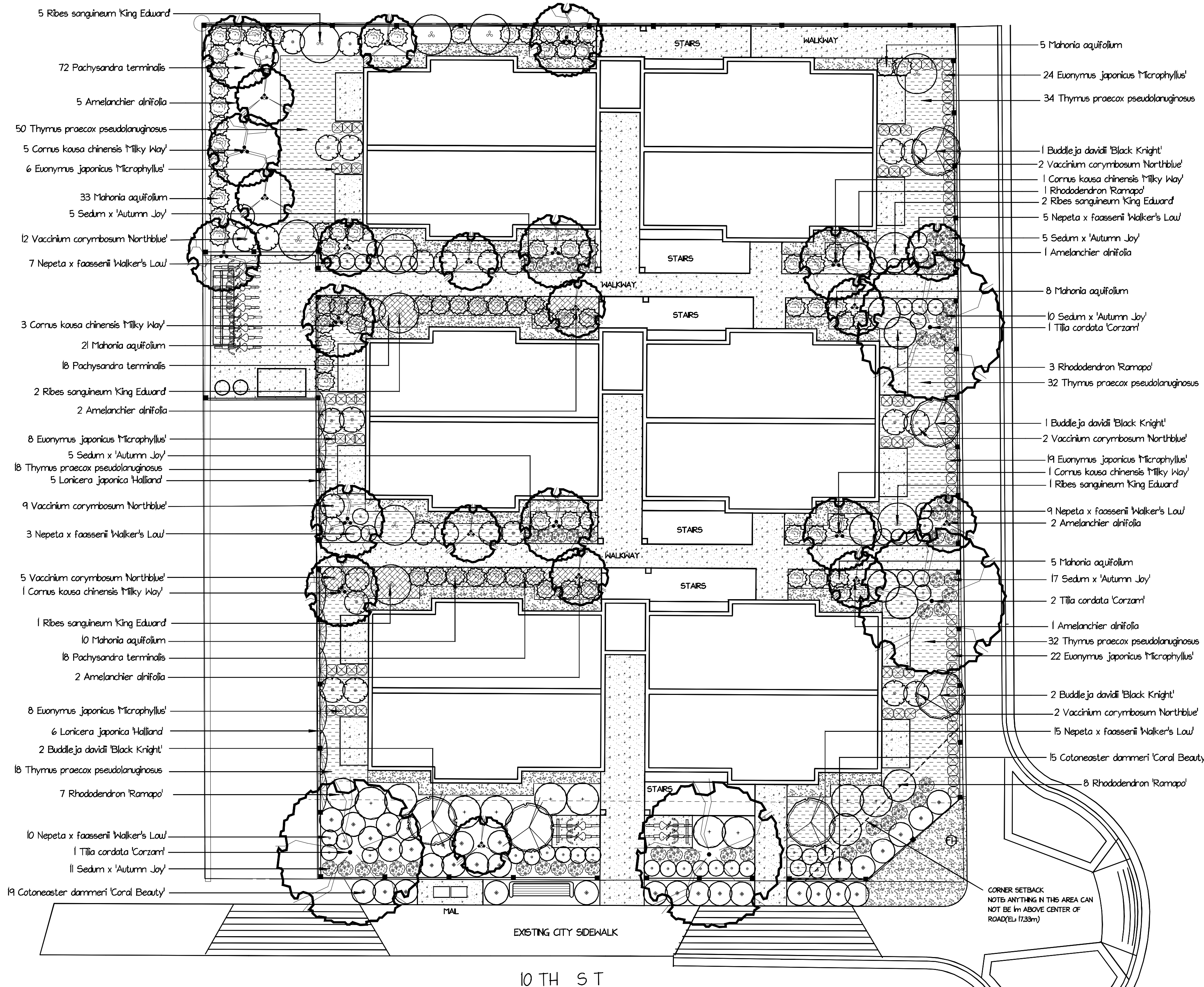
LANDSCAPE DRAWINGS TO BE PROVIDED FOR BUILDING PERMIT
L3 - CONSTRUCTION PLAN
L4 - SPECIFICATIONS
"Not for Construction"

DRAWING:
LANDSCAPE MASTER PLAN
DRAWING #
LI of 2



LANDSCAPE CONCEPT

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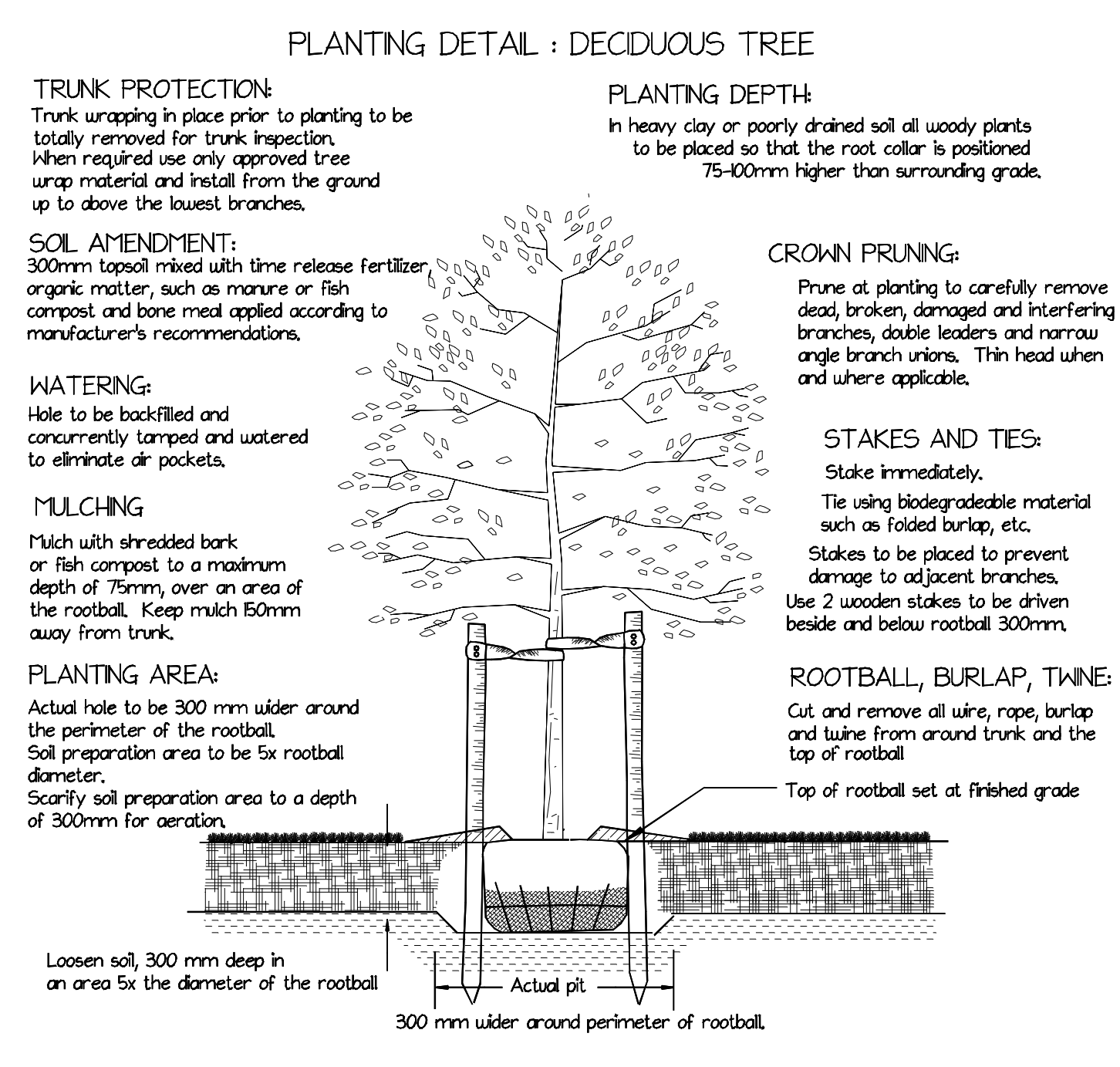
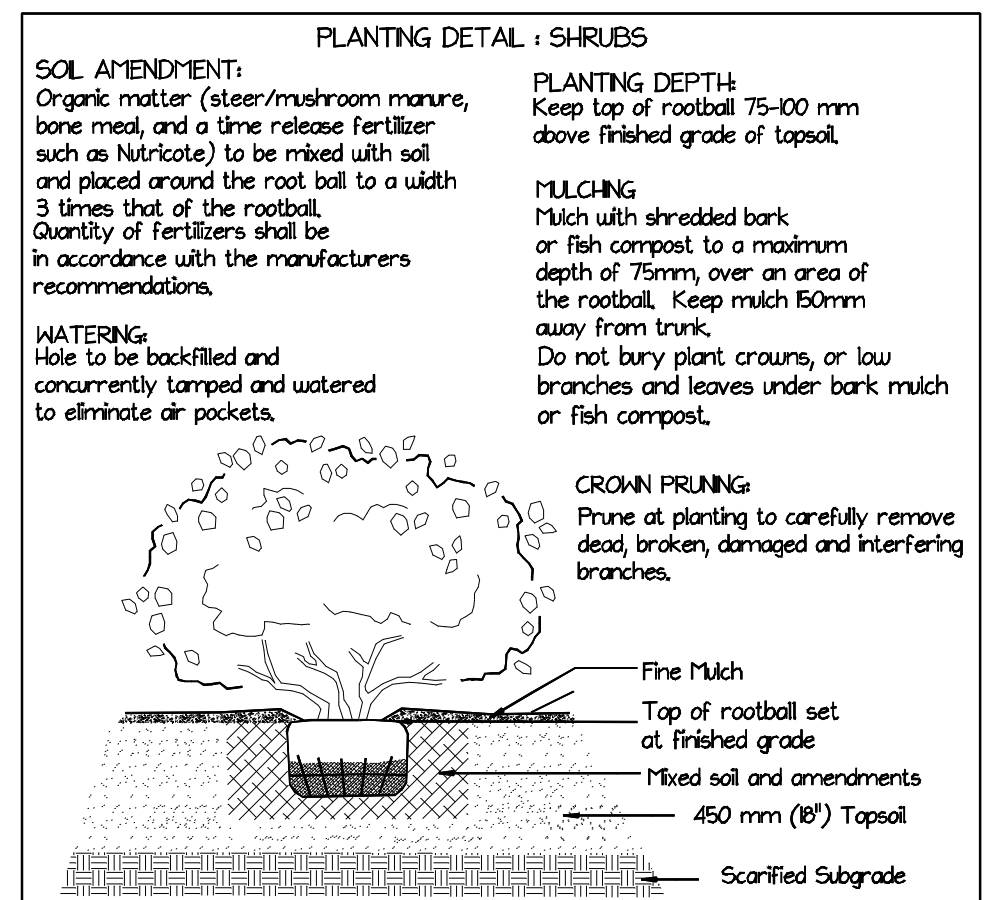
Qty	Botanical Name	Common Name	Size
Trees			
15	Amelanchier alnifolia	SASKATOON BERRY	# 7 pot
11	Cornus kousa chinensis 'Milky Way'	MILKY WAY CHINESE DOGWOOD	25 M B&B or pot
4	Tilia cordata 'Corzant'	CORNITHIAN LITTLELEAF LINDEN	5 cm cal B/B or pot
Shrubs			
6	Buddleja davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	# 5 pot
87	Euonymus japonicus 'Microphyllus'	BOXLEAF EUONYMUS	# 1 pot
82	Mahonia aquifolium	OREGON GRAPE HOLLY	# 2 pot
19	Rhododendron 'Ramapo'	RAMAPO SMALL LEAVED RHODODENDRON	# 2 pot
11	Ribes sanguineum King Edward	KING EDWARD PINK FLOWERING CURRANT	# 2 pot
32	Vaccinium corymbosum Northblue'	MIDSEASON BLUEBERRY	# 1 pot
Perennials			
49	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	# 1 pot
53	Sedum x 'Autumn Joy'	AUTUMN JOY STONECROP	# 1 pot
Groundcovers			
34	Cotoneaster dammeri 'Coral Beauty'	CORAL BEAUTY COTONEASTER	# 1 pot
108	Pachysandra terminalis	JAPANESE SPURGE	SP3 -9cm pot
184	Thymus praecox pseudolanuginosus	WOOLY THYME	SP3 -9cm pot
Vines			
11	Lonicera japonica 'Holland'	HALLS' JAPANESE HONEYSUCKLE	# 1 pot

Establishment Maintenance
1. 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:
a) New trees, shrubs and groundcovers
2. Maintenance / Guarantee: Establishment maintenance procedures should be applied to all areas of planting that have not completed two growing seasons since installation. Maintenance during the one-year guarantee period is essential to ensure the validity of any guarantee. (Bonding / Administration Guaranteee).
3. Plant Material Establishment
a) Watering: During the first growing season, new plants shall be watered at least every three days.
b) Mulch: Mulches shall be maintained in the original areas to the original depths.
c) Weed Control: All areas shall have all weeds removed manually at least once per month during the growing season.
4. All leaves and debris that is removed shall be composted.
5. Fertilizing: Except as otherwise recommended on the basis of soil test results, shrubs and trees shall be fertilized only as required to correct symptoms of nutrient deficiency by applying a uniform application of organic fertilizer at the manufacturer's recommended rate each spring.

SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS
TABLE 6-35.3: "GOOD" 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 .075mm, smaller than 2mm	40 - 80%
Silt larger than .002mm, smaller than .075mm	10 - 25%
Clay smaller than .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.



IRRIGATION
Irrigation plans to be design / build at time of construction.

GENERAL:
Scope of work:
Supply and install the components required to provide a properly operating irrigation system to cover the applicable landscape.
Obtain a scaled design of the proposed irrigation system which meets I1 ABC Standards.
Obtain properly informed agreement from the owner's representative as to the inclusion or not of desirable features in the design which exceed I1 ABC Design Standards and/or are site specific.
Quality Assurance:
All irrigation work shall be done by a suitably experienced and qualified irrigation contractor, having trained and competent personnel adequate for the scope of work.
The contractor shall be a member in good standing of the Irrigation Industry Association of BC and have met the qualification standards currently applied to contractors by that organization.
A written guarantee of the installed system shall be provided to the owner covering workmanship and materials for a minimum of one year.
Submittals:
A suitably scaled as built drawing shall be provided. All components of the irrigation system shall be shown as installed with clear measurements from an identifiable reference point to the location of the controller and its circuit breaker, master valve, zone control valves, main water connection, blow out connection, pump and its electrical connections, and any other similar features.
Provide a manual containing operating and maintenance instructions for all components of the system.
Provide clear instructions for operating the irrigation system "in season", showing the relative timing differences between zones of different precipitation rates, and a schedule of run times suggested for various weather conditions.
Provide any special tools as provided by the manufacturer for day to day servicing of the irrigation equipment installed.

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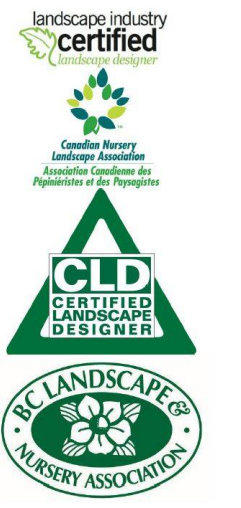
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Landscape Architect
Member of the BCSLA

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

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LANDSCAPE PLANTING PLAN
DRAWING #
L2 OF 2