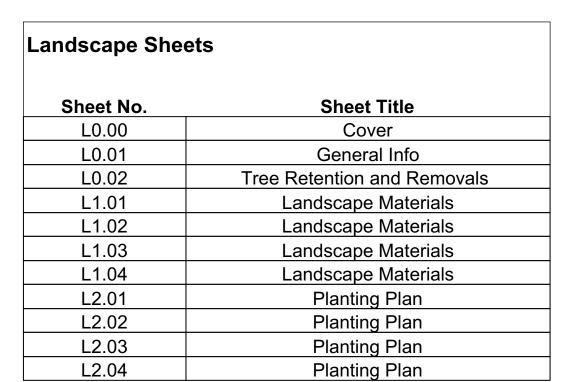
Simba Investments Ltd

Arden Gardens

Courtenay, BC

KEY PLAN

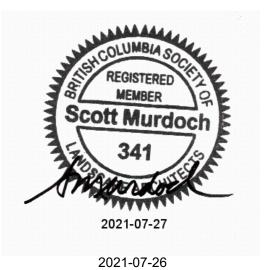




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client
Simba Investments Ltd

3455 Cumberland Road Courtenay, BC, V9N 9N6 project Arden Gardens - Phase 1

Arden Road Courtenay, BC

Cover

project no.		121.08
scale	1: 500	@ 24"x36"
drawn by		EB
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revison no. sheet no. L0.00

GENERAL NOTES

- 1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- 3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- 4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing
- conditions prior to commencement of construction at no additional cost to the owner. 5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at
- the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency. 6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or

specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to

- proceeding with construction. 7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for
- resolution immediately. 8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

- 1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
- 2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

- 1. All elevations are in meters.
- 2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for
- 3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- 4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and
- 5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- 6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- 7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

- 1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract
- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
- 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- 4. Utilties Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- 5. Refer to electrical drawings for electrical service.
- 6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- 8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- 9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems. 10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and
- accessible until successful completeition of inspection or test. 11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to
- avoid overspray. 12. Trees within shrub or rain garden areas to be irrigated with spray heads.

GROWING MEDIUM NOTES

- 1. Refer to Landscape Specifications for growing medium properties by soil type.
- 2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of
- 3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- 4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
- 5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604-273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- 6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- 1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract
- Administrator.
- 3. Written dimensions take precedence over scale. Do not scale drawings.
- 4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- 5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre

GENERAL PLANTING NOTES

- 1. Plant quantities on Plans shall take precedence over plant list quantities.
- 2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. 3. Plant material, installation and maintenance to conform to the current edition of the Canadian
- Landscape Standard.
- 4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
- 5. Landscape installation to carry a 1 year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance. The Contractor will not be responsible for plant loss due to extreme climatic conditions such as abnormal freezing temperatures or hail which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate acclimatization of plants for their planted location.

BOULEVARD PLANTING NOTES

1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within

- 2. Contractor shall be responsible for verifying all existing site conditions including location of all property 2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
 - 3. Boulevard tree species have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal staff.

LIST OF ABBREVIATIONS

LINEAR FEET

LOW POINT

	TO DICE VIX COLOR	M	METRE
ADDDOV	ADDDOVIMATE	MAX	MAXIMUM
APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B&B	BALLED AND BURLAPPED	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM .	BENCHMARK	NO	NUMBER
BC	BOTTOM OF CURB	NOM	NOMINAL
BR	BOTTOM OF RAMP	NTS	NOT TO SCALE
BS	BOTTOM OF STEP	OC	ON CENTER
3W	BOTTOM OF WALL	OD	OUTSIDE DIAMETER
CAL	CALIPER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PE	POLYURETHANE
CF	CUBIC FEET	PI	POINT OF INTERSECTION
CIP	CAST IN PLACE	PL	PROPERTY LINE
CL	CENTER LINE	PT	POINT, POINT OF TANGENCY
CLR	CLEARANCE	PVC	
CM	CENTIMETER		POLYVINYL CHLORIDE
CO	CLEAN OUT	QTY	QUANTITY
CONT	CONTINUOUS	R	RADIUS
CU M	CUBIC METRE	REF	REFERENCE
DEG	DEGREE	REINF	REINFORCE(D)
DEMO	DEMOLISH, DEMOLITION	REQ'D	REQUIRE(D)
DIA	DIAMETER	REV	REVISION
DIM	DIMENSION	ROW	RIGHT OF WAY
OTL	DETAIL	S	SOUTH
DWG	DRAWING	SAN	SANITARY
=	EAST	SD	STORM DRAIN
= =A	EACH	SF	SQUARE FOOT (FEET)
EA EL		SHT	SHEET
	ELEVATION	SIM	SIMILAR
ENG	ENGINEER	SPECS	SPECIFICATIONS
EQ	EQUAL	SQ M	SQUARE METRE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	STA	STATION
EXIST	EXISTING	STD	STANDARD
EXP	EXPANSION, EXPOSED	SYM	SYMMETRICAL
FFE	FINISHED FLOOR ELEVATION	T&B	TOP AND BOTTOM
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TF	TOP OF FOOTING
FOC	FACE OF CURB	TH	THICK
FT	FOOT (FEET)	TOPO	TOPOGRAPHY
FTG	FOOTING	TR	TOP OF RAMP
GA	GAUGE	TS	TOP OF STEP
GEN	GENERAL	TW	TOP OF WALL
GR	GRADE ELEVATION	TYP	TYPICAL
HORIZ	HORIZONTAL		VARIES
HP	HIGH POINT	VAR VOL	
⊣T	HEIGHT		VOLUME
D	INSIDE DIAMETER	W	WITH
INV	INVERT ELEVATION	W/O	WITHOUT
IN	INCH(ES)	WT	WEIGHT
INCL	INCLUDE(D)	WL	WATER LEVEL
JT	JOINT	WWF	WELDED WIRE FRAME
- ·	001111	YD	YARD

ΑT

LINE TYPE LEGEND

_____ Property line Right of Way Extent of Existing Treeline Extent of Roof, above _____

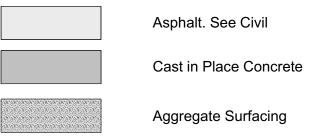
Extent of Parkade, below ____ _____

Rain garden - TOP OF POOL Rain garden - BOTTOM OF POOL Proposed Contour Line, 0.5m interval Existing Contour Line, 0.5m interval

UNDERGROUND UTILITIES (Shown for reference only - refer to Civil Engineer's drawings).

EXISTING PROPOSED Storm drain Sewer Electrical Gas Hydro Tel

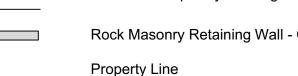
MATERIALS LEGEND



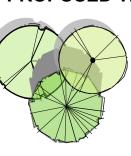
Gravel Apron **Growing Medium**







PROPOSED TREES



Growing Medium Depth to be Rootball plus 150mm (Average 750mm @ Treepit) of 2P CLS Growing Medium



Rain Garden Area 450mm Depth of Rain Garden

450mm Depth of Type 2P CLS Growing Medium

Fence 6' Temporary Fencing / Hoarding

Rock Masonry Retaining Wall - On Grade

GRADING LEGEND

EXISTING PLANT LEGEND

details and management strategies).

(Refer to Arborist Report and Tree Retention & Removal Plan for full

Existing Tree to be retained

Replacement Trees

Tree Retain Boundary

Root Protection Area

Property Line

(Refer to Arborist Report and Tree Retention & Removal Plan for full

details and management strategies).

34 Individual x 3 = 102

Total Trees Replaced = 116

20 retained

TREES PROTECTED & RETAINED

TREES REMOVED - 1:3 REPLACEMENT

460Boundary trees x 3 = 1380 (Aspen Trees - suckers)

Aspen Suckers replacement suggestion = 100 aspen

Tree Removal Boundary

Existing Tree to be removed

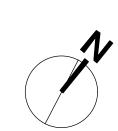


Proposed Landscape Grade TOW Top of Wall Bottom of Pool BW Bottom of Wall Top of Stairs BS Bottom of Stairs TOC Top of Curb HP High Point LP Low Point Bottom of Curb TP Top of Pool

LANDSCAPE LIGHTING LEGEND



Bollard Light



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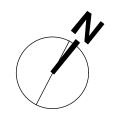
Arden Gardens - Phase 1 Arden Road Courtenay, BC

sheet title

General Info

121.08 project no. N/A @ 24"x36" scale drawn by checked by revison no. sheet no. L0.01





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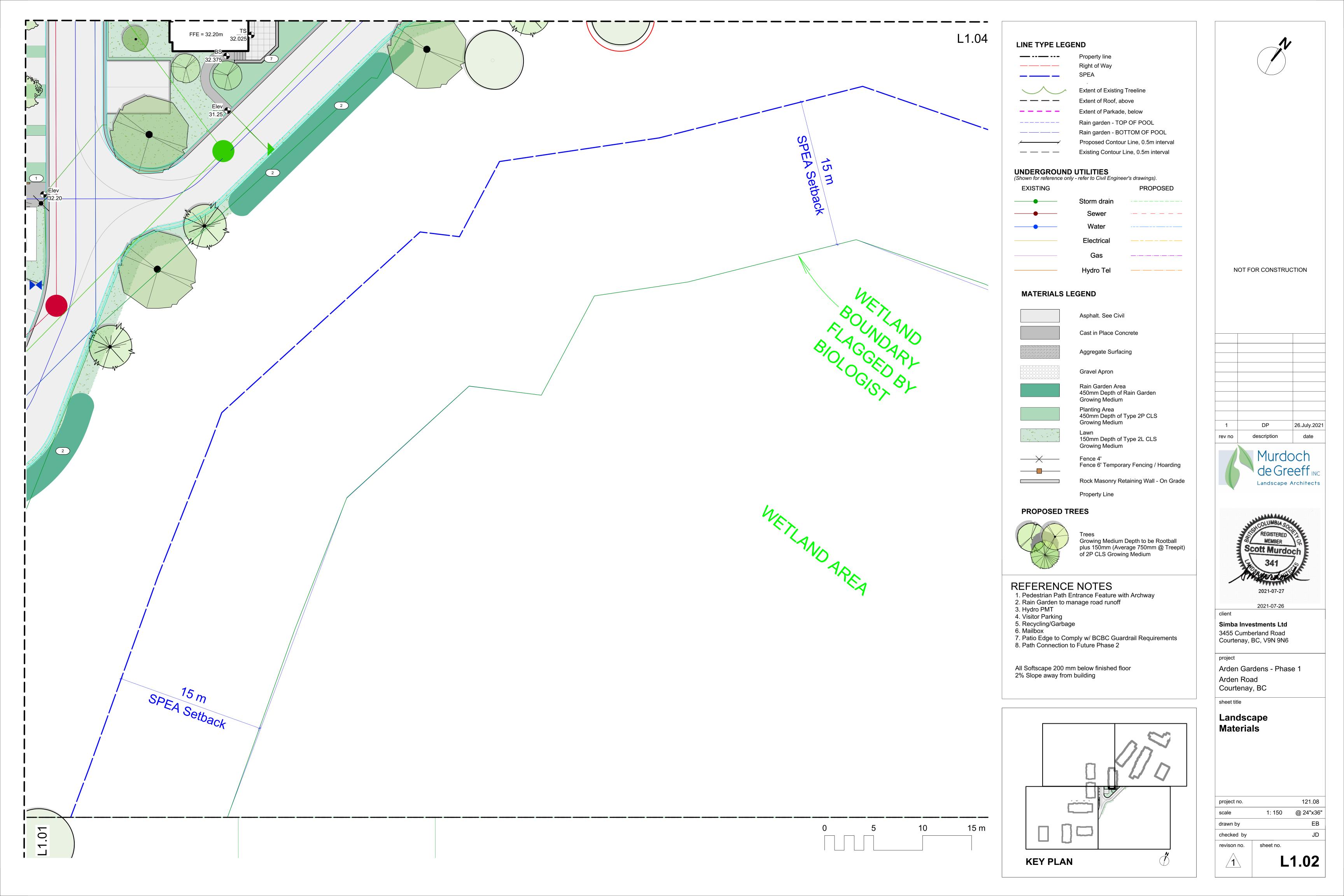
Arden Gardens - Phase 1 Arden Road Courtenay, BC

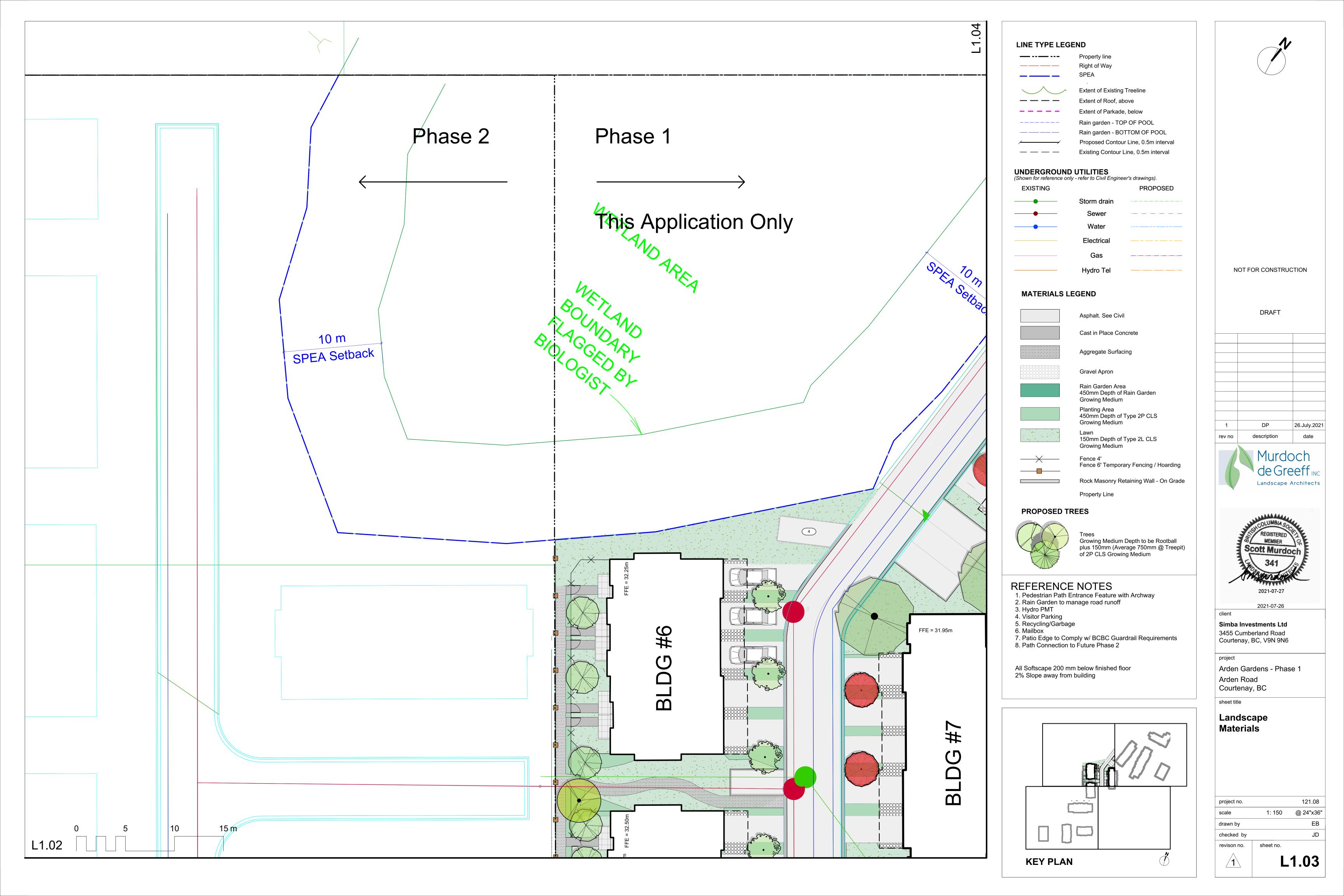
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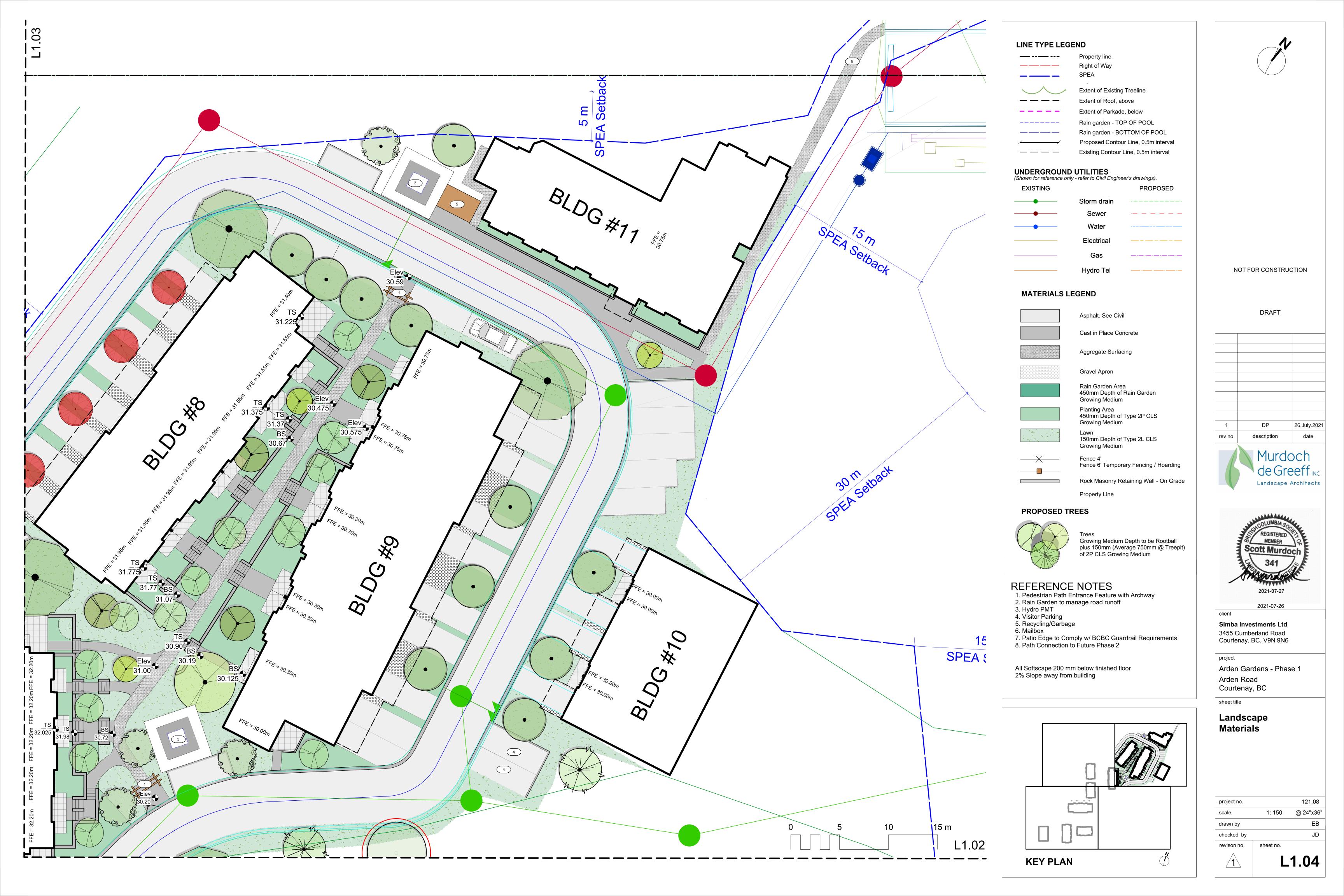
Tree Retention and Removals

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121.08

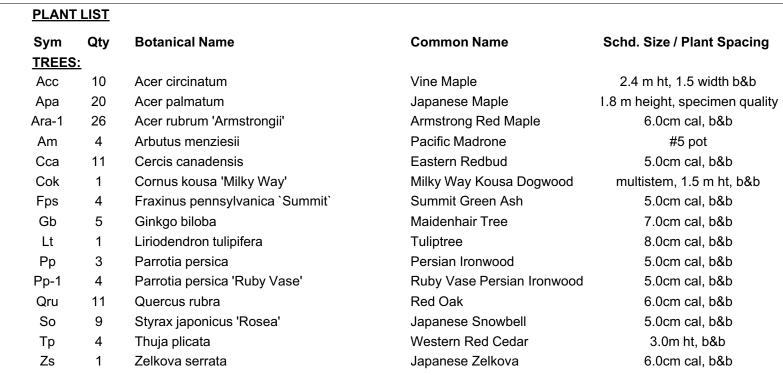












Scheduled

1190 SQ. M. @ 1.2 / SQ. M.

105 SQ. M. @ 4.0 / SQ. M.

PLANT LIST - SHRUBS / GRASSES / GROUNDCOVERS / HEDGES

			0.10
SHRL	JB TYPE 1: ORNAMENTAL	86	55 SQ. M. @ 3.0 / SQ. M
	Athyrium filix-femina	Lady Fern	#1 pot
	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	#1 pot
	Choisya ternata	Mexican Orange Blossom	#3 pot
•	Cornus sanguinea 'Midwinter Fire'	Bloodtwig Dogwood 'Midwinter Fire'	#3 pot
	Rudbeckia fulgida	Black Eyed Susan	#1 pot
	Echinacea purpurea	Purple Coneflower	#1 pot
	Cosmos atrosanguineus	Chocolate Cosmos	#1 pot
	Cistus salviifolius	Sage-leaved rock-rose	#3 pot
	Cistus x corbariensis	Rock Rose	#1 pot
	Liriope muscari	Turf Lily	#1 pot
	Lonciera pileata	Privet Honeysuckle	#1 pot
	Perovski atripicifolia	Russian Sage	#1 pot
	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	#1 pot
	Vaccinium ovatum	Evergreen Huckleberry	#1 pot
	Polystichum munitum	Sword Fern	#1 pot
	Sarcococca hookeriana var humilis	Himilayan Sweet Box	#1 pot
	Skimmia japoncia	Japanese Skimmia	#3 pot
	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	#1 pot
	Blechnum spicant	Deer Fern	#1 pot

Common Name

+ + + + + + + + + + + + + + + + + + +	Holodiscus discolor Symphoricarpos alba Mahonia aquafolium	Ocean Spray Snowberry Oregon Grape	#3 pot #1 pot #1 pot
* * * * * * * * * * * * * * * * * * *	Hamamelis intermedia 'Pallida'	Hybrid Witch Hazel	#5 pot
	Rhododendron macrophyllum	Rhododendron macrophyllum	#3 pot

SHRUB TYPE 3: NATURALIZED 780 SQ. M. @ 2.0 / SQ. M.

7737	Rubus spectabilis	Salmonberry	#1 pot
= (Holodiscus discolor	Ocean Spray	#3 pot
•	Mahonia repens	Creeping Oregon Grape	#1 pot
•	Mahonia aquafolium	Oregon Grape	#1 pot
	Spiraea douglasii	Hardhack	#1 pot
ù	Polystichum munitum	Sword Fern	#1 pot
	Oemleria cerasiformis	Indian Plum	#3 pot
	Gaultheria shallon	Salal	#1 pot
	Ribes sanguineum	Red Flowering Current	#3 pot
	Myrica californica	Pacific Wax Myrtle	#3 pot
	Rosa nutkana	Nootka Rose	#1 pot

PLANT TYPE 4; RAIN GARDEN

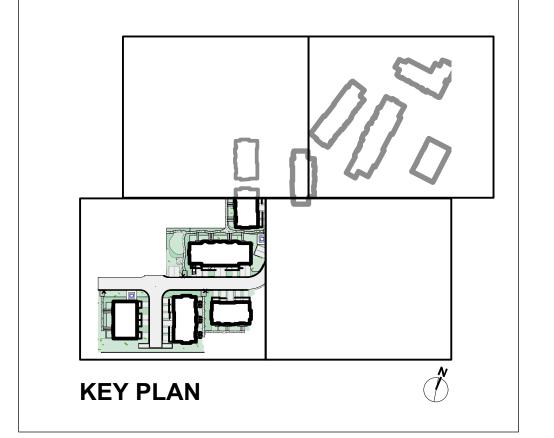
Carex obnupta Cornus sericea 'Kelseyii' Juncus patens 'Carmen's Grey' Salix purpurea 'Nana' Spiraea douglasii	Slough Sedge Dwarf Red-twigged Dogwood Soft Common Rush Dwarf Arctic Blue Leaf Willow Hardhack	Sp3 #1 pot Sp3 #1 pot #1 pot
opirada dougidon		,, , pot
	Cornus sericea 'Kelseyii' Juncus patens 'Carmen's Grey' Salix purpurea 'Nana'	Cornus sericea 'Kelseyii' Juncus patens 'Carmen's Grey' Salix purpurea 'Nana' Dwarf Red-twigged Dogwood Soft Common Rush Dwarf Arctic Blue Leaf Willow

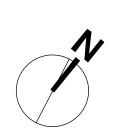
PLANT TYPE 5; HEDGING

Suggested Species:
Peiris japonicum 'Katsura'
Osmanthus burkwoodii
Ligustrum 'japonicum Texanum'

<u>PLANTED @ 0.75M O.C.</u>

ed Species:		
ponicum 'Katsura'	Japanese Peiris	#3 pot
hus burkwoodii	Burkwood Osmanthus	#3 pot
m 'japonicum Texanum'	Japanese Privet	#3 pot





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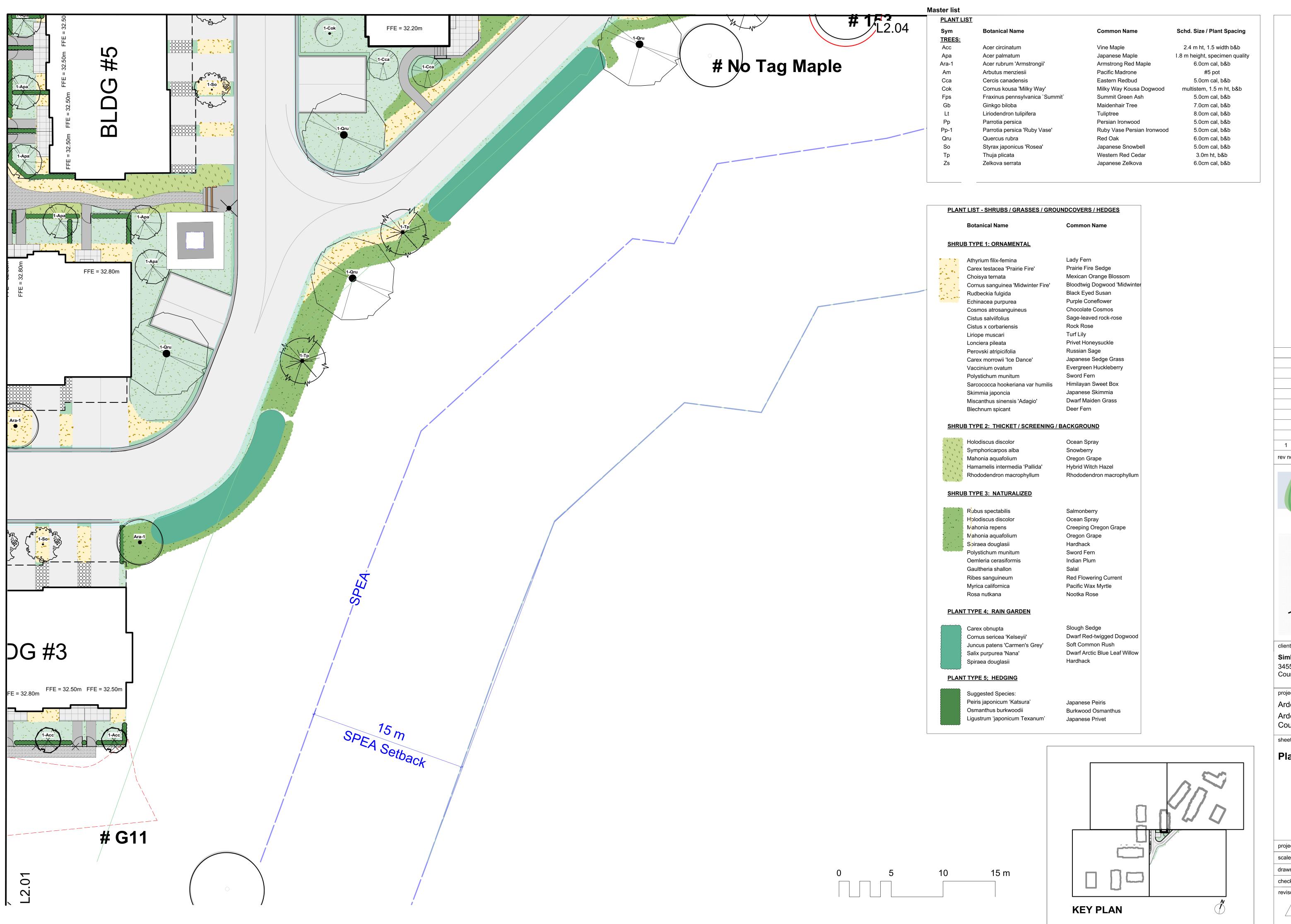
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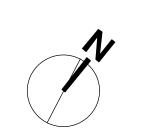
Arden Gardens - Phase 1 Arden Road Courtenay, BC

sheet title

Planting Plan

121.08 project no. 1: 150 @ 24"x36" scale drawn by checked by revison no. 1 L2.01

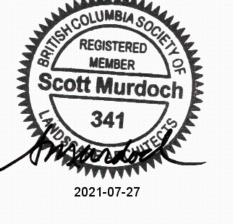




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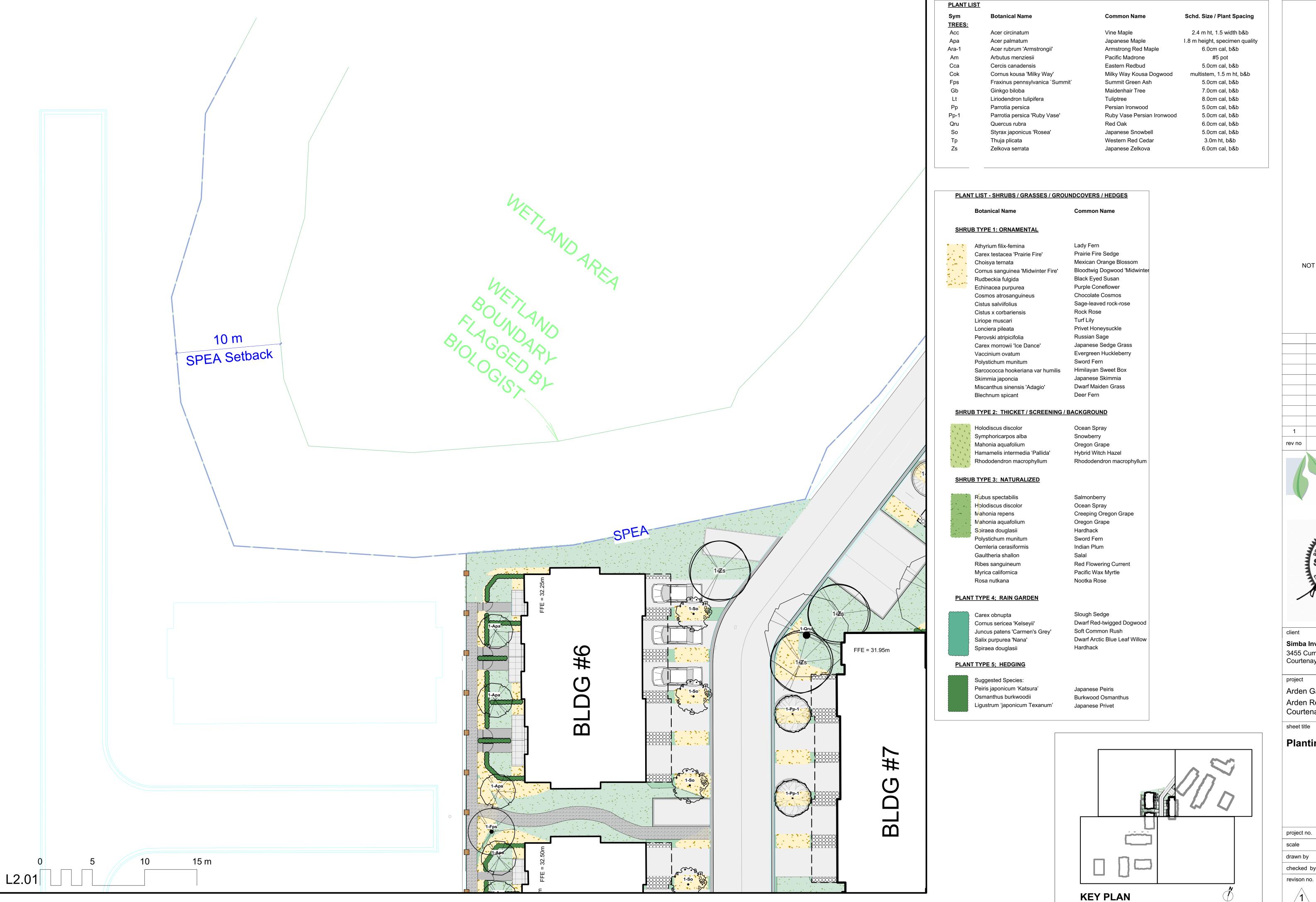
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Arden Gardens - Phase 1
Arden Road
Courtenay, BC

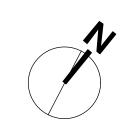
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Planting Plan

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Master list



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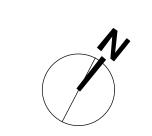
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Arden Gardens - Phase 1 Arden Road Courtenay, BC

Planting Plan

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de Greeff inc

Landscape Architects

2021-07-26

2021-07-27

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Arden Gardens - Phase 1
Arden Road
Courtenay, BC

Planting Plan

project no.		121.08
scale	1: 150	@ 24"x36"
drawn by		EB
checked by		JD
revison no.	sheet no.	
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