

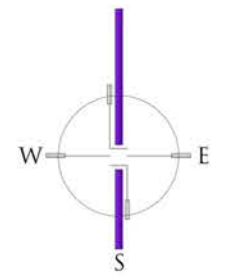


### Design Rationale and Summary

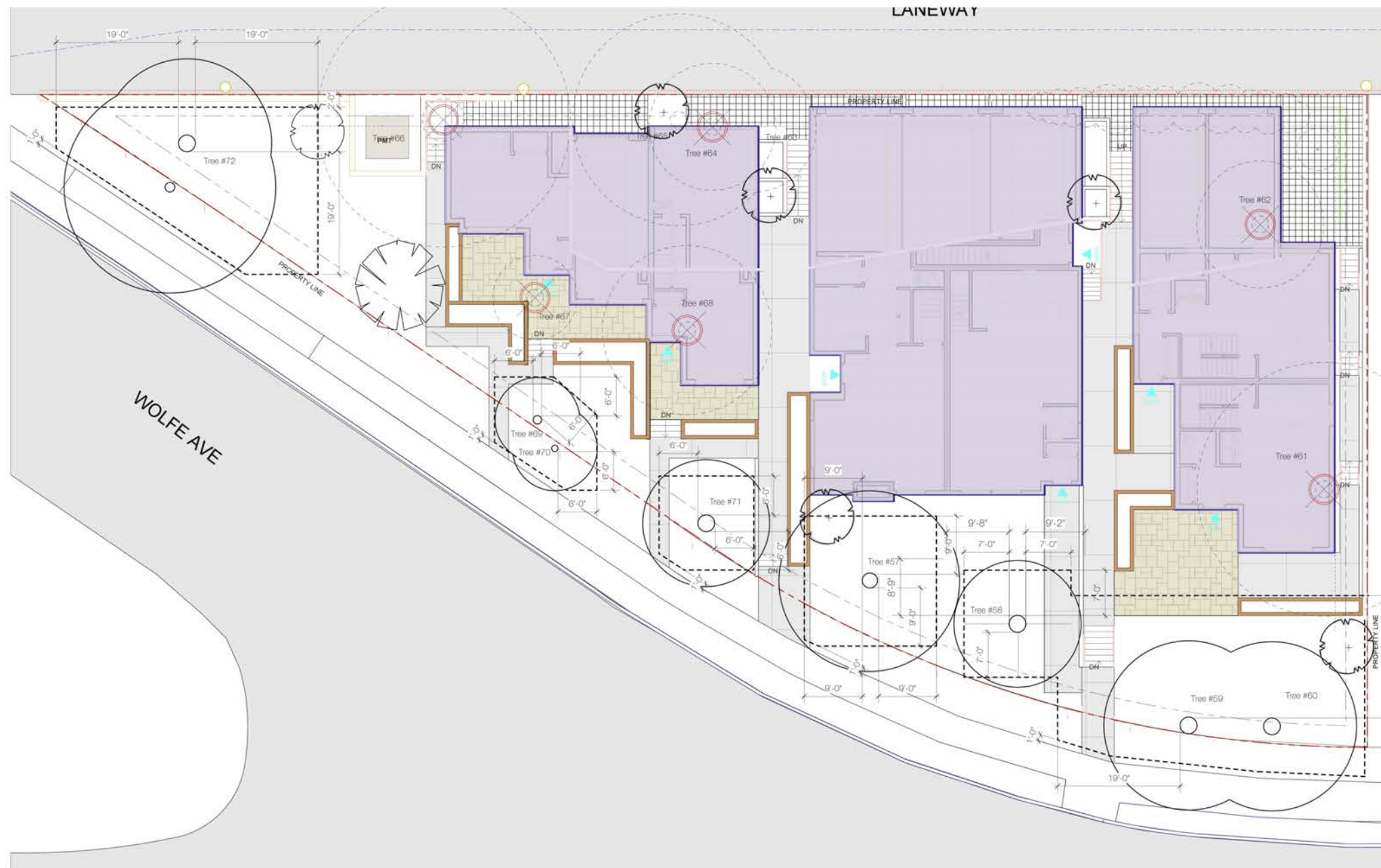
This location is an interesting and highly visible intersection on West 16th Avenue. The landscape design responds to the site, infill units and heritage house by creating a landscape that distinguishes the heritage house frontage from that of the adjacent infill buildings. The heritage house street side landscape is lower, and more open, and uses a more traditional selection of plants. A colorful perennial edge borders the sidewalk and roses are used as a foundation plant, with a lawn area between the house and street.

The adjacent infill buildings are treated with layered hedges at the street, and a more contemporary plant selection and arrangement. The hedging also provides some privacy for these units from car movement and headlights at night.

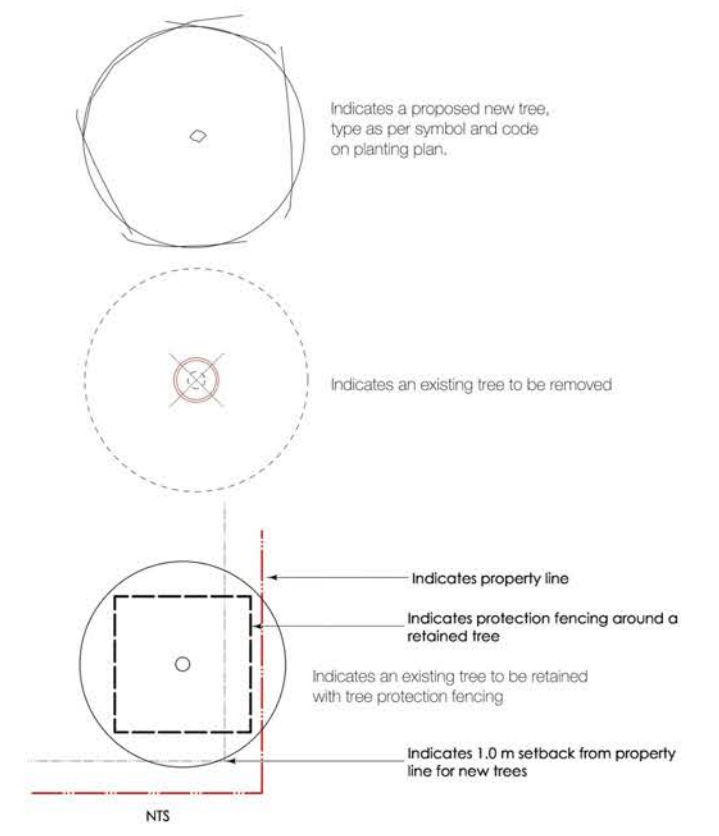
The western portion of the site is cleaned up, but generally preserves the existing open, green landscape that exists currently.



1 CONCEPT LAYOUT



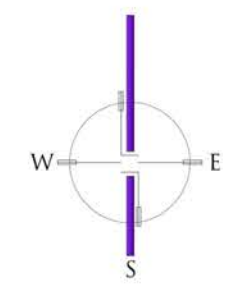
Notes and Legend

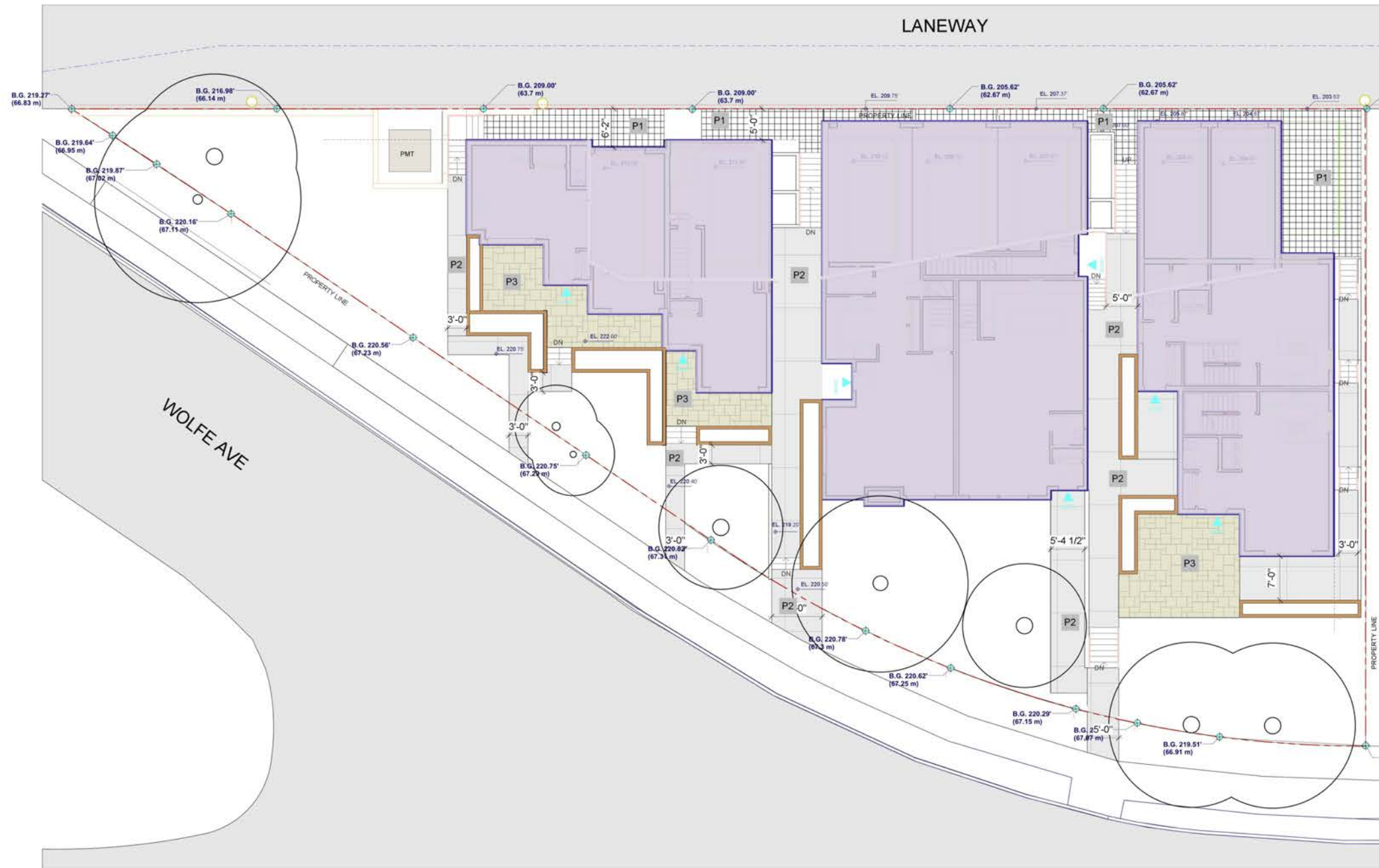


Note that tree protection zones taken from arborist report are measured from centre of trunk, as shown on the arborist report.

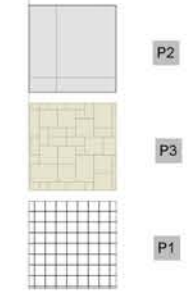
"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board"

1 TREE MANAGEMENT

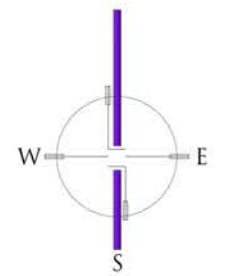


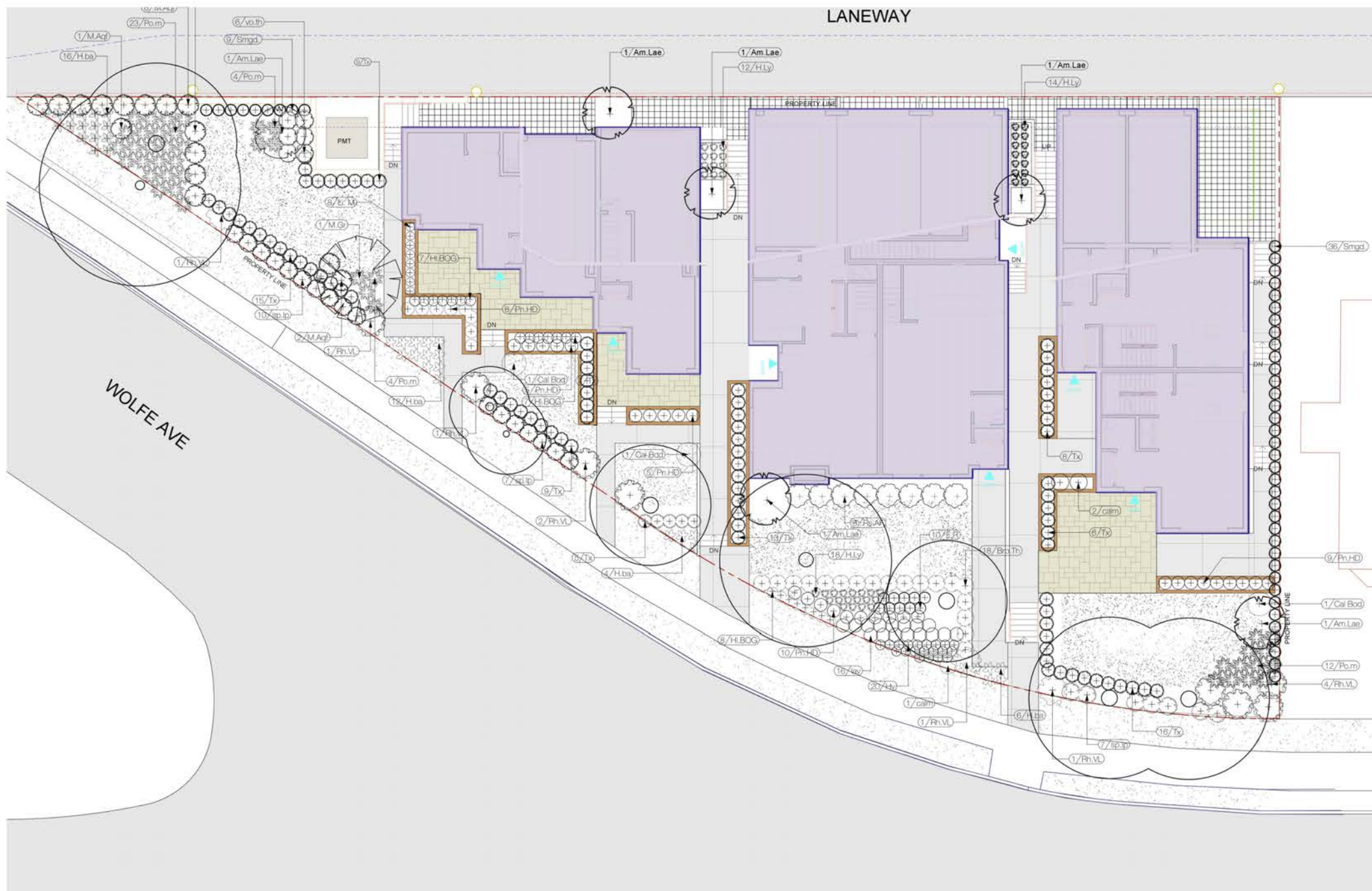


KEY	DESCRIPTION
P1	Concrete Unit Paver Standard Unit Paver 12"x12" (Hexagon) Adhesive Pavers, Colour 'Charcoal', Unbroken bond layout
P2	Decorative Saw Cut G.P. Concrete Light Brown Finish
P3	Concrete pavers, similar pattern Colour 'Dark Brown' used



1 LANDSCAPE LAYOUT





**GENERAL NOTES**

All materials and workmanship to BCSLA/ BCLNA Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNIA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCLNA/BCSLA standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All plant material to be warranted for one year from date of substantial completion.

All wood fences to be cedar, with one coat of clear penetrating preservative.

**1 PLANTING PLAN**

**RECOMMENDED PLANT LIST**

**TREES**

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Am.Lae	6	Amelanchier laevis	Allegheny Serviceberry	6 cm. cal.	
M.Gr	1	Magnolia grandiflora	Southern Magnolia	7 cm. cal.	
Mq.E	3	Magnolia x 'Elizabeth'	Elizabeth Magnolia	7 cm. cal.	
	0				

**GROUND COVER & PERENNIALS**

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
calm	3	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 pot	
HLBOG	22	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
Hv	20	Heuchera vars	Coral bells	#1 pot	
H.ba	38	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot	
lav	16	Lavandula vars	Lavender	#1 pot	
Li.M	8	Liriope muscari	Big Blue Lily Turf	#1 pot	
Pn.HD	37	Pennisetum alopecuroides 'Hamelii'	Hamelii Dwarf Fountain Grass	#2 pot	

**SHRUBS**

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Brb.Th	18	Berberis thunbergii 'Crimson Pygmy' ('Atropurpurea Nana')	Crimson Pygmy Dwarf Japanese Barberry	#3 pot	
Cal Bod	3	Callicarpa bodinieri 'Profusion'	Profusion Beautyberry	#3 pot	
E.R	10	Echinacea 'Rosita'	Purple coneflower Rosita (dwarf)	#1 pot	
H.Ly	44	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
M.Aqf	15	Mahonia aquatallium	Oregon grape	#3 pot	
Pa.m	43	Polystichum munitum	swordfern	#2 pot	
Rh.VL	11	Rhododendron Vulcan	Red Rhododendron	#7 pot	
Rs.AF	8	Rosa x 'Angel Face' Floribunda Rose	Angel Face Floribunda Rose		
sp.jp	24	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
Tx	88	Taxus sp	Yew, hedge variety	1.5 m. ht.	
Smgd.	45	Thuja occidentalis 'Smaragd'	Emerald Cedar	2.5 m. ht.	
vo.th	6	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	

