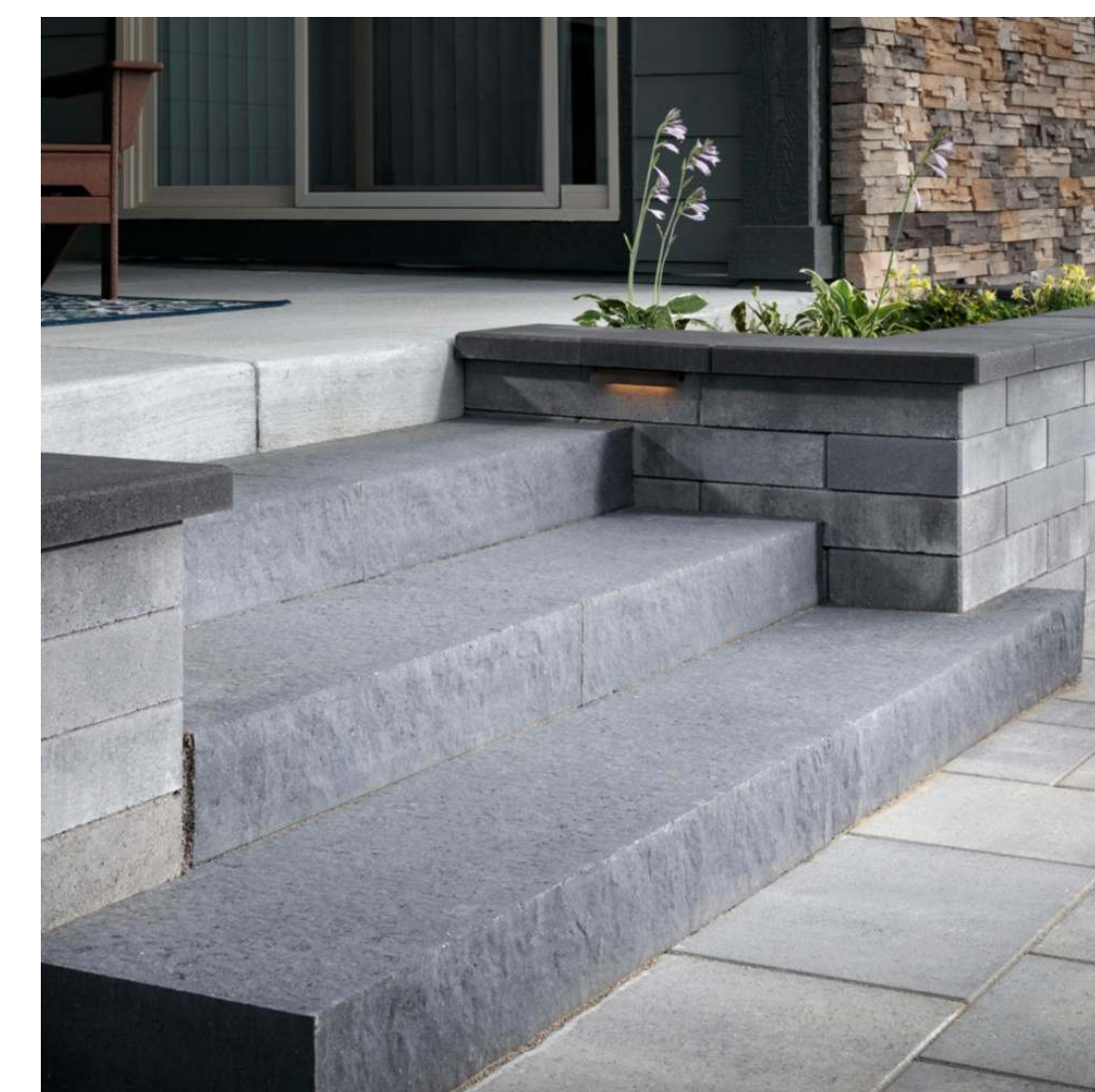
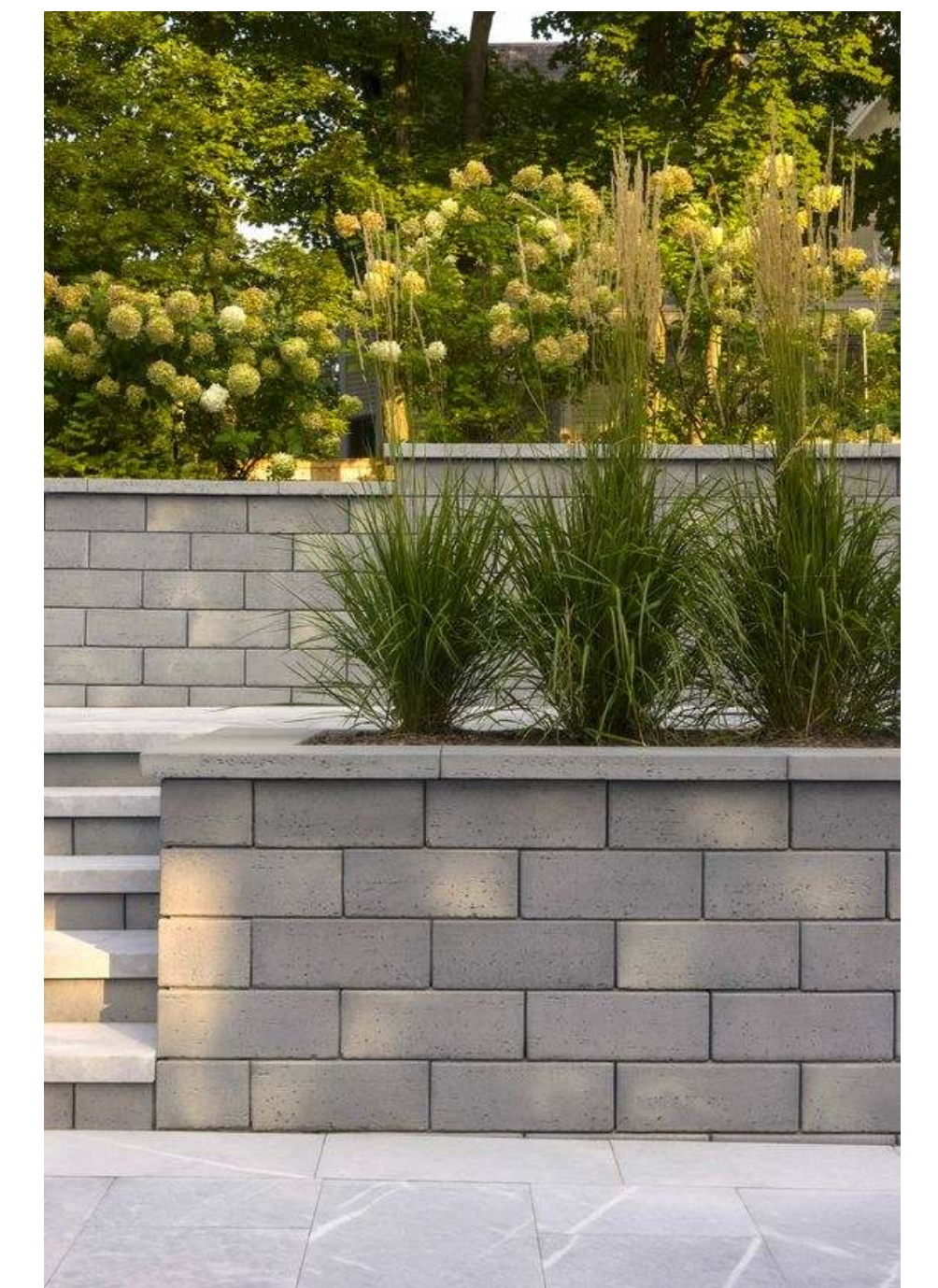
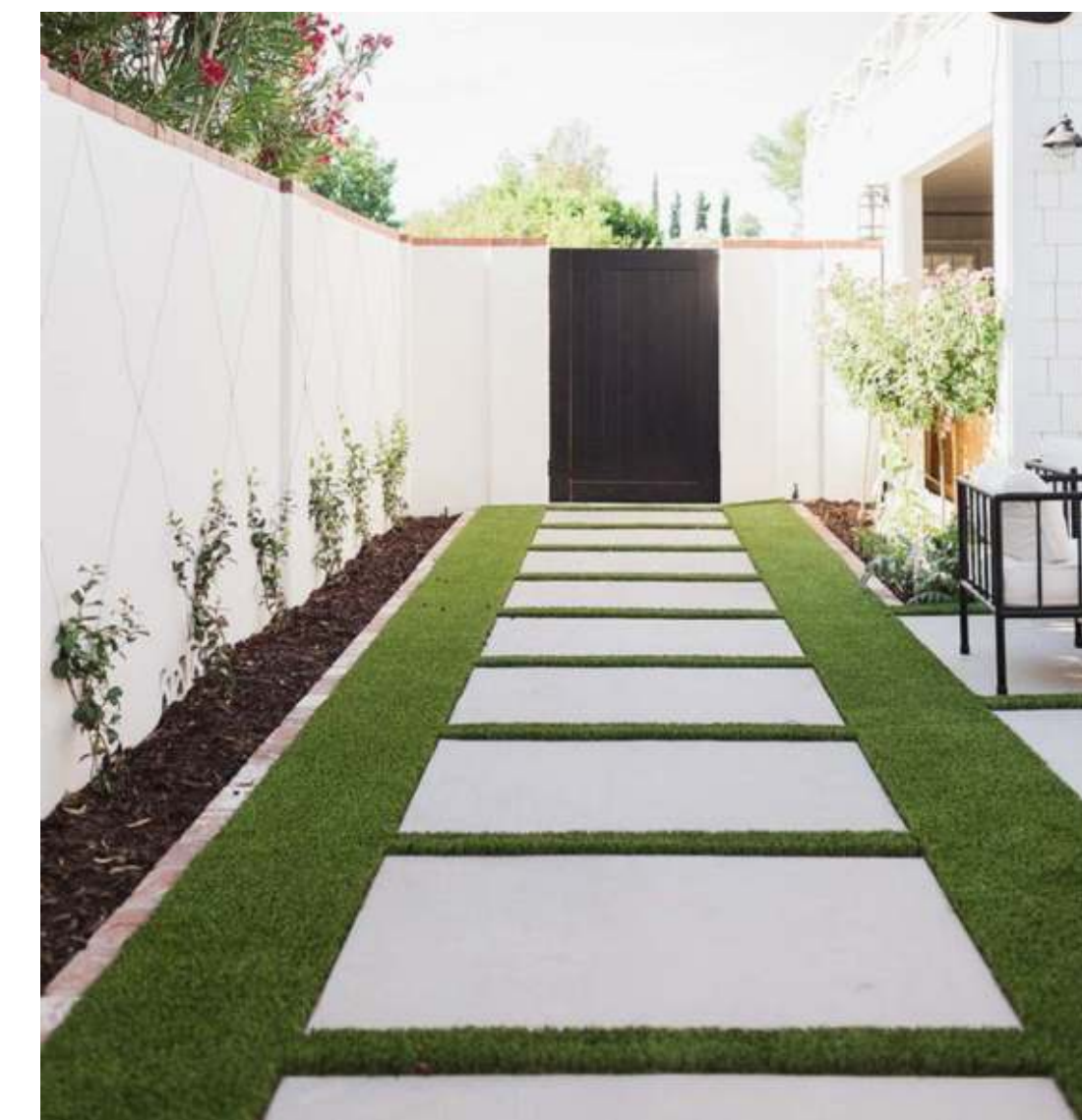
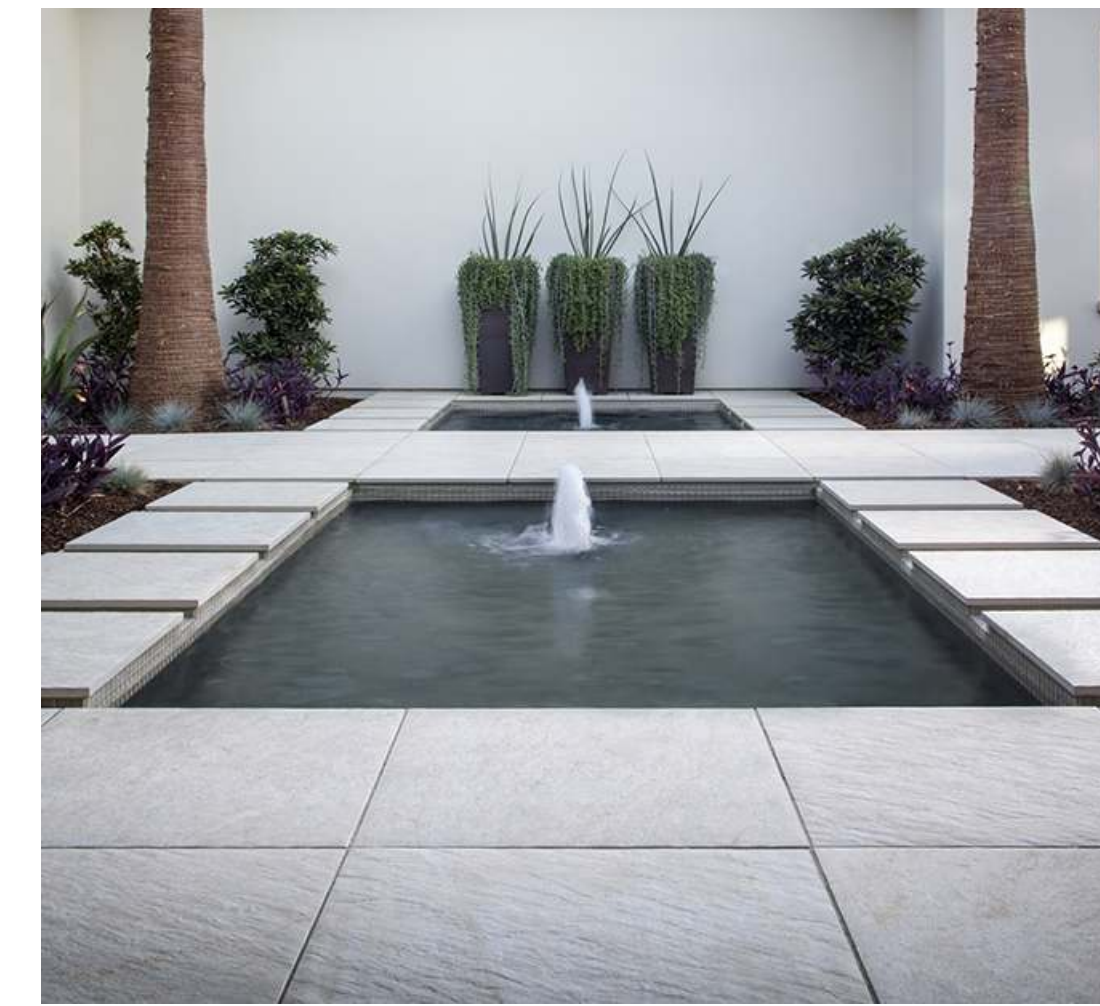


# MISSION MODERN LANDSCAPE CONCEPT

Upper Mission, Kelowna BC



ISSUE	DATE	COMMENT







### Drawing List

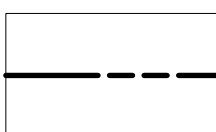
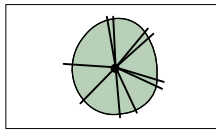
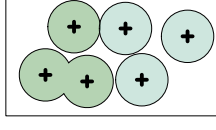
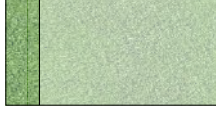


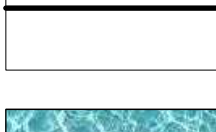
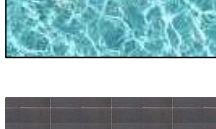
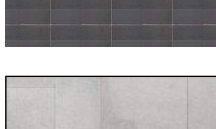


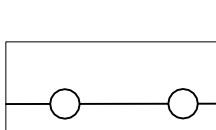
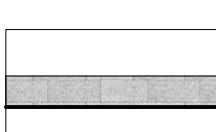

Sheet No	Sheet Name	Sheet No	Sheet Name
L-00	COVER SHEET	L-05	PLANTING PLAN
L-01	EXISTING SITE	L-06	PLANTING PALLETTE
L-02	MATERIALS PLAN	L-20	DETAILS
L-03	LIGHTING LEGEND	L-21	NOTES
L-04	LAYOUT PLAN		

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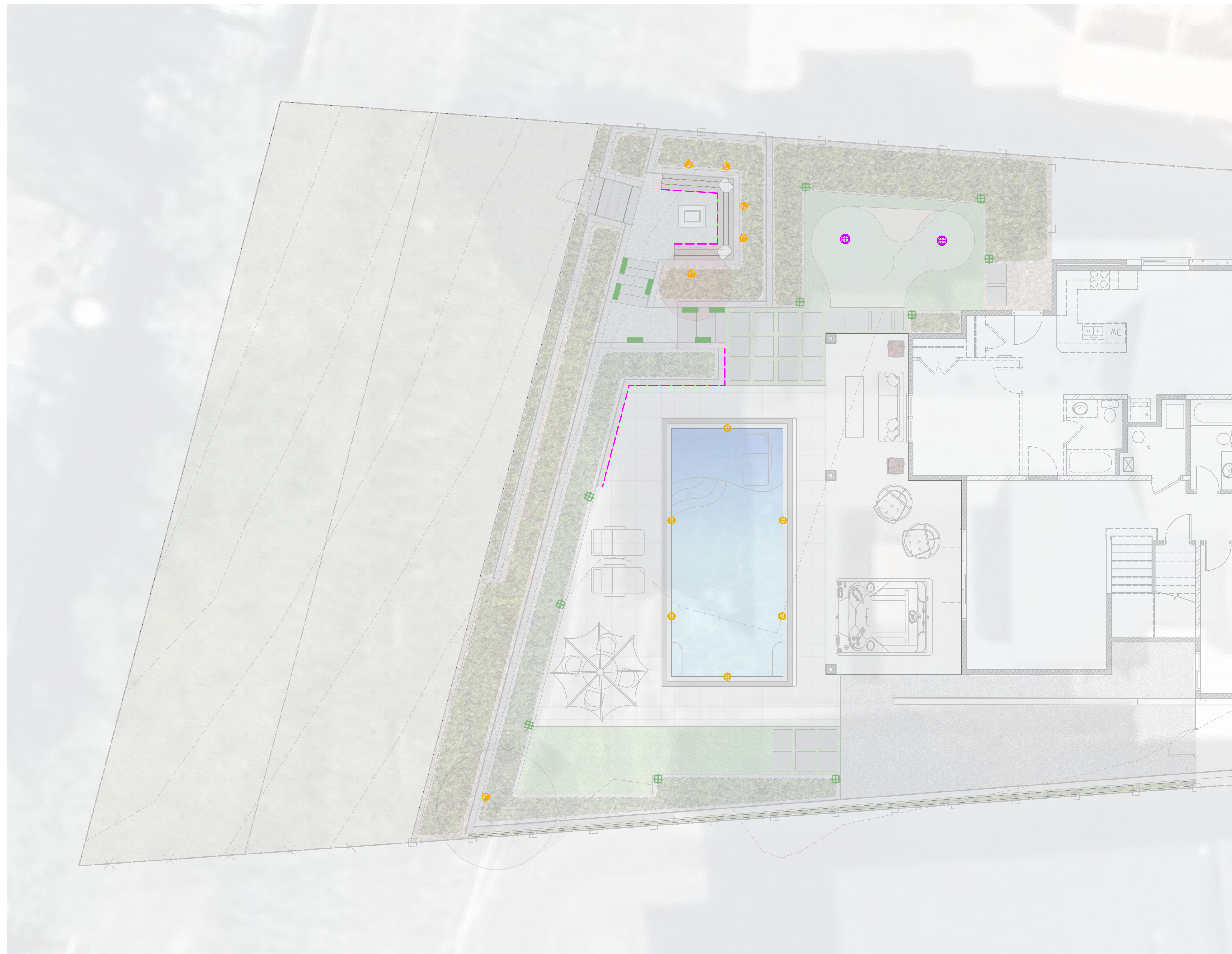
## MATERIALS LEGEND

-  SITE BOUNDARY
-  PROPOSED TREES (Refer plant schedule)
-  PROPOSED PLANTING (Refer plant schedule)
-  PUTTING GREEN ARTIFICIAL TURF TYPE 1 TO BE SoftLawn® Pro Cut. ARTIFICIAL TURF TYPE 2 TO BE TRUE ROLL PE. FROM SYNTHETIC TURF INTERNATIONAL.
-  DOG RUN ARTIFICIAL TURF TYPE 3 TO BE SOFT LAWN PET TURF FROM SYNTHETIC TURF INTERNATIONAL
-  PLANTING AREA
-  BUILDING OUTLINE
-  PROPOSED POOL
-  UNIT PAVERS TYPE 1 - 18x18"x2" CHARCOAL HYDRAPRESSED SLAB
-  UNIT PAVERS TYPE 2 -24x24"x2" NATURAL HYDRAPRESSED SLAB
-  ROCK MULCH - 2" BASALT
-  CRUSHED PAVING - KETTLE VALLEY GRANITE CRUSHER CHIP
-  PROPOSED RAILING (METAL PICKET)
-  RETAINING WALL - VALLEY STONE EDGE CHARCOAL WALLS WITH NATURAL COLOURED CAPS

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Uplighting - FX Luminaire FR LED Up Light



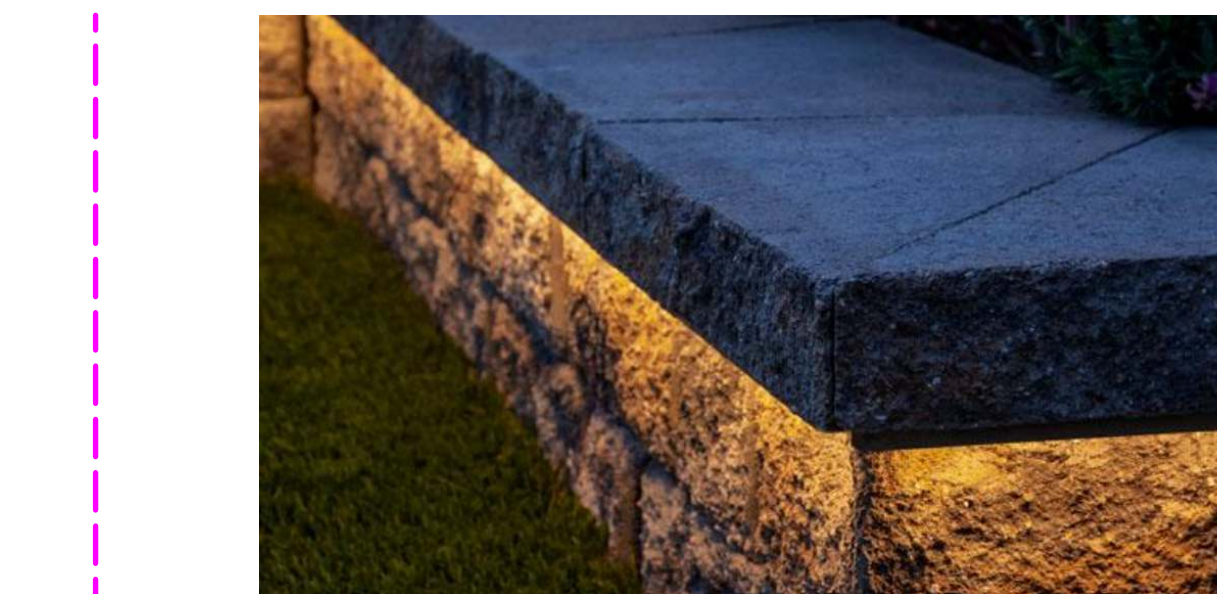
Pool Lighting - Specifications provided by pool designer



Pathway Lighting - FX Luminaire M-PJ Path Light



Wall and Stair Lighting - FX Luminaire LED Led Light



Strip Lighting - FX Luminaire SRP Strip Light STANDARD BASE

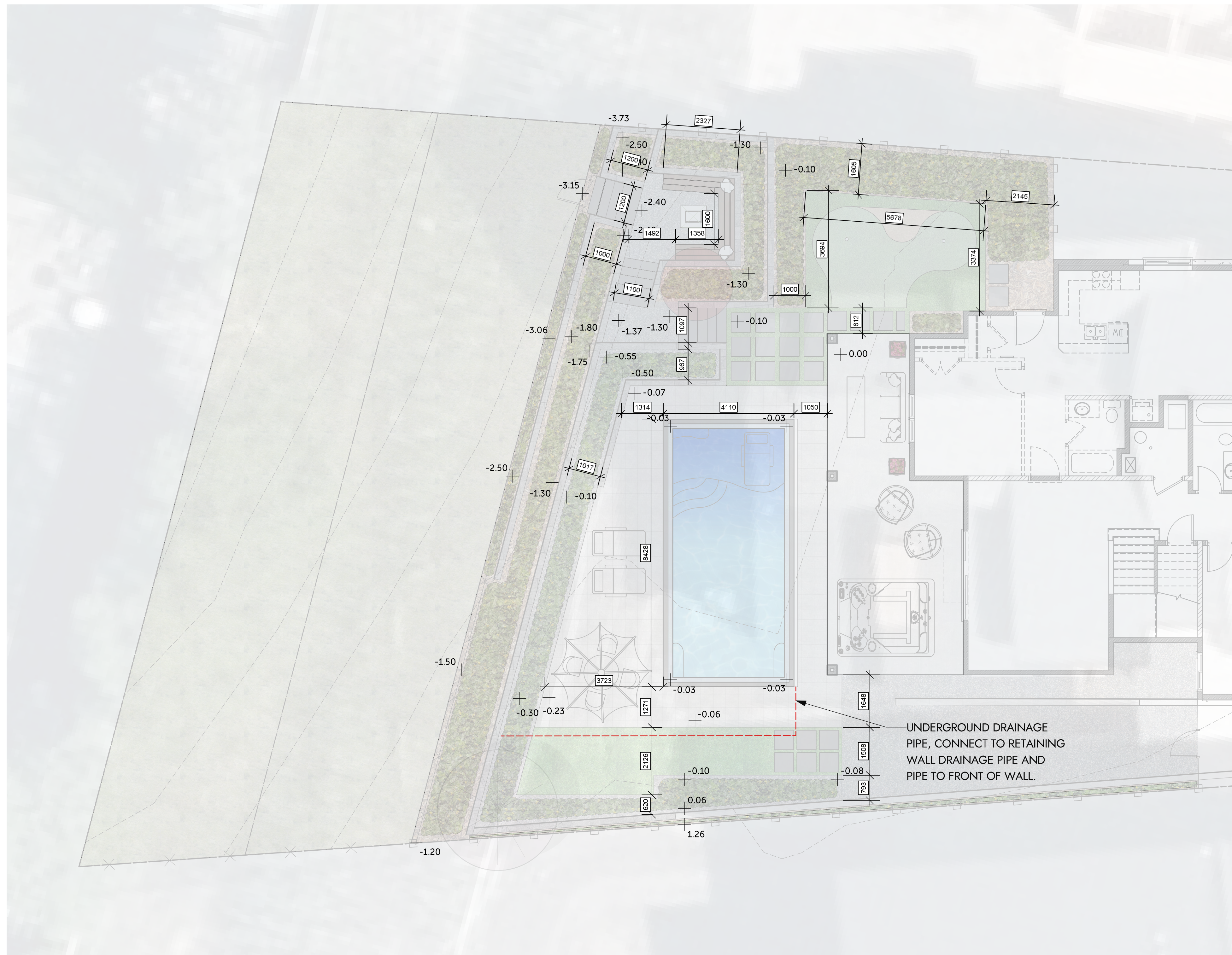


In Ground lighting - FX Luminaire A-KN In-Grade Light

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### LAYOUT LEGEND

TW TOP OF WALL

BW BOTTOM OF WALL

+ 0.00 POINT OF ORIGIN

+  
-0.08 ESTIMATED MEASUREMENT  
BELOW POINT OF ORIGIN

+  
+1.52 ESTIMATED MEASUREMENT  
ABOVE POINT OF ORIGIN

\*ALL GRADES ARE ESTIMATED BASED ON GIVEN BUILDING HEIGHTS. ON SITE ADJUSTMENTS WILL NEED TO BE MADE BASED ON ADJACENT PROPERTY LINES AND FINISHED ELEVATION OF RETAINING WALL.

\*ALL DRAINAGE SHOULD BE DIRECTED AWAY FROM ALL STRUCTURES AND THE PROPOSED POOL

\*ALL MEASUREMENTS ARE IN MILLIMETERS

ISSUE	DATE	COMMENT







**PLANTING SCHEDULE**

ID	Qty	Botanical Name	Common Name	Notes
<b>Trees</b>				
Apa	1	Acer palmatum var. dissectum 'Red Drago	Red Dragon Japanese maple	60mm CAL
MVa	1	Cornus florida 'Pink Rubra'	Pink Rubra Dogwood	1G CONT.
<b>Shrubs &amp; Perennials</b>				
ASi	4	Artemesia 'Silvermound'	Silvermound Artemesia	450mm
BGr	38	Buxus x 'Green Gem'	Green Gem Boxwood	2G CONT.
Hwh	22	Hemerocallis 'White Temptation'	Daylilies Daylily	1G CONT.
Har	14	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2G CONT.
Isi	6	Iris siberica 'Butter & Sugar'	Butter & Sugar Iris	900mm
Lan	22	Lavandula angustifolia Blue Cushion	Blue Cushion English Lavender	1G CONT.
Nra	7	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1G CONT.
Pvi	5	Philadelphus virginialis 'Snowbelle'	Snowbelle Mockorange	2G CONT.
Tme	12	Taxus x media 'Hicksii'	Hicks Yew	MIN. 1.5M HT.
<b>Annuals</b>				
<b>Ornamental Grasses</b>				
MVa	18	Molinia 'Variegata'	Variegated Purple Moor Grass	1G CONT.
MsP	4	Miscanthus sinensis 'Purpurescens'	Flame Grass	1G CONT.

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**TREES**



**Acer palmatum 'Red Dragon'**  
Red Dragon Japanese Maple



**Cornus florida 'Pink Rubra'**  
Pink Rubra Dogwood



**Buxus x 'Green Mountain'**  
Green Mountain Boxwood



**Hemerocallis 'White Temptation'**  
Daylilies Daylily



**Hydrangea arborescens 'Annabelle'**  
Annabelle Hydrangea

**SHRUBS & PERENNIALS**



**Lavandula angustifolia Blue Cushion**  
Blue Cushion English Lavender



**Philadelphus 'Snowbelle'**  
Snowbelle Mockorange



**Taxus x media 'Hicksii'**  
Hicks Yew



**Iris sibirica 'Butter and Sugar'**  
Butter and Sugar Iris



**Nepeta racemosa 'Walker's Low'**  
Walker's Low Catmint



**Artemisia schmidtiana 'Silver Mound'**  
Silver Mound Wormwood

**ORNAMENTAL GRASSES**



**Molinia 'Variegata'**  
Variegated Purple Moor Grass



**Miscanthus sinensis 'Purpurascens'**  
Purple Maiden Grass



# LAYOUT NOTES

## 1) CANADIAN LANDSCAPE STANDARD

WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL SPECIFICATIONS AND STANDARDS ESTABLISHED IN THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD (JOINTLY PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA)).

## 2) INSPECTIONS

THE CONTRACTOR SHALL GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.

## 3) DIMENSIONS

SCALED DIMENSIONS ARE SUPERSEDED BY WRITTEN DIMENSIONS.

## 4) SLEEVING

REFER IRRIGATION NOTES.

## 5) PROJECT STAKING

PRIOR TO CONSTRUCTION, ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR. ALL CURVES SHALL BE CONTINUOUS AND SMOOTH WITH CAREFULLY MATCHED TANGENTS.

## 6) WOOD MULCH

REFER TO PLANTING NOTES.

## 7) GROWING MEDIUM

REFER TO PLANTING NOTES.

## 8) DESIGN INTENT

THESE DRAWINGS ARE A REPRESENTATION OF THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING A LANDSCAPE ARCHITECT IF ANY ADDITIONAL CLARIFICATION OR DETAILS ARE NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.

## 9) LIMIT OF WORK

ALL WORK OF THE CONTRACTOR WITHIN THE LIMIT OF WORK SHOWN ON THE DRAWING IS THE BOUNDARY OF THE CONTRACT, THIS SHOULD BE VERIFIED WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.

## 10) COMPOSITE BASE SHEET

THE PROPOSED IMPROVEMENTS DISPLAYED ON THESE DRAWINGS ARE SUPERIMPOSED ON THE BASE SHEET. THIS BASE SHEET IS COMPILED FROM ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, THE TOPOGRAPHIC SURVEY, AND OTHER DATA MADE AVAILABLE TO THE DESIGNER. THE DESIGNER SHALL NOT BE HELD LIABLE FOR INACCURACIES, OMISSIONS, CHANGES, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED ONLY AS AN AID AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

## 11) CONTRACTORS' JOB SITE CONDITIONS

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, THIS INCLUDES: SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, WITH THE EXCEPTION OF LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.

## 12) UTILITIES

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. MOST UTILITY COMPANIES HAVE ACCESS TO THE UNDERGROUND SERVICE ALERT PROGRAM CALL BEFORE YOU DIG'. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS PRIOR TO PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474 -6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE. THE CONTRACTOR IS CAUTIONED THAT EXCAVATION IS THE ONLY WAY TO REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES NOT SHOWN ON THESE DRAWINGS.

# PLANTING NOTES

## 1) PLANT MATERIAL

ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO BCLNA OR CANADIAN FOOD INSPECTION AGENCY (CFIA) STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM THEIR NEGLIGENCE TO THE OWNER. AT SOURCE OF SUPPLY, PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL FROM THE DATE OF SUBSTANTIAL PERFORMANCE.

## 2) SUBSTITUTIONS

THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND WILL BE HELD RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.

## 3) WOOD MULCH

THE CONTRACTOR SHALL SUPPLY AND PLACE DOUGLAS RED FIR MULCH, AVAILABLE FROM BETTER EARTH & GARDEB, AT 75MM DEPTH (MIN.) TO THE PLANTING AREAS, AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWING OR THE OWNER. CONSTRUCTOR TO CONFIRM THE WOOD MULCH SUPPLIED IS FREE OF ANY FOREIGN CHUNKS, STICKS, SOILS, STONES, CHEMICALS, SALT AND ROOTS, AND IS NON-MATTING.

## 4) GROWING MEDIUM PLACEMENT

IMPORT GROWING MEDIUM SHALL BE PLACED AT 300MM DEPTH (MINIMUM) IN ALL PLANTING AREAS AND 150MM DEPTH IN ALL TURF AREAS, AS SHOWN IN THE DRAWINGS. GROWING MEDIUM IS TO MEET PROPERTIES OF TYPE 2P FOR PLANTING AREAS AND TYPE 2L FOR TURF AREAS, AS PER TABLE T-6.3.5.3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

## 5) QUANTITIES

SUPPLY AND INSTALL ALL PLANT SYMBOLS SHOWN SCHEMATICALLY ON THE DRAWING. THE QUANTITIES SHOWN ON THE LABEL ARE NOT TO BE THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.