



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNIA STANDARDS.
2. ALL LANDSCAPE WORKS TO MEET CITY OF VERNON BYLAW 5000 AND 5015 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'SCARSEN'	SCARLET SENTINEL MAPLE	10	6m CAL/LEGACY TREE
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	16	6m CAL
QUERCUS ROBUR x ALBA 'JFS-KW1QX'	STREETSPIRE OAK	22	6m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	38	6m CAL
TILIA CORDATA x MONGOLICA 'HARVEST GOLD'	HARVEST GOLD LINDEN	3	6m CAL
SHRUBS			
CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	43	#02 CONT. /2.0M O.C. SPACING
HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	53	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA PANICULATA 'BULK'	QUICKFIRE HYDRANGEA	19	2m CAL TOP GRAFTED TREE-FORM
PHYSCOCARPUS OPULIFOLIUS 'MINDIA'	COPPERTINE NINEBARK	43	#02 CONT. /2.0M O.C. SPACING
FINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	28	#02 CONT. /2.5M O.C. SPACING
RHUS TYRHINA	STAGHORN SUMAC	53	#02 CONT. /1.8M O.C. SPACING
SORBARIA SCORBIFOLIA	ASHLEAF SPIREA	28	#02 CONT. /2.5M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	43	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ATHYRIUM FILIX-FEMINA	LADY FERN	205	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	115	#01 CONT. /1.0M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	205	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	79	#01 CONT. /1.2M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDECOTE'	HIDECOTE ENGLISH LAVENDER	141	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	79	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	205	#01 CONT. /0.75M O.C. SPACING



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PROJECT TITLE

VERNON SPRINGS
1607 43RD AVENUE

Vernon, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	21.01.12	Review
2		
3		
4		
5		

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DESIGN BY: RM

DRAWN BY: NCS

CHECKED BY: FB

DATE: JAN. 12, 2021

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SEAL



DRAWINGS NUMBER

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ATTACHMENT 3