

2 landscape areas  
Scale: 1:1500

Site Information

Address: 10660 Highway 97  
Lake Country B.C.  
District of Lake Country Zoning: RM2

Landscape Statistics

Site Area Phase 1-3: 20,101.20 sq m  
Landscape area provided: 9,933.33 sq m  
49.42 % of site

Trees	provided	1 tree per 60 sq m
<b>Total</b>	<b>179</b>	
<b>Deciduous Trees</b>	<b>125.00</b>	
75mm cal	90	
03	35	
<b>Coniferous Trees</b>	<b>54.00</b>	
3m height	54.00	
<b>Shrubs</b>	<b>764</b>	
1 Shrub per 30 sq m		
<b>Total</b>	<b>505.00</b>	
<b>Deciduous</b>	<b>505.00</b>	
<b>Coniferous</b>	<b>259.00</b>	

Site Notes:

- Sod areas are limited to the central amenity areas to a maximum of 2,000 sq.m.. the remainder of the site will be landscaped with drought tolerant ground covers and plant material.
- Central community areas for planting beds equal a total area of 310 s.q.m

Plant List

Qty	Common Name	Botanical Name
<b>Ornamental Grasses and Groundcovers</b>		
329	Bronze Veil Tufted Hair Grass	Deschampsia caespitosa 'Bronzeschleier'
203	Avalanche Reed Grass	Calamagrostis x acutiflora 'Avalanche'
121	Flame Grass	Miscanthus sinensis 'Purpurascens'
129	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'
<b>Shrubs</b>		
Coniferous		
61	Blue Carpet Juniper	Juniperus squamata 'Blue Carpet'
70	Dwarf Mugo Pine	Pinus mugo 'pumilio'
128	Russian Sage	Perovskia atriplicifolia
Deciduous		
89	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'
69	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow'
32	Double play candy corn spirea	Spiraea japonica 'candy corn'
32	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
11	Mottled Dogwood	Cornus alba 'Gouchaultii'
50	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
113	Red-osier Dogwood	Cornus sericea
109	Snowberry	Symphoricarpos albus
<b>Trees</b>		
Coniferous		
27	Interior Douglas Fir	Pseudotsuga menziesii
27	Yellow Ponderosa Pine	Pinus ponderosa
Deciduous		
7	Bloodgood London Plane	Platanus x acerifolia 'Bloodgood'
5	Bowhall Maple	Acer rubrum 'bowhall'
13	Crimson spire oak	Quercus robur 'crimschmidt'
30	Dakota Pinnacle Birch	Betula platyphyla 'Fargo'
5	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'
8	Lone Star Linden	Tilia cordata
4	Patmore Green Ash	Fraxinus pennsylvanica 'Patmore'
53	Trembling Aspen	Populus tremuloides

Legend

- trees**
  - douglas fir min 2.5m height
  - yellow ponderosa pine min 2.5m height
  - bloodgood london plane min 60 mm cal
  - bowhall maple min 60 mm cal
  - crimson spire oak min 60 mm cal
  - lonestar linden min 60 mm cal
  - patmore green ash min 60 mm cal
  - trembling aspen min 60 mm cal
  - dakota pinnacle birch min 60 mm cal
  - japanese tree lilac min 60 mm cal
- groundcovers**
  - bronze veil tufted grass
  - avalanche reed grass
  - flame grass
  - prairie fire red switch grass
  - wood mulch
  - sod limited to central amenity area
  - drought tolerant and flowering seed mix
    - sheep fescue
    - bluebunch wheatgrass
    - perennial rye grass
    - micro-clover
    - English daisy
    - roman chamomile
    - baby blue eyes
  - concrete paving accent colour concrete
- shrubs**
  - blue carpet juniper
  - dwarf mugo pine
  - russian sage
  - amber jubilee ninebark
  - red twig dogwood
  - candy corn spirea
  - little devil ninebark
  - mottled dogwood
  - oso easy paprika rose
  - red-osier dogwood
  - snowberry

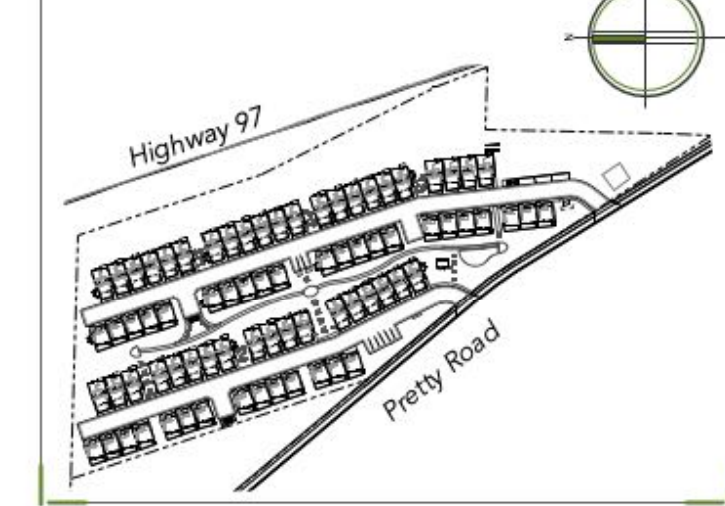
General Notes

- This drawing, including all concepts and design ideas are property of Arquiecos Group Ltd. These drawings can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
- These drawings must not be used for construction purposes unless specifically issued as such.
- This drawing has been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Due to printing and reproduction scale may vary slightly. Written dimensions rule over scaled dimensions. Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately.
- Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Group Ltd, the Project Owner or the Owner's Representative.
- Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
- Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscapes and Roads Construction Standards. Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

Irrigation Notes

- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subcontractors regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.
- Sod areas to include high efficiency irrigation system with MP spray heads. Spray irrigation for seeded areas to run until establishment and only if required thereafter.

Key Plan



8	DP	24.01.16
7	DP	23.10.11
6	review and coordination	23.10.10
5	DP	23.07.11
4	review and coordination	23.06.08
Issued for:		Date: (yy.mm.dd)

Project No. 23-001  
Project Title. Lake Country Townhouses

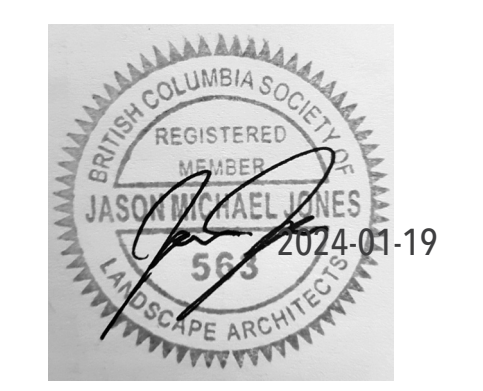
10660 Highway 97  
Lake Country, B.C.

Drawing Title: Overall Plan

Drawn by: cmp  
Checked by: jj / cmp

Drawing No. L-0

Scale: 1:500



**legend**

- trees**
- douglas fir  
min 2.5m height
  - yellow ponderosa pine  
min 2.5m height
  - bloodgood london plane  
min 60 mm cal
  - bowhall maple  
min 60 mm cal
  - crimson spine oak  
min 60 mm cal
  - lonestar linden  
min 60 mm cal
  - patmore green ash  
min 60 mm cal
  - trembling aspen  
min 60 mm cal
  - dakota pinnate birch  
min 60 mm cal
  - japanese tree lilac  
min 60 mm cal
- groundcovers**
- bronze veil tufted grass
  - avalanche reed grass
  - flame grass
  - prairie fire red switch grass
  - wood mulch
  - sod  
limited to central amenity area
  - drought tolerant and flowering seed mix
    - sheep fescue
    - bluebunch wheatgrass
    - perennial rye grass
    - micro-clover
    - English daisy
    - roman chamomile
    - baby blue eyes
- concrete paving**
- concrete paving  
accent colour concrete
- shrubs**
- blue carpet juniper
  - dwarf mugo pine
  - russian sage
  - amber jubilee ninebark
  - red twig dogwood
  - candy com spirea
  - little devil ninebark
  - oso easy paprika rose
  - red-osier dogwood
  - snowberry

**Plant List**

Qty	Common Name	Botanical Name
329	Bronze Veil Tufted Hair Grass	Deschampsia caespitosa 'Bronzeschleier'
203	Avalanche Reed Grass	Calamagrostis x acutiflora 'Avalanche'
121	Flame Grass	Miscanthus sinensis 'Purpureascens'
129	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'

**Shrubs**

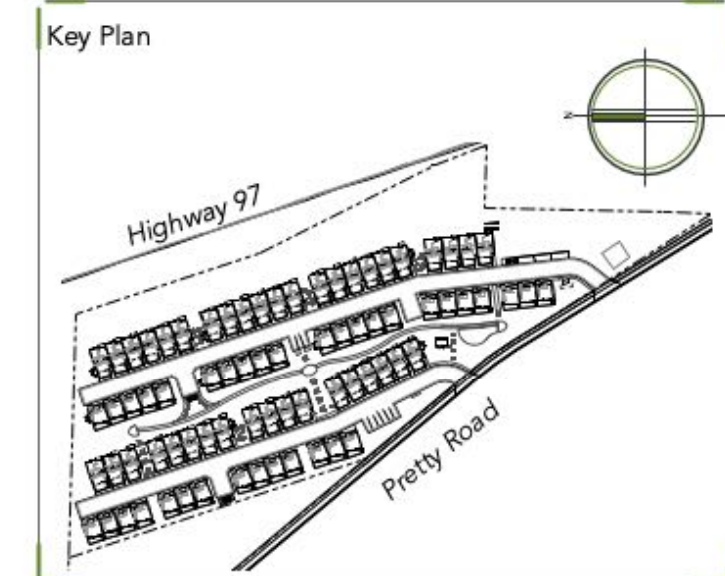
Qty	Common Name	Botanical Name
61	Blue Carpet Juniper	Juniperus squamata 'Blue Carpet'
70	Dwarf Mugo Pine	Pinus mugo 'pumilio'
128	Russian Sage	Perovskia atriplicifolia
89	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'
69	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow'
32	Double play candy corn spirea	Spiraea japonica 'candy corn'
32	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
11	Mottled Dogwood	Cornus alba 'Gouchaultii'
50	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
113	Red-osier Dogwood	Cornus sericea
109	Snowberry	Symphoricarpos albus

**Trees**

Qty	Common Name	Botanical Name
27	Interior Douglas Fir	Pseudotsuga menziesii
27	Yellow Ponderosa Pine	Pinus ponderosa
7	Bloodgood London Plane	Platanus x acerifolia 'Bloodgood'
5	Bowhall Maple	Acer rubrum 'bowhall'
13	Crimson spine oak	Quercus robur 'crimschmidt'
30	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'
5	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'
8	Lone Star Linden	Tilia cordata
4	Patmore Green Ash	Fraxinus pennsylvanica 'Patmore'
53	Trembling Aspen	Populus tremuloides

- General Notes**
- This drawing, including all concepts and design ideas are property of Arquiecos Group Ltd. These drawings can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
  - These drawings must not be used for construction purposes unless specifically issued as such.
  - This drawings have been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Due to printing and reproduction scale may vary slightly. Written dimensions rule over scaled dimensions. Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately.
  - Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Group Ltd, the Project Owner or the Owner's Representative.
  - Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
  - Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards. Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

- Irrigation Notes**
- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.
  - Sod areas to include high efficiency irrigation system with MP spray heads. Spray irrigation for seeded areas to run until establishment and only if required thereafter.



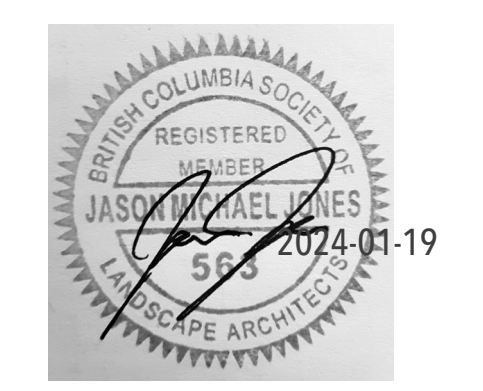
8	DP	24.01.16
7	DP	23.10.11
6	review and coordination	23.10.10
5	DP	23.07.11
4	review and coordination	23.06.08

Issued for: \_\_\_\_\_ Date: (yy.mm.dd)

Project No. 23-001  
 Project Title:  
**Lake Country Townhouses**  
 10660 Highway 97  
 Lake Country, B.C.

Drawing Title:  
**Overall Landscape Plan**

Drawn by: cmp	Drawing No. <b>L-1</b>
Checked by: jj / cmp	
Scale: 1:350	



- legend**
- trees**
- douglas fir min 2.5m height
  - yellow ponderosa pine min 2.5m height
  - bloodgood london plane min 60 mm cal
  - bowhall maple min 60 mm cal
  - crimson spire oak min 60 mm cal
  - lonestar linden min 60 mm cal
  - patmore green ash min 60 mm cal
  - trembling aspen min 60 mm cal
  - dakota pinnacle birch min 60 mm cal
  - japanese tree lilac min 60 mm cal
- groundcovers**
- bronze veil tufted grass
  - avalanche reed grass
  - flame grass
  - prairie fire red switch grass
  - wood mulch
  - sod limited to central amenity area
  - drought tolerant and flowering seed mix
    - sheep fescue
    - bluebunch wheatgrass
    - perennial rye grass
    - micro-clover
    - English daisy
    - roman chamomile
    - baby blue eyes
- concrete paving**
- accent colour concrete
  - concrete
- shrubs**
- blue carpet juniper
  - dwarf mugo pine
  - russian sage
  - amber jubilee ninebark
  - red twig dogwood
  - candy com spirea
  - little devil ninebark
  - mottled dogwood
  - oso easy paprika rose
  - red-osier dogwood
  - snowberry

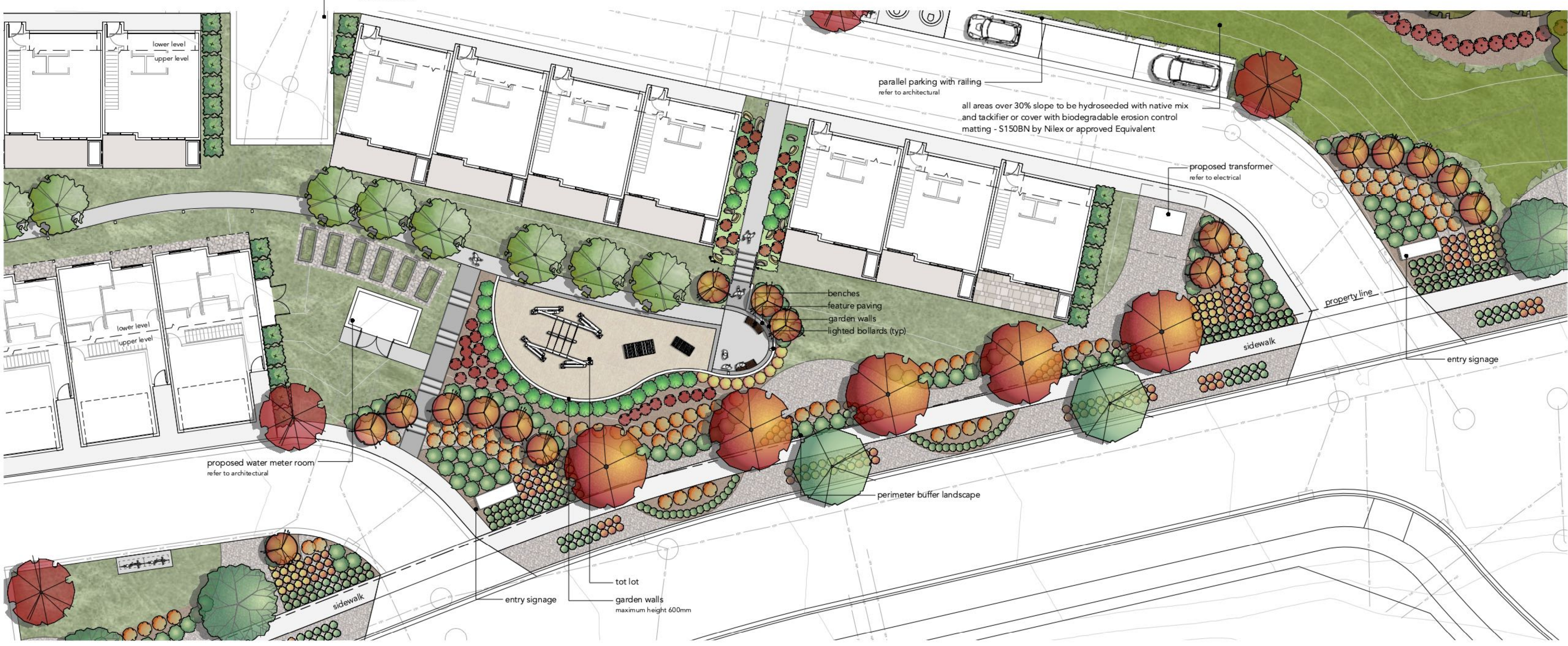
**General Notes**

- This drawing, including all concepts and design ideas are property of Arqueicos Group Ltd. This drawing can only be reproduced with written authorization of Arqueicos Group, the Project Owner or the Owner's Representative.
- These drawings must not be used for construction purposes unless specifically issued as such.
- This drawing has been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Due to printing and reproduction scale may vary slightly. Written dimensions rule over scaled dimensions. Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately.
- Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arqueicos Group Ltd. the Project Owner or the Owner's Representative.
- Any references made to the location of all existing and proposed utilities, including LRVW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
- Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards. Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

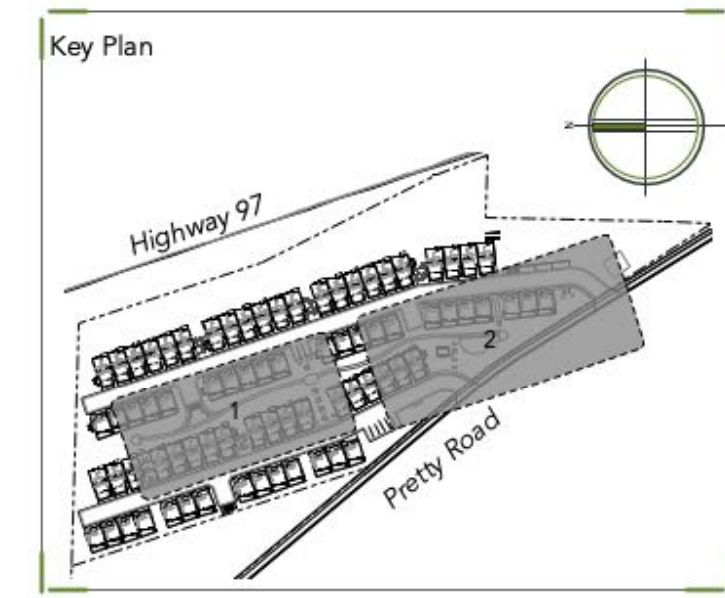
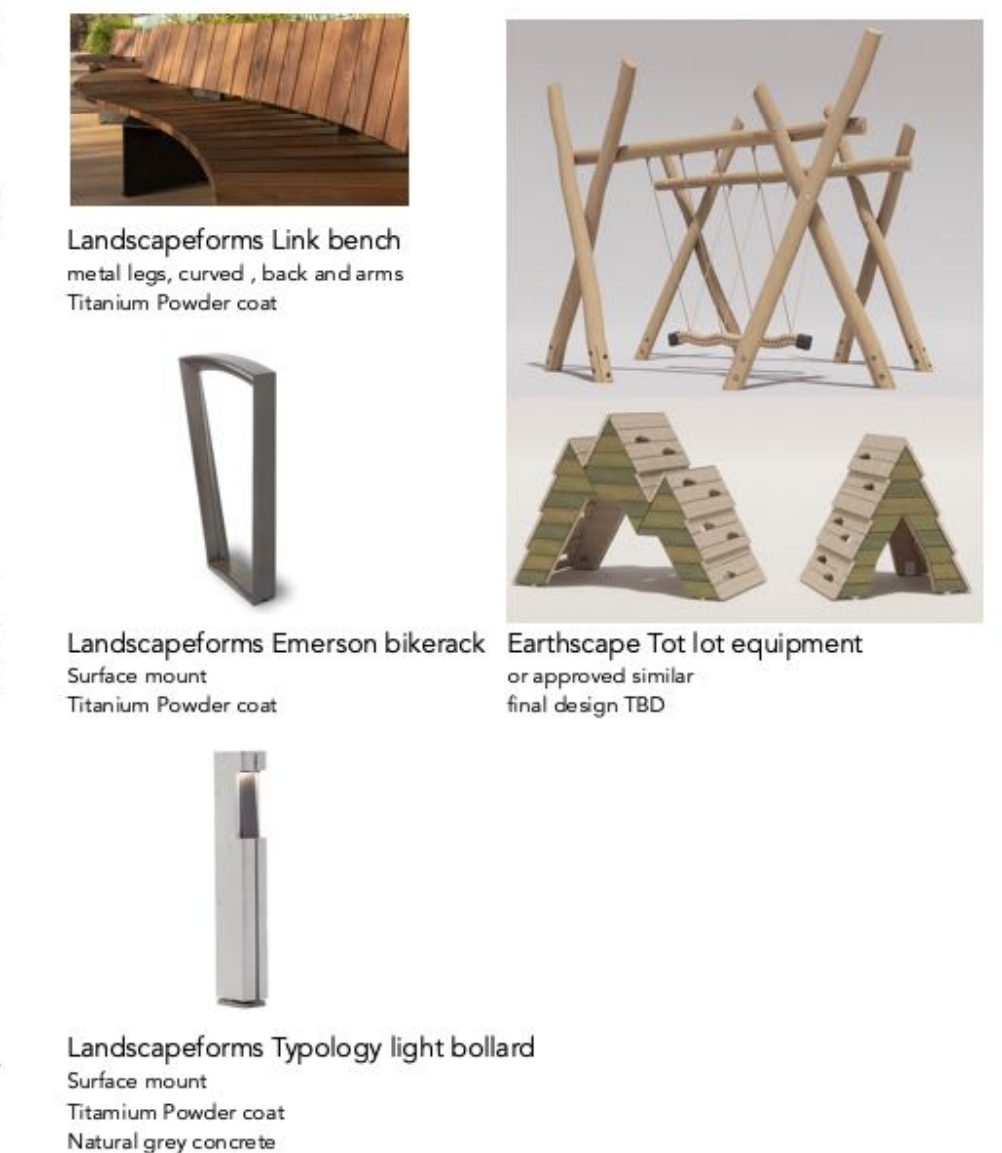
**Irrigation Notes**

- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.
- Sod areas to include high efficiency irrigation system with MP spray heads. Spray irrigation for seeded areas to run until establishment and only if required thereafter.

1 Central Courtyard North  
Scale: 1:175



**Site furnishings**



8	DP	24.01.16
7	DP	23.10.11
6	review and coordination	23.10.10
5	DP	23.07.11
4	review and coordination	23.06.08
Issued for:		Date: (yy-mm-dd)

Project No. 23-001  
Project Title: Lake Country Townhouses

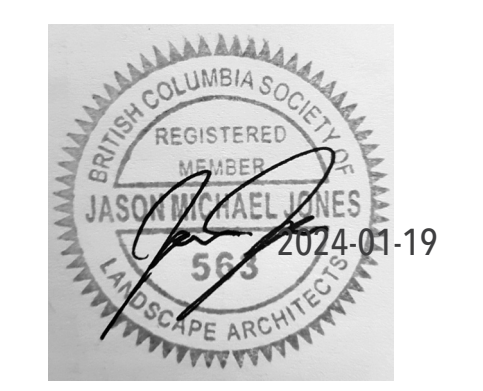
10660 Highway 97  
Lake Country, B.C.

Drawing Title: Central Courtyard Plan

Drawn by: cmp  
Checked by: jj / cmp  
Drawing No. L-2

Scale: 1:175

2 Central Courtyard South  
Scale: 1:175



- legend**
- trees**
- douglas fir  
min 2.5m height
  - yellow ponderosa pine  
min 2.5m height
  - bloodgood london plane  
min 60 mm cal
  - bowhall maple  
min 60 mm cal
  - crimson spire oak  
min 60 mm cal
  - lonestar linden  
min 60 mm cal
  - patmore green ash  
min 60 mm cal
  - trembling aspen  
min 60 mm cal
  - dakota pinnacle birch  
min 60 mm cal
  - japanese tree lilac  
min 60 mm cal

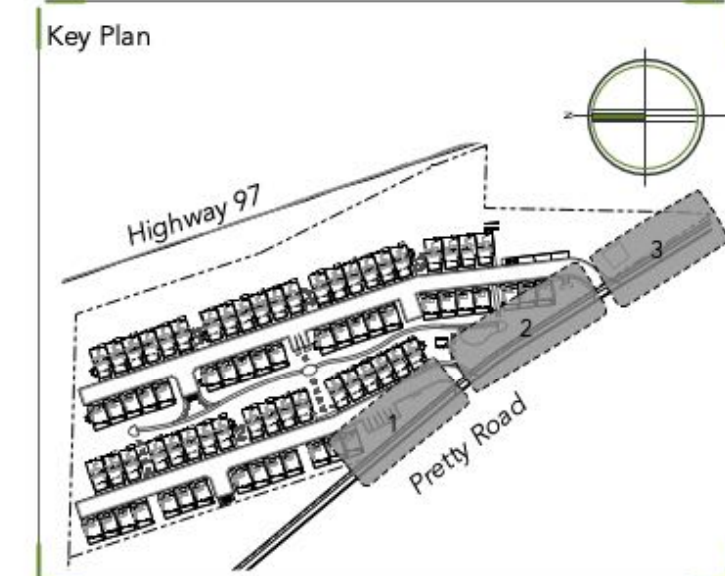
- groundcovers**
- bronze veil tufted grass
  - avalanche reed grass
  - flame grass
  - prairie fire red switch grass
  - wood mulch
  - sod  
limited to central amenity area
  - drought tolerant and flowering seed mix
    - sheep fescue
    - bluebunch wheatgrass
    - perennial rye grass
    - micro-clover
    - English daisy
    - roman chamomile
    - baby blue eyes

- concrete paving**
- accent colour concrete

- shrubs**
- blue carpet juniper
  - dwarf mugo pine
  - russian sage
  - amber jubilee ninebark
  - red twig dogwood
  - candy com spirea
  - little devil ninebark
  - mottled dogwood
  - oso easy paprika rose
  - red-osier dogwood
  - snowberry

- General Notes**
- This drawing, including all concepts and design ideas are property of Arquiecos Group Ltd. These drawings can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
  - These drawings must not be used for construction purposes unless specifically issued as such.
  - This drawings have been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Due to printing and reproduction scale may vary slightly. Written dimensions rule over scaled dimensions. Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately.
  - Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Group Ltd. the Project Owner or the Owner's Representative
  - Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
  - Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards. Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

- Irrigation Notes**
- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.
  - Sod areas to include high efficiency irrigation system with MP spray heads. Spray irrigation for seeded areas to run until establishment and only if required thereafter.

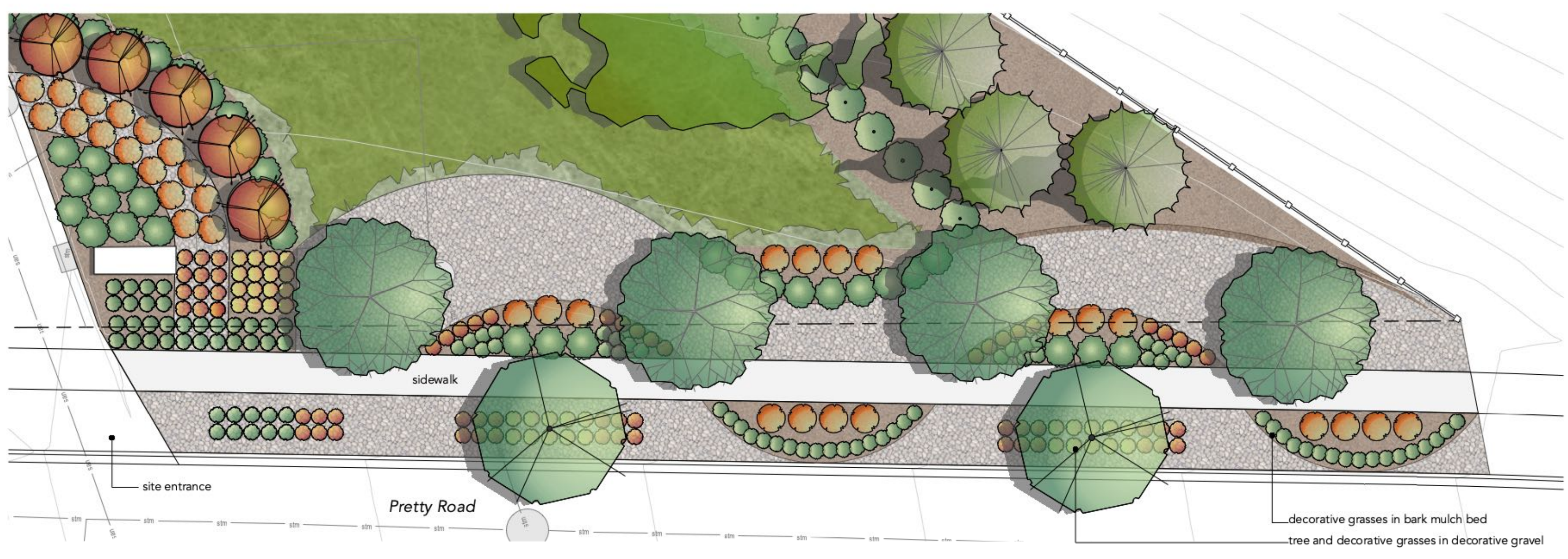
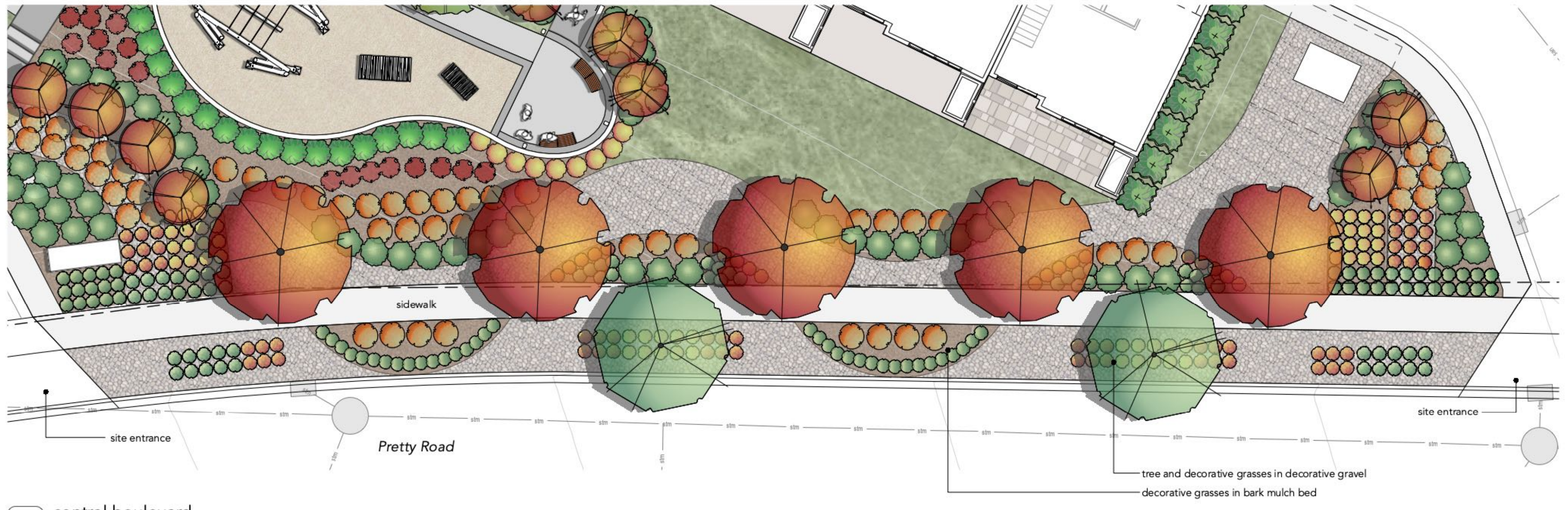
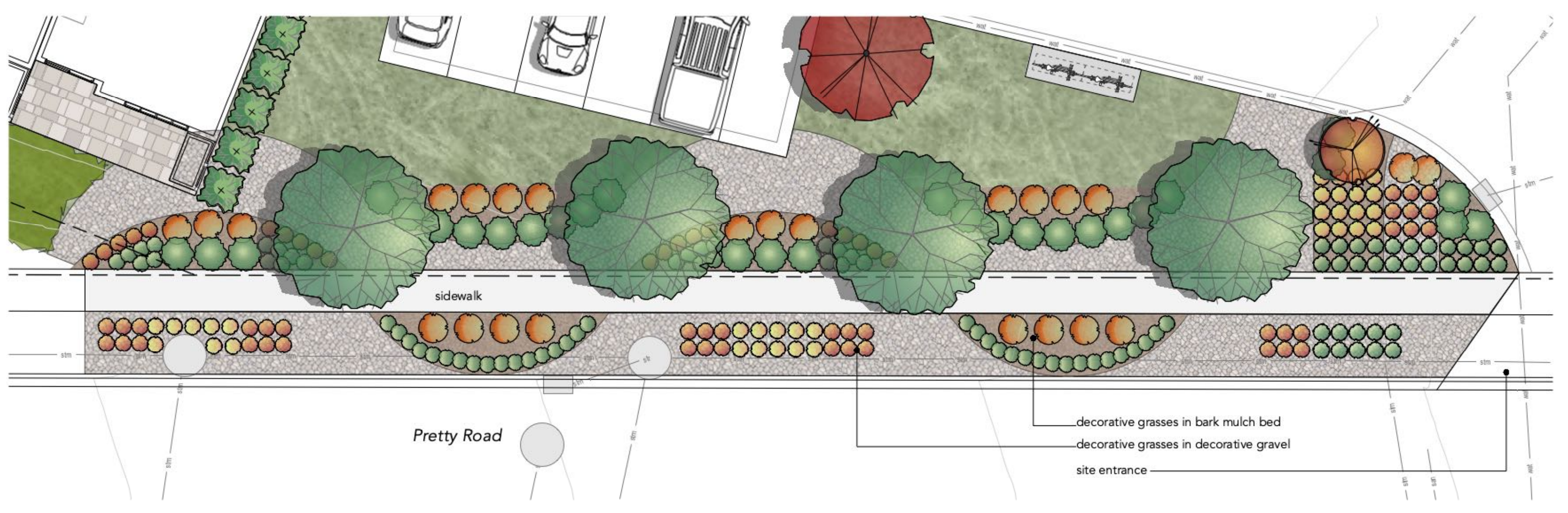
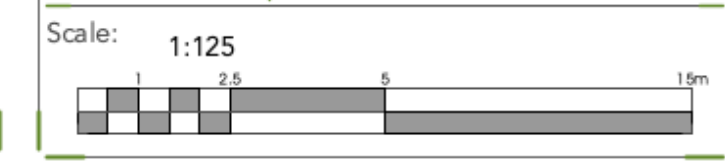


8	DP	24.01.16
7	DP	23.10.11
6	review and coordination	23.10.10
5	DP	23.07.11
4	review and coordination	23.06.08
Issued for:		Date: (yy.mm.dd)

Project No. 23-001  
Project Title. **Lake Country Townhouses**  
10660 Highway 97  
Lake Country, B.C.

Drawing Title: **Boulevard landscape plans**

Drawn by: cmp  
Checked by: jj / cmp  
Drawing No. **L-3**



**Preliminary estimate of probable costs**

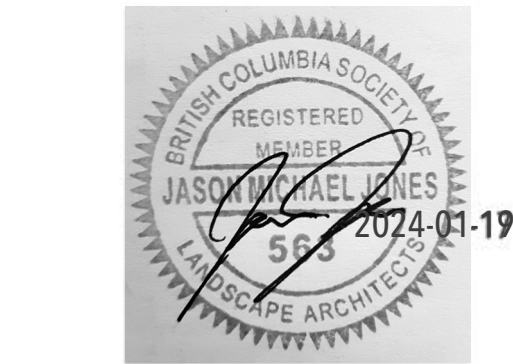
No	Item	Qty	Unit	Unit Cost	Comments	Total
<b>1.0 Softscape and Plant Material</b>						
1.1	Deciduous Trees	125	each	\$900	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 112,500
1.2	Coniferous Trees	54	each	\$900	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 48,600
1.3	Deciduous Shrubs	505	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 32,825
1.4	Coniferous Shrubs	259	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 16,835
1.5	Ornamental Grasses	782	each	\$35	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 27,370
1.6	Sod	2000	sq. m.	\$10	Including 15mm of topsoil and grading	\$ 20,000
1.7	Seed Mix	2120	sq.m.	\$8	Hydroseed including colour tachifier, 150mm of topsoil and grading	\$ 16,963
1.8	wood bark mulch	4114	sq.m.	\$10	fine ground wood mulch	\$ 41,135
1.9	decorative rock mulch	1208	sq.m.	\$20	25-40mm decorative rock mulch with filter fabric underlay	\$ 24,154
1.1	Irrigation	1	allow	\$130,000	Irrigation System with high efficiency MP spray heads, and bubblers for trees. Design Build by contractor to be reviewed and approved by Landscape Architect.	\$ 130,000
<b>Subtotal</b>						<b>\$ 470,383</b>
<b>2.0 Hardscape</b>						
2.1	Concrete paving	441	sq.m.	\$110	125mm thick concrete paving with rebar or wire mesh. Broom finish with sawcut control joints at 1.5-2.0m O.C.	\$ 48,552
2.2	Accent colour concrete	113	sq.m.	\$115	125mm thick concrete paving with rebar or wire mesh. Broom finish with sawcut control joints at 1.5-2.0m O.C. Interstar colour Black Onyx ( 2 bags)	\$ 13,046
2.3	Plaza garden walls	28	sq.m.	\$2,000	Poured in place concrete walls with rebar wire reinforcement . Contractor to provide engineering drawings for review	\$ 55,010
<b>Subtotal</b>						<b>\$ 116,608</b>
<b>3.0 Site Furnishings</b>						
3.1	Wood screen fence	406	l. m.	\$150	Wood Screen fence as per contract documents 1.80m (6') height.	\$ 60,875
3.2	Benches	8	each	\$1,800	benches as per drawings	\$ 14,400
3.3	Bike racks	8	each	\$1,000	bike racks as per drawings	\$ 8,000
3.4	Lighted bollards	58	each	\$650	bollards as per drawings	\$ 37,700
3.5	Wood planters	43	each	\$350	300mm high wood planter boxes for community gardening on grade	\$ 15,050
3.6	Tot lot	1	allow	\$95,000	tot lot equipment and safety surfacing as per landscape plans	\$ 95,000
<b>Subtotal</b>						<b>\$ 231,025</b>
<b>Estimated Total Cost</b>						<b>\$ 818,016</b>

**Notes.**

1. This is a preliminary opinion of probable costs based on development permit design plans, not a guaranteed cost figure.
2. Contractors are responsible for accurate quantity calculations and field measurements.
3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
4. All costs include supply and installation unless otherwise noted.
5. All costs are exclusive of GST.



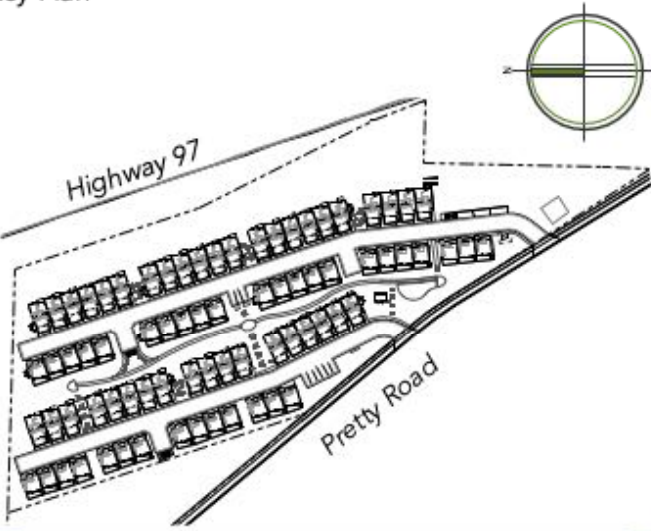
Arquiecos Group Ltd.  
Design and Development Consultants  
8-121 Village Heights SW  
Calgary, Alberta T3H 2L2  
p. 403.618.44.27  
e. info@arquiecos.com

**General Notes**

1. This drawing, including all concepts and design ideas are property of Arquiecos Group Ltd.  
This drawings can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
2. These drawings must not be used for construction purposes unless specifically issued as such.
3. This drawings have been drawn to scale as indicated in the titleblock and viewports. Do not scale drawings.  
Due to printing and reproduction scale may vary slightly. Written dimensions rule over scaled dimensions.  
Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately.
4. Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Group Ltd. the Project Owner or the Owner's Representative
5. Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
6. Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.  
Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

**Irrigation Notes**

1. All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards.  
Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources.  
Ensure power and water meters are properly installed and operating prior to utilization of the system.
2. Sod areas to include high efficiency irrigation system with MP spray heads.  
Spray Irrigation for seeded areas to run until establishment and only if required thereafter.

**Key Plan**

8	DP	24.01.16
7	DP	23.10.11
6	review and coordination	23.10.10
5	DP	23.07.11
4	review and coordination	23.06.08
Issued for:		Date: (yy.mm.dd)

Project No.  
23-001

Project Title.  
**Lake Country Townhouses**  
**10660 Highway 97**  
**Lake Country, B.C.**

Drawing Title:  
**Cost Estimate**

Drawn by:  
cmp

Drawing No.

Checked by:  
cmp

**L-4**

Scale:

1:300

