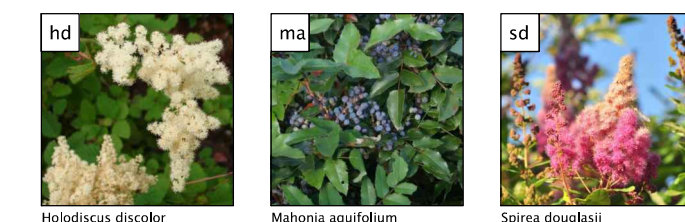


PLANT LIST (WEST OF COAST MERIDIAN ROAD ONLY)

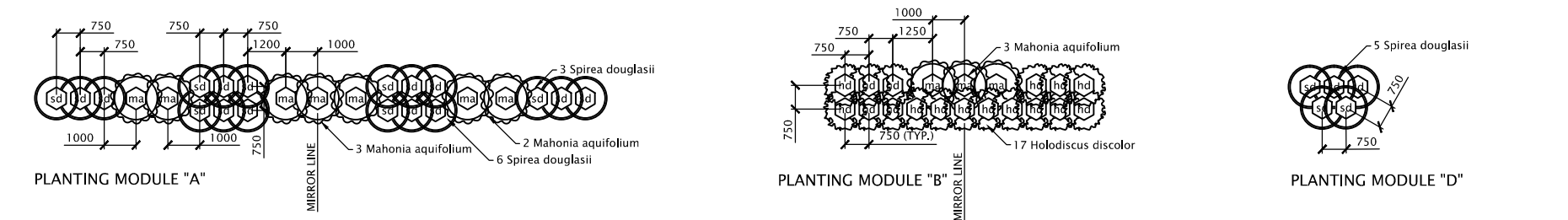
SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
hd	187	Holodiscus discolor	Ocean Spray	#1 pot	min. 60cm height	150cm height 120cm spread 750mm
ma	119	Mahonia aquifolium	Oregon Grape	#2 pot	min. 60cm height	200cm height 150cm spread 1000mm
sd	261	Spirea douglasii	Hardhack	#1 pot	min. 60cm height	180cm height 150cm spread 750m

GROUND COVER						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
g	-	Sodded Lawn	playground mix			
h	-	Hydroseeded Lawn	w/ Wildflower Mix Included			

PLANT IMAGES



SAMPLE PLANTING PODS



NOTES

- COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF PORT COQUITLAM AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.
- COMPLIANCE, STANDARD - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.
- COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST MMCD DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.
- EXISTING SERVICES - REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF ALL BURIED SERVICES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL UTILITIES LOCATIONS AND ANY AND ALL COSTS WHICH ARISE FROM DAMAGE TO SERVICES CAUSED BY ANY ACT OR FAILURE TO ACT OF THE CONTRACTOR.
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- GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:

PEDESTRIAN PAVED AREAS	1%
VEHICULAR PAVED AREAS	1%
LAWN AREAS	2%
PLANTED BEDS	5%
- GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:

HYDROSEED (over existing grade)	50 MM
GRASS AREAS	150 MM
SHRUB BEDS	450 MM
GROUND COVER AREAS	450 MM
TREES (10 cubic metres min. / tree)	1200 MM
- HYDROSEED - HYDROSEED AREAS TO BE SEEDED WITH:

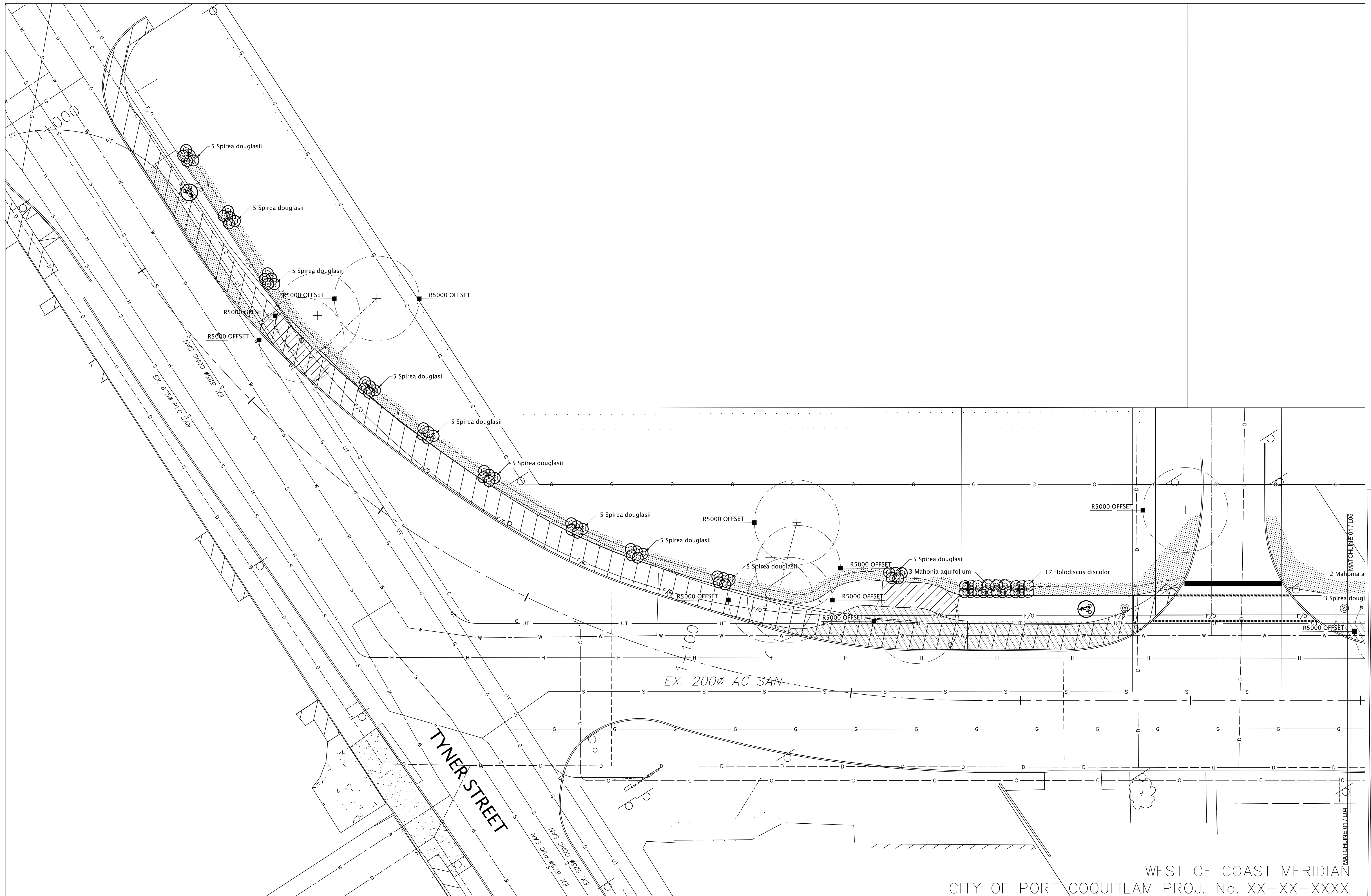
CANADA BLUEGRASS	5%
CREeping RED FESCUE	29%
HARD FESCUE/SHEEP FESCUE	26%
PERENNIAL RYEGRASS	40%

MIXED HALF & HALF WITH:
LOW GROW WILD FLOWER MIX by PREMIUM PACIFIC SEEDS LTD.
- MULCH - SHRUB PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF COMPOSTED MULCH. SUCH MULCH SHALL NOT CONTAIN CEDAR BARK OR WOOD FIBER.
- COMPLETENESS OF DESIGN - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL ASBUILT ELEMENTS.
- AS-BUILT CONDITIONS - NOTWITHSTANDING ANY NOTATION EXPLICIT OR IMPLIED ON THESE DRAWINGS, TREES SHALL BE OFFSET FROM ALL ELEMENTS OF INFRASTRUCTURE (LAMP STANDARD, POLES, LETDOWNS ETC.) AS REQUIRED BY THE CITY OF PORT COQUITLAM REGULATIONS AND GUIDELINES. IN PARTICULAR THE FOLLOWING OFFSETS SHALL BE MAINTAINED:

STREET LIGHT POLES	6 m
UTILITY POLE	5 m
MANHOLE, VALVE BOX, WATER SERVICE	1.2 m
SEWER AND DRAINAGE SERVICE CONNECTIONS	1.5 m
EDGE OF TRAVEL LANE	0.75 m
EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	2 m
- PLANT MATERIAL, QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.
- PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.
- PLANT MATERIAL, HEALTH - ALL PLANT MATERIAL SHALL BE VIGOROUS AND IN GOOD HEALTH AT TIME OF PLANTING. PLANT MATERIAL SHALL BE SUPPLIED BY A NURSERY FREE OF PESTS AND DISEASE.
- LAWN, SODDED - GRASS SHALL BE SOIL BASED PLAYFIELD SOD.

WEST OF COAST MERIDIAN
CITY OF PORT COQUITLAM PROJ. No. XX-XX-XXXX

BENCHMARK LEGAL DESCRIPTION <small>LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY</small>	CLIENT: PORT COQUITLAM 2580 SHAUGHNESSY STREET, PORT COQUITLAM BC V3C 2A8 TEL. (604) 543-6700 FAX. (604) PROJECT: IMPROVEMENTS AT KINGSWAY AVENUE FROM TYNER STREET TO COAST MERIDIAN STREET	Donald V. S. Duncan DEVELOPMENT CONSULTANT LANDSCAPE ARCHITECT 603 - 220 Eleventh Street New Westminster BC Canada V3M 6N9 778-791-4323 dvsduncan@gmail.com	SEAL <small>The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Date</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>06/01/24</td> <td>TENDER</td> </tr> <tr> <td>1</td> <td>27/07/23</td> <td>PRELIMINARY DESIGN</td> </tr> </tbody> </table>	No	Date	REVISIONS	2	06/01/24	TENDER	1	27/07/23	PRELIMINARY DESIGN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESIGN BY:</th> <td>DVSD</td> </tr> <tr> <th>DRAWN BY:</th> <td>XXX</td> </tr> <tr> <th>APPROVED BY:</th> <td>XXX</td> </tr> <tr> <th>DATE:</th> <td>06 JANUARY 2024</td> </tr> </thead> </table>	DESIGN BY:	DVSD	DRAWN BY:	XXX	APPROVED BY:	XXX	DATE:	06 JANUARY 2024	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">The Corporation of Port Coquitlam</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <td style="width: 50%;">DESIGN FILE No. 21-0114</td> <td style="width: 30%;">SHEET NO. L03 OF 19</td> <td style="width: 20%;">REV. 2</td> </tr> </table>	DESIGN FILE No. 21-0114	SHEET NO. L03 OF 19	REV. 2
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DESIGN BY:	DVSD																									
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DESIGN FILE No. 21-0114	SHEET NO. L03 OF 19	REV. 2																								



BENCHMARK
 LEGAL DESCRIPTION
 LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY

CLIENT: PORT COQUITLAM
 2580 SHAUGHNESSY STREET, PORT COQUITLAM BC V3C 2A8
 TEL. (604) 543-6700 FAX. (604)
 PROJECT: IMPROVEMENTS AT KINGSWAY AVENUE
 FROM TYNER STREET TO COAST MERIDIAN STREET

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 603 - 220 Eleventh Street
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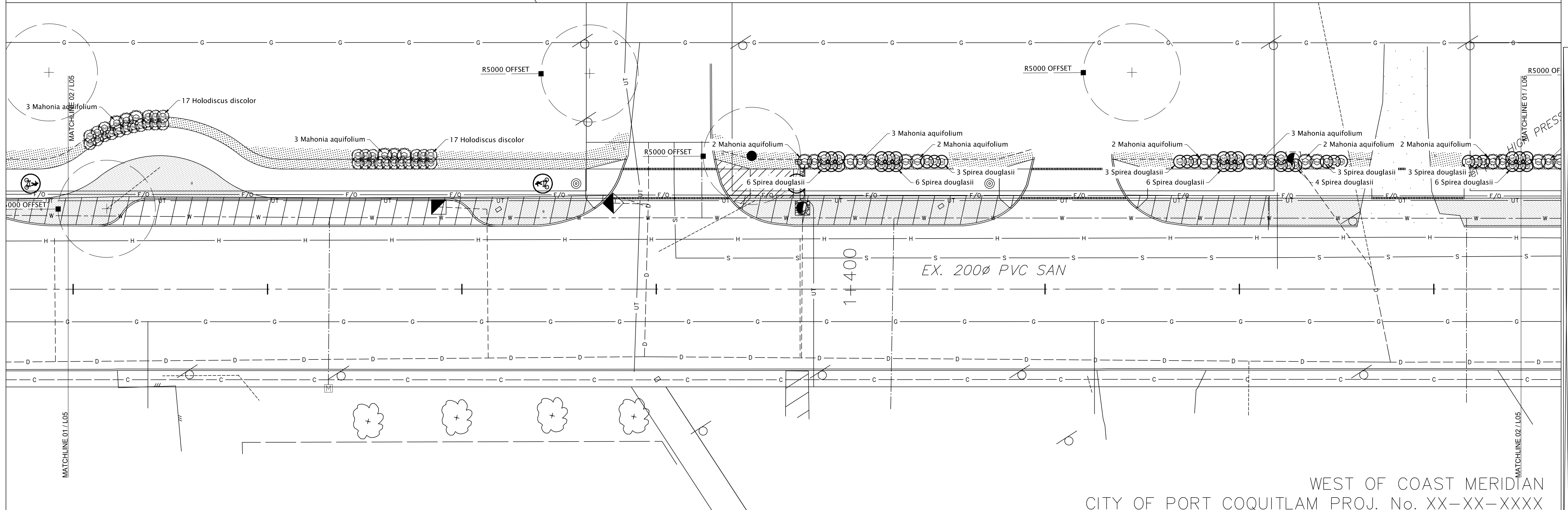
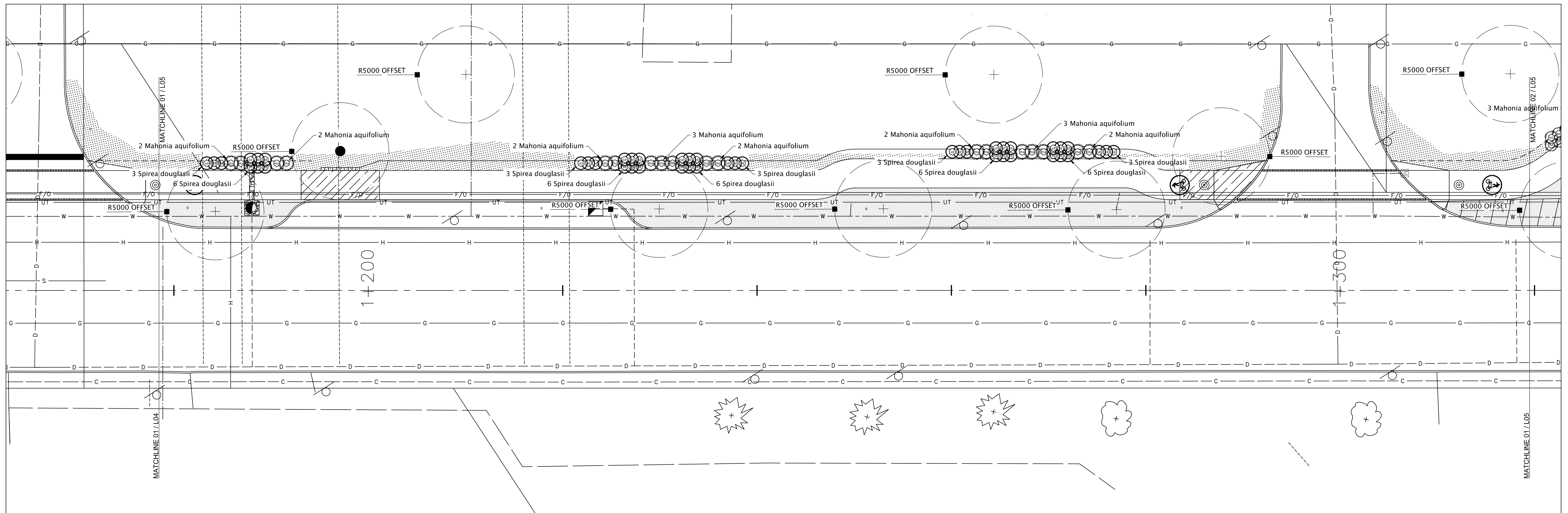
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No	Date	REVISIONS
2	06/01/24	TENDER
1	27/07/23	PRELIMINARY DESIGN

PLAN
 DESIGN BY: DVSD
 DRAWN BY: XXX
 APPROVED BY: XXX
 DATE: 06 JANUARY 2024
 SCALE: HORIZ: VERT:

WEST OF COAST MERIDIAN
 CITY OF PORT COQUITLAM PROJ. No. XX-XX-XXXX
The Corporation of Port Coquitlam
 DESIGN FILE No. 21-0114 SHEET NO. L04 OF 19 REV. 2



WEST OF COAST MERIDIAN
CITY OF PORT COQUITLAM PROJ. No. XX-XX-XXXX

The Corporation of Port Coquitlam

BENCHMARK
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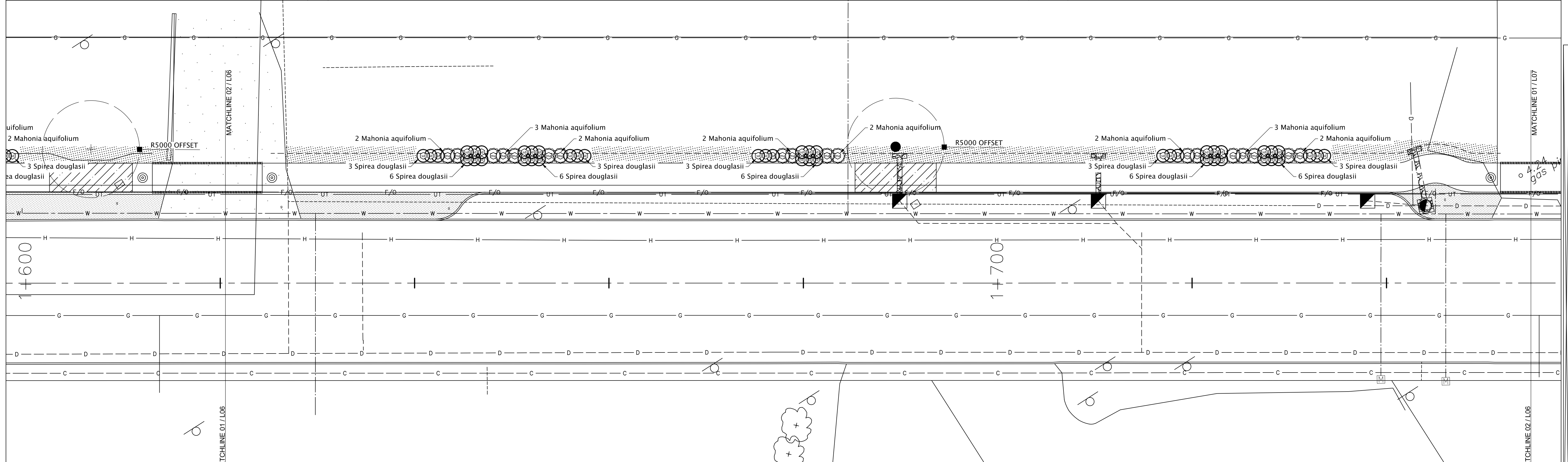
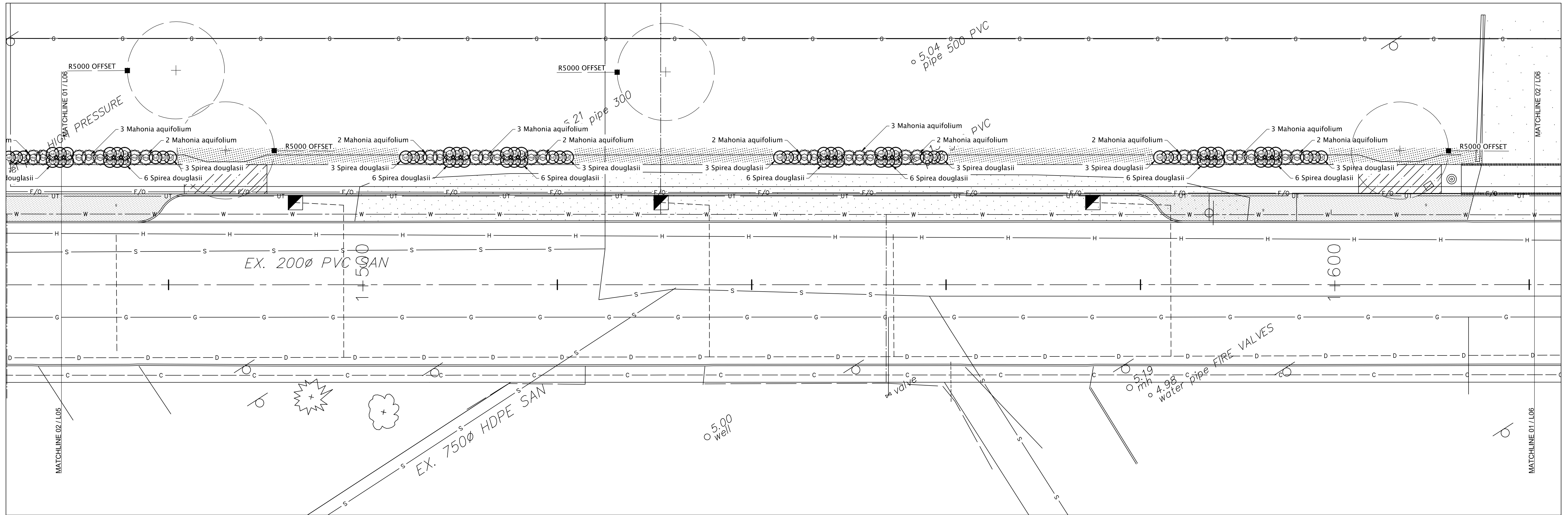
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PLAN
DESIGN BY: DVSD
DRAWN BY: XXX
APPROVED BY: XXX
DATE: 06 JANUARY 2024
SCALE: HORIZ: VERT:

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WEST OF COAST MERIDIAN
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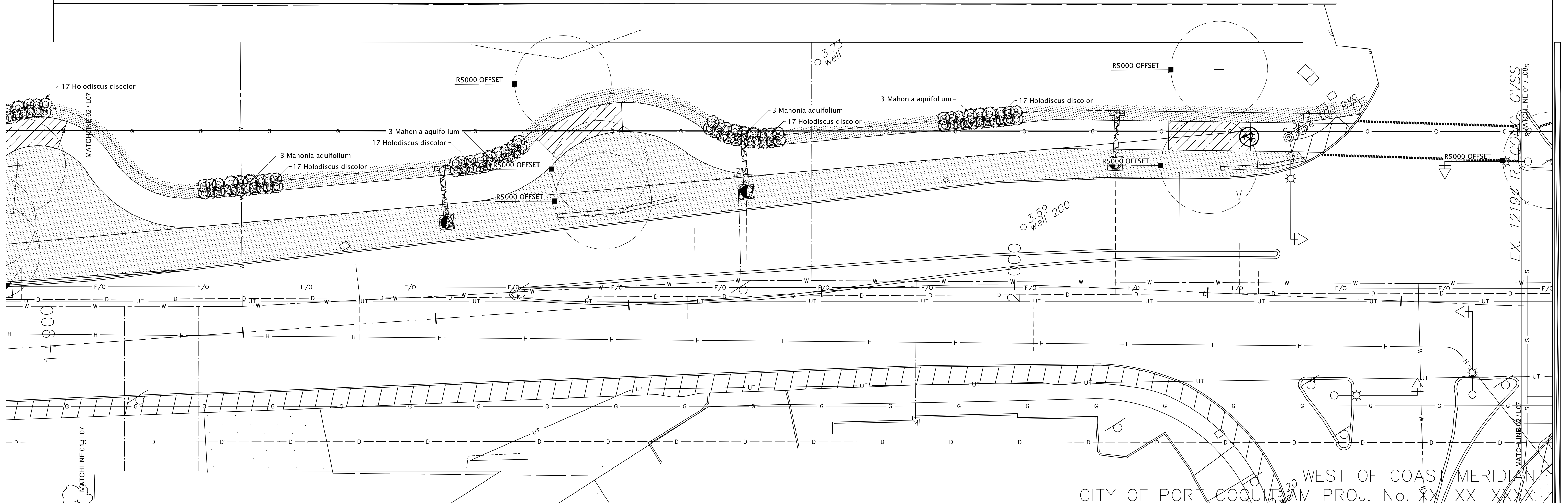
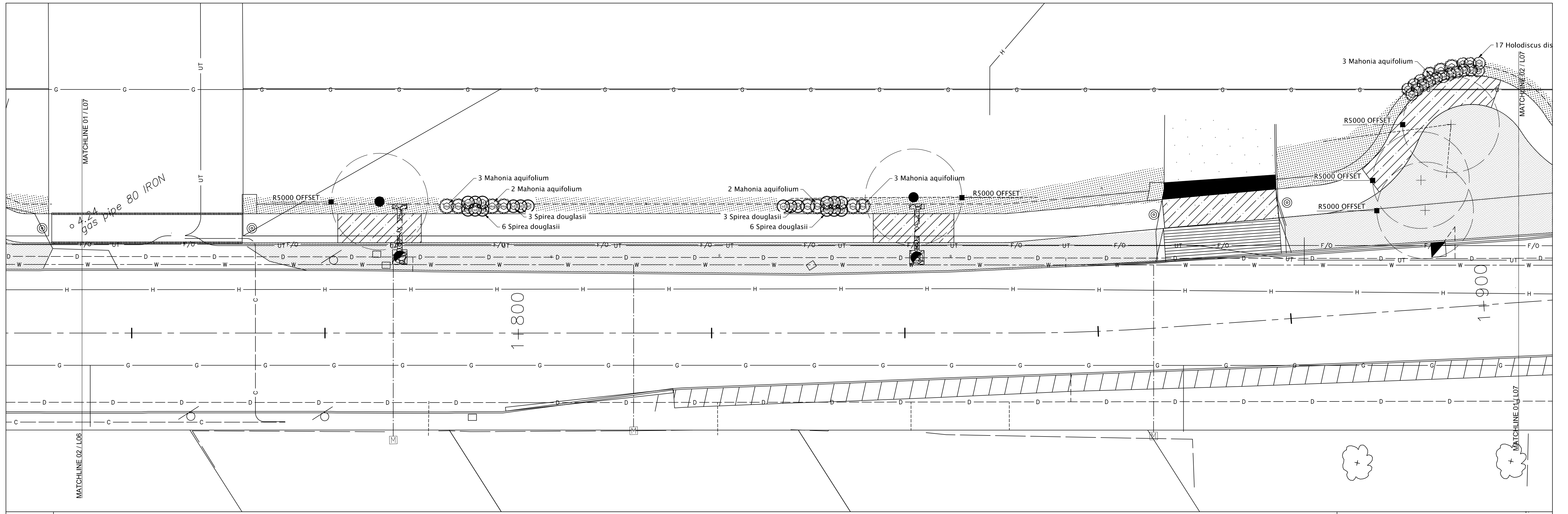
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1	27/07/23	PRELIMINARY DESIGN

PLAN
DESIGN BY: DVSD
DRAWN BY: XXX
APPROVED BY: XXX
DATE: 06 JANUARY 2024
SCALE: HORIZ: VERT:

DESIGN FILE No. 21-0114 SHEET NO. L06 OF 19 REV. 2



WEST OF COAST MERIDIAN
CITY OF PORT COQUITLAM PROJ. No. XX-XX-XXXX

BENCHMARK
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SEAL

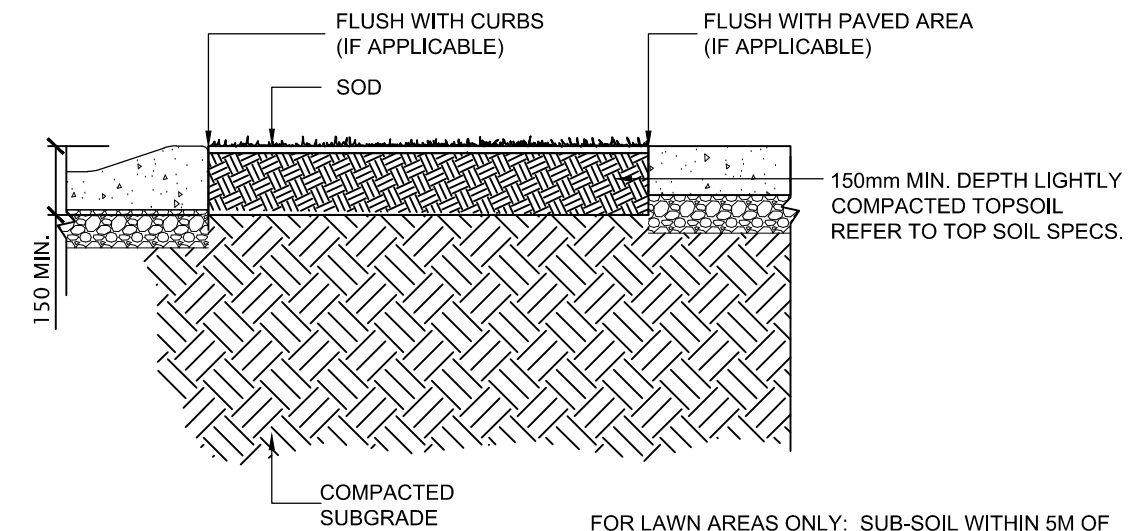
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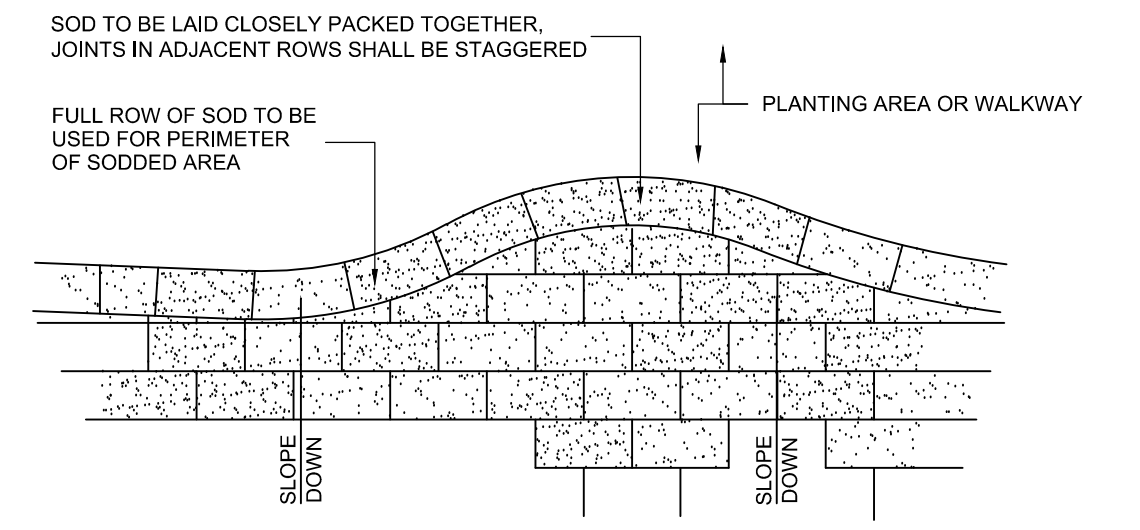
The Corporation of Port Coquitlam
DESIGN FILE No. 21-0114
SHEET NO. L07 OF 19
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COAST MERIDIAN ROAD

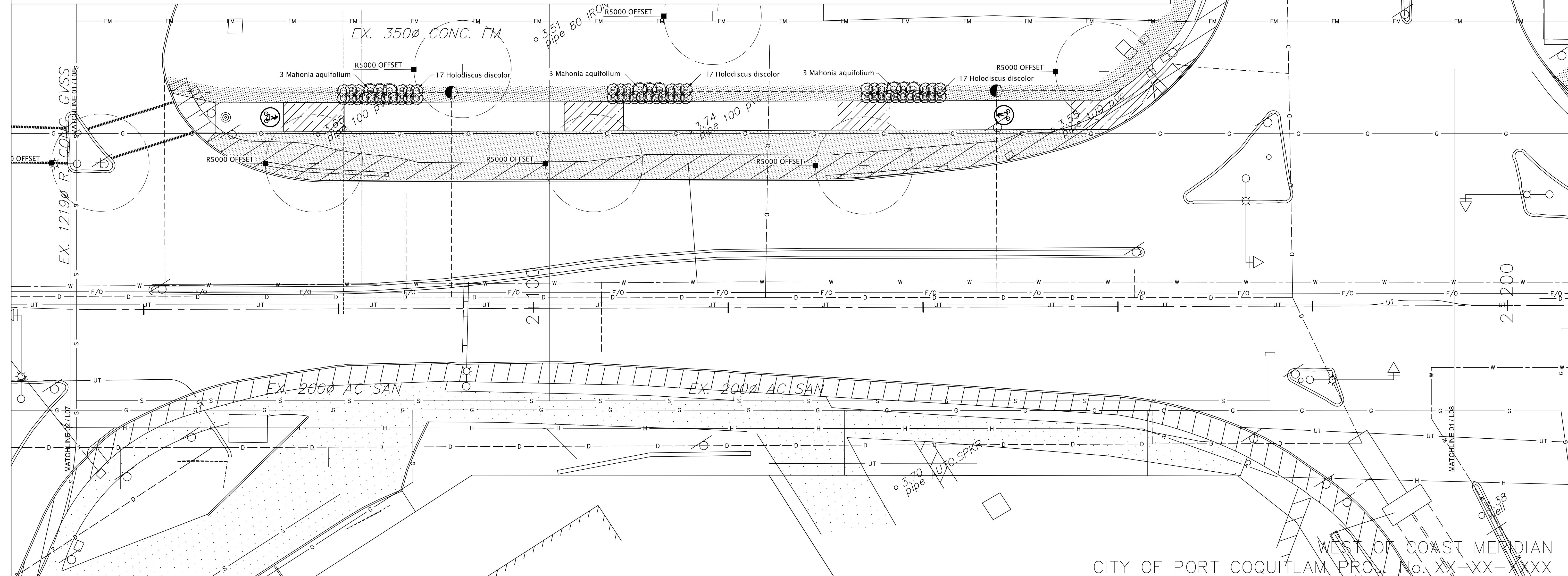
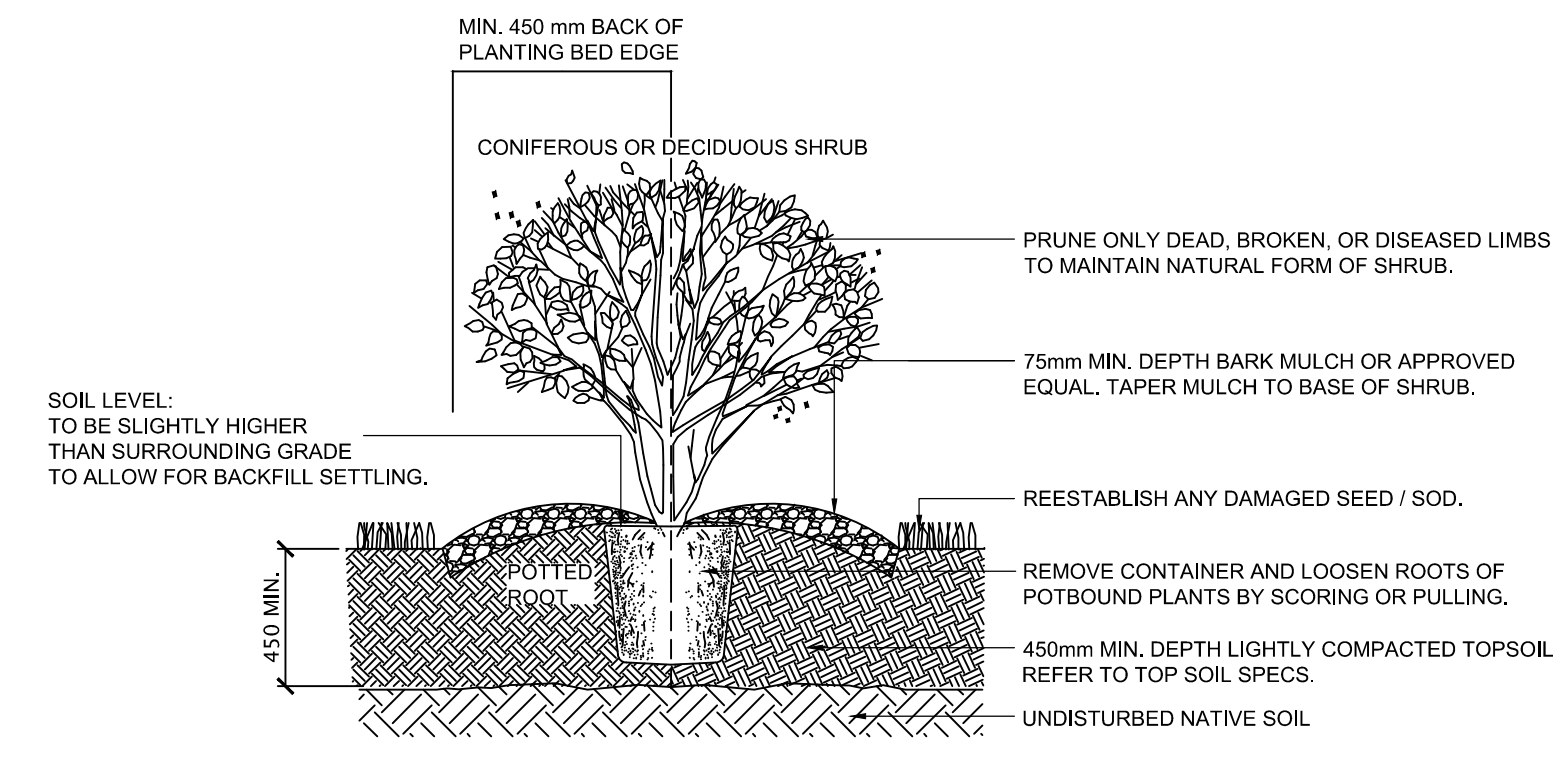


FOR LAWN AREAS ONLY: SUB-SOIL WITHIN 5M OF EXISTING HYDRO POLES TO REMAIN UNDISTURBED. MOUND TOP SOIL OVER EXISTING GRADE IN THESE LOCATIONS & FEATHER DOWN TO SURROUNDING FINISHED GRADE / HARD SURFACES AT 4:1

FOR HYDROSEED AREA ONLY: 50mm OF TOP SOIL SHOULD BE APPLIED OVER EXISTING GRADE



PLAN VIEW OF SOD LAYOUT AND EDGING NOT TO SCALE



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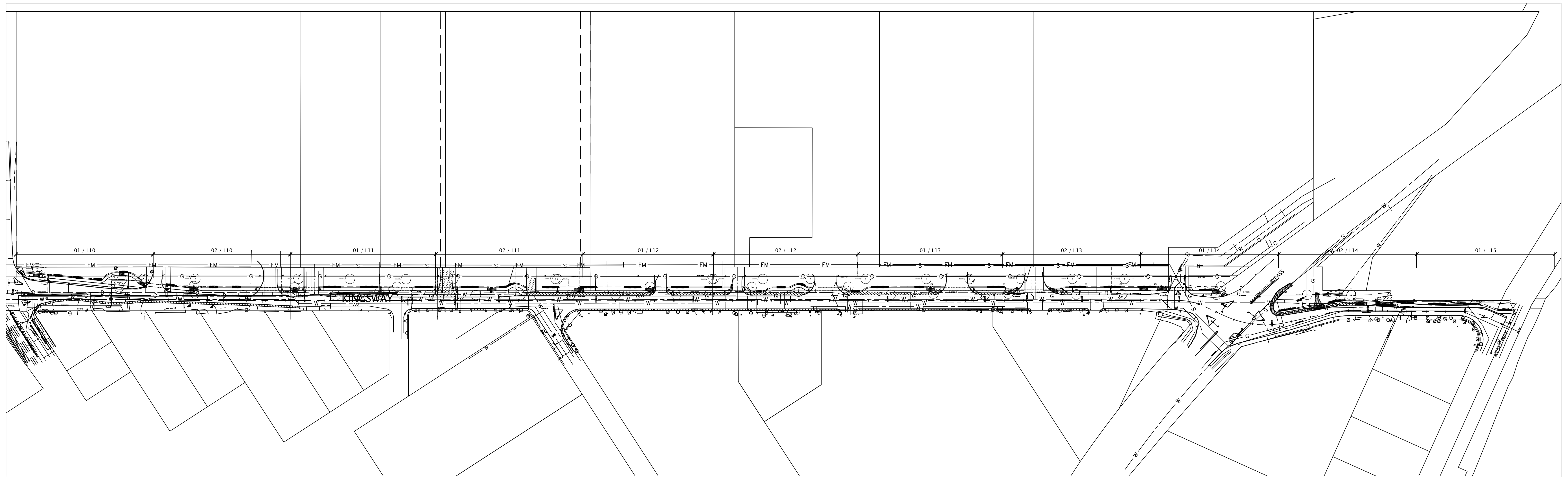
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DESIGN BY: DVSD
DRAWN BY: XXX
APPROVED BY: XXX
DATE: 06 JANUARY 2024
SCALE:
HORIZ:
VERT:

CITY OF PORT COQUITLAM PROJ. No. XX-XX-XXXX
WEST OF COAST MERIDIAN
The Corporation of Port Coquitlam
DESIGN FILE No. 21-0114 SHEET NO. L08 OF 19 REV. 2

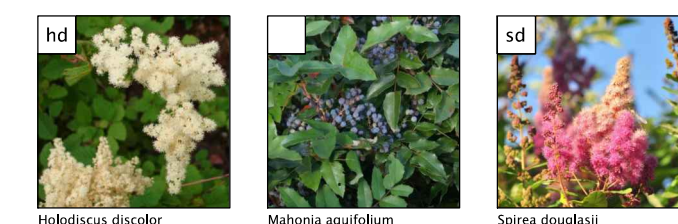


PLANT LIST (EAST OF COAST MERIDIAN ROAD ONLY)

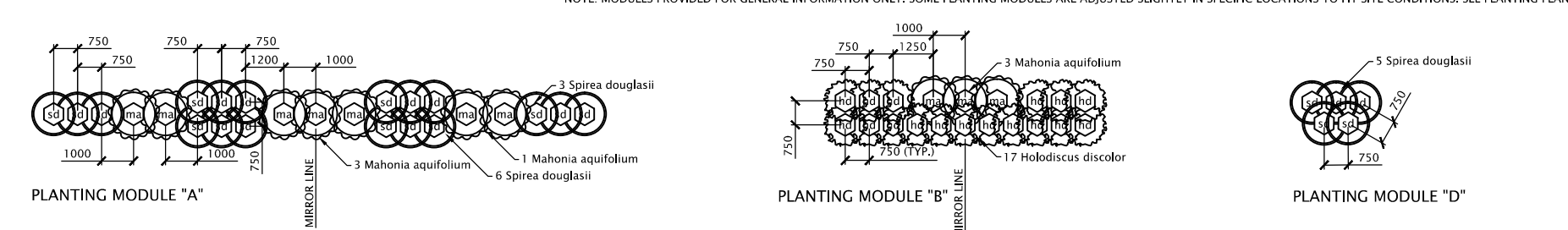
SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
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GROUND COVER						
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PLANT IMAGES



SAMPLE PLANTING PODS



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PEDESTRIAN PAVED AREAS	1%
VEHICULAR PAVED AREAS	1%
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GRASS AREAS	150 MM
SHRUB BEDS	450 MM
GROUND COVER AREAS	450 MM
TREES (10 cubic metres min. / tree)	1200 MM
- HYDROSEED – HYDROSEED AREAS TO BE SEEDED WITH:

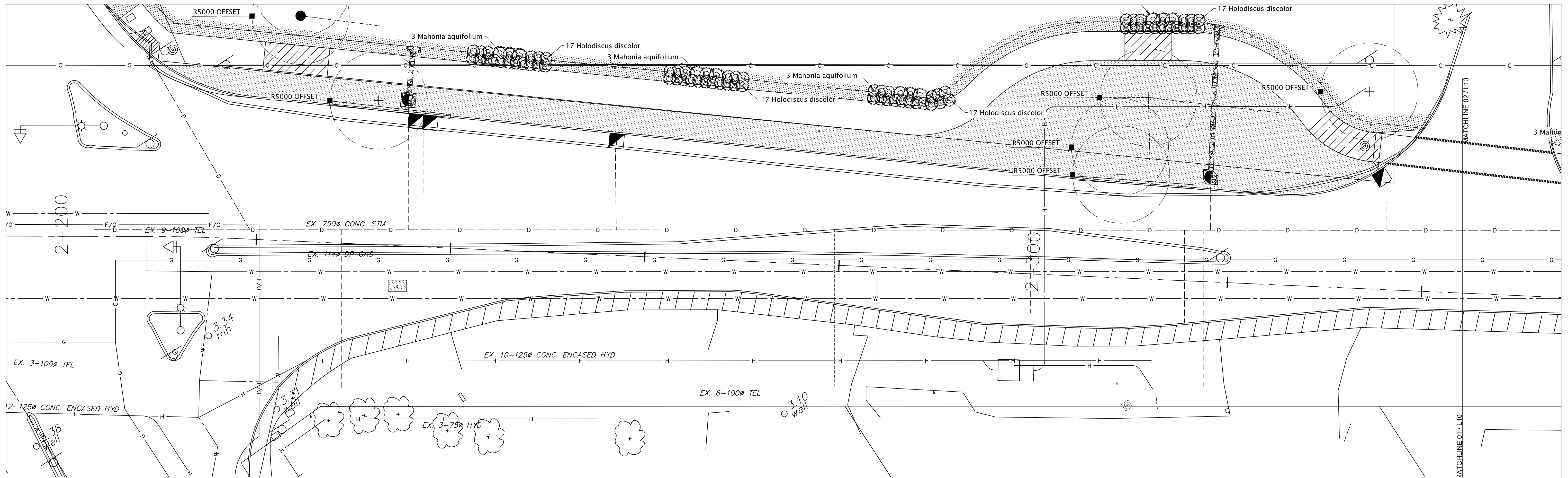
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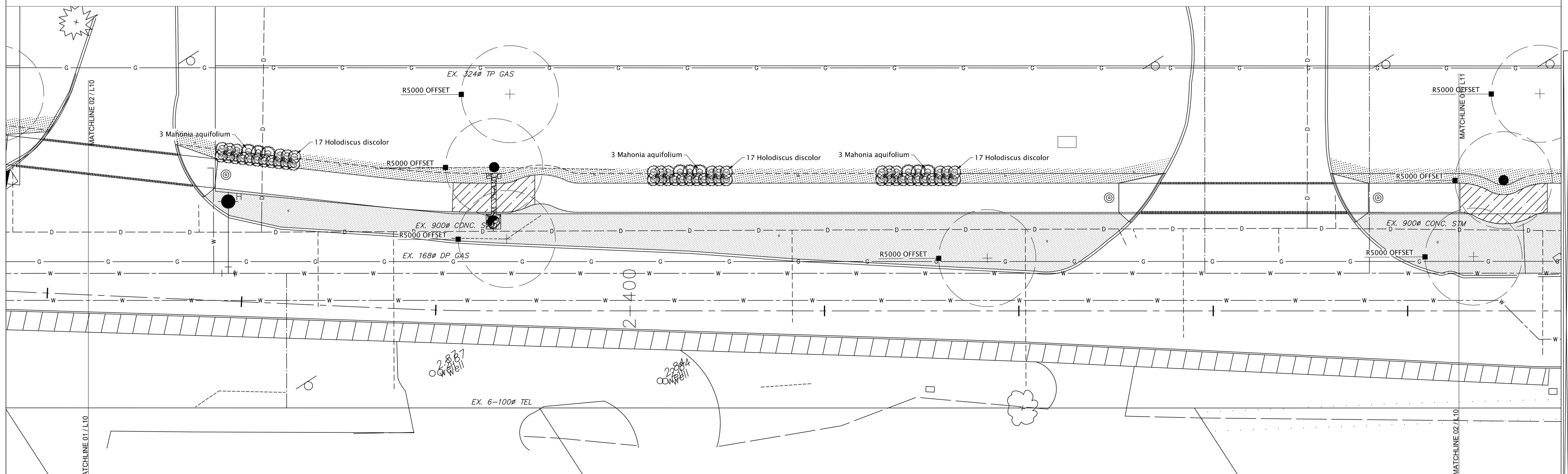
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- LAWN, SODDED – GRASS SHALL BE SOIL BASED PLAYFIELD SOD.
- GROWING MEDIUM, SOIL – ALL SOILS FOR LAWN AND HYDROSEED AREAS SHALL CONFORM TO BCSLA REQUIREMENTS FOR 3L GROWING MEDIUM. ALL SOILS FOR USE UNDER TREE AND SHRUB PLANTINGS SHALL CONFORM TO BCSLA REQUIREMENTS FOR 3P GROWING MEDIUM.
- PLANT MATERIAL, QUANTITIES – CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.
- PLANT MATERIAL, SUBSTITUTIONS – NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.

WEST OF COAST MERIDIAN
CITY OF PORT COQUITLAM PROJ. No. XX-XX-XXXX

BENCHMARK LEGAL DESCRIPTION <small>LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY</small>	CLIENT: PORT COQUITLAM 2580 SHAUGHNESSY STREET, PORT COQUITLAM BC V3C 2A8 TEL. (604) 543-6700 FAX. (604) PROJECT: IMPROVEMENTS AT KINGSWAY AVENUE FROM TYNER STREET TO COAST MERIDIAN STREET	 Donald V. S. Duncan DEVELOPMENT CONSULTANT LANDSCAPE ARCHITECT 603 - 220 Eleventh Street New Westminster BC Canada V3M 6N9 778-791-4323 dvsduncan@gmail.com	SEAL <small>The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Date</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>06/01/24</td> <td>TENDER</td> </tr> <tr> <td>1</td> <td>27/07/23</td> <td>PRELIMINARY DESIGN</td> </tr> </tbody> </table>	No	Date	REVISIONS	2	06/01/24	TENDER	1	27/07/23	PRELIMINARY DESIGN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESIGN BY</th> <td>DVSD</td> </tr> <tr> <th>DRAWN BY</th> <td>XXX</td> </tr> <tr> <th>APPROVED BY</th> <td>XXX</td> </tr> <tr> <th>DATE</th> <td>06 JANUARY 2024</td> </tr> </thead> </table>	DESIGN BY	DVSD	DRAWN BY	XXX	APPROVED BY	XXX	DATE	06 JANUARY 2024	The Corporation of Port Coquitlam <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DESIGN FILE No. 21-0114</td> <td style="width: 25%;">SHEET NO. L09 OF 19</td> <td style="width: 25%;">REV. 2</td> </tr> </table>	DESIGN FILE No. 21-0114	SHEET NO. L09 OF 19	REV. 2
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01 / L10

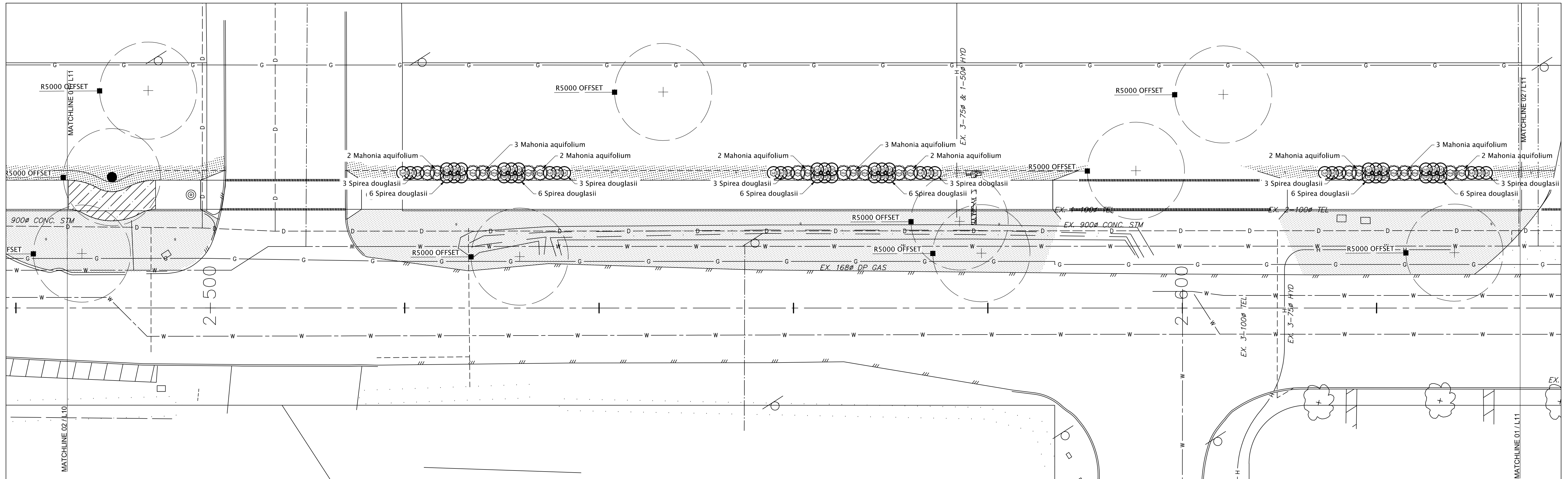


02 / L10

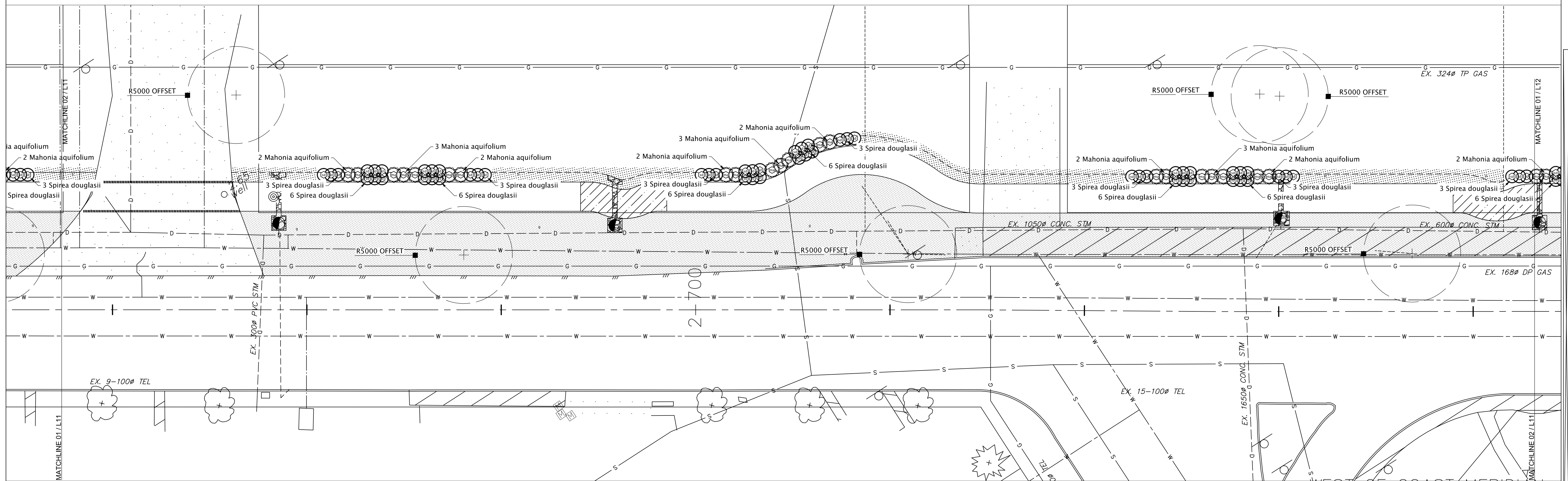
WEST OF COAST MERIDIAN
CITY OF PORT COQUITLAM PROJ. No. XX-XX-XXXX

The Corporation of Port Coquitlam

BENCHMARK	CLIENT: PORT COQUITLAM 2580 SHAUGHNESSY STREET, PORT COQUITLAM BC V3C 2A8 TEL. (604) 543-6700 FAX. (604)	Donald V. S. Duncan DEVELOPMENT CONSULTANT LANDSCAPE ARCHITECT 603 - 220 Eleventh Street New Westminster BC Canada V3M 6N9 778-791-4323 dvsduncan@gmail.com	SEAL	The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.	<table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>06/01/24</td> <td>TENDER</td> </tr> <tr> <td>1</td> <td>27/07/23</td> <td>PRELIMINARY DESIGN</td> </tr> </tbody> </table>		No	Date	REVISIONS	2	06/01/24	TENDER	1	27/07/23	PRELIMINARY DESIGN	PLAN DESIGN BY: DVSD DRAWN BY: XXX APPROVED BY: XXX DATE: 06 JANUARY 2024 SCALE: HORIZ: VERT:	DESIGN FILE No. 21-0114 SHEET NO. L10 OF 19 REV. 2
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01 / L11



02 / L11

WEST OF COAST MERIDIAN
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BENCHMARK
LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY

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2580 SHAUGHNESSY STREET, PORT COQUITLAM BC V3C 2A8
TEL. (604) 543-6700 FAX. (604)

PROJECT: IMPROVEMENTS AT KINGSWAY AVENUE
FROM TYNER STREET TO COAST MERIDIAN STREET

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DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
603 - 220 Eleventh Street
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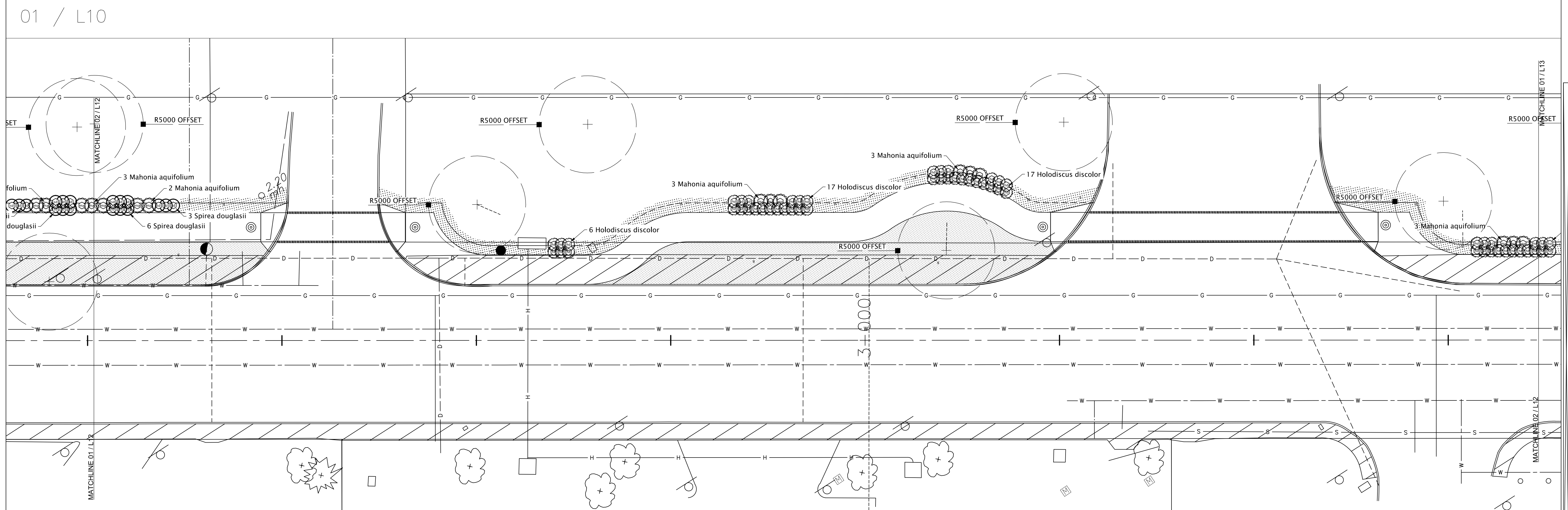
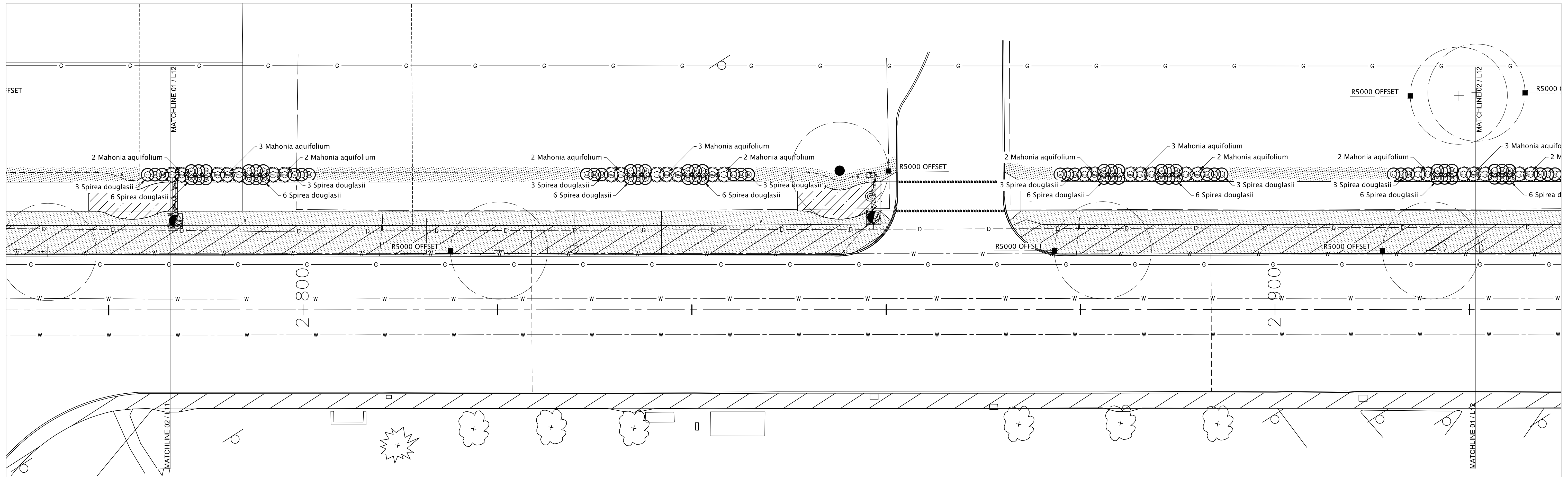
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PLAN

DESIGN BY: DVSD
DRAWN BY: XXX
APPROVED BY: XXX
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SCALE: HORIZ: VERT:

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DESIGN FILE No. 21-0114 SHEET NO. L11 OF 19 REV. 2



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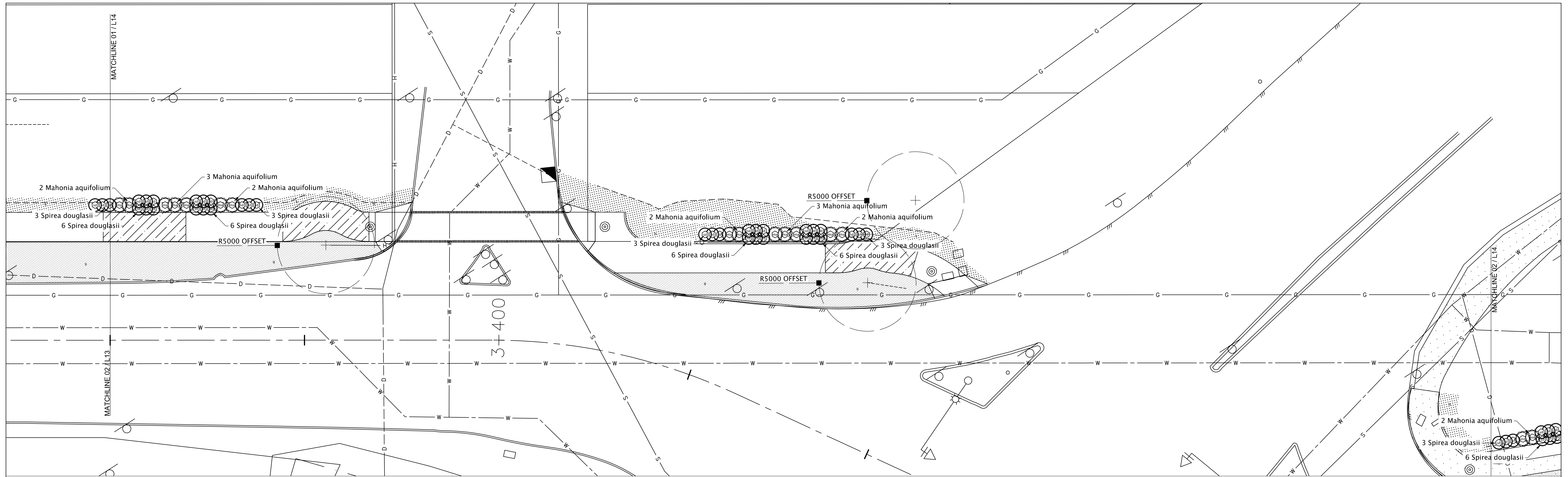
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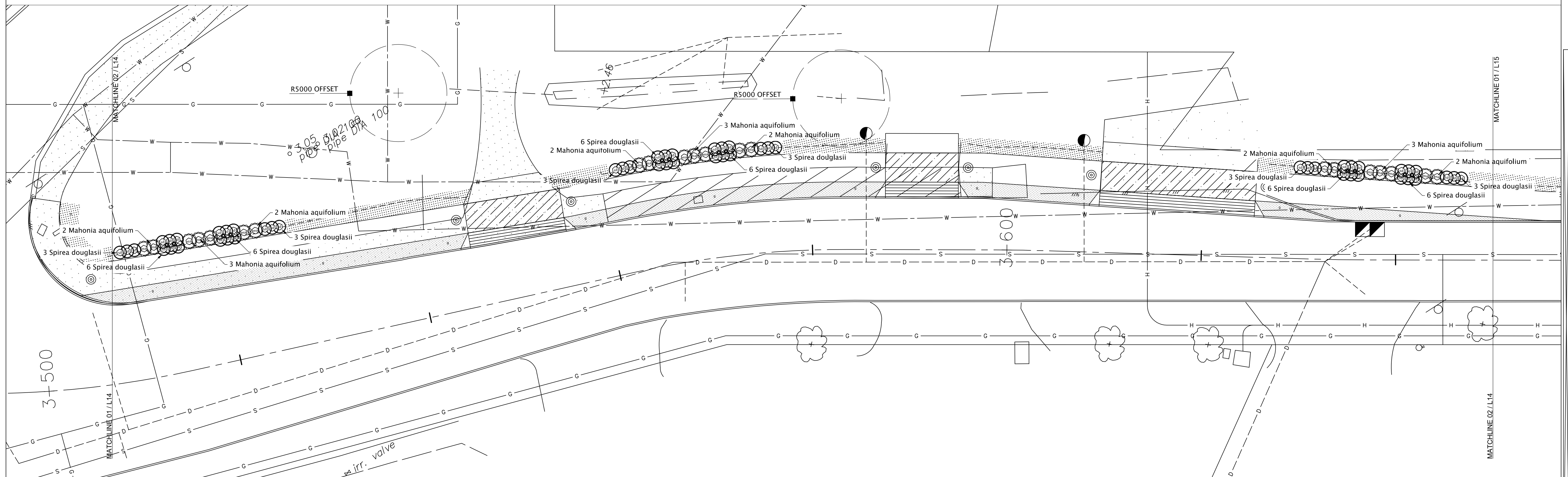
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DESIGN FILE No. 21-0114
SHEET NO. L12 OF 19
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01 / L14



02 / L14

WEST OF COAST MERIDIAN
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BENCHMARK

CLIENT: PORT COQUITLAM
2580 SHAUGHNESSY STREET, PORT COQUITLAM BC V3C 2A8
TEL: (604) 543-6700 FAX: (604) [REDACTED]

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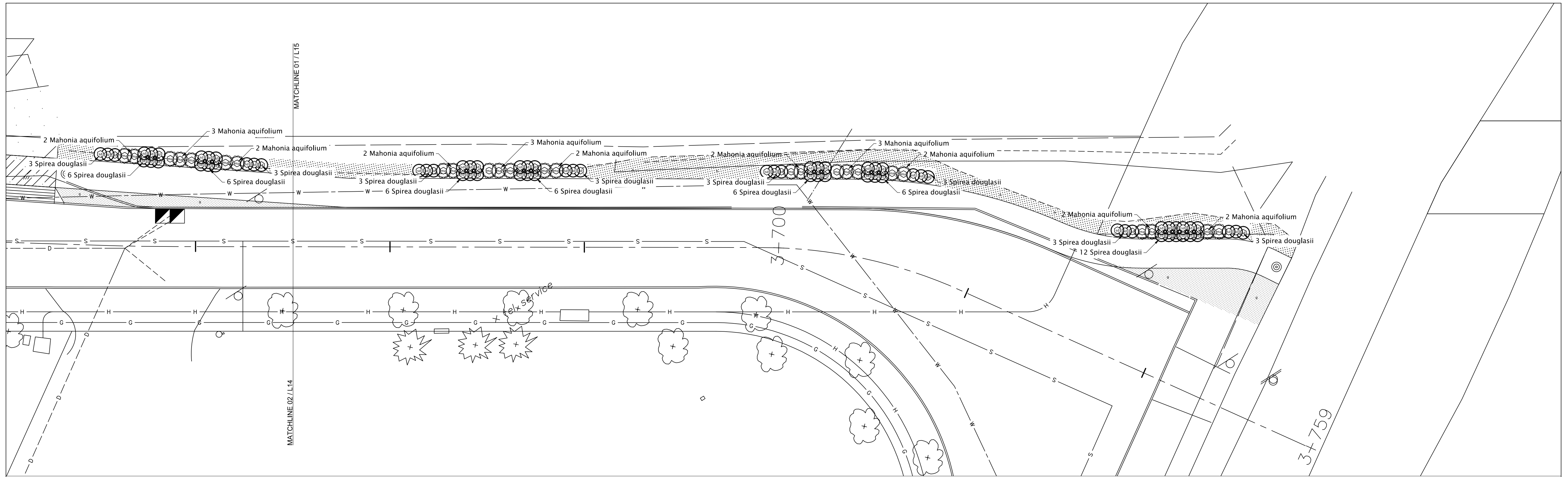
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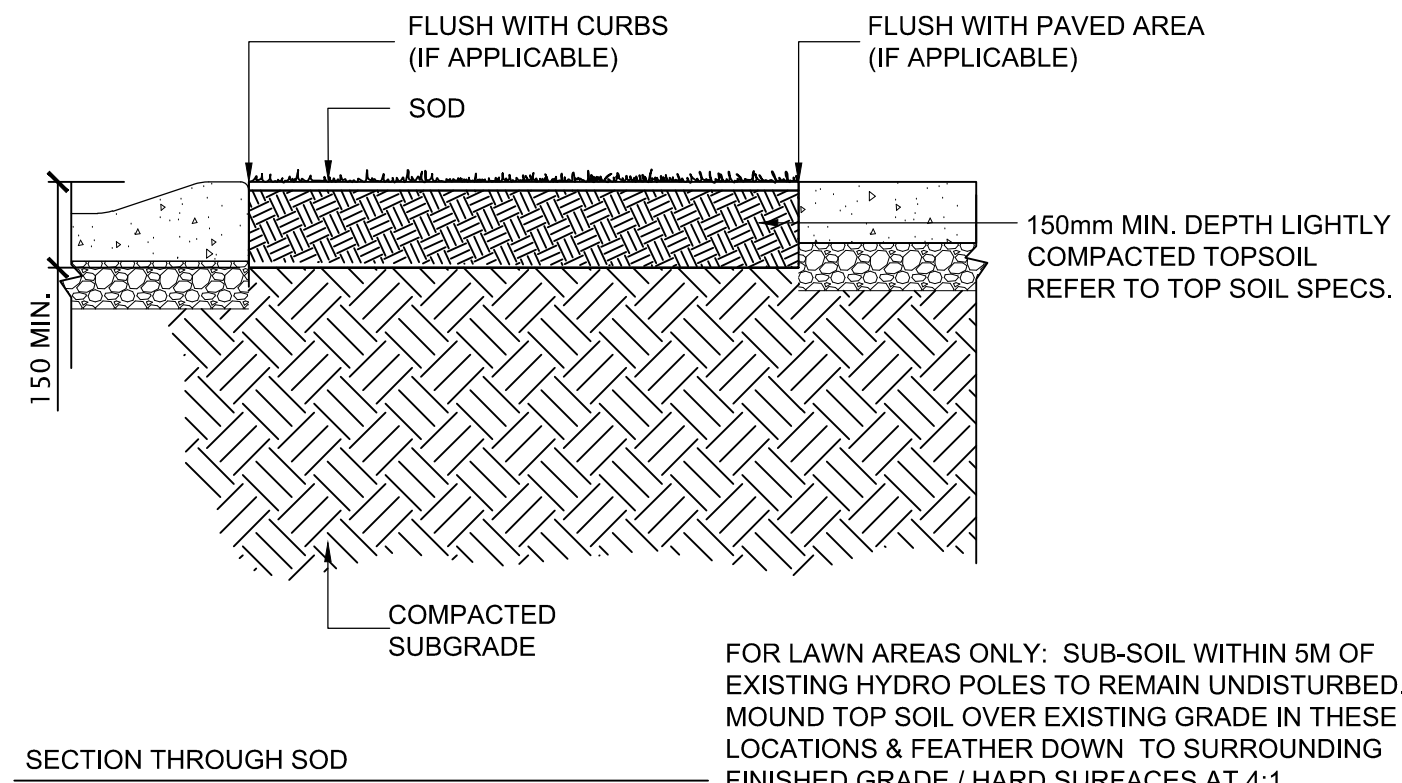
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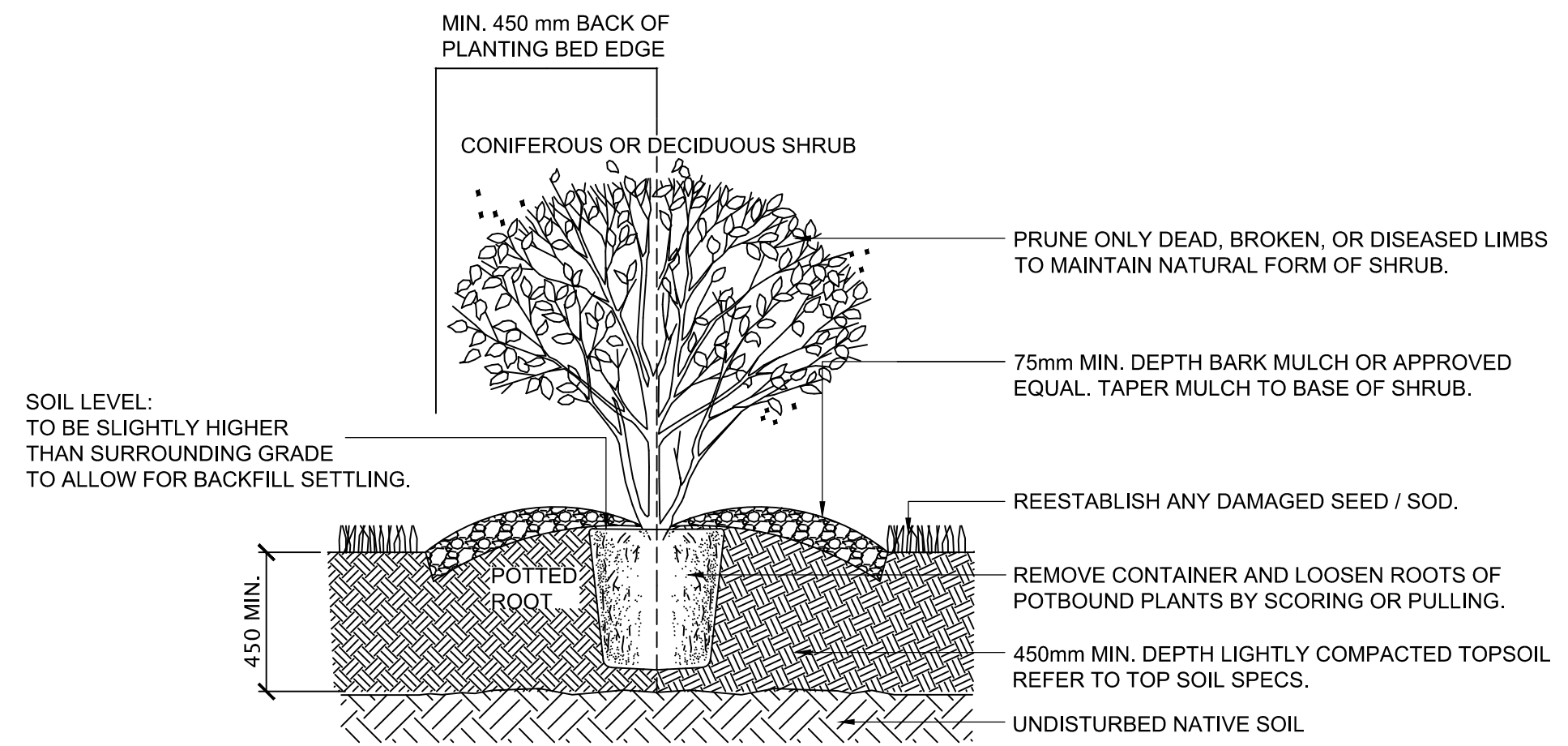


01 / L13



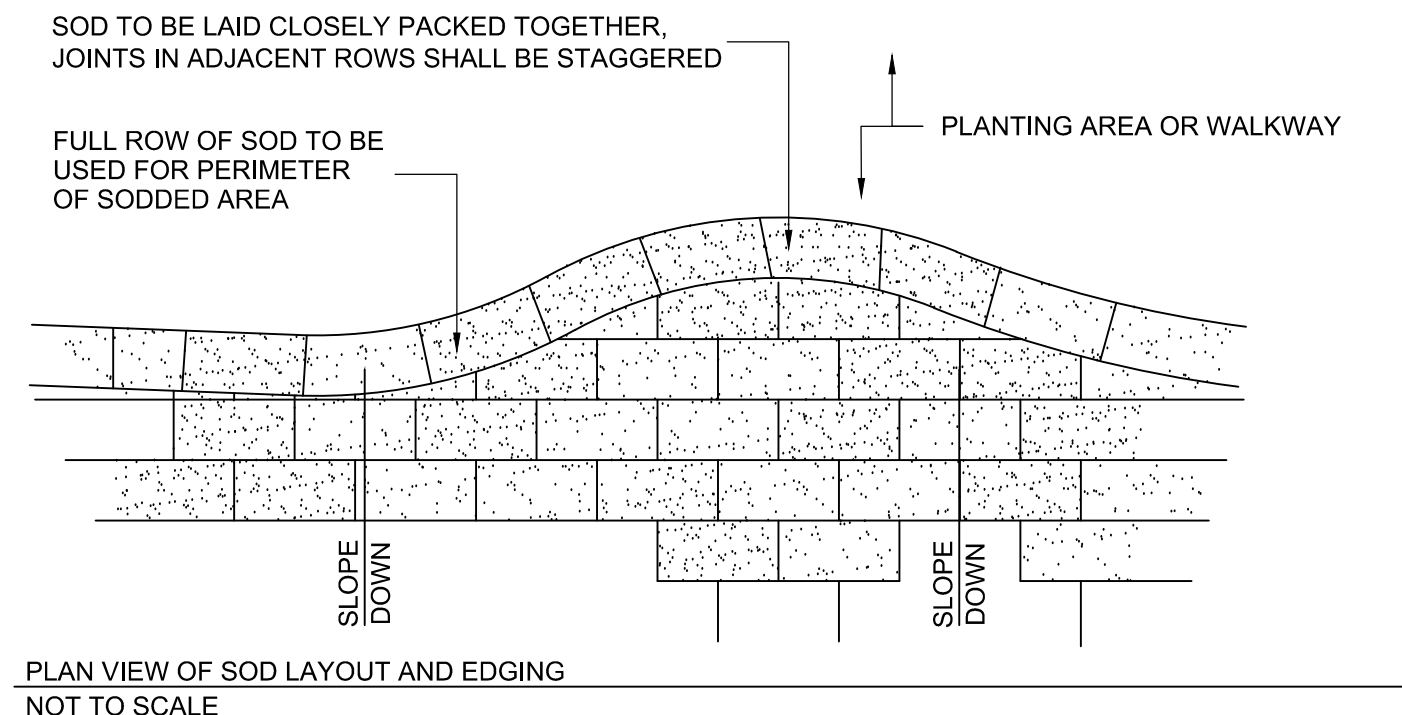
FOR LAWN AREAS ONLY: SUB-SOIL WITHIN 5M OF EXISTING HYDRO POLES TO REMAIN UNDISTURBED. MOUND TOP SOIL OVER EXISTING GRADE IN THESE LOCATIONS & FEATHER DOWN TO SURROUNDING FINISHED GRADE / HARD SURFACES AT 4:1

FOR HYDROSEED AREA ONLY: 50mm OF TOP SOIL SHOULD TO BE APPLIED OVER EXISTING GRADE



SOIL LEVEL: TO BE SLIGHTLY HIGHER THAN SURROUNDING GRADE TO ALLOW FOR BACKFILL SETTLING.

- PRUNE ONLY DEAD, BROKEN, OR DISEASED LIMBS TO MAINTAIN NATURAL FORM OF SHRUB.
- 75mm MIN. DEPTH BARK MULCH OR APPROVED EQUAL. TAPER MULCH TO BASE OF SHRUB.
- REESTABLISH ANY DAMAGED SEED / SOD.
- REMOVE CONTAINER AND LOOSEN ROOTS OF POTBOUND PLANTS BY SCORING OR PULLING.
- 450mm MIN. DEPTH LIGHTLY COMPACTED TOPSOIL REFER TO TOP SOIL SPECS.
- UNDISTURBED NATIVE SOIL



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