

05 AUG.II NEW SITE PLAN 2 OS.AUG.IT NEW SITE PLAN PLANT SCHEDULE - PH 1 MAIN LEVEL DMG JOB NUMBER: 05-074 3 05.AUG.30 REVISE SITE/LANDSCAPE KEY QTY BOTANICAL NAME COMMON NAME PLANTED SIZE / REMARKS 4 05.SEPT.I5 REVISE SITE/LANDSCAPE 5 05.0CT.14 RESUBMIT FOR D.P. JAPANESE MAPLE 5CM CAL; I.2M STD., 2.5M HT; B&B AGER PALMATUM 6 05 DEC22 RESUBMIT FOR D.P. CUTLEAF JAPANESE MAPLE IM SPRD.; TUB ACER PALMATUM 'DISSECTUM' - 06 JAN 06 ISSUED FOR BP COLUMNAR NORWAY MAPLE 8CM CAL; 2.25M STD; B&B ACER PLATANOIDES 'COLUMNARE' ACER X FREEMANII 'AUTUMN BLAZE' 6CM CAL; I.8M STD; B&B AUTUMN BLAZE MAPLE 7 06.JAN.IT REVISED SITE / LAND. 8CM CAL; 2.25M STD; B&B CERCIDIPHYLLUM JAPONICUM KATSURA TREE 8 06.FEB.07 PHI ISSUED FOR D.P. 9 06.AUG.02 REV. PER NEW SITE PLAN EX. STREET TREE 5CM CAL; I2M STD. B&B FAGUS SYLVATICA 'DAWYCKII' DAWYCK BEECH SUNRISE GLOSSY ABELIA #2 POT; 30CM ABELIA X GRANDIFLORA 'SUNRISE' #3 POT; 40CM BUXUS MICROPHYLLA 'WINTER GEM' LITTLE-LEAF BOX #2 POT; 50CM CORNUS STOLONIFERA REDTWIG DOGWOOD #3 POT; 50CM **EVONYMUS ALATA 'COMPACTUS'** COMPACT WINGED BURNING BUSH #3 POT; 50CM ILEX CRENATA 'GREEN THUMB' HOLLY; COMPACT RHODODENDRON; LIGHT PURPLE; E. MAY RHODODENDRON 'P.J.M.' #3 POT; 50CM #3 POT; 50CM RHODODENDRON; PINK/CRIMSON BLOTCH RHODODENDRON VIRGINIA RICHARDS' ROSA BONICA MEIDILAND' BONICA MEIDILAND ROSE; PINK #2 POT; 40CM CARPET ROSE; PINK #2 POT; 40CM ROSA 'NOARTRAUM' SKIMMIA REEVESIANA DWARF SKIMMIA #3 POT; 40CM TAXUS X MEDIA 'HATFIELDII' I.2M HT, B&B HATFIELD YEW #I POT; HEAVY FOERSTERS' FEATHER REED GRASS CALAMAGROSTIS X A. 'KARL FOERSTER' FESTUCA CINEREA 'ELIJAH BLUE' ELIJAH BLUE GRASS #I POT; HEAVY

#I POT; HEAVY

#I POT; I-2 FAN

#I POT; 2 FAN

#I POT; 20CM

#I POT; 15CM

#I POT

#I POT

#3 POT; 75CM; STAKED

NOTES: \*| PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

PERIWINKLE

BLUE OAT GRASS

ENGLISH LAVENDER

GOLDSTURM RUDBECKIA

SIBERIAN IRIS; BLUE VARIETY

**WISTERIA** 

DAYLILY

WISTERIA FLORIBUNDA 'LIPSTICK'

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

LEGAL DESCRIPTION

landscape architects

A Partnership of J.D. Mitchell & Associates Ltd. Patricia Campbell Mills Consultants Ltd. Mary Chan Yip Consultants Ltd. Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 Ph (604) 437-3942; Fx 437-8723

Drawn By: MCY Scale: |"=20'-0"

Date: 05.JUN.14

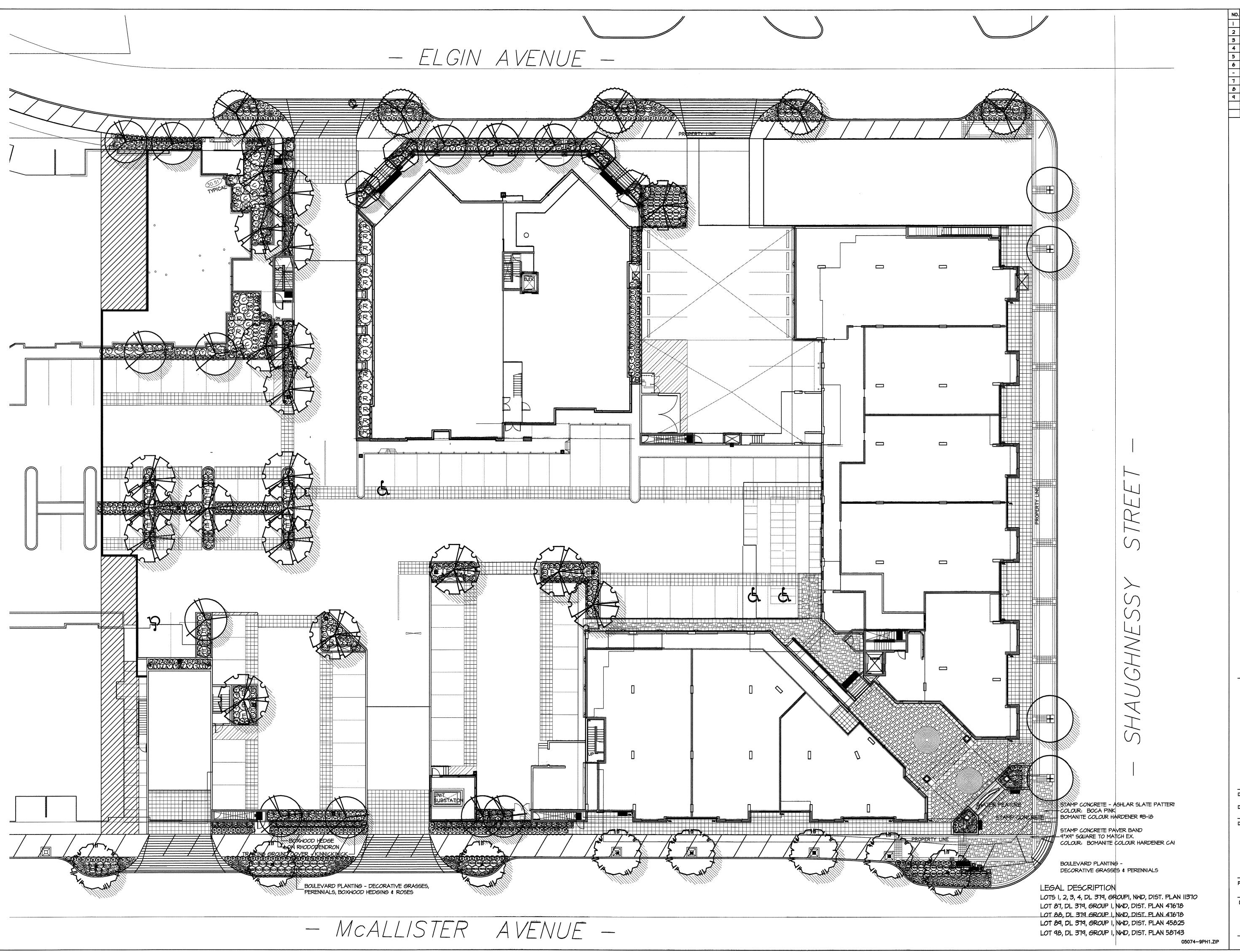
**Drawing Title** 

PHASE ONE TREE PLAN

Project. No. File: 05074 Drawing No.

LOTS 1, 2, 3, 4, DL 379, GROUPI, NWD, DIST. PLAN 11370 LOT 87, DL 379, GROUP I, NWD, DIST. PLAN 47678 LOT 88, DL 379 GROUP I, NWD, DIST. PLAN 47678 LOT 89, DL 379, GROUP I, NWD, DIST. PLAN 45825 LOT 98, DL 379, GROUP I, NWD, DIST. PLAN 58743 05074-9PH1.ZIP

NO. DATE REV.



NO. DATE REV.

I O5.AUG.II NEW SITE PLAN

2 O5.AUG.IT NEW SITE PLAN

3 O5.AUG.30 REVISE SITE/LANDSCAPE

4 O5.SEPT.I5 REVISE SITE/LANDSCAPE

5 O5.OCT.I4 RESUBMIT FOR D.P.

6 O5.DEC22 RESUBMIT FOR D.P.

7 O6.JAN.06 ISSUED FOR B.P.

1 O6.JAN.17 REVISE SITE / LAND.

8 O6.FEB.08 PHI ISSUED FOR D.P.

9 O6.AUG.02 REV. PER NEW SITE PLAN

B.

## GOLDEN EARS PLAZA - RESIDENTIAL RETAIL DEVELOPMENT

DMG
landscape architects

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Burnaby, British Columbia, V5C 6G9

Ph (604) 437-3942; Fx 437-8723

Drawn By: MCY Scale: |"=|6'-0"

Date: 05.JUN.14

rawing Title

PHASE ONE SHRUB PLAN MAIN FLOOR

Project. No. File: 05074

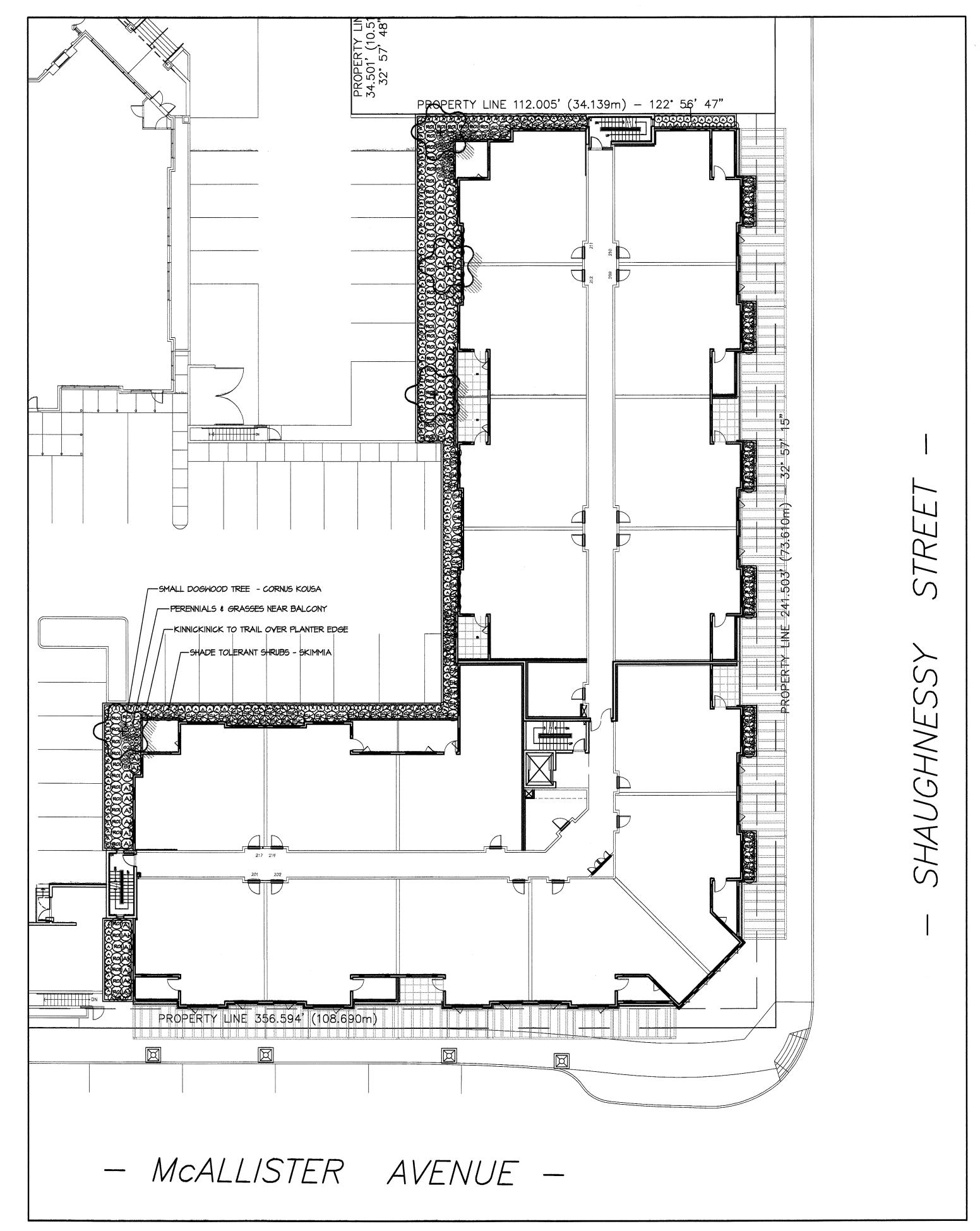
Drawing No.

Innu dana

PLA	NT	SCHEDULE - PH 1	SECOND LEVEL	DMG JOB NUMBER: 05-074
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
ζ∙〗	4	CORNUS KOUSA	KOUSA DOGWOOD	2M HT; BUSH FORM; B&B
SHKUB				
(A)	69	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#3 POT; 40CM
( <del>RO</del> )	84	ROSA 'NOASON'	CARPET ROSE; YELLOW	#2 POT; 40CM
(Z)(B)(K) 6F(ASS)	69	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM
GRASS				
<b>(62)</b>	6	CALAMAGROSTIS X A. 'KARL FOERSTER'	FOERSTERS' FEATHER REED GRASS	#I POT; HEAVY
(a)	П	FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE GRASS	#I POT; HEAVY
@2 @) @8	5	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#I POT; HEAVY
PERENN	IAL			
(IC)	23	HEMEROCALLIS 'RED MAGIC'	DAYLILY	#I POT; I-2 FAN
	11	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#I POT
<i>6</i> C (A)	249	ARCTOSTAPHYLOS UVA-URSI VANCOUVER JADE'	KINNICKINICK	#I POT; 20CM

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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, DL 379, GROUPI, NWD, DIST. PLAN 11370

LOT 87, DL 379, GROUP I, NWD, DIST. PLAN 47678

LOT 88, DL 379 GROUP I, NWD, DIST. PLAN 47678

LOT 89, DL 379, GROUP I, NWD, DIST. PLAN 45825

LOT 98, DL 379, GROUP I, NWD, DIST. PLAN 58743

DEN EARS PLAZA - RESIDENTIAL AIL DEVELOPMENT

NO. DATE REV.

O5.AUG.II NEW SITE PLAN
O5.AUG.IT NEW SITE PLAN

5 O5.OCT.I4 RESUBMIT FOR D.P.
6 O5.DEC.22 RESUBMIT FOR D.P.
- O6.JAN.O6 ISSUED FOR B.P.
7 O6.JAN.IT REVISE SITE / LAND.
8 O6.FEB.O6 PHI ISSUED FOR D.P.
9 O6.AUG.O2 REV. PER NEW SITE PLAN

3 05.AUG.30 REVISE SITE/LANDSCAPE
4 05.SEPT.I5 REVISE SITE/LANDSCAPE

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Drawn By: MCY Scale: |"=|6'-0"

Date: 05.JUN.14

Drawing Title

PHASE ONE SHRUB PLAN SECOND FLOOR

Project. No. File: 05074

Drawing No.

L3

05074-9PH1.ZIP

## PART ONE GENERAL REQUIREMENTS PART THREE SOFT LANDSCAPE DEVELOPMENT 3.1 RETENTION OF EXISTING TREES 1.1 REFERENCES 1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas. .1 CCDC Doc 2 1994 .1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect. Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents. .2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements. .2 B.C. Landscape Standard, 1997 prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction. .3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed. .3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, DEC. 1996 prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction .4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas. Association, and the Municipal Engineers Division .5 Do not park, fuel or service vehicles within vegetation retention areas. .4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, MARCH 1997: Prepared by the Irrigation Industry Association of British Columbia. .6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas. .5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED. .7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by 1.2 TESTING the Landscape Architect. .1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility .8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect. pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure. .9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, .2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification. .9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance. 1.3 SUBMITTALS .1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect. .10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws. .2 Submittals to consist of product sample or manufacturer's product description. .11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing 1.4 SITE REVIEW .1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe .1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing frees, prepare construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan. appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following: .11 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues .2 On slopes in excess of 3:1 trench subgrade across slope to (50mm (6") minimum at 1.5m (5 ft.) intervals minimum. .1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to 3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results Ensure that all planting areas are smoothly contoured after light compaction to finished grades. .1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on .4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; maximum and minimum gradients defined by the B.C. Landscape Standard. Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, .5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points, Fencing, Non-structural walls and slabs, Unit Paving. .1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion. .6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1. .1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract. .7 Finished soil/mulch elevation at building to comply with municipal requirements. .1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required. 1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report .8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch. recommendations for waranty replacement. 3 LANDSCAPE DRAINAGE 1.5 WORKMANSHIP .1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls. .1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape .2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid. .2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work. .2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold .2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work a current license issued by the appropriate authorities. so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused. .2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures. .3 A site visit is required to become familiar with site conditions before bidding and before start of work. .4 Confirm location of all services before proceeding with any work. .3.1 Do trenching and backfilling in accordance with engineering details and specifications. 3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full .5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans. .3.3 Commence laying pipe at outlet and proceed in upstream direction. .6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and .3.4 Lay perforated pipes with perforations at 8pm and 4pm positions. .3.5 Make joints tight in accordance with manufacturer's directions. .3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer. .7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs .3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect. are to be completed prior to final acceptance. .3.8 Plug upstream ends of pipe with watertight clean out caps. .3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 160mm. .8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition. .3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm. .3.11 Assure positive drainage. L6 WARRANTIES .3.12 Back fill remainder of trench as indicated. .3.13 Protect subdrains from floatation during installation. .1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion. .2 Refer to individual sections for specific warranties. .1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include: PART TWO SCOPE OF WORK Physical properties, % content of gravel, sand, silt, clay and organics. .1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range. 2.1 SCOPE OF WORK .1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments. .1.4 Carbon/Nitrogen level. .1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender. 5 GROWING MEDIUM SUPPLY AND PLACEMENT .1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be .2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following: .2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the 2.1 Retention of Existing Trees where shown on drawings. .2.2 Finish Grading and Landscape Drainage. .2.1 Thoroughly mix required amendments into the full depth of the growing medium. 2.3 Supply and placement of growing mediur .2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions. 4 Testing of imported growing medium and/or site topsoil, .2.5 Supply and incorporation of additives to meet requirements of soil test and Table One. .3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6° (150mm), over unfrozen subgrade free of .2.6 Preparation of planting beds, supply of plant material and planting. .2.7 Preparation of rough grass areas, supply of materials and seeding 2.8 Preparation of lawn areas, supply of materials and sodding .4 Minimum depths of growing medium placed and compacted to 80%: .2.9 Supply and placement of bark mulch. .4.1 On-grade: .2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11. .4.1.1 Seeded and so .4.1.2 Mass planted shrubs & groundcovers.......15" (400mm) .2.12 Other work: Work other than this list, not specified by Landscape Architect. .4.1.3 Groundcover only areas, if defined on plan......9" (225mm) .4.1.4 Tree & large shrub pits..... ....depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped 2.2 MATERIALS .4.2 On-Slab: .1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below. TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS .4.2.2 Groundcover areas.... ....12" (300mm) Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam". .4.2.4 Shrub & groundcover areas...... Low Traffic Areas. **Planting Areas** .4.2.5 Trees and specimen shrubs×.... ....30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.) Trees and Large Shrubs and Planters Lawn Areas .4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric 2P Growing Medium Types 2L 2H .4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points. Percent Of Dry Weight of Total Growing Medium .5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles. 0 - 1% 0 - 1% 0 - 1% larger than 25mm .6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades. 0 - 5% 0 - 5% 0 - 5% larger than 2mm .7 Finished grades shall conform to the elevations shown on landscape and site plans Percent Of Dry Weight of Growing Medium Excluding Gravel larger than 0.05mm Clay and S Organic Co Organic Co Acidity (pH Drainage: .2 Fertiliz .3 Lime: G .4 Peat: S extraneous

smaller than 2.0mm	×08 – 0C	10 - 90%	40 - 80%	
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%	2. Prepapetien of Surfaces. To B.K. Lendscape Standard Class 3. Arees Likouth Arass) Section 1.2.1.3. 2.1. Clean existing sell by mechanical means of debcis over 30pm in any dimension. 2.2. Roughly grade surfaces to allow for maintenance supering and for positive drainage.
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%	3/ Time of Seeding. Seed from early spring (generally sprin/sty) to late tall leeptender 15th) of sectives. Purific entering in a side of the prince of single of the landscape.
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%	1.4 Seed Supply 8.7 exfines All seed must be obtained from a recognized seed supplier and shall be No. 1 at as anxitate delivered in containing be aring the following intermations.  1.4 Analysis of the seed mixture
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%	/.l// // PepCepNage of each selest type
Acidity (pH):	6.0 - 7.0	6.0 – 7.0	4.5 - 6.5	5. Seed Mightupe: All varieties shall be pared as strong performers in the Pacific Northwest and are subject to client approval.
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.			10% Créearing/Reir Fescué
.2 Fertilizer: An organic and/or i	norganic compound containing Nitrogen (N), Phosphate	(25), and Potash (soluble 2) in proportions	required by soil test.	5%/SatvingPerential-Kyer/ 5%/Keptrucky_Bituedrass
.3 Lime: Ground agricultural lime:	stone. Meet requirements of the B.C.Landscape Standa	ard.		Por Wildflower Apeas use a mixture of Wildflowers with flard Fescus (R.S. Goastal Wildflowers with fland Fescus of pre-approved attendate.
-	eatmoss to meet requirements of the B.C. Landscape S		r material.	8 Feptilizer: Machanical seeding: Appity a complete-synthetic slow-pelease Peptilizer with maximum 35% water soluble nitrogen and a formulation table of 18-18-18-50% sulphup upen coaped 112/kg/half00kbs/acpel using a mephapital spreader
5 Sand: Clean, washed pump san	d to meet requirements of the B.C. Landscape Standar	d.		" Seeding: Apply seed at a rate of 1226/H 1400Hs /acre), with a mechanical spreader, incorporate seed into the top 1/6, (Gmm) of this individual individual spreader).
.6 Composted Bark Mulch: 10mm ( extraneous matter. Fresh orange	3/8") minus Fir/Hemlock bark chips and fines, free of o In colour bark will be rejected.	chunks and sticks, dark brown in colour and	d free of all soil, stones, roots or other	B Acceptance Provide adequate protection of the regard dross until conditions of acceptance bave been pret Comply with Section 3.7 Hydroxie ening.
7 Herbicides and Pesticides: If u	sed, must conform to all federal, provincial and local s	statutes. Appliers must hold current licens	ses issued by the appropriate authorities in	3.3/HYDBOSEEDING  J May be used as ap alternate to mechanical seeding in rough gress areas.
	able blanket or other filtering membrane that will allov ict pre-approved by the Landscape Architect.)	w the passage of water but not fine soil pa	articles. (Such as MIRAFI 140 NL, GEOLON N40	3/ May not be used in apeas of Javur unitess pre-approved by the Landscape Architect prior to bidding.
.9 Drainage Piping if required: Sch				3. Breparation and Growing Medium 3.1 An areas of Rodgin Grass-Comply with Section-3.6-Rough Grass 3.2 Where approved for aspen areas of Lawn-Aspen James Section 28. Layn Areas: Sodding.
10 Drain Rock: Clean, round, iner	t, durable, and have a maximum size of 19mm and conta	aining no material smaller than 10mm.		1.4. Particition: Linguis from particitizer in solution does not come in contact, with the fallings of any press, shrubs for a first satisfactor of the satisfactor o
.11 Plant Material: To the require	ements of the B.C. Landscape Standard. Refer to 3.9, F	Plants and Planting.		4. Protection: Ensure that tertificer in solution does not come in contact with the tollage of any press, situates on other sasseptible registration. Us not some sorry seeds on objects not expected to grow grass. Protect existing allowed produced by nead and structures from damage. Where contamination occurs, remove seeding sturry to actist action of and by means approved by the Landscape Architect.
.12 Sod: Refer to individual secti	ons in this specification.			// Multipethal consist of pirgin yeogy libre or recycled paper Albre designed for hydraelic seeding and dyled for ease of prohitoring application. It asing recycled paper material
.13 Miscellaneous: Any other mat	erial necessary to complete the project as shown on t	the drawings and described herein.		/for wood filtre-substitute use 135% (by weight). Conform to 6.C. Landescape Standard for mulciprequipments.
				Mater Shall be the of any impurities that may have an injurious effect on the success of seeding of way be transmit to the employment.
				Z Equipment: Use industry standard Mydrautic seeder/mulcher equipment with the tank volume sertified by apridentification plate of sticker afficient of the equipment. The hydrautic seeder/mulcher shall be capable of sufficient agiration to mix the material into a homogenous sturry and to maintain the stupry in a homogenous state until it is applied. The discharge humps and gun pezzles shall be capable of applying the materials unitorally over the designated area.

.8 Application Rate:	T LANDSCAPE DEVELOPMENT - CO		//////
.84 Septi Mixture: 136 kg .82 Feptilizer: 112 kg/ha		eed	
/.8,X /Not/es:////		spalipelydding mylch, Yapklitjer, water prc, Sloped sites regulro faeklite	
/8.1/2.3/ Jeann Where by d	bil/anakysis is ayailabilo/comply/with pesukts/ sspeding is approved/comply/with mill-anakysis pecommondarigi		
measurements. The mater	quantifies of each of the materials to be that god into the rate as small be added to the lank while it is being filled with water or other maderial to the mixture. Oping leave slurty in the	ik either by nassyor by arcomnonly accepted aystenyot mees-pelling; In the following segmence; mees, fertilizer. Industryin ynhanbo arhoi fank for nore than four kl. hours.	ed volume rogenous sturry.
		pplication into previous applications and existing grass areas to town	uniform surfaces.
32 Maintenapce: Begin in	afepiáls ána opfier debris ferdling ffom széding aperátians fi inferense inmeniately after réeping and confinde for 00 days	adrep-Substantial Completion and until accepted by the Owner. Re-sec	est at those week
Owner. Water in sufficient	.bas./ailed.,Provect/speciod areas tran,Ragnigo-vibil temporar guenbilios to epsure duen,Genetralion and al treguent interve ep at no.extra.cost/10/line/opiraci	wing on Noire Gences gomplebe with alignage uptil graps area is baken to majortain vigorous growth uptil graps in taken over by the Dwiner	over by the . It is the Owner's
well getablished with 50 a	parent does, or being spots, and shall be peasonably from of we	cies is the responsibility of the Landscape Contractor. The guess shall dustor B.C. Landscape Standard, Section 13 Maintenance Level 4 Jopen by the Owner. Apear spedod in Fall will be accepted in Aprino one more	spacel. Sixty
grawing season provided t	at the above conditions top acceptance are fulfilled.	yyrngo gwely' yyraar syeugo iyr ga gan ye gaceyn ey'n popyniyonigunga	
LAWNY AREAS - SODVING General: Treat all are	s derined as lawn/areas, on Me Kaneiscape plan her ween, all, ern	perty lines of the traject including all toucyards to edge of chadic as	id lariest.
Z Graving Hediam Comp Landscape Architect	VIII SECYONILZI, GPOVINGINERIUM. PPOVIO 646900198, petyjest	idin inspection of the Anishest goldin, and depth and condition of byweig	ig medium by the
/////////	em kopil 131 tarockober jet, kurthar extersions maybe objet Lall constituts of B.C., Landscape Standard Section 8, 6, 5, 5, 5	///////////////////////////////////////	
.5 Speating Tarter and by	areav Retepto Table 2 below		
APEA DESPITED THE	A A A A A A A A A A A A A A A A A A A	y Gordon (Maryor Species	
SZASAS 2/ Zarasas /p	rt sites/nckliding.boulev.ard.gr.gas blic/parks/ngdstrial/and/natitutional/situs	rfemium   Kentracky Blae for sup/fescues   Standard   same	rui poligide
SCASS 3 Rough Str SPECIAL		dpdspedipti	
///////////	as defined in Section 2.23, Materials. Apply of pater recomme	///////////////////////////////////////	
prédiem 148 hours priop to s	dding. Apply separately proprione.	in the required soil test. Apply with a mechanical spreamer Cultivat	
arear and rell lightly. Wait Sell,	ya iya iya, gareya uprage tar laying sao. Jeayasogastaggeregi yid gato, gotan , noistuge penektaktopot 25 yo 4277-18cm). Gongil	sections/closely/buffed, without-overlapping or gaps,/singoth/and eve y with requirements of SC Landscape/standard,Section 8, SC Standard	iyan da jarning dar Turigrass
.9 Minimenance: Begin ma from damage with tempora	ntenarce imprediately after specific and continue for 68 days. Internal forms congress with a garden uptil law is kale	tter Substantial Completion and until/accepted by Me Owner Protect n over by the Owner Hater to obtain moisture menetration of 3" 10 1/ 112" 14cm and 2" [Som)/ Provide adams in ordection at souded area	sodded areas 17-10cm/at
upil the turi has been at	n sver by Owner. Repair any damaged areas, re-order as her	ssery. Aerarlop hay be required it in the Landscape Architect soppor	of, drainage
Landspape Standard Secti	eas: The furt shall be reamnably wolf established with oo a 13 Maintenance cevel 2 lappearance). Use herbicides in nece wise, areas neething in conditions above vill be raken over b	parent doed aports or bare sports and shall be reasonably free of weeksays for week removal anless ather conditions or contract torbid the	its foot.c
PLANTS AND PLANTING			
	out as shown on Landscape Plans.		
	iscape Architect for layout and preparation of planting prior t smooth clean defined lines.	o commencement of planting operations.	·
	nd groundcovers only during periods that are normal for such on of plants to their new location.	work as determined by local weather conditions when seasonal conditi	ons are likely to
.5 Standards:		, 1997 edition, unless exceeded by drawing Plant Schedule or this spec	rification
.5.1.1 Refer to B.C. Landso .5.1.2 Refer to Plant Scho		BCLNA Standard for Container Grown Plants for minimum standards. Jirements.	
.6 Review:	of supply and/or collection point does not prevent subsequent		
.7 Availability:	is the Lower Mainland and Fraser Valley. Refer to Plant Sche		
	vailability of the specified plant material within 30 days of the		
.8.2 Allow a minimum of 5	al of the Landscape Architect prior ro making any substitutior lays prior to delivery for request to substitiute. ject to BC Landscape Standard – definition of Conditions of A	s to the specified material. Non-approved substitutions will be reject ailability.	r <b>ed.</b>
		n on the landscape/site plan plant schedule. Caliper of trees is to be	taken 6" (15cm)
encountered.	•	ry Landscape Architect if conflicting rock or underground/overhead so	ervices are
.10 Excavation:	nting location will only be allowed after review of the propose		
the original grade the tree	was grown at.	ball and to at least twice the width of the rootball. Assure that finis	thed grade is at
		the side of the planting pit to allow drainage down slope; and in flat crainage of planting holes is limited.	conditions, mound
	rubs with the roots placed in their natural growing position.	f burlapped, loosen around the top of the ball and cut away or fold ur	
wire. .12.2 Fillthe planting hole	by gently firming the growing medium around the root system	fter settled in place, cut twine. For wire baskets, clip and remove top in 6" (15cm) layers. Settle the soil with water. Add soil as required to	
.12.3 Where planting is in	when 2/3 of the topsoil has been placed, apply fertilizer as ro icated adjacent to existing trees, use special care to avoid dis iwn areas, provide a clean cut mulched 900mm (3 ft.) diameter	turbance of the root system or natural grades of such trees.	
	kes, unless superseded by municipal requirements. Set stakes	minimum 2 ft. in soil. Do not drive stake through rootball.	
.13.4 Coniferous Trees or	d commercial, flat woven polypropylene fabric belt, minimum w er 6 ft. height: Guy with three 2-strand wires (11 gauge). Driv	dth 19mm (3/4"). Approved product: ArborTie – available from DeepRo three stakes equidistant around the tree completely below grade.	iot.
.13.6 Mark all guy wires w		'x2"x4") buried to the maximum possible depth instead of stakes.	
	ninimum necessary to remove dead or injured branches. Prese nd cut to the branch collar leaving no stubs. Shape affected	rve the natural character of the plants, do not cut the leader. Use or ireas so as not to retain water. Remove damaged material.	ıly clean, sharp
		. Confirm placement of mulch in areas labeled "Groundcover Area" on	drawings. Mulch a
.16 Acceptance:	around frees in lawn areas, leave a clean edge.		
	all plant material is the responsibility of the Landscape Contr	dLI Ul'.	
.17 Plant Material Mainte	ance: erial for 60 days after landscape work has received a Certific	nto at Campletina	

.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.

.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace

.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area

.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will

these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as

.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).

concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.

specified for the original planting, and shall not constitute an extra to the Contract.

.17.5 Repair tree guards, stakes, and guy wires, when necessary

.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:

and .18. The mai .18. the	For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf devel growth is not sufficient to ensure future satisfactory growth.  Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared a Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The requirintenance standard is a minimum of Level Three – Medium. Refer to Section 3.11, Establishment Maintenance.  The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issua Certificate of Completion.  Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.
	TALLING LANDSCAPE ON STRUCTURES  Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place
	Coordinate work with construction of planters and planter drainage.
	Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.
.3	Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.  Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.
	Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior
•	cing growing medium. Place an even layer of 25 – 50mm clean washed pump sand over filter fabric.
.7 Usa	Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter g Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil (rating downward.
.1 the fail	TABLISHMENT MAINTENANCE (Provide a separate price for this section) Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or including term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultiv fgrass areas and new trees and shrubs.
.2	Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.
	Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.
rev	Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be thre tews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the signated representative.
	Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately growing season between March 1st and November 30th, however visits at other times of the year may be required.
	Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".
	Materials: Comply with Part Two of this specification.  Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.
and and or .8.2 .8.3 net .8.4 per .8.5 bar the .8.6 of	Plant Material Establishment:  Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing season, water new plants at least every twenty days between April 1 and July 1st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing season when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malf has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.  Mulch: Maintain mulches in the original areas and to the original depths.  Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulli essary, by the use of herbicides.  Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experience son. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requires tree Support: Maintain stakes, guy wires and ties one full growing season. Check fies at least every two months to ensure that they are not causing a depression k. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing supportion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.  Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural the plant. Carry out clipping o
at fie .9.	Grass Apeas Establishment: Matering: Use hodes and sprinkleps, prigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (bt. Landscape Standard Section 1) Grasses Such that the grass is majorained in a turgid condition. Supply and integrate with water in the event of any irrigation system majorained in a roughly condition. Supply and expense to the owner. Apply water to prevent packing of prosition of the soil. Apply water and constitution of that the water content in the growing medium, apply water again when the water content reaches 25% of field capacity.  Mend, insert and Dispesse Control: Inspect grass areas each time they are moved for weeds, insert pests, and dispesses and treat promptly when necessary by apply may mentions, or by the use of elemicals in compliance with the B.C.S.I.A.M. C.N.M. Landscape Standards (abest edding). Kill broadcards weeds in grassed areas by a guite and provided in the weed population exceeds to Broadcard wheels or 50 aprillar weeds or weeds grasses per 100 aquare meters. This application shall weed population to zero.
	Fertildzing: According to soil analysis. Liming According to soil analysis. Liming According to soil analysis. Moving and Trimming -All areas: The first four curs, shall be a charp potany hypernower. Excess grans clipping chall be removed after each cut. Movell grassed to a shape real program in the conservation of some many mover when the grass reaches a height of sound, flow to a height of sound. Edge with a mechanical vertical cutting edger once per year in Man
//94	nove all grass clippings after each cut.  Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, perate in early hay with a suitable mechanical coper. Cope it of 100km/ (67), and remove copes.
)     	Repaips: Re-grade, re-seed or re-sed when heres arm to restore damaged or failing grads areas. Match the grads warleties in the surrounding area. Be-endy it pe oughed the growing season. Re-seed between April 1st and April 1st het represented the grade property of the surrounding areas and been moist until
The state of the s	i <u>ivis//////////////////////////////////</u>

NO. DATE REV.

05.DEC.22 ISSUED FOR B.P.

MCY

LANDSCAPE **SPECIFICATIONS** 

landscape architects

A Partnership of

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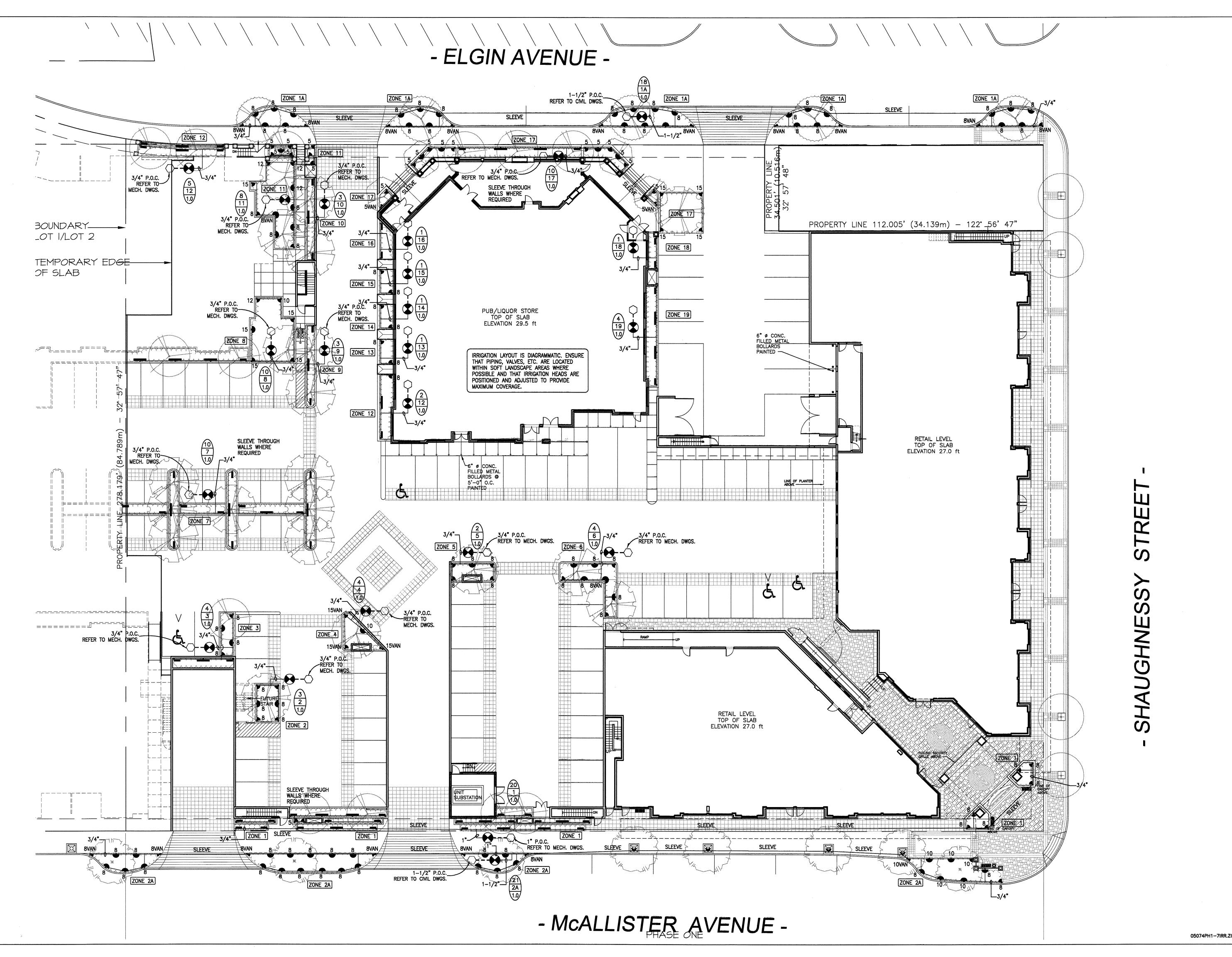
Drawn By: MCY Scale: |"=|6'-0"

05.JUN.14

Project. No. File: 05074 Drawing No.

05074-9PH1.ZIP

Drawing Title



NO. DATE REV.

**DMG** landscape architects J.D. Mitchell & Associates Ltd.
Patricia Campbell Mills Consultants Ltd. Mary Chan Yip Consultants Ltd. Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9

PHASE ONE IRRIGATION PLAN

MAIN FLOOR

Project. No. File: 05074

Drawing Title

		IRRIGATION LEGEND	
KEY	MANUFACTURER	DESCRIPTION	
0	RAINBIRD	1800 SERIES FULL - NOZZLE TYPE AS INDICATED	
7	RAINBIRD	1800 SERIES THREE QUARTER - NOZZLE TYPE AS INDICATED	
-	RAINBIRD	1800 SERIES TWO THIRD - NOZZLE TYPE AS INDICATED	
•	RAINBIRD	1800 SERIES HALF - NOZZLE TYPE AS INDICATED	
<b>4</b> 8	RAINBIRD	1800 THIRD - NOZZLE TYPE AS INDICATED	
4	RAINBIRD	1800 SERIES QUARTER - NOZZLE TYPE AS INDICATED	
VAN	RAINBIRD	1800 VAN SERIES — NOZZLE TYPE AS INDICATED	
	RAINBIRD	1800 STRIP SERIES - 15SST	
	RAINBIRD	1800 STRIP SERIES - 15EST	
<b></b> 6	RAINBIRD	1800 STRIP SERIES - 15LCS / 15RCS	
¥	RAINBIRD	1800 STREAM BUBBLER SERIES - 5CST-B	
•	RAINBIRD	PGA VALVE IN LOCKABLE VALVE BOX  2 2 1.0 USgpm ZONE VALVE SIZE IN INCH	
		STUB-OUT PROVIDED BY MECHANICAL CONTRACTOR FOR IRRIGATION HOOK-UPS.	
SLEEVE		SCHEDULE 40 SLEEVE (4" UNLESS OTHERWISE INDICATED)	
		SCHEDULE 40 MAINLINE.	
		CLASS 200 NON-PRESSURE LATERAL LINE (SIZE AS INDICATED).	

RAINBIRD ESP-4 CONTROLLER FOR OFFSITE IRRIGATION INSTALLED IN LOCKABLE WEATHERPROOF BOX. RAINBIRD ESP-20LX PLUS CONTROLLER FOR GROUND LEVEL ONSITE IRRIGATION, RAINBIRD ESP-8LXI FOR 2ND LEVEL IRRIGATION, IINSTALLED AT LOCATION AS DIRECTED BY OWNER (CONTROLLERS NOT SHOWN ON DRAWING)

ADJUST IRRIGATION SPRAY NOZZLES AS NEEDED TO PROVIDE FULL COVERAGE WHILE MINIMIZING OVER SPRAY ON HARD SURFACES.

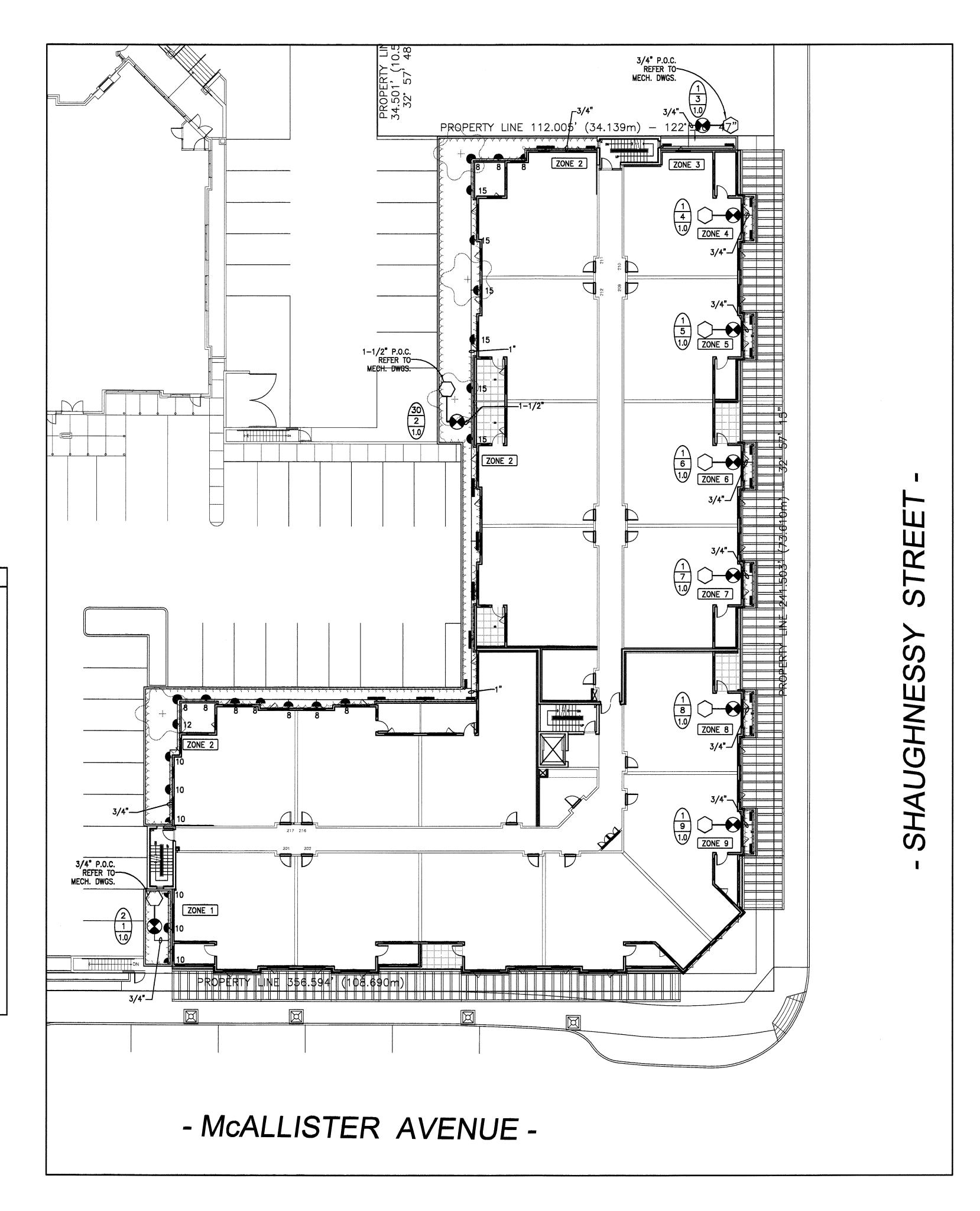
PROVIDE A 1" QUICK COUPLER BY THE THE BACK FLOW PREVENTOR(S) FOR WINTERIZATION.

SYSTEM BASED ON A WATER SERVICE WITH A MINIMUM OF 58 PSI. PULL ONE EXTRA WIRE TO EACH VALVE CLUSTER. COORDINATE INSTALLATION OF CONDUIT FOR CONTROL WIRES WITH GENERAL CONTRACTOR TO IRRIGATION CONTROLLER.

IRRIGATION SPRAY HEADS TO BE RAINBIRD 1800 SERIES 4" IN LAWN AREAS AND 6" OR 12" POP-UPS IN SHRUBS BEDS AS NEEDED TO PROVIDE FULL COVERAGE. NOZZLES AS INDICATED OR AS NEEDED.

## **IRRIGATION NOTES**

- MAIN LINES STUBBED OFF AS REQUIRED TO SUPPLY STATIONS. USE SCHEDULE 40 PIPE FOR MAIN LINES.
- 2. UNDER PAVED AREAS, USE SCHEDULE 40 PIPE IN 4" DIAMETER PVC CONDUIT SLEEVE, UNLESS SPECIFIED.
- 3. CLASS 200 PVC IRRIGATION LINE SIZED AS REQUIRED. VELOCITY IS NOT TO EXCEED 5' PER SECOND.
- 4. SPRINKLER HEADS SPECIFIED ARE RAINBIRD MODEL NUMBERS.
- 5. COMPLETELY AUTOMATIC ELECTRIC CONTROL SYSTEM CAPABLE OF 14 DAY PROGRAMMING.
- 6. ELECTRIC VALVES TO BE RAINBIRD PEB. ALL VALVES MUST BE IN VALVE BOXES. ELECTRICIAN TO PROVIDE 1 1/4" CONDUIT WITH PULL
- 7. BACKFLOW PREVENTION TO BE SIZED AND TYPE IN ACCORDANCE WITH LOCAL CODES AND AS SPECIFIED BY MECHANICAL ENGINEER.
- 8. USE CHECK VALVES IN SPRINKLER HEADS TO PREVENT LOW HEAD DRAINAGE AT LOW POINTS. ALLOW FOR 10% OF HEADS TO REQUIRE CHECK VALVES.
- 9. WINTERIZATION ENTIRE IRRIGATION SYSTEM MUST BE COMPLETELY EMPTIED OF WATER BY THE BLOW—OUT CONNECTION PROVIDED AND ATTACHING AN AIR COMPRESSOR TO IT. THIS SHOULD BE DONE BEFORE NIGHT TEMPERATURES DROP BELOW FREEZING UPON COMPLETION OF THIS WORK. THE CONTRACTOR SHALL ENSURE THAT THE OWNER'S REPRESENTATIVE IS FAMILIAR WITH THIS PROCEDURE.
- 10. IRRIGATION SYSTEM SHALL BE CAPABLE OF AUTOMATIC GENERAL BLANKET IRRIGATION OF PLANTING BEDS.
- 11. IRRIGATION SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FORM THE DATE OF ACCEPTANCE.
  DURING THIS PERIOD, THE CONTRACTOR SHALL CHECK, CLEAN AND ADJUST SPRINKLER HEADS AND CORRECT DEFECTS.
- 12. AFTER THE ENTIRE SYSTEM HAS BEEN PRESSURE TESTED AND ALL REPAIRS MADE, THE CONTRACTOR SHALL OPERATE THE SYSTEM IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE FOR ACCEPTANCE AND APPROVAL.
- 13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONNECT THE IRRIGATION SYSTEM TO NOTED WATER AND ELECTRICAL SUPPLY AS PER LOCAL REQUIREMENTS AND CODE.
- 14. CONTROL WIRE TO BE TWU 14 GAUGE WIRE AND GROUND WIRE TO BE TWU 12 GAUGE WIRE.
- 15. ALL DAMAGE CAUSED TO EXISTING SERVICES, PAVING AND PLANTING AREA, WHETHER THEIR LOCATION IS KNOWN OR NOT WILL BE MADE GOOD WITHOUT COST TO THE OWNER.
- 16. IRRIGATION SYSTEM/INSTALLATION TO I.I.A.B.C. STANDARDS.
- 17. AN "AS-BUILT" DRAWING AND ALL OTHER NECESSARY INFORMATION PERTAINING TO THE INSTALLATION, OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE OWNER BY THE CONTRACTOR.





NO. DATE REV.

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landscape architects

A Partnership of

Drawn By: MCY Scale: |"=|6'-0"

06.JAN.16

Drawing Title

PHASE ONE IRRIGATION PLAN SECOND FLOOR

Project. No. File: 05074

Drawing No.

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