

PLANT SCHEDULE - PH 1 MAIN LEVEL				DMG JOB NUMBER: 05-074	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	4	ACER PALMATUM	JAPANESE MAPLE	5CM GAL; 1.2M STD, 2.5M HT; B4B	
	2	ACER PALMATUM 'DISSECTUM'	CUTLEAF JAPANESE MAPLE	1M SPDR; 4.1M	
	5	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	8CM GAL; 2.25M STD; B4B	
	20	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM GAL; 1.8M STD; B4B	
	8	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	8CM GAL; 2.25M STD; B4B	
	4	EX STREET TREE	-	-	
	13	FAGUS SYLVATICA 'DANYCKII'	DANYCK BEECH	5CM GAL; 1.2M STD. B4B	
	34	ABELIA X GRANDIFLORA 'SUNRISE'	SUNRISE GLOSSY ABELIA	#2 POT; 30CM	
	228	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM	
	15	CORNUS STOLONIFERA	REDTIG DOGWOOD	#2 POT; 50CM	
	51	ELIOMYX ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM	
	144	ILEX GREYANA 'GREEN THUMB'	HOLLY, COMPACT	#3 POT; 50CM	
	61	RHODODENDRON 'P.J.M.'	RHODODENDRON, LIGHT PURPLE, E. MAY	#3 POT; 50CM	
GRASS	26	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON, PINK/CRIMSON BLOTCH	#3 POT; 50CM	
	55	ROSA 'BONICA MEIDLAND'	BONICA MEIDLAND ROSE, PINK	#2 POT; 40CM	
	68	ROSA 'NOVARA'	CARPET ROSE, PINK	#2 POT; 40CM	
	45	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM	
	113	TAXUS MEDIA 'HATFIELDII'	HATFIELD YEW	1.2M HT; B4B	
	7	CALAMAGROSTIS X A. KARL FOERSTER'	FOERSTERS' FEATHER REED GRASS	#1 POT; HEAVY	
	203	FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE GRASS	#1 POT; HEAVY	
	18	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT; HEAVY	
	2	WISTERIA FLORIBUNDA 'LIPSTICK'	WISTERIA	#3 POT; 75CM; STAKED	
	132	HEMEROCALLIS 'RED MAGIC'	DAYLILY	#1 POT; 1-2 FAN	
	28	IRIS SIBIRICA	SIBIRIAN IRIS, BLUE VARIETY	#1 POT; 2 FAN	
	4	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT	
	5	RUDBECKIA FULSIDA VAR. 'GOLDSTURM'	GOLDSTURM RUDBECKIA	#1 POT	
VINE	150	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINCKINICK	#1 POT; 20CM	
	64	VINCA MINOR	PERIWINKLE	#1 POT; 15CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA 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.

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

NO.	DATE	REV.	BY
1	05.AUG.11	NEW SITE PLAN	MM
2	05.AUG.11	NEW SITE PLAN	MM
3	05.AUG.30	REVISE SITE/LANDSCAPE	DO
4	05.SEP.15	REVISE SITE/LANDSCAPE	DO
5	05.OCT.14	RESUBMIT FOR D.P.	
6	05.DEC.22	RESUBMIT FOR D.P.	
7	06.JAN.06	ISSUED FOR BP	MCY
8	06.JAN.07	REVISED SITE / LAND.	DO
9	06.FEB.07	PHI ISSUED FOR D.P.	BA
10	06.AUG.02	REV. PER NEW SITE PLAN	BA

GOLDEN EARS PLAZA - RESIDENTIAL
RETAIL DEVELOPMENT



A Partnership of
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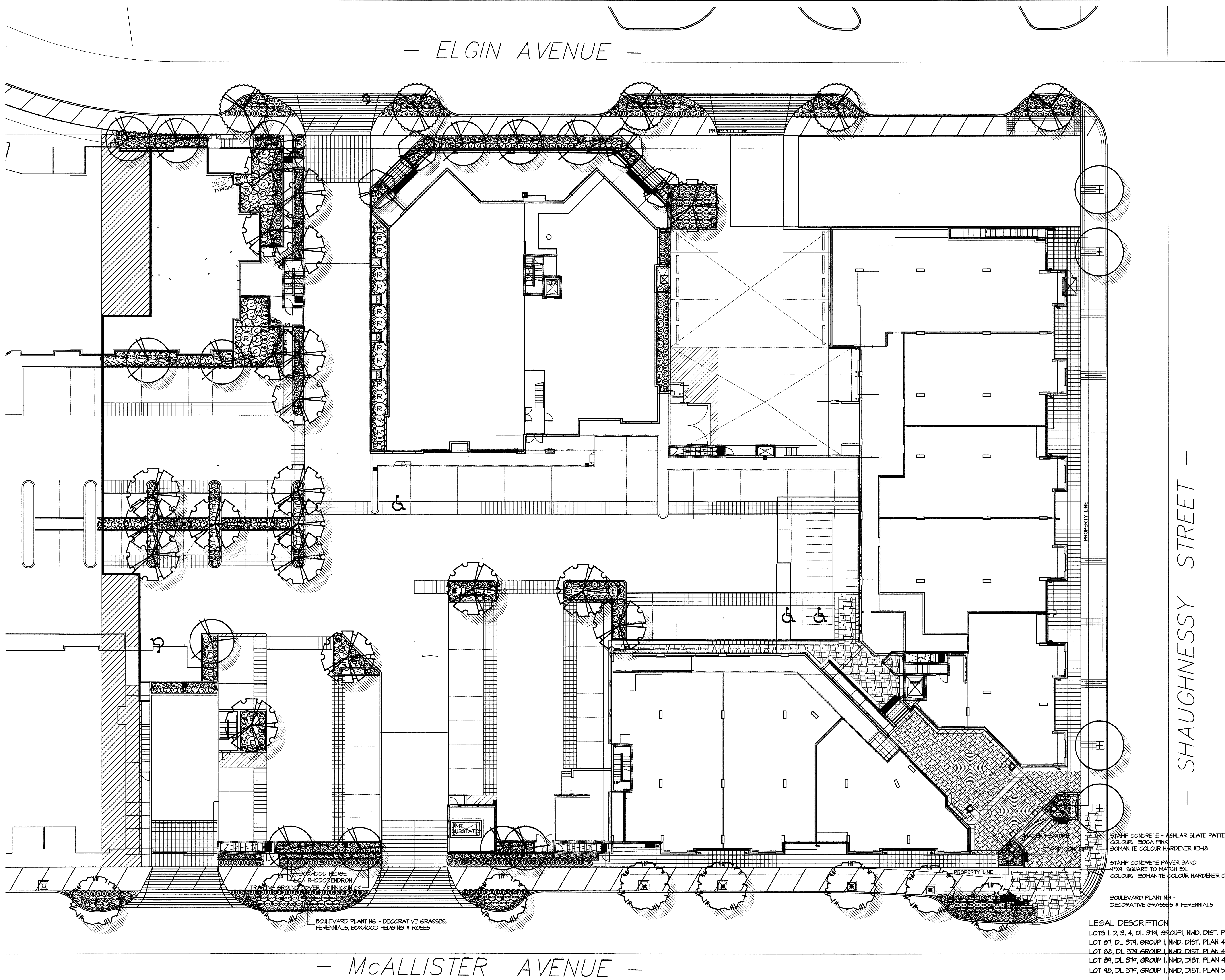
Drawn By: MCY Scale: 1"=20'-0"
Date: 05.JUN.14

Drawing Title
PHASE ONE
TREE PLAN

Project No. File:
05074
Drawing No.
L1

LEGAL DESCRIPTION
LOTS 1, 2, 3, 4, DL 374, GROUP 1, NWD, DIST. PLAN 11370
LOT 87, DL 374, GROUP 1, NWD, DIST. PLAN 47678
LOT 88, DL 374, GROUP 1, NWD, DIST. PLAN 47678
LOT 89, DL 374, GROUP 1, NWD, DIST. PLAN 45825
LOT 90, DL 374, GROUP 1, NWD, DIST. PLAN 58743

NOTE:
BRICK COLUMN TO MATCH EXISTING CITY STANDARDS
1X1 #201 RED BRICK IN METRIC STANDARD BRICK
C/M CHAIN AS PER CITY STANDARDS



— ELGIN AVENUE —

— SHAUGHNESSY STREET —

— McALLISTER AVENUE —

NO.	DATE	REV.	BY
1	05.AUG.11	NEW SITE PLAN	MM
2	05.AUG.17	NEW SITE PLAN	MM
3	05.AUG.30	REVISE SITE/LANDSCAPE	DO
4	05.SEP.15	REVISE SITE/LANDSCAPE	DO
5	05.OCT.14	RESUBMIT FOR D.P.	DO
6	05.DEC.22	RESUBMIT FOR D.P.	DO
7	06.JAN.06	ISSUED FOR B.P.	MCY
8	06.JAN.17	REVISE SITE / LAND.	DO
9	06.FEB.08	PHI ISSUED FOR D.P.	BA
1	06.AUG.02	REV. PER NEW SITE PLAN	BA

GOLDEN EARS PLAZA - RESIDENTIAL RETAIL DEVELOPMENT



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Drawn By: MCY Scale: 1"=16'-0"
Date: 05.JUN.14

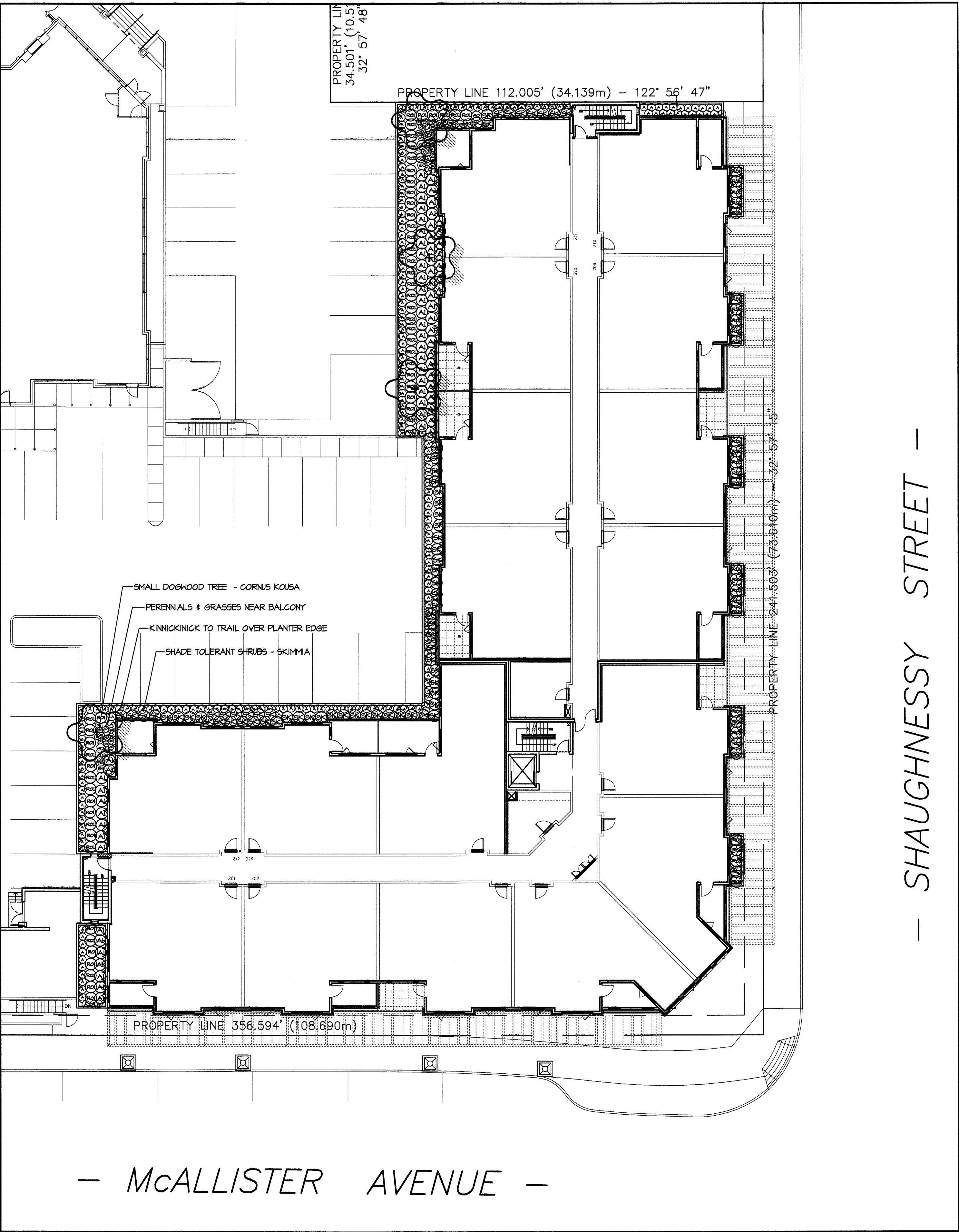
Drawing Title
**PHASE ONE
SHRUB PLAN
MAIN FLOOR**

Project No. File:
05074
Drawing No.
L2

LEGAL DESCRIPTION
LOTS 1, 2, 3, 4, DL 314, GROUP 1, NWD, DIST. PLAN 11370
LOT 87, DL 314, GROUP 1, NWD, DIST. PLAN 47678
LOT 88, DL 314, GROUP 1, NWD, DIST. PLAN 47678
LOT 89, DL 314, GROUP 1, NWD, DIST. PLAN 45825
LOT 90, DL 314, GROUP 1, NWD, DIST. PLAN 58743

05074-9PH1.ZIP

PLANT SCHEDULE - PH 1 SECOND LEVEL				DMG JOB NUMBER: 05-074
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TR	4	CORNUS KOUSA	KOUSA DOGWOOD	2M HT; BUSH FORM; B&B
SH	61	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#3 POT; 40CM
SH	84	ROSA 'NOASON'	CARPET ROSE; YELLOW	#2 POT; 40CM
SH	61	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM
GR	6	CALAMAGROSTIS X A. 'KARL FOERSTER'	FOERSTERS' FEATHER REED GRASS	#1 POT; HEAVY
GR	17	FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE GRASS	#1 POT; HEAVY
GR	5	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT; HEAVY
PR	23	HEMEROCALLIS 'RED MAGIC'	DAYLILY	#1 POT; 1-2 FAN
PR	11	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT
SC	241	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNICKINICK	#1 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 314, GROUP I, NND, DIST. PLAN 11370
LOT 81, DL 314, GROUP I, NND, DIST. PLAN 47678
LOT 88, DL 314, GROUP I, NND, DIST. PLAN 47678
LOT 89, DL 314, GROUP I, NND, DIST. PLAN 45825
LOT 98, DL 314, GROUP I, NND, DIST. PLAN 58743

05074-9PH1.ZIP

NO.	DATE	REV.	BY
1	05.AUG.11	NEW SITE PLAN	MM
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6	05.DEC.22	RESUBMIT FOR D.P.	DO
-	06.JAN.06	ISSUED FOR B.P.	MCY
7	06.JAN.11	REVISE SITE / LAND.	DO
8	06.FEB.09	PHI ISSUED FOR D.P.	BA
9	06.AUG.02	REV. PER NEW SITE PLAN	BA

GOLDEN EARS PLAZA - RESIDENTIAL
RETAIL DEVELOPMENT



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Drawn By: MCY Scale: 1"=16'-0"
Date: 05.JUN.14

Drawing Title
PHASE ONE
SHRUB PLAN
SECOND FLOOR

Project No. File:
05074

Drawing No.
L3

PART ONE GENERAL REQUIREMENTS

- 1.1 REFERENCES
- 1. CCDC Doc 2 1994.
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.
 - 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. MASTER MINORAL SPECIFICATIONS & STANDARD DETAILS, DEC. 1996 prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division
 - 4. STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, MARCH 1997. Prepared by the Irrigation Industry Association of British Columbia.
 - 5. MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.
- 1.2 TESTING
- 1. A current test 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 pre-approved by the Landscape Architect. Deliver growing medium test results to the Landscape Architect at a start-up meeting prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.
 - 2. Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.
- 1.3 SUBMITTALS
- 1. Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
 - 2. Submittals to consist of product sample or manufacturer's product description.

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 construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contract Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
 - 1.1. 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 and municipal requirements.
 - 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 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 for this meeting.
 - 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 any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading, Drainage and Drainage Materials, Lawn or Grass areas, Planting - plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practices 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, 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.
 - 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.
 - 1.6. Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule "C" will be issued where required.
 - 1.7. Warranty Review Prior to the completion of the period (4/-11 months after issuance of the Certificate of Completion, review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

- 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 remain as the responsibility of the Landscape Contractor.
- 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 a current license issued by the appropriate authorities.
- 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.
- 5. Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.
- 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 guidelines.
- 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 are to be completed prior to final acceptance.
- 8. Where new work connects with existing, and where existing work is altered, take good to match existing undisturbed condition.

1.6 WARRANTIES

- 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.

PART TWO SCOPE OF WORK

- 2.1 SCOPE OF WORK
- 1. Other conditions of Contract may apply. Confirm Scope of Work at time of tender.
 - 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:
 - 2.1. Retention of Existing Trees where shown on drawings.
 - 2.2. Finish Grading and Landscape Drainage.
 - 2.3. Supply and placement of growing medium.
 - 2.4. 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.
 - 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 seeding.
 - 2.9. Supply and placement of bark mulch.
 - 2.10. Maintenance of planted and seeded/seeded areas with accepted by Owner.
 - 2.11. SEPARATE PRICE: Establishment Maintenance, Section 3.11.
 - 2.12. Other work/Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

- 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 GROWNED AND LEVEL 3 MODERATE AREAS | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------|
| Canadian System of Soil Classification Textual Class: "Loamy Sand" to "Sandy Loam" | | | |
| Applications | Low Traffic Areas, Trees and Large Shrubs | High Traffic Lawn Areas | Planting Areas and Planters |
| Growing Medium Types | 2L | 2H | 2P |
| Percent Of Dry Weight Of Total Growing Medium | | | |
| Texture | | | |
| Coarse Gravel: larger than 25mm | 0 - 1% | 0 - 1% | 0 - 1% |
| All Gravel: larger than 2mm | 0 - 5% | 0 - 5% | 0 - 5% |
| Percent Of Dry Weight Of Growing Medium Excluding Gravel | | | |
| Sand: larger than 0.075mm smaller than 2.0mm | 50 - 80% | 70 - 90% | 40 - 80% |
| Silt: larger than 0.002mm smaller than 0.075mm | 10 - 25% | 0 - 5% | 10 - 25% |
| Clay: smaller than 0.002mm | 0 - 25% | 0 - 15% | 0 - 25% |
| Clay and Silt Combined | maximum 35% | maximum 15% | maximum 35% |
| Organic Content (least): | 3 - 10% | 3 - 5% | 10 - 20% |
| Organic Content (interior): | 3 - 5% | 3 - 5% | 15 - 20% |
| Acidity (pH): | 6.0 - 7.0 | 6.0 - 7.0 | 4.5 - 6.5 |
| 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. | | |
| Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (K) in proportions required by soil test. | | | |
| Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard. | | | |
| Peat: Shredded horticultural peatness to meet requirements of the B.C. Landscape Standard or commercially available compost material. | | | |
| Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard. | | | |
| Composted Bark Mulch: 10mm (3/8") minus Fines/Fineback bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected. | | | |
| Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicators must hold current licenses issued by the appropriate authorities in the area. | | | |
| Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as HRAFI 140 N, GEOLIN 140 OR AMCO 4545 or alternate product pre-approved by the Landscape Architect.) | | | |
| Drainage Piping (if required): Schedule 40 PVC nominal sizes. | | | |
| Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm. | | | |
| Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.3, Plants and Planting. | | | |
| Code: Refer to individual sections in this specification. | | | |
| Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein. | | | |

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 RETENTION OF EXISTING TREES
- 1. Prior to any work on site, protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
 - 1.1 In some instances the Landscape Architect will tag trees or areas to retain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.
 - 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.
 - 3. No machine travel through or within vegetation retention areas or under crown of trees to be retained is allowed.
 - 4. Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
 - 5. Do not park, fuel or service vehicles within vegetation retention areas.
 - 6. No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
 - 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 the Landscape Architect.
 - 8. Do not cut branches or roots of retained trees without the approval of the Landscape Architect.
 - 9. Any damage to existing vegetation intended for preservation will be subject to evaluation by an U.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1999.
 - 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 personal responsible for the disturbance.
 - 10. In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.
 - 11. In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.
- 3.2 GRADES
- 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 trees, prepare 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.
 - 2. On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 15m (5 ft) intervals.
 - 3. Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
 - 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 maximum and minimum gradients defined by the B.C. Landscape Standard.
 - 5. Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assume positive drainage to collection points.
 - 6. Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.
 - 7. Finished soil/mulch elevation at building to comply with municipal requirements.
 - 8. Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

- 1. Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Curb Walls.
- 2. Work includes: 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 corrections and other drainage work.
- 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 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 slabs: Refer to Section 3.10, Installing Landscape on Structures.
- 3. Erection
 - 3.1 Do trenching and backfilling in accordance with engineering details and specifications.
 - 3.2 Lay drains in 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 length.
 - 3.3 Commence laying pipe at outlet and proceed in upstream direction.
 - 3.4 Lay perforated pipes with perforations at 90mm and 150mm 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.
 - 3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
 - 3.8 Plug upstream ends of pipe with watertight clean out caps.
 - 3.9 Surround and cover pipes with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
 - 3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 50mm.
 - 3.11 Assume positive drainage.
 - 3.12 Back fill remainder of trench as indicated.
 - 3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

- 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 planting. Test results to include:
 - 1.1 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.
 - 1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
 - 1.4 Carbon/Nitrogen level.
- 2. Supply all growing medium amendments as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
- 2.1 Thoroughly mix required amendments into the full depth of the growing medium.
- 2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.
- 3. Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over uniform subgrade free of standing water.
- 4. Minimum depths of growing medium placed and compacted to 80%:
 - 4.1 On-grade:
 - 4.1.1 Seeded and sodded lawn: 6" (150mm).
 - 4.1.2 Mass planted shrubs & groundcovers: 12" (300mm).
 - 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 sides.
- 4.2 On-Slab:
 - 4.2.1 Integrated lawn: 9" (225mm).
 - 4.2.2 Groundcover areas: 12" (300mm).
 - 4.2.3 Lawn without sub-surface irrigation: 12" (300mm).
- 4.3 Slab & groundcover areas: 15" (380mm).
- 4.4 Trees and specimen shrubs: 30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations).
- 4.5 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric.
- 4.6 Maximum 10" depth growing medium except where noted for trees over column points.
- 5. Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.
- 6. In perimeter seeded grass areas, feather growing medium into to nothing at edges and blend into existing grades.
- 7. Finished grades shall conform to the elevations shown on landscape and site plans.

3.5 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 damaged.
- 2. Supply all growing medium amendments as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
- 2.1 Thoroughly mix required amendments into the full depth of the growing medium.
- 2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.
- 3. Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over uniform subgrade free of standing water.
- 4. Minimum depths of growing medium placed and compacted to 80%:
 - 4.1 On-grade:
 - 4.1.1 Seeded and sodded lawn: 6" (150mm).
 - 4.1.2 Mass planted shrubs & groundcovers: 12" (300mm).
 - 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 sides.
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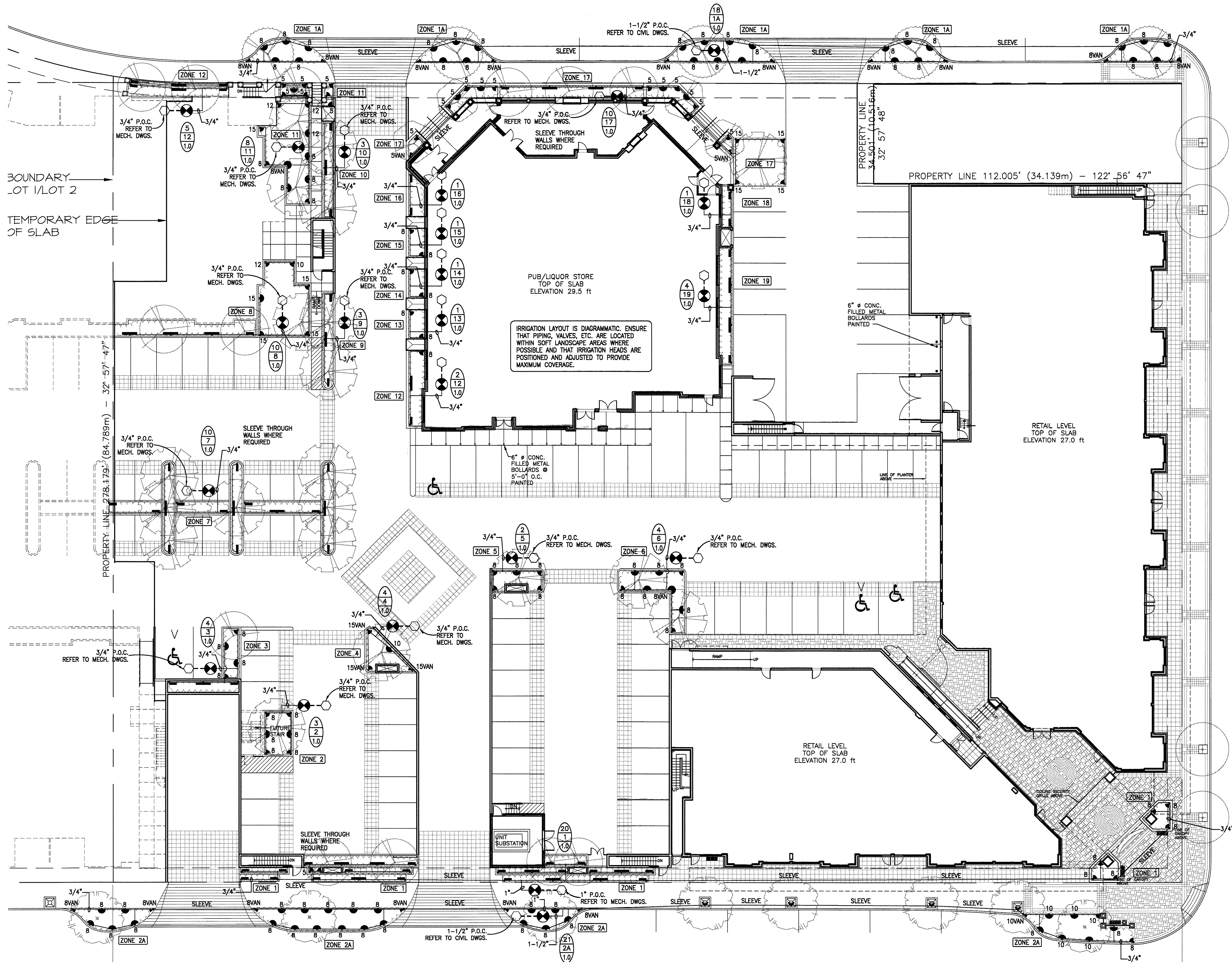
3.6 PLANTING AREAS - SECTIONS

- 1. General: All work shall be performed in accordance with the drawings and specifications. These drawings shall be read in conjunction with the specifications and the project manual. The drawings shall be read in conjunction with the specifications and the project manual. The drawings shall be read in conjunction with the specifications and the project manual.
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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- ELGIN AVENUE -



- McALLISTER AVENUE -

PHASE ONE

- SHAUGHNESSY STREET -

GOLDEN EARS PLAZA - RESIDENTIAL
RETAIL DEVELOPMENT

DMG
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: 1"=16'-0"

Date: 06 JAN 16

Drawing Title

PHASE ONE
IRRIGATION PLAN
MAIN FLOOR

















Project No. File:

05074

Drawing No.

L5

[illegible]

IRRIGATION LEGEND		
KEY	MANUFACTURER	DESCRIPTION
	RAINBIRD	1800 SERIES FULL – NOZZLE TYPE AS INDICATED
	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
	RAINBIRD	1800 THIRD – NOZZLE TYPE AS INDICATED
	RAINBIRD	1800 SERIES QUARTER – NOZZLE TYPE AS INDICATED
	VAN	1800 VAN SERIES – NOZZLE TYPE AS INDICATED
	RAINBIRD	1800 STRIP SERIES – 15SST
	RAINBIRD	1800 STRIP SERIES – 15EST
	RAINBIRD	1800 STRIP SERIES – 15LCS / 15RCS
	RAINBIRD	1800 STREAM BUBBLER SERIES – 5CST-B
	RAINBIRD	PGA VALVE IN LOCKABLE VALVE BOX
		<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; margin-right: 10px;"> 33 2 1.0 </div> <div> U/Sgpm ZONE VALVE SIZE IN INCH </div> </div>
		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, INSTALLED 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.

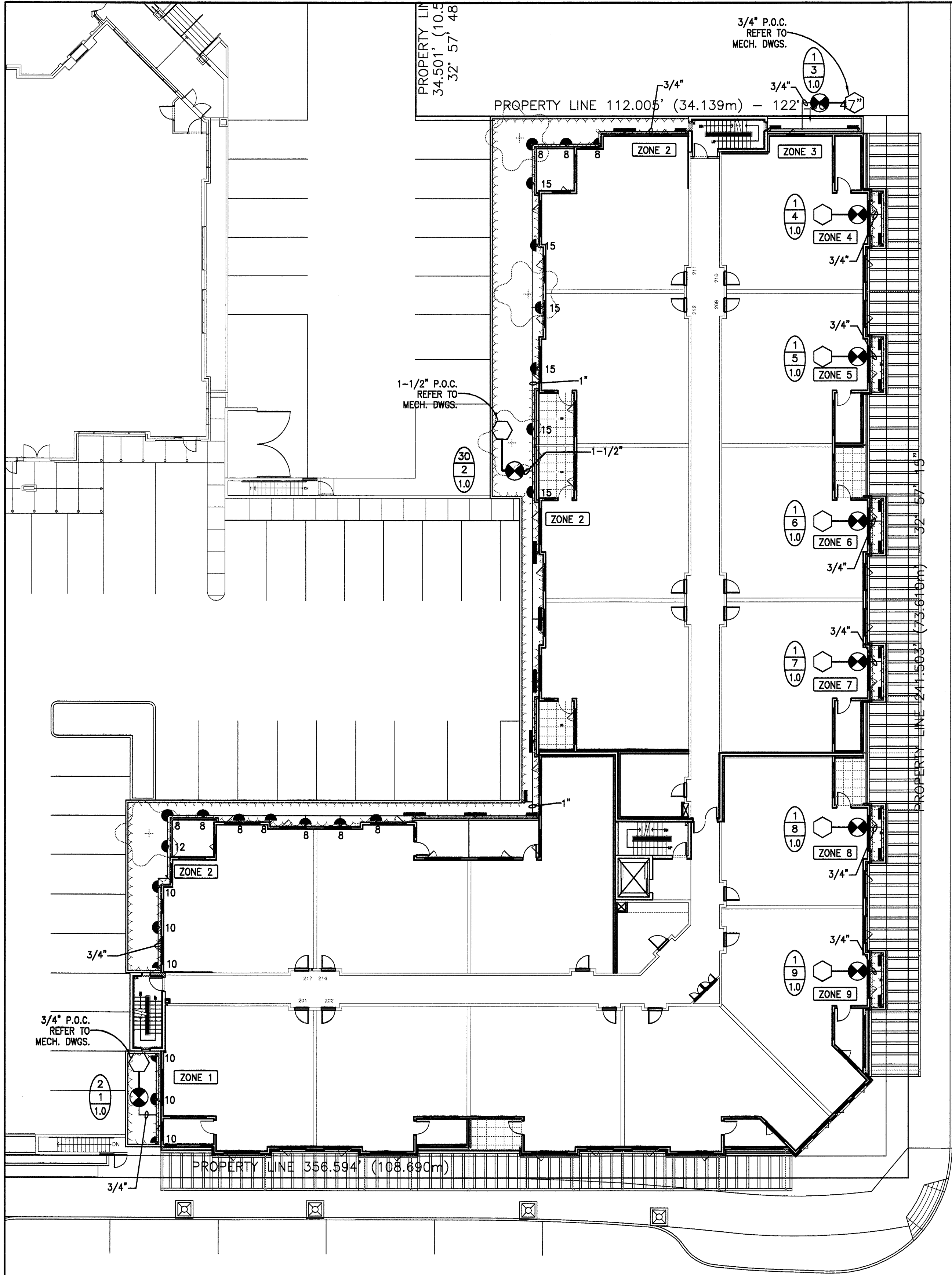
PROVIDE A 1" QUICK COUPLER BY THE THE BACK FLOW PREVENTOR(S) FOR WINTERIZATION.

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

1. 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.



- SHAUGHNESSY STREET -

GOLDEN EARS PLAZA - RESIDENTIAL RETAIL DEVELOPMENT

DMG
landscape architects

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Drawn By: MCY Scale: 1"=16'-0"

Date: 06.JAN.16

Drawing Title

PHASE ONE IRRIGATION PLAN SECOND FLOOR

Project. No. File:

Drawing No.

L6