

# DRAWING LIST

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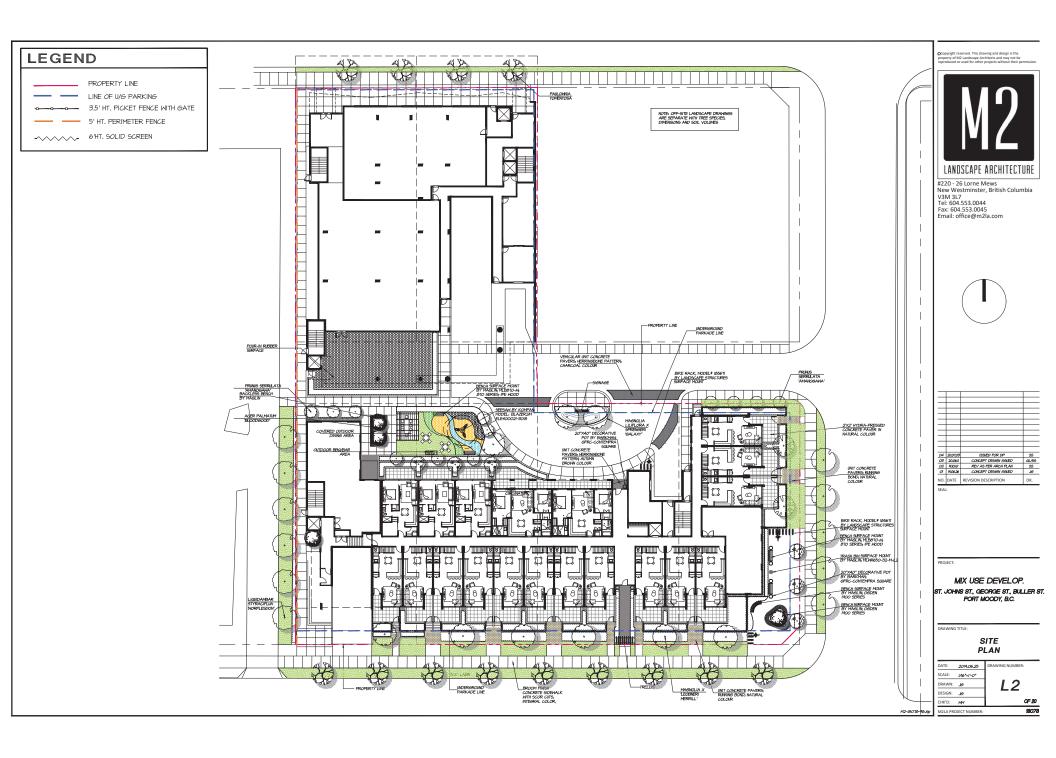
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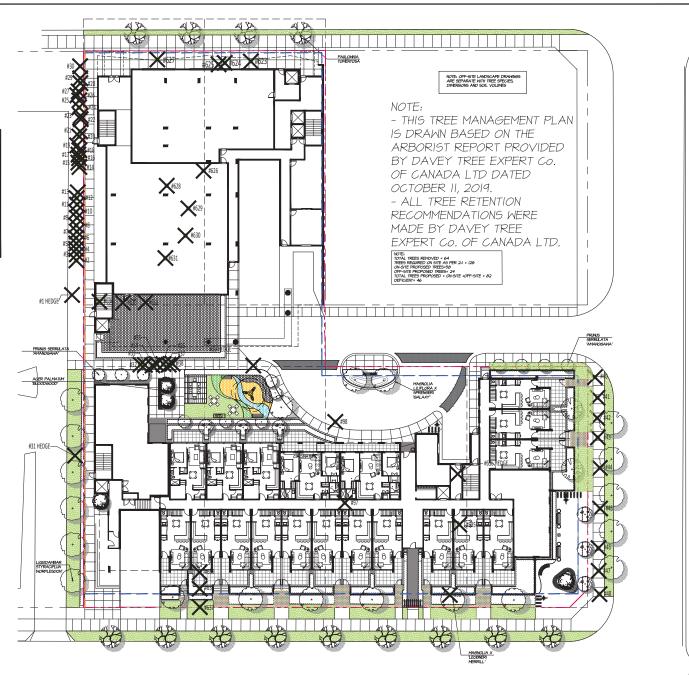
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PROPOSED TREES





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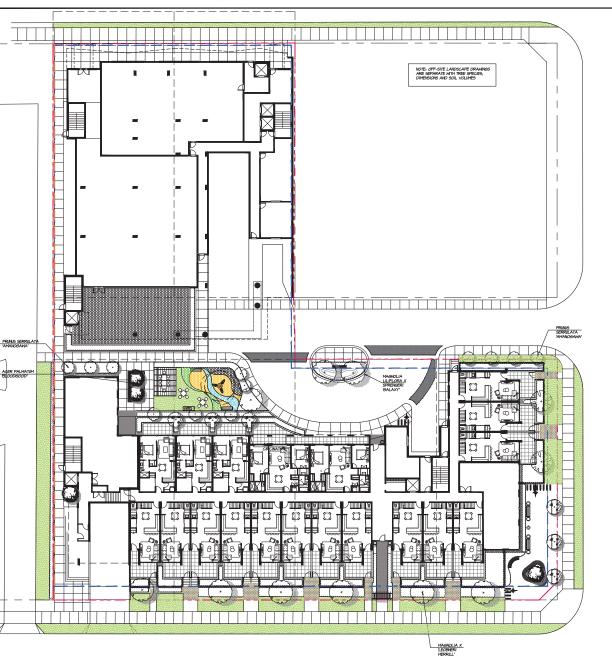
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TREE MANAGEMENT PLAN

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PLANT SCHEDULE M2 JOB NUMBER: 18-078
PLANTED SIZE / REMARKS COMMON NAME TREE 4 JAPANESE MAPLE MAGNOLIA SHORE PINE AMANOGAMA CHERRY JAPANESE SNOHBELL 3 M HT, B4B, UPRIGHT FORM 3M HT, B4B 3M HT, B4B 1CM CAL, ISM STD, B4B 3M, CAL, OVER 3M, B4B 39-CAL OVER 59-BBB
2 POTI, 360-BB POTI, 400-BB
32 POTI, 400-BB POTI, 400-BB
32 POTI, 400-BB POTI, 500-BB
32 POTI, 400-BB POTI, 500-BB
32 POTI, 500-BB
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TO THE BC LANDSCAPE STANDARD, LATEST EDITION.
THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPEC.
SPARCH AND SPIVER, MACE PLANT MATERIAL AVAIL.

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DRAWING TITLE

TREE PLAN LEVEL 1

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PLANT SCHEDULE

KEV OTV BOTANICAL NAME

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4 ACER PAUMIM ELCORECCIO

4 PARIOLIA SE MALAY

2 PRIAS SERRATA VANICIGA

6 STIRAX JAPONCUS

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SIT PEDDING RING BOXHOOD SHIGH GASHRA CAMELLA BURH HOREYSICALE JABBIT MOON HOSTA JABBIT MOON HOSTA CAMELER HYDEANGEA VIRSHIAL SHEETSPIRE PHODODENGA, RED, MAY FRAGRANT SAKCOCCCA EMILISH YEN DAVID'S VIBRIAM HOREYSICAL SHEETSPIRE JABBIT SAKCOCCCA EMILISH YEN DAVID'S VIBRIAM PINK DAWN VERRIAM CECTECE BECEVER OF THE PROPERTY OF THE PROPERT LAMBERS A ANGUNTROLIA ENGLIGHT AVENUED #I POT ARCTOSTAPHTLOS UVA-URSI ASARIM CANADENSE ATHTRIIM NEONICIM PICTIM REGAL RED' OXALIS CRESANA KINICKINCK CANADIAN GINGER REGAL RED JAPANESE PAINTED FERN REDHOOD SORREL #I POT; 20CM #I POT; 20CM #I POT; 30CM #I POT

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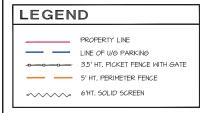
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DRAWING TITLE

SHRUB PLAN LEVEL 1

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# HARDSCAPE LEGEND

BARKMAN HOLLAND SERIES-PEDESTRIAN CONCRETE UNITS PAVERS, HERRINGBONE PATTERN; AUTUMN BROWN COLOUR BARKMAN HOLLAND SERIES- PEDESTRIAN CONCRETE UNITS PAVERS; RUNNINGBONE BOND; NATURAL COLOUR

BARKMAN HOLLAND SERIES-VEHICULAR AND PEDESTRIAN CONCRETE UNTS; CHARCOAL COLOUR; HERRINGBONE PATTERN

2'X2' HYDRA-PRESSED CONCRETE PAVER IN NATURAL COLOUR; SUPPLIER TBD

SOD LAWN

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NORTHWEST LANDSCAPE SUPPLY AND STONE DRAIN ROCK - BULK CLEAR CRUSHED GRAVEL
3/4'

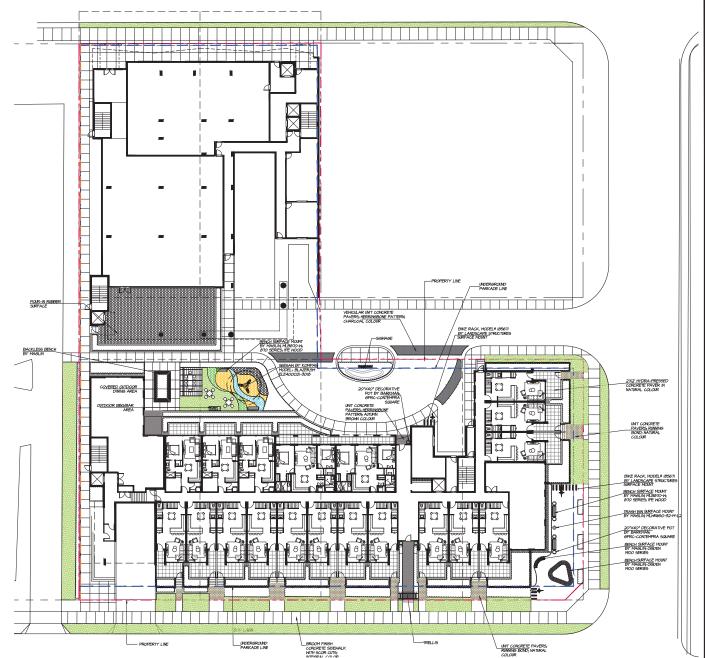
LANDSAFE RUBBER SURFACE - SPEC BY
RECTEC INVUSTRIES

PRECISION GREENS - ARTIFICIAL TURF

BROOM FINISH CONCRETE SIDEWALK WITH SCOR CUTS;INTEGRAL COLOR

BARKAMAN BRIDGEWOOD SLAB SURFACE-CEDAR BROWN COLOUR

CONCRETE SLABS MIMIC WOOD BY BARKMAN; TERRA
NOVA SLAB; TAMARACK COLOUR; MOUNTED ON :
PEBBLES



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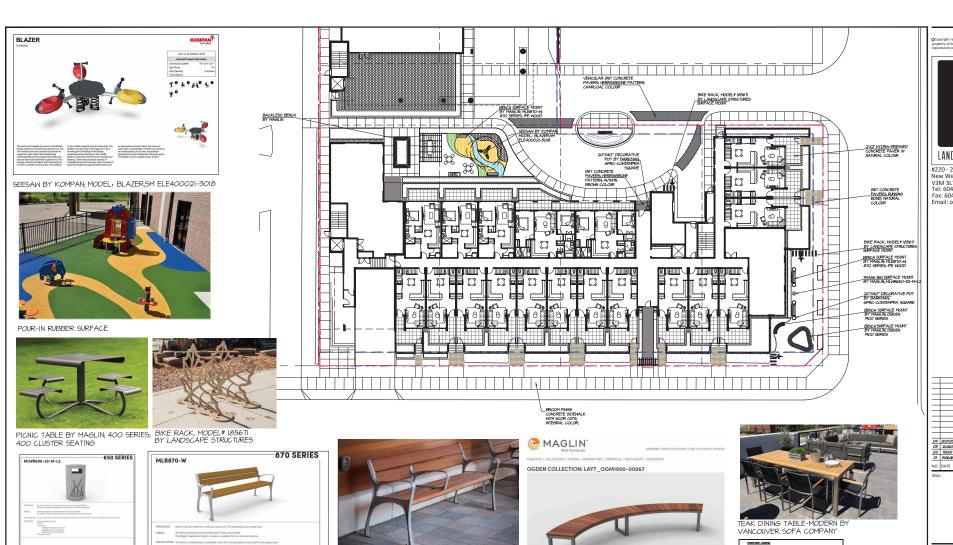
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HARDSCAPE PLAN LEVEL 1

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DRAWING TITLE

FURNISHINGS PLAN LEVEL 1

DATE: 2019.06.25 SCALE: 1/16\*=1'-0" DRAWN: Je DESIGN: J9 OF 20 18078

\$3 SEAT SET BY VANCON

♦ ♦ CHAR SET BY VANCOUNER SOFA COMPANY, HODELICUS CHAR O PREPIT BY BY

PICHIC TABLE BY MAGLIN 400 SER

CHASE LONGE CHAR BY MARIN, 120 SERES, MODELING, 120+

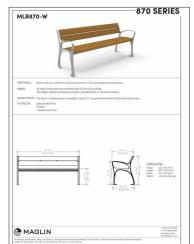
1307-1307-130-11 BARDANI FLANTER

TABLE AND CHAIR BY VANCOUNTS SOFA COMPANY, BOLAND DINNS COLLECTION

LOVE SEAT BY VANCOUNER SOFA COMPANY

F 121 XXX @ MAGLIN

TRASH BIN SURFACE MOUNT BY MAGLIN; MLWR650-32-M-L2



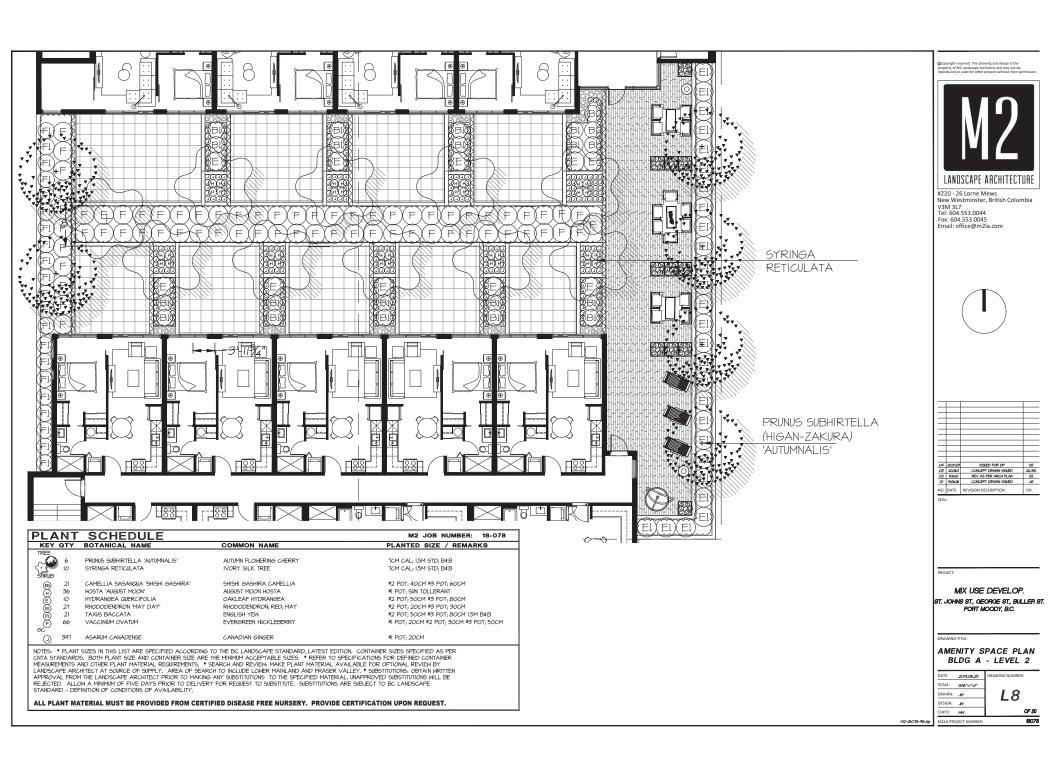


BENCH SURFACE MOUNT BY MAGLIN; MLB870-W; 870 SERIES; IPE WOOD



BENCHSURFACE MOUNT BY MAGLIN; OGDEN 1900 SERIES







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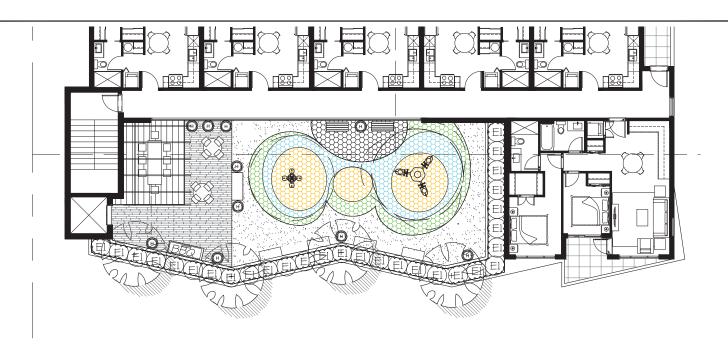
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AMENITY PLAN BLDG A - LEVEL 2

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PLANT	SCHEDULE		M2 JOB NUMBER: 18-078
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE 600 4 SINOS	PINUS CONTORTA	SHORE PINE	3M HT; B\$B
H IO (EI) 29	HOSTA 'AUGUST MOON' RHODODENDRON 'MAY DAY'	AUGUST MOON HOSTA RHODODENDRON; RED; MAY	#1 POT; SUN TOLLERANT #2 POT; 20CM #3 POT; 30CM

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.

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

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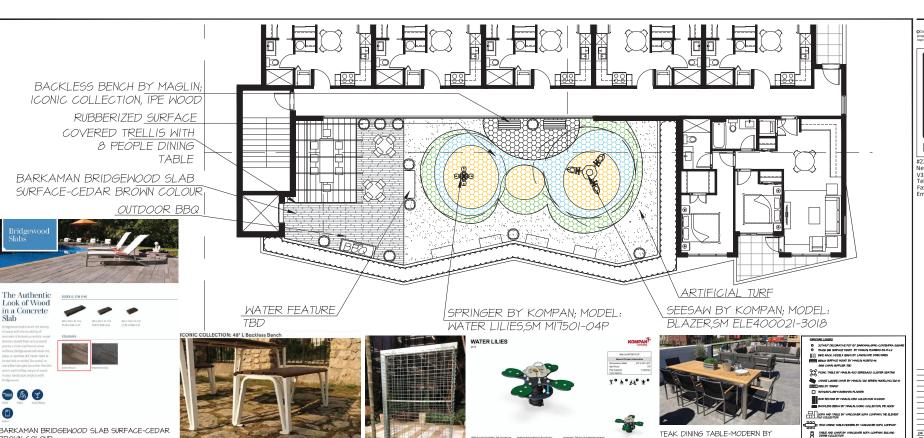
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BARKAMAN BRIDGEWOOD SLAB SURFACE-CEDAR



SEAT SET BY VANCOUVER SOFA COMPANY; MODEL: THE JACKSON-5 PIECE STACKER SET



BACKLESS BENCH BY MAGLIN; ICONIC COLLECTION,



TRELLIS COVERED OUTDOOR SEATING AREA



WATER FEATURE





POUR-IN RUBBER SURFACE

TEAK DINING TABLE-MODERN BY



979 SEAT SET BY VANCOINER SOFA CO

SEESAW BY KOMPAN; MODEL: BLAZER, SM ELE400021-3018

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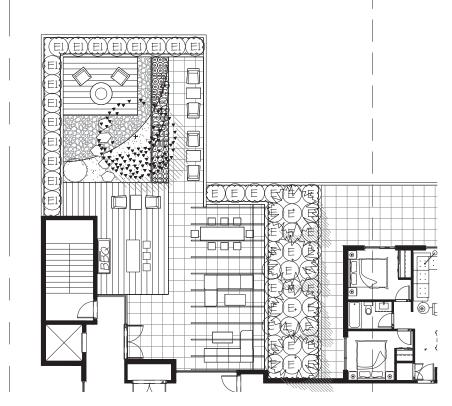
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AMENITY PLAN BLDG A - LEVEL 6

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KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE SHRUB	4	PICEA OMORIKA PRUNUS SUBHIRTELLA 'AUTUMNALIS'	SERBIAN SPRUCE AUTUMN FLOMERING CHERRY	3M HT; B&B TCM CAL; I.5M STD; B&B
E El 60	33 16	HYDRANGEA QUERCIFOLIA RHODODENDRON "MAY DAY"	OAKLEAF HYDRANGEA RHODODENDRON; RED; MAY	#2 POT; 50CM #3 POT; 80CM #2 POT; 20CM #3 POT; 30CM
J @	30 10 22	ASARUM CANADENSE ATHYRIUM NIPONICUM PICTUM 'REGAL RED' OXALIS OREGANA	CANADIAN GINGER REGAL RED JAPANESE PAINTED FERN REDWOOD SORREL	#  POT; 20CM #  POT; 30CM #  POT

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 OF STAIN WRITTEN
APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE
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AMENITY SPACE PLAN BLDG-B LEVEL 6

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The Authentic Look of Wood in a Concrete







TRELLIS COVERED OUTDOOR SEATING AREA



DIMENSIONS

STOOL Height: 30\* (76.2cm) Length: 15.5\* (39.4cm)

INSTALLATION



TEAK DINING TABLE-MODERN BY

The Element 5.0 Collection



Terra Nova Slab

The Elegance of Hardwood in a Concrete Slab

CONCRETE SLABS BY BARKMAN; TERRA NOVA SLAB; TAMARACK COLOUR; MOUNTED ON: PEBBLES

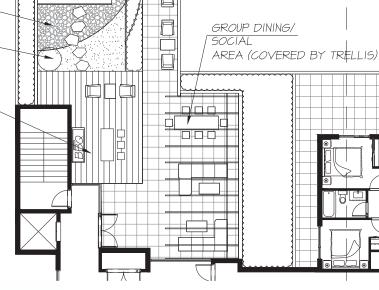
FIRE PIT BY BARKMAN; ROSETTA BELVEDERE; COPPER CANYON COLOUR

> 3" CLEAR CRUSHED GRAVEL

> > EGG CHAIR

OUTDOOR BBQ/BAR AREA

CONCRETE SLABS BY BARKMAN; TERRA NOVA SLAB; MOUNTAIN ASH COLOUR; MOUNTED ON: PEBBLES



Bolano Dining Collection









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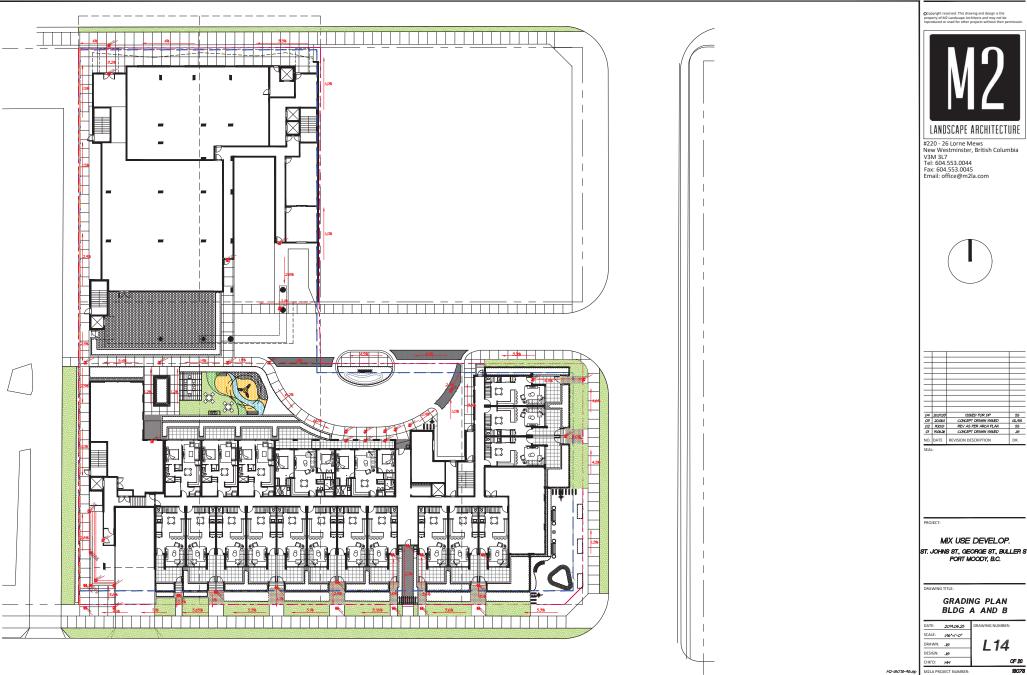
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TABLE AND CHAR BY VANCOUNTS SOFA COMPANY, BOLAND DINING COLLECTION

OF 20 18078



ST. JOHNS ST., GEORGE ST., BULLER ST.







BOLLARD LIGHT:Hinkley Lighting - 15609BZ Luna Bollard 1-50w MR-16



UP LIGHT



STEP/WALL FOR RETAINING WALLS: Hinkley Lighting -LUNA 1659SK Smáll Wall Mount Lantern



----- HANGING LIGHTS ON TRELLIS

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L #220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



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03	20.06.II	CONCEPT DESIGN ISSUED	GL/56
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NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

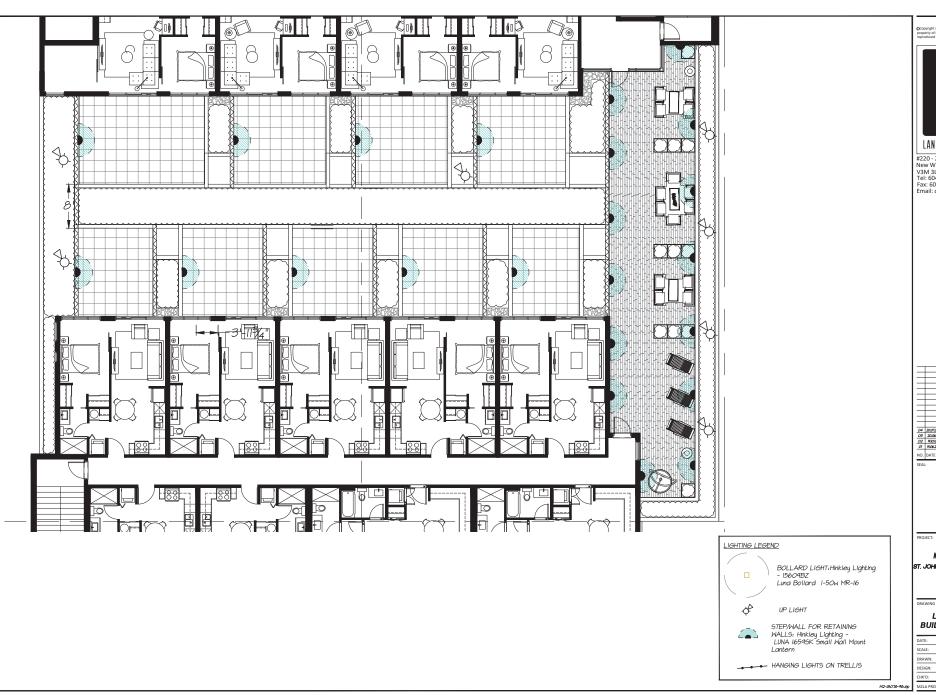
MIX USE DEVELOP. ST. JOHNS ST., GEORGE ST., BULLER ST. PORT MOODY, B.C.

DRAWING TITLE:

LIGHTING PLAN LEVEL 1

> OF 20 18078

NUMBER:	DRAWING N	2019.06.25	DATE:
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NO. DATE REVISION DESCRIPTION
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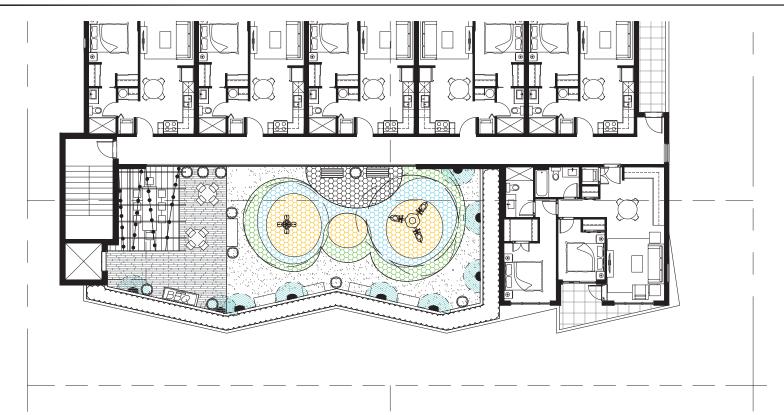
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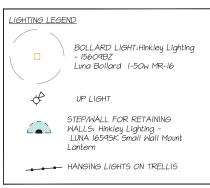
DRAWING TITLE:

LIGHTING PLAN BUILDING A LEVEL 2

DATE: 2019.06.25 SCALE: 3/16"=1'-0" L16 DRAWN: JG DESIGN: JG OF 20 CHK'D: MM

M2LA PROJECT NUMBER: 18078





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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



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NO.	DATE	REVISION DESCRIPTION	DR.

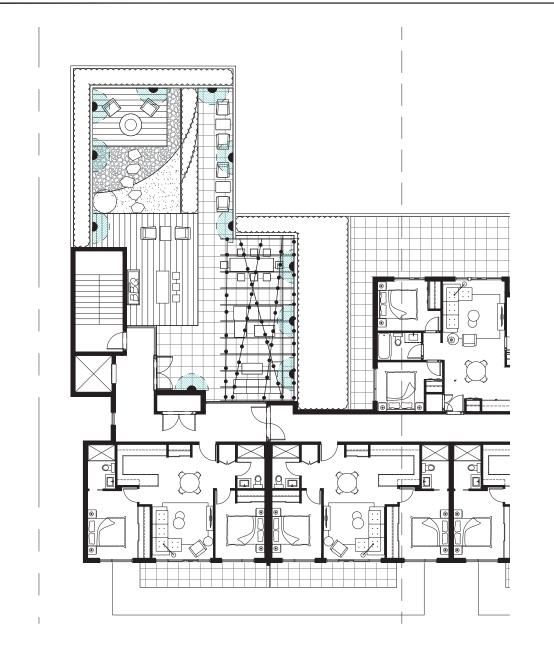
PROJECT:

MIX USE DEVELOP. ST. JOHNS ST., GEORGE ST., BULLER ST. PORT MOODY, B.C.

DRAWING TITLE:

LIGHTING PLAN BUILDING A LEVEL 6

DATE:	2019.06.25	DRAWING NUMBER:
SCALE:	3/16"=1'-0"	
DRAWN:	Je	l 117
DESIGN:	Je	
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LIGHTING LEGEND

BOLLARD LIGHT:Hinkley Lighting

Luna Bollard 1-50w MR-16

STEP/WALL FOR RETAINING WALLS: Hinkley Lighting -LUNA 1659SK Small Wall Mount

- 15609BZ

UP LIGHT

---- HANGING LIGHTS ON TRELLIS

Lantern



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@mzla.com



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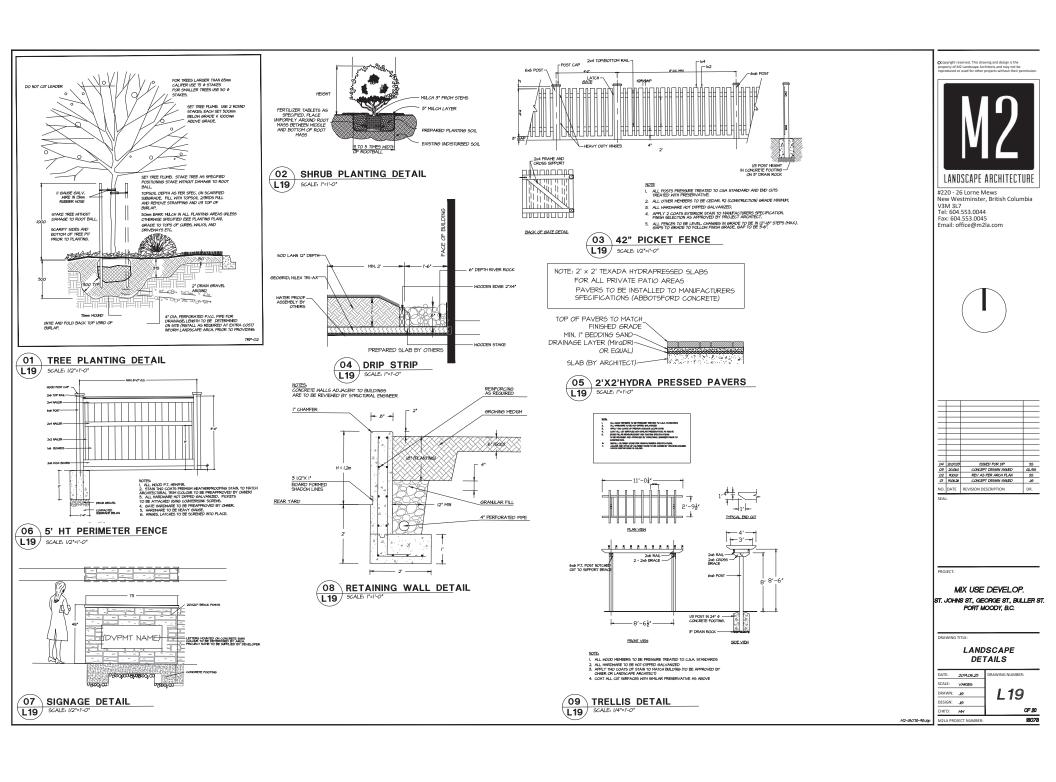
PROJECT:

MIX USE DEVELOP. ST. JOHNS ST., GEORGE ST., BULLER ST. PORT MOODY, B.C.

DRAWING TITLE:

LIGHTING PLAN BLDG-B LEVEL 6

DATE:	2019.06.25	DRAWING NUMBER:
SCALE:	3/16"=1'-0"	
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# PART ONE GENERAL REQUIREMENTS 1 CCDC Dec 2 LATEST EDITION Conclar 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, LATEST EXTERN, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Mursery Association, jointly, All work and material shall meet standards as set out in the B.C. Landscape Standard unless supersaded by this secification or as directed by Landscape Architect with written instruction. 3 MASTICH MUNICIPAL SPECIFICATIONS & STADUASD DETAILS, LATEST EXTEND, prepared by the Consulting Engineers of British Columbia, Readbuilders and Heave Con-Association, and the Municipal Engineers (Publish .5 MUNICIPAL BYLANS AND ENGINEERING SPECIFICATIONS WHERE NOTED. 1. A current loot more than one metal test for all graving medium to be used on this ultis in required. Provide and pay for testing by an independent sealing (rickly pre-approved by the Landscape Architect and approval prior to placement. Buffer to Section 3.4 Michael Testing the processor. 2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification. .1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect. Office first I will be a second or the second of the secon ned manager requirements. 12. Start Up Site Meeting, Landscape Contract If separately At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to the held to review superiod work and to wently the acceptability of the subgrade and operat site conditions to the Landscape Contractor. Provide provision medium test results. for this meeting. 3) Progress Size White To observe malerials and varianceable an excessory through the course of the vort. Review of officered aspects of the vort any be dealt with on any select with Social department of the course of the vort. Social department of the social selection of the selection of the social selection of the selection o any piopi sels. Sub determinary comments of the comments of th Certification of Completions injust the concentration was considered in a contraction of Completion injust the concentration of the Completion of Completion 1. Usiass otherwise instructed in the Centract Documents, the preparation of the subgrade shall be the responsibility of the General Centractor. Placement of growing modum constitutes acceptance of the subgrade required are the responsibility of the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor. All vork and superintendence shall be performed by personnel shilled in landscape contracting. In addition, all personnel applying herbicides and/or positioties shall hald correct license issued by the appropriate authorities. 3 A site visit is required to become familiar with site conditions before bidding and before start of wor 6. Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, pro 8 Where new work connects with existing, and where existing work is affered, make good to match existing undisturbed condition 1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion. PART TWO SCOPE OF WORK .1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and species of the following. concise the Name Name of State of State

Applications	Lew Traffic Areas. Trees and Large Shrubs	High Traffic Lave Areas	Planting Areas and Planters	
Groving Medium Types	a	26	9	
Texture	Percent Of Dry Weight of Total Growing Medium			
Coarse Graveli Langer Hain 25mm	0 - t%	0 - 1%	0 - 1%	
NJ Gravel: larger than 2mm	0 - 5X	0 - SX	4 - 5X	
	Percent Of Dry Weight of Growing Medium Excluding Gravel			
Sond Langer than 0.05nm smaller than 2.6nm	50 - 80%	70 - 90%	40 - 80%	
Sin. Larger than 0.002mm smaller than 0.05mm	10 - 25%	1 - 5N	10 - 25%	
Day: smaller than 6.602mm	0 - 25%	0 - 15%	0 - 25%	
Day and Sitt Conbined	nasinun 35%	navinun 15%	navisun 35%	
Organic Content (coast):	3 - 10%	3 - 5X	10 - 20%	
Organic Content Enterior):	3 - 5%	3 - 5%	15 - 20%	
Acidity (pHG)	6.0 - 7.0	6.0 - 7.0	45-65	
Crainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.			

- A Organic Additive Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EXTRIBN and pre-approved by the Landscap
  Recommended suppliers Yerchanics, The Assuer Gunden Products, France Richand

- Cosposted Bork Mulch: Thims SYT'l minus Fir/Yeshack bank chips and fines, free of churks and stricks, dank brown in colour and free of all soil, stones, roots or othe extraneous matter. Fresh manage in colour bank will be rejected.
- 7. Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate a
- 8 Fitter Fabric A non-biology adule blanket or other fillering membrane that will allow the passage of water but not fine sail particles. ISuch as MIRAH 140 NL, GCELON NAS OR AMXCO 4545 or alternate product pre-approved by the Landscape Architect.)
- .9 Drainage Piging if required: Schedule 40 PVC nominal sizes.
- 10 Drain Rock: Clean round, inert, durable, and have a maximum size of 19nm and containing no material smaller than 10nm.
- .11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursers. Provide proof of certification.
- 17 Soft Refer to individual services in this specification
- Supplier and incident of segmental tables usin in previous prejected develope for all usins signed and seader developed and sead
- ${\mathfrak R}_{-}$  Hiscollaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

## PART THREE SOFT LANDSCAPE DEVELOPMENT

- 11 PETENTION OF DUSTING TREES

   Prior to any wank on the protect includes frees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
   In some indirects the Landscape Architect will law Irres or areas to remain. (Succus free 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 requirement
- 3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is also
- 5 Do not park, fuel or service vehicles within vegetation retention areas. 6 No debris fines, clearing fines 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 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 LSA Certified Arberist using the "Guide for Plant Appraisal", LATEST CRITIAN.
  Spl Replacement planning of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planning will be the responsibility of the General Contractor and on the averaged responsible for the disturbance.
- 10 In municipalities with specific tree retention/replacement bulgers ensure consilence to bulgers
- .11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing
- 2 On places in excess of 31 french subgrade across place to 150mm W1 minimum at 15m IS ft.) intervals minimum 3 Szarify the entire subgrade innediately prior to placing growing medium. Re-cultivate where vehicular traffic results in conpaction during the Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
- A. 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
- 5. Construct quality from to line and made smooth and from of same or high majors. Minimum stone 7% reprinted schools 10% decare majors or included to replace to replace the majors.
- A. Slage not to exceed the following maximums Rough Grass 31, Lawn 4-1, Landscape plantings 21.
- 7 Finished soil/nuich elevation at building to comply with municipal requirements
- 8 Inform Landscape Architect of conpletion of finish grade prior to placement of seed, sod, plants or mulch.
- LAUDSCAPE DRAMAGE

  1. Related Morio Groving medium and Finish Grading, Grass areas, Trees Shrubs and Groundceeers, Planters, Crib Malis.
- Mork Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch coordination only, confirm scape of veris prior to bid.

- Commercia lapsing paid and and promoted in quintesse describes.

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- 30 freeze Namesterne.

  Market (Edit 1151) of School (Edit 1151) of

- IMENT ad for the performance of the Contract. Do not load, transport or spread proving medium when it is so wet that its structure is likely to be
- various area.

  2.1 Thoroughly mix required amendments into the full digith of the growing medium.

  2.2 Special mines may be required for various situations. Refer to drawing notes for instructions.
- A Minimum depths of growing medium placed and compacted to 88%.
  A.1 On-grade:
- C (Sidea)
   S (Sidea)

- 5 Manually spread growing medium/planting soil around existing frees, shrubs and obstacle
- .6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades
- .7 Finished grades shall conform to the elevations shown on landscape and site plans.
- POUGH GRASS AREA SEEDING roman unbb0 AMIL - SELLING

  1. General Bough gress areas are noted on the drawings as "Rough Gress". Treat all areas defined as rough gress between all property lines of the project including all behaviorants to seep in reads and lanes.

- Preparation of Surfaces To B.C. Landscape Standard Class 3 Areas (Hough grass) Section 7.113
   Cean existing soil by mechanical means of debris over 50mm in any dimension.
   Roughly grade surfaces to allow for maintenance specified and for positive divalence.
- 3 Time of Seeding Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on Annables
- A Seed Supply & Testing. All seed must be abhated from a recognized seed supplier and shall be No. 1 grass minture delivered in certainers bearing the following A.1 Analysis of the seed minture.

  2.7 Proceedings of each used type

- 6. Fertilizer: Mechanical seeding Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 56% solubur ures coated, 112 hashed Michael using a mechanical spreader.
- Seeding: Apply seed at a rate of 103x/H (100tas /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (finm) of soil and lightly compact
- 8 Acceptance: Provide adequate protection of the needed areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.
- May be used as an alternate to mechanical seeding in rough grass areas. Hay not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.
- Preparation and Grewing Medium
   It areas of Rough Grass: Comply with Section 3.6 Rough Grass.
   Where approved for use in areas of Lawr, comply with Section 3.8 Lawn Areas: Sodding.

- A. Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other association vegetation. Do not spray seed or match or object not expected to grow gress. Protect existing size equipment, readways, Landscaping, reference points, menuments, markers and structures from damage. Where containation occurs review seeding sizer in restrictions of solid vegetations and vegetations.
- 5. Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 15% by weight). Conform to B.C. Landscape Standard for mulch requirements.
- A Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment
- 7. Egipnent: Use industry standard hydraulic seeder/micher egipnent with the tank values certified by an identification plate or sticker affixed in plain view on the egipnent. The hydraulic seeder/micher shall be capable of sufficient agitation to note the national into a homogenous stary and in animation the sturry in a homogenous stary and in animation the sturry in a homogenous stary and in animation the sturry in a homogenous stary and in animation and in the sturry in a homogenous stary and in animation and in the sturry in a homogenous stary and in animation animation and in the sturry in a homogenous stary and in animation animation animation.

## PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- Application Rate:
   As Seed Marker: \$5 kg/ha 1025 bar/acrel
   As Seed Marker: \$5 kg/ha 1025 bar/acrel
   As Ferbilizar: \$12 kg/ha 1980 bar/acrel
   As Casal/a Midditever Mc Where specified, apply [31 lbar/acrel [V/L lb: 1 lb. of grass seed)
  - ones. At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sixped sites require tackifie
- R.4.2 Fertilizer:

  R.4.2.1 Rough Grass IT a seil analysis is available, comply with results.

  R.4.2.2 Laurs Where Indicased on is accrowed comply with seil analysis recommendations.
- 5. Accorately measure the quantities of each of the naterials to be charged into the task either by mass or by a commonly accepted system of mass-calibrated volume necessreements. The naterials shall be added to the task while it is being filled with vater, in the following sequence, seed, fertilizer. Thereughly nick into a homogenous slarry, affect durings, and in vater or other naterials is the institute. Do not laives tarry in the risk for more than for valid but any.
- .10 Distribute starry uniformly over the surface of the area to be hydrosected. Blend application into previous applications and existing grass areas to form un
- .11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

- 2. Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sadding, request an inspection of the finished grade, and depth and condition of growing medium by the
- A Sad Supply: Conform to all conditions of B.C. Landscape Shandard. Section B. B.C. Shandard for Turforans Soci.

Specified Turfgrass by area: Refer to Table 2 below.						
TABLE 2 SPE	COFED TURFGRASS BY AREA					
Area	Description	Quality Grade	Major Species			

- 6 Line: The line shall be as defined in Section 2.2.3. Materials. Apply at rates recommended in required sell test. Refer to Section 3.4 for method.
- No. 2 Standard see hydroseeding Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil fest. Apply with a mechanical spreader. Cultivate into growing median (Rhours order to sadding. Apply congested; from time.
- Sodding: Prepare a smooth, first, even surface for Leying sock. Ley sed staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and real lightly. Water to obtain ministure penetration of 3" to 4" (D 10cn). Comply with requirements of EC Landscape Standard Section 8, 8C Standard for Turfigress Sod.
- 3. Policitation: Dept individuos intendicity information per curitive for 4 days after Sociation condition and nell accepted by the Sear. Protect included areas from datagon with representation and the contraction of the 1.5 This III. This III
- .90 Acceptance of Lava Arrest: The furt shall be reasonably well established, with no apparent dood sprits or bare sports and shall be reasonably free of weeds the B.C. Landscape Standard, Section 50 Maintenance Level 2 Repozerance. Use herbicides if necessary for weed removal unless often conditions of contract fortid their use. After the Landscape Contract is the last five. Even senten the tox coditions bewell the Endown over the Owner.

- .1 Conform to planting layout as shown on Landscape Plans.
- 2 Obtain approval of Landscape Architect for Layout and proparation of planting prior to connencement of planting operation 3 Hake edge of beds with smooth clean defined lines.
- - A. There of Planting.
    A.1. Plant I rever, who have a great/covers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are illustrated by local weather conditions when seasonal conditions are illustrated by local weather conditions when seasonal conditions are illustrated by local weather conditions.

- 5 Stedents 51 Alignational statistics of the Telegraphenesh of the EC Leadurge Stedent (LATIST SERTION, values exceeded by drawing Neat Scheduler or this specification 515 Refer to EC Leadurge Stedent Specific (Private and Privating and Section VL, DUAN Stedent for Confident Grown Parties for entition statistics). 515 Refer to Neat Confident for specific paid and confident sizes of only with respectives. 517 Perior Service allowed in control billion services with confident field by Specific Confide
- 6. Review.
  6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting shock at the site.
- Availability.
   Availability includes the Lower Mainland and Fraser Valley. Befor to Plant Schedule for any extension of area.
   Supply proof of the availability of the specified plant material within 31 days of the avail of the Contract.
- Solutivities approval of the Lediscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.

  Allow a minimum of 5 days prior to deliver for request to substitute.

  Solutivities are waiter to 6K Lediscape Sanderd definition Conditions of Availability.
- 9 Plant Species & Location
  91 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscaperable plan plant schedule. Caliper of trees is to be taken 6" (Blon)
- above grade.

  9.2 Plant all specified species in the location as shown on the Landscape drawings. Neithy Landscape Architect if conflicting rook or underground/overhead services are
- ecountered.

  9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect. 30. Excessions.
  30. Excessions and large strains Excesste a succer shaped tree pit to the depth of the routball and to at least twice the width of the routball. Assure that finished grade is at the original grade the tree was grown at.
- III Drainage of Planting Bides:
  III Produce drainage of Galeting piles where required, in on slaped conditions, break out the side of the planting pile is allow drainage down slape, and in flat conditions, neural torsish
- 12 Planning and Fertilizing Procedures
  13.1 First all lines and shrinks with the roots placed in their natural growing position. If buriapped, loseen around the top of the ball and cut away or fold under. Do not pull buriapped to the ball and cut away or fold under. Do not pull buriapped to the ball and cut away or fold under. Do not pull buriapped to the ball and cut away or fold under. Do not pull buriapped to the ball and cut away or fold under. Do not pull buriapped to the ball and cut away or fold under.

- Solies of the ...

  Solies in 2000 Julians, usins separated by motigal regiments. Set tales delicant 2 ft. in set. Do not drive tales through rearbail.

  Learn the force crafting stroke.

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  Solies with presponse encount, but were appropriete track tells, related with 18 to 10 kg 11 days resident encount for the crafting stroke.

  Solies designed to the craft of the craft of the 18 days and t
- 36. Pruning.
  5.1. Litility requiring to the minimum execusary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp-tools. Make all cuts clean and cut to the branch collar leaving no shabs. Stage affected areas so as not to retain vater. Remove damaged material.
- Middling
   Middling areas with an even layer of much to 2-V2 3" (65 T5me) depth. Confirm placement of much in areas labeled "Groundcover Area" on drawings. Much a 27th Middle Manufact stole, amount leave in Louis and Conference of the Areas and Conference of the Conferenc
- .% Acceptance: .6.1 The establishment of all plant material is the responsibility of the Landscape Contractor.
- 5 Per l'Indice di description :

  Notation di prin en l'indice de l

- 9. Their Versity and the second part of the second that the

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 for all pair advised, the Landacep Architect reverse the right he shall the Cultural's repossibility for patter groups passed it, in his opion, and foundating profits.

  3.3 for the later of an all officient herean folious statisticity groups.

  3.5 feet to these or supposed for get an adviserance on the same reverse contraction, the pair of profits contract statisticity and the contraction of the contracti
- eachteness Latederd is a nicionant street in reverance.

  36. The Landscope Contractor is responsible to replace any plant material or requir any construction occurs in the Centricular of Congelius.

  27. Deviation from the specifications may require extension of the Varranty Period as determined by the Landscape Architect. in the Contract that is damaged or stolen until the issuance of

### IN INSTALLING LANDSCAPE ON STRUCTURES

- 1 Verify that drainage and material is completely installed and accordable before beginning werk. Contact I and came Berkitlert 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 rook or soil.
- 3 Provide clean out at all through-stats drain locations. Use 300mn min. dia. PVC Pipe filled with drain rock unless specific drawing detail shows.
- 4. Install drain ratio eventy to a minimum deeth of 4" (Millionian alternate sheet drain if specified, install sheet drain as our manufacturer's recommendation 5. Giver drain rock for attenuate sheet drain it specified on drawing details) with filter fabric Lapping 6" (SSInm) at all edges. Obtain approval of drainage system prior to placing growing medium.
- 6. State on each lover of 35 Shon class varied over each over filter fabric
- J. Place growing nection to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to after grade. Use Syndhous black near draw neck shaped to provide smooth surface transition at edges. But each piece lightly regether and cover with filter fightly to prevent out from signified provinces.

## .TI ESTABLISHMENT MAINTENANCE Provide a separate price for this section

- brief: The intent of "exhabitmen" maintenance in is provide sufficient care to easily antibilide plant maintend for a minimisely about period of files to ensure or horses.
   the least the success of the planting. The abbustion is the adoption of plant to a vary with in each or sold in the control effect from the planting which induces the rare of the planting the planting which induces the rare of the planting the planting or induced. The planting was been affected to explant the planting without the planting without the planting was planting or induced the planting without the planting without the planting without the planting was planting with the planting without the planting was planting with the planting without the planting without the planting was planting without the planting was planting without the planting without the planting was planting without the planting was planting without the planting was planting with the planting was planting without the planting was planting with the planting was planting with the planting was planting without the planting was planting with the planting was planting without the planting was planting with the p
- 3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act. A. 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 three othe creview adving the 12 maints attended by the Contractor and a designated representative of the Querer. Maintain a legislost and reporting procedures and subsit to the dissipated representative.
- 5. Scheduling. Prepare a schedule of settigated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March fall and Revealer 38th, however visits at other times of the year may be required.
- & Haintenance Level: Comple with B. C. Landscape Standard. Section 19. Table 7. Maintenance Level "Medium".
- .7 Materials: Comply with Part Two of this specification.
  .3.1 Fertilizers: To the recurrements of the B.C. Londscape Standard: Formulations and rates as required by soil testing.
- 13. Tertilizen: In the registerate of the Ext. Canadage Security (Francisco) and reference on the first pile of the Canadage Security (Francisco) and Securit

- Form Server (Sectionals)
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- application of a subdistance of the own projects.

  3. Lines proceedings that displayed and project and the subsequence of the s

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#220 - 26 Lorne Mews New Westminster British Columbia Tel: 604.553.0044 Fax: 604.553.0045

Email: office@m2la.com



 
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 CONCEPT DESIGN ISSUED
 NO. DATE REVISION DESCRIPTION

PROJECT:

MIX USE DEVELOP. ST. JOHNS ST., GEORGE ST., BULLER ST. PORT MOODY, B.C.

LANDSCAPE **SPECIFICATIONS** 

DATE: 2019.06.25 RAWING NUMBER: SCALE: NTS DRAWN: Jg L20 DESIGN: JG OF 20

CHK'D: MM M2LA PROJECT NUMBER: