Corporation of the City of
NEW WESTMINSTER

Attachment 2

Applicant's Drawing Package

STATISTICS :

CIVIC ADDRESS : HOWE STREET & SPRICE STREET

LEGAL : LOTS 114 and 118, ALL OF DISTRICT LOT 757, GROUP 1. NEW WESTMINSTER DISTRICT PLAN 21376

CURRENT ZONING : RQ-1
PROPOSED ZONING : RT-2D

	future Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
Site Area	3060 sf. 284.27 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.27 sm.	3060 sf. 284.36 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.
Site Frontage (min. 10% of perimeter)	25.83 ft. (9.1 %) 7.87 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.83 ft. (9.0 %) 7.87 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *
Unit Type	A	B	B	B	B	A	B	B	B	B
Site Coverage - Principle Building (35% max. allowable)	1071 sf. - 35% 99.5 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	1071 sf. - 35% 99.5 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.
Site Coverage - Attached Accessory (10% max. allowable)	293.5 sf. - 9.6% 27.27 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	293.5 sf. - 9.6% 27.27 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.
Site Coverage - Detached Accessory (greater of 15% or 400 sf)	242 sf. - 7.9% 22.5 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	242 sf. - 7.9% 22.5 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.
Impervious Surfaces in % (total area)	1382 sf. - 45.2% 128.4 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.	1382 sf. - 45.2% 128.4 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.
Average Grade / Crawl Space Height to U/S Structure	7.75 ft. / 3.75 ft. 2.36 m. / 1.24 m.	7.42 ft. / 4.08 ft. 2.26 m. / 1.24 m.	7.16 ft. / 4.33 ft. 2.18 m. / 1.32 m.	6.92 ft. / 4.58 ft. 2.11 m. / 1.40 m.	6.75 ft. / 4.75 ft. 2.06 m. / 1.44 m.	6.0 ft. / 4.92 ft. 1.82 m. / 1.50 m.	5.83 ft. / 4.92 ft. 1.78 m. / 1.50 m.	5.67 ft. / 4.92 ft. 1.72 m. / 1.50 m.	5.58 ft. / 4.92 ft. 1.70 m. / 1.50 m.	5.42 ft. / 4.92 ft. 1.65 m. / 1.50 m.
Detached Accessory - Min. Distance From Lane - 22.0 ft. - 19.67 ft. (Lane) = 2.33 ft.	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)

* Variance Permit required

** Mid-point of roof is calculated betwwen Roof Peak and average of the underside of Eaves

UNIT BREAKDOWN :	Type A	Type B
Main Floor Area :	1065 sf. (98.9 sm.)	855 sf. (79.4 sm.)
Upper Floor Area :	820 sf. (76.2 sm.)	836 sf. (77.7 sm.)
Total Floor Area :	1885 sf. (175.1 sm.)	1691 sf. (157.0 sm.)

SETBACKS :	Type A	Type B
Min. Front Yard - 10'-0"	17.58 ft. (5.36 m.)	16.75 ft. (5.10 m.)
Min. Rear Yard - 20% (24.44 ft.)	36.38 ft. (11.09 m.)	58.13 ft. (17.72 m.)
Min. Side Yard - 7.0 ft. total	7.0 ft. (2.13 m.)	7.08 ft. (2.16 m.)

BUILDING HEIGHT :	Type A	Type B
Max. 25.0 ft. allowable from Geodetic Elev. - 11.58 ft. to mid-point of sloped roofs **	19.83 ft. (6.04 m.)	19.83 ft. (6.04 m.)

Type A - Garage	
Max. 15.0 ft. allowable for flat roofs	10.0 ft. (3.05 m.)
Type B - Garage / Studio	
Max. 15.0 ft. allowable to mid-point of sloped roofs **	16.75 ft. * (5.18 m.)

BUILDING HEIGHT ELEVATIONS :	
Type A & B Houses Roof Peak = 34'-0" Ave. of Eaves = 28'-11" Mid-point = 31'-5" Height = 19.83' from G.E. 11.58'	Type B - Garage / Studio Roof Peak = 27'-2" Ave. of Eaves = 19'-4" Mid-point = 23'-3" Height = 16.75' from finish floor

STUDIO BREAKDOWN - TYPE B :	
Main Floor Garage Area :	440 sf. (40.9 sm.)
Upper Floor Studio Area :	440 sf. (40.9 sm.)

	Type A	Type B
Detached Accessory Building to Principal Building - Min. 10.0 ft.	Proposed 12.88 ft. (3.92 m.)	Proposed 33.63 ft. (10.25 m.)

OFF-STREET PARKING:	Min. Required	Proposed
Type A	1	1
Type B	1	2

DRAWING LIST:
Architecture:

DP0.01	Cover / Stats
DP1.01	Overall Site Plan w/ No Build Covenant on Lot 1
DP1.02	Floor & Roof Plans - Type A
DP1.03	Building Elevations - Type A
DP1.04	Floor & Roof Plans - Type B
DP1.05	Building Elevations - Type B
DP1.06	Building Sections - Type A, B
DP1.07	Studio/Garage - w/ Height Variance
DP1.08	Material and Colour Combinations
DP1.09	Overall Site Plan - Ultimate Build Out
DP1.10	Context Street Elevations
DP1.11	Illustrations / 3D Views
DP1.12	Illustrations / 3D Views
DP1.13	Illustrations / 3D Views

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NO.	ISSUED FOR:	DATE ISSUED	BY
1	Rezoning/DP for planning comments	2021.04.19	DDR
2	REZONING & DP	2021.10.28	DDR
3	RE-ISSUED FOR REZONING & DP	2022.06.22	DDR
4	RE-ISSUED FOR REZONING & DP	2022.08.26	DDR
5	RE-ISSUED FOR REZONING & DP	2023.04.24	CB
6	RE-ISSUED FOR REZONING & DP	2023.05.12	CB
7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

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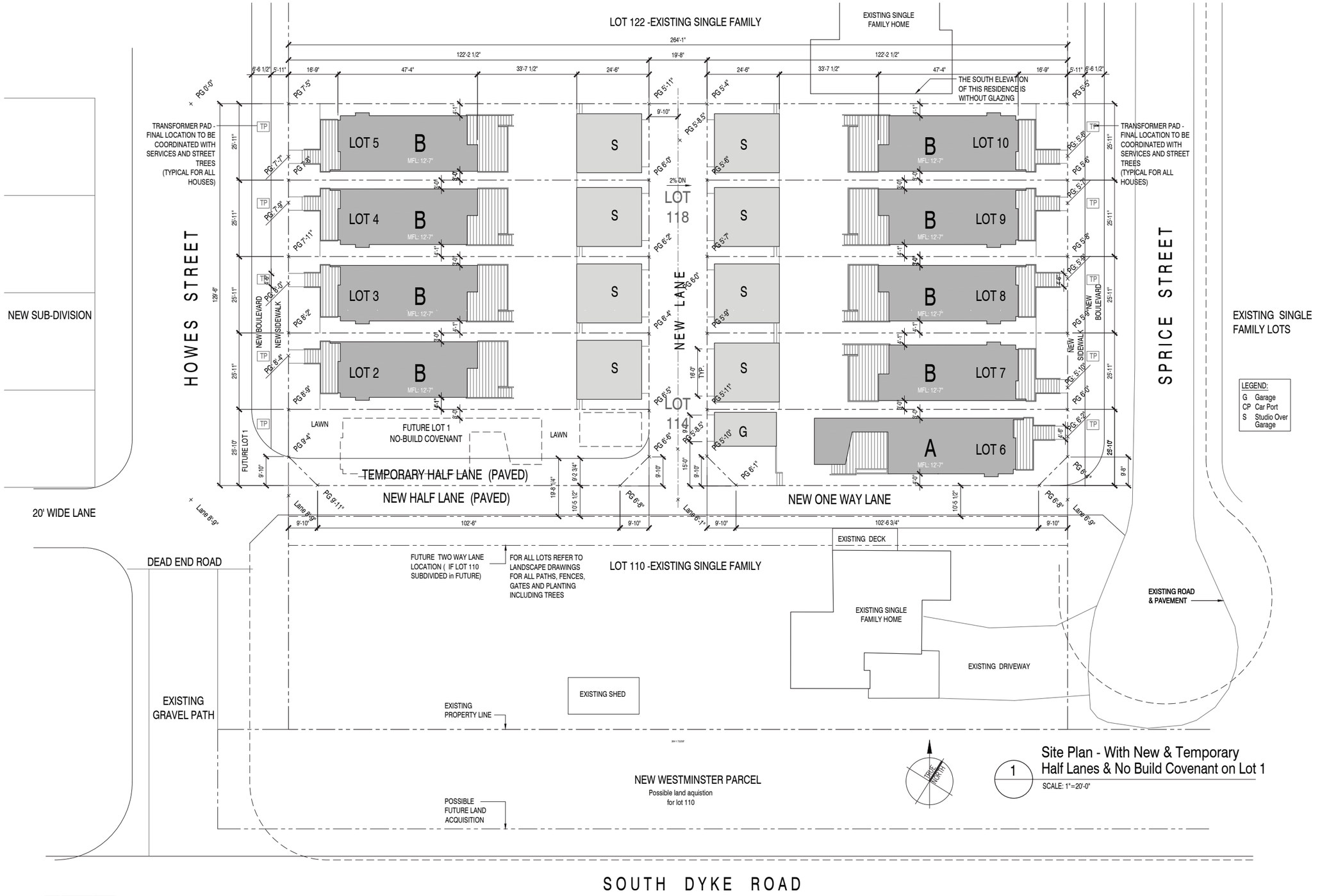
PROJECT TITLE:
Sprice Street
Flexible Family Housing
114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:
Cover Page
Statistics / Drawing List

SCALE:
DRAWN BY: ----
FILE NAME: ----
SHEET NO.:
DP0.01



1 Site Plan - With New & Temporary Half Lanes & No Build Covenant on Lot 1

SCALE: 1"=20'-0"

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8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

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Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Overall Site Plan
- With No Build Covenant on Lot 1

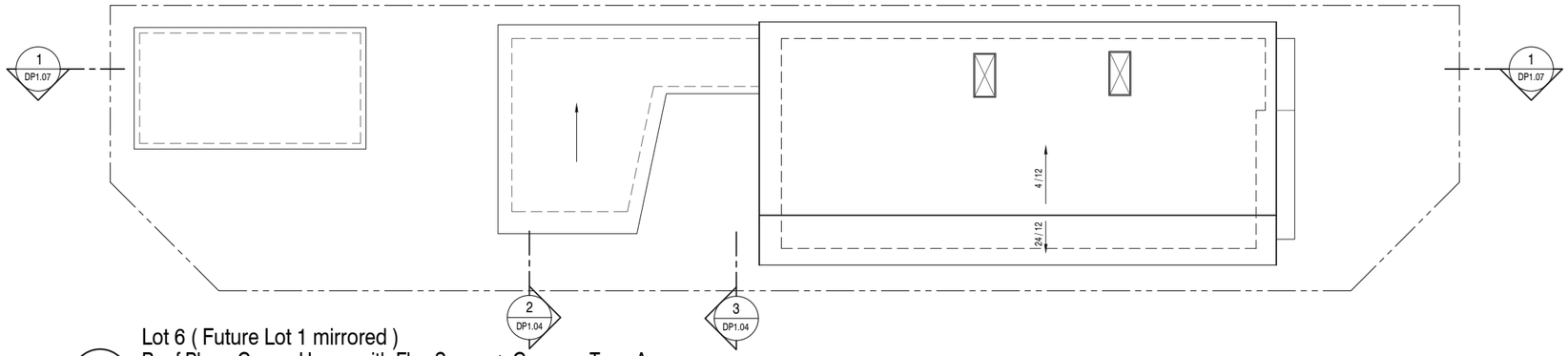
SCALE:

DRAWN BY: ----

FILE NAME: ----

SHEET NO.:

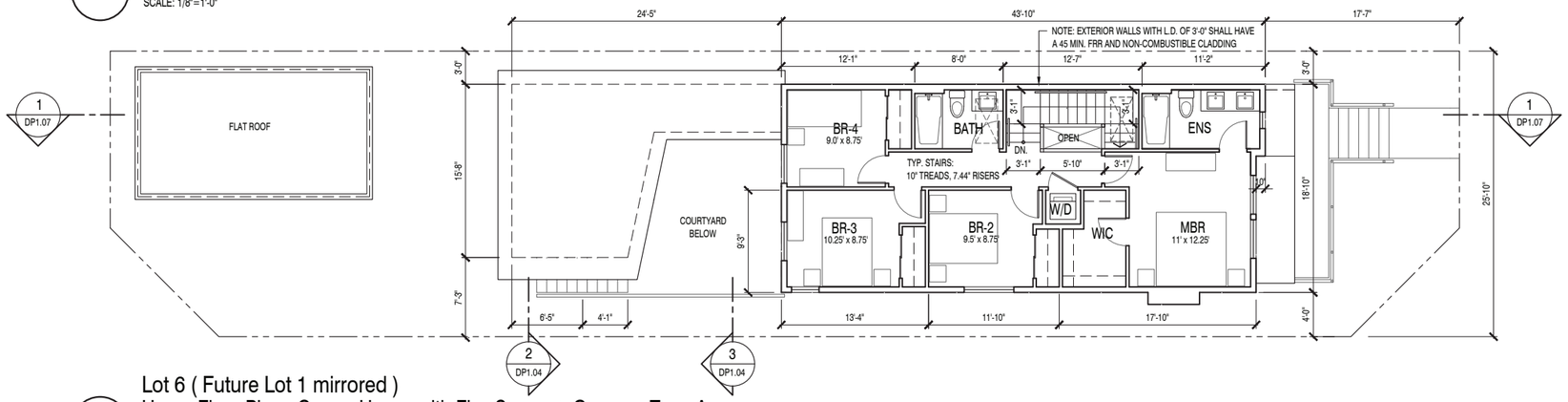
DP1.01



3

Lot 6 (Future Lot 1 mirrored)
Roof Plan - Corner House with Flex Space + Garage - Type A

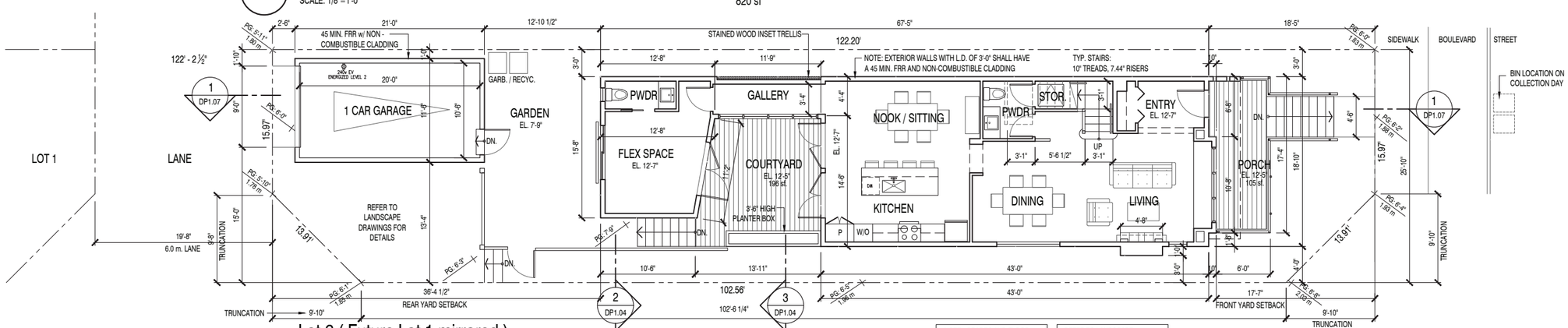
SCALE: 1/8"=1'-0"



Lot 6 (Future Lot 1 mirrored)
Upper Floor Plan - Corner House with Flex Space + Garage - Type A

SCALE: 1/8"=1'-0"

820 sf



Lot 6 (Future Lot 1 mirrored)
Main Floor Plan - Corner House with Flex Space + Garage/Carport - Type A

SCALE: 1/8"=1'-0"

1065 sf

NOTE: GRADES AND FLOOR ELEVATIONS BASED ON LOT 6. ADJUST NO. OF STEPS AS PER INDIVIDUAL LOTS AS REQUIRED.

REFER TO LANDSCAPE DRAWINGS FOR ALL PATHS, FENCES, GATES AND PLANTING INCLUDING TREES

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SEAL:

PROJECT TITLE:

Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Floor & Roof Plans
Type A

SCALE:

DRAWN BY: ----

FILE NAME: ----

SHEET NO.:

DP1.02

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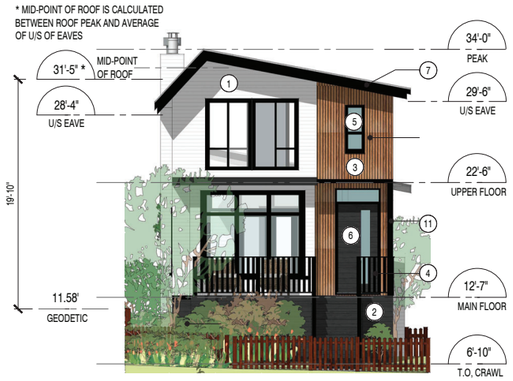
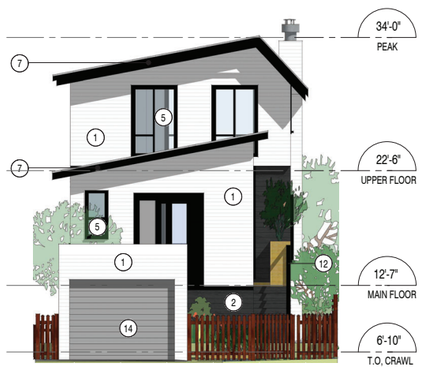


1 Street Elevation

SCALE: 1/8"=1'-0"

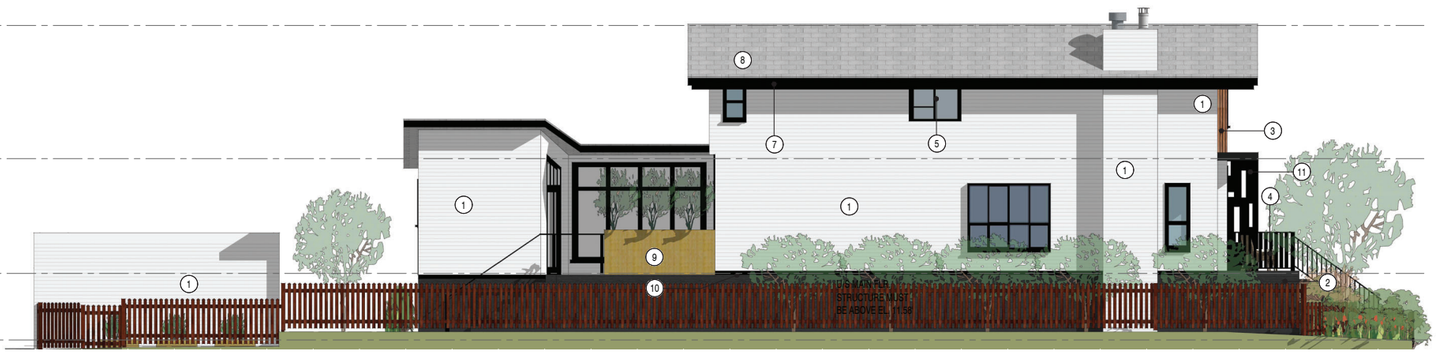
2 Side Elevation

SCALE: 1/8"=1'-0"



3 Rear Elevation

SCALE: 1/8"=1'-0"



4 Side Elevation @ Lane

SCALE: 1/8"=1'-0"

NOTE: LANDSCAPING SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES ONLY . PLEASE REFER TO LANDSCAPE DRAWINGS FOR DETAILED DESIGN.

NOTE: COLOURS AND MATERIALS ARE FOR ILLUSTRATIVE PURPOSES TO DEMONSTRATE AN OVERALL INTENTION. REFER TO DP. 1.08 FOR SPECIFIC COLOUR AND MATERIALS FOR EACH LOT.

MATERIAL LEGEND:

1. WHITE HORIZONTAL SIDING
2. CHARCOAL HORIZONTAL SIDING
3. *ACCENT SIDING (REFER TO DP 1.08)
4. *PAINTED WOOD PICKETS, RAILINGS AND POSTS W/ CAPS
5. *VINYL WINDOWS
6. *PAINTED OR STAINED WOOD DOOR w/ TRANSOM
7. 2x8 BLACK PAINTED FASCIA
8. GREY ASPHALT SHINGLES
9. STAINED WOOD PLANTER
10. 2X8 PAINTED WOOD HORIZONTAL TRIM
11. DECORATIVE PAINTED WOOD ENTRY SURROUND
12. POWDER COATED BLACK METAL RAILINGS
13. STAINED WOOD TRELLIS
14. PAINTED METAL OVERHEAD DOOR

* INDICATES MATERIALS SPECIFIC TO THE 5 COLOUR AND MATERIAL COMBINATIONS OUTLINES IN DP 1.08

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PROJECT TITLE:

Sprice Street
Flexible Family Housing

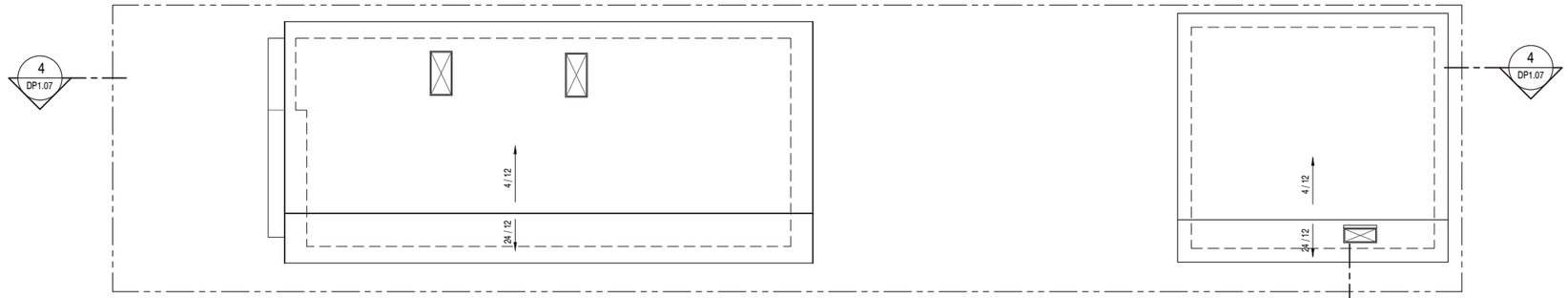
114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

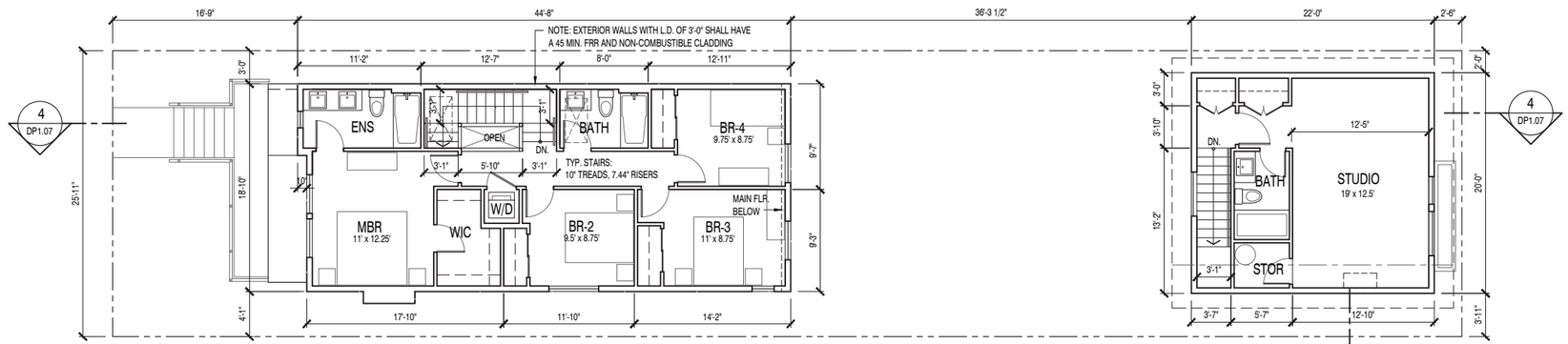
Exterior Elevations Type A
Corner House + Flex Space and Garage/Carport

SCALE:
DRAWN BY: ---
FILE NAME: ---

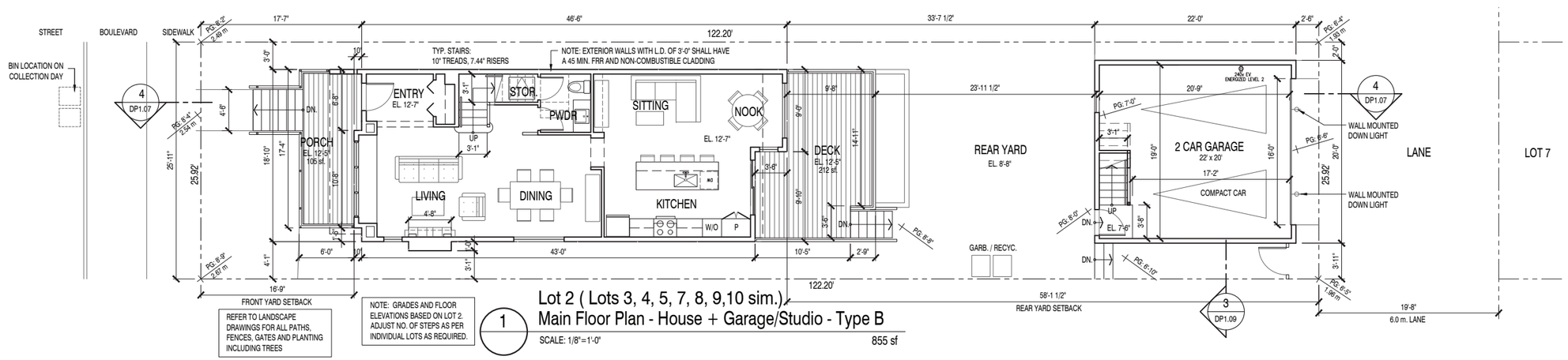
SHEET NO.: DP1.03



3 Lots 2 (Lots 3,4,5,7,8,9,10 sim.)
Roof Plans - House + Garage/Studio - Type B
SCALE: 1/8"=1'-0"



2 Lots 2 (Lots 3, 4, 5, 7, 8, 9,10 sim.)
Upper Floor Plans - House + Garage/Studio - Type B
SCALE: 1/8"=1'-0"
836 sf + (Studio) 440 sf = 1276 sf



1 Lot 2 (Lots 3, 4, 5, 7, 8, 9,10 sim.)
Main Floor Plan - House + Garage/Studio - Type B
SCALE: 1/8"=1'-0"
855 sf

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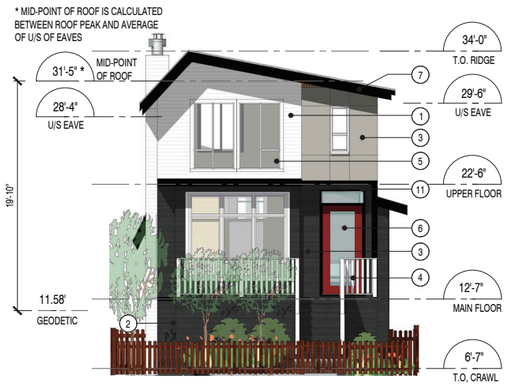
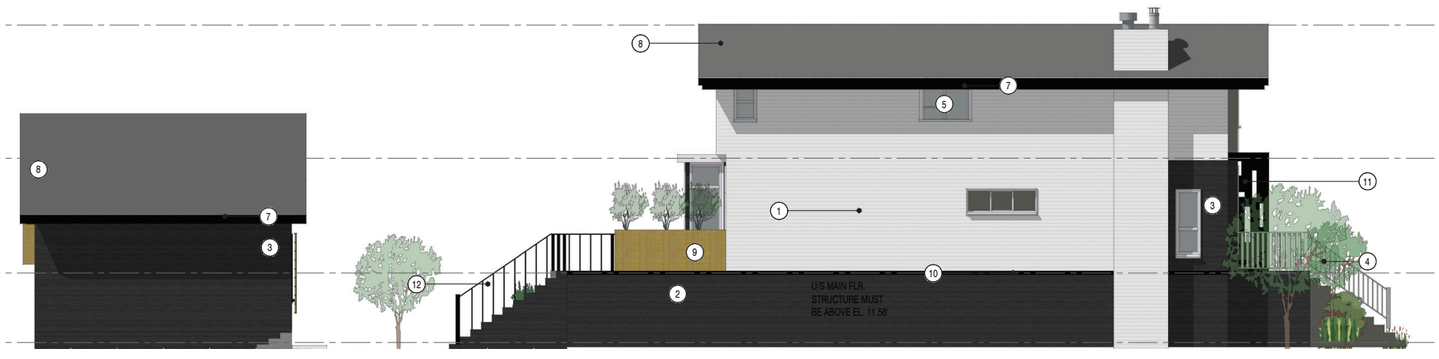
Sprice Street
Flexible Family Housing
114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:
Floor Plans & Roof Plan
Types B

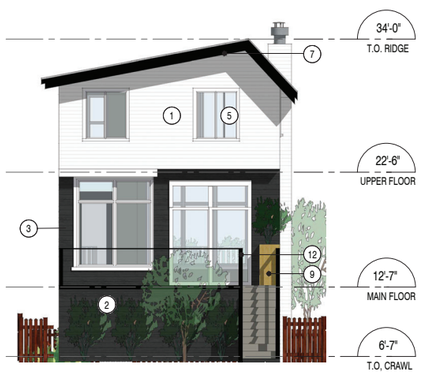
SCALE:
DRAWN BY: ----
FILE NAME: ----
SHEET NO.:
DP1.04



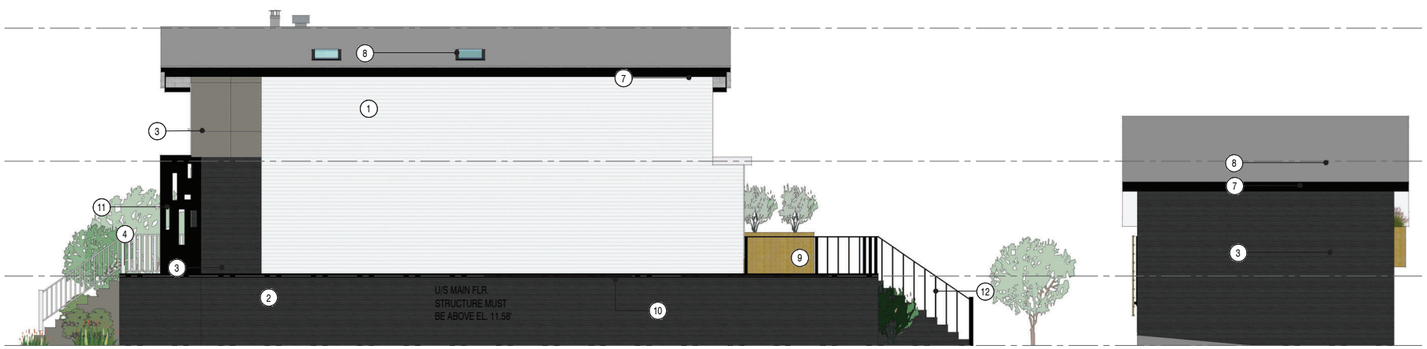
1 Street Elevation
SCALE: 1/8"=1'-0"



2 Side Elevation
SCALE: 1/8"=1'-0"



3 Rear Elevation
SCALE: 1/8"=1'-0"



4 Side Elevation
SCALE: 1/8"=1'-0"

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8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

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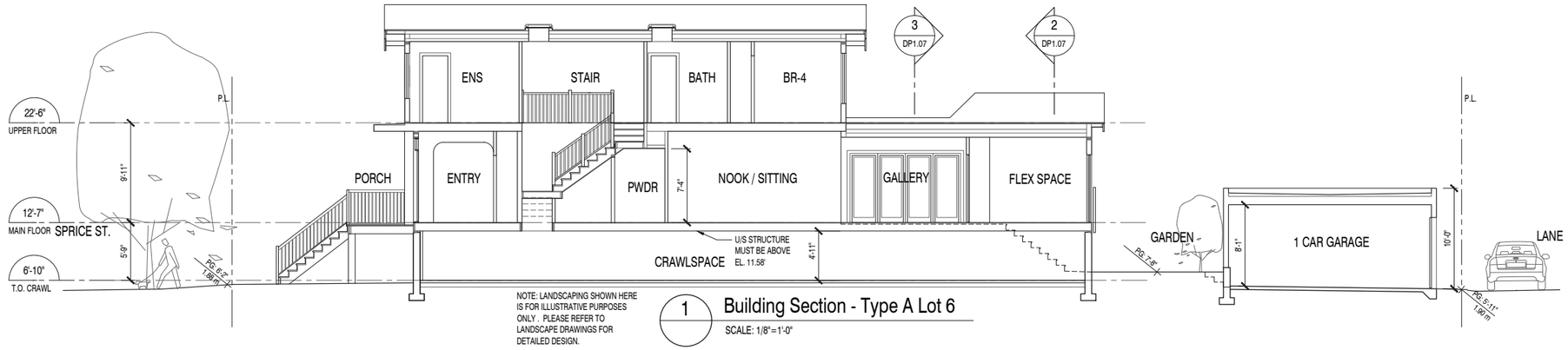
PROJECT TITLE:
Sprice Street
Flexible Family Housing
114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:
Exterior Elevations Type B
House + Studio/Garage

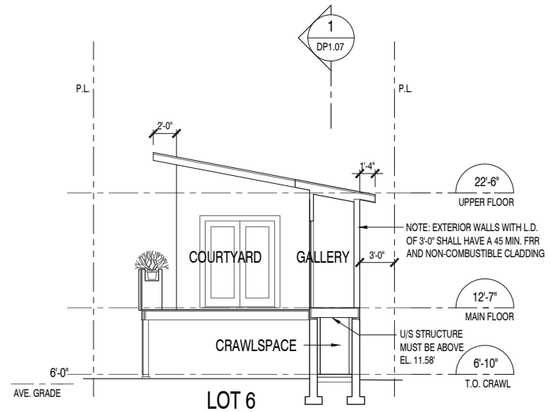
SCALE:
DRAWN BY: ----
FILE NAME: ----
SHEET NO.:
DP1.05



NOTE: LANDSCAPING SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES ONLY . PLEASE REFER TO LANDSCAPE DRAWINGS FOR DETAILED DESIGN.

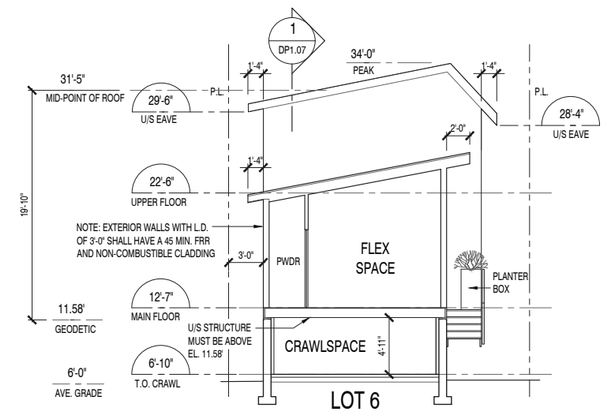
1 Building Section - Type A Lot 6

SCALE: 1/8"=1'-0"



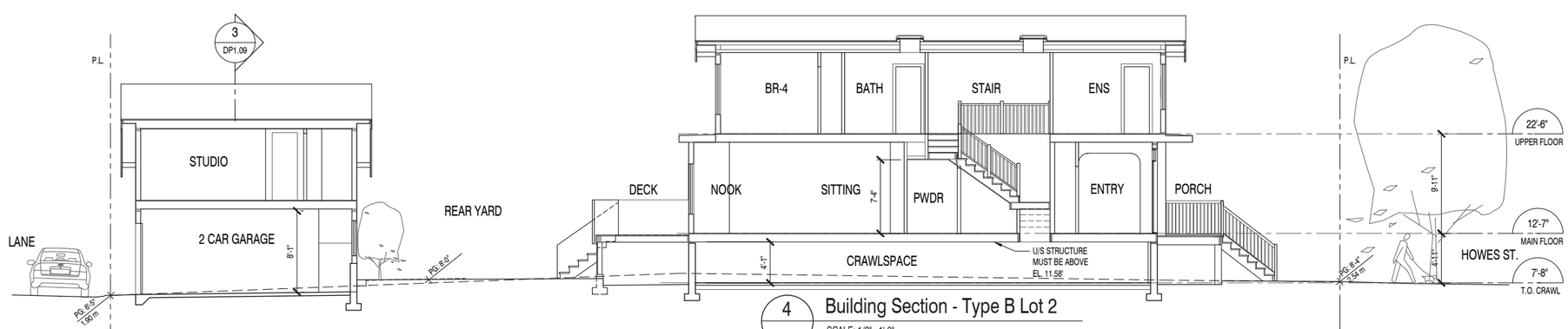
3 Cross Section - Type A

SCALE: 1/8"=1'-0"



2 Cross Section - Type A

SCALE: 1/8"=1'-0"



4 Building Section - Type B Lot 2

SCALE: 1/8"=1'-0"

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Gilhurst Developments

9708 Gilhurst Crescent
Richmond, BC V7A 1P2

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7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

SEAL:

PROJECT TITLE:

Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Building Sections
Type A, B

SCALE:
DRAWN BY: ----
FILE NAME: ----

SHEET NO.:

DP1.06

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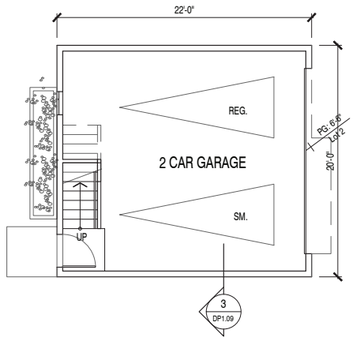
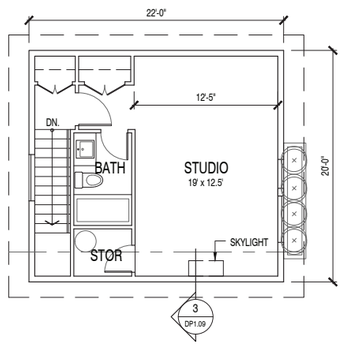


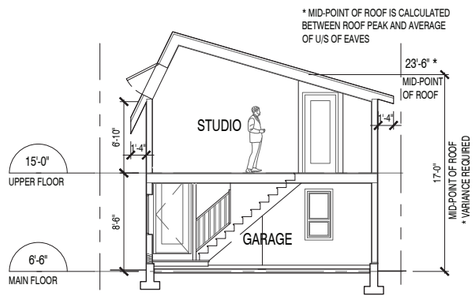
1 Main Floor / Garage Plan

SCALE: 1/8"=1'-0" 440 sf



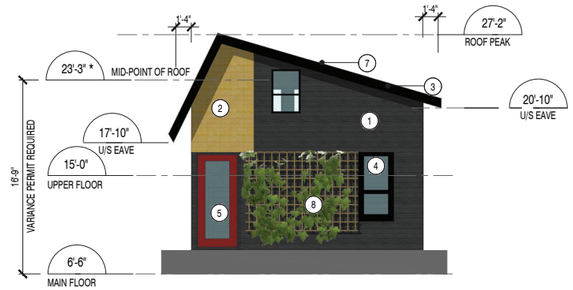
2 Upper Floor / Studio Plan

SCALE: 1/8"=1'-0" 440 sf



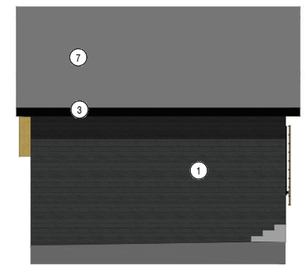
3 Section

SCALE: 1/8"=1'-0"



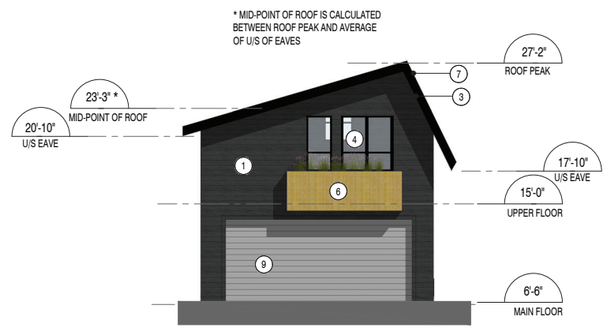
4 Front Elevation

SCALE: 1/8"=1'-0"



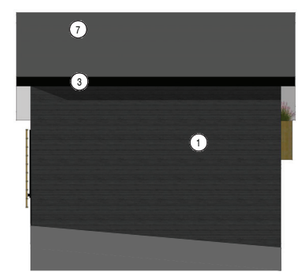
5 Side Elevation

SCALE: 1/8"=1'-0"



6 Rear Elevation

SCALE: 1/8"=1'-0"



7 Side Elevation

SCALE: 1/8"=1'-0"

MATERIAL LEGEND:

1. *HORIZONTAL SIDING - 1X6 LAPPED COMPOSITE BOARD
2. STAINED WOOD PANELLING
3. 2x8 FASCIA
4. *VINYL WINDOWS
5. RED GLAZED DOOR
6. STAINED WOOD PLANTER
7. GREY ASPHALT SHINGLES
8. STAINED WOOD TRELLIS
9. PAINTED METAL OVERHEAD DOOR

NOTE:

CLADDING AND WINDOW FRAME COLOURS VARY WITH THE COLOUR COMBINATIONS NOTED WITH AN * - REFER TO DP 1.09 FOR DETAILS ON COLOUR AND MATERIAL COMBINATIONS

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8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

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PROJECT TITLE:

Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Studio/Garage - w/ Height Variance
Plans, Section, Elevations

SCALE:
DRAWN BY: ----
FILE NAME: ----

SHEET NO.: DP1.07

COMBINATION 1 - ALL TYPE A UNITS

- STAINED WOOD BATTENS ON COMPOSITE BOARD
- WHITE HORIZONTAL SIDING
- BLACK VINYL WINDOW FRAMES
- BLACK PAINTED WOOD RAILINGS
- BLACK PAINTED WOOD PORCH FASCIA
- DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND
- CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL
- CHARCOAL STAINED WOOD DOOR W/ VERTICAL GLAZING
- GARAGE - WHITE HORIZONTAL SIDING

COMBINATION 2

- LIGHT GREY COMPOSITE BOARD WITH BATTENS
- WHITE HORIZONTAL SIDING
- CHARCOAL HORIZONTAL SIDING
- WHITE VINYL WINDOW FRAMES
- WHITE PAINTED WOOD RAILINGS
- BLACK PAINTED WOOD PORCH FASCIA
- DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND
- CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL
- RED PAINTED WOOD DOOR W/ GLAZING
- GARAGE - CHARCOAL HORIZONTAL SIDING

COMBINATION 3

- LIGHT GREY COMPOSITE BOARD WITH BATTENS
- WHITE HORIZONTAL SIDING
- STAINED WOOD BATTENS ON COMPOSITE BOARD
- BLACK VINYL WINDOW FRAMES
- BLACK PAINTED WOOD RAILINGS
- BLACK PAINTED WOOD PORCH FASCIA
- DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND
- CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL
- CHARCOAL PAINTED WOOD DOOR W/ GLAZING
- GARAGE - CHARCOAL HORIZONTAL SIDING

COMBINATION 4

- CHARCOAL HORIZONTAL SIDING
- WHITE HORIZONTAL SIDING
- STAINED WOOD BATTENS ON COMPOSITE BOARD
- BLACK VIYL WINDOW FRAMES
- WHITE PAINTED WOOD RAILINGS
- WHITE PAINTED WOOD PORCH FASCIA
- DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND
- CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL
- TEAL PAINTED WOOD DOOR W/ VERTICAL GLAZING
- GARAGE - WHITE HORIZONTAL SIDING

COMBINATION5

- DARK GREY COMPOSITE BOARD WITH BATTENS
- WHITE HORIZONTAL SIDING
- BLACK WINDOW FRAMES
- BLACK PAINTED RAILINGS
- BLACK PAINTED PORCH FASCIA
- DECORATIVE BLACK PAINTED WOODFRONT ENTRY SURROUND
- CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL
- NATURAL STAINED WOOD DOOR W/ VERTICAL GLAZING
- GARAGE - CHARCOAL HORIZONTAL SIDING

MATERIAL AND COLOUR LEGEND DETAILS:

1. WHITE HORIZONTAL SIDING - 1X6 LAPPED COMPOSITE BOARD
2. CHARCOAL HORIZONTAL SIDING - 1X6 LAPPED COMPOSITE BOARD
3. LIGHT GREY COMPOSITE PANEL W/ BATTENS ALIGNED WITH WINDOW FRAMES
4. DARK GREY COMPOSITE PANEL W/ BATTENS ALIGNED WITH WINDOW FRAMES
5. 1X4 STAINED WOOD BATTENS ON THE FLAT @ 4.5" CENTRES ON COMPOSITE PANEL

NOTE:

- MATERIAL 1 IS THE BASE MATERIAL AND IS NOT LABELLED BELOW - ONLY THE "ACCENT" MATERIALS AND COLOURS 2-5 ARE INDICATED
- MATERIALS 2-5 ILLUSTRATED ON THE FRONT ELEVATIONS BELOW EXTEND 6 FT AROUND THE SIDE ELEVATIONS

NOTE:

THESE 5 COLOUR AND MATERIAL COMBINATIONS WILL BE DEVELOPED ON THE SPRICE AND HOWES STREETSCAPES. THE IMAGE ABOVE DEMONSTRATES THEIR USE ON SPRICE STREET. HOWES STREET WILL BE DEVELOPED WITH A "MIRRORED" VERSION OF THE ABOVE.

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PROJECT TITLE:

Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Material and Colour Combinations

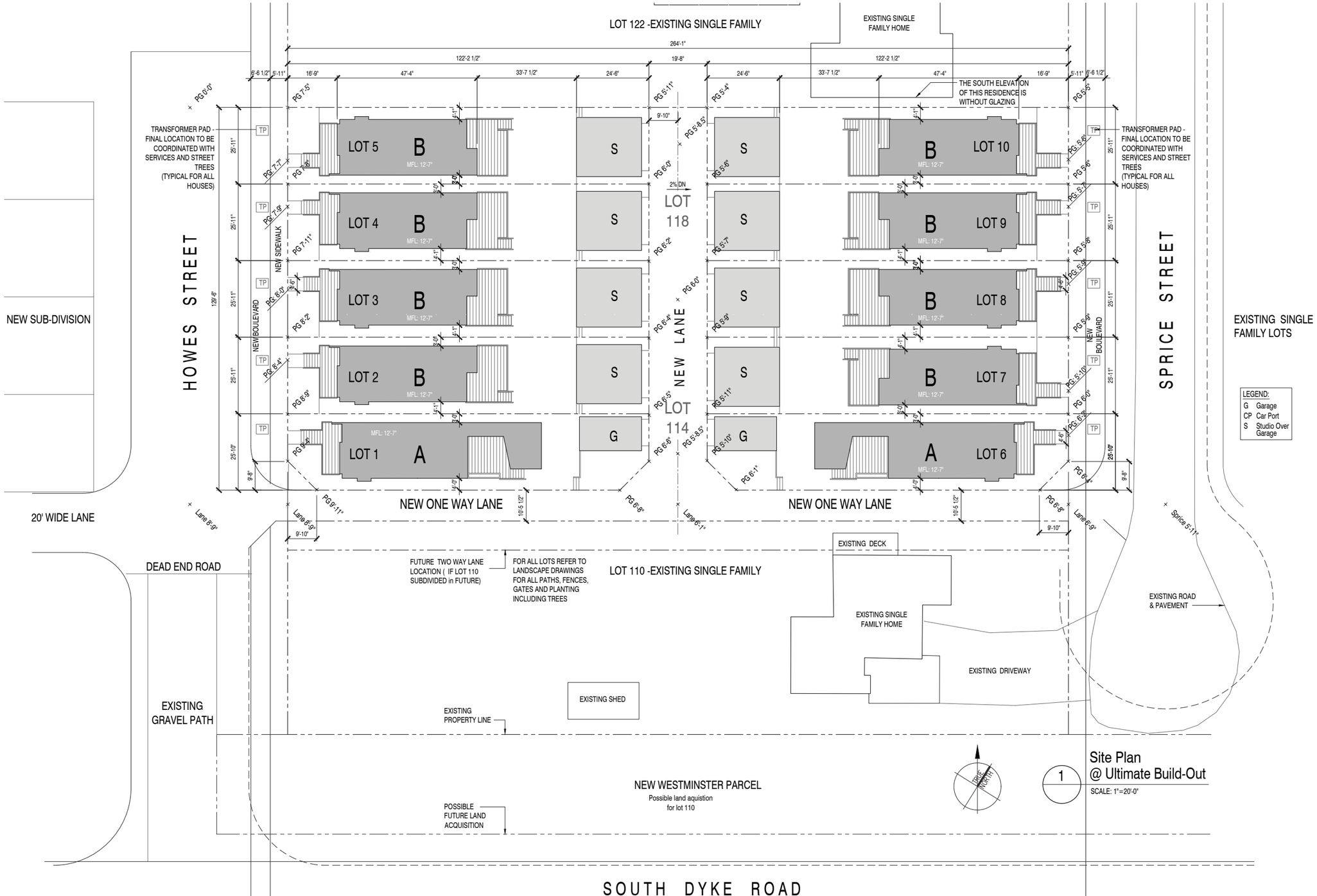
SCALE:

DRAWN BY: ----

FILE NAME: ----

SHEET NO.:

DP1.08



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PROJECT TITLE:

Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Overall Site Plan
- Ultimate Build Out

SCALE:

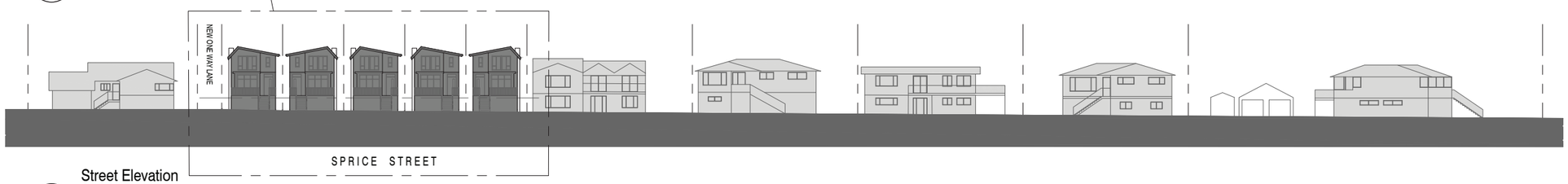
DRAWN BY: ----

FILE NAME: ----

SHEET NO.:

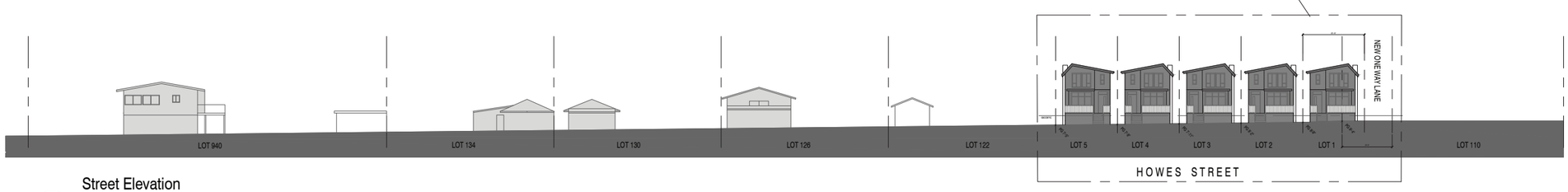
DP1.09

1 Street Elevation
Sprice Street
SCALE: 1/16"=1'-0"



2 Street Elevation
Sprice Street
SCALE: 1/32"=1'-0"

3 Street Elevation
Howes Street
SCALE: 1/16"=1'-0"



4 Street Elevation
Howes Street
SCALE: 1/32"=1'-0"

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PROJECT TITLE:
Sprice Street
Flexible Family Housing
114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:
Context Street Elevations

SCALE:
DRAWN BY: ----
FILE NAME: ----
SHEET NO.:
DP1.10

Bird's Eye

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PROJECT TITLE:

Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Illustrations - 3d Views

SCALE:

DRAWN BY: ----

FILE NAME: ----

SHEET NO.:

DP1.11

View Into Lane

Street Level View

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PROJECT TITLE:

Sprice Street
Flexible Family Housing

114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:

Illustrations - 3d Views

SCALE:

DRAWN BY: ----

FILE NAME: ----

SHEET NO.:

DP1.12

View Into Back Yards

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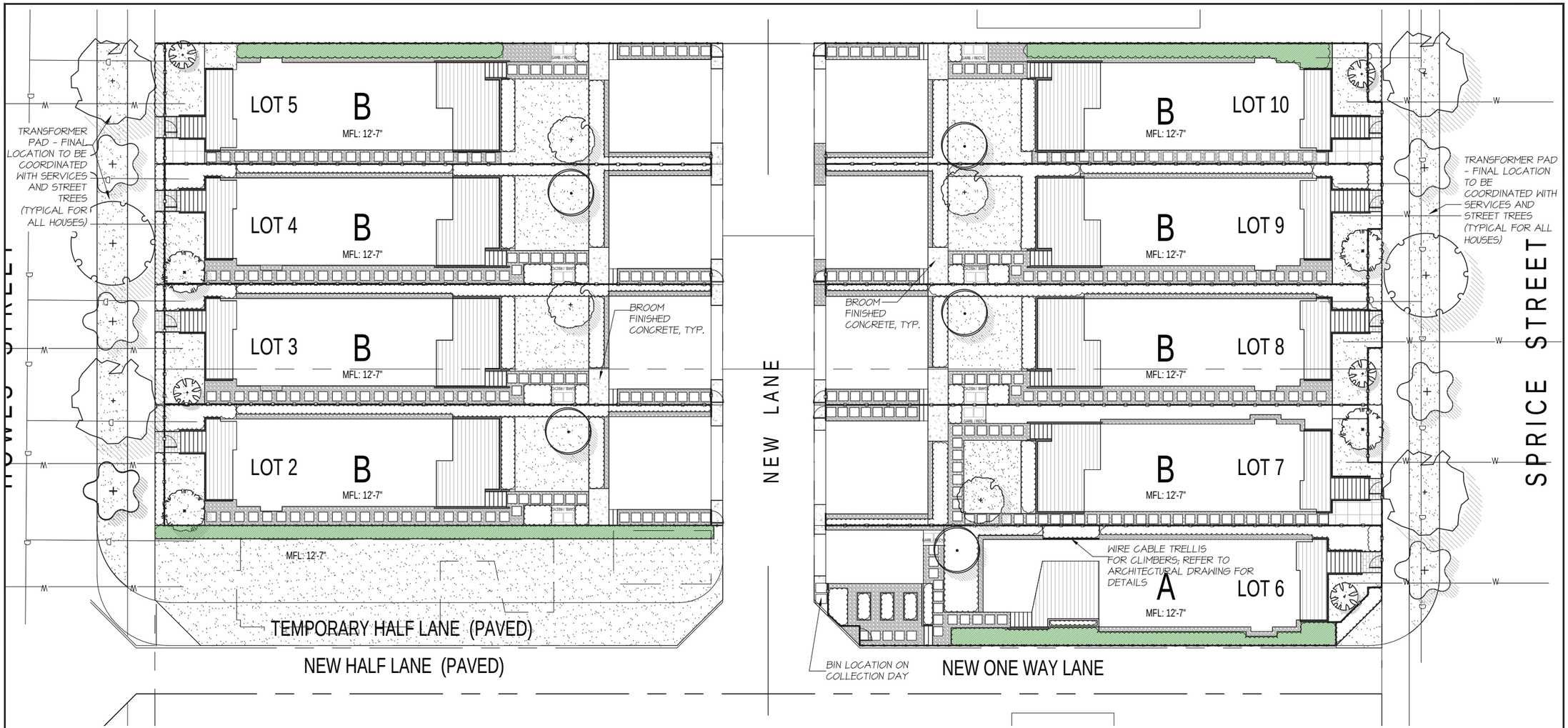
Sprice Street
Flexible Family Housing
114 & 118 Sprice Street
Queensborough, NW

DRAWING TITLE:
Illustrations - 3d Views

SCALE:
DRAWN BY: ----
FILE NAME: ----
SHEET NO.: DP1.13



LEGEND

- GRAVEL BED
- CONCRETE UNIT PAVER
- BROOM FINISHED CONCRETE
- COMPOSITE WOOD DECKING
- SOD/LAWN
- 42" HT. PICKET FENCE L6/04 DETAIL
- 4' Ht. PERIMETER FENCE L6/05 DETAIL
- SOFTSCAPE PLANTING AREA
- HEDGE BUFFER
- 2'X2' HYDRAPRESSED PAVER

PLANT SCHEDULE

M2 JOB NUMBER: 21-026

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
ONSITE TREES AND OTHER LANDSCAPE AREAS				
	4	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL;B&B
	5	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	6CM CAL; B&B
	5	CARPINUS BETULUS ?FRANS FONTAINE?	COLUMNAR HORNBEAM	5CM CAL; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; B&B
		HEDGE BUFFER		
STREET TREES				
	4	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	2	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	5CM CAL; B&B
	5	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	3M HT; B&B; STD 1.5M

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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M2 LANDSCAPE ARCHITECTURE

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

SCALE: 3/32"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY.30.2025	ISSUED FOR DP	GL
5	MAY.10.2025	ISSUED FOR DP	GL
4	MAR.25.2025	ISSUED FOR DP	GL
3	AUG.26.2022	ISSUED FOR DP	GL
2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D, OFF-SITE&ON-SITE LANDSCAPE

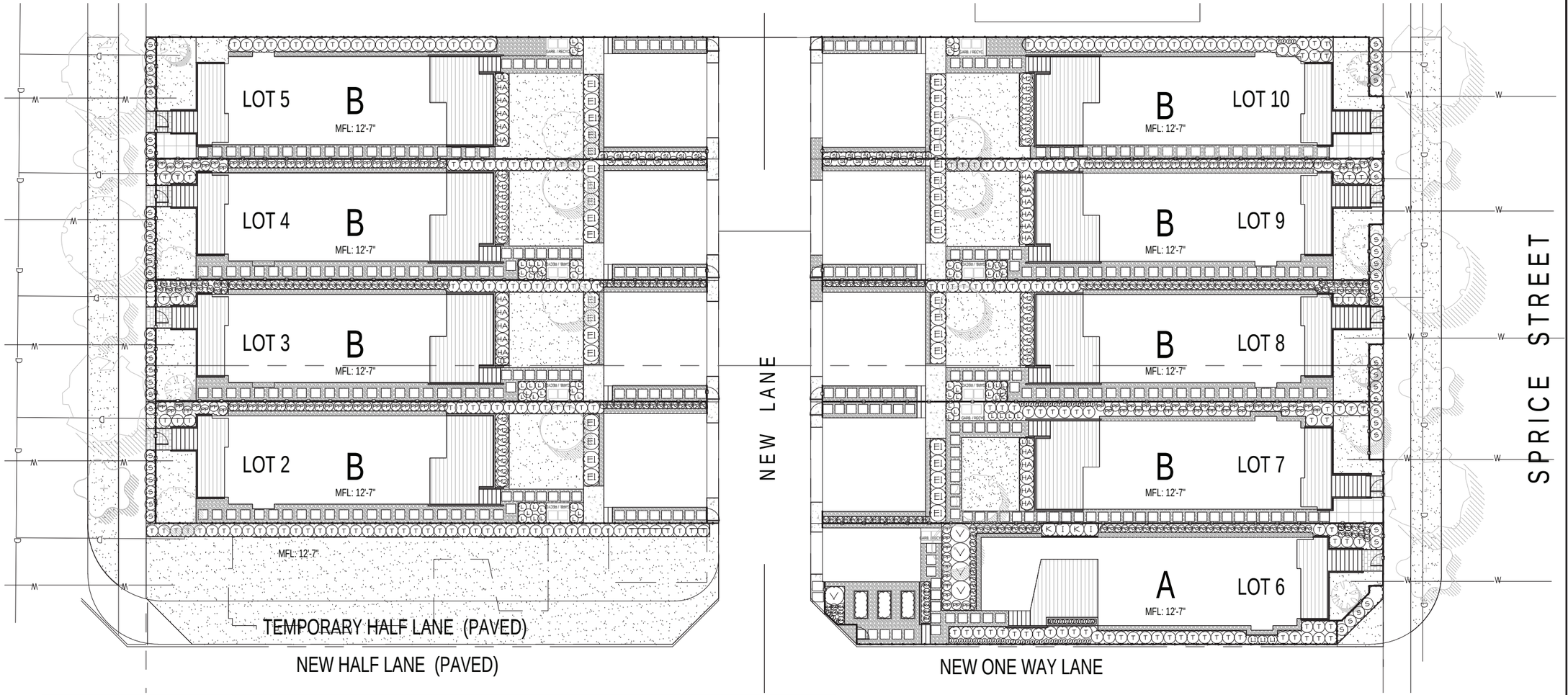
HOWES STREET & SPRICE STREET, NEW WESTMINSTER, BC

DRAWING TITLE:

TREE PLAN

DATE: JULY.21.22	DRAWING NUMBER:
SCALE: 1" = 3/32"	L1
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 10

M2LA PROJECT NUMBER: 21-026



PLANT SCHEDULE

M2 JOB NUMBER: 21-026

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
HA	21	HYDRANGEA PANICULATA 'GRANDIFLORA'	SNOWHILL HYDRANGEA	#3 POT; 80CM
LI	3	LONICERA NITIDA	BOX HONEYSUCKLE	#1 POT
I	2	LONICERA XYLOSTEOIDES 'CLAVEY'S DWARF'	CLAVEY'S DWARF HONEYSUCKLE	#1 POT; 20CM
M2	28	MAHONIA CHARITY	PALM MAHONIA	#2 POT
EI	37	RHODODENDRON 'MAY DAY'	RHODODENDRON; RED; MAY	#2 POT
SI	28	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
S	53	SPIRAEA X BUMALDA 'ANTHONY WATERER'	JAPANESE SPIRAEA	#2 POT
T	227	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5 M B&B
V	5	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
Z	64	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
VINE				
K	2	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#2 POT; 60CM; STAKED
PERENNIAL				
L	71	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
R4	18	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCKS'	RUDBECKIA	#1 POT
GC				
PO	204	BLECHNUM SPICANT	DEER FERN	#1 POT; 25CM
PP	133	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT; 40CM

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.

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Fax: 604.553.0045
Email: office@m2la.com

4' 0 4' 8' 12' 16'
SCALE: 3/32"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY.30.2025	ISSUED FOR DP	GL
5	MAY.10.2025	ISSUED FOR DP	GL
4	MAR.25.2025	ISSUED FOR DP	GL
3	AUG.26.2022	ISSUED FOR DP	GL
2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D, OFF-SITE&ON-SITE LANDSCAPE

HOWES STREET & SPRICE STREET, NEW WESTMINSTER, BC

DRAWING TITLE:

SHRUB PLAN

DATE: JULY.21.22
SCALE: 1" = 3/32"
DRAWN: GL
DESIGN: GL
CHK'D: MTLM

DRAWING NUMBER: L2 OF 10

M2LA PROJECT NUMBER: 21-026

NOTES:

1. EACH TREE HAS MIN. 10 CUBIC METERS OF GROWN MEDIUM - SOIL VOLUME
2. STREET TREES ARE CONNECTED WITH CONTINUED SOIL TRENCH

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SCALE: 3/32"=1'-0"

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3	MAR.28.2022	ISSUED FOR DP	GL
2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D,
OFF-SITE&ON-SITE LANDSCAPE

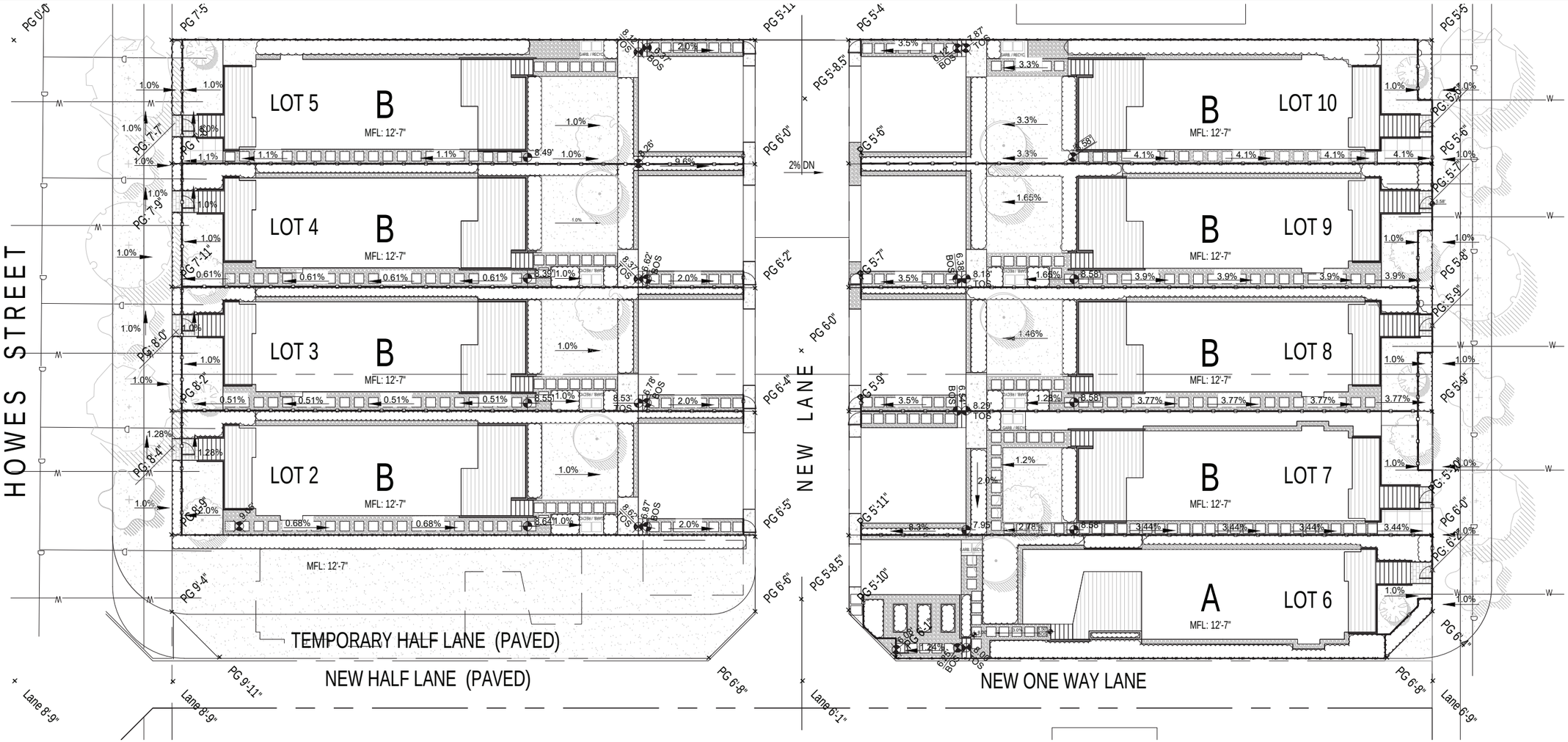
HOWES STREET & SPRICE STREET,
NEW WESTMINSTER, BC

DRAWING TITLE:

SOIL VOLUME PLAN

DATE: JULY.21.22	DRAWING NUMBER:
SCALE: 1" = 3/32"	L3
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 10

M2LA PROJECT NUMBER: 21-026



GRADING LEGEND

- 4.00% — PERCENTAGE OF SLOPE
- 6.50' BOS — BOTTOM OF STEPS
- 6.50' TOS — TOP OF STEPS
- 6.50' — PROPOSED FINISH GRADE

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3	AUG.26.2022	ISSUED FOR DP	GL
2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

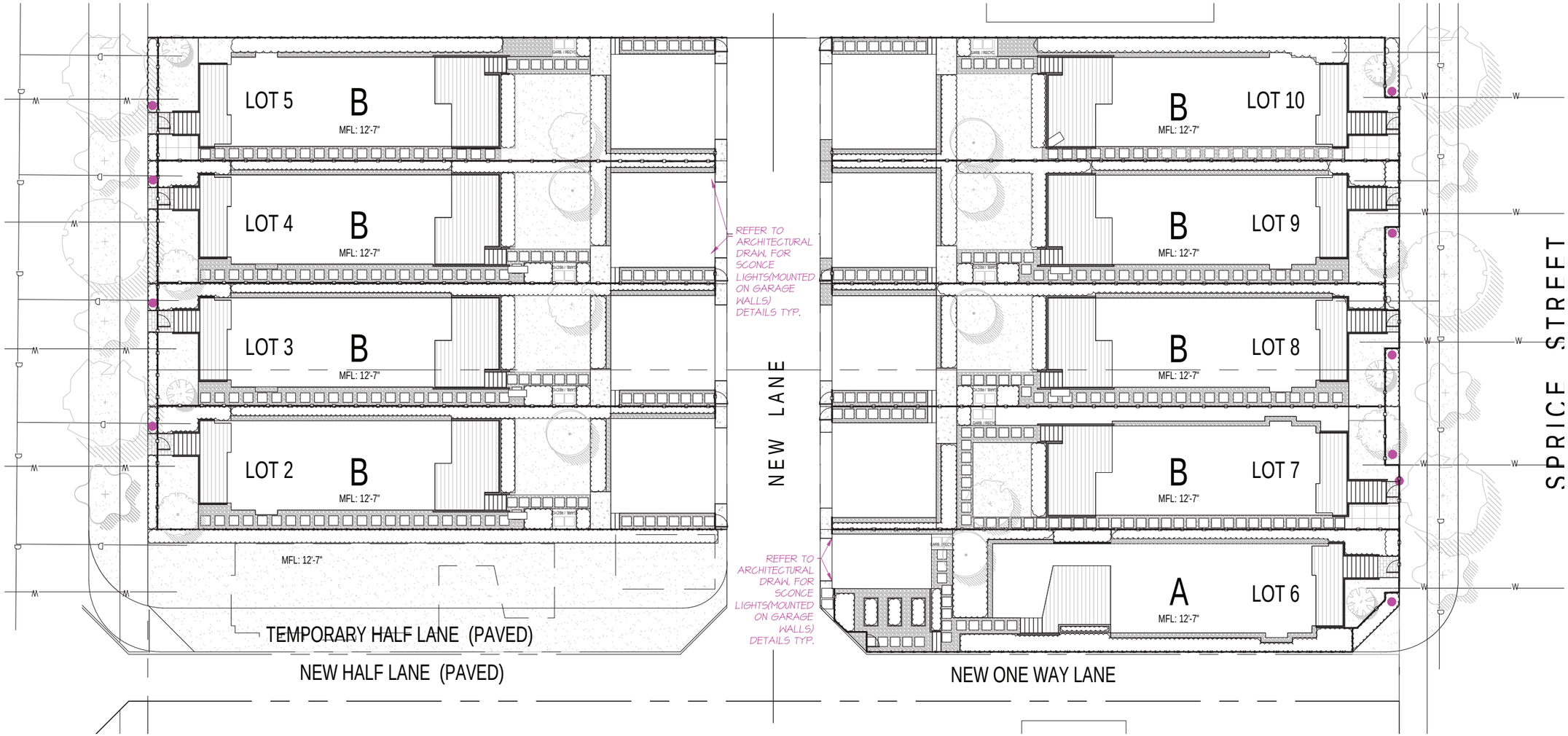
SINGLE FAMILY RT-2D,
OFF-SITE&ON-SITE LANDSCAPE

HOWES STREET & SPRICE STREET,
NEW WESTMINSTER, BC

DRAWING TITLE:

GRADING PLAN

DATE: JULY.21.22	DRAWING NUMBER:
SCALE: 1" = 3/32"	L4
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 10
M2LA PROJECT NUMBER:	21-026



LEGEND

- GRAVEL BED
- CONCRETE UNIT PAVER
- BROOM FINISHED CONCRETE
- COMPOSITE WOOD DECKING
- SOD/LAWN
- 42" HT. PICKET FENCE L6/04 DETAIL
- 4' Ht. PERIMETER FENCE L6/05 DETAIL
- SOFTSCAPE PLANTING AREA
- HEDGE BUFFER
- 2'X2' HYDRAPRESSED PAVER

LIGHTING LEGEND

- FENCE MOUNTED LIGHT

FENCE MOUNTED LOW VOLTAGE LED LIGHT BY LEONLITE

Product Overview

- Weather Resistant (Withstands changes in weather)
- Hardwired
- Damp/Wet Location Rating: Wet Location
- Damp/Wet Location Rating: Warranty Included
- Features: LED

Fixture Material
Aluminium

Other Dimensions

Overall	3.66" H X 3.46" W X 1.85" D
Shade	3.66" H X 3.46" W X 1.85" D
Overall Product Weight	3.18 lb.

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3	AUG.26.2022	ISSUED FOR DP	GL
2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D, OFF-SITE&ON-SITE LANDSCAPE

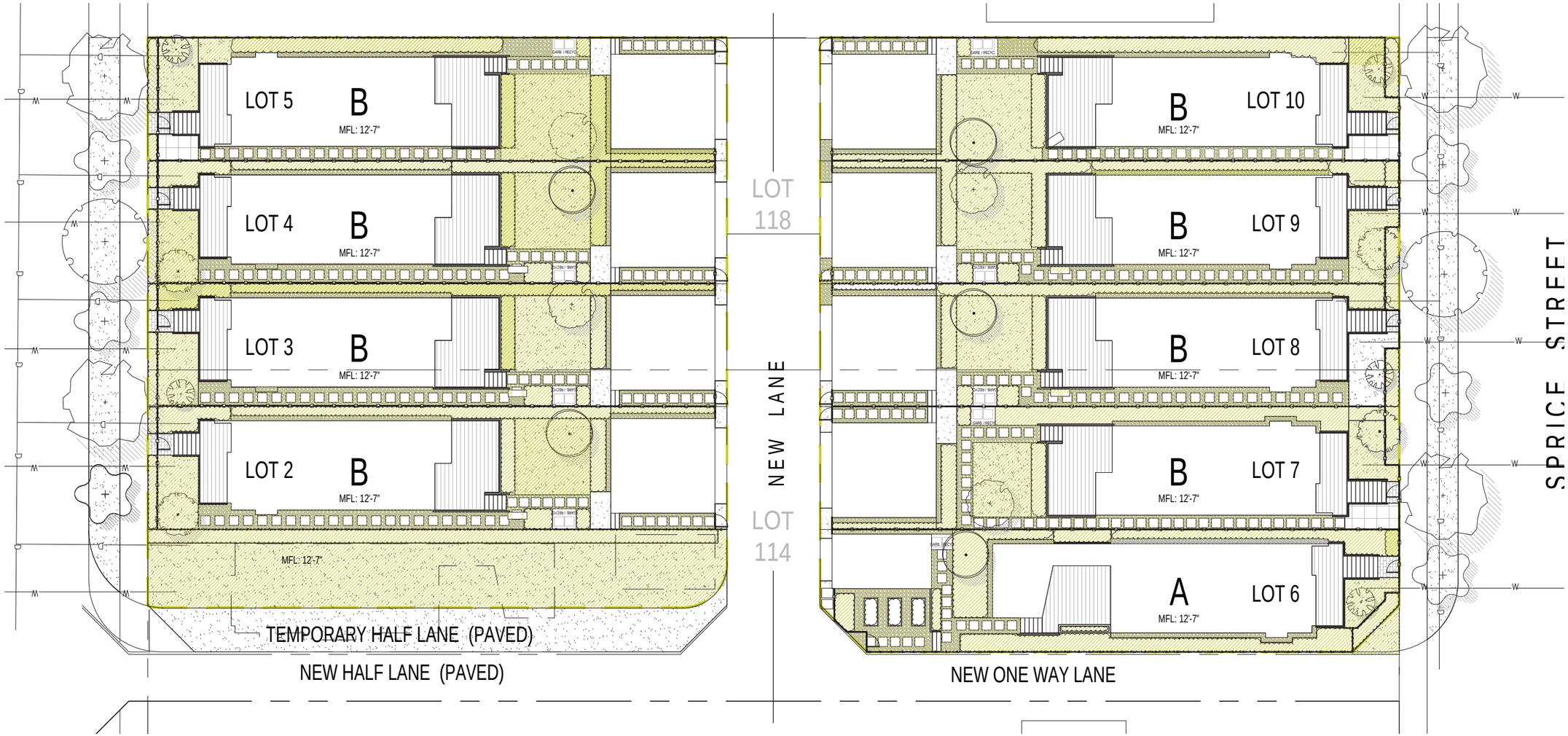
HOWES STREET & SPRICE STREET, NEW WESTMINSTER, BC

DRAWING TITLE:

LIGHTING PLAN

DATE: JULY.21.22	DRAWING NUMBER:
SCALE: 1' = 3/32"	L5
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 10

M2LA PROJECT NUMBER: 21-026



PERVIOUS V.S. IMPERVIOUS PAVING AREA WITHIN THE TWO LOTS

PERVIOUS PAVING/SURFACING AREA

LOT BOUNDARY

TOTAL PERVIOUS PAVING AREA: 12,454.8 s.f.

TOTAL TWO LOTS AREA: 30349 s.f.

TOTAL PERVIOUS AREA/TWO LOTS AREA: 41.0%

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2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D, OFF-SITE&ON-SITE LANDSCAPE

HOWES STREET & SPRICE STREET, NEW WESTMINSTER, BC

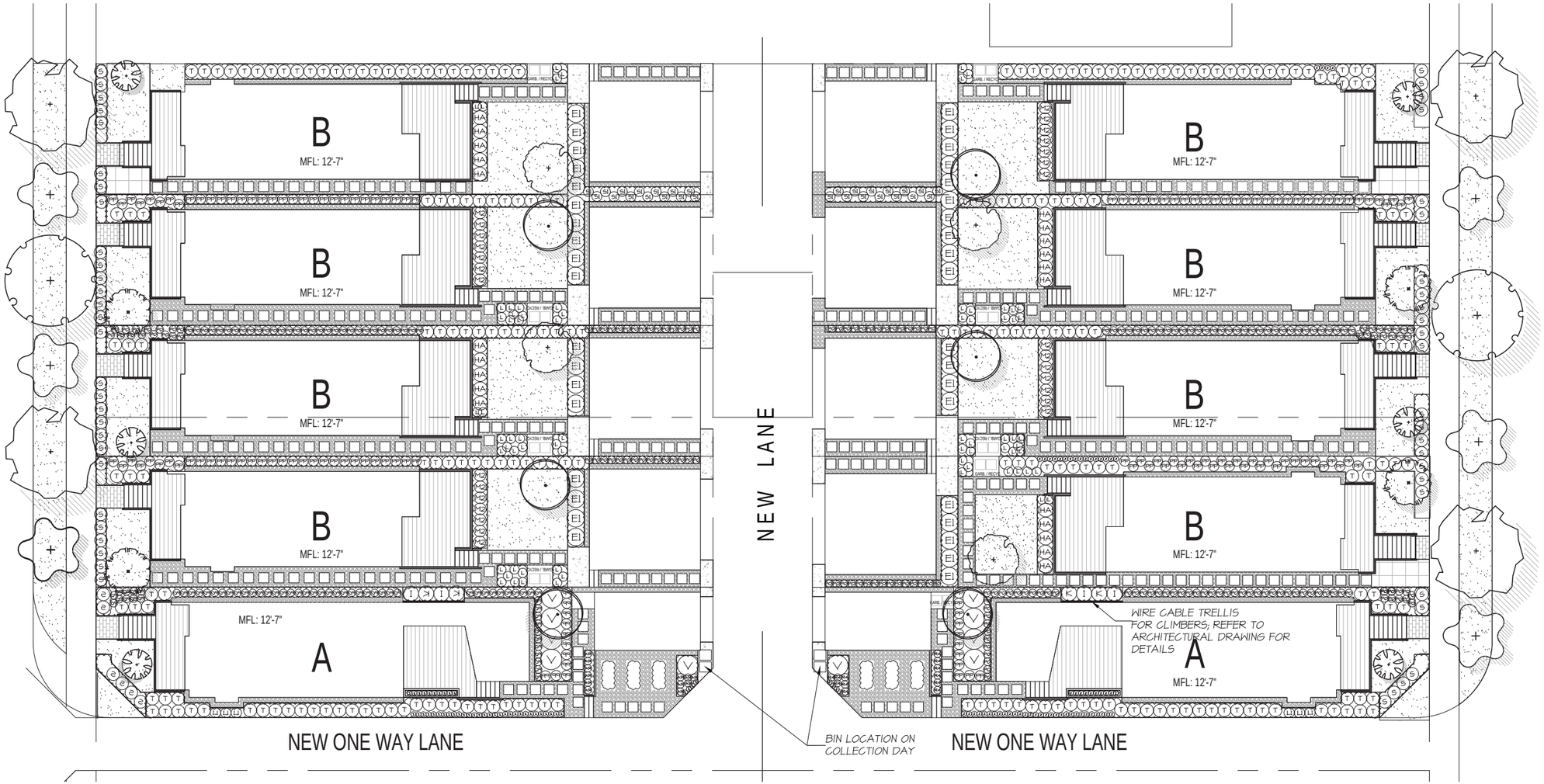
DRAWING TITLE:

IMPERVIOUS V.S. PERVIOUS CALCULATION PLAN

DATE: JULY.21.22
SCALE: 1" = 3/32"
DRAWN: GL
DESIGN: GL
CHK'D: MTLM

DRAWING NUMBER: L6 OF 10

M2LA PROJECT NUMBER: 21-026



LEGEND

- GRAVEL BED
- CONCRETE UNIT PAVER
- BROOM FINISHED CONCRETE
- COMPOSITE WOOD DECKING
- SOD/LAWN
- 42" HT. PICKET FENCE L6/04 DETAIL
- 4' Ht. PERIMETER FENCE L6/05 DETAIL
- SOFTSCAPE PLANTING AREA
- 2'X2' HYDRAPRESSED PAVER

PLANT SCHEDULE - ONSITE

M2 JOB NUMBER: 21-026

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL;B&B
	6	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	6CM CAL; B&B
	6	CARPINUS BETULUS ?FRANS FONTAINE?	COLUMNAR HORNBEAM	5CM CAL; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; B&B
SHRUB				
HA	21	HYDRANGEA PANICULATA 'GRANDIFLORA'	SNOWHILL HYDRANGEA	#3 POT; 80CM
LI	6	LONICERA NITIDA	BOX HONEYSUCKLE	#1 POT
I	4	LONICERA XYLOSTEOIDES 'CLAVEY'S DWARF'	CLAVEY'S DWARF HONEYSUCKLE	#1 POT; 20CM
M2	28	MAHONIA CHARITY	PALM MAHONIA	#2 POT
EI	37	RHODODENDRON 'MAY DAY'	RHODODENDRON; RED; MAY	#2 POT
SI	28	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
S	59	SPIRAEA X BUMALDA 'ANTHONY WATERER'	JAPANESE SPIRAEA	#2 POT
T	225	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5 M B&B
V	10	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
Z	108	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
VINE				
K	4	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#2 POT; 60CM; STAKED
PERENNIAL				
L	71	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
RA	24	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCKS'	RUDBECKIA	#1 POT
GC				
PO	276	BLECHNUM SPICANT	DEER FERN	#1 POT; 25CM
PP	144	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT; 40CM

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2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D, OFF-SITE&ON-SITE LANDSCAPE

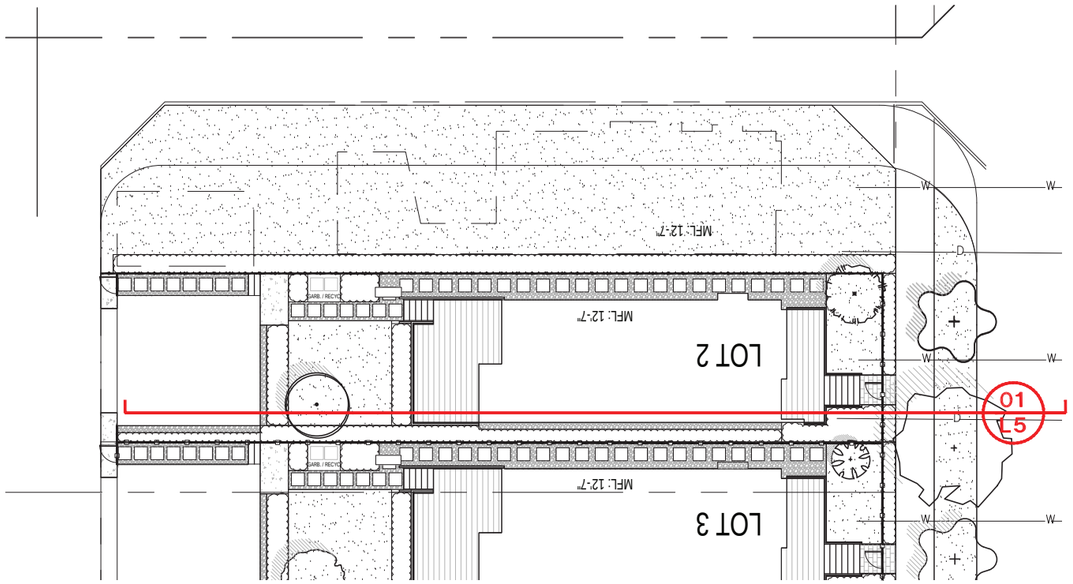
HOWES STREET & SPRICE STREET, NEW WESTMINSTER, BC

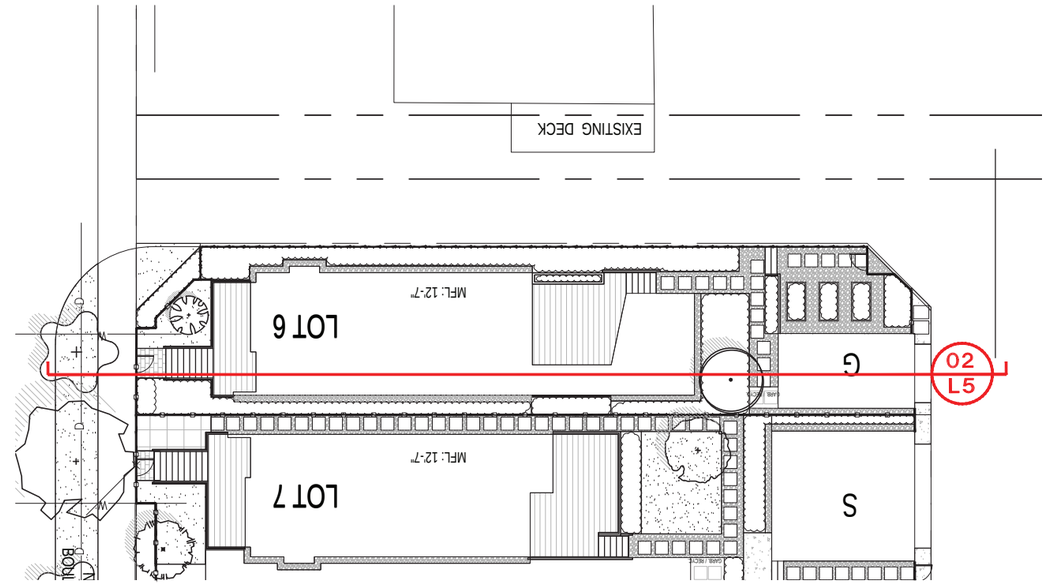
DRAWING TITLE:

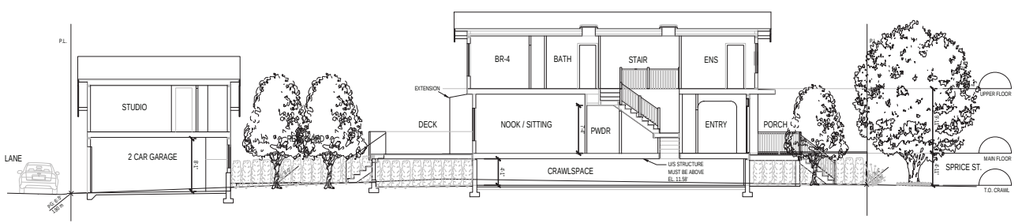
FULL BUILD PLAN

DATE: JULY.21.22	DRAWING NUMBER:
SCALE: 1' = 3/32"	L7
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 10

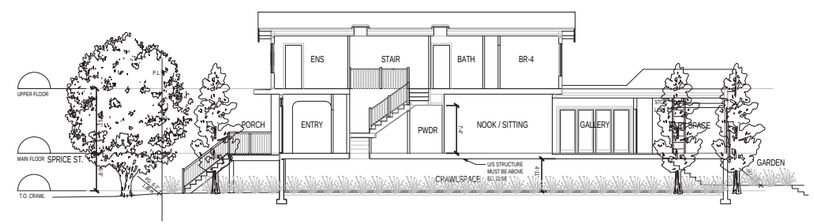
M2LA PROJECT NUMBER: 21-026







01 L8 BUILDING SECTION - TYPE B LOT2



02 L8 BUILDING SECTION - TYPE A1 LOT6

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1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D,
OFF-SITE&ON-SITE LANDSCAPE

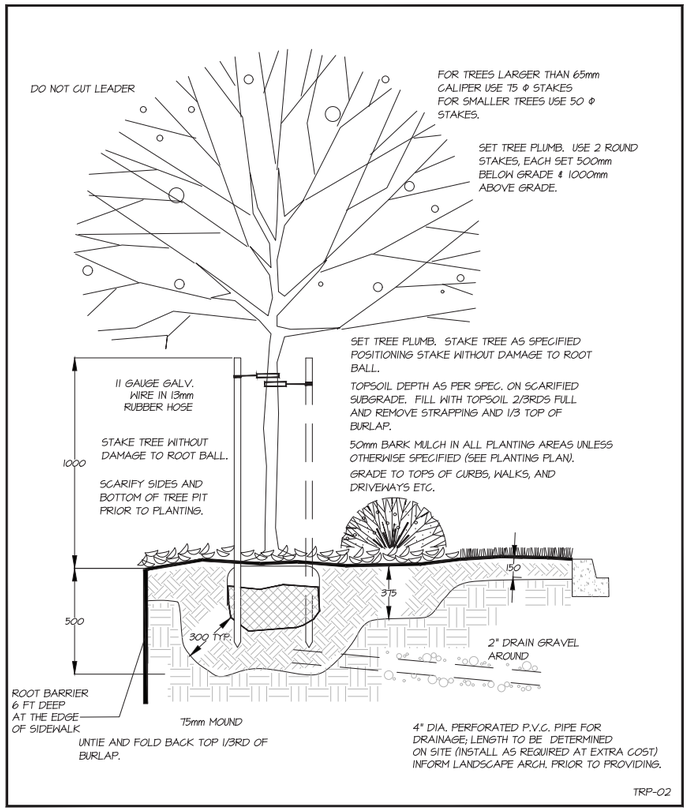
HOWES STREET & SPRICE STREET,
NEW WESTMINSTER, BC

DRAWING TITLE:

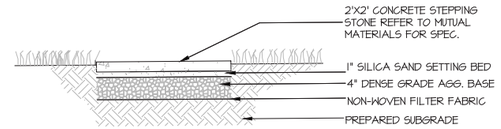
LANDSCAPE ELEVATIONS

DATE: 07.21.22	DRAWING NUMBER:
SCALE: 1" = 3/32"	L8
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 10

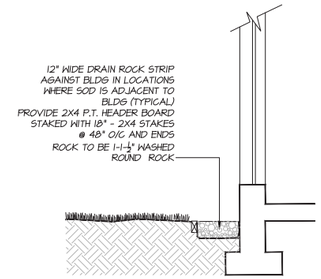
M2LA PROJECT NUMBER: 21-026



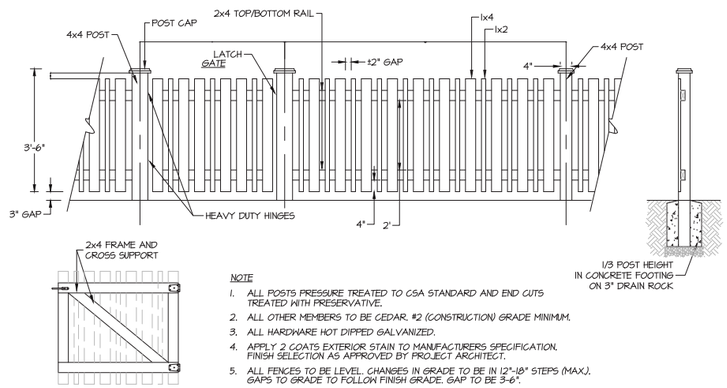
01 L9 TREE PLANTING DETAIL



02 L9 CONCRETE STEPPING STONE



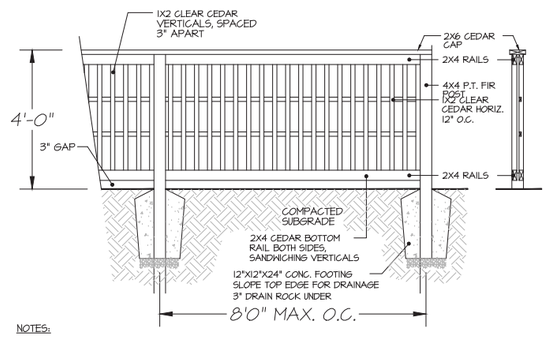
03 L9 DRAIN ROCK STRIP AGAINST BUILDING



NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

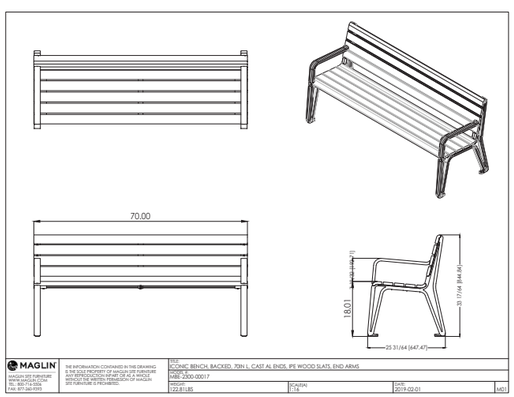
04 L9 42" PICKET FENCE AND GATE



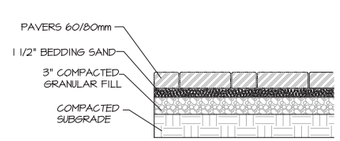
NOTES:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

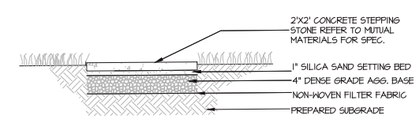
05 L9 4 FT. HEIGHT PERIMETER FENCE



06 L9 FRANCIS ANDREWS FURNISHINGS BENCH



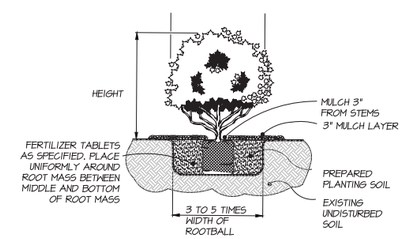
07 L9 CONCRETE UNIT PAVERS AT GRADE



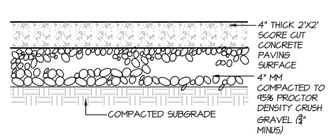
03 L5 CONCRETE STEPPING STONE

SCALE NTS

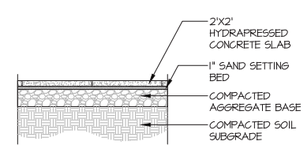
08 L9 CONCRETE STEPPING STONE AT GRADE



09 L9 SHRUB PLANTING DETAIL



10 L9 SCORE CUT CONCRETE AT GRADE



11 L9 HYDRAPRESSED CONCRETE PAVERS AT GRADE

21026 - 09.zip

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY.30.2025	ISSUED FOR DP	GL
5	MAY.02.2025	ISSUED FOR DP	GL
4	MAR.28.2025	ISSUED FOR DP	GL
3	AUG.26.2022	ISSUED FOR DP	GL
2	JUL.25.2022	ISSUED FOR DP	GL
1	JUL.21.2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D, OFF-SITE&ON-SITE LANDSCAPE

HOWES STREET & SPRICE STREET, NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 09.10.21	DRAWING NUMBER:
SCALE: AS SHOWN	L9
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 10

M2LA PROJECT NUMBER: 21-026

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
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, 7th edition 2008, 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 MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.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 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.

.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. Contact 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; Lawns or Grass areas; 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, 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 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 recommendations for waranty 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 required are 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, make 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 sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until 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 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural 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
Texture	Percent Of Dry Weight of Total Growing Medium		
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 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	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 (coast):	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.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock 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.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.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 nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 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 remain. 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 crowns 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 I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.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.

.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 1.5m (5 ft.) intervals minimum.

.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%. Assure 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, Crib Walls.

.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.
.2.2 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 slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.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 length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.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.
.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 pipe 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 150mm.
.3.11 Assure 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 placing. 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.

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 admixtures 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 unfrozen 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..........18" (450mm)
.4.1.2 Mass planted shrubs & groundcovers..........18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan..........18" (450mm)
.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 Irrigated lawn..........9" (210mm)
.4.2.2 Groundcover areas..........12" (300mm)
.4.2.3 Lawn without automatic irrigation..........12" (300mm)
.4.2.4 Shrub & groundcover areas..........15" (380mm)
.4.2.5 Trees and specimen shrubs×..........30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded 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 out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING
.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.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 concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.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 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING
.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.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 135% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 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 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING
.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, 7th edition 2008, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitiute.
.8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary 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 stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.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 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 specified for the original planting, and shall not constitute an extra to the Contract.
.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 concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.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 then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 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 development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 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 issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES
.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 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.

.4 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.

.5 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 to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 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 grade. Use 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 from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)
.1 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 increase the long 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 rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 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 other reviews 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 designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 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 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once 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 medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 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-pulling, or, if necessary, by the use of herbicides.
.8.4 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 experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. 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 support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 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 shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY.30.2023	ISSUED FOR DP	QL
5	MAY.10.2023	ISSUED FOR DP	QL
4	MAR.23.2023	ISSUED FOR DP	QL
3	AUG.26.2022	ISSUED FOR DP	QL
2	JUL.25.2022	ISSUED FOR DP	QL
1	JUL.21.2022	ISSUED FOR DP	QL

SEAL:

PROJECT:

SINGLE FAMILY RT-2D,
OFF-SITE&ON-SITE LANDSCAPE

HOWES STREET & SPRICE STREET,
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: 09.10.21
SCALE:
DRAWN: QL
DESIGN: QL
CHK'D: MTLM

DRAWING NUMBER: L10 OF 10

M2LA PROJECT NUMBER: 21-026

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