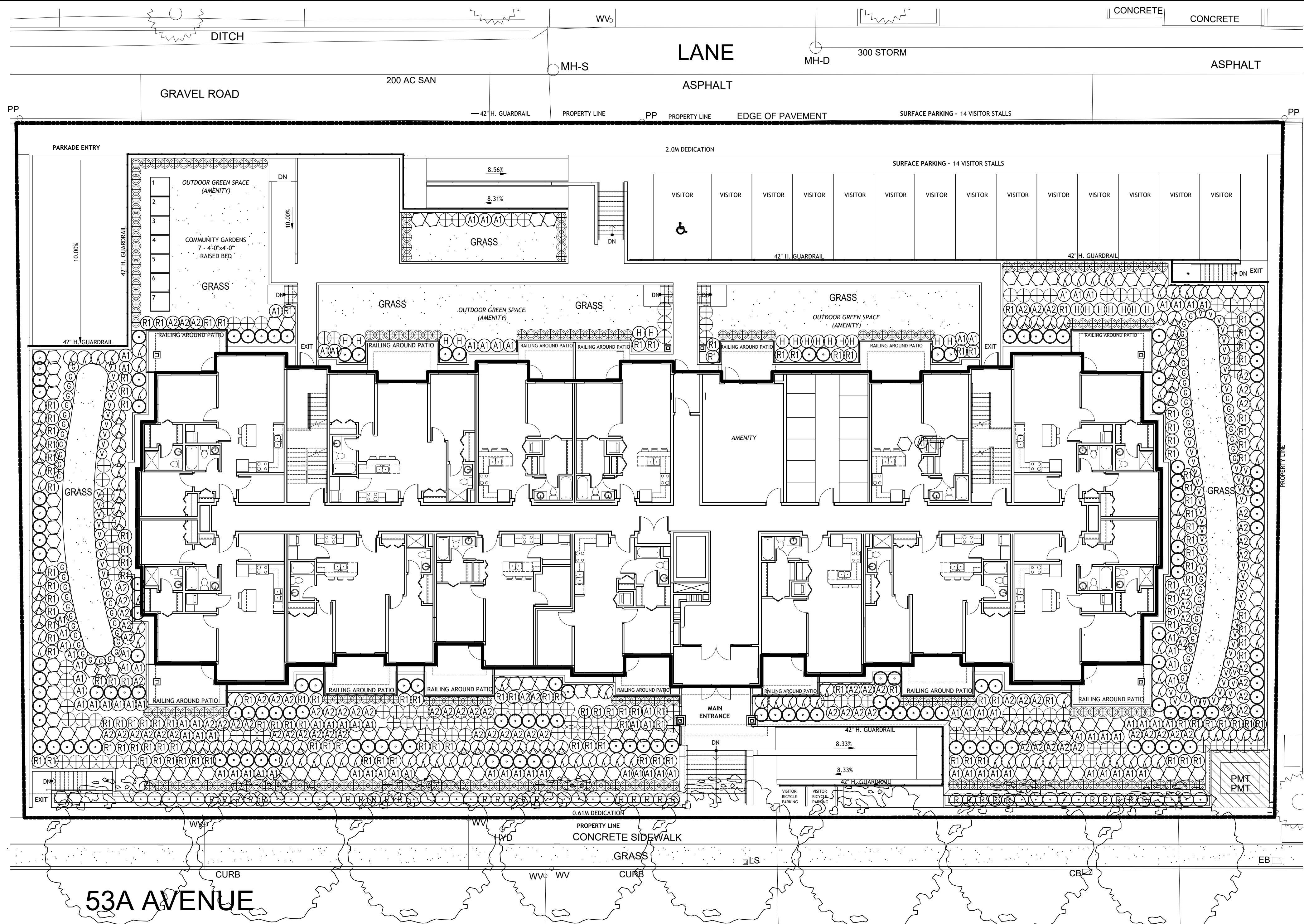
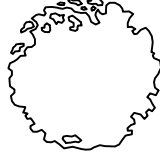




53A AVENUE

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	8	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	122	#3 POT	85 CM. O.C.	
Ⓐ1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	104	#3 POT	90 CM. O.C.	
Ⓐ2	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	83	#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	105	#3 POT	90 CM. O.C.	
⊗	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	49	#3 POT	90 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	140	#3 POT	90 CM. O.C.	
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	SPIRAEA	29	#3 POT	90 CM. O.C.	
Ⓡ	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	30	#3 POT	90 CM. O.C.	
Ⓡ1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	150	#3 POT	90 CM. O.C.	
Ⓡ	HOSTA (VARIOUS)	HOSTA	22	#3 POT	90 CM. O.C.	
Ⓡ	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	90	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	232	#3 POT	70 CM. O.C.	
Ⓢ	GAULTHERIA SHALLON	SALAL	62	#3 POT	65 CM. O.C.	
Ⓢ	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	68			

APR/19	REVISED SITE PLAN	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
REDEKOP KROEKER
DEVELOPMENTS INC.
SUITE #210
11590 CAMBIE ROAD
RICHMOND, B.C.
V6X 3Z5

TITLE
PLAN VIEW
LANDSCAPE PLAN
53A AVENUE
CONDOS — EAST
20209 20219 20225 20237 — 53A AVENUE
CITY OF LANGLEY, B.C.

SCALE 1:150	DATE FEB/19
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CITA STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

- 3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2, AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM SHALL BE DONE AT THE SITE. THE DEF- USING A MECHANIZED SCREENING PROCESS. PROCESSING GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- 4) ON-SITE OR IMPORTED SOLIS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOLIS SHALL BE VIRTUALLY FREE FROM SUBSOL, WOOD LINC, WOODY PLANT PARTS, NEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- 5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- 6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



N.T.S.



N.T.S.



- 1) SACKING/BURLAP TO BE LOOSEENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
- 2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
- 3) ALL TREES SHALL BE SINGLE STEMMED.
- 4) INSTALL APPROVED ROOT BARRIER SYSTEM - "DEEPROOT" MODEL UB 18-2; 'VESPRO' MODEL RS-18; OR 'NDS' MODEL CP-1850. INSTALL AS PER MANUFACTURERS SPECIFICATIONS

TREE PLANTING DETAIL

APR/19	REVISED SITE PLAN	1
DATE	REMARKS	NO.
REVISIONS		

PHONE (604) 857-2376

SUITE #210
11590 CAMBIE ROAD
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