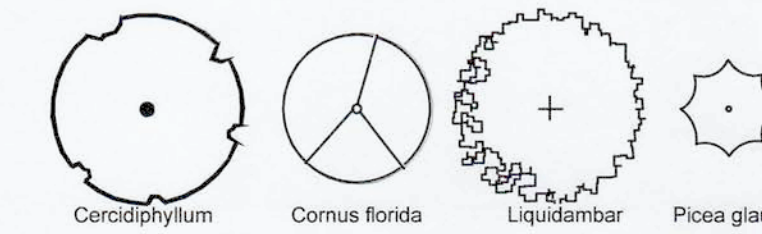
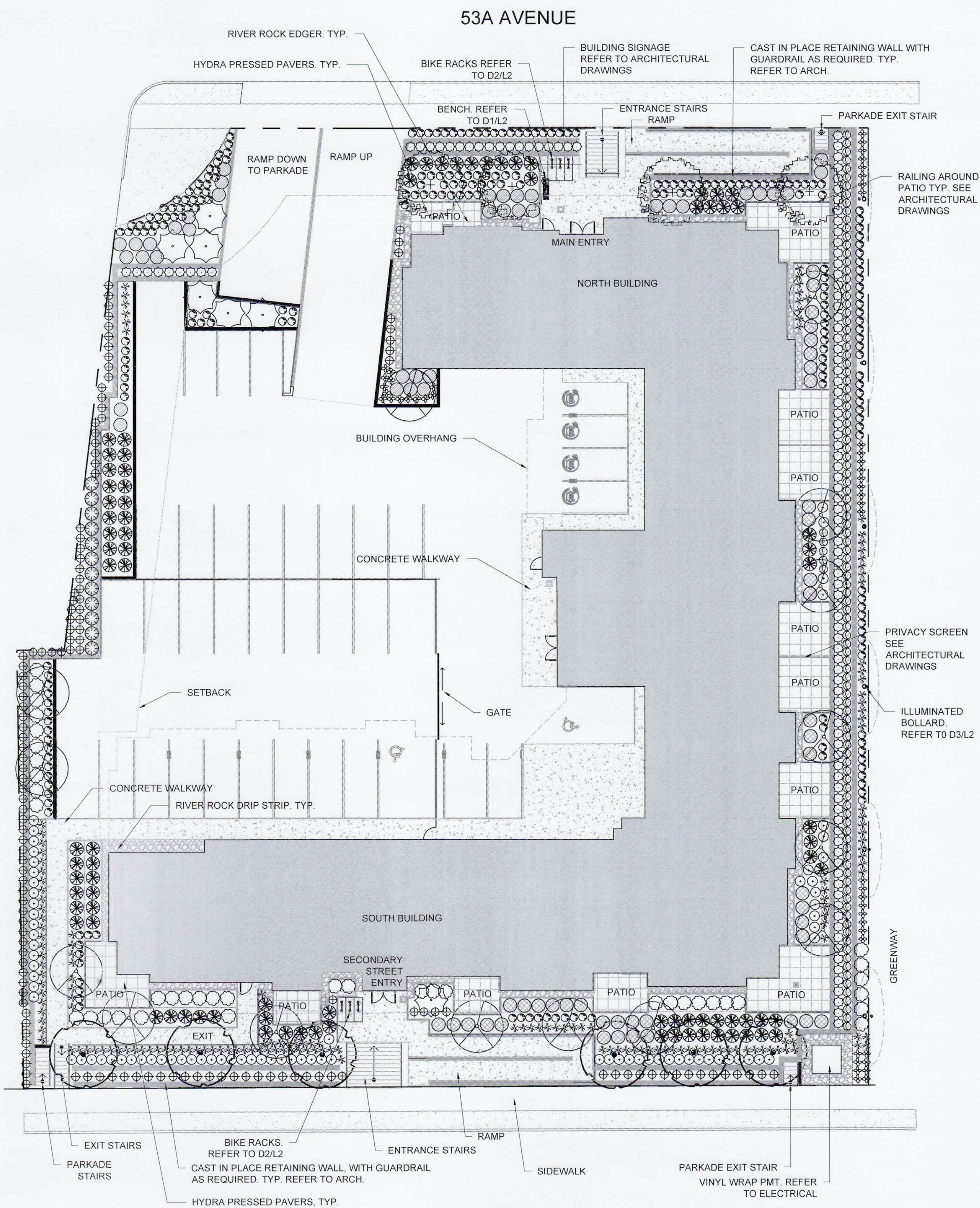


LEGEND

- TURF GRASS
- HYDRAPRESSED PAVERS
- CONCRETE WALKWAY
- BENCH



PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
6		Cercidiphyllum japonicum	Katsura Tree	6cm cal.	As per plan	W.B.
15		Cornus florida 'Rubra'	Red Flowering Dogwood	6cm cal.	As per plan	W.B.
4		Liquidambar				
CONIFEROUS TREES						
7		Picea glauca	White Spruce	2.5m ht.	As per plan	W.B.
SHRUBS						
138		Ilex crenata 'Fastigiata'	Columnar Japanese Holly	60cm ht.	75cm O.C.	#5 Pot
233		Lonicera nitida 'Baggesen's Gold'	Baggesen Gold Boxleaf Honeysuckle	45cm ht.	60cm O.C.	#2 Pot
41		Choisya ternata	Mexican orange blossom	60cm ht.	1m O.C.	#3 Pot
79		Pieris japonica 'Bonfire'	Bonfire Japanese Pieris	60cm ht.	1m O.C.	#3 Pot
111		Prunus laurocerasus 'Reynvaanii'	Russian Laurel	60cm ht.	1m O.C.	#3 Pot
111		Berberis thunbergii 'f. atropurpurea'	Purple Japanese barberry	60cm ht.	1m O.C.	#3 Pot
37		Rhododendron 'Ken Janeck'	Ken Janeck Rhododendron	60cm ht.	1m O.C.	#3 Pot
12		Vaccinium ovatum	Evergreen Huckleberry	60cm ht.	1.5m O.C.	#3 Pot
40		Viburnum davidii	David Viburnum	45cm ht.	90cm O.C.	#2 Pot
88		Pinus mugo 'Compacta'	Dwarf mountain pine	45cm ht.	As per plan	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
67		Bergenia cordifolia	Bergenia	1 Gallon	45cm O.C.	#1 Pot
160		Pennisetum alopecuroides 'Little bunny'	Little Bunny Fountain Grass	1 Gallon	45cm O.C.	#1 Pot

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF-SITE AT LEGAL AND APPROVED LOCATIONS.

- SODDING NOTES**
- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 - AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE
 - LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE
 - PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
 - LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 - WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 10.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - 10.2 Maintenance and additional installation of mulch
 - 10.3 Weed removal
 - 10.4 Disease control

- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 - USE POP-UP SPRINKLER HEADS.
 - DO NOT SPRAY WATER ONTO TREE TRUNKS.

3	21/06/21	RE-ISSUED FOR DP
2	01/06/21	RE-ISSUED FOR DP
1	19/03/21	ISSUED FOR DP

NO. DATE: (d/m/y) DESCRIPTION:
ISSUES & REVISIONS:
SEAL:



PROJECT NAME
53A AVE RF APARTMENTS

PROJECT ADDRESS
20040 - 20070 53A AVE &
20041 - 20071 53 AVE
LANGLEY, BC

DRAWING TITLE
LANDSCAPE PLAN, PLANTING PLAN AND NOTES

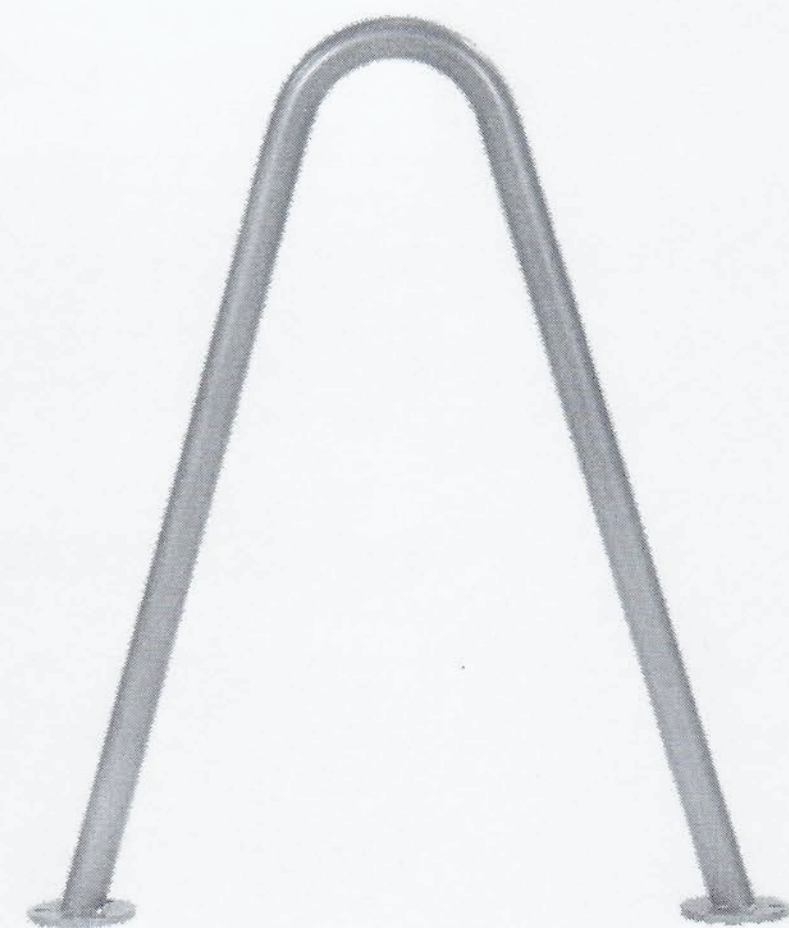
SCALE: 1:200
DRAWN: RMK
CHECKED: JT
PROJECT NO: 210216



BENCH SPECIFICATIONS
MODEL: NEOLIVIANO
MANUFACTURER: LANDSCAPE FORMS
 OR APPROVED EQUAL

D1 BENCH

N.T.S.



BIKE RACK SPECIFICATIONS
MODEL: URBAN MOGUL
MANUFACTURER: URBAN RACKS
COLOUR: SILVER
 OR APPROVED EQUAL

D2 BIKE RACK

N.T.S.



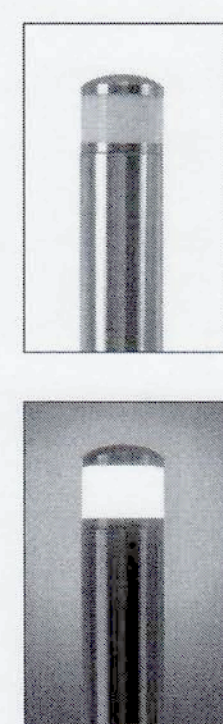
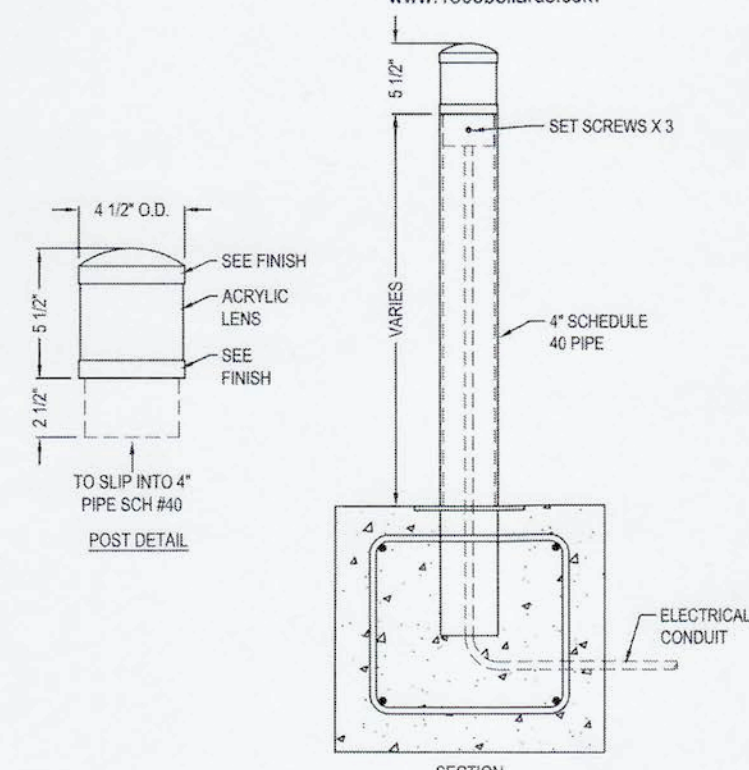
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- SELECT DESIRED MATERIAL (4" NOMINAL SIZE)
 - SCH 40 STAINLESS STEEL
 - SCH 40 ASTM A-53 CARBON STEEL
- SELECT DESIRED LENS OPTIONS:
 - OPAL
 - CLEAR
- SELECT DESIRED LIGHT SOURCES:
 - 5 WATTS
 - 8 WATTS
 - 12 WATTS
- SELECT DESIRED OPTIONAL:
 - DIMMING CONTROL
- SELECT DESIRED FINISH:
 - SATIN STAINLESS STEEL
 - POWDER COATED ALUMINUM



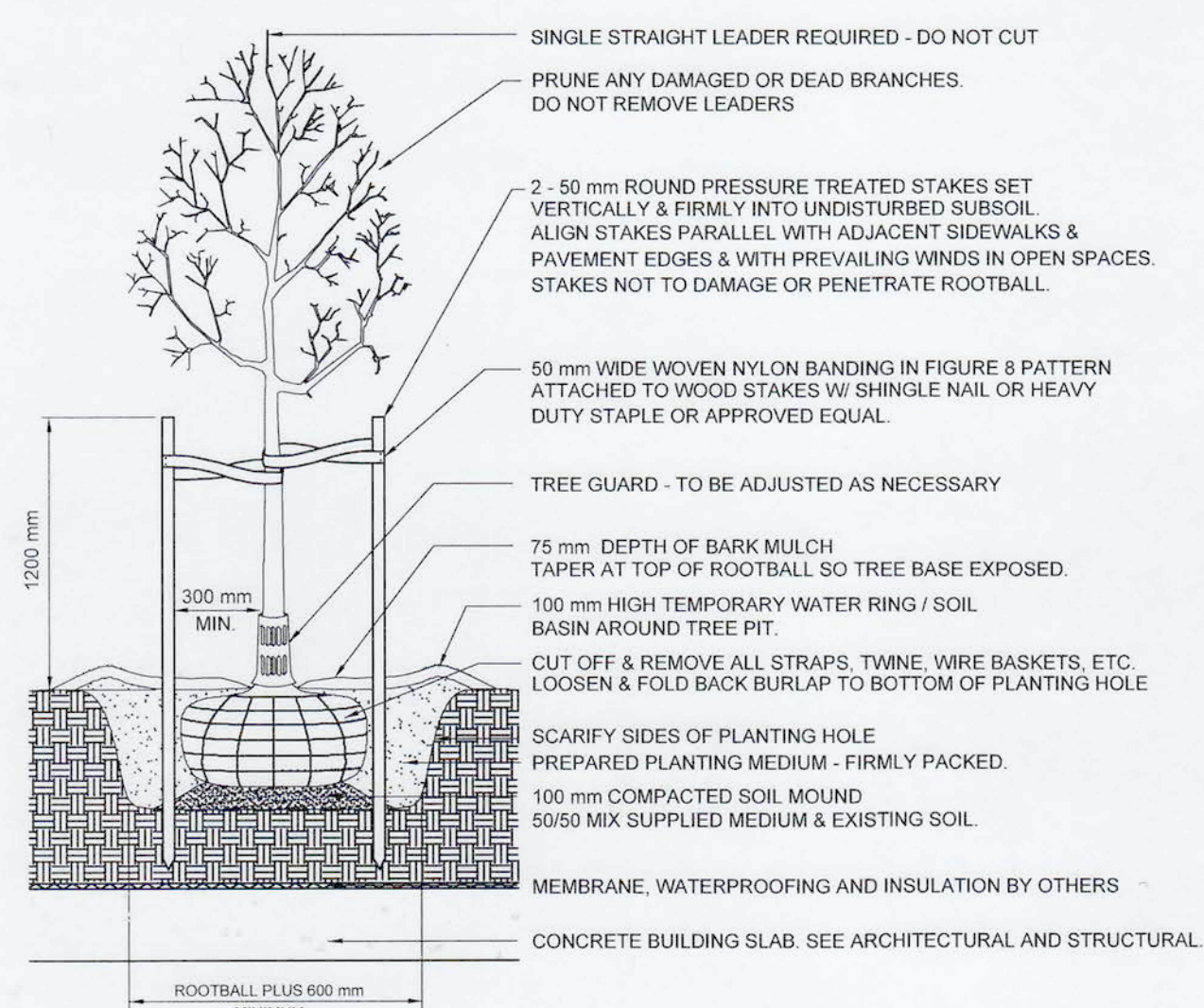
SPECIFICATIONS:
 LUMINAIRE: SHALL CONSIST OF HEAVY DUTY ALL STAINLESS STEEL OR ALUMINUM CONSTRUCTION.
 LENS: HIGH IMPACT RESISTANT OPAL OR CLEAR ACRYLIC LENS.
 OPTICS: TYPE V LIGHT DISTRIBUTION.
 LIGHT SOURCE: SEE OPTIONS LIST.
 DRIVER: ELECTRONIC LED DRIVER (120V-277V).
 OPTIONAL: DIMMING CONTROL (5-10%).
 ELECTRICAL: ALL COMPONENTS ARE UL RECOGNIZED. LUMINAIRE IS SHIPPED COMPLETE AND READY TO INSTALL. BOLLARD IS DESIGNED FOR OPERATION IN WET LOCATIONS.
 FINISH: SATIN STAINLESS STEEL OR POWDER COATED ALUMINUM. ALL EXPOSED HARDWARE SHALL BE STAINLESS STEEL.

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 6946-058.

BOLLARD SPECIFICATIONS
MODEL: 8" LIGHTED COLLARDS
MANUFACTURER: 1-800-BOLLARDS
 OR APPROVED EQUAL

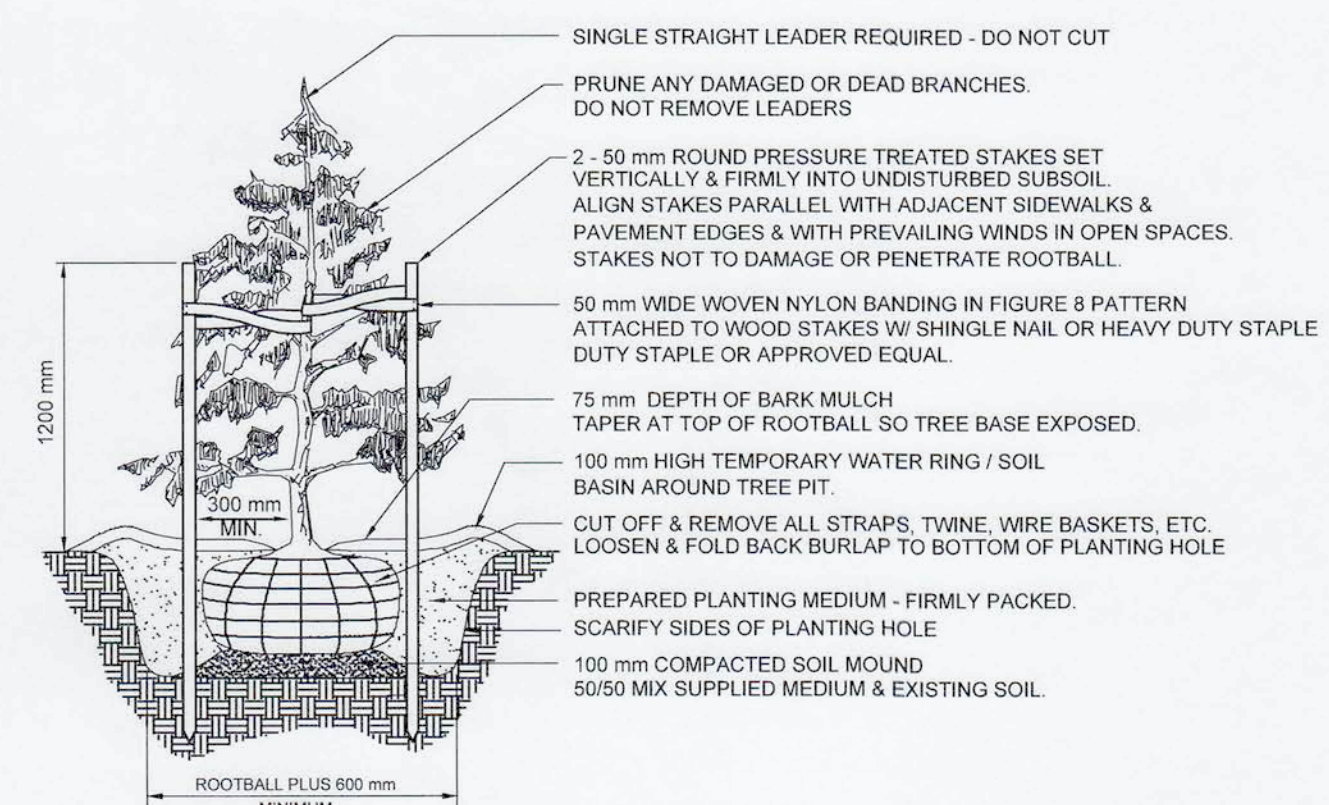
D3 ILLUMINATED BOLLARD

N.T.S.



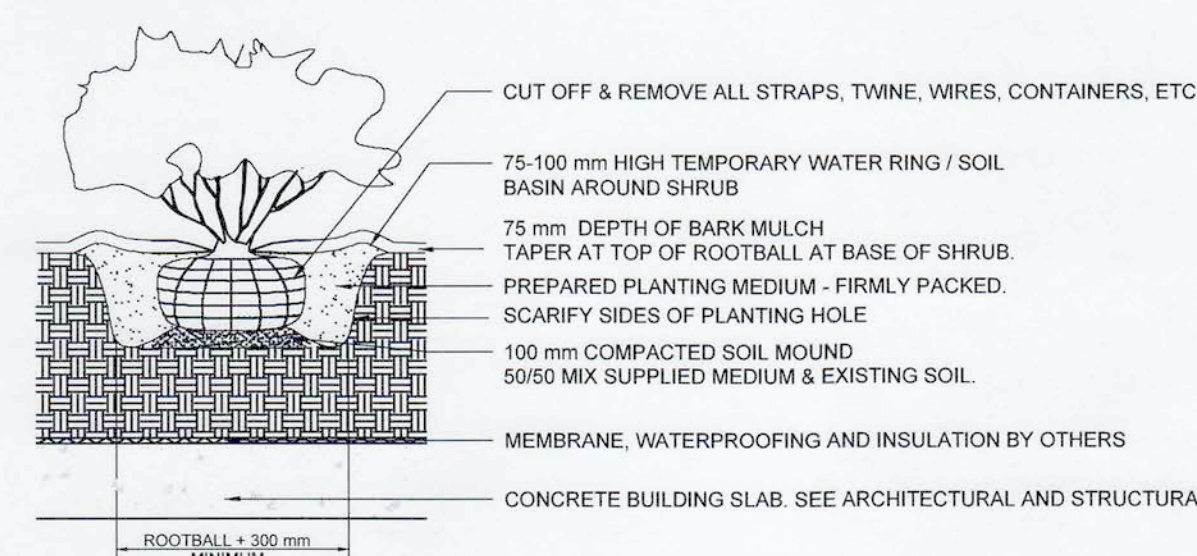
DECIDUOUS TREE - ON SLAB

NTS



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL - ON SLAB

NTS

3	21/06/21	RE-ISSUED FOR DP
2	01/06/21	RE-ISSUED FOR DP
1	19/03/21	ISSUED FOR DP
NO.	DATE (d/m/y)	DESCRIPTION
ISSUES & REVISIONS		

SEAL:



PROJECT NAME
53A AVE RF APARTMENTS

PROJECT ADDRESS
20040 - 20070 53A AVE & 20041 - 20071 53 AVE LANGLEY, BC

DRAWING TITLE
DETAILS

SCALE:	AS NOTED
DRAWN:	RMK
CHECKED:	JT
PROJECT NO.:	210216

DRAWING NO.
L2

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