

PLANT SCHEDULE KEY QTY BOTANICAL NAME ACER CIRCINATUM 8 ACER PALMATUM ACER RUBRUM 'ARMSTRONGII' CHAMAECYPARIS NOOTKATENSIS 'PENDUL 10 CORNUS EDDIE'S 'WHITE WONDER' MAGNOLIA KOBUS STELLATA 2 PICEA OMORIKA PINUS MARIANA PRUNUS SUBHIRTELLA 'AUTUMNALIS' PSEUDOTSUGA MENZIESII Ot SYRINGA RETICULATA 6 NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORD CONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE A MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MA REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELI STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. FENCE LEGEND

42" HIGH METAL FENCE 5' HIGH PRIVACY FENCE 6' HIGH PERIMETER FENCE ©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

		M2 JOB NUMBER: 22-057
	COMMON NAME	PLANTED SIZE / REMARKS
	VINE MAPLE	1.5M HT; B&B 3 STEM CLUMP
	JAPANESE MAPLE	6CM CAL; 2M HT; B&B
	COLUMNAR RED MAPLE	6CM CAL; I.5M STD; B&B
LA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
	WHITE WONDER DOGWOOD	6CM CAL; I.Ø STD; B&B
	STAR MAGNOLIA	2M HT; B&B
	SERBIAN SPRUCE	2.5M HT; B&B
	BLACK SPRUCE	2.5M HT; B&B
	AUTUMN FLOWERING CHERRY	TCM CAL; I.5M STD; B&B
	DOUGLAS FIR	3M HT; B&B
	IVORY SILK TREE	6CM CAL; I.8M STD; B&B
E ARE T 5. * 51 SEARC IAKING	O THE BC LANDSCAPE STANDARD, LATEST EDITION HE MINIMUM ACCEPTABLE SIZES. * REFER TO SPEC EARCH AND REVIEW: MAKE PLANT MATERIAL AVAIL H TO INCLUDE LOWER MAINLAND AND FRASER VAL ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE	IFICATIONS FOR DEFINED CONTAINER ABLE FOR OPTIONAL REVIEW BY LEY. * SUBSTITUTIONS: OBTAIN WRITTEN UNAPPROVED SUBSTITUTIONS WILL BE

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

REPLACEMENT TREES	
REPLACEMENT TREES:	59
PROPOSED TREES:	70



LANDSCAPE ARCHITECTURE

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

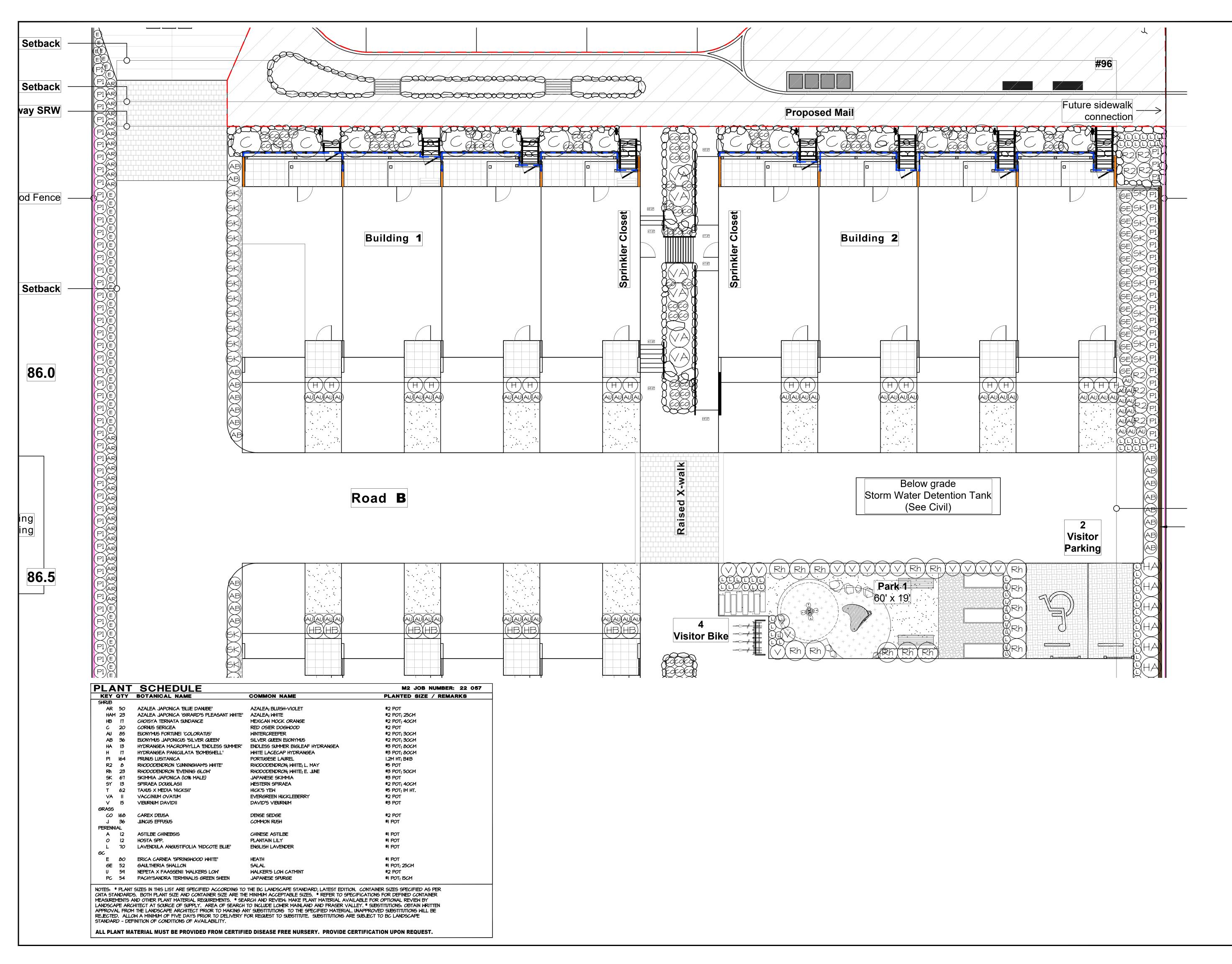


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3	OCT.19.2023	REISSUE FOR DP	6B		
2	FEB.03.2023	ISSUED FOR DP	6B		
1	JAN.26.2023	PRELIMINARY DESIGN	6B		
NO.	DATE	REVISION DESCRIPTION	DR.		
SEA	SEAL:				

R E C E I V E D DP1333 2024-FEB-22 Current Plai PROJECT: CLAYBURN TOWNHOME DEVELOPMENT 6040 HAMMOND BAY ROAD, NANAIMO LOT 5 DISTRICT LOT 25G, WELLINGTON DISTRICT DRAWING TITLE: SITE PLAN LAYOUT DATE: *DEC.01.22* DRAWING NUMBER: SCALE: **3/32" = I'-O**" DRAWN: *G*B DESIGN: *G*B **OF 10** CHK'D: MTLM 22-057

22057-05.zlp

M2LA PROJECT NUMBER:



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

M2LA PROJECT NUMBER:

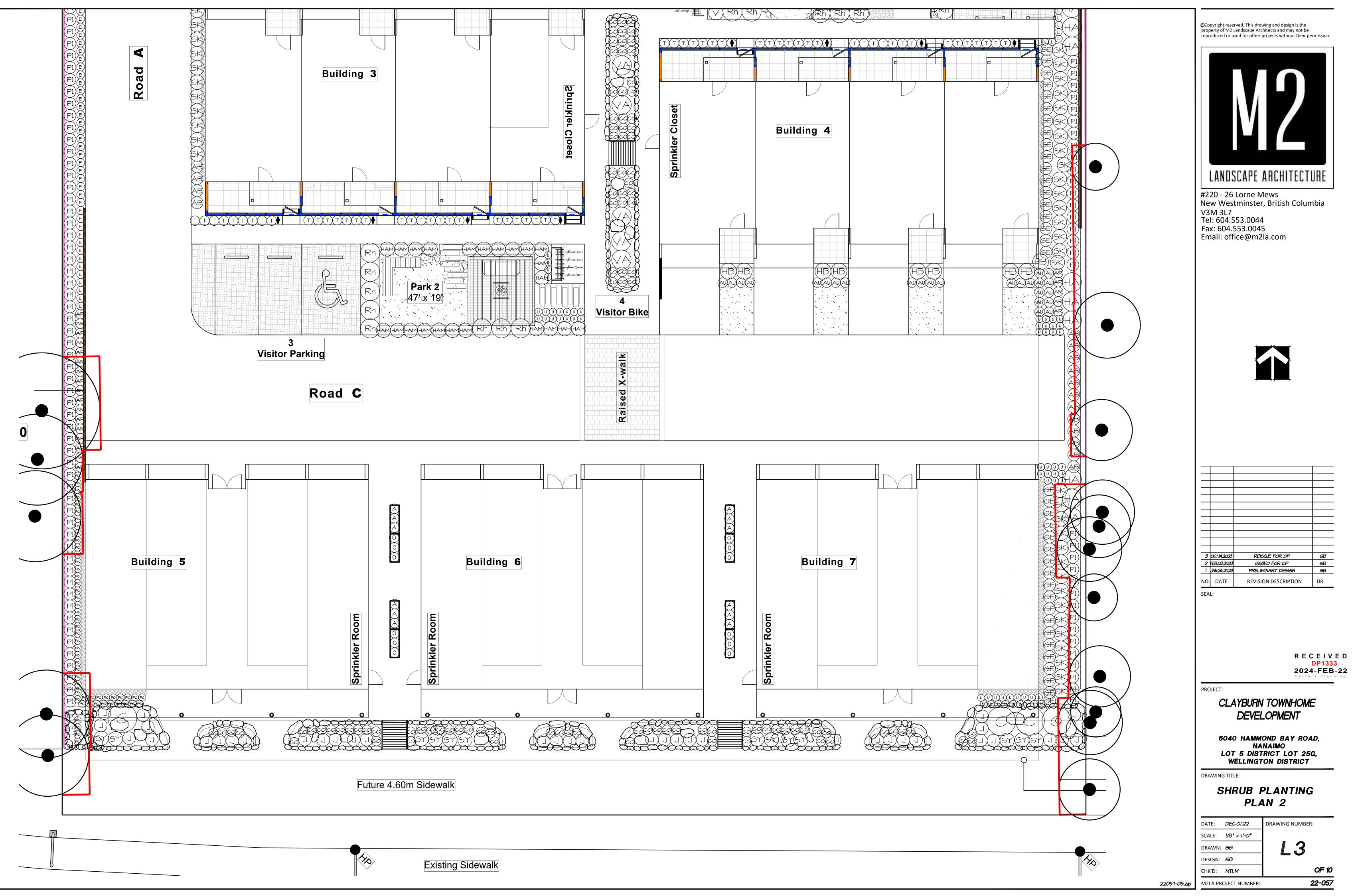
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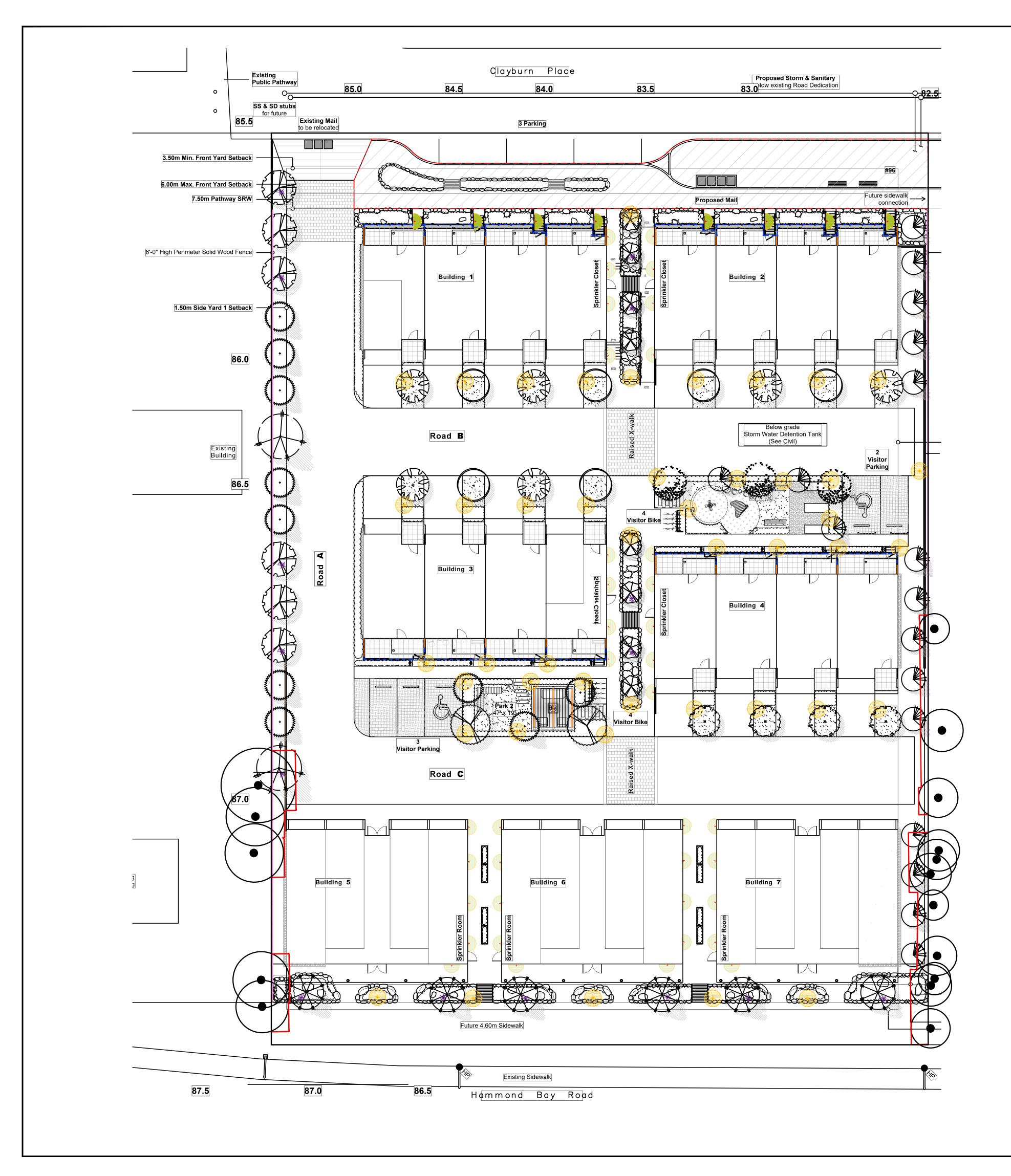
DESIGN: *G*B

CHK'D: MTLM

OF 10 22-057

L2





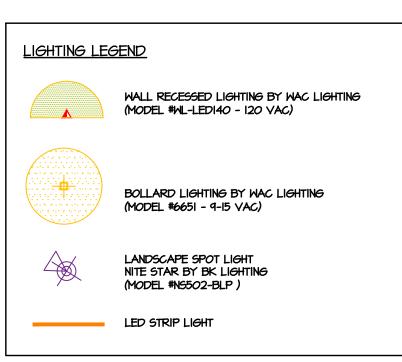




BOLLARD LIGHT BY WAC LIGHTING (MODEL #6651 - 9-15 VAC)



LANDSCAPE SPOT LIGHT NITE STAR BY BK LIGHTING (MODEL #NS502-BLP)



NOTE: LIGHT FIXTURES ARE DARK SKY MODEL ALL LIGHTING FIXTURES TO BE VANDAL PROOF

WALL RECESSED LIGHT BY WAC LIGHTING (MODEL #WL-LED140 - 120 VAC)

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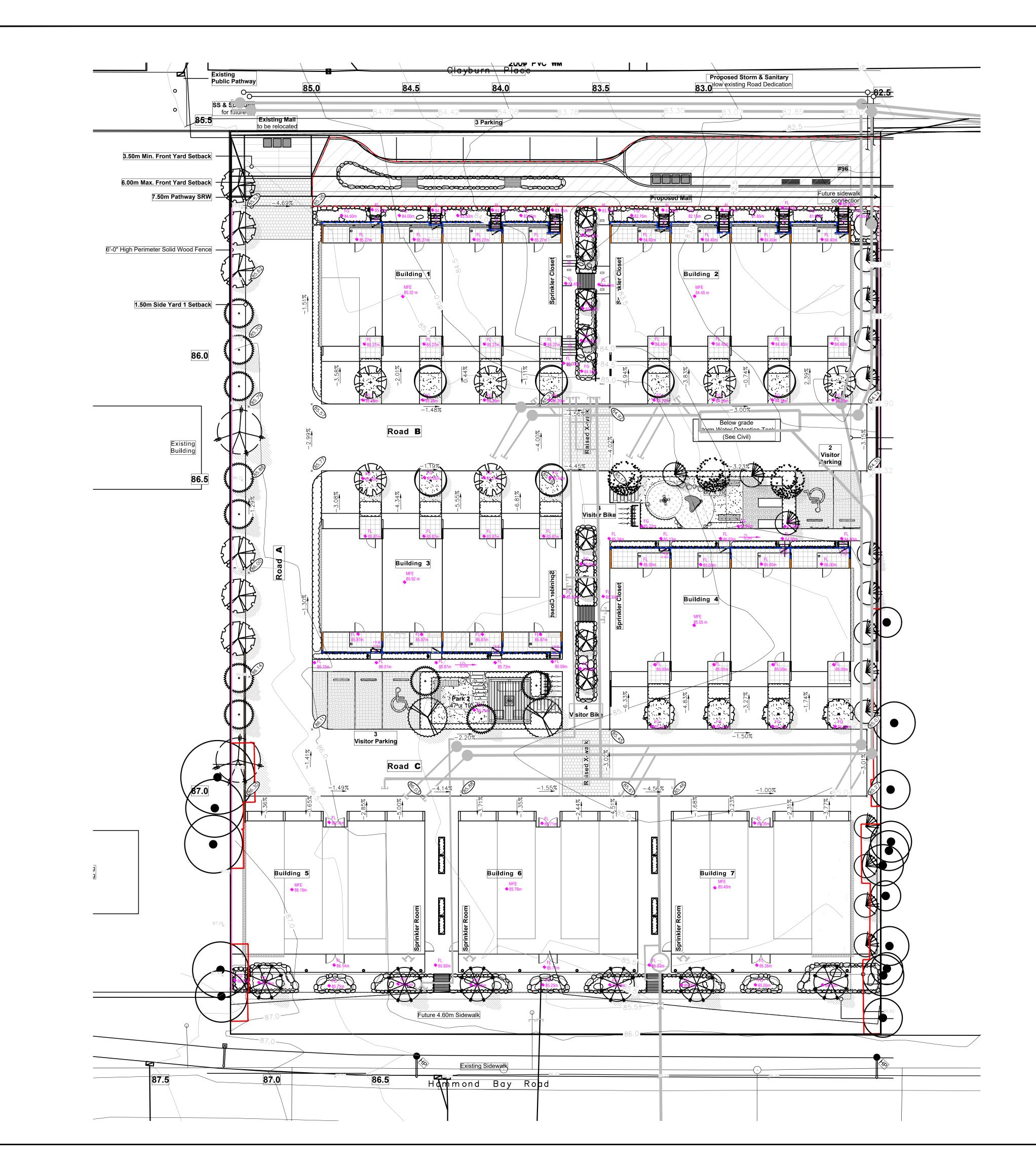
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_2	FEB.03.2023	ISSUED FOR DP	GB		
	JAN.26.2023	PRELIMINARY DESIGN	6B		
NO.	DATE	REVISION DESCRIPTION	DR.		
SEA	SEAL:				

	R E C E I V DP133 2024-FEB
PROJECT:	Current Pran
	JRN TOWNHOME
DE	VELOPMENT
6040 HA	MMOND BAY ROAD,
	NANAIMO
	DISTRICT LOT 25G,
	NGTON DISTRICT
DRAWING TITLE:	
ΙΔΝ	NDSCAPE
	TING PLAN
LIGH	IING PLAN
DATE: DEC.01.22	DRAWING NUMBER:
SCALE: 1/16" = 1'-0)#
DRAWN: <i>G</i> B	
DESIGN: <i>G</i> B	<u>لا حست</u>
CHK'D: MTLM	OF 10





FG 00.00 PROPOSED FINISHED FLOOR ELEVATION

FG 00.00 PROPOSED FINISHED GRADE

<u>GRADING LEGEND</u>

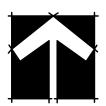
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	FEB.03.2023		<i>6</i> 8		
	JAN.26.2023	PRELIMINARY DESIGN	6B		
NO.	DATE	REVISION DESCRIPTION	DR.		
SEA	SEAL:				

R E C E I V E D DP1333 2024-FEB-22 Current Planning

PROJECT:

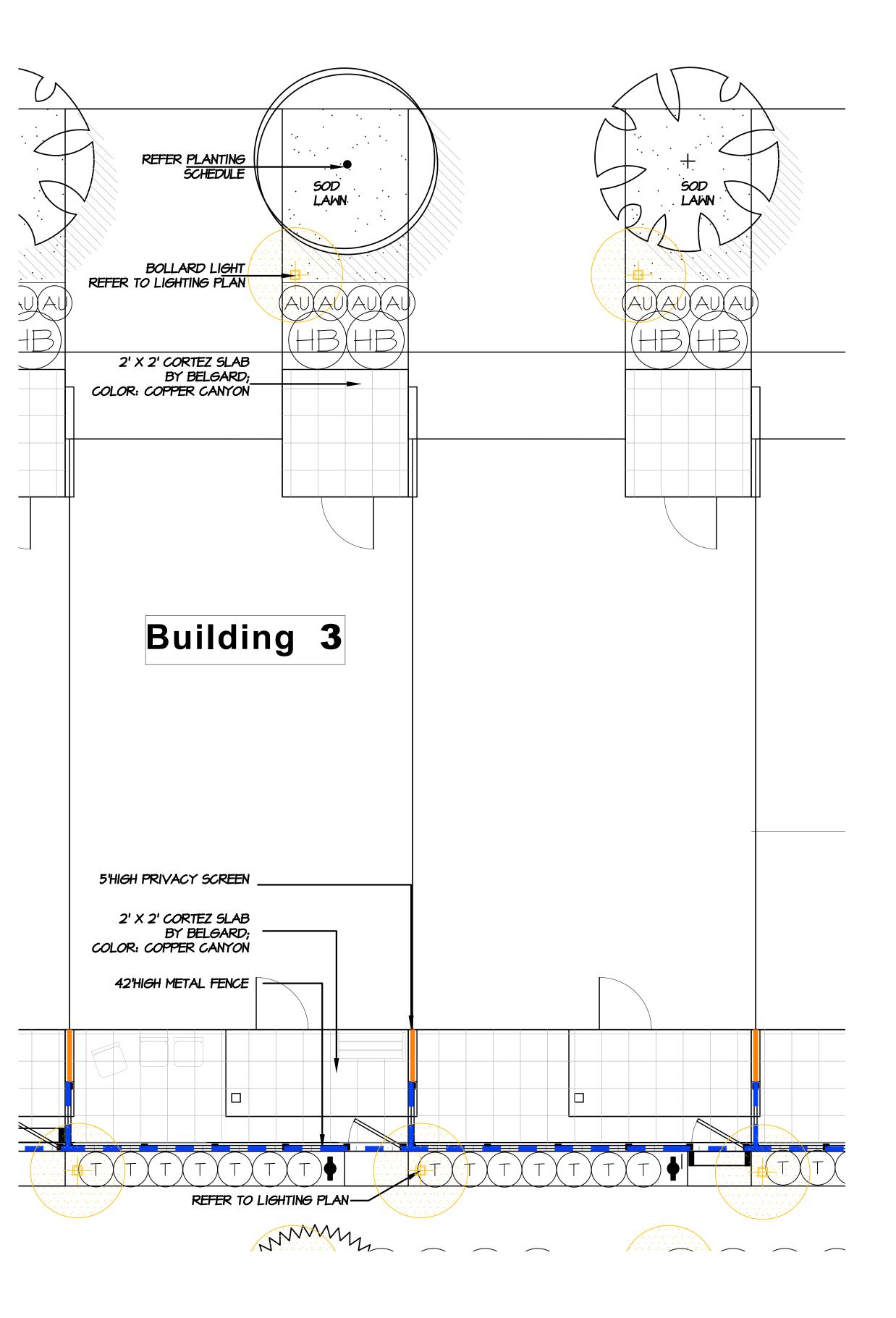
CLAYBURN TOWNHOME DEVELOPMENT

6040 HAMMOND BAY ROAD, NANAIMO LOT 5 DISTRICT LOT 25G, WELLINGTON DISTRICT

DRAWING TITLE:

GRADING PLAN

DATE: **DEC.01.22** DRAWING NUMBER: SCALE: **3/32" = 1'-0"** L5 DRAWN: *G*B DESIGN: *G*B **OF 10** CHK'D: MTLM 22-057 22057-05.zip M2LA PROJECT NUMBER:



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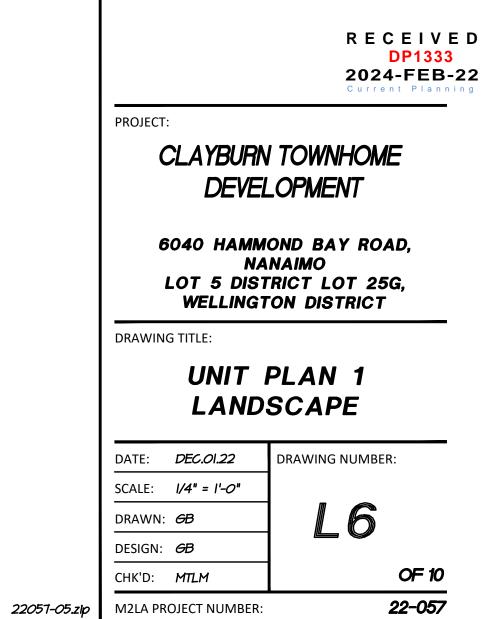


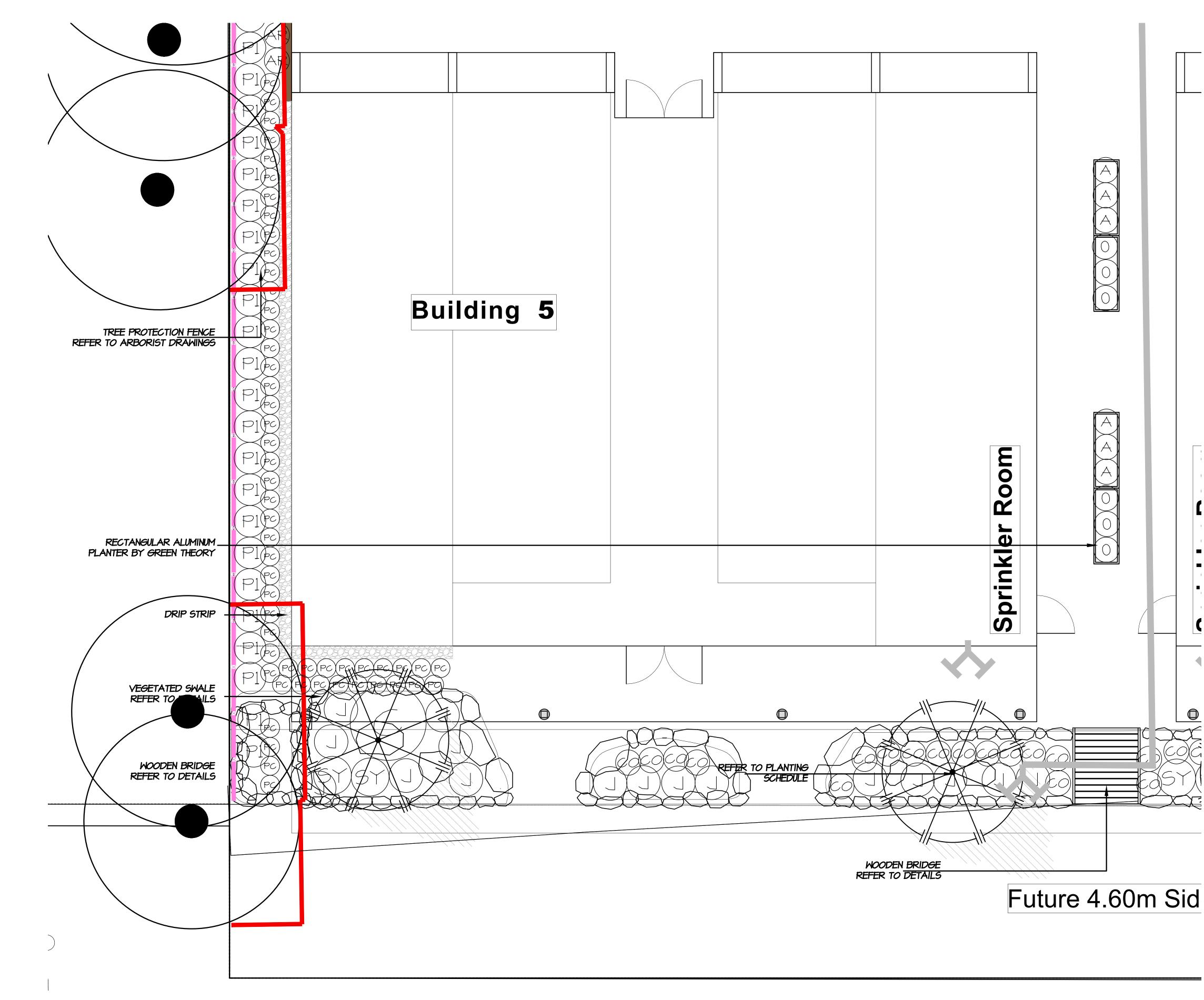
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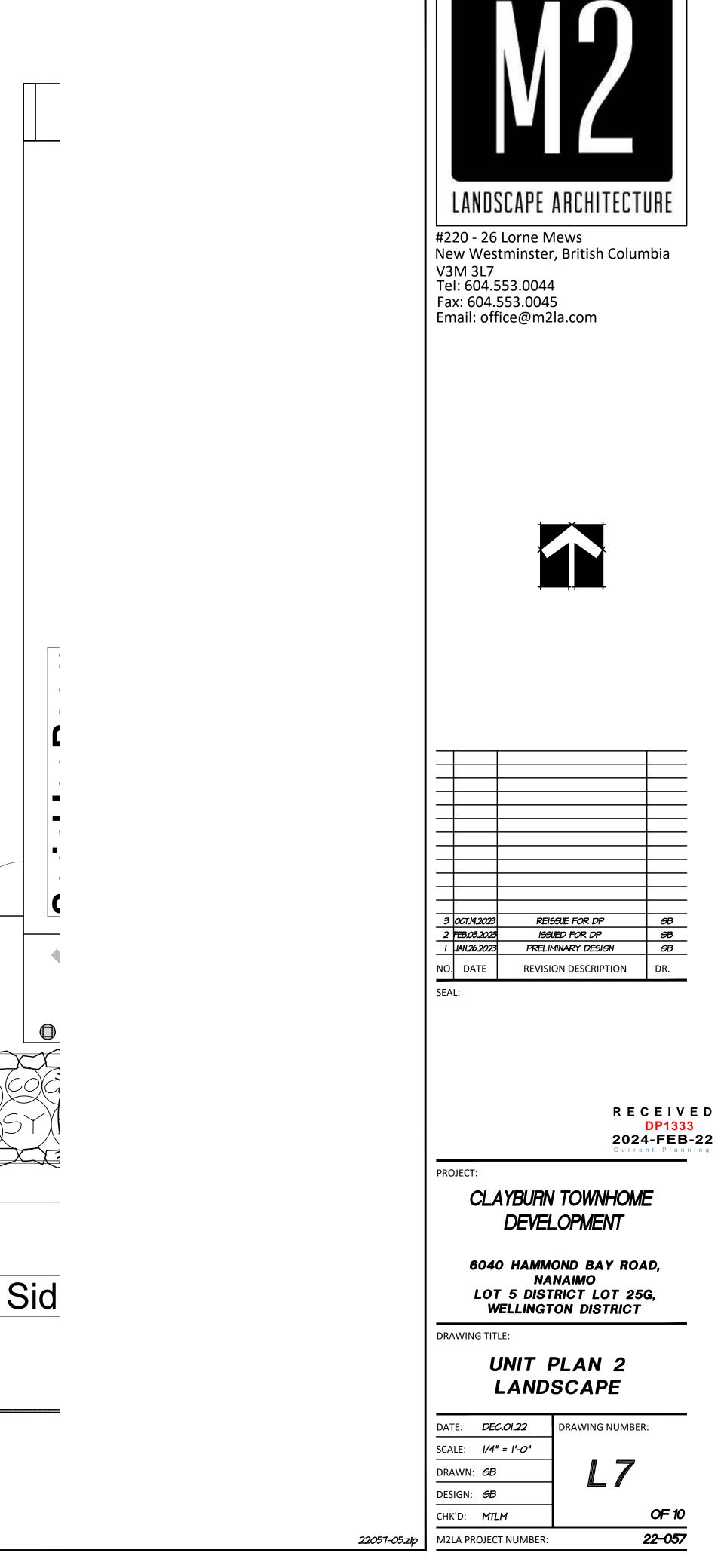


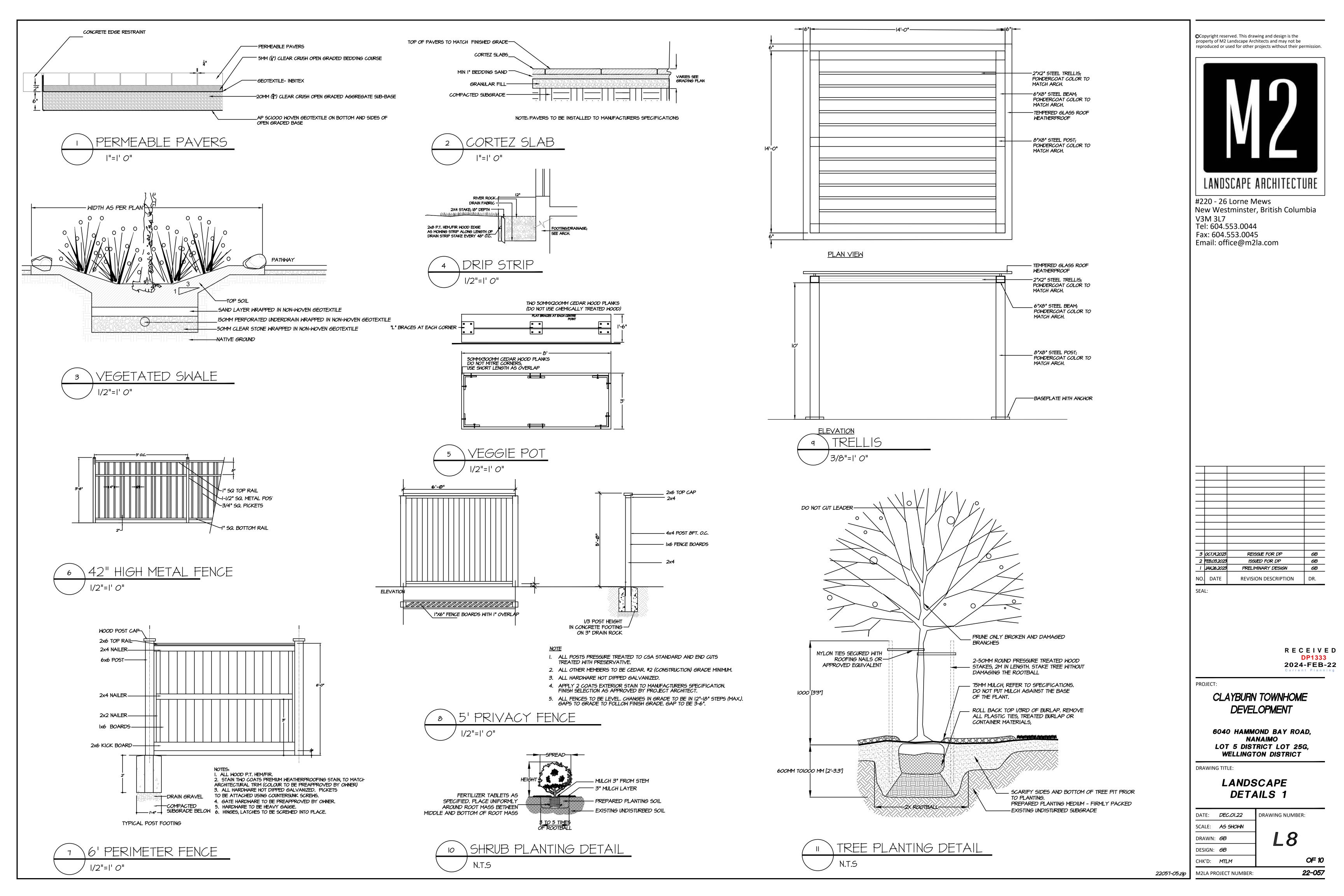
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NO.	DATE	REVISION DESCRIPTION	DR.	
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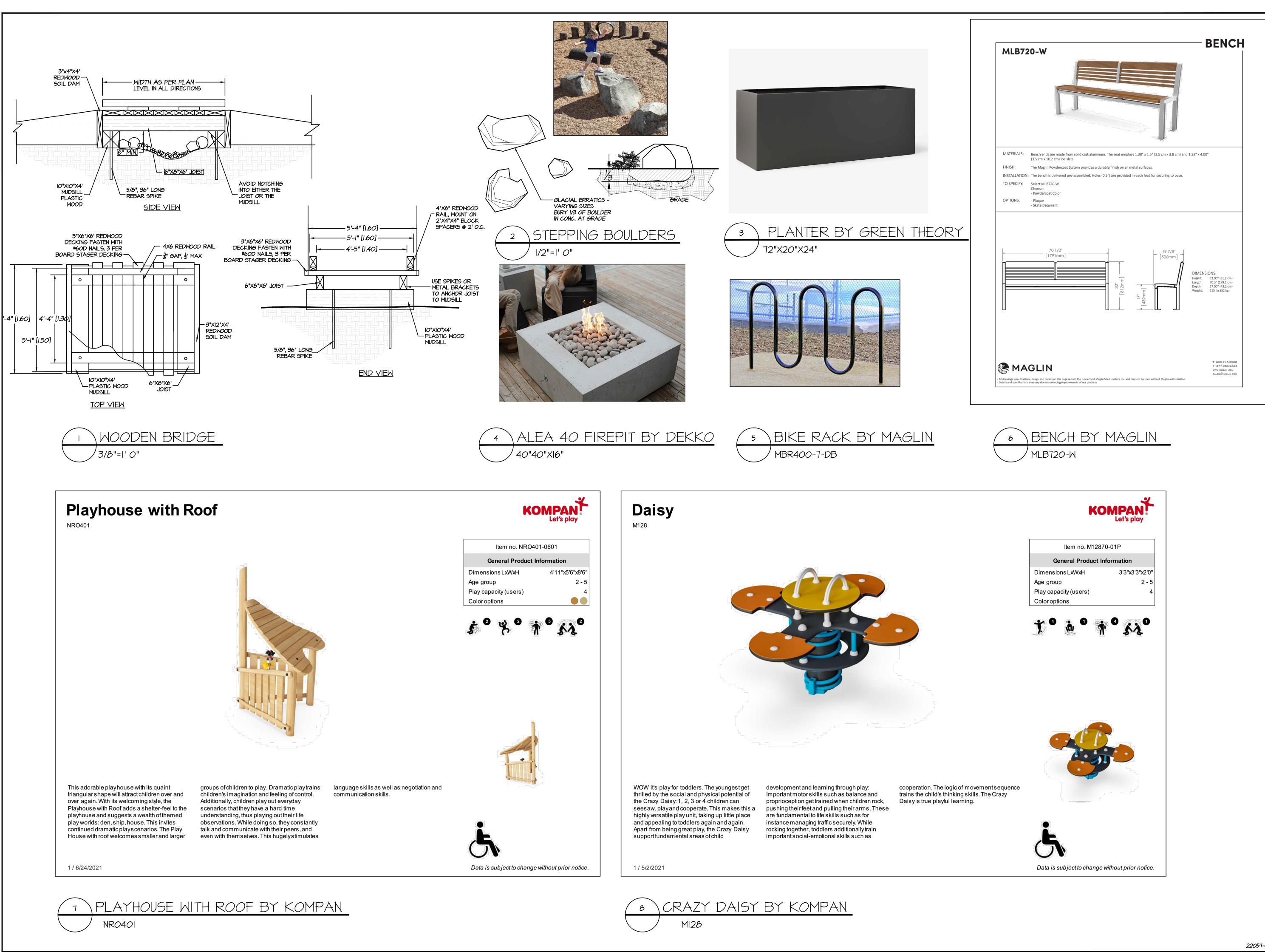




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22-057

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M2LA PROJECT NUMBER:

PART ONE GENERAL F	REQUIREMENTS			PART THREE SOFT LANDSCAPE DEVELOPMENT
1.1 REFERENCES .1 CCDC Doc 2 2008				3.1 RETENTION OF EXISTING TREES .1 Prior to any work on site - protect individual trees or plant groupings indicated as retain .1 In some indexes the landscare Architecturill has been as some to some in Pierwerk
	l Conditions of Contract in conjunction with this	 .1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss the second second		
	tion 2008, prepared by the B.C. Society of Lands ne B.C. Landscape Standard unless superseded b		ursery Association, jointly. All work and materials cape Architect with written instruction.	.3 No machine travel through or within vegetation retention areas or under crowns of tree
.3 MASTER MUNICIPAL SPECIFICATIO Association, and the Municipal Engine	NS & STANDARD DETAILS, 2000 edition, prepare ers Division	d by the Consulting Engineers of British Co	lumbia, Roadbuilders and Heavy Construction	.4 Do not stockpile soil, construction materials, or excavated materials within vegetation r
	GATION SYSTEM, 2008: Prepared by the Irrigatio	n Industry Association of British Columbia.		.5 Do not park, fuel or service vehicles within vegetation retention areas.
.5 MUNICIPAL BYLAWS AND ENGINE	ERING SPECIFICATIONS WHERE NOTED.			.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation rete
1.2 TESTING	nth) test for all growing medium to be used on tl	sic cita is naminad. Provide and naw for to	rting hu an independent tecting facility	.7 No excavations, drain or service trenches nor any other disruption shall be permitted wi the Landscape Architect.
			prior to placement. Refer to Section 3.4 Growing	.8 Do not cut branches or roots of retained trees without the approval of the Landscape A
.2 Owner reserves the right to test	t or re-test materials. Contractor responsible t	to pay for testing if materials do not meet	specification.	 .9 Any damage to existing vegetation intended for preservation will be subject to evaluation 1992. .9.1 Replacement planting of equivalent value to the disturbance will be required. The cost
1.3 SUBMITTALS				General Contractor and or the person(s) responsible for the disturbance.
	from that contained in the contract documents sample or manufacturer's product description.	must be pre-approved by the Landscape Ai	chitect.	.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to b .11 In situations where required construction may disturb existing vegetation intended for p
1.4 SITE REVIEW				construction.
.1 Under the terms of the Landscap	e Architect's Contract with the Owner and when opinion to confirm conformance to the plans and		d reviewer, the Landscape Architect will observe ative to arrange for site observation at the	3.2 GRADES .1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medi
.1.1 Start Up Site Meeting, General	tice. Observation schedule may include but will (Contract: Prior to any site disturbance, a meetin		e preservation issues, general landscape issues	suitable planting pockets for material indicated on the planting plan. Shape subgrade to elim .2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5
	pe Contract (if separate): At the start of work v to verify the acceptability of the subgrade and		endent and Landscape Contractor; a meeting is to optractor. Provide growing medium test results	.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate w
for this meeting. .1.3 Progress Site Visits: To observ	re materials and workmanship as necessary thro	ugh the course of the work. Review of dif	ferent aspects of the work may be dealt with on	Ensure that all planting areas are smoothly contoured after light compaction to finished gra
Planting -plant material including neg	nclude: Site Layout, Rough Grading, Growing Med jotiations with suppliers, nursery inspections, pl ure; and other elements of the site development	ant sizes, quality, quantity, planting practi	ge and Drainage Materials; Lawns or Grass areas; ce and layout, tree support; Mulch; Irrigation grated caviage and the support of Adventise Paviage	.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surf maximum and minimum gradients defined by the B.C. Landscape Standard.
Fencing, Non-structural walls and sla	abs, Unit Paving.		gnared reviewer such as: redestrian raving, ciency list, and recommendations for completion.	.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimu
.1.5 Certificate of Completion: Upon Certifier as defined in the contract.	the declaration of Substantial Performance, a r	ecommendation for the issuance of the Cer	tificate of Completion will be made to the Payment	.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape planti .7 Finished soil/mulch elevation at building to comply with municipal requirements.
.1.7 Warranty Review: Prior to the o	completion of the holdback period, check for com completion of the waranty period (+/- 11 months			.7 Finished solving in elevation at balancy to complete with municipal requirements.
recommendations for waranty replace				3.3 LANDSCAPE DRAINAGE
.1 Unless otherwise instructed in th			eneral Contractor. Placement of growing medium e the responsibility of the Landscape Contractor.	.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groun
	all be performed by personnel skilled in landsca			 .2 Work Included: Site finish grading and surface drainage. Installation of any drainage sy coordination only, confirm scope of work prior to bid. .2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering
current license issued by the approp	riate authorities.			.2.2 Determine exact location of all existing utilities and structures and underground utilities on as to prevent interruption of service or damage to them. Protect existing structures and
.3 A site visit is required to become .4 Confirm location of all services t	e familiar with site conditions before bidding and	before start of work.		.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.
	ny discrepancies. Obtain approval from Landscap	e Architect prior to deviating from the pla	ns.	 .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 sages
.6 Take appropriate measures to a			ith all federal, provincial and local statutes and	length. .3.3 Commence laying pipe at outlet and proceed in upstream direction.
guidelines. 7 Collect and dispose of all debris	and/or excess material from landscape operatio	ns. Keen naved surfaces clean and renair	damage resulting from landscape work. Repairs	 .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 I
are to be completed prior to final acc		na. Neep parea surraces crean and repair	aamage resacring from tanascape work. Tepan s	 .3.0 Do not accow water to now init ough the pipes during construction except as approved in .3.7 Make watertight connections to existing drains, new or existing manholes or catchbasis .3.8 Plug upstream ends of pipe with watertight clean out caps.
.8 Where new work connects with e	xisting, and where existing work is altered, make	e good to match existing undisturbed condil	ion.	 3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as 3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
1.6 WARRANTIES				 .3.11 Assure positive drainage. .3.12 Back fill remainder of trench as indicated. .3.13 Protect subdrains from floatation during installation.
.1 Guarantee at materials and work .2 Refer to individual sections for s	manship for a minimum period of one full year fr specific warranties.	om the dare of Certificate of Completion.		3.4 GROWING MEDIUM TESTING
PART TWO SCOPE OF				.1 Submit representative sample of growing medium proposed for use on this project to an placing. Test results to include:
2.1 SCOPE OF WORK	WORN			 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 a
	apply. Confirm Scope of Work at time of tender	.		.1.4 Carbon/Nitrogen level. 3.5 GROWING MEDIUM SUPPLY AND PLACEMENT
.2 Work includes supply of all relat consists of the following:	ed items and performing all operations necessar	y to complete the work in accordance with	the drawings and specifications and generally	.1 Supply all growing medium required for the performance of the Contract. Do not load, tr damaged.
.2.1 Retention of Existing Trees who				.2 Supply all growing medium admixtures as required by the soil test. Amended growing me
.2.2 Finish Grading and Landscape D .2.3 Supply and placement of growin .2.4 Testing of imported growing mo	ng medium.			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 instr
.2.4 Testing of imported growing mo .2.5 Supply and incorporation of ad .2.6 Preparation of planting beds, s	ditives to meet requirements of soil test and Ta	ble One.		.3 Place the amended growing medium in all grass and planting areas. Spread growing medi
.2.7 Preparation of rough grass are .2.8 Preparation of lawn areas, sup	eas, supply of materials and seeding. ply of materials and sodding.			standing water. .4 Minimum depths of growing medium placed and compacted to 80%:
.2.9 Supply and placement of bark m .2.10 Maintenance of planted and se .2.11 SEPARATE PRICE: Establishmer	eded/sodded areas until accepted by Owner.			.4.1 On-grade: .4.1.1 Seeded and sodded lawn
	this list, not specified by Landscape Architect.			.4.1.2 Mass planted shrubs & groundcovers
2.2 MATERIALS		nd an aike kanaasii. Dadan ka Tabla Ona bala		.4.1.4 Tree & large shrub pitsdepth to conform to depth of rootl sides. .4.2 On-Slab:
	andscape Standard for definitions of imported a ING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3	•	w.	.4.2 UII-Stau: .4.2.1 Irrigated lawn
Canadian System of Soil Classificat Applications	ion Textural Class: "Loamy Sand" to "Sandy Loa Low Traffic Areas.	m". High Traffic	Planting Areas	.4.2.3 Lawn without automatic irrigation12" (300mm) .4.2.4 Shrub & groundcover areas
Growing Medium Types	Trees and Large Shrubs 2L	Lawn Areas 2H	and Planters 2P	.4.2.5 Trees and specimen shrubs×
Texture		Percent Of Dry Weight of Total Growing I	1edium	.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column poin .5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacl
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%	.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and bl
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%	.7 Finished grades shall conform to the elevations shown on landscape and site plans.
Sand:	Per	cent Of Dry Weight of Growing Medium Excl	uding Gravel	3.6 ROUGH GRASS AREA - SEEDING .1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all area
larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%	boulevards to edge of roads and lanes.
Silt: larger than 0.002mm	10 - 25%	0 - 15%	10 - 25%	.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Sect .2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
smaller than 0.05mm Clay:	0 - 25%	0 - 15%	0 - 25%	 .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 15t)
smaller than 0.002mm Clay and Silt Combined	0 - 25% maximum 35%	0 - 15% maximum 15%	0 - 25% maximum 35%	Architect.
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%	.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and s .4.1 Analysis of the seed mixture
Organic Content (interior): Acidity (pH):	3 - 5%	3 - 5%	15 - 20% 4.5 - 6.5	.4.2 Percentage of each seed type
Drainage:			minutes of moderate to heavy rain or irrigation.	.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest 70% Creeping Red Fescue 20% Annual Rye
.2 Fertilizer: An organic and/or ino	rganic compound containing Nitrogen (N), Phosph	ate (25), and Potash (soluble 2) in proportio	ons required by soil test.	5% Saturn Perennial Rye 5% Kentucky Bluegrass
.3 Lime: Ground agricultural limesto	one. Meet requirements of the B.C. Landscape S	tandard.		For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coas
	post product to the requirements of the B.C. La cts, Fraser Richmond Soils & Fibre, Stream Organ		roved by the Landscape Architect. Recommended	.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with n sulphur urea coated, 112 kg/ha(100lbs/acre) using a mechanical spreader.
.5 Sand: Clean, washed pump sand	to meet requirements of the B.C. Landscape Star	ndard.		.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Inco
.6 Composted Bark Mulch: 10mm (3/ extraneous matter. Fresh orange in	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	.8 Acceptance: Provide adequete protection of the seeded areas until conditions of accepta
-	colour bark will be rejected. Id, must conform to all federal, provincial and loi	cal statutes. Appliers must hold current li	enses issued by the appropriate authorities in	3.7 HYDROSEEDING .1 May be used as an alternate to mechanical seeding in rough grass areas.
the area.				.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior
	le blanket or other filtering membrane that will pre-approved by the Landscape Architect.)	.3 Preparation and Growing Medium: .3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.		
.9 Drainage Piping if required: Scher	dule 40 PVC nominal sizes.			.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding
.10 Drain Rock: Clean, round, inert,	durable, and have a maximum size of 19mm and c	ontaining no material smaller than 10mm.		.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage objects not expected to grow grass. Protect existing site equipment, roadways, landscaping contamination occurs, romany acquire slumy to satisfaction of and by means approach by the satisfaction of and by the satisfaction of a satisfaction o
.11 Plant Material: To the requirem nursery. Provide proof of certificati	ents of the B.C. Landscape Standard. Refer to 3 on.	must be provided from a certified disease free	contamination occurs, remove seeding slurry to satisfaction of and by means approved by th .5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic so	
.12 Sod: Refer to individual section	s in this specification.			for wood fibre substitute use 135% (by weight). Conform to B.C. Landscape Standard for mul
.13 Supplier and installers of segme combinations of walls collectively in a	ental block walls to provide engineered drawings excess of 1.2m. Installations must be reviewed a	for all walls: signed and sealed drawings f nd signed off by Certified Professional For	or all walls, individually, in excess of 1.2m, or ineer; inlcude cost of engineering services in	.6 Water: Shall be free of any impurities that may have an injurious effect on the success
Tender price.				.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank vol equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the m until it is applied. The discharge pumps and gun nozzles shall be capable of applying the mat
.14 Miscellaneous: Any other mater	ial necessary to complete the project as shown	on the drawings and described herein.		unition is applied. The discharge pumps and gun nozzles shall be capable of applying the mat

	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	PART THREE SOFT L				
ned on landscape plans as vegetation retention areas.	.8 Application Rate: .8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)	.18.4 For all plant material, the and growth is not sufficient to en				
ree retention areas at a start-up meeting with the Landscape Architect.	.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)	.18.5 Where the Owner is respon The Landscape Architect shall de				
barrier detail. If detail not provided, comply with local municipal requirements. s to be retained is allowed.	.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.					
etention areas.	 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	3.10 INSTALLING LANDSCAPE ON STRU				
ntion areas.	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.	.1 Verify that drainage and prot				
thin vegetation retention areas without a review of the proposed encroachment by	.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.	.2 Coordinate work with constru .2.1 Verify that planter drains a				
rchitect.	.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.	.3 Provide clean out at all throu				
on by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition,	.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	.4 Install drain rock evenly to a				
of the evaluation and of the replacement planting will be the responsibility of 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.	.5 Cover drain rock (or alternate placing growing medium.				
ylaws.	.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	.6 Place an even layer of 25 – 5				
reservation, contact Landscape Architect for review prior to commencing	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.	.7 Place growing medium to dept Use Styrofoam block over drain r				
	3.8 LAWN AREAS - SODDING	migrating downward.				
IM Supply, below. Where planting is indicated close to existing trees, prepare inate free standing water and conform to the site grading and drainage plan.	.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.	3.11 ESTABLISHMENT MAINTENANCE (P .1 Intent: The intent of "establi				
ft.) intervals minimum.	.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.	the long term success of the plan failure and unnecessary work ass				
here vehicular traffic results in compaction during the construction procedures. des.	.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.	turfgrass areas and new trees ar				
ace and conform to grades shown on the Landscape Drawings. Do not exceed	.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.	.2 Maintenance Period: Provide .3 Related Standards and Legisl				
m slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.	.5 Specified Turfgrass by area: Refer to Table 2 below.	.4 Site Review: In addition to th				
ngs 2:1.	TABLE 2 SPECIFIED TURFGRASS BY AREA Area Description Quality Grade Major Species	reviews during the 12 months atte designated representative.				
	CLASS 1 Lawn, all areas noted on drawings as lawn in urban No. 1 Premium Kentucky Blue for sun, Fescues for shade development sites including boulevard grass	.5 Scheduling: Prepare a schedu the growing season between Marc				
l, plants or mulch.	CLASS 2 Grass - public parks, industrial and institutional sites No. 2 Standard same CLASS 3 Rough Grass see hydroseeding	.6 Maintenance Level: Comply wi				
dcovers, Planters, Crib Walls.	SPECIAL SPECIAL	.7 Materials: Comply with Part T				
stems detailed on landscape plans. Note: Catch basins shown on landscape plans for	.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.	.7.1 Fertilizers: To the requirem .8 Plant Material Establishment:				
drawings and specifications for connections and other drainage work.	.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.	.8.1 Watering: During the first g and September 15th. Minimum 25				
es prior to commencing work, which may not be located on drawings and conduct work I utility services and be responsible for damage caused.	.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	and once between August 1st and medium. Apply water again when as here eat here completely instal				
	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.	or has not been completely instal .8.2 Mulch: Maintain mulches in f .8.3 Weed Control: Remove all w				
is or high points. Ensure barrel of each pipe is in contact with bed throughout full	.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	necessary, by the use of herbicid .8.4 Pest and Disease Control:				
	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.	person. Carry out treatment for p .8.5 Tree Support: Maintain sta bark. Loosen, repair or replace ti				
y Engineer.	.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.	the opinion of the Landscape Arch .8.6 Pruning: Inspect all trees a				
ns where indicated or as directed by Landscape Architect. shown in details, minimum 100mm.	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.	of the plant. Carry out clipping on .8.7 Fertilizing: Once during the				
	3.9 PLANTS AND PLANTING	.9 Grass Areas Establishment: .9.1 Watering: Use hoses and sp				
	.1 Conform to planting layout as shown on Landscape Plans.	and Grasses) such that the grass at no expense to the owner. App				
independent laboratory. Provide test results to Landscape Architect prior to	.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.	field capacity to the full depth of .9.2 Weed, Insect and Disease Co				
	.3 Make edge of beds with smooth clean defined lines.	manual methods, or by the use of application of a suitable herbicide the weed population to zero.				
mendments.	.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	.9.3 Fertilizing: According to so .9.4 Liming According to soil ana				
ansport or spread growing medium when it is so wet that its structure is likely to be	ensure successful adaptation of plants to their new location. .5 Standards:	.9.5 Mowing and Trimming – All a with a sharp reel or rotary mower Remove all grass clippings after e				
	.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.	.9.6 Aeration: Aeration not req depth of 100mm. (4"), and remove				
dium must meet the specification for growing medium as defined in Table One for the	 .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. 	.9.7 Repairs: Re-grade, re-seed throughout the growing season. I mowing.				
uctions.	.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.	mowing.				
um in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of	.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.					
all - width shall be at least twice the width of the root ball with saucer shaped	 .8.2 Allow a minimum of 5 days prior to delivery for request to substitute. .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.					
lge of slab (verify column locations on-site for tree locations.)	.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.					
ts.	.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.					
es. end into existing grades.	.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.					
s defined as rough grace between all gregority lines of the president industing all	.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					
s defined as rough grass between all property lines of the project including all	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.					
on 7.1.1.3	.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 rates12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.					
n) of each year. Further extensions may be obtained on concurrence of the Landscape	.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 Learner the tree specifiely medical					
shall be No. 1 grass mixture delivered in containers bearing the following information:	.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.					
and are subject to client approval.	 .13.4 Connerous rrees over orn neight: duy with mee 2-strain wites trigade, brief mee states equidistant around the ree 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:					
tal Wildflowers) with Hard Fescue or pre-approved alternate.	.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.					
naximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50%	.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.					
porate seed into the top 1/4" (6mm) of soil and lightly compact. Ince have been met. Comply with Section 3.7 Hydroseeding.	.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: Conference to B.C.L.anderne Standard. Section 13.3.2 Watering and generally as follows:					
to hidding	.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.					
to bidding.	.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.					
of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on , reference points, monuments, markers and structures from damage. Where	.18 Plant Warranty:					
e Landscape Architect	.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					
eding and dyed for ease of monitoring application. If using recycled paper material h requirements.	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					
of seeding or may be harmful to the environment.	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.					
ume certified by an identification plate or sticker affixed in plain view on the aterial into a homogenous slurry and to maintain the slurry in a homogenous state	.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.					
erials uniformly over the designated area.		11				

SOFT LANDSCAPE DEVELOPMENT - CONT

t material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development t sufficient to ensure future satisfactory growth. Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. rchitect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required ndard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.

cape 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 Comple

from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

DSCAPE ON STRUCTURES

rainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place. ork with construction of planters and planter drainage.

planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

n out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations. ock (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

layer of 25 - 50mm clean washed pump sand over filter fabric.

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. lock 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

1AINTENANCE (Provide a separate price for this section)

ntent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase ccess 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 essary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated and new trees and shrubs.

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

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

n 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 ne 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the

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

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

mply with Part Two of this specification. To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

l Establishment:

uring 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 h. 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 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 ter again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions ompletely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required. ntain mulches in the original areas and to the original depths.

ol: 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 e use of herbicides.

Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced It treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements. t: 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 pair 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 Landscape Architect. All flagging of guy wires shall be visible and in good repair.

spect 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 y out clipping or shaping only if required in the maintenance contract for specific varieties or conditions. Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

Establishment:

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 h 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 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 the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. t and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate 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 itable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce

According to soil analysis. ording to soil analysis

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 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. clippings after each cut.

veration 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 4"), and remove cores.

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 owing 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 ©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



LANDSCAPE ARCHITECTURE

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3	OCT.19.2023	REISSUE FOR DP	6B
_2	FEB.03.2023	ISSUED FOR DP	6B
	JAN.26.2023	PRELIMINARY DESIGN	6B
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

