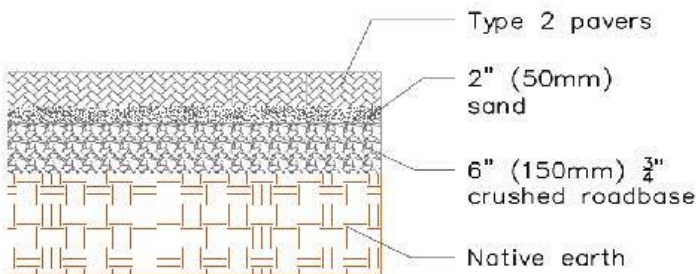
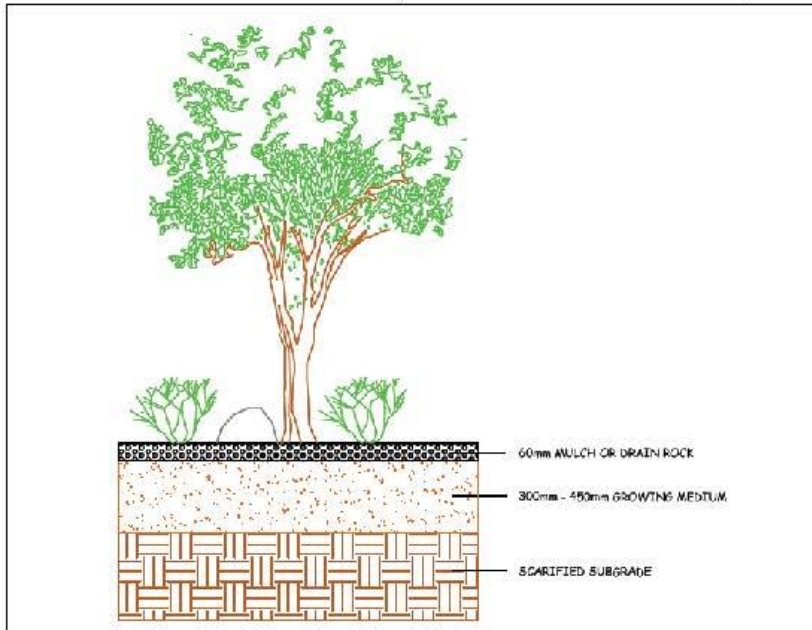




Plants & Grass

Botanical Name	Common Name	Pot Size	Quantity
ACER PALMATUM	JAPANESE MAPLE	10 gallons	1
RHODODENDRON	RHODODENDRON	5 gallons	8
PHORMIUM TENAX	NEW ZEALAND FLAX	1 gallon	7
CORTADERIA PUMILA	PAMPAS GRASS	1 gallon	1
ROSMARINUS OFFICINALIS	ROSEMARY	1 gallon	2
LAVANDULA	LAVENDER	1 gallon	10
SPIREA "GOLD FLAME"	HEATHER	1 gallon	35
FESTUCA OVINA	BOULDER	1 gallon	8
VARIEGATED PIERIS	VARIEGATED PIERIS	1 gallon	9
LILAC	LILAC	1 gallon	2
BOXWOOD HEDGE	BOXWOOD HEDGE	2 gallon	11
CYNODON DACTYLON	BERMUDA GRASS		





LANDSCAPE SPECIFICATIONS

GENERAL

1. 1 REFERENCES for all Landscape work

1 BC SLA/BCNTA Landscape Standard Latest Edition. The Landscape Contractor shall be aware of all principal standards referenced therein and complete work accordingly as it will govern all landscape works (preparations, execution and deficiencies).

1.2 SITE CONDITIONS

1 Locations of all existing utilities are to be verified prior to the commencement of any landscape works. Refer to Civil engineering drawings (by others)

2 No landscaping is required around existing storage units nor kiosk as landscaping will hinder access

1.3 GRADING

1 The General Contractor shall be responsible to establish all sub-grades prior to commencement of landscape works.

2 The sub-grade (native earth or imported fill) shall be scarified immediately prior to placing growing medium or drainage material.

3 Grading of sub- grade is required to be smooth and even, thus preventing ponding from occurring on sub-grade surface.

1.4 SITE SAFETY

1 All personal (other contractors, owners, visitors) visiting site during landscape construction shall be under the rules and regulations set out by the landscape contractor.

2 WorkSafeBC standards must be adhered to throughout the duration of the project.

1.5 SITE PROTECTION

1 Landscape contract or must take all necessary measures to ensure the protection of existing features on site. All existing buildings, site improvement, pavement, curbs, survey monuments, walls, and underground utilities must be protected throughout the duration of construction. If any damages are done the contractor is responsible to repair all damages to the satisfaction of the owner at no extra cost.

SUB-GRADES, GROWING MEDIUM, & FINISH GRADE

1.0 Sub-grade shall be clean, well draining undisturbed native soil OR an approved imported clean fill. All sub-grade must be graded away from plant beds to null the potential for pooling water. If sub-grade is compacted, scarification of the surface must be completed prior to placement of soils.

2.0 All topsoil used on site shall be free of obnoxious and invasive weeds. All topsoil shall contain adequate nutrients and fertilization to allow for optimal plant growth.

3.0 Growing medium for gardens must be placed at these depths: 300mm (12") for ornamental grasses and ground covers, 450mm (18") for shrubs, and 300mm (12") on sides and bottom of root balls of trees.

4.0 Growing medium for lawns must be placed at a minimum depth of 150mm (6")

5.0 All finish surface grades must be crowned so that water will drain away from all plants trunks and root balls.



PLANTING

- 1.0 All tree roots wrapped in B&B sacking shall have all cords cut and sack peeled back or cut away prior to planting
- 2.0 All trees must be staked
- 3.0 Mulch shall be placed in all plant beds at a minimum of 60mm (2.5") thick.
- 4.0 Landscape contractor must guarantee plant material for one year against death due to defects from supplier and/or improper planting conditions. The one year period begins at date of substantial completion of work.

HARDSCAPE & FIXTURES

- 1.0 Fences shall be designed and constructed by a fencing contractor in concordance with the owner.
- 2.0 Pavers
 - 2.1 Excavate area to ensure that subgrade elevation is minimum 6" (150mm) below top of sand elevation to allow for adequate subbase
 - 2.2 Grade subgrade area at a slope to allow for proper drainage
 - 2.3 Import and level 4" (100mm) to 6" (150mm) of 3/4" road base material and compact thoroughly to prevent the potential of future settling
 - 2.4 Import and level 1" (25mm) to 2" (100mm) of screened bedding sand (to not compact)
 - 2.5 Install standard type 2 pavers in designed pattern and to designed elevation
 - 2.6 Finish area using polymeric sand to fill in joints preventing future potential for weed growth

IRRIGATION

- 1.0 Valve system after the mainline tie in must consist of 1" or higher components
 - 1.1 PRV and Double check backflow device must be installed
 - 2.0 All new irrigation lines must be 3/4" or larger and be class 200 or higher
 - 3.0 The irrigation system is to be designed by Landscape or Irrigation contractor.
 - 4.0 Irrigation works must comply with IIABC (Irrigation Industry Association of BC) standards latest edition.
 - 5.0 All fitting must be Sched. 40 PVC.
 - 6.0 Mainlines must be buried 18" below finish grade and laterals must be buried 12" below finish grade. All pipes must be bedded with 100mm (4") of sand under, to sides, and above.
 - 7.0 All electrical wires can be direct buried in the same trench and the irrigation lines.
 - 8.0 Control box can be installed in building (indoor) or in the irrigation box with the valves (outdoor). Landscape contractor is to confirm the best option and proceed accordingly.
 - 9.0 Landscape/Irrigation contractor is to provide General Contractor with as-built drawings upon completion.
 - 10.0 Landscape contractor must guarantee irrigation system for one year against any defects, breaks, leaks, plugs, and/or malfunctions.
- LAWN AREAS = around 500 sqft.

LAWN AREAS

- 1.0 Lawn must be finished with premium SOD or pacific coast blend hydroseed free of obnoxious and invasive weeds.

GRAVEL AREA

- 1.0 Subgrade surface must be covered in non-woven geofabric prior to placement of gravel