Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 – REGULAR MEETING	**REPORT:**	25-52
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0158
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101464 (TOWNSHIP OF LANGLEY / 3000 BLOCK OF 272 STREET)		

PROPOSAL:

Development Permit application for a 6-storey mixed use building containing 128 apartment units and 1,881 m^2 (20,246 ft^2) of commercial area located in the 3000 Block of 272 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101464 subject to five (5) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development CD-192 zoning.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101464 to the Township of Langley for property located in the 3000 Block of 272 Street subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. All refuse areas to be located within buildings and/or in enclosures and screened.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Discharge of legal document CB1117779 registered on title.
b. Registration of a restrictive covenant requiring a minimum of 10% of total units to be provided as adaptable housing.
c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. On-site landscaping to be secured by letter of credit at building permit stage.
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
g. Payment of Development Cost Charges.

That Council waive Development Cost Charges pursuant to Bylaw No. 5901.

EXECUTIVE SUMMARY:

Caliber Communities (Alder Inn) Ltd., on behalf of the Township of Langley, has applied for a development permit a 6-storey mixed use building containing 128 apartment units and 1,881 m^2 (20,246 ft^2) of commercial area located in the 3000 Block of 272 Street. Staff are supportive of the development proposal as it is consistent with the Development Permit Area 'D' Downtown Core Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development Zone CD-192. Issuance of Development Permit No. 101464 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101464.

REFERENCE:

Agent:	Caliber Communities (Alder Inn) Ltd. 102, 6350 – 203 Street Langley, BC V2Y 1L9
Owner / Applicant:	The Corporation of the Township of Langley 20338 – 65 Avenue Langley BC V2Y 3J1
Legal Description:	Lot 1 Section 20 Township 13 New Westminster District Plan EPP132527
Location:	3000 Block of 272 Street
Area:	0.37 ha (0.93 ac)
Existing Zoning:	Comprehensive Development Zone CD-192
Aldergrove Community Plan:	Aldergrove Core Land Use Plan
Aldergrove Core:	High Density Mixed Use (3.0 FSR)

BACKGROUND/HISTORY:

- On January 29, 2024, Council adopted Bylaws No. 5927 and 5928 to designate the subject site High Density Mixed Use (3.0 FSR) and to rezone the property to Comprehensive Development Zone CD-192 to accommodate a future high density mixed-use proposal for non-market housing.
- A subsequent subdivision was completed in March 2025 that consolidated three parent lots, a portion of a fourth lot and a portion of a lane. A new lane is proposed to connect the subject site (and properties to the east) to 30 Avenue.
- The subject site is being developed in partnership with the Province of British Columbia as part of the BC Builds program that assists municipal governments to build more middle income rental homes.
- Staff can provide the following comment on the commercial component of the development:
    - a Commercial Retail Unit (CRU) (485 m^2/5,220 ft^2) at the southwest corner accommodates space for the relocation of the Fraser Valley Regional Library
    - based on consultation with the RCMP, the configuration of the site is not aligned with the operational requirements of the RCMP
    - the northern corner accommodates CRU space with exterior seating space
    - the CRUs are configured to accommodate a range of business operations including retail units

DISCUSSION/ANALYSIS:

- Caliber Communities (Alder Inn) Ltd., on behalf of the Township of Langley, has applied for a development permit to facilitate construction of a 6-storey mixed use building containing 128 units and 1,881 m^2 (20,246 ft^2) of commercial area at a density of 3.0 Floor Space Ratio (FSR).

- The proposed residential and commercial uses are consistent with the site's existing Comprehensive Development Zone CD-192 zoning.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	Fraser Highway, beyond which is a commercial building	Medium Density Mixed Use (2.0 FSR)	Service Station Zone C-6
South:	30 Avenue, beyond which are commercial buildings	Medium Density Mixed Use (2.0 FSR) Medium Density Residential (2.0 FSR)	Community Commercial Zone C-2 Comprehensive Development Zone CD-61
East:	A commercial building (north) A single family lot (south)	Medium Density Mixed Use (2.0 FSR) Low Density Residential (1.1 FSR)	Community Commercial Zone C-2
West:	272 Street beyond which are three commercial buildings and a lane	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2

Development Permit:

- The site is designated Development Permit Area 'D' Aldergrove Core Area in the Aldergrove Community Plan.
- Proposed Development Permit No. 101464 is attached to this report (Attachment B) and includes renderings, site plans, building elevations, tree and landscaping plans.
- The project is comprised of a 6-storey mixed use building containing a total of 128 apartment units and 1,881 m^2 (20,246 ft^2) of commercial area. Proposed CRUs range in size from 78 m^2 (841 ft^2) to 485 m^2 (5,220 ft^2) and accommodate options to consolidate individual units into larger units.
- The building is proposed to front Fraser Highway, 272 Street and 30 Avenue. Vehicular access to the site is located provided from the rear lane access.
- Pedestrian access is provided from the building lobbies along street frontages.
- The proposal is consistent with the provisions of DCC Waiver Bylaw No. 5901 as an Eligible Development, accordingly a resolution has been included for Council's consideration to waive applicable DCCs.

Tree Protection / Replacement:

- The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Total Street Trees Provided	Total Trees Post Development
1	1	25	25	19	44

- The landscape plans include urban streetscape consistent with the site's prominent location along Fraser Highway

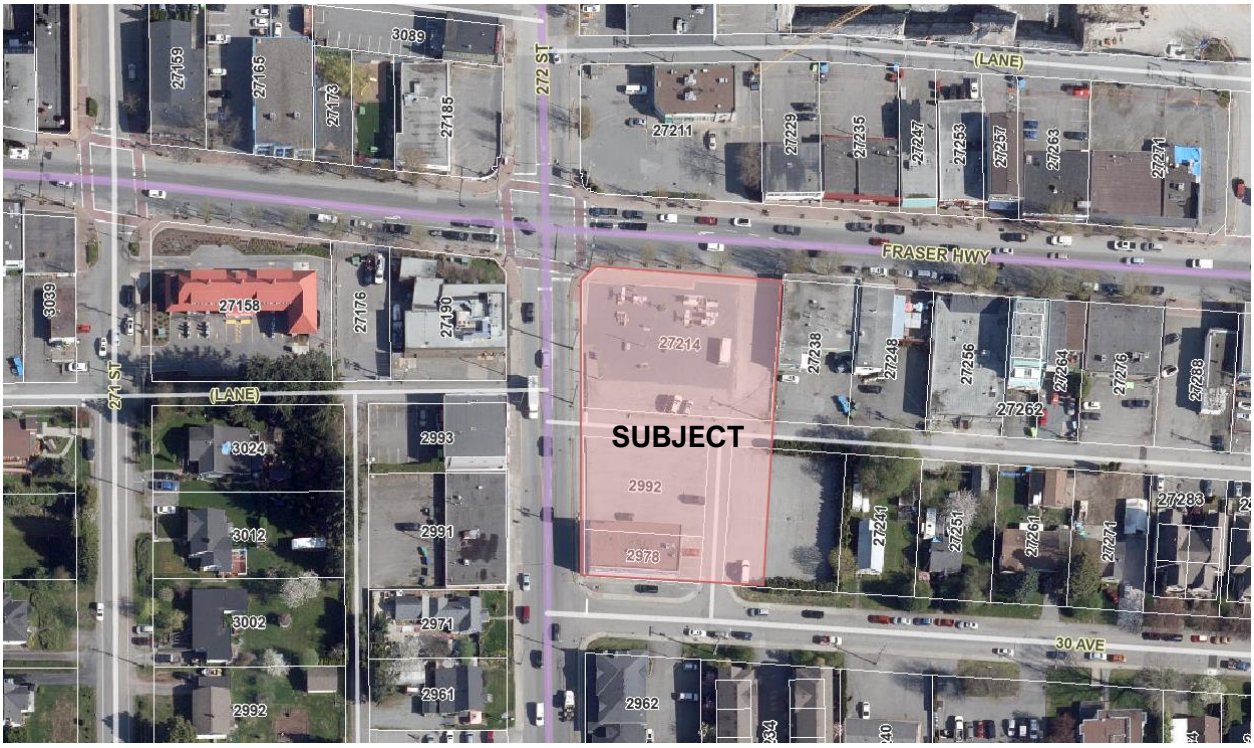
Policy Considerations:
The proposed development complies with Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development CD-192 zoning. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101464 be issued as attached.

Respectfully submitted,

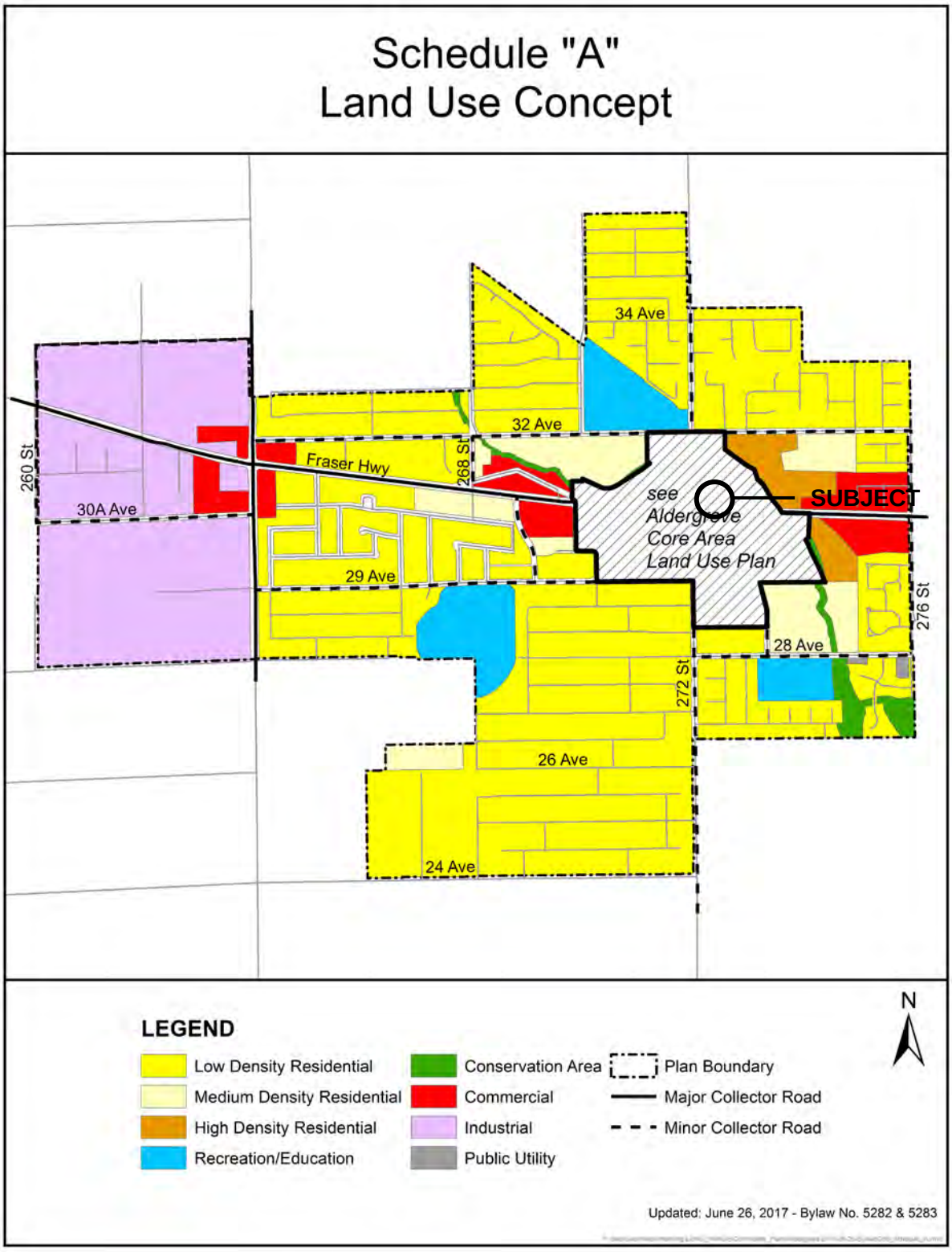
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

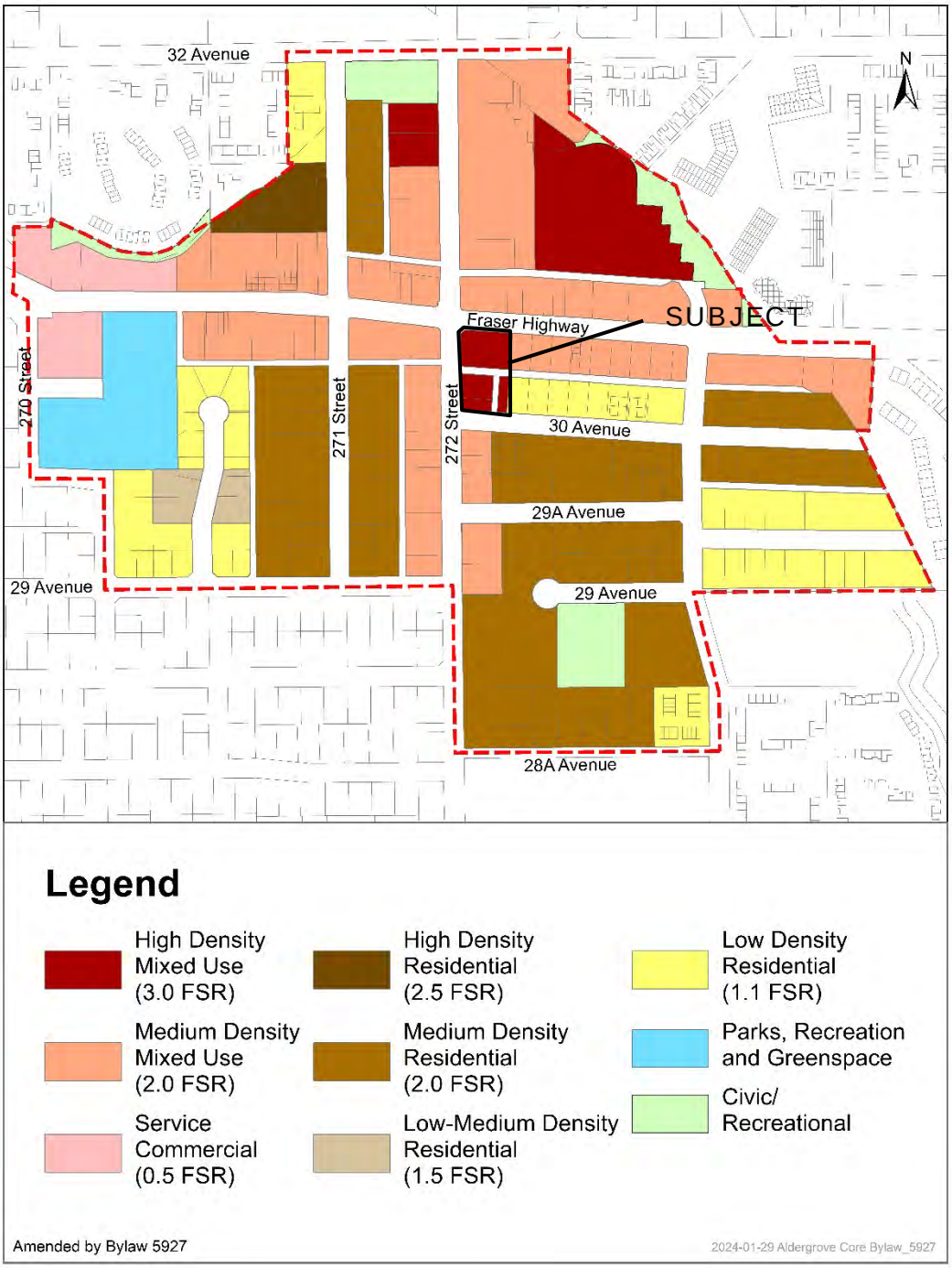
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101464

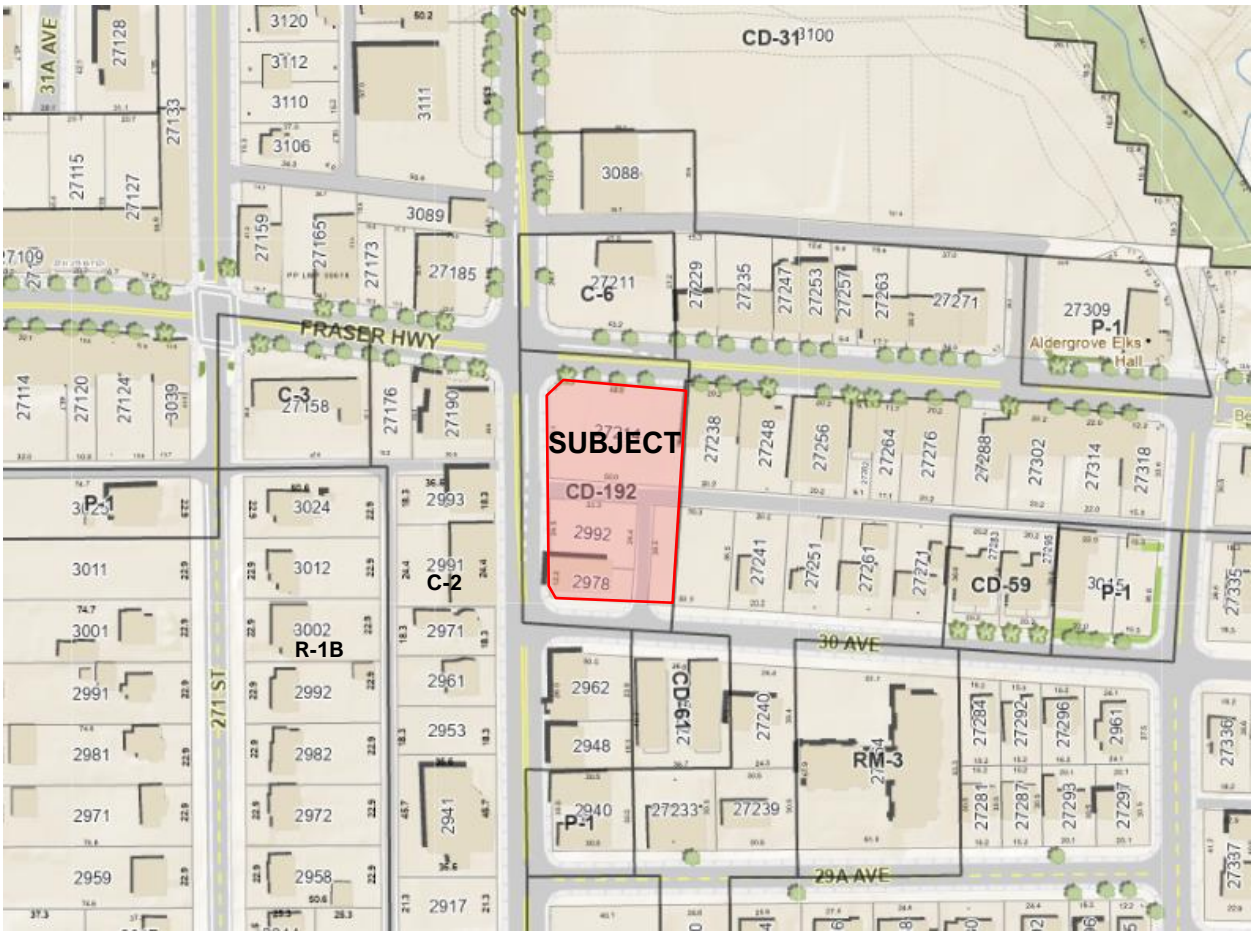
ATTACHMENT A



AERIAL PHOTO


Schedule "A"
Land Use Concept
34 Ave
32 Ave
260 St
Fraser Hwy
268 St
30A Ave
see
Aldergrove
Core Area
Land Use Plan
SUBJECT
29 Ave
276 St
28 Ave
272 St
26 Ave
24 Ave
N
LEGEND
Low Density Residential
Medium Density Residential
High Density Residential
Recreation/Education
Conservation Area
Commercial
Industrial
Public Utility
Plan Boundary
Major Collector Road
Minor Collector Road
Updated: June 26, 2017 - Bylaw No. 5282 & 5283


32 Avenue
N
Fraser Highway
SUBJECT
270 Street
271 Street
272 Street
30 Avenue
29A Avenue
29 Avenue
29 Avenue
28A Avenue
Legend
High Density Mixed Use (3.0 FSR)
High Density Residential (2.5 FSR)
Low Density Residential (1.1 FSR)
Medium Density Mixed Use (2.0 FSR)
Medium Density Residential (2.0 FSR)
Parks, Recreation and Greenspace
Service Commercial (0.5 FSR)
Low-Medium Density Residential (1.5 FSR)
Civic/ Recreational
Amended by Bylaw 5927
2024-01-29 Aldergrove Core Bylaw_5927

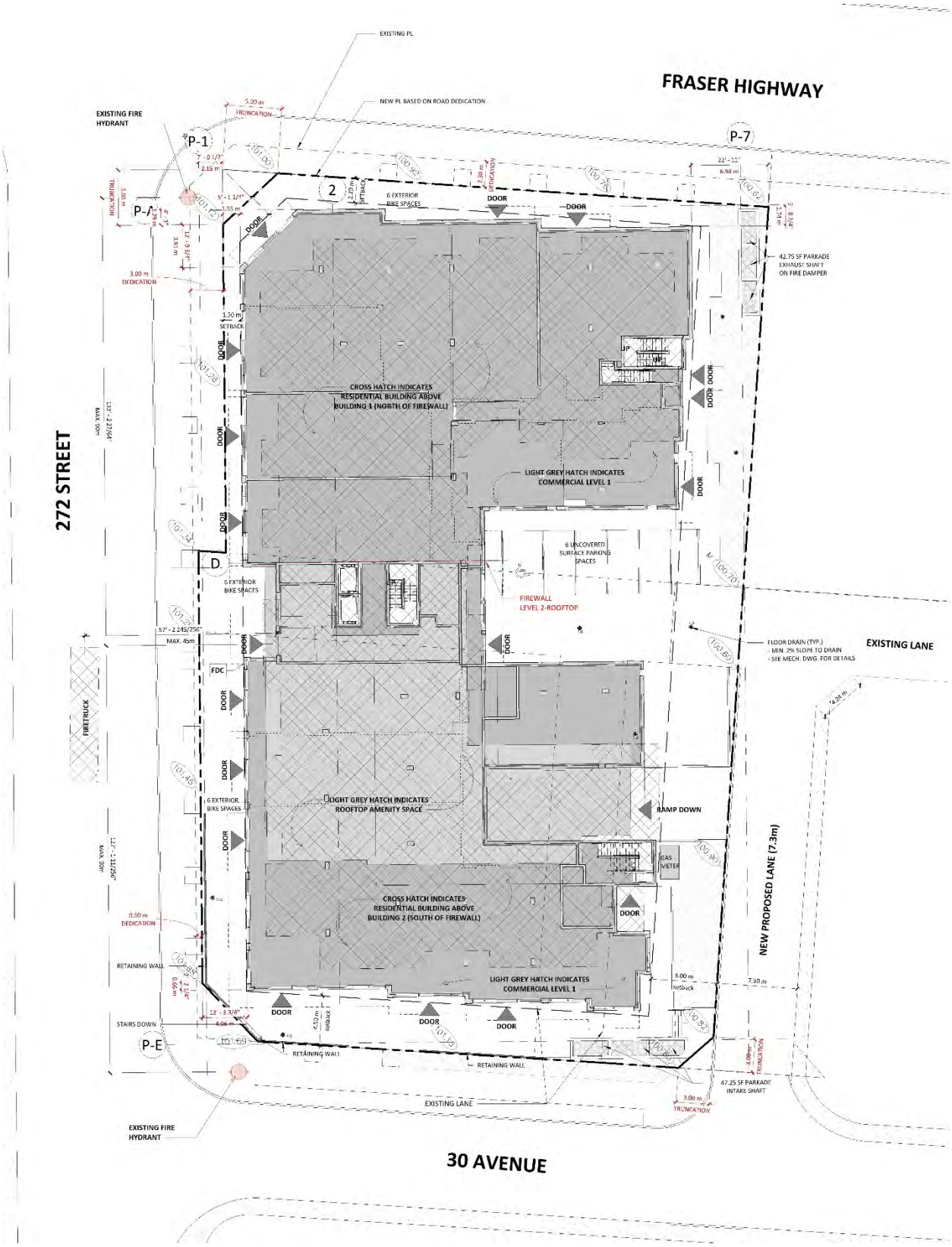


ZONING BYLAW NO. 2500





RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT



CRU SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101464

This Permit is issued this _____day of _____, 2025 to:

1. Name: The Corporation of the Township of Langley

   Address: 20338 – 65 Avenue
   Langley BC V2Y 3J1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 1 Section 20 Township 13 New Westminster District Plan EPP132527

   CIVIC ADDRESS: 3000 Block of 272 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building and signage plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
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   d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   e. On-site landscaping to be secured by letter of credit at building permit stage.
   f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   g. Payment of Development Cost Charges.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



BC BUILDS - ALDERGROVE

ARCHITECTURAL
Site Lines Architecture
#200 - 23160 96 Ave
Fort Langley, B.C.
Canada, V1M 2R6
Ph: 604-881-7173
Contact: Gord Klassen

STRUCTURAL
TLSE
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Vancouver, B.C.
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Ph: 604-873-1768
Contact: Thomas Leung

MECHANICAL
EMEC
209 - 5460 152 Street
Surrey, B.C.
Canada, V3S 5J9
Ph: 604-999-2069
Contact: Zeeshan Wahla

ENERGY
EMEC
#209 - 5460 152 Street
Surrey, B.C.
Canada, V3S 5J9
Ph: 604-999-2069
Contact: Zeeshan Wahla

SURVEY
Target Land Surveying
C120 - 201778 96th Ave
Langley, B.C.
Canada, V1M 0B2
Ph: 604-583-6161
Contact: Adam Fulkerson

GEOTECH
Geowest Engineering
#150 - 8621 201 Street
Langley, B.C.
Canada, V2Y 0G9
Ph: 604-852-9088
Contact: John Carter

CODE
Pontem
#309 - 63 W 6th Ave
Vancouver, B.C.
Canada, V5Y 1K2
Ph: 236-427-5479
Contact: Jack Hui

LANDSCAPE
PMG Landscape Architects
C100 4185 Still Creek Drive
Burnaby, B.C.
Canada, V5C 6G9
Ph: 604-294-0011
Contact: Yiwen Ruan

FIRE SUPPRESSION
Sureworks
#4270 - 580 Seaborne Ave
Port Coquitlam, B.C.
Canada, V3B 0M3
Ph: 604-944-3473
Contact: Chris Finch

ENVELOPE
Aqua-Coast
#201 - 5155 Ladner Trunk Rd
Delta, B.C.
Canada, V4K 1W4
Ph: 604-946-9910
Contact: Roy Shi

ELECTRICAL
Leading Engineering
#211 - 3030 Lincoln Ave
Coquitlam, B.C.
Canada, V3B 6B4
Ph: 604-408-2380
Contact: Mike Shefreie

CIVIL
Coastland Engineering & Surveying Ltd.
19292 - 60 Ave
Surrey, B.C.
Canada, V3S 3M2
Ph: 604-532-9700
Contact: Michael Helle

DRAWING LIST

A0.00 COVER PAGE
A1.00 SITE PLAN
A1.02 P3 FLOOR PLAN
A1.03 P2, P1 FLOOR PLAN
A1.04 SITE PLAN/LEVEL 01 FLOOR PLAN
A1.05 FLOOR PLAN - L2, L3, L4
A1.06 FLOOR PLAN - L5, L6
A1.07 ROOF PLAN
A3.00 BUILDING ELEVATIONS
A3.01 BUILDING ELEVATIONS
A8.00 3D AXO
A9.00 RENDERED VIEW
A9.01 RENDERED VIEW

SCHEDULE A

site lines ARCHITECTURE
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REVISIONS

	DATE	DESCRIPTION
1	2025.03.24	RE-ISSUE FOR DP

BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
COVER PAGE

scale 1/4" = 1'-0"
@ arch
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A0.00

seal

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the 2024 B.C. Building Code.
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1 SITE PLAN (A3.00) 1/16" = 1'-0"

PROJECT SYNOPSIS

CIVIC ADDRESS: 27214 FRASER HWY, LANGLEY

LEGAL DESCRIPTION: PORTION OF PARCEL "A" (EXPLANATORY PLAN 34028) LOTS 14 AND 15 BLOCK 2 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 1621; LOT 3 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; LOT A, EXCEPT PART DEDICATED ROAD ON PLAN LMP43084 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 22532; LOT "A" SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; ROAD TO BE CLOSED, SEC. 20 TP 13 NEW WESTMINSTER DISTRICT PLAN EPP132240

ZONING: CD-192

LOT SIZE: 40,328.36 SF (3746.63 SM)
0.93 ACRES

LOT COVERAGE: 90% ALLOWED
66% PROPOSED

SETBACK :

	REQUIRED	PROVIDED
FRONT:	n/a	2.2m
REAR:	n/a	4.5m
INTERIOR SIDE:	n/a	6.0m
EXTERIOR SIDE:	n/a	1.5m

BUILDING CLASSIFICATION:
SEE CODE ANALYSIS SHEET A0.01

BUILDING HEIGHT: 6 STOREYS

2HR HORIZONTAL FIREWALL AND VERTICAL FIREWALL

FSR:
L1: 25,373.52 SF
L2-L5: 19,496.68 x 4 = 77,986.72 SF
L6: 17,604.14 SF
= 120,964.38 SF / 40,328.36 SF = **3.00 FSR**

UNIT MIX

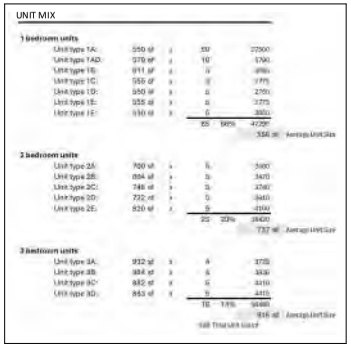
1 BEDROOM	85 units	(66%)
2 BEDROOM	25 units	(20%)
3 BEDROOM	18 units	(14%)
TOTAL UNITS	128 units	

LEVEL 02-05: 104 UNITS TOTAL (26/PER FLOOR)
1 BEDROOM: 17x4 =68
2 BEDROOM: 5x4 =20
3 BEDROOM: 4x4=16

LEVEL 06: 24 UNITS
1 BEDROOM: 17
2 BEDROOM: 5
3 BEDROOM: 2

ADAPTABLE UNIT
REQUIRED 13 UNITS (10% PROVIDED UNITS)
PROVIDED 14 UNITS (3 UNITS ON LEVELS 2-5 , 2 UNITS ON LEVEL 6)

UNIT MIX



GARBAGE & RECYCLING CALCULATION

RESIDENTIAL

MIN. SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= (0.31 m² x 128 UNITS) + 8 m² = 47.68 m² [513.22 ft²]
RECYCLING STORAGE SPACE WITHIN CENTRALIZE SPACE ABOVE
= (0.16 m² x 128 UNITS) + 5 m² = 25.48 m² [274.26 ft²]

FLEX SPACE
= 50% OF RECYCLING STORAGE = 25.48 m²/2 = 12.74 m² [137.13 ft²]

COMMERCIAL

MIN SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= GREATER OF 10 m² (RETAIL, OFFICE) & 14m² (RESTAURANT) OR
(RETAIL) 0.0182 x (1,600 m²) + 3.7 = 32.82 m²

RECYCLING STORAGE SPACE WITHIN CENTRALIZED SPACE ABOVE
RETAIL
= 0.014 x 1,600 m² + 3 = 25.4 m²

GARBAGE & RECYCLING SPACE REQUIRED 47.68m² + 32.82 m² = 80.50m²
GARBAGE & RECYCLING SPACE PROVIDED 110m²

FLEX SPACE REQUIRED 13m²
FLEX SPACE PROVIDED 13m²

EV CHARGING STATIONS
REQUIRED (1 PER DWELLING UNIT) 128 STATIONS
PROVIDED 128 STATIONS (P3 & P2)

CAR PARKING

REQUIRED				TOTAL
	COMMERCIAL	1,907 sm / 35 sm PER SPACE =	54 SPACES	**246 SPACES** (INCL. ACCESSIBLE P. & VISITOR P.)
	RESIDENTIAL	128 UNITS x 1.5 SPACES =	192 SPACES
		[VISITOR = 192 SPACES x 10% =	19 SPACES]
ACCESSIBLE	*RESIDENTIAL*	14 ADAPTABLE UNITS x 1 SPACES =	14 SPACES	17 SPACES
		VISITOR	2 SPACES	
	COMMERCIAL		1 SPACE	

PROVIDED		TOTAL
P3	83 SPACES (INCLUDING 7 ACCESSIBLE PARKING)	**247 SPACES** (INCL. 17 ACCESSIBLE P.)
P2	78 SPACES (INCLUDING 7 ACCESSIBLE PARKING)	
P1	80 SPACES (INCLUDING 2 ACCESSIBLE PARKING)	
LEVEL 1	6 SPACES (INCLUDING 1 ACCESSIBLE PARKING)	

SMALL CAR				TOTAL
PERMITTED	*RESIDENTIAL*	19 VISITOR SPACES x 20% =	4 SPACES	**15 SPACES**
	COMMERCIAL	54 SPACES x 20% =	11 SPACES	

SMALL CAR		TOTAL
PROVIDED	15 SPACES	**15 SPACES**

BICYCLE PARKING + STORAGE [4X6 SPACE]

REQUIRED				TOTAL
VISITOR BICYCLE	*COMMERCIAL*	6 AT EA. PUBLIC ENTRANCE	6 SPACES	**12 SPACES**
	RESIDENTIAL	6 PER BLDG	6 SPACES	
BICYCLE + STORAGE	*RESIDENTIAL*	1 PER DWELLING UNIT x 1 SPACES		**128 SPACES**
		128 UNITS X 1 SPACE=	128 SPACES	

PROVIDED		TOTAL
P3	51 SPACES	**128 SPACES** [4X6]
P2	48 SPACES	
P1	25 SPACES	
LEVEL 1	4 SPACES	

AMENITY

REQUIRED			TOTAL
6sm PER UNIT	128 UNITS x 6 sm=	768 sm	**768 sm**

PROVIDED		TOTAL
LEVEL 6	2,220 sf [206 sm]	**776 sm**
ROOFTOP	6,136 sf [570 sm]	

site lines ARCHITECTURE
Suite 200 - 23160 96 Avenue
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REVISIONS

	DATE	DESCRIPTION
1	2025.03.24	RE-ISSUE FOR DP

BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
SITE PLAN

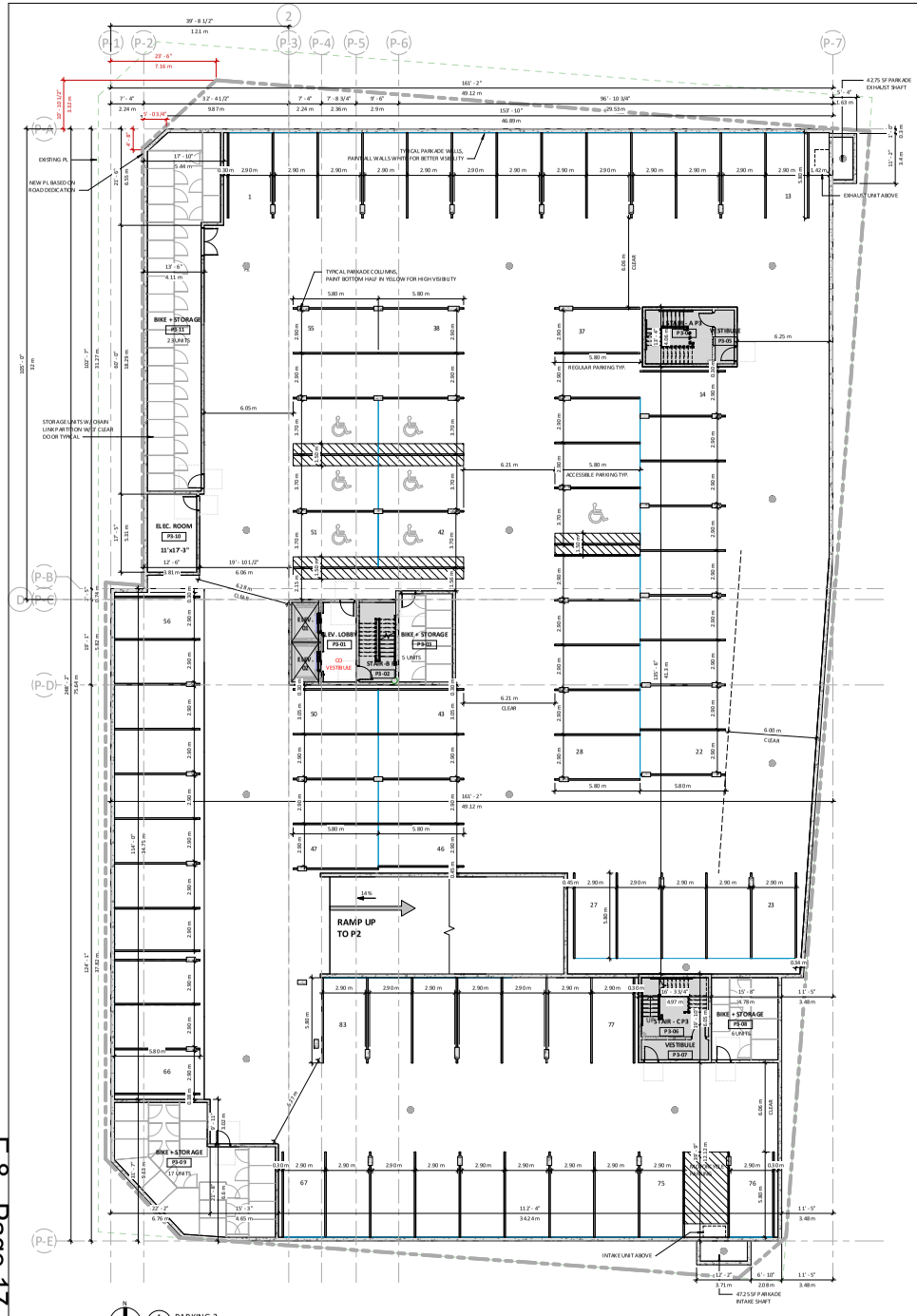
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date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A1.00

seal

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.
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BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
P3 FLOOR PLAN

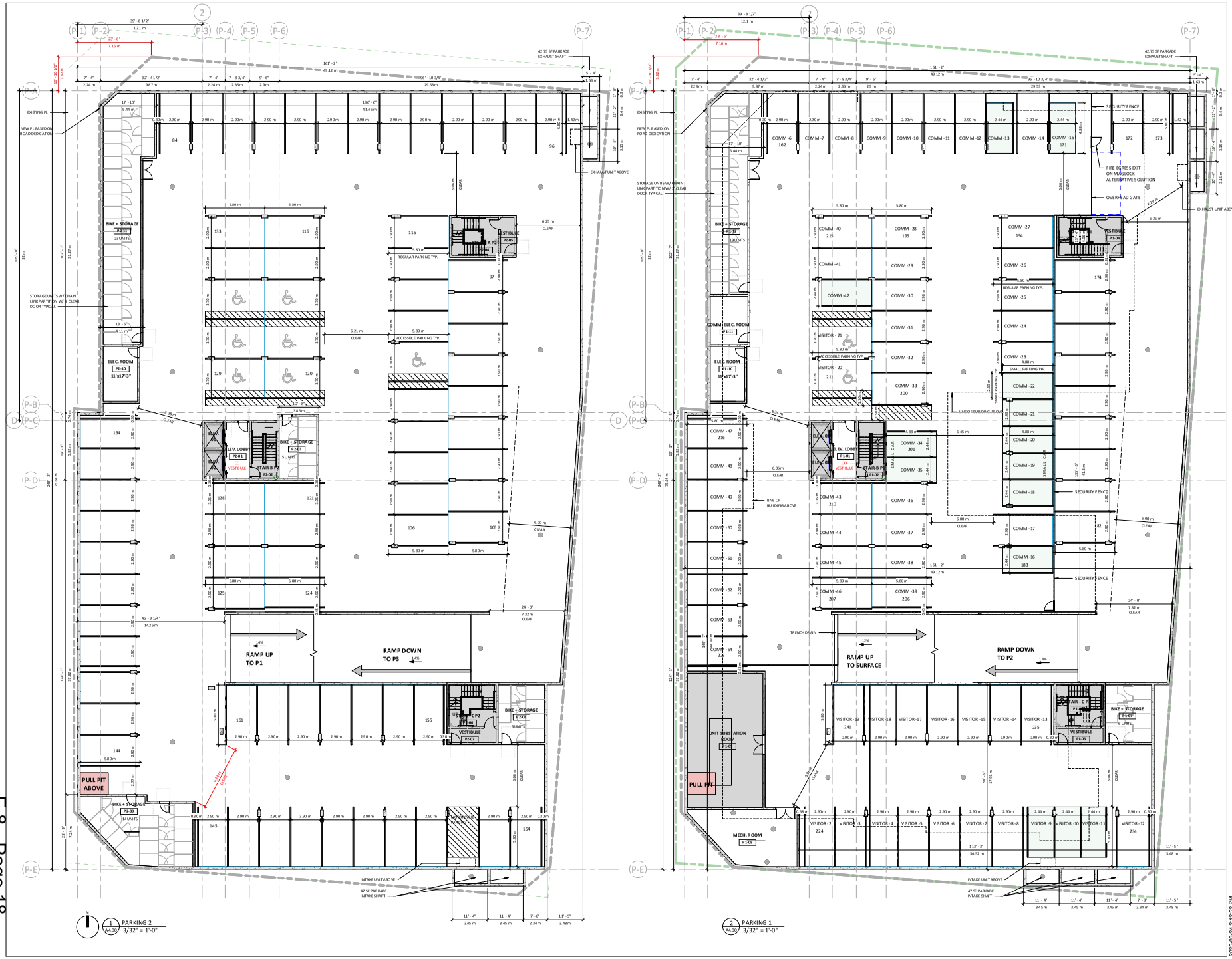
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seal

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REVISIONS

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BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
P2, P1 FLOOR PLAN

scale 3/32" = 1'-0"
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A1.03

seal

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2 WEST ELEVATION
1/8" = 1'-0"

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
4	HARDIE FIBRE CEMENT LAP SIDING "IRON GREY"
5	MAC METAL ARCHITECTURAL NORWOOD "CORK"
6	TRIM-1 PAINTED OR HARDIE TRIM PIECE "IRON GREY" TO MATCH
7	TRIM-2 PAINTED OR HARDIE TRIM PIECE "COBBLESTONE" TO MATCH
8	FASCIA-1 PAINTED "COBBLESTONE" TO MATCH (NON-COMBUSTIBLE MATERIAL)
9	FASCIA-2 PAINTED OR HARDIE TRIM PIECE "IRON GREY" TO MATCH
10	DARK GRAY TRIM SLIGHTLY DARKER THAN "IRON GREY"

NOTES:
a. **WINDOW MULLIONS**: BLACK
b. **GUARDRAIL**:
TYPE 1: GLASS RAILING WITH BLACK POSTS AND TOPRAIL
TYPE 2: BLACK PICKET RAILINGS
c. **PRIVACY SCREENS**: FROSTED GLASS, BLACK FRAME
d. **CRU ENTRANCE CANOPY**: GLASS, BLACK FRAME
e. **RESIDENTIAL LOBBY ENTRANCE CANOPY**: STEEL, BLACK FRAME
e. **SOFFIT**:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



3 INTERIOR NORTH ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

4 1 - a
1/8" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
1	2025.03.24	RE-ISSUE FOR DP

BC BUILDS - ALDERGROVE

27214 FRASER HWY,
LANGLEY BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"
@ 11"x17"
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A3.00

seal

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2025-03-24 12:13:25 PM



2 EAST ELEVATION
1/8" = 1'-0"

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
4	HARDIE FIBRE CEMENT LAP SIDING "IRON GREY"
5	MAC METAL ARCHITECTURAL, NORWOOD "CORK"
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d. CRU ENTRANCE CANOPY: GLASS, BLACK FRAME
e. RESIDENTAIL LOBBY ENTRANCE CANOPY: STEEL, BLACK FRAME
e. SOFFIT:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



3 Elevation 6 - a
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

4 Elevation 3 - a
1/8" = 1'-0"

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BC BUILDS - ALDERGROVE

27214 FRASER HWY,
LANGLEY BC

title
BUILDING ELEVATIONS

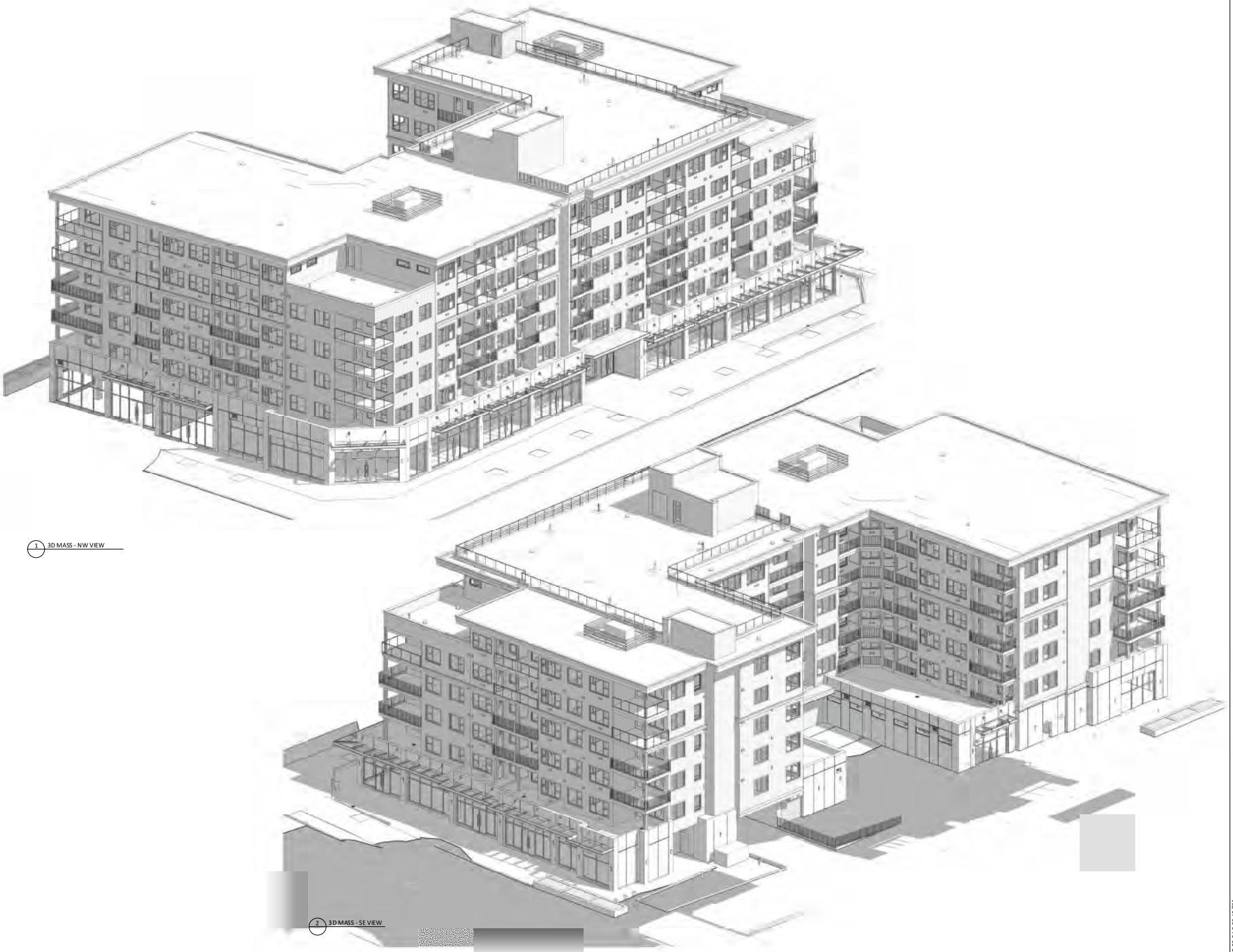
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date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A3.01

seal

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1 3D MASS - NW VIEW

2 3D MASS - SE VIEW

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BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
3D AXO

scale
as per

date 2024 MAY

drawn EB checked GK

job no. 2423

sheet no. A8.00

seal

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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
4	HARDIE FIBRE CEMENT LAP SIDING "IRON GREY"
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e. **RESIDENTAL LOBBY ENTRANCE CANOPY**: STEEL, BLACK FRAME
e. **SOFFIT**:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT

BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
RENDERED VIEW

scale 1/8" = 1'-0"
@ 24"x36"
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A9.00

seal

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WEST ELEVATION CLOSE-UP VIEW

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
4	HARDIE FIBRE CEMENT LAP SIDING "IRON GREY"
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e. RESIDENTAIL LOBBY ENTRANCE CANOPY: STEEL, BLACK FRAME
e. SOFFIT:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



RESIDENTIAL MAIN ENTRANCE



LIBRARY ENTRANCE

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BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
RENDERED VIEW

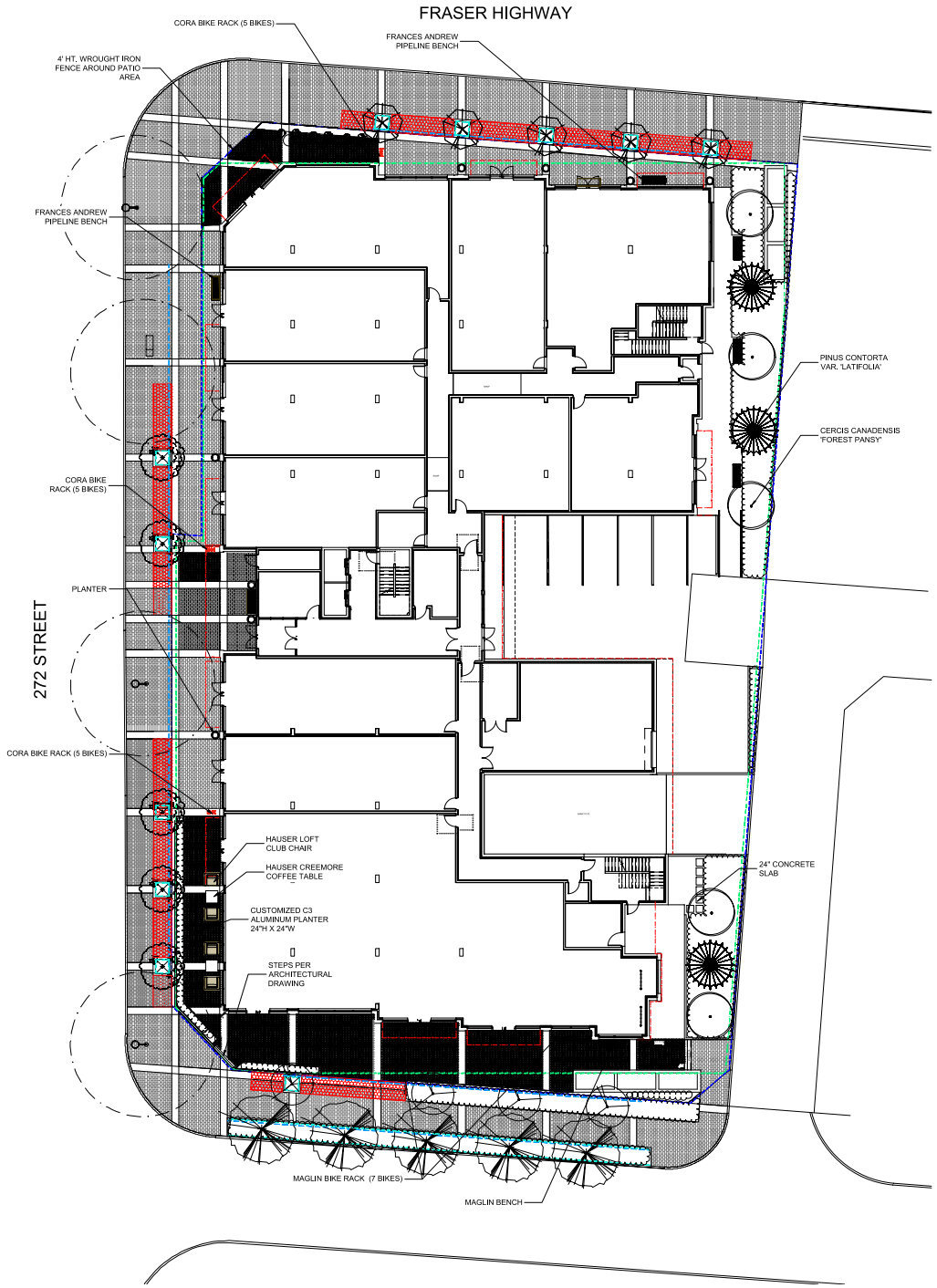
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date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A9.01

seal

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PLANT SCHEDULE - OFFSITE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SIDE				
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; 1.2M STD; B&B
	5	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.9M STD; B&B
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	4	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	6CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD., 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD; B&B
	3	PINUS CONTORTA VAR. 'LATIFOLIA'	LODGEPOLE PINE	3.0M HT; B&B;

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25 REPLACEMENT TREES REQUIRED, 8 REPLACEMENT TREES PROVIDED.

MATERIAL LEGEND

SYMBOL	DESCRIPTION
	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM PATTERN: RUNNING BOND COLOUR: NATURAL
	CONCRETE PAVEMENT FINISH: BROOM FINISH COLOUR:NATURAL
	STRUCTURAL SOIL
	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM PATTERN: RUNNING BOND COLOUR: SANDSTONE
	BARKMAN PAVER LEXINGTON WITH 400X400X50MM STERLING
	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM COLOUR: NATURAL

SITE FURNITURE LEGEND

SYMBOL	DESCRIPTION
	MAGLIN MLB975-M METAL BENCH COLOUR: SILVER 14 FINE TEXTURED
	MAGLIN BIKE RACK MBR-0400-00011 COLOUR: GLOSSY BLACK FINE TEXTURED
	NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 26" PRPA116594 COLOUR:CAVIAR BLACK
	DOWNEY FOUNDRY TREE GRATE MODEL SP8
	TOL OFF SITE SPECIFIED BENCH FOR 272 ST. AND FRASER HIGHWAY FRONTAGE. FRANCES ANDREW PIPELINE PW15-76 ARMS COLOUR: GLOSSY BLACK
BM	CORA BIKE RACK W2704 COLOUR: GLOSSY BLACK
	TOL OFF SITE 3-TIER WASTE RECEPTACLE TO BE PROVIDED BY TOL
	MAGLIN FURNITURE BATTERY COLLECTION: CAFE TABLE & CHAIR COLOUR: ORANGE RAL2009


MAGLIN BIKE RACK


HAUSER LOFT CLUB CHAIR


MADISON PLANTERS


HAUSER CREEMORE COFFEE TABLE


DOWNEY FOUNDRY TREE GRATE


C3 ALUMINUM PLANTER


MAGLIN BENCH

0 5M 10M 15M

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR BP	RJ
3	01/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% BP	YR/RJ

CLIENT:

SCHEDULE B

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DRAWING NUMBER: **L1**

E.8

DATE: 24.OCT.16
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

24159-3.ZIP

PMG PROJECT NUMBER: **24-159**



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CLIENT:

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

NORTH GRADING PLAN

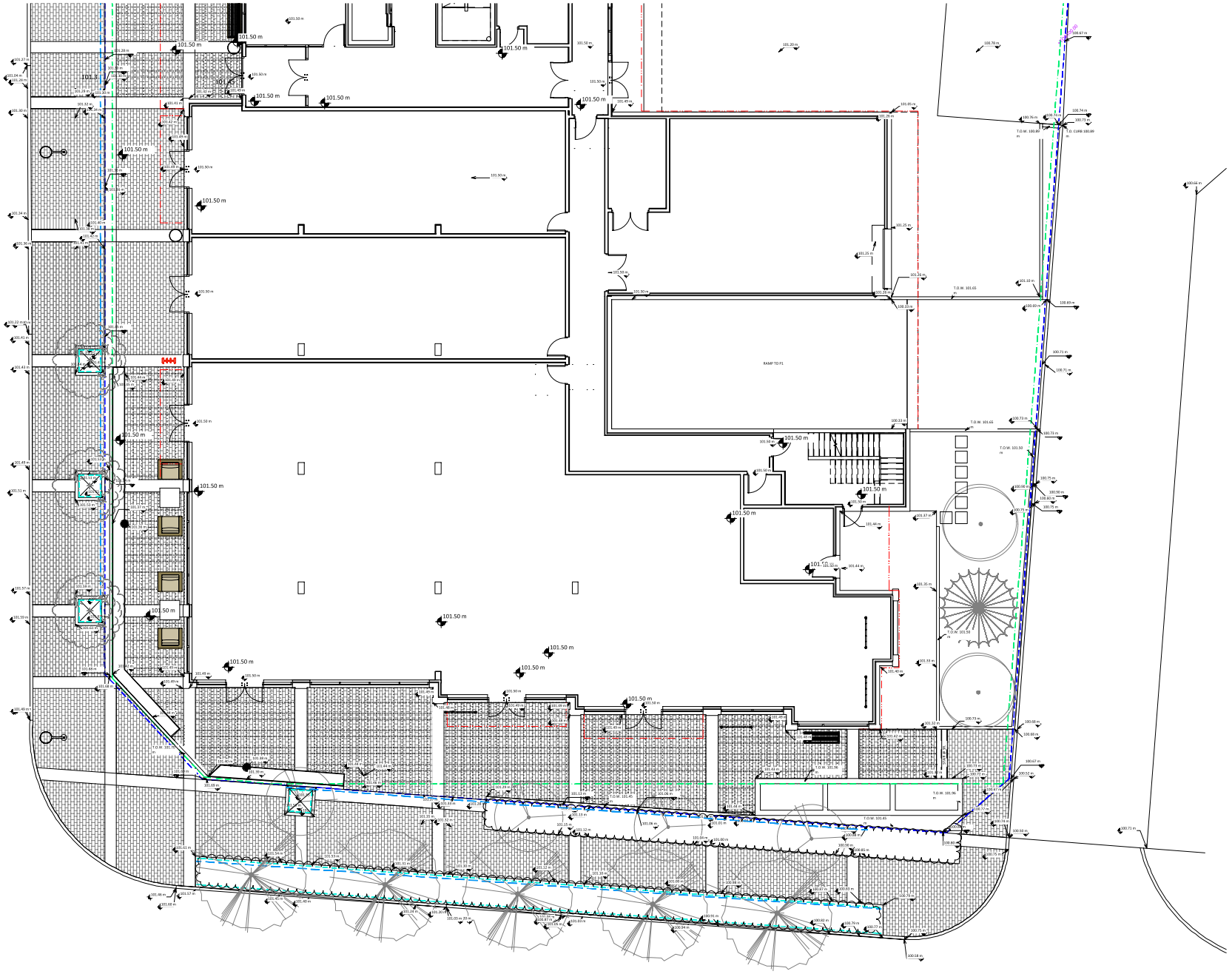
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DATE: 24.OCT.16
SCALE: 1:75
DRAWN: RJ
DESIGN: RJ
CHKD: YR

OF 10

PMG PROJECT NUMBER: **24-159**

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SEAL:

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AK
4	02/28/2025	ISSUED FOR BP	RJ
3	01/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% BP	YR/RJ

CLIENT:

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

SOUTH GRADING PLAN

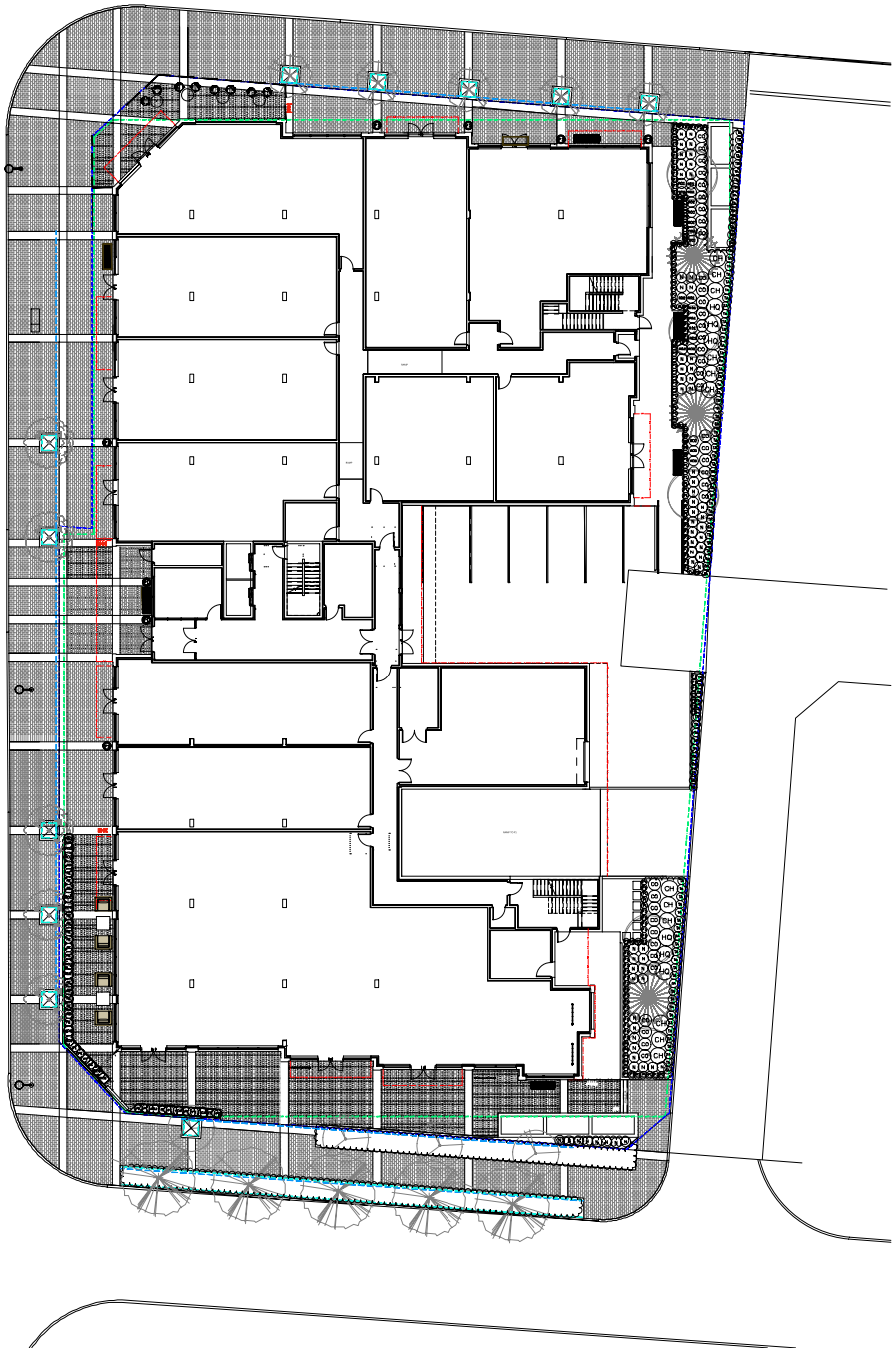
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SCALE: 1:75
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L3**

OF 10

PMG PROJECT NUMBER: **24-159**

24159-3.ZIP



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CH	12	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	37	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
HQ	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
NDM	64	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
RM	34	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
TXH	95	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
GRASS				
PA	29	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PH	149	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT

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	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

0 5M 10M 15M

24159-3.ZIP

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CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

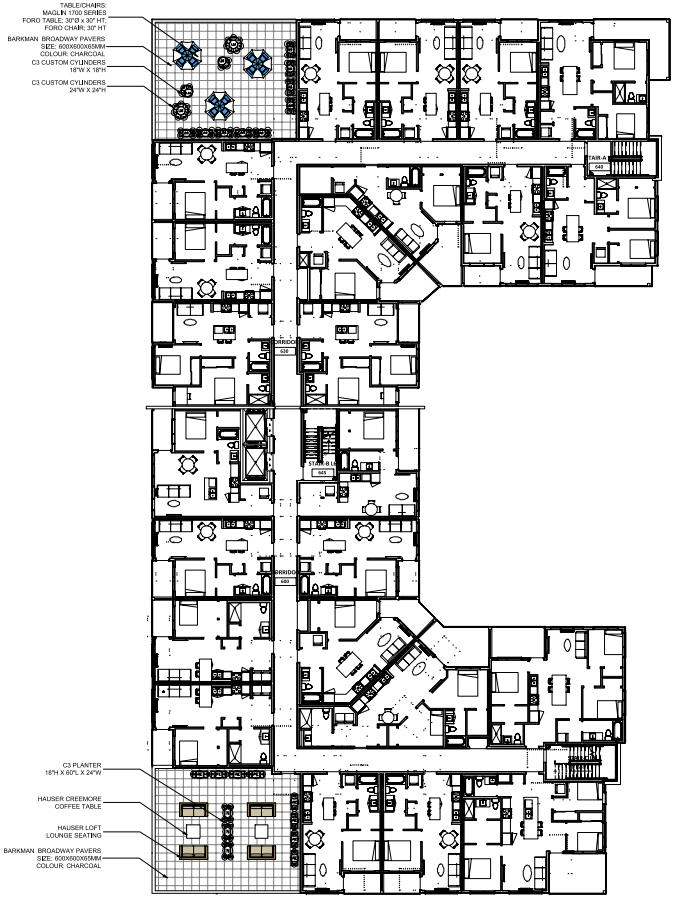
DRAWING TITLE:
SHRUB PLAN

DRAWING NUMBER: **E.8** **L4**

DATE: 24.OCT.16
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

PMG PROJECT NUMBER: **24-159**



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	9	AZALEA JAPONICA 'AUTUMN CHEER'	DWARF AZALEA; LIGHT PINK	#2 POT; 25CM
	16	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
	3	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
GRASS				
	56	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE	#1 POT
	8	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	12	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
	4	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.


HAUSER LOFT LOUNGE SEATING


TABLE/CHAIRS


HAUSER CREEMORE COFFEE TABLE


C3 ALUMINUM PLANTER

0 5M 10M 15M

24159-3.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AK
4	02/28/2025	ISSUED FOR BP	RJ
3	02/06/2025	90% DP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% DP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

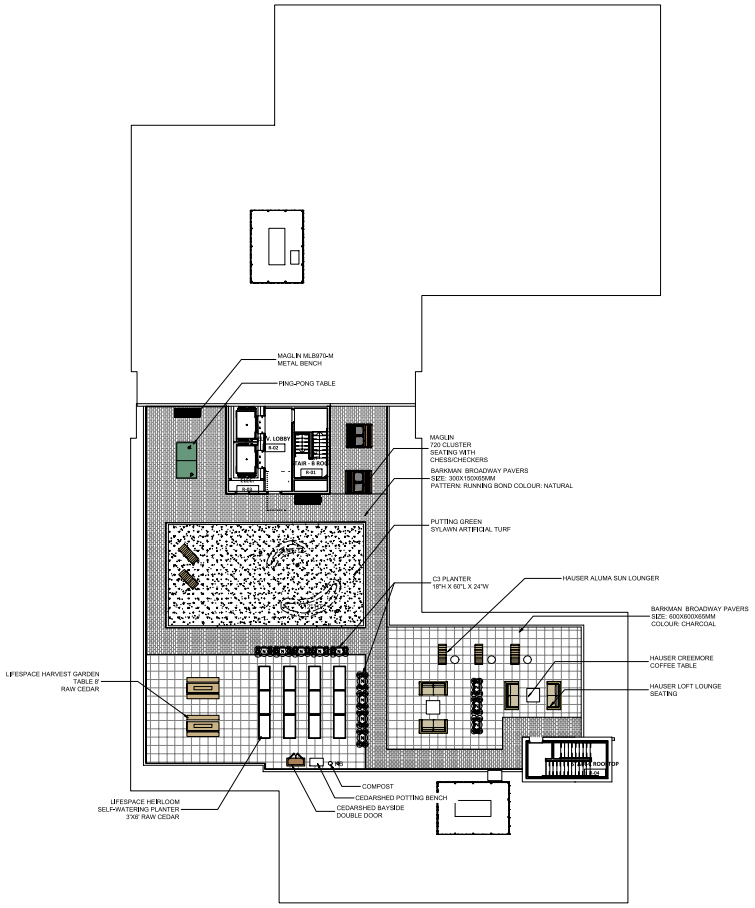
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LEVEL 6 LANDSCAPE PLAN

DRAWING NUMBER: **L5**

DATE: 24.OCT.16
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

PMG PROJECT NUMBER: **24-159**



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
GRASS	12	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
PT	48	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT

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HAUSER LOFT LOUNGE SEATING


C3 ALUMINUM PLANTER


HAUSER CREEMORE COFFEE TABLE


HAUSER ALUMA SUN LOUNGER


MAGLIN BENCH



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4	02/28/2025	ISSUED FOR BP	RJ
3	02/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	30% BP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
ROOFTOP LANDSCAPE PLAN

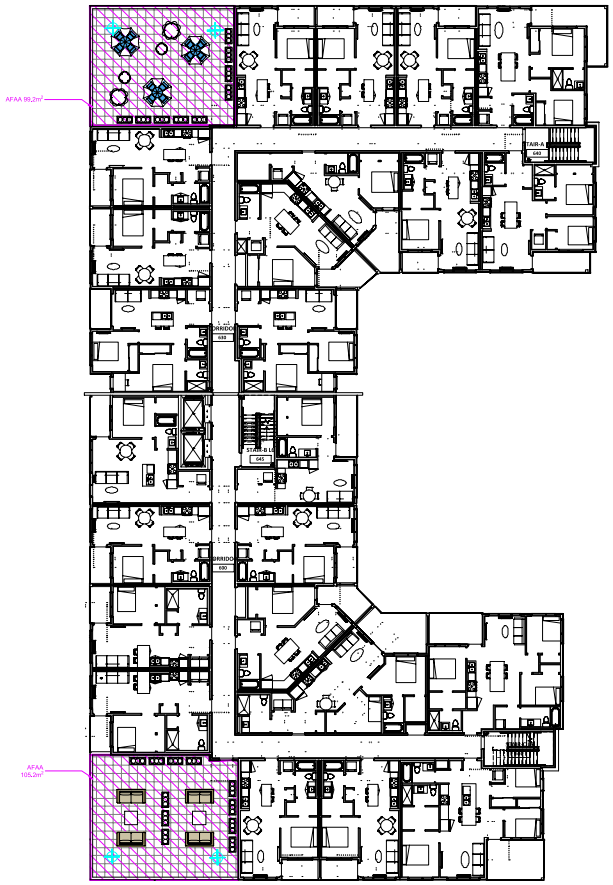
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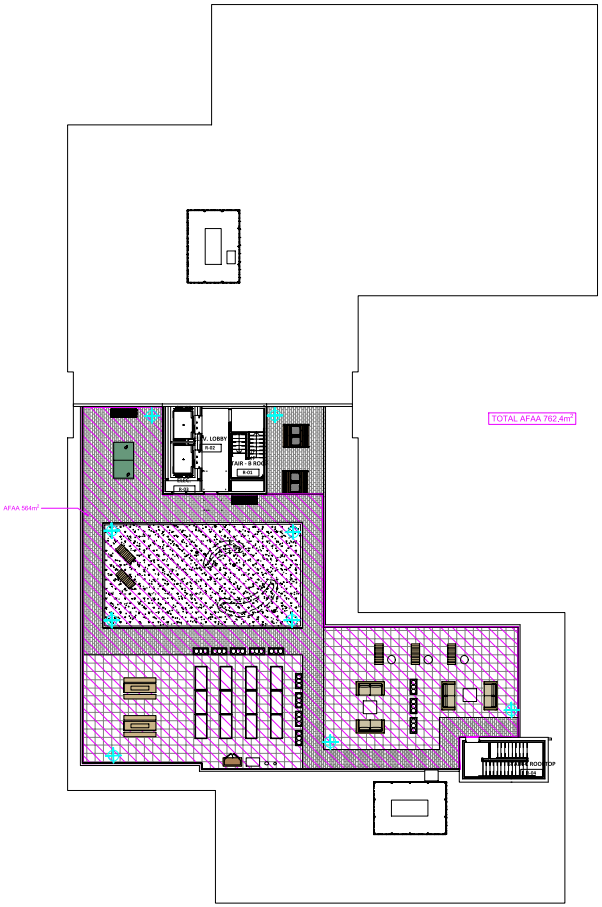
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SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

PMG PROJECT NUMBER: **24-159**

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3	01/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% BP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
AFAA

DRAWING NUMBER: **E.8** **L7**

DATE: 24.OCT.16
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

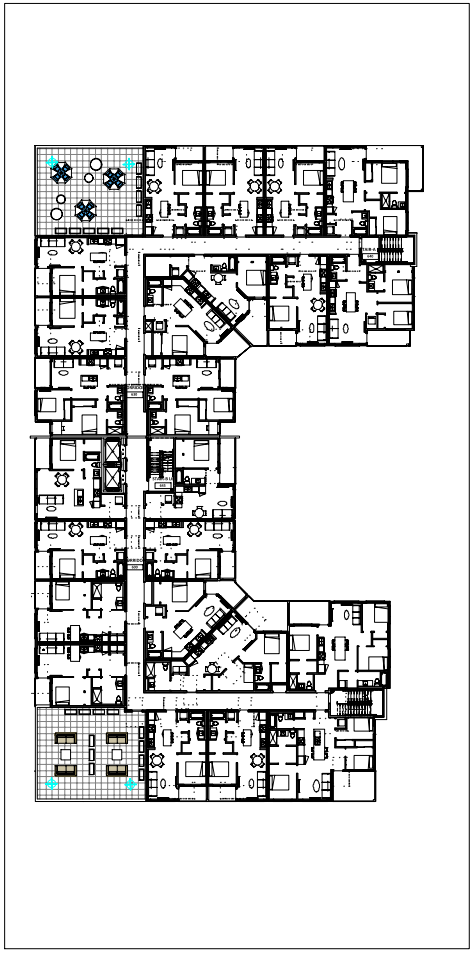
OF 10

24159-3.ZIP

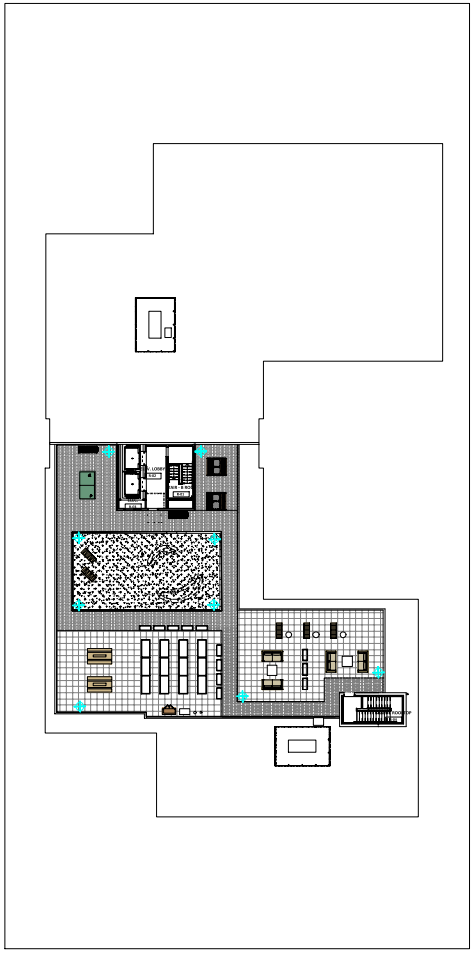
PMG PROJECT NUMBER: **24-159**



GROUND LEVEL



LEVEL 6



ROOF TOP

LIGHTING LEGEND

	BOLLARD LIGHTING SPJ SPJ-PCL-920 PRE-CAST PATHLIGHT DARK SKY CERTIFIED
	WALL LIGHTING SPJ SPJ-WSL-1 DARK SKY CERTIFIED

NOTE: CONCEPTUAL LIGHTING PROVIDED. DETAILS TO BE CONFIRMED BY ELECTRICAL ENGINEER



BOLLARD LIGHT



WALL LIGHT

0 5M 10M 15M

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SEAL:

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR BP	RJ
3	02/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% BP	YR/RJ

CLIENT:

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

LIGHTING PLAN

E.8

DRAWING NUMBER:

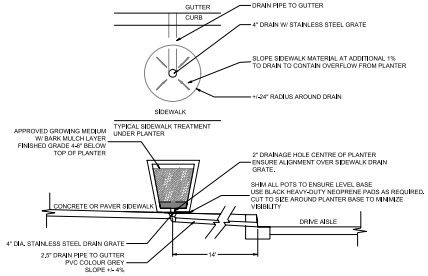
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OF 10

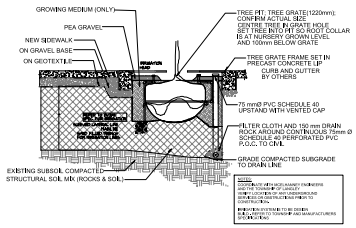
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SCALE: 1:200
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

24159-3.ZIP

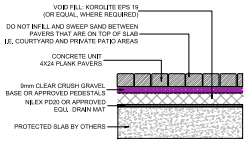
PMG PROJECT NUMBER: **24-159**



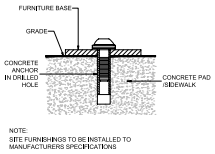
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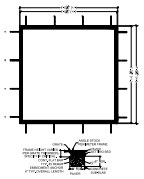
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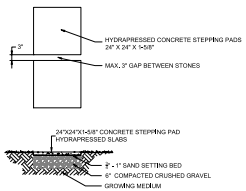
3 CONCRETE PAVER ON SLAB
1:25



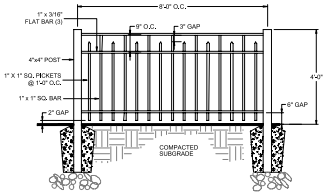
4 SITE FURNITURE MOUNTING
N.T.S



5 URBAN ACCESSORIES TREE GRATE DETAIL
N.T.S



6 24" CONCRETE SLAB
1:25



7 4' HT. WROUGHT IRON FENCE
1:25

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1	12/20/2024	50% RP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
LANDSCAPE DETAIL

DRAWING NUMBER: **E.8** **L9**

DATE: 24.OCT.16
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

24159-3.ZIP

PMG PROJECT NUMBER: **24-159**

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2006
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association. Jointly, all work and materials shall meet standards, as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2006 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, 2006 Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current test 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 3.6 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:

.11 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.

.12 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.

.13 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.

.14 Substantial Performance Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.

.15 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.

.16 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.

.17 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty 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 construction. 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 seeding.
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 3.15.
2.12 Other work items: other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian 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 Areas. Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	3P
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 and smaller than 2.0mm	50 - 80%	70 - 90%	60 - 80%
Silt: Larger than 0.002mm and 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 (mass%)	3 - 10%	3 - 5%	10 - 20%
Organic Content (Materials)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	6.5 - 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 (P2O5), and Potash (soluble K) in proportions required by soil test.

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

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest 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 pure sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: Bins (3/4") 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 the soil particles. (Such as MIRAFI 140 NL, GEOLON NW40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC control slots.

.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 Canadian 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: include 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.

.11 In zone between 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 vegetative 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.

.10 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 personal responsible for the disturbance.

.11 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.12 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 3.3, 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 firm 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-scarify/re-shape 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 Canadian 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.

.21 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.

.22 Determine exact location of all existing 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.

.23 Plaster drains on slab: Refer to Section 3.19, Installing Landscapes on Structures.

.3 Execution
.31 Do trenching and backfilling in accordance with engineering details and specifications.
.32 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure burrel of each pipe is in contact with bed throughout full length.
.33 Commence laying pipe at outlet and proceed in upstream direction.
.34 Lay pipe with ends tightly jointed and perforations at 8pm and 4pm positions.
.35 Make joints tight in accordance with manufacturer's directions.
.36 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.37 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.38 Plug upstream ends of pipe with watertight clean out caps.
.39 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 150mm.
.310 Cover drain rock with non-woven filter cloth top lok edges and seams minimum 50mm.
.311 Assure positive drainage.
.312 Backfill remainder of trench as indicated.
.313 Protect subdrains from insertion 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:
.11 Physical properties, % content of gravel, sand, silt, clay and organics.
.12 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.13 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.14 Carbon/Nitrogen ratio.

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.
.21 Thoroughly mix required amendments into the full depth of the growing medium.
.22 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 85%:
A.1 On-grade:
A.11 Seeded and sodded lawn.....6" (150mm)
A.12 New planted shrubs & groundcovers.....18" (450mm)
A.13 Groundcover only areas, if defined on plan.....6" (150mm)
A.1.4 Trees & 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 edge.
A.2 On-Slab:
A.2.1 Irrigated lawn.....6" (150mm)
A.2.2 Groundcover areas.....12" (300mm)
A.2.3 Lawn without automatic irrigation.....12" (300mm)
A.2.4 Shrub & groundcover areas.....24" (450mm)
A.2.5 Trees and specimen shrubs.....36" (900mm) over columns and/or edges of slab (verify column locations on-site for tree locations.)
A.2.6 Depth noted indicates 1" to 2" (25-50mm) sand over filter fabric
A.2.7 Minimum 18" depth growing medium except where amended for trees over column pixels.

.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 Canadian Landscape Standard Class 5 Areas (Rough grass) Section 7.11.5
.21 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.22 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:
A.1 Analysis of the seed mixture
A.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% Saltern Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Turrialin Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: apply an even layer of mainly to 2-17 - 3" 85 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Areas" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.7 Hydroseeding:
.71 Not required 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:
.31 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.32 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas-Seeding.

.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 quickly prior 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 150% by weight. Conform to Canadian 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 thereto 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

3.7 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.

A. Time of Planting:
A.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 establishment of plants in their new location.

B. Standards:
B.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
B.1.1 Refer to Canadian Landscape Standard, Section 8, Plants and Planting and in Section 12, ALLIED, Standard for Container Grown Plants for minimum standards.
B.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
B.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

C. Review:
C.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.

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

.4 Substitution:
.41 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.42 Allow a minimum of 5 days prior to delivery for request to substitute.
.43 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.

.5 Plant Species & Location:
.51 Nearly 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.
.52 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.
.53 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.6 Excavation:
.61 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. Ensure that finished grade is at the original grade the tree was grown at.

.7 Drainage of Planting Holes:
.71 Provide drainage of planting pits where required. In un-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.

.8 Planting and Fertilizing Procedures:
.81 Place 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.
.82 Fillthe planting holes, by gently tilming 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.
.83 Where plants are installed adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.84 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.9 Staking of Trees:
.91 Use two 2"x 2"x 8' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.92 Leave the tree centrally vertical.
.93 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.94 Conformas Trees over 4 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.95 Trees 4 ft. + : on level or Concrete Decks: Guy as above using three wooden stakes (min. 2"x2"x6') and/or to the maximum possible depth instead of stakes.
.96 Mark all guy wires with visible flagging material.

.A Pruning:
.A.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 materials.

.B Mulching:
.B.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 Areas" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.C Acceptance:
.C.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.D Plant Material Maintenance:
.D.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.D.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.D.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.
.D.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local preventing statutes and guidelines for chemical control.
.D.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.D.5 Repair tree guards, stakes, and guy wires, when necessary.
.D.6 Maintain grass reasonably weed free. Appearance level 2, Canadian Landscape Standard, Chapter 10.
.D.7 Maintain mulch to specified depths.

.E Plant Warranty:
.E.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 certification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.E.2 These Plants, identified as having within one zone of the Canada Department of Agriculture hardiness zone 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.
.E.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

.3A.A 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.
.3A.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 Canadian Landscape Standard, Section 8, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.15, Establishment Maintenance.
.3A.6 The Landscape Contractor is responsible to replace any plant materials or repair any construction included in the Contract that is damaged or stolen until the Issuance of the Certificate of Completion.
.3A.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.8 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 - but 300mm min. dia. PVC Pipe filled with drain rock unless specific grading detail shown.

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

.5 Cover drain rock for 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 3.3 above for various surface treatments. Refer to Drawing details for any light weight filler required to offset grade. Site Styrofoam blocks 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.

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

.3 Related Standards and Legislation: Canadian 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 applications, 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 recording 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 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. For quantities 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 30th. 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 only when the water content reaches 25% of field capacity. Provide and irrigate with water in accordance with the any automatic irrigation system maintenance or hose and hose 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 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 50mm, 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 are fully 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 shearing 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.

3.10 GRASS AREAS ESTABLISHMENT

.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian 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 inadequate 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.
.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 broadleaved weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 20 annual weeds or woody grasses per 10 square meters. This application shall reduce the weed population to zero.
.3 Fertilizing: According to soil analysis.
.4 Liming: According to soil analysis.
.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 rack or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edge once per year in March. Remove all grass clippings after each cut.
.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 aerator. Core to a depth of 100mm, @ 1" and remove cores.
.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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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR BP	RJ
3	01/06/2025	90% DP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	30% DP	YK/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

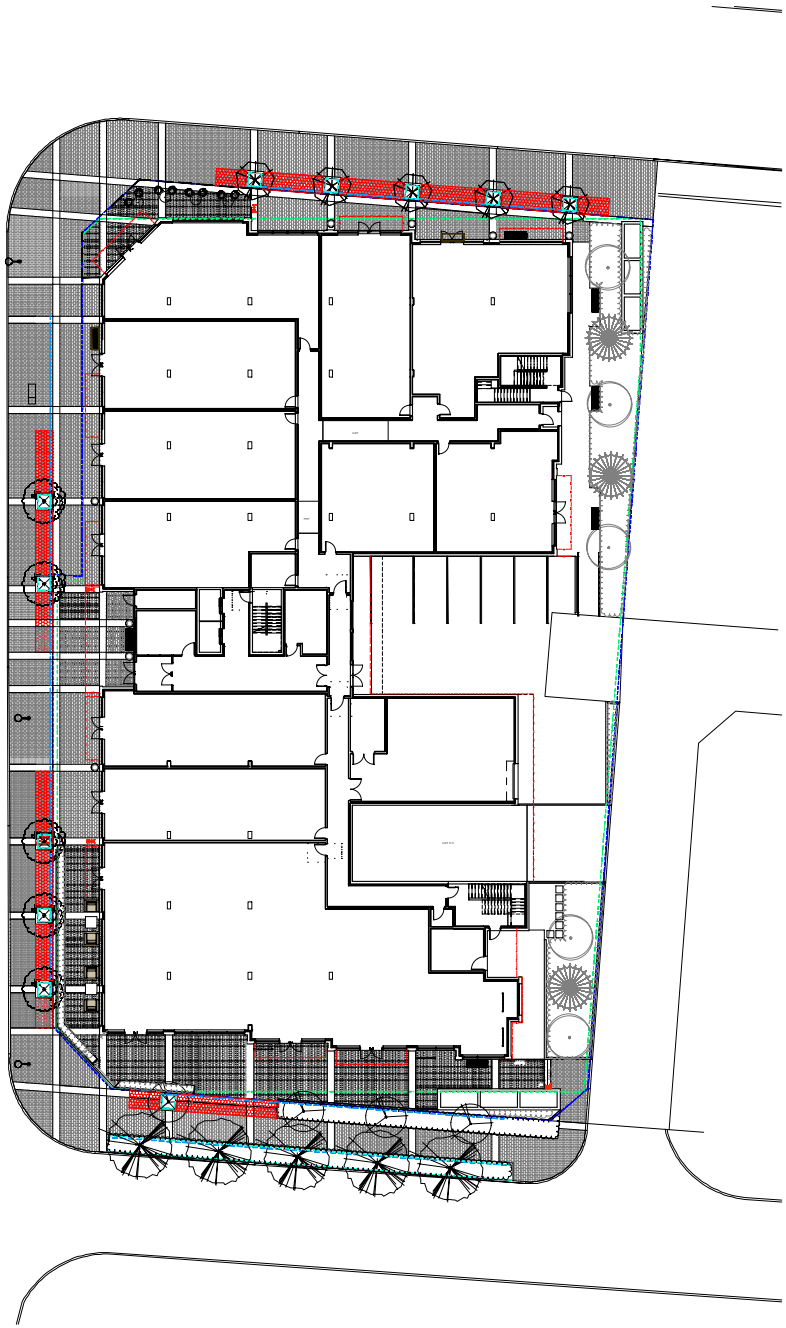
DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

E.8

DATE:	24.OCT.16	DRAWING NUMBER:
SCALE:	AS SHOWN	**L10**
DRAWN:	RJ	
DESIGN:	RJ	
CHKD:	YR	OF 10

24159-3.ZIP

PMG PROJECT NUMBER: **24-159**



PLANT SCHEDULE - OFFSITE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL, 1.2M STD; B&B
	5	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	4	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	6CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.MAR.20	UPDATE PER TOL COMMENTS	AR

CLIENT:

PROJECT:

ALDERGROVE 6-STOREY RESIDENTIAL /COMMERCIAL DEVELOPMENT

272 STREET AND FRASER HWY LANGLEY, BC

DRAWING TITLE:

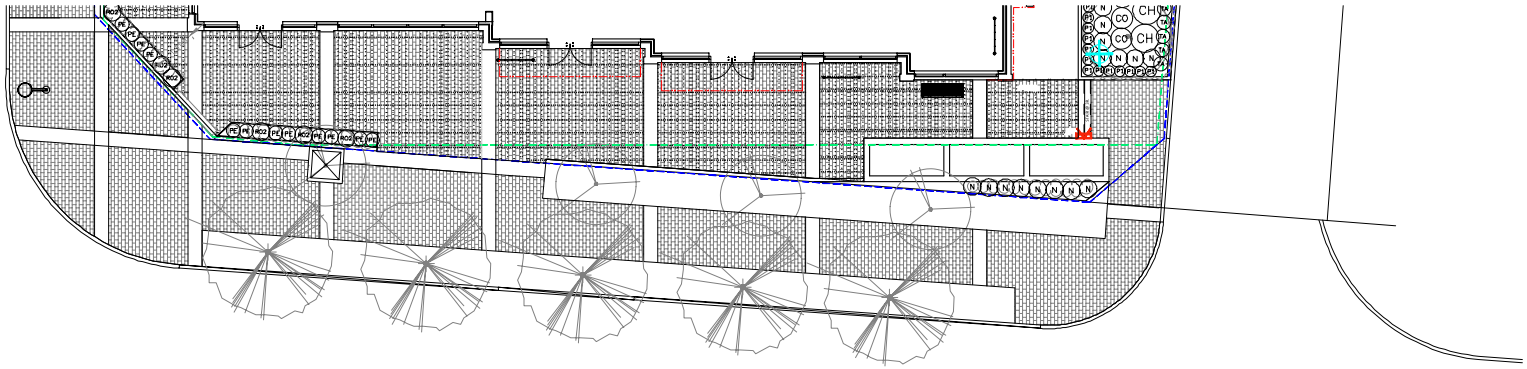
TREE PLAN

DATE: 24.OCT.29
SCALE: 1:200
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: L1
OF 4

24159-3.ZIP

PMG PROJECT NUMBER: 24-159



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CO	3	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
HY	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
N	8	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
GRASS				
PE	96	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC				
W	207	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.MAR.20	UPDATE PER TOL COMMENTS	AR

CLIENT:

PROJECT:

ALDERGROVE 6-STOREY RESIDENTIAL /COMMERCIAL DEVELOPMENT

272 STREET AND FRASER HWY
LANGLEY, BC

DRAWING TITLE:

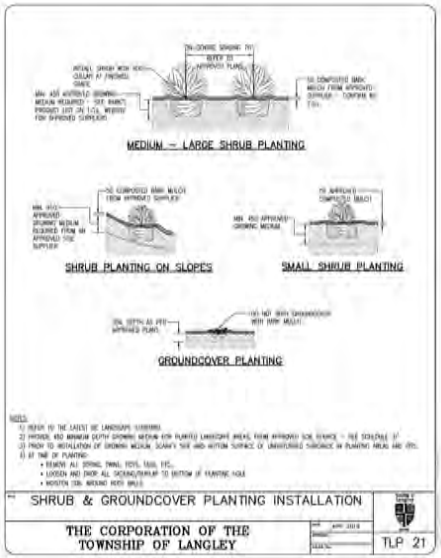
SHRUB PLAN

DATE: 24.OCT.29
SCALE: 1:100
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: L2
OF 4

24159-3.ZIP

PMG PROJECT NUMBER: 24-159



SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

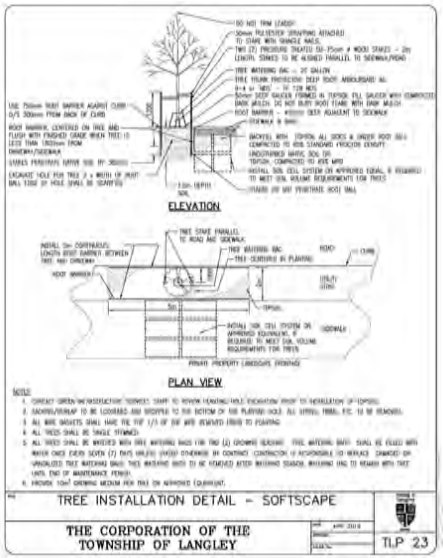
TLP 21



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

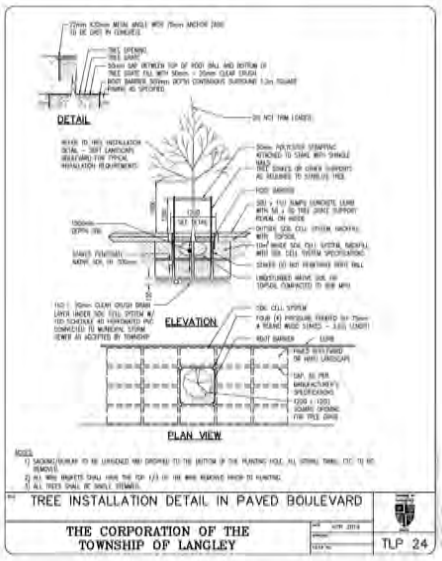
TLP 22



TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

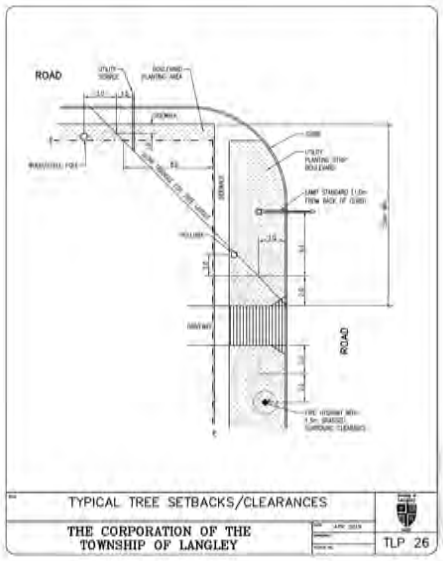
TLP 23



TREE INSTALLATION DETAIL IN PAVED BOULEVARD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 24



TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 26

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.MAR.20	UPDATE PER TOL COMMENTS	AR

CLIENT:

PROJECT:

ALDERGROVE 6-STOREY RESIDENTIAL /COMMERCIAL DEVELOPMENT

272 STREET AND FRASER HWY
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAIL

DATE:	24.OCT.29
SCALE:	AS SHOWN
DRAWN:	RJ
DESIGN:	RJ
CHK'D:	YR

DRAWING NUMBER: L3

OF 4

24159-3.ZIP

PMG PROJECT NUMBER: **24-159**

PART ONE - GENERAL

1.1 COPYRIGHT

.1 The Structural Soil specification is provided as an instrument of service and remains the property of PMG Landscape Architects. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of PMG Landscape Architects.

1.2 SCOPE OF WORK

.1 The work of this section shall assure the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.

.2 It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.

.3 Refer to drawings for location and dimension of structural soil mixture.

.4 All other related work as described in the drawings and/or this specification.

1.3 RELATED WORK

.1 Section 02100, Landscape Requirements
.2 Section 02110, Landscape Drainage
.3 Section 02810, Irrigation System
.4 Section 02933, Sodding (Seeding)
.5 Section 02900, Planting Trees, Shrubs, and Groundcover

1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS

.1 Contractor to report all conflicts with civil engineering to Landscape Architect
.2 Section 02210, Site Grading
.3 Section 02223, Excavating, Trenching, and Backfilling
.4 Section 02226, Aggregates and Granular Materials
.5 Section 02660, Waterworks
.6 Section 02721, Storm Sewers
.7 Section 02725, Manholes and Catch Basins

1.5 STANDARDS

.1 BCSLA/BCLNA Landscape Standard (most current edition)

.2 Canadian System of Soil Classification

1.6 QUALITY ASSURANCE

.1 All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.

.2 All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:
2.1 Gravel, sand and fines content each as a % of dry weight mineral
2.2 Organic material content as a percentage of dry weight.
2.3 Acidity (pH)
2.4 Salinity in millimhos/cm at 25 degrees C.
2.5 Basic fertility (total nitrogen available K, Ca, Mg, P.)
2.6 Recommendation for incorporation of necessary amendments.

.3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.

.4 Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.

.5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.

.6 Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.

.7 Aggregate Test:
7.1 Provide source and sieve designation of intended aggregate material prior to ordering.
7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
7.3 Submit 2.5kG sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

.8 Structural Soil Mix Design:
8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 7 days prior to mixing samples.
8.2 Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

1.7 SCHEDULING

.1 Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.

.2 Schedule to include;
2.1 date for commencement of preparation of structural soil at source
2.2 sub grade preparation at site
2.3 shipping dates
2.4 arrival dates on site
2.5 installation dates

.3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.

.4 Complete work to ensure tree planting will occur under optimum conditions

.5 Do not handle or place structural soil mix in rain.

1.8 FIELD REVIEW

.1 Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.

.2 Co-ordinate site meeting with Consultant at the following times
2.1 drainage installation and connection
2.2 irrigation installation
2.3 mixing of structural soil mixture
2.4 installation of structural soil mixture
2.5 sub grade preparation and layout.
2.6 installation of trees

.3 Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 1.8.2.

1.9 SAMPLES

.1 Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 1.3.2. and 1.3.3

1.10 PRODUCT HANDLING

.1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.

.2 Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

1.11 DELIVERY, STORAGE AND PROTECTION

.1 For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.

.2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.

.3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.

.4 All material to be stockpiled shall be protected in accordance with B.C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2.1 GROWING MEDIUM

.1 TABLE ONE:
.2 Provide all growing medium required to complete the work.
.3 Comply with the requirements of Table 1, below
.4 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE-Particle size classes by the Canadian System of Soil Classification	
Gravel-greater than 2mm - less than 75mm	0
Sand-greater than 0.05mm - less than 2mm	maximum 60%
Silt-greater than 0.002 mm - less than 0.05 mm	maximum 35%
Clay-less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ACIDITY (PH):	6.0 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place.	3.0
SALINITY-Saturated extract conductivity shall not exceed:	3.0 millimhos/cm at 25°C
ORGANIC CONTENT-Percent of Dry Weight (%)	8% - 12%

2.2 AGGREGATE

.1 Clean inert stone of high angularity is preferred over washed gravel.

.2 Stone dimension aspect ratio should approach 1:1:1 with a maximum of 2:1:1 length: width: depth.

.3 Single size stone, 75mm clear sieve designation: Blasted Quarry Rock.

.4 Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 1.5 and 1.8

.5 Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

2.3 SOIL STABILIZER

.1 A non-toxic organic binder.
Product: Stabilizer, The Original Natural Binder, as available from Verster, Aldergrove, BC. 604-607-1002. (Or approved equal)

2.4 GRANULAR BASE

.1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials.

2.5 PAVING MATERIALS

.1 Refer to architectural drawings.

2.6 FILTER FABRIC

.1 Non Woven filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

.2 Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:
- Grab Tensile Strength ASTM-D-4632 400 kN
- Tensile Elongation ASTM-D-4632 50%
- Static CBR Puncture test ASTM-D-6241
- Flow Rate ASTM-D-4491 0.1 l/min/m²

.3 Fabric shall be Amoco 4545 or approved equivalent.

PART THREE - EXECUTION

3.1 SUBGRADE

.1 Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
.2 Areas designated as structural soil tree pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, roof branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.

3.2 PREPARATION OF EXISTING GRADE

.1 Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.

.2 Excavate trench to Master Municipal Specification Section 02223. Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
.2.1 Refer to contract drawings for areas to be treated and to details for dimensions
.2.2 Compact to 95% Modified Proctor Density.
.2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.

.4 Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.

.5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.

3.3 SUB DRAINS

.1 Install to requirements of Master Municipal Specifications. Refer to Section 02660, Waterworks, Section 02721, Storm Sewers, and Section 02725, Manholes and Catch Basins
.3.1 Install prior to installation of the structural soil mixture.
.3.2 Co-ordinate all contract drainage work with other drainage on-site
.3.3 Confirm location of storm sewer connections with civil engineer.

3.4 IRRIGATION

.1 Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.
.3.3 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
.3.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site
.3.3 Confirm location of irrigation connections with civil engineer.

3.5 MIXING STRUCTURAL SOIL MATERIAL

.1 Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.

.2 Base Ratio of Materials:
- 1.4 cu metre of aggregate stone section 2.2
- 1.25 cu metre of Growing Medium section 2.1
- 2 kg Stabilizer section 2.3
+ Water as required
+ The amount of water required will vary according to moisture present in growing medium.

.3 Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.7 PLACEMENT

.1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.

.2 Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.

.3 Place Stone mixture in 300mm lifts through entire area of structural soil mixture.

.4 Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.

.5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture.
Refer to Quality Assurance, section 1.5

.6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.

.7 Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, sheet boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.1) added to surround the root ball.

3.8 INSTALLATION OF FILTER FABRIC

.1 After approval of structural soil mixture compaction, install Filter Fabric.

.2 Ensure minimum 400cm overlap of all fabric seams and beyond edge of structural soil.

3.9 GRANULAR BASE MATERIAL

.1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.

.2 Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.

.3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.

3.10 PROTECTION

.1 Protect existing conditions from damage or staining and make good any damage.

.2 All damage will be repaired at the expense of the installation contractor.

3.11 TREE PLANTING

.1 Remove structural soil or other backfill material (sand, see comments in section 3.7.7) from the full dimensions of the tree grate area (1.2m x 1.2m x depth of root ball).

.2 Re-compact all material below root ball to original specified density to prevent settling of the root ball in the hole.

.3 Ensure tree is planted in the exact centre of the specified planting station straight and true.

.4 Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.

.5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.

.6 Place 50mm depth composted fir/hem bark mulch over the top of the open tree pit area.

3.12 TREE GRATES

.1 Site Furniture and to contract drawings for tree grates, frames and footings.

3.13 ACCEPTANCE

.1 Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.

.2 Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

3.14 SURPLUS MATERIAL

.1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.

.2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.

.3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

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