

LANDSCAPE CONTRACT DOCUMENTS

PROJECT: LANDSCAPE FOR 3 UNIT DEVELOPMENT

LOCATION: 648 WEST 14TH STREET, CITY OF NORTH VANCOUVER
CLIENT: MR. HASSAN FELFELIAN
ARCHITECT: INSPIRED ARCHITECTURE
LANDSCAPE ARCHITECT CONSULTANT: SW LANDSCAPE ARCHITECT
ATTN: STEVE WONG 778 834-8959 stevewong234@gmail.com
www.swlandscapearchitect.com

SUMMARY OF LANDSCAPE SCOPE OF WORK

SUMMARY: THE LANDSCAPE PORTION OF THE PROJECT INCLUDES ALL LANDSCAPE WORKS ASSOCIATED WITH A NEW RESIDENTIAL DEVELOPMENT PROJECT. THIS INCLUDES BUT NOT LIMITED TO, SITE DEMOLITION, SITE PREPARATION, GRADING AND DRAINAGE, SUPPLY AND INSTALLATION OF GROWING MEDIUM, LANDSCAPE PLANTS, MULCH, IRRIGATION SYSTEM, LANDSCAPE PAVERS, CIP CONCRETE WALK/WALLS/STAIRS, FENCING, RAILING, GATES, LANDSCAPE LIGHTING, ONE YEAR WARRANTY AND ONE YEAR LANDSCAPE MAINTENANCE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ELECTRICAL AND WATER FEED TO ALLOW FOR THE INSTALLATION OF A COMPLETE, FUNCTIONING LANDSCAPE LIGHTING AND IRRIGATION SYSTEM. LANDSCAPE DESIGN/WORKS IS TO BE COORDINATED WITH THE ARCHITECT AND OTHER CONSULTANTS.

LANDSCAPE LIST OF DRAWINGS

- L0 COVER SHEET
- L1 LAYOUT
- L2 PLANTING PLAN
- L3 LIGHTING PLAN
- L4 TREE MANAGEMENT
- L5 DETAILS

GENERAL CONDITIONS OF THE CONTRACT

-REFER TO GENERAL CONDITIONS OF CONTRACT, BY PRIME CONSULTANT
 -REFER TO, AND COORDINATE THESE CONTRACT DOCUMENTS WITH THE CONTRACT DOCUMENTS OF THE OTHER CONSULTANTS AND THE MAIN CONTRACT

LANDSCAPE SPECIFICATIONS

1. CANADIAN LANDSCAPE STANDARD (CLS), SECOND EDITION
 COPYRIGHT, 2020, ISBN: 978-0-9950714-1-4
 -PUBLISHED JOINTLY BY:
 CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS
 12 FORILLON CRESCENT, OTTAWA ON K2M 2W5
 1-613-668-4775 cs-la-aapc.ca
 CANADIAN NURSERY LANDSCAPE ASSOCIATION
 7856 FIFTH LINE SOUTH MILTON ON L9T 2X8
 1-888-446-3499 cnla-acpp.ca

SUPPLEMENTARY SPECIFICATIONS- PROJECT SPECIFIC:

9. LANDSCAPE MAINTENANCE: ADD: PER SECTION 9.1.5, ESTABLISHMENT AND WARRANTY MAINTENANCE, THE MAINTENANCE PERIOD WILL BE FOR 1 CALENDAR YEAR FROM DATE OF ACCEPTANCE, PER SECTION 9.1.7, MAINTENANCE LEVEL FOR THIS PROJECT WILL BE AT LEVEL 3 "MODERATE"

CLS SPECIFICATIONS

1. SCOPE OF THE STANDARD
2. CONTRACT ADMINISTRATION
3. SITE PREPARATION AND PROTECTION
4. GRADING AND DRAINAGE
5. GROWING MEDIUM
6. PLANTS AND PLANTING
7. MULCHING
8. SEEDING AND SODDING
9. LANDSCAPE MAINTENANCE
10. IRRIGATION SYSTEMS
11. INTEGRATED PEST AND VEGETATION MANAGEMENT
12. HARDSCAPE
13. LANDSCAPE OVER STRUCTURES
14. INTERIOR PLANTSCAPE N/A

APPENDIX A: LIST OF TABLES AND FIGURES
APPENDIX B: BASIC CONTENTS OF A LANDSCAPE COMMISSIONING PLAN
APPENDIX C: CANADIAN NURSERY STOCK STANDARD, NINTH EDITION
APPENDIX D: NATIONAL VOLUNTARY CODE OF CONDUCT FOR THE ORNAMENTAL HORTICULTURE INDUSTRY
GLOSSARY OF TERMS AND DEFINITIONS

2. MMCD (LATEST EDITION) SPECIFICATIONS AND DRAWINGS, WITH MUNICIPAL SUPPLEMENTARY SPECIFICATIONS AND ALL APPLICABLE MUNICIPAL BY-LAWS.

3. CAN/CSA-Z614-14 CHIDREN'S PLAY SPACES AND EQUIPMENT AND IPEMA (INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION) STANDARD. SPECIFICATIONS FOR PLAY SURFACES TO INCLUDE ASTM F292/1951/2075/2223/355

NOTES:

1. IN CASE OF CONFLICTING SPECIFICATIONS THE MOST STRINGENT SPECIFICATION PREVAILS
2. CONTRACTOR TO PROVIDE DIGITAL PHOTOS TO THE LANDSCAPE ARCHITECT FOR ALL WORK THAT WILL BE BURIED OR CONCEALED IN ORDER TO CONFIRM THAT THE WORK MEETS SPECIFICATIONS AND APPLICABLE STANDARDS
3. CONTRACTOR TO PROVIDE DIGITAL PHOTOS OF ALL PLANT MATERIAL AT THE NURSERY FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO SHIPPING. PHOTOS ARE TO BE REPRESENTATIVE OF THE PLANTS TO BE SHIPPED AND CLEARLY SHOW THE QUALITY AND SIZE OF THE PLANTS. A MEASURING STICK SHOULD BE USED WHERE NECESSARY TO SHOW THE HEIGHT OF A PLANT.

GENERAL PROJECT AND CONTRACTOR NOTES

1. Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
2. Contractor shall submit reproducible shop drawings to Landscape Architect for Owner's approval.
3. Contractor shall co-ordinate with all trades to provide complete working systems.
4. Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Any scales on drawings are only for the Contractor's convenience. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the appropriate design professional (eg Landscape Architect, Architect, Engineer)
5. Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
6. All work described by these documents shall be performed in full accordance with all applicable codes and standards.
7. All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.
8. Requests to substitute any product, technique, or material shall be submitted in writing to Landscape Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
9. All workmanship, material, and equipment shall be guaranteed for one year from date of Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
10. Coordinate landscape drawings with architect/engineer and all other consultant drawings.

GENERAL LANDSCAPE NOTES

1. All landscape works are to meet the specifications and standards of the latest edition of the CANADIAN LANDSCAPE STANDARD, published by the Canadian Society of Landscape Architects and the Canadian Nursery landscape Association.
2. All landscape works to be carried out by a contractor with minimum 5 years' experience doing work similar in scope and size, and on at least 3 comparable projects. The contractor needs to be a member in good standing with the appropriate trade organization: eg. B.C. Landscape and Nursery Association (BCLNA), Irrigation industry Association of B.C. (IIABC). Execution of work to be under the direct supervision of qualified industry certified technicians.
3. All grades to meet adjacent grades at property line. All stormwater is to be contained on site and away from adjacent properties. All hard surfaces to be sloped a minimum of 1.5%, and all lawn areas to be sloped a minimum of 2% to avoid standing water. Contractor is ultimately responsible for ensuring there is no standing water on site over an extended period.
4. No slopes to be steeper than 2.5 horizontal: 1 vertical.
5. All plant material and growing medium to meet Canadian Landscape Standard #1 specifications. Plant search area is to be any plant nursery within the Lower Mainland. Plant substitutions are only allowed if approved by Landscape Architect. Suggested plant substitutions shall be of similar species and of at least equal size to those originally specified.
6. All shrub beds to contain minimum 18" (450) mm depth of approved growing medium over scarified subgrade. All lawn areas to contain minimum 6" (150) mm of approved growing medium over scarified subgrade.
7. All guardrails are required wherever the fall height is over 2 ft. Guardrails to be a minimum 42" high from any climbable surface surface. Maximum openings between pickets to be under 4".
8. Stairs to have consistent rise/run for risers and treads. Stair treads to slope 2% to front edge of tread for drainage and constructed with materials or finishes to prevent slip falls. All stairs over 2 risers to have handrails between 32" to 38" high from the front of stair treads, and to extend 12" past the end of top/bottom treads.
9. Exterior ramps to adhere to BC Building code if greater than 5% slope. Ramps to be maximum of 8.3% and minimum 5' width. Handrails required on both sides. Construction to adhere to BC Building code.
10. All retaining walls and structures over 4 ft. in height or if there are issues with soil stability require signoff from the appropriate engineer (eg structural, geotechnical). Contractor to provide engineer stamped shop drawings for Landscape Architect.
11. Landscape installation to be reviewed by registered Landscape Architect.

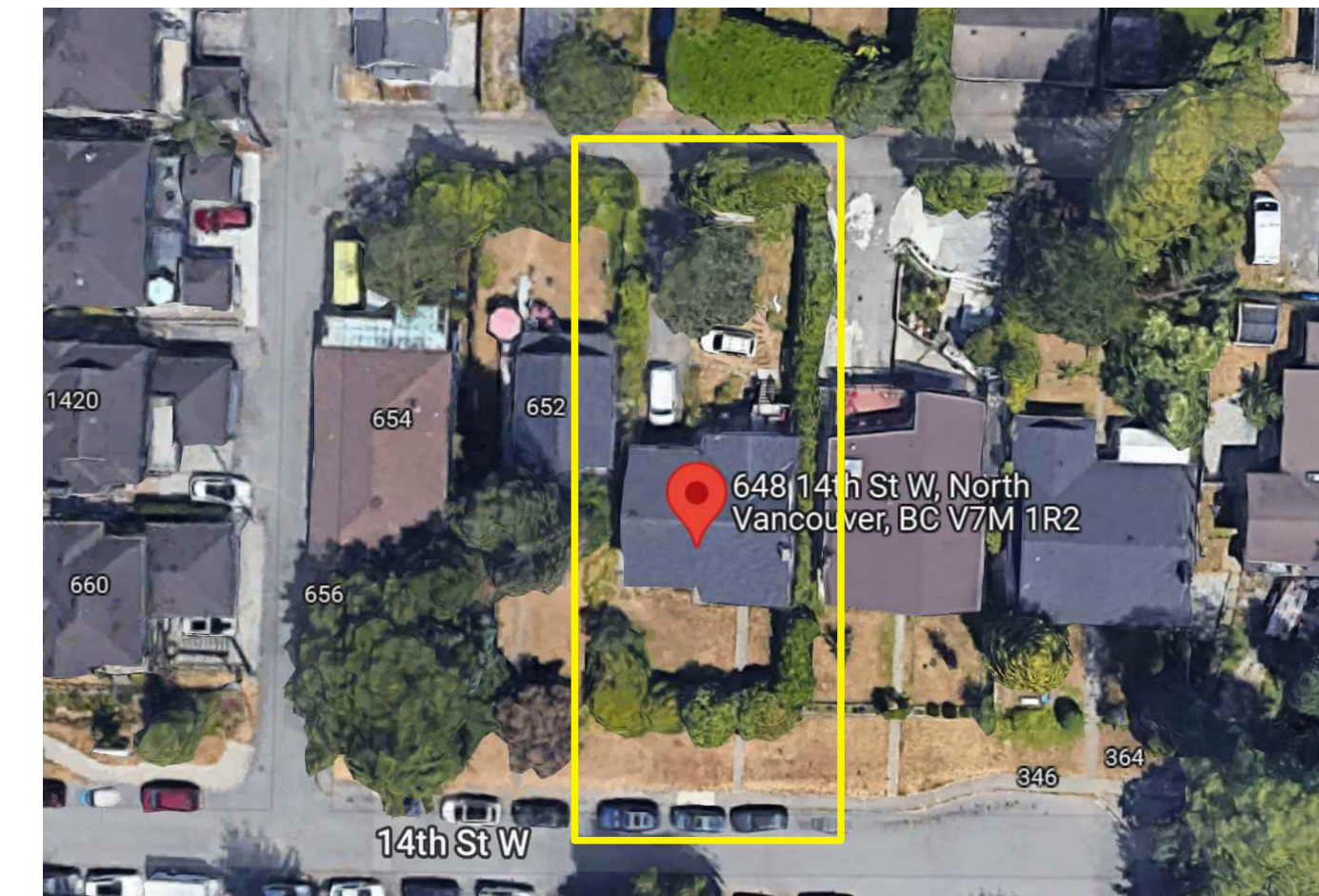
GENERAL TREE NOTES

1. Any permitted tree removal(s) must be performed by a qualified professional.
2. No grade changes are to occur within the critical root zones of any retained trees. Any exposed roots from lines of excavation must be covered with burlap and then poly plastic in an effort to prevent desiccation of exposed roots; this root curtain must be removed prior to backfilling. Trees must be adequately watered during the entire construction process.
3. The removal of existing organics within the critical root zones of retained trees must be performed manually, when installing new plant material within the critical root zones of retained trees, if large roots (1.5' diameter and larger) are encountered, then new plantings must be shifted to accommodate. No more than 3" of additional soil for new landscaping may be added within any critical root zone.
4. Any excavation work or work within the protection zone of retained trees requires the supervision of a certified arborist. This includes, but is not limited to: demolition, the installation of any permeable or impermeable surfaces (concrete, asphalt, pavers, etc.), installation of permanent or temporary services (gas, sewer, storm, sanitary, communication, electrical, irrigation, etc.), during the installation of patios, driveways, or any hardscape, during the installation of footings for fences, walls, decorative walls, retaining walls, decks, and deck footings.
5. Construction materials must not be stored within the tree protection zone (TPZ) of trees to be retained, and TPZ fencing to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating "Tree protection zone-Do not enter or modify". Contact your project arborist for any TPZ barrier issues.
6. Refer to arborist report and drawing where applicable.

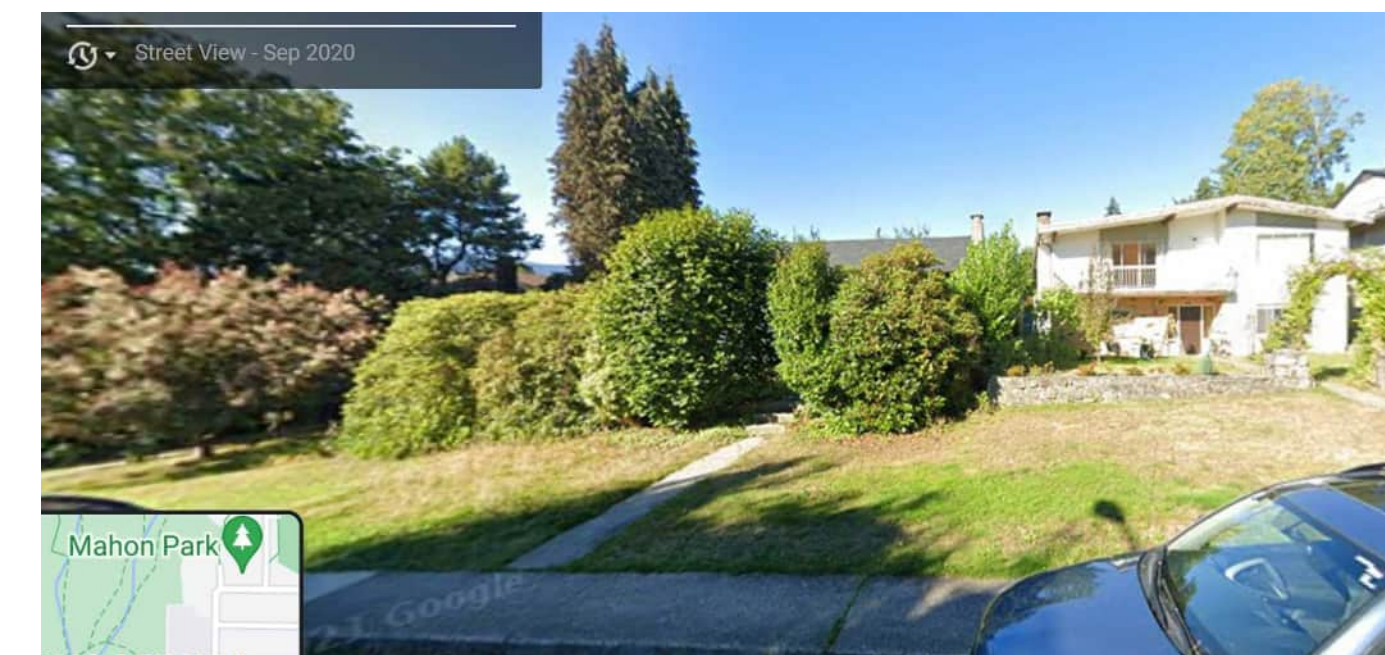
MATERIALS LIST-COORDINATE WITH SPECIFICATIONS

1. ASPHALT: 3" of compacted hot mix asphalt applied in 2 lifts over 4" of well compacted ¾" minus base course per municipal and MMCD specifications.
2. CONCRETE FLATWORK: Per applicable industry standards. Concrete to be reinforced with rebar and/or WWM as shown on drawings. For concrete flatwork, provide medium broom finish with 2% cross slope, over min. 4" compacted granular base with expansion joints as required, and control joints @ 5'OC and where there is potential for cracking. Provide shop drawings for consultant review prior to placing showing expansion and control joints.
3. FENCE- POST SADDLE BRACKET: By Simpson Strong-Tie, WUB44RHDG for full dimension 4" post, galvanized with 15M rebar.
4. FENCE-WOOD: Full dimension #2 and better cedar boards, finished with 2 coats of Sikksens semi-transparent cedar stain. Posts and kick board to be full dimension wood, incised and rated for ground contact approved per CCA/MCA PT.
5. FILTER FABRIC: Nlix Nonwoven 4551 geotextile or equivalent; polypropylene, staple fiber, needle-punched nonwoven geotextile.
6. GRANULAR BASE: To be minimum 4" depth of 3/4" minus road base compacted to 95% MPD and free of impurities per MMCD specifications.
7. GRAVEL LAYER: Gravel under the deck to be 1 1/2" clean river rock, minimum 4" depth over nonwoven filter fabric.
8. GROWING MEDIUM: In accordance with CLS standards, latest edition. For Turf Areas: Level 1H (High Traffic Lawn Areas), containing by weight: 70-90% sand, maximum 25% fines (max 20% clay), 3-5% organic matter, with pH between 6-7; For Planting Areas: Level 1P (Planting Areas), containing by weight: 50-70% sand, maximum 25% fines (max 20% clay), 10-20% organic matter, with pH between 4.5-6.5. Supplied by Veratec Engineered Products (www.veratecgroup.com), DENBOW (www.denbow.com), SUMAS GRO MEDIA (www.sumasgromedia.com) or equivalent; 6"min for lawn areas on grade, 18" min for planted areas on grade, over scarified base, or as otherwise specified. A current representative soil analysis is to be done by Pacific Soil Analysis, Richmond to confirm soil sample meets specifications prior to shipping. If after shipping the quality of the soil is in question, further sampling and testing by Pacific Soil Analysis will be required at contractor's expense. If it is determined that the soil does not meet CLS Specifications, the soil is to be removed at contractor's expense. Contact information for Pacific Soil Analysis is: #5-11720 Voyager Way, Richmond, BC V6X 3G9: Phone (604) 273-8226. For growing medim on roof, see section under Green Roof.
9. HANDRAILS FOR STAIRS: 36 " high measured from front edge of tread, powder coated medium gloss charcoal aluminum, installed to BC Building code. Exact style to be determined by Owner.
10. IRRIGATION: Supply and installation required for a complete automatic, inground irrigation system to provide supplemental water efficiently and uniformly. All components to be new, and includes all pipes, sleeves, valves, in-ground irrigation boxes, sprinkler heads, solenoid wires, controller and rain sensor. Hose bibs and quick couplers to be on their separate zone. Controller to have 2 extra zones for future expansion and if installed outside, to have controller and wiring secured in a lockable, weatherproof metal box. Irrigation components to be Rainbird, Toro or Hunter. Irrigation design and installation per Canadian Landscape Standards, latest edition. Design to be completed by a qualified designer/contractor with IIABC. Shop drawings for the irrigation design are to be provided by contractor and to be approved by the landscape architect prior to installation. Contractor is responsible for providing a water service line and connecting irrigation system to water service line complete with backflow preventor, pressure reducing valve and isolation valves. Contractor to adjust irrigation controller, sprinkler heads and commission system in addition to providing as-built drawings and a one year warranty.
11. LANDSCAPE EDGING: HDPE edging by Precision Edging (PE 20C) 7/16" by 4", screwed to plastic spikes (1.25" by 12") every 2' OC.
12. LIGHTING-BY KICHLER: Lighting fixtures and accessories to be Kichler 12 V, LED. STEP LIGHT: KIC-5782BKT27 .86W/ PATH LIGHT: KIC-15805BKT27 4W/ ACCENT LIGHT: KIC-16155BKT27 3.5W/ HARDSCAPE: KIC-16103GRY27 2.7W/ WALL WASH: KIC-16070BKT27R 4.3W/ BOLLARD: KIC-16070BKT27R 3.8W/ DECK LIGHT: KIC-15764CBR .86W/ 300 W Transformer-Kichler 15CS300SS or sized to allow for an additional 50 watt capacity; Photocell- Kichler 15565BK, Timer-24 hr.digital. Lighting to be installed as a complete working system with wires, connectors, mounting hardware, transformer, photocell and timer. Contractor is responsible for providing a power source and to have transformer and timer secured in a lockable and weatherproof cabinet if accessible to the public. All wires to be hidden and buried min 8" in soil. Refer to architectural drawings for specifications for exterior building lights.
13. LIGHTING-GENERAL: Contractor is responsible for providing a complete operating system with power source, wiring, photocell sensor and timer. If timer is outside, it will need to be secured in a lockable and weatherproof cabinet. All work to conform to applicable codes.
14. MULCH: To be composted fir bark, having dark brown, fine texture and ½" minus, applied evenly at a 2" depth over plant beds. Available from Augustine Soil and Mulch (604 465-5193) or equivalent.
15. PAVERS-PERMEABLE: AQUAPAVE by Abbotsford Concrete Products, Standard Series, 4 5/16" by 8 3/4" by 3 1/8" inches, Natural colour, running bond with soldier course in Charcoal colour, installed per manufacturer's instructions.
16. PLANT MATERIAL: All plant material are to meet current Canadian Landscape Standard (CLS) #1 and installed according to current CLS standards by qualified contractor. Plant search is generally throughout the Lower Mainland except as indicated otherwise. Any plant substitutions must be approved by Landscape Architect.
17. RAILINGS: Minimum 42" high, powder coated medium gloss black charcoal. Railings to be installed where there is a fall height of 2' or more, installed per BC Building code. Maximum gap between pickets to be 4". Posts to be min 2" d. and maximum 6' oc. Coordinate with architect/engineering drawings. Exact style to be determined by Owner.
18. RETAINING WALL-CONCRETE: Per applicable industry standards. Concrete to be reinforced with rebar as shown on drawings. Drawings are to be confirmed with structural engineer. For retaining walls over 4' high, or where there may be issues with global stability, stamped engineered drawings are required. Provide shop drawings for consultant review prior to placing showing expansion and control joints.
19. SOD: All sod to be sand based sod (Perennial rye/Kentucky bluegrass) with no netting. Supplied by Bos Sod Farms or equivalent. No clay or silt soil to be allowed.
20. STEPS-CONCRETE: Medium broom finish, sloped 2% to front of tread per BC Building code. Coordinate with architect/engineering drawings.
21. TREE ROOT BARRIER: By Deep Root or equivalent, polypropylene barrier, 2' deep by .08" thickness by 10' long against concrete sidewalk
22. WOOD: Per industry standards. All exterior wood to be rot resistant, either western red cedar, yellow cedar, robinia, ipe or pressure treated (PT). Minimum standard to be #2 and better. Wood to be finished with minimum 2 coats of an approved exterior grade finish. All wood in contact with ground to be incised, ground contact approved per CCA/MCA PT. All cuts to be sealed prior to installation.

NOTE: ALL MATERIALS SHOWN ON DRAWINGS ARE NOT NECECARILY INCLUDED IN THIS MATERIALS LIST. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL MATERIALS REQUIRED TO COMPLETE LANDSCAPE WORKS PER CONTRACT DOCUMENTS.



AERIAL VIEW OF PROJECT SITE- UP IS NORTH



STREET VIEW OF PROJECT SITE

No.	Date	Issue/Revision Notes
A	1/16/2023	ISSUED FOR COORDINATION
B	1/27/2023	ISSUED FOR BP

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Design Firm	SW LANDSCAPE ARCHITECT 919 MELBOURNE AVENUE, NORTH VANCOUVER www.swlandscapearchitect.com
Client	MR. HASSAN FELFELIAN
Project Title	3 UNIT DWELLING 648 W. 14TH ST., NORTH VANCOUVER

Project Manager	STEVE WONG	Project ID	2022-34
Drawn By	SW	Scale	AS NOTED

Date	JAN 2023	Sheet No.	L-0
CAD File Name	648 W14.vvwx		of _____

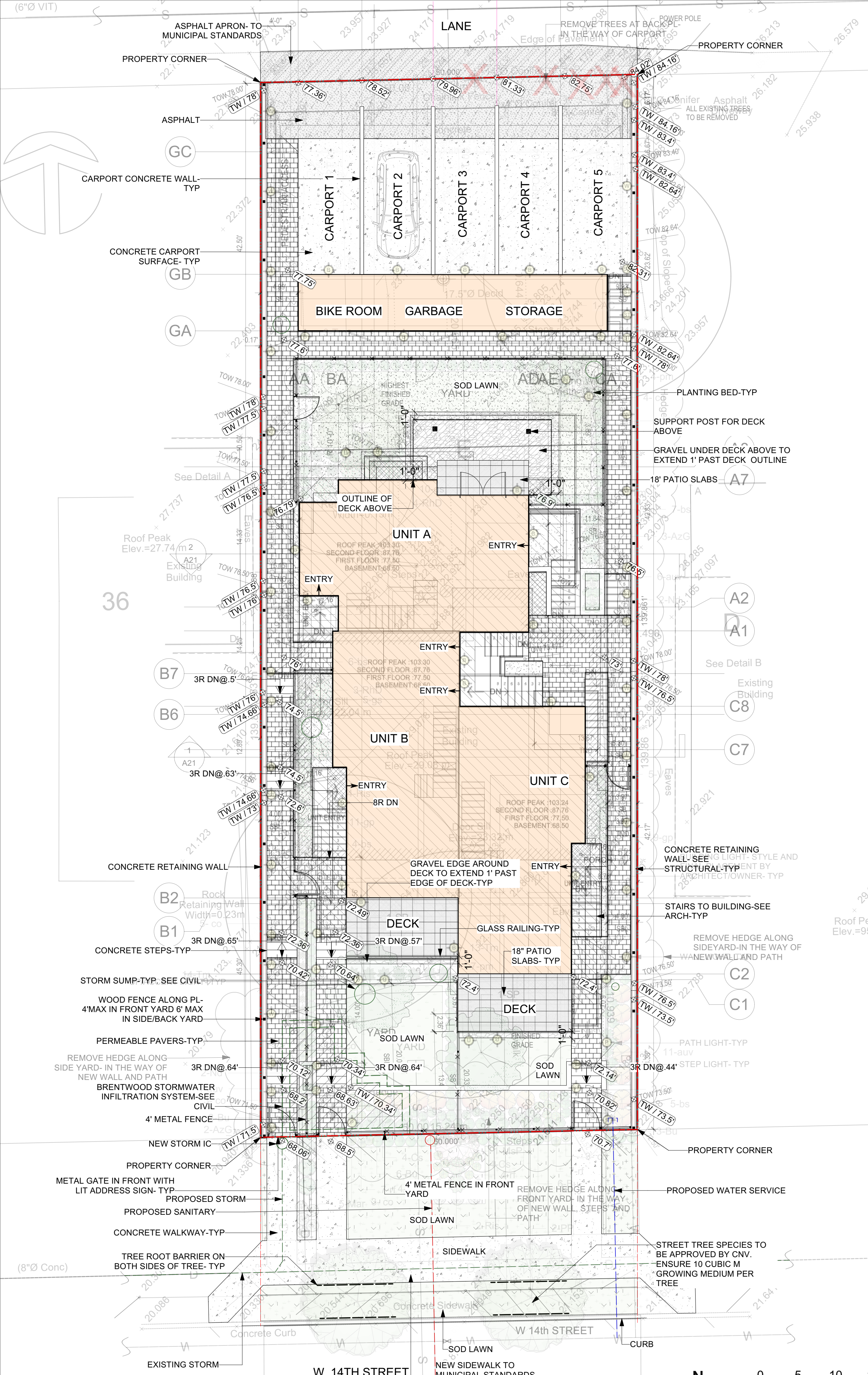
COVER SHEET			
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- Coordinate landscape drawings with architect/engineer and all other consultant drawings.

LEGEND

- + 219.33' EXISTING ELEVATION
- ⊕ 219.33' PROPOSED ELEVATION
- ⊕ TW / 222.25' PROPOSED TOP OF WALL
- ⊕ BW / 223.81' PROPOSED BOTTOM OF WALL
- ⊕ TC / 223.81' PROPOSED TOP OF CURB
- ⊕ BC / 223.81' PROPOSED BOTTOM OF CURB
- PROPERTY LINE
- ⊕ AREA DRAIN
- ==== TRENCH DRAIN
- ASPHALT
- CONCRETE
- FIBAR
- SAND
- STONEMWORK
- SLABS/TILES
- WOOD DECK
- GRAVEL
- GRASS

No.	Date	Issue/Revision Notes
A	1/16/2023	ISSUED FOR COORDINATION
B	1/27/2023	ISSUED FOR BP

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Design Firm: SW LANDSCAPE ARCHITECT
919 MELBOURNE AVENUE, NORTH VANCOUVER
www.swlandscapearchitect.com

Client: MR. HASSAN FELFELIAN

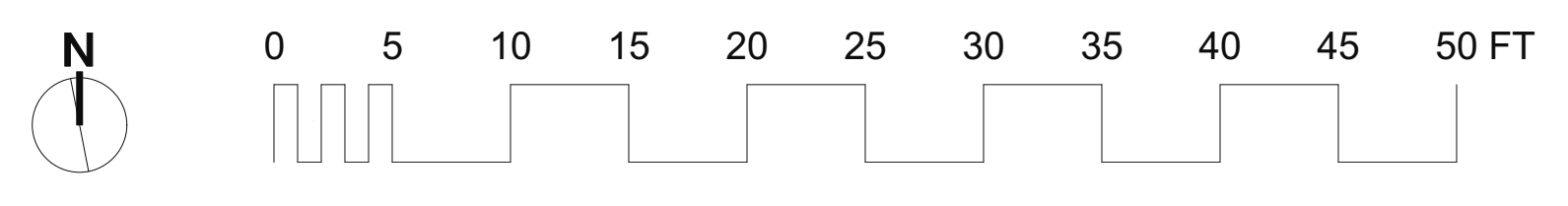
Project Title: 3 UNIT DWELLING
648 W.14TH ST., NORTH VANCOUVER

Sheet Title: LAYOUT

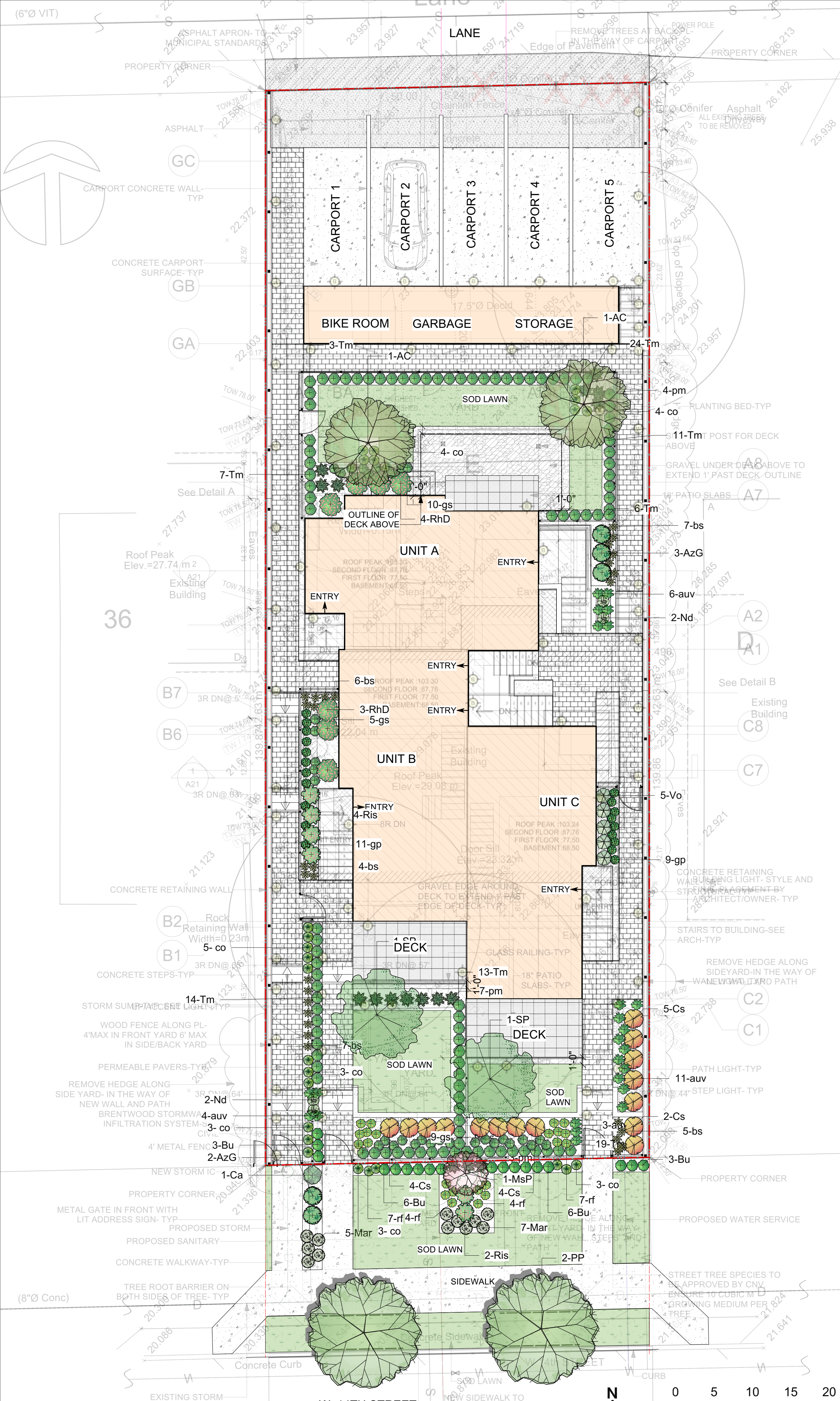
Project Manager: STEVE WONG | Project ID: 2022-34
Drawn By: SW | Scale: AS NOTED

Date: JAN 2023 | Sheet No. L-1
CAD File Name: 648 W14.vvwx | 5 of 5

1 LAYOUT
Scale: 1/8" = 1'-0"



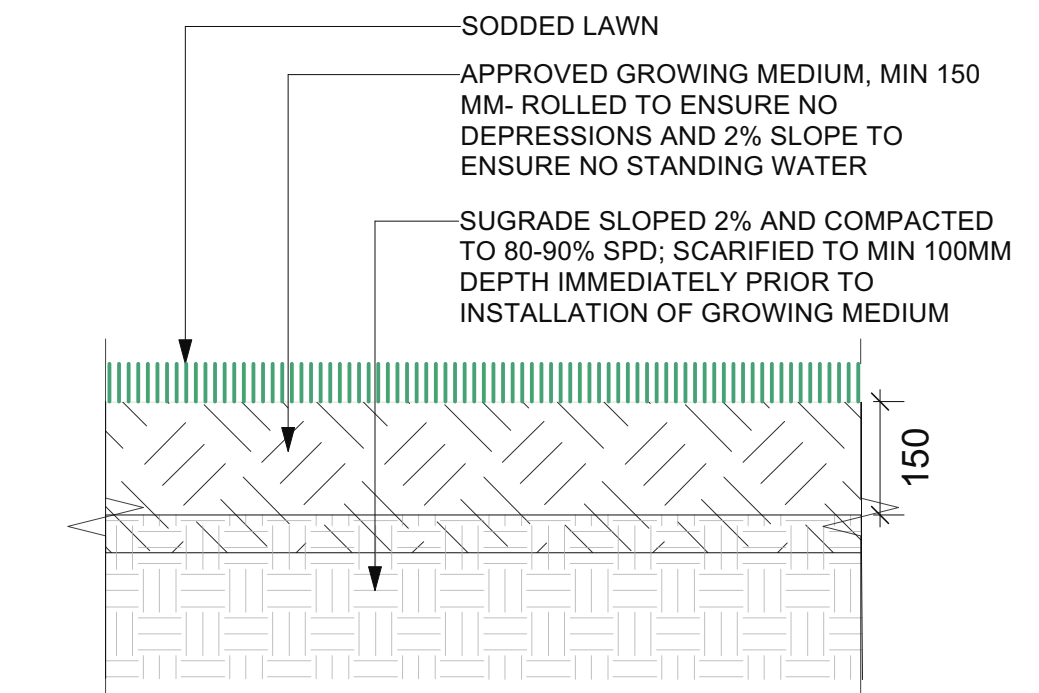
SCALE IS PROVIDED FOR CONVENIENCE
DO NOT SCALE DRAWINGS FOR DIMENSIONS



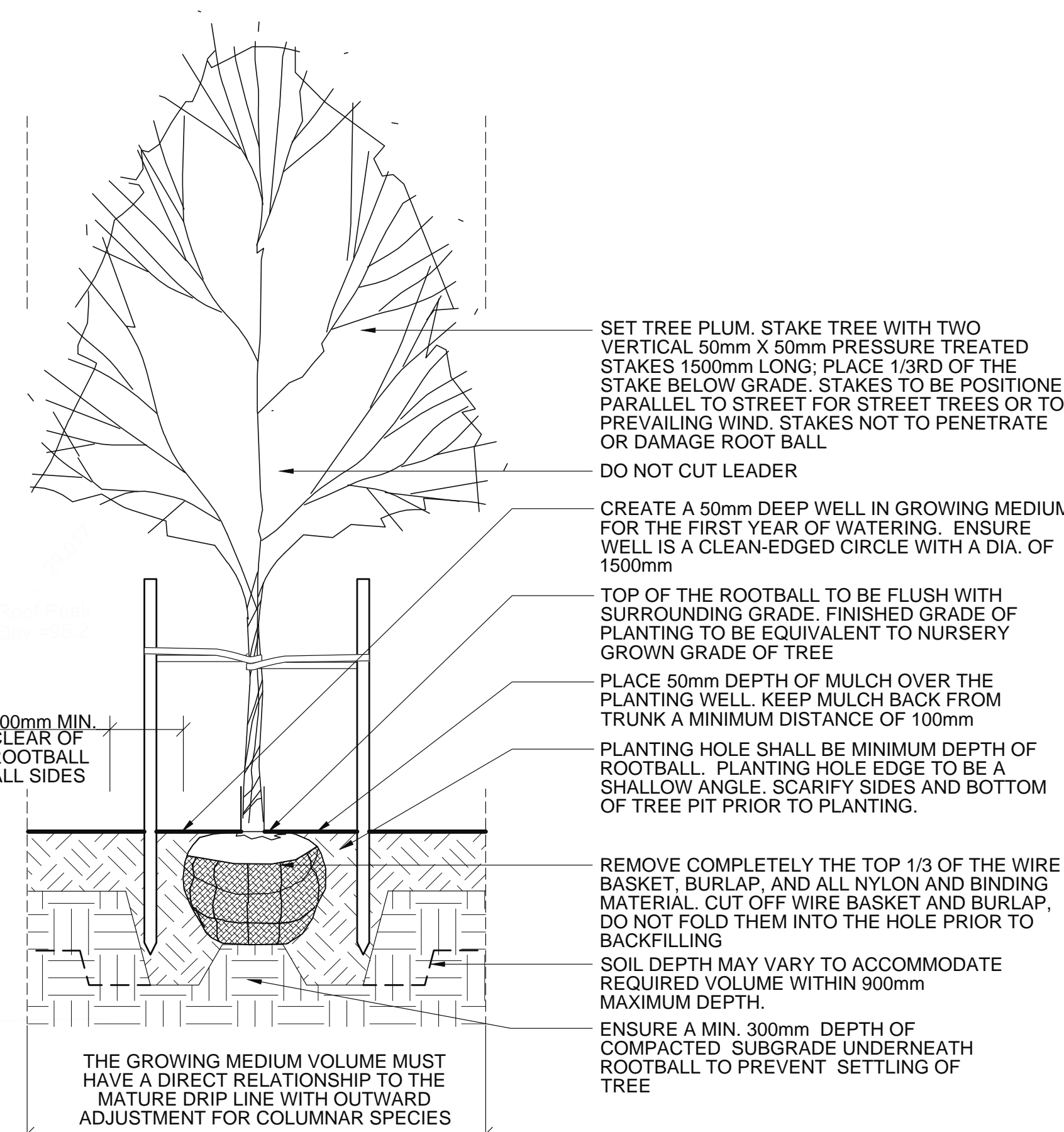
PLANT LIST 648 W. 14TH ST CNV

Botanical Name	Common Name	No.	Size	Spacing	Sym
TREES					
<i>Acer circinatum</i>	Vine maple	2	2.4 m	as shown	AC
<i>Parrotia persica</i> 'Vanessa'	Parrotia	2	7 cm	as shown	PP
<i>Stewartia pseudocamellia</i>	Stewartia	2	7 cm	as shown	SP
SHRUBS					
<i>Azalea</i> 'Girard Fuchsia'	Azalea	5	#2 pot	as shown	AzG
<i>Buxus</i> 'Green Velvet'	Boxwood	18	#2 pot	as shown	Bu
<i>Cornus alba</i> 'Elegantissima'	Variiegated dogwood	1	#2 pot	as shown	Ca
<i>Cornus stolonifera</i>	Redtwig dogwood	15	#2 pot	as shown	Cs
<i>Magnolia stellata</i> 'Pink Star'	Star magnolia	1	1.5 m	as shown	MsP
<i>Mahonia repens</i>	Creeping oregon grape	12	#2 pot	as shown	Mar
<i>Nandina domestica</i> 'Gulf Stream'	Heavenly bamboo	4	#2 pot	as shown	Nd
<i>Rhododendron</i> 'Dora Amateis'	Rhododendron	7	#5 pot	as shown	RhD
<i>Ribes sanguinum</i>	Red flowering currant	6	#2 pot	as shown	Ris
<i>Taxus media</i> 'Hillii'	Yew	97	1.2 m	as shown	Tm
<i>Vaccinium ovatum</i>	Evergreen huckleberry	5	#2 pot	as shown	Vo
VINES, GROUND COVERS AND HERBACEOUS PERENNIALS					
<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	24	#1 pot	as shown	auv
<i>Blechnum spicant</i>	Deer fern	29	#1 pot	as shown	bs
<i>Carex oshimensis</i> 'Evergold'	Sedge	25	#1 pot	as shown	co
<i>Gaultheria procumbens</i>	Wintergreen	20	#1 pot	as shown	gp
<i>Gaultheria shallon</i>	Salal	33	#1 pot	as shown	gs
<i>Polystichum munitum</i>	Western sword fern	17	#1 pot	as shown	pm
<i>Rudbeckia fulgida</i> 'Goldsturm'	Rudbeckia	22	#1 pot	as shown	rf

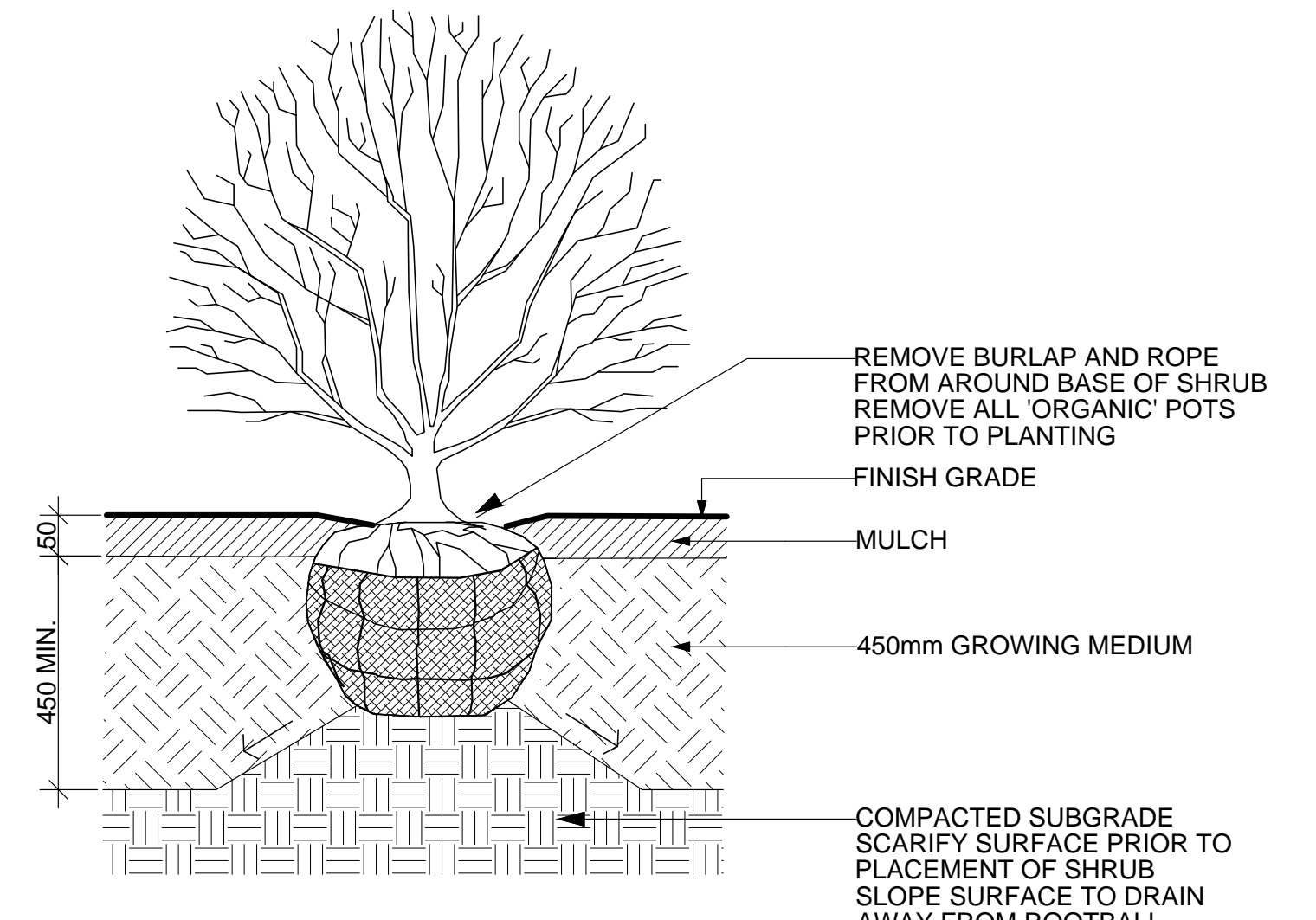
Contractor to be certified by BCLNA
 All plants and installation to meet or exceed latest Canadian Landscape standard (CLS) #1 standards
 Contractor to verify numbers and placement of plants prior to installation



3 SODDED LAWN DETAIL
 Scale: 1:10



2 TREE PLANTING DETAIL
 Scale: N/A



NOTES:
 1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB.
 3. PLANTING PIT MUST BE FREE DRAINING

4 SHRUB PLANTING DETAIL
 Scale: N/A

IRRIGATION: Supply and installation required for a complete automatic, in-ground irrigation system to provide supplemental water efficiently and uniformly. All components to be new, and includes all pipes, sleeves, valves, in-ground irrigation boxes, sprinkler heads, solenoid wires, controller and rain sensor. Hose bibs and quick couplers to be on their separate zone. Controller to have 2 extra zones for future expansion and if installed outside, to have controller and wiring secured in a lockable, weatherproof metal box. Irrigation components to be Rainbird, Toro or Hunter. Irrigation design and installation per Canadian Landscape Standards, latest edition. Design to be completed by a qualified designer/contractor with IIABC. Shop drawings for the irrigation design are to be provided by contractor and to be approved by the landscape architect prior to installation. Contractor is responsible for providing a water service line and connecting irrigation system to water service line complete with backflow preventor, pressure reducing valve and isolation valves. Contractor to adjust irrigation controller, sprinkler heads and commission system in addition to providing as-built drawings and a one year warranty.

GENERAL PLANTING NOTES

- GROWING MEDIUM:** In accordance with CLS standards, latest edition. For Turf Areas: Level 1H (High Traffic Lawn Areas), containing by weight: 70-90% sand, maximum 25% fines (max 20% clay), 3-5% organic matter, with pH between 6-7; For Planting Areas: Level 1P (Planting Areas), containing by weight: 40-80% sand, maximum 25% fines (max 20% clay), 10-20% organic matter, with pH between 4.5-6.5. Supplied by Veratec Engineered Products (www.veratecgroup.com), DENBOW (www.denbow.com), SUMAS GRO MEDIA (www.sumasgromedia.com) or equivalent; 6" min for lawn areas on grade, 18" min for planted areas on grade, over scarified base, or as otherwise specified. A current representative soil analysis is to be done by Pacific Soil Analysis, Richmond to confirm soil sample meets specifications prior to shipping. If after shipping the quality of the soil is in question, further sampling and testing by Pacific Soil Analysis will be required at contractor's expense. If it is determined that the soil does not meet CLS Specifications, the soil is to be removed at contractor's expense. Contact information for Pacific Soil Analysis is: #5-11720 Voyager Way, Richmond, BC V6X 3G9; Phone (604) 273-8226.
- MULCH:** To be composted fir bark, having dark brown, fine texture and 1/2" minus, applied evenly at a 2" depth over plant beds. Available from Augustine Soil and Mulch (604 465-5193) or equivalent.
- PLANT MATERIAL:** All plant material are to meet current Canadian Landscape Standard (CLS) #1 and installed according to current CLS standards by qualified contractor. Plant search is generally throughout the Lower Mainland except as indicated otherwise. Any plant substitutions must be approved by Landscape Architect.
- IRRIGATION:** Supply and installation required for a complete automatic, in-ground irrigation system to provide supplemental water efficiently and uniformly. All components to be new, and includes all pipes, sleeves, valves, in-ground irrigation boxes, sprinkler heads, solenoid wires controller and rain sensor. Controller to have 2 extra zones for future expansion and if installed outside, to have controller and wiring secured in a lockable, weatherproof metal box. Irrigation components to be Rainbird, Toro or Hunter. Irrigation design and installation per Canadian Landscape Standards, latest edition. Design to be completed by a qualified designer/contractor with IIABC. Shop drawings for the irrigation design are to be provided by contractor and to be approved by the landscape architect prior to installation. Contractor is responsible for providing water service and connecting irrigation system to water service complete with backflow preventor, pressure reducing valve and isolation valves. Contractor to adjust irrigation controller, sprinkler heads and commission system in addition to providing as-built drawings and a one year warranty.

No.	Date	Issue/Revision Notes
A	1/16/2023	ISSUED FOR COORDINATION
B	1/27/2023	ISSUED FOR BP

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 919 MELBOURNE AVENUE, NORTH VANCOUVER
 www.swlandscapearchitect.com

Client: MR. HASSAN FELFELIAN

Project Title: 3 UNIT DWELLING
 648 W.14TH ST., NORTH VANCOUVER

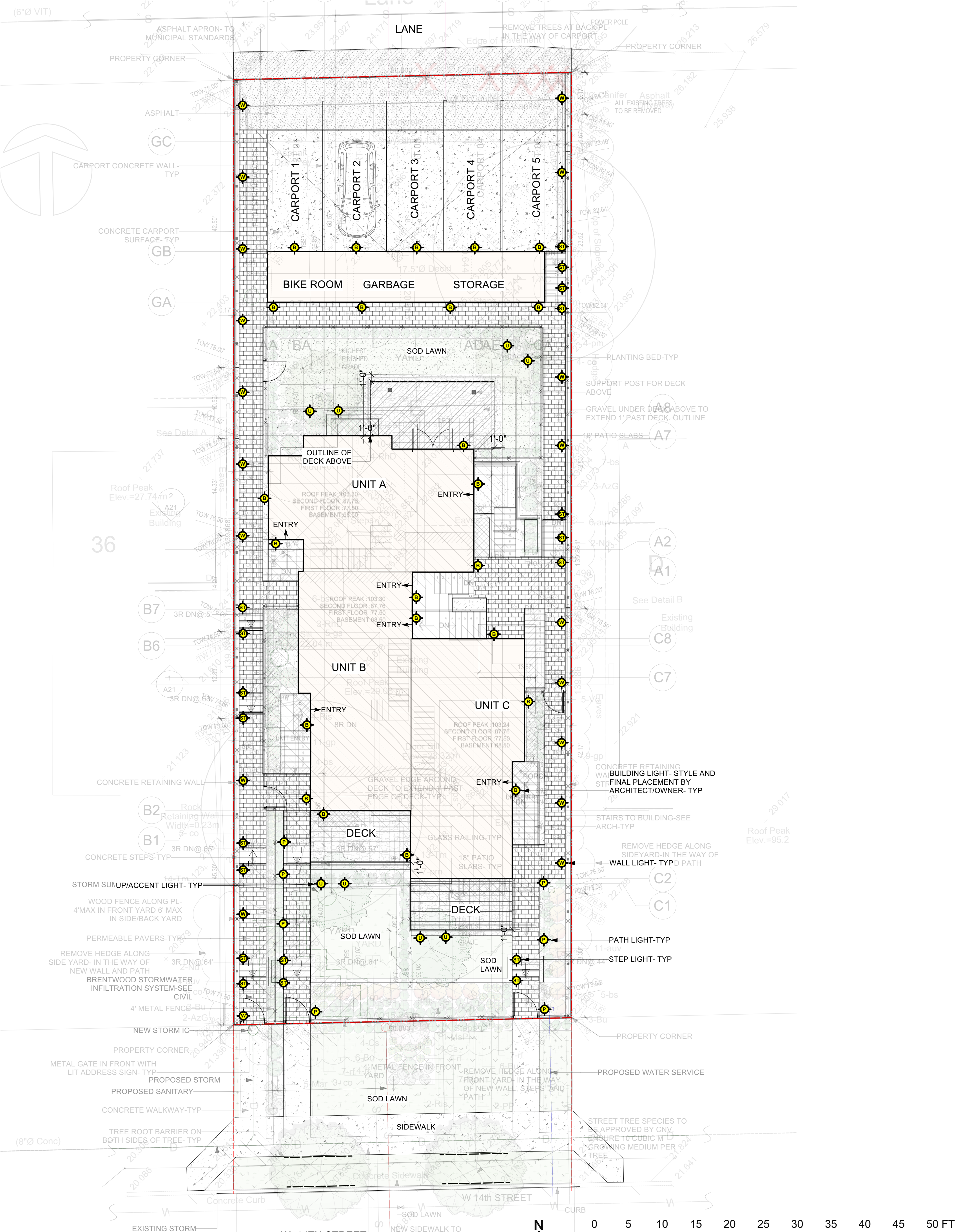
Sheet Title: PLANTING PLAN

Project Manager: STEVE WONG
 Drawn By: SW

Date: JAN 2023
 CAD File Name: 648 W14.vvwx

Project ID: 2022-34
 Scale: AS NOTED
 Sheet No.: L-2
 of 5

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1 LIGHTING PLAN
Scale: 1/8" = 1'-0"

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2 KICHLER LED STEP/WALL LIGHT
Scale: N/A



4 KICHLER LED PATH LIGHT
Scale: N/A



3 KICHLER LED UP/ACCENT LIGHT
Scale: N/A

LIGHTING LEGEND

- B** BUILDING LIGHT-SEE ARCH
- ST** STEP LIGHT
- W** WALL LIGHT
- U** UP/ACCENT LIGHT
- P** PATH LIGHT
- H** HARDSCAPE LIGHT
- DK** DECK LIGHT
- D** DOWN/ACCENT LIGHT

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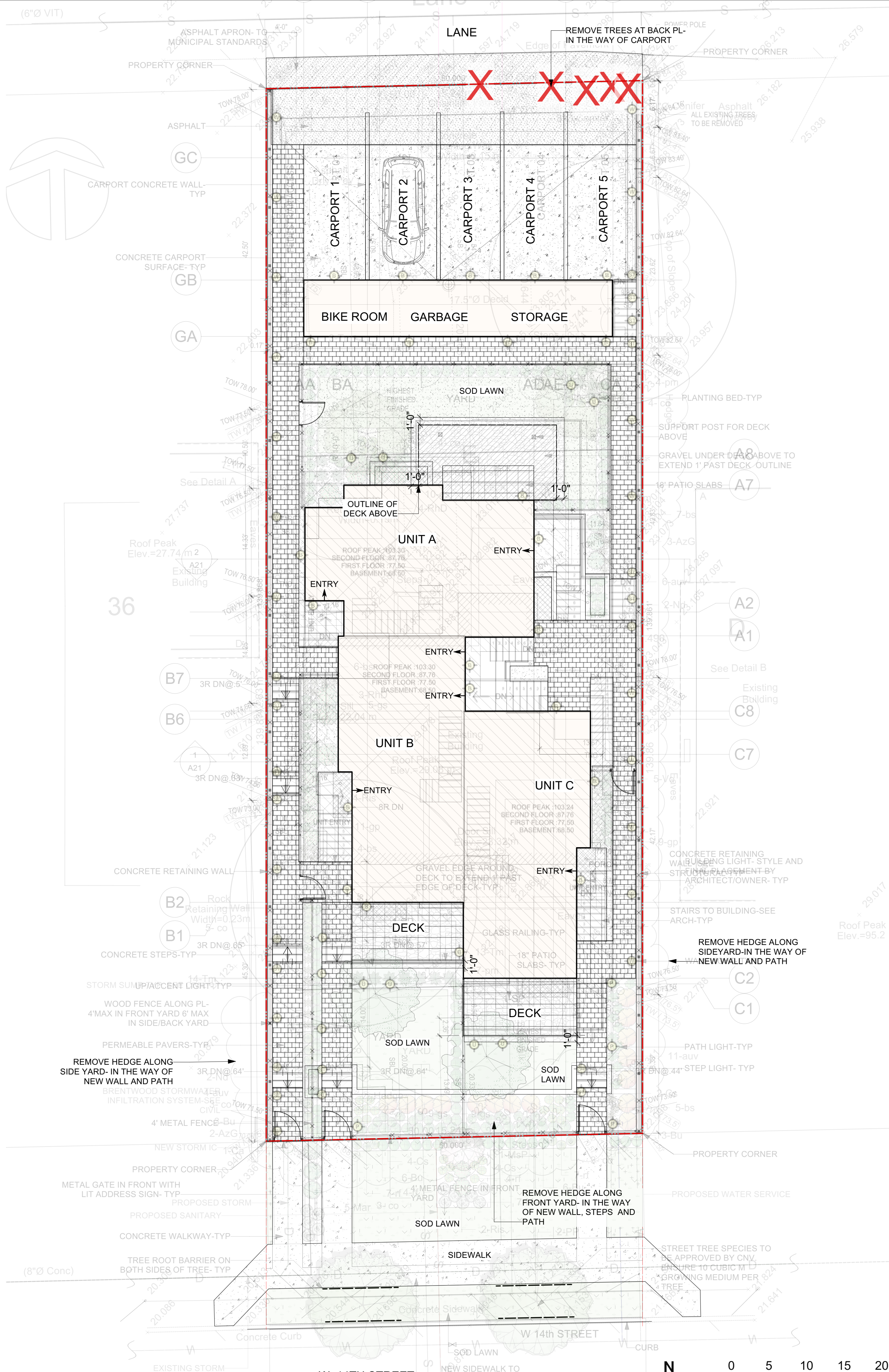
Client: MR. HASSAN FELFELIAN

Project Title: 3 UNIT DWELLING
648 W.14TH ST., NORTH VANCOUVER

Sheet Title: LIGHTING PLAN

Project Manager: STEVE WONG | Project ID: 2022-34
Drawn By: SW | Scale: AS NOTED

Date: JAN 2023 | Sheet No.: L-3 of 5
CAD File Name: 648 W14.vvx | 5



GENERAL TREE NOTES

1. Any permitted tree removal(s) must be performed by a qualified professional.
2. No grade changes are to occur within the critical root zones of any retained trees. Any exposed roots from lines of excavation must be covered with burlap and then poly plastic in an effort to prevent desiccation of exposed roots; this root curtain must be removed prior to backfilling. Trees must be adequately watered during the entire construction process.
3. The removal of existing organics within the critical root zones of retained trees must be performed manually. When installing new plant material within the critical root zones of retained trees, if large roots (1.5' diameter and larger) are encountered, then new plantings must be shifted to accommodate. No more than 3" of additional soil for new landscaping may be added within any critical root zone.
4. Any excavation work or work within the protection zone of retained trees requires the supervision of a certified arborist. This includes, but is not limited to; demolition, the installation of any permeable or impermeable surfaces (concrete, asphalt, pavers, etc.), installation of permanent or temporary services (gas, sewer, storm, sanitary, communication, electrical, irrigation, etc.), during the installation of footings for fences, walls, decorative walls, retaining walls, decks, and deck footings.
5. Construction materials must not be stored within the tree protection zone (TPZ) of trees to be retained, and TPZ fencing to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating 'Tree protection zone-Do not enter or modify'. Contact your project arborist for any TPZ barrier issues.
6. Refer to arborist report and drawing, Prepared by Davey resource group, Dated January 31, 2022. Refer to and coordinate with other project drawings.

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Project Title: 3 UNIT DWELLING
 648 W.14TH ST., NORTH VANCOUVER

Sheet Title: TREE MANAGEMENT

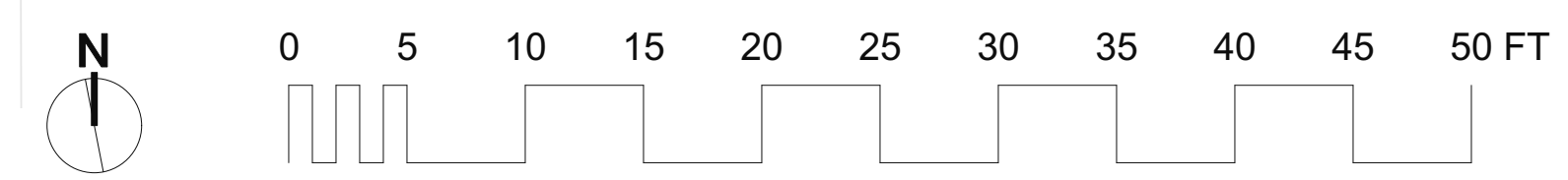
Project Manager: STEVE WONG | Project ID: 2022-34
 Drawn By: SW | Scale: AS NOTED

Date: JAN 2023 | Sheet No.: L-4
 CAD File Name: 648 W14.vvx | of: 5

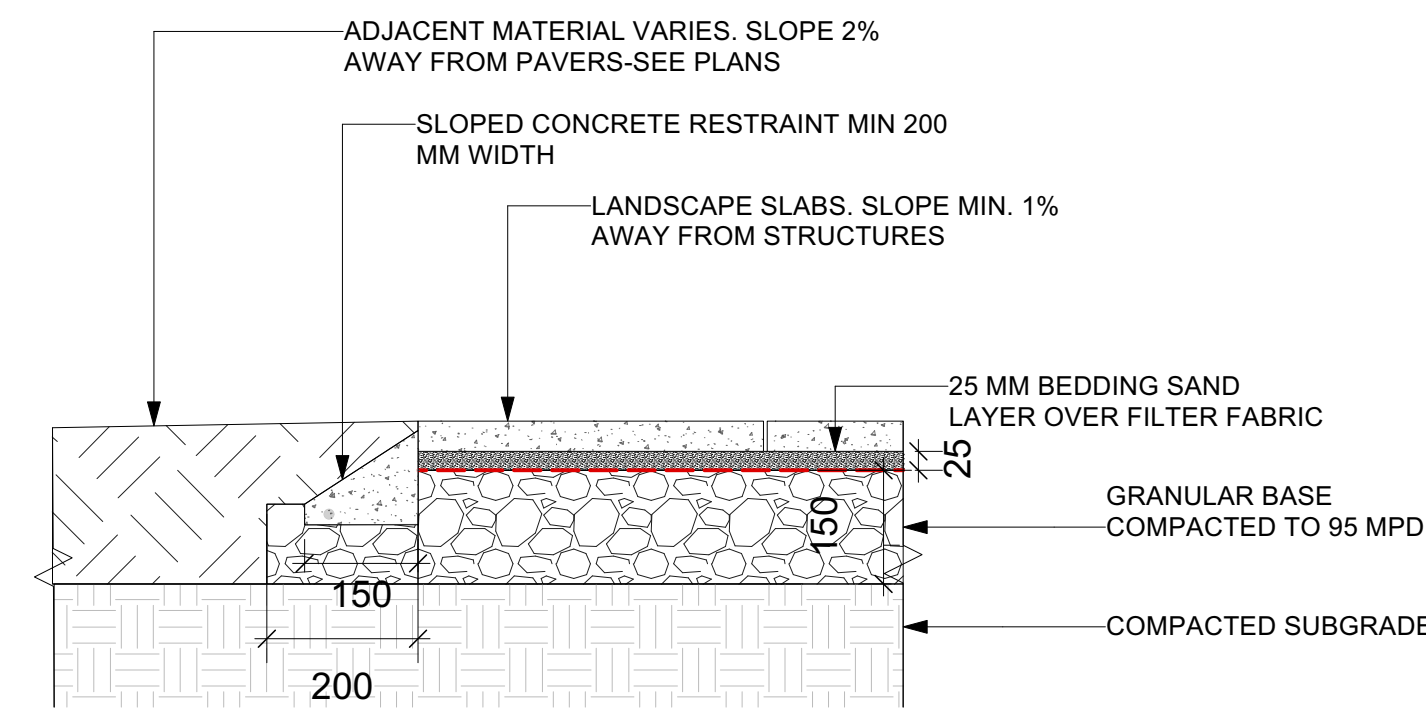
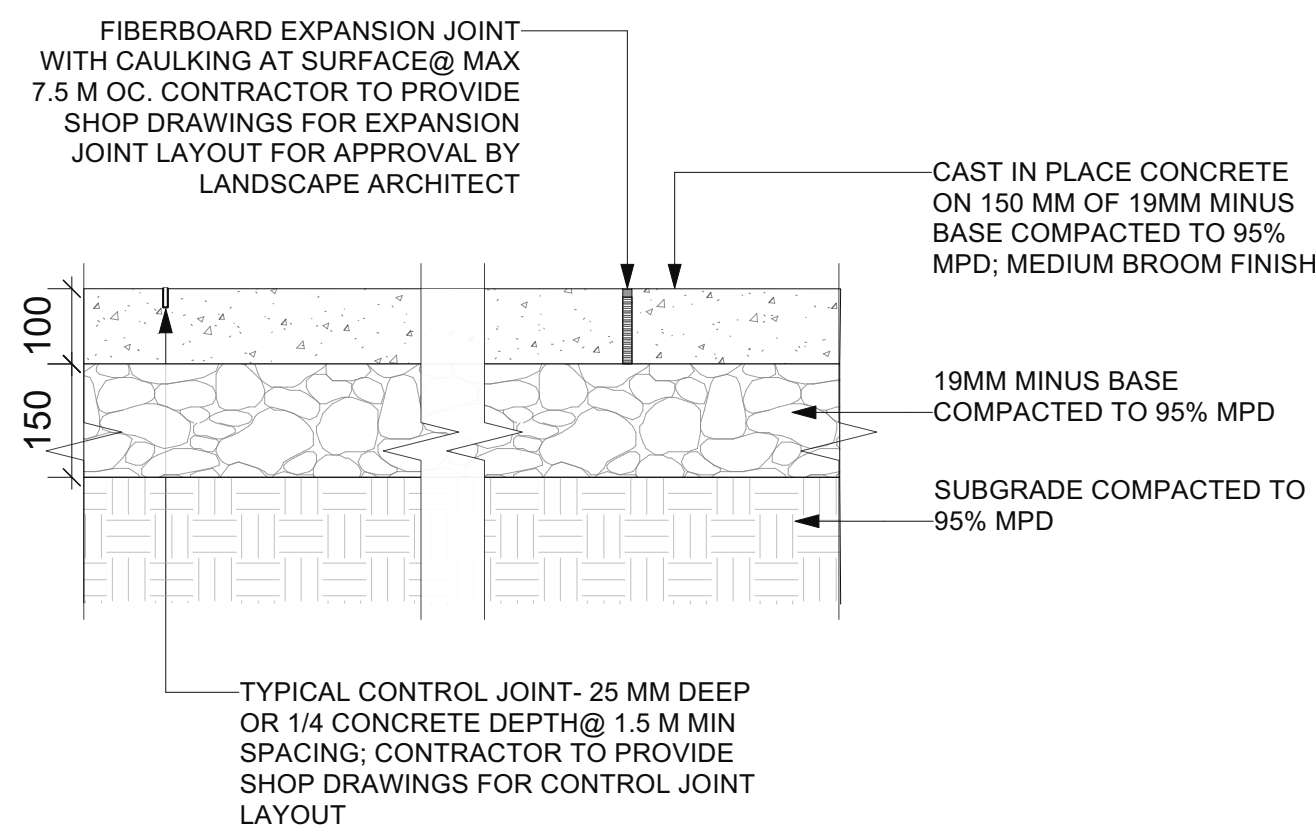
TREE SUMMARY

TREES REMOVED	5
TREES PLANTED- ONSITE	4
- OFFSITE	2
TOTAL TREES PLANTED	6

1 TREE MANAGEMENT
 Scale: 1/8" = 1'-0"

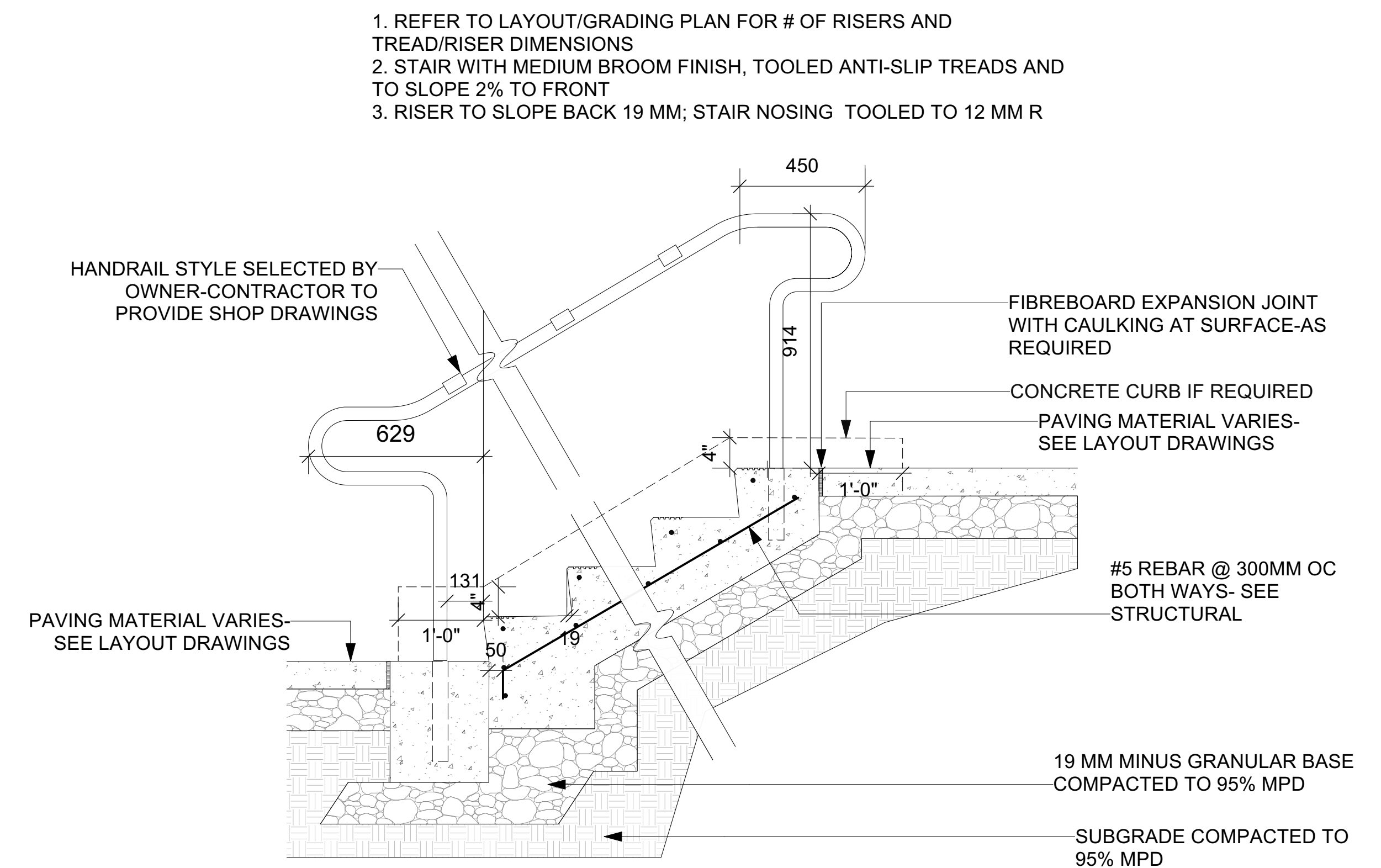


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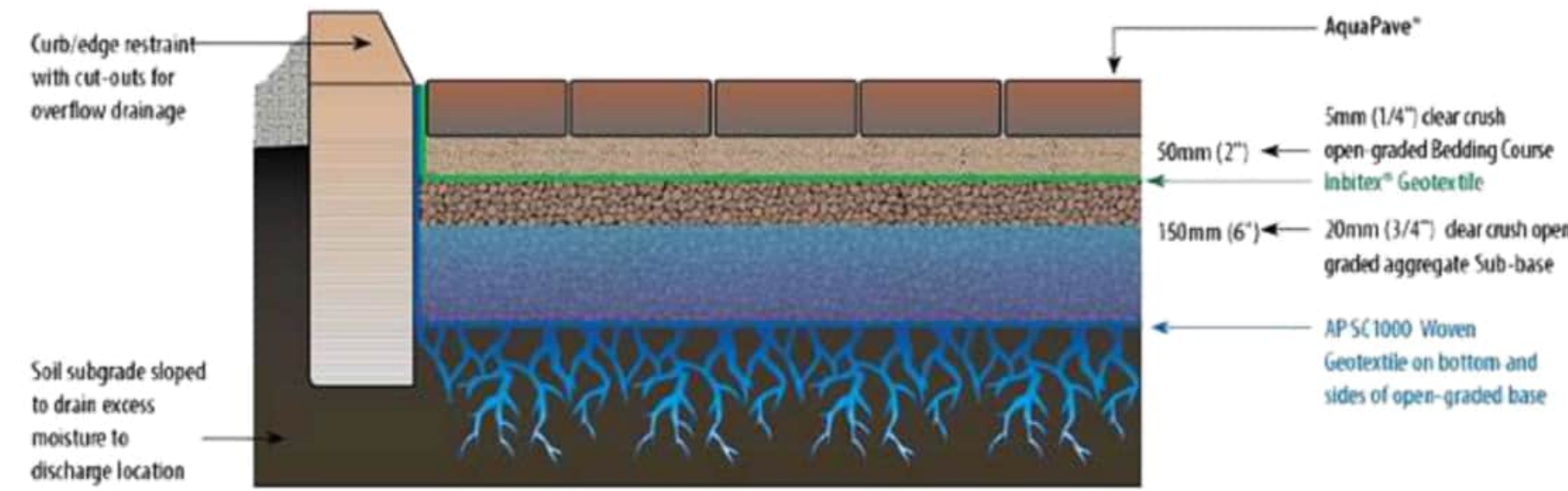


2 PATIO SLAB EDGE ON GRADE
Scale: 1:10

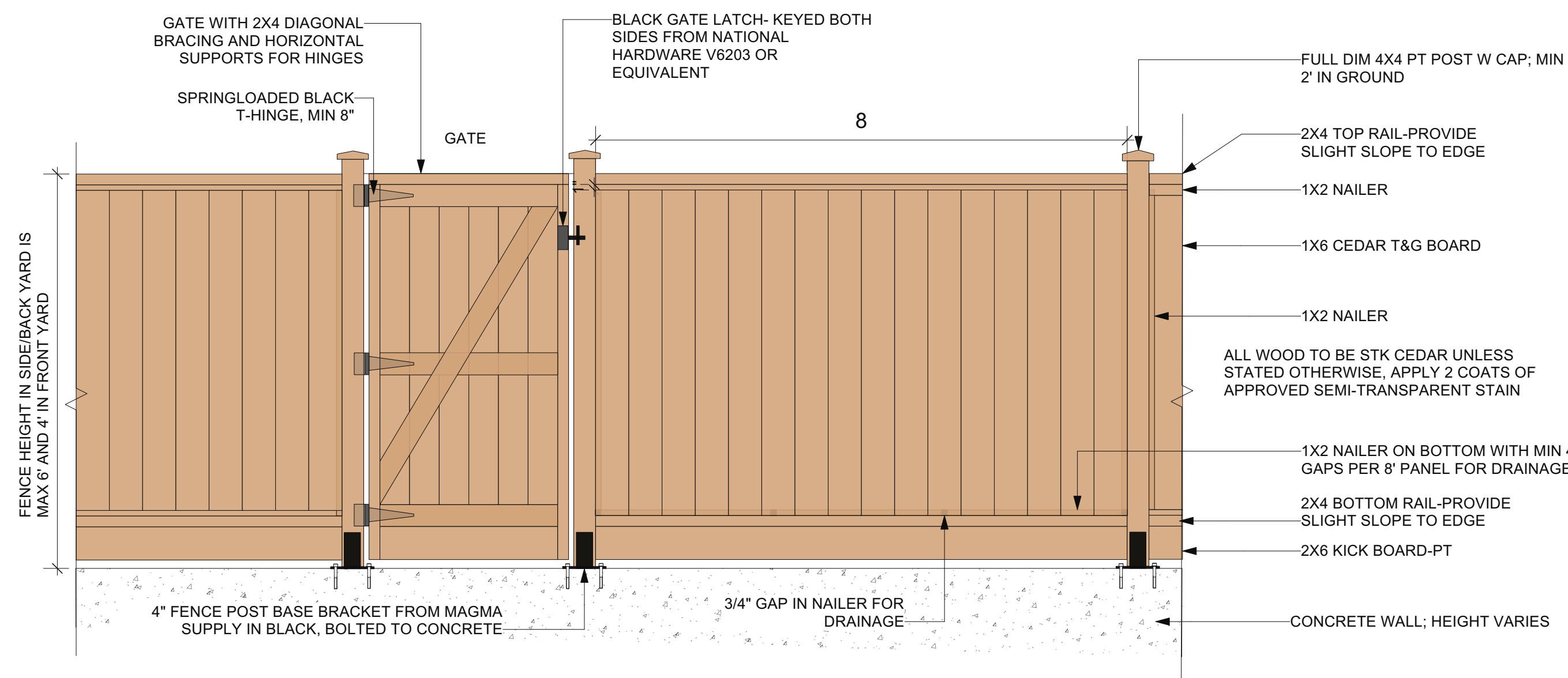
1 CONCRETE SURFACE DETAIL
Scale: 1:10



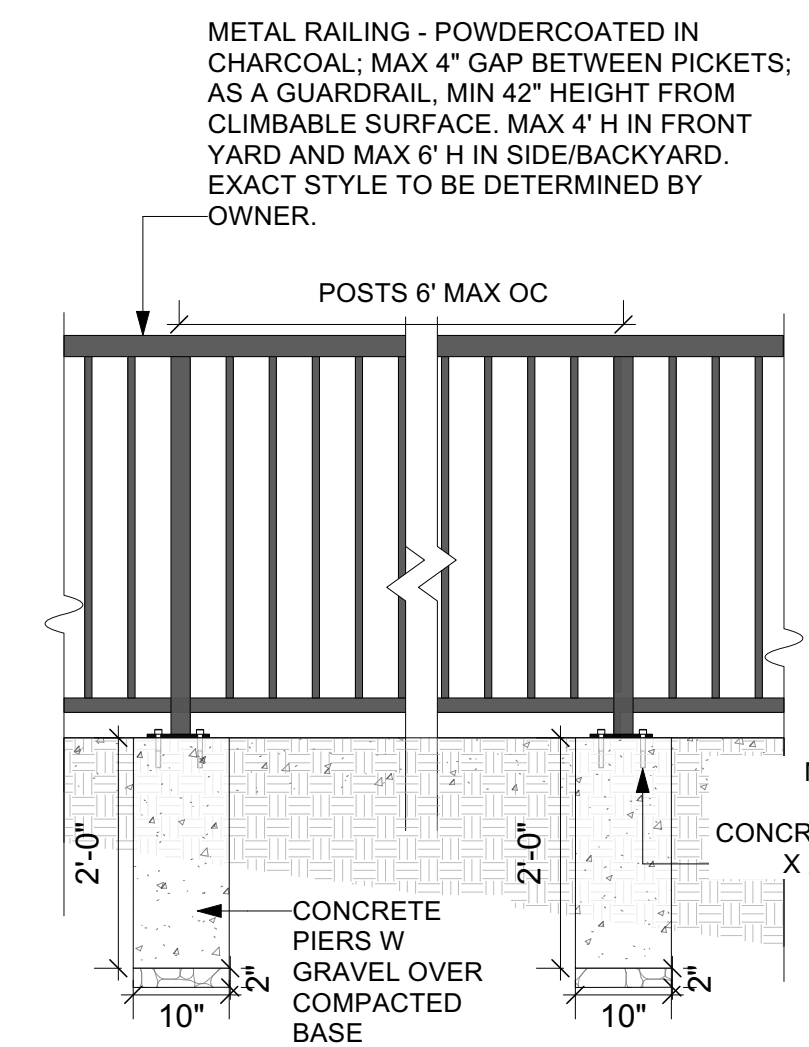
3 CONCRETE STAIR AND HANDRAIL DETAIL
Scale: 1:15



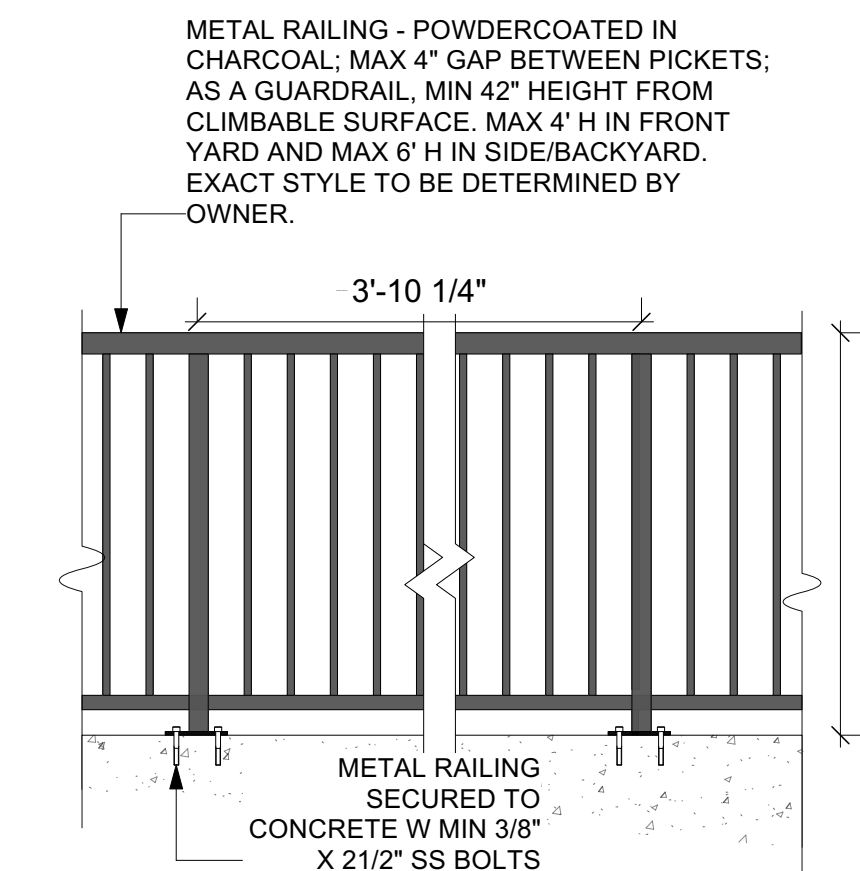
4 PERMEABLE PAVERS- AQUAPAVE
Scale: NTS



5 WOOD FENCE ON WALL
Scale: 1:20



6 METAL RAILING ON GRADE
Scale: 1:20



7 METAL RAILING ON CONCRETE
Scale: 1:20

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Project Title: 3 UNIT DWELLING
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Sheet Title: DETAILS

Project Manager: STEVE WONG
Project ID: 2022-34

Drawn By: SW
Scale: AS NOTED

Sheet No. L-5

Date: JAN 2023

CAD File Name: 648 W14.vvwx

5 of 5