



NOTES

GENERAL NOTES

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

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE ARBORIST
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:

12.1.Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.

12.2.Maintenance and additional installation of mulch

12.3.Weed removal

12.4.Disease control

SODDING NOTES

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

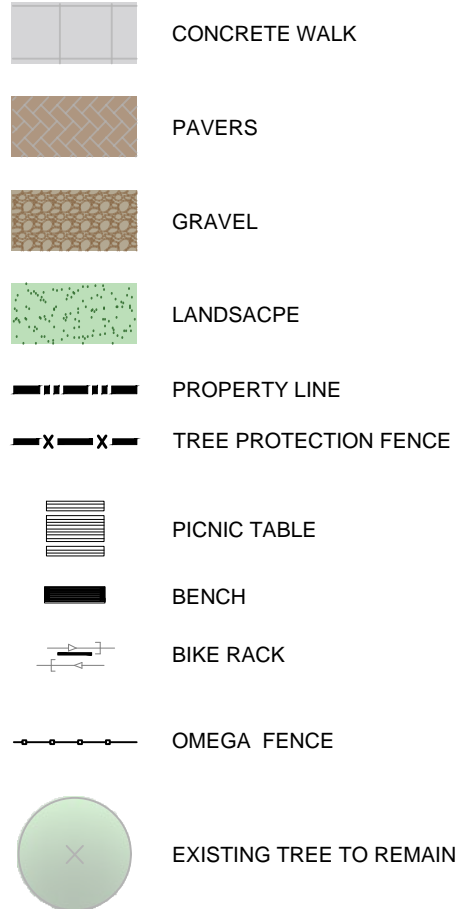
IRRIGATION NOTES

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

PLANT LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | CONDITION |
|--|-----|---|-----------------------------------|----------|-------------|-----------|
| DECIDUOUS TREES | | | | | | |
| | 9 | Tricanthos var inermis 'Sunburst' | Sunburst Locust | 6cm cal. | As per plan | W.B. |
| | 3 | Acer Palmatum 'Garnet' | Garnet Japanese Maple | 6cm cal. | As per plan | W.B. |
| | 9 | Crataegus | American Hawthorn | 6cm cal. | As per plan | W.B. |
| CONIFEROUS TREES | | | | | | |
| | 3 | Picea Glauca | White Spruce | 3m ht. | As per plan | W.B. |
| | 3 | Pseudotsuga Menziesii | Douglas Fir | 3m ht. | As per plan | W.B. |
| SHRUBS | | | | | | |
| | 20 | Forsythia Ovata 'Northern Gold' | Northern Gold Forsythia | B&B | As Shown | |
| | 46 | Cistus x Hybridus | White Rockrose | #2 Pot | As Shown | |
| | 72 | Pieris Japonica 'Bonfire' | Bonfire Japanese Pieris | #3 Pot | As Shown | |
| | 43 | Vaccinium Ovatum | Evergreen Huckleberry | #3 Pot | As Shown | |
| | 28 | Prunus laurocerasus 'Mount Vernon' | Dwarf English Laurel | #3 Pot | As Shown | |
| | 28 | Buxus 'Green Mountain' | Green Mountain Boxwood | #3 Pot | As Shown | |
| | 90 | Lonicera Nitida 'Baggesen's Gold' | Baggeson Gold Boxleaf Honeysuckle | #2 Pot | As Shown | |
| | 82 | Cornus Sericea | Dwarf Red Osier Dogwood | #3 Pot | As Shown | |
| PERENNIALS, GROUND COVERS, AND GRASSES | | | | | | |
| | 102 | Liriope Muscari | Big Blue Lilyturf | #1 Pot | As Shown | |
| | 451 | Echinacea Purpurea | Purple Coneflower | #1 Pot | As Shown | |
| | 179 | Pennisetum Alopecuroides 'Little Bunny' | Little Bunny fountain grass | #1 Pot | As Shown | |

LEGEND



| | | |
|---------------------|----------|------------------------------|
| 9 | 24/02/13 | ISSUED FOR RE-DP |
| 8 | 23/09/25 | ISSUED FOR COMMENTS RESPONSE |
| 7 | 23/09/05 | ISSUED FOR RE-DP |
| 6 | 23/08/21 | ISSUED FOR COORDINATION |
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| 1 | 23/03/15 | ISSUED FOR DP |
| NO: DATE: (y/m/d) | | DESCRIPTION: |
| ISSUES & REVISIONS: | | |

SEAL:



NORTH ARROW:



PROJECT NAME:

**HUNGERFORD
PRODUCTION**

PROJECT ADDRESS:

**5721 PRODUCTION WAY
LANGLEY, BC**

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: 1:200

DRAWN: MA

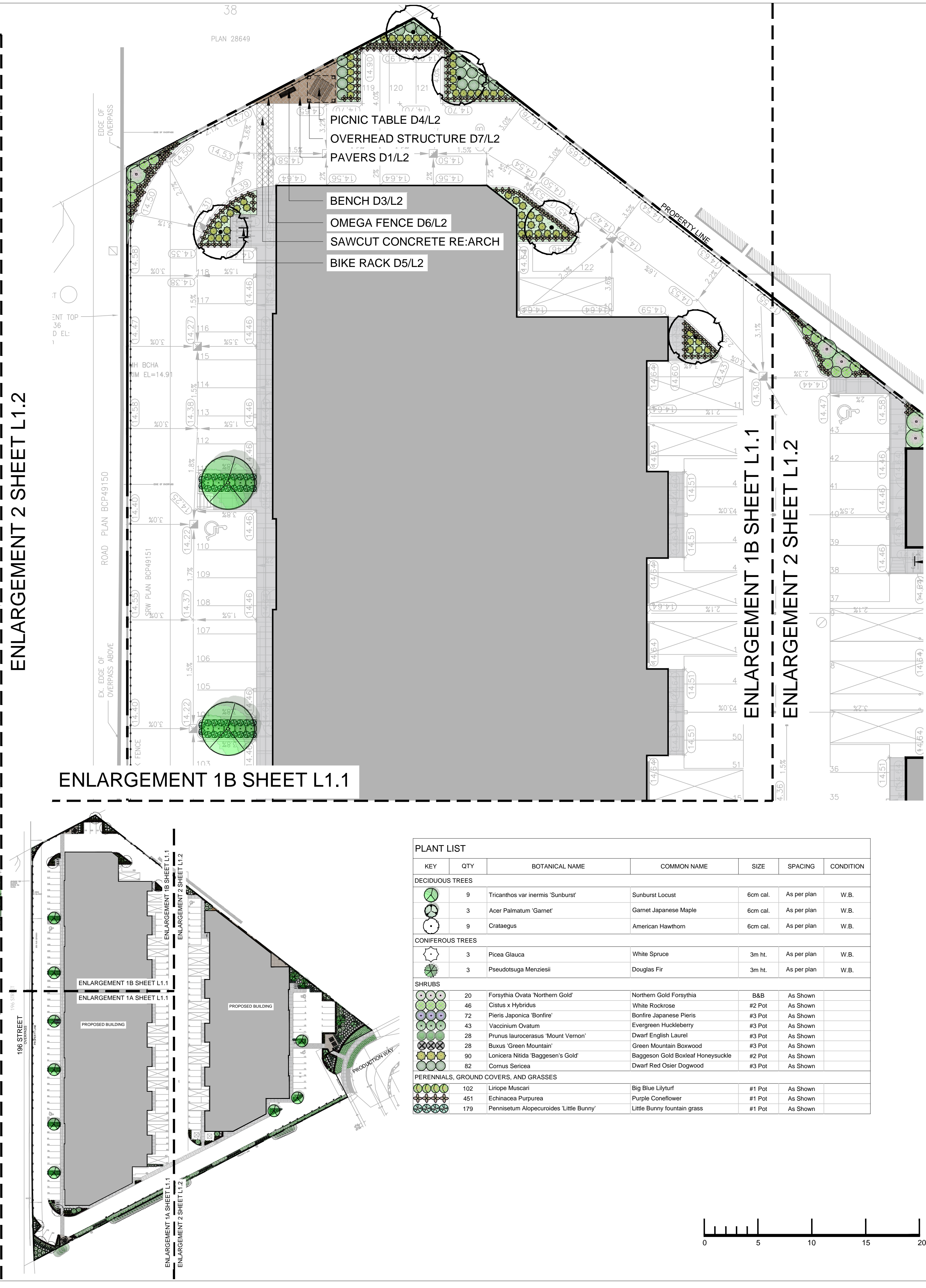
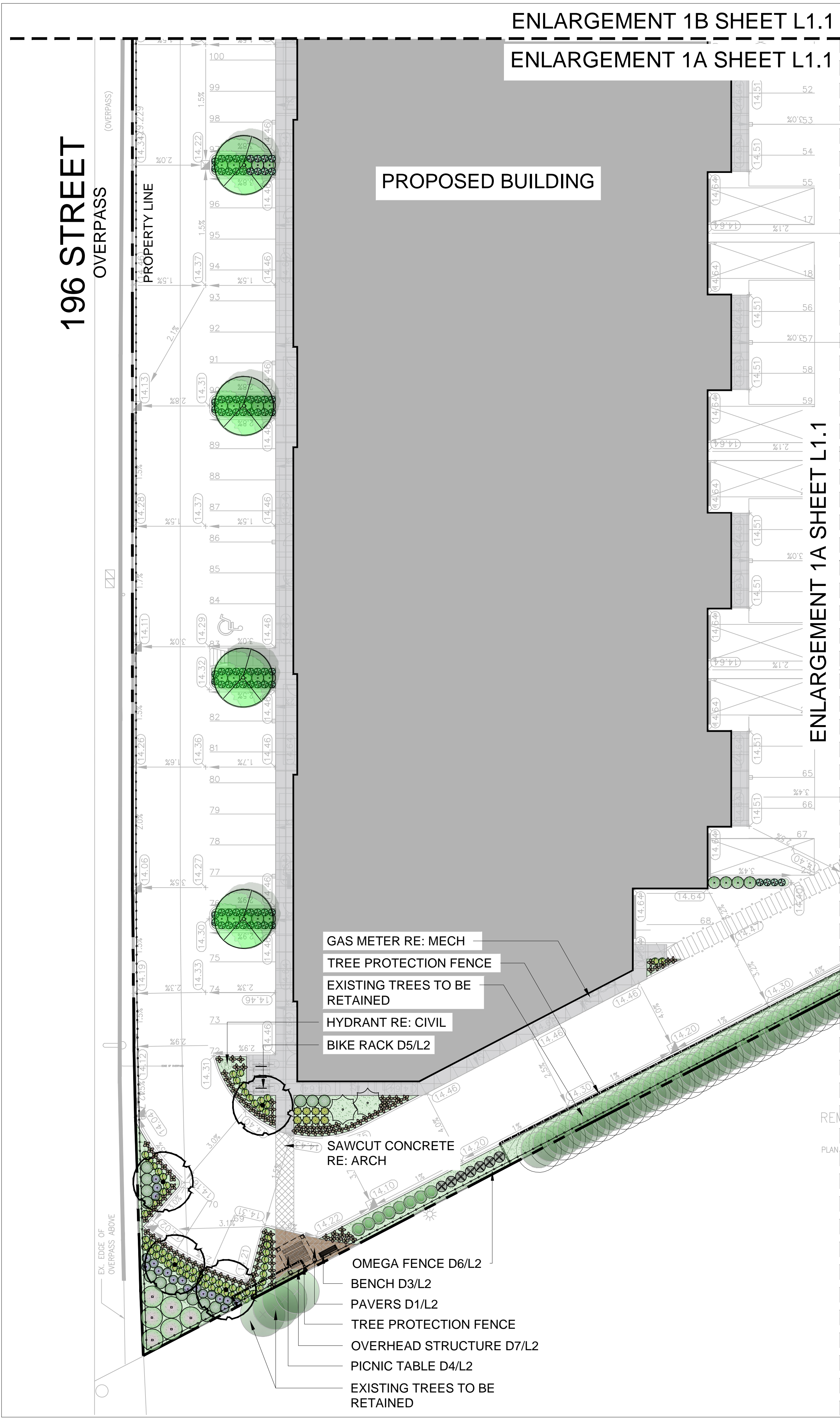
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LEGEND

- CONCRETE WALK
- PAVERS
- GRAVEL
- LANDSCAPE
- PROPERTY LINE
- TREE PROTECTION FENCE
- PICNIC TABLE
- BENCH
- BIKE RACK
- OMEGA FENCE
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NORTH

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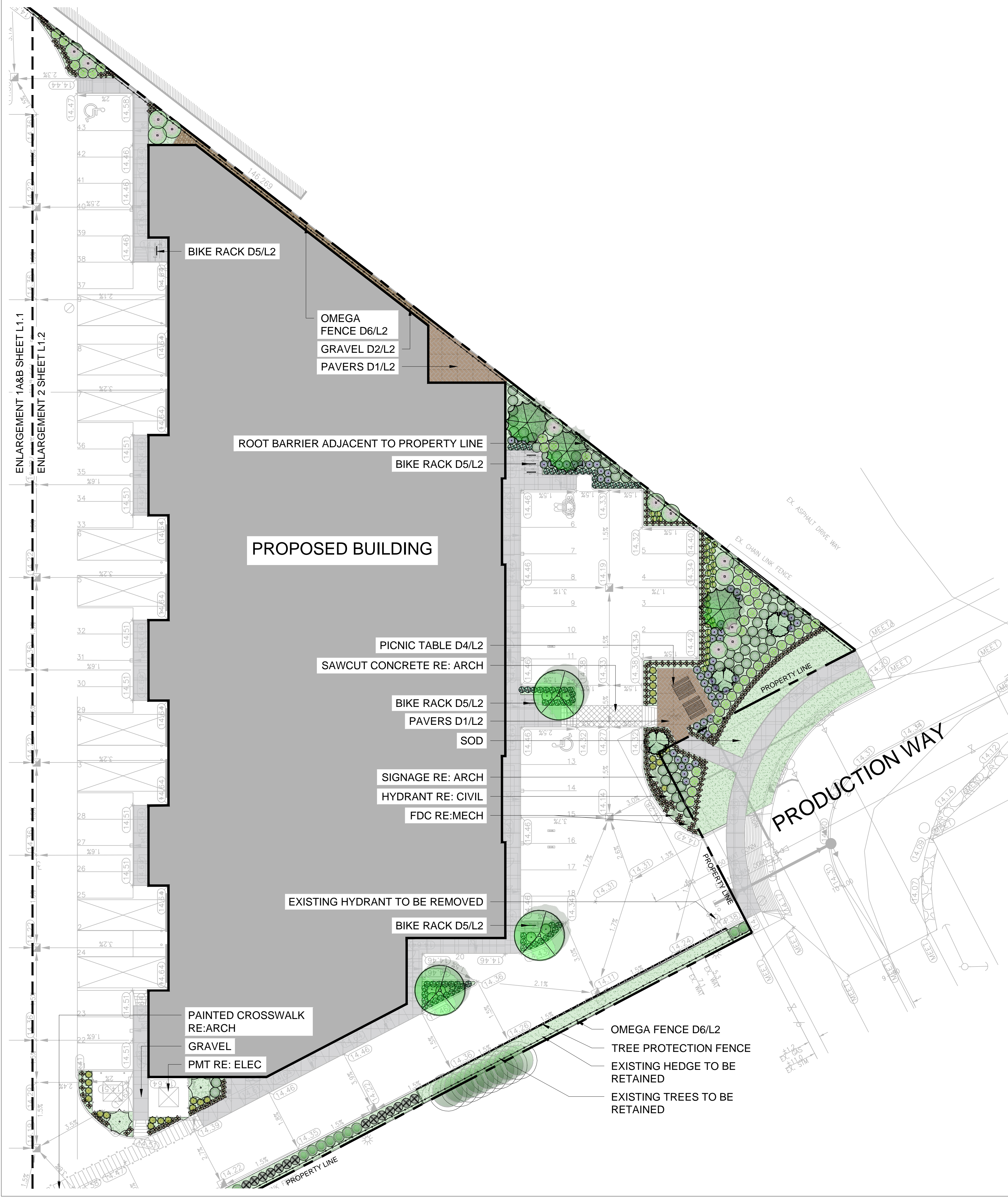
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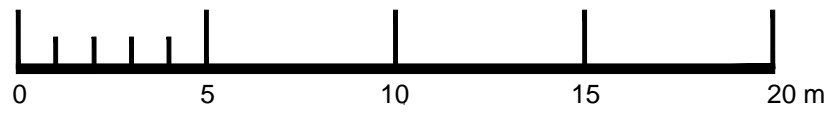
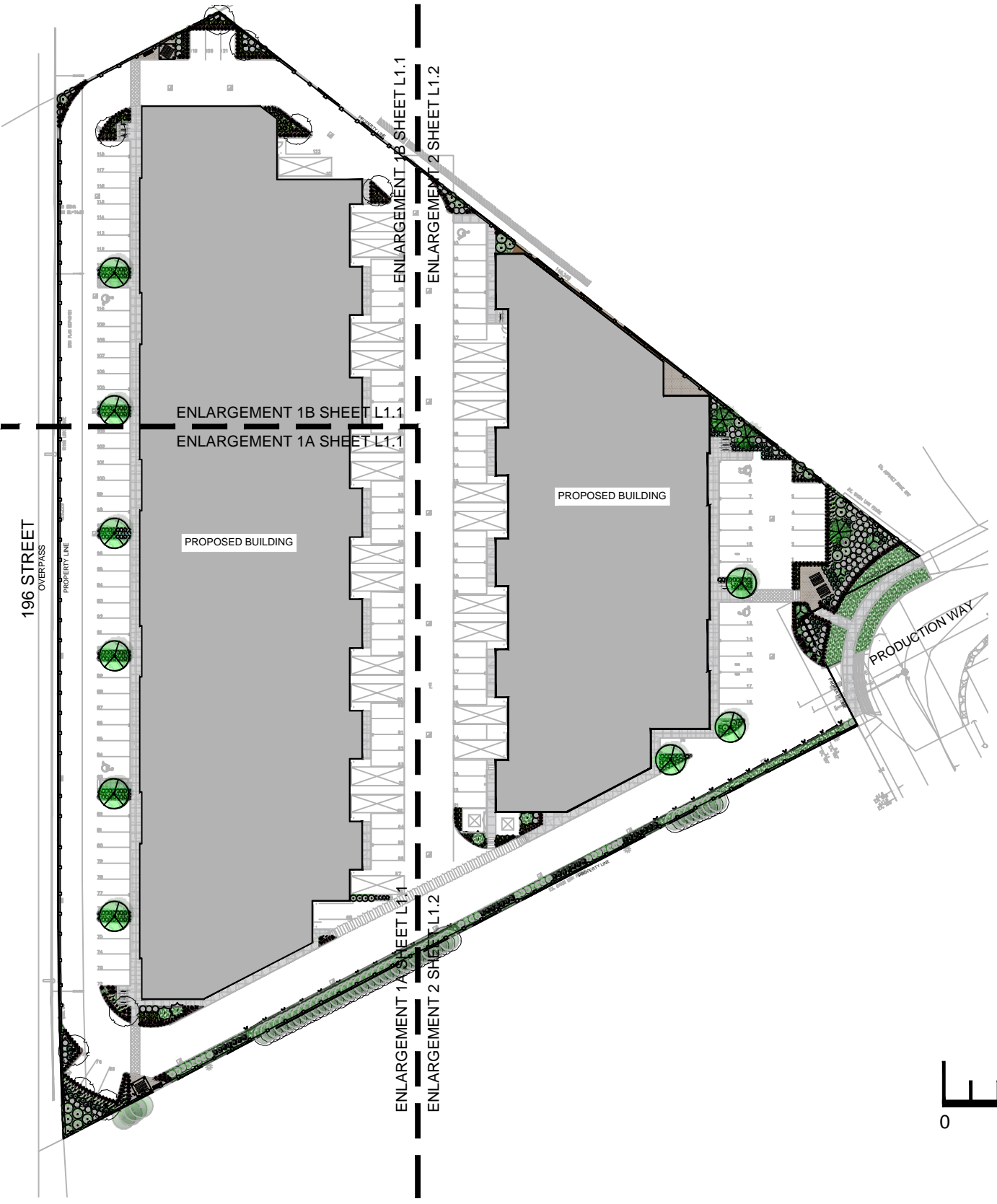
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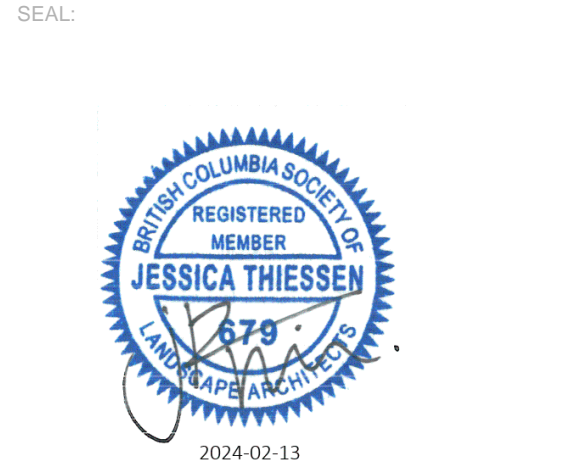


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PROJECT NAME:

HUNGERFORD PRODUCTION

PROJECT ADDRESS:

**5721 PRODUCTION WAY
LANGLEY, BC**

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: 1:200

DRAWN: MA

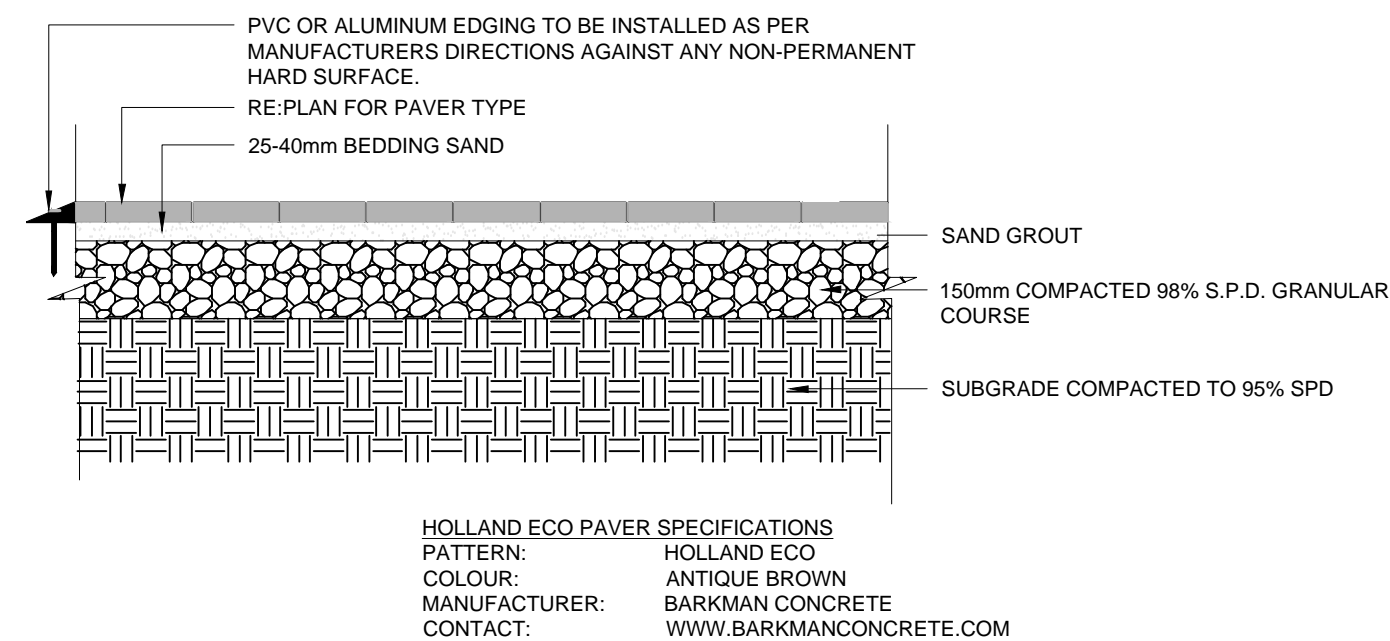
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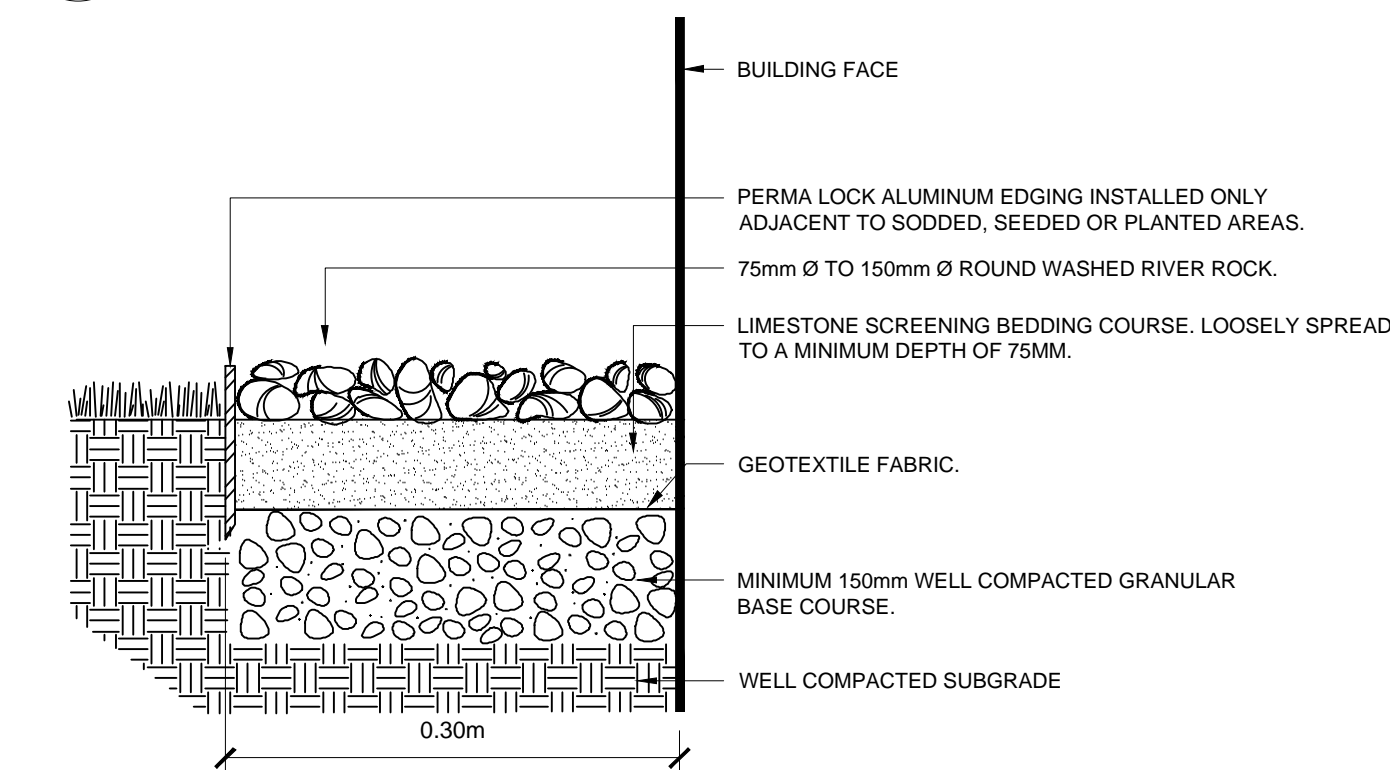
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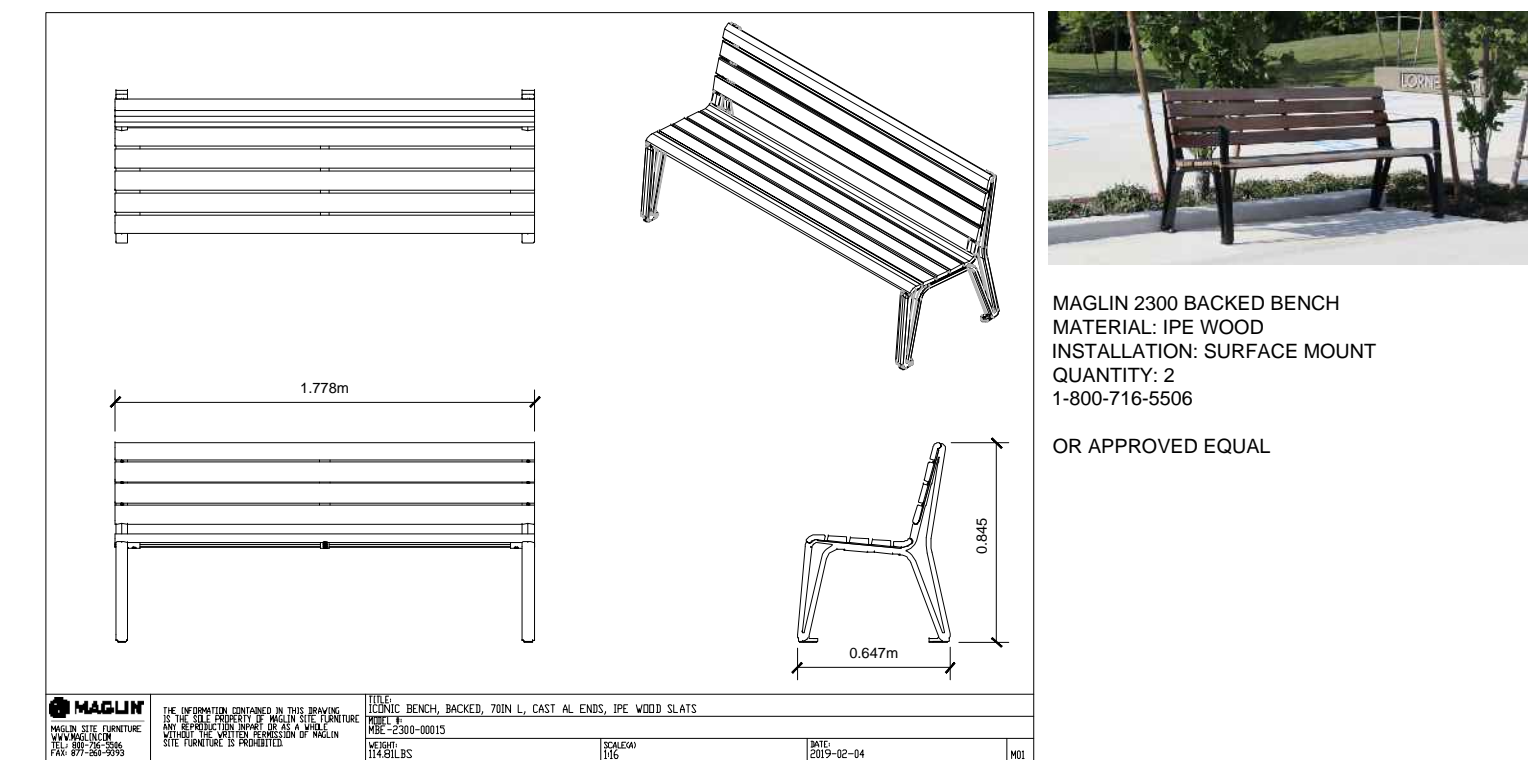
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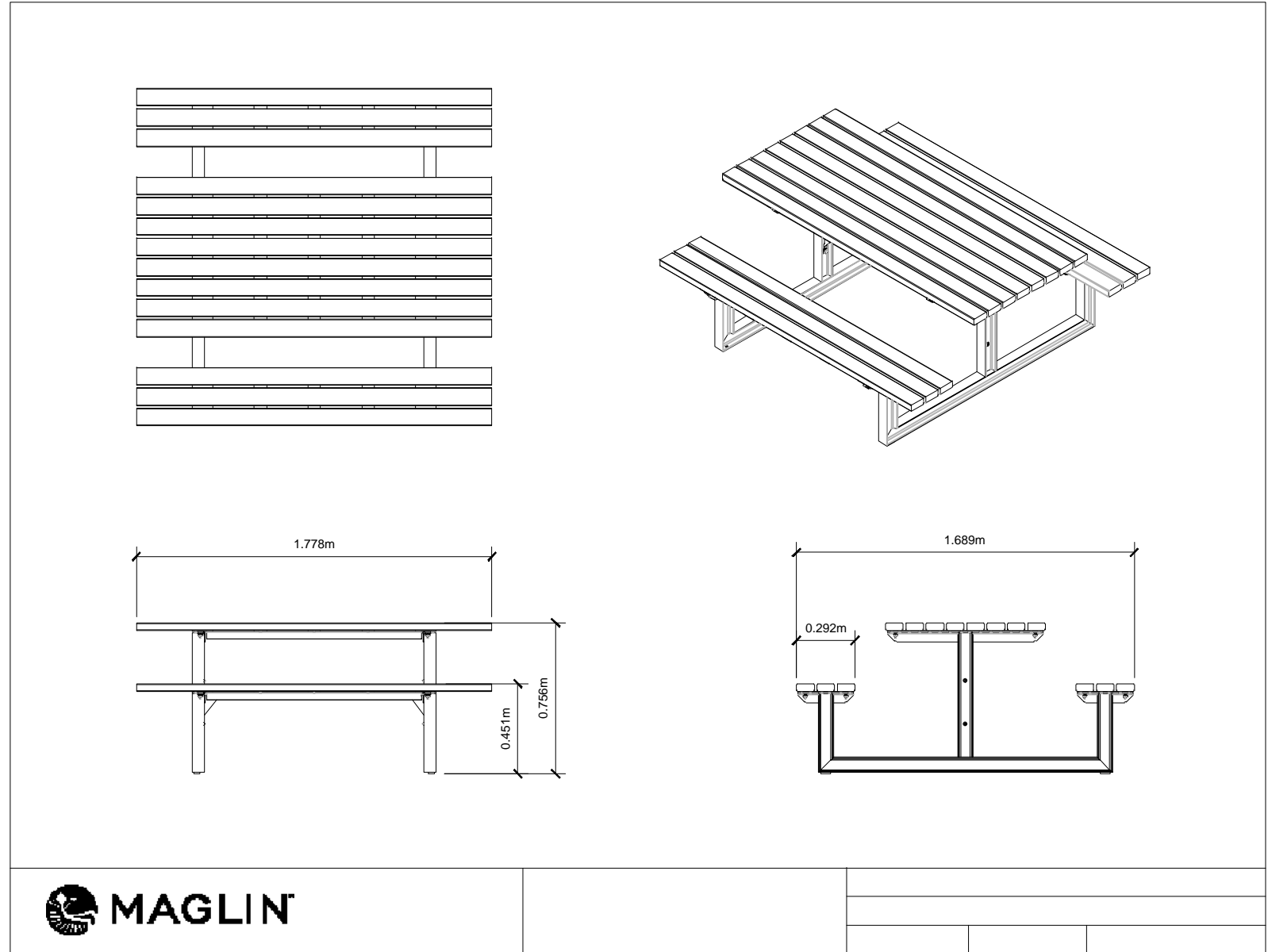
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D2 GRAVEL 1:10



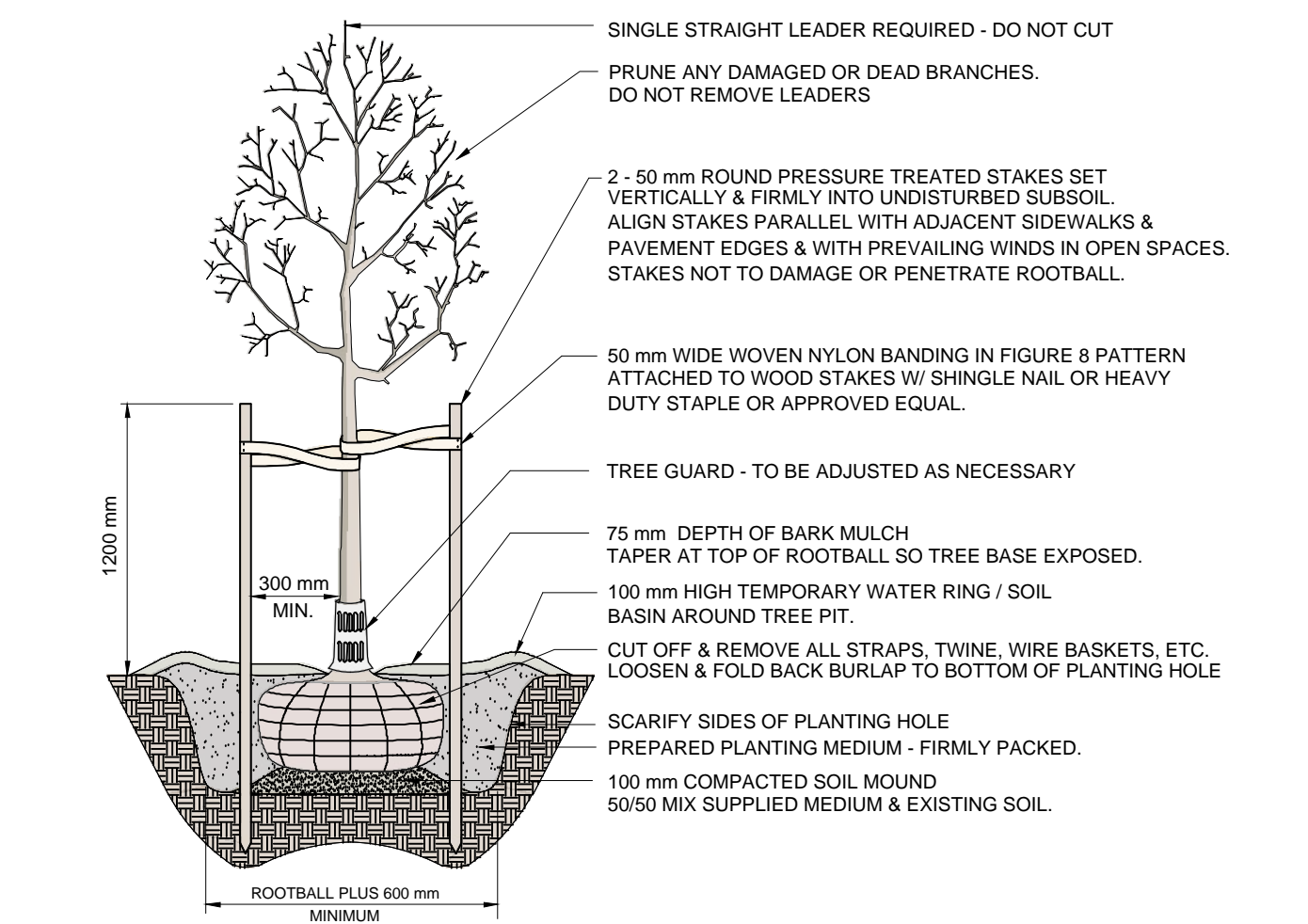
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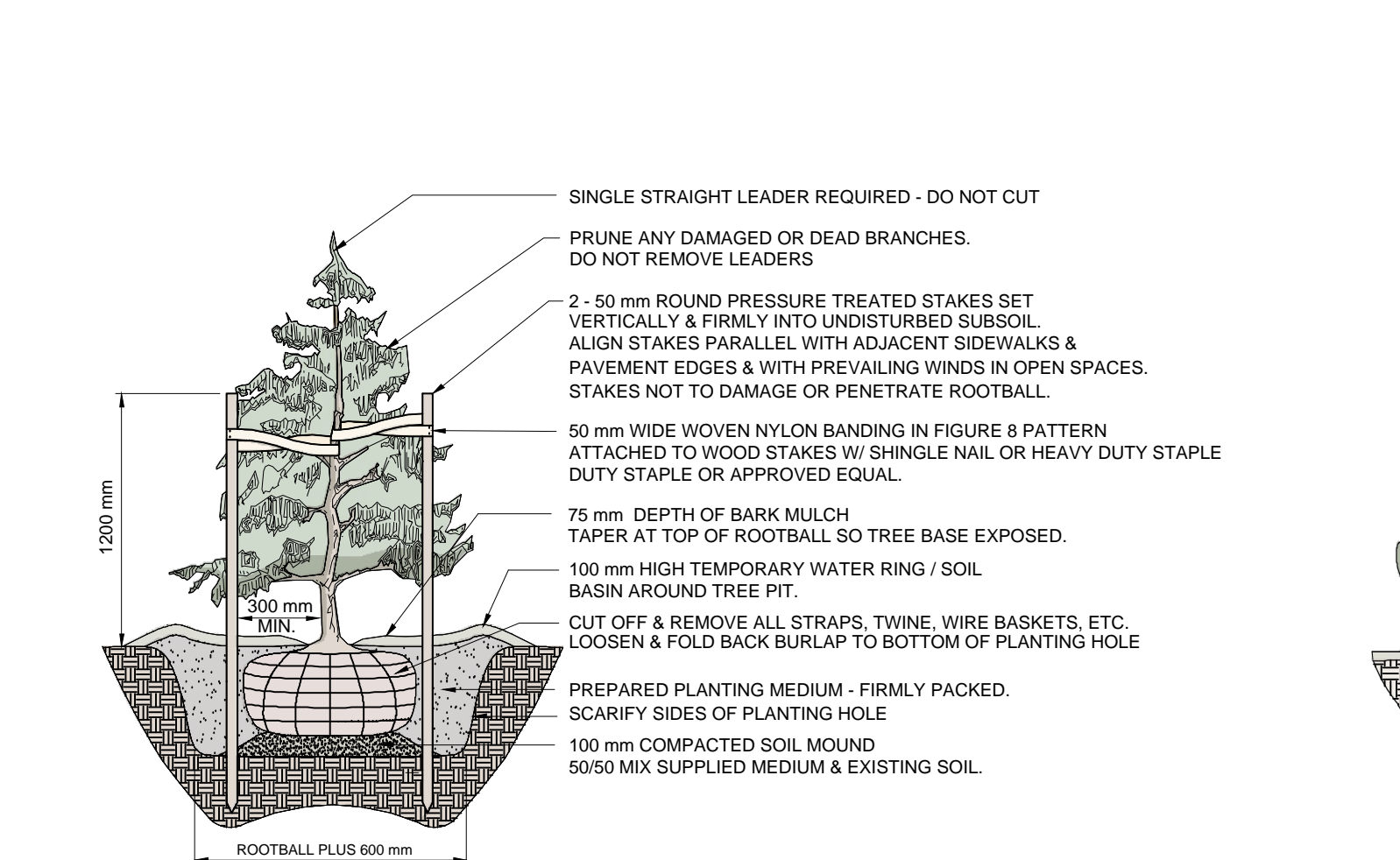
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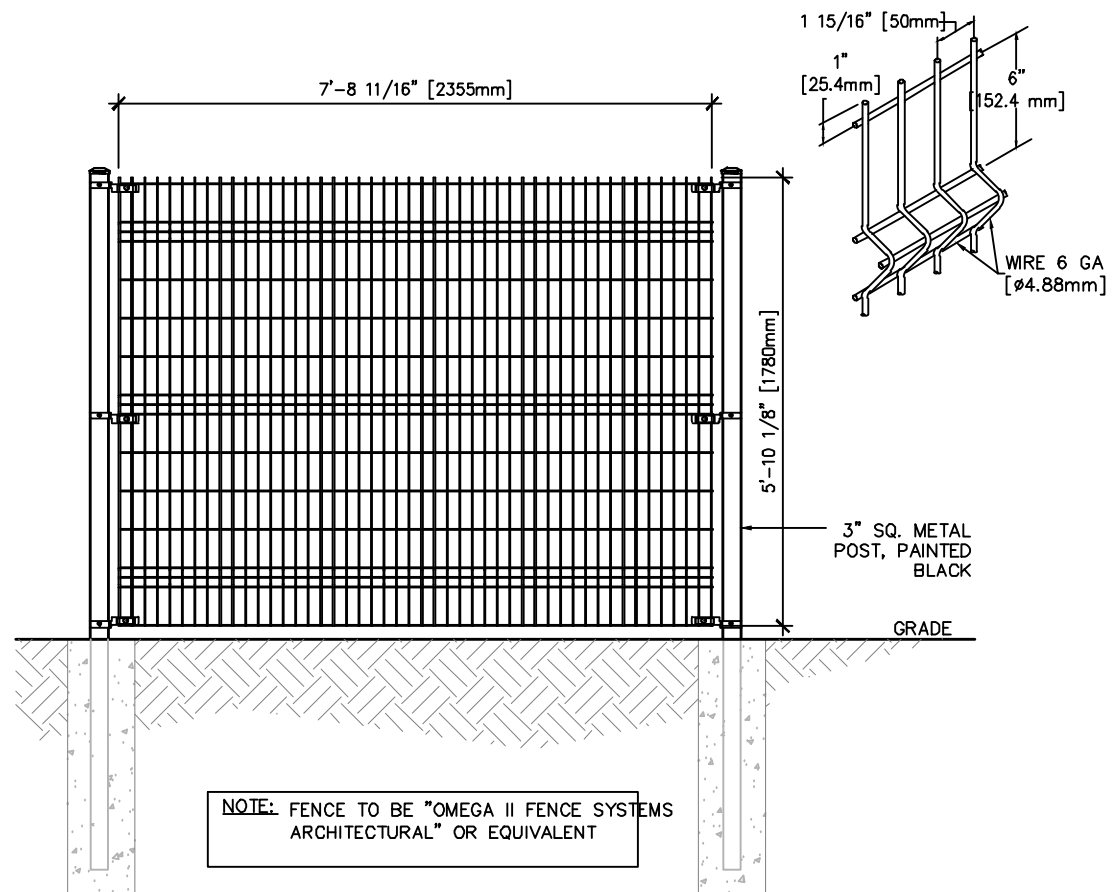
D5 BIKE RACK N.T.S.



DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.



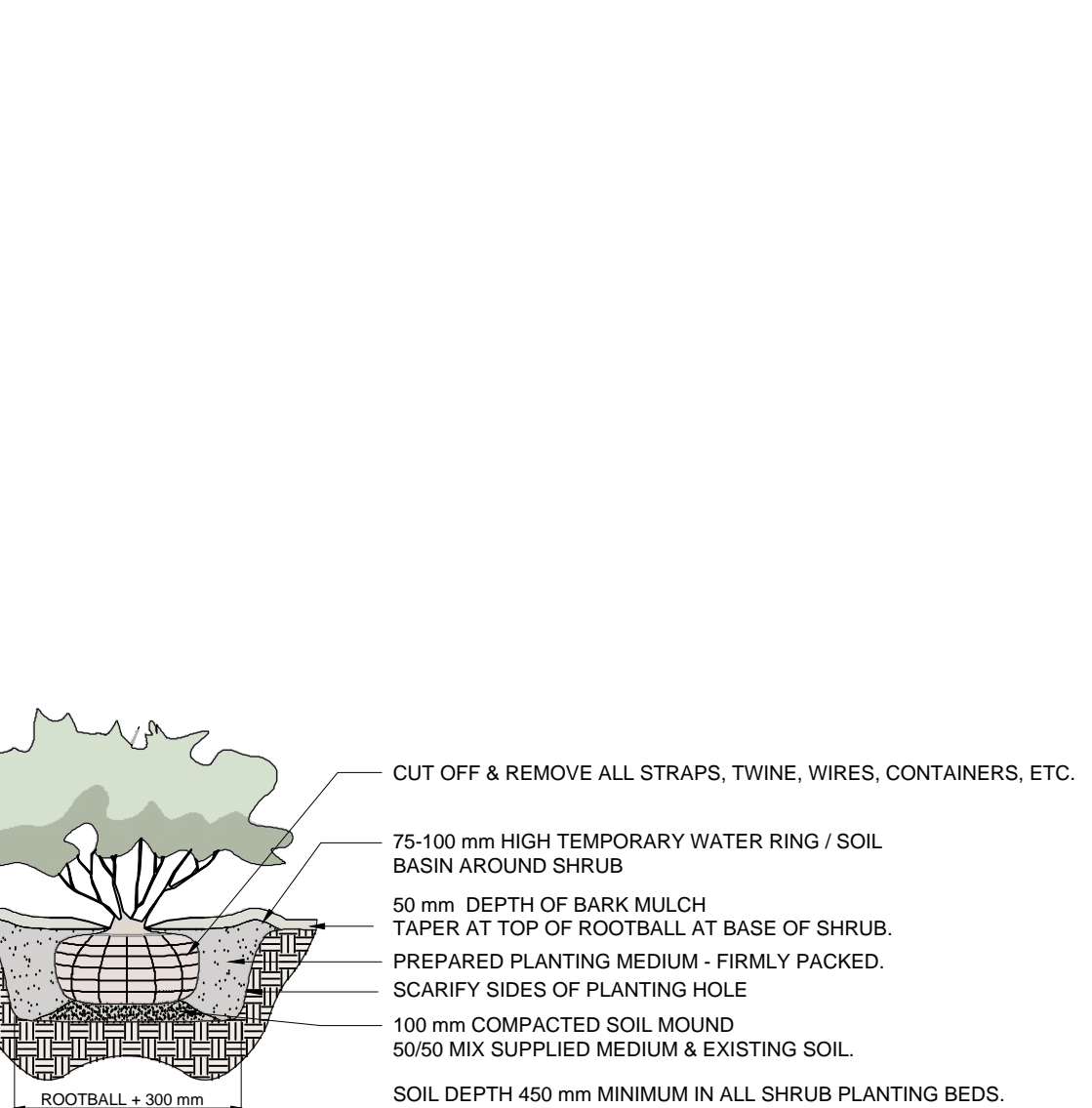
D6 OMEGA FENCE N.T.S.



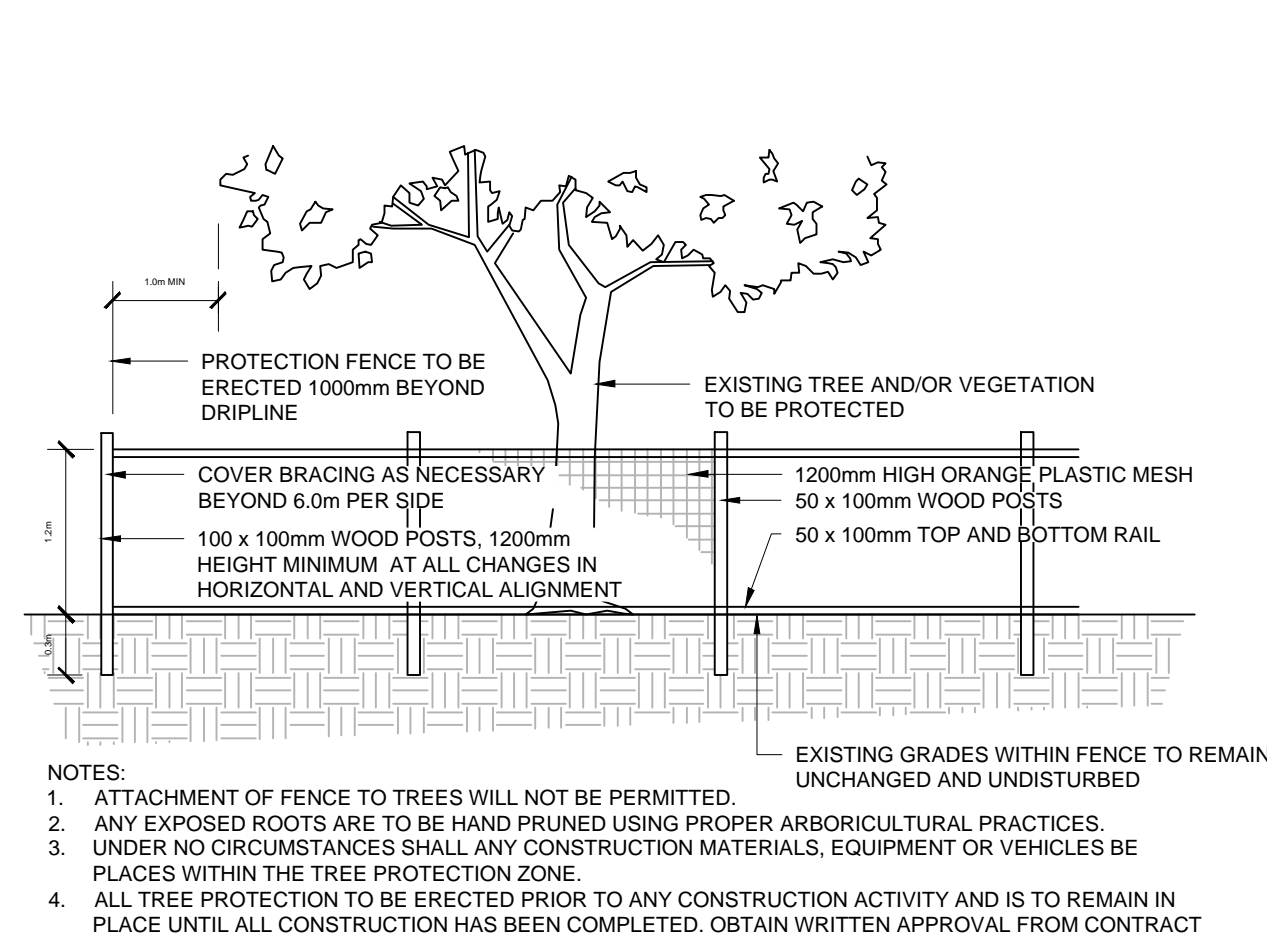
D7 OVERHEAD STRUCTURE N.T.S.



D8 BIKE RACK N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



TREE PROTECTION DETAIL N.T.S.

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NORTH ARROW:

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HUNGERFORD PRODUCTION

PROJECT ADDRESS:
**5721 PRODUCTION WAY
LANGLEY, BC**

DRAWING TITLE:
DETAILS

| | |
|-------------|----------|
| SCALE: | AS NOTED |
| DRAWN: | MA |
| CHECKED: | JT |
| PROJECT NO: | 220743-L |

DRAWING NO:
L2

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