Glenlyon Multi-Tenant (Building 700 / 800)

Issued for PPA

Contact Information	Other Key Contacts:	
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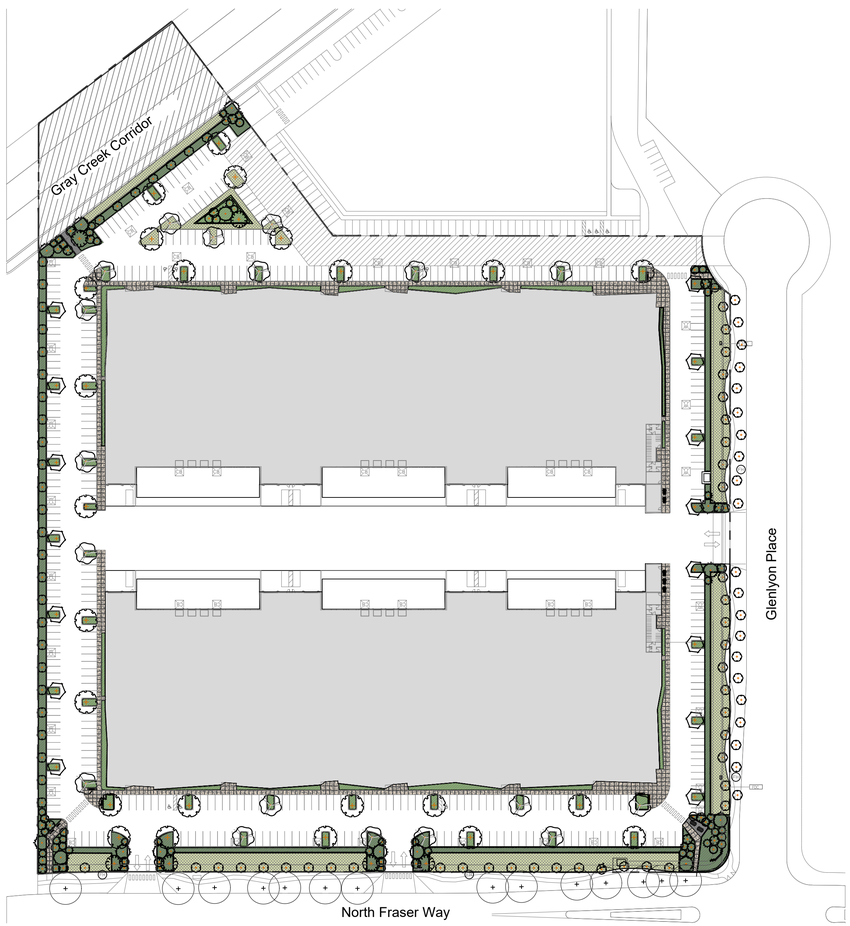
	Legal Address and Description:	
	Address: 5255 North Fraser Way	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE MANAGEMENT PLAN
L-03	KEY MAP AND TREE PLAN
L-04A	SITE PLAN A
L-04B	SITE PLAN B
L-04C	SITE PLAN C
L-04D	SITE PLAN D
L-04E	SITE PLAN E
LD-01	DETAILS
LD-02	DETAILS
LN-01	GENERAL NOTES-HARDSCAPE
LN-02	GENERAL NOTES-SOFTSCAPE



1 SITE PLAN OVERVIEW
Scale 1:1000

2 LOCATION MAP
Scale NTS

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No.	By:	Description	Date
3	DJ	Issue for Public Hearing	Feb 12, 2020
2	DJ	Issue for Public Hearing	Jan 16, 2020
1	DR	Issue for Review	Sept 9, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Glenlyon Multi-Tenant
Building 700 / 800

Location:
5255 North Fraser Way
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Drawn:
DR
AL

Checked:
DJ

Approved:
DJ

Scale:
AS SHOWN

Stamp:

Original Sheet Size:
24"x36"

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Drawing Title: COVER SHEET

NORTH

VDZ Project #: DP2019-35

Drawing #: L-01

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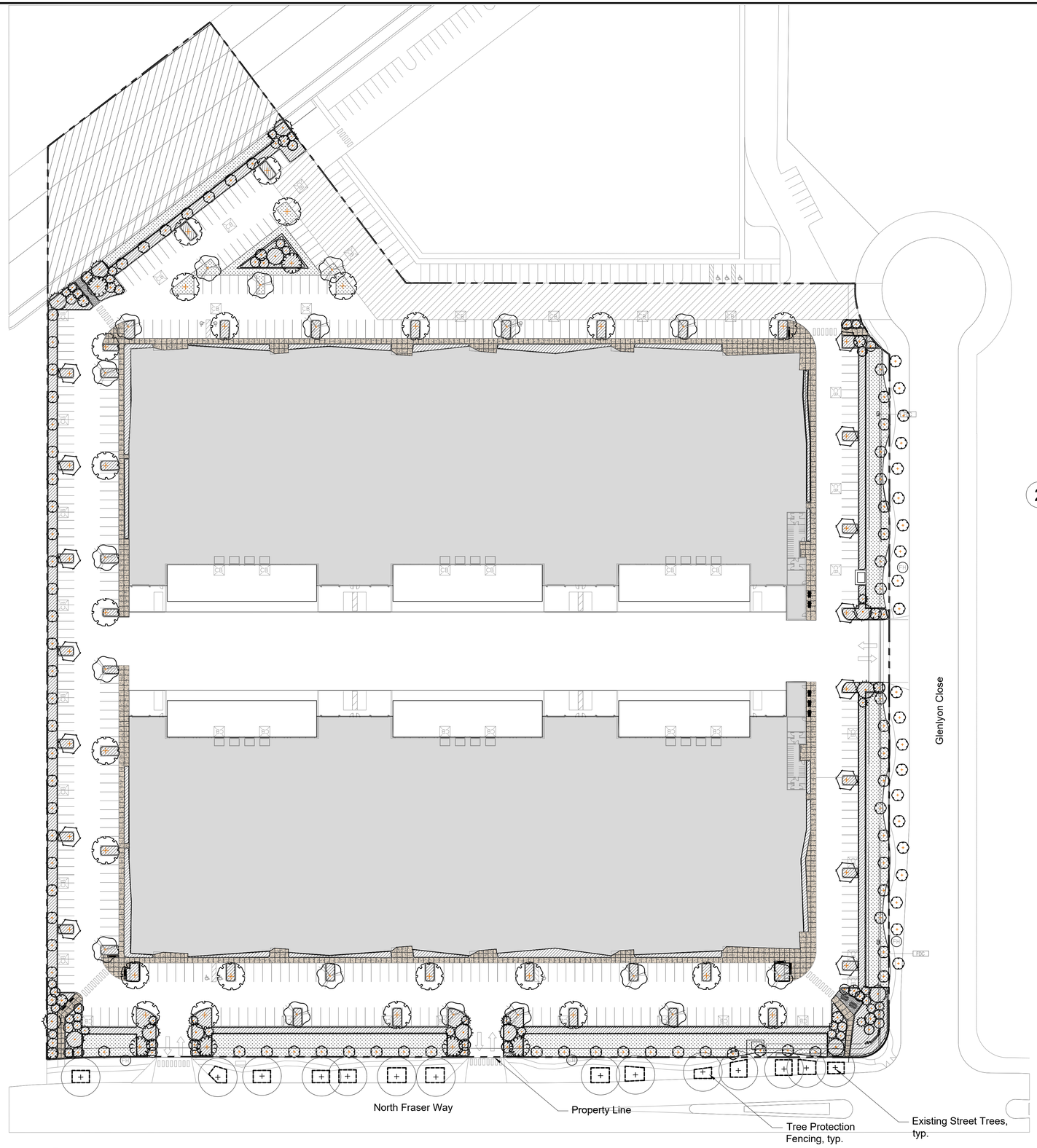
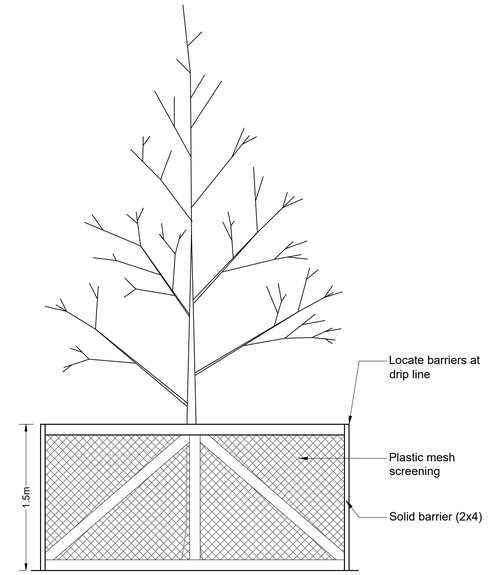


1 TREE PROTECTION PLAN
Scale 1:600



Note: No storage of building materials against protection barrier

2 TREE PROTECTION FENCE
Scale 1:30

LEGEND

KEY	REF.	DESCRIPTION
	2 / L-02	TREE PROTECTION FENCING
+		EXISTING TREE TO REMAIN

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Project:
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Building 700 / 800

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Stamp:

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Drawing Title: TREE MANAGEMENT PLAN

NORTH

VDZ Project #: DP2019-35

Drawing #: L-02

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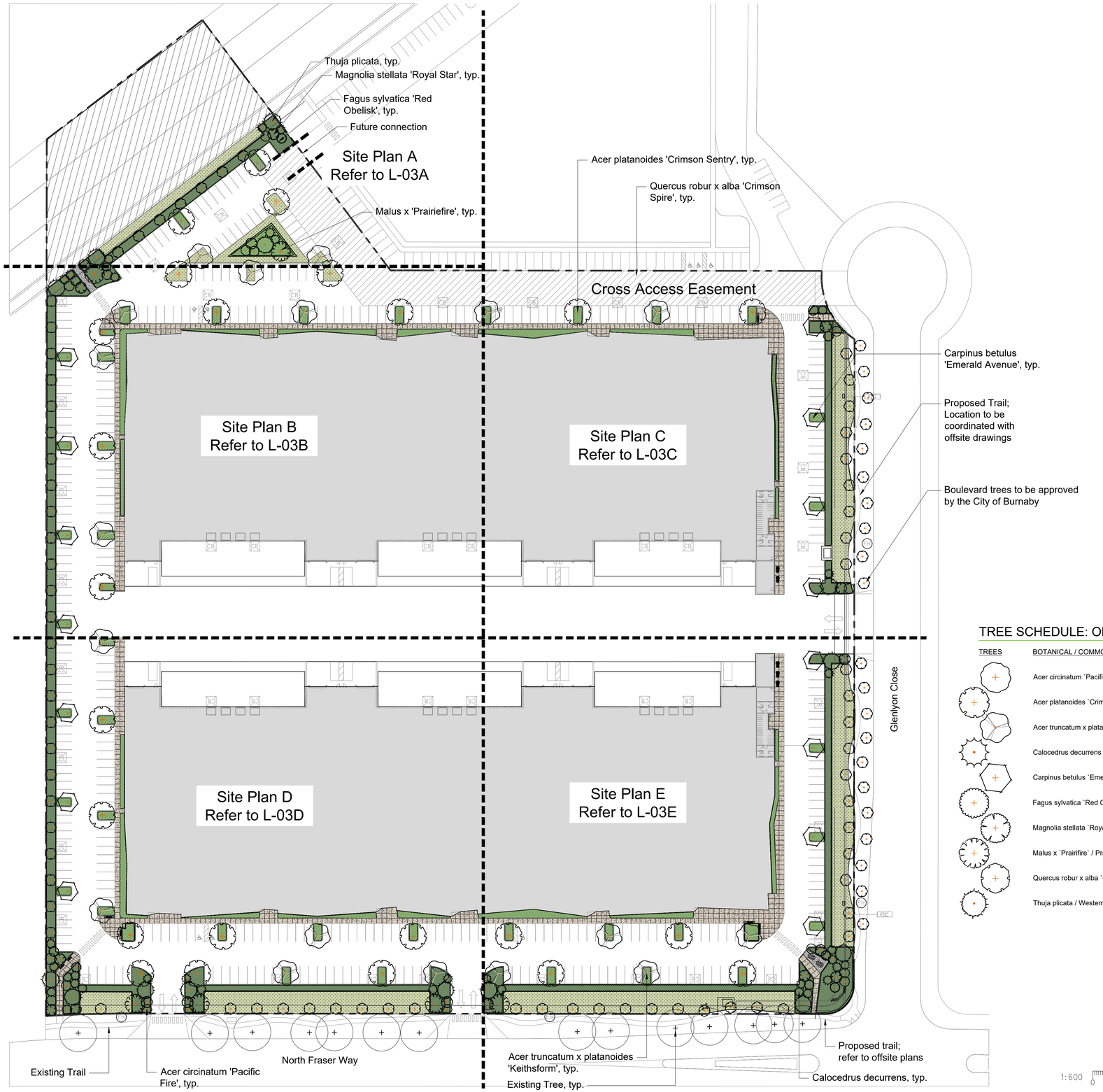

TREE SCHEDULE: ON SITE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer circinatum `Pacific Fire` / Vine Maple	B&B; 6cm cal, 1.8m std	16
	Acer platanoides `Crimson Sentry` / Crimson Sentry Maple	B&B; 6cm cal, 1.8m std	24
	Acer truncatum x platanoides `Keith`sform` TM / Norwegian Sunset Maple	B&B; 6cm cal, 1.8m std	18
	Calocedrus decurrens / Incense Cedar	B&B; 3.0m ht.	34
	Carpinus betulus `Emerald Avenue` TM / European Hornbeam	B&B; 6cm cal, 1.8m std	15
	Fagus sylvatica `Red Obelisk` / Fastigate Purple Beech	B&B; 6cm cal, 1.8m std	9
	Magnolia stellata `Royal Star` / Royal Star Magnolia	B&B; 6cm cal, 1.8m std	16
	Malus x `Prairifire` / Prairifire Crab Apple	B&B; 6cm cal, 1.8m std	7
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B&B; 6cm cal, 1.8m std	94
	Thuja plicata / Western Red Cedar	B&B; 3.0m ht.	14

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Building 700 / 800

Location:
5255 North Fraser Way
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Drawn: DR AL

Checked: DJ

Approved: DJ

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Scale: 1:600

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Drawing Title: KEY MAP AND TREE PLAN

NORTH

VDZ Project #: DP2019-35

Drawing #: L-03

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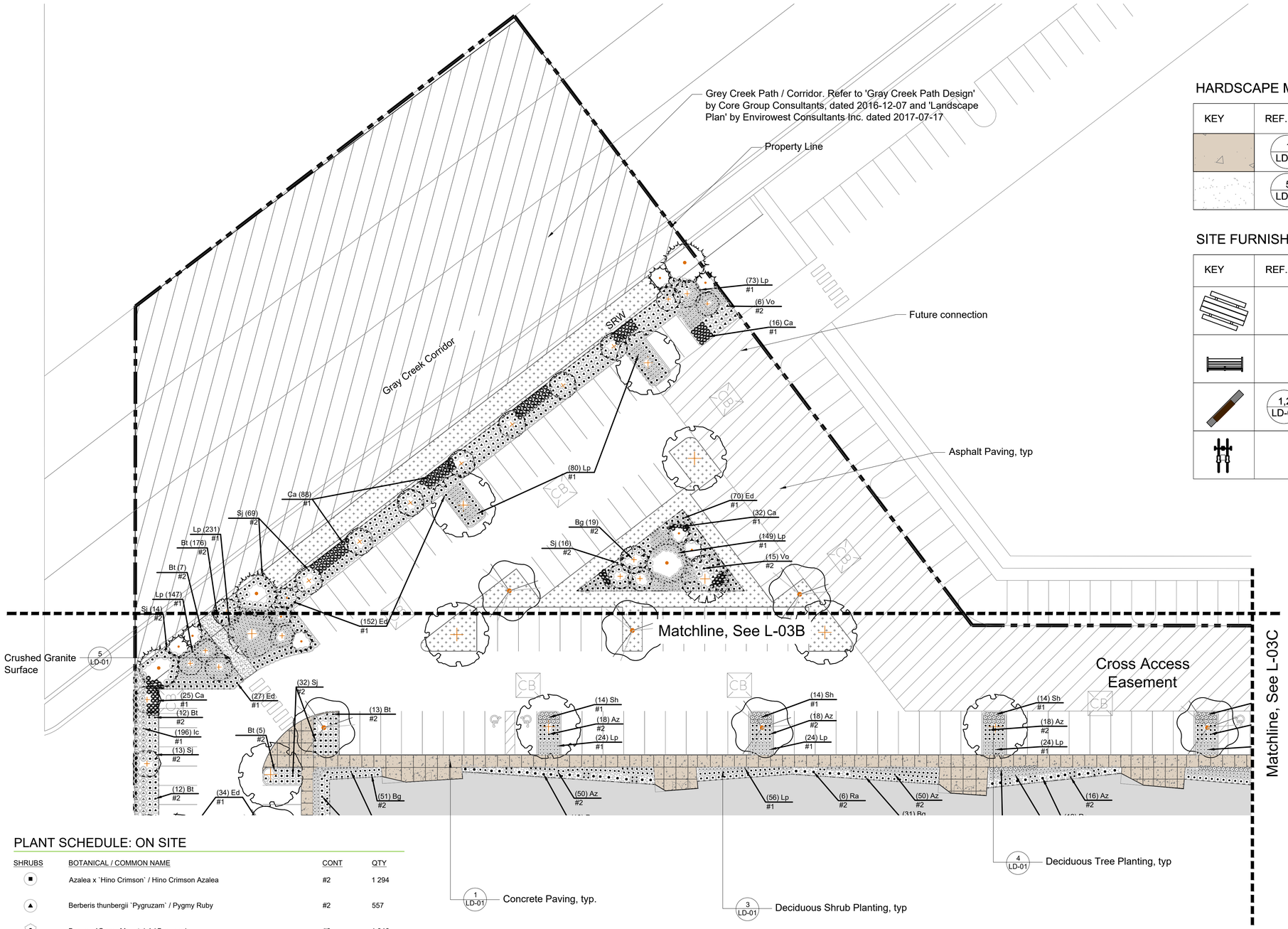

PLANT SCHEDULE: ON SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Azalea x `Hino Crimson` / Hino Crimson Azalea	#2	1 294
	Berberis thunbergii `Pygruzam` / Pygmy Ruby	#2	557
	Buxus x `Green Mountain` / Boxwood	#2	1 346
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	#1	462
	Erica x darleyensis `Kramer`s Red` / Kramer`s Red Heather	#1	803
	Ilex crenata `Convexa` / Convex-leaved Japanese Holly	#1	361
	Lonicera pileata / Privet	#1	5 061
	Polystichum munitum / Western Sword Fern	#1	70
	Prunus lusitanica / Portugal Laurel	#2	243
	Rhododendron x `Anna Rose Whitney` / Anna Rose Whitney Rhododendron	#2	100
	Sarcococca hookeriana humilis / Sweet Box	#1	584
	Spiraea japonica `Goldflame` / Spirea	#2	558
	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#2	94
	Sod turf - 2371.5 m^2		

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE PAVING
	5 LD-01	CRUSHED GRANITE SURFACE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
		PICNIC TABLE typical
		BENCH (Type A) typical
	1,2 LD-02	BENCH (Type B) typical
		BIKE RACK typical

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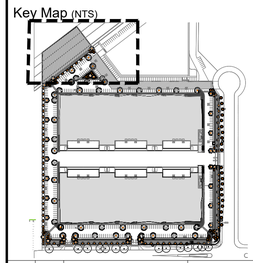
Key Map (NTS)



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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

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Glenlyon Multi-Tenant
Building 700 / 800

Location:
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Drawn: DR AL

Checked: DJ

Approved: DJ

Scale: 1:250

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: SITE PLAN A

NORTH

VDZ Project #: DP2019-35

Drawing #: L-04A

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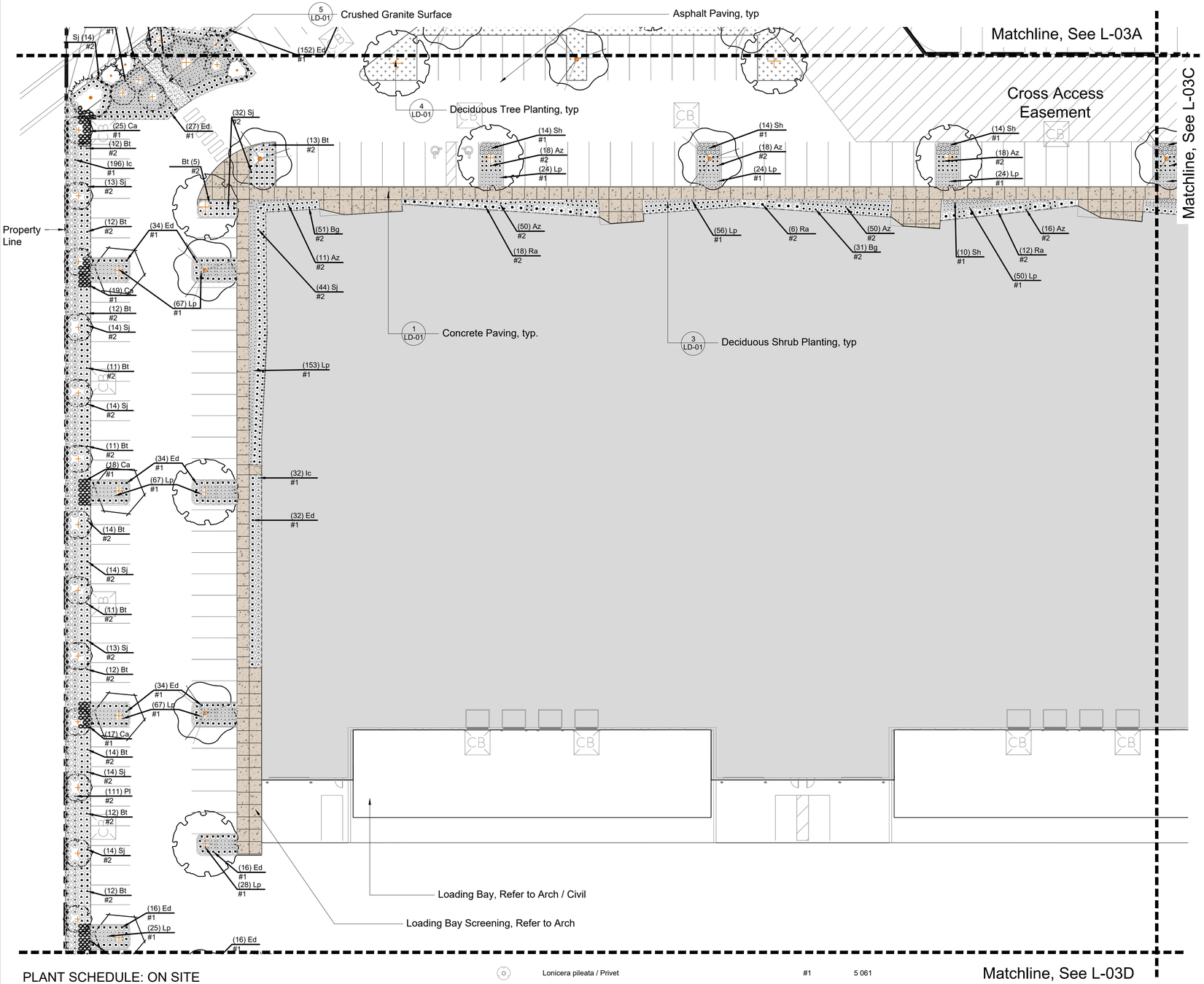

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE PAVING
	5 LD-01	CRUSHED GRANITE SURFACE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
		PICNIC TABLE typical
		BENCH (Type A) typical
	1,2 LD-02	BENCH (Type B) typical
		BIKE RACK typical

PLANT SCHEDULE: ON SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Azalea x `Hino Crimson` / Hino Crimson Azalea	#2	1 294
	Berberis thunbergii `Pygruzam` / Pygmy Ruby	#2	557
	Buxus x `Green Mountain` / Boxwood	#2	1 346
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	#1	462
	Erica x darleyensis `Kramer`s Red` / Kramer`s Red Heather	#1	803
	Ilex crenata `Convexa` / Convex-leaved Japanese Holly	#1	361
	Lonicera pileata / Privet	#1	5 061
	Polystichum munitum / Western Sword Fern	#1	70
	Prunus lusitanica / Portugal Laurel	#2	243
	Rhododendron x `Anna Rose Whitney` / Anna Rose Whitney Rhododendron	#2	100
	Sarcococca hookeriana humilis / Sweet Box	#1	584
	Spiraea japonica `Goldflame` / Spirea	#2	558
	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#2	94
	Sod turf - 2371.5 m^2		

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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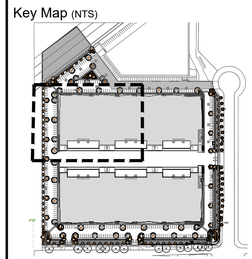
Key Map (NTS)



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REVISIONS TABLE FOR SHEET

Project:
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Building 700 / 800

Location:
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Drawn: DR AL

Checked: DJ

Approved: DJ

Scale: 1:250

Stamp:

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Drawing Title: SITE PLAN B

NORTH

VDZ Project #: DP2019-35

Drawing #: L-04B

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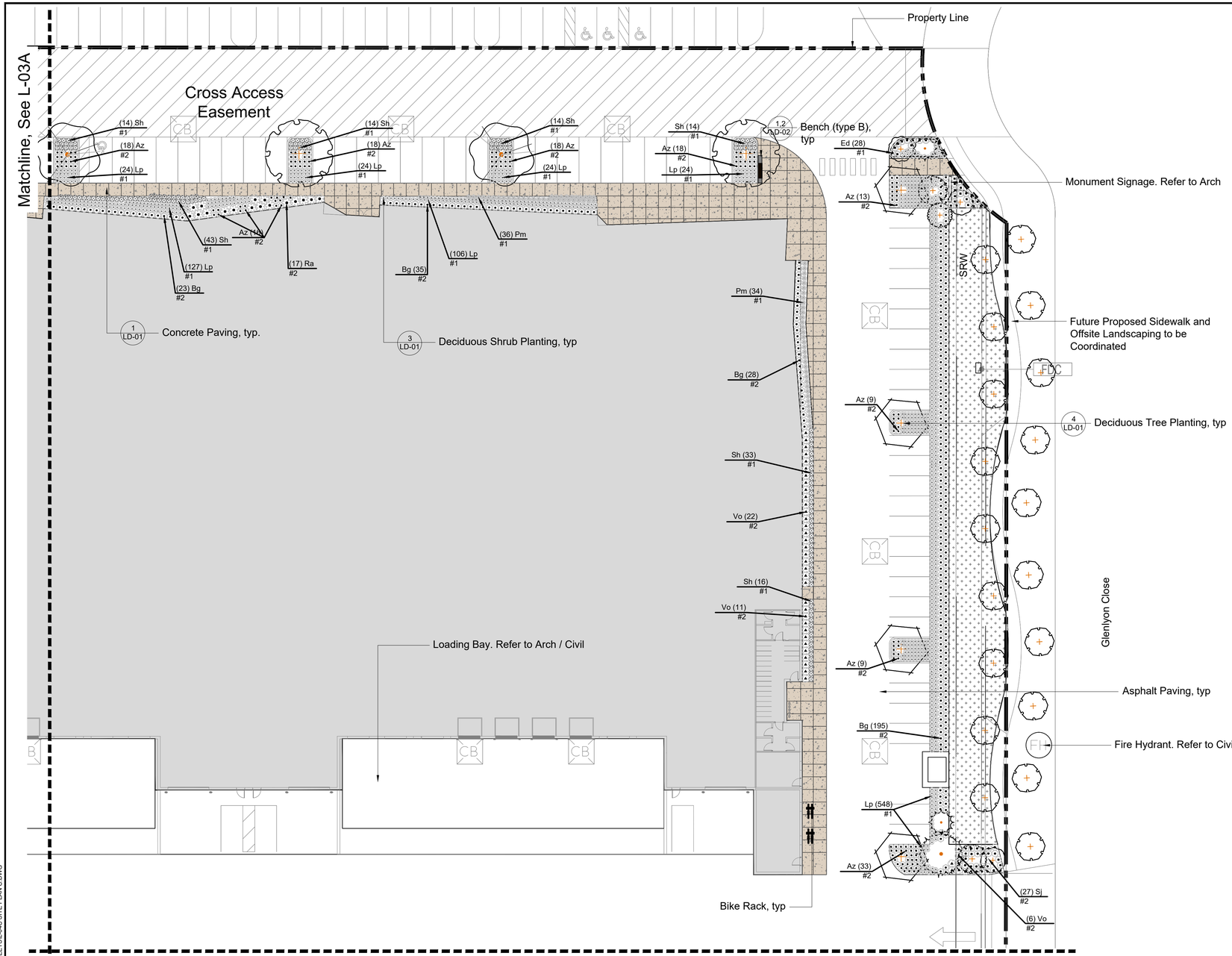

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE PAVING
	5 LD-01	CRUSHED GRANITE SURFACE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
		PICNIC TABLE typical
		BENCH (Type A) typical
	1,2 LD-02	BENCH (Type B) typical
		BIKE RACK typical

PLANT SCHEDULE: ON SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Azalea x `Hino Crimson` / Hino Crimson Azalea	#2	1 294
	Berberis thunbergii `Pygruzam` / Pygmy Ruby	#2	557
	Buxus x `Green Mountain` / Boxwood	#2	1 346
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	#1	462
	Erica x darleyensis `Kramer`s Red` / Kramer`s Red Heather	#1	803
	Ilex crenata `Convexa` / Convex-leaved Japanese Holly	#1	361
	Lonicera pileata / Privet	#1	5 061
	Polystichum munitum / Western Sword Fern	#1	70
	Prunus lusitanica / Portugal Laurel	#2	243
	Rhododendron x `Anna Rose Whitney` / Anna Rose Whitney Rhododendron	#2	100
	Sarcococca hookeriana humilis / Sweet Box	#1	584
	Spiraea japonica `Goldflame` / Spirea	#2	558
	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#2	94
	Sod turf - 2371.5 m^2		

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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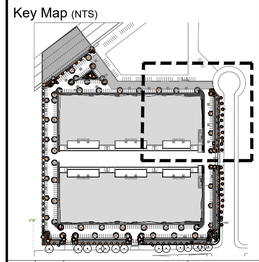
Key Map (NTS)



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Approved: DJ

Scale: 1:250

Stamp:

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Drawing Title: SITE PLAN C

NORTH

VDZ Project #: DP2019-35

Drawing #: L-04C

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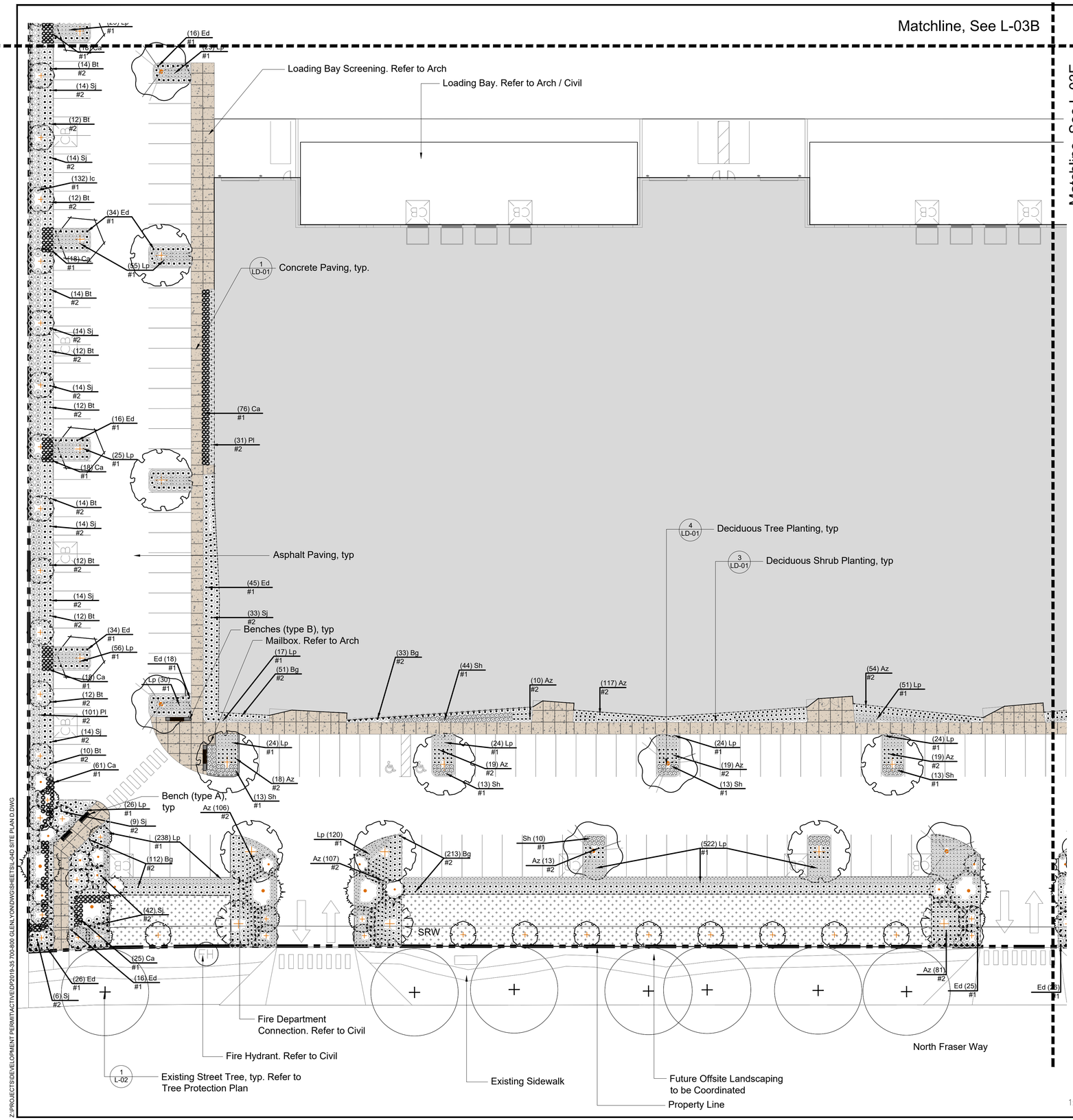

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 / LD-01	CONCRETE PAVING
	5 / LD-01	CRUSHED GRANITE SURFACE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
		PICNIC TABLE typical
		BENCH (Type A) typical
	1,2 / LD-02	BENCH (Type B) typical
		BIKE RACK typical

PLANT SCHEDULE: ON SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT
	Azalea x `Hino Crimson` / Hino Crimson Azalea	#2
	Berberis thunbergii `Pygruzam` / Pygmy Ruby	#2
	Buxus x `Green Mountain` / Boxwood	#2
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	#1
	Erica x darleyensis `Kramer`s Red` / Kramer`s Red Heather	#1
	Ilex crenata `Convexa` / Convex-leaved Japanese Holly	#1
	Lonicera pileata / Privet	#1
	Polystichum munitum / Western Sword Fern	#1
	Prunus lusitanica / Portugal Laurel	#2
	Rhododendron x `Anna Rose Whitney` / Anna Rose Whitney Rhododendron	#2
	Sarcococca hookeriana humilis / Sweet Box	#1
	Spiraea japonica `Goldflame` / Spirea	#2
	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#2
	Sod turf - 2371.5 m^2	

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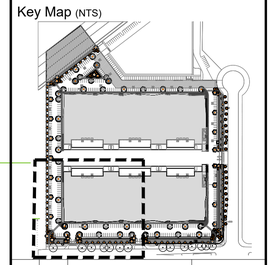
Key Map (NTS)



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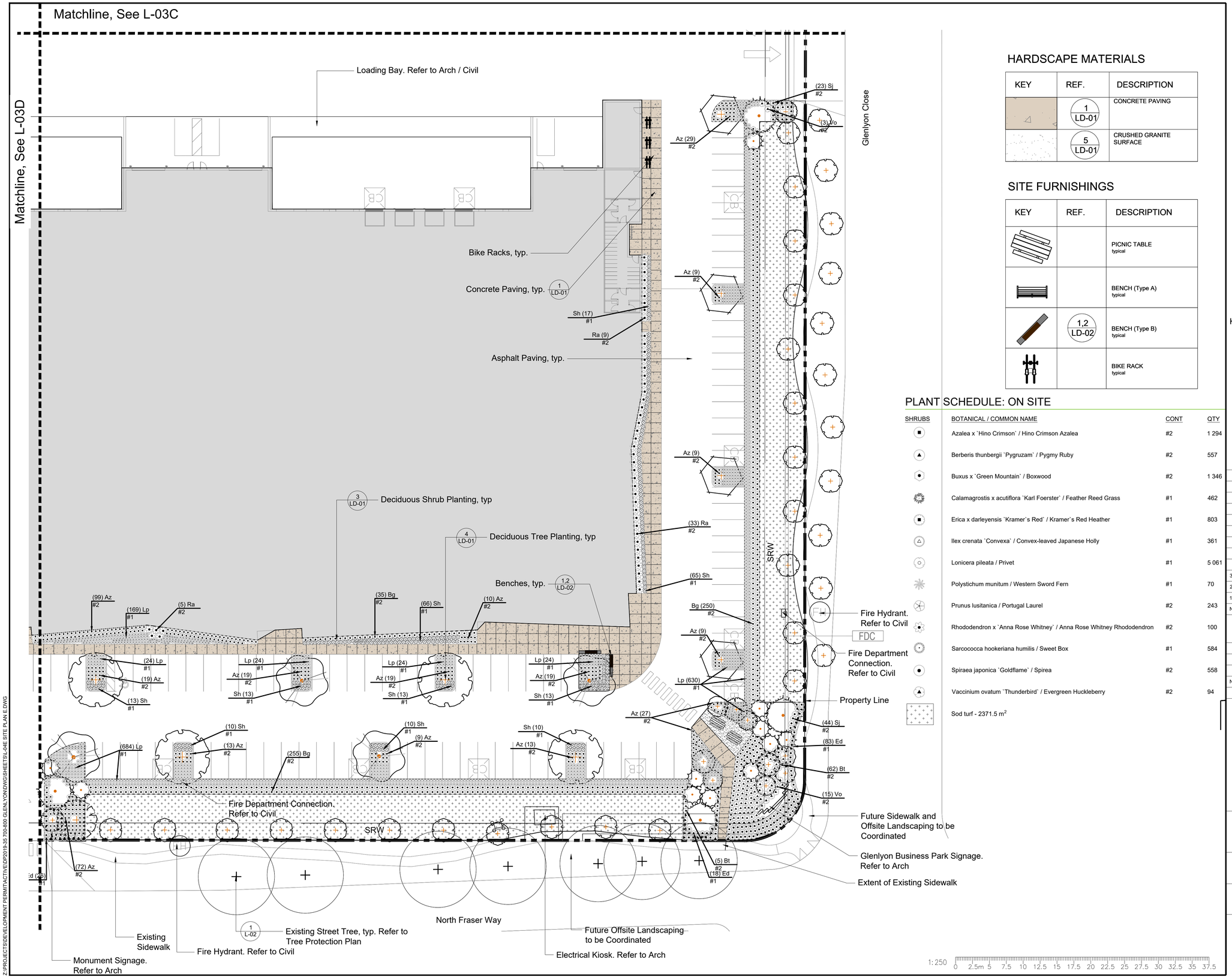
Drawing Title: SITE PLAN D

VDZ Project #: DP2019-35

Drawing #: L-04D

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-35 700-800 GLENLYON\DWG\SHEETS\L-04D SITE PLAN D.DWG



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE PAVING
	5 LD-01	CRUSHED GRANITE SURFACE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
		PICNIC TABLE typical
		BENCH (Type A) typical
	1,2 LD-02	BENCH (Type B) typical
		BIKE RACK typical

PLANT SCHEDULE: ON SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Azalea x `Hino Crimson` / Hino Crimson Azalea	#2	1 294
	Berberis thunbergii `Pygruzam` / Pygmy Ruby	#2	557
	Buxus x `Green Mountain` / Boxwood	#2	1 346
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	#1	462
	Erica x darleyensis `Kramer`s Red` / Kramer`s Red Heather	#1	803
	Ilex crenata `Convexa` / Convex-leaved Japanese Holly	#1	361
	Lonicera pileata / Privet	#1	5 061
	Polystichum munitum / Western Sword Fern	#1	70
	Prunus lusitanica / Portugal Laurel	#2	243
	Rhododendron x `Anna Rose Whitney` / Anna Rose Whitney Rhododendron	#2	100
	Sarcococca hookeriana humilis / Sweet Box	#1	584
	Spiraea japonica `Goldflame` / Spirea	#2	558
	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#2	94
	Sod turf - 2371.5 m^2		

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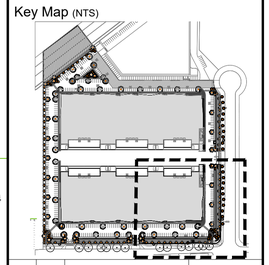
Key Map (NTS)



No.	By:	Description	Date
3	DJ	Issue for Public Hearing	Feb 12, 2020
2	DJ	Issue for Public Hearing	Jan 16, 2020
1	DR	Issue for Review	Sept 9, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Glenlyon Multi-Tenant
Building 700 / 800

Location:
5255 North Fraser Way
Burnaby, BC

Drawn: DR, AL

Checked: DJ

Approved: DJ

Scale: 1:250

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: SITE PLAN E

VDZ Project #: DP2019-35

Drawing #: L-04E

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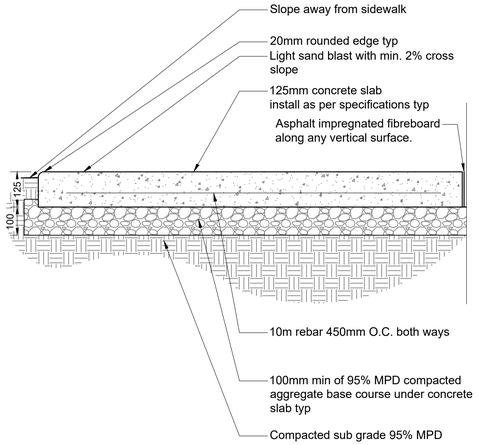
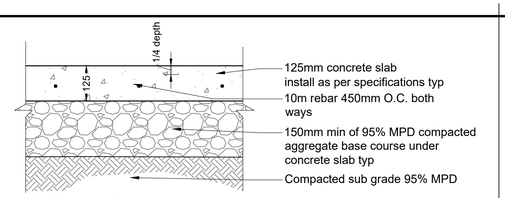
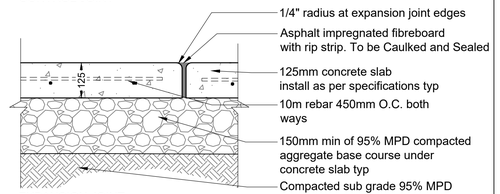




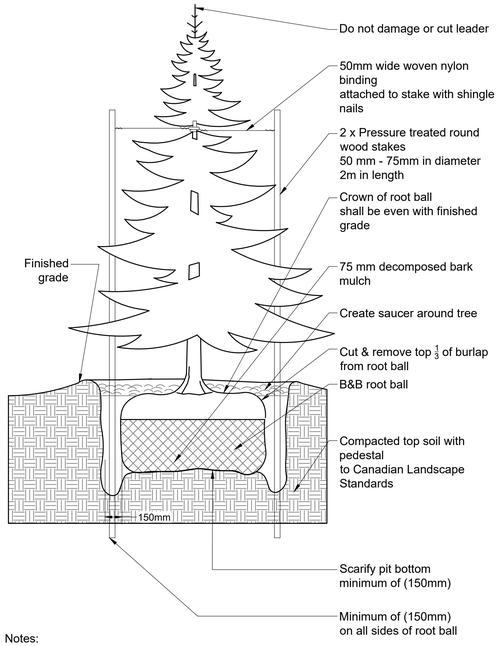
CONTROL JOINT



EXPANSION JOINT

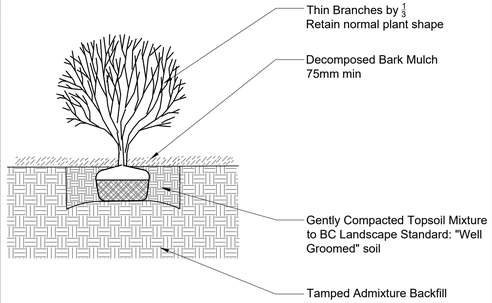
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures and at interface with structures such as walls, steps, and curbs
2. Scorelines as shown on site plans, otherwise minimum saw cut every 1.5m
3. Expansion joint every 3.0m

1 CONCRETE PAVING
Scale 1:10



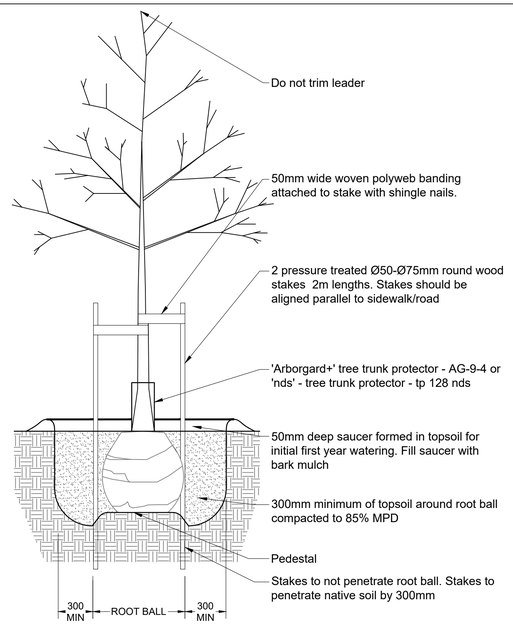
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

2 CONIFEROUS TREE PLANTING
Scale 1:25



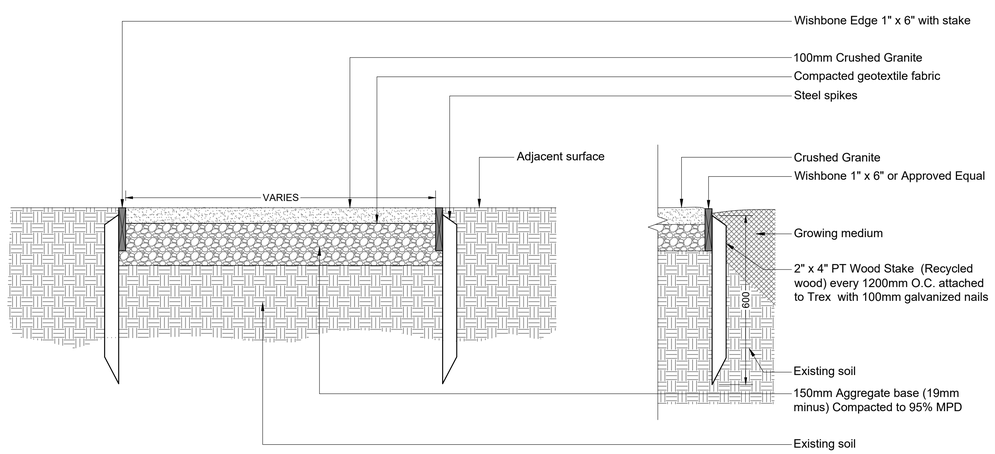
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. O.C. spacing per planting plan.

3 SHRUB PLANTING
Scale 1:25



Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

4 DECIDUOUS TREE PLANTING
Scale 1:25



NOTES:
1. Contractor to provide 1L sample of crushed granite material for approval by landscape architect prior to installation.
2. Ensure top of edge board meets flush with crushed granite pathways.
3. Refer to Wishbone Perma-Deck anchor detail.
4. Minimum 2% cross slope.

5 CRUSHED GRANITE
Scale 1:10

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Scale: AS SHOWN
Stamp:
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Drawing Title: DETAILS

VDZ Project #: DP2019-35

Drawing #: LD-01

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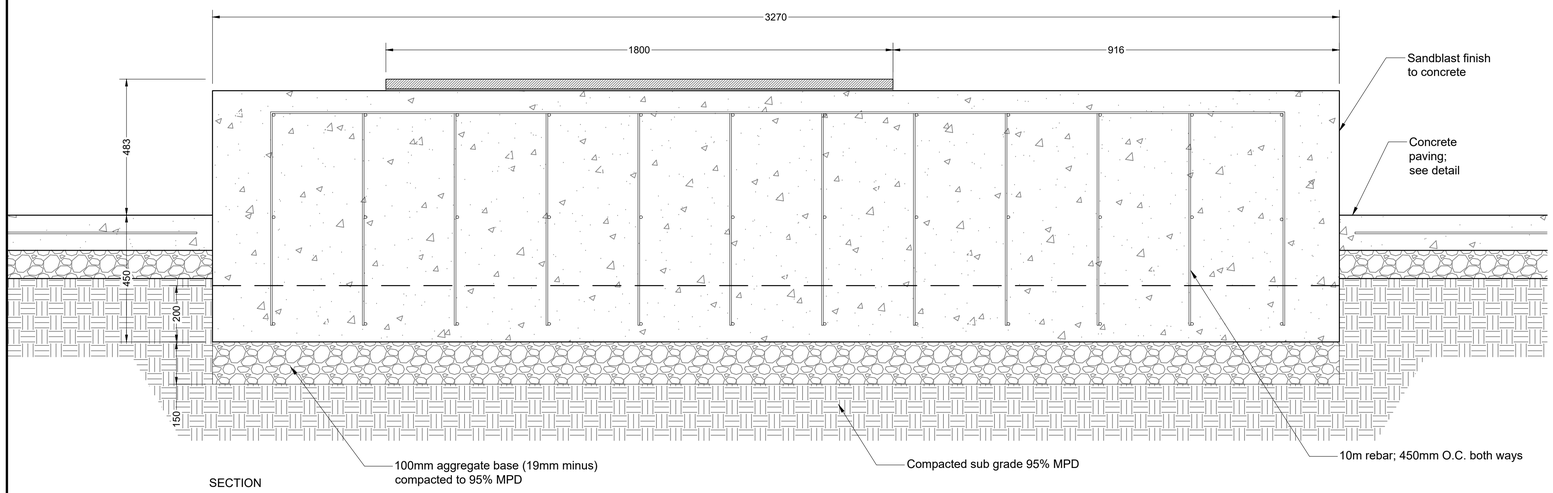

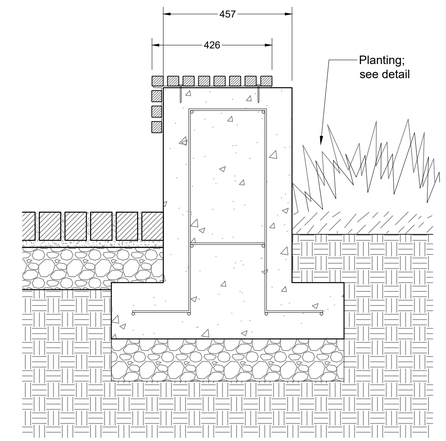

1 BENCH (TYPE B)
Scale 1:10

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Drawing Title: DETAILS

VDZ Project #: DP2019-35

Drawing #: LD-02

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PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the “General Scope” of the master specification (complete).

OVERALL PROJECT NOTES:

3.1 Any significant revisions to these drawings must be approved by the project landscape architect.

3.2 Existing underground utilities are to be located via BC one call prior to any work commencing.

3.3 The contractor is responsible for any damage to all retained structures and landscape during construction.

3.4 If construction is required in or near a water course contractor to refer to environmental report for landscape installation instructions. If no environmental report is provided contractor to notify landscape architect.

3.5 Legal survey posts, monuments, stakes, and integrated survey monuments are to be replaced if destroyed or damaged during construction.

3.6 If construction is commencing during the nesting period contractor to notify landscape architect prior to the removal of any existing vegetation.

DRAWINGS AND SPECIFICATIONS:

4.1 Contractor to refer to the following specifications and standards as they relate to the drawings and specifications. If a conflict arises between the drawings and the specifications and standards contractor to request clarification prior to completing bid:

- MMCD Specification - Latest Edition
- Canadian Landscape Standard - Latest Edition - for all softscape contractor to refer to the Canadian Landscape Standard or municipal requirements before referring to the MMCD

4.2 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specifications for the project in conjunction with all consultant drawings, inclusive of landscape.

4.3 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

4.4 The contractor(s) responsible for completing servicing, hard and soft landscape works are responsible for providing the landscape architect with a complete “project record copy” of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under the general scope. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

4.5 Reference specifications listed in each section are just for contractor's reference all work to be completed in accordance with the entirety of the MMCD, latest edition.

4.6 Contractor to complete plans as shown on drawings. All quantities provided are for reference only.

CONCRETE FLATWORK:

5.1 This section covers all concrete flatwork specified on landscape drawings including sidewalks, plazas, on-slab horizontal concrete work,pathways, trails, curbs, etc.

5.2 Reference Specifications:

Section 03 30 53 Cast-in-Place Concrete
Section 03 30 20 Concrete Walks, Curbs, and Gutters
Section 03 20 01 Concrete Reinforcement
Section 32 11 23 Granular Base
Section 32 13 13 Portland Cement Concrete Paving
Section 32 17 23 Painted Pavement Markings

5.3 Concrete mix and materials as per Section 03 30 53

5.4 All concrete flatwork shall have a light broom finish or approved equal unless specified otherwise on details. See below for requirements of additional finishes:

Abrasive Blast Finish

- Contractor to provide 2mx2m test panel prior to sandblasting all concrete
- Abrasives shall conform to The International Concrete Repair Institute No. 310.2R-2013
- Abrasive blasting finishes shall be light, medium and heavy abrasive blast finishes as called up on details and drawings. The exact finish of abrasive blast will be governed by matching samples reviewed by the Consultant.
- Abrasive blasting operation shall yield uniform texture and colour to all surfaces. The texture and colour shall match the approved mock up panels.

Broom Finish

- Contractor to confirm broom direction prior to finish. If no direction is provided contractor to broom perpendicular to longest concrete edges
- Broom finish to be clean of debris with consistent parallel ridging.

Stamped Concrete

- Contractor to provide 2mx2m test panel with proposed pattern.

Exposed Aggregate

- Aggregate for Exposed Aggregate Concrete: as required to produce approved finished with 75% of exposed aggregate pieces 10mm 10 12mm size.

5.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls. If no jointing is shown on plan contractor to assume max. 3.0m spacing between saw cut joints and expansion joints on all flatwork.

5.6 For coloured concrete contractor to provide sample chip/pour prior to installation.

5.7 For all pedestrian area coloured concrete contractor to seal concrete with Elephant Armour Cure through Abbotsford Concrete Products.

5.8 Contractor to ensure all troweling is a smooth and continuous finish free of debris.

5.9 Concrete is not to be parged unless approved by landscape architect. All parged concrete will be removed at no cost to the owner.

5.10 Contractor to replace all cracked, chipped, or irregular concrete.

CAST-IN-PLACE CONCRETE

6.1 This section covers all vertical concrete elements including walls, retaining walls, columns, and structures etc.

6.2 Reference Specifications:

Section 03 30 53 Cast-in-Place Concrete
Section 03 30 20 Concrete Walks, Curbs, and Gutters
Section 03 20 01 Concrete Reinforcement
Section 32 11 23 Granular Base
Section 32 13 13 Portland Cement Concrete Paving
Section 32 17 23 Painted Pavement Markings

6.3 Concrete mix and materials as per Section 03 30 53.

6.4 All cast-in-place concrete to have light sandblast finish unless specified otherwise on drawings. Contractor to provide sample sandblast for approval prior to completion of application.

6.5 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in drawings. Contractor to refer to structural drawings if not shown on landscape drawings. If no reinforcement is provided concrete reinforcement is as follows:

Vertical: 10m @450mm on centre both directions
No vertical reinforcement shall be closer than 50mm from edge of concrete.

6.6 Concrete cover on reinforcing steel:

- Concrete cast agsinst earth - 75mm min.
- Concrete exposed to earth or weather - 35mm min.
- Other locations - 17mm min.

6.7 Trowel tops of walls to smooth, true, dense, flat and level or sloped as shown.

6.8 All repairable defective areas shall be patched immediately after form removal.

6.9 No patching of defective horizontal surfaces shall be permitted.

6.10 All honeycombed and other defective concrete shall be removed down to sound concrete. The area to be patched and an area of at least 150mm surrounding it shall be dampened to prevent absorption of water from the patching mortar. A bonding grout shall be prepared using a mix of 1 part cement to 1 part fine and passing a no. 30 mesh metric size sieve, and shall be mixed tothe consistency of thick cream, and shall be well brushed into the surface.

6.11 Fins and other projections in exposed areas shall be removed by grinding.

6.12 For board form concrete contractor to confirm direction and lumber specification prior to pouring. If no specification is provided contractor to provide rough cut comb faced primed lumber and pattern as shown.

6.13 For all retaining walls veneers contractor to provide sample of veneer and mortar prior to installation.

UNIT PAVING:

7.1 This section refers to all unit pavers (concrete, natural stone, clay, ceramic, porcelain, etc.).

7.2 Reference Specifications:

Section 31 14 01 Unit Paving

7.3 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

7.4 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications.

7.5 All paver edges adjacent to softscape to have edger. For on grade edger contractor to use snap edge restraint spiked every 300mm and on all corners. For on-slab pavers contractor to provide concrete housing curb 150mm wide.

7.6 In all vehicular areas contractor to provide 80mm pavers matching type and colour specified.

7.7 Contractor to verify sub-grade depth and requirements with geo-technical report.

7.8 Mortar for pavers to be dry-set Portland cement mortar complying to ANSI A118.1 or as specified on drawings. Colour to be confirmed with landscape architect.

7.9 Contractor to ensure all cut pavers are at least 1/3 of full paver length. Paver slivers will not be accepted.

7.10 Contractor to ensure paver joints are 1/8" to 1/16" inch throughout paver field including along edging unless otherwise stated on drawings.

7.11 If a mortar based joint sand is specified contractor to ensure no hazing is visible on paver surface.

7.12 Contractor to replace all broken, cracked, or chipped pavers.

7.13 For all pavers on pedestal contractor to ensure pavers sit solidly on pedestal bed with no visible tipping.

7.14 For on-podium pavers contractor to ensure slab drains are provided at all low points. If no slab drainage system exists contractor to notify landscape architect.

7.15 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings.

ASPHALT - PATHWAYS AND PLAZAS ONLY

8.1 This section covers all asphalt areas as shown on the landscape drawings.

8.2 Reference Specifications:

Section 32 12 13.1 Asphalt Talk Coat
Section 32 12 13.2 Asphalt Prime
Section 32 12 16 Hot-Mix Asphalt Concrete Paving
Section 32 17 23 Painted Pavement Markings

8.3 Asphalt to be tested as per the following:

- Sampling Mineral Aggregates ASTM D75
- Sampling Bituminous Mixtures ASTM D79
- Sieve Analysis of Aggregates ASTM D136
- Specific Gravity of Aggregates ASTM C127 and ASTM C128
- Determination of Bitumen COntent ASTM D 1097
- Marshall Procedures for the Preparation and Testing of Bituminous Mixtures ASTM D1559

8.4 Submit hot mix asphalt design and trial mix test results to the Owner's Representative for review at least one week (7 days) prior to commencement of work.

8.5 Do not install hot-mix asphalt concrete pavement, base, or subbase during heavy rain or snowfall, cool temperatures or other unsuitable conditions as determined by landscape architect. Place paving under favourable weather conditions; with temperatures exceeding 4 degrees Celsius. Base and subbase surface should be dry and stable. Air temperature must be at least 5 degrees Celsius to place asphalt mixtures. (Air temperature must be 10 degrees and rising for tennis and sport courts)

8.6 Lower Course: Machine place to specified compacted thickness (maximum lifts of 50mm after compaction) over compacted and graded aggregate base. Some areas may require thicker applications to fill in low spots and to ensure positive drainage.

8.7 Upper Course: Machine place to minimum specified compacted thickness (maximum lift of 38mm after compaction) over compacted lower course. Hand place/tamp as required around all site fixtures.

8.8 When asphalt concrete meets site fixtures, furnishings, concrete walls, walks or other flare the asphalt upwards around the base of fixture to ensure water drains away from the fixture and is in compliance with the overall grading and drainage plans for the Project.

8.9 Along building walls, curbs, gutters, headwalls, manholes and similar locations not accessible to a roller, thorough compaction shall be obtained by means of hot hand or smaller mechanical tampers before the mixture has set. At all contacts of this nature, the joints between these structures and the surfacing must be effectively tack coated with an emulsified asphalt.

8.10 For sports courts contractor to place lower course asphalt and top with a 'sandy bin' or 'tennis court' course as a top mix. Contractor to clean and powerwash asphalt prior to linemarking application.

8.11 For sports courts contractor to confirm line type and colour for linemarking.

8.12 For stamped asphalt contractor to install stamp as per manufacturer's specification. A 2mx2m sample is to be provided prior to stamp application.

CRUSHED GRANITE AND AGGREGATE HARDSCAPES :

9.1 This section refers to all loose material pathways, plazas, and trails.

9.2 Contractor to provide 1 litre sample for all surface aggregates prior to installation.

9.3 Crushed Granular Paving: shall consist of sound, durable stone particles free from clay, organic material or other deleterious matter as per ASTM C 136.

9.4 Crushed granite 9mm minus stone:

Sieve Size (mm)	Percent Passing by Weight
9.0	100%
4.75	50-55%
2.36	25-28%
1.18	15-18%

9.5 All loose material pathways to recieve 1"x 4" recyled plastic edger staked with 300mm spikes at 600mm O.C. unless otherwise specified on drawings. For loose material pathways on-slab contractor to provide 150mm concrete edging curb.

9.6 All loose material pathways on slab to be placed over landscape fabric.

9.7 Compact loose material using drum roller. Do not compact with vibratory equipment.

RETAINING WALLS:

10.1 This section refers to retaining walls of all types including cast-in-place concrete, segmental/block, timber, vegetative walls, and boulder walls.

10.2 All retaining walls over 1.2m from top of footing to top of wall are to be reviewed by structural engineer.

10.3 All segmented retaining wall block to be installed as per manufacturer's specifications.

10.3 All segmented retaining wall caps to be secured with adhesive. No adhesive or staining on walls will be accepted.

10.4 For semented retaining wall curves contractor to provide a smooth uniform radius.

10.5 All segmented retaining wall corner blocks to be split face or to match wall face.

10.6 For segmented retaining wall base material shall be a 100mm in depth for all walls under 1.2m. For all walls over 1.2m base material to be 150mm. Contractor to refer to geotechnical report for further information on base requirements.

10.7 All timber retaining walls to be pressure treated unless otherwise specified.

10.8 All boulder walls to have clean boulder face. No infill material shall be visible at front of wall.

10.10 All boulder walls to have landscape fabric backing followed by 150mm of 19mm clear crush.

10.11 Contractor to provide sample of wall block and cap for all segmented retaining walls and timber walls.

10.12 Where stepping is required contract to confirm location of stepping with landscape architect.

10.13 All retaining walls to recieve 150mm perforated pipe drainage at base of subgrade unless otherwise indicated on drawings. Perforated pipe to be daylighted at ends of walls or connected to nearest subsurface drainage.

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Drawing Title:
LANDSCAPE SPECIFICATIONS - GENERAL/HARDSCAPE

VDZ Project #:
DP2019-35

Drawing #:
LN-01

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PLANTING AND PLANTING BEDS

1.1 This section covers supply and installation of all trees, shrubs, and ground covers including bed preparation and topsoil.

1.2 Reference Specifications:

Section 32 93 01 Planting of Trees, Shrubs and Ground covers
Section 33 22 01 Site Grading
Section 32 91 21 Topsoil and Finish Grading
Canadian Landscape Standards (latest edition)
British Columbia Nursery Trade Association

1.3 All plant and soil material shall be warrantied for (1) year after substantial completion.

1.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

1.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the Canadian Landscape Standard.

1.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the Canadian Landscape Standard.

1.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or Canadian Landscape Standard at any time, despite any review of said materials.

1.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the Canadian Landscape Standard, latest edition.

1.9 The general contractor shall pay for a minimum two (2) random tests to be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved to the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.
Pacific Soil Analysis Inc.
Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9
Telephone 604 273 8226

1.10 Landscape mulch shall conform to Canadian Landscape Standards and be installed at depths specified under Canadian Landscape Standard. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.

1.11 Filter fabric must be provided in any areas were drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

1.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.

1.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

1.14 If during excavation obstructions are found to planting areas contractor to contact landscape architect for review and direction.

1.15 Contractor to notify the landscape architect if any invasive species are encountered during construction. This includes but is not limited to Equisetum, Rubus, Hedera, and Fallopia japoinica. Contractor is responsible for the removal of all invasives as per the Canadian Landscape Standard.

1.16 Contractor to ensure top soil is properly placed and compacted to ensure plant material does not sink or move during warranty period.

1.17 All planting beds to have cultivated, clean landscape edge unless otherwise specified on drawings.

1.18 At time of substantial completion all mulch beds to be weed and mushroom free.

1.19 For all landscape rock beds contractor to provide landscape fabric beneath and pressure treated timber edging unless otherwise specified on drawings.

1.20 All soil to meet Canadian Landscape Standards designations for Level 1 well groomed growing media.

HYDROSEED AND SOD

2.1 This section covers supply and installation of sod and hydroseed for turf grass and native grass areas.

2.2 Reference Specifications:

Section 32 93 23 Sodding
Section 32 92 19 Hydraulic Seeding
Section 32 92 20 Seeding
Section 32 91 21 Topsoil and Finish Grading
Canadian Landscape Standards (latest edition)
British Columbia Nursery Trade Association

2.2 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BC Landscape Standards. Installation and maintenance specifications of sod and seed shall apply as defined through BC Landscape Standards.

2.3 Sod to be No1. Premium or No. 2 Standard non-netted.

2.4 Contractor is responsible for the watering and maintenance of the sod until 55 days post substantial completion.

2.5 For turf areas seed to be Premier Pacific All Purpose Sun& Shade Mix or approved equal unless otherwise specified on drawings. Seed to be installed as per supplier specifications.

2.6 Seeding to take place in the spring (April 1st to June 15th) and fall (August 15th to September 30th). If seeding is to happen outside of these windows contractor to contact landscape architect for adjustments to maintenance requirements.

2.7 Conditions for final acceptance of turf areas are as follows:
- Seeded areas are vigorously growing, the turf is well established and has a healthy green appearance
- Seeded areas do not have any eroded or washed out areas and are free of noxious or invasive weeds.
- No surface growing medium is visible when turf has been mowed to a height of 50mm
- Seed areas have been cut a minimum of 2 times.

2.8 For all native and high-grass seeding contractor to provide 300mm depth of well-groomed top soil

2.9 For all native and high-grass seeding contractor to provide maintenance for a minimum of (1) growing season (Spring to Fall).

IRRIGATION

3.1 This section covers supply and installation of an automatic irrigation system. If irrigation plans have not been provided contractor to provide design/build solution as per specifcations below.

3.2 Reference Specifications:

- Irrigation Industry Association of British Columbia Standards
- Canadian Landscape Standard
- All Local Plumbing and Electrical Codes

3.3 The Contractor is responsible for the coordination with the mechanical and electrical Owner's Representative and sub-contractors as well as for coordination of all required sleeves under paved areas.

3.4 Contractor to provide all irrigation operations instructions and user manuals upon substantial completion.

3.5 Contractor to provide as-built drawings for irrigation system at time of substantial completoin. As-built drawings to be provided in AutoCAD format.

3.6 Contractor to repair or replace all damaged underground services cause by work in this contract.

3.7 Contractor to confirm head-to-head coverage upon installation. If any conditions arise that do not allow for head-to-head coverage contractor to contact the landscape architect for further direction.

3.8 All irrigation work shall be done by an experienced and competent irrigation contractor having the capabilities an personnel necessary for all phases of the work specified.

3.9 The irrigation contractor shall be a member in good standing of the Irrigation Industry Association of British Columbia.

3.10 All heads to be installed with low-point drainage releases where required.

VDZ+A
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No.	By:	Description	Date
3	DJ	Issue for Public Hearing	Feb 12, 2020
2	DJ	Issue for Public Hearing	Jan 16, 2020
1	DR	Issue for Review	Sept 9, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Glenlyon Multi-Tenant
Building 700 / 800

Location:
5255 North Fraser Way
Burnaby, BC

Drawn: DR
Checked: DJ
Approved: DJ
Scale:
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: LANDSCAPE SPECIFICATIONS - SOFTSCAPE/IRRIGATION

VDZ Project #: DP2019-35

Drawing #: LN-02

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