

"Civic Address," Coquitlam, BC - FOURPLEX 2



3 3D View 1 - Option A

FLOOR AREA (m2)		
Unit #	Level	Area
101	LEVEL 1	66.1 m ²
101	LEVEL 2	66.8 m ²
		132.9 m ²
102	LEVEL 1	66.1 m ²
102	LEVEL 2	67.6 m ²
		133.7 m ²
103	LEVEL 1	69.4 m ²
103	LEVEL 2	72.5 m ²
		141.9 m ²
104	LEVEL 1	69.4 m ²
104	LEVEL 2	72.5 m ²
		141.9 m ²
TOTAL PROPOSED FLOOR AREA:		550.4 m ²

OUTDOOR SPACE AREA		
Unit #	Name	Area
101	BALCONY	5.7 m ²
101	OUTDOOR PRIVATE SPACE	47.4 m ²
101: 2		53.1 m ²
102	BALCONY	5.5 m ²
102	OUTDOOR PRIVATE SPACE	37.9 m ²
102: 2		43.4 m ²
103	BALCONY	4 m ²
103	OUTDOOR PRIVATE SPACE	36.5 m ²
103: 2		40.5 m ²
104	BALCONY	4 m ²
104	OUTDOOR PRIVATE SPACE	36.5 m ²
104: 2		40.5 m ²

STATISTICS

Civic Address:
_____, Coquitlam, BC _____

Legal Address:
-

Current Zoning:
RT-1

Proposed Use:
Fourplex

Site Area:
Existing Lot Area: _____ m²

Dedicated Lot Area: _____ m²

Net Lot Area: _____ m²

DRAWING LIST - OPTION A	
SHEET NUMBER	SHEET NAME
A002	STATISTICS
A100	SITE PLAN
A110	LEVEL 1 PLAN
A110.1	LEVEL 1 PLAN - OPTION 2
A120	LEVEL 2 PLAN
A120.1	LEVEL 2 PLAN - OPTION 2
A130	ROOF PLAN
A200	ELEVATIONS - OPTION A
A201	ELEVATIONS - OPTION A
A202	ELEVATIONS - OPTION A2
A205	SPATIAL SEPARATION CALCULATIONS
A300	SECTIONS
A301	SECTIONS
A500	DETAILS
A600	3D VIEWS - OPTION A
A900	AREA PLANS
Grand total: 16	

DEVELOPMENT DATA SUMMARY

LOT COVERAGE:

Maximum Permitted Lot Coverage: 50%

Proposed Lot Coverage:
Area Covered by Building: _____ m² / Net Lot Area _____ m² = _____ m² (____%)

TOTAL FLOOR AREA:

FSR:
Maximum Permitted:
0.75 x Lot Area = _____ m²

Proposed:
Floor Area _____ m² / Existing Lot Area _____ m² = ____ FSR

PRIVATE OUTDOOR AMENITY SPACE:

Minimum Required:

37 m² per unit

SETBACKS:

Minimum Required:
From Front Property Line = 5.5m
From Rear Property Line = 6.0m
Interior Side Property Line = 1.2m
Exterior Side Property Line = 3.0m

Proposed:
From Front Property Line = 5.5m
From Rear Property Line = 6.0m
Interior Side Property Line = 1.2m
Exterior Side Property Line = n/a

HEIGHT:

Maximum Permitted:

(i) 9.5 metres; or
(ii) 11.0 metres for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

Proposed Height:

Lowest of either Natural grade or Finished grade at the building corners:
Northwest corner = elevation _____ metres
Southwest corner = elevation _____ metres
Northeast corner = elevation _____ metres
Southeast corner = elevation _____ metres
Sum of all Elevations = Total = elevation _____ metres

Divide Total Elevation by 4 = Average Grade = elevation _____ metres
Top of Roof Peak Elevation = _____ metres
Height = Difference between Average Grade and Roof Peak Elevation = elevation _____ metres

Garbage and Organic Waste:

Minimum Required:
Two carts per unit each. Cart measures 0.74 m front to back, 0.58 m side to side, and a height of 1.07 m.

Provided:

Garbage room for 2 carts measuring 1.31 m x 0.85 m internal per unit.

VEHICLE PARKING:

Minimum Required:

Fourplex Residential: 2 spaces per dwelling unit, of which a maximum of 100% may be tandem parking spaces

Total:

= 8 parking spaces

Provided:

8 parking spaces

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Project:
FOURPLEX 2

Issue Date: (YYYY-MM-DD)

Revision Date:

Drawn: _____ Checked: _____

Project Number: _____

Drawing:
STATISTICS

Scale: _____

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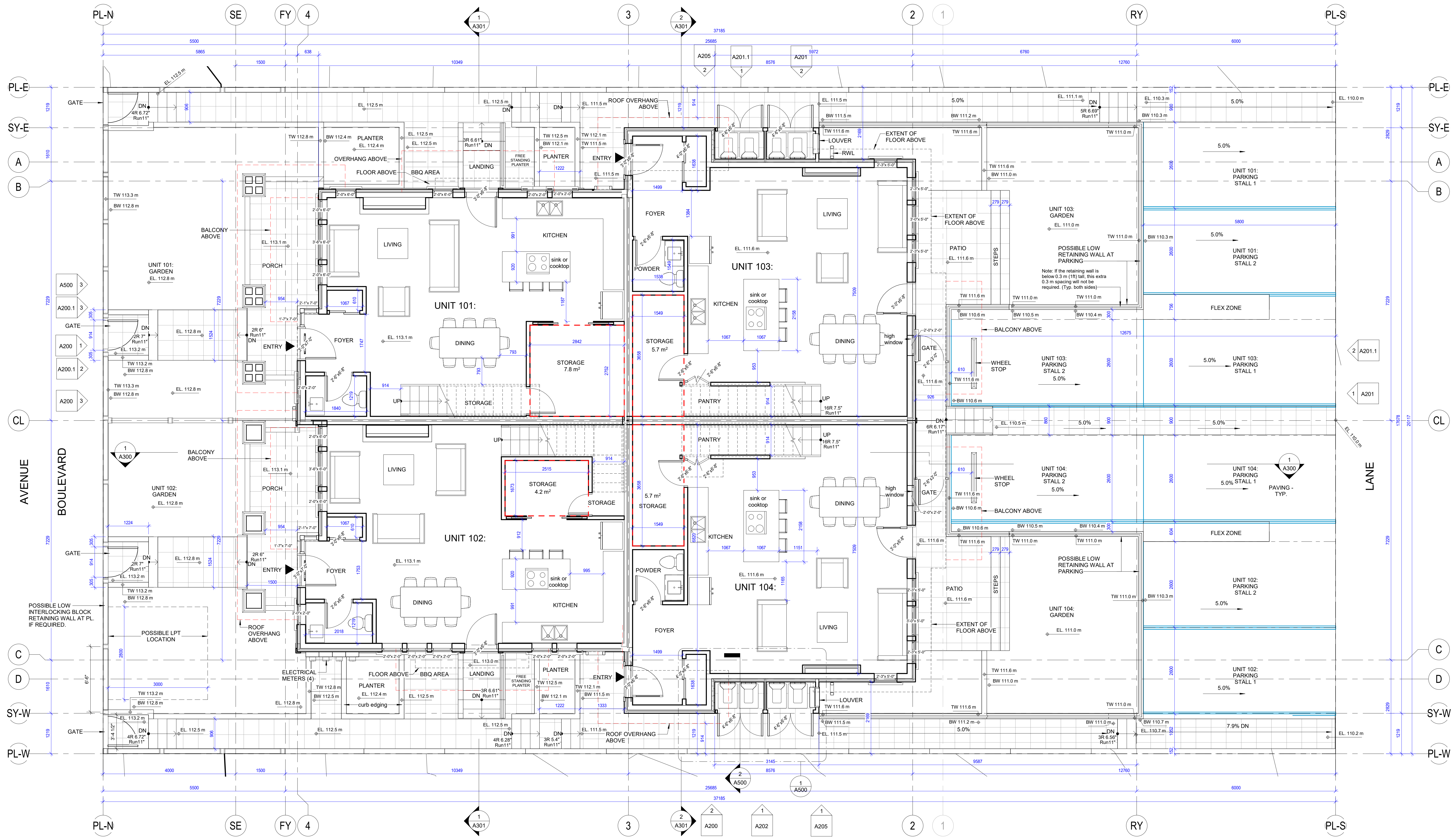
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A002

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Drawing:
LEVEL 1 PLAN

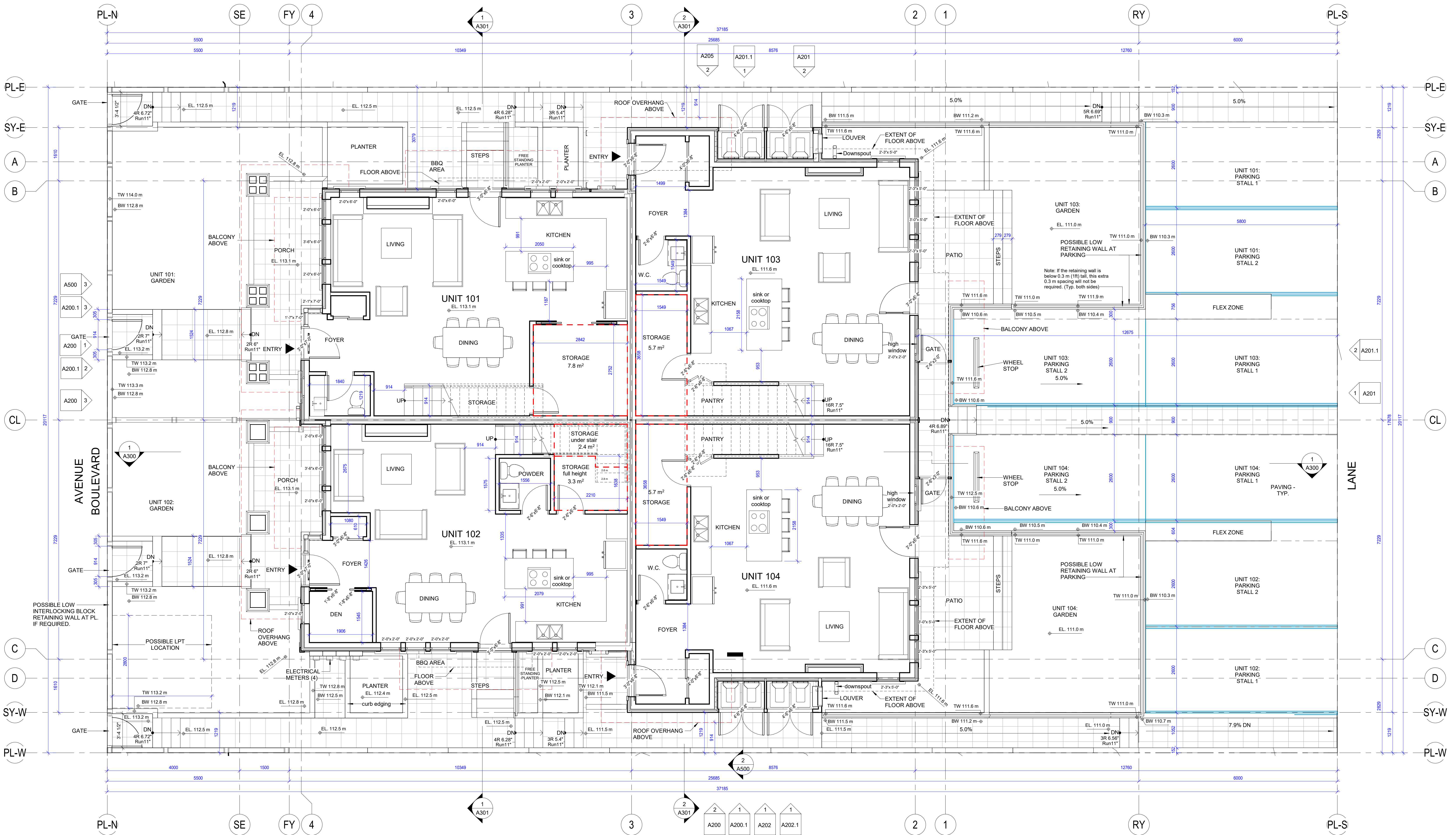
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 Drawing:
LEVEL 1 PLAN - OPTION 2
 Scale:
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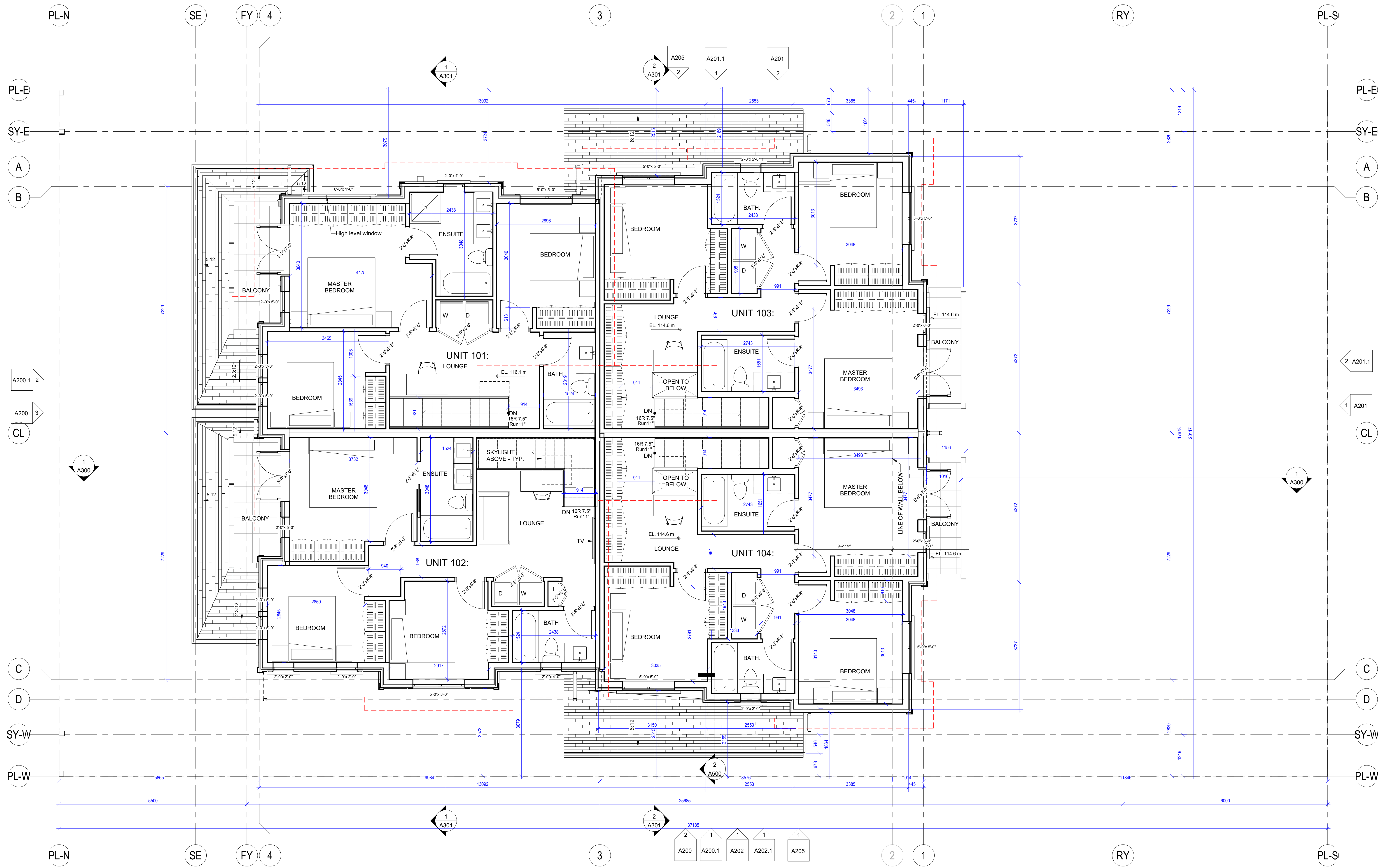


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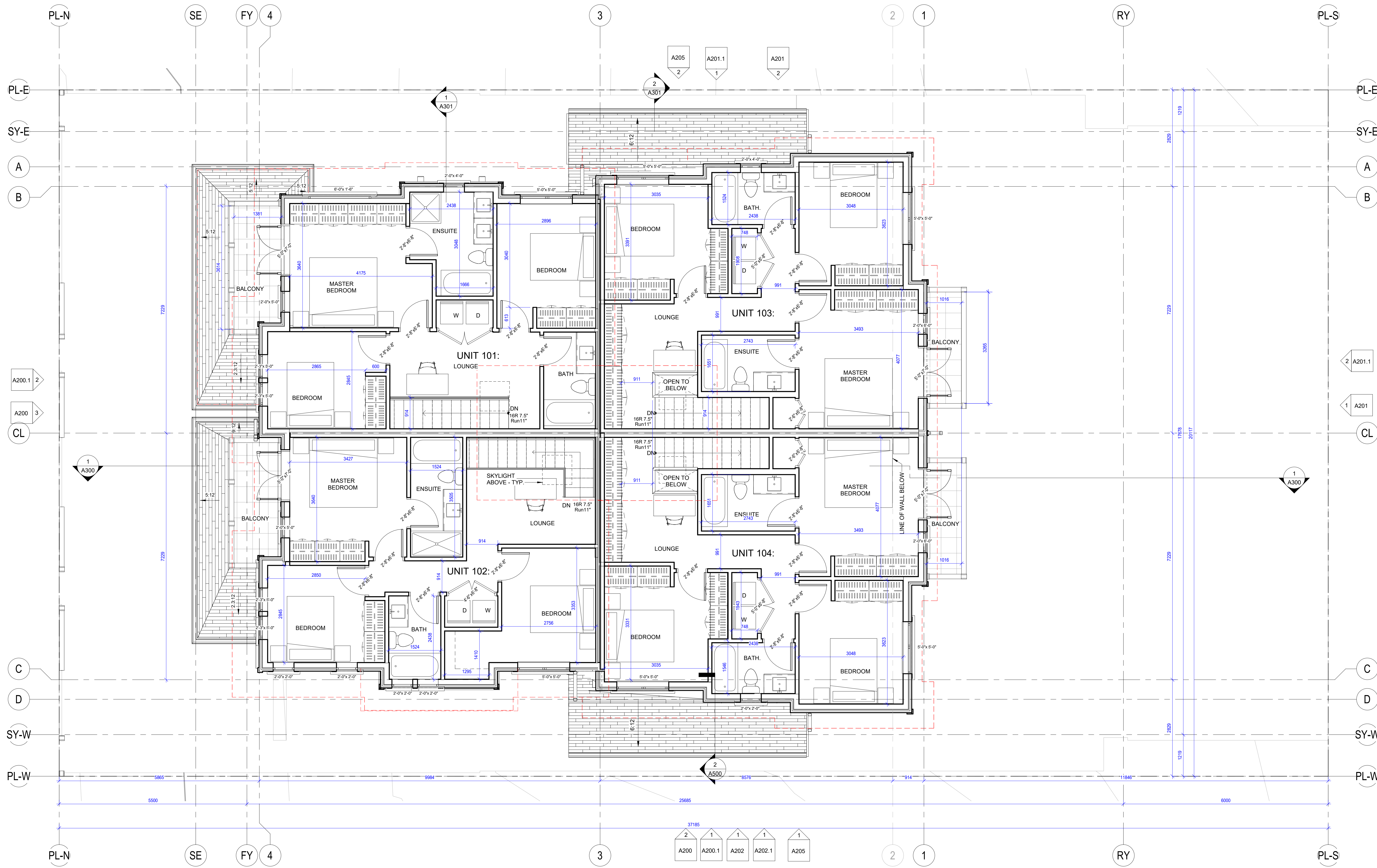
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A110.1



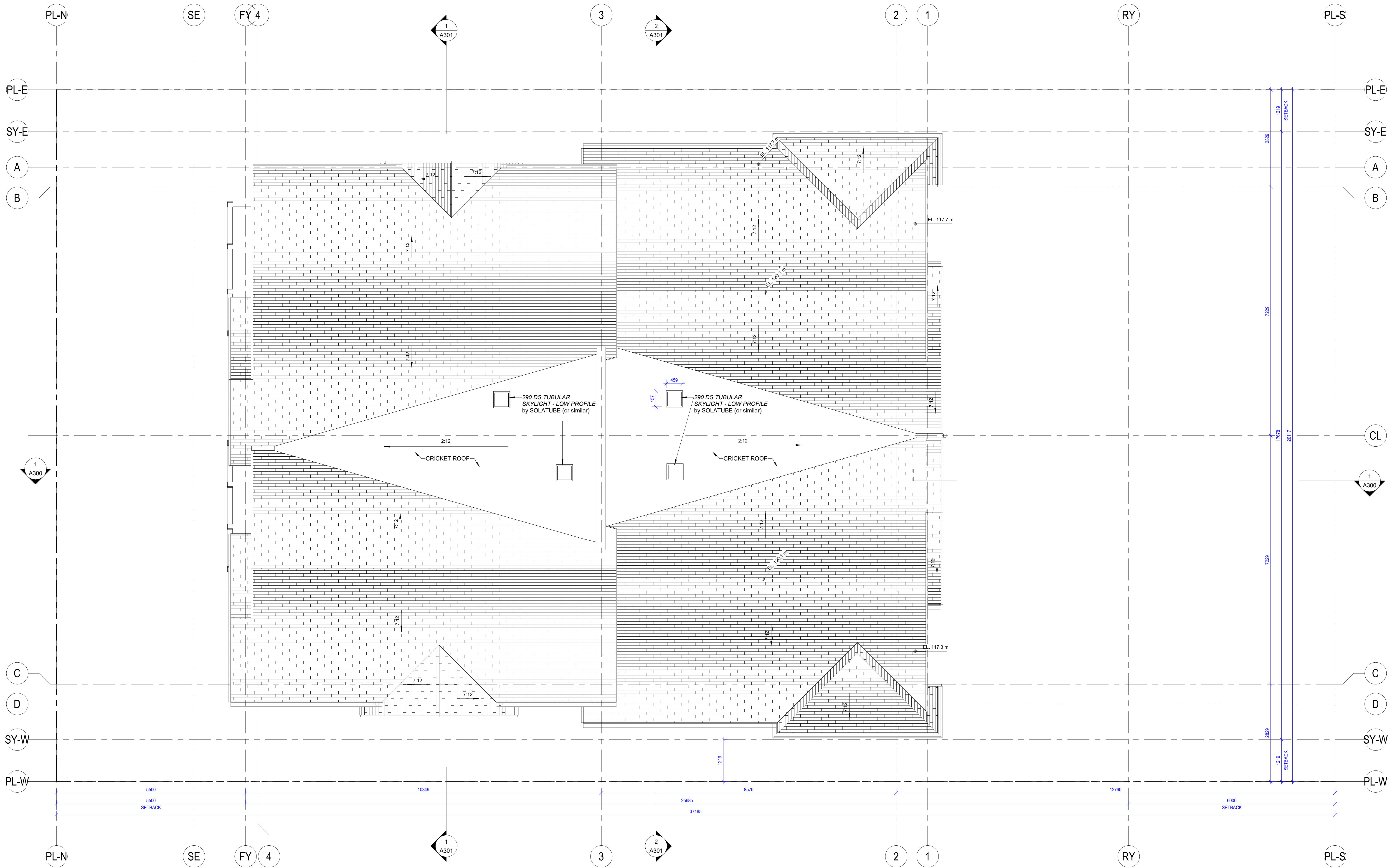
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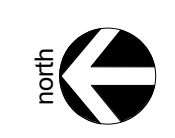
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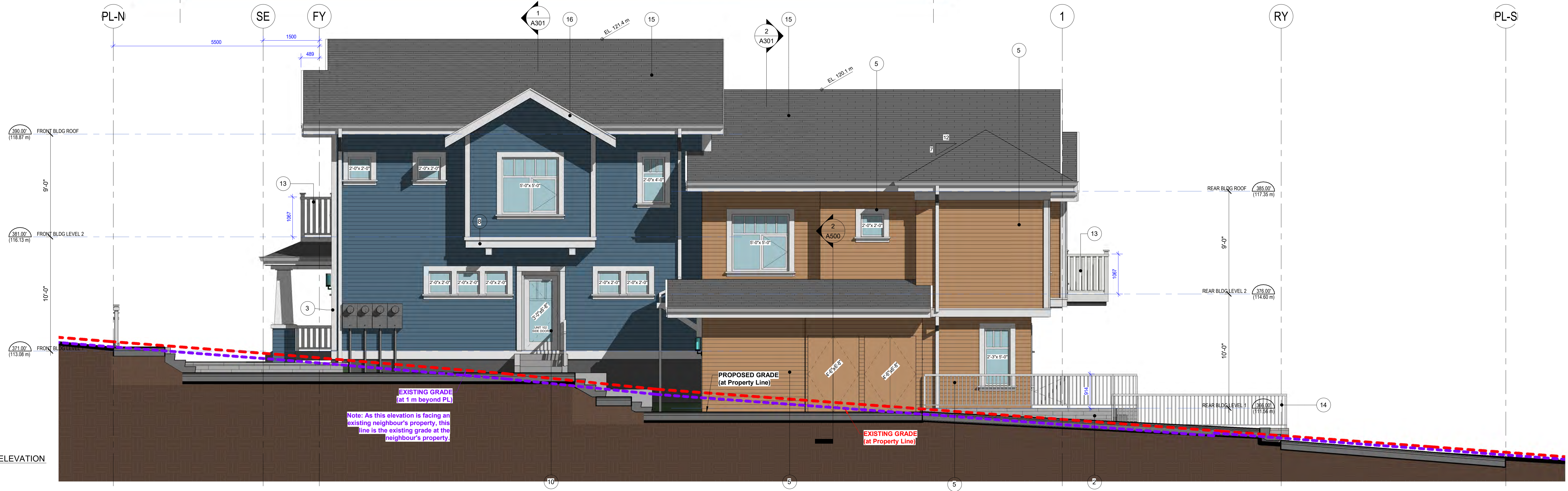
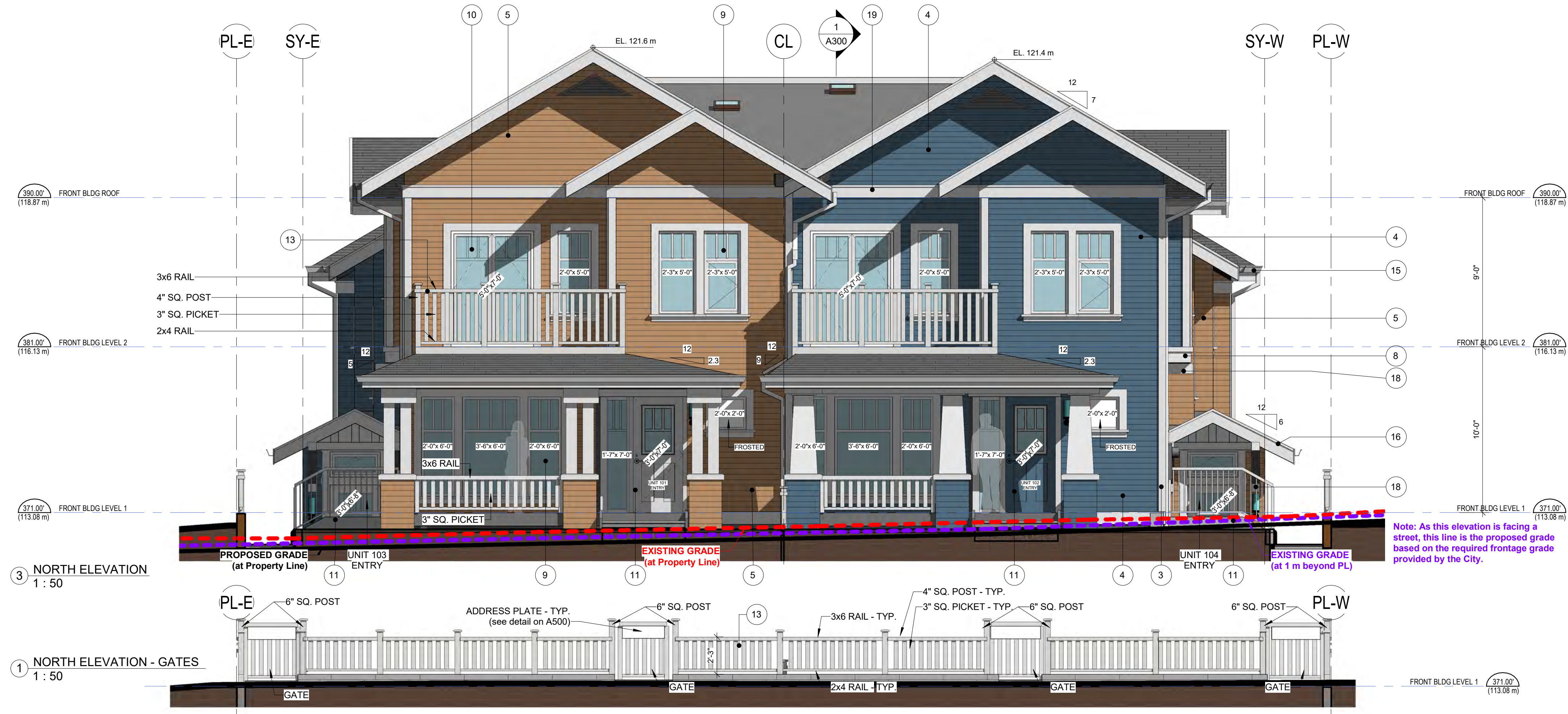
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ROOF PLAN
 Scale:
1 : 50



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DWG. No.
A130

MATERIAL LEGEND	
Number	Material
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP
2	INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY
3	5 1/2" PAINTED WOOD TRIM, FINISH: SMOOTH, COLOUR: WHITE
4	FIBER CEMENT LAP SIDING, 4" EXPOSURE, FINISH: CEDARMILL, COLOUR: DEEP OCEAN (HERITAGE BLUE OR SIMILAR)
5	FIBER CEMENT LAP SIDING, 4" EXPOSURE, FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
6	FIBER CEMENT SHINGLE SIDING, 4" EXPOSURE, FINISH: STRAIGHT EDGE PANEL, COLOUR: AGED PEWTER
7	FIBER CEMENT SHINGLE SIDING, 4" EXPOSURE, FINISH: STRAIGHT EDGE PANEL, COLOUR: PEARL GRAY
8	2x4 ON 2x12 PAINTED WOOD PROFILE, FINISH: SMOOTH, COLOUR: WHITE
9	VINYL WINDOWS - FRAME COLOUR: WHITE, MUNTIN STYLE: CRAFTSMAN
10	VINYL GLAZED PATIO/BALCONY DOOR - FRAME COLOUR: WHITE
11	UNIT ENTRANCE DOOR - PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: SEE ELEVATION
12	GARBAGE ROOM DOOR: METAL, LOCKING, COLOUR: TO MATCH SIDING
13	RAILING - WOOD PICKET, COLOUR: WHITE
14	RAILING - ALUMINUM PICKET, COLOUR: WHITE
15	ROOF - ASPHALT SHINGLES
16	2x4 ON 2x10 PAINTED WOOD FASCIA, FINISH: SMOOTH, COLOUR: WHITE
17	ALUMINUM GUTTER, COLOUR: WHITE AND DOWNSPOUT, COLOUR: TO MATCH SIDING
18	SOLID WOOD EAVE BRACKET, FINISH: SMOOTH, COLOUR: WHITE
19	1x2 ON 2x10 PAINTED WOOD PROFILE, FINISH: SMOOTH, COLOUR: WHITE



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Project:
FOURPLEX 2

Issue Date: (YYYY-MM-DD)
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Drawing:
ELEVATIONS - OPTION A

Scale:
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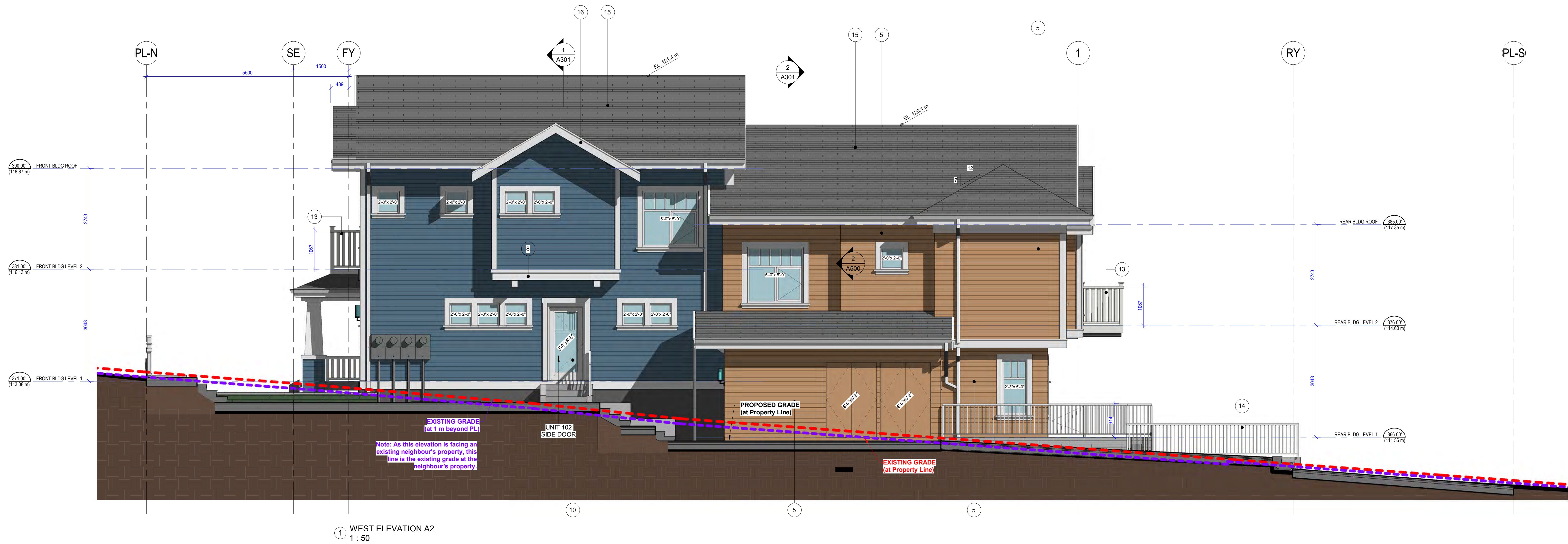
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DWG. No.
A200

ALTERNATE WINDOW DESIGN IMPROVES SPATIAL SEPARATION REQUIREMENTS
SEE A205 FOR CALCULATIONS



1 WEST ELEVATION A2
1 : 50

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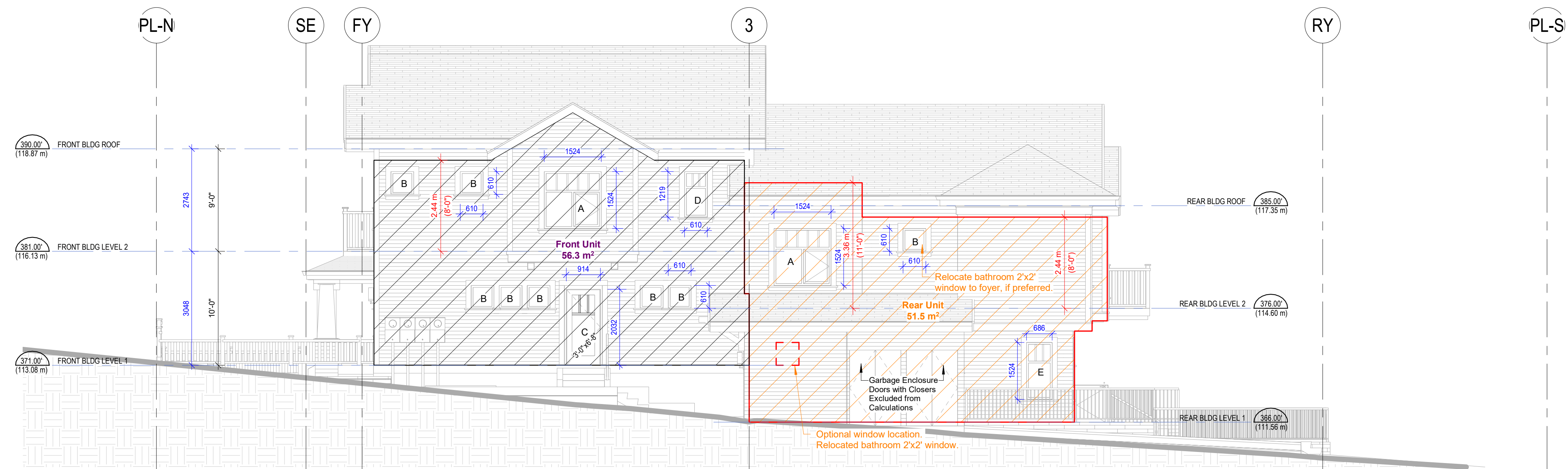
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ELEVATIONS - OPTION A2
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A202



SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (UNSPRINKLERED BUILDING)

Front Unit:
Limiting Distance: 2.57 m
Area of Exposing Bldg. Face: 56.3 m²

Max. Area of Glazed Openings: 17%

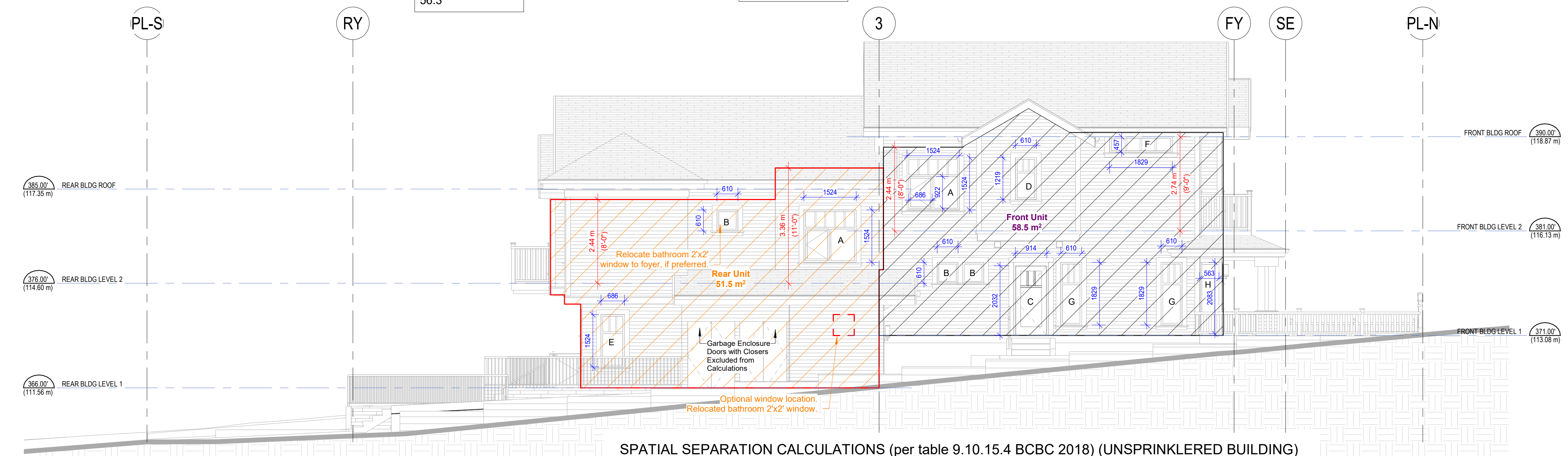
A: 1.52 m x 1.52 m = 2.32 m²
B: 0.61 m x 0.61 m = 0.37 m² x 7 = 2.59 m²
C: 0.91 m x 2.03 m = 1.85 m²
D: 0.61 m x 1.22 m = 0.74 m²
Total: 7.50 m²

Rear Unit:
Limiting Distance: 1.22 m
Area of Exposing Bldg. Face: 53.4 m²

Max. Area of Glazed Openings: 7.1%

A: 1.52 m x 1.52 m = 2.31 m²
B: 0.61 m x 0.61 m = 0.37 m²
E: 0.69 m x 1.52 m = 1.05 m²
Total: 3.73 m²

① EAST SPATIAL SEPARATION ELEVATION
1 : 75



SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (UNSPRINKLERED BUILDING)

Rear Unit:
Limiting Distance: 1.22 m
Area of Exposing Bldg. Face: 53.4 m²

Max. Area of Glazed Openings: 7.1%

A: 1.52 m x 1.52 m = 2.31 m²
B: 0.61 m x 0.61 m = 0.37 m²
E: 0.69 m x 1.52 m = 1.05 m²
Total: 3.73 m²

3.73 x 100 = 6.98%
53.4

Front Unit:
Limiting Distance: 2.72 m
Area of Exposing Bldg. Face: 58.5 m²

Max. Area of Glazed Openings: 18%

A: 1.52 m x 1.52 m = 2.31 m²
B: 0.61 m x 0.61 m = 0.37 m² x 2 = 0.74 m²
C: 0.91 m x 2.03 m = 1.85 m²
D: 0.61 m x 1.22 m = 0.74 m²
F: 1.83 m x 0.46 m = 0.84 m²
G: 0.61 m x 1.83 m = 1.12 m² x 2 = 2.23 m²
H: 0.56 m x 2.08 m = 1.16 m²
Total: 9.87 m²

9.87 x 100 = 16.9%
58.5

② WEST SPATIAL SEPARATION ELEVATION
1 : 75

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Drawing:
SPATIAL SEPARATION CALCULATIONS

Scale:
1 : 75

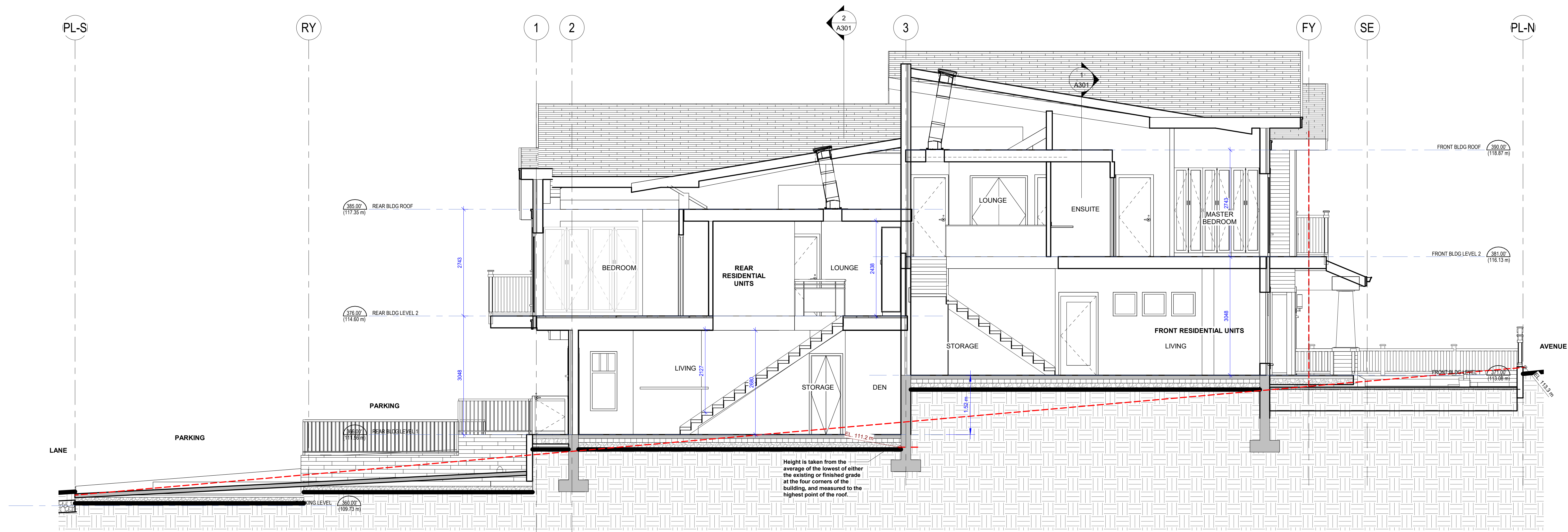
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A205

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1 WEST N-S SITE SECTION
1 : 50

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FOURPLEX 2

Revision Date:
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Issue Date: (YYYY-MM-DD)
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Project Number:
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Drawing:
SECTIONS

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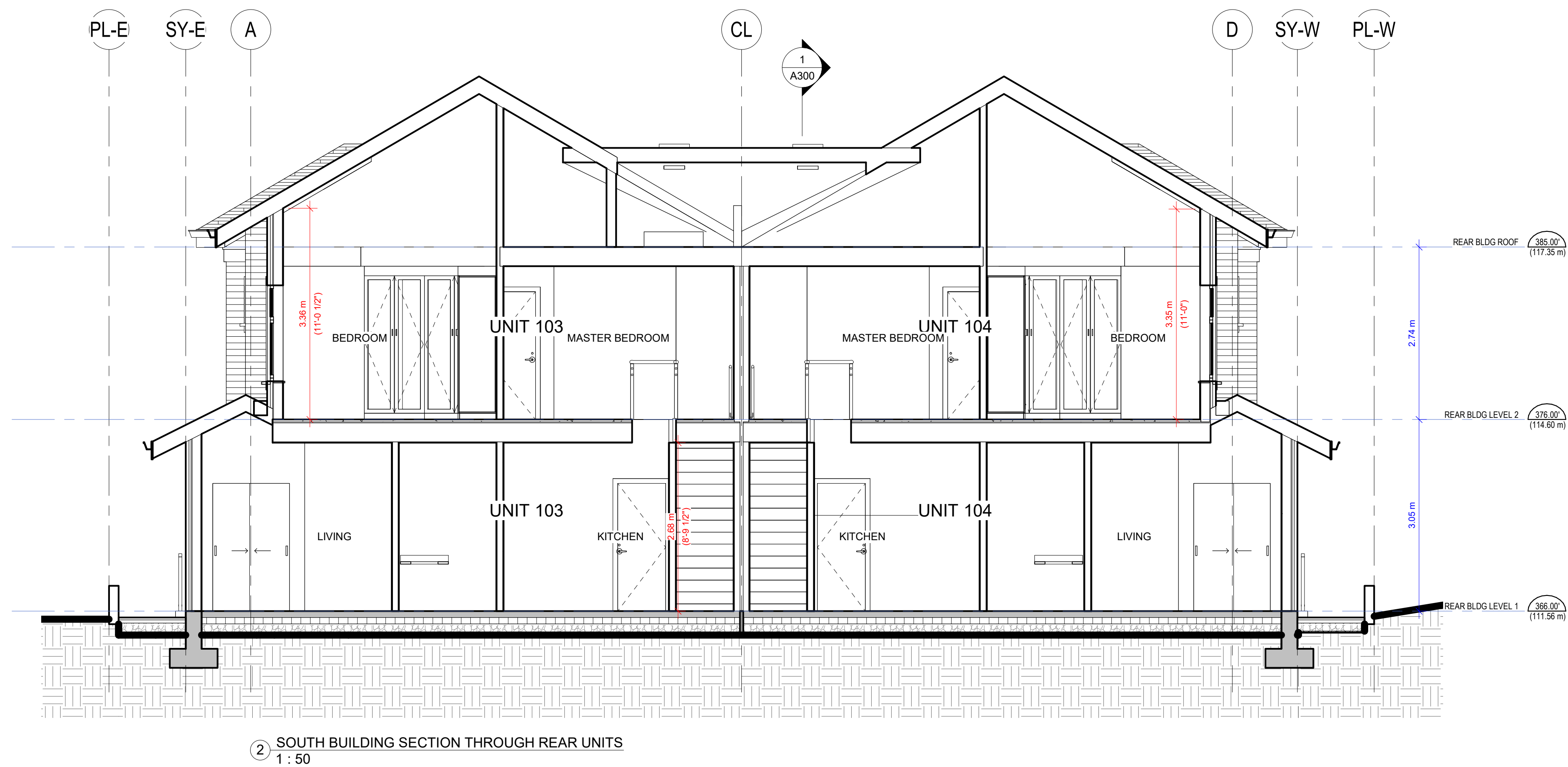
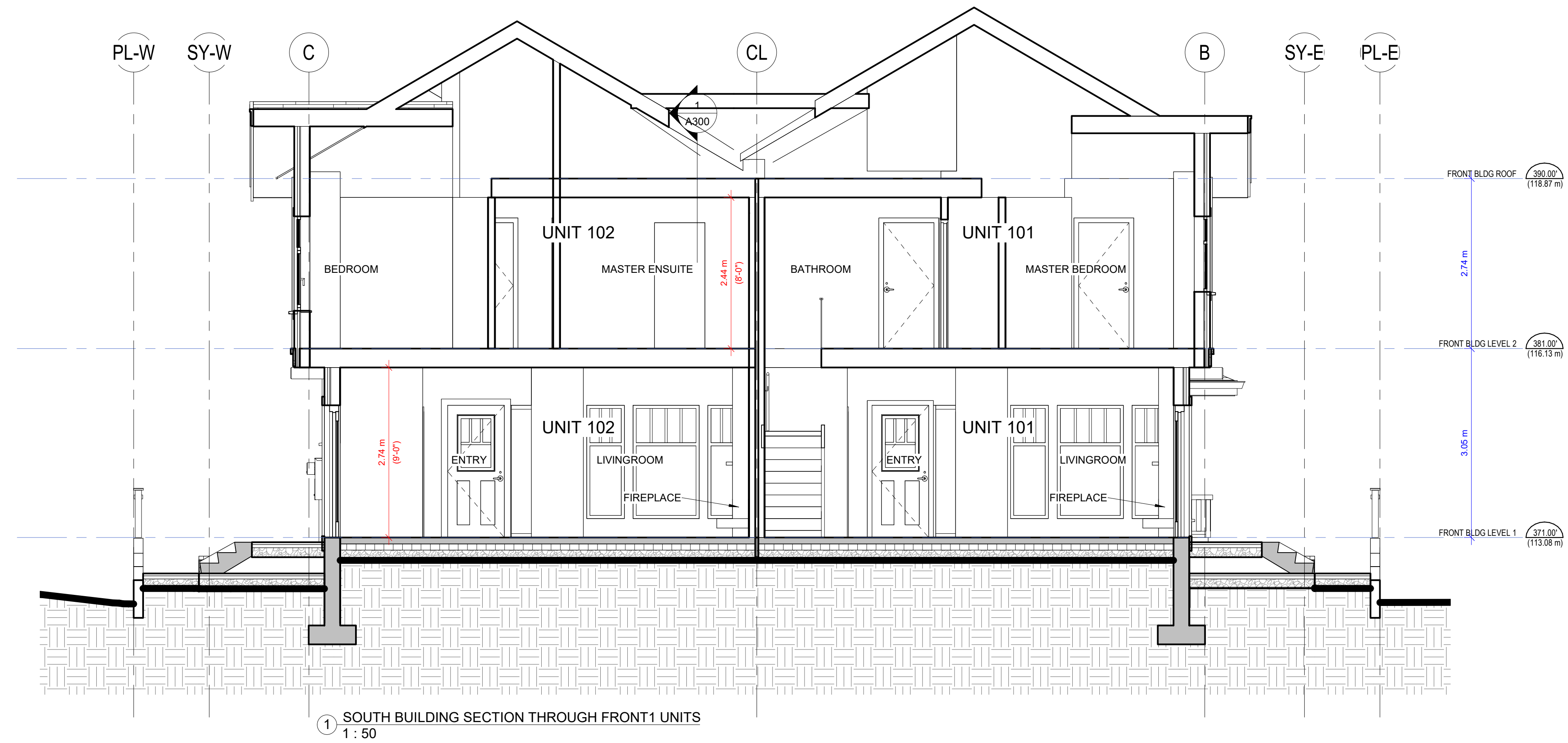
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A300

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FOURPLEX 2

Revision Date:
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Issue Date: (YYYY-MM-DD)
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Revision Date:
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Drawn: -
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Project Number:

Drawing:
SECTIONS

Scale:
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DWG. No.
A301

2023.05.19 Thu 9:20:42 AM



① 3D View 4



② 3D View 5

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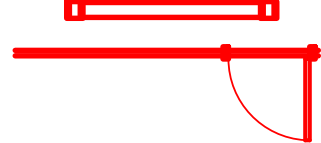




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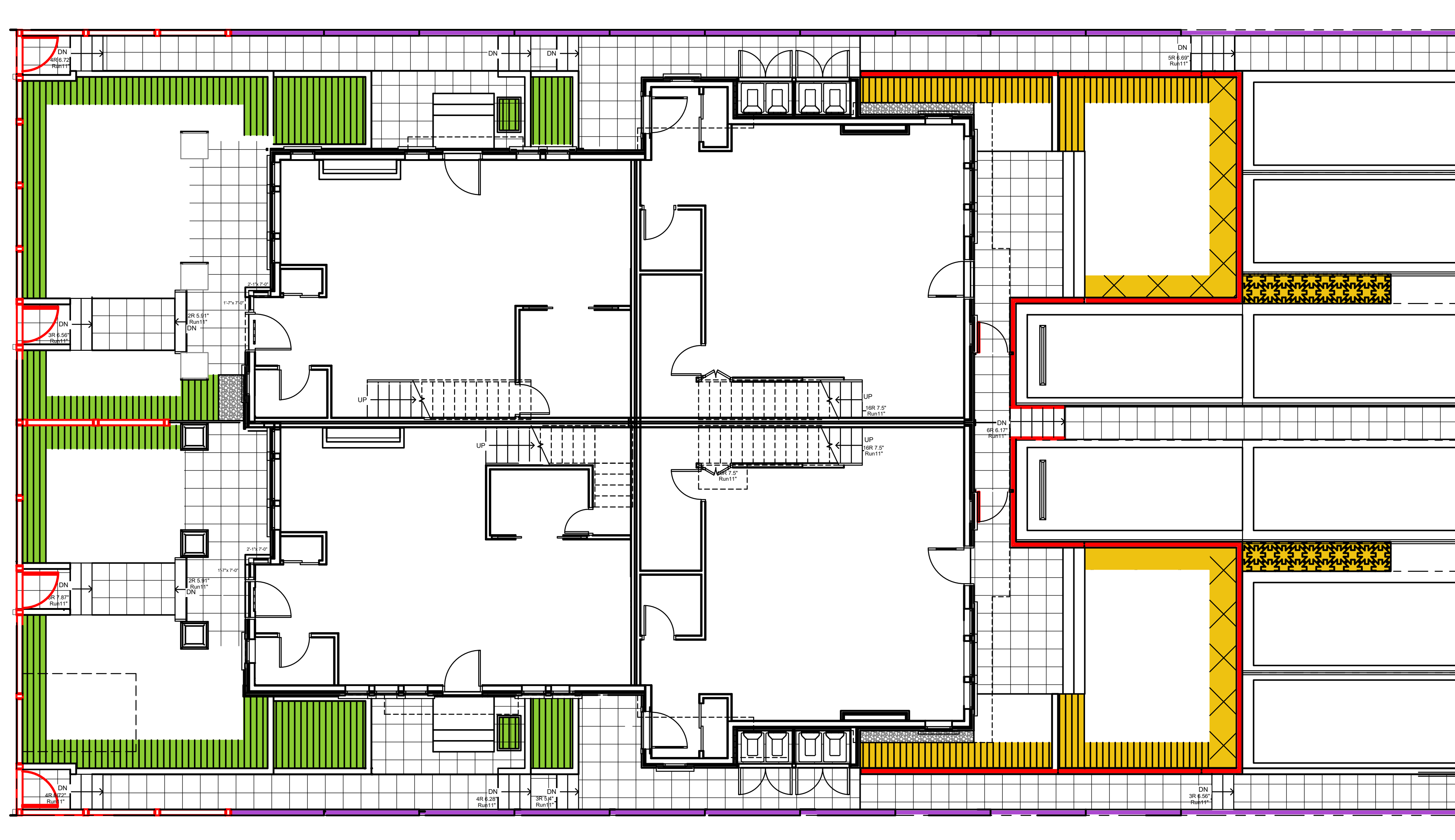
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3D VIEWS - OPTION A
 Scale:

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DWG. No.
A600

LEGEND

	Full Sun		Drain Gravel
	Shade		1.2m Height Fence
	Hedge Planting - 4-6' Height, 1-3' Width		1.8m Height Fence
	Shrub, Grass and Perennial Planting - 2-5' Height and Width		
	Groundcover Planting - 1' Height or Lower, Spreading		



21058-Fourplex II-5.ZIP



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2	21.DEC.14	REVISE PER CITY COMMENTS	RK
1	21.DEC.01	REVISE PER CITY COMMENTS	RK

PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

PLANTING TYPES

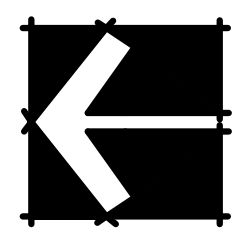
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SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:

L2

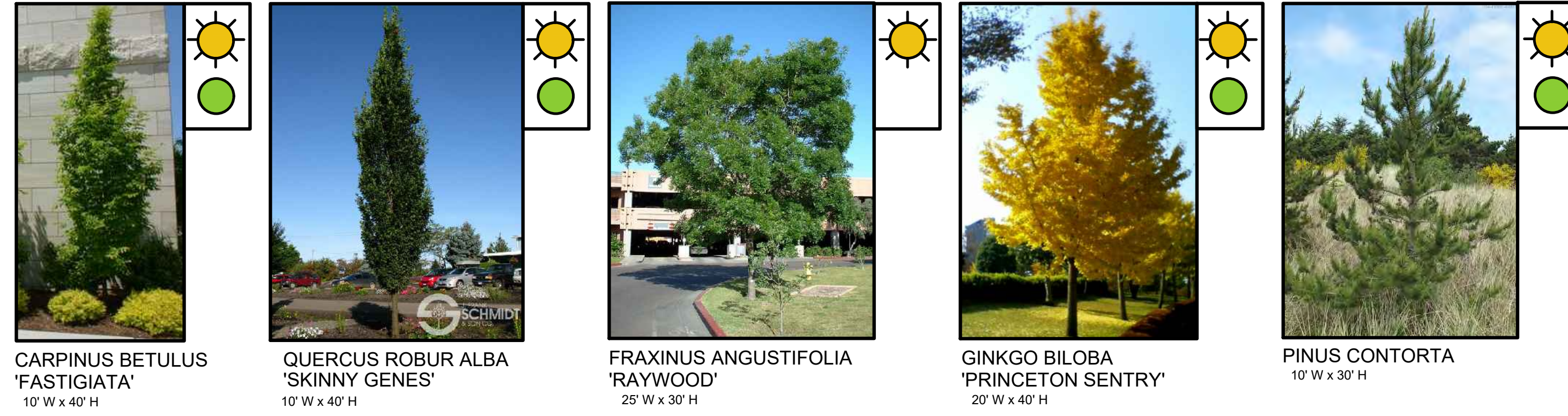
PMG PROJECT NUMBER:

21-058

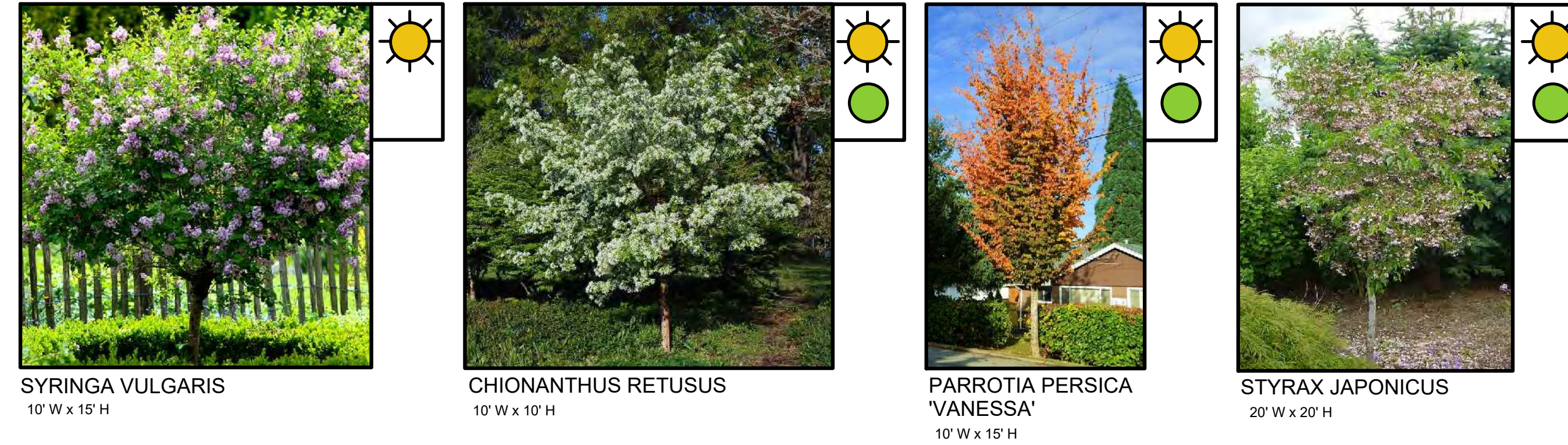


PLANT PALETTE FOR FULL SUN AREAS

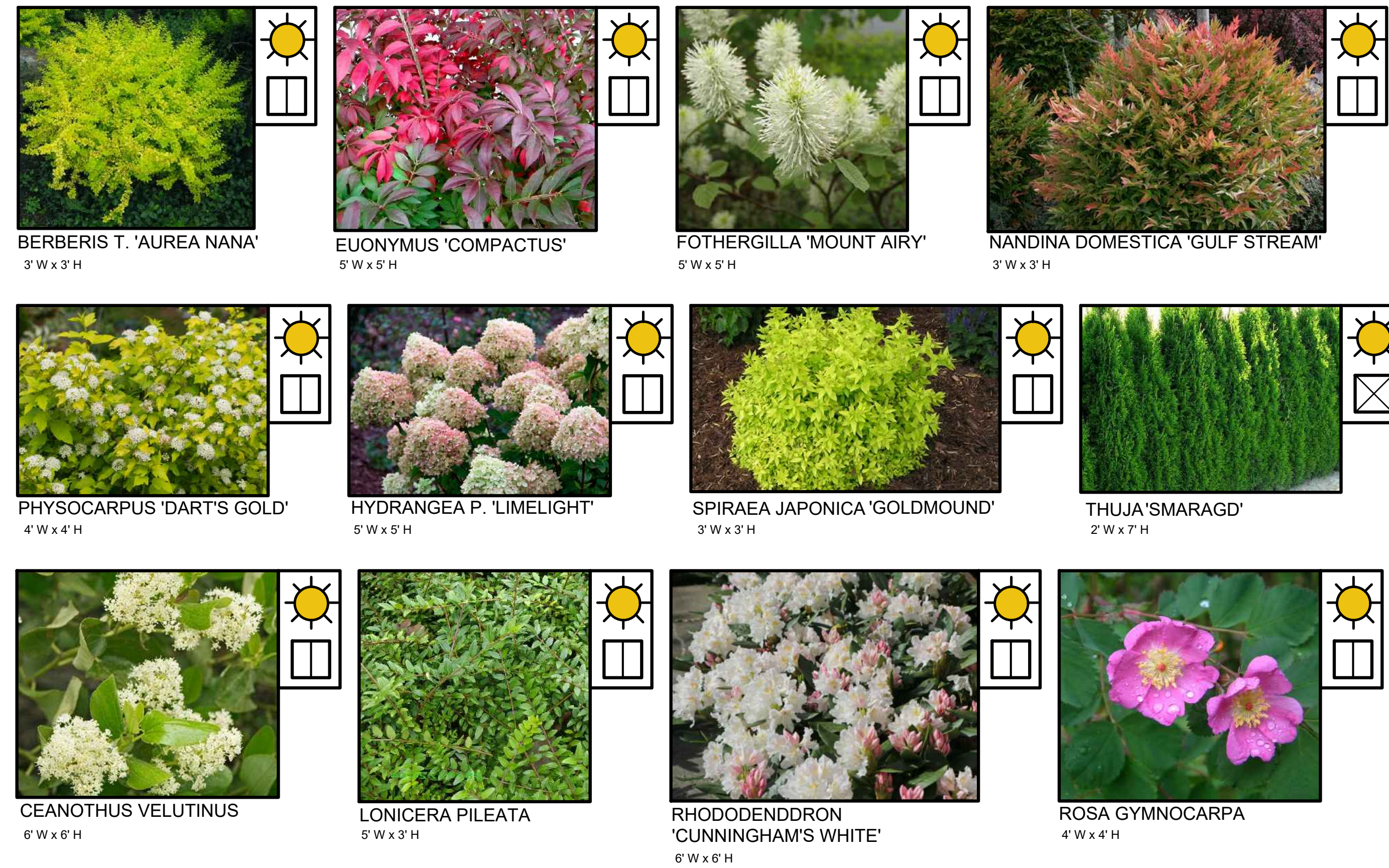
STANDARD TREES ☀️



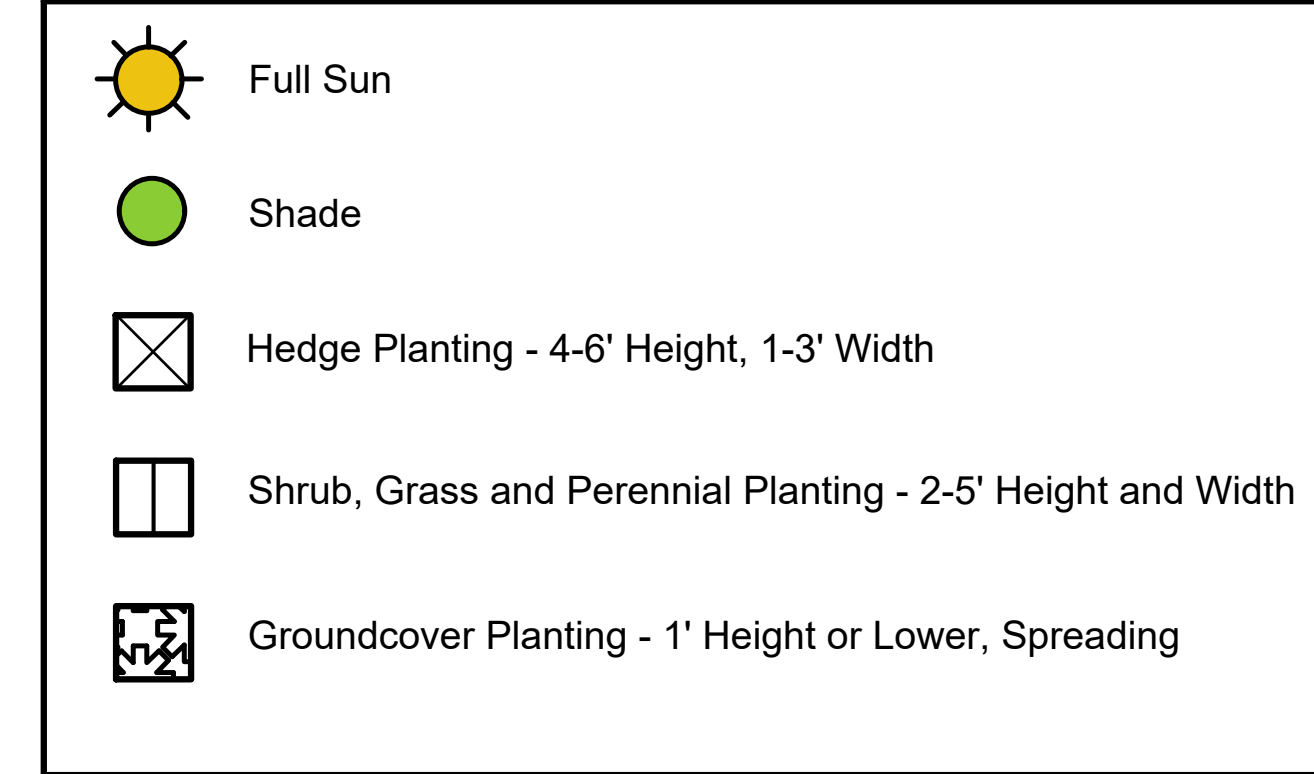
ORNAMENTAL TREES ☀️



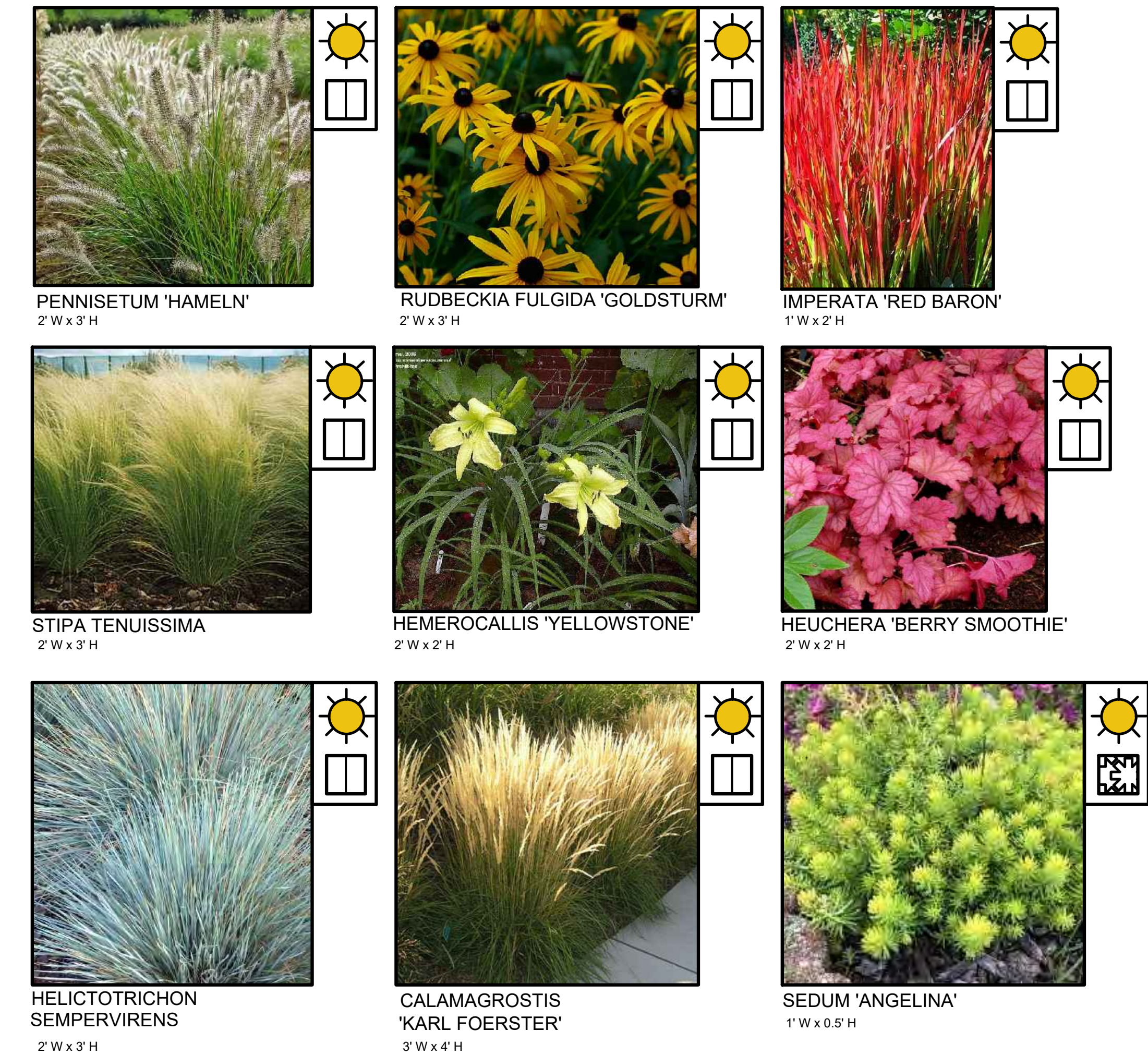
PROPOSED SHRUBS & HEDGES



LEGEND



PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS



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1	21 DEC 01	REVISE PER CITY COMMENTS	RK

PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

FULL SUN PLANT PALETTE

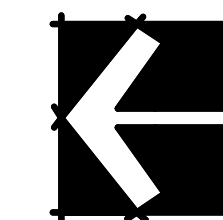
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SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:

L3

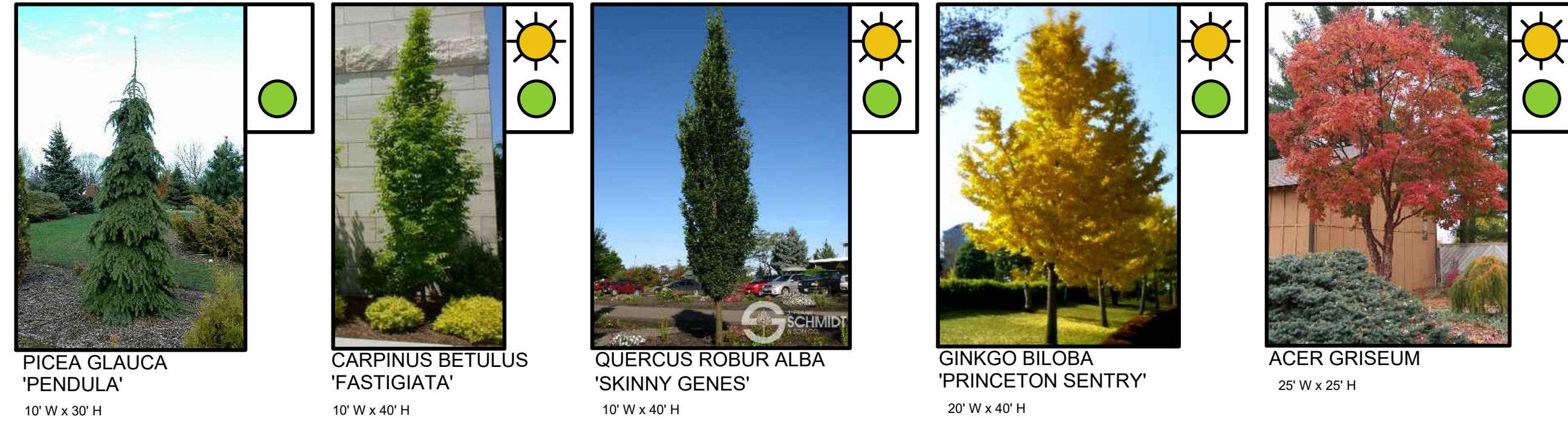
PMG PROJECT NUMBER:

21-058

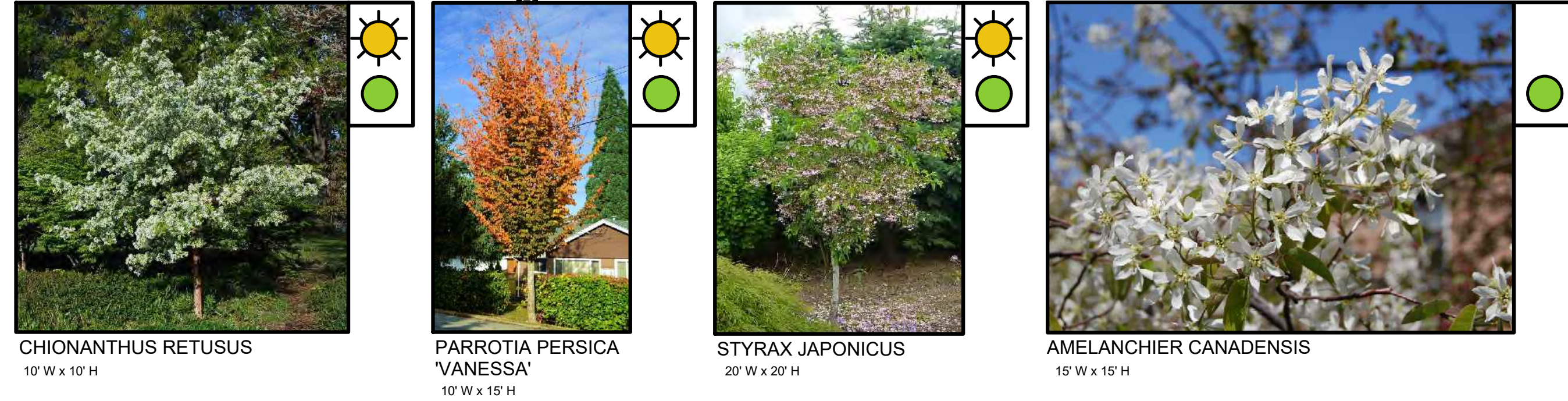


PLANT PALETTE FOR SHADE AREAS

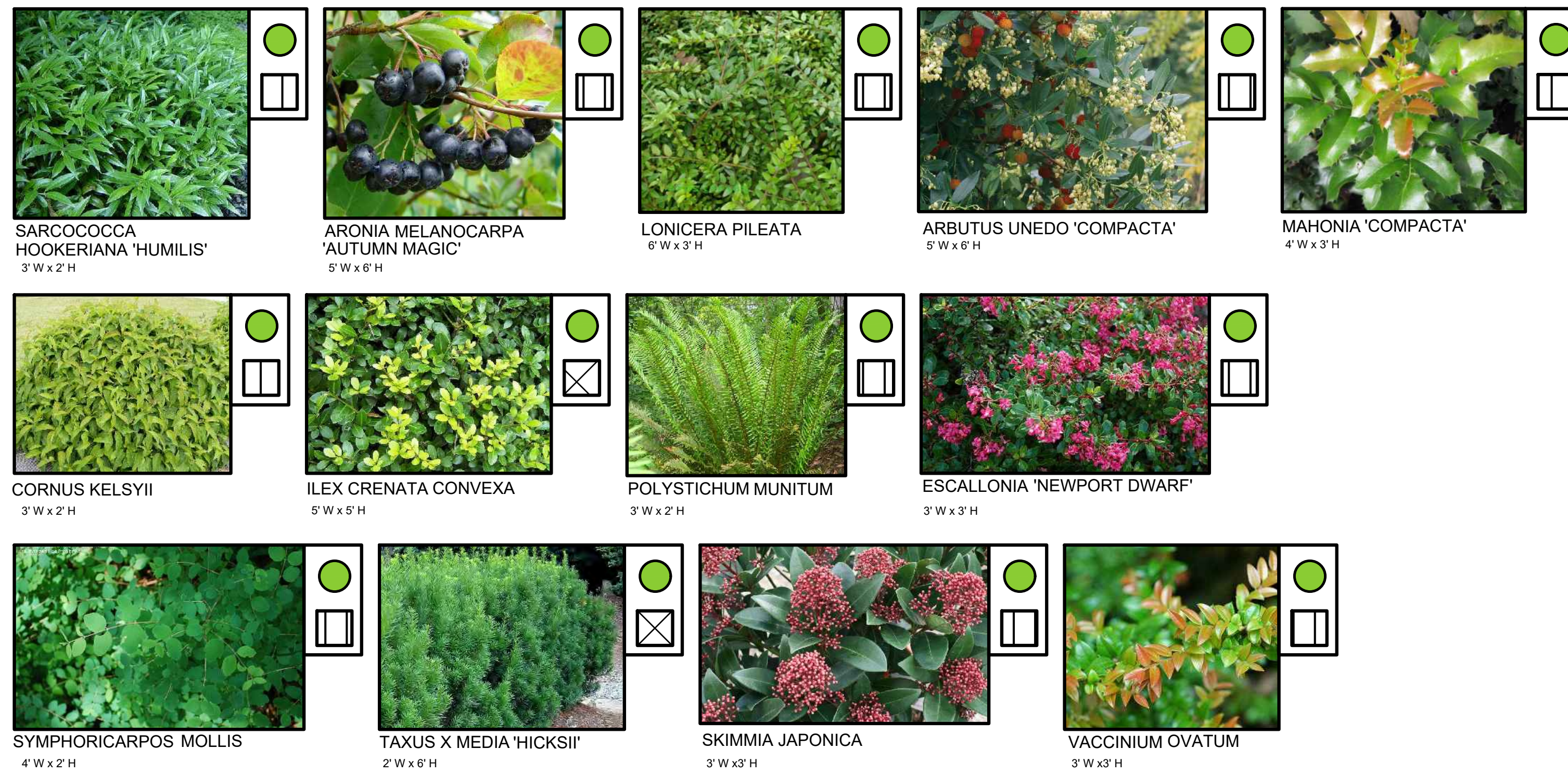
STANDARD TREES



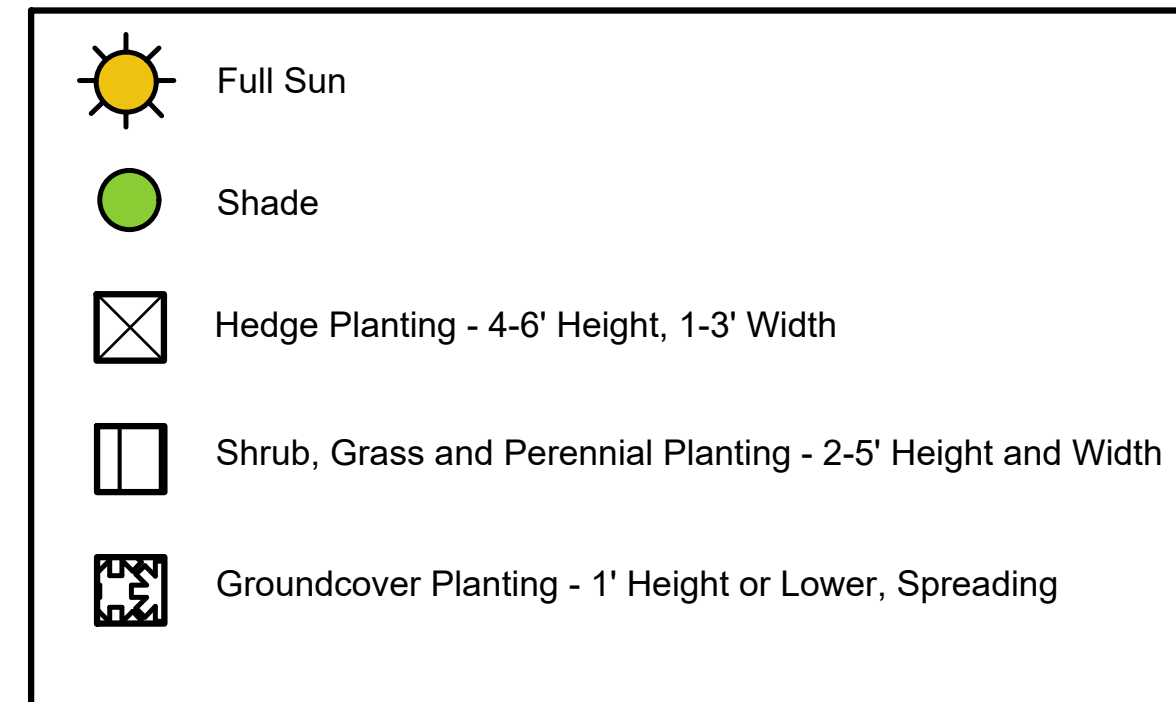
ORNAMENTAL TREES



PROPOSED SHRUBS & HEDGES



LEGEND



PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS



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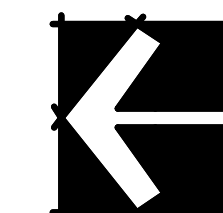
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1	21.DEC.01	REVISE PER CITY COMMENTS	RK

PROJECT:
FOURPLEX 2

SEAL:

DRAWING TITLE:

**SHADE
PLANT PALETTE**



DATE: 21.NOV.19
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:

L4

PMG PROJECT NUMBER: 21-058

PLANT SCHEDULE

PMG PROJECT NUMBER: 21-058

S / O*	C/E/D*	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SPACING
		TREES			
	D	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.2M STD; B&B	4M O.C.
	D	AMELANCHIER CANADENSIS	SERVICEBERRY	5CM CAL, 1M STD, B&B	3M O.C.
	D	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL, 1M STD, B&B	3M O.C.
	D	CHIONANTHUS RETUSUS	FRINGE TREE	6CM CAL, 1.2M STD	3M O.C.
	D	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	5CM CAL; 1.2M STD; B&B	3M O.C.
	D	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 1.2M STD; B&B	4M O.C.
	D	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL, 1.2M STD	4M O.C.
	C	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	2.5M HT; B&B	2M O.C.
	C	PINUS CONTORTA	SHORE PINE	2.5M HT; B&B	4M O.C.
	D	QUERCUS ROBUR ALBA 'SKINNY GENES'	FASTIGIATE ENGLISH OAK	6CM CAL; 1.2M STD; B&B	2M O.C.
	D	STYRAX JAPONICA 'SNOWCONE'	SNOWCONE SNOWBELL	5CM CAL, 1M STD, B&B	4M O.C.
	D	SYRINGA VULGARIS	COMMON TREE LILAC	5CM CAL, 1M STD, B&B	3M O.C.

SHRUBS

	D	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#3 POT	1M O.C.
	E	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	#3 POT	1M O.C.
	D	BERBERIS THUNBERGII 'AUREA NANA'	GOLDEN DWARF BARBERRY	#3 POT	1M O.C.
	D	CEANOTHUS VELUTINUS	SNOWBRUSH	#3 POT	1M O.C.
	D	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT	600MM O.C.
	E	ESCALLONIA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 POT	900MM O.C.
	D	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT	1M O.C.
	D	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT	1M O.C.
	D	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT	1M O.C.
	E	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT	900MM O.C.
	E	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT	900MM O.C.
	E	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#3 POT	600MM O.C.
	E	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT	900MM O.C.
	D	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	GOLDEN NINEBARK	#3 POT	900MM O.C.
	E	POLYSTICHUM MUNITUM	SWORD FERN	#2 POT	900MM O.C.
	E	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#3 POT	1M O.C.
	D	ROSA GYMNOCARPA	BALDHIP ROSE	#3 POT	900MM O.C.
	E	SARCOCOCCA HOOKERIANA 'HUMILIS'	SWEETBOX	#2 POT	900MM O.C.
	E	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT	900MM O.C.
	D	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT	600MM O.C.
	D	SYMPHORICARPOS MOLLIS	SNOWBERRY	#3 POT	900MM O.C.
	C	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M HT; B&B	600MM O.C.
	C	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B	450MM O.C.
	E	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	600MM O.C.

*S / O INDICATES STANDARD OR ORNAMENTAL TREES

*C/E/D INDICATES CONIFEROUS OR EVERGREEN OR DECIDUOUS SPECIES

21058-Fourplex II-5.ZIP



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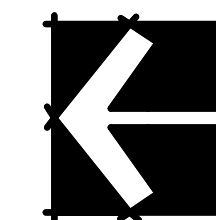
PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

**TREES & SHRUBS
PLANT SCHEDULE**



DATE: 21.NOV.19
SCALE: NTS
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:

L5

PMG PROJECT NUMBER:

21-058

GRASSES

D	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	450MM O.C.
E	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	300MM O.C.
D	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	#1 POT; 1 EYE	300MM O.C.
E	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	300MM O.C.
D	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	300MM O.C.
D	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	300MM O.C.
D	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT	300MM O.C.

PERENNIALS

D	ASTILLBE ARENDSII	FALSE GOATSB Beard	#1 POT; 1 EYE	300MM O.C.
E	BRUNNERA MACROPHYLLA	SIBERIAN BUGLOSS	#1 POT; 1 EYE	300MM O.C.
D	HELLEBORUS X HYBRIDUS	HELLEBORE	#1 POT; 1 EYE	300MM O.C.
E	HEMEROCALLIS 'YELLOWSTONE'	DAYLILY; LIGHT YELLOW	#2 POT; 2-3 FAN	300MM O.C.
D	HEUCHERA 'BERRY SMOOTHIE'	ROSE PINK HEUCHERA	#1 POT	300MM O.C.
D	HOSTA 'AUGUST MOON'	HOSTA	#1 POT; 1 EYE	300MM O.C.
D	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	#1 POT	300MM O.C.
E	SEDUM 'ANGELINA'	ANGELINA STONECROP	#1 POT	300MM O.C.

GROUNDCOVERS

E	ARCOSTAPHYLOS UVA URSI	KINNICKINICK	#1 POT; 1 EYE	300MM O.C.
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*C/E/D INDICATES CONIFEROUS OR EVERGREEN OR DECIDUOUS SPECIES



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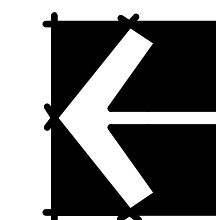
PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

GRASSES, PERENNIALS & GROUNDCOVERS



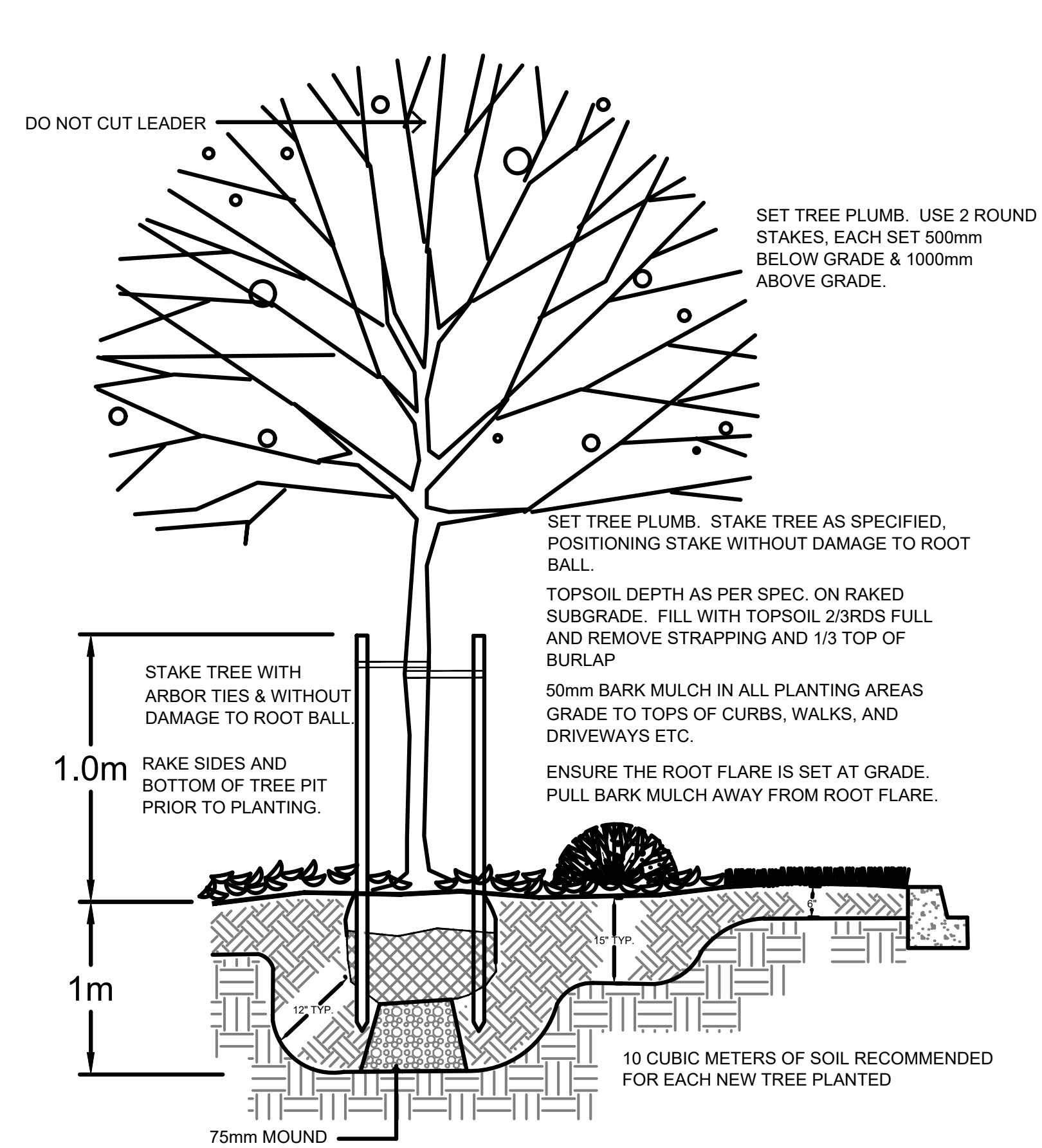
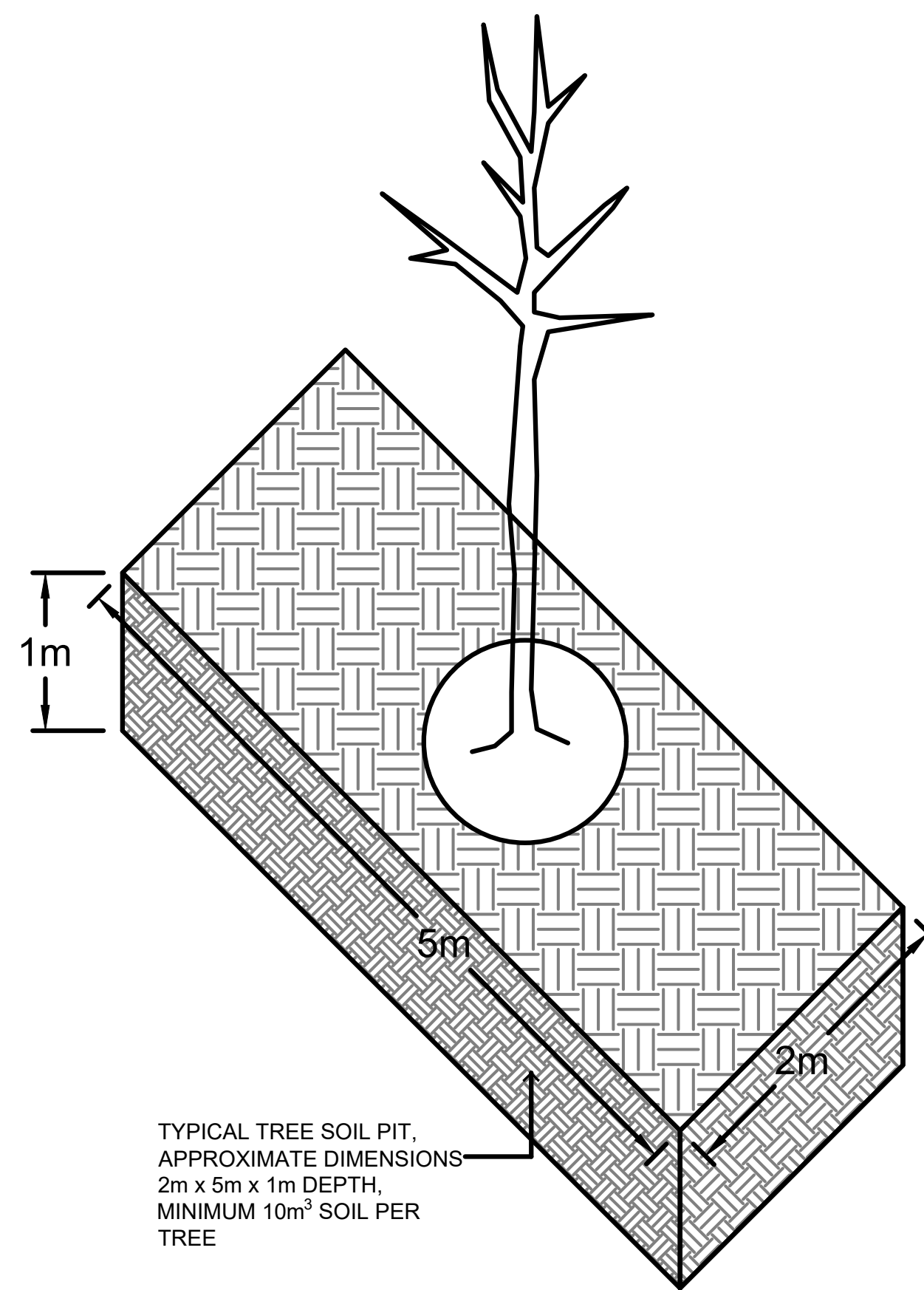
DATE: 21.NOV.19
SCALE: NTS
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:

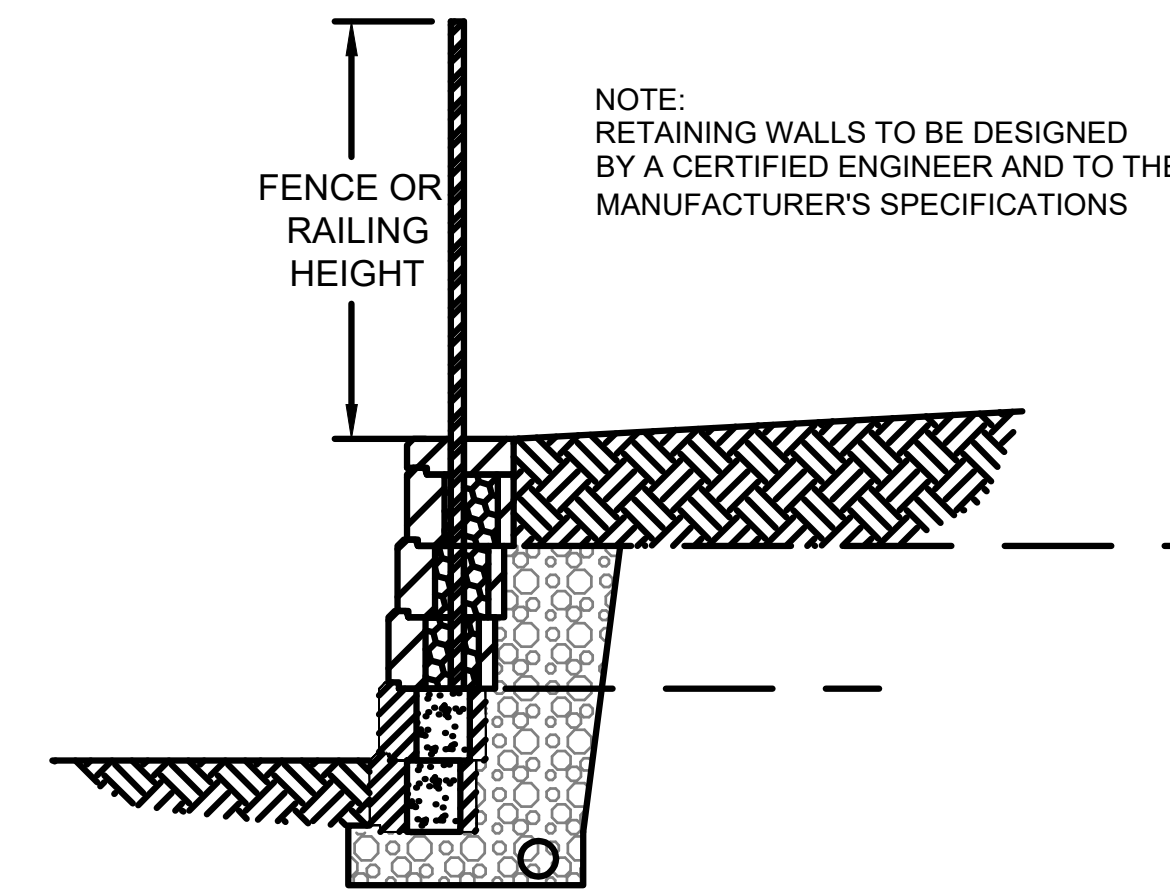
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PMG PROJECT NUMBER:

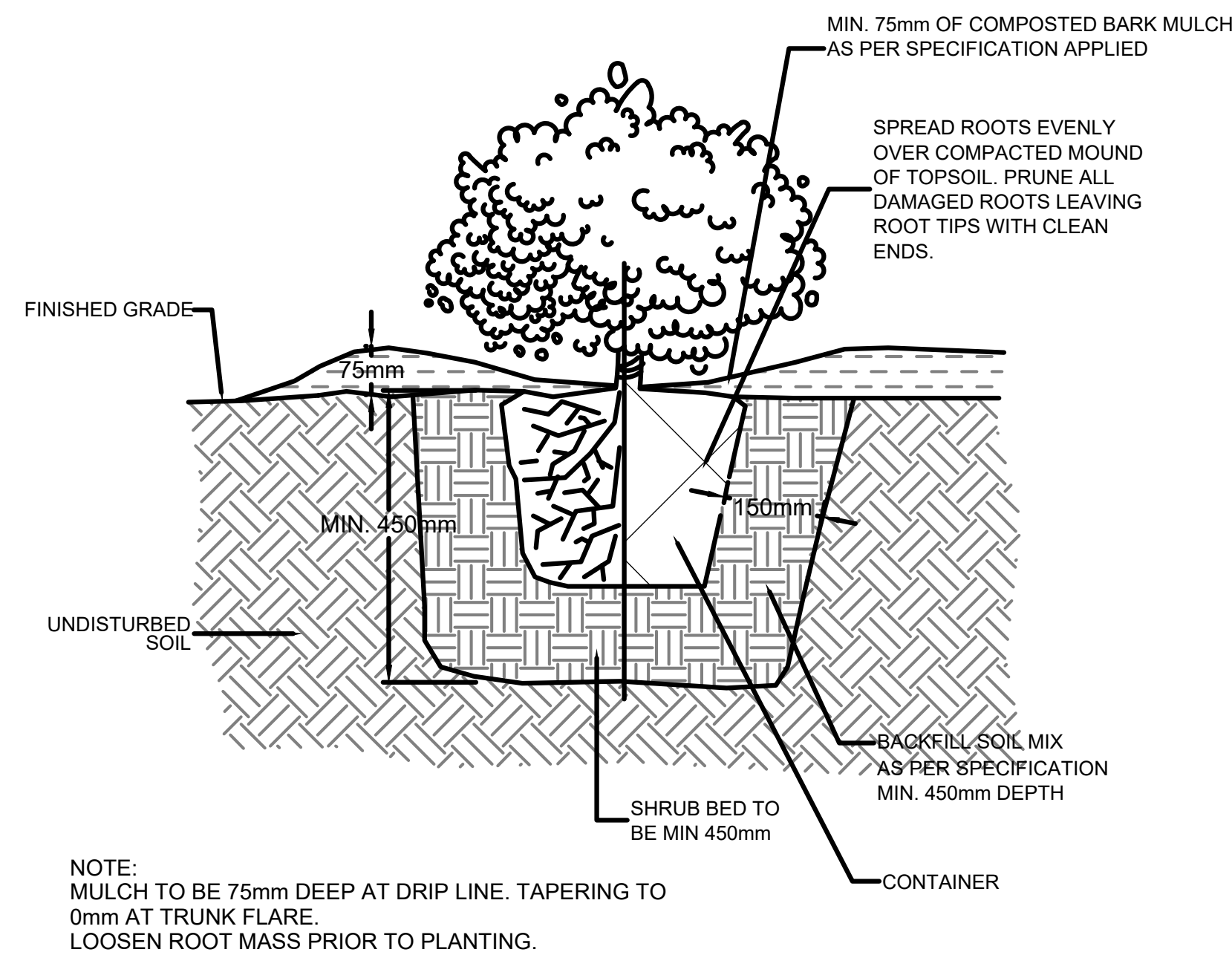
21-058



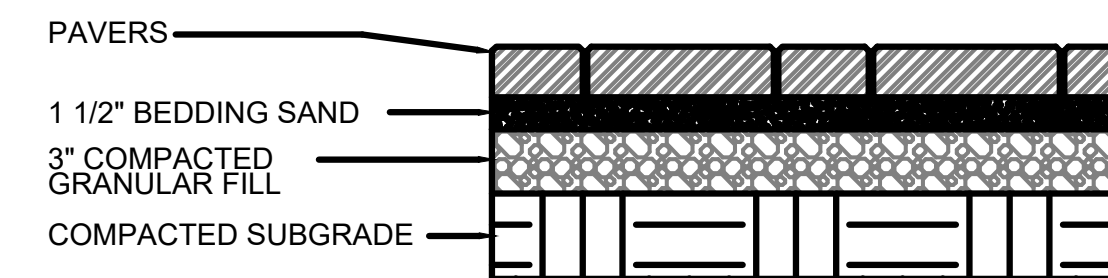
1
L7
TREE PLANTING DETAIL
1:100



2
L7
TYPICAL ALLAN BLOCK WALL DETAIL
1:100

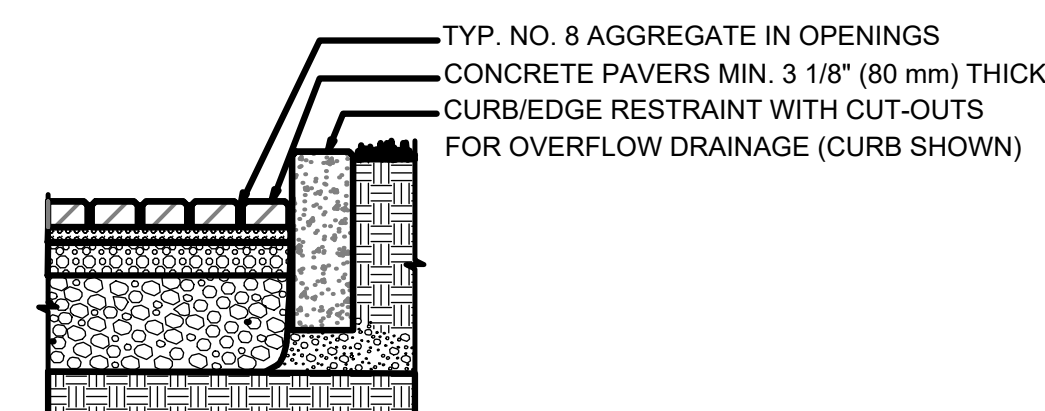


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L7
BARE ROOT/CONTAINER SHRUB PLANTING
1:100



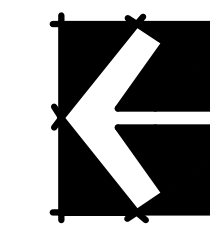
NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

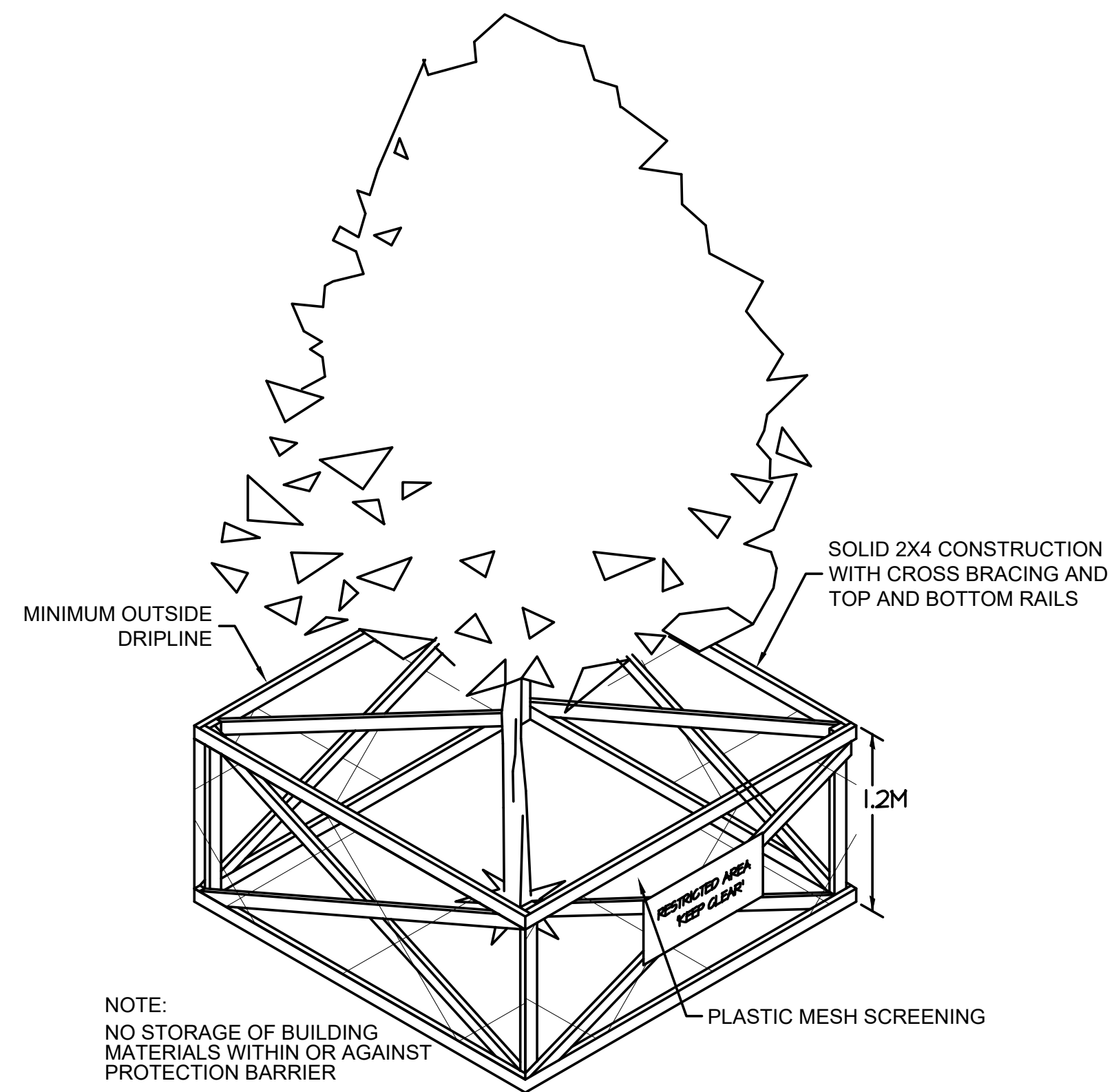
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L7
TYPICAL PAVERS ON GRADE DETAIL
1:100



NOTES:
1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN.
3. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. AS SITE CONDITIONS VARY, CONSULT CIVIL ENGINEER FOR PAVING/WALL SUBGRADE PREPARATION.

5
L7
TYPICAL PERMEABLE PAVERS DETAIL
1:100

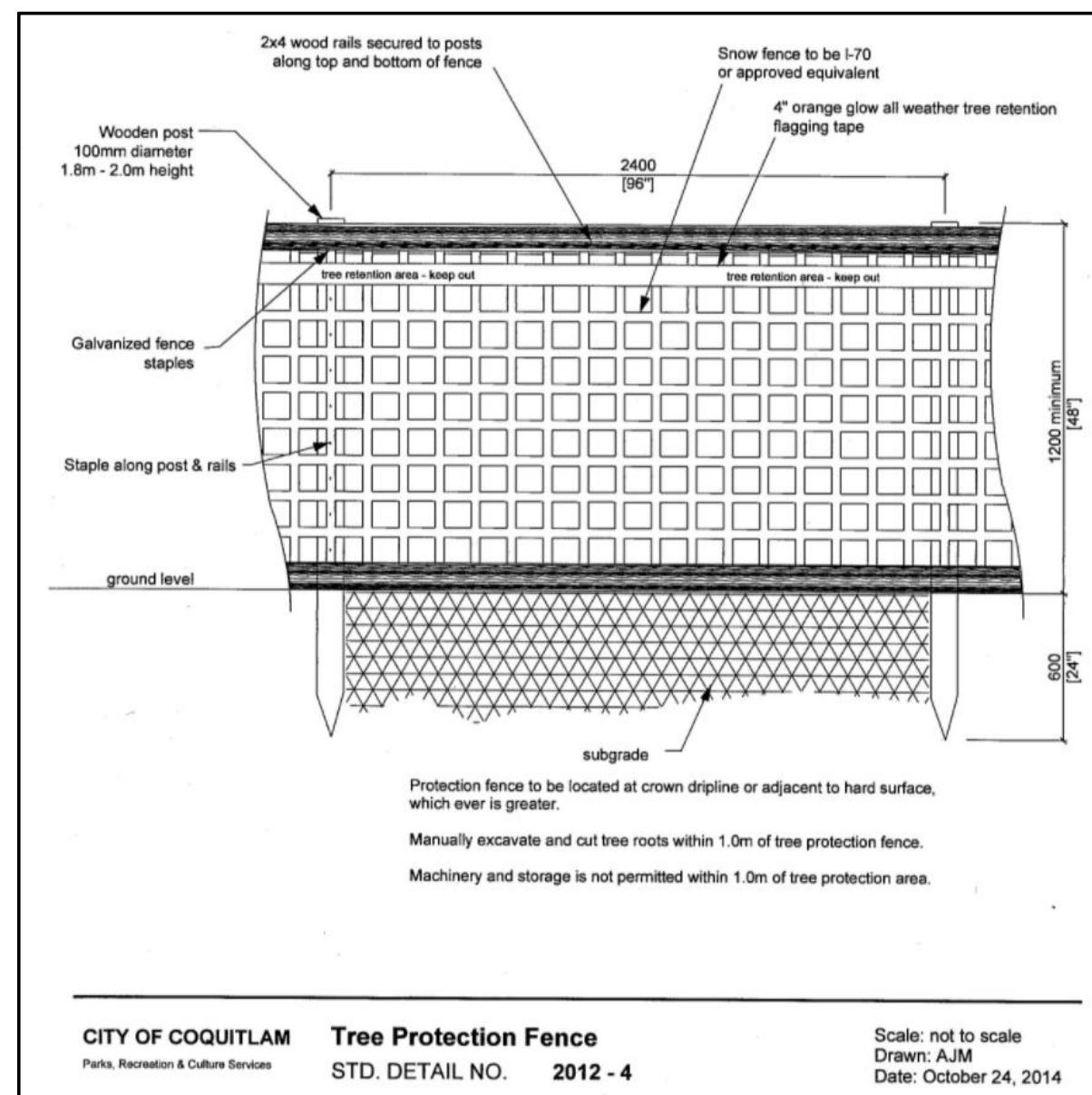




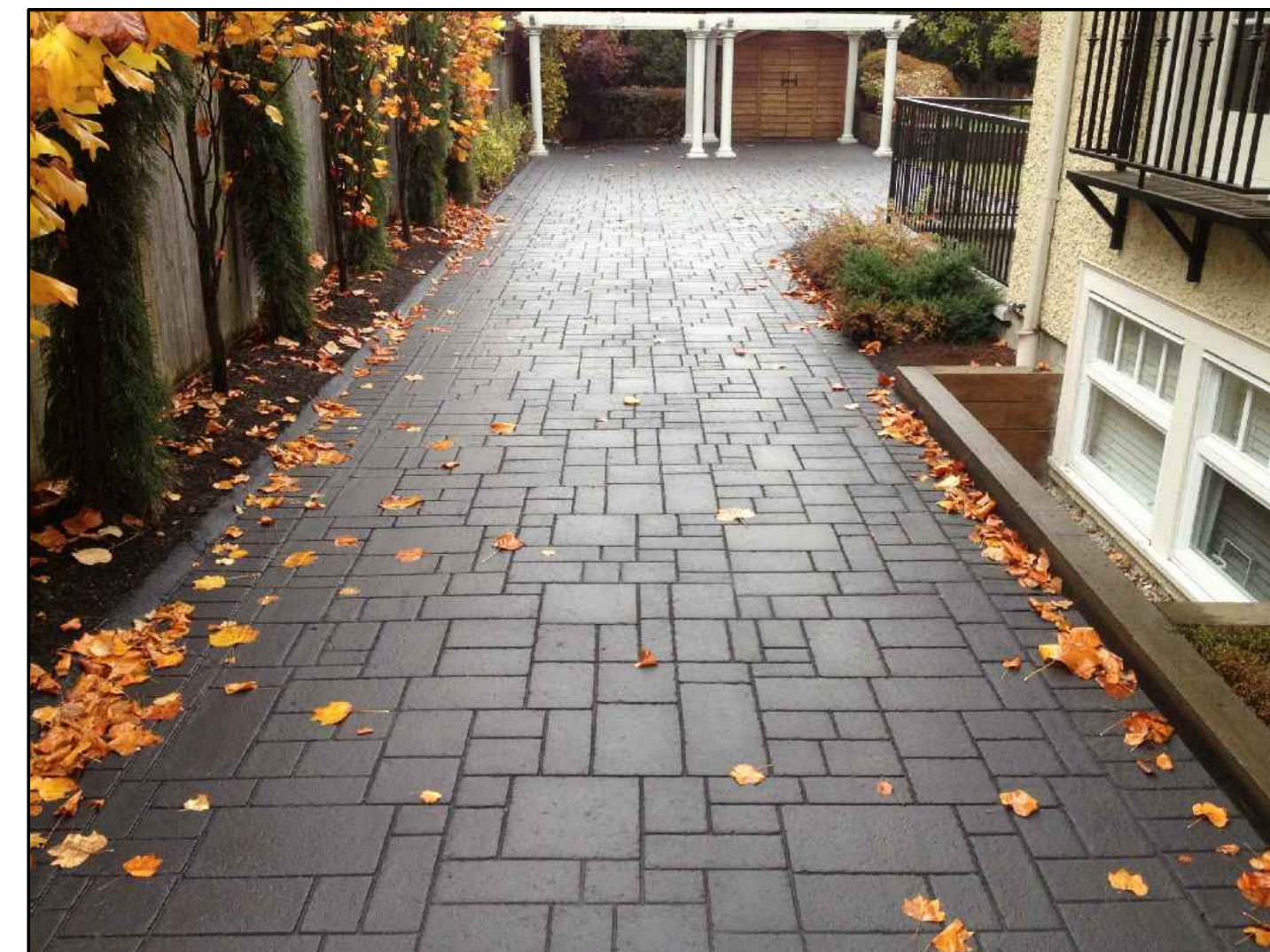
1 TREE PROTECTION DETAIL

L8

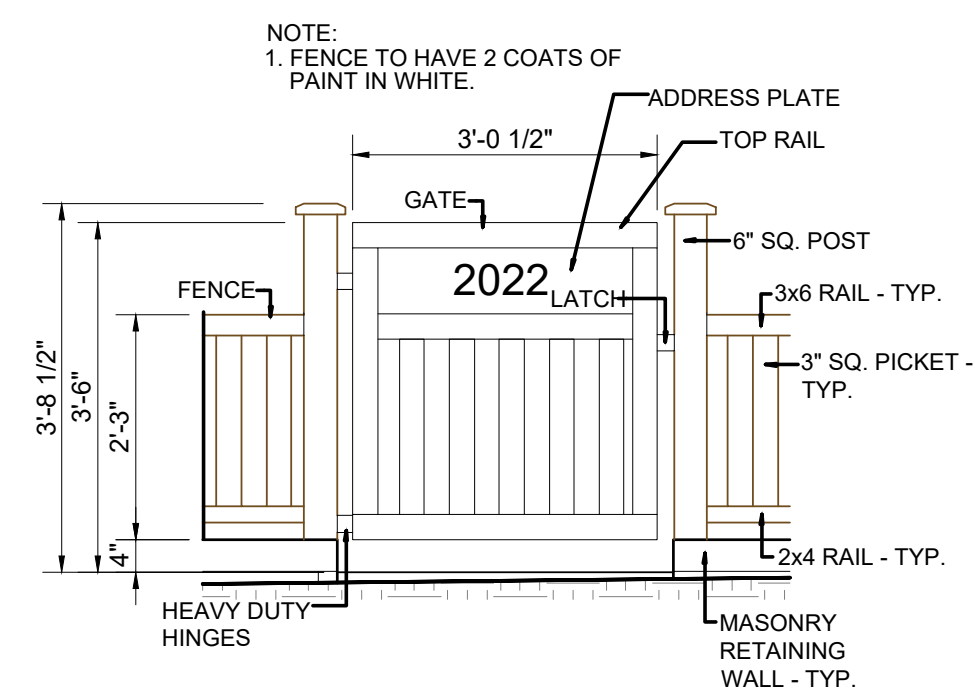
1:100



CITY OF COQUITLAM Tree Protection Fence
 Parks, Recreation & Culture Services STD. DETAIL NO. 2012-4 Scale: not to scale
 Drawn: AJM Date: October 24, 2014



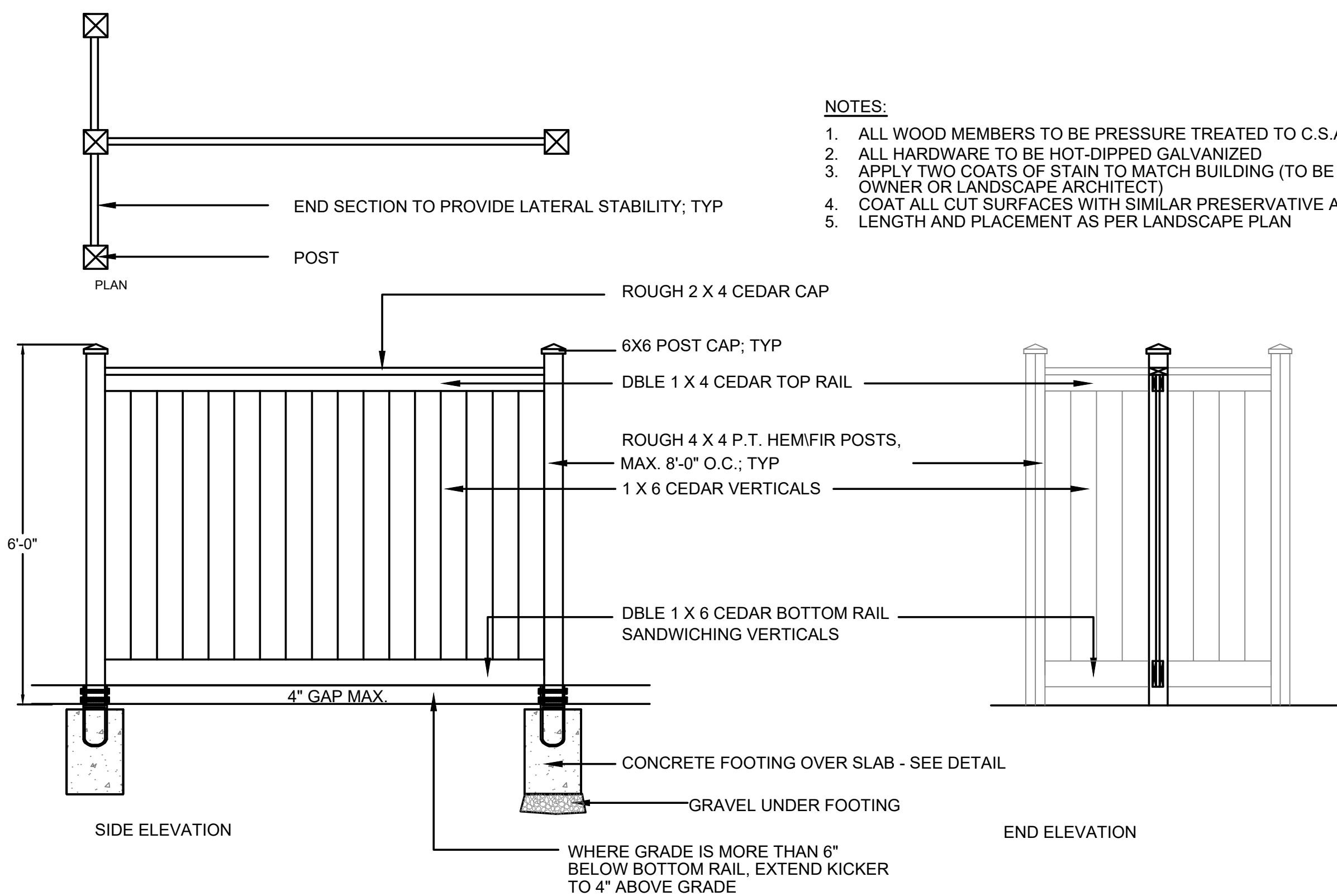
HUB SURFACE SYSTEMS STAMPED ASPHALT



2 1.2m HEIGHT FENCE AND GATE

L8

1:100



3 1.8m HEIGHT FENCE AND GATE

L8

1:100

- NOTES:**
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
 5. LENGTH AND PLACEMENT AS PER LANDSCAPE PLAN



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PROJECT:

FOURPLEX 2

SEAL:

DRAWING TITLE:

LANDSCAPE DETAILS 2

DATE: 21.NOV.19
 SCALE: AS NOTED
 DRAWN: RK
 DESIGN: RK
 CHKD: MCY

DRAWING NUMBER:

L8

PMG PROJECT NUMBER:

21058-Fourplex II-5.ZIP

21-058

1.1 SCOPE OF WORK

1. 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:
 - 1.1. Retention of Existing Trees where shown on drawings.
 - 1.2. Finish Grading and Landscape Drainage.
 - 1.3. Supply and placement of growing medium.
 - 1.4. Preparation of planting beds, supply of plant material and planting.
 - 1.5. Preparation of lawn areas, supply of materials and sodding.
 - 1.6. Supply and placement of bark mulch.

1.2 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Planting Areas and Planters
Growing Medium Types	2P
Texture Percent Of Dry Weight of Total Growing Medium	
Coarse Gravel: larger than 25mm	0 - 1%
All Gravel: larger than 2mm	0 - 5%
Percent Of Dry Weight of Growing Medium Excluding Gravel	
Sand: larger than 0.05mm smaller than 2.0mm	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%
Clay: smaller than 0.002mm	0 - 25%
Clay and Silt Combined	maximum 35%
Organic Content (coast):	10 - 20%
Organic Content (interior):	15 - 20%
Acidity (pH):	4.5 - 6.5

1.3 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.
- .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, storage, or parking within vegetation retention areas or under crowns of trees to be retained is allowed.
- .4 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas.
- .5 Do not cut branches or roots of retained trees if possible, any pruning of the branches and/or roots of retained trees should be done in accordance to arboricultural best management practices .

1.4 GRADES

- .1 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface in paved areas.

1.5 LAWN AREAS - SODDING

- .1 Specified Turfgrass for sod lawn areas includes Kentucky Blue for sun and Fescues for shade.
- .2 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm).



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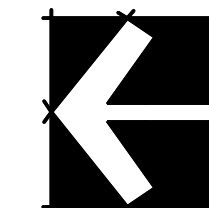
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PROJECT:
FOURPLEX 2

SEAL:

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS



DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY

DRAWING NUMBER:

L9

PMG PROJECT NUMBER:

21-058

1.6 PLANTS AND PLANTING

- .1 Conform to planting layout as shown on Landscape Plans.
- .2 Make edge of beds with smooth clean defined lines.
- .3 Standards:
 - .1 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
 - .2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
- .4 Plant Species & Location:
 - .4.1 Plants 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.
 - .4.2 Plant all specified species in the location as shown on the landscape drawings.
- .5 Excavation:
 - .5.1 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. Assure that finished grade is at the original grade the tree was grown at.
- .6 Drainage of Planting Holes:
 - .6.1 Provide drainage of planting pits where required. ie. on 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.
- .7 Planting and Fertilizing Procedures:
 - .7.1 Plant 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.
 - .7.2 Fill the planting holes by gently firming 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.
 - .7.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
 - .7.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.
- .8 Staking of Trees if Necessary:
 - .8.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
 - .8.2 Leave the tree carefully vertical.
 - .8.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
 - .8.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
- .9 Pruning:
 - .9.1 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 material. Follow arboricultural best management practices.
- .10 Mulching:
 - .10.1 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 Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge. Pull mulch away from base of tree trunk.

1.7 ESTABLISHMENT MAINTENANCE

- .1 Required maintenance of the landscape includes watering, weeding, mowing, leaf removal and fertilization.



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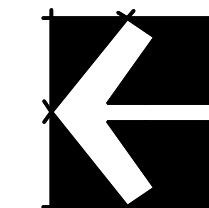
NO.	DATE	REVISION DESCRIPTION	DR.
3	22.JAN.13	REVISE PER CITY COMMENTS	RK
2	21.DEC.14	REVISE PER CITY COMMENTS	RK
1	21.DEC.01	REVISE PER CITY COMMENTS	RK

PROJECT: FOURPLEX 2

SEAL:

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