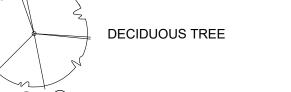


LEGEND



ORNAMENTAL SHRUB, GRASS (& PERENNIAL PLANTING

DECORATIVE CONCRETE SLABS

SIDEWALK, SEE CIVIL

BOULEVARD, TREATMENT TO BE DETERMINED BY THE CITY OF LANGFORD

BISTRO TABLES & CHAIRS

1.0m HT. CIP CONCRETE RETAINING WALL

BIKE RACK

PLANT LIST:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TRE	EES			
4	AC	Acer palmatum 'Katsura'	Katsura Japanese maple	#5 Pot/multi-stem
4	CF	Cornus florida f. rubra	pink flowering dogwood	#10 Pot/specimen
15	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhoette sweet gum	50mm Cal./specimer
3	MS	Magnolia sieboldii	Oyama magnolia	#5 Pot/multi-stem
9	ST	Styrax japonicus	Japanese snowbell	50mm Cal./specimer

SHRUBS

GRA	GRASSES, PERENNIALS & GROUNDCOVERS				
209	Tb*	Taxus baccata 'Melford'	Melford English yew	#2 pot/0.6m O.C.	
17	Rr	Rhododendron 'Ramapo'	Ramapo rhododendron	#2 pot/1.0m O.C.	
10	Ca	Caryopteris x clandonensis 'Hint of Gold'	Hint of Gold bluebeard	#2 pot/1.2m O.C.	

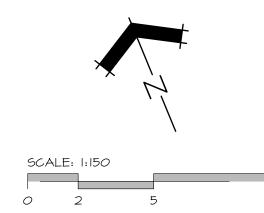
GRA	GRASSES, PERENNIALS & GROUNDCOVERS			
56	У	Achillea millefolium 'Terracotta'	Terracotta yarrow	#1 pot/0.6m O.C.
31	h	Alchemilla mollis	lady's mantle	#1 pot/0.6m O.C.
53	Х	Astilbe x arendsii 'Ostrich Plume'	ostrich plume astilbe	#1 pot/0.6m O.C.
62	r	Bergenia cordifolia	heartleaf bergenia	#1 pot/0.45m O.C.
99	С	Carex flacca	Blue sedge	#1 pot/0.45m O.C.
61	t	Cerastium tomentosum	snow-in-summer	#1 pot/0.45m O.C.
8	d	Dicentra spectabilis 'Alba'	white bleeding heart	#2 pot/0.75m O.C.
6	е	Echinops ritro 'Veitch's Blue'	Veitch's Blue glob thistle	#1 pot/0.6m O.C.
58	g	Festuca glauca 'Beyond Blue'	Beyond Blue fescue	#1 pot/0.45m O.C.
25	n	Geranium sanguineum 'Album'	hardy geranium	#1 pot/0.45m O.C.
58	u	Heuchera 'Autumn Leaves'	Autumn Leaves coral bells	#1 pot/0.45m O.C.
17	b	Hosta 'Blue Angel'	blue angel plantain lily	#1 pot/1.2m O.C.
22	k	Liatris spicata 'Kobold'	Kobold gayfeather	#1 pot/0.6m O.C.
43	m	Molinia caerulea 'Moorhexe'	Molinia moorhexe	#1 pot/0.6m O.C.
20	f	Polystichum munitum	Western sword fern	#1 pot/1.2m O.C.
10	:	Salvia v evlypetrie 'Caradonna'	Caradonna moadow cago	#1 not/0 6m 0 C

PLANTING NOTES

EDGING, AND BARK MULCH.

*Male only varieties

- 1. PLANT MATERIAL SPECIFIED FOR INDIVIDUAL UNITS IS SUBJECT TO CHANGES RESULTING FROM CHANGES TO BUILDING PLANS, LAYOUT, AND SITING. SPECIFIC PLAN CHOICES FOR EACH UNIT MUST BE CONFIRMED IN THE FIELD BY THE
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND LOCATING ALL PLANT MATERIAL ON SITE PRIOR TO PLANTING AND HAVE EACH LAYOUT APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 3. MATERIALS SUBSITUTIONS WILL ONLY BE CONSIDERED AFTER A WRITTEN LIST IS SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.
- 4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN ADVANCE, AT LEAST 24 HOURS PRIOR TO REQUESTING AN ON-SITE FIELD REVIEW OF THE WORK. 5. ALL PLANTING BEDS COME COMPLETE WITH PLANTING SOIL, POLY LANDSCAPE





5.	REISSUED FOR DP	08-10-23
1 .	ISSUED FOR REVIEW	08-01-23
3.	ISSUED FOR DP	03-22-23
2.	ISSUED FOR REVIEW	03-20-23
١.	ISSUED FOR REVIEW	03-15-23
).	REVISION	MM-DD-YY

CONSULTANTS

Landscape Architecture Environmental Planning

104 -147 Victoria Street, Kamloops, B.C. V2C 1Z4 TEL: (250) 374-9831 FAX: (250) 374-1294

PROJECT TITLE

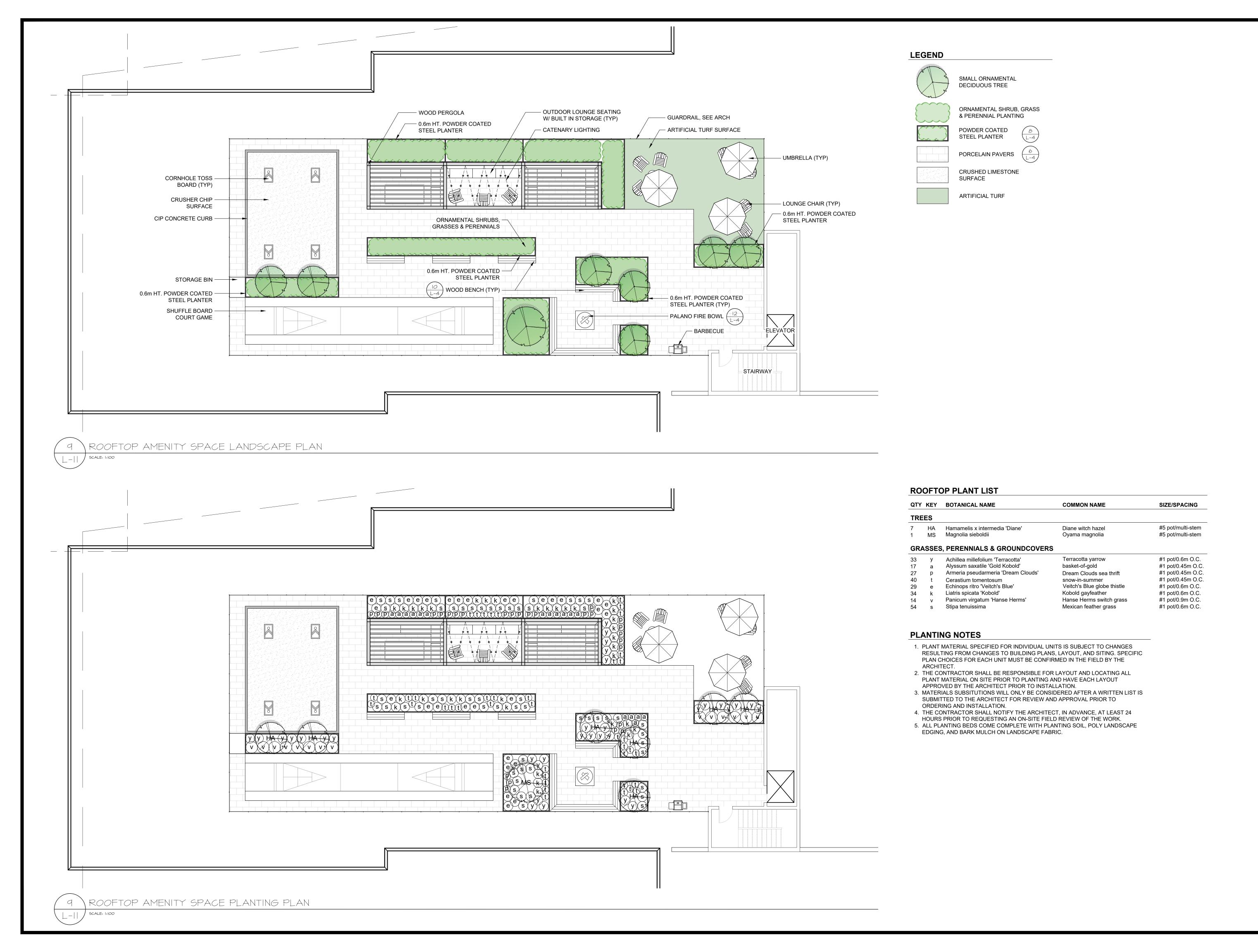
BROCK AVENUE CONDOMINIUMS 2700, 2708, 2712 Strathmore Road, Langford, BC V9B 3X2

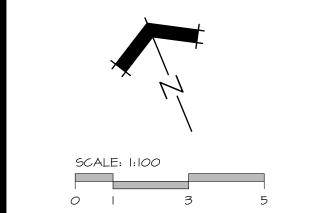
CLIENT: LANGFORD LANDING DEVELOPMENT LTD

SHEET TITLE

PLANTING PLAN

DRAWN	DRAWING NO.
LMP	
SCALE	L-2
l:15 <i>0</i>	
DATE DRAWN	PROJECT NUMBER
JANUARY 2023	KAM.770.001







05.	REISSUED FOR DP	08-10-23
04.	ISSUED FOR REVIEW	08-01-23
03.	ISSUED FOR DP	03-22-23
02.	ISSUED FOR REVIEW	03-20-23
01.	ISSUED FOR REVIEW	03-15-23
NO.	REVISION	MM-DD-Y

CONSULTANTS

Associates (Kamloops) Inc.
Landscape Architecture Environmental Planning

104 -147 Victoria Street, Kamloops, B.C. V2C 1Z4 TEL: (250) 374-9831 FAX: (250) 374-1294

PROJECT TITLE

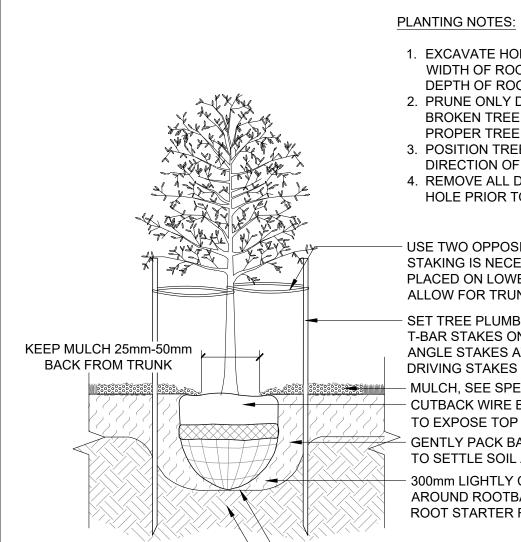
BROCK AVENUE CONDOMINIUMS 2700, 2708, 2712 Strathmore Road, Langford, BC V9B 3X2

CLIENT: LANGFORD LANDING DEVELOPMENT LTD

SHEET TITLE

ROOFTOP AMENITY SPACE

DRAWN	DRAWING NO.
LMP	
	1 2
SCALE	L-0
1:100	
DATE DRAWN	PROJECT NUMBER
JANUARY 2023	KAM.770.001



1. EXCAVATE HOLE TO THREE TIMES WIDTH OF ROOTBALL AND ONLY TO DEPTH OF ROOTBALL. 2. PRUNE ONLY DEAD, DISEASED OR

BROKEN TREE LIMBS, MAINTAIN PROPER TREE FORM. 3. POSITION TREE STAKES INTO

DIRECTION OF PREVAILING WINDS. 4. REMOVE ALL DEBRIS FROM PLANTING HOLE PRIOR TO TREE PLACEMENT.

USE TWO OPPOSING, FLEXIBLE TIES WHEN STAKING IS NECESSARY. TIES SHOULD BE PLACED ON LOWER HALF OF TREE AND ALLOW FOR TRUNK MOVEMENT

SET TREE PLUMB AND STAKE W/ STEEL T-BAR STAKES ON OPPOSITE SIDES OF TREE. ANGLE STAKES AT 2° MIN. AND AVOID DRIVING STAKES THROUGH ROOTBALL - MULCH, SEE SPECS - CUTBACK WIRE BASKET AND BURLAP

TO EXPOSE TOP 3/4 OF ROOTBALL GENTLY PACK BACKFILL USING WATER TO SETTLE SOIL AROUND ROOT BALL. - 300mm LIGHTLY COMPACTED TOPSOIL AROUND ROOTBALL. ADD BONE MEAL OR ROOT STARTER FERTILIZER AS SPECIFIED.

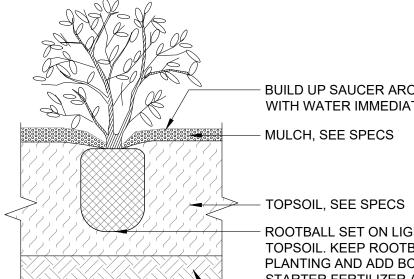
POSITION ROOTBALL ON FIRMLY PACKED SOIL TO PREVENT SETTLING - UNDISTURBED NATIVE SOIL

TYPICAL DECIDUOUS TREE PLANTING DETAIL (100mm CAL, OR LESS) PLANTING NOTES:

 CONTAINER GROWN STOCK SHALL HAVE NON-BIODEGRADABLE CONTAINERS REMOVED PRIOR TO PLANTING, IF CONTAINER IS BIODEGRADABLE, CUT AND

REMOVE TOP 1/3. 2. PRUNE ONLY DEAD, DISEASED OR

BROKEN BRANCHES. 3. REMOVE ALL DEBRIS FROM PLANTING HOLE PRIOR TO SHRUB PLACEMENT.



CONIFEROUS/DECIDUOUS SHRUBS

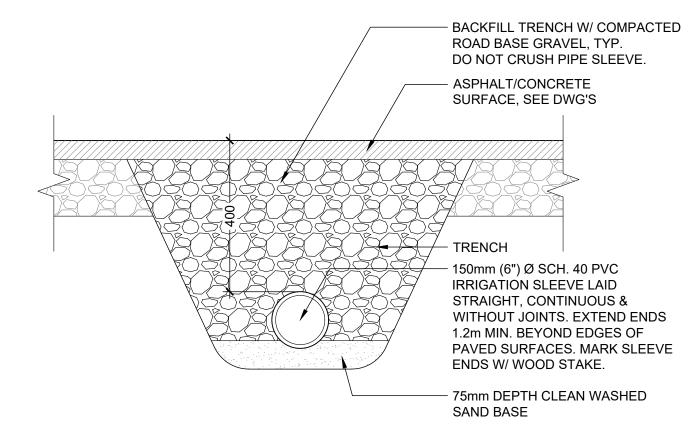
SCALE: N.T.S

BUILD UP SAUCER AROUND ROOTBALL, SOAK WITH WATER IMMEDIATELY AFTER PLANTING

- ROOTBALL SET ON LIGHTLY COMPACTED TOPSOIL. KEEP ROOTBALL INTACT WHEN PLANTING AND ADD BONE MEAL OR ROOT STARTER FERTILIZER AS SPECIFIED.

- UNDISTURBED NATIVE SOIL









EXAMPLE OF DECORATIVE WOOD FENCE SCALE: N.T.S.







EXAMPLE OF PORCELAIN PAVERS



EXAMPLE OF CONCRETE PLANTER L-4 / SCALE: N.T.S.



EXAMPLE OF STEEL PLANTER



EXAMPLE OF CANTILEVERED WOOD BENCH SCALE: N.T.S.



EXAMPLE OF WOOD BENCH SCALE: N.T.S.



EXAMPLE OF BISTRO TABLES & CHAIRS L-4 / SCALE: N.T.S.



EXAMPLE OF PALANO FIRE BOWL L-4 SCALE: N.T.S.



104 -147 Victoria Street, Kamloops, B.C. V2C 1Z4 TEL: (250) 374-9831 FAX: (250) 374-1294

PROJECT TITLE

05. REISSUED FOR DP

03. ISSUED FOR DP

NO. REVISION

CONSULTANTS

04. | ISSUED FOR REVIEW

02. | ISSUED FOR REVIEW

ISSUED FOR REVIEW

08-10-23

08-01-2

03-22-23

03-20-23

BROCK AVENUE CONDOMINIUMS 2700, 2708, 2712 Strathmore Road, Langford, BC V9B 3X2

CLIENT: LANGFORD LANDING DEVELOPMENT LTD

SHEET TITLE

LANDSCAPE DETAILS

DRAWN	DRAWING NO.
LMP	
SCALE	
NTS	_ '
DATE DRAWN	PROJECT NUMBER
JANUARY 2023	KAM. TIDO COMO S

LANDSCAPE SPECIFICATIONS

- I. All landscape work undertaken shall conform to the Canadian <u>Landscape Standard</u>, latest edition, unless otherwise specified.
- The Contractor shall be responsible for locating all underground utilities which may be affected by the work and report any possible conflicts to the Architect prior to construction. Any damage to existing utilities or site services must be repaired immediately to the satisfaction of the Architect or the Owner's representative. The Contractor is responsible for all costs for damages
- 3. The Contractor shall leave the site in a neat and tidy condition at the end of each working day and at the completion of the contract. The Contractor shall ensure public safety is maintained at all times during the contract.
- 4. Materials substitutions will only be considered after a written list is submitted to the Architéct prior to installation.
- 5. The Contractor shall notify the Architect, in advance, at least 24 hours prior to requesting an on-site field review of the

A. TREE PROTECTION (FROM CANADIAN LANDSCAPE STANDARDS 2ND ED.)

- 1. Critical Protection Zones for trees should be determined by referencing Table T-3.1: Guidelines for Determining Critical
- Protection Zones for Trees. 2. Physical protection barriers, silt fences, shade or erosion protection shall be erected at the edge of the Critical
- Protection Zones before clearing, grubbing, excavation, or grading, or any other work occurs on the site Physical protection barriers shall meet all applicable municipal
- bylaws and regulatory requirements. 4. As a minimum, protective fencing should be erected outside the drip-line or as shown in Table T-3.1: Guidelines for Determining
- Critical Protection Zones for Trees. 5. Signage should be provided at regular intervals along protective fencina indicating the function of the fencina, i.e. Tree/Plant Protection Area - Do Not Enter'
- 6. Protective fencing and signage should be well maintained for all element Critical Protectión Zónes throughout construction. Damaged fencing or signs shall be repaired or replaced immediatelu
- 7. Areas of trees and vegetation Critical Protection Zones shall be fence off by means of: 7.1. Chain link fence of at least a 1.2m (4ft) height mounted on steel or sturdy wooden posts. Fence posts should be
- installed no farther than 2.4m (8ft) apart. 7.2. Solid plywood hoarding mounted securely to steel or sturdy wooden posts. Posts should be installed no farther than 2.4m (8ft) apart.
- 7.3. Board fencing consisting of posts minimum of 4cm by 8cm (2" by 4") set in securely in the ground and extending at least Im (3ft) above the ground and minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no father than 2.4m (8ft) apart. 7.4. Plastic fencing ('international orange' polyethylene web
- fencing) securely mounted on a wooden framework consisting of posts minimum of 4cm by 8cm (2in by 4in) set securely in the ground and extending at least Im (3ft) above the ground and with minimum 4cm by 8cm (2in by 4in) top and bottom rail. Fence posts should be installed no farther than 2.4m (8ft)
- 8. Protective fencing shall be removed only when all construction is fully completed.

B. SITE PREPARATION

- Rough/finish subgrade and have rough grading approved by the Architect prior to hauling and spreading topsoil The Contractor is responsible for all survey
- Remove excess rocks, boulders, twigs, roots, stumps or other impediments not conducive to landscaping; dispose of these materials at an approved dumping location off-site unless otherwise directed by the Architect. Grade the site to drain away from buildings to comply with the Site Grading Plan or as directed by the Architect.
- C. TOPSOIL & FINISH GRADING
- Existing stockpiled or native topsoil shall be screened to remove rocks, weeds, grass and other deleterious material before being accepted for landscaping. Existing topsoil shall be amended with imported topsoil at a ratio of I:l and well blended by rototilling or other approved method. Testing existing topsoil will be paid for by the Contractor.
- 2. Imported topsoil shall be good quality, clean, loose well draining planting soil and shall be approved by the Architect prior to installation. The approved topsoil mix shall have the following characteristics:
- a. Maximum 15% clay content and 30-50% sand content; b. pH of between 6.0 and 7.0 and a minimum organic content of 10%; Testing of imported topsoil may be requested by the
- required specification is met. Topsoil shall be spread over a loose, scarified subgrade to depths as specified:
- Planting beds (shrub) areas: 450mm depth minimum; 4. Finish grade topsoil areas to permit finish landscaping as shown on the drawings. Backfill tree pits with a minimum 300mm of

topsoil around all sides of the rootball unless otherwise

Architect and shall be paid by the Contractor until the

- 5. Finish grade by leveling and hand-raking topsoil while removing all roots, stones, twias and other deleterious material to grades and slopes as shown on the drawings or as directed by the Architect. Remove all rocks over 25mm diameter. Grade away from buildings at a minimum of 2% for positive surface drainage. Finish grade topsoil for planting beds 50mm (2") below curbs, sidewalks or planters to permit installation of mulch. Hand rake and finish grade topsoil for grass areas flush with the tops of curbs, sidewalks and planting beds to permit installation of grass seed or turf. Roll topsoil with 50 kg. roller and have finish aradina approved by the Architect prior to
- Limestone Crush %": Crushed aggregate shall be composed of sound, hard, and durable particles of sand, gravel, and rock, and shall be free from elongated particles, injurious quantities of flaky particles, soft shales, organic matter, clay lumps, and other foreian material.

grass seeding, turfing, shrub planting or mulch installation.

D. PLANT MATERIAL

- I. All plant material shall be healthy, free of disease, pests, showing good growth characteristics and shall be No. I grade. Plant material shall be guaranteed for a period of one (1) year
- from date of final acceptance/contract completion. All plant material delivered to the site must be individually labeled with botanical and common names and labels left in responsible for all costs for damages. place until the Architect has inspected and approved planting. The Contractor shall supply the necessary planting soil,
- fertilizers, bonemeal, insecticides and anti-desiccants as required to ensure proper planting procedure. The Contractor at all times during the contract. shall maintain the plant material until final acceptance of the work and to the satisfaction of the Architect. . The Contractor shall supply and install tree support according
- to the planting details. Finish all plantina beds with medium arade, clean, Fir bark mulch 24 hours prior to requesting an on-site field review of the to finished arade as shown or specified on the drawinas. Provide sample of mulch to Architect for approval prior to
- installation Avoid installing mulch in areas of groundcover or annual plantings, unless otherwise directed by the Architect.

F. LANDSCAPE MAINTENANCE

The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of maintaining all new and existing landscaping during the course of the

2. Maintenance of the landscaping by the Contractor shall include,

- but not limited to, the following: 2.1. The cutting of lawn areas to 38mm (1.5") height and at no time allowing the grass to exceed a height of 100mm (4"). All grass clippings shall be removed from the site;
- 2.2. Top dressing, fertilizing and weed control of all grass areas and planting areas to good horticultural practice; Pruning, and the control of insects and diseases, for all
- plant material to good horticultural practice; Operation and adjustment of the underground sprinkler system and/or manual watering such that all landscaped
- areas are watered adequately; The nursing and protection of all seeded, hydroseeded. sodded or planted areas, as required to ensure adequate "catch" and growth of the plantings;
- The cleanup and removal of garbage so that the site is left in a neat and tidy condition each day;
- Topdressing of mulch to maintain the specified depth of

3. All landscape maintenance procedures shall be to a high standard and shall be done to the satisfaction of the Architect.

IRRIGATION SPECIFICATIONS

(Contractor to provide shop drawings for design and approval and for as-built/record drawing)

- . All irrigation work shall conform to the latest edition of the Irrigation Industry Association of British Columbia, <u>'Standards</u> for Landscape Irrigation Systems! unless otherwise specified
- 2. The Contractor shall schedule installation of the underground sprinkler system in conjunction with the installation of landscape work in the contract. During the contract, the Contractor shall have a qualified foreman, well versed in all aspects of
- irrigation work, continuously on the job. 3. The Contractor shall be responsible for locatina all underground services which may affect the work and immediately repair any damage to the satisfaction of the Owner's
- Representative at no cost to the Owner. 4. The Contractor is responsible for obtaining all necessary permits for electrical and plumbing connections as mau be required. The Contractor shall be responsible for obtaining CSÁ approvals on parts or equipment if this is not provided by
- The Contractor shall provide design and all the components of the irrigation system as specified on the approved shop drawings. Substitutions for alternative parts will only be considered if the Contractor submits a list of proposed equals to the Owner's Representative, in writing, prior to beginning work. Approval for design and/or rejection of substitutions will be provided to the Contractor in writing by the Owner's
- Representative. 6. The Contractor shall quarantee the installation and operation of the irrigation system for a period of one (1) year from the date of final acceptance of the contract. This guarantee shall not override a manufacturer's quarantee on parts if it is for a longer period of time.
- The Contractor shall be responsible for winterizing the system in the fall and starting the system the following spring as part of this contract.
- 8. The Contractor shall provide the Owner's Representative with an <u>As-Built reproducible original drawing</u> (equal in scale of the design satisfaction of the Owner's Representative. The Contractor shall provide the Operations Manual for the controller(s) and any other information necessary for the regular operation or maintenance of the irrigation system.

A. PIPE AND FITTINGS

- I. Irrigation main line pipe must be Sch. 40 PVC. Lateral lines 38mm (1.5") diameter and smaller shall be minimum Class 200 PVC pressure pipe, joined by solvent weld method or approved equal. All pipe shall be marked with manufacturer's name,
- material, and pressure rating. 2. Irrigation fittings shall be minimum Schedule 80 PVC molded
- 3. Pipe for drip emitter zones or microjets shall be high density polyethylene installed as approved by the Owner's
- Representative. Completely flush entire piping system before installing drip-emitter's or microjets. 4. Irrigation pipe shall be laid in straight lines wherever possible, minimizing bends to prevent stress and pipe cracking. Pipe
- layout will be at the discretion of the Owner's Representative. 5. Pipe shall be buried a minimum of 400mm (16") below finished grade and trenches must be backfilled with sand or approved non-abrasive material for pipe cover. Stones over 15mm diameter must be removed from trenches and shall not be used as backfill.

B. VALVES AND WIRES

- I. Wire burial shall conform to the B.C. Electrical Code and local regulations. Valve wires shall be installed in the irrigation main line trench wherever possible. 2. Control wires from automatic valves to controller shall be
- direct burial type TWU-40 minimum 14 gauge. The common neutral wire shall be white. Wire sizing for proper operation of the irrigation valves shall be the responsibility of the Contractor. 3. All manual and remote control valves, double check/backflow preventers, pressure reducing valves, water meters, filters, drain valves and blow-out connections must be installed in valve
- boxes flush with the finished grade, unless otherwise notes on the plan. Lockable plastic irrigation valve boxes must be approved by the Owner's Representative prior to installation. 4. All double check valves/backflow preventers, pressure reducing valves and manual gate valves shall be bronze
- construction ('Watts') or approved equal and shall conform to local plumbing code installation regulations.

Pop-up sprinklers shall be mounted on triple swing joints equal in size to the inlet diameter of the sprinkler assembly. Sprinkler heads shall be set flush with finish grade and adjusted by the Contractor for maximum efficiency and minimum overspray.

2. Sprau sprinklers on risers shall be installed on swina joints and

shall be set plump, approximately 300mm (12") above finished

- grade unless otherwise directed by the Owner's Representative. Risers shall be minimum Schedule 80 PVC. All sprau sprinklers must include a filter screen. Drip emitters shall be pressure compensating, self-flushing, with a discharge of 2.0 GPH. Set emitters slightly above finished
- grade for visual conformation of operation and ease of maintenance, unless noted otherwise on the plans. 4. Microjets shall be installed on poly riser extensions set 150mm (6") above finished grade. The location, layout and spray pattern of microjets heads shall be as noted on the plans or as approved by the Owner's Representative on site. The Contractor shall be responsible for providing full, head to head
- coverage. 5. All drip emitter zones and microjet zones shall include a $\frac{3}{4}$ " diameter y-strainer filter, 34" diameter pressure regulation valve and $\frac{3}{4}$ " diameter isolation in a valve box with the zone control valve. Provide a ¾" diameter drain valve in a lockable valve box at the end of each drip emitter and microjet zone

D. CONTROLLER

- Mount irrigation controller(s) in location as shown on the drawings, or as directed by the Owner's Representative. Use an approved fastening method when connecting to a building wall, either interior or exterior. Any damage to the building wall or interior fixtures must be repaired immediately, at the expense of the Contractor to the satisfaction of the Owner's
- The controller shall be hard-wired directly into the nearest suitable electrical service panel or electrical outlet in accordance with the B.C. Electrical Code requirements, and to the satisfaction of the Owner's Representative. The Contractor shall obtain all necessary permits, inspections, and approvals
- from the local approving authority. 3. Interior Building Installation: mount the controller in a location as shown on the drawings and as approved by the Owner's
- Representative prior to installation. 4. Exterior Building Installation: mount the controller in a vandal proof, weatherproof, lockable, 3.2mm (%") aluminum or steel box, of a suitable size for irrigation controller. Finish the box with a minimum of (2) coats of rust inhibitive paint to match building colour as directed by the Owner's Representative. Exterior Remote Location: mount the controller in a vandal
- proof, weatherproof, lockable, painted pedestal or approved 3.2mm (%) steel box at a location as shown on the drawings. The Contractor shall provide a reinforced concrete pad flush with finished arade for mounting the pedestal, including suitable sized electrical conduits located through the concrete pad for
- The Contractor shall prepare and submit shop drawings for any exterior controller installation, including construction details of sizes, materials, and mountina hardware for the weatherproof box to house the controller. Shop drawings must be approved by the Owner's Representative prior to construction or
- Connect low-voltage valve wires to controller and provide approved rigid electrical conduit fastened to the building wall to a minimum 450mm (18") below finished grade, unless otherwise specified by BC Electrical Code to the satisfaction of the Onwer's Representative.

CONCRETE UNIT PAVER SPECIFICATIONS

GENERAL

- I. The Contractor shall be responsible for locating all underground utilities which may be affected by the work and report any possible conflicts to the Architect prior to construction. Any damage to existing utilities or site services must be repaired immediately to the satisfaction of the Architect or the Owner's representative. The Contractor is
- 2. The Contractor shall leave the site in a neat and tidy condition at the end of each working day and at the completion of the contract. The Contractor shall ensure public safety is maintained
- 3. Materials substitutions will only be considered after a written list is submitted to the Architect prior to installation. 4. The Contractor shall notify the Architect, in advance, at least
- 5. Submittals: 5.1. Shop Drawings indicating perimeter conditions, relationship to
- adjoining materials and assemblies, concrete paver layout, patterns, and colour arrangement, an installation details. 5.2. Concrete Unit Pavers:
- 5.2.1. The Contractor shall submit four (4) representative full-size samples of each paver type, thickness, colour, finish that indicate the range of colour variation and texture expected in the finished installation. Accepted samples shall become the standard of acceptance for
- the work. 5.2.2. Manufacturer's catalogue product data, installation instructions, and Safety Data Sheets for the safe handling of the specified materials and products.
- 5.3. Paver Installation Subcontractor: 5.3.1. A copy of the Subcontractor's current certificate from the Interlocking Concrete Pavement Institute Concrete Paver Installer Certification program.
- 5.3.2. Job references from a minimum of three (3) concrete paver installations similar in design, material, scope, and extent indicated on this project. Provide Owner/Client/General Contractor names, postal address, phone, fax, and email address.
- 6. Quality Assurance 6.1. Mock-Ups: 6.1.1. Install a 2m x 2m paver area to use to determine surcharge of the bedding sand layer, joint sizes, lines, laying pattern(s), colour(s), and texture of the job. This area will be used as the standard by which the work will be judged. If approved by the Owner or Owner's
- the finished work 6.1.2. If mock-up is not retained, remove and properly dispose of mock-up.

Representative, the mock-up may be retained as part of

- 7. Comply with manufacturer's ordering instructions and lead-time requirements to avoid construction delays. 8. Deliver materials to project site in manufacturer's original,
- unopened, undamaged packaging with identification labels intact. 9. Store materials per manufacturer's instruction and protect such that they are kept free from mud, dirt, and other foreign materials. Cover bedding sand and joint sand with waterproof covering if needed to prevent exposure to rainfall or removal by wind. Secure covering in place.
- 10. Environmental Limitations: 10.1. Do not install sand or pavers during heavy rain or snowfall or over frozen base materials.
- 10.2. Do not install frozen sand or saturated sand. 10.3. Do not install concrete pavers on frozen or saturated sand.

A. PRODUCTS

- Interlocking Concrete Pavers: I.I. Supplied by: Abbotsford Concrete Products
- (1-800-663-4091) 1.2. Classic Standard Series, Pinwheel pattern
- 1.3. Colour: Paver I: Brown

Paver 2: Natural Paver 3: Charcoal

- Bedding and Joint Sand: Provide bedding and joint sand as follows:
- 2.1.1. Washed, clean, non-plastic, free from deleterious or foreign matter, summetrically shaped, natural or
- manufactured from crushed rock. 2.1.2. Do not use limestone screenings, or stone dust, or sand

recommendations. Conform to the grading requirements

- for the bedding sand materials that does not conform to the grading requirements of CSA A23.1-Fal. 2.1.3. Do not use mason sand, or sand conforming to CSA A179
- for the bedding sand. 2.1.4. Sieve according to CSA A23.2A.
- 2.1.5. Bedding Sand Requirements: per manufacturer's recommendations. Conform to the grading requirements of 2.1.6. Joint Sand Material Requirements: per manufacturer's

CSA-AI79 Plastic Edge Restraint

Product: Snap Edge

Supplier: River City Rock Products (1-250-377-8822) 3.2. Where not otherwise retained, provide edge restraints installed around the perimeter of all interlocking concrete paving unit areas.

B. EXAMINATION

- The Contractor shall verify that the base is dry and ready to support the sand, paving stones, and imposed loads and that the base surface is closed or tightly compacted with adequate fines to seal the surface, restricting sand from migrating into the base.
- 2. The Contractor shall verify the base materials, thickness, surface tolerances, and elevations conform to specified
- requirements. The Contractor shall verify the location, type, and elevations of edge restraints, utility structures, and drainage inlets around the perimeter of the area to be paved.
- Do not proceed with installation of bedding sand and interlocking concrete pavers until base conditions are corrected by the Contractor. Beginning the installation of the concrete unit pavers indicates that the Contractor accepts the base and edge restraints.

C. PREPARATION

- The Contractor shall verify the base is dry and meets the material, installation, and grade specifications. The base shall be ready to support sand, edge restraints, pavers, and imposed loads.
- Edge Restraint Preparation: Install edge restraints per manufacturer's recommendations.
- Mount directly to the finished base, do not install on bedding sand. The minimum distance from the outside edge of the base to the spikes shall be equal to the thickness of the

D. INSTALLATION

- I. Spread bedding sand evenly over the base course and screed to depth specified. Do not disturb screeded sand. I.I. Screeded area shall not substantially exceed that which is
- covered by pavers in one day. 1.2. Do not use bedding sand to fill depressions in the base
- 2. Lay pavers in pattern indicated in the specifications. Place units hand tight without using hammers. Make horizontal adjustments to placement of laid pavers with rubber hammers and pry bars as
- Provide joints between pavers between 2mm and 5mm wide. No more than 5% of the joints shall exceed 6mm wide to achieve
- straiaht bond lines Joint lines shall not deviate more than 15mm over 15m from
- Fill gaps at the edges of paved area with cut pavers or edge 6. Cut pavers to be placed along the edge with a double bladed
- splitter or masonry saw. Adjust bond pattern at pavement edges such that cutting of edge pavers is minimized. Keep equipment off newly laid pavers that have not received
- initial compaction and joint sand. Use a low-amplitude plate compactor capable of at least minimum of 22kN at a frequency of 75 to 100 Hhz to vibrate the pavers into the sand. Remove any cracked or damaged pavers and replace with new units. 9. Simultaneously spread, sweep, and compact dry joint sand into
- joints continuously until full. This will require at least 4 to 6 passes with a plate compactor. Do not compact with 2m of unrestrained edges of paving units.
- 10. All work within 2m of the laying face shall be left fully compacted with sand-filled joints at the end of each day or compacted upon acceptance of the work. Cover the lauing face or any incomplete areas with plastic sheets overnight if not closed with cut and compacted pavers with joint sand to prevent exposed bedding sand from becoming saturated from
- Remove excess sand from surface when installation is complete. Surface shall be broom clean after removal of excess joint sand.

E. FIELD QUALITY CONTROL

- The final surface tolerance from grade elevations shall not deviate more than IOmm under a Śm straightedge. Use a straightedge, flexible straightedge or transit depending on surface slope and contours. Check final surface elevations for conformance to drawings.
- There shall be no greater than 3mm difference in height between adjacent pavers.

- Clean concrete pavers in accordance with the manufacturer's written recommendations
- 5. PROTECTION
- After work in this section is complete, the Contractor shall be responsible for protecting work from damage due to subsequent construction activity on the site.



05.	REISSUED FOR DP	08-10-23
04.	ISSUED FOR REVIEW	08-01-23
03.	ISSUED FOR DP	03-22-23
02.	ISSUED FOR REVIEW	03-20-23
01.	ISSUED FOR REVIEW	03-15-23
NO.	REVISION	MM-DD-YY

CONSULTANTS

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PROJECT TITLE

SHEET TITLE

BROCK AVENUE CONDOMINIUMS 2700, 2708, 2712 Strathmore Road, Langford, BC V9B 3X2

CLIENT: LANGFORD LANDING DEVELOPMENT LTD

LANDSCAPE SPECIFICATIONS

DRAWN	DRAWING NO.
LMP	
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SCALE	L-5
NTS	
DATE DRAWN	PROJECT NUMBER
JANUARY 2023	KAM. TIDO COMO S