



#503, 4190 Lougheed Hwy., Burnaby, BC V5C 6A8 T: 604.629.2696 F: 604.629.2698

To: **City of Pitt Meadows** Date: **January 12, 2020**
Attention: **Allison Dominelli | Development Services Technician** Project No.: **32334**
Cc:
Reference: **GEBP (Phase 3 & Phase 4) Landscape Review**
From: **Jose Gonzalez, MBCSLA**

In response to your request, ISL reviewed the Landscape drawings submitted to the City of Pitt Meadows for the Golden Ears Business Park (GEBP) Phase 3 & Phase 4. The Landscape drawings were reviewed to ensure compliance with the City of Pitt Meadows Official Community Plan Amendment Bylaw No. 2758, 2017.

The Landscape drawings were prepared for the proposed GEBP Phase 3 & Phase 4 development; project address 11208 Harris Road. ISL reviewed two drawings packages, both prepared by Durante Kreuk Ltd. (DK):

- Golden Ears Industrial Park – Phase 3 – Pitt Meadows, BC – Re-Issued for DP – Oct 30, 2019
- Golden Ears Industrial Park – Phase 4 – Pitt Meadows, BC – Re-Issued for DP – Nov 29, 2019

In the documents attached ISL has provided comments both general and sheet specific on the Landscape drawings packages mentioned above. ISL was not able to comment on certain aspects of the landscape and site design which are incomplete at this stage such as parking layout, lighting, signage or site furnishings.

We trust you find this memorandum in accordance with your request. Should you require clarification of the content of this report or further information, please contact the undersigned at your convenience.

Sincerely,

Jose Gonzalez, MBCSLA

Attachment
32334_GEBP_Landscape_ISL_Review
GEBP Phase 3 Landscape Drawings Revised - ISL MARKUP
GEBP Phase 4 Landscape Drawings - ISL MARKUP

Design Review		
Reviewing Firm: ISL	Reviewer: Jose Gonzalez, Landscape Architect, MBCSLA	Date: 2020-01-08
Project Name: Golden Ears Business Park (GEBP) Phase 3 & Phase 4, Pitt Meadows, BC		Stage: Issued for DP review
Review Discipline: Landscape Architecture		Revision: 0

Golden Ears Industrial Park – Phase 3 – Pitt Meadows, BC – Re-Issued for DP – Dec 19, 2019			
#	Reference Dwg/ Specification	Review Comment	Response
1	General Comment	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
2	General Comment	Parking spaces should be designed in a way that a portion of the vehicle hangs over into a landscaped strip where possible, as per OCP. We recommend a bio-swale/rain garden strip be added between single rows of parking (front-to-front) for stormwater runoff infiltration	
3	General Comment	Use Landscaping to identify entrances to the site and buildings, as per OCP	
4	General Comment	Site layout and parking design seems incomplete, as well as landscape lighting and signage.	
5	General Comment	Insufficient outdoor amenity space, refer to OCP - 7 Employee & Community Amenity	
6	General Comment	Landscape beds for the trees in the parking rows seem to be insufficient (5.00m x 1.00m approx.) to provide the minimum requirement of 10 cubic meter per tree (unless other methods are utilized such as soil cells or structural soil).	
7	L-0	MATERIAL LEGEND - Remove reference to asphalt path on the Catch basin description	
8	L-0	MATERIAL LEGEND - Ensure detail callouts refer to the correct detail	
9	L-0	PLANT LIST - Substitute Calluna vulgaris (hard to maintain) suggested alternate Spirea Douglasii	
10	L-0	GENERAL NOTES - Update B.C. Landscape Standards reference to Canadian Landscape Standards	
11	L-0	PLANTING NOTES - Note 7 - All offsite "and onsite" should have a minimum of 15 cubic meters of available imported growing medium. Trees in parking areas can have 10 cubic meters as per the OCP Amendments.	
12	L-0	SOIL PREPARATION NOTES - Note 2 - Submit soil fertility analysis, not sieve analysis.	
13	L-3	Provide landscaped islands with tree at the end of the isolated row of 6 parking spaces	
14	L-4	Improve visibility around the picnic area (CPTED). Substitute Spruce trees with high canopy tree species.	
15	L-5	Provide landscape screening around Pump Building, as required in the OCP	
16	L-5	Use Landscaping to identify entrances to the site and buildings.	
17	L-6	Provide Landscaped strip along the proposed amenity land dedication edge for car overhang and runoff infiltration	
18	L-7	Distance between landscaped islands to be 18m. max	
19	L-7	Provide landscaped islands with tree at the end of the isolated row of 6 parking spaces	
20	L-8	Distance between landscaped islands to be 18m. max	
21	L-9	Provide landscape strip for car overhang and infiltration	
22	L-9	Use landscaping to identify entrances to the site	
23	L-9	Provide landscaped islands with tree at the end of all parking rows	
24	L-10	use landscaping to identify entrances to the building	
25	L-10	Provide landscaped islands with tree at the end of all parking rows	
26	L-11	Use landscaping to identify entrances to the building	

Golden Ears Industrial Park – Phase 3 – Pitt Meadows, BC – Re-Issued for DP – Dec 19, 2019

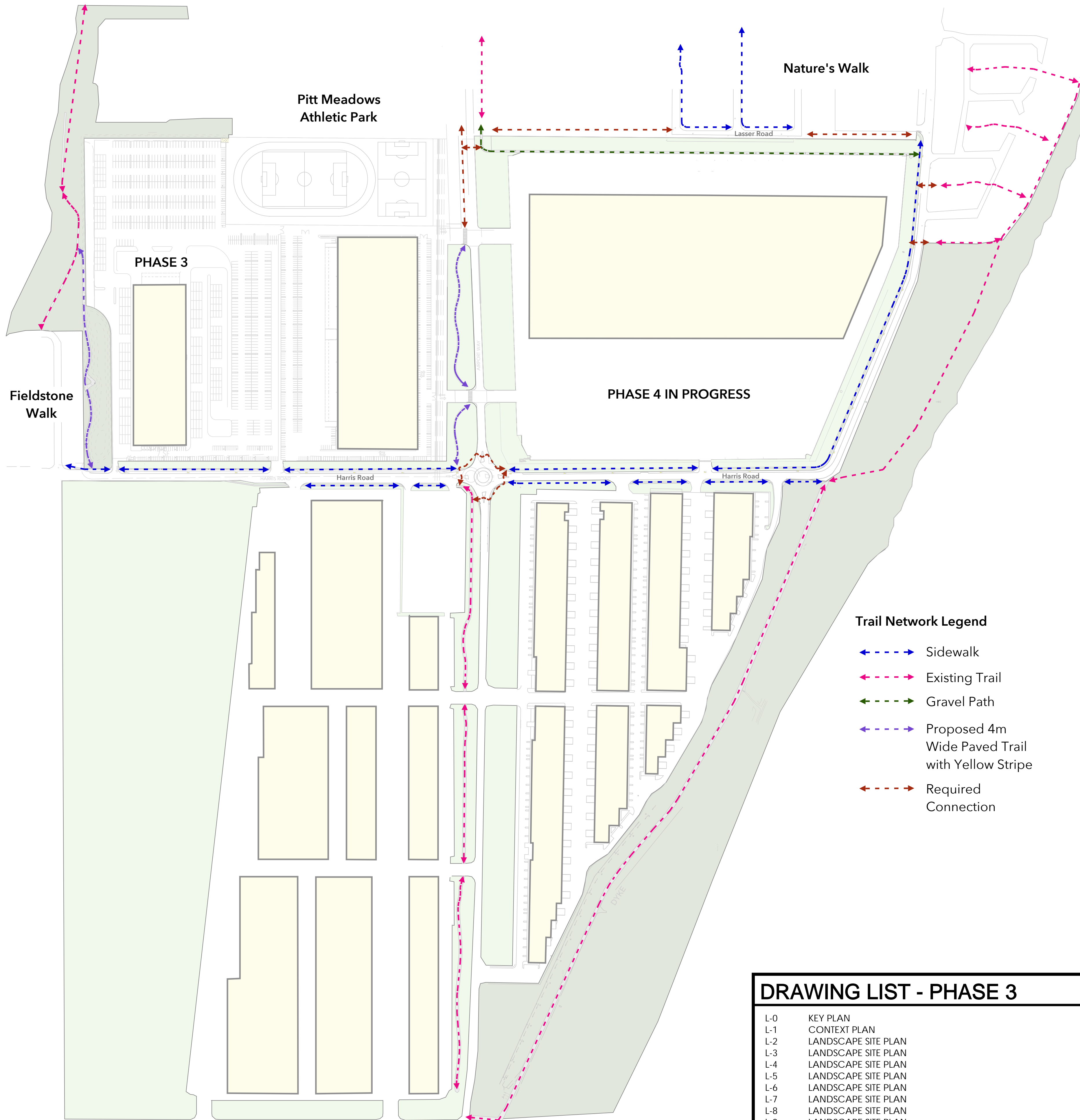
#	Reference Dwg/ Specification	Review Comment	Response
27	L-11	Ensure the single catch basin has sufficient capacity for the length and catchment of the bio-swale	
28	L-11	Adjust planting hatching along bio-swale, hard to read	
29	L-12	Use landscaping to identify entrances to the site and building	
30	Cross Sections	Growing medium depths seem to be insufficient in order to provide the minimum requirement of 15 cubic meters per tree as per the Design Guidelines. The 3' depth tree pit should extend to approximately the extent of the drip zone of the tree.	
31	Cross Sections	Avoid woody shrubs within the SRW	
32	Ld-1 / L-16	Typical tree planting notes - provide min. 15 cubic meters of imported growing medium per tree. Update chart accordingly.	
33	Ld-1 / L-16	increase Mulch over from 50mm to 75mm on trees and shrubs.	
34	Ld-1 / L-16	Remove reference to 'Screened growing medium". Use Growing Medium specification as per Canadian Landscape Standards instead (e.g. Growing Medium Type 2P)	
35	Ld-4 / L-16	Hydroseed on 6" of growing medium, not 8"	
36	Ld-6 / L-16	Remove reference to "play area"	
37	Ld-7 / L-16	Increase asphalt depth to 3" if vehicular access is foreseen for maintenance.	
38	Ld-3 (Ld-9) / L-16	Provide specifically engineered biofiltration media along bio-swale (ECOMedia by Veratec or similar.)	
39	Ld-3 (Ld-9) / L-16	Ensure Bioswale detail is coordinated with Civil	

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Reviewing Firm: ISL	Reviewer: Andrew Robertson, Landscape Architect, MBCSLA	Date: 2020-01-08
Project Name: Golden Ears Business Park (GEBP) Phase 3 & Phase 4, Pitt Meadows, BC		Stage: Issued for DP review
Review Discipline: Landscape Architecture		Revision: 0

Golden Ears Industrial Park – Phase 4 – Pitt Meadows, BC – Re-Issued for DP – Nov 29, 2019			
#	Reference Dwg/ Specification	Review Comment	Response
1	General Comment	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
2	General Comment	Use Landscaping to identify entrances to the site and buildings, as per OCP	
3	General Comment	Landscape beds for the trees in the parking rows seem to be insufficient (5.00m x 1.00m approx.) to provide the minimum requirement of 10 cubic meter per tree (unless other methods are utilized such as soil cells or structural soil).	
4	General Comment	Minimize length of crosswalks to improve walkability.	
5	General Comment	Use Landscaping to identify entrances to the site and buildings, as per OCP	
6	L-0	GENERAL NOTES - Update B.C. Landscape Standards reference to Canadian Landscape Standards	
7	L-0	PLANTING NOTES - Note 7 - All offsite "and onsite" should have a minimum of 15 cubic meters of available imported growing medium. Trees in parking areas can have 10 cubic meters as per the OCP Amendments.	
8	L-0	SOIL PREPARATION NOTES - Note 2 - Submit soil fertility analysis, not sieve analysis.	
9	L-0	add north arrow	
10	L-1	add north arrow	
11	L-1	introduce trees and landscaped areas along main N-S road.	
12	L-2	provide breaks in planting for access path to the foot path (desire lines)	
13	L-2	relocate picnic area to location with better visibility (CPTED)	
14	L-3	Use Landscaping to identify entrance to the site, as per OCP	
15	L-4	Use Landscaping to identify entrance to the site, as per OCP	
16	L-4	Use Landscaping to identify entrance to the building, as per OCP	
17	L-5	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
18	L-6	provide breaks in planting for access path to the foot path (desire lines)	
19	L-6	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
20	L-6	introduce trees and landscaped areas along main N-S road.	
21	L-7	introduce trees and landscaped areas along main N-S road.	
22	L-8	Use Landscaping to identify entrance to the building, as per OCP	
23	L-8	introduce trees and landscaped areas along main N-S road.	
24	L-9	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
25	L-9	Use Landscaping to identify entrance to the site, as per OCP	
26	L-9	Use Landscaping to identify entrance to the building, as per OCP	
27	L-10	provide breaks in planting for access path to the foot path (desire lines)	
28	L-10	Use Landscaping to identify entrance to the building, as per OCP	

Golden Ears Industrial Park – Phase 4 – Pitt Meadows, BC – Re-Issued for DP – Nov 29, 2019

#	Reference Dwg/ Specification	Review Comment	Response
29	L-12	Use Landscaping to identify entrance to the building, as per OCP	
30	L-12	Provide a landscaped island with a tree every 6 parking spaced as per OCP	
31	L-13	Provide a landscaped island with a tree every 6 parking spaced as per OCP	
32	L-13	Use Landscaping to identify entrance to the building, as per OCP	
33	L-14	Provide formal access from the parking to the picnic areas	
34	L-15	Provide a landscaped island with a tree every 6 parking spaced as per OCP	
35	Cross Sections	Growing medium depths seem to be insufficient in order to provide the minimum requirement of 15 cubic meters per tree as per the Design Guidelines. The 3' depth tree pit should extend to approximately the extent of the drip zone of the tree.	
36	Ld-1 / L-16	typical tree planting notes - provide min. 15 cubic meters of imported growing medium per tree. Update chart accordingly.	
37	Ld-1 / L-16	increase Mulch over from 50mm to 75mm on trees and shrubs.	
38	Ld-1 / L-16	Remove reference to 'Screened growing medium". Use Growing Medium specification as per Canadian Landscape Standards instead (e.g. Growing Medium Type 2P)	
39	Ld-4 / L-16	Hydroseed on 6" of growing medium, not 8"	
40	Ld-6 / L-16	Remove reference to "play area"	
41	Ld-7 / L-16	Increase asphalt depth to 3" if vehicular access is foreseen for maintenance.	



DRAWING LIST - PHASE 3

L-0	KEY PLAN
L-1	CONTEXT PLAN
L-2	LANDSCAPE SITE PLAN
L-3	LANDSCAPE SITE PLAN
L-4	LANDSCAPE SITE PLAN
L-5	LANDSCAPE SITE PLAN
L-6	LANDSCAPE SITE PLAN
L-7	LANDSCAPE SITE PLAN
L-8	LANDSCAPE SITE PLAN
L-9	LANDSCAPE SITE PLAN
L-10	LANDSCAPE SITE PLAN
L-11	LANDSCAPE SITE PLAN
L-12	LANDSCAPE SITE PLAN
L-13	SECTIONS
L-14	SECTIONS
L-15	SECTIONS
L-16	DETAILS

Material Legend

Detail	Key	Material	Description
(L-01) (L-16)	P1	Asphalt path	4m Wide with Yellow Stripe Down Centre
(L-02) (L-16)	P2	Catch Basin with Pea Gravel in Bioswale	4m Wide with Yellow Stripe Down Centre
(L-03) (L-16)		Hydroseed	Wildflower Mix by Premier Pacific Seed or approved equivalent
(L-04) (L-16)		Berm	
(L-05) (L-16)		Hydroseed	Native Grass Seed Mix by Premier Pacific Seed or approved equivalent
(L-06) (L-16)		Sod Lawn (Offsite)	On 6" of Growing Medium
(L-07) (L-16)		Shrubs / Planting beds	On 18" of Growing Medium
(L-08) (L-16)	F-1	Bird Houses	Make and Model TBD
(L-09) (L-16)	F-2	Landscape Boulders	Varies
(L-10) (L-16)	F-3	Picnic Table	Make and Model TBD
(L-11) (L-16)	F-4	Bench - with back	Make and Model TBD

On-Site Plant List

Sym	Qty	Botanical Name	Common Name	Size/Space
(L-01) (L-16)	3	Acer circinatum	Vine maple	2.5m ht (multi)
(L-02) (L-16)	108	Acer rubrum 'Bowhall'	Bowhall red maple	7cm cal. (col)
(L-03) (L-16)	5	Acer platanoides 'Princeton Gold'	Princeton Gold Norway maple	7cm (multi)
(L-04) (L-16)	9	Acer rubrum 'Sun Valley'	Sun Valley red maple	7cm cal. B+B
(L-05) (L-16)	11	Acer macrophyllum	Big Leaf maple	8cm cal. B+B
(L-06) (L-16)	8	Acer truncatum	Shantung maple	7cm cal. B+B
(L-07) (L-16)	130	Quercus palustris 'Green Pillar'	Green Pillar pin oak	7cm cal. B+B
(L-08) (L-16)	54	Populus trembling 'Prairie Gold'	Prairie Gold trembling aspen	5cm cal. B+B
(L-09) (L-16)	52	Pseddotsuga menziesii	Douglas fir	3m ht B+B
(L-10) (L-16)	30	Picea sitchensis	Sitka spruce	2m ht B+B
(L-11) (L-16)	3	Picea omorika	Serbian Spruce	3m Ht B+B
(L-12) (L-16)	10	Styrax japonicus	Japanese Snowbell	5cm cal. B+B
(L-13) (L-16)	17	Thuja pilcata	Western red cedar	2m ht B+B
(L-14) (L-16)	42	Tsuga heterophylla	Western hemlock	2.5m ht B+B
(L-15) (L-16)		Shrubs		
(L-16) (L-16)	3,086	Arctostaphylos-uva-ursi	Kinnikinnick, bearberry	4" pot/1'-0" o.c.
(L-17) (L-16)	3,181	Ceanothus velutinus	Snowbush	#2 pot/30" o.c.
(L-18) (L-16)	3,468	Cornus sericea 'Kelsey'	Dward red-osier dogwood	#2 pot/30" o.c.
(L-19) (L-16)	940	Oemleria cerasiformis	Indian Plum	#2 pot/36" o.c.
(L-20) (L-16)	689	Rosa nutkana	Nootka rose	#2 pot/3'-0" o.c.
(L-21) (L-16)	1,928	Vaccinium ovatum	Evergreen huckleberry	#2 pot/3'-0" o.c.
(L-22) (L-16)	757	Calluna vulgaris	scotch heather	#2 pot/30" o.c.
(L-23) (L-16)	818	Hebe pinguifolia 'Sutherlandii'	Sutherland Hebe	#2 pot/36" o.c.
(L-24) (L-16)	1364	Juniperus horizontalis 'Wiltoni'	Blue Rug Creeping juniper	#2 pot/3'-0" o.c.
(L-25) (L-16)	686	Lavandula angustifolia "Hidcote"	Lavender	#2 pot/30" o.c.
(L-26) (L-16)	1482	Lonicera pileata	Box-leaved honeysuckle	#2 pot/30" o.c.
(L-27) (L-16)	399	Mahonia repens	Creeping Oregon grape	#2 pot/36" o.c.
(L-28) (L-16)	76	Rosa meidiland "White"	meidiland rose	#3 pot/4'-0" o.c.
(L-29) (L-16)	51	Rosa "Simon Fraser"	Simon Fraser rose	#3 pot/4'-0" o.c.
(L-30) (L-16)	1687	Viburnum davidii	David's viburnum	#2 pot/2'-0" o.c.
(L-31) (L-16)		BioSwale		
(L-32) (L-16)	3552	Carex obnupta *In Lower Zone*	Slough Sedge	4" pot/1'-0" o.c.
(L-33) (L-16)	444	Iris douglasiana *In Lower Zone*	Douglas Iris	4" pot/2'-0" o.c.
(L-34) (L-16)	197	Salix purpurea 'nana' *In Upper Zone*	Nana Purple Willow	4" pot/3'-0" o.c.

General Notes

Planting Notes

- All plants / planting to be per BCNTA and BCSLA standards.
- Plant selection subject to availability at the time of planting.
- Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
- All trees to be staked in accordance with BCNTA Standards.
- All plants to be sourced from nurseries certified free of P. ramorum.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All offsite trees to have minimum 15 cubic meters of growing medium unless otherwise specified.

Soil Preparation and Placement Notes

- All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
- Submittals shall be made at least seven (7) days prior placement.
- Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.

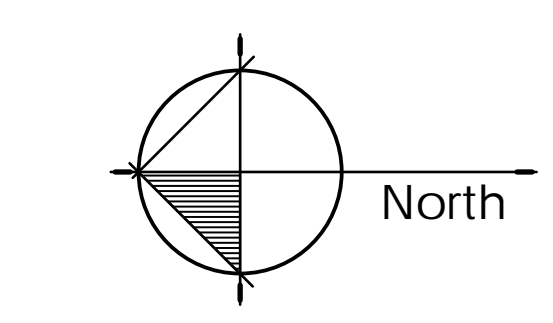
Irrigation Notes (Design-Build System)

- Irrigation to be provided for all 'Soft Landscape Areas' (unless otherwise specified) shown on the drawing.
- All 'Soft Landscape Areas' are to be irrigated with high efficiency design build irrigation system to IIABC Standards, c/w rain sensor unless otherwise specified.
- All irrigation valve boxes equipped with quick-couplers.
- Layout of the system and installation shall be to trade standards for projects of this scale and type, to provide for uniform complete "head to head" coverage of all lawn and planted areas within the area as designated on the drawings.
- Record Drawings: Submit with the operating and maintenance manuals, a reproducible copy of the as-built condition of the system.
- Instruct a designated representative of the Owner in the complete operating and maintenance procedures for that system, including winterizing the system for the first time with the designated representative observing.

NOTE: Sleeving @ roadways to use schedule 40 cast iron sleeving.

Quality Assurance

- The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
- All irrigation work shall be done by an experienced and competent irrigation contractor having the facilities and personnel adequate for the work specified. Minimum standard to IIABC.



04	Dec 19, 2019	Re-Issue for DP
03	Oct 30, 2019	Re-Issue for DP
02	May 01, 2019	Issue for DP
01	Mar 25, 2019	Issue for Client Review
no.:	date:	item:

Revisions:

Durante Kreuk Ltd.
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www.dkl.bc.ca

Project:

Golden Ears Industrial Park
Phase 3
Pitt Meadows, BC

Drawn by: TB/AB

Checked by: PK

Date: Apr 30, 2019

Scale: NTS

Drawing Title:

KEY PLAN

Project No.:

18088

Sheet No.:

L-0

NATURAL AREA

SPEA BOUNDARY

RESIDENTIAL NEIGHBOURHOOD

PROPOSED AMENITY LAND DEDICATION

AIRPORT WAY

HARRIS ROAD

SPEA BOUNDARY

Sheet L2

Sheet L6

Sheet L3

Sheet L7

Sheet L10

Sheet L4

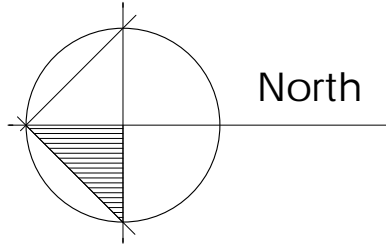
Sheet L8

Sheet L11

Sheet L5

Sheet L9

Sheet L12



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Drawn by:	TB/AB
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Date:	Apr 30, 2019
Scale:	NTS
Drawing Title:	CONTEXT PLAN

Project No.:
18088
Sheet No.:

NATURAL AREA



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Drawn by: AB

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Scale: 1/16" = 1'-0"

Drawing Title:

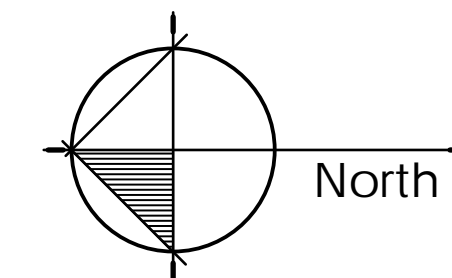
LANDSCAPE SITE PLAN

Project No.:

18008

Sheet No.:

L-2



04	Dec. 19, 2019	Re-Issue for DP
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Phase 3
Pitt Meadows, BC

Drawn by: AB

Checked by: PK

Date: Apr 30, 2019

Scale: 1/16" = 1'-0"

Drawing Title:

LANDSCAPE SITE PLAN

Project No.: 18088

Sheet No.:

L-4

RESIDENTIAL NEIGHBOURHOOD



- Dashed line denotes berm contours

- Plant groupings

- Bench

Pump Building - refer to Civil

- Path to connect to future sidewalk - by others

- Trail signage (wayfinder)

- Pedestrian Connection To Existing Sidewalk

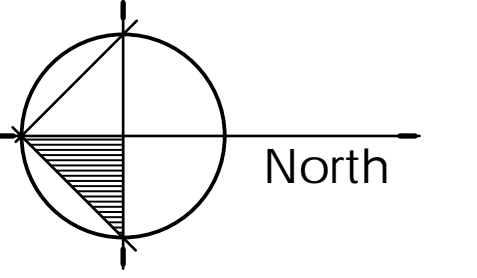
REFER TO CIVIL FOR OFFSITES

- Green Pillar pin oak (columnar)

— Native Hydroseed

— CIP Concrete sidewalk to City Standards

— Sod lawn



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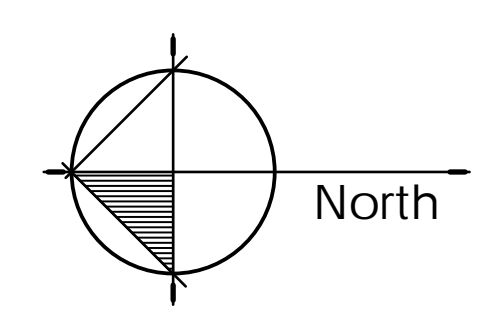
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LANDSCAPE SITE PLAN

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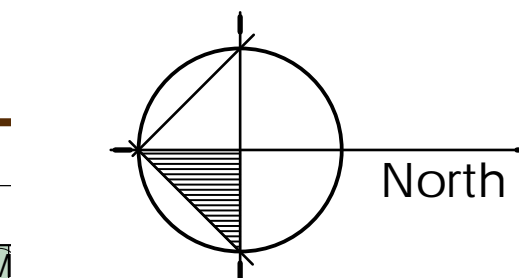
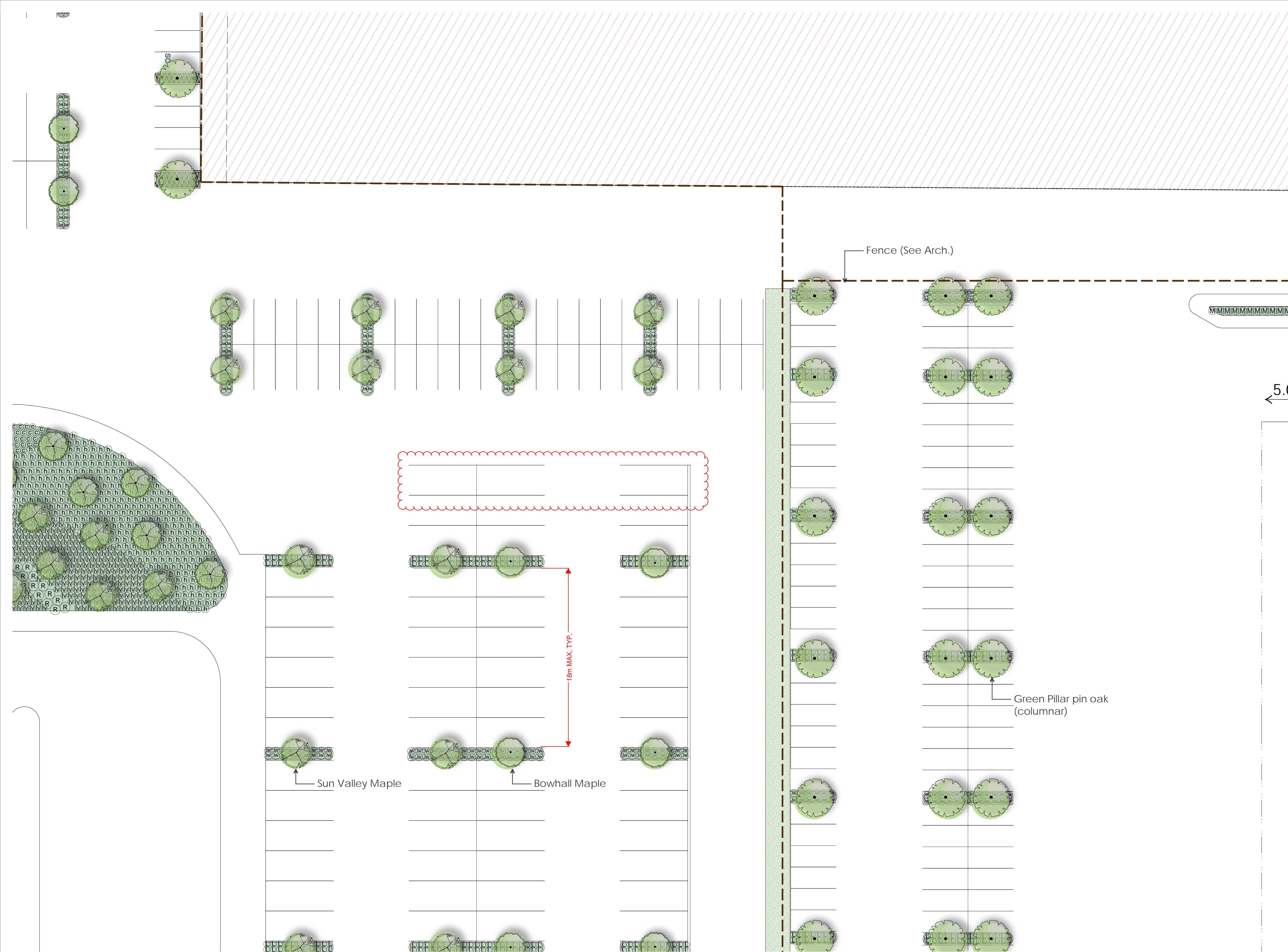
PROPOSED AMENITY LAND DEDICATION

Project:
Golden Ears Industrial Park
Phase 3
Pitt Meadows, BC

Drawn by:	AB
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Scale:	1/16" = 1'-0"

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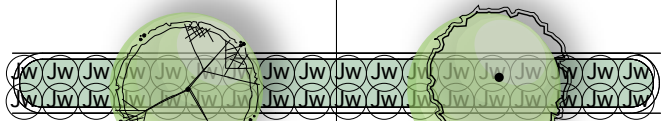
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LANDSCAPE SITE PLAN

Project No.:
18088

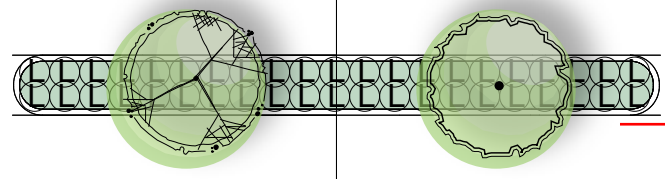
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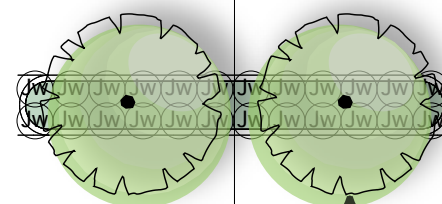
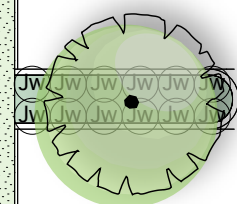
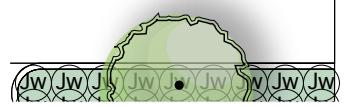
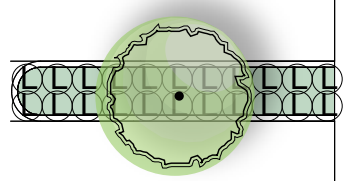
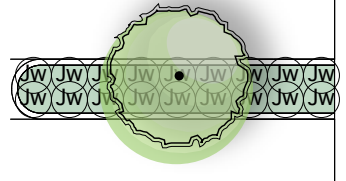
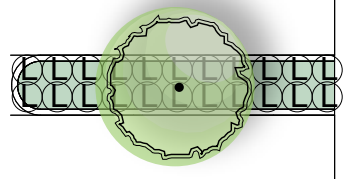
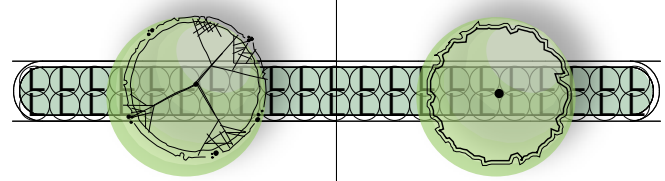
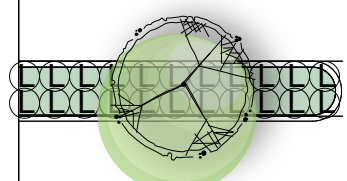
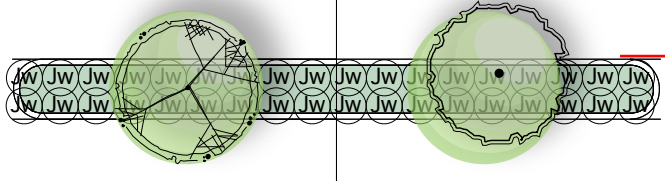
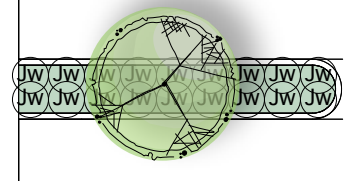
Sun Valley Maple



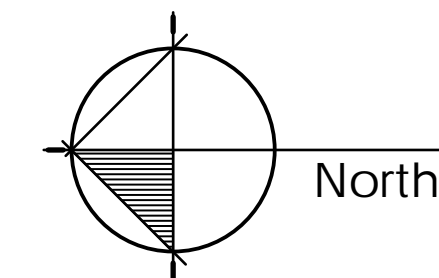
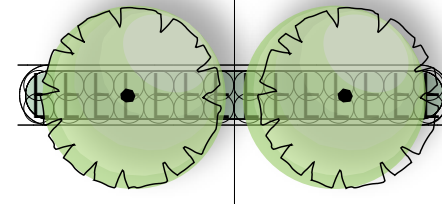
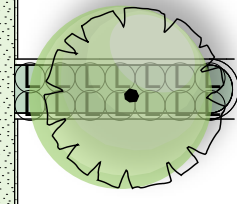
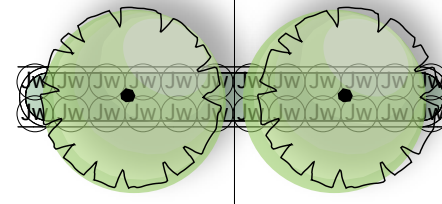
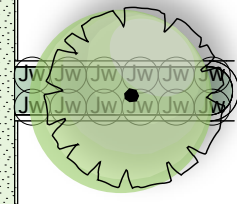
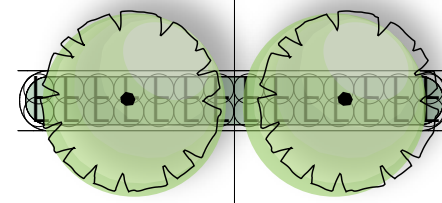
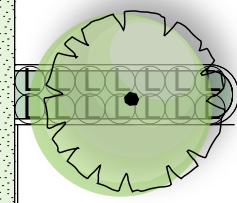
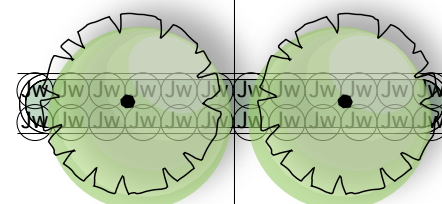
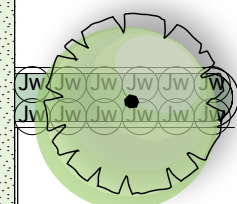
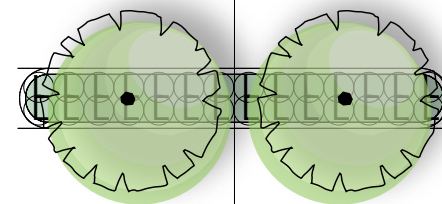
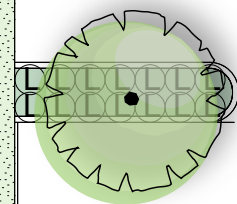
Bowhall Maple



18m MAX, TYP.



Green Pillar pin oak
(columnar)



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Golden Ears Industrial Park
Phase 3
Pitt Meadows, BC

Drawn by: AB

Checked by: PK

Date: Apr 30, 2019

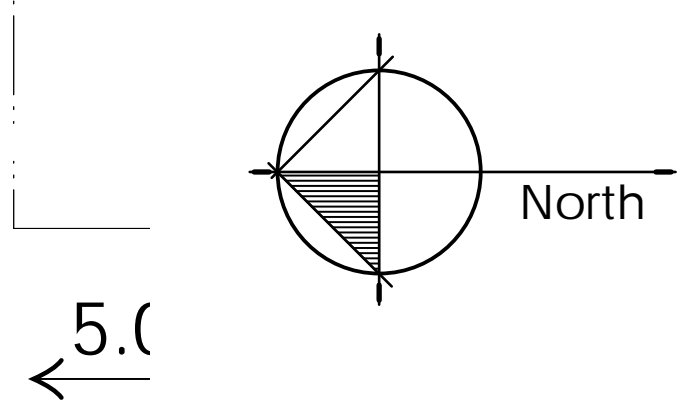
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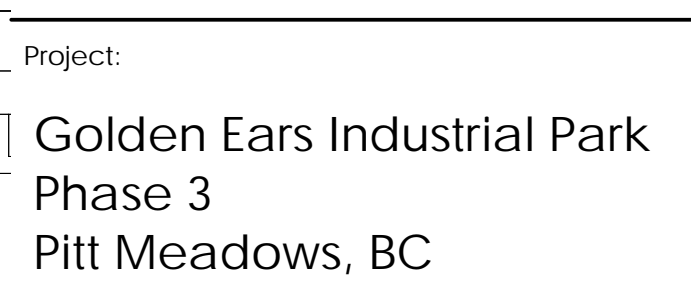
LANDSCAPE SITE PLAN

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18088

Sheet No.:

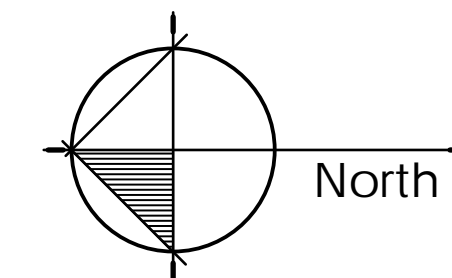
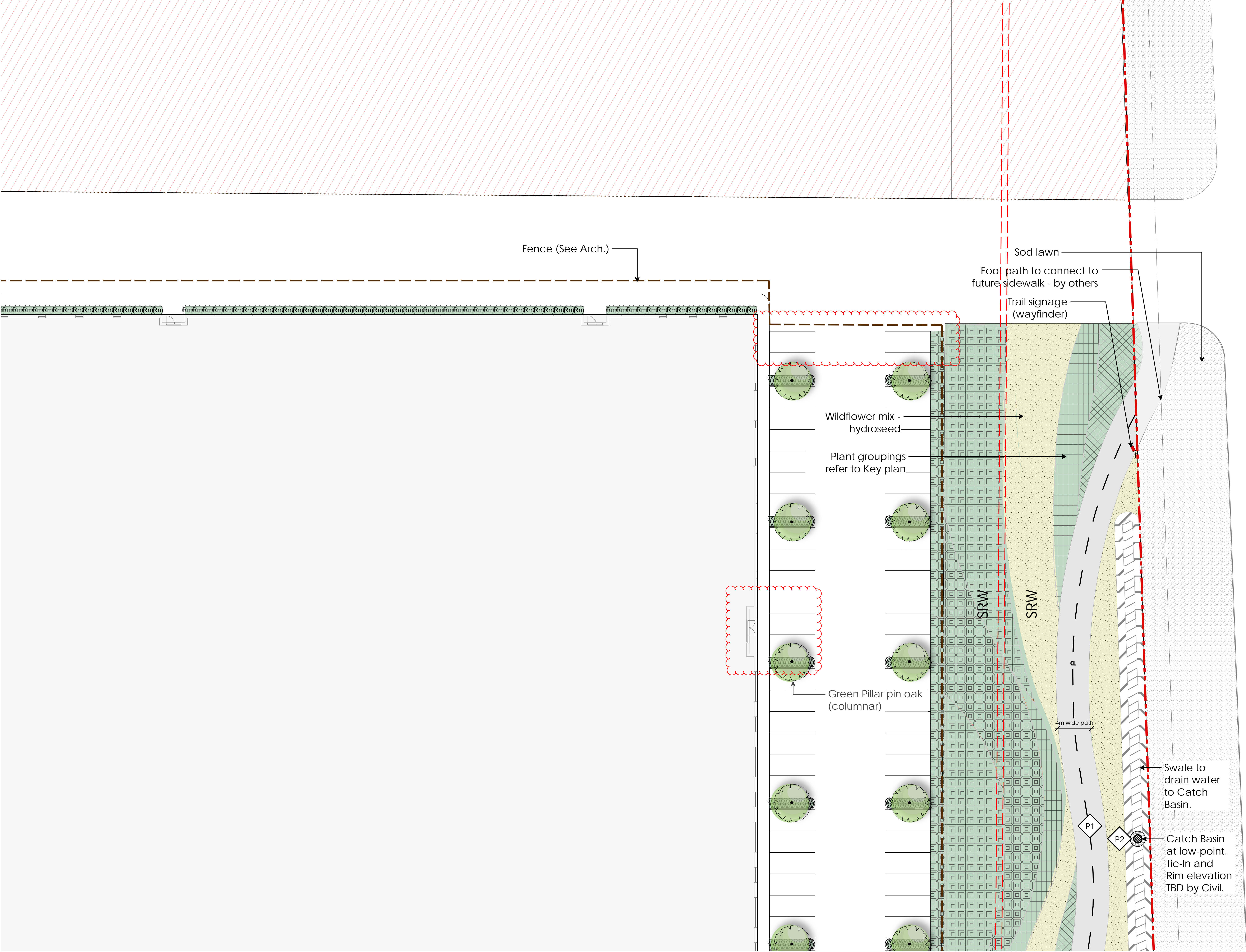


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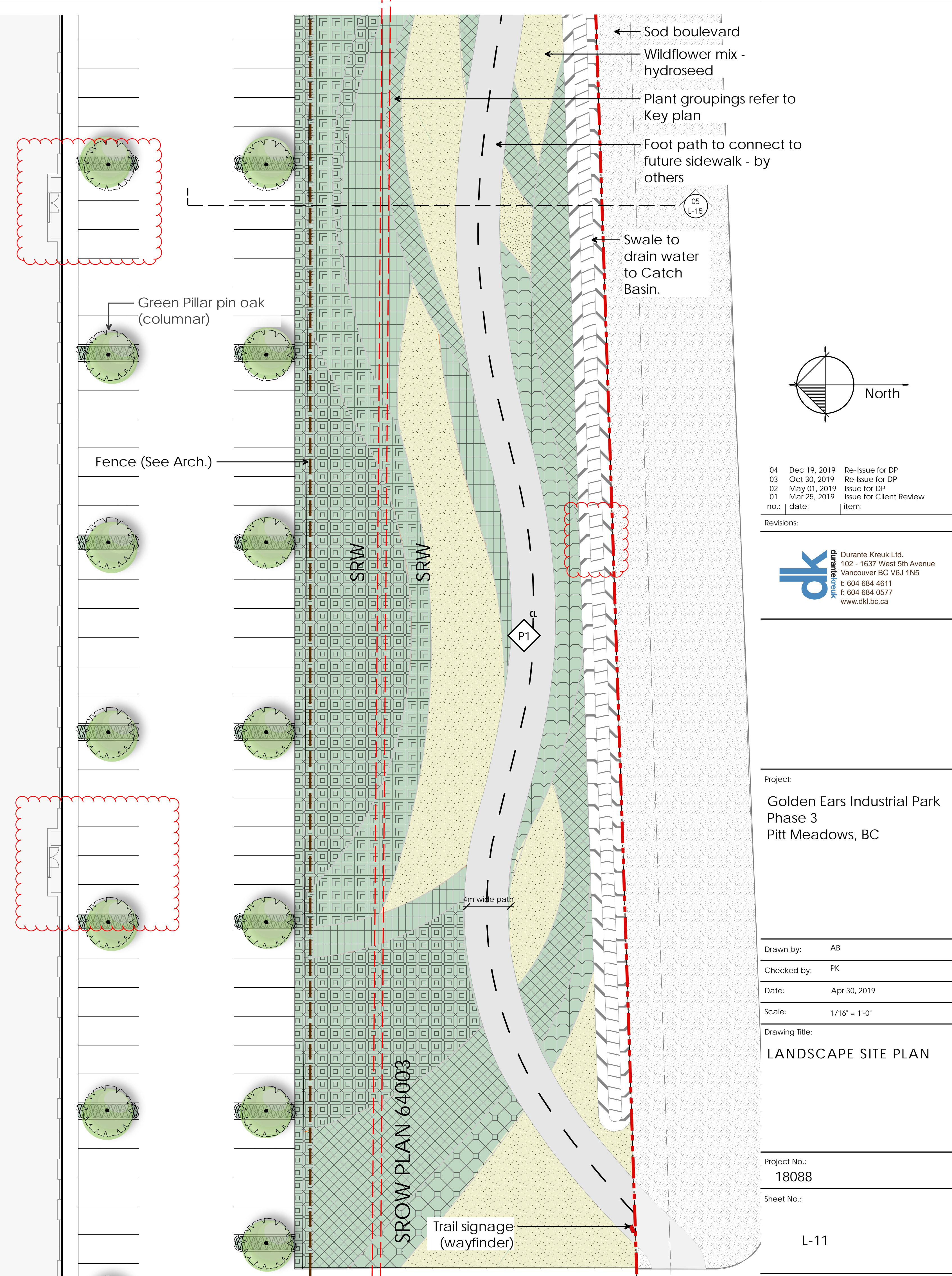
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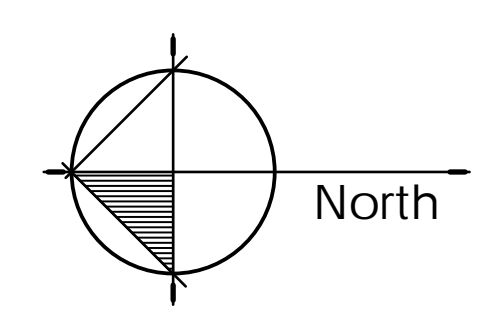
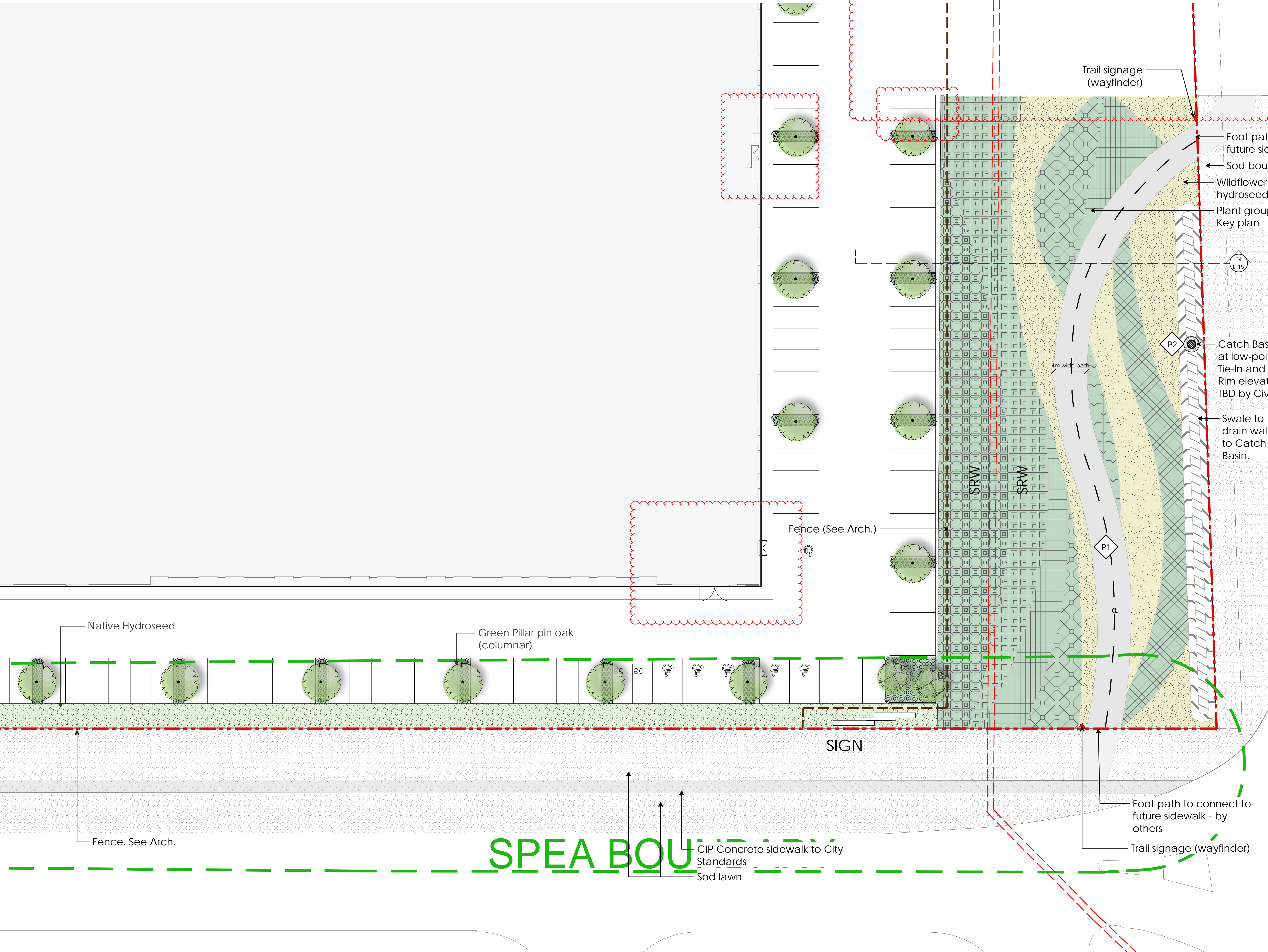
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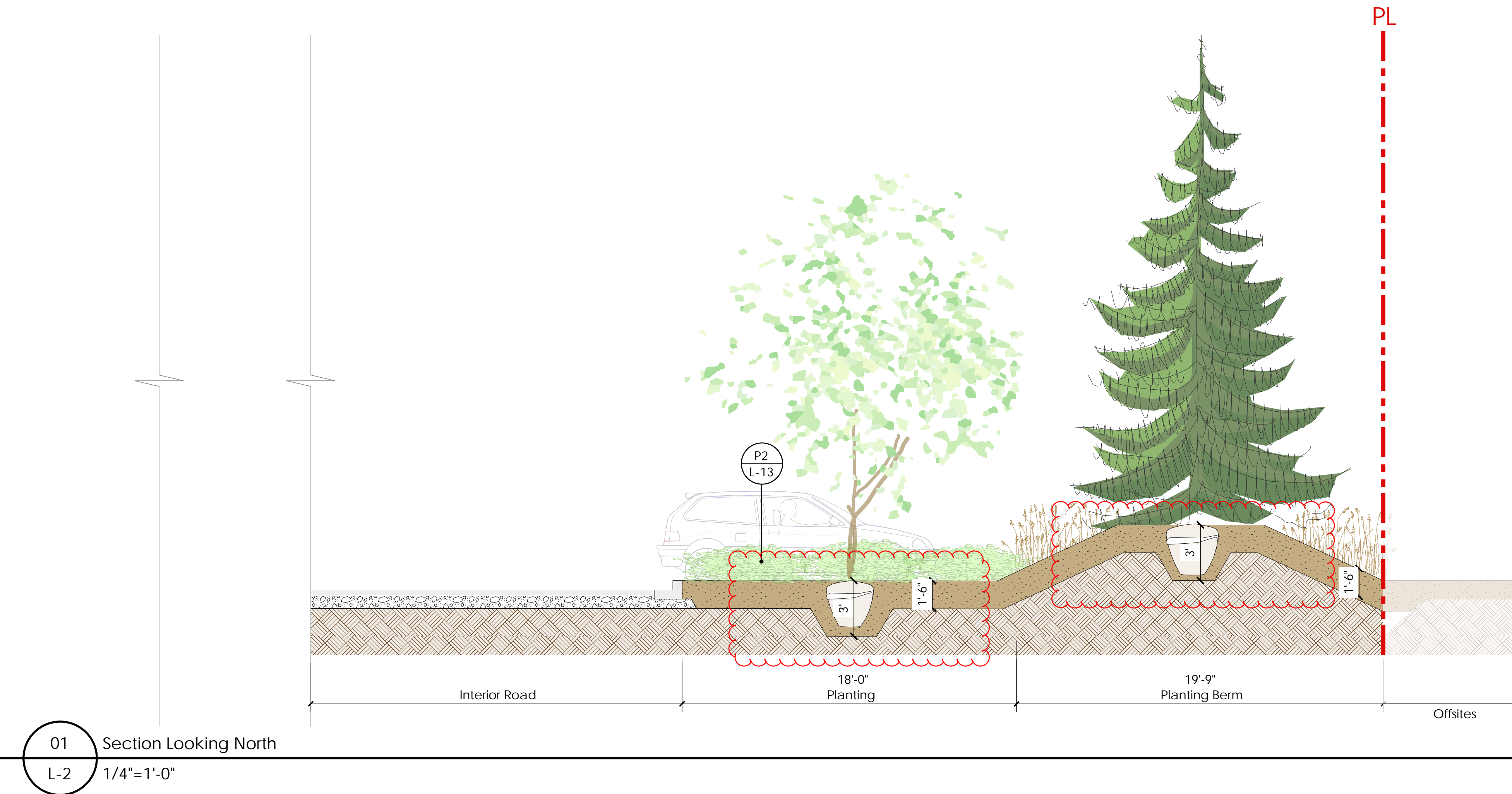
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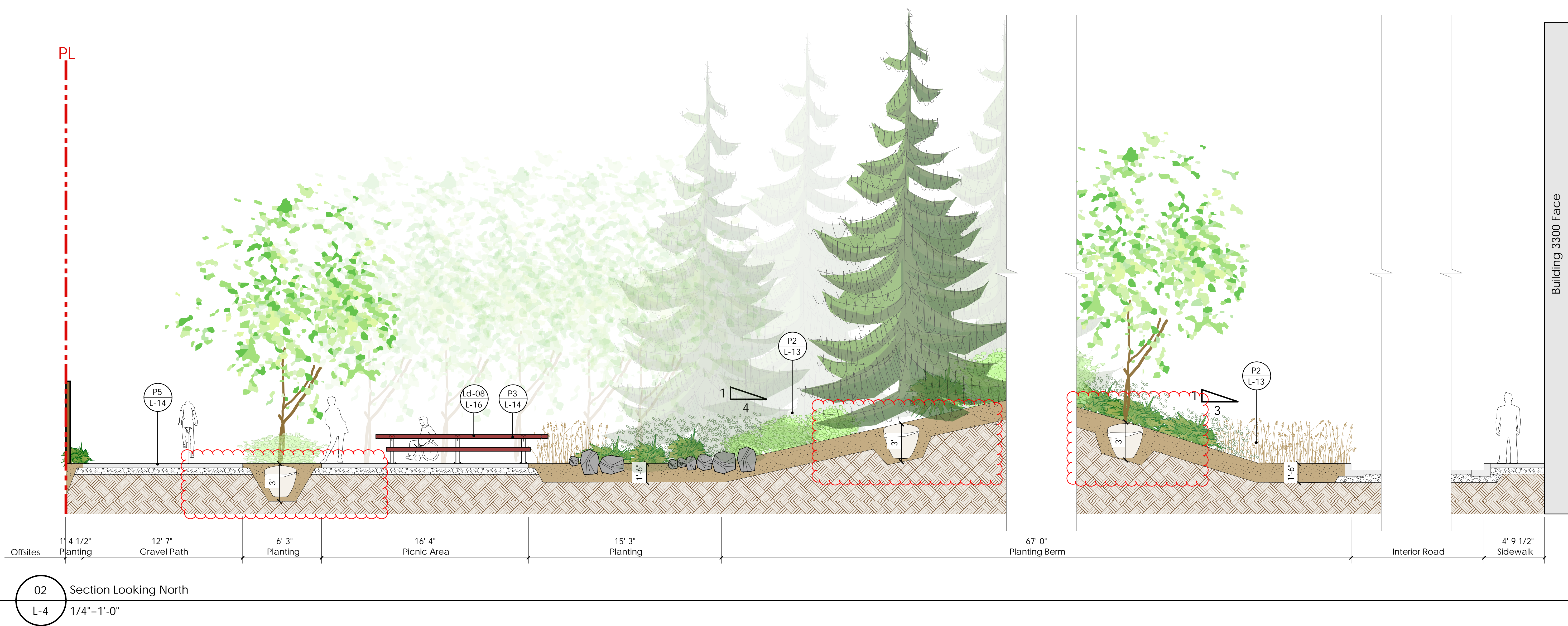
P1
L-13 Precedent Image: Grove of Trembling Aspen



P2
L-13 Precedent Image: Planted Berm with Native Flowers and Tree Groupings

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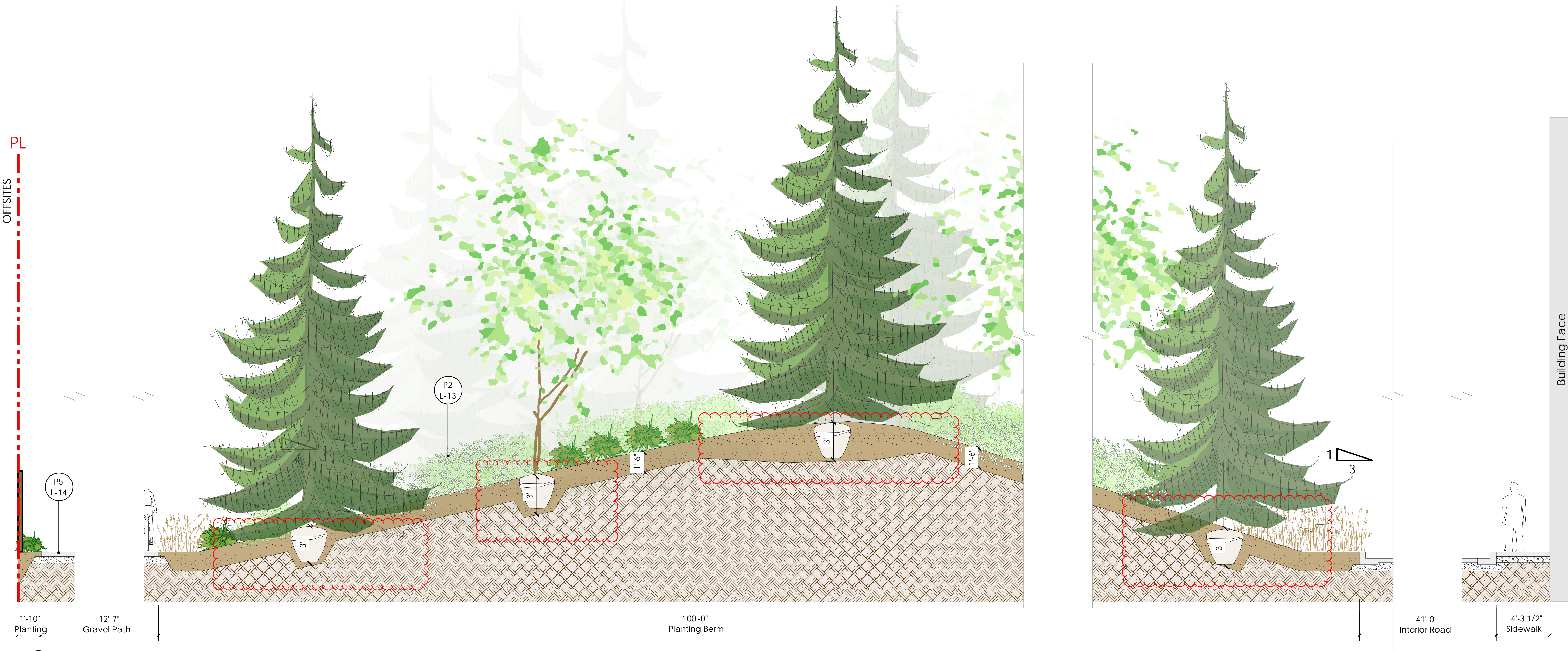


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Landscape Sections

Project No.:
18088
Sheet No.:



03 North 35m Buffer Section
L-5 1/4"=1'-0"

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P3 Precedent Image: Picnic Areas with Custom Heavy Timbre Picnic Tables
L-14



P4 Precedent Image: Picnic Areas with Custom Heavy Timbre Picnic Tables
L-14



P5 Precedent Image: Meandering Path amongst planting and trees
L-14



P6 Precedent Image: Meandering Path amongst native grasslands
L-14

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Landscape Sections

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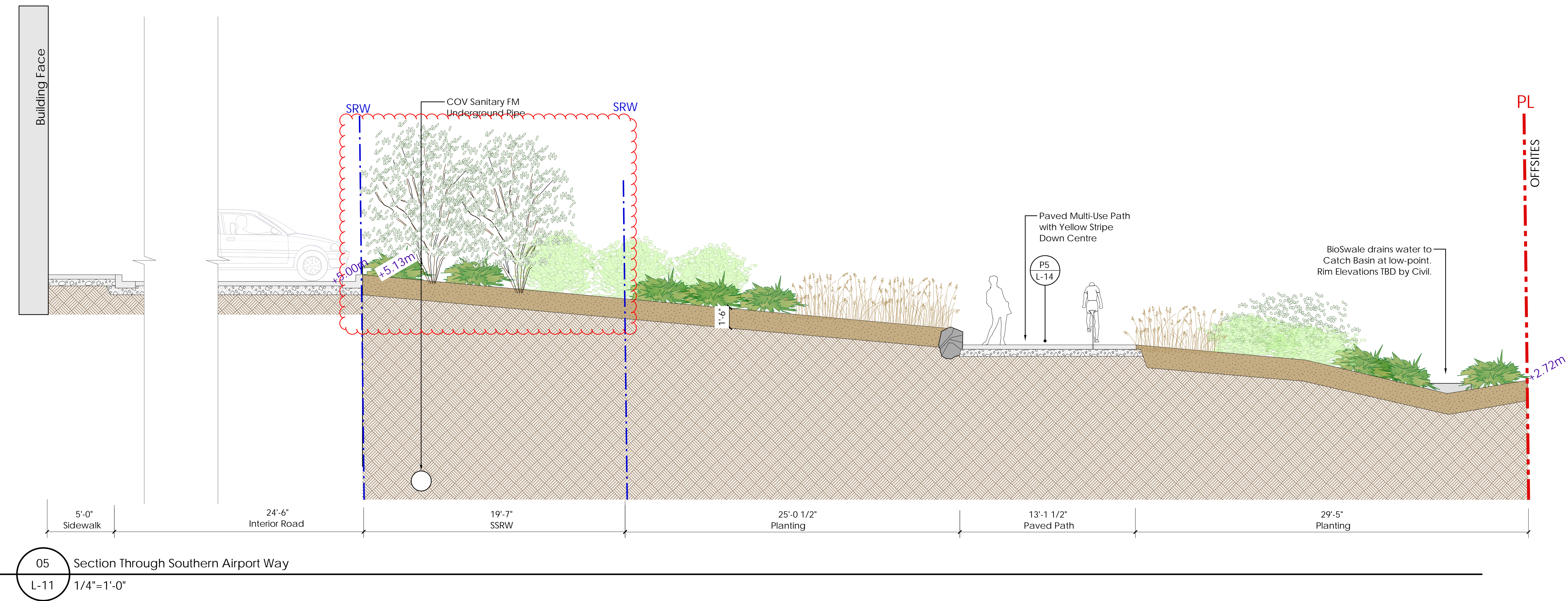
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L-14



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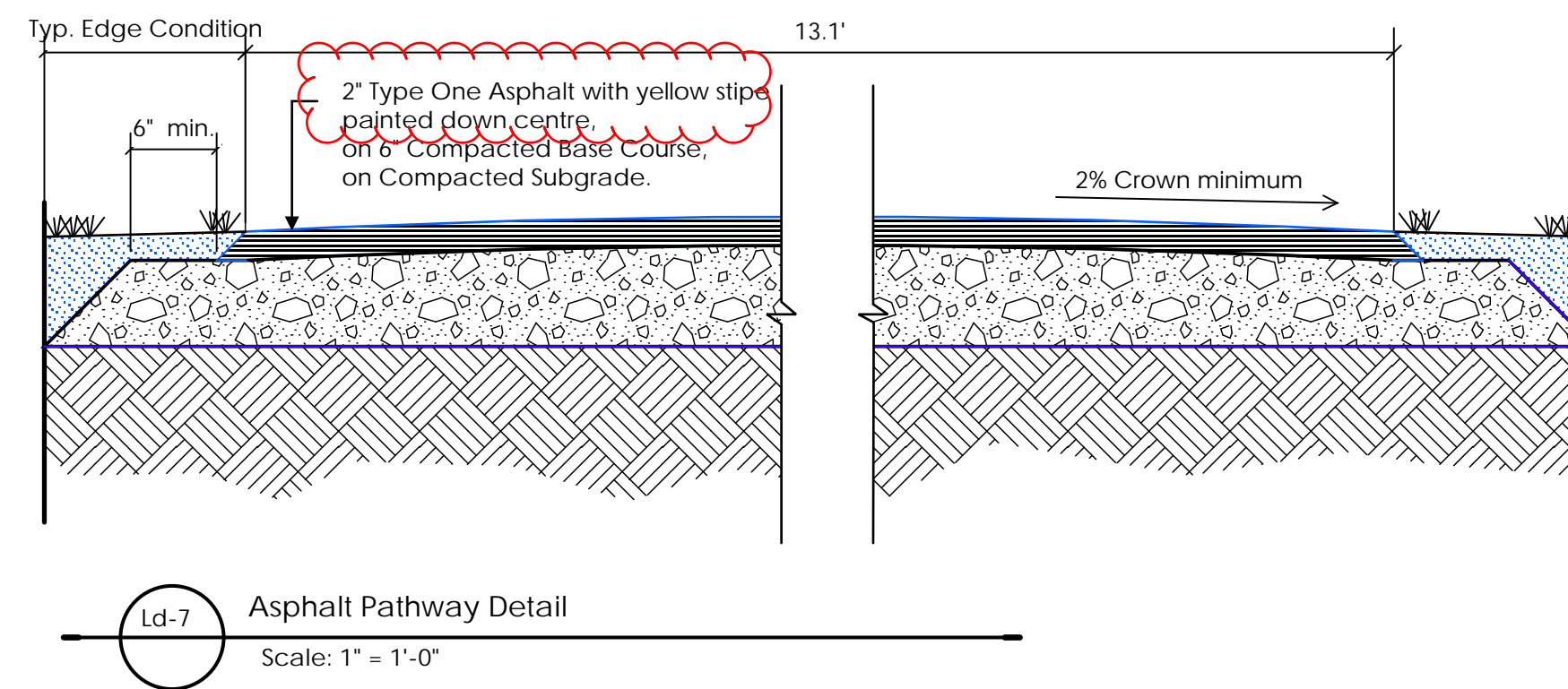
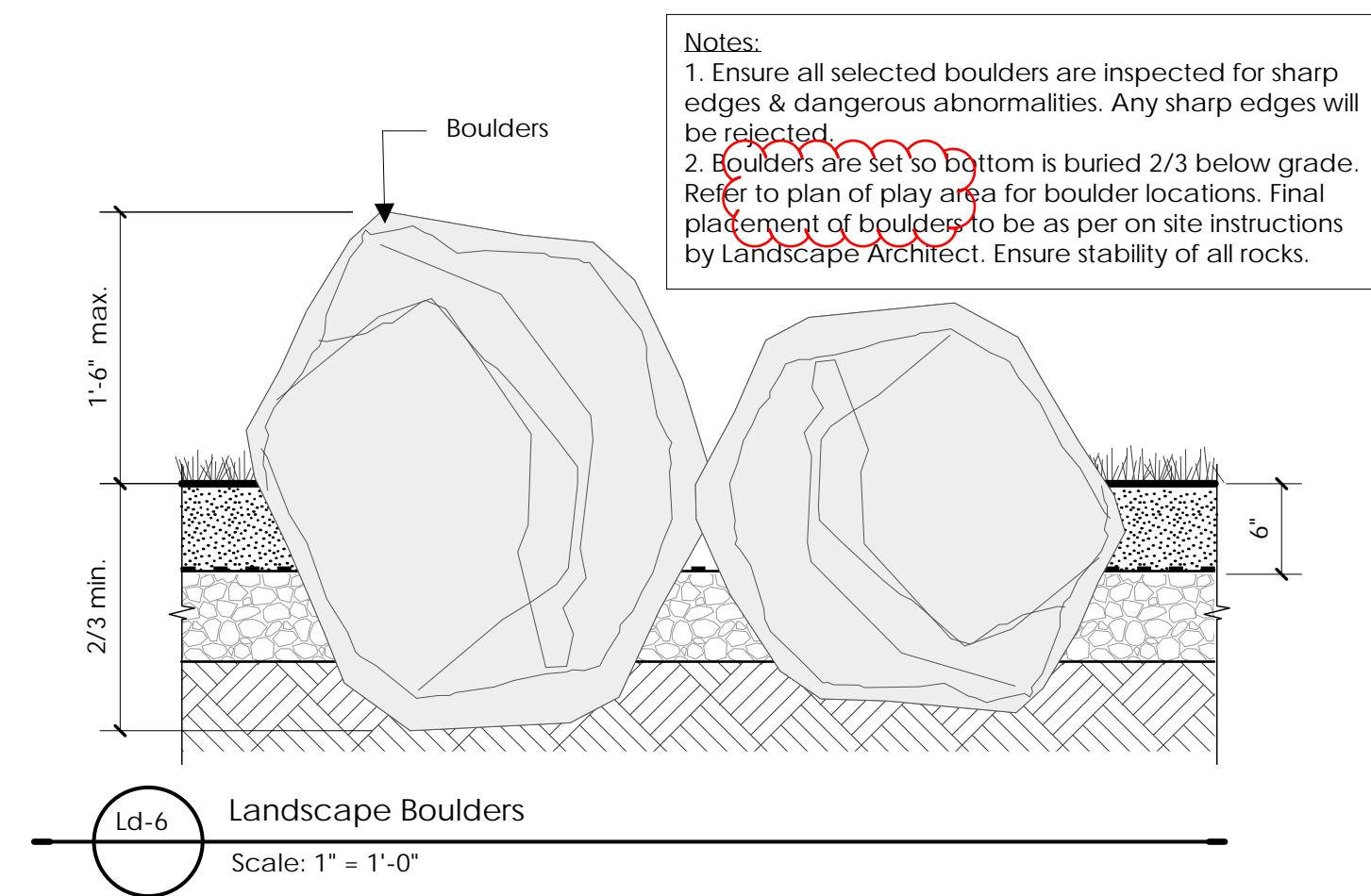
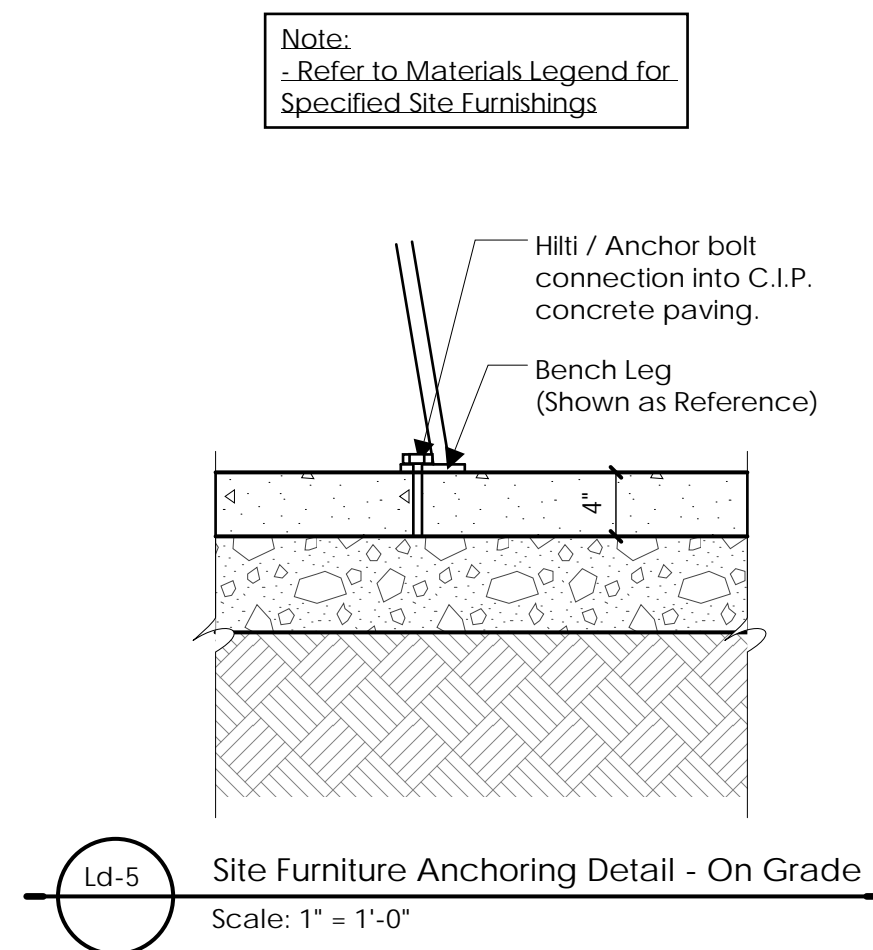
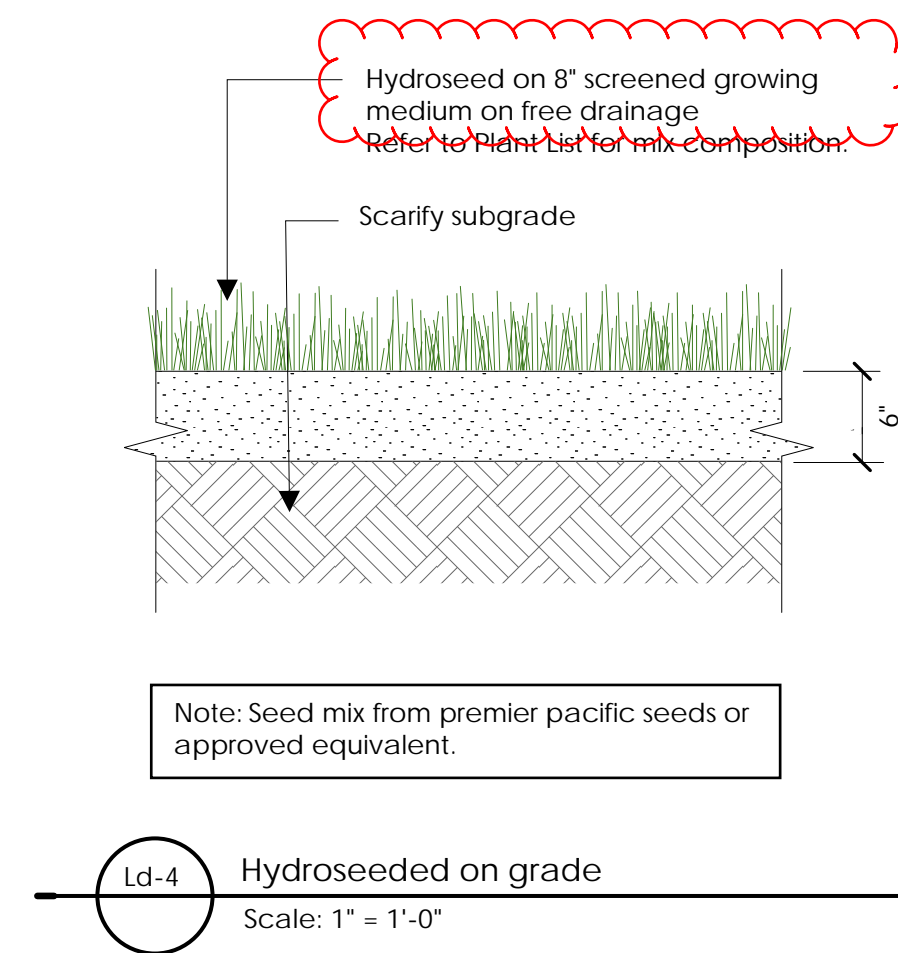
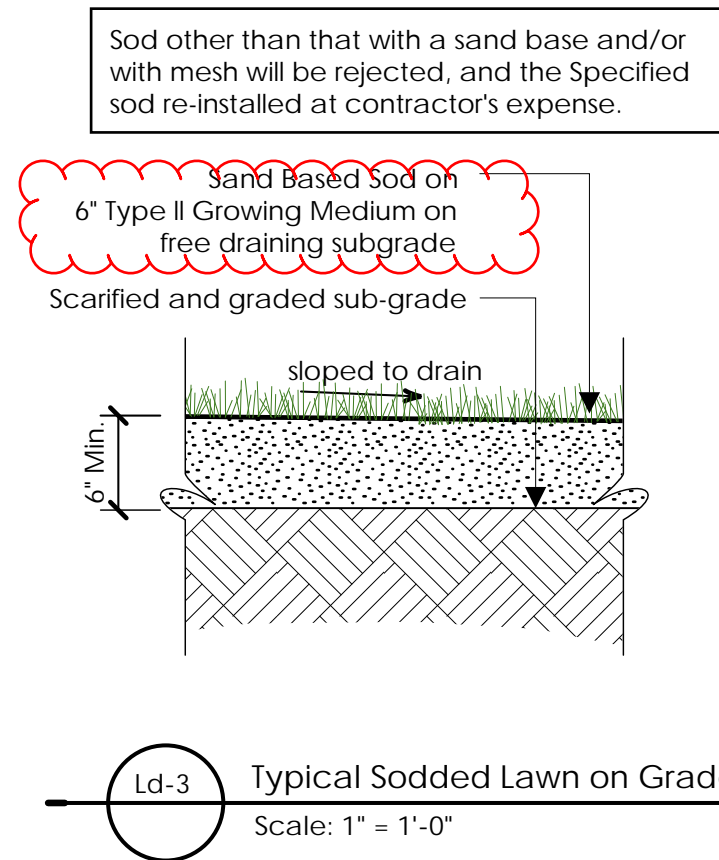
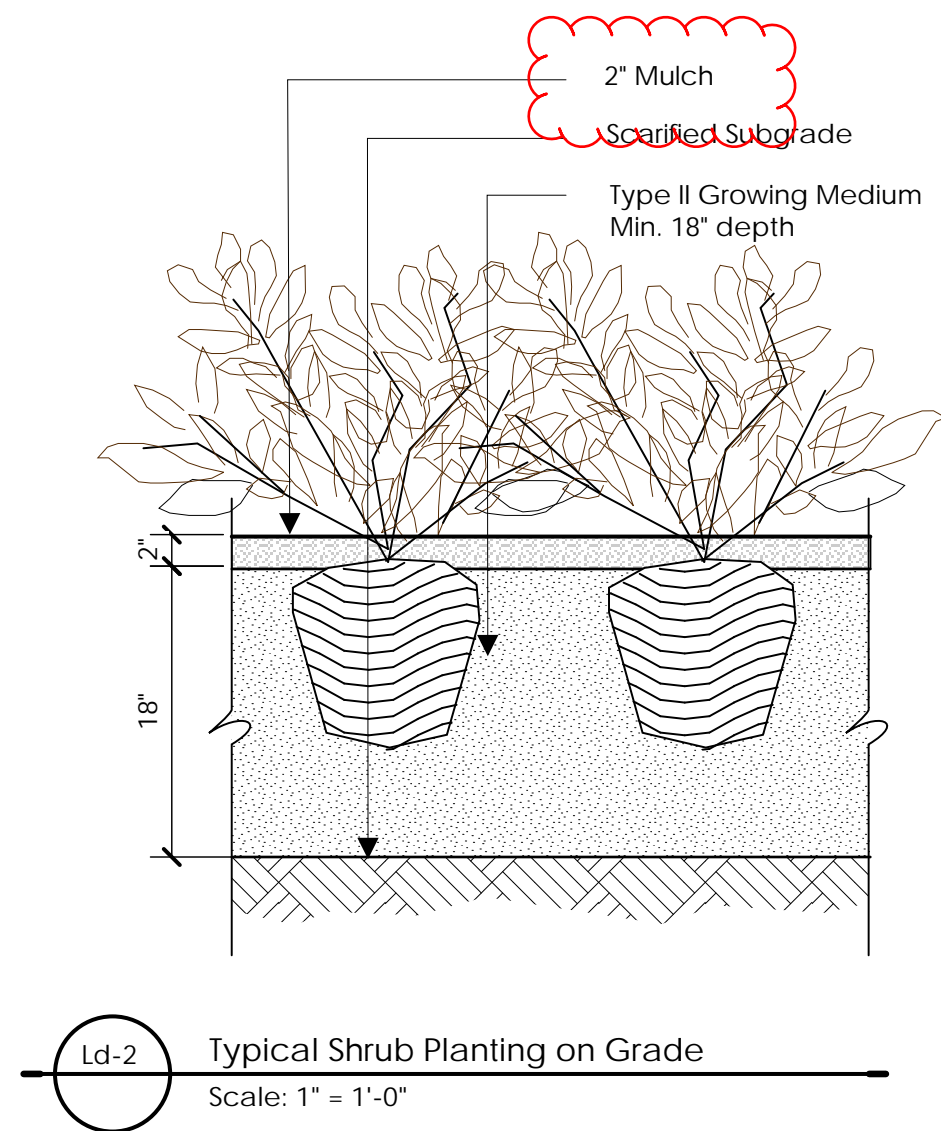
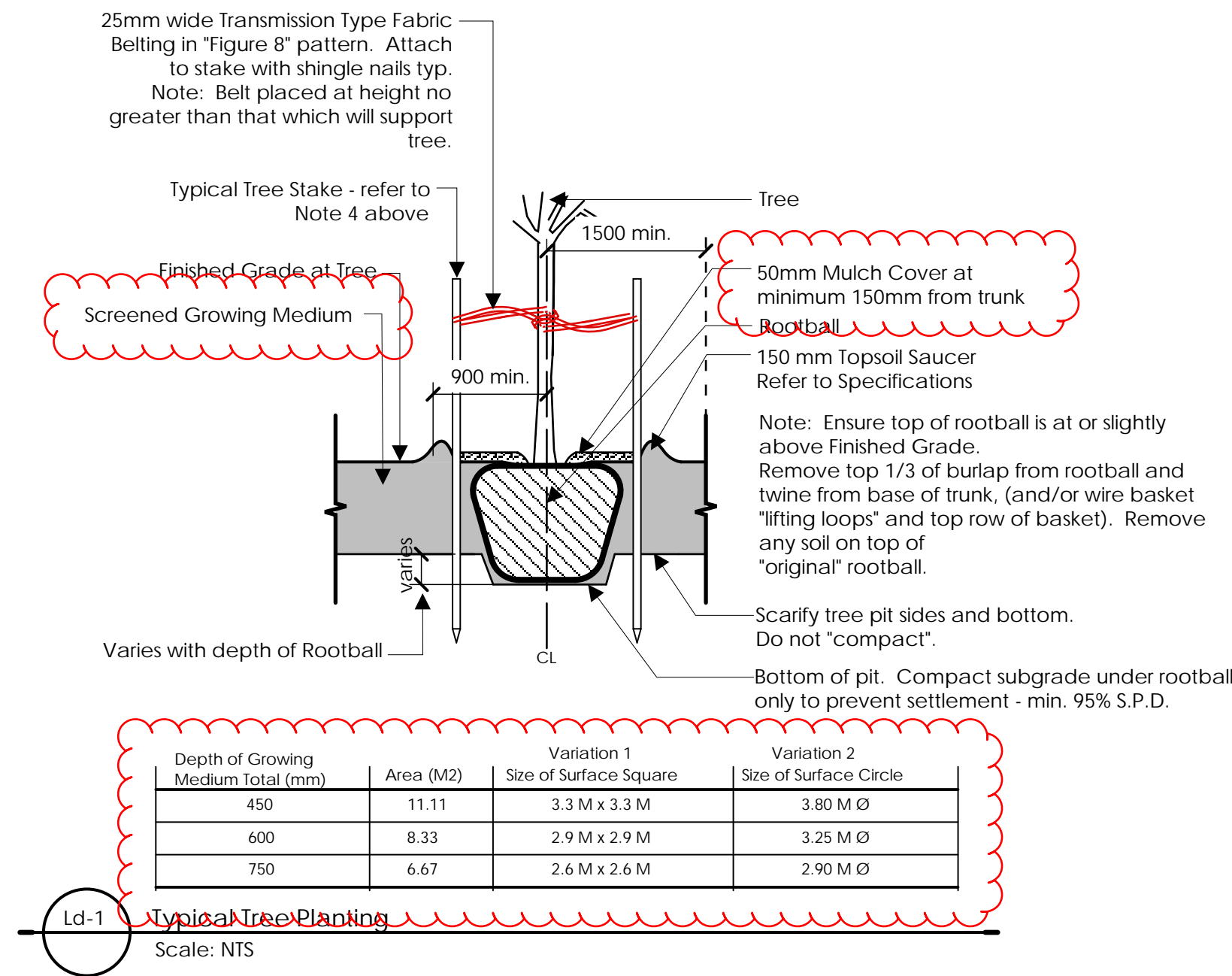
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Landscape Sections

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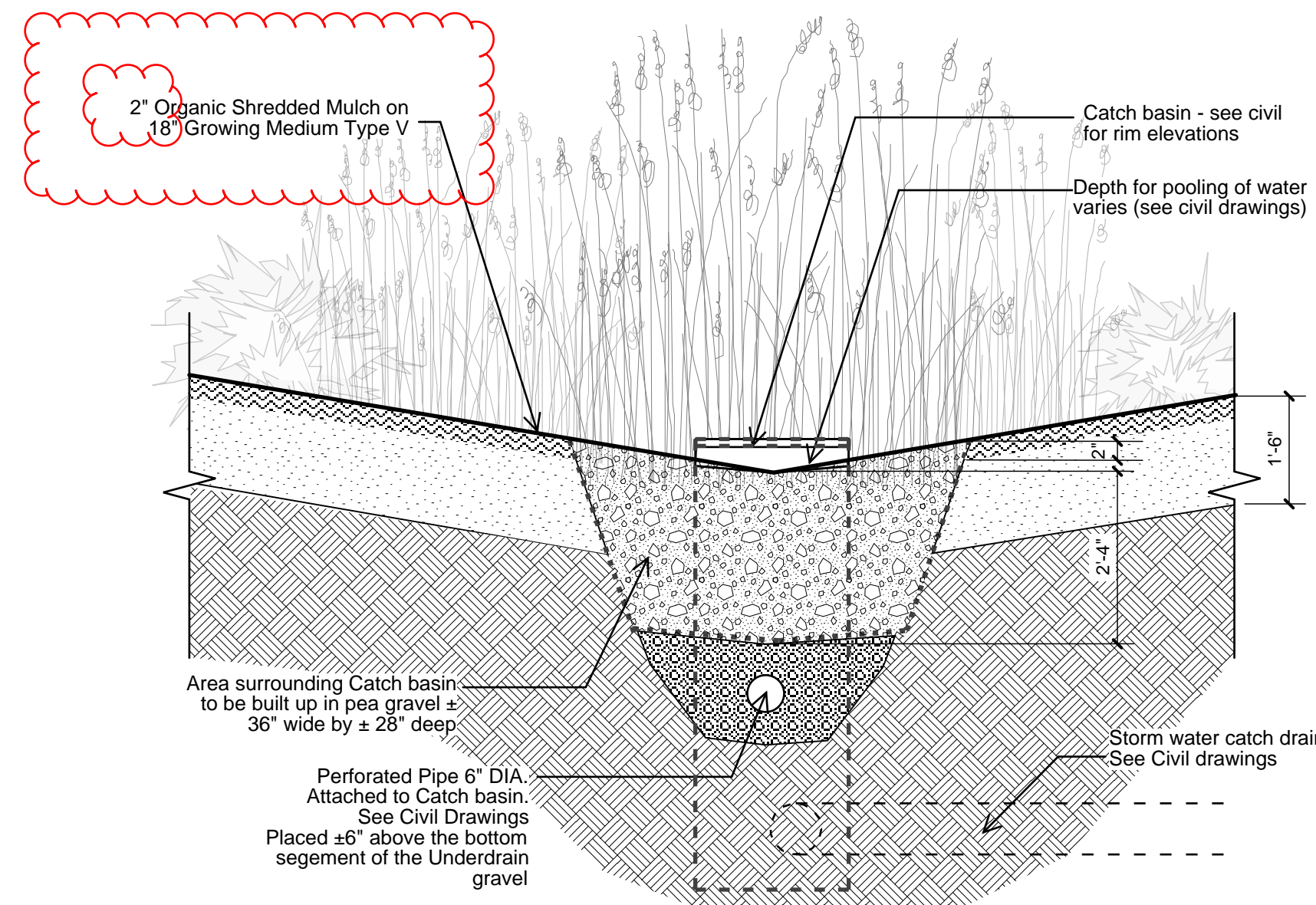
Sheet No.:

- General Notes:
1. Do not cut Tree Leader.
 2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging".
 4. All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m.
 5. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
 6. Provide min. 5 cubic meters of growing medium per tree.
 7. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



Ld-8 Heavy Timbre Picnic Table Precedent

Scale: NTS



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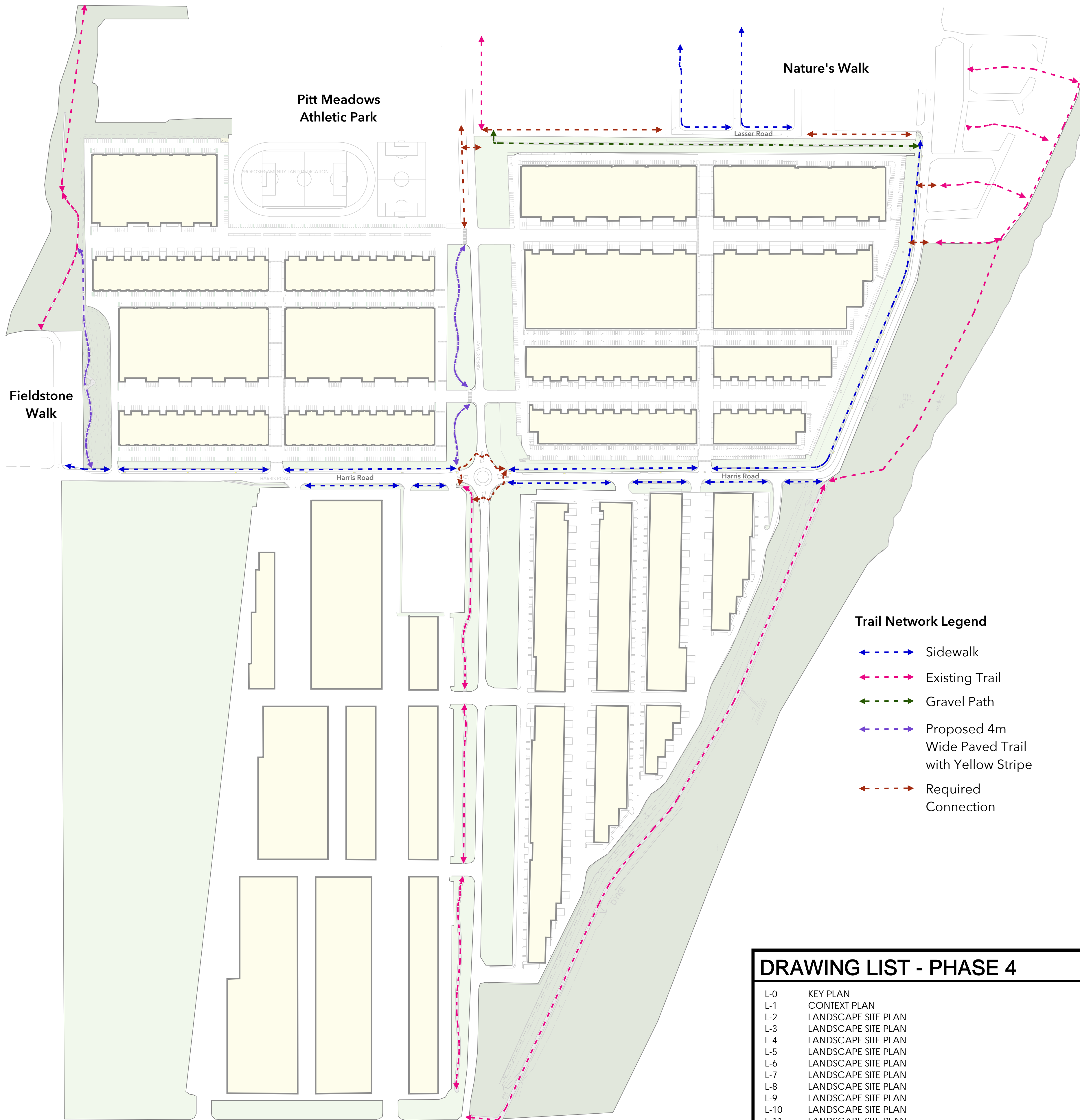
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Landscape Sections

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Trail Network Legend

- Sidewalk
- Existing Trail
- Gravel Path
- Proposed 4m Wide Paved Trail with Yellow Stripe
- Required Connection

DRAWING LIST - PHASE 4

- L-0 KEY PLAN
- L-1 CONTEXT PLAN
- L-2 LANDSCAPE SITE PLAN
- L-3 LANDSCAPE SITE PLAN
- L-4 LANDSCAPE SITE PLAN
- L-5 LANDSCAPE SITE PLAN
- L-6 LANDSCAPE SITE PLAN
- L-7 LANDSCAPE SITE PLAN
- L-8 LANDSCAPE SITE PLAN
- L-9 LANDSCAPE SITE PLAN
- L-10 LANDSCAPE SITE PLAN
- L-11 LANDSCAPE SITE PLAN
- L-12 LANDSCAPE SITE PLAN
- L-13 LANDSCAPE SITE PLAN
- L-14 LANDSCAPE SITE PLAN
- L-15 LANDSCAPE SITE PLAN
- L-16 SECTIONS
- L-17 SECTIONS
- L-18 DETAILS

Material Legend

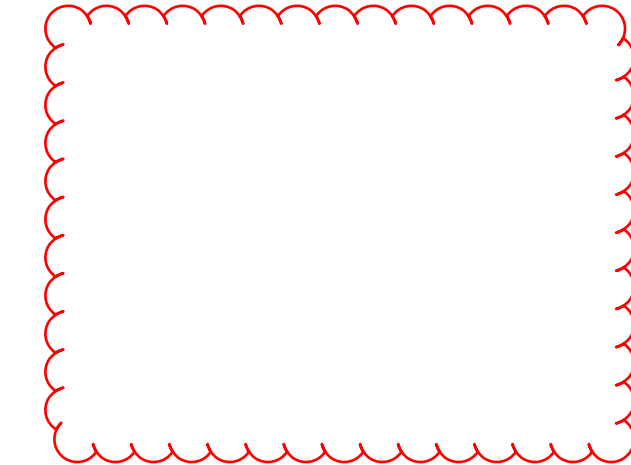
Detail	Key	Material	Description
(L-0) (L-18)		Hydroseed	Wildflower Mix by Premier Pacific Seed or approved equivalent
		Berm	
(L-0) (L-18)		Hydroseed	
(L-0) (L-18)		Sod Lawn (Offsite)	
(L-0) (L-18)		Shrubs / Planting beds	Native Grass Seed Mix by Premier Pacific Seed or approved equivalent
(L-0) (L-18)		4m Wide Asphalt Path with Yellow Stripe	
		Bird Houses	Make and Model TBD
(L-0) (L-18)		Landscape Boulders	Varies
(L-0) (L-18) (L-0) (L-18)		Picnic Table	Make and Model TBD
		Bench - with back	Make and Model TBD
		Monument signage with seating -refer to arch	

On-Site Plant List

Sym	Qty	Botanical Name	Common Name	Size/Space
Trees				
	35	Acer rubrum 'Bowhall'	Bowhall red maple	7cm cal. (col)
	5	Acer rubrum 'Sun Valley'	Sun Valley red maple	7cm cal. B+B
	31	Acer macrophyllum	Big Leaf maple	8cm cal. WB
	139	Quercus palustris 'Green Pillar'	Green Pillar pin oak	7cm cal. B+B
	40	Populus trembling 'Pralie Gold'	Pralie Gold trembling aspen	5cm cal. WB
	119	Pseiddotsuga menzeisii	Douglas fir	3m ht WB
	32	Picea sitchensis	Sitka spruce	2m ht B+B
	40	Tsuga heterophylla	Western hemlock	2.5m ht WB
Shrubs				
	6780	*Arctostaphylos-uva-ursi	Kinnikinnick, bearberry	4" pot/1'-0" o.c.
	2050	*Cornus sericea 'Kelsey'	Dward red-osier dogwood	#2 pot/30" o.c.
	1420	*Rosa nutkana	Nootka rose	#2 pot/3'-0" o.c.
	1420	*Vaccinium ovatum	Evergreen huckleberry	#2 pot/3'-0" o.c.
	6,898	Pacysandra terminalis	Japanese spurge	#1 pot/1'-0" o.c.
	1601	Lonicera pileata	Box-leaved honeysuckle	#2pot/2'-0" o.c.
	107	Viburnum davidii	David's viburnum	#2pot/2'-0" o.c.
	107	Taxus x media 'Hicksii'	Hicks yew (male only)	1.5m ht/B+B/RB-RB
Asterisk (*) Plant in groupings of 35 - 50 (Plant arctostaphylus only at edge - consultant to determine on site)				

General Notes

- Planting Notes
- All plants / planting to be per BCNTA and BCSLA standards.
 - Plant selection subject to availability at the time of planting.
 - Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
 - All trees to be staked in accordance with BCNTA Standards.
 - All plants to be sourced from nurseries certified free of P. ramorum.
 - Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
 - All offsite trees to have minimum 15 cubic meters of growing medium unless otherwise specified.
- Soil Preparation and Placement Notes
- All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.
 - Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
 - Submittals shall be made at least seven (7) days prior placement.
 - Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Irrigation Notes (Design-Build System)
- Irrigation to be provided for all 'Soft Landscape Areas' (unless otherwise specified) shown on the drawing.
 - All 'Soft Landscape Areas' are to be irrigated with high efficiency design build irrigation system to IABC Standards, c/w rain sensor unless otherwise specified.
 - All irrigation valve boxes equipped with quick-couplers.
 - Layout of the system and installation shall be to trade standards for projects of this scale and type, to provide for uniform complete "head to head" coverage of all lawn and planted areas within the area as designated on the drawings.
 - Record Drawings: Submit with the operating and maintenance manuals, a reproducible copy of the as-built condition of the system.
 - Instruct a designated representative of the Owner in the complete operating and maintenance procedures for that system, including winterizing the system for the first time with the designated representative observing.
- NOTE: Sleeving @ roadways to use schedule 40 cast iron sleeving.
- Quality Assurance
- The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
 - All irrigation work shall be done by an experienced and competent irrigation contractor having the facilities and personnel adequate for the work specified. Minimum standard to IABC.



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Project:

Golden Ears Industrial Park
Phase 4
Pitt Meadows, BC

Drawn by: TB

Checked by: PK

Date: Apr 30, 2019

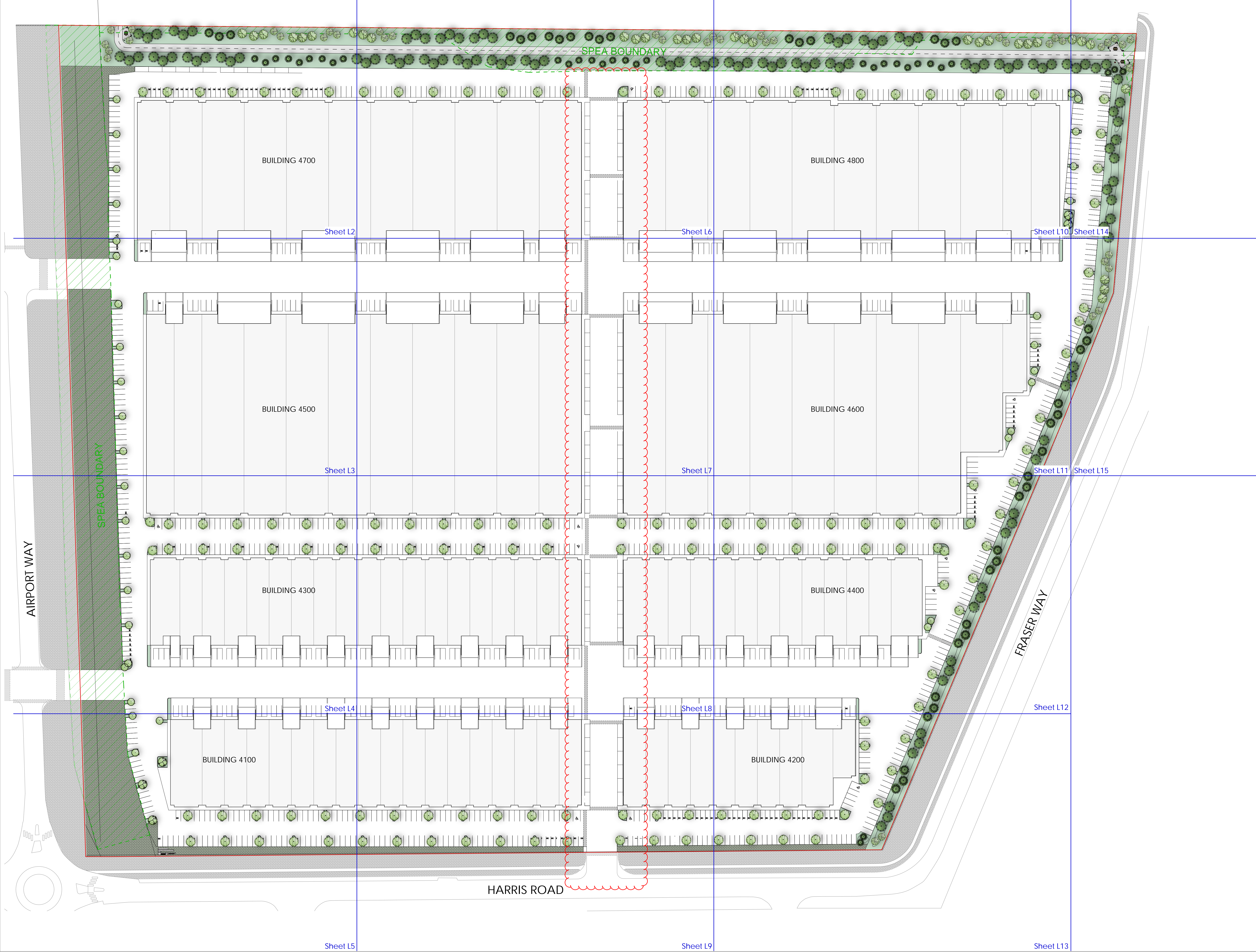
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KEY PLAN

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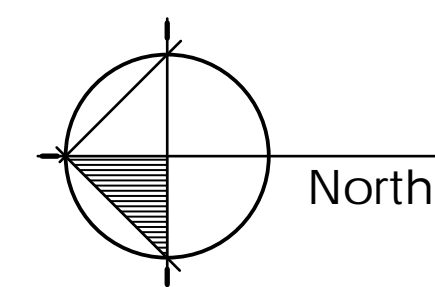
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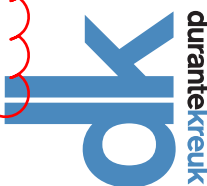
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CONTEXT PLAN	

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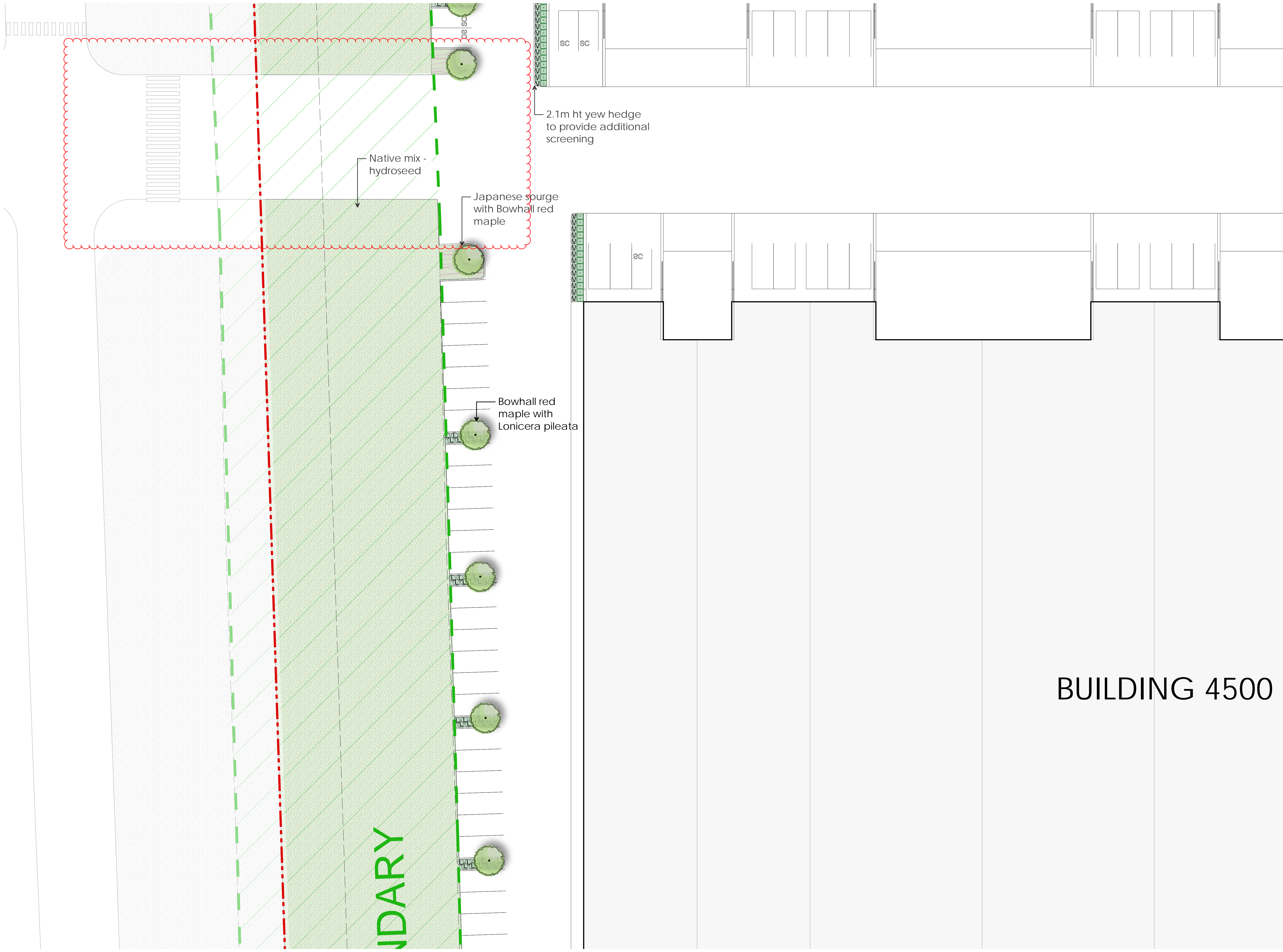
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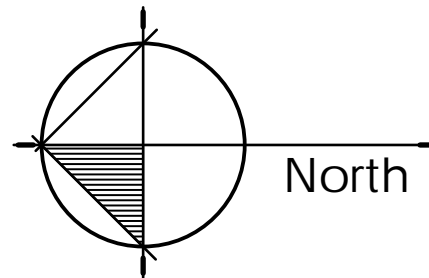
BUILDING 4700

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LANDSCAPE SITE PLAN

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18008
Sheet No.:



BUILDING 4500



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Golden Ears Industrial Park
Phase 4
Pitt Meadows, BC

Drawn by: AB

Checked by: PK

Date: Apr 30, 2019

Scale: 1/16" = 1'-0"

Drawing Title:

LANDSCAPE SITE PLAN

Project No.:
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AIRPORT WAY

SPEAR BOLL

Bowhall red maple with Lonicera pileata

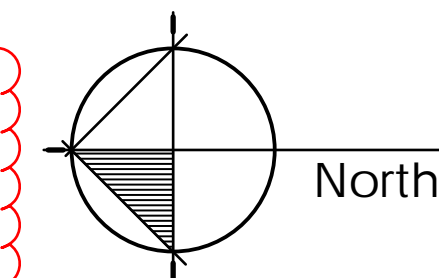
Green Pillar pin oak with Lonicera pileata

Native mix - hydroseed

Japanese spurge with Bowhall red maple

2.1m ht yew hedge to provide additional screening

BUILDING 4300



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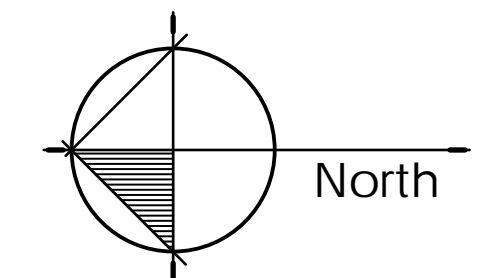
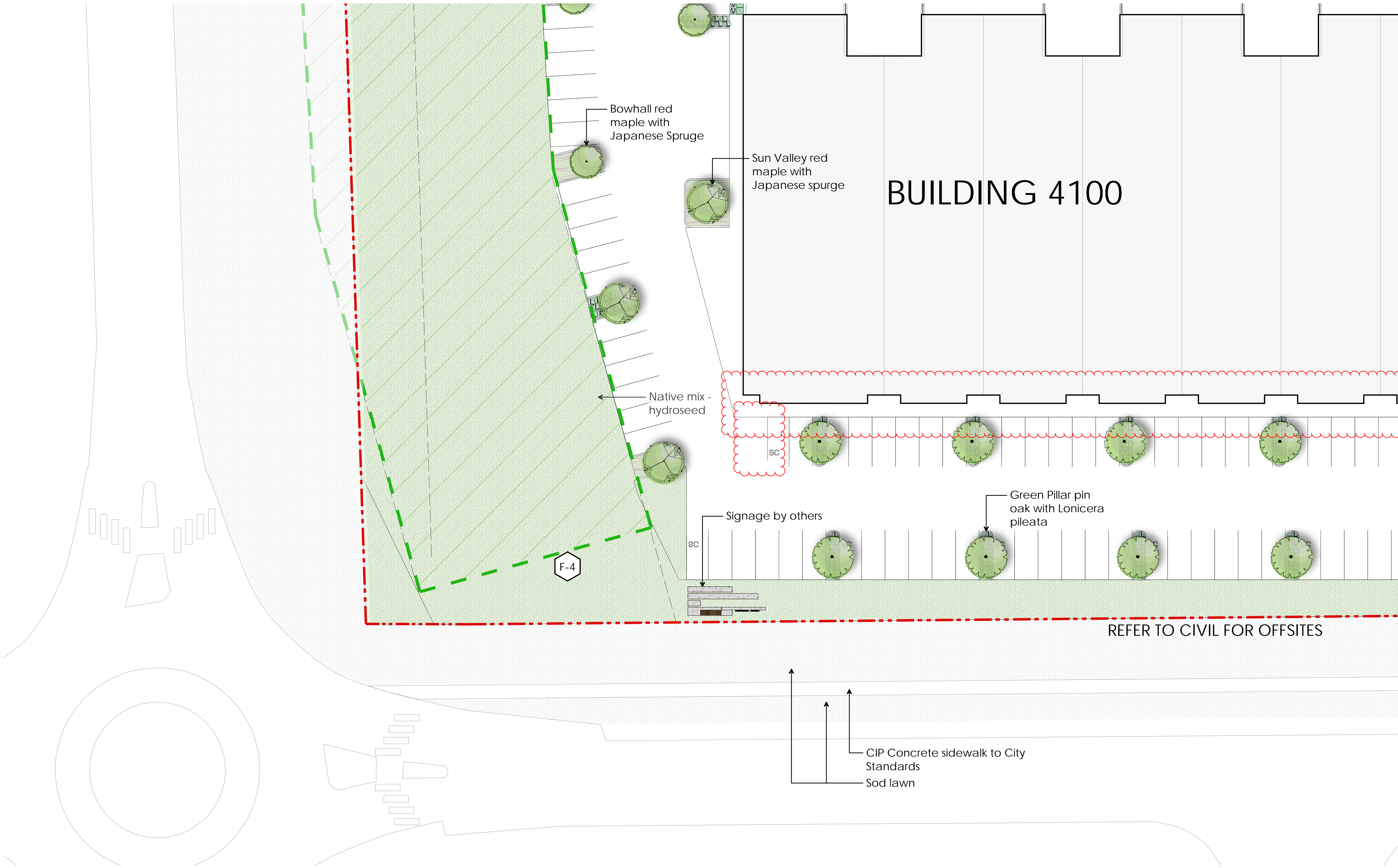
LANDSCAPE SITE PLAN

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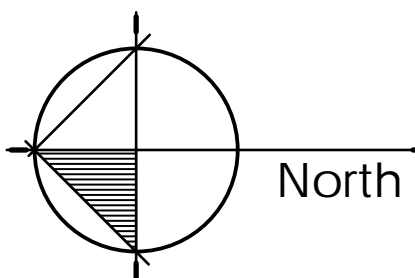
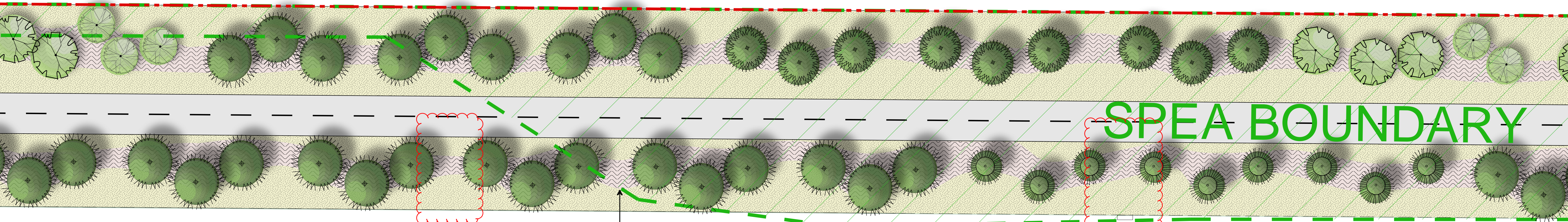
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Dogwood, Wild
Rose, and Evergreen
Huckleberry Bushes

Green Pillar pin oak
(columnar) with Blue
Lonicera pileata

Green Pillar pin oak
(columnar) with
Japanese spurge

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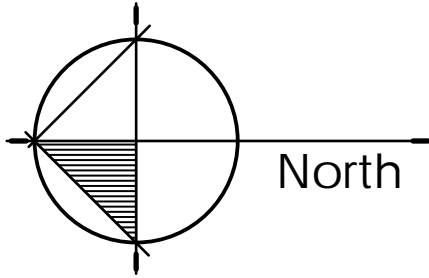
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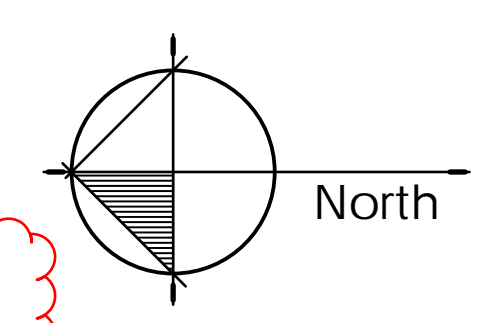
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NO LANDSCAPE



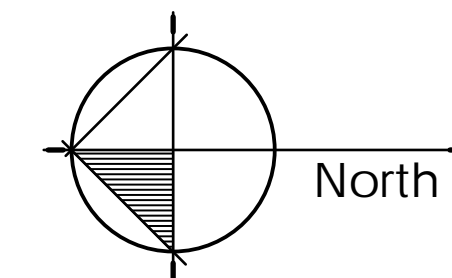
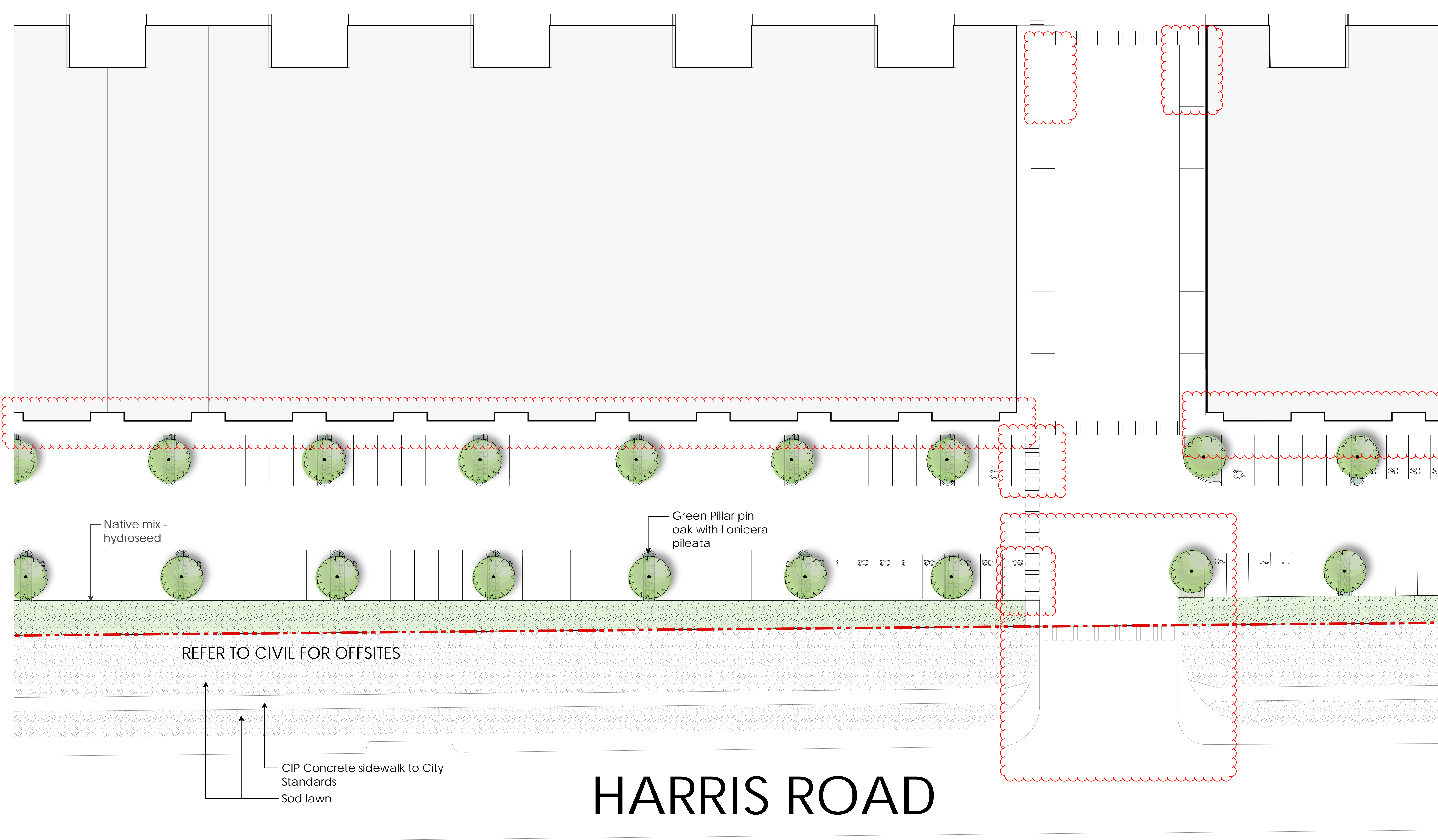
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Pitt Meadows, BC

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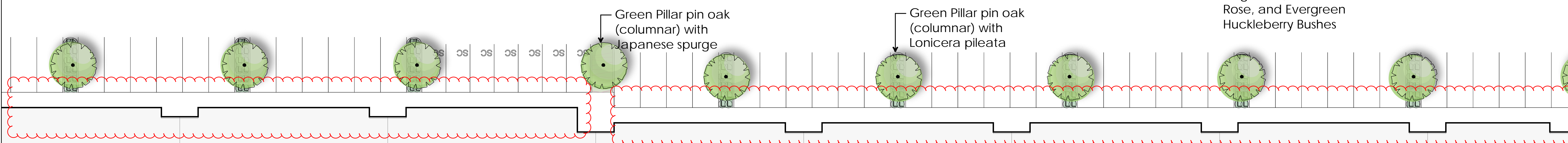


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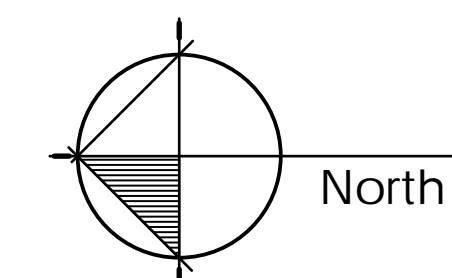
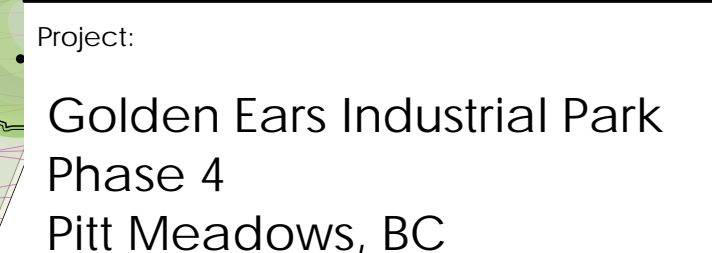
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LANDSCAPE SITE PLAN

Project No.:
18088

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L-10

Revisions: _____

Bowhall red maple
with Japanese
spurge

— Drawing Title:

LANDSCAPE SITE PLAN

Project No.:	18088
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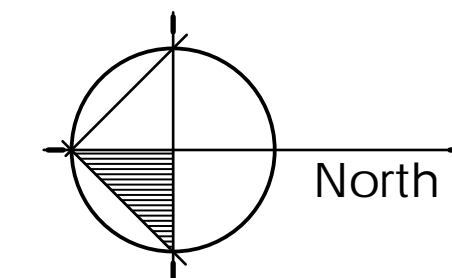
Dashed line
denotes berm
contours

Green Pillar pin
oak with
Japanese spurge

Plant Groupings.
See key plan

Wildflower mix -
hydroseeded
berm

2.1m ht yew hedge
to provide additional
screening



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Drawing Title:
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BUILDING 4200

Green Pillar pin oak with Lonicera pileata

Dashed line denotes berm contours

Wildflower mix - hydroseeded berm

Green Pillar pin oak with Japanese spurge

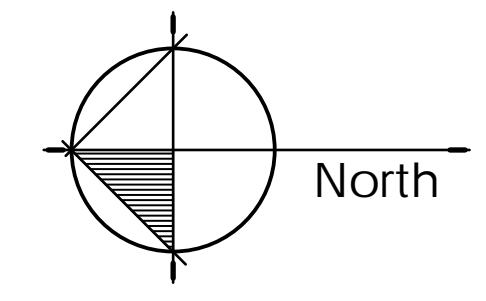
Plant Groupings. See key plan

Native mix - hydroseed

REFER TO CIVIL FOR OFFSITES

CIP Concrete sidewalk to City Standards

Sod lawn



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Scale: 1/16" = 1'-0"

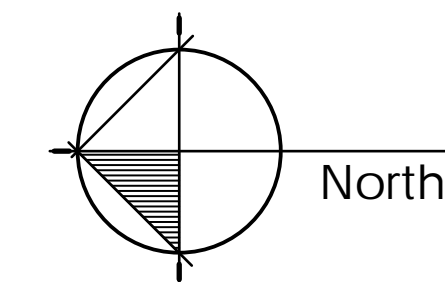
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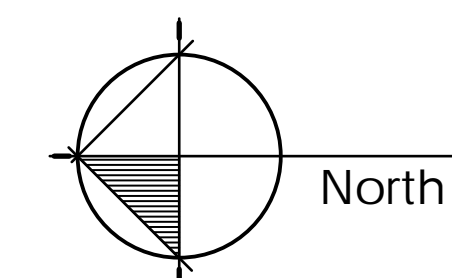
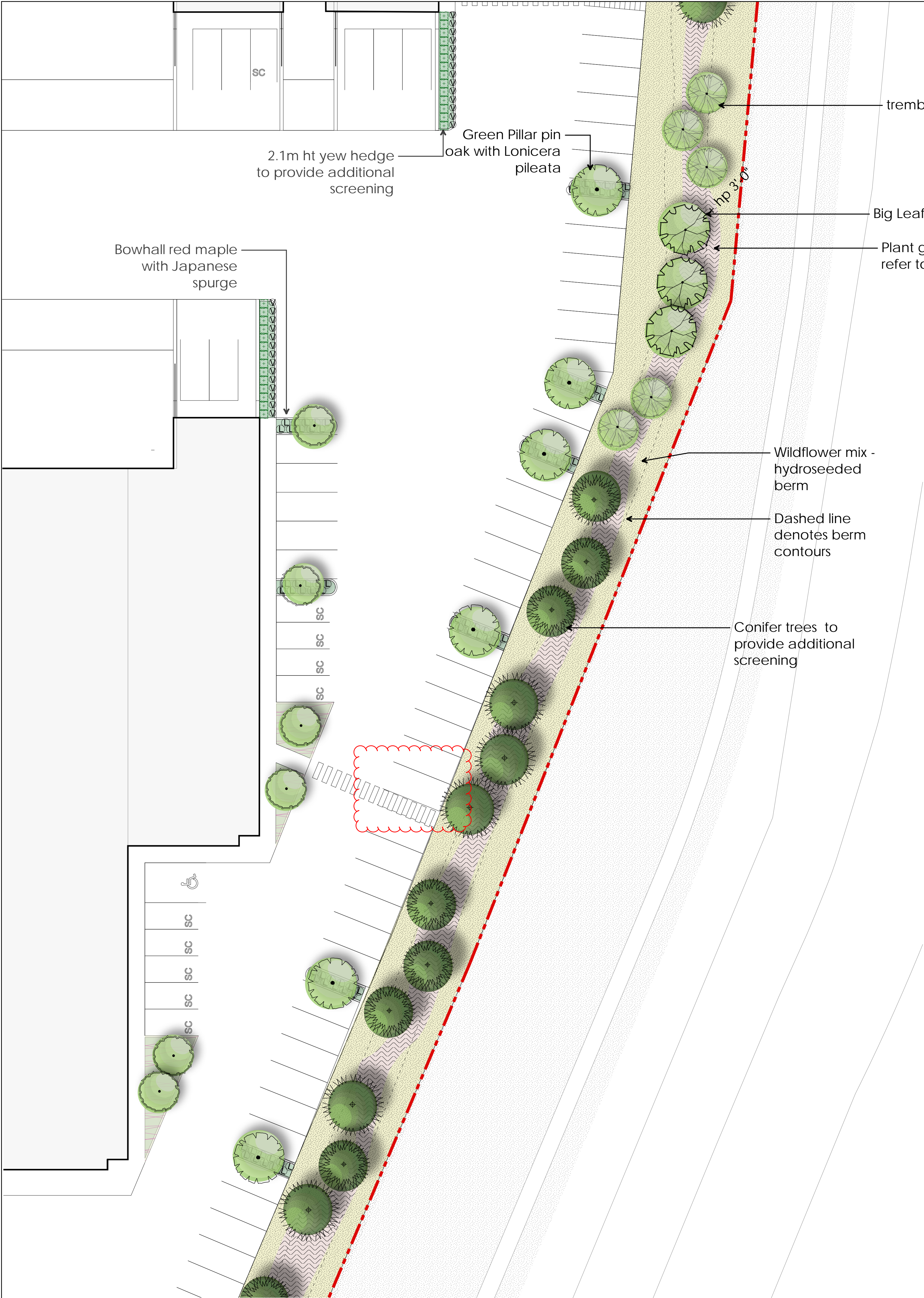
LANDSCAPE SITE PLAN

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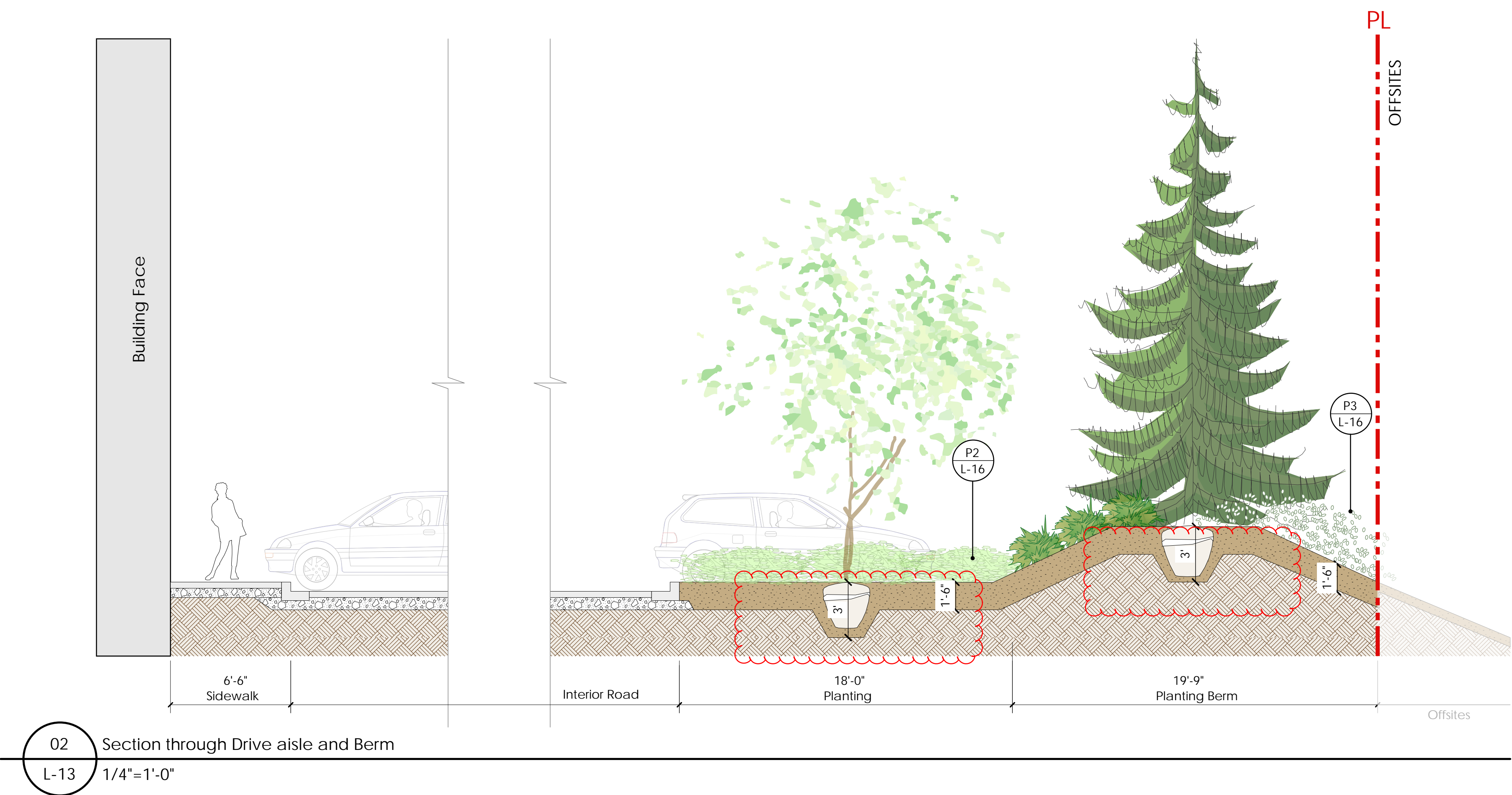
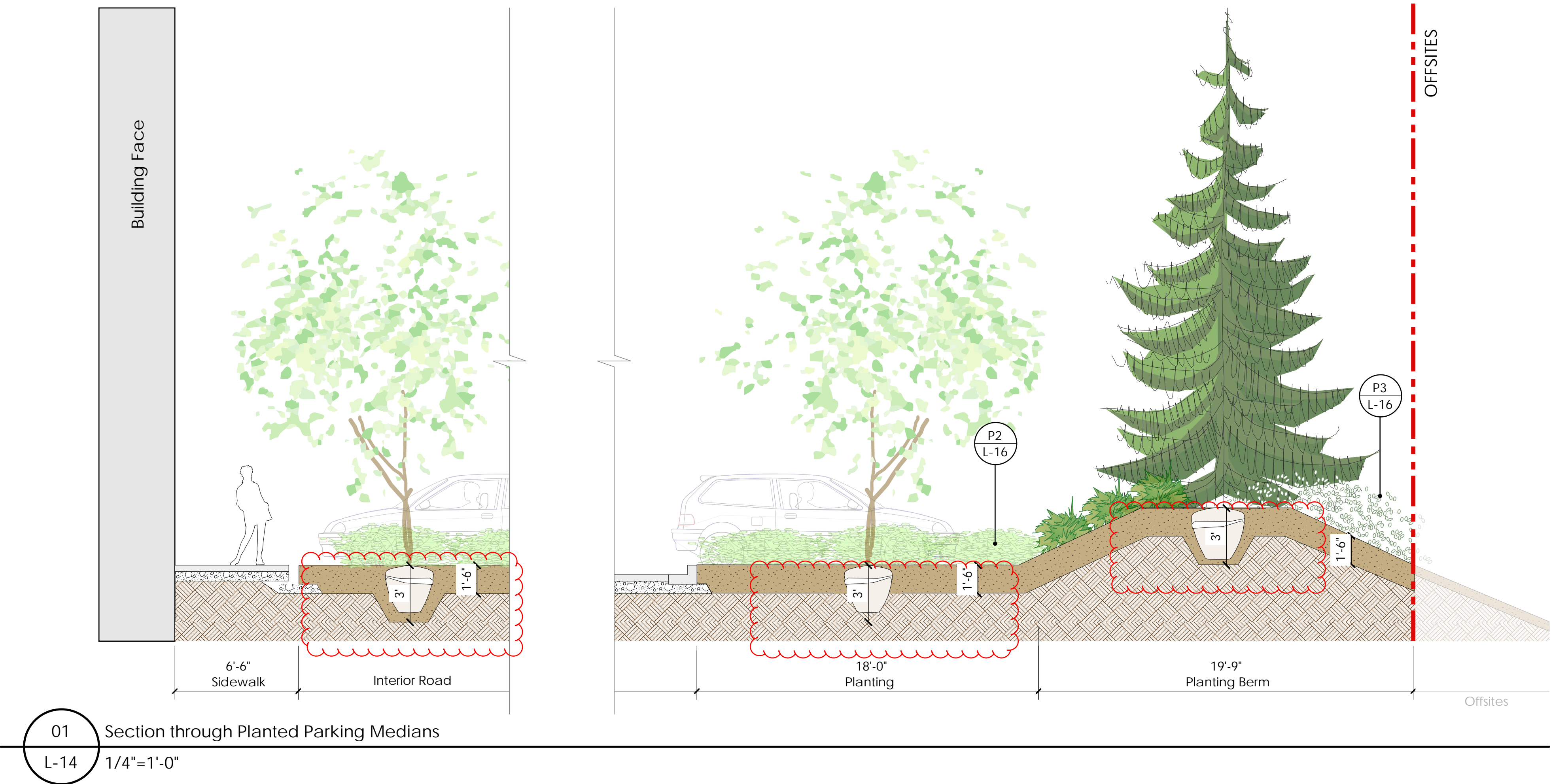
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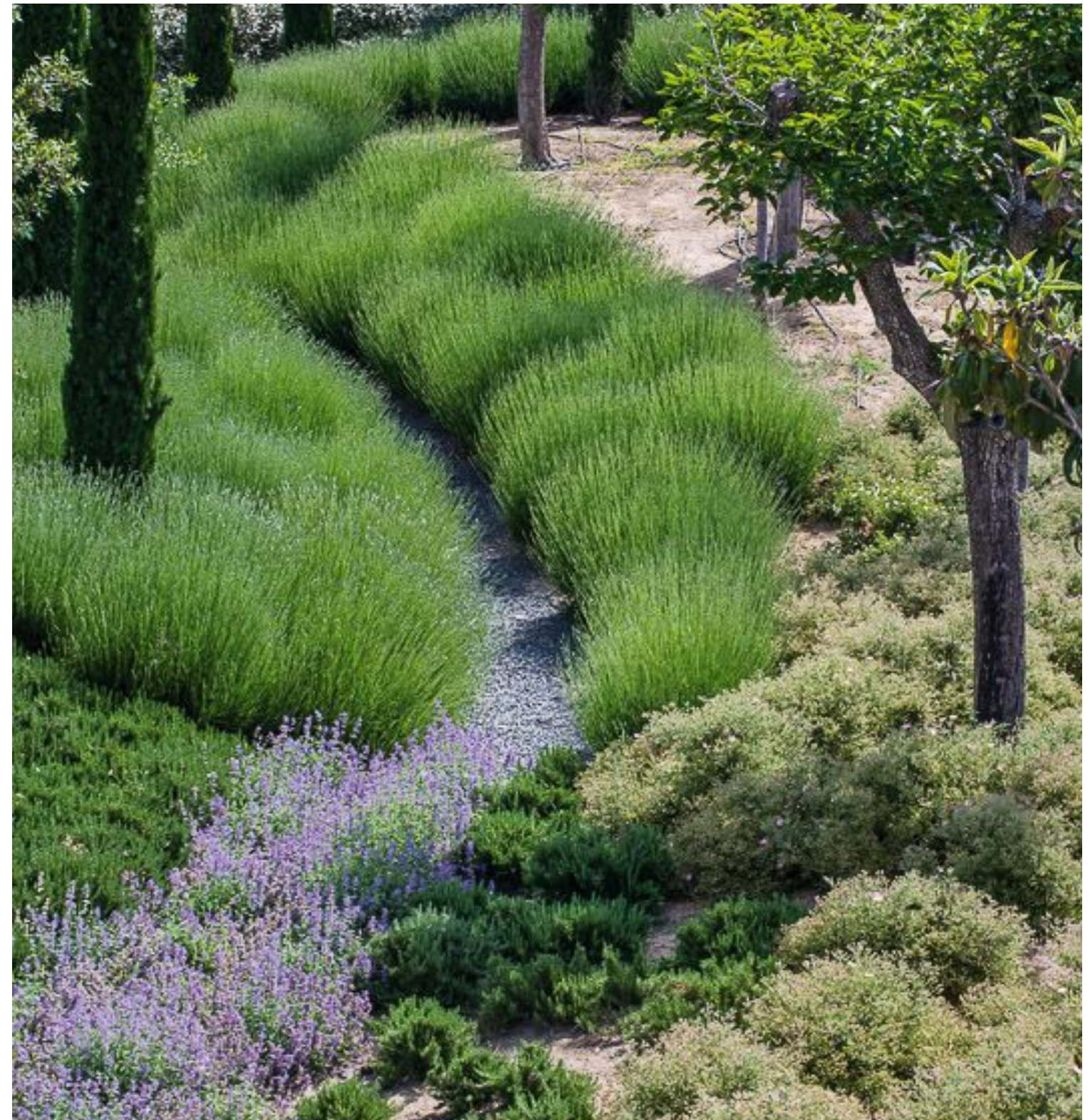
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Drawing Title:
LANDSCAPE SITE PLAN

Project No.:
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P1 L-16 Precedent Image: Grove of Trembling Aspen



P2 L-16 Precedent Image: Planted Berm with Native Flowers and Tree Groupings



P3 L-16 Precedent Image: Planted Berm with Native Flowers and Tree Groupings

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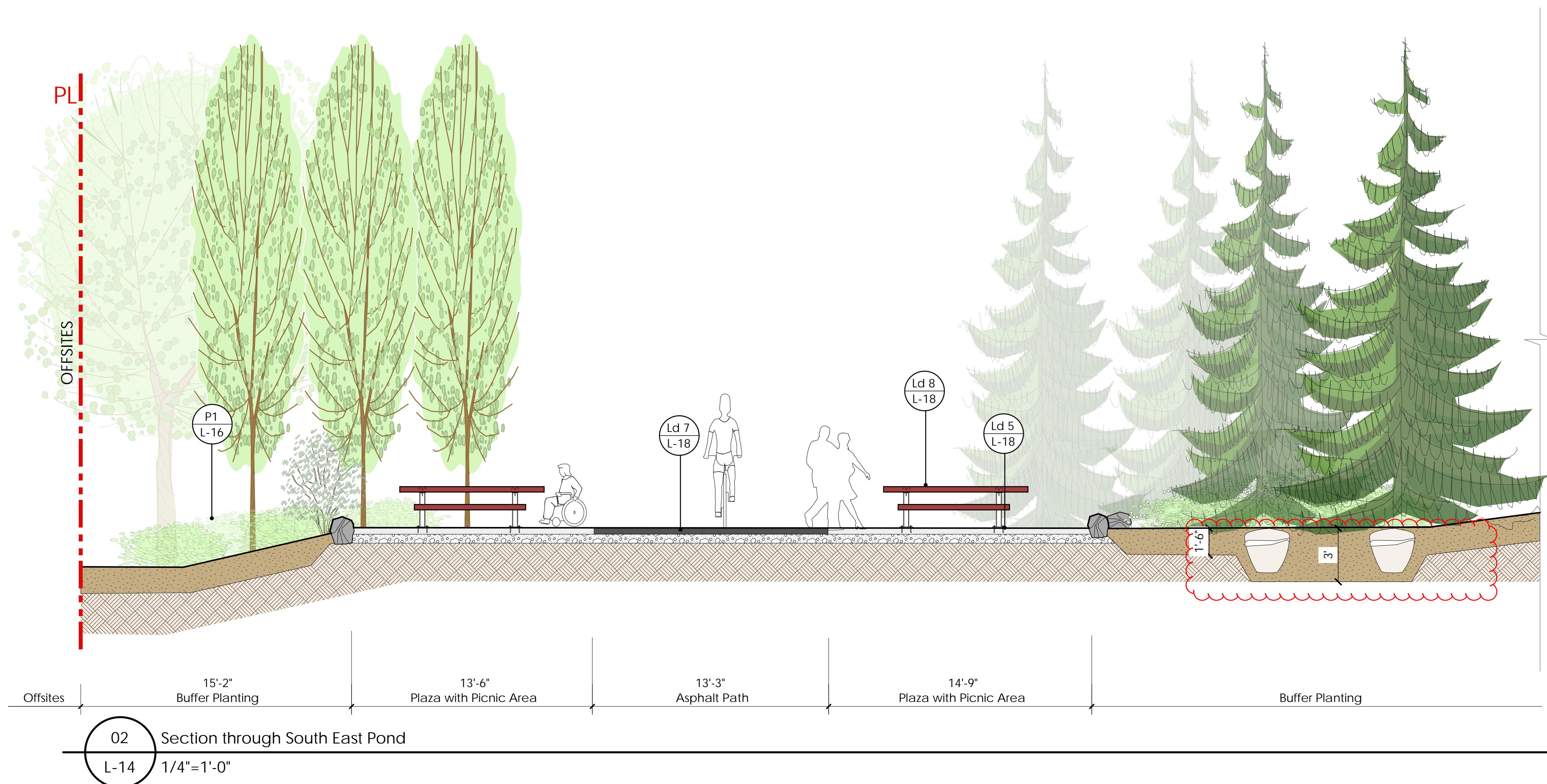
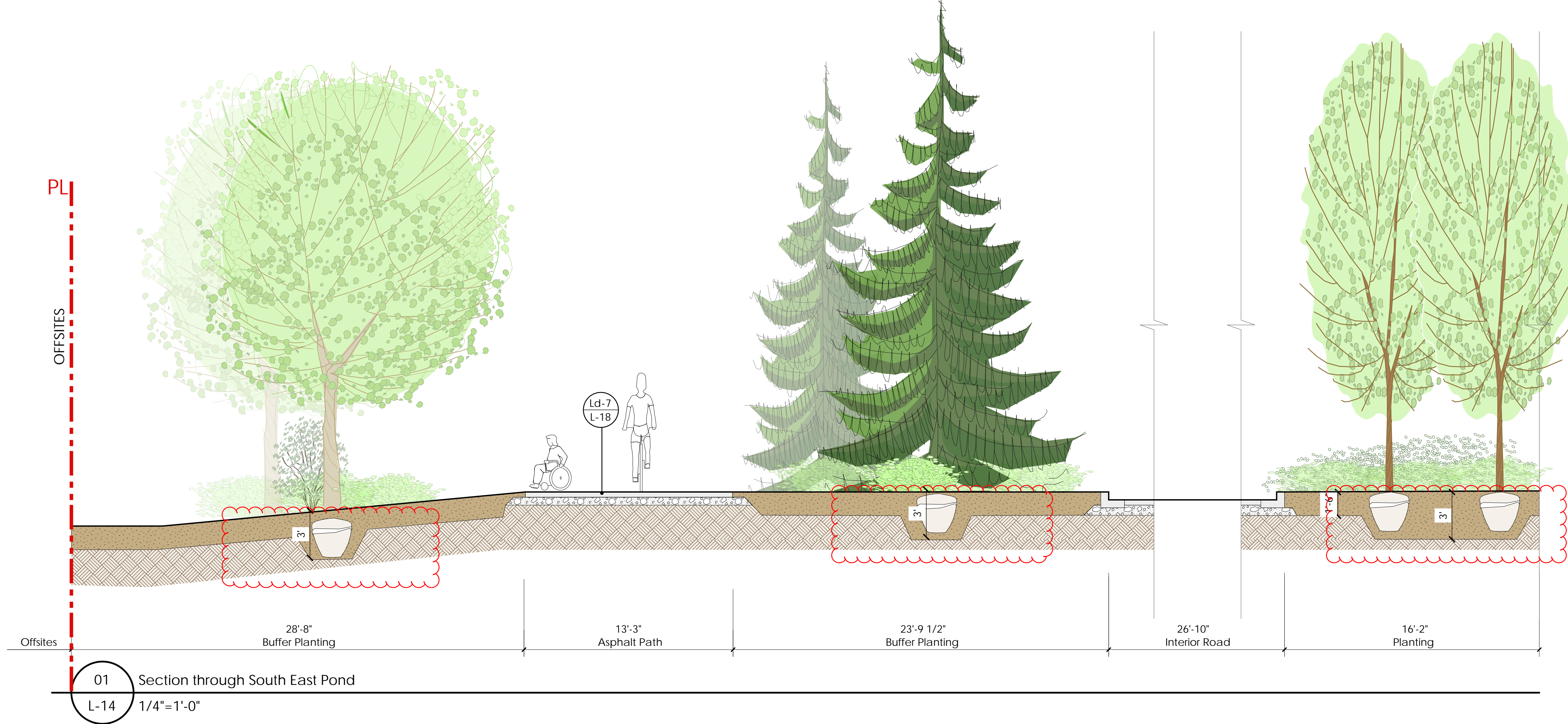
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Project:
Golden Ears Industrial Park
Phase 4, Pitt Meadows, BC

Drawn by:	RO'C/TB
Checked by:	AB
Date:	Apr 29, 2019
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Landscape Sections

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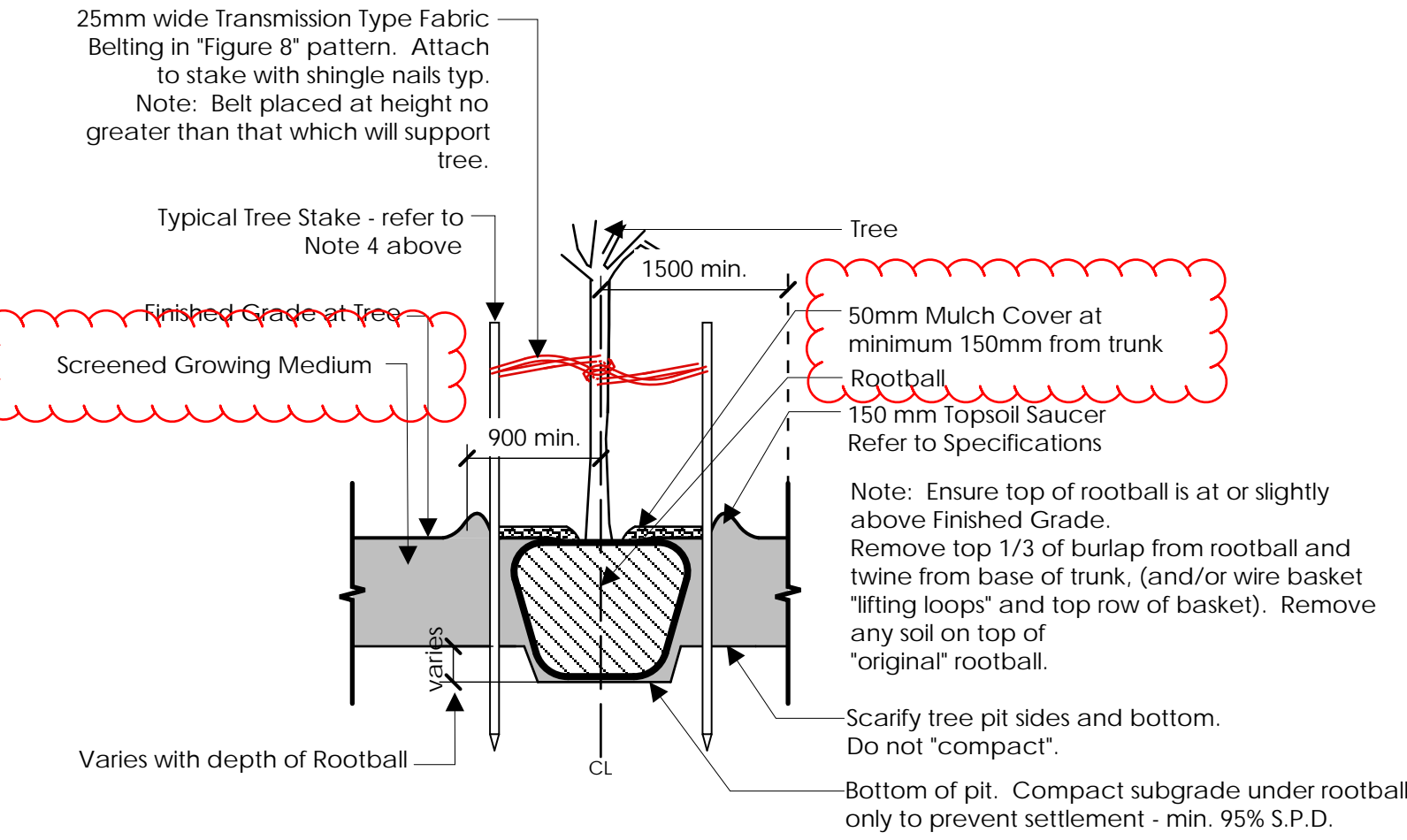
Project:
 Golden Ears Industrial Park
 Phase 4, Pitt Meadows, BC

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Landscape Sections

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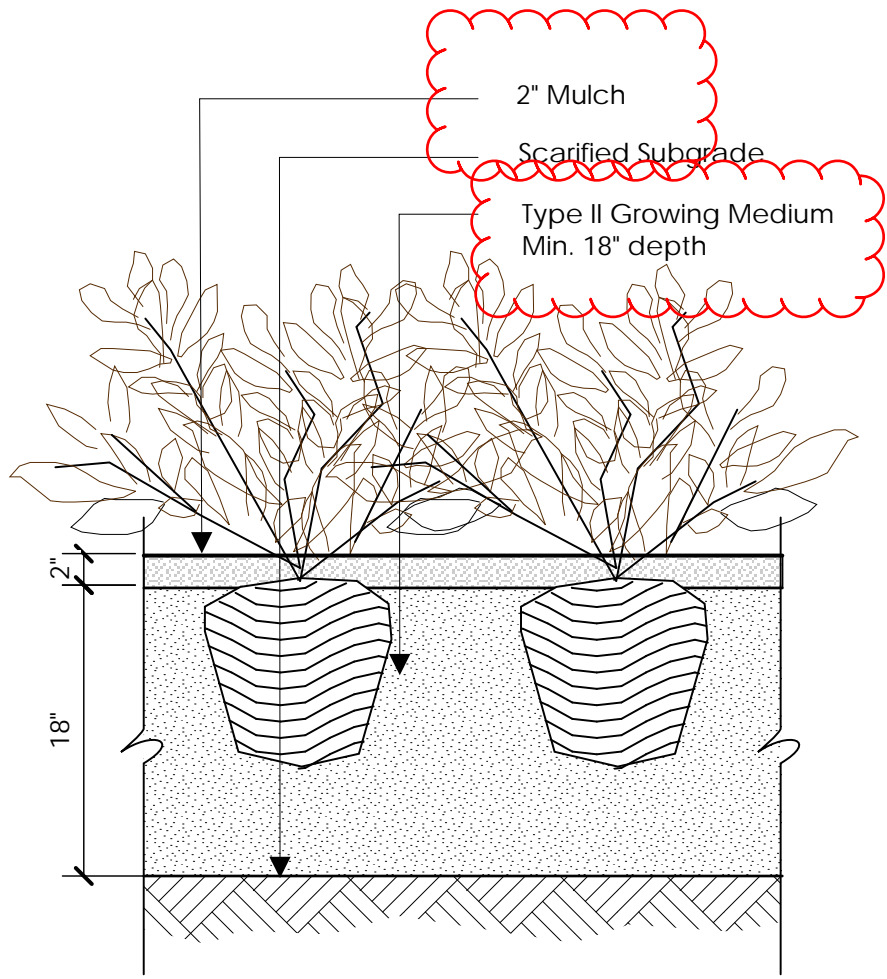
General Notes:
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. All street trees to be staked with 2 x 100mm Ø x 2.5m long. Minimum depth of stake embedment is 1m.
5. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
6. Provide min. 5 cubic meters of growing medium per tree.
7. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



Depth of Growing Medium Total (mm)	Area (M2)	Variation 1		Variation 2	
		Size of Surface Square	Size of Surface Circle	Size of Surface Square	Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø		
600	8.33	2.9 M x 2.9 M	3.25 M Ø		
750	6.67	2.6 M x 2.6 M	2.90 M Ø		

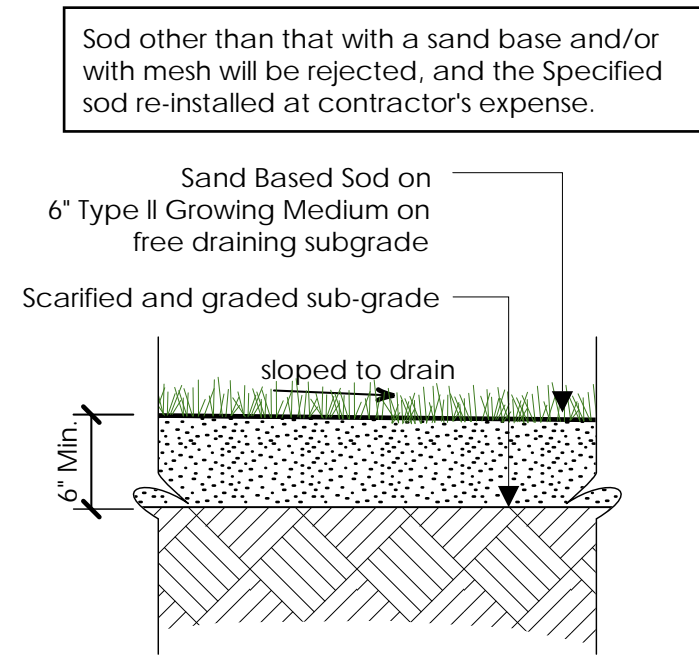
Ld-1 Typical Tree Planting

Scale: NTS



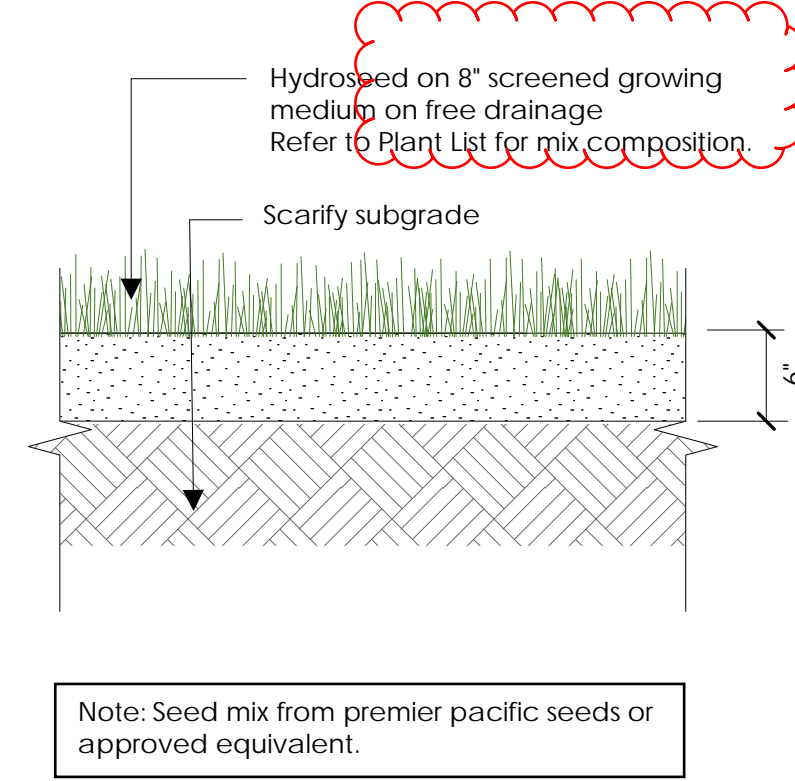
Ld-2 Typical Shrub Planting on Grade

Scale: 1" = 1'-0"



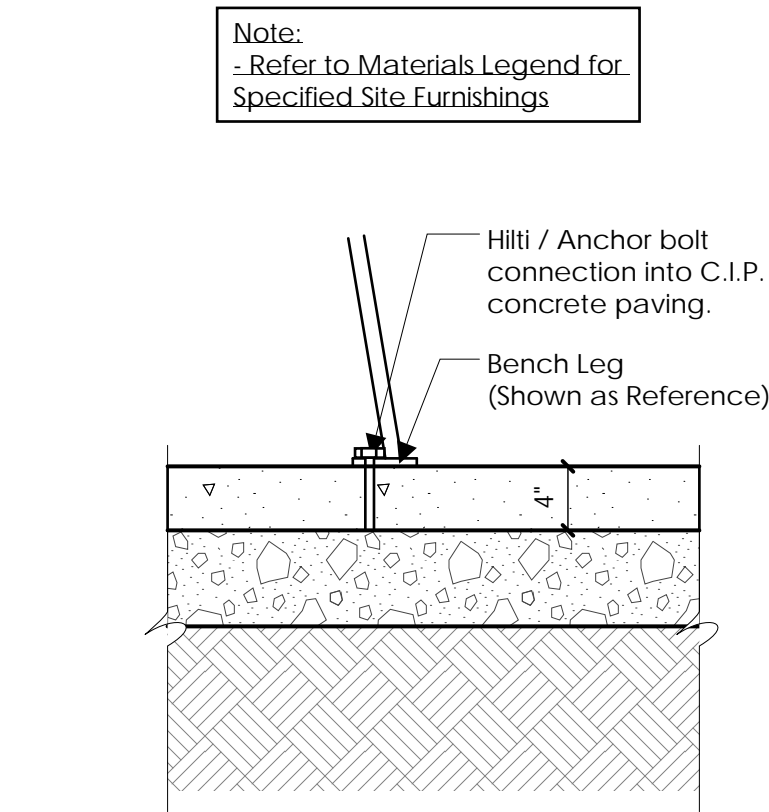
Ld-3 Typical Sodded Lawn on Grade

Scale: 1" = 1'-0"



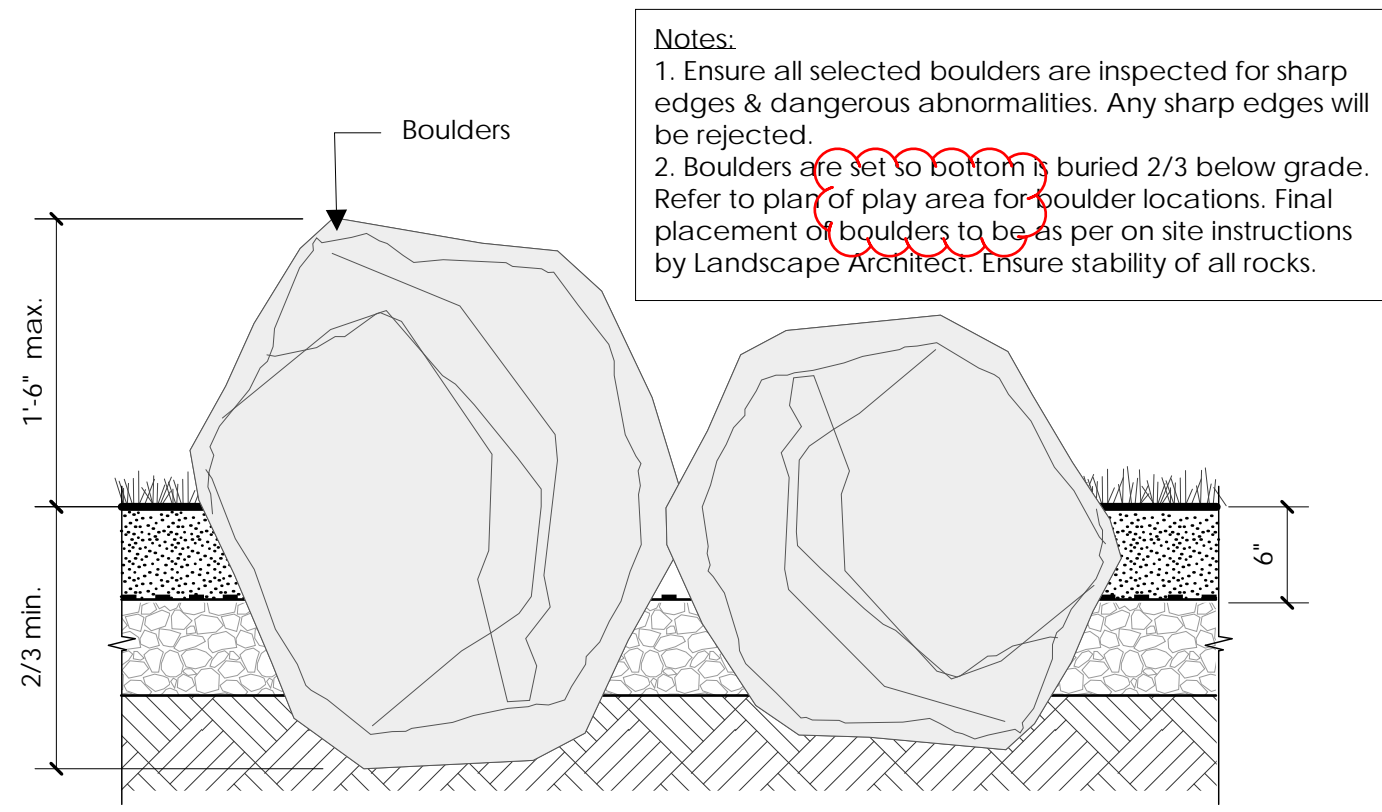
Ld-4 Hydroseeded on grade

Scale: 1" = 1'-0"



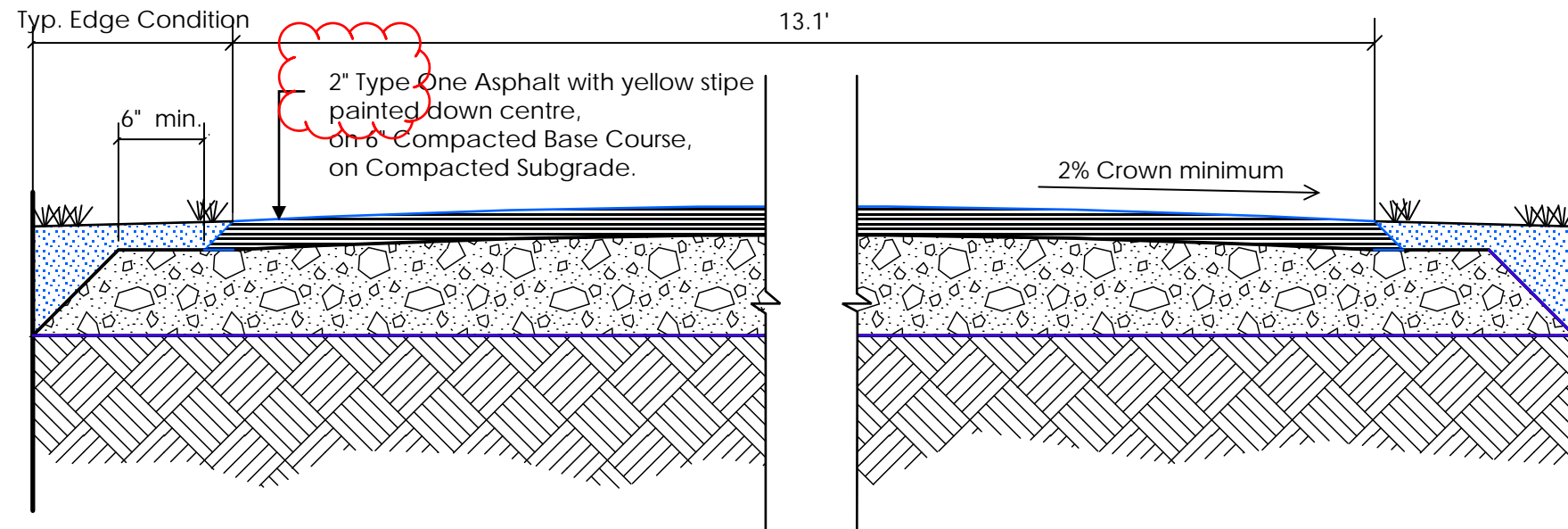
Ld-5 Site Furniture Anchoring Detail - On Grade

Scale: 1" = 1'-0"



Ld-6 Landscape Boulders

Scale: 1" = 1'-0"



Ld-7 Asphalt Pathway Detail

Scale: 1" = 1'-0"



Ld-8 Custom Bench Precedent

Scale: NTS

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Project:

Golden Ears Business Park
Phase 4, Pitt Meadows

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Landscape Sections

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