GENERAL NOTES

- GENERAL NOTES

 1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.

 2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to
- commercing work.

 3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.

 4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined
- on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and covering a responsible for the construction site and ensuring the documents are readily available for review by the Landscape
- the construction site and ensuring the occurrients are readily evaluate to the test of the Architect and governing agency.

 Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing and protection fencing detail. orist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

- Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for
- All road, public walkway and vehicular drive alsies and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.

 4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and
- response.

 5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.

 6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.

 7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to
- contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

- or to provide irrigation system for all planters to current IIABC Standards and Contract

- Specifications.

 All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.

 Design/build drawings for detailed Irrigation plan to be submitted to Contract Administrator in PDF and dwg formats at least two weeks prior to commencement of irrigation installation.

 Utilities Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives. representatives.

 Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted.
 Refer to Mechanical drawings for size and location of irrigation service.
 Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
 Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade trabes changles.
- unless otherwise shown.

 9. Contractor to field ift irrigation system around existing trees, to limit disturbance to root systems.

 10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contract or oprovide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeltion of inspection or test.
- 11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to
- 12. Trees to be provided with drip loops on separate zones.

- Refer to Landscape Specifications for growing medium properties by soil type.
 Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of
- starting work.

 3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).

 4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the
- price for the work.

 Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc.

 5-11720 Voyageur Way, Richmond, BC, V8X 3G9, p, 604-273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by
- of the littled crist an autospector local the Contractor.

 6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- IE LAYOUT NOTES

 Provide layout of all work for approval by Contract Administrator prior to proceeding with work.

 Requests for site review as required 48 hours in advance of performing any work, unless otherwise
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract
- Written dimensions take precedence over scale. Do not scale drawings.

 All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- 5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre

GENERAL PLANTING NOTES

- Plant quantities on Plans shall take precedence over plant list quantities.
 Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
 Plant material, installation and maintenance to conform to the current edition of the Canadian
- Landscape Standard.
 Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

- ON-SLAB TREE PLANTING NOTES

 1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.

 2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.

 3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in each date with the root was not provided by the root was not provided by
- A foot partner will be installed between the tree roots and pennieter train, to infiniting tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter

PAVING NOTES

- Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control
- Instanation. Contractor to pour contracted pavement in attenuating parties as required to admired contract joint design and to prevent cracking.

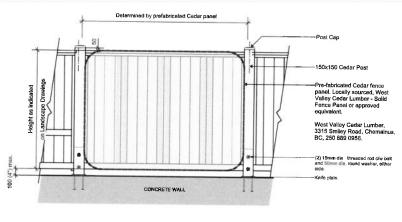
 Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

- WARRANTY AND MAINTENANCE NOTES
 1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract
- Administrator. Refer to Landscape Specifications for Maintenance Period following Acceptance. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
- Contractor is responsible for plant demage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
 Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
3&B	BALLED AND BURLAPPED	MH	MANHOLE
ic.	BOTTOM OF CURB	MIN	MINIMUM
SLDG	BUILDING	MISC	MISCELLANEOUS
3M	BENCHMARK	MM	MILLIMETRE
3C	BOTTOM OF CURB	N	NORTH
er.	BOTTOM OF CORD	NIC	NOT IN CONTRACT
as	BOTTOM OF RAMP	NO	NUMBER
W .	BOTTOM OF STEP	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
28	CATCH BASIN	oc	ON CENTER
OF .	CUBIC FEET	QD	OUTSIDE DIAMETER
IP .	CAST IN PLACE	PC	POINT OF CURVATURE
Ž.	CENTER LINE	PE	POLYURETHANE
LR	CLEARANCE	PI	POINT OF INTERSECTION
M	CENTIMETER	PL	PROPERTY LINE
O O		PT	POINT, POINT OF TANGE
ONT	CLEAN OUT CONTINUOUS	PVC	POLYVINYL CHLORIDE
UM		QTY	QUANTITY
EG .	CUBIC METRE	R	RADIUS
EMO	DEGREE DEMOLISH, DEMOLITION	REF	REFERENCE
HA A	DIAMETER	REINF	REINFORCE(D)
MIM	DIMENSION	REQ'D	REQUIRE(D)
TL		REV	REVISION
ING	DETAIL	ROW	RIGHT OF WAY
WG	DRAWING EAST	S	SOUTH
A	EACH	SAN	SANITARY
î	ELEVATION	SD	STORM DRAIN
NG	ENGINEER	SF	SQUARE FOOT (FEET)
Q	EQUAL	SHT	SHEET
ST	ESTIMATE	SIM	SIMILAR
.w.	EACH WAY	SPECS	SPECIFICATIONS
XIST	EXISTING	SQ M	SQUARE METRE
XP	EXPANSION, EXPOSED	ST	STORM SEWER
FE	FINISHED FLOOR ELEVATION	STA	STATION
G	FINISHED GRADE	STD	STANDARD
L	FLOW LINE	SYM	SYMMETRICAL
oc .	FACE OF CURB	T&B	TOP AND BOTTOM
Ť	FOOT (FEET)	TC	TOP OF CURB
TG.	FOOTING	TF	TOP OF FOOTING
A	GAUGE	TH	THICK
EN	GENERAL	TOPO	TOPOGRAPHY
R	GRADE ELEVATION	TR	TOP OF RAMP
ORIZ	HORIZONTAL	TS	TOP OF STEP
P	HIGH POINT	TW	TOP OF WALL
T	HEIGHT	TYP	TYPICAL
i .	INSIDE DIAMETER	VAR	VARIES
iv	INVERT ELEVATION	VOL	VOLUME
·*	INCH(ES)	W	WITH
İCL	INCLUDE(D)	W/O	WITHOUT
r .	JOINT	WT	WEIGHT
-	UNEAR FEET	WL	WATER LEVEL
	LOW POINT	WWF	WELDED WIRE FRAME
-	LOW POIN!	YD	YARD
			4-

1.0	PAVEMENTS, R	AMFS, CONDS	
1.1	Paving by Others		Refer to Civil Eng dwgs
1.2	Cast in Place Concrete Surfacing		Light broom finish, saw-cut joints
1.3	Concrete Unit Paving Pedestrian		Classic 3.1Standard 225 mm x 75 mm x 60 mm thick, Colour: Granite, Pattern: Running Quarter
1.4	Porcelain Paving - Pedestrian		Bond Supplier: Belgard Glocal square 598 x 598 x 20mm thick. Colour Ide Pattern: Stacked Bond Supplier: Belgard.
1.5	Concrete Unit Paving - On Pedestal		Glocal square 598 x 598 x 20mm thick. Colour Ide Pattern: Stacked Bond Supplier Belgard
1.6	Aggregate Pathway		Pathways screenings.
1.7	Boardwalk		Max 600mm height above adjacent grade, comes with wheelchair raif
(2.0)	STEPS		
2.1	CIP Concrete Stair		
	0.000		
3.0	SITE WALLS / EN	IBANKMENTS	See architectural
3 2	Concrete Wall Boulder Retention		See al Chilectura
52			
4.0	SITE FURNISHING	38	
4.1	2 Stall Bicycle Rack	1	Landscape Forms Metro40 'Ride' Bike Rack
4 2	Bench Type 1		MMCIte 'Woody' LWD110
4.3	Bench Type 2 - Seat Wall Topper	шшашш	MMCite 'Reforma' REF310
4.4	Bench Type 3 - Custom		Custom seat walf bench topper with integrated steps and handreil.
4.5	Seating Boulders		~ 450mm height
46	Fire Pit		Escofet Twig Air Quantity: 2
4.7	Picnic Table		
4.8	Pergola		
4.9	Wayfinding Signage/ Address Marker	7	Includes lighting. Greenway Wayfinding graphics
4.10	Little Free Library		be provided by Saanich.
(5.0)	RAILINGS, BARRI	EDS EENCING	
5.1	Wood Privacy Fence -	ERS, FENCING	
5.2	1800 mm high	6 - 0 - 6 -	See Architectural
5.3			See Architectural
5.5	Stair Hand Rail	-	
6.0	SITE LIGHTING		
61	Bollard Light	•	Bollard Light as wayfinding elament
6.2	Landscape Uplight	>	Iguzzini MiniWoody 3 3/8 c/w Stainless steel plate with spike (I.8988-00).
6.3	LED Striplight		Strip Light integrated into planter walt
7.0	PLANTING AND LA	NDSCAPE	
7.1	Shrub and Tree Planting Area - On Grade		2P growing medium, 600 mm depth
7.2	Shrub and Tree Planting Area - On Stab		1P growing medium, 600 mm depth Provide volding where depth>600mm
7.3	On Site Lawn Area (Sod)	10000	1H growing medium, 300 mm depth
7.4	Boulevard Lawn Area (Seed)	100000	1H growing medium, 50-150 mm depth
7.5	Grass Paving	2222222	
7.6	Rain Garden Area -	H0H0H0H0H	Rain Garden growing medium, 600 mm depth
7.7	On Slab Gravel Maintenance	STOOMS STOOMS	300mm width
7.8	Wood Mulch Area		100mm depth wood chips
7.9	Root Barrier		
. 0	Deriloi		

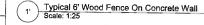


- GENERAL NOTES:

 1. All fastoners to be galvanized only.

 2. All lumber to be locally sourced Western Red Cedar (except Posts).

 3. Coaling system to be Sikkens SRD. Colour to complement Archite



LINE TYPE LEGEND

Extent of Roof, above Extent of Parkade, below Rain garden - BOTTOM OF POOL ∠--50.00--✓ Proposed Contour Line, 0.5m Interval Existing Contour Line, 0.5m interval

EXISTING PLANT LEGEND

(Refer to Arborist Report and Tree Retention & Removal Plan for full



Existing Tree to be retained



Existing Tree to be removed









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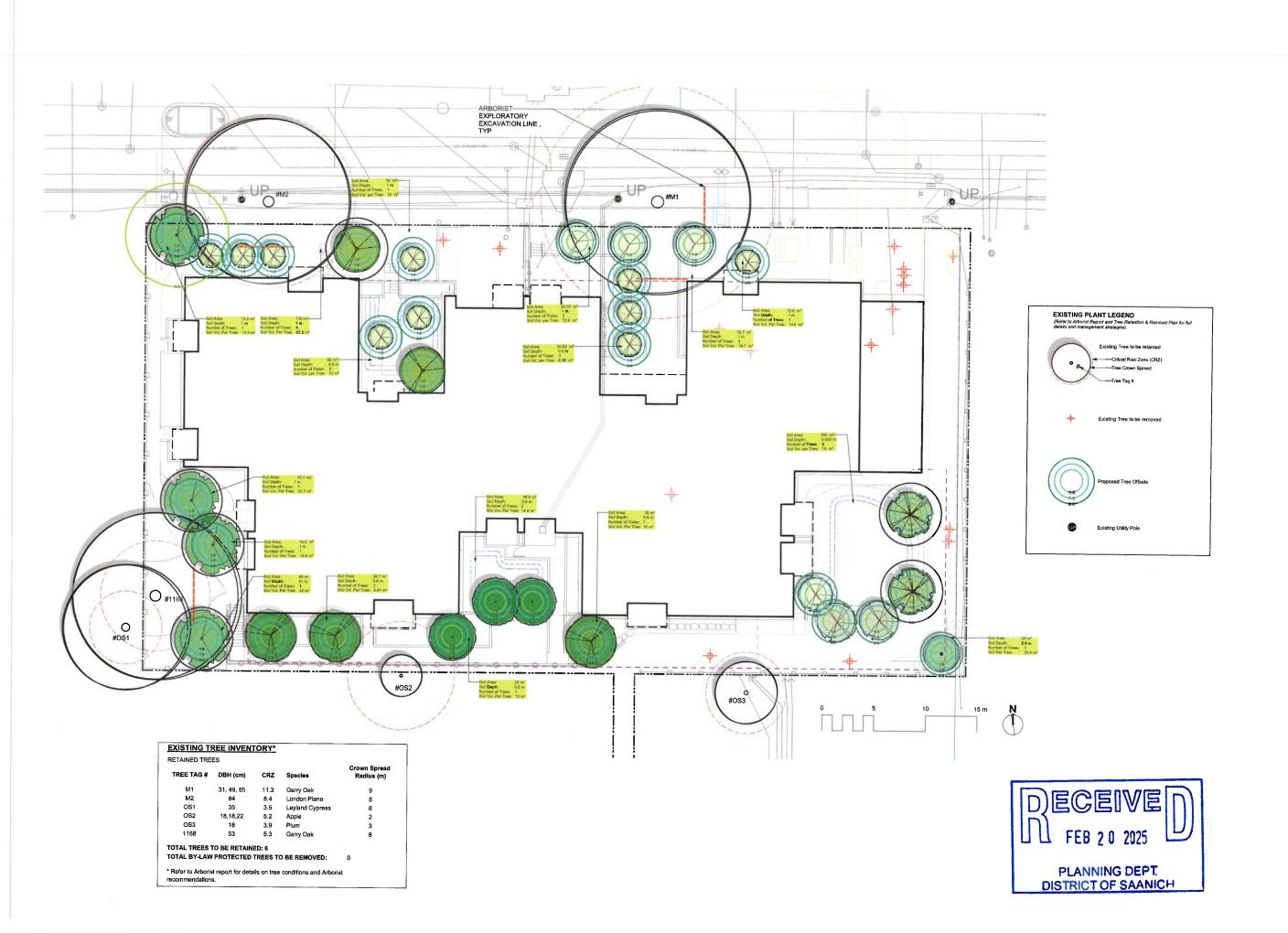
project Feltham 1805-11 Feltham Road

Sannich, BC

General Information

121.38 scale 1:150 @ 24"x36" drawn by SC TB

revison no. Λ L0.01





2 DP Revision 2025-02.05
1 Development Permit 2024-11-15
rev no description date



TELUS Communications Inc.

Project
Feltham
1805-11 Feltham Road
Sannich, BC

Tree Retention and Removals

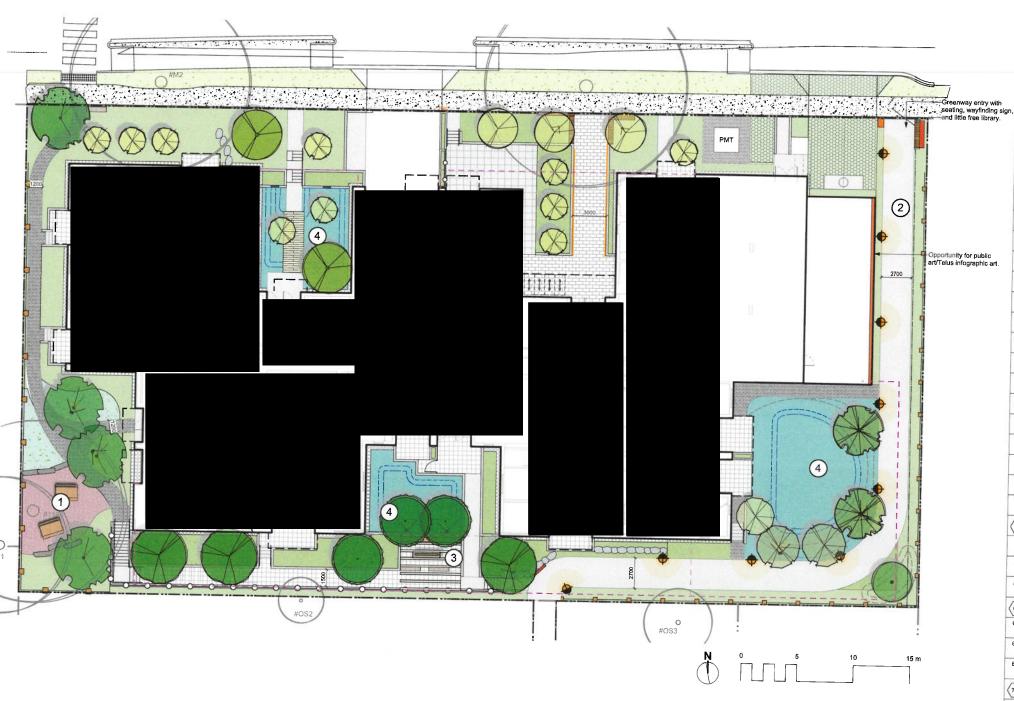
 project no.
 121.38

 scale
 1:150 @ 24"x36"

 drawn by
 SC

 checked by
 TB

revison no. sheet no. L0.02



1. Forest Picnic Space

Picnic tables under the shade of the existing Garry oak, and Garry oak planting restoration areas.



2. Greenway

Focal lighting, seating, points of interest and lush plantings to create a safe and welcoming connection.



3. Sunny Patio

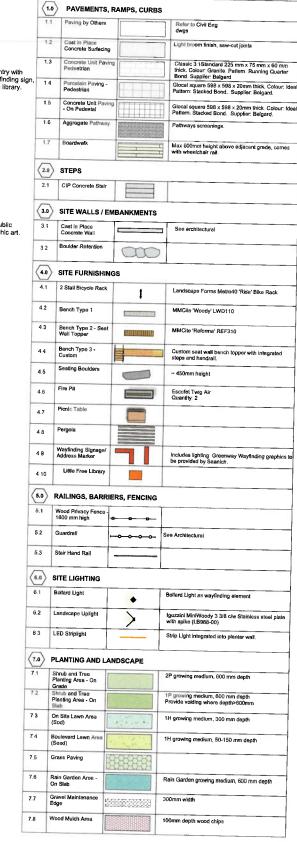
Patlo with seating, fire table, pergola, surrounded by greenery. The patlo is accessible from the interior amenity space.



4. Rain Gardens

Depressions in the landscape that collect and treat rain water runoff from the buildings: Wetland grasses and small trees.





LINE TYPE LEGEND

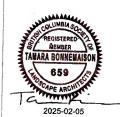
Property line
Extent of Roof, above
Extent of Parkade, below
Rain garden - TOP OF POOL
Rain garden - BOTTOM OF POOL
Proposed Contour Line, 0.5m interva
Existing Contour Line, 0.5m interval



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PLANNING DEPT. DISTRICT OF SAANICH

2	DP Revision	2025-02.05
1	Development Permit	2024-11-15
rev no	description	data



client
TELUS Communications Inc.

project

Feltham 1805-11 Feltham Road Sannich, BC

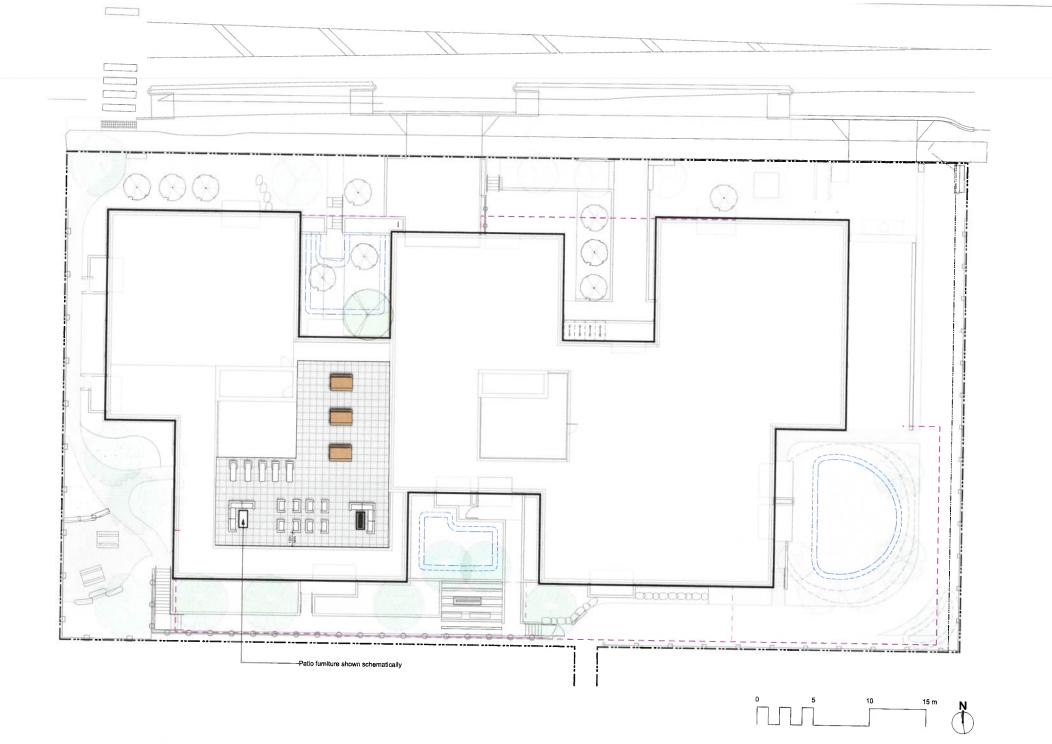
sheet title

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Landscape Materials Ground

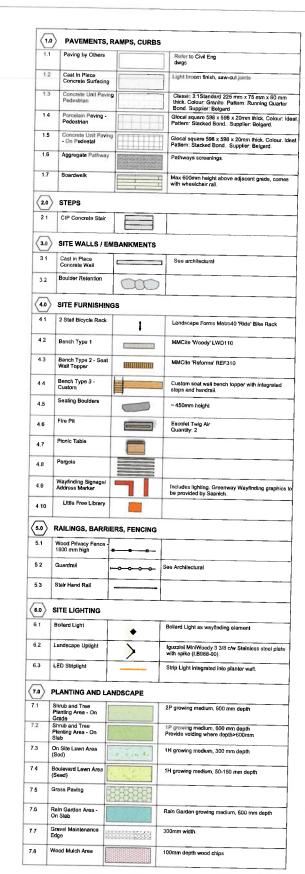
project no.		121.38
scale	1:150	@ 24"x36"
drawn by		SC
checked by		TB
revison no.	sheet no.	

L1.01



LINE TYPE LEGEND

	1 Toparty line
	Extent of Roof, above
	Extent of Parkade, below
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
≠50.00 -	Proposed Contour Line, 0.5m interval
	Existing Contour Line, 0.5m interval









2 DP Revision

rev no

1 Development Permit 2024-11-15

date

description

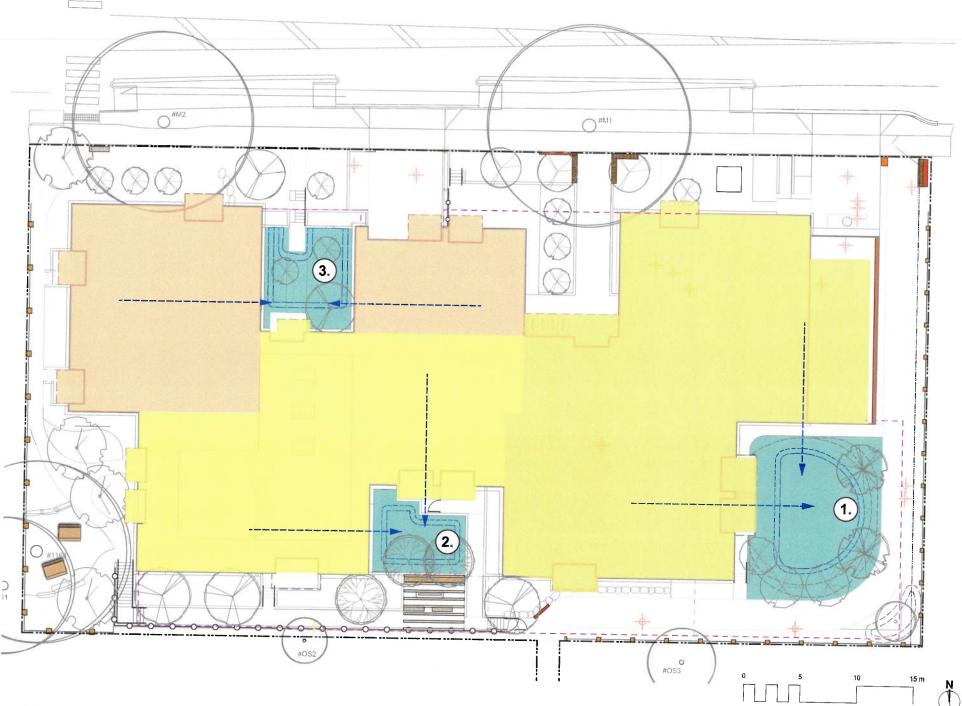
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project Feltham 1805-11 Feltham Road Sannich, BC

sheet title

Landscape Materials Roof

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revison no.	sheet no.	
checked by		TB
drawn by		SC
scale	1:150	@ 24"x36"
project no.		121.38



STORMWATER LEGEND

IMPERVIOUS AREA



LINE TYPE LEGEND

	Property line
	Extent of Roof, above
	Extent of Parkade, below
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
∕- - 50 00/	Proposed Contour Line, 0.5m interval
	Existing Contour Line, 0.5m interval

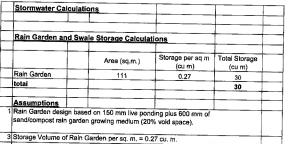
RAIN WATER MANAGEMENT NOTES

Water collected from building roofs will flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and are designed to capture, slow flow, and treat runoff from building roofs.

Rain gardens will be designed with underdrains and high-capacity overflow drains that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom pool of the rain garden is at least 5% of the impervious area.



1,5

TOTAL ROOF AREA: 1782 sq m

PROPOSED RAIN GARDEN SIZE: 213.20 sq m BOTTOM OF POOL AREA: 111 sq m

Rain Garden 1: 60 sq m Rain Garden 2: 32 sq m Rain Garden 3: 21 sq m



DISTRICT OF SAANICH

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v no	description	date



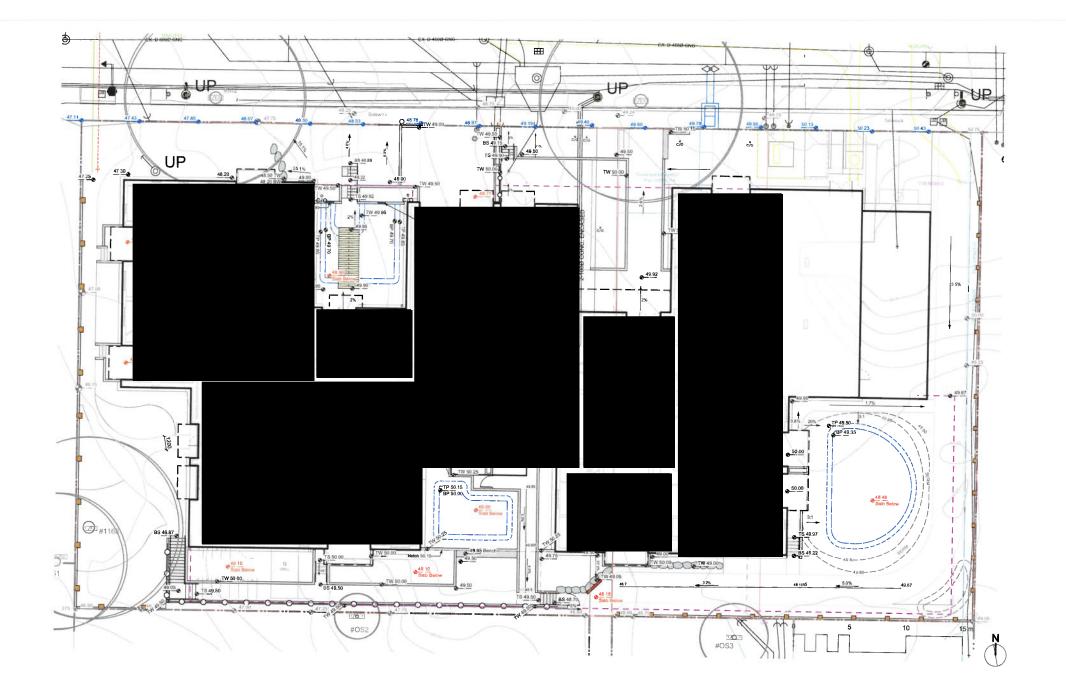
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Stormwater Management

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revison no.	sheet no.	
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drawn by		sc
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project no.		121.38



LINE TYPE LEGEND

Extent of Roof, above Extent of Parkade, below Rain garden - TOP OF POOL Rain garden - BOTTOM OF POOL r--50.00---√ Proposed Contour Line, 0.5m interval Existing Contour Line, 0.5m interval

GRADING LEGEND

17 70

17.70 Civil 16 90 Arch Civil Grade, provided for reference only

⊕ 17.70

IRRIGATION LEGEND



Irrigation Point of Connection
Proposed Irrigation Point of Connection.
Provide water service and electrical service from
Irrigation controller to valves.

-- Irr SI--- Irr SI---

Irrigation Sleeve
Schedule 40 PVC, dia. shall be min 3x main line
diameter, or 2x lateral line diameter. Install irrigation
wifnig in separate 2" electrical condult. Extend
sleeve 300 mm past edge of hard surface or walls.

B-RB-RB- Root Barrier

LANDSCAPE DRAINAGE LEGEND

Slab drainage (for reference only) Sched 40 PVC c/o LA Landscape Rain Garden Overflow

DRAINS BY OTHERS

Mechanical Slab Drain

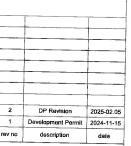
GRADING NOTES:

Area Drain

Provide voiding to achieve max depth of 600mm over slab. Provide mounding to 600mm at tree locations where necessary.









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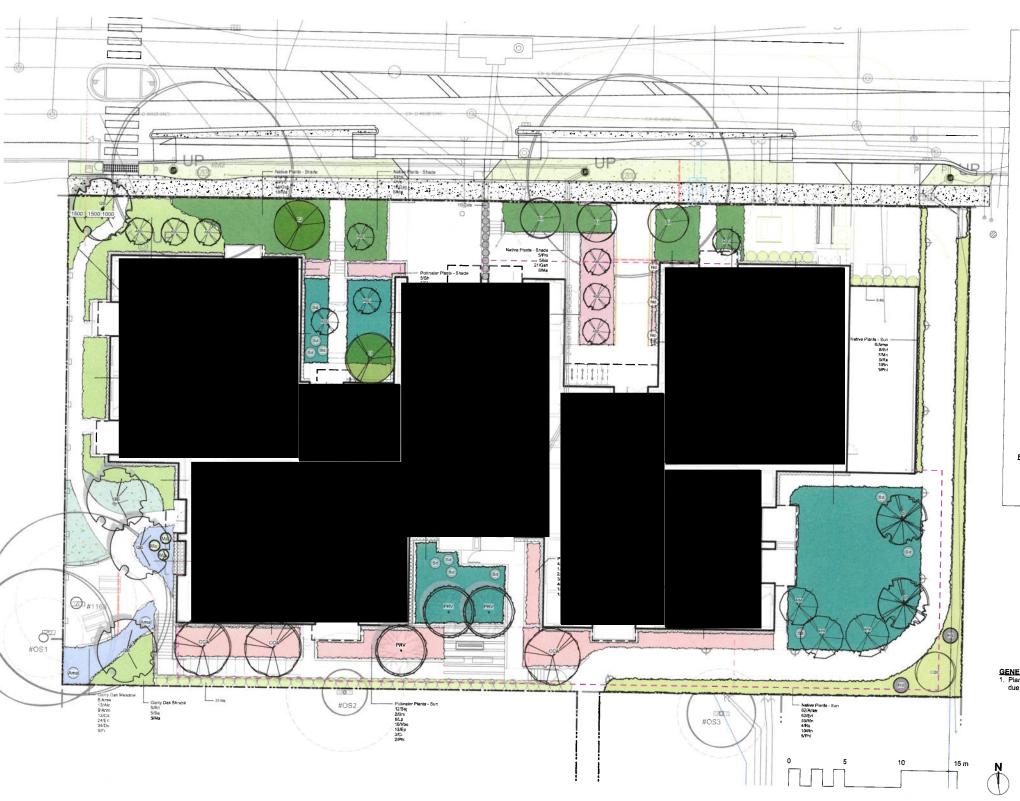
project

Feltham 1805-11 Feltham Road Sannich, BC

sheet title

Landscape Grading & Drainage Ground

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revison no.	sheet no.
checked by	TB
drawn by	SC
scale	1:150 @ 24"x36"
project no.	121.38



PLANT LIST Sym TREES: ACC APK Qty Common Name Vine Maple 2.4 m ht, 1.5 width Acer palmatum Coral Bark Japanese Maple 4cm caf., b&b, multi-stem. ASA CJ Golden Full Moon Jans min 2 m height Cercidiphyllum japonicum 5.0cm cal, b&b COE Eastern Redbud 5.0cm cal, b&b Cornus 'Eddie's White Wonde Flowering Dogwood 5.0cm cal, b&b CD PRV QG Crataegus douglasi Black Hawthorn 2m height, b&b Parrotia persica 'Ruby Vase Ruby Vase Persian Ironwood 5.0cm cal, b&b Quercus garryana Garry Oak 5.0cm cal, b&b Amw 80 Achillea millefolium
Alc 22 Allium cemuum
Ama 2 Anaphalis marjaritac
Anm 14 Anaphalis marjaritac
Brs 10 Brachyglottis 'sunshi
Cq 22 Camassia quamash
Ci 13 Cistus x corbarionsis White yarrow Nodding Onion Saskatoon Serviceberry #1 pot Sp3 #5 pot Anaphalis marjaritacea Pearly everlasting Brachyglottis 'sunshine' #1 pot Brachyglottis 'sunshin Camas Rock Rose 2 bulbs each, 40cm o.c. Cda Dc Df Cotoneaster dammeri #1 pot Deschampsia cespitos Dicentra formosa Tufted Hair Grass plugs 500 mm spacing OC Pacific Bleeding Heart #1 pot #1 pot #1 pot #1 pot Purple Coneflowe Eriophyllum lanatum Festuca idahoensis Idaho Fescue Gsh Hd Lp Ma Mn Nd 158 Gaultheria shallon Holodiscus discolor #2 pot Lonicera pileata Privet Honeysucki #2 pot Mahonia aquifolium Oregon Grape Oregon Grape Holly Mahonia nervosa Nandina domestica Philadelphus lewisii Polystichum munitum #1 pot #2 pot Phi Pm Rs Rn Sh Saj Si Sa Vo Vbo Mock Orange #5 pot Sword Fern #1 pot #3 pot Red Flowering Currant Rosa nutkana Nootka Rose #1 pot #1 pot Himilayan Sweet Box Sedum 'Autumn Jov' Autumn Stonecrop #1 pot Spiraea japonica 'Little Pi Little Princess Spires #1 pot #1 pot Symphoricarpos alba Vaccinium ovatum 'Thunderbird Evergreen Hucklebe Tall Verbena #3 pot Verbena bonariensis #1 pot #5 pot Viburnum x bodnantense 'Dawn Bodnant Vibumum RAIN GARDEN PLANTS:

Co 399 Carex obnupta
Csc-2 50 Comus sericea Slough Sedge Red-twig Dogwood #1 pot #3 pot Sp3 #1 pot 300 11 Juncus 'Carmen's Grey' Soft Common Rush Hardhack

GENERAL PLANTING NOTE

1. Plant quantities and species may change between Issuance of DP and Construction due to plant availability and design changes.

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> **PLANNING DEPT. DISTRICT OF SAANICH**



DP Revision 2025-02.05 1 Development Permit 2024-11-15 rev no description



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project

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sheet title

Planting Plan

project no. 121.38 scale 1:150 @ 24"x36" drawn by SC checked by TB \triangle L3.01