

**LANDSCAPE TREE NOTES**

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

**Paving Within and Adjacent to TPZs**

If development plans propose the construction of paved areas and/or retaining walls close to TPZs, measures should be taken to minimize impacts. Construction of these features would raise concerns for proper soil aeration, drainage, irrigation and the available soil volume for adequate root growth. The following design and construction guidelines for paving and retaining walls are recommended to minimize the long-term impacts of construction on protected trees:

- Any excavation activities near or within the TPZ should be monitored by a certified arborist. Structures should be designed, and excavation activities undertaken to remove and disturb as little of the rooting zone as possible. All roots greater than 2 cm in diameter should be hand pruned by a Certified Arborist.
- The natural grade of a TPZ should be maintained. Any retaining walls should be designed at heights that maintain the existing grade within 20 cm of its current level. If the grade is altered, it should be raised not reduced in height.
- Compaction of sub grade materials can cause trees to develop shallow rooting systems. This can contribute to long-term pavement damage as roots grow. Minimizing the compaction of subgrade materials by using structural soils or other engineered solutions and increasing the strength of the pavement reduces reliance on the sub-grade for strength.
- If it is not possible to minimize the compaction of sub-grade materials, subsurface barriers should be considered to help direct roots downward into the soil and prevent them from growing directly under the paved surfaces.

**TREE PROTECTION**

**TREE PROTECTION SPECIFICATIONS**

Subject to any additional specifications imposed by a director, all tree protection barriers that are required to be constructed pursuant to this bylaw must meet the following requirements:

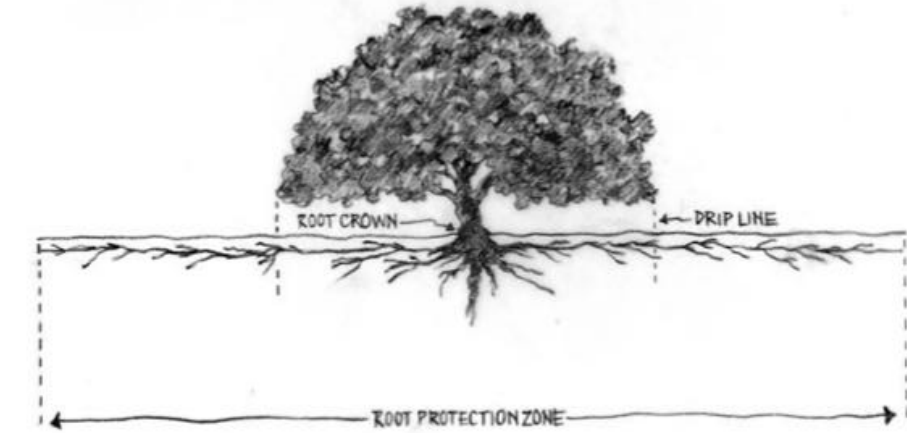
- the tree protection barrier must be 1.2 m in height.
- 2x4's must be used for vertical posts, top and bottom rails and cross-bracing (in an "X") round, untreated vertical posts may be used with a minimum diameter of 90 mm.
- spacing between vertical posts must be no further apart than 3.7 m on centre.
- the structure must be sturdy with vertical posts driven firmly into the ground.
- there must be continuous plastic mesh screening (e.g. orange snow fencing).
- signage must be displayed indicating that the area within the protection barrier is a "protection zone" and stating that no encroachment, storage of materials or damage to trees is permitted within the protection zone.
- located at distances based on tree diameter, using the table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Protection Zone minimum fence distance from the tree
200 mm	1.2 m
250 mm	1.5 m
300 mm	1.8 m
350 mm	2.1 m
400 mm	2.4 m
450 mm	2.7 m
500 mm	3.0 m
550 mm	3.3 m
600 mm	3.6 m
750 mm	4.5 m
900 mm	5.4 m
1000 mm	6.0 m

**IF THERE ARE OBSTACLES TO INSTALLATION OF TREE PROTECTION BARRIER**  
If the protection zone of any tree is within an existing building, asphalt or accessory building, an independent certified Arborist must be on-site during demolition. The barrier then must be constructed at the appropriate distance.

**TREE PROTECTION**

**SHARED OWNERSHIP TREES AND NEIGHBOURS' TREES**  
The distance table on the previous page must be used to determine location of tree protection fencing for shared trees and trees on properties adjacent to the development, of any size. Barriers for shared trees and trees on adjacent property must be installed to the property line.

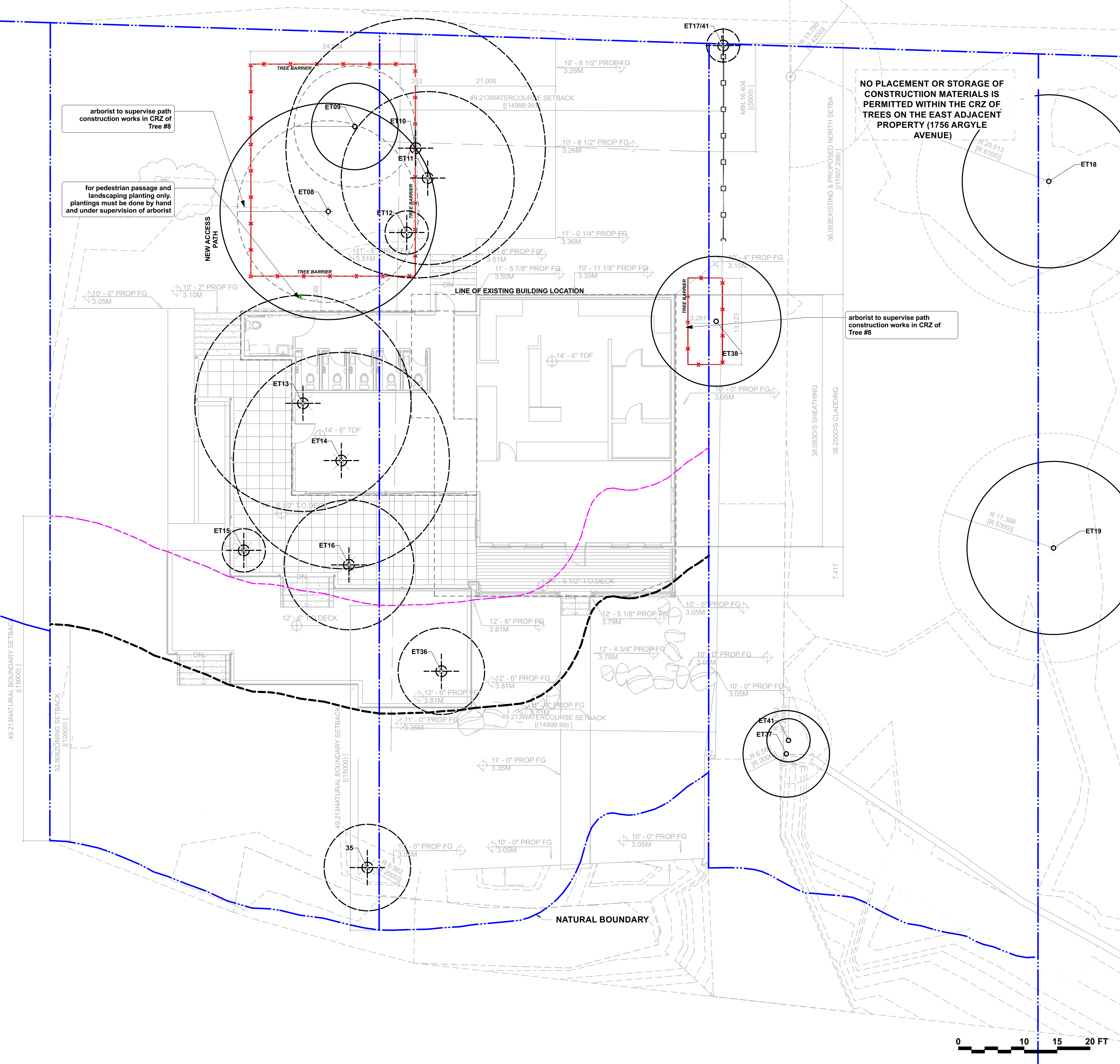


- a tree's root system grows within the top 60 cm of the surface of good quality, well drained and uncompacted soil
- the root system can extend to more than two to three times the drip-line distance



tree fencing—wood framed snow fence

**ARGYLE AVENUE**



**LEGEND**

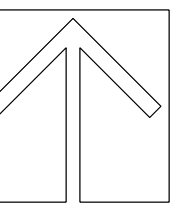
- Property Line
- Tree protection fence
- Existing Tree: TO BE RETAINED
- Existing Tree: TO BE REMOVED
- Existing Tree: TO BE REMOVED Confirm that trees are free of nesting birds prior to removal or wait until the bird nesting season is over.

**NOTE:** The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at local municipality and request a tree barrier inspection at least 48 hours in advance of the building permit.

2024-03-13	Issue for DP
2024-02-13	for coordination

Date Issue Notes

Seal



**Prospect & Refuge**

LANDSCAPE ARCHITECTS  
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3  
604-669-1003 info@prospectrefuge.ca  
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address

**Naavy Jack house**  
1768 Argyle Avenue  
District of West Vancouver

First Nations Territory

Sk̓wxw̓ú7mesh Uxwumixw, səllilwataʔi, & x̓m̓əθk̓əy̓əm

Sheet Title

Landscape Tree Protection Plan

Project No. Scale

2024-04 1/8" = 1'-0"

Project Manager Sheet No.

CV

Reviewed By AS

**L1**



**LANDSCAPE GENERAL NOTES**

- All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.
- Do not construct from these drawings unless marked "Issued For Construction".
- The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.
- Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).
- The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.
- The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.
- Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.
- All substitutions shall be approved by the Landscape Consultant.
- The Landscape Contractor shall repair any damage resulting from work on site.
- The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.
- All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

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**LEGEND**

**Property Line/Natural Boundary**  
 Property Line/Natural Boundary

**Tree protection fence**  
 Tree protection fence

**Natural Boundary Setback**  
 Natural Boundary Setback

**Rezoning Setback**  
 Rezoning Setback

**HARDSCAPE MATERIALS:**

- Existing compacted granular path
- proposed Concrete Unit Pavers Belgard Classic Standard Ashlar or approved equivalent 2/L-5
- Asphalt loading bay
- proposed compacted granular path 1/L-5
- cast in place concrete 3/L-5

**SOFTSCAPE MATERIALS:**

- Riparian Planting Area
- Existing Riparian Area
- Proposed shrub planting - amend existing topsoil with 4" of compost amender
- Existing Vegetation including grass, retain and protect, add 50-75mm mulch on grass areas at start of project to kill grass, add max. 200mm growing medium to areas to have additional planting, leave 2m radius around base of tree undisturbed

**LINES & SYMBOLS**

- Building envelope
- Building roof overhang

**SITE FURNISHINGS**

- Horizontal and vertical logs - assume from site
- Aesthetic snag - assume from site
- Round boulders - reclaimed from site where possible

2024-03-13	Issue for DP
2024-02-13	for coordination

Date	Issue Notes

**Prospect & Refuge**

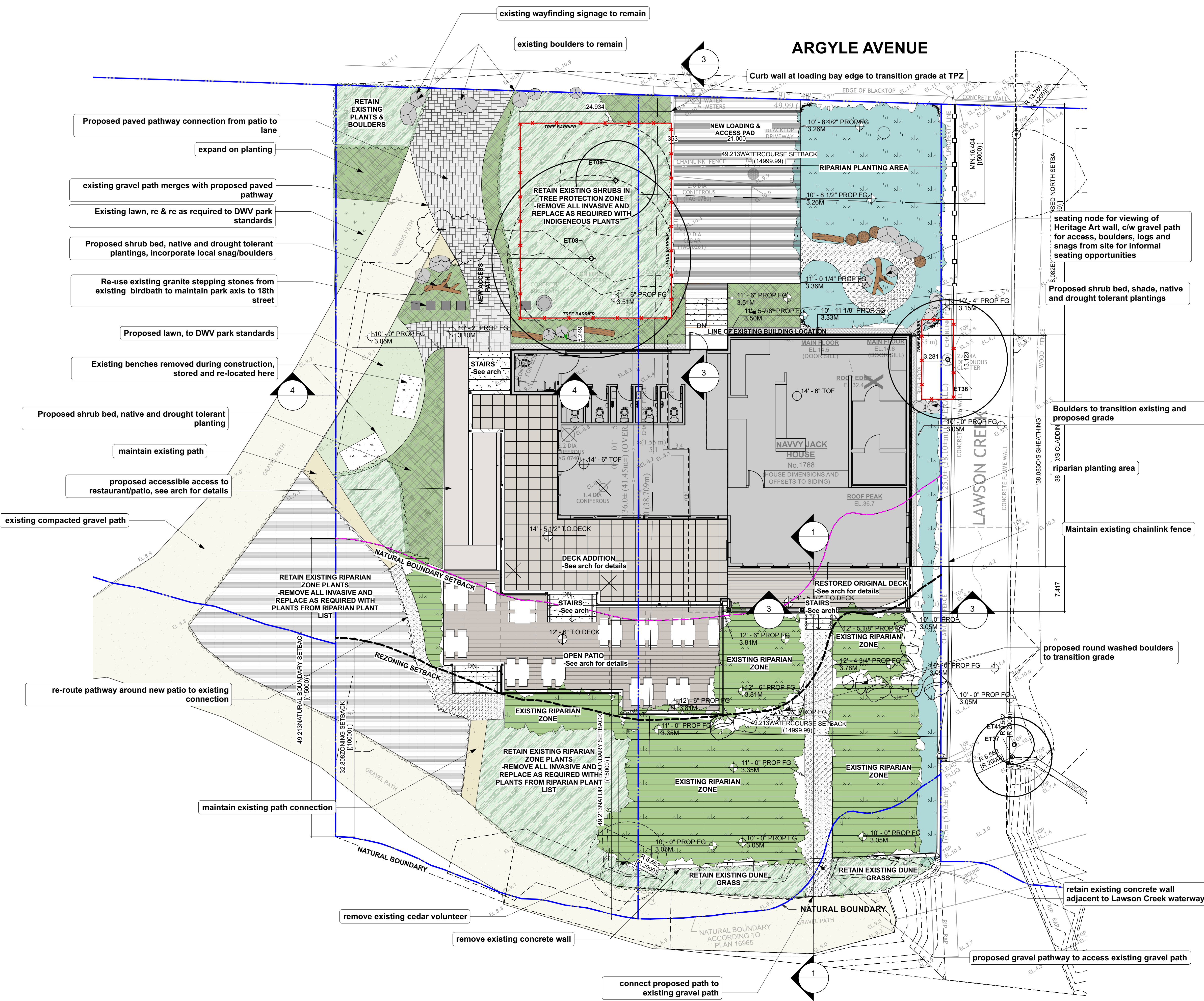
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Sheet Title  
**Landscape Materials and Layout Plan**

Project No.	Scale
2024-04	1/8" = 1'-0"
Project Manager	Sheet No.
CV	L2a
Reviewed By	AS



- existing wayfinding signage to remain
- existing boulders to remain
- Proposed paved pathway connection from patio to lane
- expand on planting
- existing gravel path merges with proposed paved pathway
- Existing lawn, re & re as required to DWV park standards
- Proposed shrub bed, native and drought tolerant plantings, incorporate local snag/boulders
- Re-use existing granite stepping stones from existing birdbath to maintain park axis to 18th street
- Proposed lawn, to DWV park standards
- Existing benches removed during construction, stored and re-located here
- Proposed shrub bed, native and drought tolerant planting
- maintain existing path
- proposed accessible access to restaurant/patio, see arch for details
- existing compacted gravel path
- re-route pathway around new patio to existing connection
- maintain existing path connection
- remove existing cedar volunteer
- remove existing concrete wall
- connect proposed path to existing gravel path

seating node for viewing of Heritage Art wall, c/w gravel path for access, boulders, logs and snags from site for informal seating opportunities

Boulders to transition existing and proposed grade

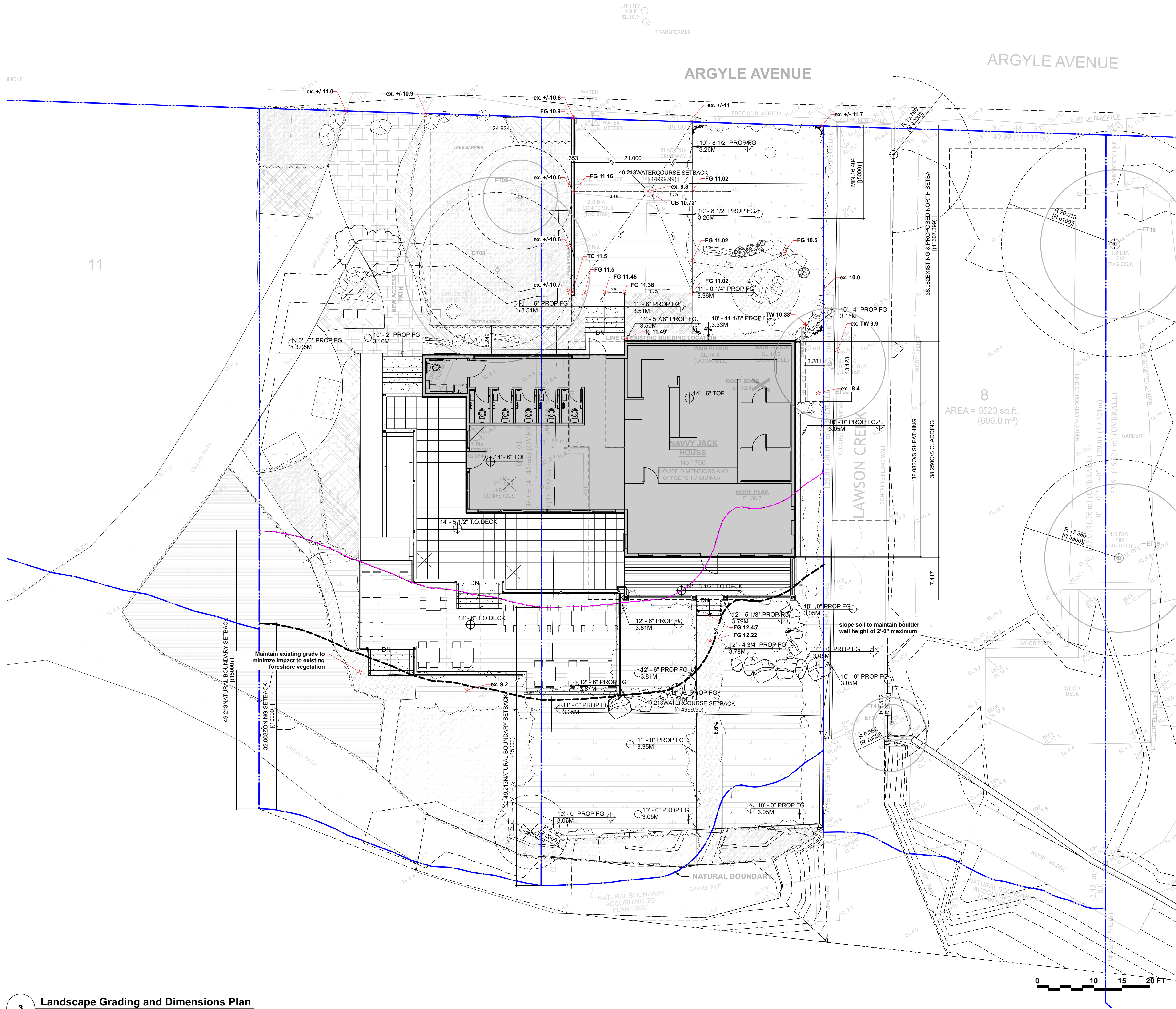
riparian planting area

Maintain existing chainlink fence

proposed round washed boulders to transition grade

retain existing concrete wall adjacent to Lawson Creek waterway

proposed gravel pathway to access existing gravel path



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**3 Landscape Grading and Dimensions Plan**  
Scale: 1/8" = 1'-0"

**LEGEND**

- Property Line
- Tree protection fence

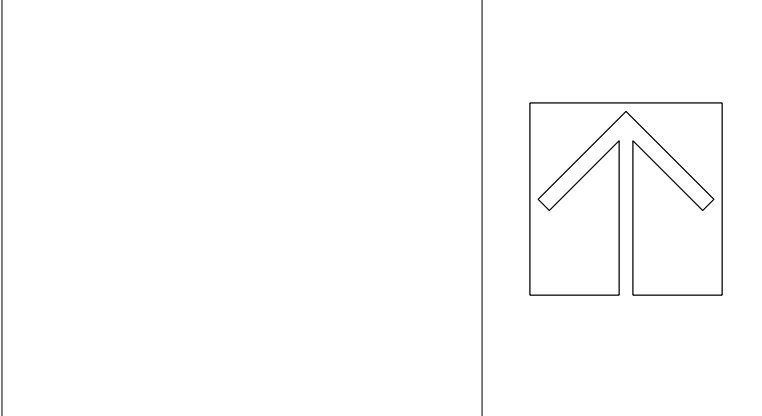
**LINES & SYMBOLS**

- Perf pipe
- Drain clean out
- BI-level area drain
- Drainage direction
- 300mm Gravel drip strip
- Proposed Contour
- Spot Elevation

**ABBREVIATIONS**

T.O.S. Top of Slab  
 TS Top of Stairs  
 BS Bottom of Stairs  
 TW Top of Wall  
 BW Bottom of Wall

2024-03-13	Issue for DP
2024-02-13	for coordination
Date	Issue Notes



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Sheet Title <b>Landscape Grading and Dimensions Plan</b>	
Project No. 2024-04	Scale 1/8" = 1'-0"
Project Manager CV	Sheet No.
Reviewed By AS	<b>L2b</b>

**LANDSCAPE PLANTING NOTES**

- All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.
- Plant material shall be sourced from Washington State and BC.
- Landscape Contractor shall submit a soil report with analysis for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.
- Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.
- The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.
- The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.
- All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheds or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.
- Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.
- All plant material (including root balls) shall be free of pernicious weeds, soil, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard <http://cleanplants.ca/>. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.
- If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.
- The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.
- Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant.
- Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.
- The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.
- Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species, installation method and location require landowner approval at the time of installation. Offsite plant material and installation shall conform to all Municipal requirements.

**REMOVE ALL NURSERY TIES, STAKES AND LABELS FROM TREES PRIOR TO PLANTING**

- NOTES:**
- Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
  - Caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
  - Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
  - Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for the duration of warranty period.

Trees shall only be staked (both sides) if stability issues are present. Review in field with Landscape Architect or submit rationale in writing to L.A. for approval. Tree stakes shall be removed at the end of contractor's 1 year warranty period.

Ensure tree is plumb. Visually inspect from all sides during planting

Do not bury root flare. Ensure top of root flare is flush with surrounding grades.

Provide mulched tree well of min. 3'-0" Ø, keeping min. 8" around trunk clear

Remove any string or ties from rootball and base of tree. Cut back top 1/3rd of burlap from rootball. If wire basket remains, cut back wire loops.

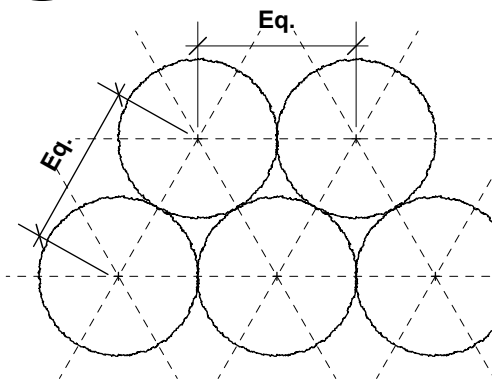
Soil blend as reviewed and approved by landscape architect. Provide 2'-0" depth of soil for an area of 10m<sup>2</sup>. Compact lightly during backfilling to stabilize rootball

Compact soil beneath rootball

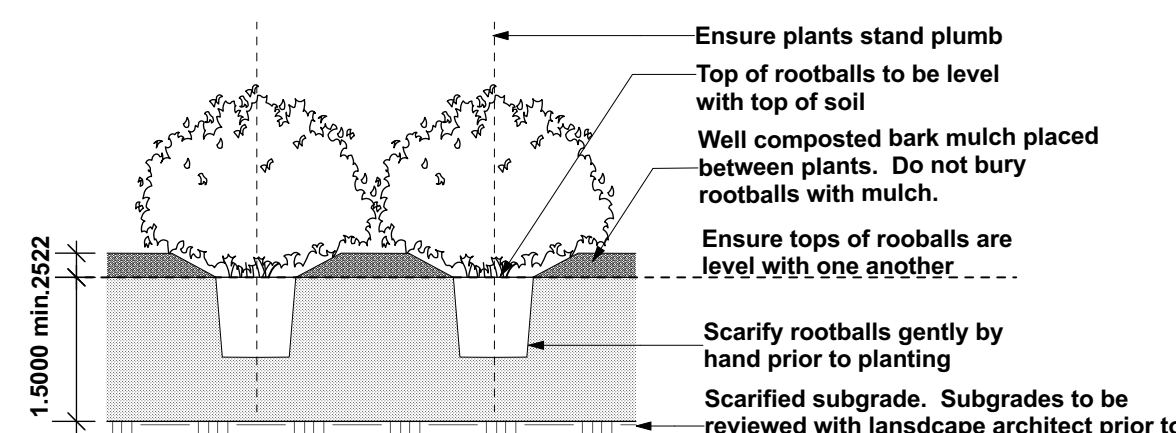
Subgrade scarified to depth of 6". Subgrades to be reviewed with landscape architect prior to soil placement

**1 Tree Planting on Grade**

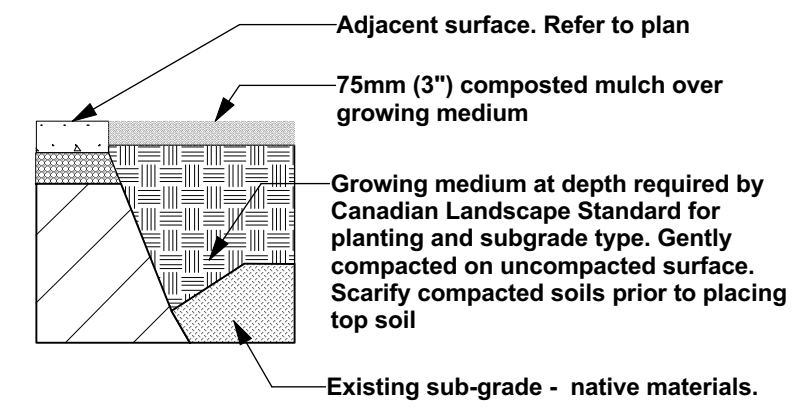
Scale: 1/2" = 1'-0"



Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-center distance. Refer to planting plan and schedule. NOTE: Riparian plantings shall be clustered around microsites rather than grid formation



- NOTES:**
- Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
  - Prune all damaged, diseased, and dead limbs.
  - Prune moist during installation: water container stock well prior to planting and following planting.
  - Dig holes 2-3 times larger than size of roots in non-compacted soil. Rootball untangling, pruning, splitting and burlap sack removal shall be done in a means suitable to allow newly planted roots to spread and avoid root girdling



- Standard Growing Medium: Level 3 'Moderate' Area, type 3P for planting and 3L for lawn as per Canadian Landscape Standards unless otherwise noted.
- Supply sample to landscape architect for approval
  - Soil depths to meet or exceed Canadian Landscape Standard for growing medium in their context.
  - Soil depths to be confirmed and approved by Landscape Architect, prior to installation.
  - Soil shall be inert and certified free of invasive or noxious

**2 Shrub Planting on Grade**

Scale: 1/2" = 1'-0"

**3 Growing medium on Grade**

Scale: 1/2" = 1'-0"

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
<b>PLANT LIST</b>					
<b>RIPARIAN TREES</b>					
Agd	Acer glabrum var. douglasii	Douglas Maple	3	1.2M ht.	B & B
Am	Arbutus menziesii	Madrone Arbutus	3	1.2m ht.	B & B Specimen
<b>SHRUBS</b>					
Aa	Amelanchier alnifolia	Saskatoon Berry	7	#2 pot @ 3'-0" oc	Cont.
CmID	Carex morrowii 'Ice Dance'	Ice Dance Carex	#1	#1 pot @ 1'-6" oc	Cont.
Gs	Gaultheria shallon	Sail	71	#1 pot @ 2'-0" oc	Cont.
Ma	Mahonia aquifolium	Tall Oregon Grape	11	#2 pot @ 3'-0" oc	Cont.
Pm	Polystichum munitum	Sword Fern	14	#1 pot @ 2'-0" oc	Cont.
RskE	Ribes sanguineum	Flowering Currant	3	#2 pot @ 5'-0" oc	Cont.
<b>RIPARIAN PLANT LIST</b>					
Auu	Arctostaphylos uva-ursi	Kinnikinnick	152	#1 pot @ 1'-0" oc	Cont.
Sa	Symphoricarpos albus	Snowberry	10	#2 pot @ 3'-6" oc	Cont.
RskE	Ribes sanguineum	Flowering Currant	1	#2 pot @ 5'-0" oc	Cont.
Hd	Holodiscus discolor	Oceanspray	7	#2 pot @ 5'-0" oc	Cont.
Gs	Gaultheria shallon	Sail	98	#1 pot @ 2'-0" oc	Cont.
Phl	Phladelphus lewisii	Mock Orange	15	#2 pot @ 4'-0" oc	Cont.
Mc	Myrica californica	Sweet Gale	16	#2 pot @ 5'-0" oc	Cont.
Ma	Mahonia aquifolium	Tall Oregon Grape	10	#2 pot @ 3'-0" oc	Cont.
Pc	Physocarpus capitatus	Pacific Ninebark	3	#2 pot @ 4'-0" oc	Cont.
Li	Lonicera involucrata	Twinberry	5	#2 pot @ 5'-0" oc	Cont.
Rn	Rosa nutkana	Nootka Rose	26	#2 pot @ 3'-6" oc	Cont.
Rs	Rubus spectabilis	Salmonberry	15	#1 pot @ 4'-0" oc	Cont.
em	Elymus mollis	Blue Lyme Grass	54	#1 pot @ 2'-0" oc	Cont.
Assorted perennials selected by Landscape Architect			25	#1 pot	Cont.

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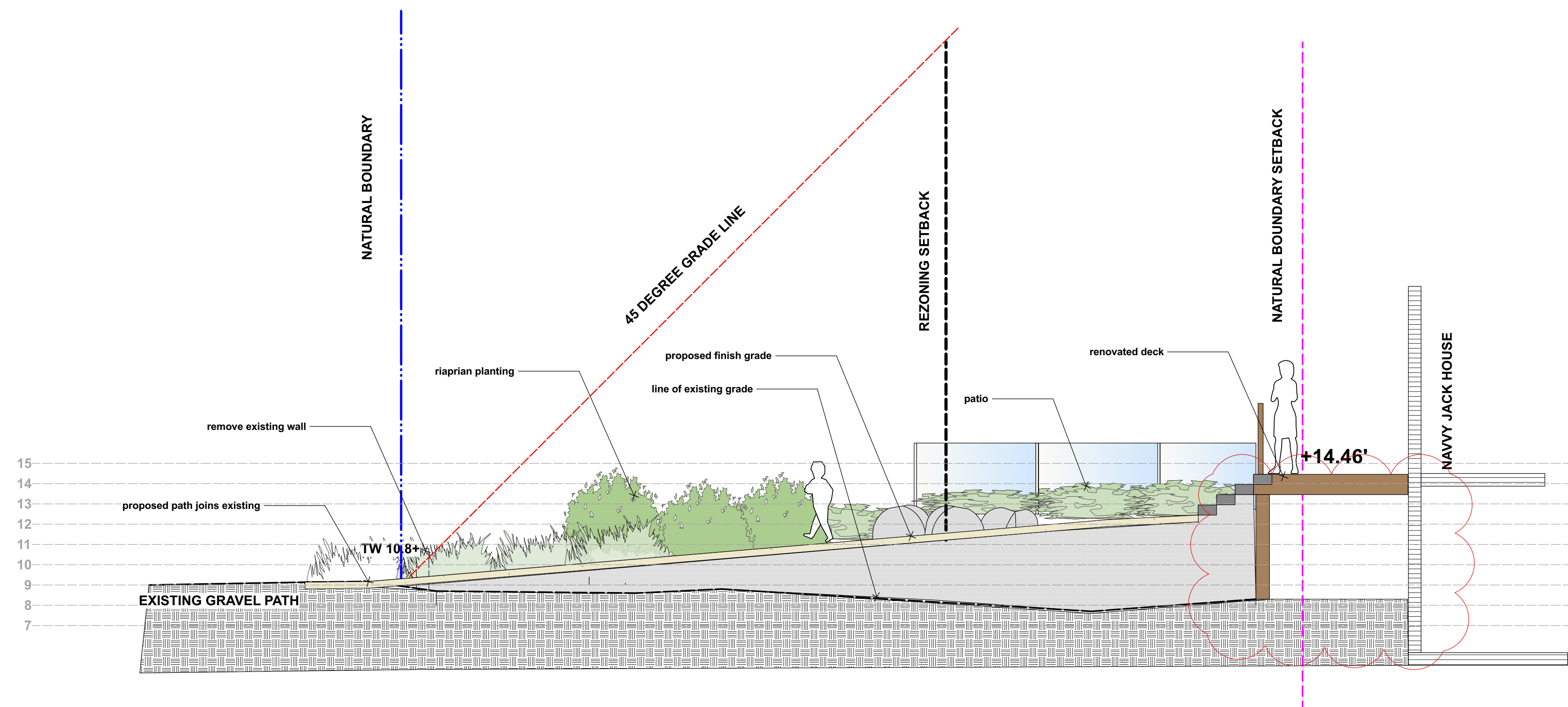
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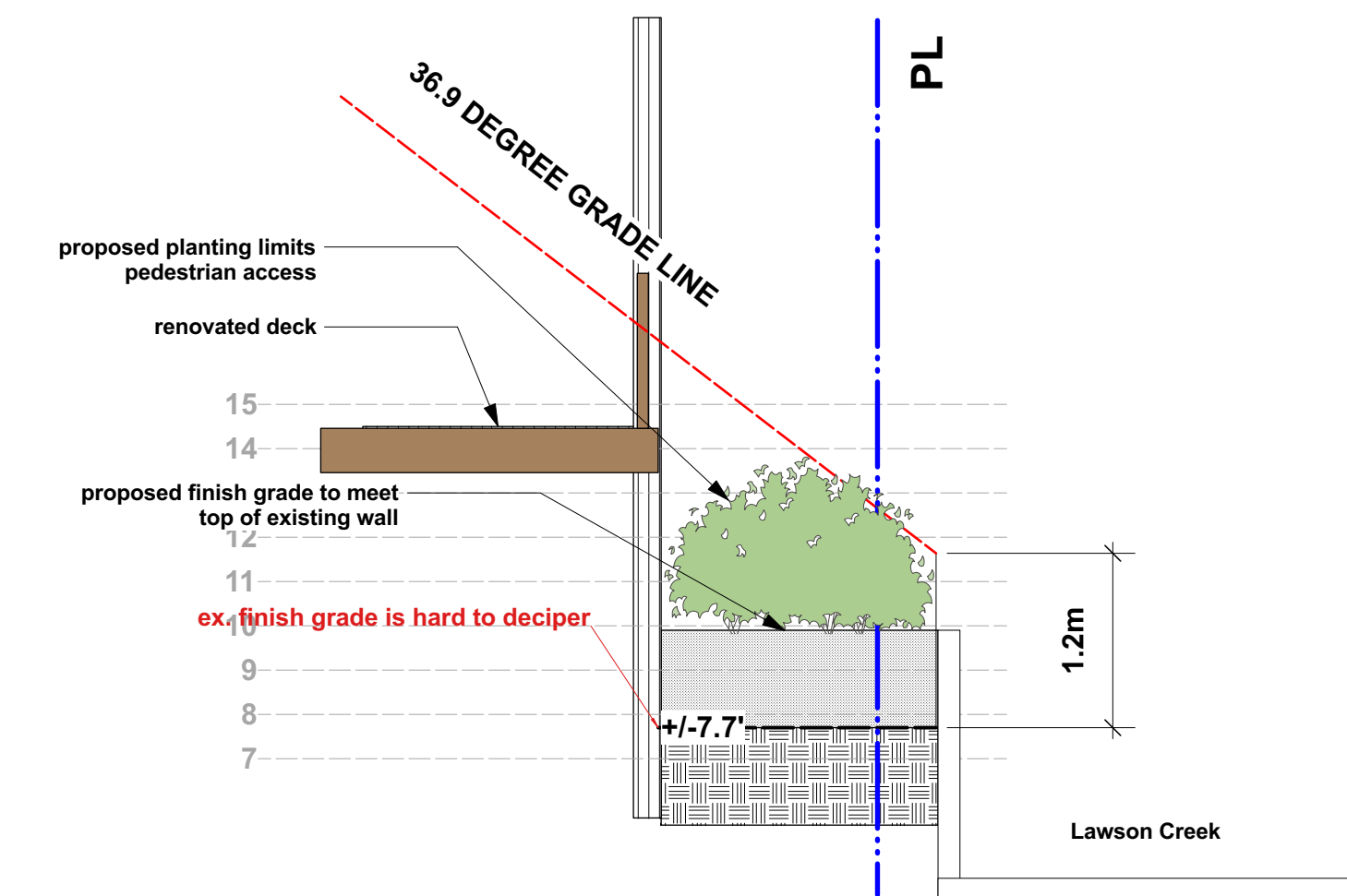
**Landscape Planting and Details**

Project No.	Scale
2024-04	1/8" = 1'-0"
Project Manager	Sheet No.
CV	L3
Reviewed By	
AS	

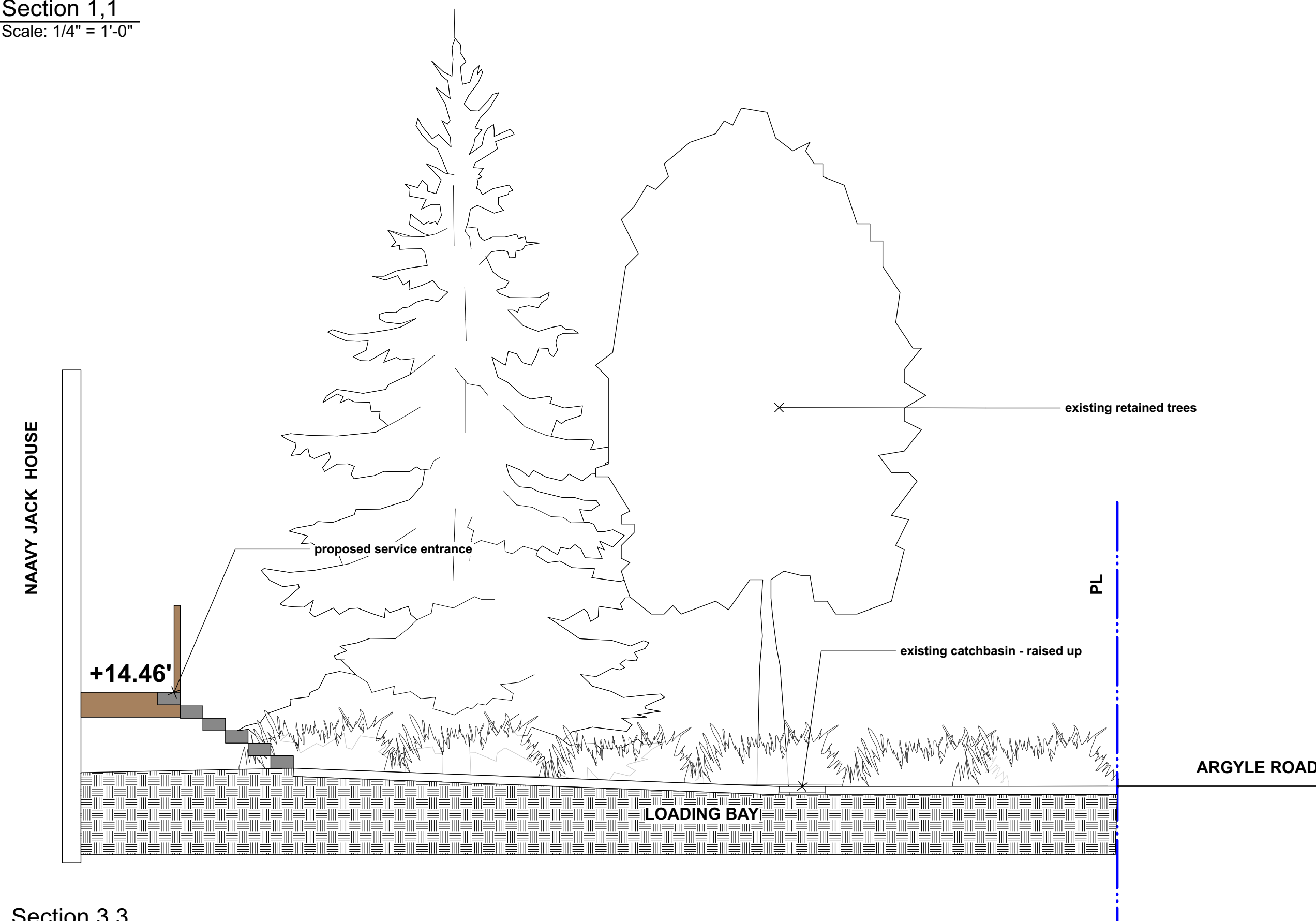




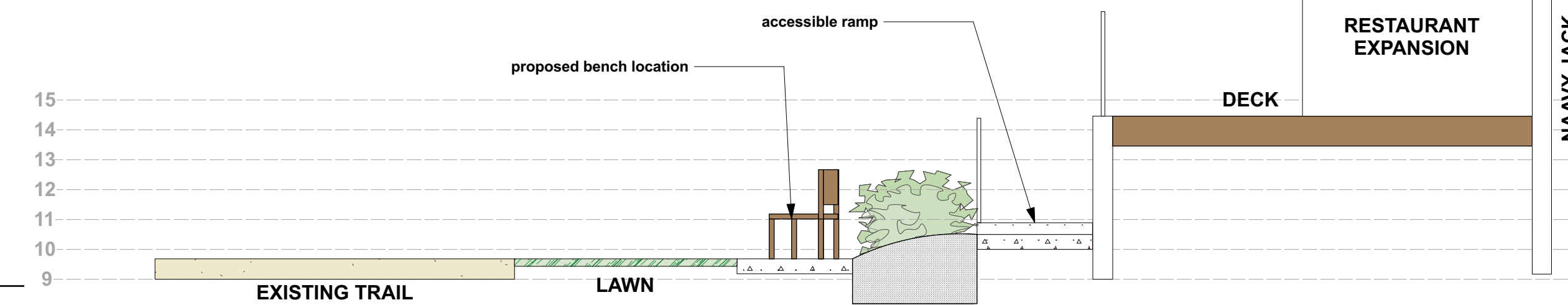
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Scale: 1/4" = 1'-0"



2 Section 2,2  
Scale: 1/4" = 1'-0"

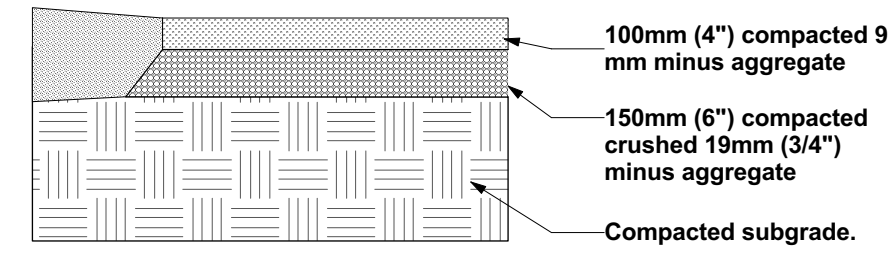


5 Section 3,3  
Scale: 1/4" = 1'-0"

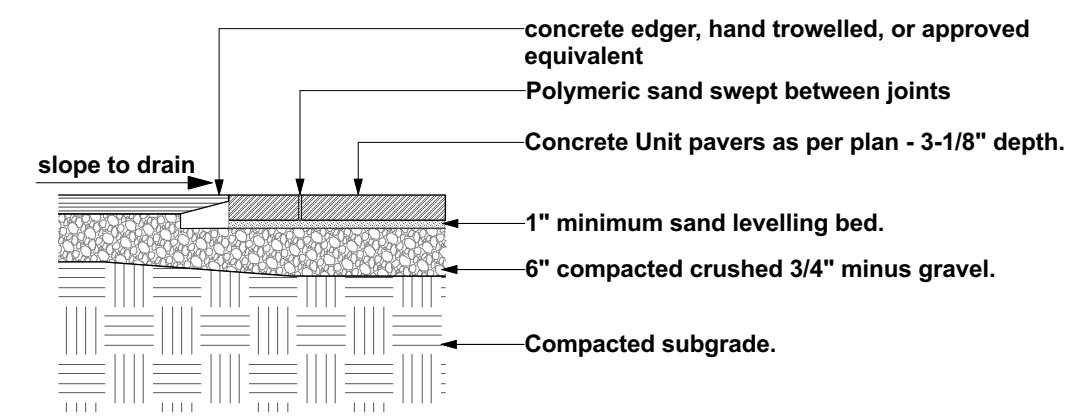


4 Section 4,4  
Scale: 1/4" = 1'-0"

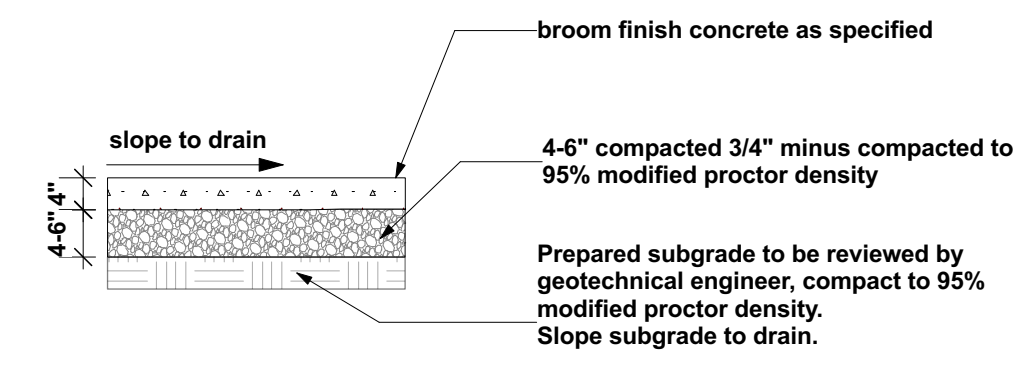
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Date	Issue Notes
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Sheet Title	
Landscape Sections	
Project No.	Scale
2024-04	as noted
Project Manager	Sheet No.
CV	L4
Reviewed By	
AS	



**1 Gravel path**  
Scale: 1/2" = 1'-0"



**2 Concrete Unit Pavers**  
Scale: 1/2" = 1'-0"



**3 Cast in Place Concrete**  
Scale: 1/2" = 1'-0"

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### Hardscape Details

Project No. 2024-04	Scale as noted
Project Manager CV	Sheet No. <b>L5</b>
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