

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 arborist

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

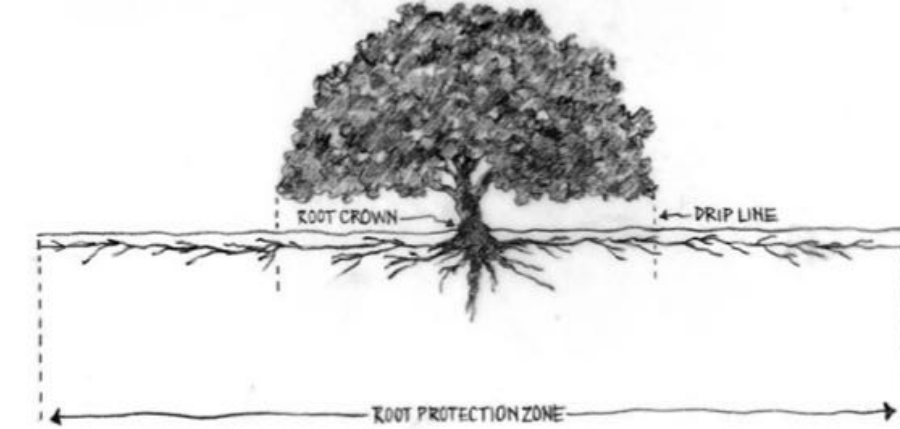
IF THERE ARE OBSTACLES TO INSTALLATION OF TREE PROTECTION BARRIER

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

3 Tree Protection Plan
Scale: 1/8" = 1'-0"

NOTE: RETAIN THE IRRIGATION BOX VALVE IN THE NW CORNER OF THE PARK (1770 ARGYLE AVENUE) IN PLACE, IF POSSIBLE.

ARBORIST TO SUPERVISE REMOVAL OF CONCRETE PAD WITHIN CRZ OF TREE#10

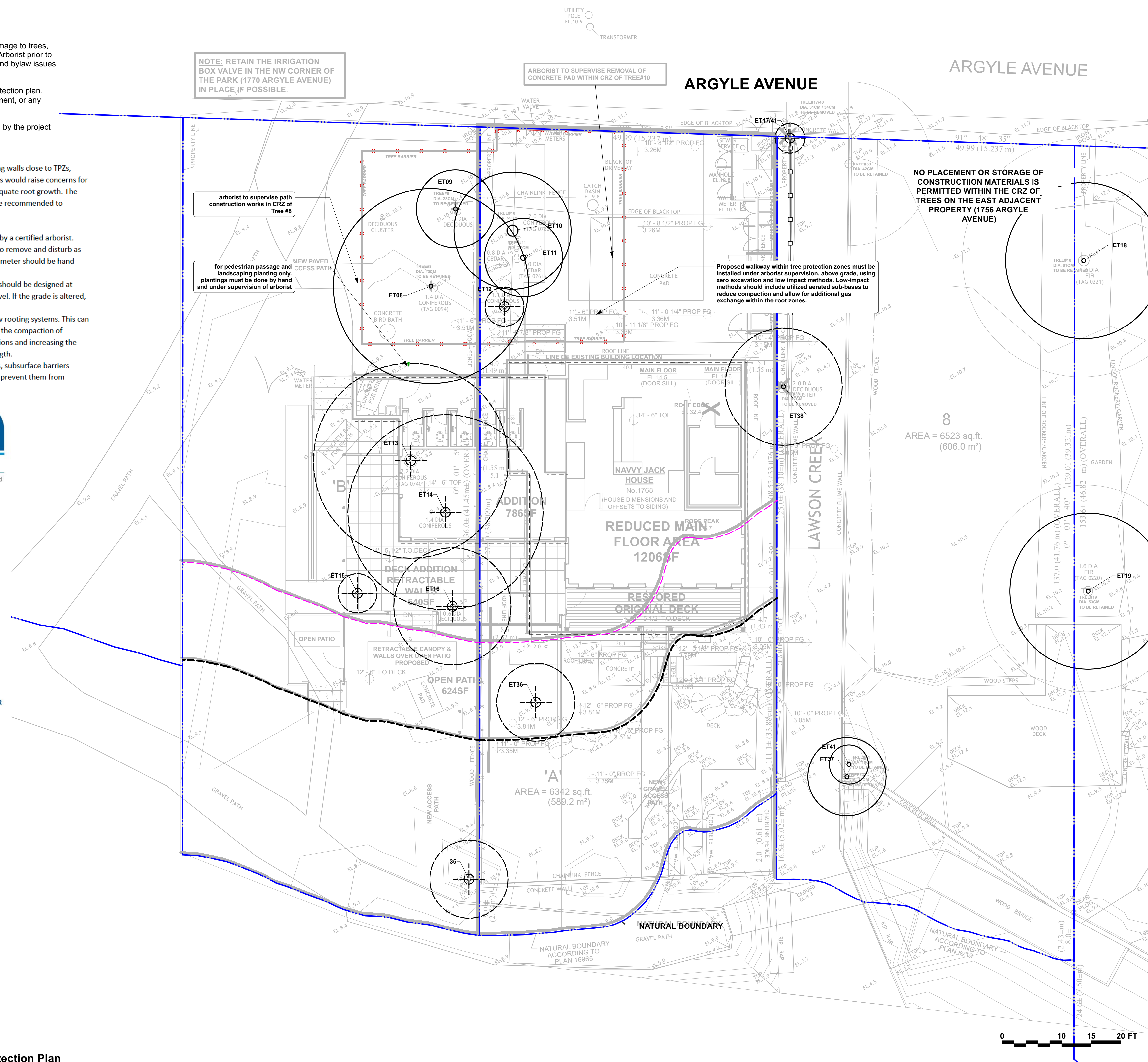
arborist to supervise path construction works in CRZ of Tree #8
for pedestrian passage and landscaping planting only, plantings must be done by hand and under supervision of arborist

Proposed walkway within tree protection zones must be installed under arborist supervision, above grade, using zero excavation and low impact methods. Low-impact methods should include utilized aerated sub-bases to reduce compaction and allow for additional gas exchange within the root zones.

NO PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS IS PERMITTED WITHIN THE CRZ OF TREES ON THE EAST ADJACENT PROPERTY (1756 ARGYLE AVENUE)

8
AREA = 6523 sq.ft.
(606.0 m²)

'A'
AREA = 6342 sq.ft.
(589.2 m²)



LEGEND

- Property Line
- Tree protection fence
- Existing Tree: TO BE RETAINED
- Existing Tree: TO BE REMOVED

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.

- INSTALLATION METHODS FOR WALKWAYS WITHIN RETAINED TREE PROTECTION ZONES:
- ALL WORK WITHIN RETAINED TREE PROTECTION ZONES IS TO OCCUR UNDER ARBORIST SUPERVISION.
 - PREPARE THE GROUND BY REMOVING LOOSE ORGANICS SUCH AS TURF, DUFF, AND WEEDS IF DEEMED POSSIBLE BY THE PROJECT ARBORIST AND UNDER THE ON-SITE DIRECTION OF THE PROJECT ARBORIST.
 - MAINTAIN THE EXISTING SUBGRADES WITHIN THE TREE PROTECTION ZONES.
 - PLACE DOWN NILEX 4545 NON-WOVEN GEOTEXTILE TO PREVENT ANY LEACHATE INTO THE UNDISTURBED SUBGRADES. GEOTEXTILE TO EXTEND 150MM PAST EDGES OF BOTTOM OF WALKWAY.
 - PLACE DOWN A MINIMUM DEPTH OF 10CM, 10CM CLEAR CRUSH ROCK TO USE AS AERATED SUB-BASE.
 - PLACE DOWN NILEX 4545 NON-WOVEN GEOTEXTILE OVER TOP OF CLEAR CRUSH GRAVEL TO PREVENT LEACHATE FROM LAYERS ABOVE INTO CLEAR CRUSH.
 - PLACE DOWN THE BASE MATERIALS AND INSTALL THE SURFACE TREATMENTS.
 - IF PLACING FILL ALONG OUTSIDE EDGES OF INSTALLED WALKWAYS, FILL DEPTHS WITHIN TREE ROOT ZONES MUST NOT EXCEED 10CM.
 - RETAINING WALLS MAY BE USED TO REDUCE THE SLOPE TRANSITION WHEN GREATER GRADES OR FILLS ARE NEEDED. IF RETAINING WALLS IS TO BE USED WITHIN TREE ROOT ZONE, INSTALL WALL ABOVE GRADE AND BY USING ZERO-EXCAVATION AND LOW-IMPACT METHODS.
- PLEASE ALSO NOTE REGARDING THE ABOVE: TYPES AND AMOUNTS OF BASE MATERIALS TO USE DEPENDS ON WHAT SURFACE TREATMENT IS CHOSEN
- HEIGHTS OF MATERIALS (EXCLUDING THE CLEAR CRUSH) TO USE DEPENDS ON WHAT THE MAXIMUM TOTAL HEIGHT REQUIRED FOR THE WALKWAY IS

2024-08-22	Reissue for DP
2024-06-25	Reissue for DP
2024-03-13	Issue for DP
2024-02-13	for coordination

Date	Issue Notes
↑	

Prospect & Refuge

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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
Skwxwú7mesh Uxwumixw, səlliwatəʔ, & x̱məθkʷəyám

Sheet Title Landscape Tree Protection Plan	
Project No. 2024-04	Scale 1/8" = 1'-0"
Project Manager CV	Sheet No. L1
Reviewed By AS	

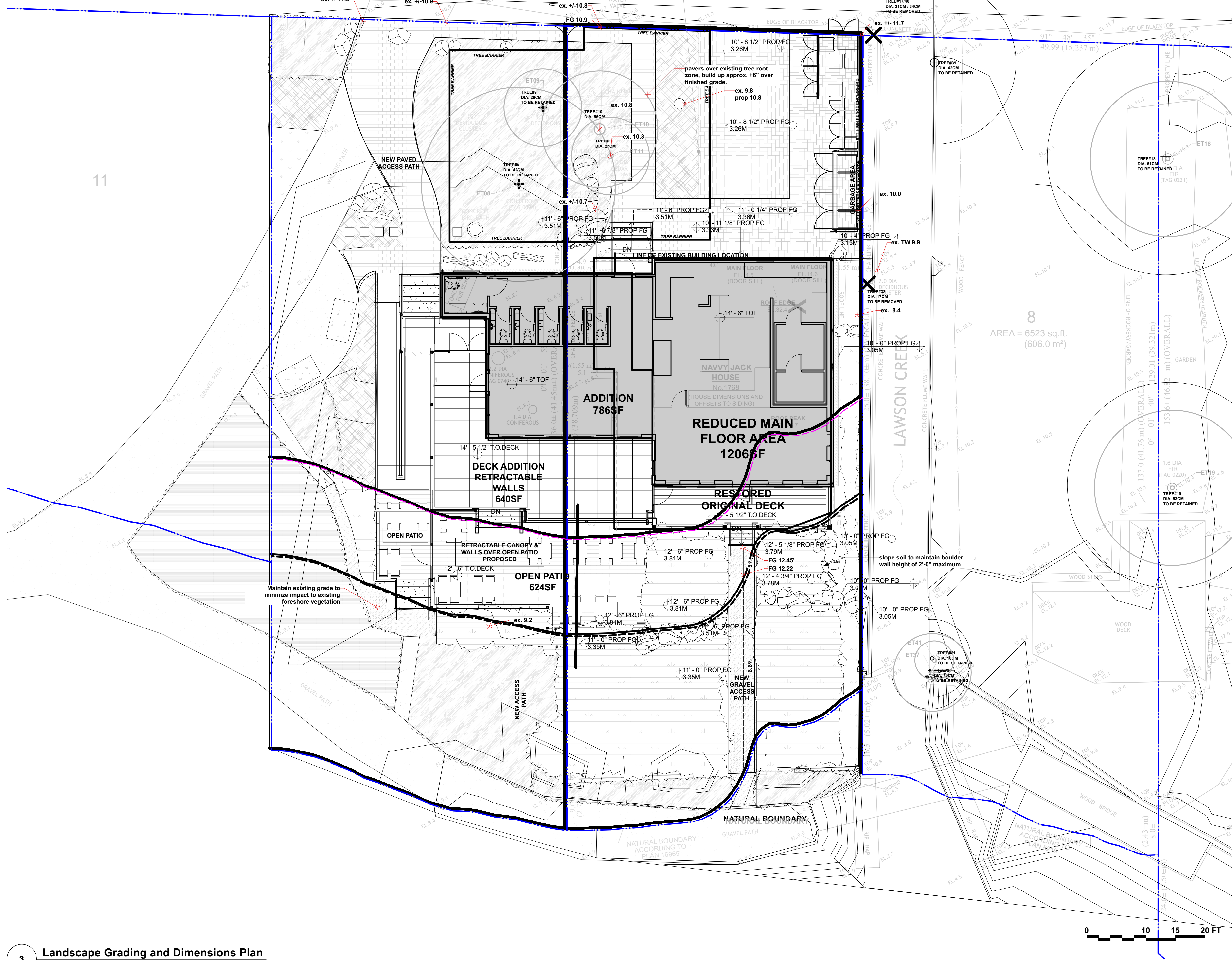


NOTE: RETAIN THE IRRIGATION BOX VALVE IN THE NW CORNER OF THE PARK (1770 ARGYLE AVENUE) IN PLACE IF POSSIBLE.

ARBORIST TO SUPERVISE REMOVAL OF CONCRETE PAD WITHIN CRZ OF TREE#10

ARGYLE AVENUE

ARGYLE AVENUE



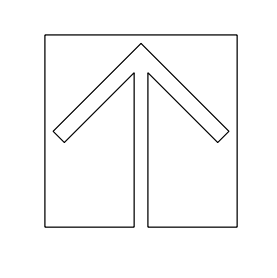
LEGEND

- 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

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Sheet Title
Landscape Grading and Dimensions Plan

Project No.	Scale
2024-04	1/8" = 1'-0"
Project Manager	Sheet No.
CV	L2b
Reviewed By	
AS	

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ARBORIST TO SUPERVISE REMOVAL OF CONCRETE PAD WITHIN CRZ OF TREE#10

ARGYLE AVENUE

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

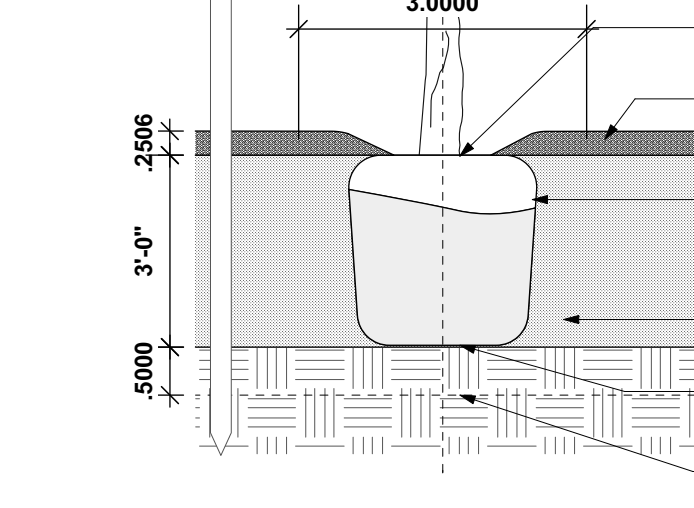
Do not bury root flare. Ensure top of root flare is flush with surrounding grades.

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.

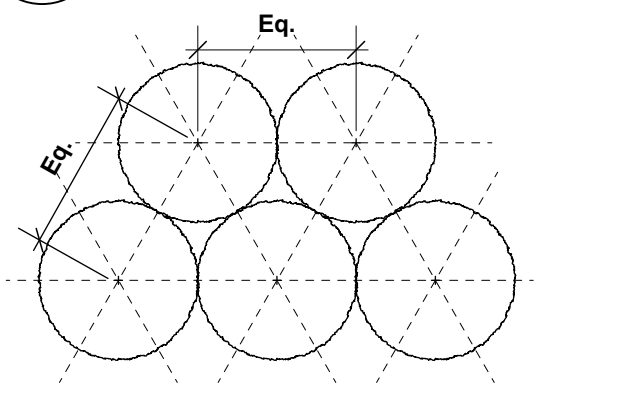
Soil blend as reviewed and approved by landscape architect. Provide 2'-0" depth of soil for an area of 10m². Compact lightly during backfilling to stabilize rootball

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

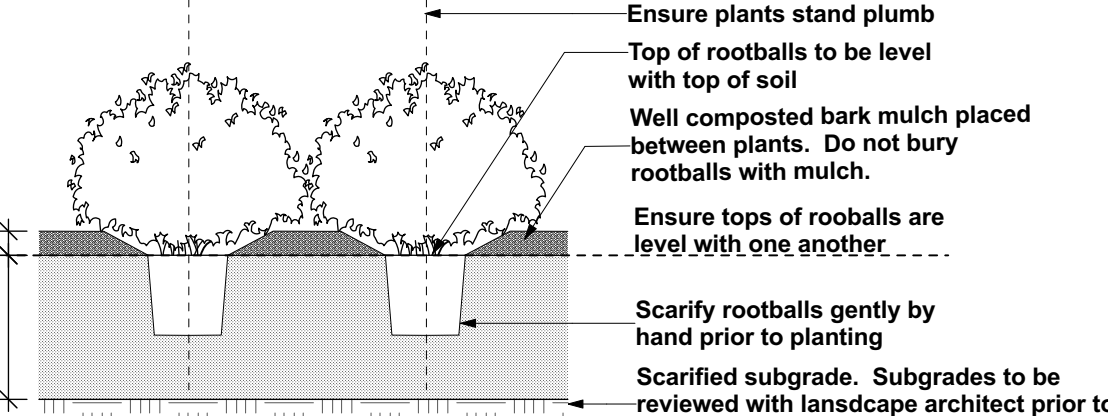


1 Tree Planting on Grade

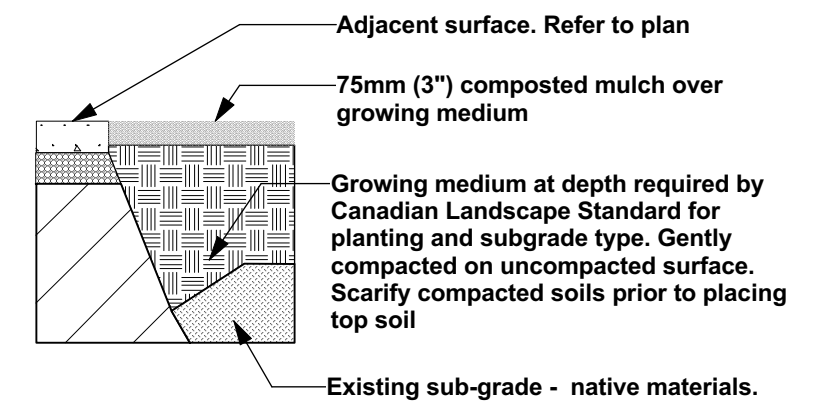
Scale: 1/2" = 1'-0"



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.
 - Keep roots 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 noddles



Standard Growing Medium: Level 3 'Moderate' Area, type 3P for planting and SL 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
PLANT LIST					
RIPARIAN TREES					
Agd	Acer glabrum var. douglasii	Douglas Maple	2	1.2M ht.	B & B
Am	Arbutus menziesii	Madrone Arbutus	3	1.2m ht.	B & B Specimen
SHRUBS					
Aa	Amelanchier alnifolia	Saskatoon Berry	7	#2 pot @ 3'-0" oc	Cont.
CmId	Carex morrowii 'Ice Dance'	Ice Dance Carex	51	#1 pot @ 1'-6" oc	Cont.
Gs	Gaultheria shallon	Salal	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	8	#2 pot @ 5'-0" oc	Cont.
RIPARIAN PLANT LIST					
Auu	Arctostaphylos uva-ursi	Kinnikinnick	140	#1 pot @ 1'-0" oc	Cont.
Sa	Symphoricarpos albus	Snowberry	5	#2 pot @ 3'-6" 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.
Hd	Holodiscus discolor	Oceanspray	5	#2 pot @ 5'-0" oc	Cont.
Li	Lonicera involucrata	Twinberry	5	#2 pot @ 5'-0" oc	Cont.
Gs	Gaultheria shallon	Salal	58	#1 pot @ 2'-0" oc	Cont.
Rn	Rosa nutkana	Nootka Rose	23	#2 pot @ 3'-6" oc	Cont.
Rs	Rubus spectabilis	Salmonberry	17	#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.

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 cutsheets 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 standards 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.

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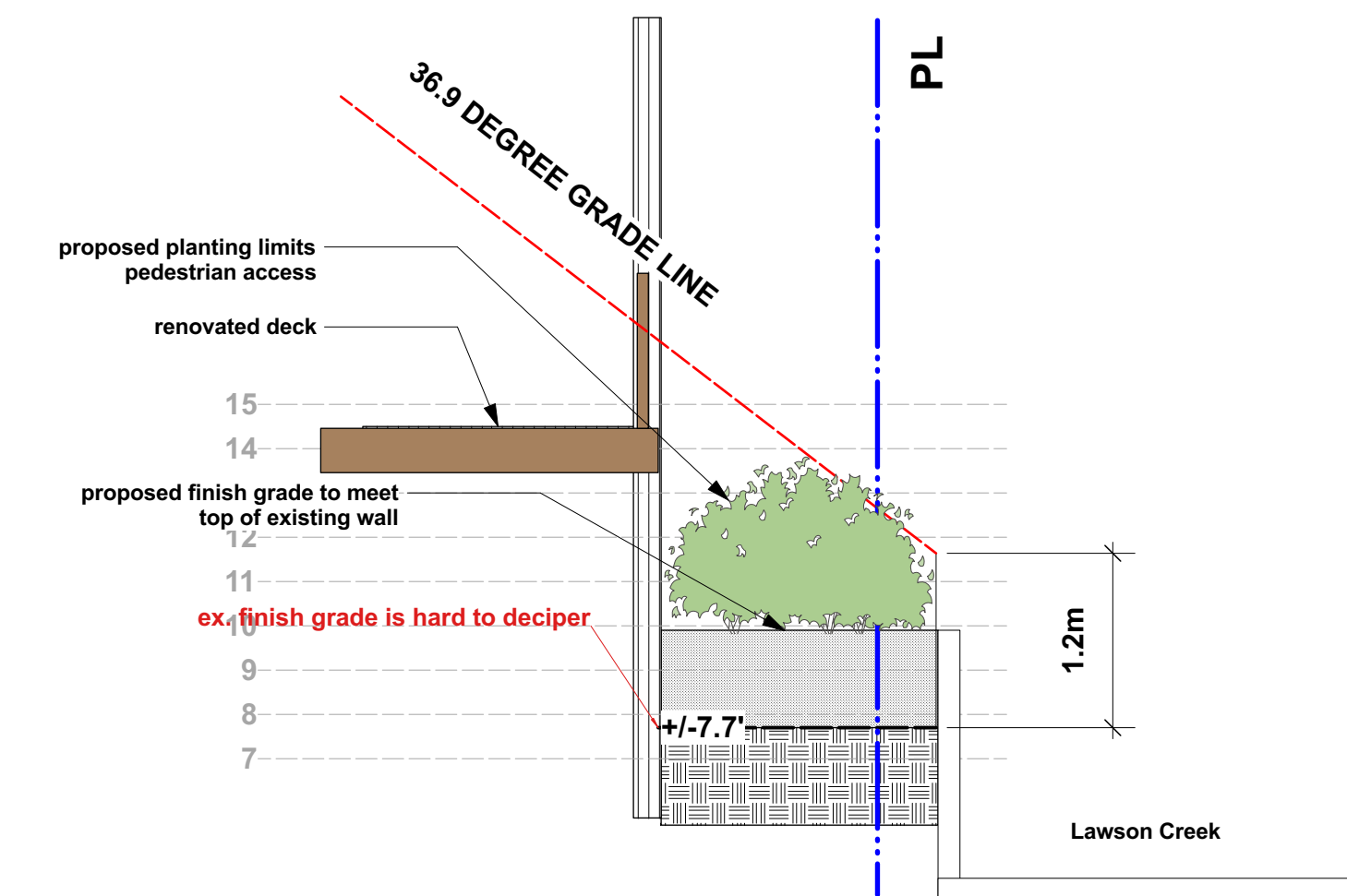
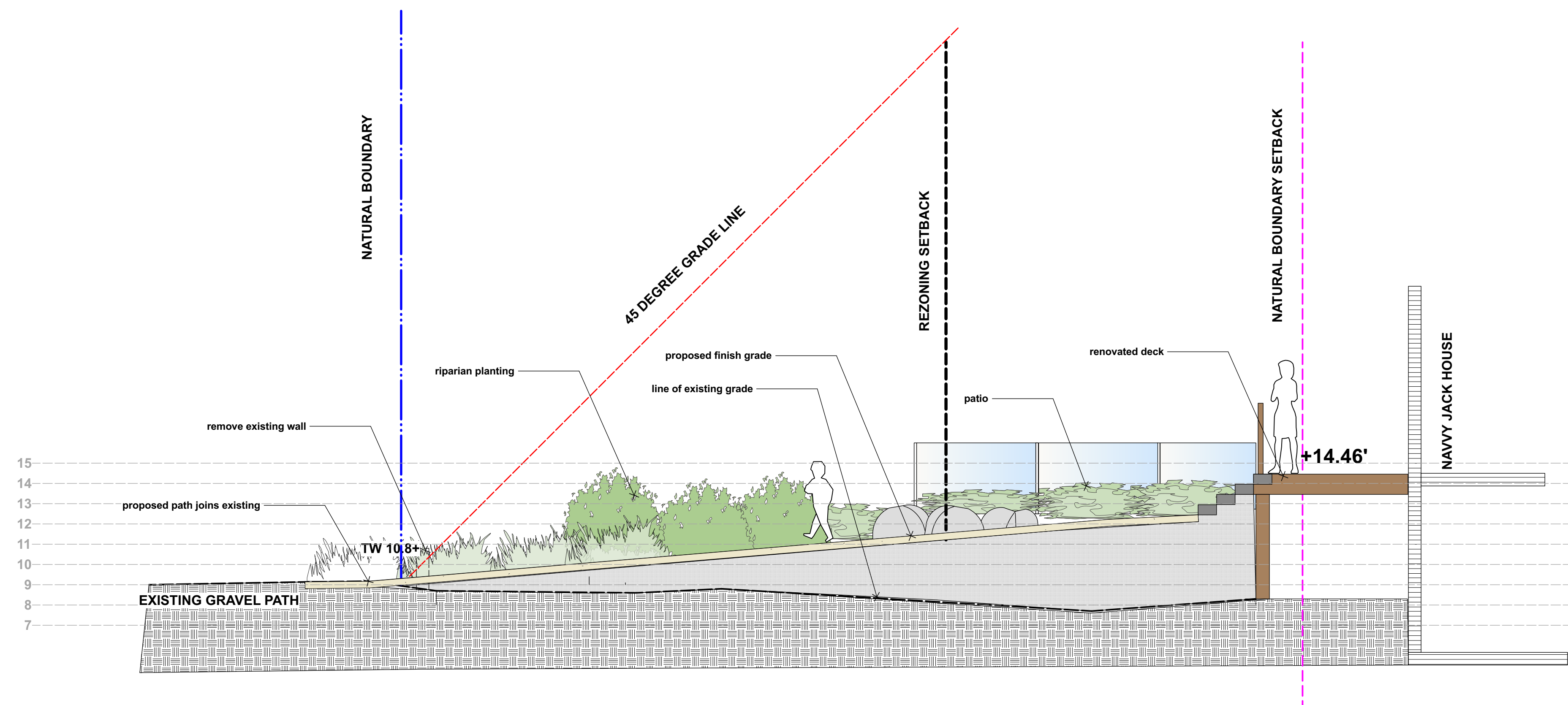
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Landscape Planting and Details

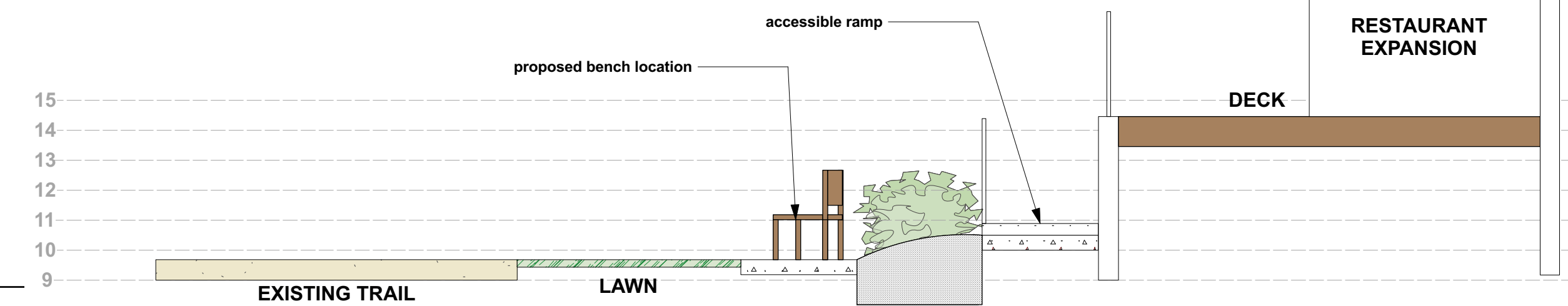
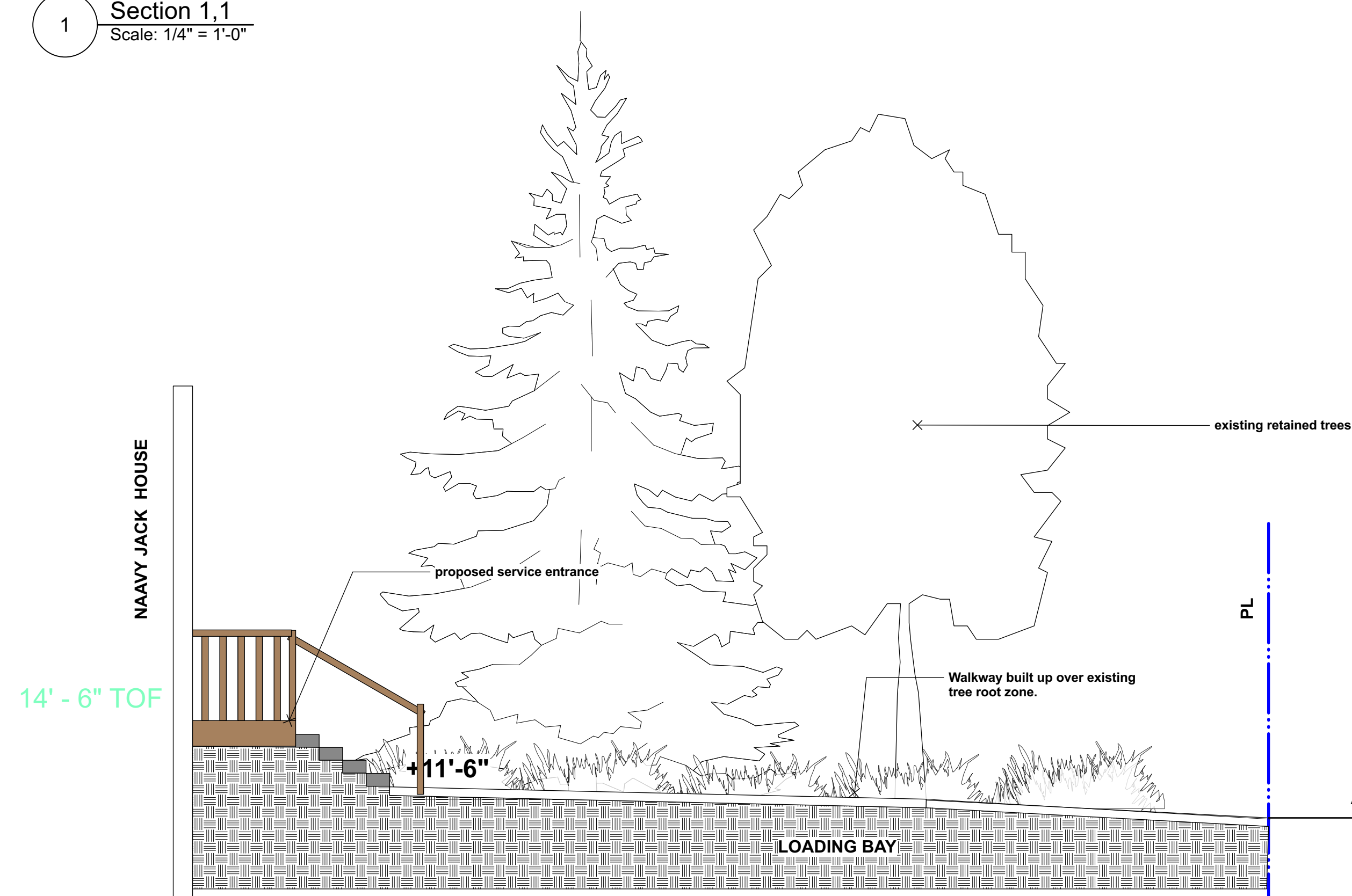
Project No.	Scale
2024-04	1/8" = 1'-0"
Project Manager	Sheet No.
CV	L3
Reviewed By	AS





1 Section 1,1
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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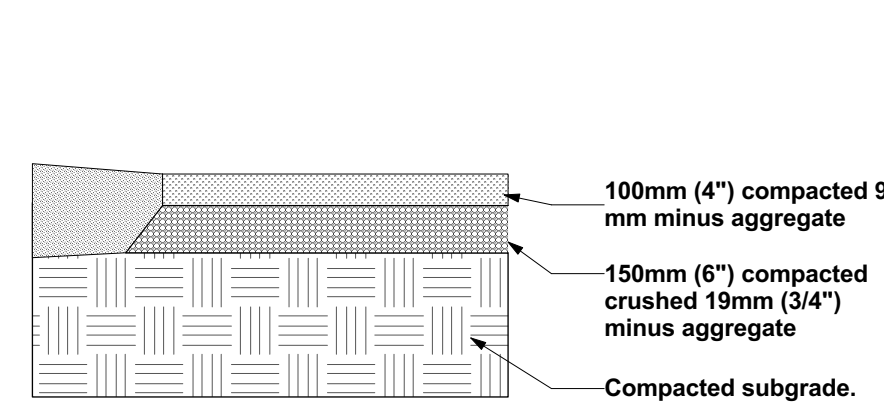
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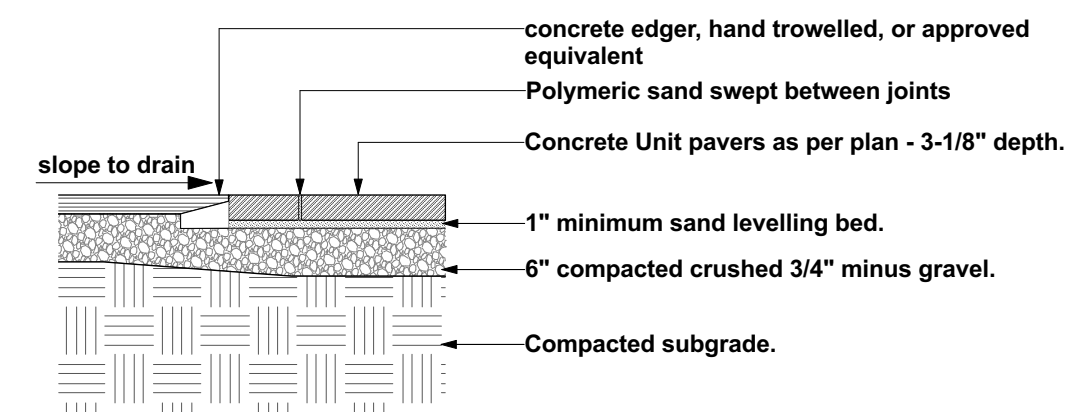
Sheet Title
Landscape Sections

Project No.	Scale
2024-04	as noted

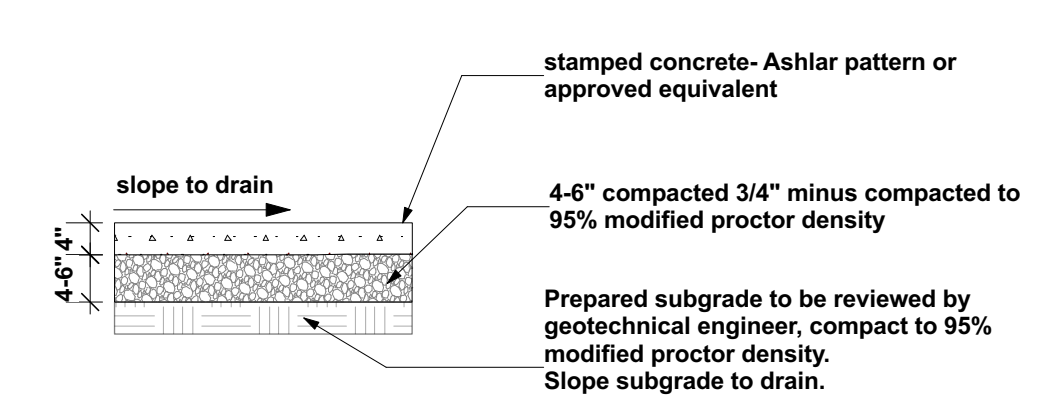
Project Manager	Sheet No.
CV	L4
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AS	



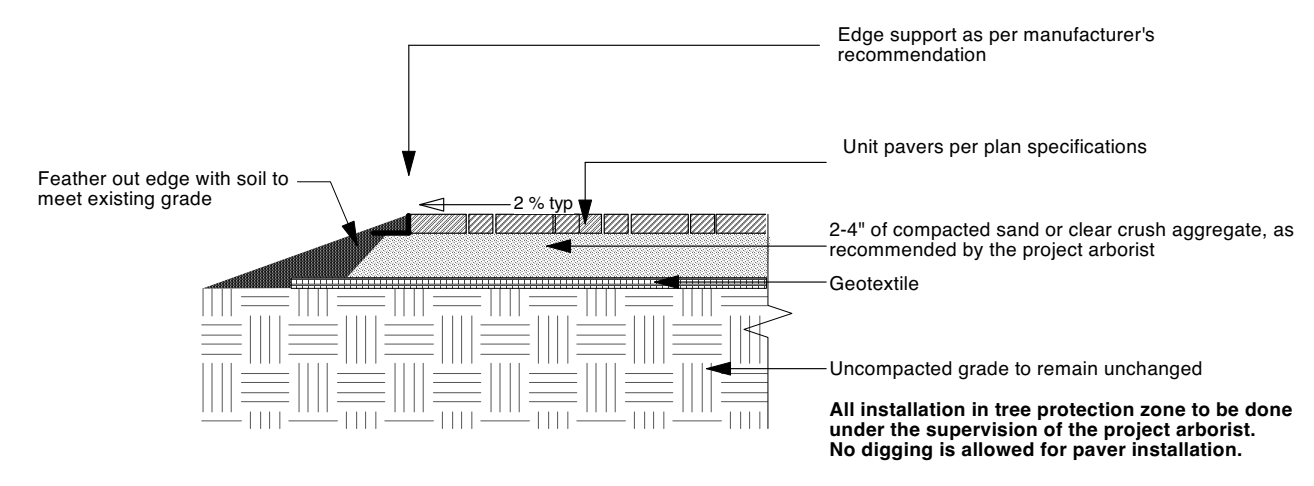
1 Gravel path
Scale: 1/2" = 1'-0"



2 Concrete Unit Pavers at grade and over tree root zone
Scale: 1/2" = 1'-0"

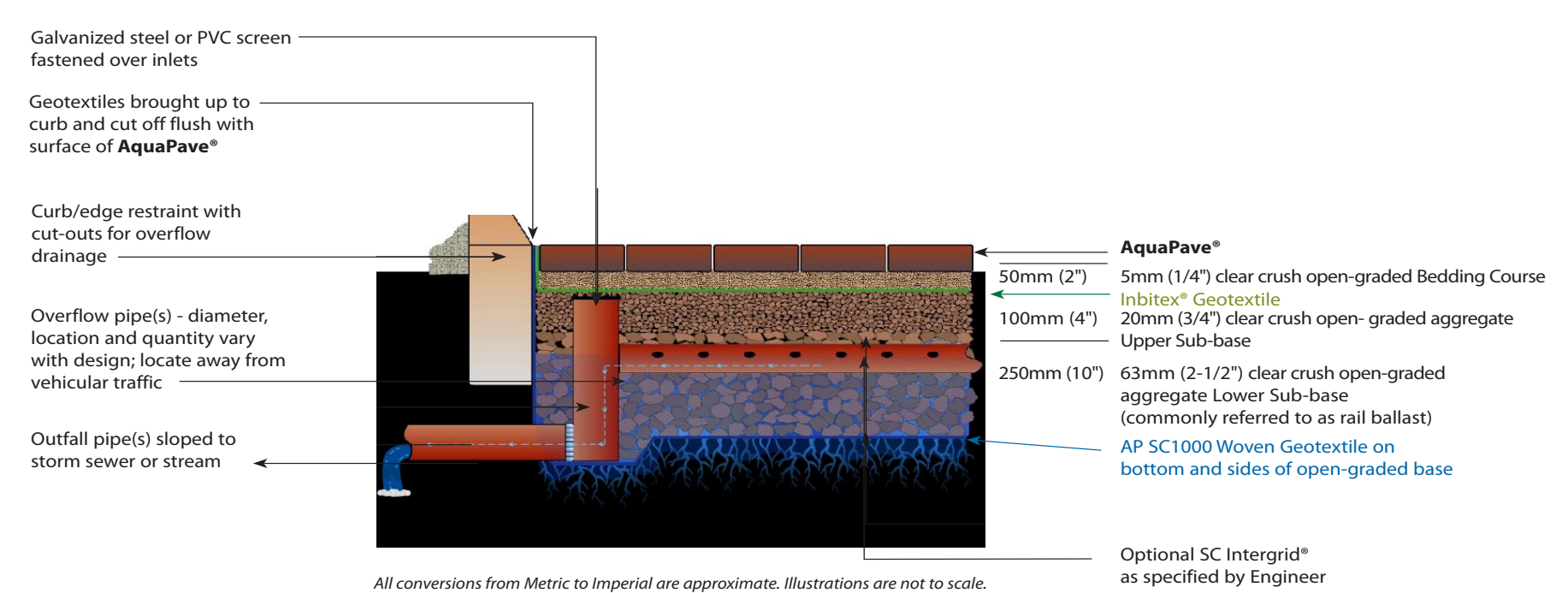


3 Cast in Place Concrete
Scale: 1/2" = 1'-0"



AQUAPave® Permeable On-Site Stormwater Source Control System Or approved equivalent

Partial Exfiltration System



4 Permeable Pavers on Grade
Scale: 1/2" = 1'-0"

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Hardscape Details

Project No.	Scale
2024-04	as noted
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CV	L5
Reviewed By	
AS	