

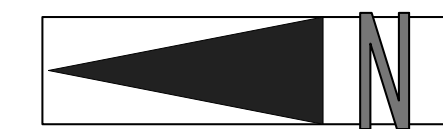
300-120 Lonsdale Ave  
North Vancouver, B.C  
V7M 2E8

Phone: (604)990-6662  
Web: vernaculardesign.ca

CONSULTANTS:

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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

6	B.P.	
5		
4		
3		
2	SUBDEV/REZ.	AUG. 23, 2024
1	SUBDEV/REZ.	AUG. 28, 2023
No.	Issue for	DATE

PROJECT: PREAPP

245  
W 27TH ST.

DRAWING TITLE:

TREE PROTECTION  
PLAN

DATE:

DRAWING NO. :

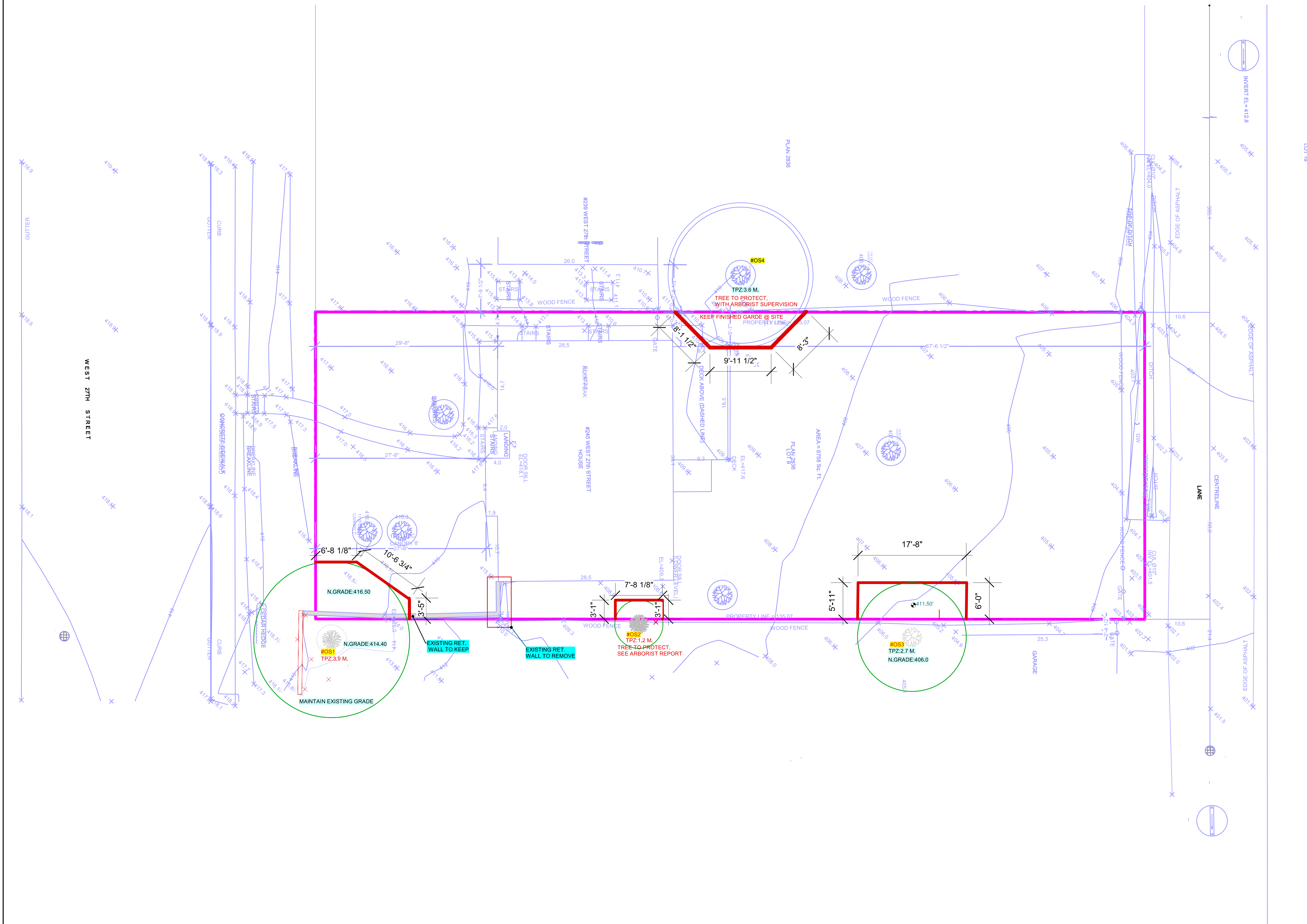
DRAWN BY :

CHECKED BY:  
-M.R.

-R.CH

SCALE: 1/16"

L-00





PLANTING LIST		245 WEST 27TH STREET	AUG/26/2024			
Type	Code	Common Name	Scientific Name	Size	Qty	Origin
Tree/Hedge						
Deciduous	ls	Liquidambar Columnar	Liquidambar Styraciflua	5 cm. cal	2	non-native
Deciduous/Fruit	gdp	Prunus domestica-red	Italian gold plum	5 cm. cal	1	non-native
Deciduous/Fruit	rcp	Prunus cocomilia-gold	Italian red plum	5 cm. cal	1	non-native
SHRUBS						
Shrub	sc	Sweet box	Sarcococa	#2 pot	18	non-native
Shrub	st	Strawberry tree	Arbutus unedo	#3 pot	4	native
Shrub	og	Oregon grape	Mahonia	#2 pot	0	native
Shrub	jsm	Japanese skimmia-male	Skimmia japonica	#2 pot	18	non-native
Shrub	jsf	Japanese skimmia-female	Skimmia japonica	#2 pot	15	non-native
Shrub	ey	English yew	Taxus baccata	#3 pot	10	non-native
Shrub	hb	Heavenly bamboo	Nandina domestica	#2 pot	14	non-native
GROUND COVERS						
Ground cover	mr	Creeping Mahonia	Mahonia repens	#1 pot	24	native
Ground cover	vo	Evergreen huckleberry	Vaccinium ovatum	#2 pot	20	non-native
Ground cover	pp	pollinator plants	variety of plants	seeds		native
Ground cover	sf	Sword fern	Polystichum munitum	#1 pot	20	native
Ground cover	df	Deer fern	Struthiopteris	#1 pot	20	native

PAVEMENTS:

-- Broom finish conc. paving w/scorelines

-- "Aquapave" permeable conc. pavers with soldier course edge by Abbotsford Conc.  
-- Standard ('Natural' colour)

-- 75mm (3") depth of compacted granite screenings over 100mm compacted granular base.

DECIDUOUS TREE PLANTING:

-50x50x2450mm p.t. fir stakes extending 150 past rootball into subgrade. Do not penetrate rootball  
remove stakes after one (1) year  
-38mm wide tree tape looped around tree in figure 8 attached to stake with shingle nails  
50x50x2450mm p.t. fir stakes extending 150 past rootball into subgrade. Do not penetrate rootball  
remove stakes after one (1) year  
Compacted sub-grad.  
-APPLY DECOMPOSED MULCH AROUND TREES (50 mm. MAX DPT)  
-PLACE MAX. 75 mm (3") OF TOPSOIL OVER ROOT ZONE

-Pit size to be rootball width plus 600mm minimum

-Backfill with growing medium as per landscape specification compacted in 300mm lifts to 85% MPD.  
100mm deep saucer formed in growing medium for initial year of watering. Plant tree at original nursery planting depth.

GENERAL NOTES

- Any areas of compacted soil (through construction or removal of old sidewalk or roadway, etc.) to be replaced with 600mm depth of turf-blend soil and sod over 150mm of scarified subgrade
- 300mm depth of continuous root barrier to be installed at front edge of proposed sidewalks and on both sides of entry walks
- All concrete flatwork to receive "California Style" tooled control joints with light broom finish
- All sod to be Chaffer-resistant (contain over 70% Tall Tuff-type Fescue)

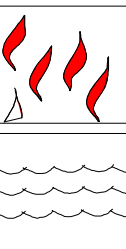
- PROVIDE ELECTRICAL HIGH AND LOW VOLTAGE ELECTRICAL LINES FOR LANDSCAPE AND SPRINKLER.
- ON EXT. WALLS OF HOUSE AND GARAGE PROVIDE MOTION LIGHTS.
- PROVIDE CEDAR FENCE MAX. 1.5 M HT. FROM REAR PROPERTY TO LINE OF FRONT SETBACK

- PROVIDE WATER LINE AND POWER FOR AUTOMATIC SPRINKLER FOR BOTH HOUSES.
- LOCATION OF UTILITIES SUBJECT TO SITE CONDITION TO BE DETERMINED AT B.P. PHASE

LEGEND

- STEP LIGHT POWERED BY HIGH VOLT.
- WALL MOUNTED LIGHTING/MOTION SENSOR
- PATH LIGHT POWERED BY LOW VOLT.
- PLANTS
- PLANTING BED

Vernacular  
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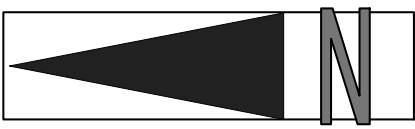
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