

# LANDSCAPE CONTRACT DOCUMENTS

## PROJECT: MEMBRANE AND LANDSCAPE REPLACEMENT

ISSUED FOR TENDER, FEBRUARY 25, 2021

LOCATION: 642 EAST 7TH AVENUE, VANCOUVER

CLIENT: STRATA VR 367

BUILDING CONSULTANT: LDR ENGINEERING GROUP

LANDSCAPE ARCHITECT CONSULTANT: SW LANDSCAPE ARCHITECT

ATTN: STEVE WONG 778 834-8959 stevewong234@gmail.com  
www.swlandscapearchitect.com

### SUMMARY OF LANDSCAPE SCOPE OF WORK

MAIN ITEMS: SITE PREPARATION; GRADING WORKS; GROWING MEDIUM; TURFGRASS SOD; PLANT MATERIAL; PLANT MAINTENANCE; TREE PROTECTION; GALVANIZED STEEL PLANTERS

POSSIBLE ITEMS: IRRIGATION SYSTEM (SEPARATE PRICE REQUIRED)

### LANDSCAPE LIST OF DRAWINGS

L1 LAYOUT AND GRADING

L2 PLANTING

L3 DETAILS

L4 TREE MANAGEMENT

L5 ORIGINAL PERMIT DRAWING

L6 SURVEY

### GENERAL CONDITIONS OF THE CONTRACT

-REFER TO GENERAL CONDITIONS OF CONTRACT, BY PRIME CONSULTANT

-REFER TO, AND COORDINATE THESE CONTRACT DOCUMENTS WITH THE CONTRACT DOCUMENTS OF THE OTHER CONSULTANTS AND THE MAIN CONTRACT

### LANDSCAPE SPECIFICATIONS

-FROM CANADIAN LANDSCAPE STANDARD (CLS), SECOND EDITION

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-PUBLISHED JOINTLY BY:

CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS 12 FORILLON CRESCENT, OTTAWA ON K2M 2W5 1-613-668-4775 csla-aapc.ca	CANADIAN NURSERY LANDSCAPE ASSOCIATION 7856 FIFTH LINE SOUTH MILTON ON L9T 2X8 1-888-446-3499 cnla-acpp.ca
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### SUPPLEMENTARY SPECIFICATIONS- PROJECT SPECIFIC:

**5. GROWING MEDIUM**-PER SECTION 5.3.5, ALL PLANTED AREAS SHOULD HAVE THE GROWING MEDIA DESIGNATION OF LEVEL 2 "GROOMED", WITH GROWING MEDIA FOR LAWN AREAS AS 2H AND PLANTING AREAS 2P.  
PER TABLE T-5.3.5.5 MINIMUM DEPTHS OF GROWING MEDIA- REFER TO DRAWINGS  
NOTE: GROWING MEDIUM SUPPLIED BY VERATEC ENGINEERED PRODUCTS (www.veratecgroup.com) OR EQUIVALENT. A CURRENT SOIL ANALYSIS IS TO BE DONE BY PACIFIC SOIL ANALYSIS (604 273-8226) TO CONFIRM CONFORMANCE WITH THE CLS SPECIFICATIONS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SHIPPING. CONTRACTOR TO PAY FOR SOIL ANALYSIS BY PACIFIC SOIL ANALYSIS AFTER DELIVERY OF GROWING MEDIUM TO CONFIRM THAT GROWING MEDIUM MEETS SPECIFICATIONS. FAILURE TO MEET SPECIFICATIONS CAN RESULT IN THE REMOVAL OF GROWING MEDIUM AT CONTRACTOR'S EXPENSE.

**6. PLANTS AND PLANTING:** ALL PLANT MATERIAL TO MEET CANADIAN LANDSCAPE STANDARD #1 SPECIFICATIONS

**7. MULCHING:** PER SECTION 7.2.2, SELECTED ORGANIC MULCHES, MULCH WILL BE NUMBER 2. COMPOSTED BARK. NOTE: AVAILABLE FROM AUGUSTINE SOIL AND MULCH (www.augustinegroup.ca) OR EQUIVALENT.

**8. SEEDING AND SODDING**-PER SECTION 8.2.5 NURSERY SOD, 4.A-NO. 1 PREMIUM GRADE SOD IS TO BE SAND BASED SOD (PERENNIAL RYE/KENTUCKY BLUEGRASS AS PREDOMINANT SPECIES) WITH NO NETTING. SUPPLIED BY BOS SOD FARM (www.bossod.com) OR EQUIVALENT.

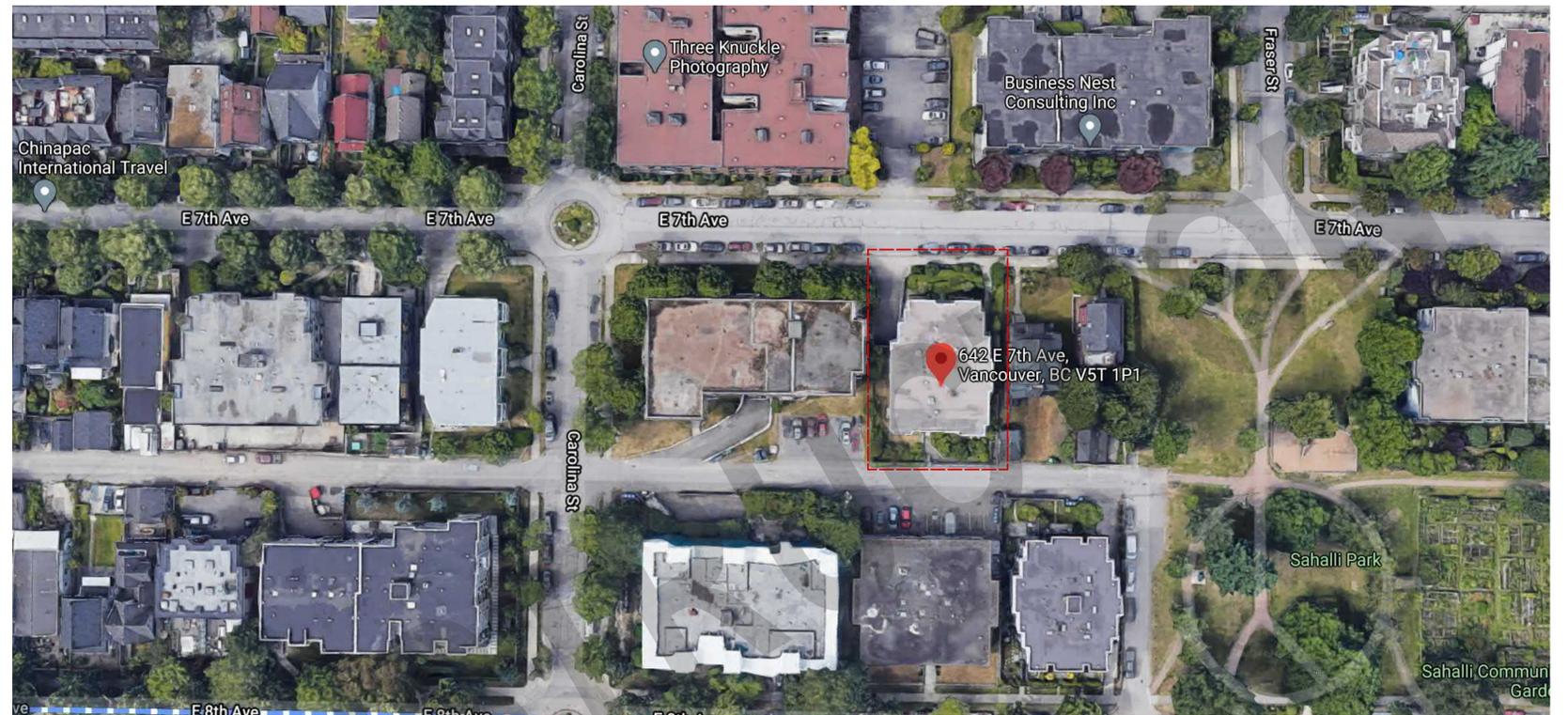
**9. LANDSCAPE MAINTENANCE**- ADD: PER SECTION 9.1.5, THE MAINTENANCE PERIOD WILL BE FOR 1 CALENDAR YEAR FROM DATE OF ACCEPTANCE. PER SECTION 9.1.7, MAINTENANCE LEVEL FOR THIS PROJECT WILL BE AT LEVEL 3 "MODERATE"

**10. IRRIGATION SYSTEMS**- NOTE: IRRIGATION DESIGN, SUPPLY AND INSTALLATION TO BE SUBMITTED AS A SEPARATE PRICE. SHOP DRAWINGS ARE TO BE PROVIDED AND TO BE APPROVED BY THE LANDSCAPE ARCHITECT. IRRIGATION COMPONENTS TO BE RAINBIRD, TORO OR HUNTER EQUIVALENT. IRRIGATION DESIGN BY A QUALIFIED CONTRACTOR WITH IIABC. SUPPLY AND INSTALLATION REQUIRED FOR AN AUTOMATIC, INGROUND IRRIGATION SYSTEM TO PROVIDE SUPPLEMENTAL WATER EFFICIENTLY AND UNIFORMLY.

### CLS SPECIFICATIONS (PARTS THAT ARE NOT APPLICABLE TO THIS PROJECT ARE GRAYED OUT)

1. SCOPE OF THE STANDARD
2. CONTRACT ADMINISTRATION
3. SITE PREPARATION AND PROTECTION
4. GRADING AND DRAINAGE
5. GROWING MEDIUM
6. PLANTS AND PLANTING
7. MULCHING
8. SEEDING AND SODDING
9. LANDSCAPE MAINTENANCE
10. IRRIGATION SYSTEMS
11. INTEGRATED PEST AND VEGETATION MANAGEMENT
12. HARDSCAPE
13. LANDSCAPE OVER STRUCTURES
14. INTERIOR PLANTSCAPE N/A

APPENDICES A, B, C, D



# EAST 7TH AVENUE

## CONTRACTOR NOTES

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site visit problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Contractor shall submit reproducible shop drawings to Architect for Owner's, Architect's, and Engineer's approval.
- Contractor shall co-ordinate with all trades to provide complete working systems.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the appropriate design professional (eg Landscape Architect, Engineer)
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.

## KUNIMOTO ENGINEERING (1995) LIMITED

Consulting Structural Engineers  
 Suite 201 - 8678 Greenall Avenue, Burnaby, British Columbia V5J 3M6  
 Ph: 604 298 5950 Fax: 604 677 5950 Email: dkunimoto@shaw.ca

Structural Report  
 S1 (21-0102)

REPORT OF:  
 Suspended Slab

DATE:  
 January 19, 2021

PAGE:  
 1 of 1

PROJECT:  
 Ivan Manor

ADDRESS:  
 642 East 7th Avenue, Vancouver, B.C.

ATTENTION:  
 Oscar Sani  
 Derek Yan  
 Nafe Chaudhry

VIA Email:  
 osani@keng.ca  
 dyan@keng.ca  
 nfa@keng.ca

- Suspended slab supporting landscape soil:**
- We calculated the capacity of the suspended slab using the information from the original drawings. The original architectural drawings indicated that 12" of soil was planned to be retained on the suspended slab. Using this information and the 1970 National Building Code, we were able to replicate the calculations used to design the slab and it appears that the original slab was designed to support a maximum of 12" of soil. In 1970, the methodology used to design the slab was working stress design which is a more conservative design methodology than the limit states design used today.
  - We then analyzed the slab using limit states design and worked backwards to determine the maximum depth of soil that could be placed on the structural slab. We have determined that the absolute maximum depth of soil that can be placed on the structural slab is 15". The new landscape drawings show the new depth of soil to be 18" which is too high. The landscape drawings will need to be revised to show the maximum depth of soil that can be added to the slab is 15".
  - Please contact us if you have any questions regarding this report.

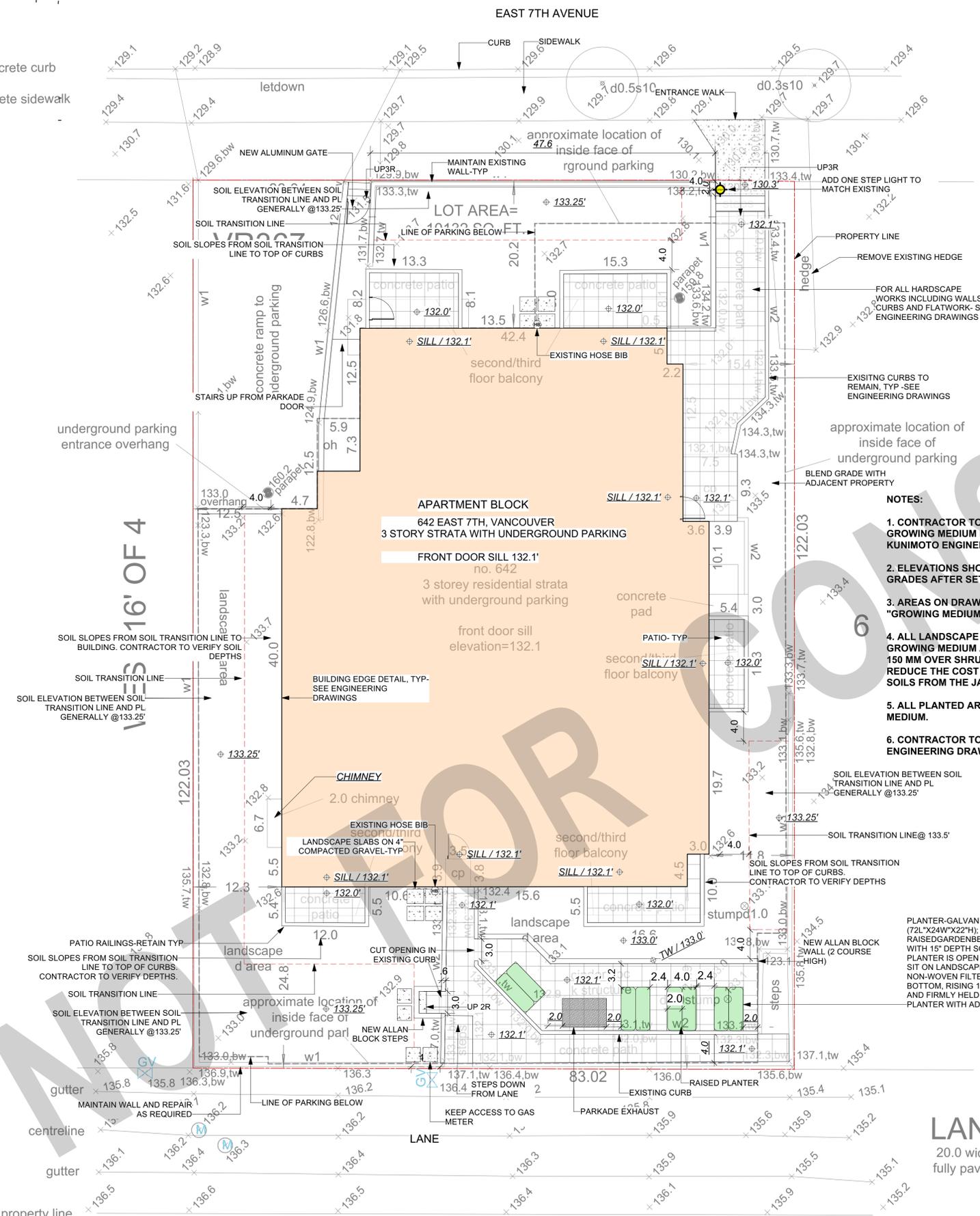
Reported by: Dan Kunimoto, P.Eng. FEC



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## 2 STRUCTURAL REPORT

Scale: N/A



- NOTES:**
- CONTRACTOR TO VERIFY THAT THE MAXIMUM IMPORTED GROWING MEDIUM DEPTH OVER SUSPENDED SLAB TO BE 15" PER KUNIMOTO ENGINEERING REPORT, JANUARY 19, 2021
  - ELEVATIONS SHOWN OVER PLANTED AREAS TO BE FINAL GRADES AFTER SETTLEMENT OF GROWING MEDIUM AND MULCH.
  - AREAS ON DRAWING SHOWN AS "SOIL" CAN BE INTERPRETED AS "GROWING MEDIUM WITH MULCH, AS APPLICABLE."
  - ALL LANDSCAPE AREAS OFF SLAB TO HAVE IMPORTED GROWING MEDIUM AT A DEPTH OF 100 MM OVER LAWN AREAS AND 150 MM OVER SHRUB AREAS. THESE REDUCED DEPTHS ARE TO REDUCE THE COST OF DISPOSING OF THE UNDERLYING NATIVE SOILS FROM THE JAPANESE QUARANTINE AREA.
  - ALL PLANTED AREAS TO HAVE 50 MM MULCH OVER GROWING MEDIUM.
  - CONTRACTOR TO REFER TO, AND COORDINATE WITH ENGINEERING DRAWINGS



**GROUP PLANTING**  
 Scale: N/A



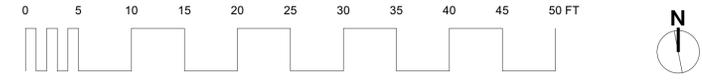
**PLANTER WITH FLOWERS**  
 Scale: N/A



**STEEL PLANTER**  
 Scale: N/A

## 1 LAYOUT

Scale: 1/8" = 1'-0"



No.	Date	Issue/Revision Notes
A	11/23/2020	REVIEW
B	2021-01-28	PERMIT
C	2/24/2021	ISSUED FOR TENDER

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Design Firm  
**SW LANDSCAPE ARCHITECT**  
 919 MELBOURNE AVENUE, NORTH VANCOUVER  
 www.swlandscapearchitect.com

Client  
**STRATA VR 367**

Project Title  
**MEMBRANE AND LANDSCAPE REPLACEMENT  
 642 EAST 7TH AVE, VANCOUVER**

Project Manager  
**STEVE WONG**

Project ID  
 2020-29

Drawn By  
 SW

Scale  
 1:1

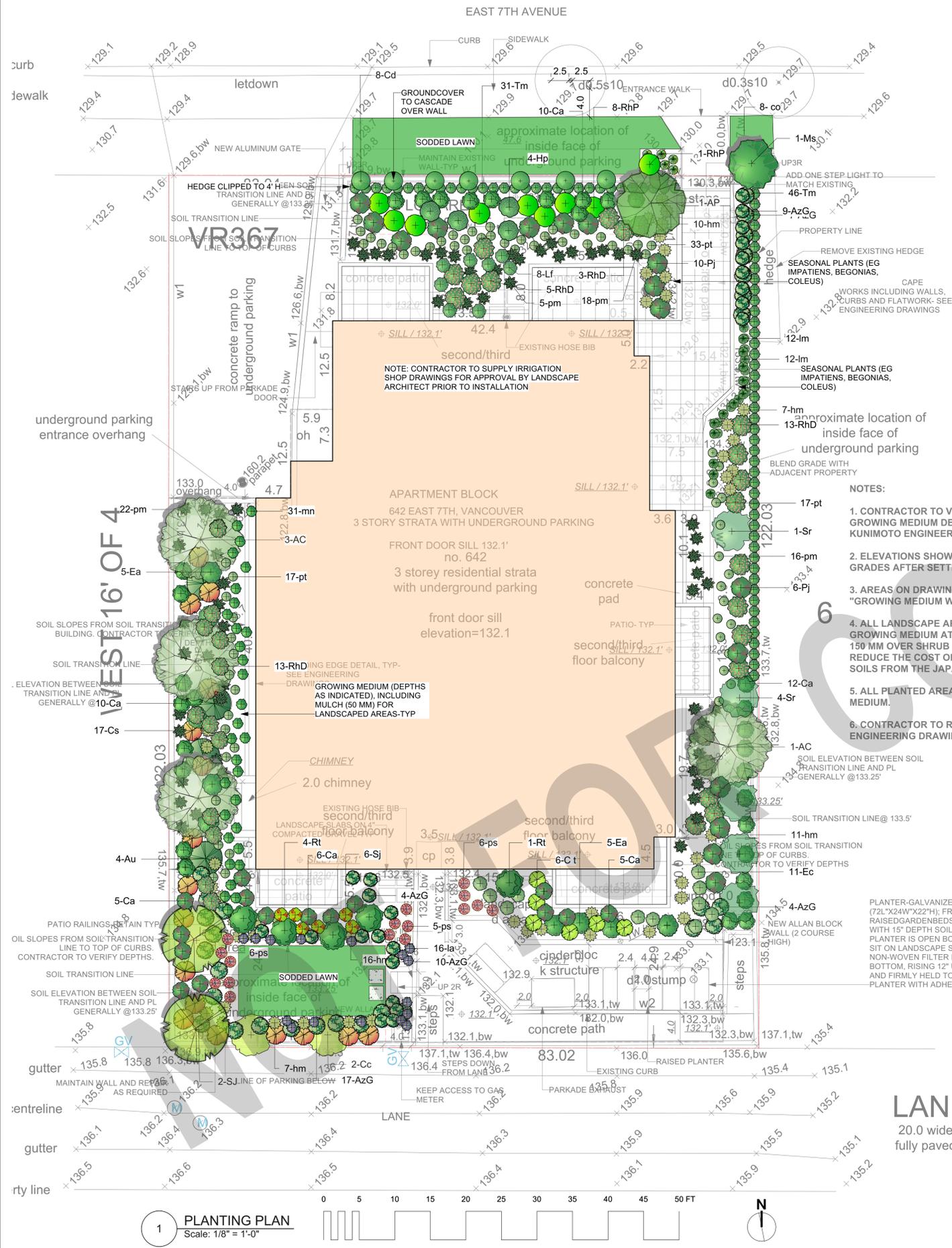
Sheet No.  
**L-1**

Date  
**OCTOBER 2020**

CAD File Name  
 642 E 7 VAN v4.vwx

Page  
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LAYOUT AND GRADING	
Project Manager	STEVE WONG
Project ID	2020-29
Drawn By	SW
Scale	1:1
Sheet No.	L-1
Date	OCTOBER 2020
CAD File Name	642 E 7 VAN v4.vwx
Page	6



**PLANT LIST 642 E. 7TH AVE., VANCOUVER**

Botanical Name	Common Name	No.	Size	Spacing	Sym
<b>TREES</b>					
<i>Acer circinatum</i>	Vine maple	4	2.4 m	as shown	AC
<i>Acer palmatum 'Katsura'</i>	Japanese maple	1	7 cm cal	as shown	AP
<i>Arbutus unedo 'Compacta'</i>	Compact strawberry tree	4	1.8 m	as shown	AU
<i>Styrax japonicus 'Snowcone'</i>	Japanese snowbell	2	7 cm cal	as shown	SJ
<b>SHRUBS</b>					
<i>Azalea 'Girard Fuchsia'</i>	Azalea	51	#2 pot	as shown	AzG
<i>Choisya ternata</i>	Mexican orange	6	#2 pot	as shown	Ct
<i>Cornus alba 'Elegantissima'</i>	Variegated dogwood	48	#2 pot	as shown	Ca
<i>Cornus sericea 'Kelsey'</i>	Dwarf Red Dogwood	17	#2 pot	as shown	Cs
<i>Cotinus coggygria 'Golden Sprit'</i>	Smoke tree	2	#5 pot	as shown	Cc
<i>Euonymus alata</i>	Winged burning bush	10	#2 pot	as shown	Ea
<i>Euphorbia characias wulfenii</i>	Mediterranean spurge	11	#2 pot	as shown	Ec
<i>Hydrangea paniculata 'Little Lime'</i>	Hydrangea	4	#2 pot	as shown	Hp
<i>Leucothoe fontanesiana 'Rainbow'</i>	Leucothoe	8	#2 pot	as shown	Lf
<i>Magnolia stellata</i>	Star magnolia	1	1.5m	as shown	Ms
<i>Pieris japonica 'Forest Flame'</i>	Lily-of-the-valley shrub	16	#2 pot	as shown	Pj
<i>Rhododendron 'Dora Amateis'</i>	Rhododendron	34	#5 pot	as shown	RhD
<i>Rhododendron 'PJM'</i>	Rhododendron	9	#5 pot	as shown	RhP
<i>Rhus typhina 'Tiger Eyes'</i>	Staghorn sumac	5	#2 pot	as shown	Rt
<i>Sambucus racemosa</i>	Red elderberry	5	#5 pot	as shown	Sr
<i>Spiraea japonica 'Goldflame'</i>	Spiraea	6	#2 pot	as shown	SJ
<i>Taxus media 'Hilli'</i>	Yew	77	1.2m	as shown	Tm
<b>VINES, GROUND COVERS AND HERBACEOUS PERENNIALS</b>					
<i>Carex oshimensis 'Evergold'</i>	Sedge	8	#1 pot	as shown	co
<i>Cotoneaster dammeri 'Lowfast'</i>	Cotoneaster	8	#1 pot	as shown	cd
<i>Hemerocallis 'Rosy Returns'</i>	Daylily	51	#1 pot	as shown	hm
<i>Lavendula angustifolia Hidcote Blue'</i>	English Lavender	16	#1 pot	as shown	la
<i>Liriope muscari 'Silvery Sunproof'</i>	Lily turf	24	#1 pot	as shown	lm
<i>Mahonia nervosa</i>	Dull Oregon grape	31	#1 pot	as shown	mn
<i>Pachysandra terminalis</i>	Japanese spurge	67	#1 pot	as shown	pt
<i>Pennisetum setaceum 'Rubrum'</i>	Purple fountain grass	17	#1 pot	as shown	ps
<i>Polystichum munitum</i>	Western sword fern	61	#1 pot	as shown	pm

Contractor to be certified by BCNA  
 All plants and installation to meet or exceed latest Canadian Landscape standard (CLS) #1 standards  
 Contractor to verify numbers and placement of plants prior to installation



**STYRAX JAPONICUS (JAP. SNOWBELL)**  
 Scale: N/A



**ARBUTUS U. 'COMPACTA' (C. STRWBERRY TREE)**  
 Scale: N/A



**ACER PALMATUM 'KATSURA' (JAPANESE MAPLE)**  
 Scale: N/A



**ACER CIRCINATUM (VINE MAPLE)**  
 Scale: N/A

- NOTES:**
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  - ALL PLANTED AREAS TO HAVE 50 MM MULCH OVER GROWING MEDIUM.
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No.	Date	Issue/Revision Notes
A	11/23/2020	REVIEW
B	2021-01-28	PERMIT
C	2/24/2021	ISSUED FOR TENDER

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Design Firm: **SW LANDSCAPE ARCHITECT**  
 919 MELBOURNE AVENUE, NORTH VANCOUVER  
 www.swlandscapearchitect.com

Client: **STRATA VR 367**

Project Title: **MEMBRANE AND LANDSCAPE REPLACEMENT  
 642 EAST 7TH AVE, VANCOUVER**

Sheet Title: **PLANTING**

Project Manager: **STEVE WONG** | Project ID: 2020-29

Drawn By: **SW** | Scale: 1:1

Date: **OCTOBER 2020** | Sheet No.: **L-2**  
 CAD File Name: 642 E 7 VAN v4.vwx | Page: 6

**642 E. 7<sup>th</sup> AVE., VANC. LANDSCAPE STATEMENT OF INTENT**

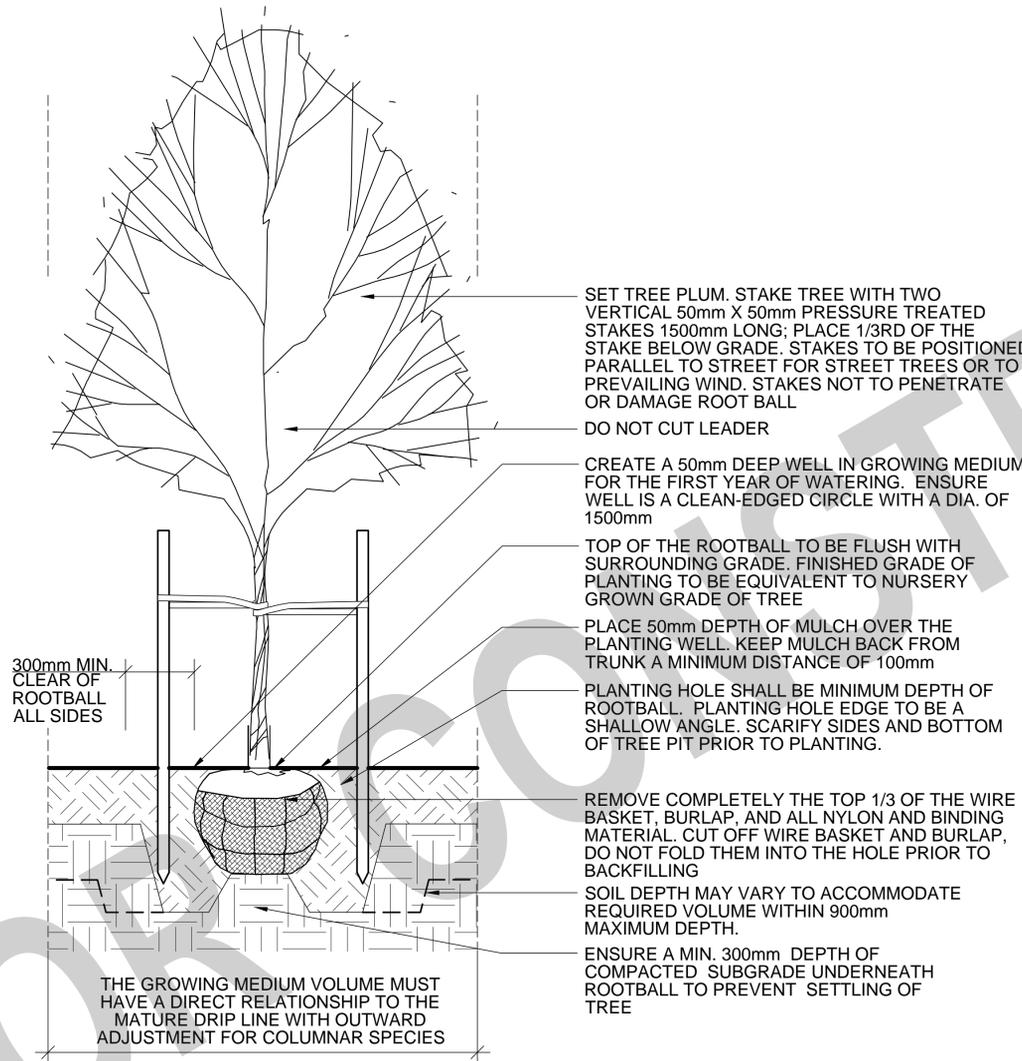
The intent of the landscape design is to have a landscape treatment that is attractive, low maintenance, sustainable and at a reasonable cost. Plants are chosen that are suited for the site conditions so the landscape will look good for many years to come.

**GENERAL NOTES**

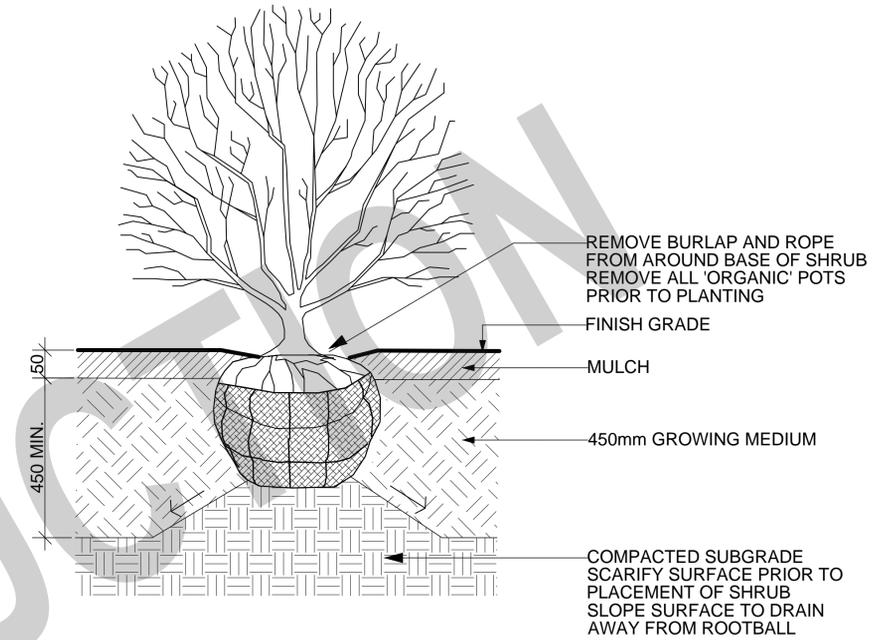
- Contractor and their subcontractors and workers to be sufficiently insured and have WCB coverage
- Work to be done by the industry certified personnel. All work to be done to meet or exceed industry standards
- Contractor to adhere to safe work practices on site
- Contractor to confirm location of all utilities and to protect throughout construction
- Contractor to verify layout dimensions, measurements and grades prior to bidding and construction and to inform consultant of any discrepancies
- The landscape drawings are intended to meet municipal Zoning and Building By-Laws. The Contractor is responsible for obtaining approved Engineering drawings and sign-off for all structural and geotechnical work, including all retaining walls over 4 feet in height, or where there are issues with soil stability
- All stairs to have handrails and all drops in elevation of 600 mm or more to have guardrails per BC Building By-Law
- All manufactured products (eg segmental block walls/stairs, pavers, irrigation, lighting) to be installed per manufacturer's instructions
- If there are retained trees on site, all work to be outside the tree protection zone unless approved by certified ISA arborist

**LANDSCAPE NOTES**

- All landscape works are to meet the specifications and standards of the latest edition of the CANADIAN LANDSCAPE STANDARD, published by the Canadian Society of Landscape Architects and the Canadian Nursery landscape Association, per Specifications section.
- All landscape works to be carried out by a contractor with minimum 5 years' experience doing similar work, who is a member in good standing with the appropriate trade organization: eg. B.C. Landscape and Nursery Association (BCLNA), Irrigation industry Association of B.C. (IIABC). Execution of work to be under the direct supervision of qualified industry certified technicians.
- All grades to meet adjacent grades at property line
- All stormwater is to be contained on site and away from adjacent properties
- All hard surfaces to be sloped a minimum of 1.0% to avoid standing water
- All lawns to be sloped a minimum of 2% to avoid standing water
- No slopes to be steeper than 2.5 horizontal: 1 vertical
- All plant material and growing medium to meet Canadian Landscape Standard #1 specifications
- Installation to be reviewed by a registered Landscape Architect



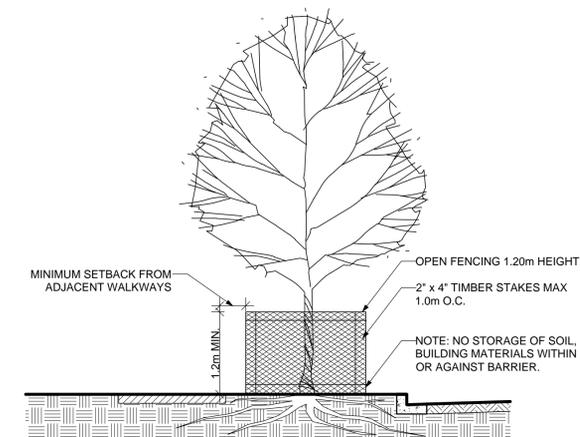
**TREE PLANTING**  
Scale: N/A



**NOTES:**

1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING

**SHRUB PLANTING**  
Scale: N/A



**SCHEDULE A - TREE PROTECTION BARRIER**

TREE PROTECTION DISTANCE TABLE		
TRUNK DIAMETER	MINIMUM DISTANCE FROM TRUNK (METERS)	
CM	FT	
20	0.6	1.2
25	0.8	1.5
35	1.0	2.1
40	1.2	2.4
45	1.3	2.7
50	1.5	3.0
55	1.7	3.3
60	2.0	3.6
75	2.5	4.5
90	3.0	5.0
100	3.3	6.0

**NOTE:**  
TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO 2x4 TIMBER STAKES, OR METAL STAKES SPACED NO FURTHER THAN 1.00m APART.

**TREE PROTECTION**  
Scale: N/A

No.	Date	Issue/Revision Notes
A	11/23/2020	REVIEW
B	2021-01-28	PERMIT
C	2/24/2021	ISSUED FOR TENDER

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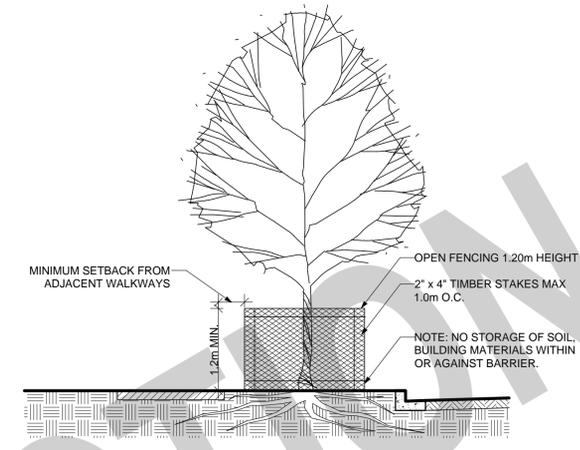
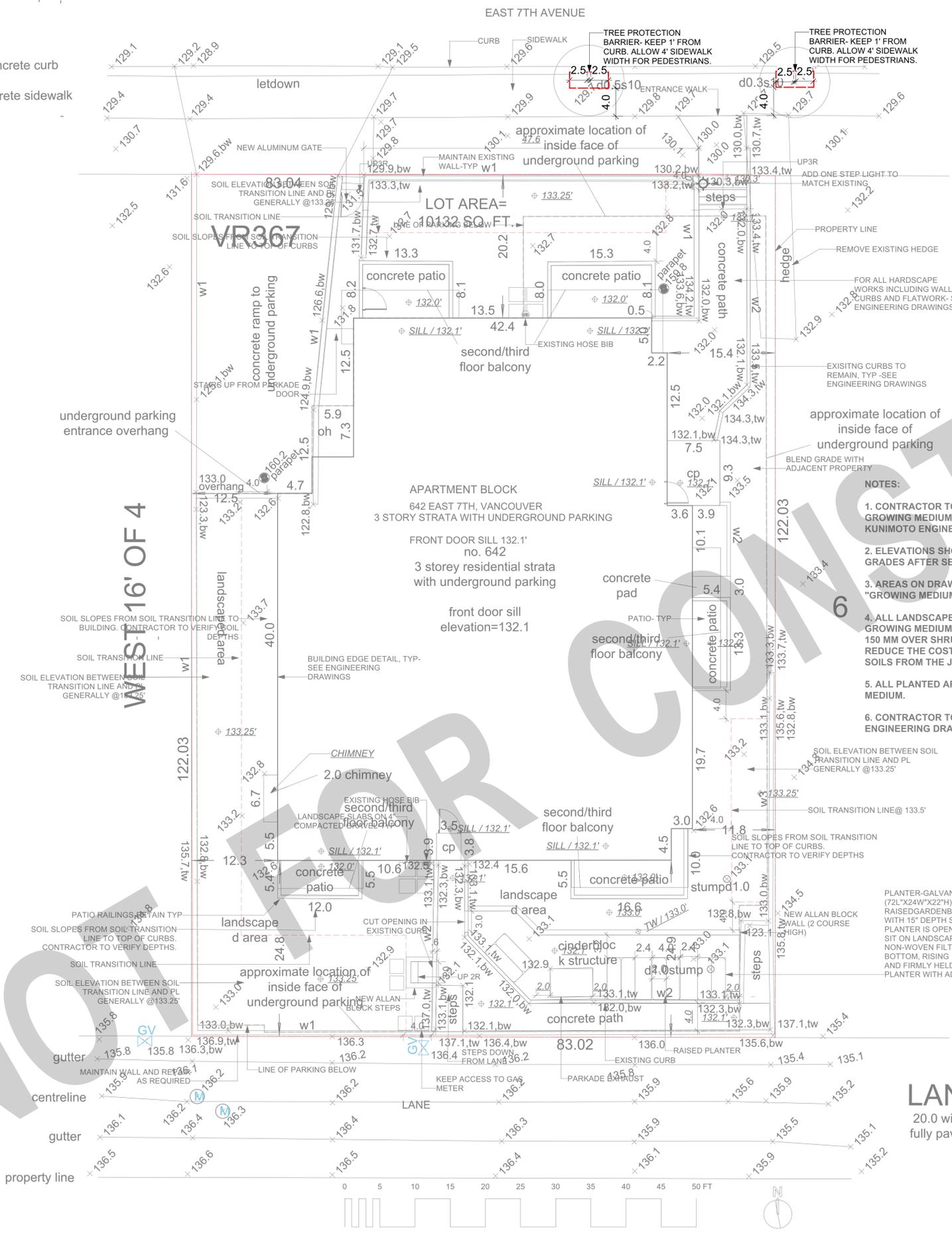
Client: **STRATA VR 367**

Project Title: **MEMBRANE AND LANDSCAPE REPLACEMENT  
642 EAST 7TH AVE, VANCOUVER**

Sheet Title: **DETAILS**

Project Manager: <b>STEVE WONG</b>	Project ID: <b>2020- 29</b>
Drawn By: <b>SW</b>	Scale: <b>1:1</b>
Date: <b>OCTOBER 2020</b>	Sheet No.: <b>L-3</b>
CAD File Name: <b>642 E 7 VAN v4.vwx</b>	of <b>6</b>

top of 0.5 high concrete curb  
6.0 wide concrete sidewalk



SCHEDULE A - TREE PROTECTION BARRIER  
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER	MINIMUM DISTANCE FROM TRUNK (METERS)
20	0.6
25	0.8
35	1.0
40	1.2
45	1.3
50	1.5
55	1.7
60	2.0
75	2.5
90	3.0
100	3.3

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TREE PROTECTION  
Scale: N/A

- NOTES:
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  5. ALL PLANTED AREAS TO HAVE 50 MM MULCH OVER GROWING MEDIUM.
  6. CONTRACTOR TO REFER TO, AND COORDINATE WITH ENGINEERING DRAWINGS

NOTE: TREE PROTECTION BARRIERS NEED TO BE IN PLACE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

WEST 16' OF 4

6

FOR CONSTRUCTION

LANE  
20.0 wide  
fully paved

1 TREE MANAGEMENT PLAN  
Scale: 1/8" = 1'-0"

No.	Date	Issue/Revision Notes
A	1/30/2021	PERMIT
B	2/24/2021	ISSUED FOR TENDER

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642 EAST 7TH AVE, VANCOUVER**

Sheet Title  
**TREE MANAGEMENT**

Project Manager  
**STEVE WONG**

Project ID  
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