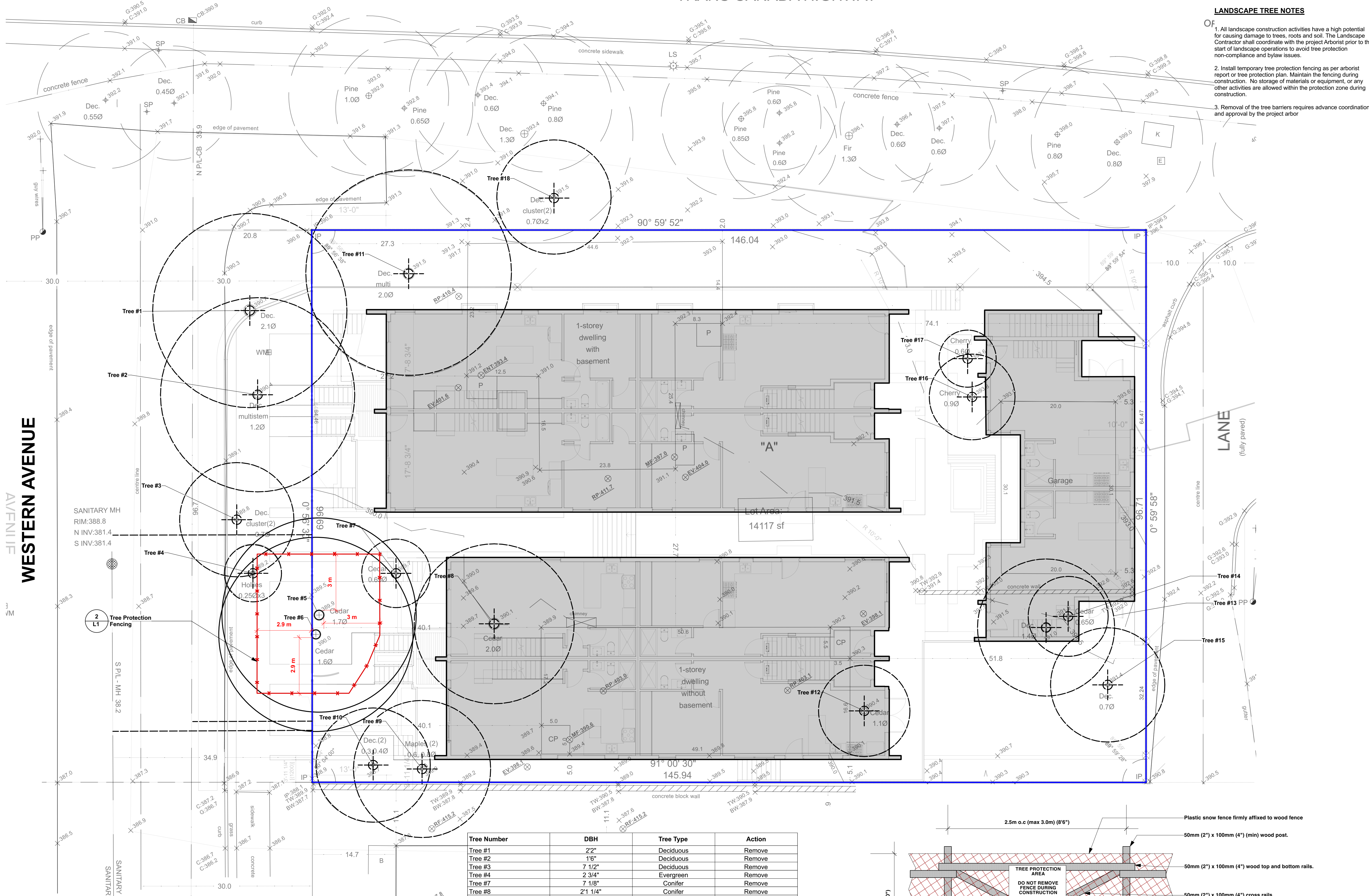


TRANS CANADA HIGHWAY



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.

LEGEND

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

Date	Issue Notes
2023-09-27	Issued for DP
2023-09-26	Issued for Review - Pre DP
2023-08-18	Issued for Arch Review/Coordination.
2023-08-09	Issued for Arch Review
2023-07-04	Issued for Arch Review

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2023-07-04	Issued for Arch Review

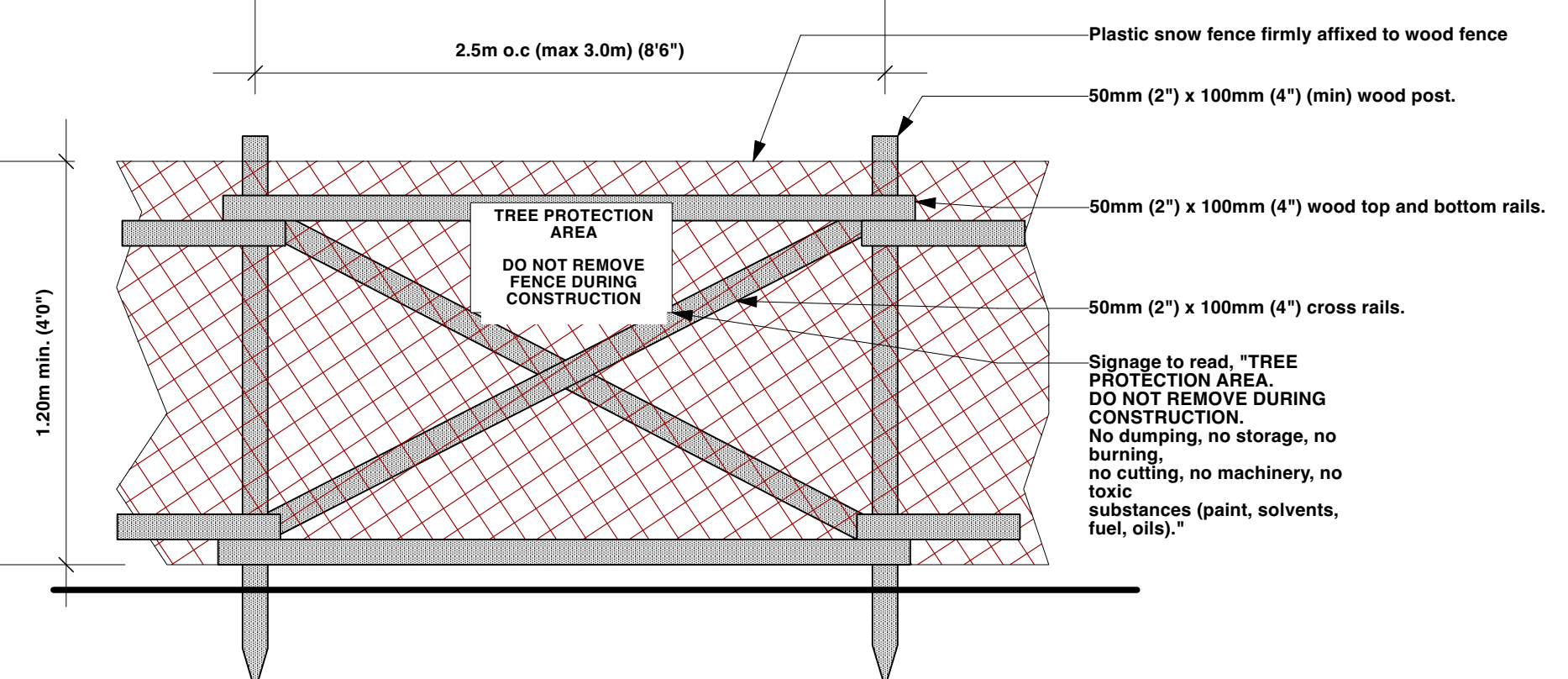
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#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
2416-2400 Western Ave North Van
2416-2400 Western Ave North Van

Sheet Title
Landscape Tree Protection Plan

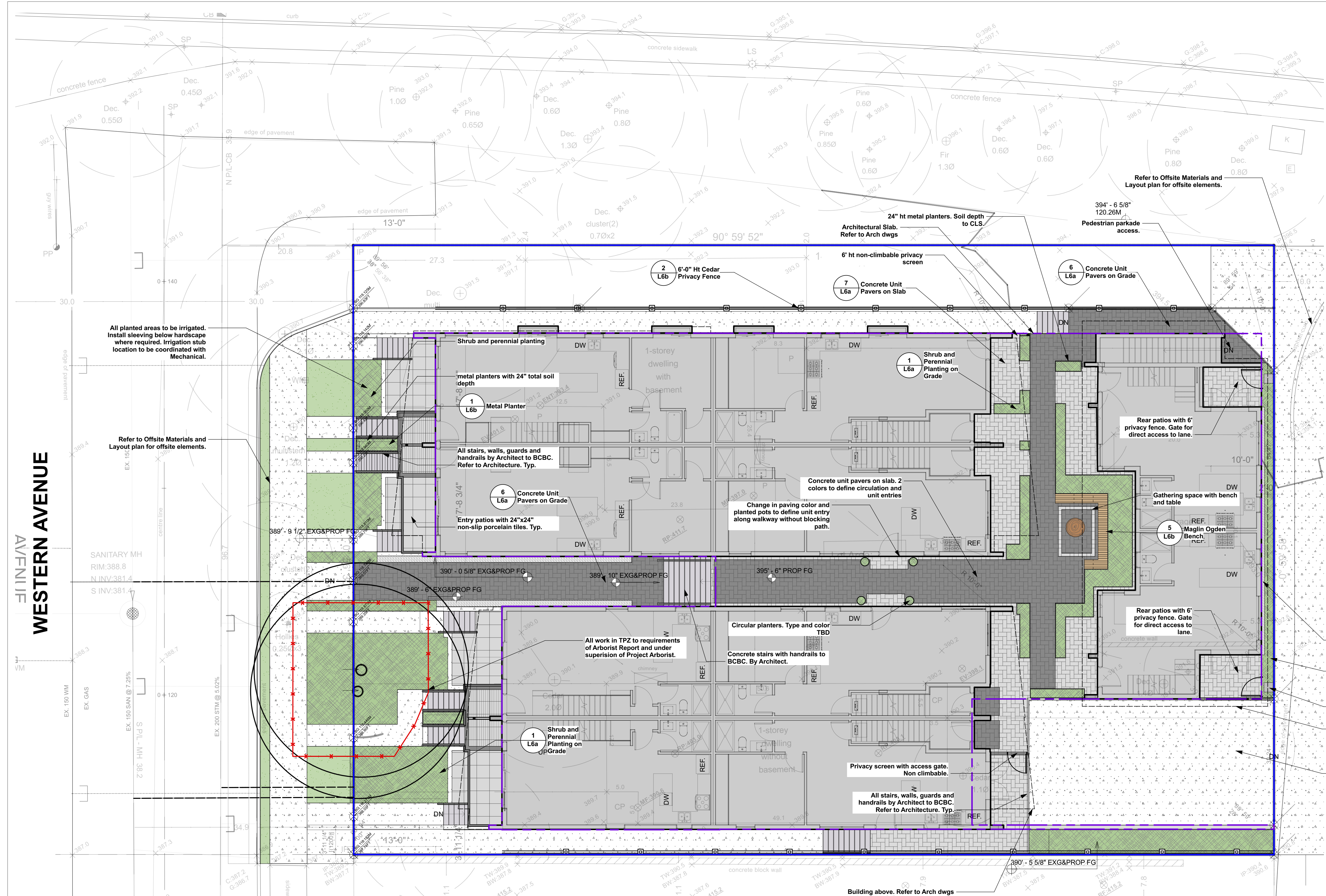
Project No.	Scale
2022-31	1/8" = 1'-0"
Project Manager	Sheet No.
NR	L1
Reviewed By	AS

Tree Number	DBH	Tree Type	Action
Tree #1	22"	Deciduous	Remove
Tree #2	16"	Deciduous	Remove
Tree #3	7 1/2"	Deciduous	Remove
Tree #4	2 3/4"	Evergreen	Remove
Tree #7	7 1/8"	Conifer	Remove
Tree #8	21 1/4"	Conifer	Remove
Tree #9	6 1/8"	Deciduous	Remove
Tree #10	11"	Deciduous	Remove
Tree #11	4 1/2"	Deciduous	Remove
Tree #17	3 7/8"	Deciduous	Remove
Tree #16	5 7/8"	Deciduous	Remove
Tree #12	3 7/8"	Conifer	Remove
Tree #14	7 7/8"	Deciduous	Remove
Tree #13	24"	Deciduous	Remove
Tree #15	9"	Deciduous	Remove
Tree #6	16 7/8"	Conifer	Retain
Tree #5	19 1/8"	Conifer	Retain
Tree #18	7/8"	Deciduous	Remove



2 Tree Protection Fencing
Scale: 1/2" = 1'-0"

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



- ### LANDSCAPE GENERAL NOTES
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 - 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%.
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 - 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.
 - When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation.
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- 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.
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 - Removal of the tree barriers requires advance coordination and approval by the project arborist.

LEGEND

- Property Line
- Tree protection fence
- Line of slab below

HARDSCAPE MATERIALS:

- Concrete unit pavers. Newstone Pavers Standard series Color: Northern Shadow
- Concrete unit pavers. Newstone Pavers Standard series Color: Natural
- CIP concrete sidewalk/walkway. To CNV standard where offsite.
- Porcelain Pavers with non-slip surface. 24"x24" unit size. Product spect tbd. Installation method (adhesive or on pedestals) tbc.

SOFTSCAPE MATERIALS:

- Planting Bed
- Sodded Lawn

LINES & SYMBOLS

- Building envelope
- Building roof overhang

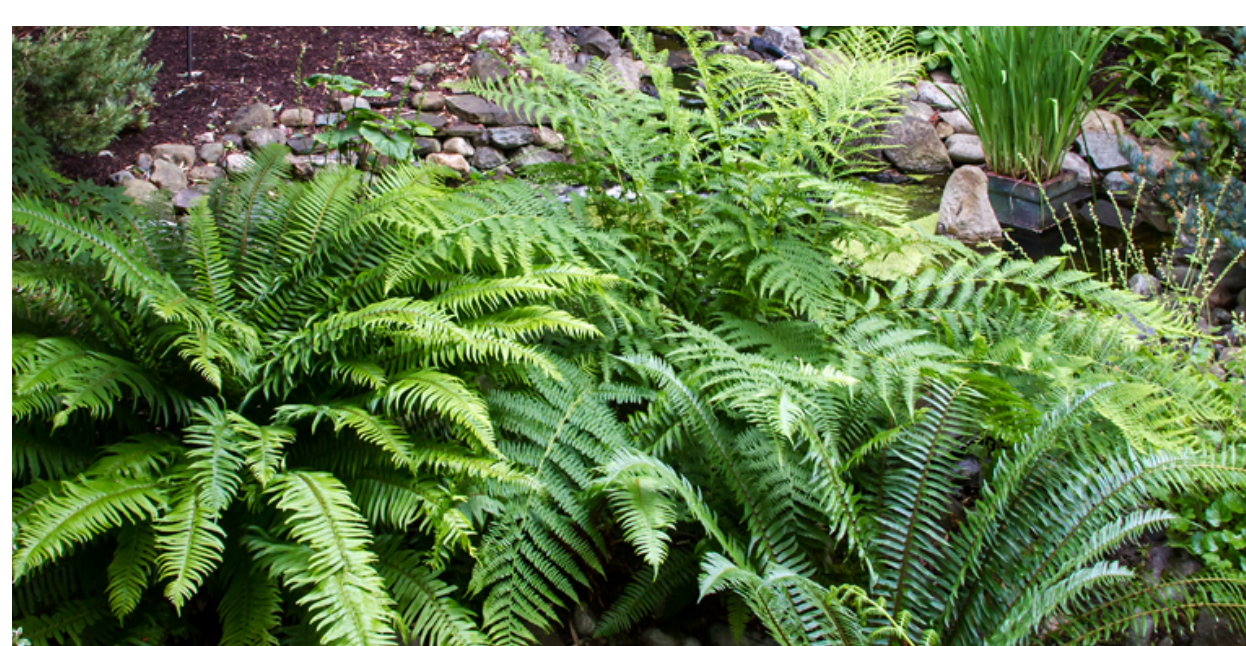
NOTE:

All grades by Civil/Architecture. Refer to Civil/Arch for additional information

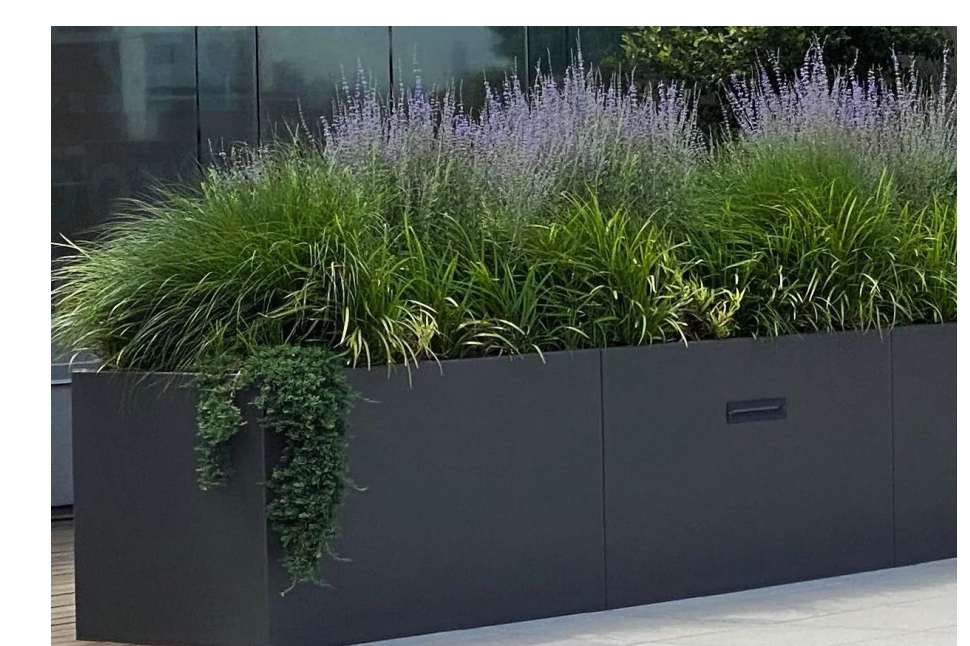
3 Landscape Materials and Layout Plan - Ground Level
Scale: 1/8" = 1'-0"



2 colors of pavers to define entries and circulation areas



Indigenous and low maintenance planting



Raised metal planters to define space and create opportunities for additional planting in on slab areas



Pots near entries along main entry path

Prospect & Refuge

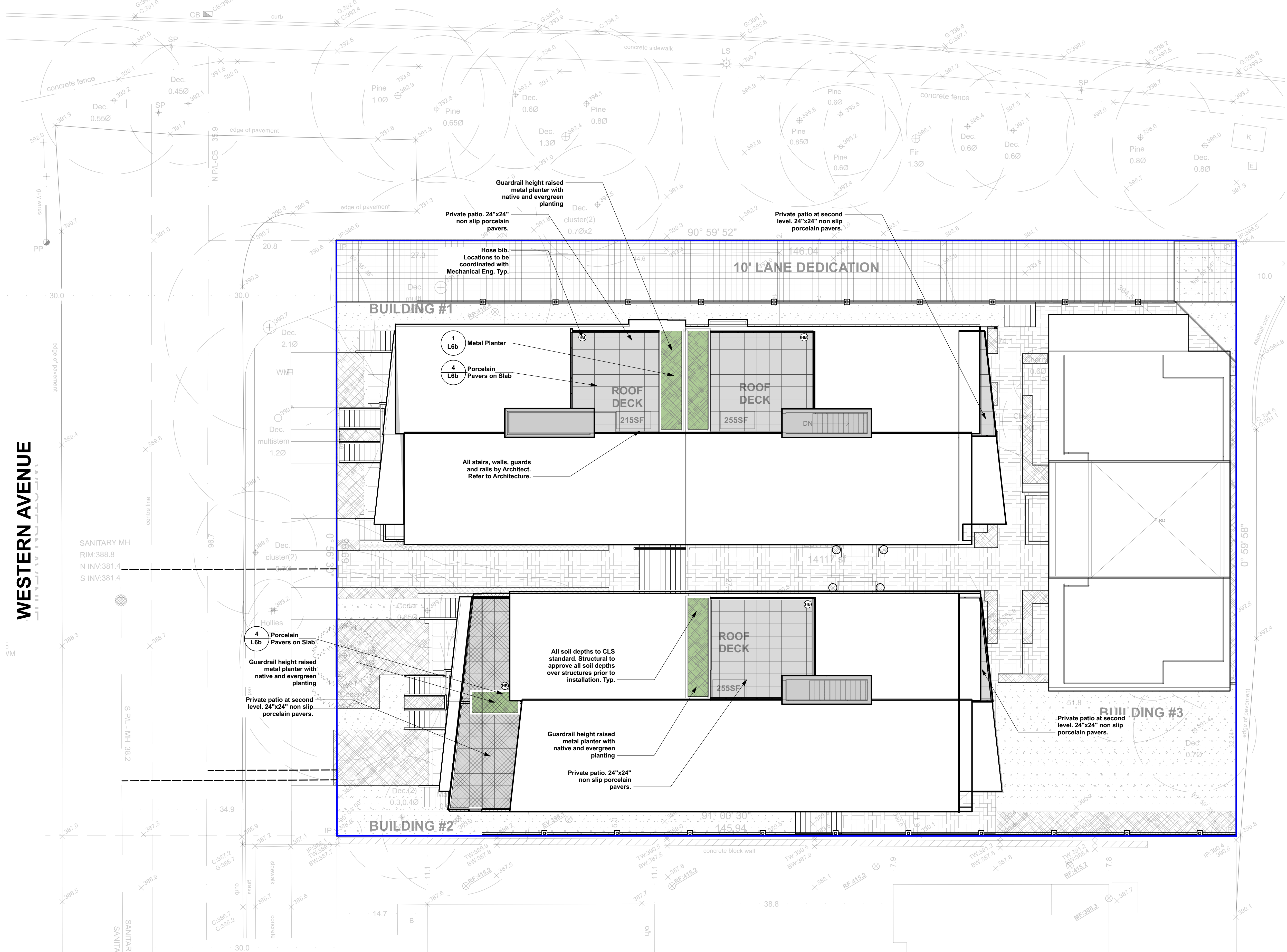
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Project Title and Address
2416-2400 Western Ave North Van
2416-2400 Western Ave North Van

Sheet Title
Landscape Materials and Layout Plan - Ground Level

Project No.	Scale
2022-31	1/8" = 1'-0"
Project Manager	Sheet No.
NR	L2a
Reviewed By	
AS	

TRANS CANADA HIGHWAY



LANDSCAPE GENERAL NOTES

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6. 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.
7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.
8. All landscaping shall have a high efficiency irrigation system to IAABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.
9. All substitutions shall be approved by the Landscape Consultant.
10. The Landscape Contractor shall repair any damage resulting from work on site.
11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.
12. 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.
13. When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation.

LANDSCAPE TREE NOTES

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

LEGEND

- Property Line
 - Tree protection fence
 - Line of slab below
- HARDSCAPE MATERIALS:**
- Concrete unit pavers. Newstone Pavers Standard series Color: Northern Shadow
 - Concrete unit pavers. Newstone Pavers Standard series Color: Natural
 - CIP concrete sidewalk/walkway. To CNV standard where offsite.
 - Porcelain Pavers with non-slip surface. 24"x24" unit size. Product spect tbd. Installation method (adhesive or on pedestals) tbc.
- SOFTSCAPE MATERIALS:**
- Planting Bed
 - Sodded Lawn
- LINES & SYMBOLS**
- Building envelope
 - Building roof overhang

DETAIL

- 6 L6a
- 7 L6a
- 8 L6a
- 4 L6b
- 2 L6a
- 1 L6a
- 4 L6a

NOTE:
All grades by Civil/Architecture. Refer to Civil/Arch for additional information

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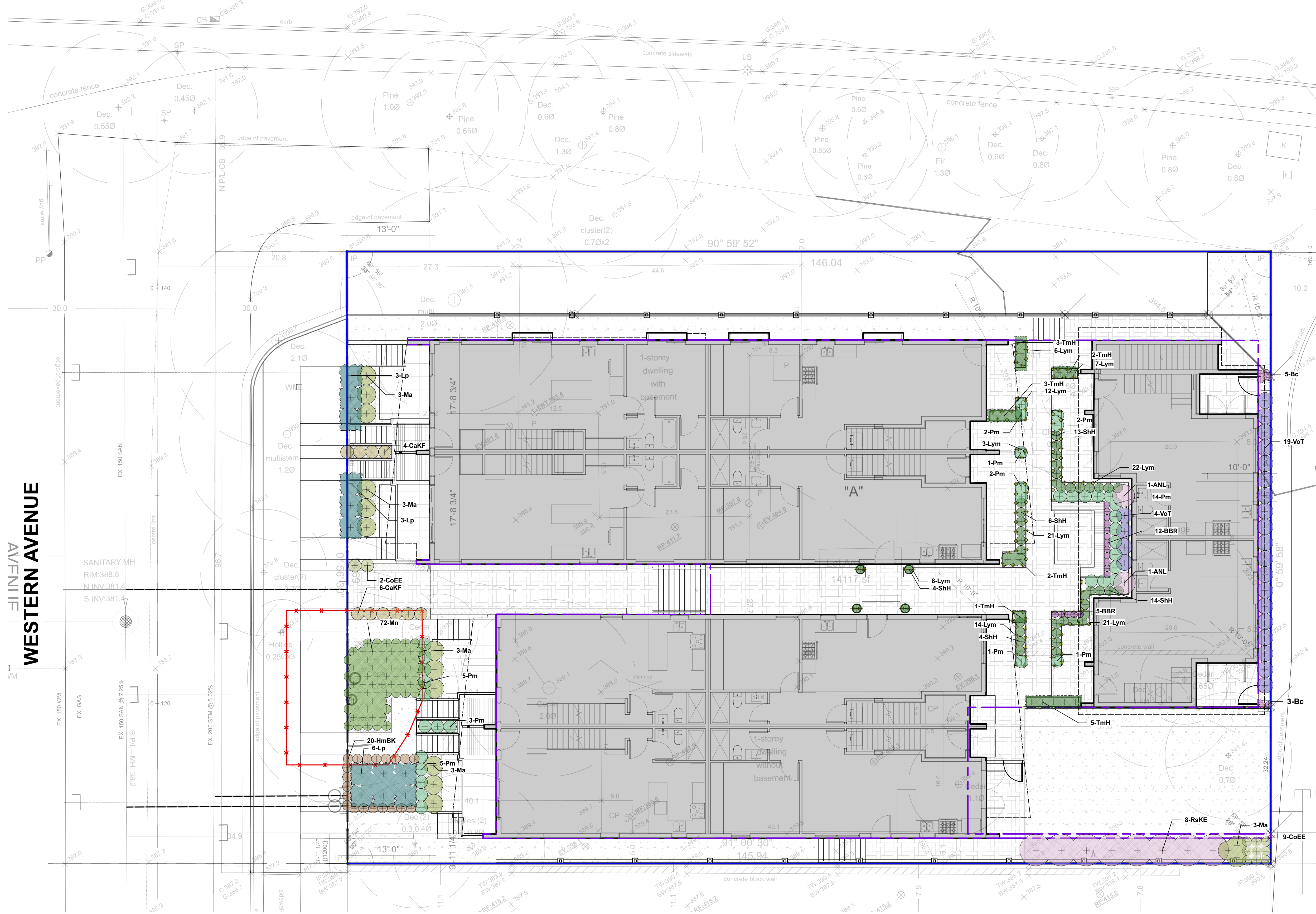
Project Title and Address
2416-2400 Western Ave North Van
2416-2400 Western Ave North Van

Sheet Title
Landscape Materials and Layout Plan - Rooftop

Project No.	Scale
2022-31	1/8" = 1'-0"
Project Manager	Sheet No.
NR	L2b
Reviewed By	AS

3 Landscape Materials and Layout Plan - Level 3
Scale: 1/8" = 1'-0"

TRANS CANADA HIGHWAY



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 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 cut sheets 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, sod, 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 and location require approval at the time of installation.
- All landscaping shall have a high efficiency irrigation system to IADC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

LANDSCAPE TREE NOTES

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3 Landscape Planting Plan - Ground Level
Scale: 1/8" = 1'-0"

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
ANL	Azalea 'Northern Lights'	Northern Lights Deciduous Azalea	2	#1 pot @ 1'6" oc	Cont.
BBR	Berberis 'Bressingham Ruby'	Bressingham Ruby Berberis	17	#1 pot @ 1'0" oc	Cont.
Bc	Berberis cordifolia	Heartleaf Berberis	8	#1 pot @ 1'0" oc	Cont.
CaKF	Calamagrostis x acutiflora 'Karl Foerster'	Kark Foerster Feather Reed Grass	10	#1 pot @ 2'0" oc	Cont.
CoEE	Carex oshimensis EverColor 'Everillo'	Everillo Sedge	11	#1 pot @ 1'6" oc	Cont.
HmBK	Hakonechloa macra 'Beni Kazi'	Beni Kazi Japanese Forest Grass	20	#1 pot @ 1'6" oc	Cont.
Lp	Lonicera pileata	Privet honeysuckle	12	#3 pot @ 3'6" oc	Cont.
Lym	Lysimachia nummularia	creeping jenny	114	4" pot @ 1'6" oc	Cont.
Ma	Mahonia aquifolium	Tall Oregon Grape	15	#3 pot @ 3'0" oc	Cont.
Mn	Mahonia nervosa	Cascade Oregon Grape	72	#1 pot @ 1'6" oc	Cont.
Pm	Polystichum munium	Sword Fern	36	#1 pot @ 2'0" oc	Cont.
RsKE	Ribes sanguineum 'King Edward II'	King Edward Flowering Currant	8	#3 pot @ 5'0" oc	Cont.
SHH	Sarcococca hookeriana 'Humilis'	Dwarf Sweet Box	41	4'0" tall @ 1'9" oc. FJ	Cont.
TmH	Taxus x media 'Hicksii'	Hill's Yew	16	4'0" tall @ 1'9" oc. FJ	Cont.
VoT	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	23	#3 pot @ 2'6" oc	Cont.
GROUND COVER					
	Assorted perennials selected by Landscape Architect		20	#1 pot	Cont.

Prospect & Refuge

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Project Title and Address	
2416-2400 Western Ave North Van 2416-2400 Western Ave North Van	
Sheet Title	
Landscape Planting Plan - Ground Level	
Project No.	Scale
2022-31	1/8" = 1'-0"
Project Manager	Sheet No.
NR	L4a
Reviewed By	
AS	

TRANS CANADA HIGHWAY

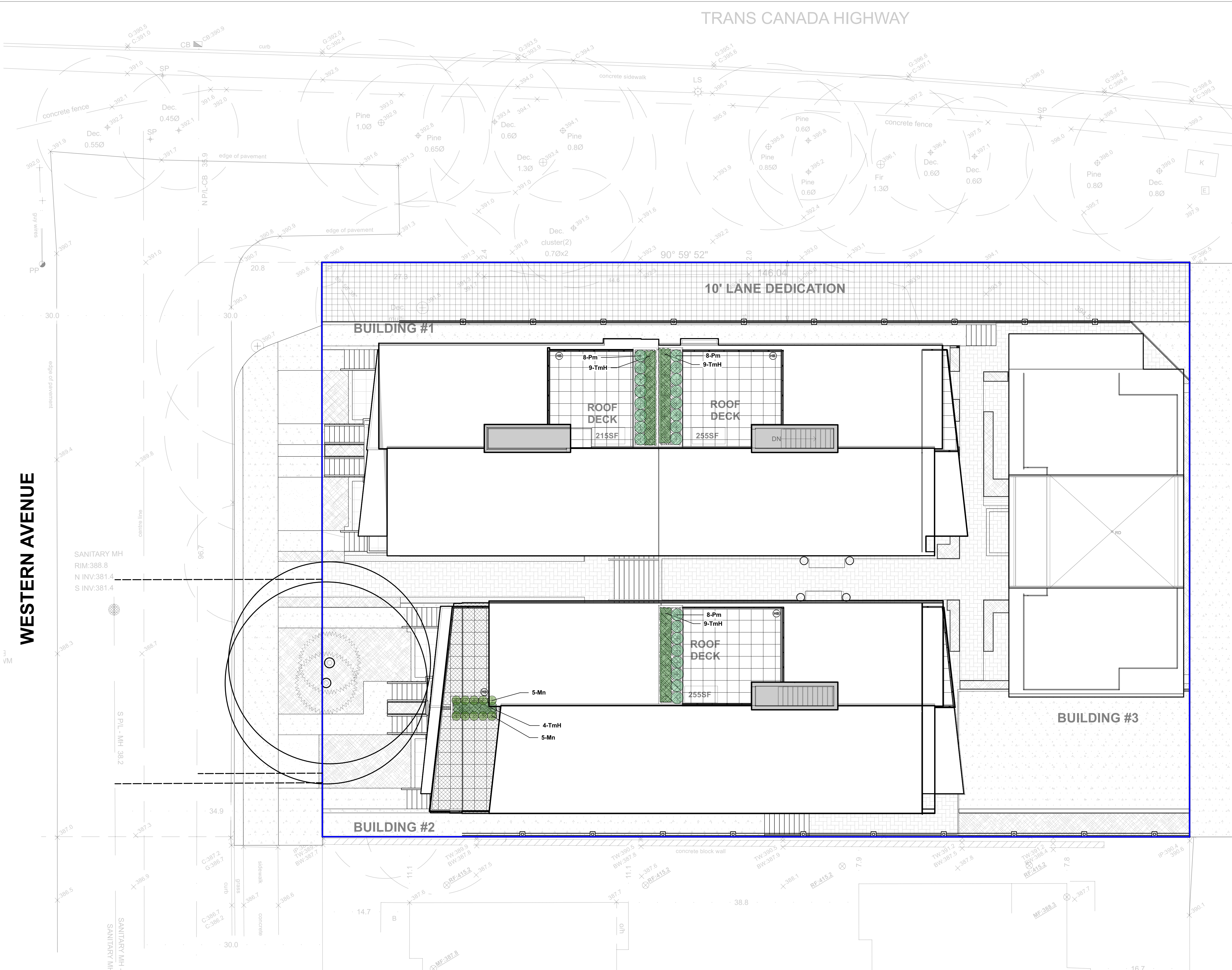
WESTERN AVENUE

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- All landscaping shall have a high efficiency irrigation system to IASDC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

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3 Landscape Planting Plan -Level 3
Scale: 1/8" = 1'-0"

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
SHRUBS					
Mn	Mahonia nervosa	Cascade Oregon Grape	10	#1 pot @ 1'6" oc	Cont.
Pm	Polystichum munitum	Sword Fern	24	#1 pot @ 2'0" oc	Cont.
TmH	Taxus x media 'Hicksii'	Hill's Yew	31	4'0" tall @ 1'9" oc	Fu Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			20	#1 pot	Cont.

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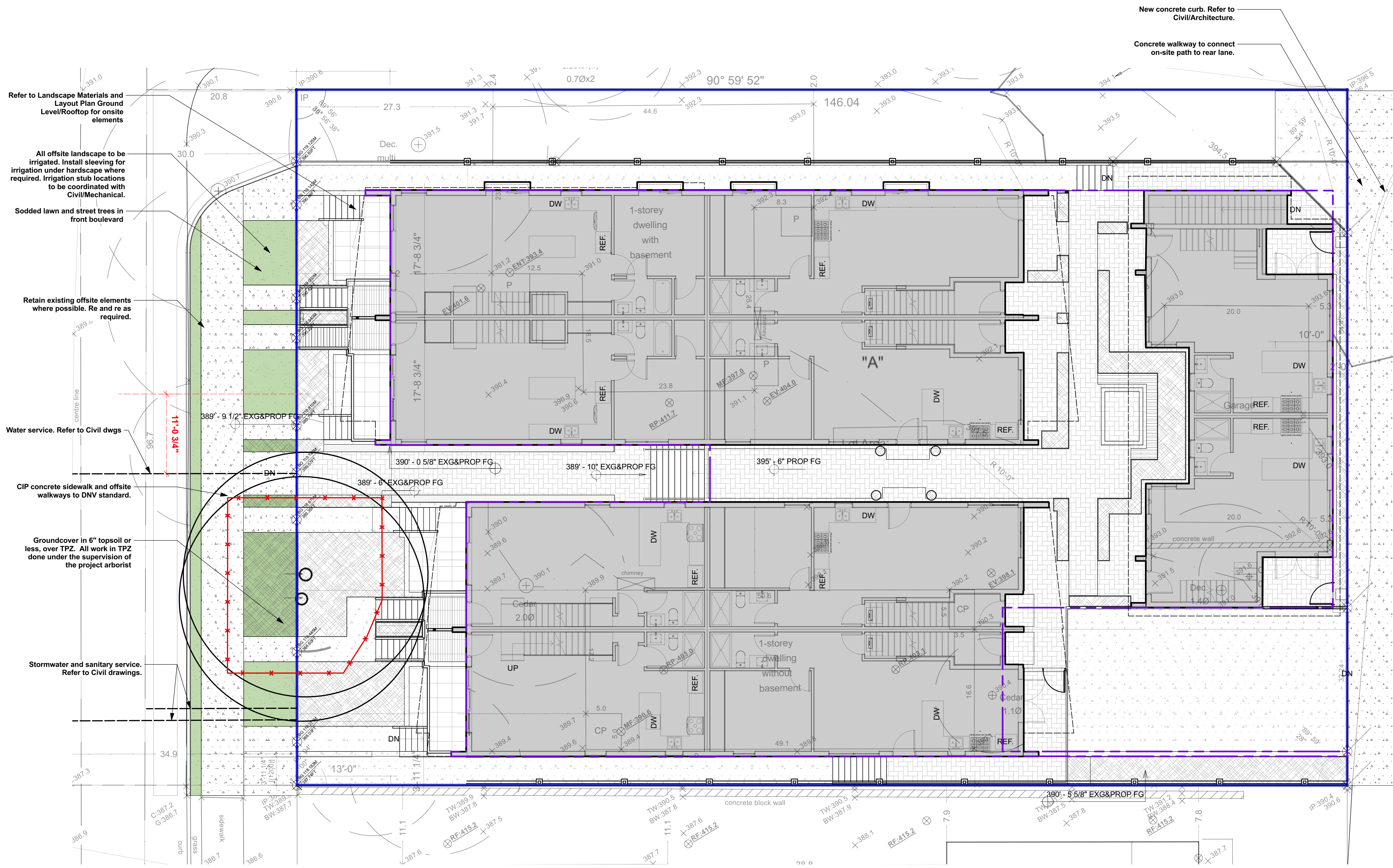
Prospect & Refuge
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Project Title and Address
2416-2400 Western Ave North Van
2416-2400 Western Ave North Van

Sheet Title
Landscape Planting Plan - Roof Level

Project No.	Scale
2022-31	1/8" = 1'-0"
Project Manager	Sheet No.
NR	L4b
Reviewed By	
AS	

WESTERN AVENUE



4 Landscape Materials and Layout Plan - Offsite
Scale: 1/8" = 1'-0"

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LEGEND

- Property Line
- Tree protection fence
- Line of slab below

HARDSCAPE MATERIALS:

- Concrete unit pavers. Newstone Pavers Standard series Color: Northern Shadow
- Concrete unit pavers. Newstone Pavers Standard series Color: Natural
- CIP concrete sidewalk/walkway. To CNV standard where offsite.
- Porcelain Pavers with non-slip surface. 24"x24" unit size. Product spect tbd. Installation method (adhesive or on pedestals) tbc.

SOFTSCAPE MATERIALS:

- Planting Bed
- Sodded Lawn

LINES & SYMBOLS

- Building envelope
- Building roof overhang

NOTE:

All grades by Civil/Architecture. Refer to Civil/Arch for additional information

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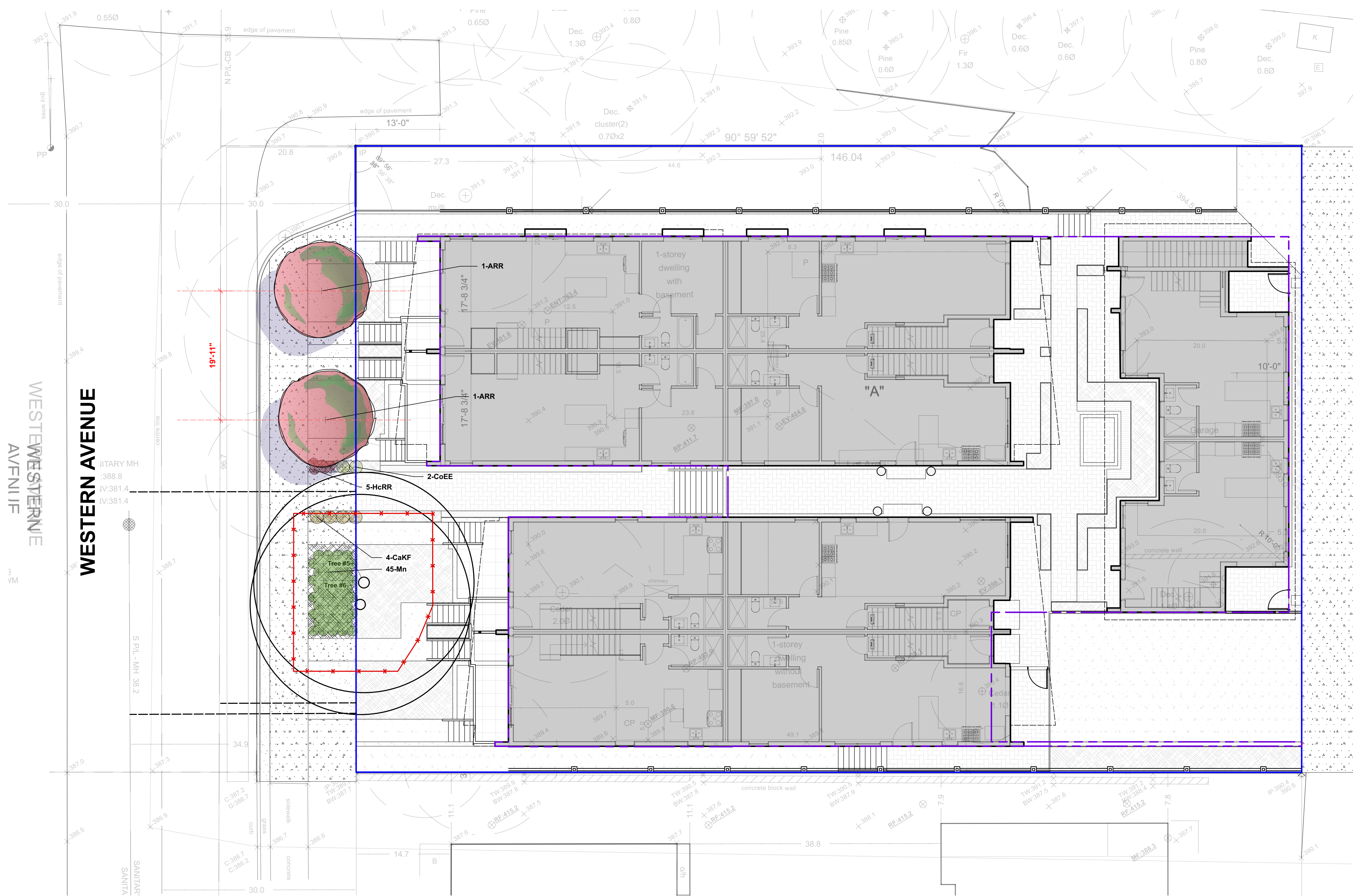
Project Title and Address
2416-2400 Western Ave North Van
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Sheet Title
Landscape Materials and Layout Plan - Offsite

Project No.	Scale
2022-31	1/8" = 1'-0"
Project Manager	Sheet No.
NR	L5a
Reviewed By	
AS	

DETAIL

- 6 L6a
- 7 L6a
- 8 L6a
- 4 L6b
- 2 L6a
- 1 L6a
- 4 L6a



2 Landscape Planting Plan - Offsite
Scale: 1/8" = 1'-0"

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 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 cut sheets 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, sod, 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 and location require approval at the time of installation.
- All landscaping shall have a high efficiency irrigation system to IASBC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

LANDSCAPE TREE NOTES

- 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.
- 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.
- Removal of the tree barriers requires advance coordination and approval by the project arborist.

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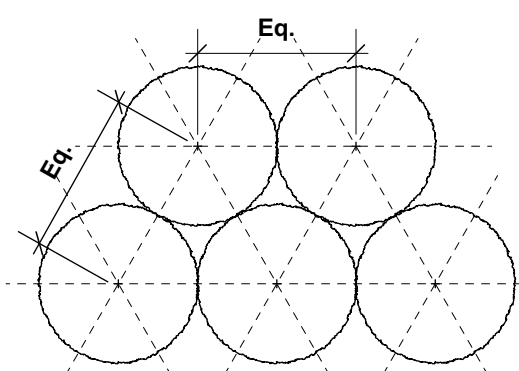
Project Title and Address
2416-2400 Western Ave North Van
2416-2400 Western Ave North Van

Sheet Title
Landscape Planting Plan - Offsite

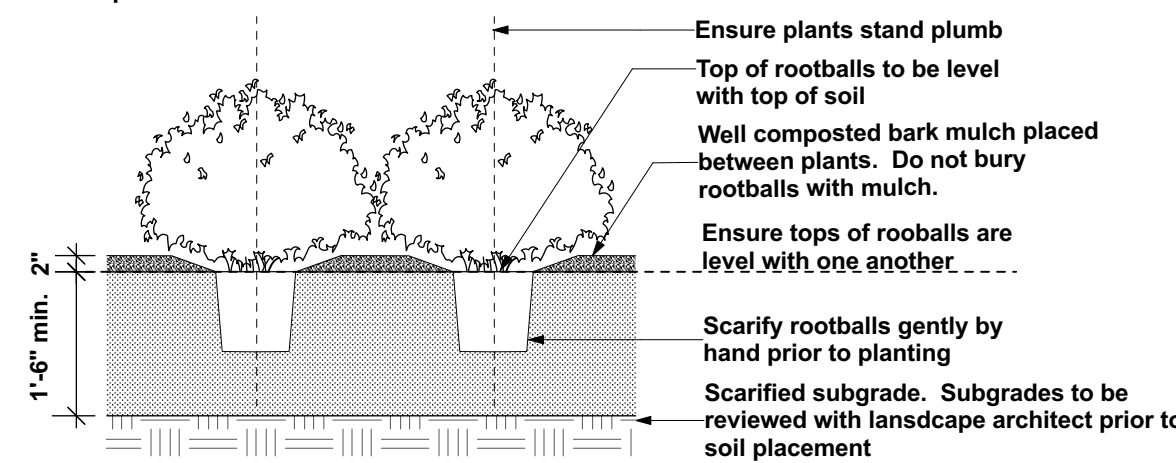
Project No.	Scale
2022-31	1/8" = 1'-0"

Project Manager	Sheet No.
NR	L5b
Reviewed By AS	

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
ARR	Acer rubrum 'Red Rocket'	Red Rocket Maple	2	6cm cal	B & B
SHRUBS					
CaKF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	4	#1 pot @ 20" oc	Cont.
CoEE	Carex oshimensis 'Everillo'	Everillo Sedge	2	#1 pot @ 15" oc	Cont.
HrRR	Hemerocallis 'Rosy Returns'	Rosy Returns Blooming Davilly	5	#1 pot @ 15" oc	Cont.
Mn	Mahonia nervosa	Cascade Oregon Grape	45	#1 pot @ 15" oc	Cont.
GROUND COVER					
	Assorted perennials selected by Landscape Architect		20	#1 pot	Cont.



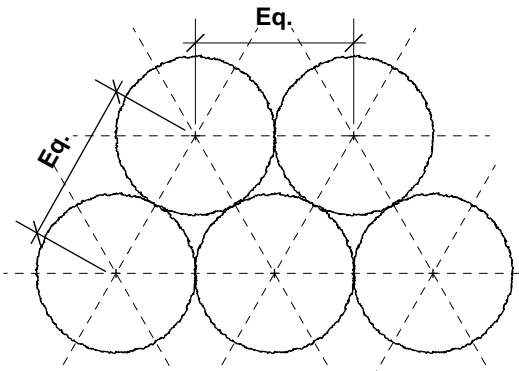
Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.



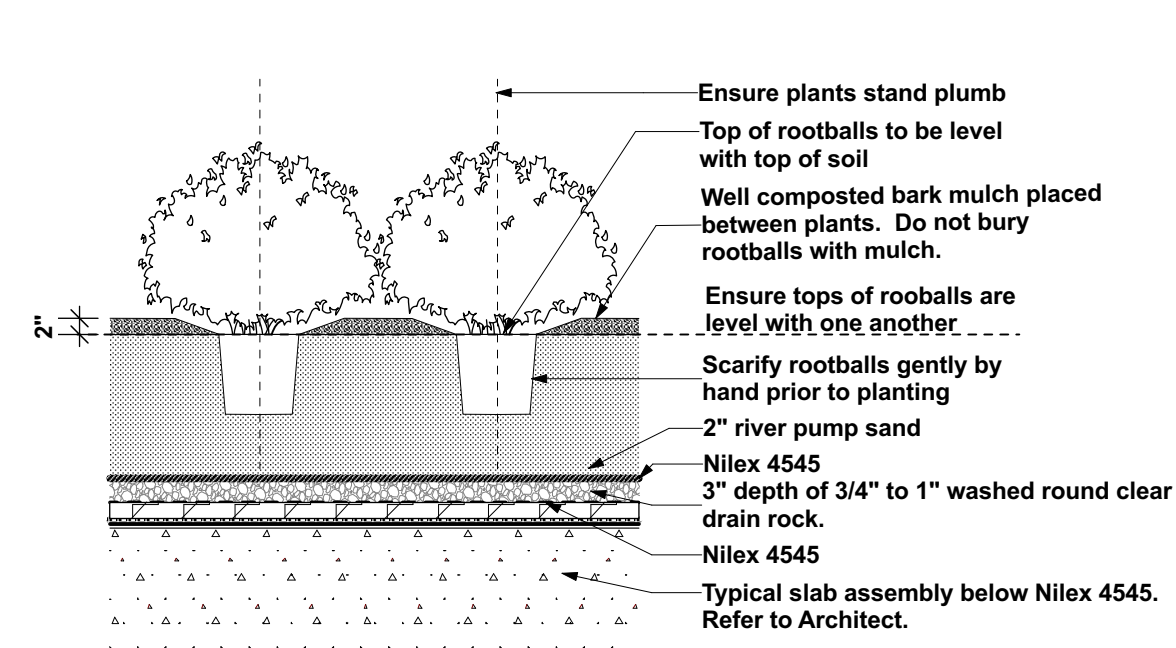
Ensure plants stand plumb
Top of rootballs to be level with top of soil
Well composted bark mulch placed between plants. Do not bury rootballs with mulch.
Ensure tops of rootballs are level with one another
Scarify rootballs gently by hand prior to planting
Scarified subgrade. Subgrades to be reviewed with landscape architect prior to soil placement

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation - water container stock well prior to planting and following planting.

1 Shrub and Perennial Planting on Grade
Scale: 1/2" = 1'-0"

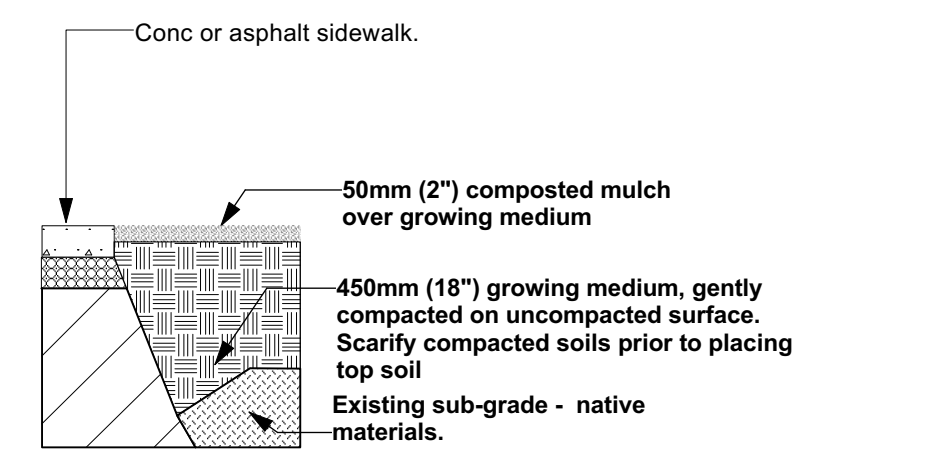


Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.



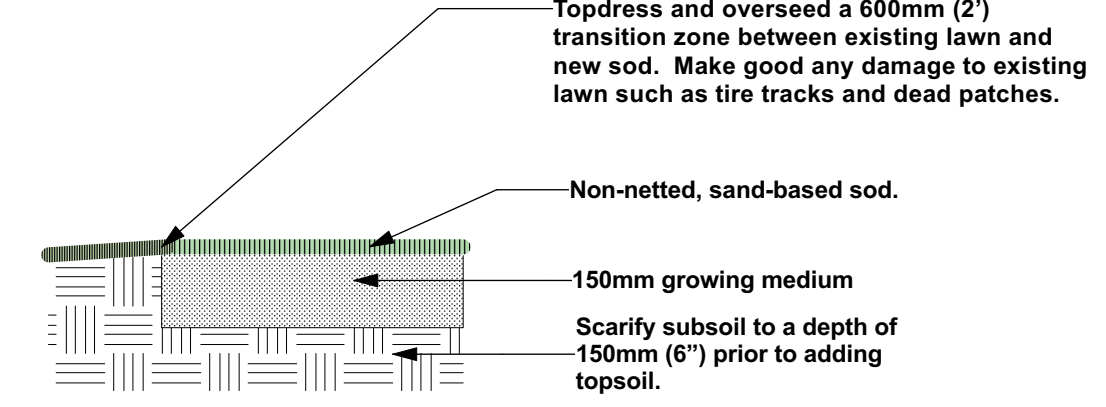
Ensure plants stand plumb
Top of rootballs to be level with top of soil
Well composted bark mulch placed between plants. Do not bury rootballs with mulch.
Ensure tops of rootballs are level with one another
Scarify rootballs gently by hand prior to planting
2" river pump sand
Nillex 4545
3" depth of 3/4" to 1" washed round clear drain rock.
Nillex 4545
Typical slab assembly below Nillex 4545. Refer to Architect.

2 Shrub and Perennial Planting on Slab
Scale: 1/2" = 1'-0"



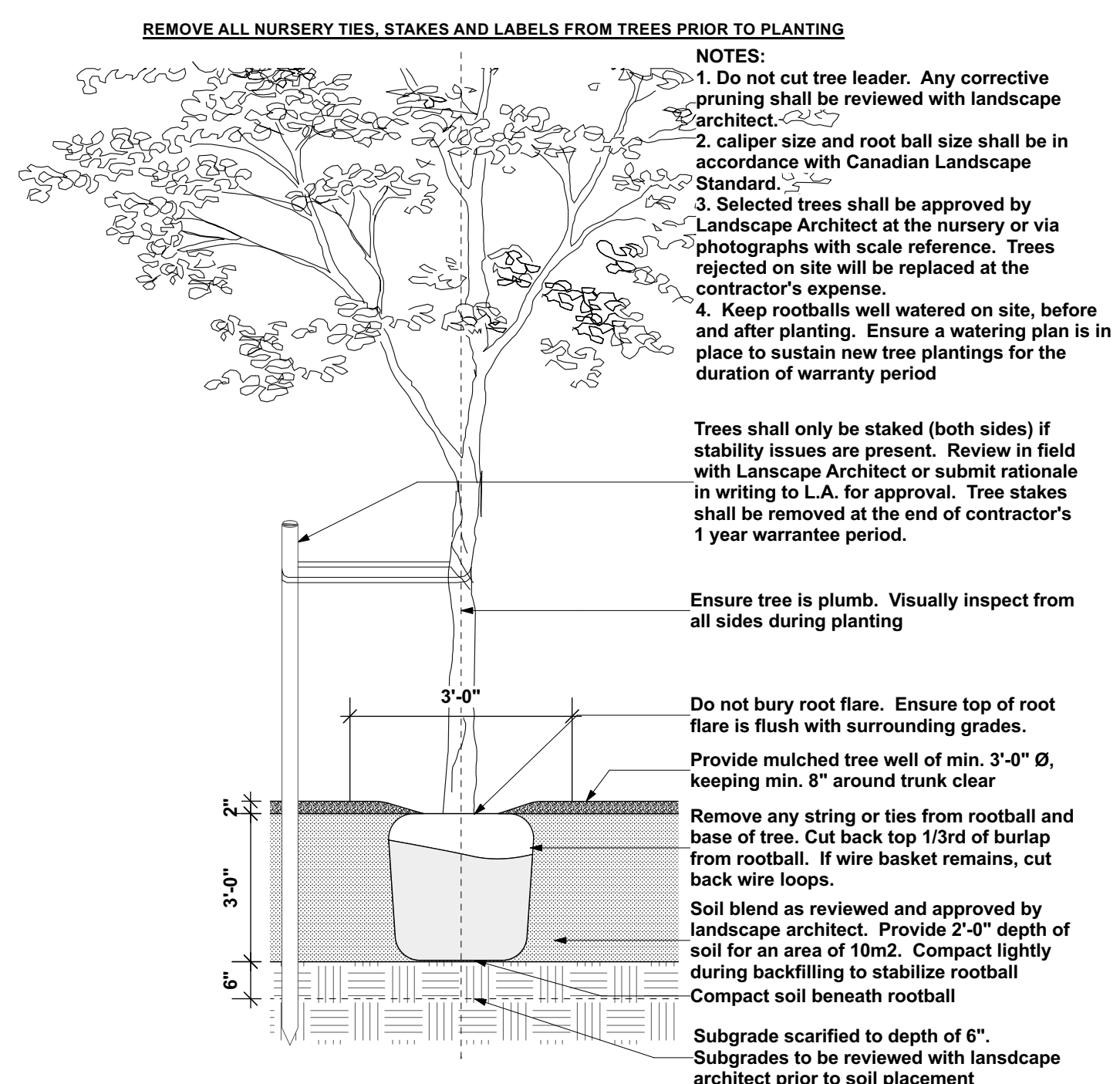
Conc or asphalt sidewalk.
50mm (2") composted mulch over growing medium
450mm (18") growing medium, gently compacted on uncompact surface. Scarify compacted soils prior to placing top soil
Existing sub-grade - native materials.
Standard Growing Medium: Level 1 type 1P as per Canadian Landscape Standards unless otherwise noted.
-Supply sample to landscape architect for approval
Tree planting areas requires 3'-0" soil depth.
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Grade: 6" for irrigated turf, 9" non irrigated, 18" for small shrubs & 24" for large shrubs and 3'-0" for trees.

3 Top Soil
Scale: 1/2" = 1'-0"



Topdress and overseed a 600mm (2') transition zone between existing lawn and new sod. Make good any damage to existing lawn such as tire tracks and dead patches.
Non-netted, sand-based sod.
150mm growing medium
Scarify subsoil to a depth of 150mm (6") prior to adding topsoil.
Standard Growing Medium for Lawn offsite: Level 2 type 2L as per Canadian Landscape Standards unless otherwise noted.
Standard Growing Medium for Lawn onsite: Level 1 type 1H 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:
On-Slab: 6" for irrigated turf, 9" for non-irrigated.

4 Sodded Lawn
Scale: 1/2" = 1'-0"



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

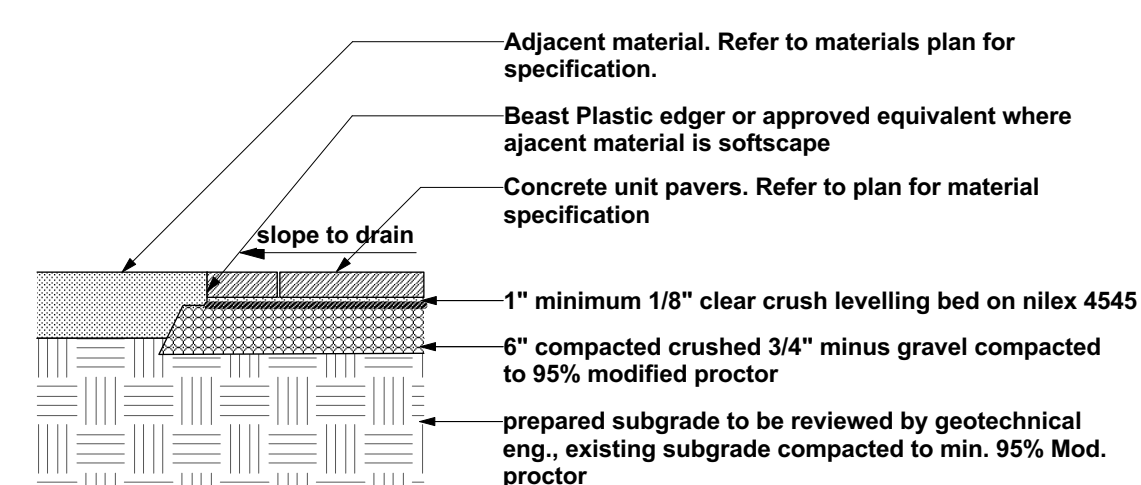
NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. Caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. 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

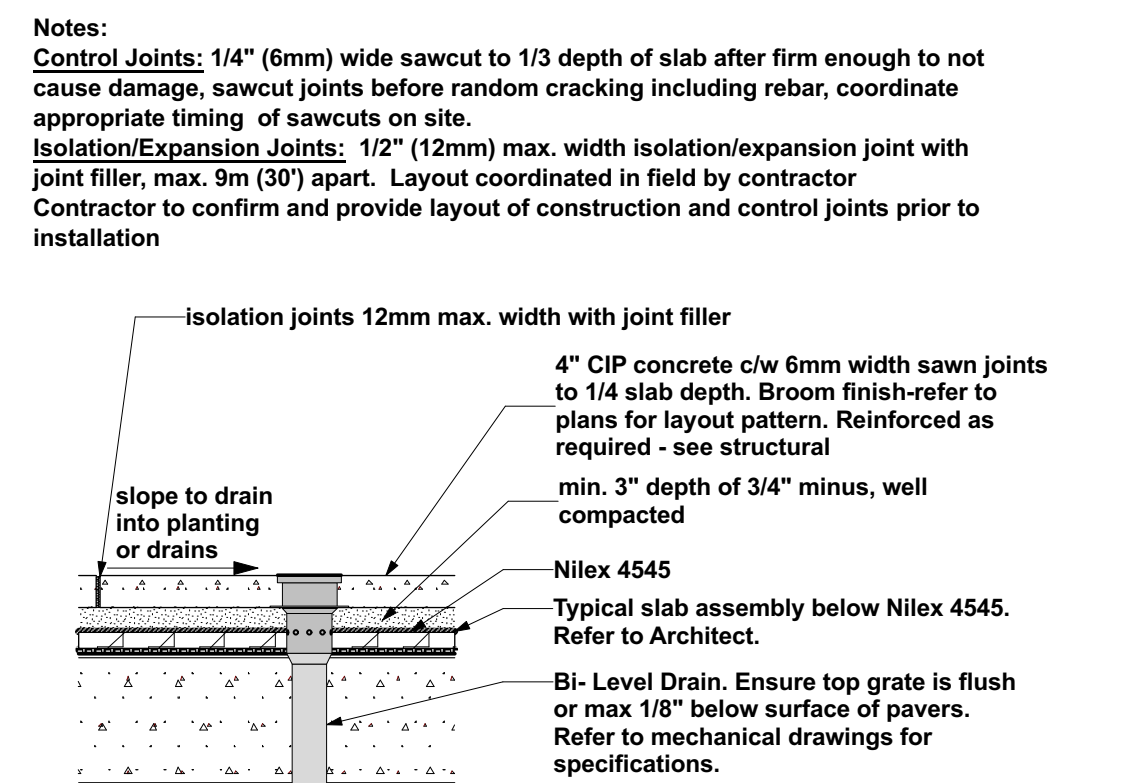
Do not bury root flare. Ensure top of root flare is flush with surrounding grades.
Provide mulched tree well of min. 3'-0" Ø, keeping min. 8" around trunk clear
Remove any string or ties from rootball and base of tree. Cut back top 1/3rd of burlap from rootball. If wire basket remains, cut back wire 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
Compact soil beneath rootball
Subgrade scarified to depth of 6". Subgrades to be reviewed with landscape architect prior to soil placement

5 Tree Planting on Grade
Scale: 1/2" = 1'-0"



Adjacent material. Refer to materials plan for specification.
Beast Plastic edger or approved equivalent where adjacent material is softscape
Concrete unit pavers. Refer to plan for material specification
slope to drain
1" minimum 1/8" clear crush leveling bed on nillex 4545
6" compacted crushed 3/4" minus gravel compacted to 95% modified proctor
prepared subgrade to be reviewed by geotechnical eng., existing subgrade compacted to min. 95% Mod. proctor

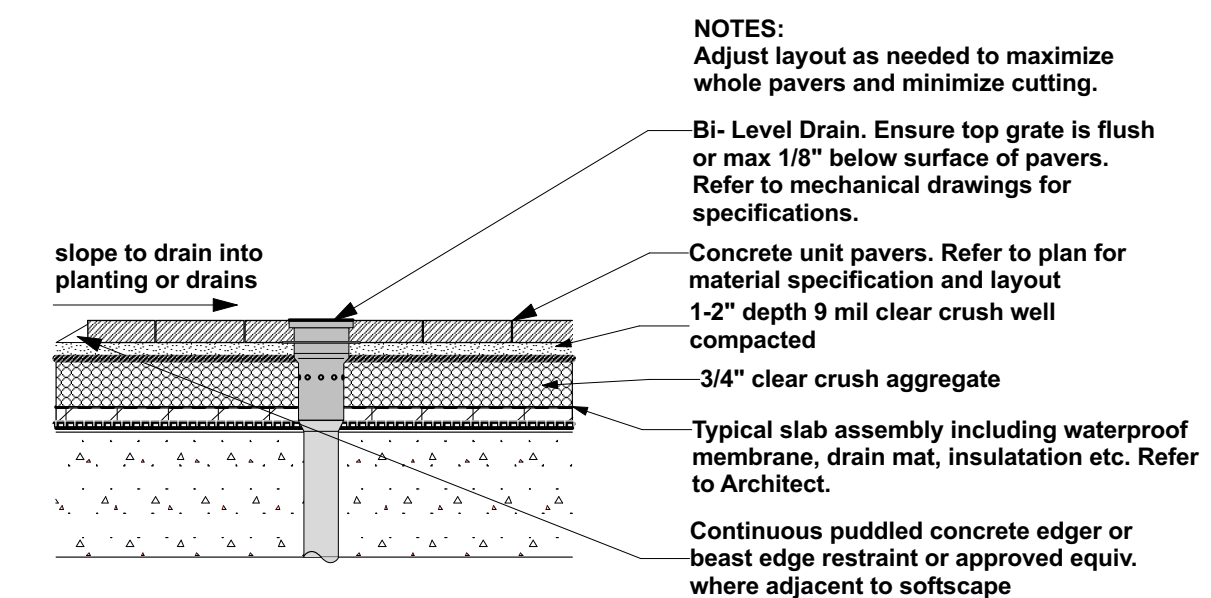
6 Concrete Unit Pavers on Grade
Scale: 1/2" = 1'-0"



Notes:
Control Joints: 1/4" (6mm) wide sawcut to 1/3 depth of slab after firm enough to not cause damage, sawcut joints before random cracking including rebar, coordinate appropriate timing of sawcuts on site.
Isolation/Expansion Joints: 1/2" (12mm) max. width isolation/expansion joint with joint filler, max. 9m (30') apart. Layout coordinated in field by contractor
Contractor to confirm and provide layout of construction and control joints prior to installation

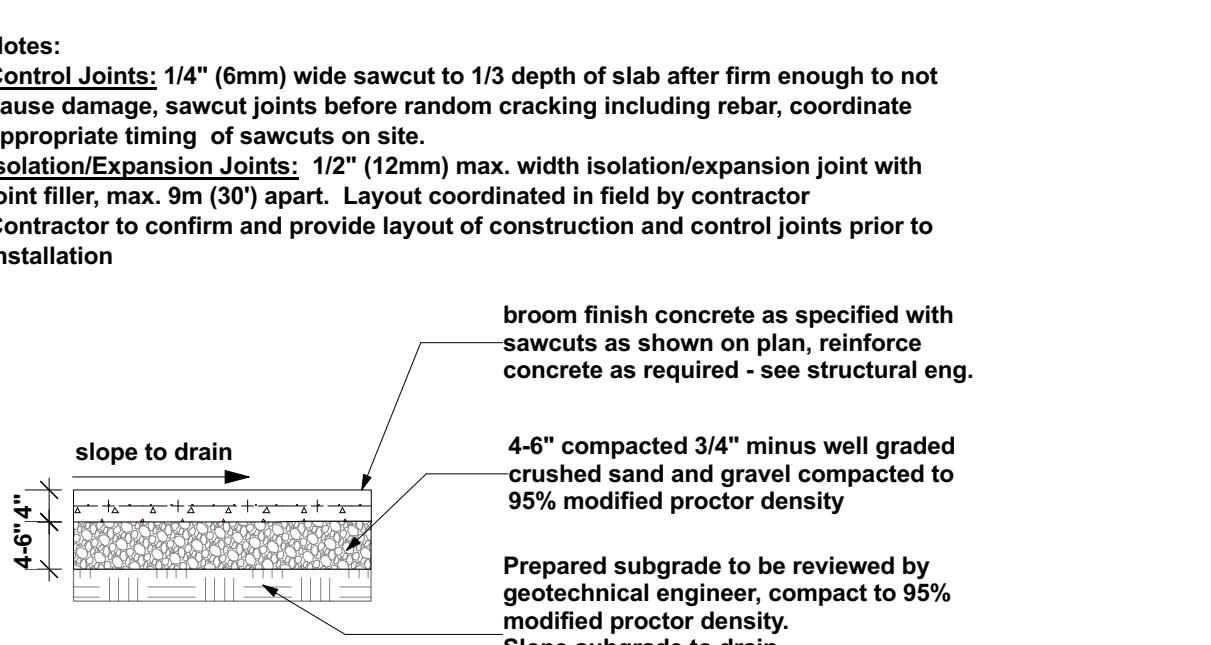
isolation joints 12mm max. width with joint filler
4" CIP concrete c/w 6mm width sawn joints to 1/4 slab depth. Broom finish-refer to plans for layout pattern. Reinforced as required - see structural
min. 3" depth of 3/4" minus, well compacted
Nillex 4545
Typical slab assembly below Nillex 4545. Refer to Architect.
Bi- Level Drain. Ensure top grate is flush or max 1/8" below surface of pavers. Refer to mechanical drawings for specifications.

8 CIP Concrete Walkway on Slab
Scale: 1/2" = 1'-0"



NOTES:
Adjust layout as needed to maximize whole pavers and minimize cutting.
Bi- Level Drain. Ensure top grate is flush or max 1/8" below surface of pavers. Refer to mechanical drawings for specifications.
Concrete unit pavers. Refer to plan for material specification and layout
1-2" depth 9 mil clear crush well compacted
3/4" clear crush aggregate
Typical slab assembly including waterproof membrane, drain mat, insulation etc. Refer to Architect.
Continuous puddled concrete edger or beast edge restraint or approved equiv. where adjacent to softscape

7 Concrete Unit Pavers on Slab
Scale: 1/2" = 1'-0"



Notes:
Control Joints: 1/4" (6mm) wide sawcut to 1/3 depth of slab after firm enough to not cause damage, sawcut joints before random cracking including rebar, coordinate appropriate timing of sawcuts on site.
Isolation/Expansion Joints: 1/2" (12mm) max. width isolation/expansion joint with joint filler, max. 9m (30') apart. Layout coordinated in field by contractor
Contractor to confirm and provide layout of construction and control joints prior to installation

broom finish concrete as specified with sawcuts as shown on plan, reinforce concrete as required - see structural eng.
4-6" compacted 3/4" minus well graded crushed sand and gravel compacted to 95% modified proctor density
Prepared subgrade to be reviewed by geotechnical engineer, compact to 95% modified proctor density.
Slope subgrade to drain.

9 CIP Concrete Walkway on Grade
Scale: 1/2" = 1'-0"

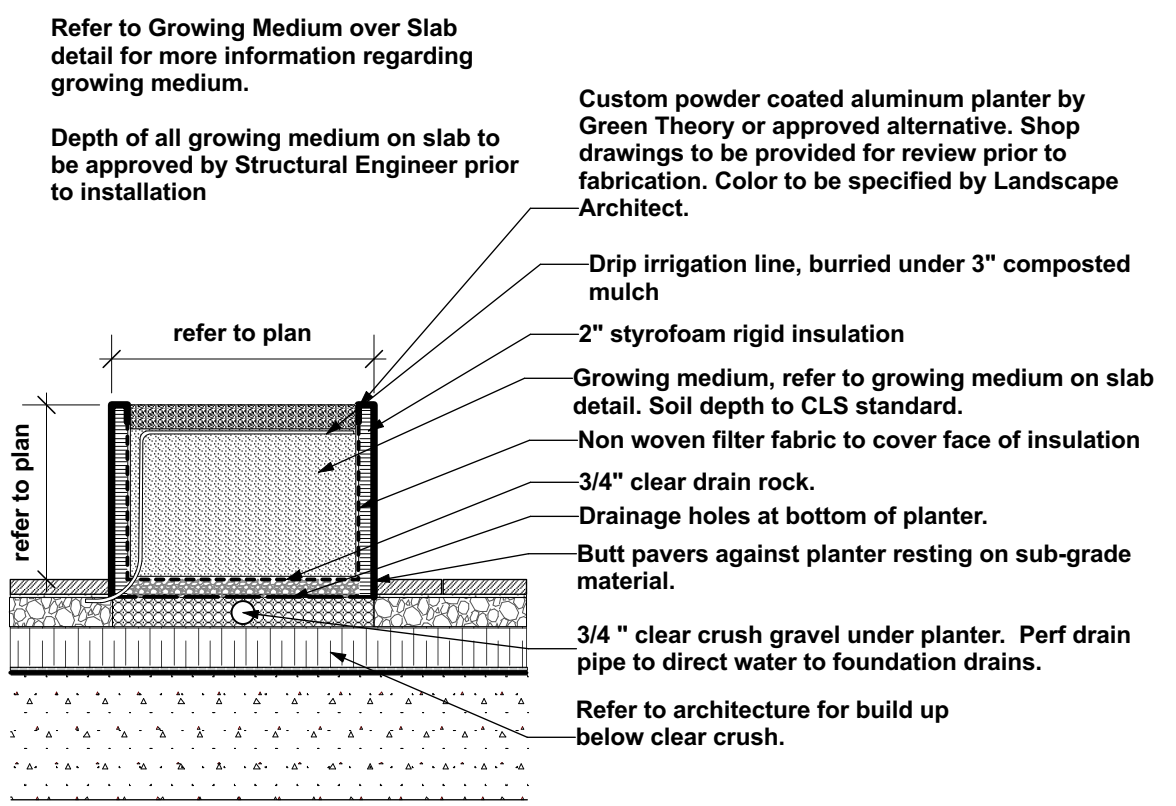
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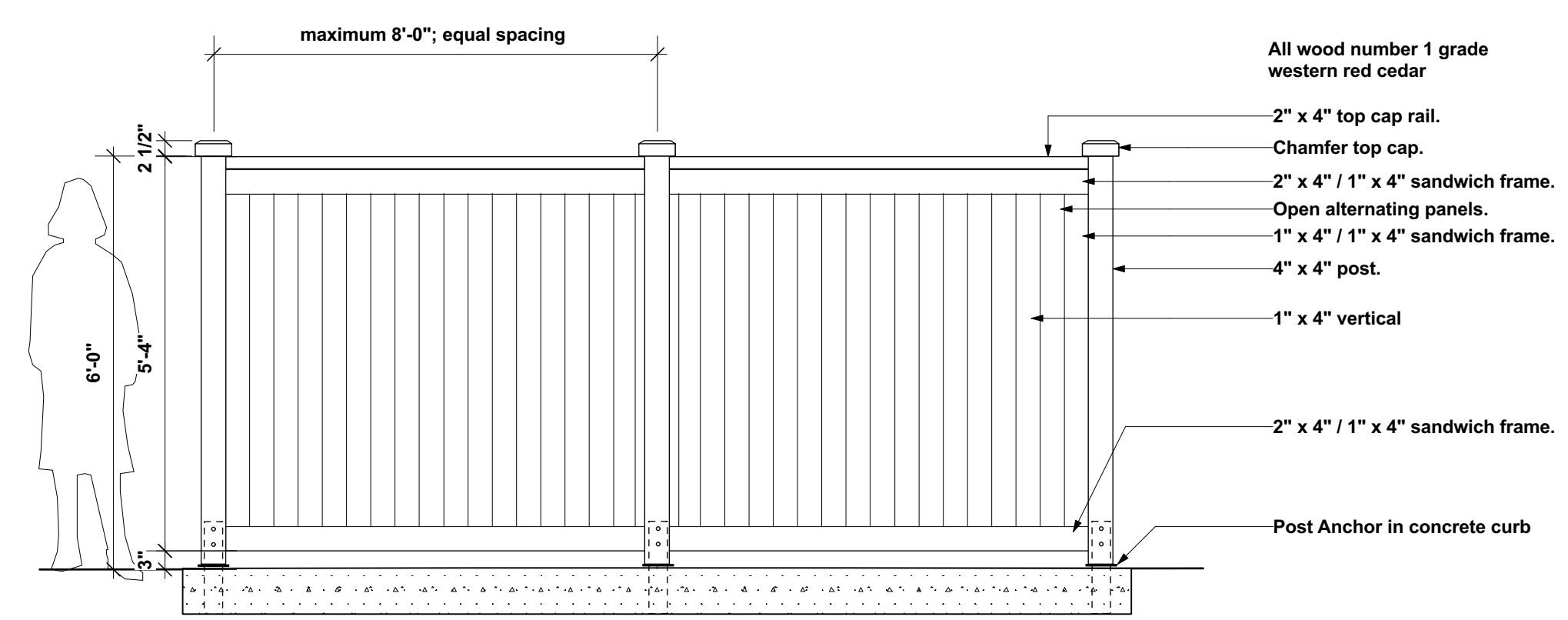
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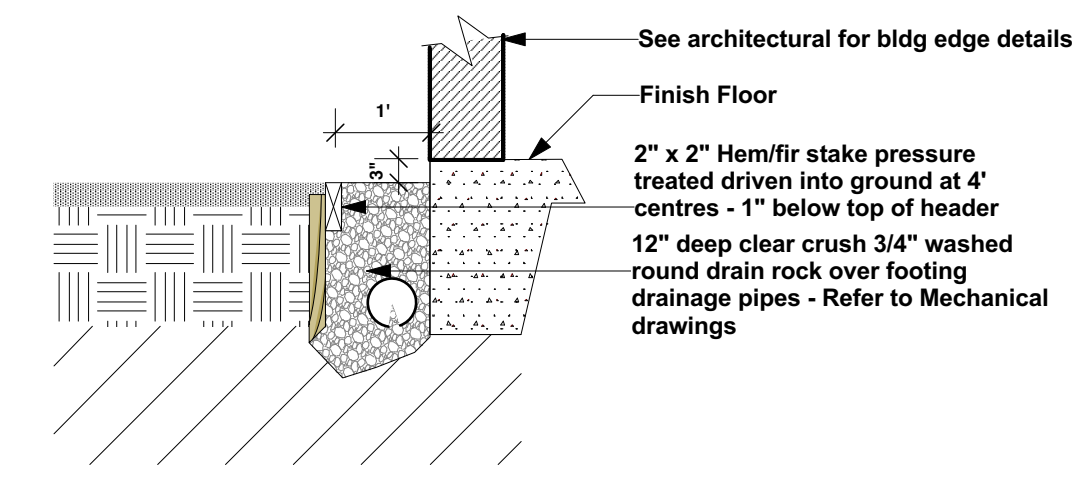
Landscape Details	
Project No.	Scale
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1 Metal Planter
Scale: 1/2" = 1'-0"

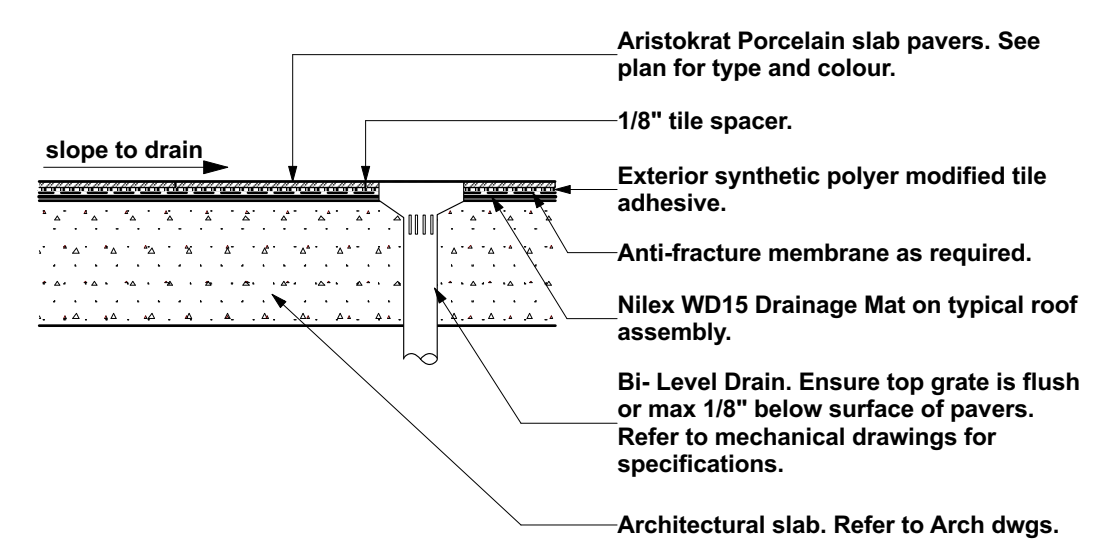


2 6'-0" Ht Cedar Privacy Fence
Scale: 1/2" = 1'-0"



3 Perimeter Gravel Strip
Scale: 1/2" = 1'-0"

- NOTES:**
1. Confirm installation method with project Architect prior to ordering
 2. Adjust layout as needed to maximize whole pavers and minimize cutting.
 3. Spacers not needed if on pedestals, confirm with project team.
 4. Adjust crushed rock bed based on slab depth in project.



4 Porcelain Pavers on Slab
Scale: 1/2" = 1'-0"

OGDEN

RANGE 6 STRAIGHT

MATERIALS: The seat pan is constructed from steel. The seat employs IPE, HDPE (plastic), or HDPC (composite) slats. Thickness: IPE 1", HDPE 1", HDPC 3/4"

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The seats sections come preassembled with boards. Chosen mount option come as a separate component. Reference: INSTALLATION-INST_OGM1900 document for onsite assembly and installation.

TO SPECIFY: Please contact your Maglin Site Furniture Representative.

SQUARE LEG

DIMENSIONS:
Height: 18" (45.7cm)
Depth: 18" (45.7cm)
Length: 71.75" (182.2cm)
Weight: Variable

PEDESTAL LEG

DIMENSIONS:
Height: 18" (45.7cm)
Depth: 18" (45.7cm)
Length: 71.75" (182.2cm)
Weight: Variable

WALL MOUNT

DIMENSIONS:
Height: 18" (45.7cm)
Depth: 18" (45.7cm)
Length: 71.75" (182.2cm)
Weight: Variable

CANTILEVER

DIMENSIONS:
Height: 18" (45.7cm)
Depth: 18" (45.7cm)
Length: 71.75" (182.2cm)
Weight: Variable

*Please Note: When HDPC seat material is chosen, seat height is reduced by 1/4".

T 605-718-5008 F 677-260-9393
www.maglin.com
sales@maglin.com

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5 Maglin Ogden Bench
Scale: n/a

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