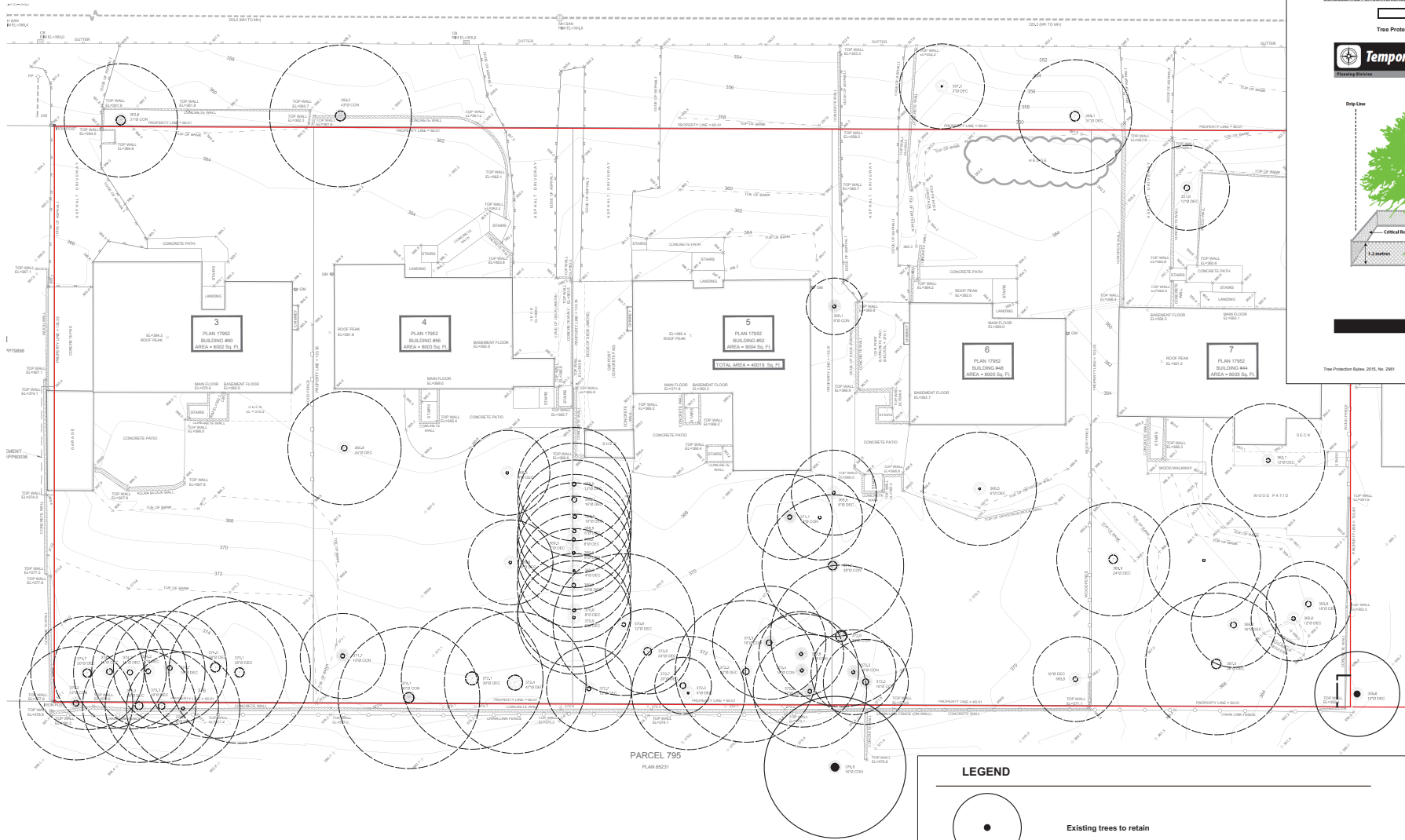




City of Port Moody Tree Protection Bylaw, 2015, No. 2681
CONSOLIDATED FOR CONVENIENCE

SCHEDULE "D"

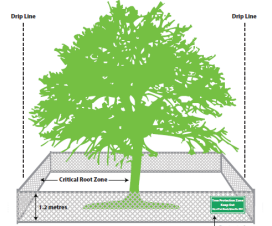
Tree Protection Fence Details: Temporary Fencing



Temporary Fencing Requirements

Planning Division

604.439.4100 • www.portmoody.ca



PORT MOODY
City of Port Moody

Tree Protection Bylaw, 2015, No. 2681

10

REFERENCE: CITY OF PORT MOODY

LEGEND



Existing trees to retain



Existing trees to remove
Evaluate trees to use for on site play amenity and store logs off-site for later use



Tree Protection Fencing

G	2020-11-10	Issued for DP
F	2020-11-06	Issued for Review
D	2020-07-26	Issued for DP
Date	Issue Notes	



Prospect & Refuge

LANDSCAPE ARCHITECTS

#102-1611 W 2nd Ave Vancouver, BC V6J 1G3
604-684-1203 • info@prospectandrefuge.ca
Building on over 25 years of history w/ Jonathan Lewis, Linc.

Project Title and Address

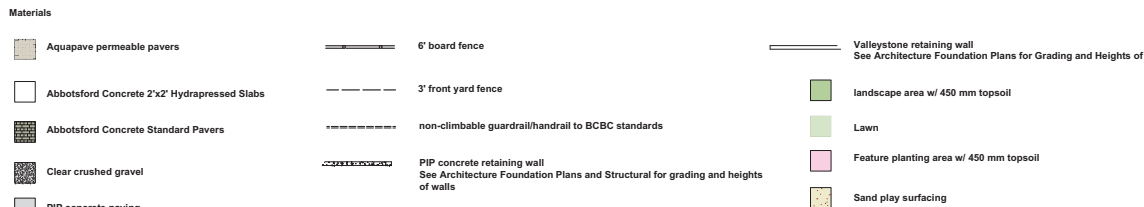
Rocky Ridge Allaire
Seaview Dr., Port Moody

Draw Title
Tree Protection Plan

Project Manager	AS	Project No.	2019-20
Drawn By	NR	Scale	3/32" = 1'-0"
Reviewed By	AS	Sheet No.	

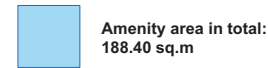
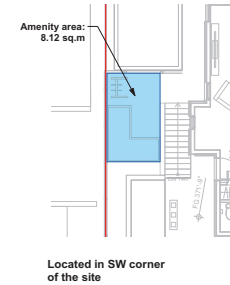
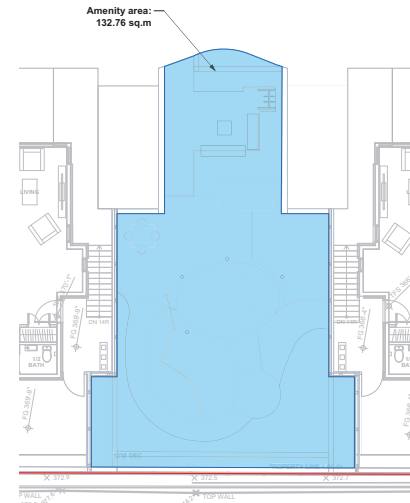
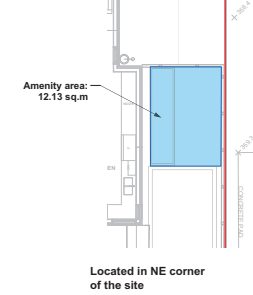
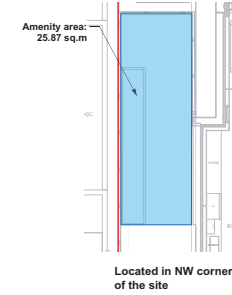
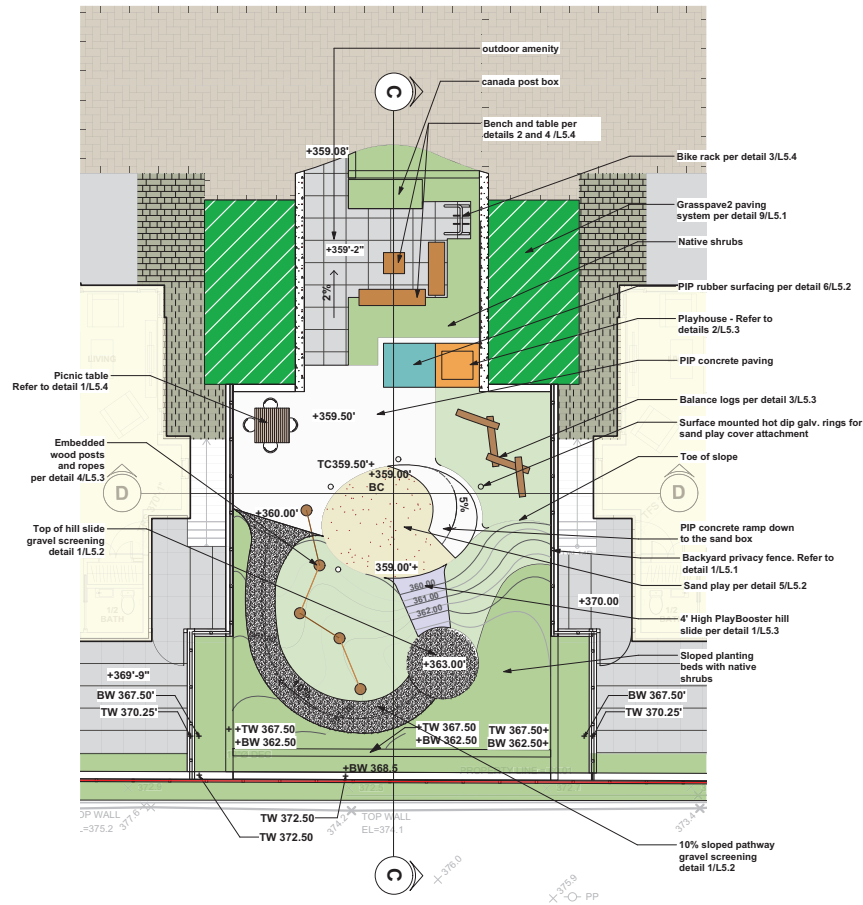
Date
2020-11-10

L0



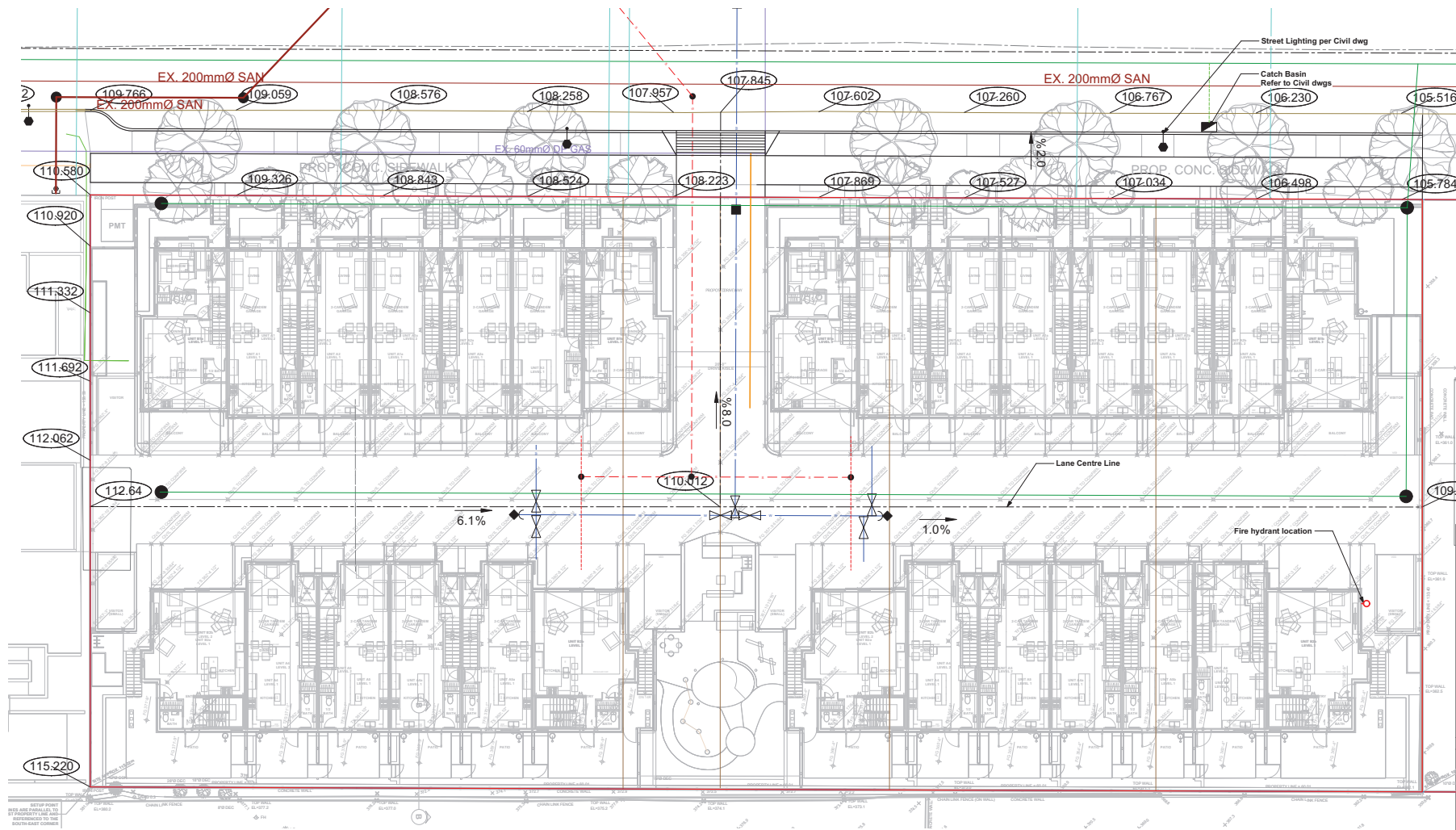
0-11-10

L1.1



Amenity area in total: 188.40 sq.m

G	2020-11-10	Issued for DP
F	2020-11-06	Issued for Review
D	2020-07-26	Issued for DP
Date	Issue Notes	
		
Prospect & Refuge LANDSCAPE ARCHITECTS #052-1661 W 2nd Ave Vancouver, BC V6J 1H3 604-686-1203 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Loomis Ltd.		
Project Title and Address		
Rocky Ridge Allaire Seaview Dr., Port Moody		
Sheet Title		
Landscape Main Amenity Area		
Project Manager	AS	Project No. 2019-20
Drawn By	NR	Scale 3/16" = 1'-0"
Reviewed By	AS	Sheet No.
Date	2020-11-10	
		L1.2



LEGEND

- Sewer
- Water
- Drain
- Gas
- Sewer
- Catch Basin

G 2020-11-10 Issued for DP
F 2020-11-06 Issued for Review
D 2020-07-26 Issued for DP

Date Issue Notes



Prospect & Refuge

LANDSCAPE ARCHITECTS

#102-168 W 2nd Ave Vancouver, BC V6J 1V3

604-686-1203 info@prospectandrefuge.ca

Building on over 25 years of history as Jonathan Lewis Ltd.

Project Title and Address

Rocky Ridge Allaire
Seaview Dr., Port Moody

Site Service Plan

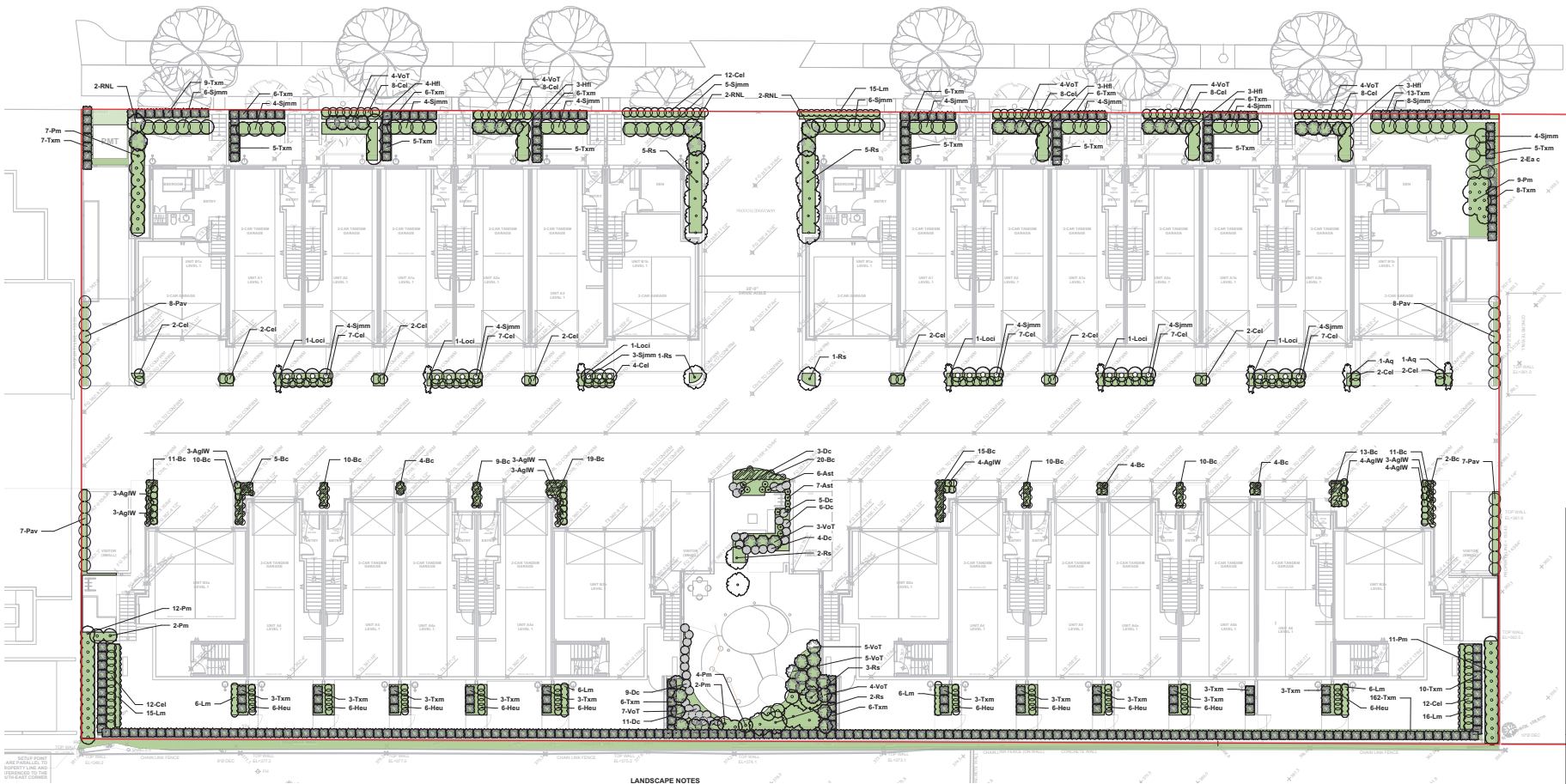
Project Manager AS Project No. 2019-20

Drawn By NR Scale 3/32" = 1'-0"

Reviewed By AS Sheet No.

Date 2020-11-10

L1.3



LANDSCAPE NOTES

- All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extent search for plant material to Washington and BC.
- Root balls to be free of perennic weeds.
- Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off site minimum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rate smooth.
- The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3.1 slopes. Slope grass swales (without additional erosion protection) along street minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
- Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
- Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
- Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
- All landscaping to have high efficiency irrigation system to IABC standards.

ID	Plant List - Shrubs/Perennials	Latin Name	Quantity	Scheduled Size	Comments
Aq	Flaxweed Asters	Asteris quinata	2	#2 pot	Cont.
AgW	Black Big Blue Stem grass	Andropogon gerardi 'Indian Warrior'	30	#1 pot	Cont.
As	Amethyst Astilbe	Astilbe x arendsi 'Amethyst'	13	#1 pot	Cont.
RNL	Northern Lights Azalea	Azalea Northern Lights	6	#3 pot	Cont.
Bc	Heartleaf Bergenia	Bergenia cordifolia	157	#1 pot	Cont.
Cel	Golden Sedge Grass	Carex 'Everline'	133	#1 pot	Cont.
Dc	Gold Dew Tufted Hair Grass	Deschampsia caespitosa 'Goldtau'	38	#1	Cont.
Ea c	Dwarf burning bush	Euconymus alata 'Compacta'	2	#3 pot	Cont.
Hou	Coral Bells	Heuchera spp.	60	#1 pot	Cont.
HL-1	Flamingo Hydrangea	Hydrangea 'Flamingo'	16	#3 pot	Cont.
Lm	'Silver Dragon' Lily Turf	Liriope muscaris 'Silver Dragon'	70	#1 pot	Cont.
Lci	Western Trumpet Honeysuckle	Lonicera ciliosa	6	#2 pot	Cont.
Pw	Red Switch Grass	Panicum virgatum 'Prairie Flame'	30	#1 pot	Cont.
Pm	Sword Fern	Polystichum munulium	47	#1 pot	Cont.
Rs	Red flowering currant	Ribes sanguineum	19	#2 pot	Cont. (Male & Female)
Spm	Rubus Skimmia	Skimmia japonica 'Rubinetta'	76	#3 pot	Cont.
Tm	Hills Yew	Taxus x media 'Hill'	325	1.25 m HL	BA5
VoT	Thunderbird Evergreen Huckleberry	Vaccinium ovatum 'Thunderbird'	44	#2 pot	Cont.

G 2020-11-10 Issued for DP
F 2020-11-06 Issued for Review
D 2020-07-20 Issued for DP

Date Issue Notes



Prospect & Refuge

LANDSCAPE ARCHITECTS

#102 160 W 2nd Ave Vancouver, BC V6B 1G3
604-684-1203 info@prospectandrefuge.ca
Building on over 25 years of history as Jonathan Lewis Ltd.

Project Title and Address

Rocky Ridge Allaire
Seaview Dr., Port Moody

Landscape Planting Plan - Shrub planting

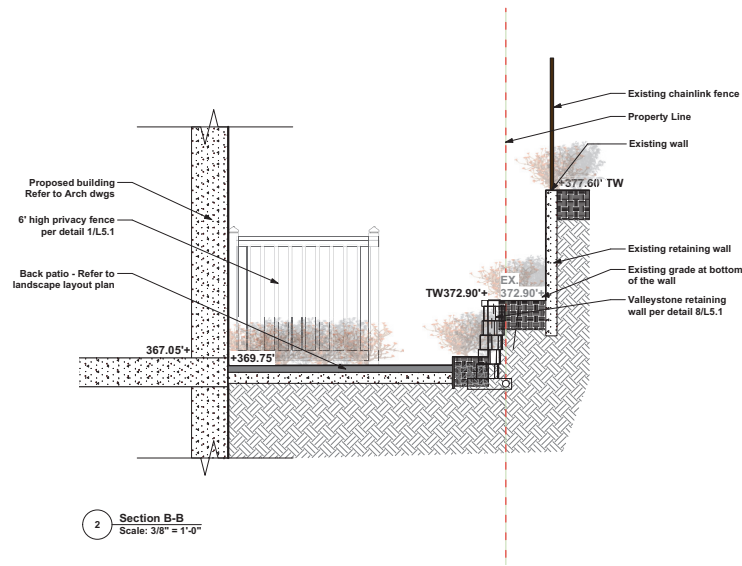
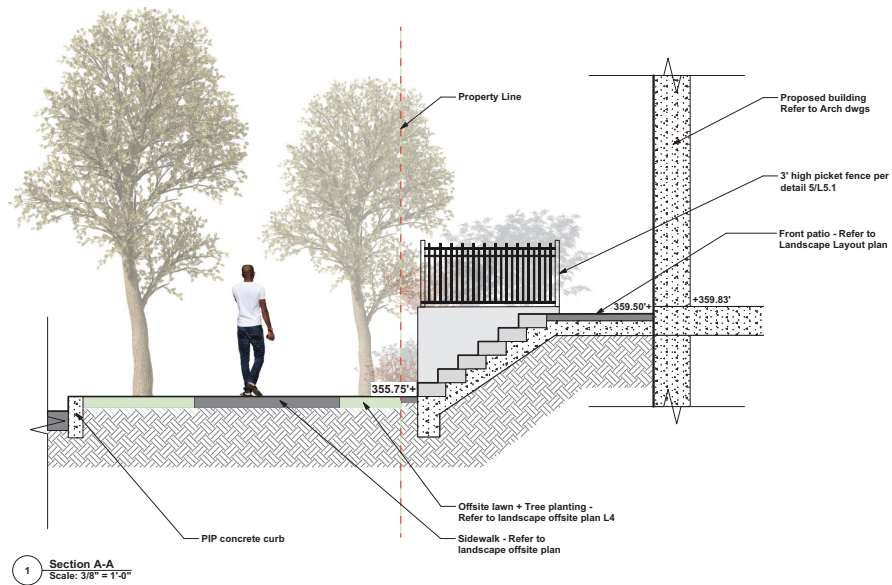
Project Designer AS Project No. 2019-20

Client NR Scale 3/32" = 1'-0"

Revised By AS Sheet No.

Date 2020-11-10

L2.2



G 2020-11-10 Issued for DP
F 2020-11-06 Issued for Review
D 2020-07-26 Issued for DP

Date Issue Notes



Prospect & Refuge

LANDSCAPE ARCHITECTS

#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-686-1203 info@prospectandrefuge.ca

Building on over 25 years of history w/ Jonathan Lewis, Ltd.

Project Title and Address

Rocky Ridge Allaire
Seaview Dr., Port Moody

Sheet Title

Sections

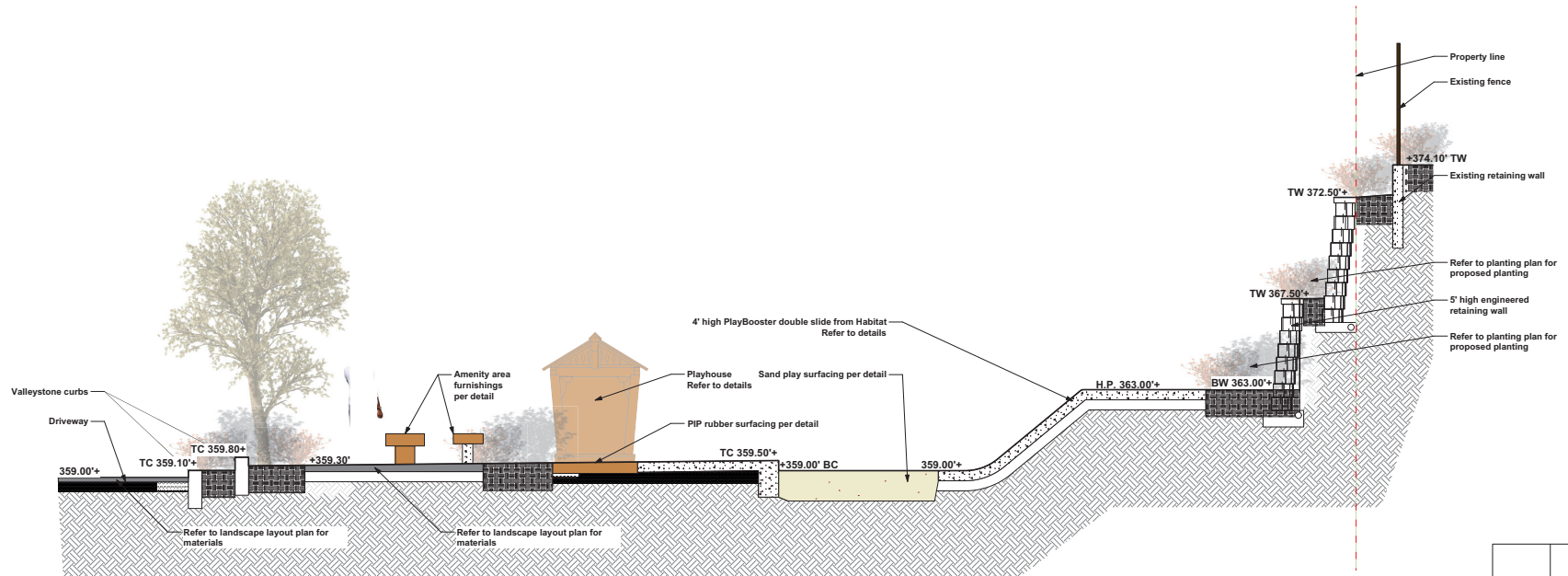
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Drawn By NR Scale 3/8" = 1'-0"

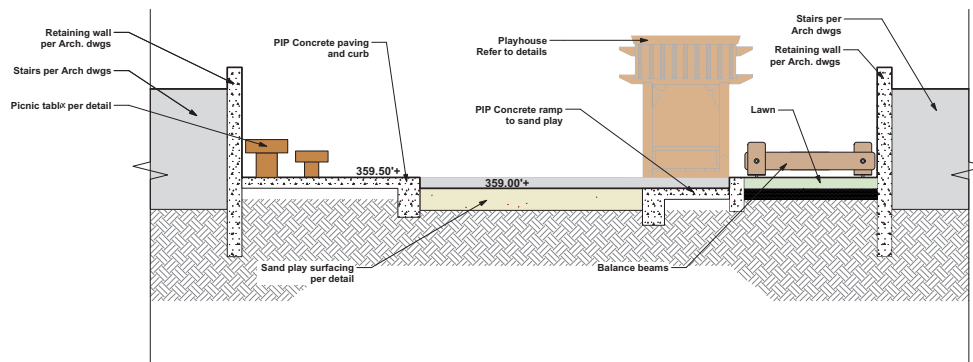
Reviewed By AS Sheet No.

Date 2020-11-10

L3.1



1 Section C-C
Scale: 3/8" = 1'-0"



2 Section D-D
Scale: 3/8" = 1'-0"

G	2020-11-10	Issued for DP
F	2020-11-06	Issued for Review
D	2020-07-26	Issued for DP
Date	Issue Notes	



Prospect & Refuge

LANDSCAPE ARCHITECTS

#102-1661 W 2nd Ave Vancouver, BC V6J 1V3
604-686-1203 info@prospectandrefuge.ca
Building on over 25 years of history as Jonathan Lewis, Ltd.

Project Title and Address

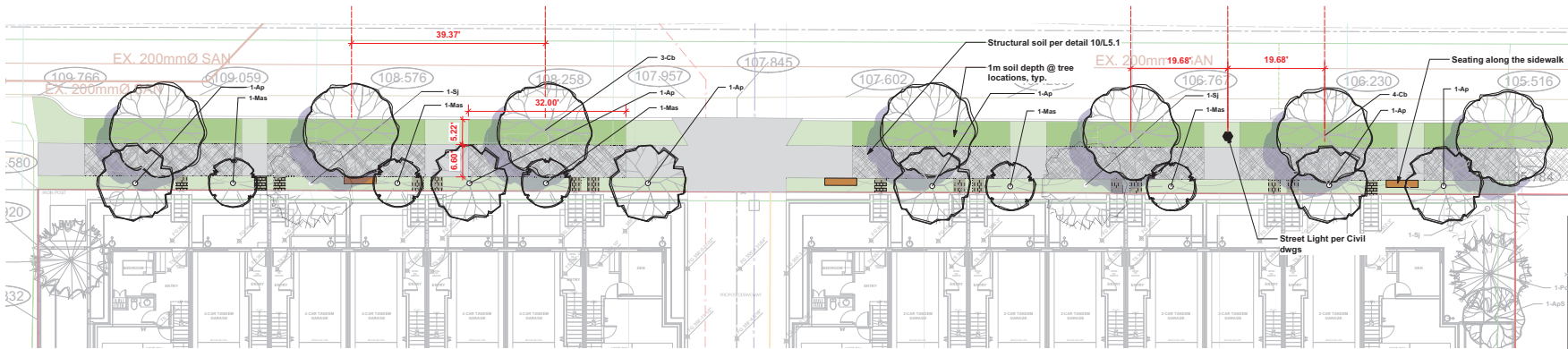
Rocky Ridge Allaire
Seaview Dr., Port Moody

Sheet Title

Sections

Project Manager	AS	Project No.	2019-20
Drawn By	NR	Scale	3/8" = 1'-0"
Reviewed By	AS	Sheet No.	
Date	2020-11-10		L3.2

Plant List Offsite - Trees					
ID	Common Name	Latin Name	Quantity	Scheduled Size	Comments
Trees					
Ap	Japanese Maple	Acer palmatum	6	1.25m, #20 pot	Cont.
Cb	European hornbeam	Carpinus betulus	7	6cm cal	B & B
Mas	Star Magnolia	Magnolia stellata	5	#20 pot, 1.25m ht	Cont.
Sj	Emerald Pagoda Japanese Snowbell	Syrax japonica 'Emerald Pagoda'	2	6cm cal	B & B - Replacement Tree



LANDSCAPE NOTES

1. All landscape construction and planting to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
2. Sizes on the planting plan shall be considered minimum sizes.
3. Offsite tree pits to be 1.2m x 2.3m minimum.
4. Root balls to be free of pernicious weeds.
5. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab minimum soil depths are 6" (150mm) for lawn areas and 20 cm soil volume per tree for offsite boulevard trees. Tree pits to be minimum 1.2m x 2.3m. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
6. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
7. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
8. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
9. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
10. All landscaping to have high efficiency irrigation system to IABC standards.

G 2020-11-10

Issued for DP

F 2020-11-06

Issued for Review

D 2020-07-26

Issued for DP

Date	Issue Notes

Prospect & Refuge

LANDSCAPE ARCHITECTS

#102-1661 W 2nd Ave Vancouver, BC V6J 1V3

604-684-1203 info@prospectrefuge.ca

Building on over 25 years of history as Jonathan Lussis, Ltd.

Project Name and Address

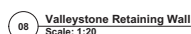
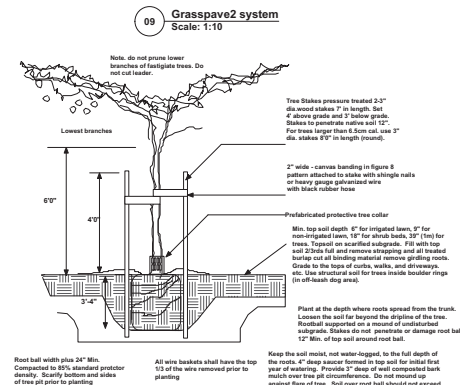
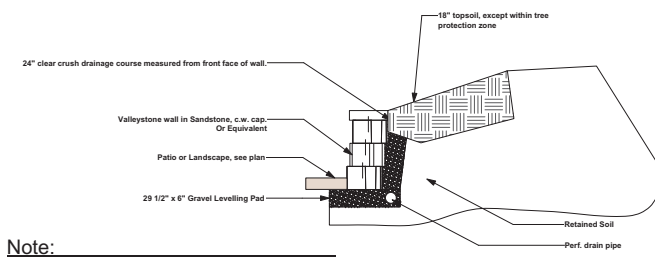
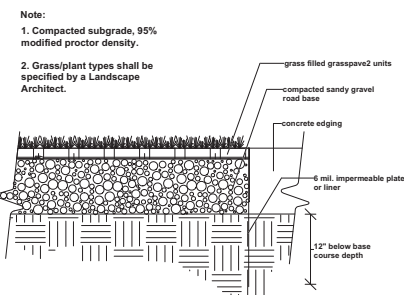
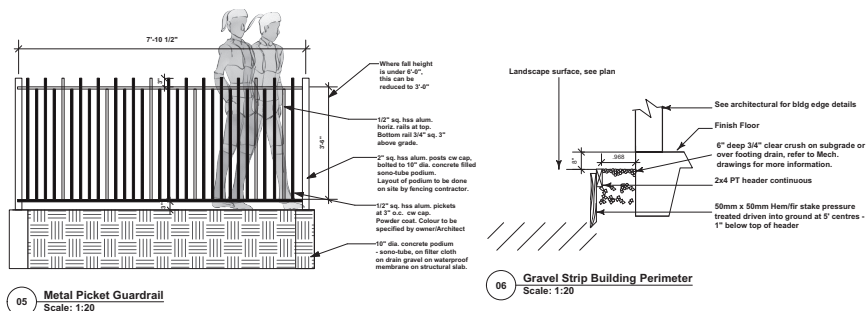
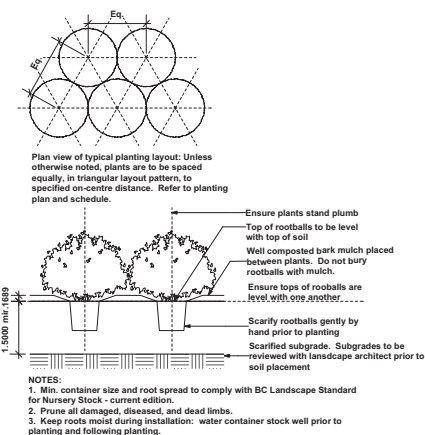
Rocky Ridge Allaire
Seaview Dr., Port Moody

Sheet Title

Landscape Offsite

Project Manager	AS	Project No.	2019-20
Drawn By	NR	Scale	3/32" = 1'-0"
Reviewed By	AS	Sheet No.	
Date	2020-11-10		

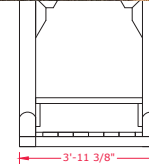
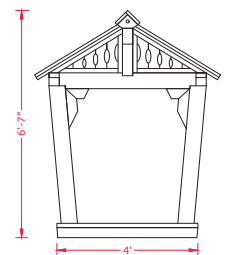
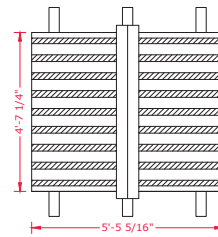
L4



D 2020-11-10	Issued for DP
F 2020-11-09	Issued for Review
D 2020-07-20	Issued for DP
Date	Issued Notices
	
Prospect & Refuge LANDSCAPE ARCHITECTS #102-36418 2nd Ave. Vancouver, BC V6C 1A5 604-683-0023 info@prospectandrefuge.ca <i>Building on over 25 years of history as Jonathan Leane, Ltd.</i>	
Project Title and Address	
Rocky Ridge Allaire Sawanew Dr., Port Moody	
Client Title	
Landscape Details	
Project Manager	AS
Drawn By	NR
Reviewed By	AS
Date	2020-11-10
Project No.	2019-20
Scale	as noted
Sheet No.	
L.5.1	



G 2020-11-10 Issued for DP H 2021-11-06 Issued for Review D 2020-07-20 Issued for DP	
Date	Issue Notes
	
Prospect & Refuge LANDSCAPE ARCHITECTS #102-888 W 2nd Ave Vancouver BC V6L 1G3 604-699-1003 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Lewis, Ltd.	
Project Title was Address Rocky Ridge Allaire Seawiew Dr., Port Moody	
Drawn Title Landscape Details	
Project Manager	AS
Project No.	2019-20
Drawn By	NR
Scale	As Noted
Reviewed By	AS
Sheet No.	
Date	2020-11-10
L5.2	



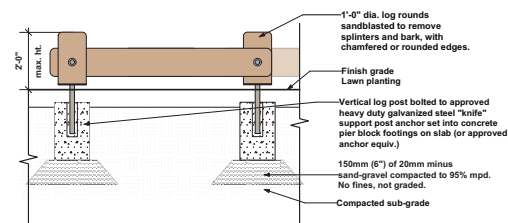
NOTE: THIS DRAWING, INCLUDING THE PRINCIPALS OF DESIGN AND CONCEPT, IS THE PROPERTY OF HABITAT SYSTEMS INC. WITH THE AGREEMENT THAT IT IS NOT TO BE REPRODUCED, COPIED OR LOANED IN WHOLE OR IN PART



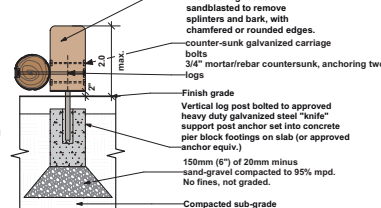
**Habitat Systems
Natural Play
Playhouse**

REVISION NOTES

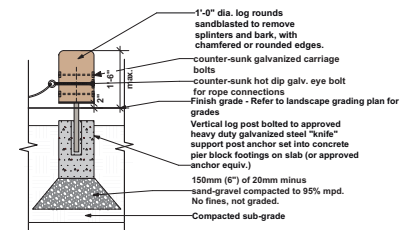
PROJECT NO.	146-1
SCALE	$\frac{1}{2}'' = 1'-0''$
DESIGNER	P. MILTON
DATE	1/15/17
DATE OF PRINT	6/26/17



Section/Elevation View



Log to log connection details



4 Embedded posts and ropes
Scale: 1:20



G	2020-11-10	Issued for DP
F	2020-11-06	Issued for Review
D	2020-07-20	Issued for DP

Date	Issue Notes
------	-------------



Prospect & Refuge
LANDSCAPE ARCHITECTS
#302-3661 W 2nd Ave Vancouver, BC V6J 1H3
604-620-1003 allyssa@prospectrefuge.ca
Building on over 25 years of history as Jonathan Leese, Ltd.

Project Title and Address
Rocky Ridge Allaire
Seaview Dr., Port Moody

Landscape Details

Project Manager AS	Project No. 2019-20
Drawn By NR	Scale As Noted
Reviewed By AS	Sheet No. 152

L5.3

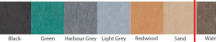
SINGLE PED PICNIC TABLE
Model Number : SPPTG-40 (Galvanized)
SPPTG-40 (Galvanized and Powder Coated)



DESIGNER NOTES

The single pedestal table is one of our tried and true designs going back to the inception of Wishbone. All of the tables we have supplied in the last 15 years are still in use and continue to perform beyond our customers expectations. This is in part due to the heavy duty steel frame, and low maintenance recycled plastic lumber. To ensure the tables lifespan are lengthened even further we are now galvanizing the steel frames prior to powder coating ensuring maximum rust resistance. This table continues to be popular year after year for these reasons: It has a significantly smaller footprint compared to a standard picnic table. Works great as a game table where everyone is engaged and needs to be facing each other. It comes with a few options such as direct burial or surface mount and wheelchair accessible by omitting one of the seats (see Installation Gallery).

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



100% Canadian Made



Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.



Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

Wishbone
site furnishings

PRODUCT SPECIFICATIONS

Products the Plast Advantage™ Recycled Plastic Slats
This products address all aspects of using sustainable materials and meet the 40% of the product.
Colours Available: Black, Green, Harbour Grey, Light Grey, Redwood, Sand, Walnut.
10 YEAR LIMITED WARRANTY

Durable Powder Coated Galvanized Steel Frame
Standard colours: Black Super Texture, Blackwax Textured Brown, Certified Textured Black, Certified Textured Grey, Cold Textured Brown, Lakeville Textured Sand, Oil Rub Textured Bronze, Powder Bengal Textured Silver

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

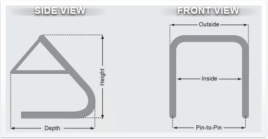
Custom Powder Coating (Setup Charges May Apply)
Wheel Chair Accessible one side (SPPTWC-40)
SPPTW (CG-40) Galvanized and Powder Coated
In ground mounting
Skate blocks
INST- 2.75 Stainless Steel Wedge Anchor Bolt Down Kit

PRODUCT DIMENSIONS

Table Height	30 inches / 762mm
Seat Height	18 inches / 457mm
Seat Depth	11.5 inches / 292mm
Seat Length	36 inches / 914mm
Table Top	40x40 inches / 101x101cm
Total Length	71x71 inches / 180x180cm
Weight	378lbs / 171kg

RECYCLED CONTENT

43% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE



As shown in our specifications, and diagrams - a consumer with a bicycle can access the Bike Rack from both sides - saving 1/3rd of the space of conventional side storage bike racks. To give you an idea of what sort of space layout and planning you must do for our racks - here is our designation to use the bike racks to their maximum potential.

- Allow 2 feet (61 cm) from the footing pin to a curb or wall when installing for single-side use.
- For parallel layouts allow 12 feet (3.66 m) between mainframe.
- For inline layouts allow 3 feet (91 cm) - however a minimum of 18 inches (46 cm) is required between the shoulder and any obstruction.



COLOUR: Forest Green

Anchor rack to concrete with tamper proof hardware

3 Bike Rack by Cora-W2704-Capacity 3-5

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

1 Amenity Area picnic table



2 Wishbone Urban Form coffee table

**Surface mount to concrete with tamper-proof hardware

URBAN FORM COFFEE TABLE
Model Number : URCF-12



DESIGNER NOTES

One of our most knowledge worthy and most common of community outdoor coffee tables, combined with benches and other seating options, are great ways to enhance the coffee table and provide a place to sit and enjoy the outdoors. The coffee table is made of recycled plastic lumber and is designed to be a low profile coffee table that is easy to move and is a great way to enhance the outdoor space. The coffee table is made of recycled plastic lumber and is designed to be a low profile coffee table that is easy to move and is a great way to enhance the outdoor space. The coffee table is made of recycled plastic lumber and is designed to be a low profile coffee table that is easy to move and is a great way to enhance the outdoor space.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



100% Canadian Made



Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.



Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

Wishbone
site furnishings

PRODUCT SPECIFICATIONS

Products the Plast Advantage™ Recycled Plastic Slats
This products address all aspects of using sustainable materials and meet the 40% of the product.
Colours Available: Black, Green, Harbour Grey, Light Grey, Redwood, Sand, Walnut.
10 YEAR LIMITED WARRANTY

Durable Powder Coated Aluminum Frame
Standard colours: Black Super Texture, Blackwax Textured Brown, Certified Textured Black, Certified Textured Grey, Cold Textured Brown, Lakeville Textured Sand, Oil Rub Textured Bronze, Powder Bengal Textured Silver

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
INST- 1 Stainless Steel Bolt Down Kit

PRODUCT DIMENSIONS

Table Height	30 inches / 508 mm
Width / Depth	32 inches / 813 mm
Weight	158lbs / 72 kg

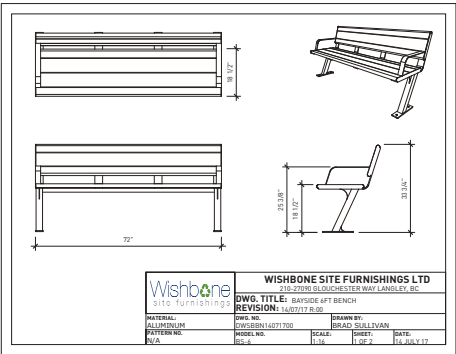
RECYCLED CONTENT

64% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE



4 Wishbone Bayside 6 foot bench

**Surface mount to concrete with tamper-proof hardware



Wishbone site furnishings		WISHBONE SITE FURNISHINGS LTD 210-27090 GLOUCESTER WAY, LANGLEY, BC	
DWG. TITLE: BAYSIDE 6 FT BENCH		REVISION: 16/07/17 R-02	
DRAWN BY: BRAD SKULLVAN		CHECKED BY: BRAD SKULLVAN	
DATE: 11/16		DATE: 14 JULY 17	

G 2020-11-10 Issued for DP
F 2020-11-06 Issued for Review
D 2020-07-26 Issued for DP

Date Issue Notes



Prospect & Refuge

LANDSCAPE ARCHITECTS

#102-166 W 2nd Ave Vancouver, BC V6J 1V3

604-684-1203 info@prospectandrefuge.ca

Building on over 25 years of history see: Jonathan Lewis, LIA.

Project Title and Address

Rocky Ridge Allaire
Seaview Dr., Port Moody

Draw Title

Landscape Details

Project Manager: AS Project No: 2019-20

Drawn By: NR Scale: As Noted

Reviewed By: AS Sheet No:

Date: 2020-11-10

L5.4