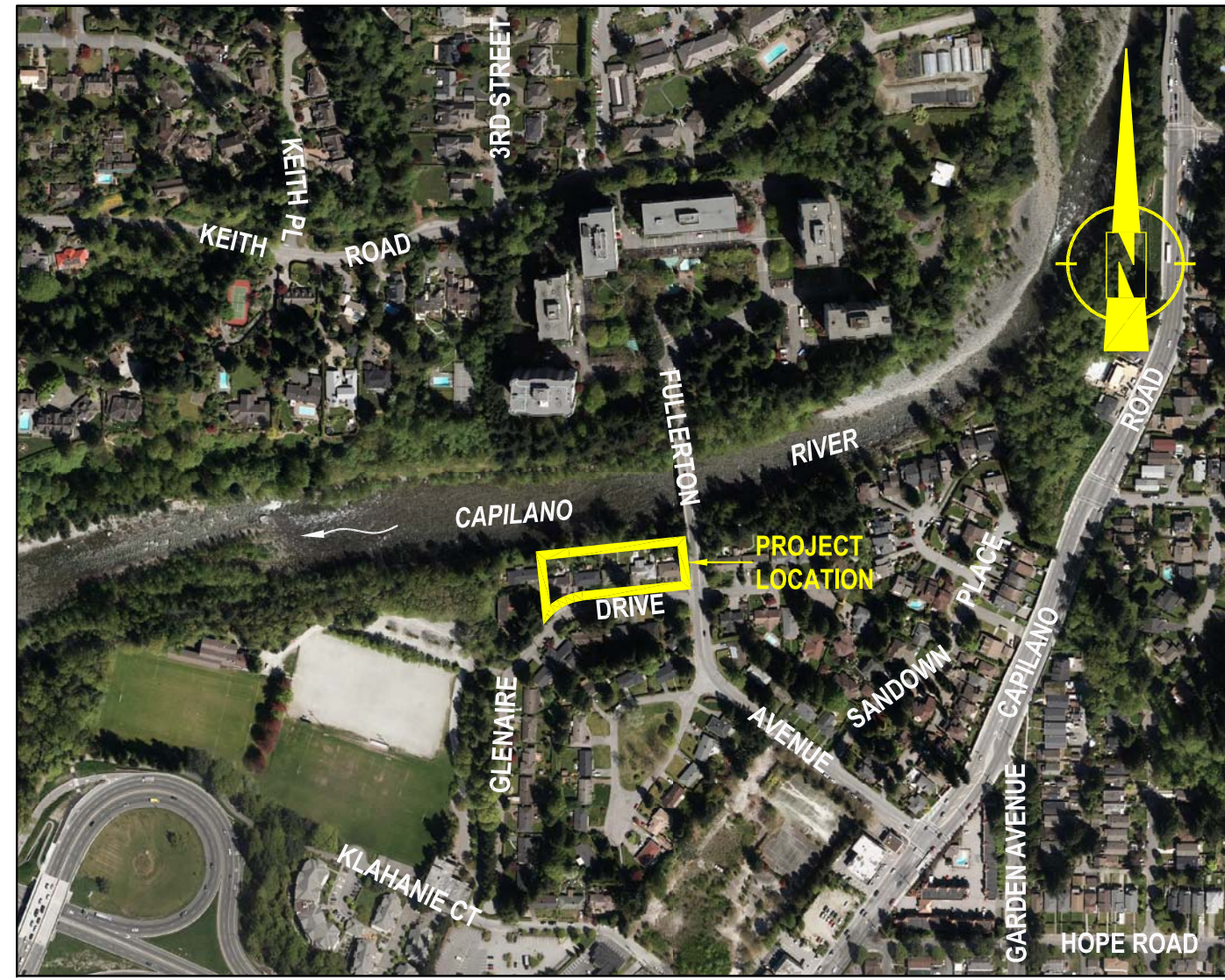


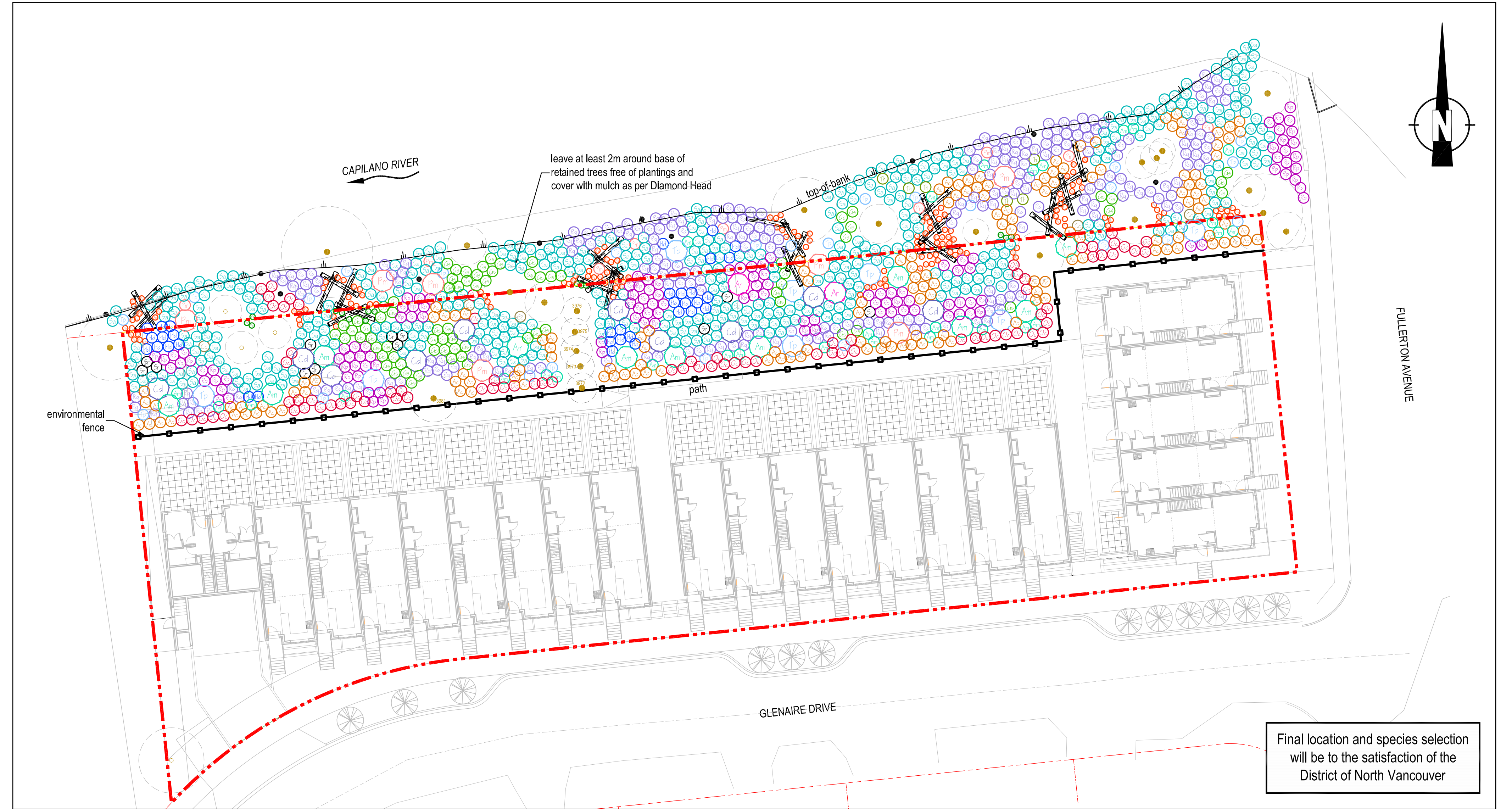
LOCATION

SCALE 1:5000



PLAN

SCALE 1:250



PLANT SPECIES LIST AND SPECIFICATIONS

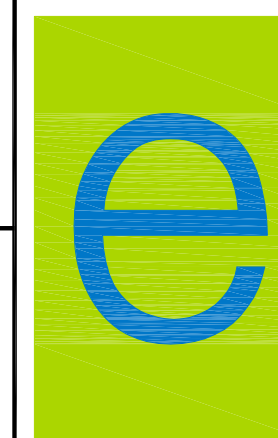
SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	black hawthorn	<i>Crataegus douglasii</i>	10	1.2m min. container grown; densely branched; well established
	broadleaf maple	<i>Acer macrophyllum</i>	11	1.2m min. container grown; densely branched; well established
	broadleaf maple	<i>Acer macrophyllum</i>	29	no. 2 pot; densely branched; well established
	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	1.2m min. container grown; densely branched; well established
	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	no. 2 pot; densely branched; well established
	red alder	<i>Alnus rubra</i>	2	1.2m min. container grown; densely branched; well established
	western redcedar	<i>Thuja plicata</i>	8	1.2m min. container grown; densely branched; well established
	western redcedar	<i>Thuja plicata</i>	25	no. 2 pot; densely branched; well established
	baldhip rose	<i>Rosa gymnocarpa</i>	241	no. 2 pot; densely branched; well established
	beaked hazelnut	<i>Corylus cornuta</i>	5	no. 2 pot; densely branched; well established
	Indian plum	<i>Osmaronia cerasiformis</i>	81	no. 2 pot; densely branched; well established
	oceanspray	<i>Holodiscus discolor</i>	34	no. 2 pot; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	12	no. 2 pot; densely branched; well established
	salal	<i>Gaultheria shallon</i>	74	no. 2 pot; multi-stemmed; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	413	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	123	no. 2 pot; multi-stemmed; densely branched; well established
	vine maple	<i>Acer circinatum</i>	151	no. 2 pot; multi-stemmed; densely branched; well established
	western hemlock	<i>Tsuga heterophylla</i>	6	no. 2 pot; multi-stemmed; densely branched; well established
	sword fern	<i>Polystichum munitum</i>	150	no. 1 pot; well established
	red huckleberry	<i>Vaccinium parvifolium</i>	15	no. 1 pot; well established
	snag	Min. 15% composition of the following: <i>Tsuga heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Populus balsamifera</i> ssp. <i>trichocarpa</i> <i>Acer macrophyllum</i>	10	no. 1 pot; well established
	woody debris		28	3.0m - 5.0m in length; 300mm Ø min.
	Existing Trees to be Retained			

REFERENCE DRAWINGS

1. Drawing No. DP 1.5. "Site Plan Overall". March 30, 2016. Grimwood Architecture.
2. 2013 Ortho Photograph From District of North Vancouver.

PC URBAN PROPERTIES CORP.

GLENAIRE DRIVE
North Vancouver, BC



enviowest consultants inc.

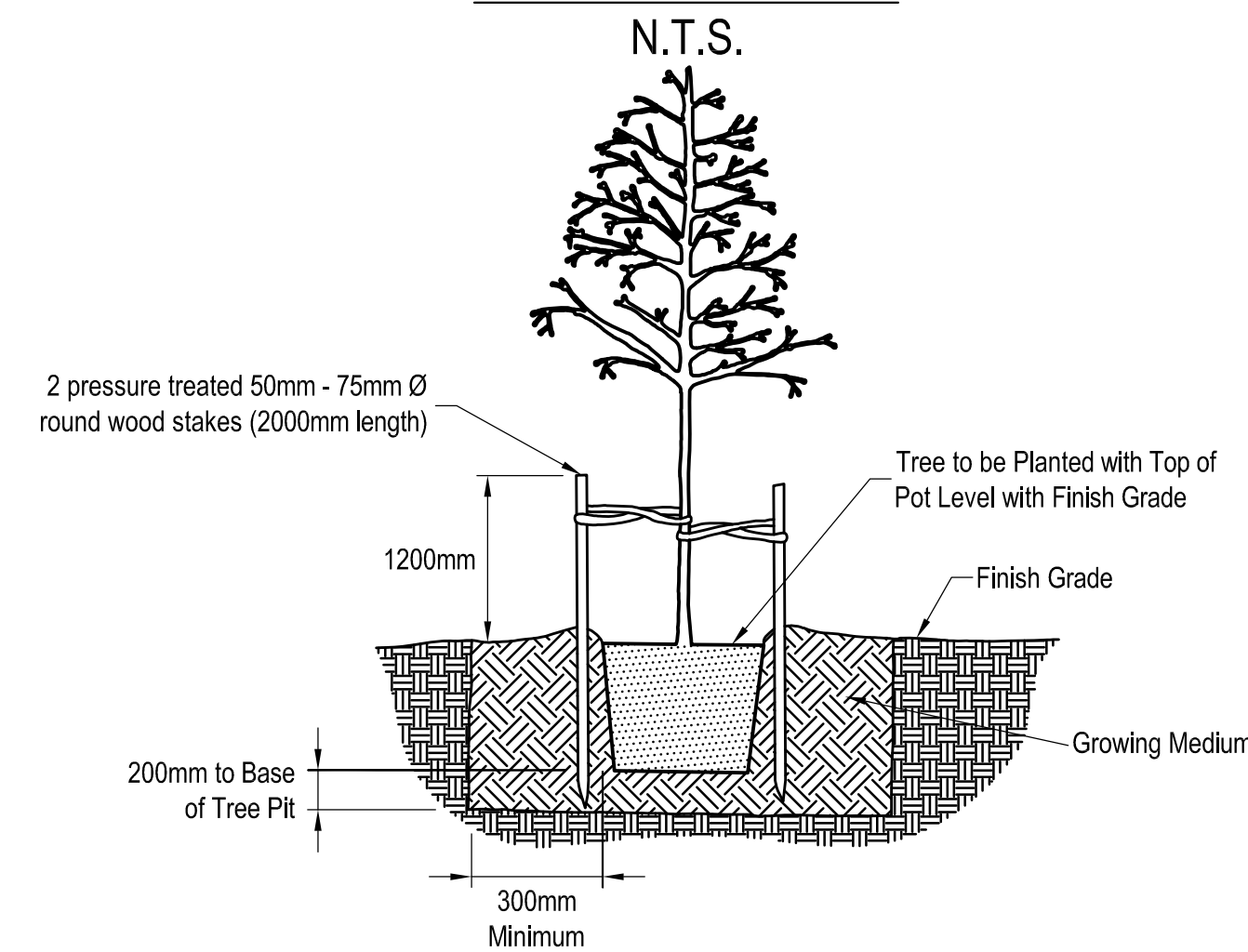
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

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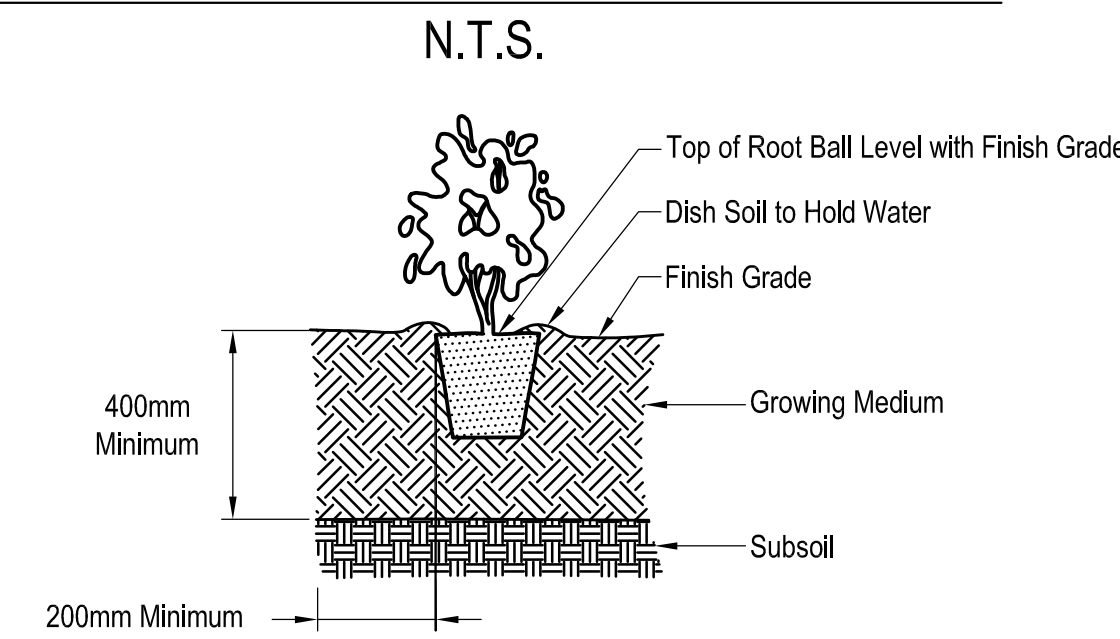
LANDSCAPE PLAN

DESIGN: CG	DRAWN: SCM/CEV	CHECKED:	REVISION: 00	REVISION DATE:
SCALE: As Shown	DRAWING NUMBER: 1611-04-03		SHEET 1 OF 2	
DATE: June 27, 2016				

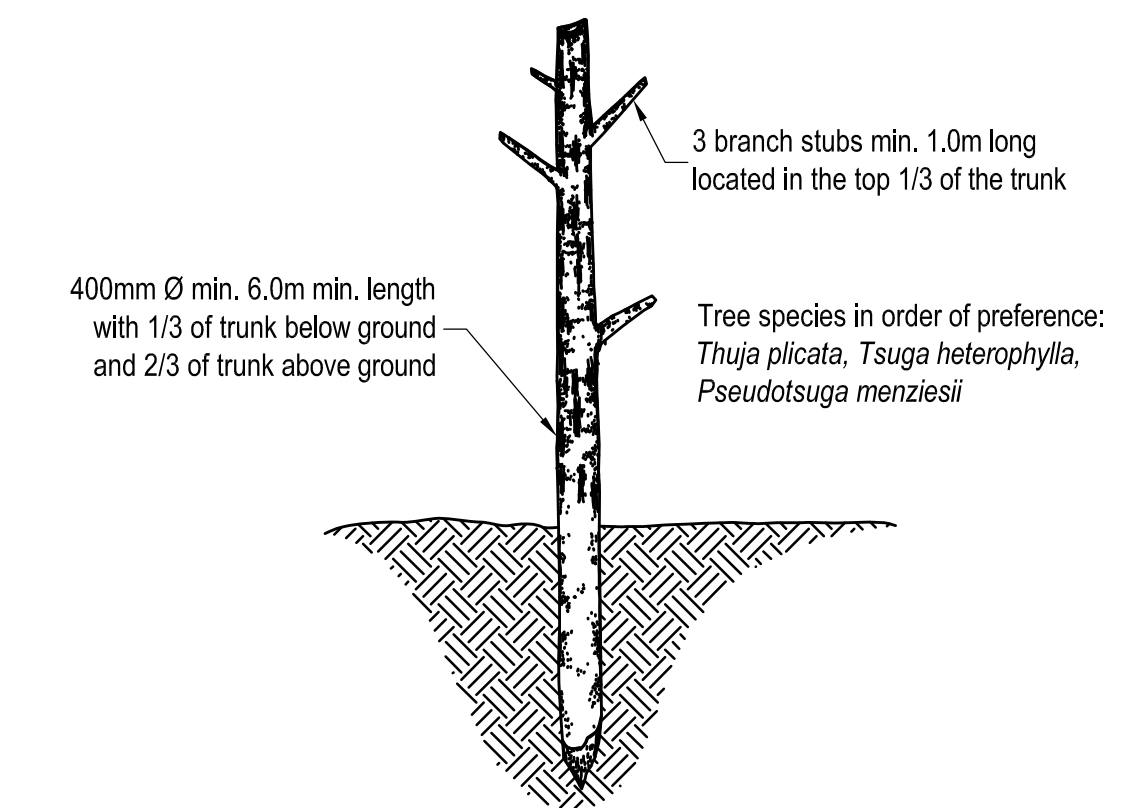
TYPICAL CONTAINER (No. 7 POT) TREE
PLANTING DETAIL



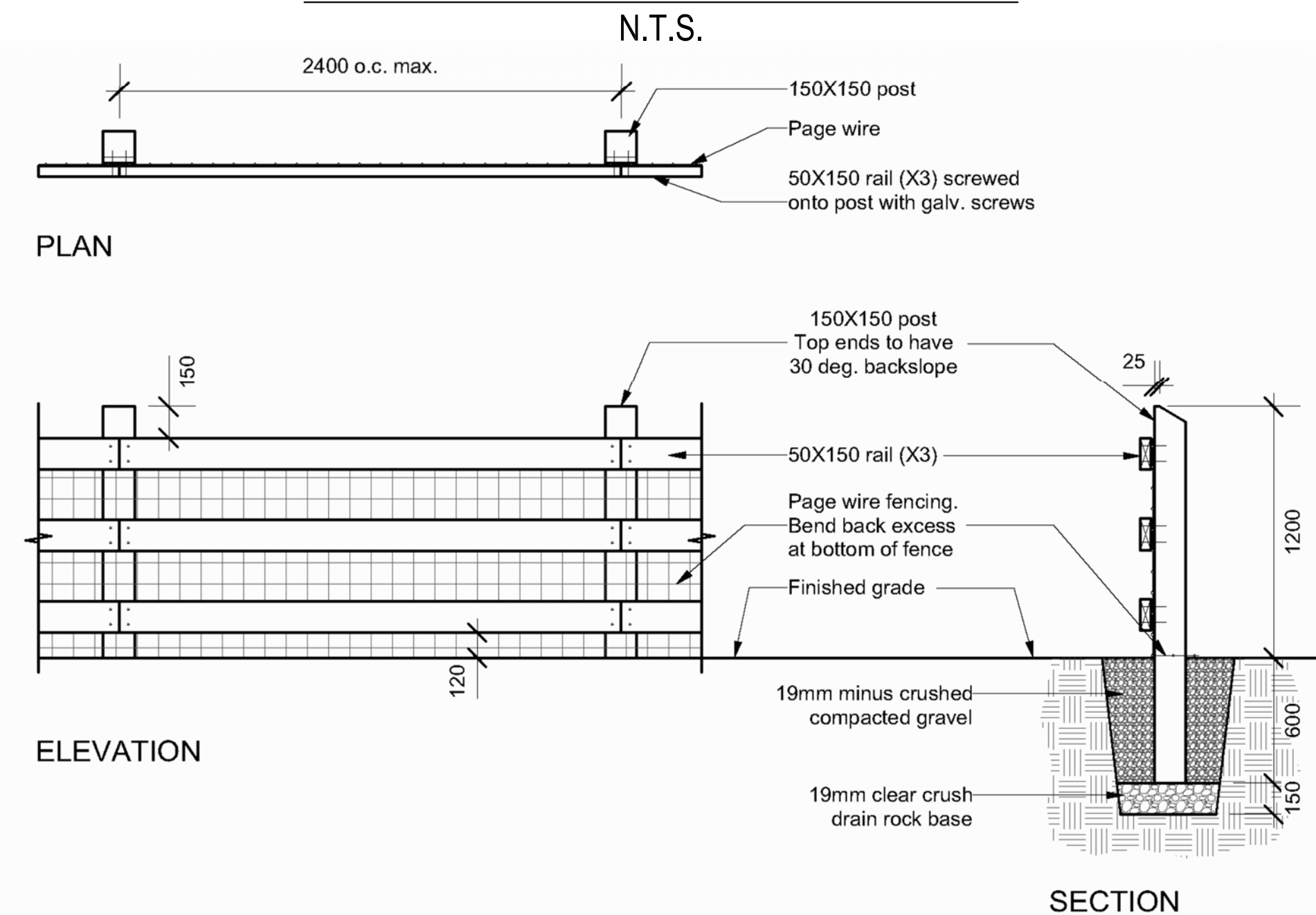
TYPICAL CONTAINER SHRUB AND
No. 1 AND 2 POT TREE PLANTING DETAIL



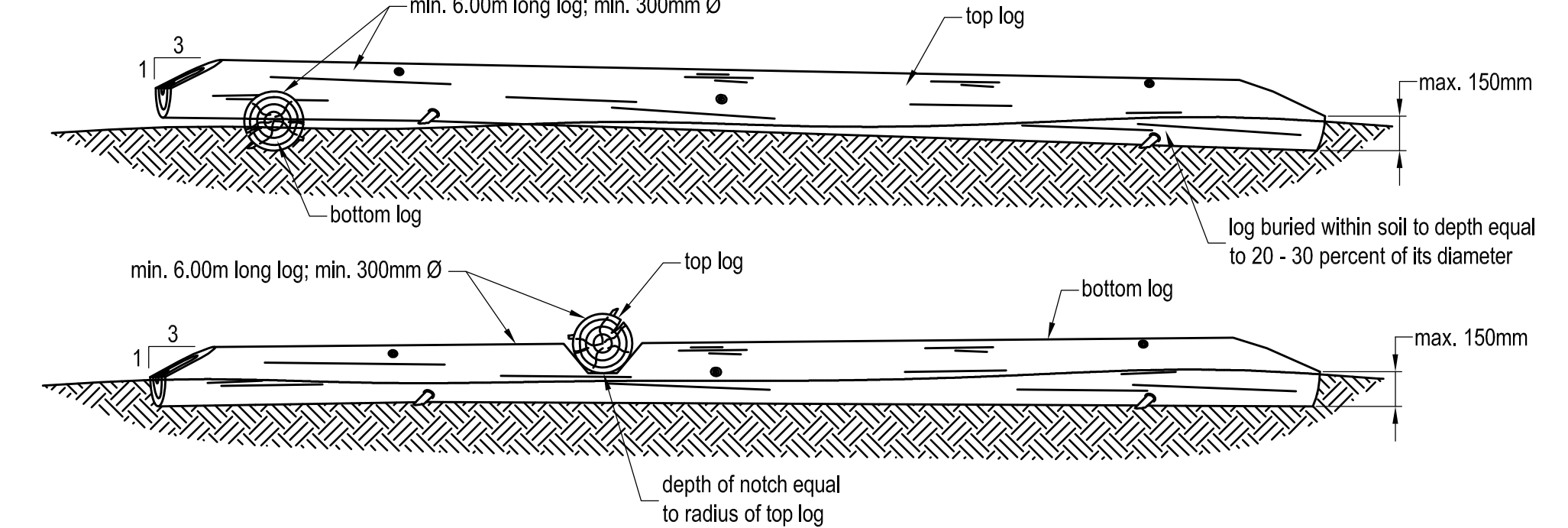
TYPICAL SNAG PLACEMENT DETAIL
N.T.S.



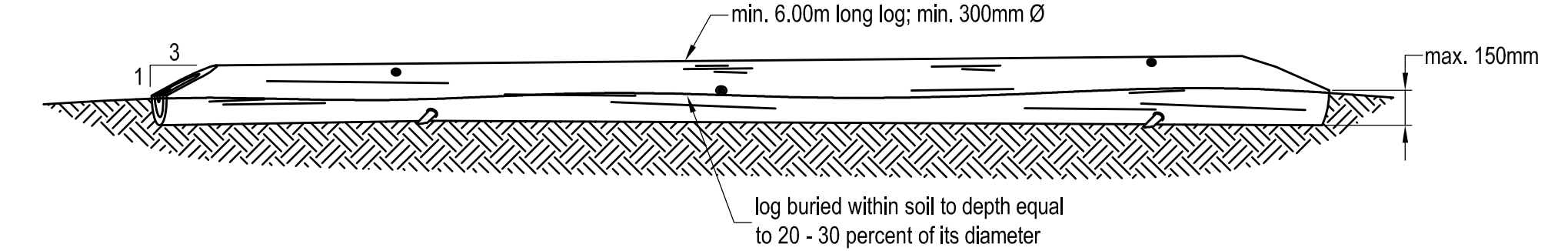
DISTRICT OF NORTH VANCOUVER
SSD-L5 ENVIRONMENTAL FENCE DETAIL



TYPICAL LOG ON LOG DETAIL
N.T.S.



TYPICAL LOG ON GROUND DETAIL
N.T.S.



Notes:

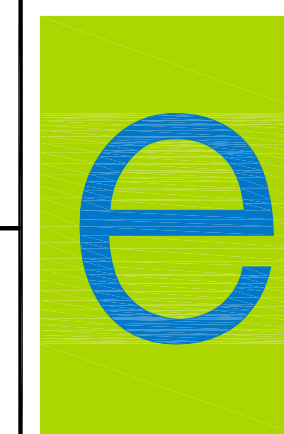
- All wood to be dimensional rough textured standard grade cedar.
- All wood to be stained with BRODA PRO-TEK-TOR Deck-Rail Water-borne Natural Oil finish Colour to be 011A Natural Clear Lite, as supplied by CBR Products (604-254-3325), or approved equal.
- Confirm layout on site with DNV Representative prior to installation.
- All fence posts to be installed plumb and true.
- Restore any disturbed areas to the satisfaction of the DNV Representative.
- Contractor to provide sample of materials for DNV Representative's approval prior to installation.
- Ensure all page wire is taut and aligned at right angles with posts and rails.
- Page wire to be Low Carbon Field Fence, product # 118233, by Bekaert. Supplied by Otter Co-op (604-607-6909), or Fraser Valley Steel (604-856-3391), or approved equal.

GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (seventh edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All blackberry (*Rubus discolor* and *R. laciniatus*) to be cleared and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
- All western redcedar (*Thuja plicata*) must be of native stock; any cultivars, such as *T. plicata* var. *excelsa*, are not to be planted.
- The contractor is to provide two (2) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent two (2) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship two (2) years from planting.
- All existing structures and hard landscaping must be removed from streamside protection area prior to planting.
- Each plant to be tagged with the botanical name and log to be left attached after planting.

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LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN: CG	DRAWN: SCM/CEV	CHECKED:	REVISION: 00	REVISION DATE:
SCALE: As Shown	DRAWING NUMBER: 1611-04-04			SHEET 2 OF 2
DATE: June 27, 2016				