

SEAL:

8	25.APR.03	CITY COMMENT RESPONSE	AO
7	25.MAR.26	CITY COMMENT RESPONSE / NEW CIVIL	AO
6	24.OCT.02	UPDATE PER NEW SITE PLAN	AO
5	24.JUN.13	UPDATE PER NEW SITE PLAN	AO
4	23.AUG.21	UPDATE PER ARBORIST COMMENTS	CLG
3	23.JUN.05	ADP SUBMISSION	CLG
2	22.JUN.15	DP SUBMISSION	SA
1	22.MAY.03	NEW SITE PLAN	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

NATLAND HOMES

PROJECT:

**10 UNIT TOWNHOUSE
DEVELOPMENT**

**452-458 EAST 1ST STREET,
NORTH VANCOUVER, BC**

DRAWING TITLE:

**OFFSITE
LANDSCAPE PLAN**

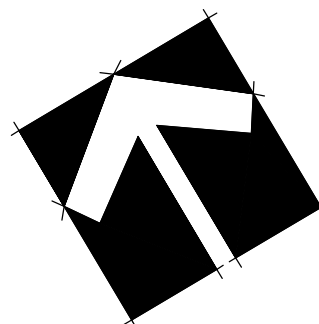
DATE: 21.FEB.09 DRAWING NUMBER:
SCALE: 1:100
DRAWN: JH
DESIGN: JH
CHK'D: PC

L10S

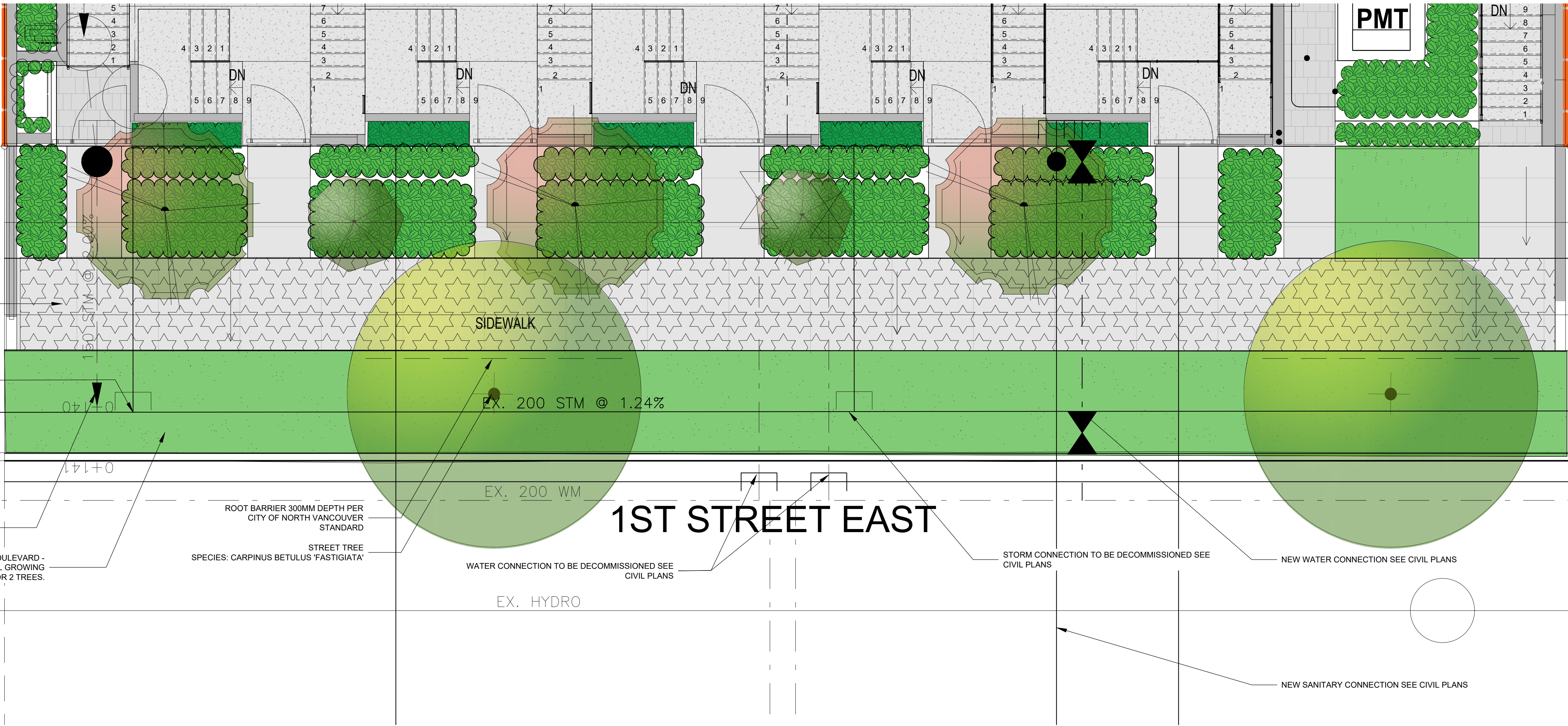
OF 6

PMG PROJECT NUMBER:

21-053



21053-9.ZIP



OFFSITE TREE SCHEDULE

PMG PROJECT NUMBER: 21-053

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	4	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	2M HT; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

SEAL:

8	25.APR.03	CITY COMMENT RESPONSE	AO
7	25.MAR.26	CITY COMMENT RESPONSE / NEW CIVIL	AO
6	24.OCT.02	UPDATE PER NEW SITE PLAN	AO
5	24.JUN.13	UPDATE PER NEW SITE PLAN	AO
4	23.AUG.21	UPDATE PER ARBORIST COMMENTS	CLG
3	23.JUN.05	ADP SUBMISSION	CLG
2	22.JUN.15	DP SUBMISSION	SA
1	22.MAY.03	NEW SITE PLAN	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

NATLAND HOMES

PROJECT:

**10 UNIT TOWNHOUSE
DEVELOPMENT**

**452-458 EAST 1ST STREET,
NORTH VANCOUVER, BC**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 21.FEB.09

SCALE: 1:100

DRAWN: JH

DESIGN: JH

CHK'D: PC

DRAWING NUMBER:

L1

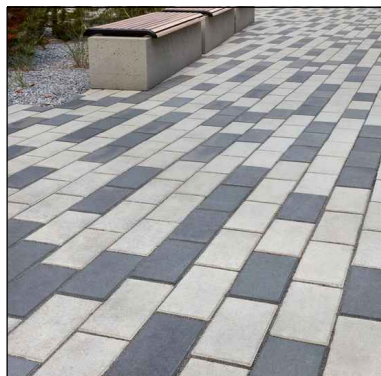
OF 6

PMG PROJECT NUMBER:

21-053



ON-SITE TREE SCHEDULE					PMG PROJECT NUMBER: 21-053
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	5CM CAL.; B&B; CLIMATE RESILIENT NATIVE	
	1	GINKGO BILOBA 'GOLDSPIRE'	GOLDSPIRE MAIDENHAIR TREE	6CM CAL.; 2M STD; B&B	
	5	HYBISCUS SYRIACUS	ROSE OF SHARON	5CM CAL.; 1.2M STD; B&B; CLIMATE RESILIENT	
	3	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	SOUTHERN MAGNOLIA (WHITE)	6CM CAL.; 1.5M STD; B&B; CLIMATE RESILIENT	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					



BELGARD VS-5
'MIDNIGHT' & 'GREY'



BARKMAN BROADWAY
'SANDSTONE'



BELGARD CORTEZ
'GRANITE'



HYBISCUS SYRIACUS



MAGNOLIA
GRANDIFLORA
'EDITH BOGUE'



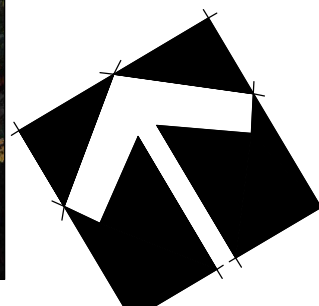
CHAMAECYPARIS
OBTUSA 'GRACILIS'



GINKGO BILOBA
'GOLDSPIRE'

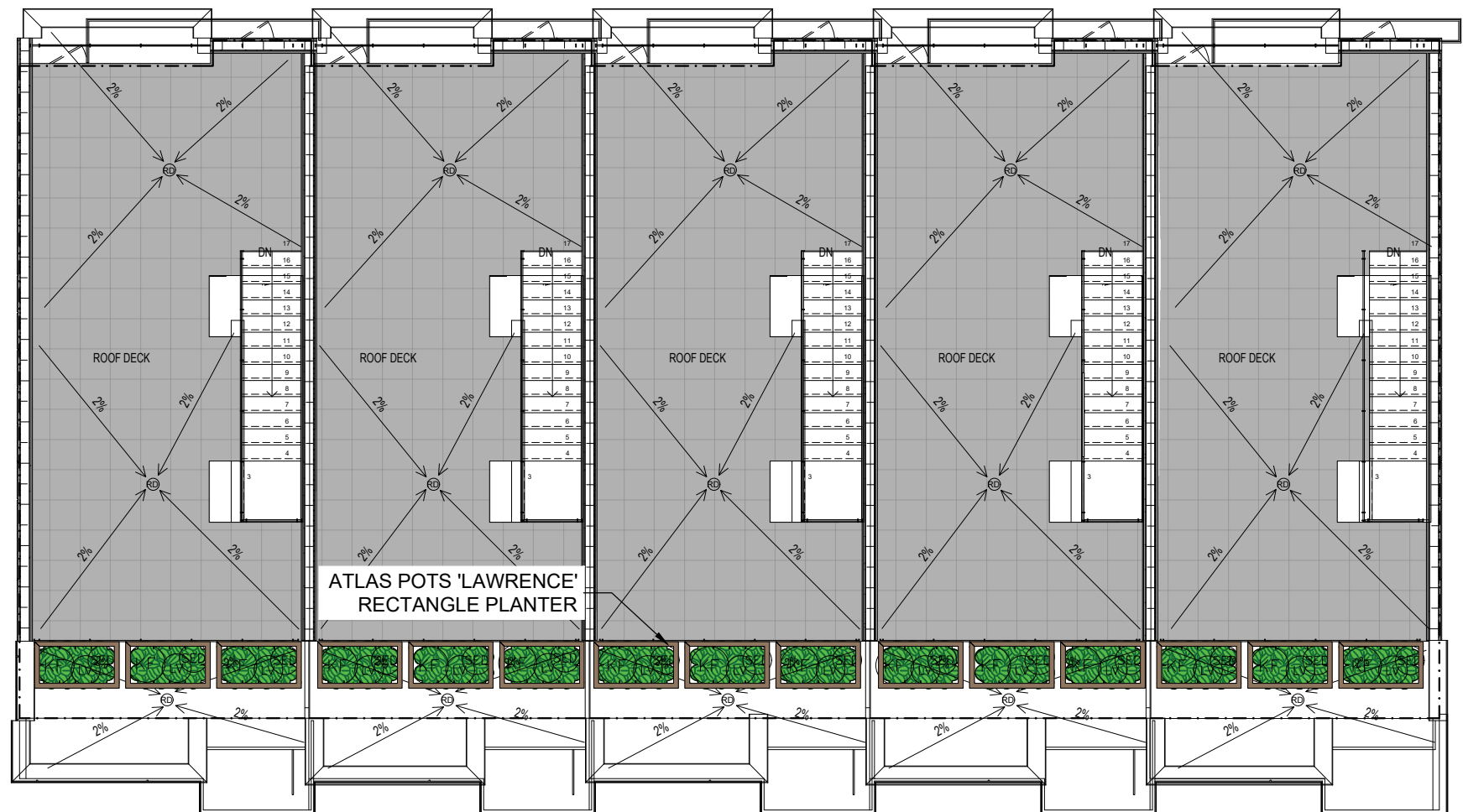
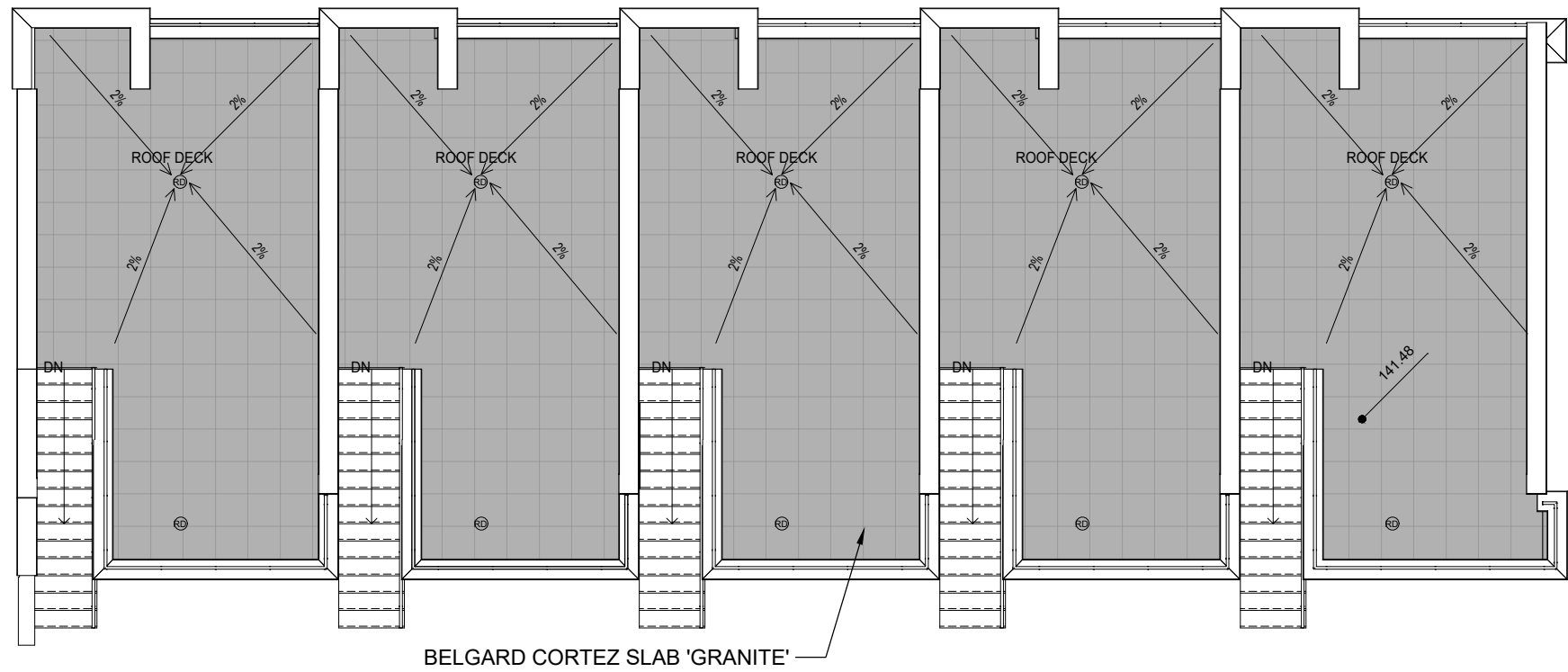


ACER CIRCINATUM
'PACIFIC FIRE'



21053-9-ZIP

SEAL:



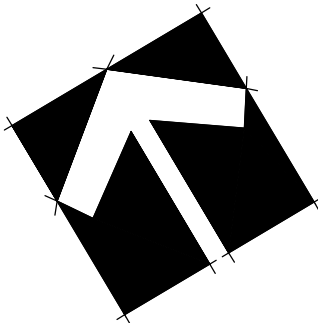
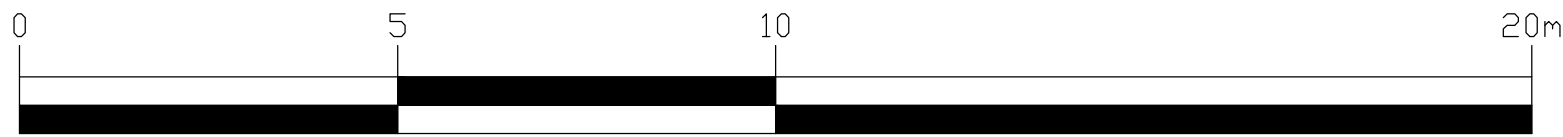
ROOFTOP PLANT SCHEDULE				PMG PROJECT NUMBER: 21-053
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
(KF)	15	CALAMAGROSTIS 'KARL FORESTER'	KARL FORESTER REED GRASS	#1 POT
PERENNIAL				
(LV)	15	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
(SE)	15	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	9CM POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				



BELGARD CORTEZ
'GRANITE'



ATLAS POTS 'LAWRENCE'
RECTANGULAR PLANTER



21053-9.ZIP

CLIENT:

NATLAND HOMES

PROJECT:

10 UNIT TOWNHOUSE
DEVELOPMENT

452-458 EAST 1ST STREET,
NORTH VANCOUVER, BC

DRAWING TITLE:

ROOFTOP
PLAN

DATE: 21.FEB.09 DRAWING NUMBER:
SCALE: 1:100
DRAWN: JH
DESIGN: JH
CHK'D: PC

L2

OF 6

PMG PROJECT NUMBER:

21-053



ON-SITE PLANT SCHEDULE

PMG PROJECT NUMBER: 21-053			
KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
(A1)	10	AZALEA 'PERFECTO MUNDO'	EVERGREEN REBLOOMING AZALEA; ORANGE
(M)	24	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY
(SK)	23	SKIMMIA REEVESIANA	DWARF SKIMMIA
(TA)	21	TAXUS X MEDIA 'HICKSI'	HICK'S YEW
GRASS			
(C)	37	CAREX OSHIMENSIS EVEREST	FROSTED SEDGE
(P)	4	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS
VINE			
(P)	5	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY
PERENNIAL			
(L)	54	LIRIOPE MUSCARI	BLUE LILY-TURF
GC			
(K)	56	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
(G)	19	GAULTHERIA SHALLON	SALAL
(SS)	104	SEDUM SPATHULIFOLIUM 'CAPE BLANCO'	'CAPE BLANCO' BROAD-LEAVED STONECROP

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: IRRIGATION SYSTEM TO BE DESIGN-BUILD, HIGH EFFICIENCY DRIP, SMART-CONTROLLED SYSTEM. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION. INSTALL PER IABC STANDARDS. REFER TO THE CITY OF NORTH VANCOUVER GUIDELINES BELOW.

OFFSITE PLANT SCHEDULE

PMG PROJECT NUMBER: 21-053			
KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
(A)	24	AZALEA 'PERFECTO MUNDO'	EVERGREEN REBLOOMING AZALEA; ORANGE
(B)	8	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX
(M)	32	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY
GRASS			
(C)	75	CAREX OSHIMENSIS EVEREST	FROSTED SEDGE
PERENNIAL			
(A)	43	ACHILLEA 'MOONSHINE'	YARROW
(AZ)	42	ACHILLEA 'PAPRIKA'	RED YARROW
(L)	83	LIRIOPE MUSCARI	BLUE LILY-TURF
GC			
(K)	32	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
(G)	18	GAULTHERIA SHALLON	SALAL

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

City of North Vancouver - Irrigation Standards

Item	Brand/Make/Model	Comments/Alternates
Valves	Rainbird PEB or PGA	PGA used when the need is to supply the valve is from the bottom of the valve
Rain Gauge/Sensor	Rainbird	
Controllers	Sentinel by Toro/ Aquaterr	Sentinel by Toro is to be used when hard wired. Aquaterr is to be used for DC latching solenoids
Back Flow Preventer	Watts	
Pressure reducing valve	Zurn	
Flow sensor	TFS 200/150 Toro	
Quick Couplers	Toro SLSC 100/75	
Drip Line	Rainbird	
Funny Pipe	Rainbird	
Valve Boxes	NDS Pro series	
Rotor Heads (Sports Fields)	Toro 640	
Rotor Heads (General Parks)	Rainbird Falcon series 8505, 6504, and 5004	
Spray Heads	Rainbird 1800 series	Ensure MPR (Matched Participation Rate)
Wire (Conventional)	14 gauge white wire	Multi-Strand
Wire (Two-Wire System)	14 gauge wire	All systems with potential to expand must use the Two-Wire system
PVC Pipe	Class 200 NON CSA	
Glue/Primer	IPEX or Oatey	Two-part system is best

*Standards last updated in November 2018

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

8	25.APR.03	CITY COMMENT RESPONSE	AO
7	25.MAR.26	CITY COMMENT RESPONSE / NEW CIVIL	AO
6	24.OCT.02	UPDATE PER NEW SITE PLAN	AO
5	24.JUN.13	UPDATE PER NEW SITE PLAN	AO
4	23.AUG.21	UPDATE PER ARBORIST COMMENTS	CLG
3	23.JUN.05	ADP SUBMISSION	CLG
2	22.JUN.15	DP SUBMISSION	SA
1	22.MAY.03	NEW SITE PLAN	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

NATLAND HOMES

PROJECT:

**10 UNIT TOWNHOUSE
DEVELOPMENT**

**452-458 EAST 1ST STREET,
NORTH VANCOUVER, BC**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 21.FEB.09 DRAWING NUMBER:
SCALE: 1:100
DRAWN: JH
DESIGN: JH
CHK'D: PC

L3

OF 6

PMG PROJECT NUMBER:

21-053

21053-9.ZIP

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

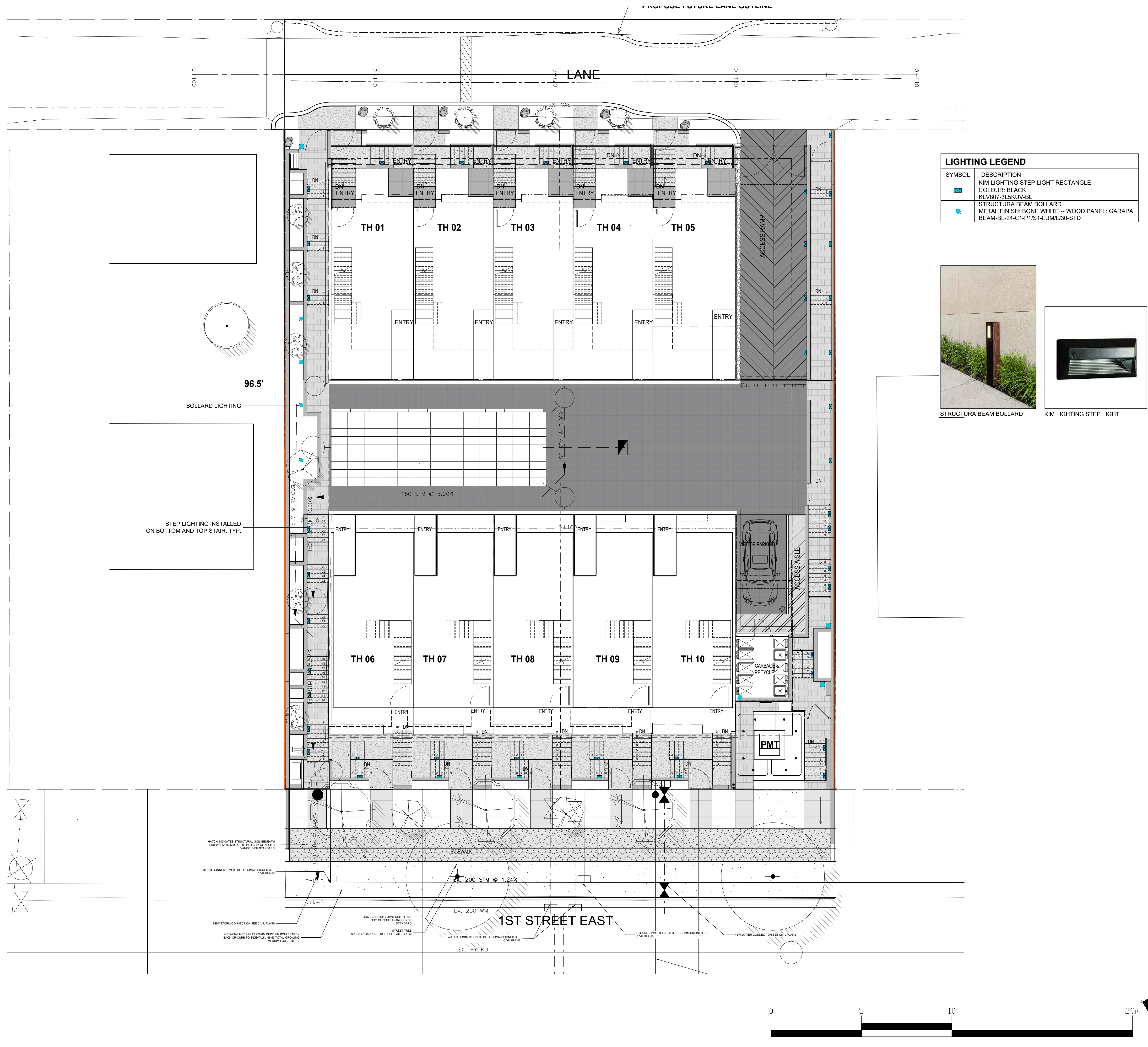
NATLAND HOMES

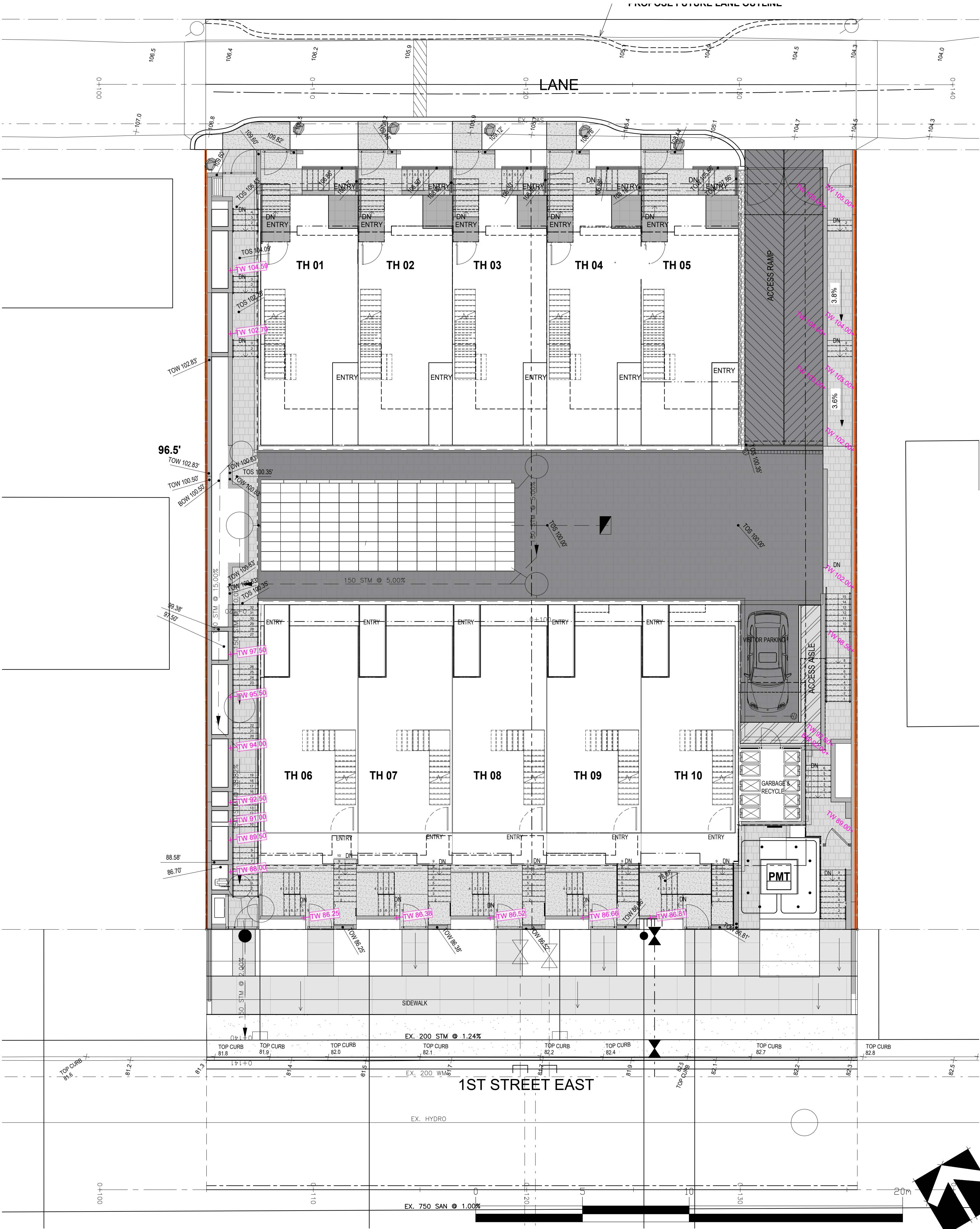
10 UNIT TOWNHOUSE DEVELOPMENT

GRADING PLAN

L4

1-053





© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

8	25.APR.03	CITY COMMENT RESPONSE	AO
7	25.MAR.26	CITY COMMENT RESPONSE / NEW CIVIL	AO
6	24.OCT.02	UPDATE PER NEW SITE PLAN	AO
5	24.JUN.13	UPDATE PER NEW SITE PLAN	AO
4	23.AUG.21	UPDATE PER ARBORIST COMMENTS	CLG
3	23.JUN.05	ADP SUBMISSION	CLG
2	22.JUN.15	DP SUBMISSION	SA
1	22.MAY.03	NEW SITE PLAN	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

NATLAND HOMES

PROJECT:

10 UNIT TOWNHOUSE
DEVELOPMENT

452-458 EAST 1ST STREET,
NORTH VANCOUVER, BC

DRAWING TITLE:

GRADING
PLAN

DATE: 21.FEB.09

SCALE: 1:100

DRAWN: JH

DESIGN: JH

CHK'D: PC

DRAWING NUMBER:

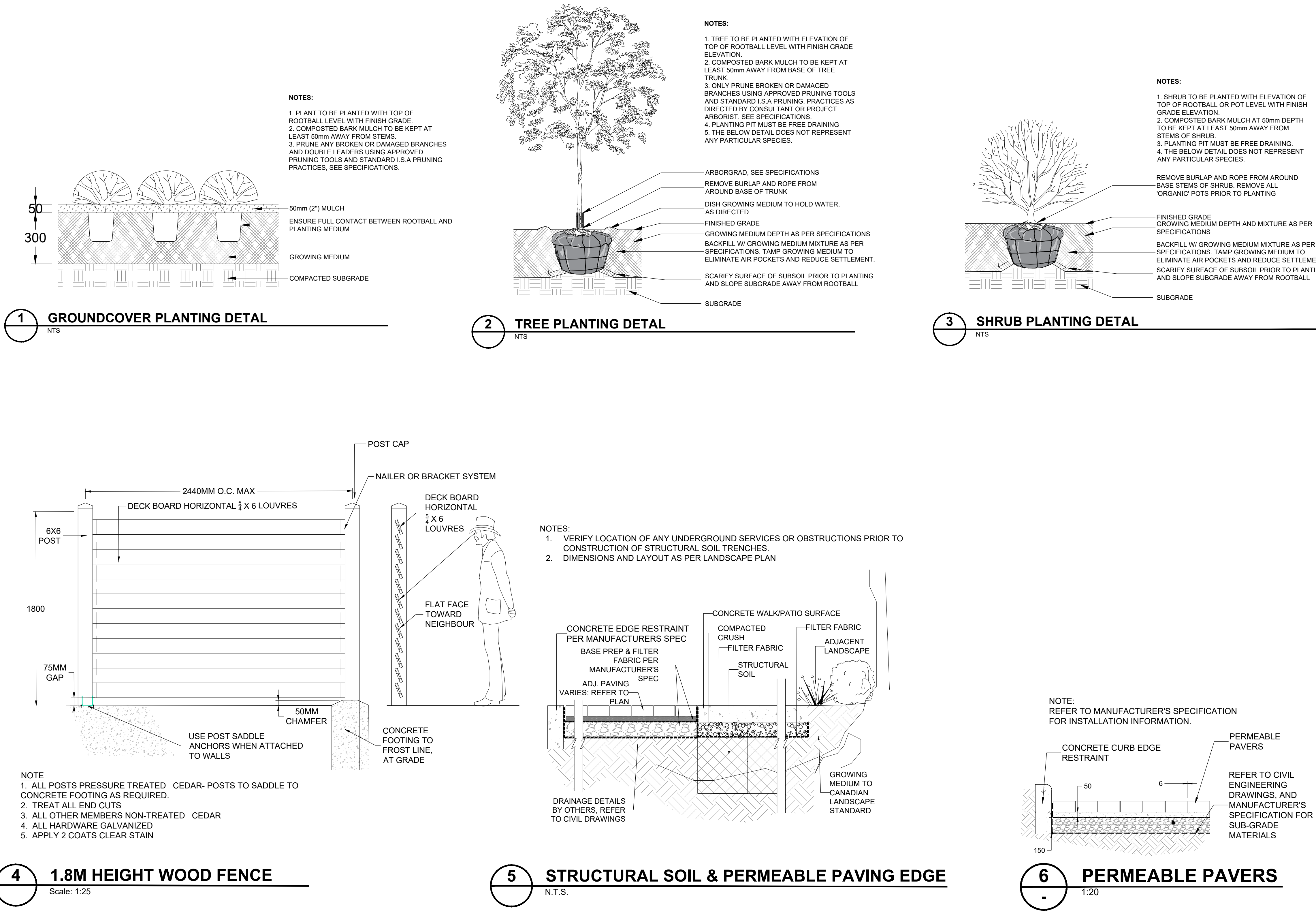
L5

OF 6

PMG PROJECT NUMBER:

21-053

SEAL:



8	25.APR.03	CITY COMMENT RESPONSE	AO
7	25.MAR.26	CITY COMMENT RESPONSE / NEW CIVIL	AO
6	24.OCT.02	UPDATE PER NEW SITE PLAN	AO
5	24.JUN.13	UPDATE PER NEW SITE PLAN	AO
4	23.AUG.21	UPDATE PER ARBORIST COMMENTS	CLG
3	23.JUN.05	ADP SUBMISSION	CLG
2	22.JUN.15	DP SUBMISSION	SA
1	22.MAY.03	NEW SITE PLAN	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

NATLAND HOMES

PROJECT:

**10 UNIT TOWNHOUSE
DEVELOPMENT**

**452-458 EAST 1ST STREET,
NORTH VANCOUVER, BC**

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 21.FEB.09 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: JH
DESIGN: JH
CHK'D: PC

L6

OF 6