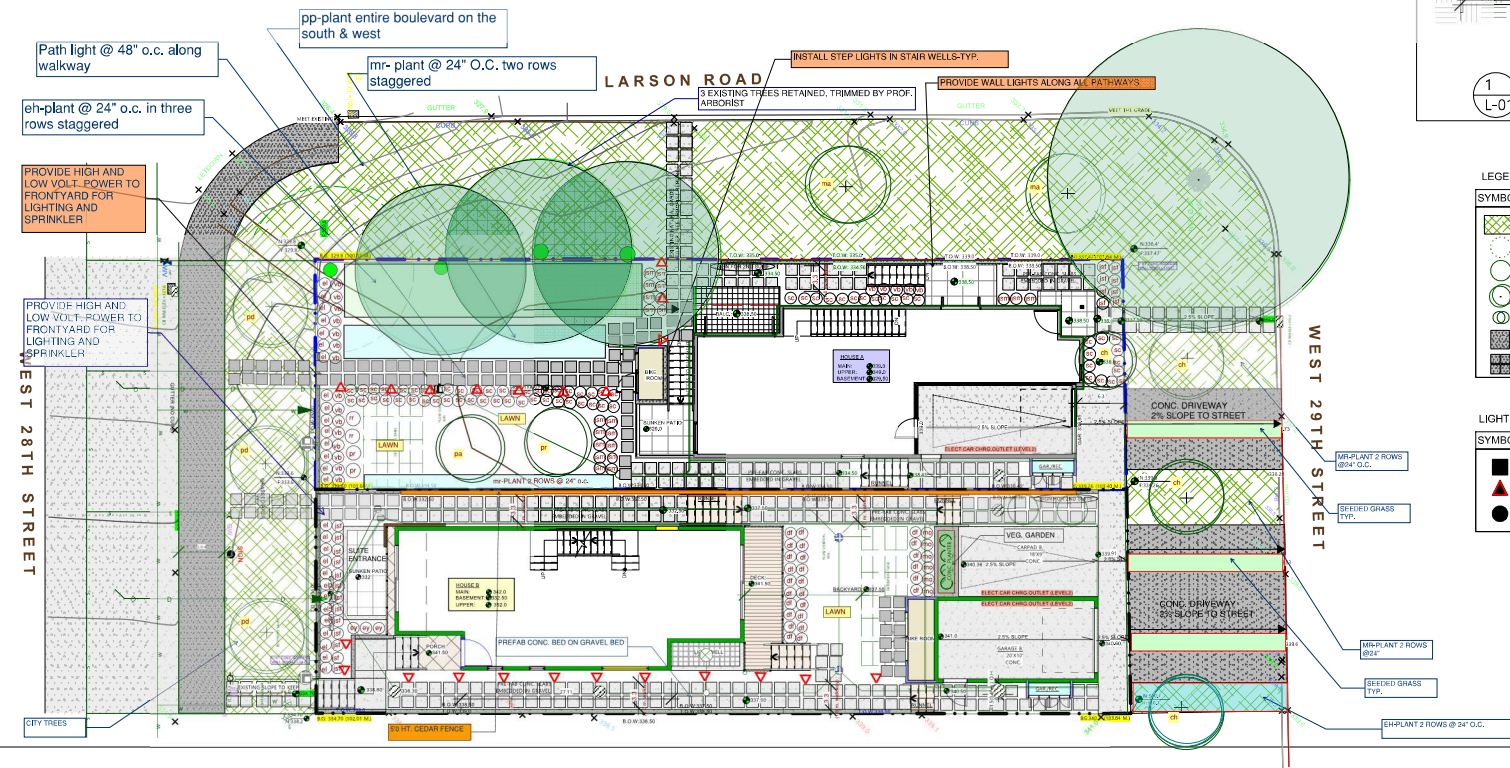
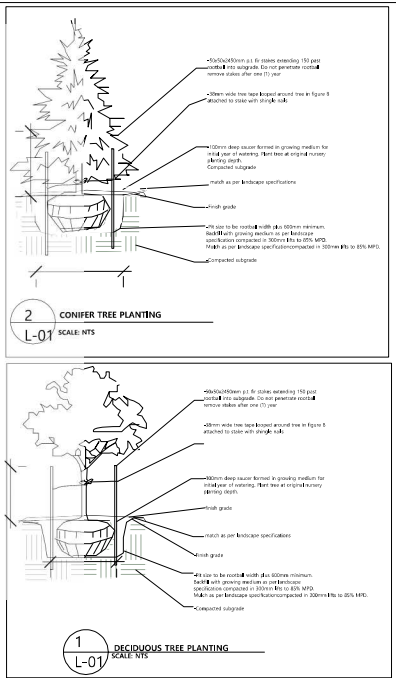


Type	Code	Common Name	Scientific Name	Size	Qty	Origin
Deciduous	ma	Mountain ash	Sorbus aucuparia	5 cm. cal	2	native
Deciduous	ch	Carriere x Hawthorn	Crataegus x lavalleei	5 cm. cal	4	non-native
Deciduous	pd	Pink Dogwood	Cornus florida	5 cm. cal	3	non-native
Deciduous	pr	Plum - Mirabelles (red)	Prunus serotifera	5 cm. cal	1	non-native
Deciduous	pa	Plum - Gold	Prunus americana	5 cm. cal	1	non-native
<b>SHRUBS</b>						
Shrub	sc	Sweet box	Sarcococa	#2 pot	60	non-native
Shrub	mo	Mexican Orange	Choisya ternata	#2 POT	6	non-native
Shrub	el	English Lavander	Lavandula angustifolia	#2 pot	40	non-native
Shrub	pr	Purple Rhododendron	Rhodo. Wojnaris purple	#2 pot	2	non-native
Shrub	rr	Pink Rhododendron	Rhodo. Roseum elegans	#2 pot	2	non-native
Shrub	jsm	Japanese skimmia-male	Skimmia japonica	#2 pot	12	non-native
Shrub	jsf	Japanese skimmia-female	Skimmia japonica	#2 pot	10	non-native
Shrub	hb	Heavenly bamboo	Nandina domestica	#2 pot	22	non-native
Shrub	ey	English yew	Taxus baccata	#3 pot	10	non-native
<b>GROUND COVERS</b>						
Ground cover	mr	Creeping Manonia	Mahonia repens	#1 pot	20	native
Ground cover	eh	Evergreen huckleberry	Vaccinium ovatum	#2 pot	20	non-native
Ground cover	cg	Carex copper grass	Carex buechanani	#2 pot	14	non-native
Ground cover	af	Ucer fern	Blechnum spicant	#1 pot	26	native
Ground cover	pp	pollinator plants	variety of plants	seed		native
Ground cover	sa	Sala	Gaultheria shallon	#1 pot	40	native

**NOTES:**

- LANDSCAPE DRAWINGS, ARCHITECTURAL AND CIVIL DRAWINGS SHALL BE COORDINATED.
  - GROWING MEDIUM IN ACCORDANCE WITH THE CURRENT EDITION OF THE BRITISH COLUMBIA LANDSCAPE STANDARD SHALL BE PROVIDED TO THE FOLLOWING MINIMUM DEPTHS/DIMENSIONS:
    - LAWN AREAS - 150 MM (6")
    - SHRUBS, GROUNDCOVERS, VINES & PERENNIALS - 450 MM (18")
    - TREES - MINIMUM 300 MM (1") OF TOPSOIL AROUND THE ROOTBALL COMPACTED TO 85% STD. ENSURE ANY FILL WITHIN THE PROTECTED ROOT ZONE OF EXISTING TREES DOES NOT EXCEED 6" (15CM) DEPTH OF SANDY LOAM.
  - TREE PROTECTION FENCING FOR EXISTING TREES TO BE RETAINED SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL PROJECT COMPLETION.
  - ALL TREE/SHRUB SPECIES SHOULD BE OF GUARANTEED NURSERY STOCK.
  - THE BOTANICAL NAME SHOULD BE USED WHEN ORDERING STOCK TO ENSURE THAT THE DESIRED NATIVE SPECIES IS BEING PURCHASED. EACH SPECIMEN SHOULD BE TAGGED WITH THE BOTANICAL NAME AND THE TAG SHOULD BE LEFT ATTACHED AFTER PLANTING.
  - TREE STOCK SHOULD BE A MINIMUM OF 1.2 METERS (4 FEET) IN HEIGHT WHEN PURCHASED AND PLANTED 1.5 TO 2 METERS GREATEST LIKELIHOOD OF SURVIVING. REGULAR WATERING MAY BE REQUIRED UNTIL THE PLANTS ARE ESTABLISHED.
  - PROPER PLANTING PROCEDURES SHOULD BE OBTAINED FROM THE NURSERY SUPPLYING THE STOCK.
  - PLANTING ON A GIVEN AREA BEING ENHANCED MUST BE SUCCESSFUL TO AN 85% TAKE. IF MORE THAN 20% DIE OVER ONE YEAR, REPLANTING IS NECESSARY.
  - ARBORIST REPORT FOR TREE REMOVAL AND LOCATION SUPERSEDES LANDSCAPE PLAN.
- TREE PLANTING**
- 60X30X245MM P.T. FIR STAKES EXTENDING 150 PAST ROOTBALL INTO THE SUBGRADE. DO NOT PENETRATE ROOTBALL.
  - REMOVE STAKES AFTER ONE (1) YEAR
  - BACKFILL WITH THE GROWING MEDIUM AS PER LANDSCAPE SPECIFICATIONS COMPACTED IN 300MM LIFTS TO 85% MPD
  - 100MM DEEP SAUCER FORMED IN GROWING MEDIUM FOR THE INITIAL YEAR OF WATERING. PLANT TREE AT ORIGINAL NURSERY PLANTING DEPTH
- SHRUB PLANTING**
- GROWING MEDIUM AS PER LANDSCAPE SPECIFICATION. 150MM MIN. DEPTH OF TOPSOIL BELOW PLANT
  - MULCH AS PER LANDSCAPE SPECIFICATION.
  - EXISTING SUBGRADE COMPACTED TO 85% MDP FINISH GRADE
  - PIT SIZE TO BE ROOTBALL WIDTH PLUS 90MM MINIMUM.
- TREE REMOVAL**
- REMOVAL AND/OR PRUNING OF EXISTING TREES AS IDENTIFIED ON THE LANDSCAPE PLAN SHALL BE UNDERTAKEN ONLY BY A QUALIFIED ARBORIST.
  - WORK SHALL COMPLY WITH ALL RELEVANT CITY OF NORTH VANCOUVER TREE BYLAWS
  - FOR TREE REMOVAL & REPLACEMENT, THE ARBORIST'S REPORT SUPERSEDES LANDSCAPE DOCUMENTS.



**LEGEND**

SYMBOL	TYPE
[Green hatched box]	POLLINATOR PLANTS
[Circle with X]	EX. TREE TO REMOVE
[Circle with dot]	EX. TREE TO KEEP
[Circle with dot]	NEW TREE
[Circle with dot]	SHRUB
[Grey hatched box]	POURED-IN CONCRETE
[Black hatched box]	PRE FAB. CONC. SLAB.

**LIGHTING LEGEND**

SYMBOL	TYPE
[Triangle]	STEP LIGHT
[Square]	PATH LIGHT
[Circle]	WALL MOUNTED

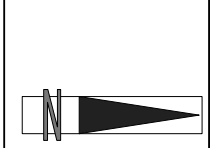
**Vernacular**  
STUDIO

300-120 Lonsdale Ave  
North Vancouver, B.C.  
V7M 2E8  
Phone: (604)590-6662  
Web: vernaculardev.com

**CONSULTANTS:**

**COPYRIGHT:**  
THIS PLAN AND DESIGN ARE AND AT ALL TIMES THE EXCLUSIVE PROPERTY OF VERNACULAR STUDIO INC. AND MAY NOT BE REPRODUCED, REPRODUCED, AND REVISED WITHOUT PRIOR WRITTEN CONSENT.

**GENERAL NOTES:**  
THIS DRAWING MUST NOT BE VERIFIED ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO VERNACULAR STUDIO INC.



**REVISION:**

No.	Issue for	DATE
6		
4		
3		
2		
1	SUBDIV/REV.	SEP. 25, 2024

**PROJECT:** PREAPP

**464 W 28TH**

**DRAWING TITLE:**  
**LANDSCAPE PLAN**

**DATE:** **DRAWING NO.:**

**DRAWN BY:**

**CHECKED BY:**  
-M.R.  
-R.CH

**SCALE:** 1/16" **L-01**