



5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/04/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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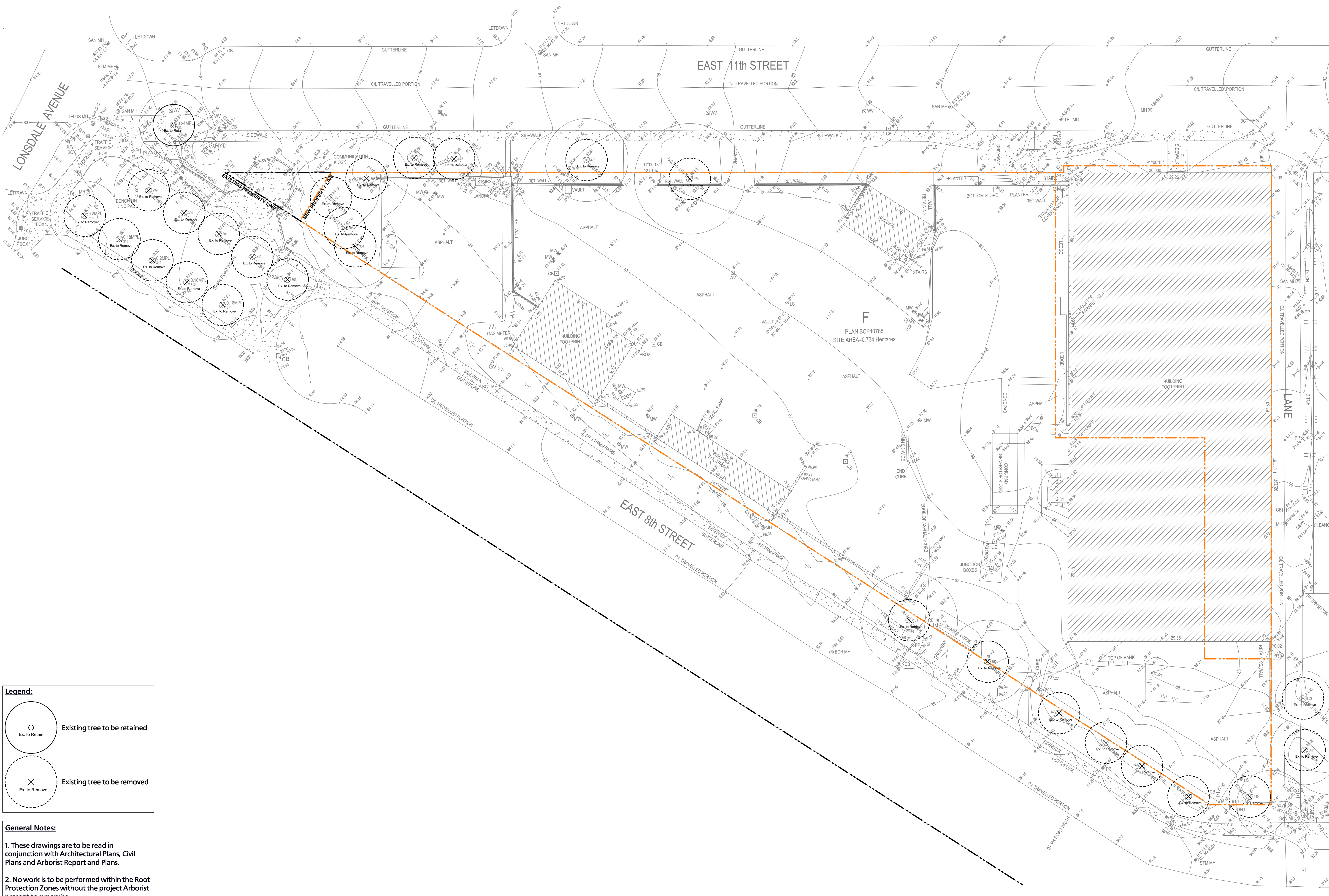
Adera

Project Title:
**Crest - 150 East 8th Street
 NorthVancouver, BC**

Drawing Title:
Landscape Concept Plan

Project North:	Drawn By:	AT
	Checked By:	MP
Scale:	Job No.:	16-051
		1:250
Sheet No.:		

L-0.0



Legend:

○ Ex. to Retain Existing tree to be retained

⊗ Ex. to Remove Existing tree to be removed

General Notes:

1. These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.

2. No work is to be performed within the Root Protection Zones without the project Arborist present to supervise.

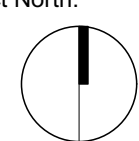
1 Issue for Rezoning Application 11/14/2017
 Revision No. Date

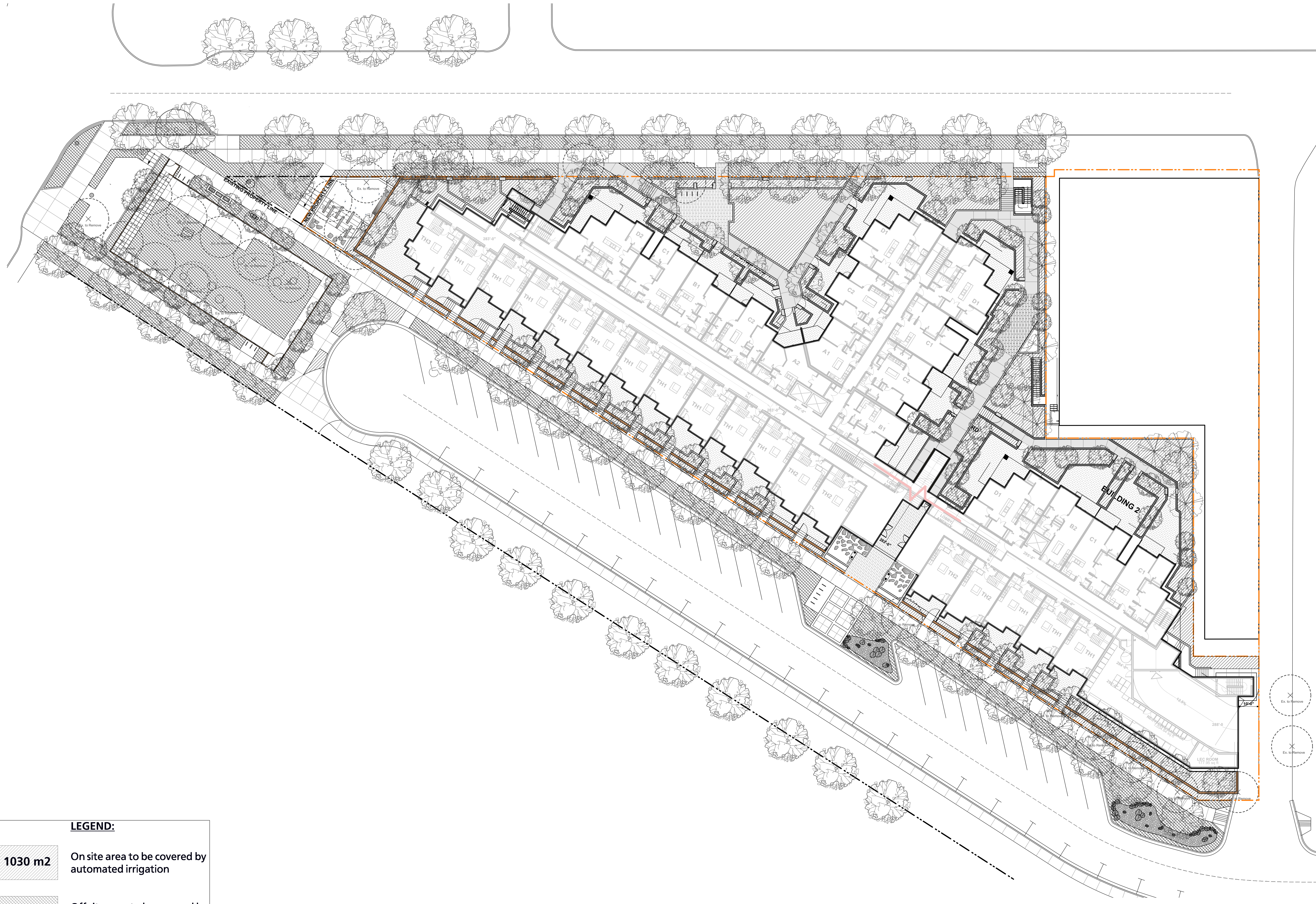
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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Tree Management Plan

Project North:  Drawn By: EML
 Checked By: MP
 Scale: 1:250 Job No.: 16-051
 Sheet No.:



LEGEND:

	1030 m ² On site area to be covered by automated irrigation
	1432 m ² Off site area to be covered by automated irrigation

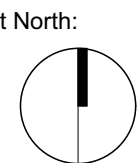
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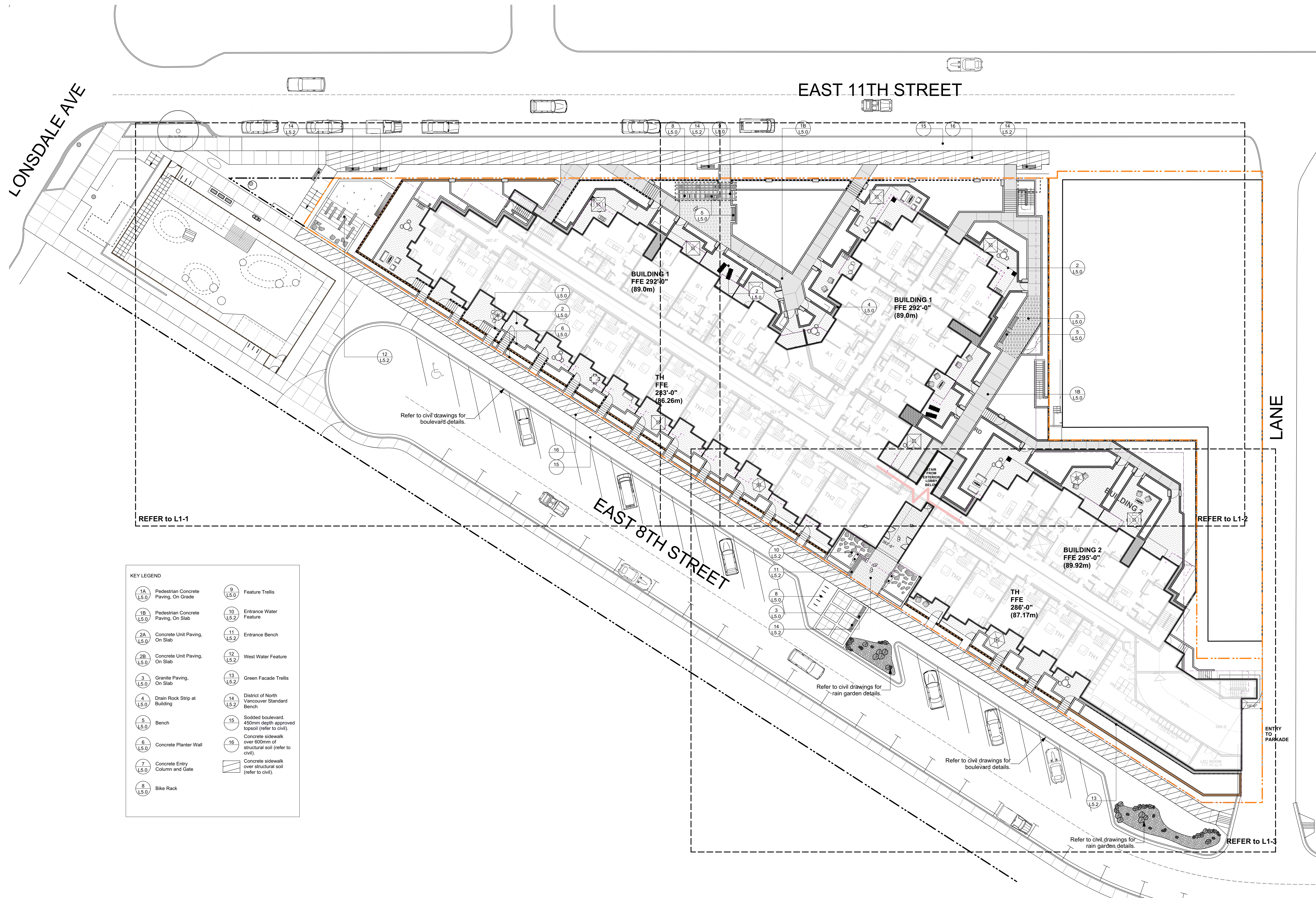
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**Crest - 150 East 8th Street
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Drawing Title:
Schematic Irrigation Plan

Project North:  Drawn By: EML
 Checked By: MP
 Scale: 1:250 Job No.: 16-051
 Sheet No.:

L-0.5



KEY LEGEND

1A (L5.0) Pedestrian Concrete Paving, On Grade	9 (L5.0) Feature Trellis
1B (L5.0) Pedestrian Concrete Paving, On Slab	10 (L5.2) Entrance Water Feature
2A (L5.0) Concrete Unit Paving, On Slab	11 (L5.2) Entrance Bench
2B (L5.0) Concrete Unit Paving, On Slab	12 (L5.2) West Water Feature
3 (L5.0) Granite Paving, On Slab	13 (L5.2) Green Facade Trellis
4 (L5.0) Drain Rock Strip at Building	14 (L5.2) District of North Vancouver Standard Bench
5 (L5.0) Bench	15 Sodded boulevard, 450mm depth approved topsoil (refer to civil).
6 (L5.0) Concrete Planter Wall	16 Concrete sidewalk over 600mm of structural soil (refer to civil).
7 (L5.0) Concrete Entry Column and Gate	Concrete sidewalk over structural soil (refer to civil).
8 (L5.0) Bike Rack	

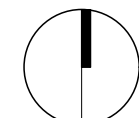
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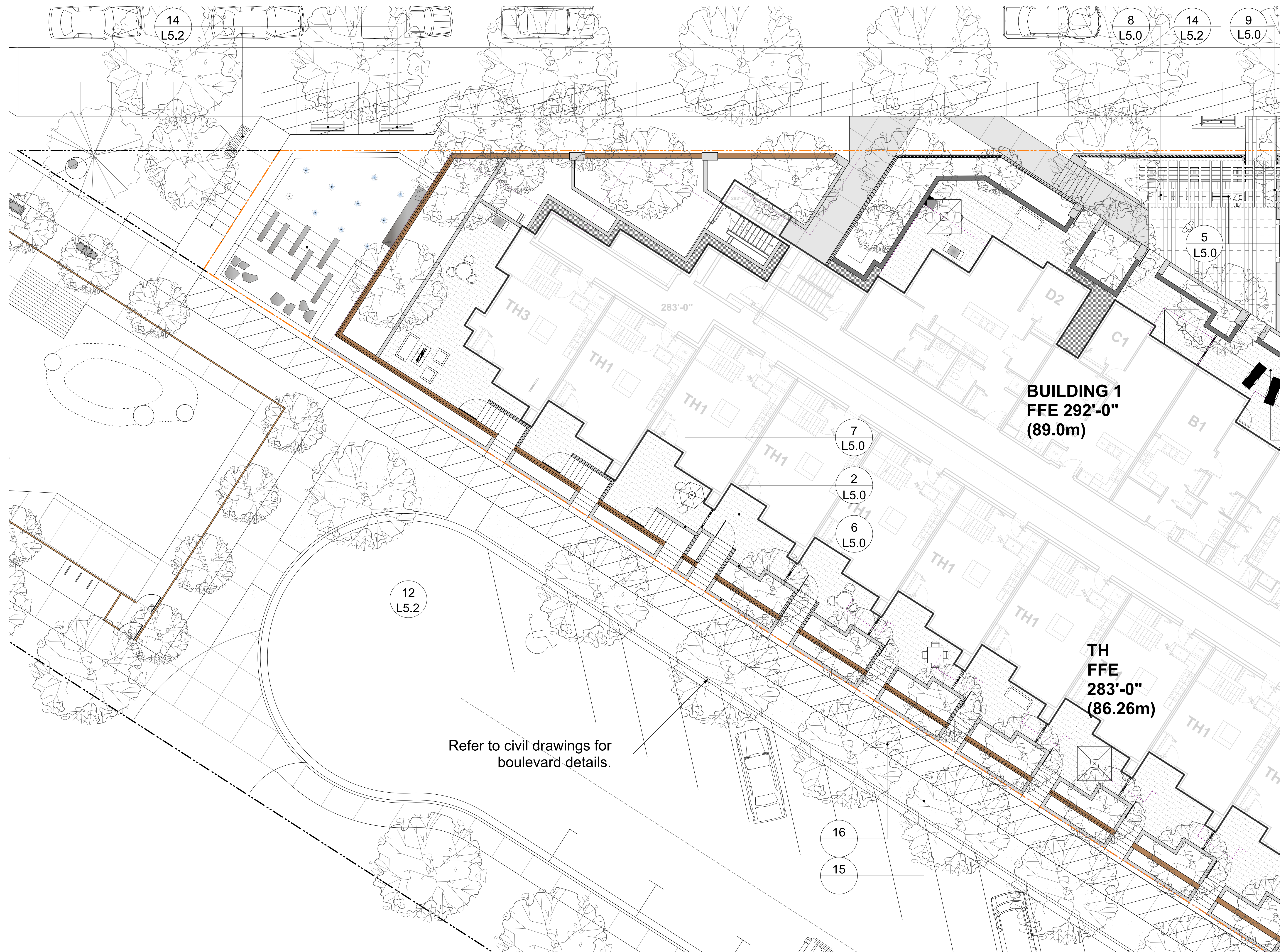
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Layout Plan + Key Plan

Project North:  Drawn By: **AT**
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Scale: **1:250** Job No.: **16-051**

Sheet No.:

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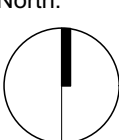
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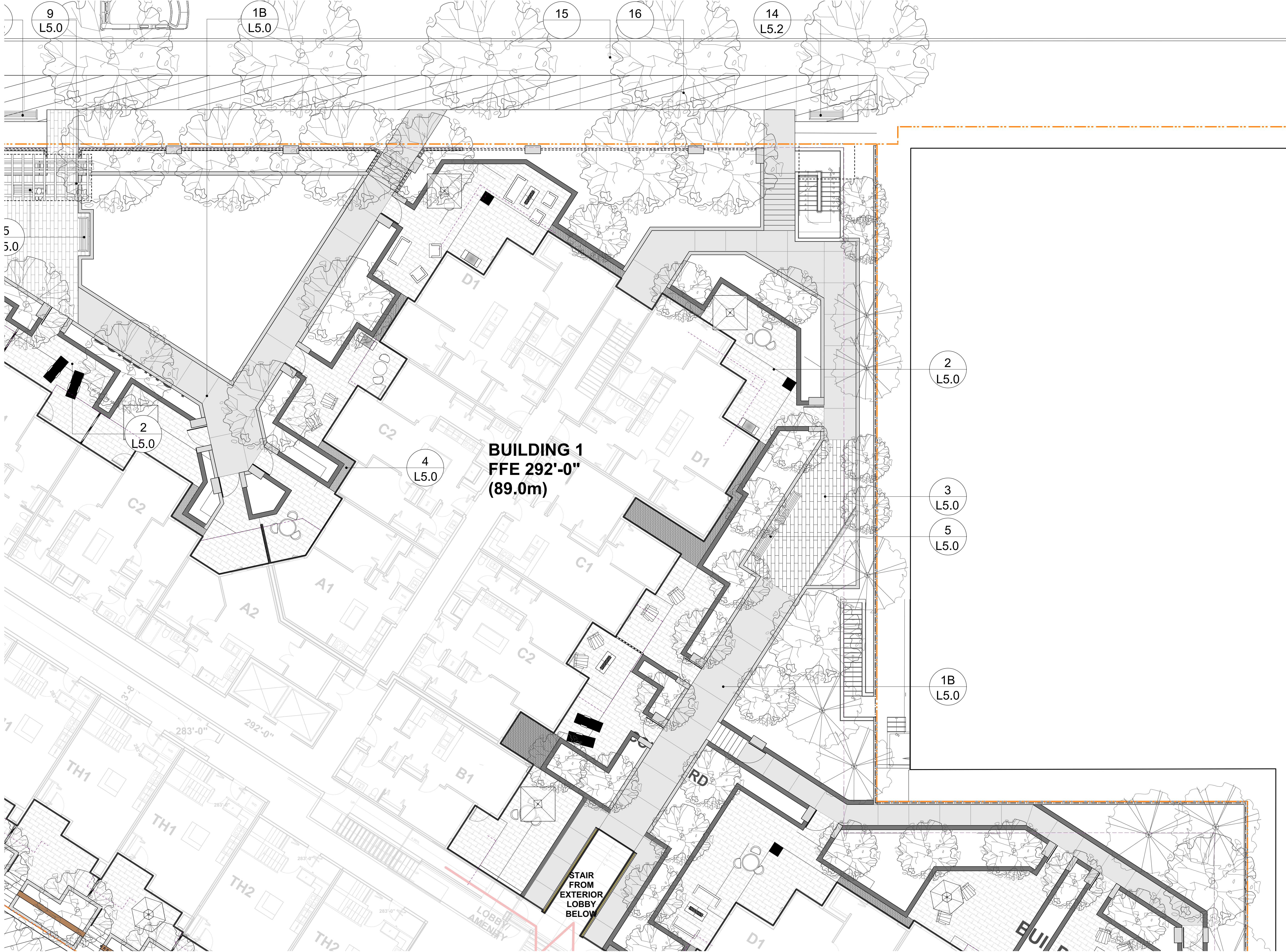
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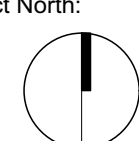
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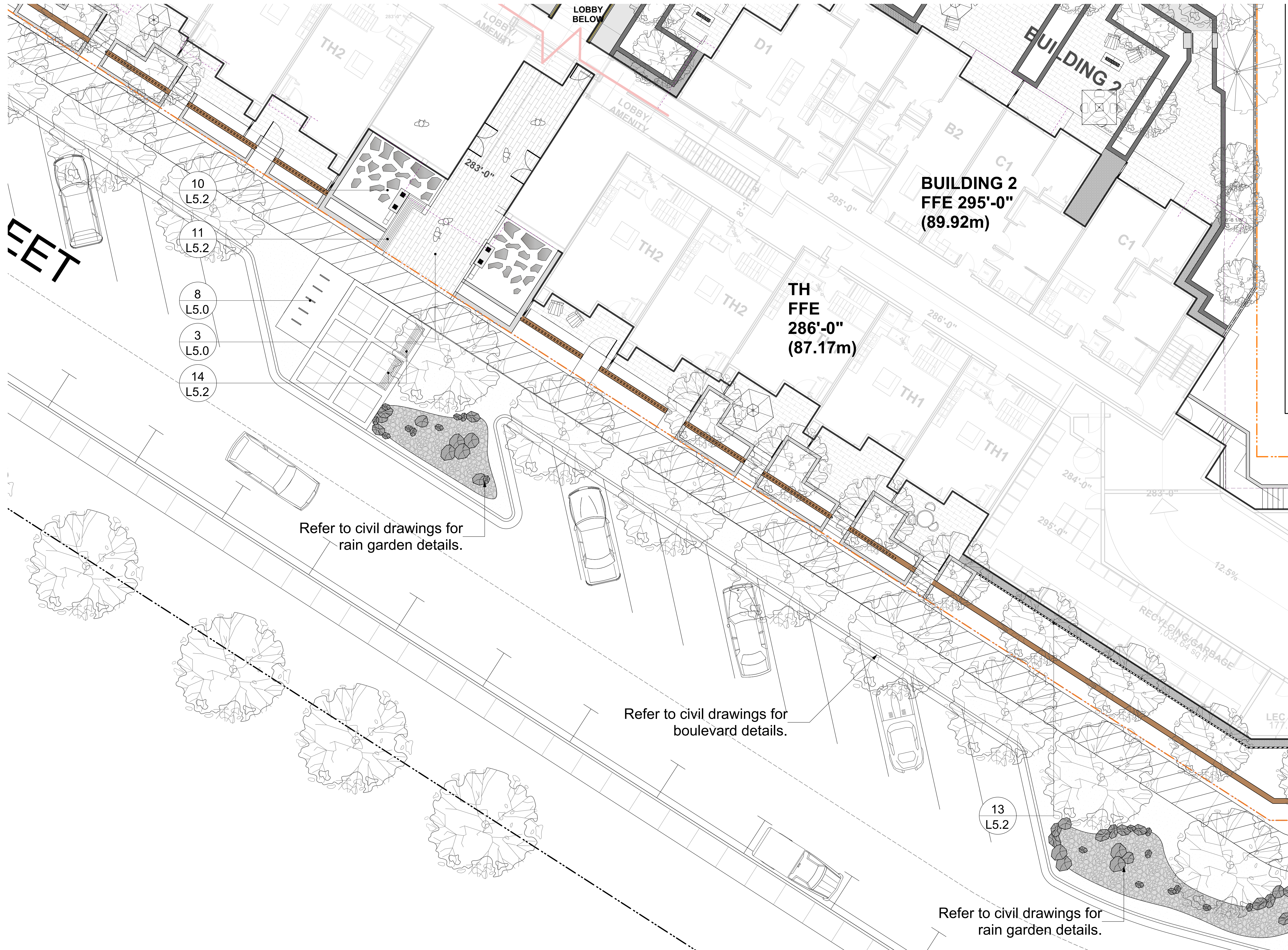
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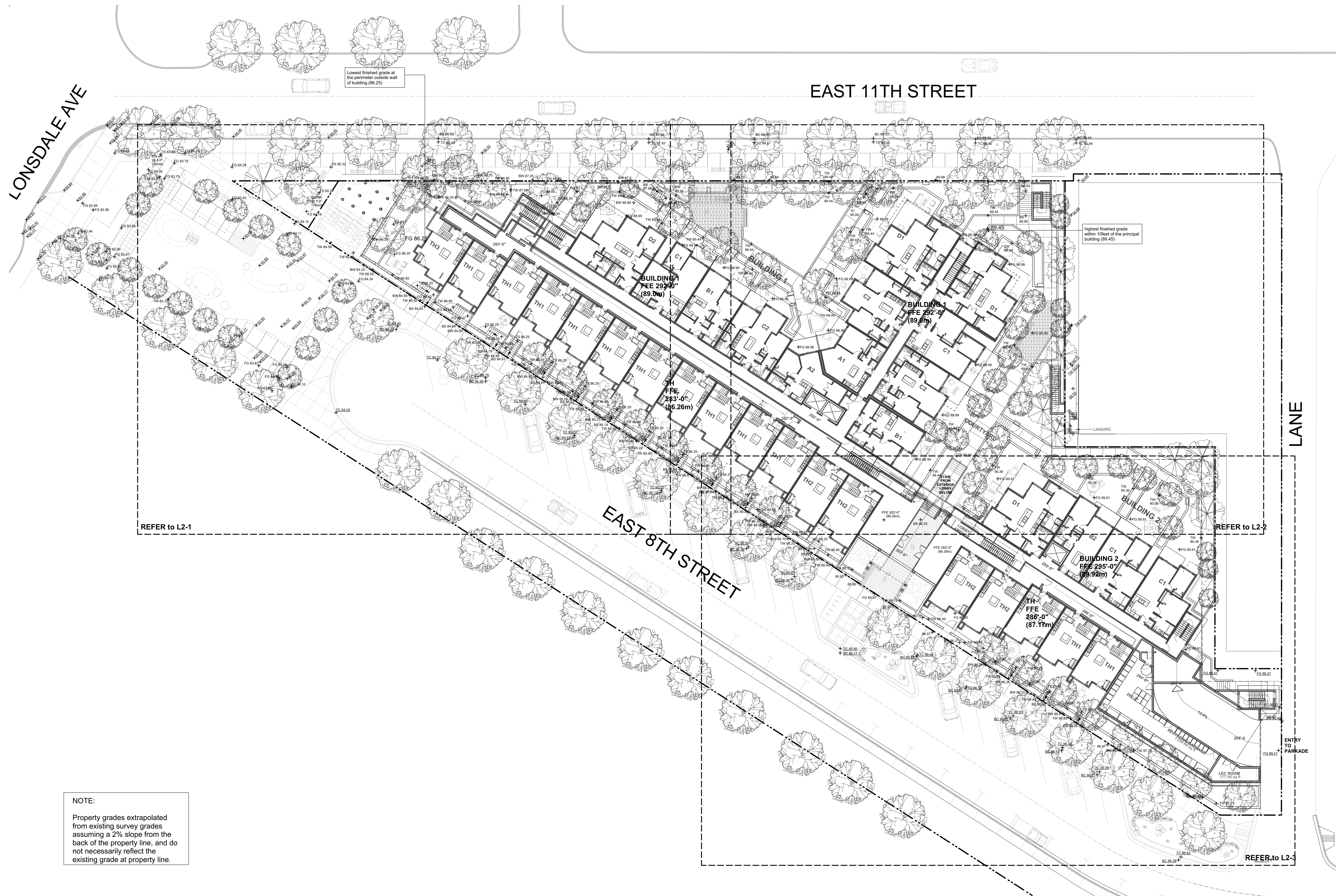
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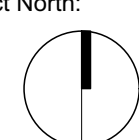
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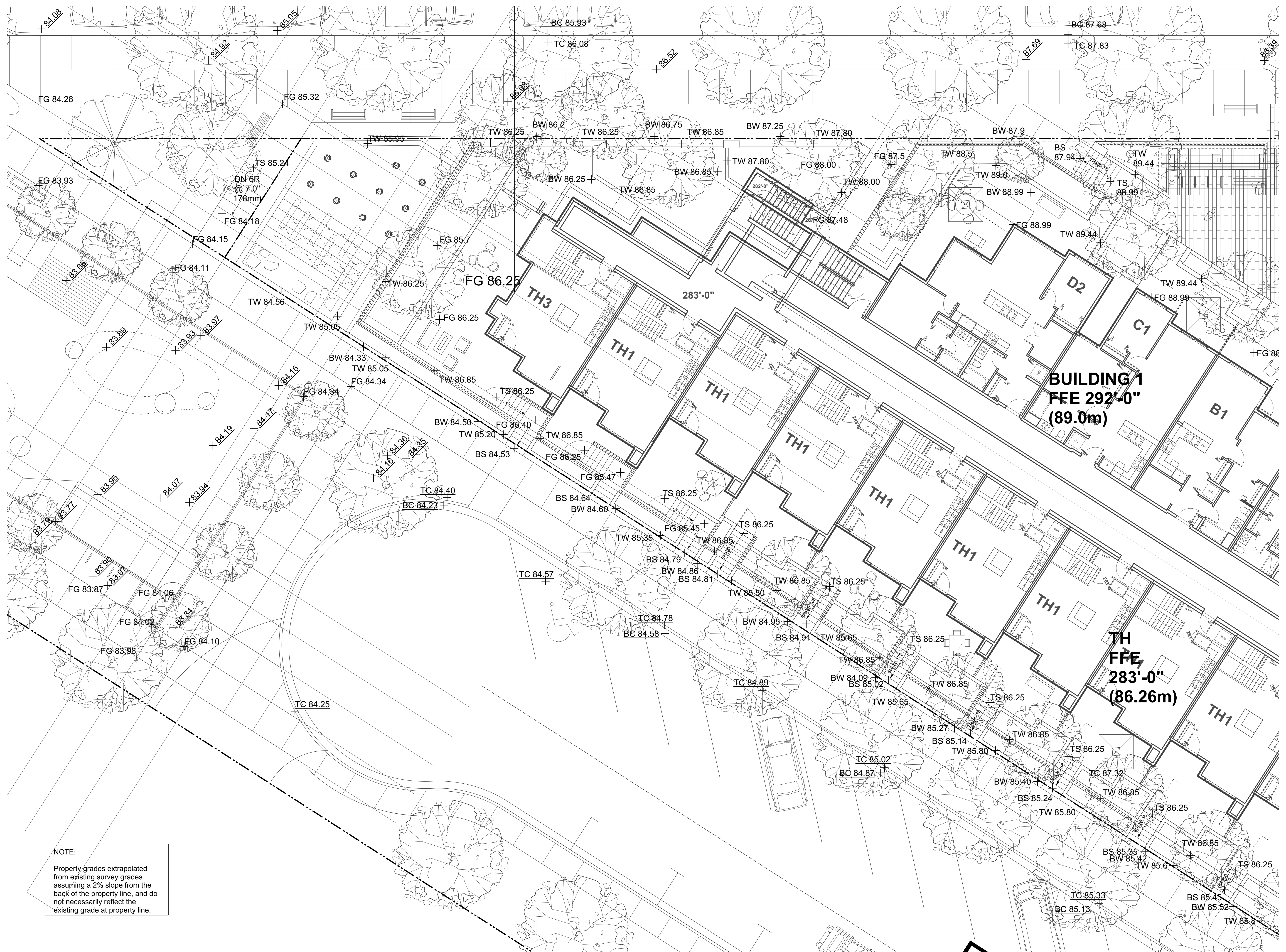
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Project North:  Drawn By: **AT**
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Scale: 1:250 Job No.: 16-051

Sheet No.:

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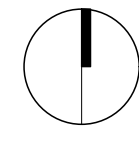
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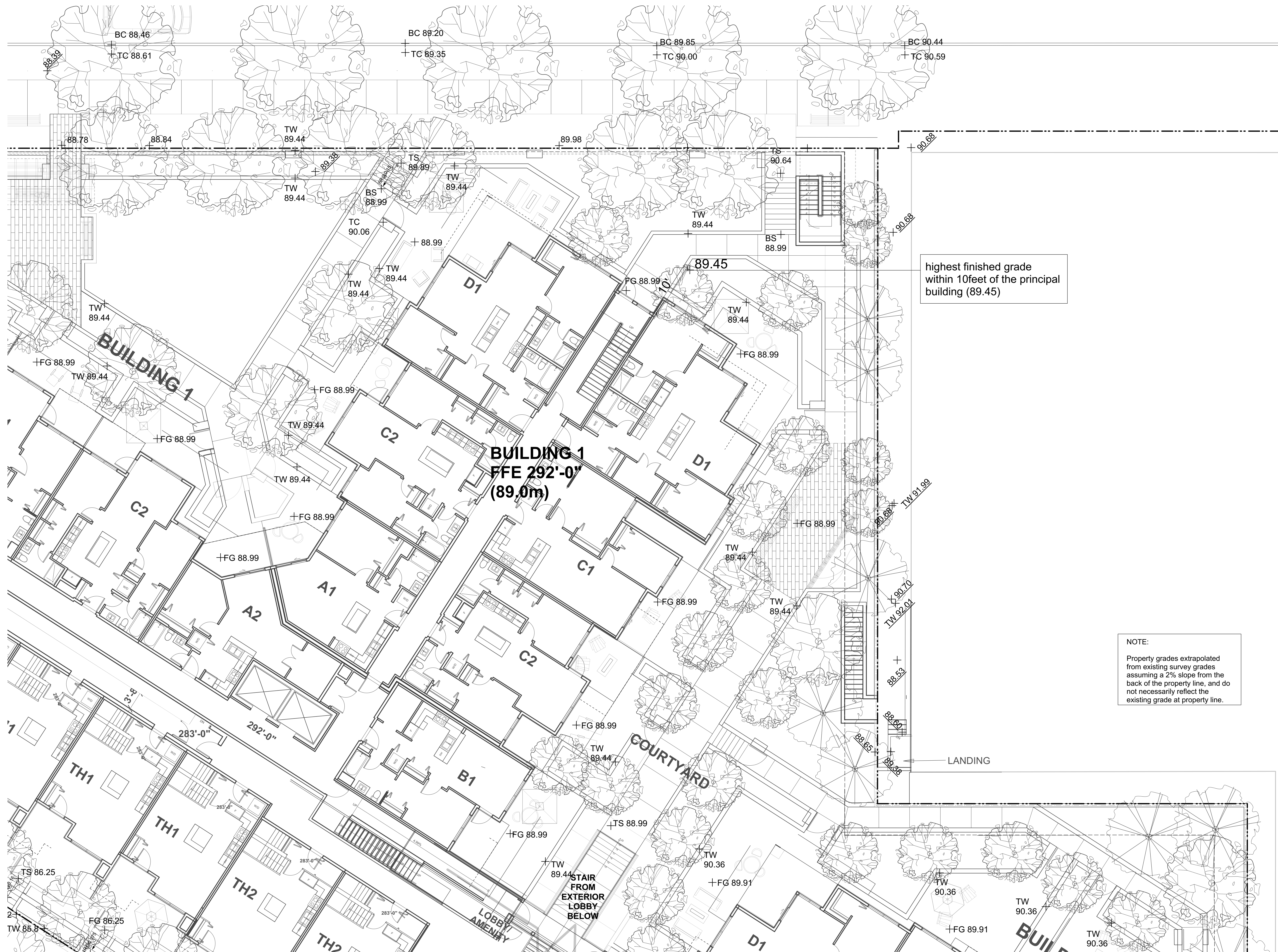
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Drawing Title:
Grading Plan

Project North:  Drawn By: **AT**
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 Scale: 1:100 Job No.: 16-051
 Sheet No.:



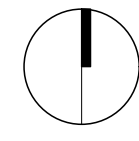
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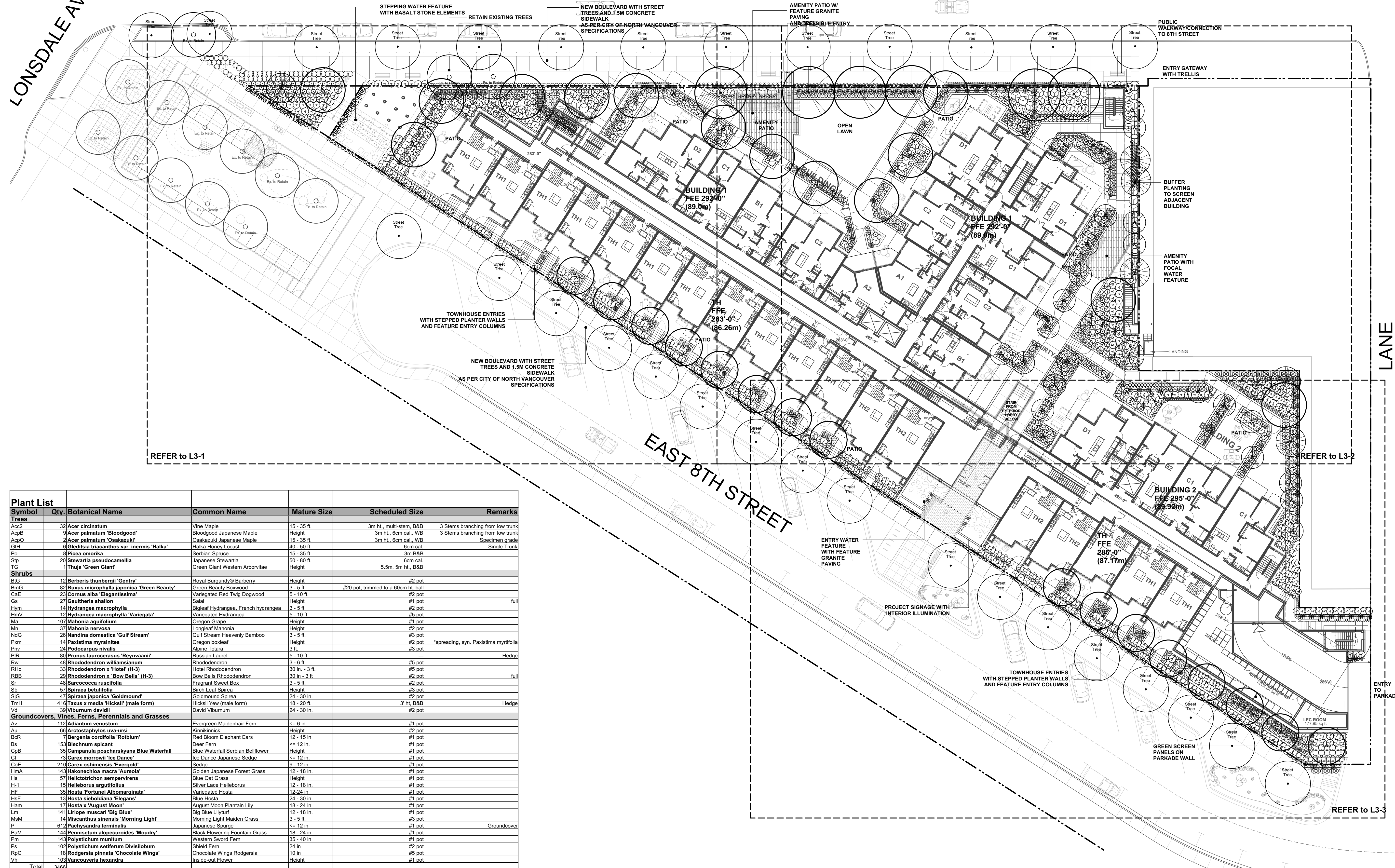
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Scale: **1:100** Job No.: **16-051**

Sheet No.:

LONSDALE AVE

EAST 11TH STREET




Plant List	Qty.	Botanical Name	Common Name	Mature Size	Scheduled Size	Remarks
Trees						
Ac-2	32	<i>Acer circinatum</i>	Vine Maple	15 - 35 ft.	3m ht., multi-stem, B&B	3 Stems branching from low trunk
Ac-3	4	<i>Acer palmatum 'Bloodgood'</i>	Bloodgood Japanese Maple	Height	3m ht., 6cm cal., WB	3 Stems branching from low trunk
Ac-4	2	<i>Acer palmatum 'Osakazuki'</i>	Osakazuki Japanese Maple	15 - 35 ft.	3m ht., 6cm cal., WB	Specimen grade
GH	6	<i>Gleditsia triacanthos var. inermis 'Halka'</i>	Halka Honey Locust	40 - 50 ft.	6cm cal.	Single Trunk
Po	8	<i>Picea omorika</i>	Serbian Spruce	15 - 35 ft.	3m B&B	
Stp	20	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	50 - 80 ft.	6cm cal.	
TG	1	<i>Thuja 'Green Giant'</i>	Green Giant Western Arborvitae	Height	5.5m, 5m ht., B&B	
Shrubs						
BTG	12	<i>Berberis thunbergii 'Gentry'</i>	Royal Burgundy® Barberry	Height	#2 pot	
BmG	82	<i>Buxus microphylla japonica 'Green Beauty'</i>	Green Beauty Boxwood	3 - 5 ft.	#20 pot, trimmed to a 60cm ht. ball	
CaE	23	<i>Cornus alba 'Elegantissima'</i>	Variegated Red Twig Dogwood	5 - 10 ft.	#2 pot	
Gs	27	<i>Gaultheria shallon</i>	Salal	Height	#1 pot	full
Hm	14	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea, French hydrangea	3 - 5 ft.	#2 pot	
HmV	12	<i>Hydrangea macrophylla 'Variegata'</i>	Variegated Hydrangea	5 - 10 ft.	#5 pot	
Ma	107	<i>Mahonia aquifolium</i>	Oregon Grape	Height	#1 pot	
Mn	37	<i>Mahonia nervosa</i>	Longleaf Mahonia	Height	#2 pot	
NdG	26	<i>Nandina domestica 'Gulf Stream'</i>	Gulf Stream Heavenly Bamboo	3 - 5 ft.	#3 pot	
Pxm	14	<i>Paxistima myrsinites</i>	Oregon boxleaf	Height	#2 pot	*spreading, syn. Paxistima myrtifolia
Pw	24	<i>Podocarpus nivalis</i>	Alpine Tolaria	3 ft.	#3 pot	
Rr	89	<i>Prunus laurocerasus 'Reynvaanii'</i>	Russian Laurel	5 - 10 ft.	---	Hedge
Rw	48	<i>Rhododendron williamsianum</i>	Rhododendron	3 - 6 ft.	#5 pot	
RHo	33	<i>Rhododendron x 'Hotel' (H-3)</i>	Hotel Rhododendron	30 in. - 3 ft.	#5 pot	
RBB	29	<i>Rhododendron x 'Bow Bells' (H-3)</i>	Bow Bells Rhododendron	30 in. - 3 ft.	#2 pot	full
Sr	48	<i>Sarcococca ruscifolia</i>	Fragrant Sweet Box	3 - 5 ft.	#2 pot	
Sb	57	<i>Spiraea betulifolia</i>	Birch Leaf Spirea	Height	#3 pot	
SiG	47	<i>Spiraea japonica 'Goldmound'</i>	Goldmound Spirea	24 - 30 in.	#2 pot	
TrH	418	<i>Taxus x media 'Hicksii' (male form)</i>	Hickii Yew (male form)	18 - 20 ft.	3' ht, B&B	Hedge
Vv	59	<i>Viburnum davidii</i>	David Viburnum	24 - 30 in.	#2 pot	
Groundcovers, Vines, Ferns, Perennials and Grasses						
Av	112	<i>Adiantum venustum</i>	Evergreen Maidenhair Fern	<= 6 in.	#1 pot	
Au	66	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	Height	#2 pot	
BcR	7	<i>Bergenia corymbosa 'Rotblum'</i>	Red Bloom Elephant Ears	12 - 15 in.	#1 pot	
Bs	163	<i>Blechnum spicant</i>	Deer Fern	<= 12 in.	#1 pot	
CpB	35	<i>Campanula poscharskyana Blue Waterfall</i>	Blue Waterfall Serbian Bellflower	Height	#1 pot	
Cl	73	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Japanese Sedge	<= 12 in.	#1 pot	
CoE	210	<i>Carex oshimensis 'Evergold'</i>	Sedge	9 - 12 in.	#1 pot	
HmA	143	<i>Hakonechloa macro 'Aureola'</i>	Golden Japanese Forest Grass	12 - 18 in.	#1 pot	
Hs	57	<i>Helictotrichon sempervirens</i>	Blue Owl Grass	Height	#1 pot	
H-1	15	<i>Helleborus argutifolius</i>	Silver Lace Helleborus	12 - 18 in.	#1 pot	
Hf	35	<i>Hosta 'Fortunei Albomarginata'</i>	Variegated Hosta	12-24 in.	#1 pot	
HsE	13	<i>Hosta sieboldiana 'Elegans'</i>	Blue Hosta	24 - 30 in.	#1 pot	
Ham	17	<i>Hosta x 'August Moon'</i>	August Moon Plantain Lily	18 - 24 in.	#1 pot	
Lm	141	<i>Liriope muscari 'Big Blue'</i>	Big Blue Lilyturf	12 - 18 in.	#1 pot	
MaM	14	<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Maiden Grass	3 - 5 ft.	#3 pot	
P	612	<i>Pachysandra terminalis</i>	Japanese Spurge	<= 12 in.	#1 pot	
PmM	144	<i>Pennisetum alopecuroides 'Mouduy'</i>	Black Flowering Fountain Grass	18 - 24 in.	#1 pot	
Pm	143	<i>Polystichum munitum</i>	Western Sword Fern	35 - 40 in.	#1 pot	
Ps	102	<i>Polystichum setiferum Divisilobum</i>	Shield Fern	24 in.	#2 pot	
RpC	18	<i>Rodgersia pinnata 'Chocolate Wings'</i>	Chocolate Wings Rodgersia	10 in.	#5 pot	
Vh	163	<i>Vancouveria hexandra</i>	Inside-out Flower	Height	#1 pot	Groundcover
Total	3466					

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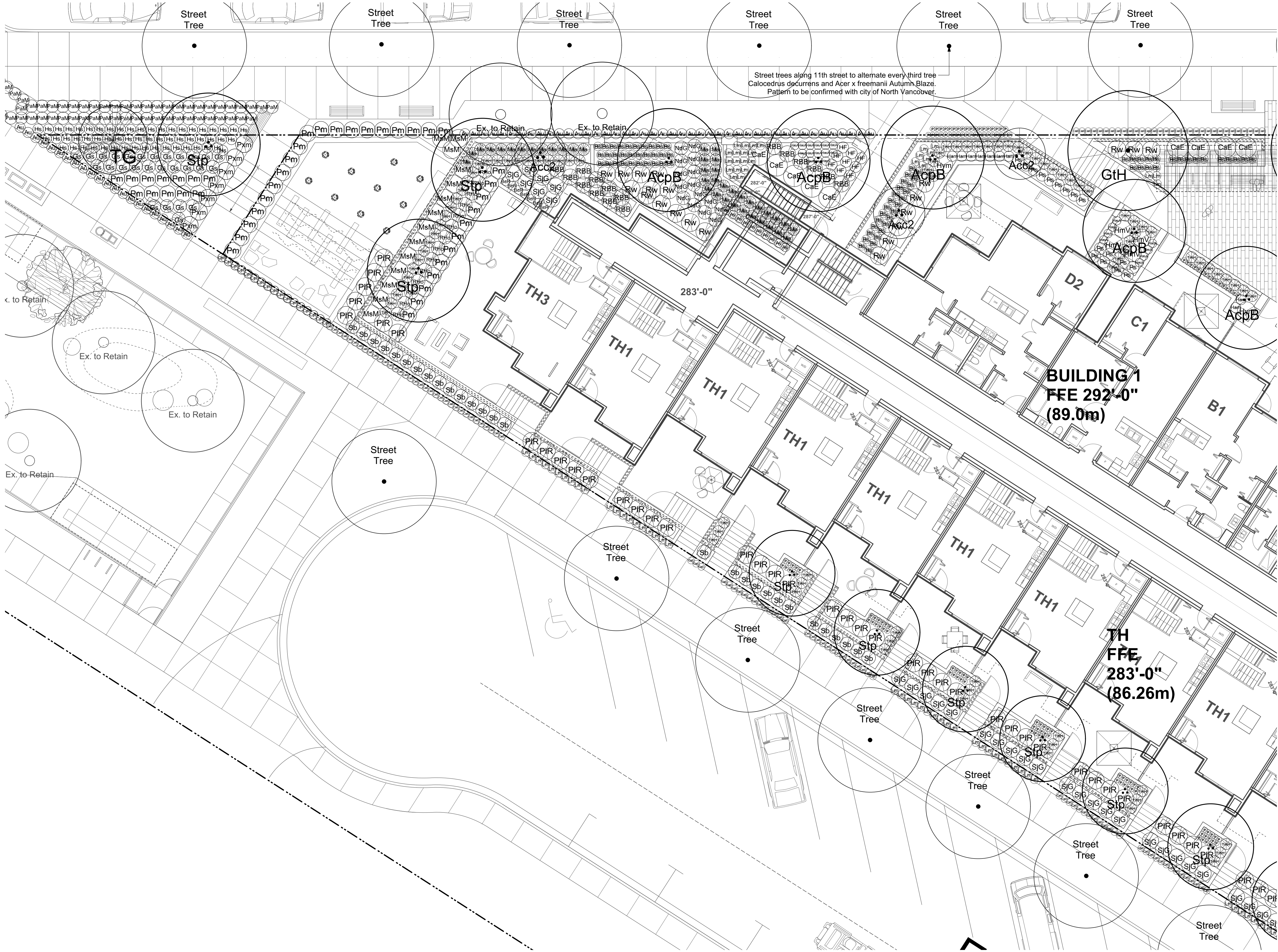
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 North Vancouver, BC**

Drawing Title:
Planting Plan

Project North:  Drawn By: **AT**
 Checked By:

Scale: **1:250** Job No.: **16-051**
 Sheet No.:

L3.0



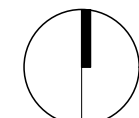
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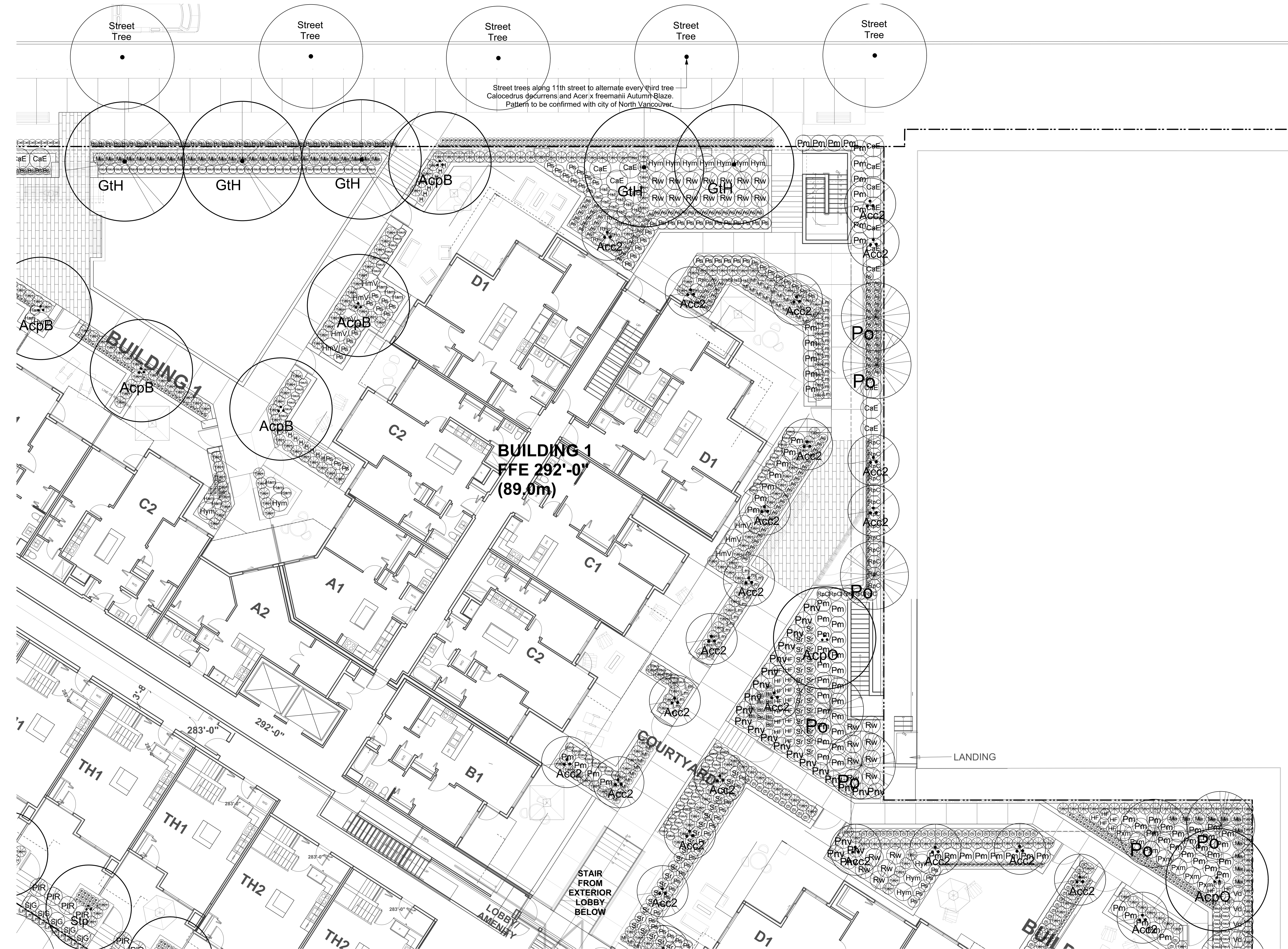
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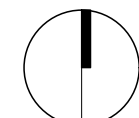
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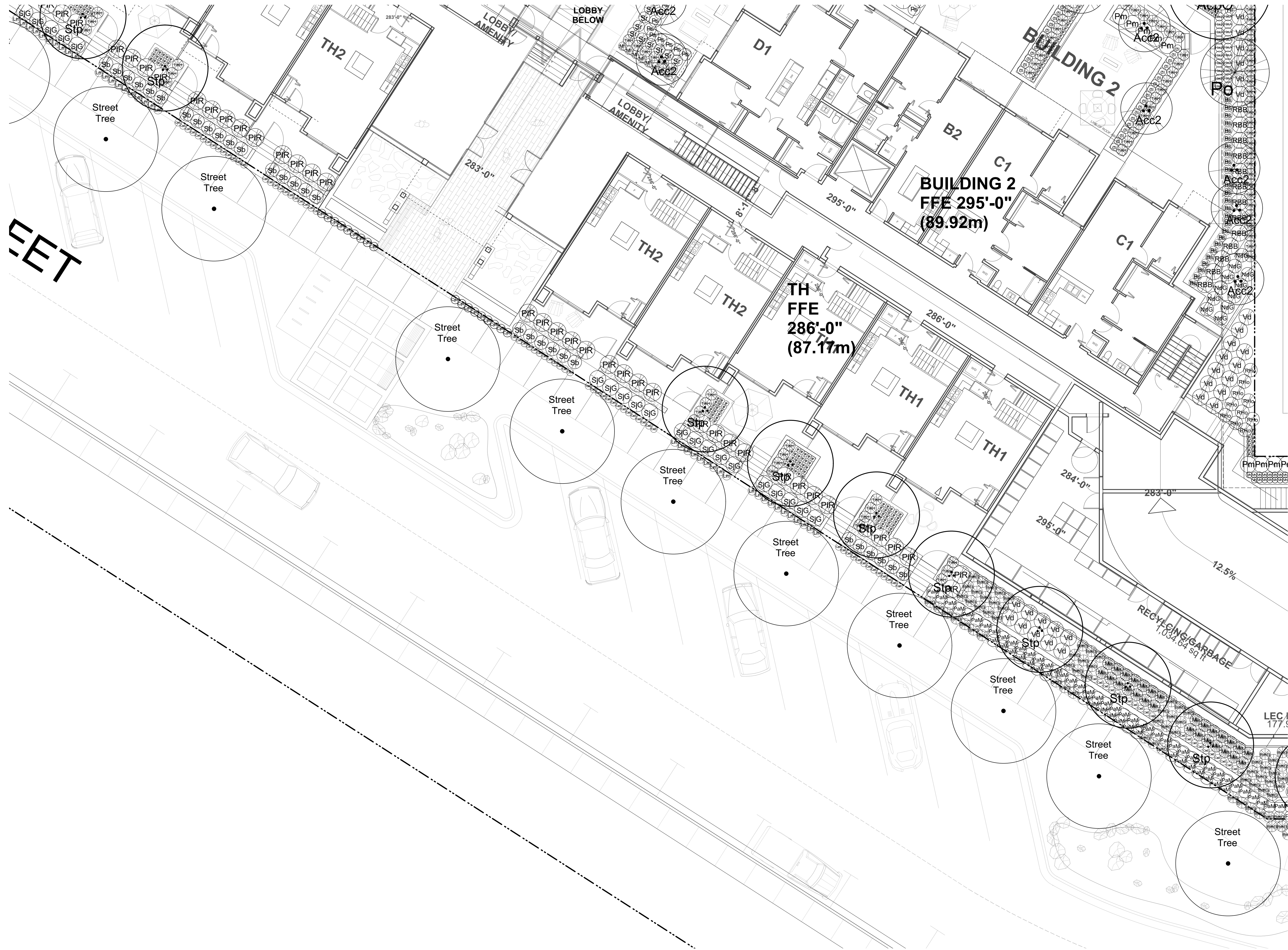
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Sheet No.: **L3.2**



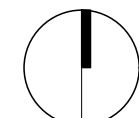
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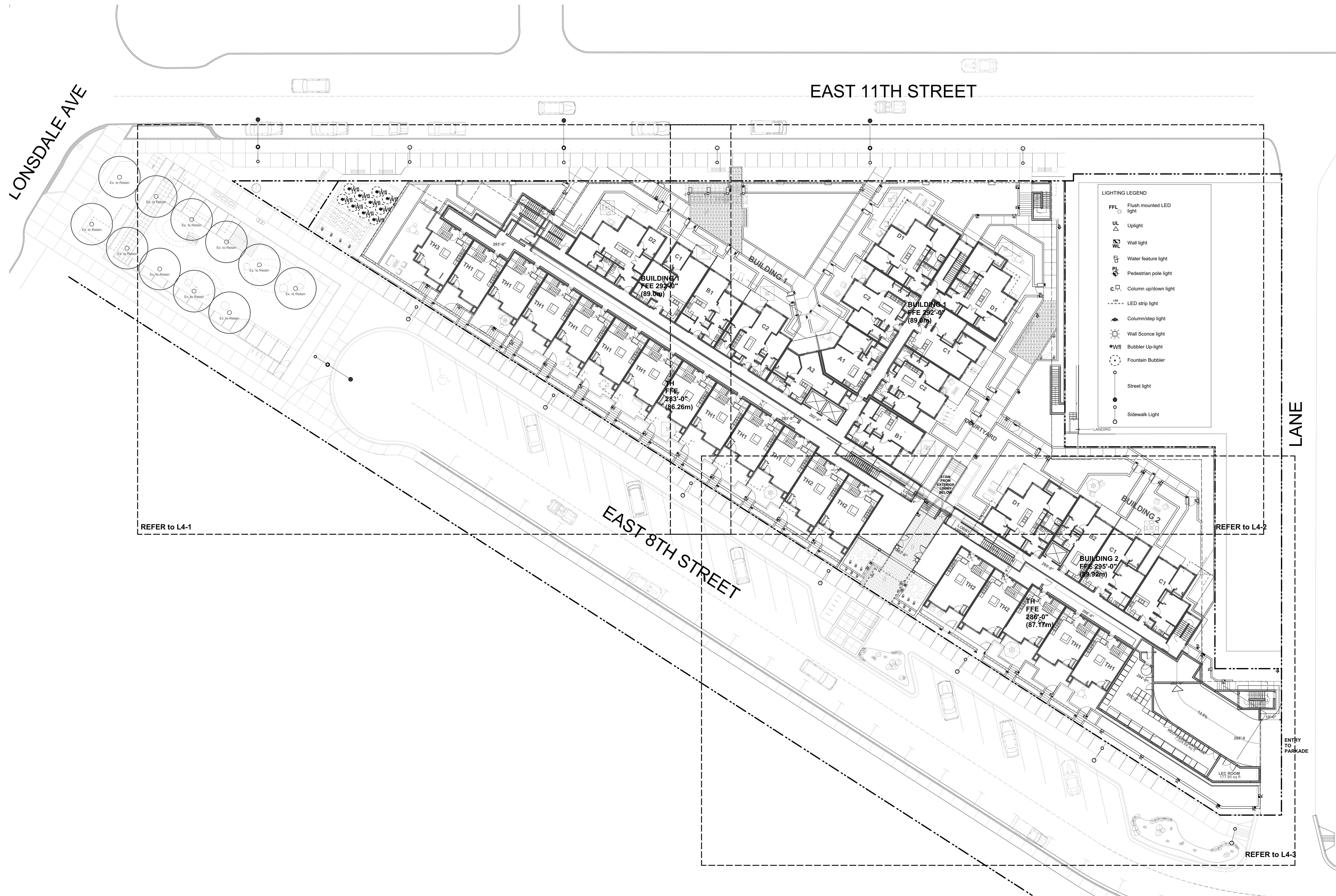
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Scale: **1:100** Job No.: **16-051**

Sheet No.: **L3.3**



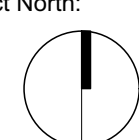
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4	Issue for Rezoning Application	10/05/2017
3	Issue for Rezoning Application	09/06/2017
2	Issue for Rezoning Application	02/02/2017
1	Issue for Rezoning Application	12/22/2016
	Revision No.	Date

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 Client:

Adera

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

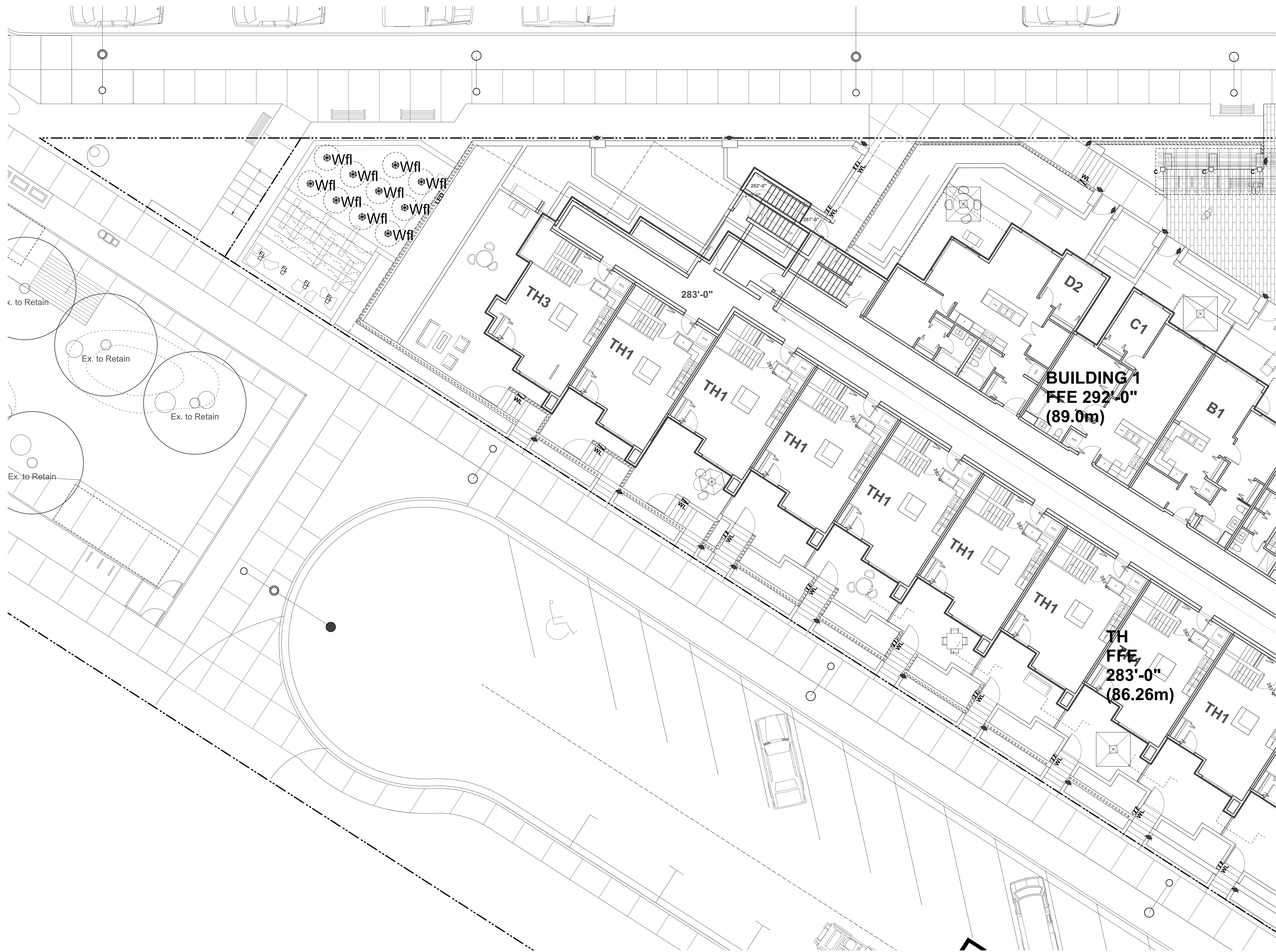
Drawing Title:
Lighting Plan

Project North:  Drawn By: AT
 Checked By:

Scale: 1:250 Job No.: 16-051

Sheet No.:

L4.0



c. to Retain

Ex. to Retain

Ex. to Retain

Ex. to Retain

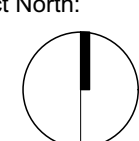
5	Issue for Rezoning Application	11/14/2017
4	Issue for Rezoning Application	10/05/2017
3	Issue for Rezoning Application	09/06/2017
2	Issue for Rezoning Application	02/02/2017
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Client: **Adera**

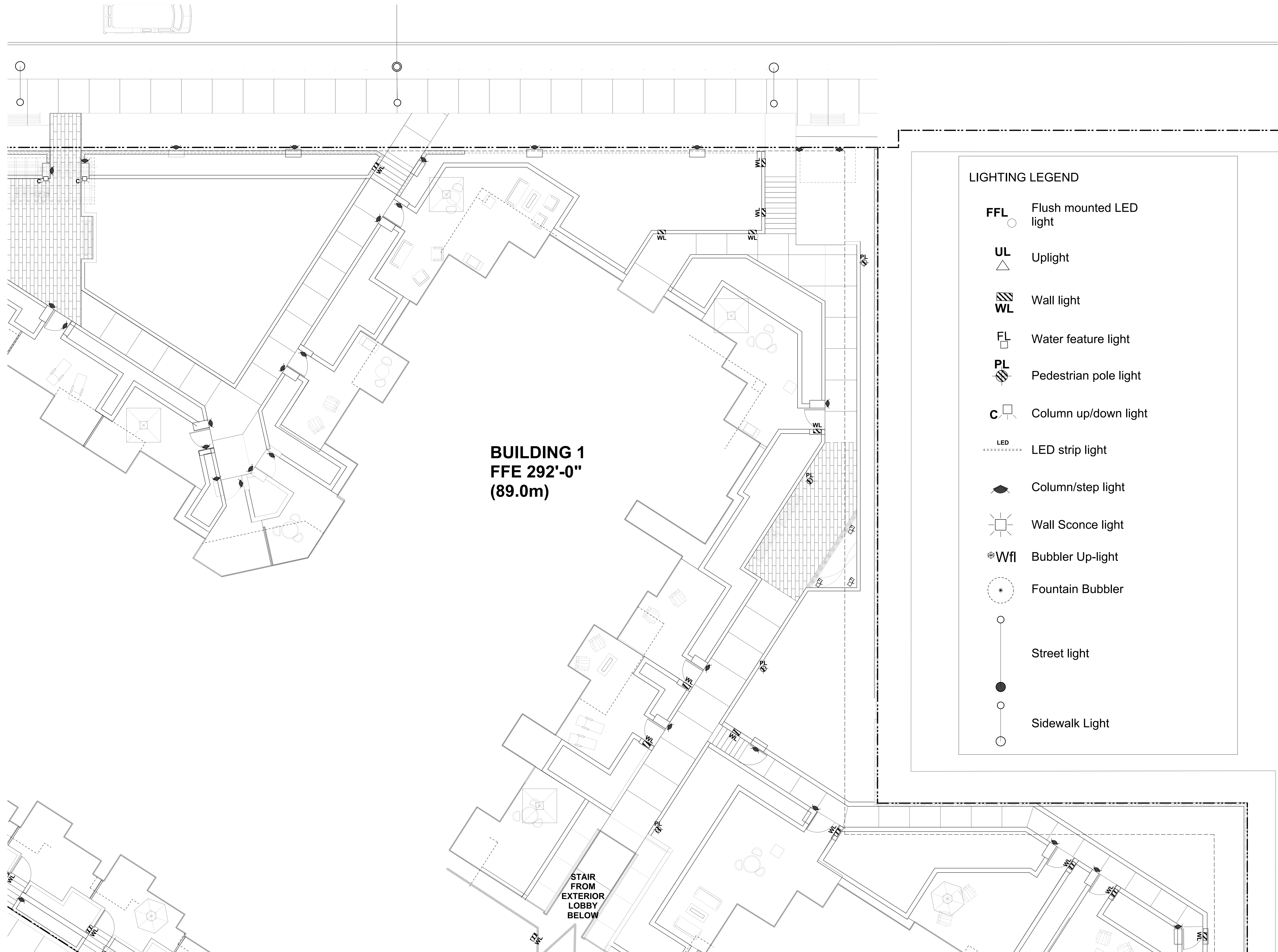
Project Title:
**Crest - 150 East 8th Street
 NorthVancouver, BC**

Drawing Title:
Lighting Plan

Project North:  Drawn By: **AT**
 Checked By:

Scale: **1:100** Job No.: **16-051**

Sheet No.:



LIGHTING LEGEND

- FFL** ○ Flush mounted LED light
- UL** △ Uplight
- WL** ▨ Wall light
- FL** □ Water feature light
- PL** ⊗ Pedestrian pole light
- C** □ Column up/down light
- LED** - - - LED strip light
- ⦿ Column/step light
- ⊞ Wall Sconce light
- ⊗ Wfl Bubbler Up-light
- ⊙ Fountain Bubbler
- Street light
- Sidewalk Light

BUILDING 1
FFE 292'-0"
(89.0m)

STAIR FROM EXTERIOR LOBBY BELOW

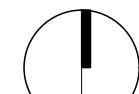
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5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2107
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016

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Client: **Adera**

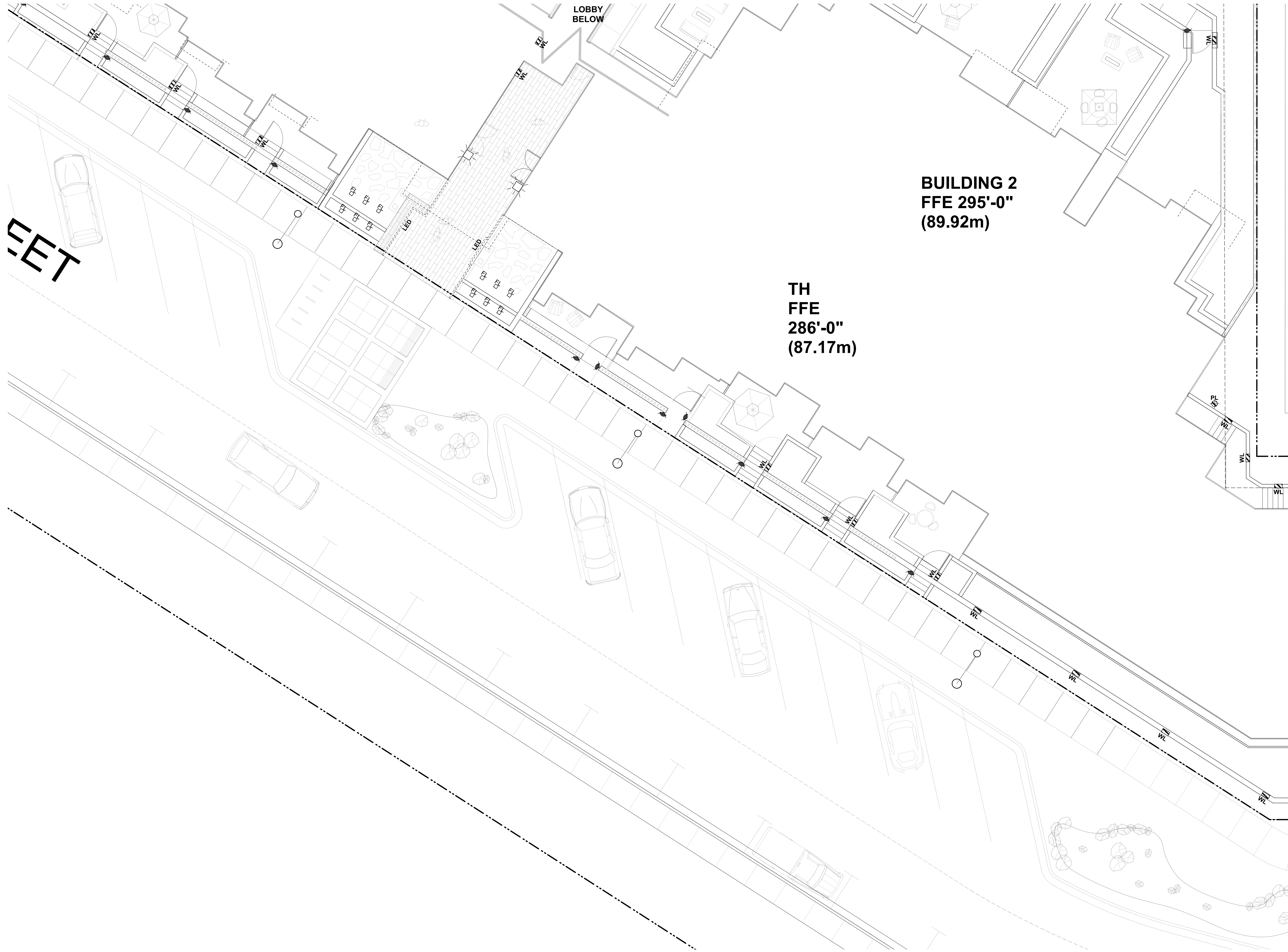
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Drawing Title: **Lighting Plan**

Project North:  Drawn By: **AT**
 Checked By:

Scale: **1:100** Job No.: **16-051**

Sheet No.:



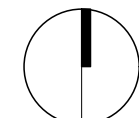
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3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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Client: **Adera**

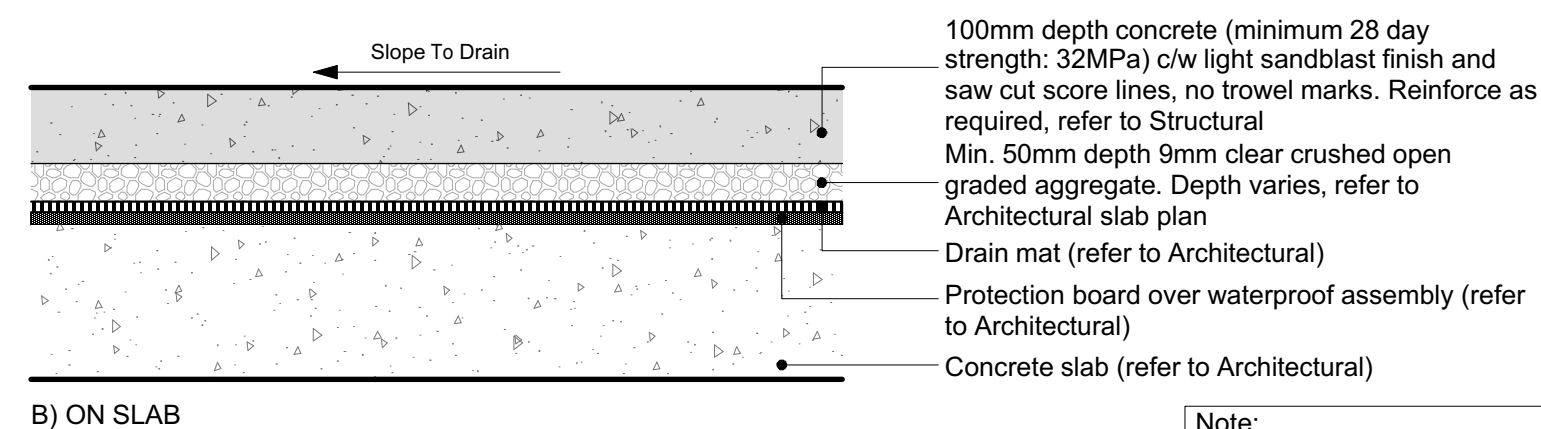
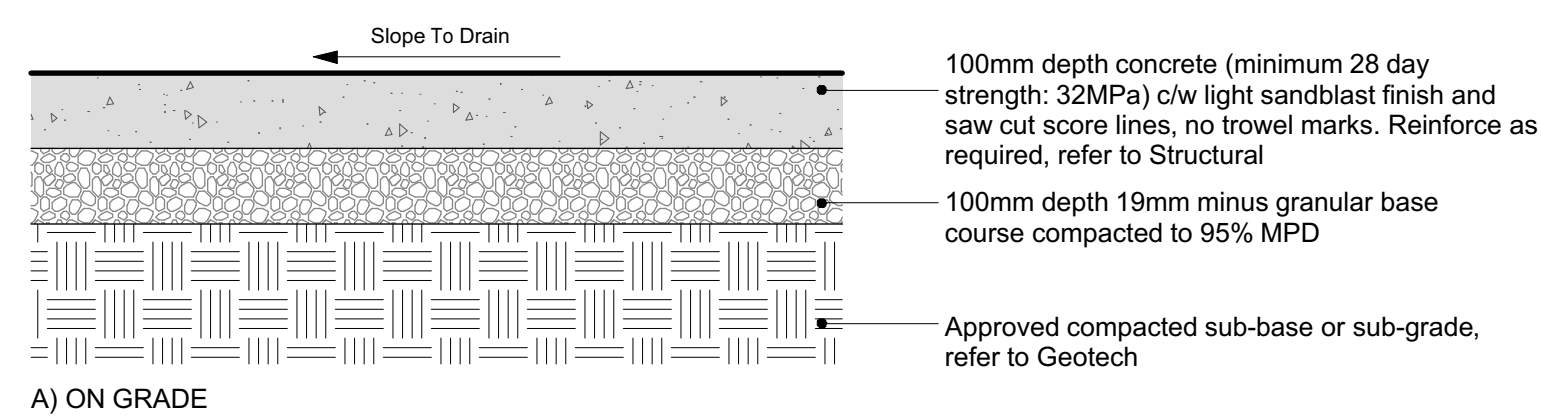
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**Crest - 150 East 8th Street
 NorthVancouver, BC**

Drawing Title:
Lighting Plan

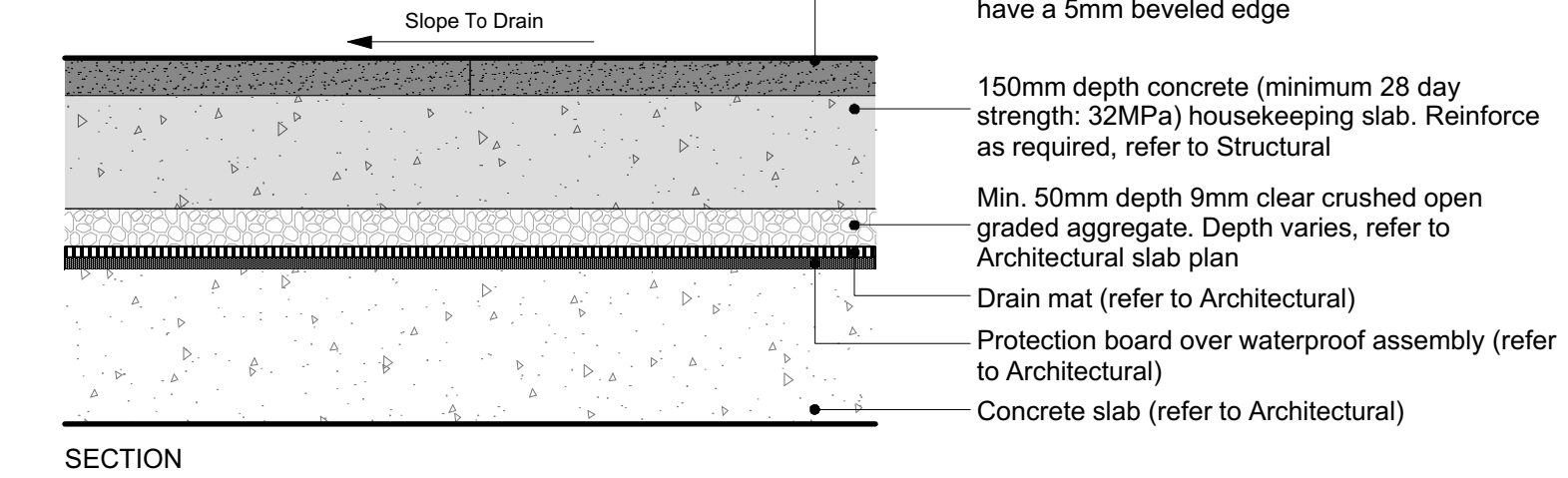
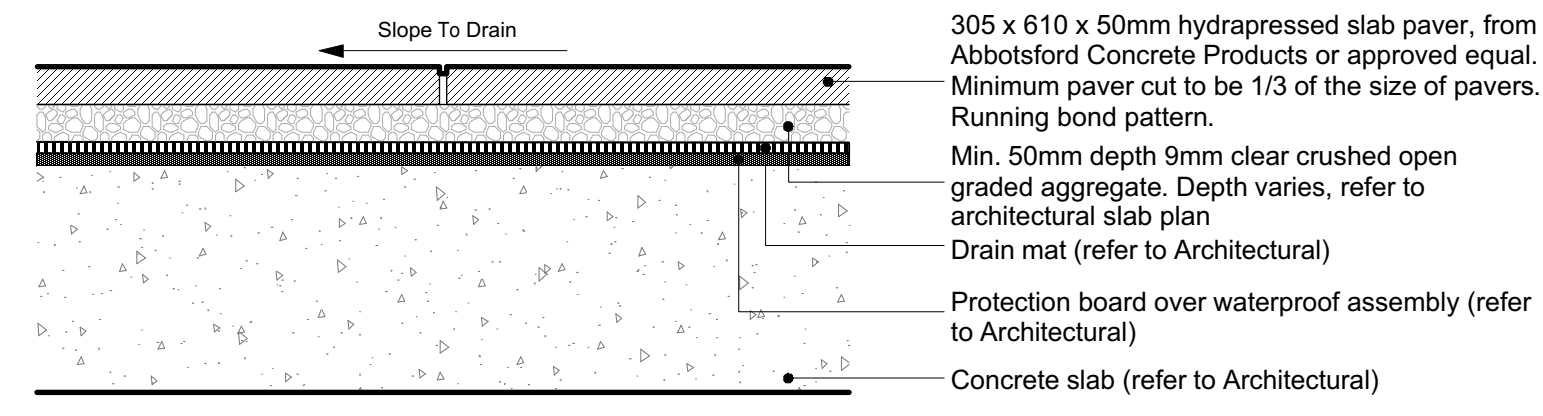
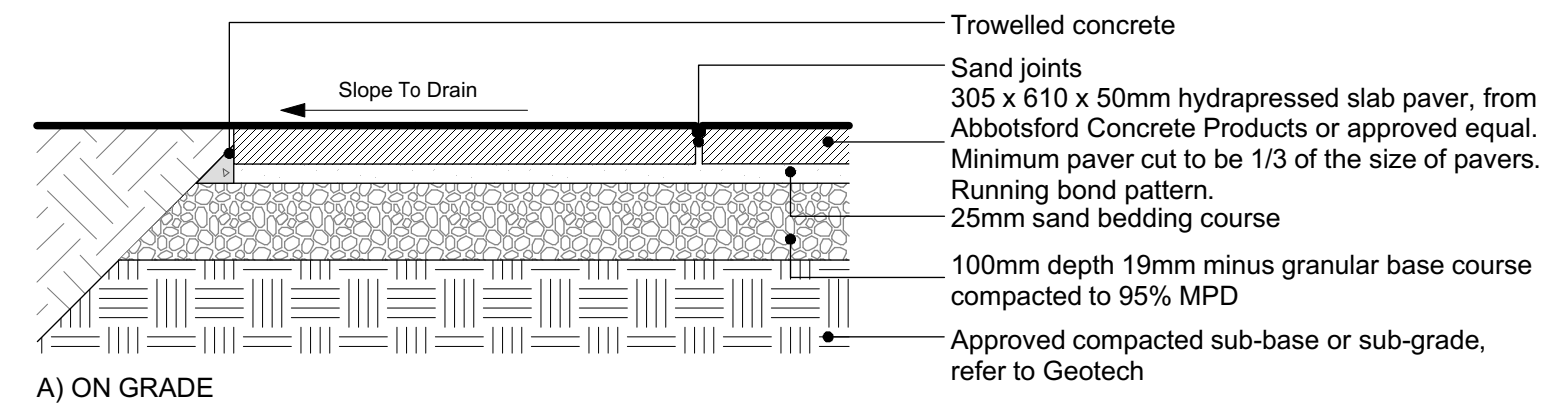
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Sheet No.: **L4.3**



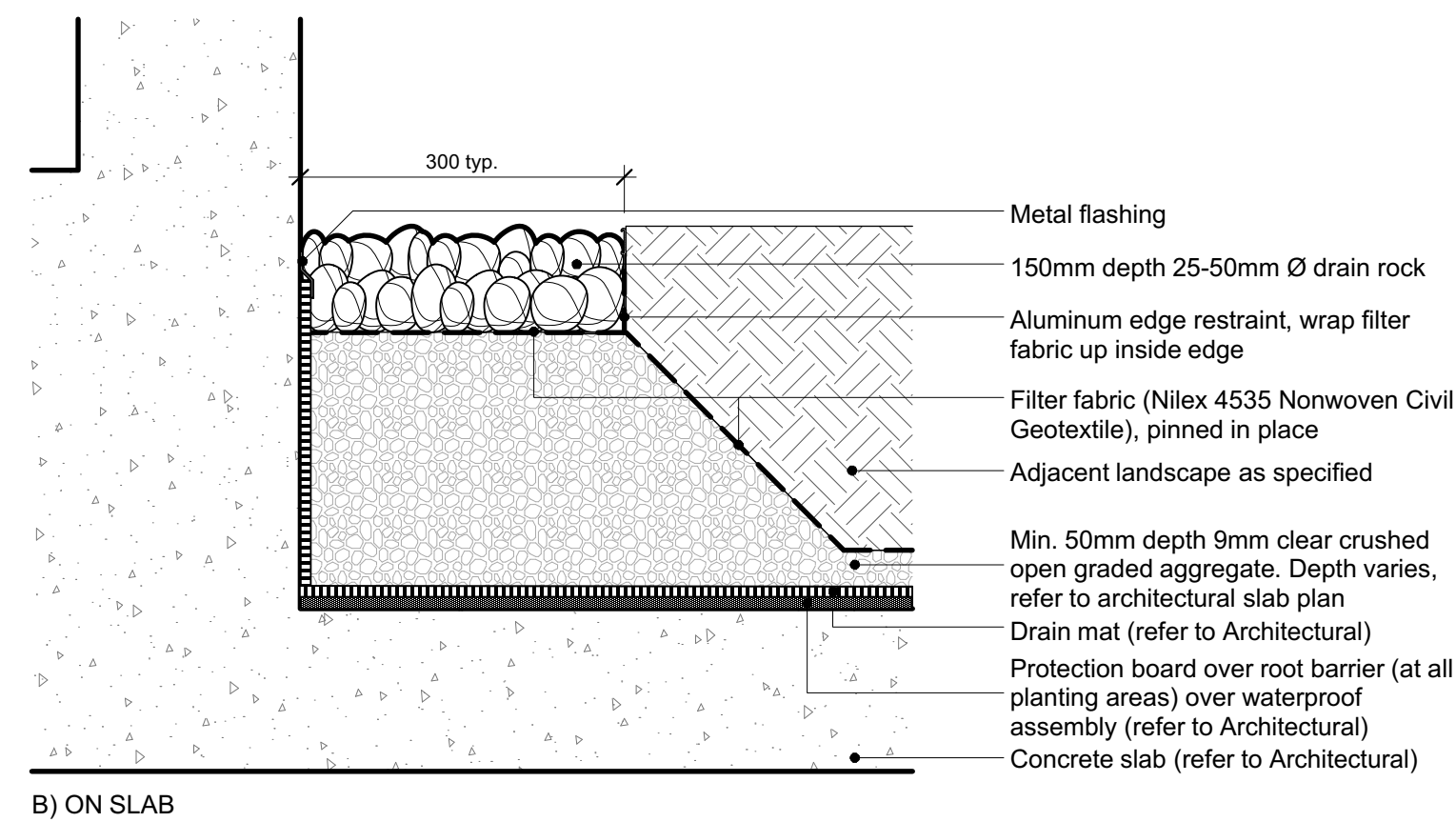
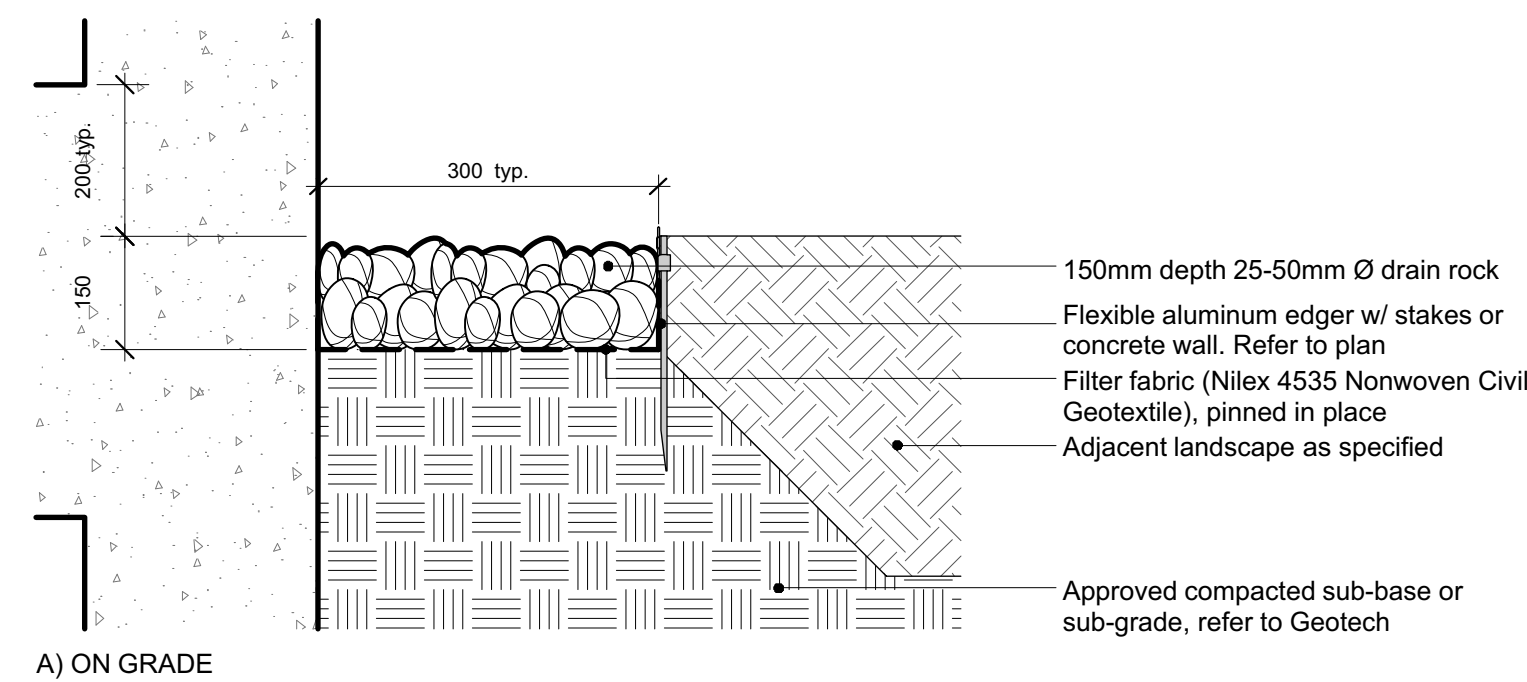
Note:
 Sawcut control joints to be provided max. 1.2 metres O.C., with no trowel mark, or as shown on plan. Expansion joints max. 10 metres O.C. and at interface with any built structures, walls, or around columns.



1 PEDESTRIAN CONCRETE PAVING
 L5.0 1:10

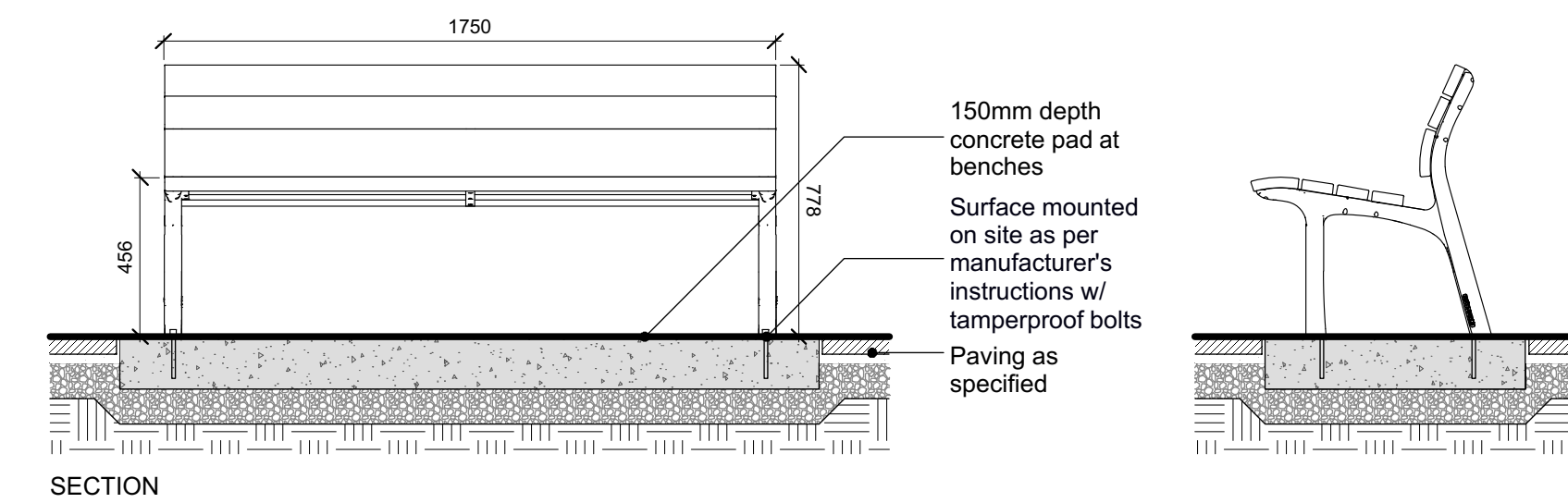
2 PEDESTRIAN CONCRETE UNIT PAVING
 L5.0 1:10

3 PEDESTRIAN GRANITE PAVING
 L5.0 1:10



4 DRAIN ROCK EDGER AGAINST BUILDING EDGE
 L5.0 1:10

5 BENCH
 L5.0 1:20



Revision No.	Date
6 Issue for Rezoning Application	11/14/2017
5 Issue for Rezoning Application	10/05/2017
4 Re-Issued for ADP	09/06/2017
3 Issued for ADP	05/01/2017
2 Issue for Rezoning Application	02/03/2017
1 Issue for Rezoning Application	12/22/2016

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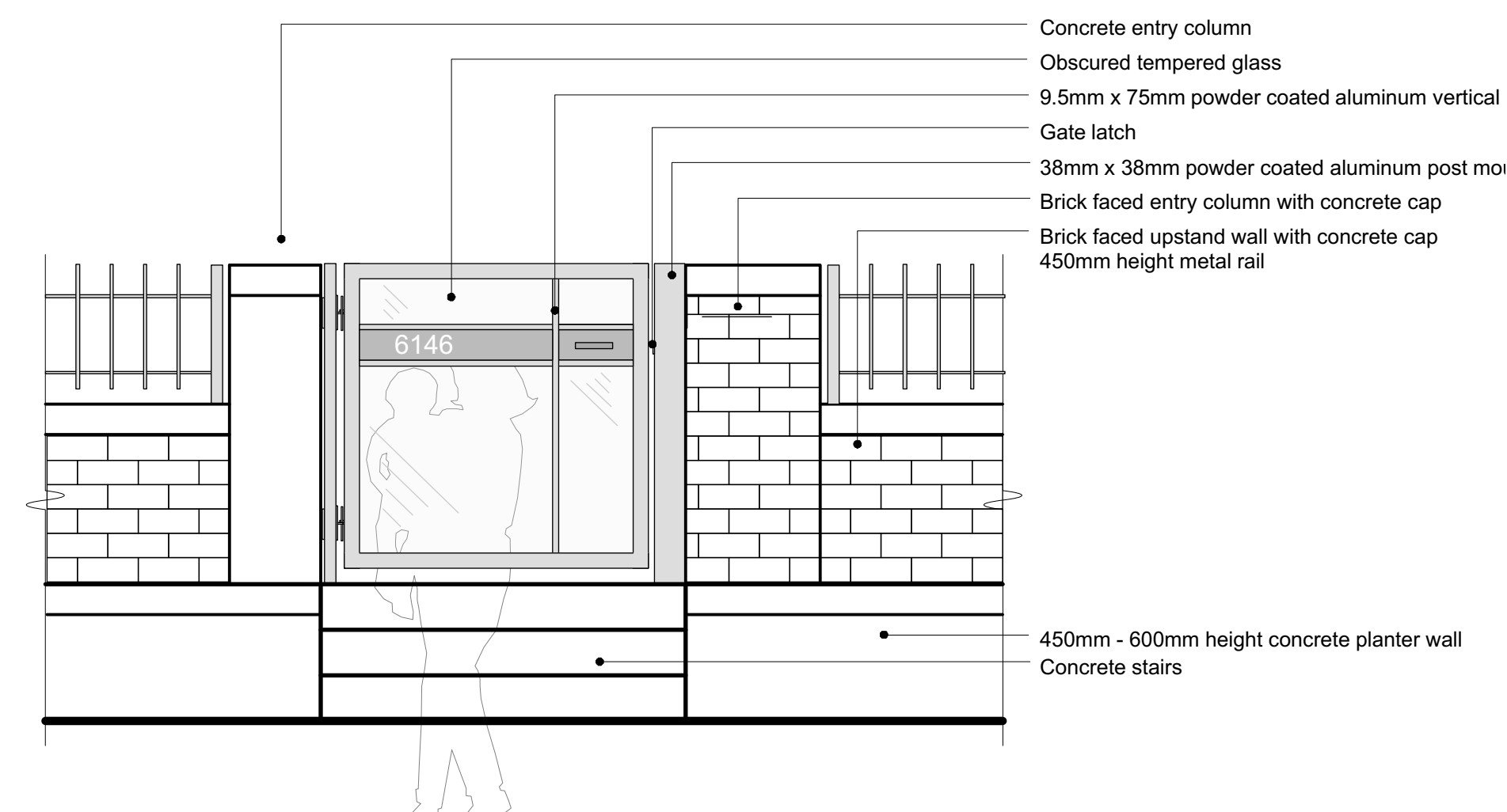
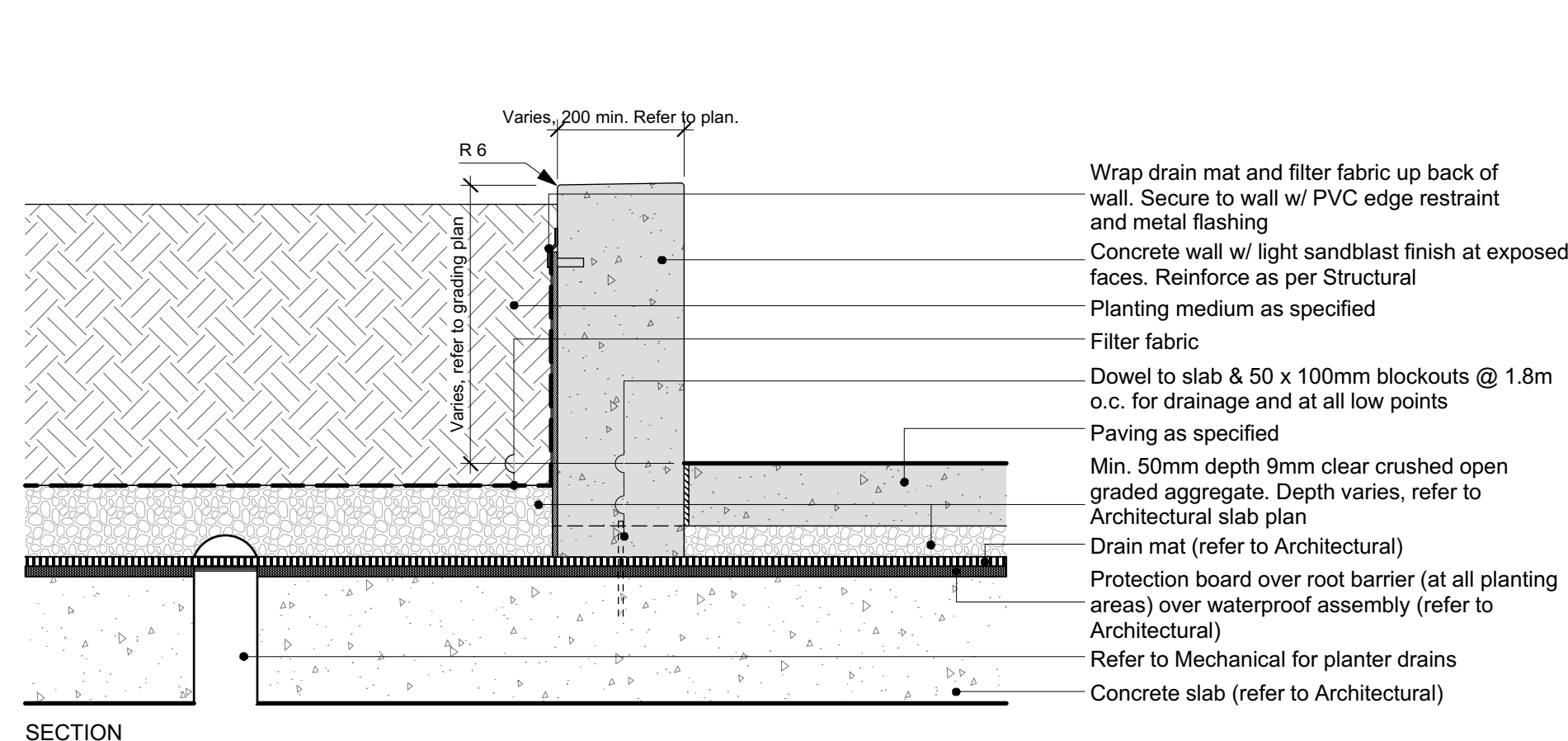
Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

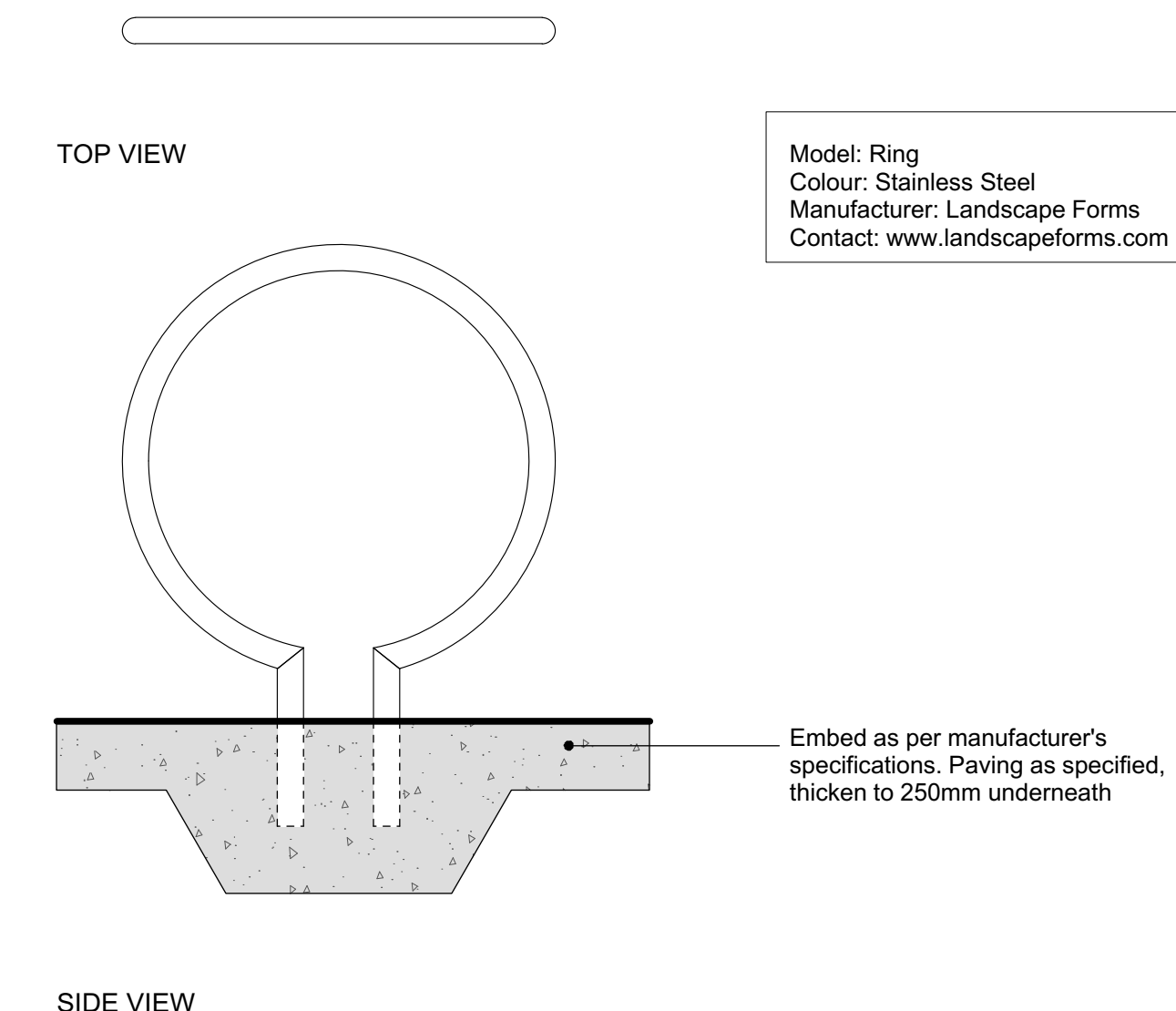
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Typical Landscape Details

Project North:	Drawn By: AT
Scale: as shown	Checked By:
Job No.: 16-051	Sheet No.:

L5.0

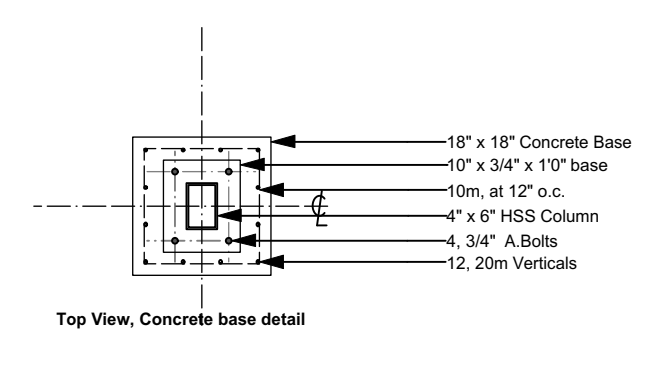
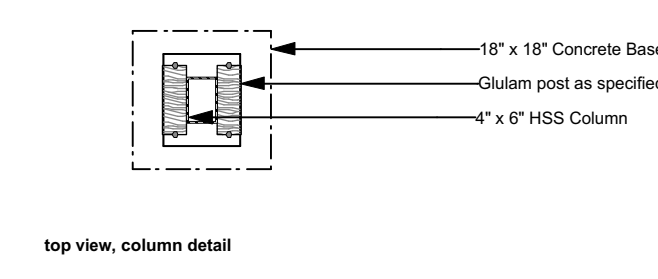
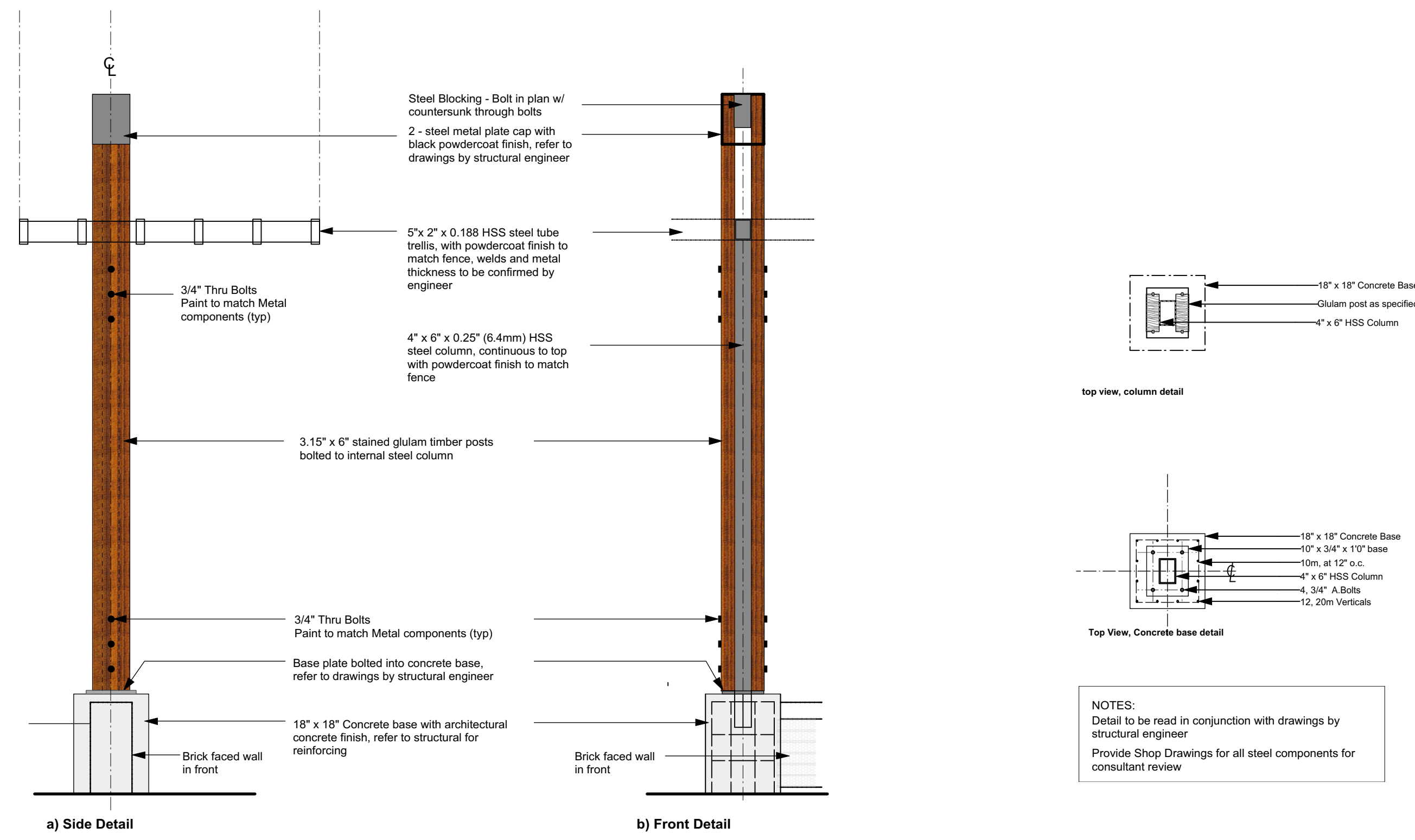


7 TYPICAL ELEVATION OF TOWNHOUSE ENTRY
 L5.0 1:10

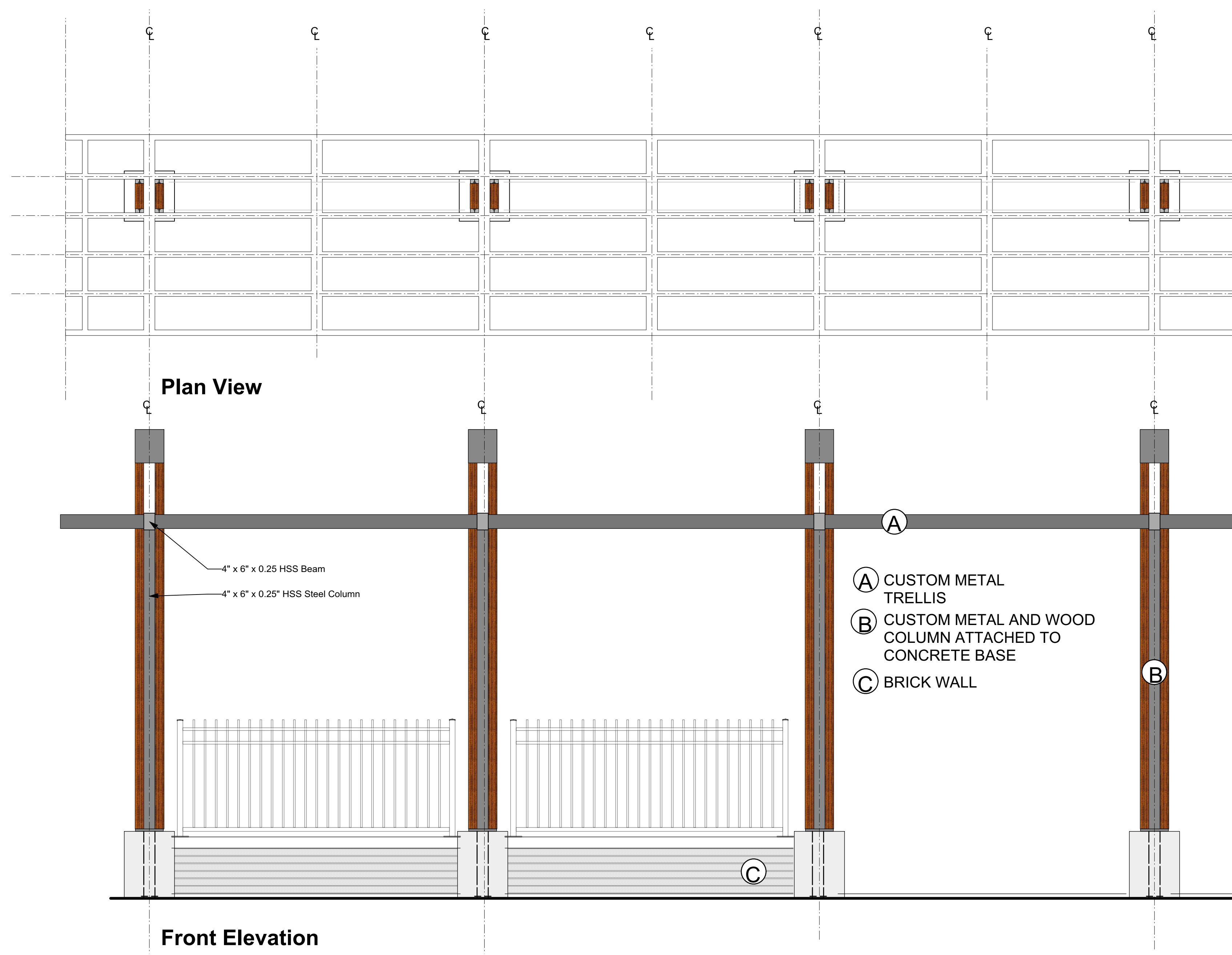


8 BICYCLE RACK
 L5.0 1:10

6 CONCRETE PLANTER WALL
 L5.0 1:10



NOTES:
 Detail to be read in conjunction with drawings by structural engineer
 Provide Shop Drawings for all steel components for consultant review



6	Issue for Rezoning Application	11/14/2017
5	Issue for Rezoning Application	10/05/2017
4	Re-Issued for ADP	09/06/2017
3	Issued for ADP	05/01/2017
2	Issue for Rezoning Application	02/03/2017
1	Issue for Rezoning Application	12/22/2016
Revision No.		Date

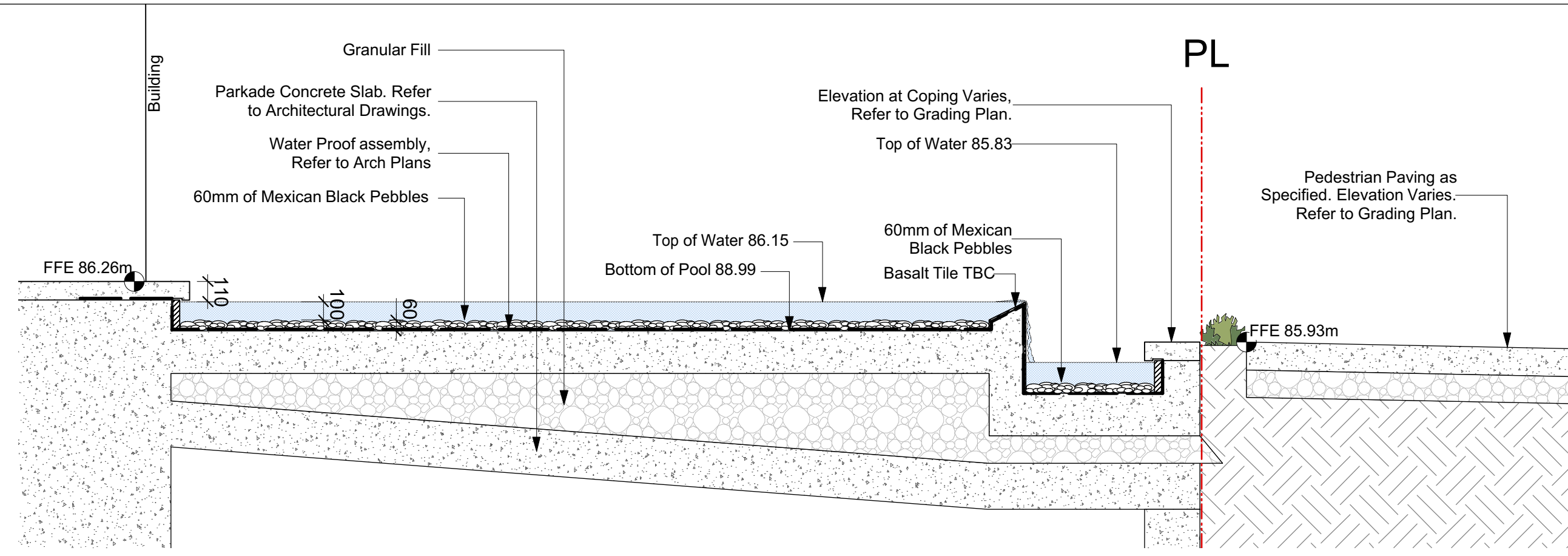
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Client: **Adera**

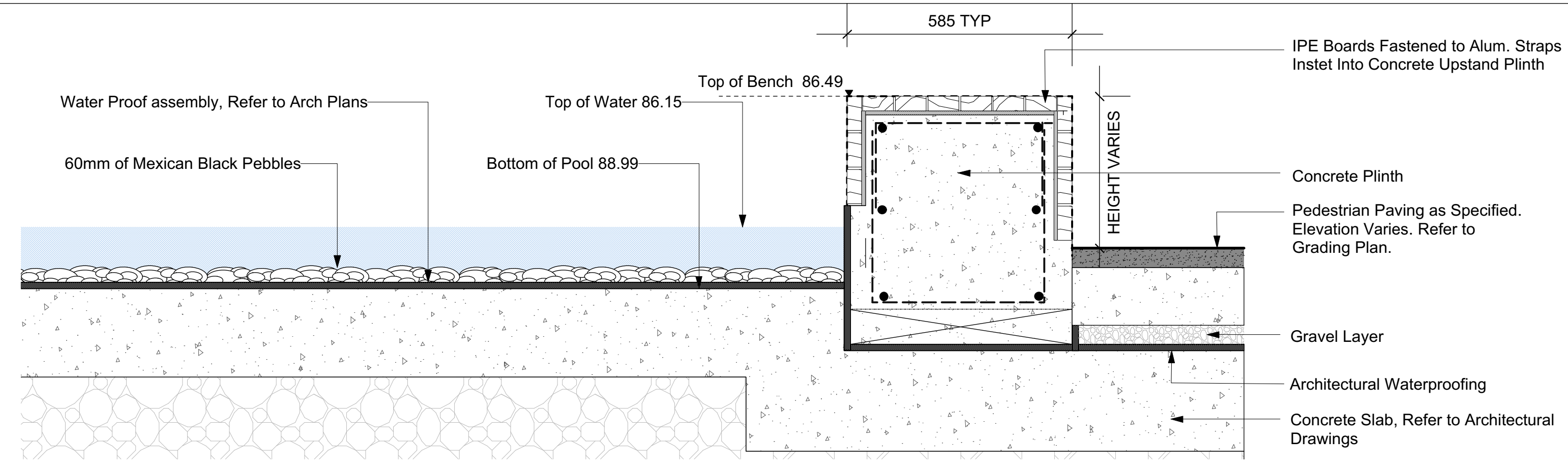
Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Typical Landscape Details

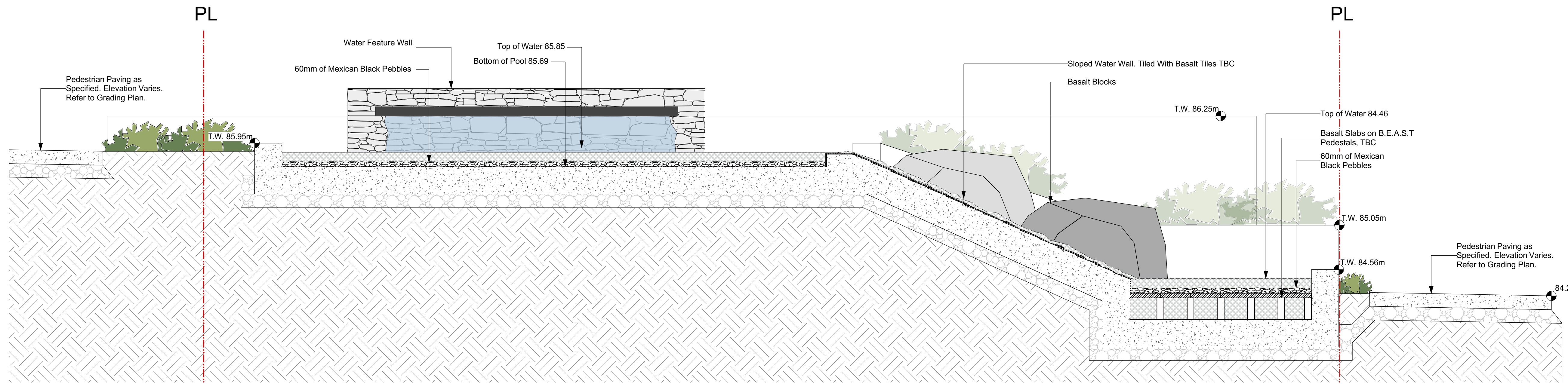
Project North:	Drawn By:	AT
	Checked By:	
Scale:	Job No.:	16-051
	as shown	
Sheet No.:		



10 ENTRANCE WATER FEATURE SECTION
L5.2 1:25



11 ENTRANCE BENCH SECTION
L5.2 1:10



12 WEST WATER FEATURE SECTION
L5.2 1:25

1 Issue for Rezoning Application 11/14/2017
Revision No. Date

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Client: Adera

Project Title: Crest - 150 East 8th Street North Vancouver, BC

Drawing Title: Typical Landscape Details

Project North: Drawn By: EML
Checked By:

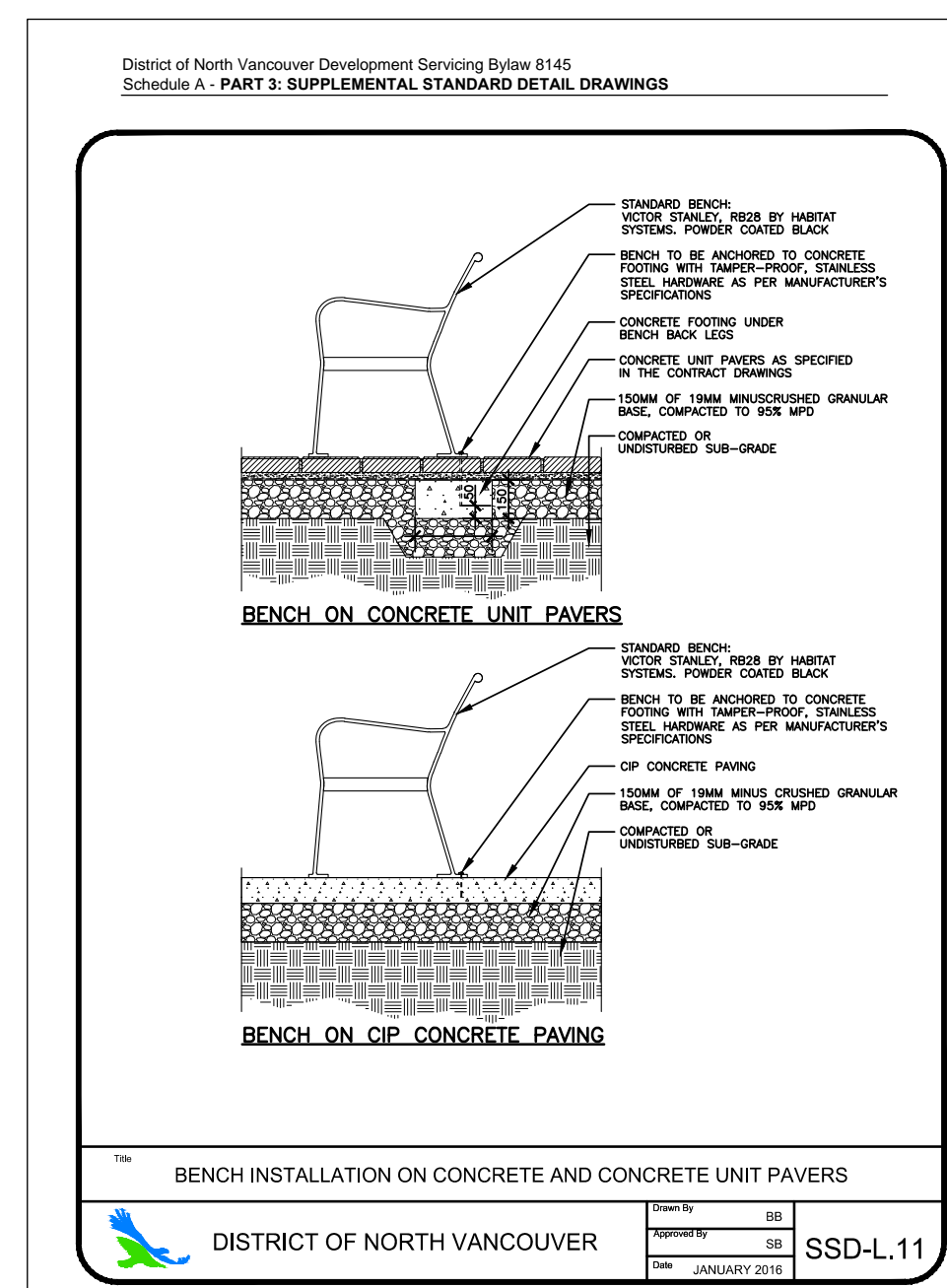
Scale: as shown Job No.: 16-051

Sheet No.:



Panel Trellis System. Product manufactured by GreenScreen Systems. Supplied by Architek. <http://architek.com/products/green-facades>
Contact: Ron Schanwer - 202 - 28 West 7th Ave Vancouver, BC V5Y 1L6 - 604-714-0028

13 GREEN FACADE TRELLIS
L5.2 NTS



Refer to District of North Vancouver Development Servicing Bylaw 8145 Schedule A - Part 3: Supplemental Standard Detail Drawings.
Bench Installation on Concrete and Concrete Unit Pavers.

14 DISTRICT OF NORTH VANCOUVER STANDAR BENCH
L5.2 NTS



COSTING - AREA 1

EAST 11TH STREET

LONSDALE AVE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

TH3
TH1

110 EAST 8TH PROPERTY LINE

EAST 8TH STREET

- LEGEND:**
- ① NATURAL STONE PAVING
 - ② P.I.P. CONCRETE PAVING
 - ③ ARTIFICIAL TURF
 - ④ ARTIFICIAL TURF MOUND
 - ⑤ PROPOSED CUL-DE-SAC RELOCATION
 - ⑥ PROPOSED ACCESS DRIVEWAY
 - ⑦ BEAR SCULPTURE RELOCATION
 - ⑧ CORVUS SCULPTURE
 - ⑨ ARCHITECTURAL TRELLIS - TBD
 - ⑩ ARCHITECTURAL BENCH
 - ⑪ AGILITY STRUCTURES
 - ⑫ RAISED SEATING PLATFORM + TREE PROTECTION
 - ⑬ HUMAN / DOG DRINKING FOUNTAIN
 - ⑭ WASTE RECEPTACLES
 - ⑮ ENTRY / EXIT GATES
 - ⑯ FENCE
 - ⑰ BIKE RACKS
 - - - COSTING - AREA 1
 - - - COSTING - AREA 2

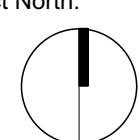
3 Issue for Rezoning Application	11/14/2017
2 Re-Issue for City Review	10/25/2017
1 Issue for City Review	10/19/2017
Revision No.	Date

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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Dog Park Concept

Project North:  Drawn By: EML
 Checked By: MP

Scale: 1:100 Job No.: 16-051

Sheet No.:

L-1.0



LEGEND:

- ① NATURAL STONE PAVING
- ② P.I.P. CONCRETE PAVING
- ③ ARTIFICIAL TURF
- ④ ARTIFICIAL TURF MOUND
- ⑤ PROPOSED CUL-DE-SAC RELOCATION
- ⑥ PROPOSED ACCESS DRIVEWAY
- ⑦ BEAR SCULPTURE RELOCATION
- ⑧ CORVUS SCULPTURE
- ⑨ ARCHITECTURAL TRELLIS – TBD
- ⑩ ARCHITECTURAL BENCH
- ⑪ AGILITY STRUCTURES
- ⑫ RAISED SEATING PLATFORM + TREE PROTECTION
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- ⑭ WASTE RECEPTACLES
- ⑮ ENTRY / EXIT GATES
- ⑯ FENCE
- ⑰ BIKE RACKS
- - - COSTING - AREA 1
- - - COSTING - AREA 2

3 Issue for Rezoning Application	11/14/2017
2 Re-Issue for City Review	10/25/2017
1 Issue for City Review	10/19/2017
Revision No.	Date

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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 NorthVancouver, BC**

Drawing Title:
**Dog Park Concept -
 Existing Aerial**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	16-051
1:100	Sheet No.:	

L-2.0



3 Issue for Rezoning Application	11/14/2017
2 Re-Issue for City Review	10/25/2017
1 Issue for City Review	10/19/2017
Revision No.	Date

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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
**Dog Park Concept -
 Utility Coordination Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	16-051
1:100		
Sheet No.:		

L-3.0



Lowest finished grade at the perimeter outside wall of building. (86.25)

LEGEND:

	EXISTING GRADE
	PROPOSED GRADE
	FINISHED GRADE
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF STAIR
	BOTTOM OF STAIR
	TOP OF CURB
	BOTTOM OF CURB

3 Issue for Rezoning Application	11/14/2017
2 Re-Issue for City Review	10/25/2017
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Client: **Adera**

Project Title:
Crest - 150 East 8th Street North Vancouver, BC

Drawing Title:
Dog Park Concept - Grading Plan

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	16-051
1:100	Sheet No.:	

L-4.0



Legend:

○ Ex. to Retain Existing tree to be retained

⊘ Ex. to Remove Existing tree to be removed

General Notes:

1. These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.

2. No work is to be performed within the Root Protection Zones without the project Arborist present to supervise.

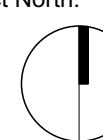
2 Issue for Rezoning Application	11/14/2017
1 Issue for City Review	10/25/2017
Revision No.	Date

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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 NorthVancouver, BC**

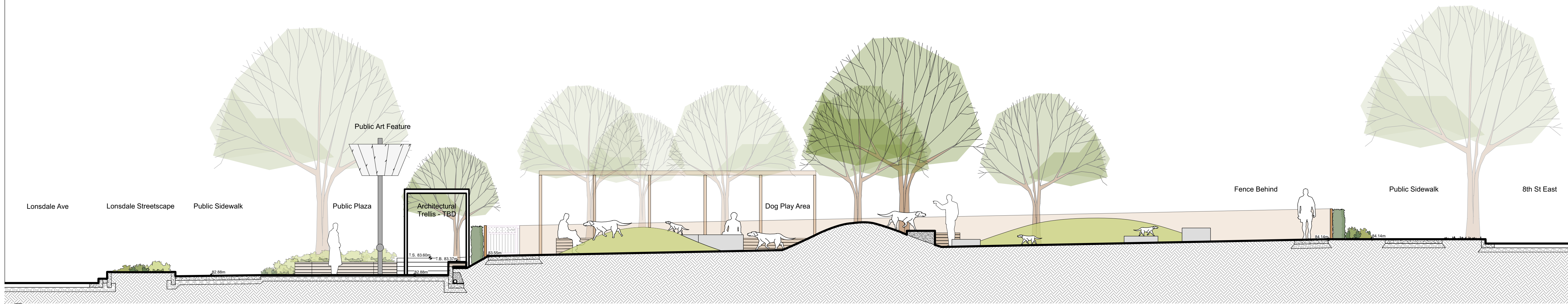
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**Dog Park Concept -
 Existing Tree
 Management Plan**

Project North:  Drawn By: EML

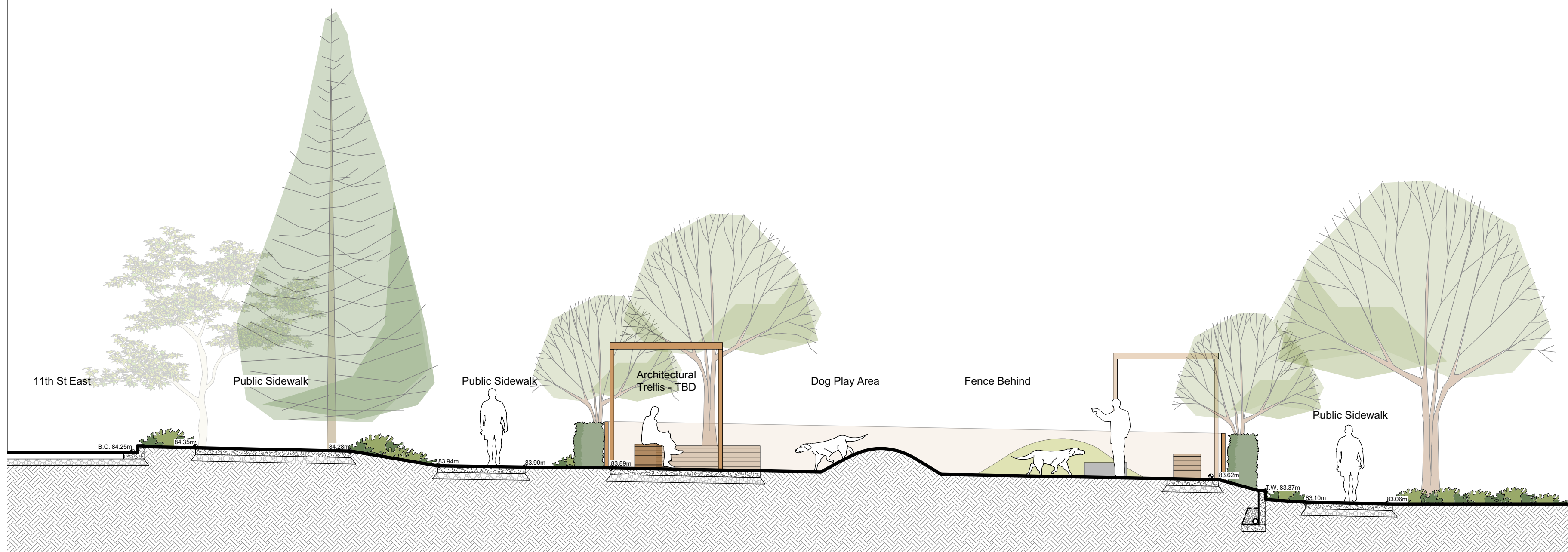
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Scale: 1:100 Job No.: 16-051

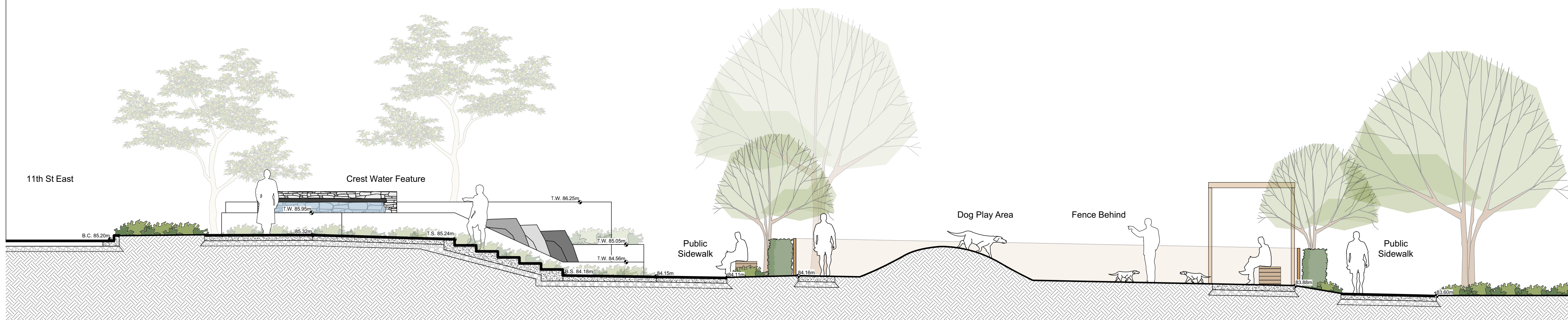
Sheet No.:



1 Section at Dog Park and Public Plaza
 1:75



2 Section Large Dog Area
 1:75



3 Section through Small Dog Area / Water Feature Elevation
 1:75

3 Issue for Rezoning Application	11/14/2017
2 Re-issue for City Review	10/25/2017
1 Issue for City Review	10/19/2017
Revision No.	Date

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Client:

Adera

Project Title:

**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:

Dog Park Sections

Project North:	Drawn By:	EML
	Checked By:	MP

Scale:	Job No.:	16-051
	As shown	

Sheet No.:

L-6.0