



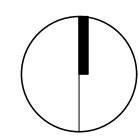
8	Reissued for RZ/DP	2026/06/12
7	Reissued for RZ/DP	2026/05/29
6	Issued for RZ/DP	2026/04/20
Reissued for OCP Amendment		
5	RZ	2025/10/03
Reissued for OCP Amendment		
4	/RZ	2025/08/06
3	Issued for ADP Submission	2024/11/22
2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2021/04/23
Revision No.		Date

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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title:
**Landscape
 Context Plan**

Project North:  Drawn By: SJ
 Checked By: MP

Scale: 1:200 Job No.: 26-037

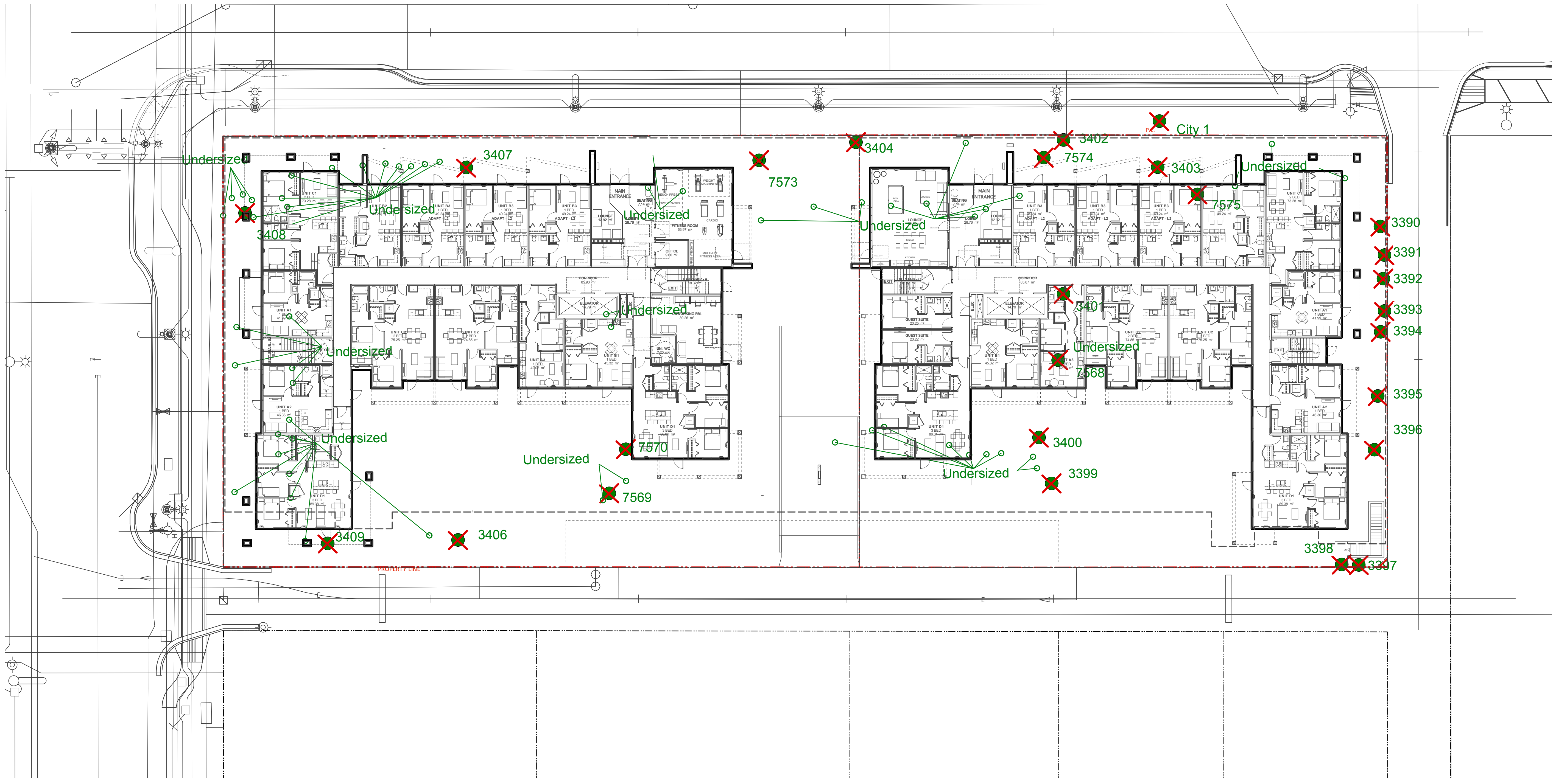
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LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ 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. Refer to the arborist report for tree survey information, tree removal notes and detailed instructions

Tree Removal and Replacement:
 Tree Removal QTY: 26
 Required Tree Replacement QTY: 78,
 Proposed Onsite Tree Replacement: 79. Refer to L3.0 Landscape Planting Plan for Tree Replacement.



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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title:
Tree Management Plan

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
1:200		
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Note: Refer to Irrigation plan for offsite irrigation



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Client: **RED East 16th Limited Partnership**

Project Title: **E16th Street 1540 St. Georges Ave., 215-235 E 16th St. North Vancouver, BC**

Drawing Title: **Landscape Offsite Plan**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
Sheet No.:		



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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title:
**Landscape Key Plan
 - Ground Level**

Project North: Drawn By: SJ
 Checked By: MP

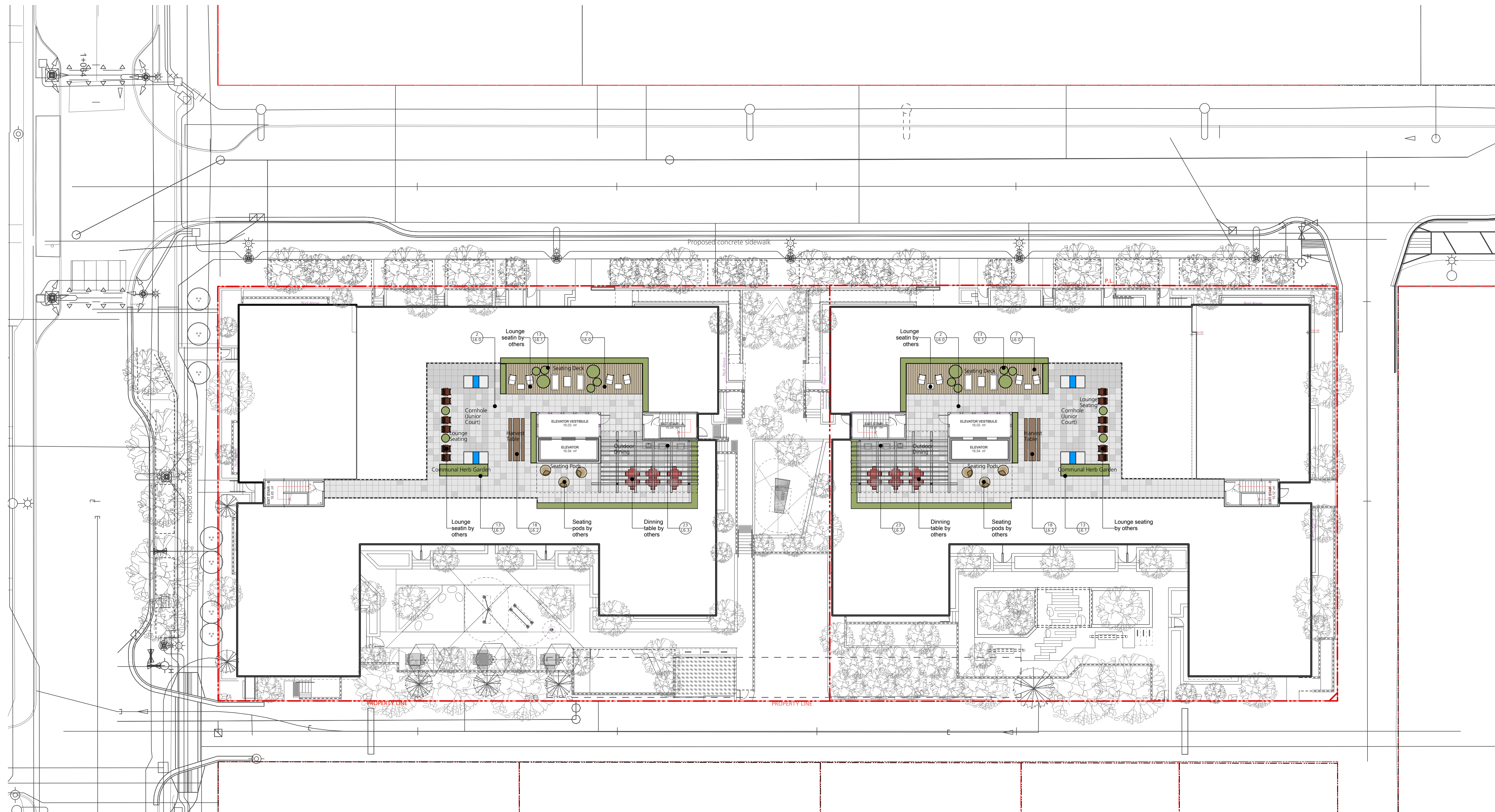
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Sheet No.:

KEY LEGEND:			
CIP Concrete Paving (Pedestrian)	Valley Stone Modular Wall	Pebble Stone Seating	Catenary Lighting
Hydrapressed Slab Paving	Feature Unit Block Wall	Bar Table	Cornhole Court
Unit Pavers (Courtyard)	Conc. Stairs, Handrail and Tactile Warning	Swing Bench	Monument Sign
Dog Play Surfacing	Prefabricated Metal Planter	Bike Rack	Tree Grate (On Site)
Rubber Play Area Surfacing	Custom Aluminum Gate	Electric BBQ	Bollard Light
Stone and Granular Paving	Privacy Screen	Seating on Conc.	Lighting
Porcelain Pavers	Bench (off the shelf)	Fitness / Yoga Deck	Boulders
Gravel Strip	Picnic Table and Umbrella (Level 1)	Play / Fitness Equipment	
Conc. Retaining Wall	Harvest Table (Roof Top)	Trellis	

Notes:
 Lounge Seating, Lounge Chair, Seating Pods, and Dining Table Supplied by Owner

L1.0



KEY LEGEND:			
1 CIP Concrete Paving (Pedestrian)	10 Valley Stone Modular Wall	19 Pebble Stone Seating	28 Catenary Lighting
2 Hydrapressed Slab Paving	11 Feature Unit Block Wall	20 Bar Table	29 Cornhole Court
3 Unit Pavers (Courtyard)	12 Conc. Stairs, Handrail and Tactile Warning	21 Swing Bench	30 Monument Sign
4 Dog Play Surfacing	13 Prefabricated Metal Planter	22 Bike Rack	31 Tree Grate (On Site)
5 Rubber Play Area Surfacing	14 Custom Aluminum Gate	23 Electric BBQ	32 Bollard Light
6 Stone and Granular Paving	15 Privacy Screen	24 Seating on Conc.	33 Lighting
7 Porcelain Pavers	16 Bench (off the shelf)	25 Fitness / Yoga Deck	34 Boulders
8 Gravel Strip	17 Picnic Table and Umbrella (Level 1)	26 Play / Fitness Equipment	
9 Conc. Retaining Wall	18 Harvest Table (Roof Top)	27 Trellis	

Notes:
 LOUNGE Seating, Lounge Chair, Seating Pods, and Dining Table Supplied by Owner

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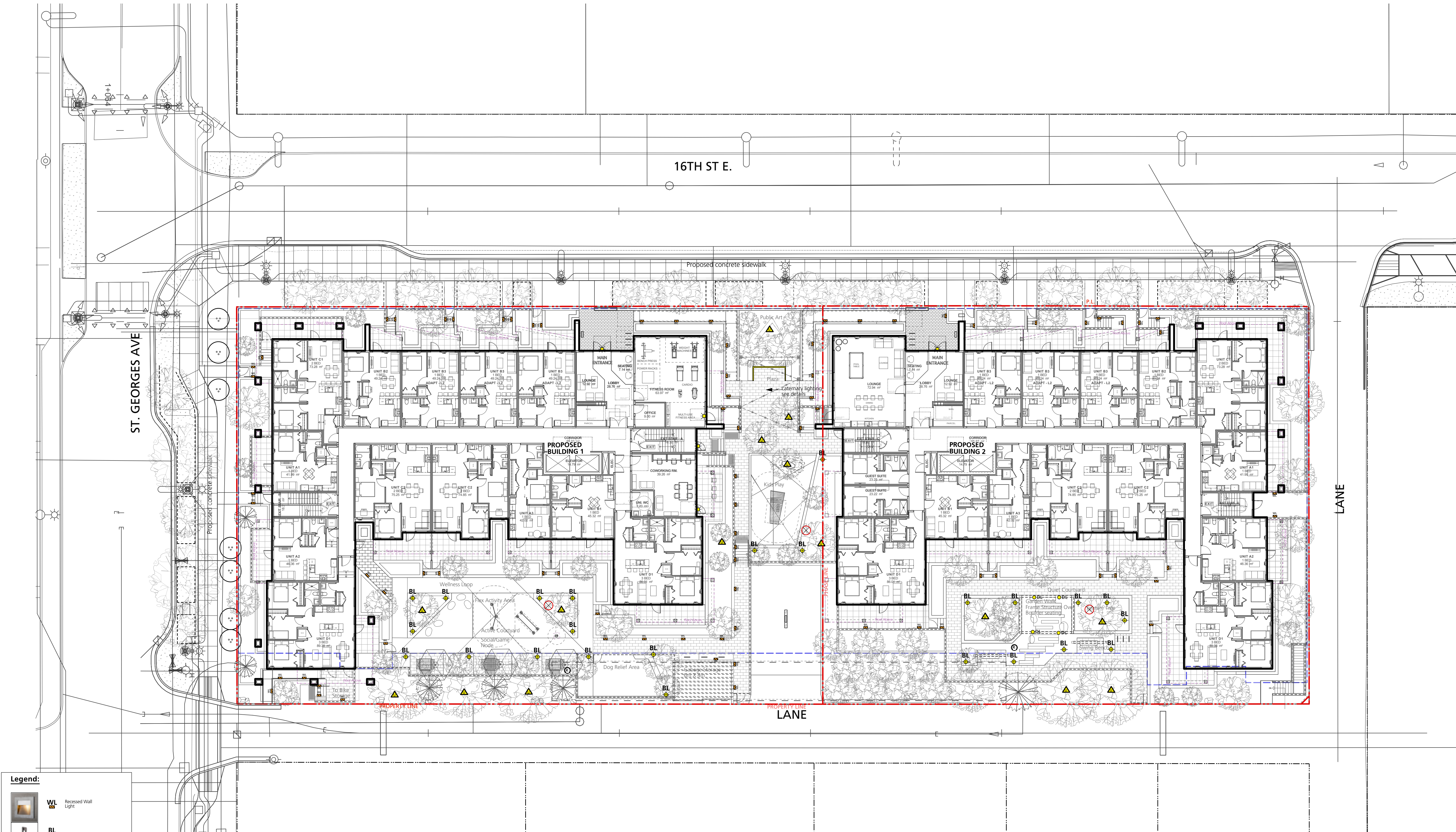
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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title:
**Landscape Key Plan
 - Rooftop**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
		1:200
Sheet No.:		



Legend:

- WL Recessed Wall Light
- BL Bollard Light
- UL Up Light
- DL Down Light
- WM Wall Mounted Source Light (by others)
- DP Duplex power outlet for outdoor overhead lights on tree
- R Receptacle for outdoor activity use
- L LED strip light

By Others

Note: Read Landscape Lighting Plan in conjunction with Mechanical and Electrical Drawings.

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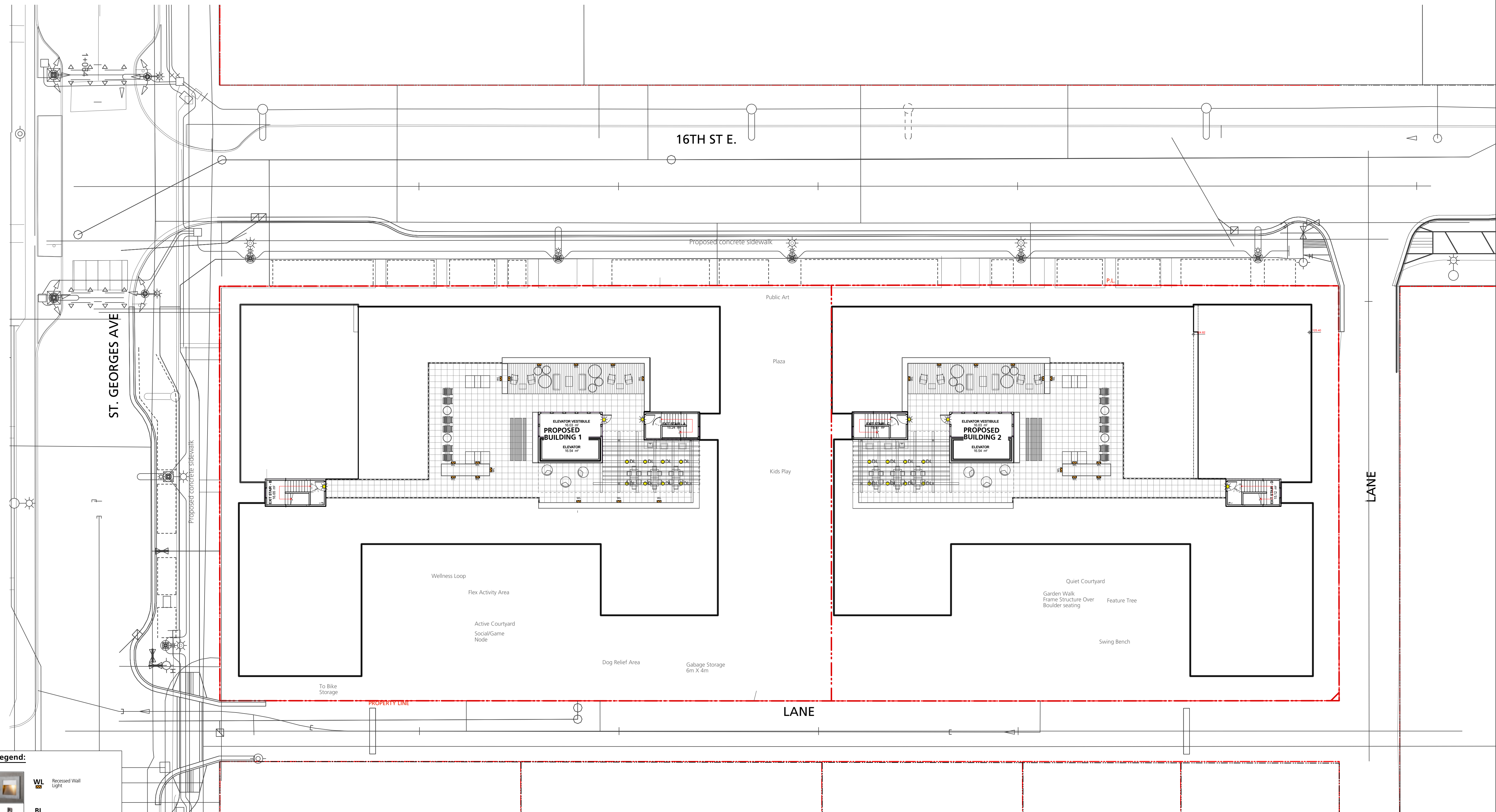
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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title:
**Landscape Lighting Plan
 Ground Level**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
1:200		
Sheet No.:		



Legend:

- WL Recessed Wall Light
- BL Bollard Light
- ▲ Up Light
- DL Down Light
- ☼ Wall Mounted Sconce Light (by others)
- ⊗ Duplex power outlet for outdoor trunkie lights on tree
- Ⓜ Receptacle for outdoor activity use
- LED strip light

By Others (next to Wall Mounted Sconce Light, Duplex power outlet, and Receptacle symbols)

Note: Read Landscape Lighting Plan in conjunction with architectural and electrical drawings.

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Client: **RED East 16th Limited Partnership**

Project Title: **E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title: **Landscape Lighting Plan
 Roof Level**

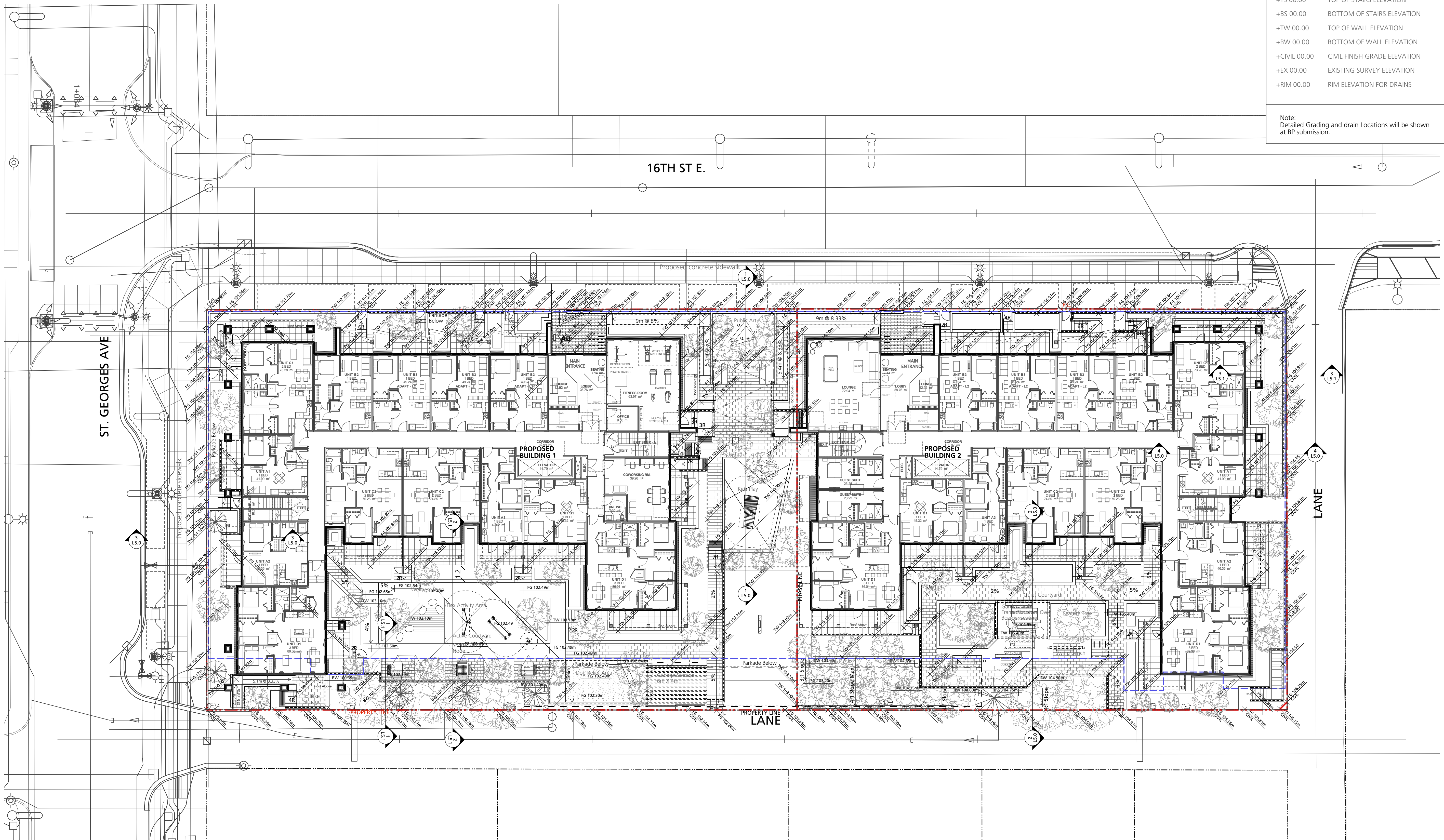
Project North: Drawn By: **SJ**
 Checked By: **MP**
 Scale: 1:200 Job No.: 26-037
 Sheet No.:

Grading Notes
 1. Slope all paver areas to area drains.
 2. All planting beds over slab are to be lightly compacted prior to installation of planting. Mound planters slightly (50mm) in center. maximum slope is 3:1.

Grading Legend

FFE +00.00	FINISH FLOOR ELEVATION
+FE 00.00	FINISH GRADE ELEVATION
+TS 00.00	TOP OF STAIRS ELEVATION
+BS 00.00	BOTTOM OF STAIRS ELEVATION
+TW 00.00	TOP OF WALL ELEVATION
+BW 00.00	BOTTOM OF WALL ELEVATION
+CIVIL 00.00	CIVIL FINISH GRADE ELEVATION
+EX 00.00	EXISTING SURVEY ELEVATION
+RIM 00.00	RIM ELEVATION FOR DRAINS

Note:
 Detailed Grading and drain Locations will be shown at BP submission.



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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title:
Landscape Grading Plan

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
1:200		
Sheet No.:		

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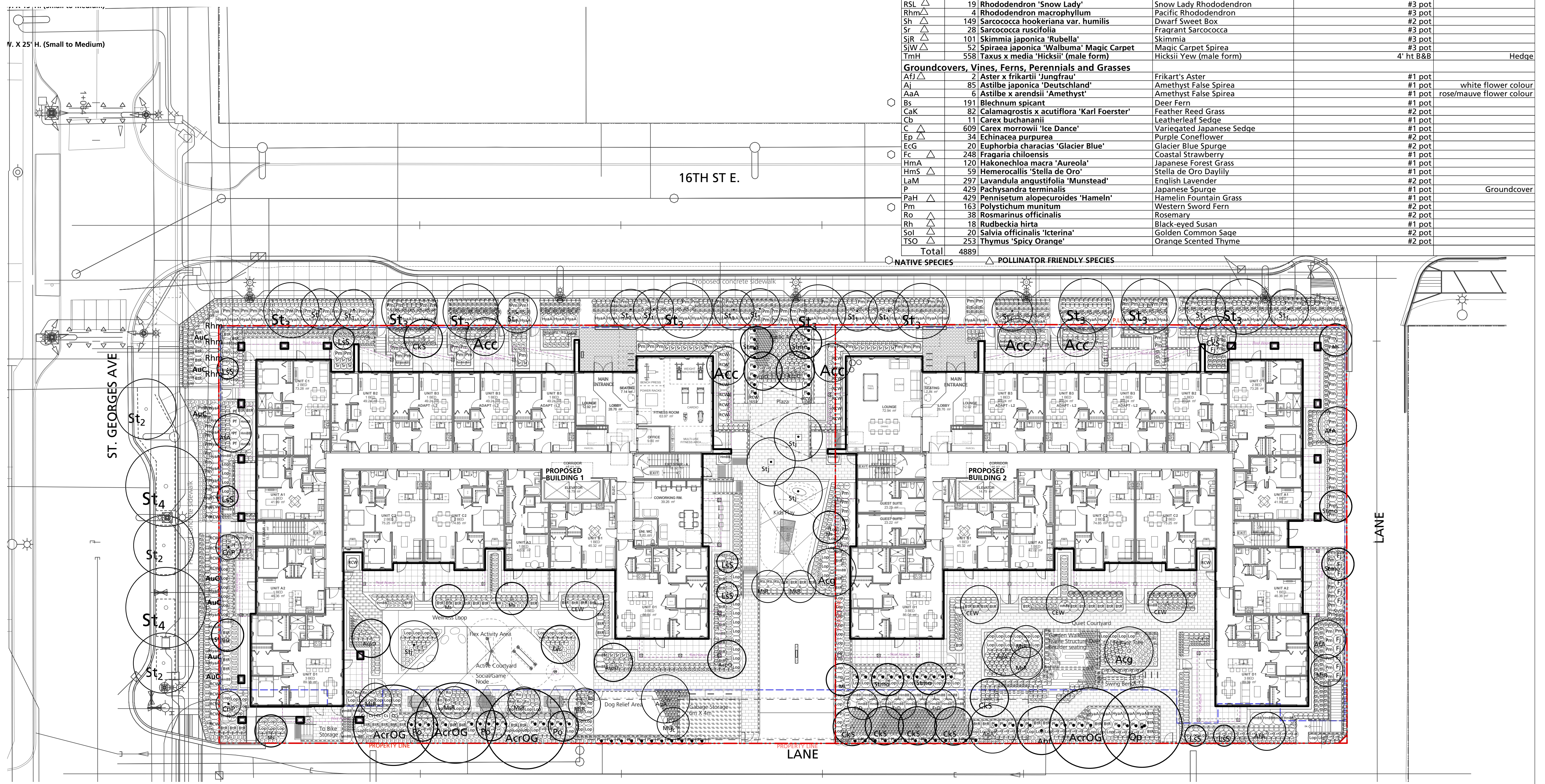
PLANTING NOTES

- Offsite Tree Species Selection To Be Confirmed By City of North Vancouver Park Board. Final Spacing, Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. New Trees Must Be Of Good Standard, Minimum 6cm Caliper, And Installed With Approved Root Barriers, Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 Feet Long And 18 Inches Deep. Planting Depth Of Root Ball Must Be Below Sidewalk Grade. Call Park Board For Inspection After Tree Planting Completion
- All planting and landscape installation to meet or exceed the BC SLA/BC LNA - CSLA landscape standards
- As a minimal acceptable standard:
 - Sizes on the plant list shall be considered minimum sizes
 - Root balls to be free of pernicious weeds
- Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- All plant material shall be approved at the nursery by the project landscape architect.
- The contractor shall supply all plant materials shown on all drawings.
- No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
- Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- The contractor shall locate and verify the existence of all utilities prior to starting work.
- All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- The landscape contractor shall refer to the contract specifications for additional requirements.
- All sod to be unnetted and grown on sand.
- Plant Search area to include BC, WA, OR & CA.
- Imported growing medium to be free from all mushroom / fungi growth
- Ensure 300mm depth soil in all shrub zones.
- Contractor is responsible to obtain and be familiar with the relevant project specifications

Total replacement trees: 79

Plant List - All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Abf	1	Abies fraseri	Fraser Fir	6m ht.	
Acc	5	Acer circinatum	Vine Maple	2.5m ht., B&B	max. 3 stems
Acg	2	Acer griseum	Paperbark Maple	6cm cal., WB	
AcPO	5	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal., 3m ht., WB	
AcROG	4	Acer rubrum 'October Glory'	October Glory Red Maple	12cm cal., WB	
AFA	4	Acer x freemanii 'Armstrong'	Armstrong Maple	10cm cal., WB	
AGA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5m, WB	
Cec	1	Cercis canadensis	Eastern Redbud	6cm cal., WB	
CnP	2	Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress	5m ht, B&B	
CEW	4	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm cal., WB	
CKS	7	Cornus kousa 'Satomi'	Satomi Kousa Dogwood	6cm cal., WB	
FsD	3	Fagus sylvatica 'Dawycikii'	Dawycik European Beech	6cm cal., WB	rn. Fagus sylvatica 'Dawycik'
LsS	7	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	6cm cal. WB	Single Trunk
Ms	6	Magnolia sieboldii	Oyama Magnolia	2.5m ht., WB	
MSR	10	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2.5m ht., WB	
Po	3	Picea omorika	Serbian Spruce	5m ht, B&B	
Op	1	Quercus phellos	Willow Oak	12cm cal., WB	Single Trunk
Stmo	7	Stewartia monadelph	Tall Stewartia	6cm cal.	
St1	12	Street Tree 1	Street Tree 1	6cm cal.	T.B.C. by the CNV
St2	3	Street Tree 2	Street Tree 2	6cm cal.	T.B.C. by the CNV
St3	9	Street Tree 3	Street Tree 3	6cm cal.	T.B.C. by the CNV
St4	2	Street Tree 4	Street Tree 4	6cm cal.	T.B.C. by the CNV
Stj	4	Styrax japonicus	Japanese Snowbell	6cm cal., WB	Single Trunk
Shrubs					
AE	3	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot	
AuC	8	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#15 pot	
BtR	113	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3 pot	
Cs	5	Cornus sericea 'Arctic Fire'	'Arctic Fire' Red Twig Dogwood	#3 pot	0.8m spread
Fj	13	Fatsia japonica	Japanese Fatsia	#5 pot	
Gs	73	Gaultheria shallon	Salal	#3 pot	*native
HyaA	99	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#2 pot	
HmBB	54	Hydrangea macrophylla 'Blue Billows'	Lacecap Hydrangea	#5 pot	
Jc	2	Juniperus communis	Common Juniper	#2 pot	
Lop	175	Lonicera pileata	Privet Honeysuckle	#3 pot	
Mn	22	Mahonia nervosa	Longleaf Mahonia	#2 pot	
Pf	7	Potentilla fruticosa	Cinquefoil	#2 pot	
Pl	153	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RCW	32	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot	
RSL	19	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#3 pot	
Rhm	4	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot	
Sh	149	Sarcococca hookeriana var. humilis	Dwarf Spurge	#2 pot	
Sr	28	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot	
SjR	101	Skimmia japonica 'Rubella'	Skimmia	#3 pot	
SjW	52	Spiraea japonica 'Walbura' Magic Carpet	Magic Carpet Spirea	#3 pot	
TmH	558	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht B&B	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Afj	2	Aster x frikartii 'Jungfrau'	Frikart's Aster	#1 pot	
Ai	85	Astilbe japonica 'Deutschland'	Amethyst False Spirea	#1 pot	white flower colour
AaA	6	Astilbe x arendsii 'Amethyst'	Amethyst False Spirea	#1 pot	rose/mauve flower colour
Bs	191	Blechnum spicant	Deer Fern	#1 pot	
CaK	82	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot	
Cb	11	Carex buchananii	Leatherleaf Sedge	#1 pot	
C	609	Carex morrowii 'Ice Dance'	Variiegated Japanese Sedge	#1 pot	
Ep	34	Echinacea purpurea	Purple Coneflower	#2 pot	
EcG	20	Euphorbia characias 'Glacier Blue'	Glacier Blue Spurge	#2 pot	
Fc	248	Fragaria chiloensis	Coastal Strawberry	#1 pot	
HmA	120	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot	
HmS	59	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot	
LaM	297	Lavandula angustifolia 'Munstead'	English Lavender	#2 pot	
P	429	Pachysandra terminalis	Japanese Spurge	#1 pot	Groundcover
PaH	429	Pennisetum alopecuroides 'Hamel'	Hamelin Fountain Grass	#1 pot	
Pm	163	Polystichum munitum	Western Sword Fern	#2 pot	
Ro	38	Rosmarinus officinalis	Rosemary	#2 pot	
Rh	18	Rudbeckia hirta	Black-eyed Susan	#1 pot	
Sol	20	Salvia officinalis 'Icterina'	Golden Common Sage	#2 pot	
TSO	253	Thymus 'Spicy Orange'	Orange Scented Thyme	#2 pot	
Total	4889				
○ NATIVE SPECIES △ POLLINATOR FRIENDLY SPECIES					



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Client: **RED East 16th Limited Partnership**

Project Title: **E16th Street 1540 St. Georges Ave., 215-235 E 16th St. North Vancouver, BC**

Drawing Title: **Planting Plan Ground Level**

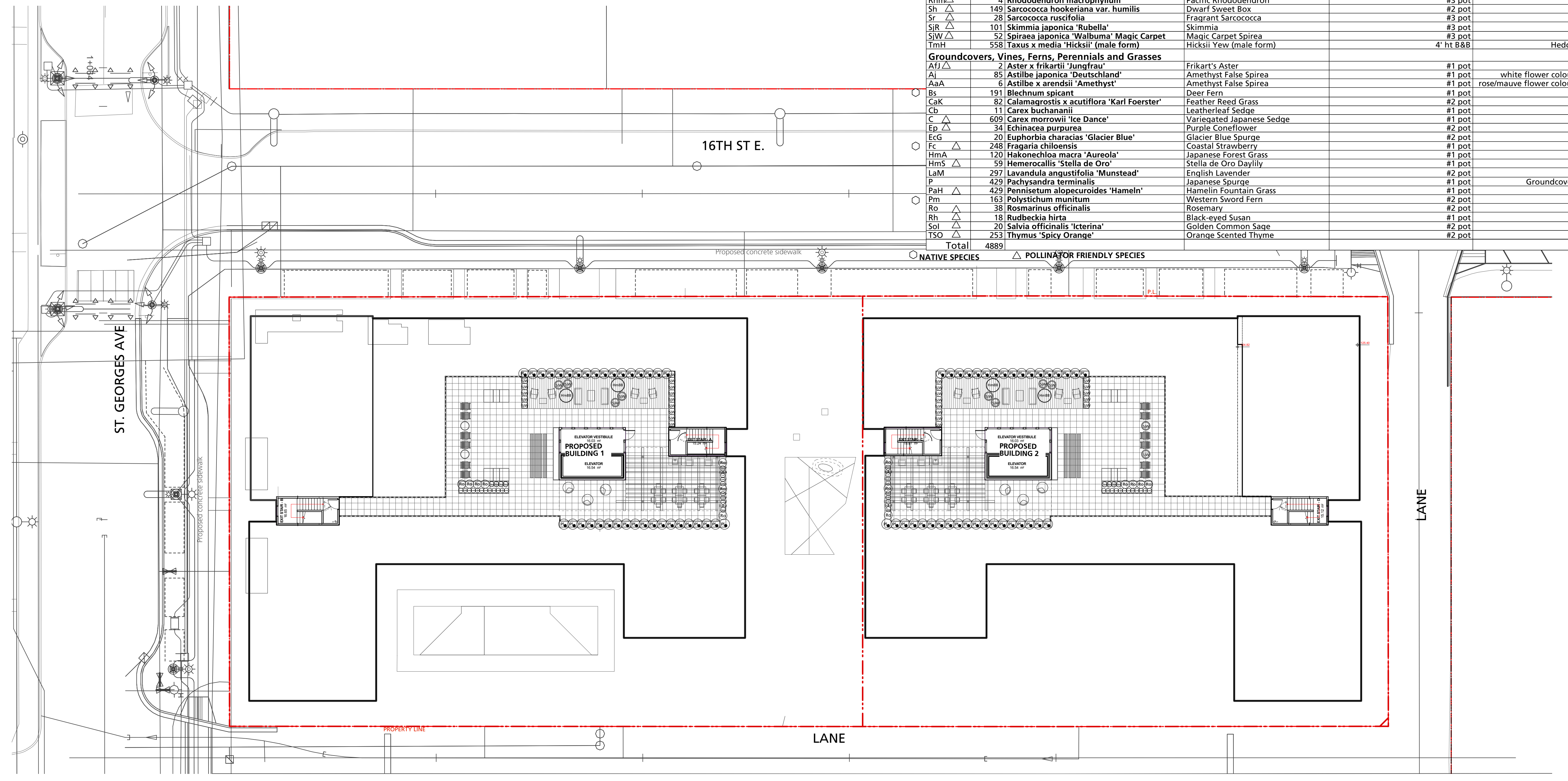
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PLANTING NOTES

- Offsite Tree Species Selection To Be Confirmed By City of North Vancouver Park Board. Final Spacing, Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. New Trees Must Be Of Good Standard, Minimum 6cm Caliper, And Installed With Approved Root Barriers, Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 Feet Long And 18 Inches Deep. Planting Depth Of Root Ball Must Be Below Sidewalk Grade. Call Park Board For Inspection After Tree Planting Completion
- All planting and landscape installation to meet or exceed the BCSLA/BCSNA - CSLA landscape standards
- As a minimal acceptable standard:
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- Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- The contractor shall locate and verify the existence of all utilities prior to starting work.
- All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- The landscape contractor shall refer to the contract specifications for additional requirements.
- All sod to be unnetted and grown on sand.
- Plant Search area to include BC, WA , OR & CA.
- Imported growing medium to be free from all mushroom / fungi growth
- Ensure 300mm depth soil in all shrub zones.
- Contractor is responsible to obtain and be familiar with the relevant project specifications

Plant List - All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Abf	1	Abies fraseri	Fraser Fir	6m ht.	
Acc	5	Acer circinatum	Vine Maple	2.5m ht., B&B	max. 3 stems
Acg	2	Acer griseum	Paperbark Maple	6cm cal., WB	
AcpO	5	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal., 3m ht., WB	
AcrOG	4	Acer rubrum 'October Glory'	October Glory Red Maple	12cm cal., WB	
AFA	4	Acer x freemanii 'Armstrong'	Armstrong Maple	10cm cal., WB	
AgA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5m, WB	
Cec	1	Cercis canadensis	Eastern Redbud	6cm cal., WB	
CnP	2	Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress	5m ht, B&B	
CEW	4	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm cal., WB	
CK5	7	Cornus kousa 'Satomi'	Satomi Kousa Dogwood	6cm cal., WB	
FsD	3	Fagus sylvatica 'Dawycikii'	Dawycik European Beech	6cm cal., WB	rn. Fagus sylvatica 'Dawycik'
LsS	7	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	6cm cal. WB	Single Trunk
Ms	6	Magnolia sieboldii	Oyama Magnolia	2.5m ht., WB	
MsR	10	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2.5m ht., WB	
Po	3	Picea omorika	Serbian Spruce	5m ht, B&B	
Op	1	Quercus phellos	Willow Oak	12cm cal., WB	Single Trunk
Stmo	7	Stewartia monadelphica	Tall Stewartia	6cm cal.	
St1	12	Street Tree 1	Street Tree 1	6cm cal.	T.B.C. by the CNV
St2	3	Street Tree 2	Street Tree 2	6cm cal.	T.B.C. by the CNV
St3	9	Street Tree 3	Street Tree 3	6cm cal.	T.B.C. by the CNV
St4	2	Street Tree 4	Street Tree 4	6cm cal.	T.B.C. by the CNV
Stj	4	Styrax japonicus	Japanese Snowbell	6cm cal., WB	Single Trunk
Shrubs					
AE	3	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot	
AuC	8	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#15 pot	
BtR	113	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3 pot	
Cs	5	Cornus sericea 'Arctic Fire'	'Arctic Fire' Red Twig Dogwood	#3 pot	0.8m spread
FI	13	Fatsia japonica	Japanese Fatsia	#5 pot	
Gs	73	Gaultheria shallon	Salal	#3 pot	*native
HyaA	99	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HmBB	54	Hydrangea macrophylla 'Blue Billows'	Lacecap Hydrangea	#5 pot	
Jc	2	Juniperus communis	Common Juniper	#2 pot	
Lop	175	Lonicera pileata	Privet Honeysuckle	#3 pot	
Mn	22	Mahonia nervosa	Longleaf Mahonia	#2 pot	
Pf	7	Potentilla fruticosa	Cinquefoil	#2 pot	
Pl	153	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RCW	32	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot	
RSL	19	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#3 pot	
Rhm	4	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot	
Sh	149	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	
Sr	28	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot	
SjR	101	Skimmia japonica 'Rubella'	Skimmia	#3 pot	
SjW	52	Spiraea japonica 'Walburna' Magic Carpet	Magic Carpet Spirea	#3 pot	
TmH	558	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht B&B	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Afj	2	Aster x frikartii 'Jungfrau'	Frikart's Aster	#1 pot	
Ai	85	Astilbe japonica 'Deutschland'	Ametyst False Spirea	#1 pot	white flower colour
AaA	6	Astilbe x arendsii 'Ametyst'	Ametyst False Spirea	#1 pot	rose/mauve flower colour
Bs	191	Blechnum spicant	Deer Fern	#1 pot	
CaK	82	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot	
Cb	11	Carex buchananii	Leatherleaf Sedge	#1 pot	
C	609	Carex morrowii 'Ice Dance'	Variegated Japanese Sedge	#1 pot	
Ep	34	Echinacea purpurea	Purple Coneflower	#2 pot	
EcG	20	Euphorbia characias 'Glacier Blue'	Glacier Blue Spurge	#2 pot	
Fc	248	Fragaria chiloensis	Coastal Strawberry	#1 pot	
HmA	120	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot	
HmS	59	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot	
LaM	297	Lavandula angustifolia 'Munstead'	English Lavender	#2 pot	
P	429	Pachysandra terminalis	Japanese Spurge	#1 pot	Groundcover
PaH	429	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Pm	163	Polystichum munitum	Western Sword Fern	#2 pot	
Ro	38	Rosmarinus officinalis	Rosemary	#2 pot	
Rh	18	Rudbeckia hirta	Black-eyed Susan	#1 pot	
Sol	20	Salvia officinalis 'Icterina'	Golden Common Sage	#2 pot	
TSO	253	Thymus 'Spicy Orange'	Orange Scented Thyme	#2 pot	
Total 4889					
○ NATIVE SPECIES △ POLLINATOR FRIENDLY SPECIES					



- 8 Reissued for RZ/DP 2026/06/12
 - 7 Reissued for RZ/DP 2026/05/29
 - 6 Issued for RZ/DP 2026/04/20
 - Reissued for OCP Amendment
 - 5 /RZ 2025/10/03
 - Reissued for OCP Amendment
 - 4 /RZ 2025/08/06
 - 3 Issued for ADP Submission 2024/11/22
 - 2 Issued for OCP Amendment/ RZ 2024/09/06
 - 1 Issued for DP 2021/04/23
- Revision No. Date

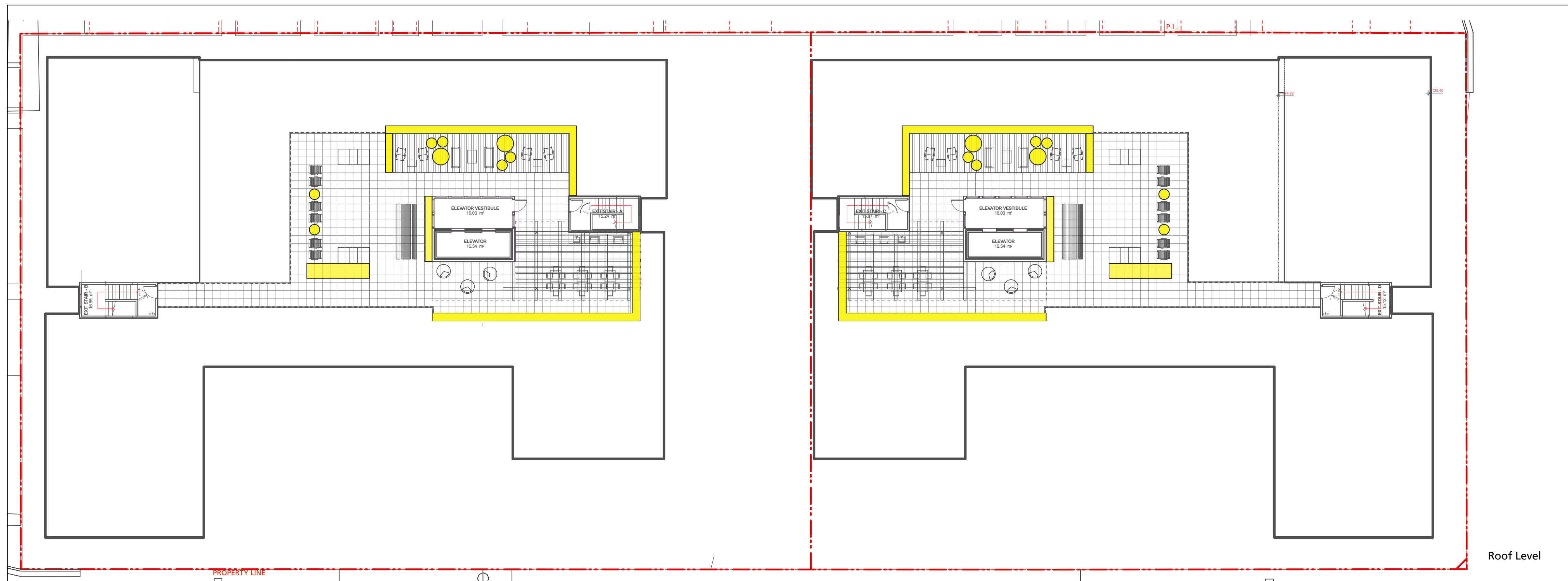
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Client: **RED East 16th Limited Partnership**

Project Title: **E16th Street 1540 St. Georges Ave., 215-235 E 16th St. North Vancouver, BC**

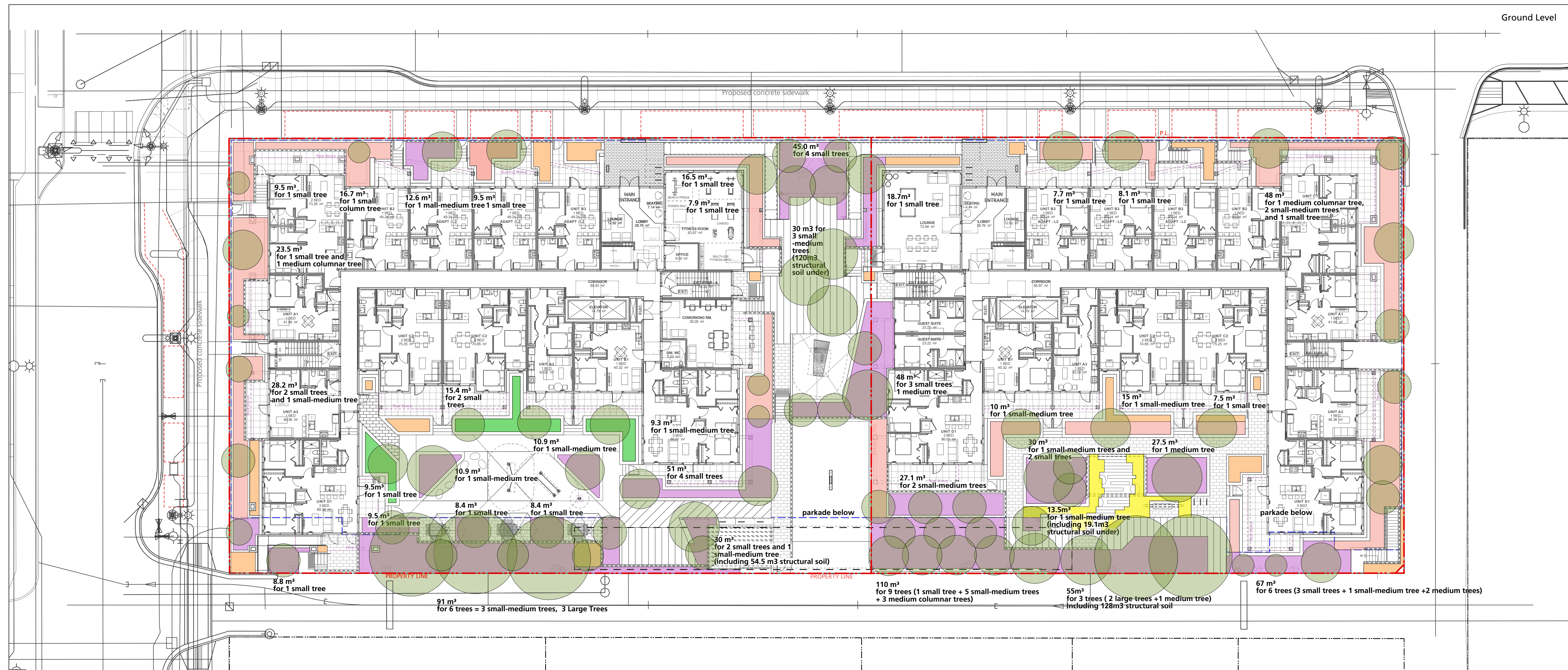
Drawing Title: **Planting Plan Roof Level**

Project North: Drawn By: **SJ**
Checked By: **MP**
Scale: 1:200 Job No.: 26-037



- SOIL DEPTH LEGEND:**
- 450 mm depth + 100mm granular base, w./ shrub planting
 - 600mm depth + 100mm granular base, w./ shrub planting
 - 900mm depth + 100mm granular base, w. trees
 - 1000mm depth + 100mm granular base, w. trees
 - 1200mm depth + 100mm granular base, w. trees
 - 900mm depth structural soil.
 - 1200mm depth structural soil.

Notes:
 - Offsite soil calculation refer to L0.2.
 - A minimum 7.5m³ growing medium is provided for each small tree
 - A minimum 10m³ growing medium is provided for each small-medium tree
 - A minimum 15m³ for medium tree
 - A minimum 20m³ for large trees.
 - Structural soil calculated with 25% soil in the total volume.



8	Reissued for RZ/DP	2026/06/12
7	Reissued for RZ/DP	2026/05/29
6	Issued for RZ/DP	2026/04/20
5	Reissued for OCP Amendment /RZ	2025/10/03
4	Reissued for OCP Amendment /RZ	2025/08/06
3	Issued for ADP Submission	2024/11/22
2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2021/04/23
	Revision No.	Date

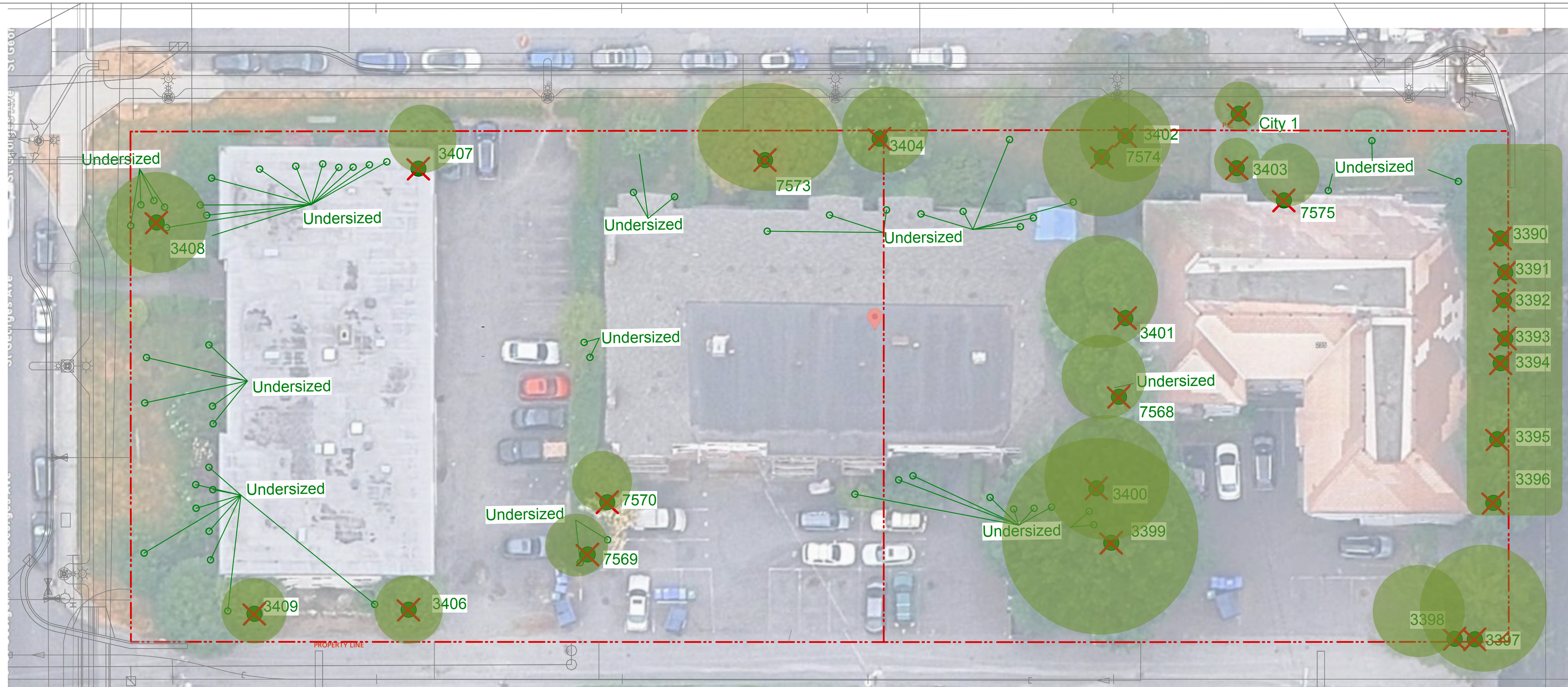
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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

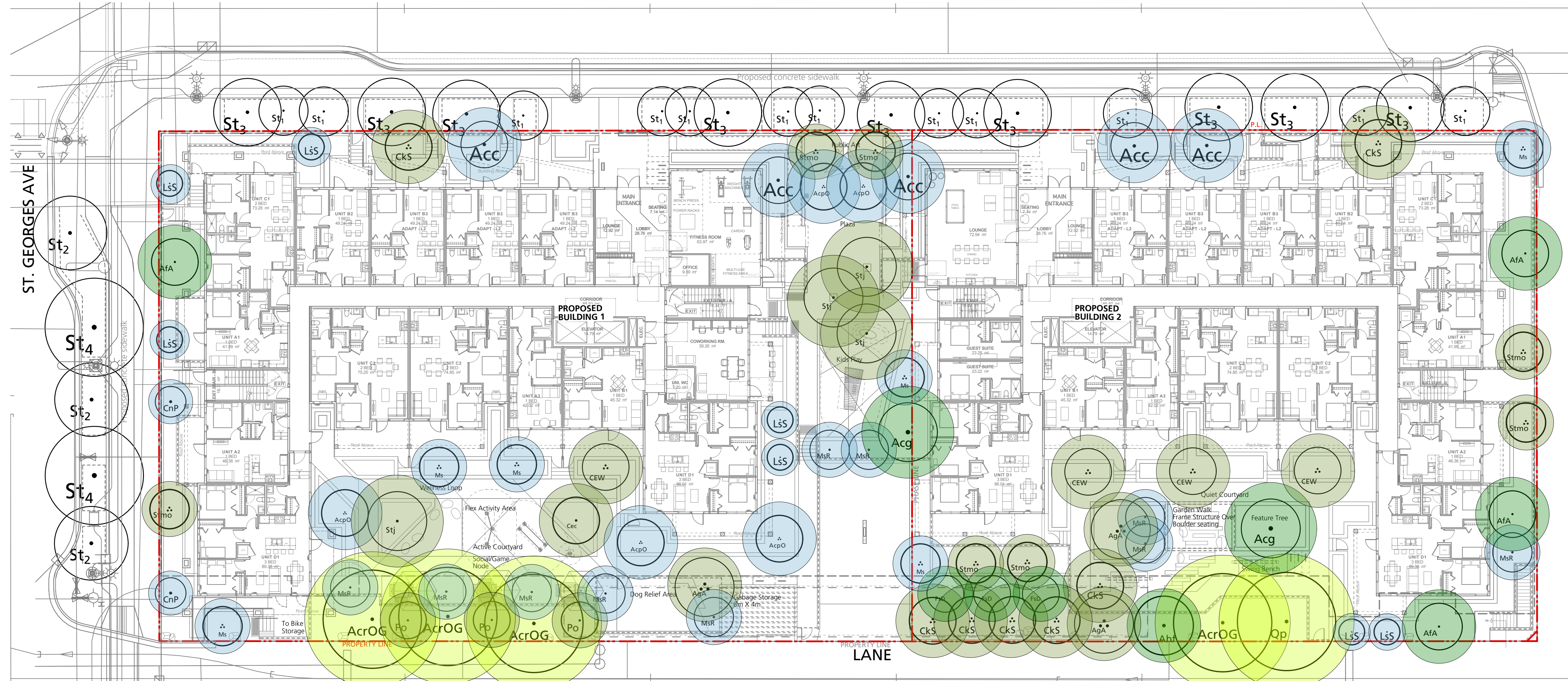
Drawing Title:
**Soil Depth Plan
 -On Site**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	1:200 26-037
Sheet No.:		



Existing Tree Canopy Area Estimate: 1062 M² / ESTIMATED CANOPY COVER PERCENTAGE 23%

*Tree Removal refer to arborist report



Proposed Tree Canopy Area Estimate: 1655 M² / ESTIMATED CANOPY COVER PERCENTAGE 35% (Calculated @ Mature Sizes For On-slab Trees and Off-slab Trees)

*Only Onsite Trees were calculated

- Large Tree
- Medium Tree
- Small-Medium Tree
- Small Tree

Mature sizes see the list above



Proposed Large Tree - Quercus phellos



Proposed Large Tree - Acer Rubrum 'October Glory'

4	Reissued for RZ/DP	2026/06/12
3	Reissued for RZ/DP	2026/05/29
2	Issued for RZ/DP	2026/04/20
1	Issued for City Review	2025/11/20
	Revision No.	Date

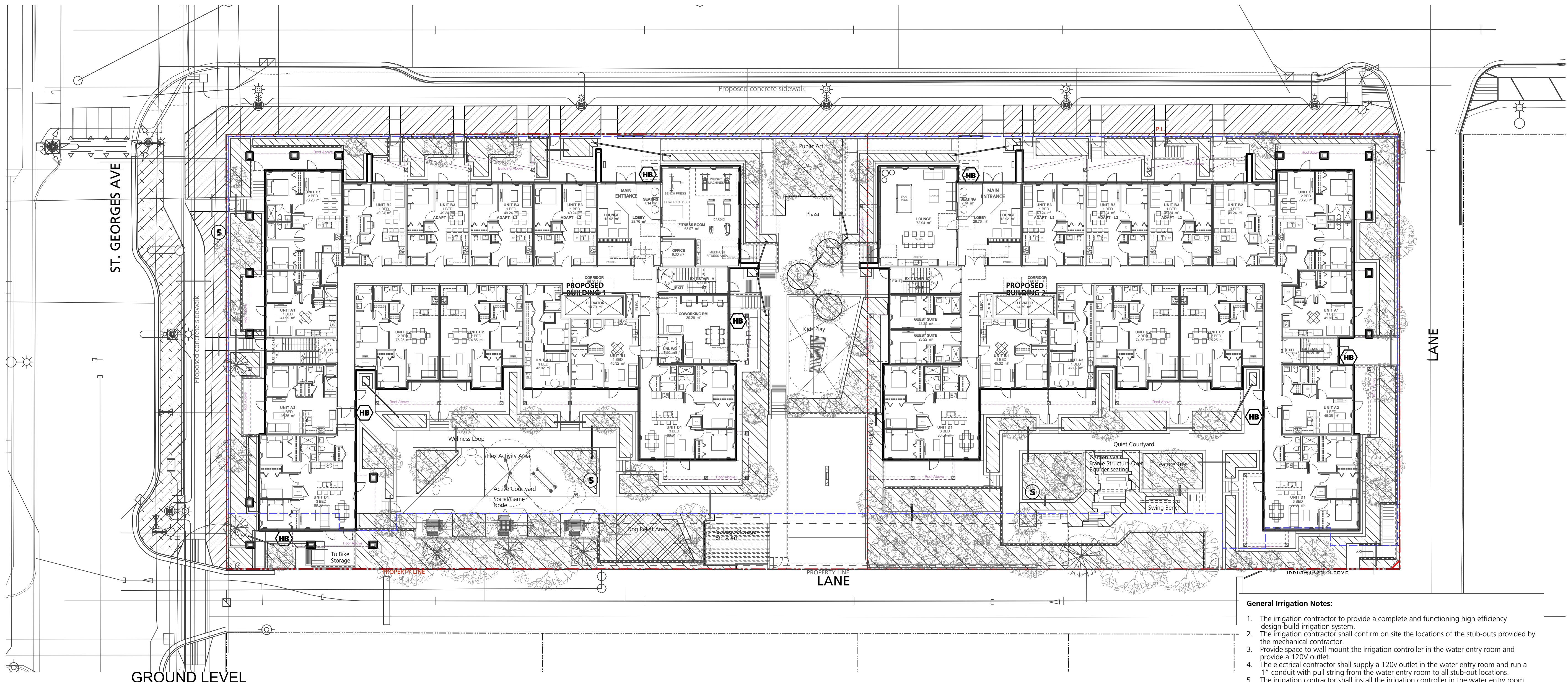
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Client: **RED East 16th Limited Partnership**

Project Title: **E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title: **Landscape Canopy Area**

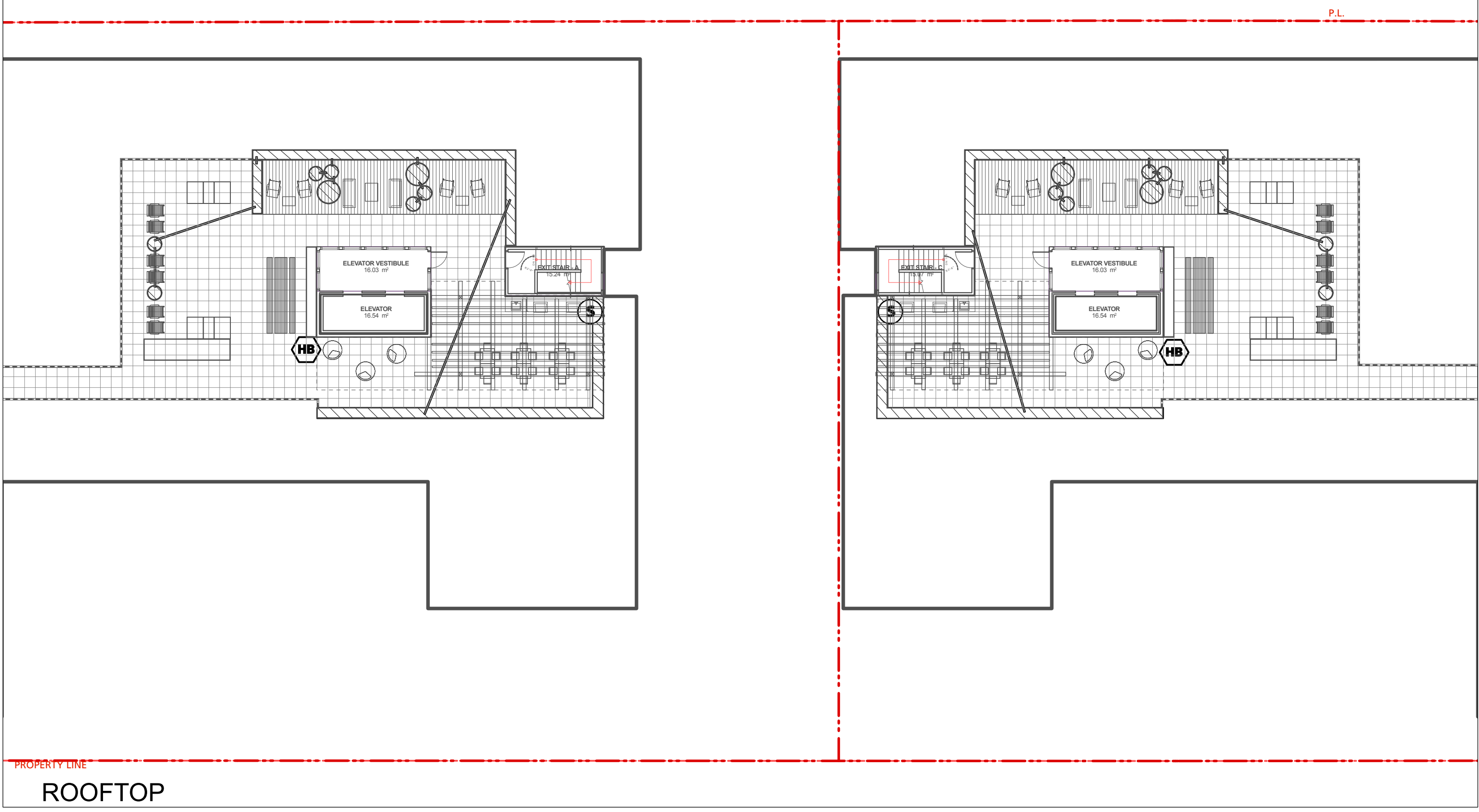
Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
	Sheet No.:	



Note: All landscaping will be irrigated by a high efficiency irrigation system, including all planting on roof decks. Offsite to be irrigated as per CNV standards.

Irrigation Legend

- STUB OUT LOCATION
1 1/2" BALL VALVE & #3QC IN 1419 BOX,
70 PSI @ 35USGPM
- HOSE BIB
- ON SITE SHRUB AND TREE AREA
- ON SITE DOG RELIEF AREA
- OFFSITE SHRUB AREA
- OFFSITE LAWN AREA
- IRRIGATION SLEEVE



- General Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning high efficiency design-build irrigation system.
 - The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
 - Provide space to wall mount the irrigation controller in the water entry room and provide a 120V outlet.
 - The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations.
 - The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
 - Provide rain/freeze sensor on system. Location to be coordinated with Landscape Architect and general contractor.
 - Flow through all piping not to exceed ft/sec.
 - Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
 - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
 - The irrigation system shall be installed as per the landscape architect's specifications and IIABC standards or better.
 - The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
 - The irrigation contractor to submit shop drawings and detail irrigation design for approval by Landscape Architect prior to installation.
 - The irrigation contractor to provide as-built drawings following construction.

- Irrigation Coordination:**
- Mechanical:**
- Provide Backflow preventer and blowout tee located in water entry room.
 - Provide piping from backflow preventer to all stubout locations indicated on this drawing.
 - Provide copper to PVC fitting at each stubout.
- Electrical:**
- Provide 120V power source for irrigation controller in Mechanical room.
 - Provide conduit (for low voltage wiring by Irrigation Contractor) from Mechanical room to all stubout locations.

- Off-Site Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning automatic irrigation system designed to City of North Vancouver Standard.
 - The irrigation contractor shall confirm the locations of the stub-outs provided by the Mechanical contractor.
 - City of North Vancouver to confirm location of remote controller and type of controller given that the Aquaterr control system is no longer available.
 - The irrigation contractor shall install the irrigation controller as requested by City of North Vancouver.
 - Provide rain sensor on system, location to be determined.
 - Flow thru all piping not to exceed 5ft/sec.
 - Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
 - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
 - The irrigation system shall be installed as per City of North Vancouver's specifications and IIABC standards or better.
 - The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
 - The irrigation contractor shall provide a separate off site irrigation design system to City of North Vancouver standards for all street trees and boulevard. The irrigation to be designed by IIABC certified designer.
 - The irrigation contractor to provide a completed as-built drawing following construction.
 - All Irrigation heads/drip line to be "Rainbird" brand to City of North Vancouver standard.
 - Avoid digging irrigation trench within the tree protection zones. Irrigate tree protection zones with sprinkler spays from outside the zones.
 - Irrigation Contractor to provide shop drawings to CNV standards for review and approval.

Revision No.	Date
8	Reissued for RZ/DP 2026/06/12
7	Reissued for RZ/DP 2026/05/29
6	Issued for RZ/DP 2026/04/20
5	Reissued for OCP Amendment RZ 2025/10/03
4	Reissued for OCP Amendment RZ 2025/08/06
3	Issued for ADP Submission 2024/11/22
2	Issued for OCP Amendment/ RZ 2024/09/06
1	Issued for DP 2021/04/23

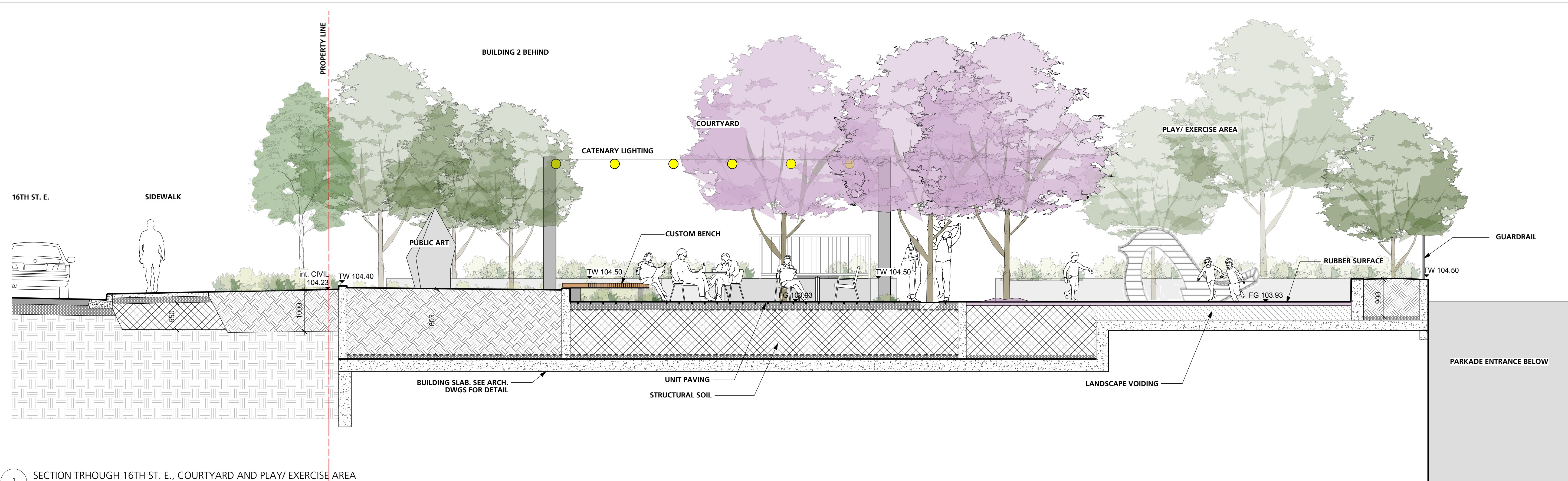
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Client: **RED East 16th Limited Partnership**

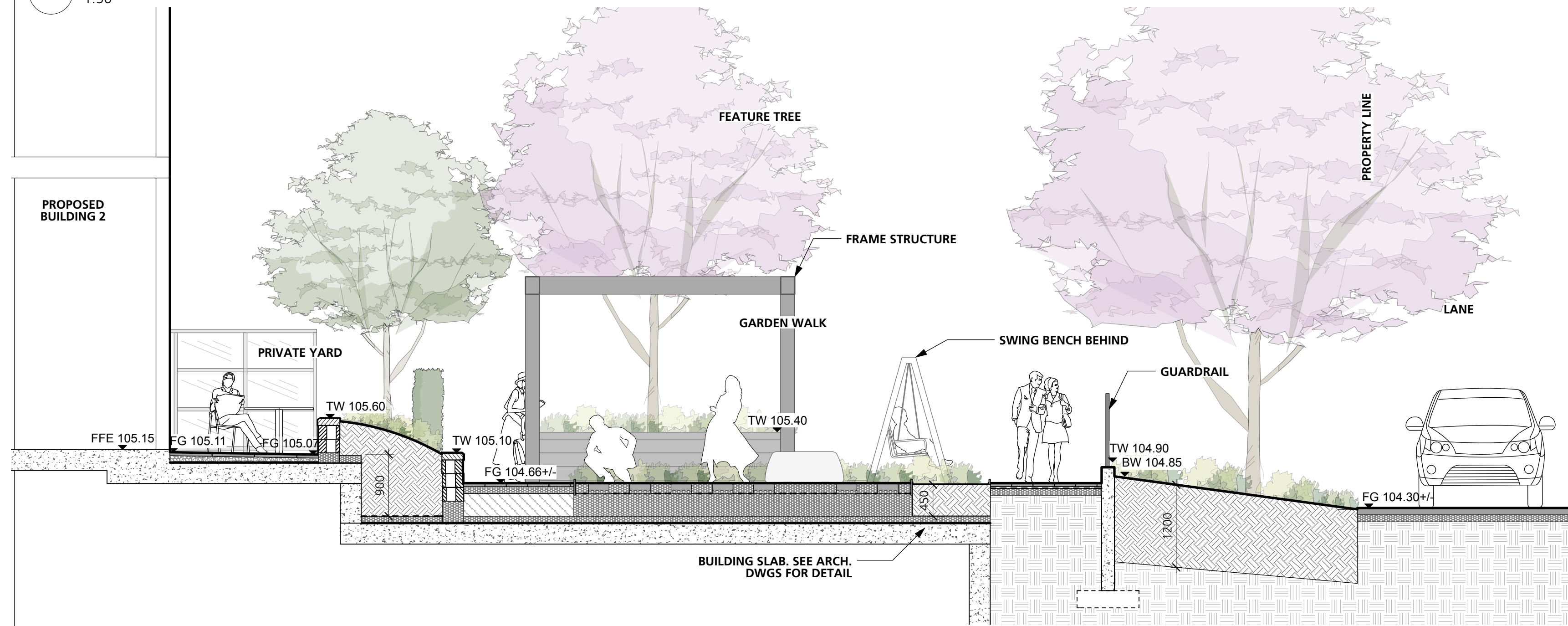
Project Title: **E16th Street 1540 St. Georges Ave., 215-235 E 16th St. North Vancouver, BC**

Drawing Title: **Irrigation Plan**

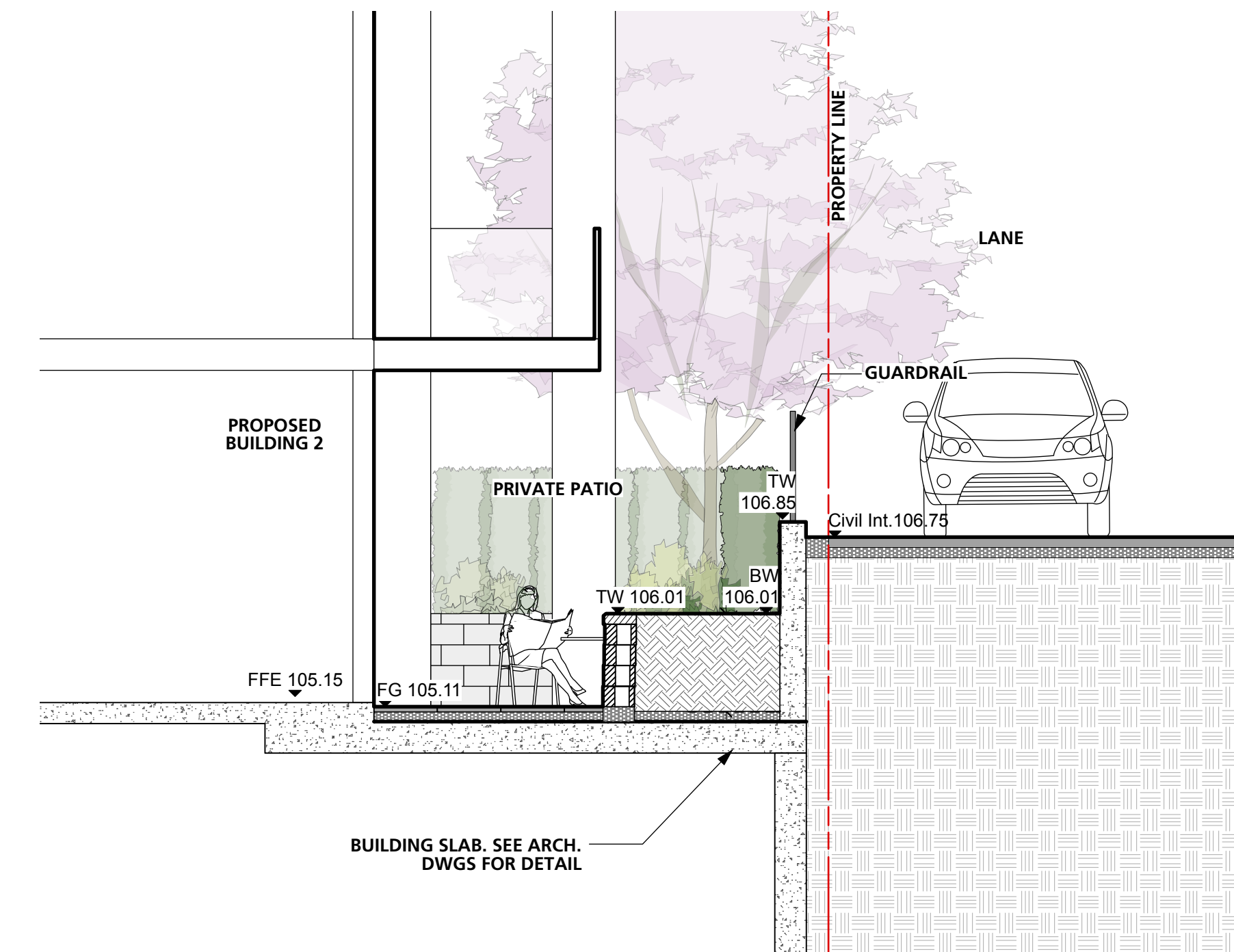
Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
1:200		
Sheet No.:		



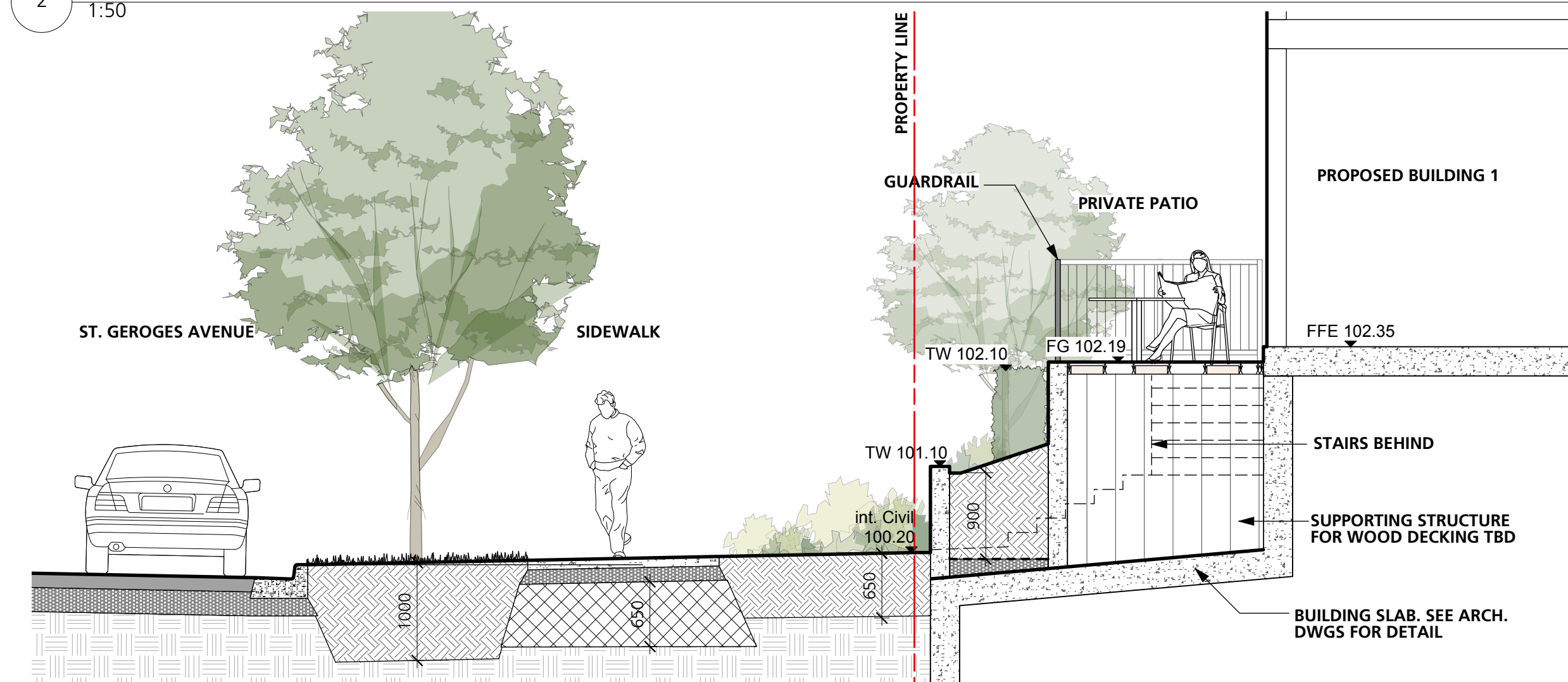
1 SECTION THROUGH 16TH ST. E., COURTYARD AND PLAY/ EXERCISE AREA
 1:50



2 SECTION THROUGH GARDEN WALK AND LANE
 1:50



3 SECTION THROUGH EAST SIDE PATIO AND LANE
 1:50



4 SECTION THROUGH WEST SIDE PATIO & ST. GEROGES ST.
 1:50

8	Reissued for RZ/DP	2026/06/12
7	Reissued for RZ/DP	2026/05/29
6	Issued for RZ/DP	2026/04/20
5	Reissued for OCP Amendment /RZ	2025/10/03
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2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2021/04/23
	Revision No.	Date

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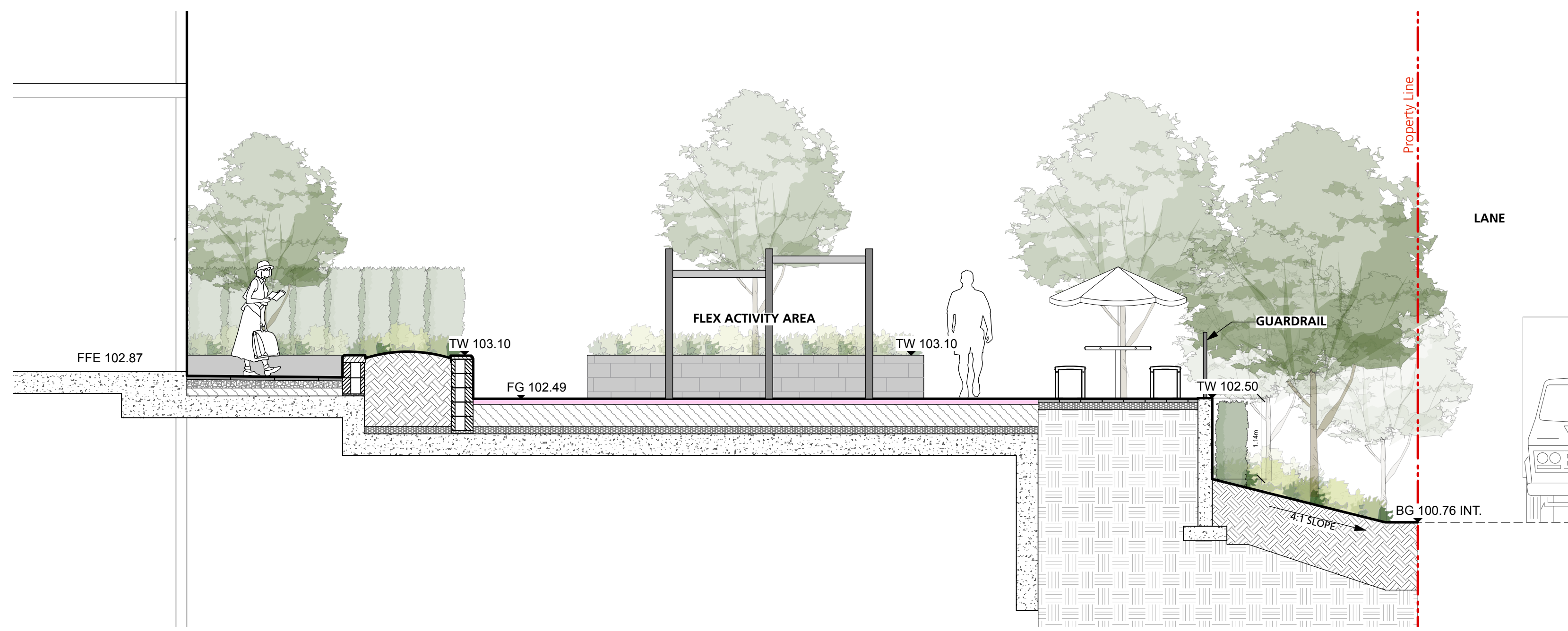
Client: **RED East 16th Limited Partnership**

Project Title: **16th St. East Rental 1540 St. Georges, North Vancouver, BC**

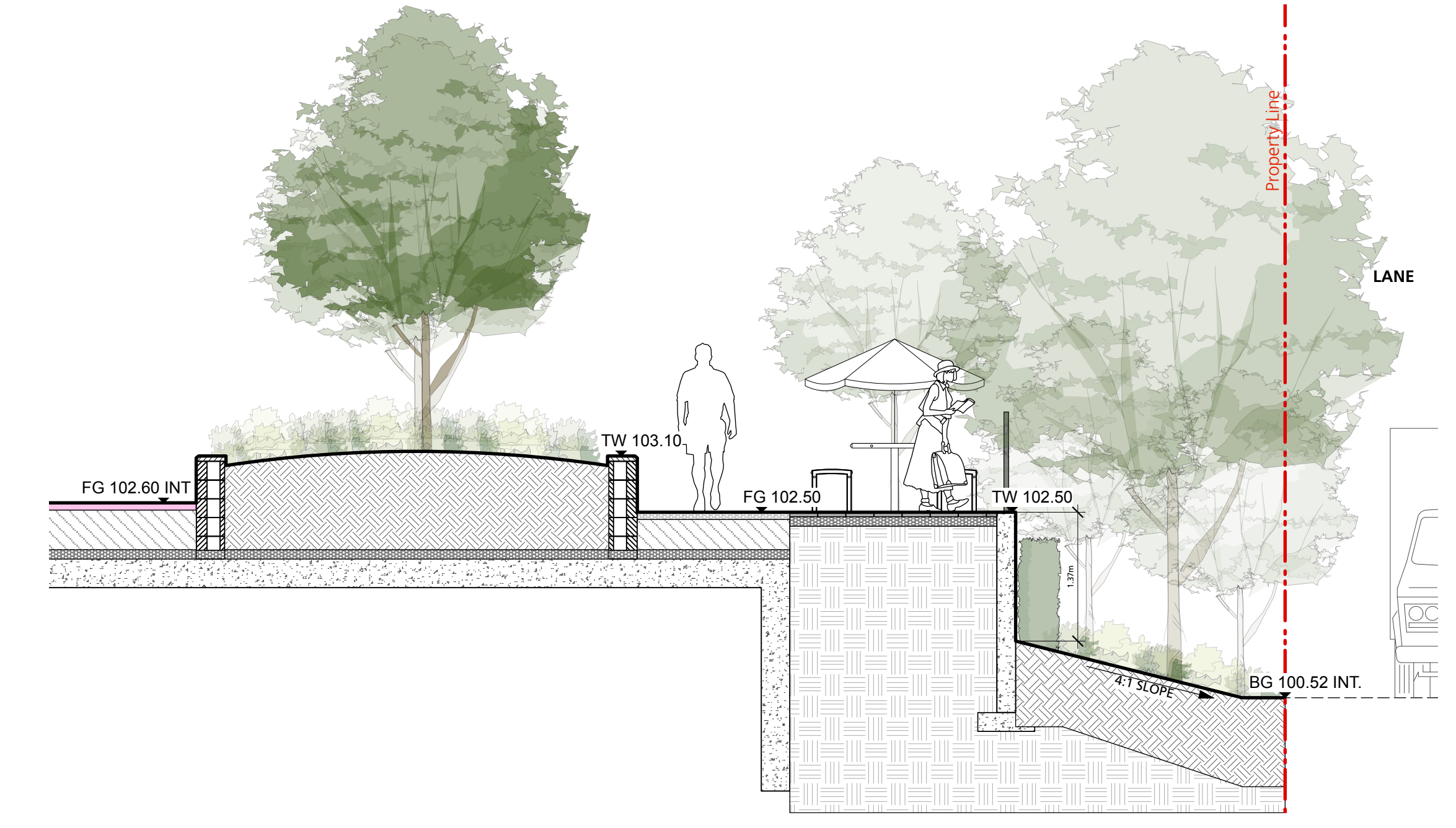
Drawing Title: **Landscape Sections**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
Sheet No.:		

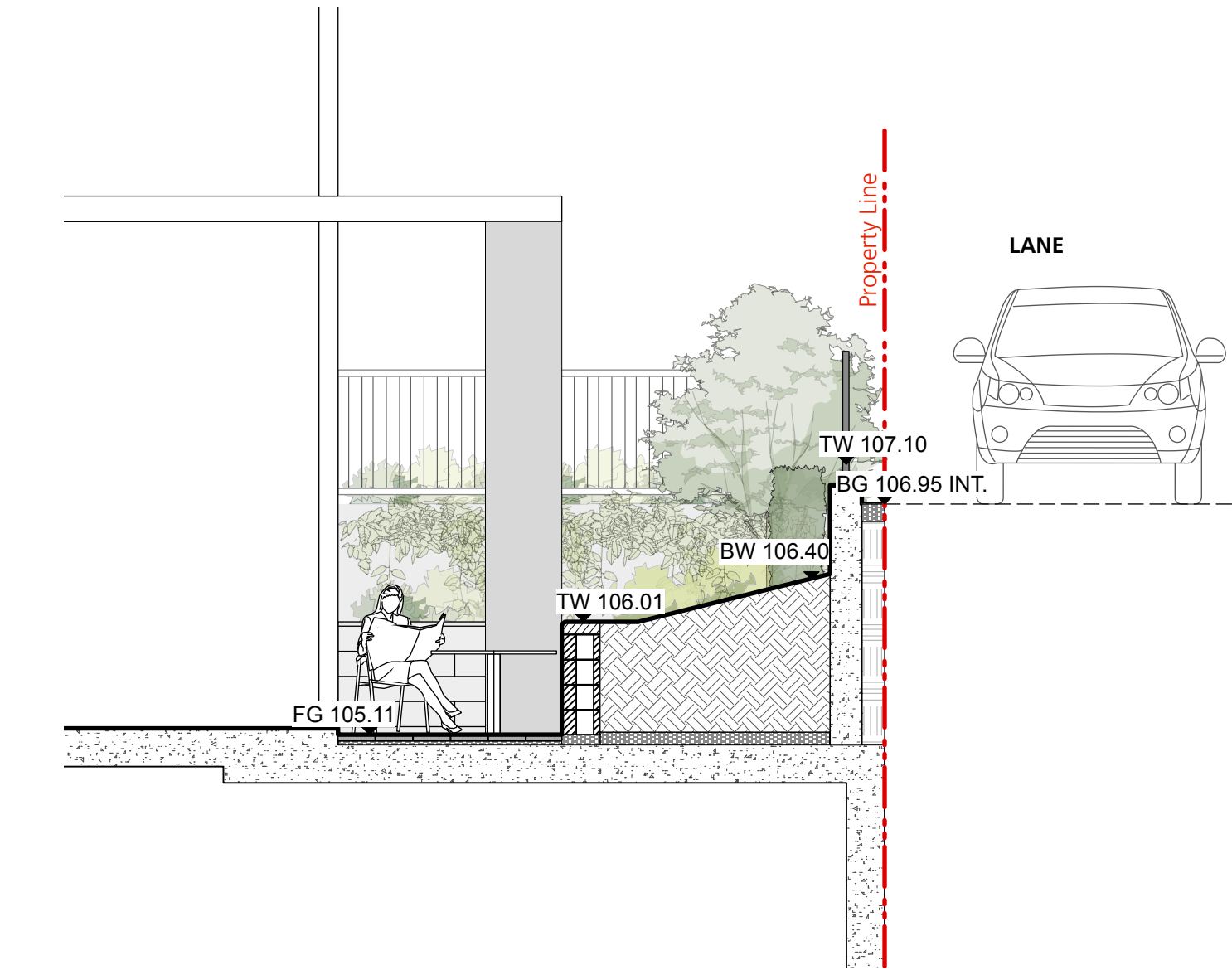
L5.0



5 SECTION THROUGH WEST AMENITY COUTYARD
 1:50



6 SECTION THROUGH WEST AMENITY THE HIGHEST WALL SPOT
 1:50



7 SECTION THROUGH EAST SIDE PATIO & LANE - HEIGHT LANEWAY SPOT
 1:50

Revision No.	Date
7	Reissued for RZ/DP 2026/06/12
6	Reissued for RZ/DP 2026/05/29
	Reissued for OCP Amendment
5	RZ 2025/10/03
	Reissued for OCP Amendment
4	/RZ 2025/08/06
3	Issued for ADP Submission 2024/11/22
2	Issued for OCP Amendment/ RZ 2024/09/06
1	Issued for DP 2021/04/23

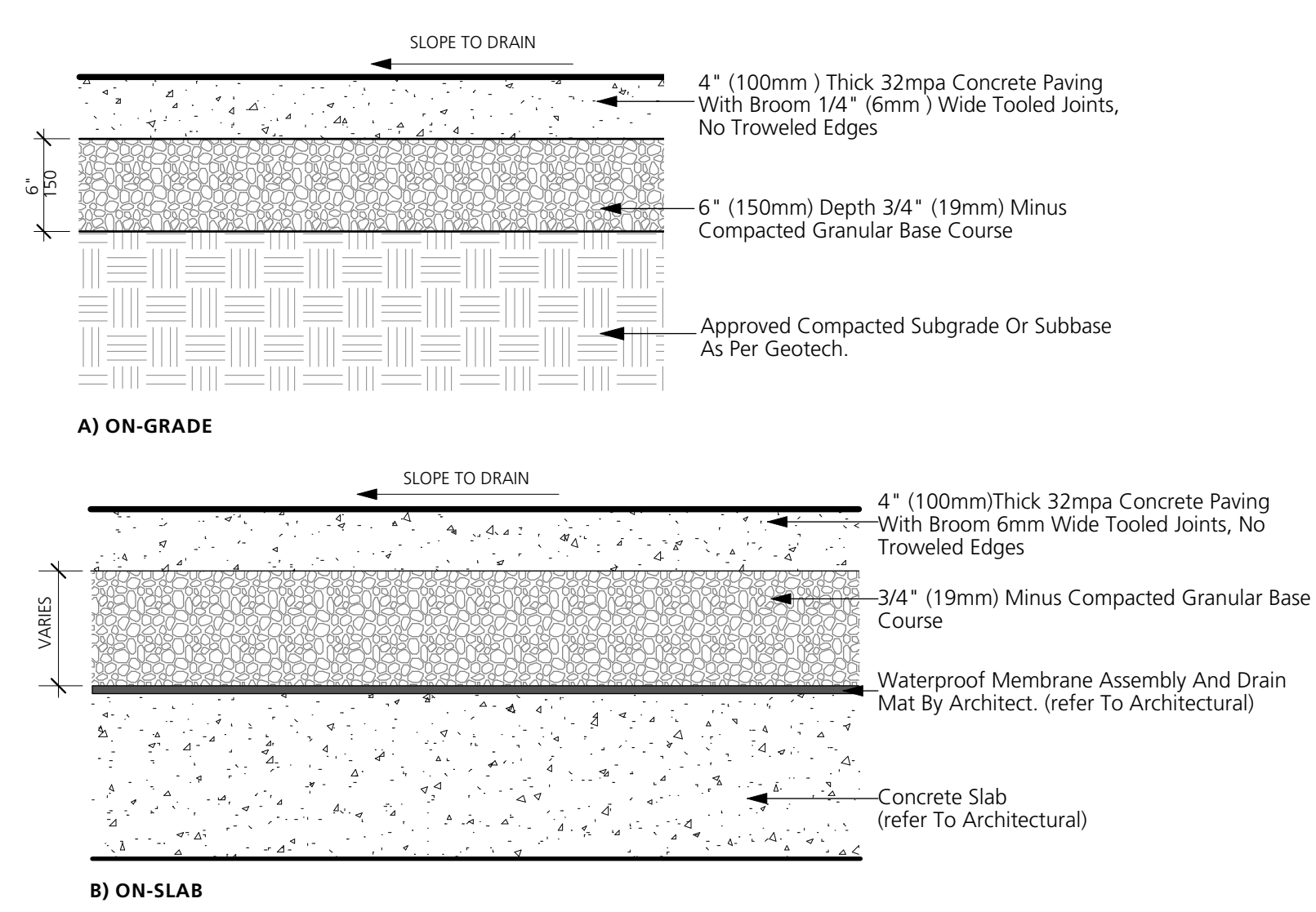
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Client:
RED East 16th Limited Partnership

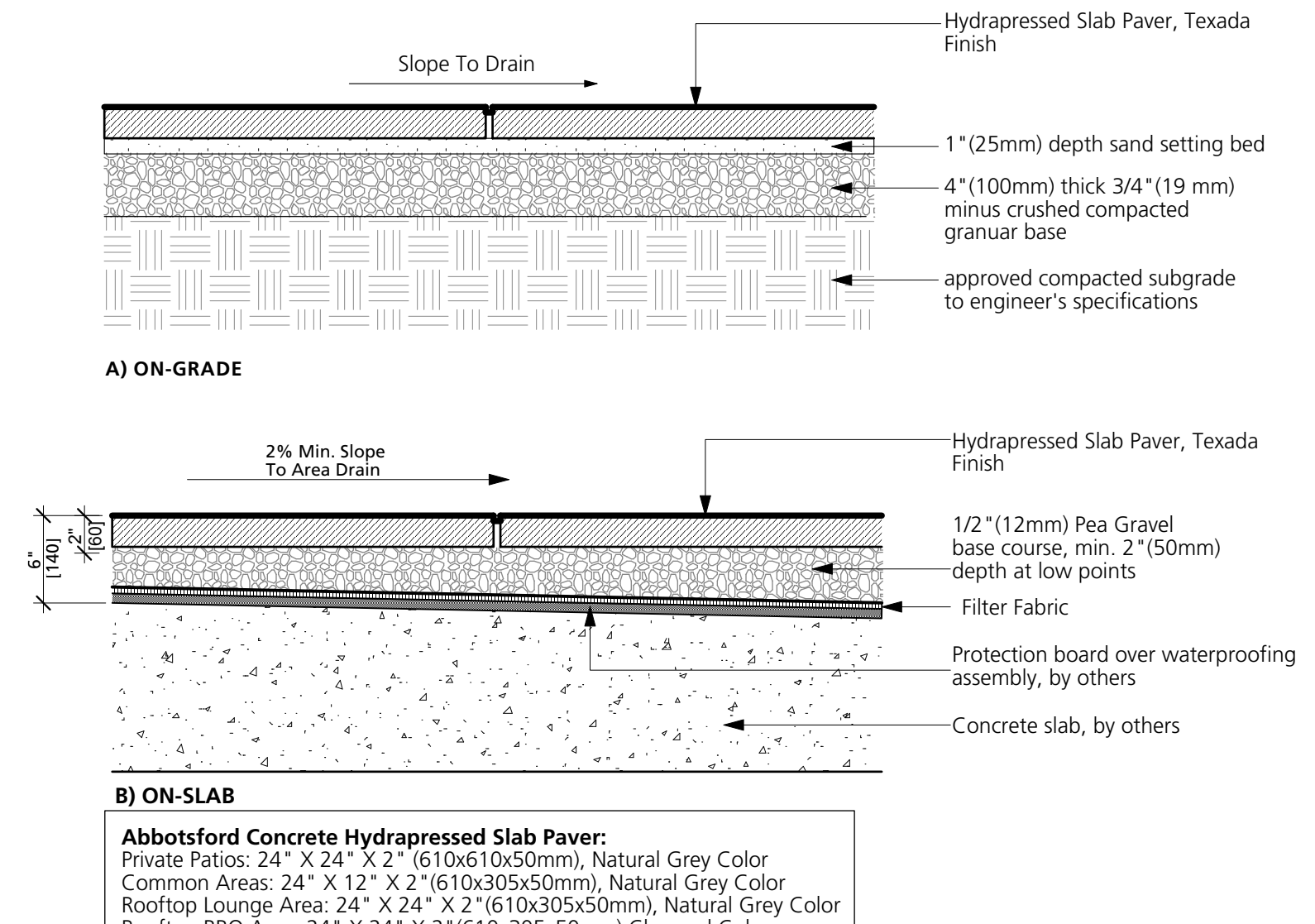
Project Title:
16th St. East Rental 1540 St. Georges, North Vancouver, BC

Drawing Title:
Landscape Sections

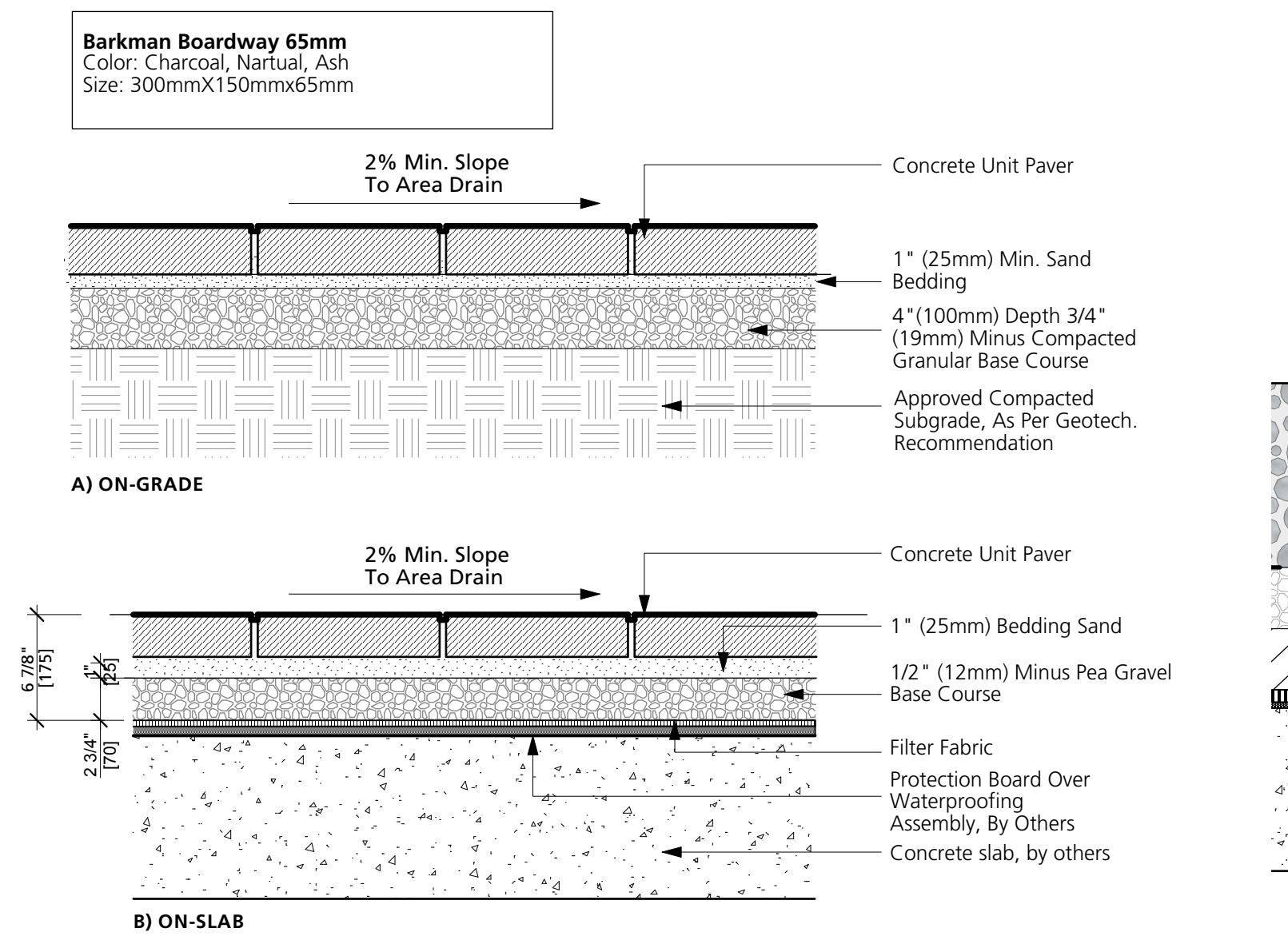
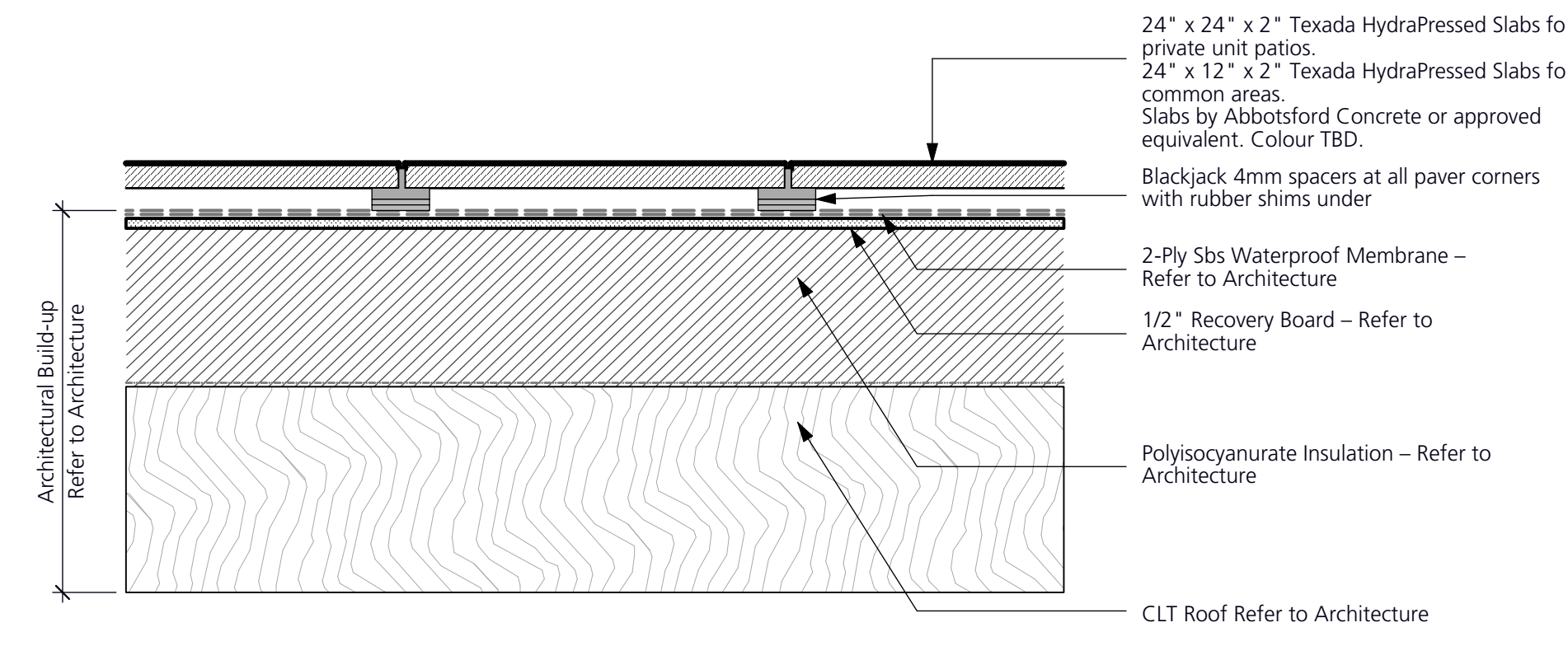
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	Checked By:	MP
Scale:	Job No.:	26-037
Sheet No.:		



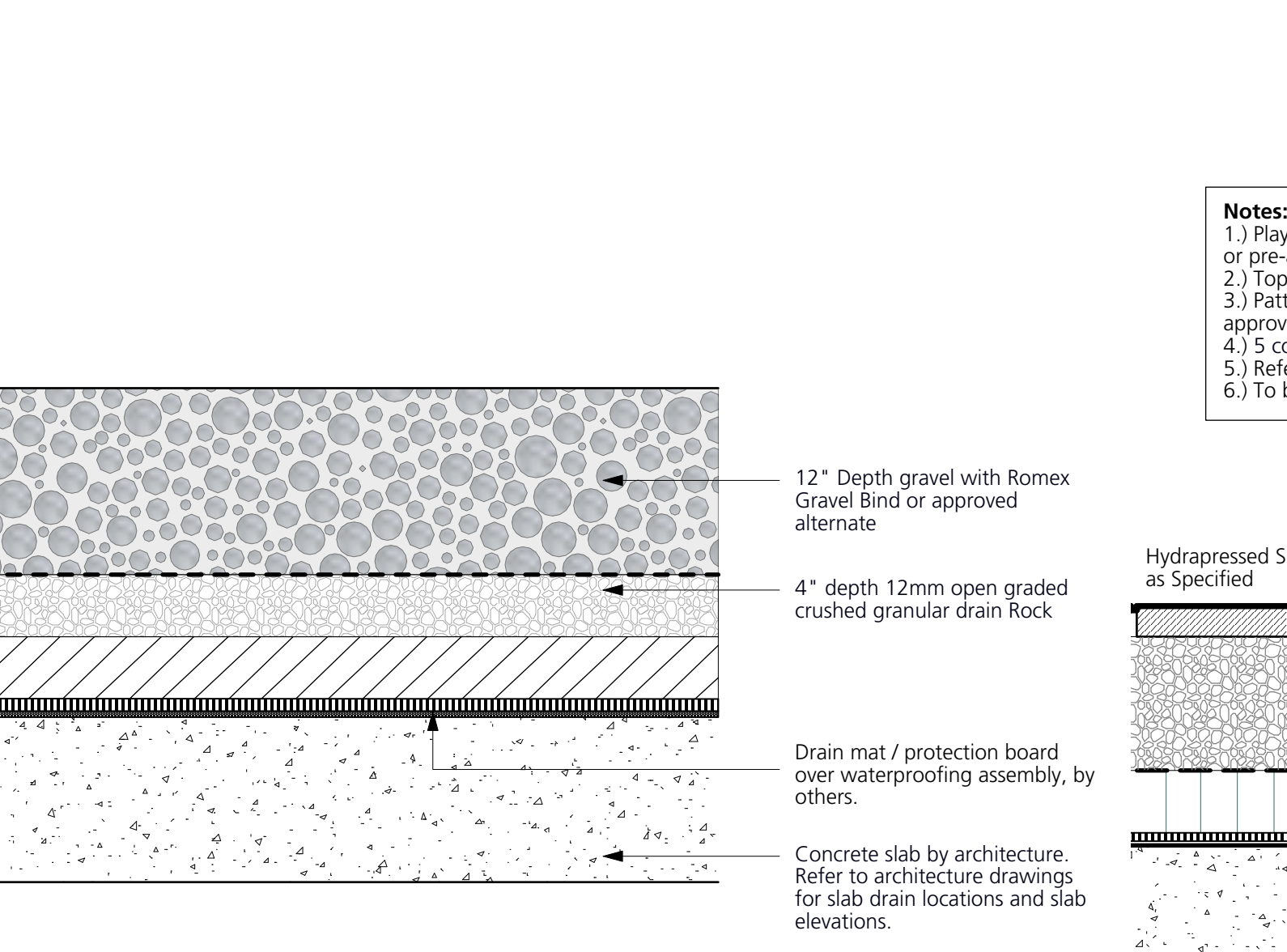
1 CIP CONCRETE PAVING (PEDESTRIAN)
 1:10



2 HYDRAPRESSED SLAB
 1:10

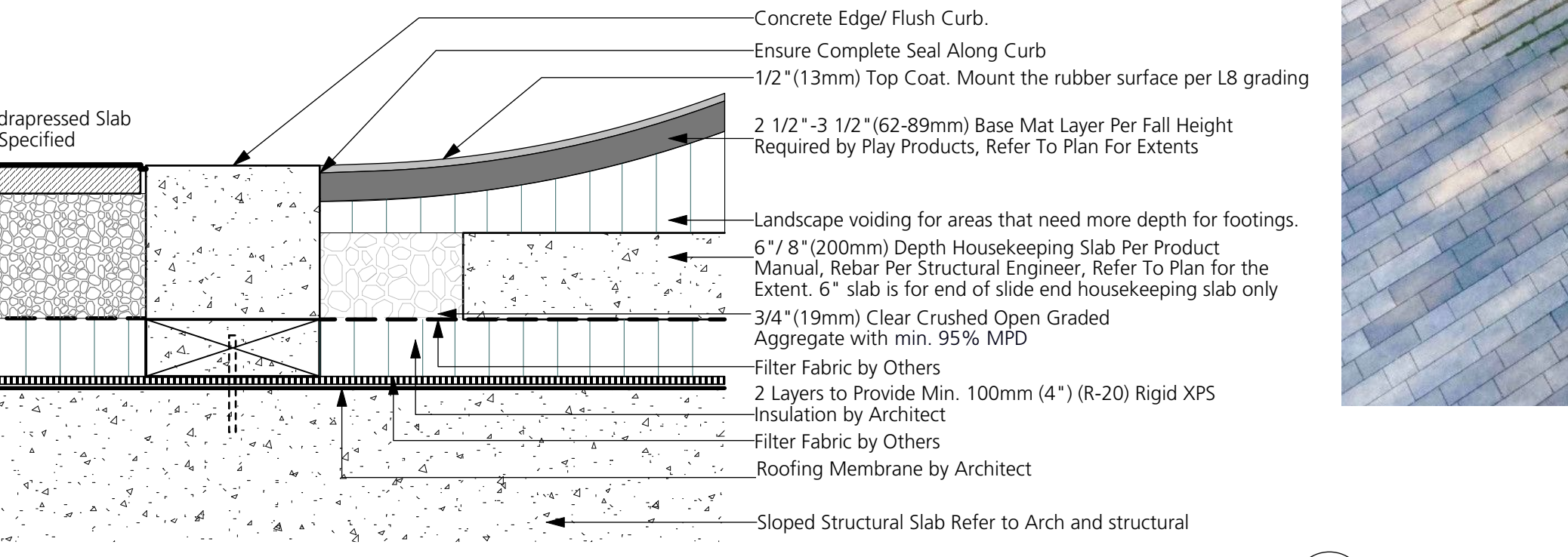


3 CONCRETE UNIT PAVERS (PEDESTRIAN)
 1:10

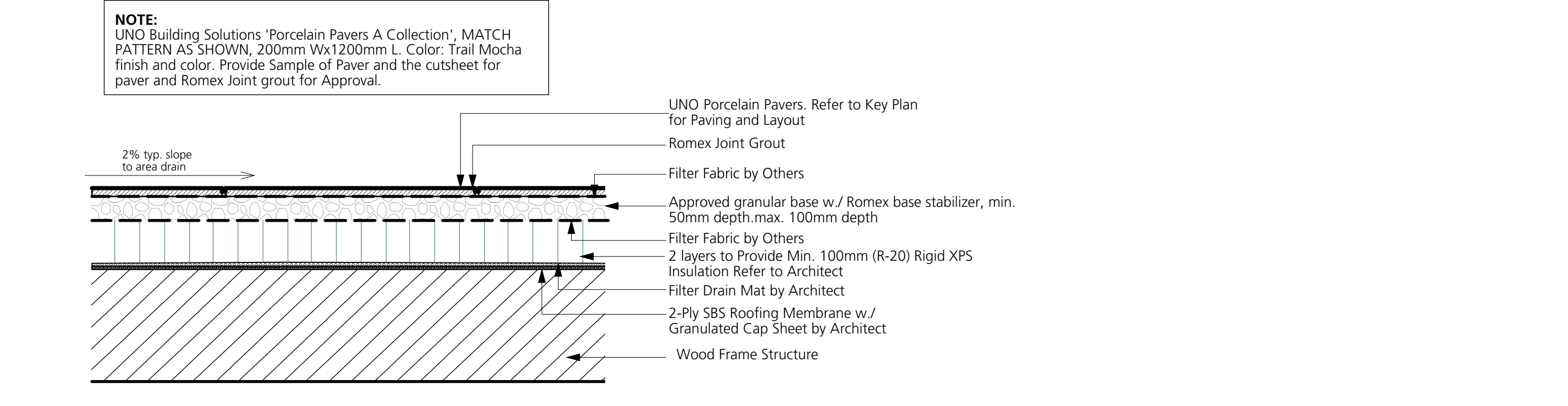
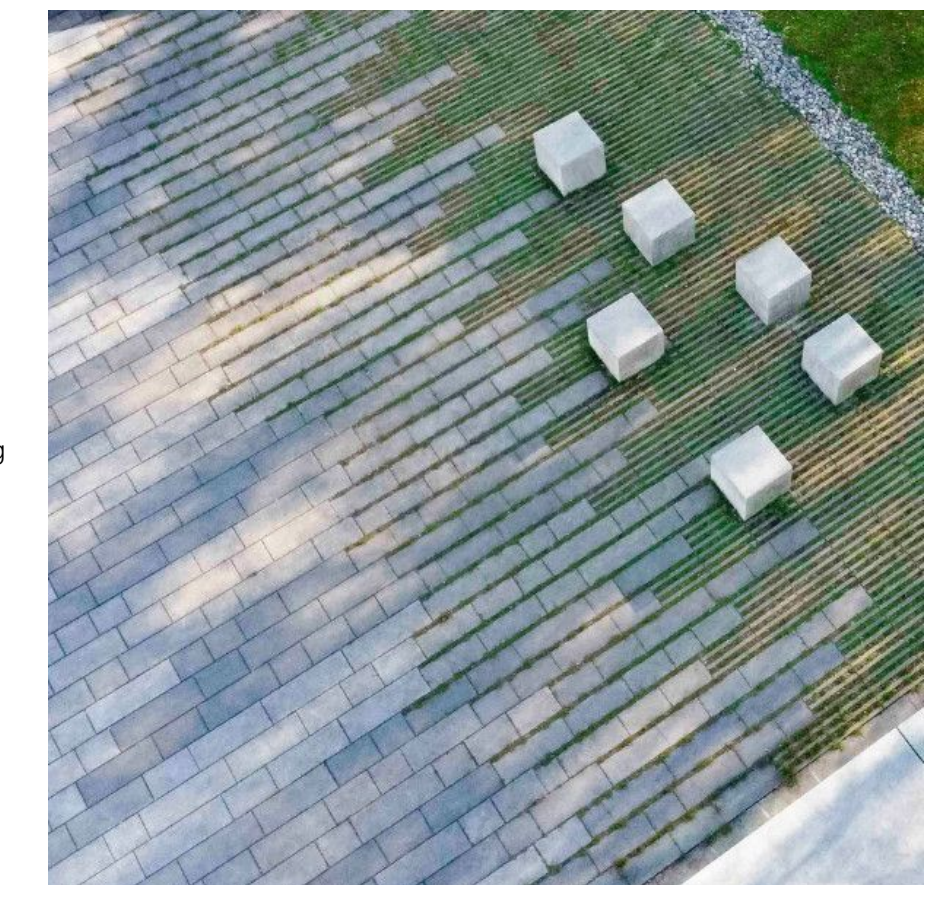


4 DOG PLAY SURFACING
 1:10

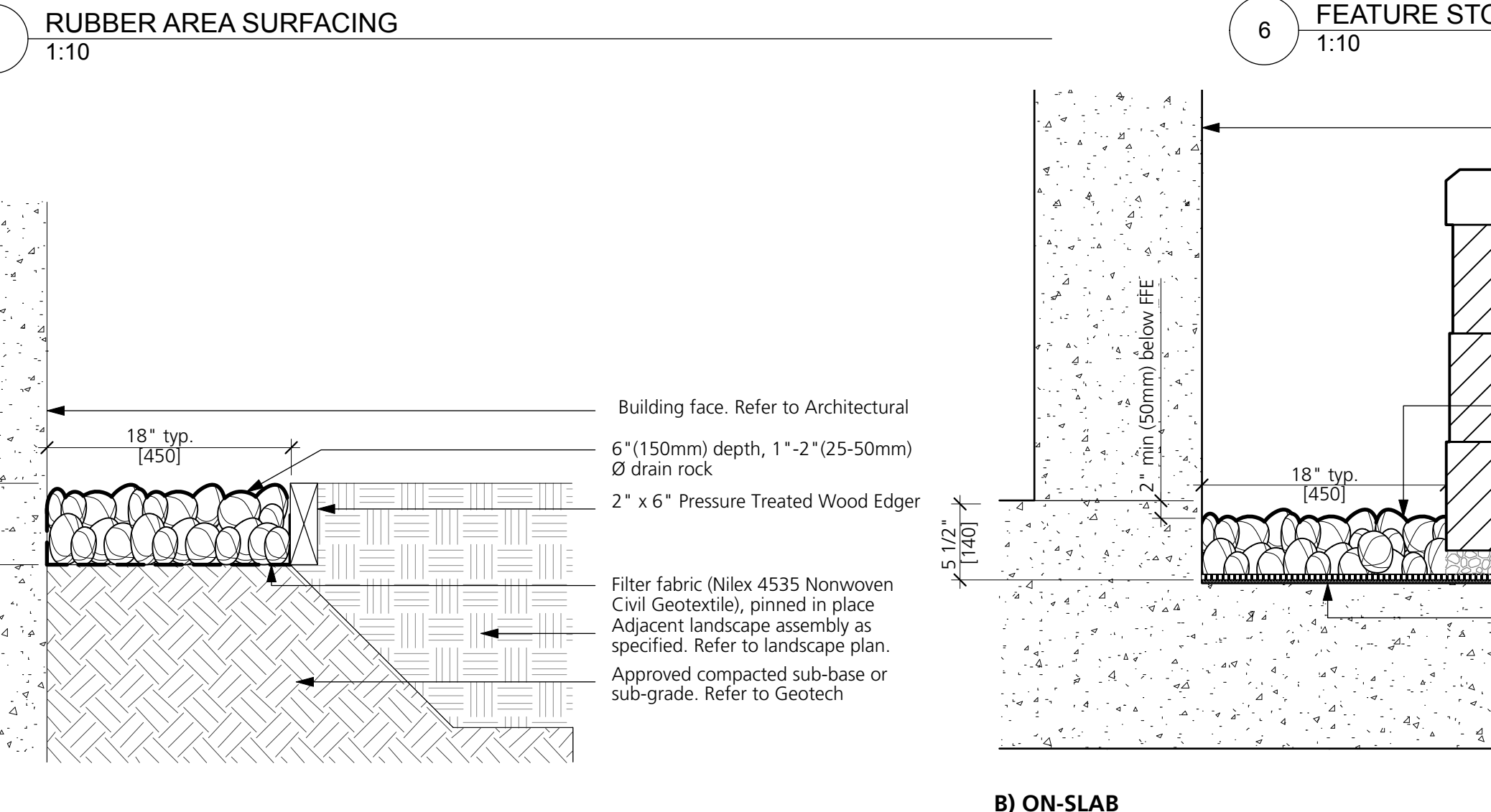
Notes:
 1.) Playground surfacing to be **Landsafe® by Marathon Surfaces** (t: 604.878.0625 / 1.888.878.0625) or pre-approved equivalent.
 2.) Top coat layer to be poured as one consistent surface with no seams.
 3.) Pattern of rubberized surface as shown. Contractor to provide cutsheet to Landscape Architect for approval.
 4.) 5 colour blend TBD. 3 custom colors 2 standard colors 20% each
 5.) Refer to Specifications
 6.) To be installed by a CSA certified installer



5 RUBBER AREA SURFACING
 1:10



7 PORCELAIN PAVERS
 1:10



8 GRAVEL STRIP
 1:10

6 FEATURE STONE PAVING
 1:10

8	Reissued for RZ/DP	2026/06/12
7	Reissued for RZ/DP	2026/05/29
6	Issued for RZ/DP	2026/04/20
5	Reissued for OCP Amendment/ RZ	2025/10/03
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	Revision No.	Date

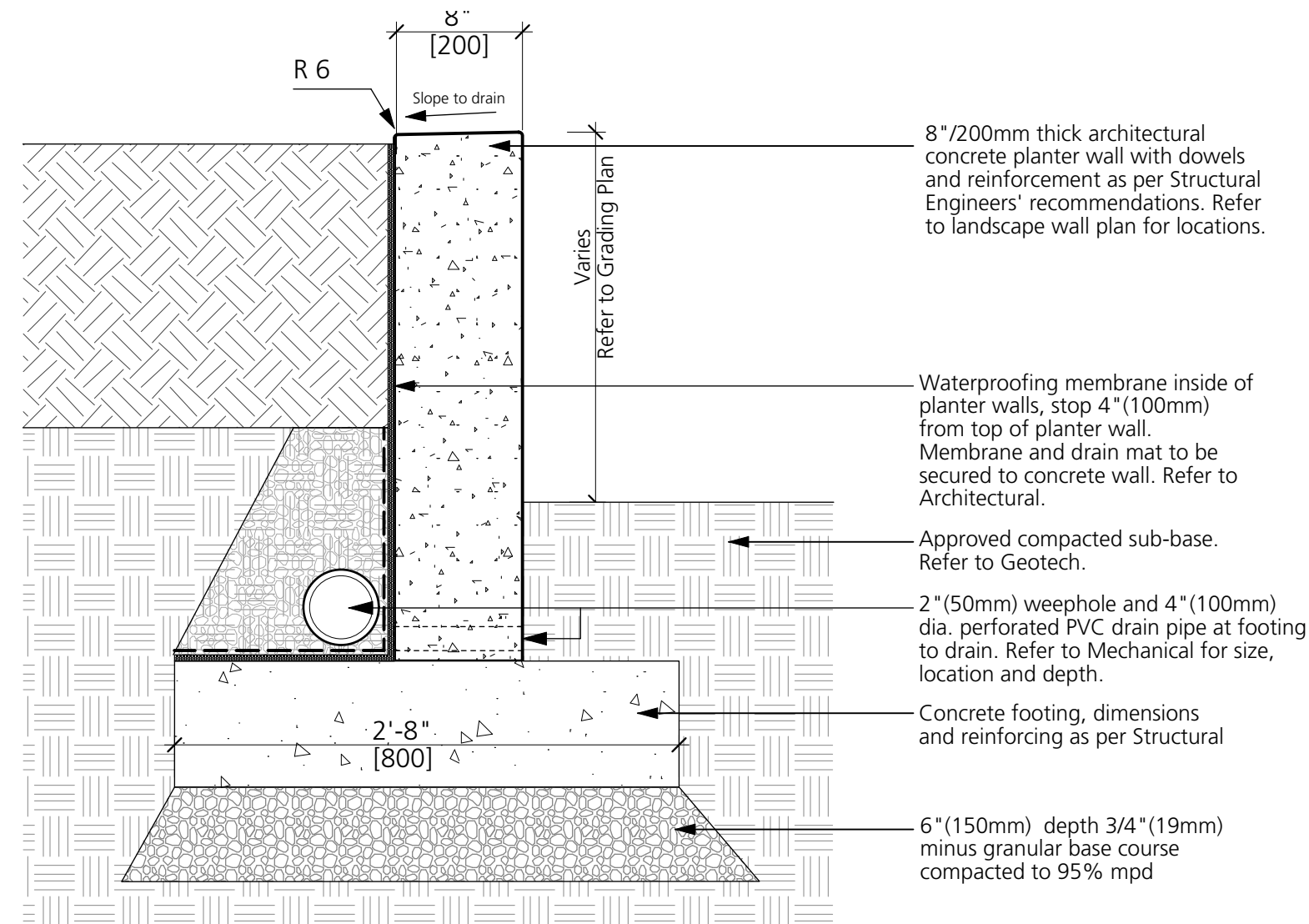
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Client: **RED East 16th Limited Partnership**

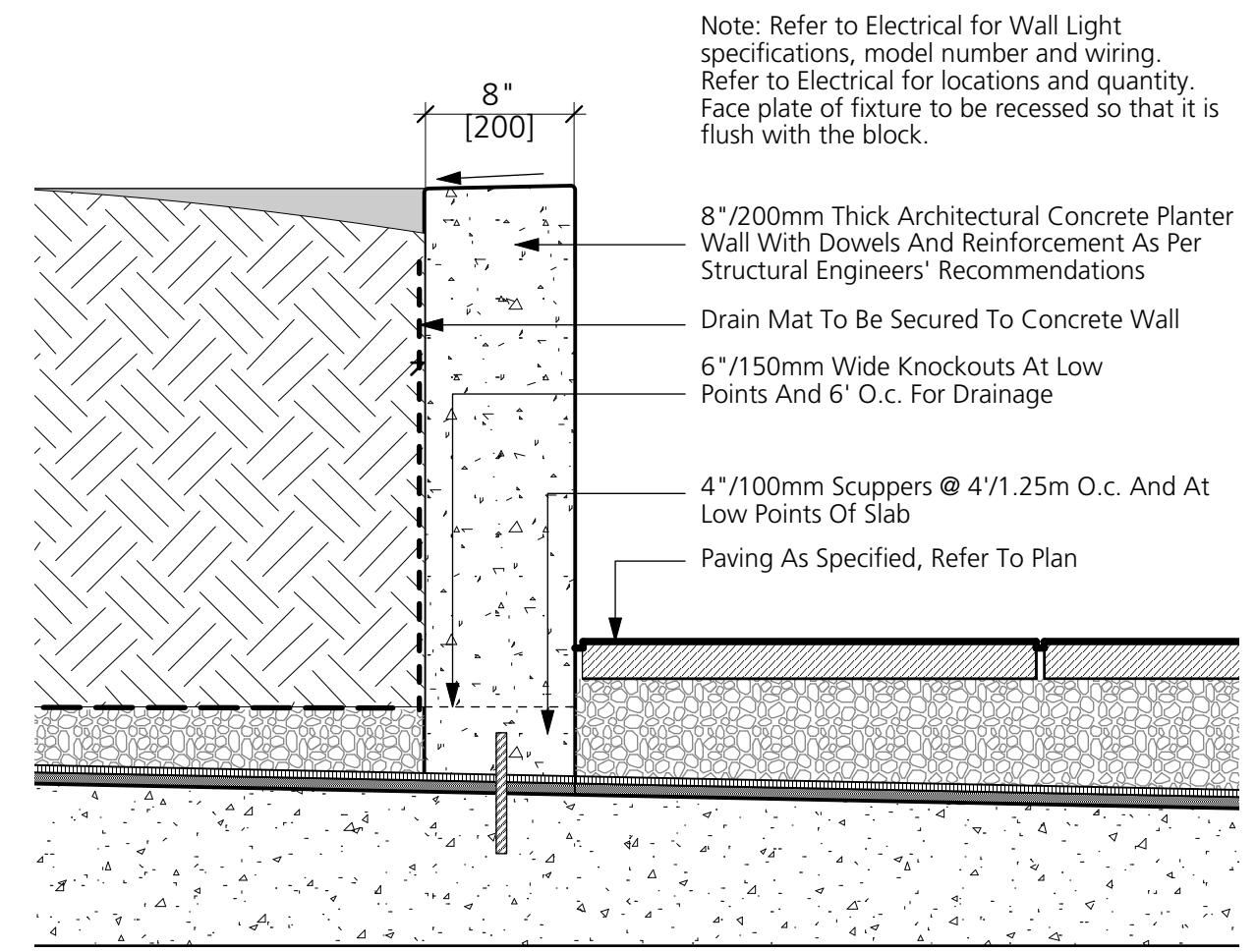
Project Title: **16th St. East Rental 1540 St. Georges, North Vancouver, BC**

Drawing Title: **Landscape Details**

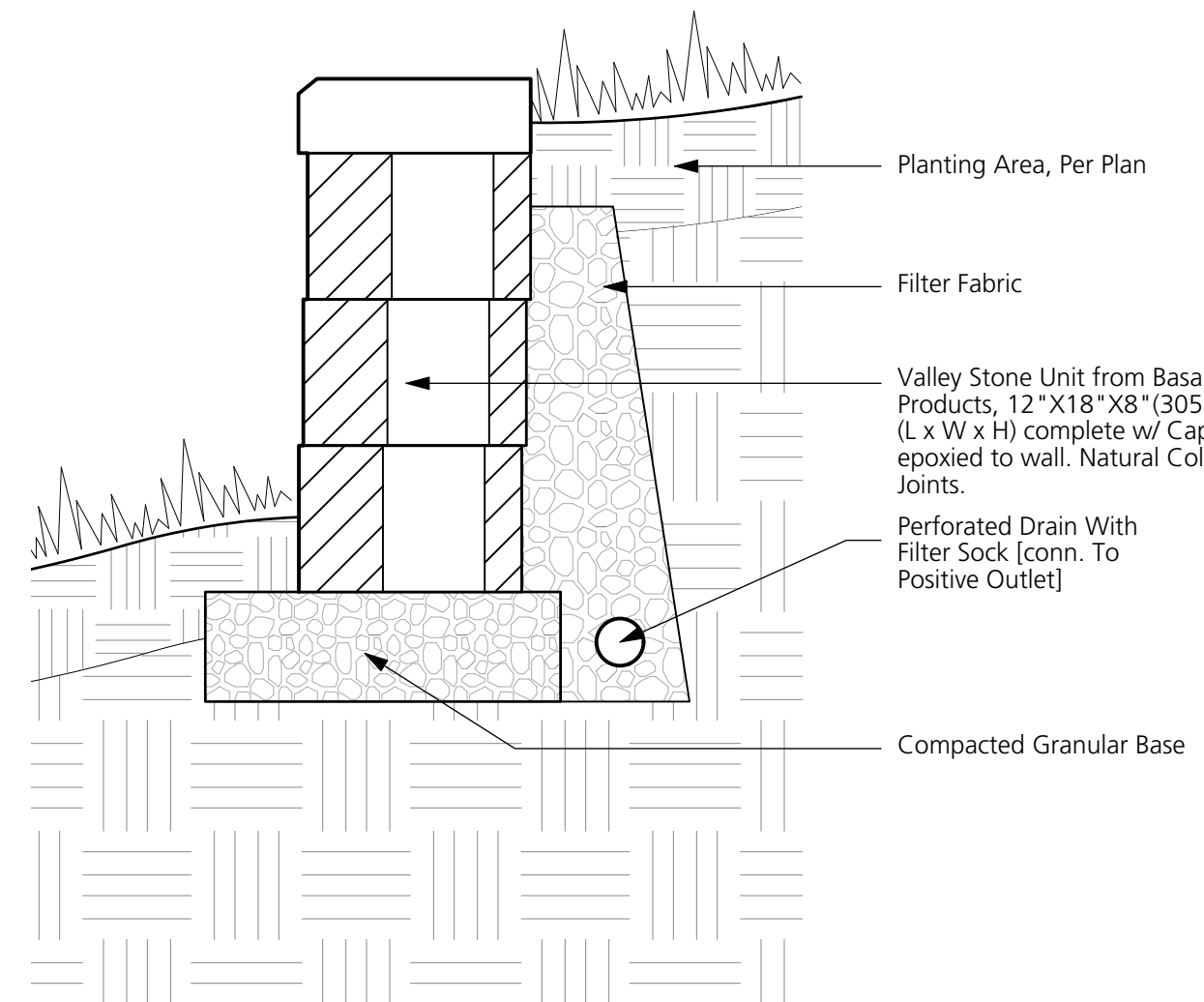
Project North:	Drawn By:	SJ
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Scale:	Job No.:	26-037
	As shown	
Sheet No.:		



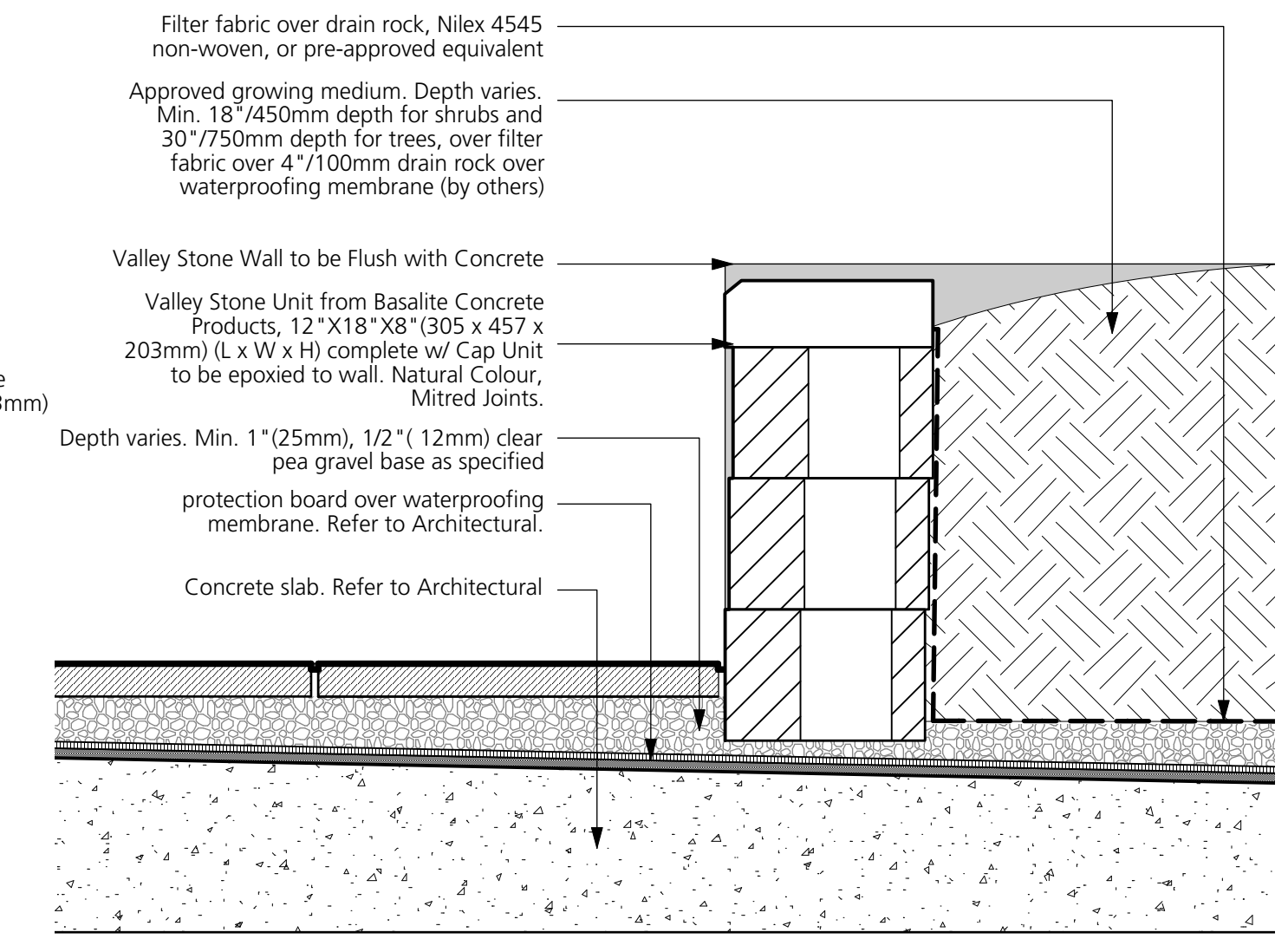
A) ON-GRADE



B) ON-SLAB



A) ON-GRADE

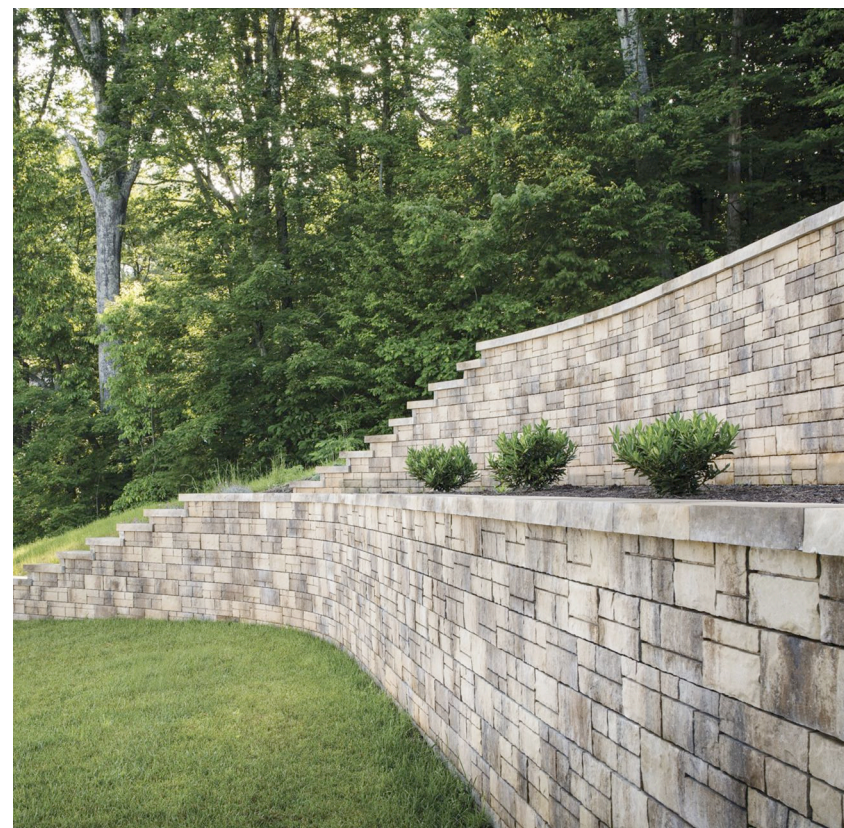


B) ON-SLAB

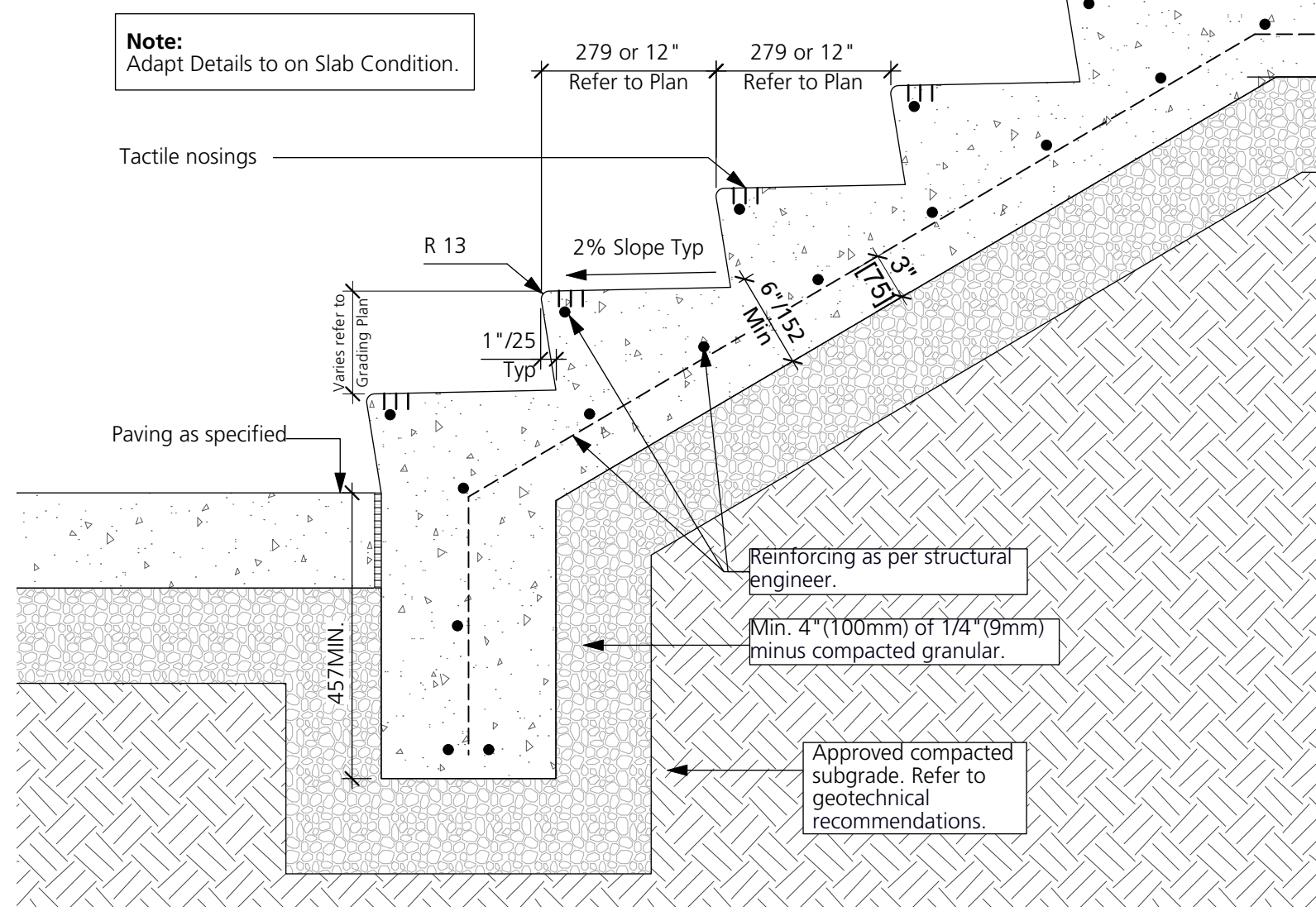
9 CONC. RETAINING WALL
1:10

10 VALLEY STONE MODULAR WALL
1:10

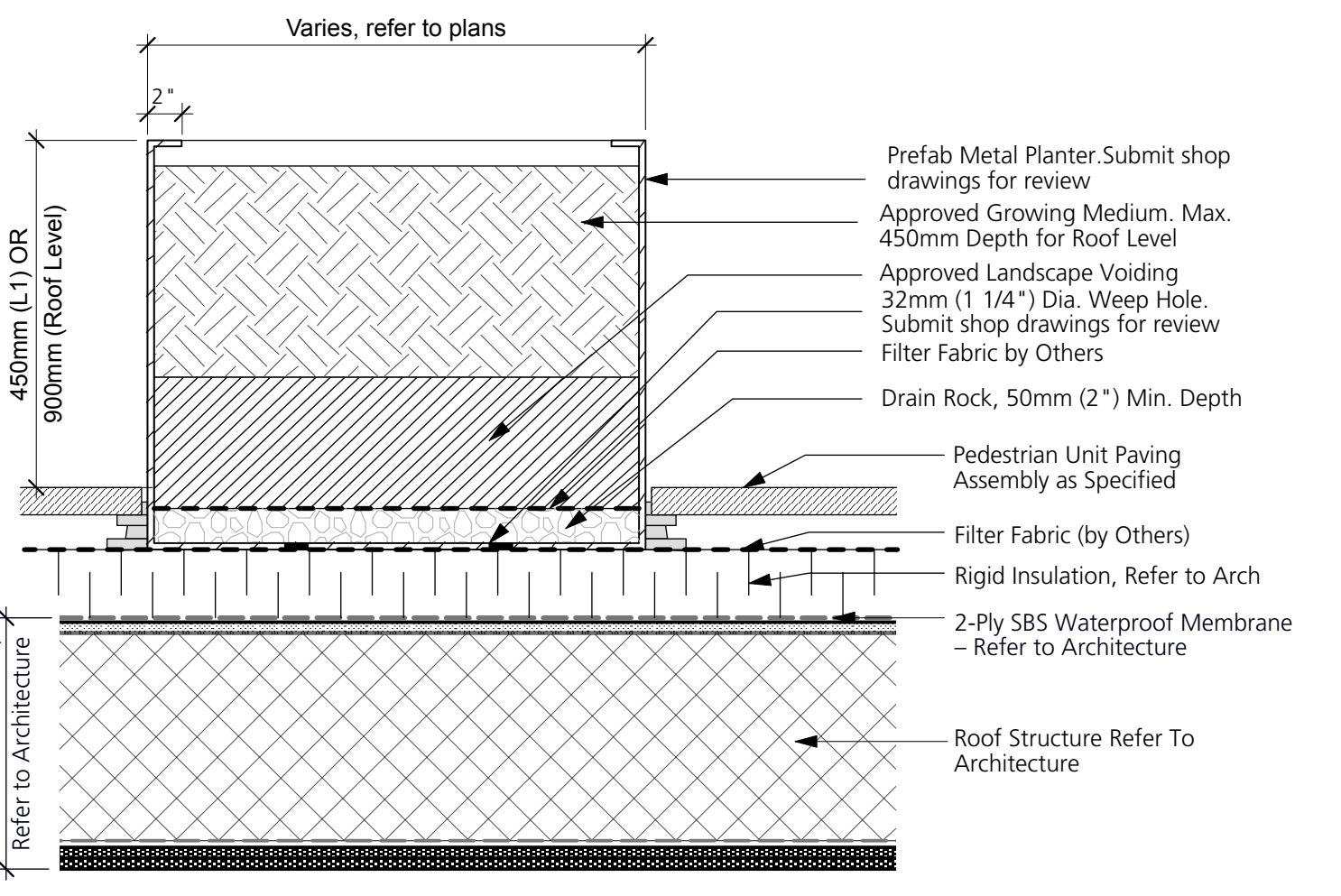
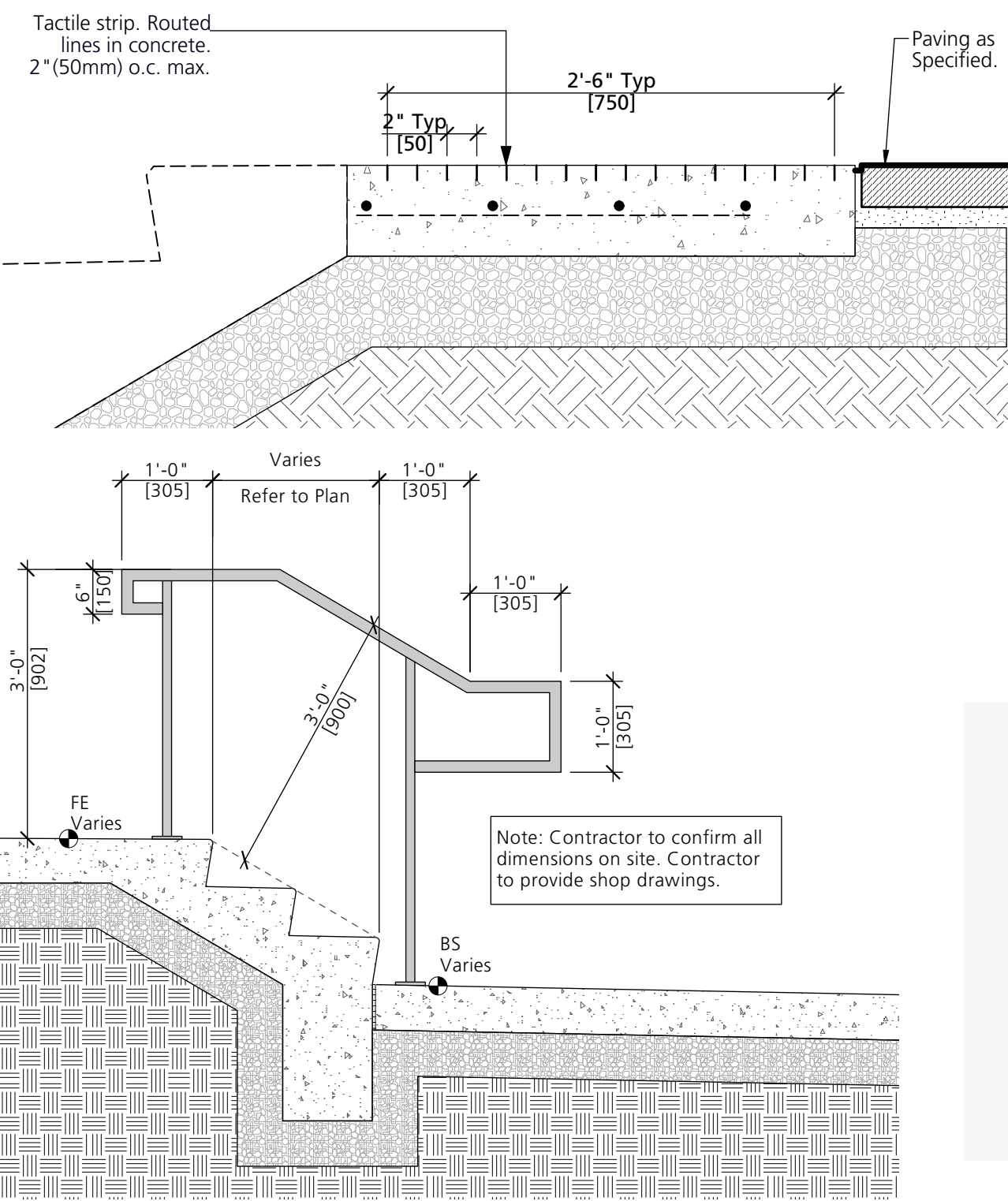
Note: ASHLAR TANDEM WALL FROM BELGARD FOR WEST AND EAST COURTYARD MIDDLE FEATURE PLANTERS. DETAILS REFER TO DETAIL 10.



11 FEATURE UNIT BLOCK WALL
NTS



12 CIP CONCRETE STAIRS W. HANDRAILS AND TACTILE WARNINGS
1:10



13 PREFABRICATED METAL PLANTER (ROOFTOP)
1:10

9	Reissued for RZ/DP	2026/06/12
8	Reissued for RZ/DP	2026/05/29
7	Issued for RZ/DP	2026/04/20
6	Issued for RZ/DP	2026/04/20
5	Reissued for OCP Amendment / RZ	2025/10/03
4	Reissued for OCP Amendment/ RZ	2025/08/06
3	Issued for ADP Submission	2024/11/22
2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2021/04/23
	Revision No.	Date

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Client: **RED East 16th Limited Partnership**

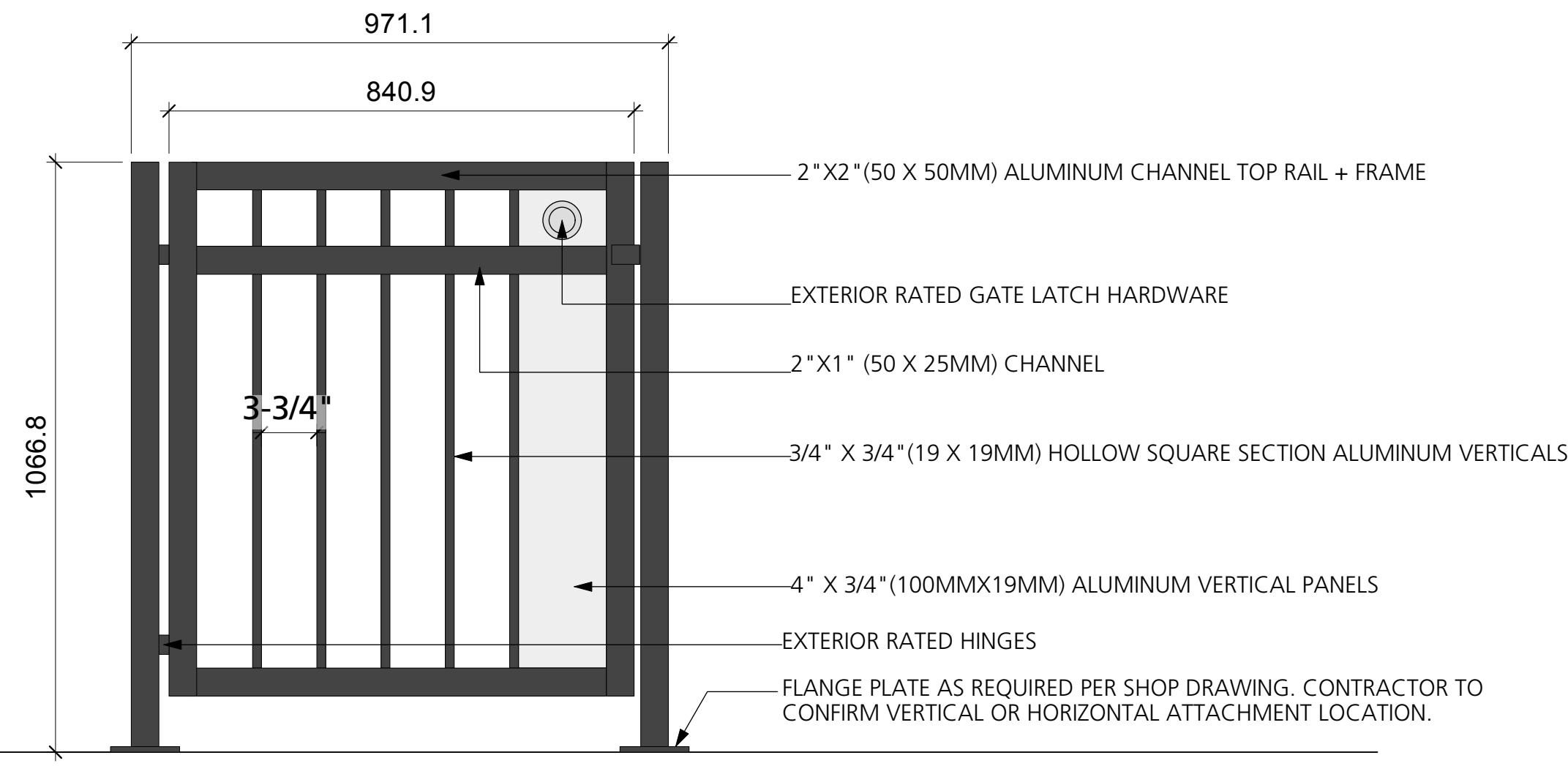
Project Title: **16th St. East Rental 1540 St. Georges, North Vancouver, BC**

Drawing Title: **Landscape Details**

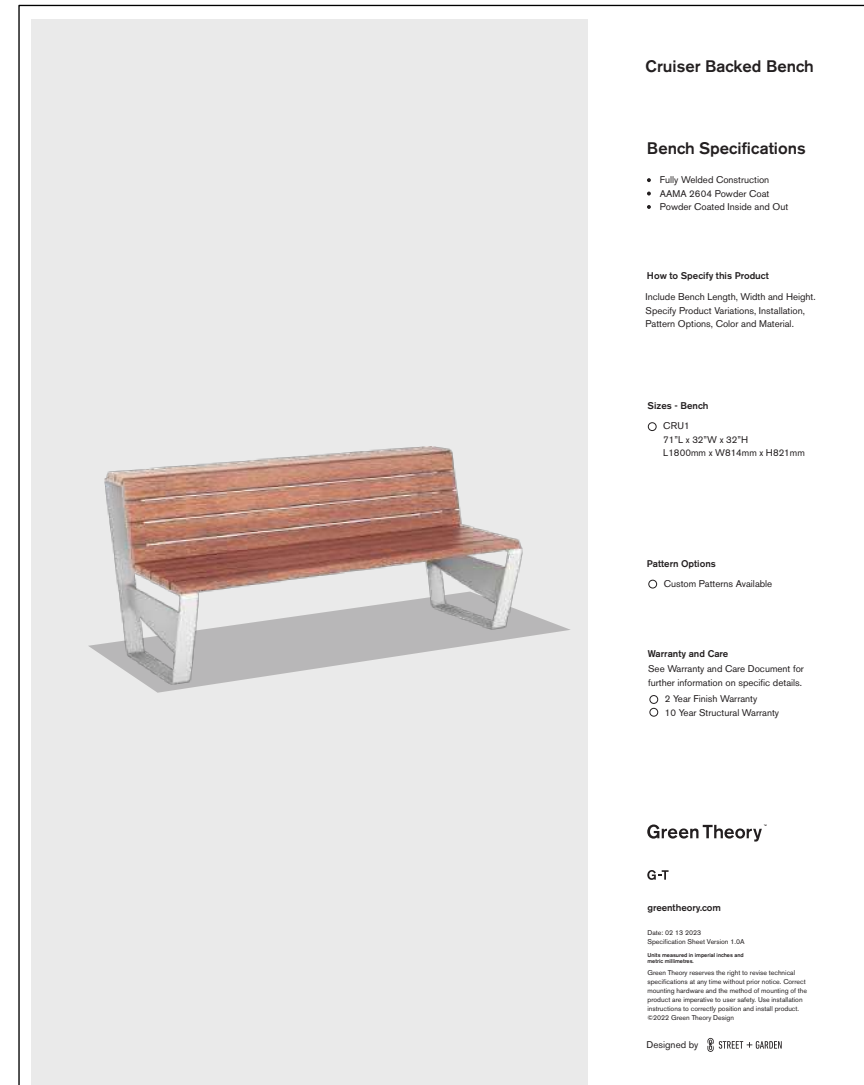
Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
	As Shown	

Sheet No.:

NOTE:
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL GATE HARDWARE AND GATE COMPONENTS FOR REVIEW/APPROVAL.
2. ALL PATIO GATE ARE POWDER COAT BLACK FINISH AND METAL FINISHES TO MATCH ARCHITECTURAL.
3. CONTRACTOR TO FIELD MEASURE ALL LOCATIONS FOR GATES AND CONFIRM ATTACHMENT TO EITHER HORIZONTAL OR VERTICAL SURFACE.

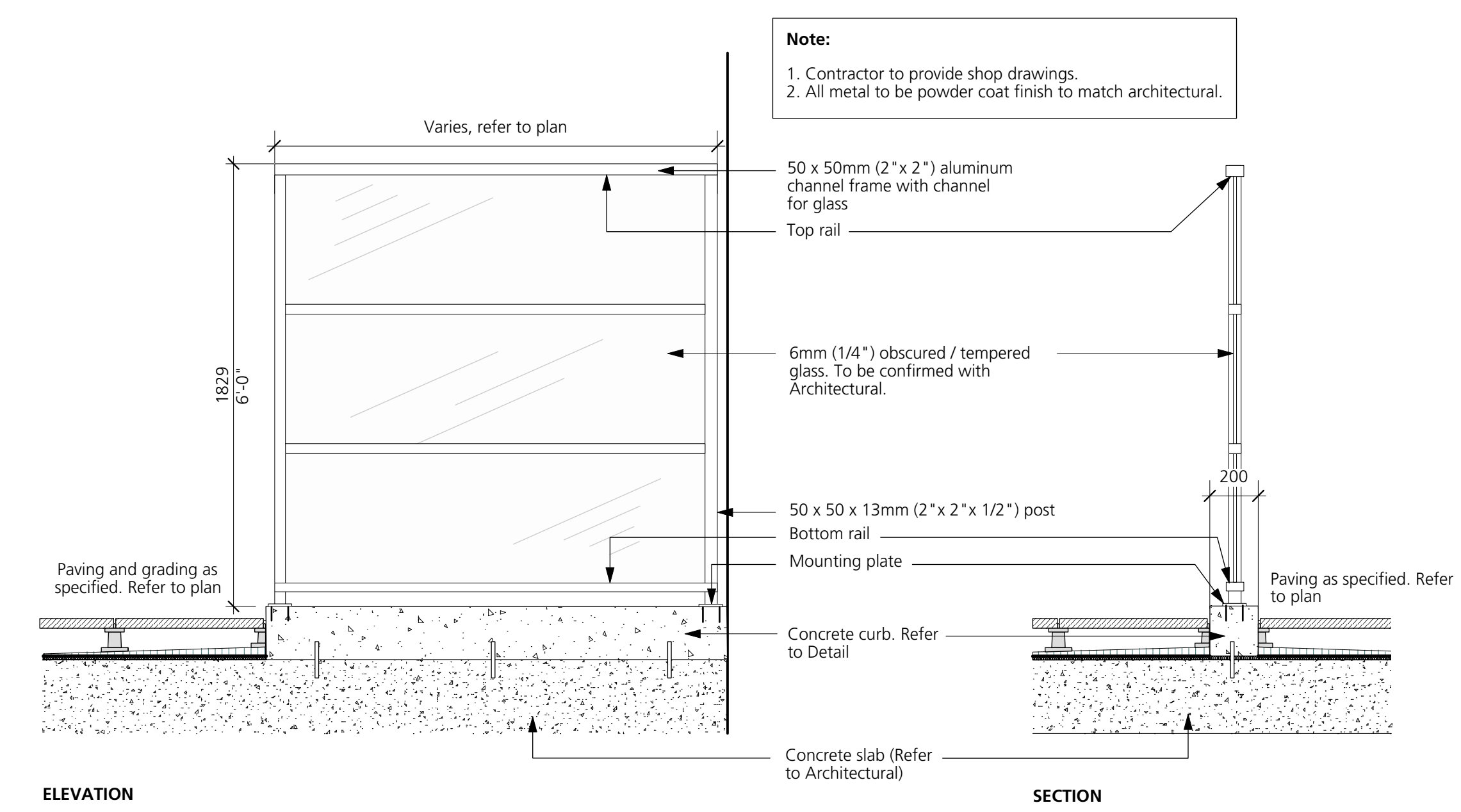


14 CUSTOM ALUMINUM GATE
1:10



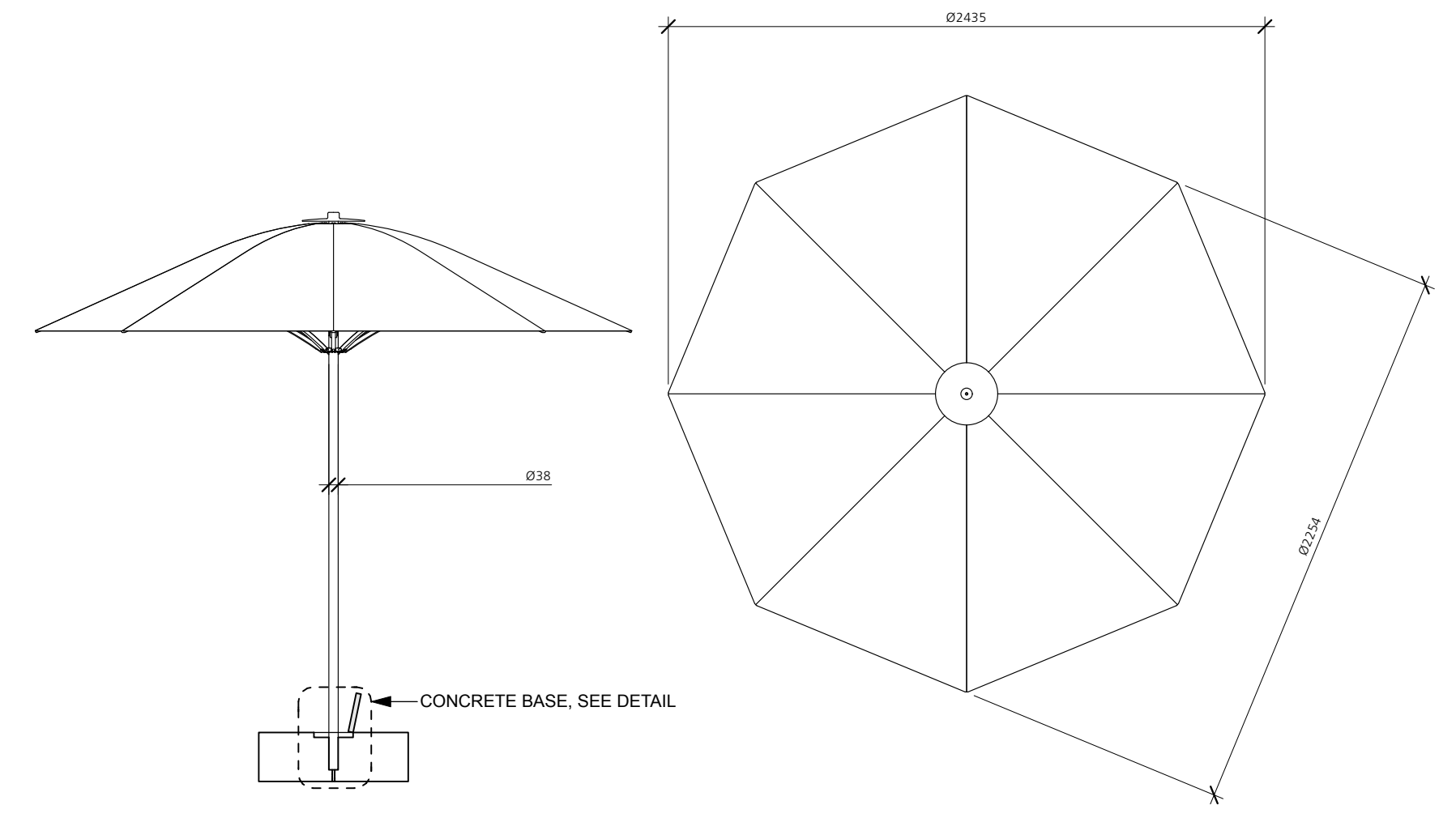
Model: Cruiser Backed Bench
Manufacturer: Green Theory
Colour: Powdercoated Pewter + Wood
Size: 71" L X 32" W X 32" H
Contact: greentheory.com
Installation: Mount as per manufacturer's specifications
Quantity: 4

16 BENCH
1:20



15 PRIVACY SCREEN
1:20

Note: Wishbone Picnic Table with the chessboards mounted. Quantity 3 (1 has chessboard)



Note: Umbrella from Maglin Site Furnishing or Approved Alternate

17 L1 - PICNIC TABLE AND UMBRELLA
1:20

7	Reissued for RZ/DP	2026/06/12
6	Reissued for RZ/DP	2026/05/29
5	Issued for RZ/DP	2026/04/20
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	Revision No.	Date

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Client: **RED East 16th Limited Partnership**

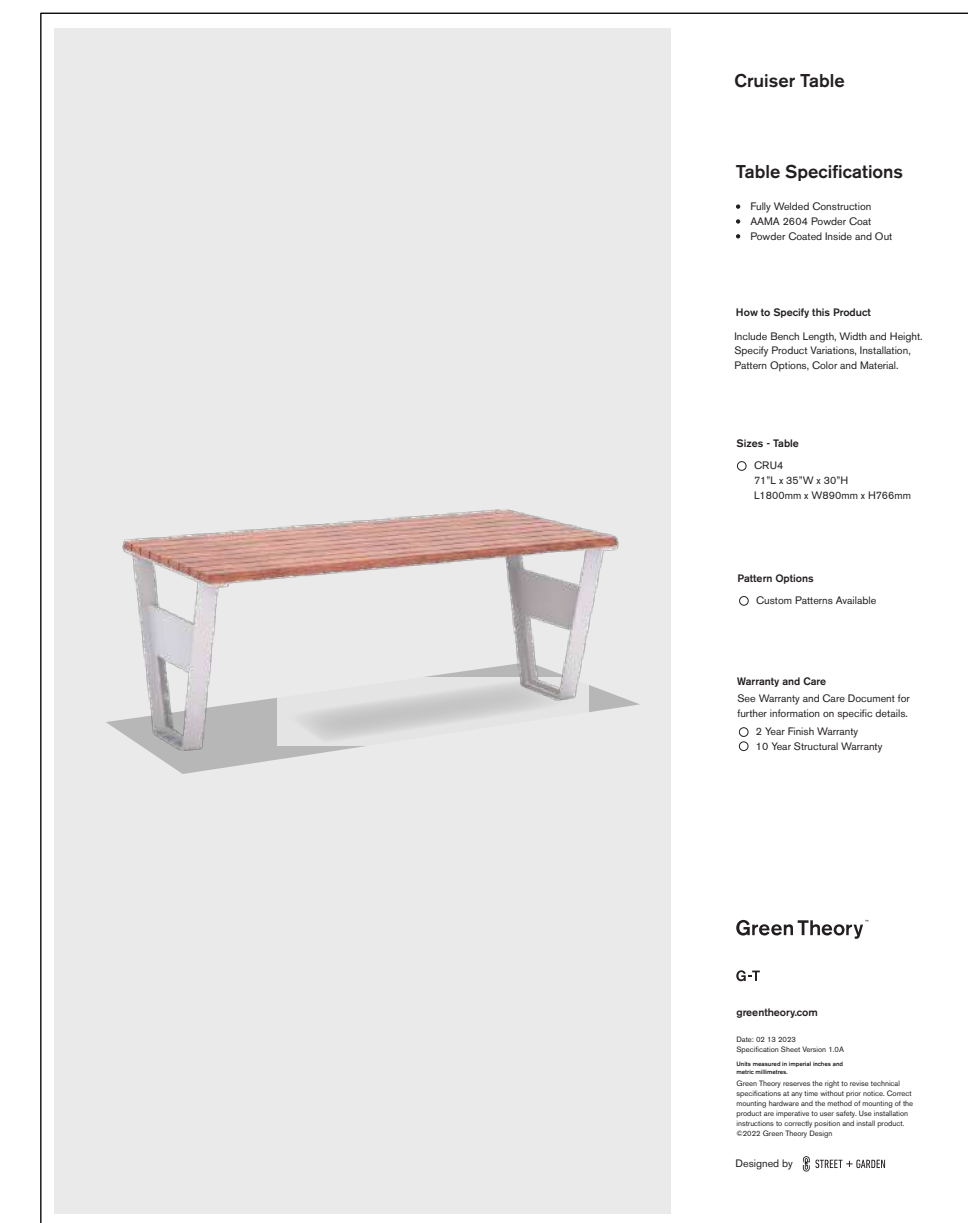
Project Title: **16th St. East Rental 1540 St. Georges, North Vancouver, BC**

Drawing Title: **Landscape Details**

Project North: Drawn By: SJ
Checked By: MP

Scale: As Shown Job No.: 26-037

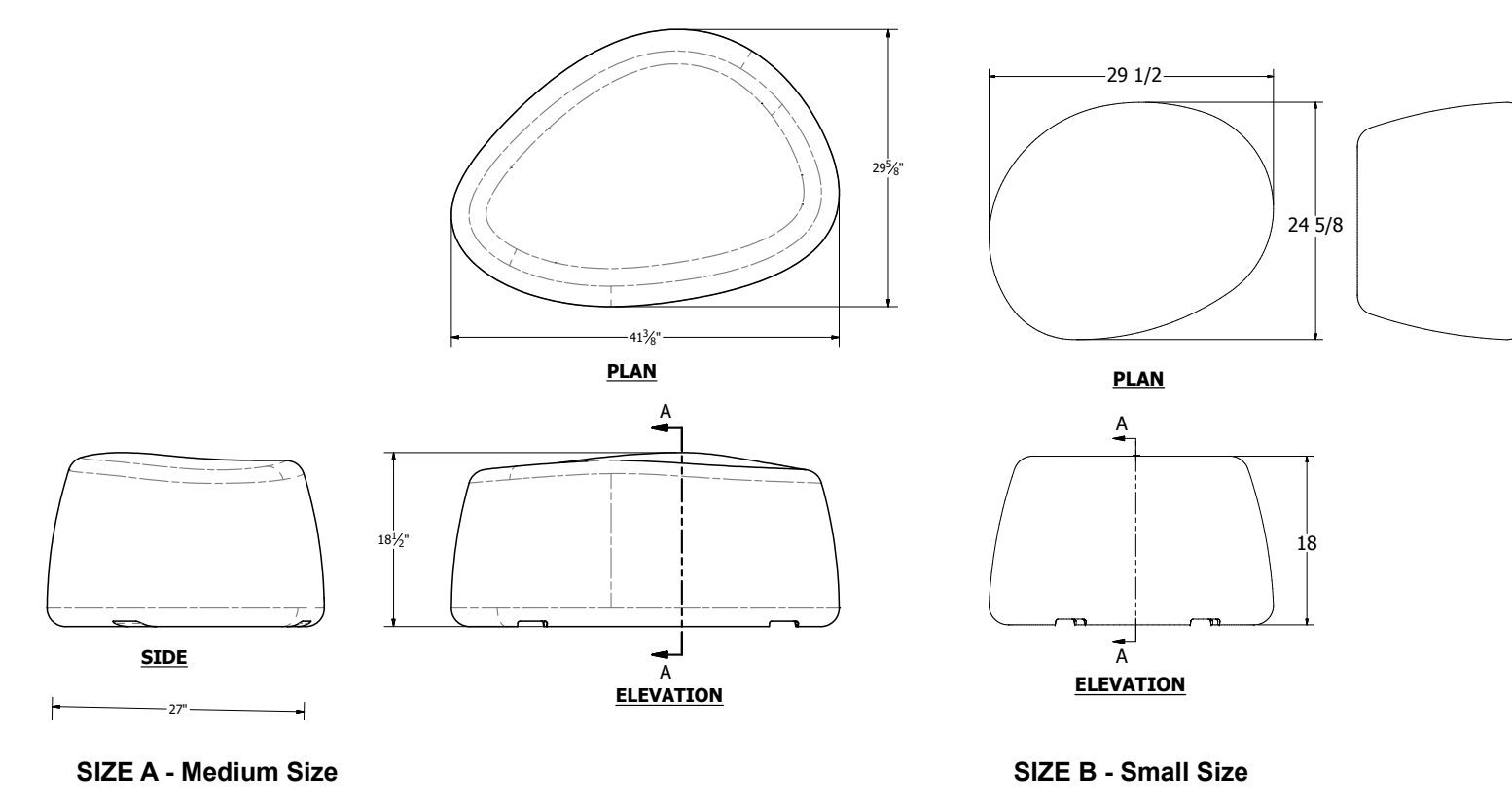
Sheet No.:



18 HARVEST TABLE ON ROOFTOP
1:10

Model: Picnic Table
Manufacturer: TBD
Material: Concrete and Thermally Modified Ash
Size: Refer to Plan
Installation: Mount to surface
Quantity: 2

Note: See detail 16 for the matched bench



Note: Provide cutsheet for approval

Model: Chipman Stool
Manufacturer: Landscape Forms
Colour: Stormcloud
Material: Powdercoated Metal
Size: 19" x 22" x 35"
Contact: landscapiforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 3

Model: Go Outdoor Table
Manufacturer: Landscape Forms
Colour: Stormcloud
Material: Powdercoated Metal
Size: Standing Height; 30" x 114" x 40.5"
Contact: landscapiforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 1

Note: DETAILS TO BE DEVELOPED LATER. QUANTITY: 2

Model: Pebble Stool
Manufacturer: Tournesol
Colour: Shadow
Material: Lightweight GFRC Concrete, Sand Blast Shark Finish.
Contact: tournesol.com
Installation: Discrete surface mount with tamper proof bolt as per manufacturer's specifications
Quantity: Refer to Plan

19 FEATURE SEATING
1:20



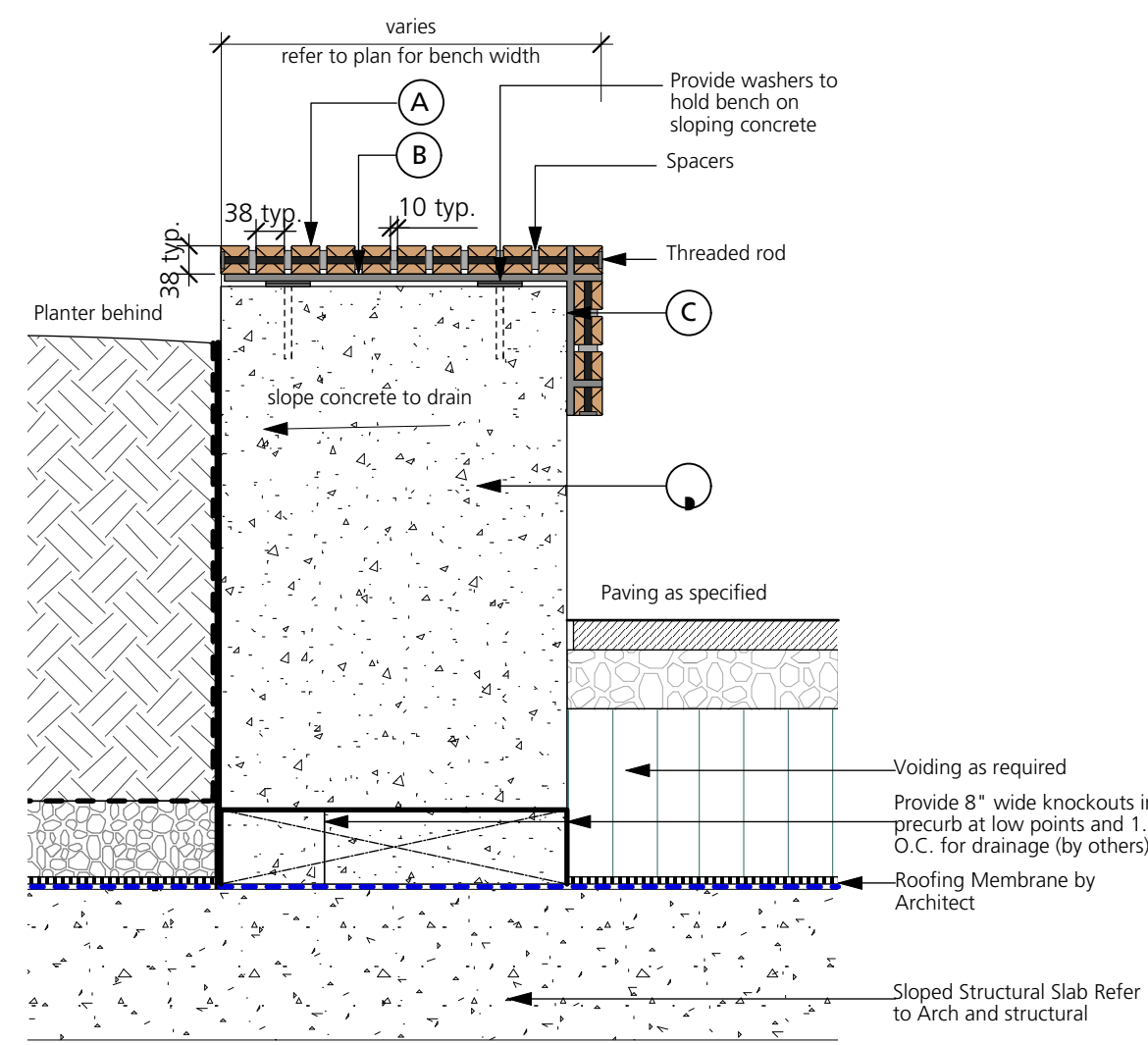
20 BAR TABLE
1:20



21 SWING BENCH
NTS

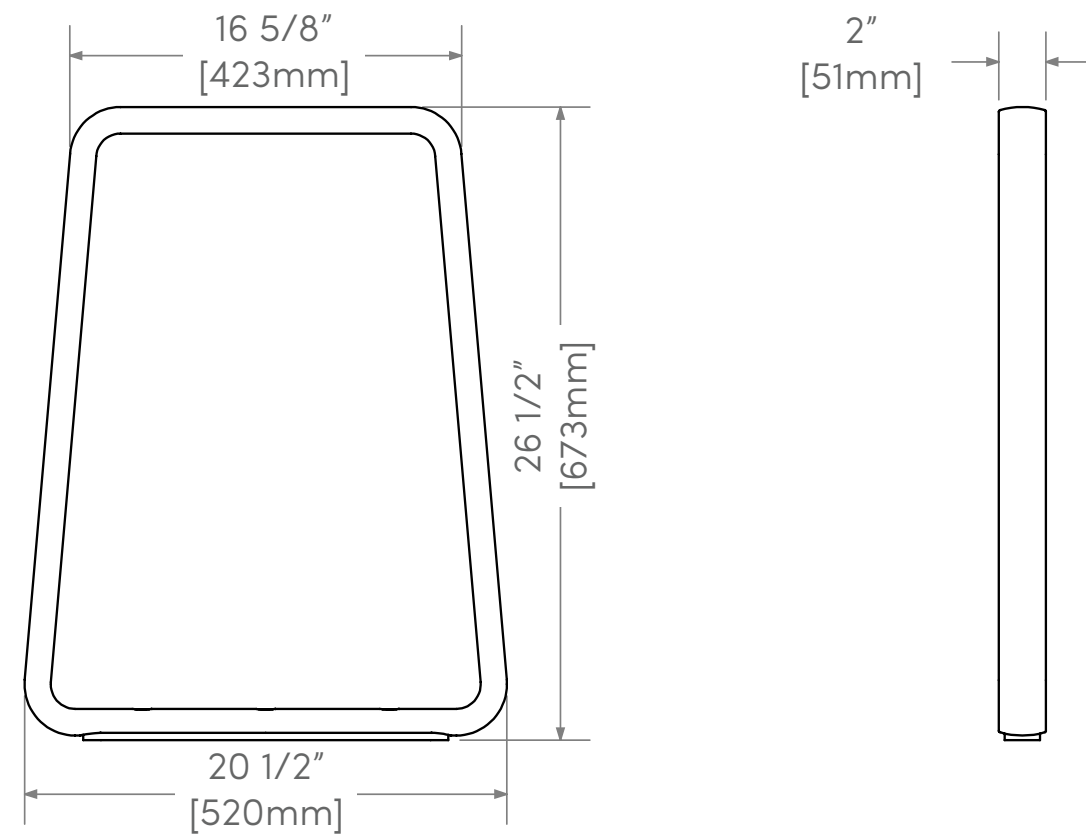
Custom Wall Mounted Bench
Material: Thermally Modified Ash
Finish: UV protection sealant, penofin verde or approved equivalent
Note:
 - Refer to plan for arrangement and locations; Refer to detail 13 L5.2 for ground level bench plan enlargement and dimensions.
 - Bench to be surface mounted on concrete
 - Shop drawings for benches to be provided by contractor, and to be approved by Landscape Architect
 - Contractor to provide cutsheets of lighting for approval.
 - Allow 10 weeks for delivery
 - Confirm amount of down payment required to start shop drawings/fabrication process
 - Bench sections to be placed with max. 1/8" gap between adjacent sections

- LEGEND**
- (A) 38 x 38mm lpe wood c/w standard lpe finish
 - (B) 12.5mm (1/2") thick steel bottom bracket powdercoated (RAL 7043)
 - (C) 10mm thick steel bracket powdercoated (RAL 7043)
 - (D) Concrete wall. Light sandblast finish at all exposed faces.
 - (E) Prefabricated Metal Cladding Bolted to Concrete to Match Concrete Wall Height. Provide shop drawings for approval Cut the panel to match LED channel locations.
 - (F) LED Light Fixture and flexible LED channel. Cut the Metal Panel to Suit. Refer to Electrical for the product and specifications.

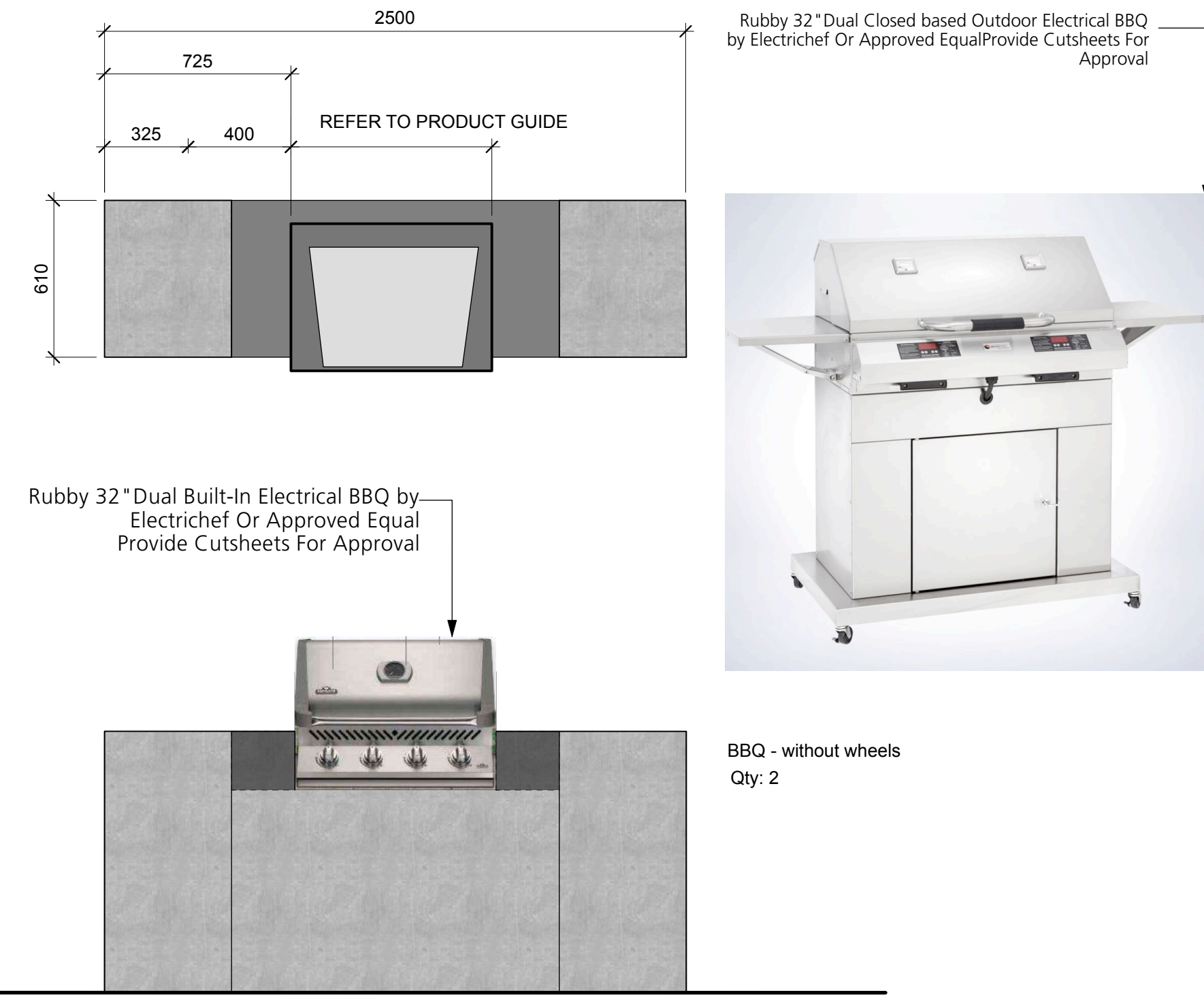


24 SEATING ON CONC. WALL
1:20

Model: Iconic Bike Rack
Manufacturer: Maglin
Colour: Gunmetal
Material: Powdercoated Metal
Contact: maglin.com
Installation: Mount as per manufacturer's specifications
Quantity: 14 (13 for Class B, 1 for Bike Wash)



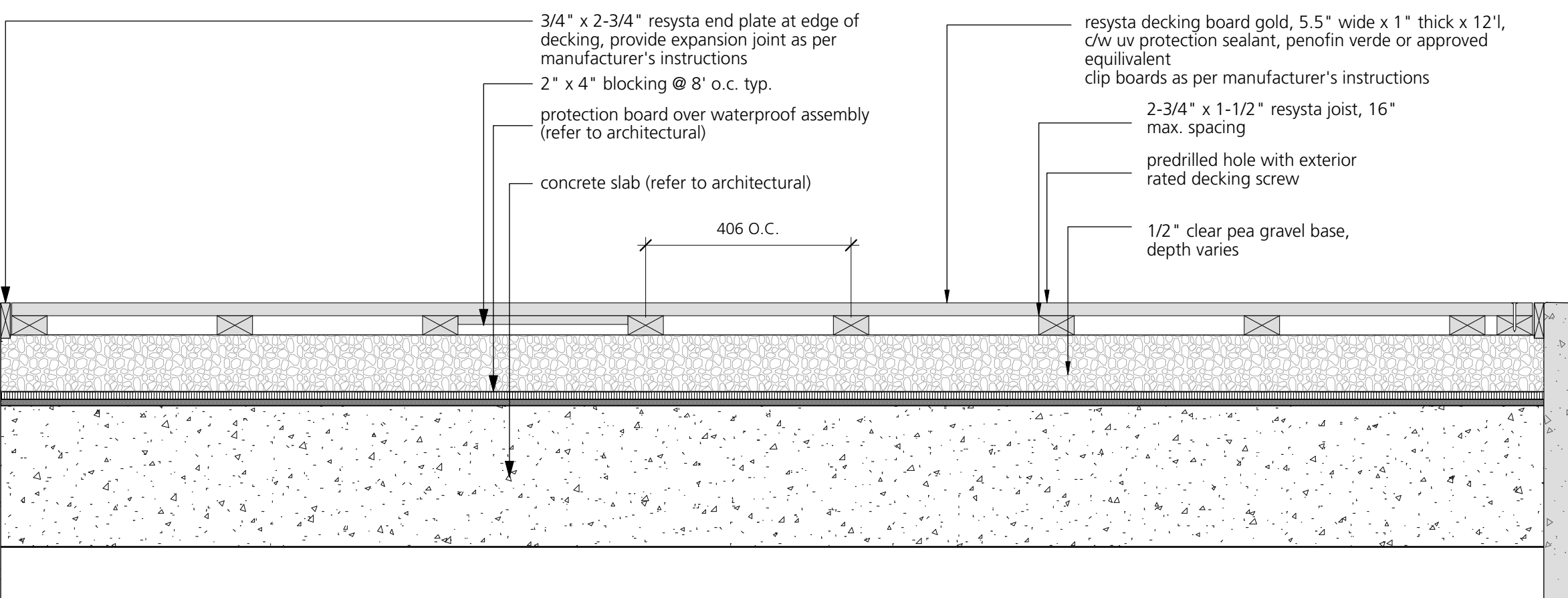
22 BIKE RACKS
1:20



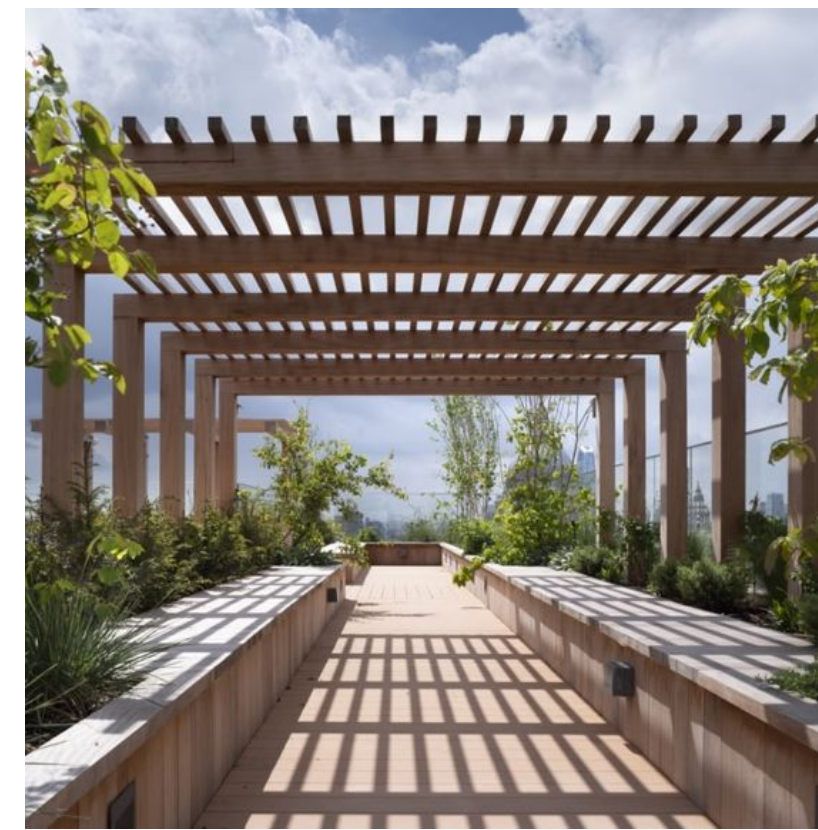
Elevation

- NOTE:**
 - ELECTRICAL TO PROVIDE POWER TO EACH BBQ LOCATION
 - ALL CLEMENTS TO CONFORM TO BC BUILDING CODE
 - PROVIDE SHOP DRAWINGS FOR APPROVAL SHOWING ALL WALL + COMPONENT DIMENSIONS/ LOCATIONS
 - REFER TO SPECS FOR PRODUCT INSTALLATION AND CUTSHEETS

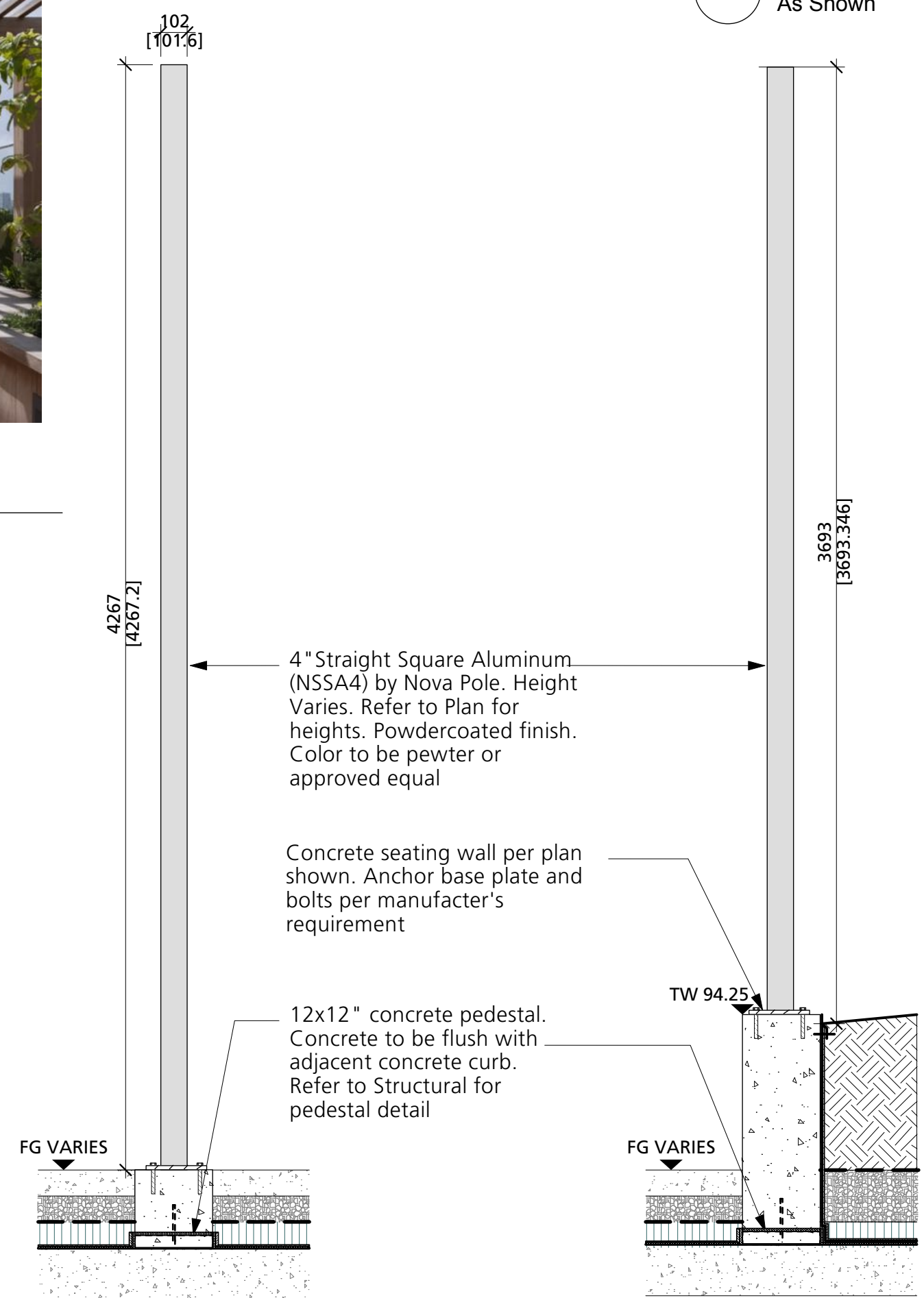
23 Electric BBQ
As Shown



25 FITNESS DECK
1:20



27 TRELLIS
NTS



A. ON CONCRETE CURB
DETAIL 1:20

B. ON CONCRETE WALL
DETAIL 1:20

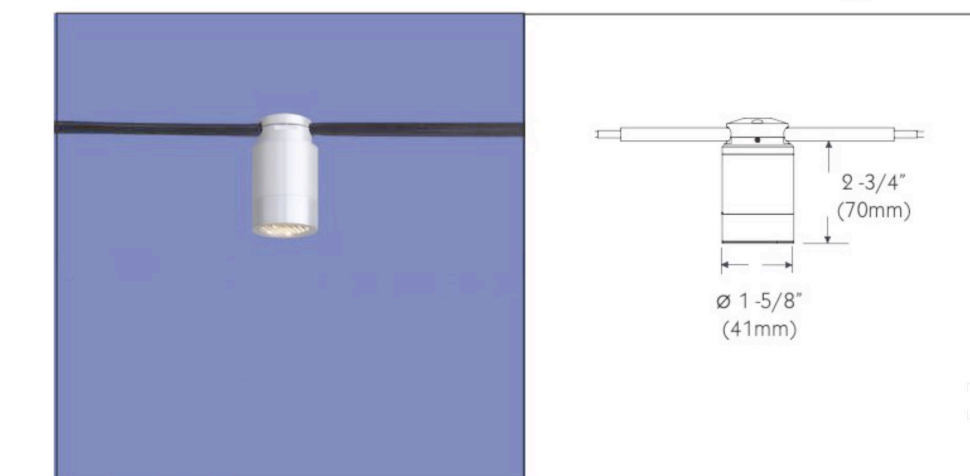
Specifications:

- 4" Straight Square Aluminum (NSSA4) by Nova Pole. Height to be 12' and 14'. Structural to provide the steel plate and support to attach the poles.
 - Catenary Lighting assembly to be EXTON Powerspan Cable System from Tegan Lighting. Refer to Electrical for full specifications and connections. Light bulb to be KORE-EX5 LED Downlight.
- Note:**
 - Nova Pole to specify the thickness of their poles based on the weight, span, tension and wind load as required.
 - Contractor to ensure catenary tensile cables and wirings do not droop. All wire installation to be hung tight.
 - Contractor to review all consultants drawings and notify of any discrepancies.
 - Provide shop drawings for Landscape Architect review and approval.

Quantity: 4

CATENERY LIGHTING CABLE MOUNT DOWNLIGHT

Exton - Kore-EX5 LED Cable Mount Downlight



Kore-EX5 LED, Cable Mount Downlight, Aluminum/Black (EX5-K-C-15/24/35-DL-AL/BLK)
 Kore-EX5 LED Downlight that fits "snug" to Exton Powerspan Cable. Features a 27K, 5W LED source with an integral current controller for 24V DC operation. Contact factory for 24K. All systems must be powered by a Tegan Lighting driver. Remote Power Supply; refer to Power Supplies for options. Available with 15°, 24° or 35° beam pattern. Flush, integral two (2) Media Holder. Image shown with Black Hexel Louver; Order Media separately. Available in anodized Aluminum (AL) or Black (BLK) finish.

earthscape JUNIOR CRITTER - SONGBIRD
 Intended user age: 4+
 ASTM F1487

PRODUCT INFORMATION
 The Songbird is a whimsical and familiar form. At six feet high, it is so much larger than life, yet inviting and playful as a playground centerpiece. In plan view, the bird's shape tapers from tail to head, and the tail tapers adding personality. The Songbird creates beautiful opportunities for social play as well as climbing for the more adventurous thrill seeker.

Maximum height: 5'11"
 Fall height: 5'11"
 Area of Safety Surfacing: 373 ft²
 User Capacity: 2

The highest designated play surface and space required are according to ASTM F1487. A buffer is included in the plan view to account for fabrication and material variations.
 Resilient safety surfacing is required within the fall zone of equipment.
 If you have questions about the equipment or require change, please contact Earthscape at 1-877-268-2922.

COLOR: CHICKADEE COLOR PATTERN PER IMAGE ON THE RIGHT OR APPROVED ALTERNATE.

26 PLAY/FITNESS EQUIPMENT
1:20



28 CATENERY LIGHTING
1:20

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	Revision No.	Date

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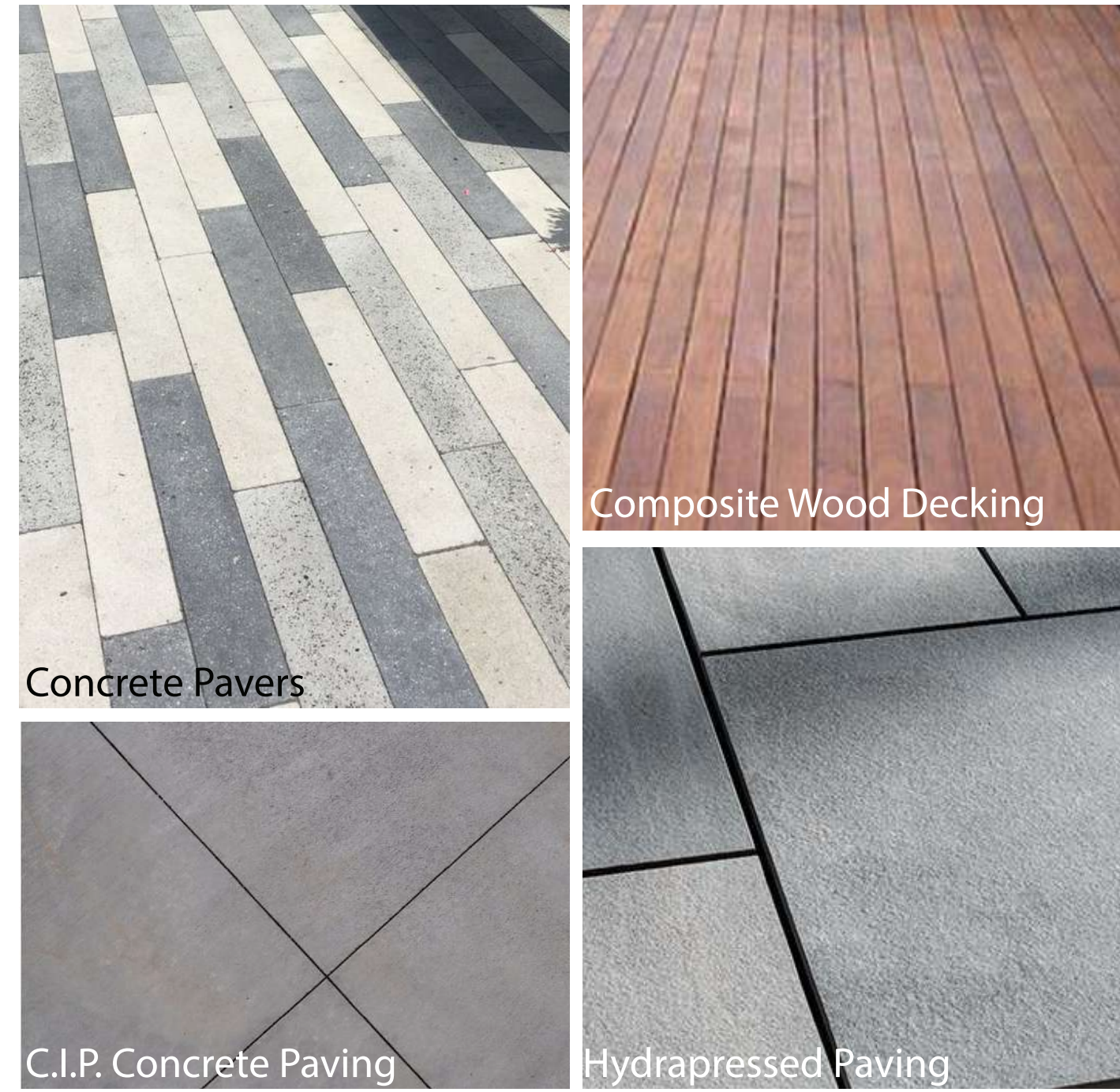
Client: **RED East 16th Limited Partnership**

Project Title: **16th St. East Rental 1540 St. Georges, North Vancouver, BC**

Drawing Title: **Material Board**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
	NTS	
Sheet No.:		

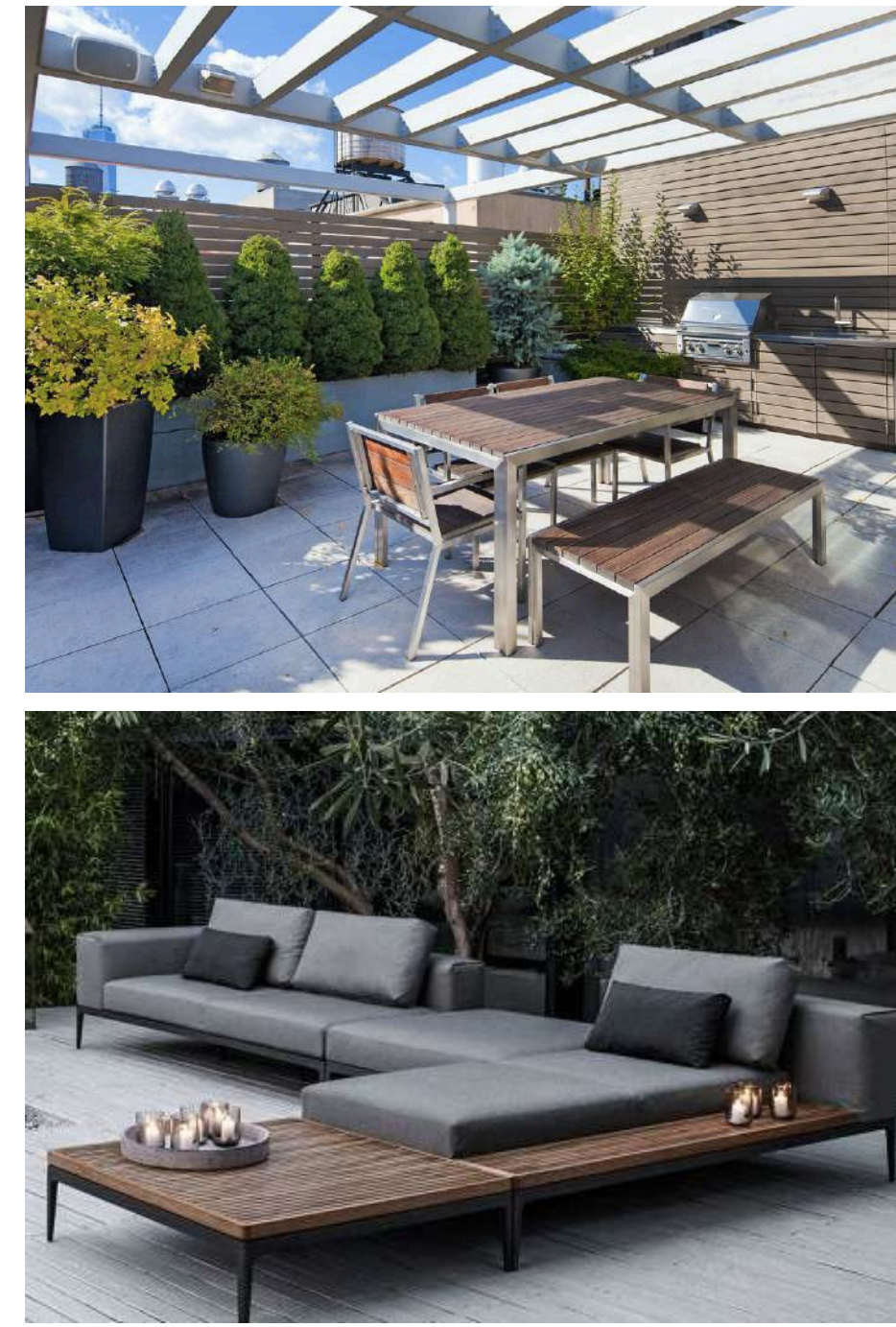
PAVING



TRELLIS



ROOFTOP DINING/ LOUNGING



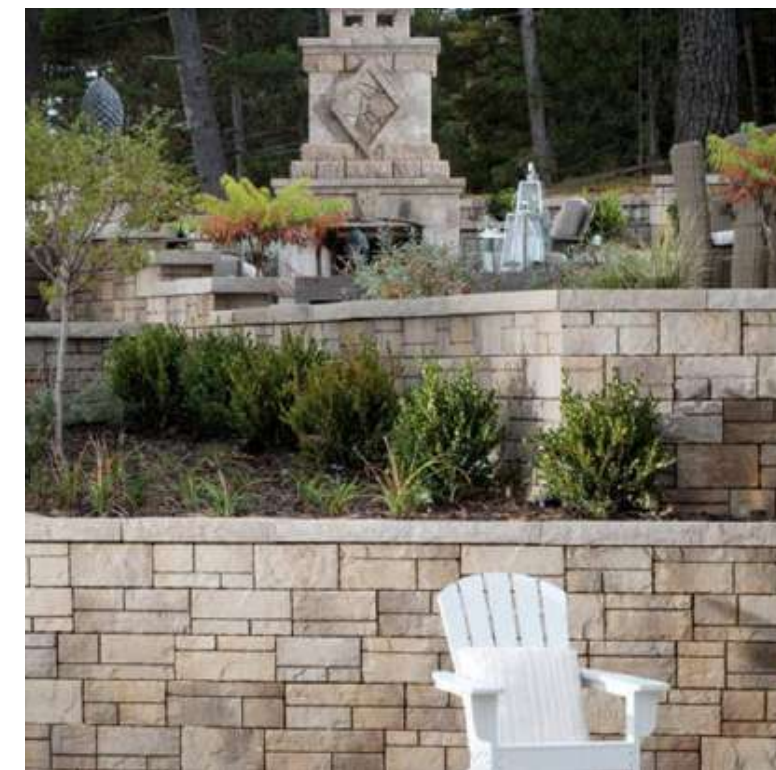
PLANTING



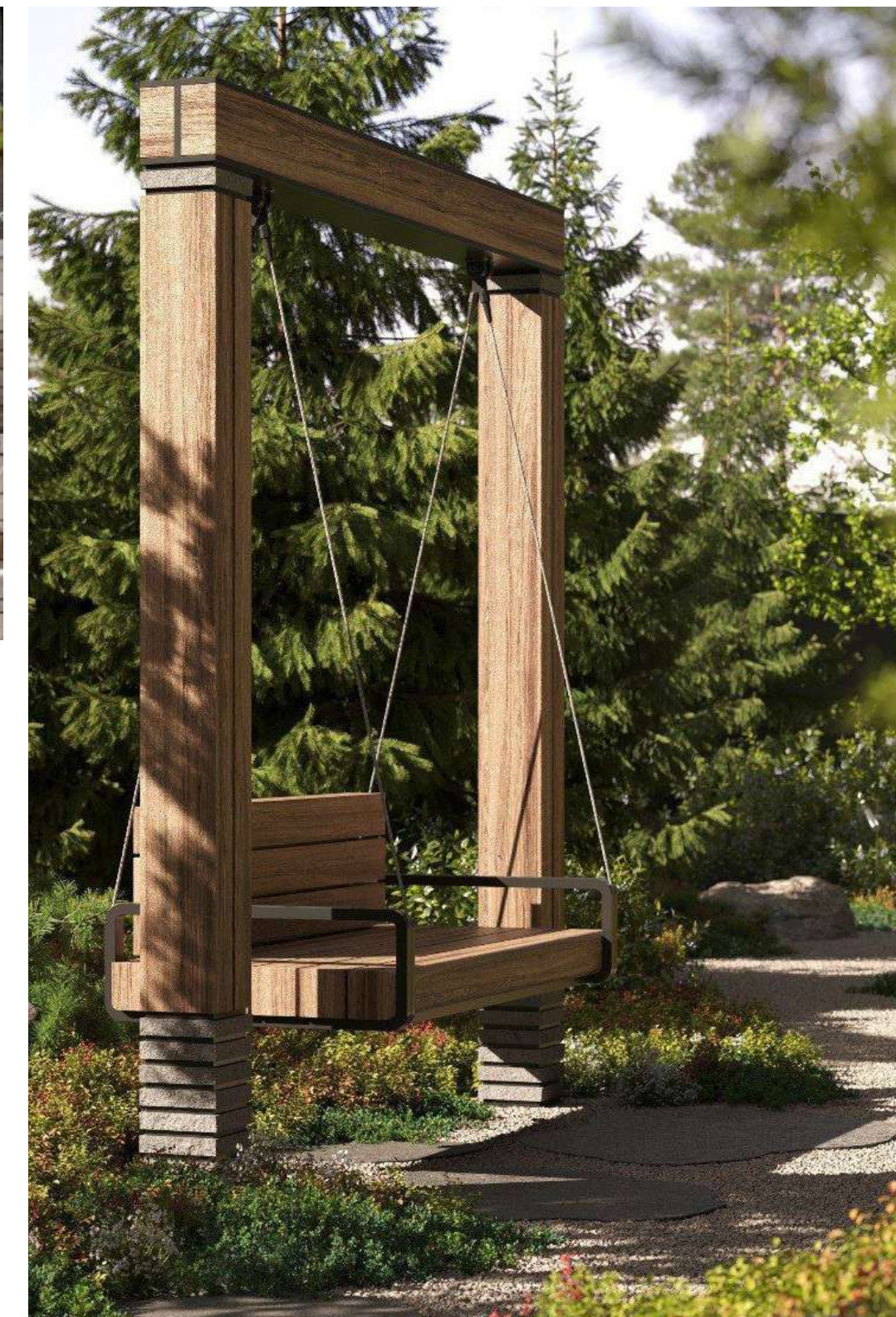
Catenary Lighting



Feature Unit Block Wall



Swing Bench



Garden Walk



Fitness Equipment



Fitness Equipment



BBQ STATION



CUSTOM WOOD BENCH



FEATURE SEATING



OUTDOOR WORKSTATION



ALUMINUM PLANTER



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Client:
RED East 16th Limited Partnership

Project Title:
**E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title:
Precedent Images

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	26-037
Sheet No.:		