



www.viewislandscapedesign.com

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Denver, CO 80231
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ants:

AN MOAYE
ITECT
ENG. M.A.B.C. M.R.I.C. A.I.A.
VICTORIA, B.C. CANADA V8R 3S3
24/03

S:

- Submission - Sept. 15, 2020
Re-submission - Mar. 5, 2021
Re-submission - Oct. 29, 2022
Re-submission - Nov. 01, 2022
Re-submission - Feb. 07, 2023
Re-submission - Jun. 24, 2023

- L0.0 - Overall Landscape Plan
- L1.0 - Tree Management Plan
- L2.1 - Grading & Layout - 1st Floor
- L2.2 - Grading & Layout - 2nd Floor
- L2.3 - Grading & Layout - 3rd Floor
- L3.1 - Planting Plan - 1st Floor
- L3.2 - Planting Plan - 2nd Floor
- L4.1 - Lighting Plan - 1st Floor
- L4.2 - Lighting Plan - 2nd Floor
- L5.1 - Sections
- L6.0 - Materials

- 1: All walls to be inspected and approved by geotech and structural engineer.
- 2: Ensure positive drainage behind all walls and throughout site.
- 3: All walls to conform to City of North Vancouver bylaws and guidelines.
- 4: All landscape works (including boulevard areas) to be automatically irrigated
- 5: Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.
- 6: Paving Surfaces: (or to be decided by the client)
 - a) Stair Landings: Concrete stairs and landing
 - b) Decks and Patios: AquaPave, Aristokrat Porcelain by Abbotsford Concrete Products
- 7: Guard-rails to be installed where required by code.

1. All retaining walls to be approved and specified by structural engineer to meet North Vancouver's building code, including wall height.
2. All drainage behind walls and overall site to be designed and approved by mechanical / civil engineer.
3. Final layout of all walls to be approved by owner.

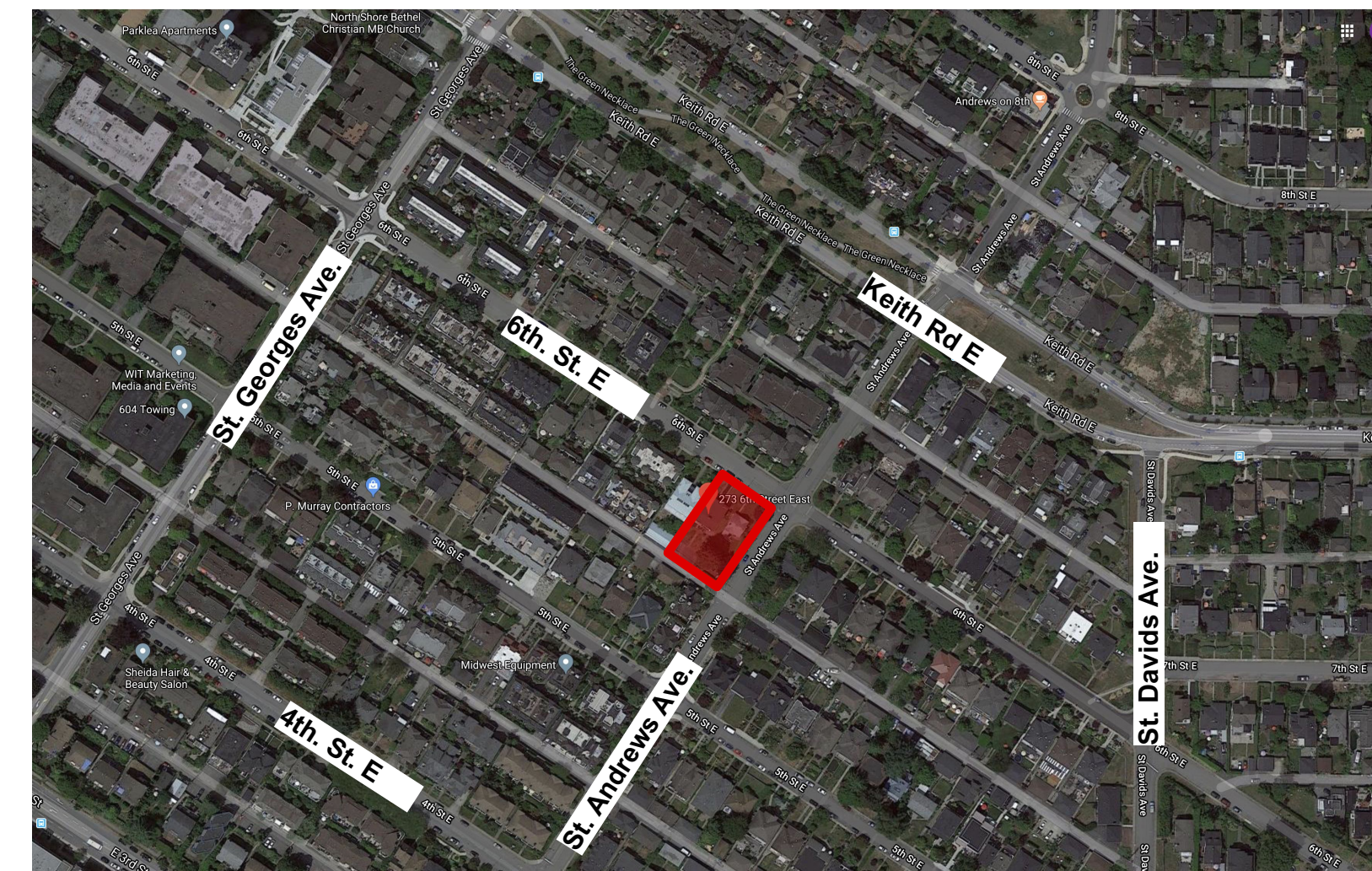
79 EAST 6th STREET,
VANCOUVER, BC

ALL LANDSCAPE PLANS

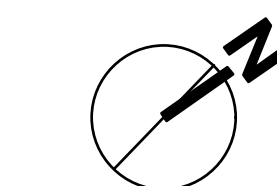
	HC

1:100

No: 1 Sheet No: L 0.0



Context





viewise
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www.viewiselandscape.com

2546 Deltia Ct. Coquitlam
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tel: 604-942-8990
e: cherie@viewiselandscape.com

Consultants:
HASSAN MOAYERI
ARCHITECT
H.A.S.S.A.N. M.O.A.Y.E.R.I. A.I.A.
1100 WESTERN AVE. NORTH VANCOUVER, B.C. CANADA V7R 4V8
TEL: 604-273-8888 FAX: 604-273-8889

- Revisions:
- 1.Rezoning Submission - Sept. 15, 2020
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 - 3.For Coordination - Oct. 29, 2022
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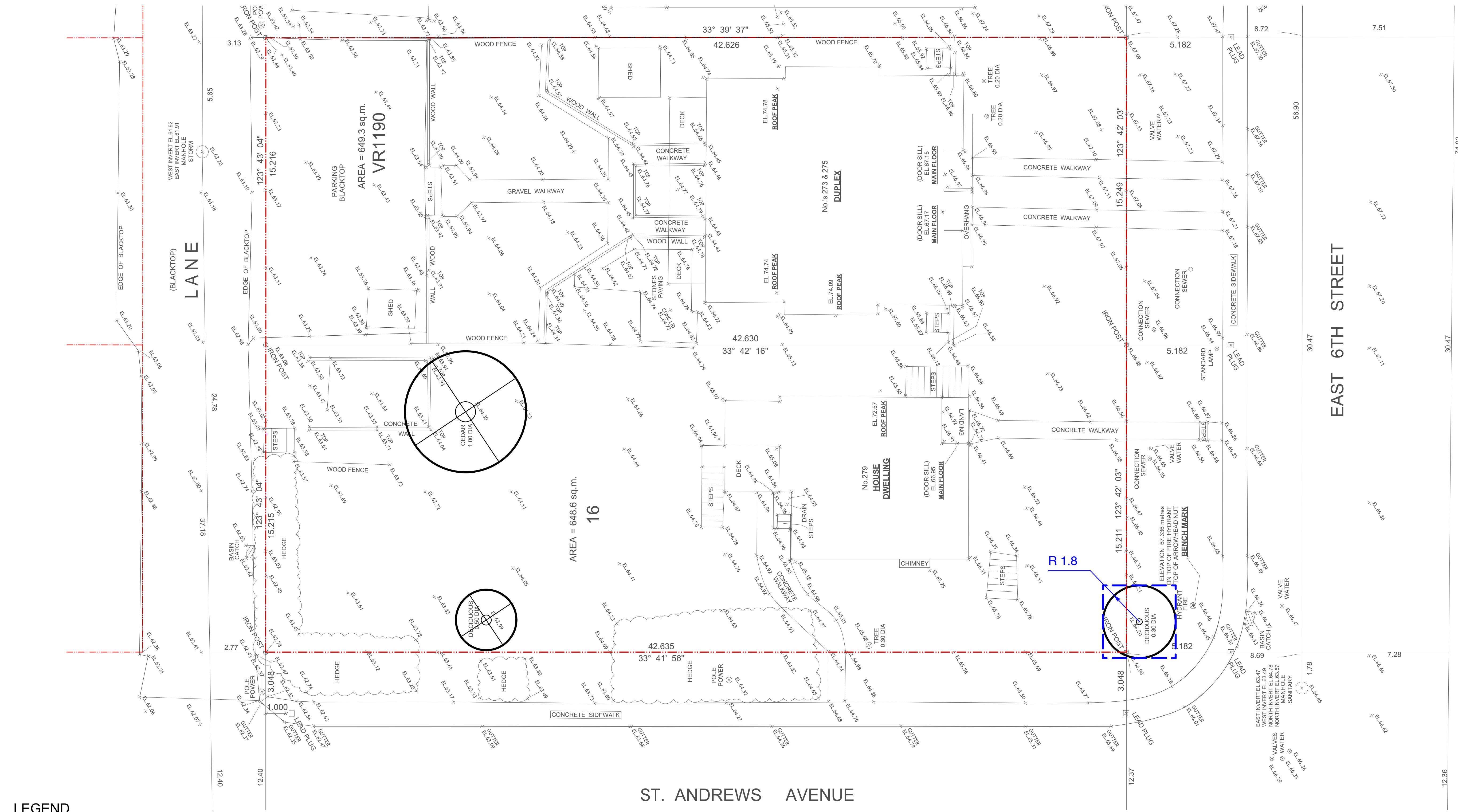
Project:
**273&279 EAST 6th STREET,
NORTH VANCOUVER, BC**

Title:
TREE MANAGEMENT PLAN

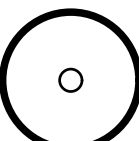
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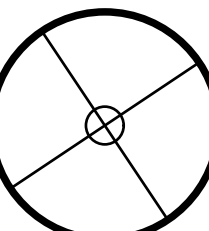
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Sheet No: L 1.0

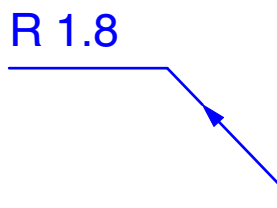
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LEGEND

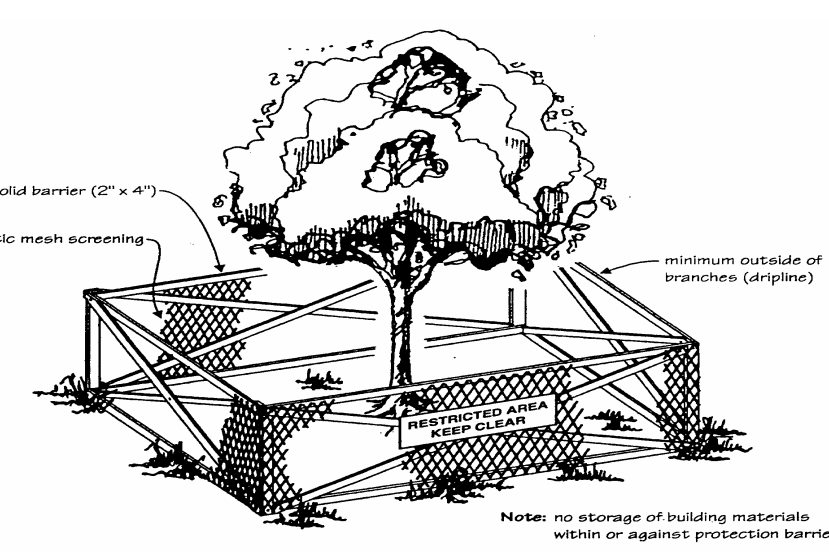
- 

Tree to be Retained
- 

Tree to be Removed
- 

CRZ Radius

 Proposed Tree Protection Fence
see arborist report for details



Tree Protection Fence

ST. ANDREWS AVENUE

Schedule A
Protection Barrier Distance from Tree
Section 1.2

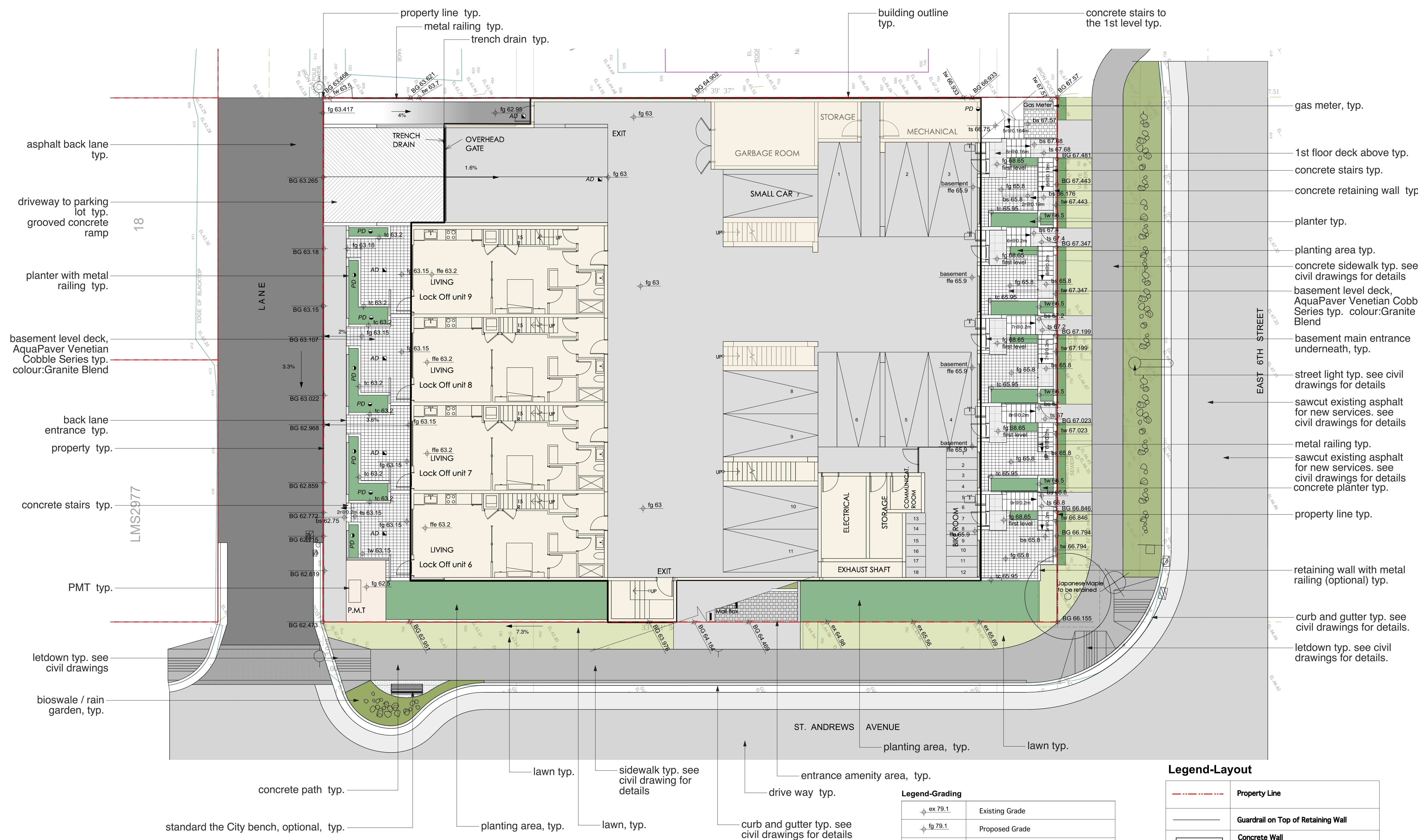
TRUNK DIAMETER	MINIMUM PROTECTION REQUIRED AROUND TREE
	Distance from trunk
20 cm	1.2 m
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

General Construction Notes:

Any permitted tree removal(s) must be performed by qualified professional to avoid contravention of Work Safe BC regulations.

No grade changes are to occur within the Critical Root Zones of any retained trees.

Construction materials are not to be stored within the Tree Protection Zones (TPZ) of trees to be retained, and TPZ fencing is to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating 'TREE PROTECTION ZONE – DO NOT ENTER OR MODIFY'. Consult Arborist (Mountain Maple) for any TPZ barrier issues.



asphalt back lane typ.

driveway to parking lot typ. grooved concrete ramp

planter with metal railing typ.

basement level deck, AquaPaver Venetian Cobble Series typ. colour:Granite Blend

back lane entrance typ. property typ.

concrete stairs typ.

PMT typ.

letdown typ. see civil drawings

bioswale / rain garden, typ.

standard the City bench, optional, typ.

gas meter, typ.

1st floor deck above typ.

concrete stairs typ.

concrete retaining wall typ.

planter typ.

planting area typ.

concrete sidewalk typ. see civil drawings for details

basement level deck, AquaPaver Venetian Cobble Series typ. colour:Granite Blend

basement main entrance underneath, typ.

street light typ. see civil drawings for details

sawcut existing asphalt for new services. see civil drawings for details

metal railing typ.

sawcut existing asphalt for new services. see civil drawings for details

concrete planter typ.

property line typ.

retaining wall with metal railing (optional) typ.

curb and gutter typ. see civil drawings for details.

letdown typ. see civil drawings for details.

- General Notes:**
1. All landscape works (including boulevard areas) to be automatically irrigated
 2. Where soft landscape areas meet building foundation wall, 12" wide gravel drain strip to be installed at landscape grade.
 3. Paving Surfaces: (or to be decided by the client)
a) Stair Landings: C.I.P concrete. Colour: Light Grey (or equivalent);
b) Patios: AquaPave, Aristokrat Porcelain by Abbotsford Concrete Products
 4. Guard-rails to be installed where required by code.
 5. Catch Basin and Area Drain, refer to the arch. drawings.
 6. Off site grading refer to the civil drawings.

Note:
Install continuous lengths of 300mm depth root barrier along front of all sidewalks.

Legend-Grading	
	Existing Grade
	Proposed Grade
	Proposed Top of Wall Grade
	Proposed Bottom of Wall Grade
	Proposed Top of Curb Grade
	Proposed Bottom of Curb Grade
	Planter Drain / Low Point
	Area Drain / Low Point
	Lawn Basin / Low Point
	Catch Basin / Low Point
	Slope

Legend-Layout	
	Property Line
	Guardrail on Top of Retaining Wall
	Concrete Wall
	Concrete Wall/Curb
	Drain Strip / Decorated Pebble
	Lower Patio Paver (HydraPressed paver) Abbotsford Concrete Products Hydrapressed Paver Pattern: Colour: to be decided (Sand / Brown Blend)
	bench
	Decorated Plant Pot

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1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC, CANADA V6H 1T6
TEL: 604-681-1111
WWW.HASSANMOAYERIARCHITECT.COM

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- 6.Rezoning Re-submission - Jun. 24, 2024

HONGBING CHEN
4239
REGISTERED PROFESSIONAL ENGINEER
BRITISH COLUMBIA SOCIETY OF PROFESSIONAL ENGINEERS

Project:

273&279 EAST 6th STREET,
NORTH VANCOUVER, BC

Title:

LAYOUT AND GRADING PLAN
BASEMENT FLOOR

Drawn:	HC
Checked:	
Scale:	1:100

Project No:	20.001
Sheet No:	L 2.1

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Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any changes made on-site.



Note:
Install continuous lengths of 300mm depth root barrier along front of all sidewalks.

General Notes:

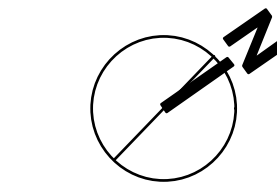
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4. Guard-rails to be installed where required by code.
5. Catch Basin and Area Drain, refer to the arch. drawings.
6. Off site grading refer to the civil drawings.

Legend-Grading

	Existing Grade
	Proposed Grade
	Proposed Top of Wall Grade
	Proposed Bottom of Wall Grade
	Proposed Top of Curb Grade
	Proposed Bottom of Curb Grade
	Planter Drain / Low Point
	Area Drain / Low Point
	Lawn Basin / Low Point
	Catch Basin / Low Point
	Slope

Legend-Layout

	Property Line
	Guardrail on Top of Retaining Wall
	Concrete Wall
	Concrete Wall/Curb
	Drain Strip / Decorated Pebble
	Lower Patio Paver (HydraPressed paver) Abbotsford Concrete Products Hydrapressed Paver Pattern: Colour: to be decided (Sand / Brown Blend)
	bench
	Decorated Plant Pot



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Project:

273&279 EAST 6th STREET,
NORTH VANCOUVER, BC

Title:

LAYOUT AND GRADING PLAN
1ST FLOOR

Drawn: HC

Checked:

Scale: 1:100

Project No:
20.001

Sheet No:
L 2.2

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General Notes:

- 1: All landscape works (including boulevard areas) to be automatically irrigated
- 2: Where soft landscape areas meet building foundation wall, 12" wide gravel drain strip to be installed at landscape grade.
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Legend-Grading

	Existing Grade
	Proposed Grade
	Proposed Top of Wall Grade
	Proposed Bottom of Wall Grade
	Proposed Top of Curb Grade
	Proposed Bottom of Curb Grade
	Planter Drain / Low Point
	Area Drain / Low Point
	Lawn Basin / Low Point
	Catch Basin / Low Point
	Slope

Legend-Layout

	Property Line
	Guardrail on Top of Retaining Wall
	Concrete Wall
	Concrete Wall/Curb
	Drain Strip / Decorated Pebble
	Lower Patio Paver (HydraPressed paver) Abbotsford Concrete Products Hydrapressed Paver Pattern: Colour: to be decided (Sand / Brown Blend)
	bench
	Decorated Plant Pot



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hmoayeri@hmoayeri.com

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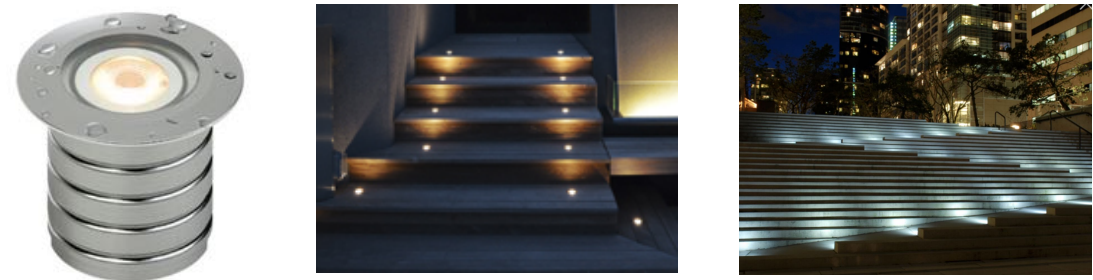
Project:
273&279 EAST 6th STREET,
NORTH VANCOUVER, BC

Title:
LAYOUT AND GRADING PLAN
3RD FLOOR

Drawn: HC
Checked:
Scale: 1:100

Project No: 20.001
Sheet No: L 2.3

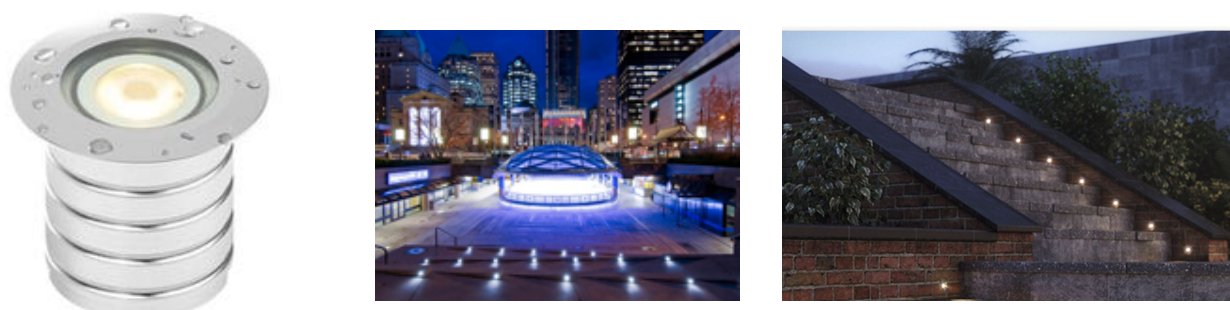
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Supplier By: MP Lighting
www.mplighting.com
tel: 1 877 7081184
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

Product: L01 S6
TYPE: Exterior directional in-grade light for the stairs
Colour: Light Grey, Stainless Steel

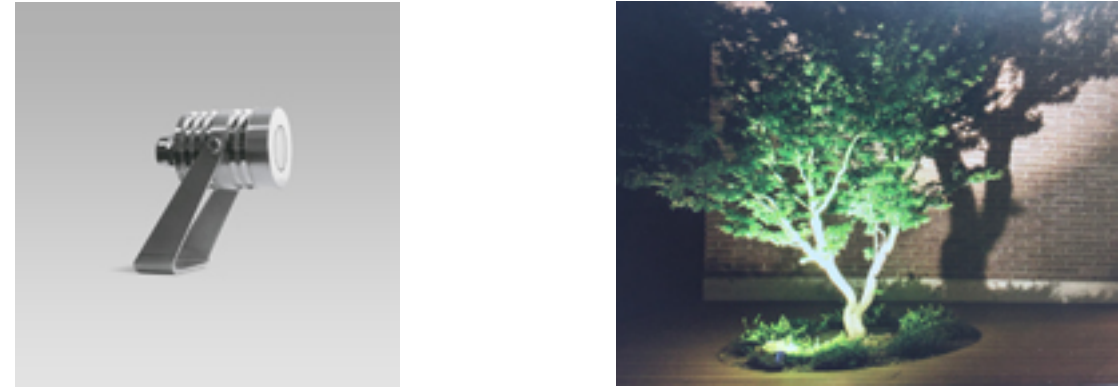
Location: pedestrian path
or Equivalent Approved by the Owner



Supplier By: MP Lighting
www.mplighting.com
tel: 1 877 7081184
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

Product: L01 MA
TYPE: Exterior directional in-grade light for the walls
Colour: Light Grey, Matte Anodized

Location: retaining wall
or Equivalent Approved by the Owner



Supplier By: Arcluca North America Inc.
www.arcluca-us.com / www.symmetry-lighting.com
tel: 778 373 3391
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

Product: TITO55
TYPE: Landscape Spot Light (Wide Flood / Elliptical / Medium)
Colour: Stainless Steel

Location: Planter (Pedestrian Gate Area)
or Equivalent Approved by the Owner



Supplier By: Ligman Lighting USA.
www.ligmanlightingusa.com / www.symmetry-lighting.com
tel: 778 373 3391
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

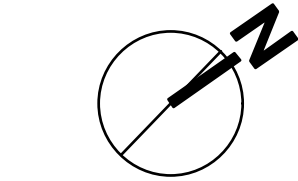
Product: Utah Mini Floodlight - Utah 3 RGBW LED
and Utah 1 LED - Constant Voltage (1 Driver for
Multiple Fixtures)
Model: UUT-50554 and UUT-50552
TYPE: Landscape Spot/high Light
Colour: Black

Location: Court Yard Featured Trees
or Equivalent Approved by the Owner

Legend

A		landscape highlight lighting
B		landscape light
C		in ground light
D		wall light / meet code

Note: All lighting materials and installation details to meet the manufacture's specifications or approved equal by the owner.



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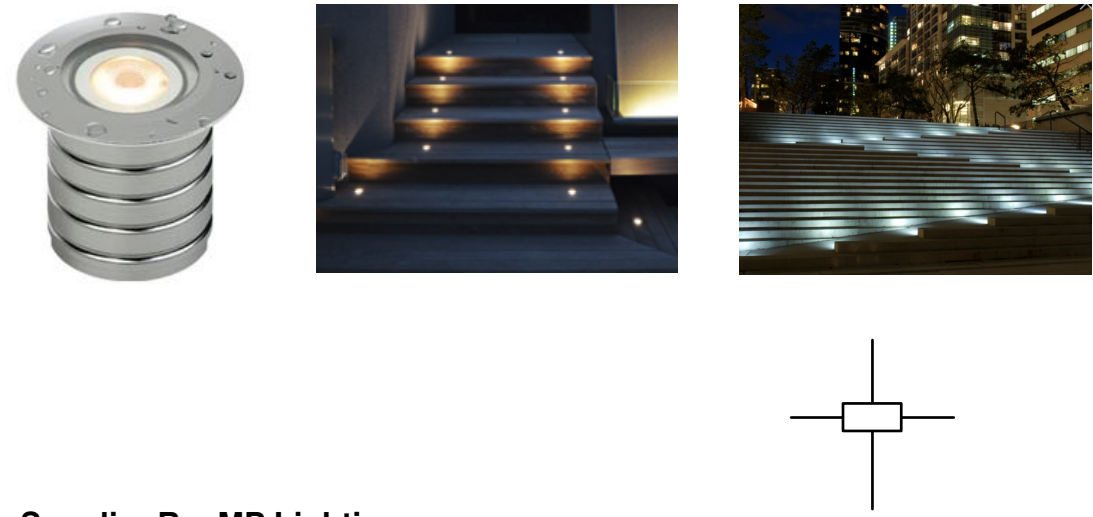
Project:
273&279 EAST 6th STREET,
NORTH VANCOUVER, BC

Title:
LIGHTING PLAN
BASEMENT FLOOR

Drawn: HC
Checked:
Scale: 1:100

Project No: 20.001
Sheet No: L 4.1

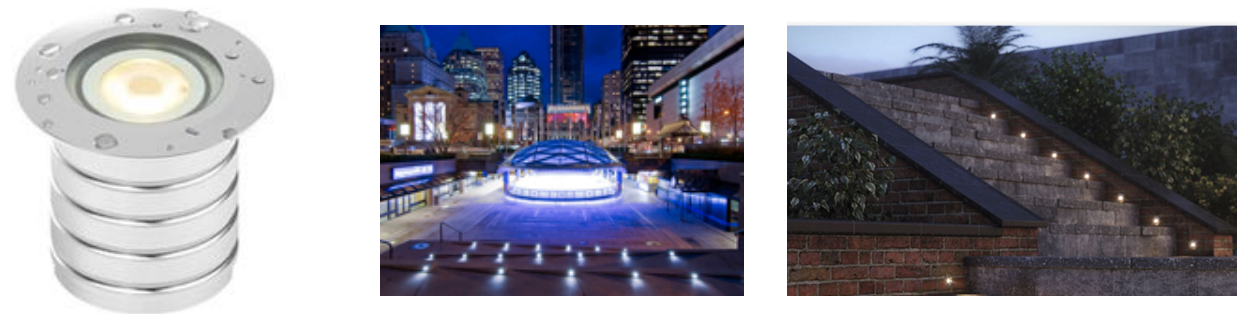
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Supplier By: MP Lighting
www.mplighting.com
tel: 1 877 7081184
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

Product: L01 S6
TYPE: Exterior directional in-grade light for the stairs
Colour: Light Grey, Stainless Steel

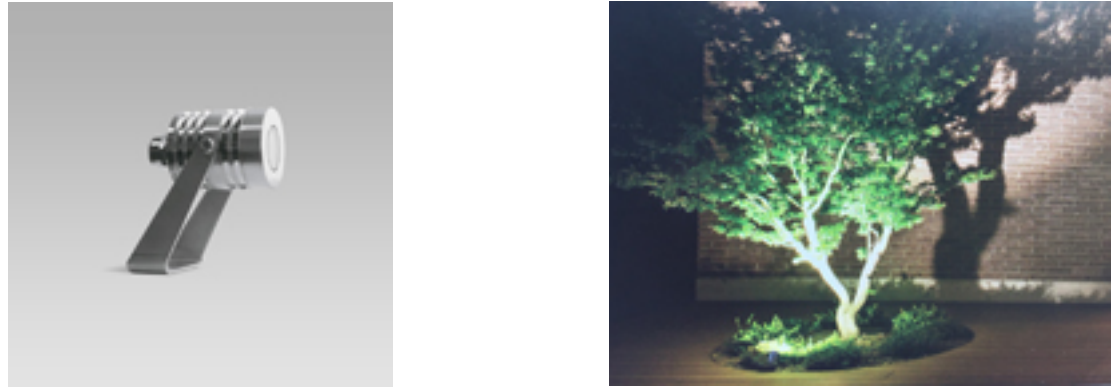
Location: pedestrian path
or Equivalent Approved by the Owner



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www.mplighting.com
tel: 1 877 7081184
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

Product: L01 MA
TYPE: Exterior directional in-grade light for the walls
Colour: Light Grey, Matte Anodized

Location: retaining wall
or Equivalent Approved by the Owner



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tel: 778 373 3391
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

Product: TITO55
TYPE: Landscape Spot Light (Wide Flood / Elliptical / Medium)
Colour: Stainless Steel

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www.ligmanlightingusa.com / www.symmetry-lighting.com
tel: 778 373 3391
Contact: Lilian Ortiz Davila email: Lilian.O@summetry-lighting.com

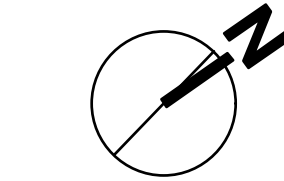
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Model: UUT-50554 and UUT-50552
TYPE: Landscape Spot/high Light
Colour: Black

Location: Court Yard Featured Trees
or Equivalent Approved by the Owner

Legend

A	⊕	landscape highlight lighting
B	⬤	landscape light
C	⊕	in ground light
D	⬤	wall light / meet code

Note: All lighting materials and installation details to meet the manufacture's specifications or approved equal by the owner.



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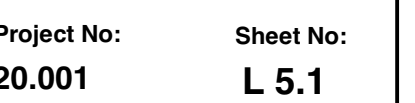
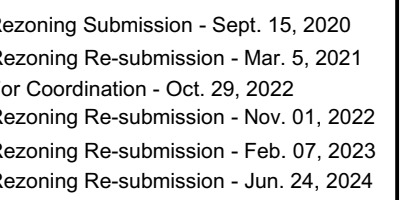
273&279 EAST 6th STREET,
NORTH VANCOUVER, BC

Title:

LIGHTING PLAN
1ST FLOOR

Drawn: HC
Checked:
Scale: 1:100

Project No:
20.001
Sheet No:
L 4.2



Paving Materials



Granite® Blend

On Grade Deck Pavement
Supplier By: Abbotsford Concrete Products
Product: AquaPave Venetian Cobble Series
Size: Mixed Size
Colour: Granite Blend
Pattern: Running Bond Mixed offset



Shadow® Blend

On Grade Court Yard Pavement & Drive Way to Parking Lot
Supplier By: Abbotsford Concrete Products
Product: AquaPave Venetian Cobble Series
Size: 8 3/4" x 4 5/16" x 3 1/8" (221.5mmx110mmx80mm)
Colour: Shadow Blend
Pattern: Running Bond /Running Bond Mixed offset

Furniture



Supplier By: Landscape Forms
www.landscapeforms.com
tel: 800-430-6206 x 1326
Contact: Julia Ryan email: juliar@landscapeforms.com
Product: Austin Bench - Backed Arms
Size: 24" x 72" x 33"
Colour: Metallic - Silver

Location: Court Yard / Amenity Area

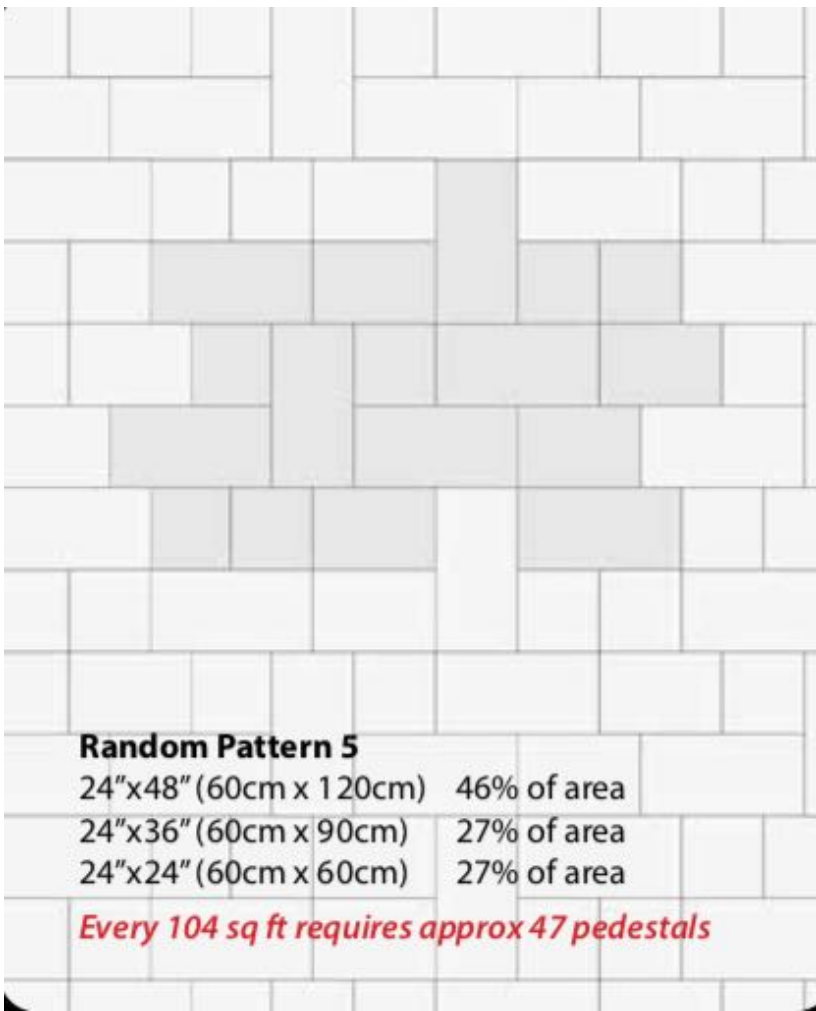


Supplier By: Landscape Forms
www.landscapeforms.com
tel: 800-430-6206 x 1326
Contact: Julia Ryan email: juliar@landscapeforms.com
Product: Collect Litter
Size: 16" x 24" x 38"
Colour: Metallic - Silver

Location: Court Yard / Amenity Area



Boulevard Furniture - per City Standard
Urban Backless Bench
Victor Stanley RBF-12
black powder coated steel
1.8m (6') length



Dover Grey

Abbotsford Concrete Products
Aristokrat Porcelain Paver
Colour: Dover Grey
Size: 24"x48" (60cmx120cm), 24"x36" (60cmx90cm), 24"x24" (60cmx60cm)
Pattern: Random Pattern 5

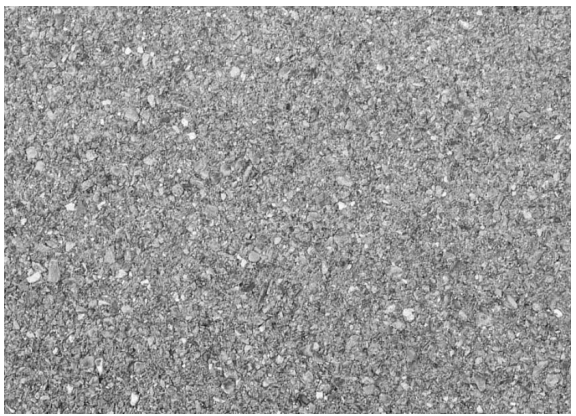
Location: Court Yard Amenity Area



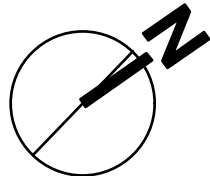
Arctic Mist

Abbotsford Concrete Products
Aristokrat Porcelain Paver
Colour: Arctic Mist
Size: 23 5/8" x 23 5/8" x 3/4" (60cm x 60cm x 2cm)
Pattern: Offset running bond

Location: Deck Pavement



Permeable Concrete Paving



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Revisions:
1.Rezoning Submission - Sept. 15, 2020
2.Rezoning Re-submission - Mar. 5, 2021
3.For Coordination - Oct. 29, 2022
4.Rezoning Re-submission - Nov. 01, 2022
5.Rezoning Re-submission - Feb. 07, 2023
6.Rezoning Re-submission - Jun. 24, 2024

Project:
273&279 EAST 6th STREET,
NORTH VANCOUVER,BC

Title:
MATERIALS

Drawn:	HC
Checked:	
Scale:	1:100
Project No:	Sheet No:
20.001	L 6.0

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