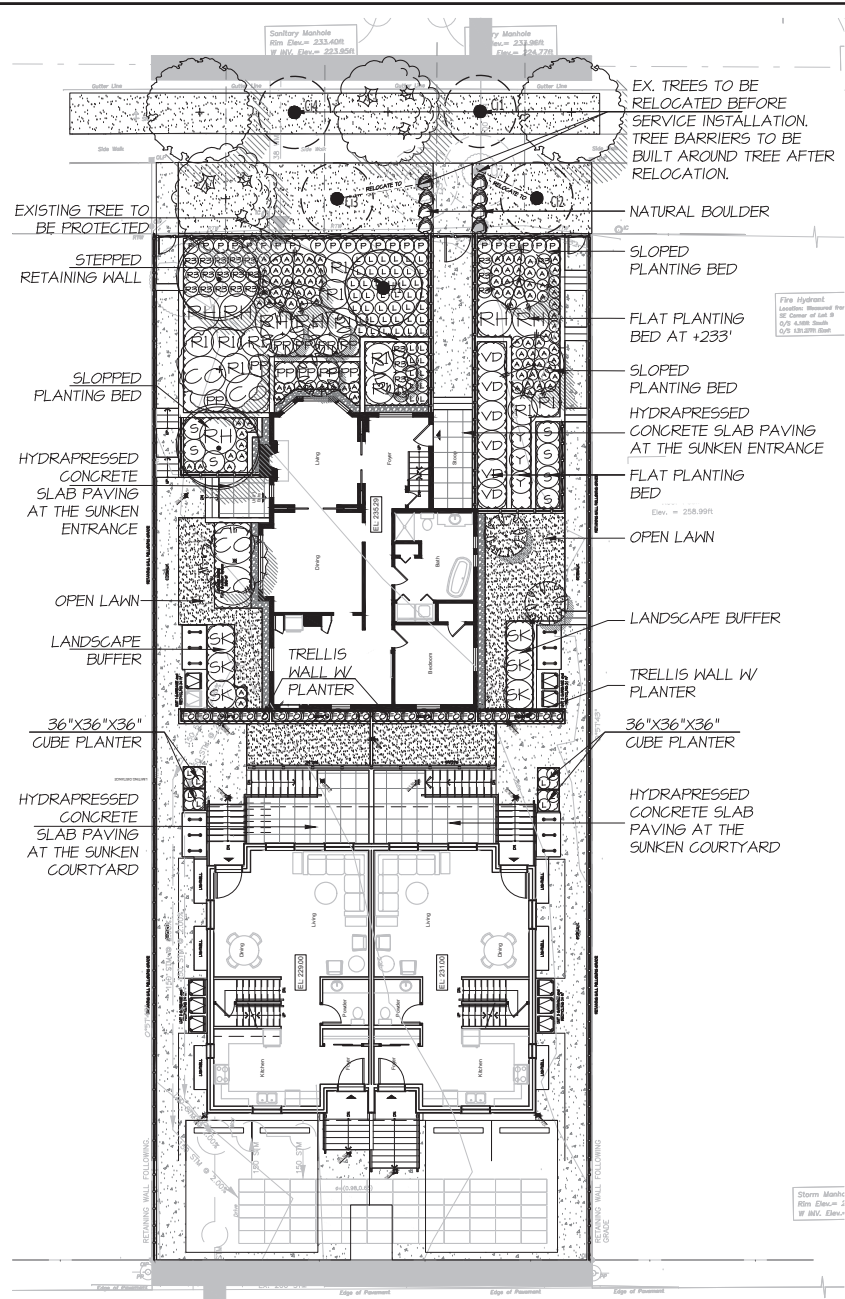


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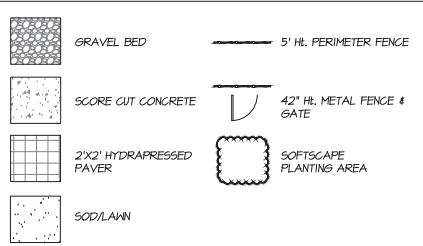
EX. TREES TO BE RELOCATED BEFORE SERVICE INSTALLATION. TREE BARRIERS TO BE BUILT AROUND TREE AFTER RELOCATION.

Fire Hydrant Location: Referenced to the Center of Lot & 4' to 4' 6" from South Side of 233.000' East

Elev. = 238.991'

Storm Manhole Elev. 233.000' W. INV. Elev. = 233.000'

LEGEND



PLANT SCHEDULE - ONSITE

M2 JOB NUMBER: 22-030

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(T)	1	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL; B4B
(T)	2	ACER RUBRUM 'BOHALL'	COLUMNAR BOHALL MAPLE	6CM CAL; B4B
(T)	6	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEEAM	5CM CAL; B4B
(T)	3	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	3M HT; B4B
(T)	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; B4B
(T)	1	EXISTING TREE #1 TO BE PROTECTED		
SHRUB				
(S)	4	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
(S)	10	PHYTOSCARPUS OPULIFOLIUS CAPITATUS	PACIFIC NINEBARK	#2 POT
(S)	11	RHODODENDRON YAK 'MIST MAIDEN'	RHODODENDRON 'MIST MAIDEN'	#2 POT; 30CM
(S)	7	ROSA RUGOSA	RUGOSA ROSE	#2 POT
(S)	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT
(S)	7	SPIRAEA DOUGLASII	HARDHACK	#2 POT
(S)	3	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#2 POT; 50CM
(S)	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
(P)	22	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
VINE				
(V)	26	CLEMATIS ALPINA 'RUBY'	CLEMATIS 'RUBY'	#1 POT; 50CM STAKED
PERENNIAL				
(L)	60	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
(L)	23	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA	#1 POT
(A)	100	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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2	2022-04-04	ISSUED FOR O.P.	GL
3	2022-04-04	ISSUED FOR O.P.	GL
4	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL
5	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL

PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
LANDSCAPE LAYOUT PLAN

DATE: JULY 21/22 DRAWING NUMBER:
SCALE: 1/4" = 1'-0" DRAWN: GL
DESIGN: GL
CHK'D: MLM
M2LA PROJECT NUMBER: 22-030

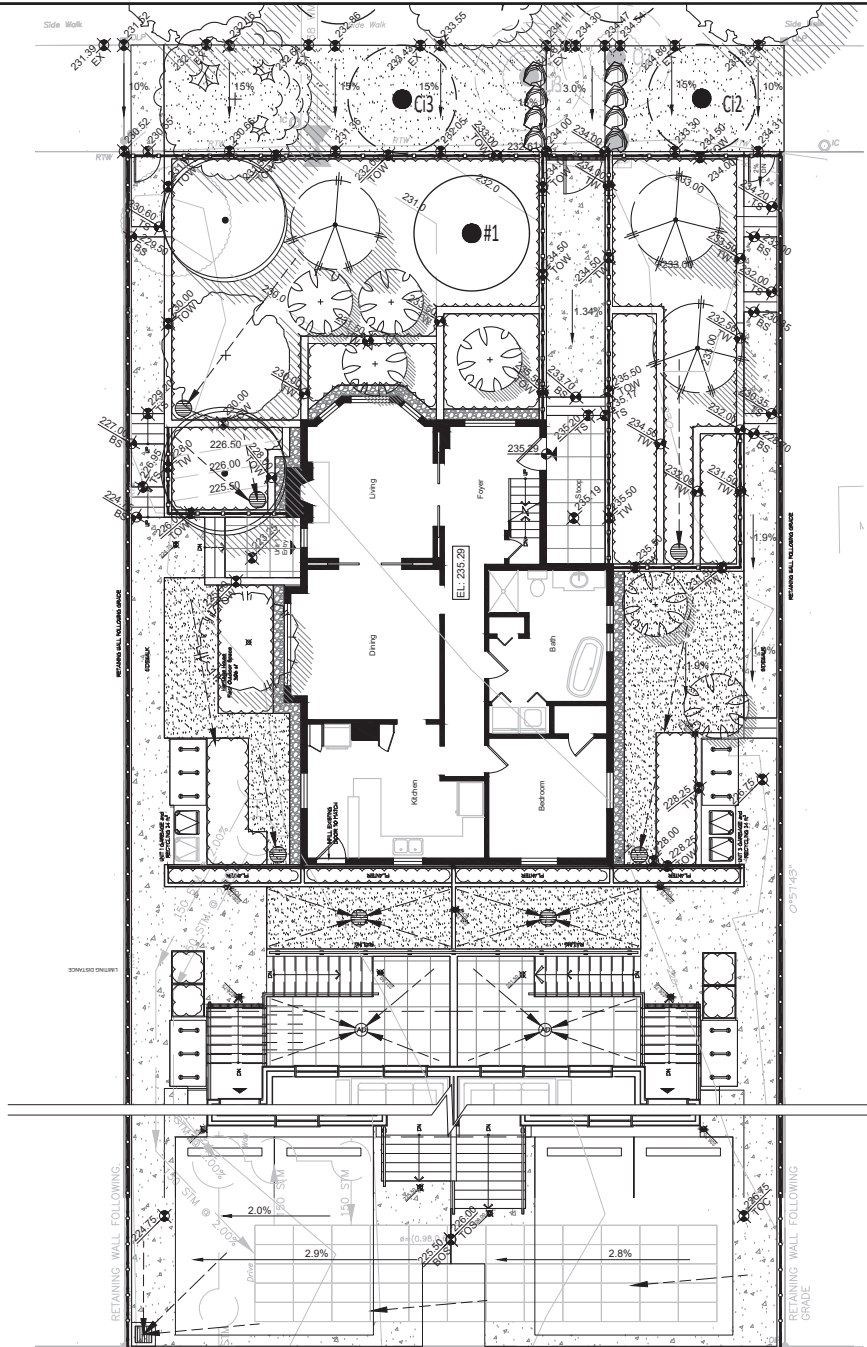
L1

OF 10

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GRADING LEGEND

- 4.00% → PERCENTAGE OF SLOPE
- 6.50' TOC TOP OF CURB
- 6.50' TOW TOP OF WALL
- 6.50' PROPOSED FINISH GRADE

DRAINAGE LEGEND

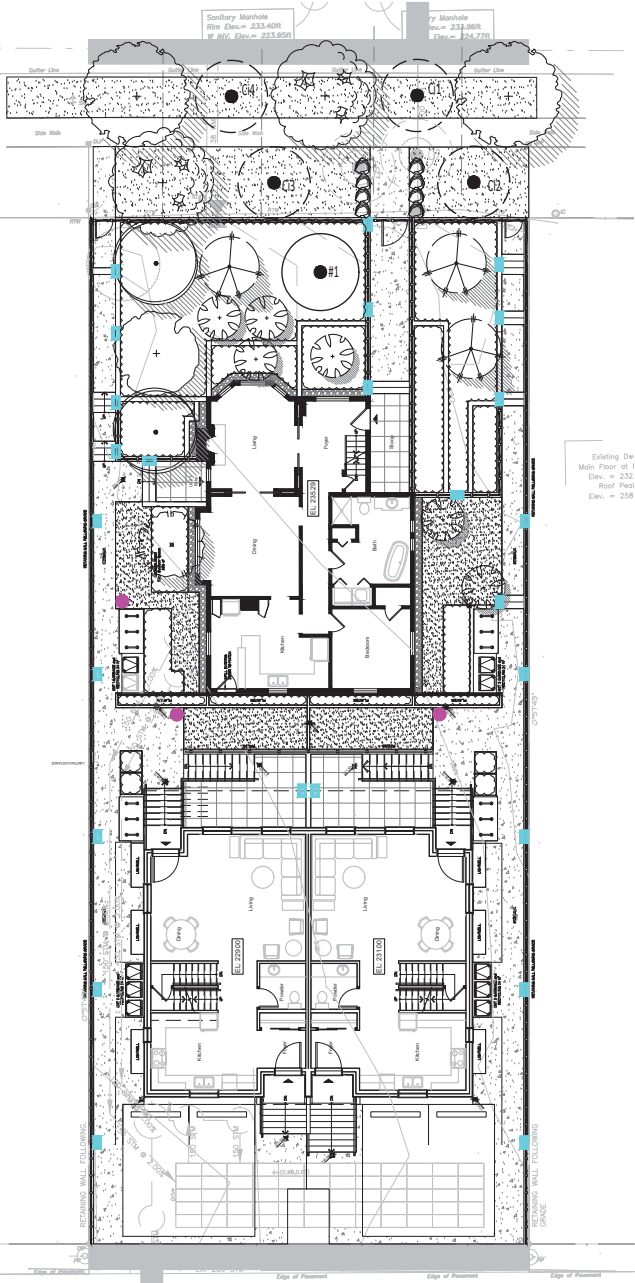
- ⊙ LAWN BASIN
- DRAINAGE DIRECTION
- DRENCH DRAIN
- ▣ CATCH BASIN

NO.	DATE	REVISION DESCRIPTION	DR.
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2	2022-04-04	ISSUED FOR I/P	GL
3	2022-04-04	ISSUED FOR I/P	GL
4	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL
5	2022-07-01	ISSUED FOR PRELIMINARY DESIGN	GL

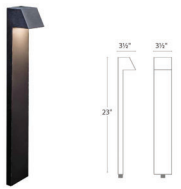
PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
**GRADING &
DRAINAGE PLAN**

DATE: JULY 21/22	DRAWING NUMBER:
SCALE: 1"=3/16"	L2
DRAWN: GL	
DESIGN: GL	
CHK'D: M1LM	



QUAD LED PATH LIGHT
6091

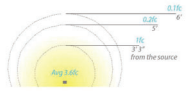


PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

- FEATURES**
- IP66 rated, Protected against powerful water jets
 - Factory sealed water tight fixture
 - Solid die-cast corrosion resistant aluminum alloy
 - Recommended spacing for installation: Residential 8 to 10ft, Commercial 5 to 7ft
 - Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
 - Maintains constant lumen output against voltage drop
 - UL & cUL 1838 Listed

SPECIFICATIONS

Input:	9-15VAC (Transformer is required)
Power:	3.0W / 4.5VA
Brightness:	120 to 100 lum
CRI:	90
Rated Life:	60,000 hours

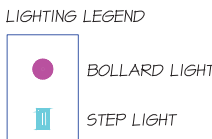


ORDERING NUMBER

	Color Temp.	Finish
6091	Cloud 27 2700K Warm White 30 3000K Pure White	BZ Bronze on Aluminum

6091 - BZ
Example: 6091-30BZ

wacighting.com Headquarters: Eastern Distribution Center
 Phone: (800) 526-2588 44 Harbor Park Drive, Port Washington, NY 11050
 Fax: (800) 526-2585
 Central Distribution Center: 1600 Distribution Ct, Little Springs, GA 30122
 Western Distribution Center: 1750 Birchbald Avenue, Ontario, CA 91760



WAC
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

WAC LIGHTING

WL-LED140
Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
WL-LED140 120 VAC	4 Amber 90	3	4 BK Black on Aluminum
WL-LED140F 277 VAC	4 White 90	3	4 BZ Bronze on Aluminum
	4 Amber 90	3	4 WT White on Aluminum

Example: WL-LED140-AM-BK

DESCRIPTION
WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.

- FEATURES**
- Geometric design with downward illumination
 - Magnetized design for easy installation and maintenance
 - Low profile, flush to wall aesthetics with no visible hardware
 - 5 year warranty

SPECIFICATIONS

Construction:	Die-cast corrosion resistant aluminum alloy
Power:	3W, 3.5W
Input:	277 VAC, 50/60Hz, 120 VAC
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	50000 Hours
Mounting:	Fits into 2" x 4" J-Box with minimum inside dimensions of 3" x 2" x 2 1/2"
Finish:	Enamel Coated: White on Aluminum, Bronze on Aluminum, Black on Aluminum
Operating Temp:	-40°F to 147°F (-40°C to 40°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA, Title 24 JAB-2019 Compliant

Fixture Type:

Catalog Number:

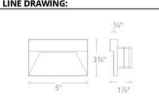
Project:

Location:



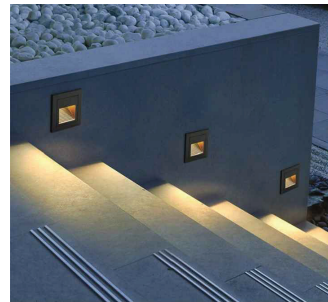
FINISHES:

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REPLACEMENT PARTS

W-4091-140-BK	LED140 Cover Plate BK
W-4091-140-BZ	LED140 Cover Plate BZ
W-4091-140-WT	LED140 Cover Plate WT



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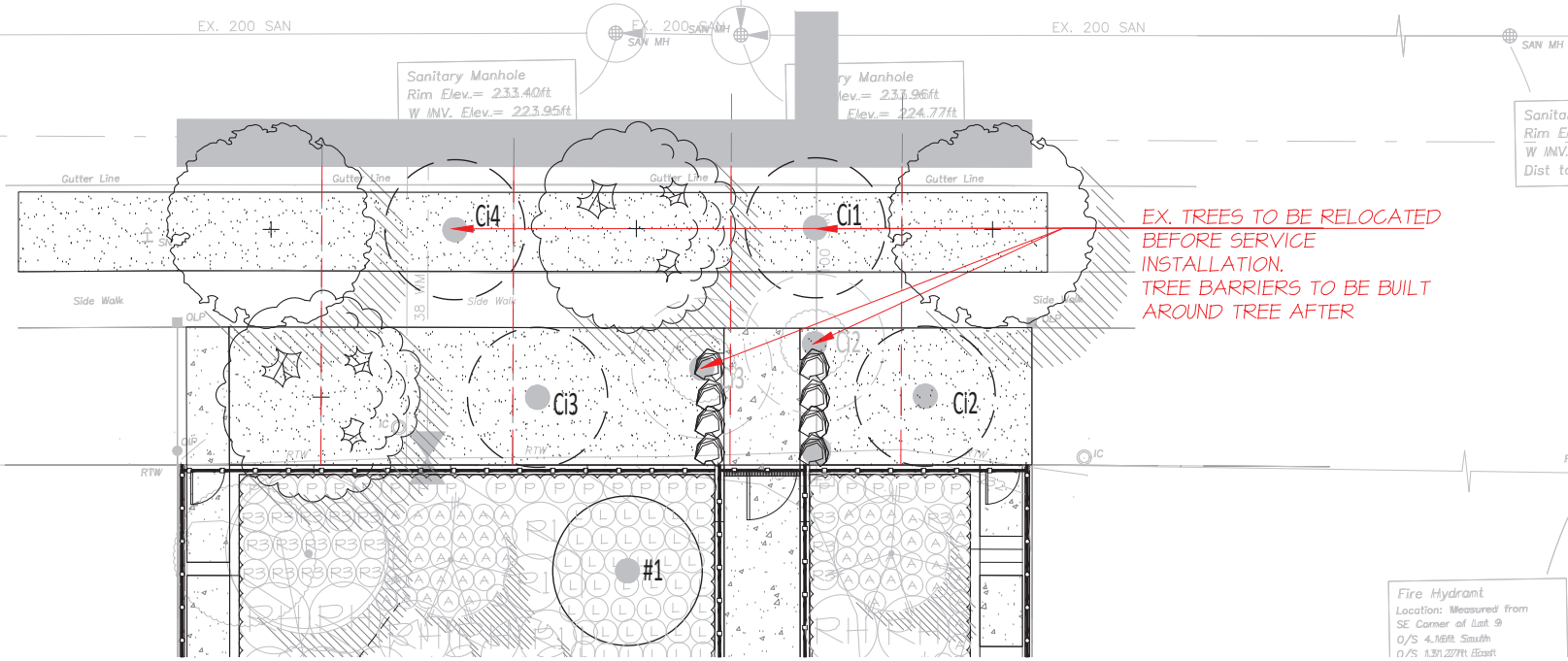
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PROJECT:
**HERITAGE REVITALIZATION AND
 NEW LOW ENERGY DUPLEX**
 311 W 14TH STREET
 CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
LIGHTING PLAN

DATE: JULY 21, 2022	DRAWING NUMBER:
SCALE: 1/4" = 1'-0"	
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	22-030

West 14th Street



LEGEND
 --- CLEARANCE FROM THE UNDERGROUND SERVICE LINES

PLANT SCHEDULE - OFFSITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ACER GININATUM	VINE MAPLE	1.5M HT; B4B;
	2	QUERCUS COCCINEA	SCARLET OAK	6CM CAL; B4B
	1	EXISTING CITY TREE C11 TO BE RELOCATED		
	1	EXISTING CITY TREE C12 TO BE RELOCATED		
	1	EXISTING CITY TREE C13 TO BE RELOCATED		
	1	EXISTING CITY TREE C14 TO BE RELOCATED		

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5	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL

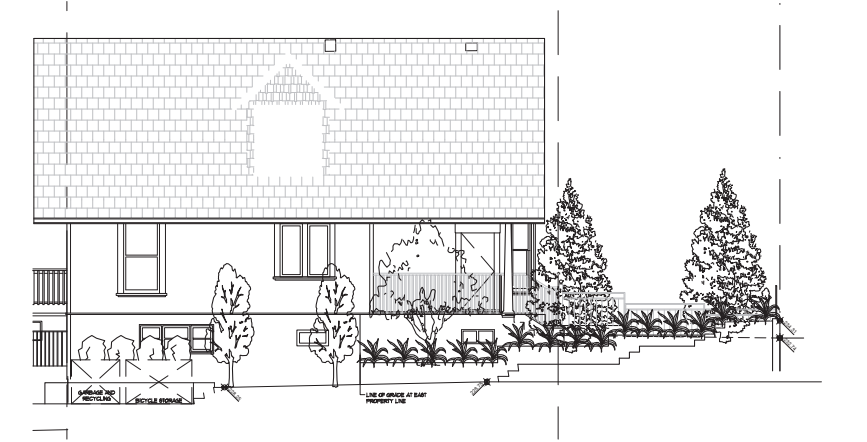
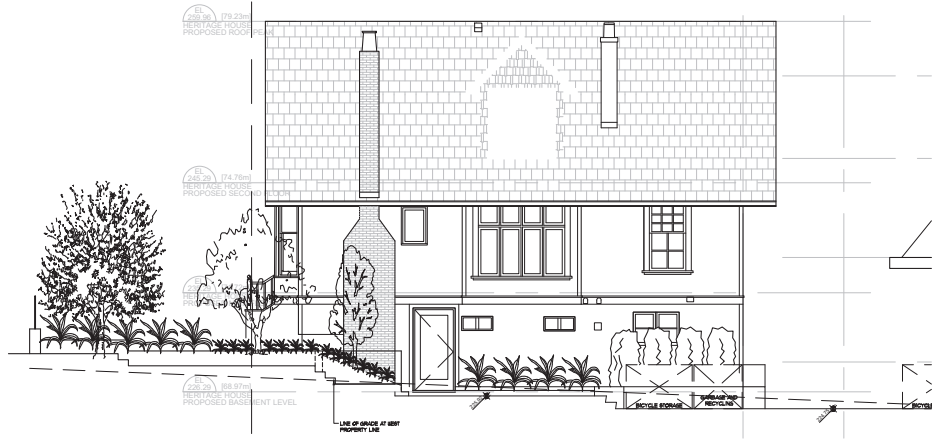
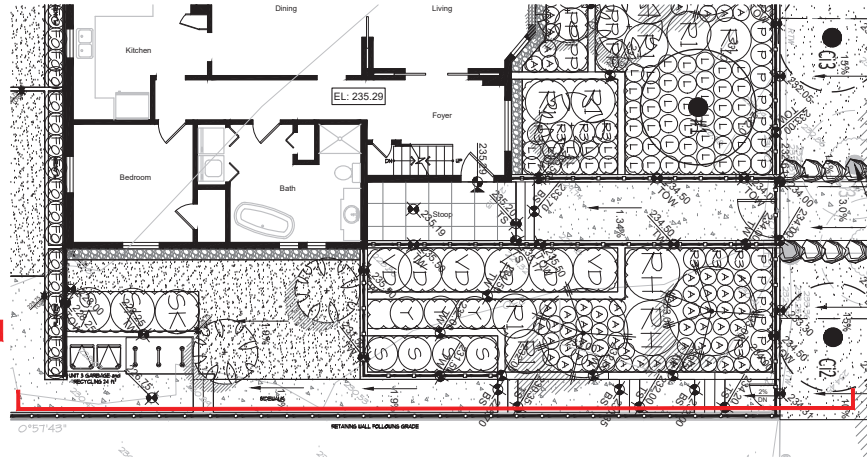
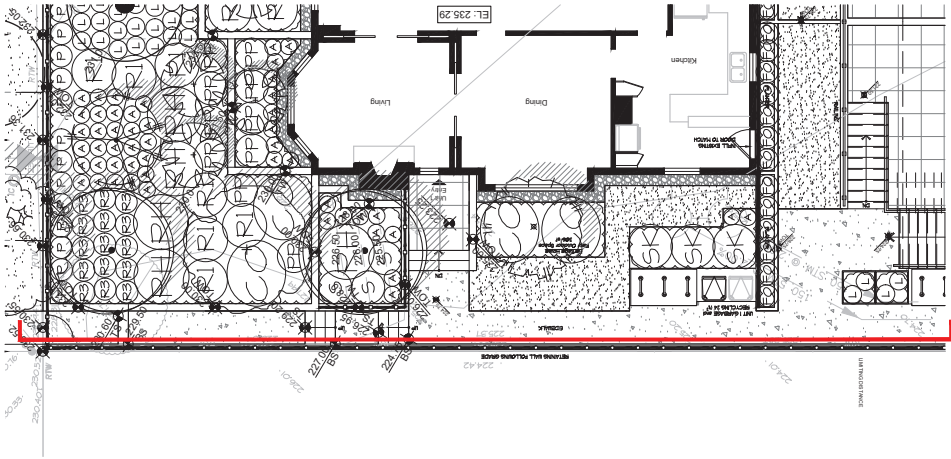
PROJECT:
 HERITAGE REVITALIZATION AND
 NEW LOW ENERGY DUPLEX
 311 W 14TH STREET
 CITY OF NORTH VANCOUVER, BC

OFFSITE LANDSCAPE PLAN

DATE: JULY 21, 2022 DRAWING NUMBER:
 SCALE: 1"=10'
 DRAWN: GL
 DESIGN: GL
 CHK'D: M1LM
 M2LA PROJECT NUMBER: 22-030

L5

OF 10



01 HERITAGE HOUSE WEST ELEVATION
L7 SCALE: 1"=3/16"

02 HERITAGE HOUSE EAST ELEVATION
L7 SCALE: 1"=3/16"

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3	2020-04-04	ISSUED FOR CIP	GL
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5	2020-07-01	ISSUED FOR PRELIMINARY DESIGN	GL

PROJECT:
 HERITAGE REVITALIZATION AND
 NEW LOW ENERGY DUPLEX
 311 W 14TH STREET
 CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: JULY 21, 22 DRAWING NUMBER:
 SCALE: 1"=3/16"
 DRAWN: GL
 DESIGN: GL
 CHK'D: M1LM
L7
 OF 10

