



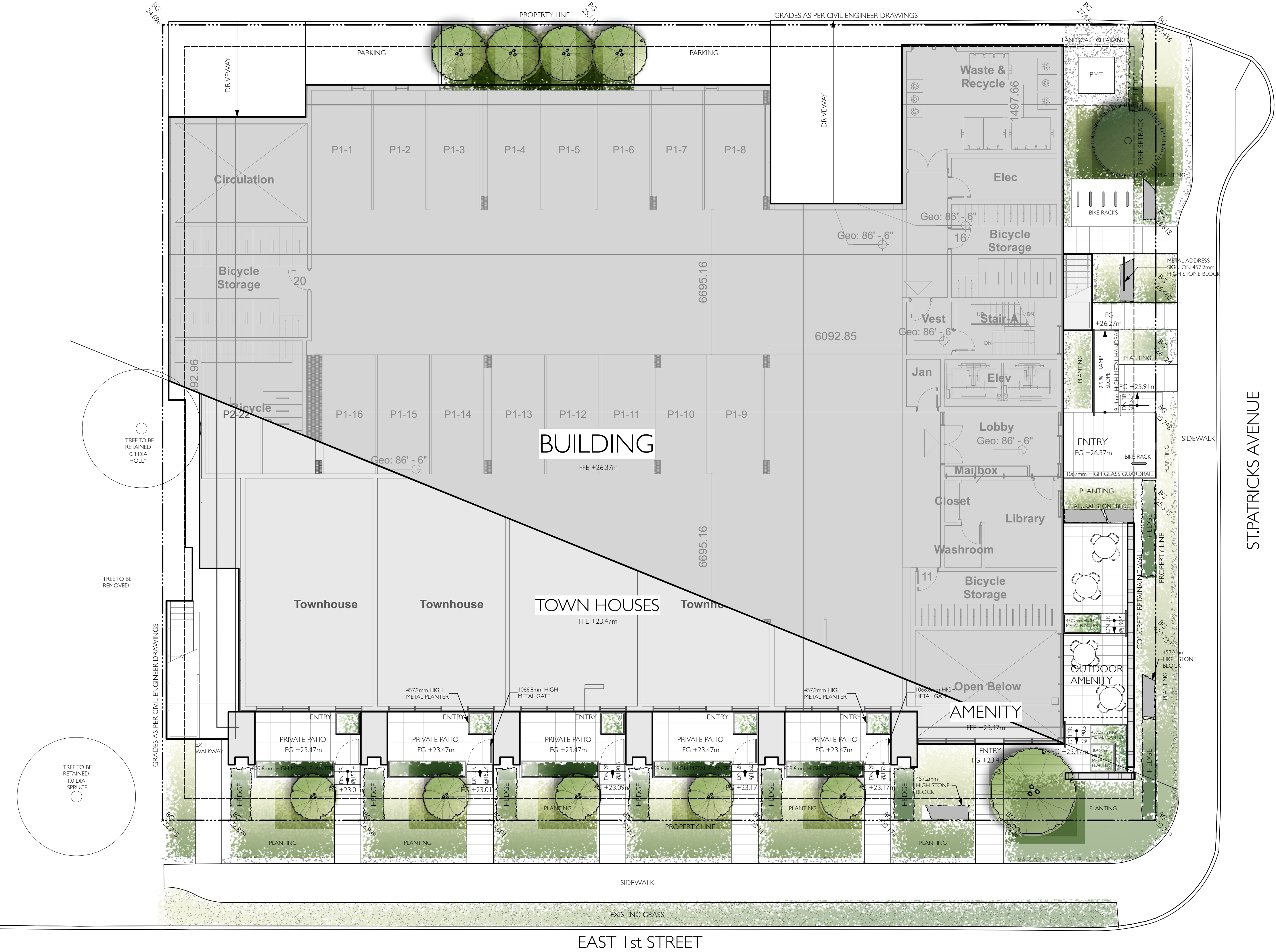
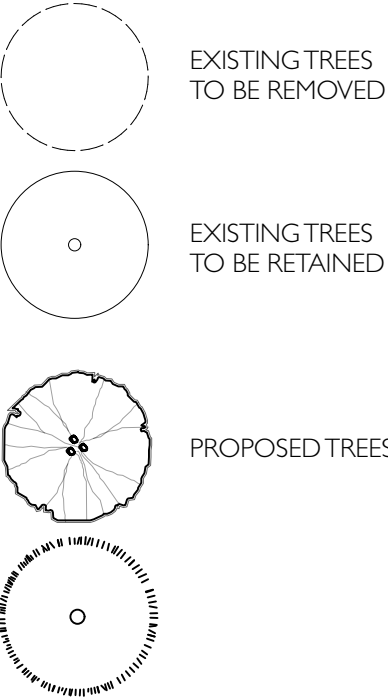
ÉLEVÉ ATELIER

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CELL: 778-919-7783

- GENERAL NOTES:
1. ALL MATERIAL & WORK TO MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
  2. ALL DIMENSIONS, ELEVATIONS, & GRADES ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTORS. ANY DISCREPANCIES OR MISSING INFORMATION TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE. CONTRACTOR TO PROTECT THE EXISTING TREES & VEGETATION.
  4. TYPICAL SUB-BASE FOR HARDSCAPE TO CONSIST OF 6" OF COMPACTED 3/4" MINUS CRUSHED ROCK ON COMPACTED SUB-GRADE (98% SPD) OR ON BED ROCK.
  5. FILL MATERIAL TO BE FREE DRAINING & WITHOUT ORGANIC MATERIAL.
  6. INSTALL DRAINAGE SLEEVES WHERE REQUIRED.
  7. INSTALL LIGHTING & IRRIGATION SLEEVES REQUIRED BY LIGHTING PLAN & IRRIGATION PLAN. IRRIGATION/LIGHTING SLEEVES (MIN. 3" DIA.) TO BE INSTALLED UNDER NEW PAVING. THROUGH WALLS BELOW GRADE FOR ALL PLANTING BEDS TO BE ACCESSIBLE.
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LEGEND

- BG +271.6  
+25.30m  
FG  
TW  
BW  
R
- BUILDING GRADE  
PROPOSED GRADE  
FINISHED GRADE  
TOP OF WALL  
BOTTOM OF WALL  
STAIRS RISERS



INSPIRATION IMAGES

LANDSCAPE  
SITE PLAN

SCALE: 1:100

L-1.01





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PROJECT:  
380 EAST 1st  
NORTH VANCOUVER, BC

DRAWING DATE:

SEP 4- 2025

DRAWING STAGE:

MAJOR DEVELOPMENT PERMIT

REV	DATE	ISSUED FOR
	JUL 21, 2025	CLIENT PRESENTATION
	JUL 26, 2025	INFORMATION
	JUL 31, 2025	MAJOR DEVELOPMENT
	SEP 4, 2025	MAJOR DEVELOPMENT

SOIL PLAN

SCALE: 1:100

L-1.02



18" SOIL DEPTH ON 4" DRAIN ROCK ON SLAB

24"-36" SOIL DEPTH ON GRADE











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- C CONCRETE

C1 CONCRETE RETAINING WALLS  
RIP REINFORCED ARCHITECTURAL CONCRETE RETAINING WALLS. NATURAL COLOR. SANDBLASTED FINISH. DETAILS AS PER ENGINEER/GENERAL CONTRACTOR.

C2 DRIVEWAY CONCRETE PAVERS  
3 1/8" THICK, 4'X8' ECO-PRIOA PERMEABLE CONCRETE PAVERS. STACKED BOND. CHARCOAL COLOR. INSTALLATION DETAIL AS PER MANUFACTURER. FROM MUTUAL MATERIAL.
- C3 CONCRETE RAMP & STAIRS  
RIP REINFORCED CONCRETE, SANDBLASTED FINISH. NATURAL COLOR. EASED EDGES.

C4 CONCRETE PAVERS  
2.5" THICK, 24"X 24" FJORD CONCRETE PAVERS. RUNNING BOND. BEDROCK COLOR. INSTALLED OVER 1" SAND ON 6" OF ROAD BASE. COMPACTED TO 98% SPD. INSTALLATION DETAIL TO BE CONFIRMED WITH MANUFACTURER. FROM BARKMAN.
- S STONE

S1 PERMEABLE CRUSHED GRAVEL  
51mm DEEP 3/16"-5/16" CHARCOAL CRUSHED GRAVEL ON 102mm THICK OF 3/4" MINUS CRUSHED ROCK GRAVEL FOR DRAINAGE. FROM NORTHWEST LANDSCAPE SUPPLY.

S2 NATURAL RECTANGULAR STONE BOULDERS  
1'-6" HIGH LOCAL WEATHERED FACE BOULDERS. TO BE HAND-PICKED FROM BEDROCK NATURAL STONE SUPPLY.

S3 RIVER ROCK EDGES  
1"-3" IMPORT RIVER ROCK, OVER EROSION CONTROL BLANKET FROM NORTHWEST LANDSCAPE SUPPLY.
- M METAL

M1 METAL PEDESTRIAN GATE  
1.22m TALL, POWDER COATED ALUMINIUM GATE. GRAY COLOR. TO BE SELF-CLOSING & SELF-LOCKING. REFER TO DETAIL DRAWINGS.

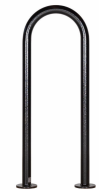
M2 METAL HANDRAIL  
3'-0" TALL, 1"x2" POWDER COATED ALUMINIUM HANDRAIL. GRAY COLOR. REFER TO DETAIL DRAWINGS.

M3 METAL ADDRESS SIGN  
POWDER-COATED GRAY ALUMINIUM ADDRESS SIGN PLATE WITH LASER-CUT NUMBERS. INSTALLED ON NATURAL STONE BLOCK. REFER TO DETAIL DRAWINGS.

M4 METAL PLANTER  
1'-6" AND 2'-0" HIGH POWDER-COATED GRAY ALUMINIUM PLANTERS. REFER TO DETAIL DRAWINGS. FROM GREEN THEORY.
- O OTHERS

O1 PLANTING TOP SOIL  
UNLESS OTHERWISE NOTED ON PLANTING PLAN, MINIMUM SOIL DEPTHS TO BE: GRASS AREA: 6" GROUND COVERS: 12" SHRUBS, VINES & PERENNIALS: 18" TREES: 24" - 36" WITH MINIMUM 1'-0" BELOW ROOTBALL.

O2 BICYCLE RACKS  
WISHBONE SITE FURNISHINGS. 6 x STRUCTURAL ALUMINIUM. MODEL: SFBRP-3 (3 SPACE ALUMINIUM), GUN METAL FINISH.



LEGEND

- 86' ±27.6

+ 25.30m

FG

TW

BW

R
- BUILDING GRADE

PROPOSED GRADE

FINISHED GRADE

TOP OF WALL

BOTTOM OF WALL

STAIRS RISERS
- 
- EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE RETAINED

PROPOSED TREES

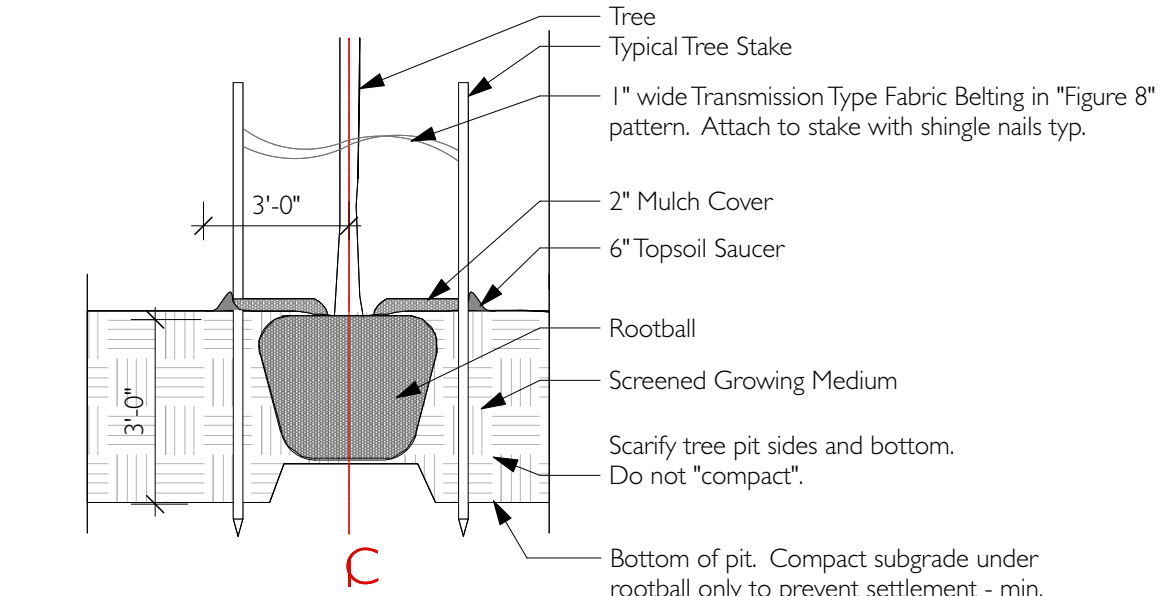
PROPOSED TREES



EAST 1st STREET

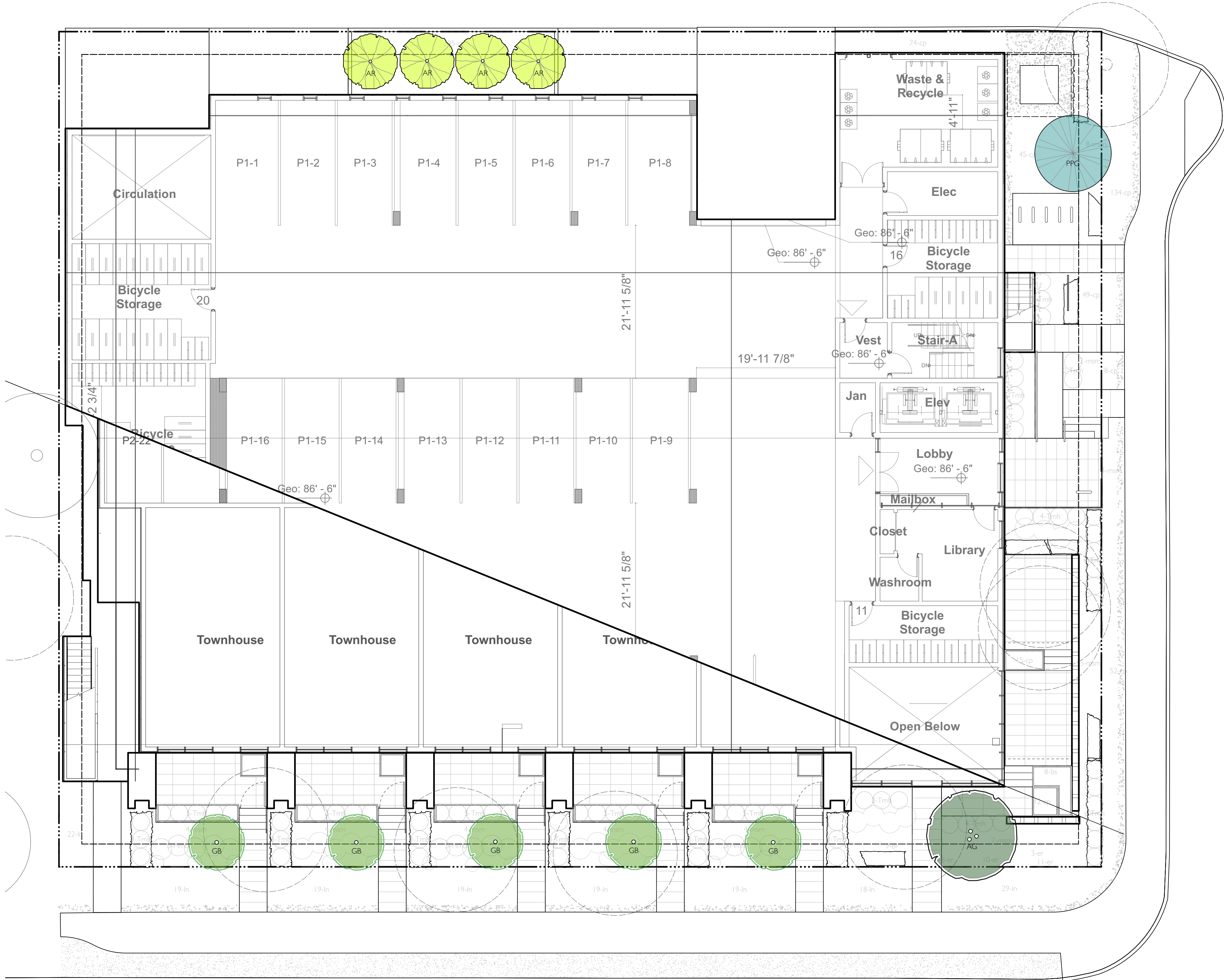


TREE SCHEDULE					
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AG	1	<i>Acer griseum</i>	paperbark maple	6cm cal	B&B. SPECIMEN TREE. MULTI-STEM.
AR	4	<i>Acer rubrum 'Red Rocket'</i>	red rocket maple	6cm cal	B&B. UNIFORM BRANCHING. COLUMNAR CULTIVAR
GB	5	<i>Ginkgo biloba</i>	ginkgo	6cm cal	B&B. 10' TALL. SMALL CULTIVAR.
PPG	1	<i>Picea pungens 'Glaucia'</i>	Colorado blue spruce	6cm cal	B&B. 10' TALL. SPECIMEN TREE
Total	11				



1 TYPICAL TREE PLANTING ON GRADE  
Scale: 1/4" = 1'-0"

Note: Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.



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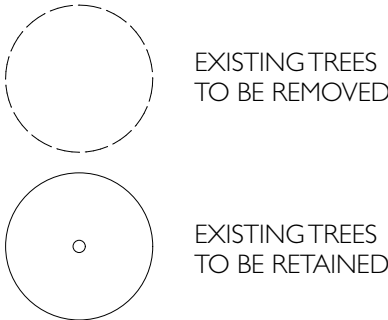
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Acer griseum (AG)



Ginkgo biloba (GB)



Acer rubrum (AR)



Picea pungens 'Glaucia' (PPG)



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TREE PLAN

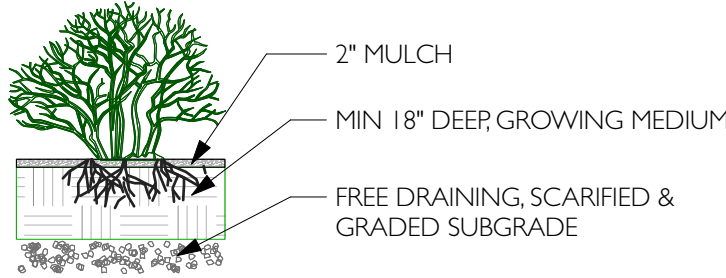
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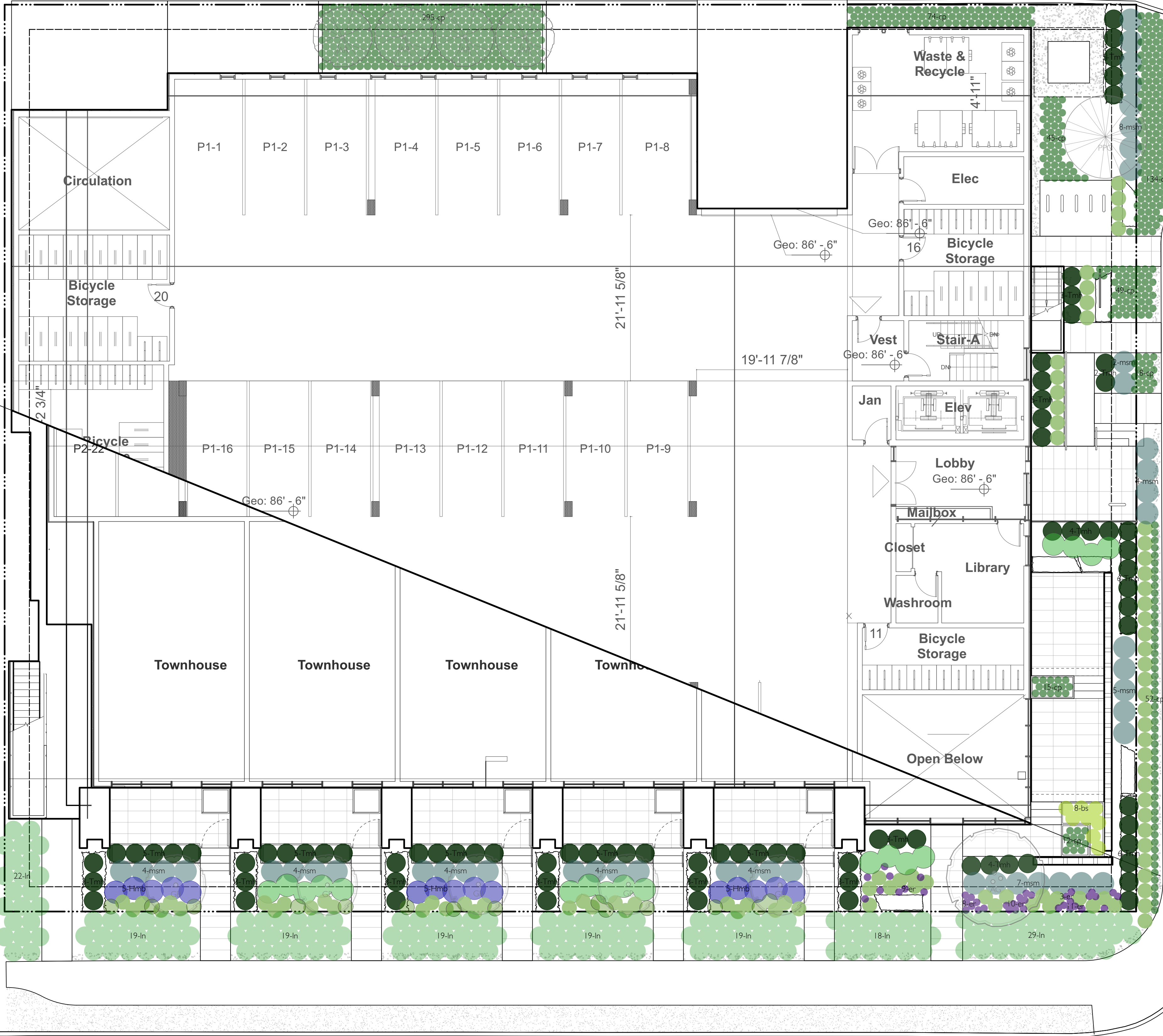




PLANT SCHEDULE				
ID	QTY	BOTANICAL NAME	COMMON NAME	GRADE
SHRUBS				
Trh	81	<i>Taxus x media 'Hilli'</i>	Hill's yew	2ft wide
msm	46	<i>Miscanthus sinensis 'Morning Light'</i>	morning light maiden grass	#3 pot @3'-0" OC
Hmb	15	<i>Hydrangea macrophylla 'Blue Heaven'</i>	'Blue Heaven' hydrangea	#5 pot @3'-0" OC
Hp	18	<i>Hydrangea paniculata 'Limelight'</i>	Limelight hydrangea	#5 pot @4'-0" OC
In	164	<i>Lonicera nitida</i>	box honeysuckle	#2 pot @2'-6" OC
PERENNIALS, FERNS, AND GRASSES				
ami	14	<i>Achillea millefolium</i>	white yarrow	#1 pot Native to BC
bs	8	<i>Blechnum spicant</i>	deer fern	#1 pot Native to BC
cp	694	<i>Carex pensylvanica</i>	Pensylvania sedge	#1 pot @1'-0" OC
dc	90	<i>Deschampsia cespitosa 'Goldtau'</i>	Goldtau tufted hair grass	#1 pot Native to BC
er	41	<i>Echinops ritro 'Veitch's Blue'</i>	globe thistle	#1 pot
GROUNDCOVERS				
Total	1171			



1 TYPICAL SHRUB PLANTING  
Scale: 1/4" = 1'-0"



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DRAWING STAGE:  
MAJOR DEVELOPMENT PERMIT

REV	DATE	ISSUED FOR
	JUL 21, 2025	CLIENT PRESENTATION
	JUL 26, 2025	INFORMATION
	JUL 31, 2025	MAJOR DEVELOPMENT
	SEP 4, 2025	MAJOR DEVELOPMENT




PLANTING PLAN

SCALE: 1:100

L-4.02





LIGHT SYMBOL	NUMBERS	TYPE	MANUFACTURER	SPECIFICATIONS	MOUNTING HEIGHT	NOTES
	19	RUNWAY LIGHT(ONEWAY)	BK LIGHTING	MINI DRIVESTAR MD-LED-e71-S-SAP-1-A	AT GRADE	3000 K, SATIN ALUMINUM FINISH, ONE WAY OPENING
	8	TREE UP LIGHT	BK LIGHTING	DELTA STAR DS-LED-e65-WFL-A9-BLP-12-11-A-360L	AT GRADE	DIMMABLE, 3000 K, 45° LIGHT ANGLE, SATIN BLACK FINISH, INSTALLED ON MOVABLE STAKES
	1	ADDRESS LIGHT	FLEXA LIGHTING	OLU2 LU1-S-30-F	AT GRADE	DIMMABLE, 3000 K, BLACK FINISH, WITH CP002 EARTH STAKE

NOTE: ALL FIXTURES TO BE CSA APPROVED & TO MEET ALL LOCAL CODES. FOR COLORS & FINISHES REFER TO SPECIFICATIONS. ALLOW FOR ELECTRICAL DRIVER QUANTITIES AS PER ELECTRICAL CONSULTANT. SWITCH LOCATION TBD. ALL FIXTURES TO BE PROPERLY SECURED IN GROUND. CONTRACTOR TO ORDER SAMPLES FOR MOCKUP ON SITE TO REVIEW NIGHT TIME EFFECT PRIOR TO FINAL ORDER.

SWITCH SCHEDULE

- A** WAY FINDING LIGHTS  
**B** TREE LIGHTS  
**D** ADDRESS NUMBER LIGHT

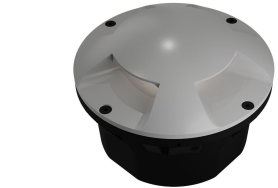
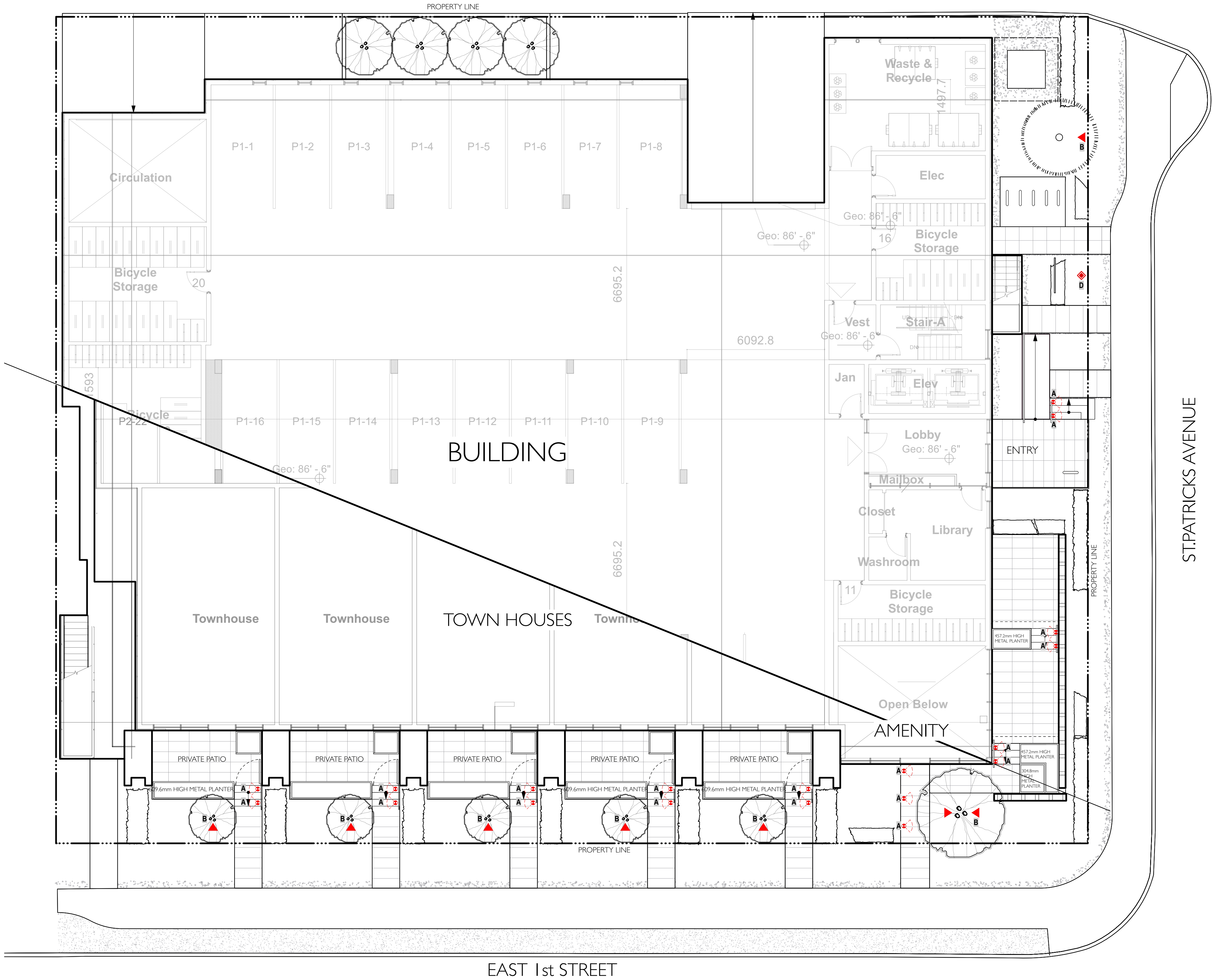
GENERAL NOTES:

1. ALL MATERIAL & WORK TO MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
2. ALL DIMENSIONS, ELEVATIONS, & GRADES ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTORS. ANY DISCREPANCIES OR MISSING INFORMATION TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE. CONTRACTOR TO PROTECT THE EXISTING TREES & VEGETATION.
4. TYPICAL SUB-BASE FOR HARDSCAPE TO CONSIST OF 6" OF COMPACTED 3/4" MINUS CRUSHED ROCK ON COMPACTED SUB-GRADE (98% SPD) OR ON BED ROCK.
5. FILL MATERIAL TO BE FREE DRAINING & WITHOUT ORGANIC MATERIAL.
6. INSTALL DRAINAGE SLEEVES WHERE REQUIRED.
7. INSTALL LIGHTING & IRRIGATION SLEEVES REQUIRED BY LIGHTING PLAN & IRRIGATION PLAN. IRRIGATION/LIGHTING SLEEVES (MIN 3" DIA.) TO BE INSTALLED UNDER NEW PAVING, THROUGH WALLS BELOW GRADE FOR ALL PLANTING BEDS TO BE ACCESSIBLE.
8. ALL DIMENSIONS ARE IN METRIC UNITS UNLESS OTHERWISE NOTED.

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RUNWAY LIGHT  
ONEWAY  
BK LIGHTING



TREE UP LIGHT  
BK LIGHTING



LANDSCAPE LIGHT  
FLEXA LIGHTING

PROJECT:

380 EAST 1st  
NORTH VANCOUVER, BC

DRAWING DATE:

SEP 4 - 2025

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LIGHTING PLAN

SCALE: 1:100

L-5.01



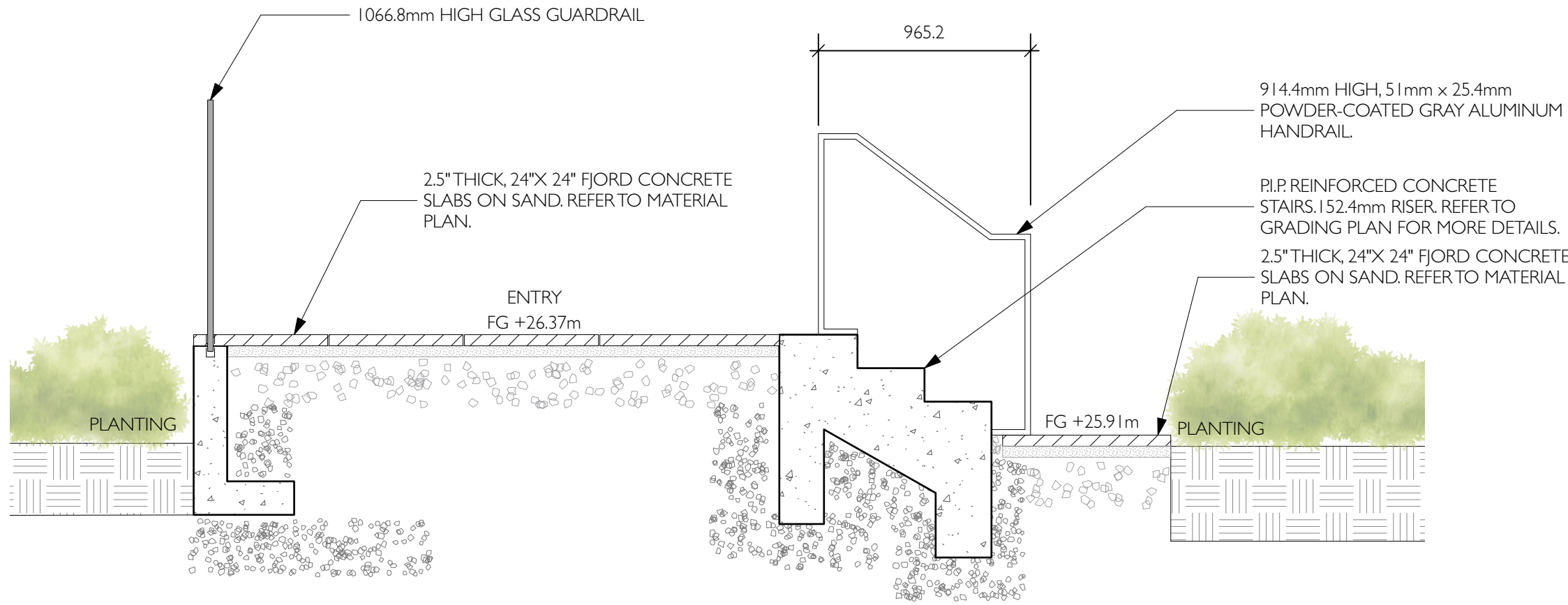




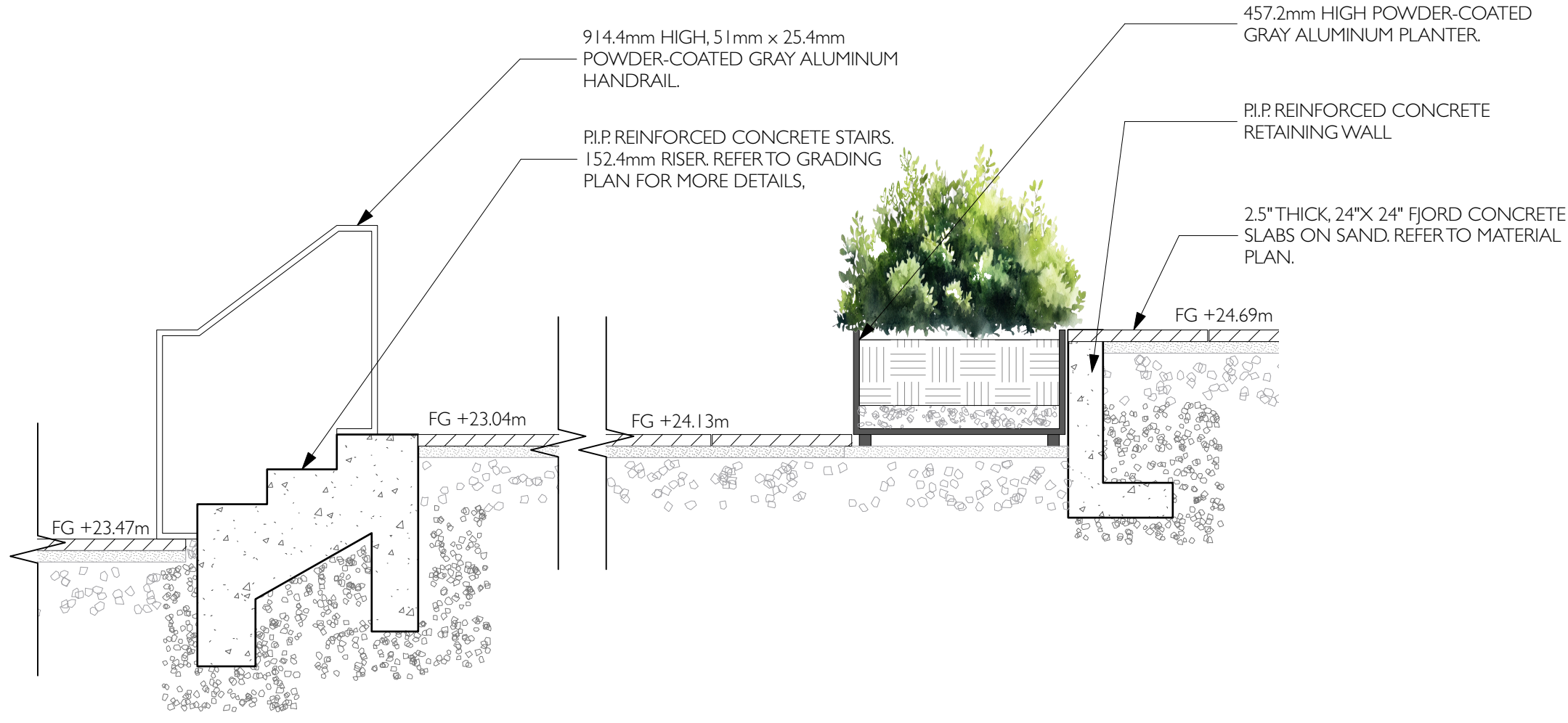
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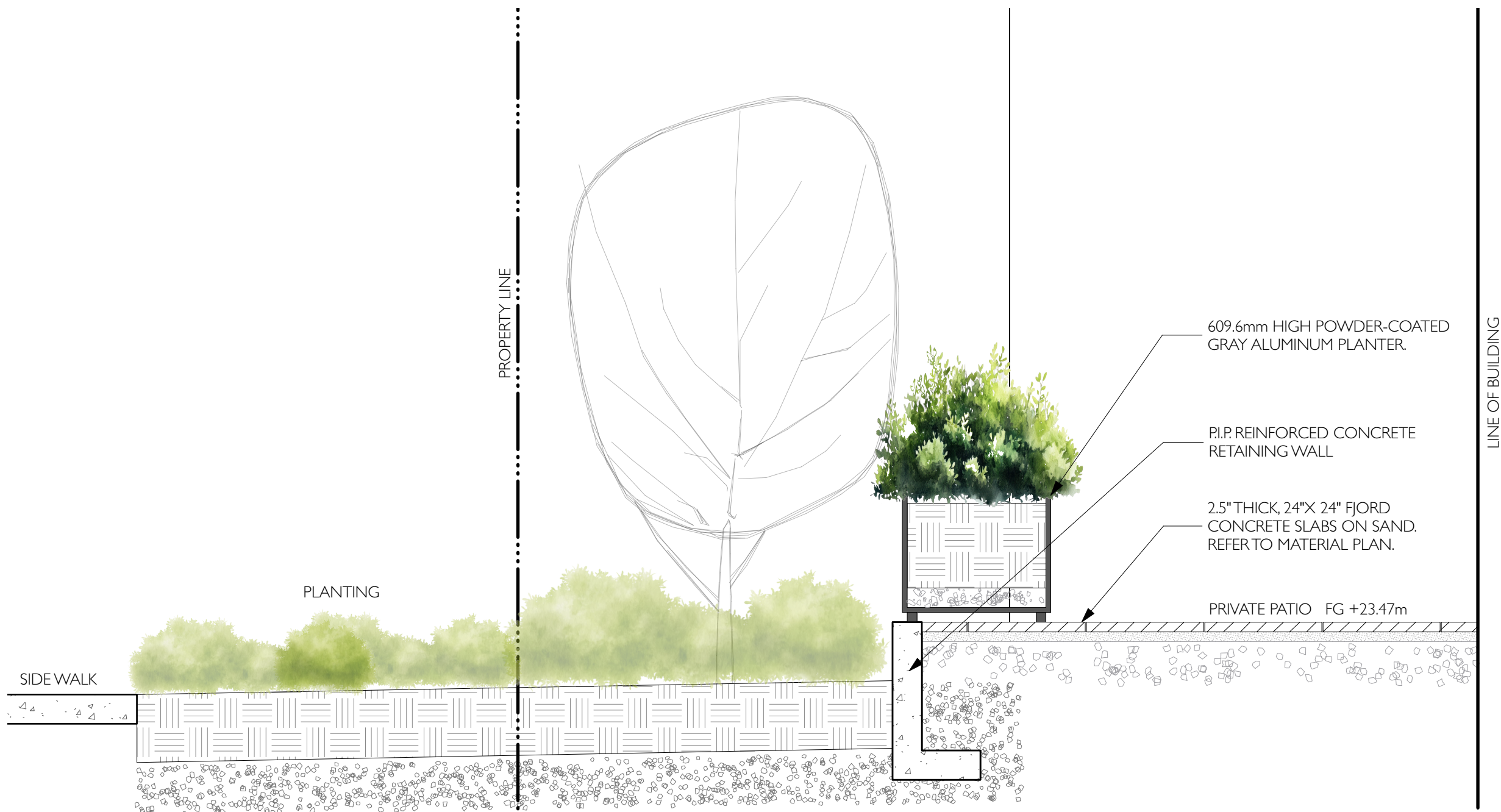
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1 FRONT ENTRY SECTION  
Scale: 1:24



2 OUTDOOR AMENITY SECTION  
Scale: 1:24



3 TYPICAL PRIVATE PATIO SECTION  
Scale: 1:24

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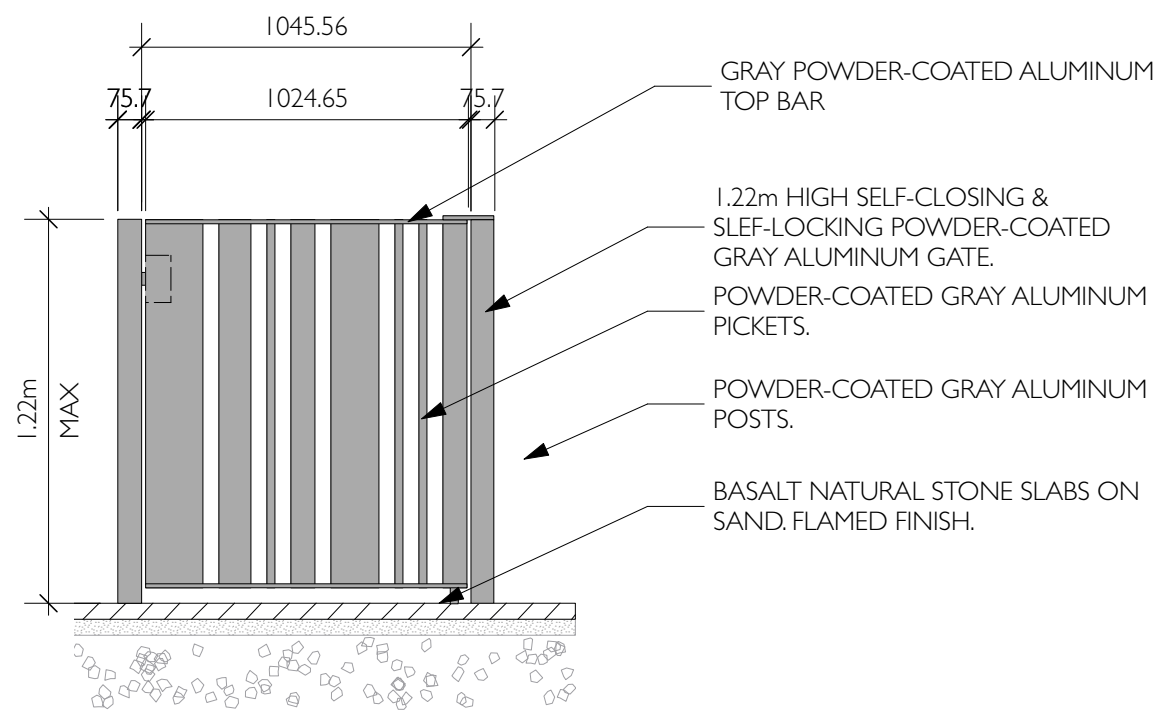
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LANDSCAPE  
SECTIONS  
& DETAILS

SCALE: AS SHOWN

L-7.01

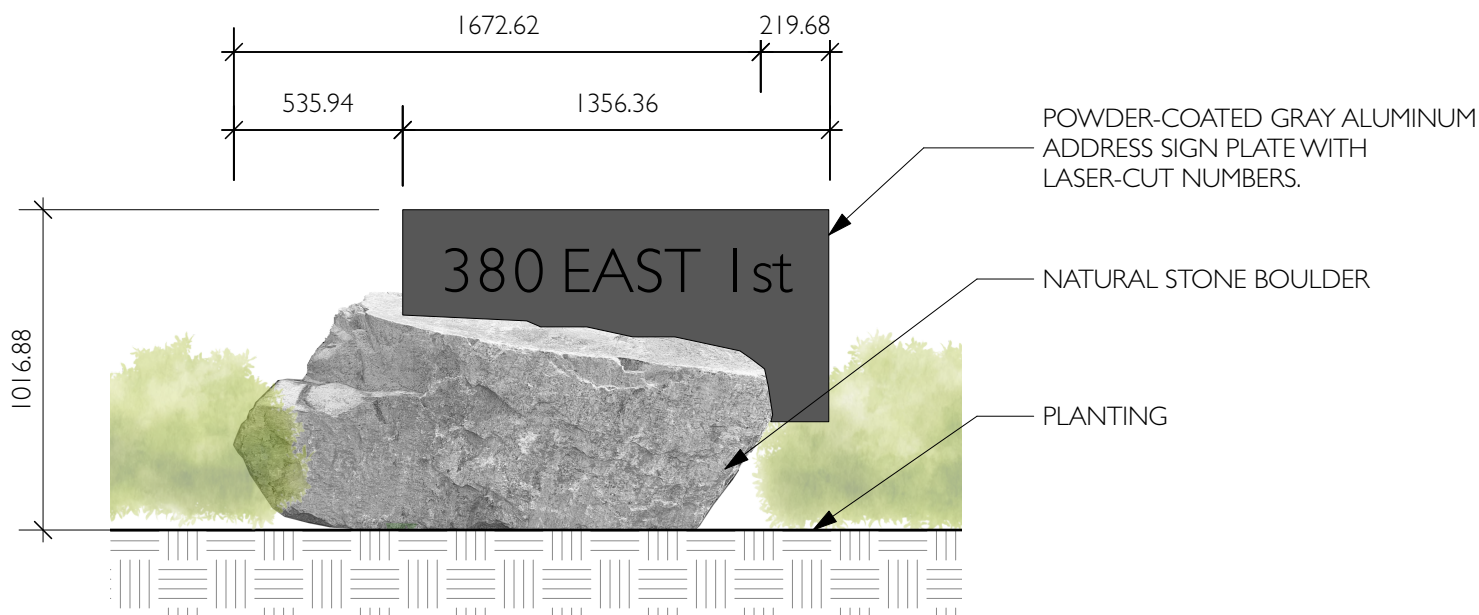




1 PRIVATE PATIO GATE ELEVATION DETAILS  
Scale: 1:24

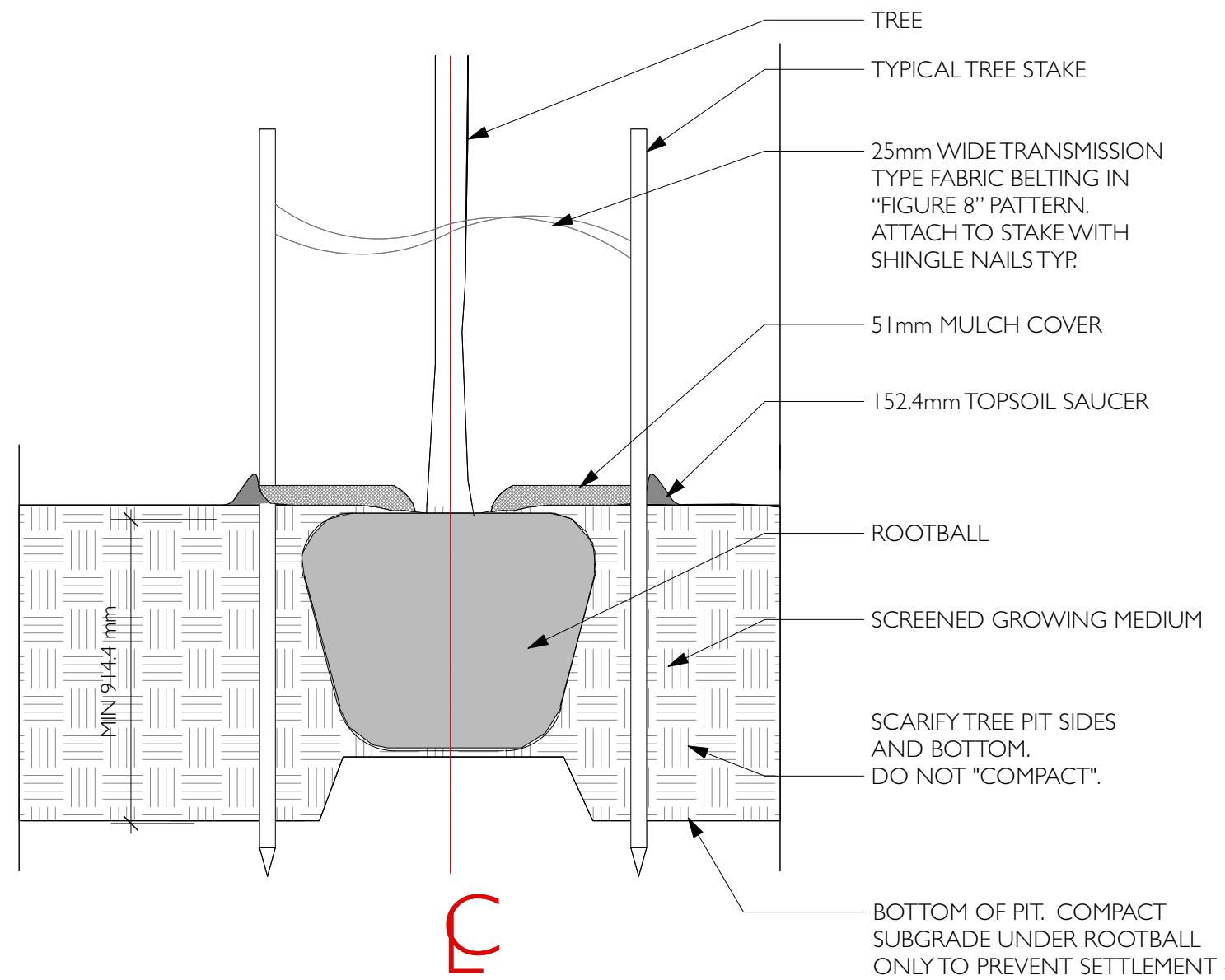


GATE DESIGN INSPIRATION IMAGE

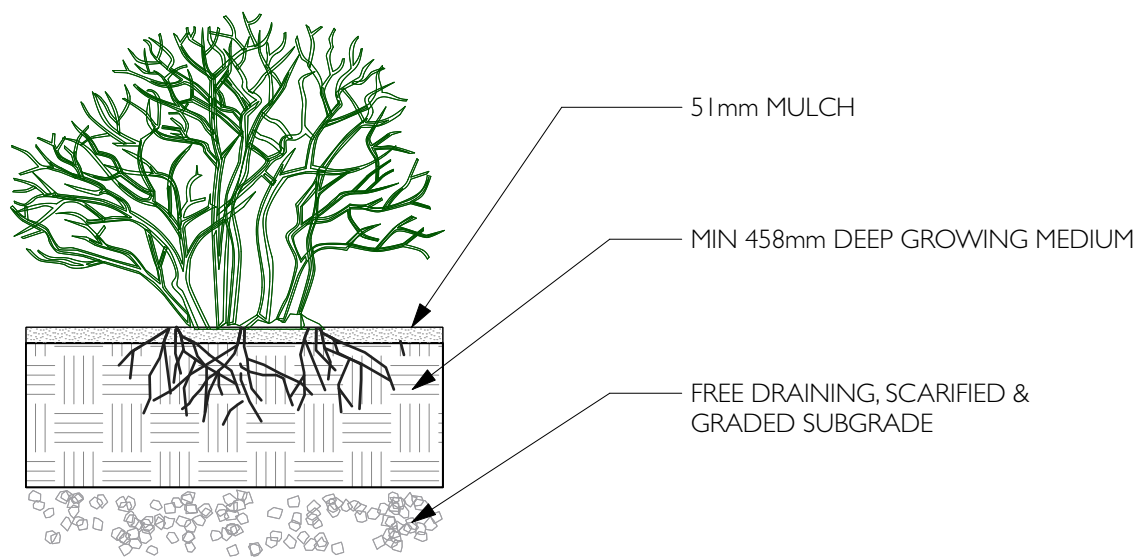


2 ADDRESS SIGN DESIGN DETAIL  
Scale: 1:24

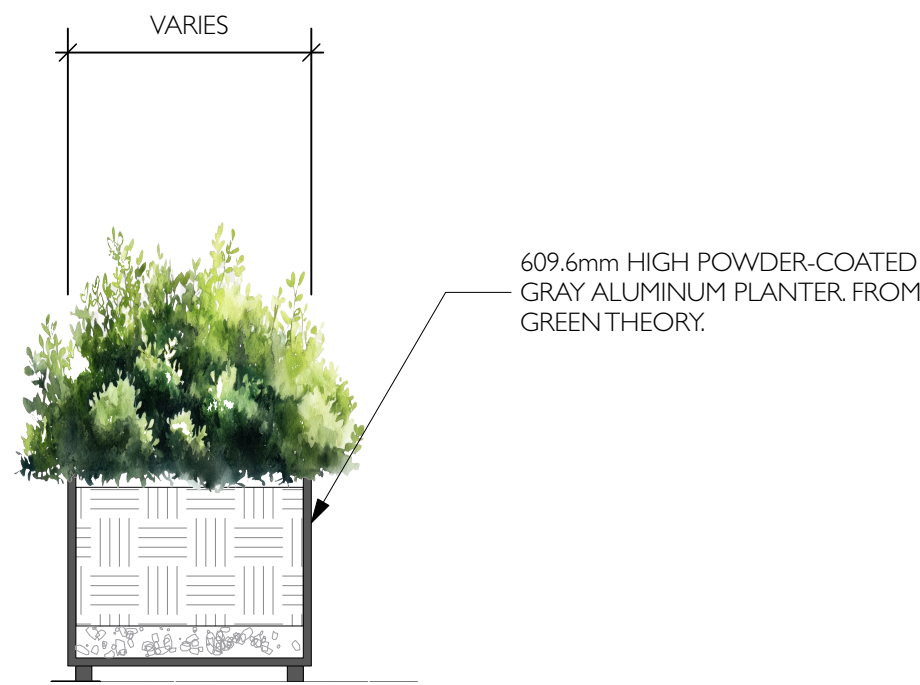
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3 TYPICAL TREE PLANTING ON GRADE  
Scale: 1:24



4 TYPICAL SHRUB PLANTING  
Scale: 1:24



5 METAL PLANTER SECTION  
Scale: 1:24



PLANTER EDGE DETAIL & COLOR IMAGE

Note: Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.



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LANDSCAPE  
DETAILS

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L-8.01