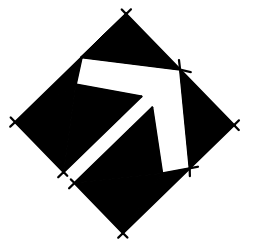




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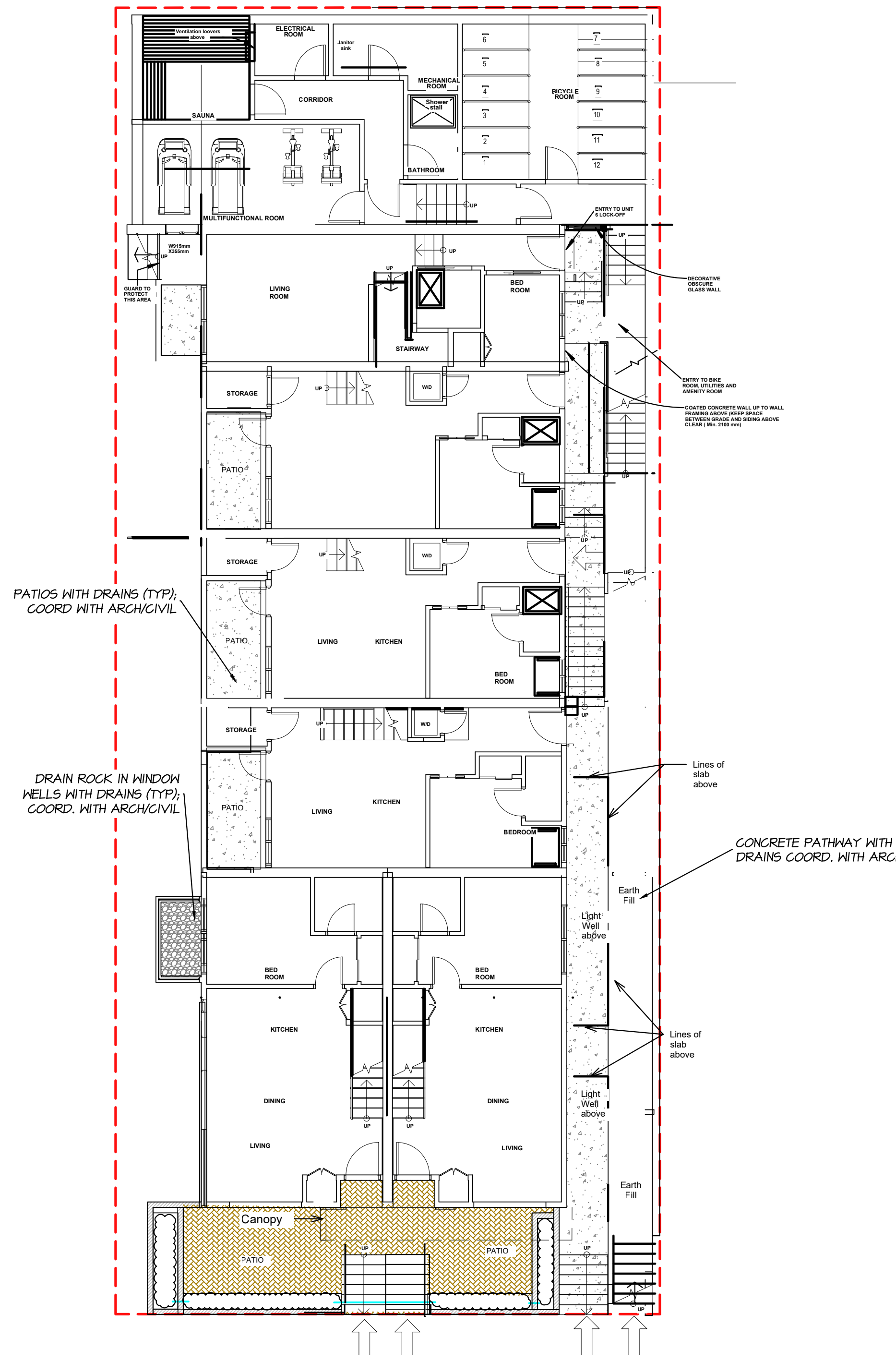
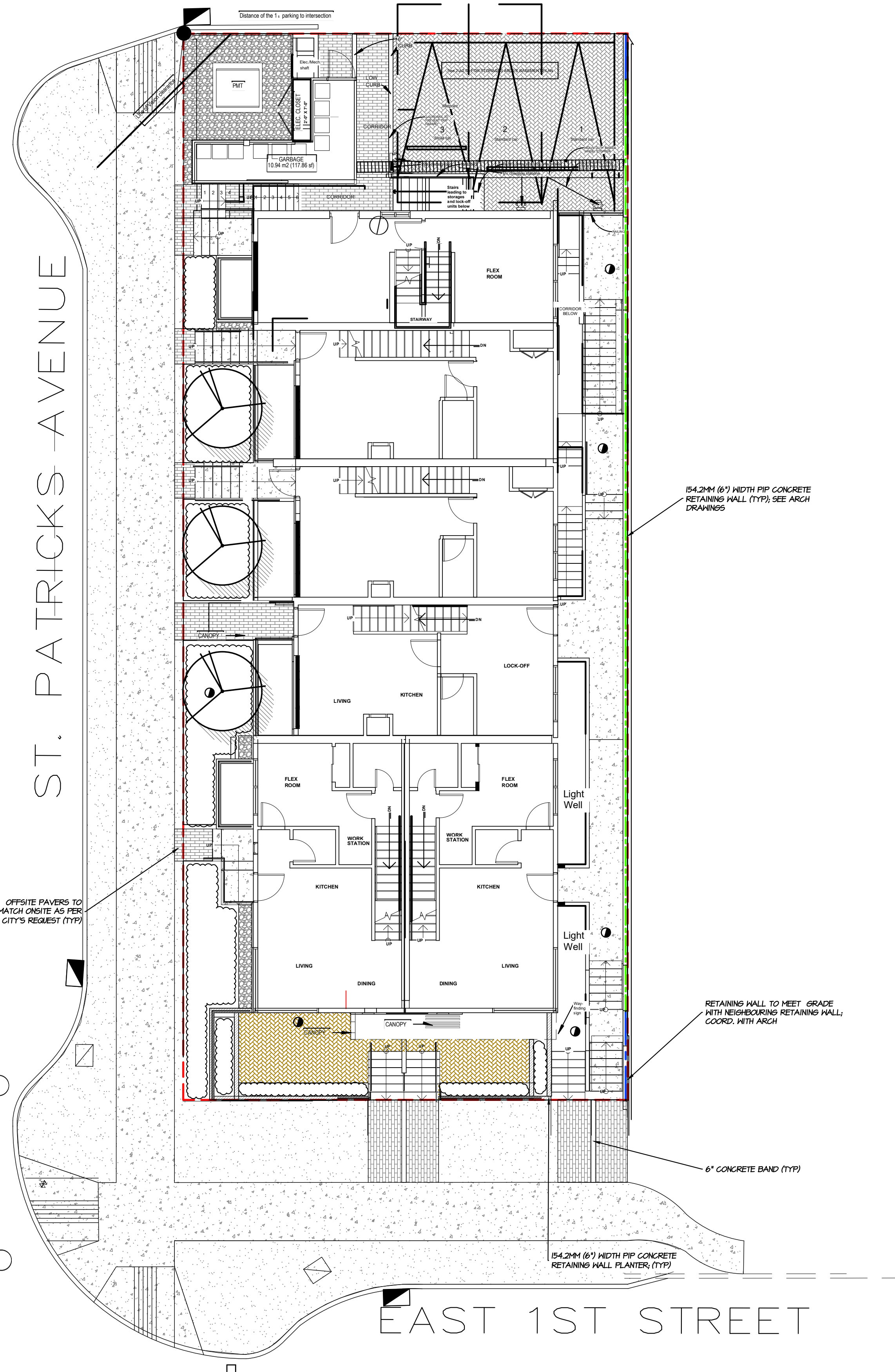
HARDSCAPE AND MATERIALS LEGEND

	BELGARD AQUALINE PERMEABLE UNIT PAVERS COLOUR: SHADOW
	BELGARD CLASSIC STANDARD UNIT PAVERS (VEHICULAR 80mm) COLOUR: HARVEST
	BELGARD V55 UNIT PAVERS COLOUR: TOFINO GREY
	BROOM FINISHING CONCRETE
	DRAIN ROCK
	CRUSHED GRANITE SCREENINGS
	SOD LAWN

PLAN KEY

	5' METAL FENCE
	4' METAL FENCE
	PROPERTY LINE

NO BYLAW SIZE TREES ON SITE. ALL HEDGES AND LOW VEGETATION TO BE REMOVED.



1 SITE PLAN & GROUND FLOOR
 SCALE: 1:100

2 BASEMENT FLOOR
 SCALE: 1:100

TREE SCHEDULE M2 JOB NUMBER: 24-027

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	PARROTIA PERSICA 'L. COLUMNAR'	COLUMNAR PERSIAN IRONWOOD	1.2M STD, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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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3	24 DEC 17	ISSUE FOR DP	CH
2	24 DEC 17	REV AS PER NEH SITE PLAN	CH
1	24 SEP 20	REV AS PER NEH SITE PLAN	CH

SEAL:

PROJECT:
TOWNHOUSE DEVELOPMENT
 400 1st STREET E
 NORTH VANCOUVER, BC

DRAWING TITLE:
LANDSCAPE PLAN

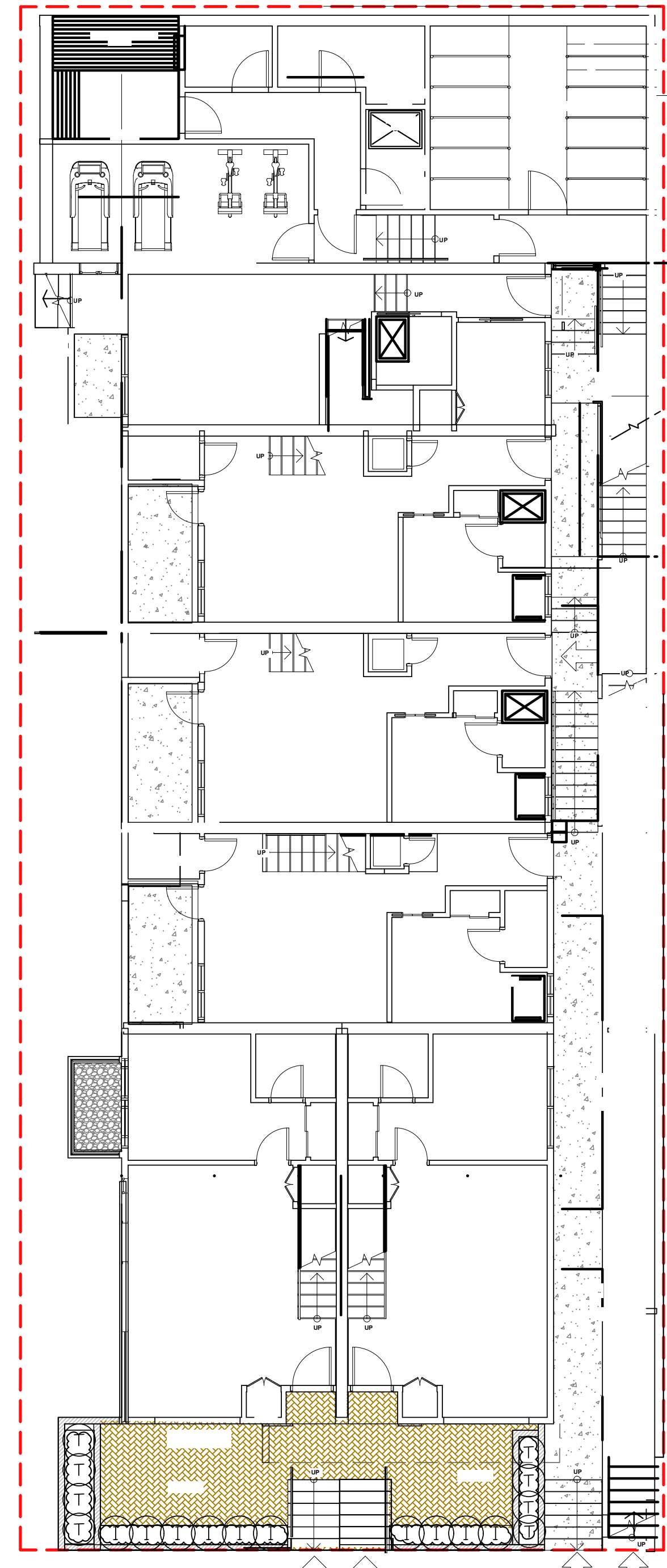
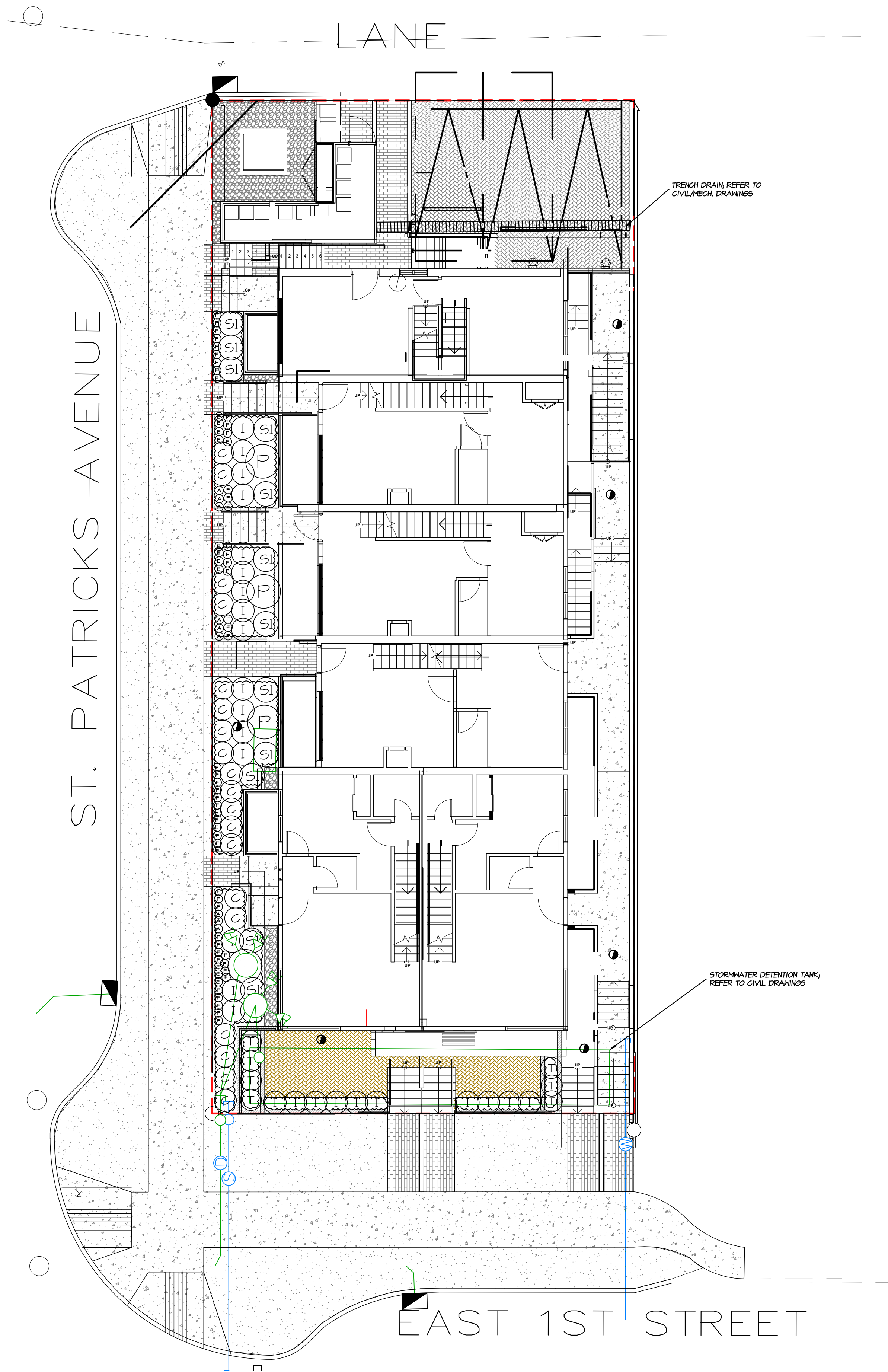
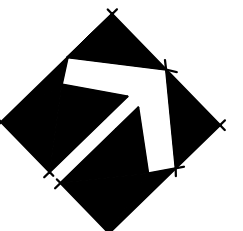
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 DESIGN: CH
 CHK'D: CHK

DRAWING NUMBER:
L1
 OF 8

M2LA PROJECT NUMBER: JOB NO.



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1 SITE PLAN & GROUND FLOOR
 SCALE: 1:100

2 BASEMENT FLOOR
 SCALE: 1:100

M2 JOB NUMBER: 24-027				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
C	11	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF REDTING DOGWOOD	#3 POT
I	26	ILEX GLABRA 'GEM BOX'	INKBERRY HOLLY GEM BOX	#3 POT
P	4	PHILADELPHUS VIRGINALIS 'MINIATURE SNOWFLAKE'	MINIATURE SNOWFLAKE MOCK ORANGE	#3 POT, 60CM
SI	13	SPIRAEA X BIMALDA 'GOLDFLANE'	GOLDFLANE SPIREA	#3 POT
T	8	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#3 POT
GRASS				
F	48	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	#1 POT
PERENNIAL				
A	1	AGASTACHE 'POQUITO DARK BLUE'	HYSSOP POQUITO DARK BLUE	#1 POT
E	14	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	DWARF PURPLE CONEFLOWER	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA 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.

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2	24 DEC 17	REV AS PER NEW SITE PLAN	CH
1	24 SEP 20	REV AS PER NEW SITE PLAN	CH

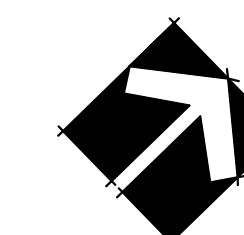
PROJECT:
TOWNHOUSE DEVELOPMENT
 400 1st STREET E
 NORTH VANCOUVER, BC

DRAWING TITLE:
SHRUB PLAN

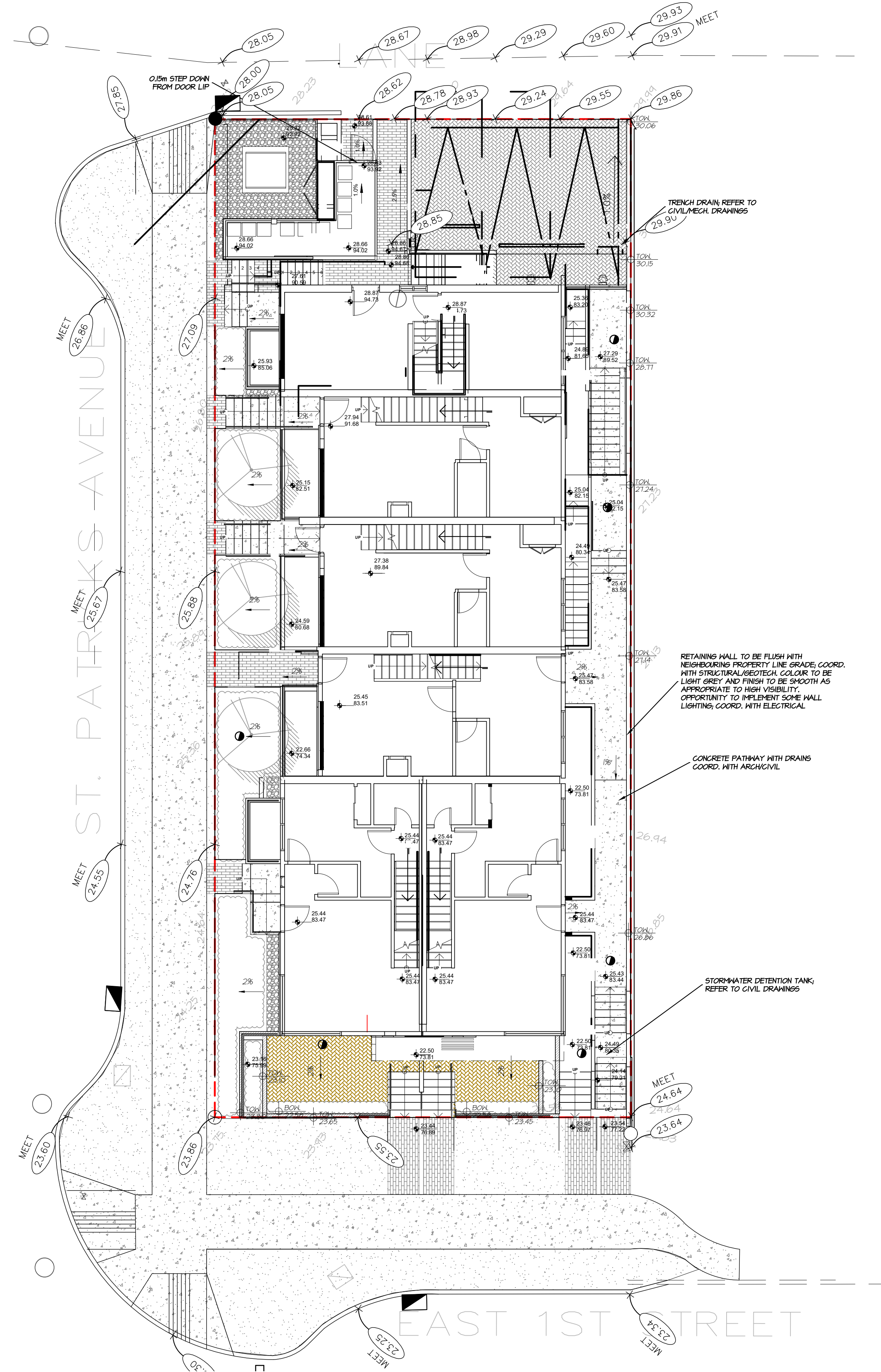
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DRAWN: CH	
DESIGN: CH	
CHK'D: CHK	OF 8
M2LA PROJECT NUMBER:	JOB NO.



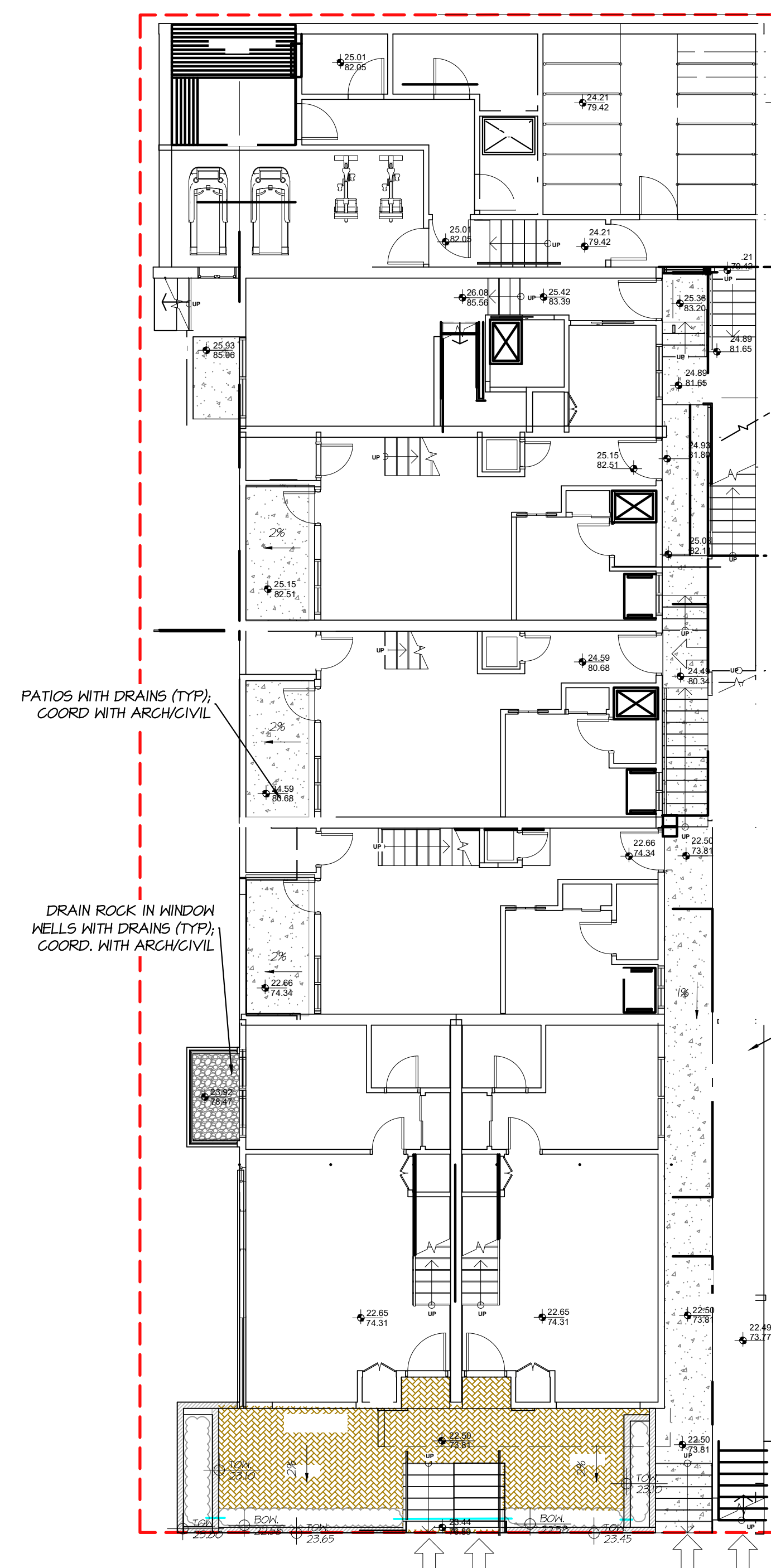
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GRADING LEGEND	
	PROPOSED ELEVATION
	SLOPE NOTATION
	TOP OF WALL/BOTTOM OF WALL
	ARCHITECTURAL PROPOSED ELEVATION
	EXISTING GRADE



1 SITE PLAN & GROUND FLOOR
 SCALE: 1:100



2 BASEMENT FLOOR
 SCALE: 1:100

NO.	DATE	REVISION DESCRIPTION	DR.
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2	24 DEC 17	REV AS PER NEH SITE PLAN	CH
1	24 SEP 20	REV AS PER NEH SITE PLAN	CH

SEAL:

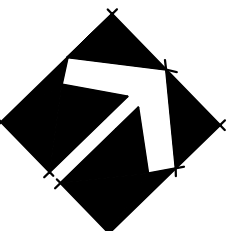
PROJECT:
TOWNHOUSE DEVELOPMENT
 400 1st STREET E
 NORTH VANCOUVER, BC

DRAWING TITLE:
GRADING PLAN

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DESIGN: CH	
CHK'D: CHK	

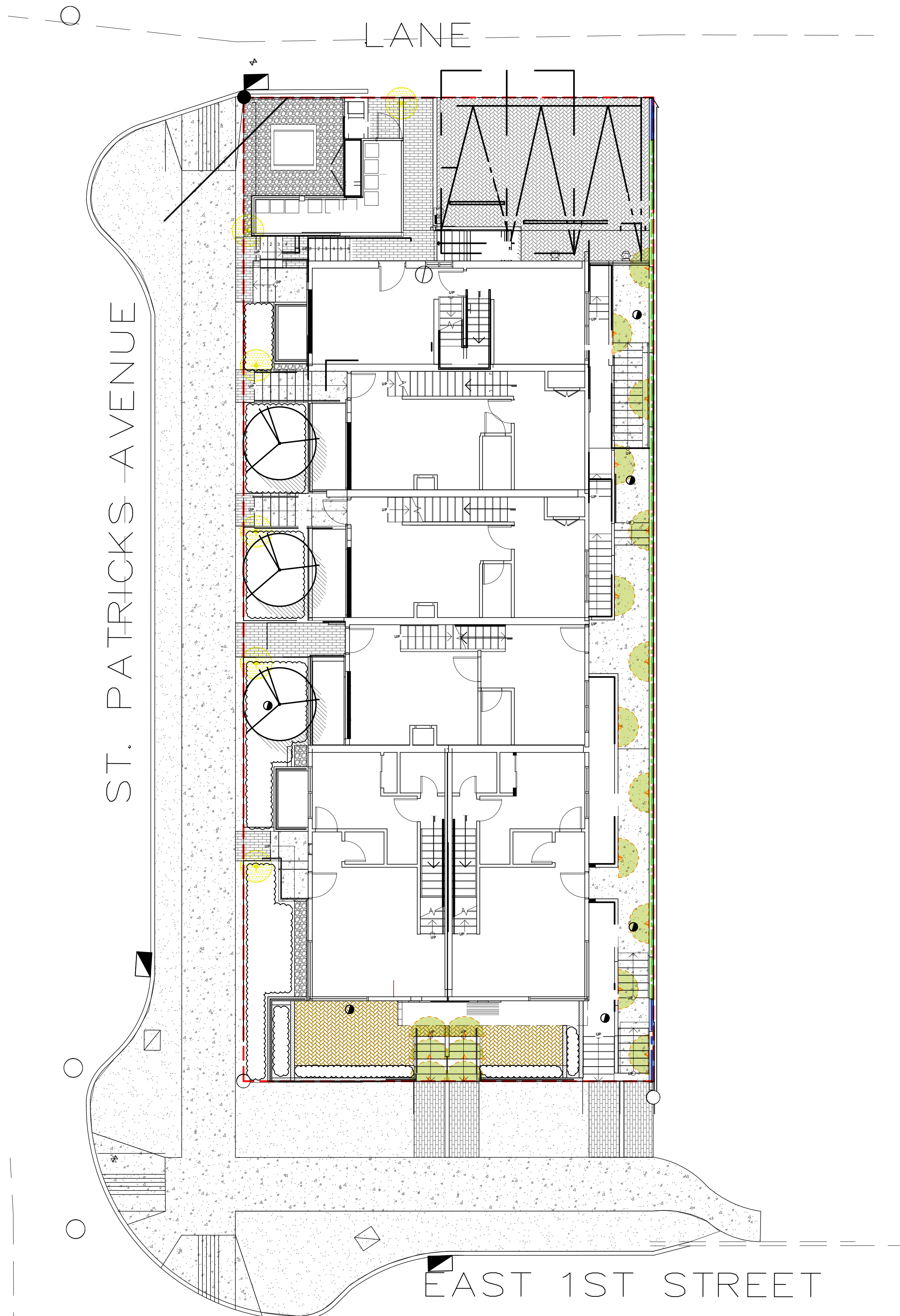


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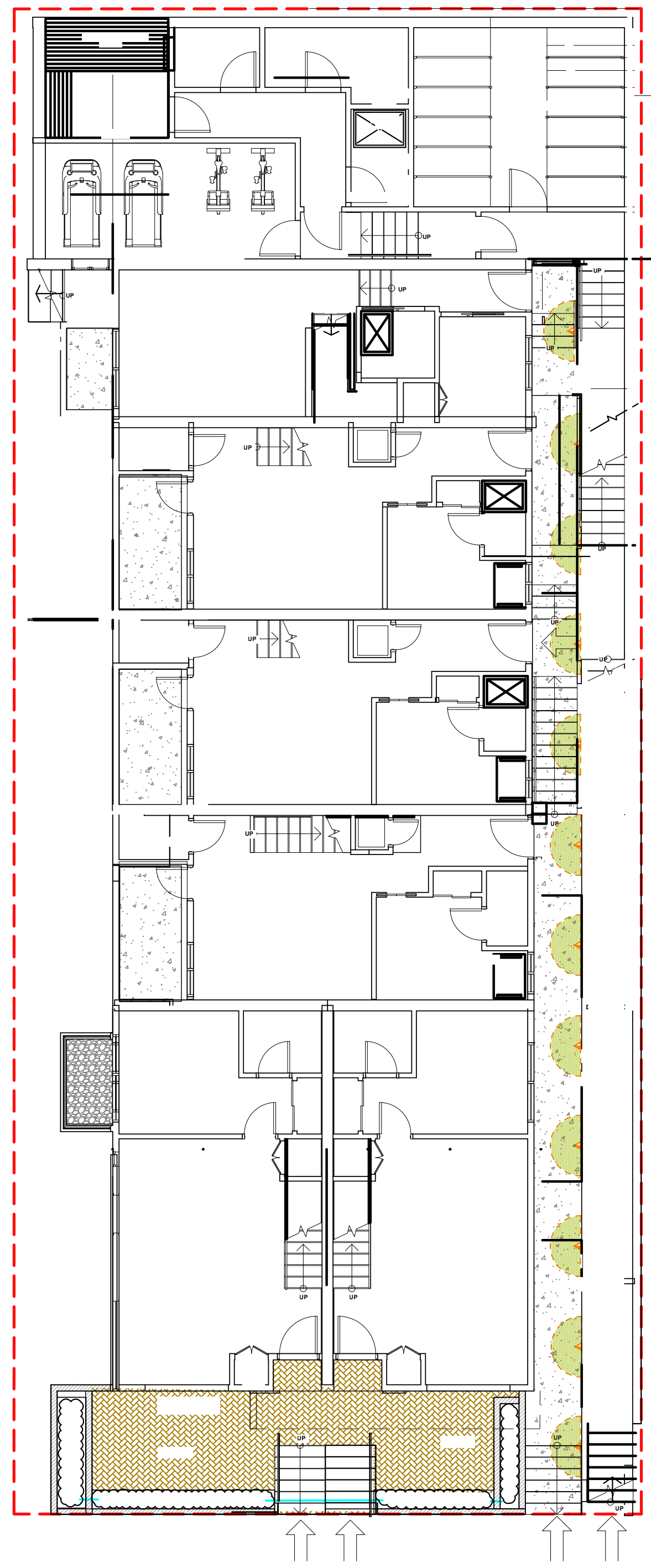


LIGHTING LEGEND

	R-4302 SEATTLE BOLLARD LIGHT BY RELIANCE FOUNDRY; SATIN FINISH STAINLESS STEEL
	LOWERED LED STEP/WALL LIGHT STAINLESS STEEL



1 SITE PLAN & GROUND FLOOR
 SCALE: 1:100



2 BASEMENT FLOOR
 SCALE: 1:100

NO.	DATE	REVISION DESCRIPTION	DR.
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SEAL:

PROJECT:
TOWNHOUSE DEVELOPMENT
 400 1st STREET E
 NORTH VANCOUVER, BC

DRAWING TITLE:
LIGHTING PLAN

DATE: 24.AUG.08	DRAWING NUMBER:
SCALE: 1:75	L4
DRAWN: CH	
DESIGN: CH	
CHK'D: CHK	

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY DESIGN BUILD IRRIGATION SYSTEM.

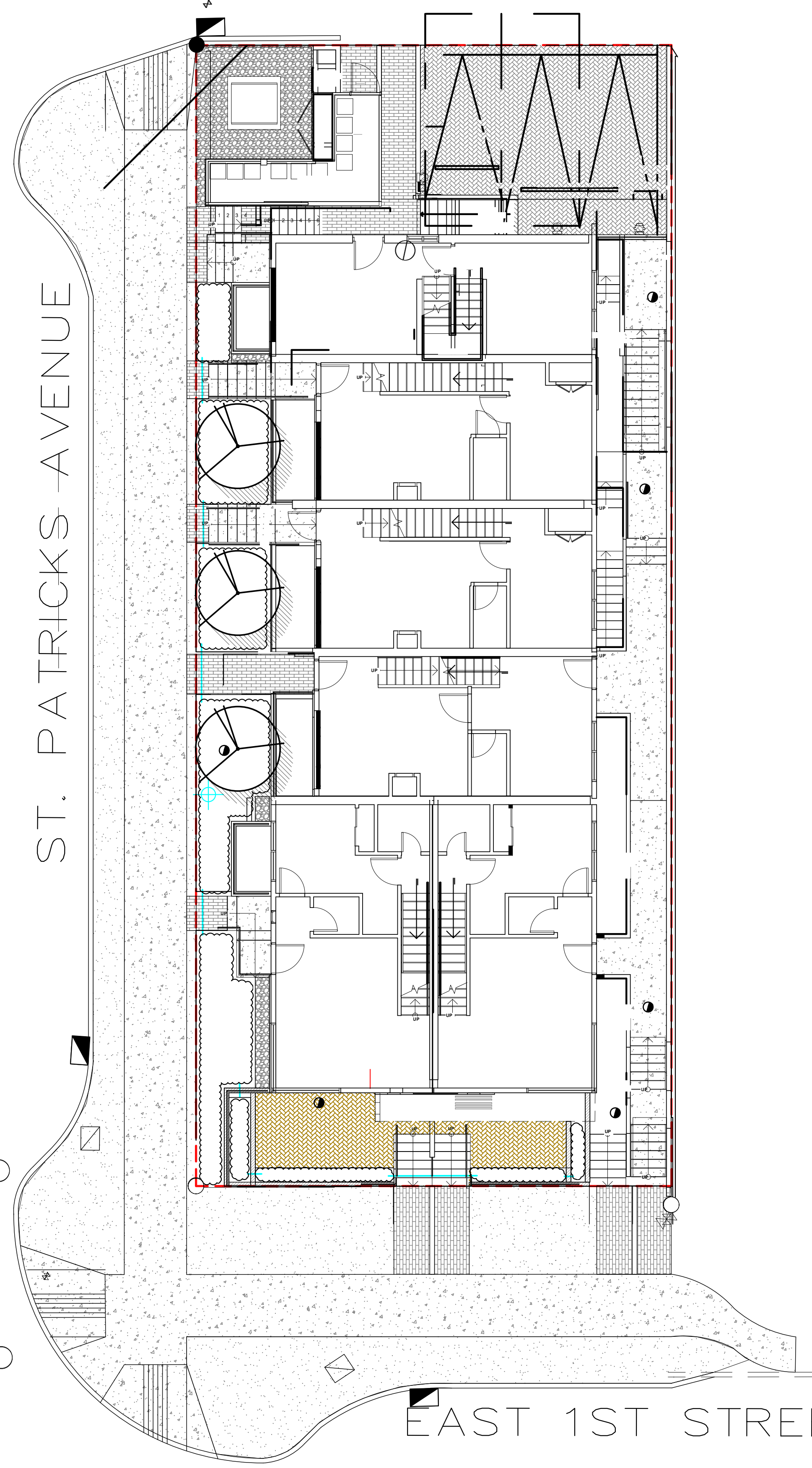
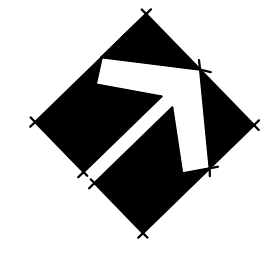
NOTES: IRRIGATION SYSTEM TO BE HIGH EFFICIENCY AND UTILIZE ON SITE STORMWATER WITH SUPPLEMENTAL POTABLE WATER IN TIMES OF DROUGHT. CONTROLLER TO BE HARD WIRED. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW PRIOR TO INSTALLATION TO LANDSCAPE ARCHITECT.

IRRIGATION LEGEND
 — SLEEVING
 + POINT OF CONNECTION

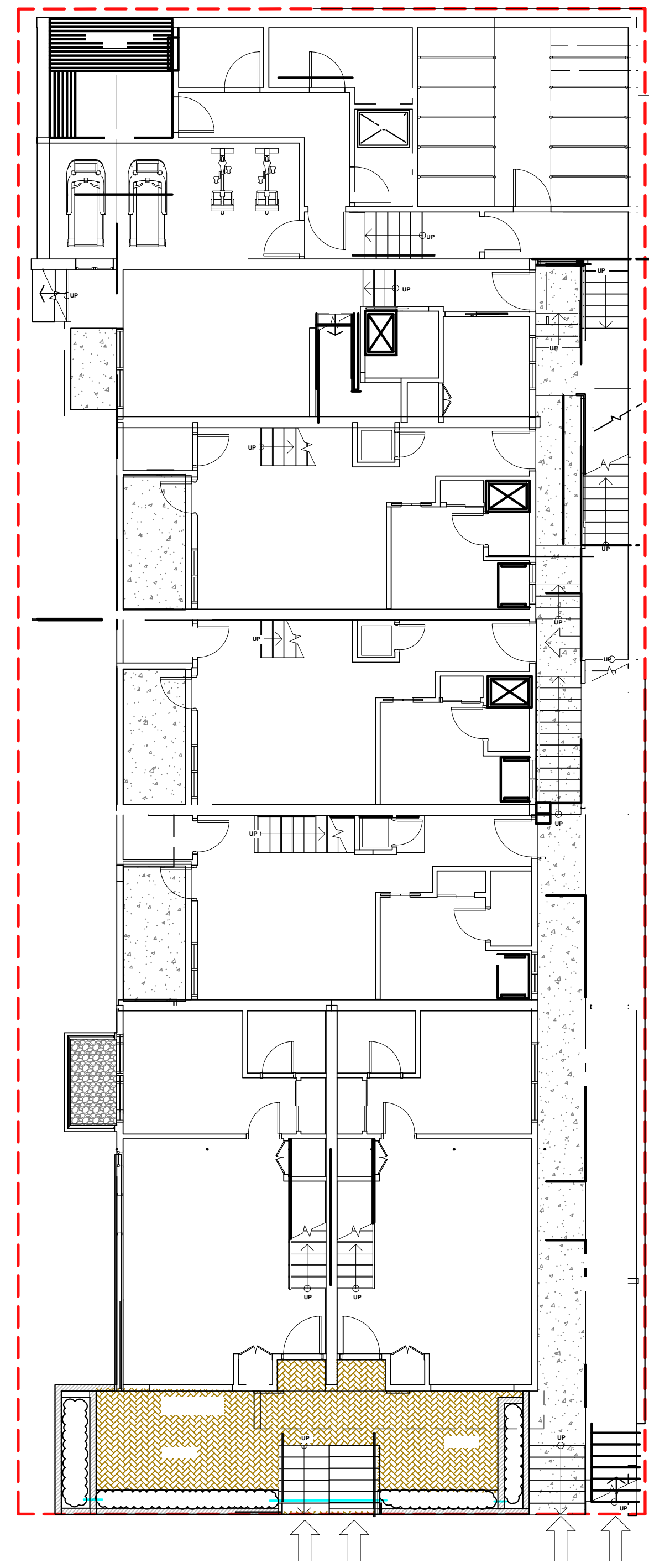
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1 SITE PLAN & GROUND FLOOR
 SCALE: 1:100



2 BASEMENT FLOOR
 SCALE: 1:100

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1	24 SEP 20	REV AS PER NEH SITE PLAN	CH

SEAL:

PROJECT:

TOWNHOUSE DEVELOPMENT
 400 1st STREET E
 NORTH VANCOUVER, BC

DRAWING TITLE:

IRRIGATION INFO

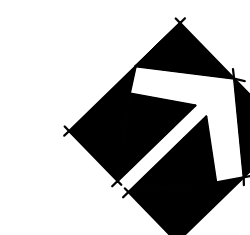
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DRAWN: CH	
DESIGN: CH	
CHK'D: CHK	

M2LA PROJECT NUMBER: JOB NO.



LANDSCAPE ARCHITECTURE

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SEAL:

PROJECT:

TOWNHOUSE DEVELOPMENT
 400 1st STREET E
 NORTH VANCOUVER, BC

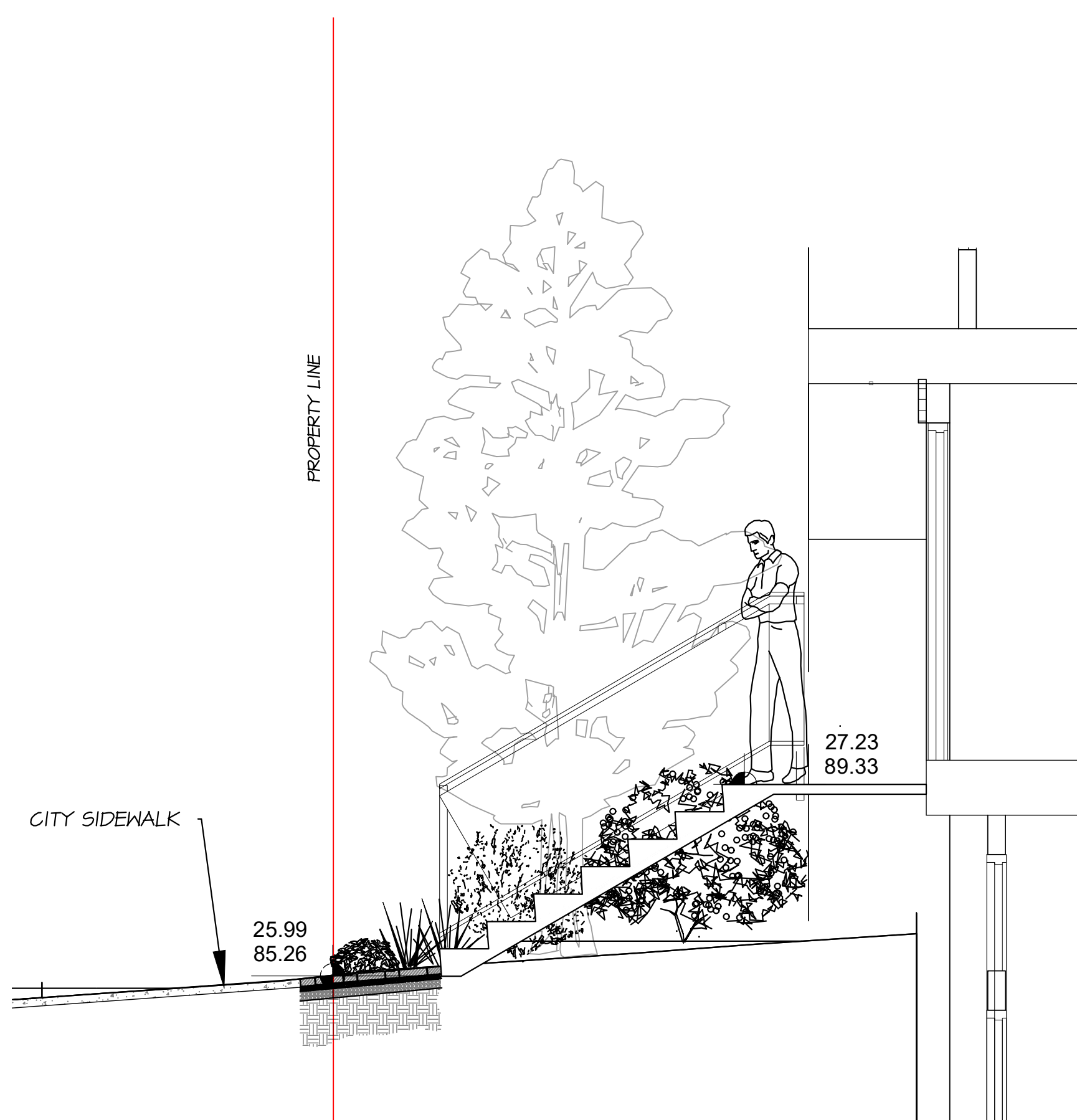
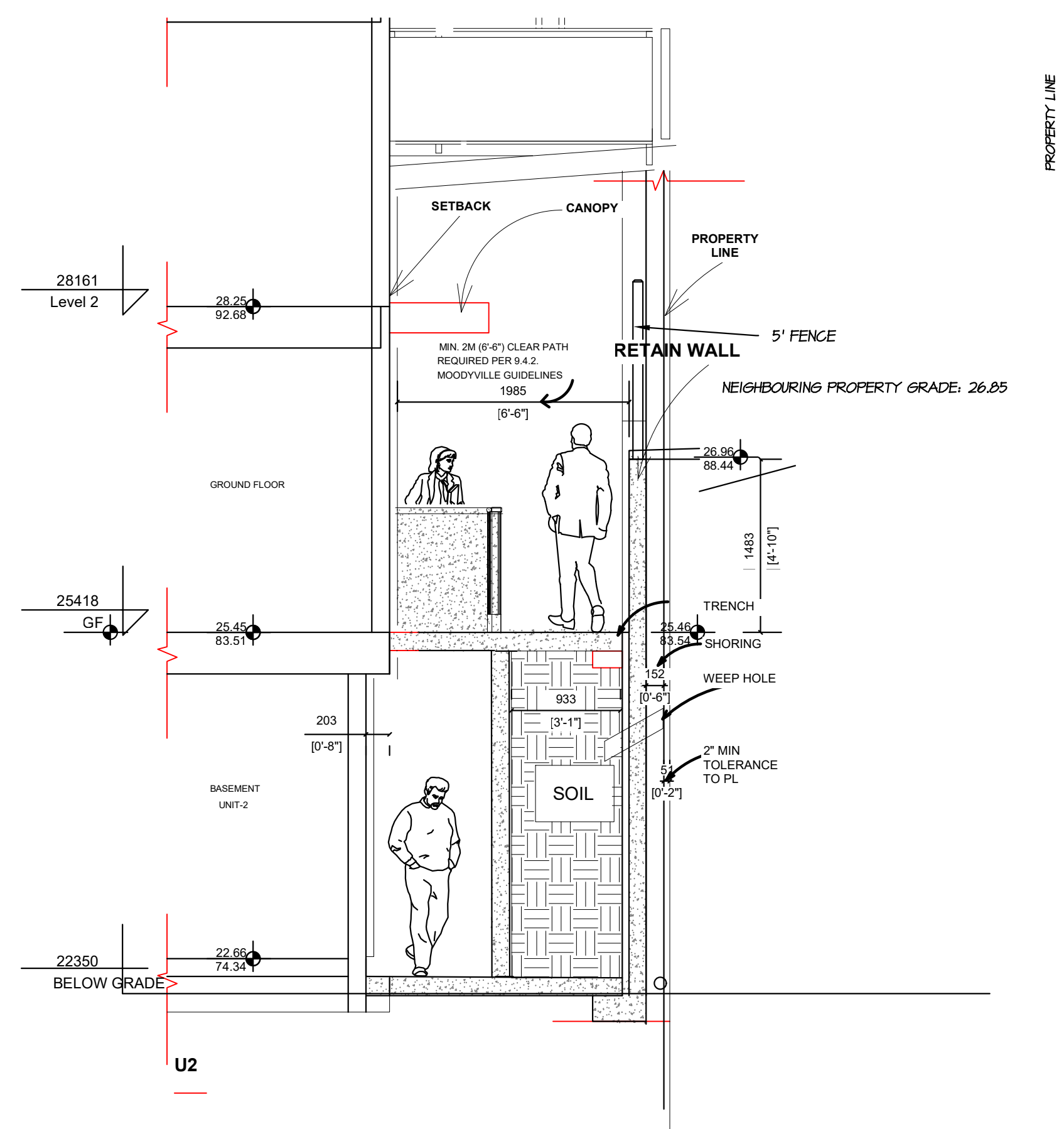
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LANDSCAPE SECTIONS

DATE: 24.AUG.08	DRAWING NUMBER:
SCALE: 1:75	L6
DRAWN: CH	
DESIGN: CH	
CHK'D: CHK	

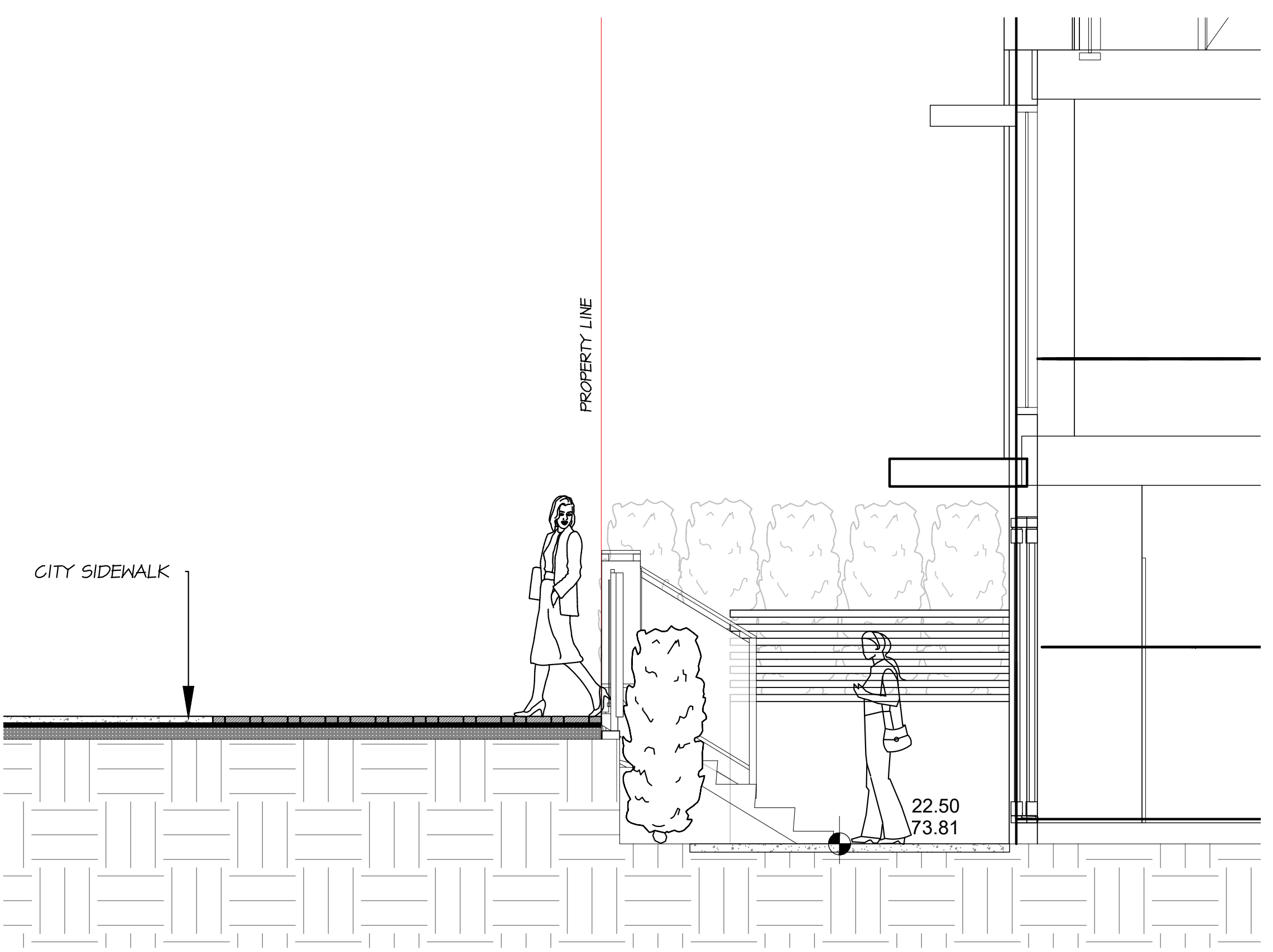
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M2 JOB #24021-01.2p

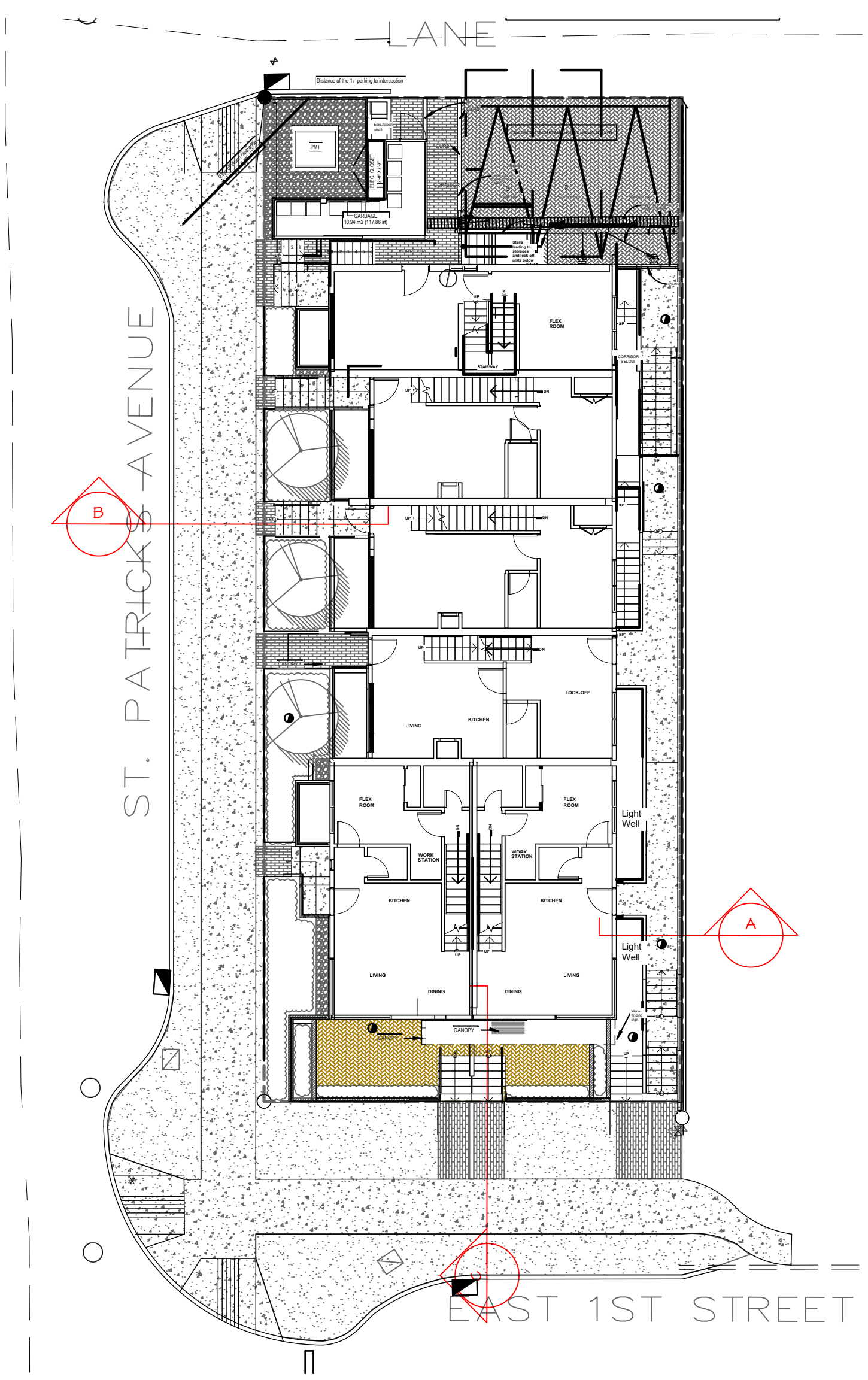


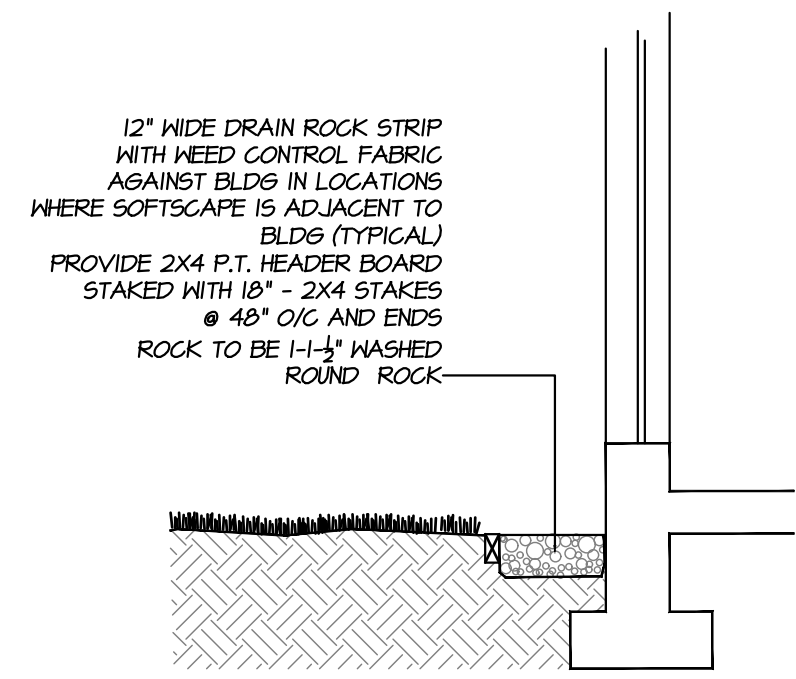
A SECTION A - EAST PATHWAY
 L5 SCALE: 1:40

B SECTION B - ST PATRICK'S AVE STREET FRONTAGE
 L5 SCALE: 1:30

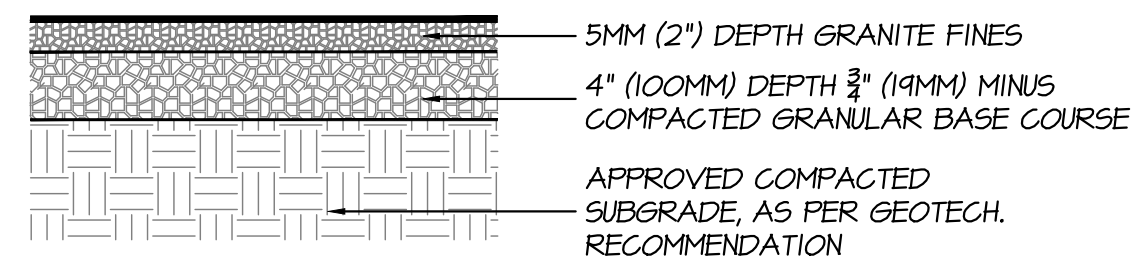


C SECTION C - EAST 1ST AVE STREET FRONTAGE
 L5 SCALE: 1:30

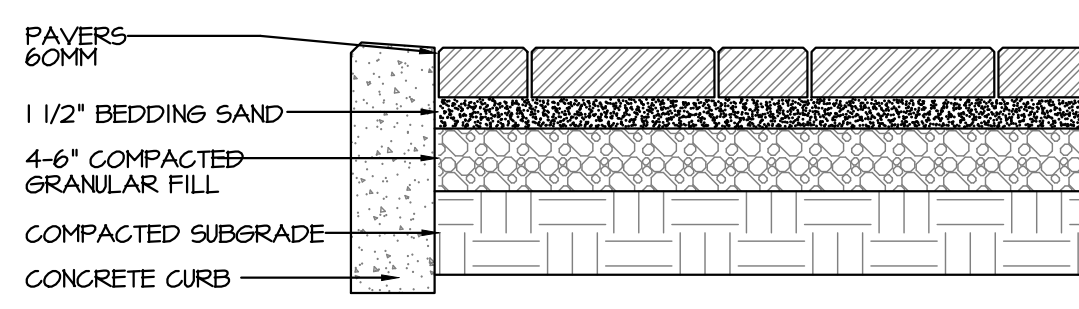




1 DRIP STRIP
L4 N.T.S.

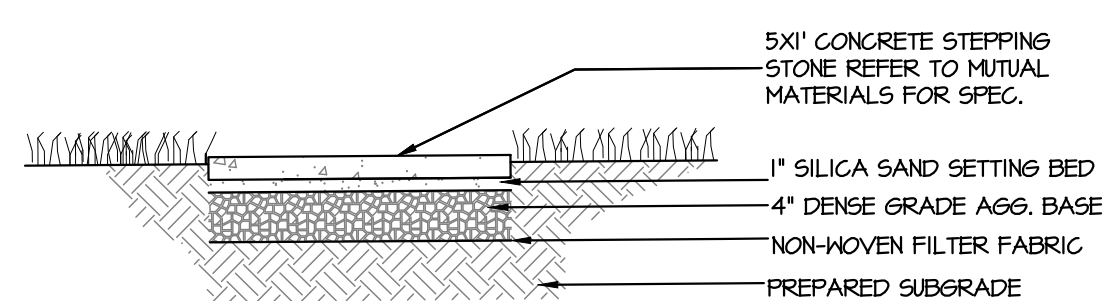


2 COMPACTED GRANULAR
L4 N.T.S.

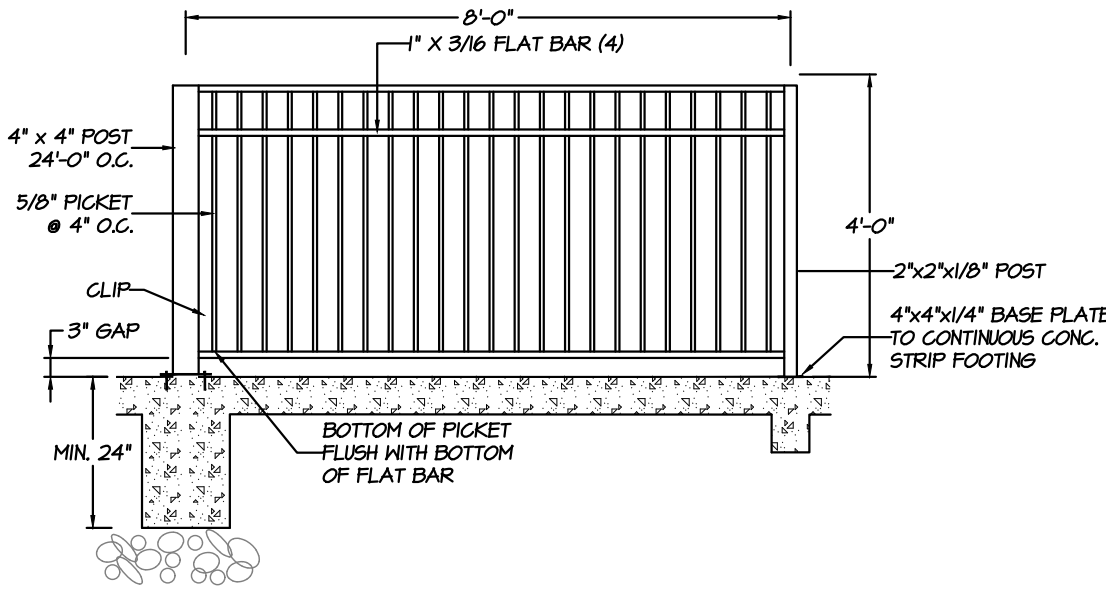


NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

3 CONCRETE UNIT PAVERS
L4 N.T.S.

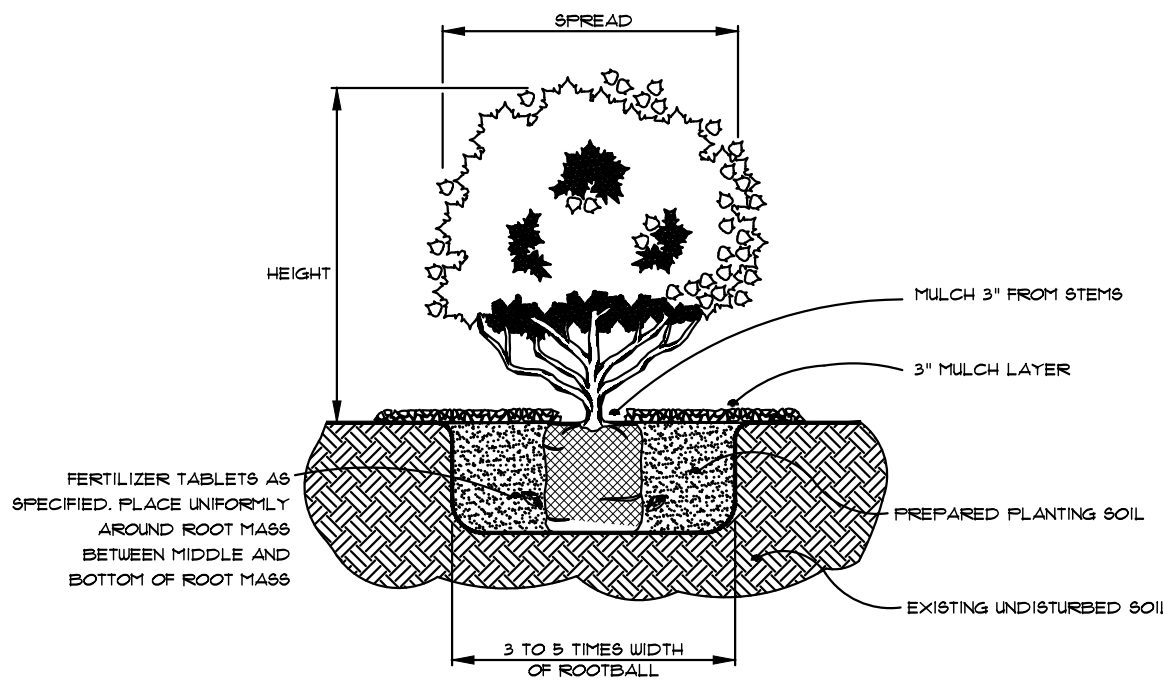


6 CONCRETE STEPPING STONE
L4 N.T.S.



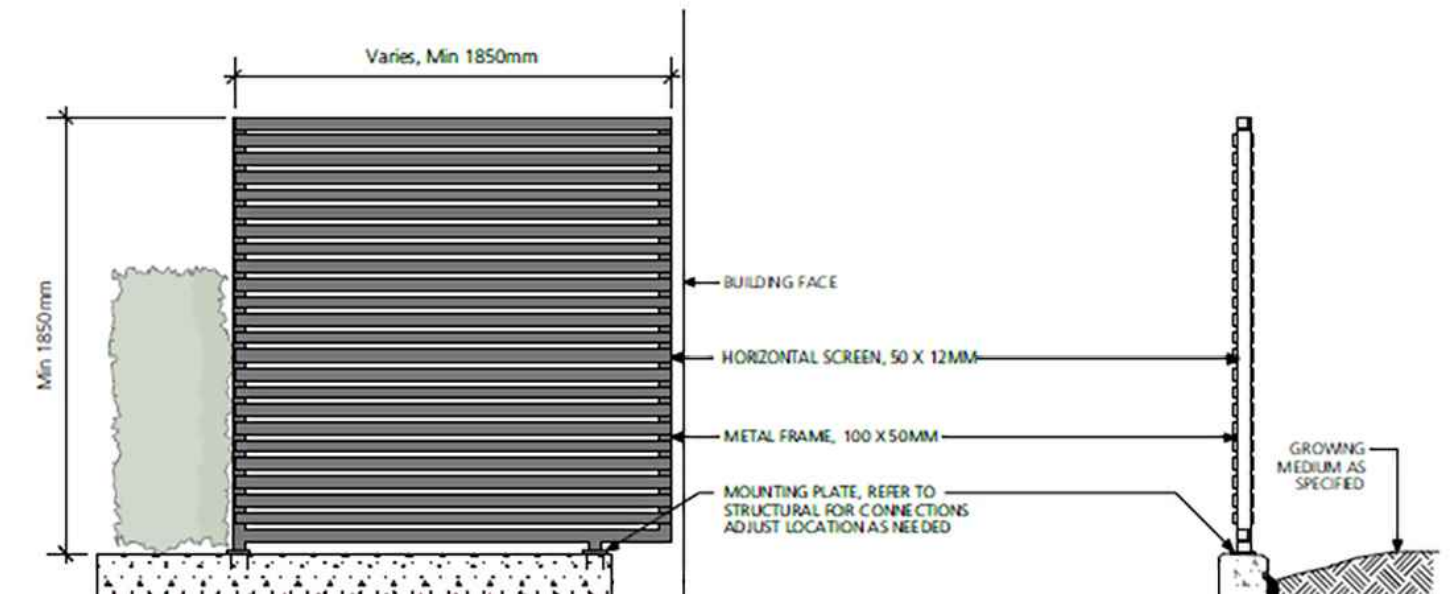
POWDER COAT COLOR CO-ORDINATE WITH BUILDING TRIM - FINAL SELECTION BY OWNER ALUMINUM RAIL AS SHOWN OR SIMILAR (OR AVAILABLE LOCAL)

7 4' METAL PICKET FENCE
L4 SCALE: 1:30



5 SHRUB PLANTING DETAIL
L4 N.T.S.

NOTE:
- Length of privacy screens vary with location, refer to plans.
- All welds to be continuous along joints and ground smooth prior to shop priming and powder coating.
- Provide shop drawings to be provided for approval.
- Shop drawings required for all metal components, including but not limited to, gates, handrails and fences, shop drawings to show all connection details.
- All metal components to have powder coat finish to match metalwork by architecture.



8 5' METAL PERIMETER FENCE
L4 SCALE: 1:30

VS5-88 COMMERCIAL PAVER
THE ORIGINAL IN HIGH-STRENGTH DURABILITY AND SLIP RESISTANCE FOR PROFESSIONAL TRAFFIC.

FEATURES & BENEFITS

- Designed to be chip-resistant and resistant to abrasion. Exposed aggregate finish is available.
- Available in a wide range of colors and finishes.
- Available in a wide range of sizes and shapes.
- Available in a wide range of finishes.
- Available in a wide range of colors.
- Available in a wide range of finishes.

SHAPES & SIZES

- 12x12x2 1/4" (305x305x63.5)
- 12x18x2 1/4" (305x457x63.5)
- 18x18x2 1/4" (457x457x63.5)
- 18x24x2 1/4" (457x609x63.5)

INSTALLATION

- Subgrade must be prepared and compacted.
- Bedding sand must be compacted.
- Pavers must be laid in a staggered pattern.
- Grout must be applied between pavers.

BEILDARD COMMERCIAL
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9 R-6302 LIGHT BOLLARD
L4 RELIANCE FOUNDRY



10 LOUVERED LED STEP/WALL LIGHT
L4 SILHOUETTE LIGHTS

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SEAL:

PROJECT:
TOWNHOUSE DEVELOPMENT
400 1st STREET E
NORTH VANCOUVER, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 24 AUG 08	DRAWING NUMBER:
SCALE: 1:100	L7
DRAWN: CH	
DESIGN: CH	
CHK'D: CHK	

M2LA PROJECT NUMBER: **JOB NO.**

