

M3 TOWNHOMES-WEST

Issued for Development Permit

CREO DEVELOPMENT LTD. // CLIENT

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SHAPE ARCHITECTURE // ARCHITECT

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LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

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LANDSCAPE DRAWING INDEX PERMIT

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GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
13. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF VANCOUVER PROPERTY TO BE AS PER THE CITY OF VANCOUVER STREET RESTORATION MANUAL.
15. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIP LINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIP LINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIP LINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

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www.locidesign.ca // 604.694.0053

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Project Stamp



Issue

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A	ISSUED FOR SCHEMATIC DESIGN	22-01-24
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22052

M3 Townhomes

North Vancouver

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Creo Developments

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Shape Architecture

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
Drawn By	Checked

COVER SHEET

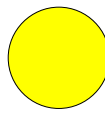

L0.0

Rev. A revision

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4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIP LINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
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14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - 24.A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - 24.B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - 24.C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN - REFER TO ARBORIST REPORT

SYMBOL	DESCRIPTION
	REMOVE WITH CONSENT
	REMOVE



1 TREE MANAGEMENT PLAN
Scale: 1:100

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Project Team

Client
Creo Developments
Architect
Shape Architecture
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

TREE MANAGEMENT PLAN

L0.1

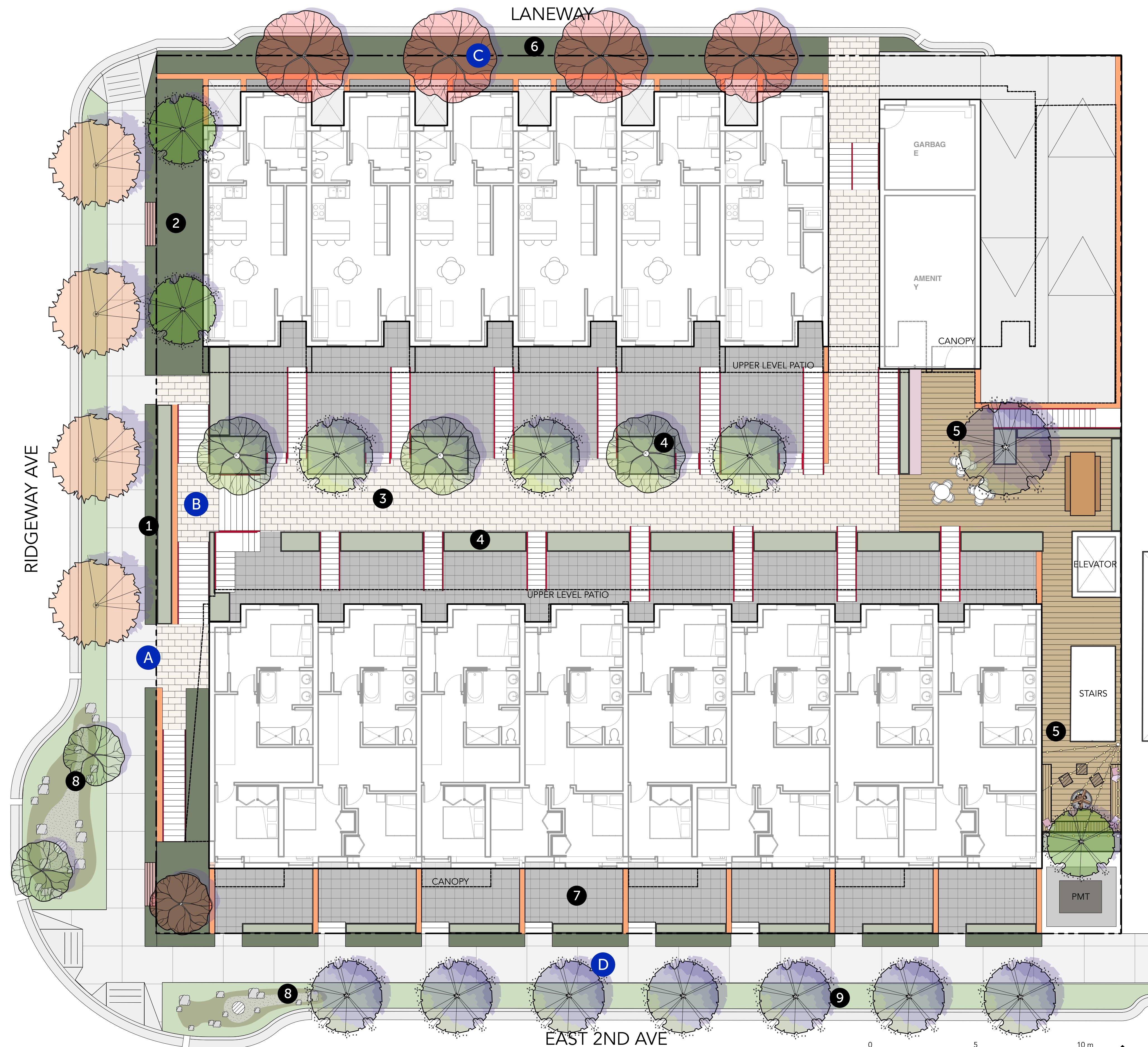
Rev. A revision

LANDSCAPE DESIGN RATIONALE

THE LANDSCAPE CONCEPT FOR THE SITE WILL FOCUS ON THREE CORE STRATEGIES FOR DESIGN: TO CREATE A SPACE FOR RESIDENTS TO SOCIALIZE AND ENGAGE WITH EACH OTHER; TO DRAW INSPIRATION FROM NEIGHBOURING BUILDS AND ECOSYSTEMS, EMPHASIZING NATURALIZED LANDSCAPES AS WELL AS RAINWATER MANAGEMENT; AND TO UTILIZE A MATERIALS PALETTE THAT REFLECTS THE SITE'S NORTH SHORE THEMATICS.

KEY LEGEND

- A** RIDGEWAY ENTRY
- 1** MAIN ENTRY WITH MIXED FEATURE PLANTING, WALLS + STAIRS
- 2** FEATURE PLANTING BUFFER
- B** CENTRAL MEWS + PRIVATE AMENITY
- 3** MAIN WALKWAY; PRE-CAST UNIT PAVERS
- 4** FOUNDATION PLANTERS FOR PRIVACY SCREENING AND TREES
- 5** "THE LOUNGE" OUTDOOR AMMENITY AREA
- C** LANE
- 6** FOUNDATION PLANTING + TREES ALONG LANE
- D** EAST 2ND AVE
- 7** PRIVATE PATIOS + PLANTERS FOR PRIVACY SCREENING
- 8** RAINGARDEN
- 9** SODDED BLVD + STREET TREES



1 OVERALL LANDSCAPE PLAN
 Scale: 1:100

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OVERALL LANDSCAPE PLAN

L0.2

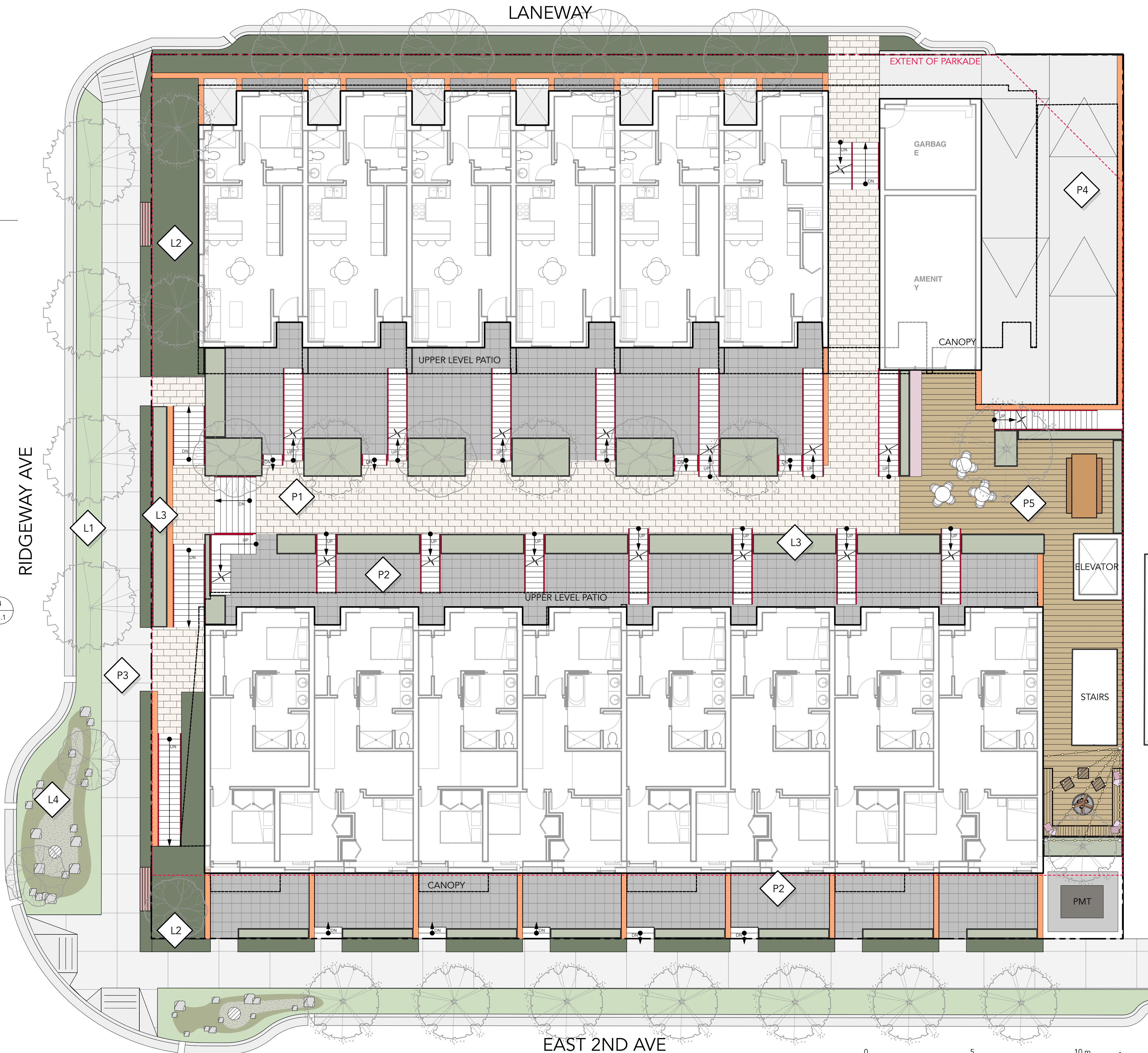
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GENERAL LAYOUT + MATERIALS NOTES:

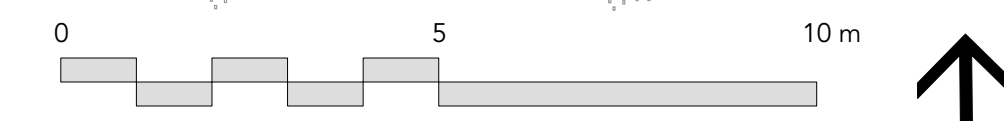
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2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND - LEVEL 1

SYMBOL	QTY	DESCRIPTION	DETAIL
	P1	PAVING TYPE 1 12 x 24" Concrete unit pavers on Birdseye Gravel or Equivalent Barkman Broadway - Natural colour. Pattern: Running bond.	
	P2	PAVING TYPE 2 24 x 24" Concrete Unit Pavers on Birdseye Gravel or Equivalent Texada series by Abbotsford - Charcoal. Pattern: Stack bond.	
	P3	PAVING TYPE 3 CIP Concrete paving as per CNV standards.	
	P4	PAVING TYPE 4 CIP Concrete paving - Sandblast Finish, No Chamfer - See structural for reinforcement.	
	P5	PAVING TYPE 5 Thermally Modified Wood Decking.	
		CONCRETE STAIRCASE CIP Concrete Staircase with handrail - See Arch.	
	L1	BOULEVARD LAWN PLANTING	
	L2	IN-GROUND PLANTED AREA 24"-36" soil depth for trees and shrubs.	
	L3	RAISED METAL PLANTER 24"-36" soil depth for trees and shrubs.	
	L4	RAIN GARDEN	
		THERMALLY MODIFIED WOOD BENCHES 4-6' Length Maglin Odgen series, Straight, Backless Benches	
		OUTDOOR FURNITURE By Owner.	
		CONCRETE ARCHITECTURAL WALL See Arch.	



1 LAYOUT + MATERIALS PLAN - LEVEL 1
Scale: 1:100



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**MATERIALS + LAYOUT
PLAN - LEVEL 1**

L1.0

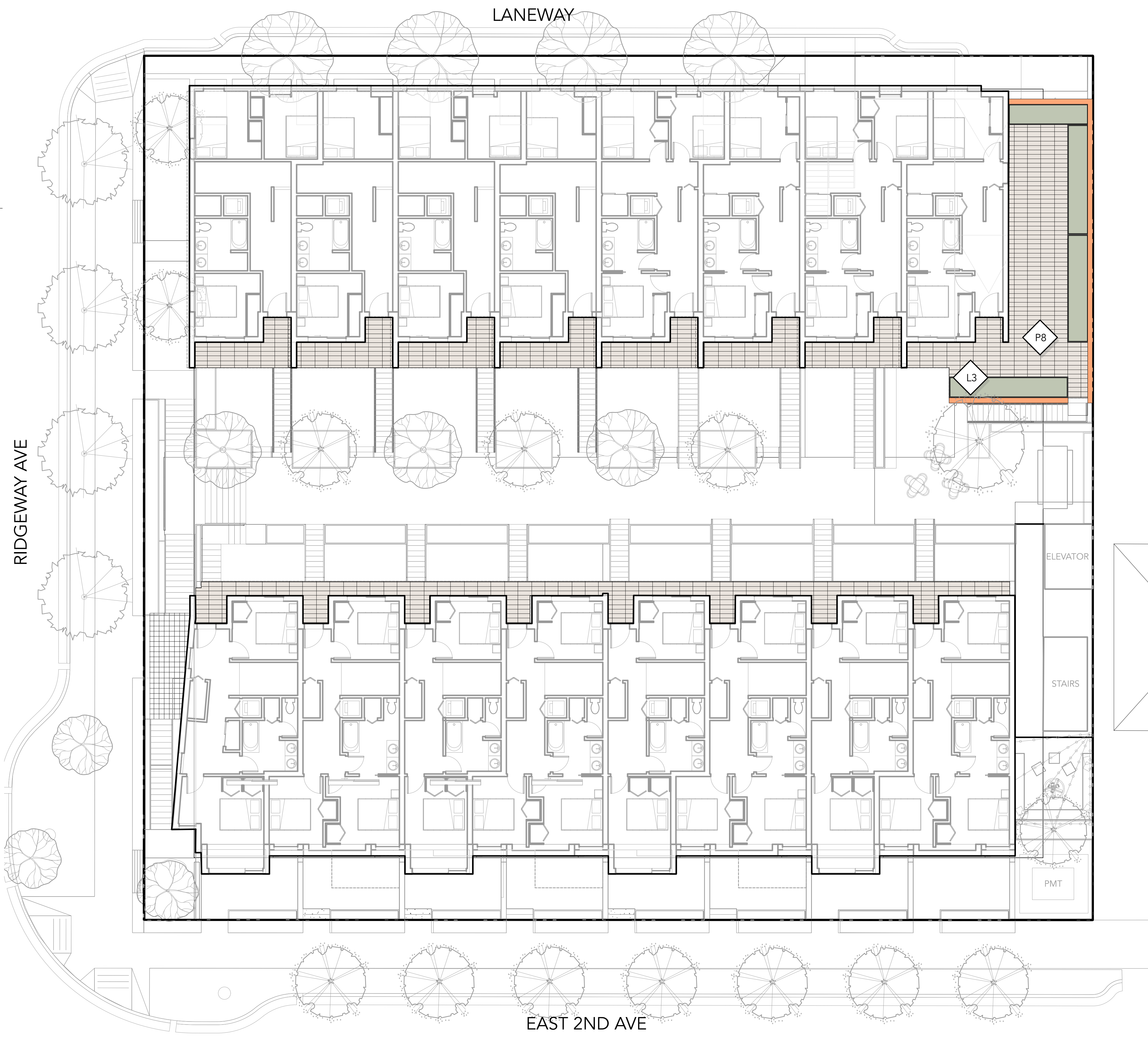
Rev. A revision

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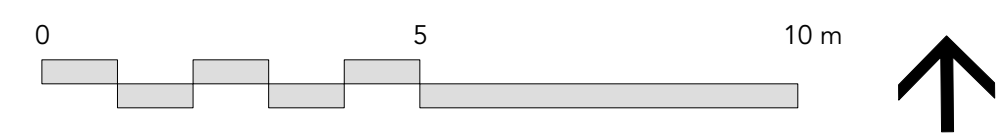
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2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND - LEVEL 2

SYMBOL	QTY	DESCRIPTION	DETAIL
		PAVING TYPE 6 24 x 24" Concrete Unit Pavers on Texada series by Abbotsford - Natural. Pattern: Stack bond.	
		CONCRETE STAIRCASE CIP Concrete Staircase with handrail - See Arch.	
		RAISED METAL PLANTER 24"-36" soil depth for trees and shrubs.	
		CONCRETE ARCHITECTURAL WALL See Arch.	



1 LAYOUT + MATERIALS PLAN - LEVEL 2
Scale: 1:100



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MATERIALS + LAYOUT PLAN - LEVEL 2

L1.1

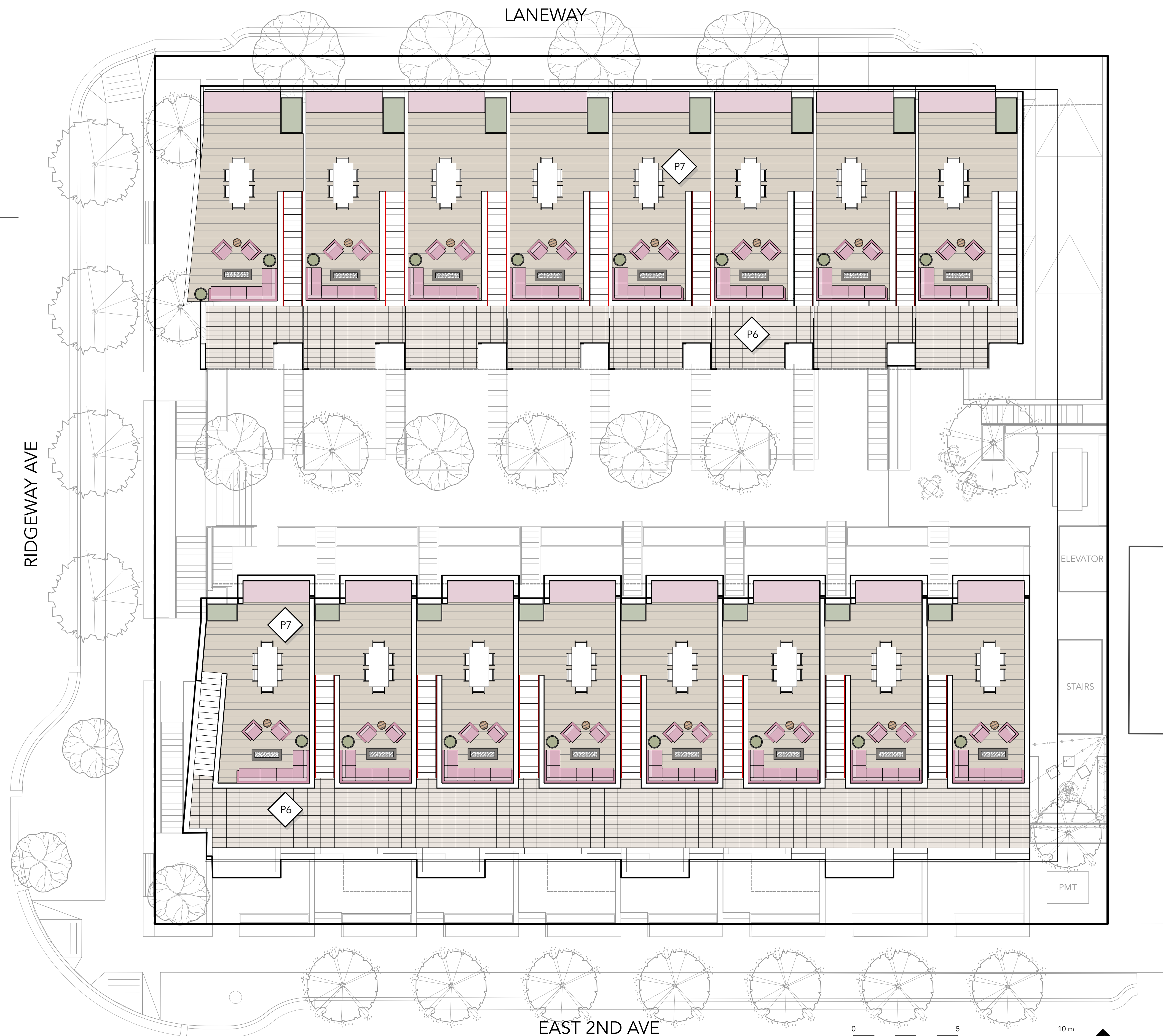
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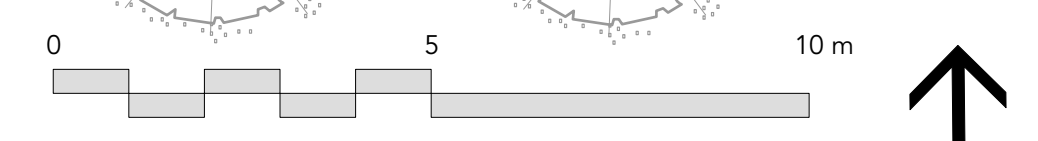
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MATERIALS LEGEND - UPPER LEVELS

SYMBOL	QTY	DESCRIPTION	DETAIL
		PAVING TYPE 7 Faux wood porcelain tile on pedestals.	
		PAVING TYPE 6 24 x 24" Concrete Unit Pavers on Texada series by Abbotsford - Natural. Pattern: Stack bond.	
		CONCRETE STAIRCASE CIP Concrete Staircase with handrail - See Arch.	
		RAISED METAL PLANTER 24" x 36" soil depth for trees and shrubs.	
		OUTDOOR FURNITURE By Owner.	



1 LAYOUT + MATERIALS PLAN - UPPER LEVELS
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MATERIALS + LAYOUT PLAN - UPPER LEVELS

L1.2

Rev. A revision

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
⊕ BG 37.89	BUILDING GRADE - BY ARCH
⊕ 38.18	ARCHITECTURAL ELEVATION - BY ARCH
← 2%	SLOPE AND DIRECTION - BY ARCH
—	CONCRETE ARCHITECTURAL WALL

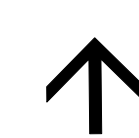
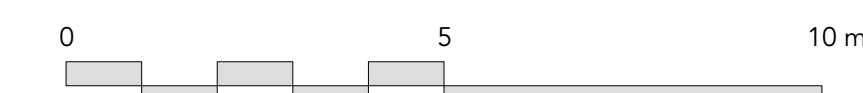
*FOR INFO ONLY SEE ARCH FOR ALL GRADES

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
[Green Box]	SHRUB PLANTING 24" Minimum Soil Depth + 4" Drainage Layer Refer to Planting Detail
[Yellow Box]	TREE PLANTING 36" Minimum Soil Depth 36" + 4" Drainage Layer Refer to Planting Detail
[Orange Box]	IN-GROUND PLANTING 24" Depth for Shrubs - 36" Depth for Trees
[Purple Box]	IN-GROUND SOD PLANTING 12" Depth



1 GRADING PLAN - LEVEL 1
Scale: 1:100



loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN
1738 KINGSWAY, VANCOUVER, BC V5N 2S3
www.locidesign.ca // 604.694.0053

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Project Stamp



Issue

No.	Description	Date
A	ISSUED FOR SCHEMATIC DESIGN	22-01-24
B	ISSUED FOR DEVELOPMENT PERMIT	22-02-25

Project Info

22052
M3 Townhomes
North Vancouver

Project Team

Client: Creo Developments
Architect: Shape Architecture
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: [] Checked By: []
Drawn By: [] Checked: []

GRADING + SOIL DEPTH
PLAN - LEVEL 1 + 2

L2.0

Rev. A revision

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

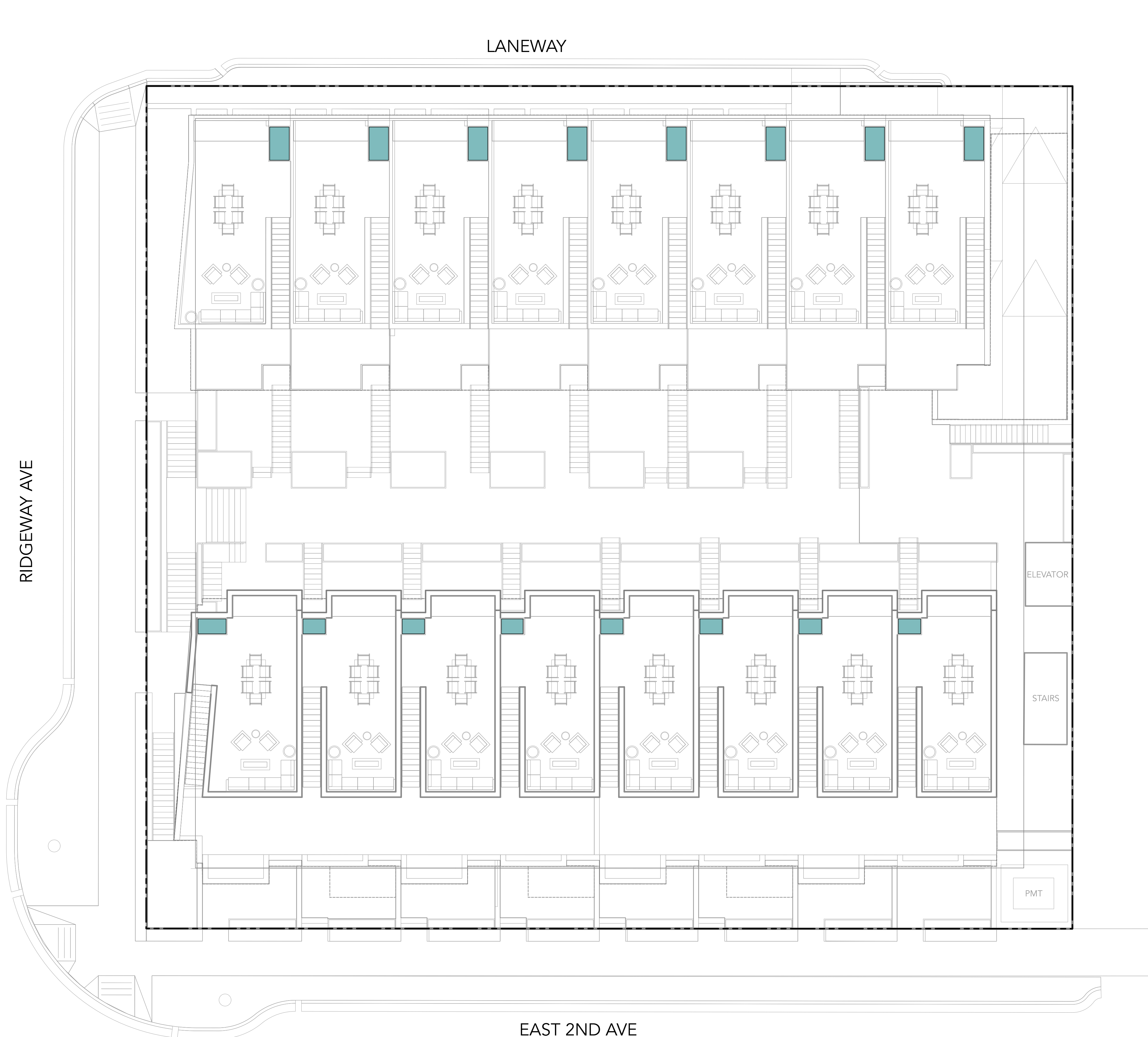
GRADING LEGEND

SYMBOL	DESCRIPTION
	BUILDING GRADE - BY ARCH
	ARCHITECTURAL ELEVATION - BY ARCH
	SLOPE AND DIRECTION - BY ARCH
	CONCRETE ARCHITECTURAL WALL

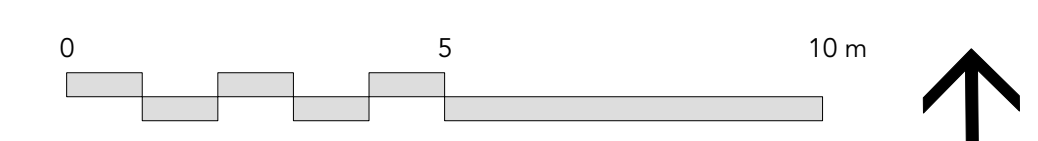
*FOR INFO ONLY SEE ARCH FOR ALL GRADES

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING 24" Minimum Soil Depth + 4" Drainage Layer Refer to Planting Detail
	TREE PLANTING 36" Minimum Soil Depth 36" + 4" Drainage Layer Refer to Planting Detail
	IN-GROUND PLANTING 24" Depth for Shrubs - 36" Depth for Trees
	IN-GROUND SOD PLANTING 12" Depth



1 GRADING PLAN - UPPER LEVELS
Scale: 1:100



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Drawn By	Checked

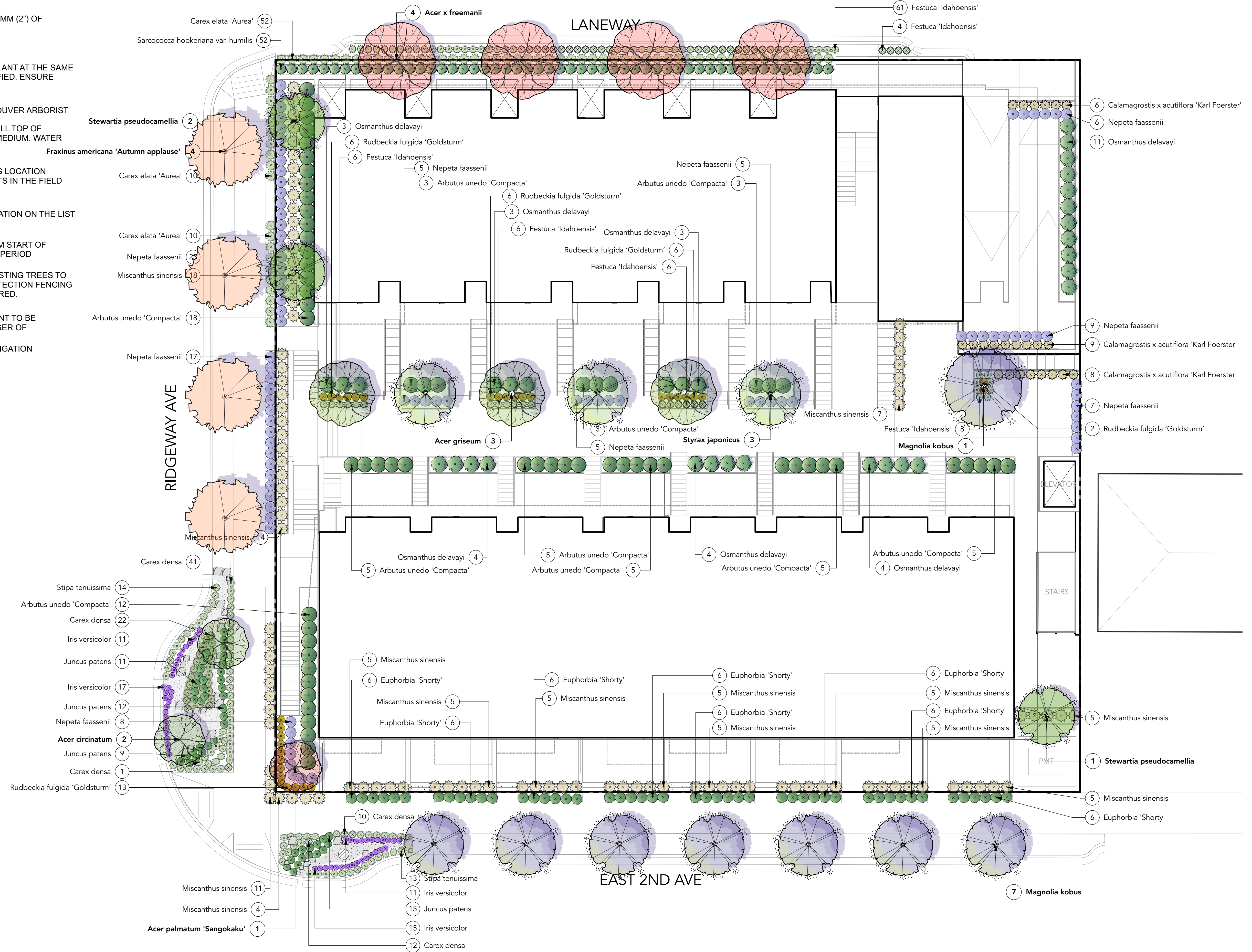
GRADING + SOIL DEPTH PLAN - UPPER LEVELS

L2.1

Rev. A revision

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 PLANTING PLAN - LEVEL 1 + 2
Scale: 1:110

Project Stamp



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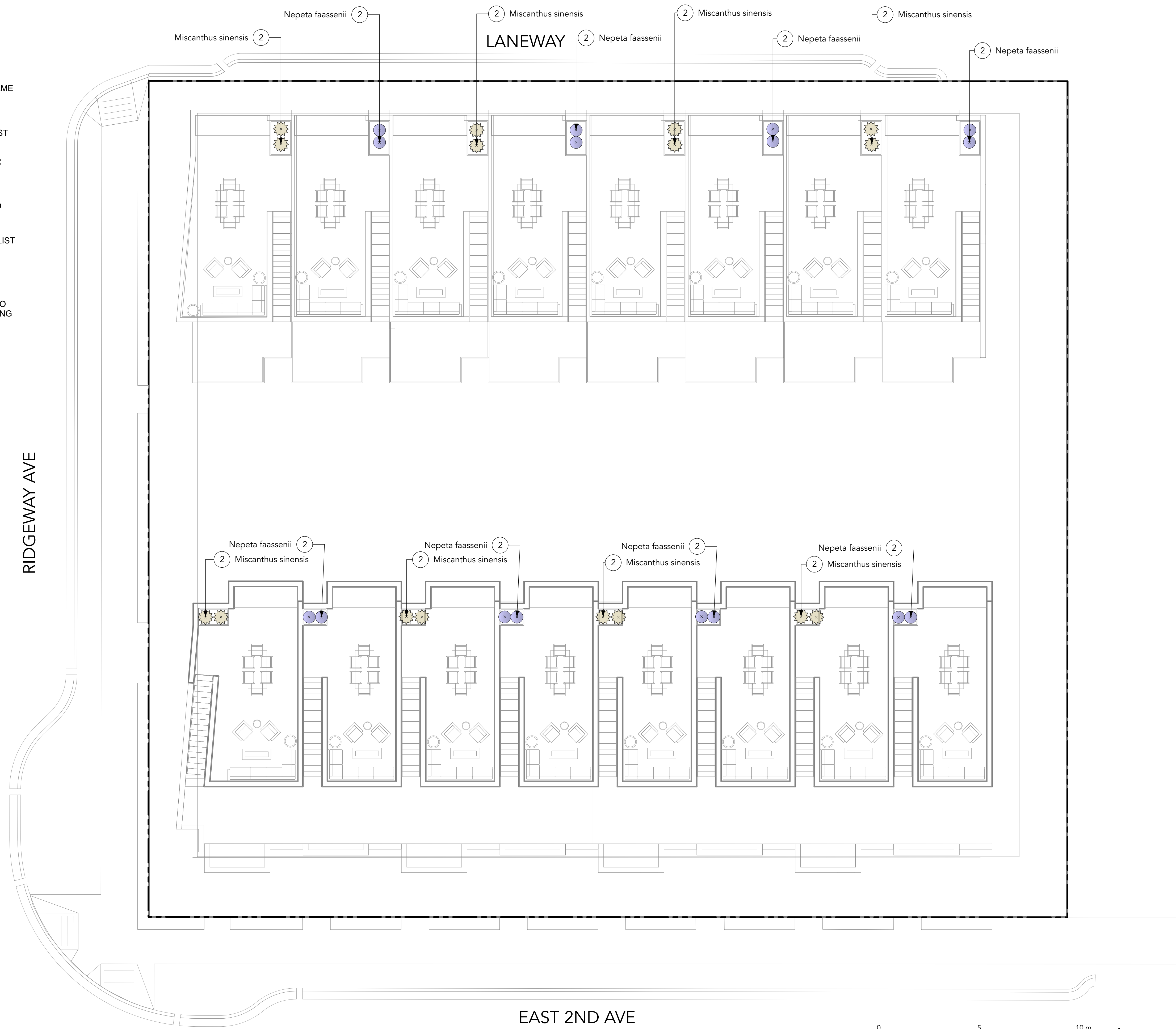
PLANTING PLAN - LEVEL 1 + 2

L3.0

Rev. A revision

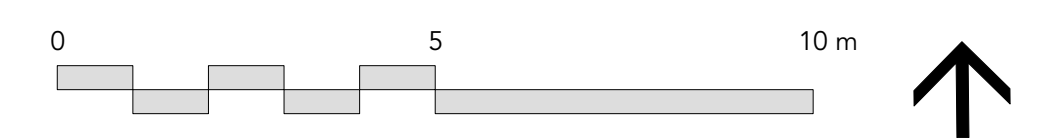
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7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 PLANTING PLAN - UPPER LEVELS
Scale: 1:100

EAST 2ND AVE



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Drawn By _____ Checked _____

PLANTING PLAN - UPPER LEVELS



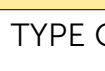


L3.1

Rev. A revision

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINAIRES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD. ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIP LINE OF ANY TREE. REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.

LIGHTING LEGEND - GROUND LEVEL

QTY	TYPE	MANUFACTURER	DESCRIPTION
	Spot Flood	KICHLER	120V-277V LED Small Accent, 5W & 10W
	Wall Insert -Concrete Architectural wall	KUZCO	Sonic ER3005 Step Lights
	LED Strip	Bruck	Orion Belt Narrow Beam Spread LED, Mounted Underneath Seat Wall Overhang
	LED string lights on pole	Hometown Evolution Inc.	C9 Commercial String Light Sets Black Wire With G50 Clear Bulbs
	Bollard	VISTA	PR-4202-B-W-LB2ND



A Type A - C Series LED

B Type B- Sonic Step Light

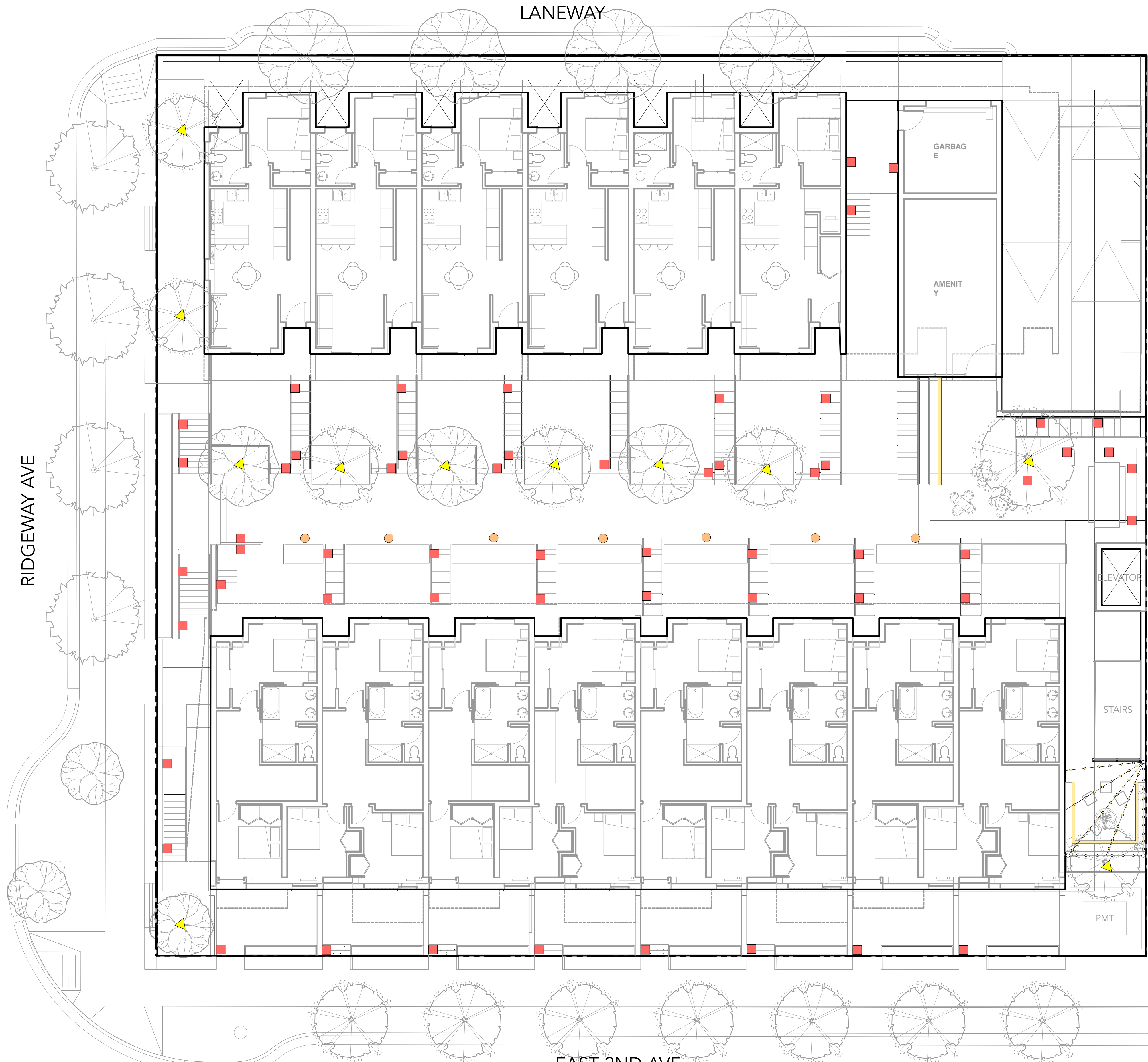
C Type C-LED Strip



D Type D-String Lights



E Type E- Vista Bollard Lighting



1 LIGHTING PLAN - LEVEL 1 + 2
Scale: 1:100



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Project Info

22052

M3 Townhomes

North Vancouver

Project Team

Client
Creo Developments

Architect
Shape Architecture

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By
Checked By

LIGHTING PLAN - LEVEL 1

L4.0

Rev. A revision

OVERALL PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	2	Acer circinatum	Vine Maple	7cm cal.	As Shown	B&B
	3	Acer griseum	Paperbark Maple	7cm cal.	As Shown	B&B
	1	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	5cm cal.	As Shown	B&B
	4	Acer x freemanii	Autumn Blaze Maple	7cm cal.	As Shown	B&B
	4	Fraxinus americana 'Autumn applause'	Autumn Applause White Ash	7cm cal.	As Shown	B&B
	8	Magnolia kobus	Kobus Magnolia	8cm cal.	As Shown	B&B
	3	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As Shown	B&B
	3	Styrax japonicus	Japanese Snowbell	7cm cal.	As Shown	B&B
SHRUBS:						
	64	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#2 Pot	0.76 o.c.	
	32	Osmanthus delavayi	Sweet Olive	#2 Pot	0.91 o.c.	
	52	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot	0.61 o.c.	
PERENNIALS, GRASSES, GROUND COVER:						
	23	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#2 pot	0.61 o.c.	
	86	Carex densa	Dense Sedge	#1 pot	0.46 o.c.	
	72	Carex elata 'Aurea'	Bowles Golden Sedge	#2 pot	0.61 o.c.	
	48	Euphorbia 'Shorty'	Shorty Spurge	#2 Pot	0.61 o.c.	
	91	Festuca 'Idahoensis'	Idaho fescue	#1 pot	0.46 o.c.	
	54	Iris versicolor	Purple Iris	#1 Pot	0.3 o.c.	
	47	Juncus patens	Soft Common Rush	#2 Pot	0.46 o.c.	
	99	Miscanthus sinensis	Maiden Grass	#2 Pot	0.76 o.c.	
	85	Nepeta faassenii	'Cat's Meow' Catmint	#1 Pot	0.61 o.c.	
	33	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#2 Pot	0.46 o.c.	
	27	Stipa tenuissima	Mexican Feather Grass	#1 pot, 18" o.c.	0.46 o.c.	

PLANT IMAGES

TREES



SHRUBS



ORNAMENTAL GRASSES, PERENNIALS, FERNS, AND GROUND COVERS



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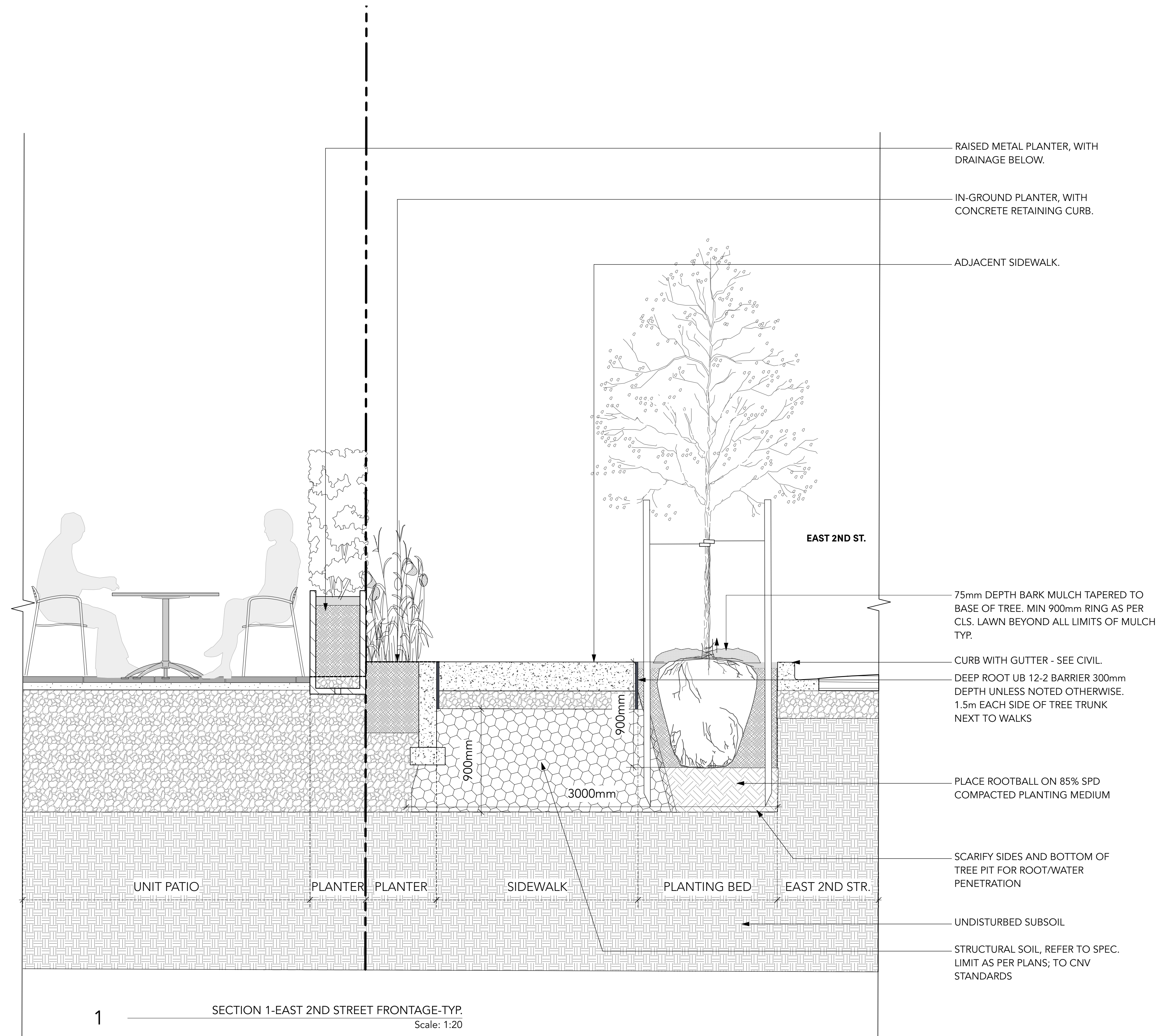
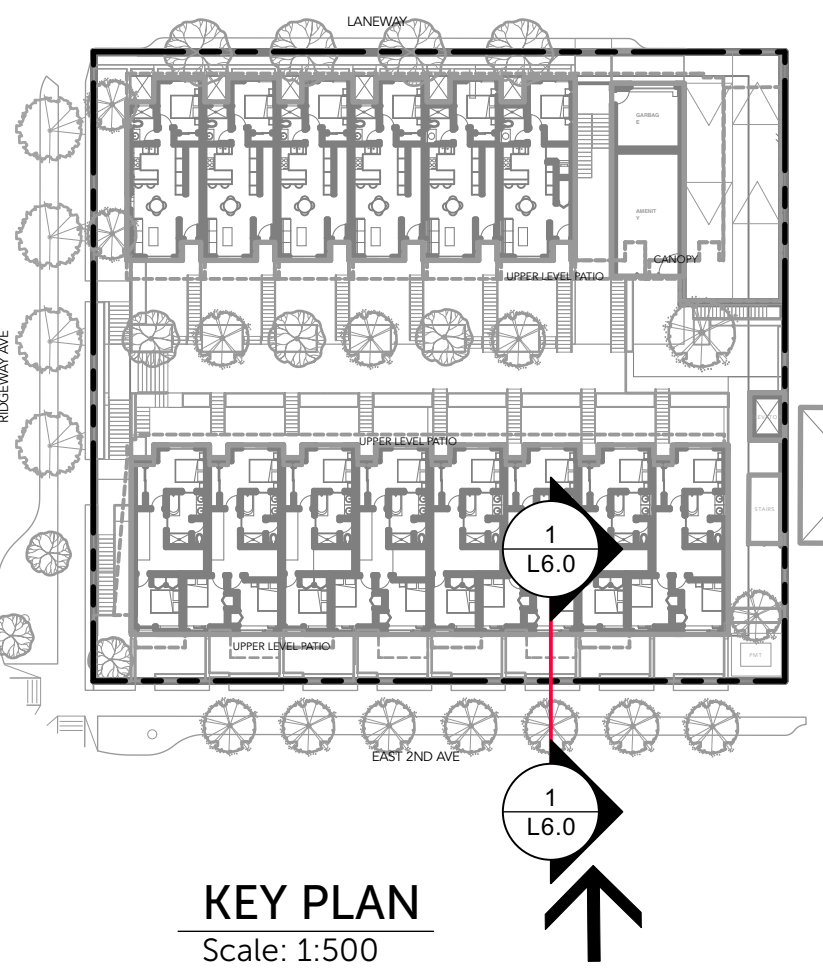
Client
Creo Developments
Architect
Shape Architecture
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

PLANT LIST + IMAGES

L5.0

Rev. A revision



1 SECTION 1-EAST 2ND STREET FRONTAGE-TYP. Scale: 1:20

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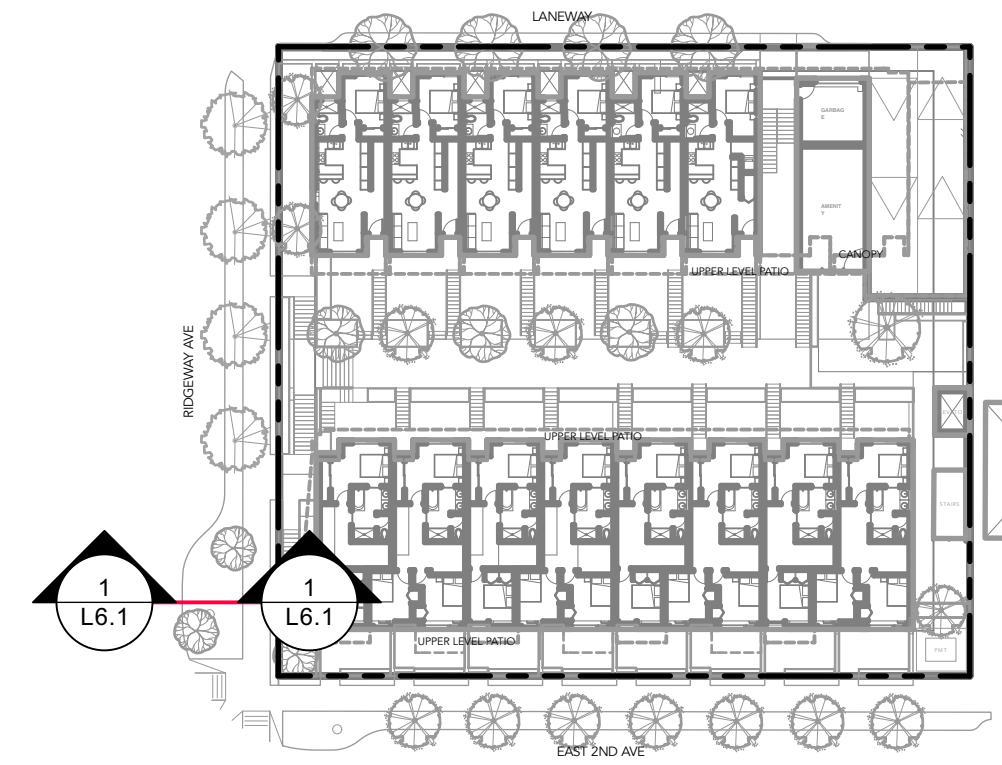
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 Architect
 Shape Architecture
 Landscape Architect
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 Drawn By _____ Checked _____

LANDSCAPE SECTIONS

L6.0

Rev. A revision



2 KEY PLAN
Scale: 1:500

ADJACENT
SIDEWALK - SEE CIVIL

RAINGARDEN
VEGETATION

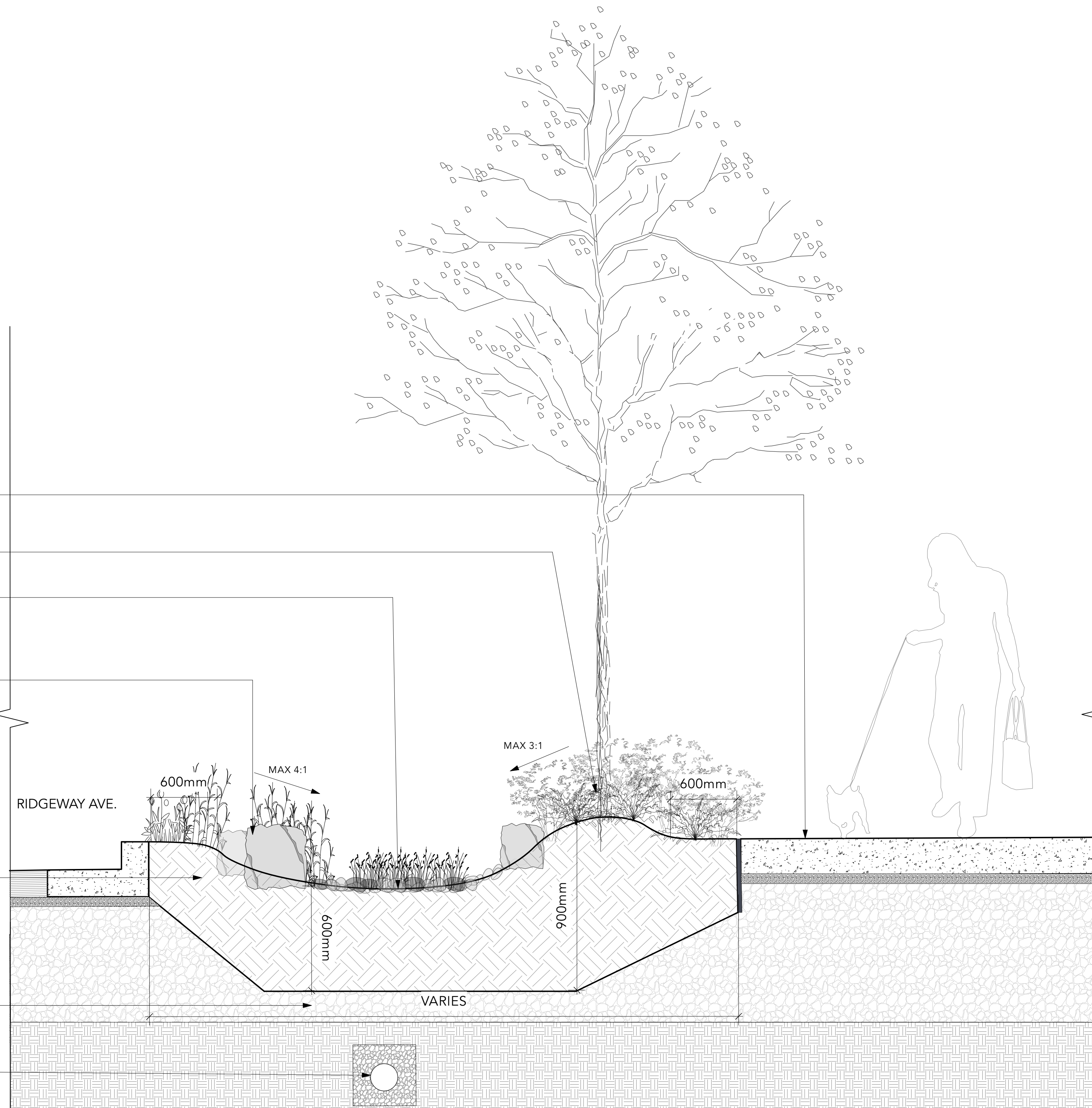
RIVER ROCK

RECTILINEAR/SQUARE
BASALT BOULDERS
- 1x2'/2x2'

BIOFILTRATION SOIL -
900mm DEPTH FOR
TREES/600mm DEPTH
FOR SHRUBS

DRAINAGE LAYERS -
SEE CIVIL

PVC PIPE - SEE CIVIL



1 SECTION 2- RIDGEWAY AVE. RAIN GARDEN -TYP.
Scale: 1:15

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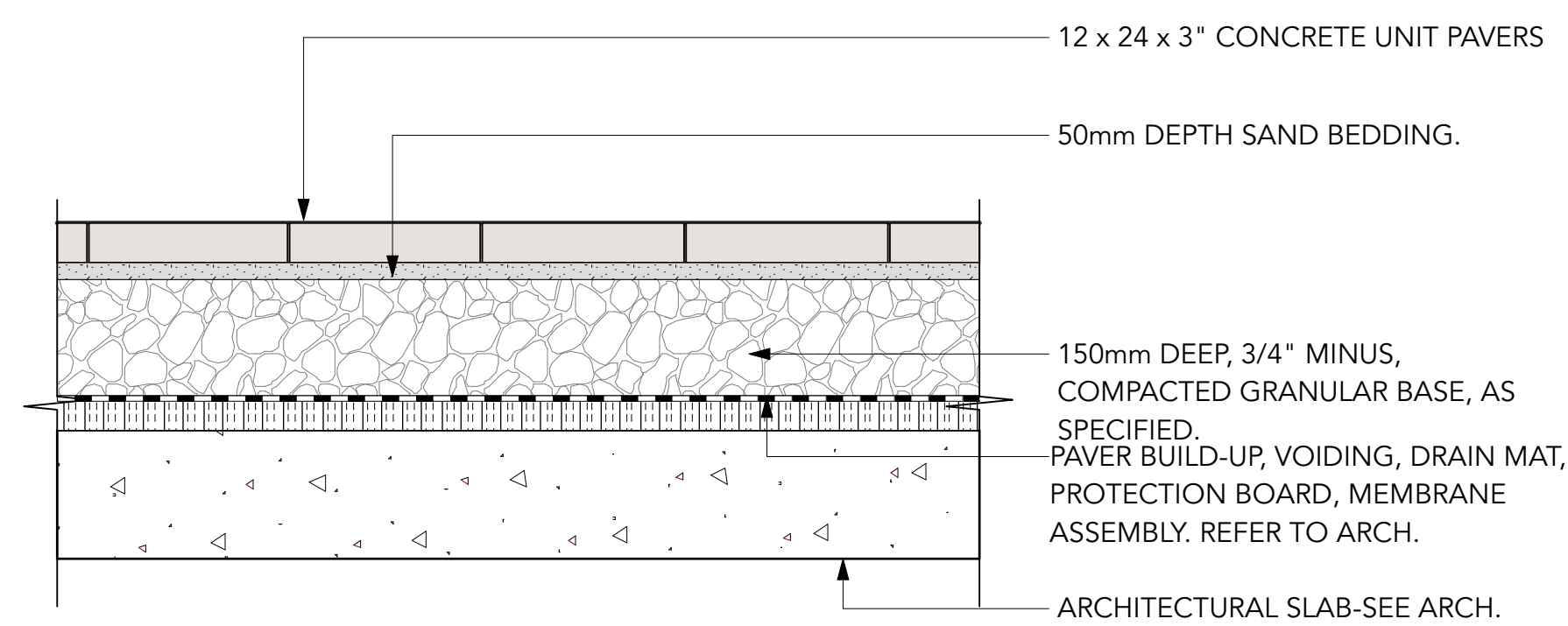
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

LANDSCAPE SECTIONS

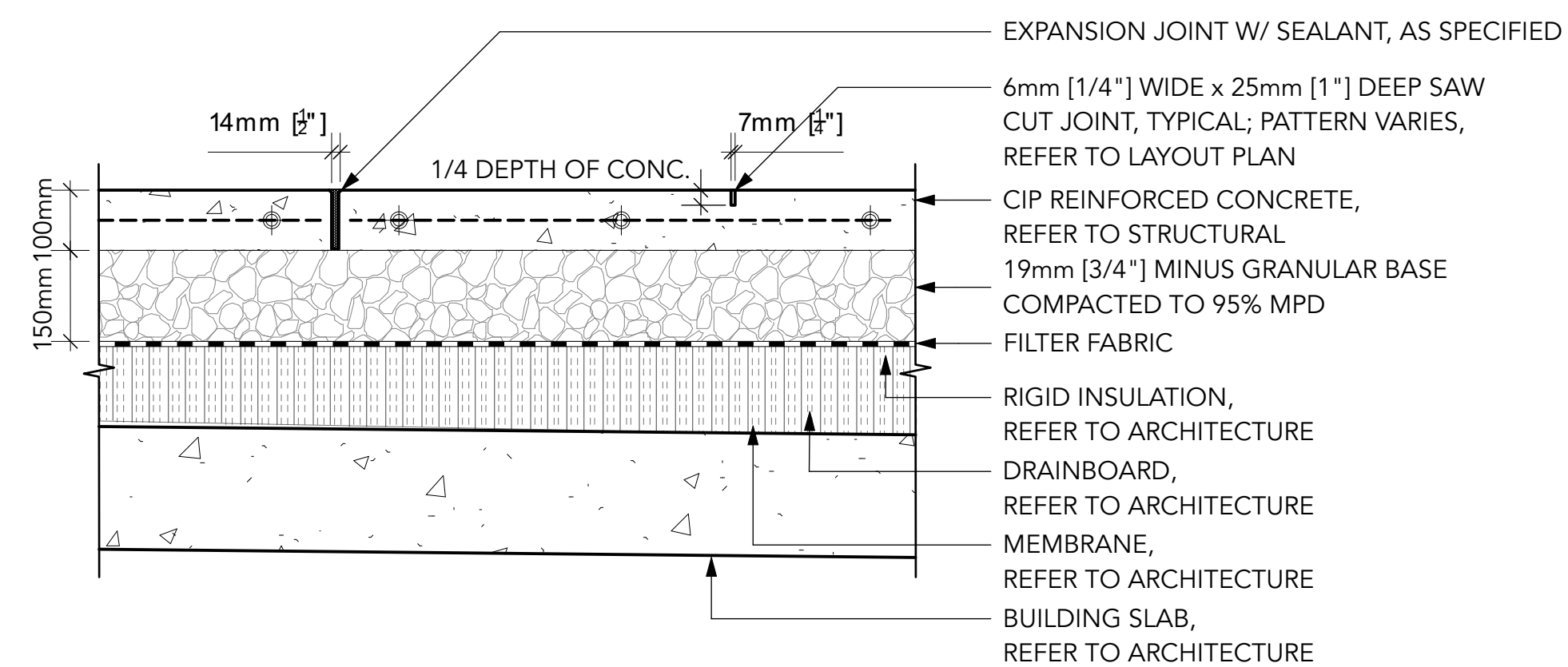
L6.1

Rev. A revision



NOTE: BARKMAN BROADWAY 12 x 24 x 3" UNIT PAVER

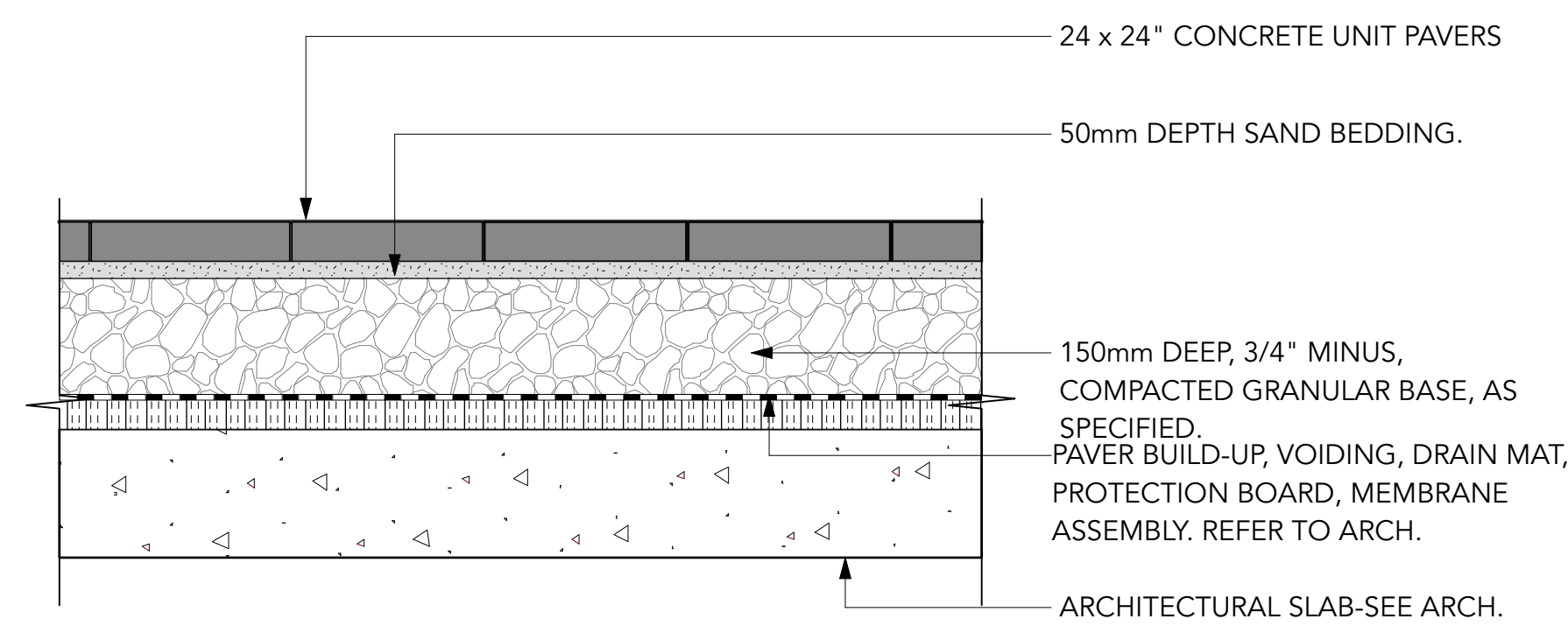
1 PAVING TYPE 1 CONCRETE UNIT PAVERS ON SLAB, TYP.
Scale: 1:10



NOTES:

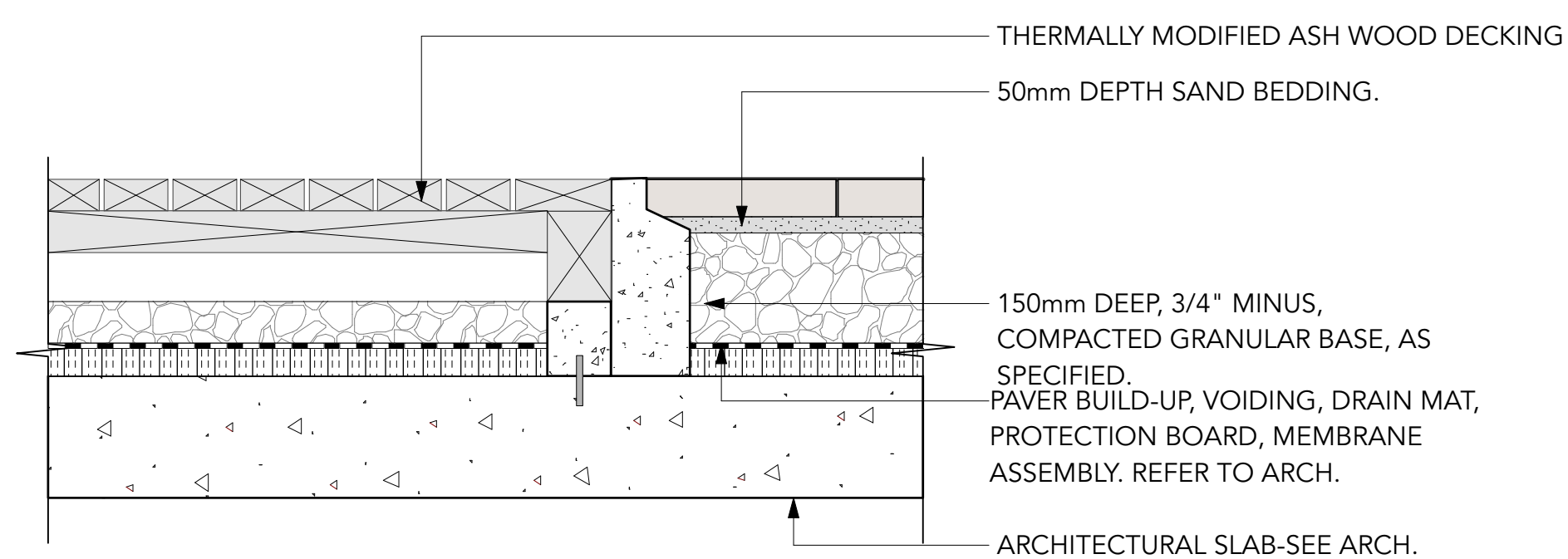
1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

3 PAVING TYPE 3 & 4: CIP CONCRETE PAVING ON SLAB, TYP.
Scale: 1:10

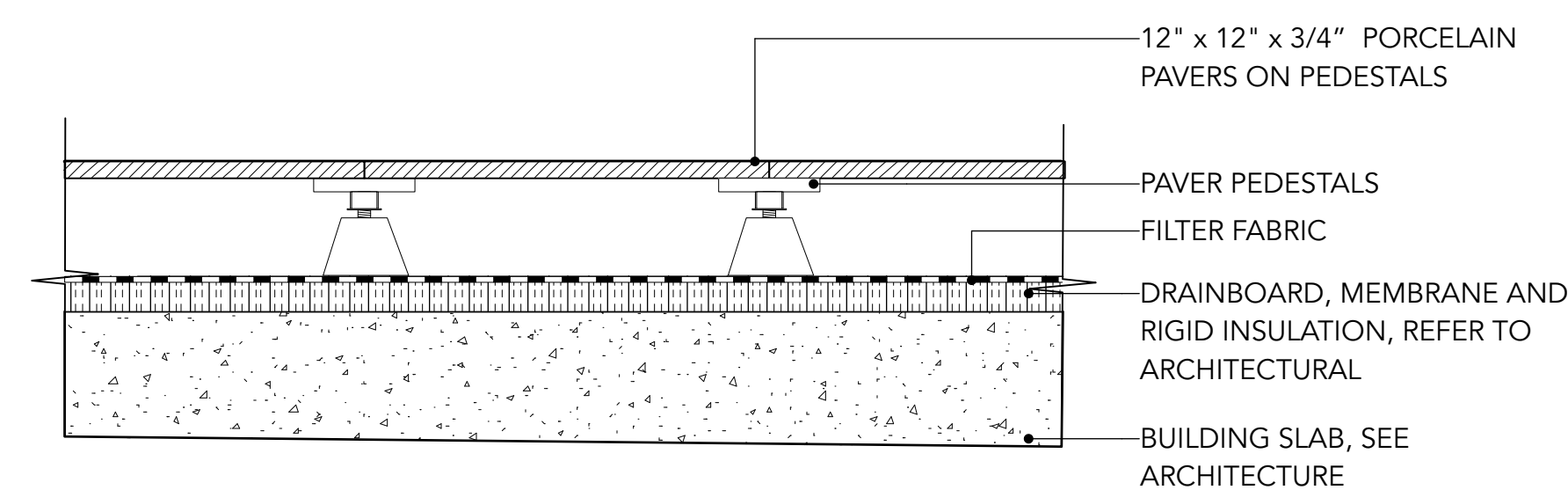


NOTE: REFER TO MATERIALS PLAN FOR TYPE AND COLOUR OF PAVER.

2 PAVING TYPE 2 & 6: TEXADA PAVER ON SLAB, TYP.
Scale: 1:10



4 PAVING TYPE 5: THERMALLY MODIFIED WOOD DECKING ON SLAB, TYP.
Scale: 1:10



5 PAVING TYPE 7: PORCELAIN FAUX WOOD ON PEDESTALS ON SLAB, TYP.
Scale: 1:10

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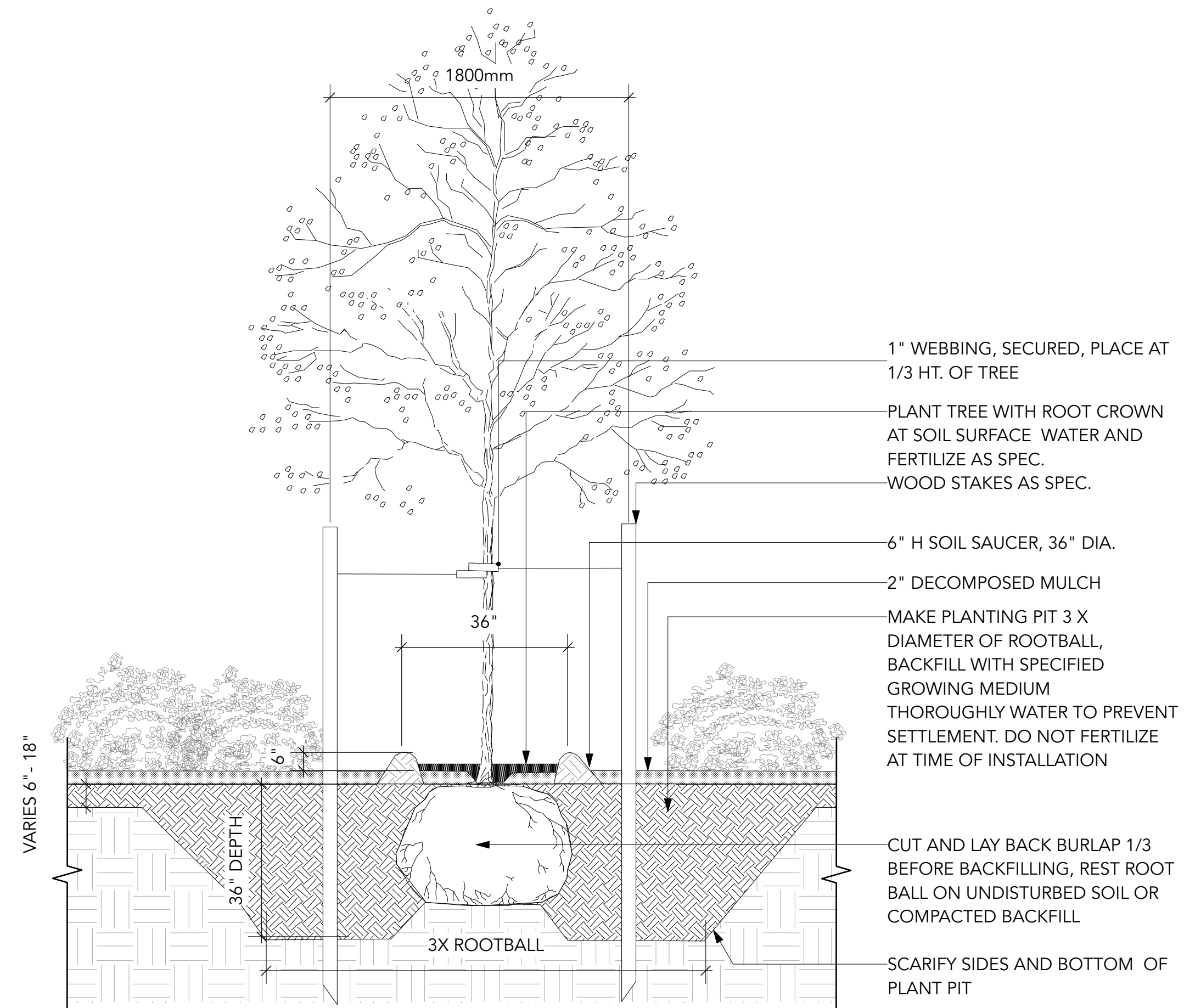
Landscape Architect
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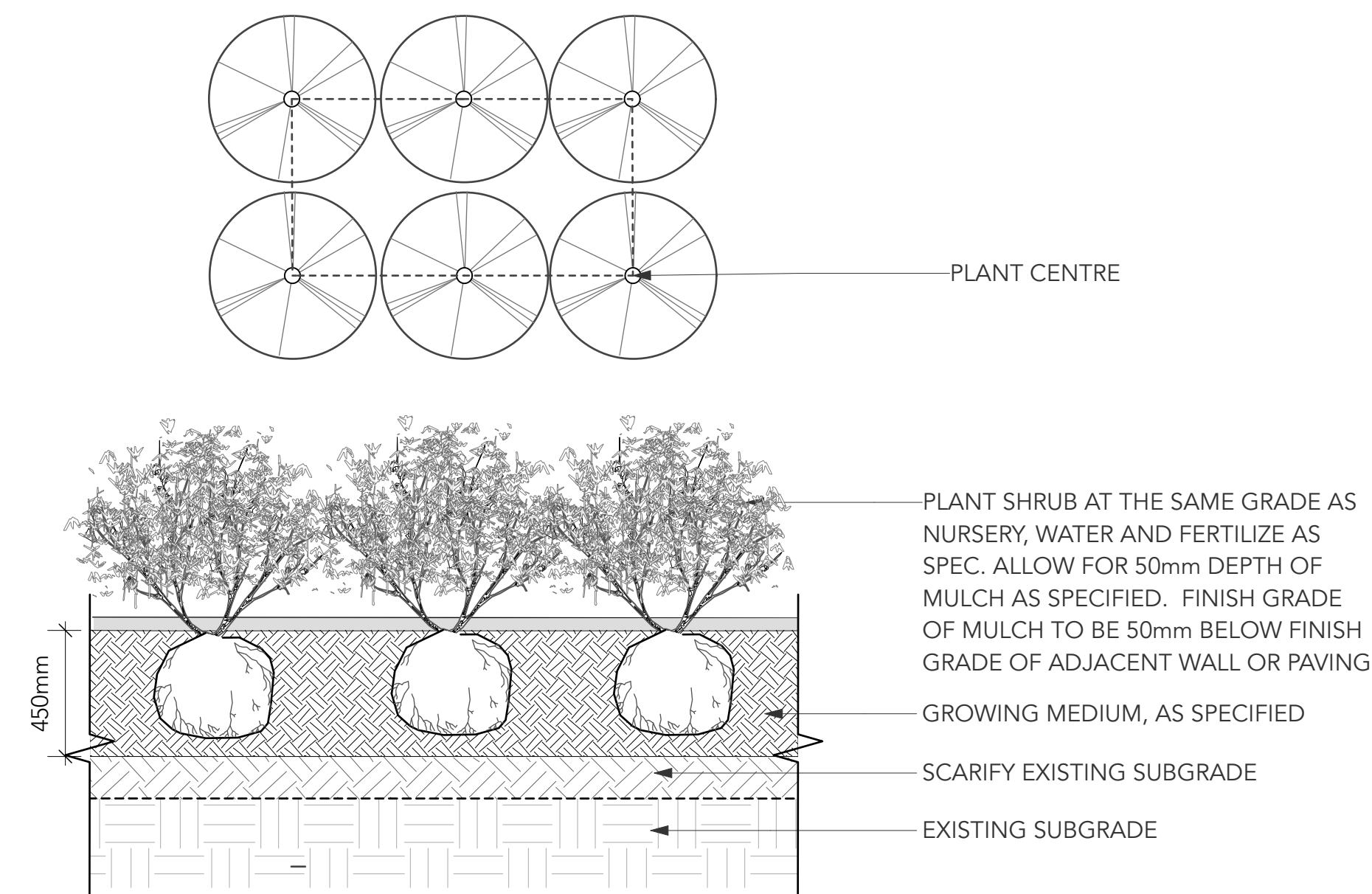
DETAILS

L7.0

Rev. A revision

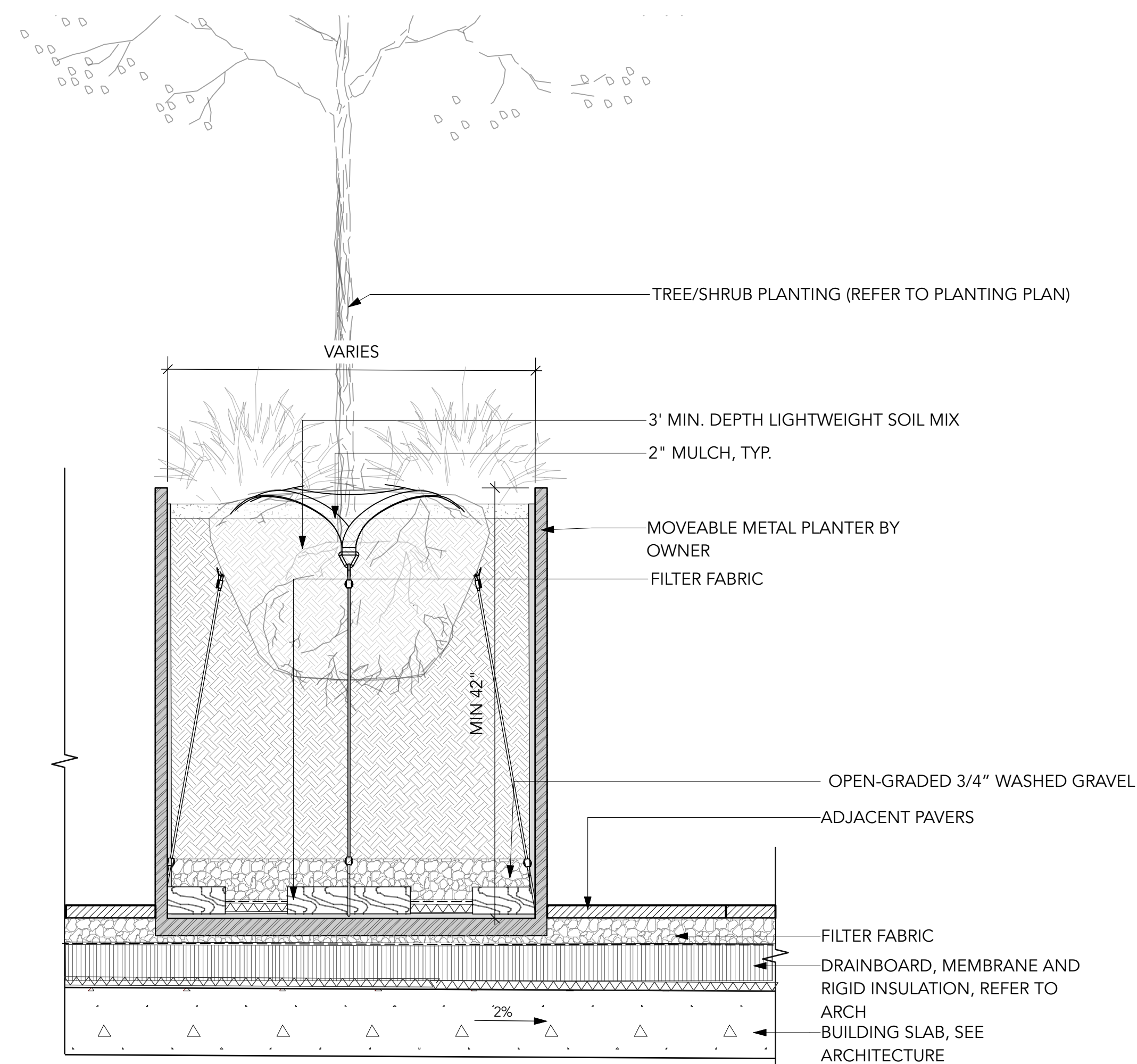


1 DECIDUOUS TREE ON GRADE, TYP.
Scale: 1:25

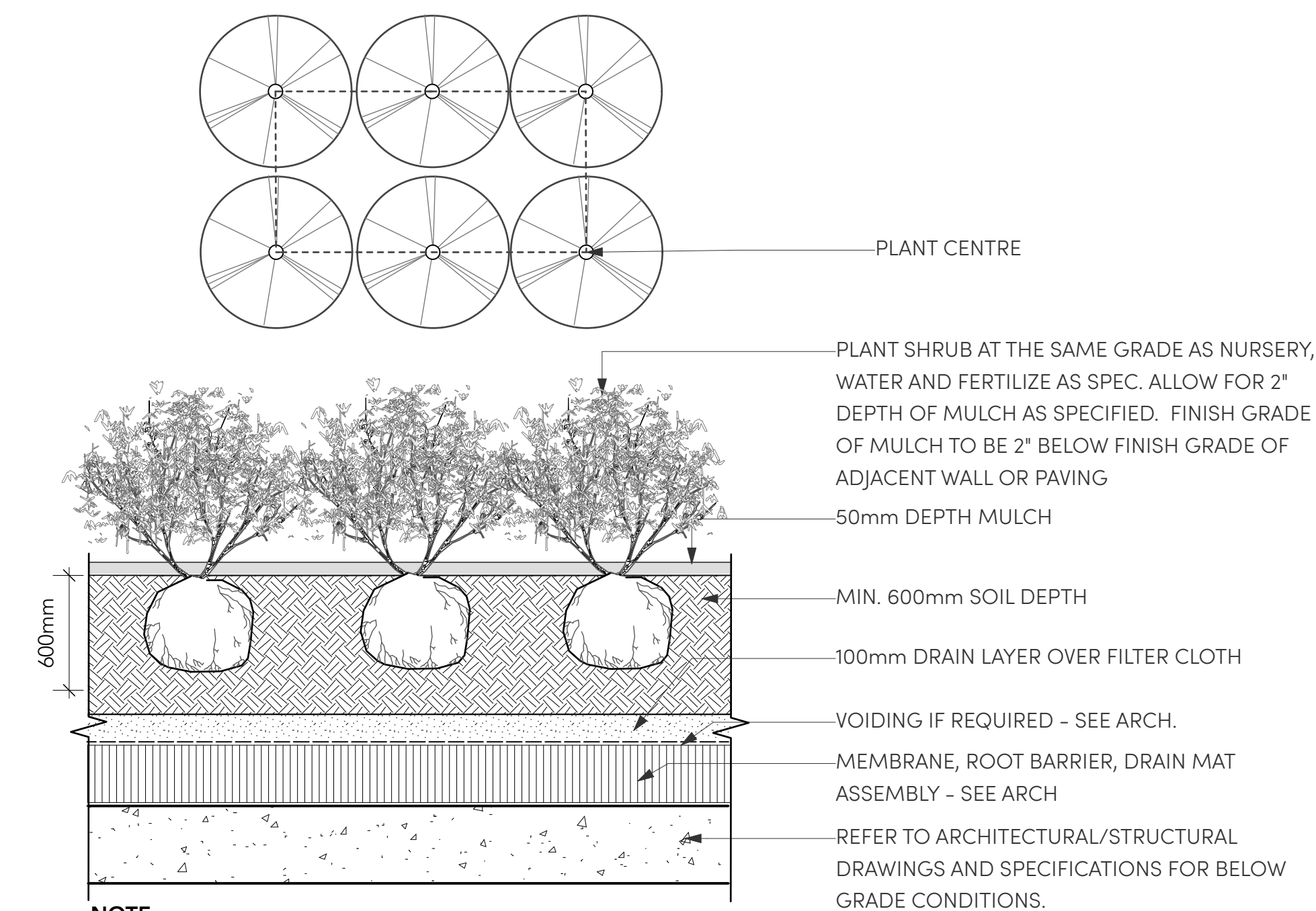


NOTE:
1. TRIANGULAR SPACING FOR IRREGULAR SHAPED PLANTERS; GRID SPACING FOR RECTINEAR PLANTERS. AS SPECIFIED O.C. DISTANCE; ENSURE PERIMETER ROW
2. REFER TO PLANT SCHEDULE AND PLANTING PLAN

2 SHRUB ON GRADE TYP. DETAIL
Scale: 1:20



3 TREE IN METAL PLANTER ON SLAB, TYP.
Scale: 1:10



NOTE:
1. MIN. 600mm PLANTING SOIL DEPTH + 50mm MULCH DEPTH FOR SHRUBS ON SLAB.
2. FINISHED GRADE OF MULCH TO BE MIN. 25mm BELOW ADJACENT PAVING, WALL OR STAIR.

4 SHRUB ON SLAB TYP. DETAIL
Scale: 1:20

Project Stamp



Issue

No.	Description	Date
A	ISSUED FOR SCHEMATIC DESIGN	22-01-24
B	ISSUED FOR DEVELOPMENT PERMIT	22-02-25

Project Info

22052

M3 Townhomes

North Vancouver

Project Team

Client
Creo Developments

Architect
Shape Architecture

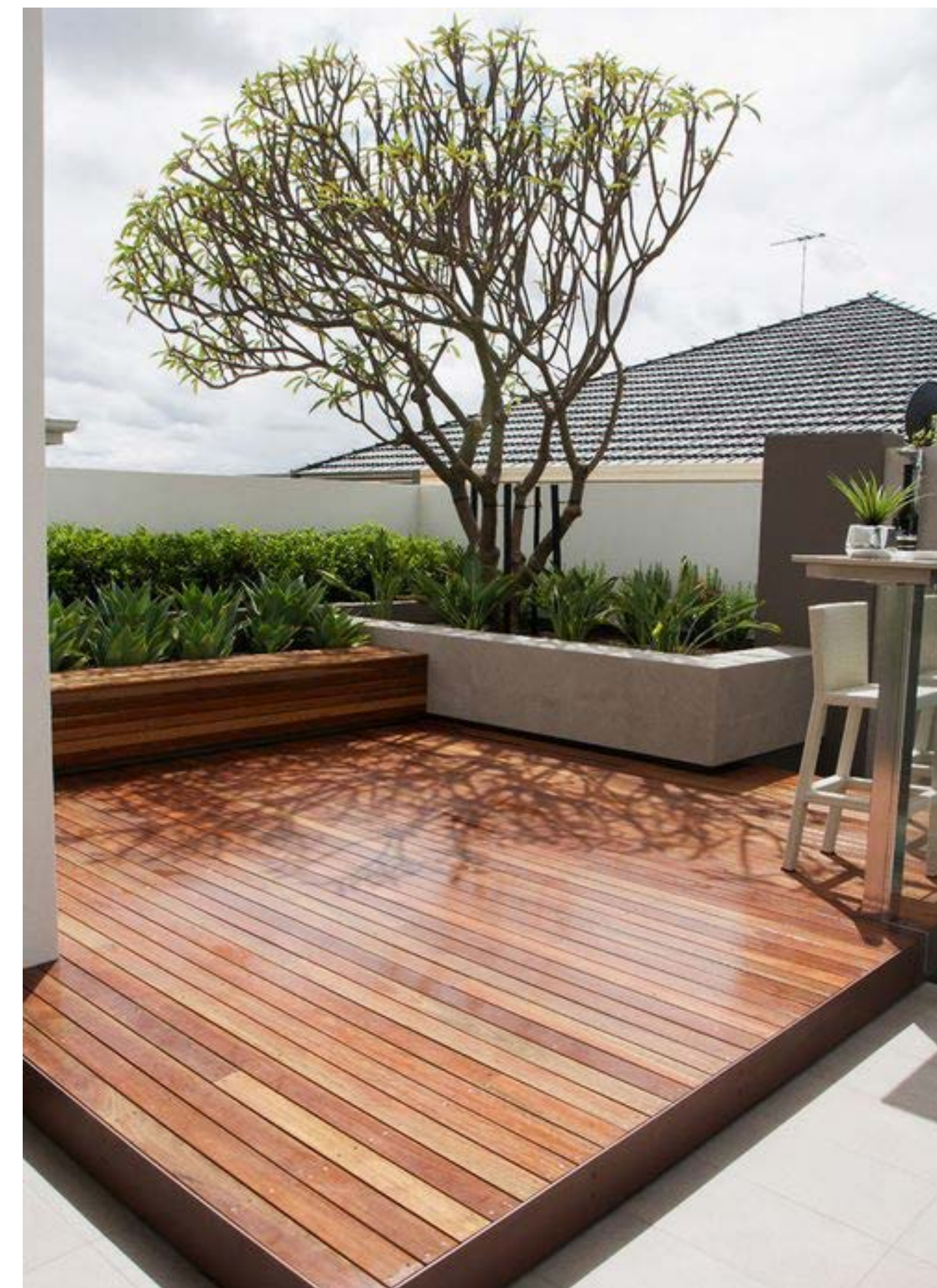
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By
Checked By

DETAILS

L7.1

Rev. A revision



loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

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Drawn By _____ Checked By _____
Drawn By _____ Checked _____

PRECEDENT IMAGES

L8.0

Rev. A revision