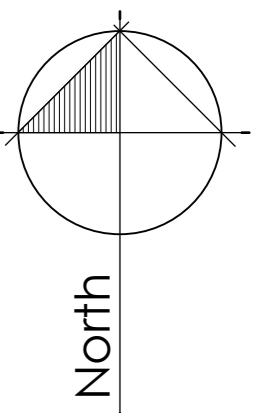
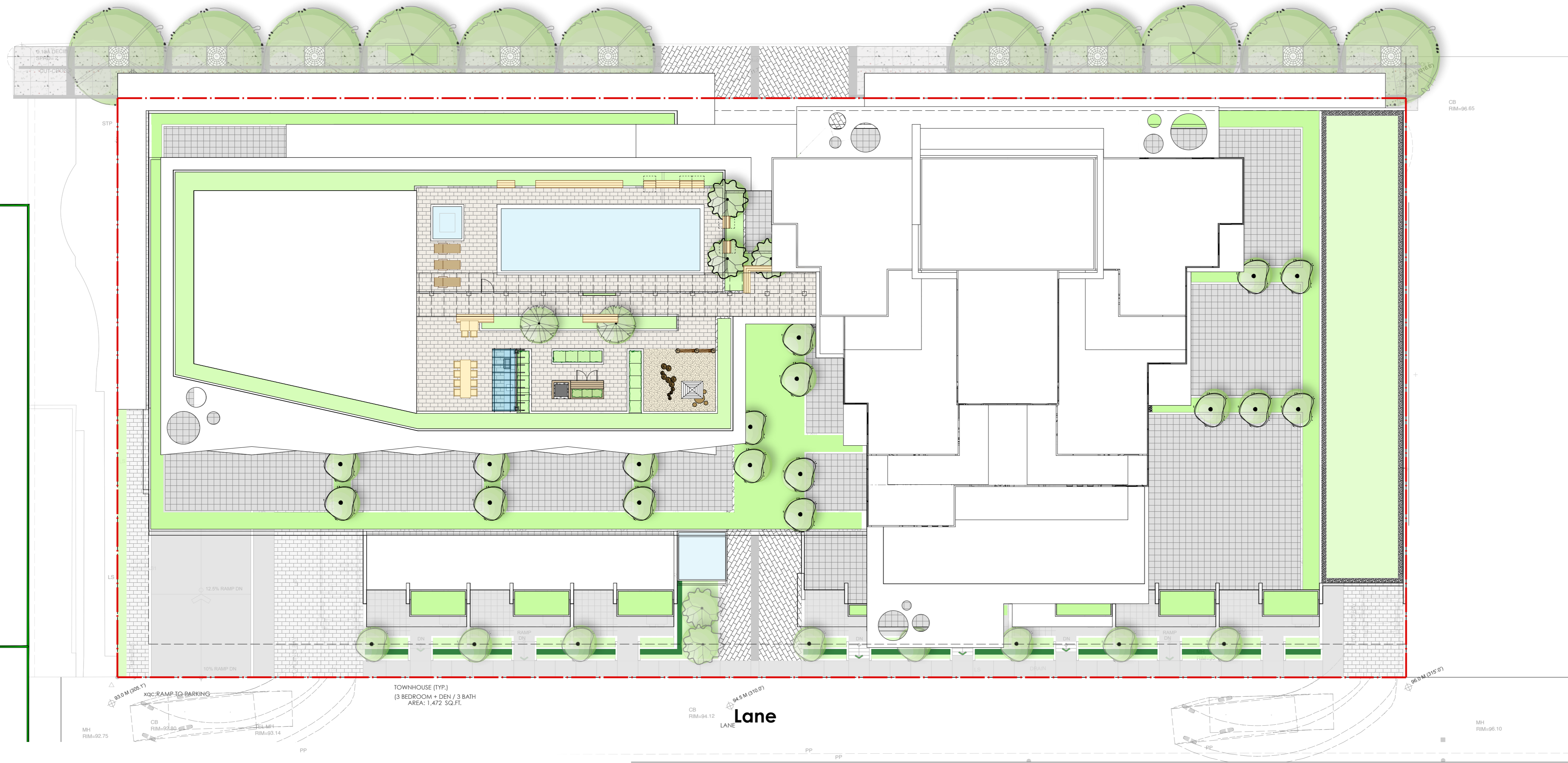


13th Street



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Project:
Northmount-125
145 East 13th Street
North Vancouver, B.C.

DRAWING LIST

- L 1.0 Site Plan
- T 1.0 Existing Conditions and Tree management plan
- L 1.1 Overall Landscape plan, Level 1
- L 1.2 Landscape planting plan, Level 1 West
- L 1.3 Landscape planting plan, Level 1 East
- L 1.4 Overall Landscape Plan, Level 2
- L 1.5 Landscape planting plan, Level 2 West
- L 1.6 Landscape planting plan, Level 2 East
- L 1.7 Overall Landscape plan, Level 4
- L 1.8 Landscape planting plan, Level 4 West
- L 1.9 Overall Landscape Plan, Level 6
- L 1.10 Landscape planting plan, Level 6 West
- L 1.11 Overall landscape plan, Level 7
- L 1.12 Landscape planting plan, Level 7 West
- L 2.1 Landscape details
- L 2.2 Landscape details.

- LANDSCAPE NOTES**
1. All items as specified Rainbird or pre-approved equals.
 2. Irrigation system to be design build. Irrigation plan to be submitted to Landscape Architect and CNV Parks & Engineering for review & approval prior to installation. Adjust as required with the input of the Landscape Architect. All adjustments to be pre-approved before proceeding with the work. Head to head coverage is desired where practical.
 3. Backflow Preventer, Blowout Tee and Controller to be installed to meet local plumbing codes.
 4. Exact locations and layout to be approved by Landscape Architect prior to installation. No valves or valve boxes to be located within hard paved surfaces. Adjust all head locations, heights, and overall performance of the system to the satisfaction of the Landscape Architect.
 5. All valve boxes to have 6" of drain rock in base.
 6. Install sleeving for pipes below all paved surfaces.
 7. Minimum 16" cover over all irrigation lines.
 8. Irrigation is to be provided to all soft landscape areas.
 9. Offsite Irrigation: City of North Vancouver forces to install an irrigation box and stub out for the offsite irrigation system (supply from building irrigation system). Location to be determined at the building permit design stage.

MATERIALS KEY

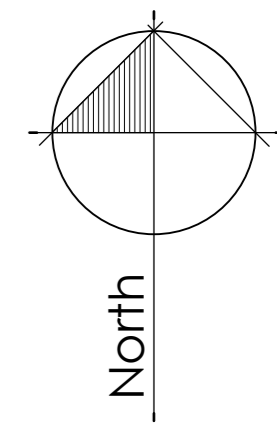
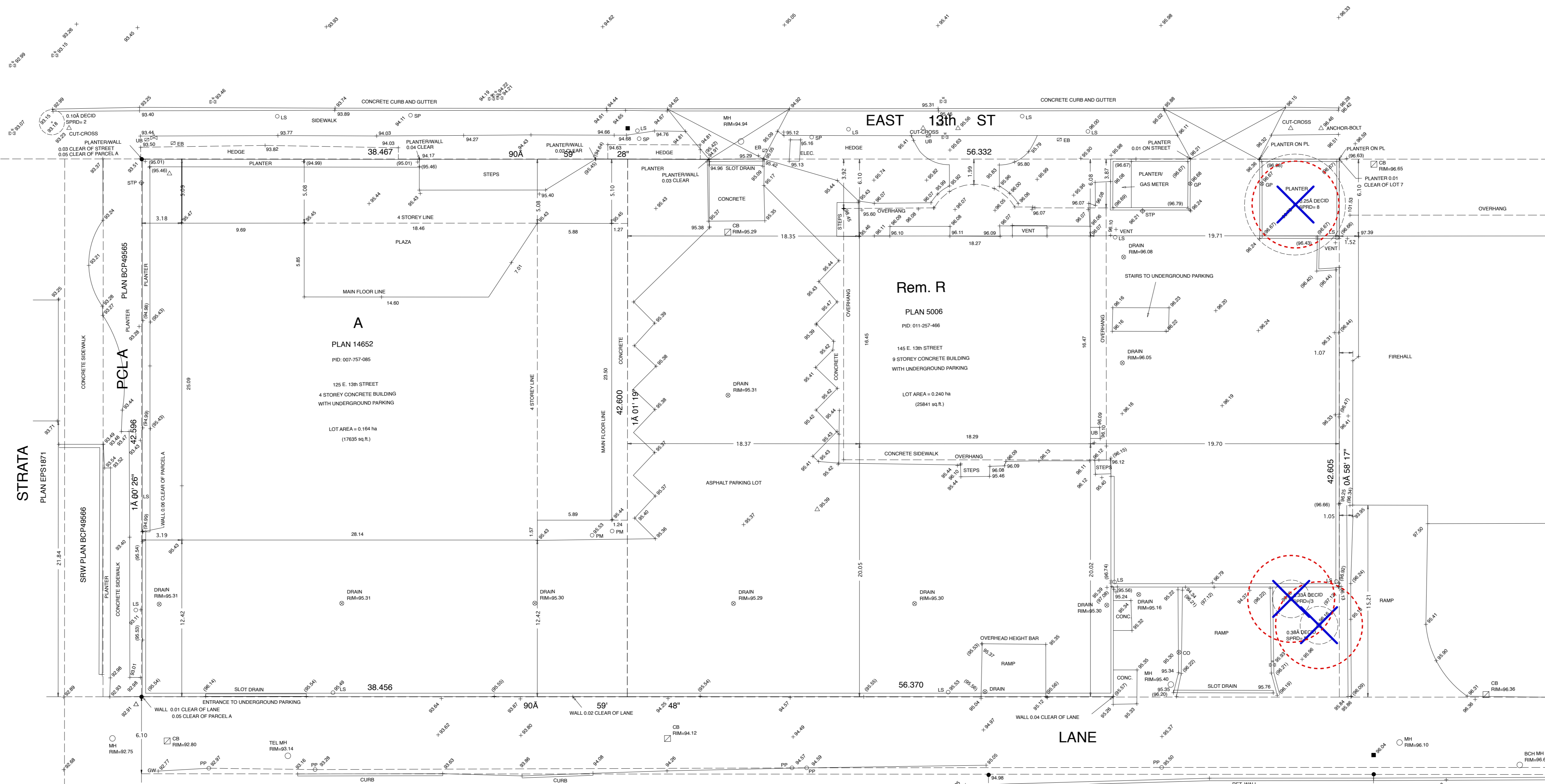
MATERIAL	DESCRIPTION
	CIP Concert (Offsite) 100mm thick - Grey- To city of North Vancouver Standards
	CIP Concrete - Charcoal
	Gravel/River Rock Drainage strip
	Hydropressed Concrete Pavers 18" x18" Pavers
	CIP Concrete
	Aristokrat Series - HydroPressed Porcelain Slabs- 8 5/8" x35 1/2" x 3/4" . Salt & pepper and blackstone
	Hydropressed Aristokrat Porcelain Slabs 17 3/4" x 35 1/2" x 3/4" . Salt &pepper
	Exapcrete VS-5 Commercial Paver - 6x12x4.25" - Grey
	6" x 6" x 3 9/16" Charcole Cobble stone

WALLS & FENCING & HARDSCAPE	DESCRIPTION
	wood Entry Gate
	Cedar Wood Log
	Play hut
	Balance logs
	Lumenfacade Inground from Lumenpulse
	L46 Horizontal Wall Mount from Mplighting

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
TREES				
	28	Cornus kousa 'Satanii'	Satanii Chinese Dogwood	5cm cal, B&B
	2	Acer palmatum	Japanese Maple (Green)	Multistem, 3m ht
	5	Stewartia pseudocamellia	Japanese snow bell	5cm cal, B&B
	11	Proposed street trees - Species to be determined by City of North Vancouver		
SHRUBS & FERNS				
CS	85	Cornus sericea 'Kelseyi'	Kelsey Dogwood	#2 pot, 24" o.c.
de	118	Dryopteris erythrosora	Autumn fern	#2 pot, 24" o.c.
G	516	Gaillardia thalica	Sisal	#1 pot, 12" o.c.
La	346	Lavandula angustifolia	English Lavender	#1 pot, 24" o.c.
MA	48	Mahonia aquifolium	Oregon Grape	#3 pot, 30" o.c.
Mr	14	Mahonia repens	Creeping mahonia	#1 pot, 26" o.c.
SP	106	Spiraea japonica	Gold Flame Spiraea	#3 pot, 24" o.c.
SJ	95	Skimmia japonica	Japanese skimmia	#2 pot, 24" o.c.
T	272	Taxus media 'Hilli'	Hilli Taxus media	4" ht, B&B, RBto RB
Vd	419	viburnum davidii	David's Viburnum	#2 pot, 30" o.c.
PERENNIALS, GROUND COVERS & GRASSES				
As	18	Astilbe x arendsii 'Bridal Veil'	Bridal Veil Astilbe	#1 pot, 18" o.c.
cm	77	Carex morrowii	Japanese sedge	#2 pot, 12" o.c.
dc	18	Deschampsia cespitosa	Truffed hair grass	#1 pot, 16" o.c.
e	899	Erica carnea	Springwood white winter	4" pot, 5" o.c.
EP	21	Echinacea purpurea	Magnus purple coneflower	#1 pot, 12" o.c.
f	263	Festuca glauca Elijah	Festuca glauca Elijah	#1 pot, 12" o.c.
pf	608	Pachysandra terminalis	Japanese spurge	#1 pot, 12" o.c.
Ms	34	Miscanthus sinensis	Chinese silver grass	#1 pot, 18" o.c.
s	451	Salvia officinalis	Common sage	#1 pot, 16" o.c.
ct	48	Carex densa	Dense sage	#1 pot, 15" o.c.

Drawn by: DD
Checked by: SV
Date: December 2017
Scale: 1/16" = 1' - 0"
Drawing Title: **Overall Landscape Site plan**
Project No.: **17039**
Sheet No.:
L1.0



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Project:

Northmount-125
145 East 13th Street
North Vancouver, B.C.

DRAWING KEY

- Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)
- Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)

6
 REF. PLAN 9906

T
 EXP. PLAN 9610

STRATA
 PLAN BCS1123

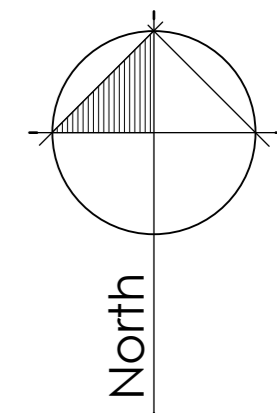
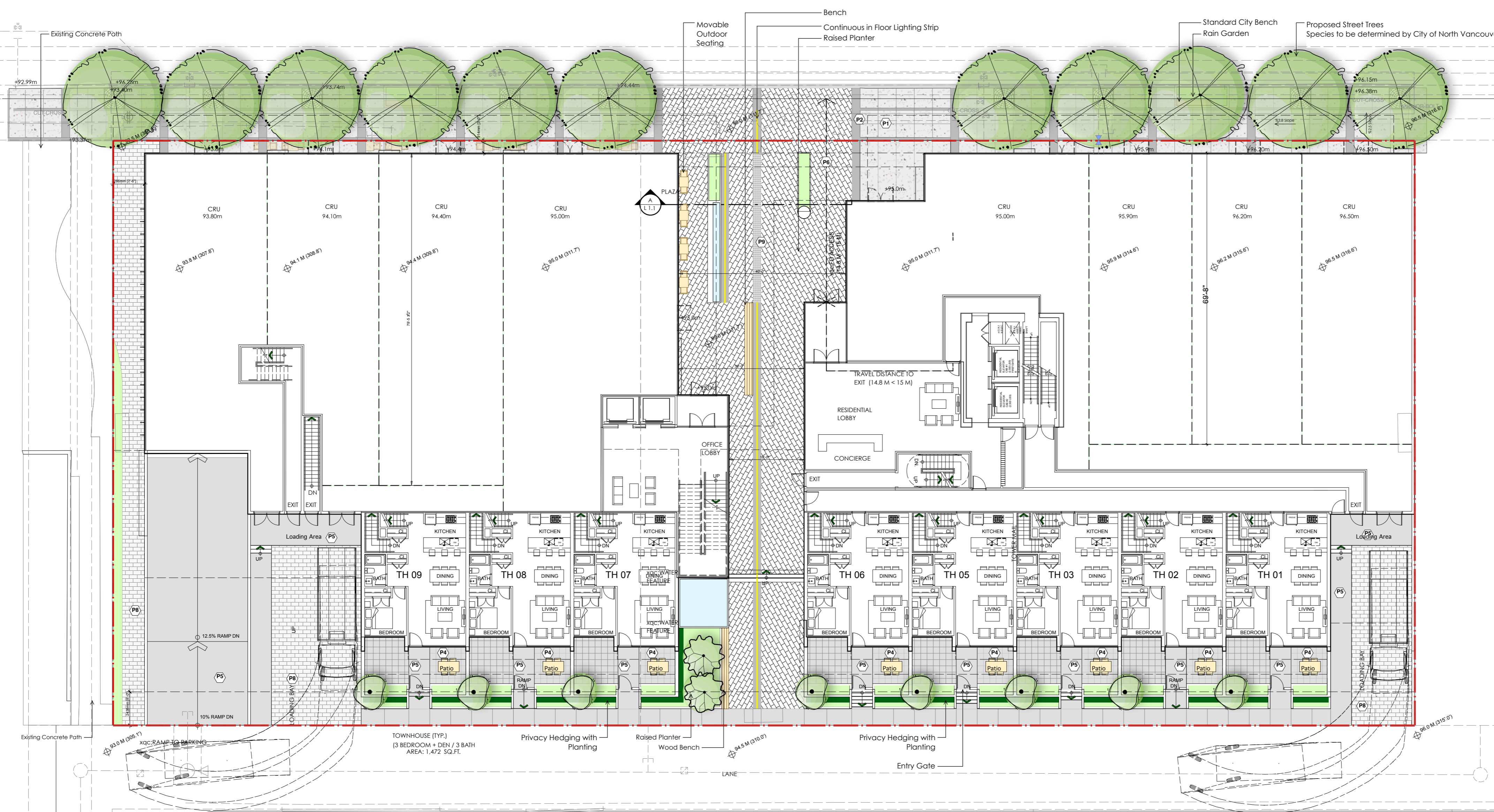
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Existing Conditions, Tree management plan

Project No.:
17039

Sheet No.:

T1.0

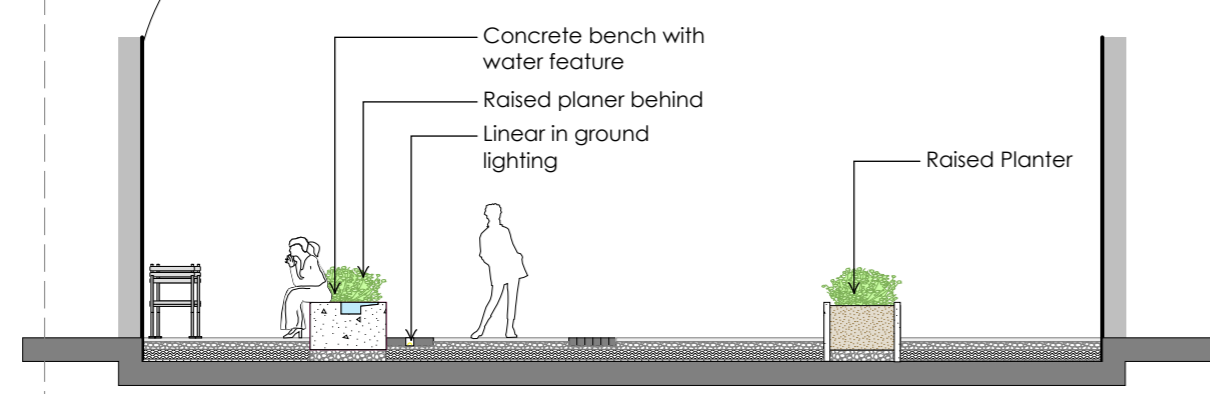


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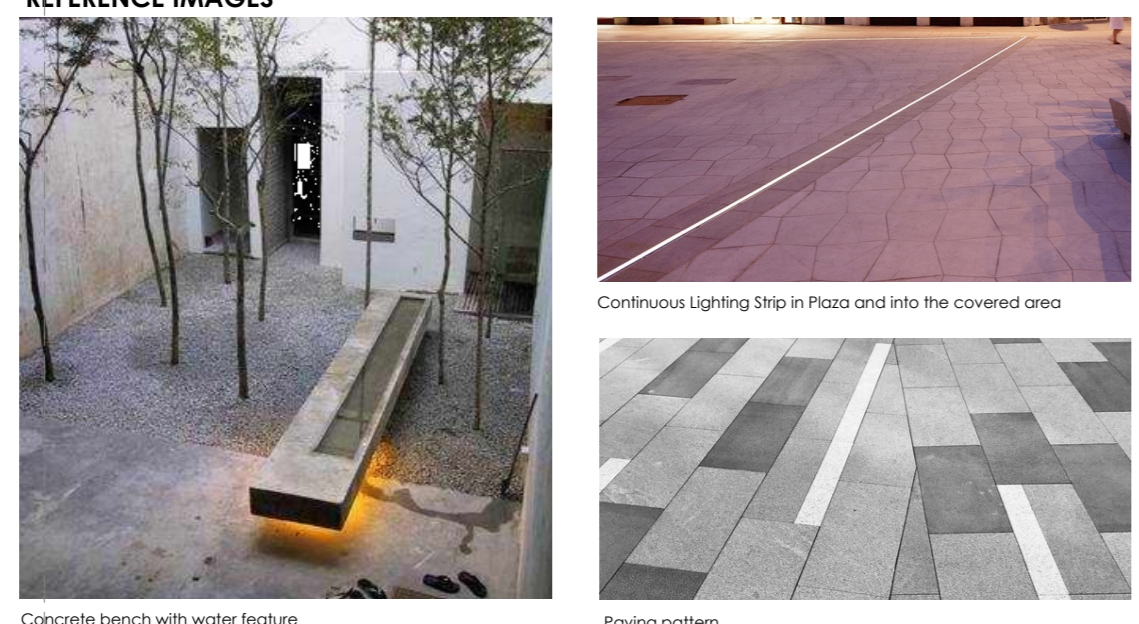


Project:
Northmount-125
145 East 13th Street
North Vancouver, B.C.



Section A: Plaza
 1:1.1

REFERENCE IMAGES



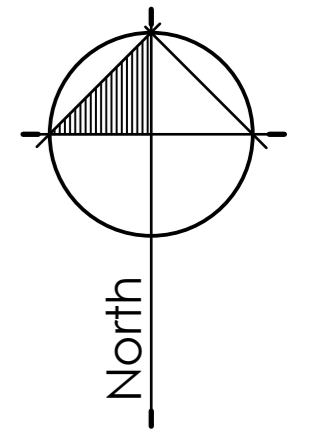
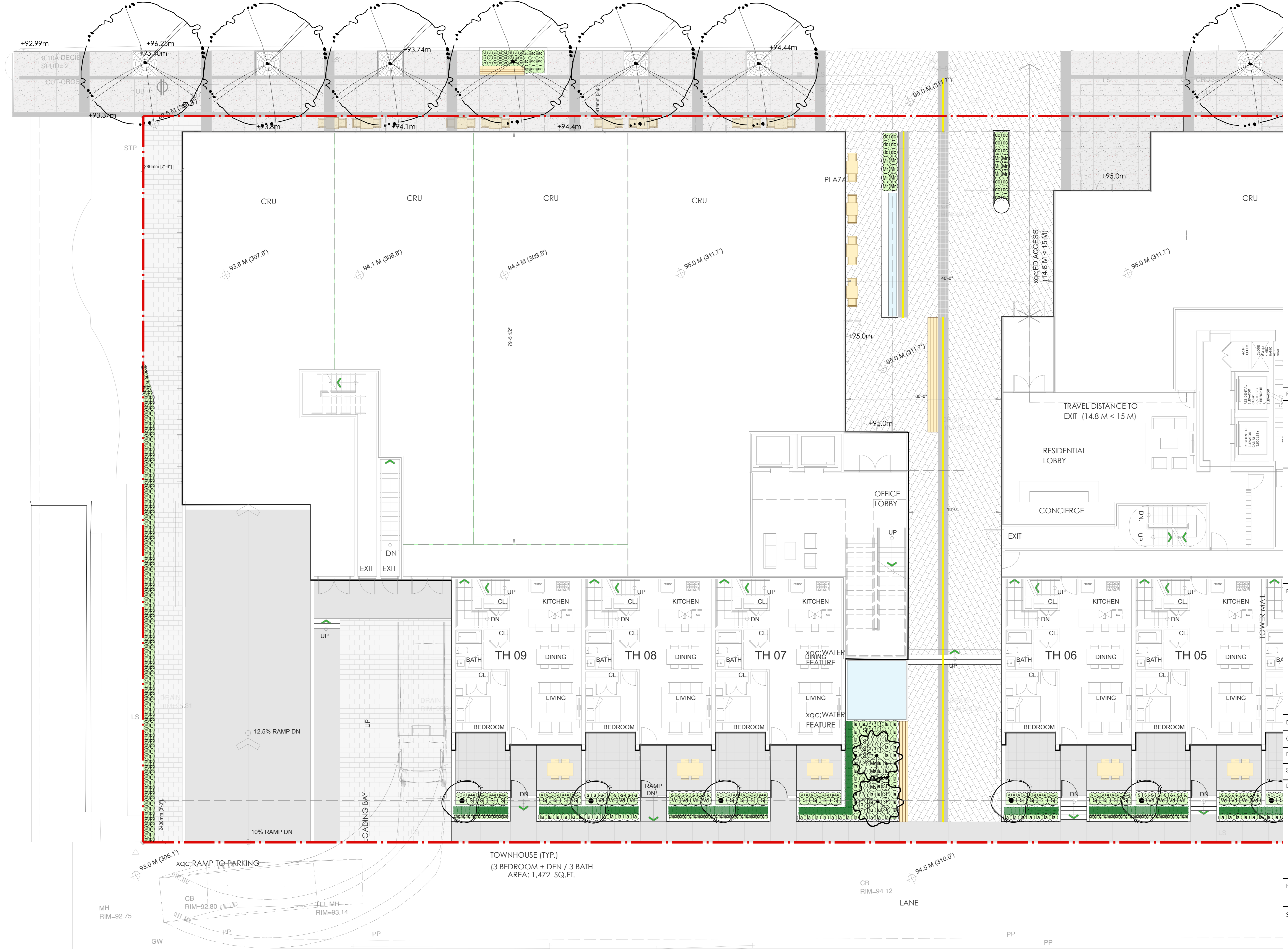
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Drawing Title:
Overall Landscape Planplan
Ground Level Lower

Project No.:
17039

Sheet No.:

L1.1



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Project:
Northmount-125
145 East 13th Street
North Vancouver, B.C.

Drawn by: DD
 Checked by: SV
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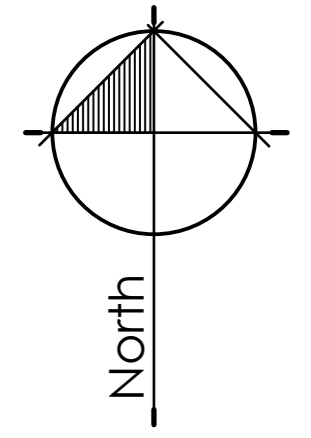
Drawing Title:
Planting Plan
Level 1 West

Project No.:
17039
 Sheet No.:

L1.2



CB
RIM=96.65



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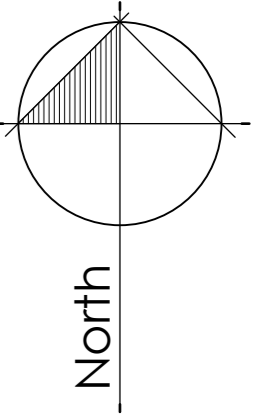
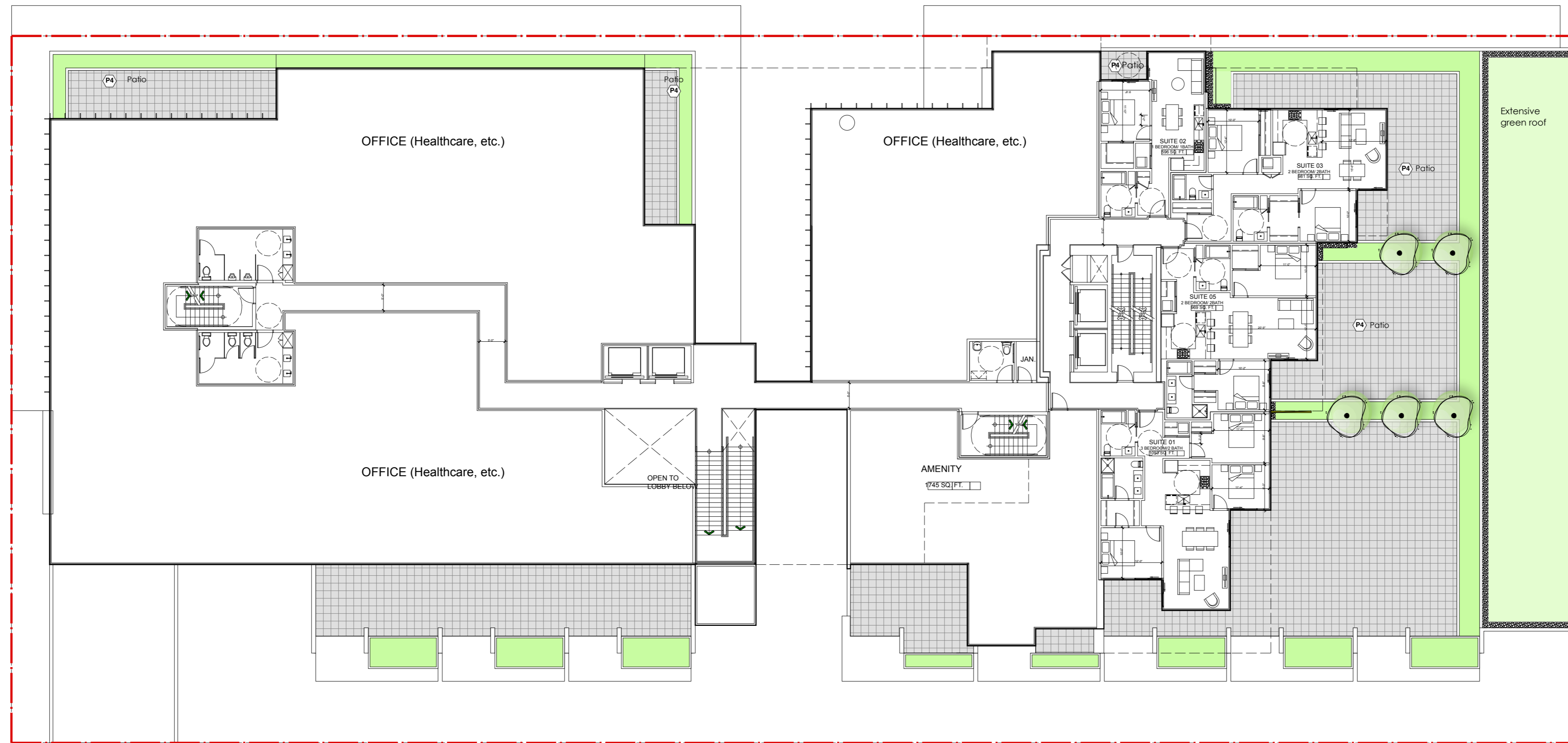
Project:
Northmount-125
145 East 13th Street
North Vancouver, B.C.

Drawn by: DD
Checked by: SV
Date: December 2017
Scale: 1/8" = 1' - 0"

Drawing Title:
Landscape Planting Plan
Level 1 East

Project No.:
17039
Sheet No.:

L1.3



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Project:

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Date: December 2017

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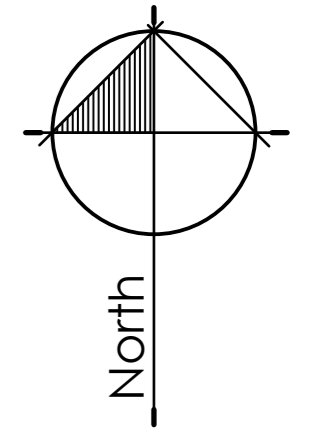
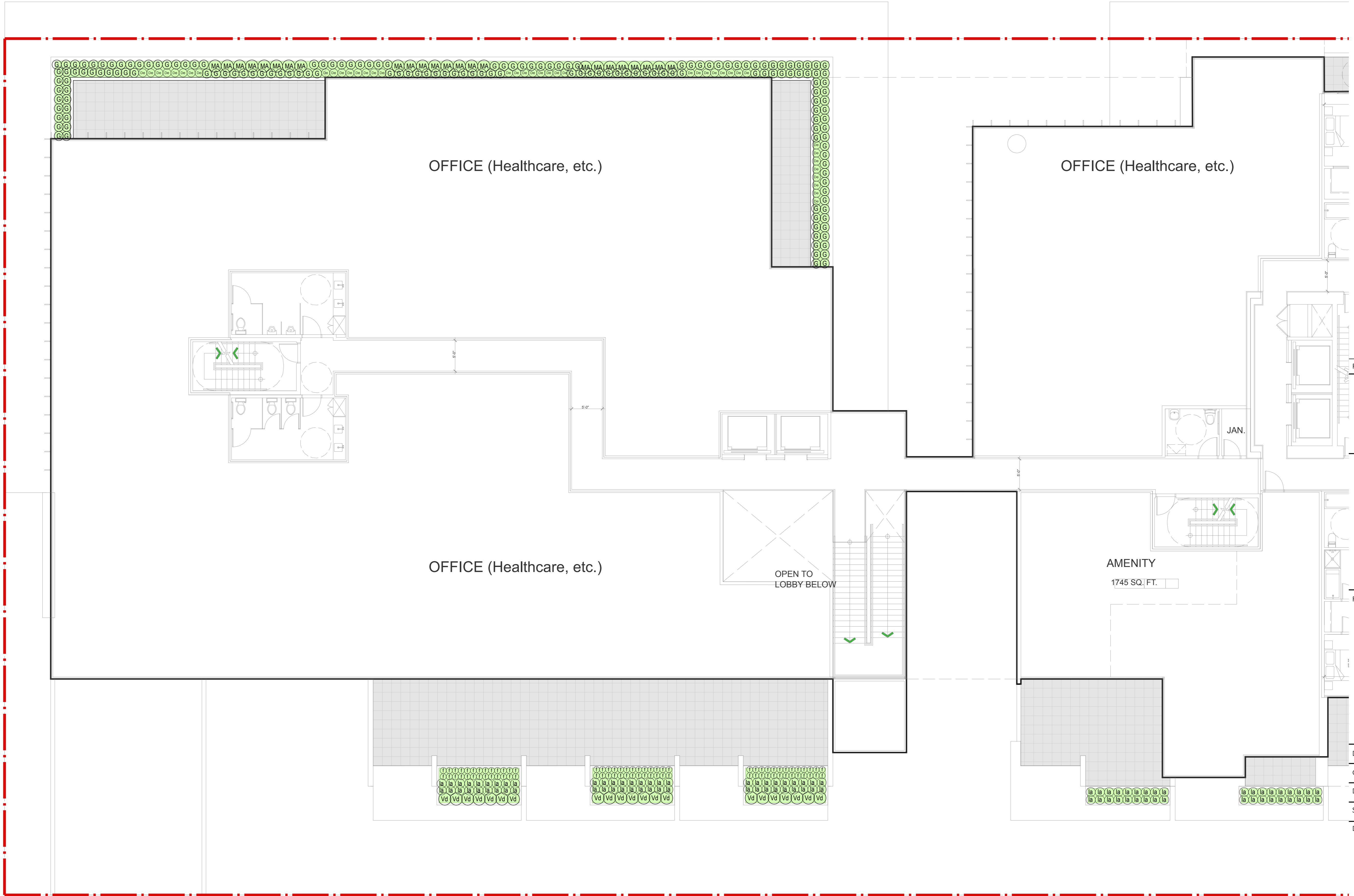
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Overall Landscape Plan
Level 2

Project No.:
 17039

Sheet No.:

L1.4



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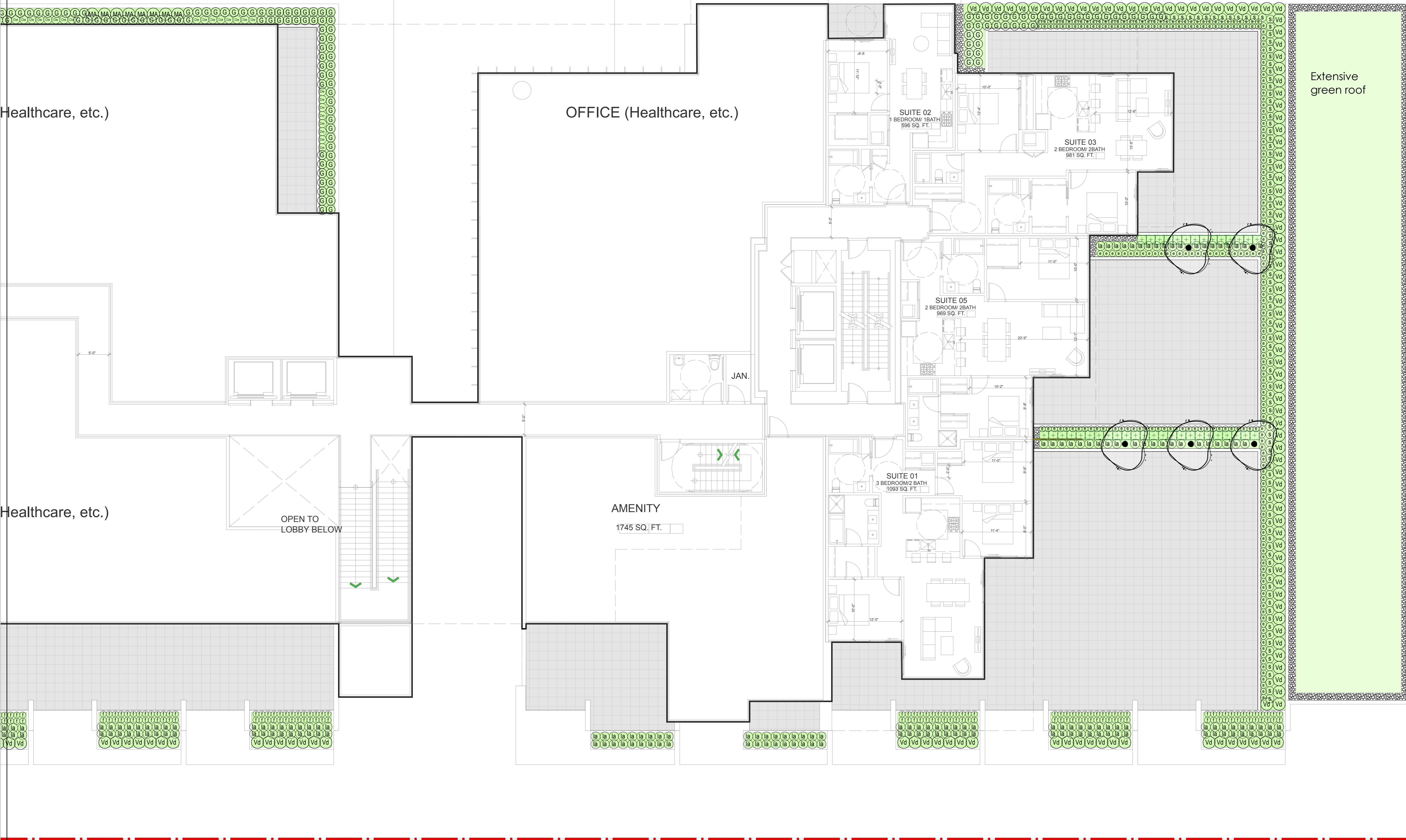
Project:
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North Vancouver, B.C.

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 Date: December 2017
 Scale: 1/8" = 1' - 0"

Drawing Title:
Landscape Planting Plan
Level 2 West

Project No.:
17039

Sheet No.:
L1.5



Healthcare, etc.)

OFFICE (Healthcare, etc.)

Extensive green roof

Healthcare, etc.)

OPEN TO LOBBY BELOW

AMENITY
1745 SQ. FT.

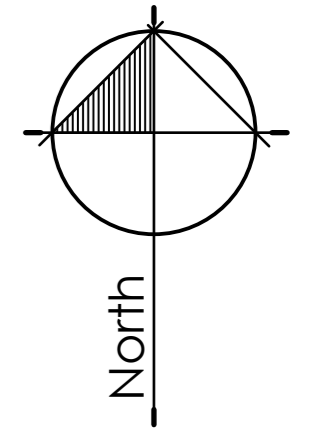
SUITE 02
1 BEDROOM/1 BATH
596 SQ. FT.

SUITE 03
2 BEDROOM/2 BATH
981 SQ. FT.

SUITE 05
2 BEDROOM/2 BATH
969 SQ. FT.

JAN.

SUITE 01
3 BEDROOM/2 BATH
1093 SQ. FT.



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Project:

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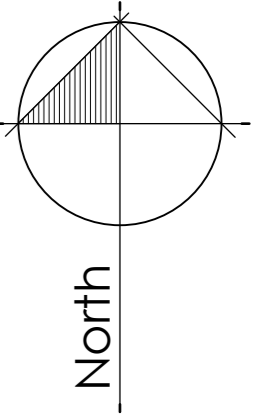
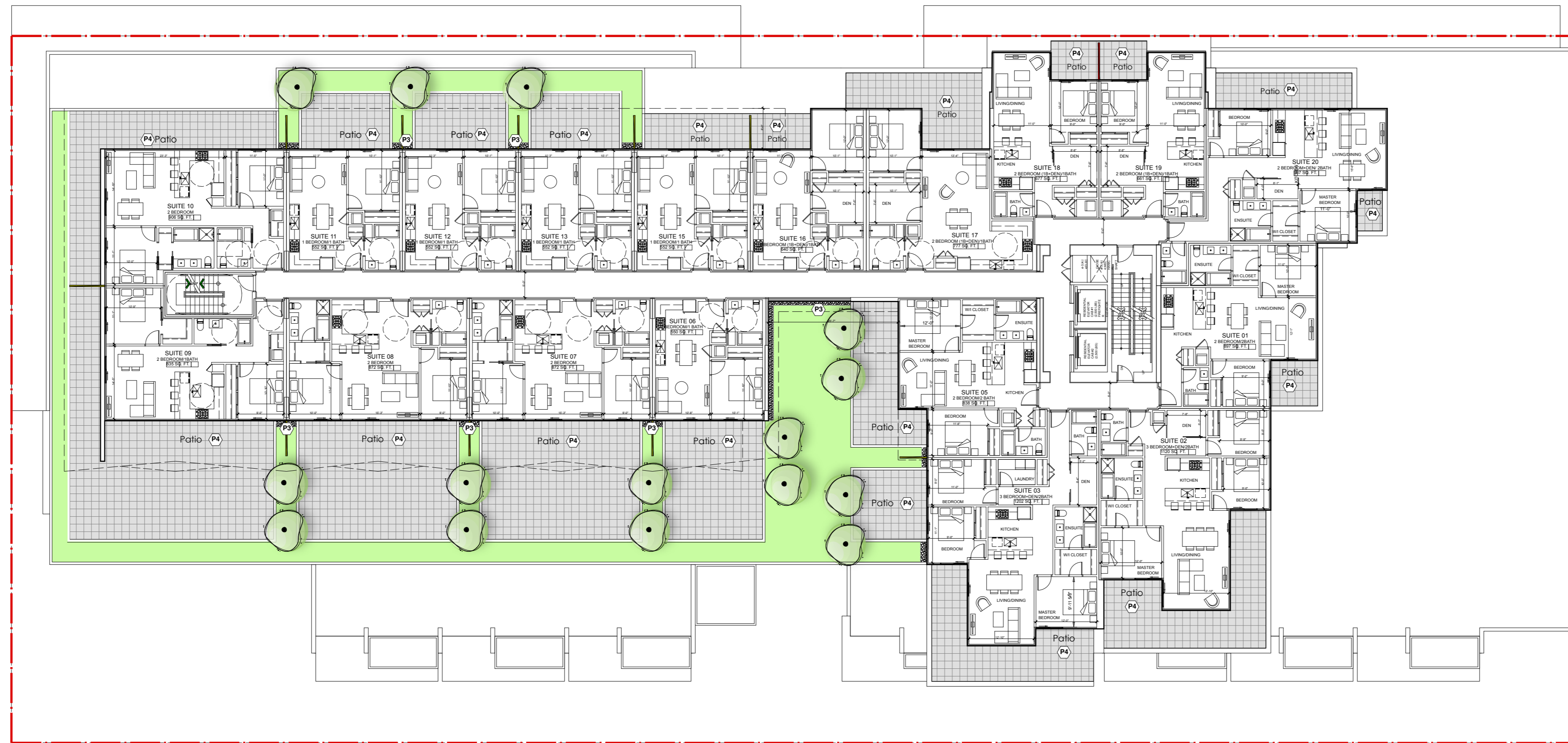
**Landscape Planting Plan
Level 2 East**

Project No.:

17039

Sheet No.:

L1.6



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145 East 13th Street
North Vancouver, B.C.

Drawn by: DD

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Date: December 2017

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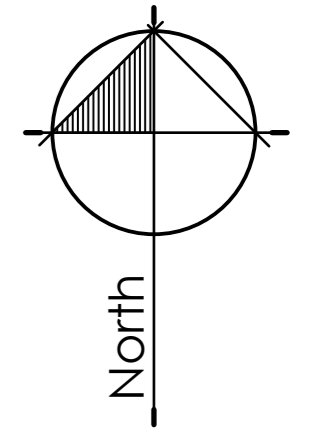
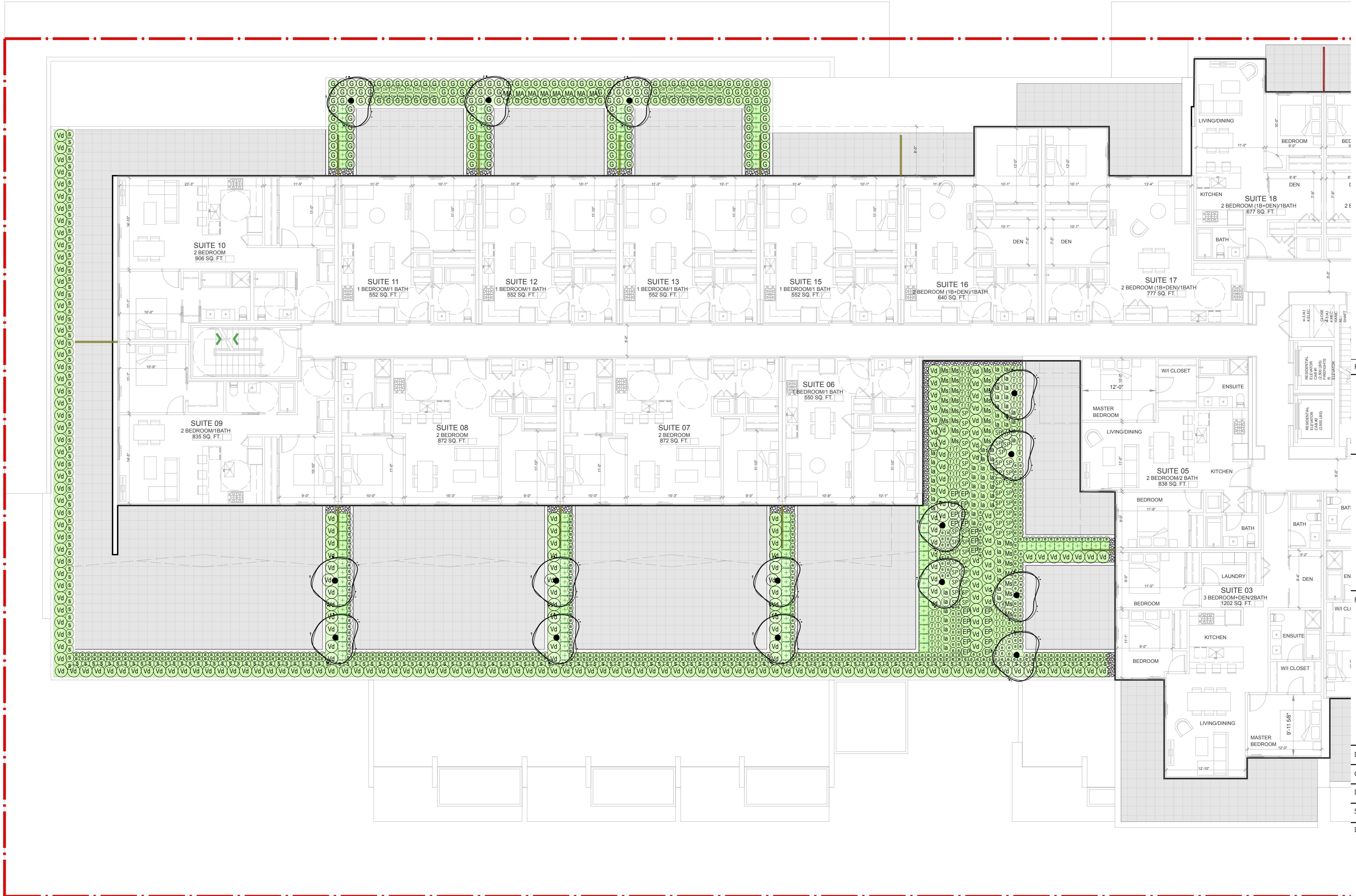
Drawing Title:

Overall Landscape Plan
Level 4

Project No.:
17039

Sheet No.:

L1.7



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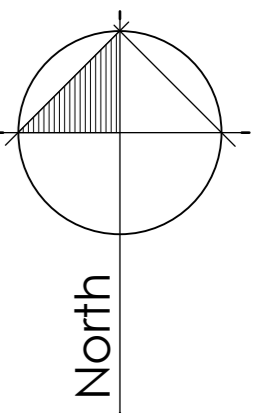
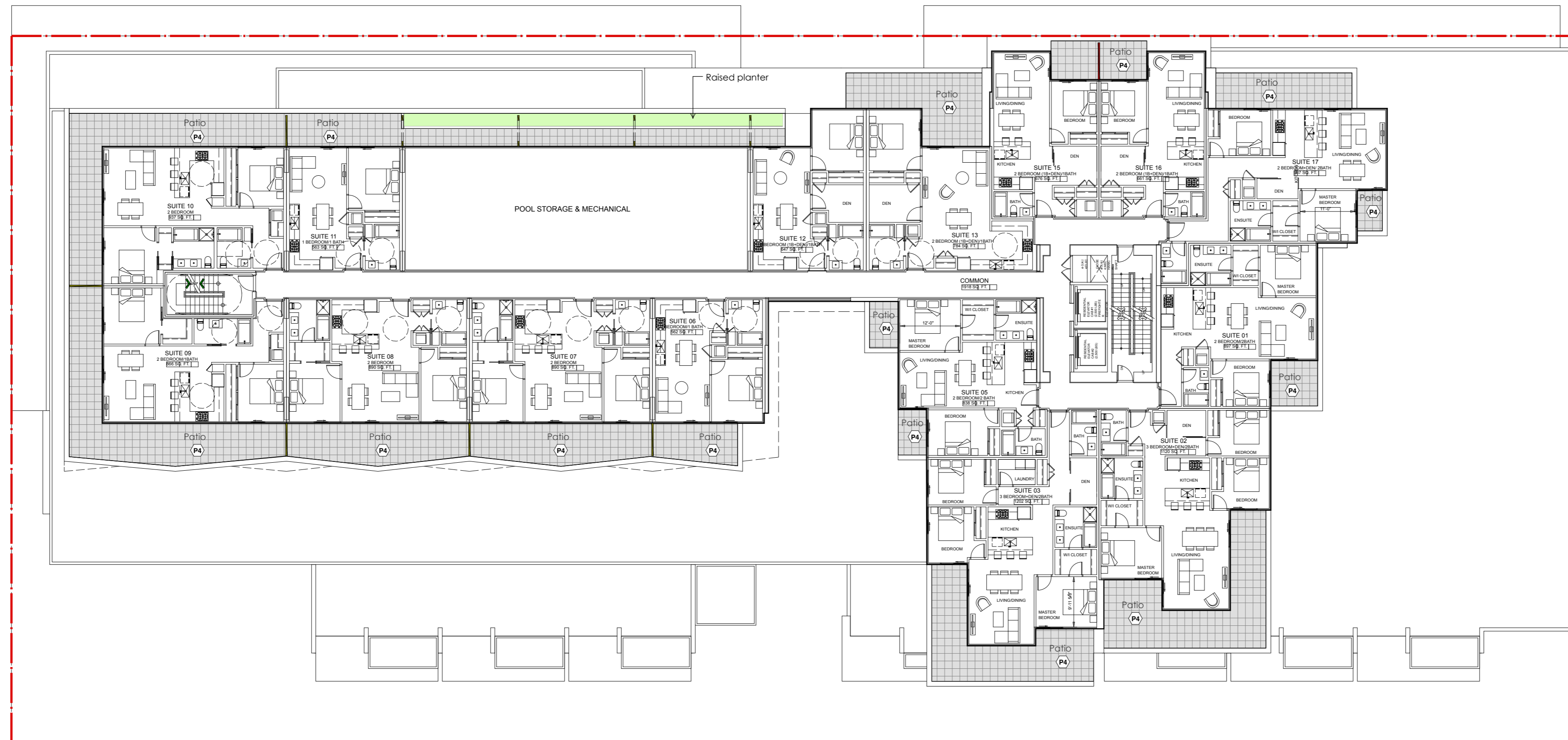
Project:
Northmount-125
145 East 13th Street
North Vancouver, B.C.

Drawn by: DD
 Checked by: SV
 Date: December 2017
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Drawing Title:
Landscape Planting Plan
Level 4 West

Project No.:
17039
 Sheet No.:

L1.8



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Drawn by: DD
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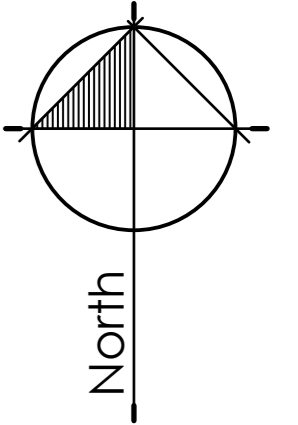
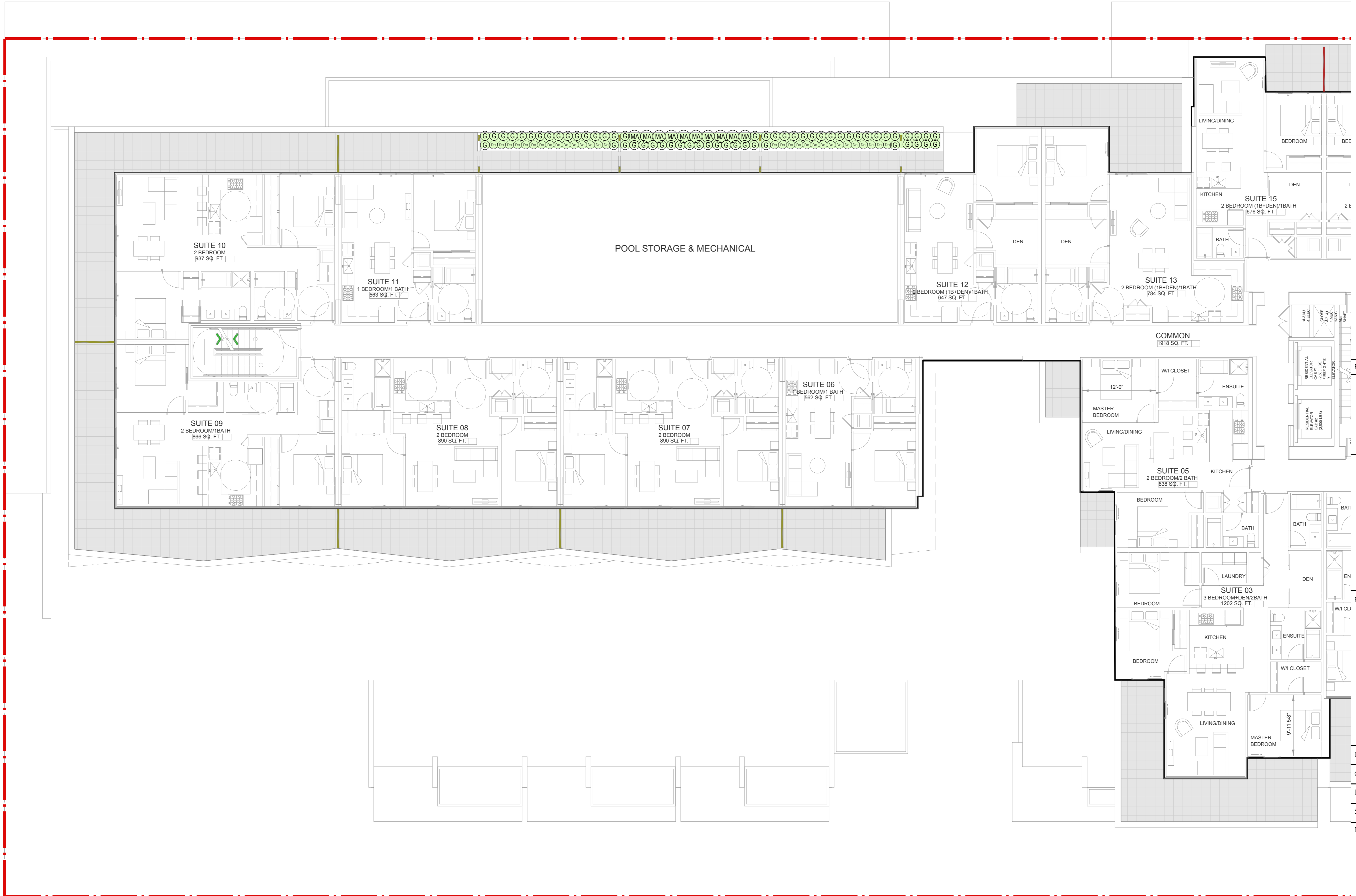
Drawing Title:

Overall Landscape Plan
Level 6

Project No.:
17039

Sheet No.:

L1.9



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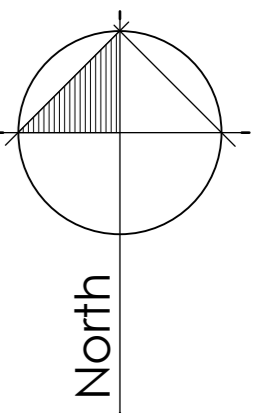
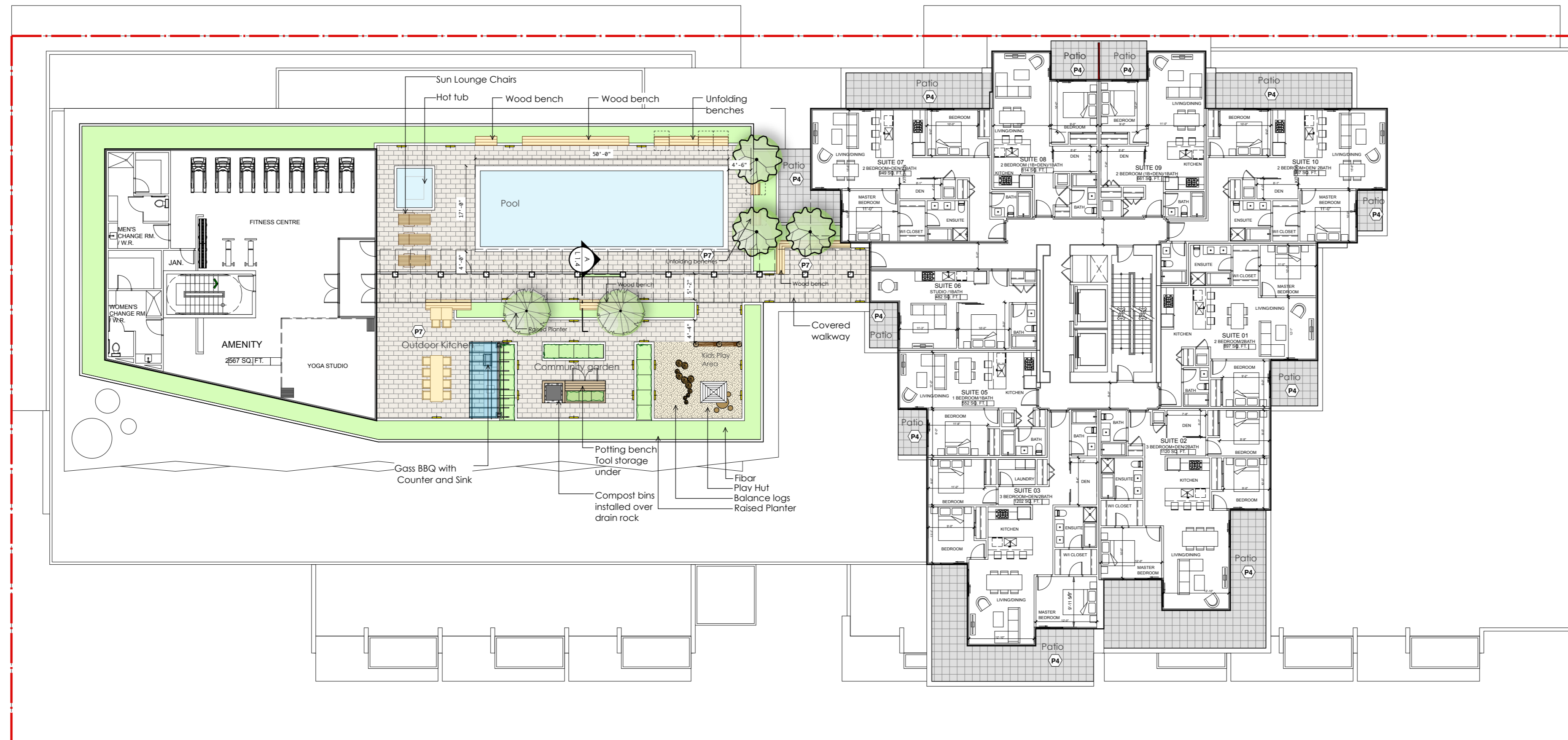
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 Date: December 2017
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Drawing Title:
Landscape Planting Plan
Level 6 West

Project No.:
17039

Sheet No.:

L1.10



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REFERENCE IMAGES



Planter seat wall



Outdoor lounge and fire place



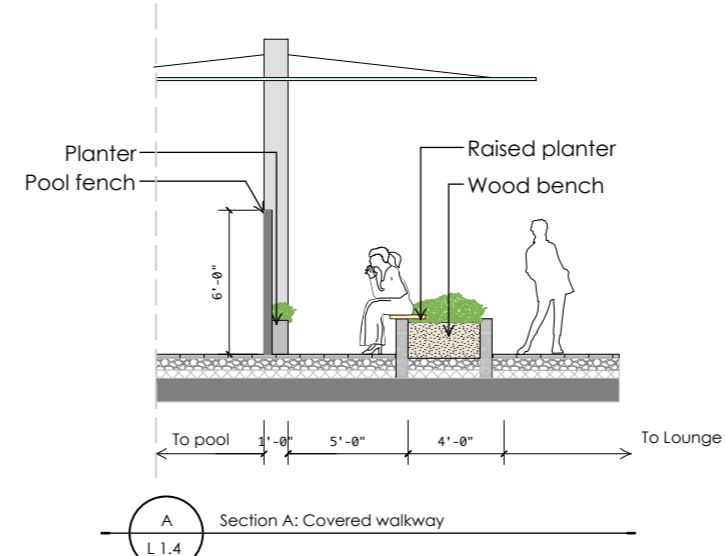
Movable Sun lounge



Balance log - Kids play area



Outdoor kitchen



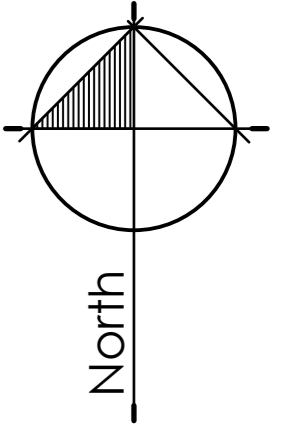
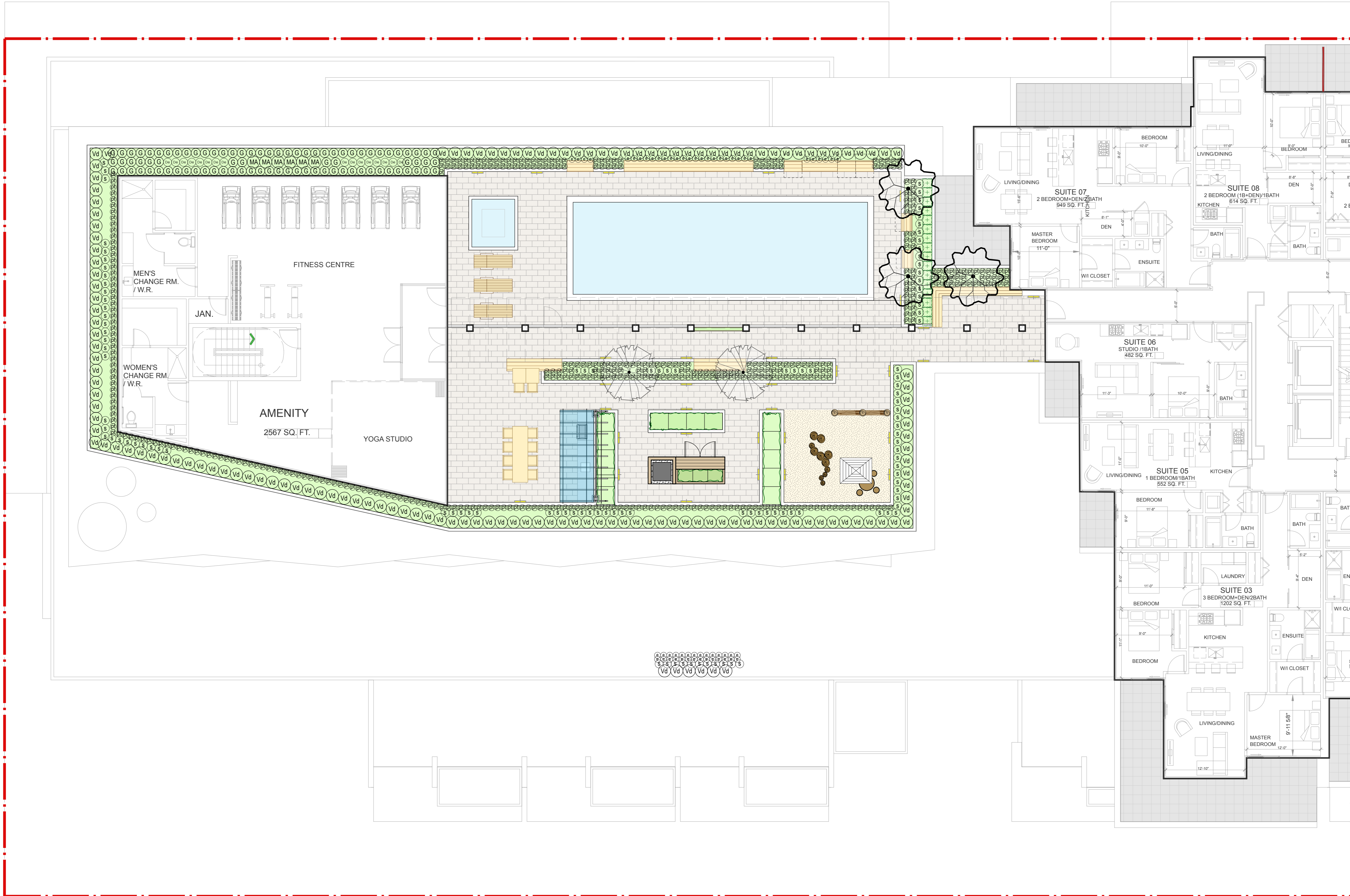
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Date: December 2017
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Overall Landscape Plan
Level 7

Project No.:
17039

Sheet No.:

L1.11



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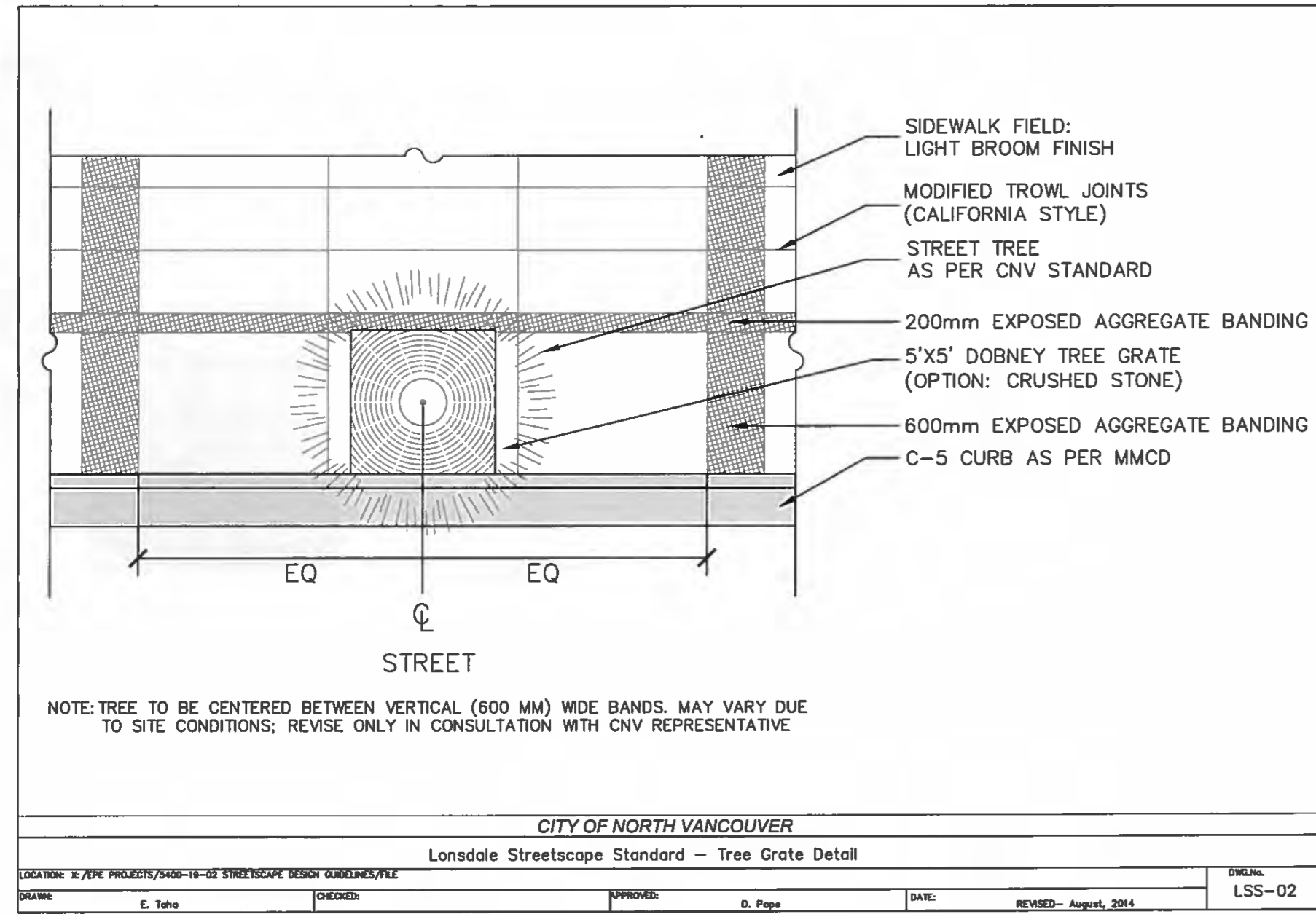
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Drawing Title:
Landscape Planting Plan
Level 7 West

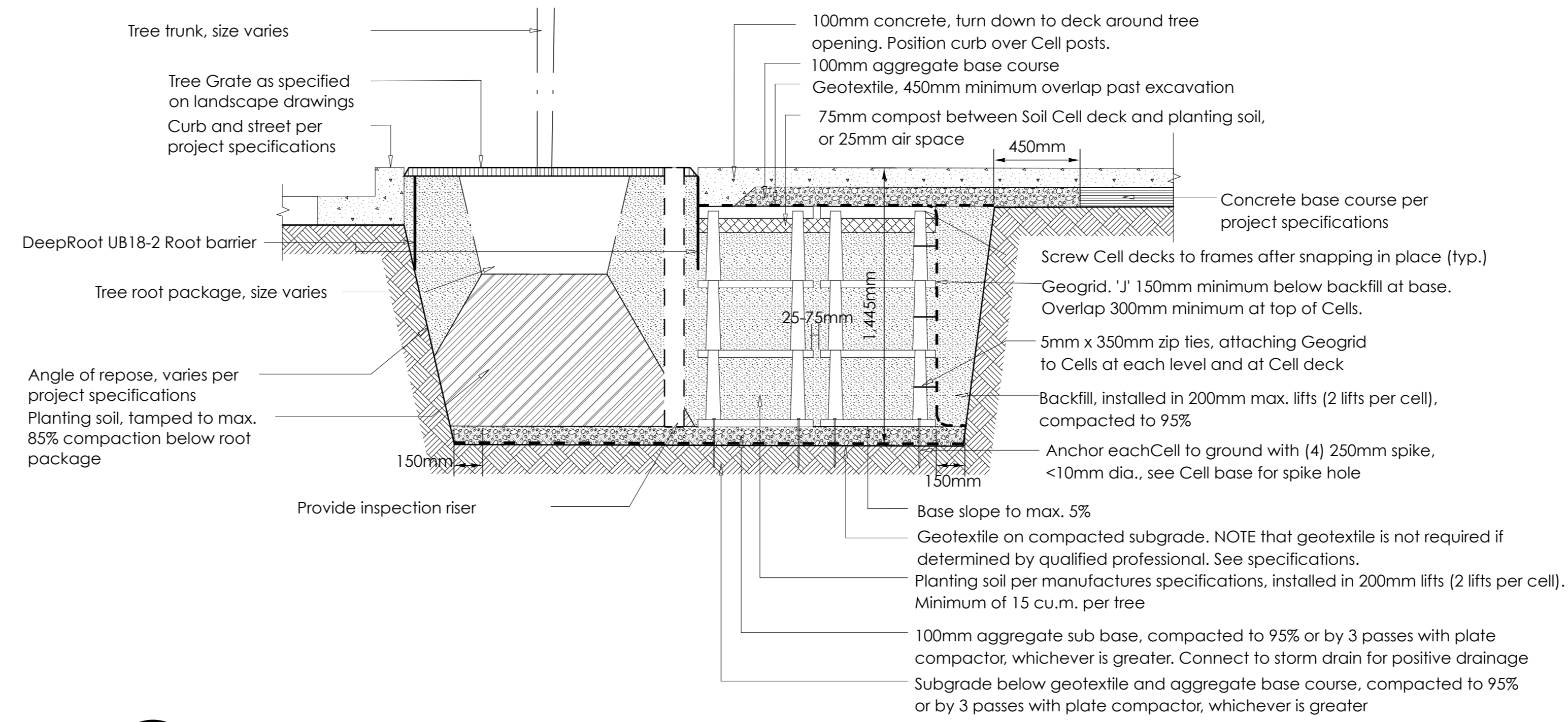
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Sheet No.:

L1.12

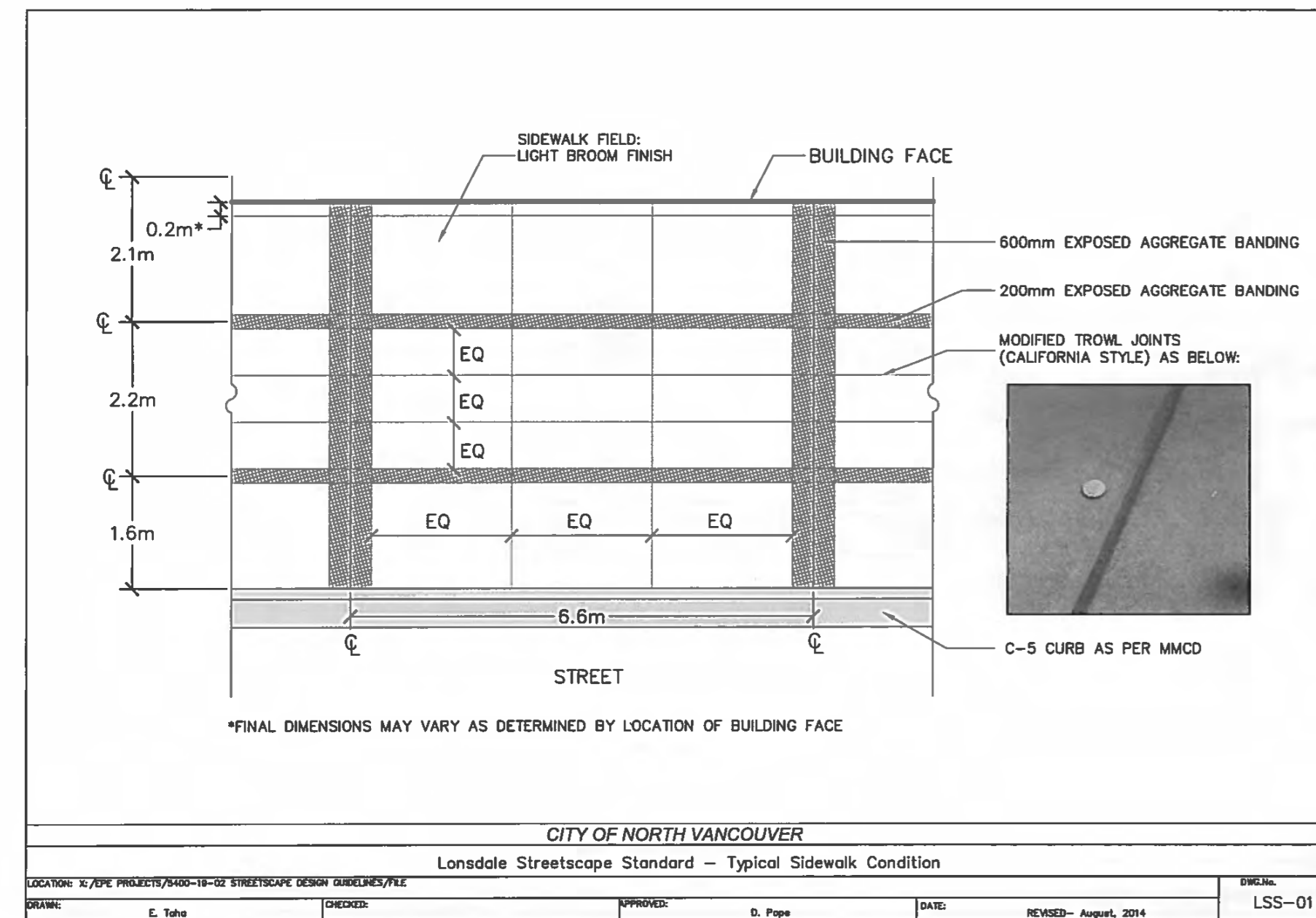


Ld - 1
L-1
Lonsdale streetscape standard - Tree Grate Detail



Ld - 2
L-1
Soil Cells at tree pit and hardsurface area - Typical Condition
Scale 1:20

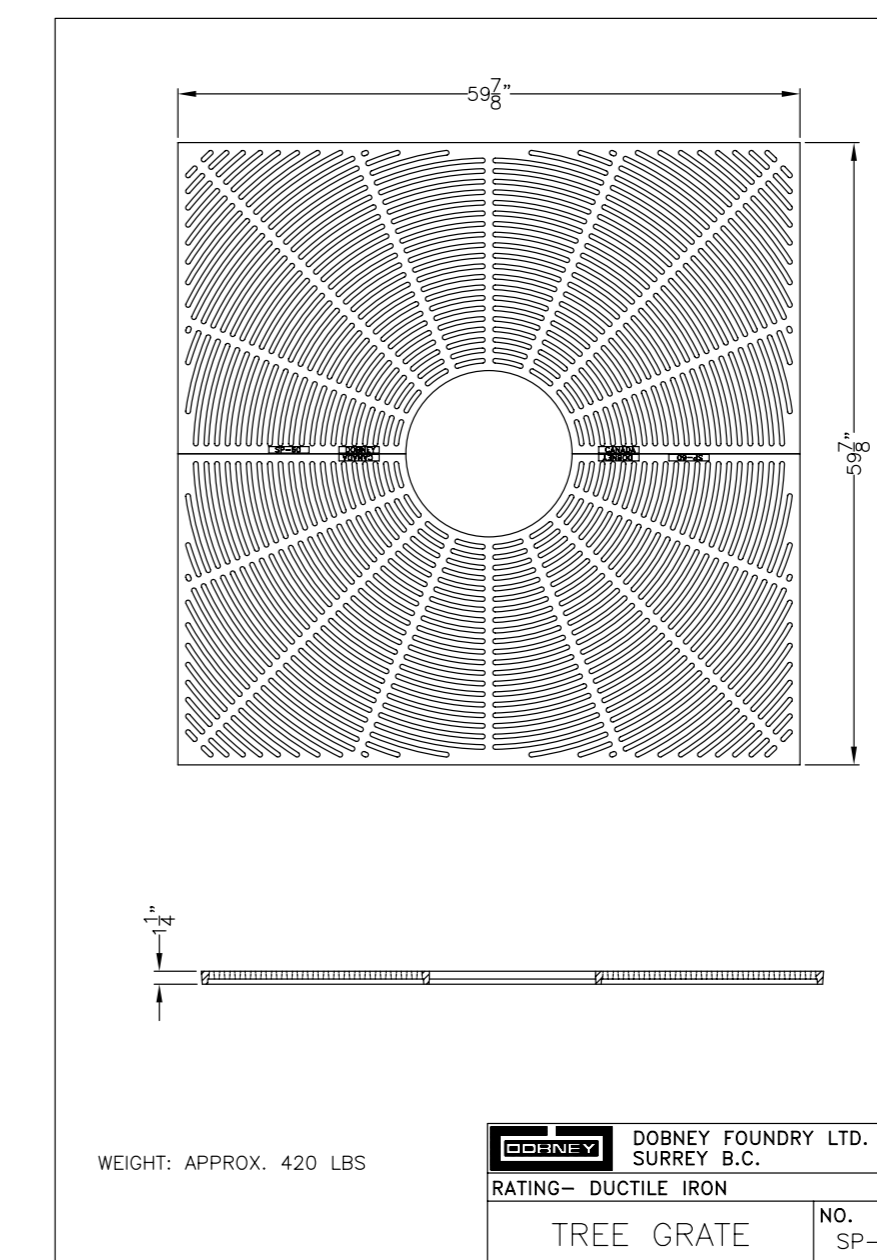
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no.: date: item:



Ld - 3
L-1
Lonsdale streetscape standard - Typical Sidewalk Condition



Ld - 4
L-1
Lonsdale street treatment with tree grate



Ld - 5
L-1
Tree grate by Dobney Foundry Ltd. SP-60.
To be approved by CNV parks and engineering standards.

Project:
Northmount-125
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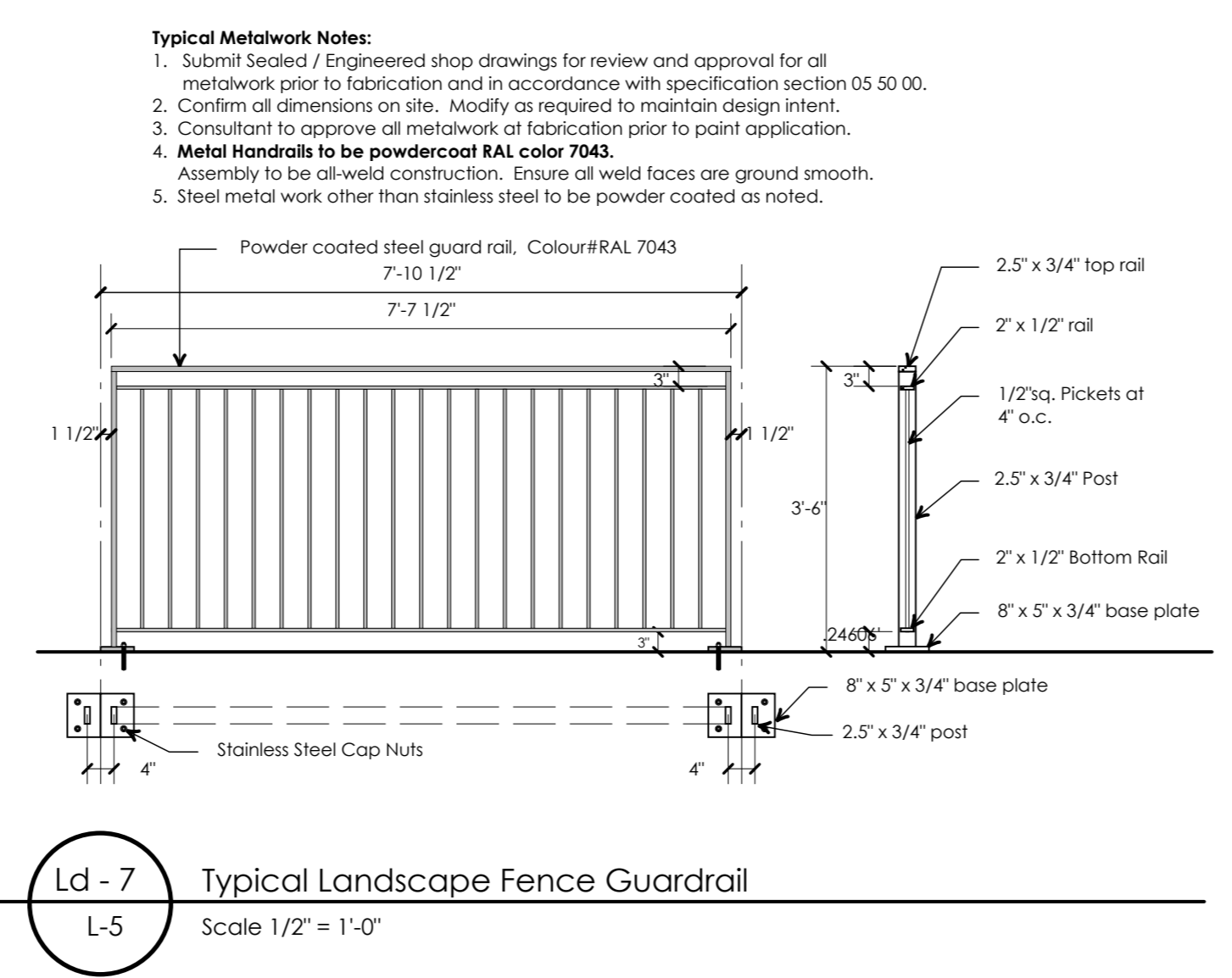
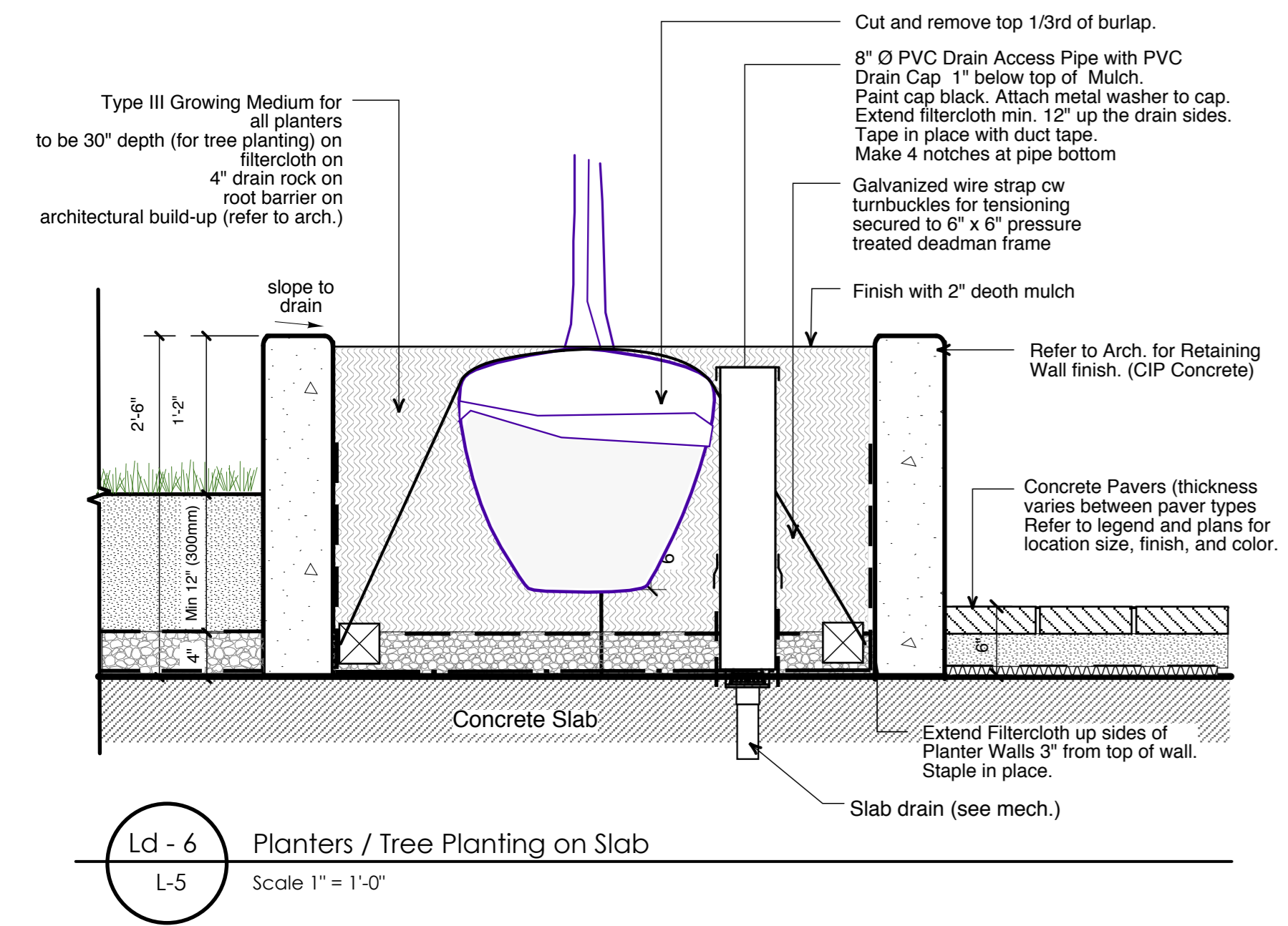
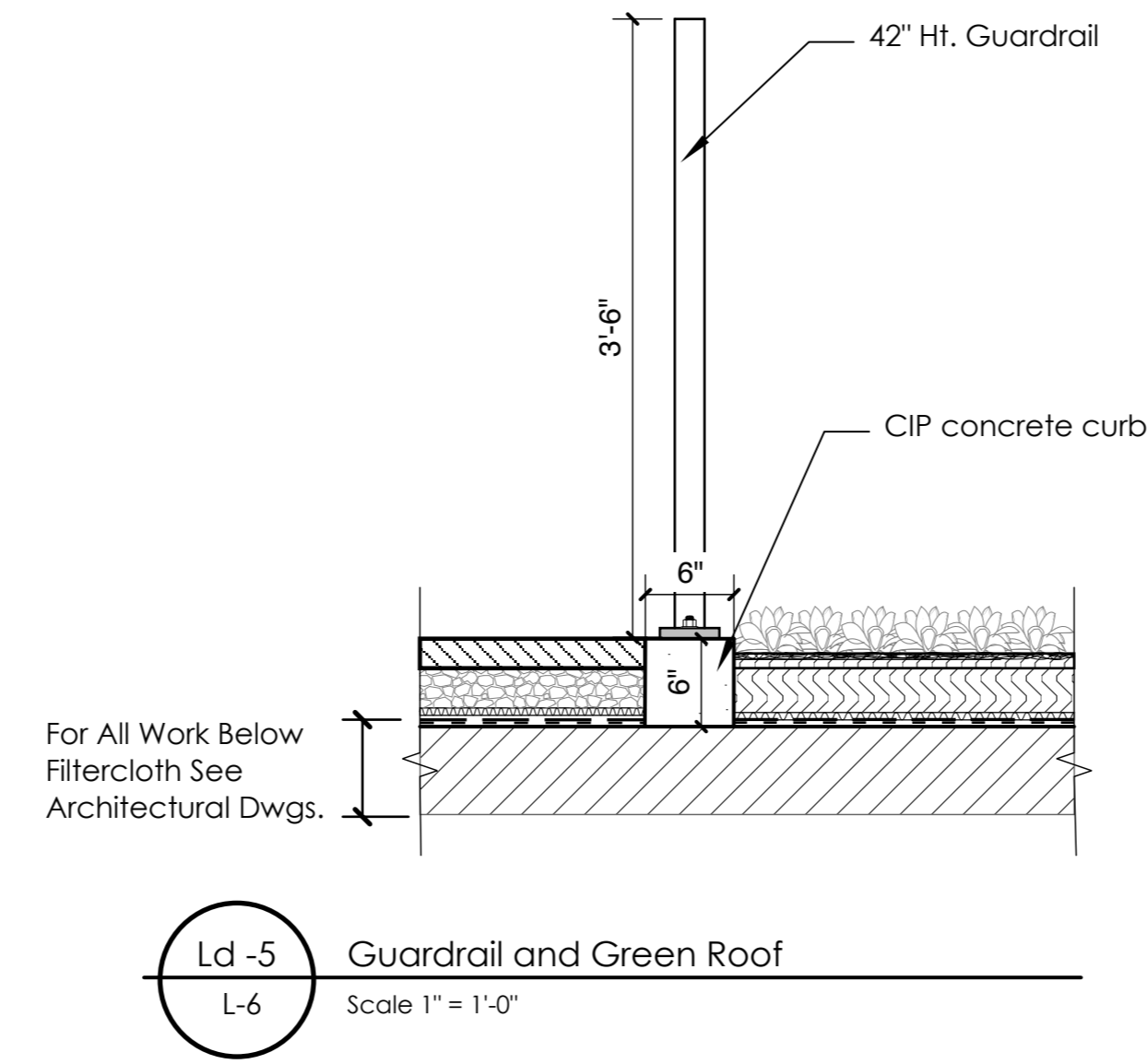
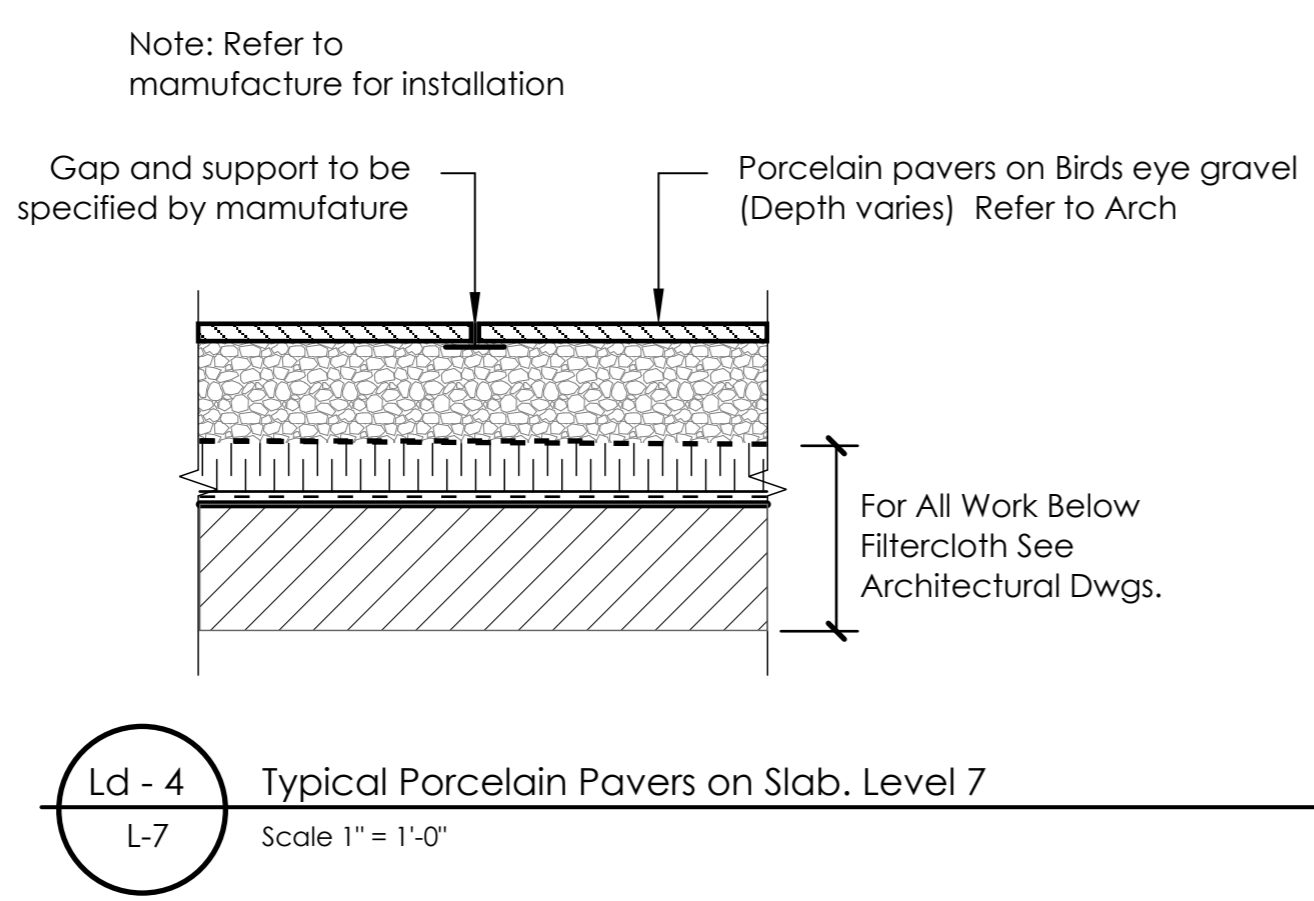
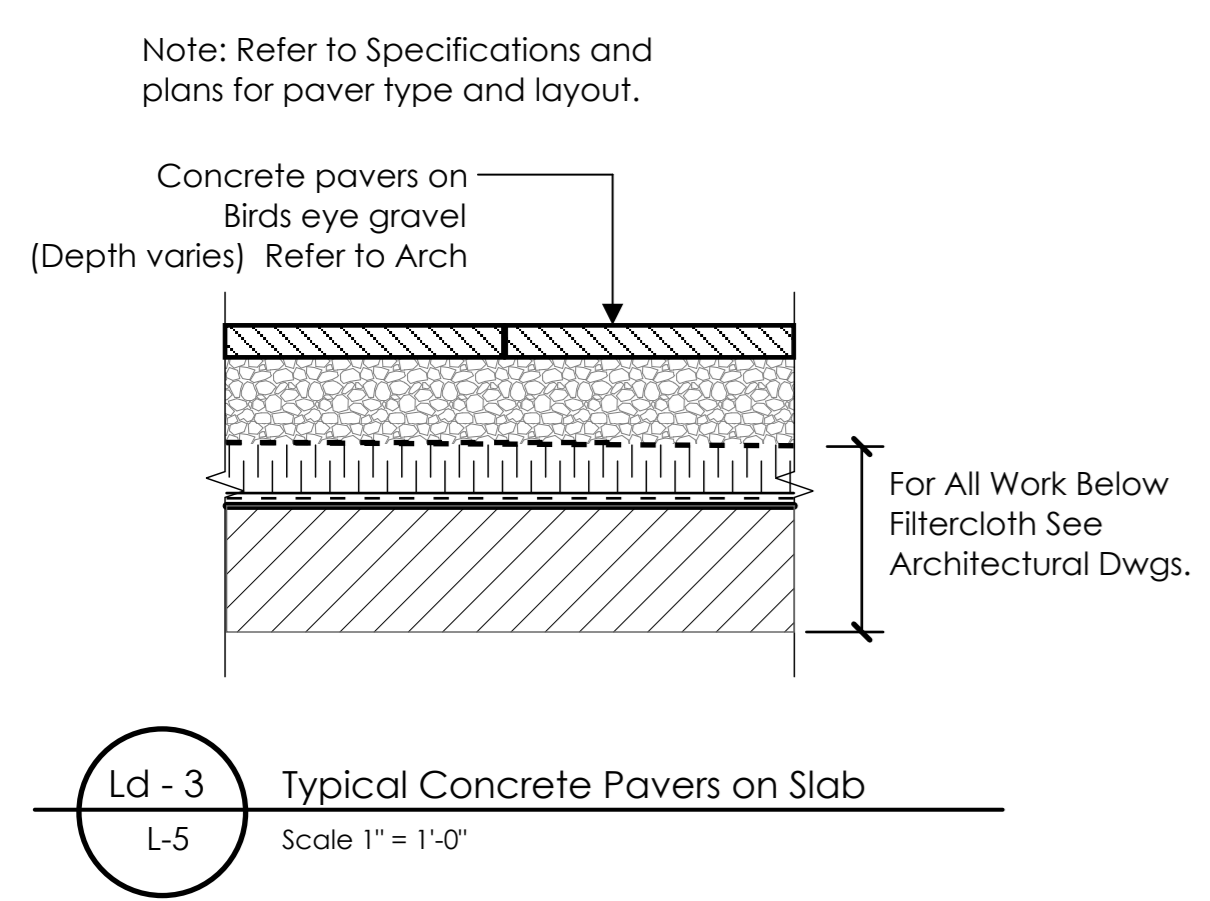
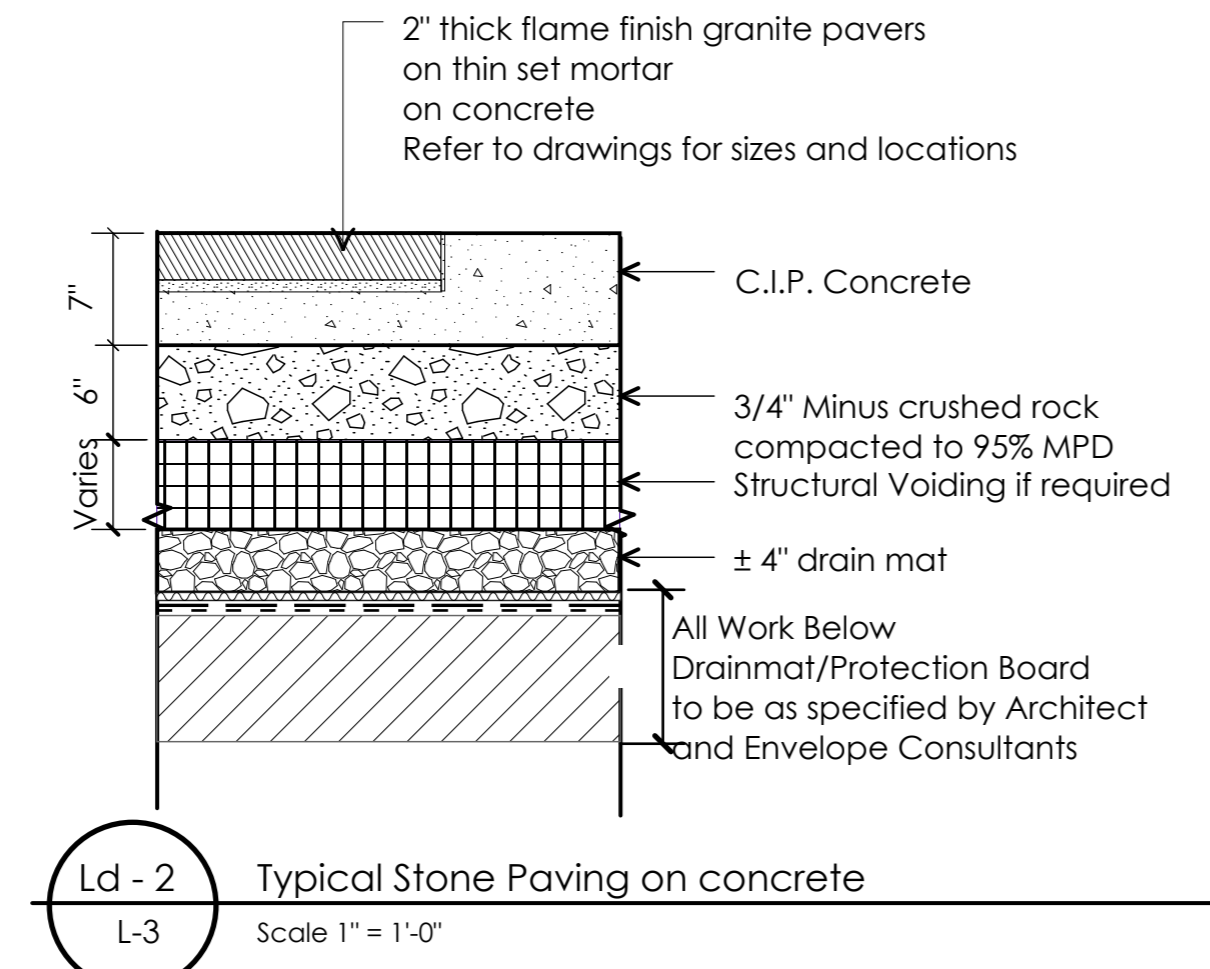
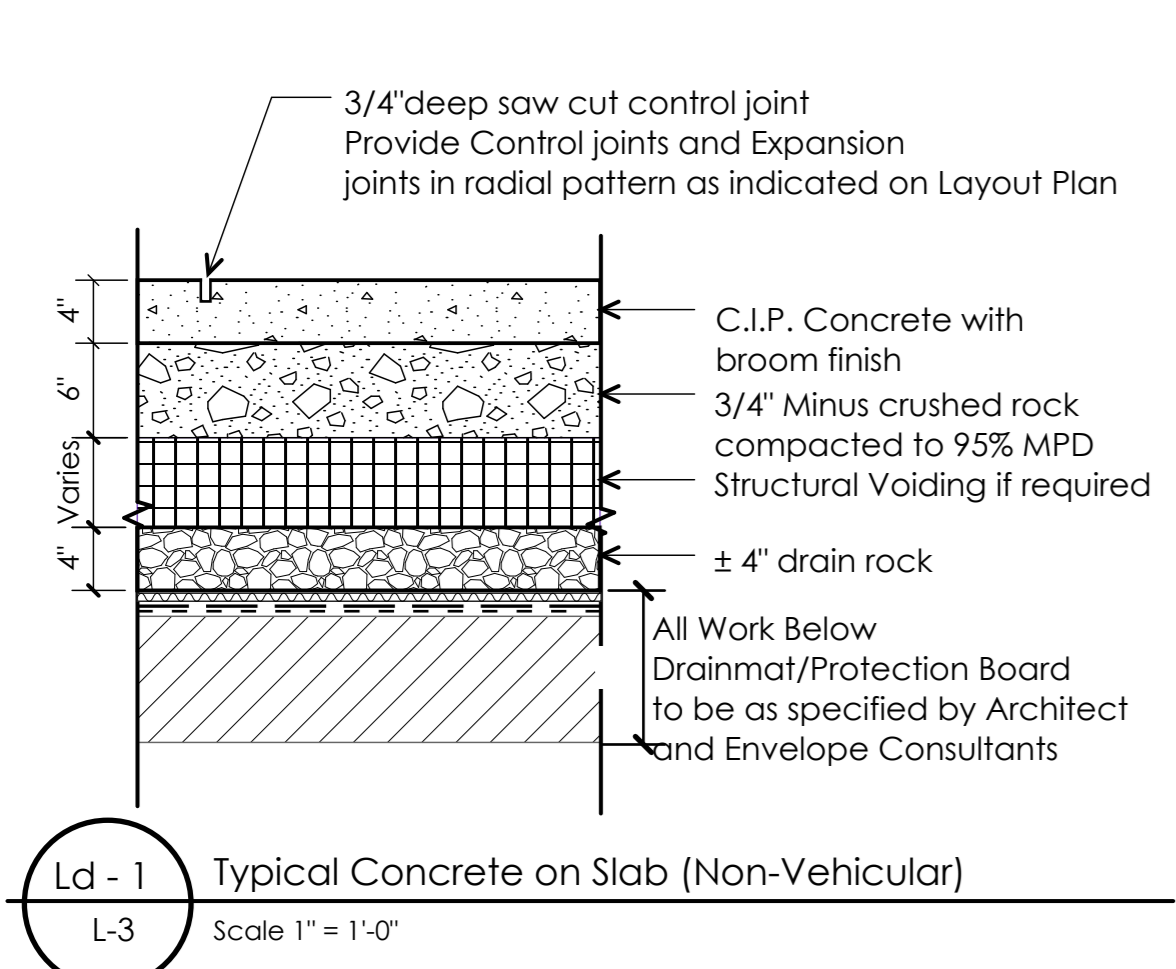
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Drawing Title:
Off-site Details

Project No.:
17039

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 Date: December 2017
 Scale: 1/16\"/>

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17039
 Sheet No.: