



S T R E E T . E L E V A T I O N S

STREET ELEVATION (JONES AVE.)

## SUBDIVISION & REZONING APPLICATION

### HOMES ON JONES

1357 JONES, NORTH VANCOUVER

Legal Address: LOT B, BLK. 65, DL 271, GROUP 1, PLAN 750

PID: 077-943-784

OWNER: 1357 JONES LTD.

APPLICANT: VERNACULAR STUDIO INC.

Revised May/17/22

## DRAWING INDEX:

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### ISSUED FOR:

SUBDIVISION & DP RESUBMISSION:

MAY/12/2022



VERNACULAR STUDIO INC

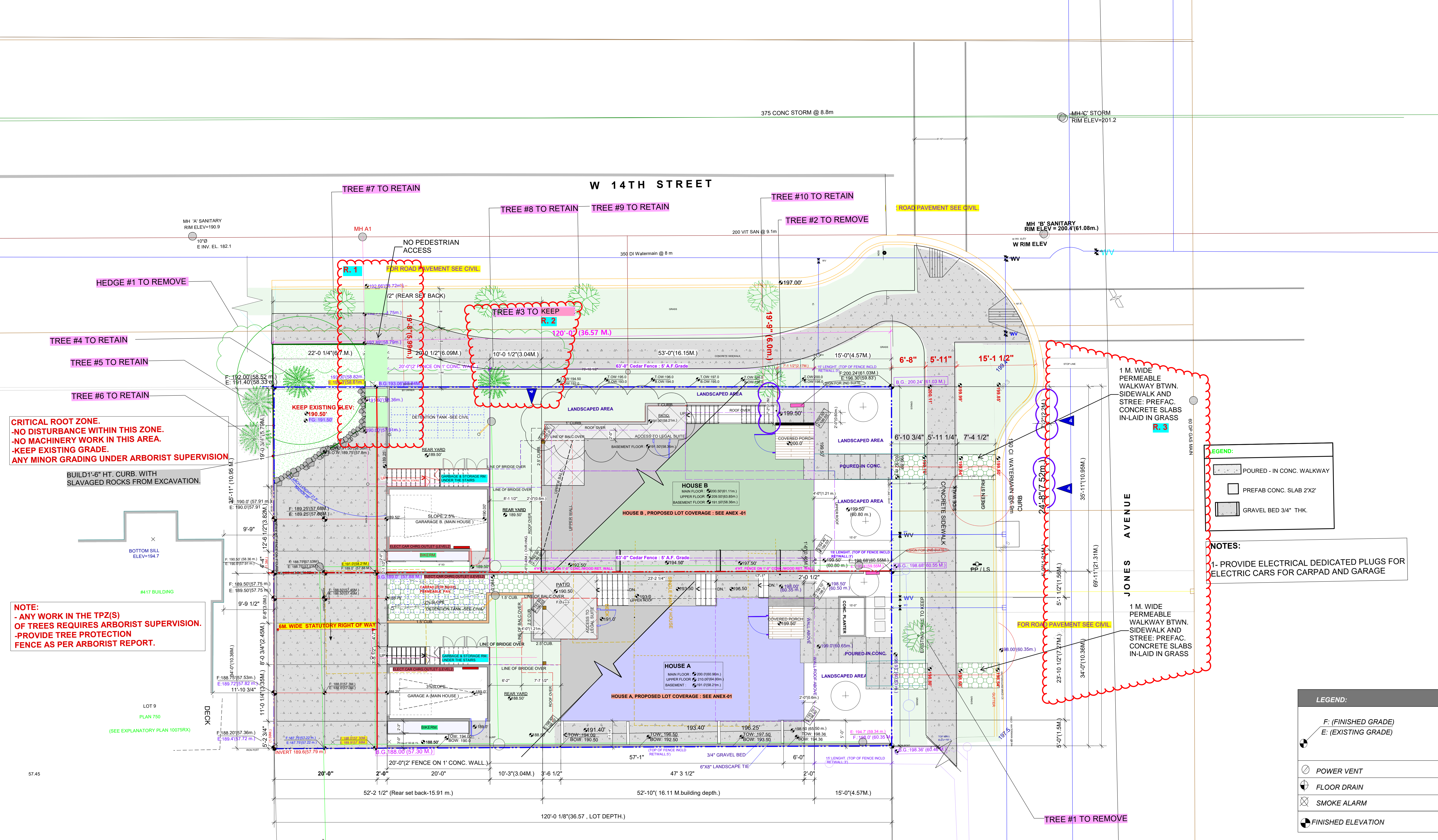
## ZONING SUMMARY AND PROJECT SYNOPSIS

<b>CIVIC ADDRESS</b>	<b>Lot A 1357 Jones Ave</b>	
<b>LEGAL ADDRESS</b>	LOT A, Block 65, DL 271, G1, Plan 750	
<b>P.I.D.</b>	007-943-784	
<b>PROJECT DATA</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
LOT DEMENSIONS	34'X120'=4,080 SF	4,080 SF
MINIMUM LOT SIZE		
ZONING	RS1	RS2
<b>LOT COVERAGE/COACH</b>	<b>30% (1,224 SF)</b>	<b>30.47% (1,243 SF)</b>
MAX. F.A.R.	50% (2,040 SF)	50% (2,040 SF)
BASEMENT	100% EXCLUDED FROM FSR	1,040 SF [97.36 SM]
MAIN FLOOR	100% INCLUDED	992 SF [92.90 SM]
2ND FLOOR	100% INCLUDED	1,032 SF [96.62 SM]
<b>TOTAL GFA</b>		<b>2,040 SF [189.52 SM]</b>
MAX. TOP OF PLATE	26.2' [8.0 M]	25.66' [7.829 M]
MAX. BLDG HT.	33.1' [10.1 M]	28.50' [8.68 M]
<b>SETBACKS:</b>		
FRONT/EAST	15.0' [4.5 M]	15.0' [4.5M]
REAR/WEST (VARIANCE)	35% [42.0']	52.0' [15.84 M]
SIDE/NORTH	4' [1.2 M]	5' [1.5 M]
SIDE/SOUTH	4' [1.2 M]	5' [1.5 M]
MIN. SETBACK, HOUSE TO GARAGE	10' [3.04 M]	10.0' [3.04 M]
SUNKEN PATIO	200 SF [18.58 SM]	190.50 SF [18.58 SM]
NO. PARKING	2	2
SECONDARY SUITE	969 SF. OR 40%	876 SF [81.38 SM]

<b>CIVIC ADDRESS</b>	<b>Lot B 1357 Jones Ave</b>	
<b>LEGAL ADDRESS</b>	LOT B, Block 65, DL 271, G1, Plan 750	
<b>P.I.D.</b>	007-943-784	
<b>PROJECT DATA</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
LOT DEMENSIONS	35.95'X120'=4,314 SF	4,314 SF [400.78 M]
MINIMUM LOT SIZE		
ZONING	RS1	RS2
<b>LOT COVERAGE/COACH INCLUDE.</b>	<b>30% (1,294 SF)</b>	<b>31% (1,338 SF) Variance 1</b>
MAX. F.A.R.	50% (2,157 SF)	50% (2,155 SF) [200.20 SM]
BASEMENT	100% EXCLUDED FROM FSR	1,083 SF [106.10 SM]
MAIN FLOOR	100% INCLUDED	1,083 SF [100.70 SM]
2ND FLOOR	100% INCLUDED	1,069 SF [99.22 SM]
<b>TOTAL GFA</b>		<b>2,152 SF [199.92 SM]</b>
MAX. TOP OF PLATE	26.2' [8.0 M]	25.74' [7.84 M]
MAX. BLDG HT.	33.1' [10.1 M]	27.10' [8.26 M]
<b>SETBACKS:</b>		
FRONT/EAST	15.0' [4.5 M]	15.0' [4.5 M]
REAR/WEST	35% [42.0']	46.66' [14.22 M]
SIDE/NORTH	7.2' [2.18 M]	7.2' [2.8 M]
SIDE/SOUTH	4' [1.2 M]	4' [1.2 M]
MIN. SETBACK, HOUSE TO GARAGE	10' [3.04 M]	10.1' [3.07 M]
SUNKEN PATIO	200 SF [18.58 SM]	191.0 SF [17.74 SM]
<b>NO. PARKING</b>	<b>2</b>	<b>1 space (Variance 2)</b>
SECONDARY SUITE	969 SF. OR 40%	772.0 SF [71.72 SM]







**CRITICAL ROOT ZONE.**  
 -NO DISTURBANCE WITHIN THIS ZONE.  
 -NO MACHINERY WORK IN THIS AREA.  
 -KEEP EXISTING GRADE.  
 -ANY MINOR GRADING UNDER ARBORIST SUPERVISION

**NOTE:**  
 - ANY WORK IN THE TPZ(S)  
 OF TREES REQUIRES ARBORIST SUPERVISION.  
 -PROVIDE TREE PROTECTION  
 FENCE AS PER ARBORIST REPORT.

**LEGEND:**

	POURED - IN CONC. WALKWAY
	PREFAB CONC. SLAB 2'X2'
	GRAVEL BED 3/4" THK.

**NOTES:**  
 1- PROVIDE ELECTRICAL DEDICATED PLUGS FOR ELECTRIC CARS FOR CARPAD AND GARAGE

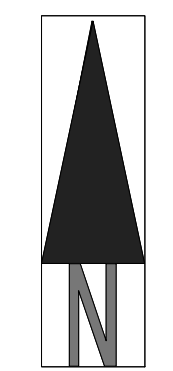
**LEGEND:**

	F: (FINISHED GRADE)
	E: (EXISTING GRADE)
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM
	FINISHED ELEVATION

**Vernacular studio**  
 200 - 120 LONSDALE AVE.  
 NORTH VANCOUVER, B.C.  
 V6M 2S8  
 PHONE: (604) 990-6662  
 VERNACULARDEV.COM

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**REVISION:**

No.	ISSUE FOR	DATE
8		
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5	SUBDIV/REV. (SITE)	MAY 12, 2022
4	SUBDIV/REV. (SITE)	SEP 08, 2021
3	SUBDIV/REV. (SITE)	FEB 16, 2021
2	SUBDIV/REV. (SITE)	FEB 05, 2021
1	PRE APP SUB.	MAY 01, 2020

**1357 JONES AVE.  
 NORTH VANCOUVER**

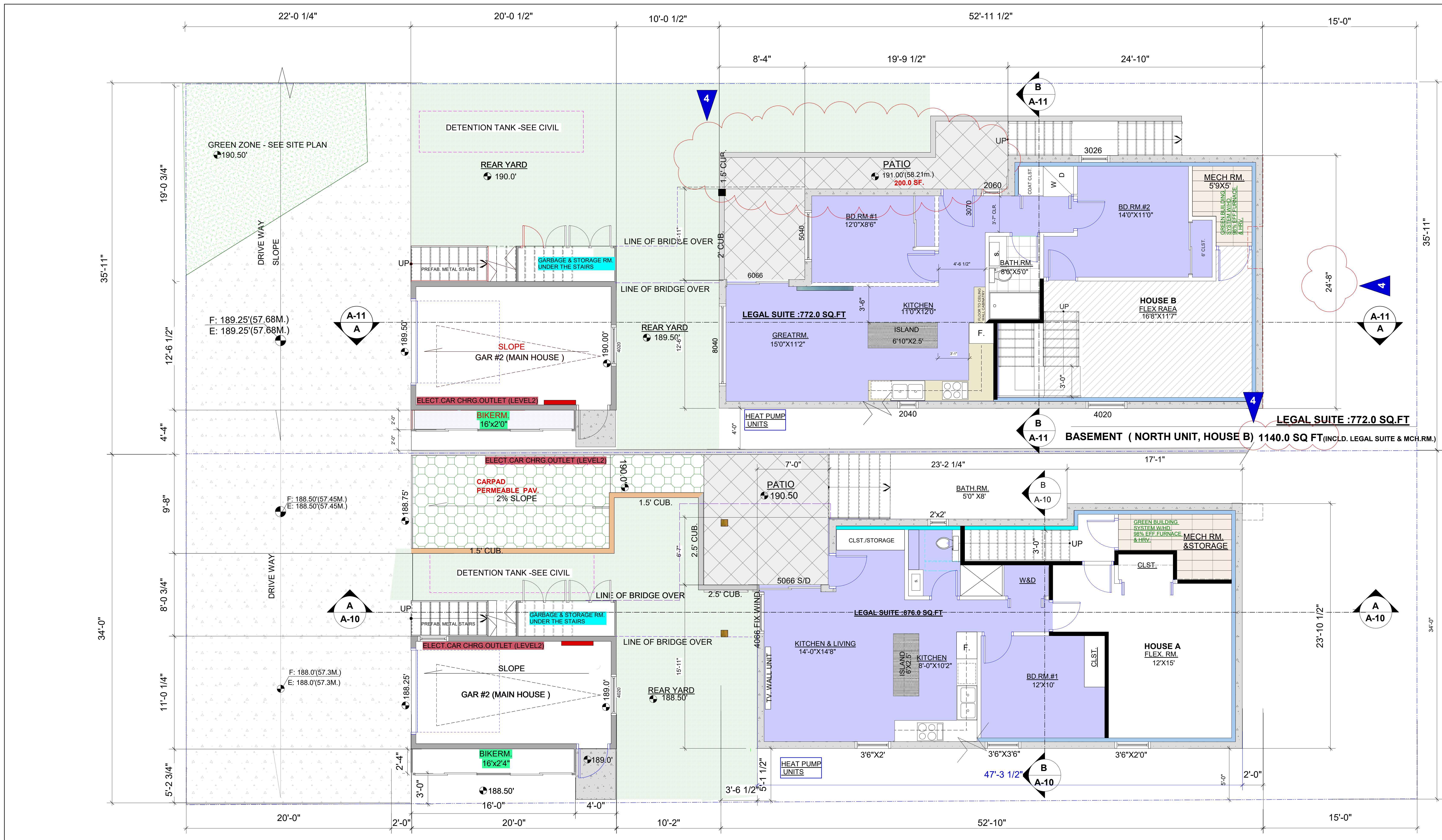
**SITE PLAN**

**DATE:**  
 MAY 2014  
**DRAWN BY :**  
 G.A.  
**CHECKED BY:**  
 M.R.  
 R.CH  
**SCALE:** 1/8" = 1 ft

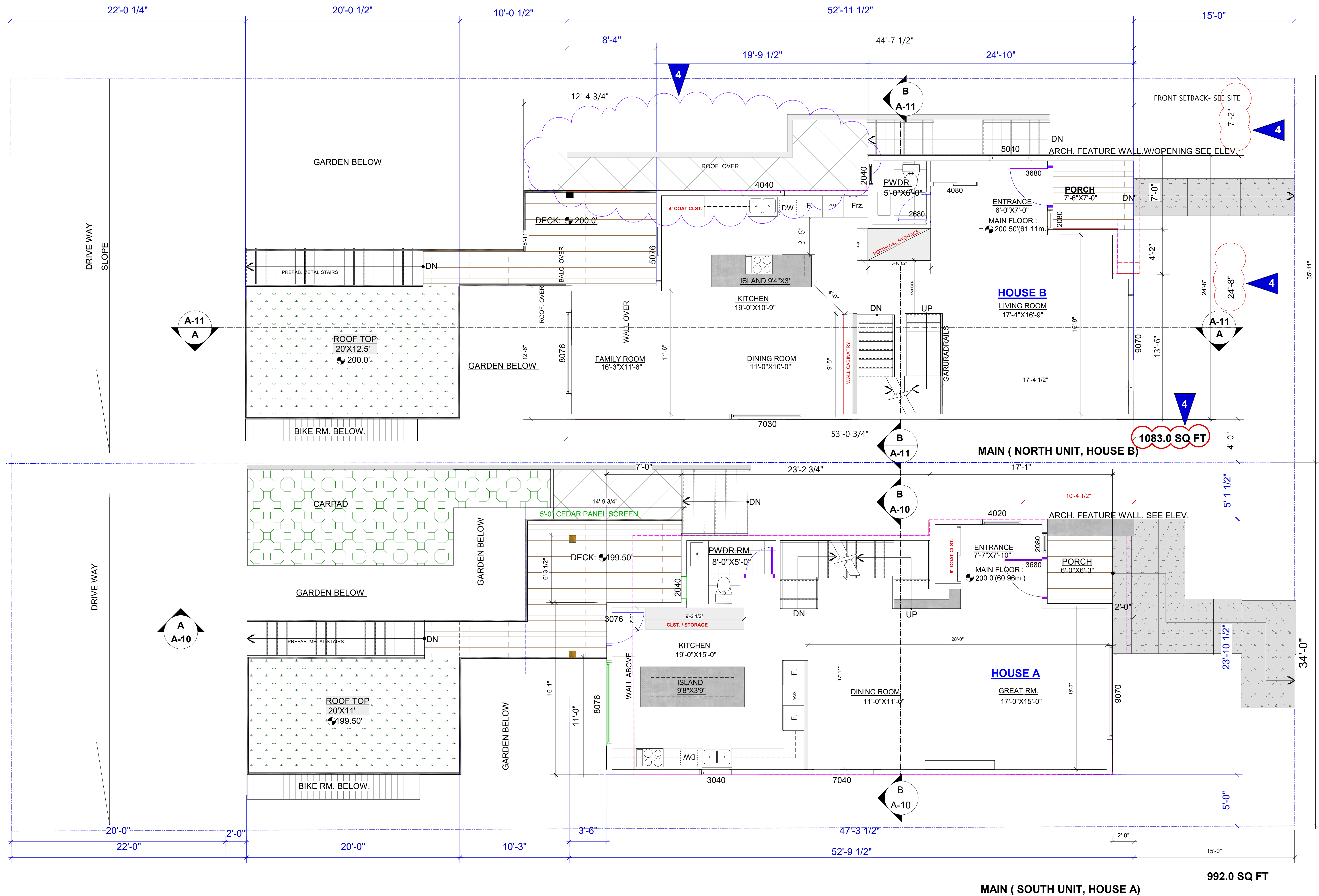
**A-01**

**DRAWING NO. :**









**LEGEND:**

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

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2	SUBDIV/REV	FEB 08 2021
1	PRE APP SLB.	MAY 01 2020
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NORTH VANCOUVER**

**DATE:**

**DRAWN BY:**  
G.A.

**CHECKED BY:**  
M.R.  
R.CH

**SCALE:** 1/4" = 1 ft

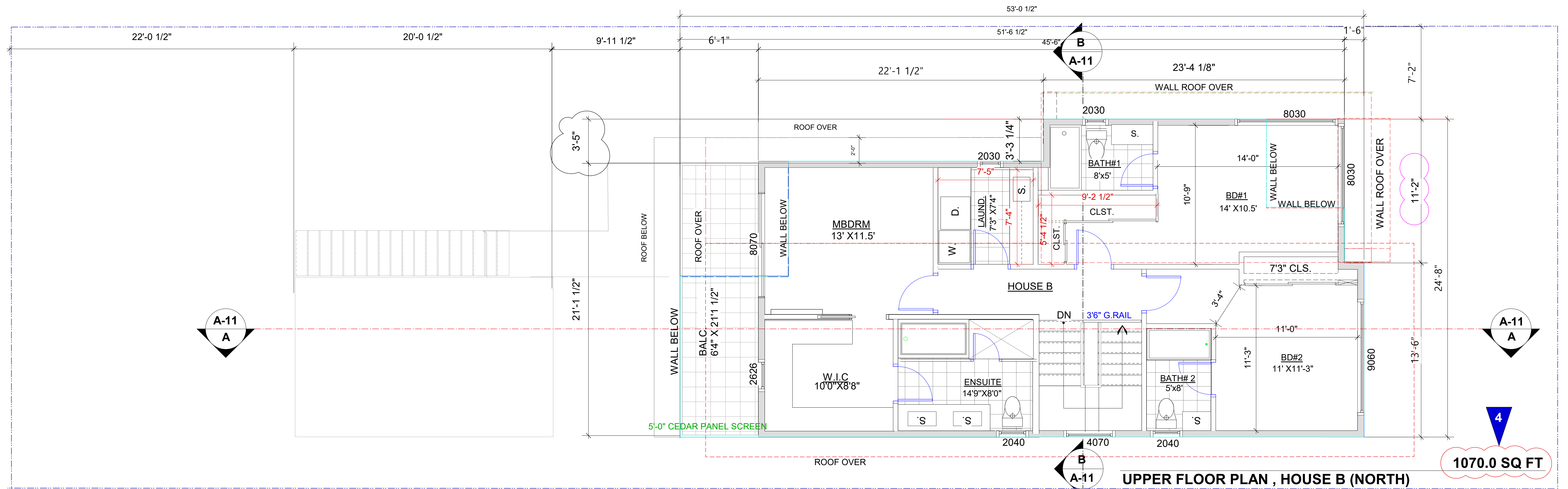
**DRAWING NO.:**

**A-03**

**MAIN ( SOUTH UNIT, HOUSE A ) 992.0 SQ FT**

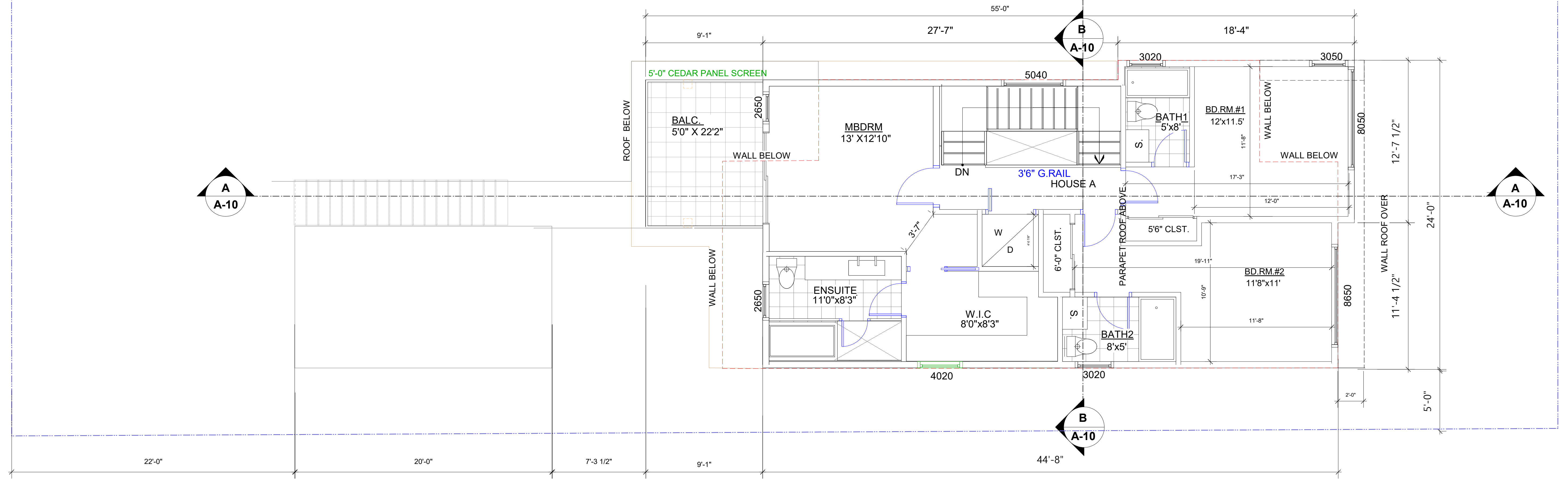
**MAIN ( NORTH UNIT, HOUSE B ) 1083.0 SQ FT**





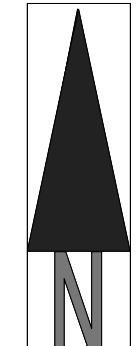
UPPER FLOOR PLAN , HOUSE B (NORTH)

1070.0 SQ FT



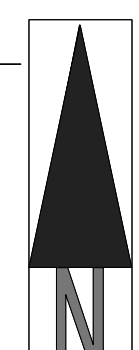
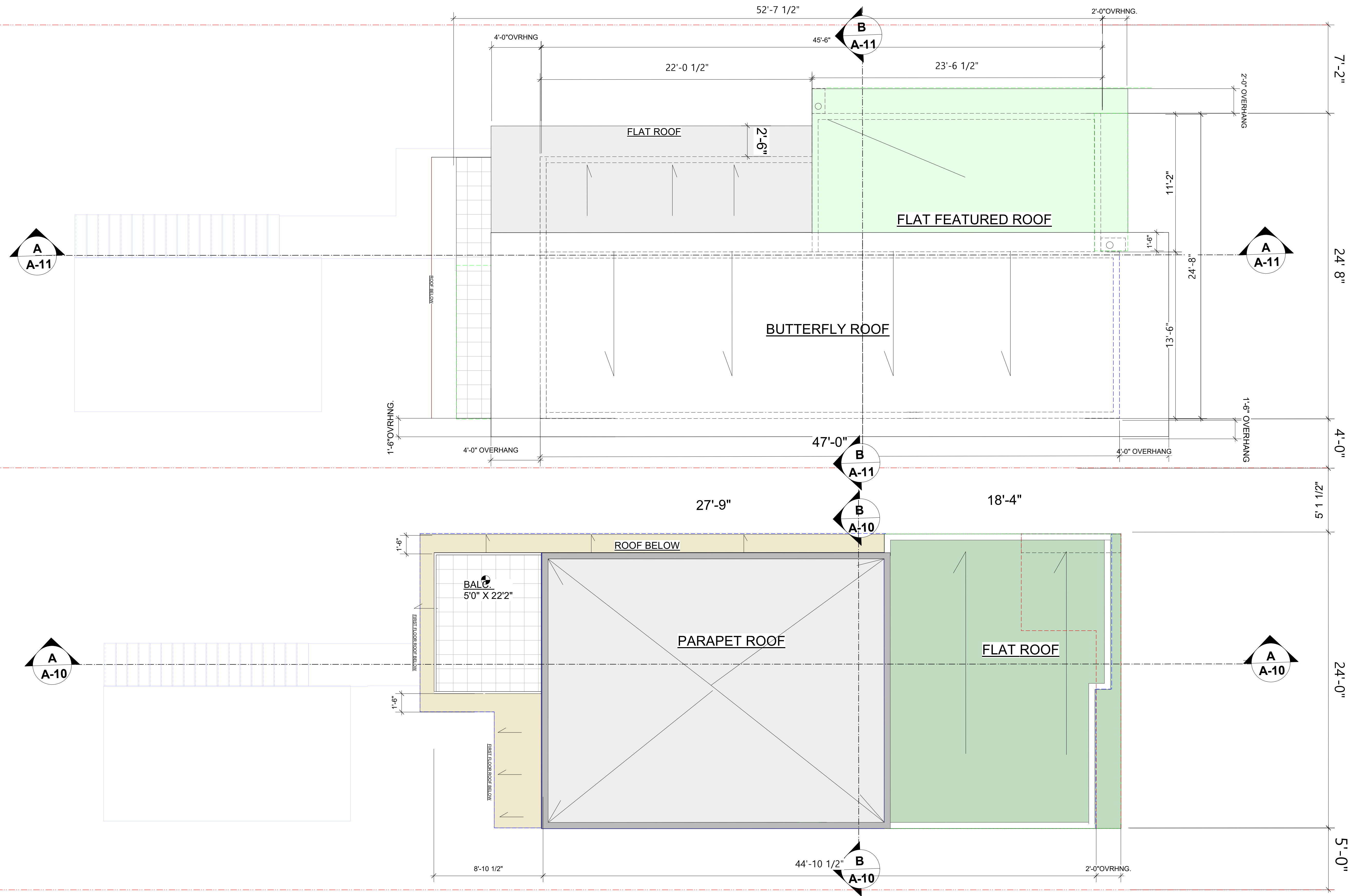
UPPER FLOOR PLAN , HOUSE A (SOUTH)

1040.SQ FT



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2	PRE APP SLIB MAY 01 2020
1	ISSUE FOR DATE





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2	SUBDIV/REV. FEB. 05, 2021
1	PRE APP SUB. MAY 01, 2020
No.	ISSUE FOR DATE



**PROPOSAL FOR SUBDIVISION & REZONING**  
1357 JONES AVE

**COLOUR PALETTES**

**COLOURS**

- NORTH HOUSE - MAIN HOUSE and GARAGE - Fiber cement panels (Stone-86)
- NORTH HOUSE - ACCENT WALL - ACM Panels (CHI Paper-86)
- SOUTH HOUSE - MAIN HOUSE and GARAGE - Fiber cement panels (Iron Mountain-86)
- BOTH HOUSES - CEDAR SIDING JOISTS, SOLID LUMBER & FRONT DOORS - Cedar (86)
- BOTH HOUSES - WINDOW SASH & STL. COLUMNS - powder coated Dark Charcoal - ACM Panels
- BOTH HOUSES - FASCIA, FLASHING - Dark Charcoal (to match Iron Mountain-86)

**MATERIALS**

STREET ELEVATION (SOUTH)

12. EXPOSED BEAMS

3 LAYERS APPROVED MEMBRANE

2X8 OR 2X10 PAINTED CEDAR, DARK CHARCOAL

PREPAINTED ALUM. DARK CHARCOAL

3.5" WIDE CEDAR BOARDS

.25" THICK FIBER CEMENT BOARDS

VINYL - DARK CHARCOAL

5/8" ON INSULATED FIBERGLASS

CLEAR STAIN

1. Roof

2. Fascia

3. Flashing

4. Fascia + Gutter

5. Cedar board siding

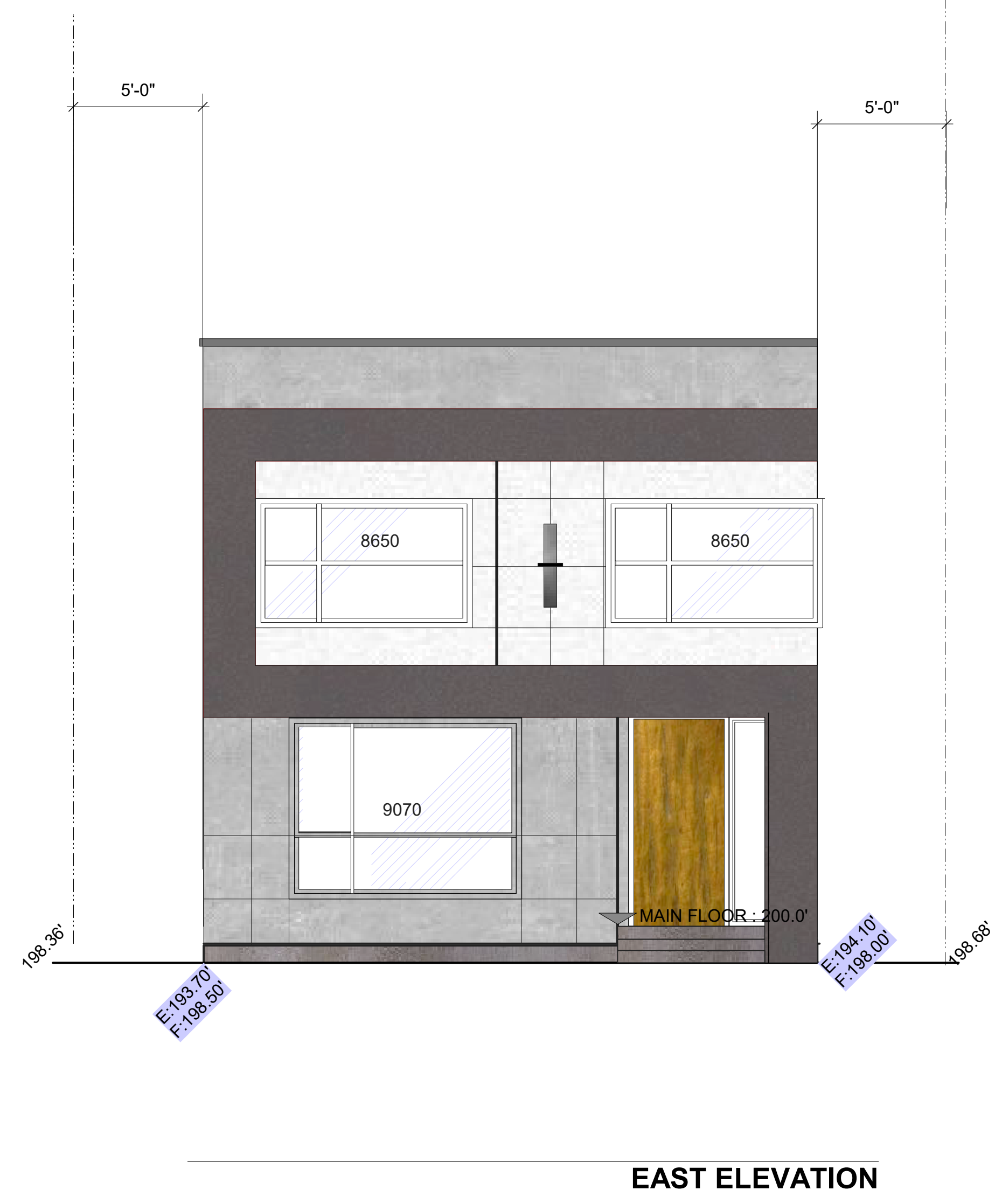
6. Flat board siding

7. Windows

8. Louvers

9. Clear stain

10. Exposed beams



**LEGEND:**

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

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PROPOSAL FOR SUBDIVISION & REZONING  
1357 JONES AVE

COLOUR PALETTES



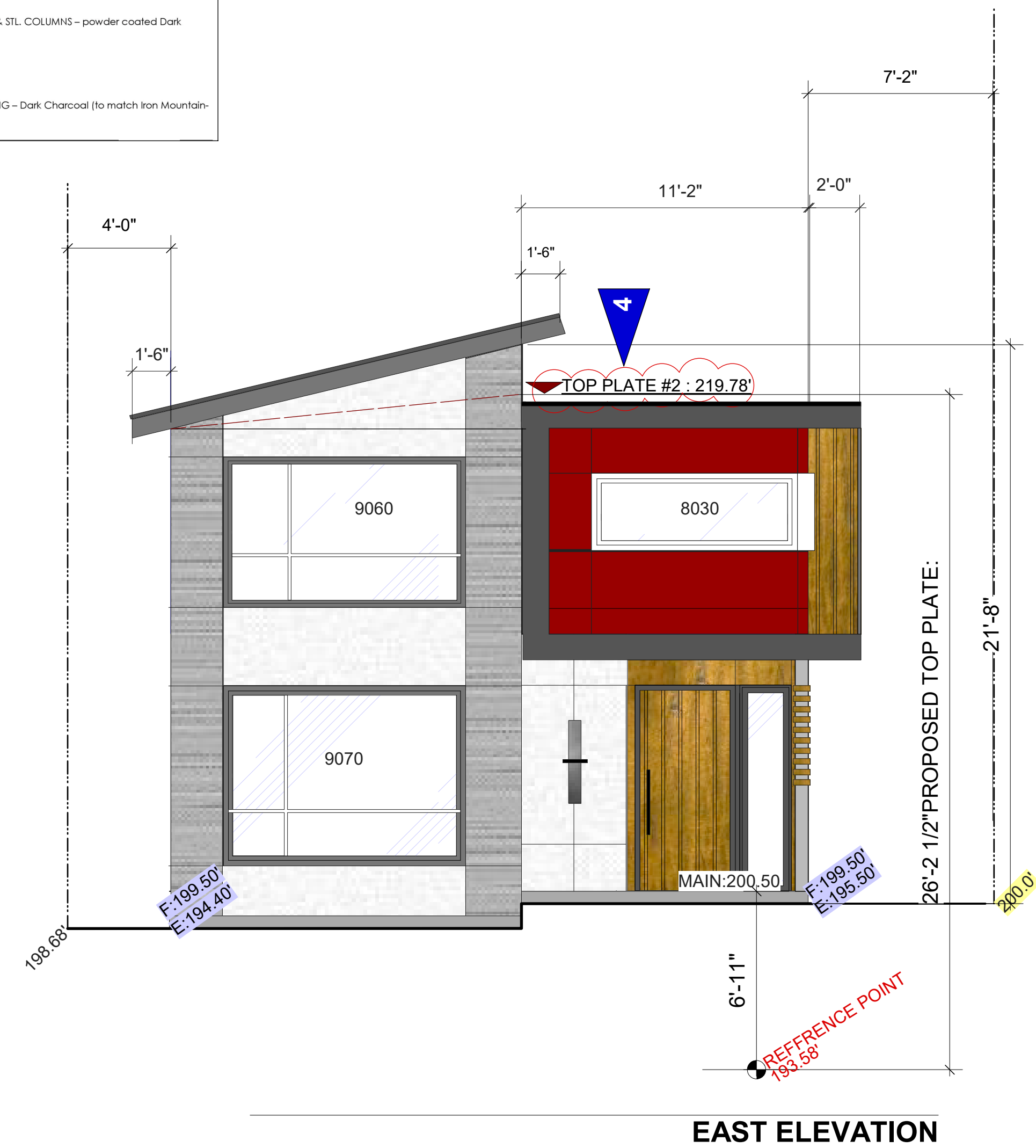
STREET ELEVATION (SOUTH)

MATERIALS

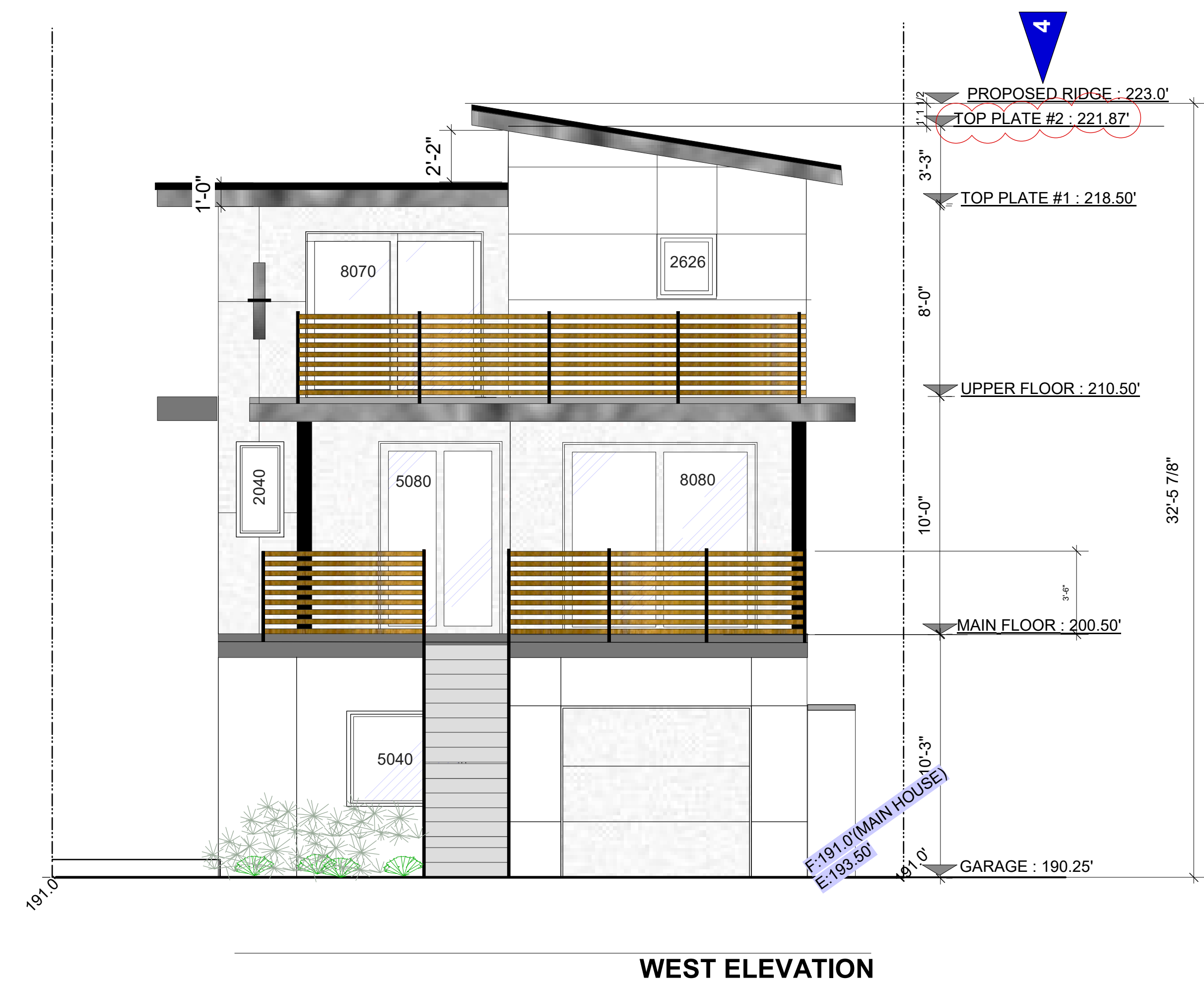
- |                      |   |
|----------------------|---|
| 1 Roof               | 3 LAYERS APPROVED MEMBRANE                      |
| 2 Wind, Door trims   | 1.5" X1.5" PAINTED TO MATCH WALLS               |
| 3 Fascia Board       | 2X8 OR 2X10 PAINTED CEDAR, Dark Charcoal        |
| 4 Flashing on Fascia | PREPAINTED STEEL PROFILE TO MATCH FASCIA COLOUR |
| 5 Fascia + Gutter    | PRE-PAINTED ALUM. DARK CHARCOAL                 |
| 6 WALL PANELS        | ACM PANELS                                      |
| 7 Cedar board siding | 3.5" WIDE CEDAR BOARDS                          |
| 8 Flat board siding  | 2.5" INCH. FIBER CEMENT BOARDS                  |
| 9 Windows            | VINYL - DARK CHARCOAL                           |
| 10 Entry Doors       | SOLID WOOD OR INSULATED FIBERGLASS              |
| 11 Louvers           | CLEAR STAIN                                     |
| 12 Exposed beams     | CLEAR STAIN                                     |

COLOURS

- |  |   |
|--|---|
|  | NORTH HOUSE- MAIN HOUSE and GARAGE - Fiber cement panels (Stone-BM)                 |
|  | NORTH & HOUSE ACCENT WALL - ACM panels (Chili pepper-BM)                            |
|  | SOUTH HOUSE - MAIN HOUSE and GARAGE - Fiber cement panels (Iron Mountain-BM)        |
|  | BOTH HOUSES - CEDAR SIDING SOFFITS, SOLID LUMBER & FRONT DOORS - Cedar (BM)         |
|  | BOTH HOUSES - WINDOW SASH & STL. COLUMNS - powder coated Dark Charcoal - ACM Panels |
|  | BOTH HOUSES - FASCIA, FLASHING - Dark Charcoal (to match Iron Mountain-BM.)         |

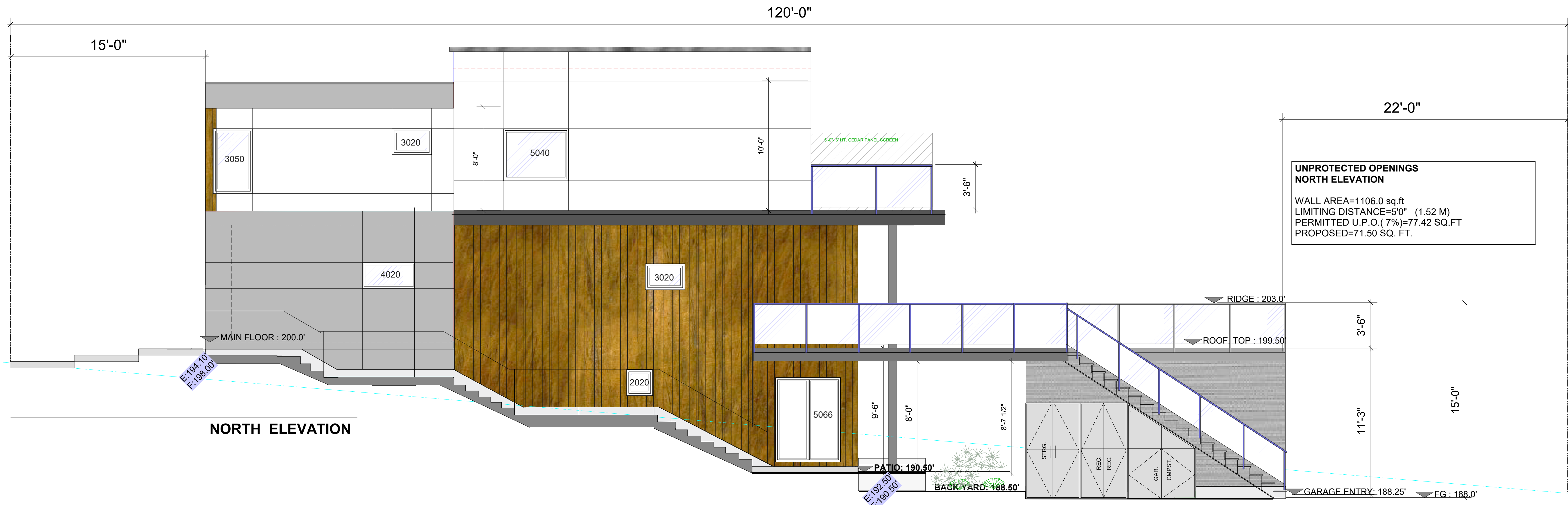


EAST ELEVATION



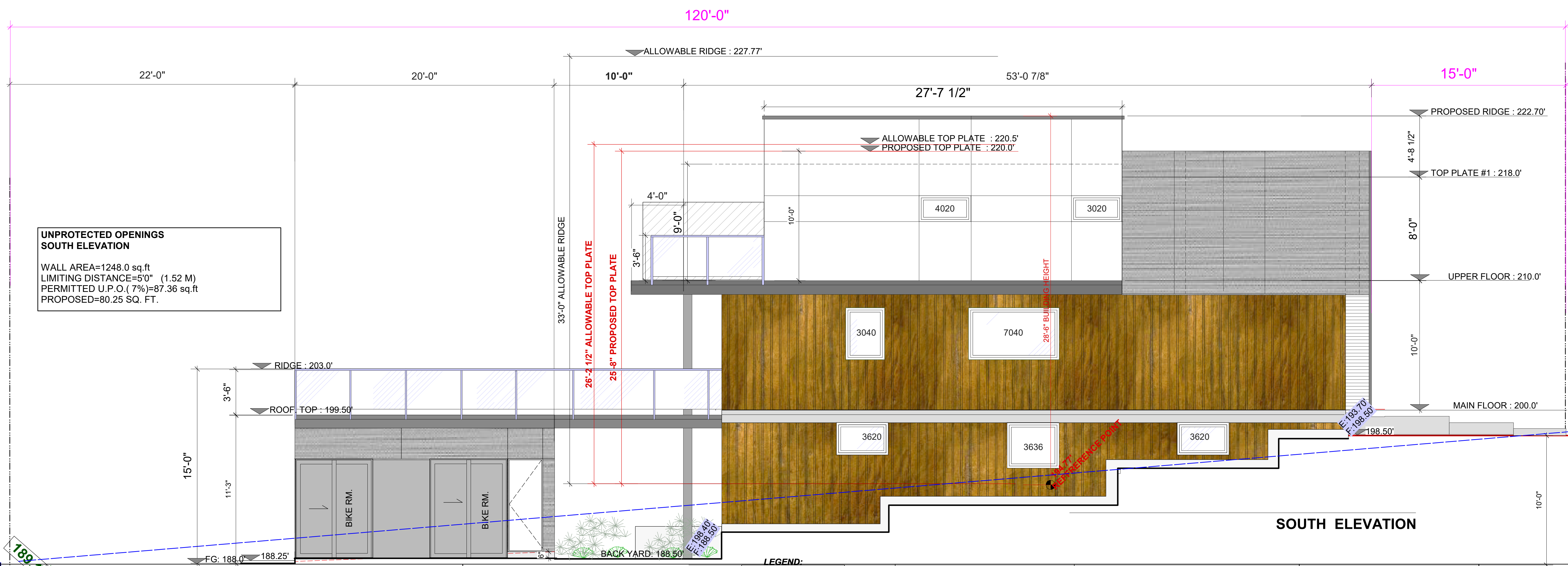
WEST ELEVATION





**NORTH ELEVATION**

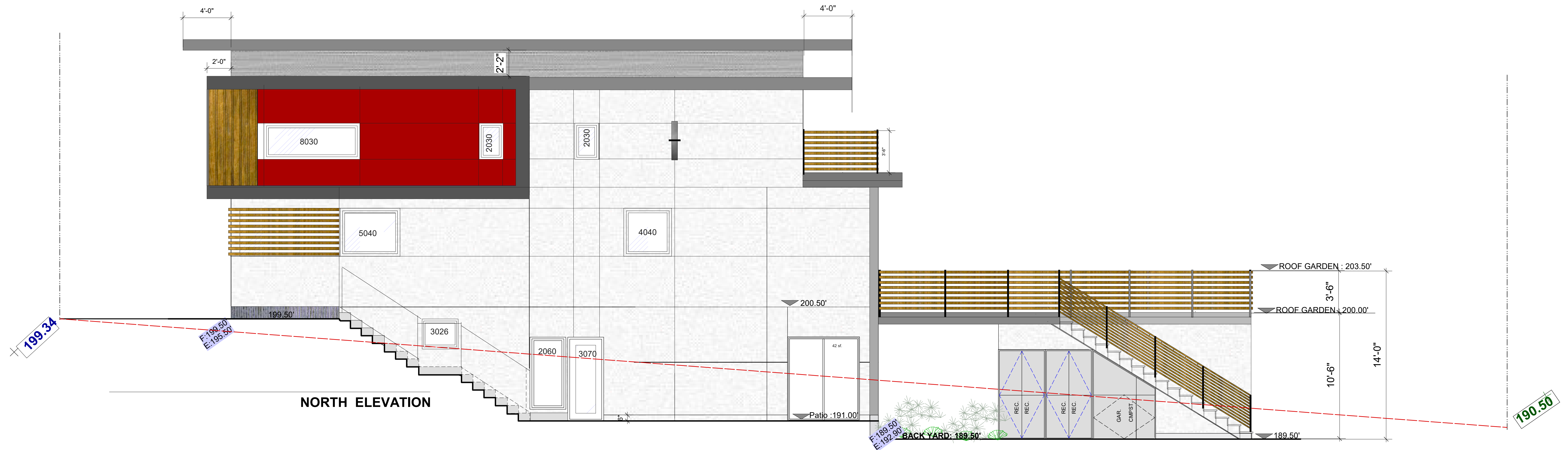
**UNPROTECTED OPENINGS  
NORTH ELEVATION**  
 WALL AREA=1106.0 sq.ft  
 LIMITING DISTANCE=5'0" (1.52 M)  
 PERMITTED U.P.O. (7%)=77.42 SQ.FT  
 PROPOSED=71.50 SQ. FT.



**SOUTH ELEVATION**

**UNPROTECTED OPENINGS  
SOUTH ELEVATION**  
 WALL AREA=1248.0 sq.ft  
 LIMITING DISTANCE=5'0" (1.52 M)  
 PERMITTED U.P.O. (7%)=87.36 sq.ft  
 PROPOSED=80.25 SQ. FT.

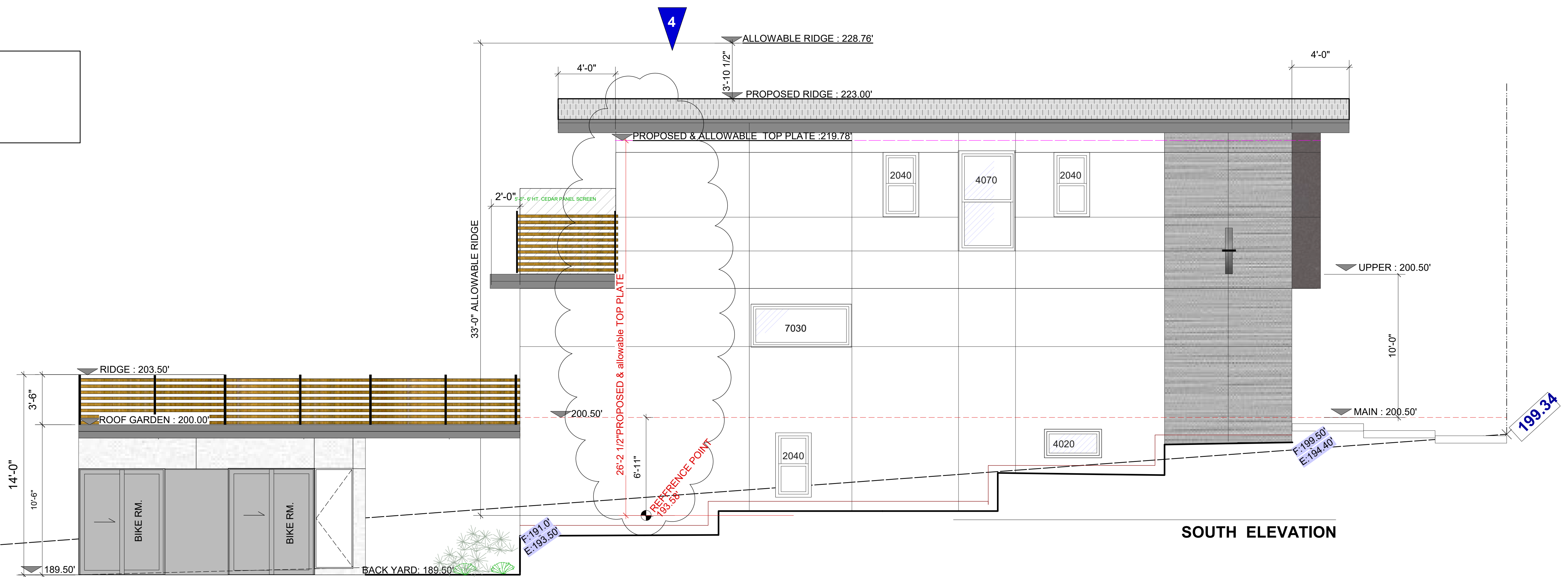




NORTH ELEVATION

**UNPROTECTED OPENINGS SOUTH ELEVATION**

WALL AREA=1298.0 sq.ft  
 LIMITING DISTANCE=4'0" (1.2 M)  
 PERMITTED U.P.O. (7%)=90.86 sq.ft  
 PROPOSED=81.0 SQ. FT.



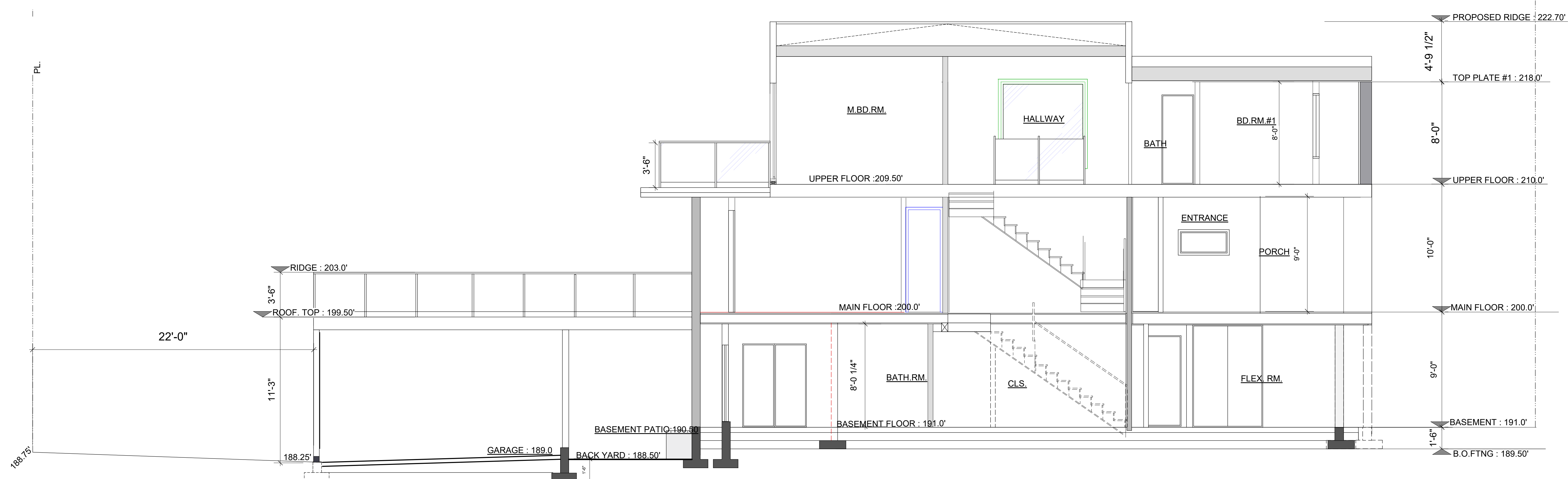
SOUTH ELEVATION

**LEGEND:**

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

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SECTION AA

HEIGHT CALCULATION IN HOUSE: A

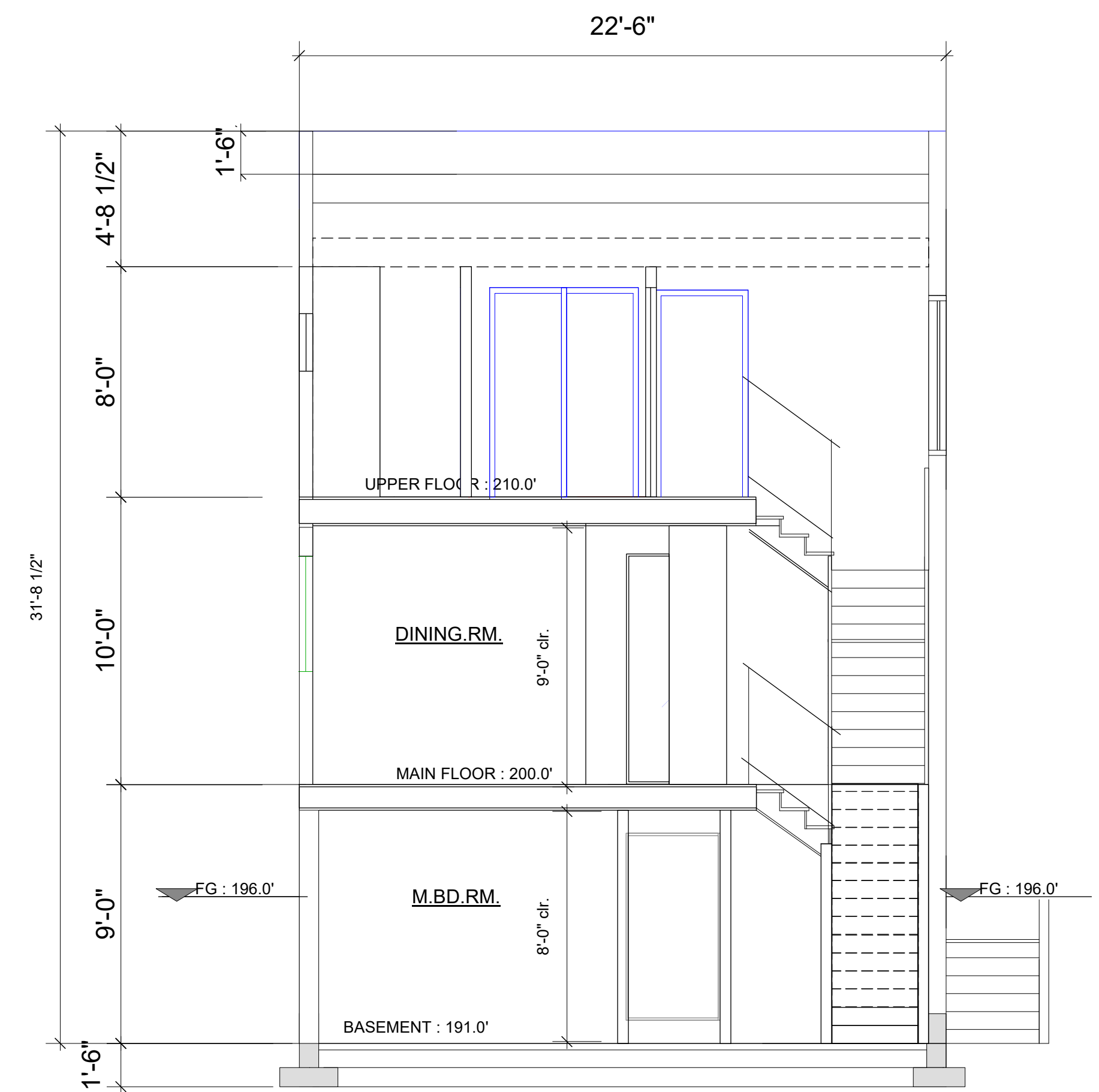
FRONT AVERAGE :  $198.68 + 193.36 / 2 = 196.02$

REAR AVERAGE :  $190.0 + 188.20 / 2 = 189.1$

REFERENCE POINT :  $196.02 + (189.1 - 196.02) \times 0.4 = 194.77$

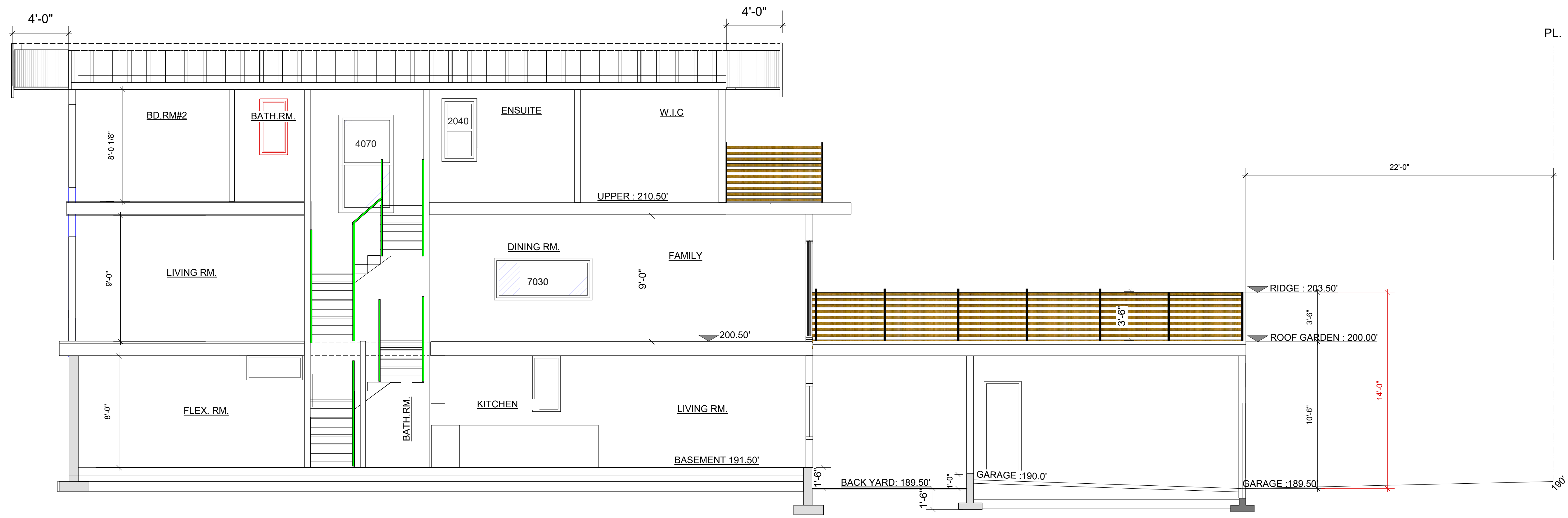
ALLOWABLE TOP PLATE :  $194.77 + 26.2' = 220.97$

ALLOWABLE RIDGE :  $194.77 + 33' = 227.77$

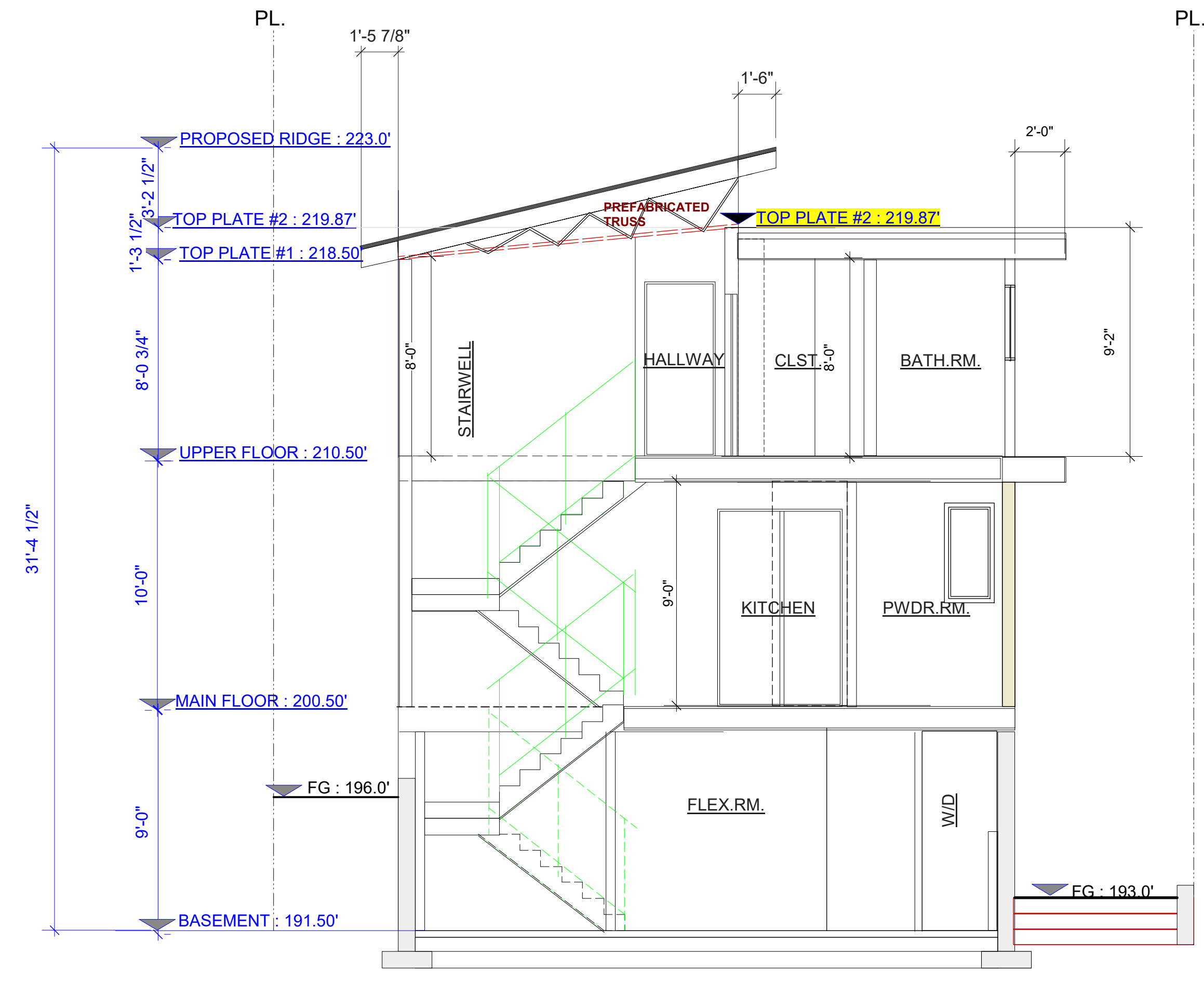


SECTION BB





SECTION AA



SECTION BB

**LEGEND:**

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

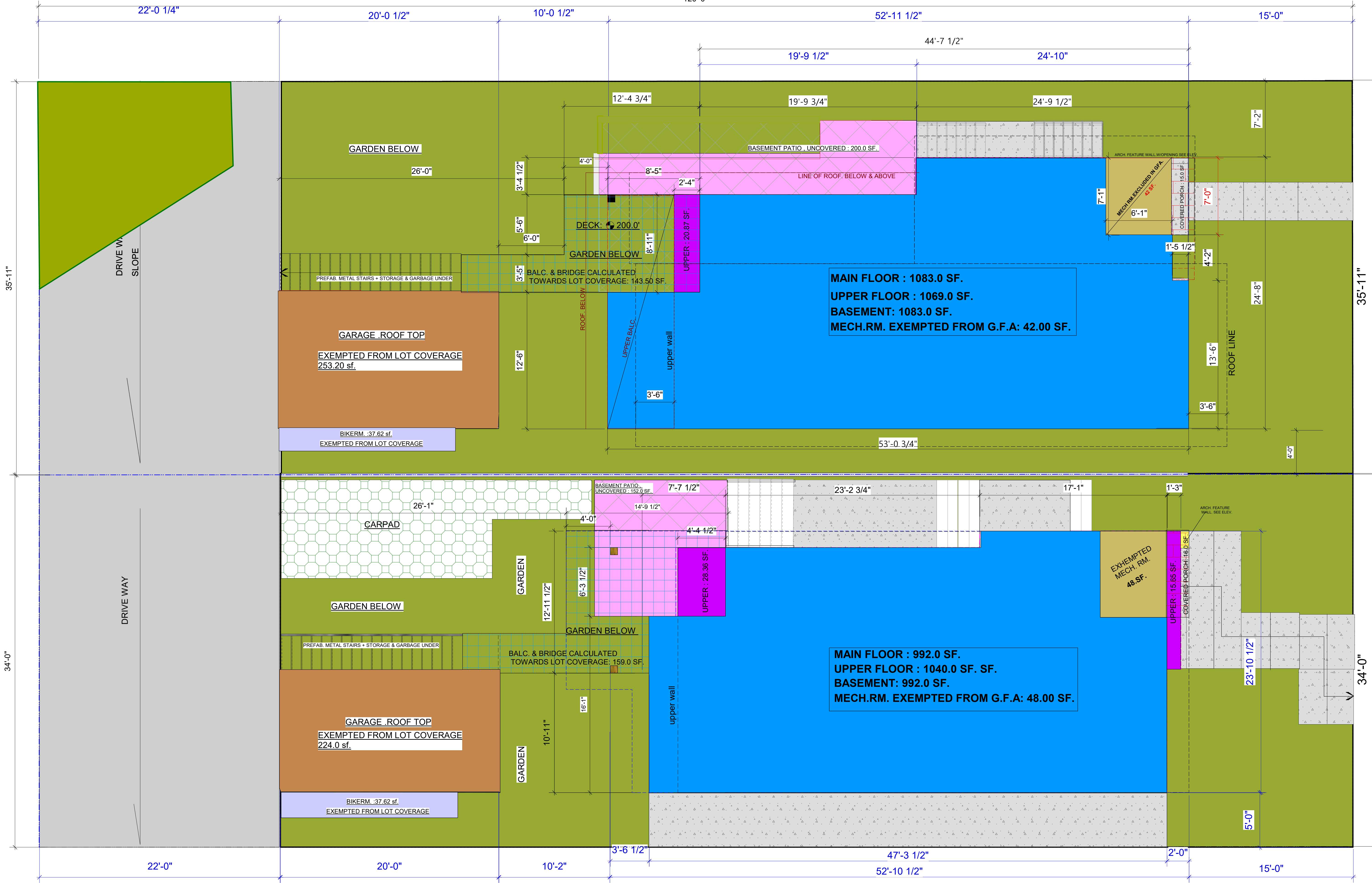
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**1357 JONES AVE.  
NORTH VANCOUVER**

**HOUSE B  
SECTIONS**

**DATE:**  
**DRAWN BY:** G.A.  
**CHECKED BY:** M.R.  
**R.CH**  
**SCALE:** 1/4" = 1 ft



**MAIN FLOOR : 1083.0 SF.**  
**UPPER FLOOR : 1069.0 SF.**  
**BASEMENT : 1083.0 SF.**  
**MECH.RM. EXEMPTED FROM G.F.A: 42.00 SF.**

**MAIN FLOOR : 992.0 SF.**  
**UPPER FLOOR : 1040.0 SF. SF.**  
**BASEMENT : 992.0 SF.**  
**MECH.RM. EXEMPTED FROM G.F.A: 48.00 SF.**

**LEGEND:**

- MAIN FLOOR:** [Blue Box]
- UPPER FLOOR:** [Purple Box]
- EXEMPTED MECH.RM.** [Yellow Box]
- COVER PORCH** [White Box with Red Border]
- BRIDGE , BALCONY** [Blue Grid Box]
- ROOF GARDEN** [Green Box]
- CAR PAD** [Green Box with Circle Pattern]
- BIKE RM.** [Blue Box]
- WALKWAY** [Grey Box]
- BASEMENT PATIO** [Pink Box]

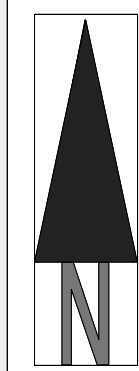
**NORTH HOUSE LOT AREA:** 4310 SF.  
 ALLOWABLE FSR= 0.5%=2155.0SF.  
 FSR. PROPOSED= 1083+1069+2152.0 SF.  
 LOT COVERAGE= 30%= 1293.0 SF.  
 LOT COVERAGE PROPOSED= 143.50 +1083 +42.0+ 15.0 SF. = 1283.50 SF. = (29.77 % ~30 %)

**SOUTH HOUSE LOT AREA:** 4080 SF.  
 ALLOWABLE FSR= 0.5%= 2040.0 SF.  
 FSR. PROPOSED= 992+1040+2032 SF.  
 LOT COVERAGE= 30%= 1224.0 SF.  
 LOT COVERAGE PROPOSED= 159.0 + 992.0 + 28.36+48.0 + 16.0 = 1243.01 SF. = (30.47 %)



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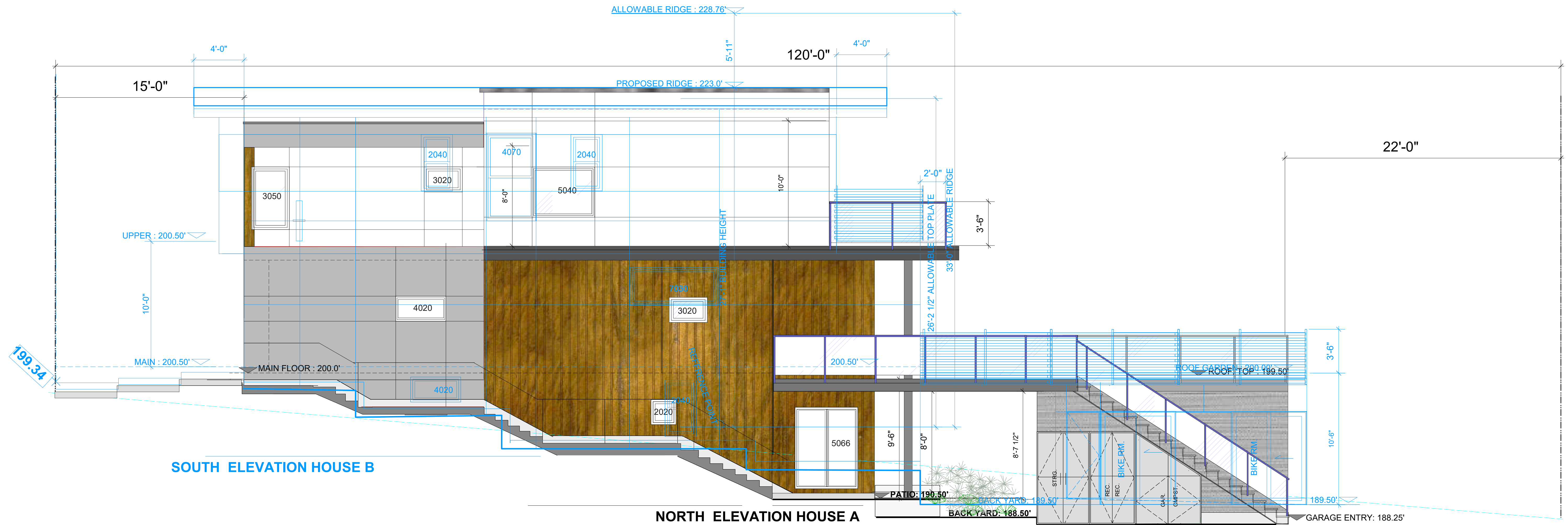
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1	PBE APP SUBJ. MAY 01, 2020
No.	ISSUE FOR DATE

**1357 JONES AVE.**  
**NORTH VANCOUVER**

**DATE:**  
**DRAWN BY :**  
**CHECKED BY:**  
**M.R.**  
**R.CH**  
**SCALE: 1/4" = 1 ft**

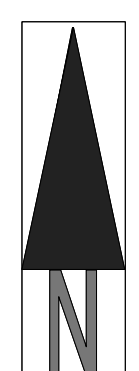
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**SOUTH ELEVATION HOUSE B**

**NORTH ELEVATION HOUSE A**



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**1357 JONES AVE.  
NORTH VANCOUVER**

**REFLECTED WINDOW ANALYSIS**  
(NORTH HOSE ON THE SOUTH HOUSE)

**DATE:**

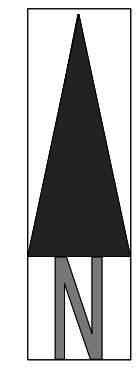
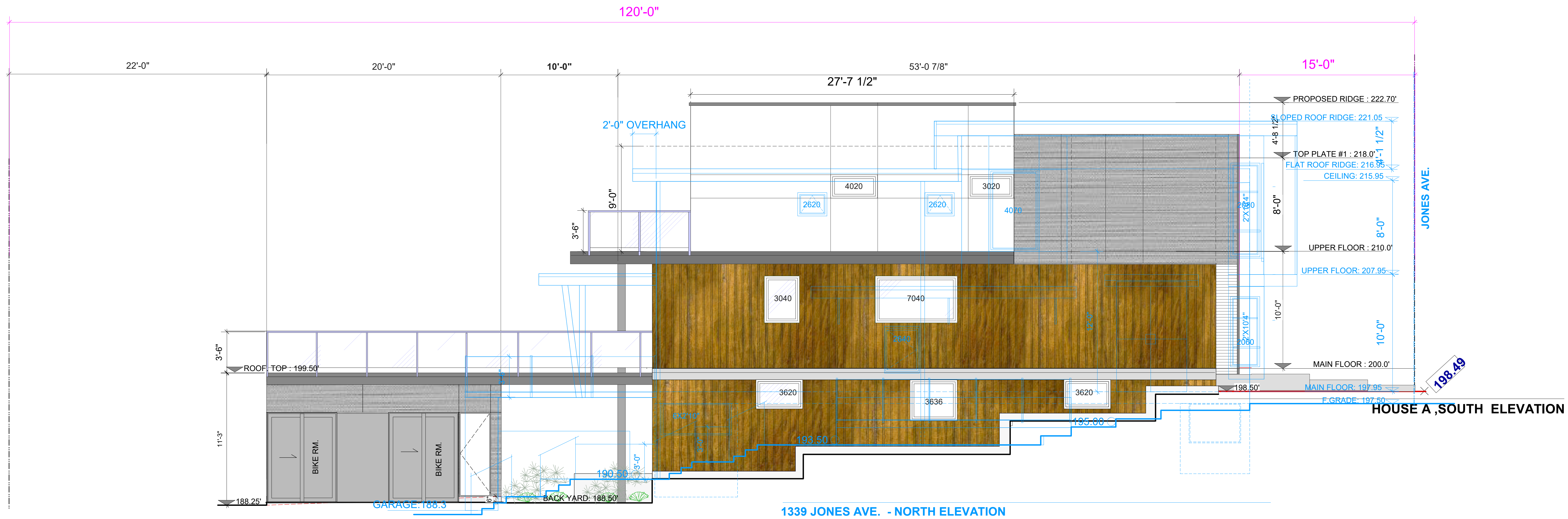
**DRAWN BY :**  
G.A.

**CHECKED BY:**  
M.R.  
R.CH

**SCALE:** 1/4" = 1 ft

**DRAWING NO. :**

**ANX-02**



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No.	ISSUE FOR DATE

1377 JONES AVE.  
 NORTH VANCOUVER

**REFLECTED WINDOW ANALYSIS**  
 (1377 JONES HOUSE ON THE SOUTH HOUSE)

DRAWING NO. :  
 DATE:  
 DRAWN BY :  
 G. A.  
 CHECKED BY :  
 M. R.  
 R. CH  
 SCALE: 1/4" = 1 ft

**ANX-03**



W 14TH STREET

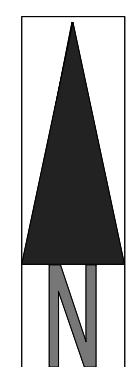


1339 JONES AVE. - BUILT IN 2019

1357 JONES AVE. - HOUSE A

1357 JONES AVE. - HOUSE B

# JONES AVE. ELEVATIONS



**REVISION:**

8		
7		
6		
5		
4	SUBDIV/REZ	MAY 12, 2022
3	SUBDIV/REZ	FEB 05, 2021
2	PBE APP SUB.	MAY 01, 2020
1		
No.	ISSUE FOR	DATE

**1357 JONES AVE.  
NORTH VANCOUVER**

**CONTEXT ELEVATIONS**

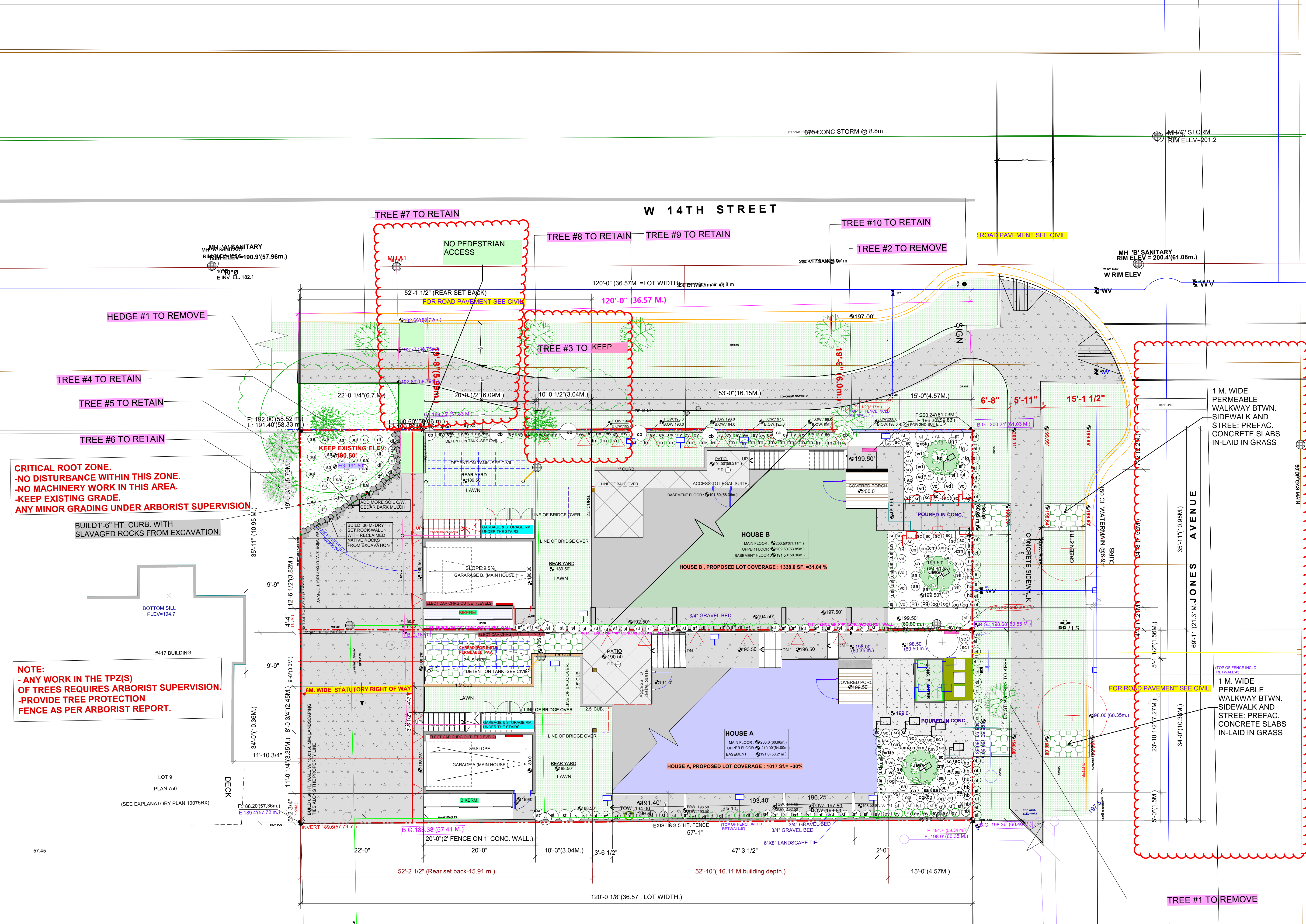
DATE:

DRAWN BY :  
G.A.  
CHECKED BY:  
M.R.  
R.CH  
SCALE: 1/4" = 1 ft

DRAWING NO. :

**ANX-04**





**CRITICAL ROOT ZONE.**  
 -NO DISTURBANCE WITHIN THIS ZONE.  
 -NO MACHINERY WORK IN THIS AREA.  
 -KEEP EXISTING GRADE.  
 ANY MINOR GRADING UNDER ARBORIST SUPERVISION

**NOTE:**  
 - ANY WORK IN THE TPZ(S)  
 OF TREES REQUIRES ARBORIST SUPERVISION.  
 -PROVIDE TREE PROTECTION  
 FENCE AS PER ARBORIST REPORT.

Type/Hedge	Code	Common Name	Scientific Name	Size	Qty	Origin
Deciduous	kd	Kousa Dogwood/white fl.	<i>Cornus kousa</i>	2.0 m ht.	2	non-native
Deciduous	cb	Cherry Blossom/columnar	<i>Prunus amurata</i>	2.5 m ht.	7	non-native
Deciduous	fmj	Carol Bark Jap. Maple	<i>Acer palmatum Sango-Kaku</i>	5 cm. cal	1	non-native
Deciduous	fmr	Japanese maple red	<i>Acer rubrum</i>	5 cm. cal	1	non-native
Conifer	ec	Emerald cedar	<i>Thuja occidentalis Smaragd</i>	1.8 m. ht	40	non-native
SHRUBS	sc	Sweet box	<i>Sarcococca</i>	#2 pot	50	non-native
Shrub	vd	Viburnum	<i>Viburnum davidii</i>	#2 pot	18	non-native
Shrub	st	Strawberry tree	<i>Arbutus unedo</i>	#3 pot	15	native
Shrub	cg	Oregon grape	<i>Mahonia</i>	#2 pot	15	native
Shrub	el	English Lavender	<i>Lavandula angustifolia</i>	#2 pot	30	native
Shrub	jm	Japanese skimmia made	<i>Skimmia japonica</i>	#2 pot	20	non-native
Shrub	st	Japanese skimmia female	<i>Skimmia japonica</i>	#2 pot	20	non-native
Shrub	fy	English yew	<i>Taxus baccata</i>	#3 pot	36	non-native
Shrub	fb	Heavenly Bamboo	<i>Nandina domestica</i>	#2 pot	34	non-native
GROUND COVERS	cm	Creeching Mahonia	<i>Mahonia repens</i>	#1 pot	20	native
Ground covers	ca	Calamagrostis	<i>Calamagrostis</i>	#2 pot	14	native
Ground covers	df	Deer fern	<i>Blechnum spicant</i>	#2 pot	50	native
Ground covers	st	Sword fern	<i>Polystichum munium</i>	#1 pot	40	native
Ground covers	sa	Satlat	<i>Gaulltheria shallon</i>	#2 pot	80	native

**NOTES:**  
 1- PROVIDE ELECTRICAL DEDICATED PLUGS FOR  
 ELECTRIC CARS FOR CARPAD AND GARAGE

**LIGHTING LEGEND:**

	STEP LIGHT
	PATH LIGHT
	UPLIGHT
	MOTION SENSOR LIGHT

**LEGEND:**

	POURED - IN CONC. WALKWAY
	PREFAB CONC. SLAB 2'X2'
	GRAVEL BED 3/4" THK.

**LEGEND:**

	F: (FINISHED GRADE)
	E: (EXISTING GRADE)
	POWER VENT
	FLOOR DRAIN
	SMOKE ALARM
	FINISHED ELEVATION

**REVISION:**

8		
7		
6		
5	SUBDIV/REVZ.	MAY 12, 2022
4	SUBDIV/REVZ (SITE)	SEP 08, 2021
3	SUBDIV/REVZ (SITE)	FEB 16, 2021
2	SUBDIV/REVZ	FEB 09, 2021
1	PRE APP SUB.	MAY 01, 2020
No.	ISSUE FOR	DATE

**1357 JONES AVE.  
 NORTH VANCOUVER**

**LANDSCAPE PLAN**

**DATE:**  
 MAY 2014  
**DRAWN BY:**  
 G.A.  
**CHECKED BY:**  
 M.R.  
 R.CH  
 SCALE: 1/8" = 1 ft

**DRAWING NO.:**  
**L-01**