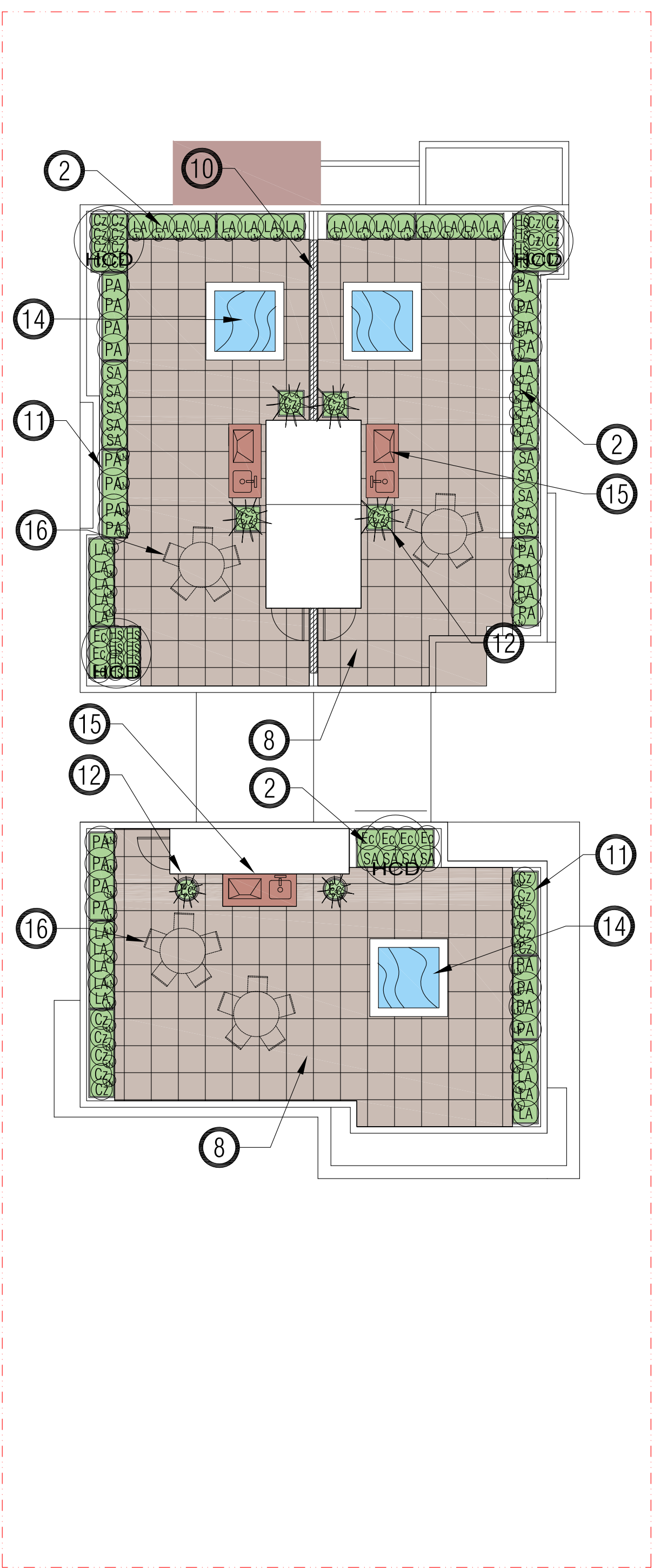
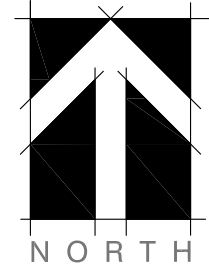


1 LANDSCAPE - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LANDSCAPE - ROOF TOP PLAN
SCALE: 1/8" = 1'-0"



NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
- REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ACER TREE SERVICES FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSED AREAS: 350MM
 - GROUND COVERS: 450MM
 - SHRUBS: 500-600MM
 - TREE PITS: 2500 METERS PER TREE PIT PER TREE
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
- 2" DEPTH OF 1"MINIUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ON SITE IRRIGATION SYSTEM - (AUTOMATIC) SHALL BE DESIGN BUILD TO BE COORDINATED BY GENERAL CONTRACTOR. IRRIGATION TO BE PROVIDED FOR ALL PLANTING BEDS INCLUSIVE OF GREEN ROOF.
- OFF SITE IRRIGATION SYSTEM TO BE SEPARATE
- ROCK AND BOULDER MATERIALS
 - ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE .JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
 - SIZES: A: 2'-0" TO 2'-6" DIAMETER
 - B: 1'-0" TO 2'-0" DIAMETER
- PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH. INSTALL SAW CUT CONTROL JOINT EVERY 8'. ISOLATION JOINT EVERY 28'.
 - PARKING AREA: PERMEABLE UNIT PAVERS
 - SIDEYARDS: STANDARD CONCRETE PAVING WITH BROOM FINISH NO TROWELED EDGES. SAW CUT EVERY 8'
 - ROOF LEVEL PRIVATE PATIOS: 2X2' CONC. UNIT PAVERS W/ PLASTIC PEDESTALS. ABBOTSFORD CONCRETE PRODUCT OR EQUIVALENT, MODEL: SATURNA. COLOR: CHARCOAL
- SITE GRADING: REFER TO ARCHITECTURAL AND CIVIL ENGINEERING DWGS FOR SITE GRADING OF ROADS, AND RETAINING WALLS. AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE. NO PONDING OF STORM WATER ALLOWED ON SITE.
- STORM WATER MANAGEMENT BY CIVIL ENGINEERING.
- REFER TO ARBORIST'S REPORT FOR ALL MATTERS RELATED TO TREE PROTECTION, TREE ASSESSMENT AND TREE MANAGEMENT PROCEDURES.
- ROOF TOP PATIO PLANTERS TO BE PRE-MANUFACTURED, ALUMINUM, GALVANIZED METAL OR FIBERGLASS. COMPLETE WITH DRAIN HOLE.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	2	ACER PALMATUM	JAPANESE MAPLE	2.75M HT.	B & B
HCD	4	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5 M HT.	B & B
TOC	16	TAXUS MEDIA HICKSII	HICKS YEW	1.75 M HT.	B & B
CJ	4	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#5	ON STANDARD
CC	3	COTINUS COGYGRIA	SMOKE BUSH	#3	CONTAINER
MA	48	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	13	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PM	60	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
PO	9	PRUNUS LAUROSERASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	#3	CONTAINER
EC	15	ECHINACIA PURPUREA BRAVADO	ECHINACIA BRAVADO	#2	CONTAINER
RD	14	RHODODENDRON DORA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RH	6	RHODODENDRON HACHMANNIS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RR	2	RHODODENDRON ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	1	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	7	SPIRAEA BUMALDA 'DART'S RED'	DART'S RED SPIRAEA	#3	CONTAINER
PA	28	PENNISETUM ALOPECUROIDES 'HADELIN'	DWARF FOUNTAIN GRASS	#3	CONTAINER
AC	4	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
CZ	47	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
LA	41	LAVANDULA ANGUSTIFOLIA	LAVANDULA ANGUSTIFOLIA	#2	CONTAINER
LN	26	LYSIMACHIA NUMMULARIA	CREeping JENNY	10CM POT	CONTAINER
SA	14	SALVIA SENSATION ROSE PINK	DWARF PINK SALVIA	#1	CONTAINER
HS	31	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
HM	29	HEUCHERA MIC. VAR. DIVERSIFOLIA 'PALACE PURPLE'	CORAL BELLS	#1	CONTAINER

KEY:

- 1 LAWN
- 2 PLANTING BED
- 3 PROPOSED DECIDUOUS TREE
- 4 BOULDER & ROCK BED FEATURE
- 5 CONCRETE PAVING BROOM FINISH
- 6 SEDUM ROOF
- 7 UNIT PAVERS - PERMEABLE
- 8 2' X 2' CONCRETE UNIT PAVERS PERMEABLE
- 9 RAISED CONC. PLANTER WALL
- 10 6' HT. WOOD FENCE/SCREEN
- 11 PLANTER PRE FABRICATED
- 12 DECORATIVE POTS
- 13 ARCHITECTURAL STONE BALLAST
- 14 HOT TUB 6' X 6' PROVISIONAL
- 15 BBQ - STATION
- 16 PATIO FURNITURE - NOT IN DP. PROVIDED BY STRATA CORP.
- 17 IRRIGATION STUB OUT

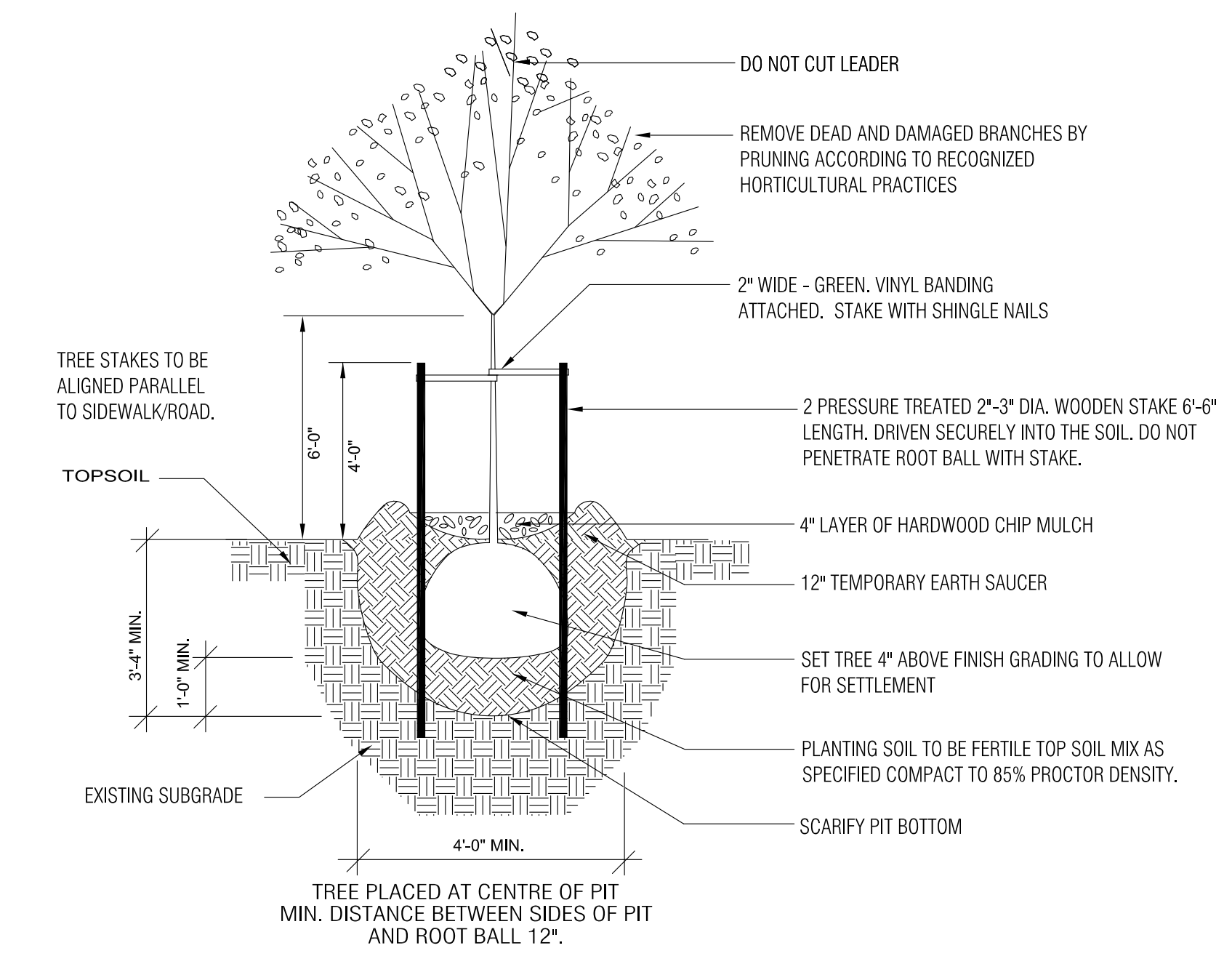
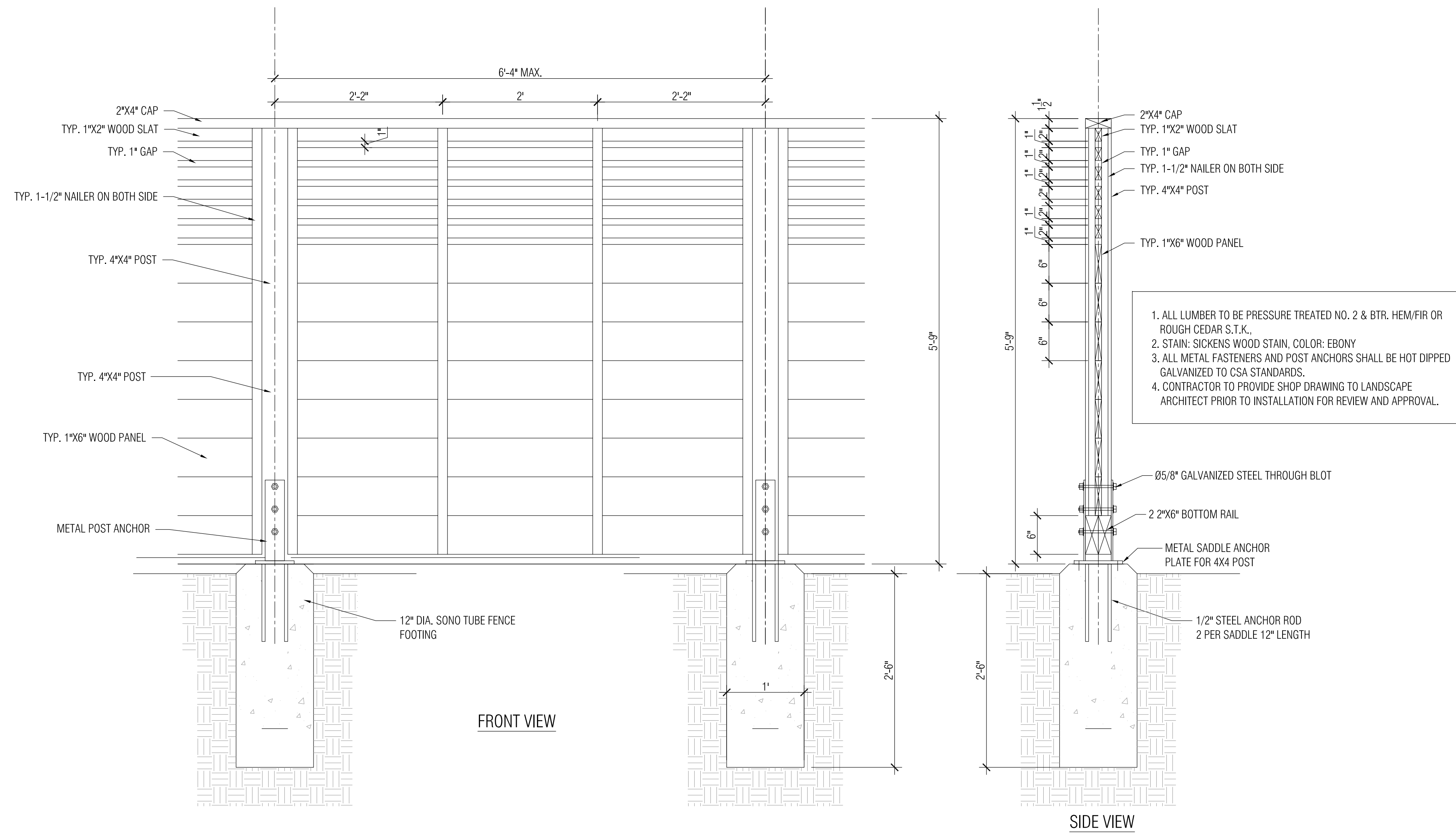
REVISIONS/ISSUED
1. MAR. XX2023 - ISSUED FOR G. P. SUBMISSION.

PROJECT
RESIDENTIAL DEVELOPMENT
259 KEITH ROAD, NORTH VANCOUVER, BC.
DEVELOPER: JASR HOMES LTD.
ARCHITECT: F. ADAB ARCHITECTS INC.
ROD MARIYAMA & ASSOCIATES INC. - 880 G. LEG IN BOOTH SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9987 FX: (604) 974-9901. E.M: mremyama@mlas.us

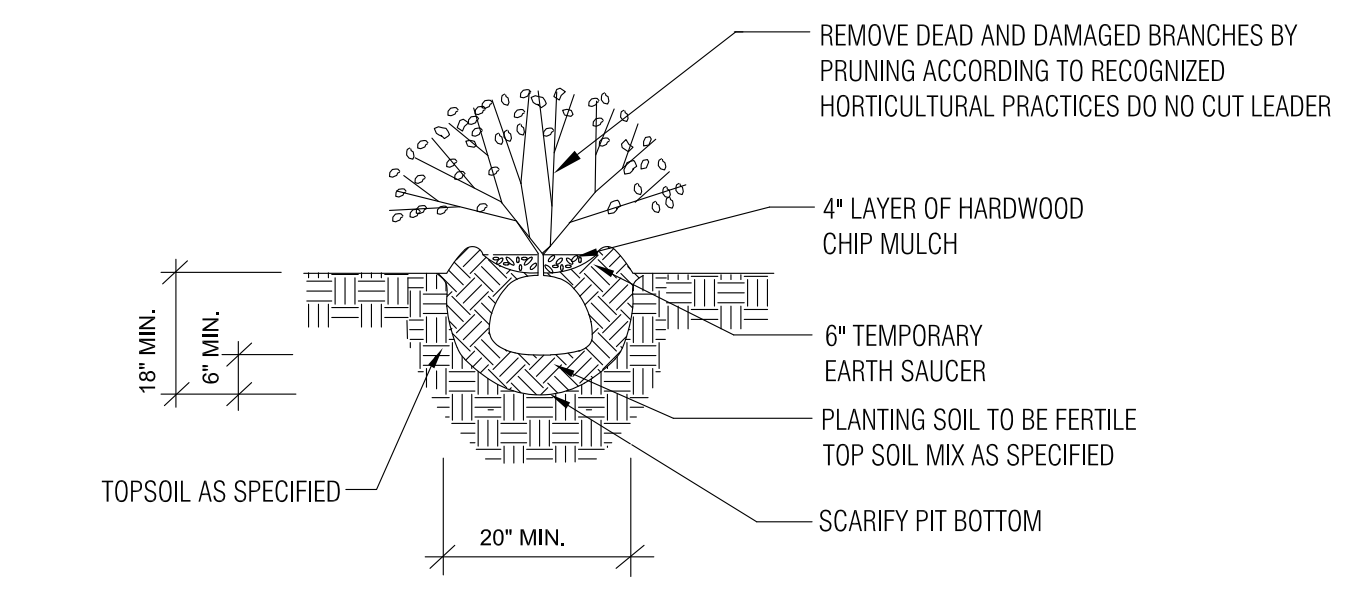


DATE: FEB. 03, 2023
DESIGN: JZ, RMM
DRAWN: RMM
CHECKED: RMM
SCALE: AS SHOWN
JOB NO.: M2211

SHEET TITLE
LANDSCAPE PLAN
GROUND LEVEL
SHEET NO.
L-01

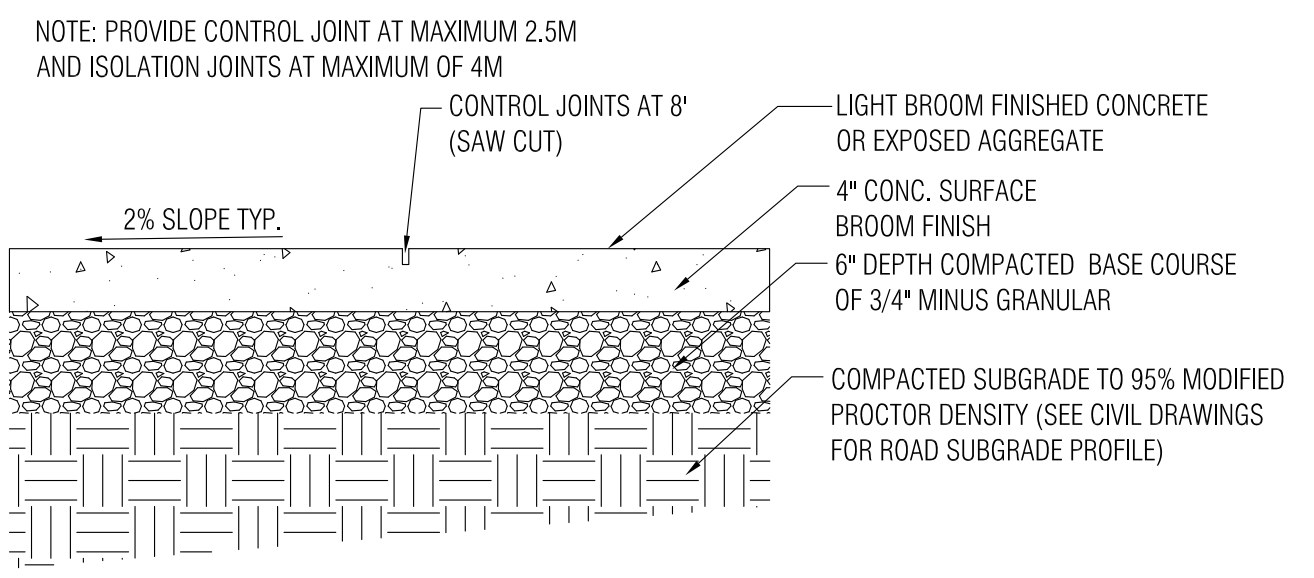


7 DECIDUOUS TREE PLANTING
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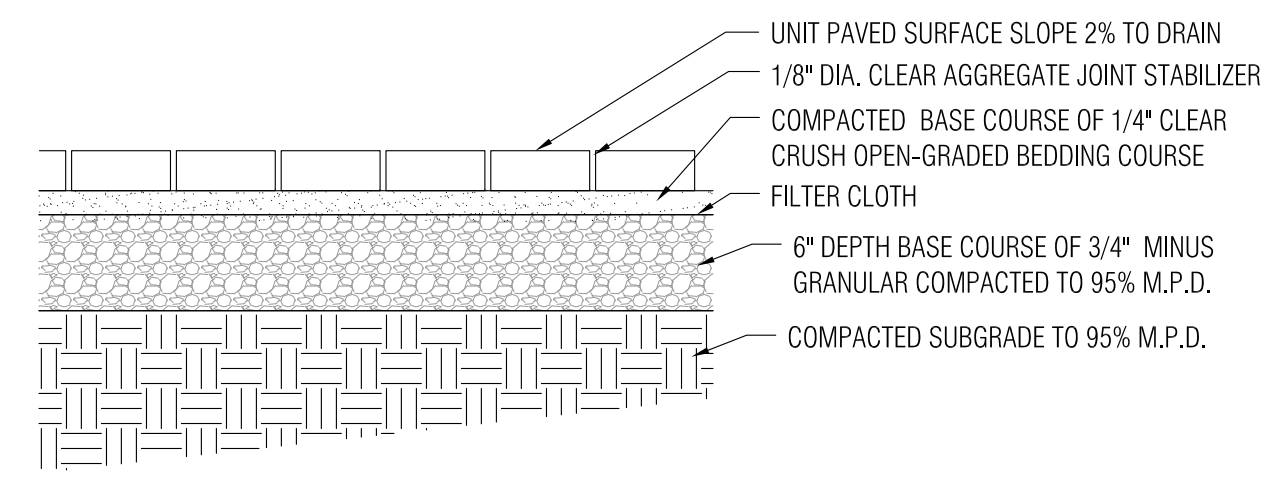


8 SHRUB PLANTING
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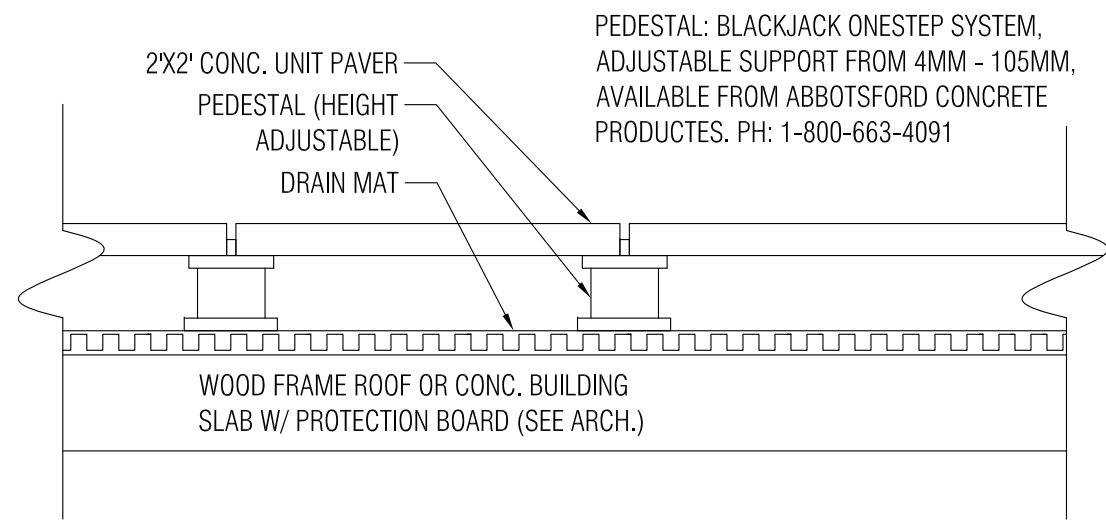
1 WOOD FENCE 6 FT. HEIGHT
SCALE: 1" = 1'-0"



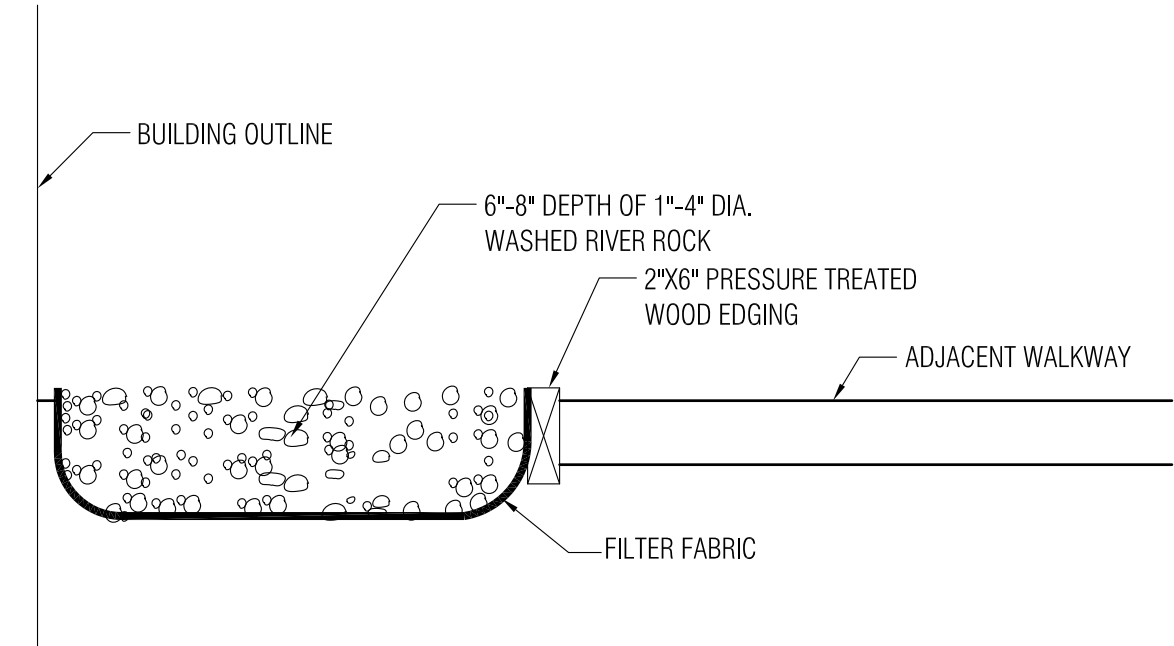
2 CONCRETE PAVING ON GRADE
SCALE: 1" = 1'-0"



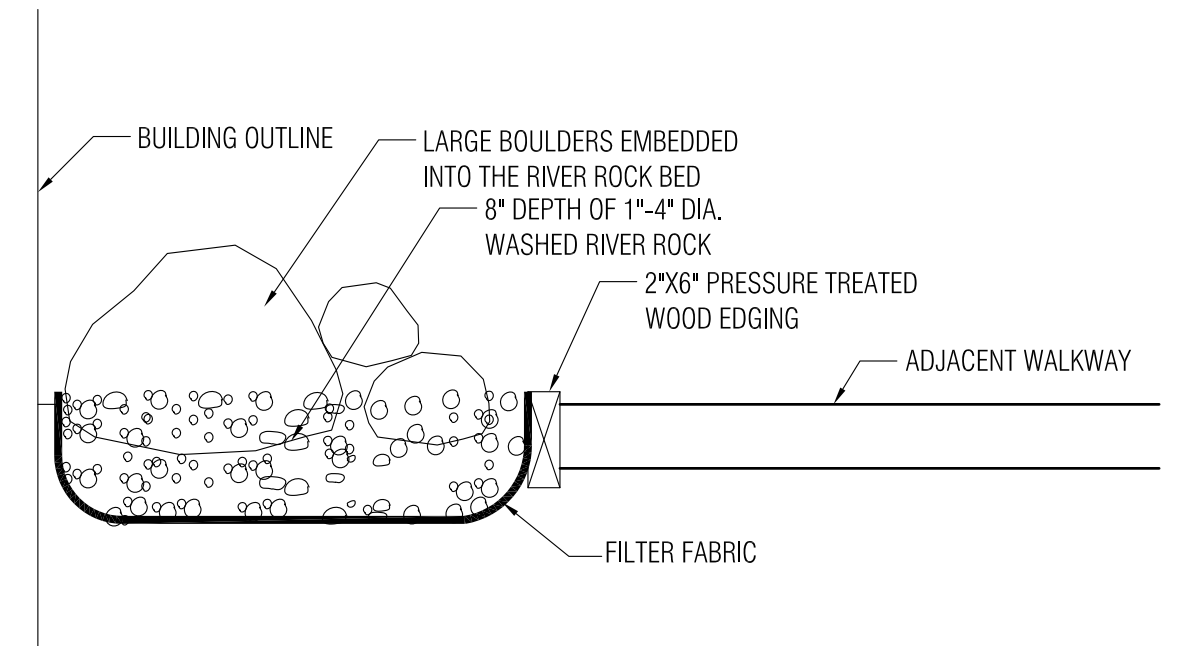
3 UNIT PAVING ON GRADE
SCALE: 1" = 1'-0"



4 2X2 UNIT PAVING ON ROOF TOP
SCALE: 1" = 1'-0"



5 GRANULAR BALLAST
SCALE: 1" = 1'-0"



6 BOULDERS / GRANULAR BALLAST
SCALE: 1" = 1'-0"

REVISIONS/ISSUED
1. MAR. XX2023 - ISSUED FOR O. P. SUBMISSION

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DATE FEB. 03, 2023
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DRAWN RMM
CHECKED RMM
SCALE AS SHOWN
JOB NO. M2211

SHEET TITLE
**LANDSCAPE
DETAILS**
SHEET NO.
L-02