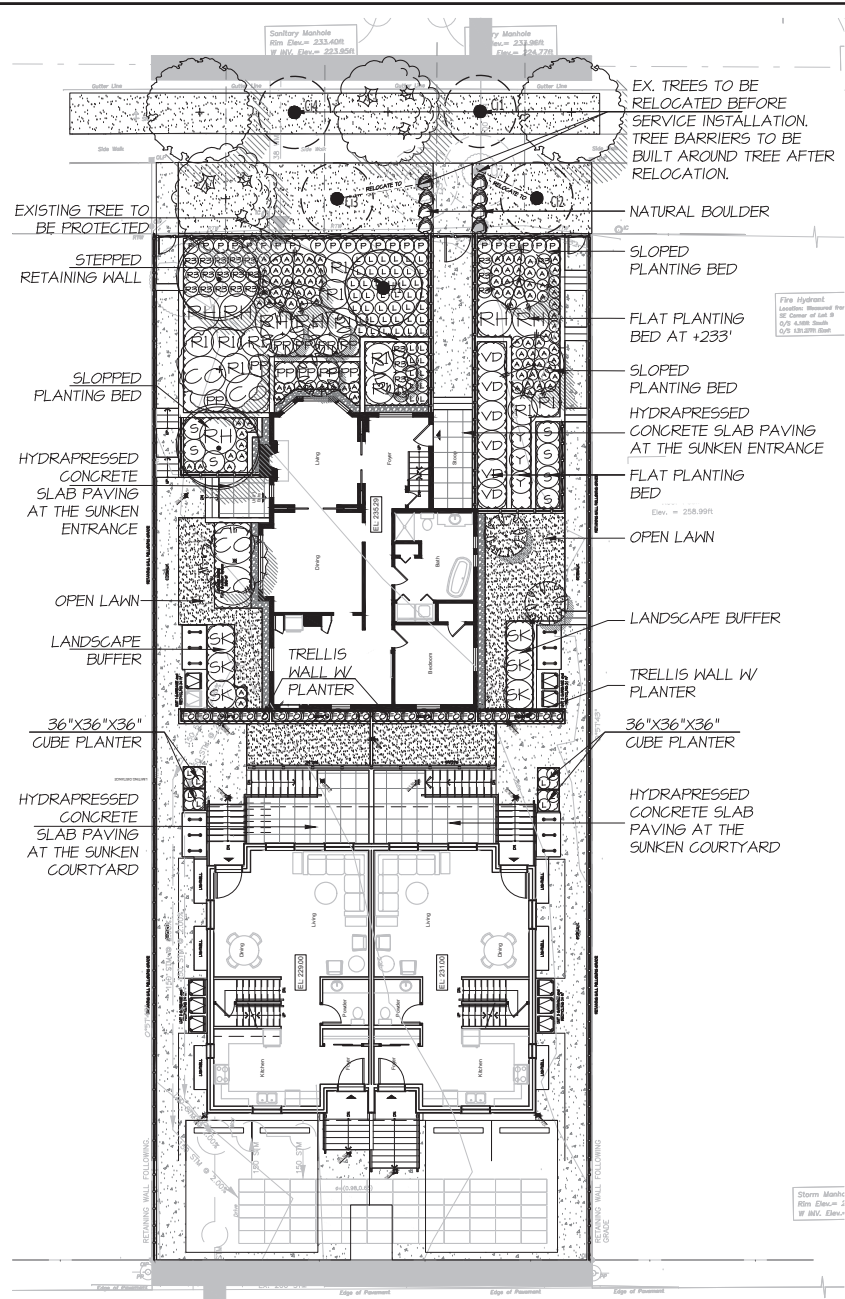


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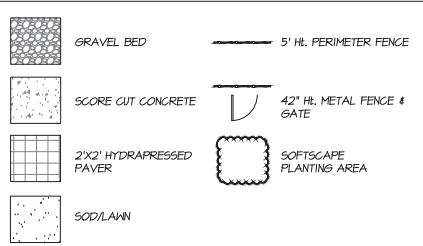
EX. TREES TO BE RELOCATED BEFORE SERVICE INSTALLATION. TREE BARRIERS TO BE BUILT AROUND TREE AFTER RELOCATION.

Fire Hydrant Location: Referenced to the Center of Lot & 4' to 4' 6" from South Side of 233.000' East

Elev. = 238.991'

Storm Manhole Elev. 233.000' W. INV. Elev. =

**LEGEND**



**PLANT SCHEDULE - ONSITE**

M2 JOB NUMBER: 22-030

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL; B4B
	2	ACER RUBRUM 'BOHALL'	COLUMNAR BOHALL MAPLE	6CM CAL; B4B
	6	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEEAM	5CM CAL; B4B
	3	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	3M HT; B4B
	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SHEET GUM	6CM CAL; B4B
	1	EXISTING TREE #1 TO BE PROTECTED		
SHRUB	4	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
	10	PHYTOSCARPUS OPULIFOLIUS CAPITATUS	PACIFIC NINEBARK	#2 POT
	11	RHODODENDRON YAK 'MIST MAIDEN'	RHODODENDRON 'MIST MAIDEN'	#2 POT; 30CM
	7	ROSA RUGOSA	RUGOSA ROSE	#2 POT
	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT
	7	SPIRAEA DOUGLASII	HARDHACK	#2 POT
GRASS	3	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#2 POT; 50CM
	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
22	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT	
VINE	26	CLEMATIS ALPINA 'RUBY'	CLEMATIS 'RUBY'	#1 POT; 50CM STAKED
	60	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
PERENNIAL	23	RUDEBECKIA FULGIDA VAR SULLIVANTII	'GOLDSTURM' RUDEBECKIA	#1 POT
	100	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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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2	2022-04-04	ISSUED FOR ICP	GL
3	2022-04-04	ISSUED FOR ICP	GL
4	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL
5	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL

PROJECT:  
HERITAGE REVITALIZATION AND  
NEW LOW ENERGY DUPLEX  
311 W 14TH STREET  
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**LANDSCAPE LAYOUT PLAN**

DATE: JULY 21/22 DRAWING NUMBER:  
SCALE: 1/4"=1' DRAWN: GL  
DESIGN: GL  
CHK'D: MLM  
M2LA PROJECT NUMBER: 22-030

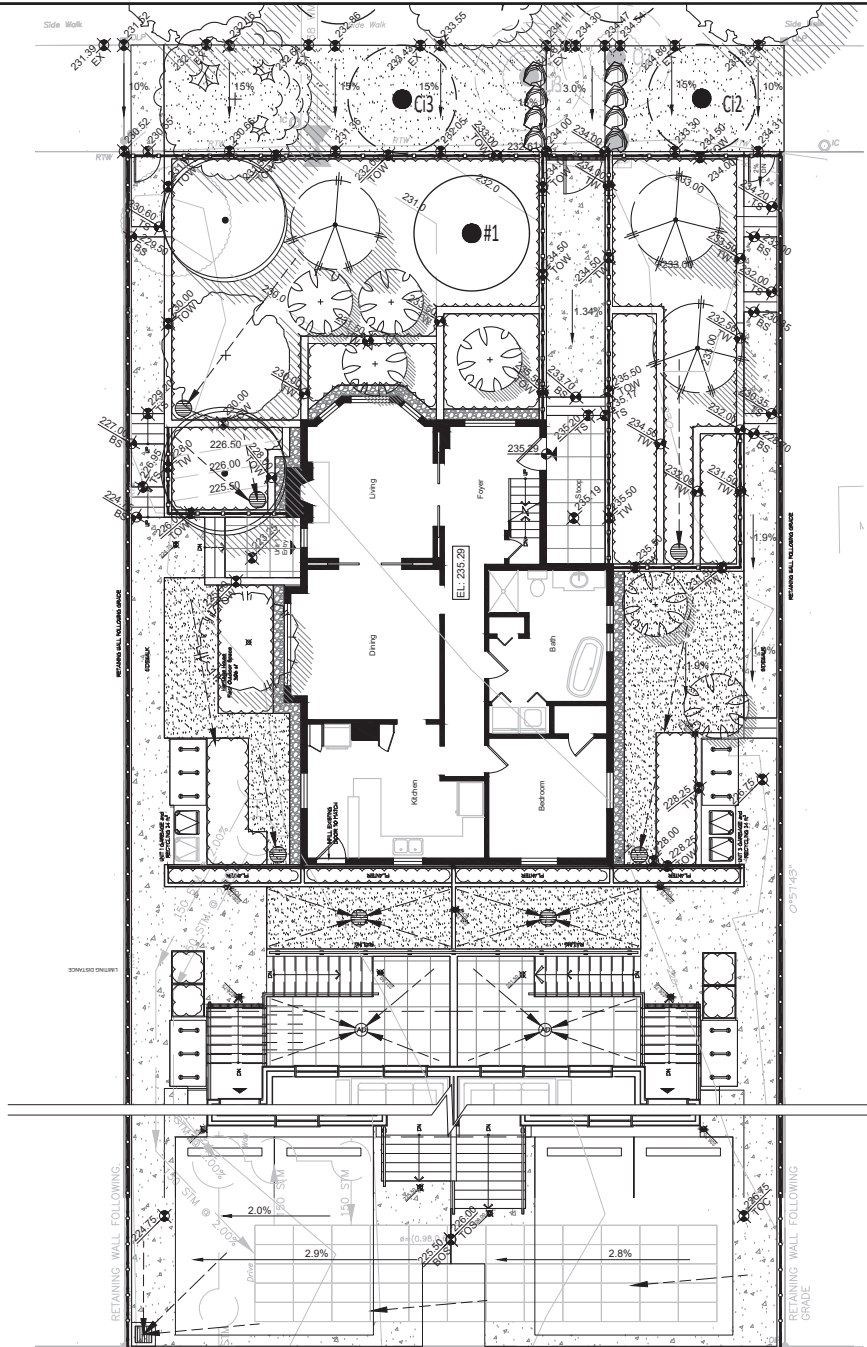
**L1**

OF 10

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**GRADING LEGEND**

- 4.00% → PERCENTAGE OF SLOPE
- 6.50' TOC TOP OF CURB
- 6.50' TOW TOP OF WALL
- 6.50' PROPOSED FINISH GRADE

**DRAINAGE LEGEND**

- LAWN BASIN
- DRAINAGE DIRECTION
- DRENCH DRAIN
- CATCH BASIN

NO.	DATE	REVISION DESCRIPTION	DR.
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2	2022-04-04	ISSUED FOR I/P	GL
3	2022-04-04	ISSUED FOR I/P	GL
4	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL
5	2022-07-01	ISSUED FOR PRELIMINARY DESIGN	GL

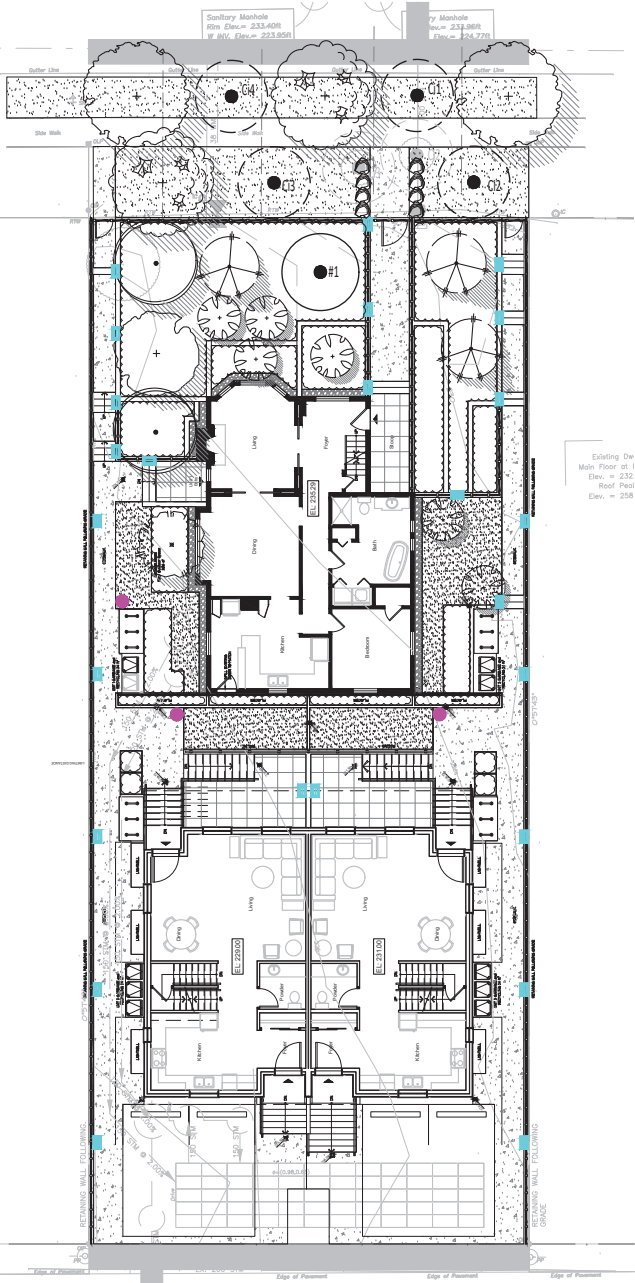
PROJECT:  
HERITAGE REVITALIZATION AND  
NEW LOW ENERGY DUPLEX  
311 W 14TH STREET  
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**GRADING &  
DRAINAGE PLAN**

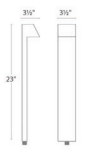
DATE: JULY 21/22	DRAWING NUMBER:
SCALE: 1"=30'	<b>L2</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: M1LM	
M2LA PROJECT NUMBER:	22-030







**QUAD LED PATH LIGHT**  
6091

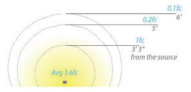


**PRODUCT DESCRIPTION**  
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

- FEATURES**
- IP66 rated, Protected against powerful water jets
  - Factory sealed weather tight features
  - Solid die-cast corrosion resistant aluminum alloy
  - Recommended spacing for installation: Residential 8 to 10ft, Commercial 5 to 7ft
  - Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
  - Maintains constant lumen output against voltage drop
  - UL & cUL 1838 Listed

**SPECIFICATIONS**

Input:	9-15VAC (Transformer is required)
Power:	3.0W / 4.5VA
Brightness:	120 to 100 lum
CRI:	90
Rated Life:	60,000 hours

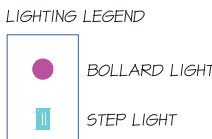


**ORDERING NUMBER**

	Color Temp.	Finish
6091	Cloud 27 2700K Warm White 30 3000K Pure White	BZ Bronze on Aluminum

6091 - BZ  
Example: 6091-30BZ

wacighting.com Headquarters: Eastern Distribution Center  
Phone: 800.526.2588 44 Harbor Park Drive, Port Washington, NY 11050  
Fax: 800.526.2585  
Central Distribution Center: 1600 Distribution Ct, Little Springs, GA 30122  
Western Distribution Center: 1750 Birchbald Avenue, Ontario, CA 91760



**WAC**  
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

**WAC LIGHTING**

**WL-LED140**  
Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
Q WL-LED140 120 VAC	Q Amber 90	3	Q BK Black on Aluminum
Q WL-LED140F 277 VAC	Q White 90	3	Q BZ Bronze on Aluminum
	Q Amber 90	3	Q WT White on Aluminum

Example: WL-LED140-AM-BK

**DESCRIPTION**  
WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.

- FEATURES**
- Geometric design with downward illumination
  - Magnetized design for easy installation and maintenance
  - Low profile, flush to wall aesthetics with no visible hardware
  - 5 year warranty

**SPECIFICATIONS**

Construction:	Die-cast corrosion resistant aluminum alloy
Power:	3W, 3.0W
Input:	277 VAC, 50/60Hz, 120 VAC
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	50000 Hours
Mounting:	Fits into 2" x 4" J-Box with minimum inside dimensions of 3" x 2" x 2 1/2"
Finish:	Enamel Coated: White on Aluminum, Bronze on Aluminum, Black on Aluminum
Operating Temp:	-40°F to 147°F (-40°C to 40°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA, Title 24 JAB-2019 Compliant

Fixture Type:

Catalog Number:

Project:

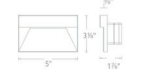
Location:



**FINISHES:**



**LINE DRAWING:**



**REPLACEMENT PARTS**

W-4091-140-BK	LED140 Cover Plate BK
W-4091-140-BZ	LED140 Cover Plate BZ
W-4091-140-WT	LED140 Cover Plate WT



wacighting.com | Phone: (800) 526.2588 | Fax: (800) 526.2585 | Headquarters: Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. August 2022

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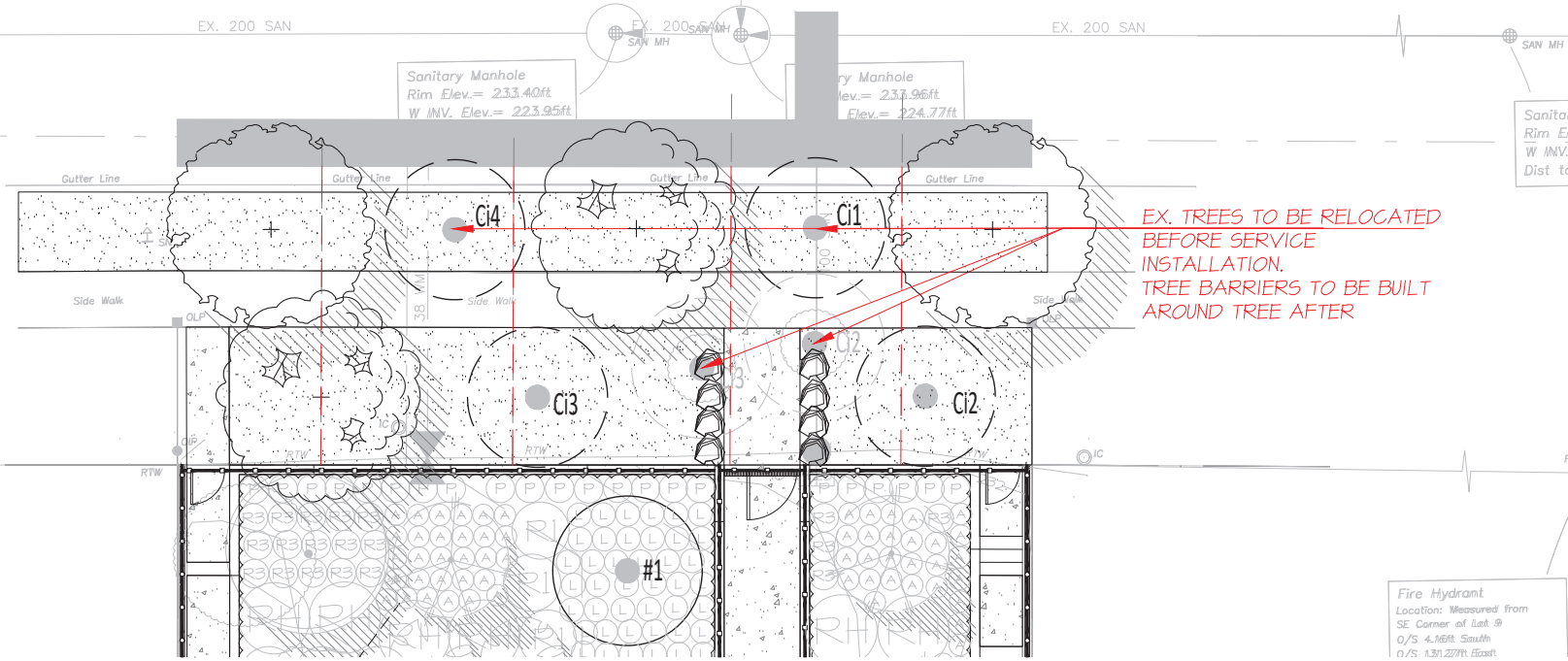
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PROJECT:  
HERITAGE REVITALIZATION AND  
NEW LOW ENERGY DUPLEX  
311 W 14TH STREET  
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**LIGHTING PLAN**

DATE: JULY 21, 2022	DRAWING NUMBER:
SCALE: 1/4" = 1'-0"	
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	<b>L4</b>
	OF 10

# West 14th Street



### LEGEND

--- CLEARANCE FROM THE UNDERGROUND SERVICE LINES

### PLANT SCHEDULE - OFFSITE

M2 JOB NUMBER: 22-030

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ACER GINCATUM	VINE MAPLE	1.5M HT; B4B;
	2	QUERCUS COCCINEA	SCARLET OAK	6CM CAL; B4B
	1	EXISTING CITY TREE C1 TO BE RELOCATED		
	1	EXISTING CITY TREE C2 TO BE RELOCATED		
	1	EXISTING CITY TREE C3 TO BE RELOCATED		
	1	EXISTING CITY TREE C4 TO BE RELOCATED		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMTA 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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4	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL
5	2022-04-04	ISSUED FOR PRELIMINARY DESIGN	GL

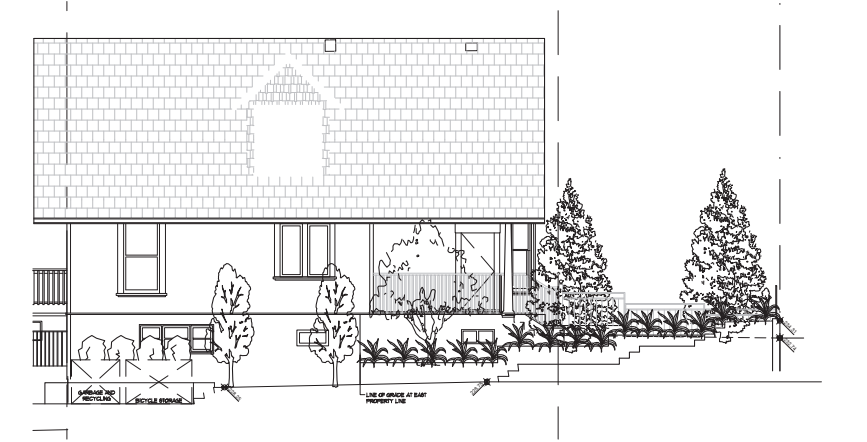
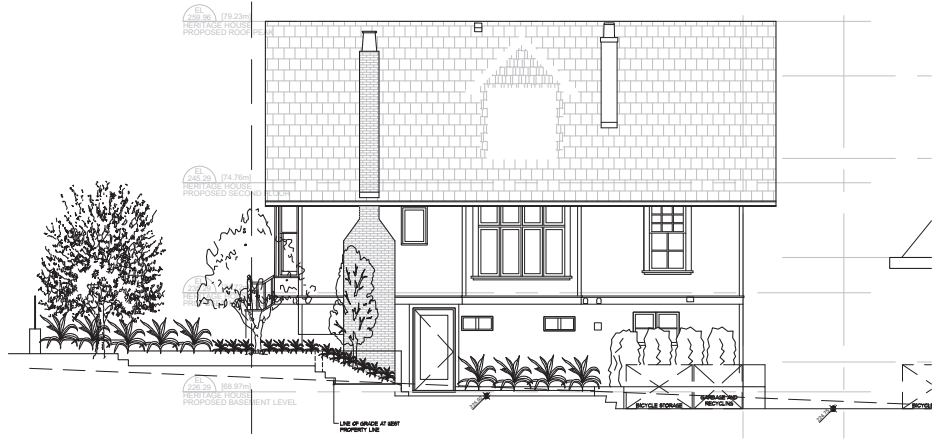
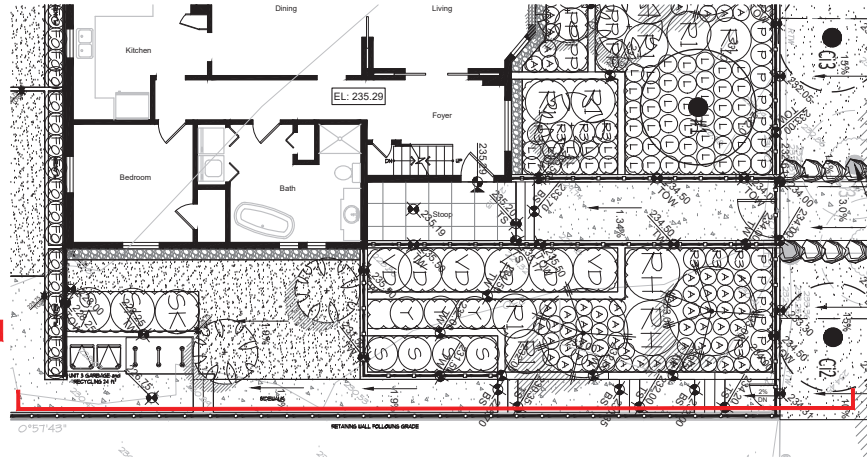
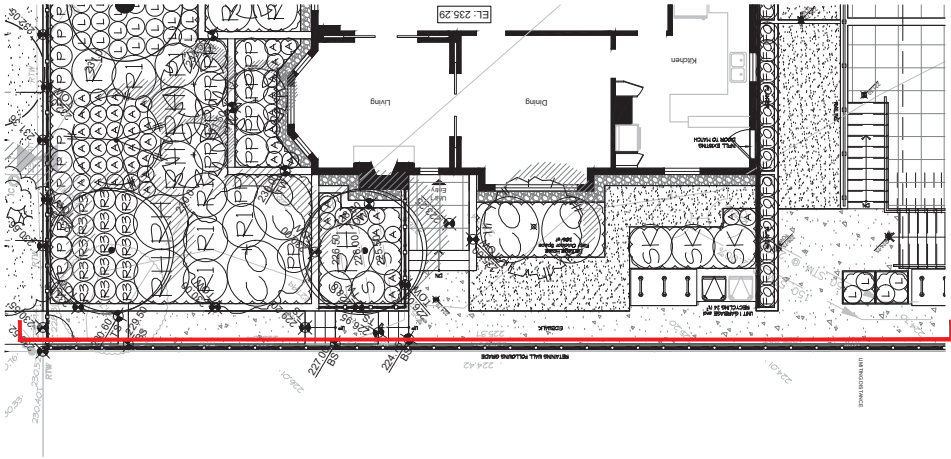
PROJECT:  
HERITAGE REVITALIZATION AND  
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311 W 14TH STREET  
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**OFFSITE LANDSCAPE PLAN**

DATE: JULY 21, 2022 DRAWING NUMBER:  
SCALE: 1"=10'  
DRAWN: GL  
DESIGN: GL  
CHK'D: M1LM  
**L5**  
M2LA PROJECT NUMBER: 22-030







**01** HERITAGE HOUSE WEST ELEVATION  
**L7** SCALE: 1"=3/16"

**02** HERITAGE HOUSE EAST ELEVATION  
**L7** SCALE: 1"=3/16"

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5	2020-07-01	ISSUED FOR PRELIMINARY DESIGN	GL

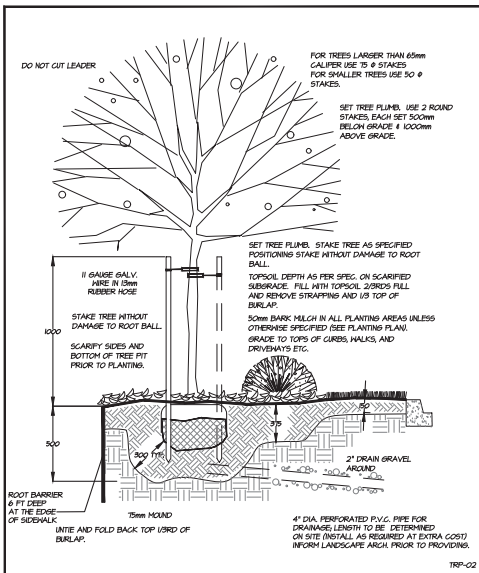
PROJECT:  
 HERITAGE REVITALIZATION AND  
 NEW LOW ENERGY DUPLEX  
 311 W 14TH STREET  
 CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

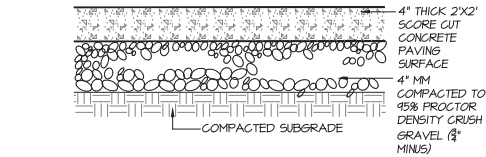
DATE: JULY 21, 22 DRAWING NUMBER:  
 SCALE: 1"=3/16"  
 DRAWN: GL  
 DESIGN: GL  
 CHK'D: M1LM  
**L7**  
 OF 10



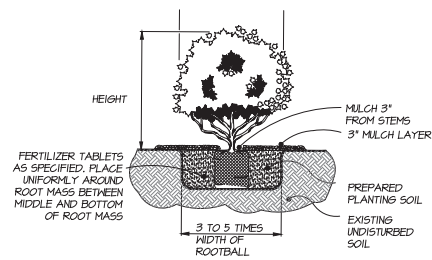




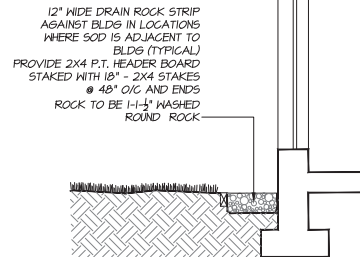
01 TREE PLANTING DETAIL  
L9



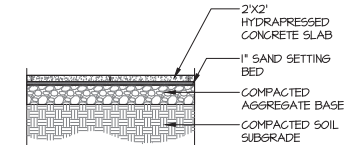
02 SCORE CUT CONCRETE AT GRADE DETAIL  
L9



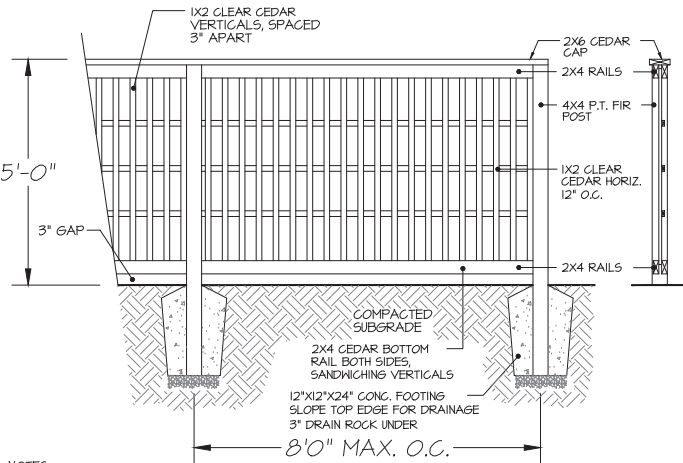
03 SHRUB PLANTING DETAIL  
L9



04 DRAIN ROCK STRIP AGAINST BUILDING  
L9

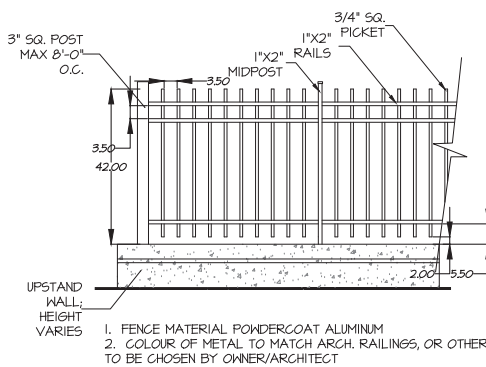


5 HYDRAPRESSED CONCRETE PAVERS AT GRADE  
L9

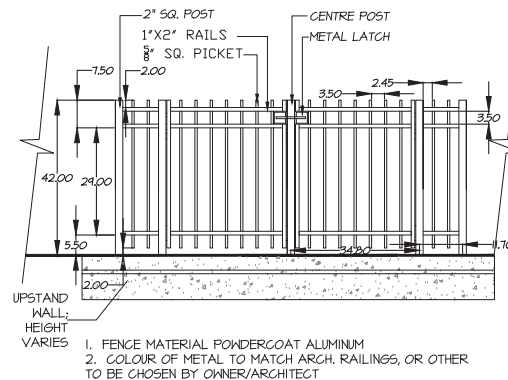


- NOTES:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
  2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
  3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
  4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

06 5 FT. HEIGHT PERIMETER FENCE  
L9



07 42" HT. METAL PICKET FENCE  
L9



08 42" HT. METAL PICKET FENCE & GATE  
L9

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6	2020-04	ISSUED FOR PRELIMINARY DESIGN	GL

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DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: JULY 21, 2022	DRAWING NUMBER:
SCALE: 1/4" = 3'-0"	
DRAWN: GL	<b>L9</b>
DESIGN: GL	
CHK'D: MTLM	OF 10
M2LA PROJECT NUMBER:	22-030

