

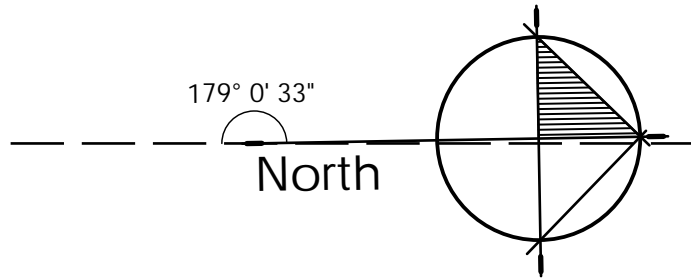
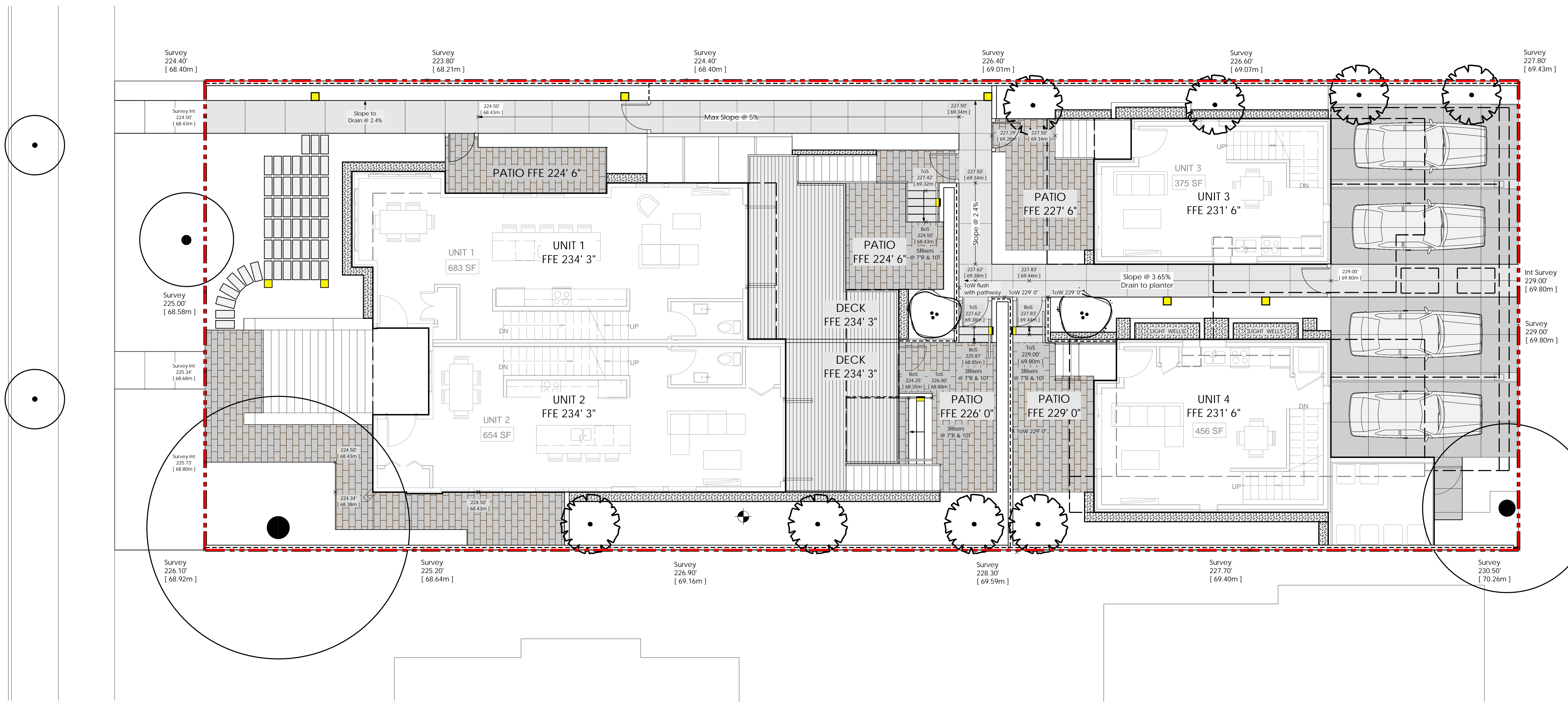
Drawing List		
L-1.1	Cover and Landscape Materials Plan	Scale: 3/16"=1'
L-1.2	Grading and Drainage Plan	Scale: 3/16"=1'
L-1.3	Planting Plan	Scale: 3/16"=1'
L-2.1	Landscape Sections	Scale: 3/16"=1'
L-3.2	Landscape Details	Scale: 1"=1'

MATERIALS LEGEND	
	OFF-SITE. CIP Concrete paving. Natural Colour Light Broom Finish to City Standards
	ON-SITE. CIP Concrete paving. Natural Colour. Sand Blast Finish with control joints
	INTERLOCKING PAVING STONES. California & California II. Size 12" x 6" x 3-1/8". Colour: Natural. Classic Standard Series by Abbotsford Concrete Products. Note: Pavers used at the car share parking area must be tolerant of vehicular movement.
	DRAIN STRIP ALONG BUILDING FACE
	HEDGE PLANTING. Privacy screening
	PLANTING
	OFF-SITE/ON-SITE SOD LAWN. Non-netted sand based turf
IRRIGATION	
	IRRIGATION STUB OUT. 50 PSI @ 50 GPM unless otherwise noted
LIGHTING LEGEND	
	NICHE LIGHT. L-36 BY MP LIGHTING
	BOLLARD LIGHT. L-900 BY MP LIGHTING

LANDSCAPE NOTES	
1.	All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2.	Refer to Architectural package for overall plan, survey information and dimensioned site plan.
3.	For hard landscape details attached to the building - REFER TO ARCHITECTURAL.
4.	For parking layout and number of spaces - REFER TO ARCHITECTURAL.
5.	For hard landscape grading information - REFER TO ARCHITECTURAL.
6.	For drainage information - REFER TO MECHANICAL.
7.	ALL STREET TREES Install 8" x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk). Refer to Specification.
8.	ALL STREET TREES to be installed to City Standards.
9.	Although not always shown, all planting areas adjacent to the building face to be separated by a min. 8" wide gravel strip, separated by a pressure treated wood assembly as shown in the details.
10.	Soil depths to meet or exceed the Canadian Landscape Standard, as described in Landscape Specifications.
11.	All ground level patios to be provided with a hose bib at each unit.
12.	All invasive plant material to be removed before the start of construction. This includes, but is not limited to, Japanese Knotweed, Himalayan Blackberry, Scotch Broom, Giant cow parsnip, horsetail... etc. All plant parts, including root systems are to be eradicated sufficiently so to prevent any reappearance after removal. All work to comply with applicable environmental laws and local by-laws and any material removed is to be disposed of off site.
IRRIGATION NOTES	
1.	Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing. All irrigation to be to IIABC Standards.
2.	Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
3.	The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
4.	Planters and Plant pots to be irrigated with a high efficiency irrigation system.
5.	Separate zone and required sleeves to be provided for spray irrigation of the boulevard.
6.	All irrigation valve boxes to be equipped with quick couplers.
7.	Irrigation valve boxes to be integrated into building design or base of planter.



Project:	KNOWLES RESIDENCE 328 W 14th St, NORTH VANCOUVER, BC V7M 1P6
Drawn by:	RSS
Checked by:	PK
Date:	October 04 2021
Scale:	3/16" = 1'
Drawing Title:	LANDSCAPE LAYOUT AND MATERIALS PLAN
Project No.:	21069
Sheet No.:	



1 Oct 04-2021 Issued for DP
 no.: date: Item:
 Revisions:



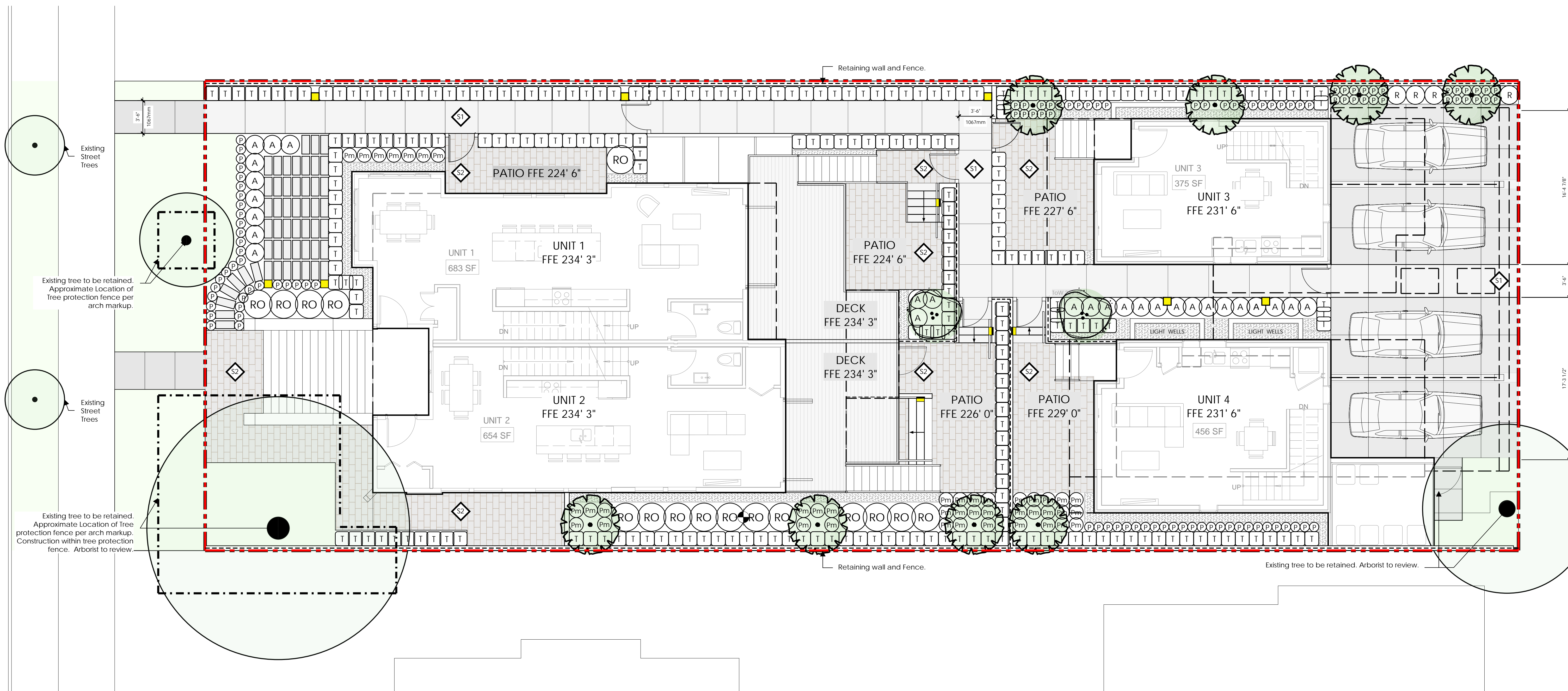
Project:
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 NORTH VANCOUVER,
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Drawn by: RSS
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Drawing Title:
 GRADING AND DRAINAGE
 PLAN

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**LANDSCAPE LAYOUT
 AND MATERIALS PLAN**

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PLANTING LIST

TREES				
SYMBOL	QTY	Botanical Name	Common Name	Size/ Comments
	2	Magnolia Stellata	star magnolia	5 cm (2") Cal.
	8	Acer palmatum	Japanese maple	5 cm (2") Cal.
SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS				
SYMBOL	QTY	Botanical Name	Common Name	Size/ Comments
A	27	Azalea 'Gumpo White'	Gumpo White azalea	#2 Pot. 24" O.C.
Pm	42	Polystichum munitum	western swordfern	#2 Pot. 18" O.C.
T	249	Taxus media 'Hillii'	Hill's yew	4" Ht. RB to RB
R	4	Rhododendron 'Blue Diamond'	Blue Diamond rhododendron	#3 Pot. 24" O.C.
RO	17	Rhododendron 'Purple Lace'	Purple Lace rhododendron	#3 Pot. 36" O.C.
P	110	Pachysandra terminalis	Japanese spurge	#1 Pot. 24" O.C.



MAGNOLIA STELLATA

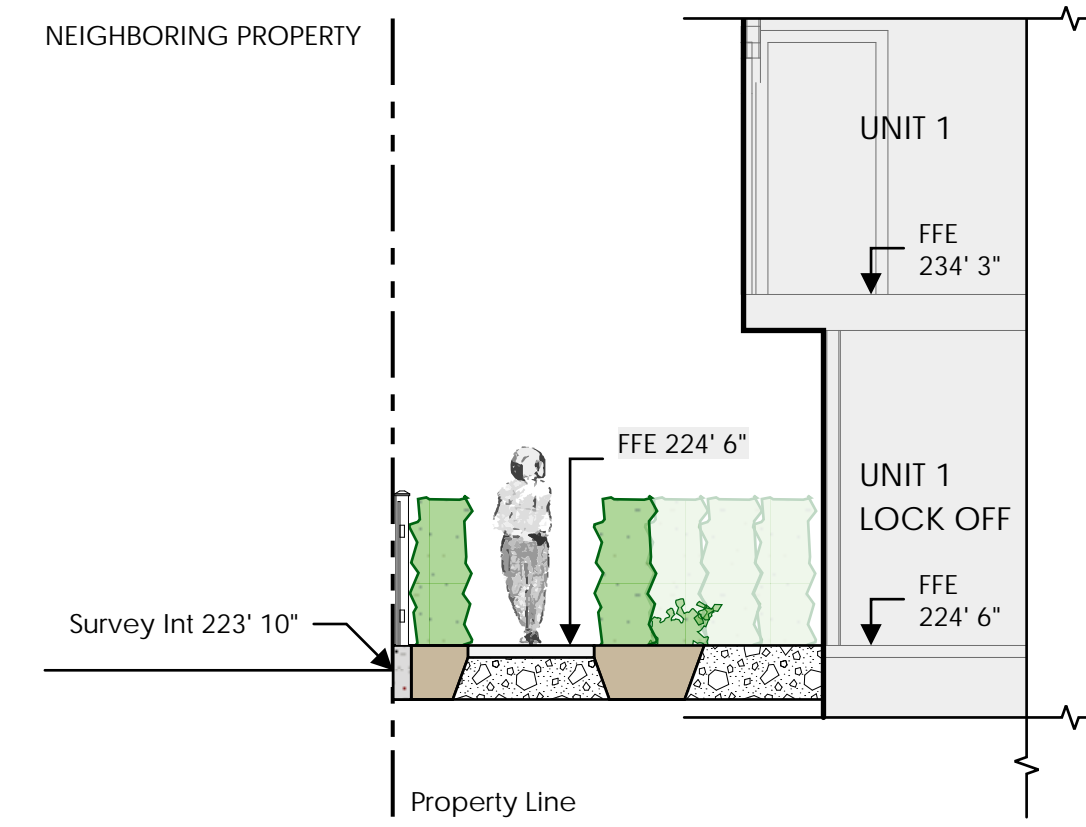
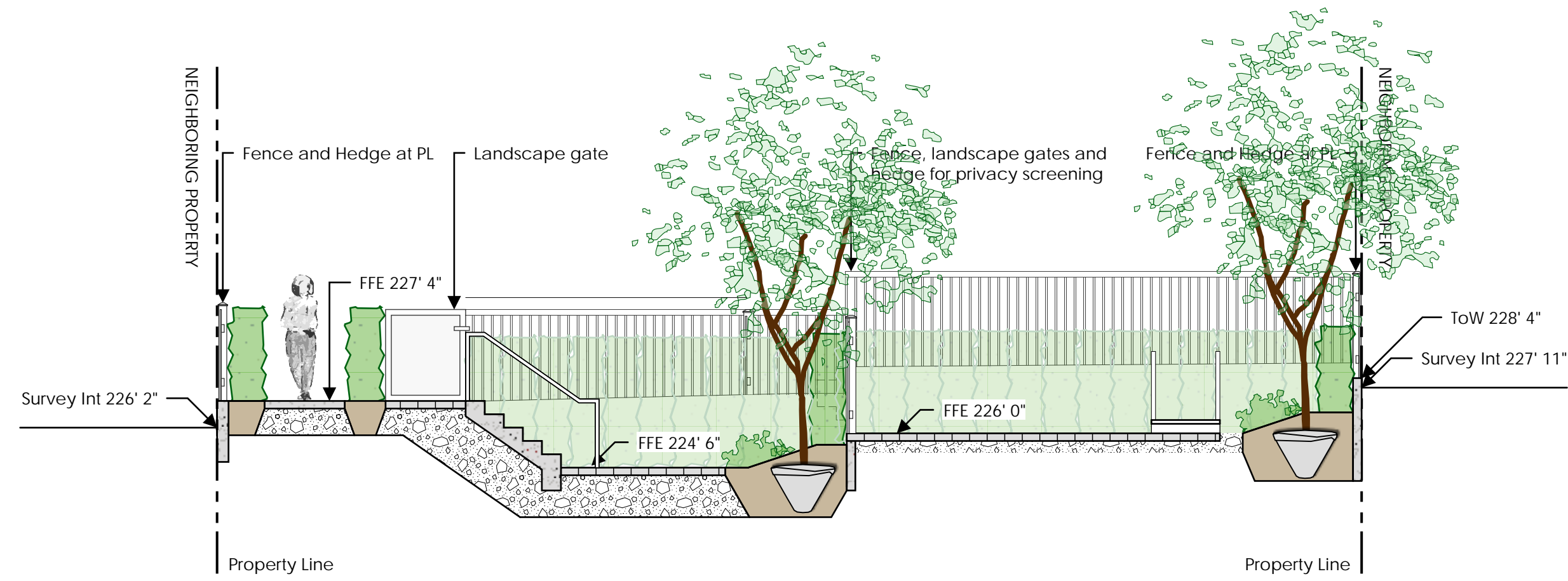


ACER PALMATUM



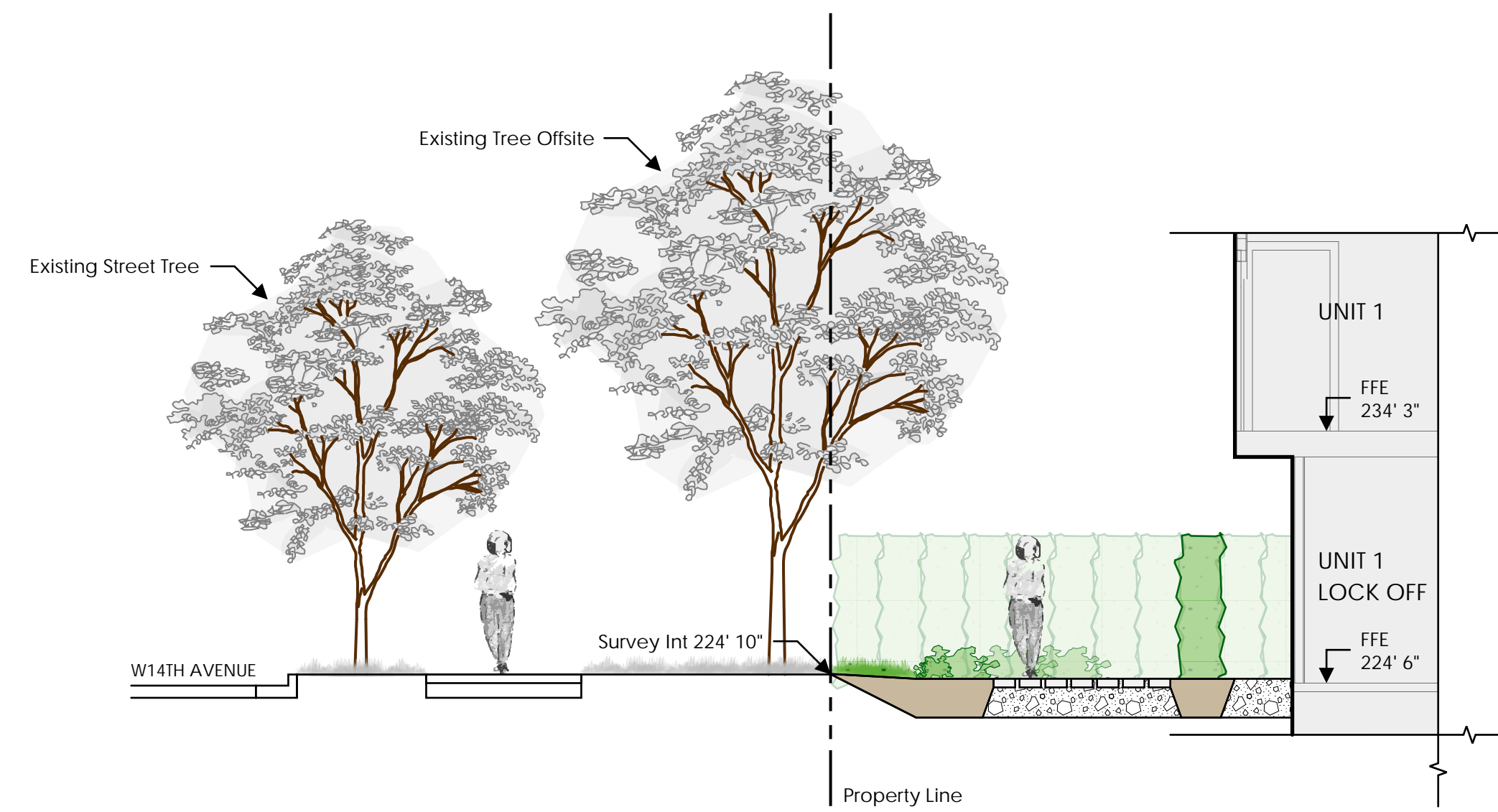
ACER PALMATUM FALL COLOR



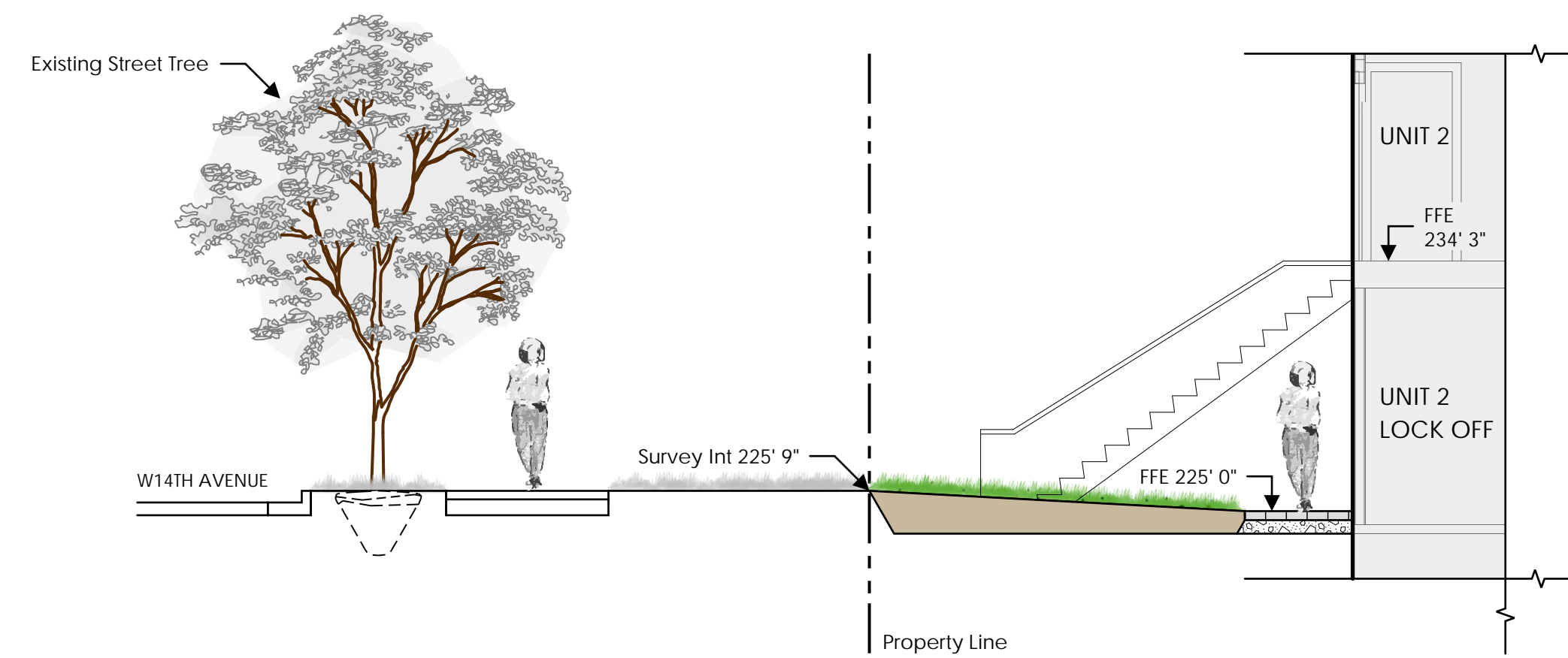


1 SECTION THROUGH ONSITE PATHWAY AND PRIVATE PATIOS AT UNIT 1 AND 2
L-1.1 SCALE = 1:64 (3/16"=1' 0")

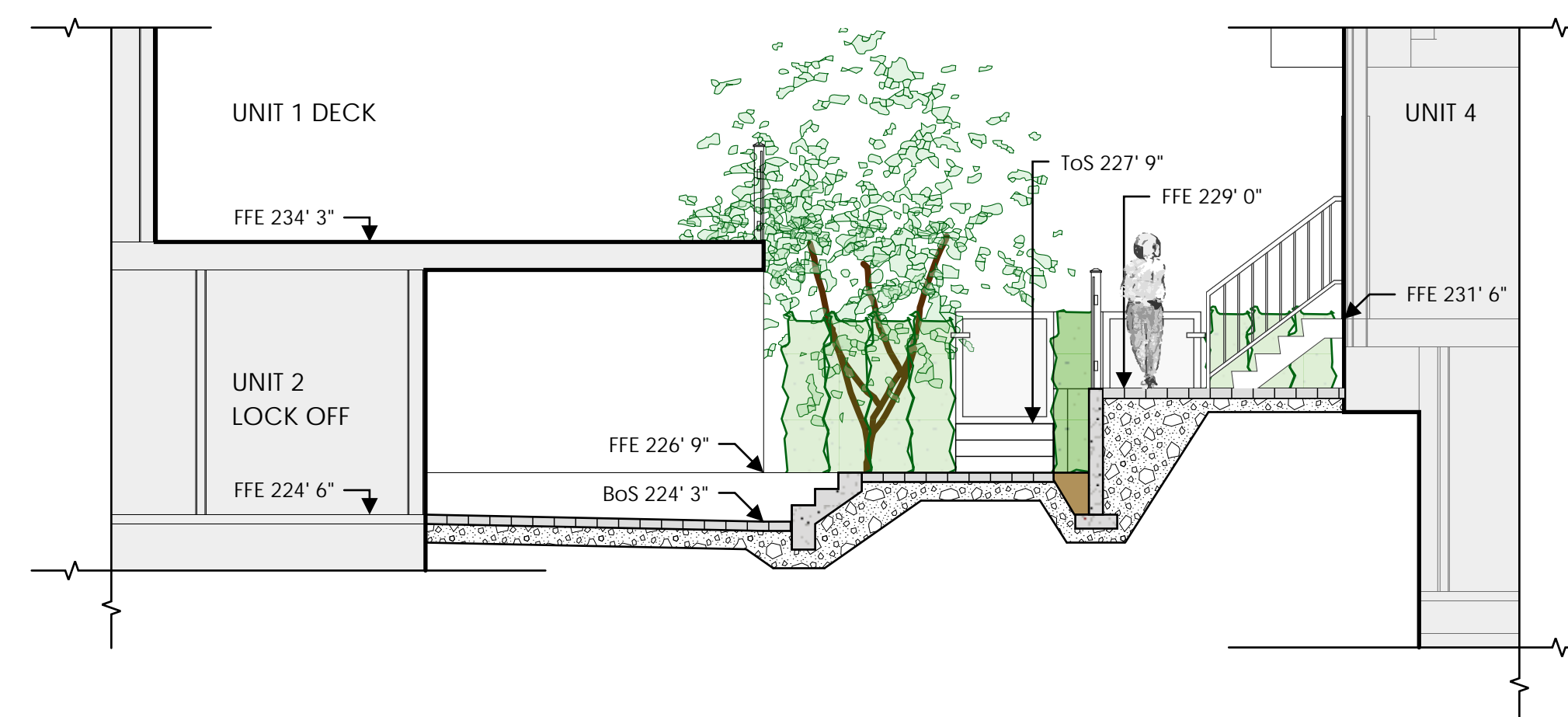
2 SECTION THROUGH ONSITE PATHWAY AND PLANTING AT UNIT 1
L-1.1 SCALE = 1:64 (3/16"=1' 0")



3 SECTION THROUGH EXISTING OFFSITE STREETScape AT W14TH AVE AND FRONT PATIO LANDSCAPE
L-1.1 SCALE = 1:64 (3/16"=1' 0")



4 SECTION THROUGH STREET SCAPe AT W14TH AVE
L-1.1 SCALE = 1:64 (3/16"=1' 0")



5 SECTION THROUGH PRIVATE PATIOS AT UNIT 2 AND 4
L-1.1 SCALE = 1:64 (3/16"=1' 0")

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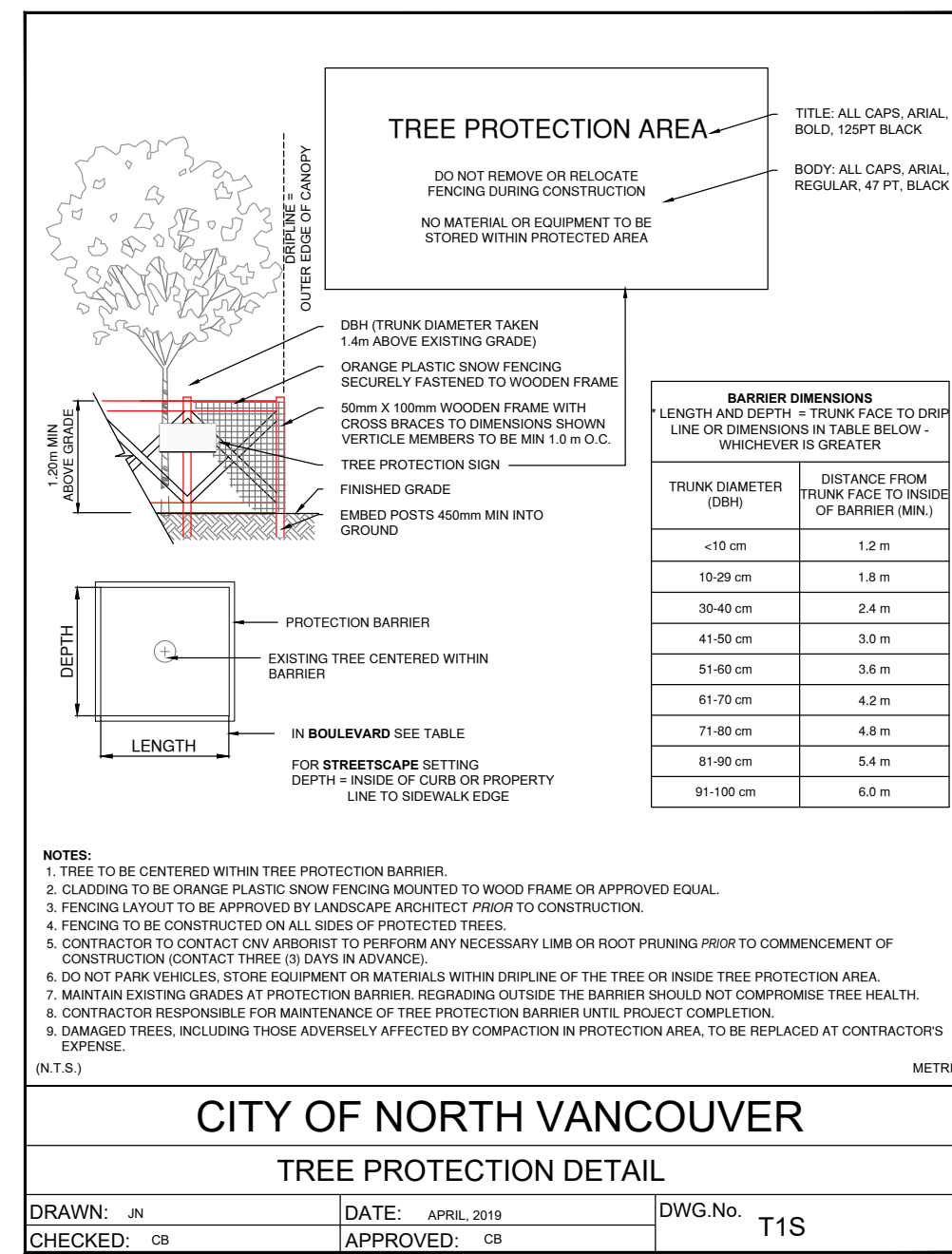
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LANDSCAPE SECTIONS

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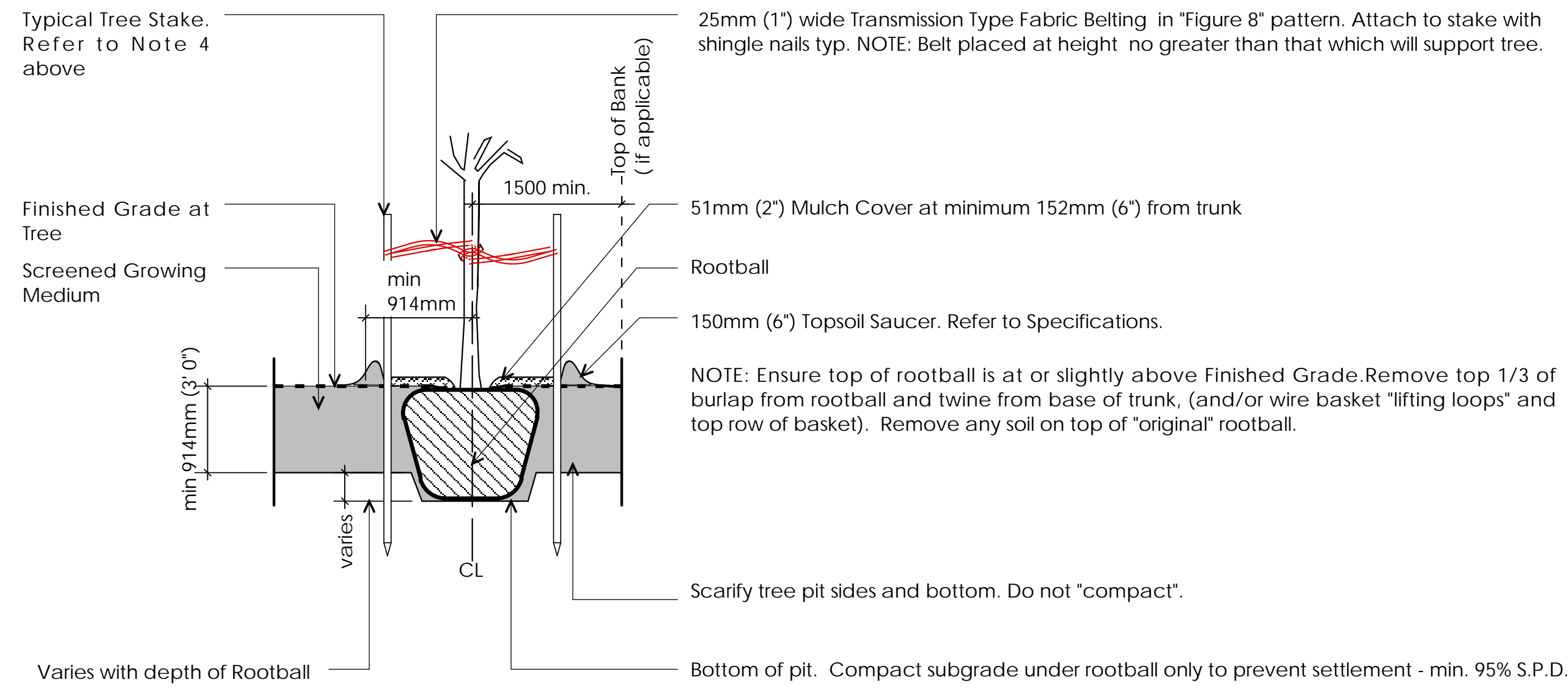
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General Notes:

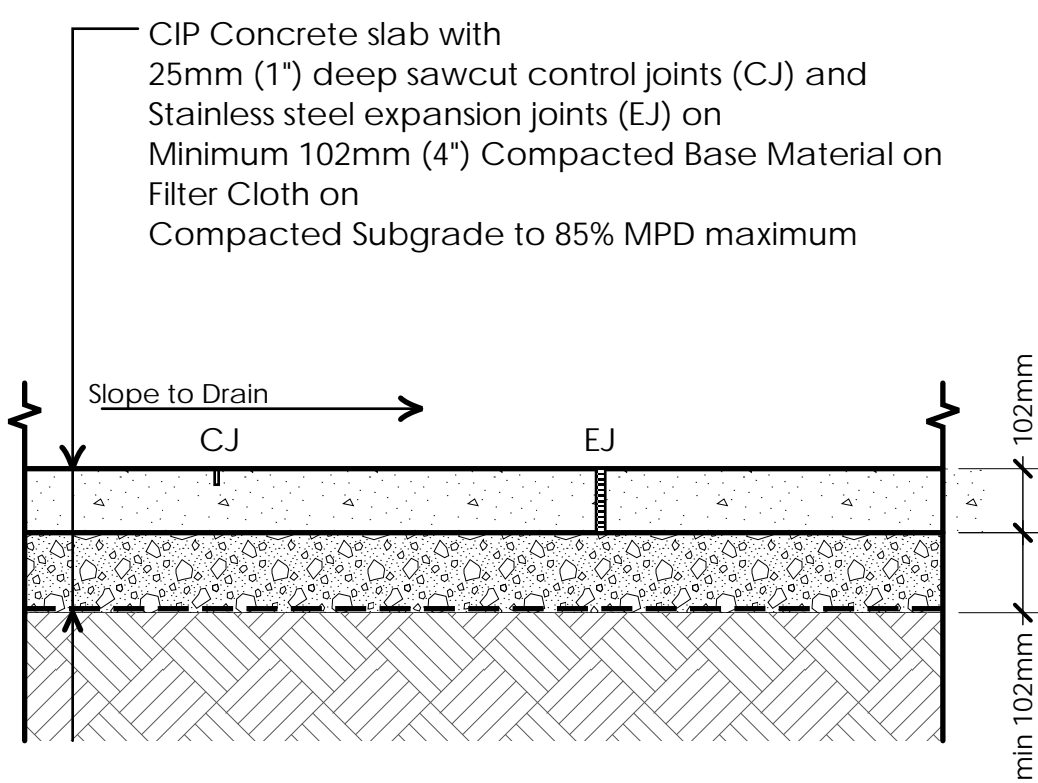
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".

Typical Tree Stake. Refer to Note 4 above

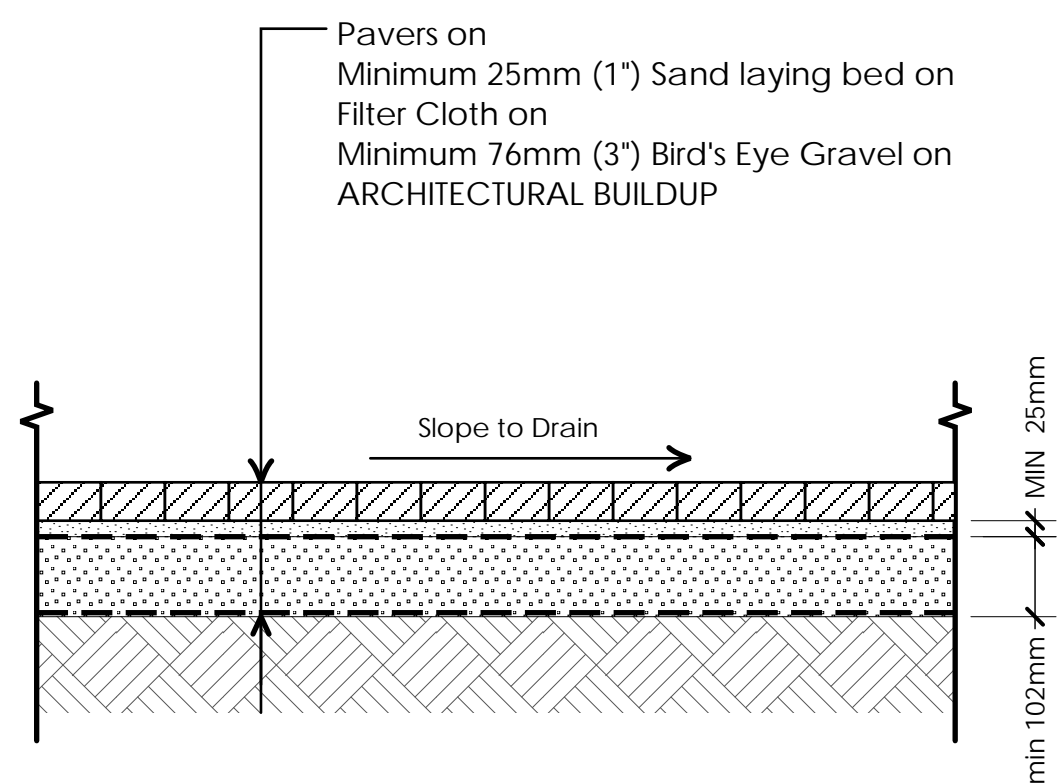


1 CITY OF NORTH VANCOUVER STANDARD DETAILS
 SCALE = 1:12 (1" = 1' 0")

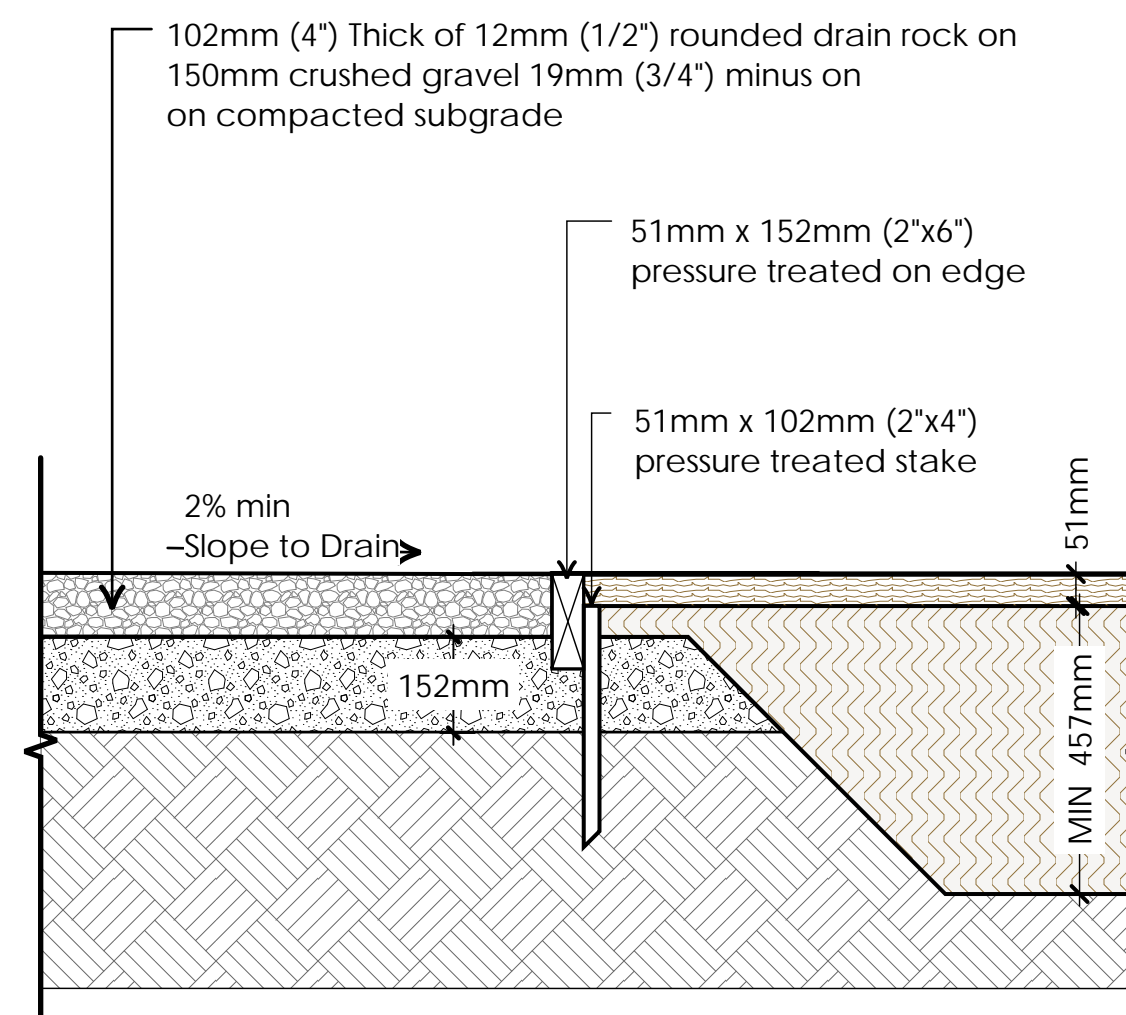
2 TYPICAL TREE PLANTING
 SCALE = 1:12 (1" = 1' 0")



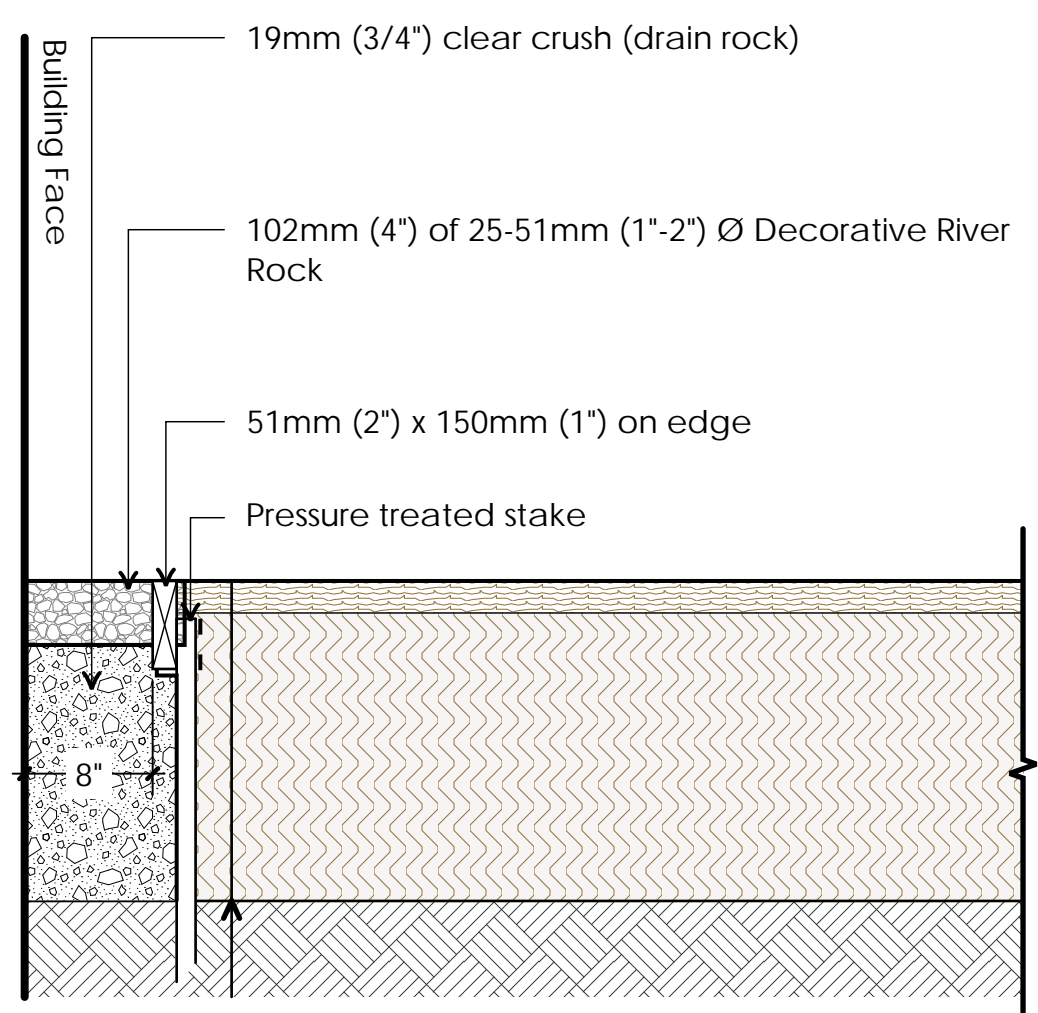
3 CIP CONCRETE - ON GRADE (PEDESTRIAN AREAS ONLY)
 SCALE = 1:12 (1" = 1' 0")



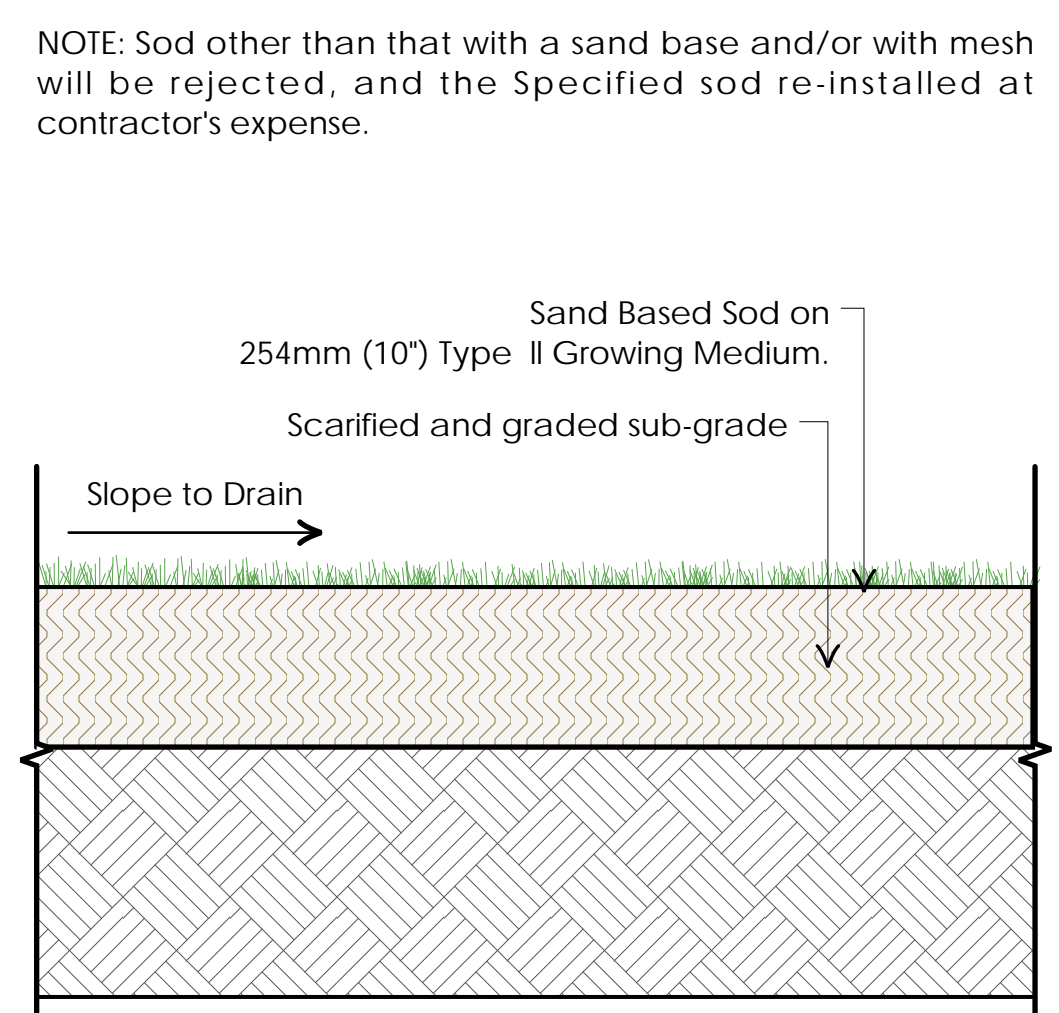
4 PAVER ON GRADE (PEDESTRIAN AREAS ONLY)
 SCALE = 1:12 (1" = 1' 0")



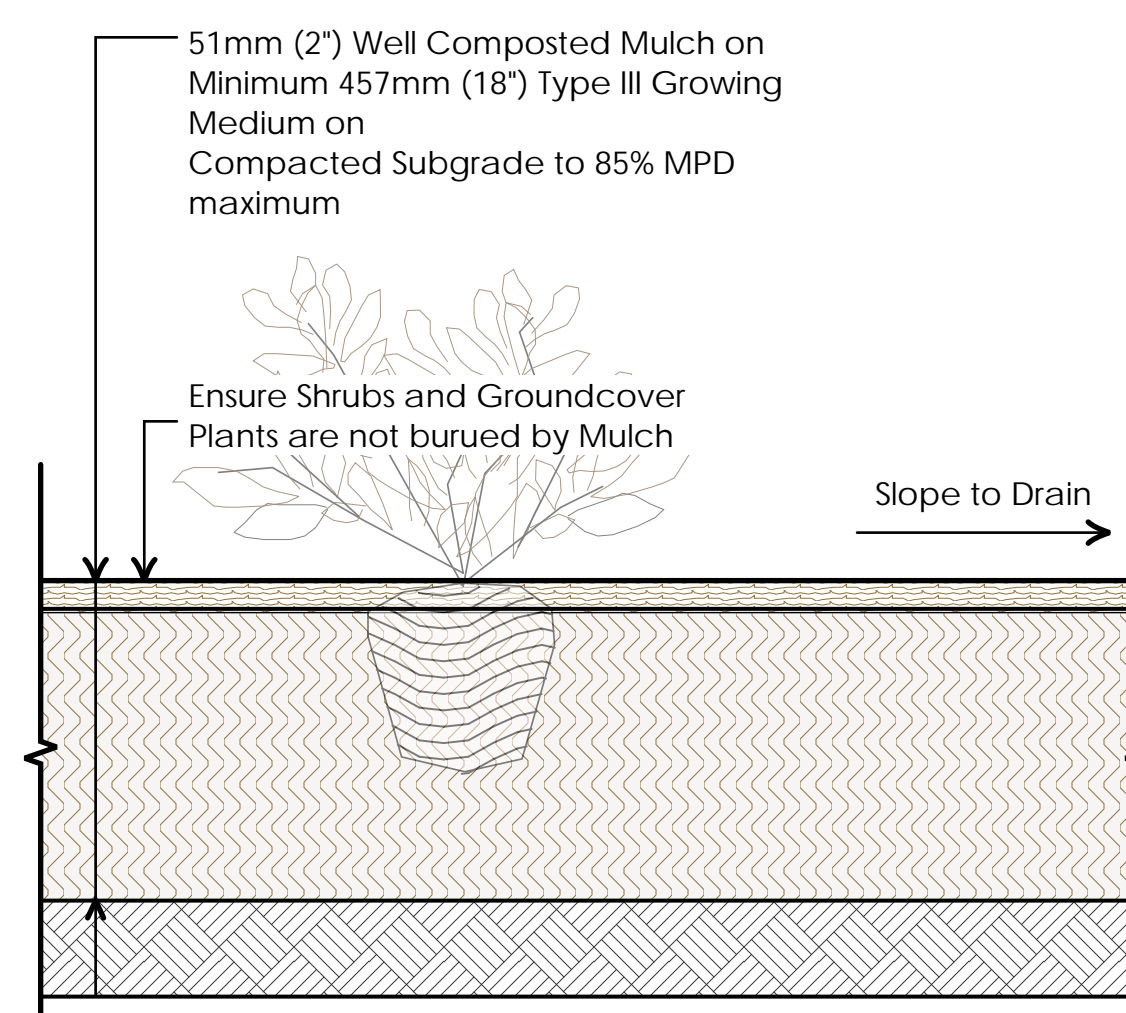
5 GRAVEL PAVING ON GRADE
 SCALE = 1:12 (1" = 1' 0")



6 DRAIN STRIP AT BUILDING FACE
 SCALE = 1:12 (1" = 1' 0")



7 SOD LAWN ON GRADE
 SCALE = 1:12 (1" = 1' 0")



8 SHRUB PLANTING - ON GRADE
 SCALE = 1:12 (1" = 1' 0")

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LANDSCAPE DETAIL

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