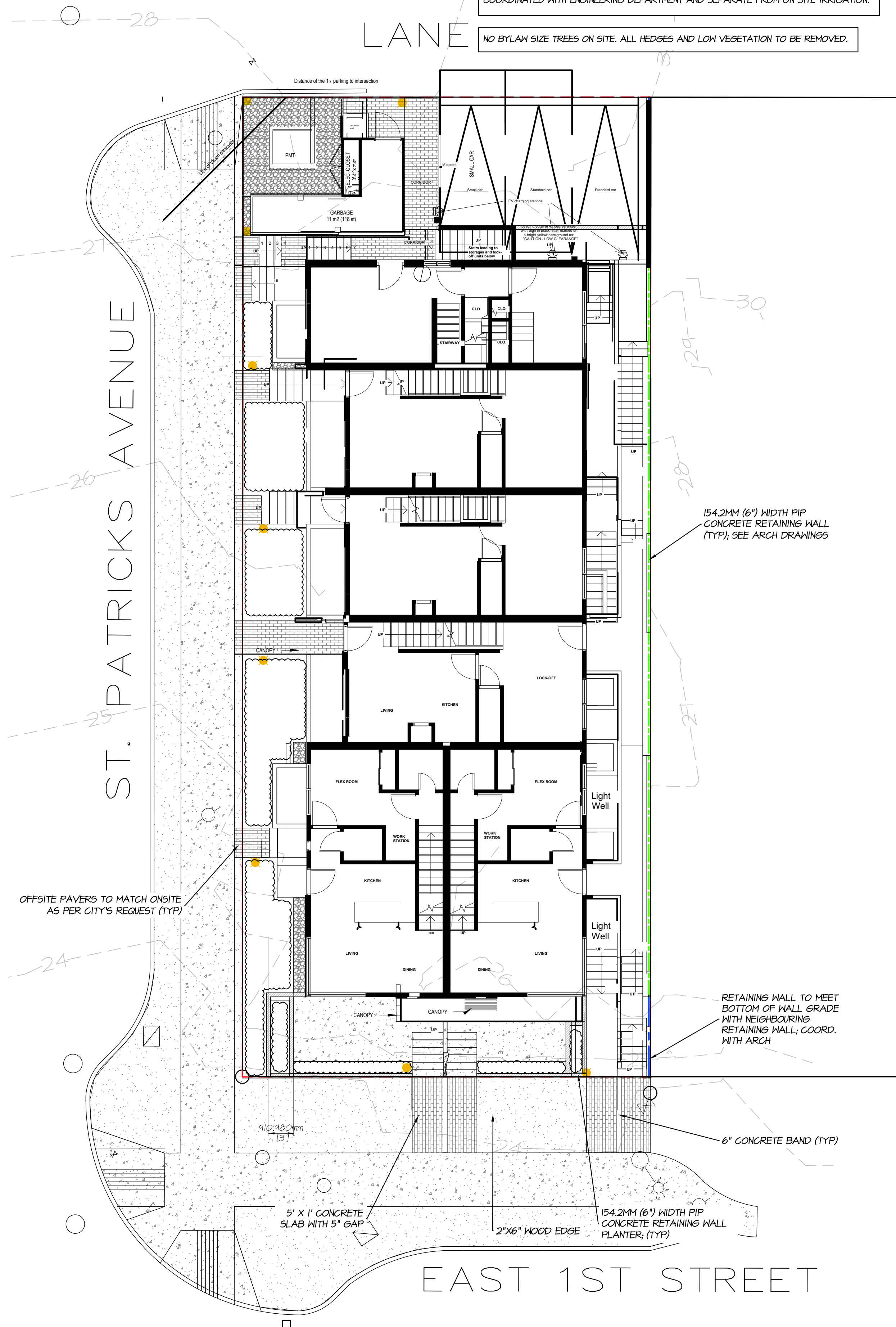
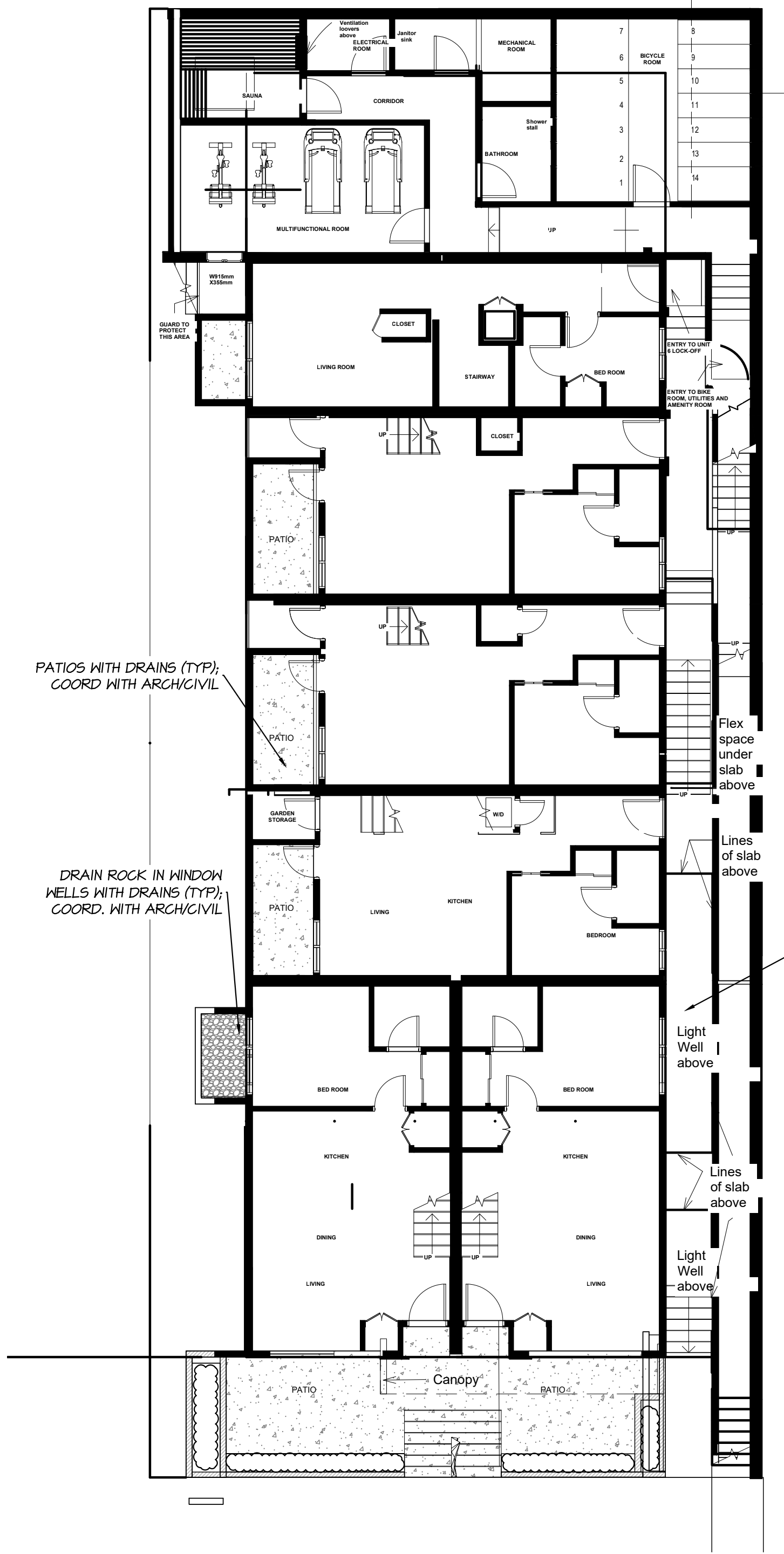


ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM. SHOP DRAWINGS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTROLLER TO BE HARD WIRED. OFFSITE IRRIGATION CONTROLLER AND WATER SOURCE TO BE COORDINATED WITH ENGINEERING DEPARTMENT AND SEPARATE FROM ON SITE IRRIGATION.

NO BYLAW SIZE TREES ON SITE. ALL HEDGES AND LOW VEGETATION TO BE REMOVED.



1 SITE PLAN & GROUND FLOOR
SCALE: 1:100



2 BASEMENT FLOOR
SCALE: 1:100

HARDSCAPE AND MATERIALS LEGEND

- BELGARD V55 UNIT PAVERS
COLOUR: TOFINO GREY
- BROOM FINISHING CONCRETE
- DRAIN ROCK
- CRUSHED GRANITE SCREENINGS
- SOD LAWN

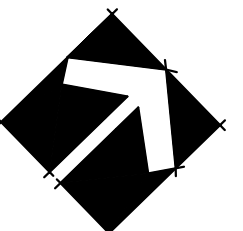
PLAN KEY

- R-6302 SEATTLE BOLLARD LIGHT
BY RELIANCE FOUNDRY;
SATIN FINISH STAINLESS STEEL
- 5' METAL FENCE
- 4' METAL FENCE
- PROPERTY LINE

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NO.	DATE	REVISION DESCRIPTION	DR.
3	24DEC17	ISSUE FOR DP	CH
2	24DEC17	REV AS PER NEH SITE PLAN	CH
1	24SEP20	REV AS PER NEH SITE PLAN	CH

SEAL:

PROJECT:
TOWNHOUSE DEVELOPMENT
400 1st STREET E
NORTH VANCOUVER, BC

DRAWING TITLE:
LANDSCAPE PLAN

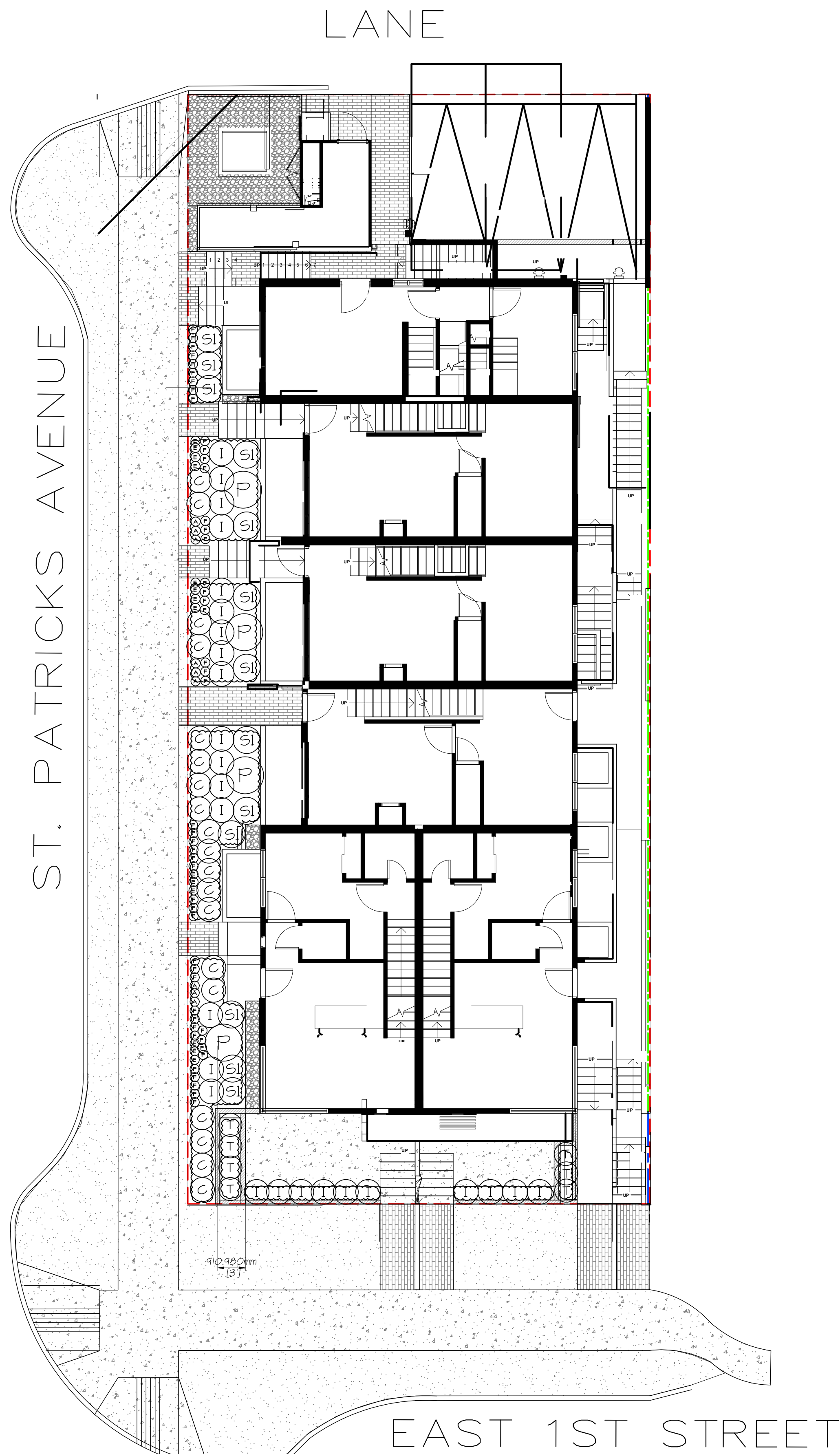
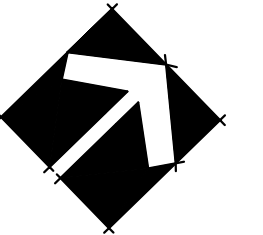
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SCALE: 1:75
DRAWN: CH
DESIGN: CH
CHK'D: CHK

L1

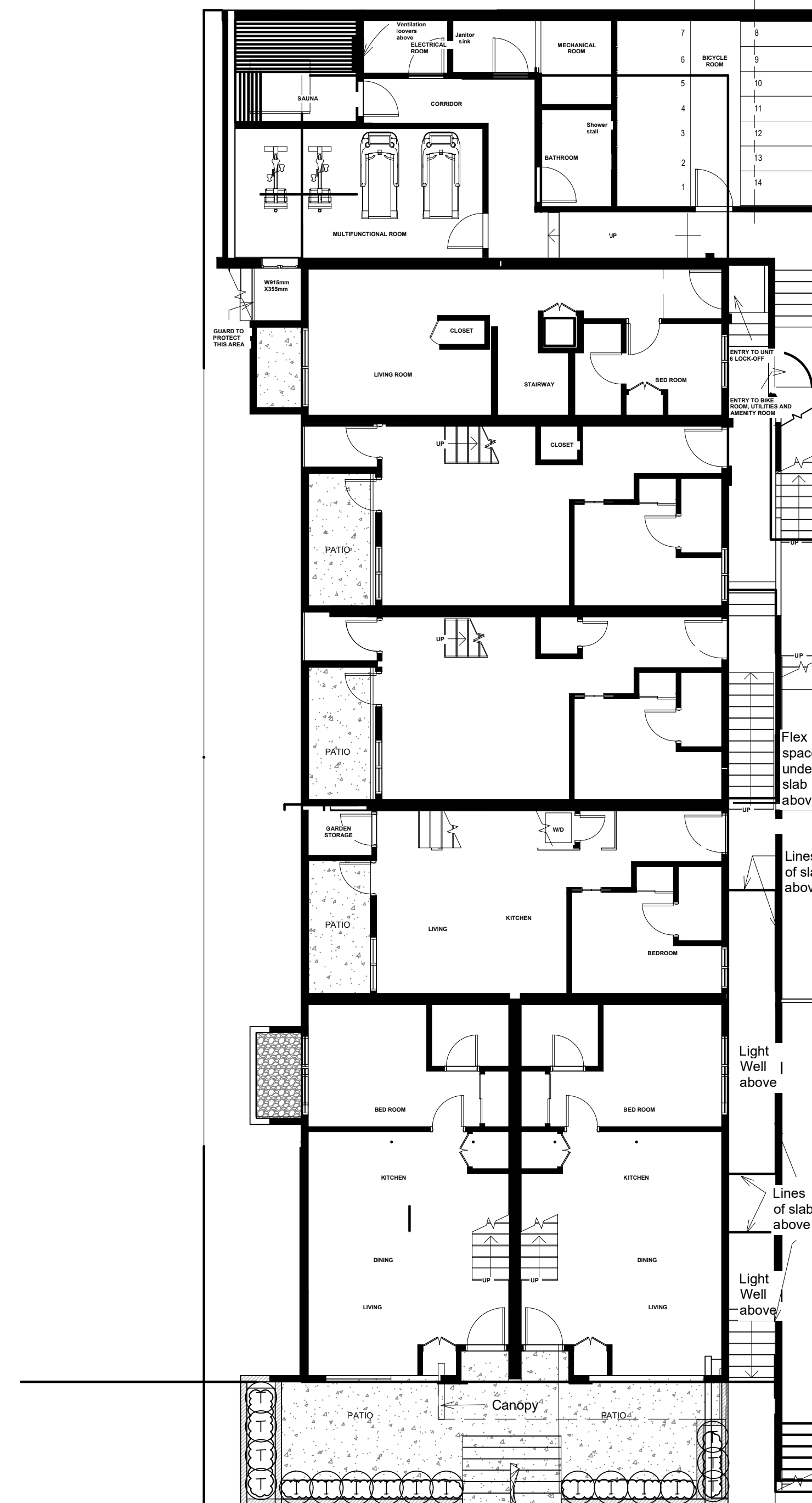
OF 7



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1 SITE PLAN & GROUND FLOOR
 SCALE: 1:100



2 BASEMENT FLOOR
 SCALE: 1:100

PLANT SCHEDULE				M2 JOB NUMBER: 24-027
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
C	11	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF REDTING DOGWOOD	#3 POT
I	26	ILEX GLABRA 'GEM BOX'	INKBERRY HOLLY GEM BOX	#3 POT
P	4	PHILADELPHUS VIRGINALIS 'MINIATURE SNOWFLAKE'	MINIATURE SNOWFLAKE MOCK ORANGE	#3 POT, 60CM
SI	13	SPIRAEA X BIMALDA 'GOLDFLANE'	GOLDFLANE SPIREA	#3 POT
T	7	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	#3 POT
GRASS				
F	48	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	#1 POT
PERENNIAL				
A	1	AGASTACHE 'POQUITO DARK BLUE'	HYSSOP POQUITO DARK BLUE	#1 POT
E	14	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	DWARF PURPLE CONEFLOWER	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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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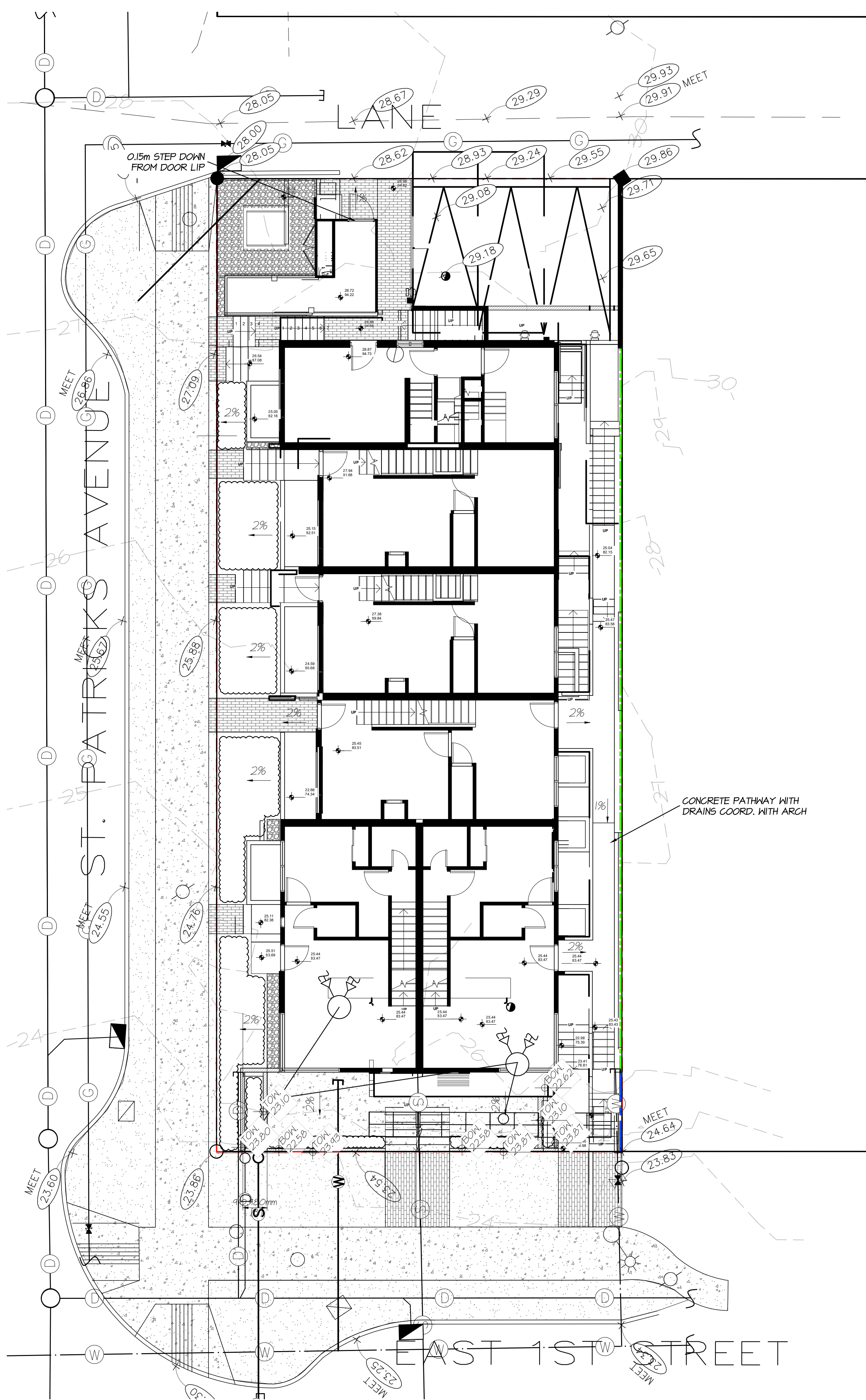
PROJECT:
TOWNHOUSE DEVELOPMENT
 400 1st STREET E
 NORTH VANCOUVER, BC

DRAWING TITLE:
SHRUB PLAN

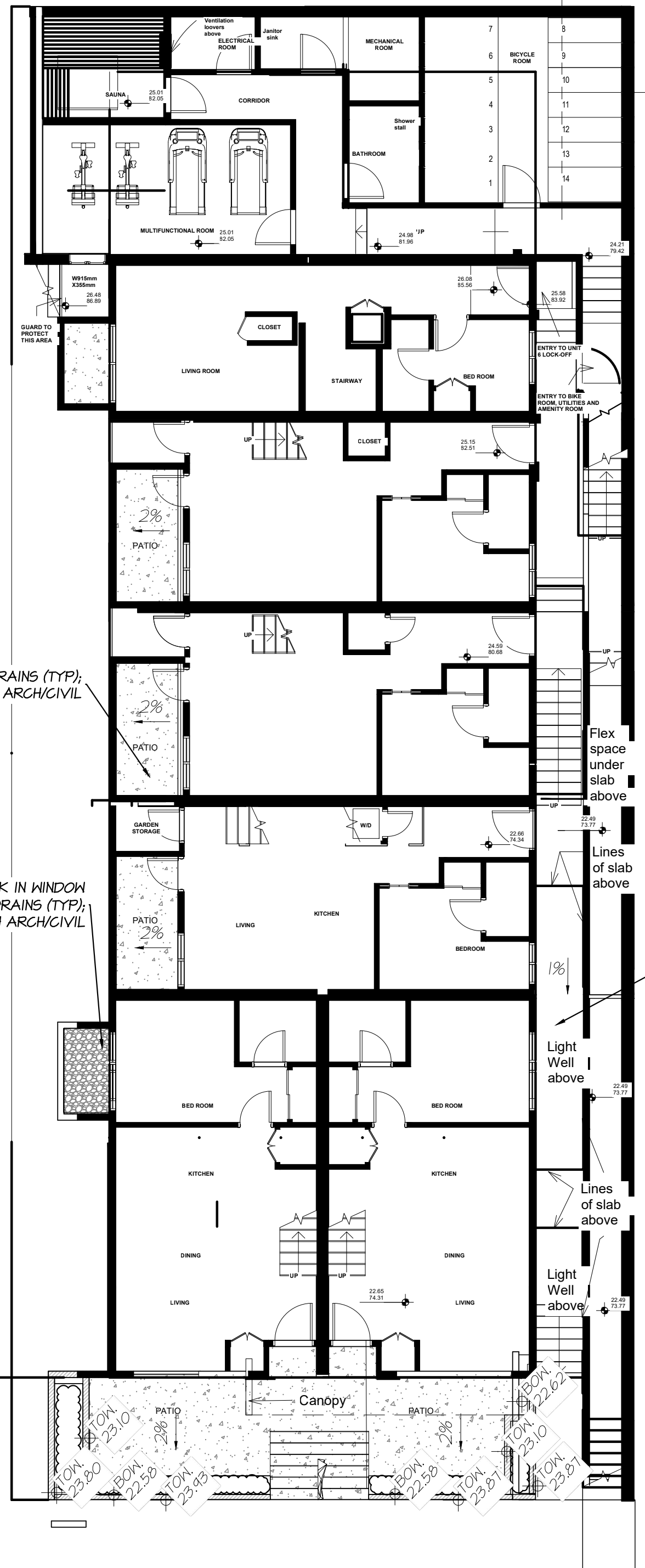
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 SCALE: 1:75
 DRAWN: CH
 DESIGN: CH
 CHK'D: CHK

DRAWING NUMBER:
L2
 OF 7

M2LA PROJECT NUMBER: JOB NO.



1 SITE PLAN & GROUND FLOOR
SCALE: 1:100



2 BASEMENT FLOOR
SCALE: 1:100

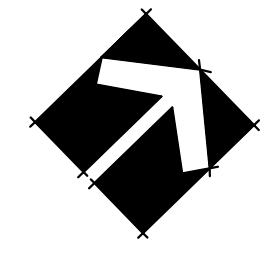
GRADING LEGEND

	PROPOSED ELEVATION
	SLOPE NOTATION
	TOP OF WALL/BOTTOM OF WALL
	ARCHITECTURAL PROPOSED ELEVATION
	EXISTING GRADE

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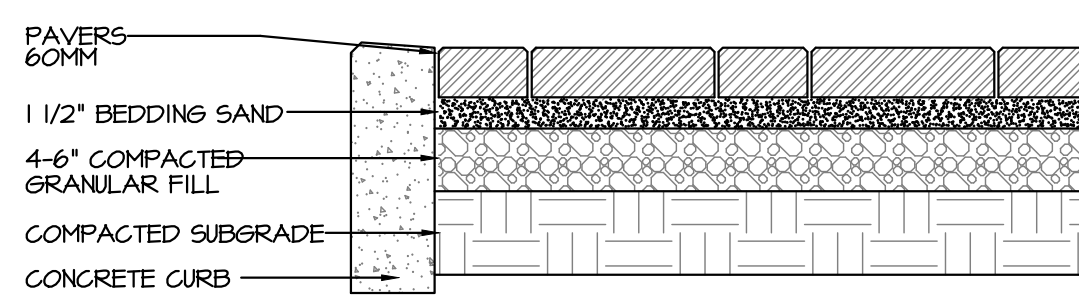
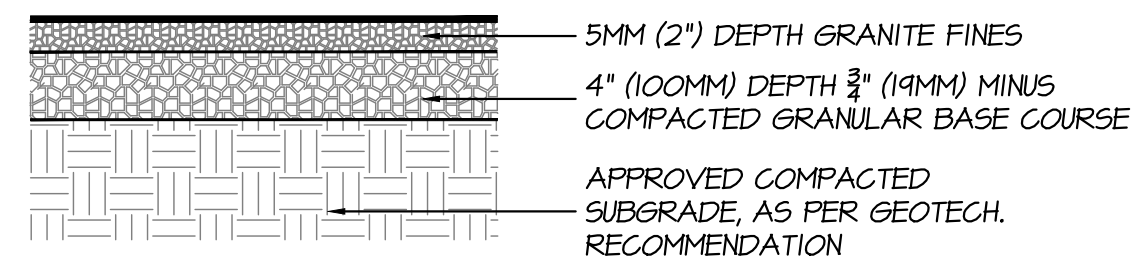
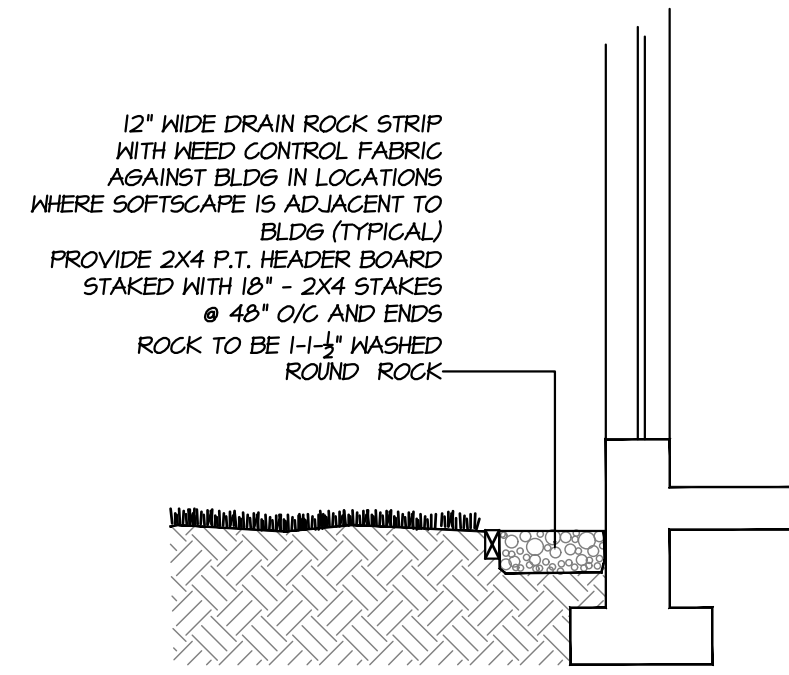
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400 1st STREET E
NORTH VANCOUVER, BC

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GRADING PLAN

DATE: 24.AUG.08	DRAWING NUMBER:
SCALE: 1:75	L3
DRAWN: CH	
DESIGN: CH	
CHK'D: CHK	

M2LA PROJECT NUMBER: OF 7
JOB NO.

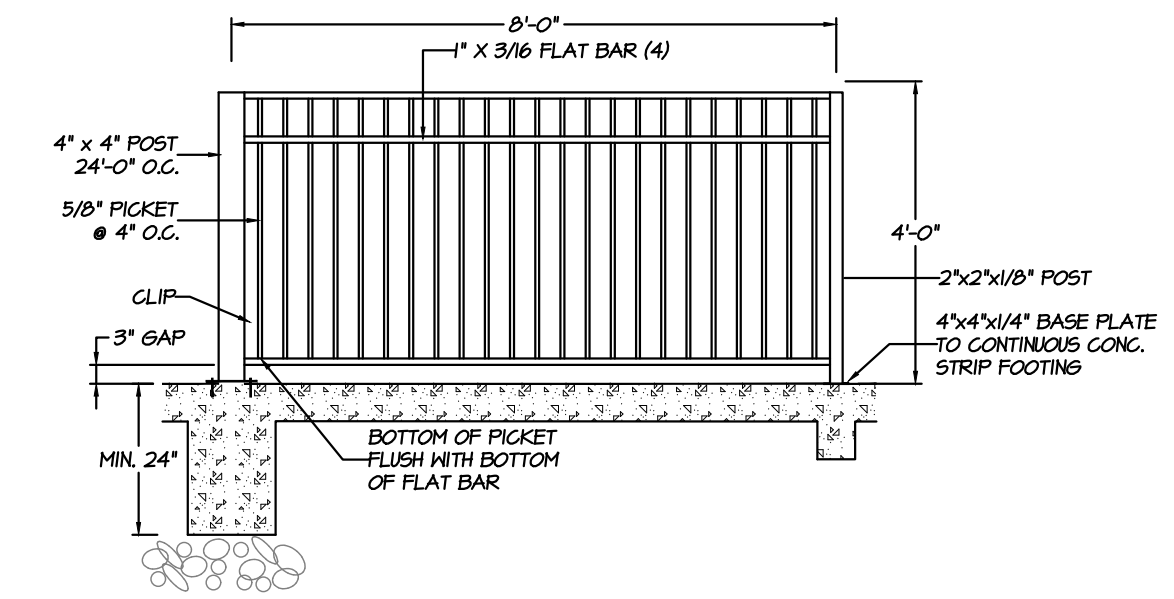
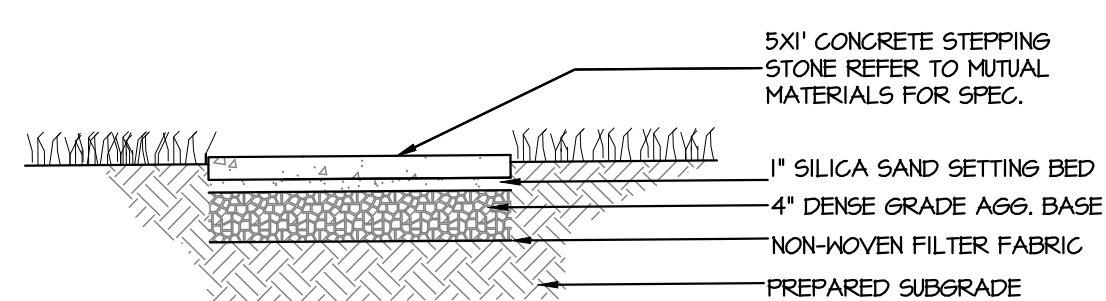


NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

2 COMPACTED GRANULAR
L4 N.T.S

3 CONCRETE UNIT PAVERS
L4 N.T.S

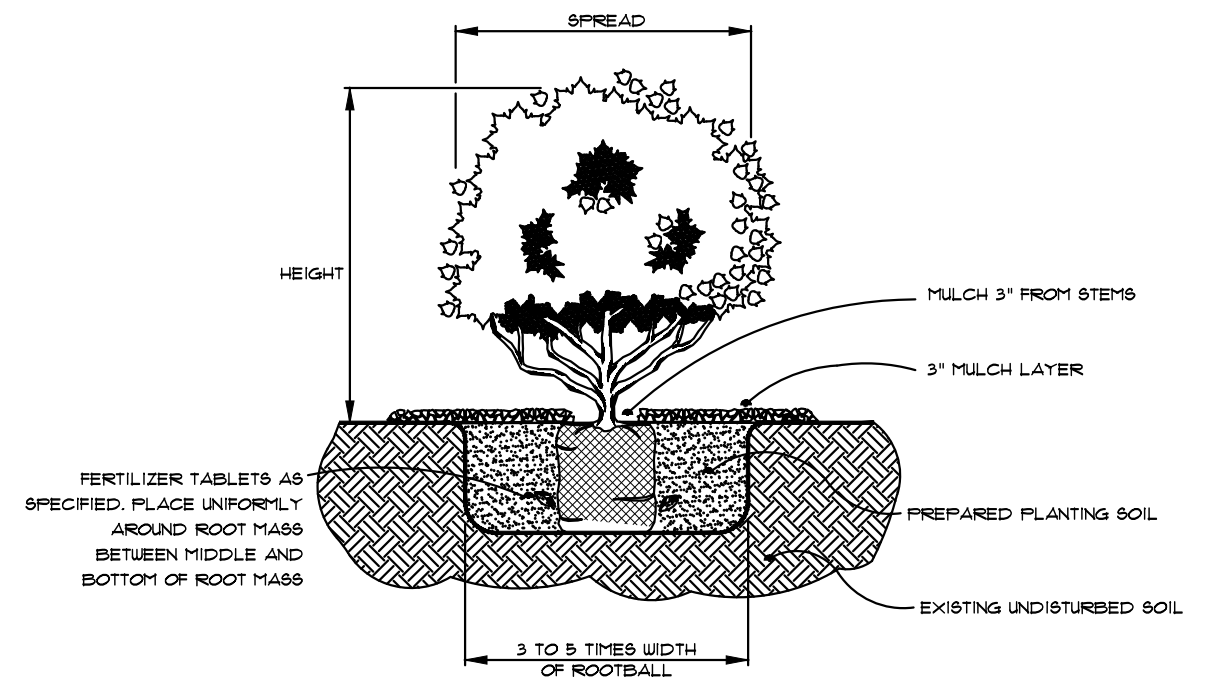
1 DRIP STRIP
L4 N.T.S



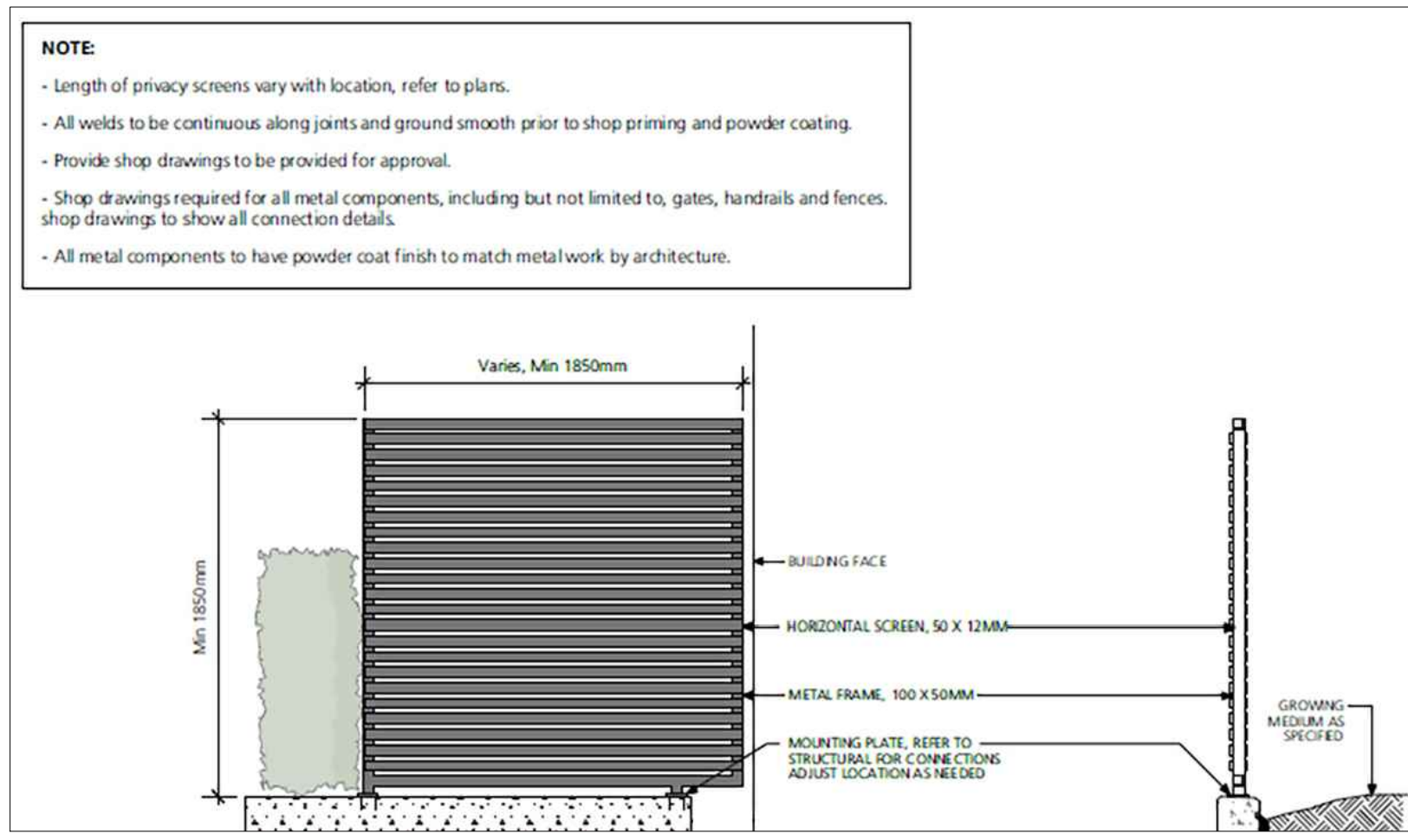
POWDER COAT COLOR CO-ORDINATE WITH BLDG TRIM - FINAL SELECTION BY OWNER
ALUMINUM RAIL AS SHOWN OR SIMILAR (OR AVAILABLE LOCAL)

7 4' METAL PICKET FENCE
L4 SCALE: 1:30

6 CONCRETE STEPPING STONE
L4 N.T.S



5 SHRUB PLANTING DETAIL
L4 N.T.S



9 R-6302 LIGHT BOLLARD
L4 RELIANCE FOUNDRY

8 5' METAL PERIMETER FENCE
L4 SCALE: 1:30

VS5-88 COMMERCIAL PAVER
THE ORIGINAL IN PERFORMANCE, STABILITY AND AFFORDABILITY FOR PROFESSIONAL PROJECTS.

FEATURES & BENEFITS

- Designed to be chipproof and resistant to abrasion from tires and equipment.
- Available in a variety of colors and finishes.
- Available in a variety of sizes and shapes.
- Available in a variety of finishes.
- Available in a variety of finishes.

SHAPES & SIZES

- 18" x 18" (457 x 457 mm)
- 18" x 24" (457 x 609 mm)
- 24" x 24" (609 x 609 mm)
- 24" x 36" (609 x 914 mm)

INSTALLATION

SEE US AT: BELGARD COMMERCIAL

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LANDSCAPE DETAILS

DATE: 24.AUG.08	DRAWING NUMBER:
SCALE: 1:100	L4
DRAWN: CH	
DESIGN: CH	
CHK'D: CHK	OF 7

