

M3 TOWNHOMES

Development Permit Resubmission

CREO DEVELOPMENT LTD. // CLIENT

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LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

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LANDSCAPE DRAWING INDEX PERMIT

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L0.1	TREE MANAGEMENT PLAN
L0.2	OVERALL LANDSCAPE PLAN
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L1.1	MATERIALS + LAYOUT PLAN - UPPER LEVEL
L2.0	GRADING + SOIL DEPTH PLAN
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GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
13. FINAL OFFSITE PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF VANCOUVER PROPERTY TO BE AS PER THE CNV STREET RESTORATION MANUAL.
15. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIP LINES FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 24. B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 24. C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

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Project Stamp



Issue

No.	Description	Date
A	ISSUED FOR SCHEMATIC DESIGN	22-01-24
B	ISSUED FOR DEVELOPMENT PERMIT	22-02-25
C	DEVELOPMENT PERMIT RESUBMISSION	22-10-25

Project Info

22052

M3 Townhomes

North Vancouver

Project Team

Client
Creo Developments

Architect
Shape Architecture

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
Drawn By	Checked

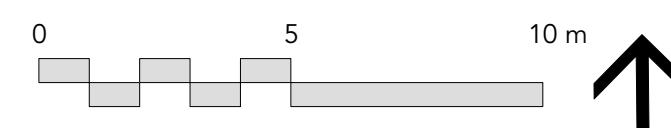
COVER SHEET

L0.0

Rev. A revision



1 TREE MANAGEMENT PLAN
Scale: 1:150



GENERAL TREE PROTECTION FENCING TYP NOTES:

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27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN - REFER TO ARBORIST REPORT

SYMBOL	DESCRIPTION
	REMOVE WITH CONSENT
	REMOVE
	RETAIN

****PLEASE REFER TO ARBORIST REPORT FOR FURTHER INFORMATION****

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Project Stamp



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Project Info

22052
M3 Townhomes
North Vancouver

Project Team

Client: Creo Developments
Architect: Shape Architecture
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: _____ Checked By: _____
Drawn By: _____ Checked: _____

TREE MANAGEMENT PLAN

L0.1

Rev. A revision



1 OVERALL LANDSCAPE PLAN
Scale: 1:150

KEY LEGEND

- | | | | | |
|--|--|---|---|--|
| <p>A RIDGEWAY AVE ENTRY</p> <p>1 PROTECTED FEATURE TREE WITH NATURALIZED PLANTING</p> <p>2 SLAB PAVERS ON PEA GRAVEL PATHWAY TO PARKING</p> <p>3 TERRACED STAIRS WITH SEATING</p> <p>4 NATURALIZED PLANTING, BOULDERS, TREE CLUSTERS</p> <p>5 COVERED SOCIAL AREA - FIREPIT + CHAIRS</p> | <p>B EAST 2ND AVE FRONTAGE</p> <p>6 TREES IN SODDED BLVD</p> <p>7 IN-GROUND SCREEN PLANTING AT PATIOS</p> | <p>C 2ND AVE SITE ENTRY</p> <p>8 STAGGERED STAIRS TO MEWS</p> <p>9 STACKED METAL PLANTERS</p> <p>10 NATURALIZED PLANTING</p> <p>11 ACCESS TO PARKADE</p> <p>12 UPPER LANDING WITH SEATING</p> | <p>D INTERNAL MEWS</p> <p>13 RAISED METAL PLANTERS WITH TREES</p> <p>14 INSET PLANTING WITH LOW SHRUBS</p> <p>15 PRIVATE PATIOS WITH PORCELAIN PAVERS</p> <p>16 MID-BLOCK LANE ACCESS</p> <p>17 TRELLIS GATEWAY</p> | <p>E OUTDOOR AMENITY AREA</p> <p>18 TRELLIS GATEWAY WITH PLANTING AT ENTRY</p> <p>19 LOUNGE AREA</p> <p>20 BBQ</p> |
|--|--|---|---|--|

Project Stamp



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M3 Townhomes

North Vancouver

Project Team

Client
Creo Developments

Architect
Shape Architecture

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

OVERALL LANDSCAPE PLAN

L0.2

Rev. A revision



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 Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: [Blank] Checked By: [Blank]

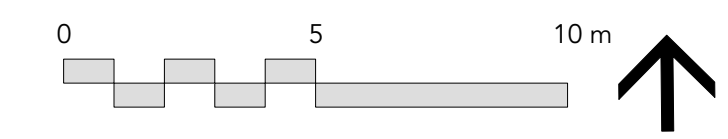
MATERIALS + LAYOUT PLAN

L1.0

Rev. A revision

1 MATERIALS + LAYOUT PLAN - LEVEL 1
 Scale: 1:150

EAST 2ND AVE
 SIDEWALK TO BE COORDINATED WITH CIVIL

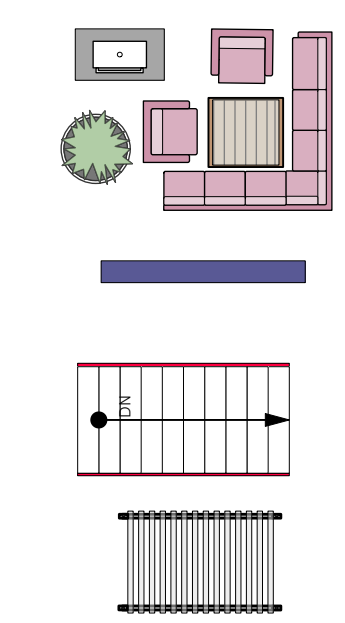


GENERAL LAYOUT + MATERIALS NOTES:

- ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
- THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND - LEVEL 1

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYPE 1 12 x 24" Concrete Unit Pavers on Pedestals + Seed Tray. Belgard Cortez Slab - Natural colour. Pattern: Running bond.	
	P2	PAVING TYPE 2 24 x 24" Porcelain Pavers on Pedestals + Seed Tray. Texada - Charcoal. Pattern: Stack bond.	
	P3	PAVING TYPE 3 CIP Concrete paving as per CNV standards.	
	P4	PAVING TYPE 4 8 x 48" NOON Belgard Faux Wood Porcelain Tile on Pedestals.	
	P5	PAVING TYPE 5 Basalt Slabs (Size Varies) On Birds Eye Gravel 4" Depth.	
	L1	BOULEVARD LAWN PLANTING Offsite Boulevard To CNV Standards.	
	L2	IN-GROUND PLANTED AREA 18"-24" Soil Depth for Shrubs - On Slab.	
	L3	RAISED METAL PLANTER 24"-36" Soil Depth For Trees and Shrubs + 4" Drain Layer - On Slab.	
	L4	NATURALIZED PLANTED AREA 12-36" Soil Depth for Trees and Shrubs w/ Boulder Clusters.	
	L5	RAIN GARDEN (OFFSITE) See L6.0 - To Be Coordinated with CNV.	
	S1	THERMALLY MODIFIED WOOD BENCHES 4-6' Length Maglin Odgen series, Straight, Backless Benches w/ Concrete Footings.	



OUTDOOR FURNITURE
By Owner.

ARCHITECTURAL SCREEN/WALL
See Arch.

CONCRETE STAIRCASE
CIP Concrete Staircase with handrail - See Arch.

FEATURE TRELLIS STRUCTURES
Product TBD - See Arch.



GENERAL LAYOUT + MATERIALS NOTES:

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2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND - UPPER LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
		PAVING TYPE 6 8 x 48" NOON Belgard Faux Wood Porcelain Tile on Pedestals.	
		PAVING TYPE 7 24 x 24" Porcelain Pavers on Pedestals. Texada - Natural. Pattern: Stack bond.	
		OUTDOOR FURNITURE By Owner.	

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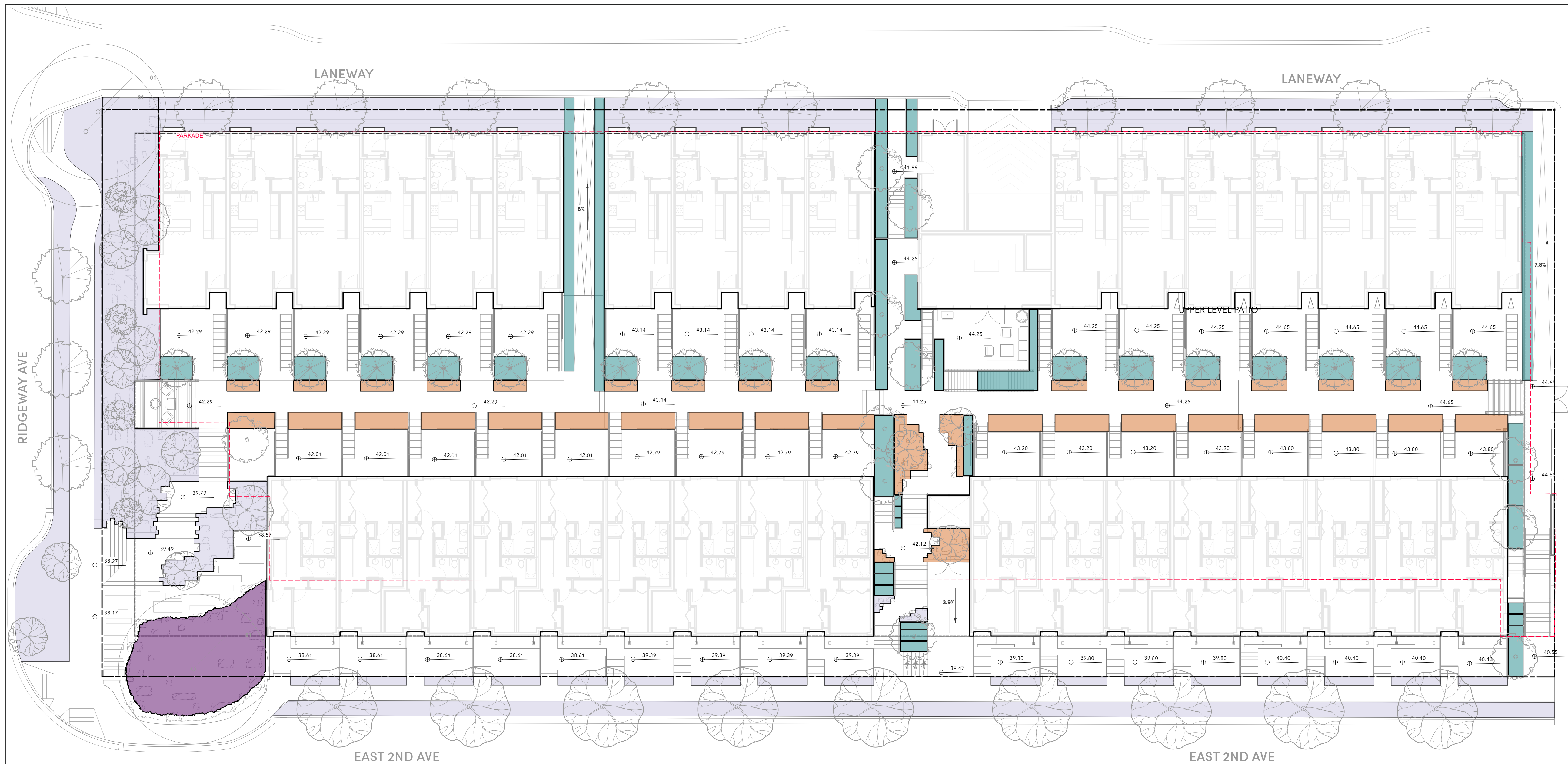
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

MATERIALS + LAYOUT PLAN - UPPER LEVEL

L1.1

Rev. A revision



1 GRADING + SOIL DEPTH PLAN
Scale: 1:150

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
⊕ 38.18	ARCHITECTURAL ELEVATION - BY ARCH
← 2%	SLOPE AND DIRECTION - BY ARCH

*FOR INFO ONLY SEE ARCH FOR ALL GRADES

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	TREE + SHRUB PLANTING IN METAL PLANTERS ON SLAB 24-36" Soil Depth + 4" Drainage Layer
	IN-GROUND SHALLOW PLANTING ON SLAB 12-30" Depth; Low Groundcover with Low Berms for Small Trees.
	INSET PLANTING ON GRADE 18-36" Soil Depth for Trees + Shrubs.
	IN-GROUND SHALLOW PLANTING IN PROTECTED TREE ZONE 4-6" Soil for Groundcovers + Grass Plugs

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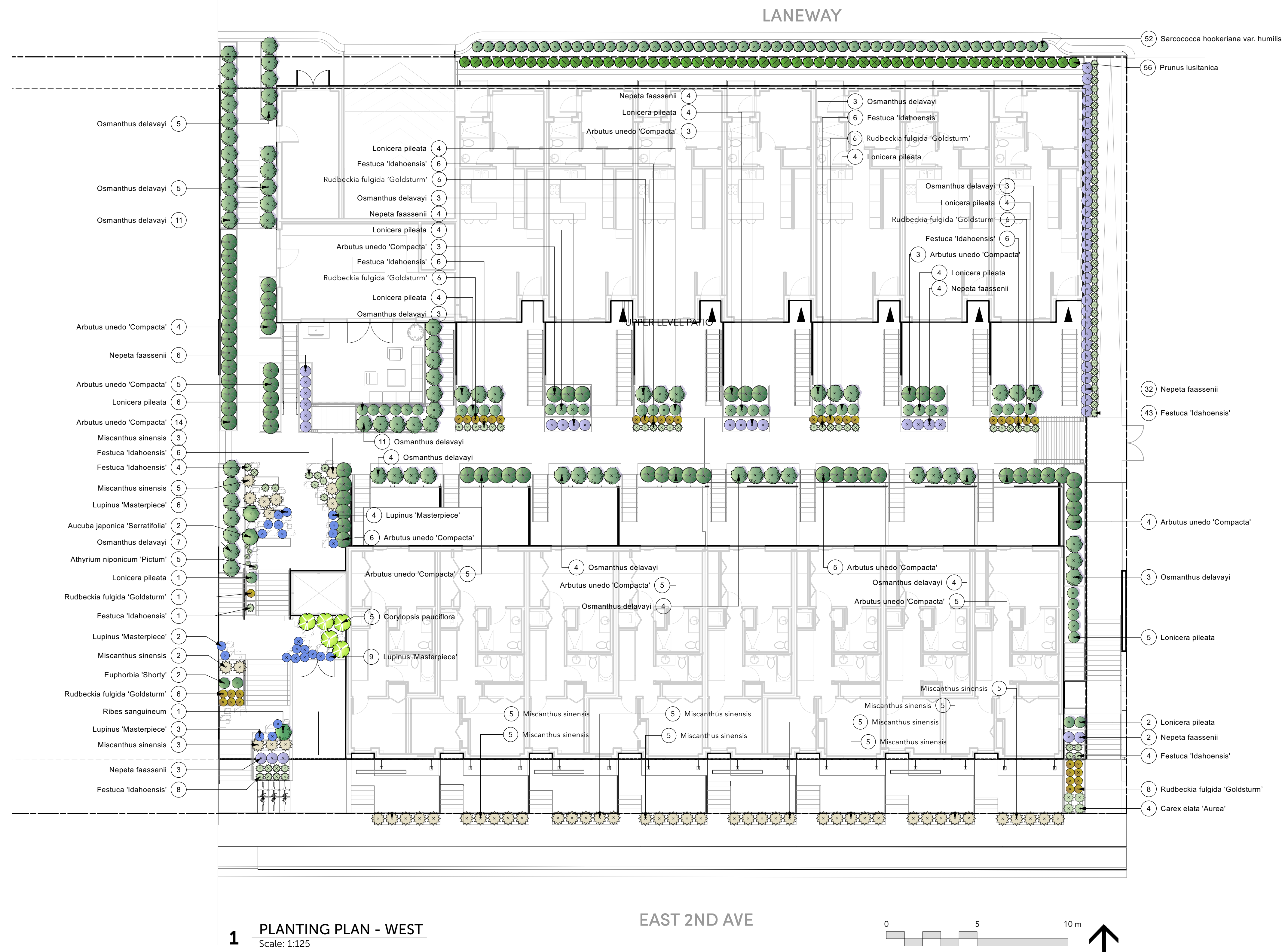
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Shape Architecture
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

GRADING + SOIL DEPTH PLAN

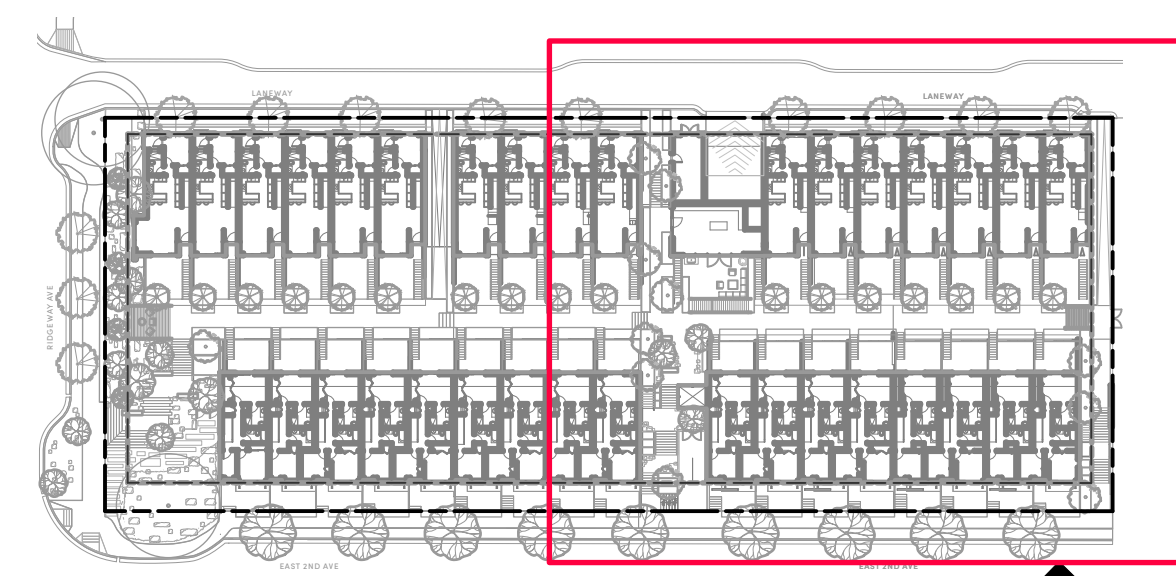
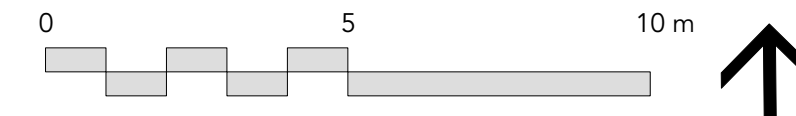
L2.0

Rev. A revision



1 PLANTING PLAN - WEST
 Scale: 1:125

EAST 2ND AVE



2 KEY PLAN
 Scale: NTS

GENERAL PLANTING NOTES:

- ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
- ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
- ROOTZONE TO REST ON TAMPED PLANTING SOIL
- SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
- TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
- TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
- FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
- IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
- ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
- INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
- FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
- ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

Project Stamp



Issue

No.	Description	Date
A	ISSUED FOR SCHEMATIC DESIGN	22-01-24
B	ISSUED FOR DEVELOPMENT PERMIT	22-02-25
C	DEVELOPMENT PERMIT RESUBMISSION	22-10-25

Project Info

22052
M3 Townhomes
 North Vancouver

Project Team

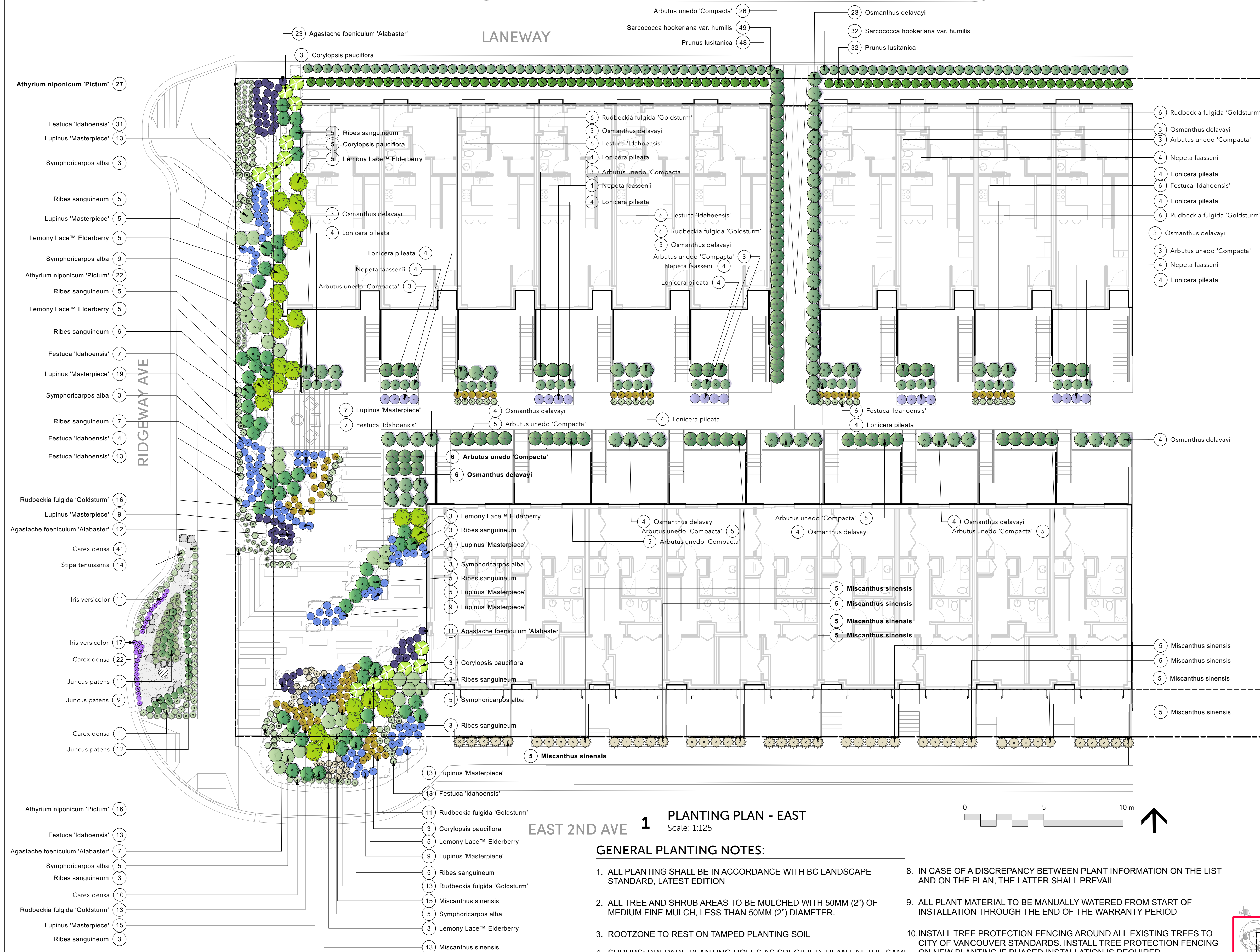
Client
 Creo Developments
 Architect
 Shape Architecture
 Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
 Drawn By _____ Checked _____

PLANTING PLAN - WEST

L3.0

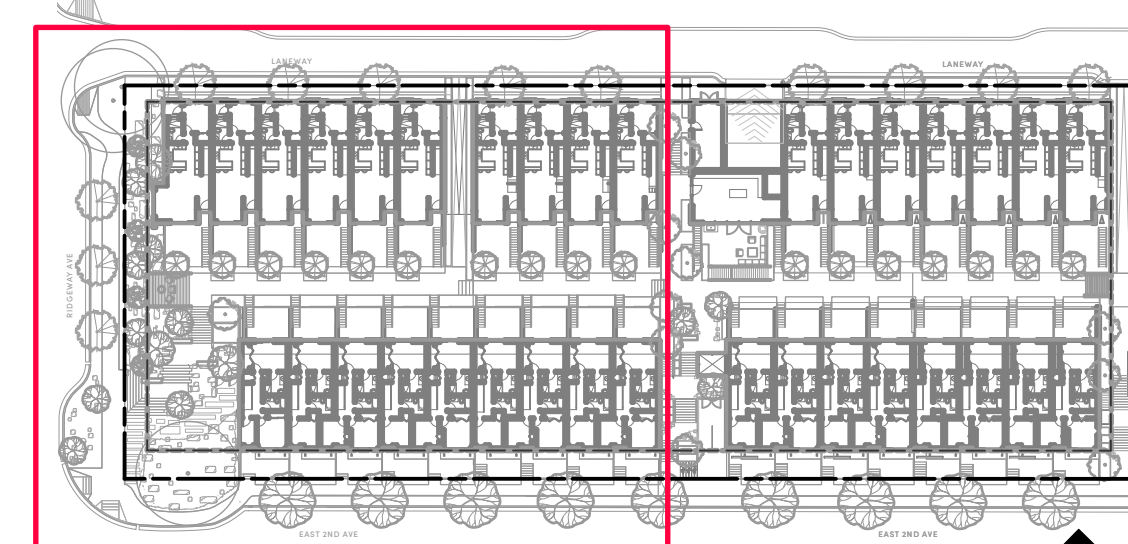
Rev. A revision



1 PLANTING PLAN - EAST
Scale: 1:125

GENERAL PLANTING NOTES:

- ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
- IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
- ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
- ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
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2 KEY PLAN
Scale: NTS

Project Stamp



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M3 Townhomes

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Creo Developments

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Shape Architecture

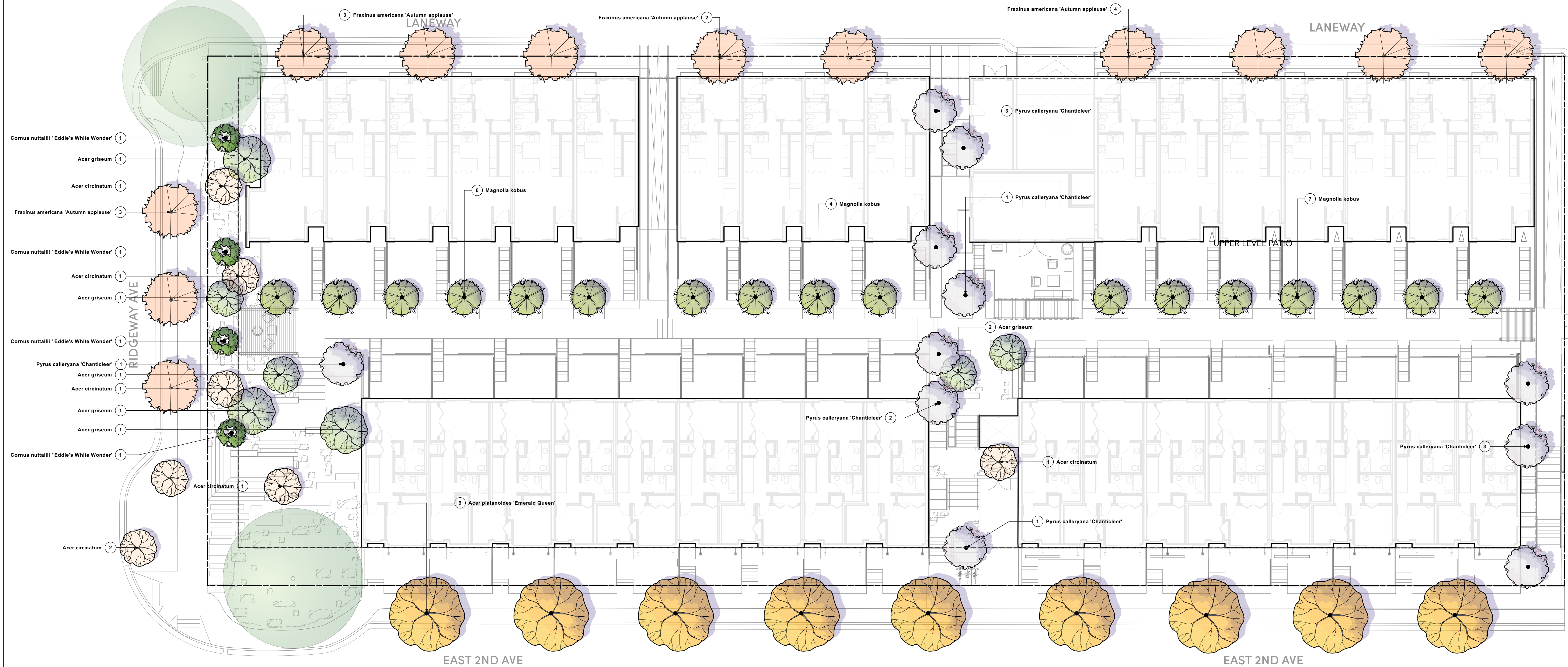
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By
Checked By

PLANTING PLAN - EAST

L3.1

Rev. A revision



1 PLANTING PLAN - TREES OVERALL
Scale: 1:160

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

Project Stamp



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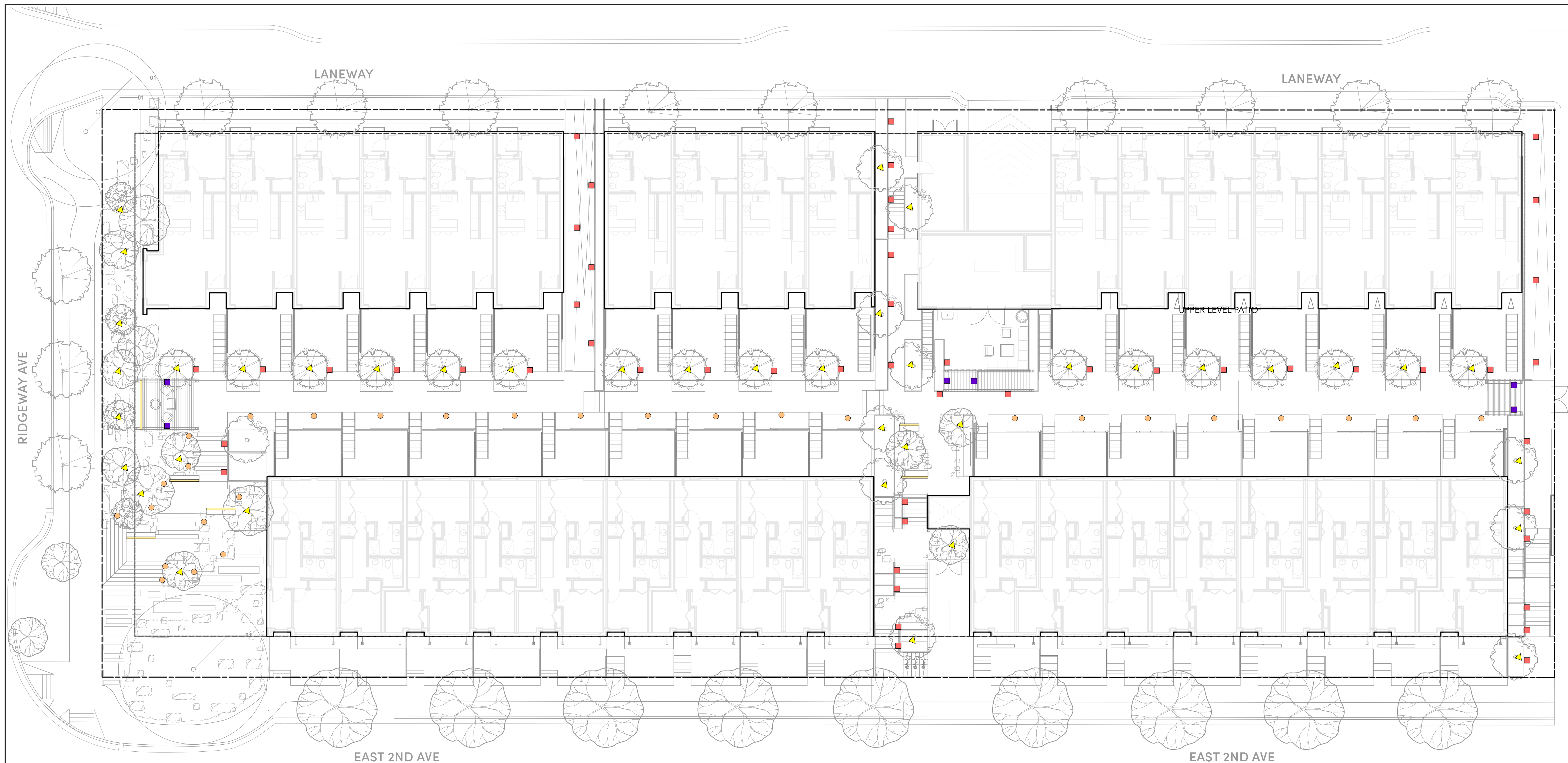
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

PLANTING PLAN - TREES OVERALL

L3.2

Rev. A revision



1 LIGHTING PLAN - LEVEL 1
Scale: 1:150

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN, PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINAIRES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCCELL ON, TIMER OFF.



LIGHTING LEGEND - GROUND LEVEL

QTY	TYPE	MANUFACTURER	DESCRIPTION
	TYPE A	KICHLER	Spot Flood 120V-277V LED Small Accent, 5W & 10W
	TYPE B	Bruck	LED Strip Orion Belt Narrow Beam Spread LED, Mounted Underneath Seat Wall Overhang
	TYPE C	VISTA	Bollard PR-4202-B-W-LB2ND
	TYPE D	KUZCO	Wall Insert - Metal Planter Sonic ER3005 Step Lights
	TYPE E		Wall Sconce Integrated Into Trellis - See Arch

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PROPERTY OF LOCI LANDSCAPE ARCHITECTURE
AND URBAN DESIGN. USE OR REPRODUCTION
PROHIBITED WITH PRIOR WRITTEN CONSENT.

Project Stamp



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Project Info

22052
M3 Townhomes
North Vancouver

Project Team

Client
Creo Developments
Architect
Shape Architecture
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

LIGHTING PLAN

L4.0

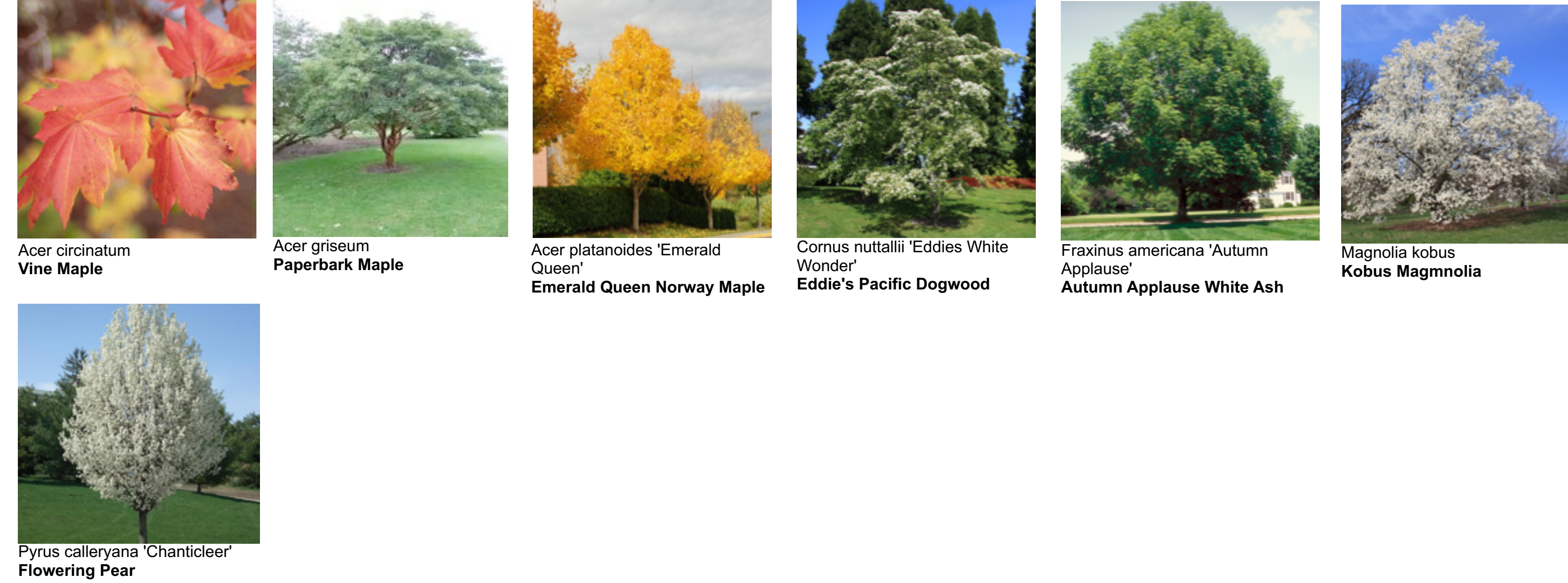
Rev. A revision

OVERALL PLANT LIST

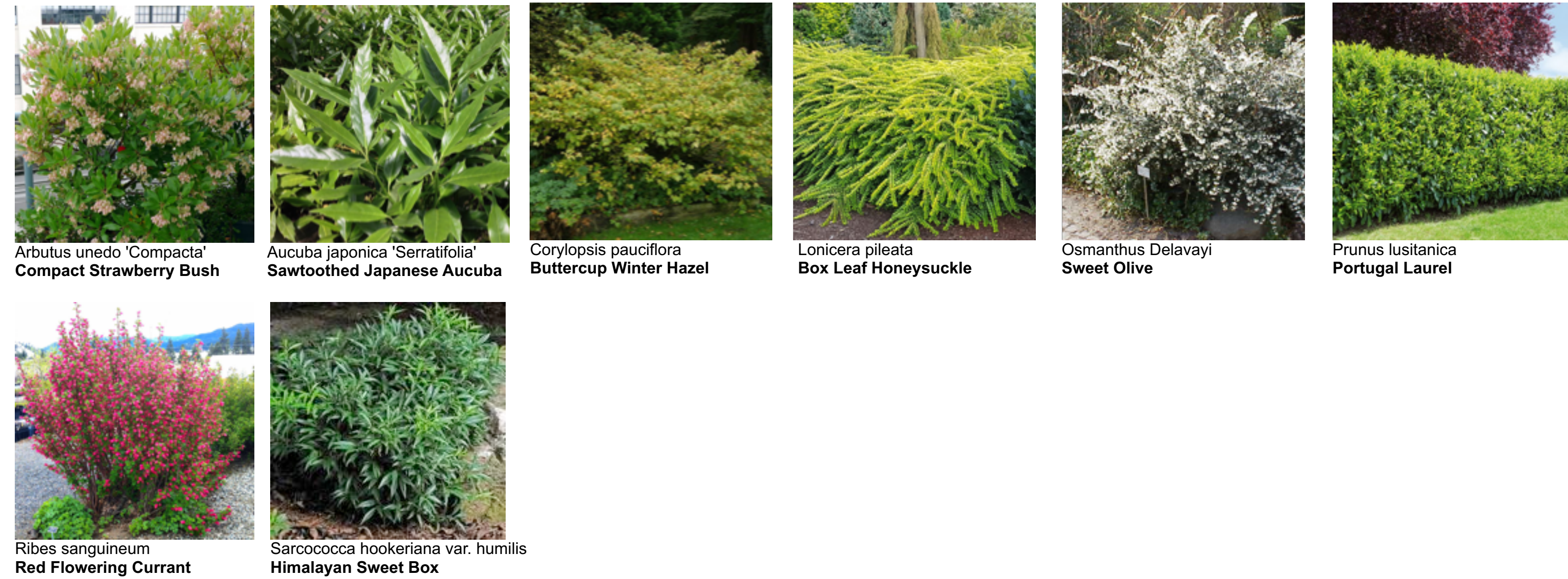
Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Note
DECIDUOUS TREES:						
	7	<i>Acer circinatum</i>	Vine Maple	7cm cal.	As Shown	B&B
	7	<i>Acer griseum</i>	Paperbark Maple	7cm cal.	As Shown	B&B
	9	<i>Acer platanoides</i> 'Emerald Queen'	Emerald Queen Norway Maple	8cm cal.	As Shown	B&B
	4	<i>Cornus nuttallii</i> 'Eddie's White Wonder'	Eddie's Pacific Dogwood	6cm cal.	As Shown	B&B
	12	<i>Fraxinus americana</i> 'Autumn Applause'	Autumn Applause White Ash	7cm cal.	As Shown	B&B
	17	<i>Magnolia kobus</i>	Kobus magnolia	6cm cal.	As Shown	B&B
	11	<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	7cm cal.	As Shown	B&B
SHRUBS:						
	62	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#2 Pot	0.76 o.c.	
	2	<i>Aucuba japonica</i> 'Serratifolia'	Sawtoothed Japanese Aucuba	#3 Pot	0.91 o.c.	
	5	<i>Corylopsis pauciflora</i>	Buttercup Winter Hazel	#2 pot	1 o.c.	
	42	<i>Lonicera pileata</i>	Box-leaf Honeysuckle	#2 Pot	0.61 o.c.	
	70	<i>Osmanthus delavayi</i>	Sweet Olive	#2 Pot	0.91 o.c.	
	56	<i>Prunus lusitanica</i>	Portugal Laurel	#3 pot	0.61 o.c.	
	1	<i>Ribes sanguineum</i>	Red Flowering Currant	#5 Pot	0.91 o.c.	
	52	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Himalayan Sweet Box	#2 Pot	0.61 o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	5	<i>Athyrium niponicum</i> 'Pictum'	Japanese Painted Fern	#1 pot	0.3 o.c.	
	4	<i>Carex elata</i> 'Aurea'	Bowles Golden Sedge	#2 pot	0.61 o.c.	
	2	<i>Euphorbia</i> 'Shorty'	Shorty Spurge	#2 Pot	0.61 o.c.	
	90	<i>Festuca</i> 'Idahoensis'	Idaho fescue	#1 pot	0.46 o.c.	
	24	<i>Lupinus</i> 'Masterpiece'	Masterpiece Lupine	#2 pot	0.5 o.c.	
	53	<i>Miscanthus sinensis</i>	Maiden Grass	#2 Pot	0.76 o.c.	
	55	<i>Nepeta faassenii</i>	'Cat's Meow' Catmint	#1 Pot	0.61 o.c.	
	39	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	#2 Pot	0.46 o.c.	

PLANT IMAGES

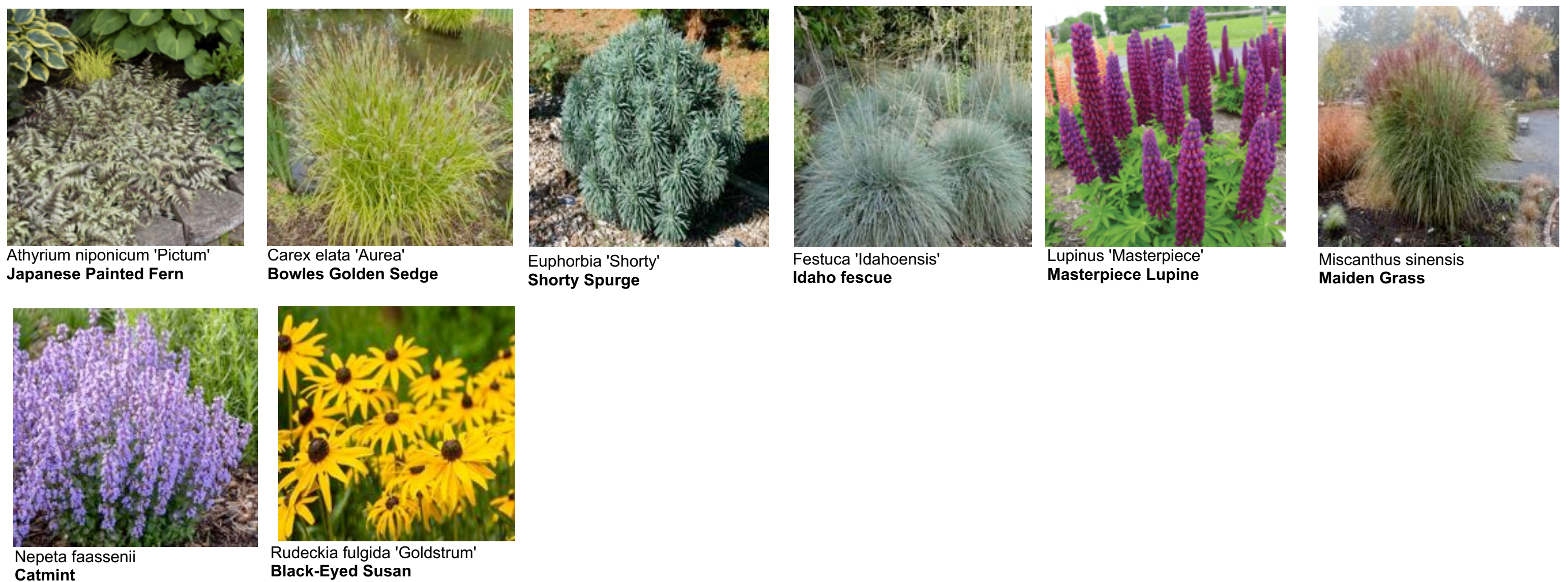
TREES



SHRUBS



ORNAMENTAL GRASSES, PERENNIALS, FERNS, AND GROUNDCOVERS



Project Stamp



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22052
M3 Townhomes
North Vancouver

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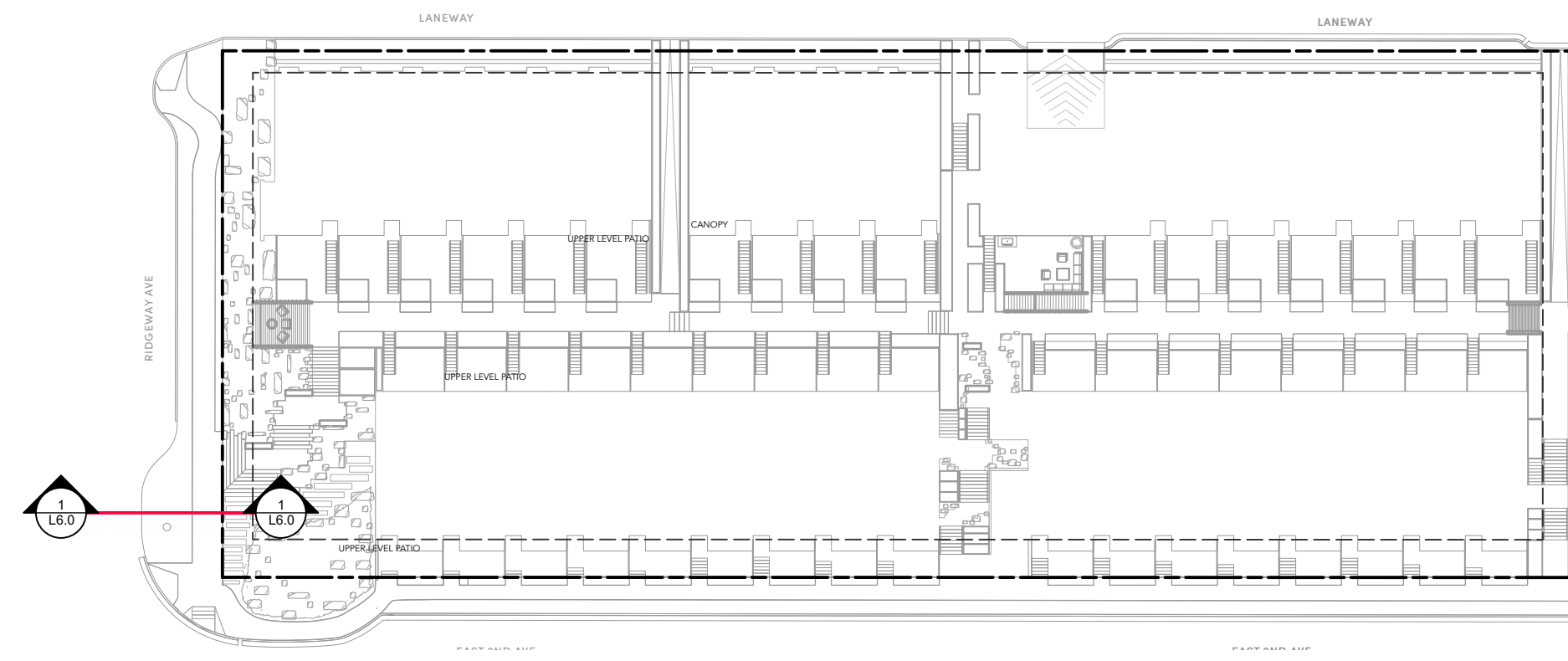
Client
Creo Developments
Architect
Shope Architecture
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked _____

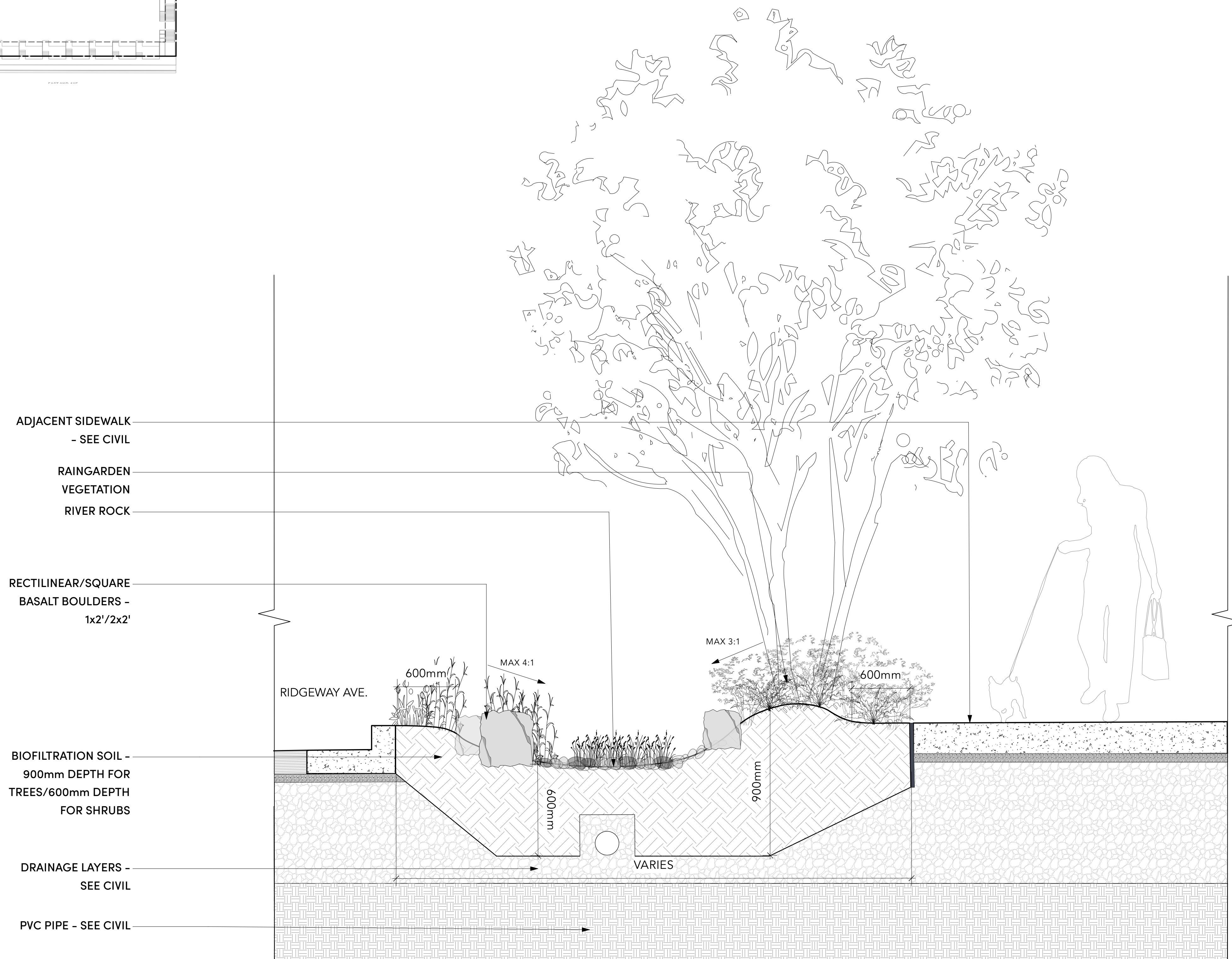
PLANT LIST + IMAGES

L5.0

Rev. A revision



2 KEY PLAN
 Scale: 1:500



1 SECTION 1- RIDGEWAY AVE. RAIN GARDEN - TYP.
 Scale: 1:15

Project Stamp



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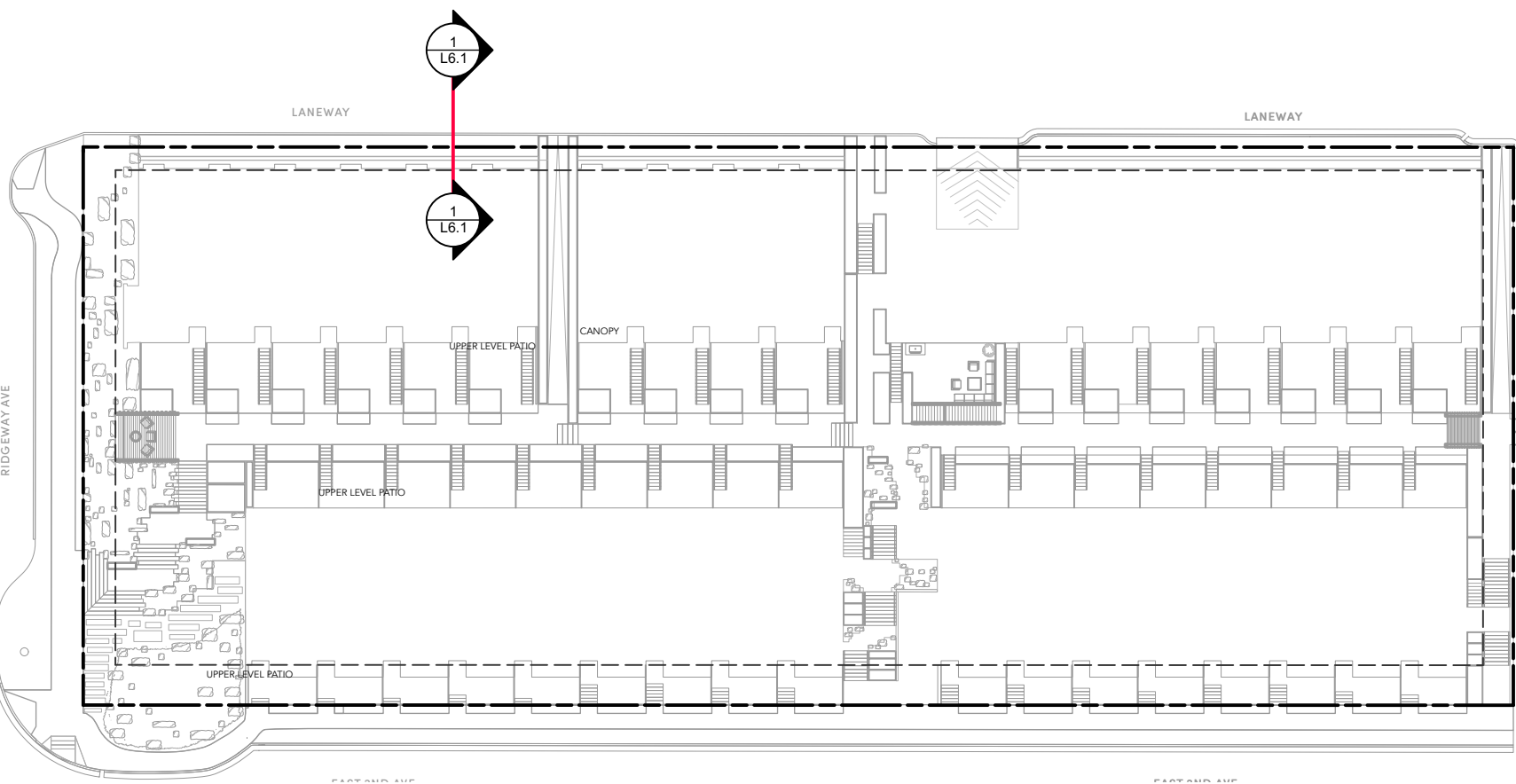
Client
 Creo Developments
 Architect
 Shape Architecture
 Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
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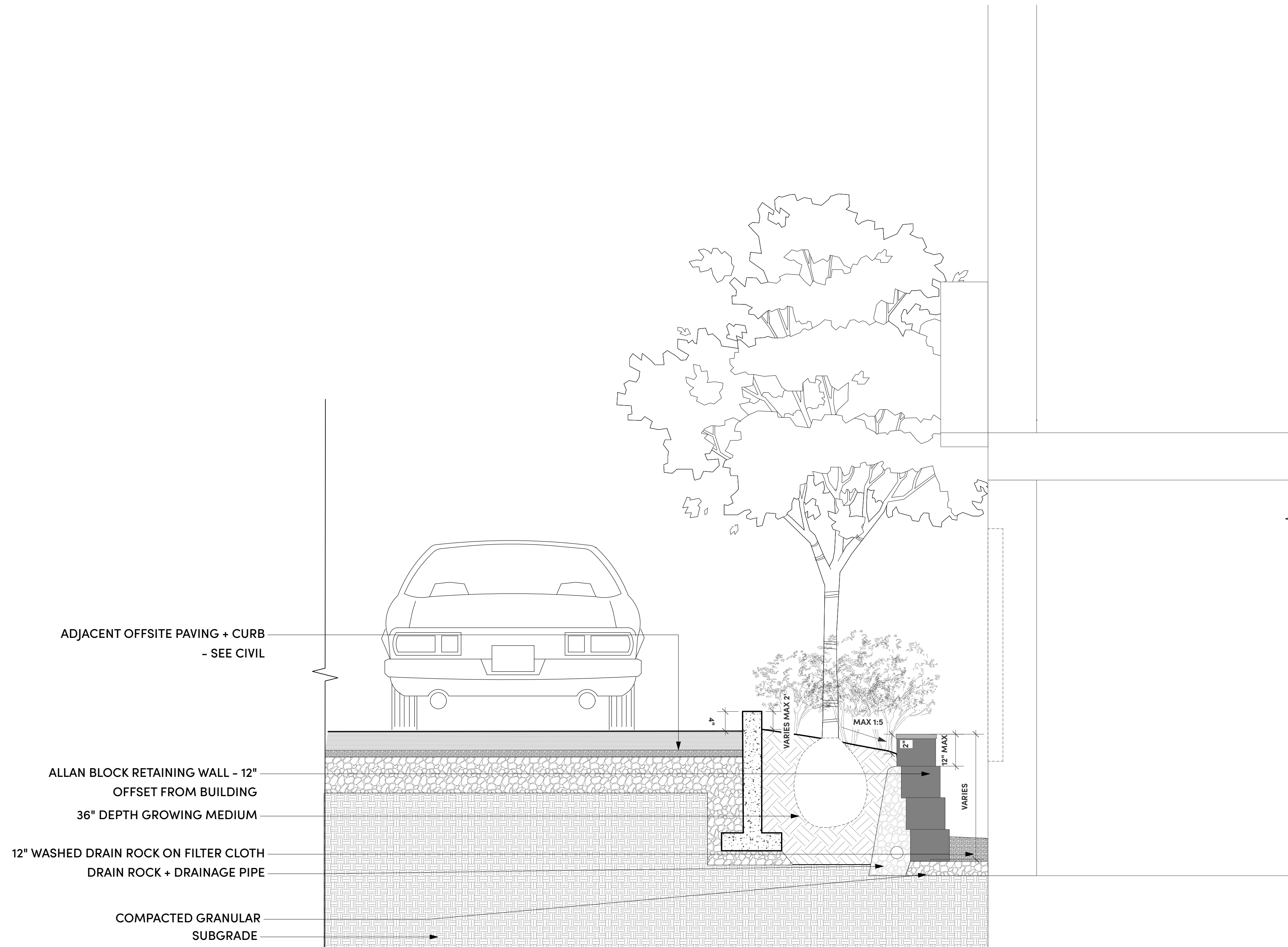
LANDSCAPE SECTIONS

L6.0

Rev. A revision



2 KEY PLAN
Scale: 1:500



1 SECTION 2 - LANEWAY + PLANTING BUFFER
Scale: 1:20

Project Stamp



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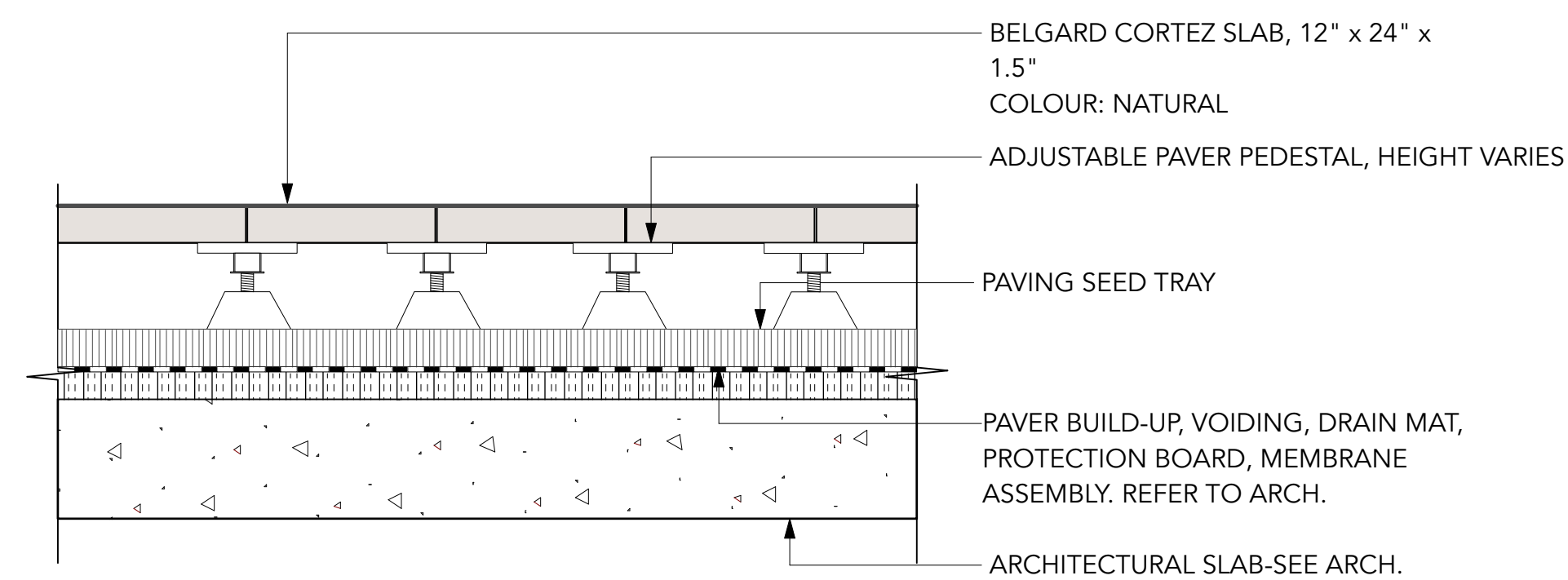
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By
Checked By

LANDSCAPE SECTIONS

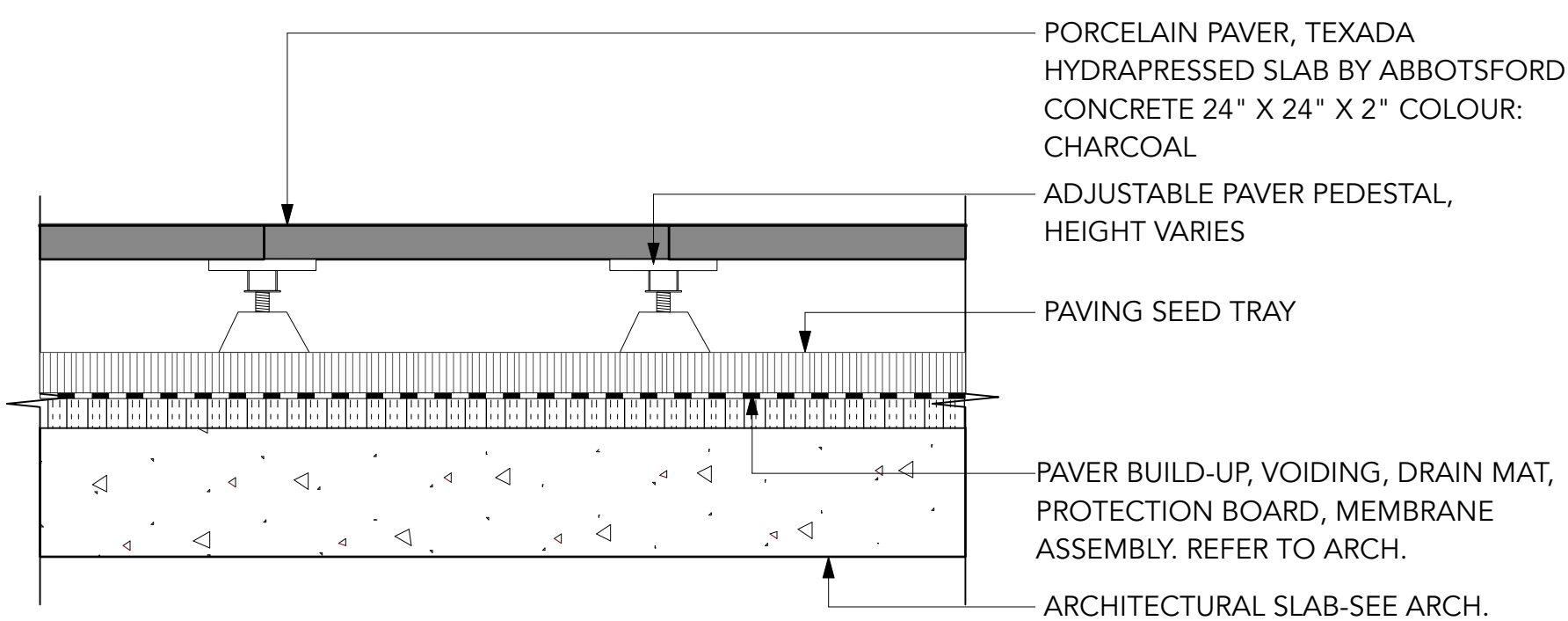
L6.1

Rev. A revision



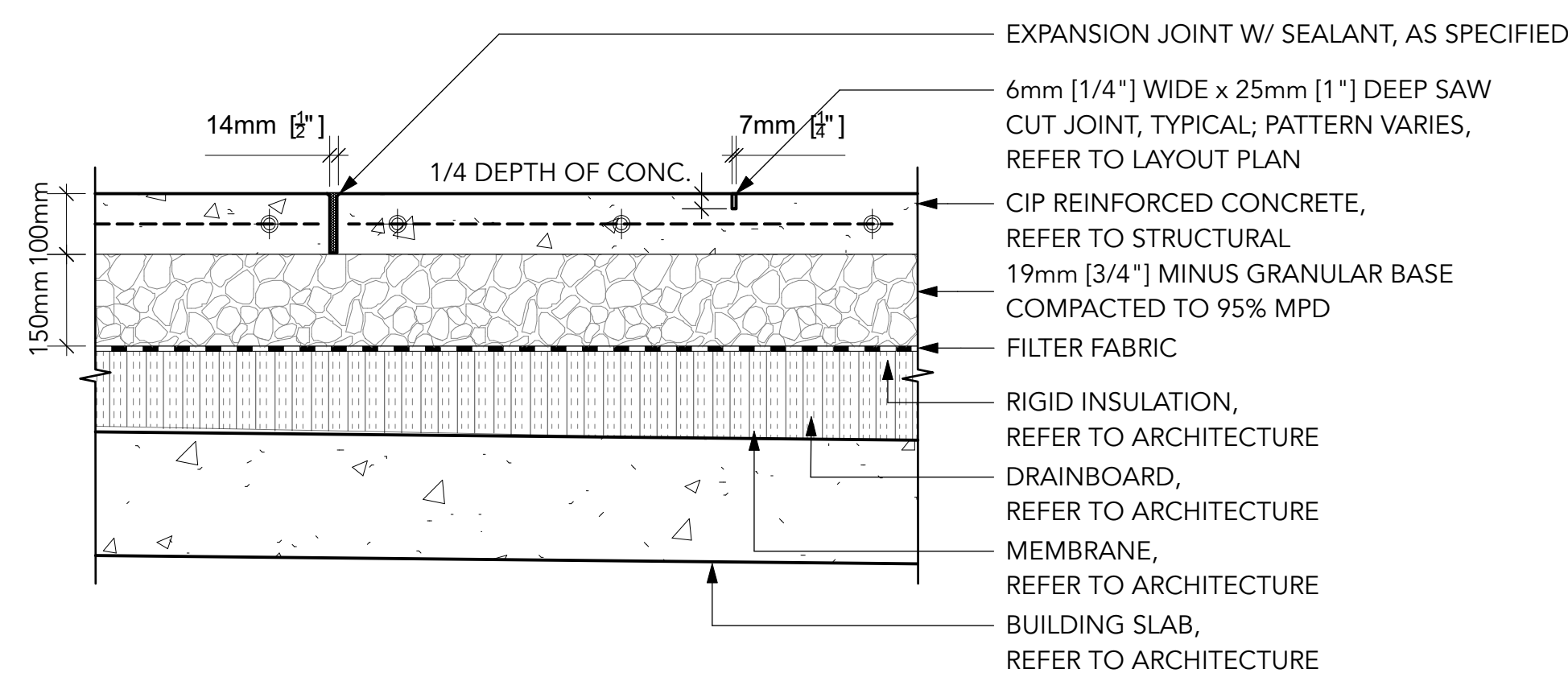
TYPE: BELGARD CORTEZ SLAB 12" x 24" x 3" UNIT PAVER
PATTERN: RUNNING BOND
COLOUR: NATURAL

1 PAVING TYPE 1: CONCRETE UNIT PAVERS ON SLAB, TYP.
Scale: 1:10



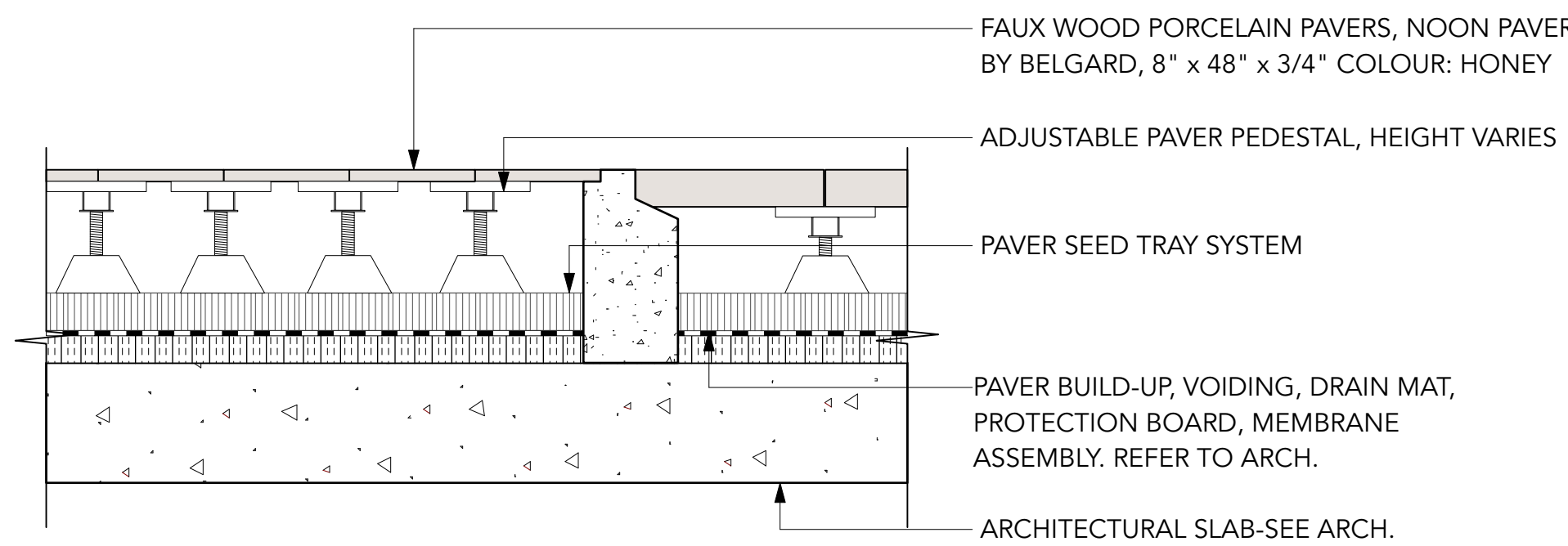
TYPE: TEXADA SLAB 24" x 24" x 2" UNIT PAVER
PATTERN: STACKED BOND
COLOUR: CHARCOAL

2 PAVING TYPE 2: PORCELAIN PAVERS ON SLAB, TYP.
Scale: 1:10

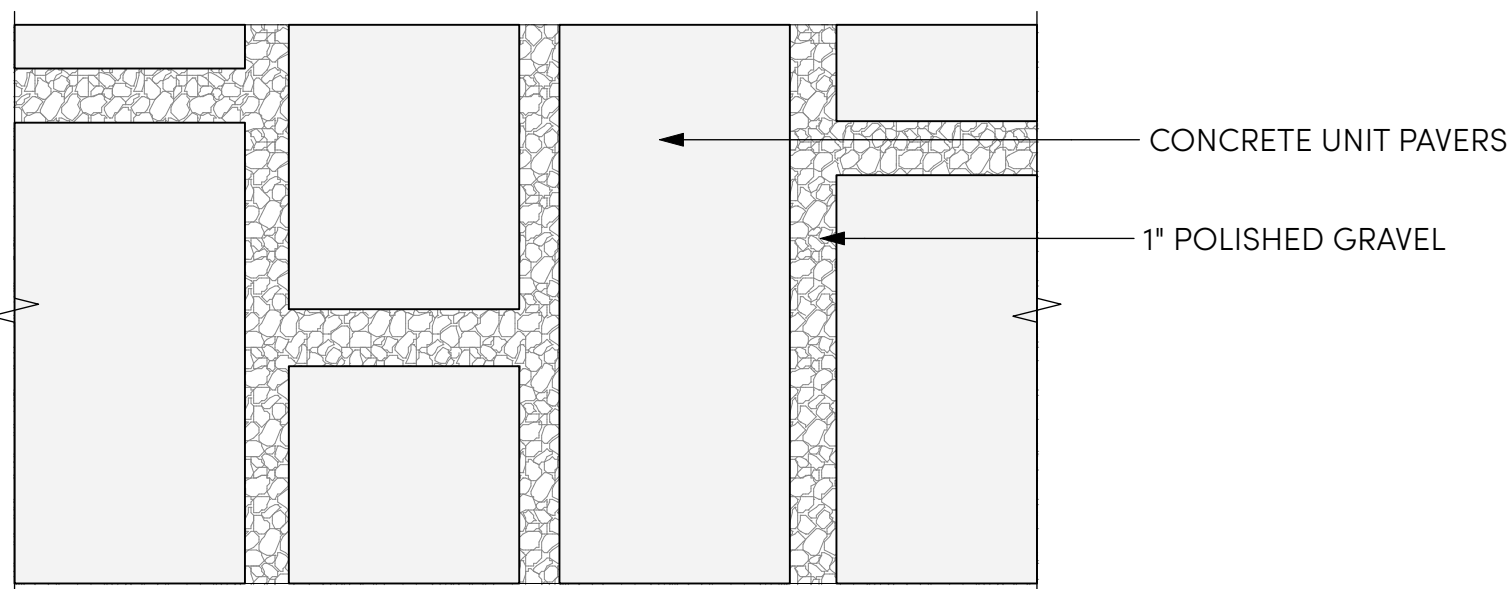


- NOTES:**
- TROWEL WITH LIGHT SANDBLAST
 - SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
 - EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
 - CONTROL JOINTS @ 1524mm [5'0"] O.C. MAX
 - FINAL LOCATIONS TO BE CONFIRMED ON SITE
 - STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

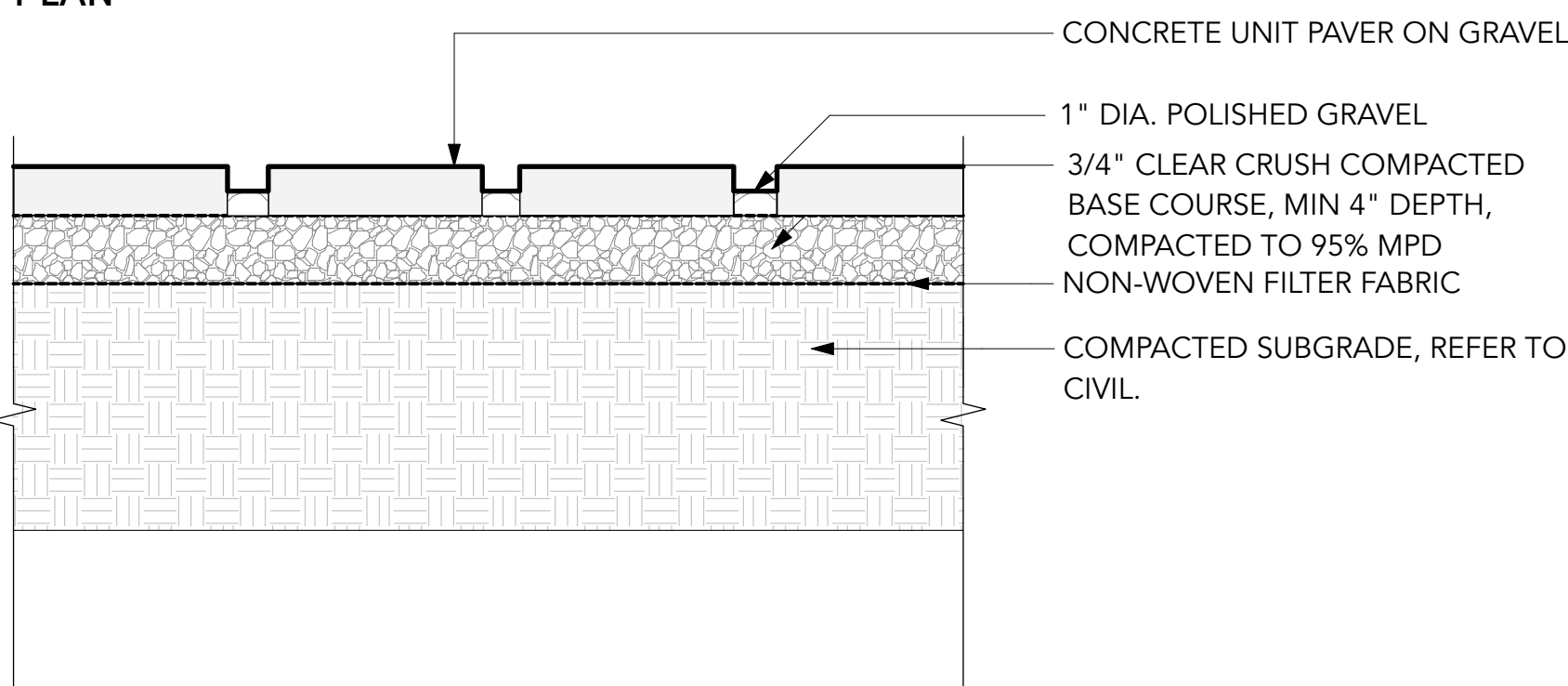
3 PAVING TYPE 3: CNV CIP CONCRETE PAVING, TYP.
Scale: 1:10



4 PAVING TYPE 4: FAUX WOOD ON PEDESTALS ON SLAB, TYP.
Scale: 1:10

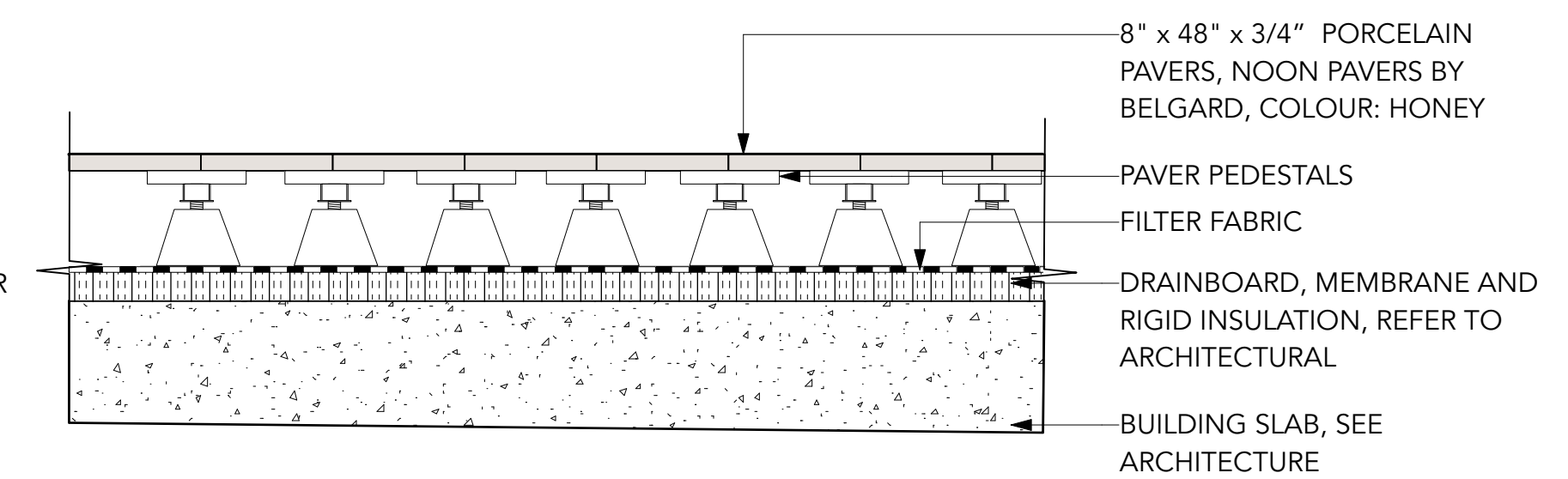


PLAN

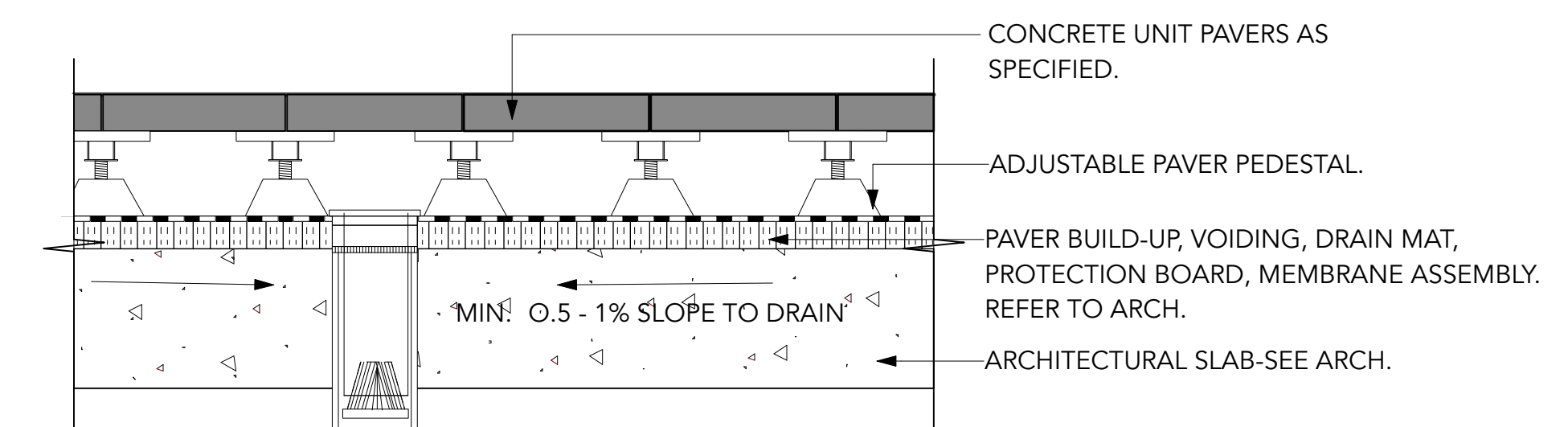


SECTION

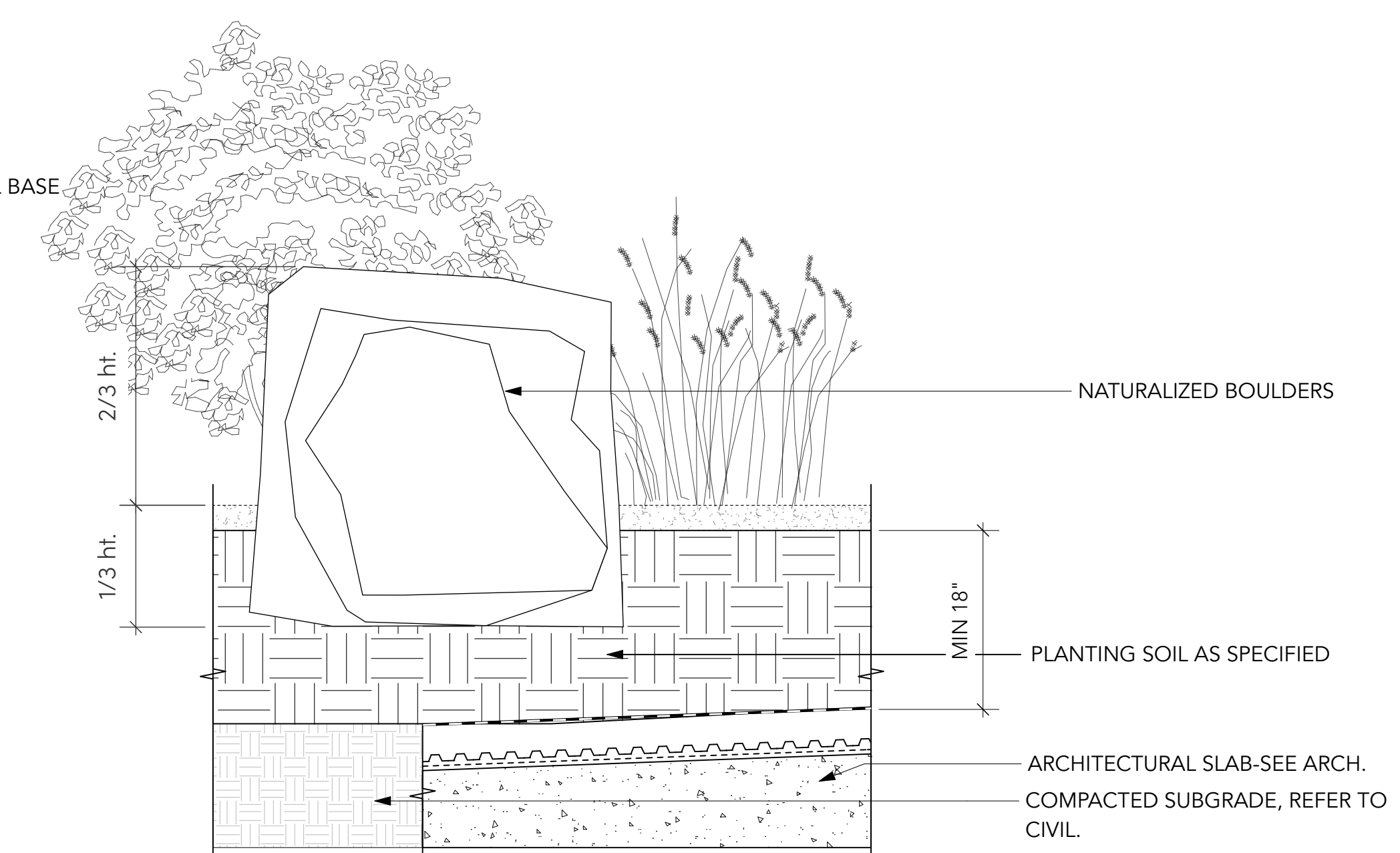
5 PAVING TYPE 5: PAVING SLABS ON BIRDS EYE GRAVEL, TYP.
Scale: 1:10



6 PAVING TYPE 6: FAUX WOOD TILE ON PEDESTALS, TYP.
Scale: 1:10



7 PAVING TYPE 7: CONCRETE UNIT PAVERS ON PEDESTALS, TYP.
Scale: 1:10



8 BOULDER ON SLAB/ON GRADE, TYP.
Scale: 1:10

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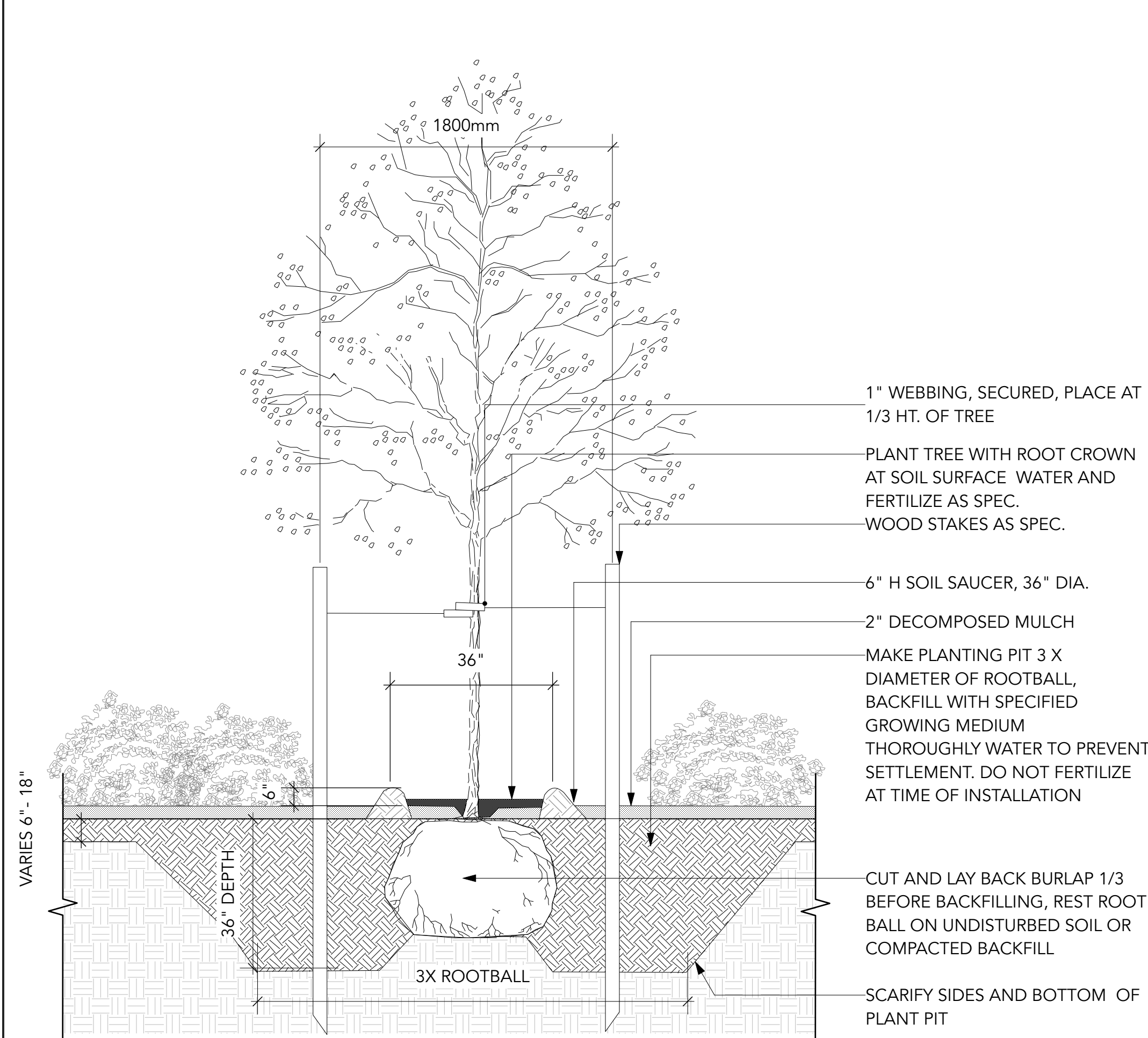
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By
Checked By

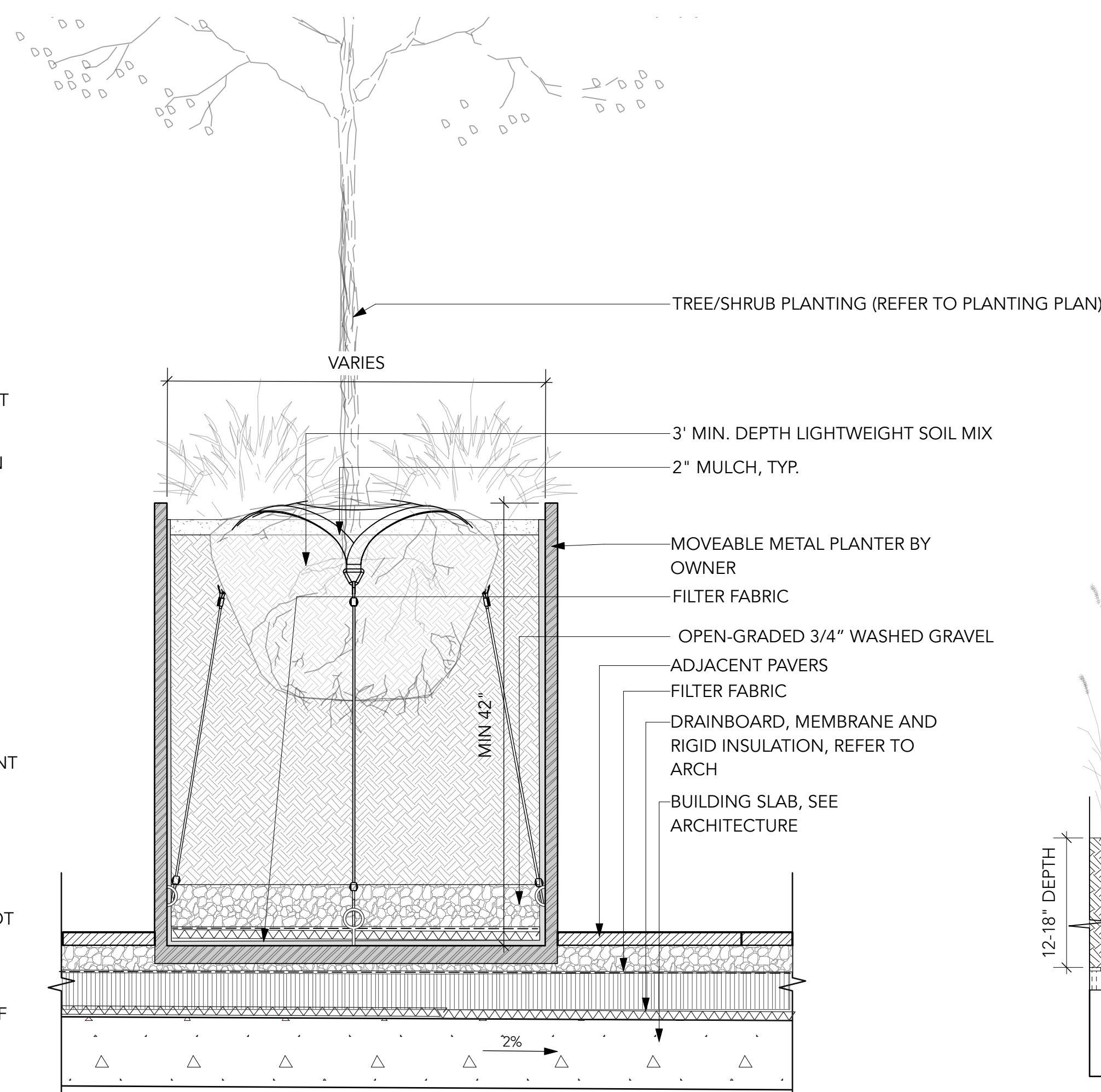
DETAILS

L7.0

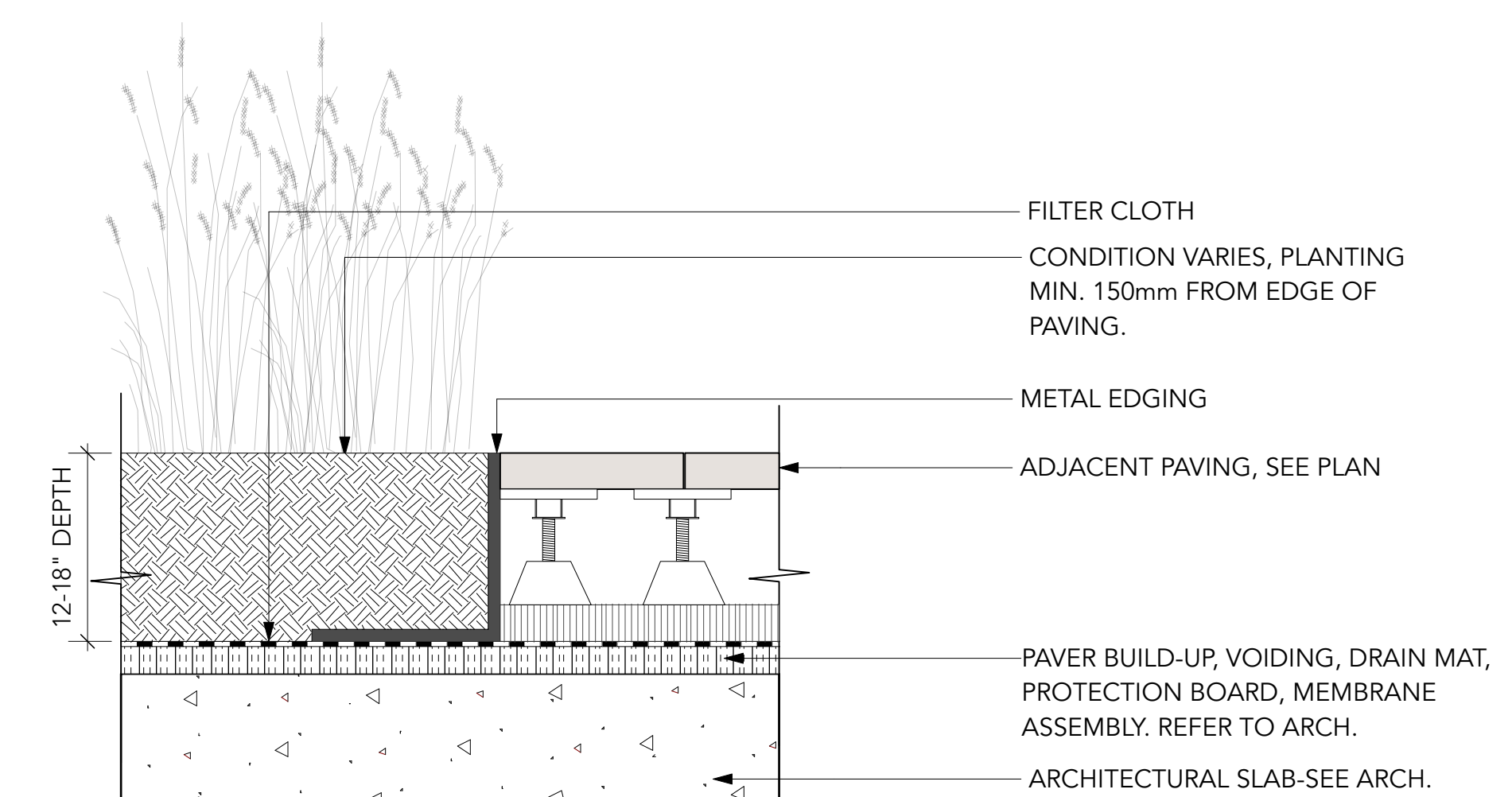
Rev. A revision



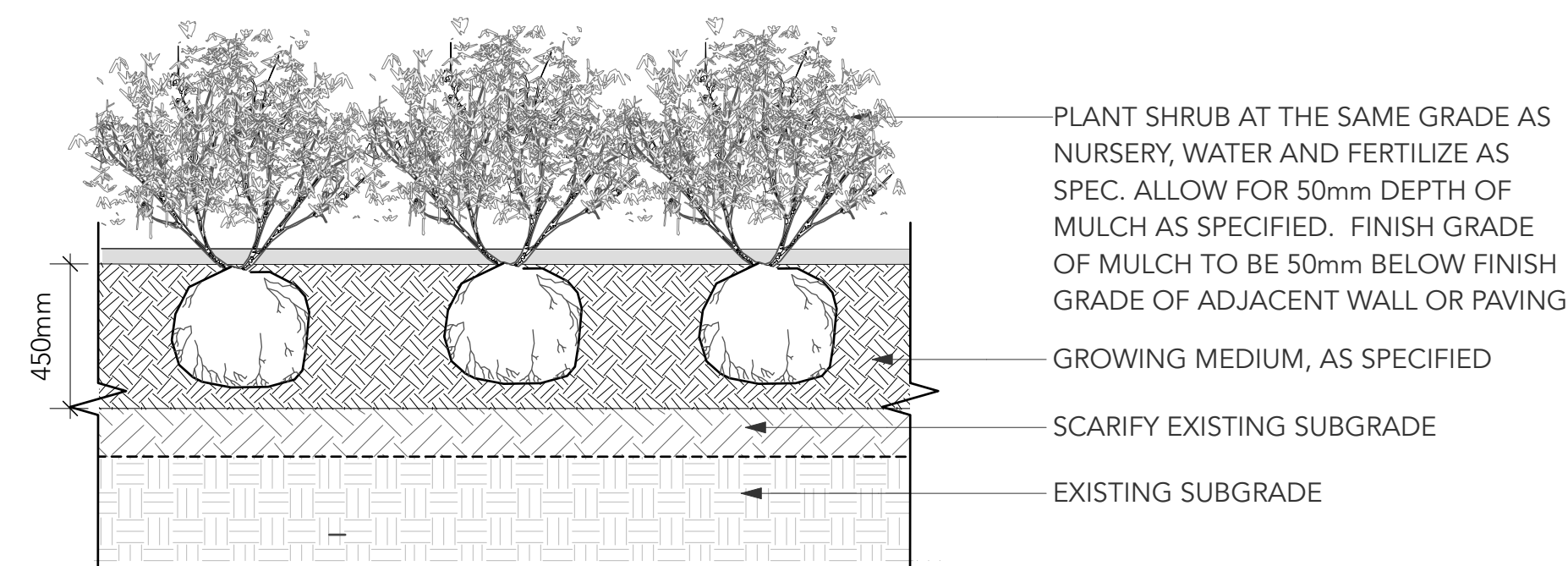
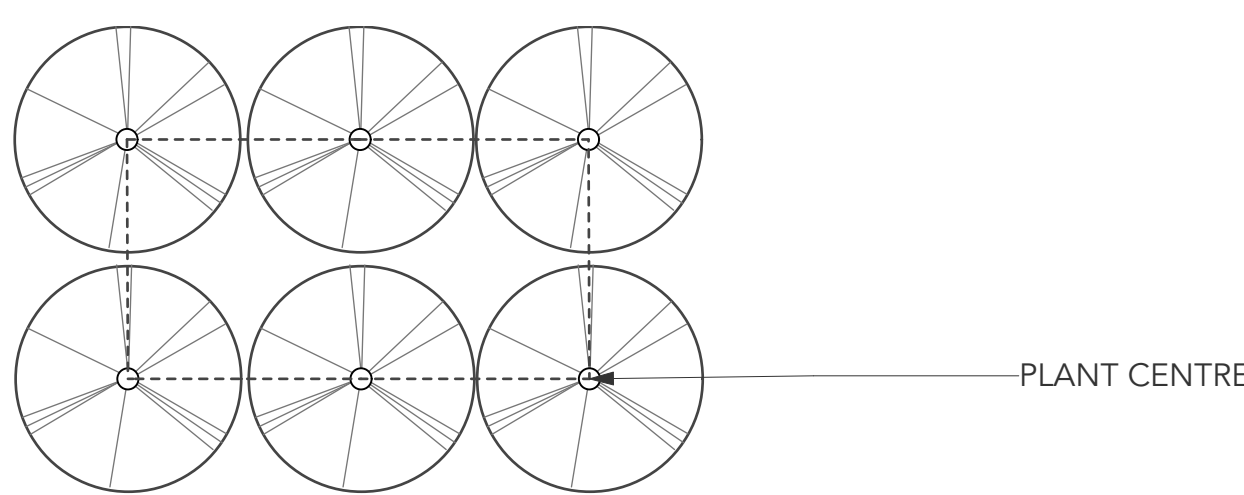
1 DECIDUOUS TREE ON GRADE, TYP.
Scale: 1:25



3 TREE IN METAL PLANTER ON SLAB, TYP.
Scale: 1:10

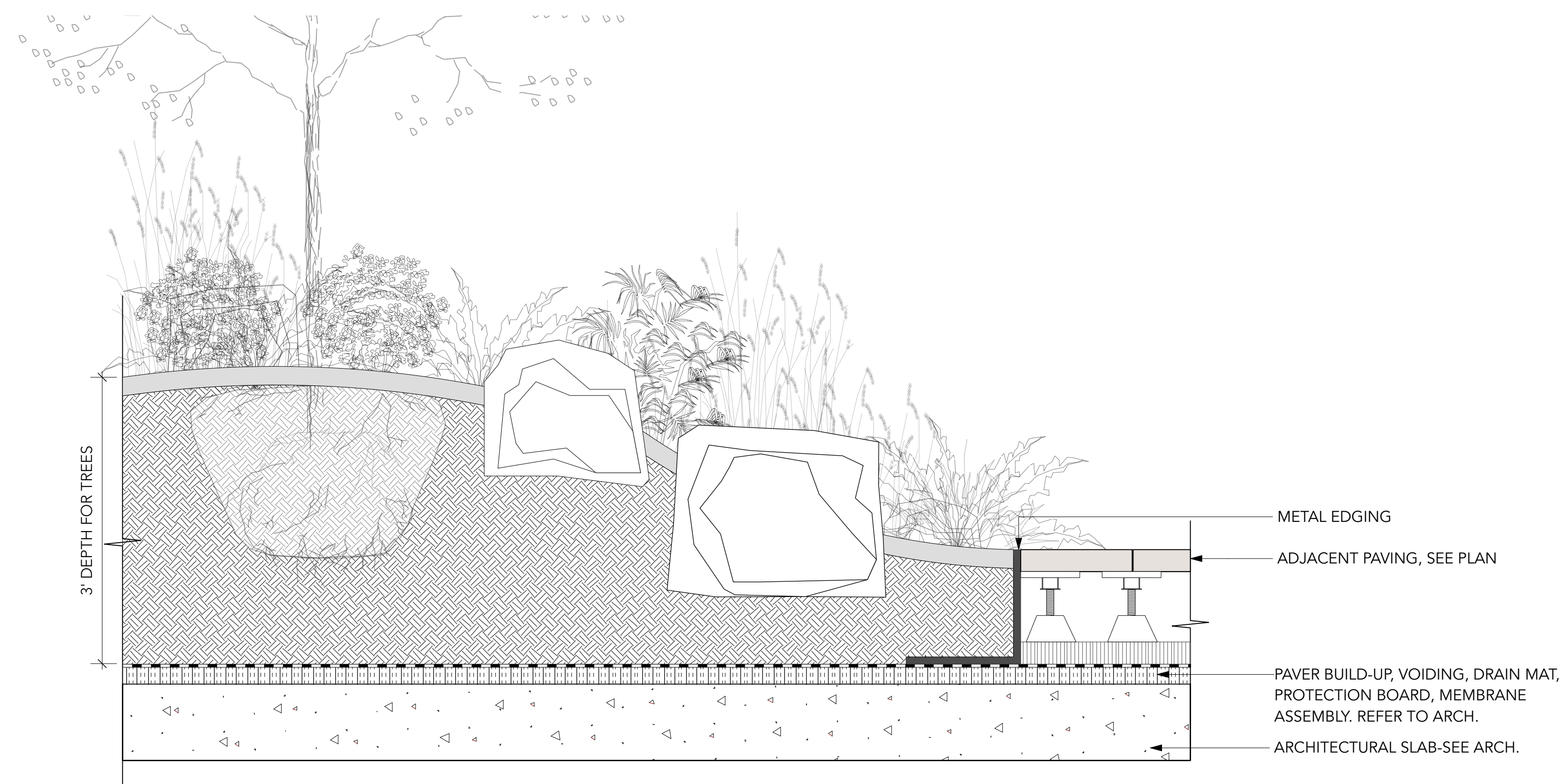


5 FLUSH PLANTER + PAVERS ON SLAB, TYP.
Scale: 1:10



NOTE:
1. TRIANGULAR SPACING FOR IRREGULAR SHAPED PLANTERS; GRID SPACING FOR RECTINEAR PLANTERS. AS SPECIFIED O.C. DISTANCE; ENSURE PERIMETER ROW
2. REFER TO PLANT SCHEDULE AND PLANTING PLAN

2 SHRUB ON GRADE TYP. DETAIL
Scale: 1:20



4 FLUSH MOUNDED PLANTER ON GRADE
Scale: 1:10

Project Stamp



Issue

No.	Description	Date
A	ISSUED FOR SCHEMATIC DESIGN	22-01-24
B	ISSUED FOR DEVELOPMENT PERMIT	22-02-25
C	DEVELOPMENT PERMIT RESUBMISSION	22-10-25

Project Info

22052

M3 Townhomes

North Vancouver

Project Team

Client
Creo Developments

Architect
Shape Architecture

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By
Checked By

DETAILS

L7.1

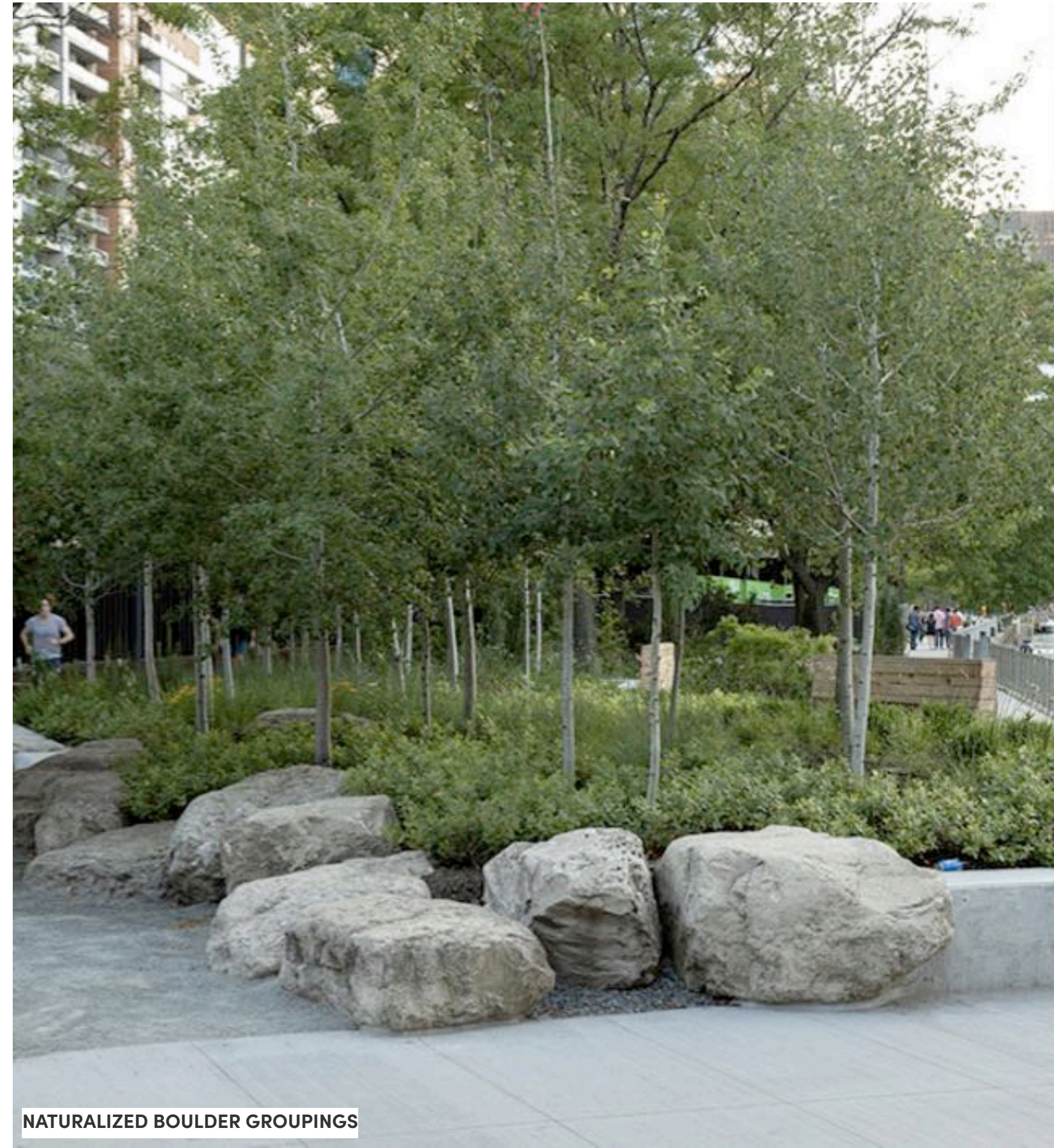
Rev. A revision



PRIVATE PATIOS



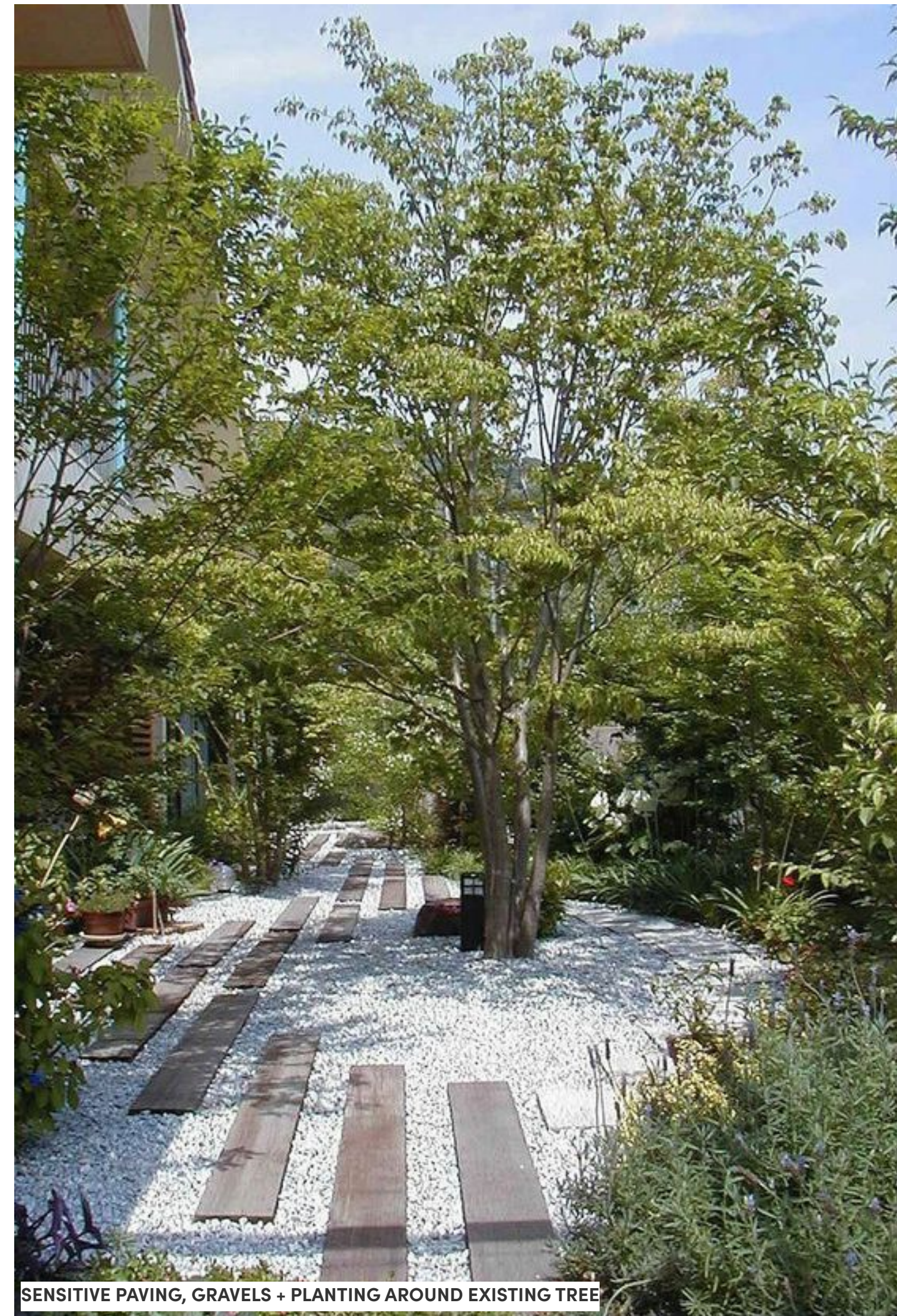
MEWS



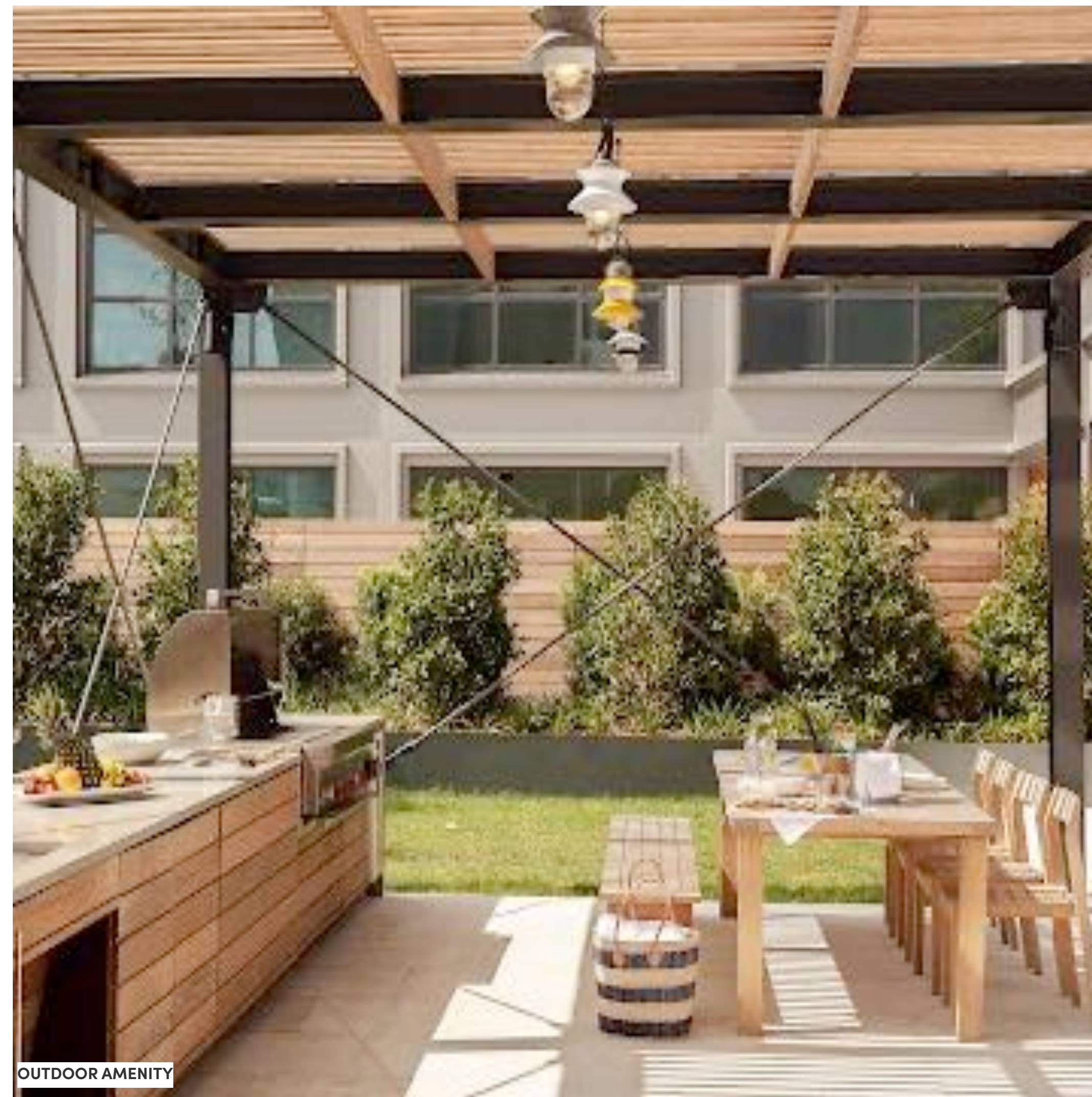
NATURALIZED BOULDER GROUPINGS



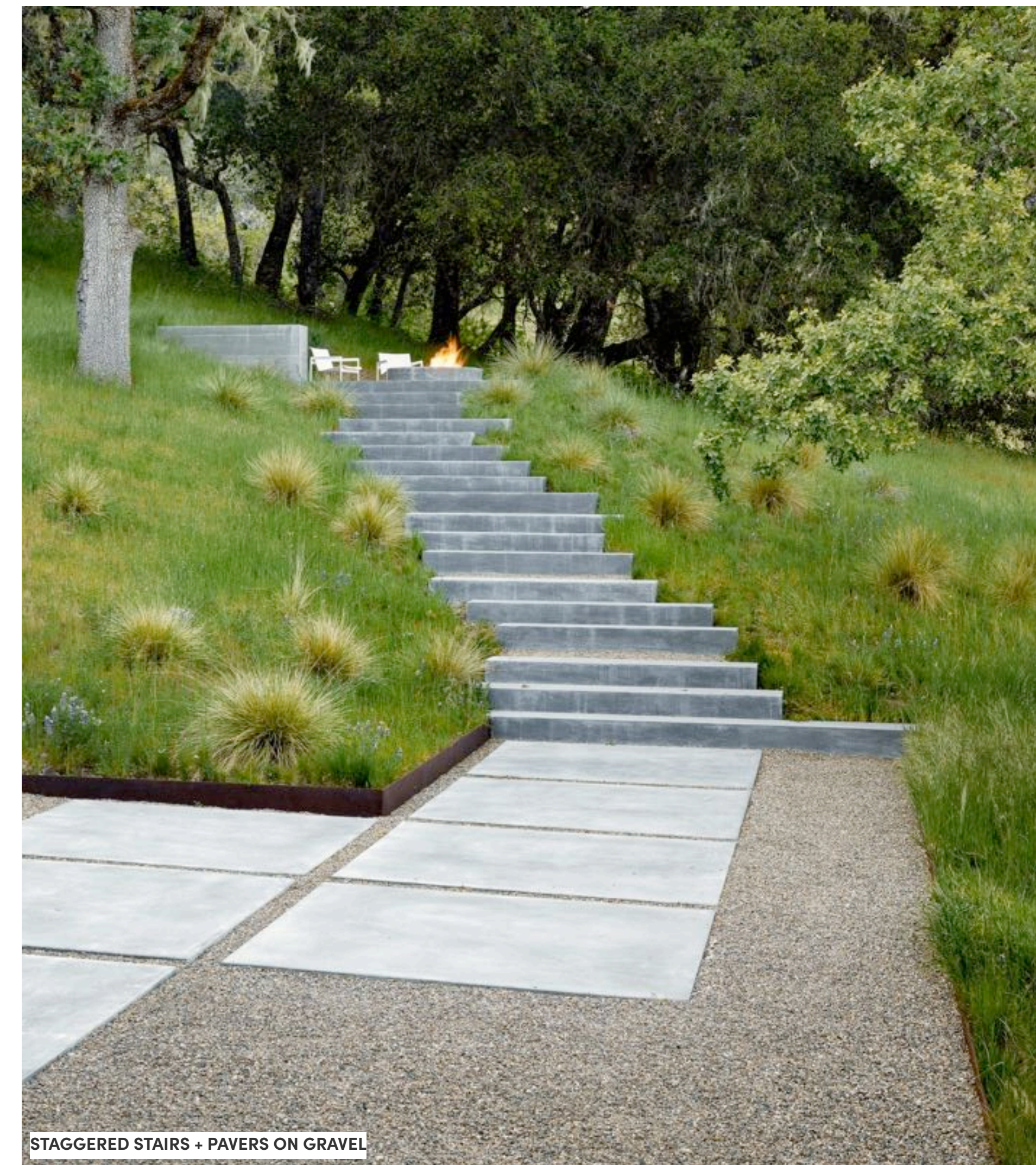
ALLAN BLOCK RETAINING WALL + GRAVEL STRIP



SENSITIVE PAVING, GRAVELS + PLANTING AROUND EXISTING TREE



OUTDOOR AMENITY



STAGGERED STAIRS + PAVERS ON GRAVEL

loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

1738 KINGSWAY, VANCOUVER, BC V5N 2S3
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Project Stamp



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Drawn By _____ Checked _____

PRECEDENT IMAGES

L8.0

Rev. A revision