

**NOTES:**

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCCLA GUIDELINES.
2. 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.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - A. GRASSSED AREAS: 350MM
  - B. GROUND COVERS: 450MM
  - C. SHRUBS: 450MM
  - D. TREE PITS: 100U METERS PER TREE PIT -
  - E. LAWN AREAS SHALL BE SODED WITH #1 PREMIUM RESIDENTIAL SOD, NON NETTED.
5. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
6. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
7. 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.
8. IRRIGATION TO BE INSTALLED FOR ALL OFF SITE LANDSCAPE AREAS.
9. ROCK BALLAST MATERIAL
  - ALL ROCK BALLAST SHALL BE SMOOTH FINISH FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. 1" DIA. WASHED STONE FOR PMT SURROUNDING AREAS AT A DEPTH OF 6".
10. 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'.
  - ENTRANCE AREAS: UNIT PAVERS AQUA PAVE - PERMEABLE UNIT PAVERS AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. VENETIAN COBBLE SERIES COLOR: COPPER CANYON PH: 1-800-663-4091
  - MOTOR COURTYARD: UNIT PAVERS AQUA PAVE - PERMEABLE UNIT PAVERS AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. VENETIAN COBBLE SERIES (FOR VEHICULAR APPLICATION) COLOR: COPPER CANYON PH: 1-800-663-4091
  - SIDEYARDS: STANDARD CONCRETE PAVING WITH BROOM FINISH NO TROWELED EDGES. SAW CUT EVERY 8'
  - ROOF LEVEL PRIVATE PATIOS: 2'X2' CONC. UNIT PAVERS W/ PLASTIC PEDESTALS. ABBOTSFORD CONCRETE PRODUCT. MODEL: SATURNA, COLOR: CHARCOAL
11. 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.
12. STORM WATER MANAGEMENT BY CIVIL ENGINEERING.
13. OFF SITE STREET TREES TO INCLUDE 25CU. METERS OF SOIL OR STRUCTURAL SOIL OR SOIL CELL TECHNOLOGY FOR EACH TREE. TO BE INSTALLED TO CNV STANDARDS.
14. SITE FURNISHINGS: BENCH AND GARBAGE RECEPTACLE TO BE PROVIDED AND SHALL MEET CNV STANDARDS.

**KEY:**

- |   |  |    |                           |    |  |
|---|--|----|---------------------------|----|--|
| 1 | LAWN - OPEN SPACE                      | 8  | ASPHALT SURFACE           | 15 | GREEN ROOF                                   |
| 2 | PLANTING AREA                          | 9  | RAISED CONC. PLANTER WALL | 16 | SOIL / STRUCTURAL SOIL 25 CU METERS PER TREE |
| 3 | PROPOSED DECIDUOUS OR CONIFEROUS TREE  | 10 | FENCE/SCREEN              | 17 | STREET FURNISHING BENCH, GARBAGE RECEPT.     |
| 4 | ROCK BALLAST, WASHED 1" DIA, 6" DEPTH  | 11 | PLANTER PRE FABRICATED    |    |  |
| 5 | CONCRETE PAVING BROOM FINISH           | 12 | DECORATIVE POTS           |    |  |
| 6 | CONCRETE UNIT PAVERS PERMEABLE         | 13 | BBQ - STATION             |    |  |
| 7 | 2' X 2' CONCRETE UNIT PAVERS PERMEABLE | 14 | GREEN ROOF                |    |  |

**PLANT LIST:**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	1	ACER CIRCINATUM	VINE MAPLE	2.75M HT.	B & B
APD	4	ACER PALMATUM	JAPANESE MAPLE	2.75 M HT.	B & B
FOD	3	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	5 CM CAL.	B & B
POC	2	PICEA OMORIKA	SERBIAN SPRUCE	2.75 M HT.	B & B
TOC	15	TAXUS MEDIA HICKSII	HICKS YEW	1.75 M HT.	B & B
MA	31	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PO	4	PRUNUS LAUROSERASUS OTTOLUYKEN	OTTOLUYKEN LAUREL	#3	CONTAINER
PM	17	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
RC	7	RHODODENDRON CHEER	CHEER RHODO.	#3	CONTAINER
RB	12	RHODODENDRON BOW BELLS	BOW BELLS RHODO.	#3	CONTAINER
RR	14	RHODODENDRON ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	10	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	27	SPIRAEA BUNJALDA 'DARTS RED'	DARTS RED	#3	CONTAINER
CM	23	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	25	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
HS	2	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	19	LAVANDULA ANGSTIFOLIA	LAVANDULA ANGSTIFOLIA	#2	CONTAINER

REVISIONS/ISSUED  
1. JUNE 30/2022 - ISSUED FOR D.P. SUBMISSION.

ISSUED FOR D.P.  
JUNE 30 - 2022



PROJECT  
**MULTI FAMILY RESIDENTIAL DEVELOPMENT**  
758 - 762 EAST 3RD. AVENUE. NORTH VANCOUVER, BC.  
DEVELOPER: JASR HOMES LTD.  
ARCHITECT: F ADAB ARCHITECTS INC.  
ROD MARUYAMA & ASSOCIATES INC. - 880 G. LEG IN BOOTH SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9987 FX: (604) 974-9981. E.M: rmaruyama@mlas.net

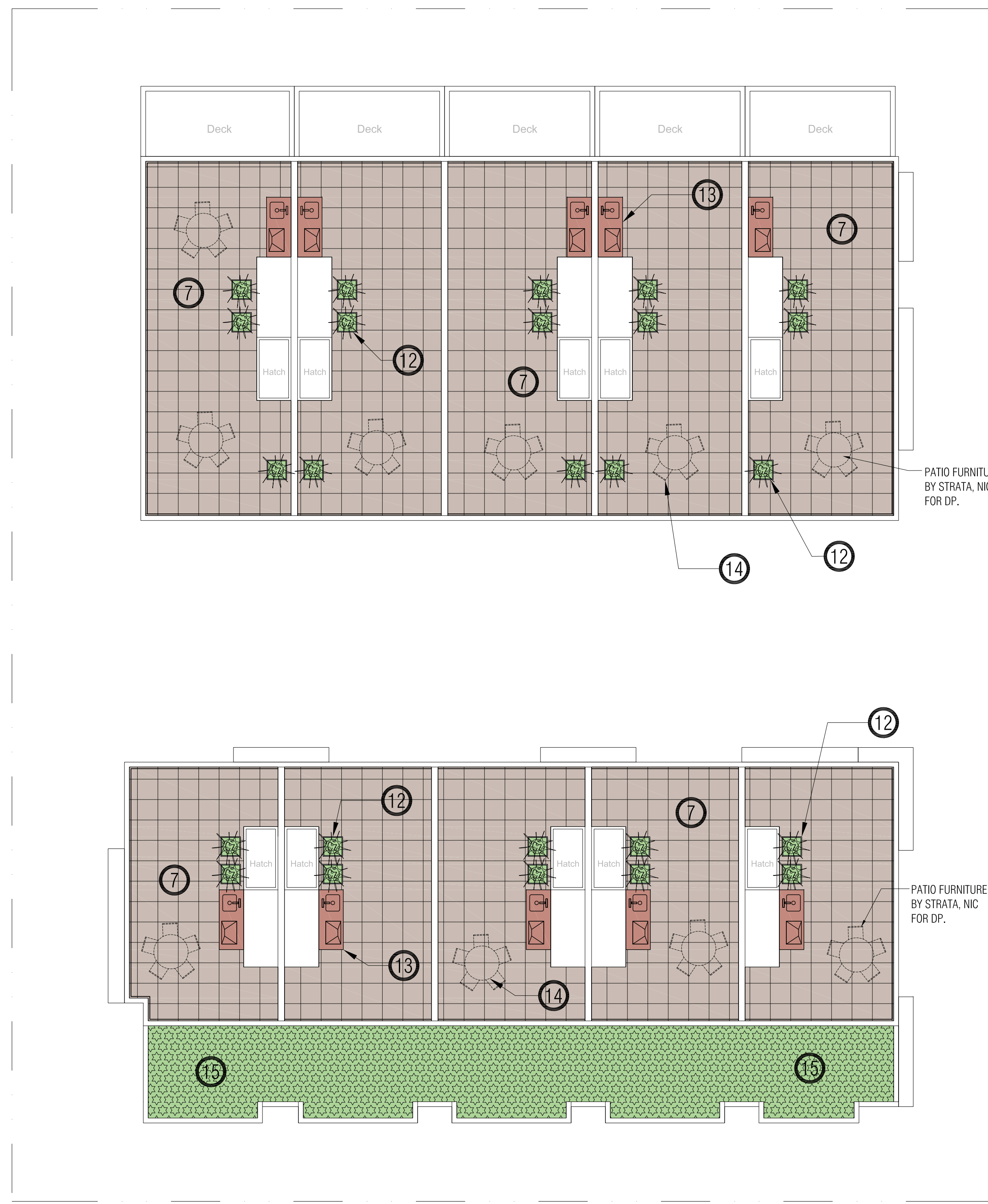


DATE: JUNE 20, 2022  
DESIGN: JZ, RMM  
DRAWN: RMM  
CHECKED: RMM  
SCALE: AS SHOWN  
JOB NO.: M2208

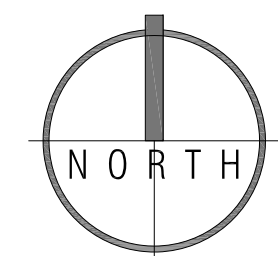
SHEET TITLE  
**LANDSCAPE PLAN**  
**GROUND LEVEL**  
SHEET NO.  
**L01**

**1 LANDSCAPE - GROUND LEVEL PLAN**  
SCALE: 1/8" = 1'-0"





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



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  - A. GRASSED AREAS: 350MM
  - B. GROUND COVERS: 450MM
  - C. SHRUBS: 450MM
  - D. TREE PITS: 10CU METERS PER TREE PIT -
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD, NON NETTED.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
7. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
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  - 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, MODEL: SATURNA. COLOR: CHARCOAL
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13. STORM WATER MANAGEMENT BY CIVIL ENGINEERING.
14. ROOF TOP PATIO PLANTERS TO BE PRE-MANUFACTURED, ALUMINUM, GALVANIZED METAL OR FIBERGLASS. COMPLETE WITH DRAIN HOLE.

**KEY:**

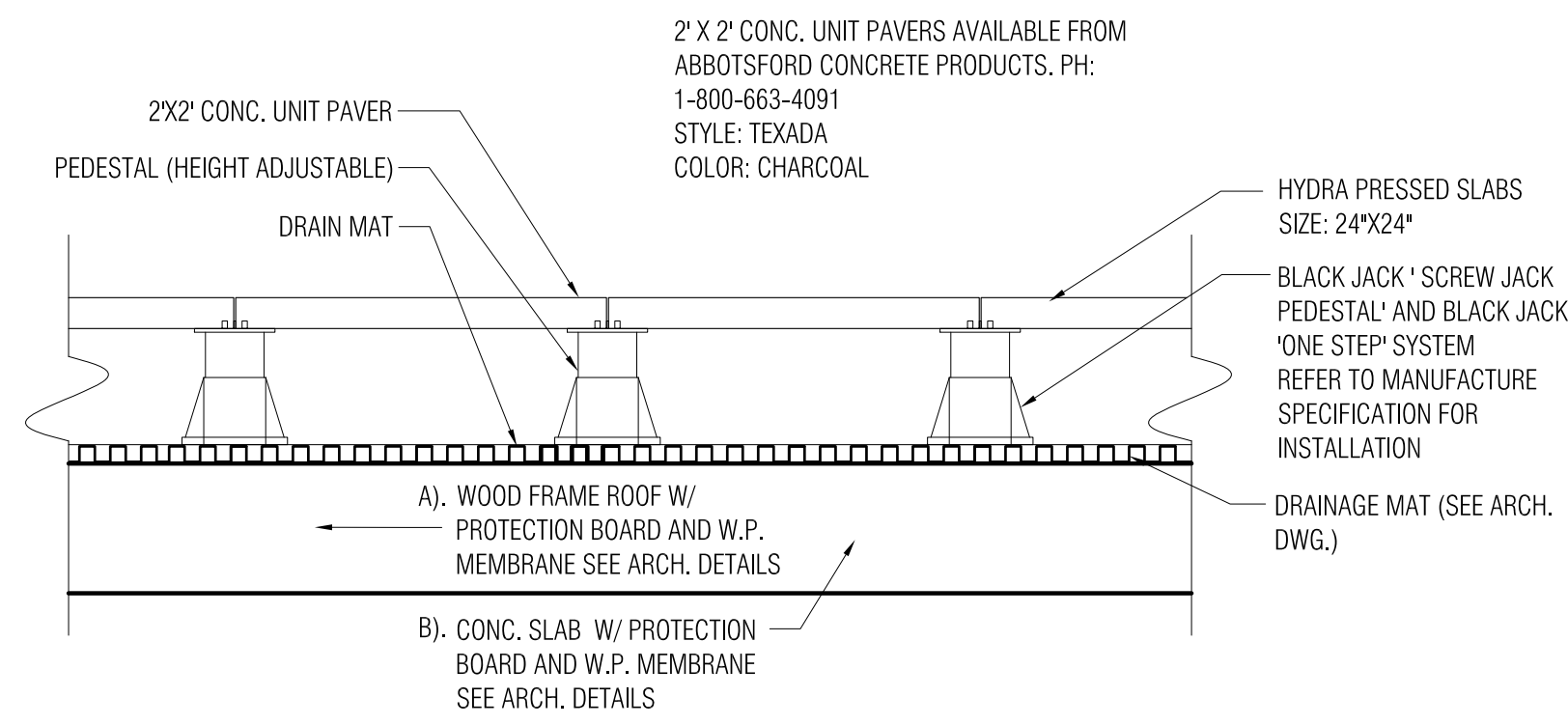
- |  |                             |               |
|--|-----------------------------|---------------|
| 1 LAWN - OPEN SPACE                      | 8 ASPHALT SURFACE           | 15 GREEN ROOF |
| 2 PLANTING AREA                          | 9 RAISED CONC. PLANTER WALL |               |
| 3 PROPOSED DECIDUOUS OR CONIFEROUS TREE  | 10 FENCE/SCREEN             |               |
| 4 ROCK BALLAST, WASHED 1" DIA, 6" DEPTH  | 11 PLANTER PRE FABRICATED   |               |
| 5 CONCRETE PAVING BROOM FINISH           | 12 DECORATIVE POTS          |               |
| 6 CONCRETE UNIT PAVERS PERMEABLE         | 13 BBQ - STATION            |               |
| 7 2' X 2' CONCRETE UNIT PAVERS PERMEABLE | 14 GREEN ROOF               |               |

**PLANT LIST:**

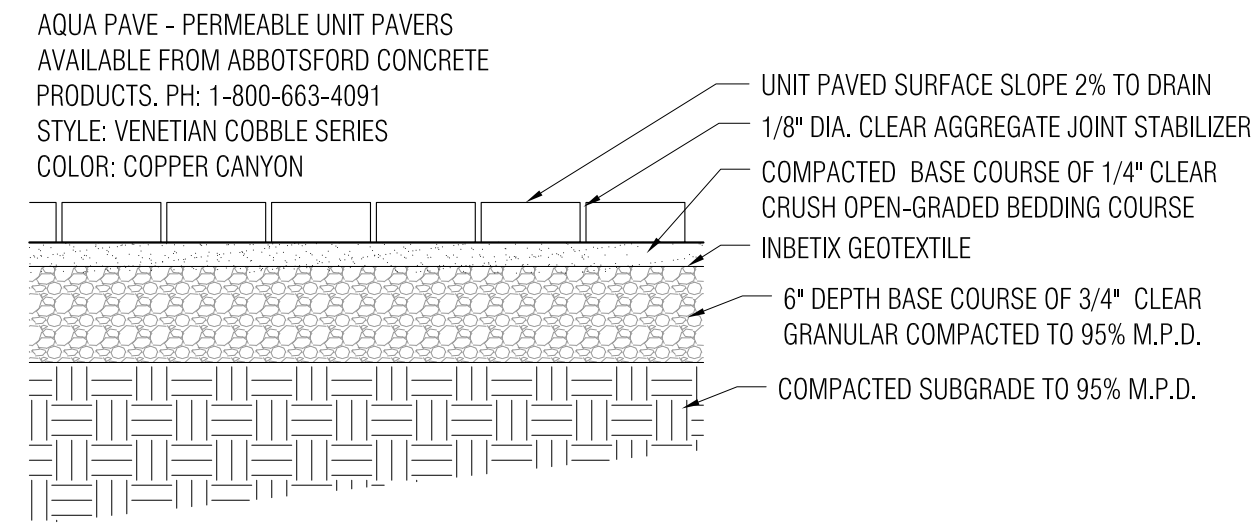
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 PROJECT  
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 758 - 762 EAST 3RD. AVENUE. NORTH VANCOUVER, BC.  
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 ARCHITECT: F ADAB ARCHITECTS INC.  
 ROD MARIYAMA & ASSOCIATES INC. - 880 G. LEG IN BOOTH SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9987 FX: (604) 974-9901. EMail: rmariyama@mlas.usit  
 2022-06-30  
 BRITISH COLUMBIA SOCIETY OF REGISTERED MEMBERS  
 RODNEY MILES MARIYAMA  
 250  
 LANDSCAPE ARCHITECTS  
 DATE JUNE 20, 2022  
 DESIGN JZ, RMM  
 DRAWN RMM  
 CHECKED RMM  
 SCALE AS SHOWN  
 JOB NO. M2208  
 SHEET TITLE  
 LANDSCAPE PLAN  
 ROOF TOP  
 SHEET NO.  
**L02**

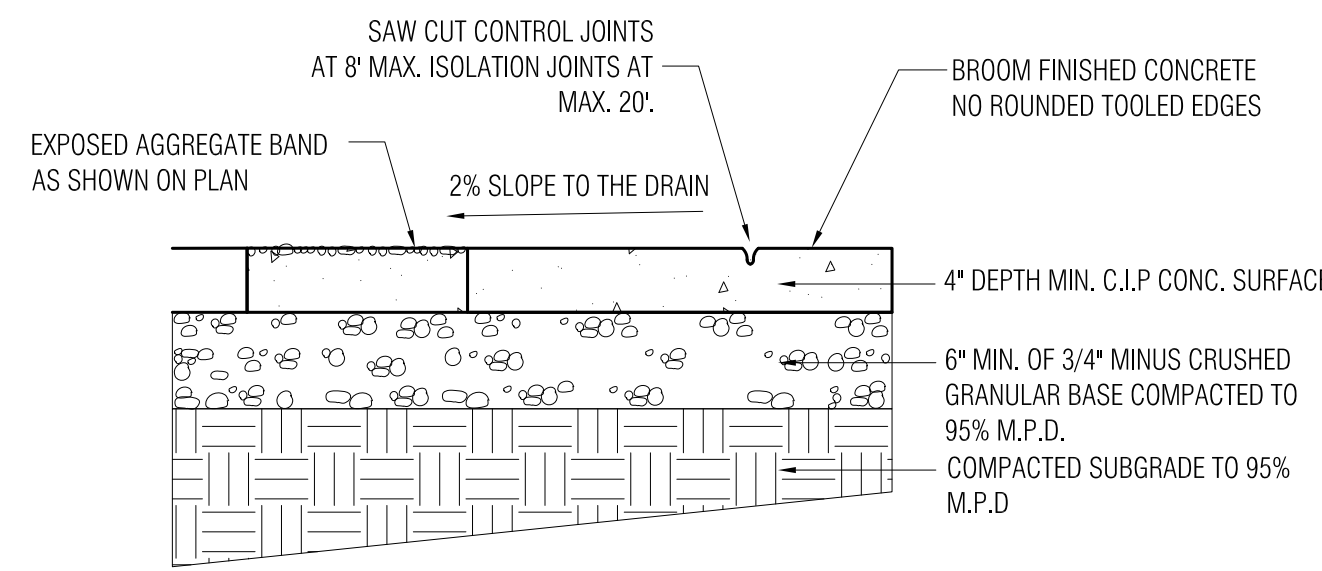




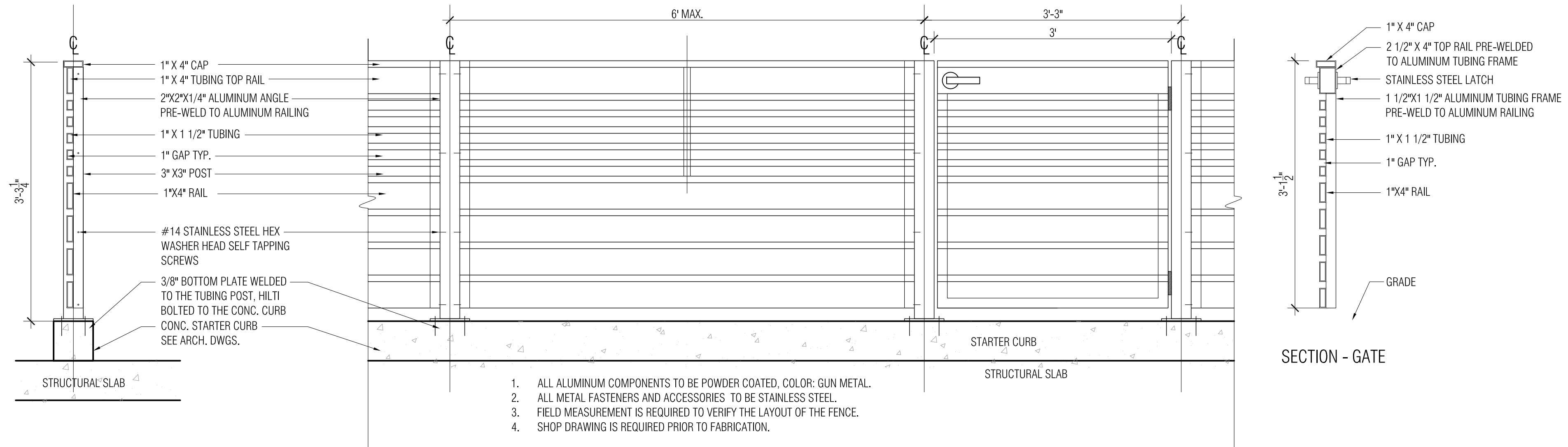
**1 2X2 UNIT PAVERS ON SLAB OR WOOD FRAME**  
SCALE: 1" = 1'-0"



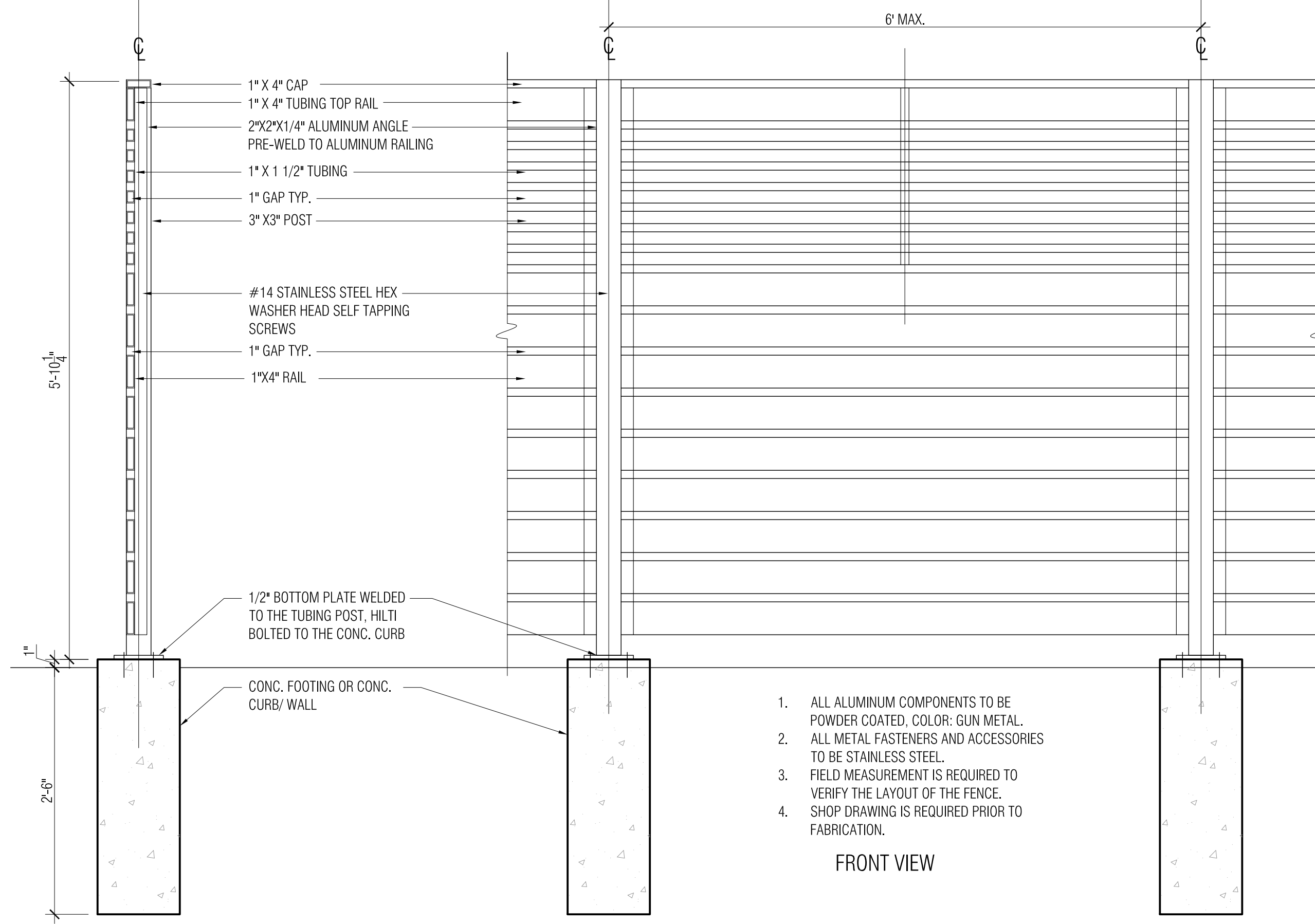
**2 PERMEABLE UNIT PAVERS ON GRADE**  
SCALE: 1" = 1'-0"



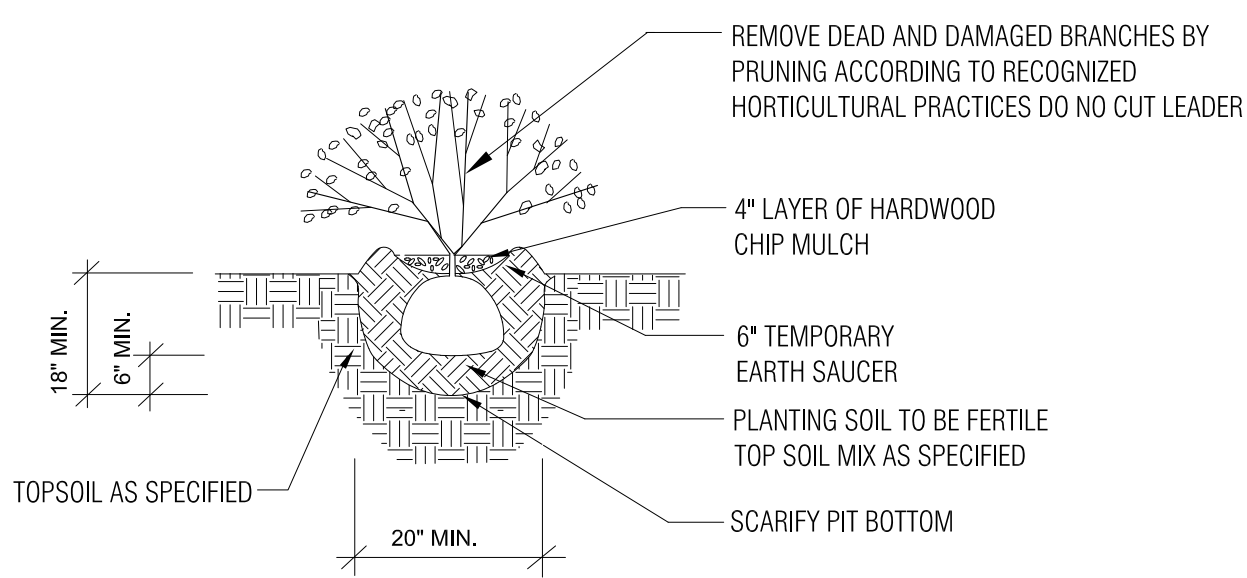
**3 CONCRETE PAVING ON GRADE**  
SCALE: 1" = 1'-0"



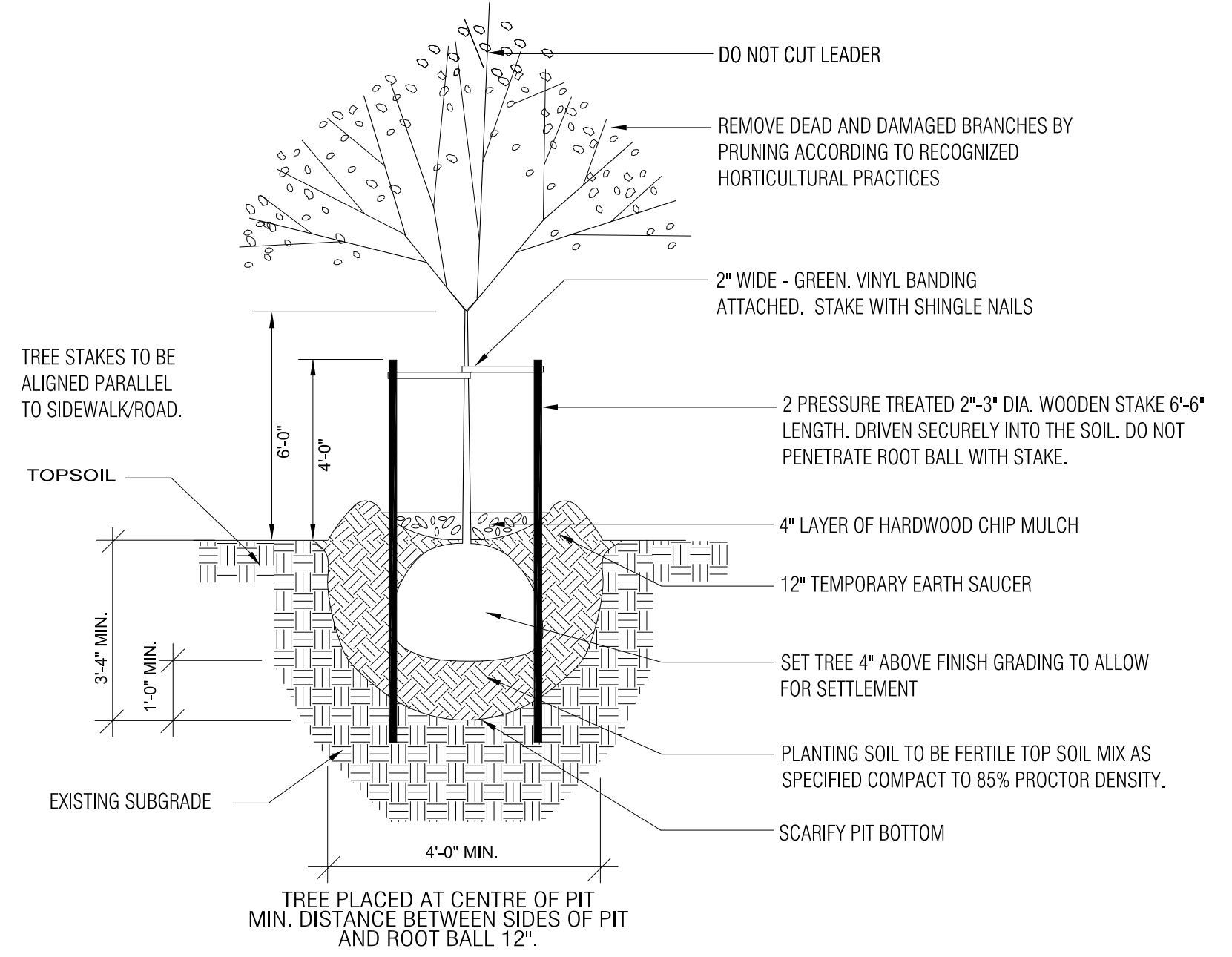
**4 METAL FENCE - 3 FT. HEIGHT TYP.**  
SCALE: 1" = 1'-0"



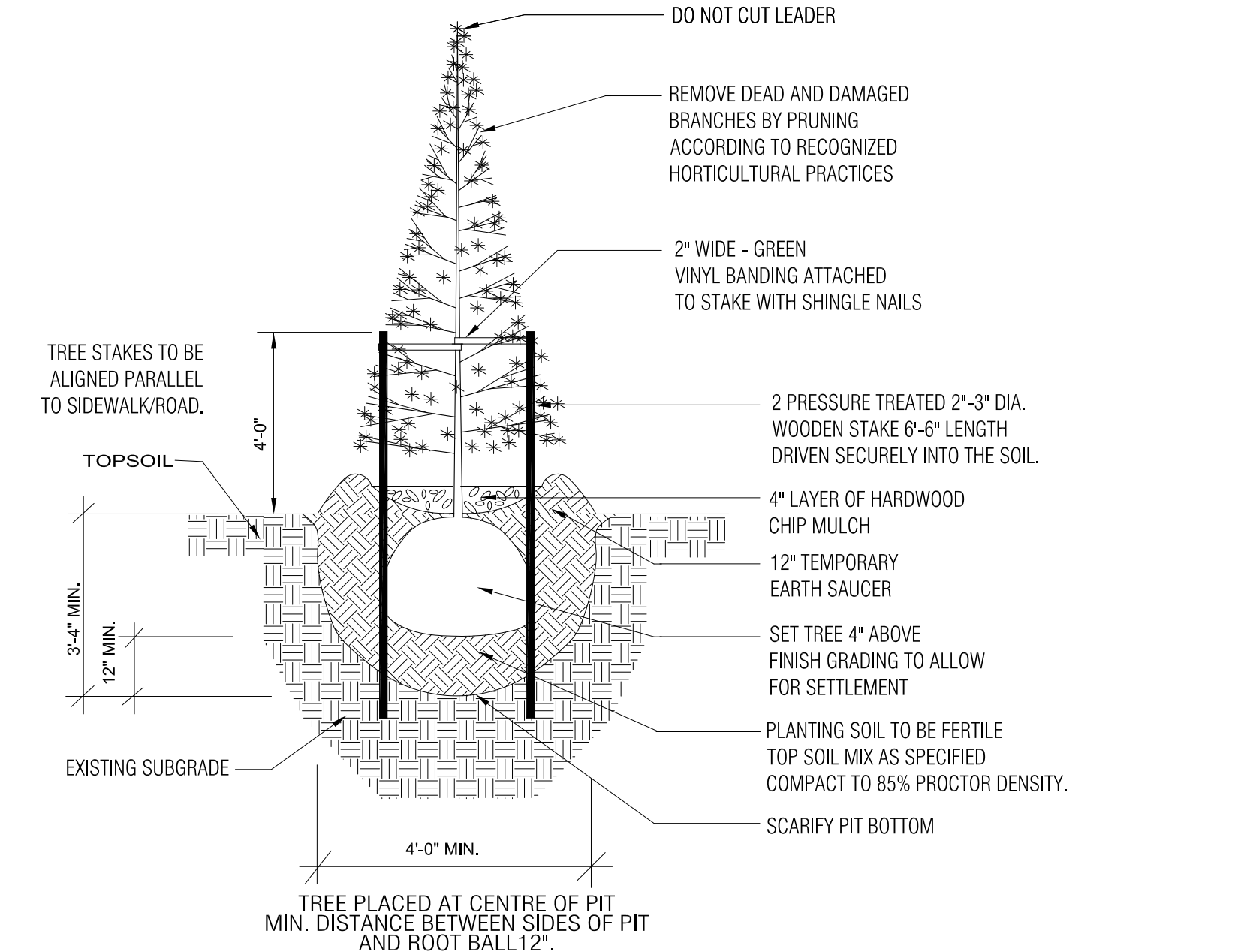
**5 METAL PRIVACY FENCE - 6 FT. HEIGHT TYP.**  
SCALE: 1" = 1'-0"



**7 SHRUB PLANTING**  
SCALE: nts



**6 DECIDUOUS TREE PLANTING**  
SCALE: nts



**8 CONIFEROUS TREE PLANTING**  
SCALE: nts