

ST. JOHNS STREET

Rezoning / DP Re-Submission

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LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

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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 ADVISE.
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 THE CONSULTANT TEAM AND OWNER.
13. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF PORT MOODY PROPERTY TO BE AS PER THE CITY OF PORT MOODY 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.
16. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
17. ALL LANDSCAPING ON CITY PROPERTY MUST FOLLOW THE CITY OF PORT MOODY'S LANDSCAPE STANDARDS. PLANS MUST CLEARLY STATE THAT ALL MATERIALS AND WORKMANSHIP COMPLY WITH THESE STANDARDS



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No.	Description	Date
F	Re-submitted for Rezoning / Development Joint Application Draft	25-08-24
G	Re-submitted for Rezoning / Development Joint Application Draft	25-08-29
H	Resubmitting / DP Re-Submission	26-09-24
I	Rezoning / DP Re-Submission	26-09-24

Project Info	
24053	
2914 ST. JOHNS STREET	
1961-14-110	
2914 ST JOHN'S STREET	
PORT MOODY, BC	
Project Team	
Client	Anthem Properties
Architect	GBL Architects Inc
Landscape Architect	LOCI Landscape Architecture + Urban Design
Drawn By	Checked By
JFG	HE

COVER SHEET
L0.0
 Rev. B revision




GENERAL TREE PROTECTION FENCING TYP NOTES:

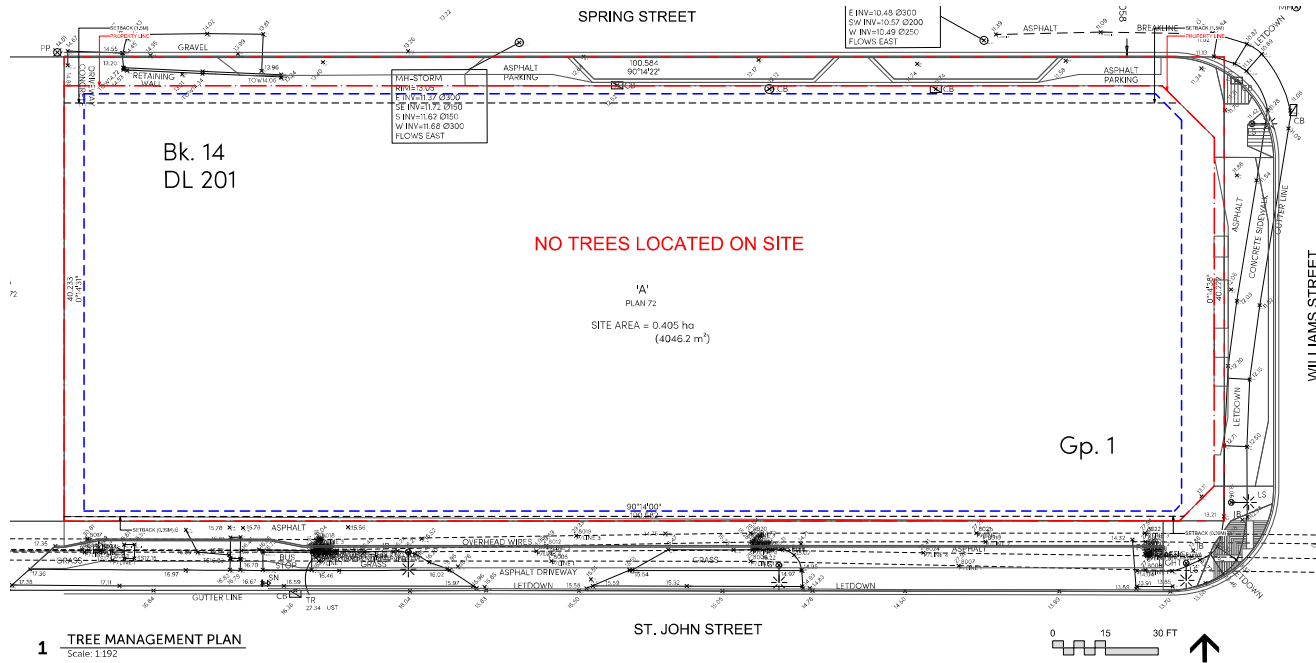
1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCINA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLENS FROM 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 DRIFLINE, 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 DRIFLINE 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:
 - A. PROVIDE TEMPORARY EARTH COVER, MAINTAIN MOISTURE.
 - B. PACK WITH WET PEAT MOSS, MAINTAIN MOISTURE.
 - 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.

TREE MANAGEMENT PLAN

-  TREE PROTECTION BARRIER FENCE
Refer to Tree Protection Notes for Requirements
-  01 B. Name
EXISTING TREE TO BE REMOVED
Refer to Arbores Report
-  02 B. Name
EXISTING TREE TO BE RETAINED
Refer to Arbores Report



1 TREE MANAGEMENT PLAN
Scale: 1:192



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Project Stamp



Issue

No.	Description	Date
F	Finalized for Rezoning / Development Joint Application Draft	25/06/24
G	Finalized for Rezoning / Development Joint Application Draft	25/06/24
H	Finalized / DP Re-Submission	25/06/24
I	Finalized / DP Re-Submission	25/06/24

Project Info

24033
2914 ST. JOHNS STREET
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Artisans Properties
Architect
GRE Architects Inc
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HE

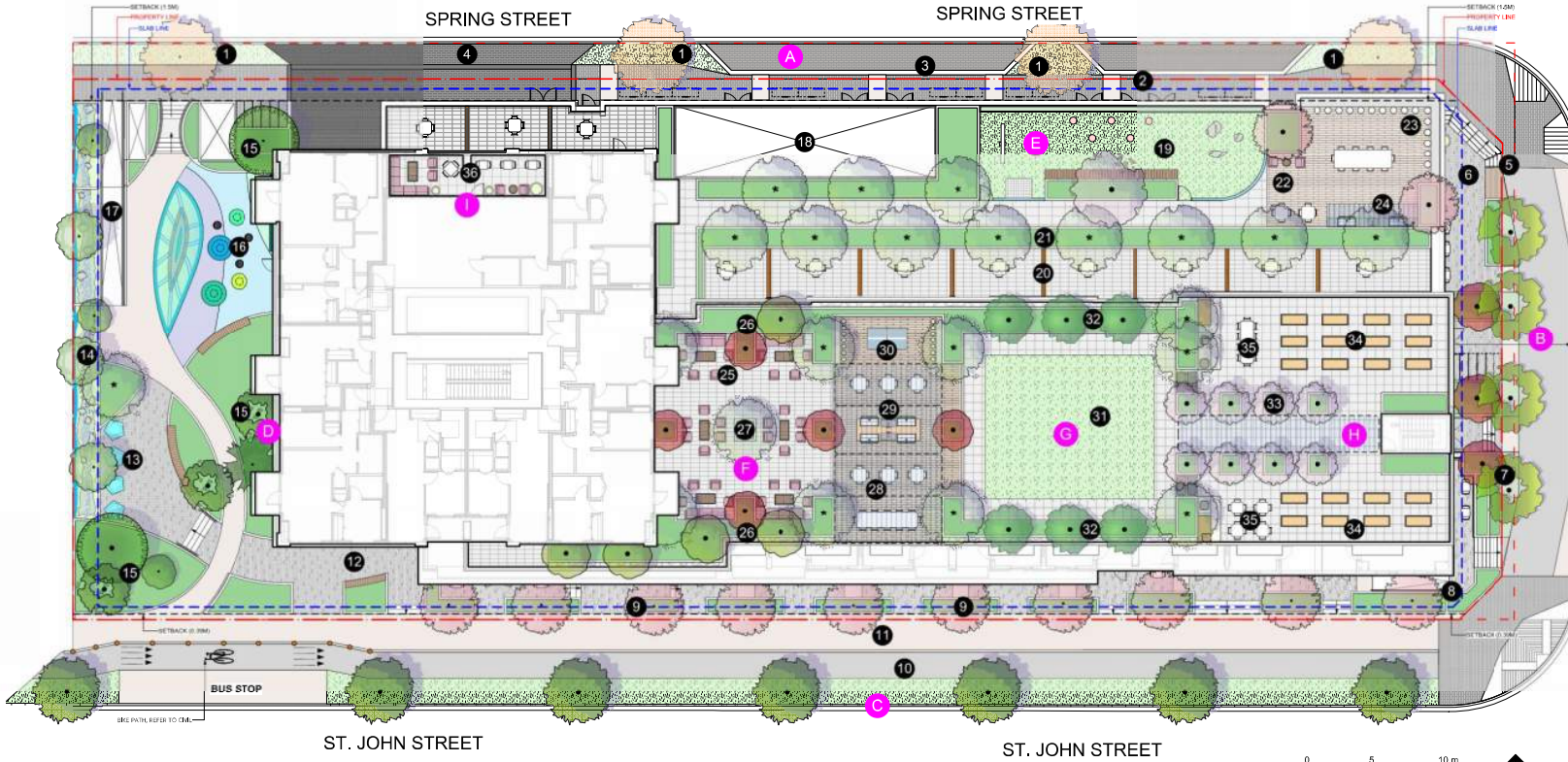
TREE MANAGEMENT PLAN

LO.1

Rev. B revision

KEY LEGEND

- A** GL: SPRING STREET HIGH STREET
- 1** BOULEVARDS WITH TREES
- 2** SPRING ST. FEATURE PAVING
- 3** LAY-BY PARKING WITH PERMEABLE SURFACE
- 4** PARKING ACCESS + LOADING
- B** GL: WILLIAMS STREET RETAIL FRONTAGE
- 5** CORNER RETAIL PLAZA + POSSIBLE PUBLIC ART
- 6** RAISED CRU PATIO TO ACTIVATE FRONTAGE
- 7** BUFFER PLANTING - TIERED
- C** GL: ST. JOHN'S STREET FRONTAGE
- 8** RAISED CRU PATIO TO ACTIVATE FRONTAGE
- 9** BUFFER PLANTING + SMALL TREES
- 10** BIKE LANE
- 11** CIP SIDEWALK PER CITY STANDARDS
- D** GL: PUBLIC PARK
- 12** LOBBY ENTRANCE WITH BIKE RACKS + SEATING
- 13** COMMUNITY PLAZA WITH TABLES AND SEATS W/ UMBRELLAS
- 14** NATURALIZED GARDEN / RAINWATER MANAGEMENT
- 15** NATURALIZED LANDSCAPE BED W/ NATIVE SPECIES
- 16** PLAYGROUND + MURAL / ART WALL
- 17** ADA RAMP AND STAIRS
- E** L: DOX RUI SOCIA LOUNGE
- 18** MECHANICAL OVERRUN
- 19** DOG RUN W/ SEATING
- 20** PRIVATE PATIOS
- 21** PLANTING BUFFER AND PRIVACY SCREEN
- 22** SOCIAL AMENITY AREA
- 23** PARAPET HEIGHT BAR TABLE + STOOLS
- 24** BBQ / BAR AREA FOR COCKTAILS OR COOKOUTS
- F** L: OUTDOOR SOCIA DINING
- 25** OUTDOOR SEATING - COUCHES WITH TABLES
- 26** BUFFER PLANTERS AT EDGES
- 27** BOSQUE TREE GROVE FOR SHADE
- 28** MOVEABLE DINING TABLES AND CHAIRS
- 29** CANOPY OVER BBQ'S
- 30** POSSIBLE AREA FOR GAMES - TABLE TENNIS, ETC.
- G** L: CENTRA LAWI SPACE
- 31** LARGE TURF AREA FOR MULTIUSE GAMES
- 32** BUFFER PLANTING
- H** L: URBAN AGRICULTURE LOUNG
- 33** FORMAL ROWS OF ORCHARD TREES W/ CANOPY TRELLIS
- 34** URBAN AGRICULTURE PLANTERS
- 35** SOCIAL CORNER / HARVEST TABLE
- I** L2E SOCIA AMENIT' DECK
- 36** MOVABLE SEATING + TABLES W/ PLANTER POTS



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Project Stamp

Issue

No.	Description	Date
1	Revised for Planning / Development Joint Application Draft	25-06-24
2	Revised for Planning / Development Joint Application Draft	25-06-25
3	Issuing / DP for Submission	26-06-24
4	Planning / DP for Submission	26-06-24

Project Info

14953

2914 ST. JOHN'S STREET
1000-1400
2884 ST JOHN'S STREET
PORT MOODY, BC

Project Team

Client: Authors Properties
Architect: DBL Architects Inc.
Landscape Architect: loci Landscape Architecture + Urban Design

Drawn By: JFG
Checked By: HJE

OVERALL ILLUSTRATIVE LANDSCAPE PLAN

L0.2

Rev. B revision

1 OVERALL ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1:150





Issue

No.	Description	Date
A	Issued for Planning / Development Joint Application / DP	25-06-24
G	Issued for Planning / Development Joint Application / DP	25-06-29
H	Issuing / DP for Submission	26-06-24
I	Planning / DP for Submission	26-06-24

Project Info

24053
2914 ST. JOHNS STREET
 2914 ST. JOHNS STREET
 PORT MOUDRY, BC

Project Team

Client
 Authors Properties

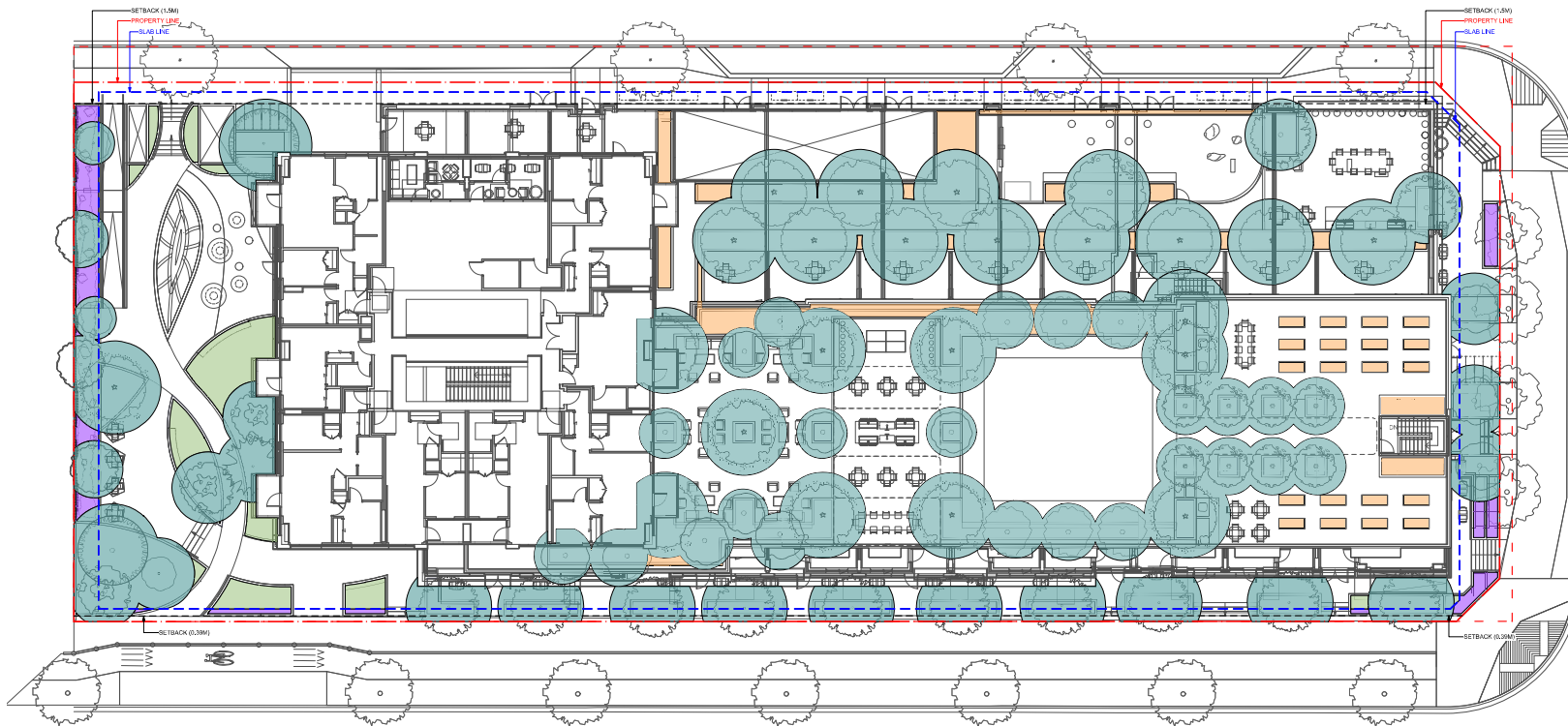
Architect
 GRE Architects Inc.

Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HJE

POST-DEVELOPMENT
 CANOPY COVERAGE PLAN
L0.3
 Rev. B revision

VEGETATIVE COVER LEGEND		MEASUREMENTS	
SYMBOL	DESCRIPTION		
	INTENSIVE ROOF	61.52 m ² (5.77%)	TOTAL AREA VEGETATIVE COVER: 1450.81 m ²
	PLANTING ON GRADE	29.88 m ² (2.05%)	TOTAL SITE AREA (WITHIN P.L.): 3747.52 m ²
	PLANTING ON SLAB	57.50 m ² (4.08%)	NET AREA VEGETATIVE COVER (TOTAL AREA VEGETATIVE COVER / TOTAL SITE AREA): 38.70%
	TREE CANOPY	1244.56 m ² (86.10%)	
TOTAL VEGETATIVE SITE COVER		1412.60 m ² (100%)	



1 SITE VEGETATIVE COVER PLAN
 Scale: 1:150

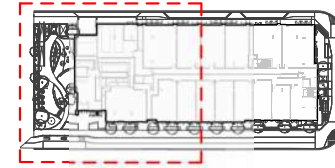


MATERIALS LEGEND: GROUND LEVEL

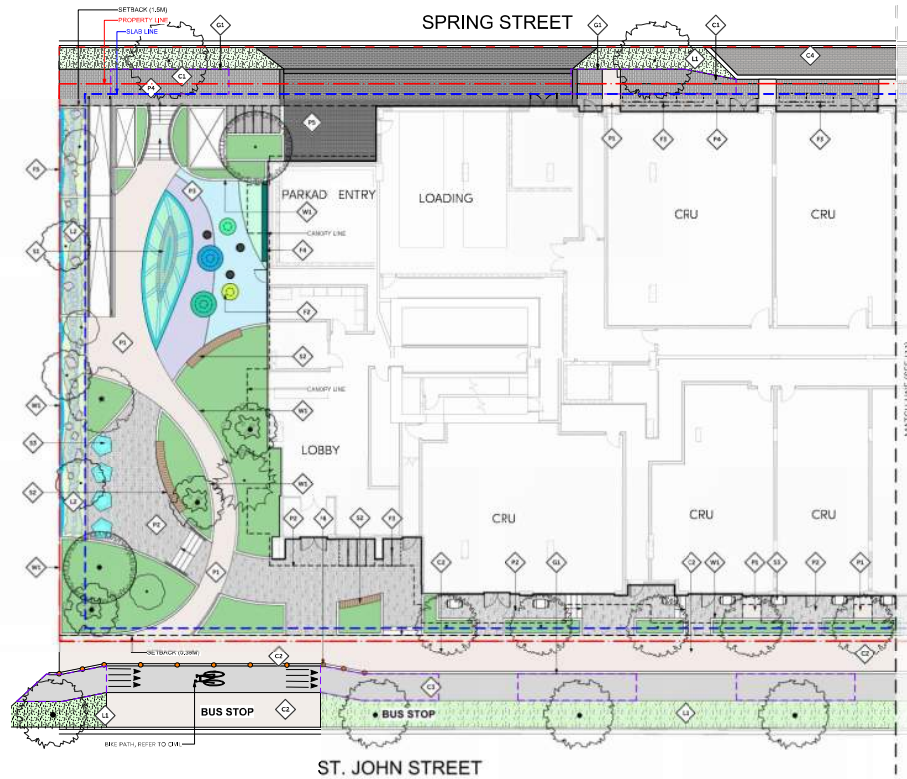
SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYP : CII CONCRETE PAVING Natural Colour, Broom finish CIP Concrete Paving.	1 16.0
	P2	PAVING TYP : FEATUR PAVING Concrete Unit Paver, Barkman Broadway 100mm, 400 x 100 x 100mm, 90% Natural, 10% Charcoal.	2 16.0
	P3	PAVING TYP : PLAYGROUND SURFACE PIP Rubber Play Surface, By Landscape or Approved Alternative, Colours: Purple Beige + Blue + Green	3 16.0
	P4	PAVING TYP : PROMENAD PAVING Concrete Unit Paver, Belgard V55 Series, 150 x 300 x 100mm, Running Bond, Colour: Grey, Per Spring Street Guidelines	4 16.0
	P5	PAVING TYP : VEHICULAR PAVK W CONC BAND Concrete Unit Paver, Belgard V55 Series, 150 x 300 x 100mm, Running Bond, Colour: Midnight, + Coloured Concrete Banding	5 16.0
	C1	OFFSIT PAVING TYP : PROMENAD PAVING Concrete Unit Paver, Belgard V55 Series, 150 x 300 x 100mm, Running Bond, Colour: Grey, Per Spring Street Guidelines	4 16.1
	C2	OFFSIT PAVING TYP : CII CONCRETE PAVING CIP Concrete Paving, Refer to city of Port Moody standards.	5 16.1
	C3	OFFSIT PAVING TYP : ASPHALT Asphalt Bike Lane + Multuse Path, Refer to Port Moody standards.	1 16.2
	C4	OFFSIT PAVING TYP : PARKIN LAY-BYS Belgard Aqualine Permeable Pavers, 110 x 221.5 x 80mm, Running Bond, Colour: Natural Grey, Per Spring Street Guidelines	6 16.1
	L1	PLANTING TYP : BOULEVARDI PLANTING OI GRADE 300mm Min. Soil Depth for Sodded Lawn 600mm Min. Soil Depth for Shrubs, 900mm Min. Soil Depth for Trees	2 16.2
	L2	PLANTING TYP : BIORETENTIO PLANTING OI GRADE 900mm min. bioretention soil depth on filter cloth on 460mm min. 3/8" (10mm) clear minus.	3 16.2
	W1	WAL TYP : CONCRETE PLANTER On Grade and on Stab, C.I.P. Concrete with Boardform Finish, Ht. varies.	4 16.2
	S1	SEATING TYP : CUSTOM BENCH W CANOPY Custom bench w/ Custom Canopy, To Be Coordinated w/ Arch/ Structural	1 16.4
	S2	SEATING TYP : CURVILINEAR BENCH Streetlife Cliffhanger Curving Bench mounted to pre-cast concrete base	2 16.4
	S3	SEATING TYP : MOVABL TABLE ANI CHAIR Landscape Forms: Parc Table + Chair, Solstice Umbrella, By Owner	3 16.4
	F1	MOVABL PLANTE POTS Green Theory: Round, By Owner	3 16.5
	F2	PII RUBBEI MOUNDS Product TBD, Non-Climbable	3 16.5
	F3	BIK RACKS Iconic Bike Rack by Maglin	4 16.3
	F4	MURA CLIMBING WALL By Owner - To be Coordinated with Architecture Product TBD	2 16.3
	F5	FEATUR FENC (CUSTOM) Powdercoated Aluminum Fence on Concrete Base	2 16.3
	F6	BOLLARDS Bollards - To Be Coordinated with Civil	2 16.2
	G1	STRUCTURA SOI SILV CELLS Possible Structural Soil or Silva Cells - To Be Coordinated with Civil. Final Dimensions To Be Coordinated With City of Port Moody Engineers.	2 16.2

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
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.



KEY PLAN



1 GROUND LEVEL - MATERIALS PLAN WEST
Scale: 1:150



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No.	Description	Date
1	Re-issued for Revising / Development Joint Application Draft	25-06-24
2	Re-issued for Revising / Development Joint Application Draft	25-06-28
3	Revising / DP for Submission	26-08-24
4	Revising / DP for Submission	26-08-24

Project Info
31653
2914 ST. JOHN'S STREET
1000-14-010
2884 ST JOHN'S STREET
PORT MOODY, BC

Project Team
Client: Ambers Properties
Architect: GBI Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HAE

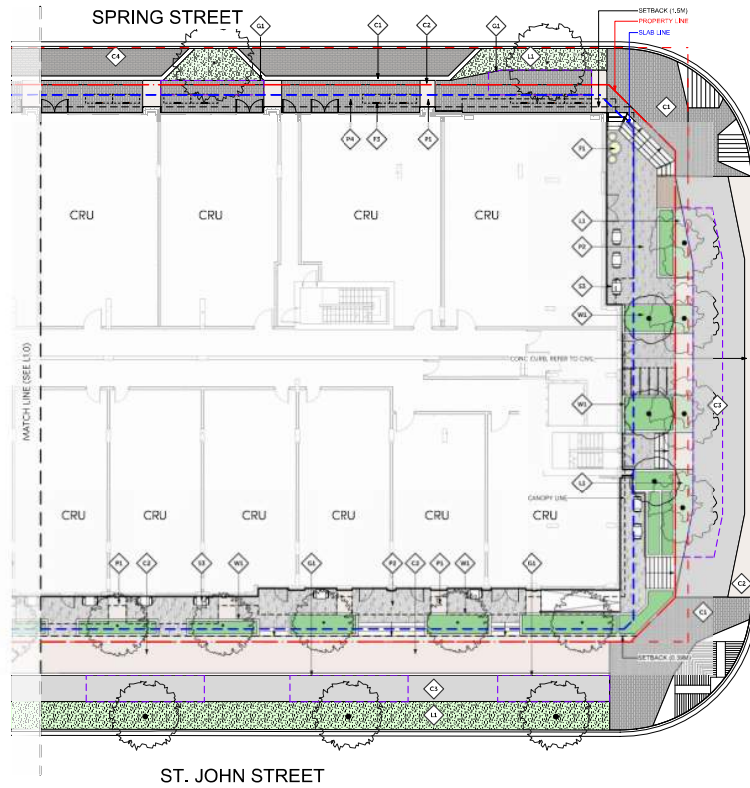
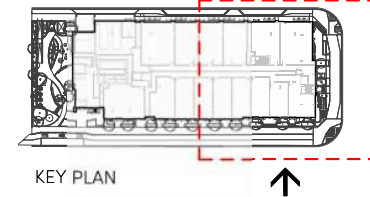
GROUND LEVEL - MATERIALS PLAN WEST
L1.0
Rev. 6 revision

MATERIALS LEGEND: GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYP : C1 CONCRETE PAVING Natural Colour, Broom finish CIP Concrete Paving.	1 16.0
	P2	PAVING TYP : FEATUR PAVING Concrete Unit Paver, Barkman Broadway 100mm, 400 x 100 x 100mm, 90% Natural, 10% Charcoal.	2 16.0
	P3	PAVING TYP : PLAYGROUND SURFACE PIP Rubber Play Surface, By Landscape or Approved Alternative, Colours: Purple Beige + Blue + Green	3 16.0
	P4	PAVING TYP : PROMENAD PAVING Concrete Unit Paver, Belgard V55 Series, 150 x 300 x 100mm, Running Bond, Colour: Grey, Per Spring Street Guidelines	4 16.0
	P5	PAVING TYP : VEHICULAR PAVK W CONC BAND Concrete Unit Paver, Belgard V55 Series, 150 x 300 x 100mm, Running Bond, Colour: Midnight, + Coloured Concrete Banding	5 16.0
	C1	OFFSIT PAVING TYP : PROMENAD PAVING Concrete Unit Paver, Belgard V55 Series, 150 x 300 x 100mm, Running Bond, Colour: Grey, Per Spring Street Guidelines	4 16.1
	C2	OFFSIT PAVING TYP : C11 CONCRETE PAVING CIP Concrete Paving, Refer to city of Port Moody standards.	5 16.1
	C3	OFFSIT PAVING TYP : ASPHALT Asphalt Bike Lane + Multuse Path, Refer to Port Moody standards.	1 16.2
	C4	OFFSIT PAVING TYP : PARKING LAY-BYS Belgard Aqualine Permeable Pavers, 110 x 221.5 x 80mm, Running Bond, Colour: Natural Grey, Per Spring Street Guidelines	6 16.1
	L1	PLANTING TYP : BOULEVARD PLANTING O1 GRADE 300mm Min. Soil Depth for Sodded Lawn 600mm Min. Soil Depth for Shrubs, 900mm Min. Soil Depth for Trees	2 16.2
	L2	PLANTING TYP : BIORETENTION PLANTING O1 GRADE 900mm min. bioretention soil depth on filter cloth on 460mm min. 3/8" (10mm) clear minus.	3 16.2
	W1	WAL TYP : CONCRETE PLANTER On Grade and on Stab, C.I.P. Concrete with Boardform Finish, Ht. varies.	4 16.2
	S1	SEATING TYP : CUSTOM BENCH W/ CANOPY Custom bench w/ Custom Canopy, To Be Coordinated w/ Arch/ Structural	1 16.4
	S2	SEATING TYP : CURVILINEAR BENCH Streetlife Cliffhanger Curving Bench mounted to pre-cast concrete base	2 16.4
	S3	SEATING TYP : MOVABLE TABLE AND CHAIR Landscape Forms: Parc Table + Chair, Solstice Umbrella, By Owner	3 16.4
	F1	MOVABLE PLANTER POTS Green Theory: Round, By Owner	3 16.3
	F2	PII RUBBER MOUNDS Product TBD, Non-Climbable	3 16.3
	F3	BIKE RACKS Iconic Bike Rack by Maglin	4 16.3
	F4	MURA CLIMBING WALL By Owner - To be Coordinated with Architecture Product TBD	2 16.3
	F5	FEATUR FENCE (CUSTOM) Powdercoated Aluminum Fence on Concrete Base	2 16.3
	F6	BOLLARDS Bollards - To Be Coordinated with Civil	2 16.3
	G1	STRUCTURAL SOIL SILV CELLS Possible Structural Soil or Silv Cells - To Be Coordinated with Civil. Final Dimensions To Be Coordinated With City of Port Moody Engineers.	2 16.2

GENERAL LAYOUT + MATERIALS NOTES:

- ALL DIMENSIONS ARE IMPERIAL 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.



1 GROUND LEVEL - MATERIALS PLAN EAST
Scale: 1:150



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No.	Description	Date
A	Issued for Review / Development Joint Application	25-06-24
B	Issued for Review / Development Joint Application	25-06-28
C	Issued for Review / Development Joint Application	25-06-28
D	Issued for Review / Development Joint Application	25-06-28
E	Issued for Review / Development Joint Application	25-06-28

Project Info

24033
2914 ST. JOHNS STREET
2914 ST. JOHNS STREET
PORT MOODY, BC

Project Team

Client
Archers Properties

Architect
GRE Architects Inc.

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HE

GROUND LEVEL - MATERIALS PLAN EAST
L1.1
Rev. B revision

GENERAL GRADING NOTES:

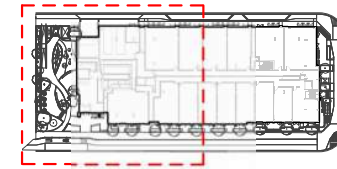
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6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
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GRADING LEGEND

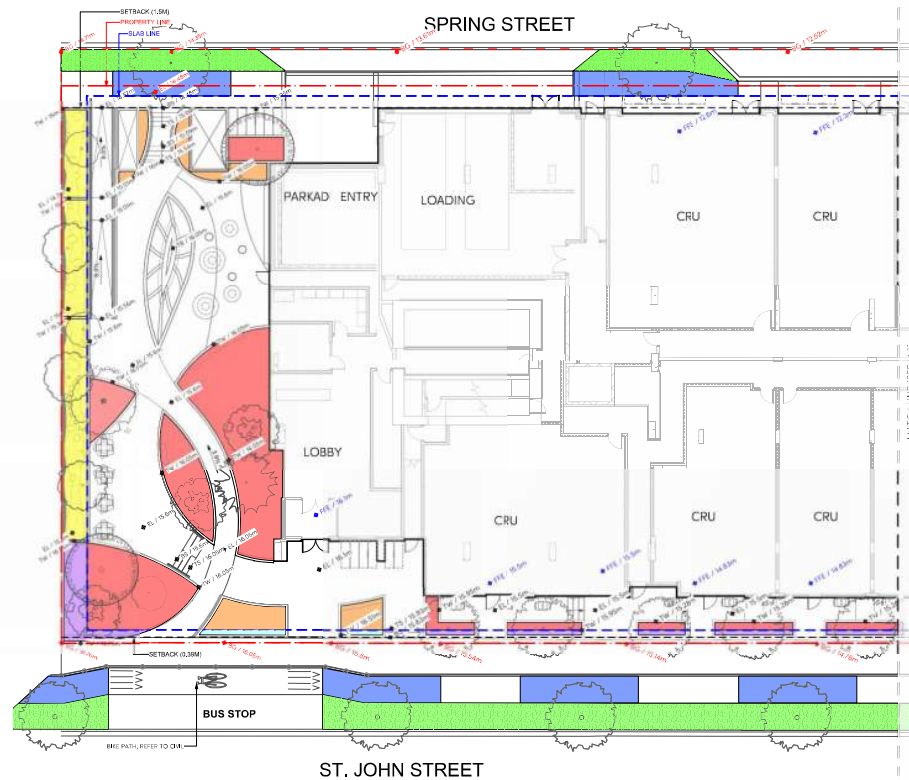
- ◆ EL / 30.48m EXISTING ELEVATION BY SURVEY (SEE ARCH)
- ◆ FFE / 30.48m PROPOSED ARCH. ELEVATION (SEE ARCH)
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SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
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	OFFSITE PLANTING OF GRADE 300mm Min. Soil Depth for Sodded Lawn 600mm Min. Soil Depth for Shrubs, 900mm Min. Soil Depth for Trees
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KEY PLAN



1 GROUND LEVEL - GRADING + SOIL PLAN EAST
Scale: 1:150



1178 SENGWAY, VANCOUVER, BC V2N 2S1
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Project Stamp



Issue

No.	Description	Date
1	Issued for Review / Development Joint Application	25-08-24
2	Issued for Review / Development Joint Application	25-08-29
3	Issued for Review / Development Joint Application	25-08-29
4	Issued for Review / Development Joint Application	25-08-29
5	Issued for Review / Development Joint Application	25-08-29

Project Info

3493
2914 ST. JOHN'S STREET
1000-1400
2914 ST JOHN'S STREET
PORT MOODY, BC

Project Team

Client
Architect
Architect
Landscape Architect
Landscape Architect

Drawn By: JRG
Checked By: ME

GROUND LEVEL - GRADING + SOIL PLAN WEST

L1.2

Rev. B revision

GENERAL GRADING NOTES:

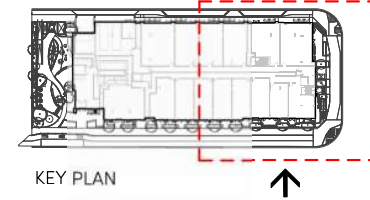
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GRADING LEGEND

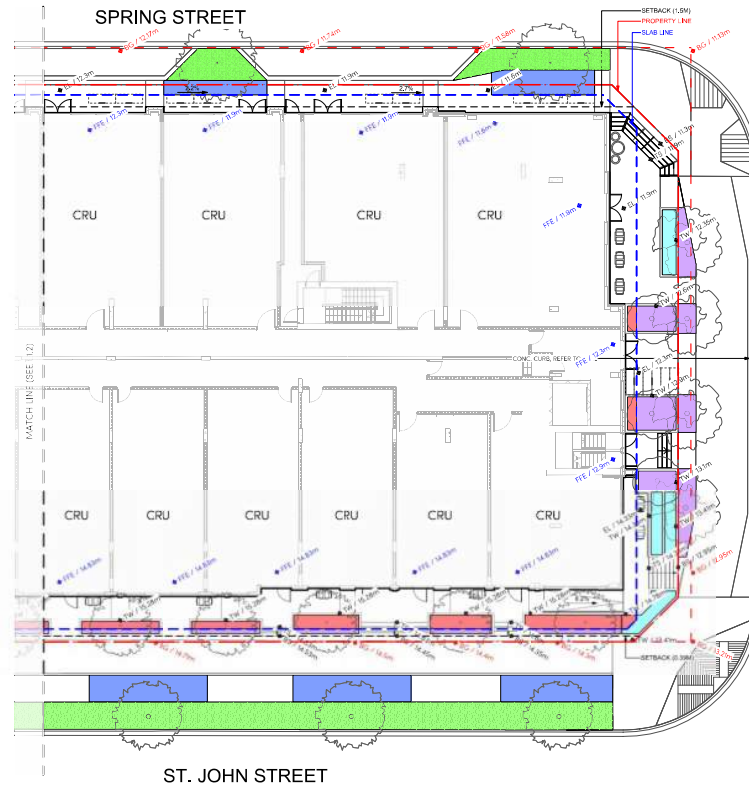
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KEY PLAN



1 GROUND LEVEL - GRADING + SOIL PLAN EAST
Scale: 1:150



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www.lociarch.ca // 604.694.0163

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Project Stamp



Issue

No.	Description	Date
A	Issued for Reviewing / Development Joint Application	25-08-24
G	Issued for Reviewing / Development Joint Application	25-08-29
H	Issuing / DP for Submission	26-08-24
I	Reviewing / DP for Submission	26-08-24

Project Info

24033
2914 ST. JOHN'S STREET
2904 ST JOHN'S STREET
PORT MOODY, BC

Project Team

Client
Archon Properties
Architect
GRE Architects Inc.
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JRG
Checked By: HE

GROUND LEVEL -
GRADING + SOIL PLAN
EAST

L1.3

Rev. B revision

GENERAL PLANTING NOTES:

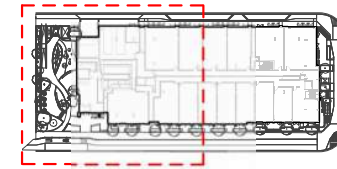
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9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
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13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
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BIRD FRIENDLY DESIGN NOTES:

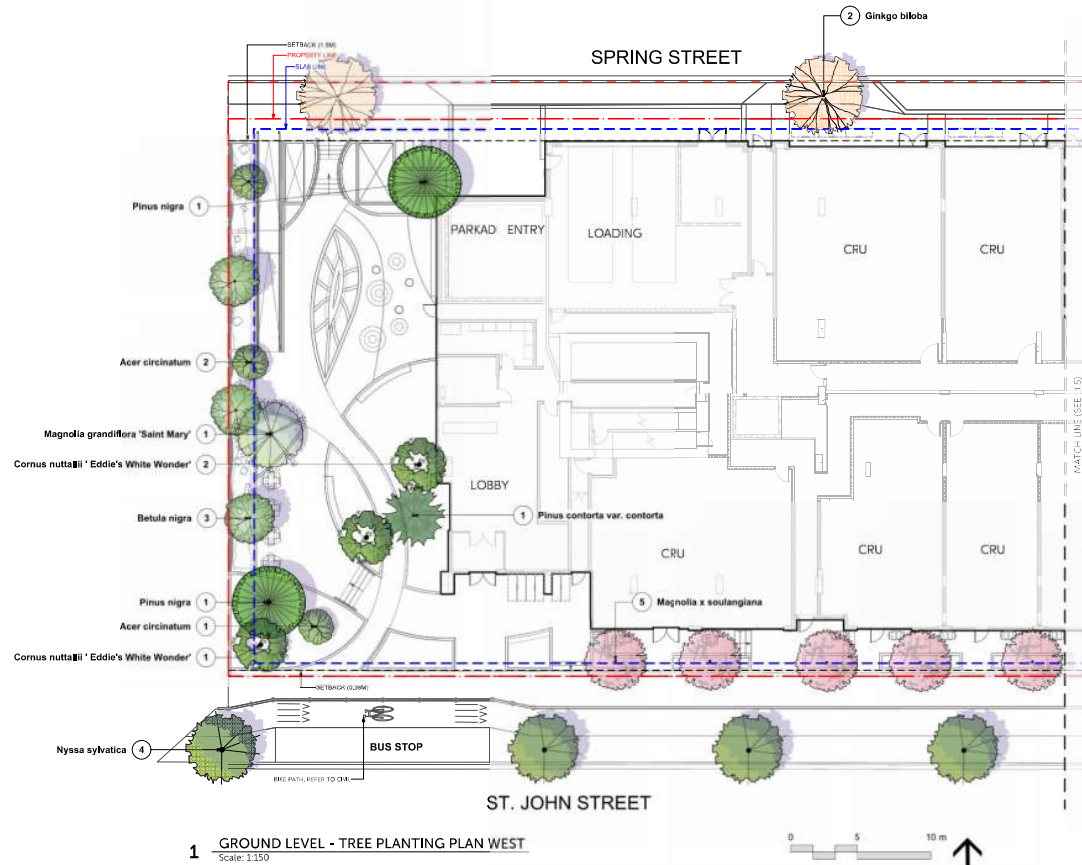
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3. TWO BIRCHHOUSES HAVE BEEN LOCATED ON SITE (FINAL LOCATIONS TBD)
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NOTE:

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KEY PLAN



1 GROUND LEVEL - TREE PLANTING PLAN WEST
Scale: 1:150



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Project Stamp

No.	Description	Date
A	Issued for Working / Development Joint Application Draft	25-08-24
G	Issued for Working / Development Joint Application Draft	25-08-29
H	Issued / DP for Submission	26-09-24
I	Working / DP for Submission	26-09-24

Project Info

14553
2914 ST. JOHNS STREET
 1000-14553
 2914 ST JOHNS STREET
 PORT MOODY, BC

Project Team

Client
 Authors Properties
 Architect
 GBI Architects Inc
 Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

GROUND LEVEL - TREE PLANTING PLAN WEST

L1.4

Rev. B revision

GENERAL PLANTING NOTES:

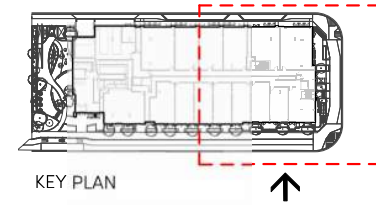
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1 GROUND LEVEL - TREE PLANTING PLAN EAST
Scale: 1:150

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1178 BINGEWAY, VANCOUVER, BC V5N 2S1
www.locidesign.ca / 604.694.0103

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Project Stamp

Issue

No.	Description	Date
A	Issued for Review / Development Joint Application	25-08-24
G	Issued for Review / Development Joint Application	25-08-29
H	Issuing / DP for Submission	26-08-24
I	Reviewing / DP Re-Submission	26-08-24

Project Info

24033
2914 ST. JOHN'S STREET
2914 ST JOHN'S STREET
PORT MOODY, BC

Project Team

Client
Anthon Properties

Architect
GRE Architects Inc.

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HSE

GROUND LEVEL - TREE PLANTING PLAN EAST
L1.5
Rev. 5 revision

GENERAL PLANTING NOTES:

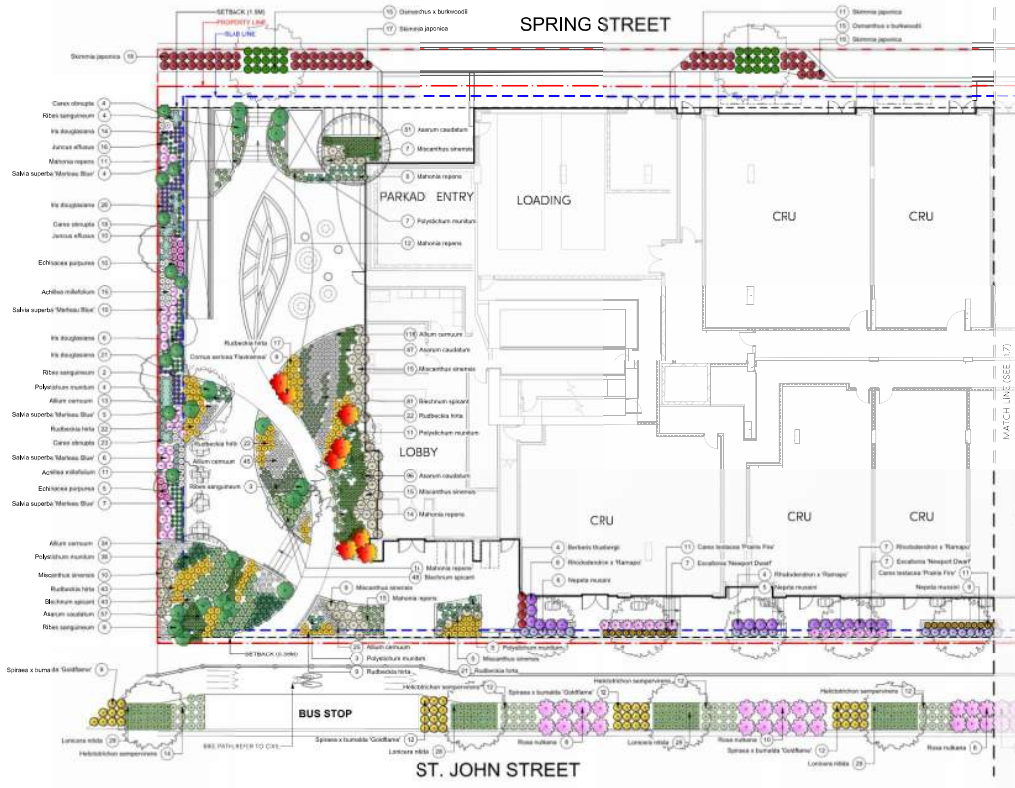
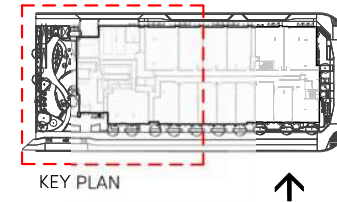
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5. A MIX OF LAYERED PLANTING TYPOLOGIES HAVE BEEN INCORPORATED (PERENNIALS, SHRUBS, GRASSES, TREES)

NOTE:

1. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FT. LONG AND 18 INCHES IN PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.



1 GROUND LEVEL - SHRUB PLANTING PLAN WEST
Scale: 1:150



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Revis

No.	Description	Date
A	Revised for Working / Development Joint Application Draft	25-08-24
B	Revised for Working / Development Joint Application Draft	25-08-29
C	Revised for Working / Development Joint Application Draft	26-08-24
D	Revised for Working / Development Joint Application Draft	26-08-24

Project Info

14553
2914 ST. JOHNS STREET
1000-14553
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client: Authors Properties
Architect: DBL Architects Inc.
Landscape Architect: loci Landscape Architecture + Urban Design

Drawn By: JGO | Checked By: HAE

GROUND LEVEL - SHRUB PLANTING PLAN WEST
L1.6
Rev. 6 revision

GENERAL PLANTING NOTES:

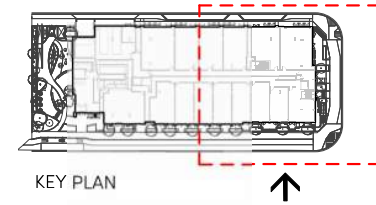
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME 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 PORT MOODY 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 PORT MOODY 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
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.

BIRD FRIENDLY DESIGN NOTES:

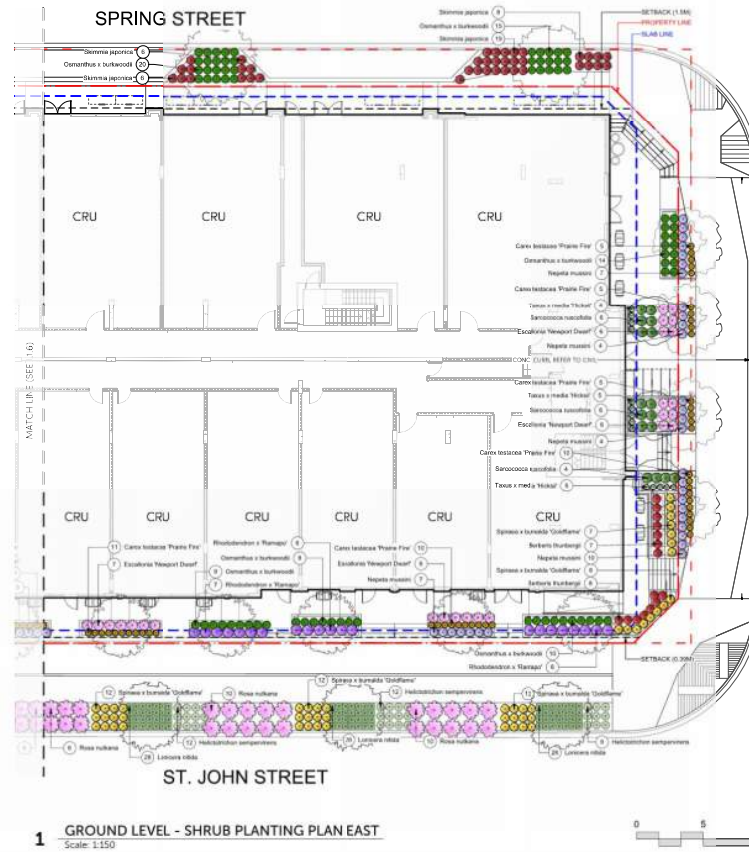
1. THE PLANT LIST INCLUDES A VARIETY OF VEGETATION SIZES AND CANOPY WIDTHS TO ENCOURAGE BIRDS TO INHABIT PARTS OF THE SITE AND VISIT THROUGHOUT
2. SELECT PLANTINGS ARE NATIVE TO THE REGION TO ENCOURAGE A NUMBER OF NATIVE SPECIES TO VISIT OR INHABIT THE SITE
3. TWO BIRDOUSES HAVE BEEN LOCATED ON SITE (FINAL LOCATIONS TBD)
4. PROTECTION OF EXISTING TREES/BIRD HABITATS
5. A MIX OF LAYERED PLANTING-TYPOLOGIES HAVE BEEN INCORPORATED (PERENNIALS, SHRUBS, GRASSES, TREES)

NOTE:

1. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 6 FT. LONG AND 18 INCHES IN. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.



KEY PLAN



1 GROUND LEVEL - SHRUB PLANTING PLAN EAST
Scale: 1:150



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No.	Description	Date
F	Issued for Review / Development Joint Application	25-08-24
G	Issued for Review / Development Joint Application	25-08-29
H	Issued for DP Sub-Submission	26-09-24
I	Review / DP Sub-Submission	26-09-24

Project Info
24033
2914 ST. JOHN STREET
2914 ST JOHN STREET
PORT MOODY, BC

Project Team
Client: Artform Properties
Architect: GRE Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JAGG | Checked By: HAE

GROUND LEVEL - SHRUB PLANTING PLAN EAST

L1.7

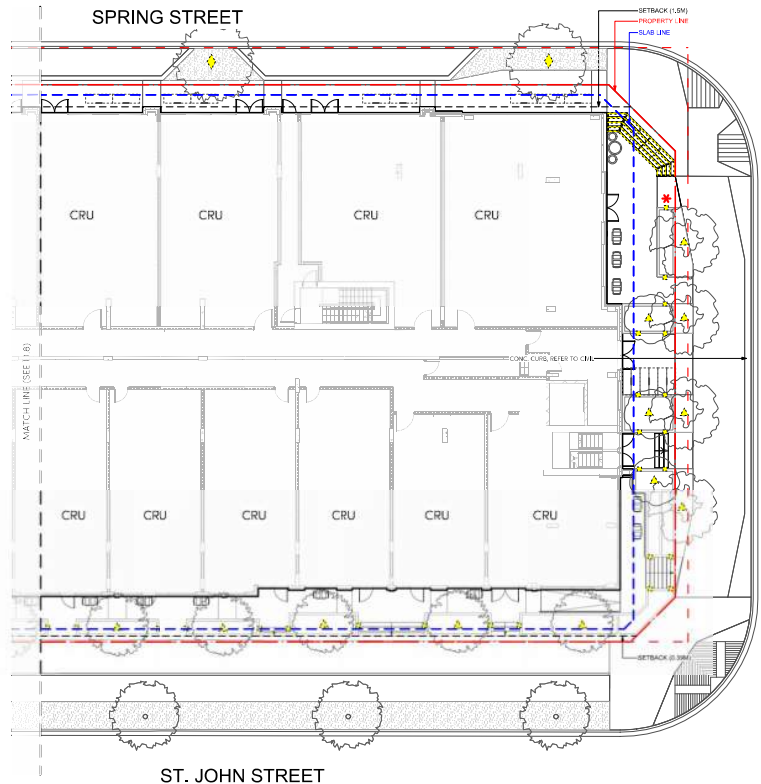
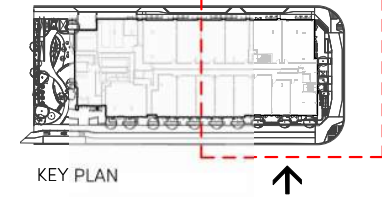
Rev: 5 revision

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS 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 DBP 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 CONTRACTORS 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 PHOTOCELL ON, TIMER OFF.
16. NON-ESSENTIAL EXTERIOR LIGHTING TO BE DIMMED FROM MIDNIGHT TO 6AM. LIGHTING FIXTURES WITH DARK SKY FRIENDLY LABELS WILL BE SELECTED PER ENB OF THE SUSTAINABILITY REPORT CARD.

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION
	TYPE 1	LIGHT TYPE 1: WALL INSET Recessed Wall - Shielded Light #22 233 by Bega Lighting or Approved Equivalent
	TYPE 2	LIGHT TYPE 2: SPOT FLOOD Spot Flood Light - Black - 2700k 18W Denali Flood Light by BK Lighting or Approved Equivalent
	TYPE 3	LIGHT TYPE 3: LED STRIP Mounted in Recess Orion BeB Beam Spread LED by Bruck or Approved Equivalent
	TYPE 4	LIGHT TYPE 4: CATENARY LIGHTING Refer to Electrical/Structural/Architecture
	TYPE 5	LIGHT TYPE 5: SCONCE LIGHT Sconce Lighting on Canopy
	TYPE 6	LIGHT TYPE 6: LED STRING LIGHTS Outlet for LED String Lights
	TYPE 7	LIGHT TYPE 7: BOLLARD PATH LIGHT Unshielded Bollard one Side Lighting #99 326 by Bega Lighting or Approved Equivalent
		STUBOUT LOCATION Refer to Electrical



1 GROUND LEVEL - LIGHTING PLAN EAST
Scale: 1:150



Project Stamp

Michael N. Emis
Professional Engineer
No. 395

No.	Description	Date
F	Issued for Reviewing / Development Joint Application	25-08-24
G	Issued for Reviewing / Development Joint Application	25-08-28
H	Issuing / DP for Submission	26-08-24
I	Reviewing / DP for Submission	26-08-24

Project Info

24053

2914 ST. JOHN'S STREET
1961-14-110
2914 ST JOHN'S STREET
PORT MOODY, BC

Project Team

Client: Artform Properties
Architect: GRE Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JAGG | Checked By: HJE

GROUND LEVEL - LIGHTING PLAN EAST

L1.9

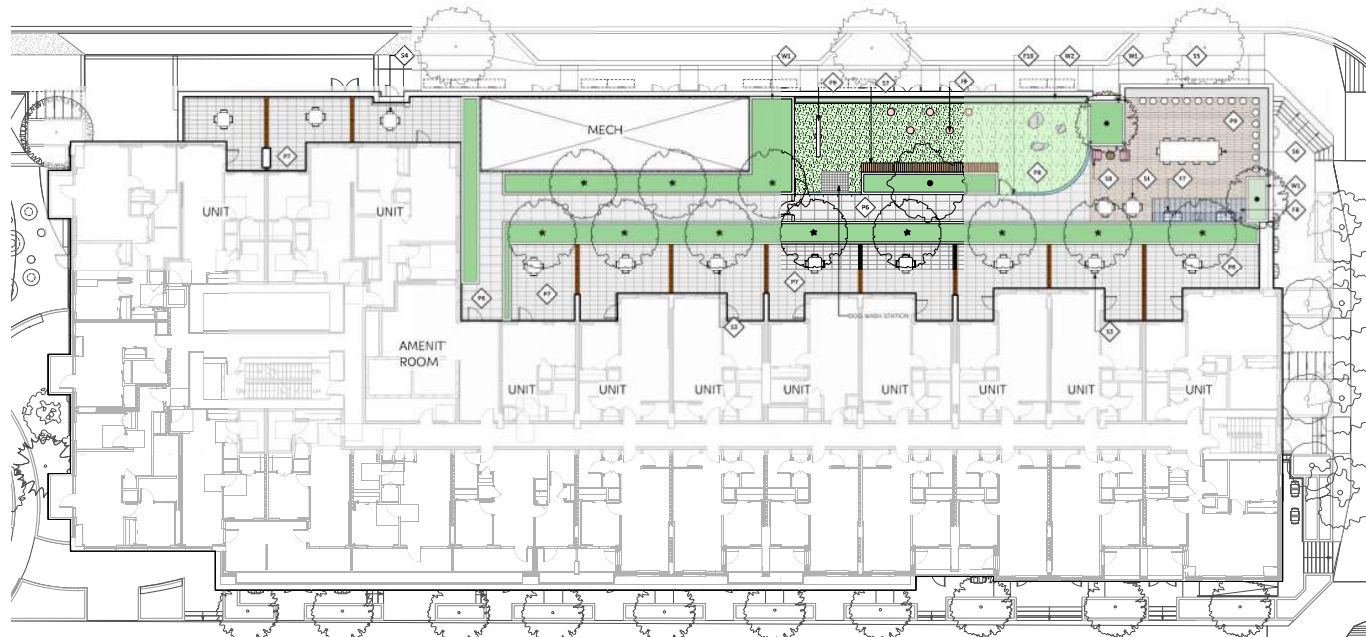
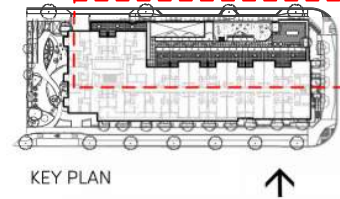
Rev. B revision

GENERAL LAYOUT + MATERIALS NOTES:

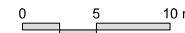
1. ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS, REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 5% 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: LEVEL 2

SYMBOL	KEY	DESCRIPTION	DETAIL	SEATING TYP	DESCRIPTION	DETAIL
	P6	PAVING TYP: 6 CONCRETE SLAB PAVERS Pre-Cast Concrete Unit Pavers, Newstone Manhattan in Pearl White, 600 x 600 x 50mm.		S6	SEATING TYP: 6 BANQUE TABLE Landscape Forms: Harvest Tables + benches, By Owner	
	P7	PAVING TYP: 7 CONCRETE SLAB PAVERS Pre-Cast Concrete Unit Pavers, Newstone Manhattan in Pearl White, 300 x 600 x 50mm.		S7	SEATING TYP: 7 STANDALON BENCH Streetlife Solid Stople Bench	
	P8	PAVING TYP: 8 ARTIFICIAL TURF Artificial Turf By SynLawn or Approved Alternative		S8	SEATING TYP: 8 COUCHE ANI TABLE Rove Concepts: Louis Outdoor Armchair, By Owner	
	P9	PAVING TYP: 9 WOOD DECKING Thermally Modified Wood, Thermowood by Scottywood, 6" x 2" (150 x 50mm), Length Varies		F7	BBQ ANI SINK Green Theory: Series 02, By Owner	
	W1	WAL TYP: 1 CONCRETE PLANTER C.I.P. Concrete with Boardform Finish Min. 600mm Soil Depth for Shrubs Min. 900mm Soil Depth for Trees		F8	OVERHEAD CANOPY Product TBD/By Arch.	
	W2	WAL TYP: 2 META PLANTER Metal Planter, Min. 600mm Soil Depth		F9	PE PLA EQUIPMENT Product TBD.	
	S4	SEATING TYP: 4 MOVABLE TABLE ANI CHAIRS Landscape Forms: Parc Table + Chair, By Owner		F10	PICKET GATE FENCE 1220mm (4') HT. Gate + Picket Fence	
	S5	SEATING TYP: 5 BANQUE TABLE STOOL Landscape Forms: Jesse, Open, By Owner				



1 LEVEL 2 - MATERIALS PLAN
Scale: 1:150



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Project Stamp

Issue

No.	Description	Date
F	Issued for Planning / Development Joint Application	25-08-24
G	Issued for Planning / Development Joint Application	25-08-29
H	Issuing / DP for Submission	25-09-04
I	Issuing / DP for Submission	25-09-04

Project Info

24053

2914 ST. JOHNS STREET
1914-14-1107
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Artform Properties

Architect
GRE Architects Inc.

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JSG | Checked By: ME

LEVEL 2 - MATERIALS PLAN

L2.0

Rev. B revision

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 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.

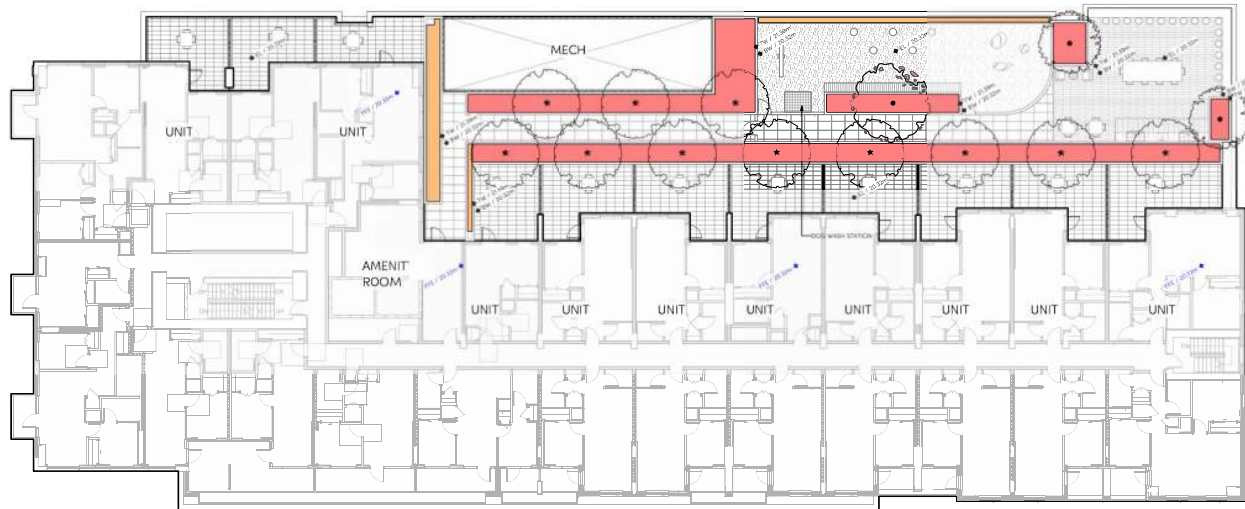
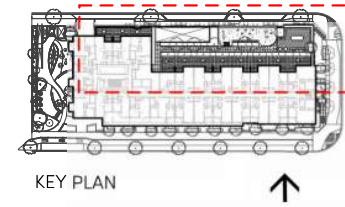
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE 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

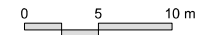
- ◆ EL / 30.48m EXISTING ELEVATION BY SURVEY (SEE ARCH)
- ◆ FFE / 30.48m PROPOSED ARCH. ELEVATION (SEE ARCH)
- ◆ EL / 30.48m PROPOSED ELEVATION
- ◆ TW / 30.48m TOP OF WALL ELEVATION
- ◆ BW / 30.48m BOTTOM OF WALL ELEVATION
- ◆ TS / 30.48m TOP OF STAIRS ELEVATION
- ◆ BS / 30.48m BOTTOM OF STAIRS ELEVATION
- ◆ TB / 30.48m TOP OF BENCH ELEVATION
- ◆ 2% SLOPE AND DIRECTION

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING OF SLAB 50mm Mulch + 800mm Minimum Soil Depth + 100mm Drainage Layer
	TREE PLANTING OF SLAB 50mm Mulch + 900mm Minimum Soil Depth + 100mm Drainage Layer



1 LEVEL 2 - GRADING + SOIL PLAN
Scale: 1:150



1155 KINGSWAY, VANCOUVER, BC V2N 2Y2
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Project Stamp



Issue

No.	Description	Date
F	Issued for Review / Development Joint Application Draft	25-08-24
G	Issued for Review / Development Joint Application Draft	25-08-29
H	Issuing / DP for Submission	26-09-24
I	Reviewing / DP for Submission	26-09-24

Project Info

24033
2914 ST. JOHNS STREET
1961-14-2100
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthon Properties
Architect
GRE Architects Inc.
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

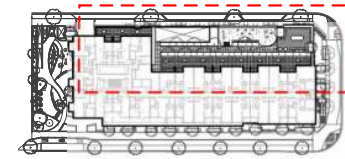
LEVEL 2 - GRADING + SOIL PLAN

L2.1

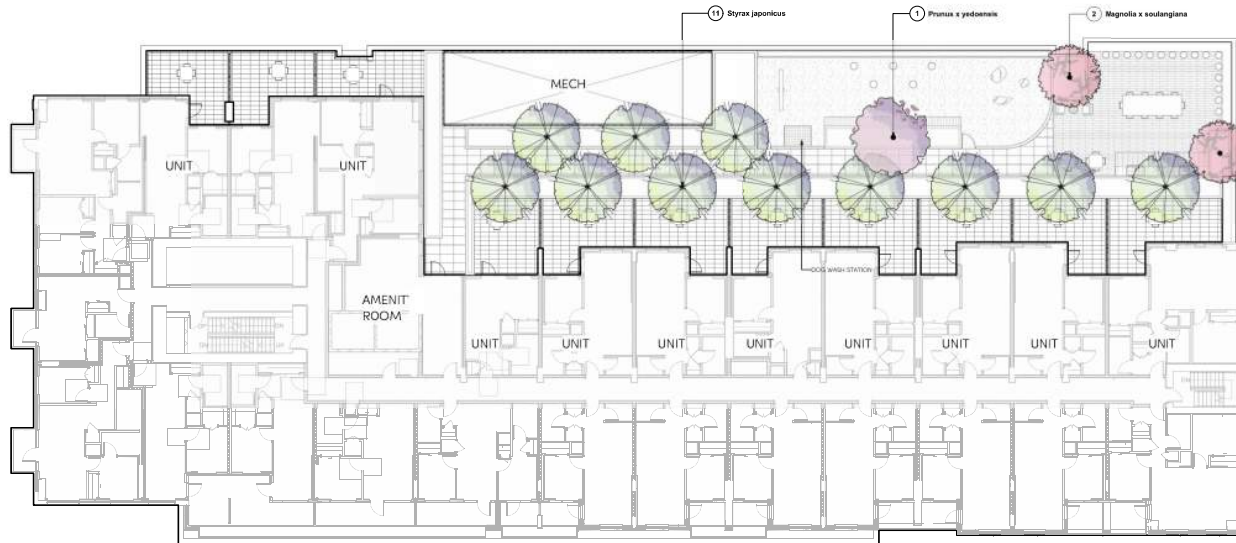
Rev. B revision

GENERAL PLANTING NOTES:

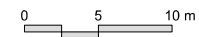
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME 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 PORT MOODY 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 PORT MOODY 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
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.



KEY PLAN



1 LEVEL 2 - TREE PLANTING PLAN
Scale: 1:150



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LANDSCAPE ARCHITECTURE + URBAN DESIGN
1116 KINGWAY, VANCOUVER, BC V7N 1S1
www.loci.ca | 604.694.0103

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Project Stamp



Revis

No.	Description	Date
F	Issued for Working / Development Joint Application Draft	25-06-24
G	Issued for Working / Development Joint Application Draft	25-06-29
H	Issuing / DP for Submission	26-06-24
I	Working / DP for Submission	26-06-24

Project Info

24033
2914 ST. JOHNS STREET
1914-1-1-1-1
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthon Properties
Architect
GRE Architects Inc.
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

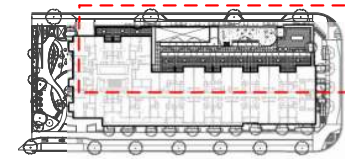
LEVEL 2 - TREE PLANTING PLAN

L2.2

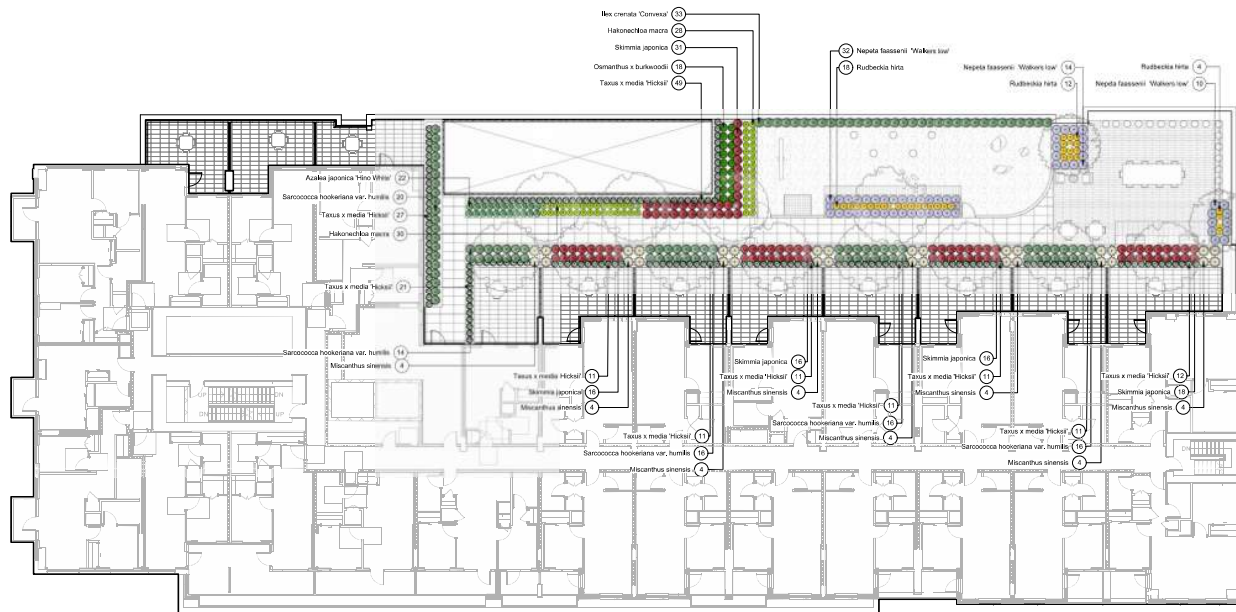
Rev. B revision

GENERAL PLANTING NOTES:

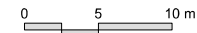
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME 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 PORT MOODY 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 PORT MOODY 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
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.



KEY PLAN



1 LEVEL 2 - SHRUB PLANTING PLAN
Scale: 1:150



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Project Stamp



Revis

No.	Description	Date
F	Issued for Review / Development Joint Application Draft	25-08-24
G	Issued for Review / Development Joint Application Draft	25-08-28
H	Issuing / DP Sub-Submission	26-09-24
I	Reviewing / DP Sub-Submission	26-09-24

Project Info

24033
2914 ST. JOHNS STREET
V6K 1A2-210
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthon Properties
Architect
GRE Architects Inc.
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JKG | Checked By: ME

LEVEL 2 - SHRUB PLANTING PLAN

L2.3

Rev. B revision

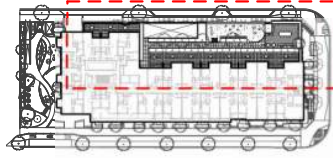
GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS 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 NOTES 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.

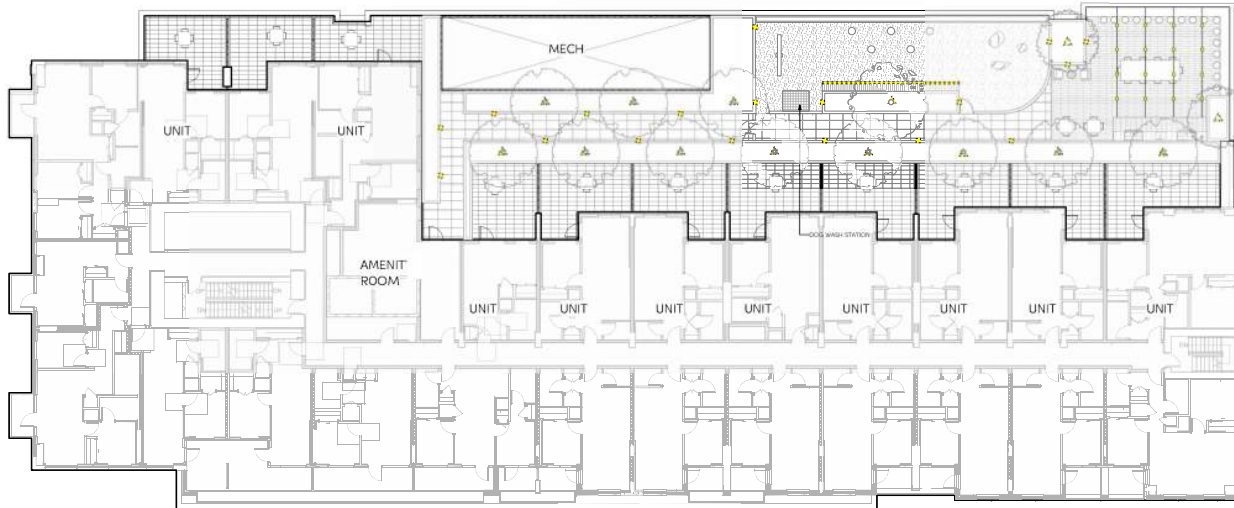
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS, ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED 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 PHOTOCELL ON, TIMER OFF.
16. NON-ESSENTIAL EXTERIOR LIGHTING TO BE DIMMED FROM MIDNIGHT TO 6AM. LIGHTING FIXTURES WITH DARK SKY FRIENDLY LABELS WILL BE SELECTED PER ENB OF THE SUSTAINABILITY REPORT CARD.

LIGHTING LEGEND

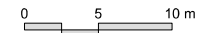
SYMBOL	TYPE	DESCRIPTION
	TYPE 1	LIGHT TYPE 1: WALL INSET Recessed Wall - Sheetrock Light #22 203 by Bega Lighting or Approved Equivalent
	TYPE 2	LIGHT TYPE 2: SPOT FLOOD Spot Flood Light - Black - 2700k 18W Dennli Flood Light by BK Lighting or Approved Equivalent
	TYPE 3	LIGHT TYPE 3: LED STRIP Mounted in Recess Orion Belt Beam Spread LED by Bruck or Approved Equivalent
	TYPE 4	LIGHT TYPE 4: CATENARY LIGHTING Refer to Electrical/Structural/Architecture
	TYPE 5	LIGHT TYPE 5: SCONCE LIGHT Sconce Lighting on Canopy
	TYPE 6	LIGHT TYPE 6: LED STRING LIGHTS Outlet for LED String Lights



KEY PLAN



1 LEVEL 2 - LIGHTING PLAN
Scale: 1:150



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Revis

No.	Description	Date
F	Revised for Working / Development Joint Application Draft	25-08-24
G	Revised for Working / Development Joint Application Draft	25-08-28
H	Working / DP for Submission	26-09-24
I	Working / DP for Submission	26-09-24

Project Info

24053
2914 ST. JOHNS STREET
1994-14-100
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthon Properties

Architect
GRE Architects Inc.

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

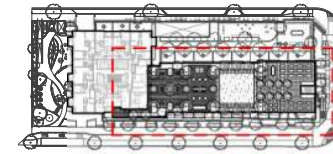
LEVEL 2 - LIGHTING PLAN
L2.4
Rev. B revision

GENERAL LAYOUT + MATERIALS NOTES:

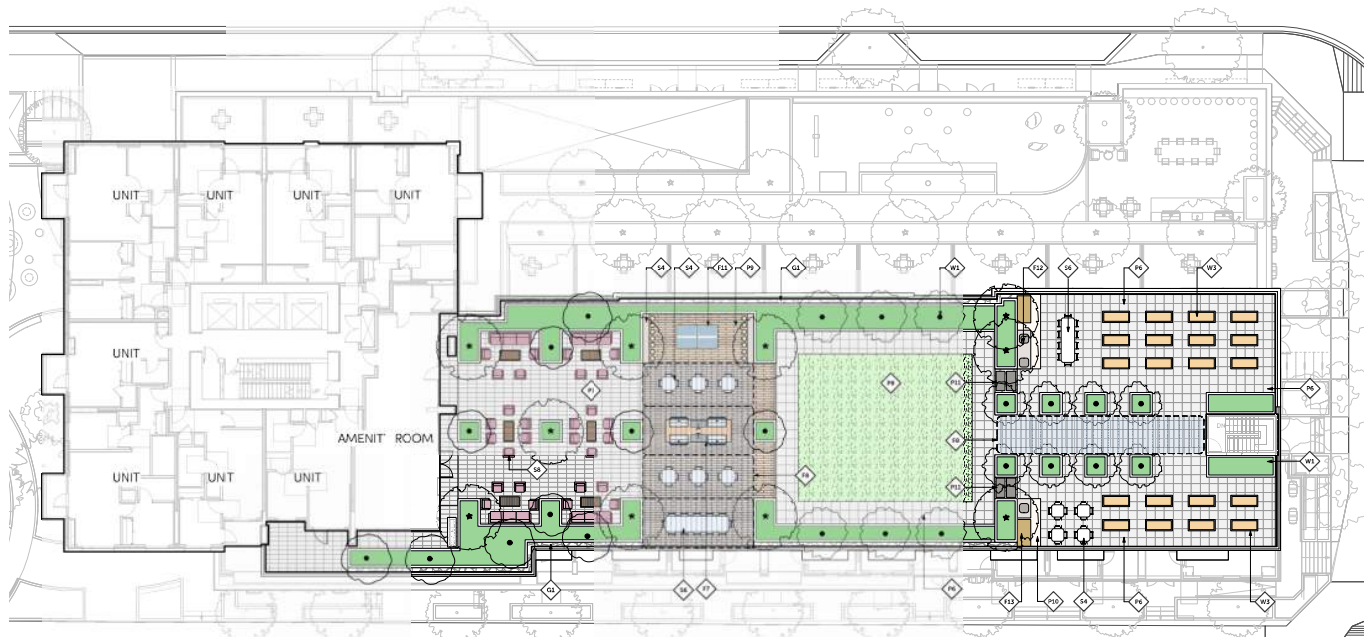
- ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- UNLESS OTHERWISE NOTED, PROVIDE 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 7

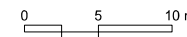
SYMBOL	KEY	DESCRIPTION	DETAIL
	P6	PAVING TYP 1: CONCRETE SLAB PAVERS Manhattan Vibropressed Slabs by Newstone, Colour: Pearl White, 600 x 600 x 50mm.	1 16.0
	P7	PAVING TYP 2: CONCRETE SLAB PAVERS Manhattan Vibropressed Slabs by Newstone, Colour: Pearl White, 300 x 600 x 50mm.	1 16.1
	P8	PAVING TYP 3: ARTIFICIAL TURF Artificial Turf By SYNawn or Approved Alternative	2 16.1
	P9	PAVING TYP 4: WOOD DECKING Thermally Modified Wood, Thermowood by Scolywood, 6" x 2" (150 x 50mm), Length Varies	3 16.1
	P10	PAVING TYP 5: CONCRETE PAVE PAD Manhattan Vibropressed Slabs by Newstone, Colour: Natural, 600 x 600 x 50mm.	4 16.5
	P11	PAVING TYP 6: BASAL SLAB RIVER ROCK 100mm thick basalt slabs on 50mm dia. river rock, on filter cloth.	5 16.6
	R1	RIVER ROCK STRIP 50" dia. river rock strip with min. 150mm depth on filter cloth.	6 16.6
	W1	WALL TYP 1: CONCRETE PLANTER C.P. Concrete with Boardform Finish Min. 600mm Soil Depth for Shrubs Min. 900mm Soil Depth for Trees	4 16.2
	W2	WALL TYP 2: AGRICULTURE PLANTER Metal Planter, Min. 600mm Soil Depth	1 16.3
	S4	SEATING TYP 1: ANOVARI TABLE: ANI CHAIRS Landscape Forms: Parc Table + Chair, By Owner	1 16.4
	S5	SEATING TYP 2: BAI TABL STOOL Landscape Forms: Jesse, Open, By Owner	4 16.4
	S6	SEATING TYP 3: BANQUE TABLE Landscape Forms: Harvest Tables + benches, By Owner	5 16.4
	S8	SEATING TYP 4: COUCHE: ANI TABLE Rove Concepts: Louis Outdoor Armchair, By Owner	1 16.5
	F7	BBK ANI SINK Green Theory: Series 02, By Owner	4 16.5
	F8	OVERHEAD CANOPY Product TBD/By Arch.	
	F11	PINK PONI TABLE Cornilleau: Cornilleau Park Outdoor Table Tennis, By Owner	5 16.5
	F12	URBAN AC STORAGE BENCH Product TBD.	2 16.5
	F13	POTTING TABLE Product TBD.	3 16.6



KEY PLAN



1 LEVEL 7 - MATERIALS PLAN
Scale: 1:150



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Project Stamp

Issue

No.	Description	Date
A	As Issued for Working / Development Joint Application	25-08-24
G	As Issued for Working / Development Joint Application	25-08-29
H	Issuance / DP for Submission	26-09-24
I	Working / DP Re-Submission	26-09-24

Project Info

24053

2914 ST. JOHNS STREET
19th FLOOR
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthon's Properties

Architect
GRE Architects Inc.

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JAGG | Checked By: HSE

LEVEL 7 - MATERIALS PLAN

L3.0

Rev. B revision

GENERAL GRADING NOTES:

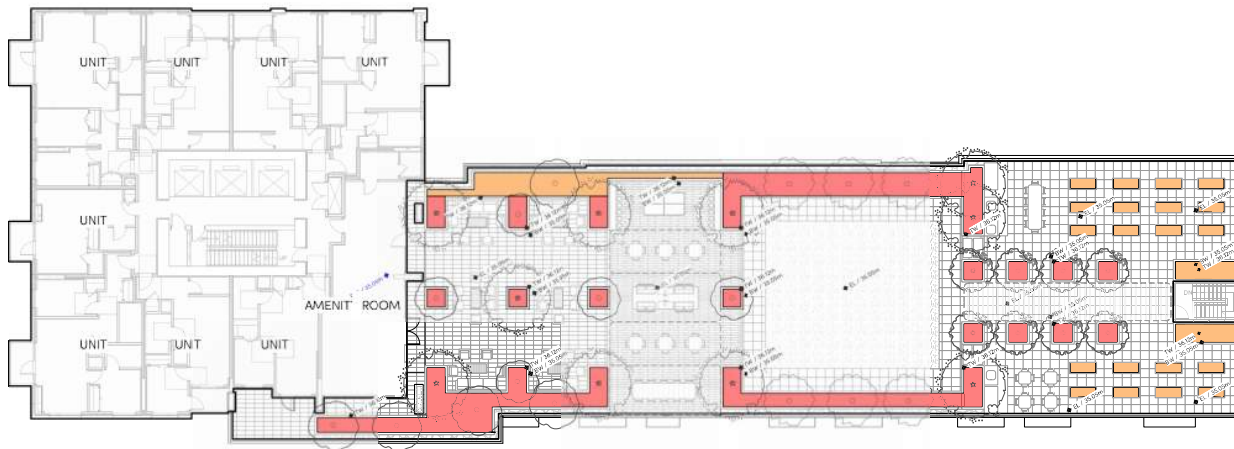
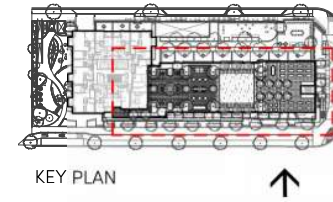
1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE 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 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

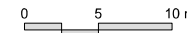
- ◆ EL / 30.48m EXISTING ELEVATION BY SURVEY (SEE ARCH.)
- ◆ FFE / 30.48m PROPOSED ARCH. ELEVATION (SEE ARCH.)
- ◆ EL / 30.48m PROPOSED ELEVATION
- ◆ TW / 30.48m TOP OF WALL ELEVATION
- ◆ BW / 30.48m BOTTOM OF WALL ELEVATION
- ◆ TS / 30.48m TOP OF STAIRS ELEVATION
- ◆ BS / 30.48m BOTTOM OF STAIRS ELEVATION
- ◆ TB / 30.48m TOP OF BENCH ELEVATION
- ◆ 2% SLOPE AND DIRECTION

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING OF SLAB 50mm Mulch + 800mm Minimum Soil Depth + 100mm Drainage Layer
	TREE PLANTING OF SLAB 50mm Mulch + 900mm Minimum Soil Depth + 100mm Drainage Layer



1 LEVEL 7 - GRADING + SOIL PLAN
Scale: 1:150



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Project Stamp



Issue

No.	Description	Date
1	Issued for Review / Development Joint Application	25-08-24
2	Issued for Review / Development Joint Application	25-08-29
3	Issued for Review / Development Joint Application	25-08-29
4	Issued for Review / Development Joint Application	25-08-29
5	Issued for Review / Development Joint Application	25-08-29

Project Info

14033
2914 ST. JOHNS STREET
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client: Artform Properties
Architect: GRE Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JAG	ME

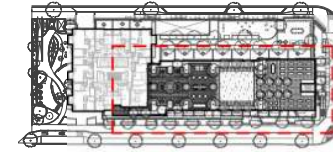
LEVEL 7 - GRADING + SOIL PLAN

L3.1

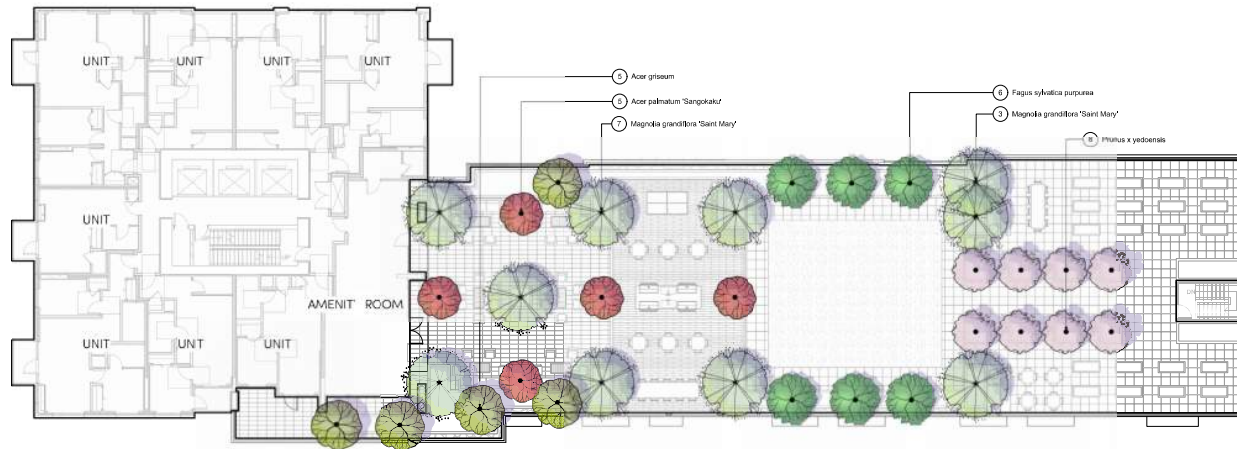
Rev. B revision

GENERAL PLANTING NOTES:

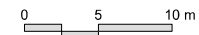
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME 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 PORT MOODY 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 PORT MOODY 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
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.



KEY PLAN



1 LEVEL 7 - TREE PLANTING PLAN
Scale: 1:150



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Project Stamp



Revis

No.	Description	Date
F	In-sited for Revising / Development Joint Application Draft	25-06-24
G	In-sited for Revising / Development Joint Application Draft	25-06-28
H	Revising / DP In-Submission	26-06-24
I	Revising / DP In-Submission	26-06-24

Project Info

14053
2914 ST. JOHNS STREET
1981-14-010
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Artform Properties
Architect
GRE Architects Inc.
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HSE

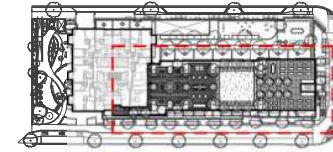
LEVEL 7 - TREE PLANTING PLAN

L3.2

Rev. B revision

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
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14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.



KEY PLAN



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Project Stamp



Revis

No.	Description	Date
F	Revised for Rezoning / Development Joint Application Draft	25-08-24
G	Revised for Rezoning / Development Joint Application Draft	25-08-28
H	Issuing / DP for Submission	26-09-24
I	Revising / DP for Submission	26-09-24

Project Info

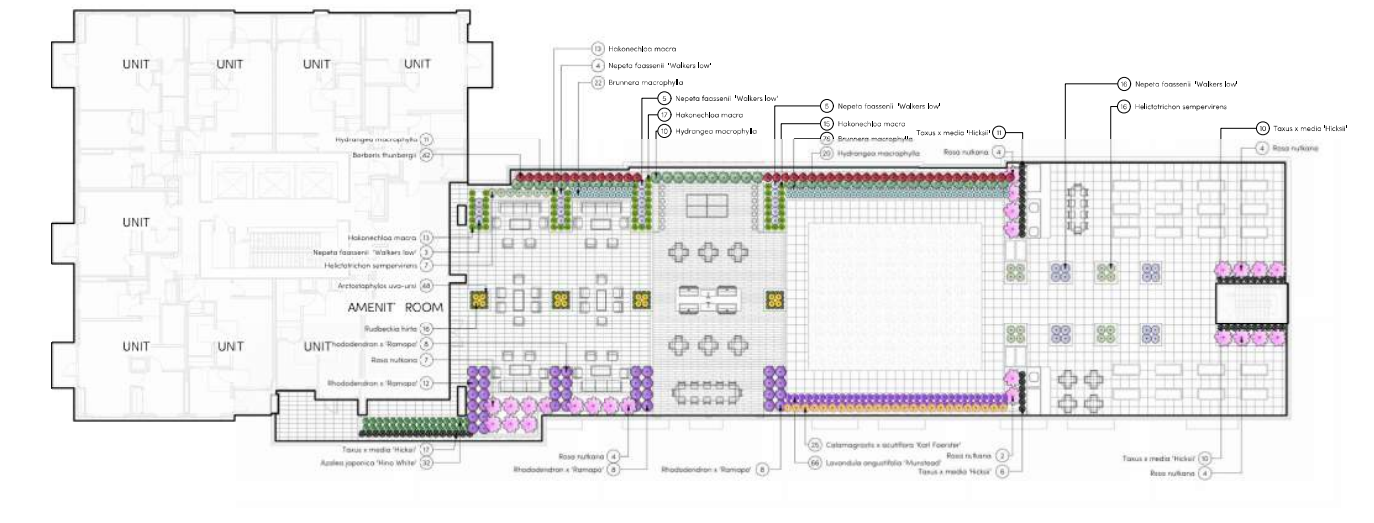
24033
2914 ST. JOHNS STREET
2914 ST. JOHNS STREET
PORT MOODY, BC

Project Team

Client: Anthony Properties
Architect: GRI Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JAGG | Checked By: HJE

LEVEL 7 - SHRUB PLANTING PLAN
L3.3
Rev. B revision



1 LEVEL 7 - SHRUB PLANTING PLAN
Scale: 1:150



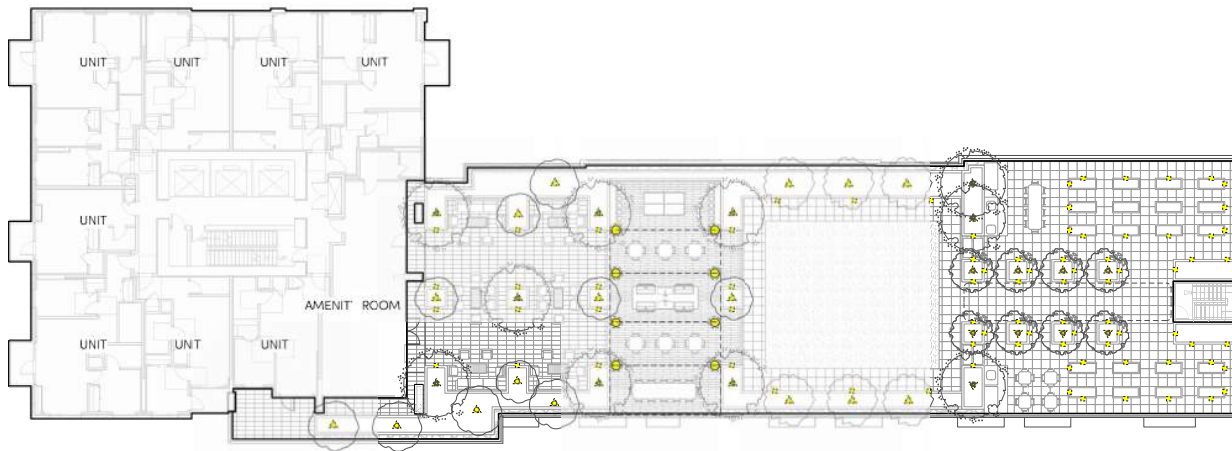
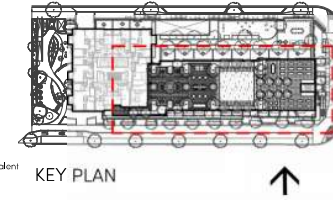
GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS 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 NOTES 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.

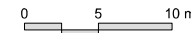
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED 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 PHOTOCELL ON, TIMER OFF.
16. NON-ESSENTIAL EXTERIOR LIGHTING TO BE DIMMED FROM MIDNIGHT TO 6AM. LIGHTING FIXTURES WITH DARK SKY FRIENDLY LABELS WILL BE SELECTED PER ENB OF THE SUSTAINABILITY REPORT CARD.

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION
⌘	TYPE 1	LIGHT TYPE 1: WALL INSET Recessed Wall + Shielded Light #22 203 by Bega Lighting or Approved Equivalent
▲	TYPE 2	LIGHT TYPE 2: SPOT FLOOD Spot Flood Light - Black - 2700k 18W Denali Flood Light by BK Lighting or Approved Equivalent
-----	TYPE 3	LIGHT TYPE 3: LED STRIP Mounted in Recess Orion Ball Beam Spread LED by Bruck or Approved Equivalent
—○—	TYPE 4	LIGHT TYPE 4: CATENARY LIGHTING Refer to Electrical/Structural/Architecture
☀	TYPE 5	LIGHT TYPE 5: SCONCE LIGHT Sconce Lighting on Canopy
◆	TYPE 6	LIGHT TYPE 6: LED STRING LIGHTS Outlet for LED String Lights



1 LEVEL 7 - LIGHTING PLAN
Scale: 1:150



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Project Stamp



Issue

No.	Description	Date
F	Issued for Working / Development Joint Application Draft	25-08-24
G	Issued for Working / Development Joint Application Draft	25-08-29
H	Issuing / DP for Submission	26-08-24
I	Working / DP for Submission	26-08-24

Project Info

24033
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1914-1510
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Project Team

Client
Anthon Properties
Architect
GRE Architects Inc
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

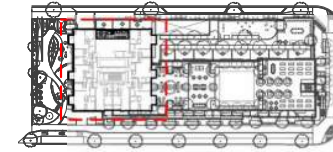
LEVEL 7 - LIGHTING PLAN

L3.4

Rev. B revision

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
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.

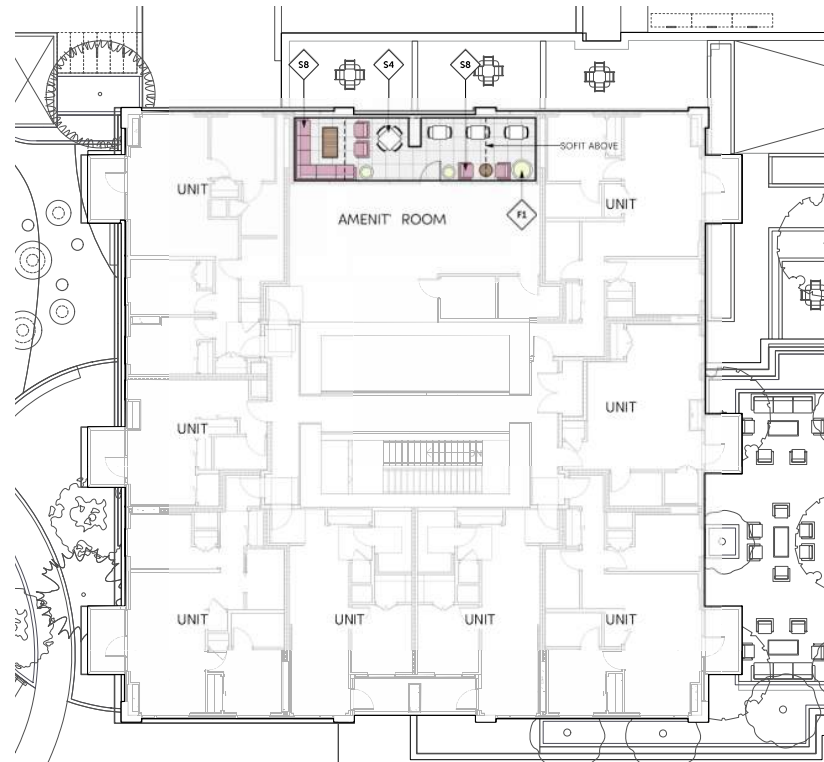


KEY PLAN

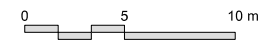


MATERIALS LEGEND: LEVEL 26

SYMBOL	KEY	DESCRIPTION	DETAIL
	P6	PAVING TYP 1: CONCRETE SLAB PAVERS Pre-Cast Concrete Unit Pavers, Newstone Manhattan in Pearl White, 600 x 600 x 50mm.	
	S4	SEATING TYP 4: MOVABLE TABLE ANI CHAIRS Landscape Forms: Parc Table + Chair, By Owner	3 16.4
	S8	SEATING TYP 6: COUCHE ANI TABLE Rove Concepts: Louis Outdoor Armchair, By Owner	3 16.5
	F1	MOVABLE PLANTS: POTS Green Theory: Round, By Owner	3 16.5



1 LEVEL 26 - MATERIALS PLAN
Scale: 1:100



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Project Stamp



Revis

No.	Description	Date
F	Issued for Review / Development Joint Application DAP	25-06-24
G	Issued for Review / Development Joint Application DAP	25-06-29
H	Issued / DP for Submission	26-06-24
I	Review / DP for Submission	26-06-24

Project Info

14053
2914 ST. JOHNS STREET
1981-14-2510
2914 ST JOHNS STREET
PORT MOUDON, BC

Project Team

Client
Artform Properties
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GRE Architects Inc.
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JFG	HAE

LEVEL 26 - MATERIALS PLAN

L4.0

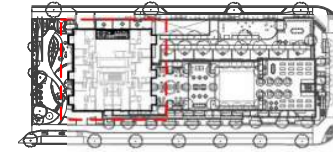
Rev. B revision

GENERAL GRADING NOTES:

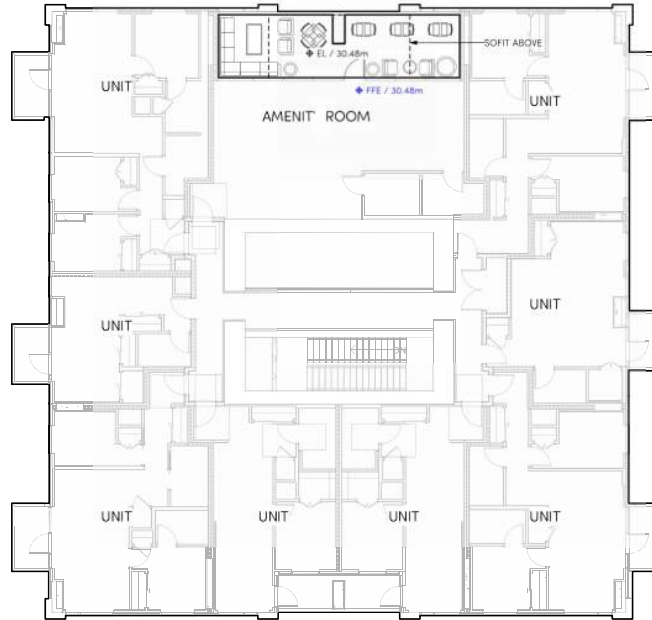
1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE 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 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

- ◆ EL / 30.48m EXISTING ELEVATION BY SURVEY (SEE ARCH)
- ◆ FFE / 30.48m PROPOSED ARCH. ELEVATION (SEE ARCH)
- ◆ EL / 30.48m PROPOSED ELEVATION
- ◆ TW / 30.48m TOP OF WALL ELEVATION
- ◆ BW / 30.48m BOTTOM OF WALL ELEVATION
- ◆ TS / 30.48m TOP OF STAIRS ELEVATION
- ◆ BS / 30.48m BOTTOM OF STAIRS ELEVATION
- ◆ TB / 30.48m TOP OF BENCH ELEVATION
- ↘ 2% SLOPE AND DIRECTION



KEY PLAN



1 LEVEL 26 - GRADING PLAN
Scale: 1:100



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Project Stamp



Revis

No.	Description	Date
F	Re-submitted for Re-working / Development Joint Application Draft	25-08-20
G	Re-submitted for Re-working / Development Joint Application Draft	25-08-20
H	Re-working / DP Re-Submission	26-08-20
I	Re-working / DP Re-Submission	26-08-20

Project Info

24053
2914 ST. JOHNS STREET
1981-14-2102
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

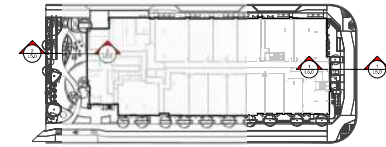
Client
Artform Properties
Architect
GRE Architects Inc.
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HE

LEVEL 26 - GRADING PLAN

L4.1

Rev. B revision

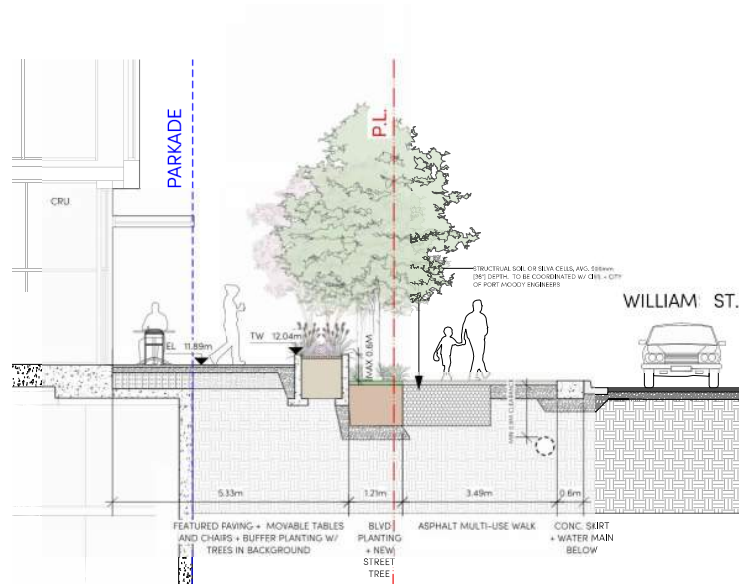


KEY PLAN

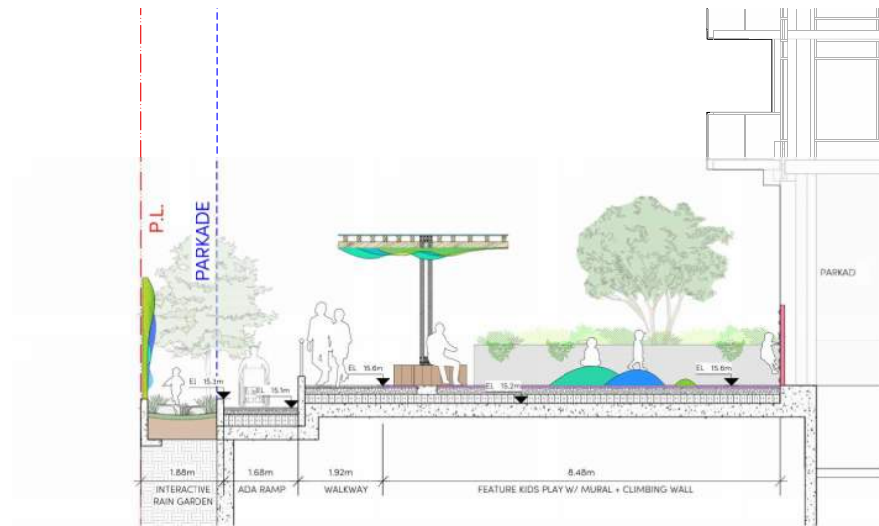


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1 WILLIAMS STREET FRONTAGE
 Scale: 1:50



2 PUBLIC PARK - KIDS PLAY
 Scale: 1:50



Issue

No.	Description	Date
1	Issued for Review / Development Joint Application Draft	25-08-24
2	Issued for Review / Development Joint Application Draft	25-08-29
3	Issued for DP for Submission	26-09-24
4	Reviewing / DP for Submission	26-09-24

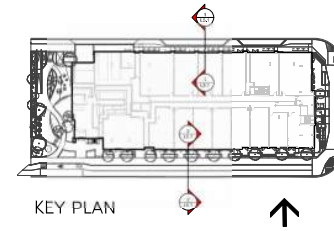
Project Info
 1053
 2914 ST. JOHNS STREET
 2914 ST JOHNS STREET
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Project Team
 Client
 Authors Properties
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 GRI Architects Inc.
 Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By: JFG
 Checked By: ME

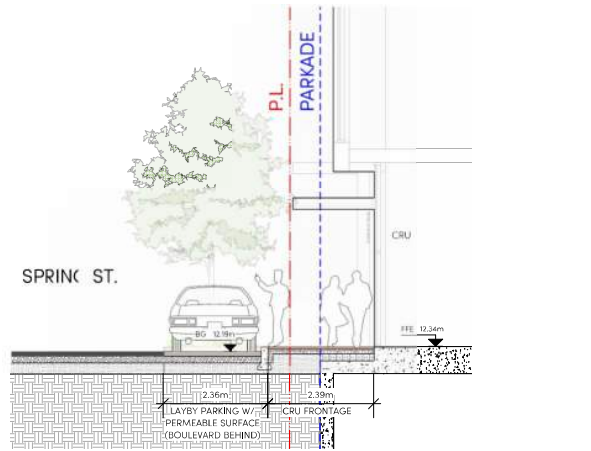
SECTIONS
L5.0

Rev. B revision

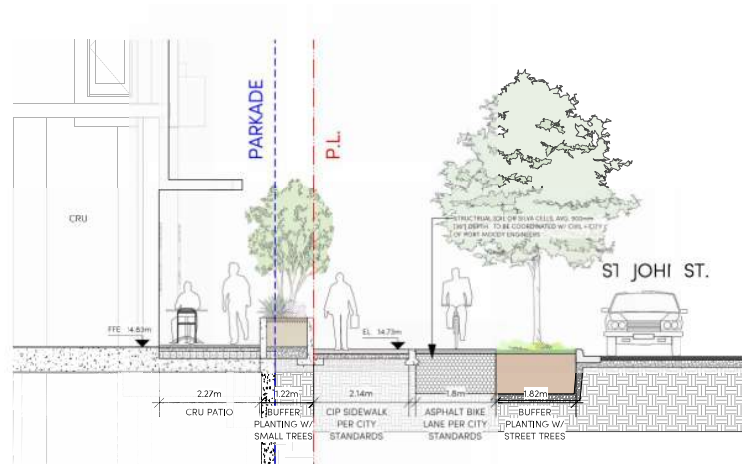


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1 SPRING STREET FRONTAGE
 Scale: 1:50



2 ST. JOHN STREET FRONTAGE
 Scale: 1:50

Project Stamp



Issue

No.	Description	Date
1	Revised for Reopening / Development Joint Application Draft	25-08-24
2	Revised for Reopening / Development Joint Application Draft	25-08-28
3	Reopening / DP for Submission	26-09-24
4	Reopening / DP for Submission	26-09-24

Project Info

14053
2914 ST. JOHNS STREET
 2914 ST JOHNS STREET
 PORT MOODY, BC

Project Team

Client
 Artform Properties
 Architect
 GRI Architects Inc.
 Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By: JAG | Checked By: HE

SECTIONS

L5.1

Rev. B revision

1 PAVING TYPE 1: CIP CONCRETE - ON SLAB, TYP.
Scale: 1:10

SAW CUT EXPANSION JOINT THROUGH REBAR AND CONCRETE TO FULL DEPTH OF SLAB. MULTIPLE SAW CUTS REQUIRED TO OBTAIN PREFERRED WIDTH. PROVIDE A CONTINUOUS 25MM TOOL JOINT ALONG THE LENGTH OF THE EXPANSION JOINT IMMEDIATELY AFTER POURING.

0.01m [0.01m] 0.01m [0.01m] 1/3 DEPTH OF CONC.

6mm [1/4"] WIDE x 25mm [1"] DEEP SAW CUT JOINT CONTROL, TYPICAL, PATTERN VARIES, REFER TO LAYOUT PLAN

CIP REINFORCED CONCRETE, REFER TO STRUCTURAL

REBAR 10M BOTH WAYS, REFER TO STRUCTURAL

SLAB, MEMBRANE, DRAINAGE BOARD BY ARCHITECTURE

NOTES:
1. BROOM FINISH; NO TROWEL FOR JOINTS
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

2 PAVING TYPE 2: FEATURE PAVING - ON SLAB, TYP.
Scale: 1:10

CONCRETE UNIT PAVER, BARKMAN BROADWAY 100mm, 400 X 100 X 100mm

PLAN

JOINTING SAND

CONCRETE UNIT PAVER

25-50mm SAND BEDDING LAYER, AS SPECIFIED

NON-WOVEN FILTER FABRIC

3/4" MINUS CRUSH COMPACTED BASE COURSE, 150mm DEPTH COMPACTED TO 95% MPD

COMPACTED SUBGRADE, COMPACTED TO 95% MPD

EXISTING SUBGRADE

UNIFORM IMAGE

UNI COLOUR

COLOR TYPE A: NATURAL

COLOR TYPE B: CHARCOAL

3 PAVING TYPE 3: PLAYGROUND SURFACE - ON SLAB, TYP.
Scale: 1:10

LANDSCAPE WEARING COURSE, GREEN, BLUE AND BEIGE COLOURS

LANDSCAPE WEARING COURSE MIN. 15mm THICKNESS

LANDSCAPE BASE MAT 75mm THICKNESS MIN., VARIES AS PER REQUIRED FALL DEPTH

100mm COMPACTED AGGREGATE TO 95% MPD

RIGID INSULATION, REFER TO ARCHITECTURE

DRAINBOARD AND MEMBRANE, REFER TO ARCHITECTURE

BUILDING SLAB, REFER TO ARCH.

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Project Stamp

Professional Seal: MICHAEL LEWIS, 395, LANDSCAPE ARCHITECTURE

4 PAVING TYPE 4: PROMENADE PAVING - ON SLAB, TYP.
Scale: 1:10

CONCRETE UNIT PAVER, BELGARD V55 SERIES, 150 X 300 X 100mm, RUNNING BOND, COLOUR: GREY, PER SPRING STREET GUIDELINES

COLOUR: GREY

JOINTING SAND

25-50mm SAND BEDDING LAYER, AS SPECIFIED

NON-WOVEN FILTER FABRIC

SLAB, MEMBRANE, DRAINAGE BOARD BY ARCHITECTURE

5 PAVING TYPE 5: VEHICULAR PAVING W/ CONC. BAND ON GRADE, TYP.
Scale: 1:10

CONCRETE UNIT PAVER, BELGARD V55 SERIES, 150 X 300 X 100mm, RUNNING BOND, COLOUR: MIDNIGHT, PER SPRING STREET GUIDELINES

COLOUR: GREY

JOINTING SAND

CONCRETE UNIT PAVER BELGARD V55 SERIES

COLOURED CONCRETE BANDING

25-50mm SAND BEDDING LAYER, AS SPECIFIED

NON-WOVEN FILTER FABRIC

20mm (3/4") MINUS CRUSH COMPACTED BASE COURSE, 100mm DEPTH COMPACTED TO 95% MPD

COMPACTED SUBGRADE, COMPACTED TO 95% MPD

EXISTING SUBGRADE

6 PAVING TYPE 6: CONCRETE SLAB PAVERS 24" X 24" - ON SLAB, TYP.
Scale: 1:10

NOTE:
1. CONTRACTOR TO PROVIDE 3m X 3m (10' X 10') MOCK UP ON SITE FOR REVIEW AND APPROVAL

0.61m 0.61m

MANHATTAN PAVER BY NEWSTONE IN NATURAL COLOUR, 600 x 600 x 50mm (24" x 24" x 2") IN PEARL WHITE

PAVER PEDESTALS

FILTER FABRIC

25-50mm SAND BEDDING LAYER, AS SPECIFIED

RIGID INSULATION, REFER TO ARCHITECTURE

STRUCTURAL VOILING (AS NEEDED), DRAIN MAT, PROTECTION BOARD, MEMBRANE AND ARCHITECTURAL SLAB, REFER TO ARCHITECTURE

Issue

No.	Description	Date
A	Issued for Review / Development Joint Application	25-08-20
G	Issued for Review / Development Joint Application	25-08-20
H	Issuing / DP for Submission	25-08-20
I	Reviewing / DP for Submission	25-08-20

Project Info

14053

2914 ST. JOHNS STREET
V6K 1A1-110
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client: Artform Properties

Architect: GRE Architects Inc.

Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

DETAILS

L6.0

Rev. B revision

NOTE:
1. CONTRACTOR TO PROVIDE 3m X 3m (10' X 10') MOCK UP ON SITE FOR REVIEW AND APPROVAL

MANHATTAN PAVER BY NEWSTONE IN NATURAL COLOUR, 300 x 600 x 50mm (24' x 24' x 2") IN PEARL WHITE

PAVER PEDESTALS

FILTER FABRIC

RIGID INSULATION, REFER TO ARCHITECTURE

STRUCTURAL VOIDING (AS NEEDED), DRAIN MAT, PROTECTION BOARD, MEMBRANE, AND ARCHITECTURAL SLAB, REFER TO ARCHITECTURE

1 PAVING TYPE 7: CONCRETE SLAB PAVERS 12' X 24' - ON SLAB. TYP.
Scale: 1:10

SYNLAWN PET PREMIUM SYNTHETIC TURF FOR PETS

SYNLAWN PET PREMIUM SYNTHETIC TURF FOR PETS

20mm (3/4") CLEAR MINUS. DEPTH OF 100mm-150mm (4"-6")

FILTER FABRIC

SLAB, MEMBRANE, DRAINAGE BOARD BY ARCHITECTURE

2 PAVING TYPE 8: ARTIFICIAL TURF - ON SLAB. TYP.
Scale: 1:10

FAUX WOOD PORCELAIN PAVERS, NOON SERIES BY BELGARD COLOUR: HONEY

MIN. 4mm GAP BETWEEN PAVERS

PLAN

PORCELAIN PAVERS, 8 X 24' BELGARD NOON PAVER, HONEY COLOUR, 25mm ADJUSTABLE PAVING PEDESTAL

FILTER FABRIC

RIGID INSULATION, DRAINBOARD, MEMBRANE, BUILDING SLAB REFER TO ARCHITECTURE

PRECEDENT IMAGE

3 PAVING TYPE 9: WOOD DECKING - ON SLAB. TYP.
Scale: 1:10

CONCRETE UNIT PAVER, BELGARD V56 SERIES, 160 X 300 X 18MM, RUNNING BOND, COLOUR: GREY, PER SPRING STREET GUIDELINES

COLOUR: GREY

JOINTING SAND

CONCRETE UNIT PAVER, BELGARD V56 SERIES

25-50mm SAND BEDDING LAYER, AS SPECIFIED

NON-WOVEN FILTER FABRIC

20MM (3/4") MINUS CRUSH COMPACTED BASE COURSE, 150mm DEPTH COMPACTED TO 95% MPD

COMPACTED SUBGRADE, COMPACTED TO 95% MPD

EXISTING SUBGRADE

NOTES:
1. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN
2. AS PER CITY OF PORT MOODY STANDARDS

4 OFFSITE PAVING TYPE 1: PROMENADE PAVING. TYP.
Scale: 1:10

BROOM FINISH NATURAL

SAW CUT EXPANSION JOINT THROUGH REBAR AND CONCRETE TO FULL DEPTH OF SLAB. MULTIPLE SAW CUTS REQUIRED TO OBTAIN PREFERRED WIDTH. PROVIDE A CONTINUOUS 25MM TOOL JOINT ALONG THE LENGTH OF THE EXPANSION JOINT IMMEDIATELY AFTER POURING.

6mm (1/4") WIDE x 25mm [1"] DEEP SAW CUT JOINT CONTROL, TYPICAL PATTERN VARIES, REFER TO LAYOUT PLAN

CIP REINFORCED CONCRETE, REFER TO STRUCTURAL

REBAR 10M BOTH WAYS, REFER TO STRUCTURAL

19mm (3/4") MINUS GRANULAR BASE COMPACTED TO 95% MPD

COMPACTED SUBGRADE, 95% MPD

EXISTING SUBGRADE

NOTES:
1. BROOM FINISH: AS PER MMCD SPECIFICATIONS
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm (20'0") O.C. MAX. @ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO COINCIDE W/ PATTERN
4. CONTROL JOINTS @ 1524mm (5'0") O.C. MAX.
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT
7. AS PER CITY OF PORT MOODY STANDARDS

5 OFFSITE PAVING TYPE 2: CIP CONCRETE PAVING. TYP.
Scale: 1:10

JOINTING SAND

CONCRETE UNIT PAVER

25-50mm SAND BEDDING LAYER, AS SPECIFIED

NON-WOVEN FILTER FABRIC

20 (3/4") MINUS CRUSH COMPACTED BASE COURSE, 150mm DEPTH COMPACTED TO 95% MPD

COMPACTED SUBGRADE, COMPACTED TO 95% MPD

EXISTING SUBGRADE

NOTES:
1. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN
2. AS PER CITY OF PORT MOODY STANDARDS

NATURAL GREY

6 OFFSITE PAVING TYPE 4: PARKING LAY-BYS. TYP.
Scale: 1:10

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Project Stamp

Michael Lewis
Professional Engineer
395
B.C. ENGINEERING COUNCIL

No.	Description	Date
F	Issued for Review / Development Joint Application	25-08-20
G	Issued for Review / Development Joint Application	25-08-20
H	Issuing / DP for Submission	26-08-20
I	Reviewing / DP for Submission	26-08-20

Project Info

24053

2914 ST. JOHNS STREET
4941-14-10
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

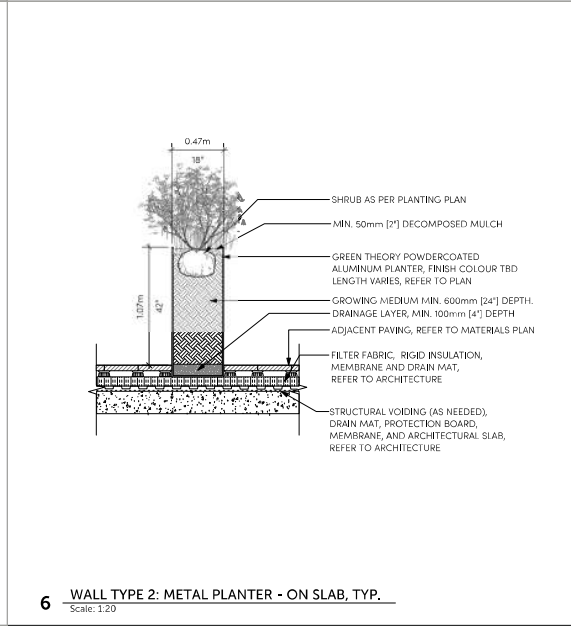
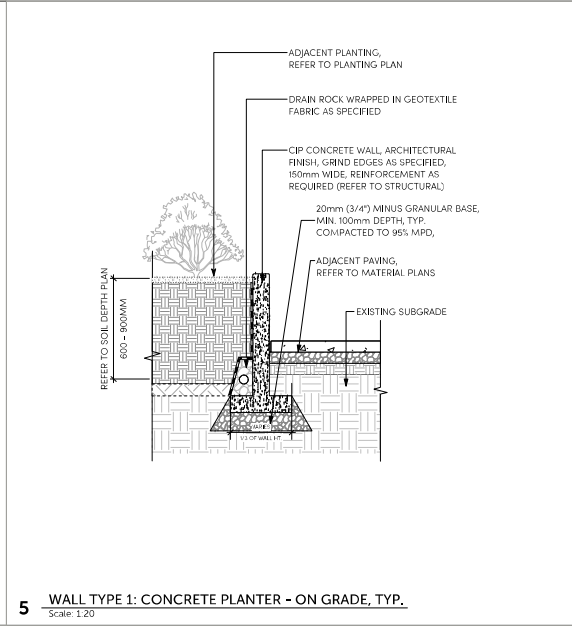
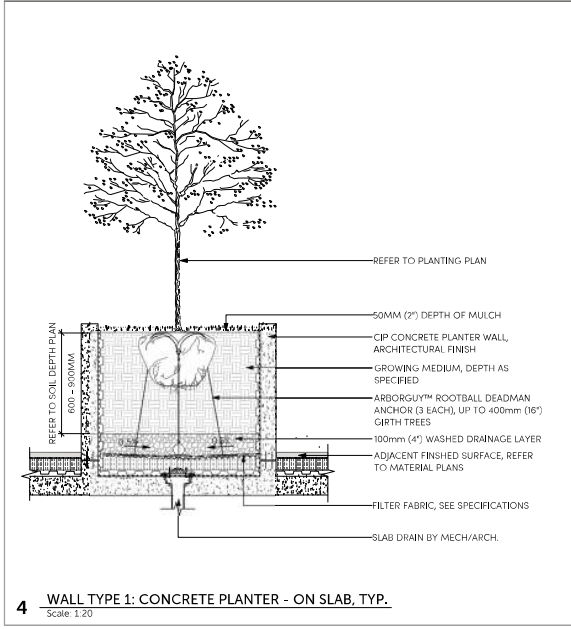
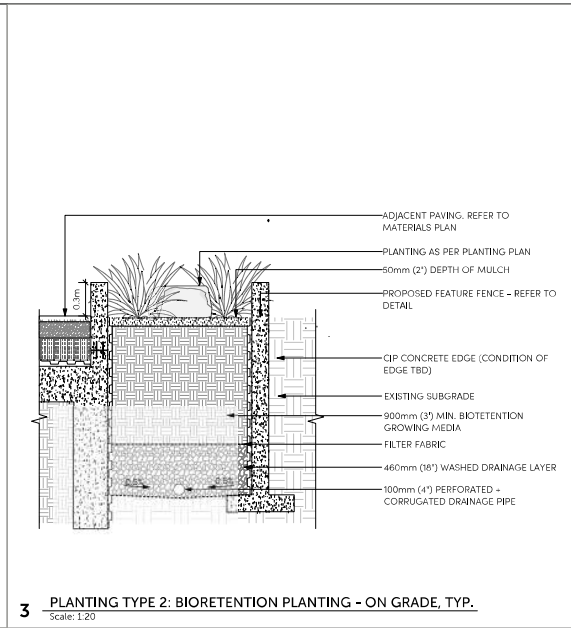
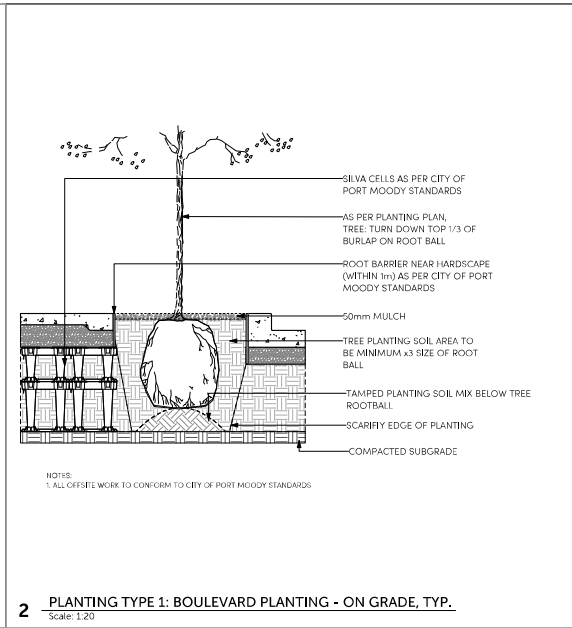
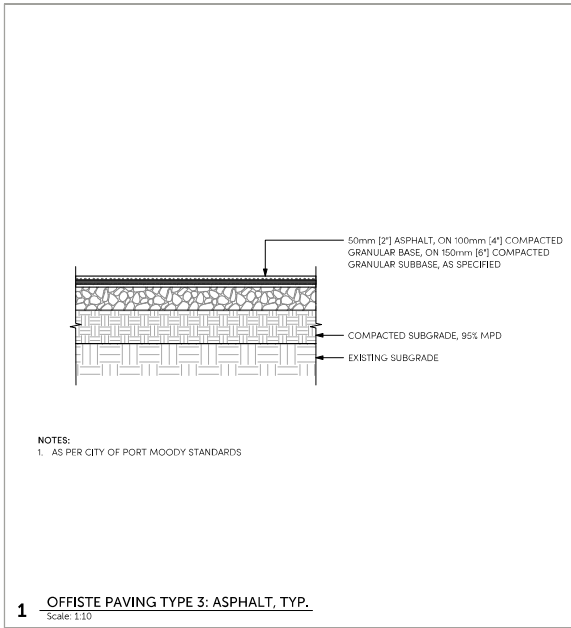
Client
Architects Properties

Architect
DBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

DETAILS
L6.1
Rev. B revision



No.	Description	Date
A	Issued for Working / Development Joint Application	25-08-20
G	Issued for Working / Development Joint Application	25-08-20
H	Issuing / DP for Submission	25-08-20
I	Working / DP for Submission	25-08-20

Project Info

24053

2914 ST. JOHNS STREET
 1981-2100
 2914 ST JOHNS STREET
 PORT MOODY, BC

Project Team

Client
 Authors/Proprietor

Architect
 GRI Architects Inc.

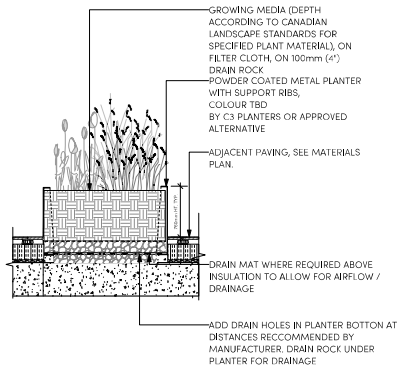
Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

DETAILS

L6.2

Rev. B revision



NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

1 WALL TYPE 3: AGRICULTURE PLANTER - ON SLAB, TYP.
Scale: 1:20



CHARACTER IMAGE



2 FEATURE FENCE, TYP.
Scale: 1:20



PRODUCT: FINAL PRODUCT TBD (SHOWING PIP MOUNDS)
FINISH: PIP RUBBER
SUPPLIER: TBD (MARATHON SURFACES)

3 PIP RUBBER MOUNDS, TYP.
Scale: 1:20



PRODUCT: ICONIC BIKE RACK
FINISH: POWDERCOATED METAL, BLACK
SUPPLIER: MAGIN

4 BIKE RACK, TYP.
Scale: 1:10

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Project Stamp



Issues

No.	Description	Date
1	Issued for Review / Development Joint Application Draft	25-08-24
2	Issued for Review / Development Joint Application Draft	25-08-29
3	Issuing / DP for Submission	26-09-24
4	Reviewing / DP for Submission	26-09-24

Project Info

14593
2914 ST. JOHNS STREET
WALK-UP
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client: Authors Properties
Architect: DBL Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

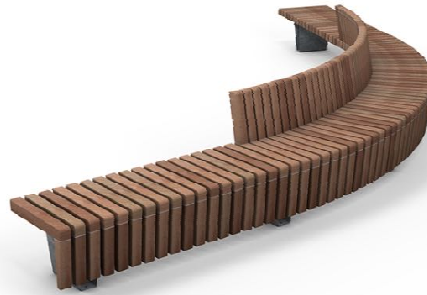
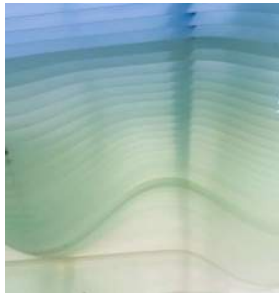
DETAILS

L6.3

Rev. B revision



CHARACTER IMAGE



PRODUCT: SOLID SKIRT CURVED BENCH
FINISH: FSC 2 VIRGIN HARDWOOD
SUPPLIER: STREETLIFE

2 SEATING TYPE 2: CURVILINEAR BENCH, TYP.
 Scale: 1:10



PRODUCT: PARK CENTRE TABLE + CHAIR
FINISH: POWDERCOATED METAL, LEMON
SUPPLIER: LANDSCAPE FORMS



PRODUCT: SOLSTICE UMBRELLA
FINISH: POWDERCOATED METAL, GREY
ADJUST: TABLE MOUNT
SUPPLIER: LANDSCAPE FORMS

3 SEATING TYPE 3+4: MOVEABLE TABLES + CHAIRS (W/ UMBRELLA), TYP.
 Scale: 1:10

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Project Stamp



Issue

No.	Description	Date
1	Finalized for Review / Development joint Application Draft	25/06/24
2	Finalized for Review / Development joint Application Draft	25/06/24
3	Finalized for Review / Development joint Application Draft	25/06/24
4	Finalized for Review / Development joint Application Draft	25/06/24
5	Finalized for Review / Development joint Application Draft	25/06/24

Project Info

24053
 2914 ST. JOHNS STREET
 2914 ST JOHNS STREET
 PORT MOODY, BC

Project Team

Client
 Anthon Properties
 Architect
 GRE Architects Inc
 Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

DETAILS

L6.4

Rev. B revision

1 SEATING TYPE 1: CUSTOM BENCH W/ CANOPY, TYP.
 Scale: 1:10

NOTES:
 1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAMS REVIEW AND APPROVAL.
 2. REFER TO MANUFACTURER'S SPECIFICATION FOR INSTALLATION NOTES.



PRODUCT: JESSIE, OPEN
FINISH: POWDERCOATED METAL, STEEL FINISH
SUPPLIER: LANDSCAPE FORMS



4 SEATING TYPE 5: BAR TABLE + STOOLS, TYP.
 Scale: 1:10



PRODUCT: HARVEST TABLES AND BENCHES
FINISH: POWDERCOATED METAL, LEMON
SUPPLIER: LANDSCAPE FORMS

5 SEATING TYPE 6: DINING/ BANQUET TABLES, TYP.
 Scale: 1:10



PRODUCT: SOLID STAPLE BENCH
FINISH: FSC 2 VIRGIN HARDWOOD
SUPPLIER: STREETLIFE

6 SEATING TYPE 7: STANDALONE BENCH, TYP.
 Scale: 1:10



PRODUCT: LOUIS OUTDOOR ARMCHAIR; FRANCIS OUTDOOR COFFEE TABLE
FINISH: ENCIÑO OUTDOOR FABRIC
SUPPLIER: ROVE CONCEPTS

1 SEATING TYPE 8: COUCHES + TABLES, TYP.
 Scale: 1:10



PRODUCT: JOHN DRY STORAGE SEATING
FINISH: POWDERCOAT SMOKEY BEIGE
SUPPLIER: GREEN THEORY

2 URBAN AG. STORAGE BENCH, TYP.
 Scale: 1:10



PRODUCT: ROUND, MULTIPLE SIZES
FINISH: POWDERCOATED LEMON
SUPPLIER: GREEN THEORY

3 MOVEABLE PLANTER POTS, TYP.
 Scale: 1:10



PRODUCT: SERIES 02
FINISH: TBC
SUPPLIER: GREEN THEORY

NOTES:
 1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM'S REVIEW AND APPROVAL.
 2. ARCHITECTURE AND MECHANICAL TO COORDINATE FINAL LOCATION AND DETAILING OF FIREPITS WITH GAS CONNECTION

4 BBQ'S + SINKS, TYP.
 Scale: 1:10

NOTES:
 1. BY OWNER, DETAIL SHOWS RECOMMENDED PRODUCT



PRODUCT: CORNILLEAU PARK OUTDOOR TABLE TENNIS TABLE
FINISH: POWDERCOAT
SUPPLIER: CORNILLEAU

5 TABLE TENNIS TABLE, TYP.
 Scale: 1:10



PRODUCT: BARK PARK PLAY DOG EQUIPMENT, PRODUCT TBD
FINISH: TBD
SUPPLIER: PARK N PLAY DESIGN

6 PET PLAY EQUIPMENT, TYP.
 Scale: 1:10

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Project Stamp



Issue

No.	Description	Date
A	Finalized for Review / Development joint application draft	25/06/23
B	Finalized for Review / Development joint application draft	25/06/23
C	Finalized for Review / Development joint application draft	25/06/23
D	Finalized for Review / Development joint application draft	25/06/23
E	Finalized for Review / Development joint application draft	25/06/23

Project Info

24033
 2914 ST. JOHNS STREET
 2914 ST JOHNS STREET
 PORT MOODY, BC

Project Team

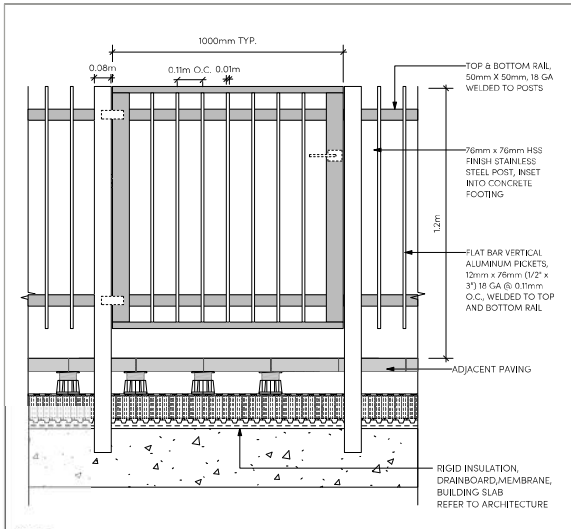
Client
 Anthon Properties
 Architect
 GRI Architects Inc.
 Landscape Architect
 LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: ME

DETAILS

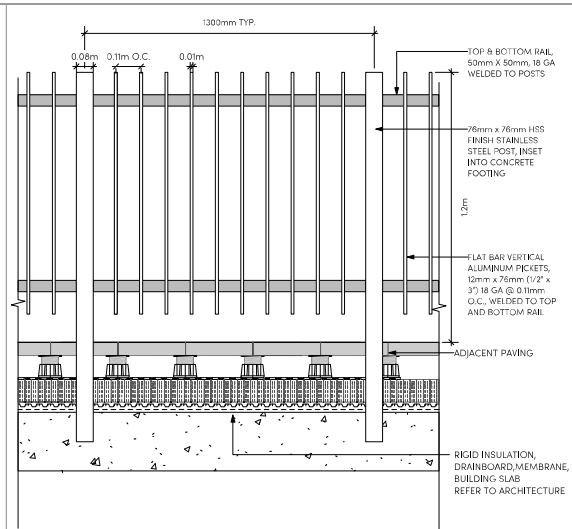
L6.5

Rev. B revision



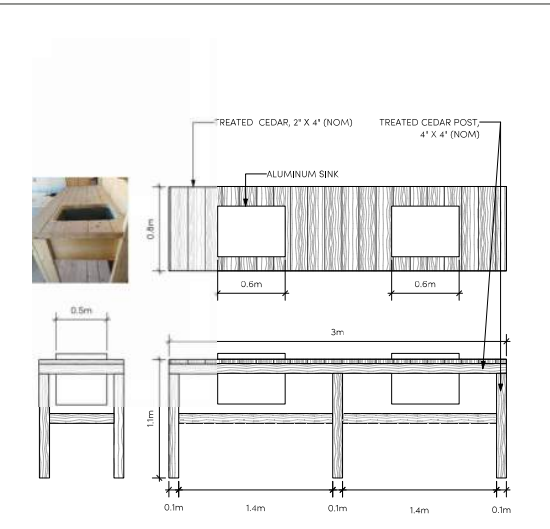
NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION INCLUDING GATE WITH LOCKABLE LATCH.

1 GATE, TYP.
Scale: 1:10

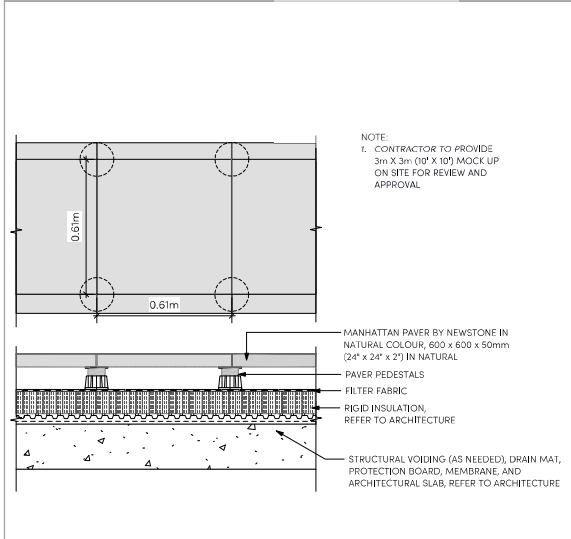


NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION INCLUDING GATE WITH LOCKABLE LATCH.

2 PICKET FENCE, TYP.
Scale: 1:10

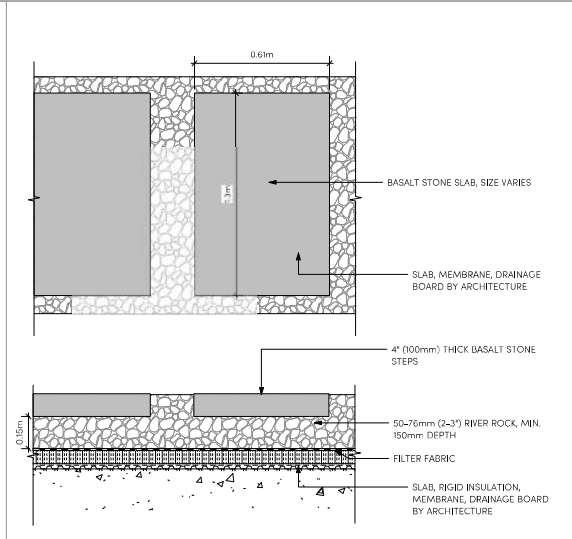


3 POTTING TABLE, TYP.
Scale: 1:20

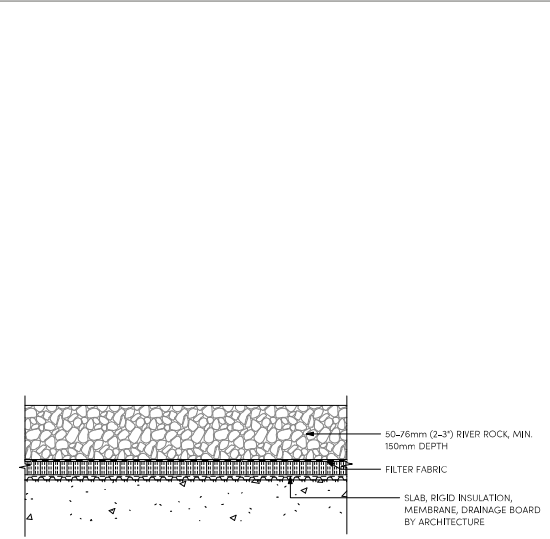


NOTE:
1. CONTRACTOR TO PROVIDE 3m X 3m (10' X 10') MOCK UP ON SITE FOR REVIEW AND APPROVAL

4 PAVING TYPE 10: CONCRETE PAVER PAD - ON SLAB, TYP.
Scale: 1:10



5 PAVING TYPE 11: BASALT SLAB AND RIVER ROCK - ON SLAB, TYP.
Scale: 1:10



6 RIVER ROCK STRIP - ON SLAB, TYP.
Scale: 1:10

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Project Stamp

Rev.	Description	Date
F	Revised for Working / Development Joint Application	25-08-24
G	Revised for Working / Development Joint Application	25-08-28
H	Issued for DP for Submission	26-08-24
I	Working / DP for Submission	26-08-24

Project Info

24053

2914 ST. JOHNS STREET
4941-4-210
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client: Artform Properties
Architect: GRI Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HE

DETAILS

L6.6

Rev. B revision

PLANT IMAGES

DECIDUOUS TREES



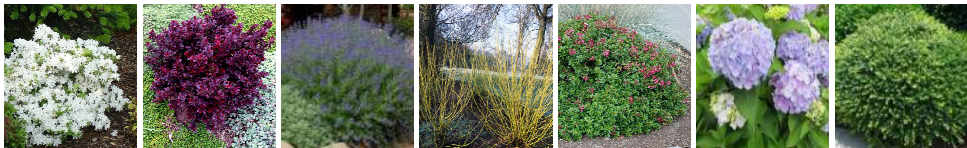
Acer glabrum Oregon Vine Maple
Acer glabrum Paperbark Maple
Acer palmatum Emperor Japanese Maple
Acer palmatum Japanese Maple
Betula nigra River Birch
Cornus nuttallii Eddick's White Wonder
Eddick's Pacific Dogwood
Fagus sylvatica European Beech
Magnolia grandiflora Saint Mary
Oak Mary Southern Magnolia
Magnolia x soulangiana Soulangi Magnolia
Nyssa sylvatica Black Tupelo
Prunus x yedoensis Dojima Yoshino Cherry

CONIFERS



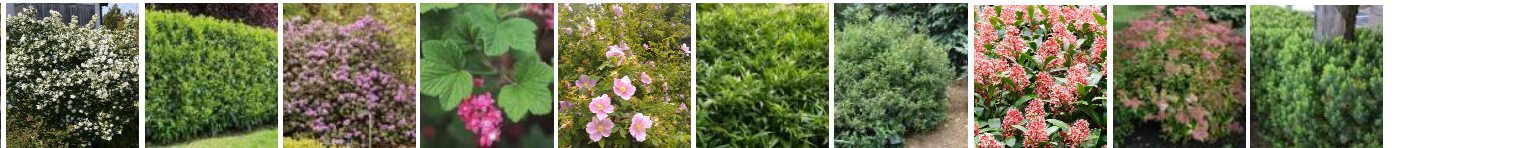
Syzygium japonicus Japanese Sugi
Pinus contorta var. *contorta* Shore Pine
Pinus nigra Austrian Pine

SHRUBS



Amelanchier alnifolia Hilo White Azalea
Hamamelis mollis Dwarf Japanese Hamamelis
Corydalis x clandonensis Windflower
Puffin Blue Bluebird
Cornus sericea Spicebush
Floricornus Gold Twig Dogwood
Escallonia Newport Dwarf
Newport Dwarf Escallonia
Hydrangea macrophylla Everlasting Hydrangea
Ilex crenata Convex Caransea Japanese Holly

PERENNIALS, GRASSES, GROUND COVER



Mulhousia tomentosa Cheeping Nohentia
Quercus x dumalis Barwood Denmark
Pinus laevis Portugal Laurel
Rhododendron x chinensis Ramapo Rhododendron
Ribes sanguineum Flowering Currant
Rosa rugosa Noisette Rose
Sambucus racemosa var. *hurumii* Himalayan Sweet Box
Sambucus racemosa Fragrant Sweet Box
Japanese Clematis
Salvia x dumalis Gold Flame
Salvia x media Micky
Hick's Yew

PERENNIALS, GRASSES, GROUND COVER



Arctostaphylos uva-ursi Western Yarrow
Arctostaphylos uva-ursi Bearberry
Asarum canadense Western Wild Ginger
Elaeagnus argentea Deer Fern
Brunneria macrophylla Siberian Bugloss
Calamagrostis x acutiflora Wolf Fescue
Festuca ovina Feather Reed Grass
Carex obovata Slough sedge
Carex testacea Prairie Pine
Ornithoglossum purpureum Purple Cowflower
Holcus japonicus Golden Japanese Foxtail Grass
Holcus japonicus Blue Oat Grass

PERENNIALS, GRASSES, GROUND COVER



Juncus effusus Soft Curlew Rush
Lamium angustifolium English Lavender
Miscanthus sinensis Morning Light Maiden Grass
Nepeta racemosa Cat's Paw Catmint
Nepeta mussini Catmint
Polystichum montanum Western Sacred Fern
Salvia superba Amelau Blue Marjoram Sage



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Issue

No. Description	Date
F. Finalized for Rezoning / Development Joint Application Draft	25/06/23
G. Finalized for Rezoning / Development Joint Application Draft	25/06/23
H. Rezoning / DP Re-Submission Draft	25/06/24
I. Rezoning / DP Re-Submission	25/06/24

Project Info
 2914 ST. JOHNS STREET
 2914 ST. JOHNS STREET
 PORT MOODY, BC

Project Team
 Client: Authors Properties
 Architect: GRI Architects Inc.
 Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JGO | Checked By: HJE

PLANT LIST + IMAGES
L7.0
 Rev. B revision

ONSITE PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	3	<i>Acer circinatum</i>	Vine Maple	6cm cal.	As Shown	BBB, Specimen, Multistem, CRLS *
	5	<i>Acer griseum</i>	Paperbark Maple	6cm cal.	As Shown	BBB, CRLS
	3	<i>Acer palmatum 'Emperor'</i>	Emperor Japanese Maple	5cm cal.	As Shown	BBB
	5	<i>Acer palmatum 'Sangoakaki'</i>	Coral Bark Japanese Maple	6cm cal.	As Shown	BBB
	3	<i>Betula nigra</i>	River Birch	5cm cal.	As Shown	BBB, CRLS
	3	<i>Cornus nuttallii 'Eddie's White Wonder'</i>	Eddie's Pacific Dogwood	6cm cal.	As Shown	BBB, *
	6	<i>Fagus sylvatica purpurea</i>	Copper beech	5cm cal.	As Shown	BBB
	11	<i>Magnolia grandiflora 'Saint Mary'</i>	Saint Mary Southern Magnolia	6cm cal.	As Shown	BBB, Upright
	12	<i>Magnolia x soulangeana</i>	Saucer Magnolia	6cm cal.	As Shown	BBB
	9	<i>Prunus x yedoensis</i>	Yoshino Cherry	6cm cal.	As Shown	BBB
	11	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal.	As Shown	BBB
CONIFERS:						
	1	<i>Pinus contorta var. contorta</i>	Shore Pine	3m ht.	As Shown	BBB, Specimen, *
	2	<i>Pinus nigra</i>	Austrian Pine	3m ht.	As Shown	CRLS
SHRUBS:						
	54	<i>Azalea japonica 'Iino White'</i>	Iino White Azalea	#2 pot	0.46m o.c.	
	61	<i>Berberis thunbergii</i>	Japanese Barberry	#1 Pot	0.61m o.c.	CRLS
	10	<i>Caryopteris x clandonensis 'Mimble'</i>	Pittet Bleu Bluebeard	#5 Pot	3m o.c.	CRLS
	8	<i>Cornus verticillata 'Flaviramea'</i>	Flaxbush Gold Twig Dogwood	#3 Pot	1.2m o.c.	CRLS *
	39	<i>Eucalyptus 'Newport Dwarf'</i>	Newport Dwarf Eucalyptus	#2 Pot	0.76m o.c.	
	41	<i>Hydrangea macrophylla</i>	Cityline Rio Bigleaf Hydrangea	#2 Pot	0.76m o.c.	
	33	<i>Ilex cornuta 'Cornuta'</i>	Japanese Holly	#2 Pot	0.61m o.c.	
	71	<i>Mahonia repens</i>	Croeping Dragon Grape	#2 Pot	0.46m o.c.	CRLS *
	59	<i>Omanthus x burkwoodii</i>	Burkwood Osmanthus	#5 pot	0.6m o.c.	
	74	<i>Rhododendron x 'Ramapo'</i>	Ramapo Rhododendron	#3 Pot	0.76m o.c.	
	18	<i>Ribes sanguineum</i>	Red Flowering Currant	#2 pot	1.2m o.c.	CRLS *
	25	<i>Rosa nutkana</i>	Nootka Rose	#5 Pot	1.22m o.c.	CRLS *
	87	<i>Sarcococca hookeriana var. humilis</i>	Himalayan Sweet Box	#2 Pot	0.61m o.c.	
	16	<i>Sarcococca nuscata</i>	Fragrant Sweet Box	#2 Pot	0.61m o.c.	CRLS
	97	<i>Skimmia japonica</i>	Japanese Skimmia	#3 Pot	0.61m o.c.	
	15	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spiraea	#5 Pot	0.61m o.c.	
	243	<i>Taxus x media 'Nicki'</i>	Hick's Yew	1.25m. ht.	0.46m o.c.	
PERENNIALS, GRASSES, GROUNDCOVER, FERN:						
	30	<i>Achillea millefolium</i>	Western Yarrow	#1 pot	0.4m o.c.	CRLS *
	48	<i>Arctostaphylos uva-ursi</i>	Bearberry, Kinnikinnick	#2 Pot	0.3m o.c.	CRLS *
	253	<i>Asarum canadense</i>	Western Wild Ginger	#2 Pot	0.3m o.c.	CRLS *
	172	<i>Blechnum spicant</i>	Deer Fern	#1 Pot	0.3m o.c.	CRLS *
	98	<i>Brunnera macrophylla</i>	Siberian bugloss	#2 pot	0.4m o.c.	
	25	<i>Calamagrostis x acutiflora 'Kari Foerster'</i>	Feather reed grass	#5 Pot	0.61m o.c.	CRLS
	45	<i>Carex obovata</i>	Sleugh Sedge	#1 pot	0.46m o.c.	CRLS *
	43	<i>Carex testacea 'Prairie Fire'</i>	New Zealand Hair Sedge	#1 pot	0.46m o.c.	
	15	<i>Echinacea purpurea</i>	Purple Coneflower	#2 Pot	0.45m o.c.	CRLS *
	116	<i>Falcomohlia macro</i>	Golden Japanese Forest Grass	#2 pot	0.46m o.c.	
	24	<i>Helictotrichon sempervirens</i>	Blue Out Grass	#2 Pot	0.61m o.c.	
	93	<i>Junco effusus</i>	Soft Common Rush	#1 Pot	0.3m o.c.	CRLS *
	66	<i>Lavandula angustifolia 'Munstead'</i>	Munstead Lavender	#1 Pot	0.46m o.c.	CRLS
	93	<i>Miscanthus sinensis</i>	Maiden Grass	#2 Pot	0.76m o.c.	CRLS
	89	<i>Nepeta faassenii 'Walkers low'</i>	'Walkers low' Catmint	#1 Pot	0.61m o.c.	
	27	<i>Nepeta mussini</i>	Catmint	#1 Pot	0.61m o.c.	
	70	<i>Polystichum munium</i>	Western sword fern	#3 Pot	0.6m o.c.	CRLS
	32	<i>Salvia superba 'Merleau Blue'</i>	Meadow Sage	#5 Pot	0.61m o.c.	

OFFSITE PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	4	<i>Cercis chinensis</i>	Chinese Redbud	8cm cal.	As Shown	BBB
	4	<i>Ginkgo biloba</i>	Maidenhair Tree	6cm cal.	As Shown	BBB
	7	<i>Nyssa sylvatica</i>	Black Tupelo	7cm cal.	As Shown	BBB
SHRUBS:						
	196	<i>Lonicera nitida</i>	Box-leaf Honeyuckle	#5 pot	0.45m o.c.	CRLS
	65	<i>Omanthus x burkwoodii</i>	Burkwood Osmanthus	#5 pot	0.6m o.c.	
	50	<i>Rosa nutkana</i>	Nootka Rose	#5 Pot	1.22m o.c.	CRLS *
	95	<i>Skimmia japonica</i>	Japanese Skimmia	#3 Pot	0.61m o.c.	
	81	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spiraea	#5 Pot	0.61m o.c.	
PERENNIALS, GRASSES, GROUNDCOVER, FERN:						
	25	<i>Carex testacea 'Prairie Fire'</i>	New Zealand Hair Sedge	#1 pot	0.46m o.c.	
	83	<i>Helictotrichon sempervirens</i>	Blue Out Grass	#2 pot	0.61m o.c.	CRLS
	25	<i>Nepeta mussini</i>	Catmint	#3 Pot	0.61m o.c.	

- NOTES:
- ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCMA NURSERY STANDARD.
 - IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
 - FINAL SCHEDULE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 - 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 STANDARDS, POSTAL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
 - FINAL LOCATION, QUANTITY, TREE SPACES TO THE SATISFACTION OF THE GENERAL MANAGER OR ENGINEERING.
 - NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 - ROOT BARRIERS SHALL BE 8"-2" (2.03M LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE.
 - NEW STREET TREES TO BE CONSIDERED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
 - PLANTS MARKED WITH AN ASTERISK (*) ARE NATIVE TO THE PACIFIC NORTHWEST.
 - PLANTS MARKED WITH "CRLS" ARE CONTAINED WITHIN THE PORT MOODY CLIMATE RESILIENT LANDSCAPING STANDARD



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Project Stamp



Issue

No.	Description	Date
F	Finalized for Reviewing / Development Joint Application Draft	25/06/24
G	Finalized for Reviewing / Development Joint Application Draft	25/06/24
H	Finalizing / DP Re-Submission	25/06/24
I	Finalizing / DP Re-Submission	25/06/24

Project Info

24033
2914 ST. JOHNS STREET
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PORT MOODY, BC

Project Team

Client: Anthony Properties
Architect: GRI Architects Inc.
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JFG | Checked By: HE

PLANT LIST

L7.1

Rev. B revision