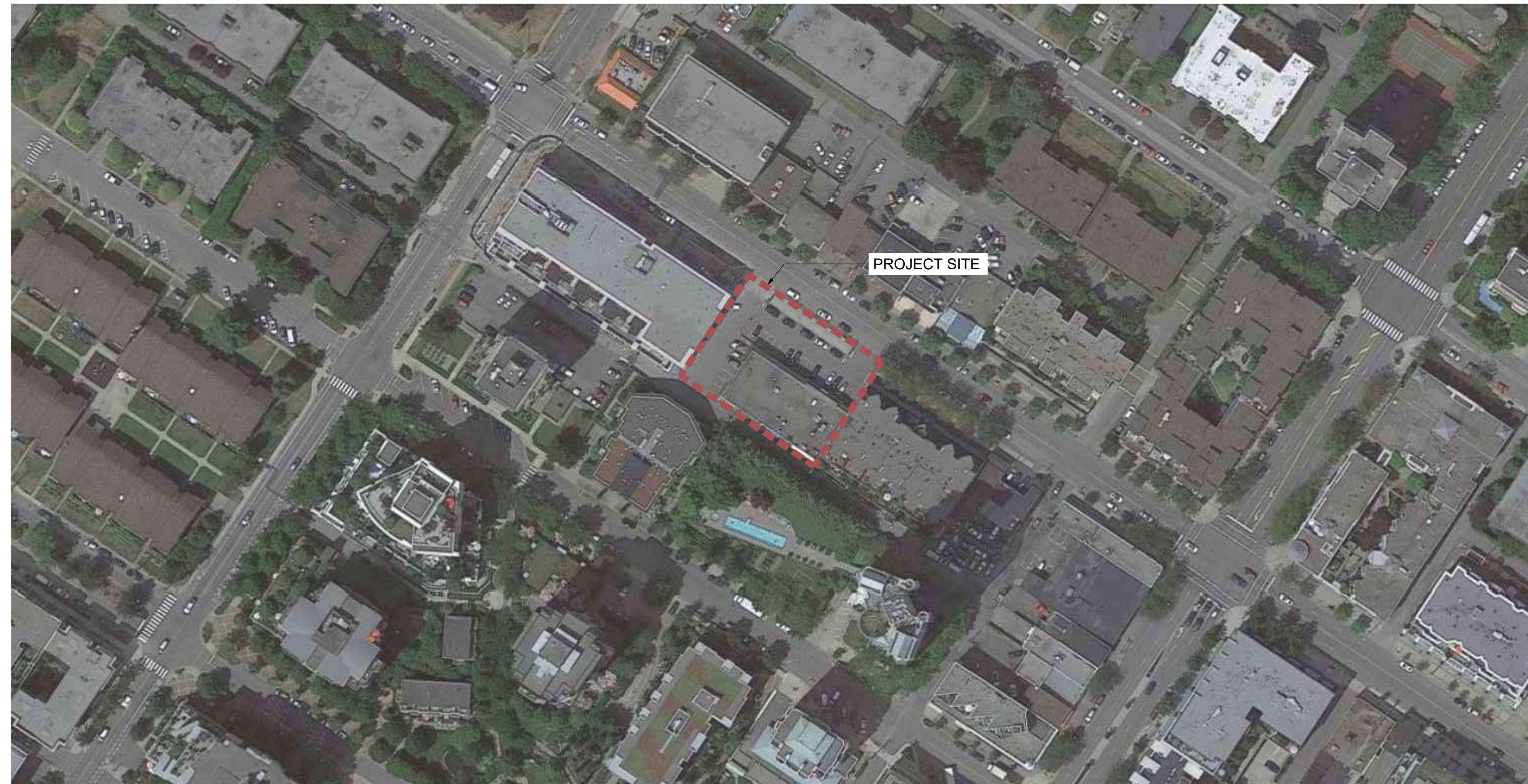


149 WEST 3RD

Issue for Rezoning Resubmission



Location Map (NTS)

Landscape Sheets

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02A	TREE AND SITE PLAN - GROUND FLOOR
L-02B	TREE AND SITE PLAN - LEVEL 2 & ROOF
L-03A	PLANTING PLAN - GROUND FLOOR
L-03B	PLANTING PLAN - LEVEL 2 & ROOF
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS

Contact Information

VDZ+A

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 102 - 9181 Church Street
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Mount Pleasant Studio
 102-355 Kingsway
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 Suite 1100 Bentall IV, 1055 Dunsmuir St, Vancouver,
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Office of Mcfarlane Biggar

Project Building Architecture
 301 - 1825 Quebec Street
 Vancouver BC
 V5T 2Z3, Canada

No.	By:	Description	Date
11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
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1	DJ	Issue for Development Permit	Dec 18, 2019

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 149 WEST 3RD STREET
 MIXED-USE DEVELOPMENT

Location:
 149 West 3rd Street
 North Vancouver, B.C.

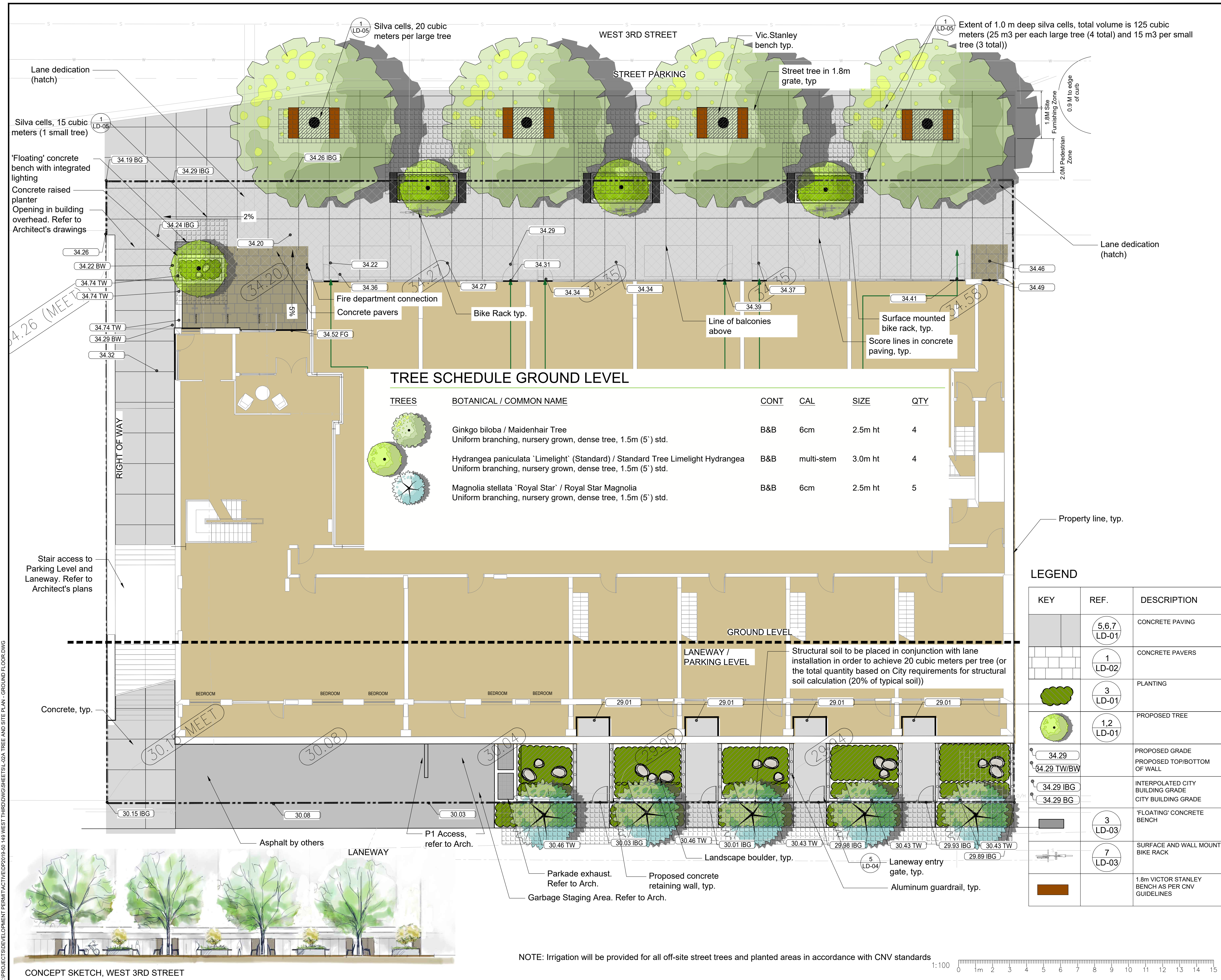
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Drawing Title:
COVER PAGE



VDZ Project #:
DP2019-50

Drawing #:
L-01



11	DY	Re-Issue for Re-zoning	Feb 03, 2022
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No.	By:	Description	Date

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1	DJ	Issue for Review	Dec 17, 2019
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
149 WEST 3RD STREET MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

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Drawing Title: **TREE AND SITE PLAN - GROUND FLOOR**

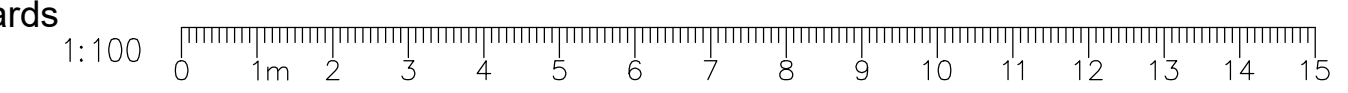
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Drawing #: **L-02A**

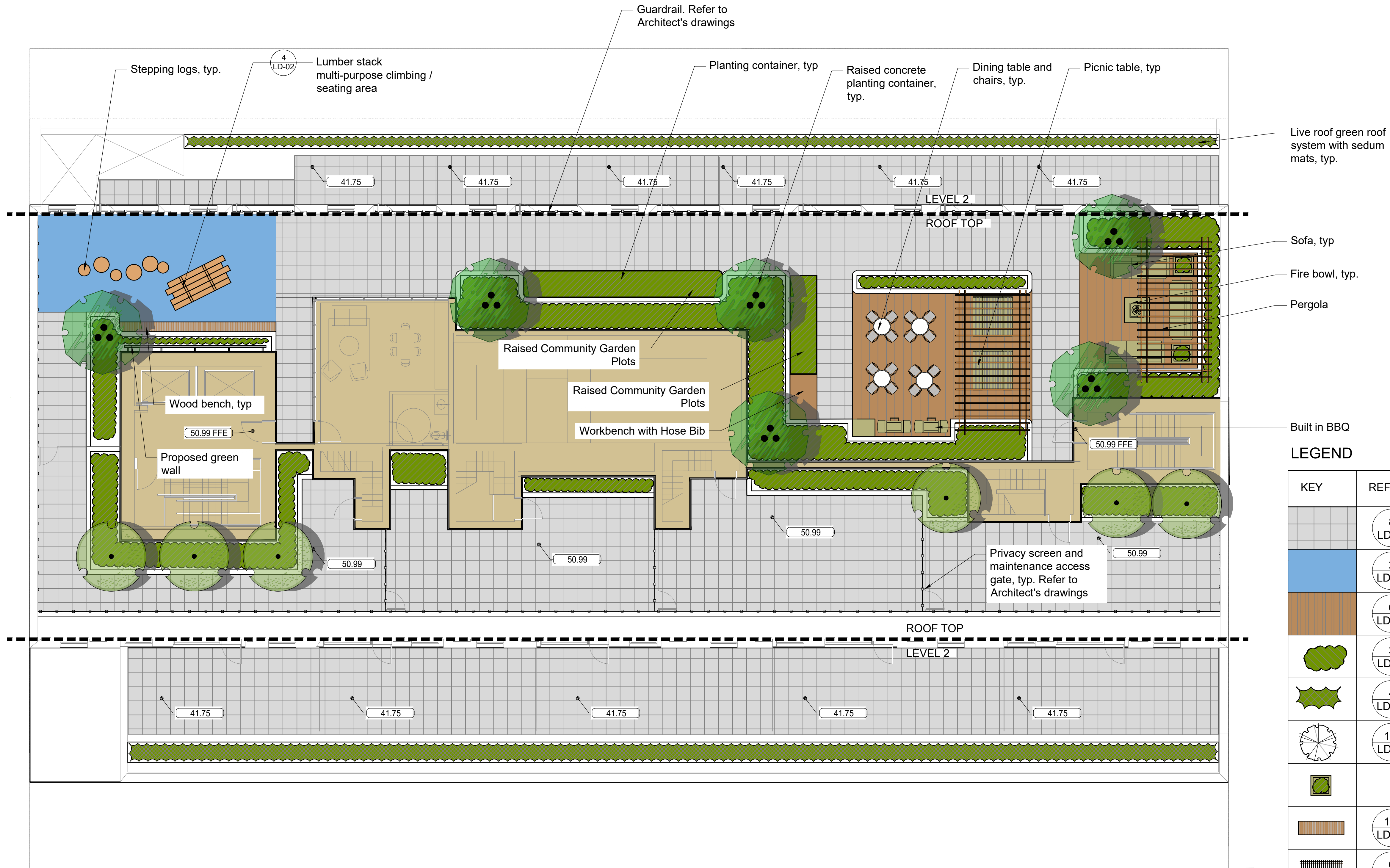
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CONCEPT SKETCH, WEST 3RD STREET

NOTE: Irrigation will be provided for all off-site street trees and planted areas in accordance with CNV standards



WEST 3RD STREET

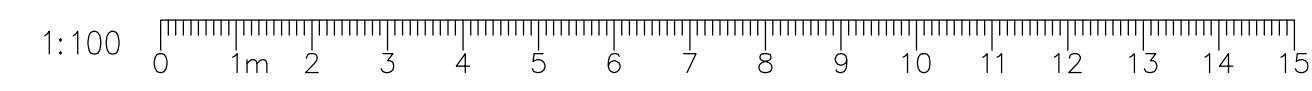


LEGEND

KEY	REF.	DESCRIPTION
[Pattern]	8 LD-01	HYDRAPRESSED SLABS
[Pattern]	2 LD-02	RUBBER PLAYGROUND TILES
[Pattern]	6 LD-02	DECKING
[Symbol]	3 LD-01	SHRUB PLANTING
[Symbol]	4 LD-04	GREEN ROOF PLANTING MODULE
[Symbol]	1,2 LD-01	PROPOSED TREE
[Symbol]		FREESTANDING PLANTER
[Symbol]	1,2 LD-03	WOOD BENCH ON CONCRETE
[Symbol]	6 LD-03	PERGOLA
[Symbol]	5 LD-03	FIRE TABLE
[Symbol]	2,3 LD-04	DINING TABLE AND CHAIR
[Symbol]	1 LD-04	SOFA
[Symbol]	5 LD-02	BUILT IN BBQ
[Symbol]	4 LD-03	PICNIC TABLE

TREE SCHEDULE: ROOFTOP

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
[Symbol]	Acer circinatum / Vine Maple Uniform branching, nursery grown, dense tree, minimum 3 stems.	B&B	6cm	2.5m ht	6
[Symbol]	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf Uniform branching, nursery grown, dense tree, 1.5m (5') std.	B&B	6cm	2.5m ht	6



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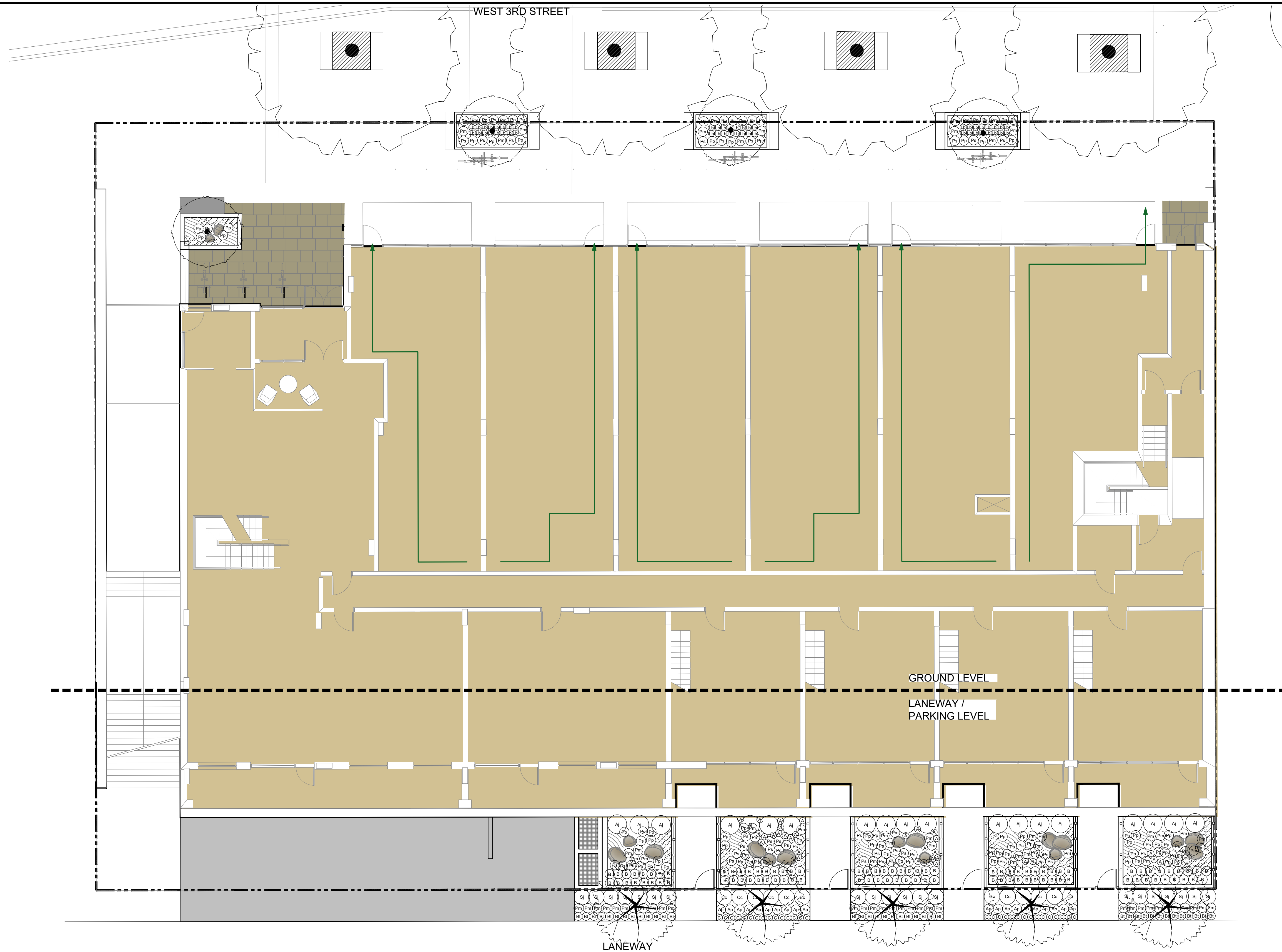
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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2019-50_149 WEST THRD STREET\SHEETS\LEVEL 2B TREE AND SITE PLAN - LEVEL 2 & ROOF.DWG

Drawing Title: **TREE AND SITE PLAN - LEVEL 2 & ROOF**
 Drawing #: **L-02B**
 VDZ Project #: **DP2019-50**

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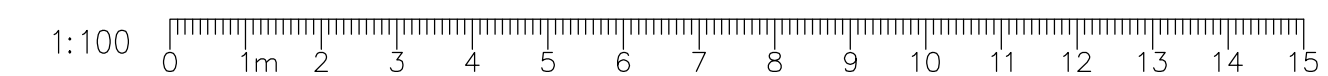


PLANT SCHEDULE GROUND FLOOR

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(Ap)	Andromeda polifolia 'Blue Ice' / Bog Rosemary Nursery grown, well established	#1	0.45m	20
(A)	Azalea japonica 'Girard's Kathy' / Girard's Kathy Azalea - white Nursery grown, well established	#3	0.9m	19
(Bt)	Berberis thunbergii 'Royal Burgundy' / Royal Burgundy Barberry Nursery grown, well established	#2	0.38m	38
(B)	Buxus x 'Green Velvet' / Boxwood Nursery grown, well established	#3	0.45m	93
(Cc)	Cotinus coggygria 'Velvety' / Velvety Compact Smokebush Nursery grown, well established	#2	0.75m	12
(S)	Skimmia japonica / Skimmia Nursery grown, well established	#2	0.75m	20

(Pm)	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0.45m	80
(Pp)	Polystichum polyblepharum / Japanese Tassel Fern Nursery grown, well established	#2	0.45m	56
(Ps)	Polystichum setiferum / Soft Shield Fern Nursery grown, well established	#2	0.45m	56
GRASSES		CONT	SPACING	QTY
(C)	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge Nursery grown, well established	#1	0.3m	30
PERENNIALS		CONT	SPACING	QTY
(A)	Astilbe x arendsii 'Look at Me' / False Spiraea Nursery grown, well established	#1	0.3m	34
(Lb)	Liriope spicata 'Big Blue' / Creeping Lily Turf Nursery grown, well established	#1	0.3m	48

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Heliconia scoteroli / baby's tears Nursery grown, well established	#1	750mm	16
	Tiarella cordifolia / Foamflower Nursery grown, well established	#1	300mm	44



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Approved: DJ	Original Sheet Size: 24"x36"

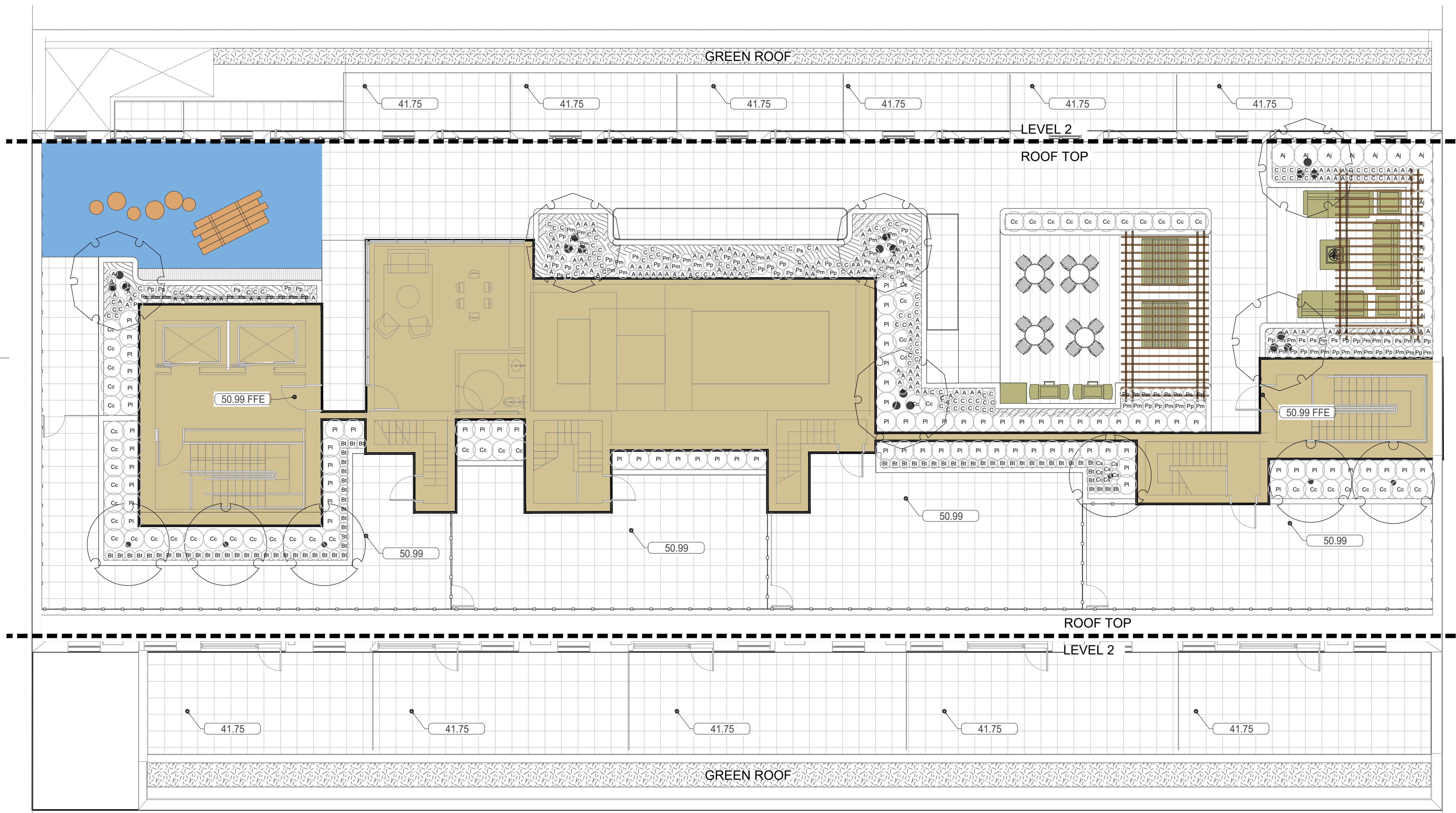
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Drawing Title: **PLANTING PLAN - GROUND FLOOR**



VDZ Project #: **DP2019-50**

Drawing #: **L-03A**

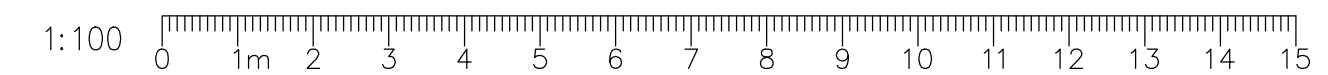


PLANT SCHEDULE ROOF

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A1	Azalea japonica 'Girard's Kathy' / Girard's Kathy Azalea - white Nursery grown, well established	#3	0.9m	14
B1	Berberis thunbergii 'Royal Burgundy' / Royal Burgundy Barberry Nursery grown, well established	#2	0.38m	42
C5	Cornus sericea 'Kelsey' / Kelsey Dogwood Nursery grown, well established	#2	0.38m	7
Cc	Cotinus coggygia 'Velvetenny' / Velvetenny Compact Smokebush Nursery grown, well established	#2	0.75m	52
P1	Prunus lusitanica 'Lolita' / Little Leafed Portugal Laurel Nursery grown, well established	#2	0.75m	91
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Pm	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0.45m	47
Pp	Polystichum polyblepharum / Japanese Tassel Fern Nursery grown, well established	#2	0.45m	43
Ps	Polystichum setiferum / Soft Shield Fern Nursery grown, well established	#2	0.45m	21
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge Nursery grown, well established	#1	0.3m	111
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Astilbe x arendsii 'Look at Me' / False Spirea Nursery grown, well established	#1	0.3m	153
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Heliconia scoleroli / baby's tears Nursery grown, well established	#1	750mm	16
	Tiarella cordifolia / Foamflower Nursery grown, well established	#1	300mm	79

CONCEPT PLANT SCHEDULE LEVEL 2

GREEN ROOF	CONT	SPACING	QTY
Antennaria microphylla / Pussytoes	72.4 m ²		
Armeria maritima / Common Thrift	3.6 m ²	SP4	5%
Carex densa / Dense Sedge	3.6 m ²	SP4	5%
Carex pachystachya / Chamisso Sedge	7.2 m ²	SP4	10%
Carex tumulicola / Berkeley Sedge	7.2 m ²	SP4	10%
Festuca rubra / Red Fescue	7.2 m ²	SP4	10%
Fritillaria lanceolata / Chocolate Lily	3.6 m ²	SP4	5%
Sedum album 'Murale' / Chubby Fingers	7.2 m ²	SP4	10%
Sedum cautilcola 'Lidakense' / Purple Stonecrop	7.2 m ²	SP4	10%
Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop	7.2 m ²	SP4	10%
Sedum x 'Vera Jameson' / Vera Jameson Sedum	10.9 m ²	SP4	15%



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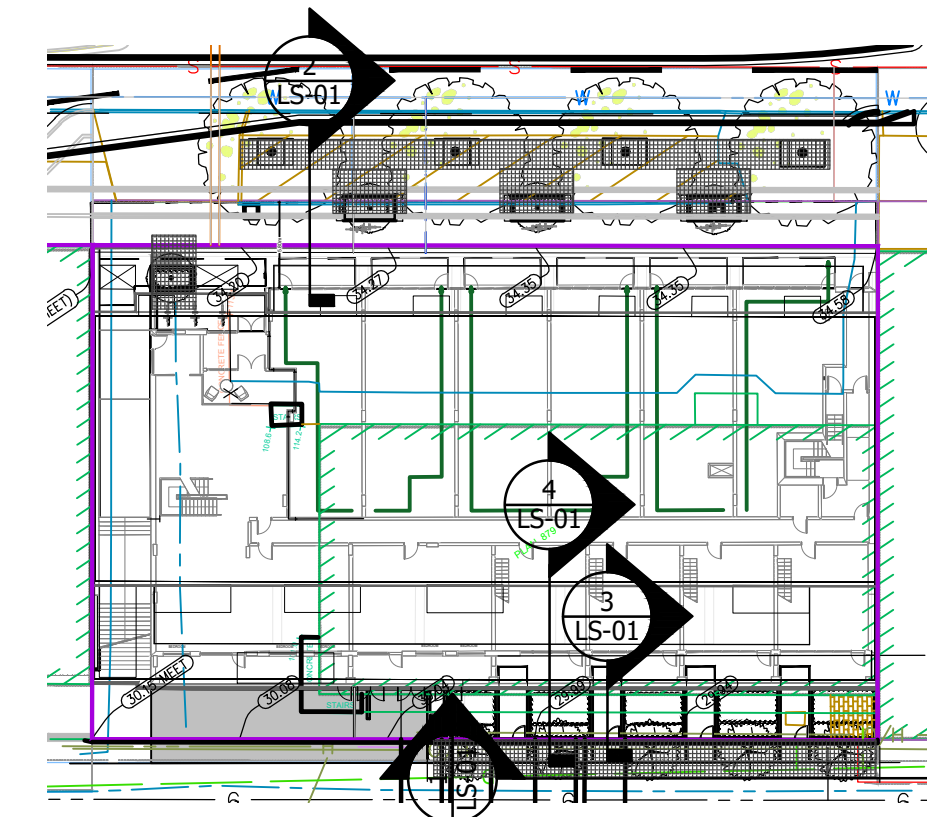
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Drawing Title: **PLANTING PLAN - LEVEL 2 & ROOF**

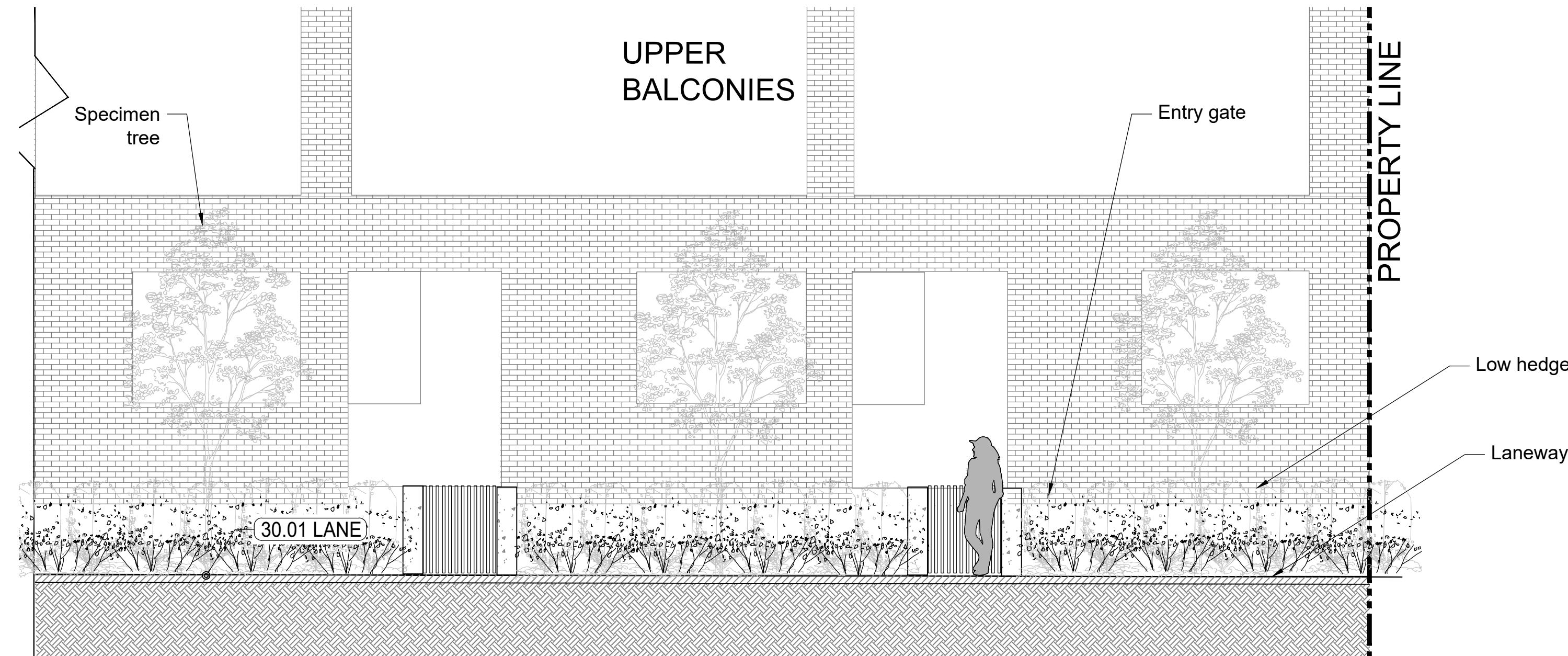


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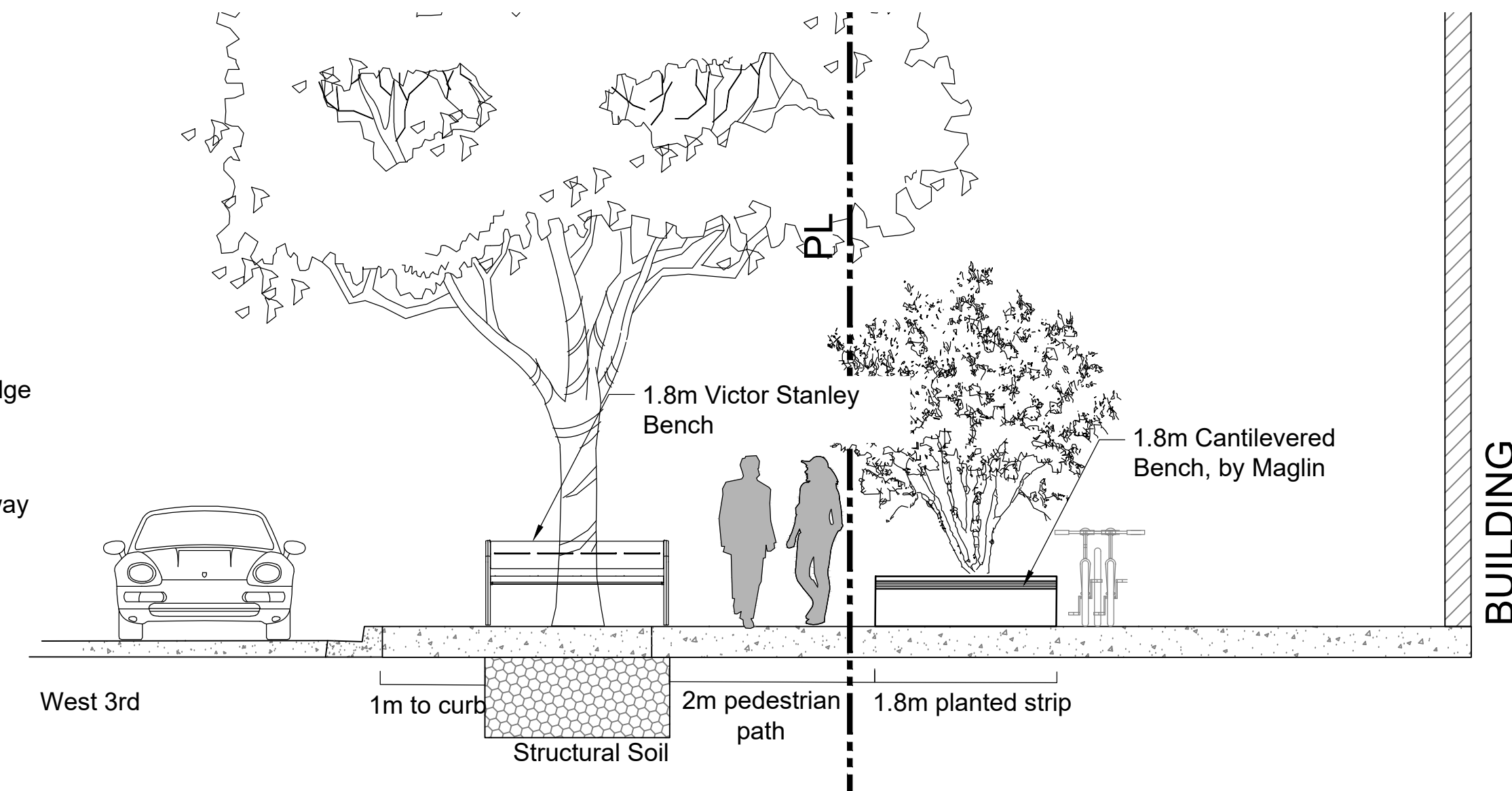
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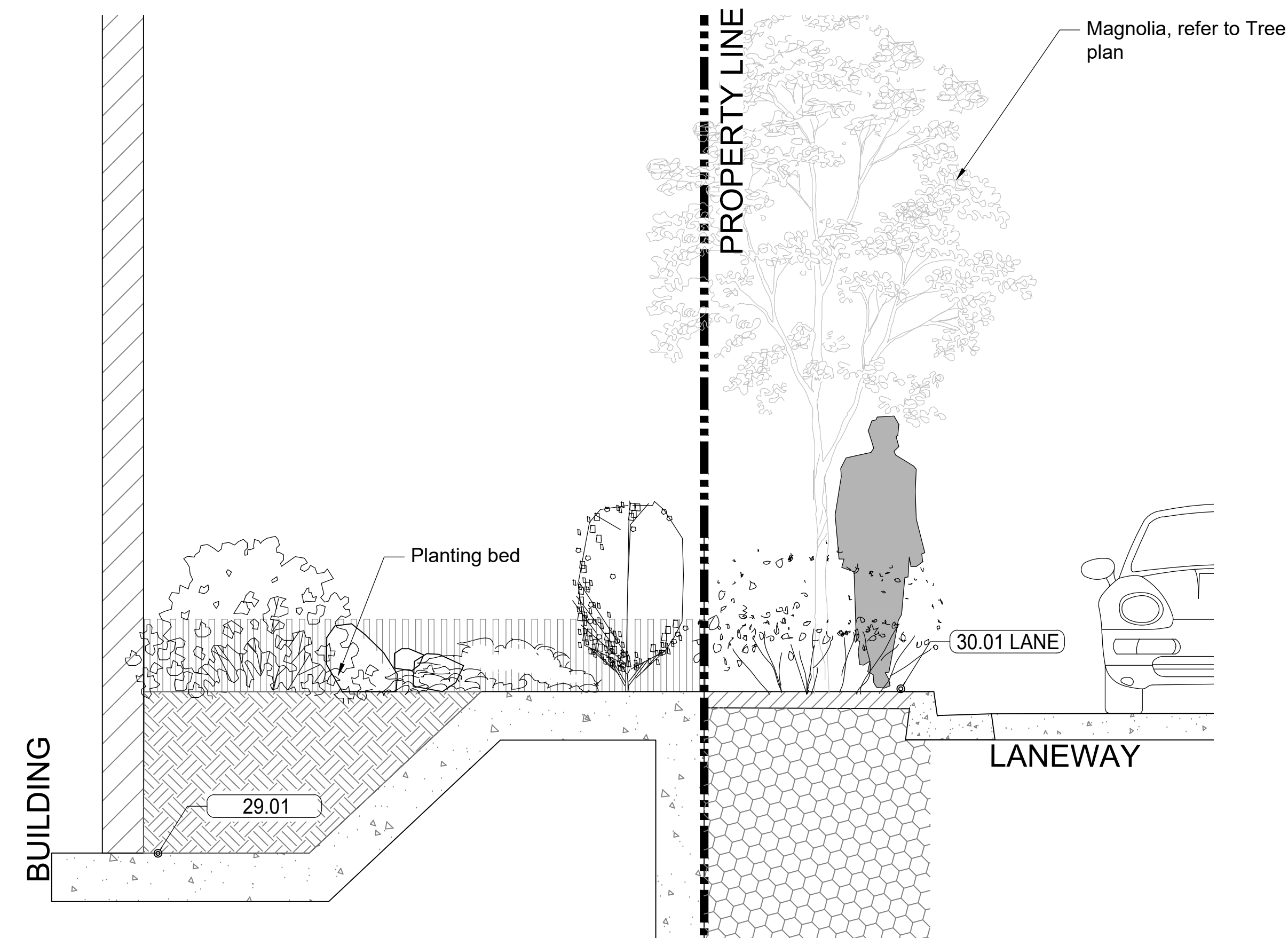
1 KEY PLAN
NTS



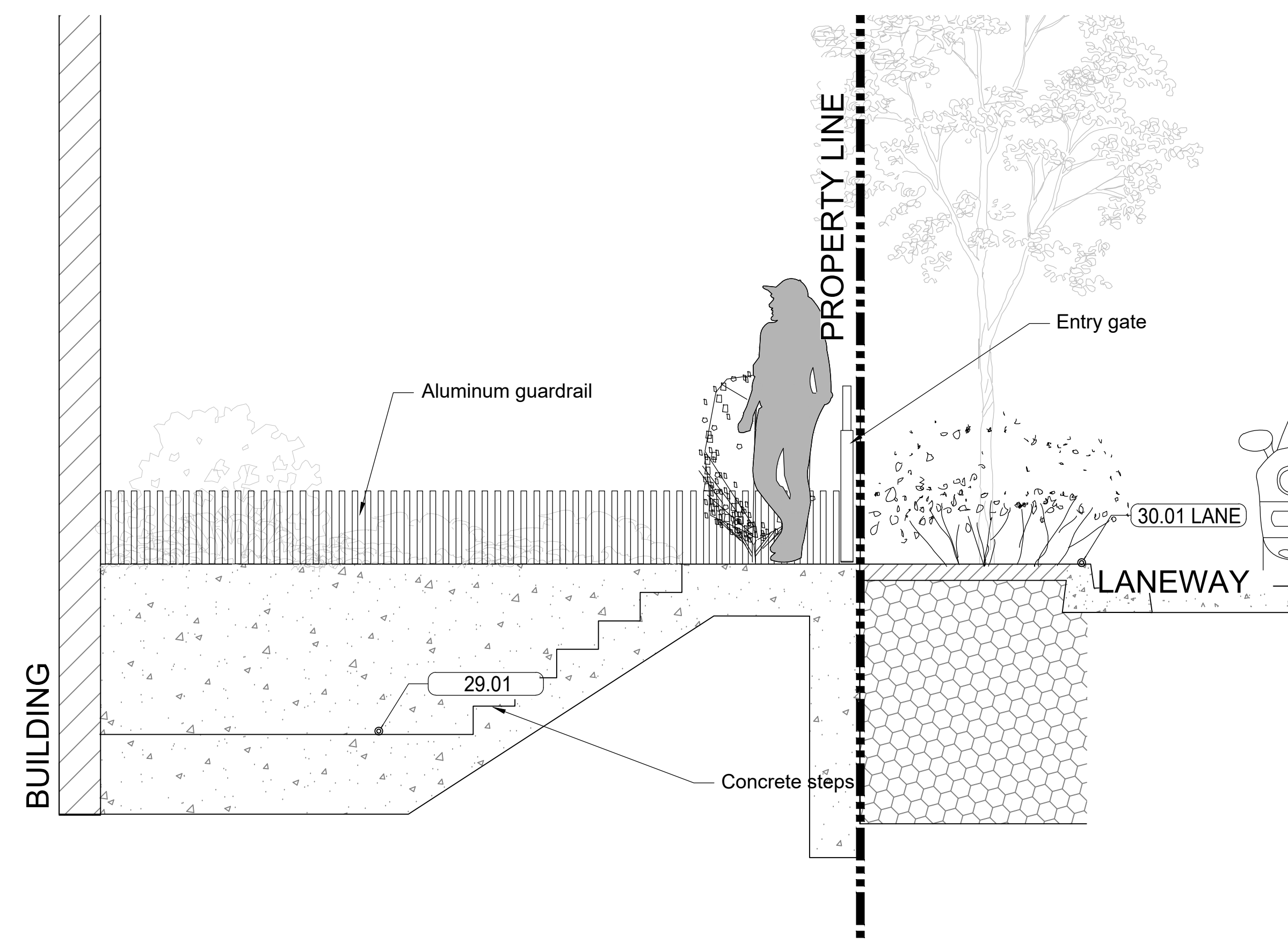
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3 SECTION 2
Scale 1:50



4 SECTION 3
Scale 1:25



5 SECTION 4
Scale 1:25

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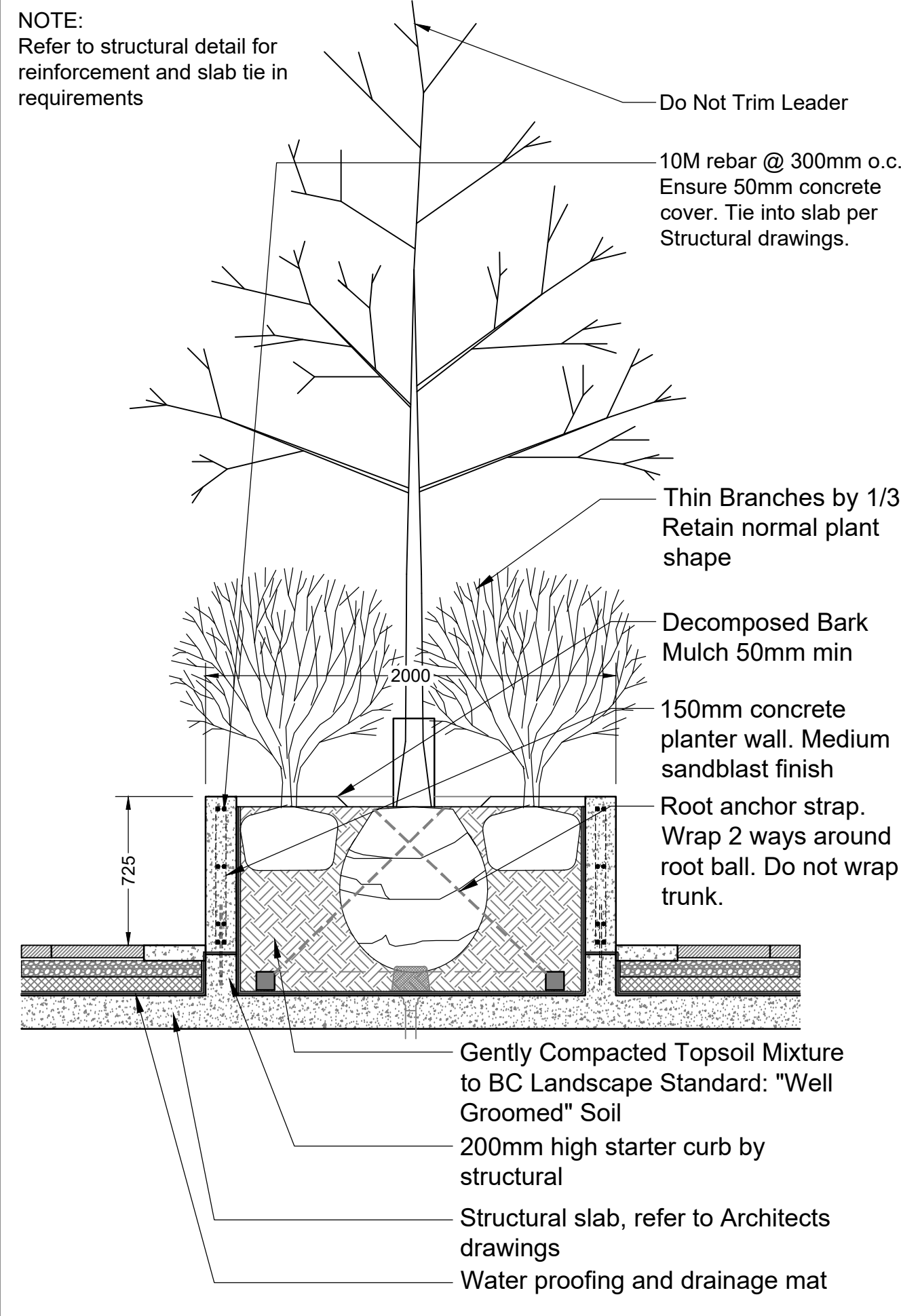
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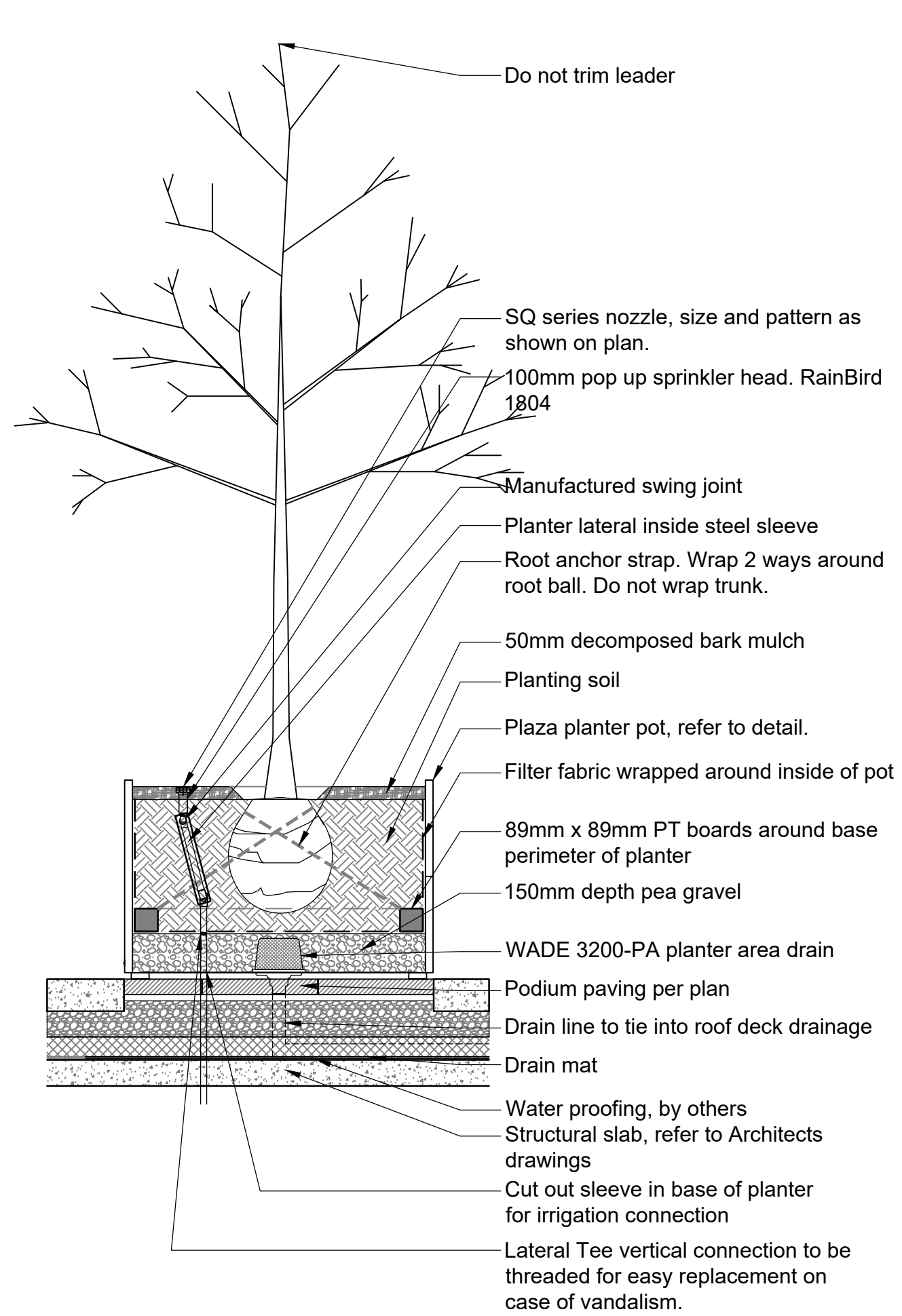
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SECTIONS

VDZ Project #:
DP2019-50

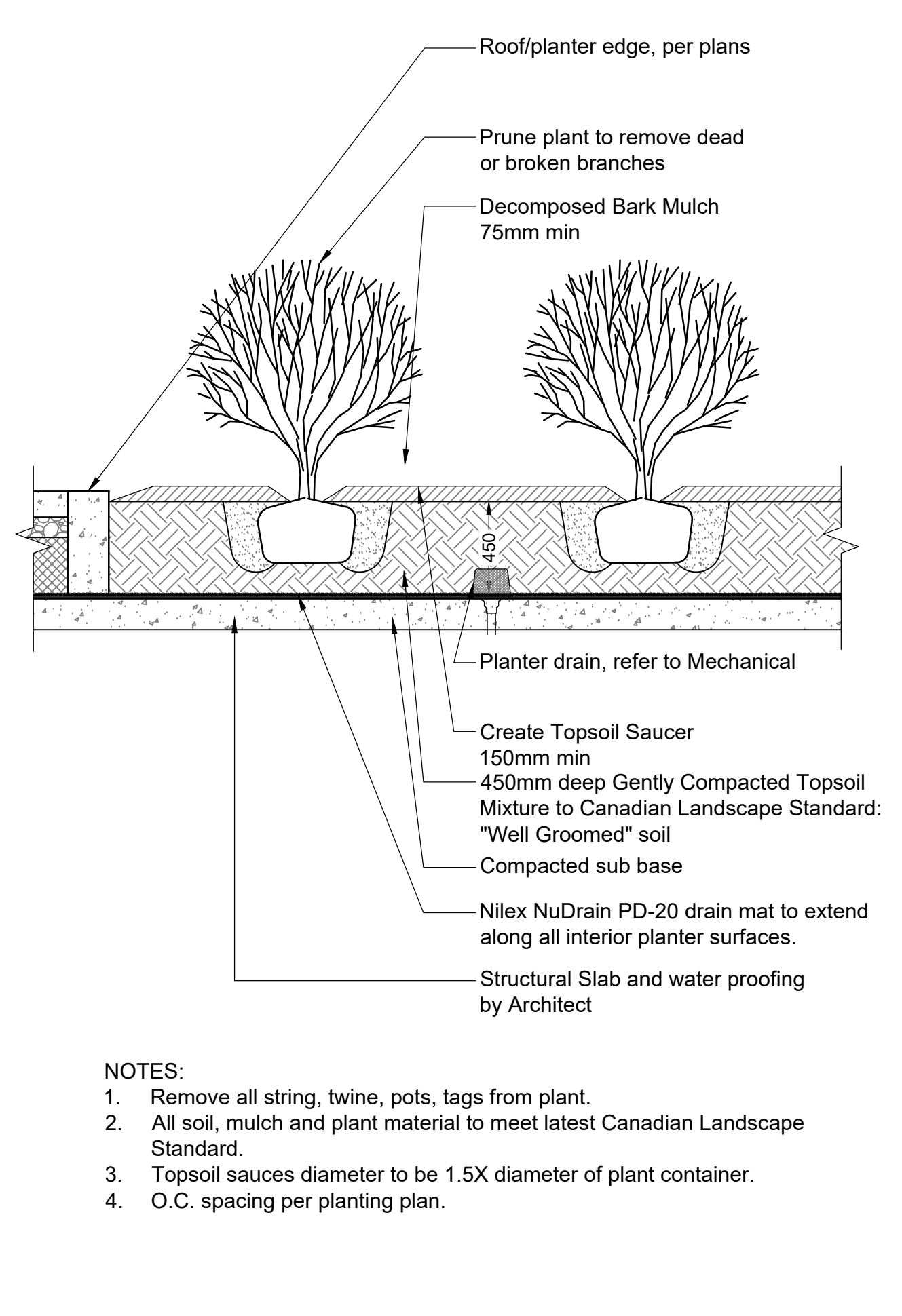
Drawing #:
LS-01



1 CONCRETE PLANTER ON SLAB
Scale 1:25



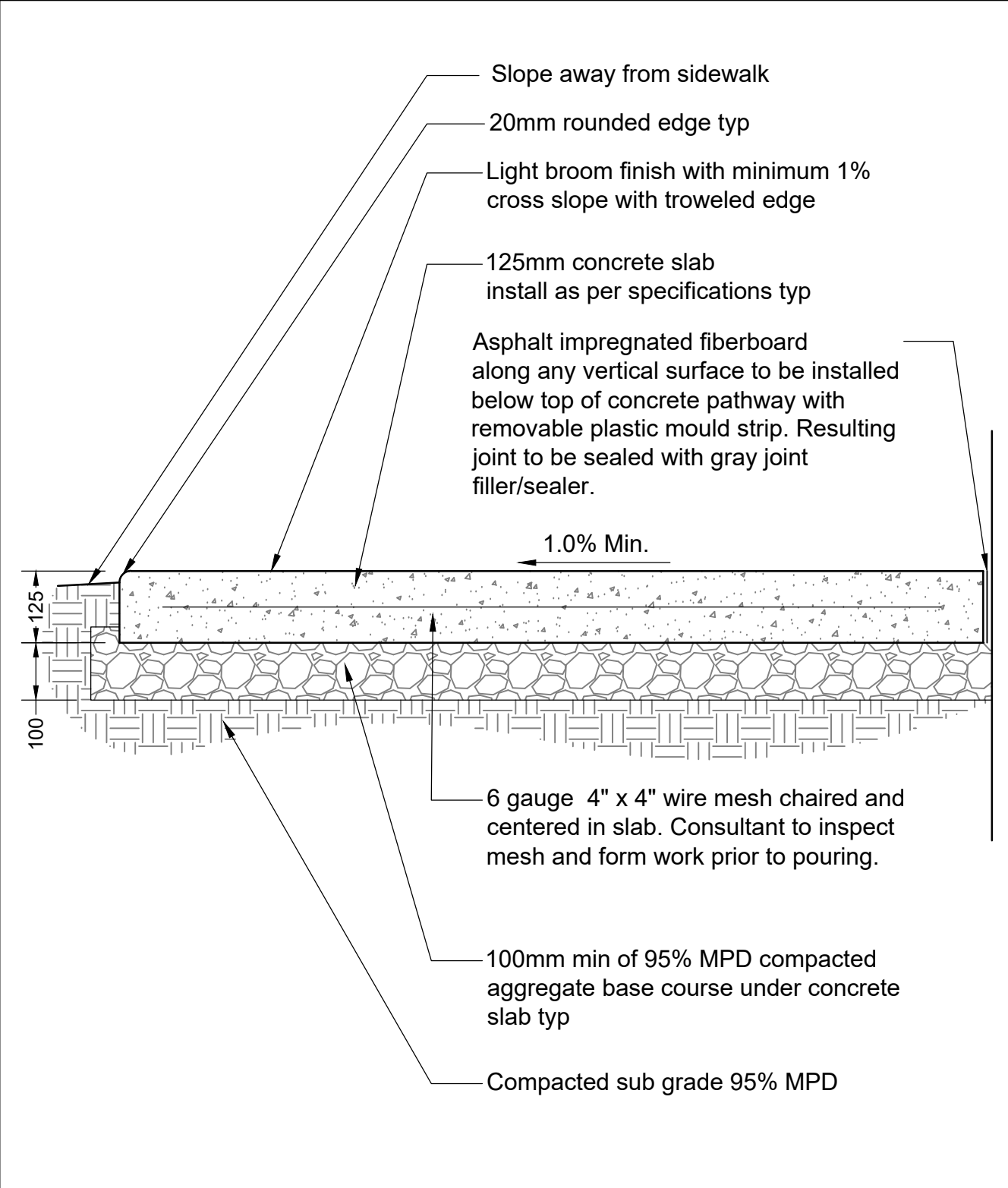
2 PLANTER ON SLAB
Scale 1:25



3 SHRUB PLANTING ON SLAB
Scale 1:25

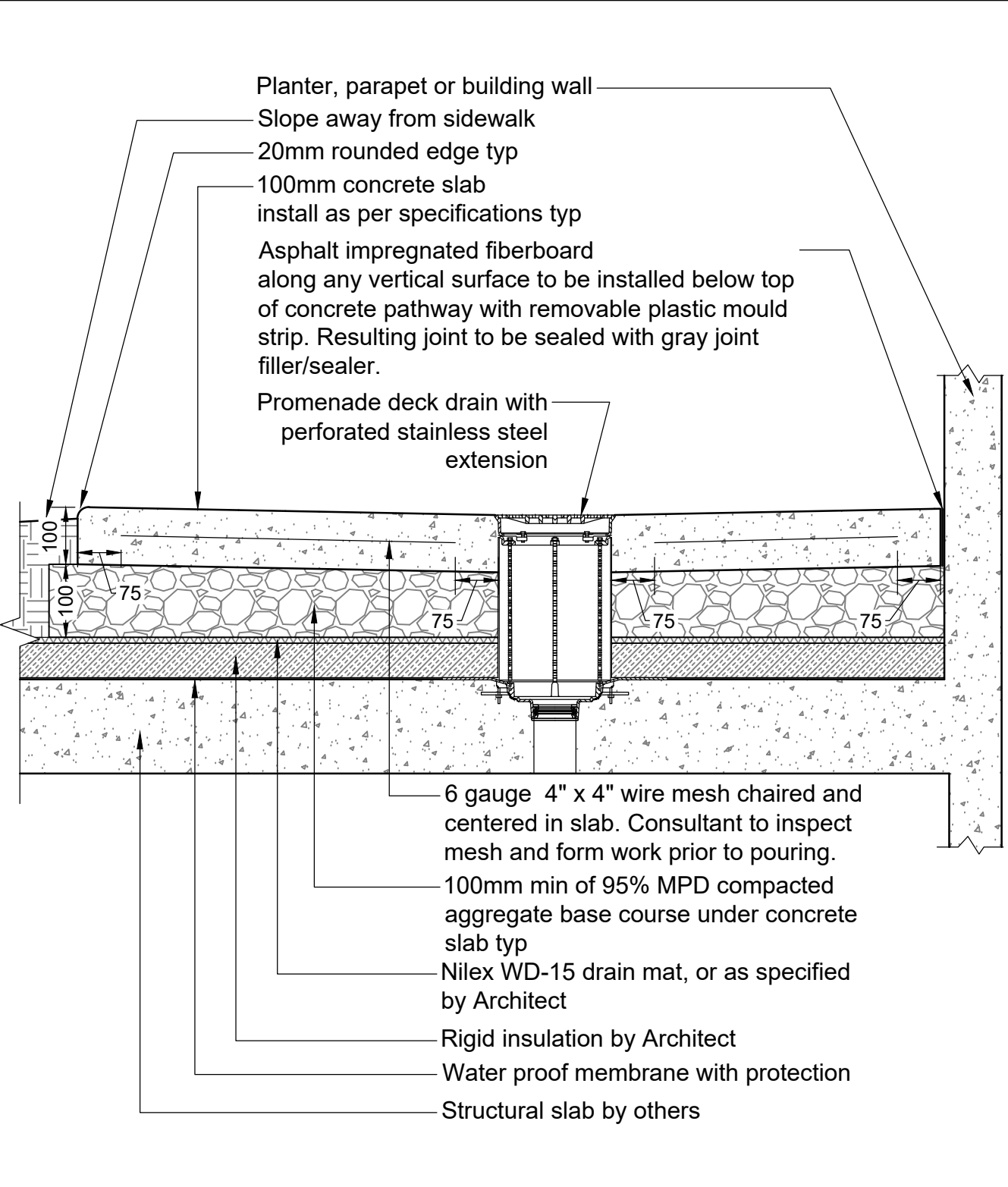


4 COMMUNITY PLANTER
Scale NTS



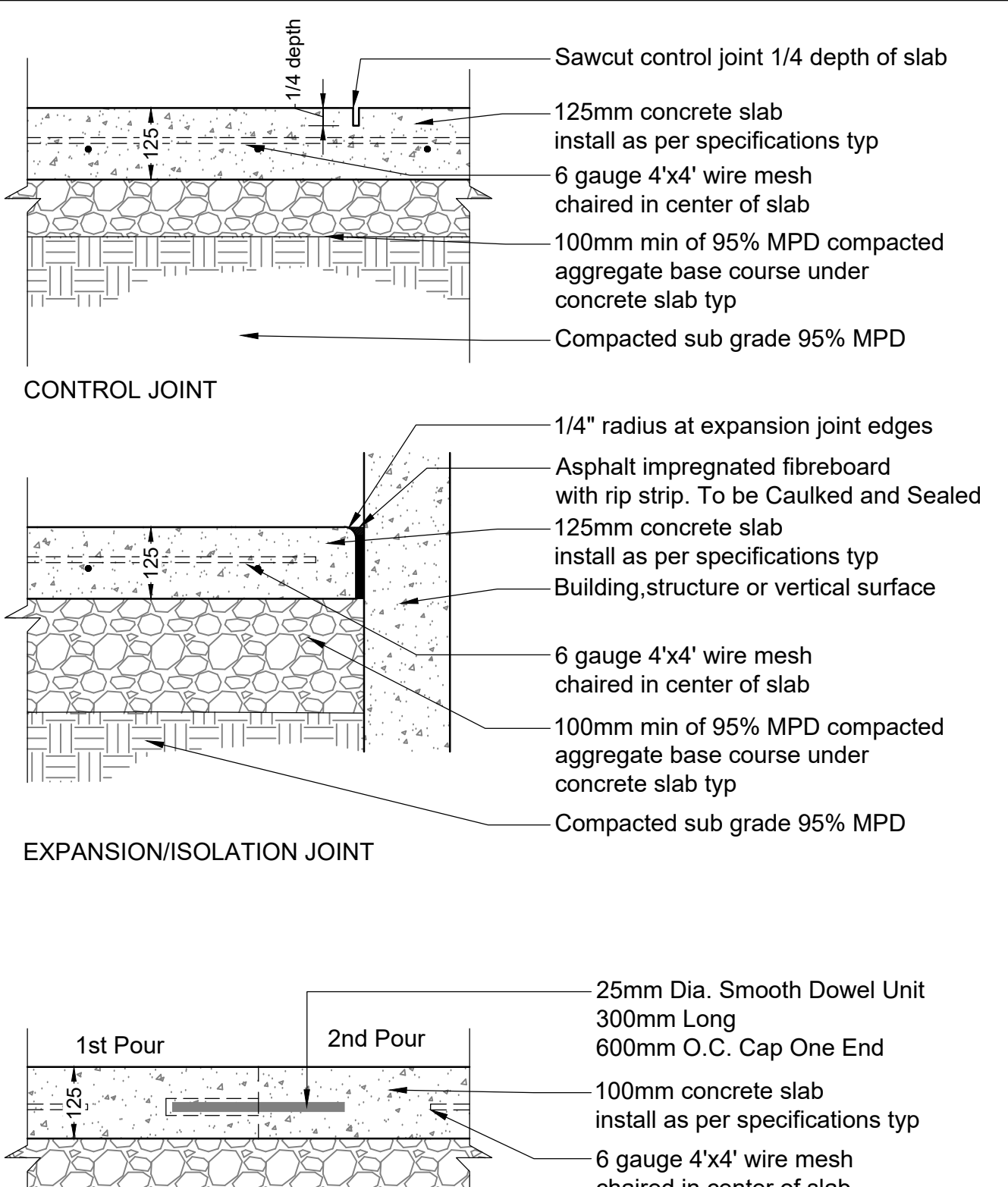
- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 3000mm o.c. both ways.
 7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

5 CONCRETE PAVING
Scale 1:10



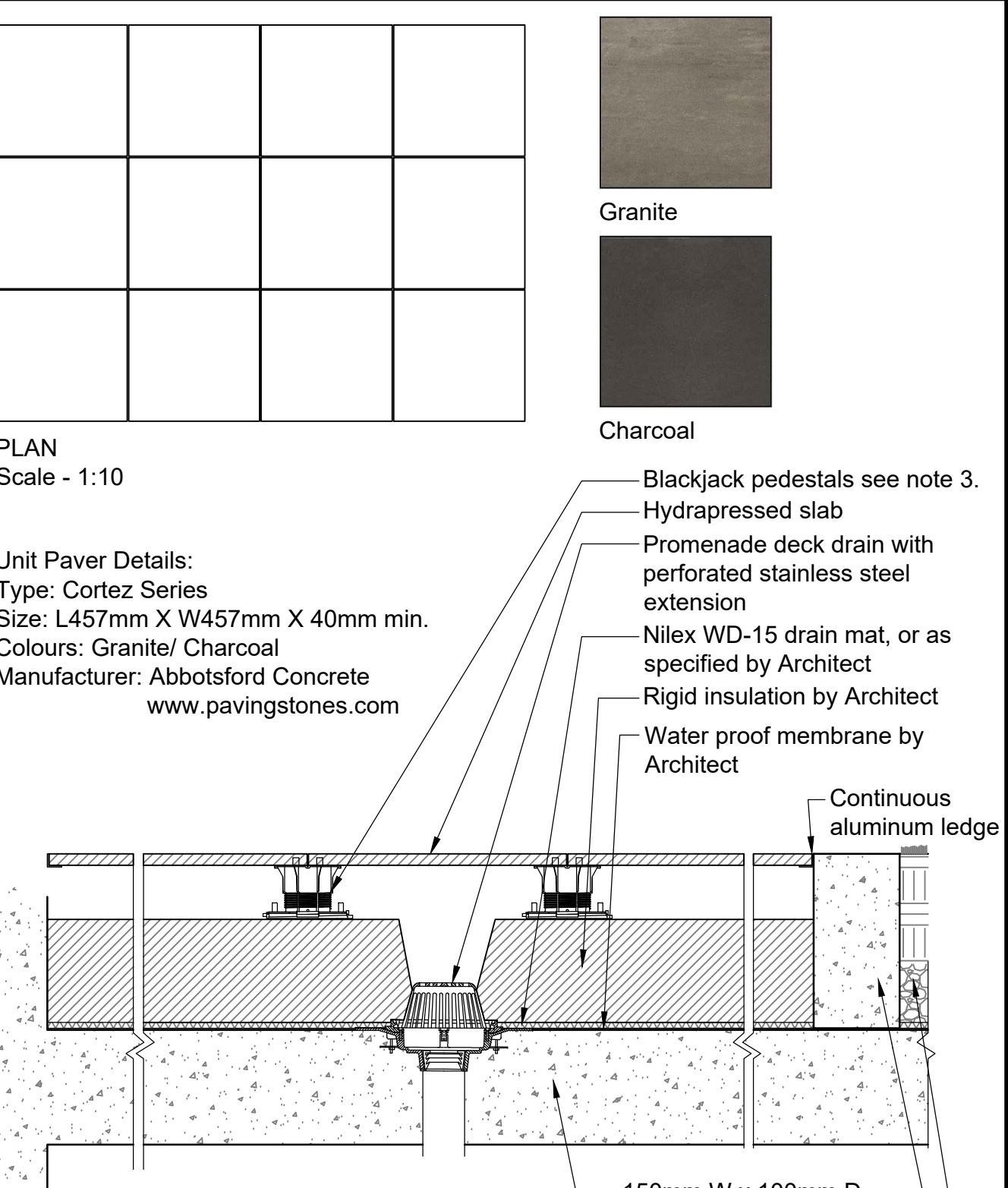
- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 3000mm o.c. both ways.

6 CONCRETE ON SLAB
Scale 1:10



- Notes:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.

7 CONCRETE JOINTS
Scale 1:10



- Notes:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.

8 HYDRAPRESSED SLAB
Scale 1:10

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149 West 3rd Street
North Vancouver, B.C.

Drawn: AL	Stamp:
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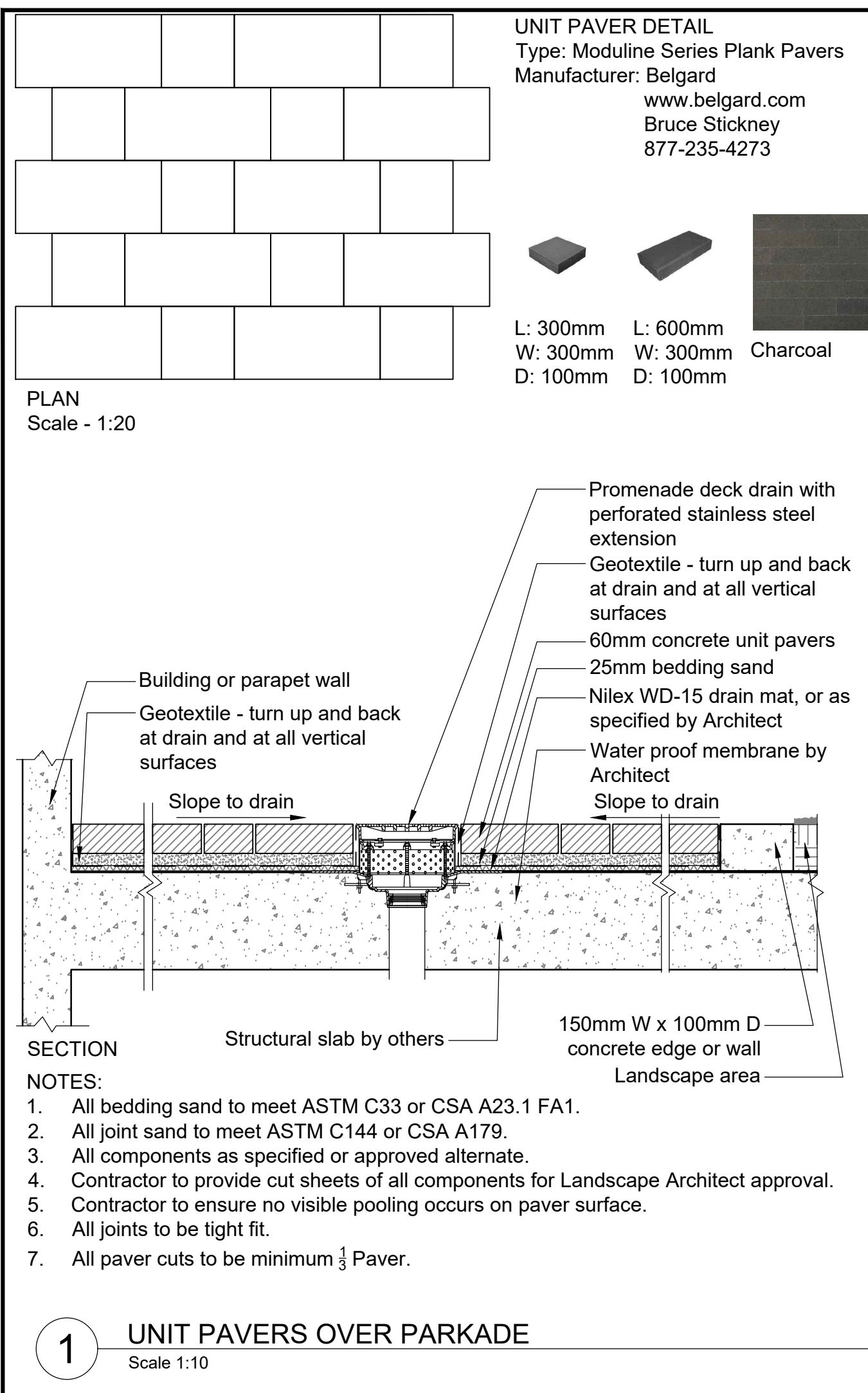
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Approved: DJ	Scale: As Shown
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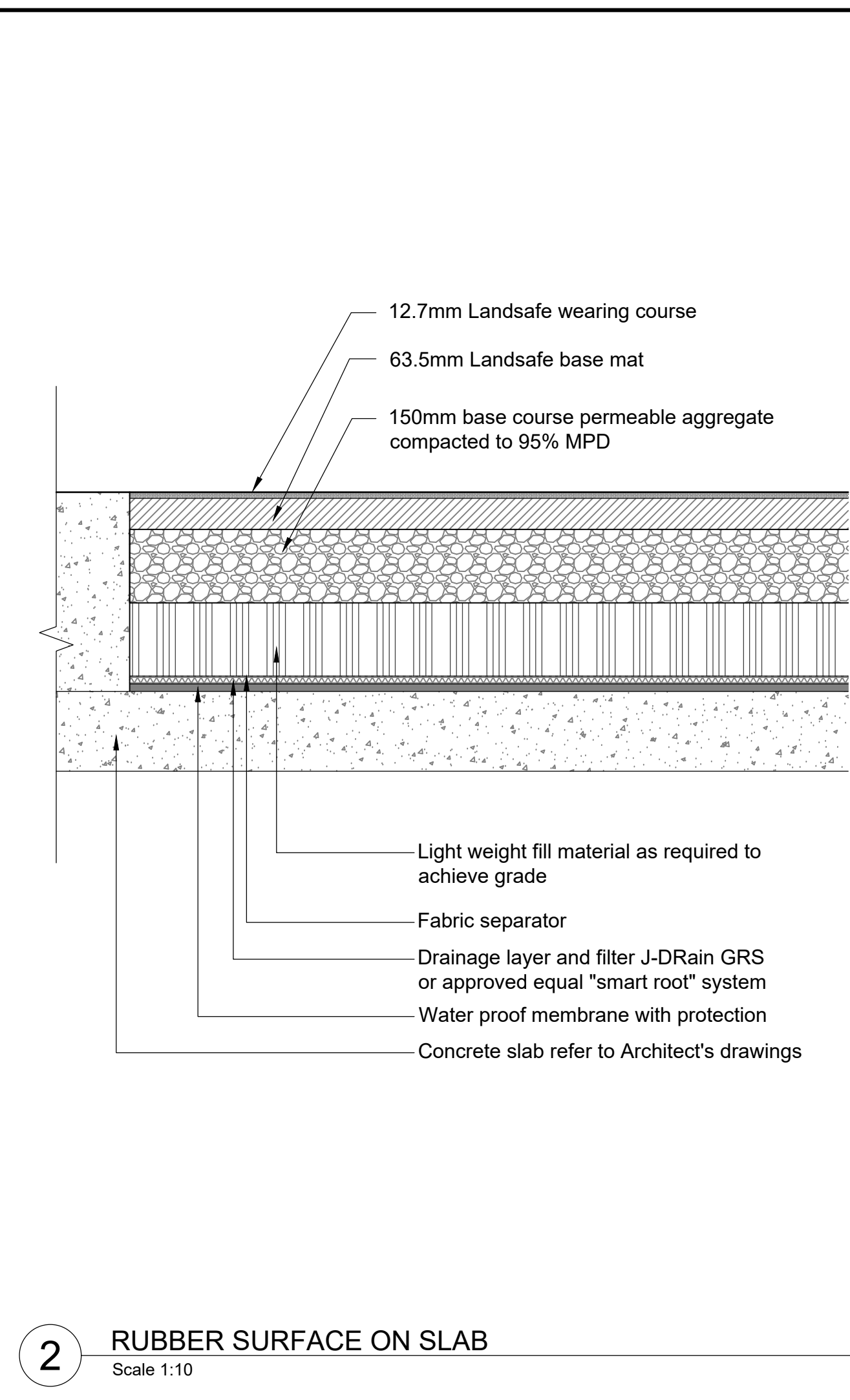
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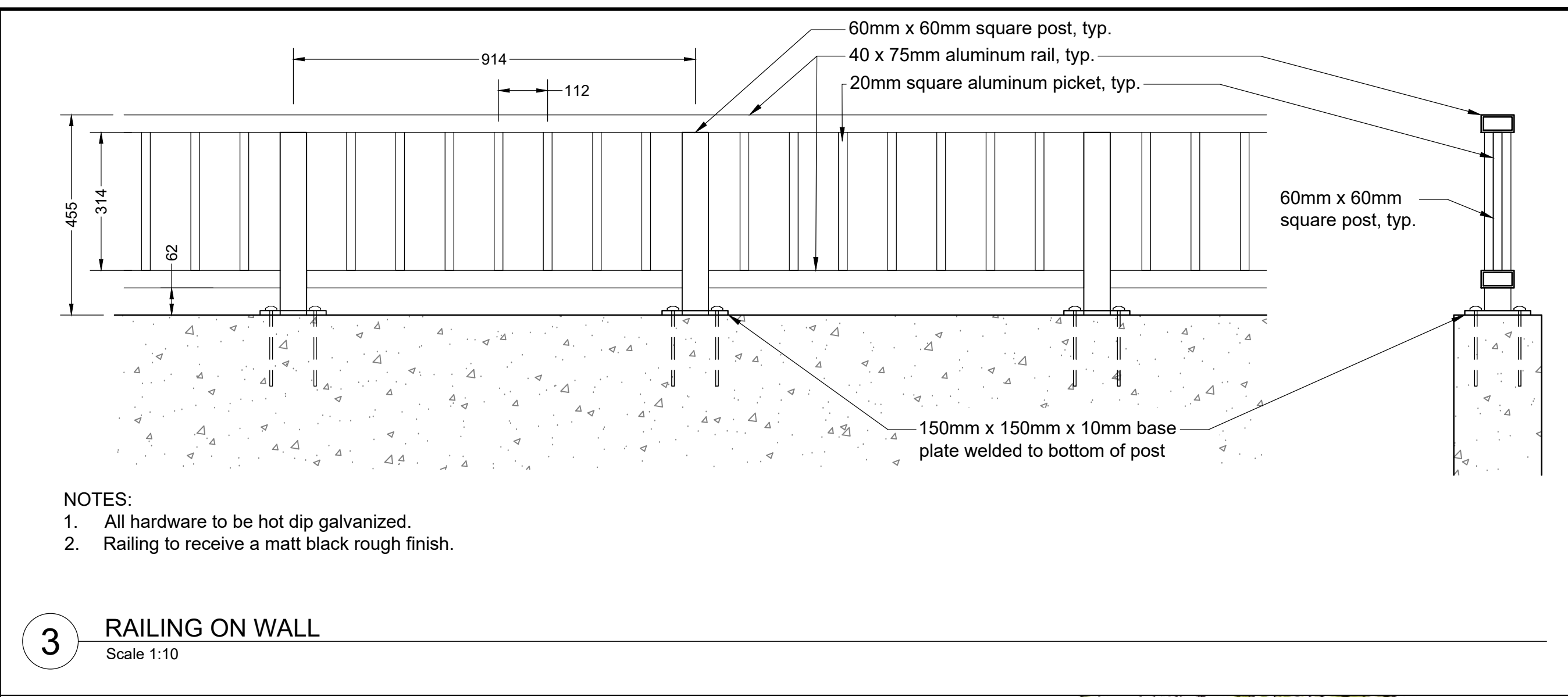
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VDZ Project #: **DP2019-50**
Drawing #: **LD-01**



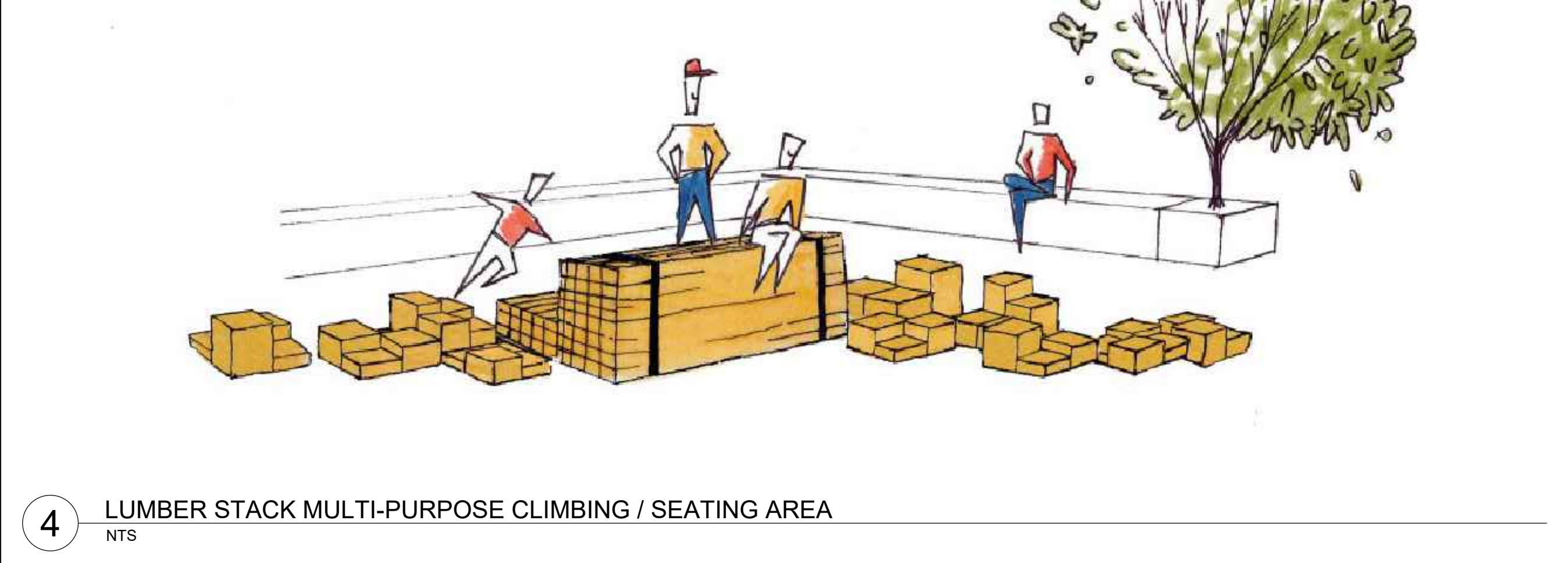
1 UNIT PAVERS OVER PARKADE
 Scale 1:10



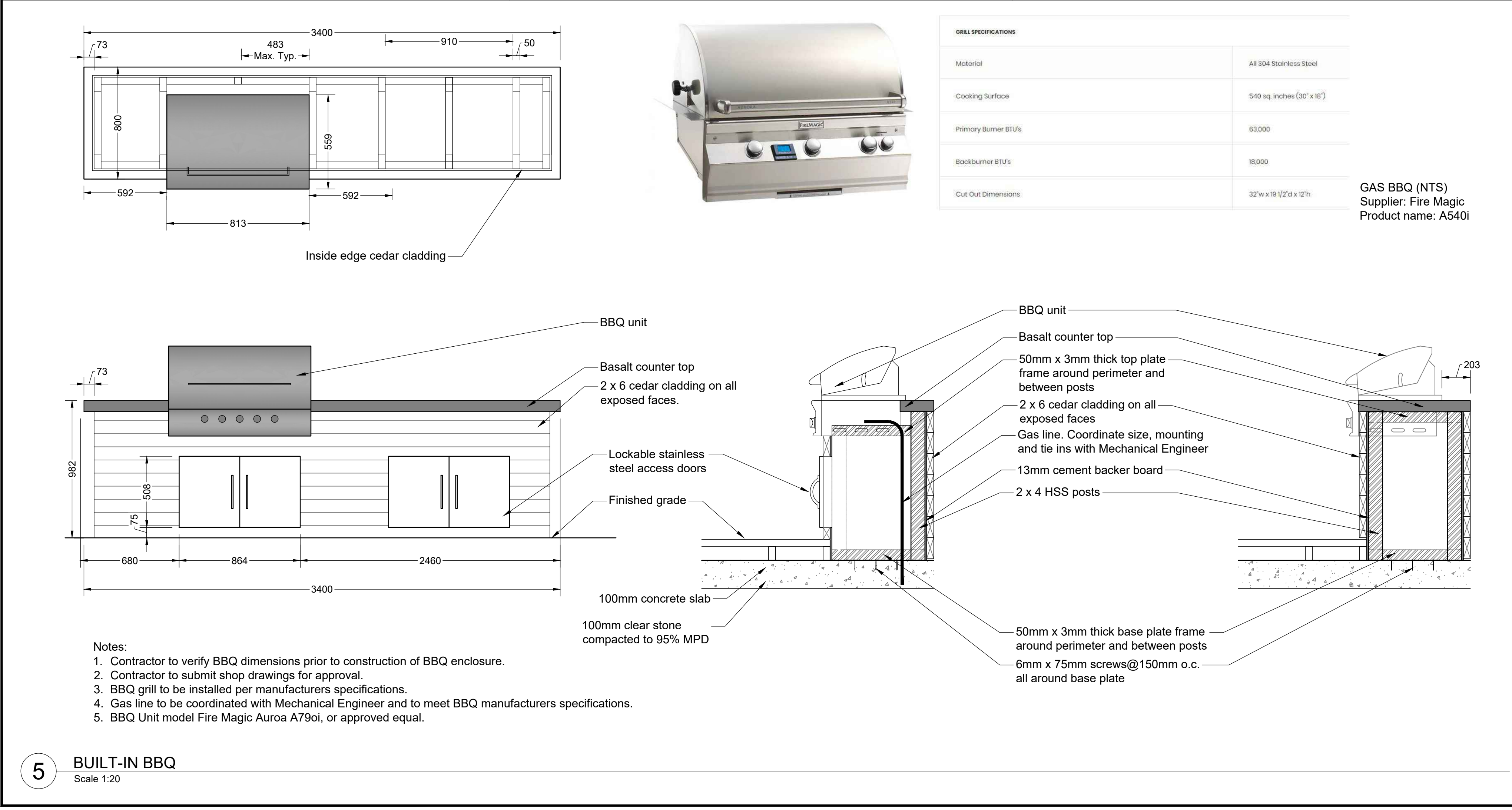
2 RUBBER SURFACE ON SLAB
 Scale 1:10



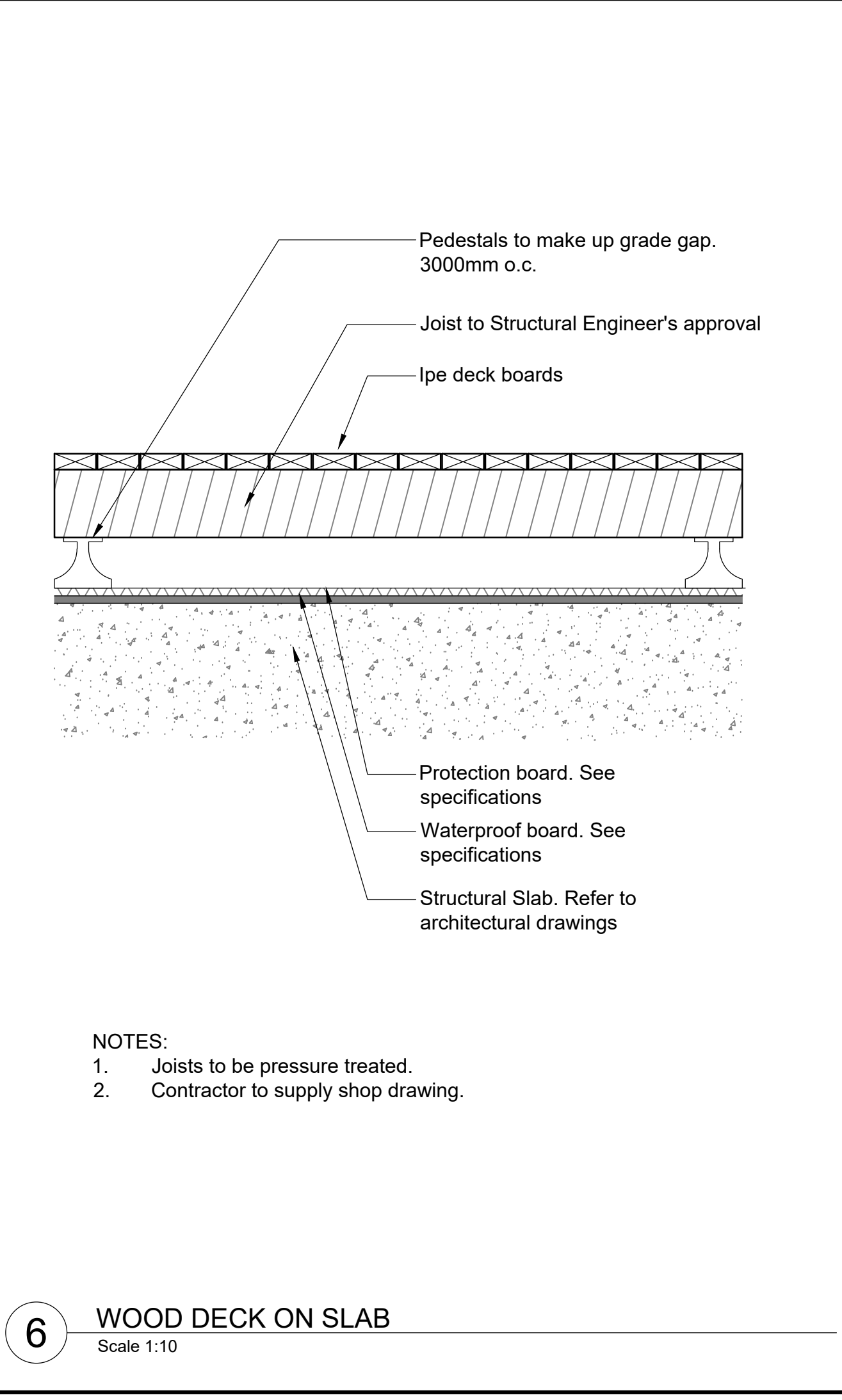
3 RAILING ON WALL
 Scale 1:10



4 LUMBER STACK MULTI-PURPOSE CLIMBING / SEATING AREA
 NTS



5 BUILT-IN BBQ
 Scale 1:20



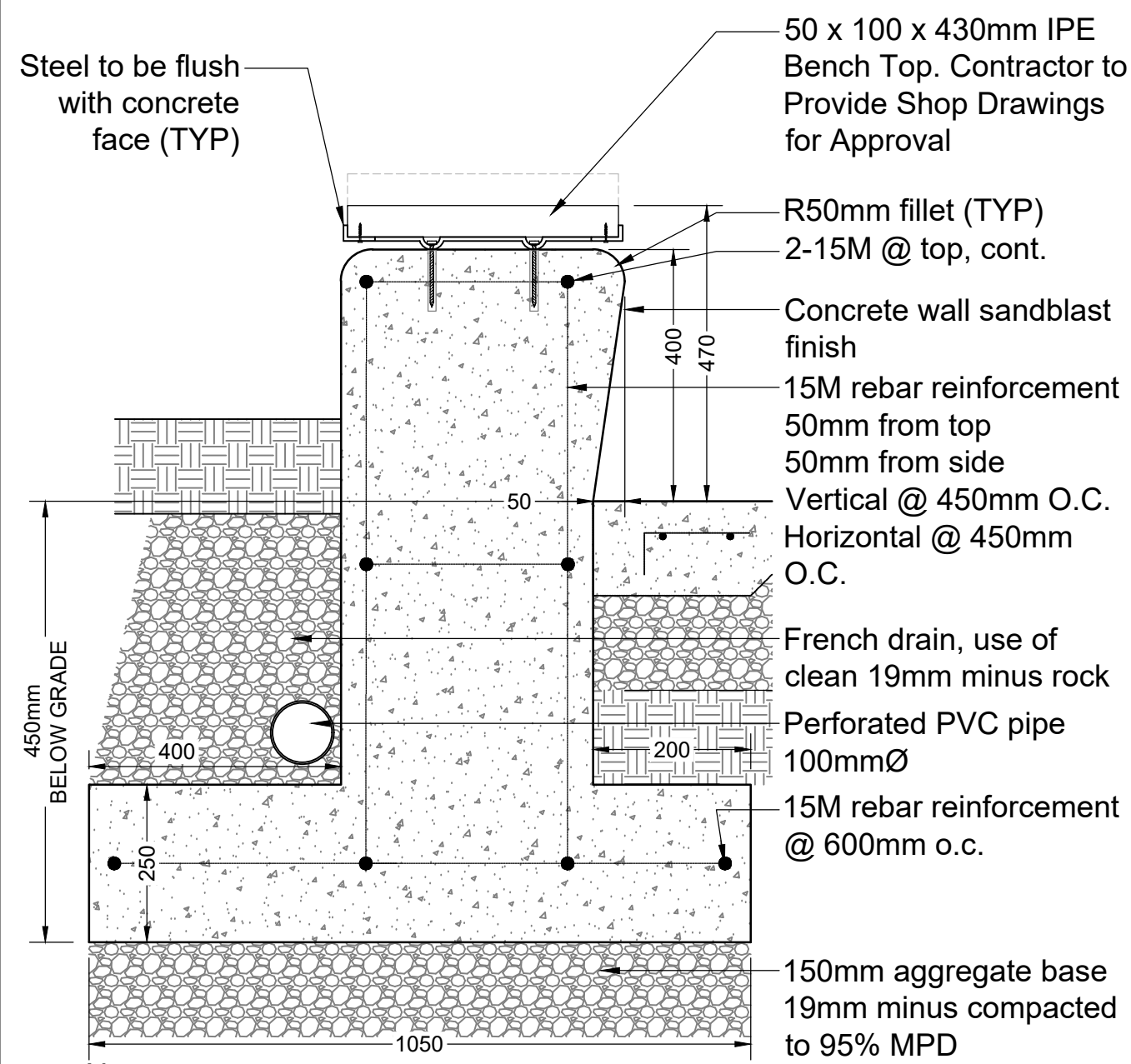
6 WOOD DECK ON SLAB
 Scale 1:10

No.	By:	Description	Date
11	DY	Re-Issue for Re-zoning	Feb 03, 2022
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2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019

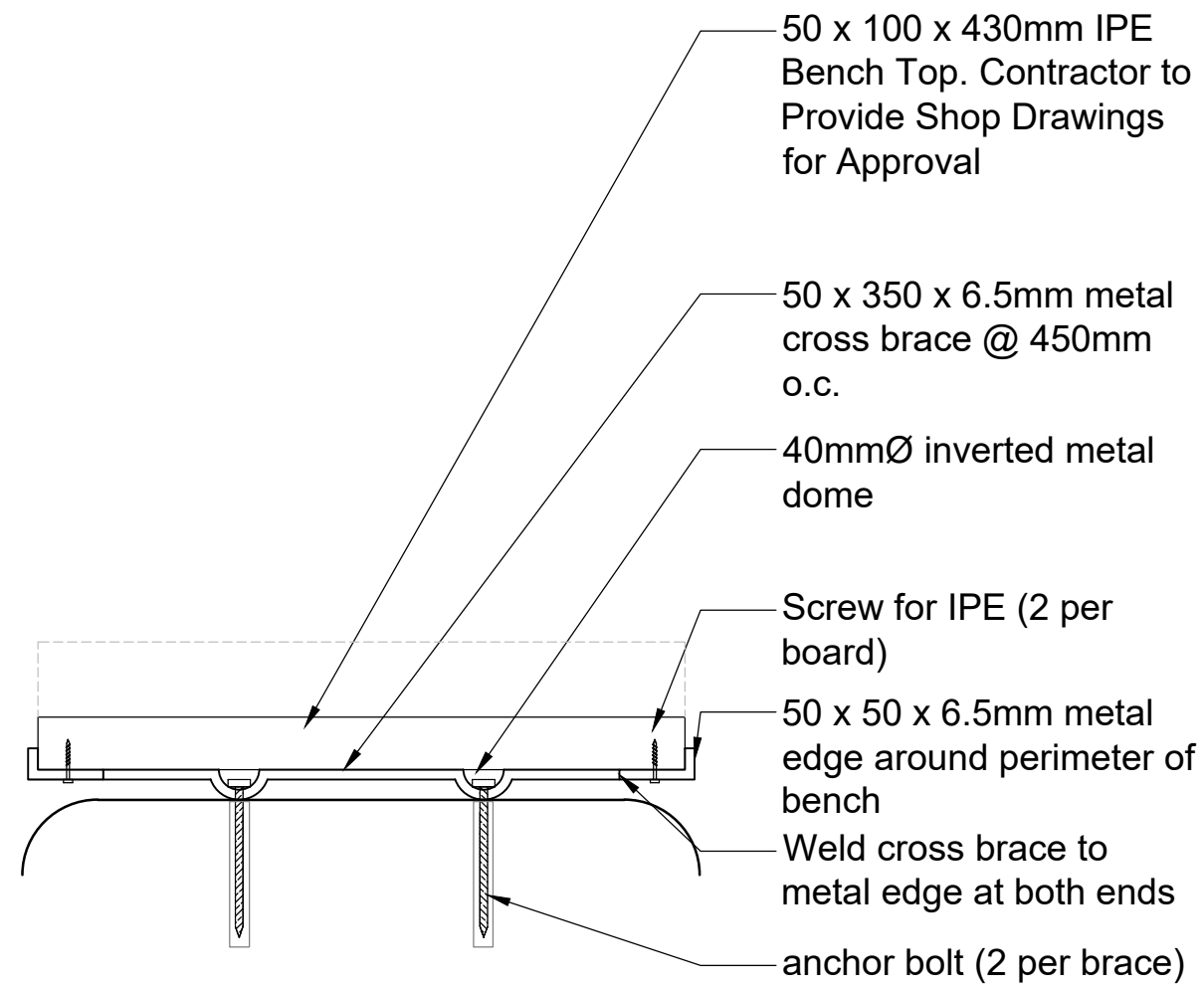
REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 149 WEST 3RD STREET MIXED-USE DEVELOPMENT			
Location: 149 West 3rd Street North Vancouver, B.C.			
Drawn:	Stamp:		
AL			
Checked:			
DJ			
Approved:	Original Sheet Size:		
DJ	24"x36"		
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/PPR/PHSP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.		
As Shown			

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1 WOOD BENCH ON CONCRETE
Scale 1:10



2 WOOD BENCH TOP
Scale 1:5



'FLOATING' CONCRETE BENCH

Type: Agata
Size: 2100mm X 750mm X 450mm
Mount: Surface
Materials: White polished concrete top; Powder coated steel bottom

Manufacturer: ID Created
www.idcreated.com
877-690-7755
info@idcreated.com

3 'FLOATING' CONCRETE BENCH
NTS



TABLE & BENCHES

Type: MLPT720 Series Cluster Seating
Size: 1780mm X 940mm X 762mm (table)
1780mm X 444mm (bench)
Mount: Surface (MLPT720-S)
Materials: Ipe slats; powder coated Aluminum
Manufacturer: Maglin
www.maglin.com
800-716-5506
sales@maglin.com

5 PICNIC TABLE
NTS

VICTOR STANLEY BENCH

Type: Eva
Size: 1778mm X 632mm X 445mm
Mount: Surface
Materials: Recycled Plastic, Walnut colour; Powder coated steel bottom

Manufacturer: Victor Stanley
https://victorstanley.com/
1-800-368-2573, 301-855-8300

4 VICTOR STANLEY EVA BENCH
NTS

NORTH AMERICA SPECIFICATIONS

Gas type:	Natural Gas	Propane
Gas press:	3.5" - 7.0" w.c.	N/A
Electrical:	24V / 110 VAC	24V / 110 VAC
	1.5A, 60 Hz	1.5A, 60 Hz
BTU / kWh:	60,000/11.7	76,000/22.5

ANSI Z21.97-2014
CSA 2.41-2014



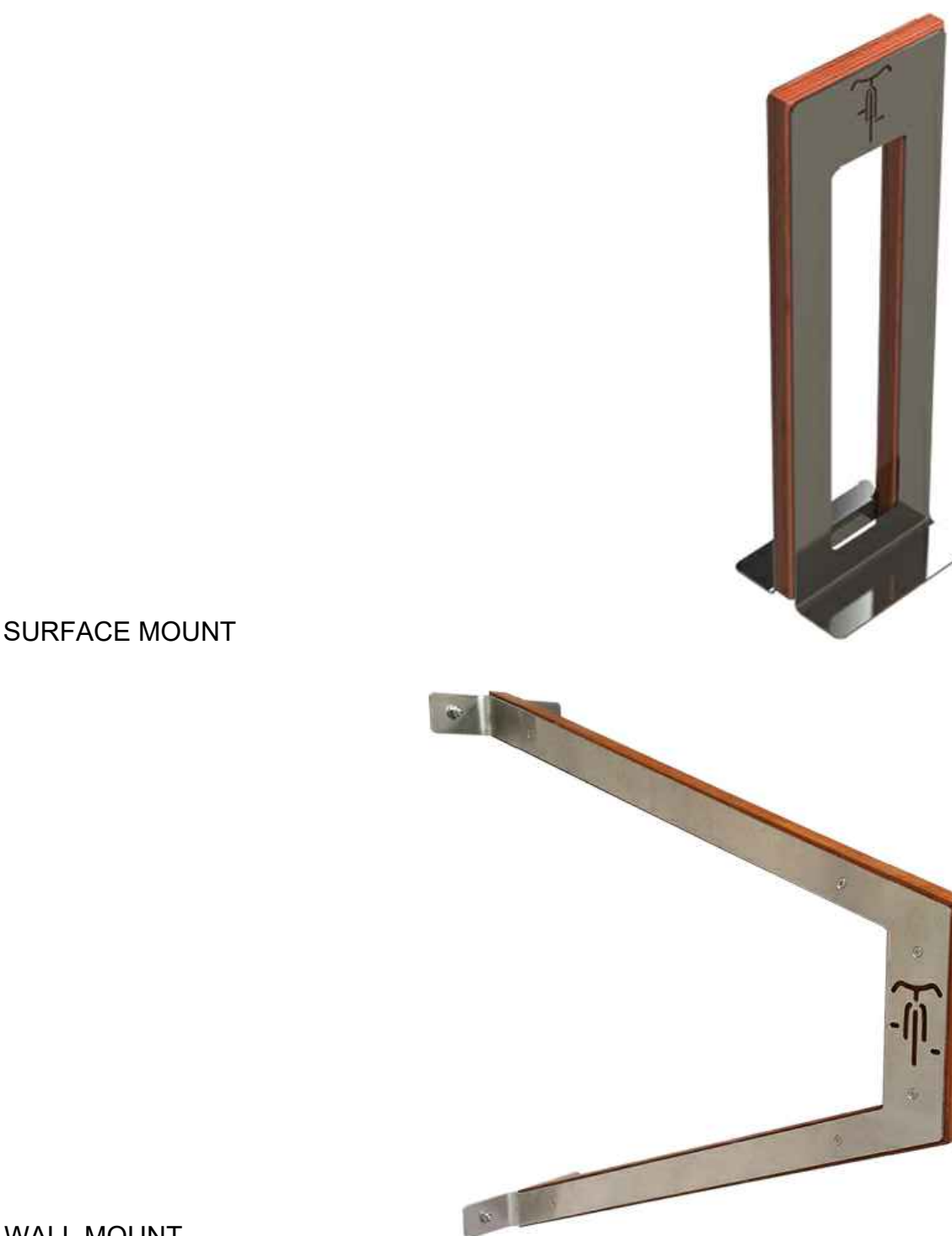
FIRE BOWL

Supplier: Solus
Product name: Hemi Firebowl 36"

6 FIRE BOWL
NTS



7 PERGOLA
NTS



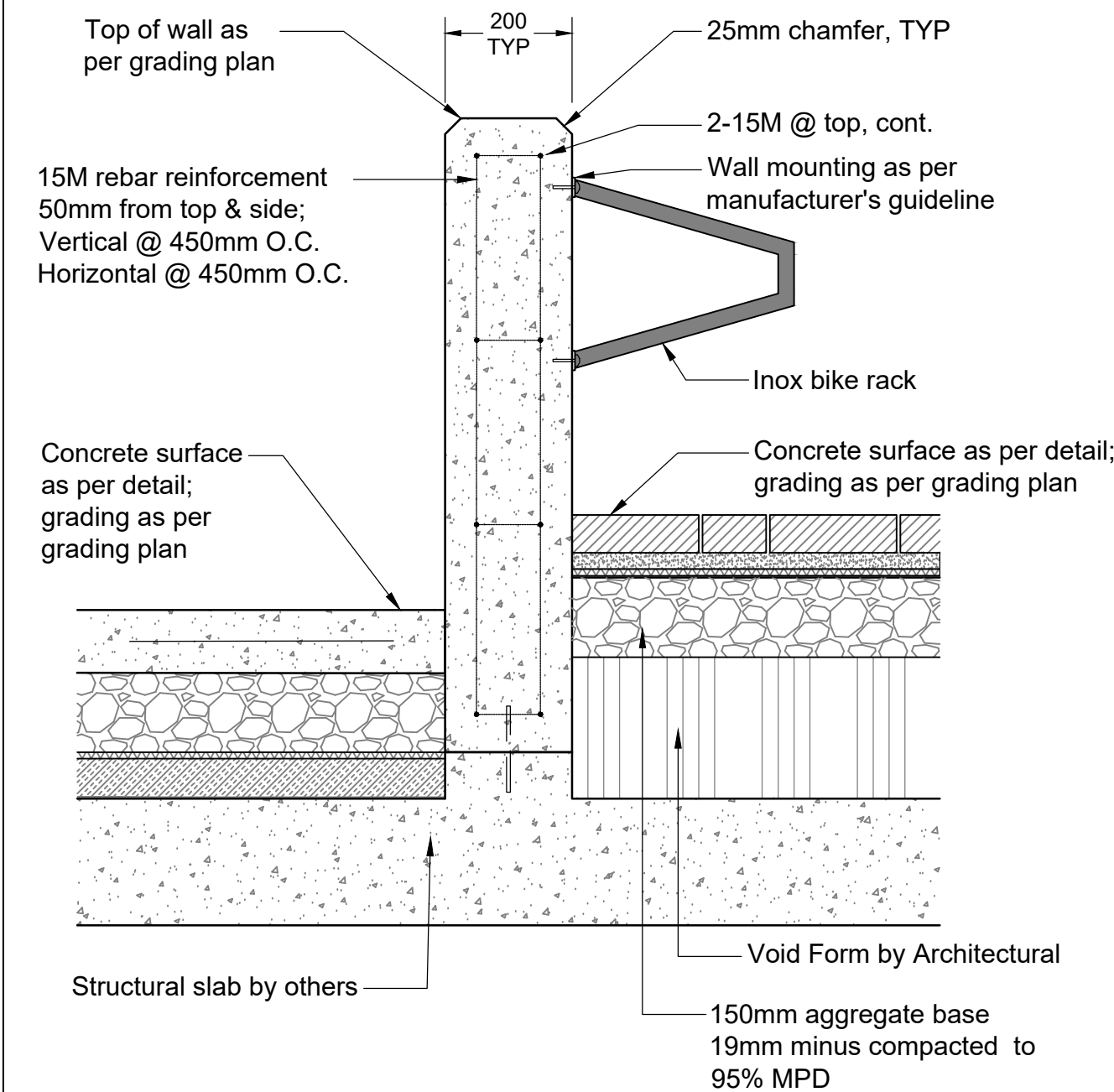
SURFACE MOUNT

WALL MOUNT

BIKE RACK

Type: Inox
Mount: Surface / Wall
Material: Ipe Wood, Stainless Steel
Manufacturer: Paris Site Furnishings
www.peml.com
1-800-387-6318
sales@peml.com

8 BIKE RACKS (SURFACE & WALL MOUNT)
NTS



9 FREESTANDING CONCRETE WALL
Scale 1:10

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11	DY	Re-Issue for Re-zoning	Feb 03, 2022
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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

Drawn: AL	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: As Shown	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PP/PA/PS/ DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



CabanaCoast®
Collection: Wynn
Item Number: 30164
Dimensions: 78"W x 32"D x 34"H
AH:26" SW:72" SDW/C:23" SHW/C:18" SD:29" SH:11"
Material: Cast Aluminum
Weight: 140 lbs

Detail: Modern Cast Aluminum Patio Furniture, Durable Aluminum Frames, North American Brand Powder-Coat Paint. Cushions Shown 40012-0096 Fife Smoke. The Deep Seating Group Picture Cushions Shown 40012-0096 Fife Smoke, Pillows 45697-0001 Stella Ribbon.



SOFA

Type: Wynn 3 Seats
Frame Finish: Dark Rum
Manufacturer: Cabana Coast
www.cabanacoast.com
Alan Cameron (local representative)
604-382-4271

1 SOFA
NTS



CabanaCoast®
Collection: Monaco
Item Number: 30035-36
Dimensions: 36"D x 30"H
Material: Cast Aluminum
Weight: 85 lbs
Detail: Contemporary Cast Aluminum Patio Furniture, Durable Aluminum Frames, North American Brand Powder-Coat Paint.



DINING TABLE

Type: Monaco 36" Round
Frame Finish: Dark Rum
Manufacturer: Cabana Coast
www.cabanacoast.com
Alan Cameron (local representative)
604-382-4271

2 DINING TABLE
NTS



CabanaCoast®
Collection: Venice
Item Number: 30148
Dimensions: 20.5"W x 24"D x 37"H
SW:20" SHW/C:19.75" SD:20" SH:16.75"
Material: Aluminum
Weight: 26 lbs

Detail: Modern Cast Aluminum Dining Set. Cushion Shown 32000-0018 Sailcloth Salt. The Group Picture Cushions Shown 40012-0079 Fife Silver.

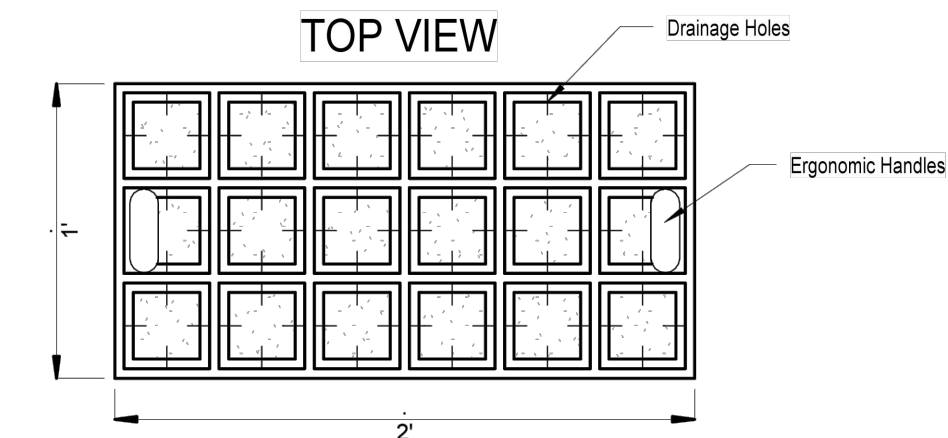
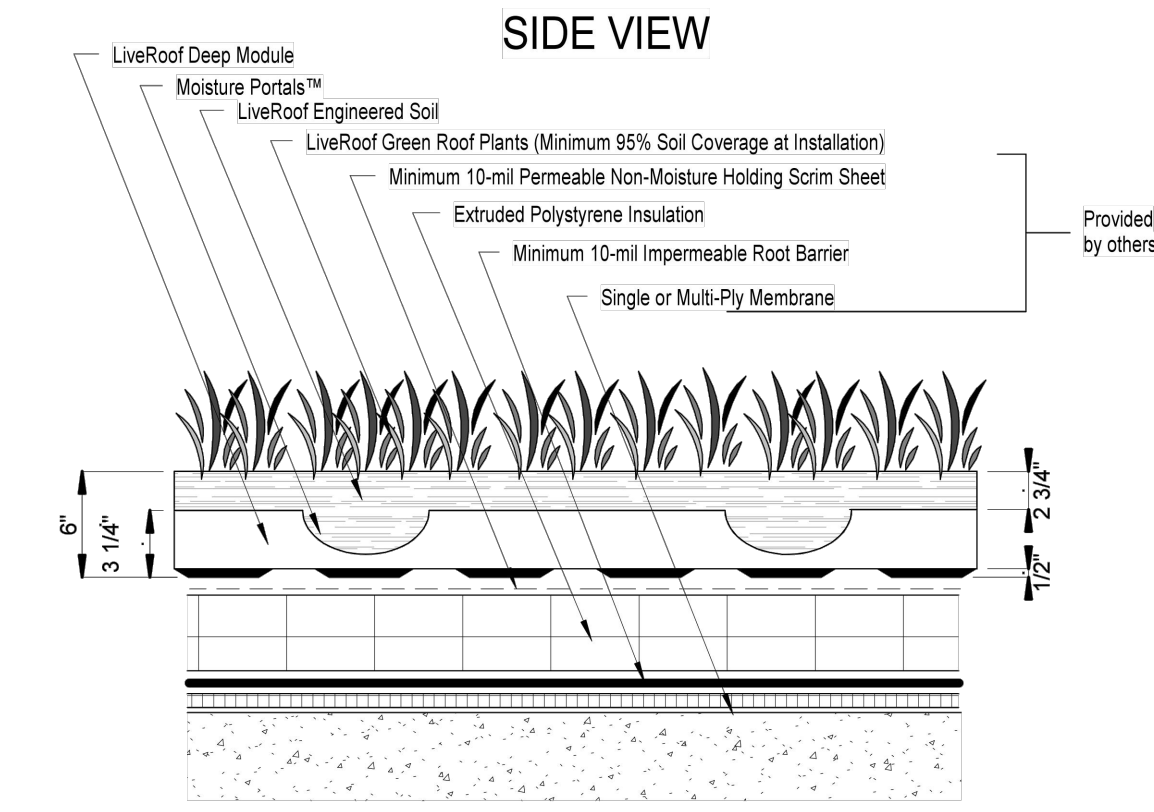


DINING CHAIR

Type: Venice Side Arm
Frame Finish: Dark Rum
Manufacturer: Cabana Coast
www.cabanacoast.com
Alan Cameron (local representative)
604-382-4271

3 DINING CHAIR
NTS

LiveRoof DEEP SYSTEM
Over Protected Membrane Assembly



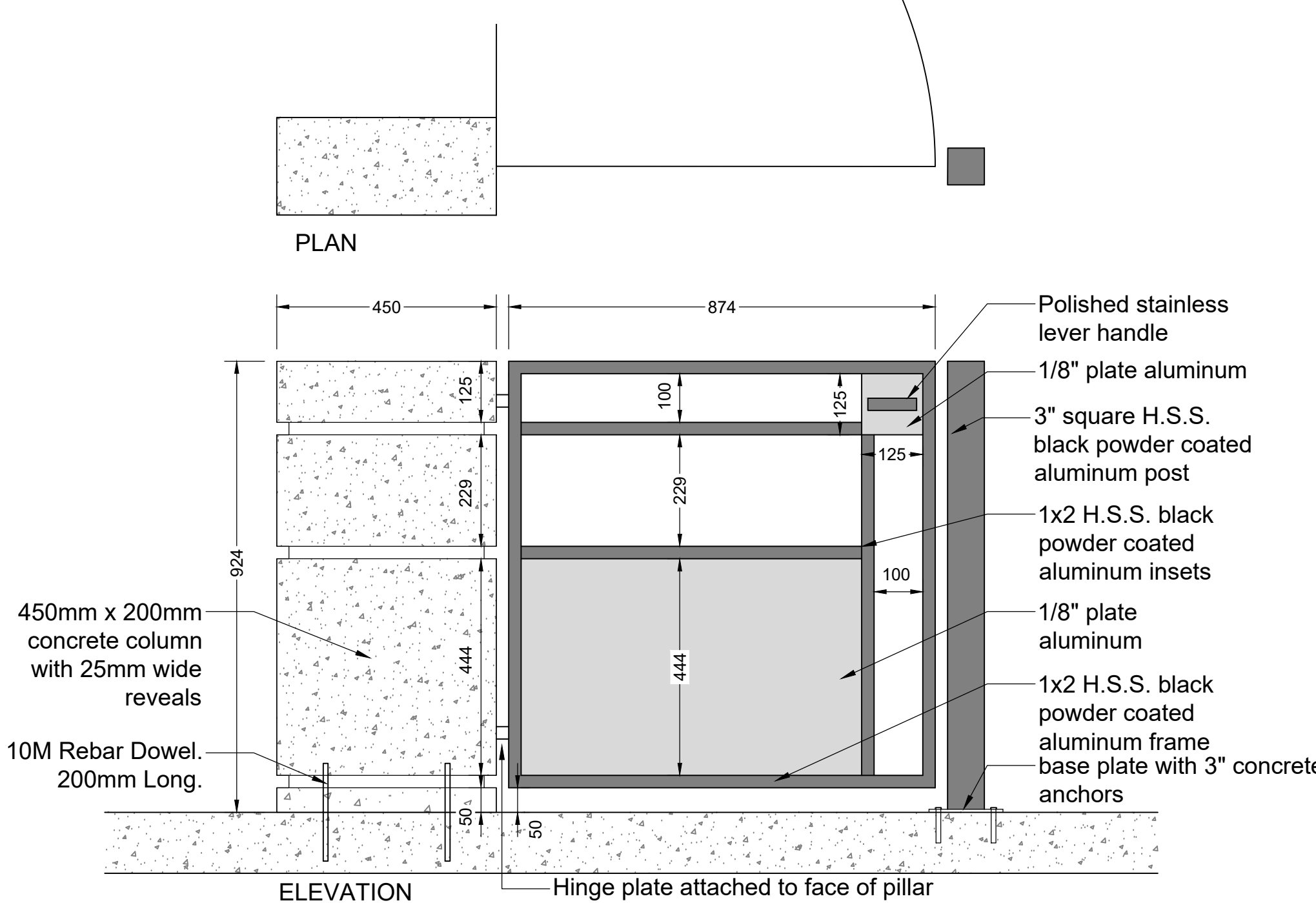
LiveRoof System Saturated Weight: 40-50 lbs / sf
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.
NOT TO SCALE
DEEP 5
V 2014-10-15

LiveRoof, LLC
P.O. Box 633
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com

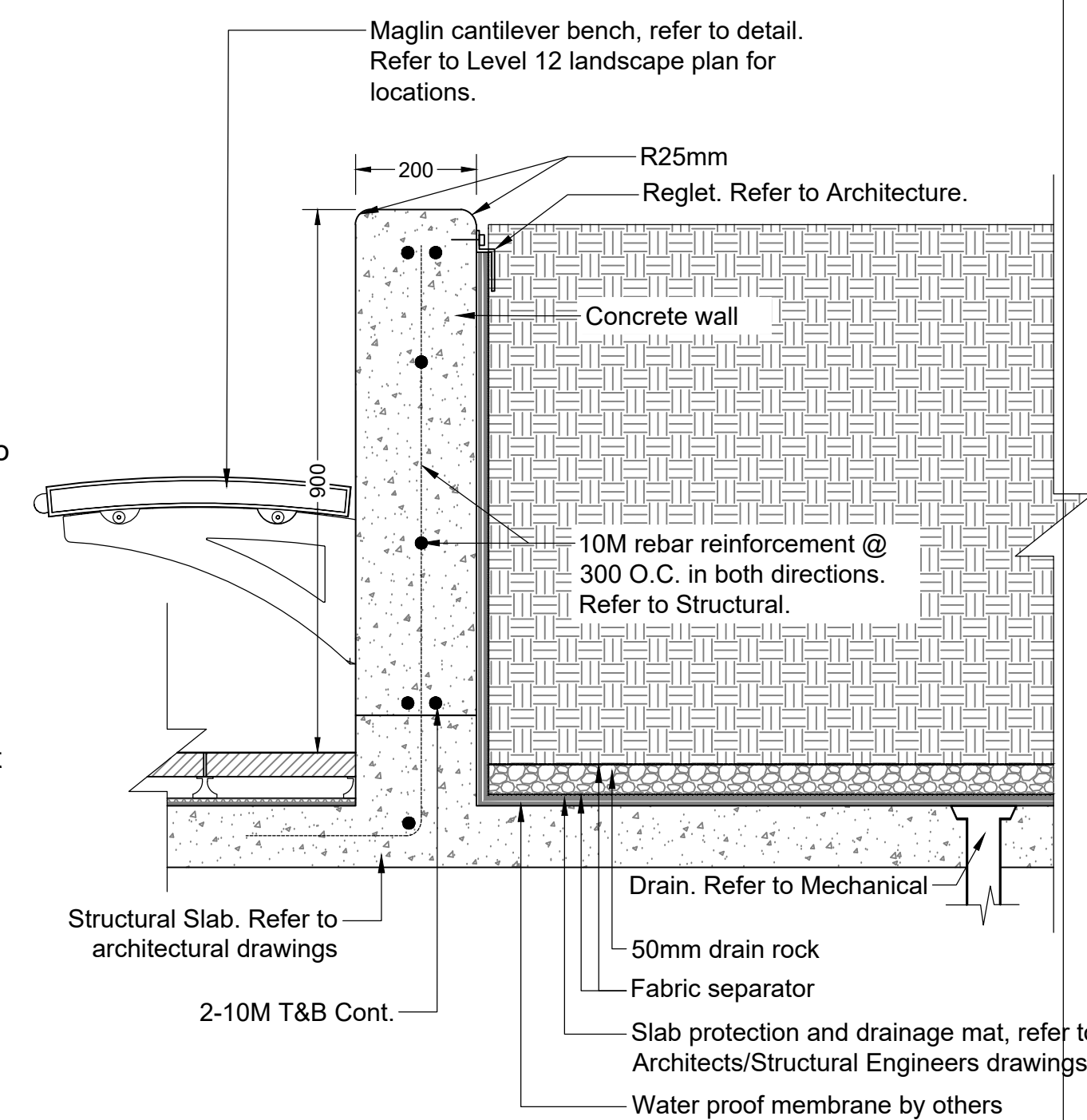


4 GREEN ROOF PLANTING MODULE
NTS

- Notes:
1. Contractor to provide shop drawings for gate including all hardware for approval before manufacture
2. All aluminum to be powder coated black
3. No welding on site



5 LANEWAY ENTRY GATE
1:10



- Notes:
1. Contractor to provide shop drawings for approval by landscape architect prior to construction.
2. Vertical Control Joints every 3000mm on center.
3. All planters to be connected to slab drainage system. Provide block out every 1m for water to flow under walls to designated drain. Refer to Mechanical for drain system.
4. Sandblast finish walls
5. CANTILEVERED BENCH
1:10

MLB720BCL-W BENCH

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.5" (3.5 cm x 3.8 cm) and 1.38" x 4.00" (3.5 cm x 10.2 cm) Ipe slats.
FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The bench is delivered pre-assembled. Mounting Brackets can be configured for proposed mounting surface.
TO SPECIFY: Select MLB720BCL-W
Choose: Powdercoat Color
OPTIONS: -Plaque
-Skate Deterrent

DIMENSIONS:
Height: 12.25" (315mm)
Length: 69.54" (1776mm)
Width: 21" (533mm)
Weight: 84.65lbs (38.4kg)

Notes:
1. Colour: Black

MAGLIN
T: 800-774-8208
F: 877-2746-8203
www.maglin.com
info@maglin.com

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

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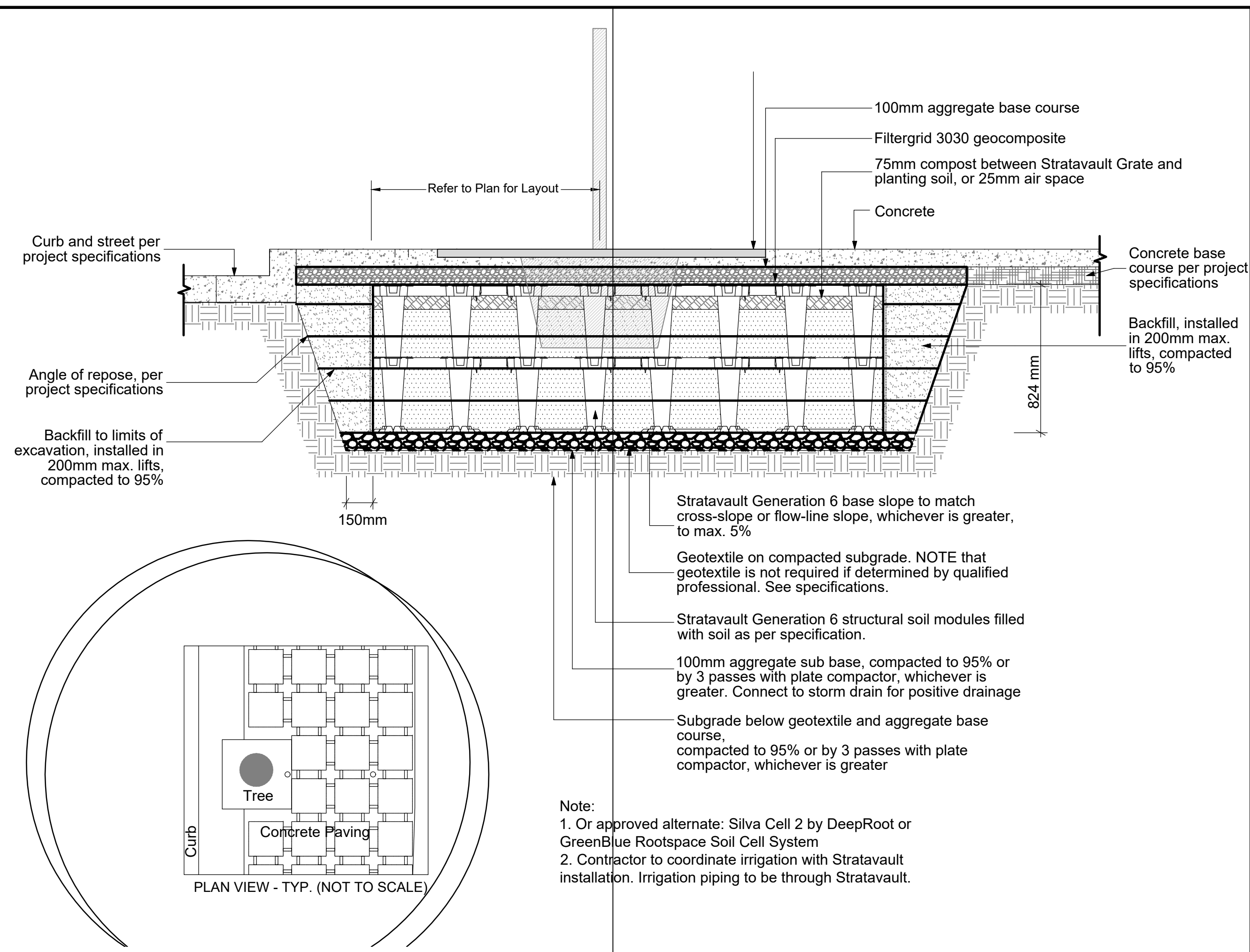
Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
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North Vancouver, B.C.

Drawn: AL
Checked: DJ
Approved: DJ
Scale: As Shown

Stamp:
Original Sheet Size:
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1 CILVA CELLS
1:20

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Drawing Title:
LD-05 DETAILS

VDZ Project #:
DP2019-50

Drawing #:
