

149 WEST 3RD

Issue for Development Permit



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 3 & ROOF
L-03A	PLANTING PLAN - GROUND FLOOR
L-03B	PLANTING PLAN - LEVEL 3 & ROOF
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS

Contact Information

VDZ+A

Project Landscape Architecture
 Fort Langley Studio
 102 - 9181 Church Street
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 Mount Pleasant Studio
 102-355 Kingsway
 Vancouver, British Columbia, V5T 3J7

Primary project contact
 David Jerke
 davidj@vdz.ca
 o. 604 546 0921

Alternate contacts (incase away):
 Mark van der Zalm
 Principal Landscape Architect
 mark@vdz.ca
 o. 604 546 0920

Contact Information

Anthem Properties

Project Owner
 Suite 1100 Bentall IV, 1055 Dunsmuir St, Vancouver,
 BC V7X 1K8

Office of McFarlane Biggar

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

No.	By:	Description	Date
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
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.

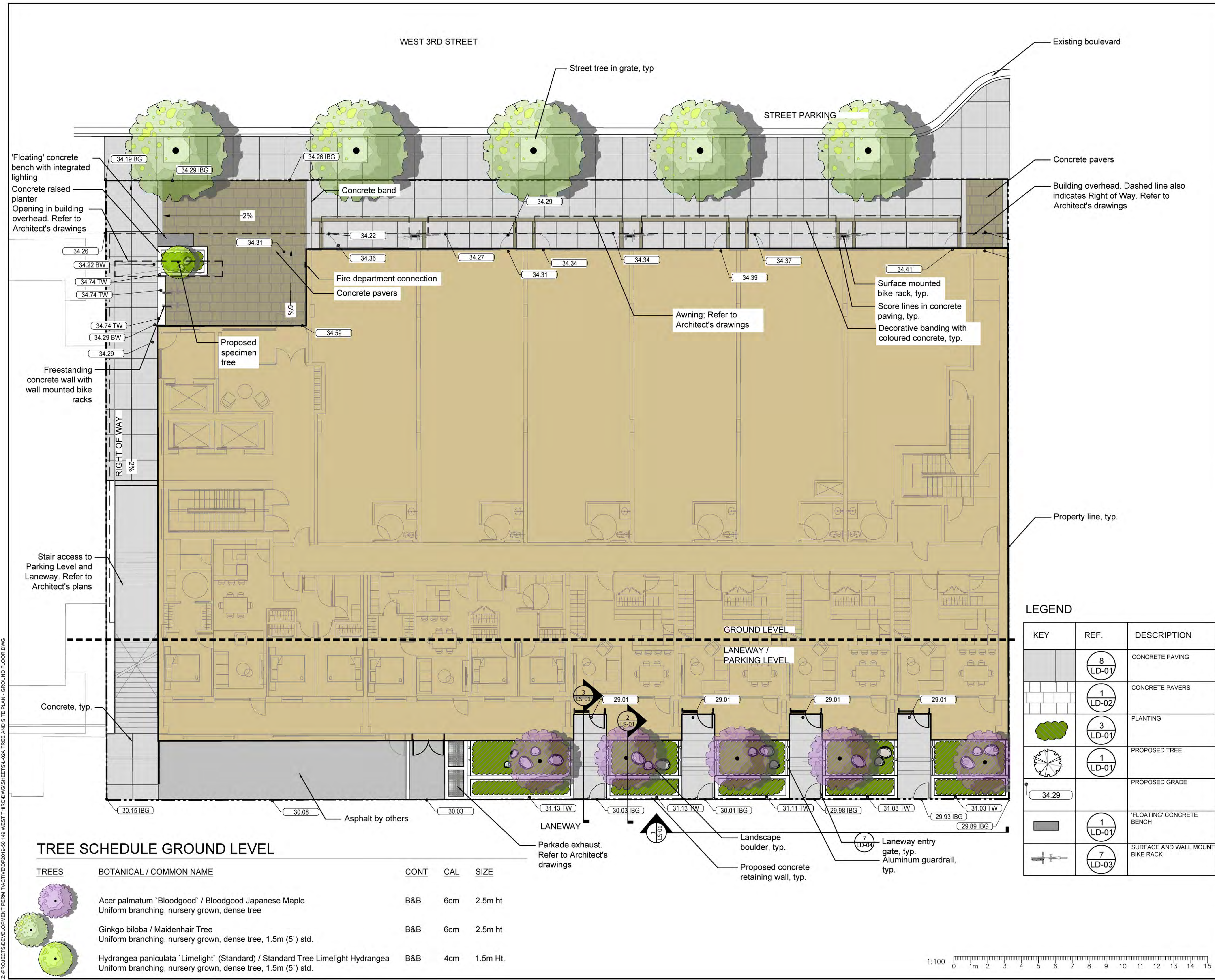
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Drawing Title: COVER PAGE



VDZ Project #: DP2019-50

Drawing #: L-01



TREE SCHEDULE GROUND LEVEL

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple Uniform branching, nursery grown, dense tree	B&B	6cm	2.5m ht
	Ginkgo biloba / Maidenhair Tree Uniform branching, nursery grown, dense tree, 1.5m (5') std.	B&B	6cm	2.5m ht
	Hydrangea paniculata 'Limelight' (Standard) / Standard Tree Limelight Hydrangea Uniform branching, nursery grown, dense tree, 1.5m (5') std.	B&B	4cm	1.5m Ht.

LEGEND

KEY	REF.	DESCRIPTION
	8 LD-01	CONCRETE PAVING
	1 LD-02	CONCRETE PAVERS
	3 LD-01	PLANTING
	1 LD-01	PROPOSED TREE
	34.29	PROPOSED GRADE
	1 LD-01	'FLOATING' CONCRETE BENCH
	7 LD-03	SURFACE AND WALL MOUNT BIKE RACK

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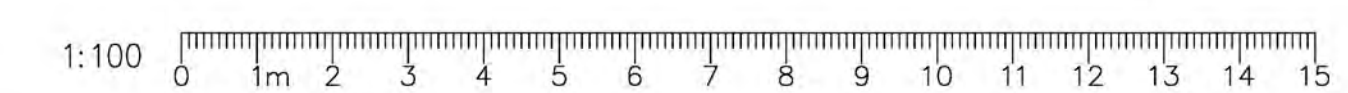
REVISIONS TABLE FOR SHEET

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

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149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

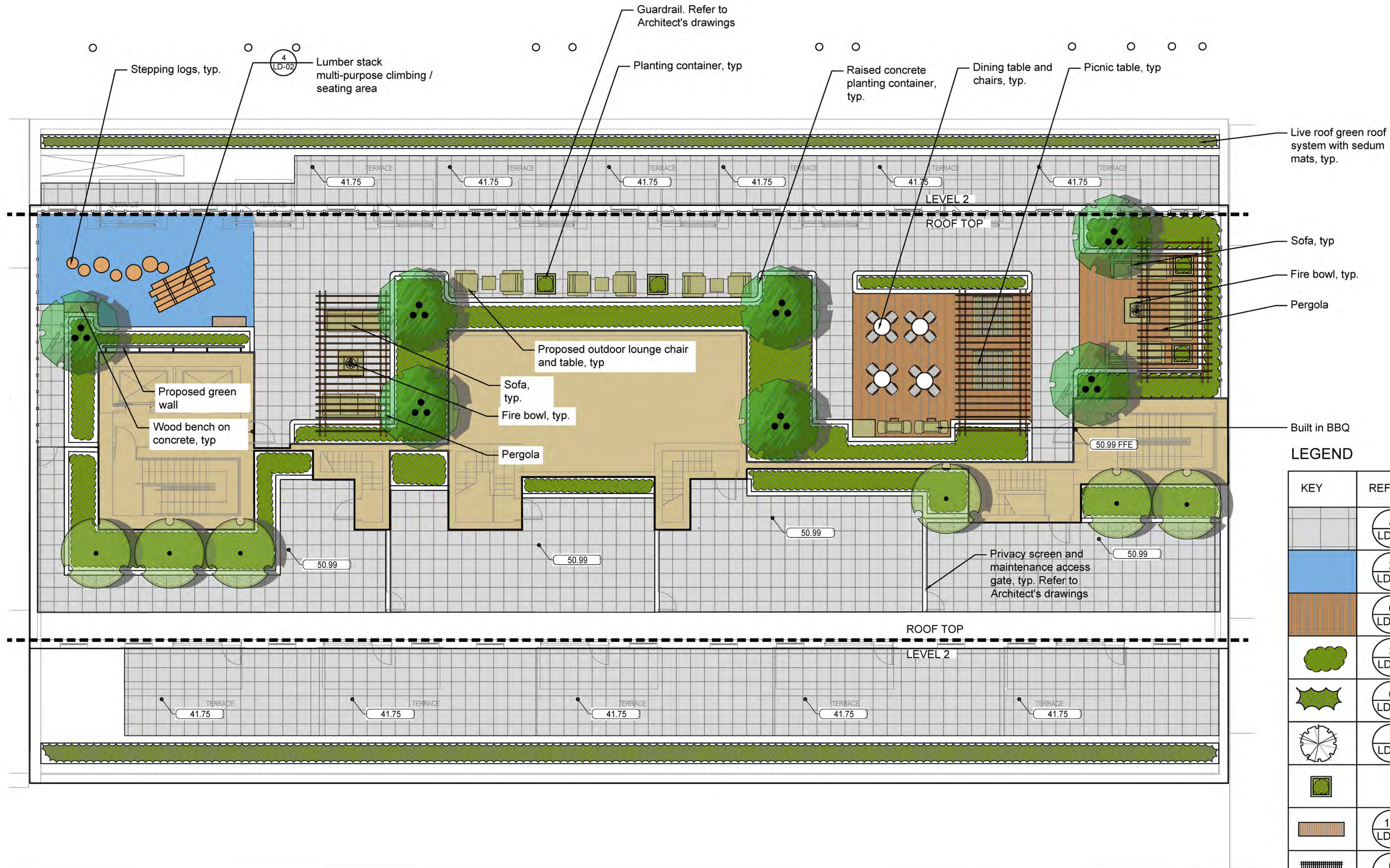
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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2019-50_149 WEST 3RD STREET\SHEETS\L-02A TREE AND SITE PLAN - GROUND FLOOR.DWG

WEST 3RD STREET

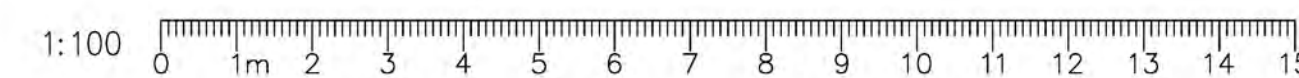


LEGEND

KEY	REF.	DESCRIPTION
[Symbol]	8 LD-01	HYDRAPRESSED SLABS
[Symbol]	2 LD-02	RUBBER PLAYGROUND TILES
[Symbol]	6 LD-02	DECKING
[Symbol]	3 LD-01	SHRUB PLANTING
[Symbol]	6 LD-04	GREEN ROOF PLANTING MODULE
[Symbol]	1 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]	4,5 LD-01	COFFEE TABLE AND DEEP SEAT
[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	GAL	SIZE	QTY
[Symbol]	Acer circinatum / Vine Maple Uniform branching, nursery grown, dense tree, minimum 3 stems.	B&B	6cm	2.5m ht	7
[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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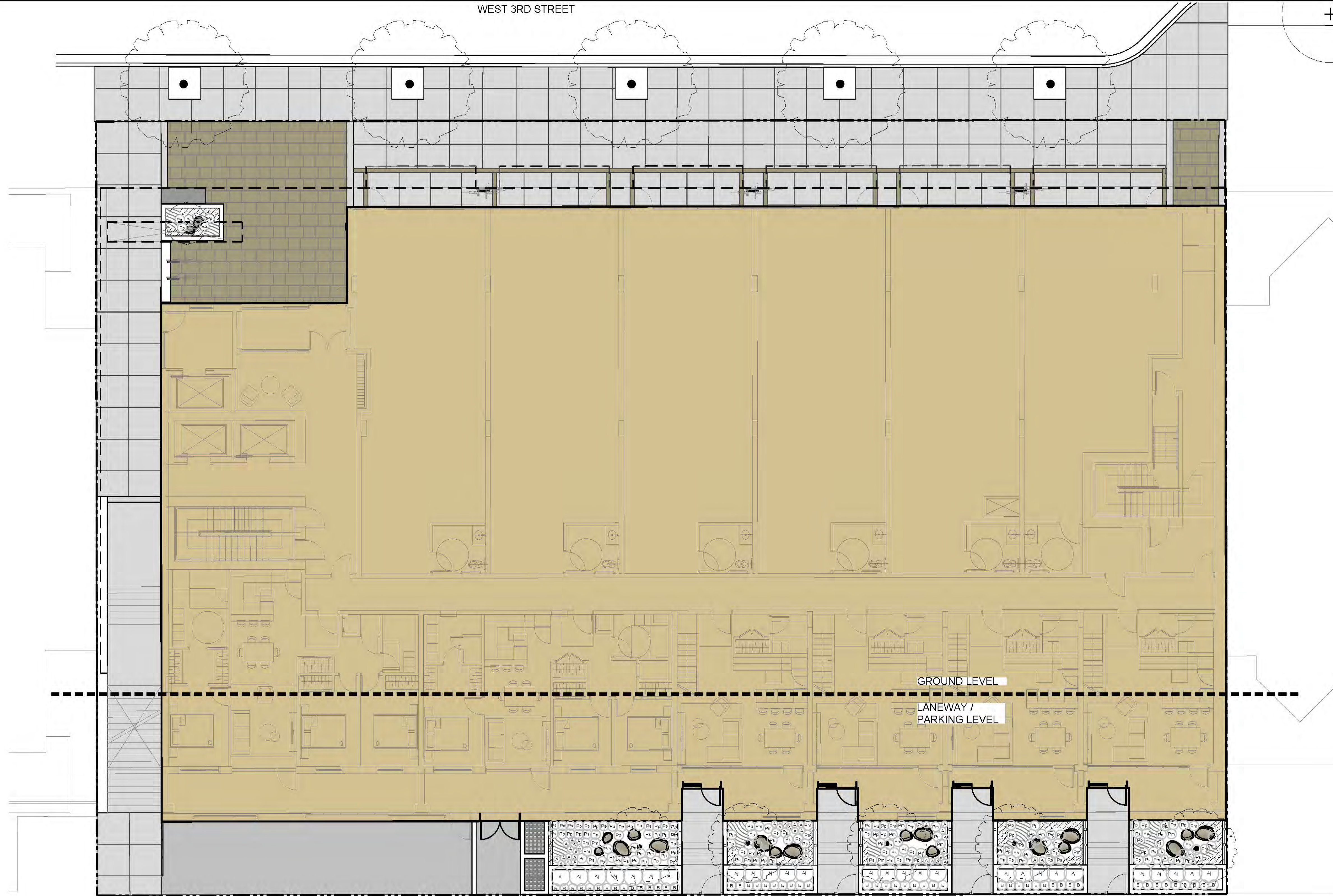
Drawing Title: TREE AND SITE PLAN - LEVEL 2 & ROOF



VDZ Project #: DP2019-50

Drawing #: L-02B

WEST 3RD STREET



GROUND LEVEL

LANEWAY / PARKING LEVEL

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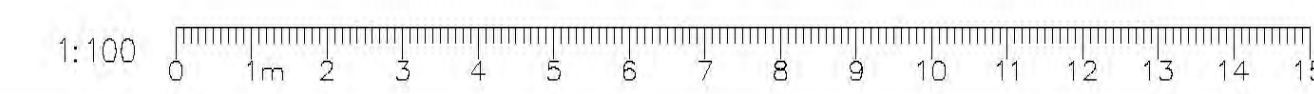
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PLANT SCHEDULE GROUND FLOOR

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(A)	Azalea japonica 'Girard's Kathy' / Girard's Kathy Azalea - white Nursery grown, well established	#3	0.90m	27
(B)	Buxus x 'Green Velvet' / Boxwood Nursery grown, well established	#3	0.45m	53
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(Pm)	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0.45m	39
(Pp)	Polystichum polyblepharum / Japanese Tassel Fern Nursery grown, well established	#2	0.45m	60
(Ps)	Polystichum setiferum / Soft Shield Fern Nursery grown, well established	#2	0.45m	53

LANEWAY

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(A)	Astilbe x arendsii 'Look at Me' / False Spiraea Nursery grown, well established	#1	0.30m	43
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(Hatched)	Heliconia scoleroli / baby's tears Nursery grown, well established	#1	750mm	17
(Wavy)	Tiarella cordifolia / Foamflower Nursery grown, well established	#1	300mm	62



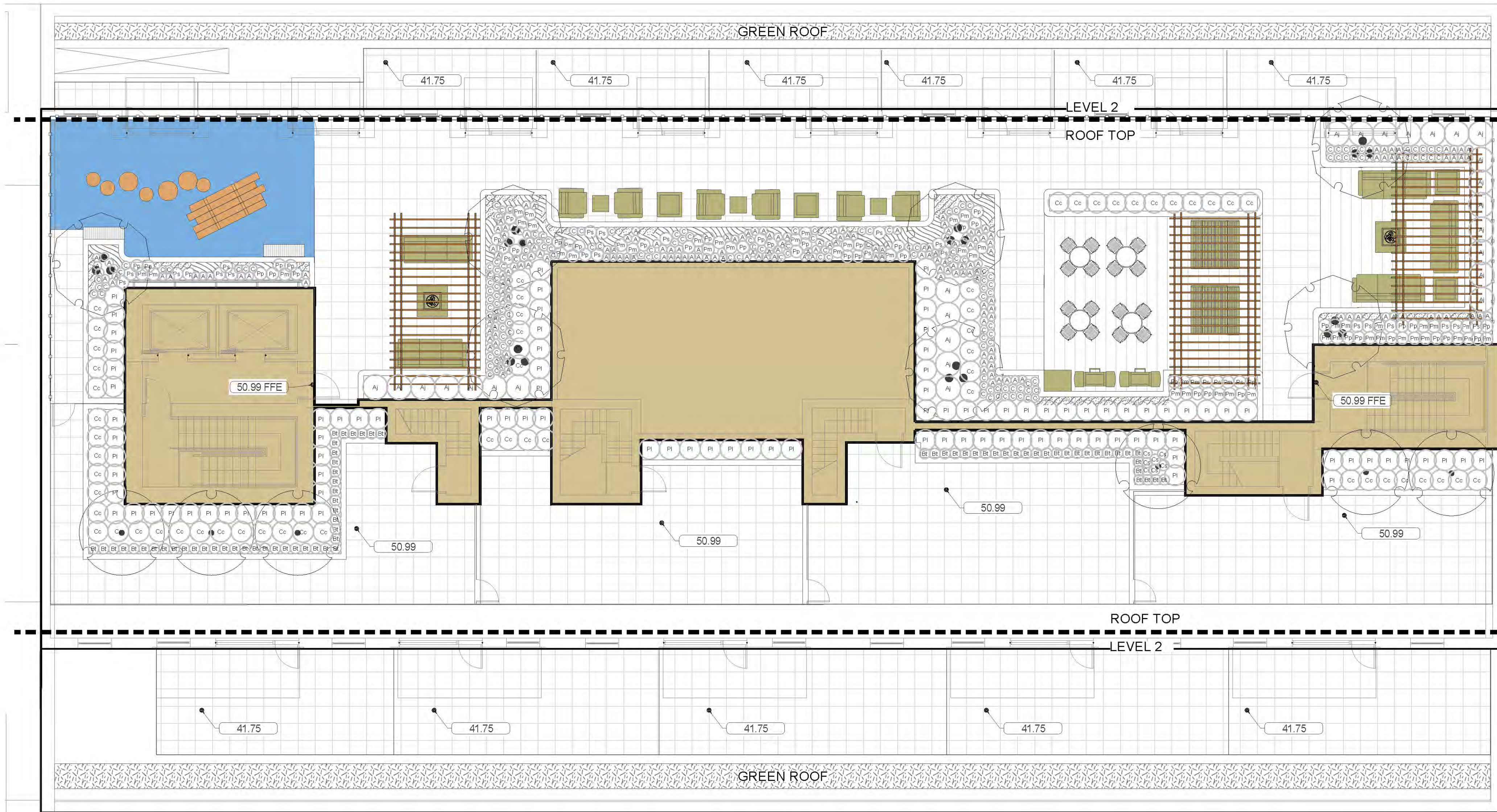
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Drawing Title: **PLANTING PLAN - GROUND FLOOR**



VDZ Project #: **DP2019-50**

Drawing #: **L-03A**



PLANT SCHEDULE ROOF

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(A)	Azalea japonica 'Girard's Kathy' / Girard's Kathy Azalea - white Nursery grown, well established	#3	0,90m	26
(Bt)	Berberis thunbergii 'Royal Burgundy' / Royal Burgundy Barberry Nursery grown, well established	#2	0,38m	45
(Cs)	Cornus sericea 'Kelsey' / Kelsey Dogwood Nursery grown, well established	#2	0,38m	7
(Cc)	Cotinus coggygria 'Velvety' / Velvety Compact Smokebush Nursery grown, well established	#2	0,75m	58
(Pl)	Prunus lusitanica 'Lolita' / Little Leafed Portugal Laurel Nursery grown, well established	#2	0,75m	100
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(Pm)	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0,45m	50
(Pp)	Polystichum polyblepharum / Japanese Tassel Fern Nursery grown, well established	#2	0,45m	46
(Ps)	Polystichum setiferum / Soft Shield Fern Nursery grown, well established	#2	0,45m	24
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(C)	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge Nursery grown, well established	#1	0,30m	152
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(A)	Astilbe x arendsii 'Look at Me' / False Spiraea Nursery grown, well established	#1	0,30m	205
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
(H)	Heliconia scoleroli / baby's tears Nursery grown, well established	#1	750mm	20
(T)	Tiarella cordifolia / Foamflower Nursery grown, well established	#1	300mm	82

CONCEPT PLANT SCHEDULE LEVEL 2

GREEN ROOF	Area	Plant	Quantity	SP	Percentage
Antennaria microphylla / Pussytoes	4,0 m ²	SP4	5%		
Armeria maritima / Common Thrift	4,0 m ²	SP4	5%		
Carex densa / Dense Sedge	8,0 m ²	SP4	10%		
Carex pachystachya / Chamisso Sedge	8,0 m ²	SP4	10%		
Carex tumulicola / Berkeley Sedge	8,0 m ²	SP4	10%		
Festuca rubra / Red Fescue	8,0 m ²	SP4	10%		
Fritillaria lanceolata / Chocolate Lily	4,0 m ²	SP4	5%		
Sedum album 'Murale' / Chubby Fingers	8,0 m ²	SP4	10%		
Sedum caudicola 'Lidakense' / Purple Stonecrop	8,0 m ²	SP4	10%		
Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop	8,0 m ²	SP4	10%		
Sedum x 'Vera Jameson' / Vera Jameson Sedum	12,0 m ²	SP4	15%		

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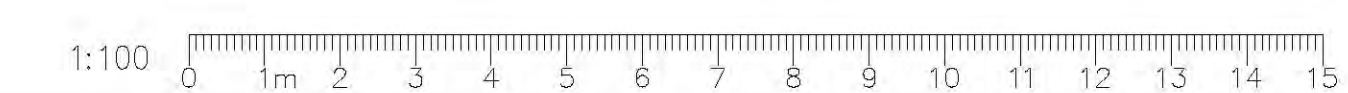
Project:
**149 WEST 3RD STREET
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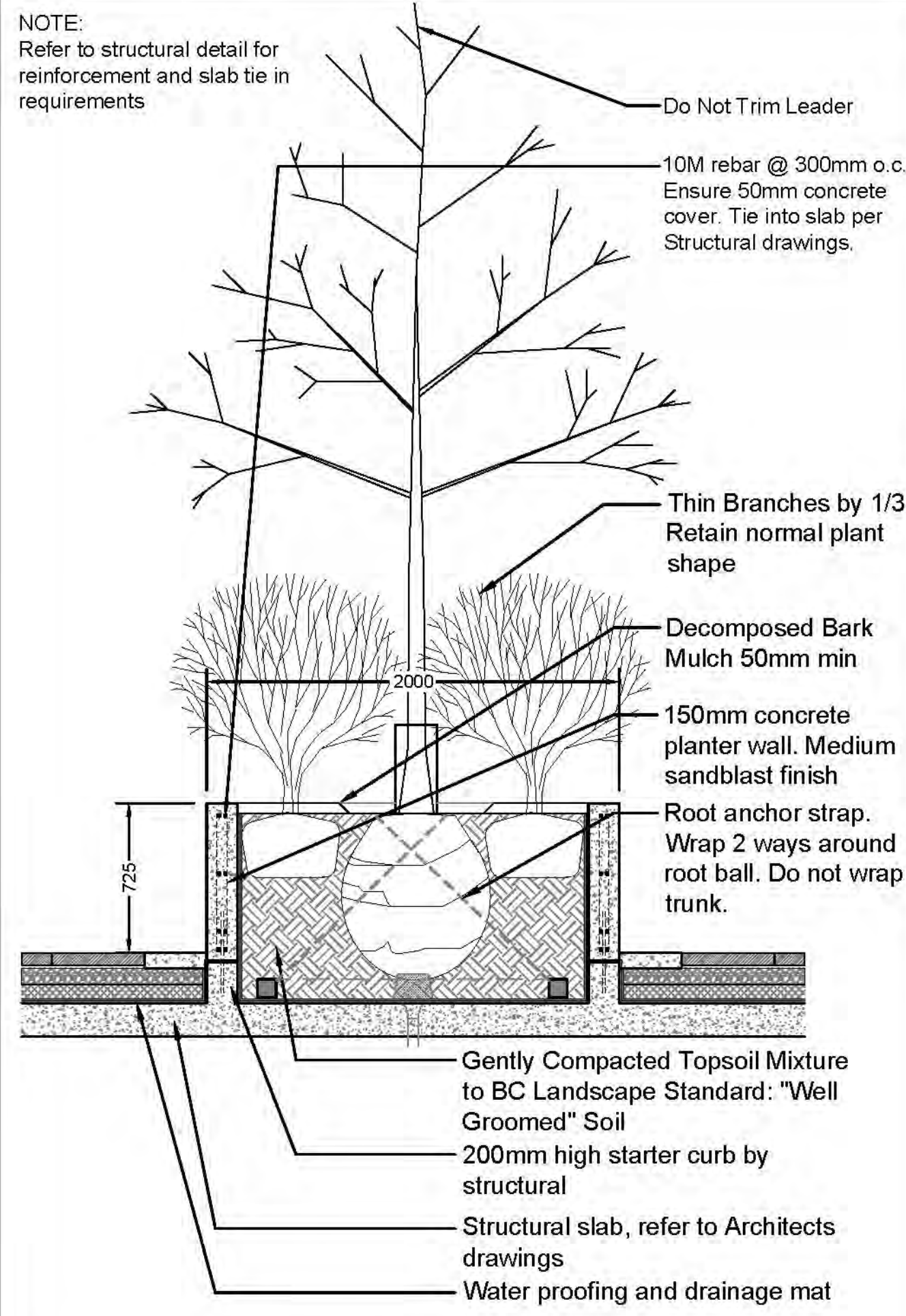
Z:\PROJECTS\DEVELOPMENT PERMIT\ACT\DP2019-50_149 WEST 3RD STREET\SHEET\SL-048 PLANTING PLAN - LEVEL 2 & ROOF.DWG

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

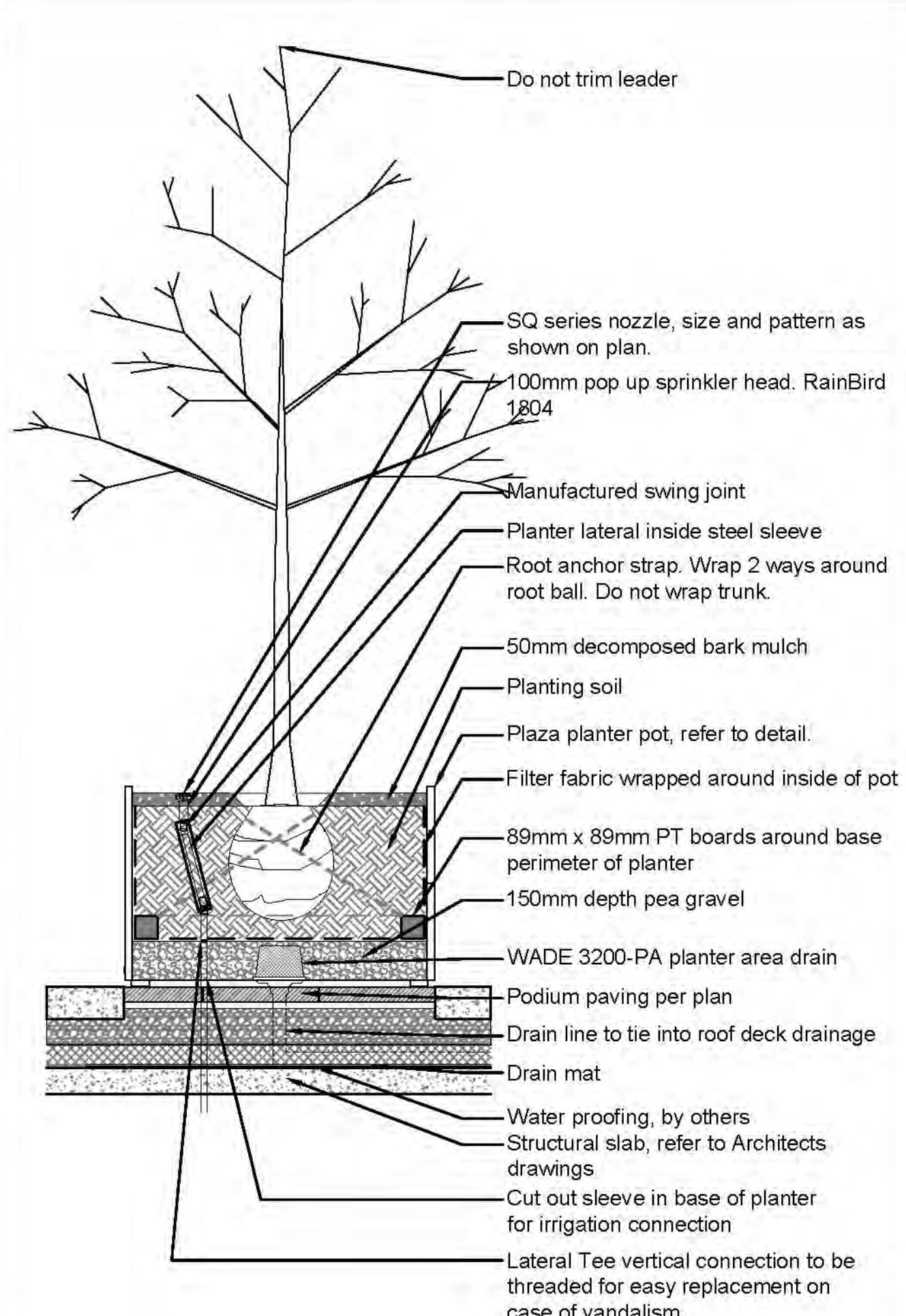


VDZ Project #: **DP2019-50**

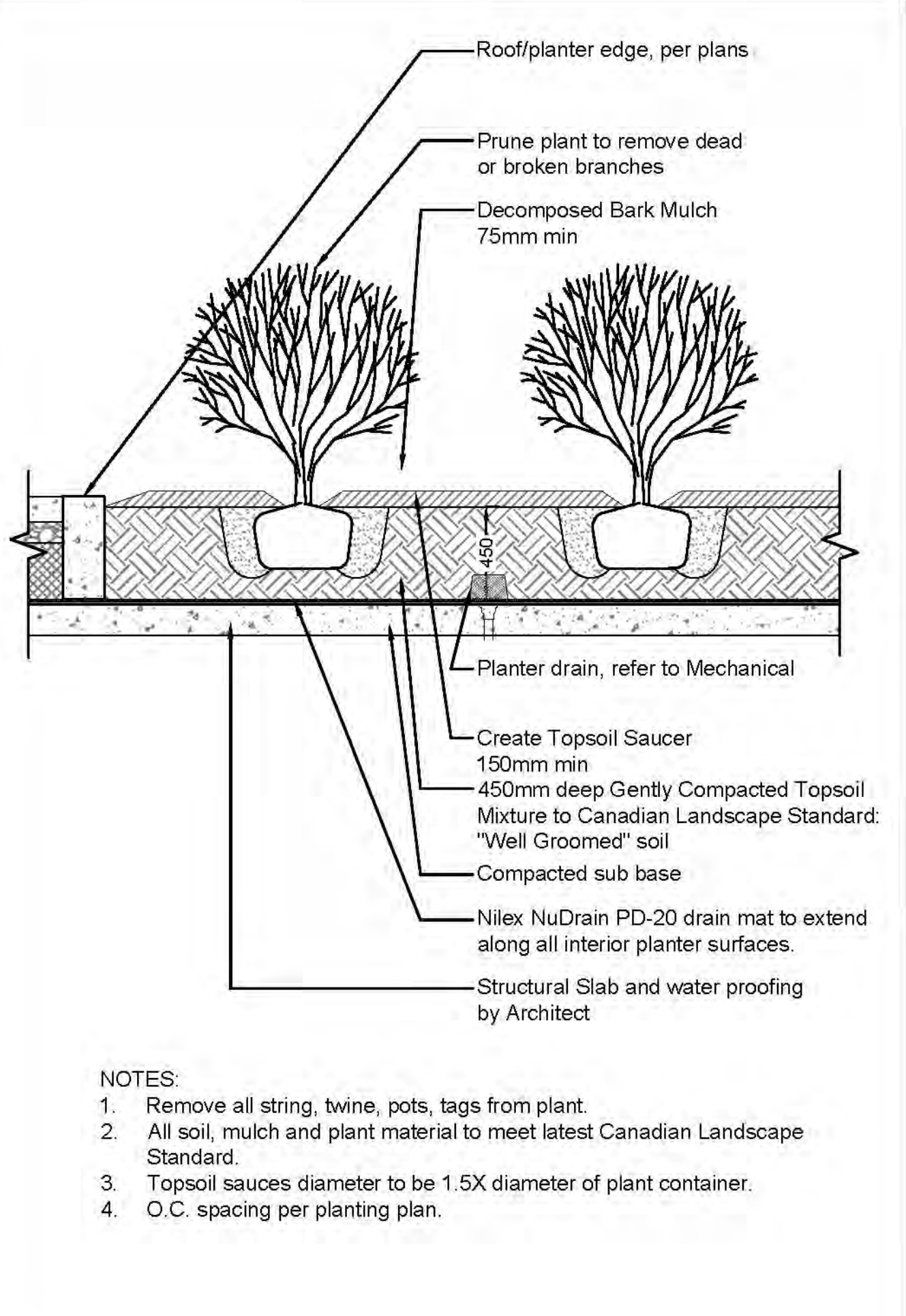
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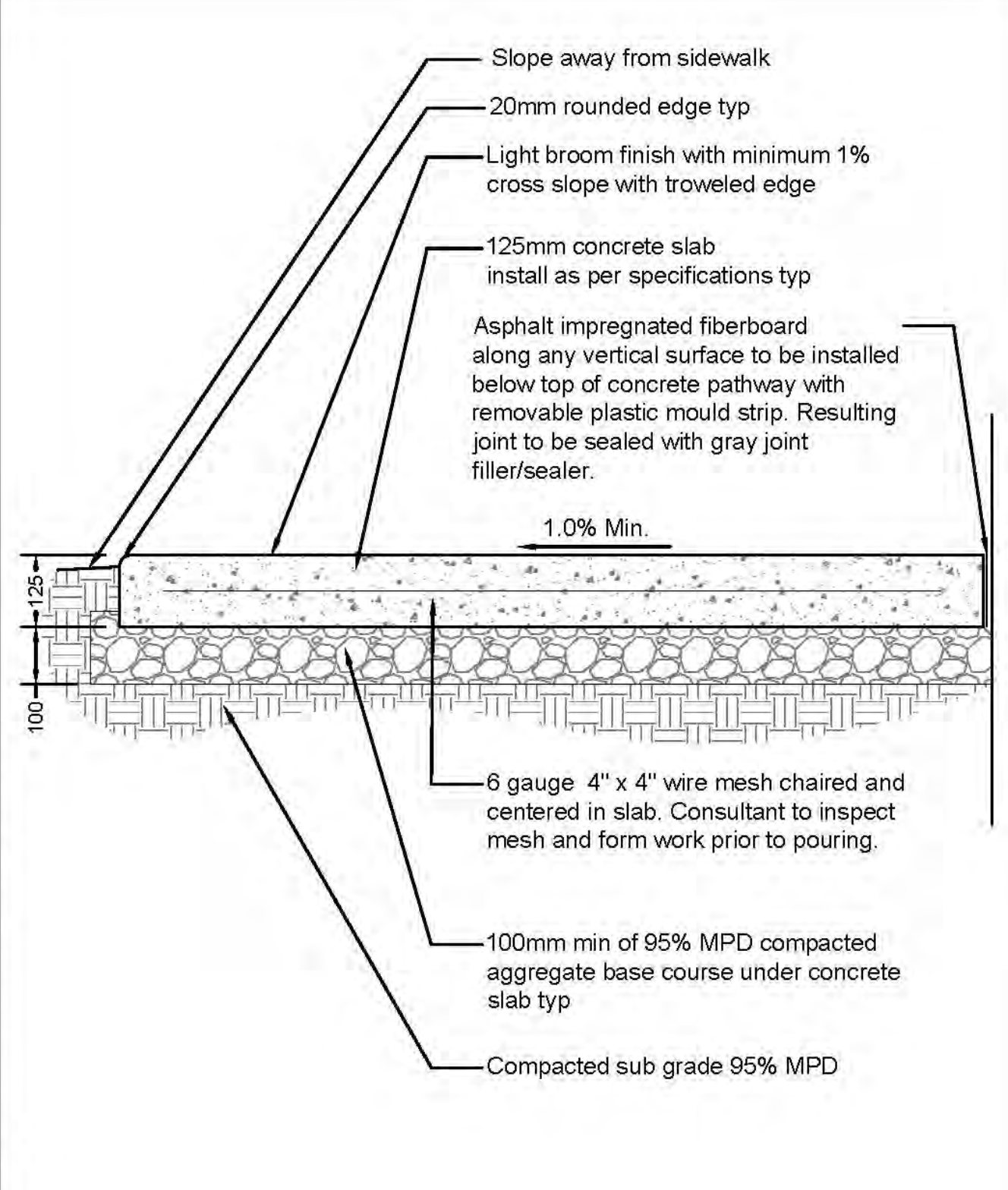
1 CONCRETE PLANTER ON SLAB
Scale 1:25



2 PLANTER ON SLAB
Scale 1:25

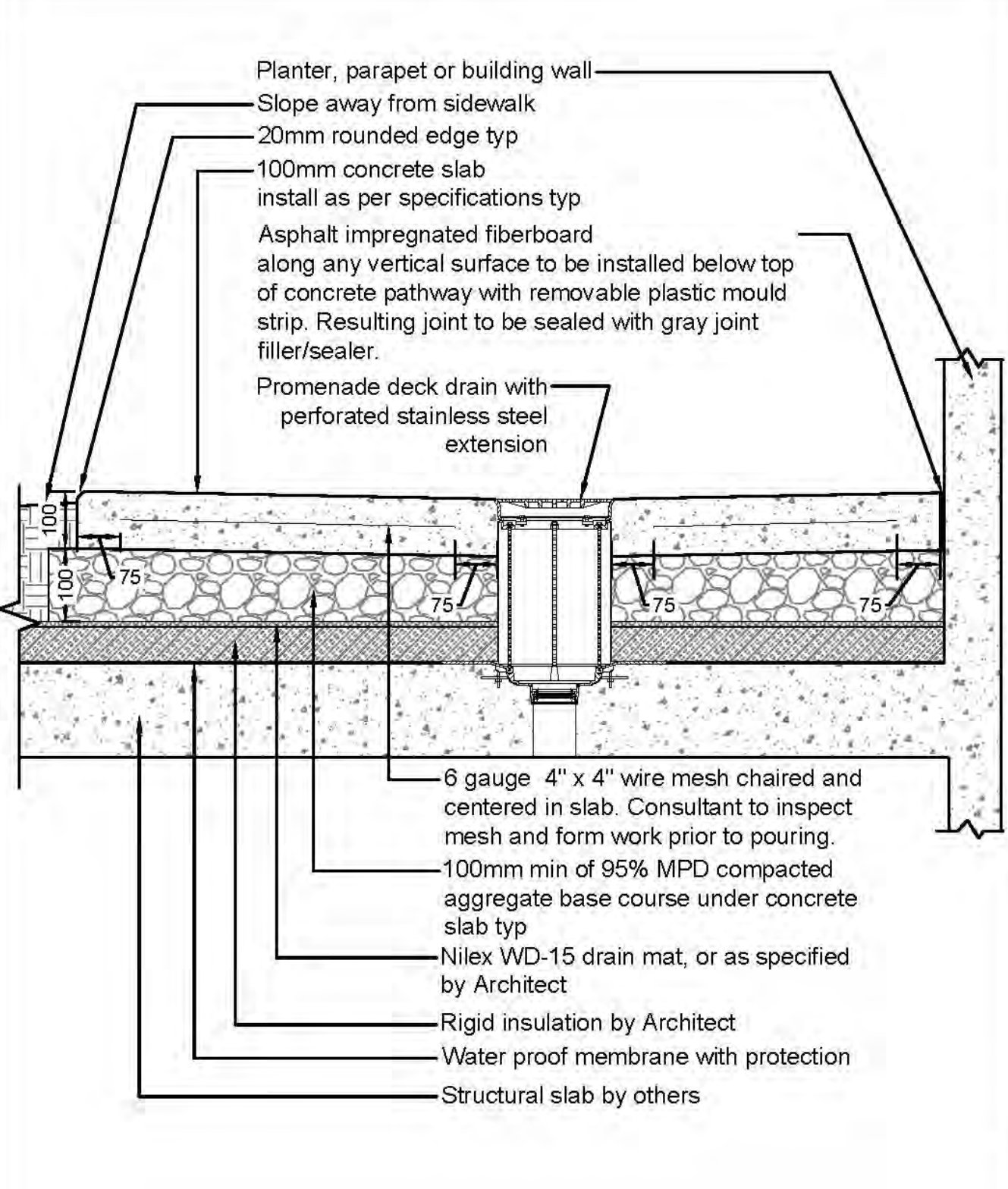


3 SHRUB PLANTING ON SLAB
Scale 1:25



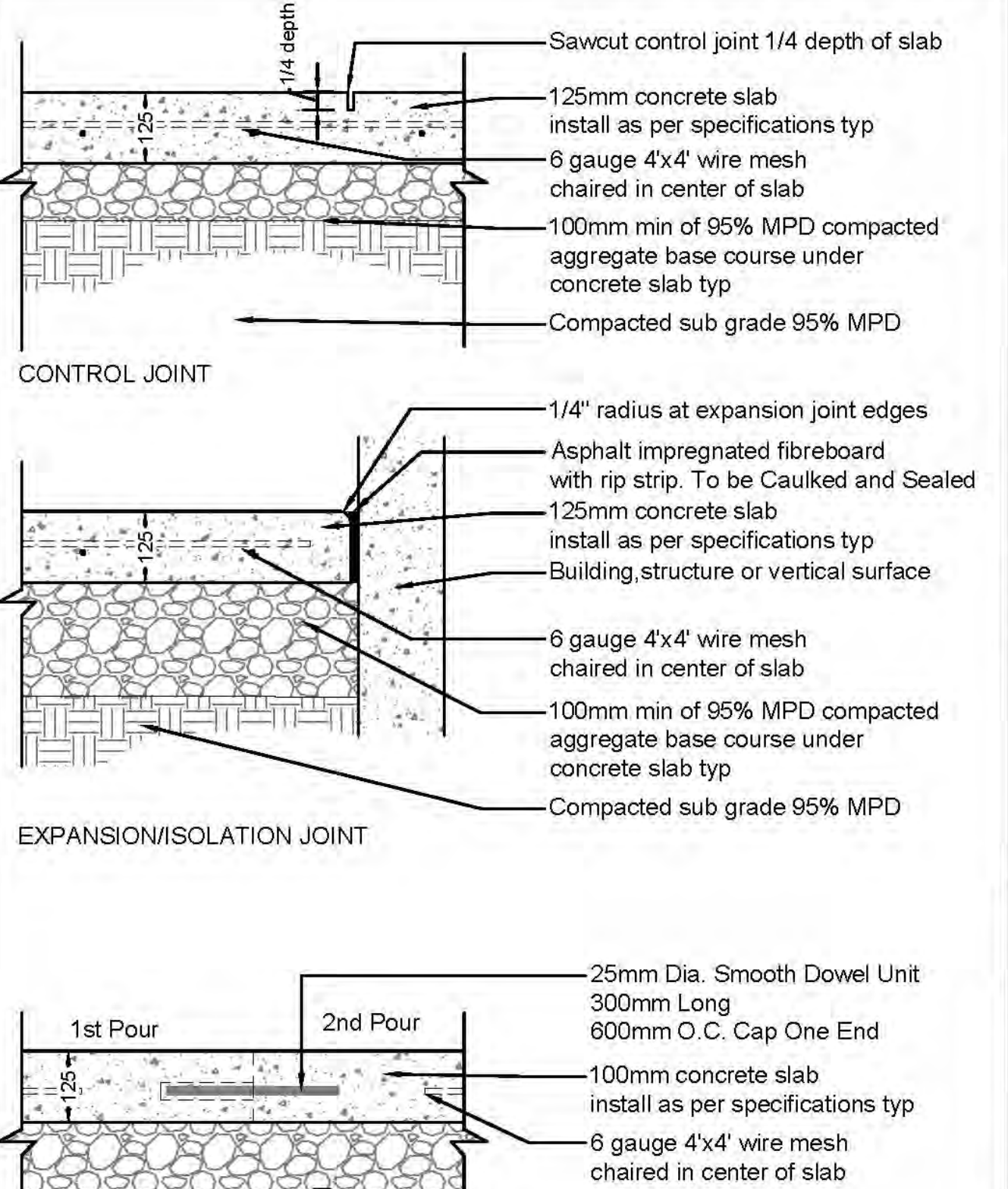
- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or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

5 CONCRETE PAVING
Scale 1:10



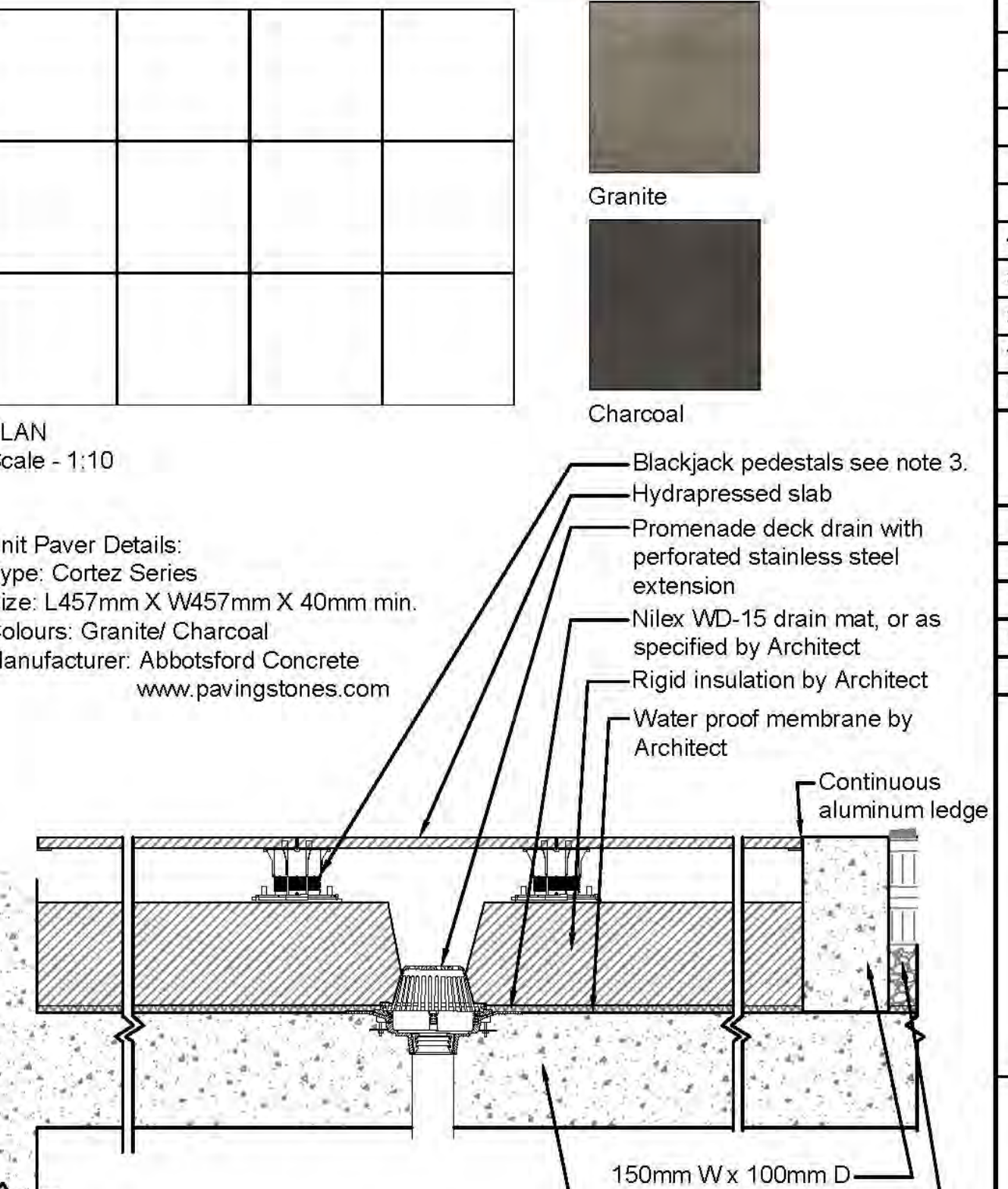
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 - Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.

6 CONCRETE ON SLAB
Scale 1:10



- Notes:
- Remove all string, twine, pots, tags from plant.
 - All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 - Topsoil saucers diameter to be 1.5X diameter of plant container.
 - O.C. spacing per planting plan.

7 CONCRETE JOINTS
Scale 1:10



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

8 HYDRAPRESSED SLAB
Scale 1:10

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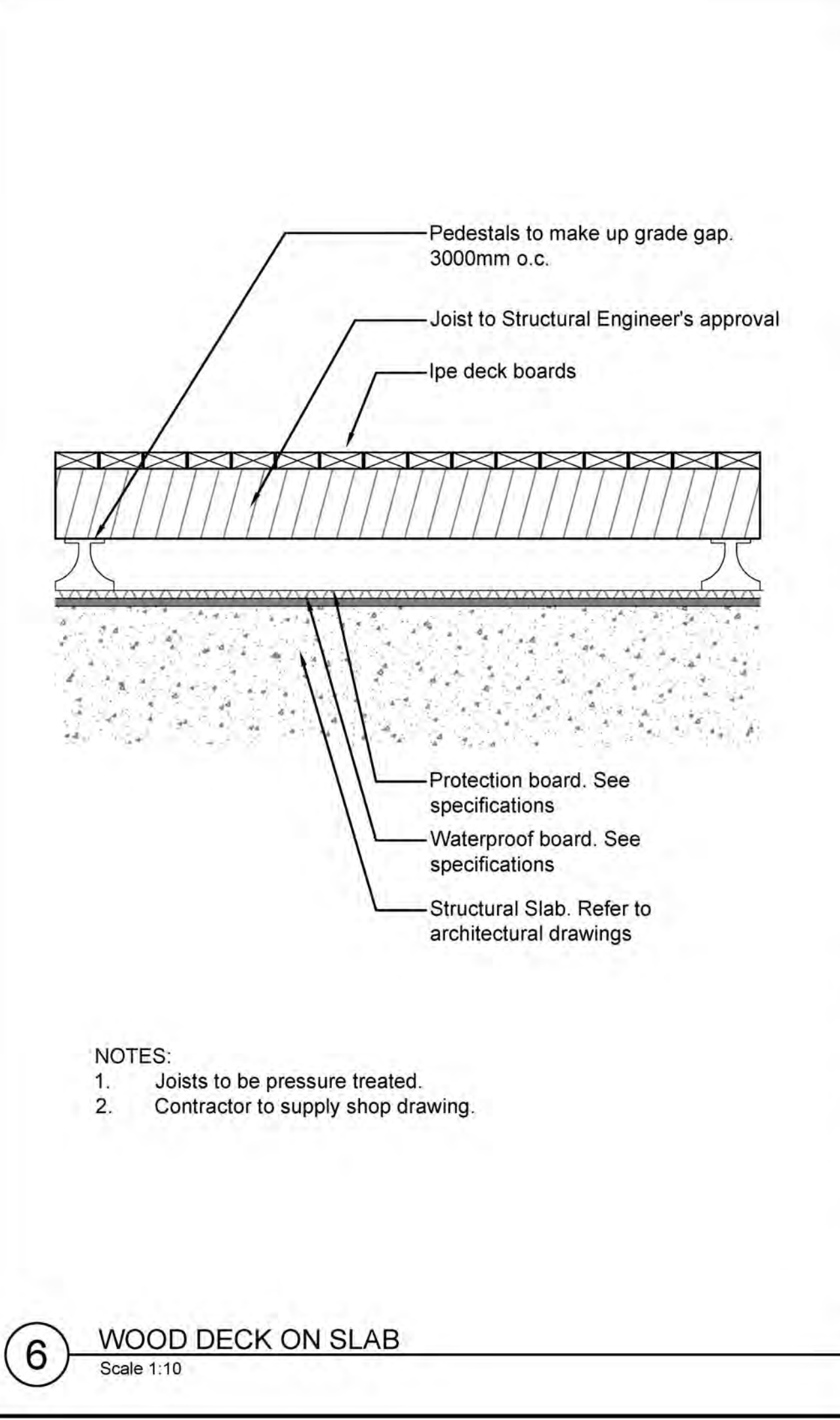
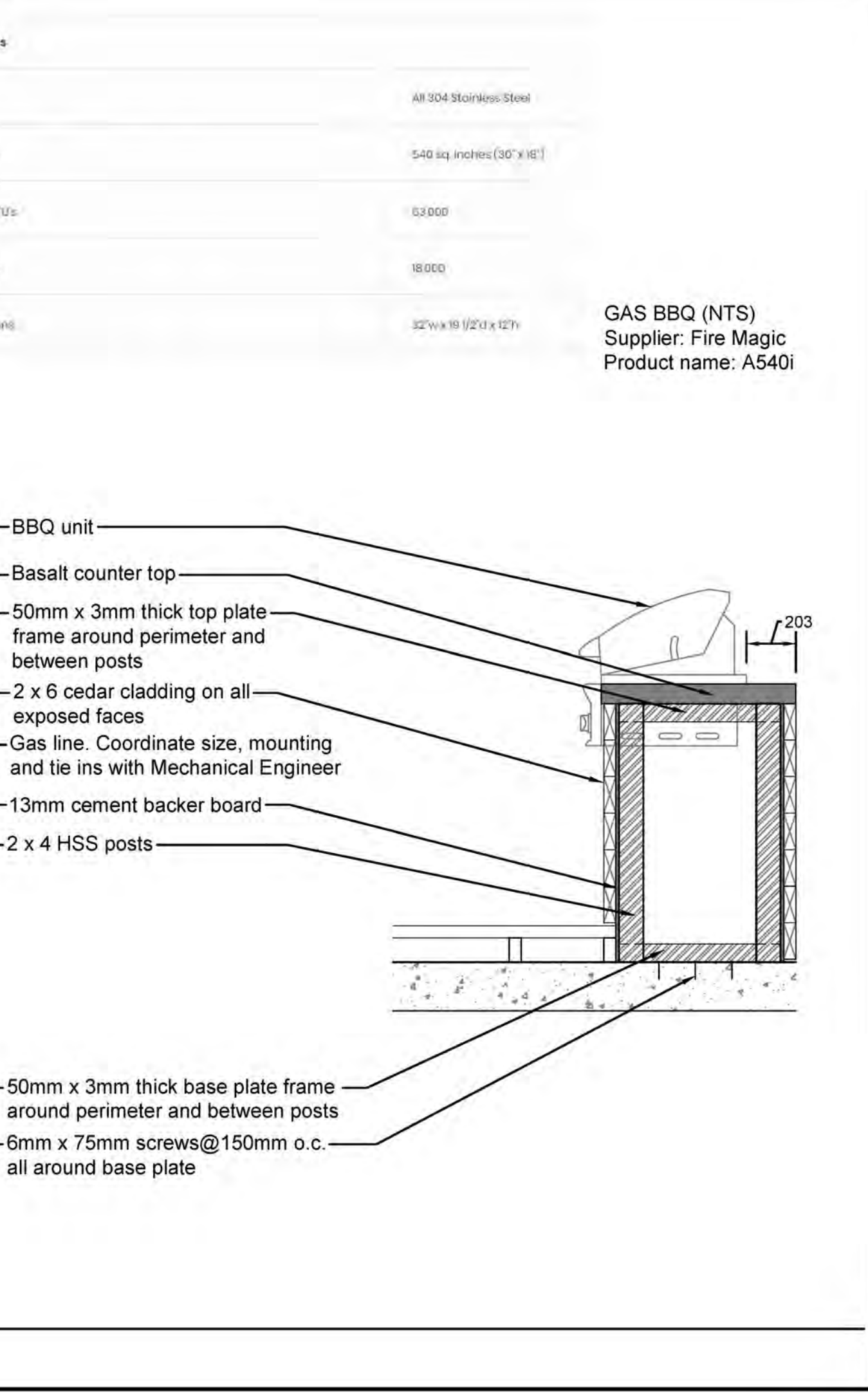
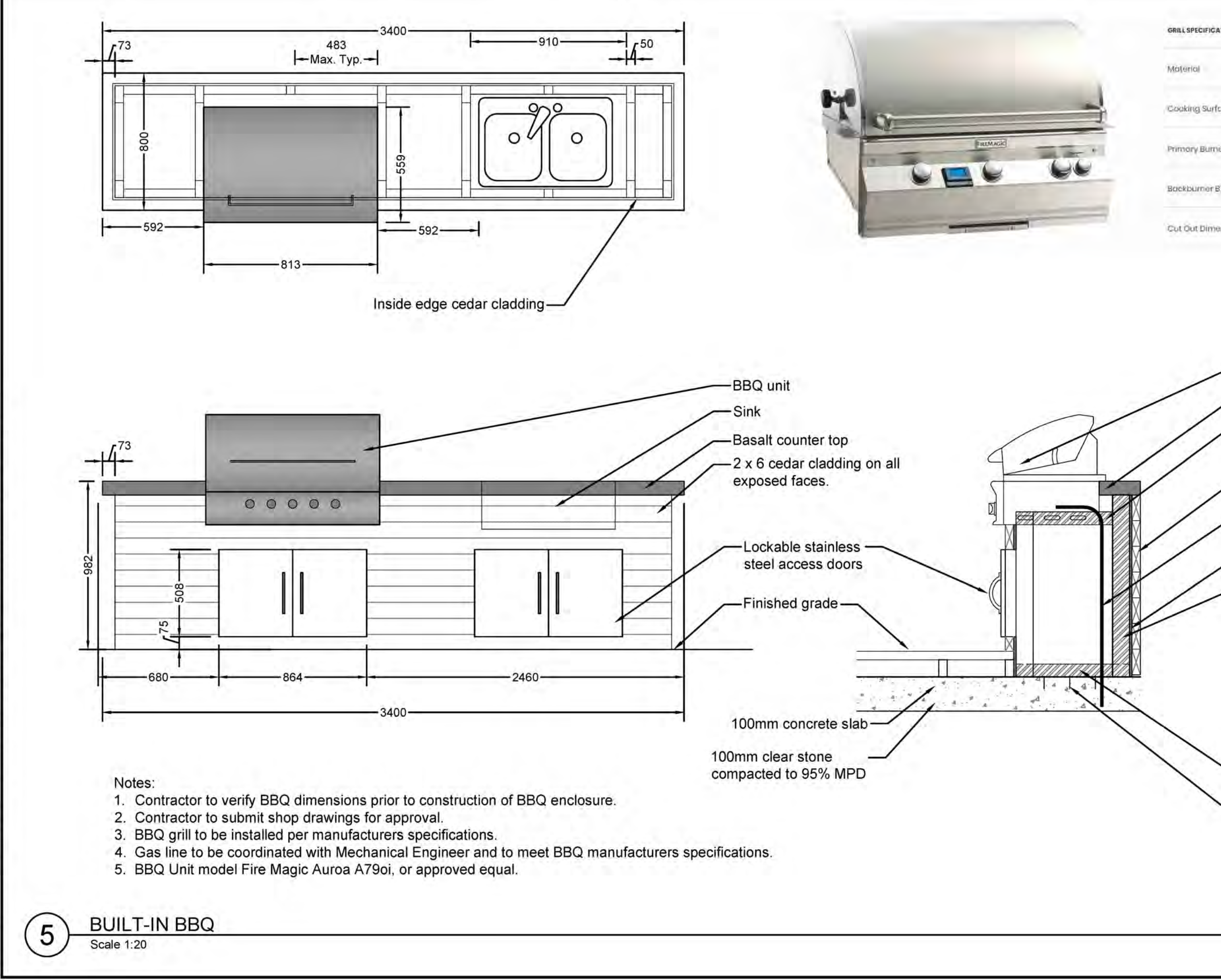
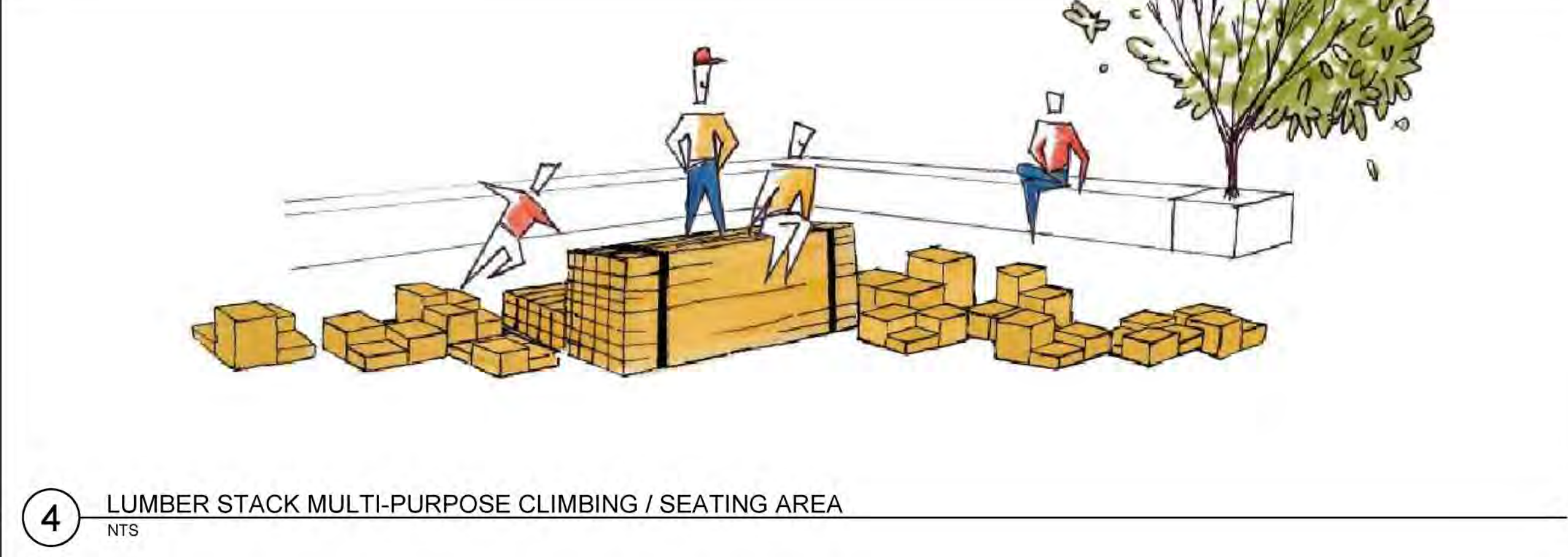
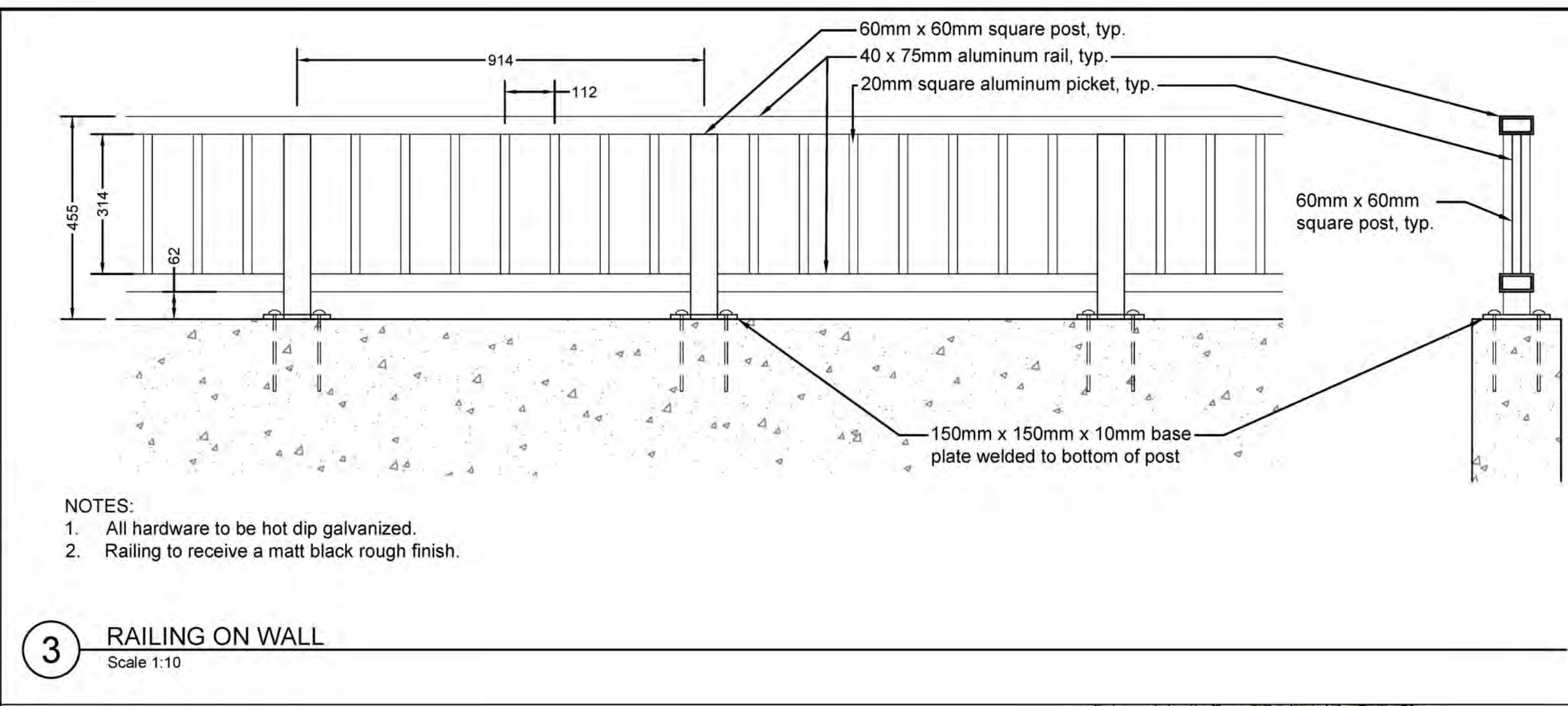
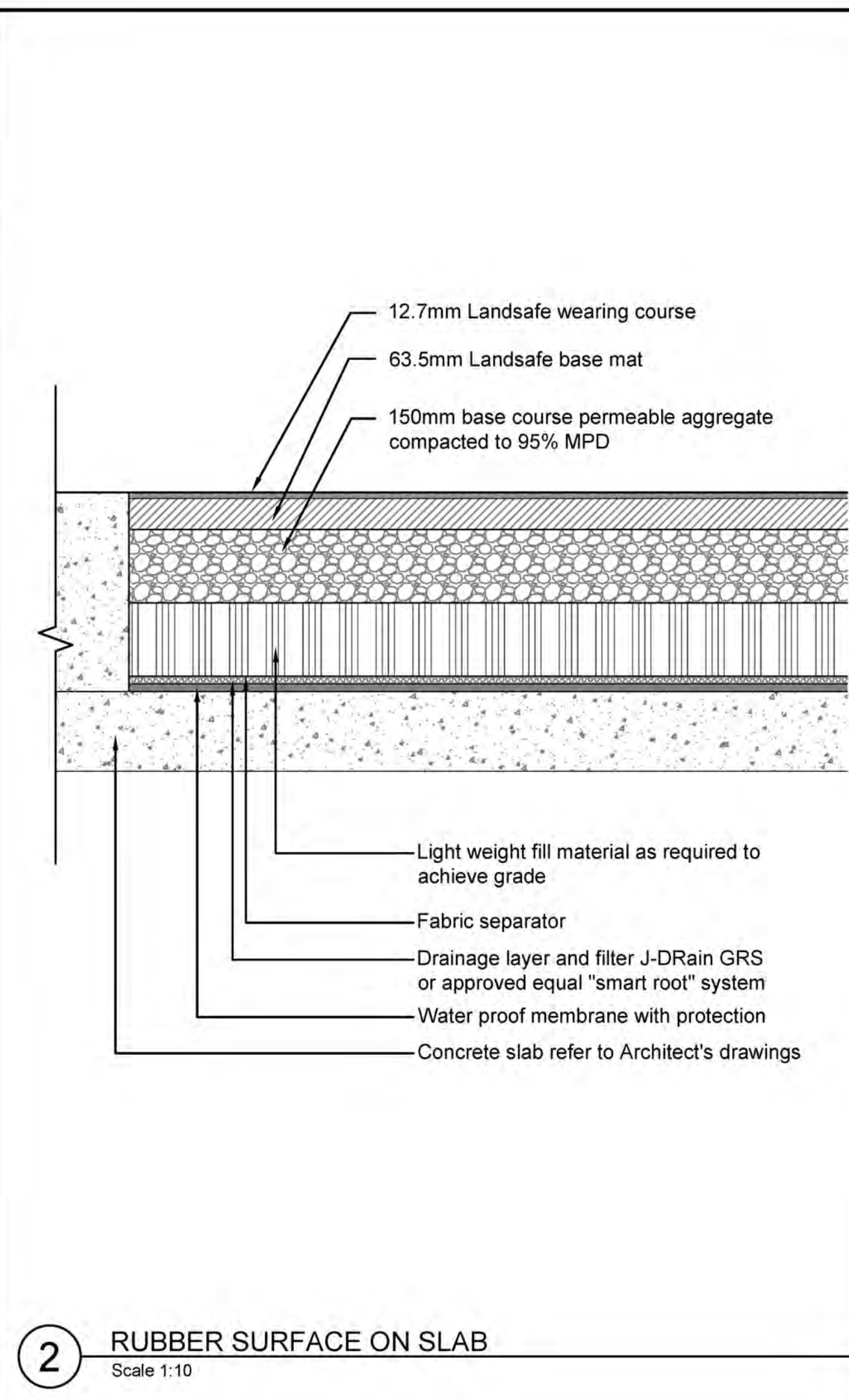
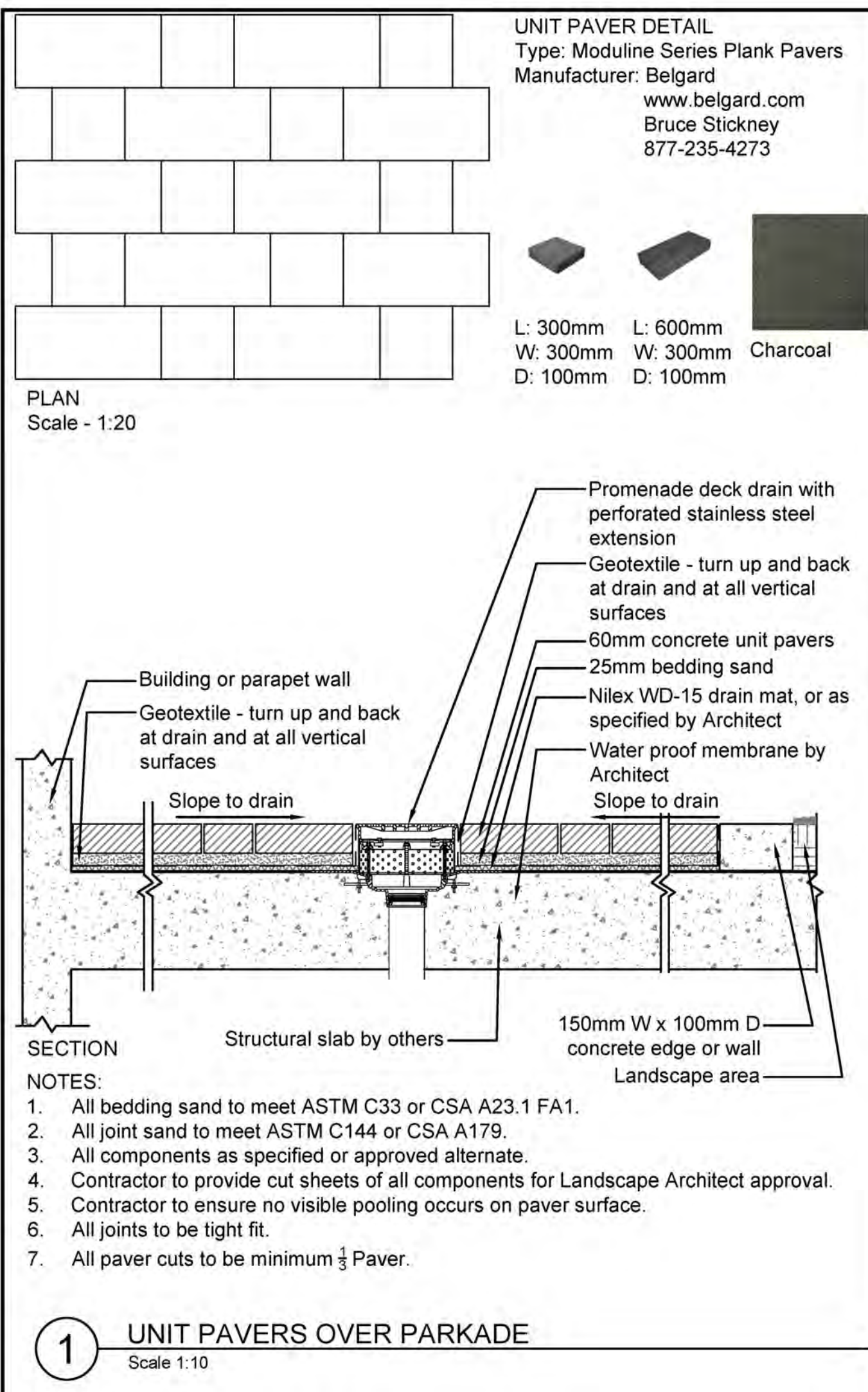
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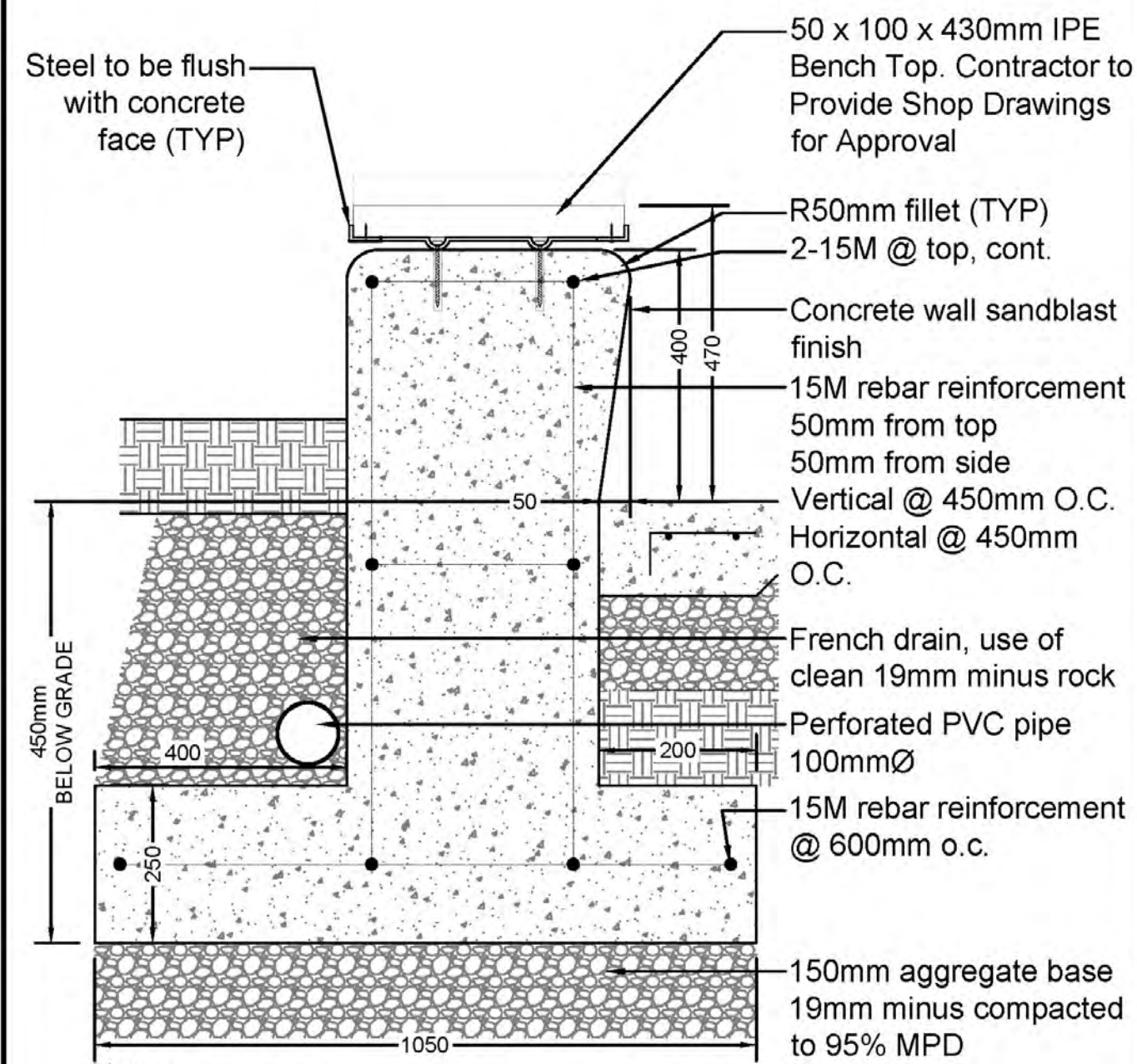
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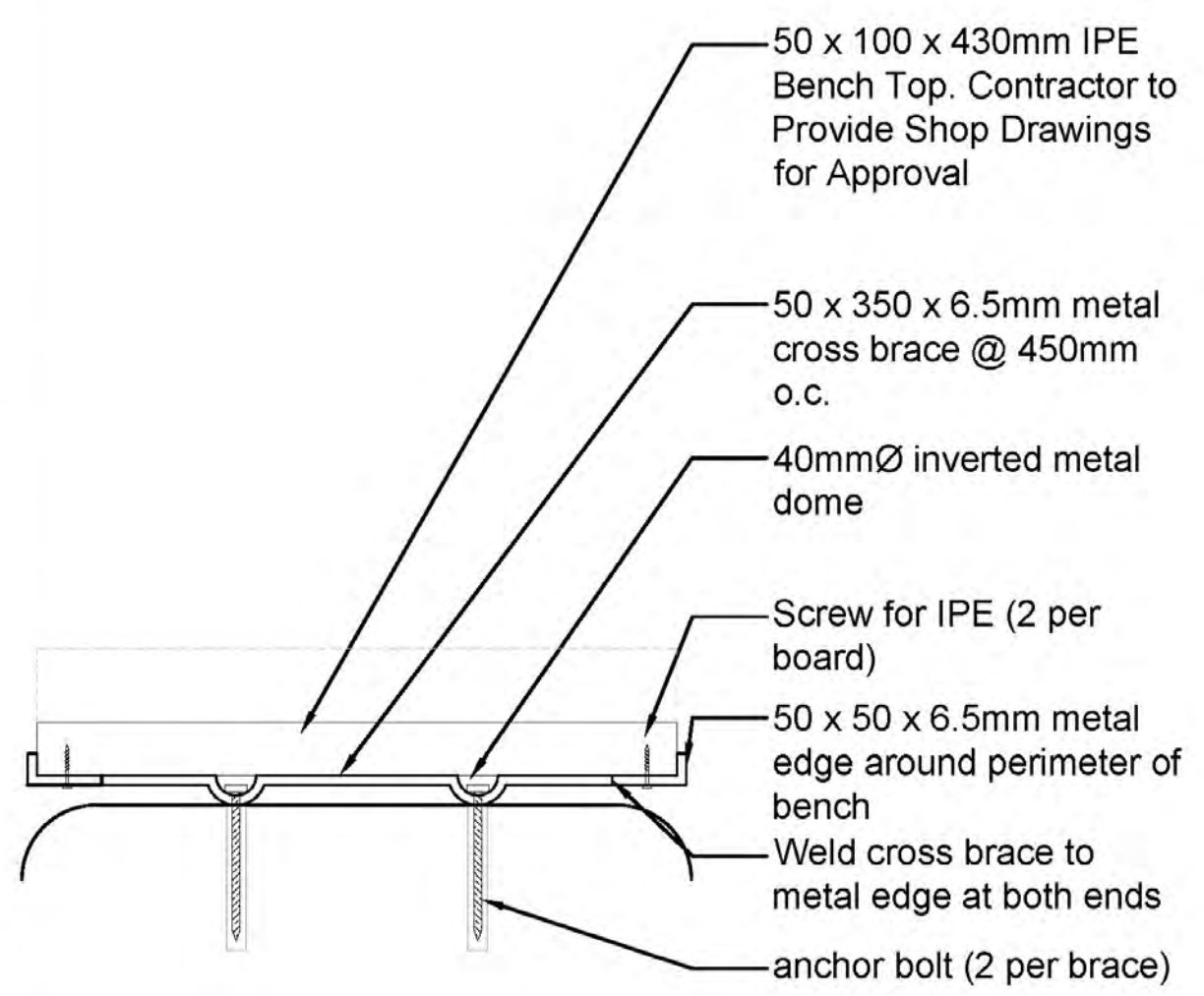
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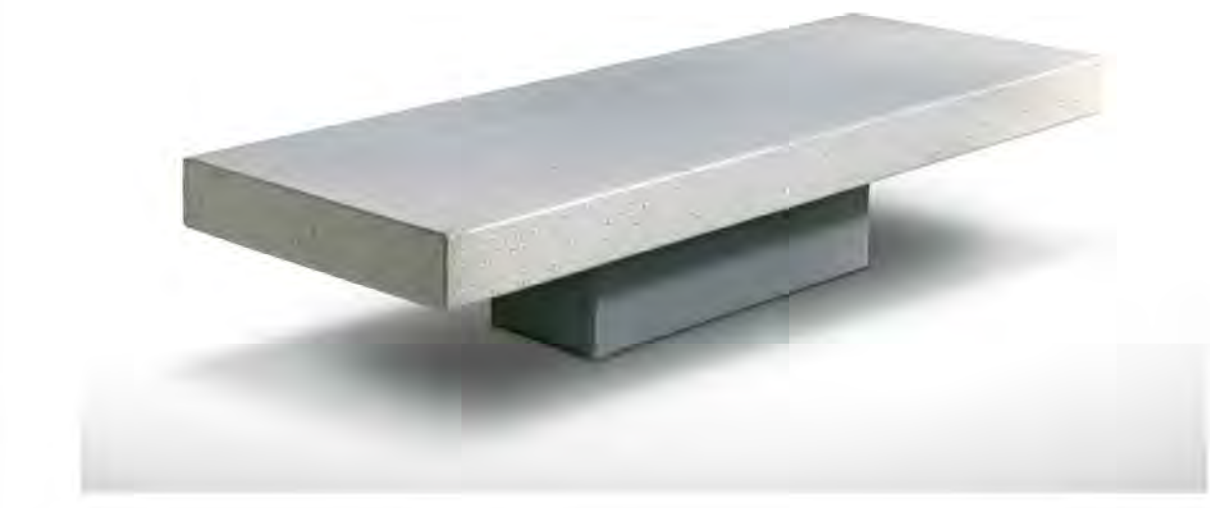
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1 WOOD BENCH ON CONCRETE
Scale 1:10



2 WOOD BENCH TOP
Scale 1:5



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

4 PICNIC TABLE
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"

5 FIRE BOWL
NTS



6 PERGOLA
NTS

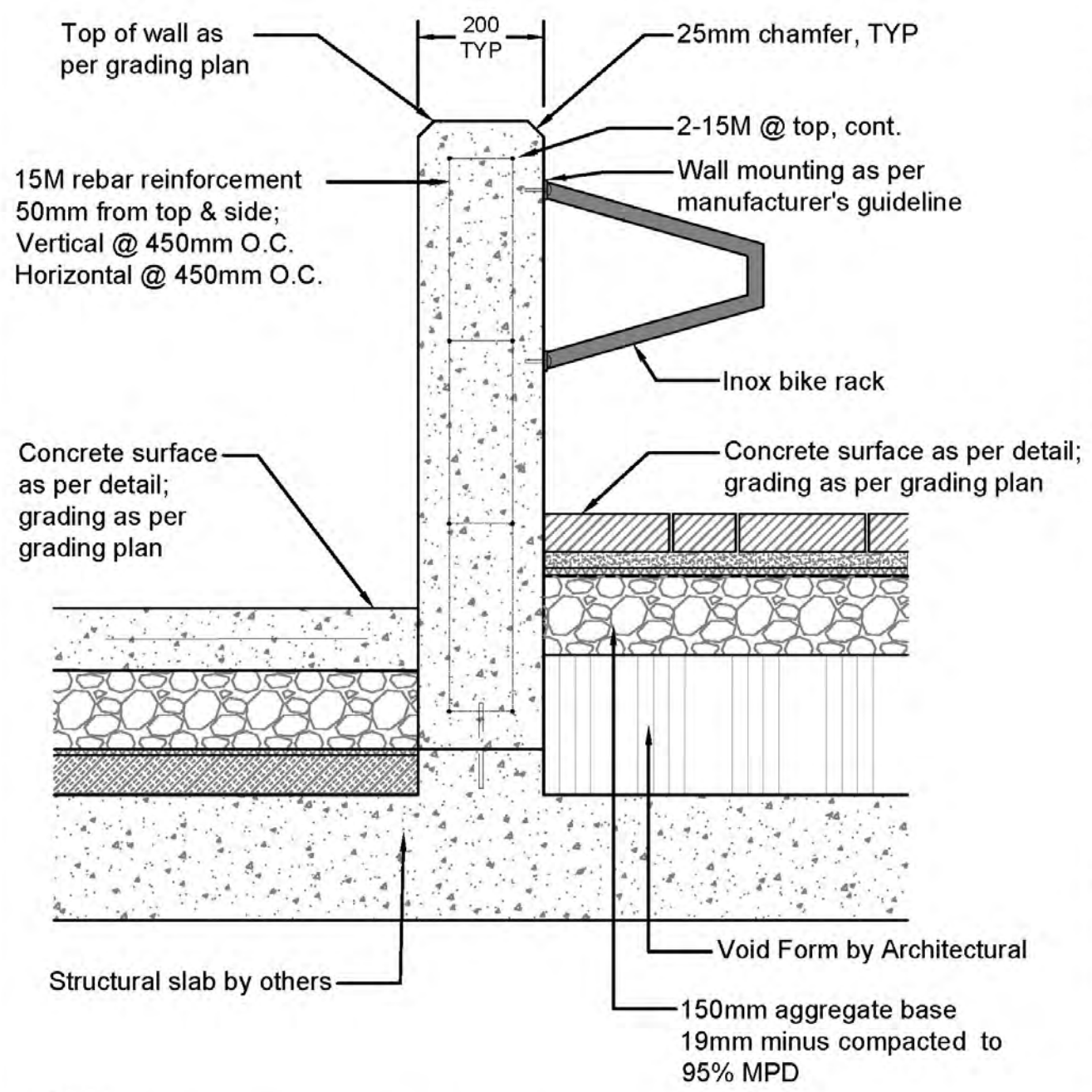


SURFACE MOUNT

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

7 BIKE RACKS (SURFACE & WALL MOUNT)
NTS



Notes:
1. Vertical control joints every 3000mm on center.
2. Wall heights as per Grading Plan.
3. Perforated pipe to drain to daylight or to tie into storm system.
4. Ensure 50mm concrete cover over all rebar.
5. Walls over 1200mm in height to be structurally engineered.

8 FREESTANDING CONCRETE WALL
Scale 1:10

No.	By	Description	Date
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
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: 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 RESPONSIBILITY FOR ANY CHANGES OR OMISSIONS IN THE DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

