

DRAWING LIST

L-0.0 COVER SHEET

L-1.0 LEVEL 1 - SITE PLAN	L-2.2 DETAILS
L-1.1 LEVEL 1 - IRRIGATION PLAN	L-2.3 DETAILS
L-1.2 LEVEL 3 - SITE PLAN	L-2.4 DETAILS
L-1.3 LEVEL 21 - SITE PLAN	L-3.0 SECTIONS
L-1.4 LEVEL LOWER ROOF - SITE PLAN	
L-2.0 DETAILS	
L-2.1 DETAILS	

LANDSCAPE NOTES



- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, i.e. it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IABC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.




IRRIGATION

Key Description

- | | |
|--|-----------------|
|  | HOSE BIB |
|  | STUB OUT |



TREE PROTECTION

Key Description

- | | |
|--|---|
|  | TREE PROTECTION FENCING
refer to CoNV tree protection detail |
|  | TREE CRITICAL ROOT ZONE
extent of critical root zone (crz) outside of tree protection zone. |
|  | TREE ID TAG
tree number referred to existing tree inventory + arboricultural report |

LIGHTING

Key Description

- | | |
|--|--|
|  | WALL LIGHT |
|  | LINEAR STRIP LIGHT (mounted to metal planter) |

** refer to electrical for further information

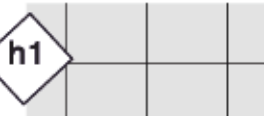
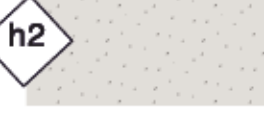


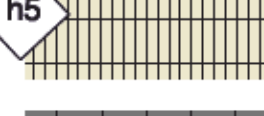

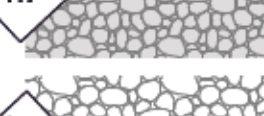
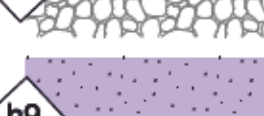


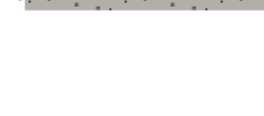
SOFT LANDSCAPE

Key Description

- | | |
|---|---|
|  | EXTENSIVE GREEN ROOF |
|  | PLANTING BED
drought/native planting material |

HARD LANDSCAPE



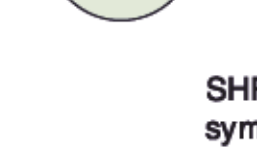






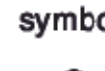





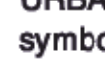

Key Description

- | | |
|---|--|
|  | CITY CIP CONCRETE PAVING
broom finish with saw cuts as per CoNV standards |
|  | CIP CONCRETE SIDEWALK
Vehicular - refer to civil |
|  | CONCRETE PAVING PATTERN (permeable)
under e-scooter along east 14th street |
|  | CONCRETE LINEAR PAVER (ground level only)
paving pattern - 01 |
|  | CONCRETE LINEAR PAVER (ground level only)
paving pattern - 02 |
|  | CONCRETE PAVING PATTERN
Texada slab paver - charcoal |
|  | GRANULAR TYPE 1
Black basalt |
|  | GRANULAR TYPE 2
3/4" clear crush |
|  | RUBBER SURFACING
poured in place |
|  | WOOD DECK |
|  | FLEXIBLE POROUS PAVEMENT
(over existing tree #5) |

Additional Information





tree soil depth: 36"
shrubs: 18 - 24"
groundcovers: 6 - 8"

OVERALL PLANT LIST

TREES	symbol	qty	botanical name	common name	size	notes
		5	Acer rubrum 'Bowhall'	Bowhall red maple	7cm caliper min.	b+b
		1	Nyssa sylvatica	Sour gum/ Black tupelo	6cm caliper min.	b+b
		5	existing street trees to be retained + protected			
SHRUBS	symbol	qty	botanical name	common name	size	notes
		86	Cornus sericea 'Kelsey'	Kelsey dwarf dogwood*	#2 pot	24" o.c.
		10	Gaultheria shallon	Salal	#1 pot	24" o.c.
		47	Lavandula angust. 'Hidcote'	Hidcote lavender	#2 pot	24" o.c.
		29	Mahonia nervosa	Dull-leaved Oregon grape*	#2 pot	36" o.c.
		30	Polystichum munitum	Western sword fern*	#1 pot	24" o.c.
		13	Salvia officinalis	Sage*	#1 pot	16" o.c.
		91	Sarcococa hook. var. humilis	Sweet box	#2 pot	24" o.c.
		271	Taxus x media 'Hicksii'	Hicks yew	3'-0" ht	20" o.c.
		6	Vaccinium ovalifolium	Oval-leaved blueberry*	#1 pot	24" o.c.
GROUNDCOVERS + GRASSES	symbol	qty	botanical name	common name	size	notes
		189	Arctostaphylos uva-ursi	Kinnikinnick*	#1 pot	24" o.c.
		25	Festuca glauca 'Elijah Blue'	Blue fescue	#1 pot	12" o.c.
		12	Juncus effusus	Soft rush	#1 pot	24" o.c.
		5	Juncus patens	Spreading rush	#1 pot	24" o.c.
		121	Pachysandra terminalis	Japanese spurge	#1 pot	12" o.c.

PLANT LIST - ROOF GARDEN PLOTS

URBAN AGRICULTURE

symbol	qty	botanical name	common name
	6 sqft	Fragaria vesca	Woodland strawberry*
	6 sqft	Ocimum basilicum	Basil*
	6 sqft	Origanum vulgare	Oregano*
	6 sqft	Rubus idaeus	Raspberry*

no.	date:	item:	by:
9	2023-05-26	re-issue rezoning/adp	agb
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3	2022-11-04	issue for dp	al
2	2022-03-16	issue for adp	al
1	2022-01-27	issue for dp	al

Revisions:

Stamp:



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dk.bc.ca

Client:

Three Shores

Project:

120-128 east 14th street

**120-128 east 14th street
North Vancouver, BC**

Drawn by: agb

Checked by: sv

Date: day DEC yr

Scale: as shown

Drawing Title:




cover sheet

Project No.:
21075

Sheet No.:

L-0.0

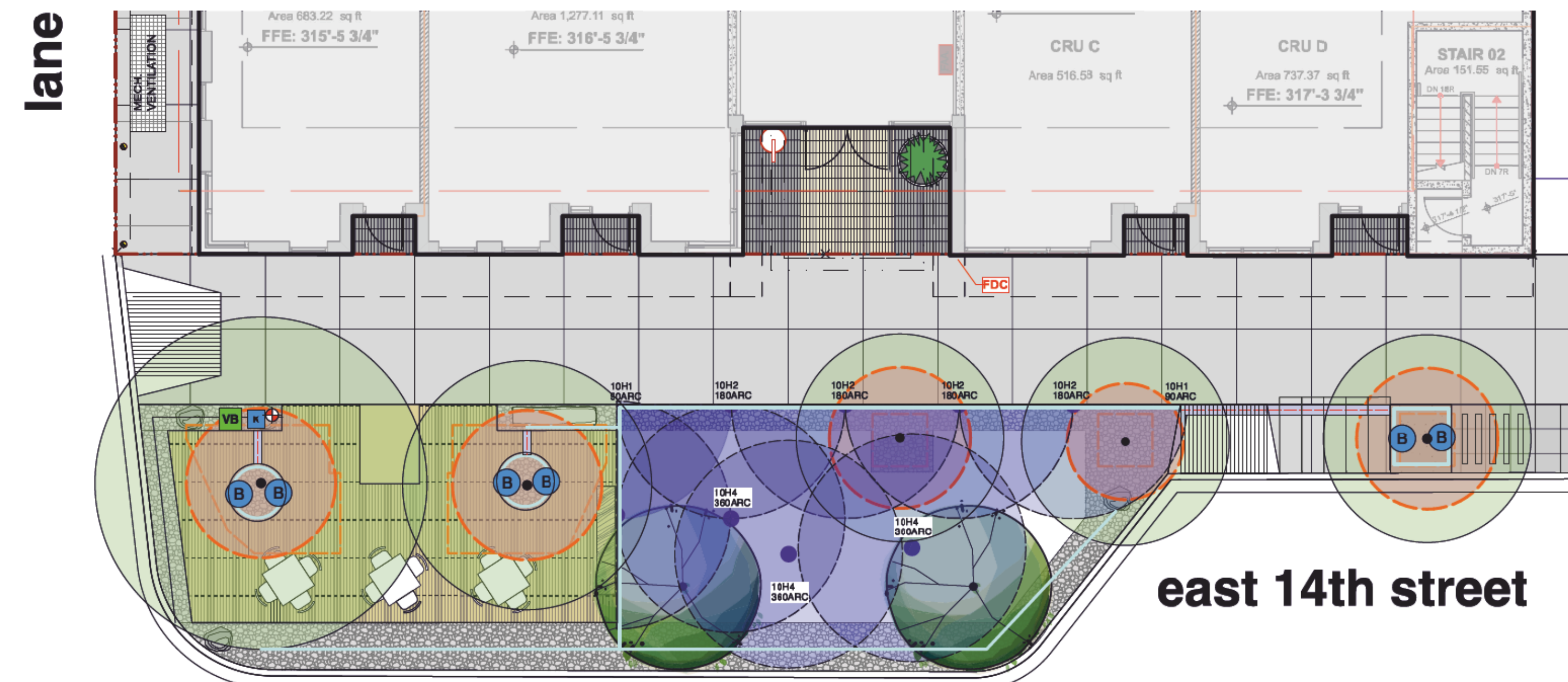
OFFSITE IRRIGATION LEGEND

Key	Description
VB	Automatic valves to be Rain Bird PEB series. See City Details. Zones to be confirmed.
K	Toro Sentinel Controller Part number: SB-12-PS1-U. Controller to be powered from a city accessible metered kiosk. City to confirm. The enclosure cabinet shall be locking and water proof.
	Water Mainline: Main supply line size specified on Drawing. Provide Plastic Warning Tape 150-200mm above all lines. Layout shown is Schematic ONLY - Confirm exact piping layout on site. Contractor to provide shop drawings to confirm layout and pipe sizing.
	Typical Irrigation Lateral Line: Size of line as indicated. Contractor to provide shop drawings to confirm layout and pipe sizing. PVC layout, pipe sizing, automatic valve locations, sprinkler placement and nozzle selection will be required before approval.
	Typical Sleeving: Provide sleeving under all paved surfaces as follows: Schedule 80 PVC sleeves sized to receive the required irrigation pipe and control wiring. Provide Schedule 80 PVC under all cast-in-place (cip) concrete and unit paving surfaces and Schedule 40 elsewhere for the mainline. Install to suit on site pipe layout. Sleeving to be 2X the diameter of the irrigation piping inside.
B	Bubbler: Rainbird RWSB-1402. See city details

IRRIGATION LEGEND: RAINBIRD PRODUCTS OR APPROVED EQUAL

SYSTEM DESIGN
Operating Pressure 50 psi
Flow Rate: 50 GPM max- requires 1" connection
PLANTING BED SPRAY HEADS: RAIN BIRD 1800 Series or pre-approved equivalent to the satisfaction of City of North Vancouver

SYMB	NOZZLE MODEL #			Pressure (psi)	Radius WxL (ft.)	Flow (gpm)	Precip (In/h)	Precip (In/h)
10H1	10 Series HE-VAN	(27° Trajectory)	90° Arc	25	9	0.41	1.94	2.24
10H2	10 Series HE-VAN	(27° Trajectory)	180° Arc	25	9	0.81	1.94	2.24
10H3	10 Series HE-VAN	(27° Trajectory)	270° Arc	25	9	1.22	1.94	2.24
10H4	10 Series HE-VAN	(27° Trajectory)	360° Arc	25	9	1.63	1.94	2.24
SYMB	DRIP MODEL	PC	APPLICATION	RADIUS	FLOW RATE	INLET	Spray Pattern	
XBE	Xerl Bug Emitters	Yes	Low flow emitters for watering the root zones of individual plants, shrubs, and trees	Drip	3.79 l/h, 1.57 l/h, 1.89 l/h, 3.79 l/h, 7.57 l/h	15/21 FPT Barb 10-32	Drip	



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Client:

Three Shores

Project:
120-128 east 14th street

**120-128 east 14th street
North Vancouver, BC**

Drawn by: agb

Checked by: sv

Date: day DEC yr

Scale: 1/8" = 1'-0"

Drawing Title:

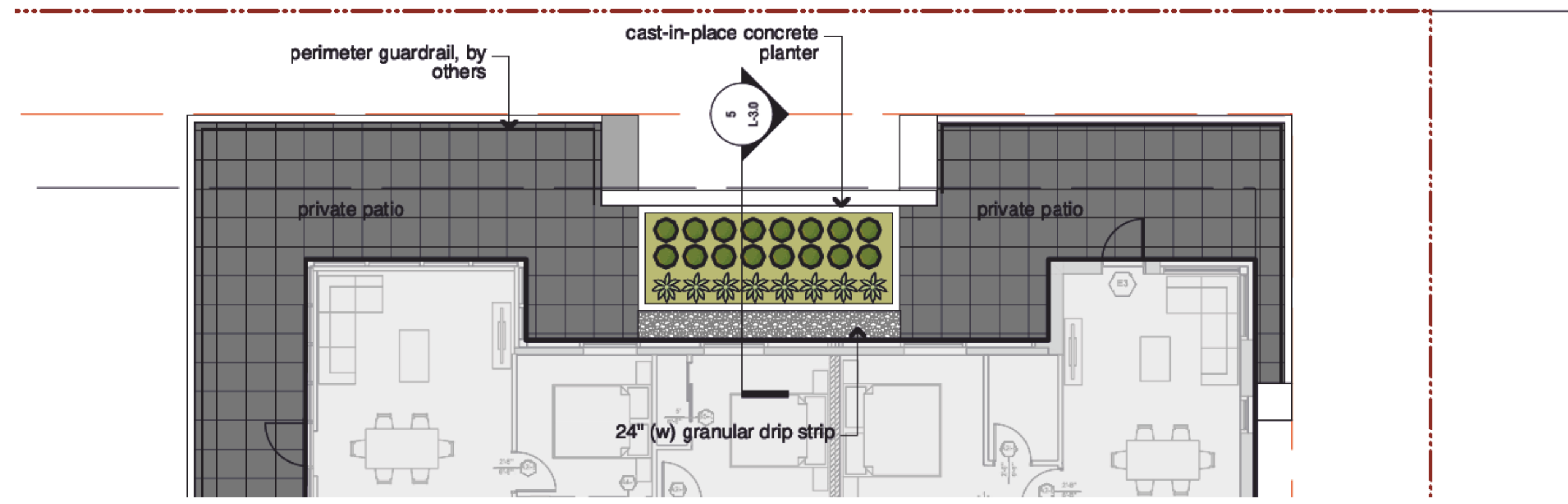
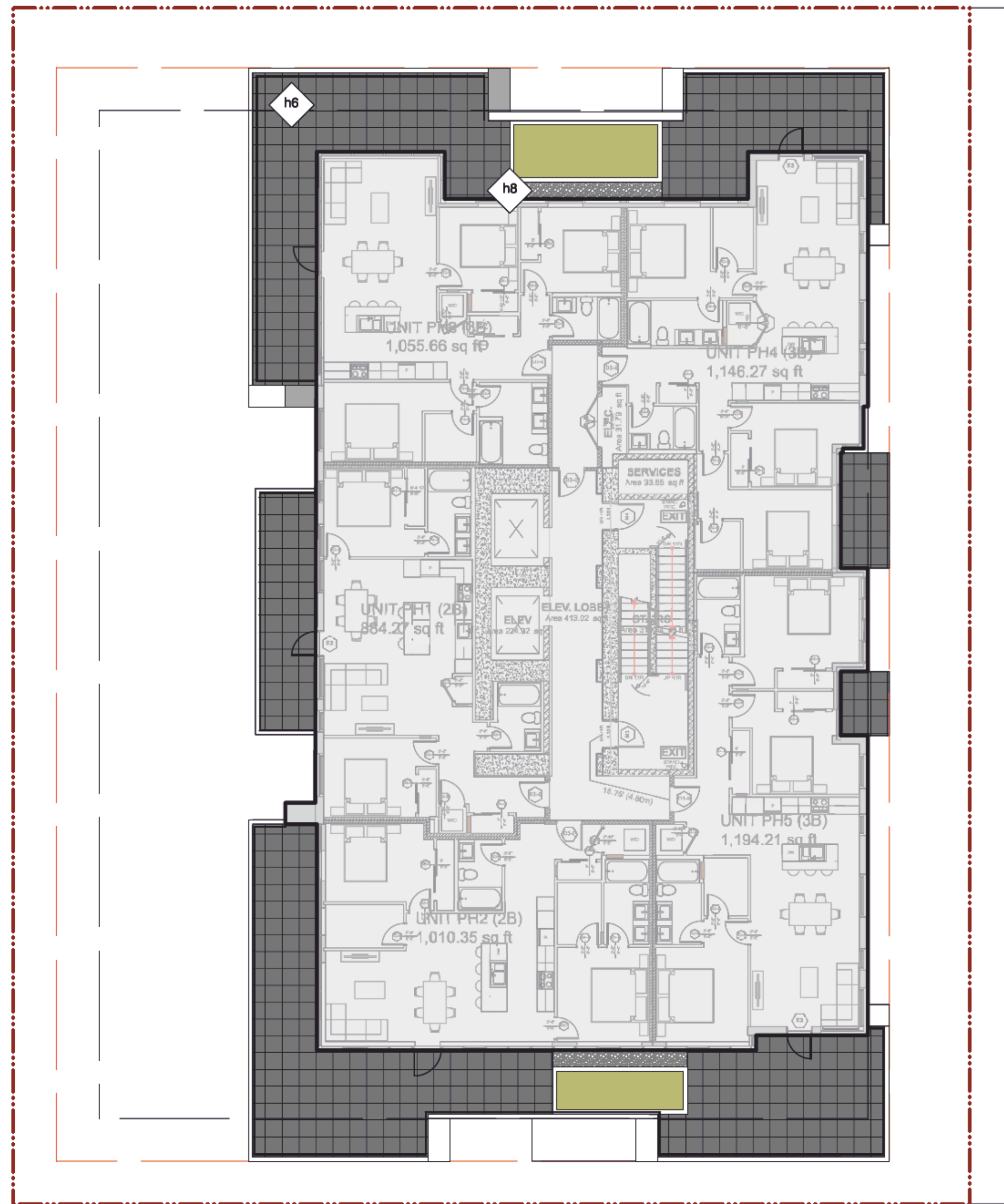
level 1 - irrigation plan

Project No.:
21075

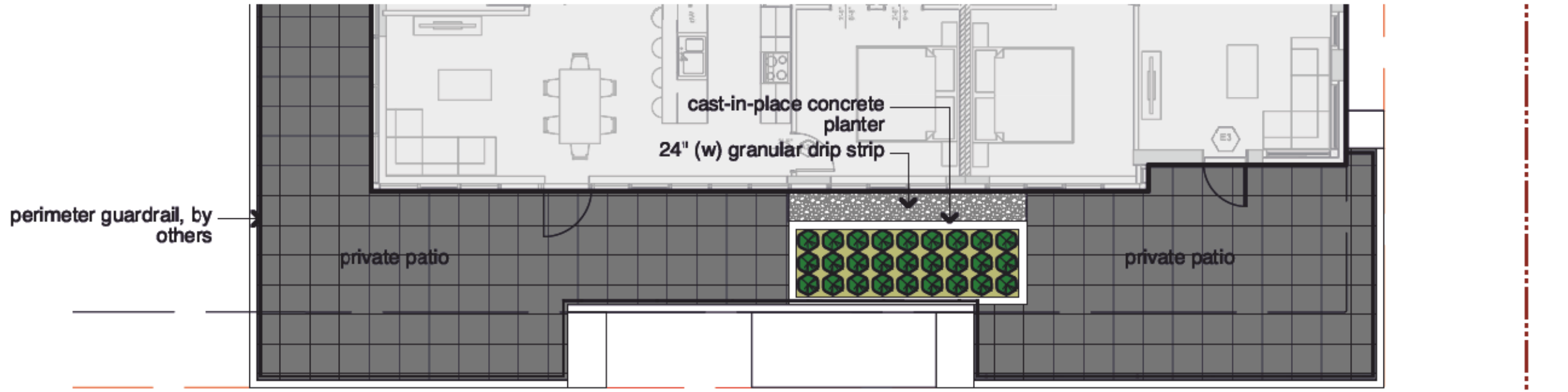
Sheet No.:

L-1.1





1
L-1.3 **LEVEL 21 - PLANTING ENLARGMENT NORTH**
Scale: 1/8" = 1'-0"



2
L-1.3 **LEVEL 21 - PLANTING ENLARGMENT SOUTH**
Scale: 1/8" = 1'-0"

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Stamp:



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 P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Client:

Three Shores

Project:
120-128 east 14th street

**120-128 east 14th street
 North Vancouver, BC**

Drawn by: agb

Checked by: sv

Date: day DEC yr

Scale: 3/32" = 1'-0"

Drawing Title:

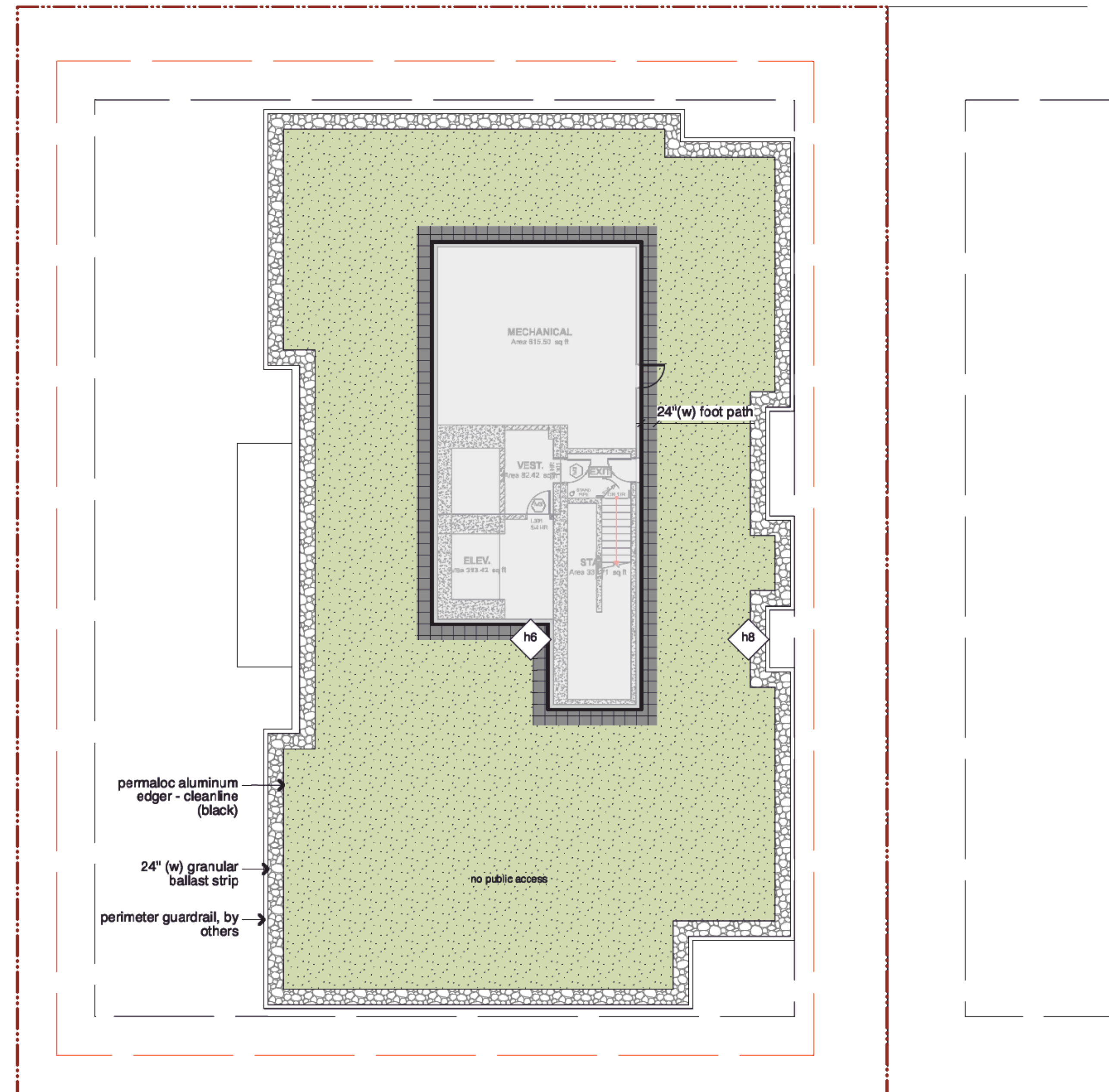
level 21 - site plan

Project No.:
21075

Sheet No.:

L-1.3



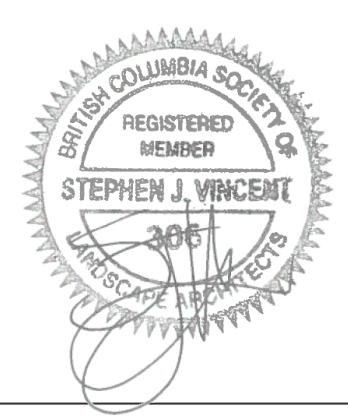


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120-128 east 14th street

**120-128 east 14th street
 North Vancouver, BC**

Drawn by: agb

Checked by: sv

Date: day DEC yr

Scale: 3/32" = 1'-0"

Drawing Title:

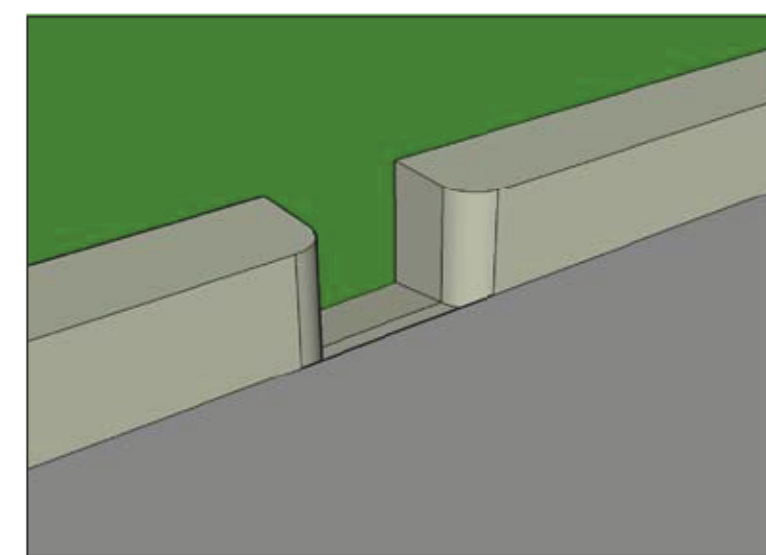
level lower roof - site plan

Project No.:
21075

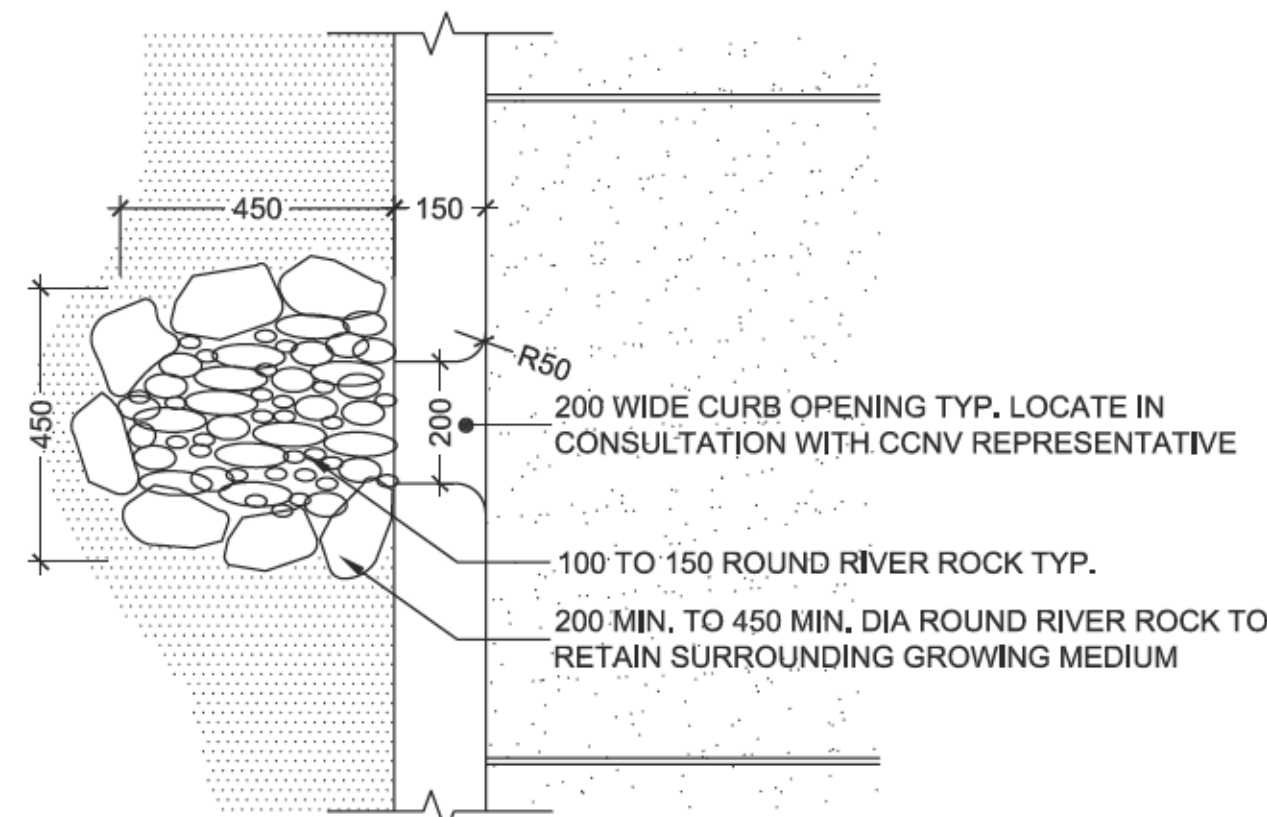
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L-1.4



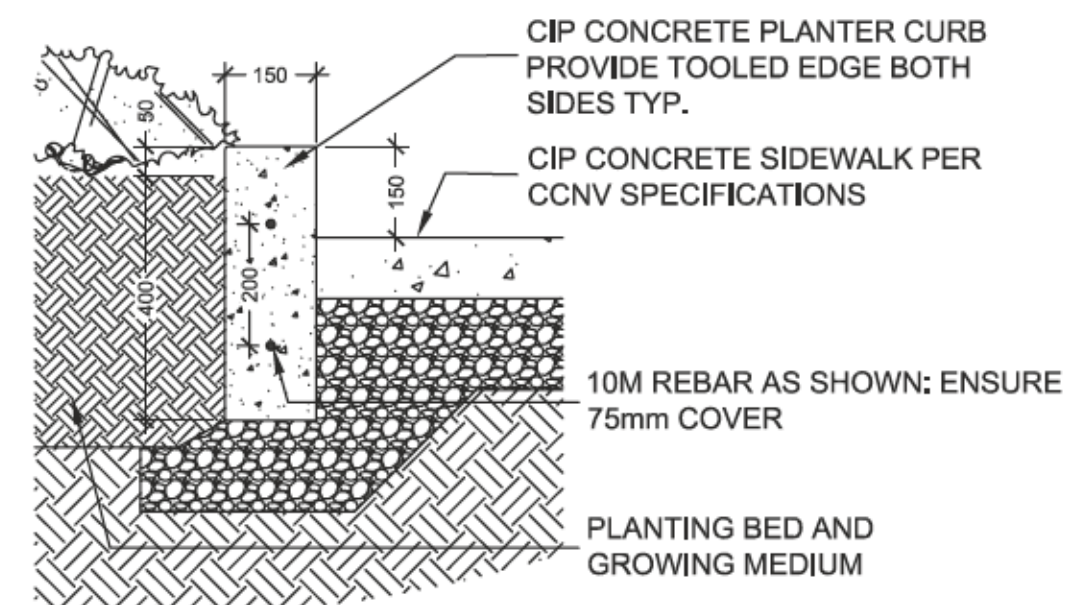


PERSPECTIVE: CURB CUT

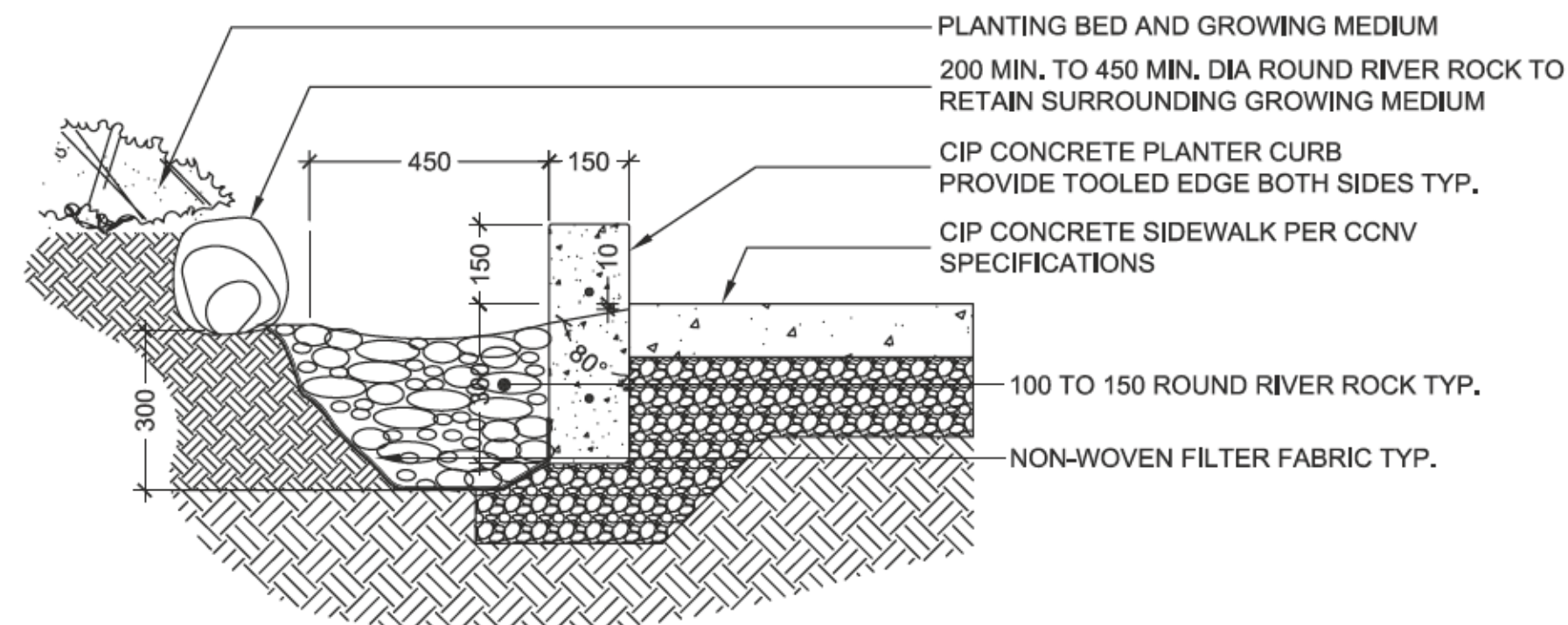


PLAN: WITH CURB CUT

- General Notes:**
- Layout of form work and reinforcing steel must be approved by CNV representative prior to pouring of concrete.
 - Layout drawings showing locations of control + expansion joints are required and must be approved by CNV representative prior to commencing fabrication. Control joints to be min. 2000mm/ max. 3000mm o/c. Confirm in field during construction with CNV representative. Refer to ST-091 for control joint layout.
 - Specifications: All components and workmanship conform to Specification Section Concrete Reinforcement Section 03200 and Cast In Place Concrete 03300
 - Concrete to be:
 - Cement Type: Type 10 Normal
 - Concrete compressive strength @ 28 days: 32MPa
 - Water/Cement Ratio: 0.45
 - Air Entrainment: 5% to 8%
 - Coarse Aggregate: 20mm maximum
 - Exposure Class: C-2
 - Finish: All vertical concrete is architectural finish with consistent finishing and no exposed voids or aggregate
 - No exposed snap or form ties.



SECTION: STANDARD CURB

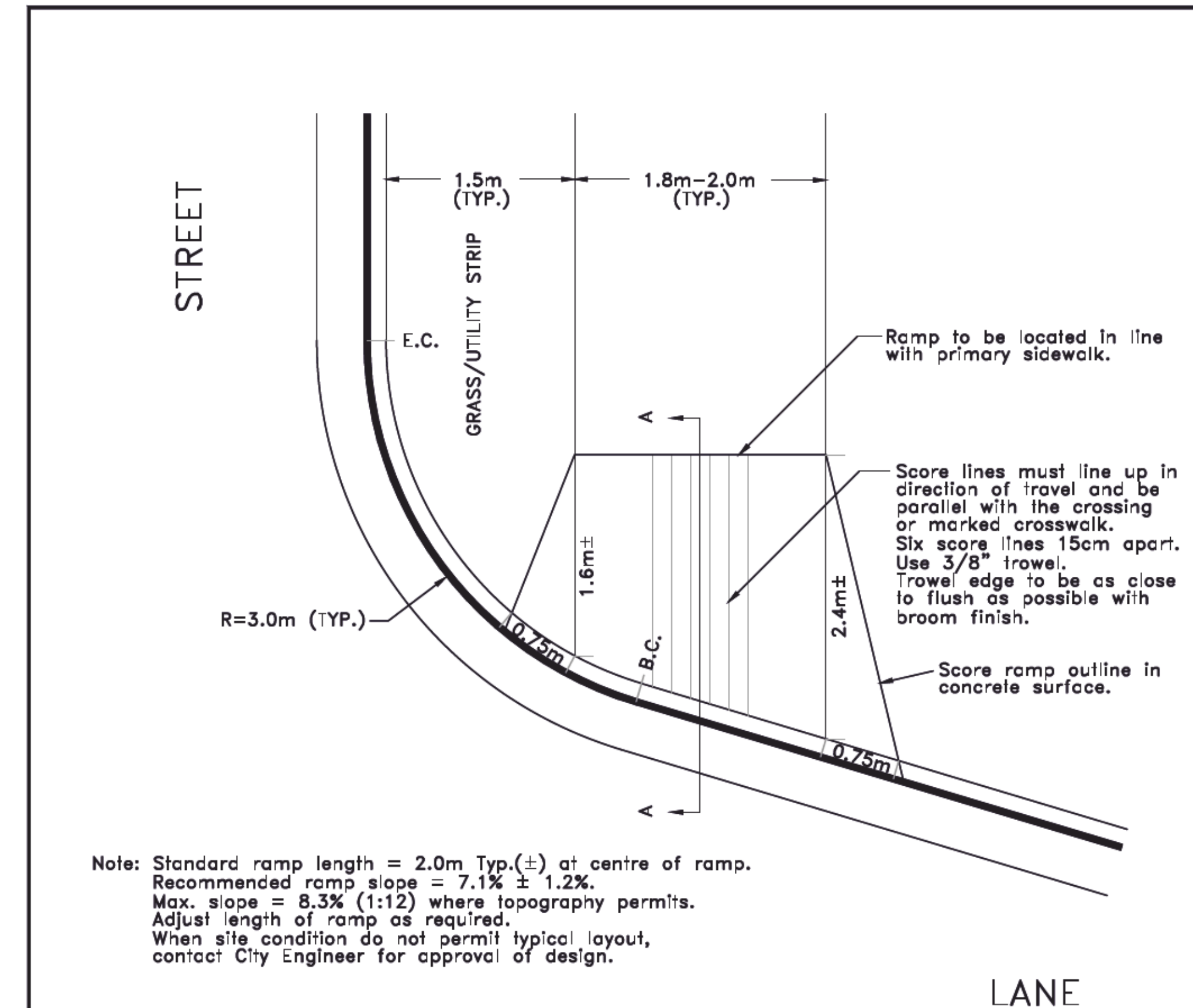


SECTION: WITH CURB CUT

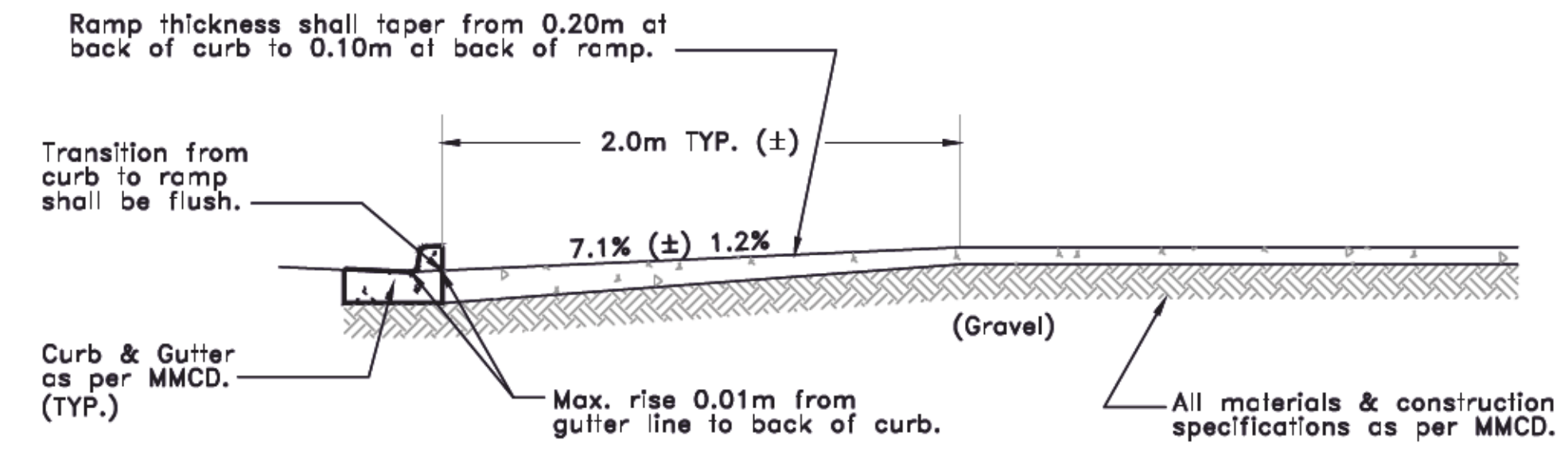


drawing title			
Concrete Planter Curb			
checked	drawn	H/D location	
AK	AK	T:\Streetscape\Standard Details\Planter Curb Cut.dwg	
scale	date	revised	
n.t.s.	March, 2009		

drawing no.
ST-01



Note: Standard ramp length = 2.0m Typ.(±) at centre of ramp.
Recommended ramp slope = 7.1% ± 1.2%.
Max. slope = 8.3% (1:12) where topography permits.
Adjust length of ramp as required.
When site condition do not permit typical layout, contact City Engineer for approval of design.



SECTION A-A CURB RAMP METRIC

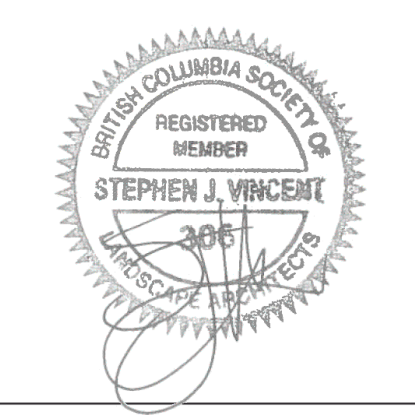
CITY OF NORTH VANCOUVER
LANE CURB RAMP DESIGN DETAIL

REVISED:	DWG.No.
DRAWN: N. Wong	SA1-000
CHECKED:	3 of 3
APPROVED:	DATE: NOV.2012

9	2023-05-26	re-issue rezoning/qp	agb
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Client:

Three Shores

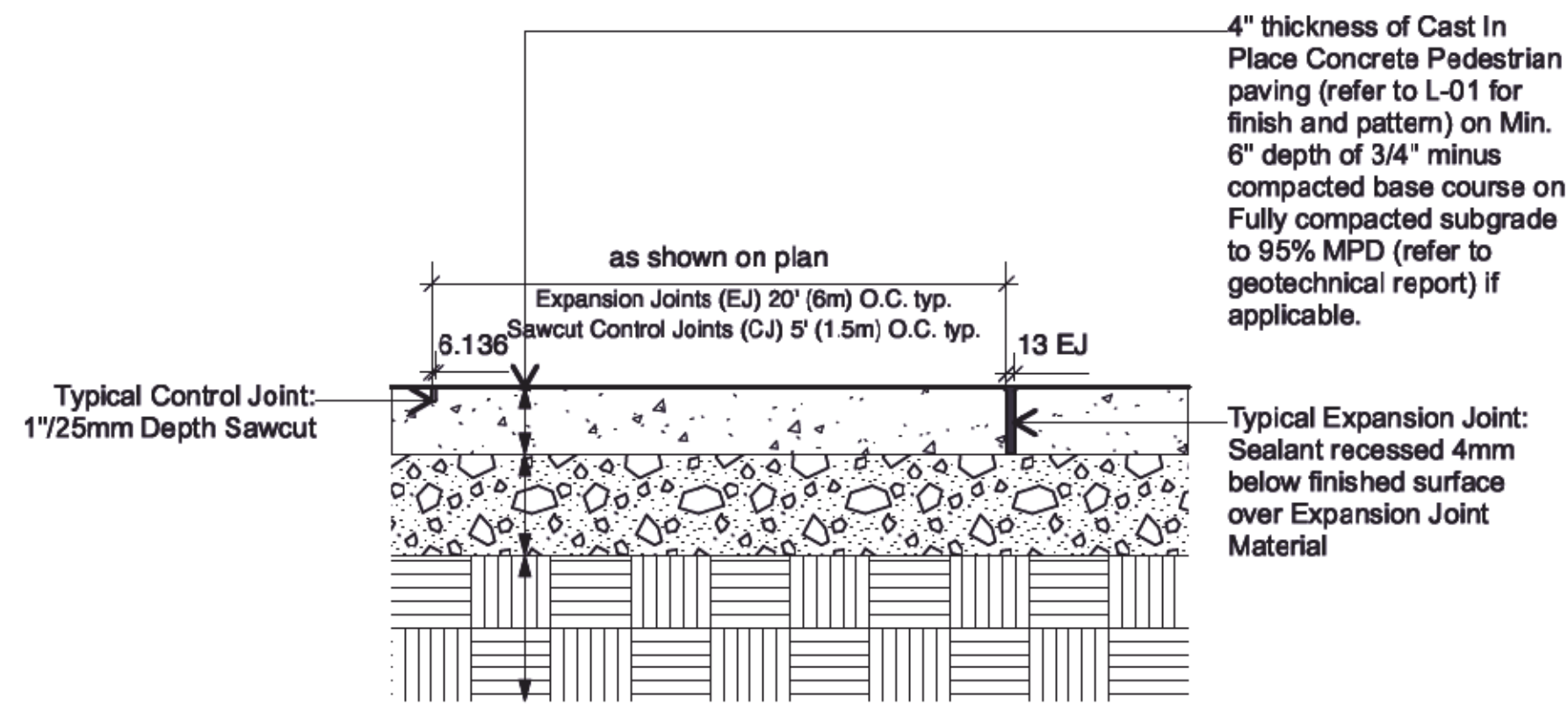
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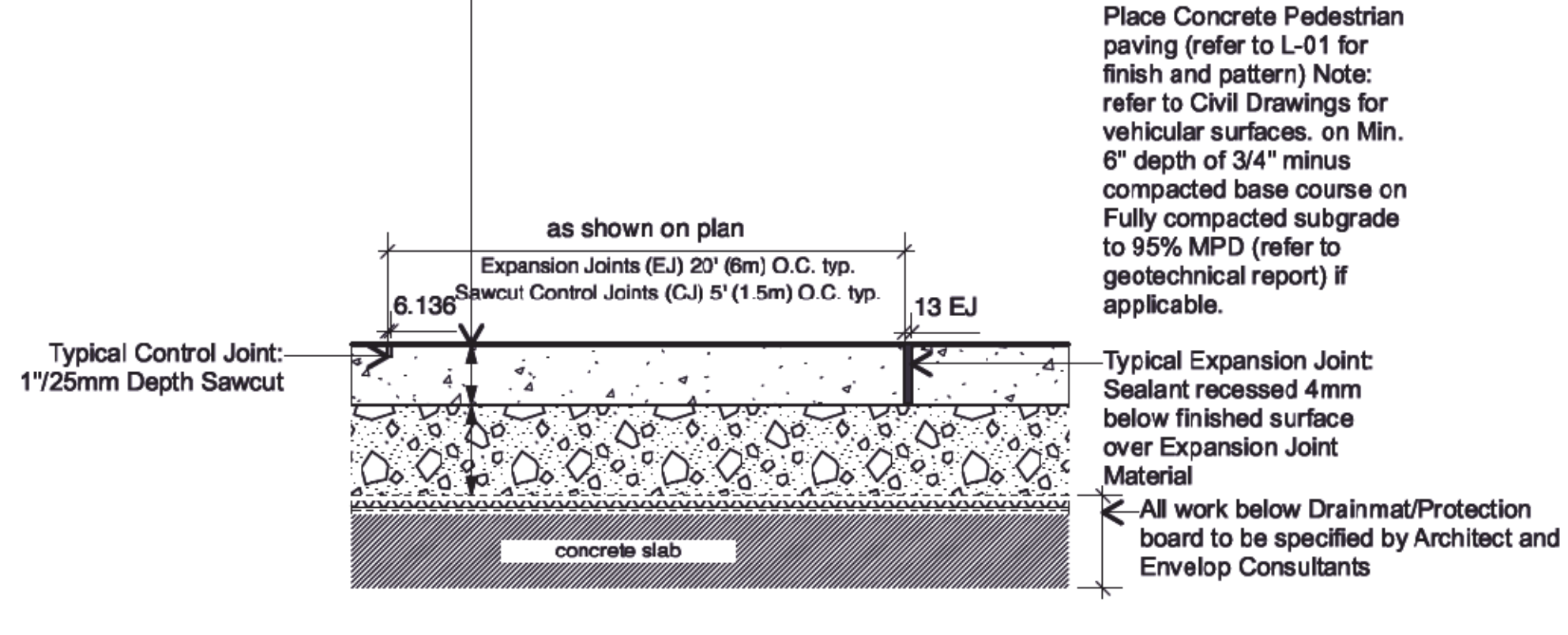
Drawn by: agb
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Drawing Title:
details

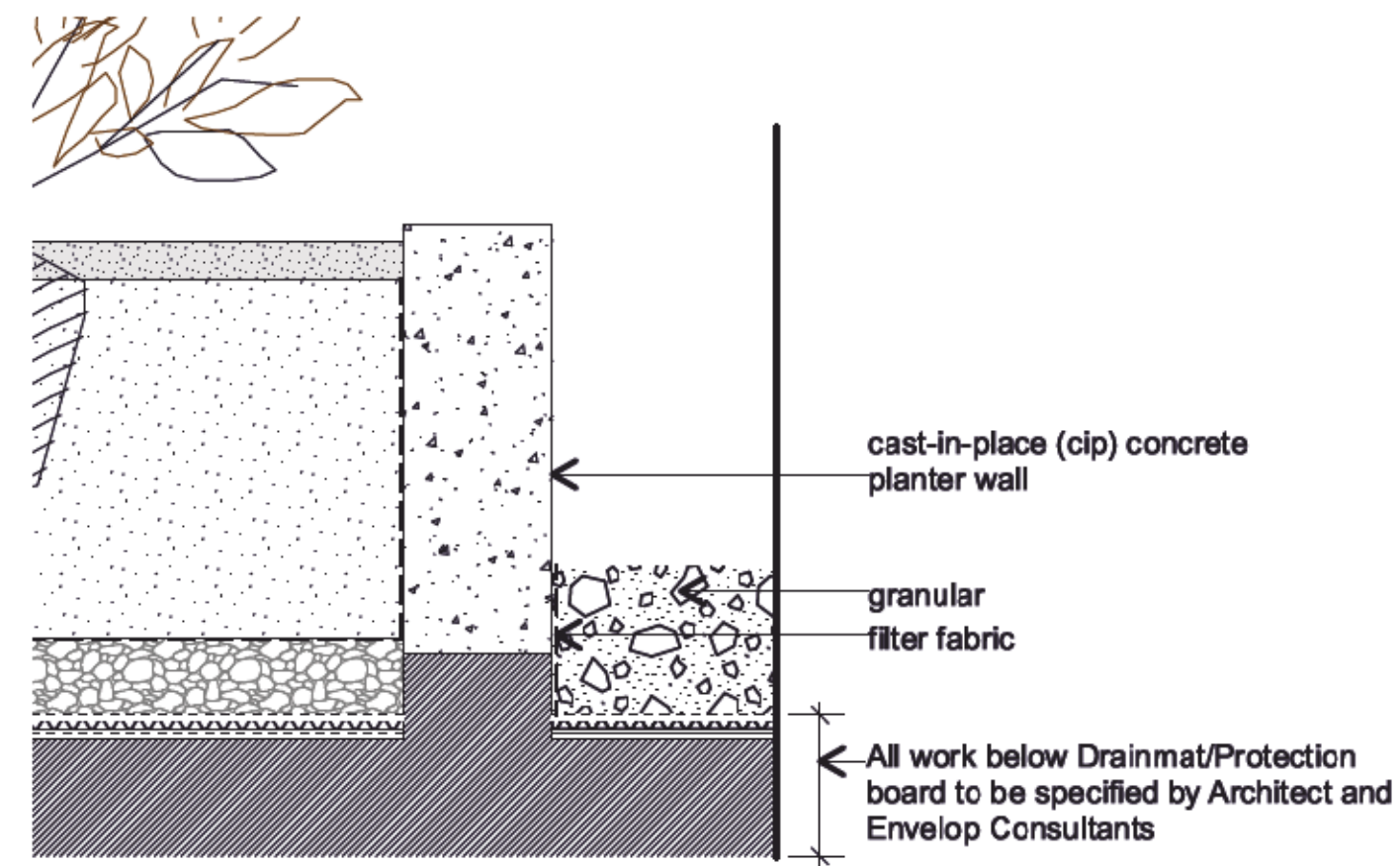
Project No.:
21075
Sheet No.:



1 CAST-IN-PLACE CONCRETE - ON GRADE
Scale: 1" = 1'-0"

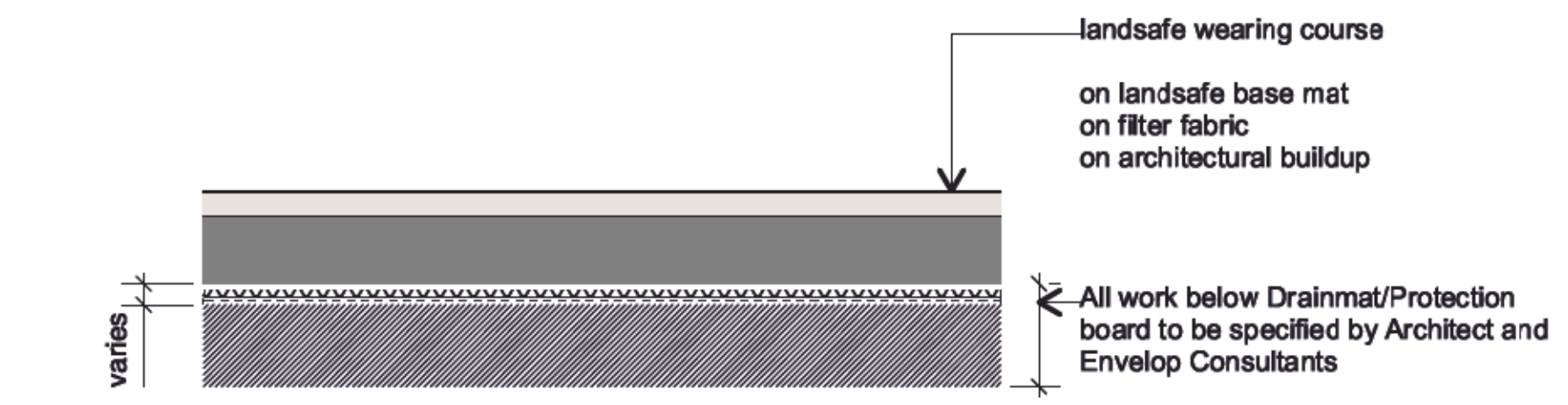


2 CAST-IN-PLACE CONCRETE - ON SLAB
Scale: 1" = 1'-0"

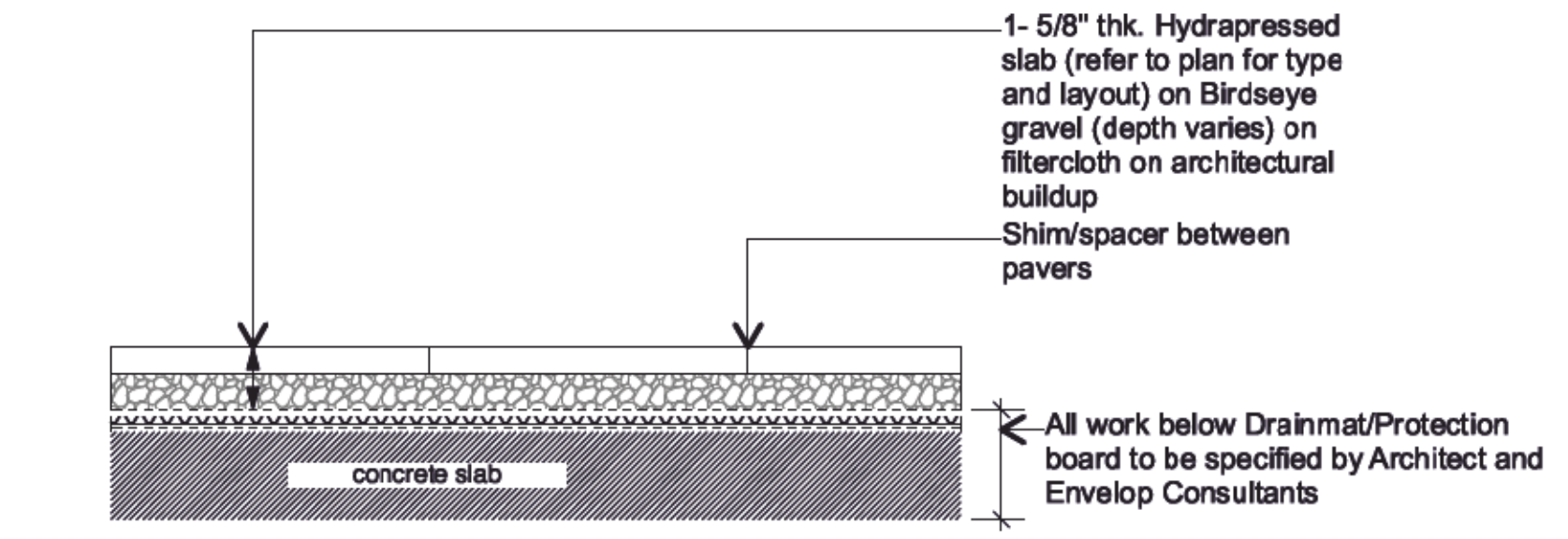


3 DRIP STRIP AT BUILDING FACE
Scale: 1" = 1'-0"

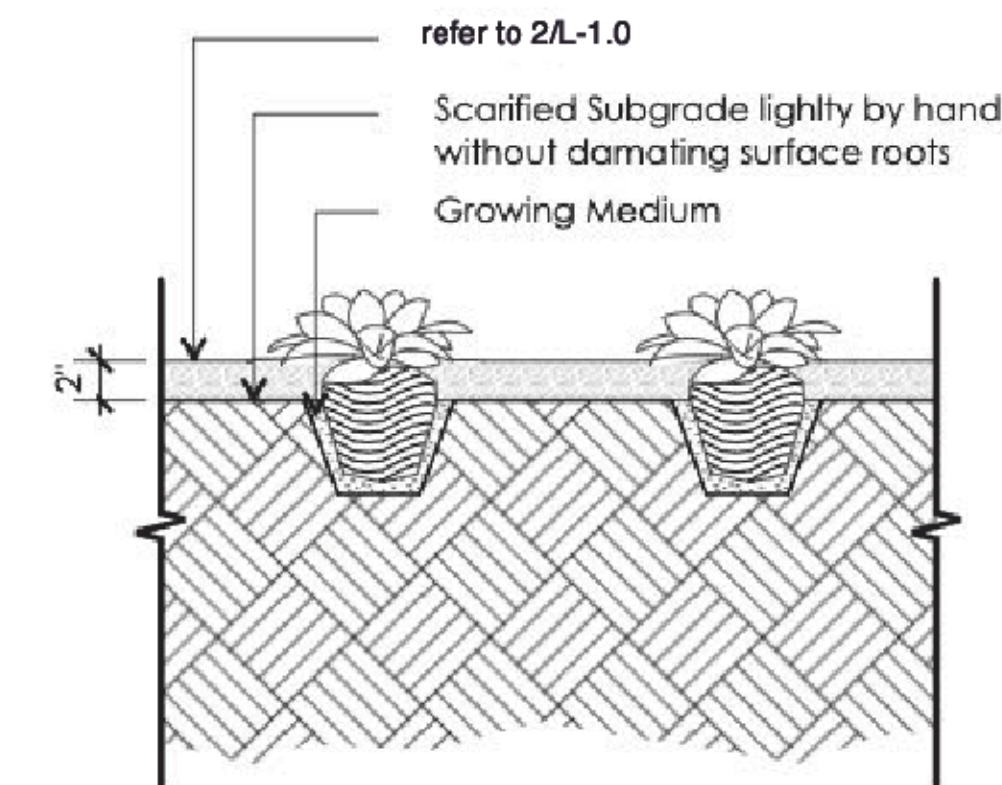
- Note:
- 1) Ensure all work within critical root zone to be coordinated with consulting arborist.
 - 2) Use of 4" plant material only, unless otherwise accepted by consulting arborist.
 - 2) Placement and spacing of plant material to be as per drawings, unless minor adjustments required to avoid structural roots.
 - 3) Handtools allowed within critical root zone only.
 - 4) Minimize excavation into existing grade by planting plants level with top of mulch.
 - 5) Clear mulch covering groundcover foliage.



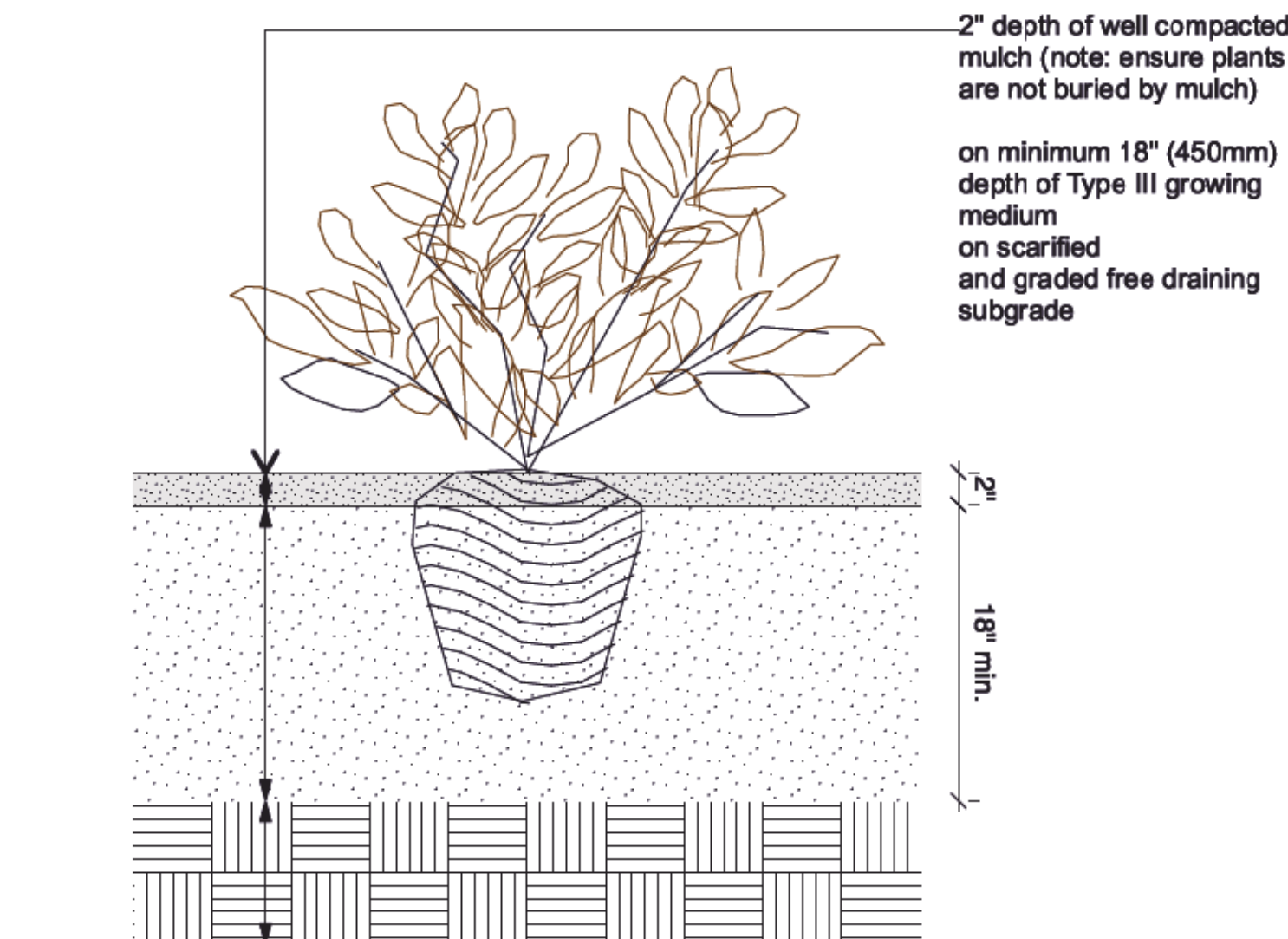
4 RUBER SURFACING - ON SLAB
Scale: 1" = 1'-0"



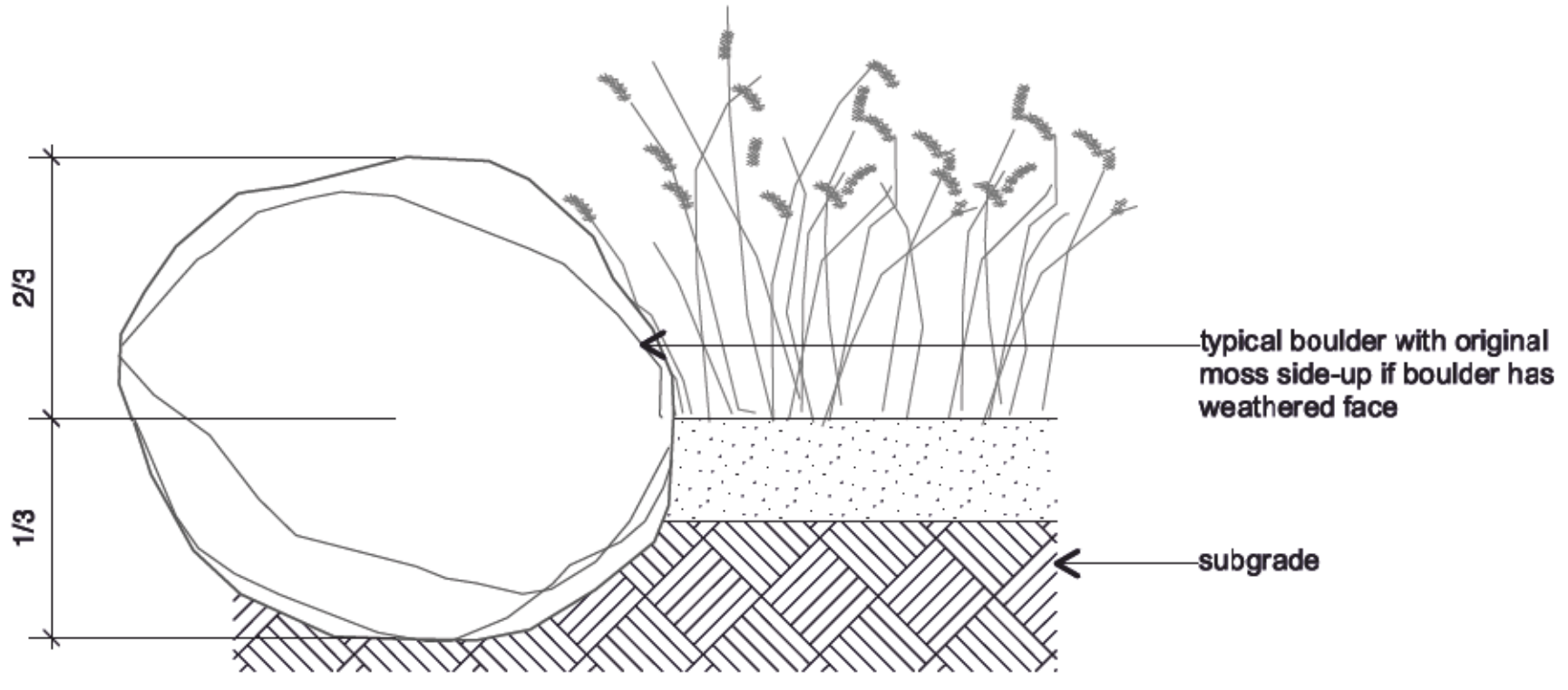
5 CONCRETE SLAB PAVER - ON SLAB
Scale: 1" = 1'-0"



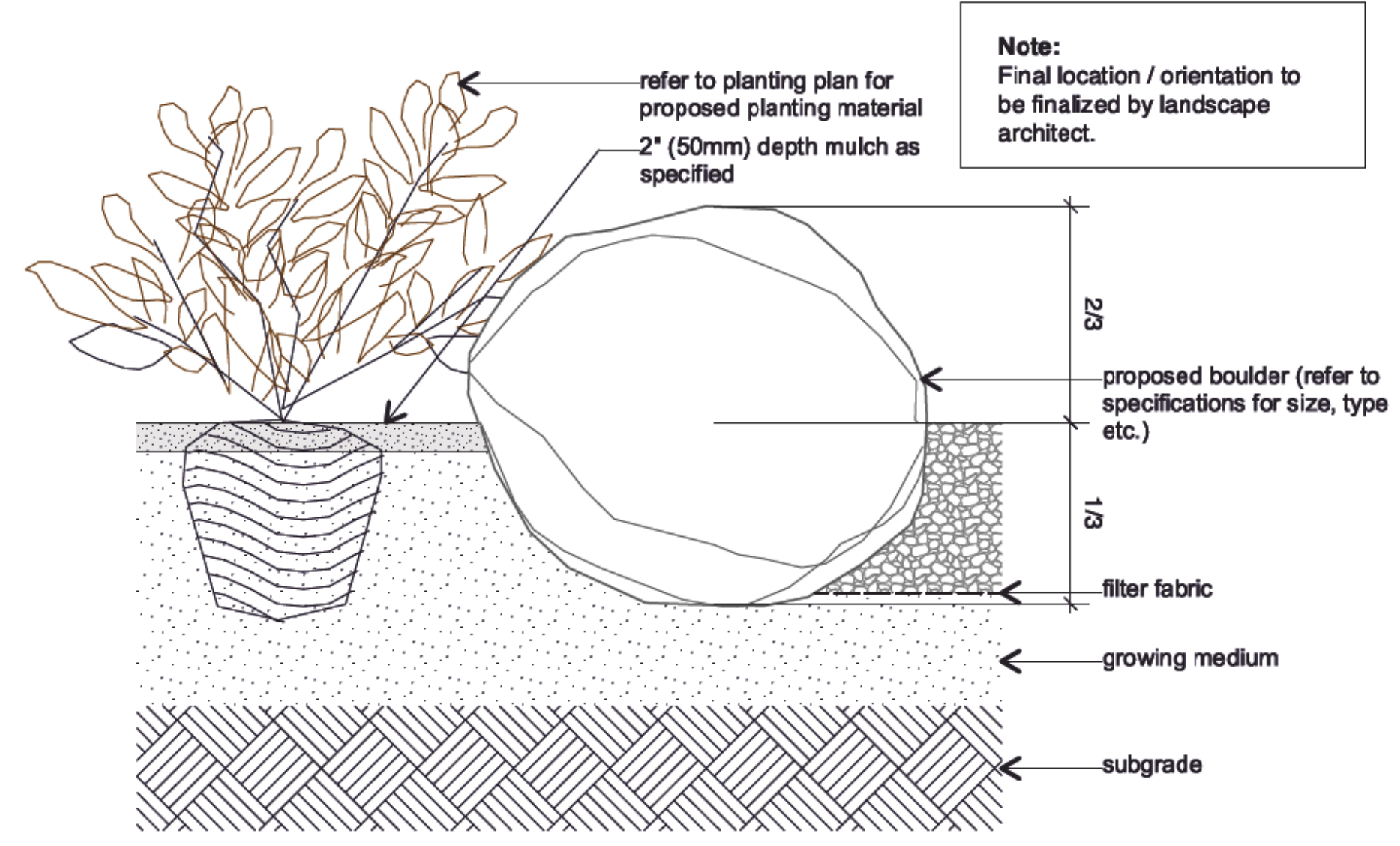
6 POCKET PLANTING IN TREE PROTECTION ZONE
Scale: n.t.s.



7 SHRUB PLANTING - ON GRADE
Scale: 1" = 1'-0"



8 LANDSCAPE BOULDER PLACEMENT - ON GRADE
Scale: 1" = 1'-0"



9 SHRUB + BOULDER PLACEMENT - ON GRADE
Scale: 1" = 1'-0"

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3	2022-11-04	issue for dp	al
2	2022-03-16	issue for adp	al
1	2022-01-27	issue for dp	al

Revisions:
Stamp:



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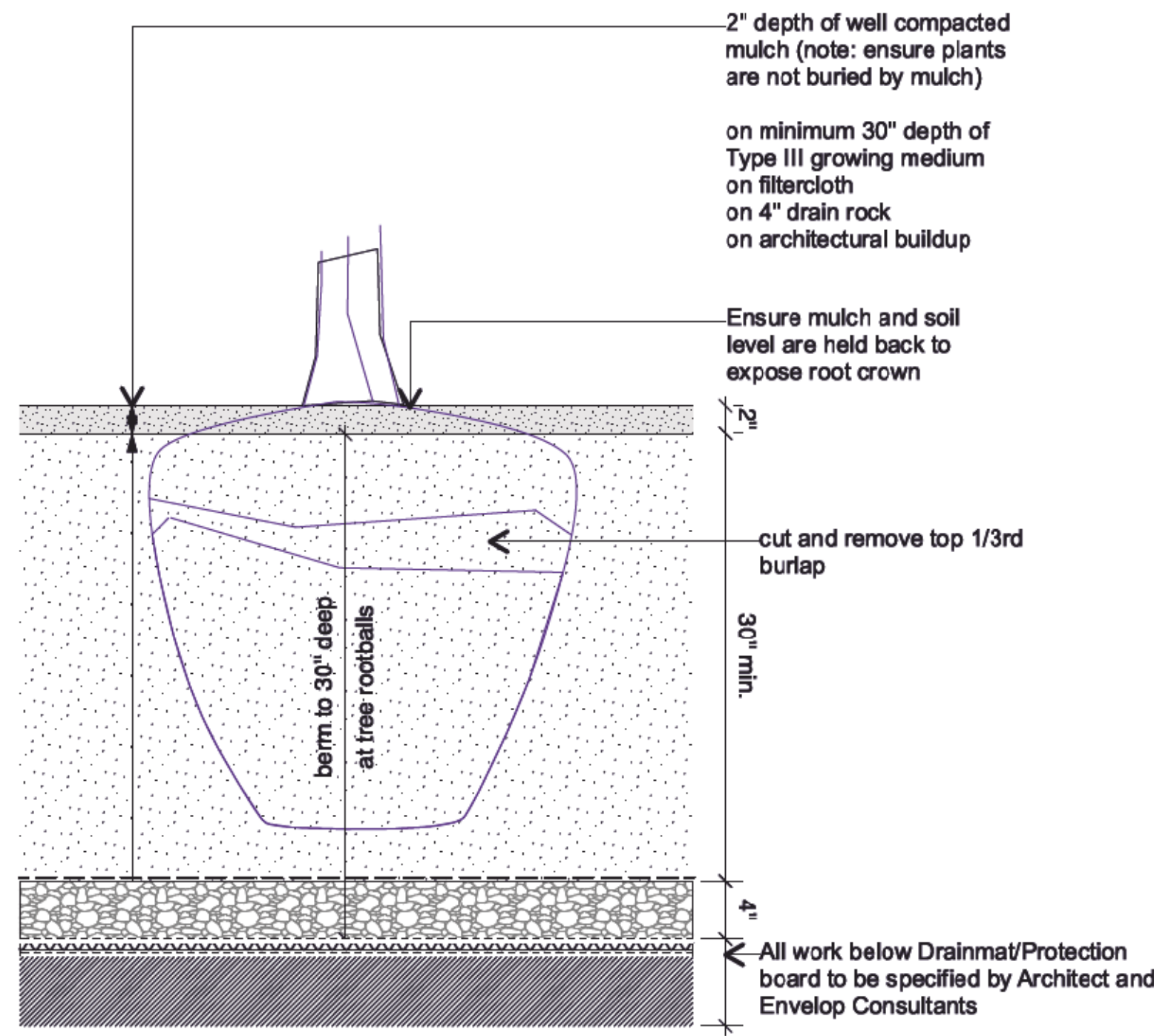
Client:
Three Shores
Project:
120-128 east 14th street

120-128 east 14th street North Vancouver, BC

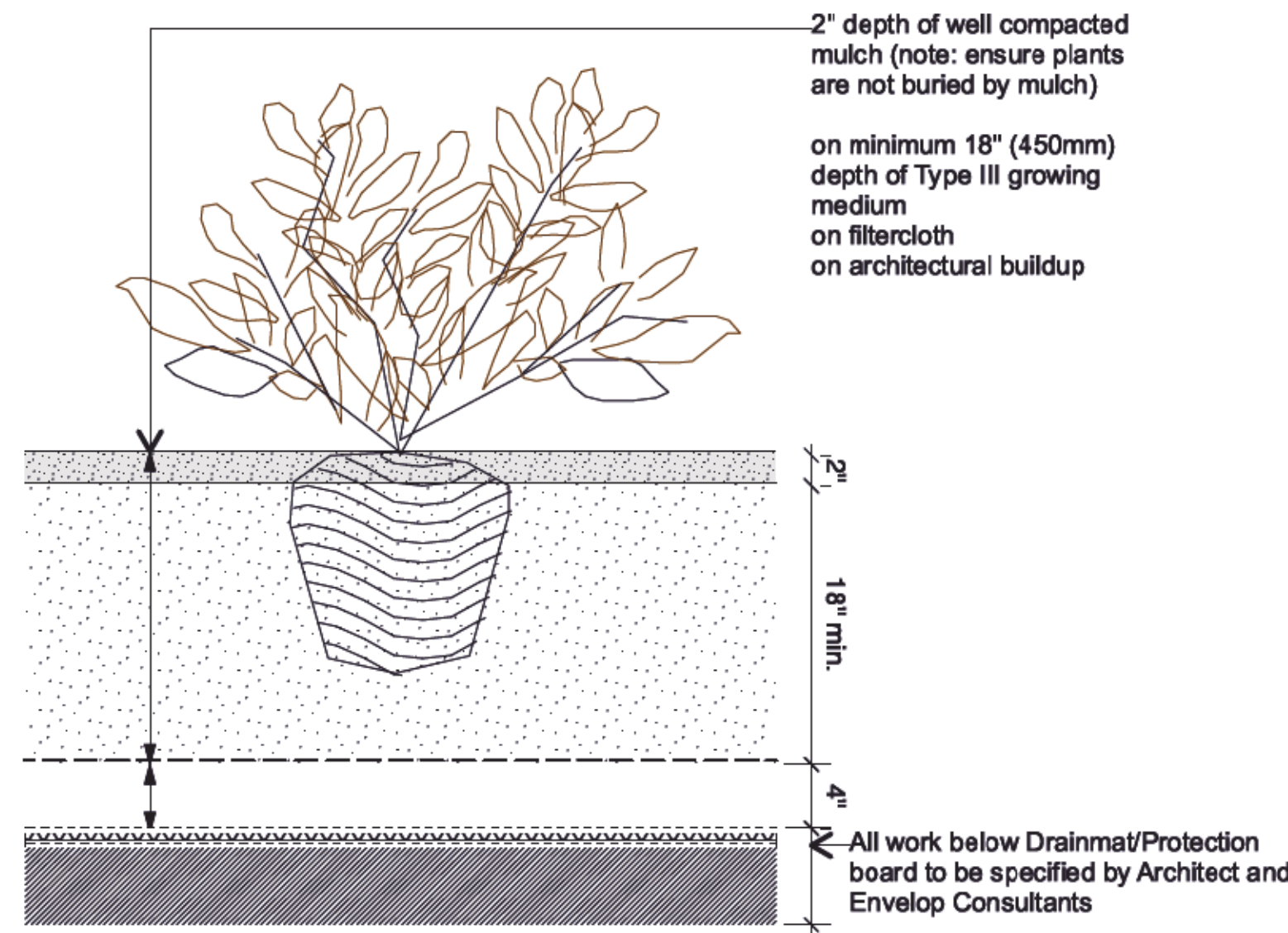
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Checked by: sv
Date: day DEC yr
Scale: as shown
Drawing Title:

details

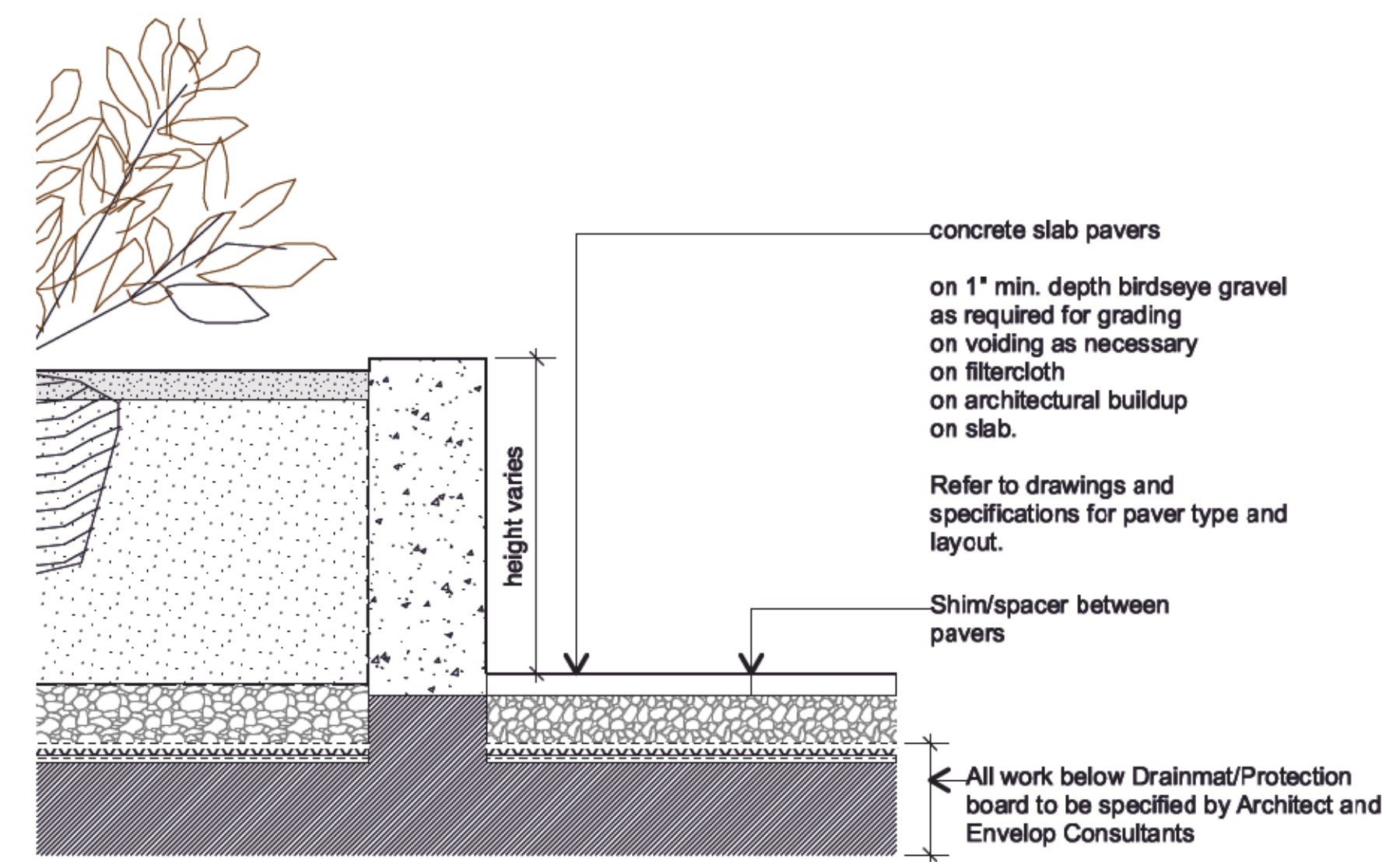
Project No.: 21075
Sheet No.:



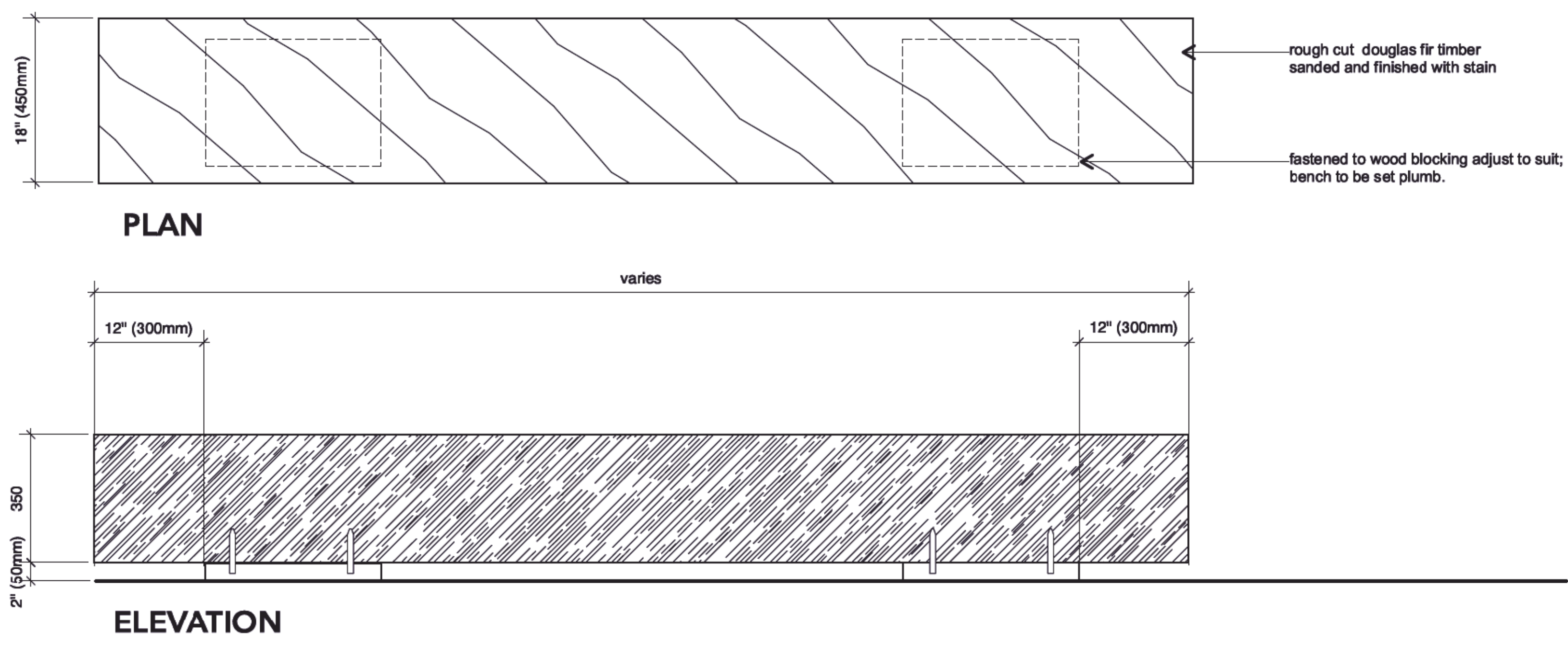
1 TREE PLANTING - ON SLAB
Scale: 1" = 1'-0"



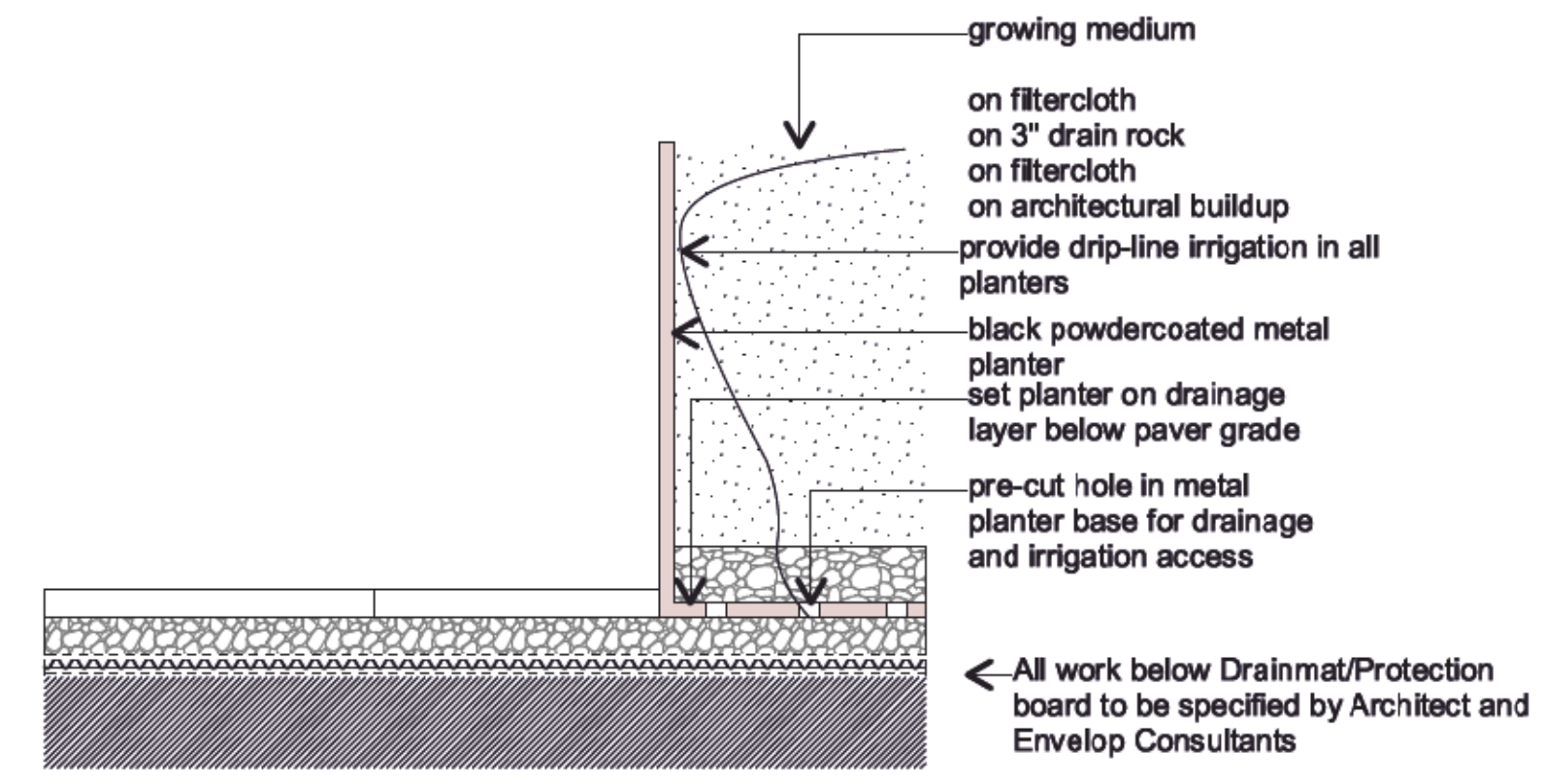
2 SHRUB PLANTING - ON SLAB
Scale: 1" = 1'-0"



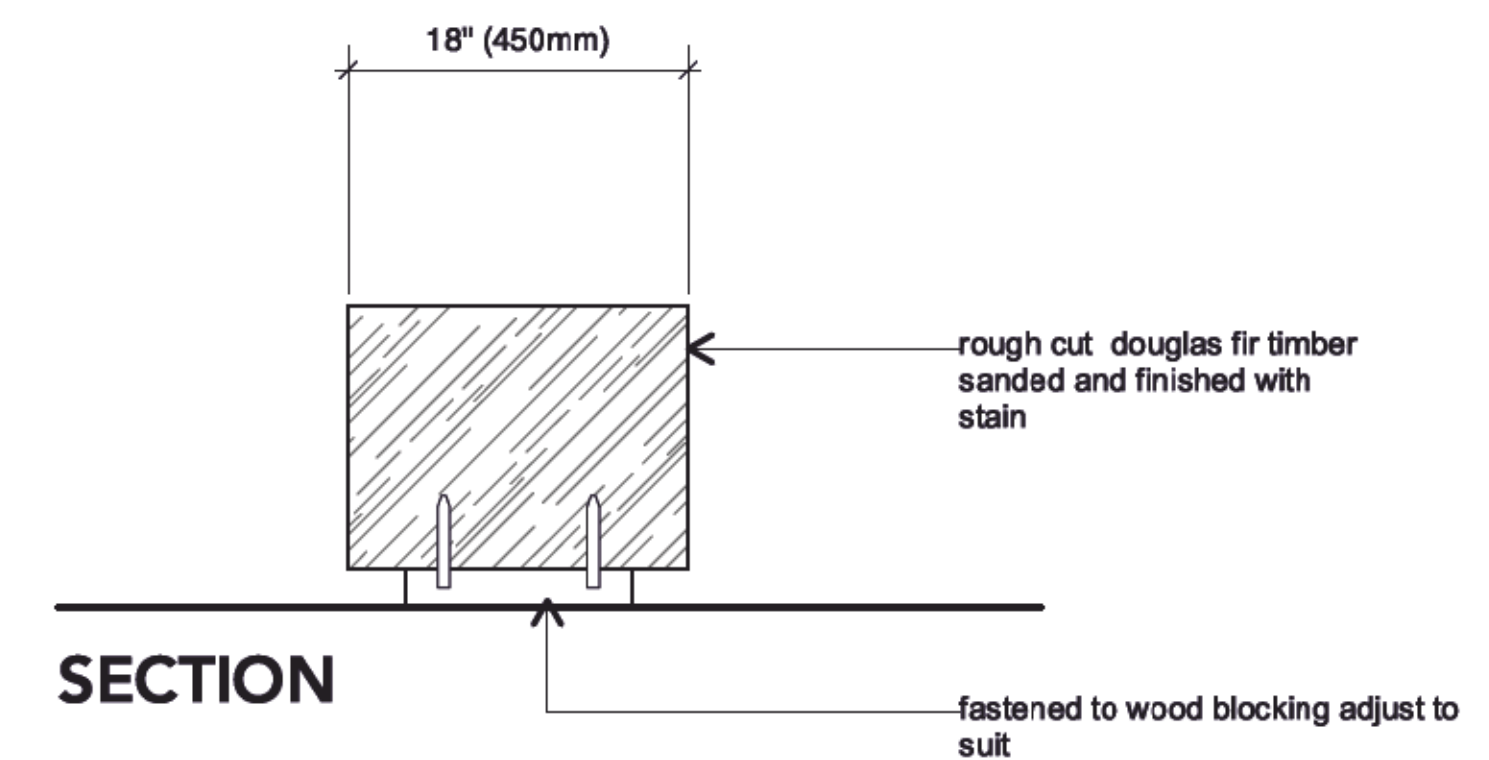
3 CONCRETE PLANTER WALL - ON SLAB
Scale: 1" = 1'-0"



4 CUSTOM TIMBER BENCH
Scale: 1" = 1'-0"

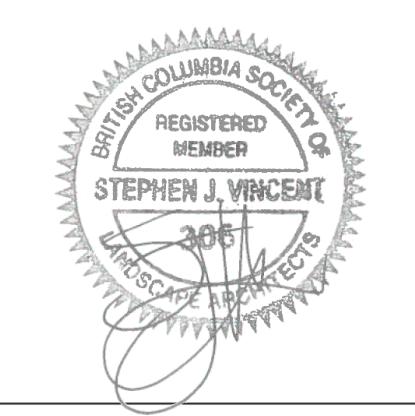


5 METAL PLANTER - ON SLAB
Scale: 1" = 1'-0"



9	2023-05-26	re-issue rezoning/dp	agb
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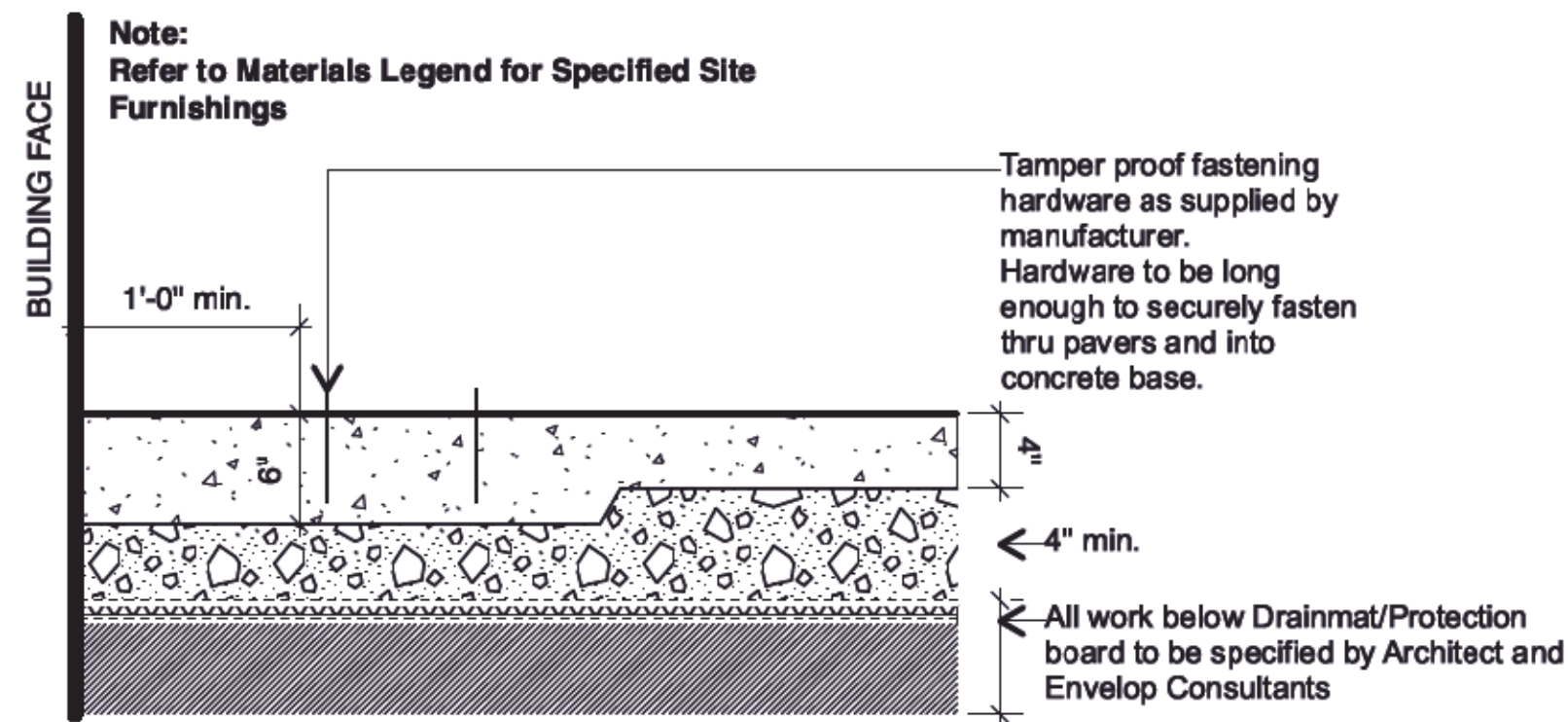
Three Shores
Project:
120-128 east 14th street

120-128 east 14th street
North Vancouver, BC

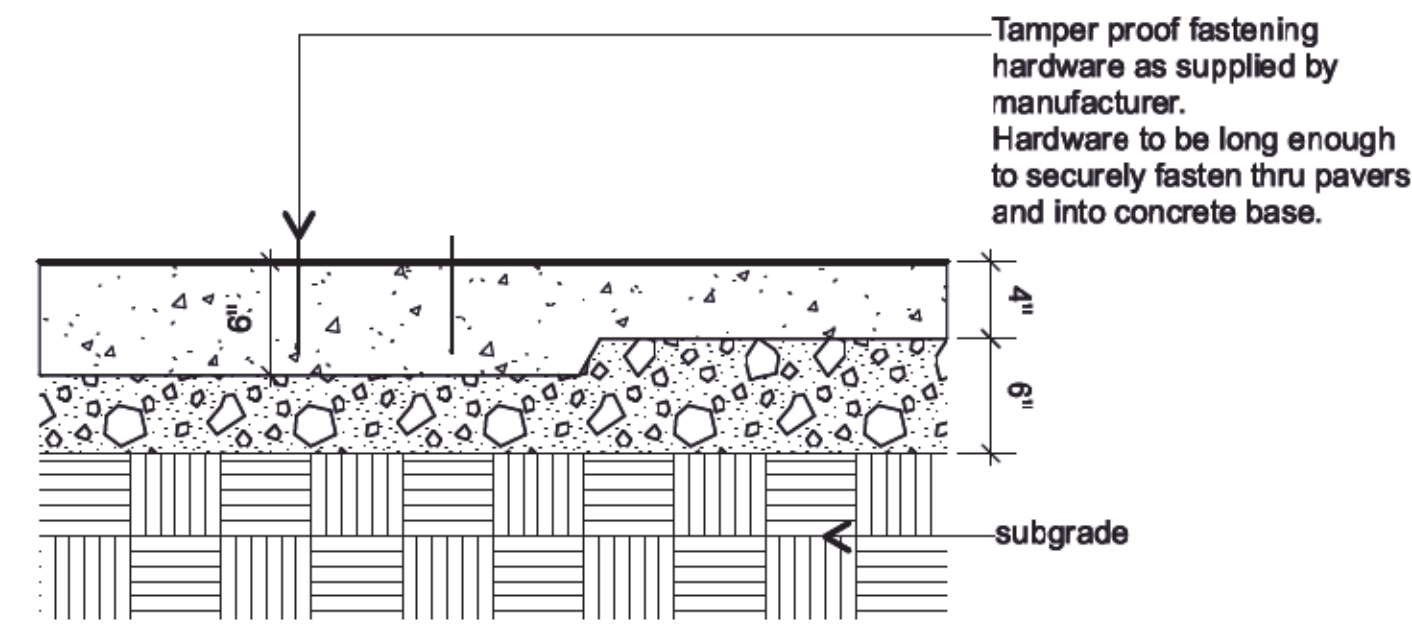
Drawn by: agb
Checked by: sv
Date: day DEC yr
Scale: as shown
Drawing Title:

details

Project No.:
21075
Sheet No.:



1 SITE FURNISHING ATTACHMENT - ON SLAB
Scale: 1" = 1'-0"



2 SITE FURNISHING ATTACHMENT - ON GRADE
Scale: 1" = 1'-0"



size: 5 bicycles
finish: black

3 SITE FURNISHING - CORA BICYCLE RACK (W-4508)
Scale: n.t.s.



finish: copper

4 SITE FURNISHING - WEBER GENESIS II E-330 GAS GRILL
Scale: n.t.s.

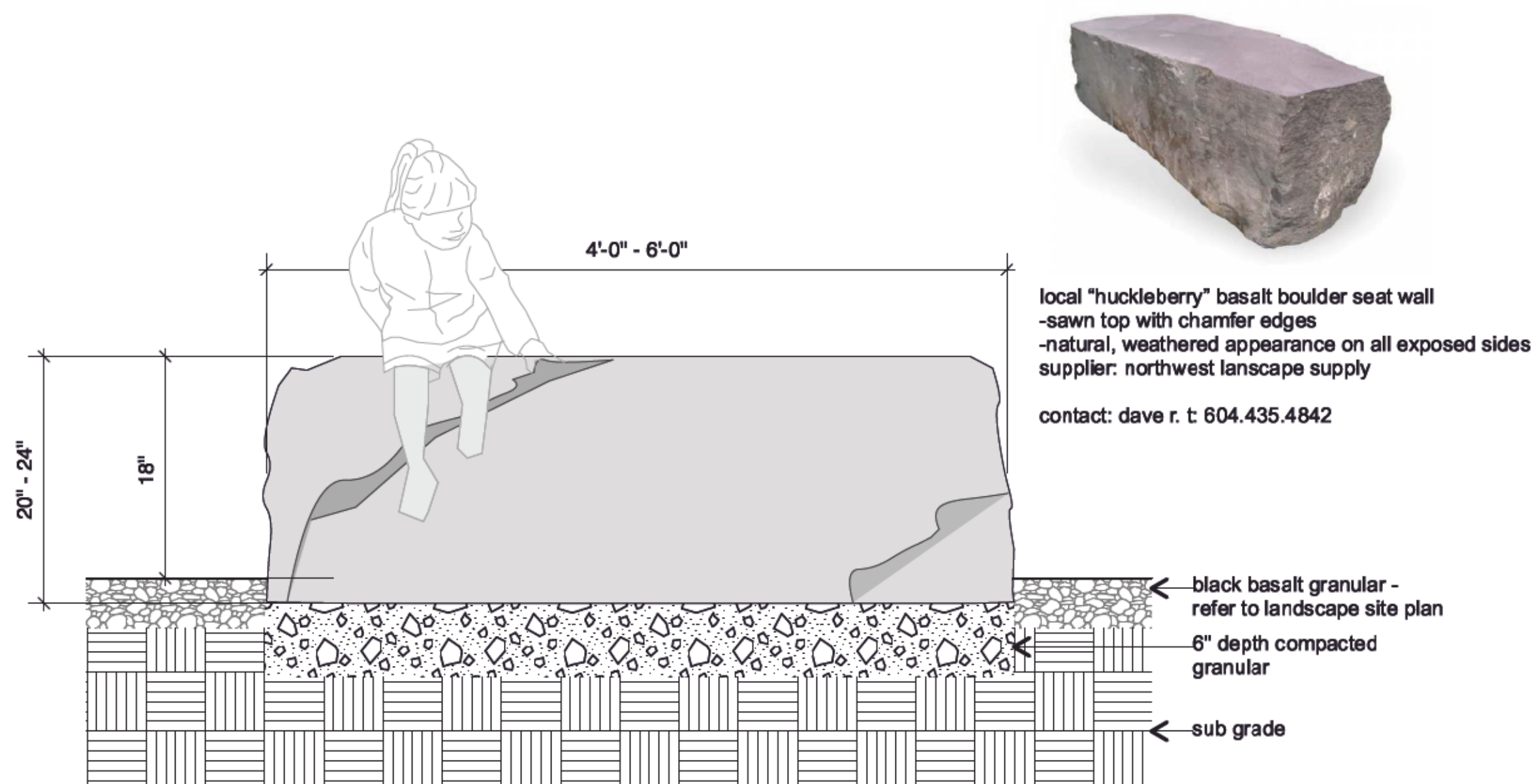


finish: powder coated black

5 SITE FURNISHING - METAL PLANTER
Scale: n.t.s.



6 SITE FURNISHING - MOVEABLE POTS
Scale: n.t.s.



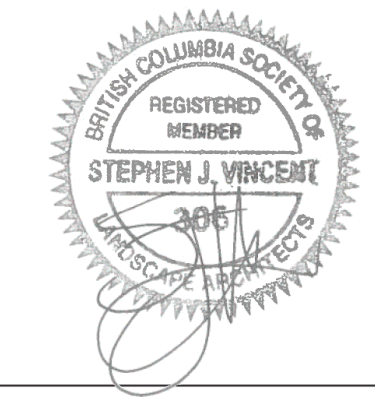
7 SITE FURNISHING - BOULDER SEAT WALL
Scale: 1" = 1'-0"

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Client:

Three Shores

Project:
120-128 east 14th street

**120-128 east 14th street
North Vancouver, BC**

Drawn by: agb

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details

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21075

Sheet No.:

L-2.3



WOBBLE BOARD - LEAF

Intended user age: 5-12

PRODUCT INFORMATION

ASTM F1487

The Leaf Wobble Board is a versatile take on rocking playground equipment that lets users sit or stand while wobbling. The Leaf shape is often an appropriate thematic choice for a natural playground. The flat balancing surface for kinetic play is supported by three springs for multidirectional rocking.

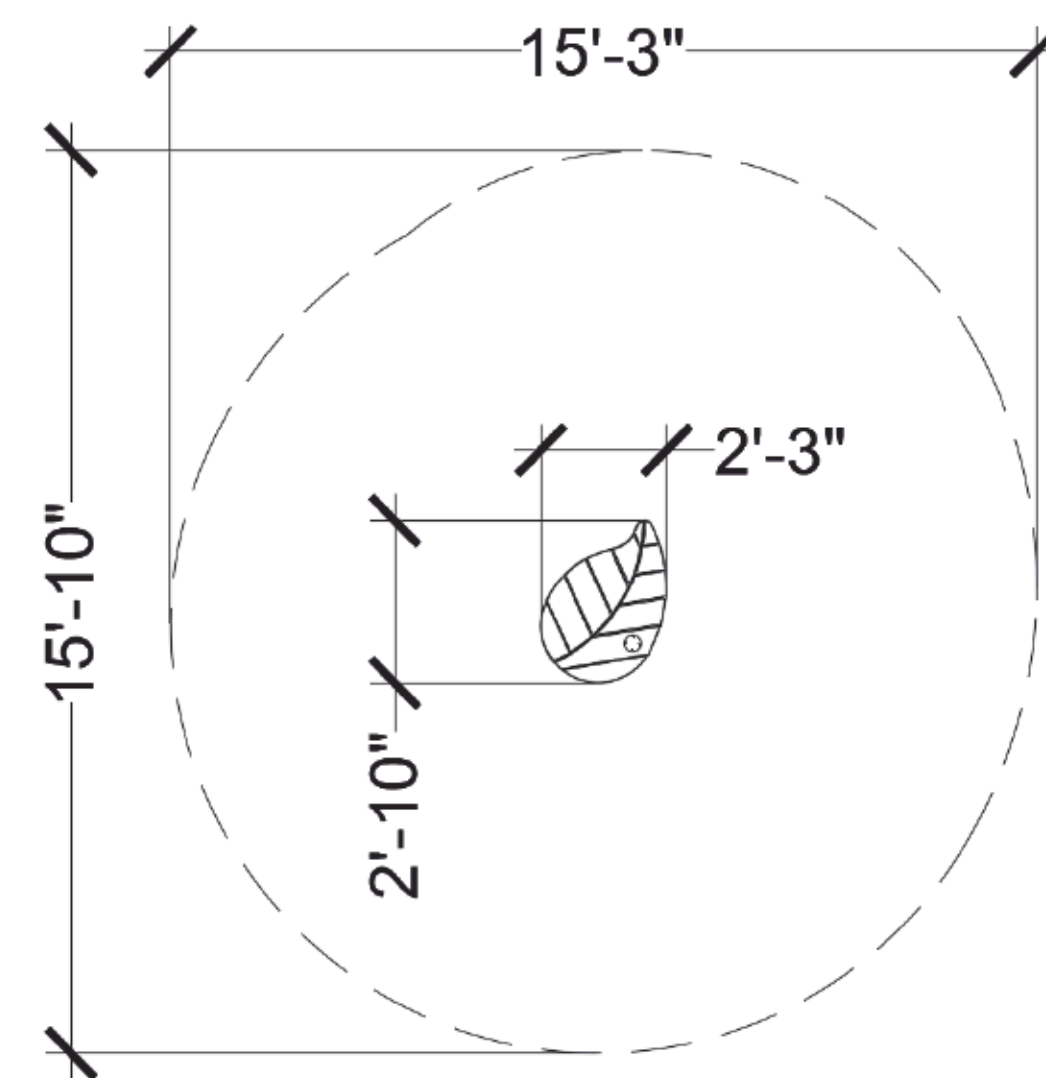


Maximum height: 1'-3"
Fall height: 1'-3"
Area of Safety Surfacing: 240 ft²

The highest designated play surface and space required are according to ASTM F1487. A buffer is included in the fall zone to account for fabrication and material variations.

Resilient safety surfacing is required within the fall zone of equipment.

If you have questions about the equipment or require changes, please contact Earthscape at 1-877-269-2972.



1
L-2.4

KIDSPLAY - WOBBLE BOARD
Scale: n.t.s.



JUNIOR FORM - ROUND SMALL

Intended user age: 4+

PRODUCT INFORMATION

ASTM F1487

Is it a meteor? A caterpillar? A rainbow? A planet? The Round junior form is a versatile playground sculpture. The Round form are fully climbable but they can also function as a small hut where children can meet and gather inside. Both the inside and outside of the Round form provides climbing with gapped cladding or climbing holds.

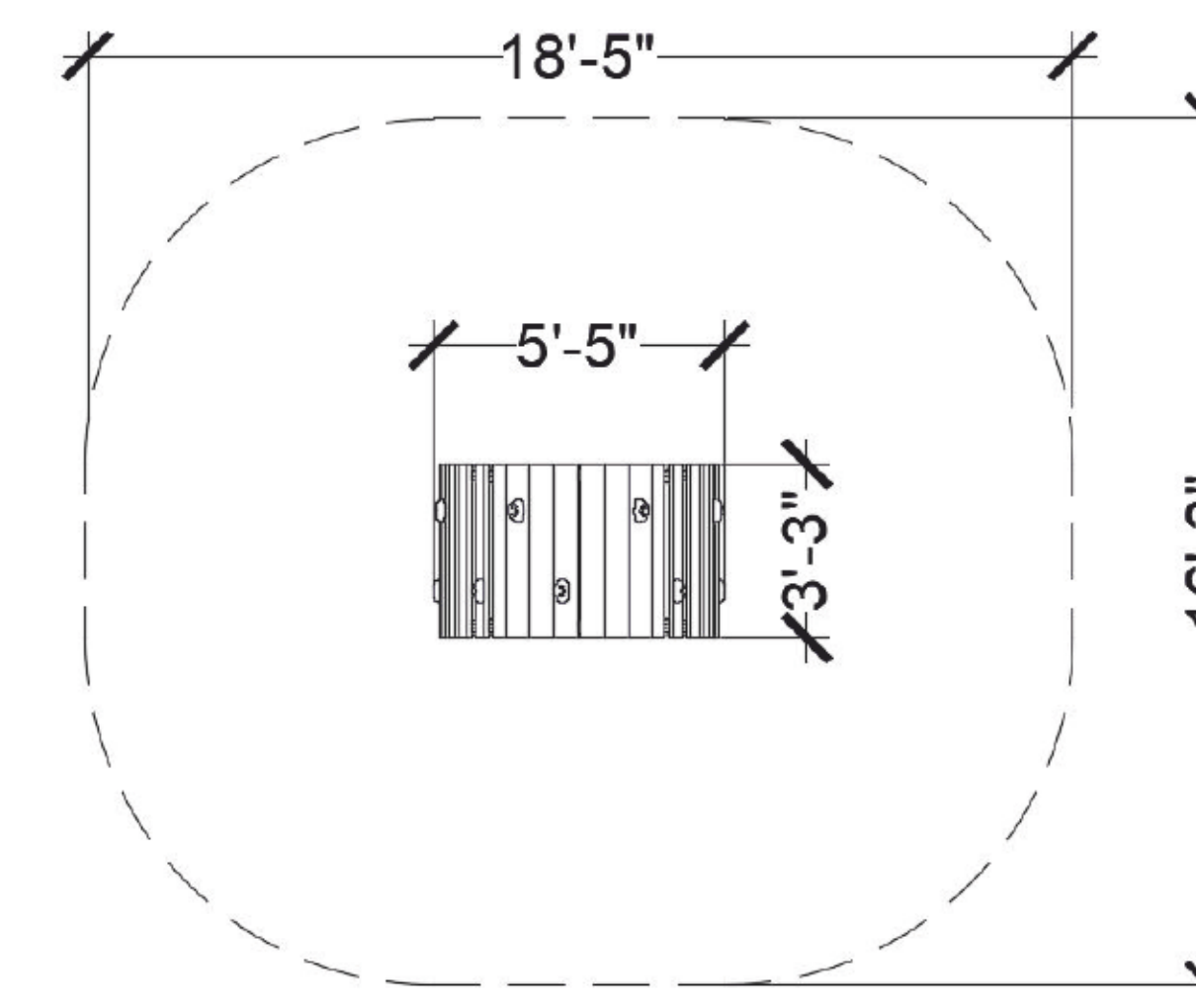


Maximum height: 4'2"
Fall height: 4'2"
Area of Safety Surfacing: 264 ft²
User Capacity: 4

The highest designated play surface and space required are according to ASTM F1487. A buffer is included in the fall zone to account for fabrication and material variations.

Resilient safety surfacing is required within the fall zone of equipment.

If you have questions about the equipment or require changes, please contact Earthscape at 1-877-269-2972.



2
L-2.4

KIDSPLAY - JUNIOR FORM
Scale: n.t.s.

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Client:

Three Shores

Project:

120-128 east 14th street

**120-128 east 14th street
North Vancouver, BC**

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Checked by: sv

Date: day DEC yr

Scale: as shown

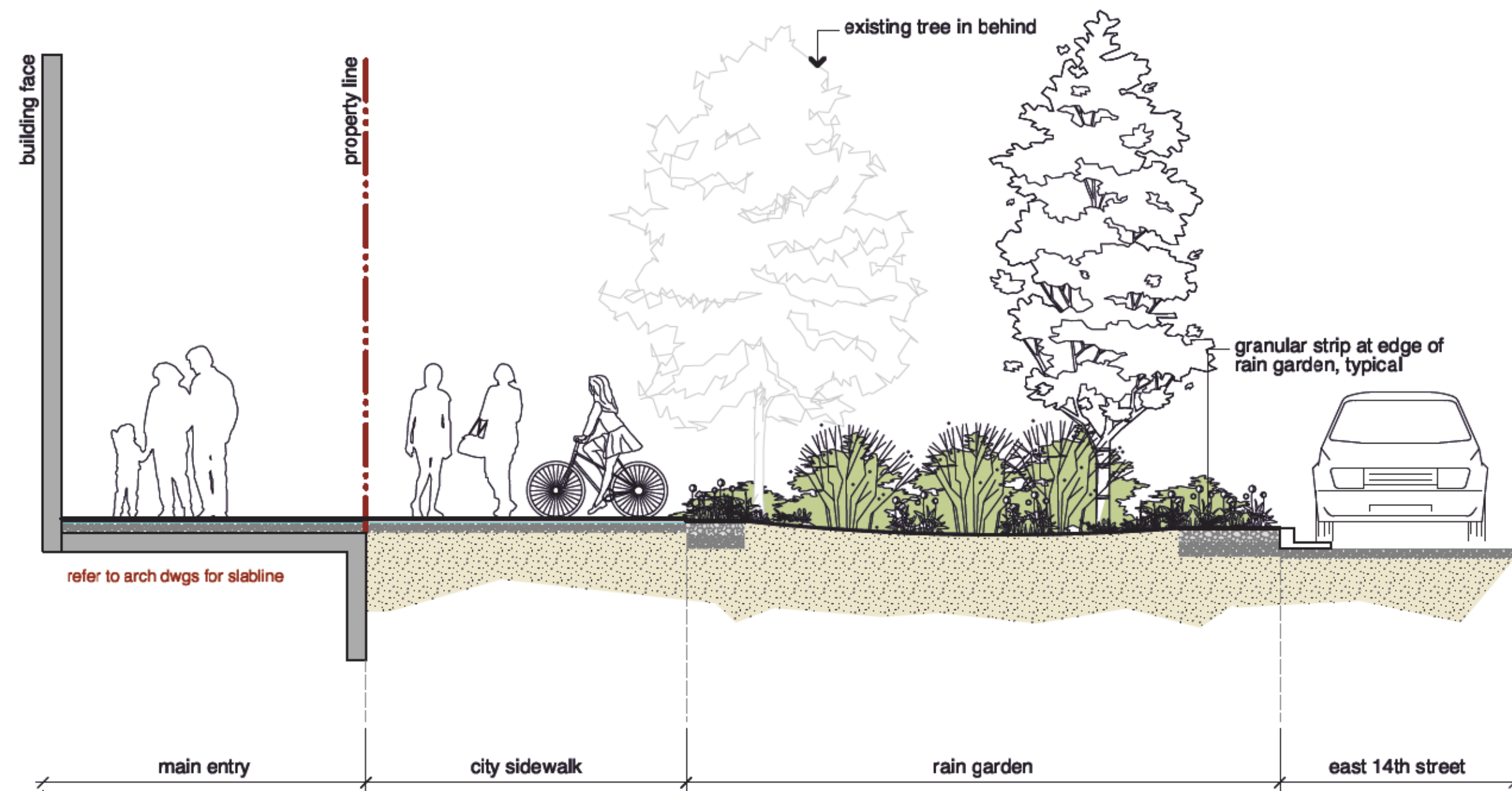
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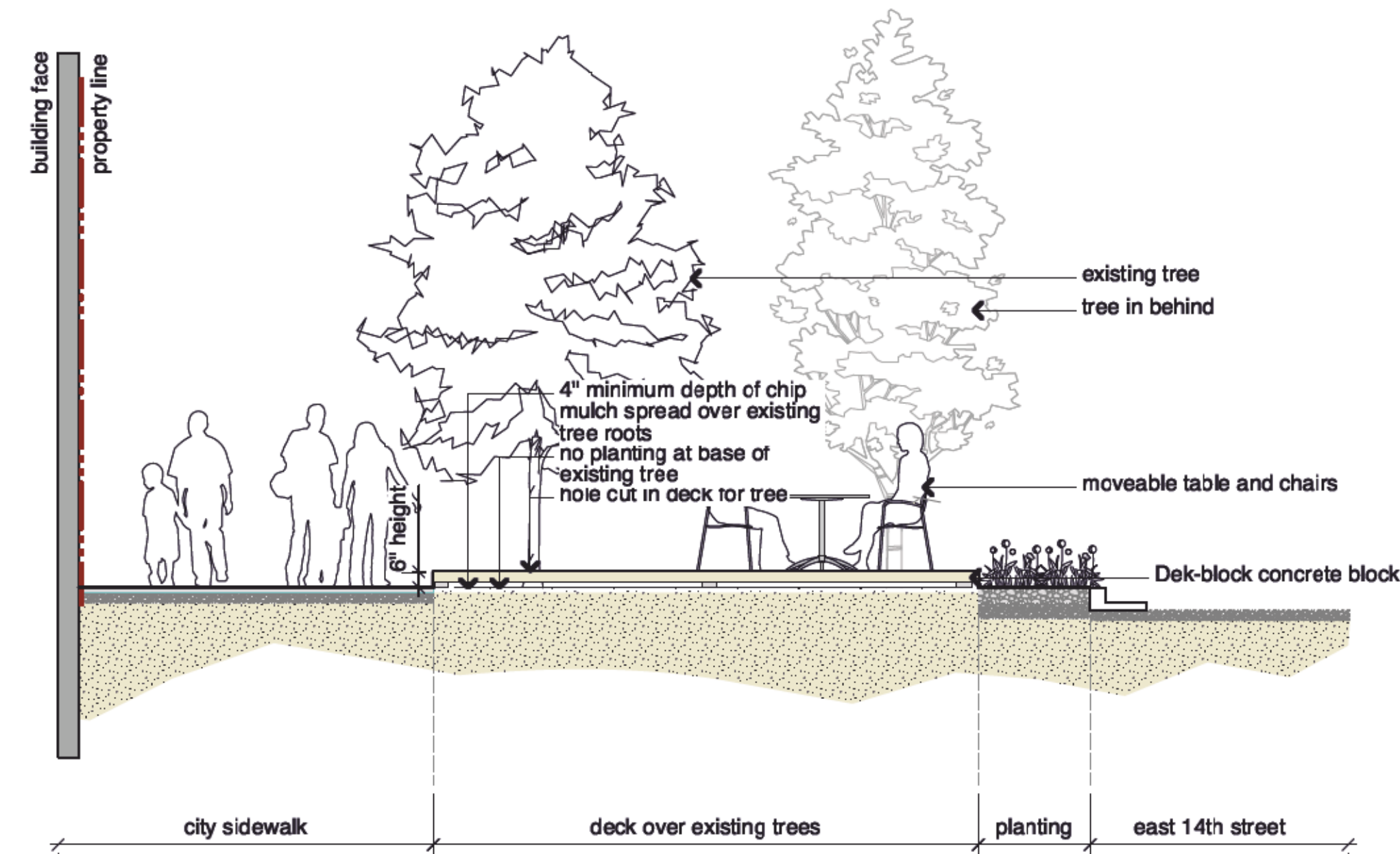
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Sheet No.:

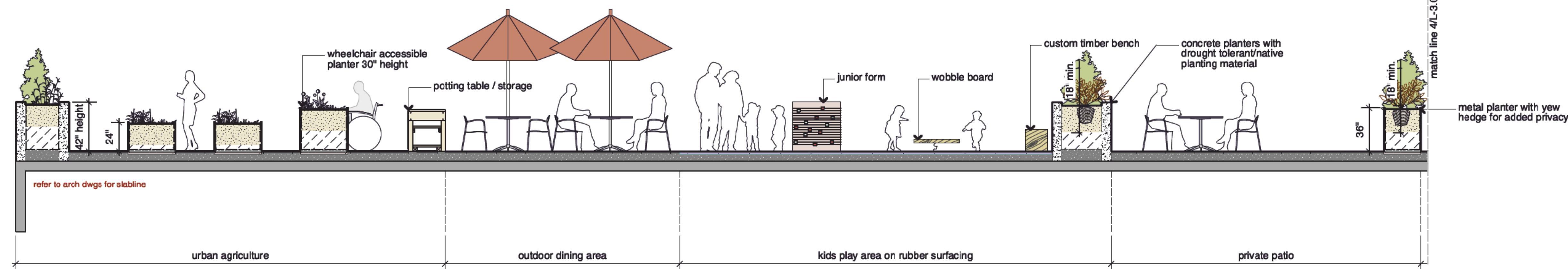
L-2.4



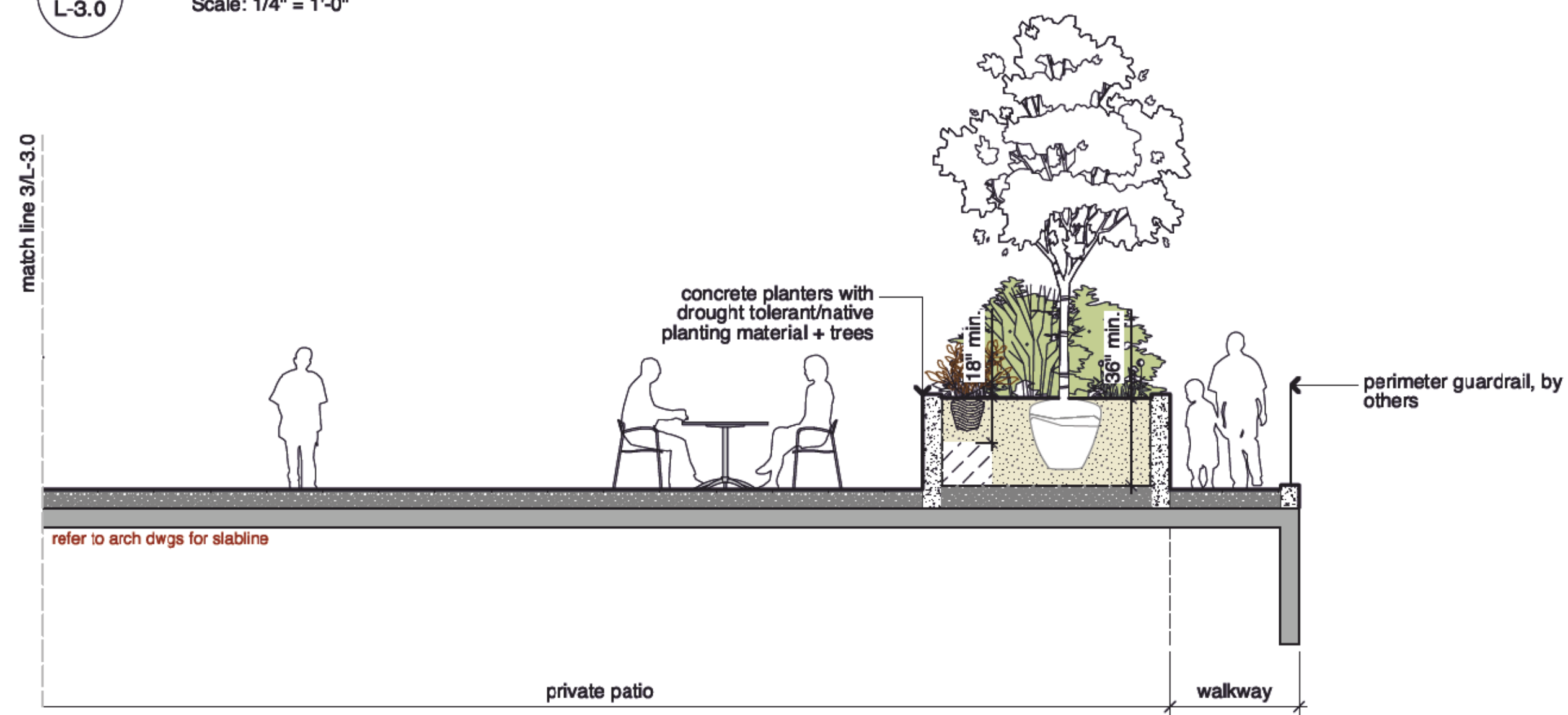
1
L-3.0
LOOKING EAST ALONG EAST 14TH - RAIN GARDEN
Scale: 1/4" = 1'-0"



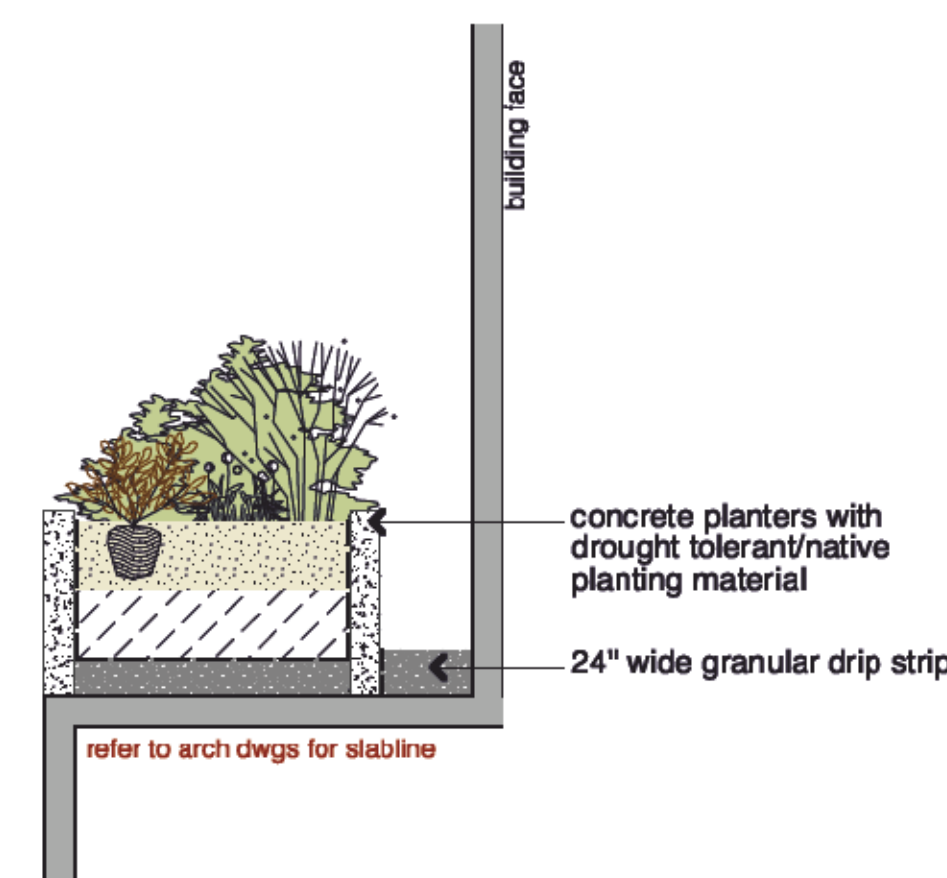
2
L-3.0
LOOKING EAST ALONG EAST 14TH - DECK
Scale: 1/4" = 1'-0"



3
L-3.0
LEVEL 3 - LOOKING EAST
Scale: 1/4" = 1'-0"



4
L-3.0
LEVEL 3 - LOOKING EAST
Scale: 1/4" = 1'-0"



5
L-3.0
LEVEL 21 - DRAINAGE STRIP ADJACENT TO PLANTER
Scale: 1/4" = 1'-0"

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Project No.:
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Sheet No.:

L-3.0