

Reissued for OCP Amendment	2025/08/06
4 / RZ	
3 Issued for ADP Submission	2024/11/22
2 Issued for OCP Amendment/ RZ	2024/09/06
1 Issued for DP	2021/04/23
Revision No.	Date

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Client: **Adera**

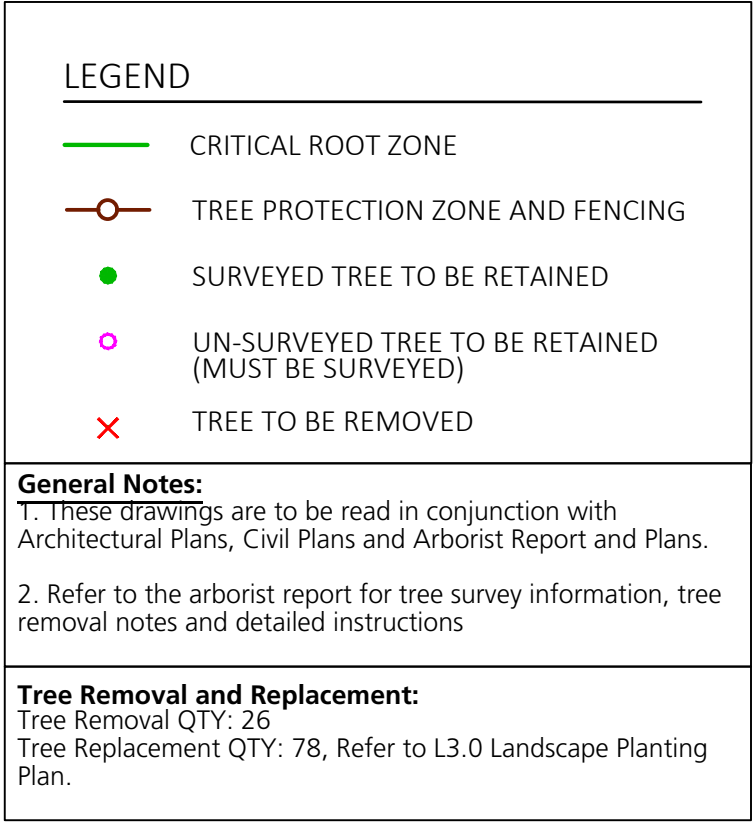
Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Landscape  
Context Plan**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:		

**L0.0**





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## Adera

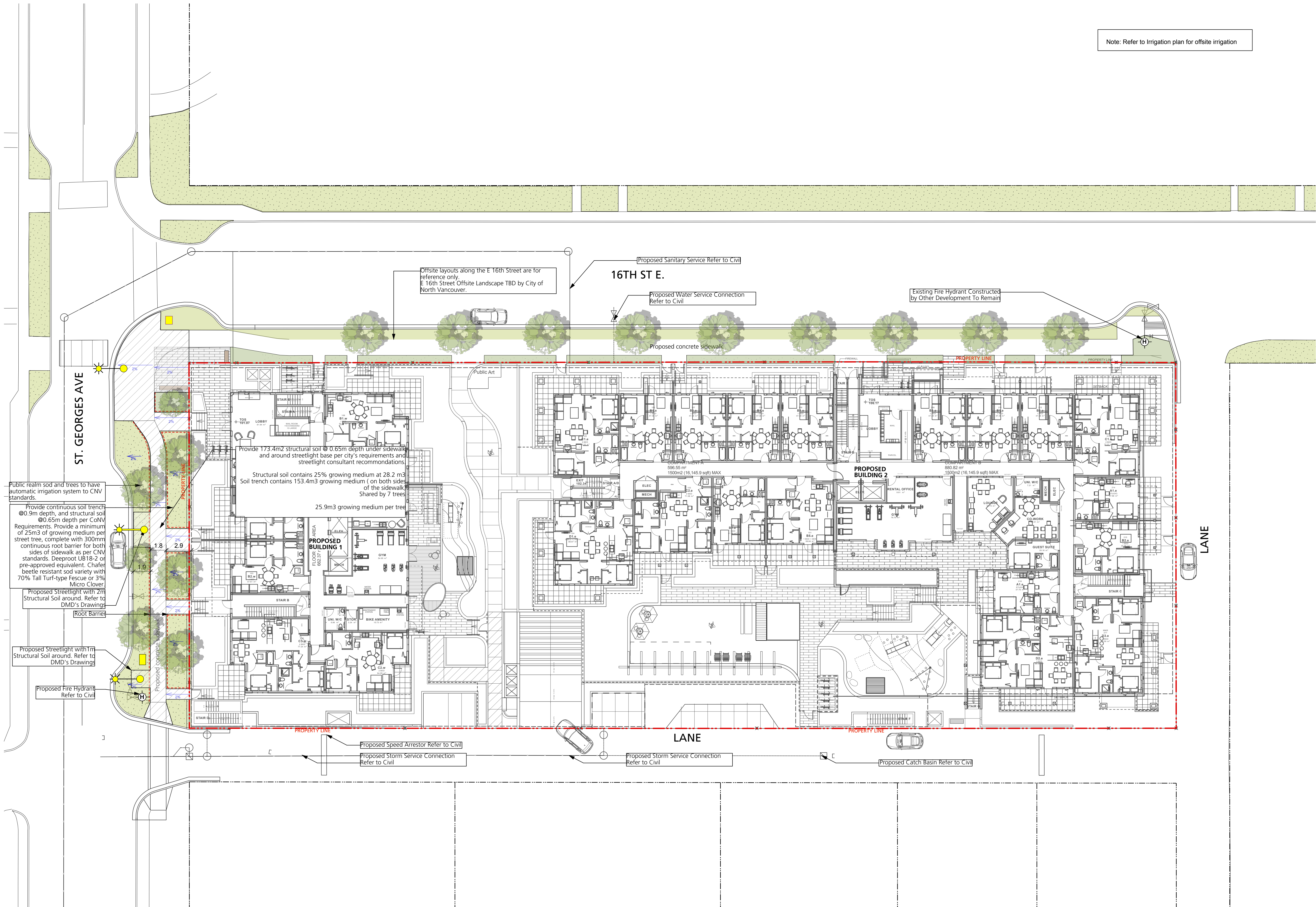
Drawing Title:

**Tree Management  
Plan**

Checked By: SJ  
MP

## L0.1





Note: Refer to Irrigation plan for offsite irrigation

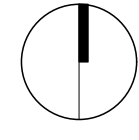
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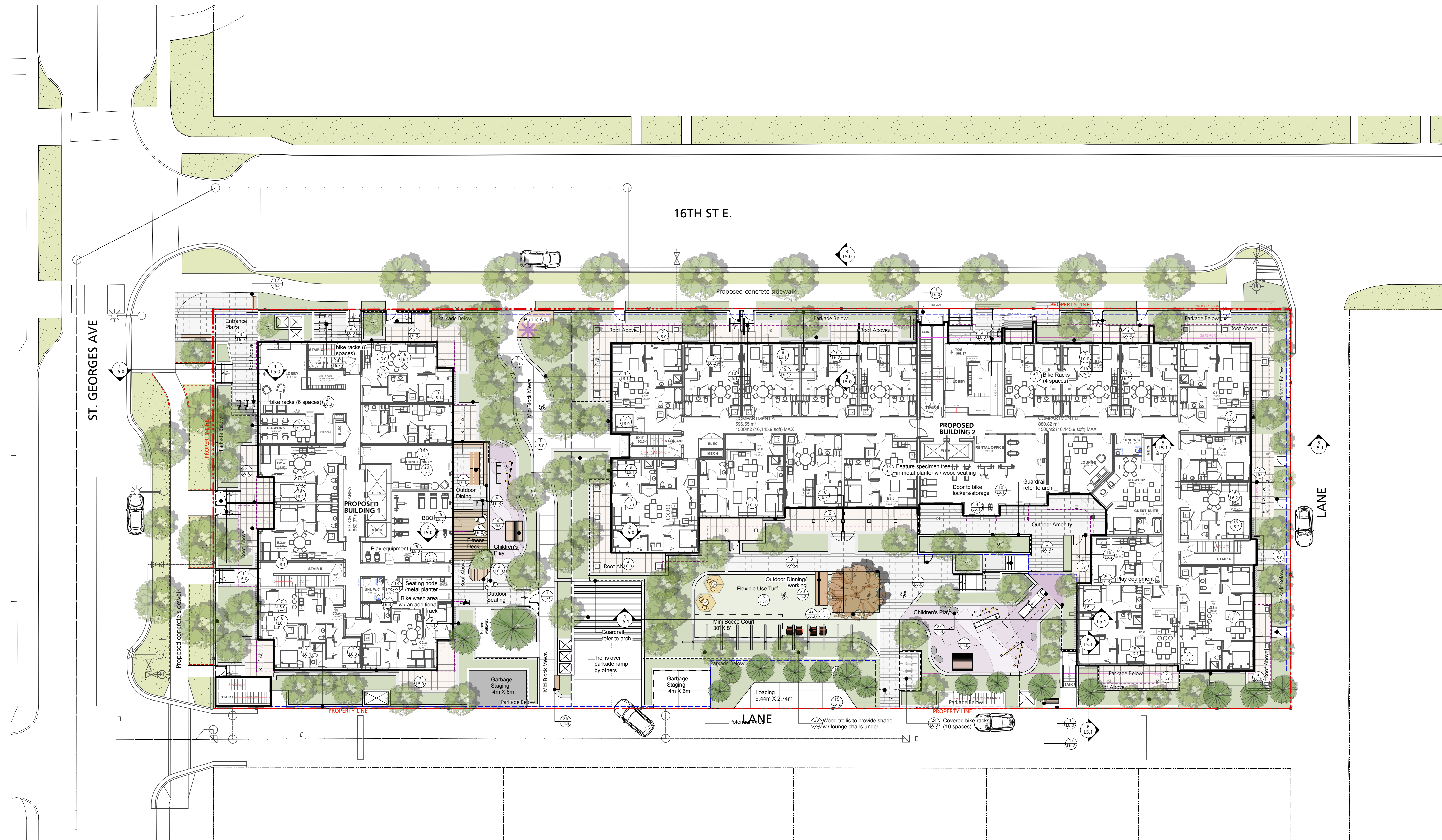
Client: **Adera**

Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Landscape  
Offsite Plan**

Project North:  Drawn By: SJ  
Checked By: MP  
Scale: 1:200 Job No.: 24-014  
Sheet No.:





KEY LEGEND:

- |  |   |                           |                   |
|--|---|---------------------------|-------------------|
| 1 CIP Concrete Paving (Pedestrian)         | 10 Conc. Stairs, Handrail and Tactile Warning                 | 19 Lounge Seating         | 28 Lighting       |
| 2 Hydrapressed Slab Paving                 | 11 Urban Agriculture Metal Planter                            | 20 Picnic Table           | 29 Play Equipment |
| 3 Concrete Unit Pavers (Pedestrian)        | 12 Prefabricated Metal Storage Bench                          | 21 Movable Table & Chairs | 30 Trellis        |
| 4 Rubber Play Area Surfacing +Rubber Holds | 13 Prefabricated Curved Metal Planter w/ Seating in courtyard | 22 Umbrella               |                   |
| 5 Artificial Turf                          | 14 Prefabricated Metal Planter w/ Seating on rooftop          | 23 Feature Seating        |                   |
| 6 Fitness Yoga Deck                        | 15 Custom Aluminum Gate                                       | 24 Bike Rack              |                   |
| 7 Gravel Strip                             | 16 Privacy Screen   | 25 Electric BBQ           |                   |
| 8 Conc. Retaining Wall                     | 17 Bench  | 26 Seating on Conc.       |                   |
| 9 Valley Stone Modular Wall                | 18 Lounge Chair   | 27 Bollard Light          |                   |

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Client:

**Adera**

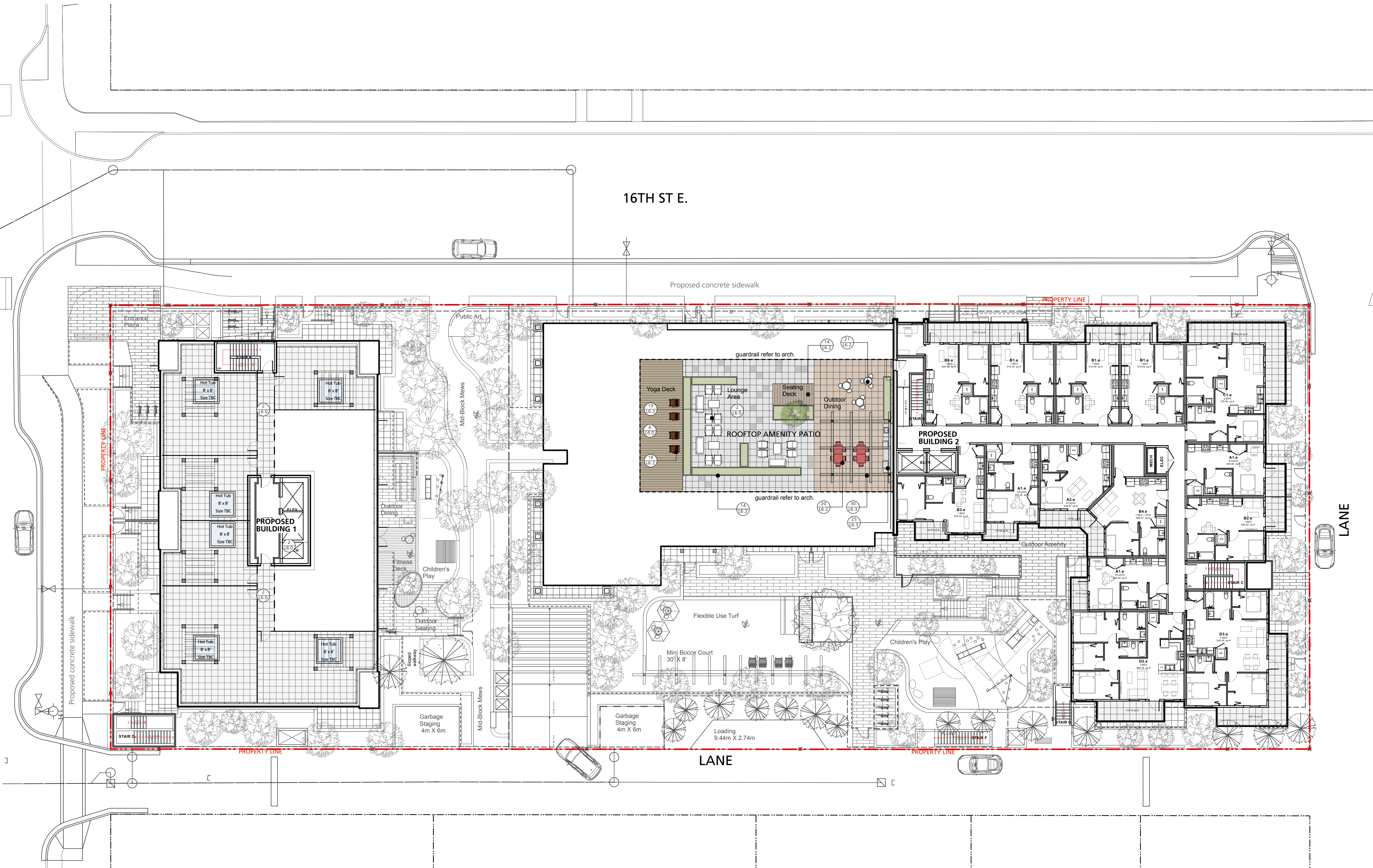
Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Landscape Key Plan  
- Ground Level**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
1:200		
Sheet No.:		

**L1.0**





KEY LEGEND:			
1 16.0	C/P Concrete Paving (Pedestrian)	16 16.1	Conc. Stairs, Handrail and Tactile Warning
2 16.0	Hydrapressed Slab Paving	17 16.1	Urban Agriculture Metal Planter
3 16.0	Concrete Unit Pavers (Pedestrian)	18 16.1	Prefabricated Metal Storage Bench
4 16.0	Rubber Play Area Surfacing +Rubber Holds	19 16.1	Prefabricated Curved Metal Planter w./ Seating in courtyard
5 16.0	Artificial Turf	20 16.1	Prefabricated Metal Planter w./ Seating on rooftop
6 16.0	Fitness Yoga Deck	21 16.1	Custom Aluminum Gate
7 16.0	Gravel Strip	22 16.1	Privacy Screen
8 16.1	Conc. Retaining Wall	23 16.1	Bench
9 16.1	Valley Stone Modular Wall	24 16.1	Lounge Chair
10 16.1		25 16.1	Lounge Seating
11 16.1		26 16.1	Picnic Table
12 16.1		27 16.1	Movable Table & Chairs
13 16.1		28 16.1	Umbrella
14 16.1		29 16.1	Feature Seating
15 16.1		30 16.1	Bike Rack
16 16.1		31 16.1	Electric BBQ
17 16.1		32 16.1	Seating on Conc.
18 16.1		33 16.1	Bollard Light
19 16.1		34 16.1	Lighting
20 16.1		35 16.1	Play Equipment
21 16.1		36 16.1	Trellis

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Client:

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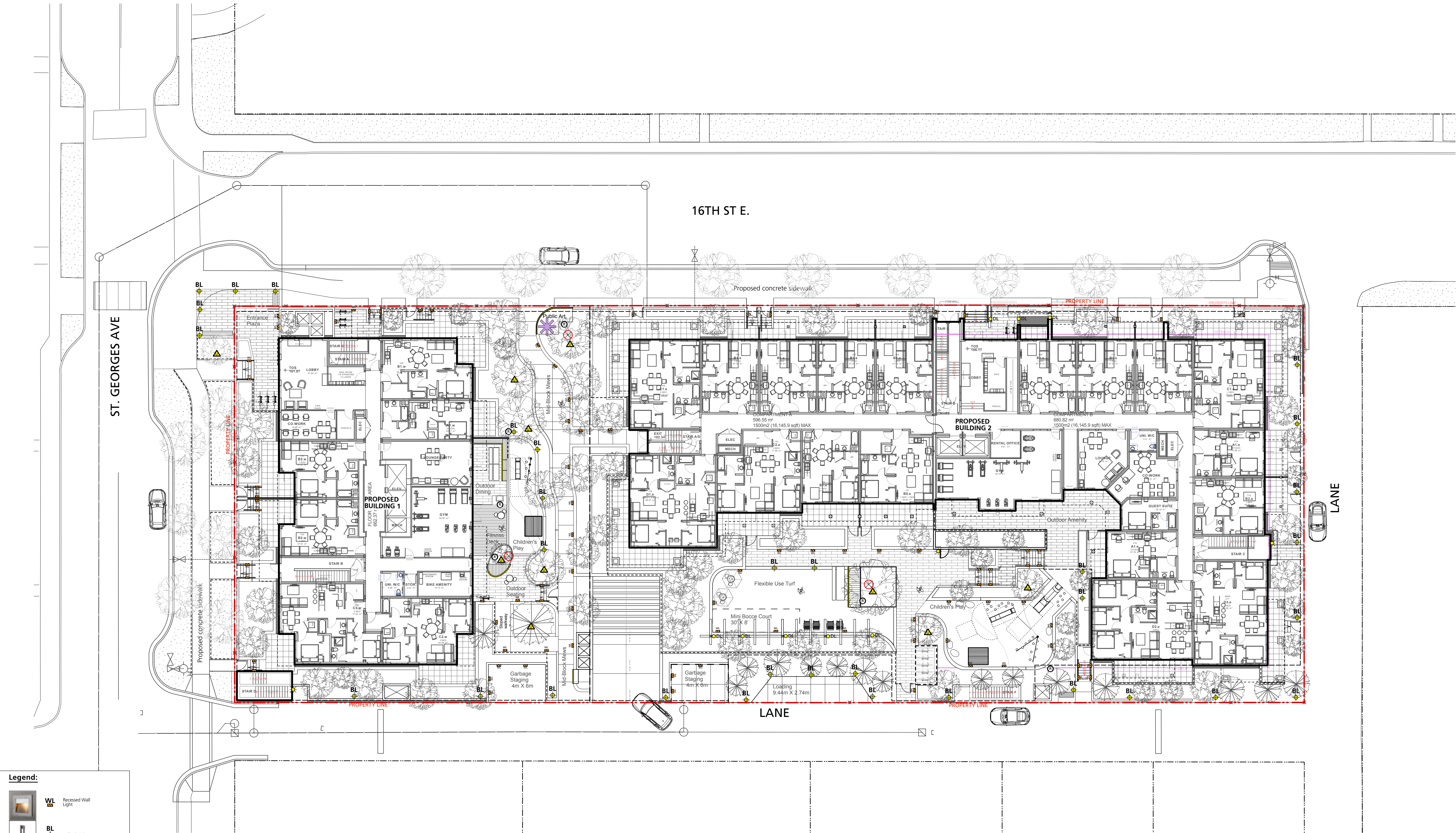
Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Landscape Key Plan  
- Rooftop**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:		

**L1.1**





**Legend:**

	WL	Recessed Wall Light
	BL	Bollard Light
	UL	Up Light
	DL	Down Light
		Wall Mounted Source Light (by others)
		Duplex power outlet for outdoor terrace lights on tree
		Receptacle for outdoor activity use
		LED strip light

**By Others**

**Note:** Road Landscape Lighting Plan in conjunction with Architectural and Electrical Drawings.

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Client:

**Adera**

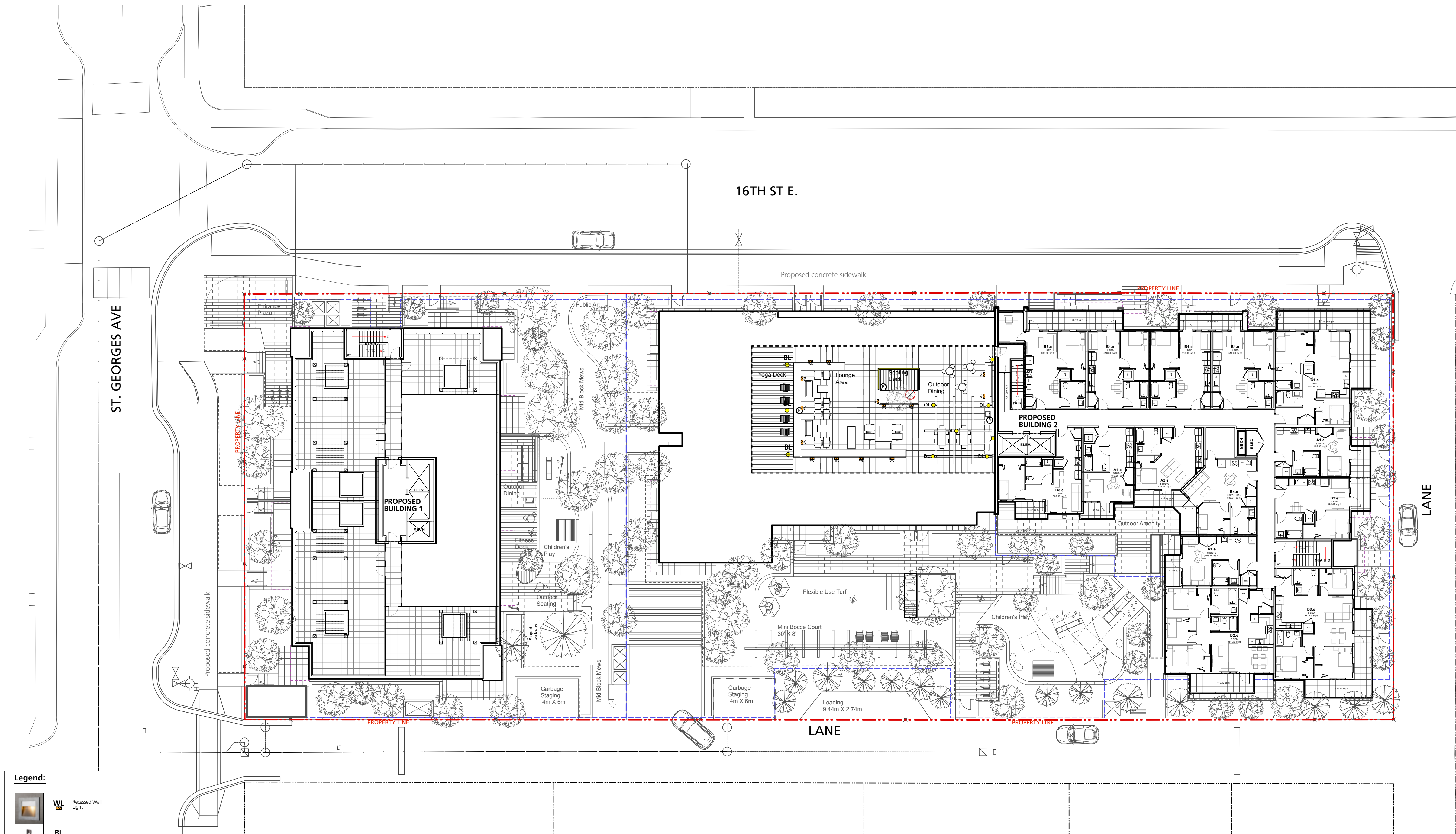
Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Landscape Lighting Plan  
Ground Level**

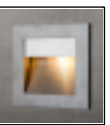
Project North:	Drawn By:	SJ
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1:200		
Sheet No.:		


**L1.2**







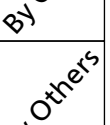
**Legend:**

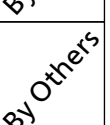
**WL** Recessed Wall Light

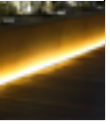
**BL** Bollard Light

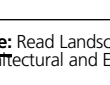
**UL** Up Light

**DL** Down Light

**By Others** Wall Mounted Scene Light (by others)

**By Others** Duplex power outlet for outdoor bistro lights on tree

**By Others** Receptacle for outdoor activity use

**LED** LED strip light

**Note:** Read Landscape Lighting Plan in conjunction with architectural and electrical drawings.

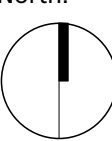
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Client: **Adera**

Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Landscape Lighting Plan  
Roof Level**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
1:200		
Sheet No.:		



**Grading Notes**

1. Slope all paver areas to area drains.
2. All planting beds over slab are to be lightly compacted prior to installation of planting. Mound planters slightly (50mm) in center. maximum slope is 3:1.

**Grading Legend**

FFE +00.00	FINISH FLOOR ELEVATION
+FE 00.00	FINISH GRADE ELEVATION
+TS 00.00	TOP OF STAIRS ELEVATION
+BS 00.00	BOTTOM OF STAIRS ELEVATION
+TW 00.00	TOP OF WALL ELEVATION
+BW 00.00	BOTTOM OF WALL ELEVATION
+CIVIL 00.00	CIVIL FINISH GRADE ELEVATION
+EX 00.00	EXISTING SURVEY ELEVATION
+RIM 00.00	RIM ELEVATION FOR DRAINS

Note:  
Detailed Grading and drain Locations will be shown  
at BP submission.

16TH ST E.

Offsite landscaping along 16th St. E. TBD by  
CoNV.

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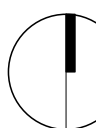
Client:

**Adera**

Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Landscape Grading Plan**

Project North:



Drawn By:

SJ

Checked By:

MP

Scale:

1:200

Job No.:

24-014

Sheet No.:

**L2.0**



PLANTING NOTES

- 1) Offsite Tree Species Selection To Be Confirmed By City of North Vancouver Park Board. Final Spacing, Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. New Trees Must Be Of Good Standard, Minimum 6cm Caliper. And Installed With Approved Root Barriers, Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 Feet Long And 18 Inches Deep. Planting Depth Of Root Ball Must Be Below Sidewalk Grade. Call Park Board For Inspection After Tree Planting Completion
- 2) All planting and landscape installation to meet or exceed the BCSLA/VCLNA - CSLA landscape standards
- 3) As a minimal acceptable standard:

a) Sizes on the plant list shall be considered minimum sizes

b) Root balls to be free of pernicious weeds
- 4) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- 5) All plant material shall be approved at the nursery by the project landscape architect.
- 6) The contractor shall supply all plant materials shown on all drawings.
- 7) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- 8) Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
- 9) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 10) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- 11) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 12) All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- 13) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- 14) The landscape contractor shall refer to the contract specifications for additional requirements.
- 15) All sod to be unnetted and grown on sand.
- 16) Plant Search area to include BC, WA, OR & CA.
- 17) Imported growing medium to be free from all mushroom / fungi growth
- 18) Ensure 300mm depth soil in all shrub zones.
- 19) Contractor is responsible to obtain and be familiar with the relevant project specifications

Note: Total replacement trees: 78

Plant List - All Levels				
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size
Trees				
Abf	4	Abies fraseri	Fraser Fir	2m ht.
Acc	16	Acer circinatum	Vine Maple	2.5m ht, B&B
Acg	3	Acer griseum	Paperbark Maple	6cm cal., WB
AcPO	1	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal., 3m ht, WB
ApS	4	Acer palmatum 'Sangokaku'	Coral Bark Maple	6cm cal., 2.5m ht, WB
AcRb	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	6cm cal., WB
AgA	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5m, WB
Cl	1	Cercidiphyllum japonicum	Katsura Tree	6cm cal., WB
Cn	3	Cornus nuttallii	Pacific Dogwood	6cm cal., WB
MsR	15	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2.5m ht., WB
Po	14	Picea omorika	Serbian Spruce	3m, B&B
St1	2	Street Tree 1	Street Tree 1	6cm cal.
St2	2	Street Tree 2	Street Tree 2	6cm cal.
St3	3	Street Tree 3	Street Tree 3	6cm cal min.
Stj	10	Styrax japonicus	Japanese Snowbell	6cm cal., WB
Shrubs				
AE	64	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot
BtR	62	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3 pot
BmW	84	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot
Cs-1	34	Cornus sericea 'Arctic Fire'	'Arctic Fire' Red Twig Dogwood	#3 pot
EFE	46	Euonymus fortunei 'Emerald 'n Gold'	Emerald and Gold Wintercreeper	#3 pot
Gs	85	Gaultheria shallon	Salal	#2 pot
HyA	30	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot
HmbB	24	Hydrangea macrophylla 'Blue Billows'	Lacecap Hydrangea	#5 pot
HdT	7	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	#5 pot
Lop	173	Lonicera pileata	Privet Honeysuckle	#3 pot
Mn	51	Mahonia nervosa	Longleaf Mahonia	#2 pot
PIO	123	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot
RCW	16	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot
RSL	133	Sarcococca hookeriana var. humilis	Snow Lady Rhododendron	#3 pot
Sh	17	Sarcococca ruscifolia	Dwarf Sweet Box	#2 pot
Sr	86	Skimmia japonica 'Rubella'	Fragrant Sarcococca	#3 pot
SjR	70	Spiraea japonica 'Walburna' Magic Carpet	Skimmia	#3 pot
SjW	5	Syringa reticulata	Magic Carpet Spirea	#3 pot
Syr	5	Symphoricarpos albus	Japanese Lilac	1.8m Ht. B&B
TMH	506	Taxus x media 'Hicksii' (male form)	Snowberry	#2 pot
			Hicksii Yew (male form)	#4' ht
				Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses				
Als	10	Allium schoenoprasum	Chives	#1 pot/bulb
Aj	58	Astilbe japonica 'Deutschland'	Amethyst False Spirea	#1 pot
AaA	47	Astilbe x arendsii 'Amethyst'	Amethyst False Spirea	#1 pot
Bs	98	Blechnum spicant	Deer Fern	#1 pot
CaK	20	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot
Cb	44	Carex buchananii	Leatherleaf Sedge	#1 pot
C	197	Carex morrowii 'Ice Dance'	Variegated Japanese Sedge	#1 pot
Ca	5	Clematis armandii	Armand Clematis	#3 pot
Df	6	Dicentra formosa	Pacific Bleeding Heart	#1 pot
EP	76	Echinacea purpurea	Purple Coneflower	#2 pot
EG	43	Euphorbia characias 'Glacier Blue'	Glacier Blue Spurge	#2 pot
Fc	220	Fragaria chiloensis	Coastal Strawberry	#1 pot
Hs	54	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
HmS	24	Heimerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot
HA	12	Hosta 'August Moon'	August Moon Hosta	#1 pot
LaM	91	Lavandula angustifolia 'Munstead'	English Lavender	#2 pot
P	250	Pachysandra terminalis	Japanese Spurge	#1 pot
PaH	113	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot
PaL	10	Perovskia atriplicifolia 'Lace'	Russian Sage	#1 pot
Pm	49	Polystichum munium	Western Sword Fern	#2 pot
Ro	23	Rosmarinus officinalis	Rosemary	#2 pot
Rh	36	Rudbeckia hirta	Black-eyed Susan	#1 pot
Sol	17	Salvia officinalis 'Icterina'	Golden Common Sage	#2 pot
TSO	207	Thymus 'Spicy Orange'	Orange Scented Thyme	#2 pot
Total	3431			
○ NATIVE SPECIES				

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Client:

Adera

Project Title:  
**E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title:  
**Planting Plan  
Ground Level**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:		

L3.0



PLANTING NOTES

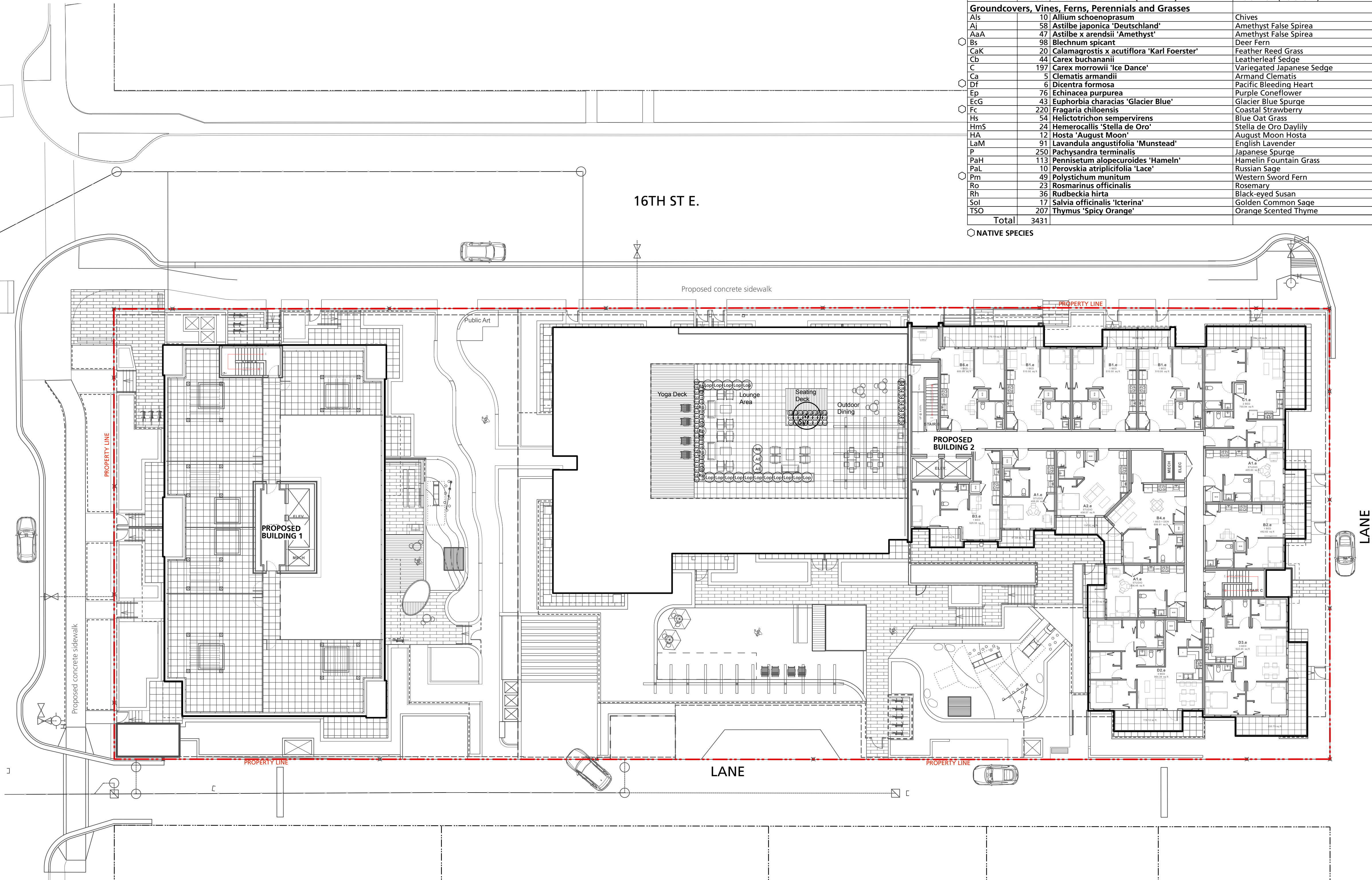
- 1) Offsite Tree Species Selection To Be Confirmed By City of North Vancouver Park Board. Final Spacing, Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. New Trees Must Be Of Good Standard, Minimum 6cm Caliper, And Installed With Approved Root Barriers, Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 Feet Long And 18 Inches Deep. Call Park Board For Inspection After Tree Planting Completion
- 2) All planting and landscape installation to meet or exceed the BCSLAVCLNA - CSLA landscape standards
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b) Root balls to be free of pernicious weeds
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- 15) All sod to be unnetted and grown on sand.
- 16) Plant Search area to include BC, WA, OR & CA.
- 17) Imported growing medium to be free from all mushroom / fungi growth
- 18) Ensure 300mm depth soil in all shrub zones.
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Plant List - All Levels					
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Abf	4	Abies fraseri	Fraser Fir	2m ht.	
Acc	16	Acer circinatum	Vine Maple	2.5m ht, B&B	max. 3 stems
Acg	3	Acer griseum	Paperbark Maple	6cm cal., WB	
AcPO	1	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal., 3m ht, WB	
ApS	4	Acer palmatum 'Sangokaku'	Coral Bark Maple	6cm cal., 2.5m ht, WB	
AcRb	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	6cm cal., WB	
AgA	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5m, WB	
CJ	1	Cercidiphyllum japonicum	Katsura Tree	6cm cal., WB	
Cn	3	Cornus nuttallii	Pacific Dogwood	6cm cal., WB	
MsR	15	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2.5m ht., WB	
Po	14	Picea omorika	Serbian Spruce	3m, B&B	
St1	2	Street Tree 1	Street Tree 1	6cm cal.	T.B.C. by the CNV
St2	2	Street Tree 2	Street Tree 2	6cm cal.	T.B.C. by the CNV
St3	3	Street Tree 3	Street Tree 3	6cm cal min.	T.B.C. by the CNV
Stj	10	Styrax japonicus	Japanese Snowbell	6cm cal., WB	Single Trunk
Shrubs					
AE	64	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot	
BtR	62	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3 pot	
BmW	84	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
Ca-1	34	Cornus sericea 'Arctic Fire'	'Arctic Fire' Red Twig Dogwood	#3 pot	0.8m spread
EFE	46	Euonymus fortunei 'Emerald 'n Gold'	Emerald and Gold Wintercreeper	#3 pot	*groundcover
Gs	85	Gaultheria shallon	Salal	#2 pot	*native
HyA	30	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HmBB	24	Hydrangea macrophylla 'Blue Billows'	Lacecap Hydrangea	#5 pot	
HdT	7	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	#5 pot	
Lop	173	Lonicera pileata	Privet Honeysuckle	#3 pot	
Mn	51	Mahonia nervosa	Longleaf Mahonia	#2 pot	* native
PIO	123	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RCW	17	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot	
RSL	16	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#3 pot	
Sh	133	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	
Sr	17	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot	
SjR	86	Skimmia japonica 'Rubella'	Skimmia	#3 pot	---
SjW	70	Spiraea japonica 'Walbura' Magic Carpet	Magic Carpet Spirea	#3 pot	
Syr	5	Syringa reticulata	Japanese lilac	1.8m Ht. B&B	ulti-stem tree shape
Sa	8	Symphoricarpos albus	Snowberry	#2 pot	
TmH	506	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Als	10	Allium schoenoprasum	Chives	#1 pot/bulb	
Aj	58	Astilbe japonica 'Deutschland'	Amethyst False Spirea	#1 pot	white flower colour
AaA	47	Astilbe x arendsii 'Amethyst'	Amethyst False Spirea	#1 pot	mauve flower colour
Bs	98	Blechnum spicant	Deer Fern	#1 pot	---
CaK	20	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot	
Cb	44	Carex buchananii	Leatherleaf Sedge	#1 pot	
C	197	Carex morrowii 'Ice Dance'	Variegated Japanese Sedge	#1 pot	
Ca	5	Clematis armandii	Armand Clematis	#3 pot	
Df	6	Dicentra formosa	Pacific Bleeding Heart	#1 pot	1'-0" H / 1'-6" W
Ep	76	Echinacea purpurea	Purple Coneflower	#2 pot	
EcG	43	Euphorbia characias 'Glacier Blue'	Glacier Blue Spurge	#2 pot	
Fc	220	Fragaria chiloensis	Coastal Strawberry	#1 pot	
Hs	54	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
HmS	24	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot	
HA	12	Hosta 'August Moon'	August Moon Hosta	#1 pot	
LaM	91	Lavandula angustifolia 'Munstead'	English Lavender	#2 pot	
P	250	Pachysandra terminalis	Japanese Spurge	#1 pot	Groundcover
PaH	113	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
PaL	10	Perovskia atriplicifolia 'Lace'	Russian Sage	#1 pot	
Pm	49	Polystichum munitum	Western Sword Fern	#2 pot	*native
Ro	23	Rosmarinus officinalis	Rosemary	#2 pot	
Rh	36	Rudbeckia hirta	Black-eyed Susan	#1 pot	
Sol	17	Salvia officinalis 'Icterina'	Golden Common Sage	#2 pot	
TSO	207	Thymus 'Spicy Orange'	Orange Scented Thyme	#2 pot	
Total	3431				

○ NATIVE SPECIES



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Client: Adera

Project Title: E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC

Drawing Title: Planting Plan  
Roof Level

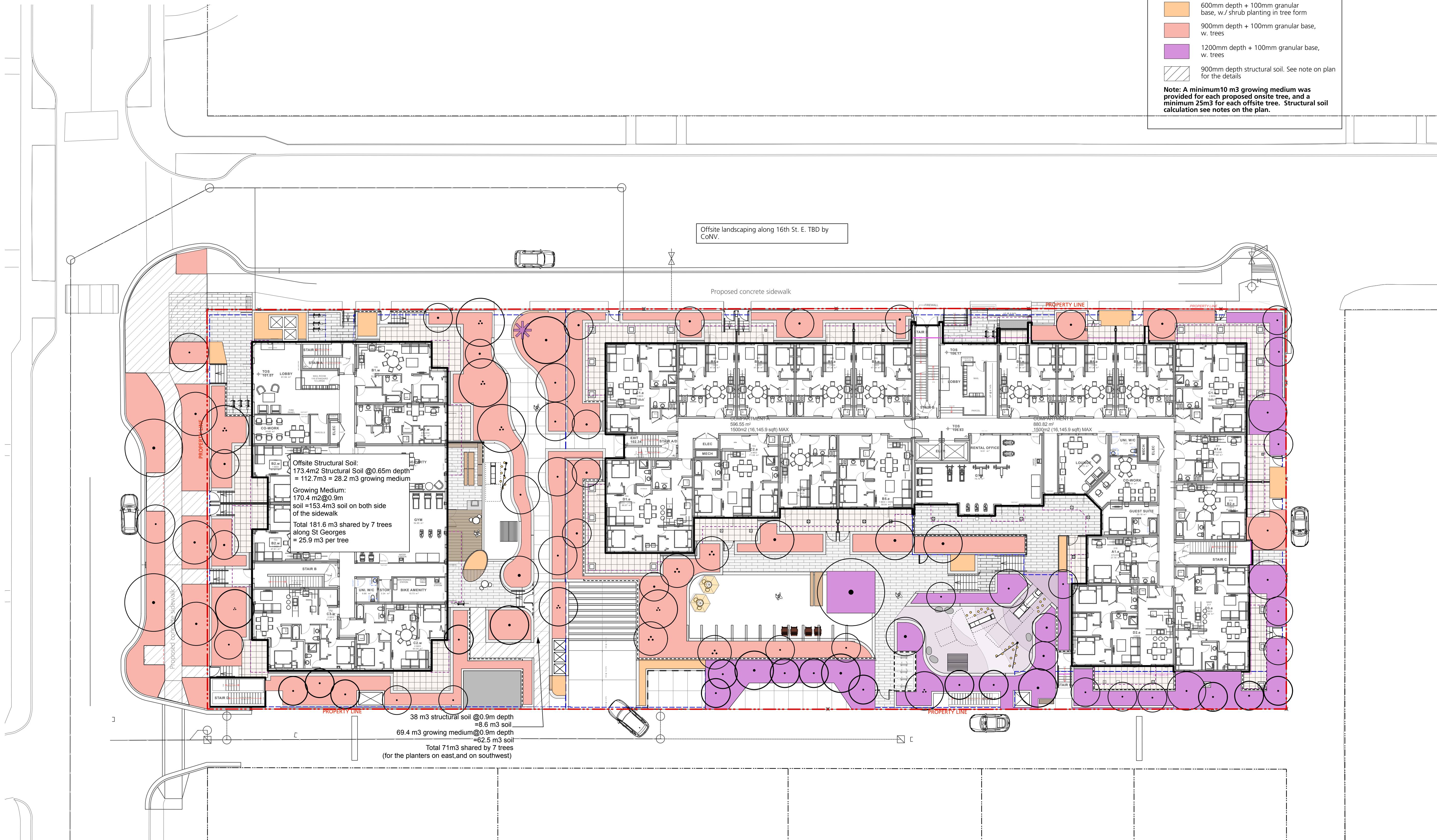
Project North: Drawn By: SJ  
Checked By: MP

Scale: 1:200 Job No.: 24-014

Sheet No.:

L3.1





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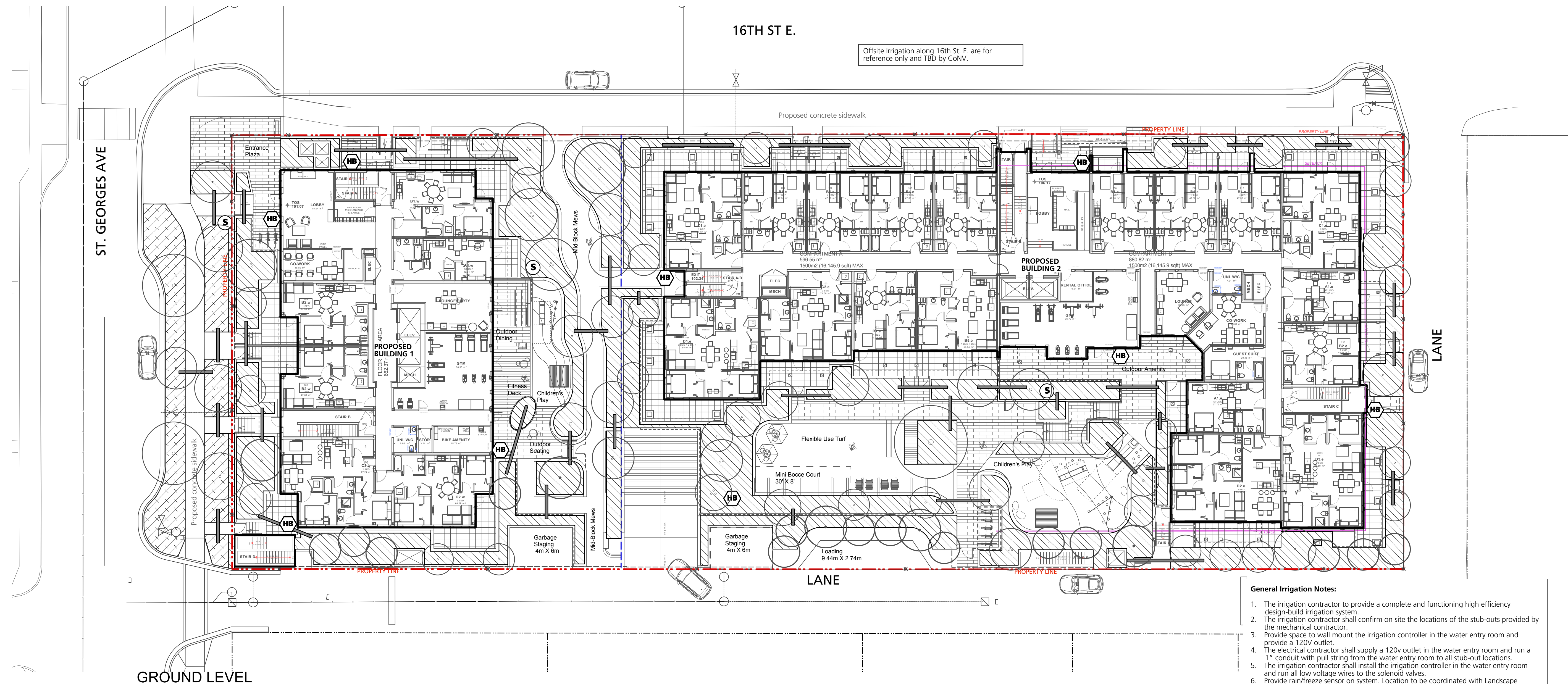
Client: **Adera**

Project Title: **E16th Street  
1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

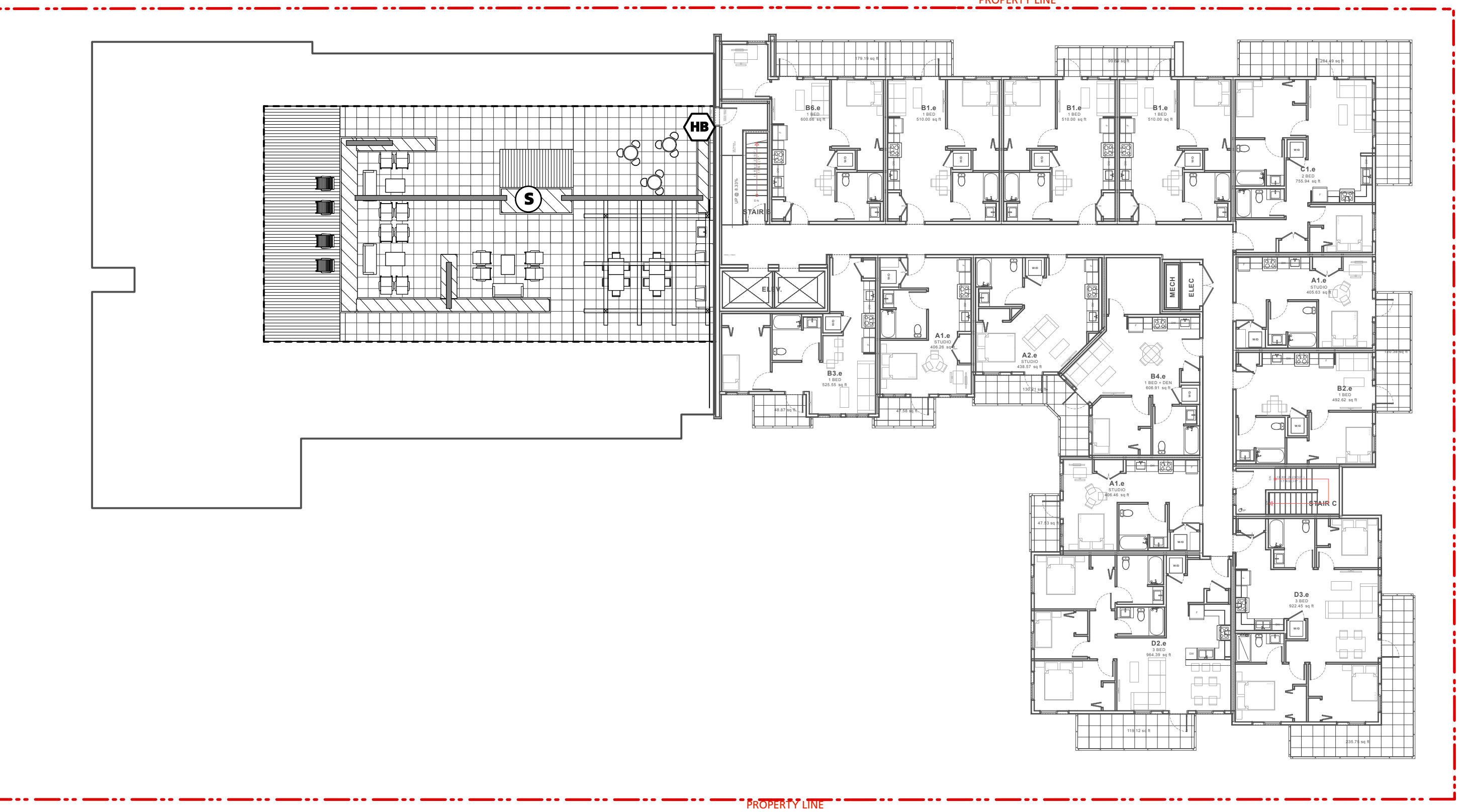
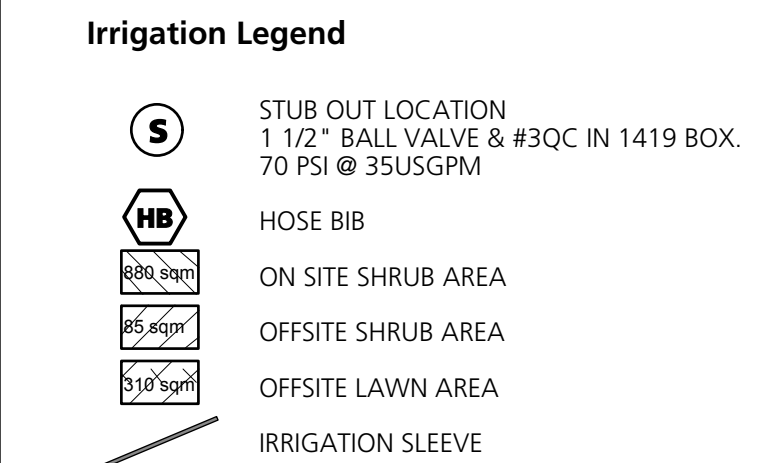
Drawing Title: **Soil Depth Plan**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
		1:200
Sheet No.:		





Note: All landscaping will be irrigated by a high efficiency irrigation system, including all planting on roof decks. Offsite to be irrigated as per CNV standards.



- General Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning high efficiency design-build irrigation system.
  - The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
  - Provide space to wall mount the irrigation controller in the water entry room and provide a 120V outlet.
  - The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations.
  - The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
  - Provide rain/freeze sensor on system. Location to be coordinated with Landscape Architect and general contractor.
  - Flow through all piping not to exceed ft/sec.
  - Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
  - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
  - The irrigation system shall be installed as per the landscape architect's specifications and IIABC standards or better.
  - The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
  - The irrigation contractor to submit shop drawings and detail irrigation design for approval by Landscape Architect prior to installation.
  - The irrigation contractor to provide as-built drawings following construction.

- Irrigation Coordination:**
- Mechanical:**
- Provide backflow preventer and blowout tee located in water entry room.
  - Provide piping from backflow preventer to all stubout locations indicated on this drawing.
  - Provide copper to PVC fitting at each stubout.
- Electrical:**
- Provide 120V power source for irrigation controller in Mechanical room.
  - Provide conduit (for low voltage wiring by Irrigation Contractor) from Mechanical room to all stubout locations.

- Off-Site Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning automatic irrigation system designed to City of North Vancouver Standard.
  - The irrigation contractor shall confirm the locations of the stub-outs provided by the Mechanical contractor.
  - City of North Vancouver to confirm location of remote controller and type of controller given that the Aquaterr control system is no longer available.
  - The irrigation contractor shall install the irrigation controller as request by City of North Vancouver.
  - Provide rain sensor on system, location to be determined.
  - Flow thru all piping not to exceed 5ft/sec.
  - Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
  - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
  - The irrigation system shall be installed as per City of North Vancouver's specifications and IIABC standards or better.
  - The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
  - The irrigation contractor shall provide a separate off site irrigation design system to City of North Vancouver standards for all street trees and boulevard. The irrigation to be designed by IIABC certified designer.
  - The irrigation contractor to provide a completed as-built drawing following construction.
  - All Irrigation heads/drip line to be "Rainbird" brand to City of North Vancouver standard.
  - Avoid digging irrigation trench within the tree protection zones. Irrigate tree protection zones with sprinkler spays from outside the zones.
  - Irrigation Contractor to provide shop drawings to CNV standards for review and approval.

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Client: **Adera**

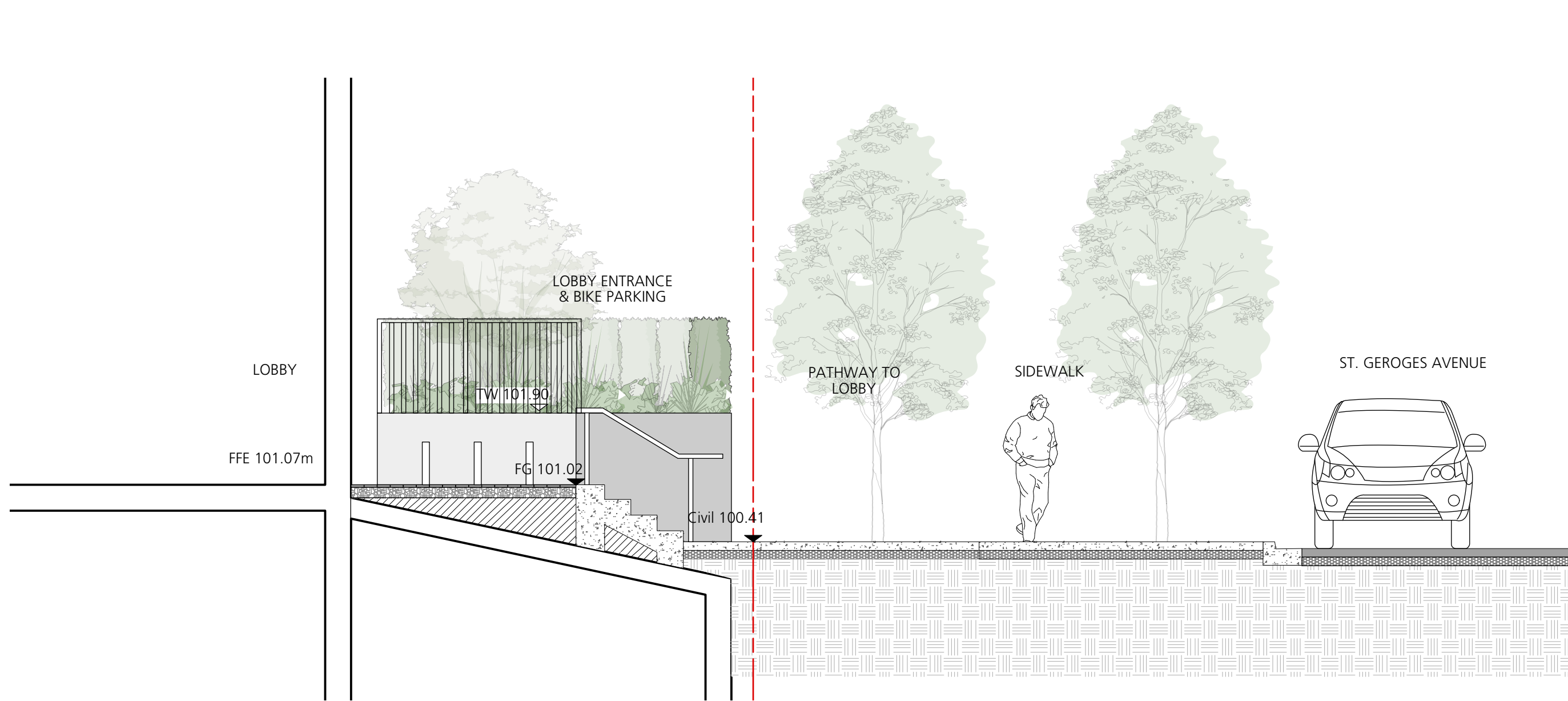
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1540 St. Georges Ave.,  
215-235 E 16th St.  
North Vancouver, BC**

Drawing Title: **Irrigation Plan**

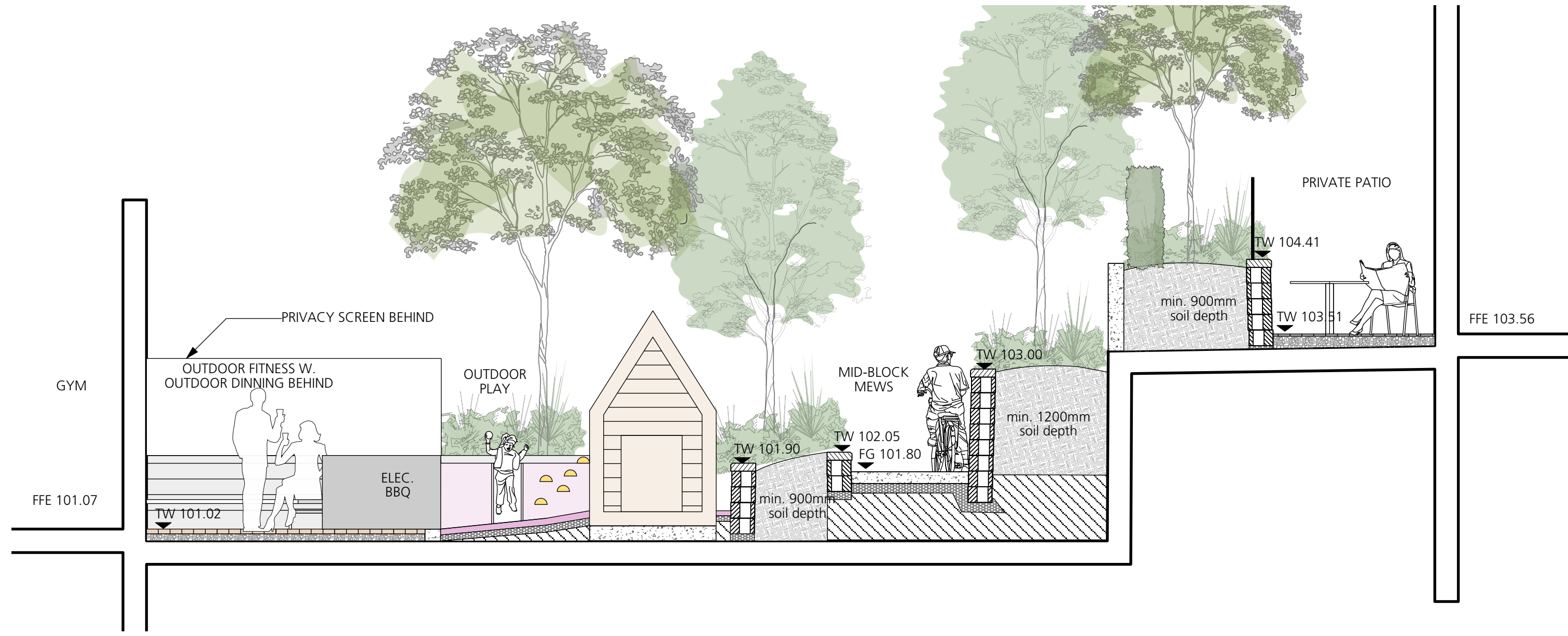
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Scale:	Job No.:	24-014
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Sheet No.:		

**L4.0**

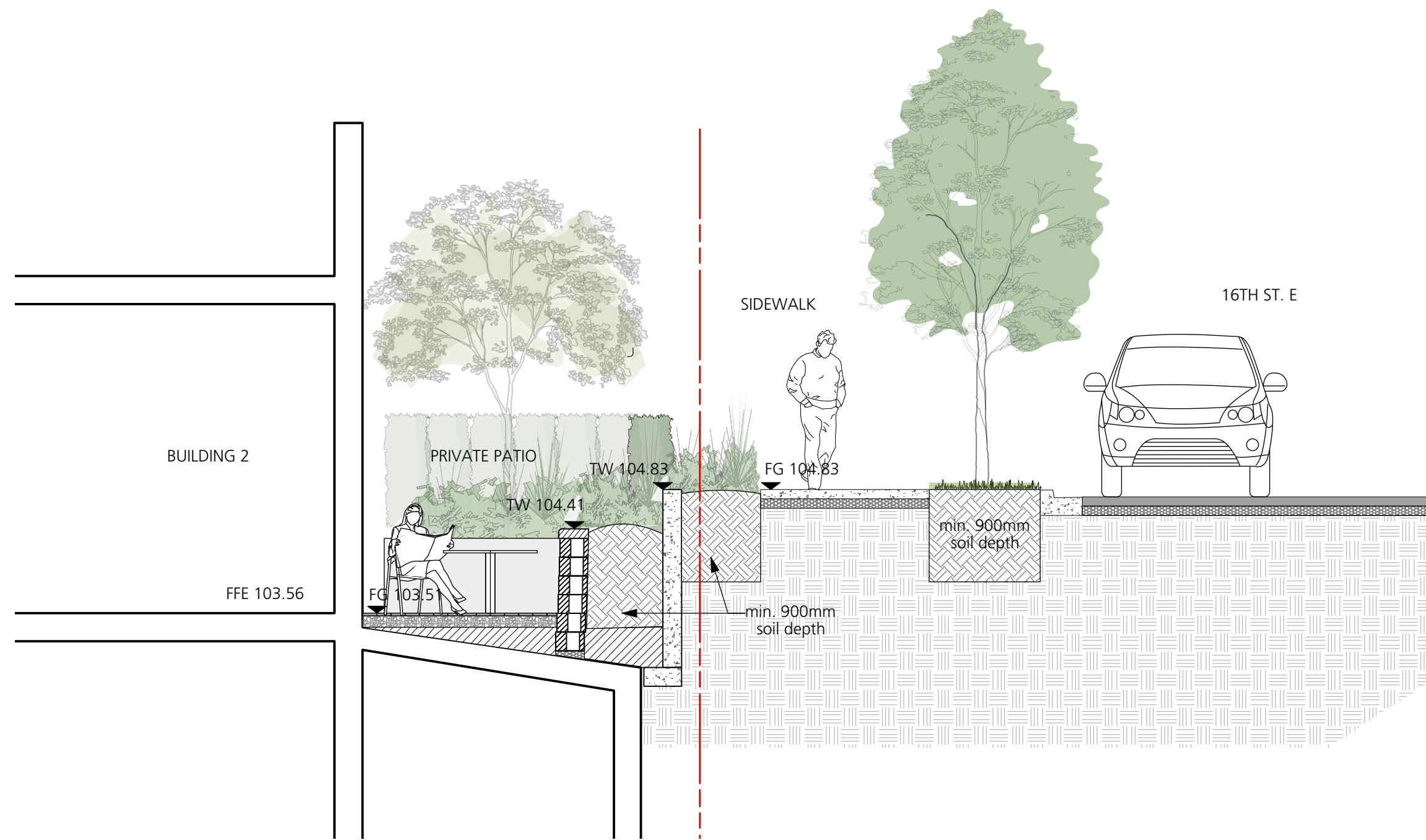




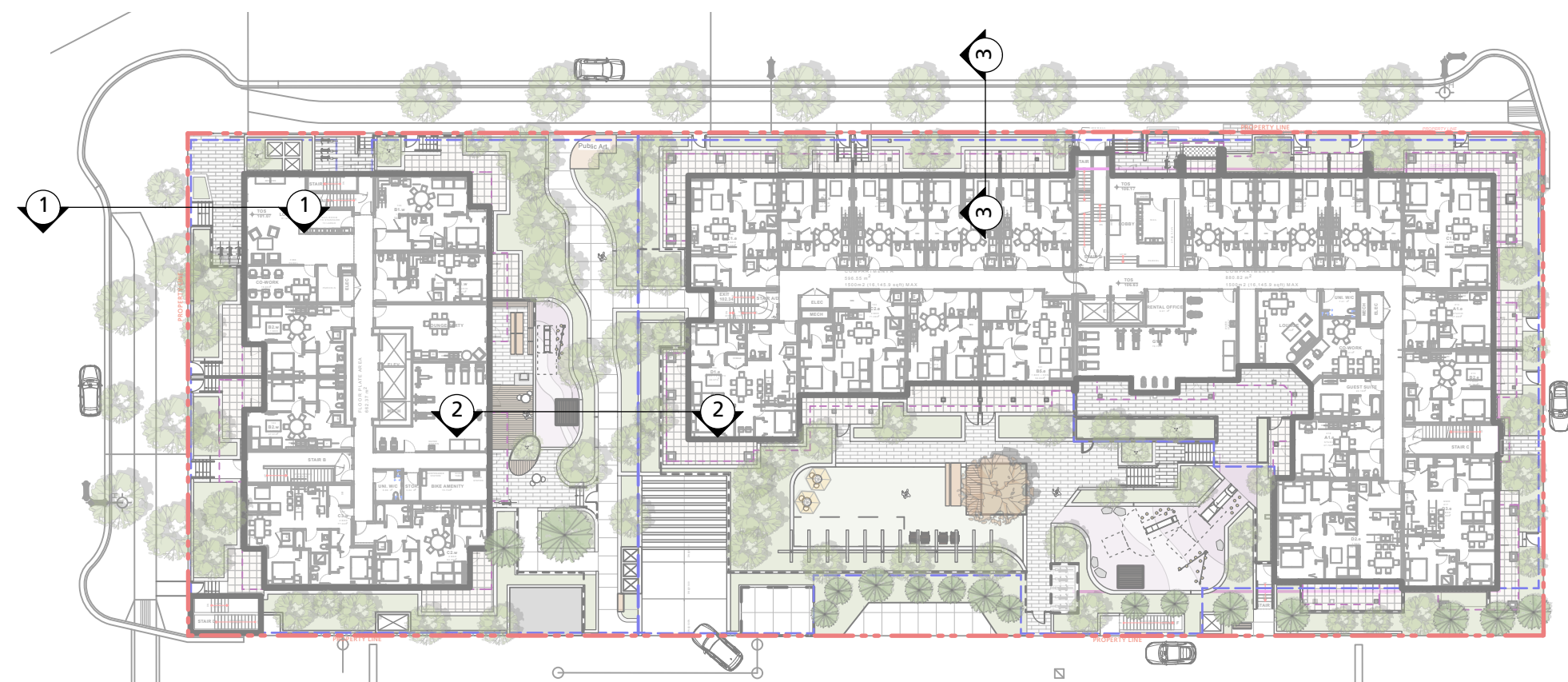
1 BUILDING 1 WEST



2 BUILDING 1 & BUILDING 2



3 BUILDING 2 NORTH



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Client:

**Adera**

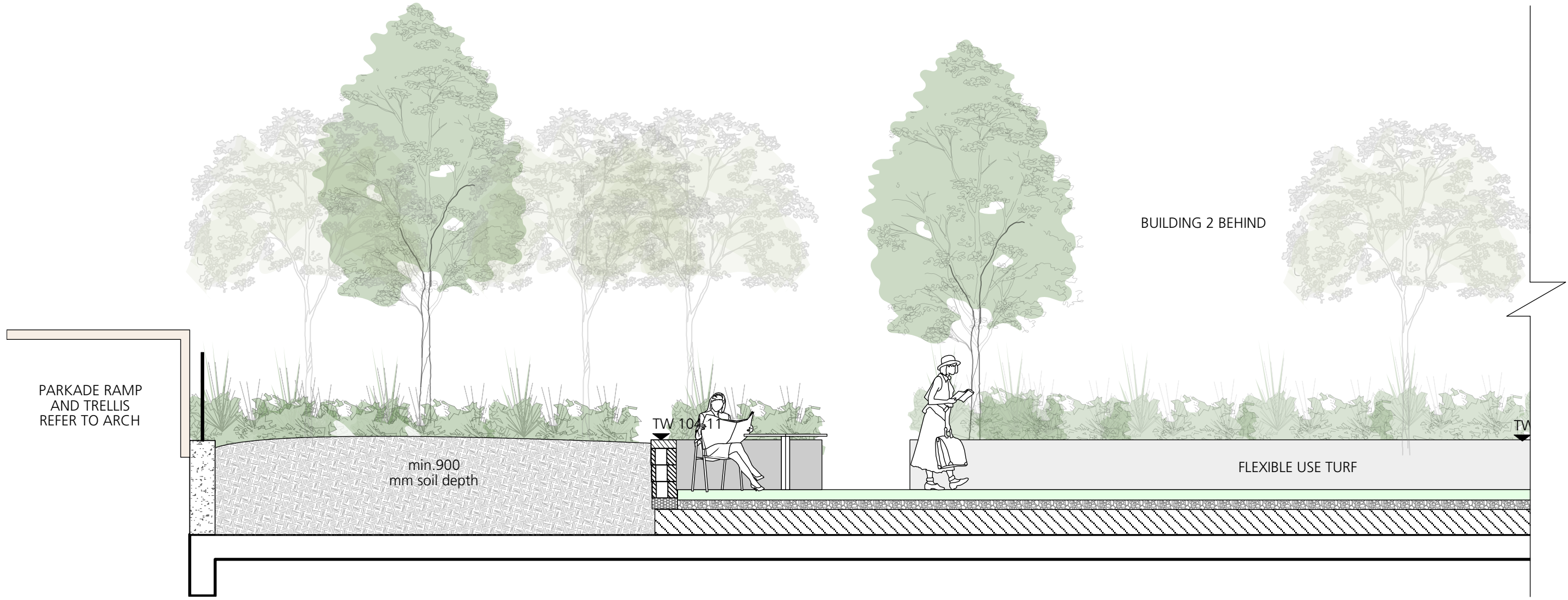
Project Title:  
**16th St. East Rental  
1540 St. Georges,  
North Vancouver, BC**

Drawing Title:  
**Landscape Sections**

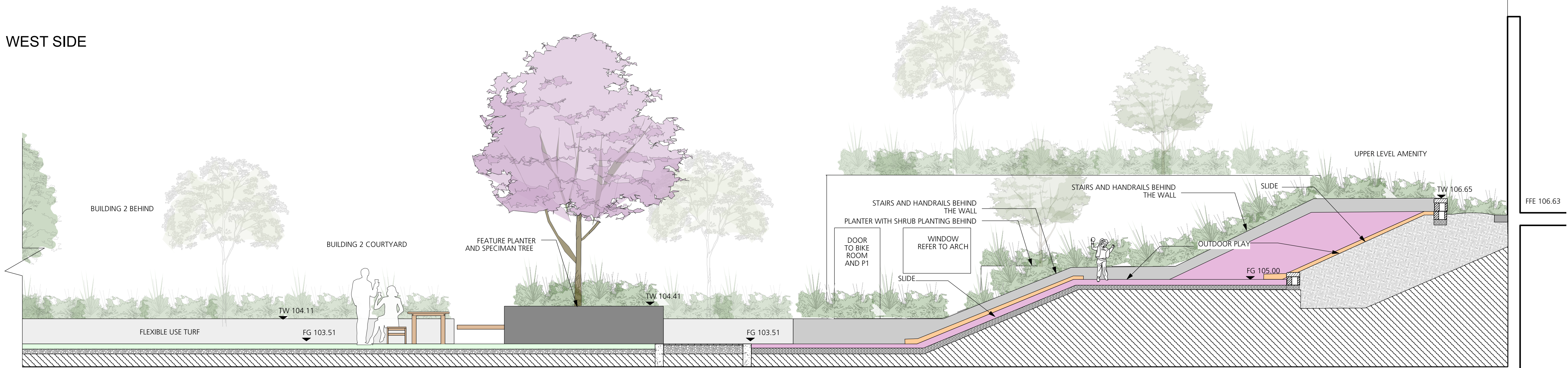
Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
Sheet No.:		

**L5.0**





WEST SIDE



EAST SIDE

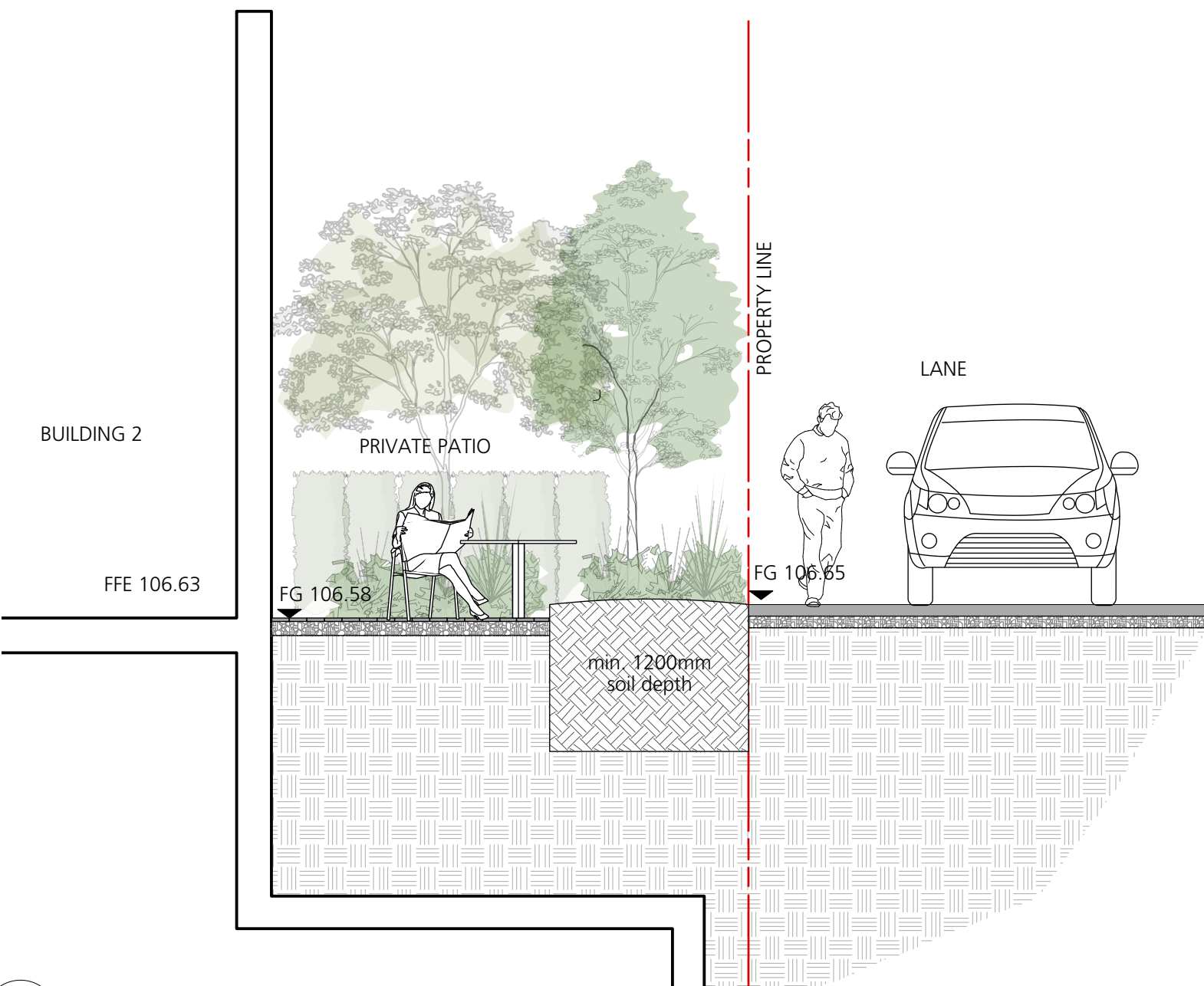
4 BUILDING 2 OUTDOOR AMENITY

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Revision No.	Date

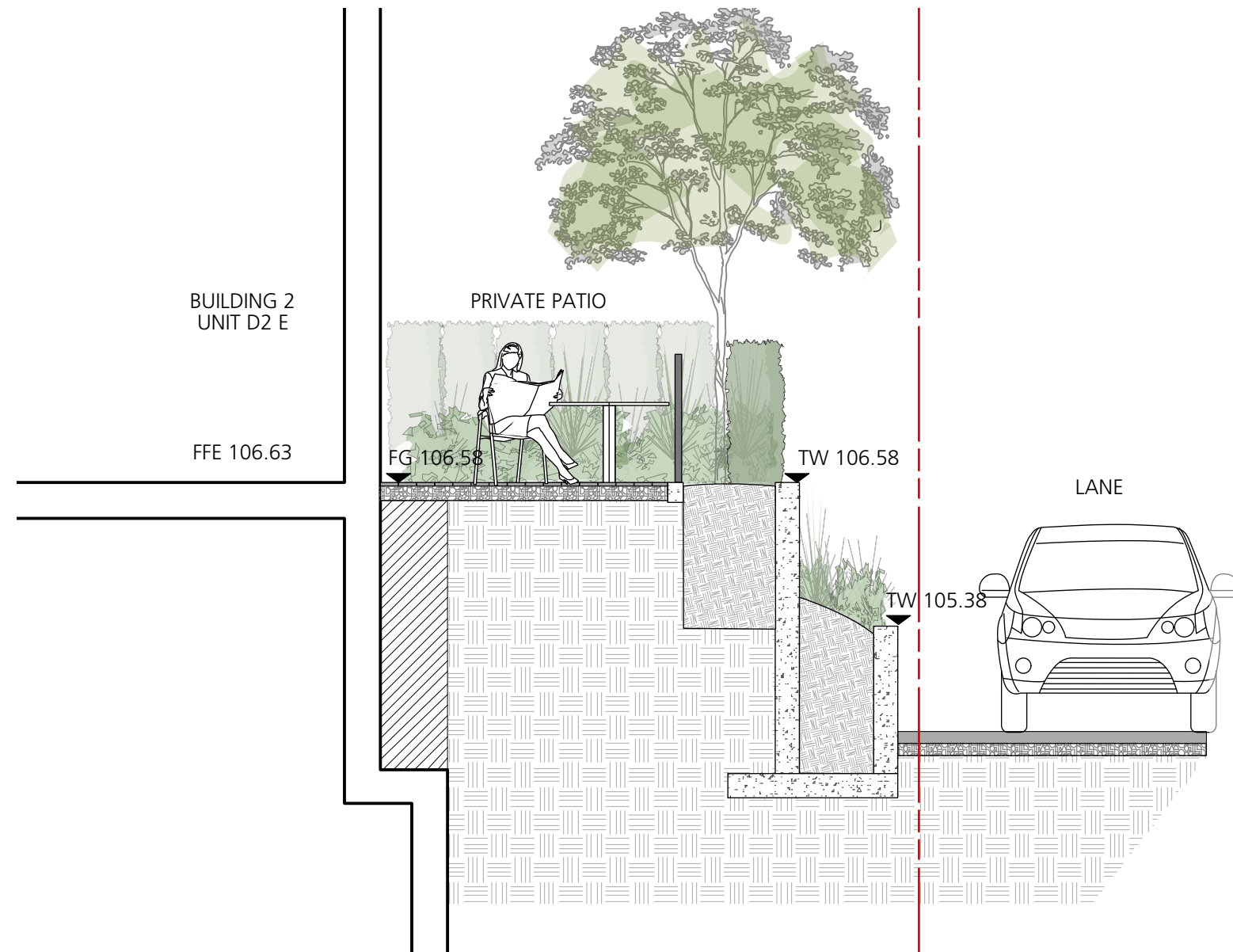
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Client:

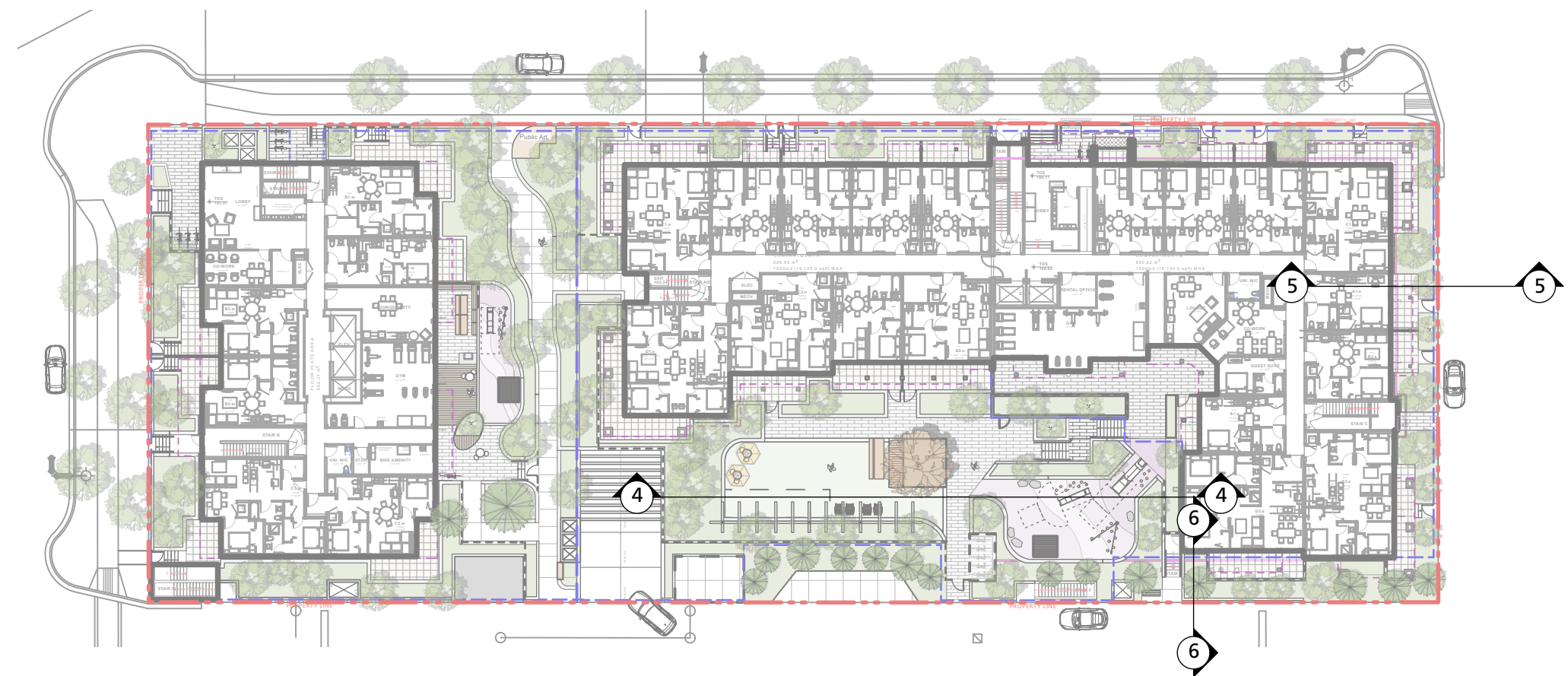
Adera



5 BUILDING 2 SOUTH



6 BUILDING 2 EAST



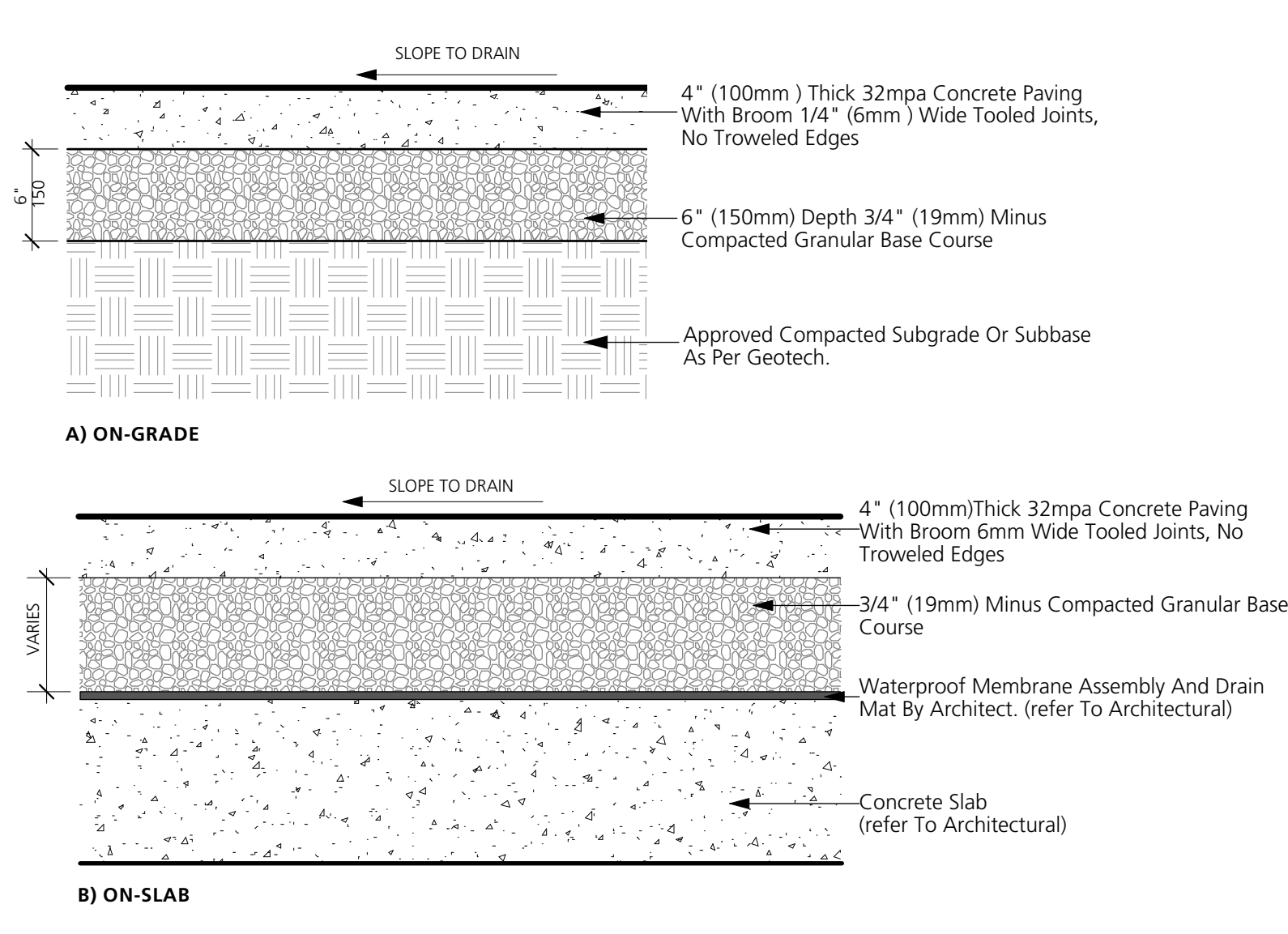
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**16th St. East Rental  
1540 St. Georges,  
North Vancouver, BC**

Drawing Title:  
**Landscape Sections**

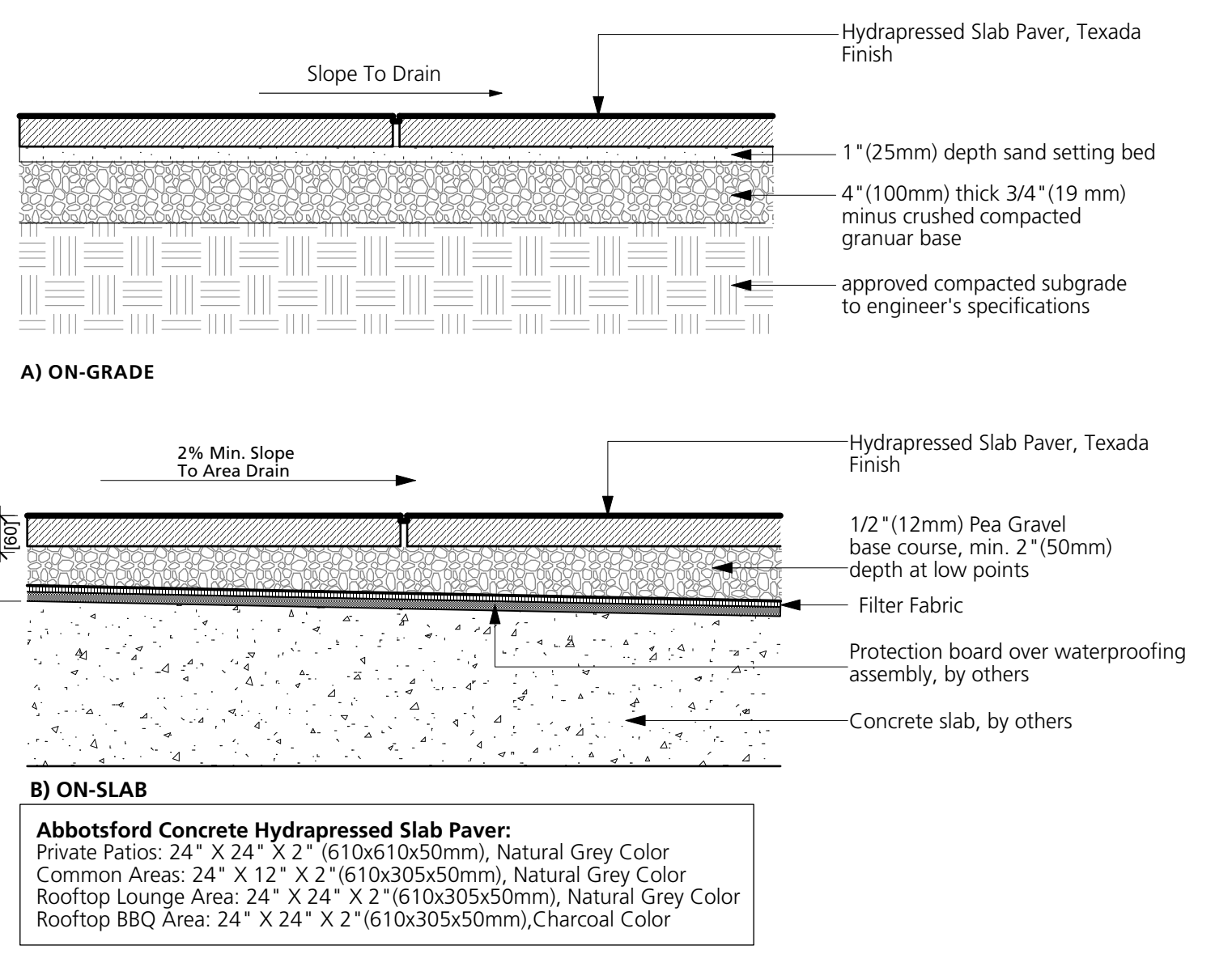
Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
Sheet No.:		

L5.1

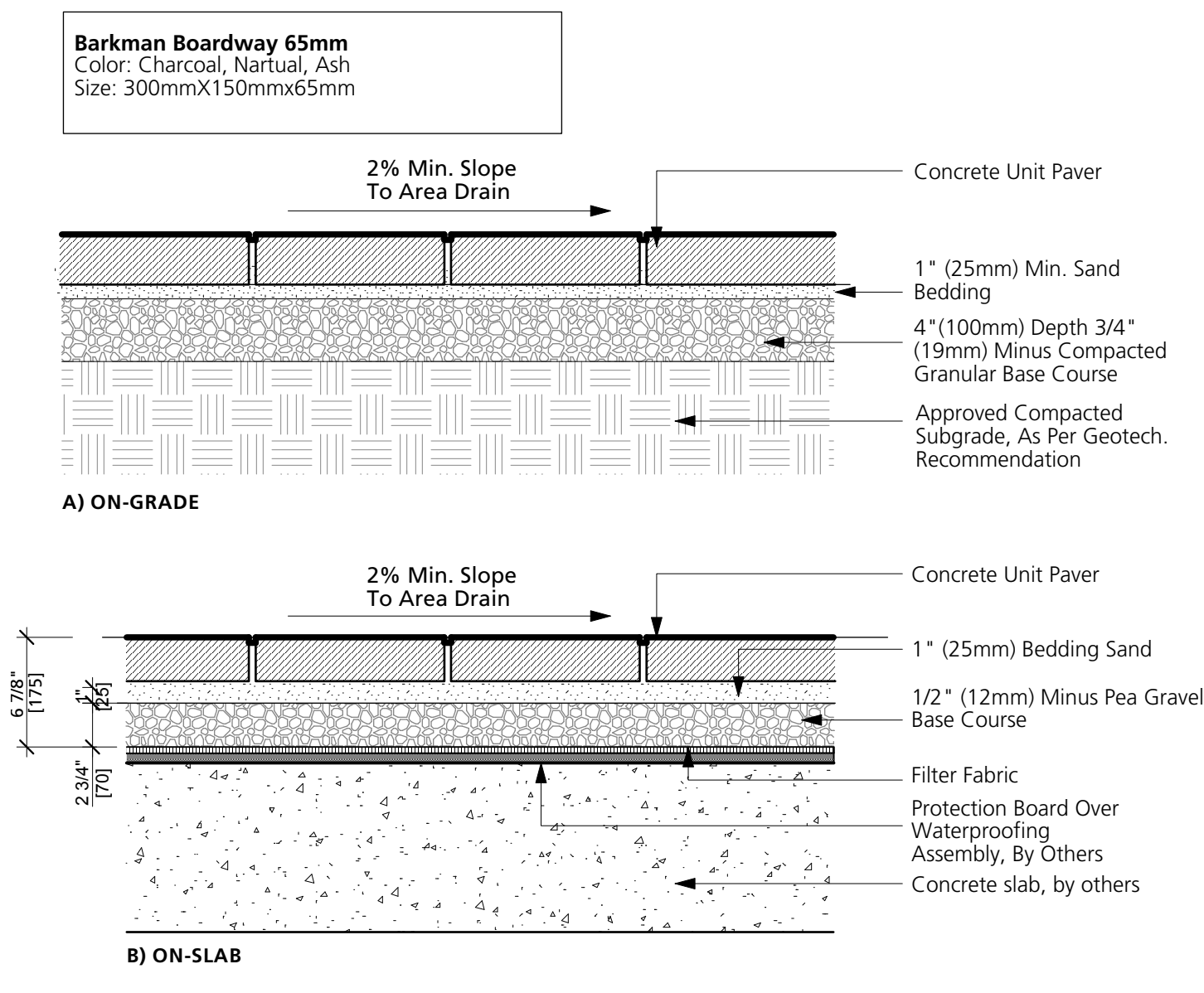
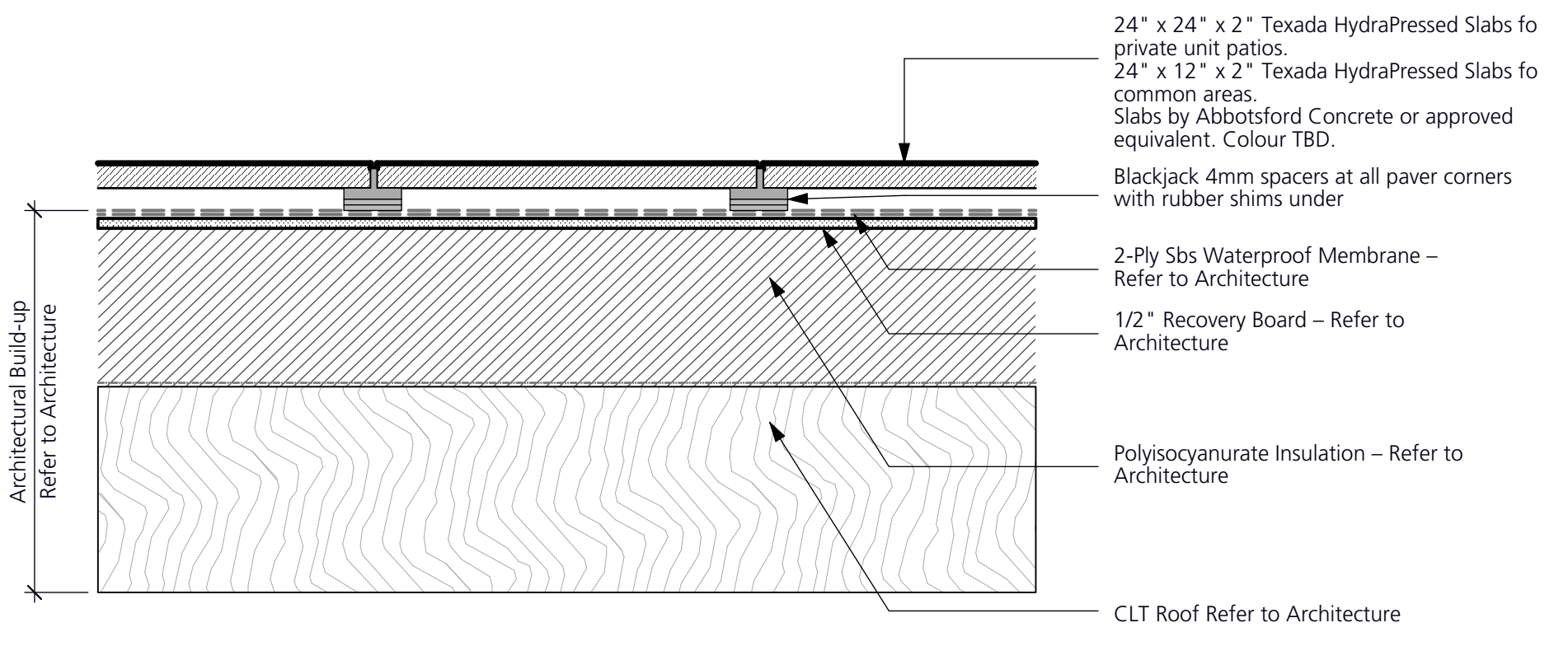




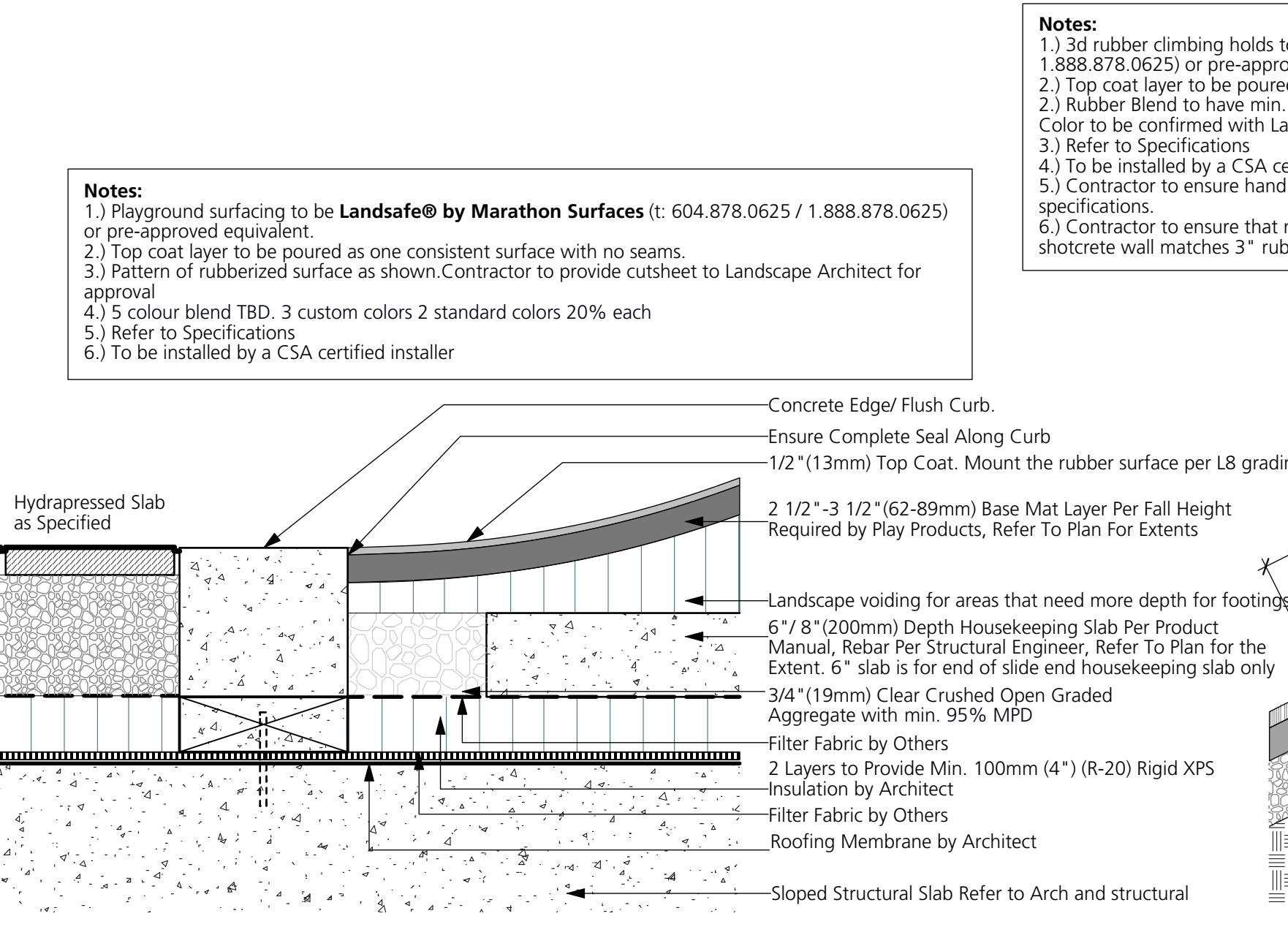
1 CIP CONCRETE PAVING (PEDESTRIAN)  
1:10



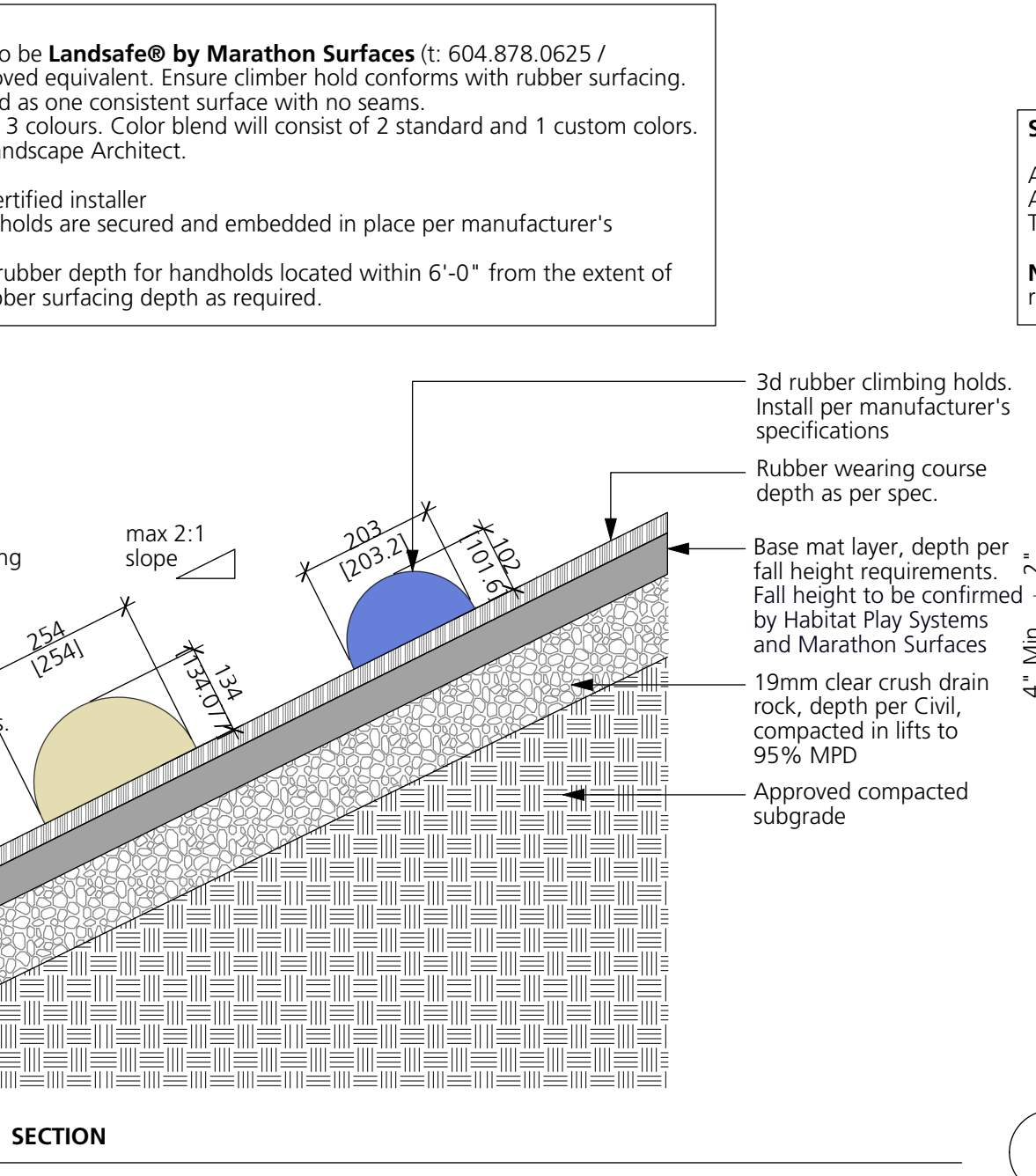
2 HYDRAPRESSED SLAB  
1:10



3 CONCRETE UNIT PAVERS (PEDESTRIAN)  
1:10

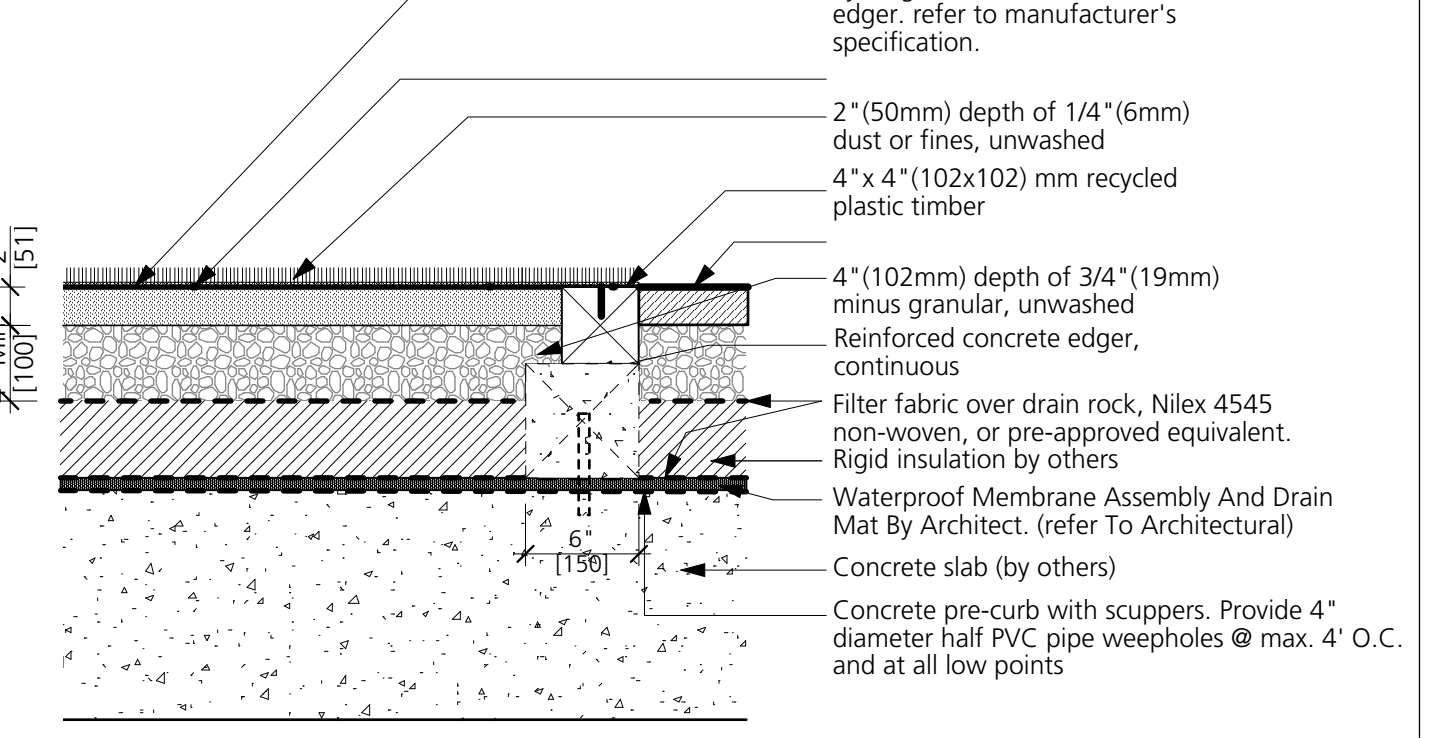


4 RUBBER AREA SURFACING + RUBBER HOLDS  
1:10

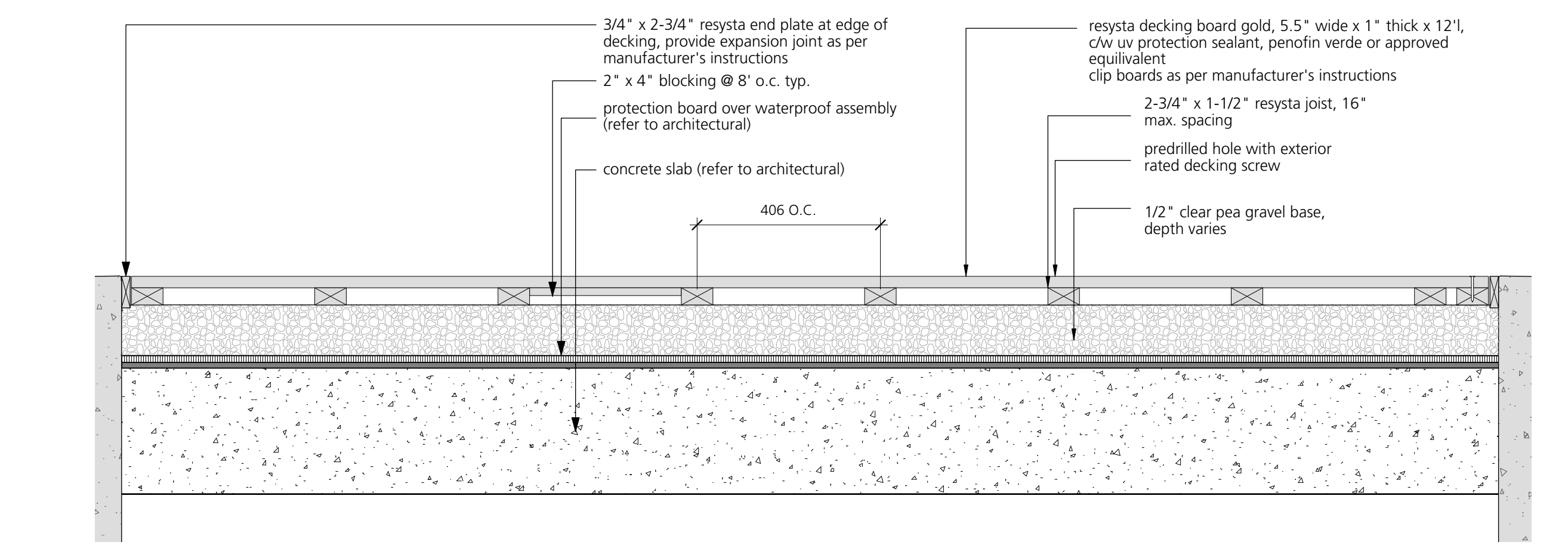


**SYNAugustine 347**  
Available at SYNlawn (www.synlawn.com)  
Address: 8207 Swenson Way, Delta, BC, V4G 1J5  
Tel: 778-999-6492

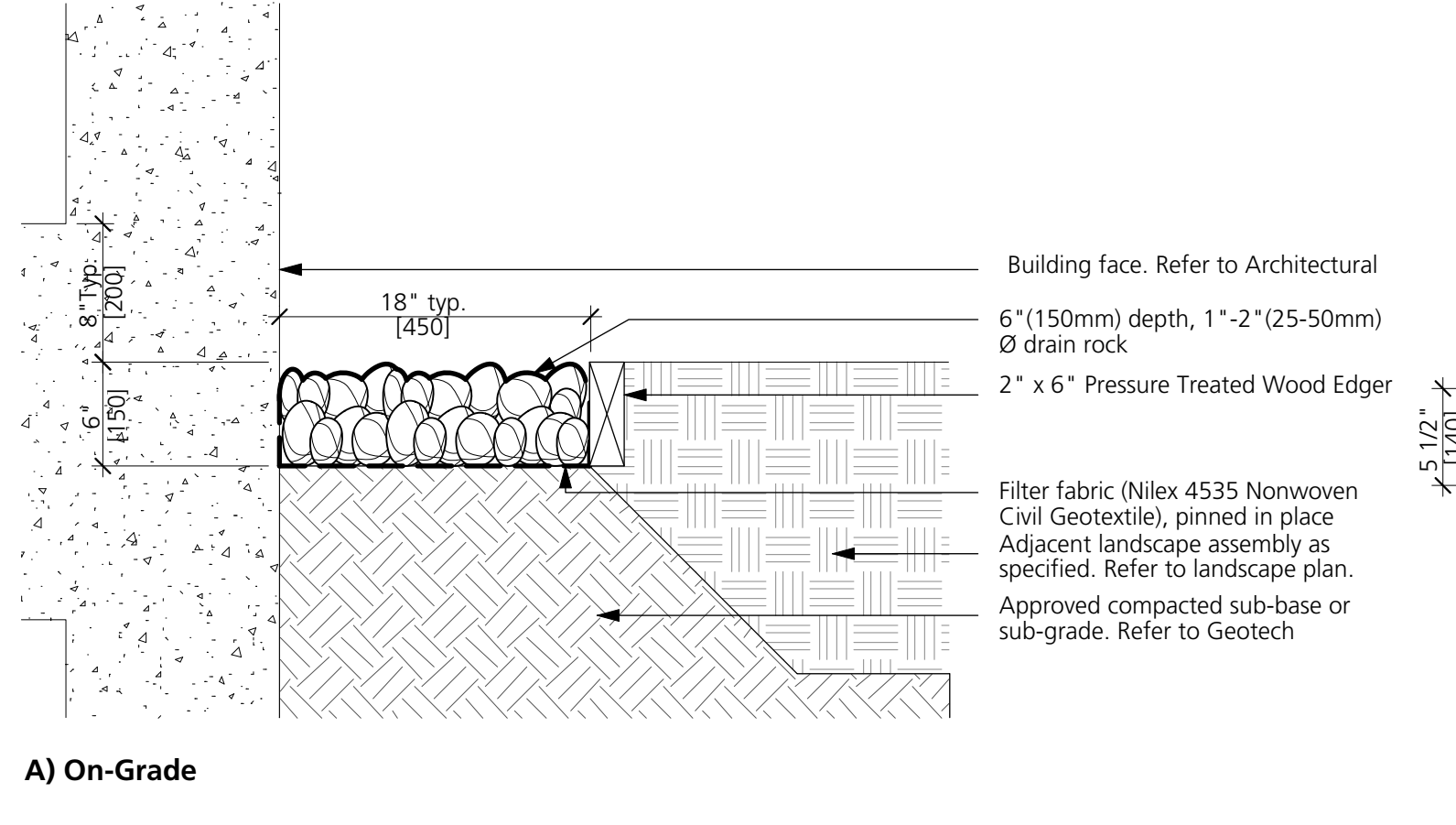
**Note:** refer to Landscape Architect and SYNlawn representative for final grading requirements/approval.



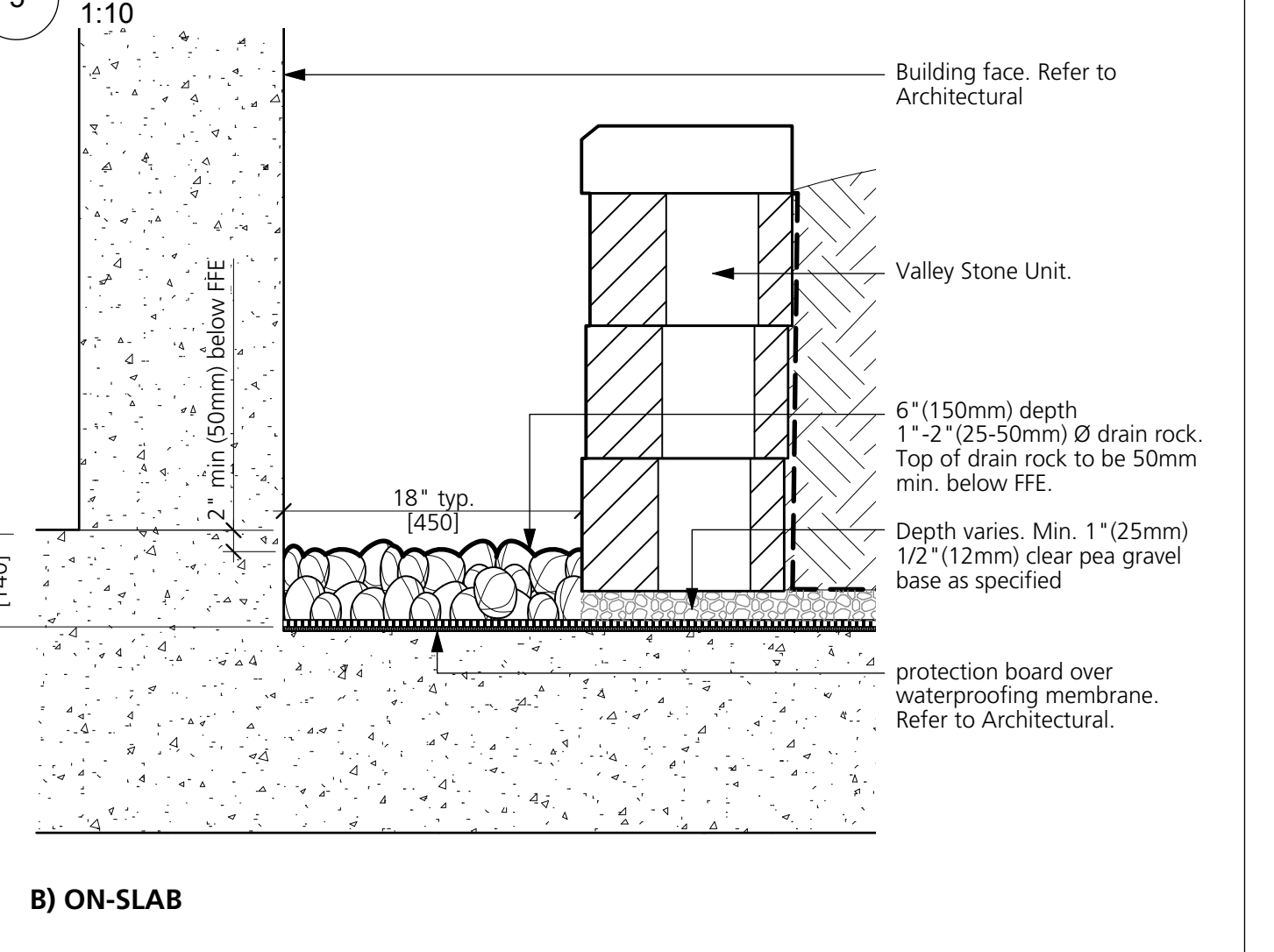
5 ARTIFICIAL TURF  
1:10



6 FITNESS/ YOGA DECK  
1:10



7 GRAVEL STRIP  
1:10



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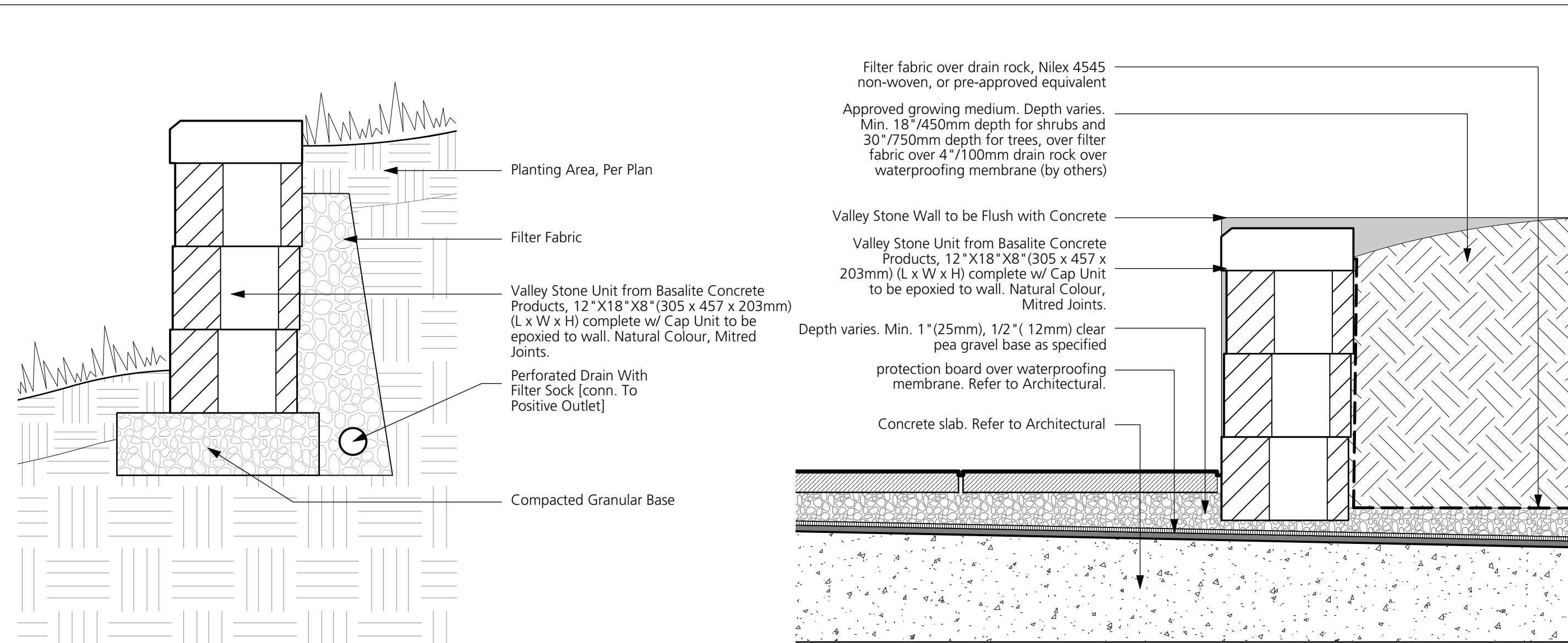
Client: **Adera**

Project Title:  
**16th St. East Rental  
1540 St. Georges,  
North Vancouver, BC**

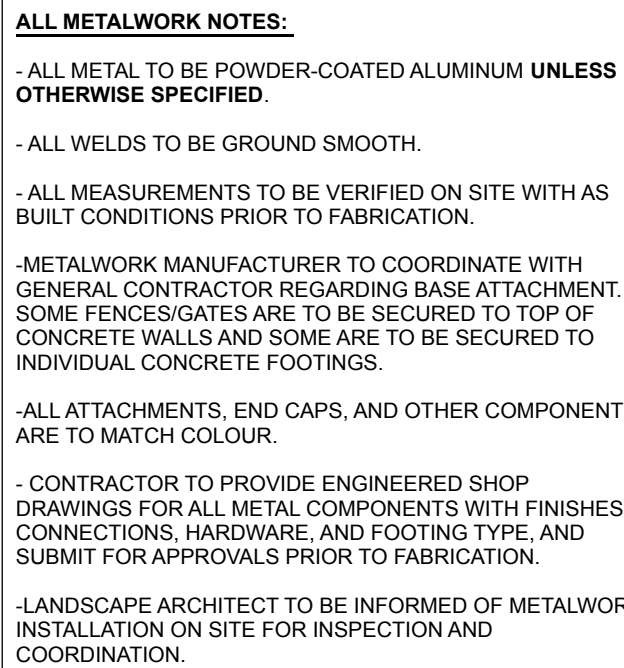
Drawing Title:  
**Landscape Details**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
Sheet No.:		

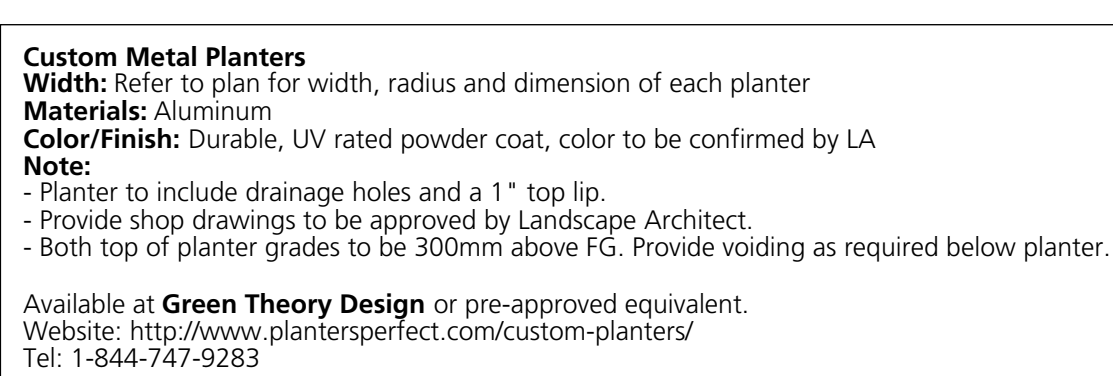




### B) ON-SLAB



**Model:** Modular Planters  
**Supplier:** Planters Perfect or Approved Alternate  
**Contact:** <https://www.greentheorydist.com/>  
**Colour:** Matte Black  
**Installation:** Instal as per manufacturer's specifications



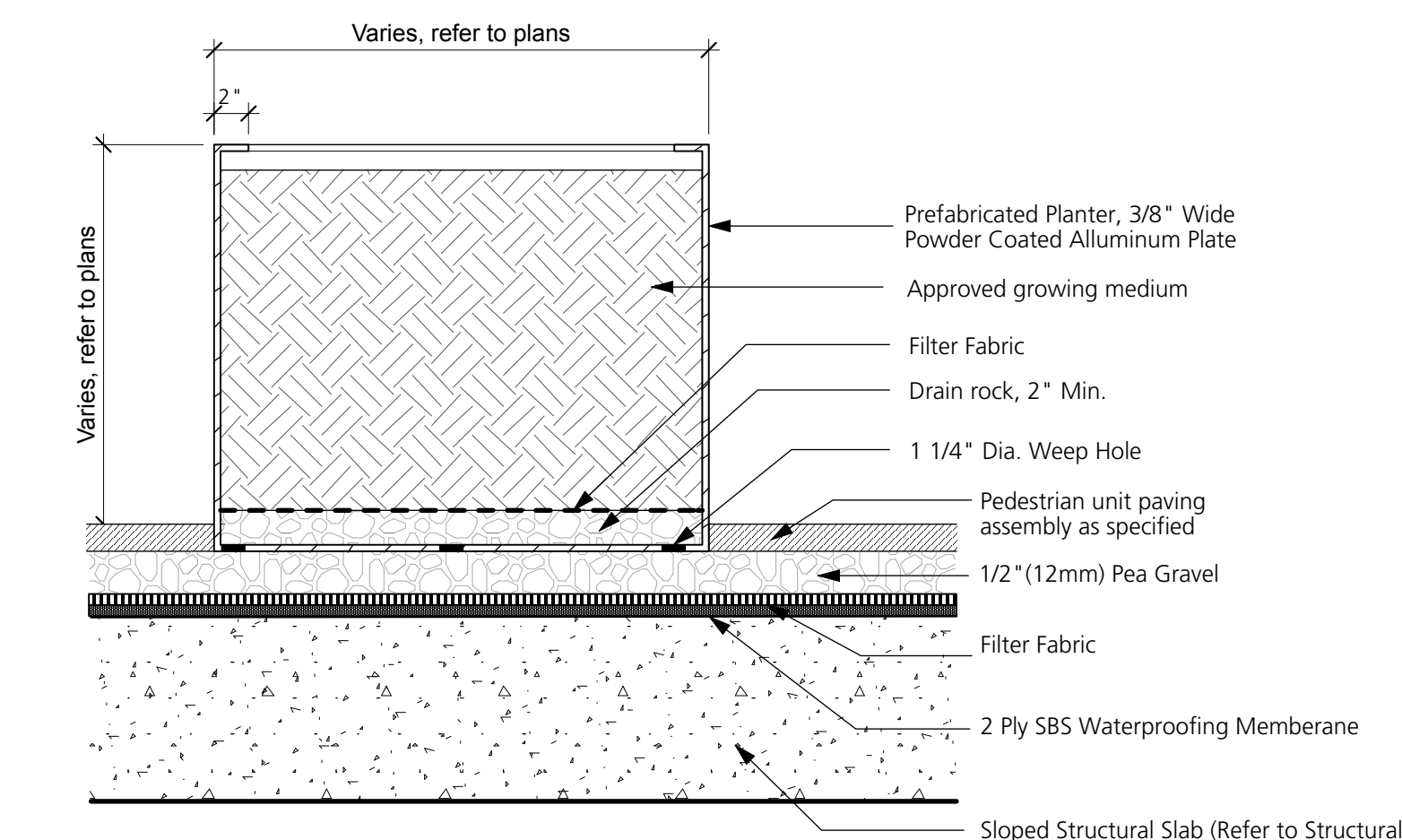
planter shape



planter A - Building 2 Courtyard



planter B - Building 1 Courtyard



13 PREFABRICATED CURVED METAL PLANTER W. SEATING IN COURTYARD  
1:10

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**Client:**

## Adera

Project Title:

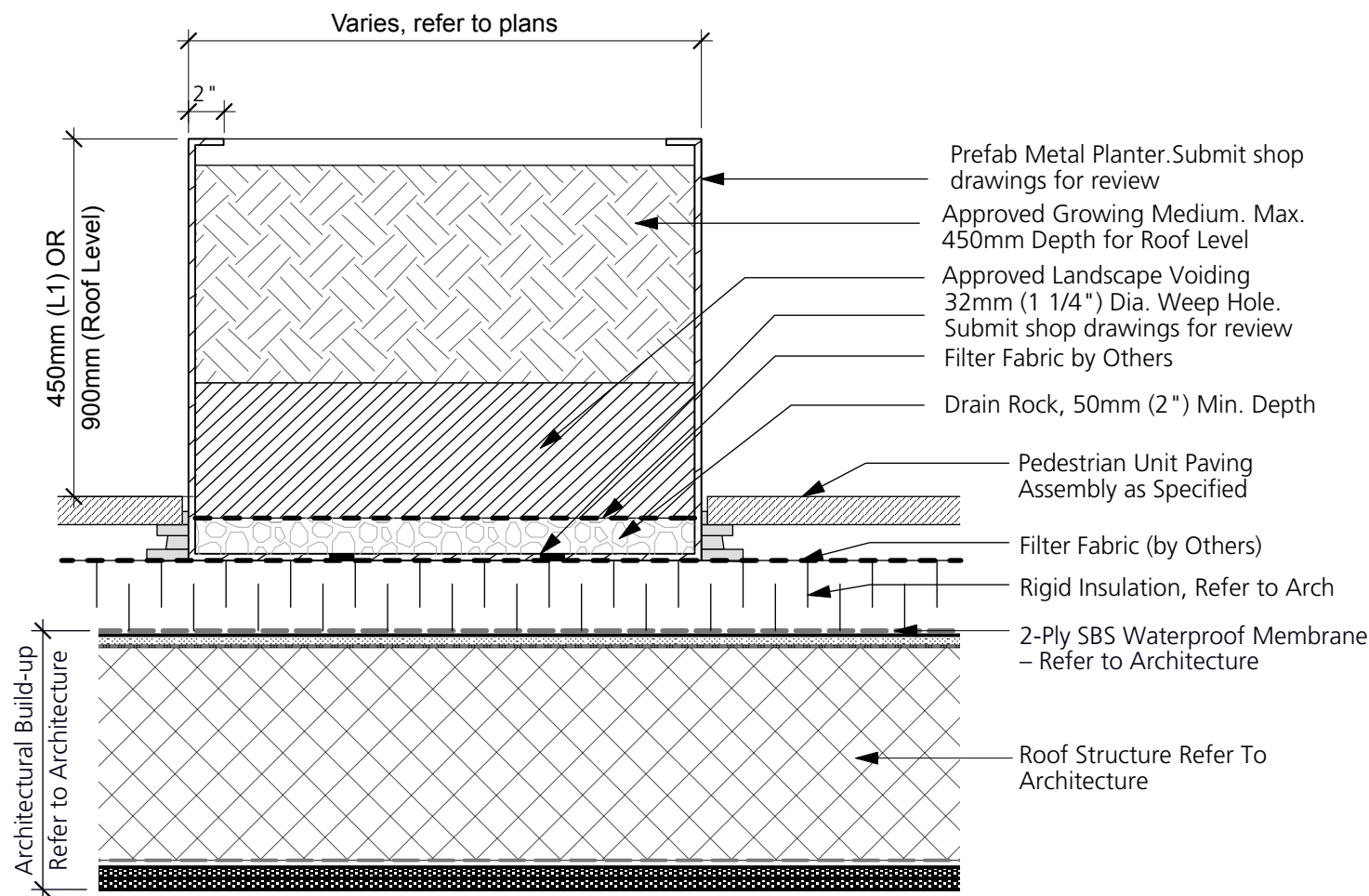
**16th St. East Rental  
1540 St. Georges,  
North Vancouver, BC**

Drawing Title:

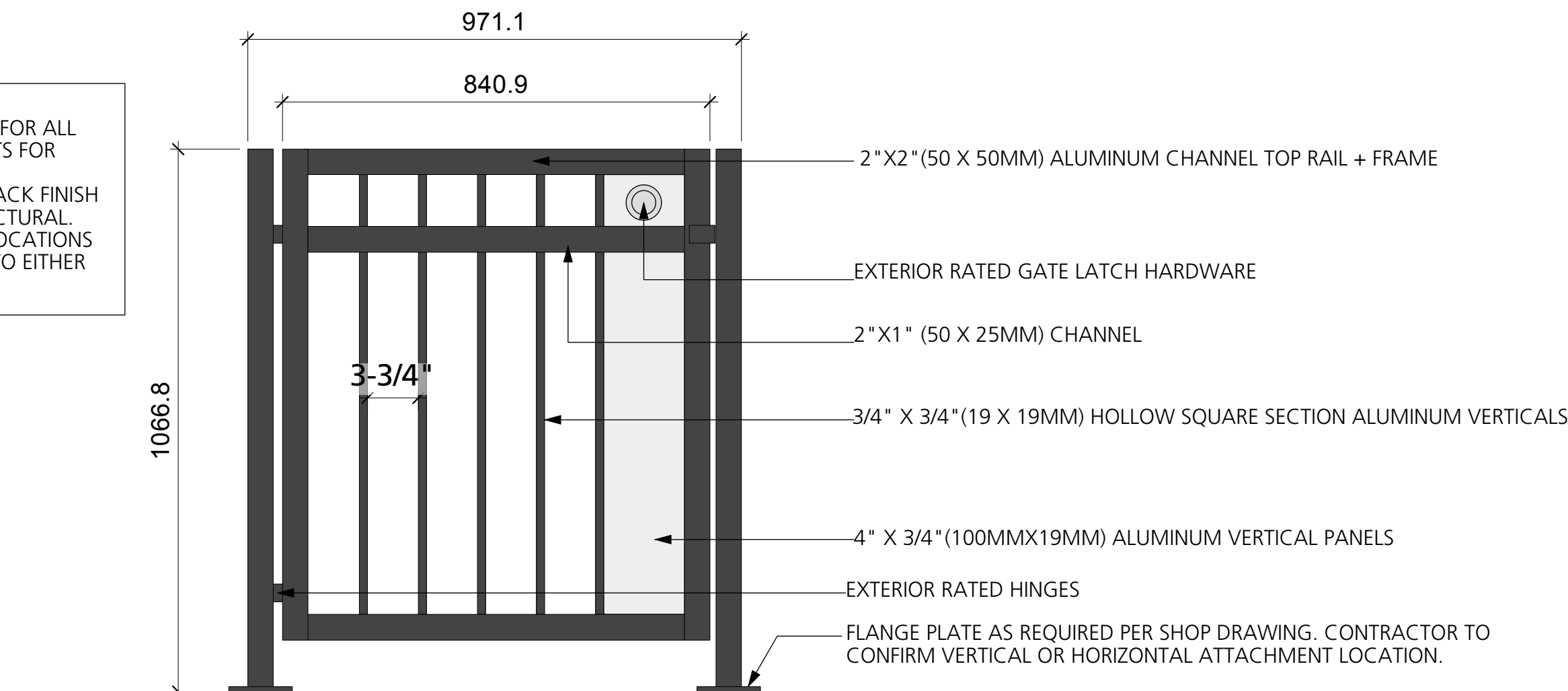
**Landscape Details**

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Scale:	Job No.:	21-008
As Shown		
Sheet No.:		

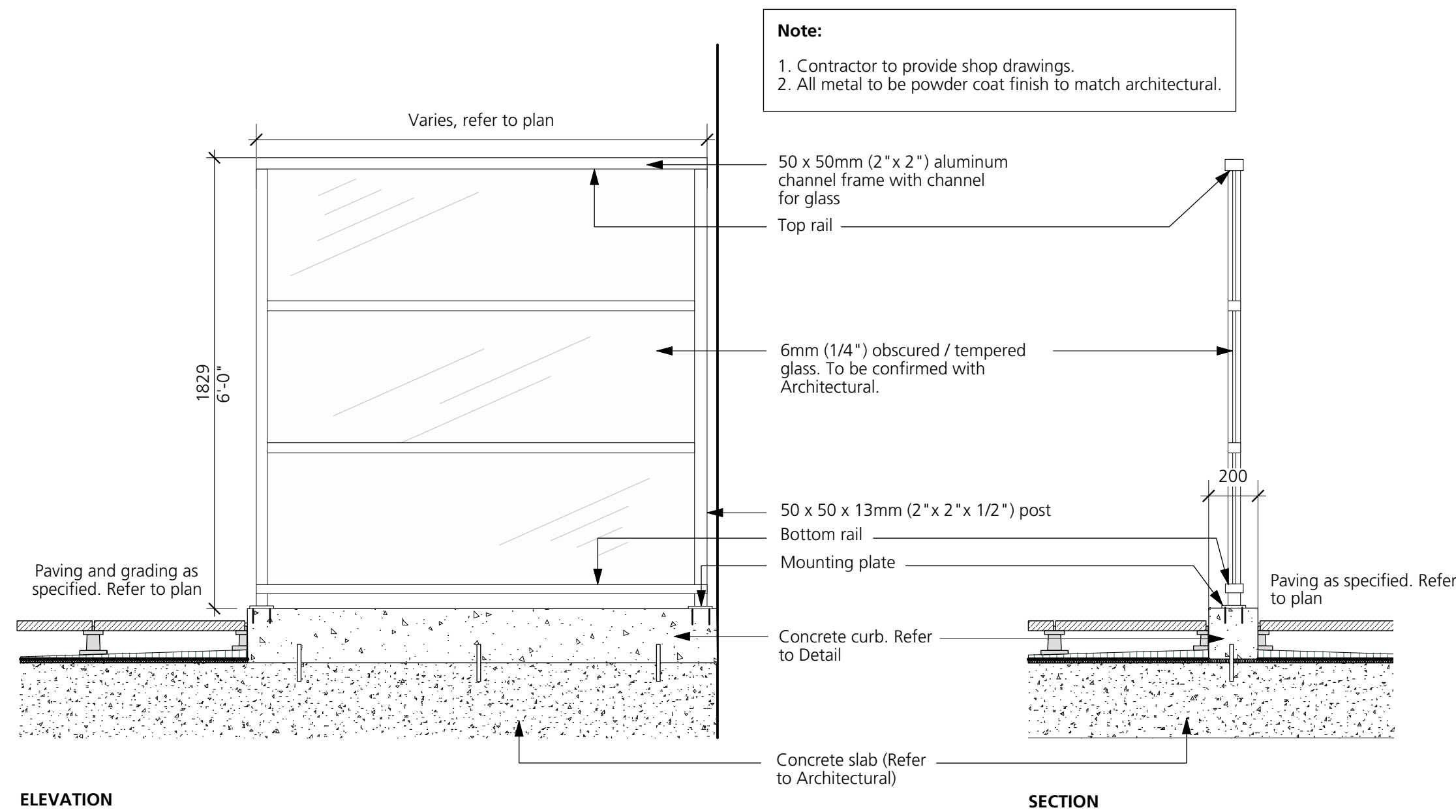




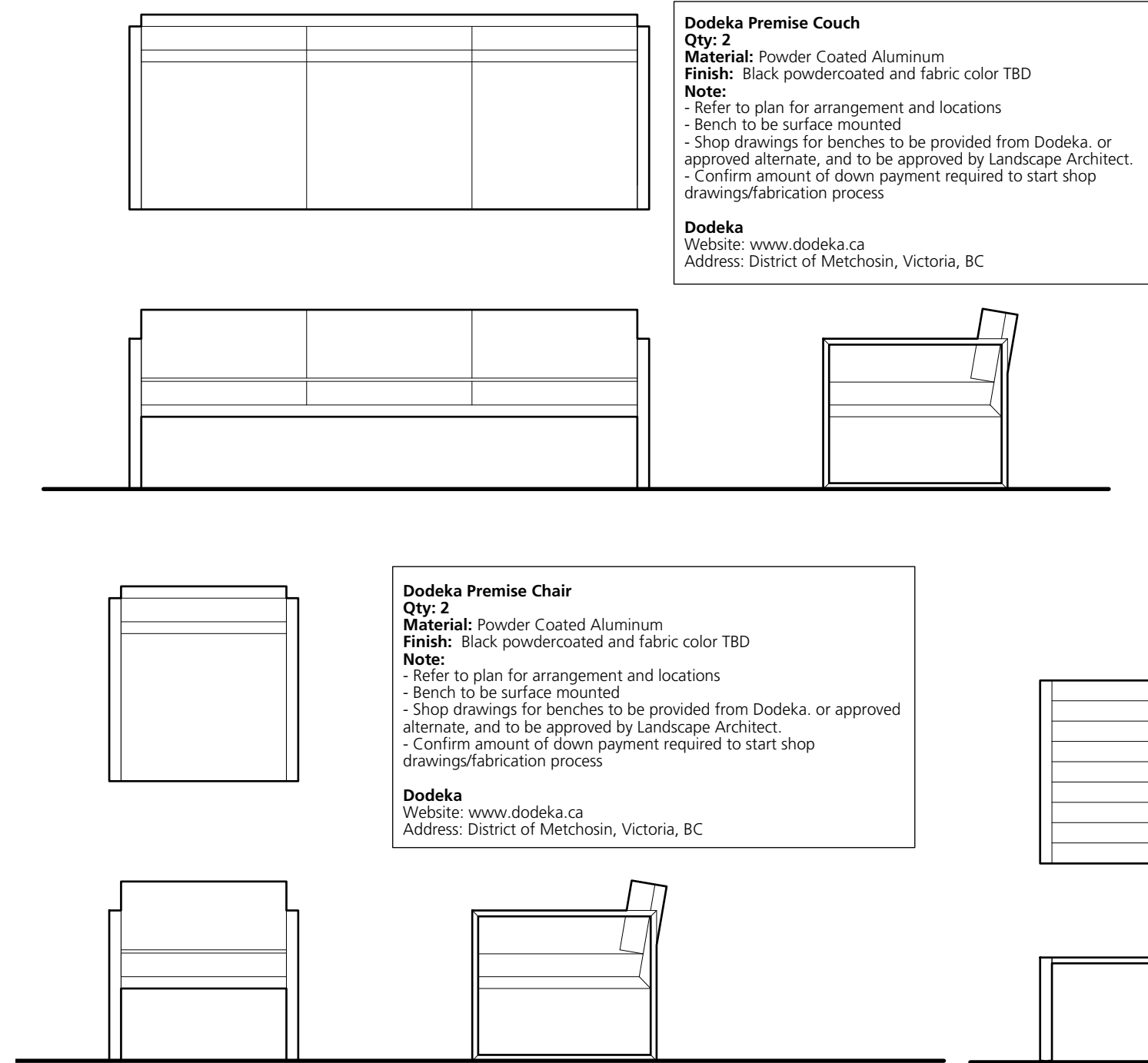
**NOTE:**  
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL GATE HARDWARE AND GATE COMPONENTS FOR REVIEW/APPROVAL.  
2. ALL PATIO GATE ARE POWDER COAT BLACK FINISH AND METAL FINISHES TO MATCH ARCHITECTURAL.  
3. CONTRACTOR TO FIELD MEASURE ALL LOCATIONS FOR GATES AND CONFIRM ATTACHMENT TO EITHER HORIZONTAL OR VERTICAL SURFACE.



14 PREFABRICATED METAL PLANTER W/ SEATING ON ROOFTOP  
1:10

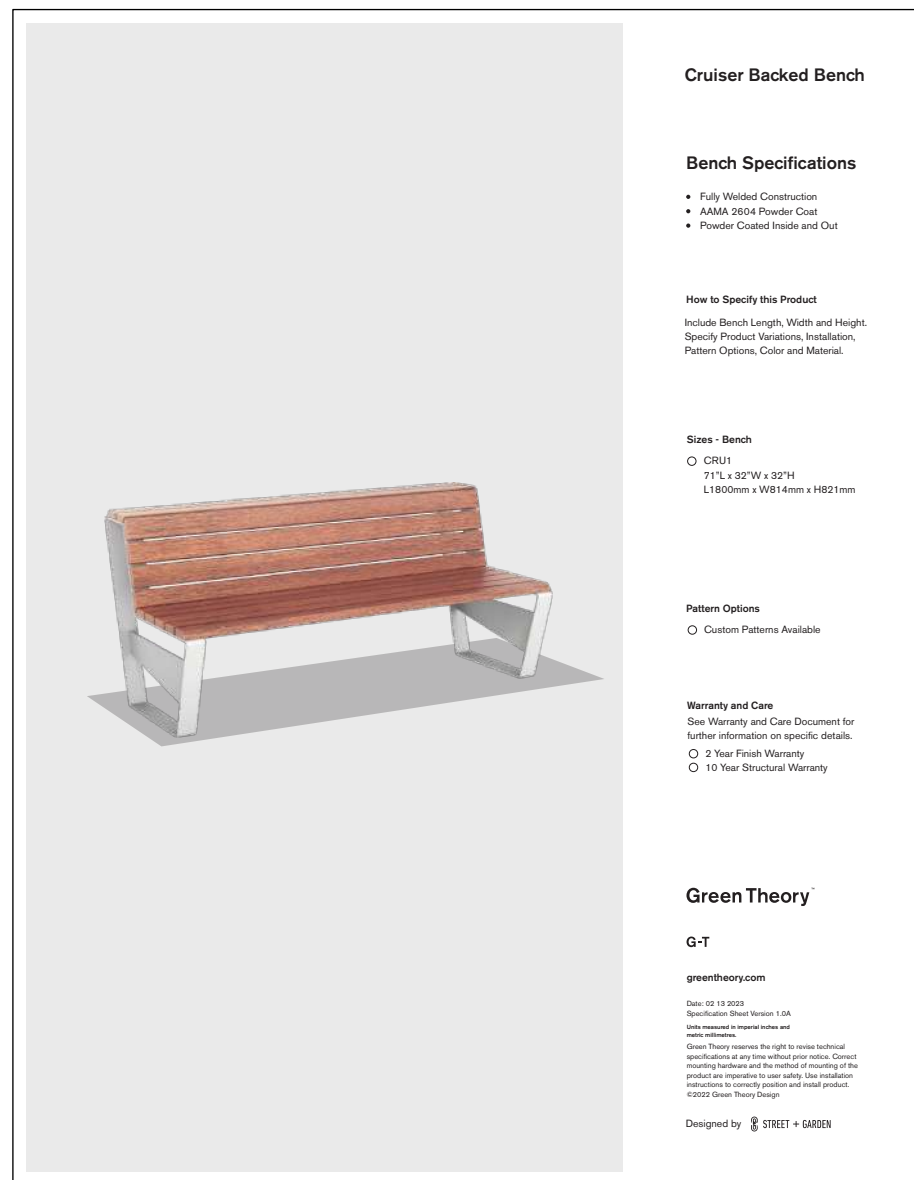


16 PRIVACY SCREEN  
1:20

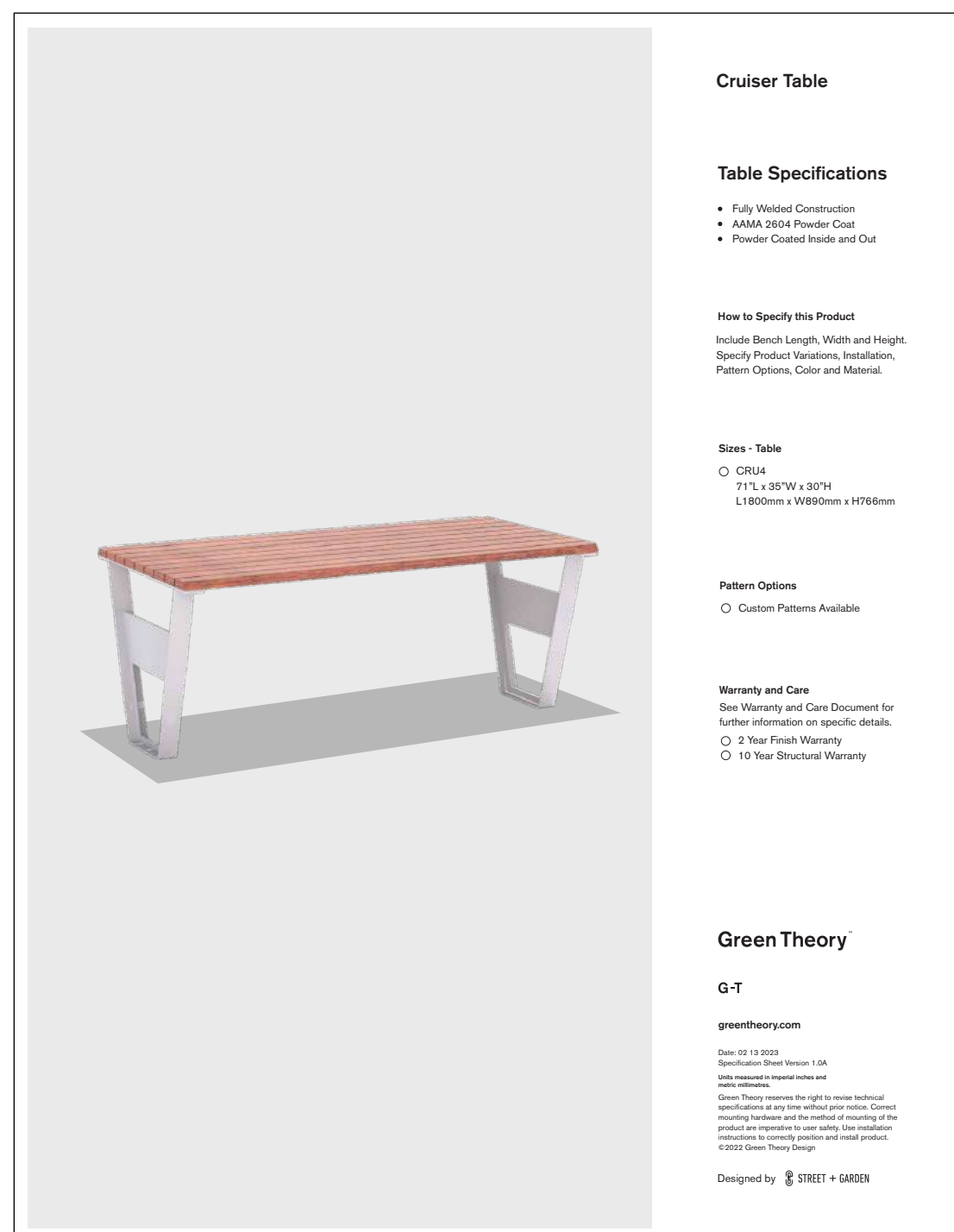


19 LOUNGE SEATING  
1:25

15 CUSTOM ALUMINUM GATE  
1:10

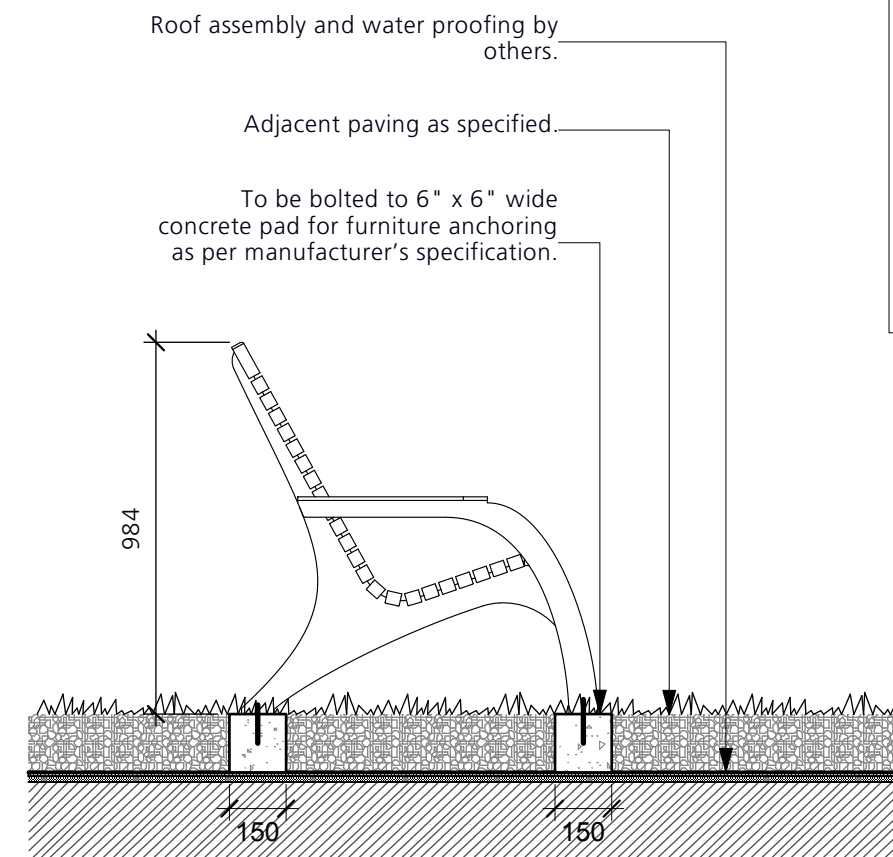


17 BENCH  
1:20



20 PICNIC TABLE  
1:20

**Model:** Cruiser Backed Bench  
**Manufacturer:** Green Theory  
**Colour:** Powdercoated Pewter + Wood  
**Size:** 71\"/>



18 LOUNGE CHAIR  
1:20

**Maglin Chaise Lounge**  
**Model:** MCH - 0720-0004  
**Qty:** 7  
**Material:** Ipe wood and powdercoated in orange  
**Finishes:** Provide Maglin standard finishes for both ipe wood and steel. Steel to be powdercoat black (gloss finish).  
**Installation:** Surface mount, bolted into place with tamper proof bolts. Refer to manufacturer's specifications.

Available from **Maglin Site Furnitures**  
Website: [www.maglin.com](http://www.maglin.com)  
Tel: (885) 904-0330 (Jennifer Fancy)

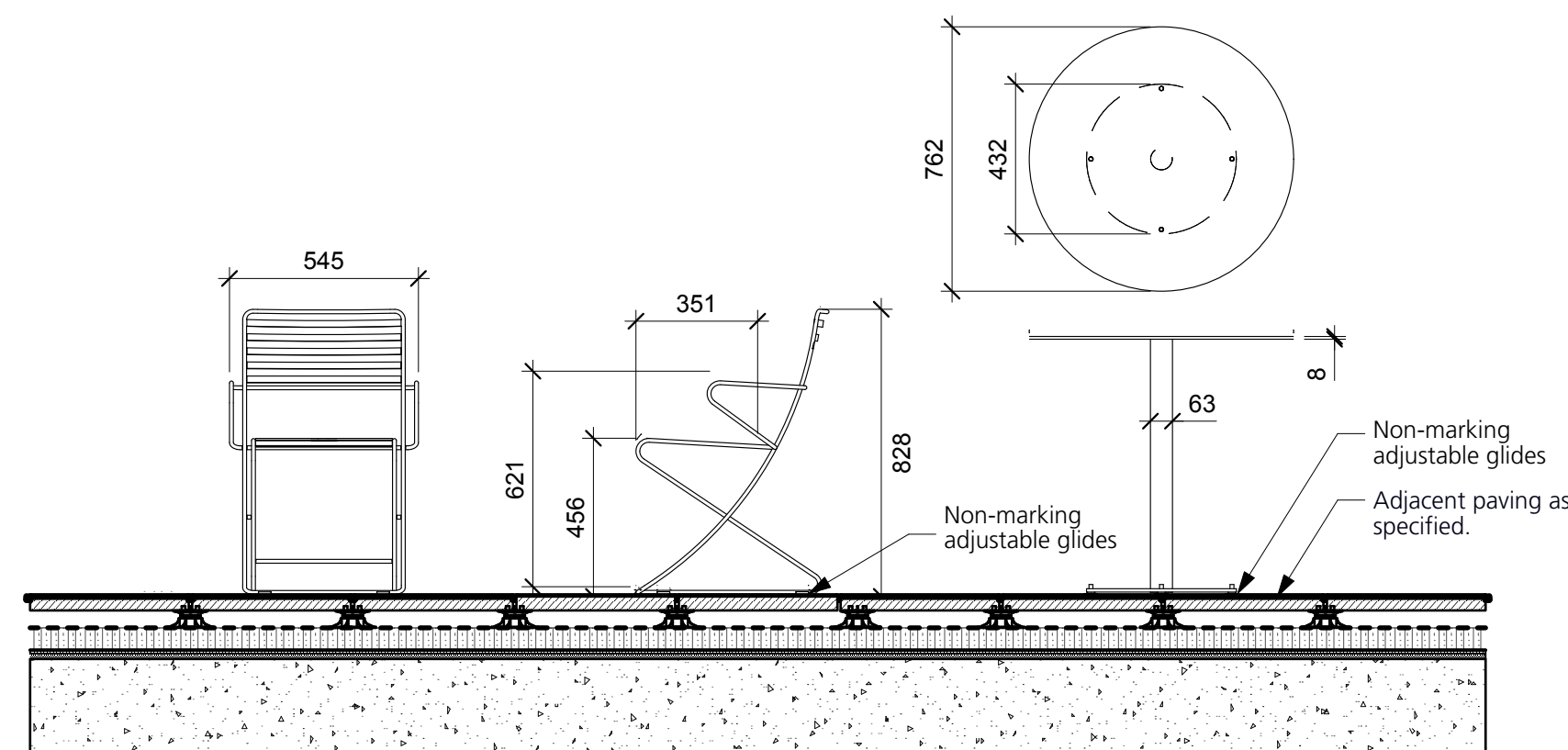


**Model:** Cruiser Table  
**Manufacturer:** Green Theory  
**Colour:** Powdercoated Pewter + Wood  
**Size:** 71\"/>

**Note:** See detail 17 for the matched bench

**Product:** Movable Chairs  
**Model:** Parc Centre Chair, with Arms  
**Dimensions:** 533 x 559 x 584mm (21\"/>

**Product:** Movable Tables  
**Model:** Parc Centre Table, 762mm(30\") Round  
**Dimensions:** 762mm x 762mm (30\"/>



21 MOVABLE TABLES & CHAIRS  
1:20

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3 RZ 2025/08/06  
Issued for ADP Submission 2024/11/22  
Issued for OCP Amendment/ RZ 2024/09/06  
Revision No. Date

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Client:

Adera

Project Title:  
**16th St. East Rental  
1540 St. Georges,  
North Vancouver, BC**

Drawing Title:  
**Landscape Details**

Project North:  
Scale:  
Job No.:  
21-008  
Sheet No.:  
As Shown

Drawn By:  
SJ  
Checked By:  
MP

L6.2




Technical drawing of the outdoor lamp, showing a side elevation and a top view.

**Side Elevation:** The lamp has a height of 1000 mm. The base is labeled "CONCRETE BASE, SEE DETAIL".

**Top View:** The lamp head has a diameter of 638 mm. The base has a diameter of 675 mm.

Rubby 32" Dual Built-In Electrical BBQ by  
Electrichef Or Approved Equal  
Provide Cutsheets For Approval



The diagram shows a stainless steel built-in electrical BBQ unit installed in a countertop. The unit is 32 inches wide and features a control panel on the left side with a digital display and buttons. The main body of the unit is a light-colored metal, and the front panel is a darker metal. The unit is shown from a top-down perspective, with the countertop and backsplash visible around it.

BLDG 1 BBQ. 1:20  
Qty: 1

**PDF Notice:** Product intended for dissemination when inventory is depleted. **See Product FCL2040**

**FCLIGHT**  
FCLIGHT

**FCL240**

**PERFORMANCE**

**PHYSICAL**

**Dimensions**

**Weight**

**Power**

**Mounting**

**Shipping options**

**RELIABILITY**

**Power output**

**Efficiency**

**Power consistency**

**Operating temperature**

**Product temperature**

**ELECTRICAL**

**Input voltage**

**Power factor**

**Certifications**

**Power consumption**

**Efficiency**

**2**

**THICK SHIP PRODUCT**

**with shipping cost**

**See shipping cost calculator**

**See shipping cost calculator**

**See shipping cost calculator**

**Rate**

**Type**

**Freight**

**Project**

**Product**

**Product**

**Product**

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28 LIGHTING  
NTS

(B) Down light

BLDG 2 BBQ - without wheels  
Qty: 1

**Down light**

**Model:** Pebble Stool  
**Manufacturer:** Tournesol  
**Colour:** Shadow  
**Material:** Lightweight GFRC Concrete. Sand Blast Shark Finish.  
**Contact:** [tournesol.com](mailto:tournesol.com)  
**Installation:** Discrete surface mount with tamper proof bolt as per manufacturer's specifications  
**Quantity:** 5 ( Medium 3, Small 2)

**Custom Wall Mounted Bench**  
**Material:** Thermally Modified Ash  
**Finish:** UV protection sealant, penofin verde or approved equivalent  
**Note:**

- Refer to plan for arrangement and locations; Refer to detail 13.5.2 for ground level bench plan enlargement and dimensions.
- Bench to be surface mounted on concrete
- Shop drawings for benches to be provided by contractor, and to be approved by Landscape Architect
- Contractor to provide cut-sheets of lighting for approval.
- Allow 10 weeks for delivery
- Confirm amount of down payment required to start shop drawings/fabrication process
- Bench sections to be placed with max. 1/8" gap between adjacent sections

26 SEATING ON CONC. WALL  
1:20

(C) Up Light

**PRODUCT:** COLUMN BOLLARD LIGHT REFER TO ELECTRICAL DRAWINGS  
**COLOUR:** BLACK  
**QUANTITY:** REFER TO PLAN

A cross-sectional diagram of a vertical manhole. The manhole structure is shown as a vertical cylinder with a flared top. The base of the manhole is integrated into a sloped paving assembly. The assembly consists of a concrete base (labeled 'Conc. Base') and a sloped paving layer (labeled 'Paving Assembly As Specified'). The sloped paving layer is shown with a 'SLOPE TO DRAIN' arrow pointing towards the manhole. The manhole structure is labeled 'Conduit Typ.' at its base. The entire assembly is shown on a ground surface with a pattern of small circles representing aggregate or gravel.

27 BOLLARD LIGHTING  
1:20

24 BIKE RACKS  
1:20

4	Reissued for OCP Amendment/ RZ	2025/08/06
3	Issued for ADP Submission	2024/11/22
2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2021/04/23
Revision No.		Date

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**Client:**

## Adera

Project Title:

**16th St. East Rental  
1540 St. Georges,  
North Vancouver, BC**

Drawing Title: **Material Board**

Project North:	Drawn By:	SJ
	Checked By:	

Scale: NTS Job No.: 21-008

Sheet No.:

## L6.3



Embankment Tunnel Slide

Item no. C08T1001-0480

General Product Information

Dimensions LxWxH 300x50x70 cm

Age group 2 - 12

Play capacity (users) 2

Colour options 2

1-1887000204

Date is subject to change without prior notice

Embankment Slide, 1.5m high, 0.5m wide

Item no. K03-30201-0481

General Product Information

Dimensions LxWxH 280x51x47 cm

Age group 2 - 12

Play capacity (users) 2

Colour options 2

1-1887000204

Date is subject to change without prior notice

Embankment Slide, 1.0m high, 1.0m wide

Item no. K03-30201-0481

General Product Information

Dimensions LxWxH 220x104x107 cm

Age group 2 - 12

Play capacity (users) 2

Colour options 2

1-1887000204

Date is subject to change without prior notice



MOUNTAIN CABIN PLAY HUT

Intended user age: 18m-5y

PRODUCT INFORMATION

CSA Z614

The Mountain Cabin Play Hut has a more traditional architectural design, with excellent visibility and flexibility. Fully open on front and back, this playhouse has two interior live-edge benches to encourage social play. This junior playground product offers visibility at window height, allowing children to quietly observe other parts of the playground from inside the hut.

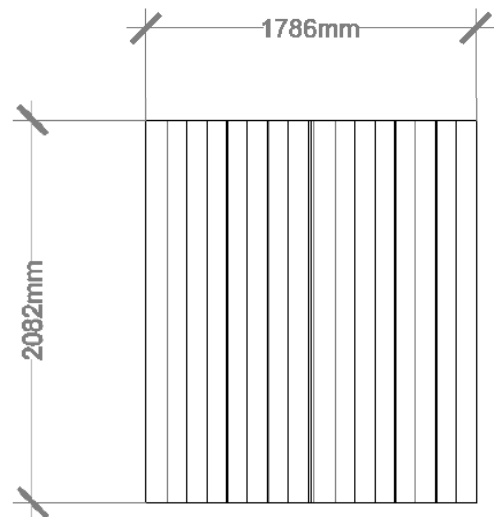


Maximum height: 1.77 m  
Fall height: N/A  
Area of Safety Surfacing: N/A

The highest designated play surface and space required are according to CSA Z614.

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.



Qty: 1

Qty: 1

Qty: 1

Double Hill Climber Rope

Item no. C08P0001-0001

General Product Information

Dimensions LxWxH 200x170x137 cm

Age group 2 - 12

Play capacity (users) 2

Colour options 2

1-1887000204

Date is subject to change without prior notice

Hill Climber Rope with EPDM

Item no. C08P0001-0001

General Product Information

Dimensions LxWxH 201x171x137 cm

Age group 2 - 12

Play capacity (users) 2

Colour options 2

1-1887000204

Date is subject to change without prior notice

Qty: 1

Qty: 1

Qty: 2

PLAY EQUIPMENT

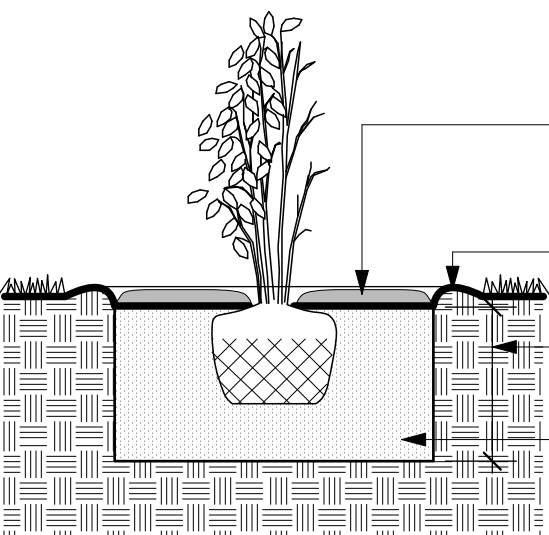
1:20

TRELLIS

NTS

Minimum medium growing depth:  
-Sodded Lawn: 12" (300mm)  
-Shrubs and perennials: 18" (450)mm  
-Trees: 3' (900)mm

- Note:
1. Min. root spread to be in accordance with "Canadian standards for nursery stock."
  2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container. Prune all damaged, diseased, or weak limbs and roots.
  3. Cleanly prune all damaged root ends.
  4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.
  5. Do not allow roots to dry out during installation process.
  6. Soak roots in water overnight before planting.

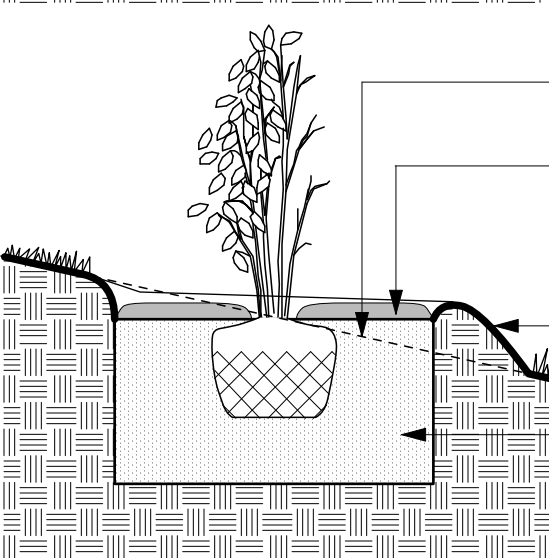


Planting hole and root ball must be covered with 2" (50mm) of composted mulch. Do not put mulch against the base of the plant.

Shrubs shall be slightly higher in relation to finished than they were to previous existing grade.

18" (450mm) (for larger shrub root balls, make depth min. 100mm deeper than ball).

Backfill must be of approved growing medium for quality, composition and fertility. Lightly tamp the backfill and water in after planting.

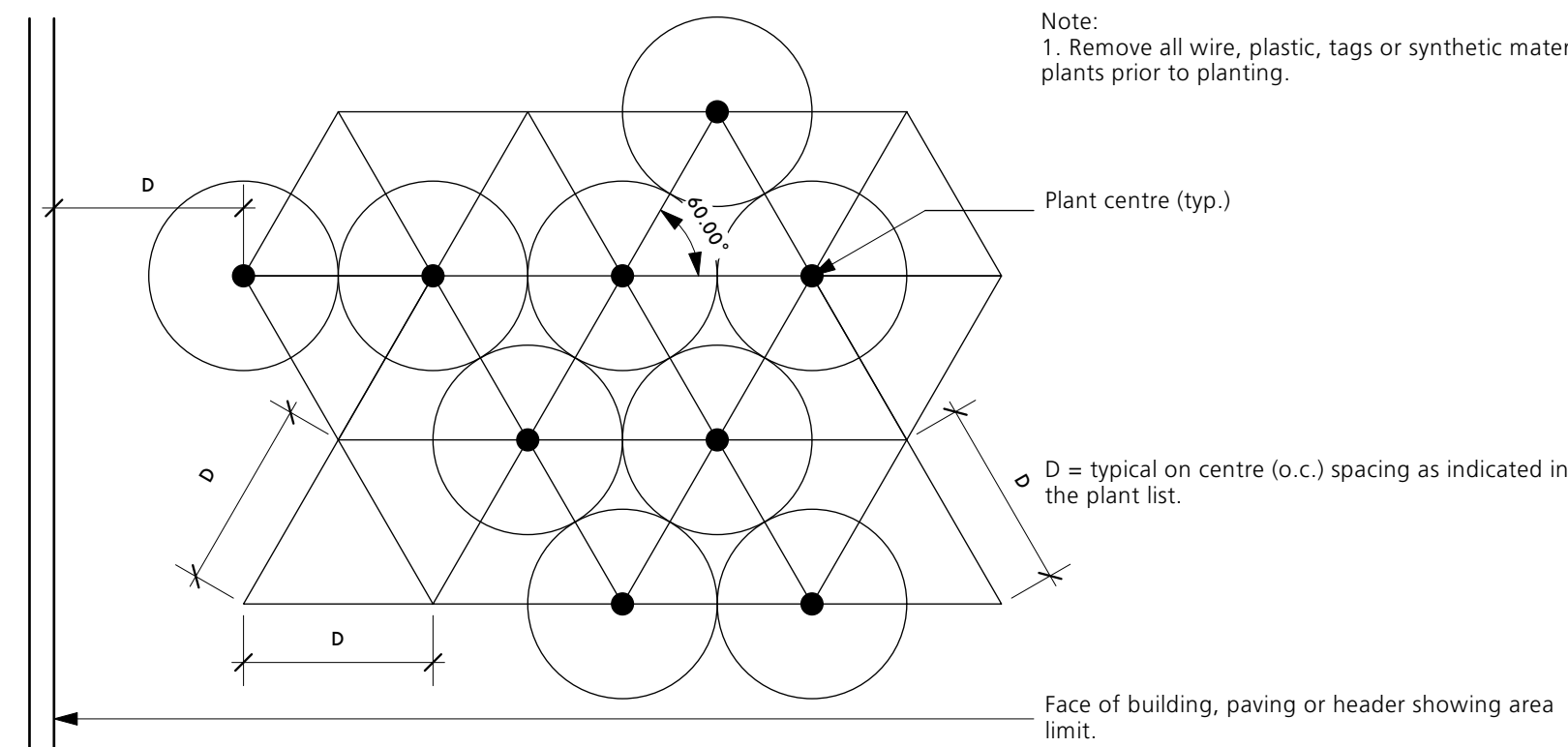


Corner of root system to be at line of original grade.

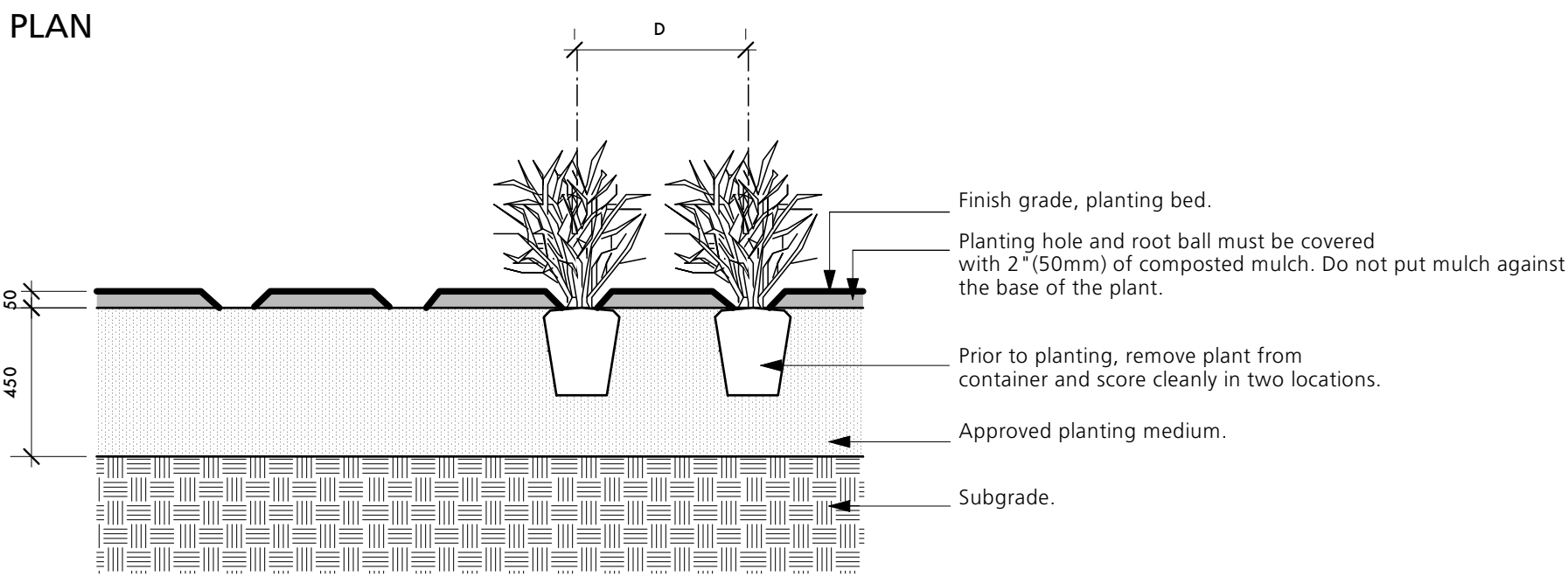
Planting hole and root ball must be covered with 50mm of composted mulch. Do not put mulch against the base of the plant.

Angle of repose varies with steepness of slope and soil type.

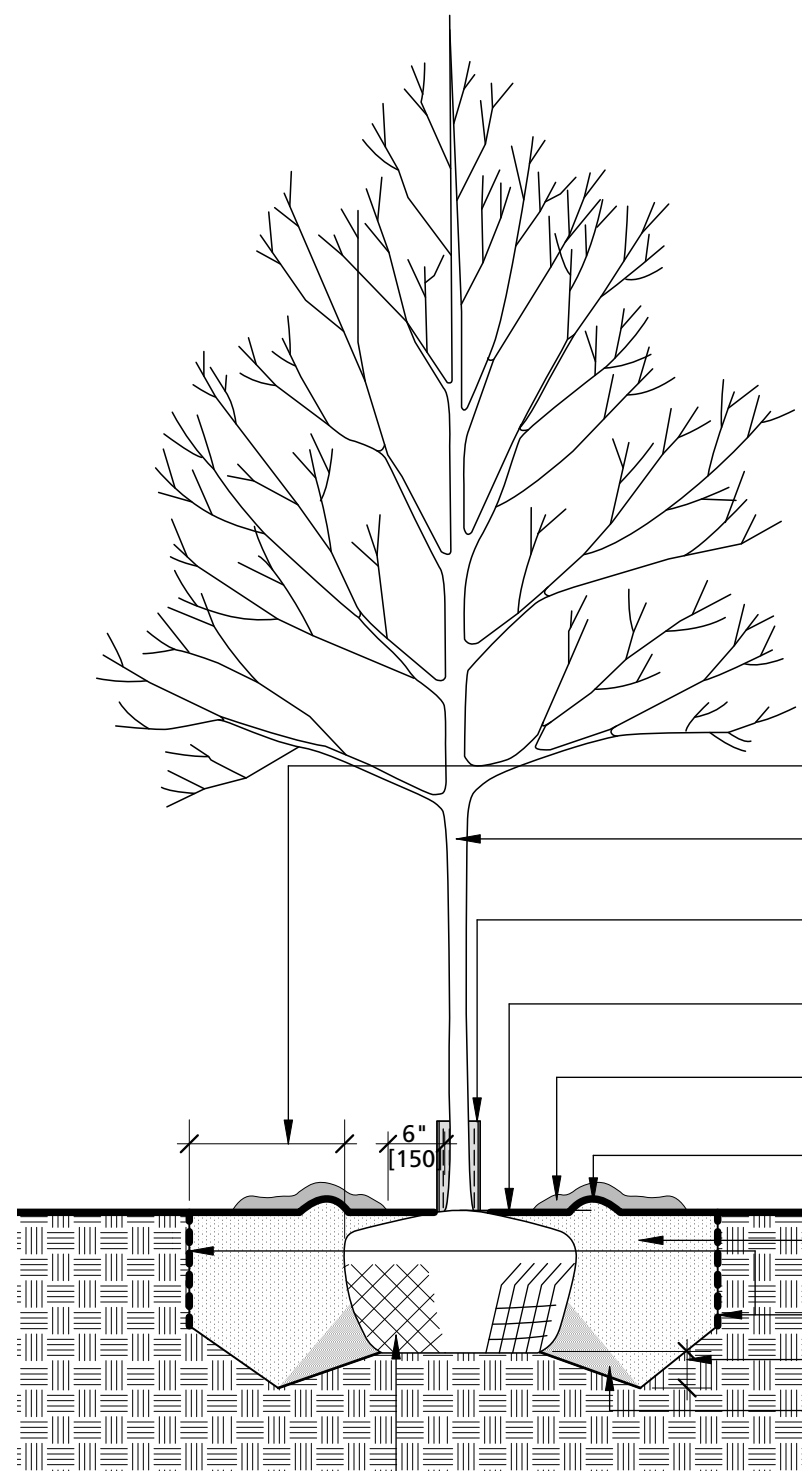
Backfill must be of approved growing medium for quality, composition and fertility. Lightly tamp the backfill and water in after planting.



PLAN



SECTION



NOTES:

1. Do not cut leader.
2. Protect tree from danger during planting. Ensure rootball is protected from sun, frost or desiccation.
3. Tree selection, handling, planting and maintenance must meet BCSLA/BCINA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit.
6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum).
7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the International Society of Arboriculture and who demonstrates proficiency in pruning.
9. Refer to City of North Vancouver's standard tree planting detail.

Planting hole must be dug to at least 300mm larger than the root ball on all sides with sloped side walls (off slab condition).

Tree must be vertical and stable after planting. Orient plant material to give best appearance in relation to structure, roads and walks.

Install plastic slotted tree trunk protector to guard against damage from string trimmers where trees are planted in lawn.

Set root ball flush to grade or 1" (25mm) to 2" (50mm) higher in poorly draining soils. Do not cover the top of the root ball with soil.

Place root ball at same level as original nursery planting.

3" (75mm) built-up earth saucer beyond edge of the root ball to aid in directing supplemental water to the root ball.

Backfill must be of approved growing medium for quality, composition and fertility. Lightly tamp the backfill and water in after planting.

1'-6" (25-150mm) root barrier where shown on plan.

4" to 6" (100-150mm) deeper than root ball.

Tamp soil around the base of root ball base firmly with foot pressure so that root ball does not shift.

Root ball - cut and fold back ties when planting medium is at 2/3 height of root ball.

TREE PLANTING

1:20

SHRUB AND GROUNDCOVER PLANTING

1:20

Reissued for OCP Amendment/	2025/08/06
4 RZ	
3 Issued for ADP Submission	2024/11/22
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L6.4



PAVING



Concrete Pavers



C.I.P. Concrete Paving



Composite Wood Decking



Hydrapressed Paving

TRELLIS



ROOFTOP DINING/ LOUNGING



PLANTING



Japanese maple



Vine maple

PLAY AREA & EQUIPMENT



MID-BLOCK MEWS



Perennials

Hydrangeas



Sword Fern



Honeysuckle

BBQ STATION



CUSTOM WOOD BENCH



FEATURE SEATING



LOUNGE SEATING



ALUMINUM PLANTER

