

236-248 EAST 3rd STREET DEVELOPMENT APPLICATION

Civic Address: 236-248 East 3rd Street, City of North Vancouver
Legal Description: Lots 22-25, Block 131, DL 274, G1, NWD, plan 878
Zoning: RT-1



DRAWING LIST

ARCHITECTURAL

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A0.02	Project Summary
A0.03	Site Context and Photos

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A2.03	Level 2 Floor Plan
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A2.07	Roof Plan
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A6.06	Level 6 Area Overlay
A6.07	Roof Area Overlay

CONSULTANT LIST

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KEY PLAN

[illegible]

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Street Talk

COVER SHEET

Job No.	1611-000	Sheet No.	
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Address	Street	Site Area (SM)		FSR (from OCP)	FSR Area(SM)	
		sq.m	sq.ft.		sq.m	sq.ft.
236-248	East 3rd	2,232	24,025	2.6	5,803	62,466
Developable Density (Allow FSR Area)					5,803	62,466
Proposed				2.56	5,725	61,619
Net Area					4,741	51,027

BUILDING AREAS

< 5%GFA=439 sq.m. < 0.1FSR or 10%GFA

PARKING	No. Units	Required	Bike Room Reduction	Total
Resident @ 1.0	1.00	57	9	48
Visitor @ 0.2	0.20	11	5	6
Total Required		68	14	54
Total Provided				62
including:	Small Car (max. 35%)			15
	HC Parking Stalls			4

SUITE MIX	Size sq.ft.	Suite %	Suite Count	Level 2 Adaptable Units
1B+D	589-738	54%	31	9
2B	723	5%	3	0
2B+D	991-1293	26%	15	3
3B	1063-1360	7%	4	0
3B+D	1595-1574	7%	4	3
		TOTAL	57	15

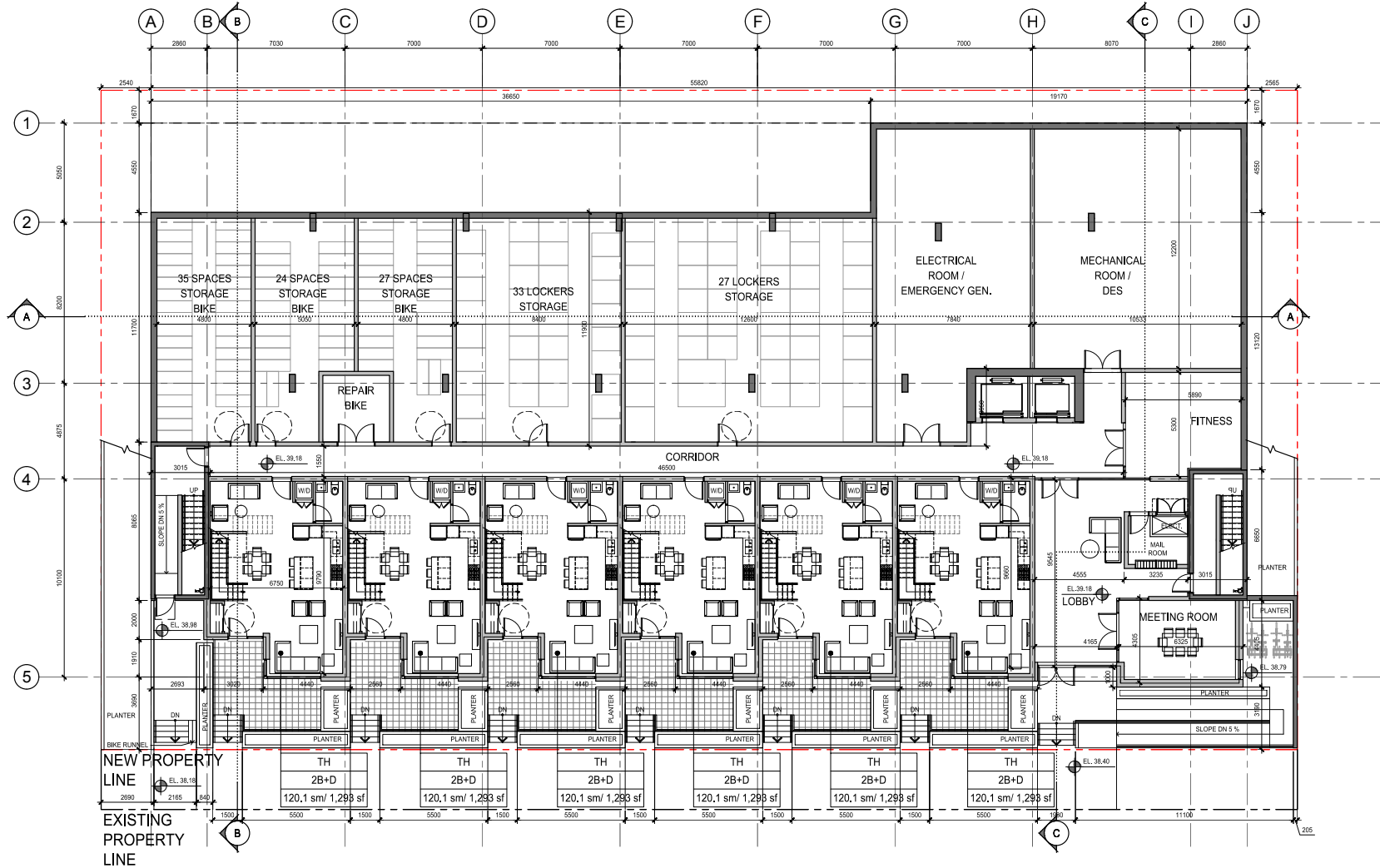
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KEY PLAN



2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	
No.	Description	Date	Dr.
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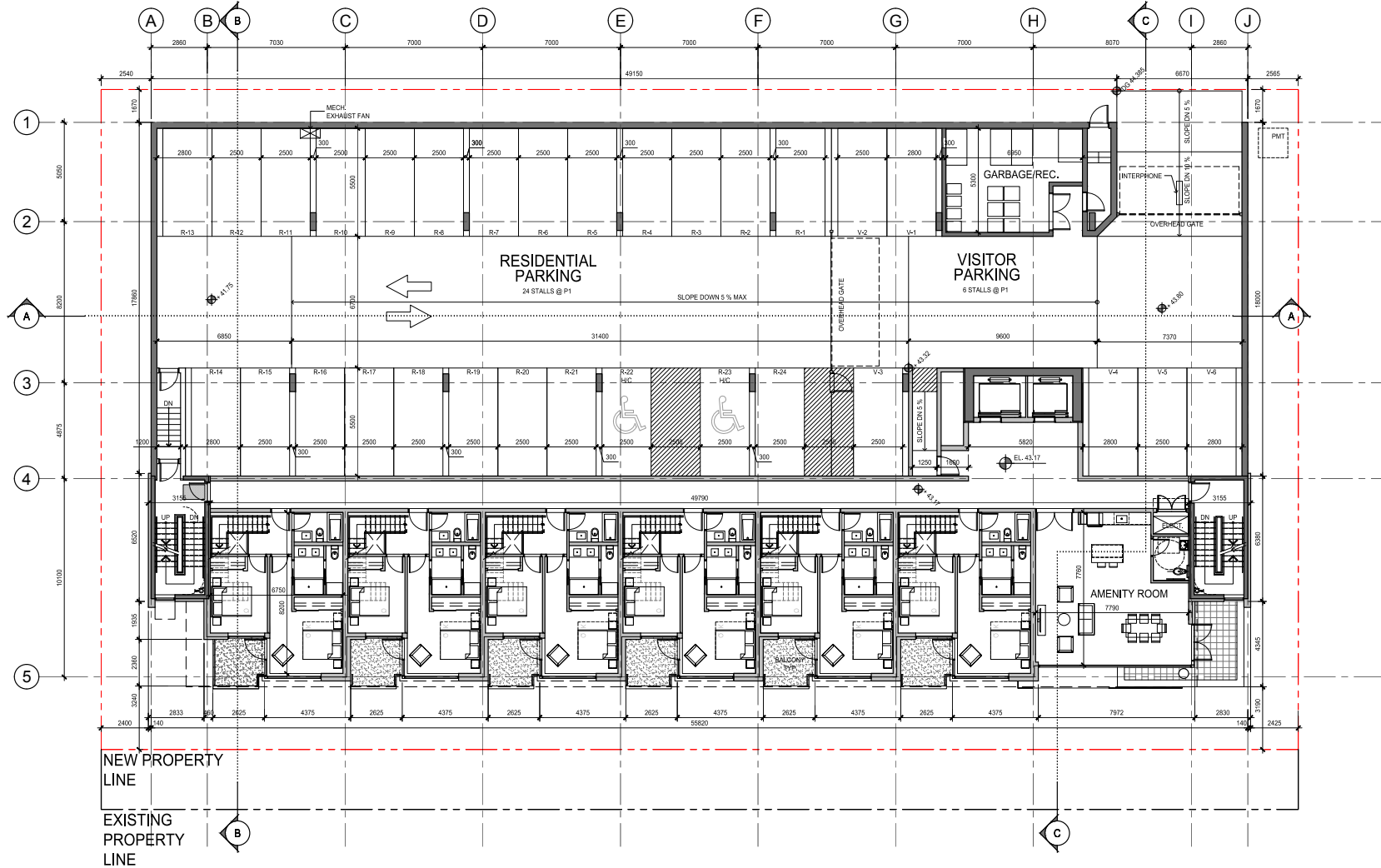
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Sheet 10b
GROUND LEVEL FLOOR PLAN

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A2.01

KEY PLAN



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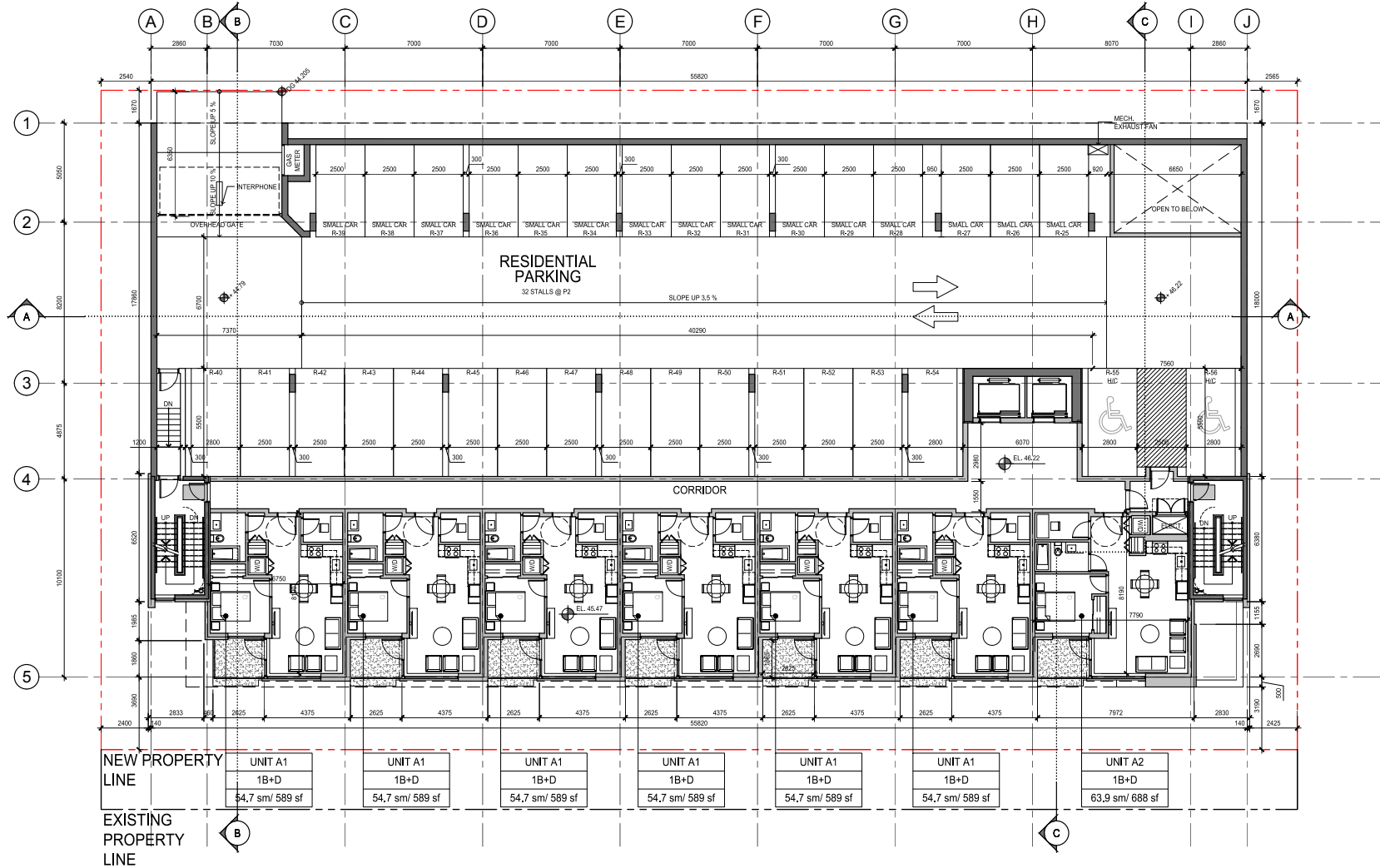
Sheet 10b
LEVEL 1 FLOOR PLAN

GENERAL NOTES:

- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE PARKING BYLAW.
- ONE ELECTRICAL OUTLET TO BE PROVIDED FOR EVERY 6 PARKING SPACES.
- WALLS AND CEILINGS WITHIN THE PARKING GARAGE SHALL BE PAINTED LIGHT OFF WHITE.
- PARKING STALLS IDENTIFICATION:
R RESERVED FOR RESIDENTS
V RESERVED FOR VISITORS

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Sheet 10b

LEVEL 2 FLOOR PLAN

GENERAL NOTES:

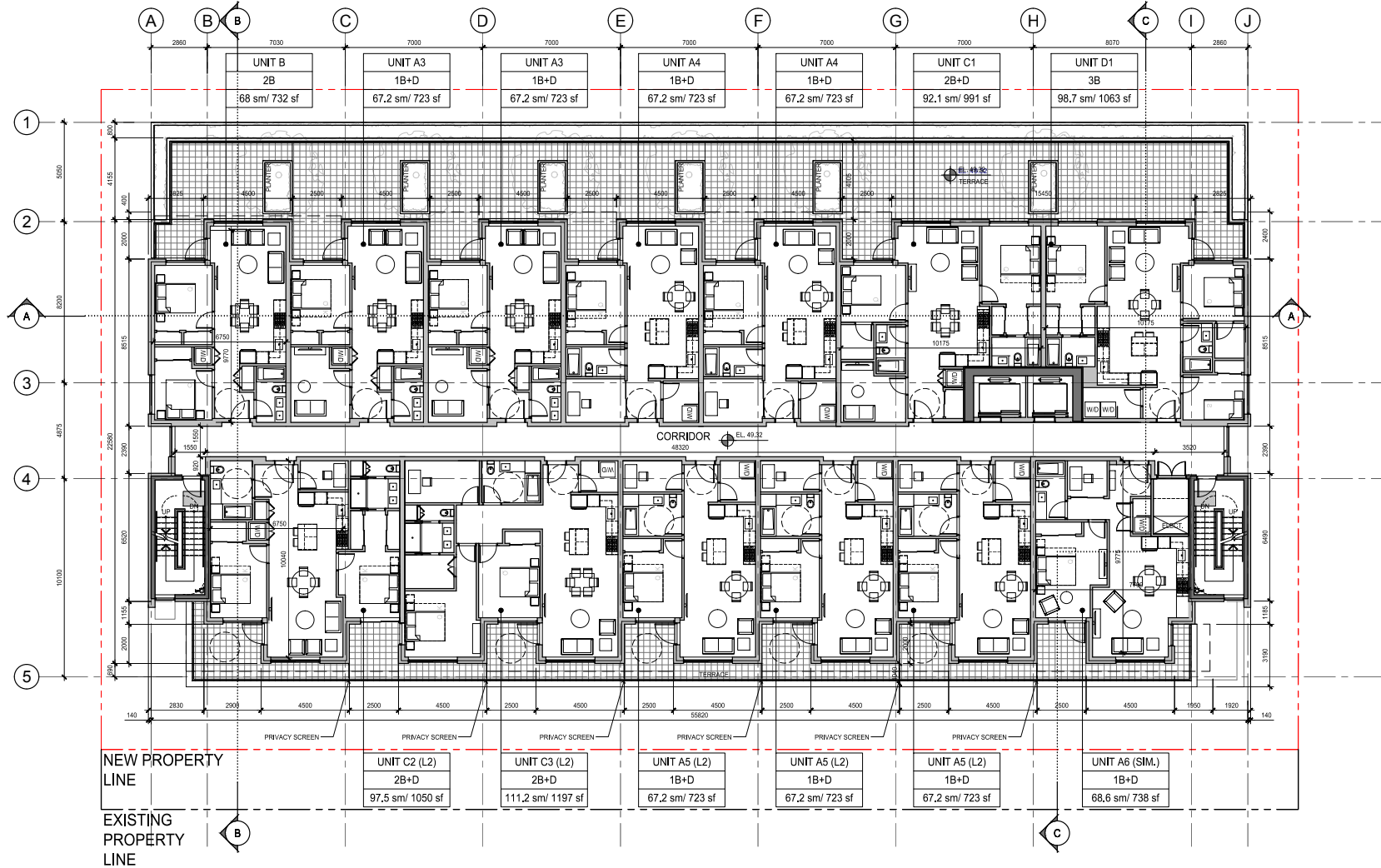
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE PARKING BYLAW.
- ONE ELECTRICAL OUTLET TO BE PROVIDED FOR EVERY 5 PARKING SPACES.
- WALLS AND CEILINGS WITHIN THE PARKING GARAGE SHALL BE PAINTED LIGHT OFF WHITE.
- PARKING STALLS IDENTIFICATION:

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A2.03

KEY PLAN



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GENERAL NOTES:

*L2 - LEVEL 2 ADAPTABLE UNITS



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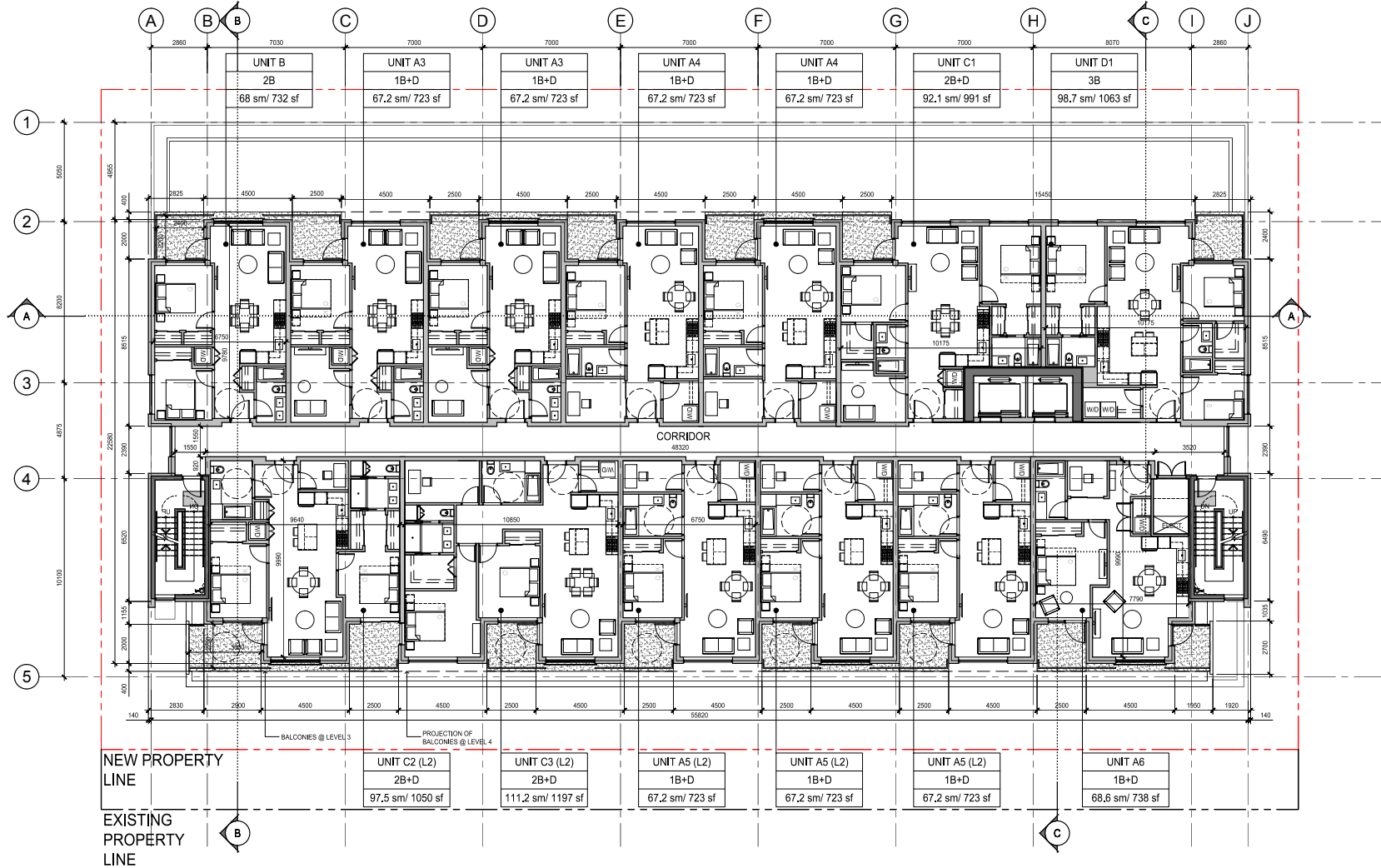
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Sheet 10b

LEVEL 3 FLOOR PLAN

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1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	
No.	Description	Date	Dr.
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GENERAL NOTES:

*L2 - LEVEL 2 ADAPTABLE UNITS



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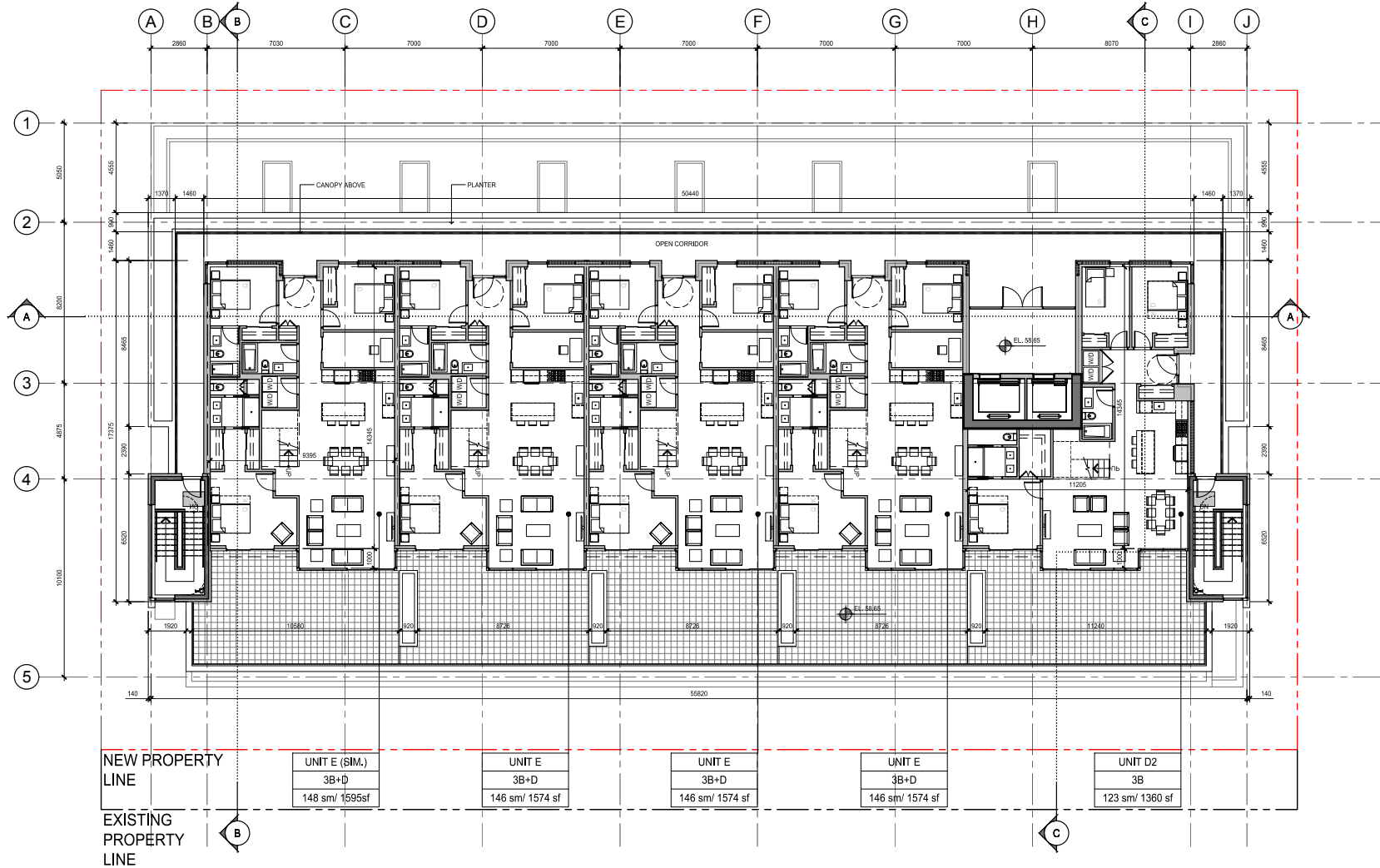
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Sheet 10b

LEVEL 4-5 FLOOR PLAN

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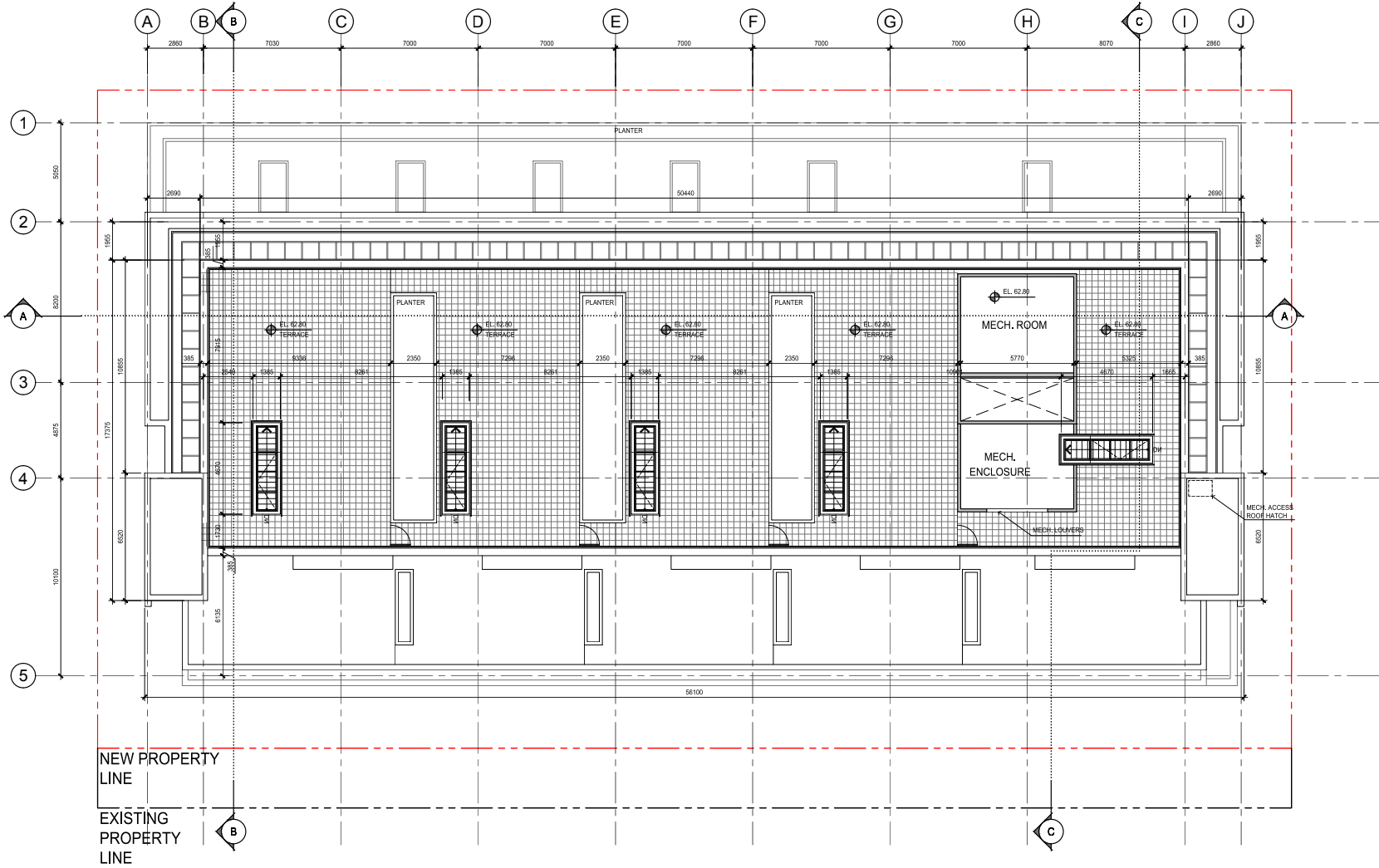
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Sheet Title
LEVEL 6 FLOOR PLAN

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2	REISSUED FOR DEVELOPMENT APPLICATION	2017-11-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	
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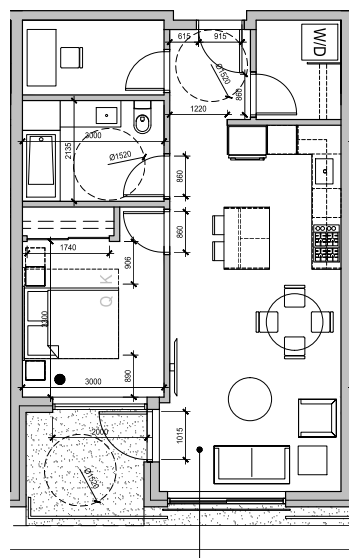
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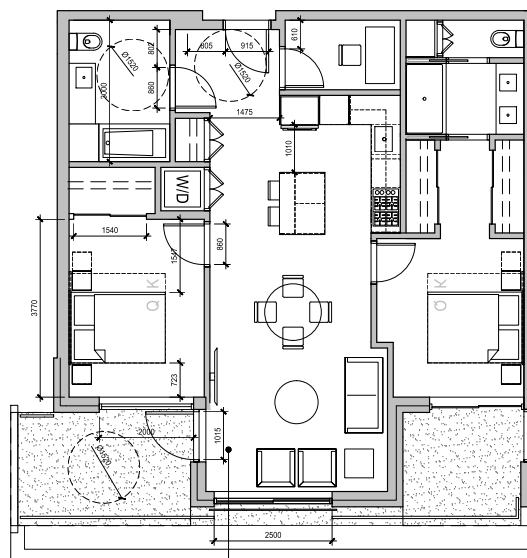
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 ROOF PLAN

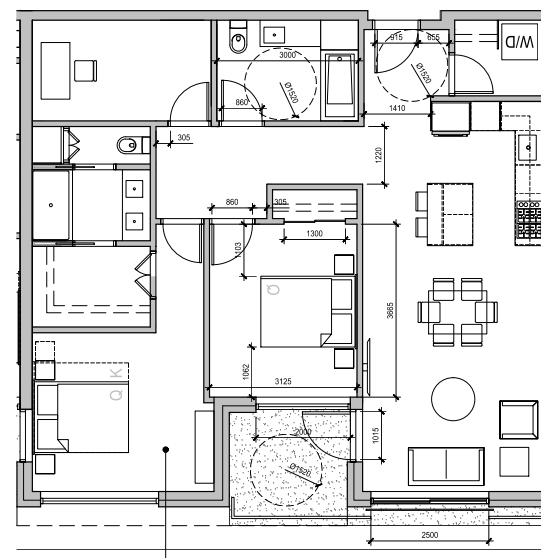
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UNIT A5 (L2)
1B+D
67.2 sm/ 723 sf



UNIT C2 (L2)
2B+D
97.5 sm/ 1050 sf



UNIT C3 (L2)
2B+D
111.2 sm/ 1197 sf

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Sheet Title

BUILDING SECTION C-C

Job No.	1611-000	Sheet No.	A3.03
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MATERIAL LEGEND

- A** CAST IN PLACE ARCHITECTURAL CONCRETE W / REVEALS: PAINTED
 - A1 - OFF WHITE
 - A2 - DARK GREY
- B1** ALUMINUM WINDOW FRAME: STEEL-CITY SILVER
- B2** ALUMINUM CURTAIN WALL FRAME: STEEL-CITY SILVER
- C1** RESIDENTIAL WINDOW WALL GLAZING: CLEAR LOW-E
- C2** CURTAIN WALL GLAZING: CLEAR LOW-E
- D** SPANDREL GLASS:
 - D1 - GREY
 - D2 - COPPER
- E** BACK PAINTED GLASS TO MATCH D2
- F** FLASHING:
 - F1 - LIGHT TO MATCH J1
 - F2 - DARK TO MATCH J2
- G** GUARD:
 - G1 - CLEAR GLASS
 - G2 - WHITE GLASS
- H** PRIVACY SCREENS: FROSTED GLASS PANEL
- I** ALUMINUM GUARD RAIL: STEEL-CITY SILVER
- J** METAL CLADDING:
 - J1 - OFF WHITE
 - J2 - DARK GREY
- K** BRICK CLADDING: FLEMISH BOND, COLOUR
- L** PREFIN, METAL LOUVERS: DARK GREY
- M** STEEL AND GLASS CANOPY: FROSTED GLASS, METAL PAINTED WHITE
- N** DECORATIVE STEEL SCREEN
- O** METAL LOUVERS:
 - O1 - OFF WHITE
 - O2 - DARK GREY
- P** OVERHEAD GATE: METAL LOUVERS, DARK GREY
- R** RESIDENTIAL WOOD DOOR: DARK GREY
- S** STEEL DOOR: PAINTED
- W** WALL MOUNTED LIGHT FIXTURE
- D** DOWN LIGHT FIXTURE

KEY PLAN

No.	Description	Date	Dr.
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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Sheet Title
SOUTH BUILDING ELEVATION

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A4.01



A	C CAST IN PLACE ARCHITECTURAL CONCRETE W/ REVEALS - PAINTED A1 - OFF WHITE A2 - DARK GREY	H	I PRIVACY SCREENS: FROSTED GLASS PANEL
B	L ALUMINUM WINDOW FRAME: STEEL CITY SILVER	J	K ALUMINUM GARD RAIL: STEEL CITY SILVER
B1	M ALUMINUM CURTAIN WALL FRAME: STEEL CITY SILVER	L	N METAL CLADDING: J1 - OFF WHITE J2 - DARK GREY
C1	R RESIDENTIAL WINDOW WALL GLAZING: CLEAR LOW-E	O	P BRICK CLADDING: FLEMISH BOND, COLOUR
C2	S CURTAIN WALL GLAZING: CLEAR LOW-E	L	Q PREFIN METAL ALLOYS: DARK GREY
D	S SPANDREL GLASS: D1 - GREY, D2 - COPPER	M	T STEEL AND GLASS CANOPY: FROSTED GLASS, METAL PAINTED WHITE
E	B BACK PAINTED GLASS TO MATCH D2	N	O DECORATIVE METAL SCREEN
F	F FLASHING: F1 - LIGHT TO MATCH J1 F2 - DARK TO MATCH J2	D	M METAL LOUVERS: D1 - OFF WHITE D2 - DARK GREY
G	F GLAZING: G1 - CLEAR GLASS G2 - WHITE GLASS BALCONY GLAZ TO BE PAINTED WHITE TO MATCH J1	P	Q OVERHEAD GATE: METAL LOUVERS, DARK GREY
		R	S RESIDENTIAL WOOD DOOR: DARK GREY
		S	T STEEL DOOR: PAINTED

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EAST & WEST BUILDING ELEVATIONS

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KEY PLAN

MATERIAL LEGEND

- (A) CAST IN PLACE ARCHITECTURAL CONCRETE W / REVEALS: PAINTED
A1 - OFF WHITE
A2 - DARK GREY
- (B1) ALUMINUM WINDOW FRAME: STEEL-CITY SILVER
(B2) ALUMINUM CURTAIN WALL FRAME: STEEL-CITY SILVER
- (C1) RESIDENTIAL WINDOW WALL GLAZING: CLEAR LOW-E
(C2) CURTAIN WALL GLAZING: CLEAR LOW-E
- (D) SPANDREL GLASS:
D1 - GREY,
D2 - COPPER
- (E) BACK PAINTED GLASS TO MATCH D2
- (F) FLASHING:
F1 - LIGHT TO MATCH J1
F2 - DARK TO MATCH J2
- (G) GUARD:
G1 - CLEAR GLASS
G2 - WHITE GLASS
BALCONY SLAB TO BE PAINTED WHITE TO MATCH J1
- (H) PRIVACY SCREENS: FROSTED GLASS PANEL
- (I) ALUMINUM GUARD RAIL: STEEL-CITY SILVER
- (J) METAL CLADDING:
J1 - OFF WHITE
J2 - DARK GREY
- (K) BRICK CLADDING: FLEMISH BOND, COLOUR
- (L) PREFIN. METAL LOUVERS: DARK GREY
- (M) STEEL AND GLASS CANOPY: FROSTED GLASS, METAL PAINTED WHITE
- (N) DECORATIVE STEEL SCREEN
- (O) METAL LOUVERS:
O1 - OFF WHITE
O2 - DARK GREY
- (P) OVERHEAD GATE: METAL LOUVERS, DARK GREY
- (R) RESIDENTIAL WOOD DOOR: DARK GREY
- (S) STEEL DOOR: PAINTED
- (X) WALL MOUNTED LIGHT FIXTURE
- (Y) DOWN LIGHT FIXTURE



No.	Description	Date	Dr.
2	REISSUED FOR DEVELOPMENT APPLICATION	2017-11-24	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	

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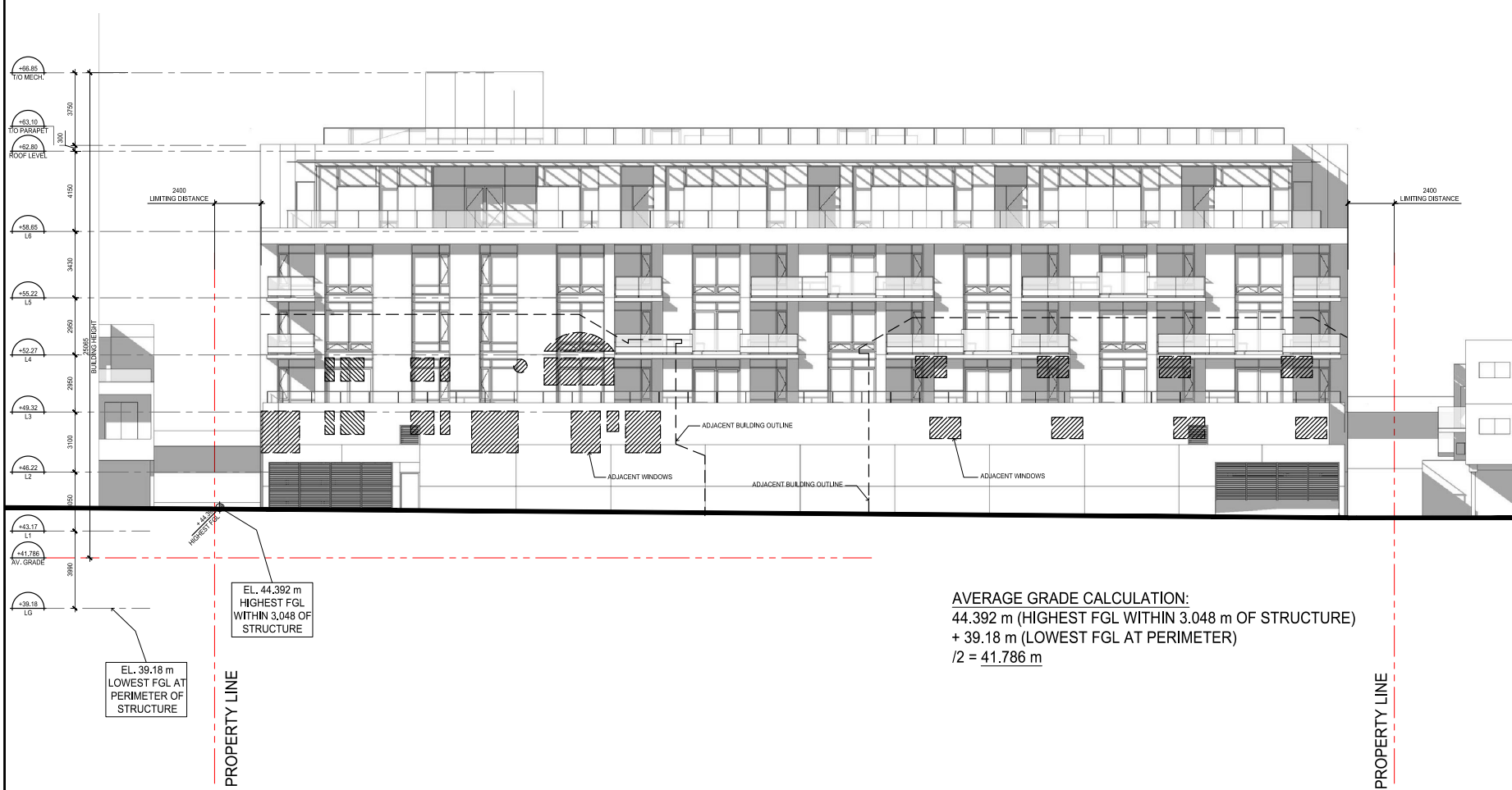
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Sheet Title:
NORTH BUILDING ELEVATION

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KEY PLAN



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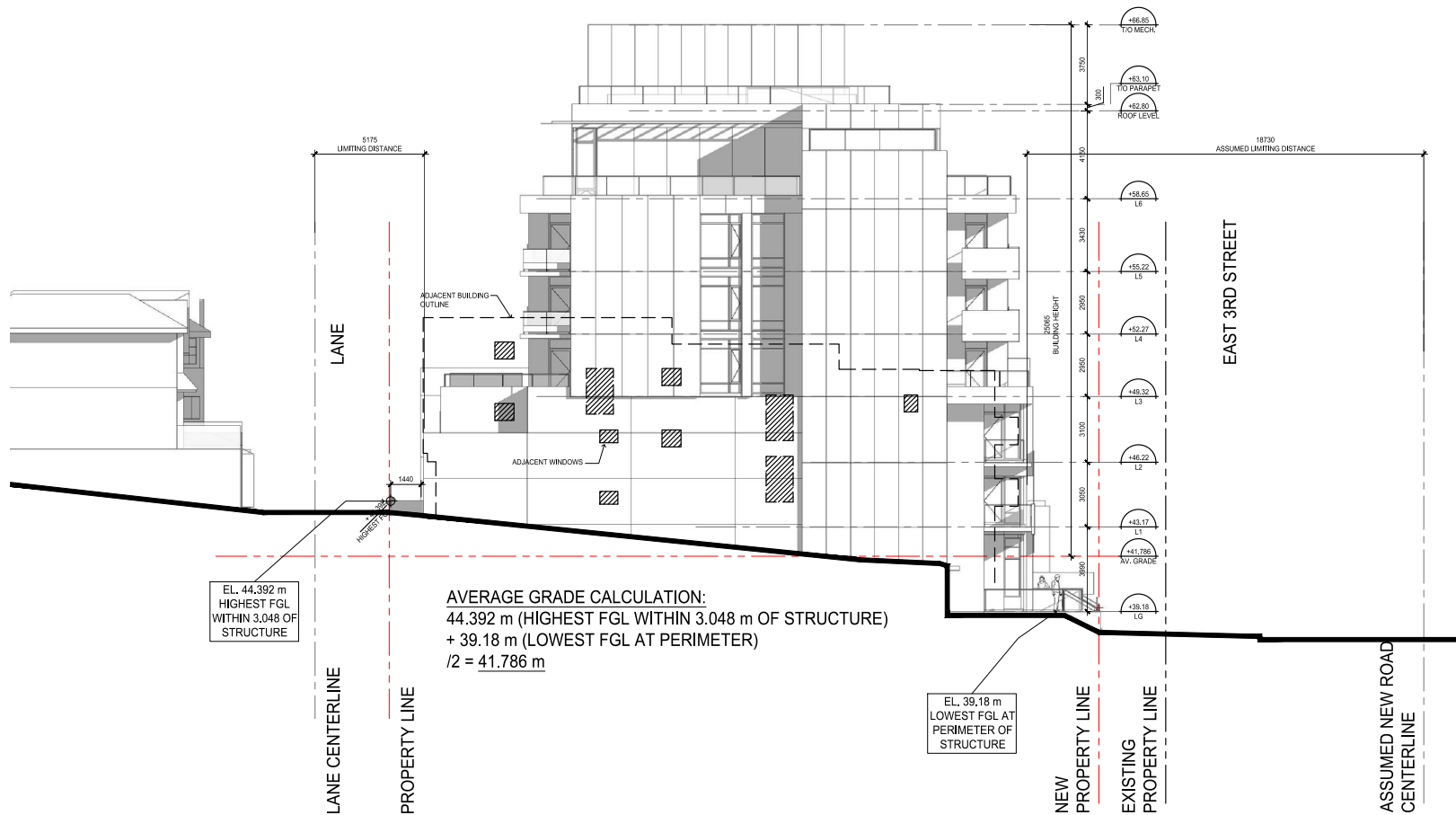
236-248 EAST 3RD

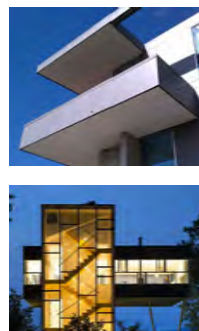
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Sheet Title
REFLECTED ELEVATION NORTH
HEIGHT CALCULATION

Job No.	1611-200	Sheet No.	
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	-

A4.04



[illegible]

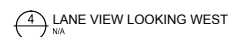
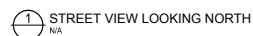
An aerial view of a rooftop terrace. In the foreground, there is a square dining table with a dark top and four chairs with white backs and yellow seats. The table is set with plates, glasses, and a small centerpiece. Behind the dining area is a large, L-shaped sectional sofa with dark cushions and several throw pillows in shades of grey and white. The terrace is bordered by a low wall and has a lush garden area with various plants and trees in the background. The overall atmosphere is modern and sophisticated.



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Job No.	1611-000	Sheet No.	
Scale	NTS		
Drawn			
Checked			
Approved			
Date	2017.09.29		
		A5.01	
Date	2017.09.29	Revision	-

[illegible]

Job No.	1611-000	Sheet No.
Scale	NTS	
Drawn		
Checked		
Approved		
Date	2017.09.29	
		A5.02
		Revision

A circle with a vertical line segment from the center to the top edge, labeled 'N'.



1 March 21, 10:00am
AS.2 N/A



4 June 21, 10:00am
A5.2 N/A



7 December 21, 10:00am
A5.2 N/A



2 March 21, 12:00pm
A5.2 N/A



5 June 21, 12:00pm
A5.2 N/A



8 December 21, 12:00pm
A5.2 N/A



3 March 21, 2:00pm
A5.2 N/A



6 June 21, 2:00pm
AS.2 N/A



9 December 21, 2:00pm
A5.2 N/A

[illegible]

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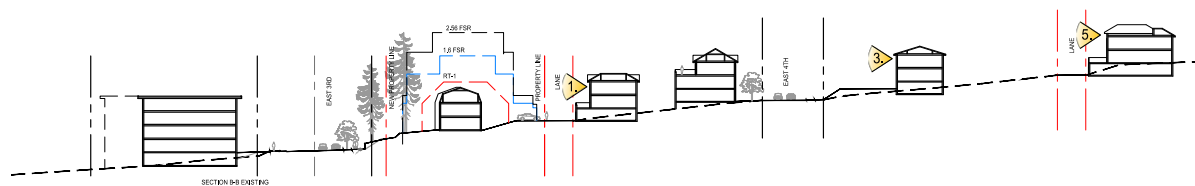
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SHADOW STUDIES

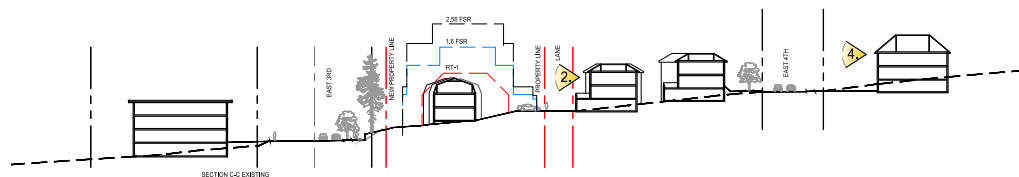
Job No.	1611-000	Sheet No.	A5.03
Scale	N/A		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	

[illegible]

1 KEY PLAN
1:500



SECTION B-B
1:500



3 SECTION C-C
1:500



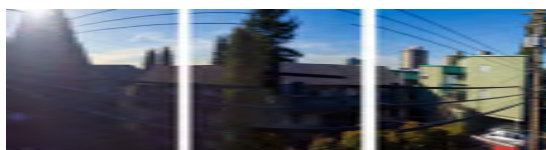
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Street Talk

**VIEW IMPACT STUDY
CONTEXT SECTIONS &
SITE PLAN**

Job No.	1611-000	Sheet No.	A5.04
Scale	1:500		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	-

[illegible]

CURRENT VIEW

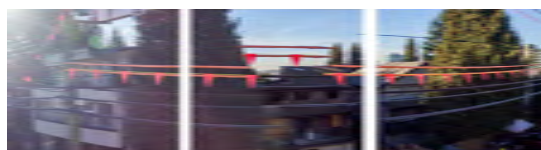


1.6 FSR



2.56 FSR

1 VIEW FROM THE NEIGHBOURS (BLDG NO. 1)
A5.05 NTS



CURRENT VIEW

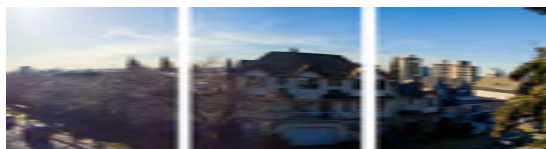


1.6 FSR

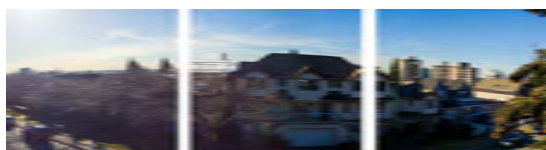


2.56 FSR

2 VIEW FROM THE NEIGHBOURS (BLDG NO. 2)
A5.05 NTS



CURRENT VIEW

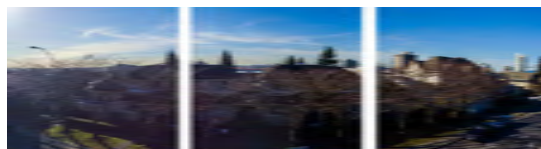


1.6 FSR

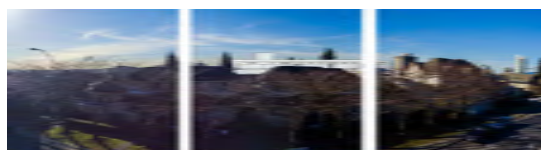


2.56 FSR

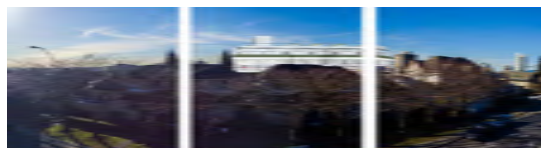
3 VIEW FROM THE NEIGHBOURS (BLDG NO. 3)
A5.05 NTS



CURRENT VIEW



1.6 FSR

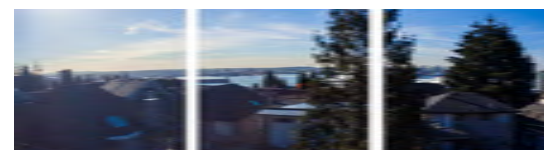


2.56 FSR

4 VIEW FROM THE NEIGHBOURS (BLDG NO. 4)
A5.05 NTS



CURRENT VIEW



1.6 FSR



2.56 FSR

5 VIEW FROM THE NEIGHBOURS (BLDG NO. 5)
A5.05 NTS



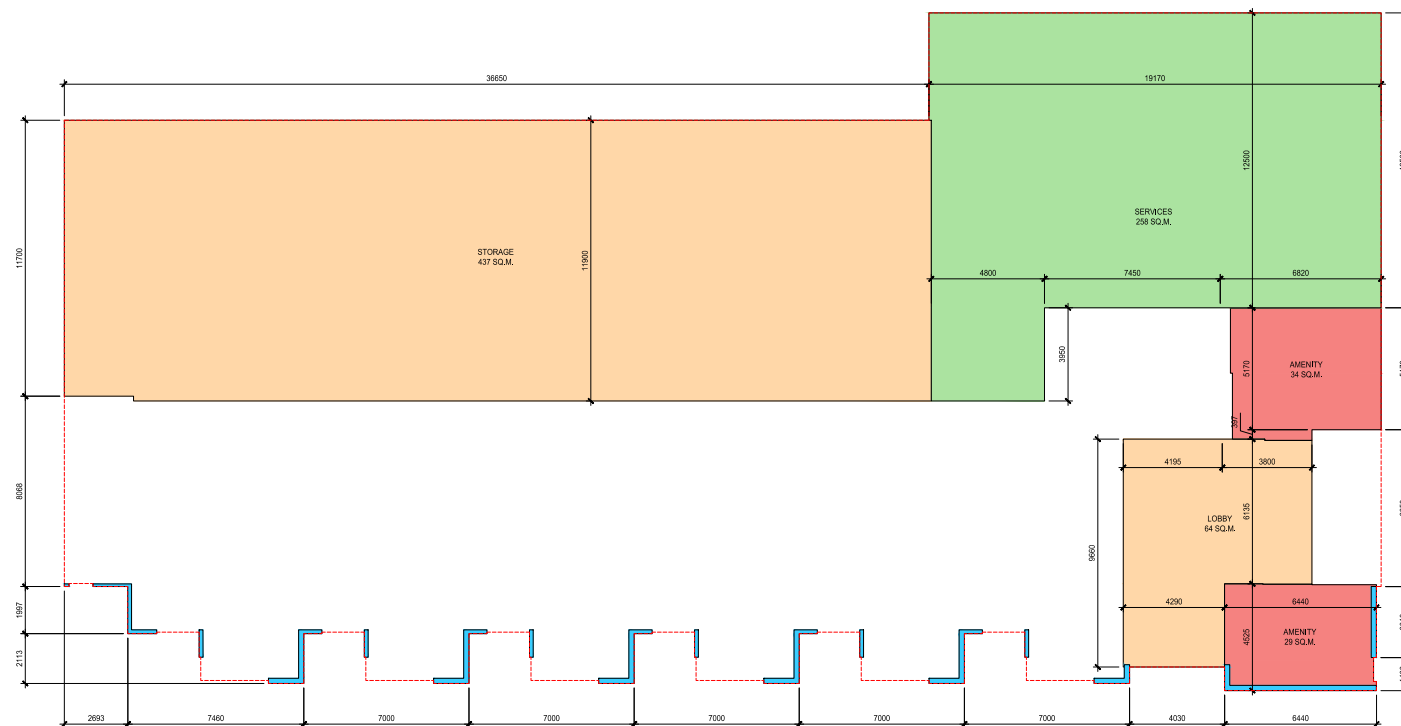
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Sheet Title

VIEW IMPACT STUDY

Job No.	1611-000	Sheet No.	A5.05
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	-



GROUND LEVEL	RESIDENTIAL
GROSS AREA	1,370 SM
EXCLUSIONS	
AMENITY	63 SM
LOBBY/STORAGE	501 SM
SERVICES/ PARKING	258 SM
EXTERIOR CLADDING	9 SM
FSR AREA	539 SM
OPEN BALCONIES AREA	0 SM

2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	
No.	Description	Date	Dr.

Revisions: Read Up



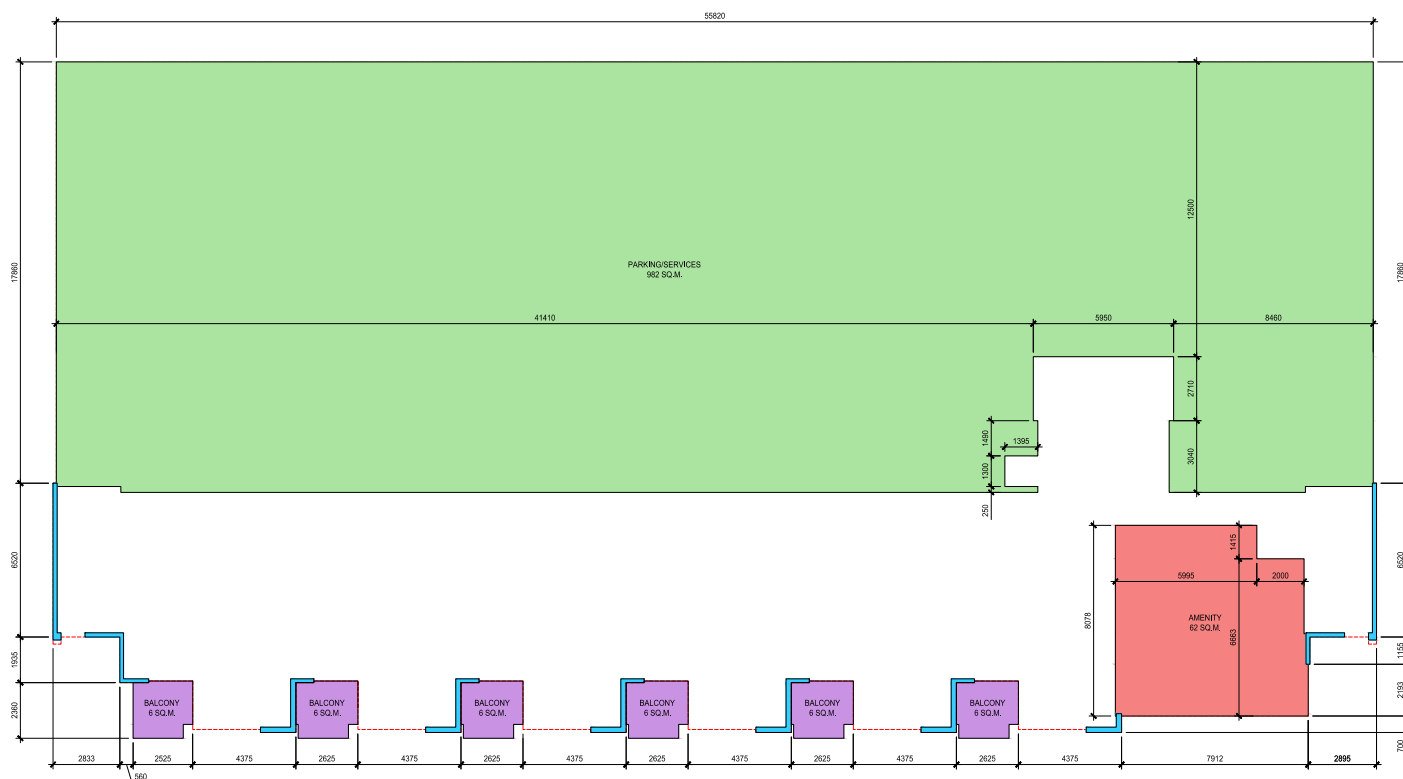
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Street Talk

GROUND LEVEL FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	A6.01	
		Revision	-

[illegible]

LEVEL 1	RESIDENTIAL
GROSS AREA	1,524 SM
EXCLUSIONS	
AMENITY	62 SM
LOBBY/ STORAGE	0 SM
SERVICES/ PARKING	982 SM
EXTERIOR CLADDING	9 SM
FSR AREA	471 SM
OPEN BALCONIES AREA	36 SM

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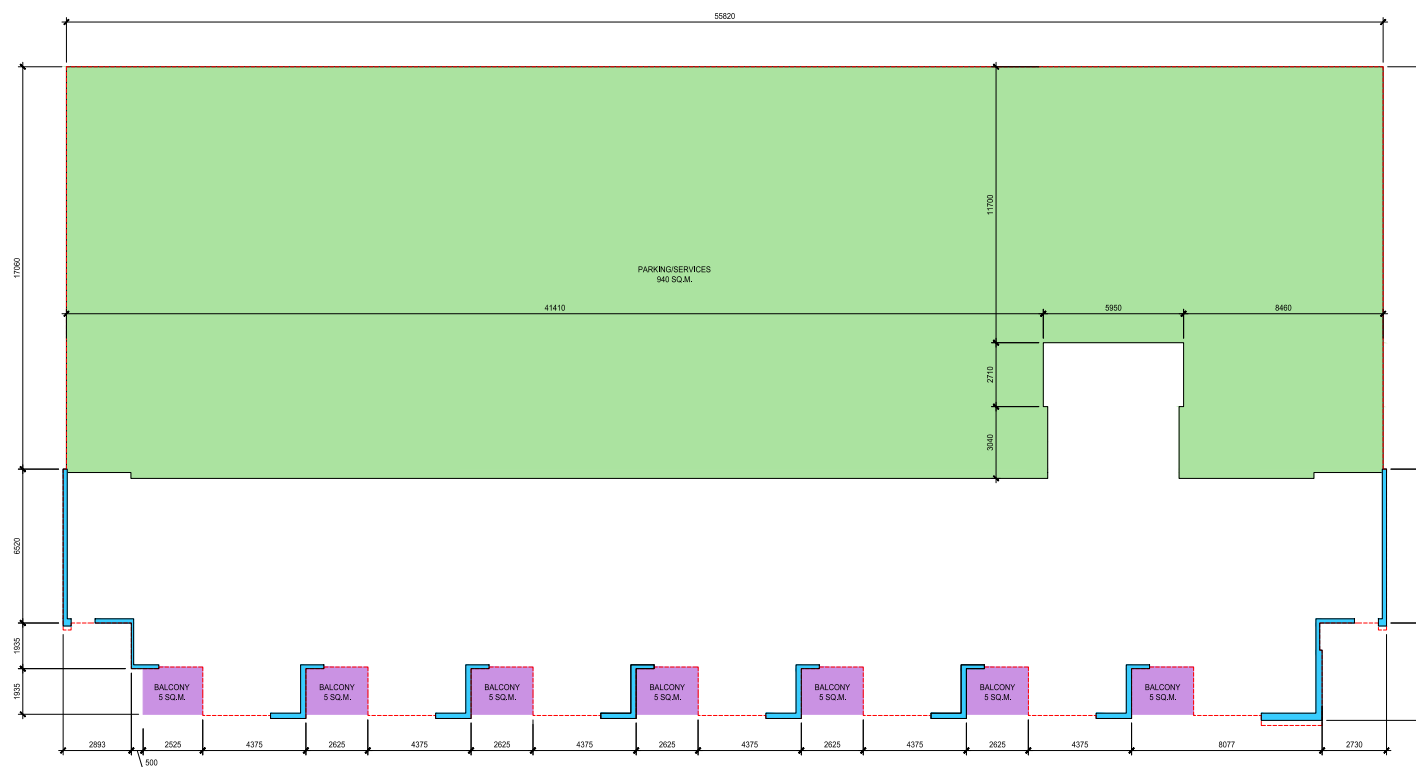
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Sheet Title

**LEVEL 1 FLOOR PLAN
AREA OVERLAY**

Job No.	1611-000	Sheet No.	
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	-

[illegible]

LEVEL 2	RESIDENTIAL
GROSS AREA	1,490 SM
EXCLUSIONS	
LOBBY/STORAGE	0 SM
SERVICES/ PARKING	940 SM
EXTERIOR CLADDING	11 SM
FSR AREA	529 SM
OPEN BALCONIES AREA	36 SM

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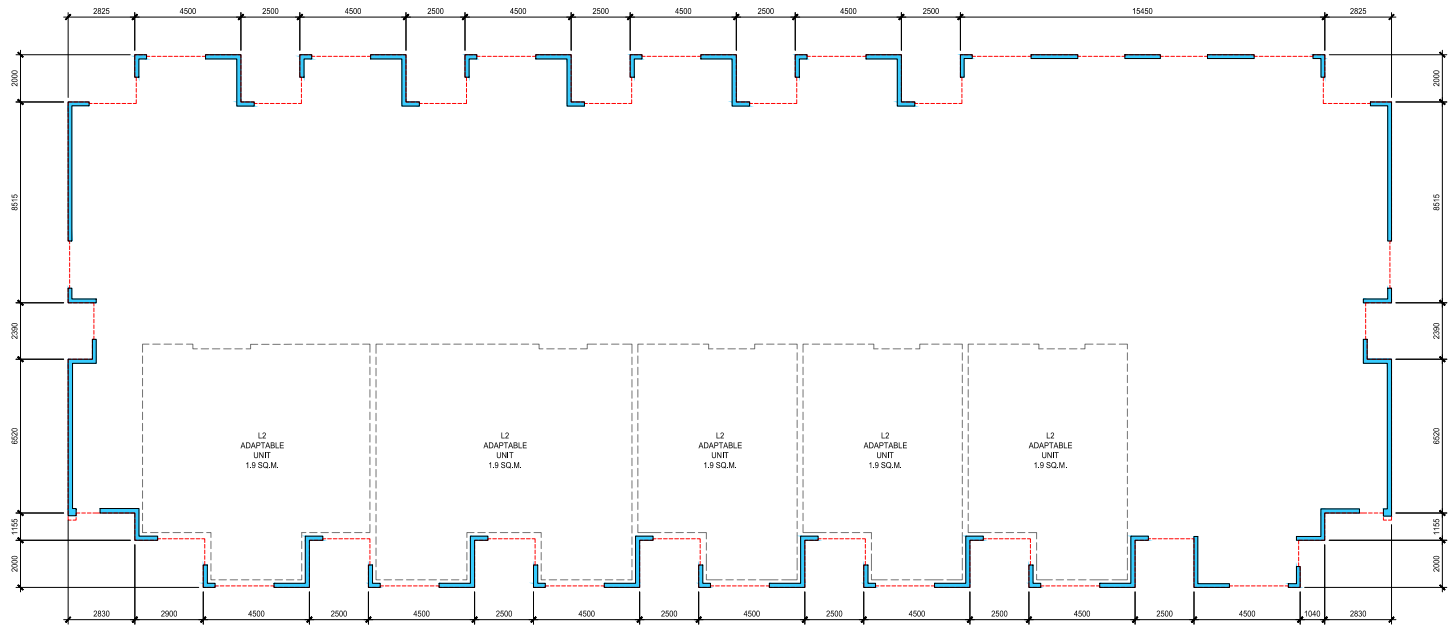
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Sheet Title

LEVEL 2 FLOOR PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.03
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	

KEY PLAN



LEVEL 3	RESIDENTIAL
GROSS AREA	1,164 SM
EXCLUSIONS	
LOBBY/STORAGE	0 SM
SERVICES/PARKING	0 SM
EXTERIOR CLADDING	19 SM
5x LEVEL 2 ADAPTABLE UNIT	9.5 SM
FSR AREA	1136 SM
OPEN BALCONIES AREA	0 SM

2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	
No.	Description	Date	Dr.

Revisions: Read Up

Revisions: Read Up



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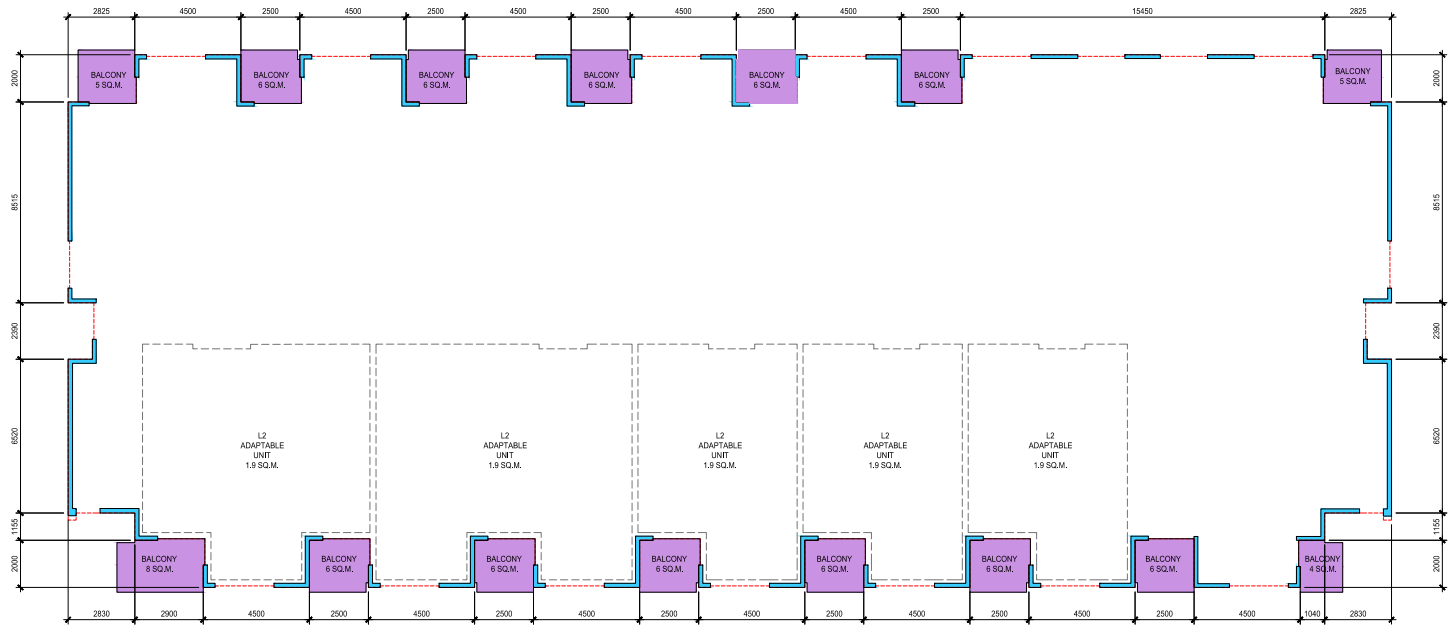
Sheet Title

LEVEL 3 FLOOR PLAN
AREA OVERLAY

Job No.	1611-200	Sheet No.	
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	-

A6.04

KEY PLAN



LEVEL 4-5		RESIDENTIAL
GROSS AREA		1,164 SM
EXCLUSIONS		
LOBBY		0 SM
SERVICES		0 SM
EXTERIOR CLADDING		19 SM
5x LEVEL 2 ADAPTABLE UNIT		9.5 SM
FSR AREA		1136 SM
OPEN BALCONIES AREA		85 SM

2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	
No.	Description	Date	Dr.
Revisions: Read Up			



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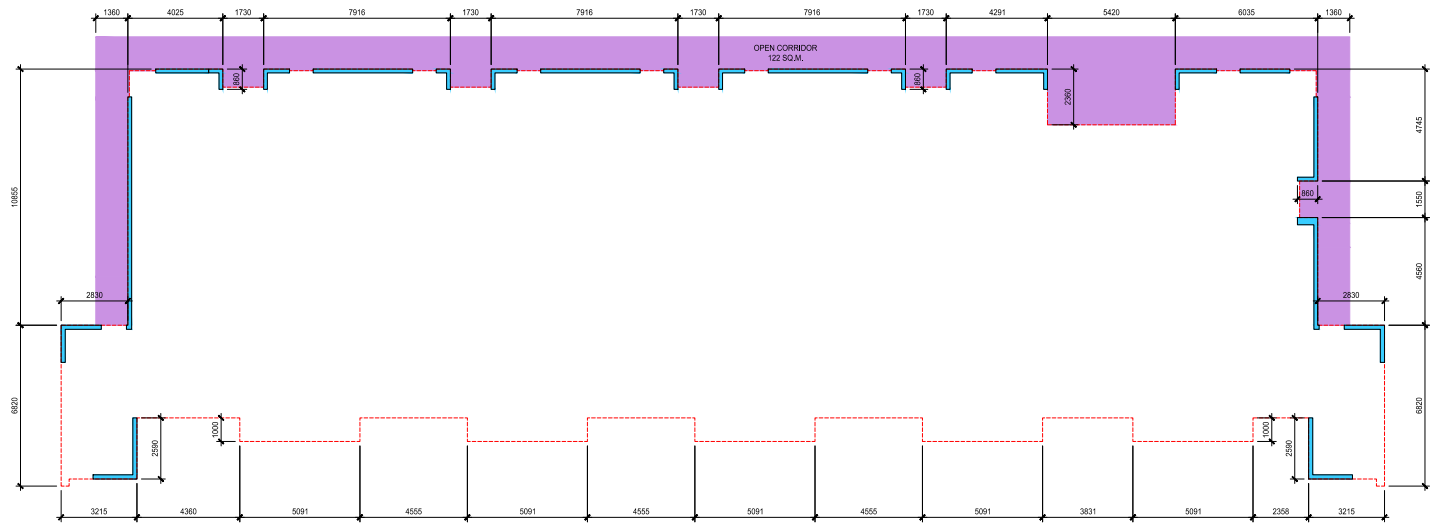
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Sheet Title:
LEVEL 4-5 FLOOR PLAN
AREA OVERLAY

Job No.	1611-200	Sheet No.	
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	-

A6.05

KEY PLAN



LEVEL 6	RESIDENTIAL
GROSS AREA	790 SM
EXCLUSIONS	
LOBBY/STORAGE	0 SM
SERVICES/PARKING	0 SM
EXTERIOR CLADDING	11 SM
FSR AREA	778 SM
OPEN BALCONIES AREA	122 SM

2	REISSUED FOR DEVELOPMENT APPLICATION	2017-10-04	
1	ISSUED FOR DEVELOPMENT APPLICATION	2017-05-18	
No.	Description	Date	Dr.
Revisions: Read Up			



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Sheet Title:
LEVEL 6 FLOOR PLAN
AREA OVERLAY

Job No.	1611-200	Sheet No.	
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	-

A6.06

[illegible]

ROOF	RESIDENTIAL
GROSS AREA	31 SM
EXCLUSIONS	
LOBBY/ STORAGE	0 SM
SERVICES/ PARKING	31 SM
EXTERIOR CLADDING	0 SM
FSR AREA	0 SM
OPEN BALCONIES AREA	0 SM

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Sheet Title

ROOF PLAN
AREA OVERLAY

Job No.	1611-000	Sheet No.	A6.07
Scale	1:100		
Drawn			
Checked			
Approved			
Date	2017.09.29	Revision	

TOPOGRAPHIC SURVEY OF LOTS
22, 23, 24 AND 25, BLOCK 131,
DISTRICT LOT 274, G1, NWD,
PLAN 878.
CITY OF NORTH VANCOUVER
INTEGRATED SURVEY AREA #44
CIVIC ADDRESS: 236-238, 242-244, 246-248, 252-254
EAST 3RD STREET
PID: 004-316-959, 015-076-300,
007-253-206, 015-076-296.



SCALE 1:150
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

- LEGEND:**
- ⊕ - DENOTES ELECTRICAL SERVICE BOX
 - PP - DENOTES POWER POLE
 - LS - DENOTES LAMP STANDARD
 - MH - DENOTES MANHOLE
 - CB - DENOTES CATCH BASIN
 - WV - DENOTES WATER VALVE
 - FH - DENOTES FIRE HYDRANT
 - ⊕ - DENOTES SPOT ELEVATION
 - 38.08 - DENOTES 3 INCHES 8 DECIDUOUS TREE WITH A GROUND ELEVATION OF 38.08m
 - 39.54 - DENOTES 22 INCHES 8 CONIFEROUS TREE WITH A GROUND ELEVATION OF 39.54m
- DATUM:**
ELEVATIONS ARE TO CITY OF NORTH VANCOUVER GEODETIC DATUM AND ARE DERIVED FROM CONTROL MONUMENT 878072, PUBLISHED ELEVATION = 18.271 METRES, ISA NO.44, NAD 83, (C.S.R.S.) 2005.

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN, WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBOURIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.



benett
LAND SURVEYING LTD.
BC LAND SURVEYORS
8201 - 275 FELL AVENUE NORTH VANCOUVER, BC V7P 3R5
TEL 604-580-4555 www.bennettlandsurvey.com

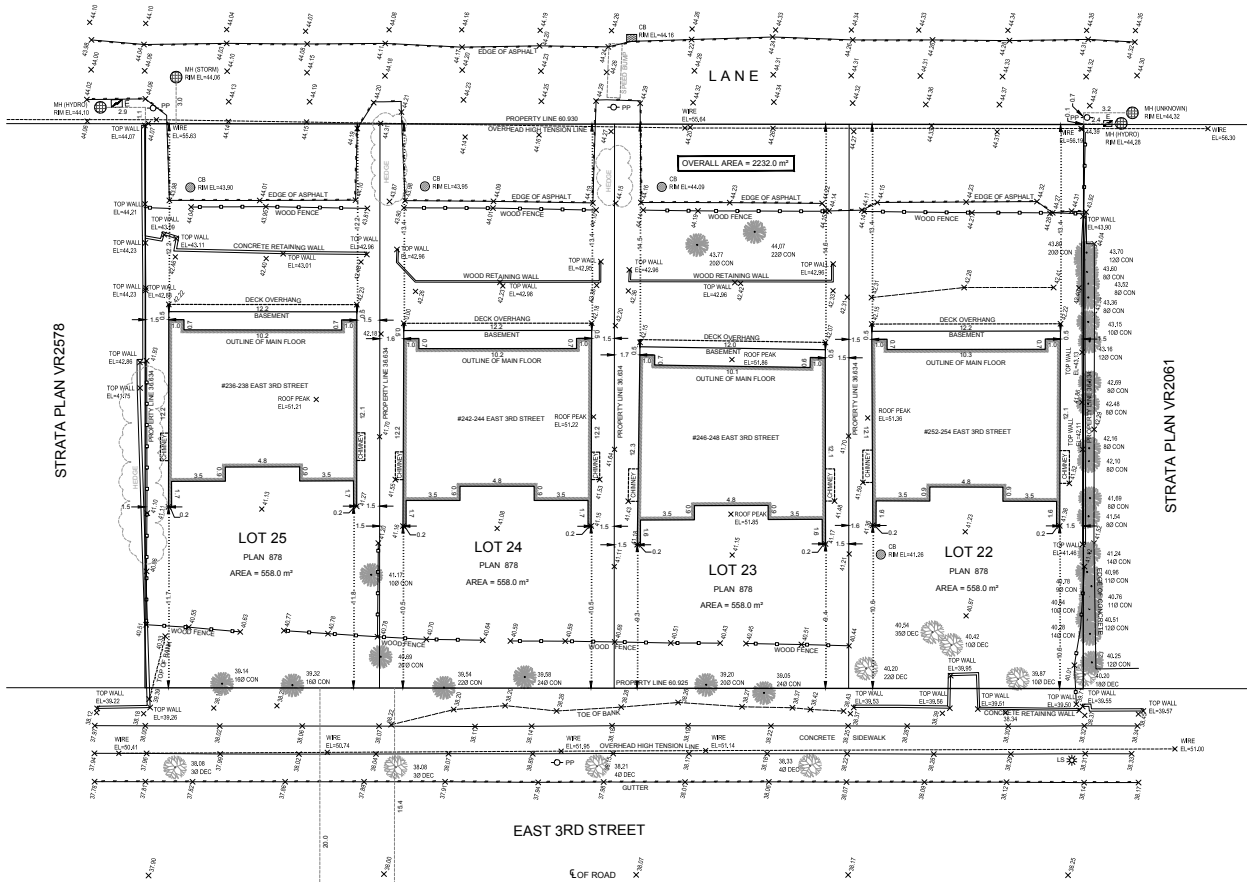
DATE:	BY:
NOV 3RD 2016	KJ
REVISION:	

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.
BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISION MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.
CERTIFIED CORRECT

THIS _____ DAY OF _____, 2016.

MICHAEL J. SETTZ, B.C.L.S.
FIELD SURVEY COMPLETED ON OCTOBER 26TH, 2016.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

FB 714 P 98-113 (AB-KC)



EAST 3RD STREET

LANDSCAPE SET: ISSUED FOR DP

OCTOBER 3, 2017

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L 0.0	COVER SHEET AND DRAWING LIST
L 1.0	LANDSCAPE LAYOUT - GROUND LEVEL
L 1.1	LANDSCAPE LAYOUT - LEVEL 3
L 1.2	LANDSCAPE LAYOUT - LEVEL 6
L 1.3	LANDSCAPE LAYOUT - ROOF
L 1.4	LANDSCAPE SECTION
L 1.5	LANDSCAPE LIGHTING - GROUND LEVEL
L 2.0	PLANT MATERIALS
L 2.1	PLANTING PLAN - GROUND LEVEL
L 2.2	PLANTING PLAN - LEVEL 3
L 2.3	PLANTING PLAN - LEVEL 6
L 2.4	PLANTING PLAN - ROOF
L 3.0	DETAILS - SOFTSCAPE
L 3.1	DETAILS - HARDSCAPE
L 3.2	DETAILS - FURNISHINGS

GENERAL NOTES

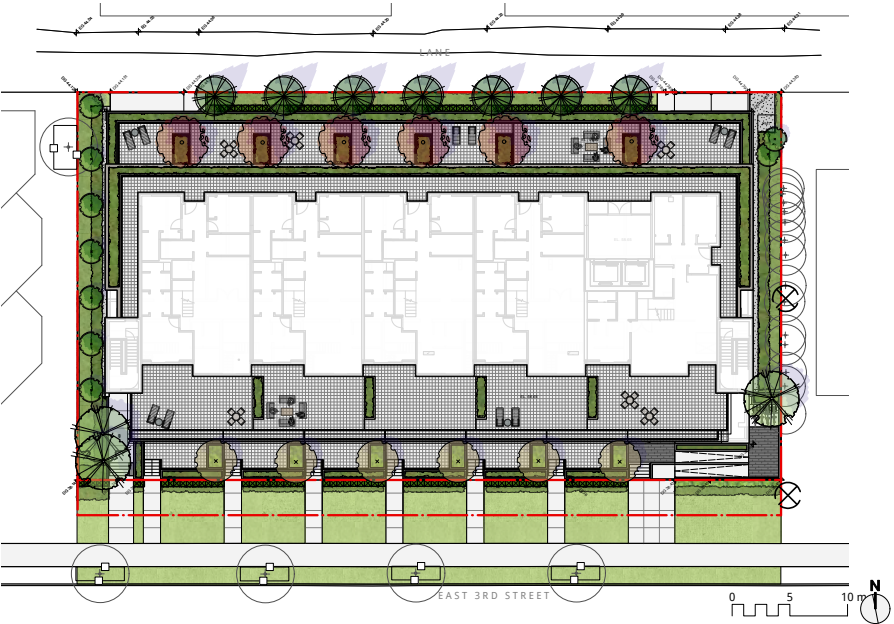
ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF VANCOUVER.



3	REISSUED FOR DP	17-10-03
2	REISSUED FOR DP	17-08-25
1	ISSUED FOR DP	17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	DS
Project No.	06-527

LANDSCAPE LAYOUT GROUND

L1.0

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2	REISSUED FOR DP	17-08-25
1	ISSUED FOR DP	17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale: 1:100

Drawn: KD

Reviewed: DS

Project No. 06-527

LANDSCAPE LAYOUT GROUND

L1.0



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3 REISSUED FOR DP 17-10-03

2 REISSUED FOR DP 17-08-25

1 ISSUED FOR DP 17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale: 1:100

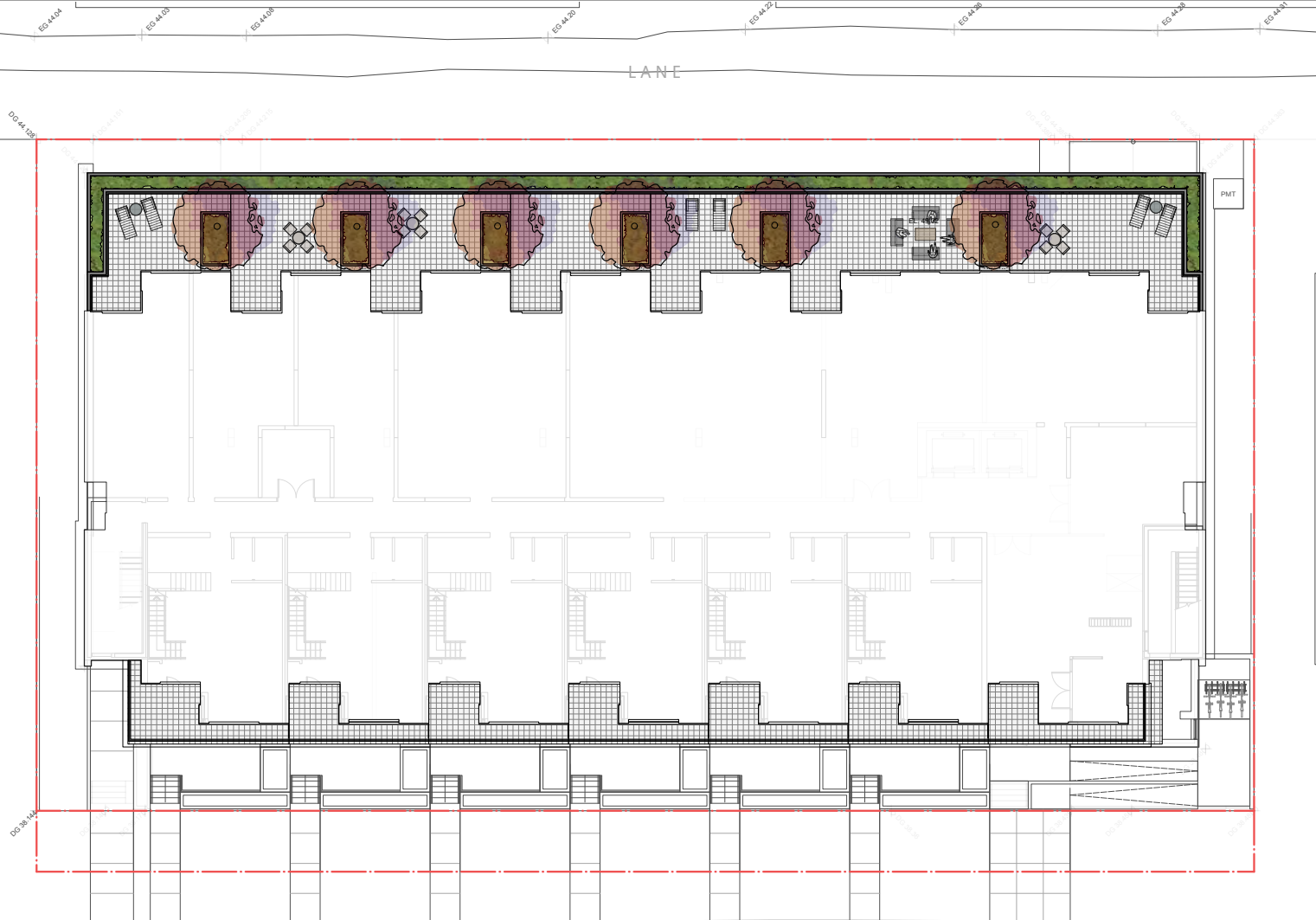
Drawn: KD

Reviewed: DS

Project No. 06-527

LANDSCAPE LAYOUT LEVEL 3

L1.1



MATERIALS LEGEND

CIP CONCRETE PATH PER PLANS AND DETAILS		SOD LAWN PER PLANS AND DETAILS	
PATIO PAVERS PER PLANS AND DETAILS		PLANTED AREA PER PLANS AND DETAILS	
PEDESTRIAN PAVERS PER PLANS AND DETAILS		ROOF PLANTER PER PLANS AND DETAILS	
GRAVEL EDGE PER PLANS AND DETAILS		DECIDUOUS TREE PER PLANS AND DETAILS	

EAST 3RD STREET



CONNECT LANDSCAPE ARCHITECTURE INC.
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3	REISSUED FOR DP	17-10-03
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1	ISSUED FOR DP	17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale: 1:100

Drawn: KD

Reviewed: DS

Project No. 06-527

LANDSCAPE LAYOUT
LEVEL 6

CONNECT LANDSCAPE ARCHITECTURE INC.
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3 REISSUED FOR DP 17-10-03

2 REISSUED FOR DP 17-08-25

1 ISSUED FOR DP 17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale: 1:100

Drawn: KD

Reviewed: DS

Project No. 06-527

LANDSCAPE LAYOUT ROOF

L1.3



MATERIALS LEGEND

CIP CONCRETE PATH PER PLANS AND DETAILS		SOD LAWN PER PLANS AND DETAILS	
PATIO PAVERS PER PLANS AND DETAILS		PLANTED AREA PER PLANS AND DETAILS	
PEDESTRIAN PAVERS PER PLANS AND DETAILS		ROOF PLANTER PER PLANS AND DETAILS	
GRAVEL EDGE PER PLANS AND DETAILS			

CONNECT LANDSCAPE ARCHITECTURE INC.
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3	REISSUED FOR DP	17-10-03
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REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale: 1:75

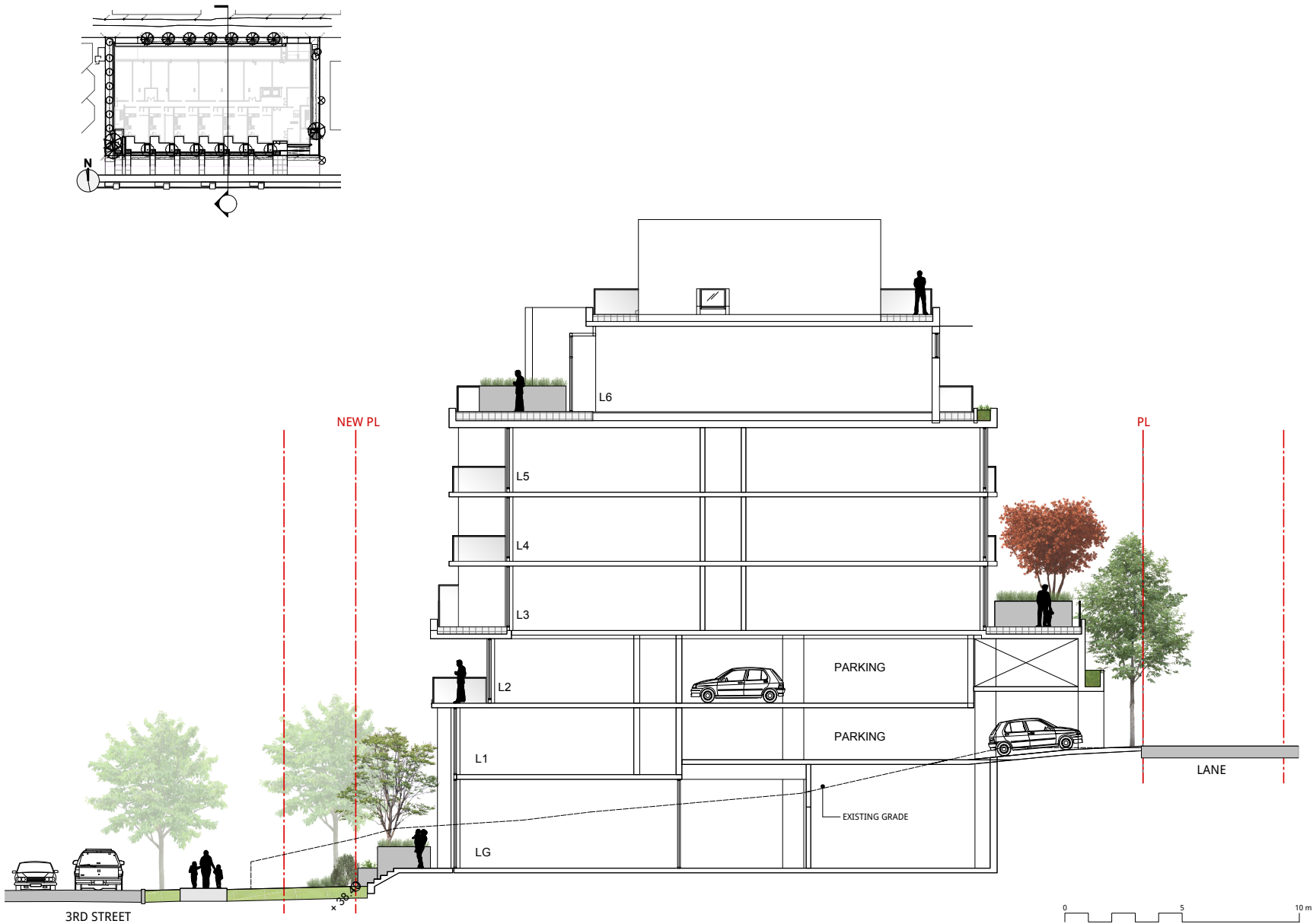
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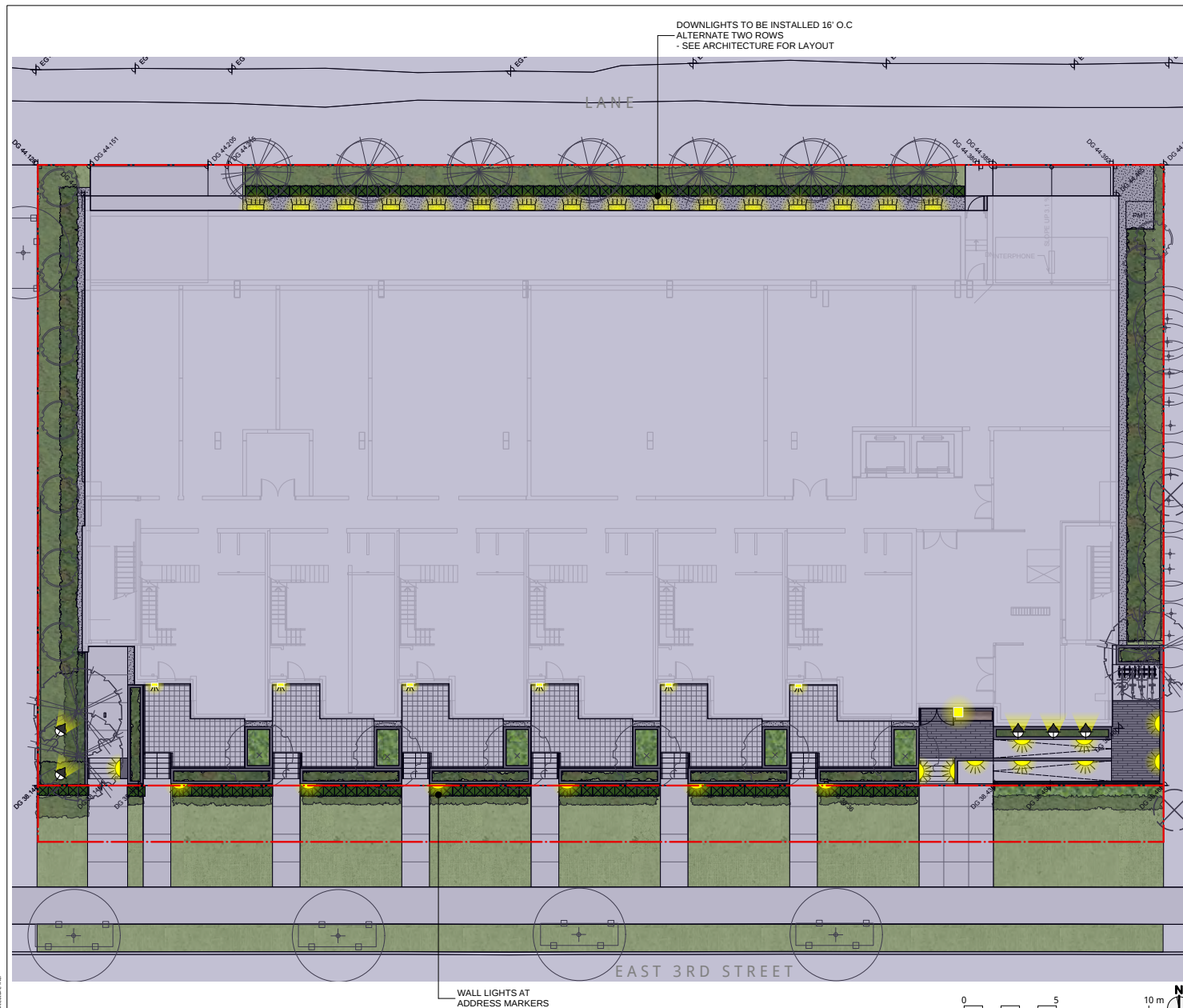
Reviewed: DS

Project No. 06-527

LANDSCAPE SECTION

L1.4



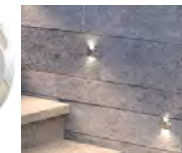


LIGHTING LEGEND

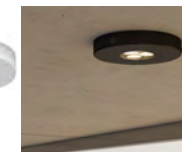
-  DOWNLIGHT
-  WALL SCONCE
-  SOFFIT
-  UPLIGHT
-  WALL/STEP



DOWNLIGHT
L08,



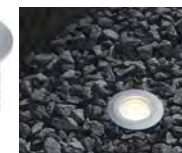
SOFFIT
L131,



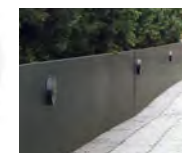
SCONCE
L91,



UPLIGHT
L05,

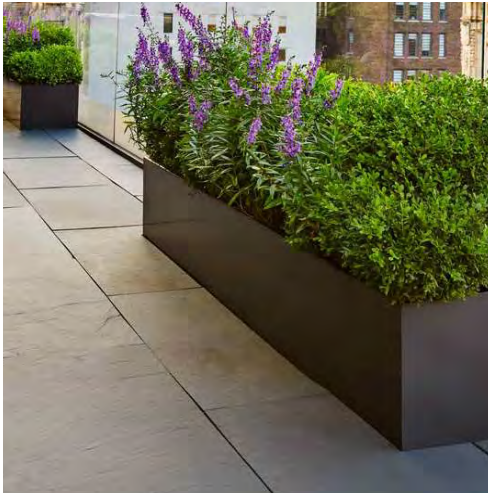


WALL MOUNT
L740-L48,



COLOUR: MATTE ANODIZED

BY: MP LIGHTING
VANCOUVER, BC
604-708-1184
WWW.MPLIGHTING.COM



PATIO PLANTERS



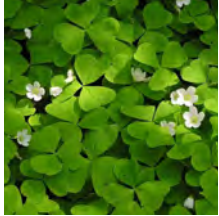
LAYERED STREETSCAPE



Crocosmia 'Lucifer'
Red Flowering Crocosmia



Prunus laurocerasus 'Zabellana'
Zabel Laurel



Oxalis oregana
Redwood Spurge



Rubus calycioides
Emerald Carpet



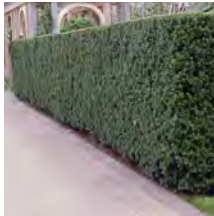
Polystichum munitum
Western Sword Fern



Hemerocallis fulva
Day Lily



Rhododendron 'Scarlet Wonder'
Scarlet Rhododendron



Taxus x media 'Hicksii'
Hick's Yew

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
6	Acer palmatum 'Osakazuki'	Japanese Maple	5cm cal., B&B	as shown
7	Fagus sylvatica 'Dawyck'	Purple Beech	5cm cal., B&B	as shown
9	Liquidambar styraciflua	Sweet Gum	5cm cal., B&B	as shown
4	Stewartia pseudocamellia	Japanese Stewartia	5cm cal., B&B	as shown
6	Styrax japonicus	Snowbell Tree	5cm cal., B&B	as shown
	Existing Tree to Remain			
	Existing Tree to Remove			

SHRUBS				
116	Cornus sericea 'Kelseyi'	Dwarf Kelsyi Dogwood	#3 pot	24" o.c
185	Cotoneaster dammeri	Little-Leaf Cotoneaster	#2 pot	24" o.c
104	Pieris japonica 'Forest Flame'	Lily-of-the-Valley Shrub	#5 pot	36" o.c
49	Polystichum munitum	Western Sword Fern	#2 pot	24" o.c
53	Prunus laurocerasus 'Zabellana'	Zabel Laurel	#2 pot	24" o.c
66	Rhododendron 'Scarlet Wonder'	Scarlet Rhododendron	#2 pot	24" o.c
132	Spiraea x bumulda 'Goldflame'	Goldflame Spiraea	#3 pot	24" o.c
74	Skimmia japonica	Japanese skimmia	#3 pot	24" o.c
173	Taxus x media 'Hicksii'	Hick's Yew - 1.2m high	#5 pot	24" o.c

GROUND COVERS AND VINES				
174	Oxalis oregana	Redwood Spurge	4"(10cm) pot	15" o.c
235	Pachysandra terminalis (50/50 mix) Oxalis oregana	Japanese spurge Redwood Spurge	4"(10cm) pot	15" o.c
20	Parthenocissus quinquefolia	Virginia Creeper	4"(10cm) pot	12" o.c
835	Rubus calycioides	Emerald Carpet	4"(10cm) pot	15" o.c

PERENNIALS, BULBS, AND ANNUALS				
16	Hemerocallis fulva	Day Lily	4"(10cm) pot	18" o.c

- PLANTING NOTES**
1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
 2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
 3. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF COQUITLAM PRIOR TO COMMENCEMENT OF WORK.
 4. ALL PLANTING BEDS TO BE MULCHED, SMOOTHED, AND RAKED IN ACCORDANCE WITH SPECIFICATIONS.
 5. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
 6. ALL EXISTING TREES TO BE PROTECTED PER DRAWINGS AND CITY OF NORTH VANCOUVER REQUIREMENTS.
 7. DAMAGE TO EXISTING VEGETATION TO BE REPLACED AND REPAIRED.
 8. ALL PLANTING IS TO BE COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, OR SEDIMENT LADEN WATER, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY STREET OR STORM SEWER.
 9. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
 10. ALL AREAS NOT INDICATED AS PLANTED OR HARDSCAPE (INCLUDING UNIT PAVING, GRAVEL, CONCRETE, AND ASPHALT) TO BE INSTALLED WITH SOD.

3	REISSUED FOR DP	17-10-03
2	REISSUED FOR DP	17-08-25
1	ISSUED FOR DP	17-05-17
REVISIONS		

EAST 3RD STREET

North Vancouver, British Columbia	
Scale:	N/A
Drawn:	KD
Reviewed:	DS
Project No.	06-527

PLANT MATERIALS

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REVISIONS

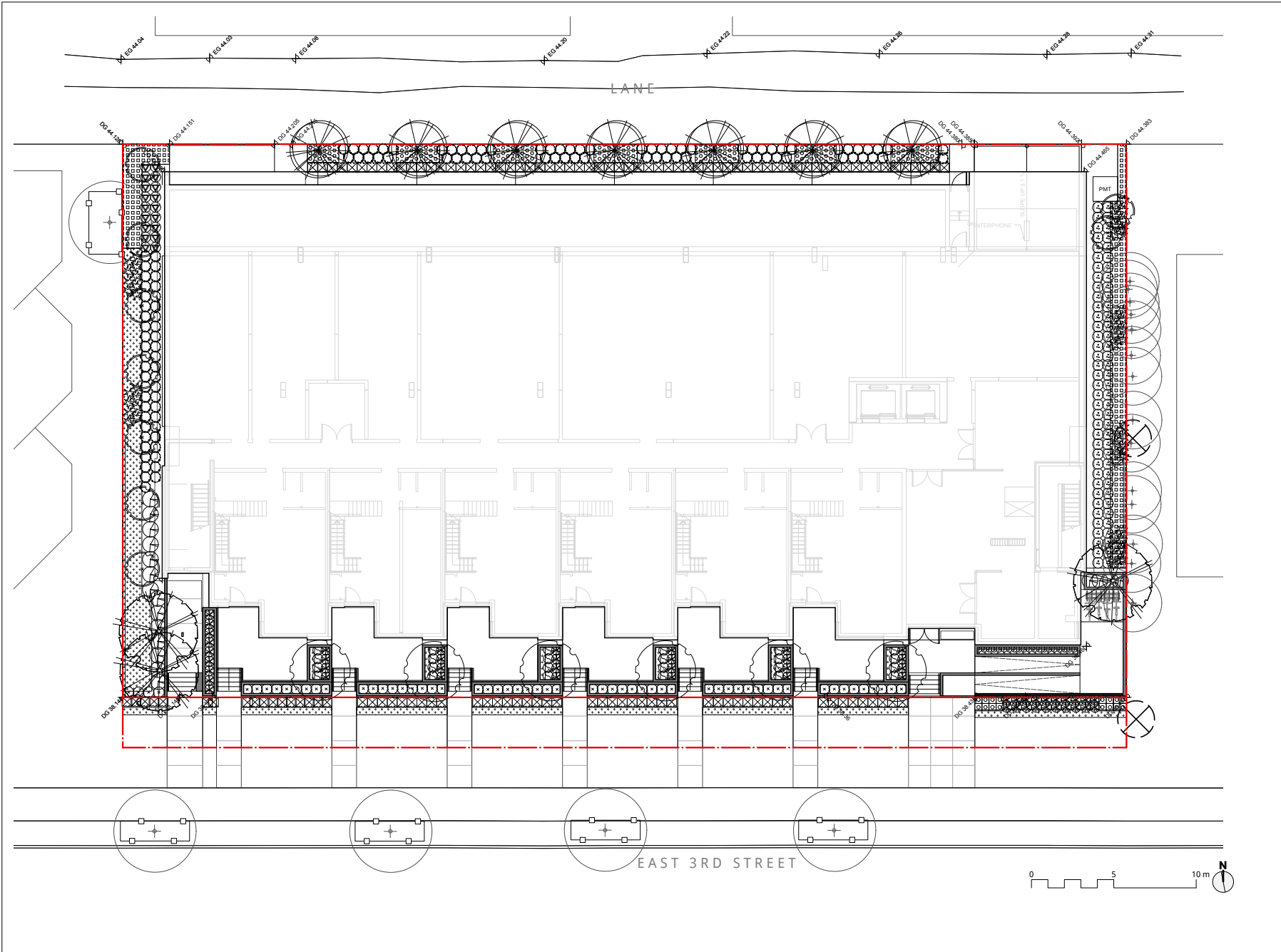
EAST 3RD STREET

North Vancouver, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	DS
Project No.	06-527

PLANTING PLAN GROUND

L2.1



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REVISIONS		

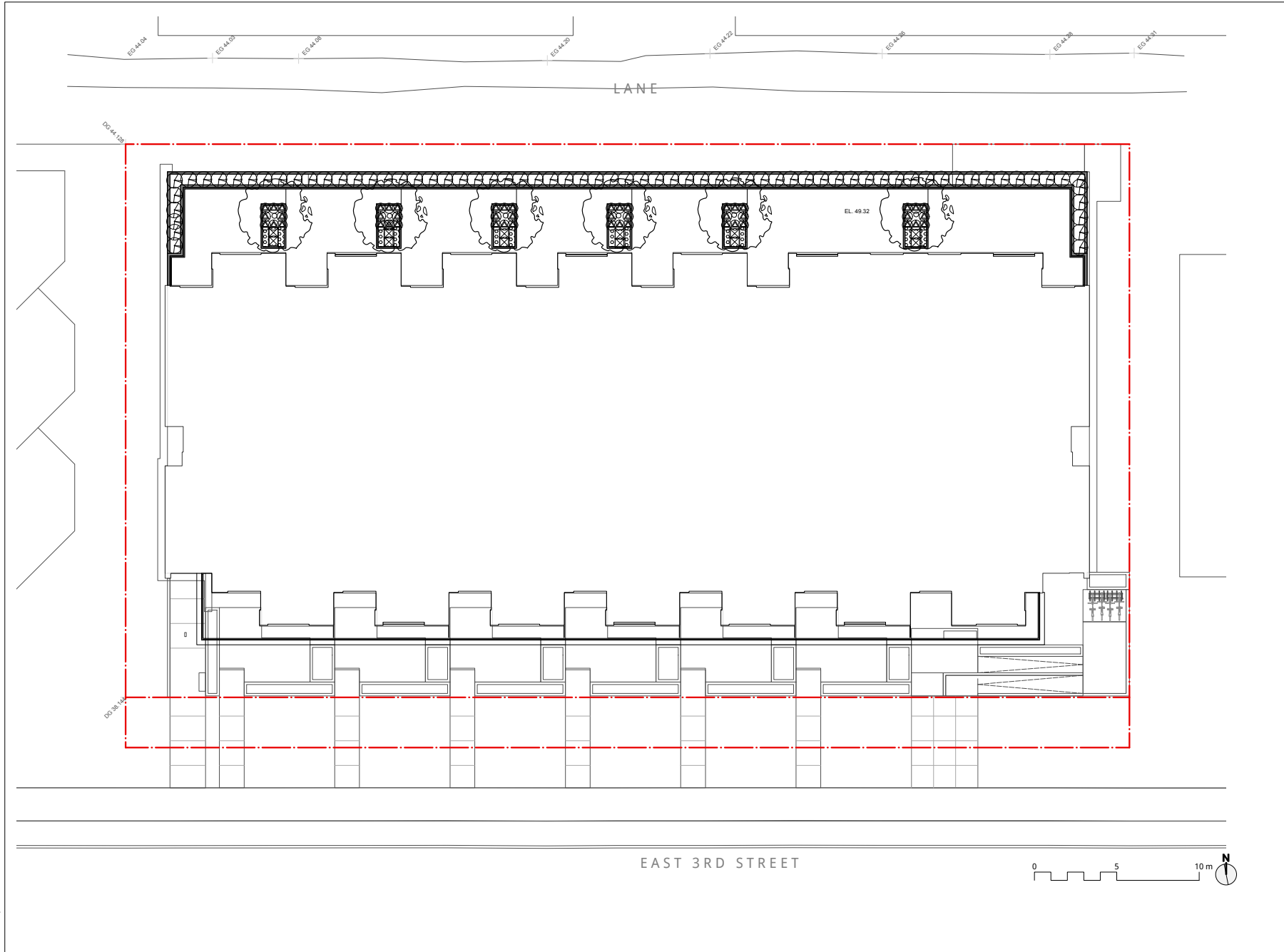
EAST 3RD STREET

North Vancouver, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	DS
Project No.	06-527

PLANTING PLAN LEVEL 3

L2.2



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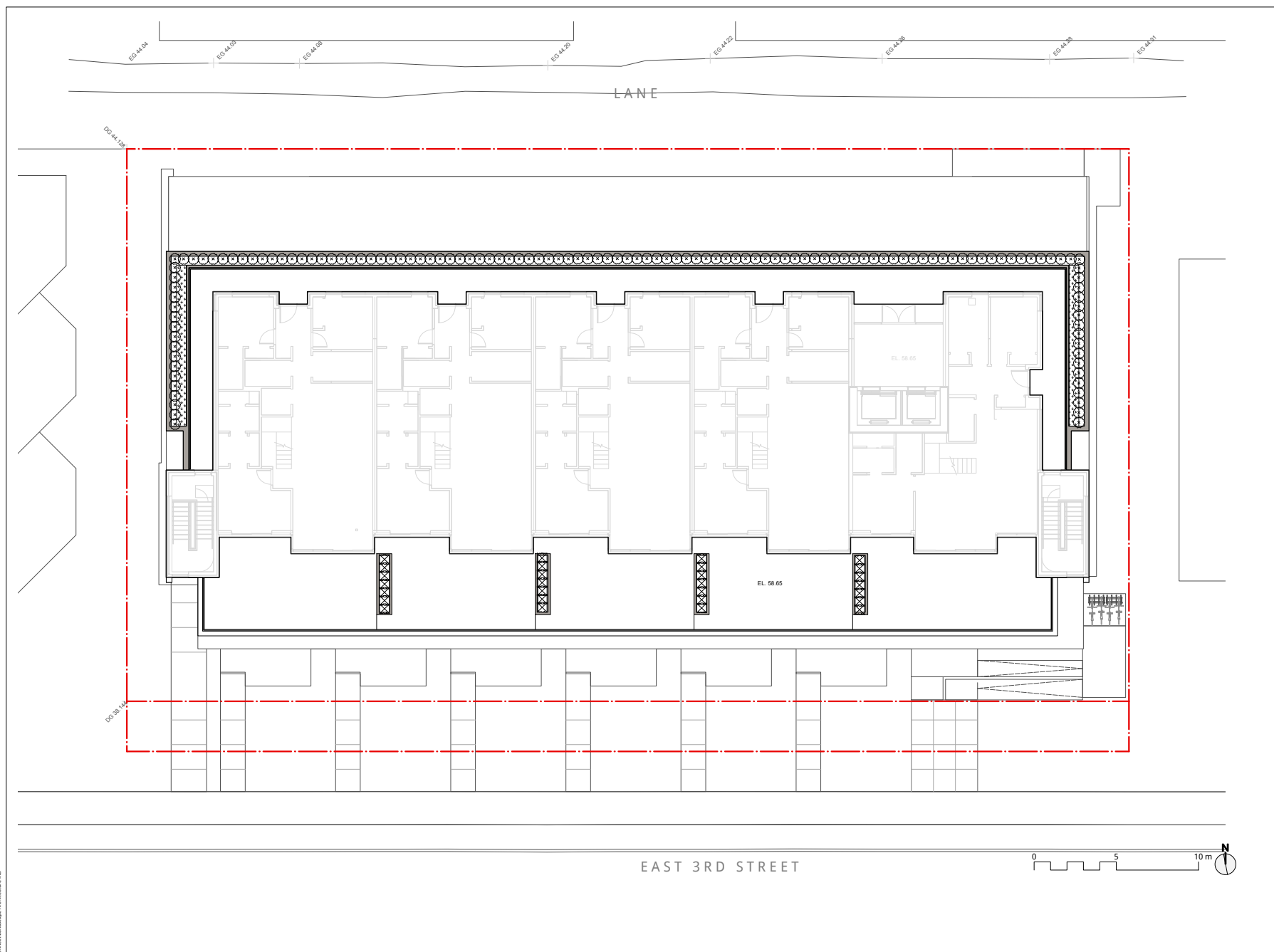
3	REISSUED FOR DP	17-10-03
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1	ISSUED FOR DP	17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	DS
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PLANTING PLAN
LEVEL 6

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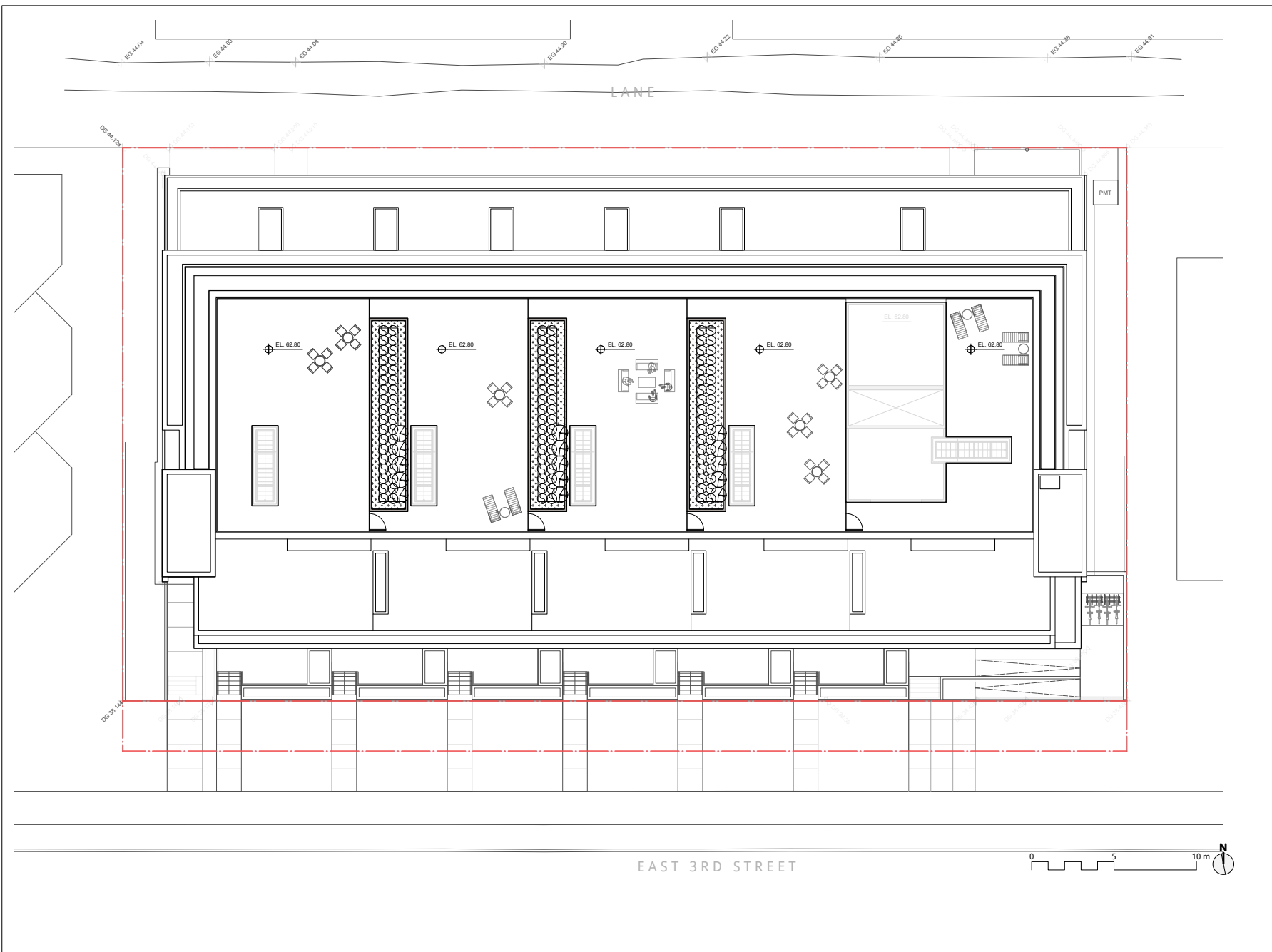
REVISIONS

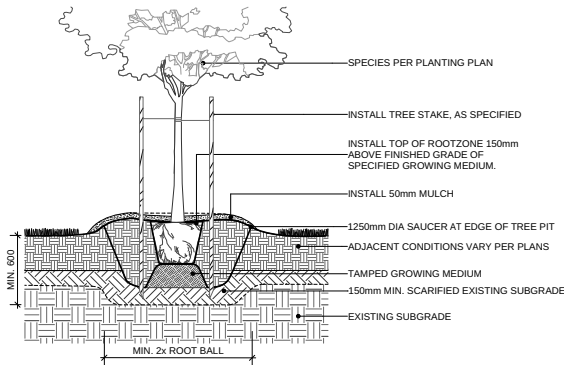
EAST 3RD STREET

North Vancouver, British Columbia

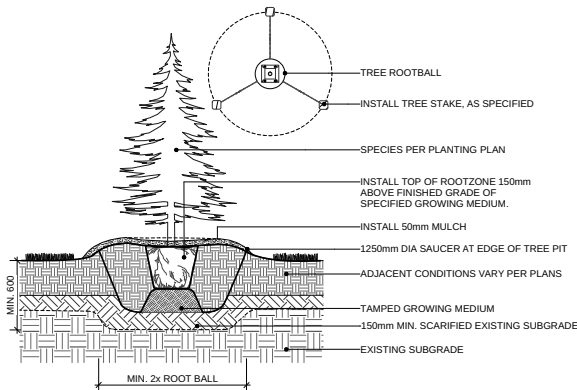
Scale:	1:100
Drawn:	KD
Reviewed:	DS
Project No.	06-527

PLANTING PLAN
ROOF

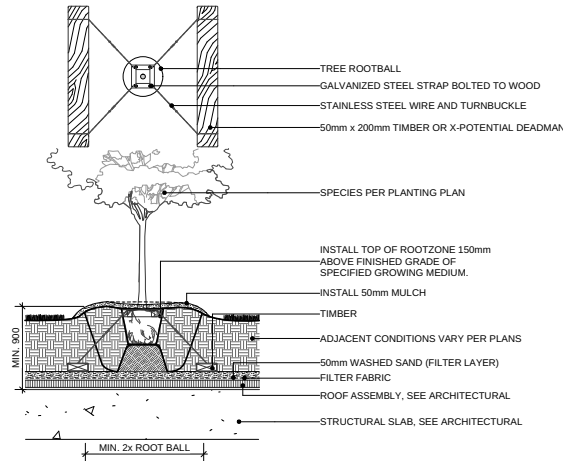




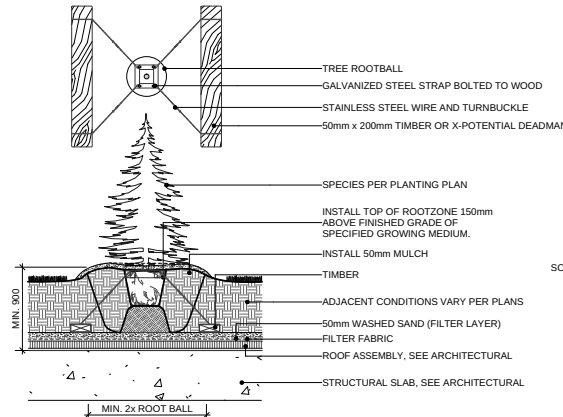
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



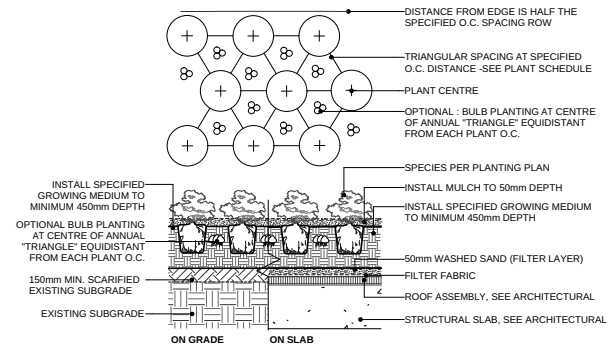
2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



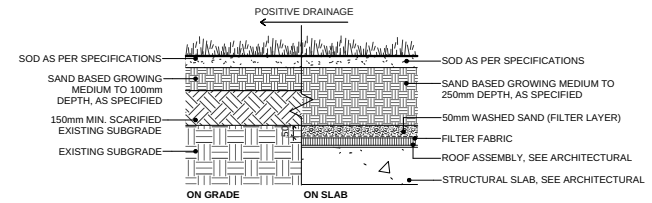
3 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25



4 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25



5 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



6 SOD LAWN (TYPICAL)
Scale: 1:10

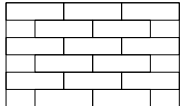
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REVISIONS

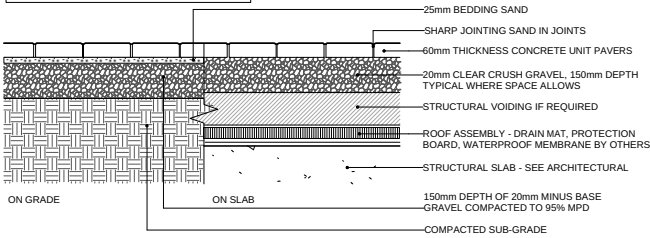
EAST 3RD STREET

North Vancouver, British Columbia	
Scale:	AS SHOWN
Drawn:	KD
Reviewed:	DS
Project No.	06-527

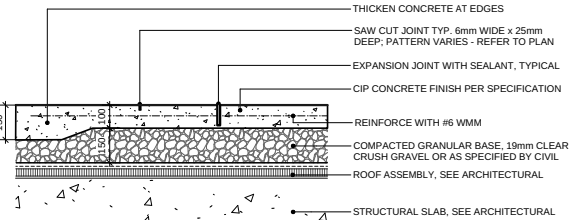
LANDSCAPE DETAILS
SOFTSCAPE



TYPE: CLASSIC STANDARD SERIES
SIZE: 3-1/2 225mm x 75mm x 60mm
PATTERN: RUNNING BOND
COLOR: CHARCOAL
SUPPLIER: ABBOTSFORD CONCRETE PRODUCTS
VANCOUVER, BC
1.800.663.4091

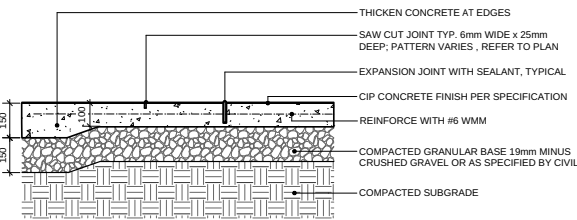


1 PEDESTRIAN / PATIO UNIT PAVING
Scale: 1:10



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

2 CIP CONCRETE ON SLAB (TYPICAL)
Scale: 1:10



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

3 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10

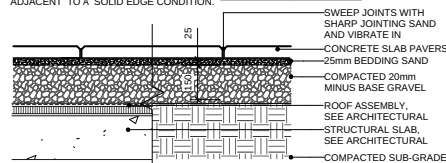
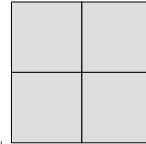
TEXADA HYDRAPRESSED SLAB PAVER
SIZE: STANDARD (610MM X 610MM X 50MM)
COLOUR: NATURAL
PATTERN: GRID (PER DETAIL 7B)
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
1.800.663.4091

COLOR: NATURAL

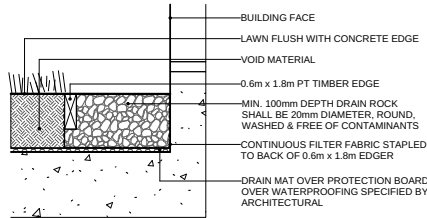


NOTE:
USE CONCRETE HIDDEN EDGE
RESTRAINT WHEN PAVERS ARE NOT
ADJACENT TO A SOLID EDGE CONDITION.

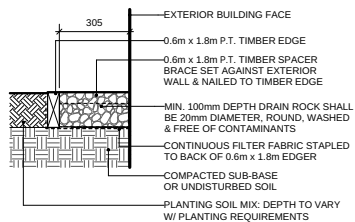
PATTERN: GRID



4 PATIO PAVERS
Scale: 1:10

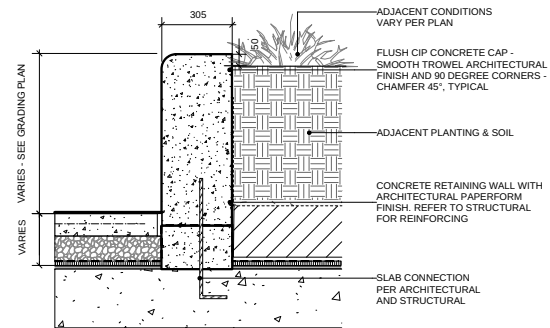


5 GRAVEL DRAIN STRIP - ON SLAB
Scale: 1:10



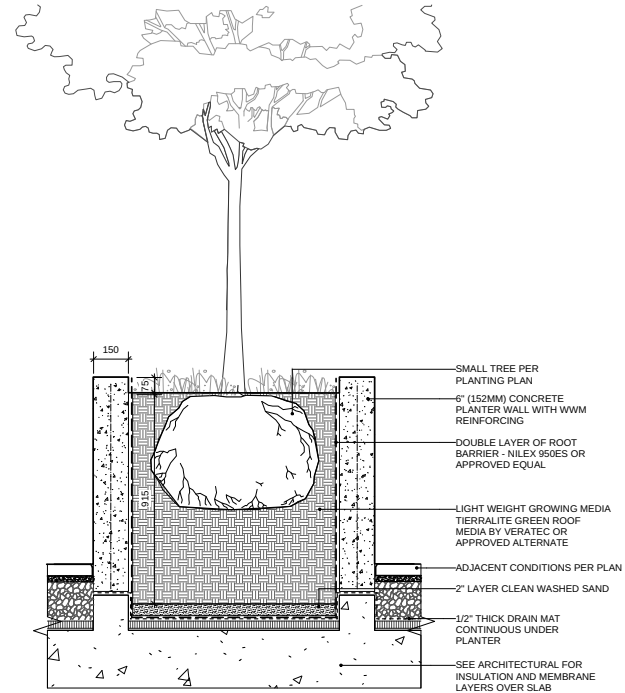
NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

6 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10



NOTE:
1. GUARDRAIL REQUIRED FOR ALL WALLS ABOVE 610mm (2).

7 CIP CONCRETE RETAINING WALL (ON SLAB)
Scale: 1:10



8 TYPICAL ROOF PLANTER
Scale: 1:10

CONNECT LANDSCAPE ARCHITECTURE INC.
DOES NOT GUARANTEE THE EXISTENCE,
LOCATION, AND ELEVATION OF UTILITIES AND /
OR CONCEALED STRUCTURES AT THE PROJECT
SITE.

THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AND
ELEVATION OF ALL UTILITIES AND / OR
CONCEALED STRUCTURES, AND IS
RESPONSIBLE FOR NOTIFYING THE
APPROPRIATE COMPANY, DEPARTMENT OR
PERSON(S) OF ITS INTENTION TO CARRY OUT ITS
OPERATIONS.

3	ISSUED FOR DP	17-10-03
2	REISSUED FOR DP	17-08-25
1	ISSUED FOR DP	17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

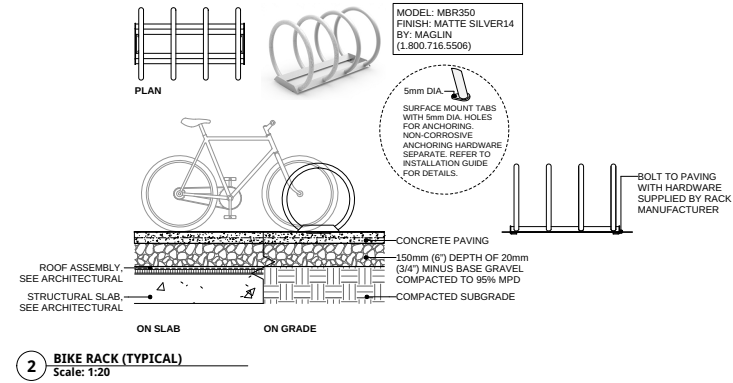
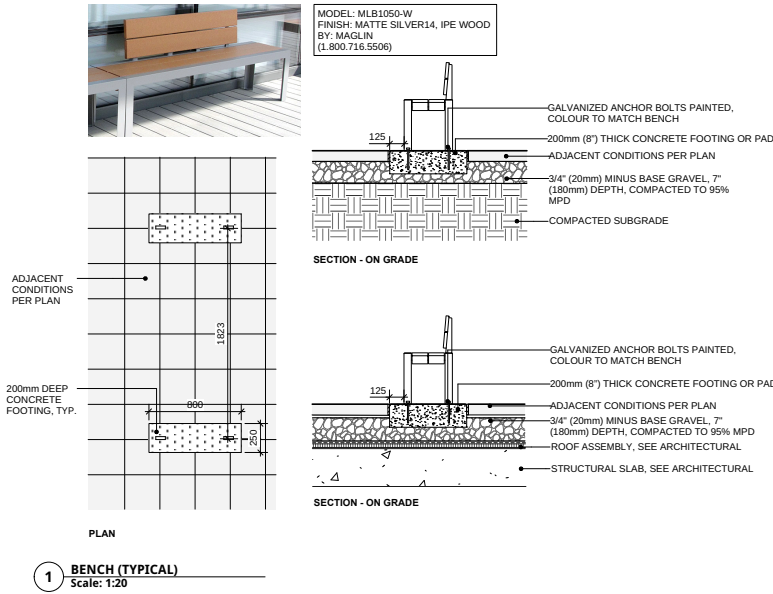
Scale: AS SHOWN

Drawn: KD

Reviewed: DS

Project No. 06-527

LANDSCAPE DETAILS HARDSCAPE



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

3	REISSUED FOR DP	17-10-03
2	REISSUED FOR DP	17-08-25
1	ISSUED FOR DP	17-05-17

REVISIONS

EAST 3RD STREET

North Vancouver, British Columbia

Scale: AS SHOWN

Drawn: KD

Reviewed: DS

Project No. 06-527

LANDCAPE DETAILS
FURNISHINGS

CREUS Engineering

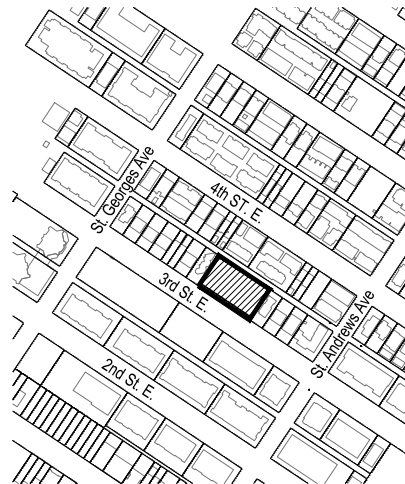
Civil Engineers & Project Managers
#610 EAST TOWER - 221 ESPLANADE WEST, NORTH VANCOUVER BC, V7M3J3
PH: 604-987-9070 WEBSITE: www.creus.ca

PROJECT:

236-248 EAST 3RD ST.
CITY OF NORTH VANCOUVER, BC

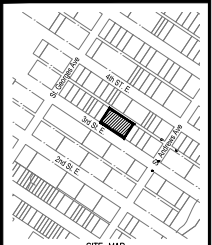
CLIENT:

INNOVISION DEVELOPMENT
CORP.



Drawing List		
Dwg No.		
BG-1	BUILDING GRADES	
SERV-1	SERVICING PLAN	
SMP-1	STORM WATER MANAGEMENT	

2017-10-04
REISSUED FOR DP



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
SEWER	---	---	---
STORM	---	---	---
HYDRO	---	---	---
TEL.	---	---	---
STREETLIGHT	---	---	---
GAS	---	---	---
PURE HYDRANT	---	---	---
GATE VALVE	---	---	---
API VALVE	---	---	---
REDUCER	---	---	---
INSPECTION CHAMBER	---	---	---
CATCH-BASIN (S105)	---	---	---
CAP	---	---	---
MANHOLE	---	---	---
POWER POLE	---	---	---
STREETLIGHT	---	---	---

approved

client

INNOVISION DEVELOPMENT CORP.

project

236-248 EAST 3RD ST.
CITY OF NORTH VANCOUVER, BC

title

BUILDING GRADES

REV	DATE	DESCRIPTION	BY	CHK
4	17-10-04	REISSUED FOR DP	DKD	
3	17-09-01	REISSUED FOR DP	AGC	
2	17-08-25	REISSUED FOR DP	AGC	
1	17-05-17	ISSUED FOR DP	DKD	

NOTED: (1) (17100) REASON: (17100)

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engineer of record: FMC

scale: 1:100

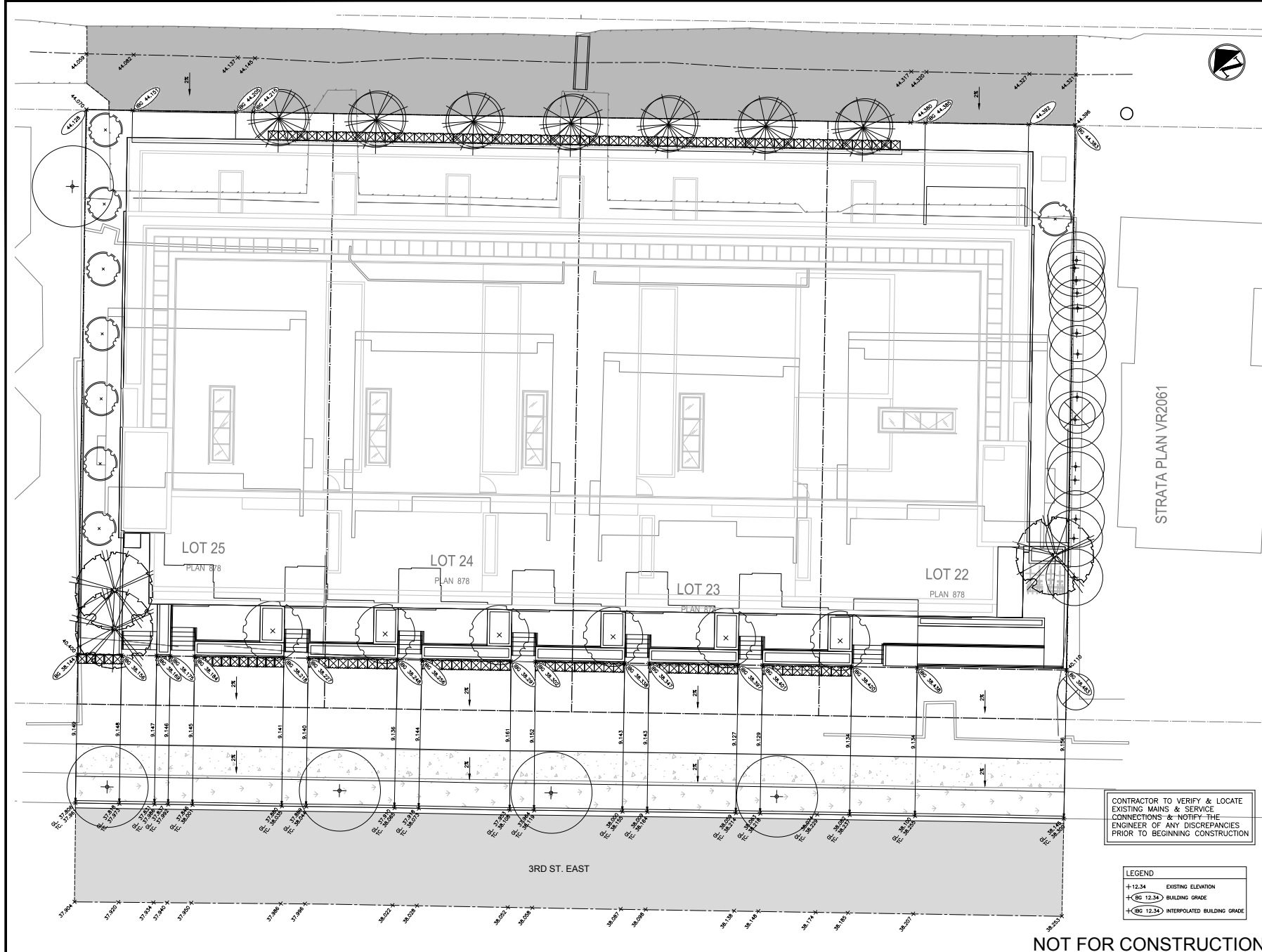
designed by: DKD

drawn by: DKD

date: 2017-05-01

sheet no: 17228

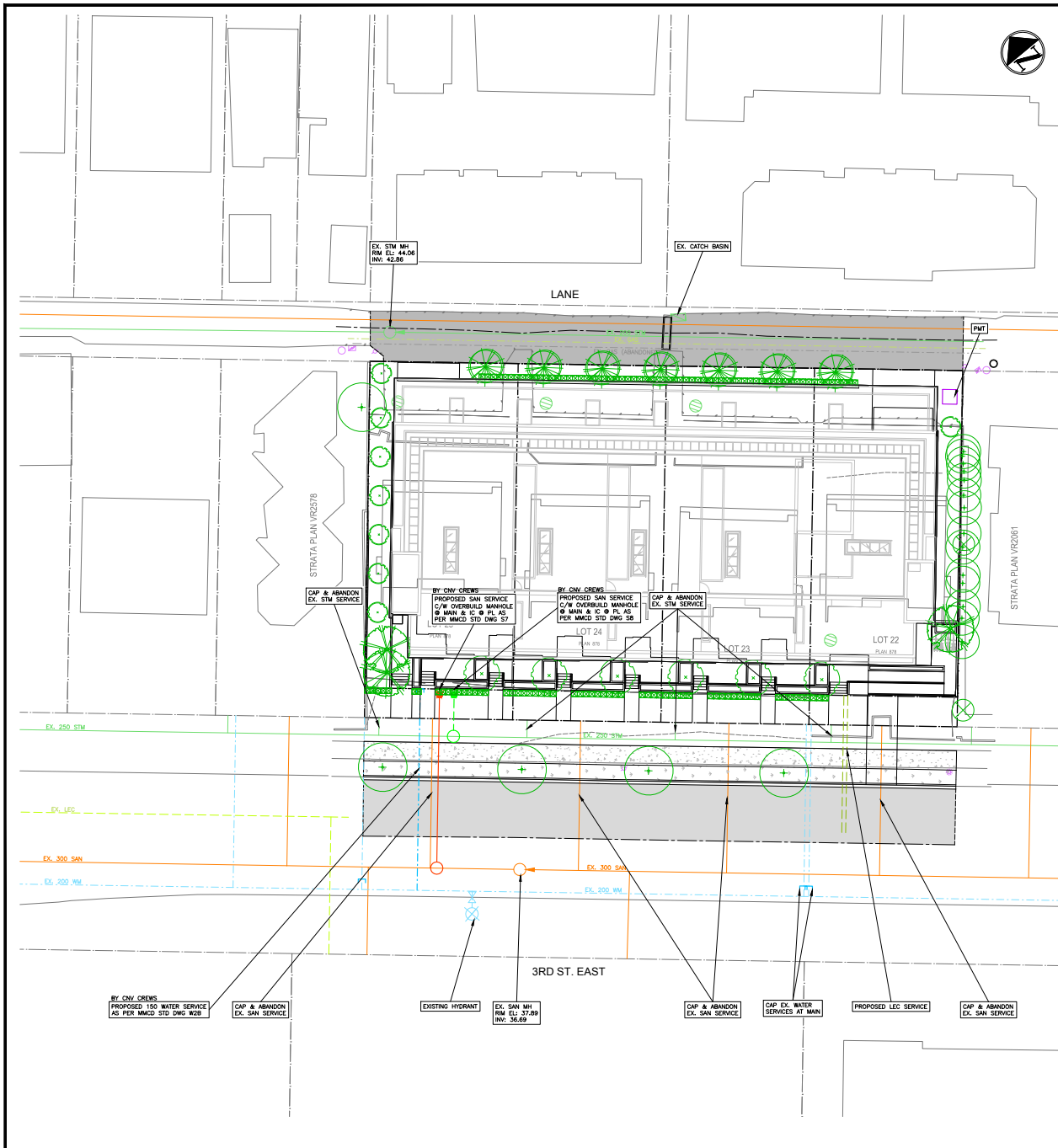
sheet: BG-1



CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

LEGEND
+12.34 EXISTING ELEVATION
+12.34 BUILDING GRADE
+12.34 INTERPOLATED BUILDING GRADE

NOT FOR CONSTRUCTION

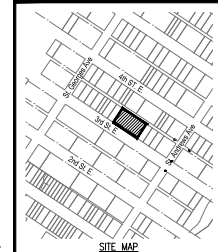


STORM AND SANITARY SEWER NOTES

1. SANITARY GRAVITY SEWERS TO BE PVC SDR 28 FOR SERVICE CONNECTIONS AND SDR 35 FOR MAIN LINES WHEN TESTED IN ACCORDANCE WITH ASTM D2434 & CSA B182.1, PIPE STIFFNESS (1/y) SHALL BE 314 kPa AT 2.0% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE.
2. STORM GRAVITY SEWERS TO BE EITHER PVC SDR 28 FOR SERVICE CONNECTIONS AND SDR 35 FOR MAIN LINES AND CB LEADS WHEN TESTED IN ACCORDANCE WITH ASTM D2434 & CSA B182.1 (PIPE STIFFNESS (1/y) SHALL BE 314 kPa AT 2.0% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE) OR CONCRETE AND SHALL MEET ASTM C14 CLASS 3 OR IF INDICATED ON DRAWINGS SDR 35 FOR MAIN LINES WHEN TESTED IN ACCORDANCE WITH ASTM D2434 & CSA B182.1 (PIPE STIFFNESS (1/y) SHALL BE 314 kPa AT 2.0% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE).
3. SANITARY FORCEMAINS ARE TO BE PVC TO AWWA C900 CLASS 150 OR HIGH DENSITY POLYETHYLENE SERIES 100 (DR17) OR BETTER, TO ASTM F714-85 & ASTM D-1248-84.
4. STORM SERVICES TO BE MINIMUM SDR28 P.V.C. 150mm MN c/w INSPECTION CHAMBER AT PROPERTY LINE AS PER MMCD STD. DWG 57.
5. SANITARY SERVICES TO BE MINIMUM SDR28 P.V.C. 100mm MN c/w INSPECTION CHAMBER AT PROPERTY LINE AS PER MMCD STD. DWG 57.
6. MINIMUM GRADE ON STORM SERVICE CONNECTIONS AND CATCH BASIN LEADS TO BE 2% UNLESS NOTED OTHERWISE. MINIMUM GRADE ON SAN SERVICE CONNECTIONS TO BE 2.0% UNLESS NOTED OTHERWISE.
7. CATCH BASIN RIMS TO BE SET 25mm BELOW OUTER LINE ELEVATION.
8. CONTRACTOR TO INSURE TESTING OF SEWER MAINS TO BE PERFORMED IN THE PRESENCE OF THE ENGINEER OF RECORD. CONTRACTORS TO PROVIDE MINIMUM OF 48 HOURS NOTICE. ALL MAINS AND SERVICES ARE TO BE TESTED AS PER MMCD SPECIFICATIONS WITH THE RESULTS FORWARDED TO THE CITY OF NORTH VANCOUVER.
9. CONTRACTOR TO PROVIDED TEMPORARY BYPASS AND RECONNECTION OF ANY SERVICES DISRUPTED BY CONSTRUCTION ACTIVITIES.
10. WHERE SANITARY PIPE GRADE EXCEEDS 15%, PIPE TO BE ANCHORED AS PER MMCD STD. DWG C8.
11. PIPE BEDDING TO CONFORM WITH MMCD STANDARDS AND BE COMPACTED TO 95% MODIFIED PROCTOR PRIOR TO BACKFILLING TRENCH. SEE MMCD STD. DWG 54.
12. ALL CONNECTIONS TO EXISTING PIPES OR TO PIPES OF DIFFERING MATERIAL TO USE FLEX SEAL ADJUSTABLE SHELDED COUPLINGS.
13. ALL MANHOLES TO BE TO MMCD STD DWG S1, MINIMUM 1050 UNLESS OTHERWISE NOTED.
14. EXCAVATION AND PAVEMENT RESTORATION TO BE COMPLETED BY CONTRACTOR PER REGULATORY AUTHORITY REQUIREMENTS, MMCD STANDARDS AND CONTRACT DOCUMENTS. CONTRACTOR TO GIVE NOTICE PRIOR TO COMPLETING WORKS.
15. SERVICE CONNECTIONS TO BE MARKED WITH A 40mm x 90mm POST PAINTED RED FOR SANITARY AND GREEN FOR STORM AT TERMINATION. SERVICES TO BE TERMINATED 1m BEYOND THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
16. SITE SERVING WORKS TO COMMENCE ONLY AFTER OFFSITE SERVICE CONNECTION HAS BEEN INSTALLED & VERIFIED.

WATERWORKS NOTES

1. THE C.N.V. SHALL MAKE TIE-INS TO THE EXISTING WATERMAIN(S) AT THE COST OF THE DEVELOPER. CONTRACTOR TO ADVISE C.N.V. 48 HOURS PRIOR TO TIE-IN.
2. ALL WORKS TO BE PER MMCD (LATEST EDITION), MUNICIPAL REQUIREMENTS, CONTRACT DOCUMENTS AND ALSO, THE BOBC (LATEST EDITION) WITHIN PROPERTY LIMITS.
3. ALL WATERMAIN PIPING TO BE DUCTILE IRON (D.I.) WATERMAIN CLASS 50 TO AWWA C151, CEMENT MORTAR LINED TO AWWA C104, UNLESS NOTED OTHERWISE. TYTON JOINTS TO AWWA C111 AND ASTM D3153 & GASKET TO ASTM F377.
4. ALL FITTINGS TO BE DUCTILE IRON TO AWWA C153, CEMENT MORTAR LINED TO AWWA C104, TYTON JOINTS TO AWWA C111, WITH CLOSED LUGS OR CAST IRON TO AWWA C110, TYTON JOINTS TO AWWA C111, CLOSED LUGS.
5. SERVICE CONNECTIONS TO BE TYPE K ANNEALED COPPER TO ASTM B88M UP TO 75mm and SIZED AS SPECIFIED, SERVICE CONNECTIONS 100mm and UP TO BE DUCTILE IRON TO THE SAME SPECIFICATION AS THE WATERMAIN NOTED ABOVE.
6. SERVICE CONNECTIONS TO BE MARKED WITH A 40mm x 90mm POST PAINTED BLUE AT TERMINATION. SERVICES TO BE TERMINATED 1m BEYOND THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
7. HYDRANTS TO TERMINAL CITY TIGHT TO C.N.V. STD. DWG S41-328A-WINGS. VALVE TO BE MMCD STD. & LEADS TO BE PVC.
8. HYDRANTS TO BE SURROUNDED BY 1.0m RADIUS ASPHALT APRON. HYDRANTS TO BE PAINTED WHITE WITH RED BONNET AND CAP. HYDRANT PUMPER PORT TO BE 0.5m TO 1.0m ABOVE FINISHED GRADE. HYDRANT BODY SHALL BE INSTALLED 150mm ABOVE FINISHED GRADE.
9. FOR PROPOSED FIRE HYDRANTS DURING CONSTRUCTION, AND AT ANY TIME PRIOR TO ACCEPTANCE AND PRESSURING OF MAINS, THE CONTRACTOR SHALL PLACE A 0.3m SQUARE 20mm SHEET OF PLYWOOD OVER THE PUMPER NOZZLE OF THE HYDRANT TO INDICATE THE HYDRANT IS NOT IN USE.
10. PIPE BEDDING TO CONFORM WITH MMCD STANDARDS. SEE MMCD STD. DWG 54 AND BE COMPACTED TO 95% MODIFIED PROCTOR PRIOR TO BACKFILLING TRENCH.
11. INSTALLATION, TESTING AND CHARGING TO BE PERFORMED IN ACCORDANCE WITH C.N.V., MMCD CONSTRUCTION SPECIFICATIONS, AWWA C900 AND AWWA C901, ENGINEER AND CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO TESTING AND CONTRACTOR TO INSURE TESTING IS COMPLETED IN THE PRESENCE OF THE ENGINEER.
12. MINIMUM COVER ON WATERMAIN = 1.2m UNLESS NOTED OTHERWISE.
13. COVERS FOR INSPECTION CHAMBERS, VALVE RISERS AND METER CHAMBERS LOCATED WITHIN DRIVEWAYS SHALL BE SUITABLE FOR HDQ TRAFFIC LOADING.
14. VALVES TO BE RESILIENT SEATED VALVES TO MMCD SPECIFICATIONS, TO AWWA C509.
15. WATERMAIN TO BE CONSTRUCTED A MINIMUM OF 0.5m ABOVE STORM OR SANITARY SEWERS AND MAINTAIN 3.0m HORIZONTAL CLEARANCE. IN AREAS WHERE LESS THAN 0.5m VERTICAL OR 3.0m HORIZONTAL CLEARANCE CAN NOT BE MAINTAINED, ALL JOINTS TO BE HEAT SHRINK WRAPPED OR TAPE WRAPPED AS PER MINISTRY OF HEALTH STANDARDS, ANSI/AWWA C214 (FACTORY APPLIED), ANSI/AWWA C209 (FIELD APPLIED) AND ANSI/AWWA C217-80 (PERICULUM TAPE). ALL TO MINISTRY OF HEALTH STANDARDS. WATERMAIN CROSSINGS OF STORM OR SANITARY SEWER TO BE MADE AT MIDPOINT OF PIPE.
16. WHERE SEWER MAIN CROSSES WATERMAIN AND CLEARANCE IS LESS THAN 0.5m, THE UPPER PIPE SHALL BE CONCRETE ENCASED PER MMCD STD DWG 56 AND WRAPPED AS PER NOTE ABOVE.
17. WHERE WATERMAIN PIPE GRADE EXCEEDS 15% PIPE TO BE ANCHORED AS PER MMCD STD DWG C8. JOINT RESTRAINTS TO MMCD SPECIFICATION SECTION 02666 TO BE INSTALLED WHERE GRADE EXCEEDS 20%.
18. ALL ONSITE WATERMAIN PIPING TO BE PVC DR18 PIPE TO AWWA C900 FOR PIPE 100mm TO 300mm DIAMETER AND AWWA C905 FOR PIPE LARGER THAN 300mm. ALL PIPE TO BE CSA B137.2 CERTIFIED.
19. ONSITE WATER SERVICES LESS THAN 100mm TO BE POLYETHYLENE TO AWWA C901 OR ENGINEER APPROVED ALTERNATIVE UNLESS OTHERWISE NOTED.
20. C.N.V. TO PROVIDE ALL MATERIALS & FITTINGS INCLUDING VALVES FOR WORKS PROVIDED BY THEIR CREWS.
21. SITE SERVING WORKS TO COMMENCE ONLY AFTER OFFSITE SERVICE CONNECTION HAS BEEN INSTALLED & VERIFIED.



DRAWING LEGEND			
	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
ADJACENT PROPERTY	---	---	---
STORM	---	---	---
SANITARY	---	---	---
HYDRO	---	---	---
WATER	---	---	---
TEL.	---	---	---
STREETLIGHT	---	---	---
GAS	---	---	---
FIRE HYDRANT			
GATE VALVE	---	---	---
APR. VALVE	---	---	---
INSPECTION CHAMBER	---	---	---
WATERMAIN (CROSS)	---	---	---
CAP	---	---	---
MANHOLE	---	---	---
POWER POLE	---	---	---
STREETLIGHT	---	---	---

approved

sheet

INNOVISION DEVELOPMENT CORP.

project

236-248 EAST 3RD ST.
CITY OF NORTH VANCOUVER, BC

site

SERVICING PLAN			
NO.	DATE	REASON	STATUS
4	17-10-04	REISSUED FOR DP	OKD
3	17-09-01	REISSUED FOR DP	AGC
2	17-08-25	REISSUED FOR DP	AGC
1	17-05-17	ISSUED FOR DP	OKD
REVISIONS			
NO.	DATE	REASON	STATUS
4	17-10-04	REISSUED FOR DP	OKD
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4	17-10-04	REISSUED FOR DP	OKD
3	17-09-01	REISSUED FOR DP	AGC
2	17-08-25	REISSUED FOR DP	AGC
1	17-05-17	ISSUED FOR DP	OKD

NOT FOR CONSTRUCTION

4. INFILTRATION TRENCH LOCATIONS AND EXTENTS TO BE COORDINATED IN FIELD WITH ENGINEER.

NOT FOR CONSTRUCTION