

# Lonsdale and 15th Avenue

April 06th, 2022

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4	Issued for Rezoning/DP		Ap. 06/22
3	Issued for Rezoning	Se.	30/21
2	Issued for Rezoning	Jn.	16/21
1	Issued for RZ/DA	Jn.	03/21

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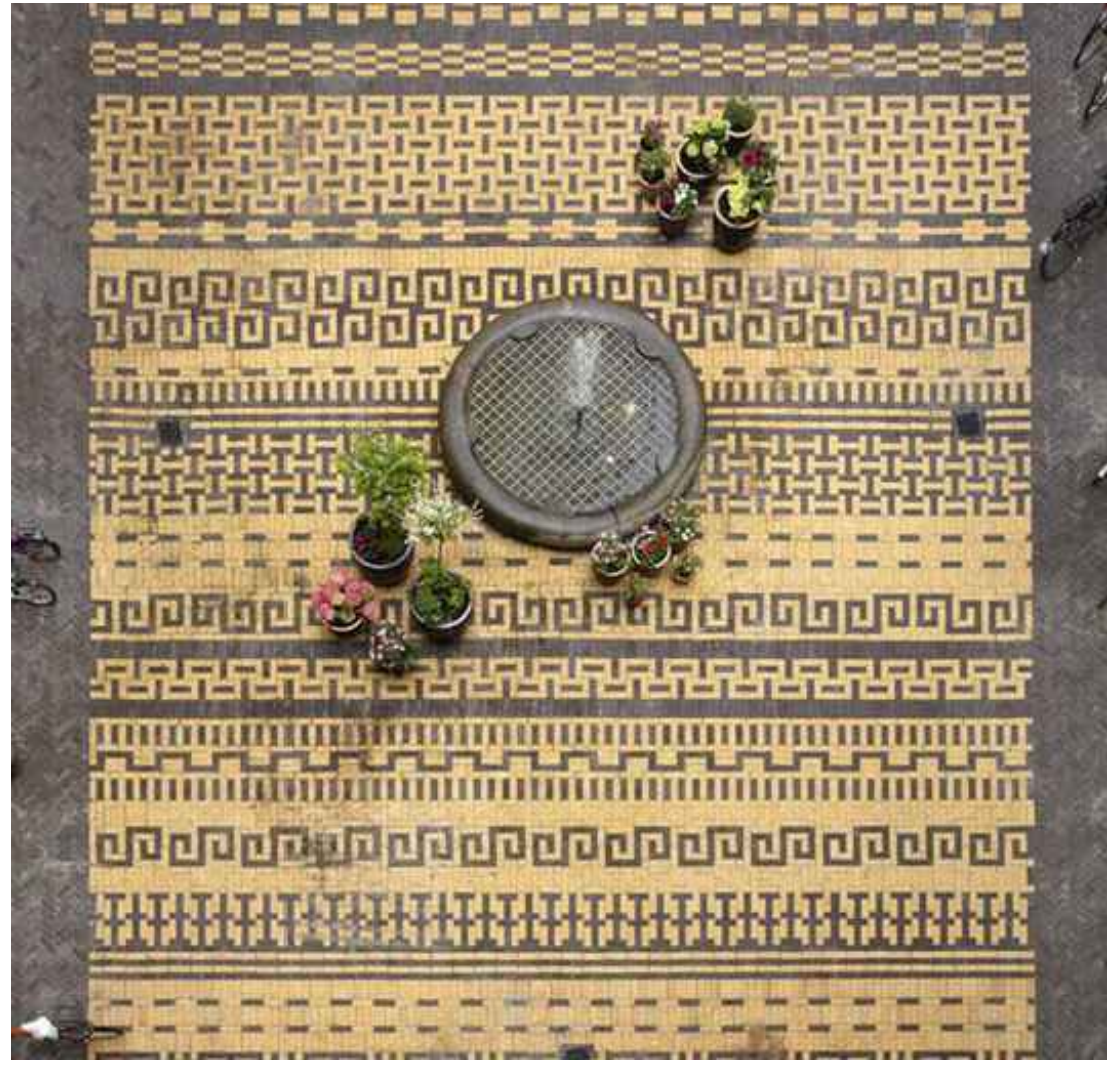
Lonsdale and 15th

114-132 West 15th Street  
North Vancouver, B.C.

Cover Page

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	n/a	
Drawn/Checked	TY   JS	





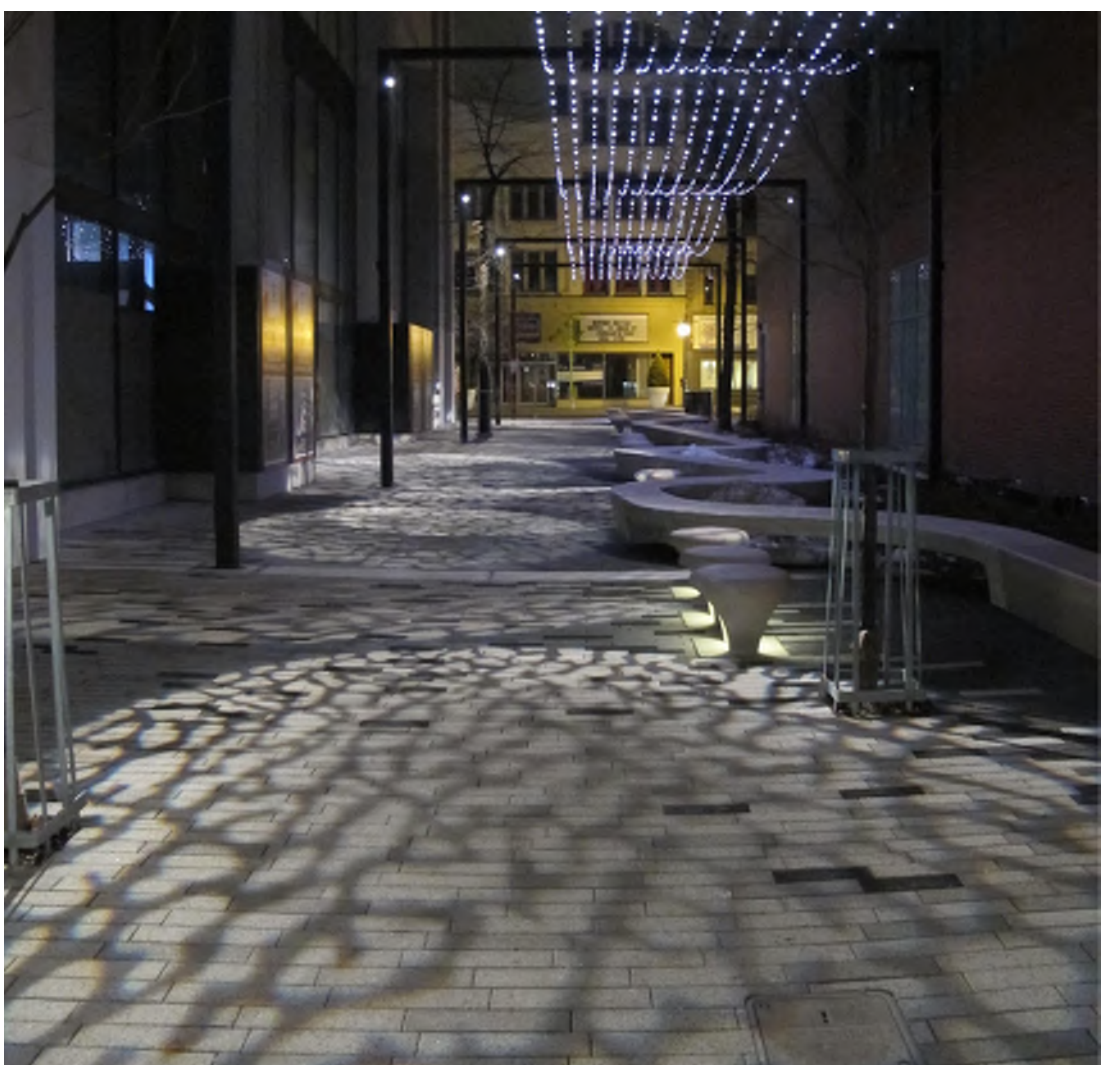
Feature paving treatment makes the lane special



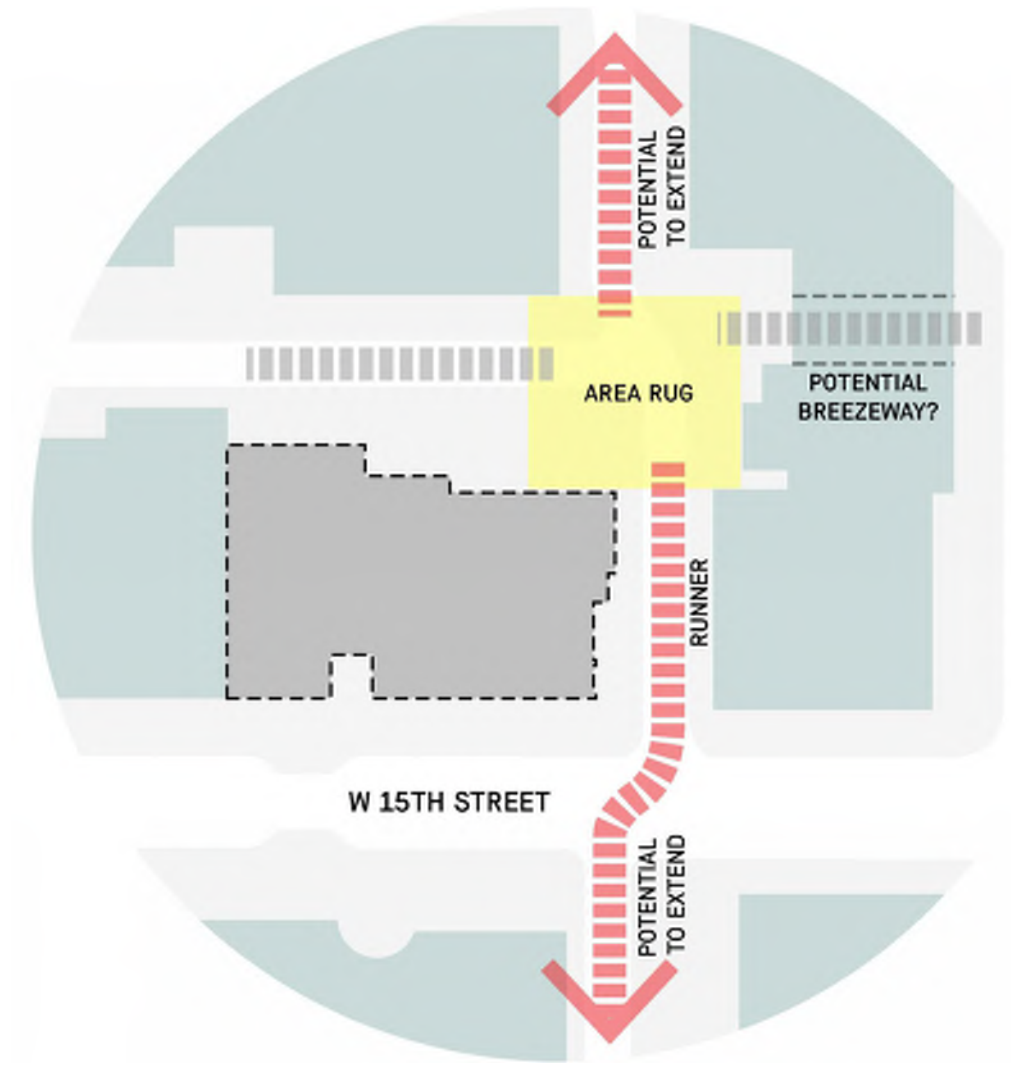
Fastigate Cherry Trees



Active and comfortable public realm



Gobo Lights create a pleasant lane throughout the day



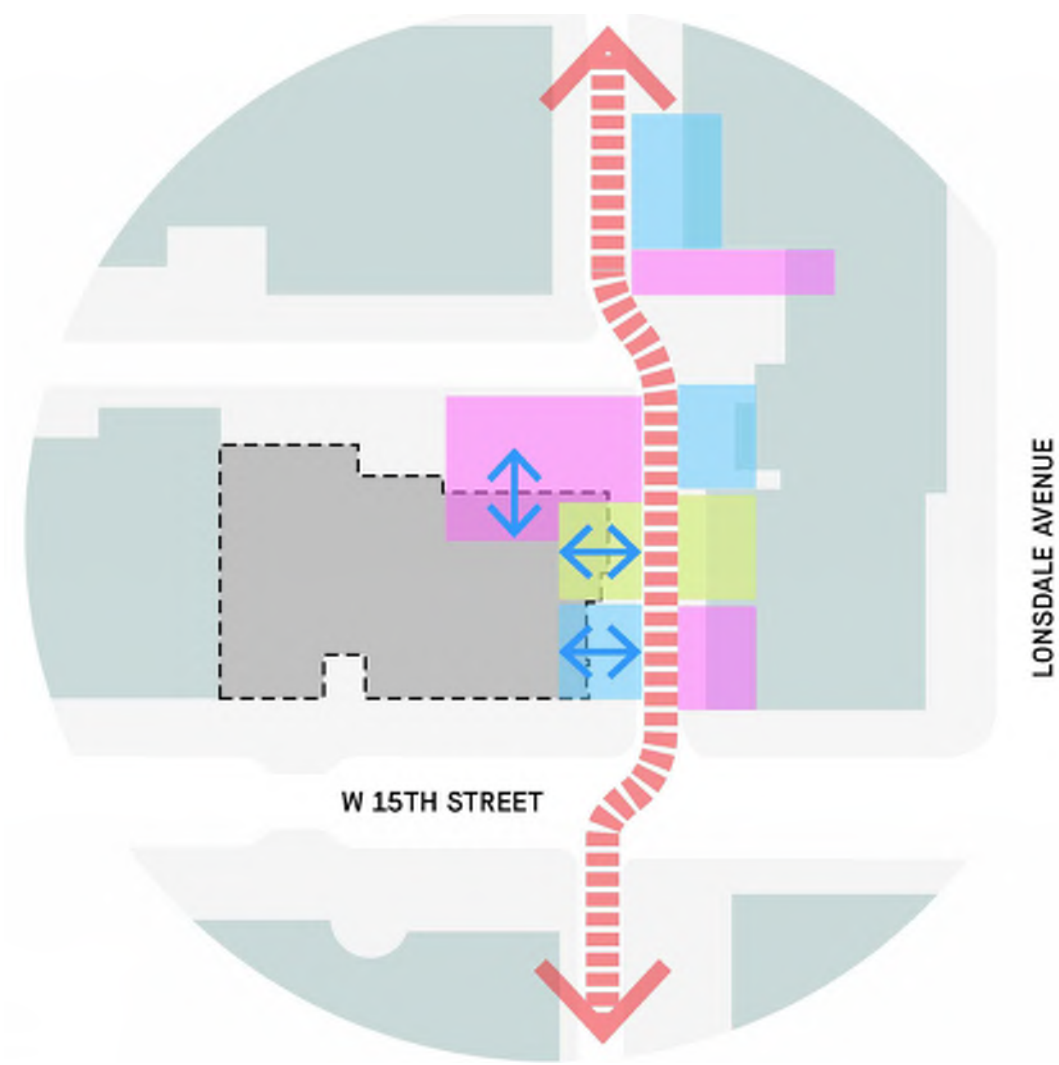
#### LITTLE LONSDALE

Use paving, lighting, planting and site furnishings to create a material palette that gives the lane a sense of place and identity. Themes are inspired by the specific cultural and natural characteristics of the area and can be expanded onto the broader neighbourhood to create a unique district within the city.



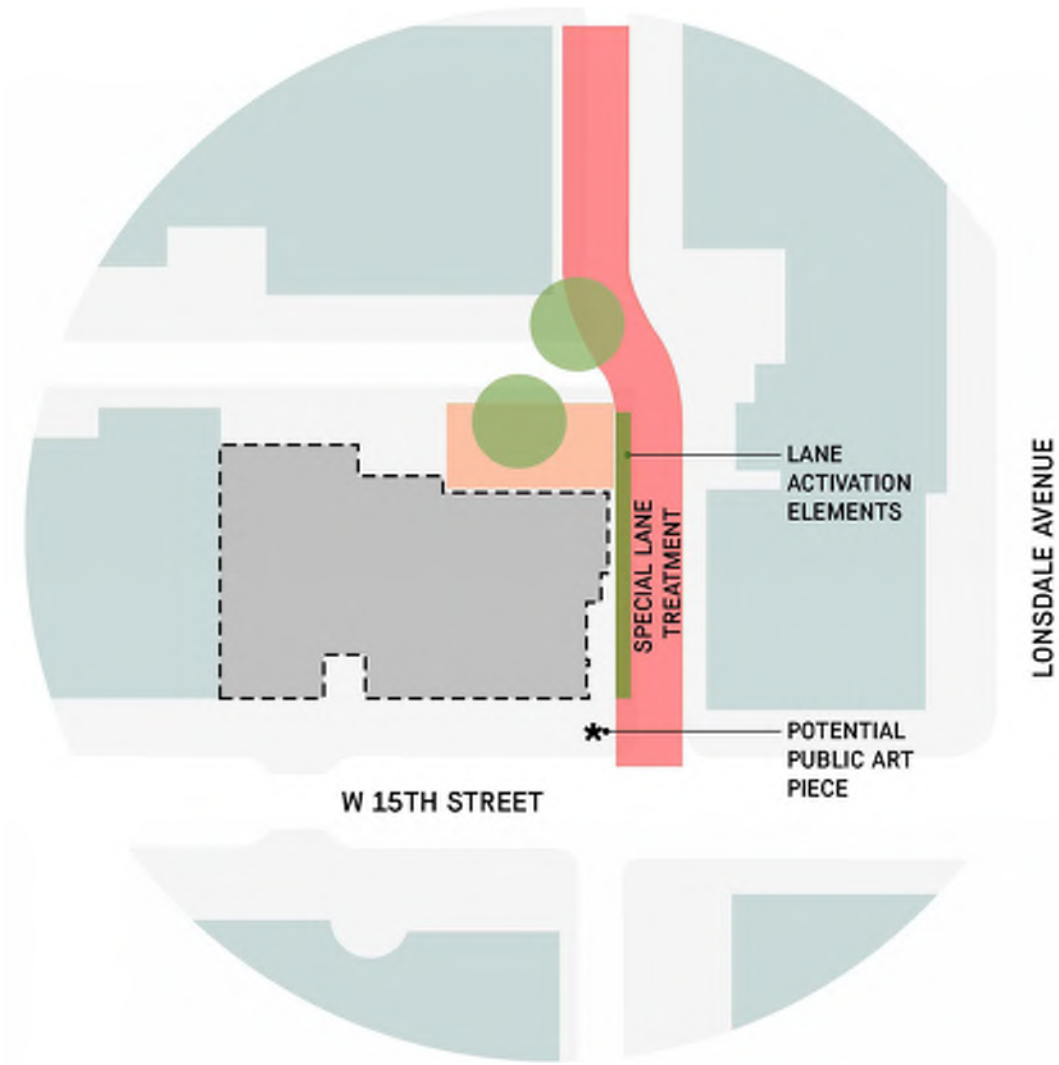
#### STREET HIERARCHY

Take advantage of different qualities in planting strategies to generate layers of streets with different priorities and uses. Locate large shade trees on main thoroughfares, that protect the pedestrian and provide comfort, and use columnar trees on laneways, to create linear continuity and visual interest, enhancing their current use as pedestrian routes.



#### A FUTURE PEDESTRIAN LANE

Set precedent for an indoor/outdoor use of the lane, that spills out building uses onto the lane to create a more inviting and active public realm. It can be replicated and augmented to establish an interconnected series of engaging lanes.



#### AN INVITATION INTO THE LANE

Pursue a strategy of visually engaging elements that invite passersby into the lane and provide a reason to stay and linger. Ensure elements are visible from adjacent streets and create a memorable experience to encourage more active uses of the lane.

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#### Lonsdale and 15th

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#### Landscape Rationale

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THE AREA RUG PLAZA  
Concrete Unit Paving in two colours  
form a rug decorative pattern. A  
medium-sized tree in a planting bed  
and wide bench create an intimate  
pocket plaza with overhead catenary  
lighting

BACK LANE  
-Planting beds with small trees and  
vine trellis help soften the space.

ENTRY CARPET  
-Non-slip paving to match  
colour/size of lobby flooring  
with 1 piece bench complete a  
welcoming entry

WEST 15TH FRONTAGE  
Existing public realm to be  
improved as required by CNV.  
Existing street trees to be  
preserved.

THE RUNNER PAVING  
-Non-slip paving in two  
colours to create special  
pattern. Large wood top  
bench offers protection  
and seating

POTENTIAL PUBLIC ART  
LOCATION  
-To be Submitted to the  
City Public Art Coordinator

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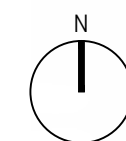
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Lonsdale and 15th  
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LV 1 - Illustrative Plan

Date	Ap. 06/22	Drawing Number
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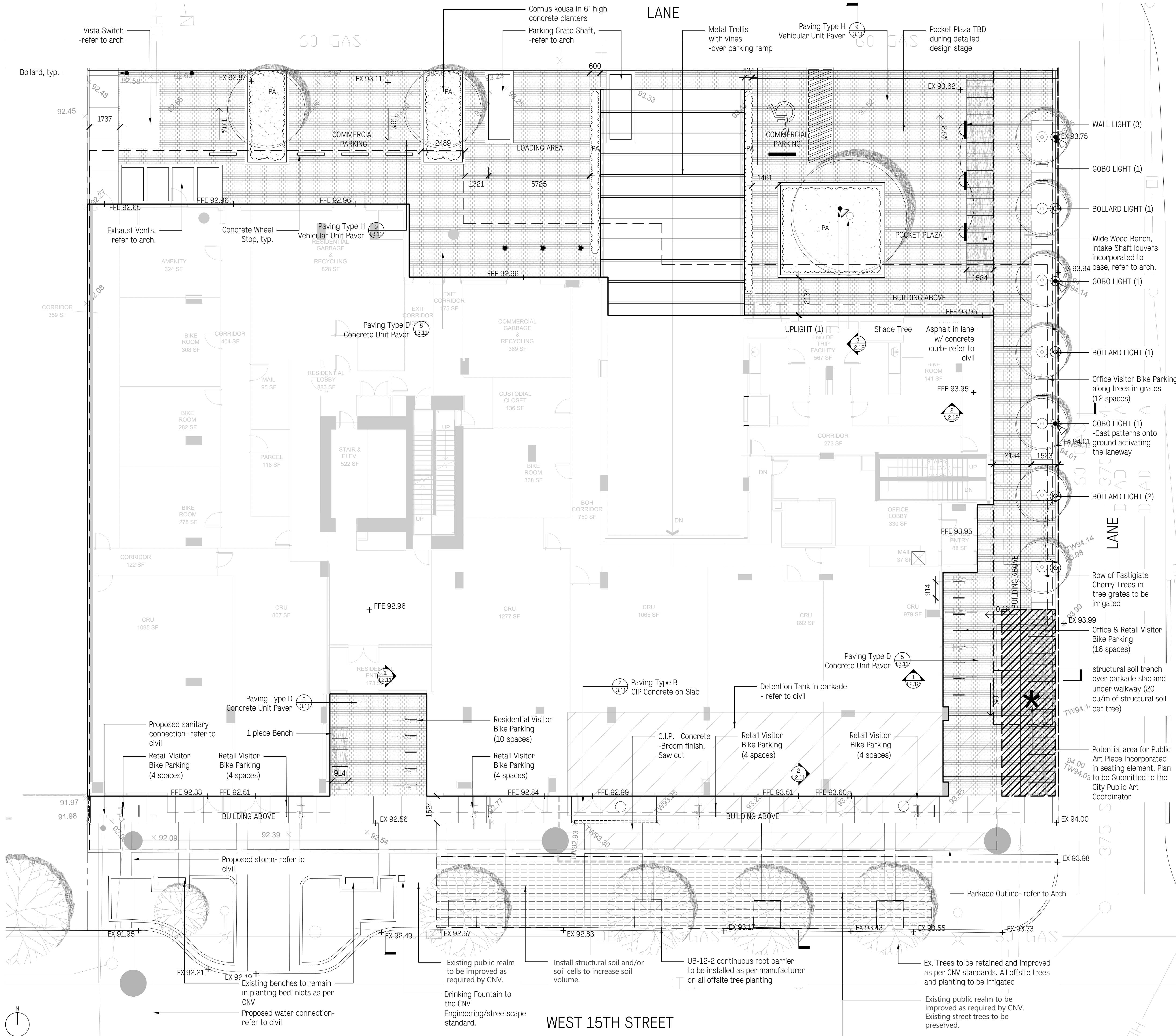
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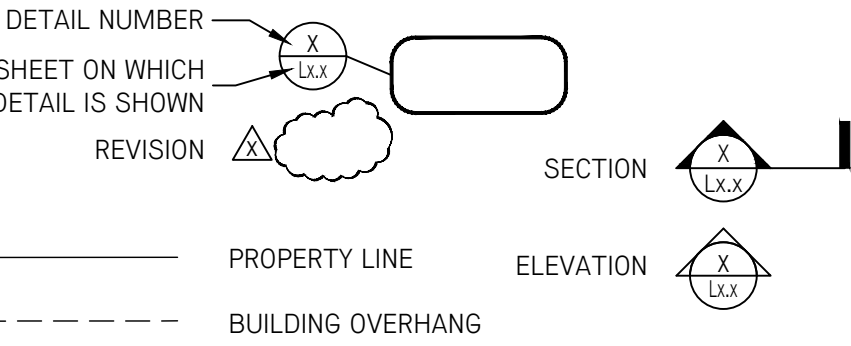
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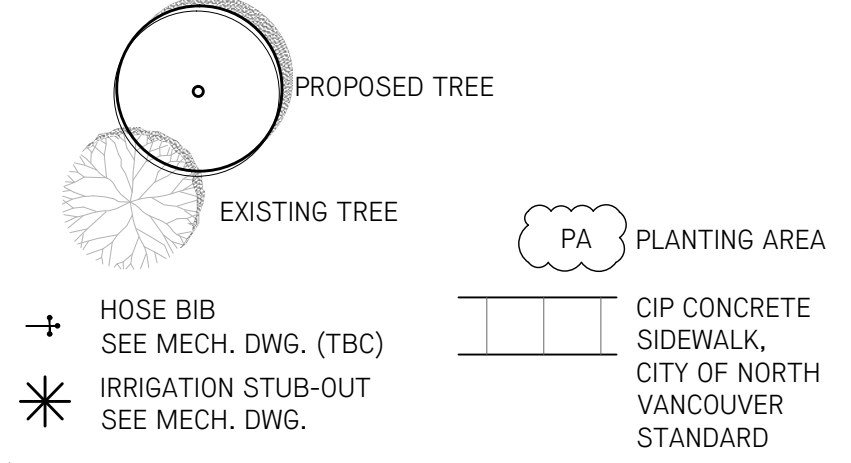




GENERAL LEGEND



MATERIALS LEGEND



NOTES

1. ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID;
2. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;
3. REFER TO CITY OF NORTH VANCOUVER STANDARDS FOR WORK ON TYPICAL SIDEWALKS;
4. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD;
5. INSTALLATION OF PARKING REGULATORY SIGNAGE ON STREETS ADJACENT THE SITE TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

LIGHTING LEGEND



NOTES

1. REFER TO ELECTRICAL DRAWINGS AND LUMINAIRE SCHEDULE;
2. ALL DIMENSIONS ARE TO CENTRE OF LIGHT;
3. CONFIRM ALL LIGHT LOCATIONS ONSITE WITH LANDSCAPE ARCHITECT;
4. DO NOT SUBSTITUTE FIXTURE TYPES WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.

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## Lonsdale and 15th

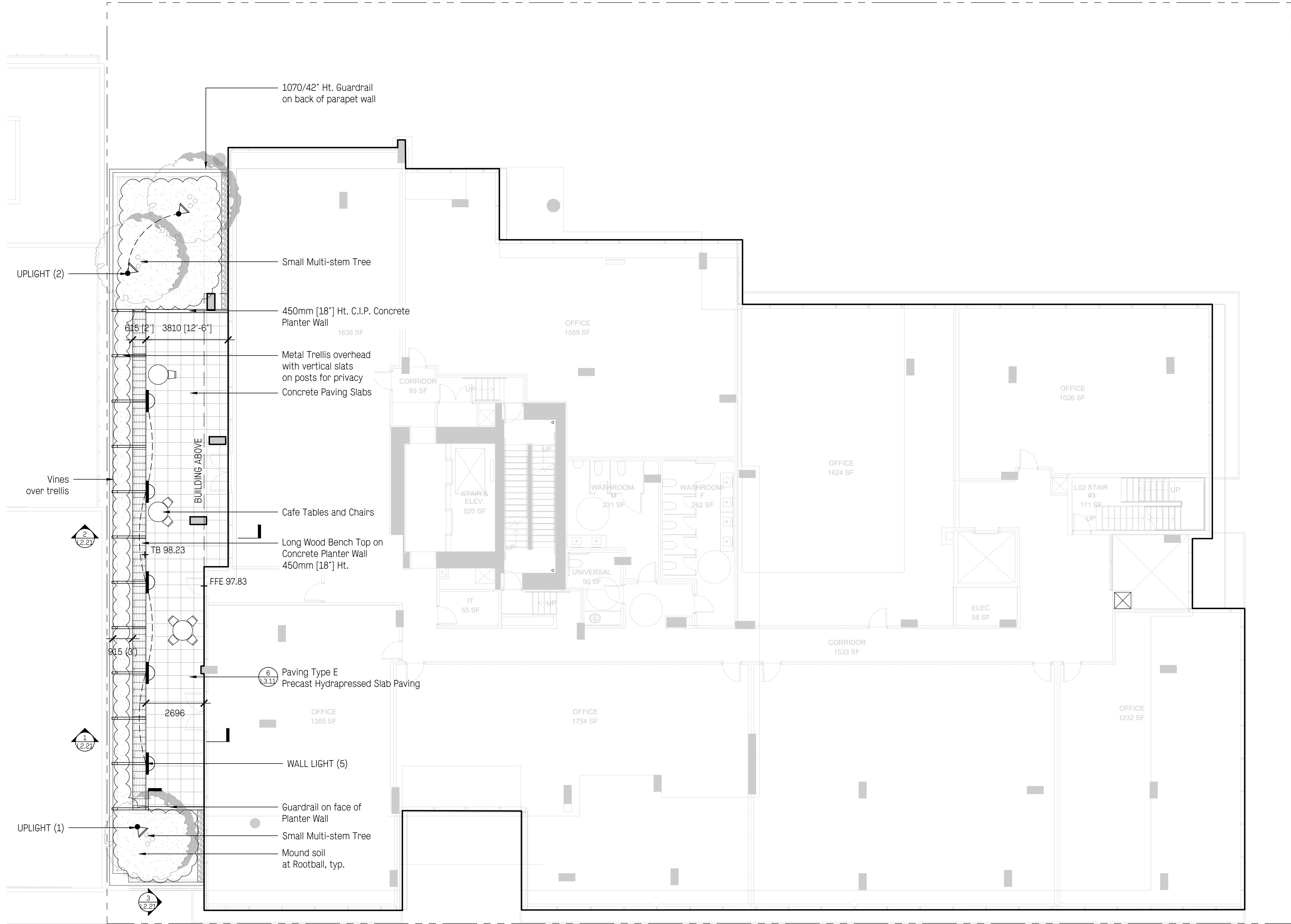
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## LV 1 - Landscape Plan

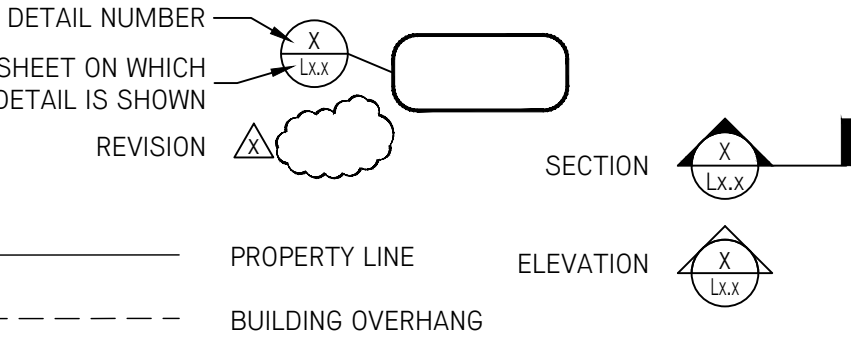
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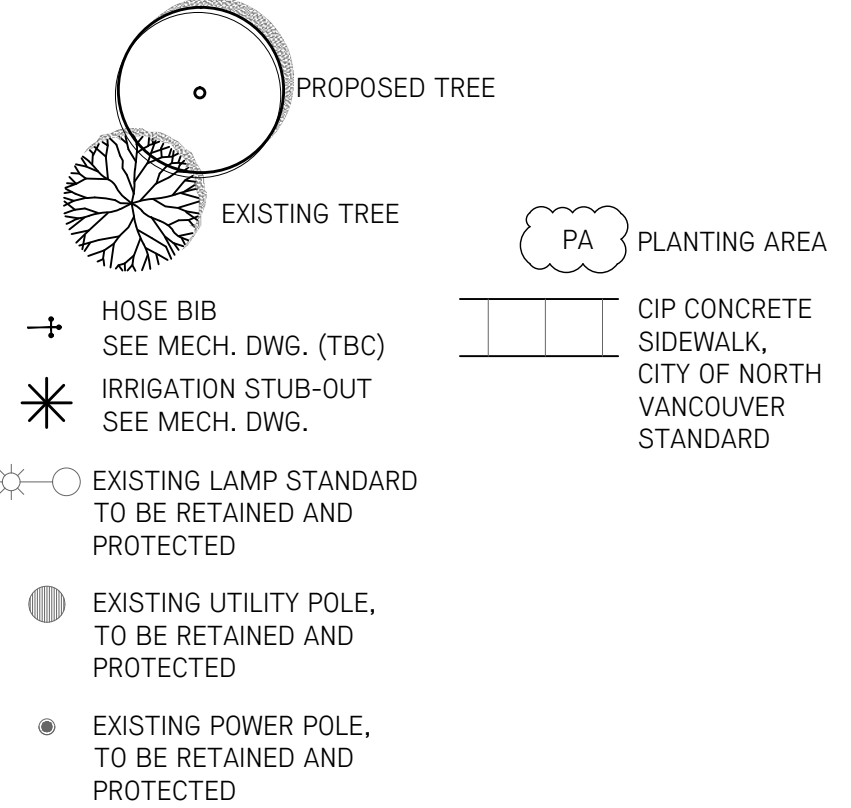
LANE



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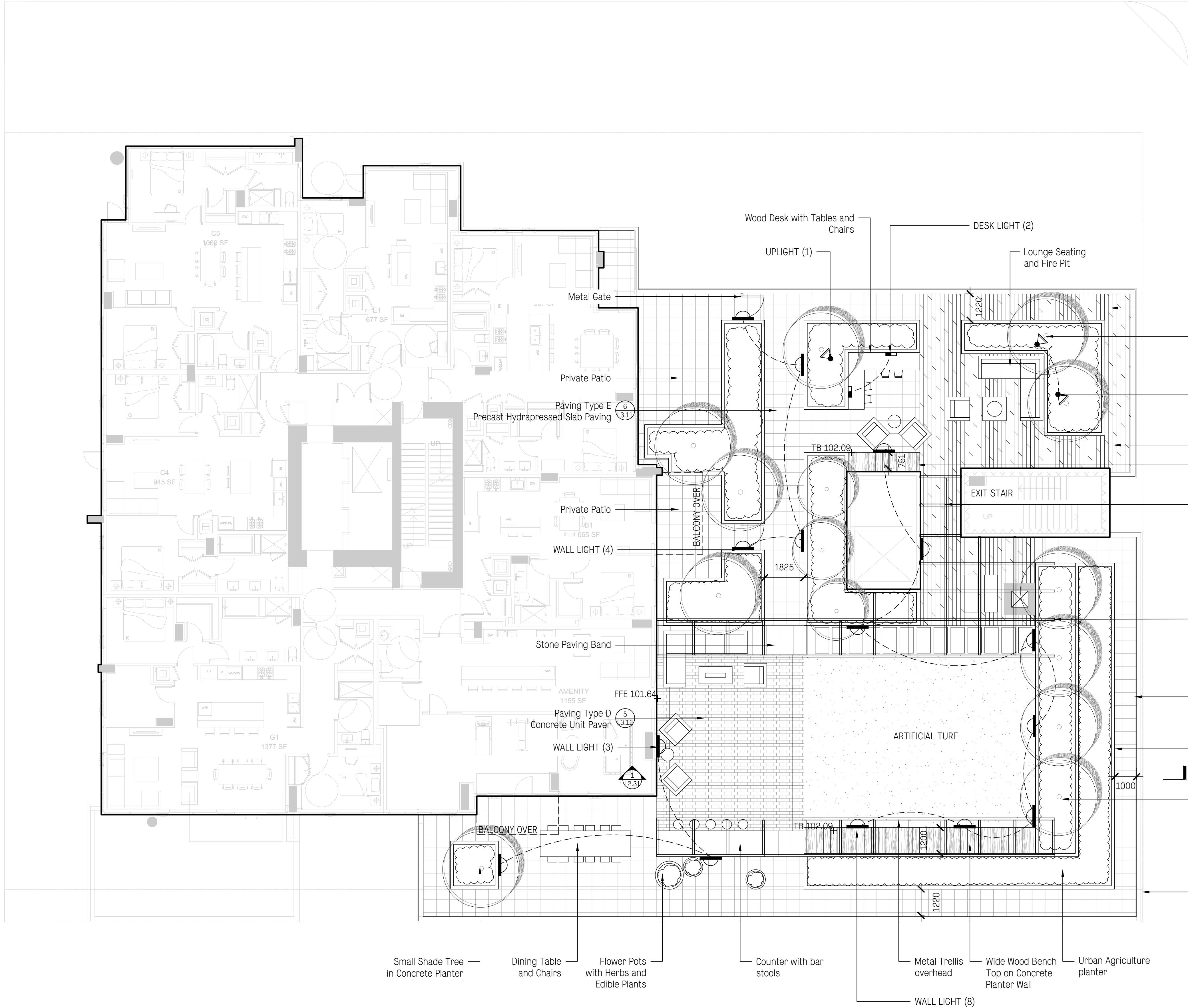
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LV 2 - Landscape Plan

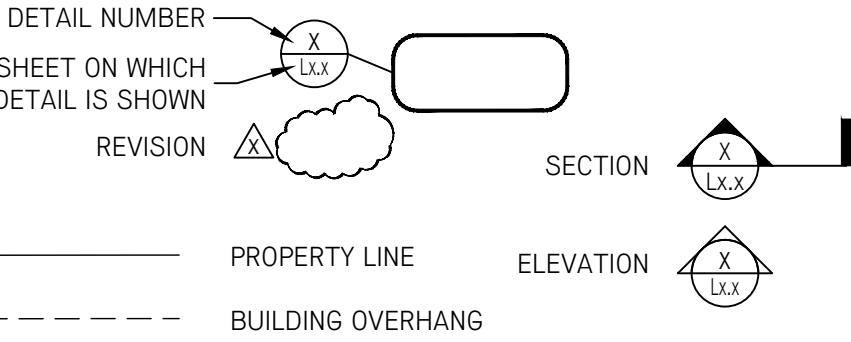
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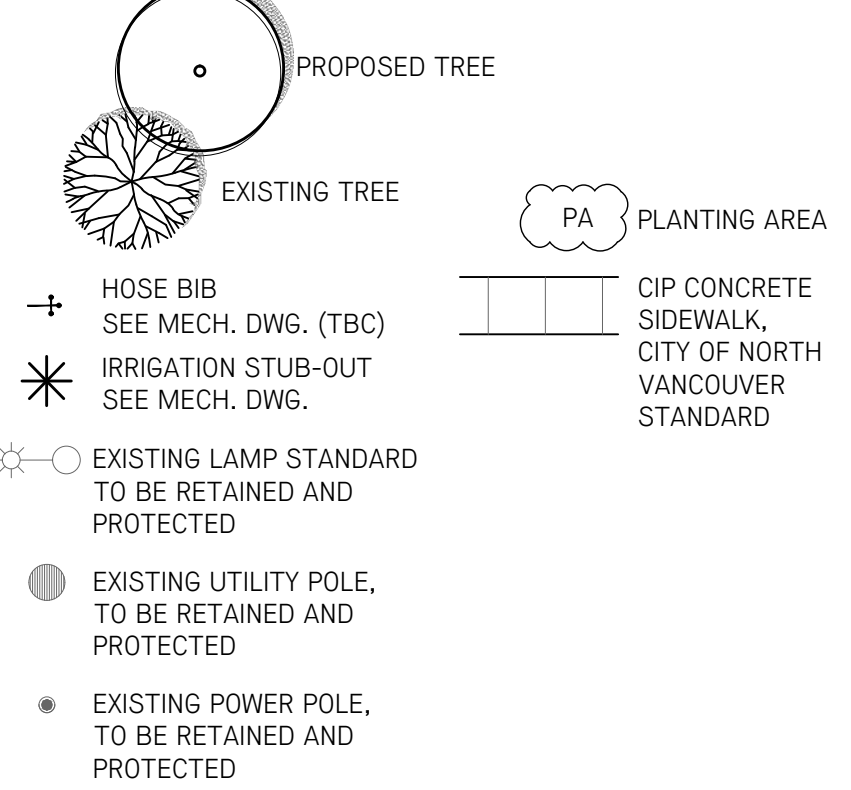
LANE



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MATERIALS LEGEND



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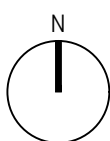
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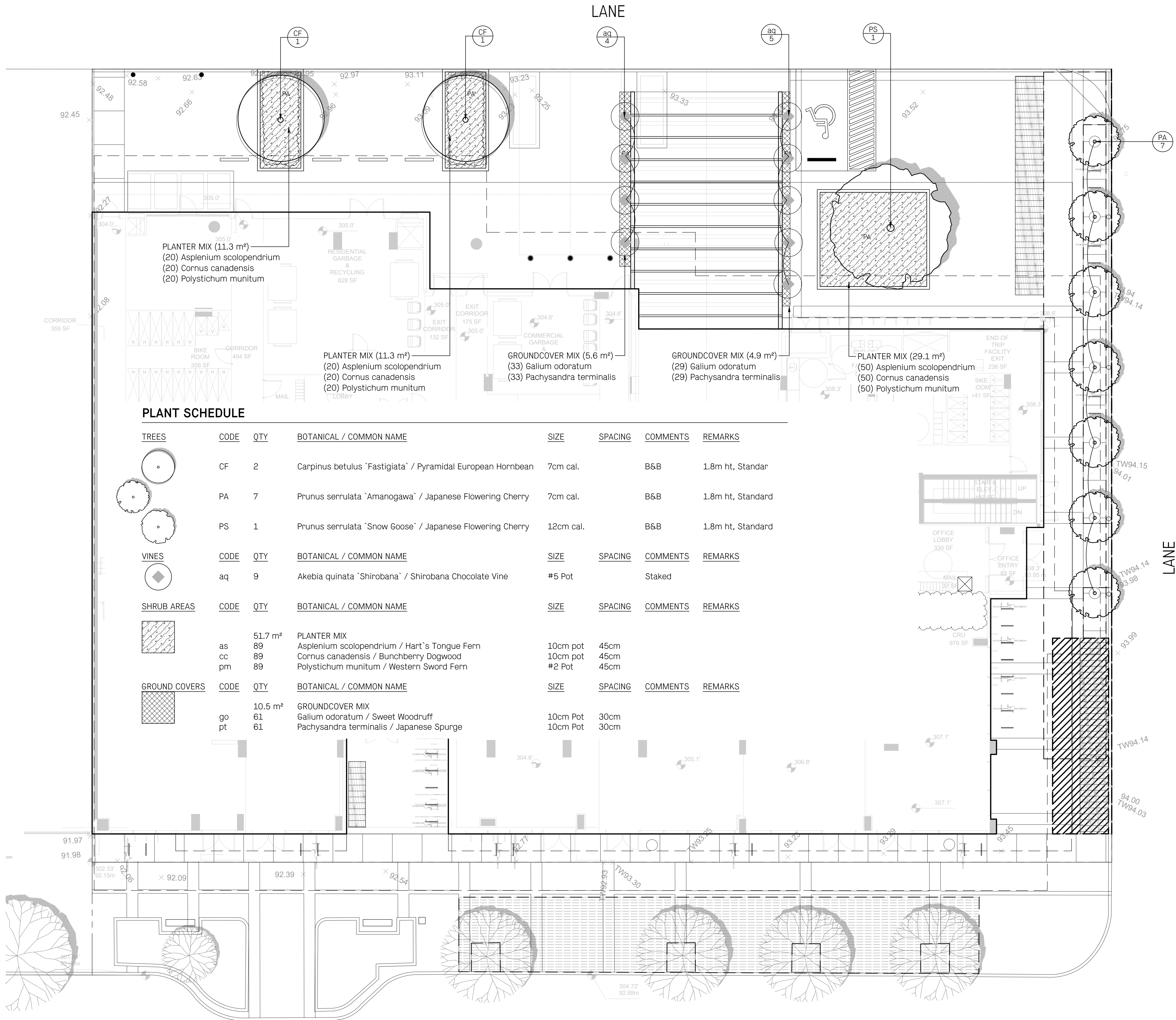
LV 3 - Landscape Plan

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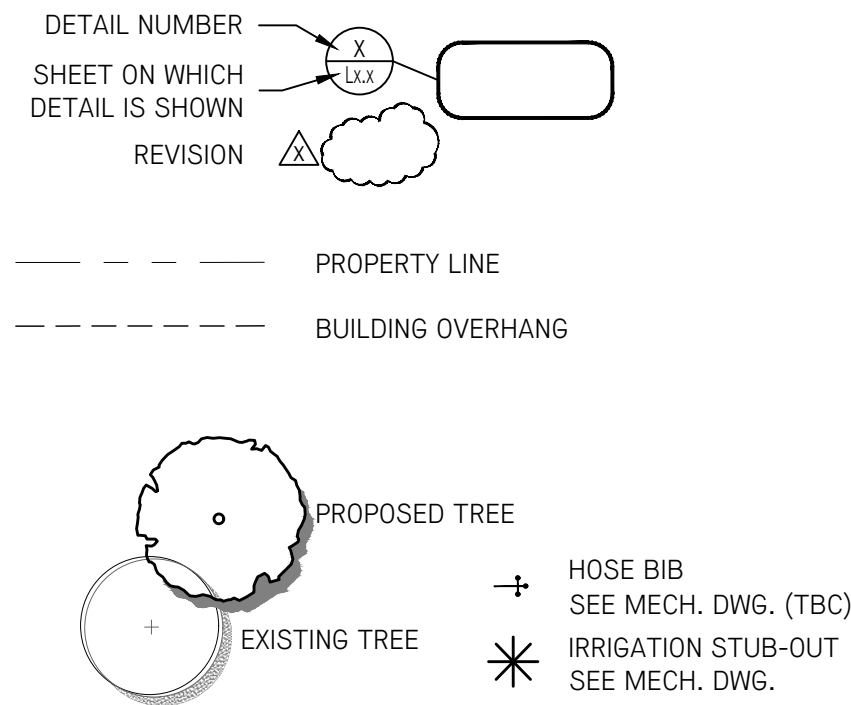


WEST 15TH STREET





PLANTING PLAN LEGEND



PLANTING NOTES

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- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON. FURTHER SEARCH TO BE TAKEN IF NECESSARY; REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
- CONFIRM TREE PLANTING LOCATIONS, AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE;
- NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT;
- FOR STREET TREES: 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. PLANTING DEPTH OF ROOTBALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD STREET TREES DIVISION, FOR INSPECTION AFTER TREE PLANTING COMPLETION;
- CONTRACTOR TO REVIEW AND ABIDE BY CURRENT REGULATIONS OF JAPANESE BEETLE INFESTATION THAT AFFECTS MOVEMENT AND OR TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. REFER TO CURRENT CANADIAN FOOD INSPECTION AGENCY REGULATIONS: <http://www.inspection.gc.ca/plants/>

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
	CF	2	Carpinus betulus `Fastigiata` / Pyramidal European Hornbeam	7cm cal.		B&B	1.8m ht, Standar
	PA	7	Prunus serrulata `Amanogawa` / Japanese Flowering Cherry	7cm cal.		B&B	1.8m ht, Standard
	PS	1	Prunus serrulata `Snow Goose` / Japanese Flowering Cherry	12cm cal.		B&B	1.8m ht, Standard
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
	aq	9	Akebia quinata `Shirobana` / Shirobana Chocolate Vine	#5 Pot		Staked	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
	as	51.7 m²	PLANTER MIX Asplenium scolopendrium / Hart's Tongue Fern	10cm pot	45cm		
	cc	89	Cornus canadensis / Bunchberry Dogwood	10cm pot	45cm		
	pm	89	Polystichum munitum / Western Sword Fern	#2 Pot	45cm		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
	go	10.5 m²	GROUNDCOVER MIX Galium odoratum / Sweet Woodruff	10cm Pot	30cm		
	pt	61	Pachysandra terminalis / Japanese Spurge	10cm Pot	30cm		

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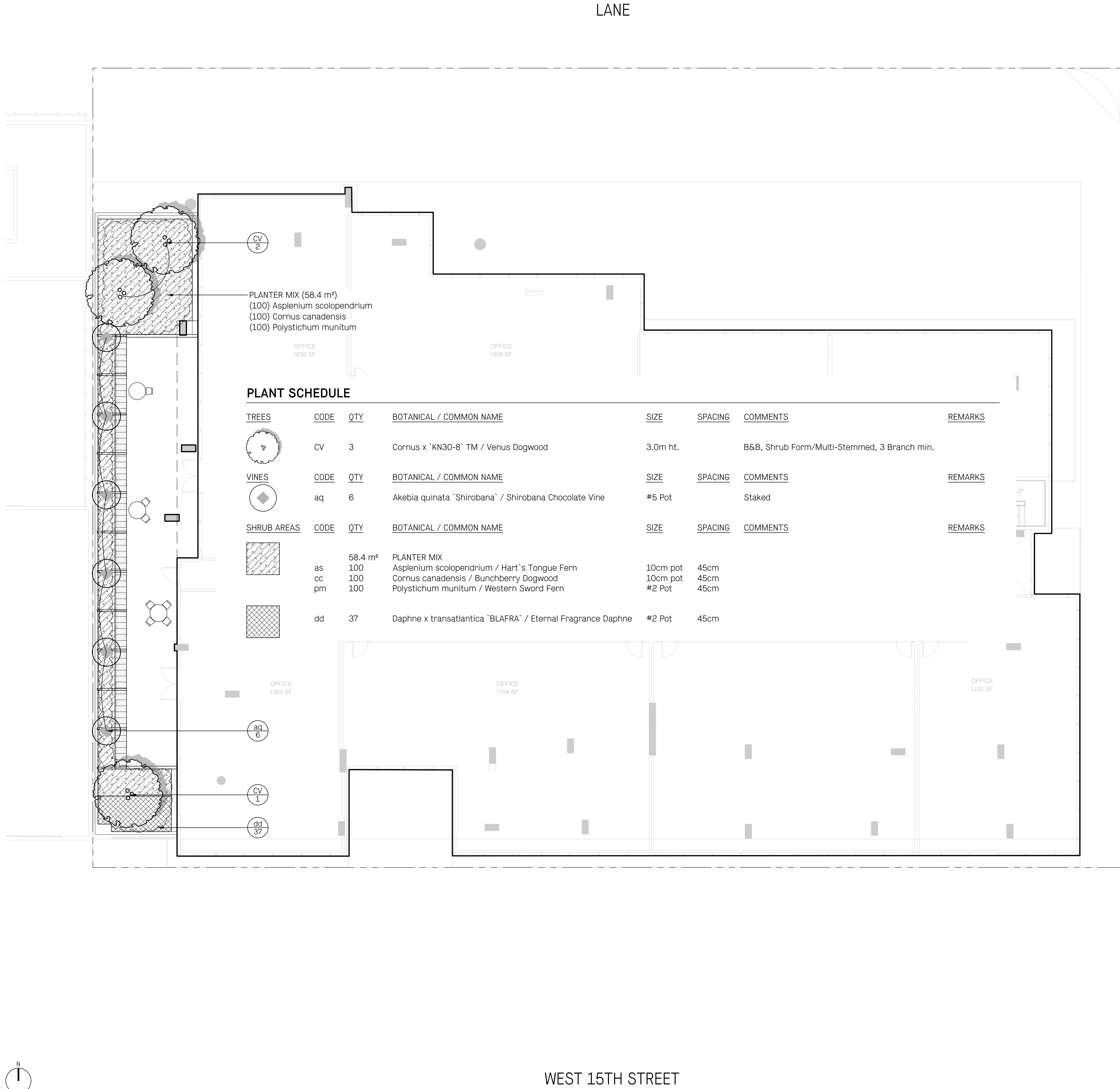
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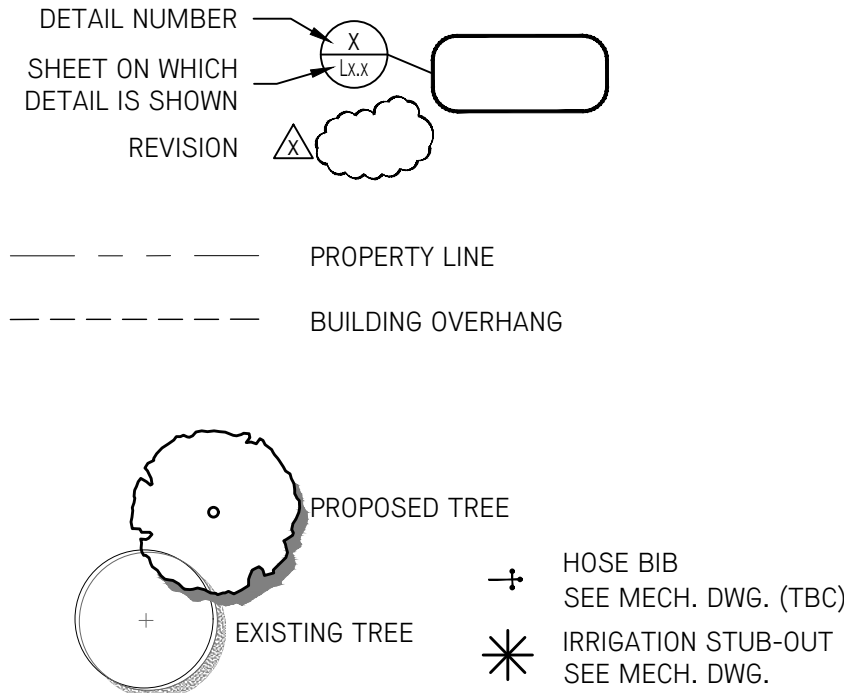
LV 1 - Planting Plan

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PLANTING PLAN LEGEND



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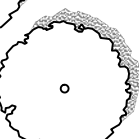
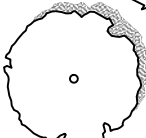


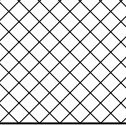
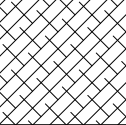
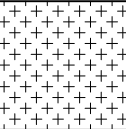
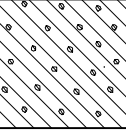
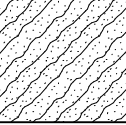
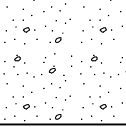
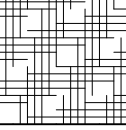
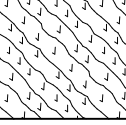
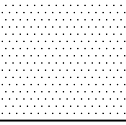
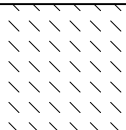
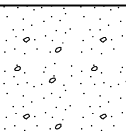
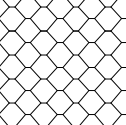
Lonsdale and 15th

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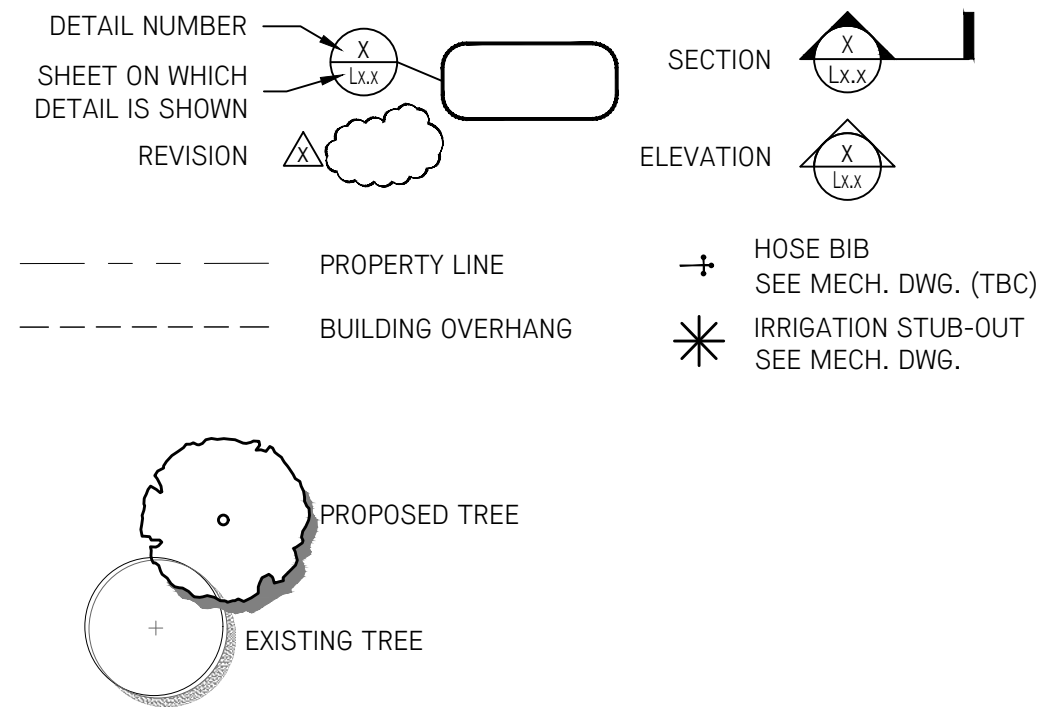
LV 2 - Planting Plan



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	CF	4	Carpinus betulus `Fastigiata` / Pyramidal European Hornbeam	7cm cal.		B&B
	CV	3	Cornus x `KN30-8` TM / Venus Dogwood	3.0m ht.		B&B, Shrub Form/Multi-Stemmed, 3 Branch min.
	HI	6	Hamamelis x intermedia `Arnold Promise` / Arnold Promise Witch Hazel	3.0m ht.		B&B
	MA	1	Malus x domestica / Apple	5cm cal.		B&B
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	ca	2	Clematis armandii / Evergreen Clematis	#5 Pot		Staked
	ws	3	Wisteria sinensis / Chinese Wisteria	#5 Pot		Staked
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	dd	72	Daphne x transatlantica `BLAFRA` / Eternal Fragrance Daphne	#2 Pot	45cm	
	th	115	Taxus x media `Hillii` / Hill's Anglo-Japanese Yew	1,2m height	35cm	
EDIBLE PLANTS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	asc	5	Allium schoenoprasum / Common Chives	10cm pot		
	fe	92	Fragaria chiloensis `Everbearing` / Beach Strawberry	10cm pot	30cm	
	mp	10	Mentha x piperita / Peppermint	10cm pot		
	ov	5	Origanum vulgare / Oregano	10cm pot		
	sg	6	Salvia officinalis / Garden Sage	10cm pot		
	tc	5	Thymus vulgaris / Common Thyme	10cm pot		
	vb	82	Vaccinium x `Northcountry` / Northcountry Blueberry	#7 Pot	50cm	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	mi	86	Miscanthus sinensis `Little Kitten` / Little Kitten Eulalia Grass	#7 Pot	50cm	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	lc	136	Iberis sempervirens / Evergreen Candytuft	#1 Pot	35cm	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	rn	43	Rosa x `Noaschnee` TM / Flower Carpet White Groundcover Rose	#2 Pot		

PLANTING PLAN LEGEND



PLANTING NOTES

- ALL PLANT MATERIAL TO CNLA AND BCSLA STANDARDS. REFER TO THE CNLA LANDSCAPE STANDARD, LATEST EDITION;
- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON. FURTHER SEARCH TO BE TAKEN IF NECESSARY;
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
- CONFIRM TREE PLANTING LOCATIONS, AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE;
- NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT;
- FOR STREET TREES: FINAL SPACING, QUANTITY, AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 8CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. PLANTING DEPTH OF ROOTBALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD STREET TREES DIVISION, FOR INSPECTION AFTER TREE PLANTING COMPLETION;
- CONTRACTOR TO REVIEW AND ABIDE BY CURRENT REGULATIONS OF JAPANESE BEETLE INFESTATION THAT AFFECTS MOVEMENT AND OR TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. REFER TO CURRENT CANADIAN FOOD INSPECTION AGENCY REGULATIONS: <http://www.inspection.gc.ca/plants/plant-pests-invasive-species/insects/japanese-beetle/japanese-beetle-infested-place-order/eng/1525272391906/1525272448971>
- PROVIDE DESIGN BUILD IRRIGATION FOR ALL PLANTER AREAS ONSITE IN COMPLIANCE WITH PROJECT SPECIFICATION. STUBOUT LOCATIONS AS PER MECHANICAL.
- PROVIDE HIGH EFFICIENCY IRRIGATION

- 4 Issued for Rezoning/DP Ap. 06/22
- 3 Issued for Rezoning Se. 30/21
- 2 Issued for Rezoning Jn. 16/21
- 1 Issued for RZ/DA Jn. 03/21

No.	Description	Date
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Lonsdale and 15th

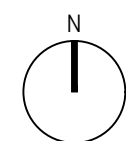
114-132 West 15th Street  
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LV 3 - Planting List

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	1:100	
Drawn Checked	TY  JS	

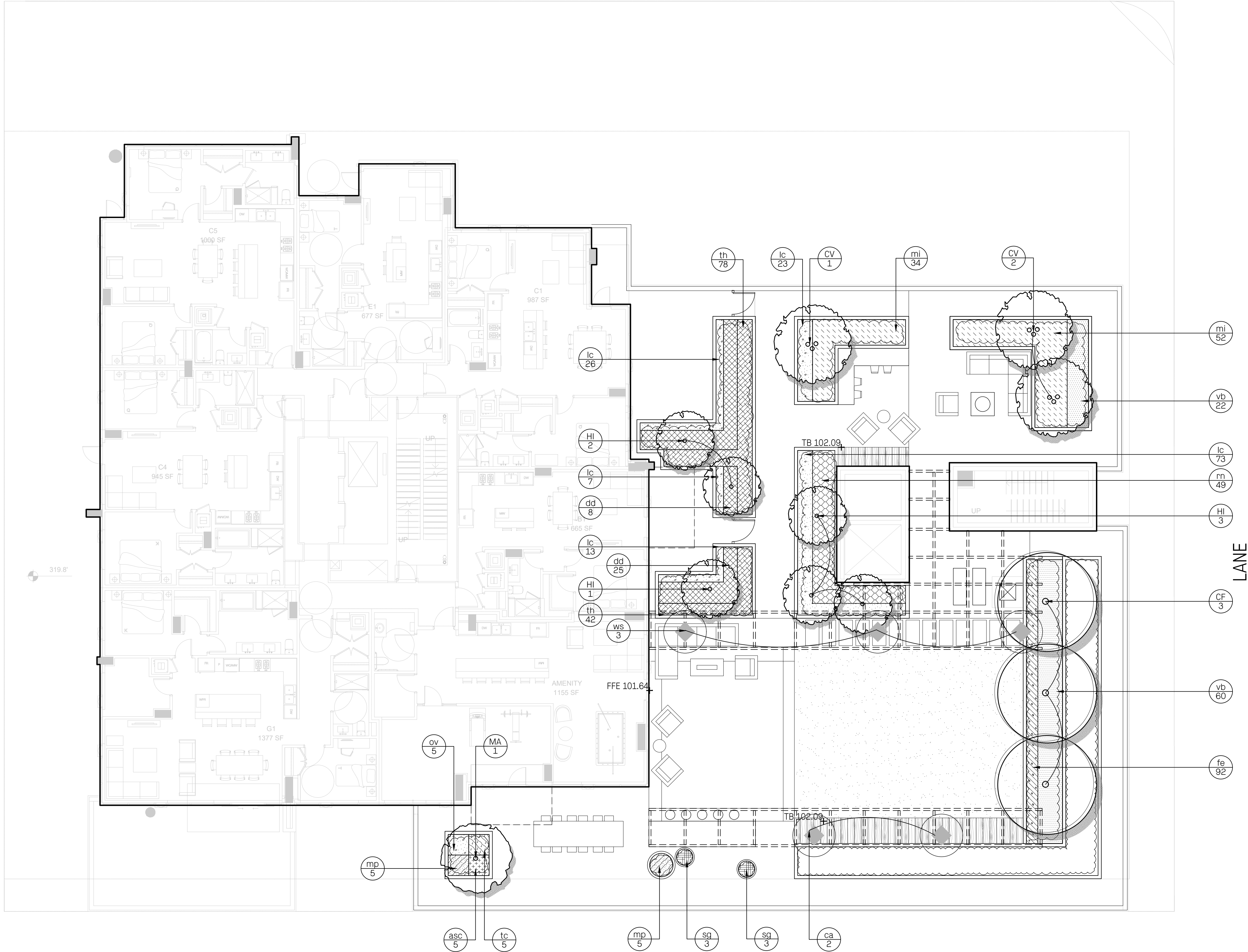
L1.23





LANE

WEST 15TH STREET



# HAPA COLLABORATIVE

403 - 375 West Fifth Avenue  
Vancouver BC, V5Y 1J6

Landscape Architecture  
Urban Design

604 909 4150  
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No.	Description	Date
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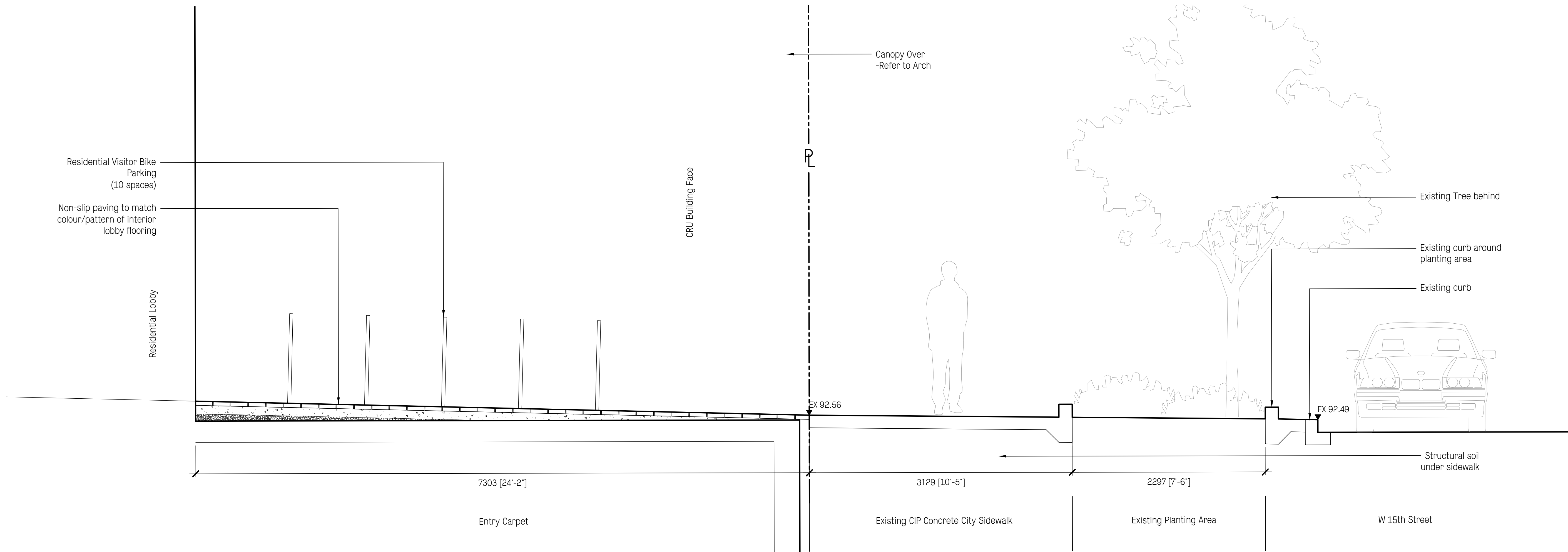
Lonsdale and 15th

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North Vancouver, B.C.

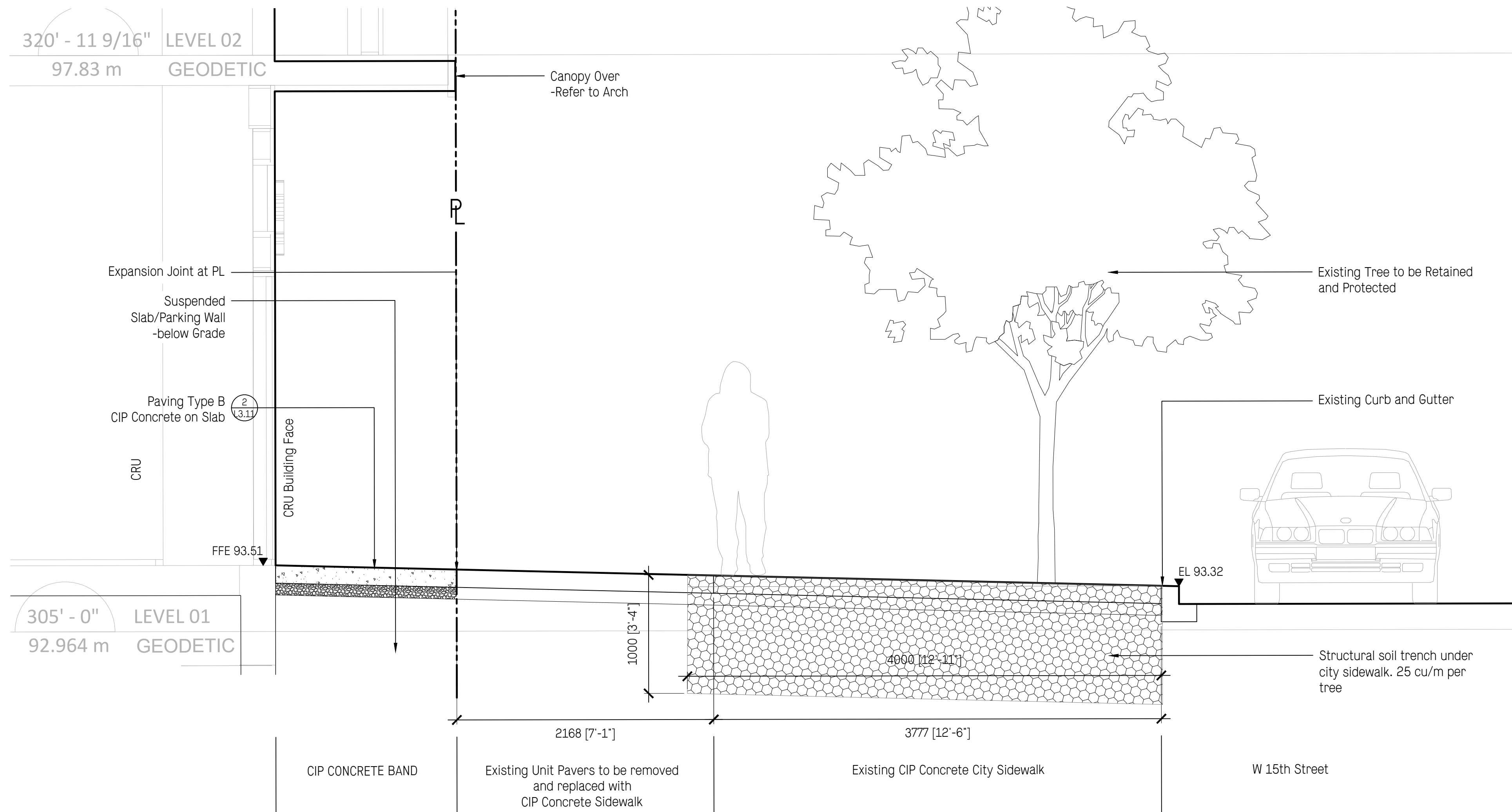
LV 3 - Planting Plan

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	1:100	L1.24
Drawn/Checked	TY   JS	





1 Section through Lobby Enrtance  
1:25



2 Section through 15th Ave Frontage  
1:25

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No.	Description	Date
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## Lonsdale and 15th

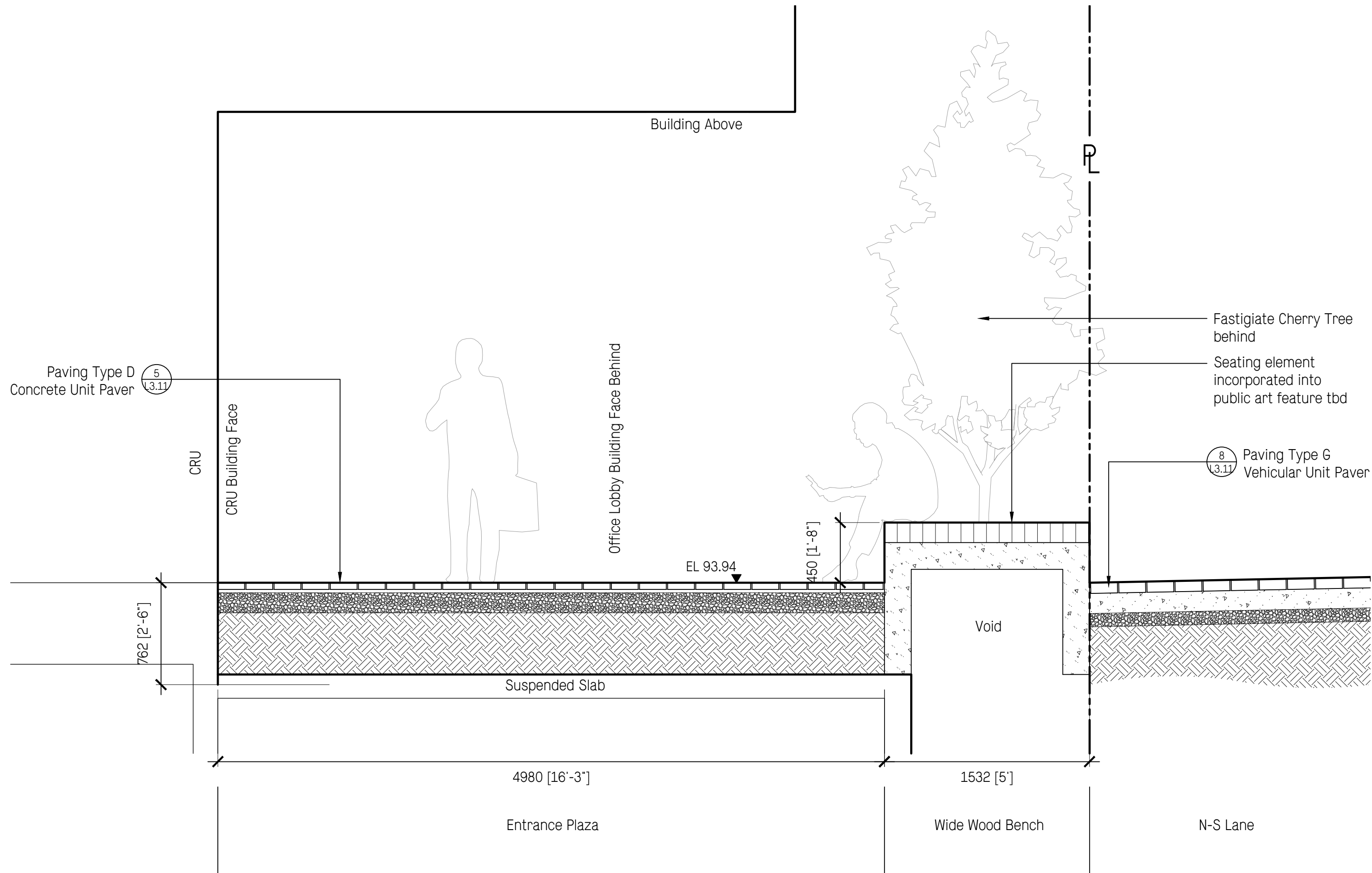
114-132 West 15th Street  
North Vancouver, B.C.

## Level 1 - Sections

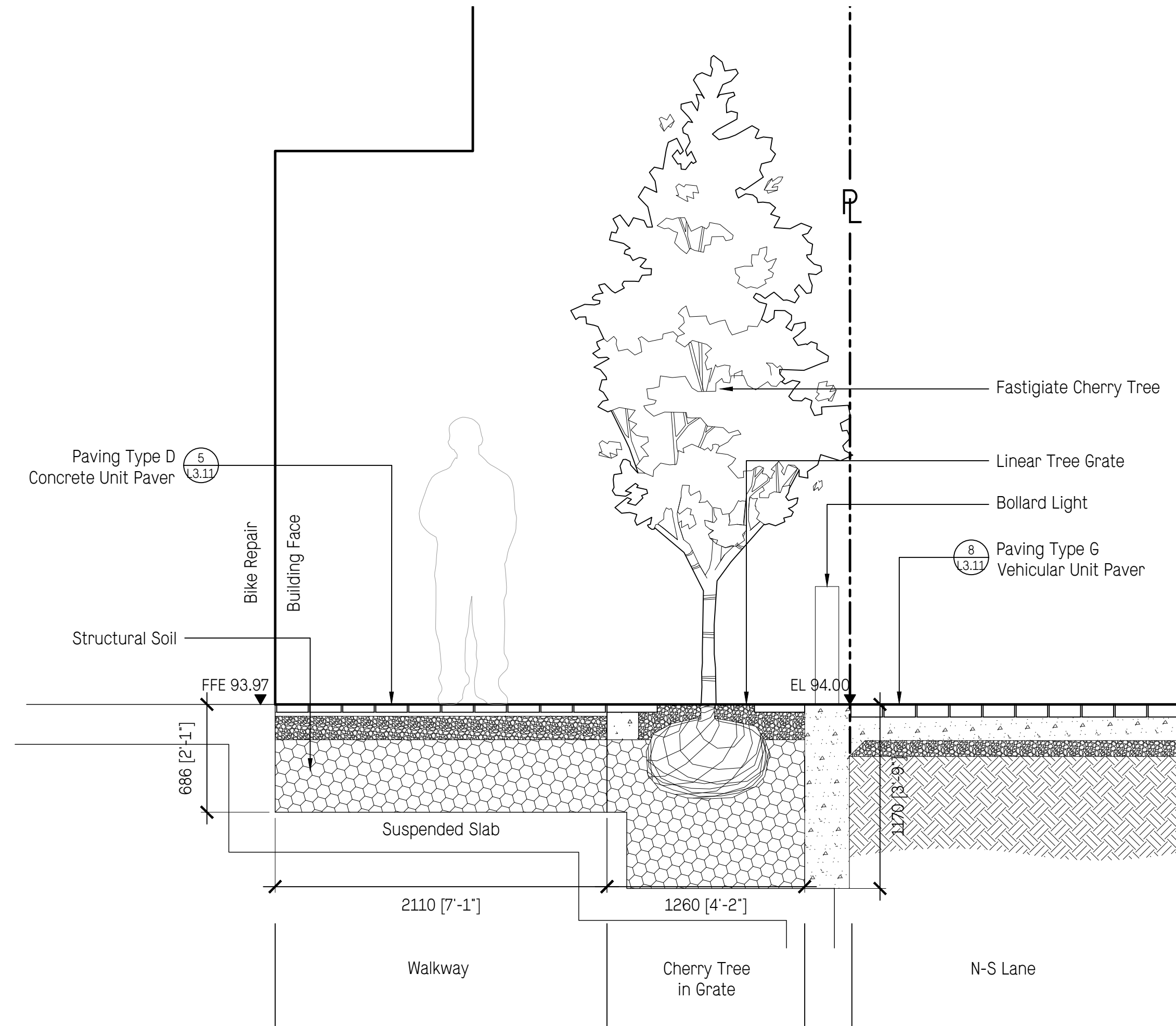
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Project No.	2050	
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Drawn/Checked	TY   JS	

L2.11

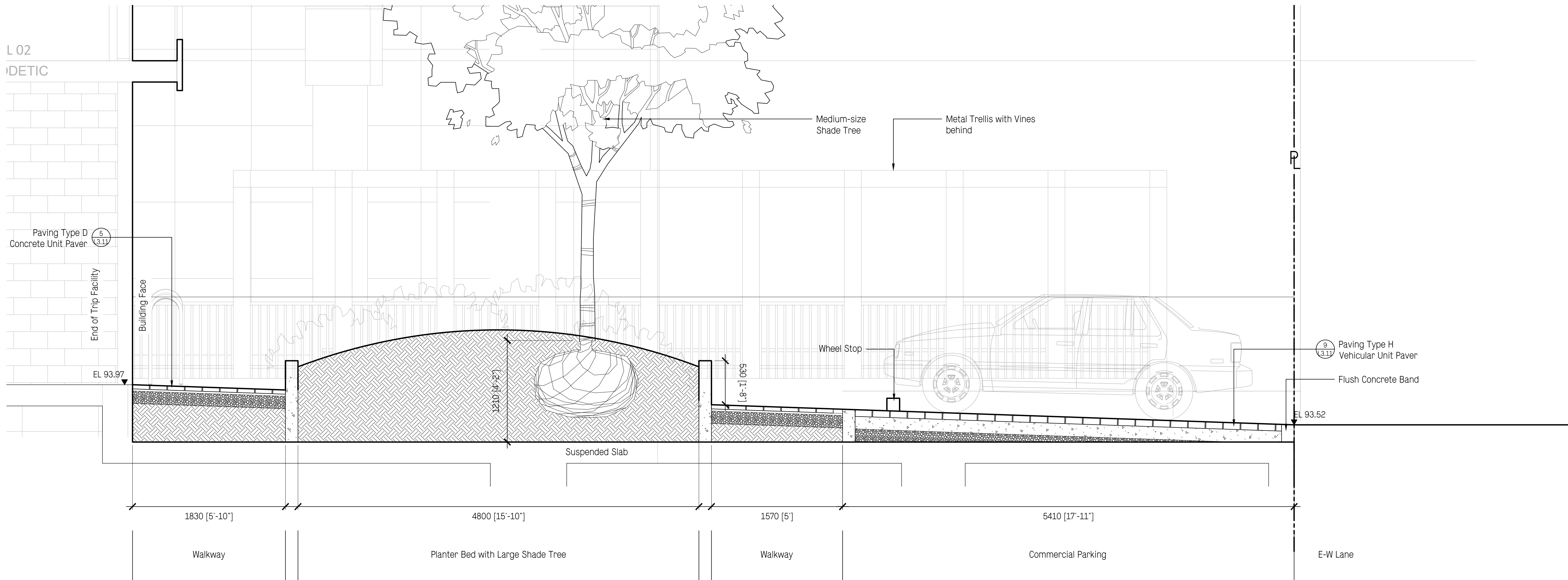




1 Section through 15th Street Plaza  
1:25



2 Section through N-S Lane Frontage  
1:25



1 Section through E-W Lane Frontage  
1:25

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No.	Description	Date
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## Lonsdale and 15th

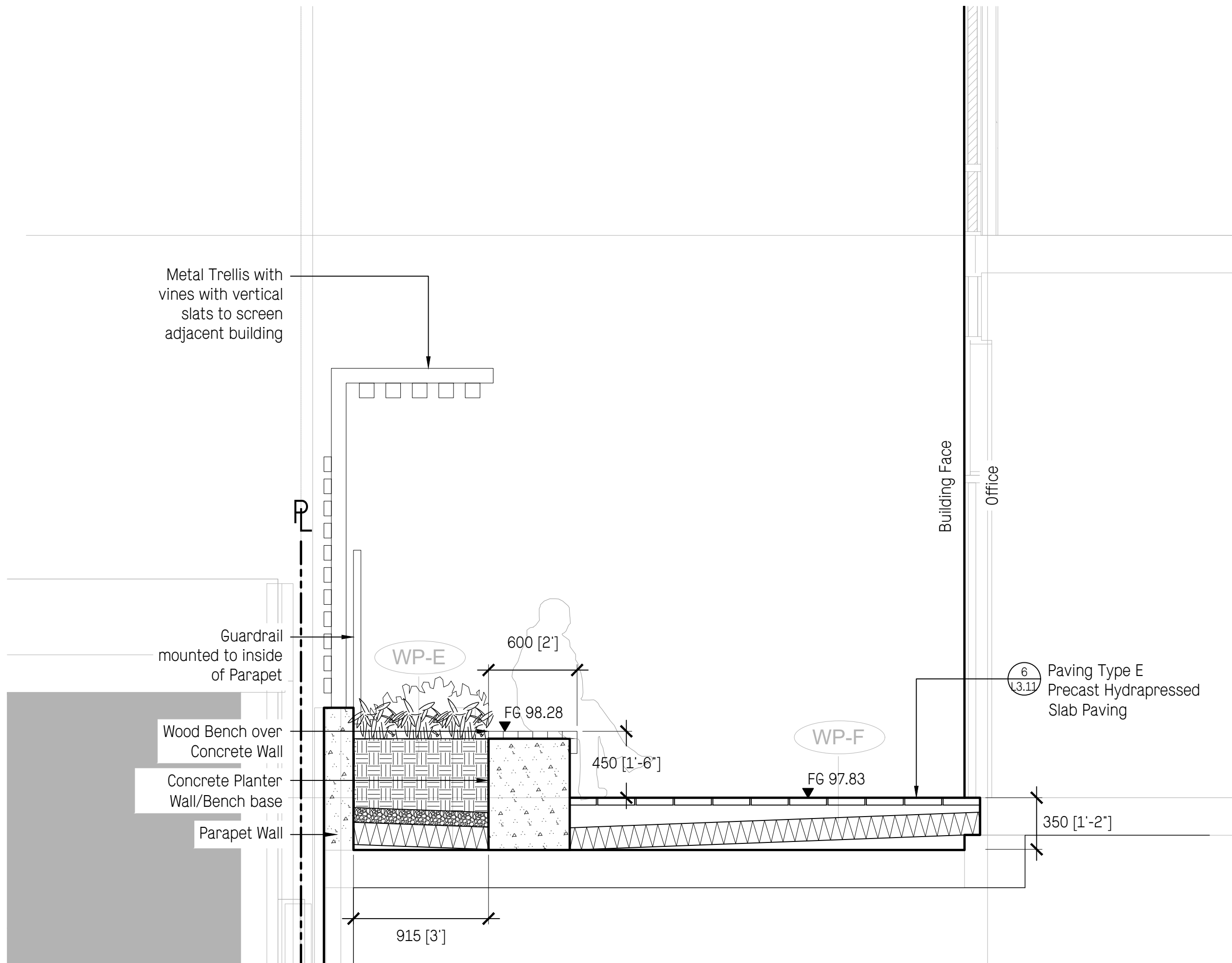
114-132 West 15th Street  
North Vancouver, B.C.

## Level 1 - Sections

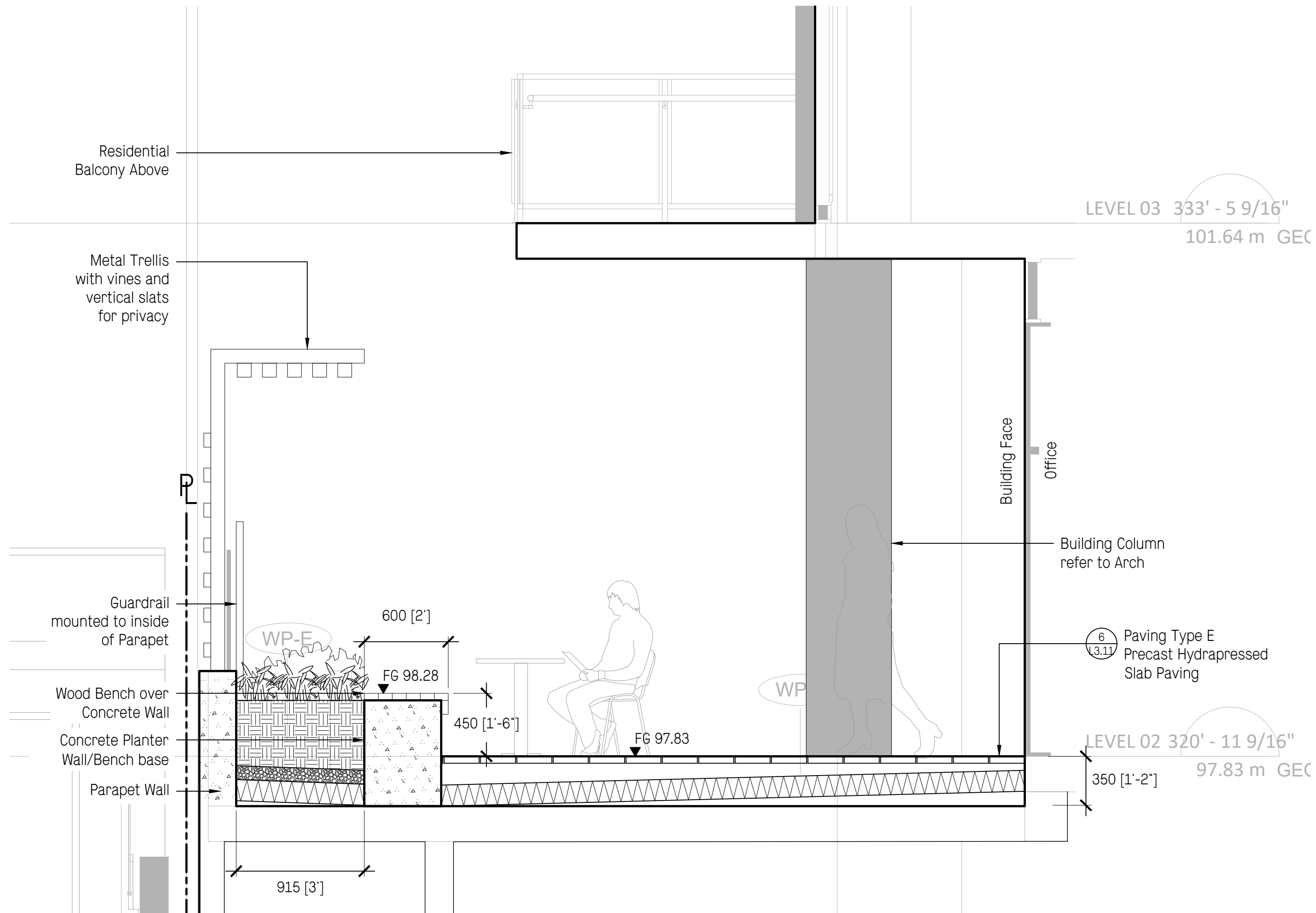
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Project No.	2050	
Scale	as noted	
Drawn/Checked	TY/JS	

**L2.12**

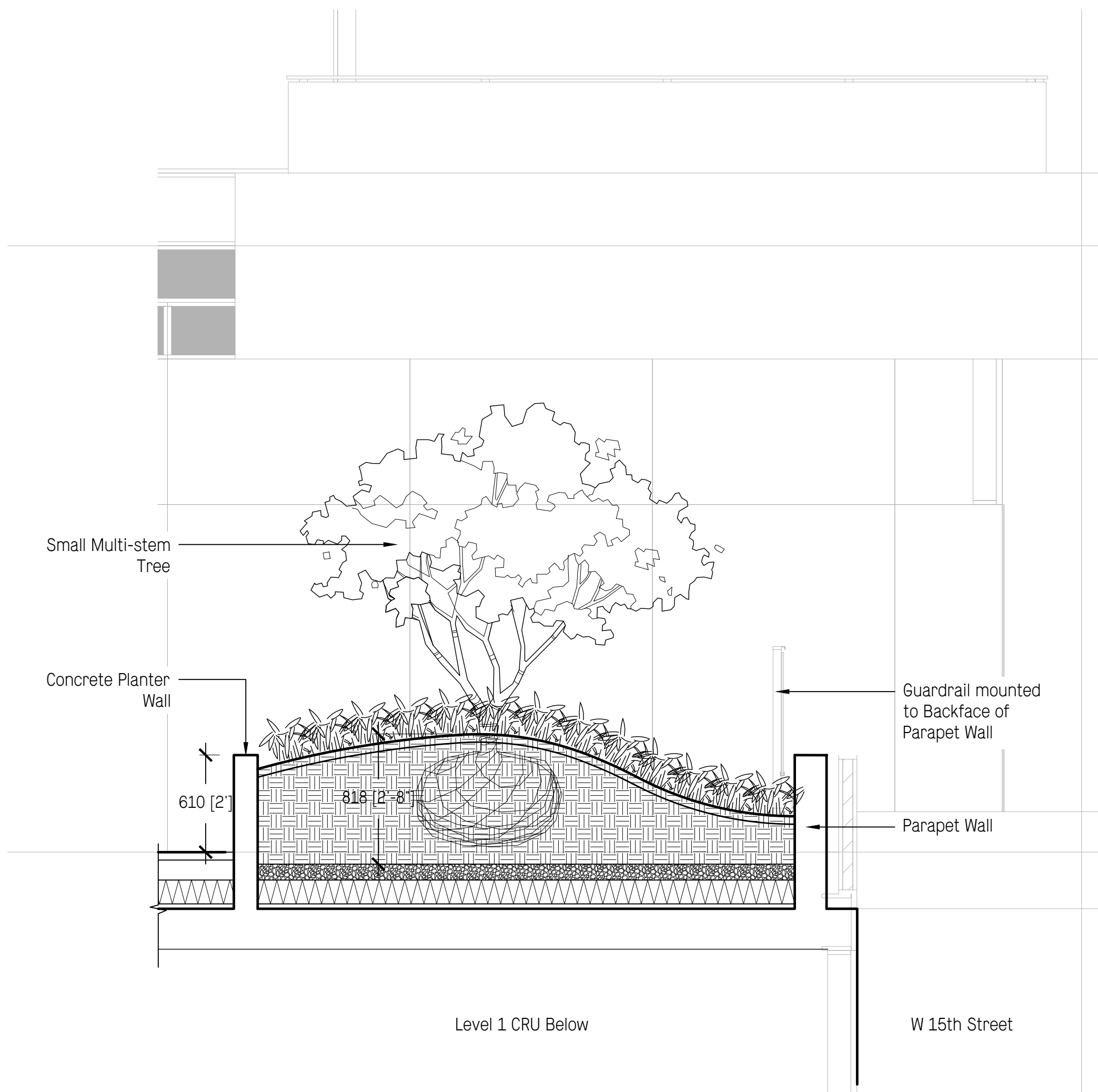




1 Landscape Section through Office Patio  
1:25



2 Landscape Section through Office Patio  
1:25



3 Landscape Section through Parapet  
1:25

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## Lonsdale and 15th

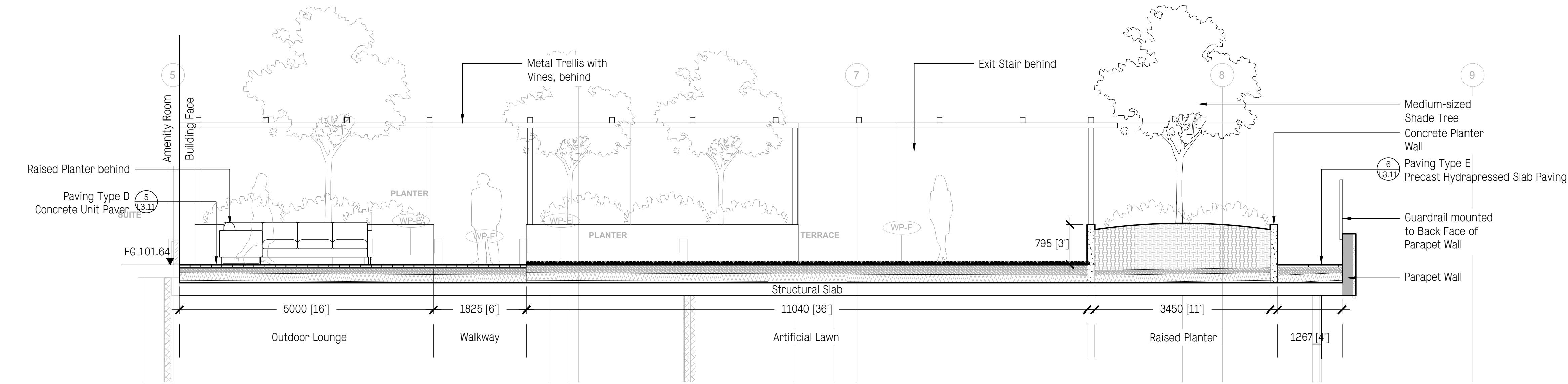
114-132 West 15th Street  
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## Level 2 - Sections

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	as noted	
Drawn/Checked	TY   JS	

**L2.21**





1 Section through Amenity Courtyard  
Lx.x 1:50

4	Issued for Rezoning/DP	Ap. 06/22
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2	Issued for Rezoning	Jn. 16/21
1	Issued for RZ/DA	Jn. 03/21

No.	Description	Date
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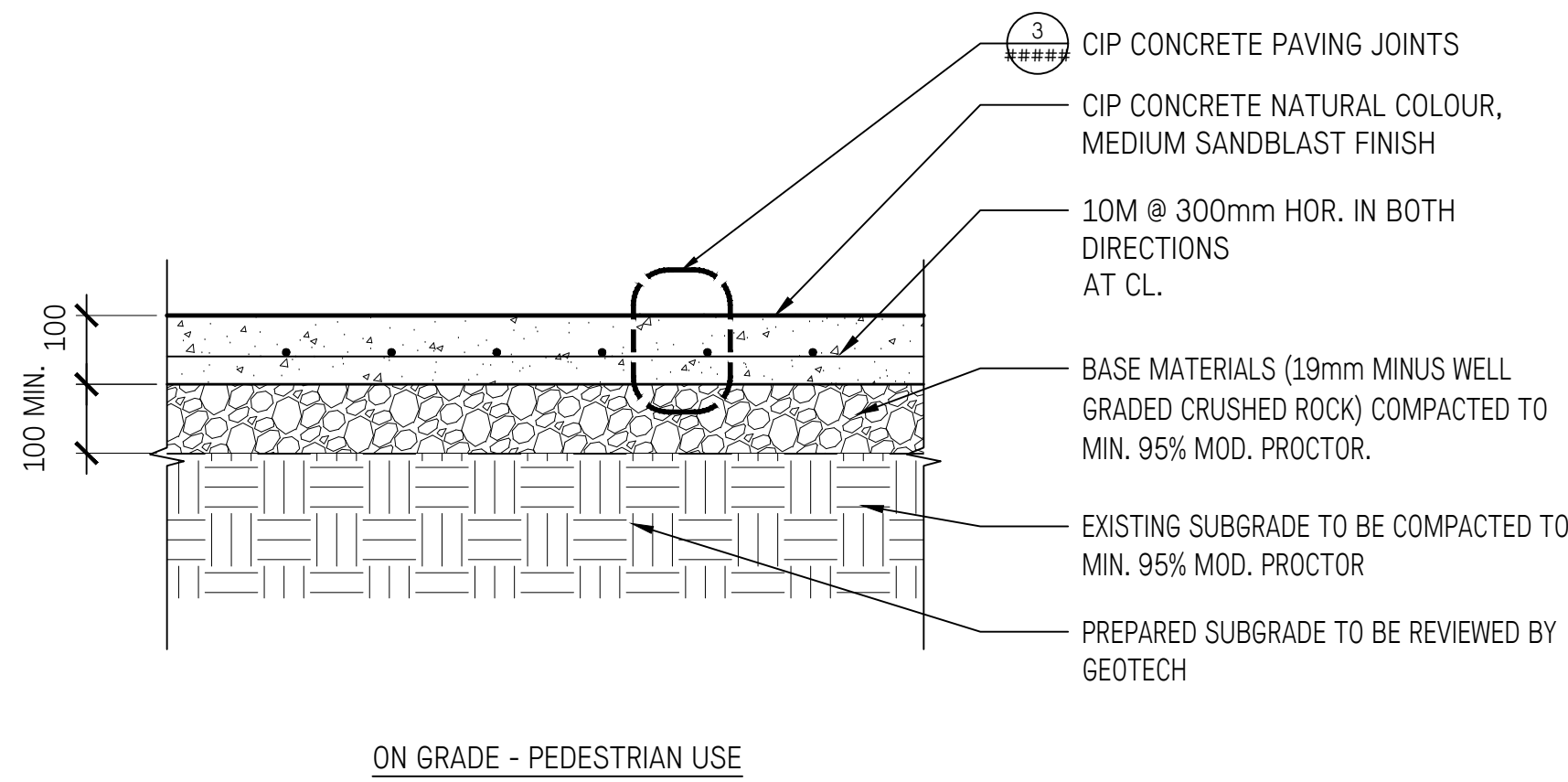
**Lonsdale and 15th**

**114-132 West 15th Street**  
**North Vancouver, B.C.**

### Level 3 - Sections

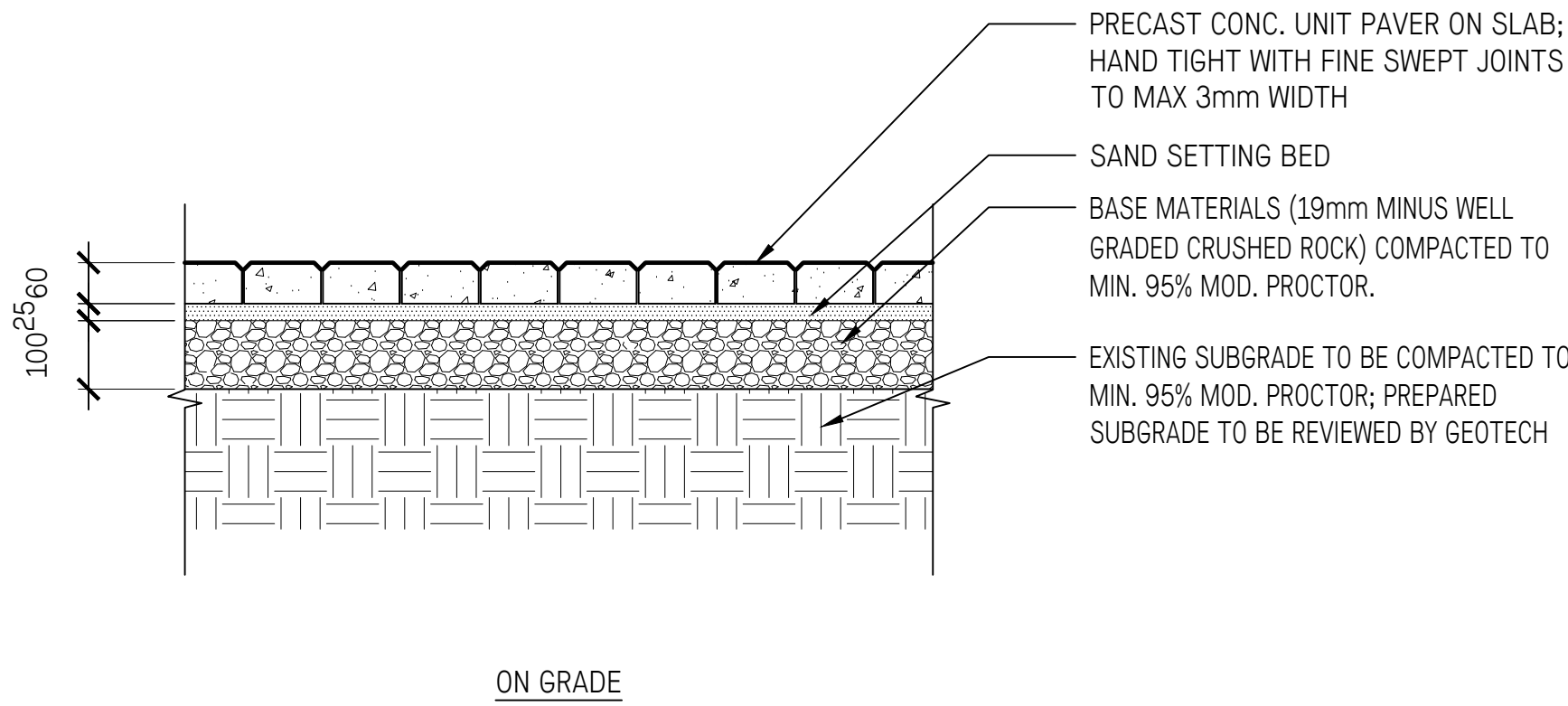
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Project No.	2050	
Scale	as noted	<b>L2.31</b>
Drawn/Checked	TY   JS	



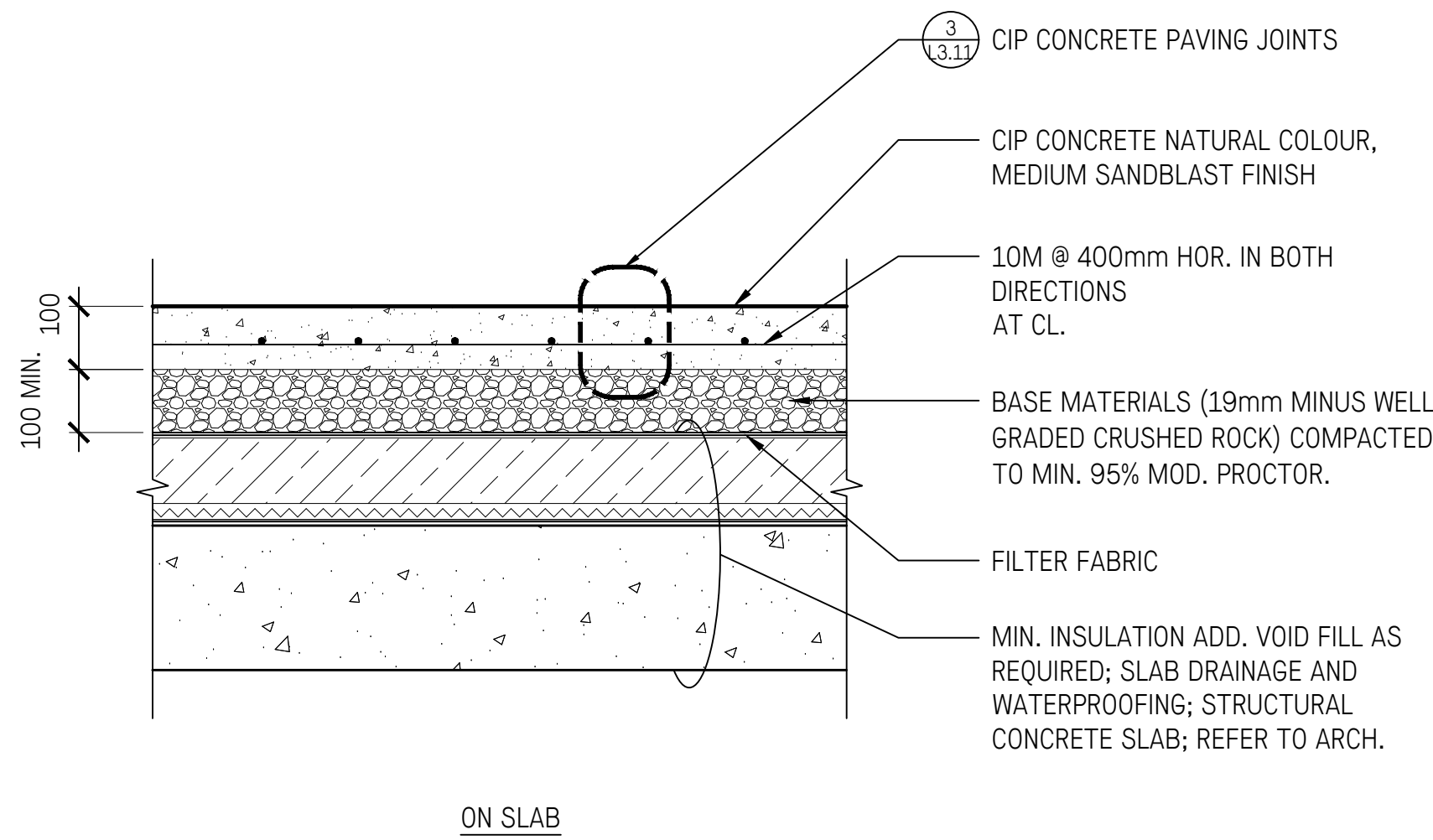


1 PAVING TYPE A - CIP CONCRETE ON GRADE  
1:10

- NOTES:
- DO NOT CUT PAVERS TO MEET DIMENSIONS ON PLAN. CONFIRM WITH LANDSCAPE ARCHITECT IN FIELD.

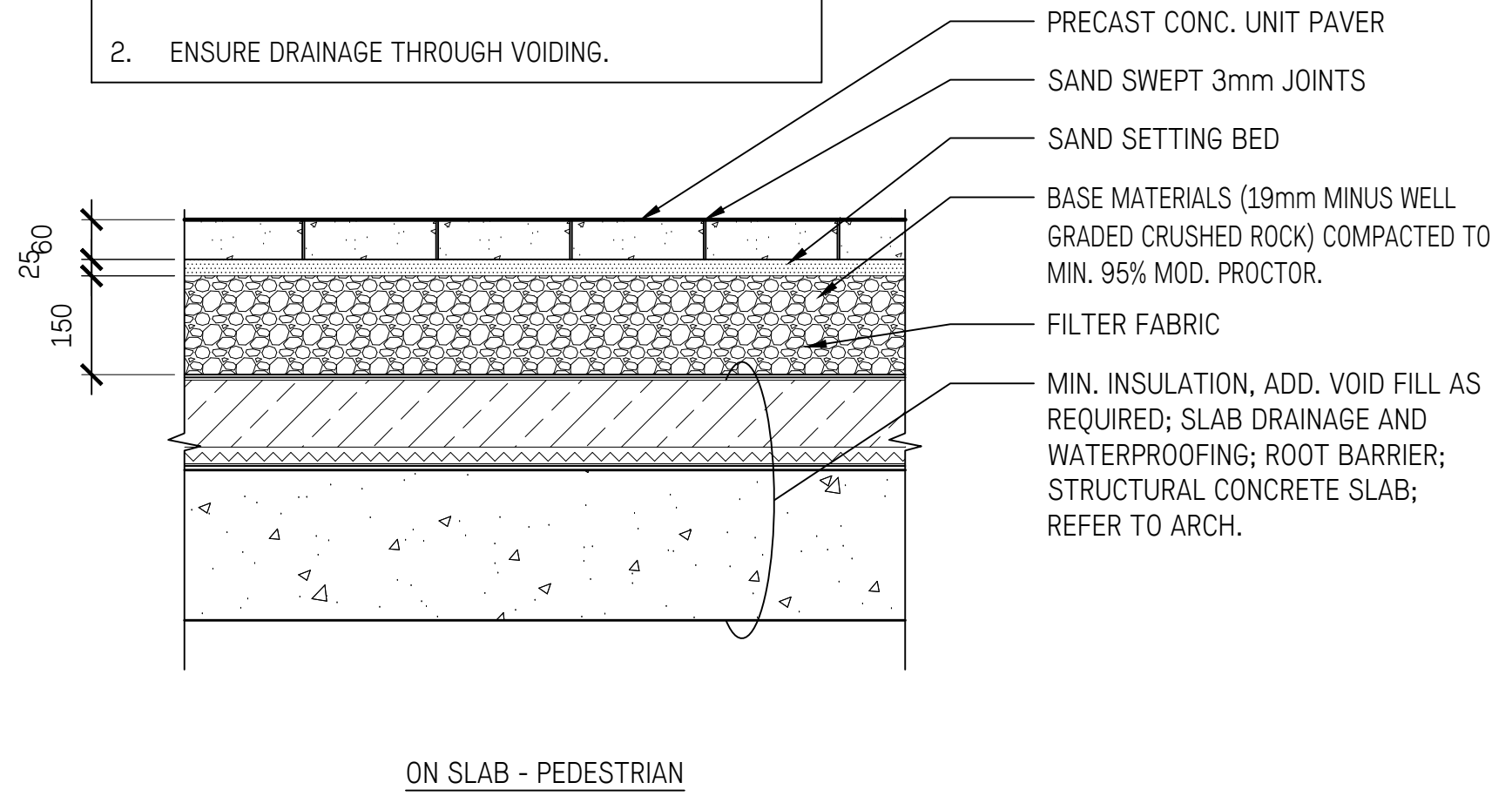


2 PAVING TYPE B - CIP CONCRETE ON SLAB  
1:10

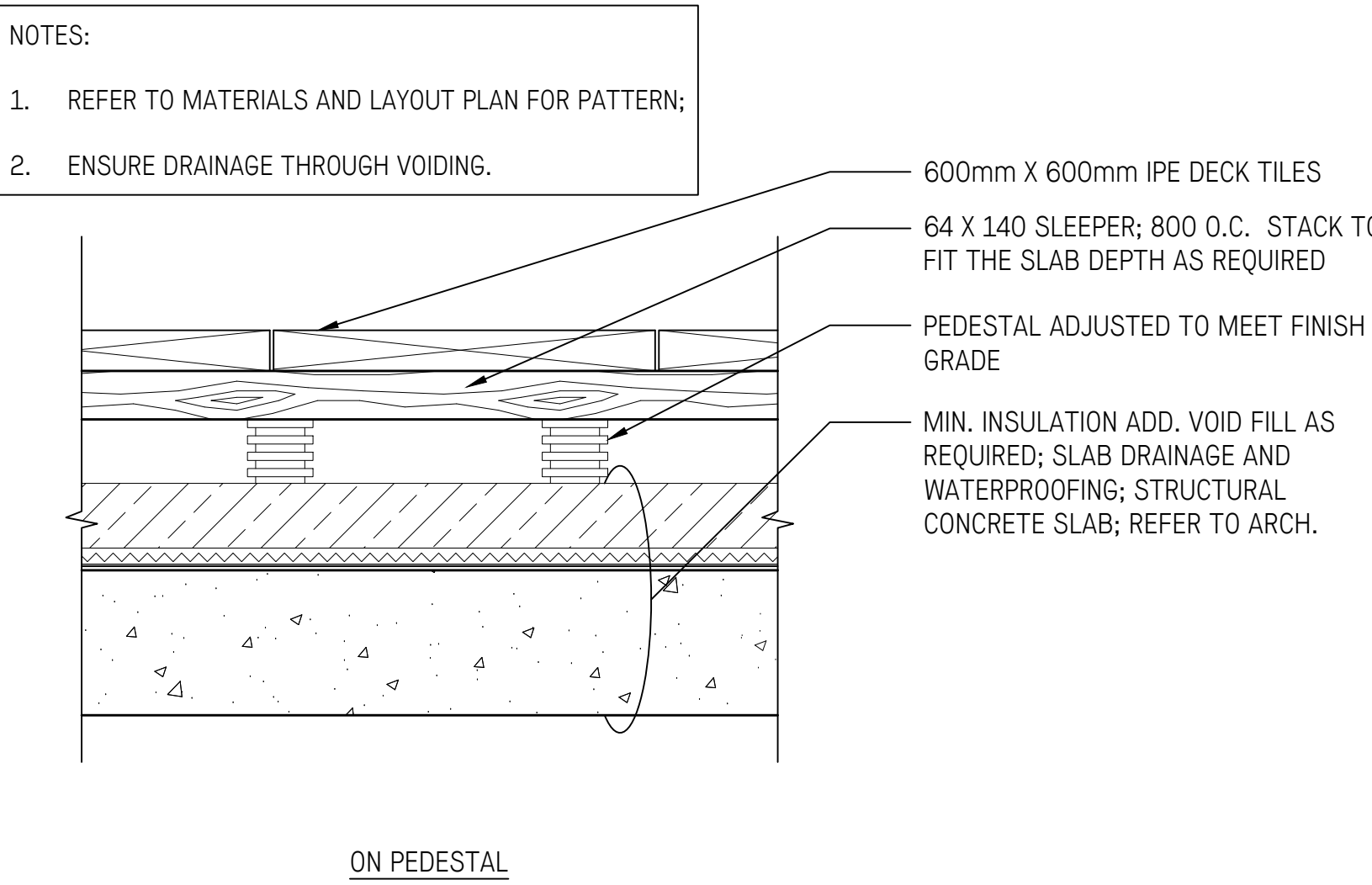


3 CIP CONCRETE PAVING JOINTS  
1:10

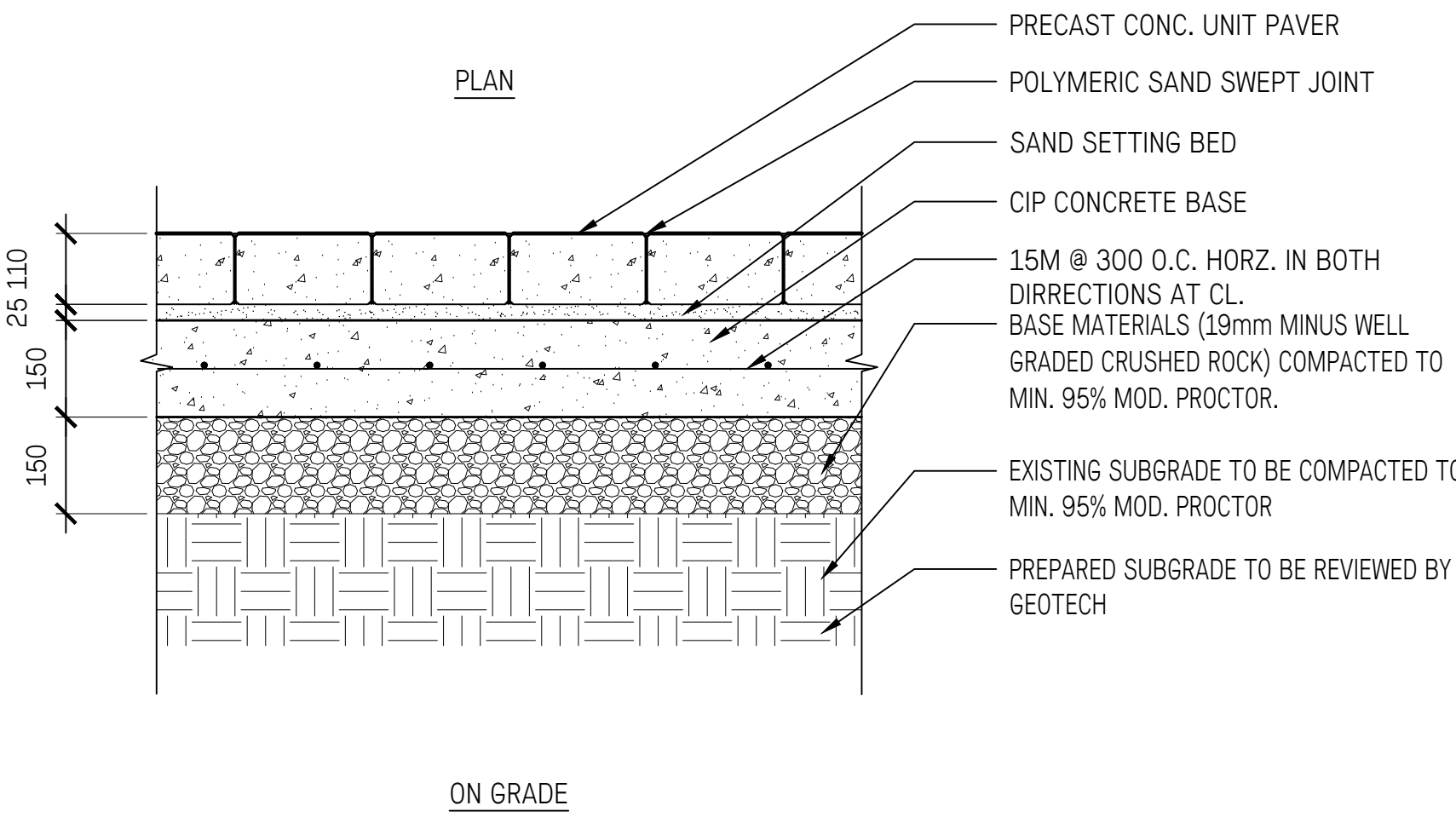
- NOTES:
- REFER TO MATERIALS AND LAYOUT PLAN FOR PATTERN;
  - ENSURE DRAINAGE THROUGH VOIDING.



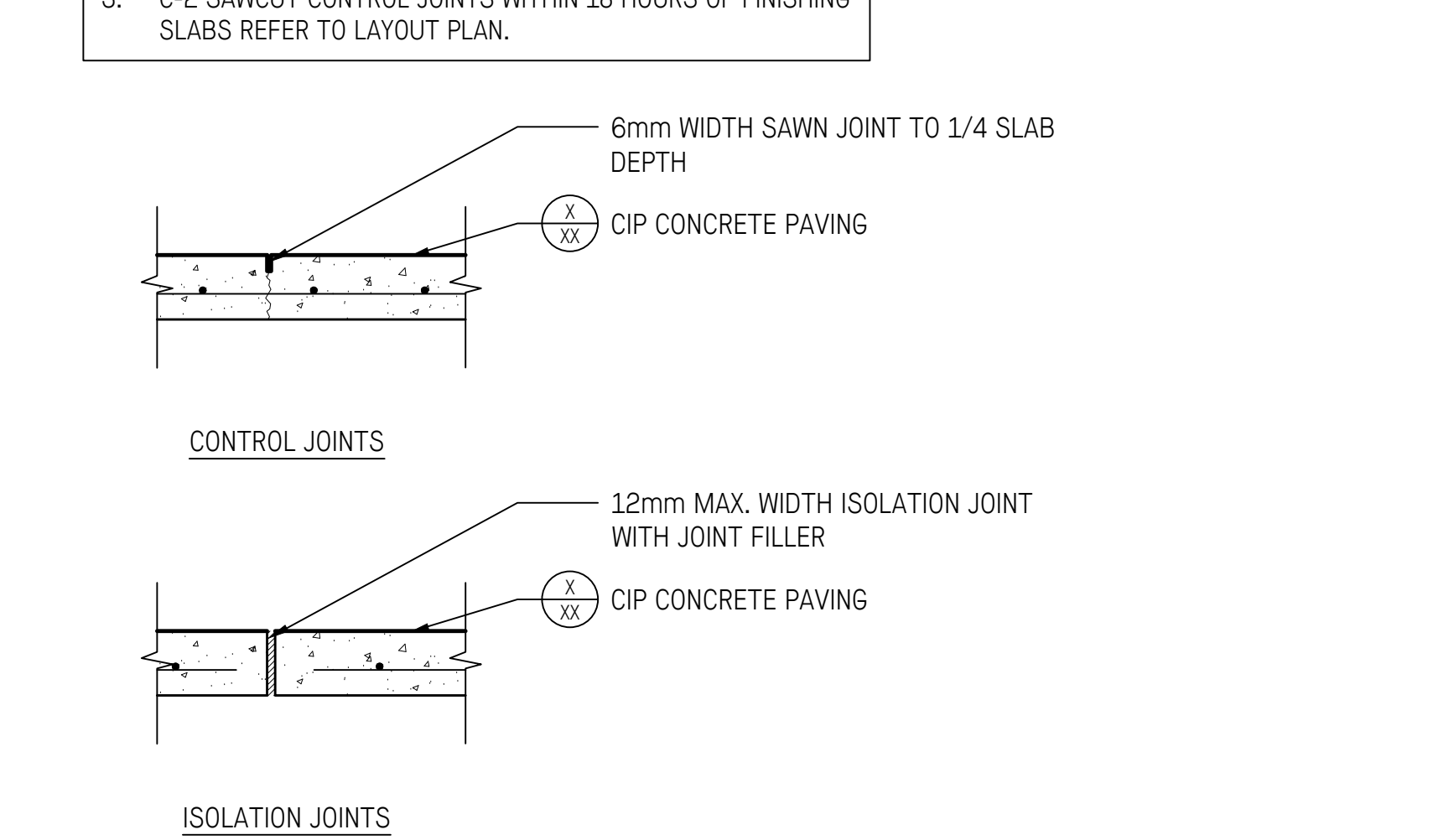
4 PAVING TYPE C - PEDESTRIAN UNIT PAVER  
1:10



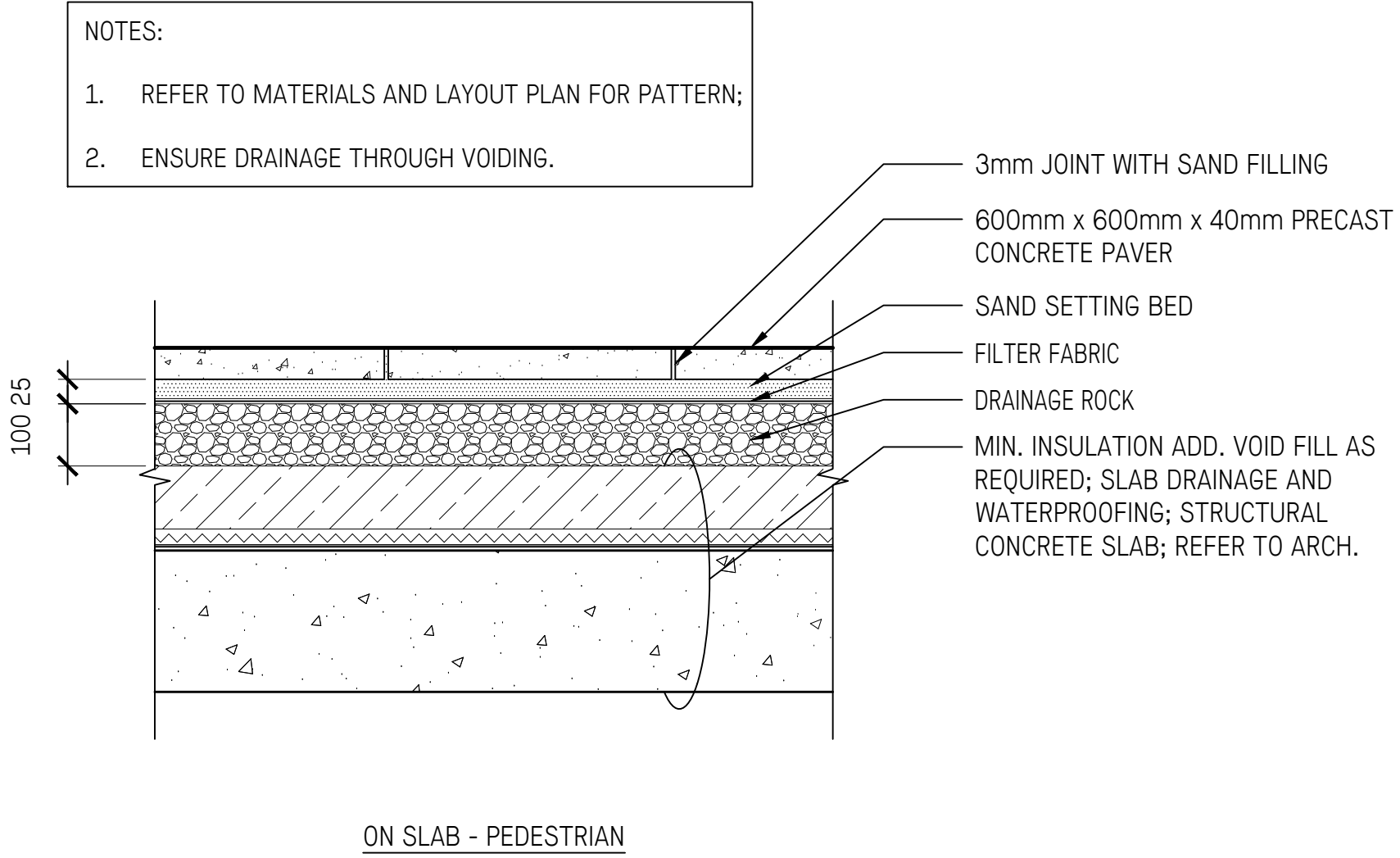
5 PAVING TYPE D - CONCRETE UNIT PAVER  
1:10



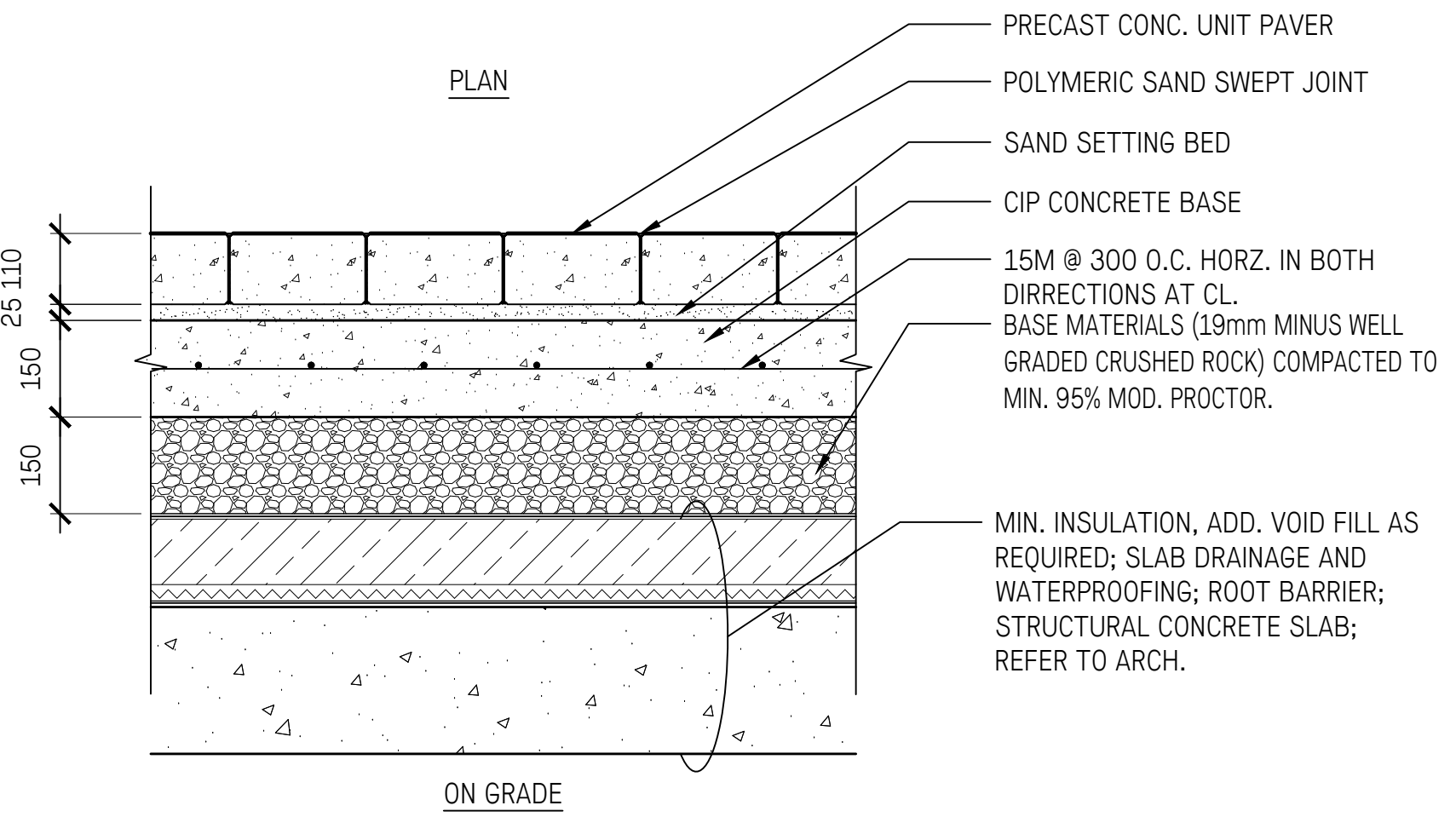
6 PAVING TYPE E - PRECAST HYDRAPRESSED SLAB PAVING  
1:10



7 PAVING TYPE F - WOOD DECK  
1:10



8 PAVING TYPE G - VEHICULAR UNIT PAVER  
1:10



9 PAVING TYPE H - VEHICULAR UNIT PAVER  
1:10

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No.	Description	Date

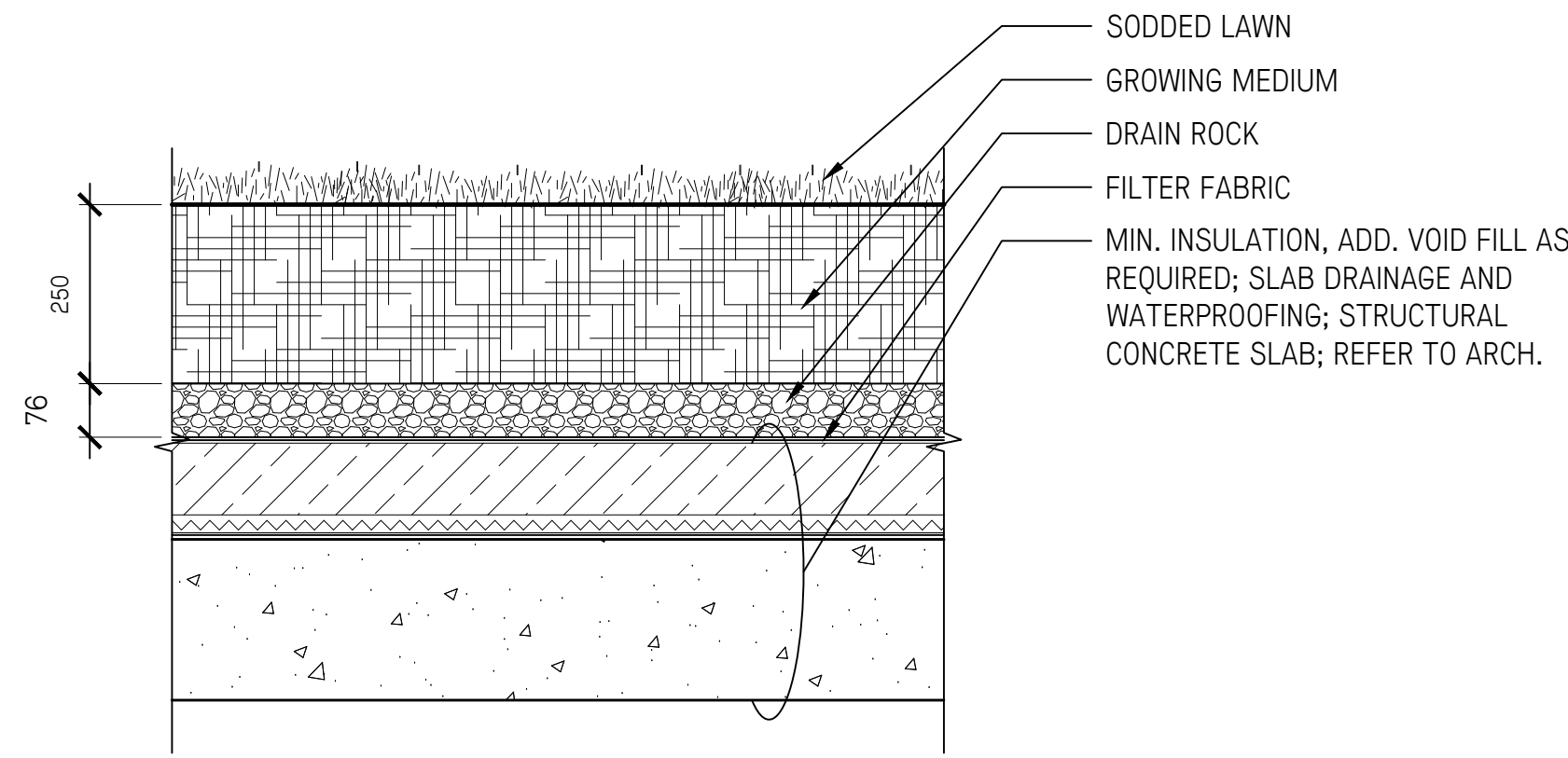
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Lonsdale and 15th

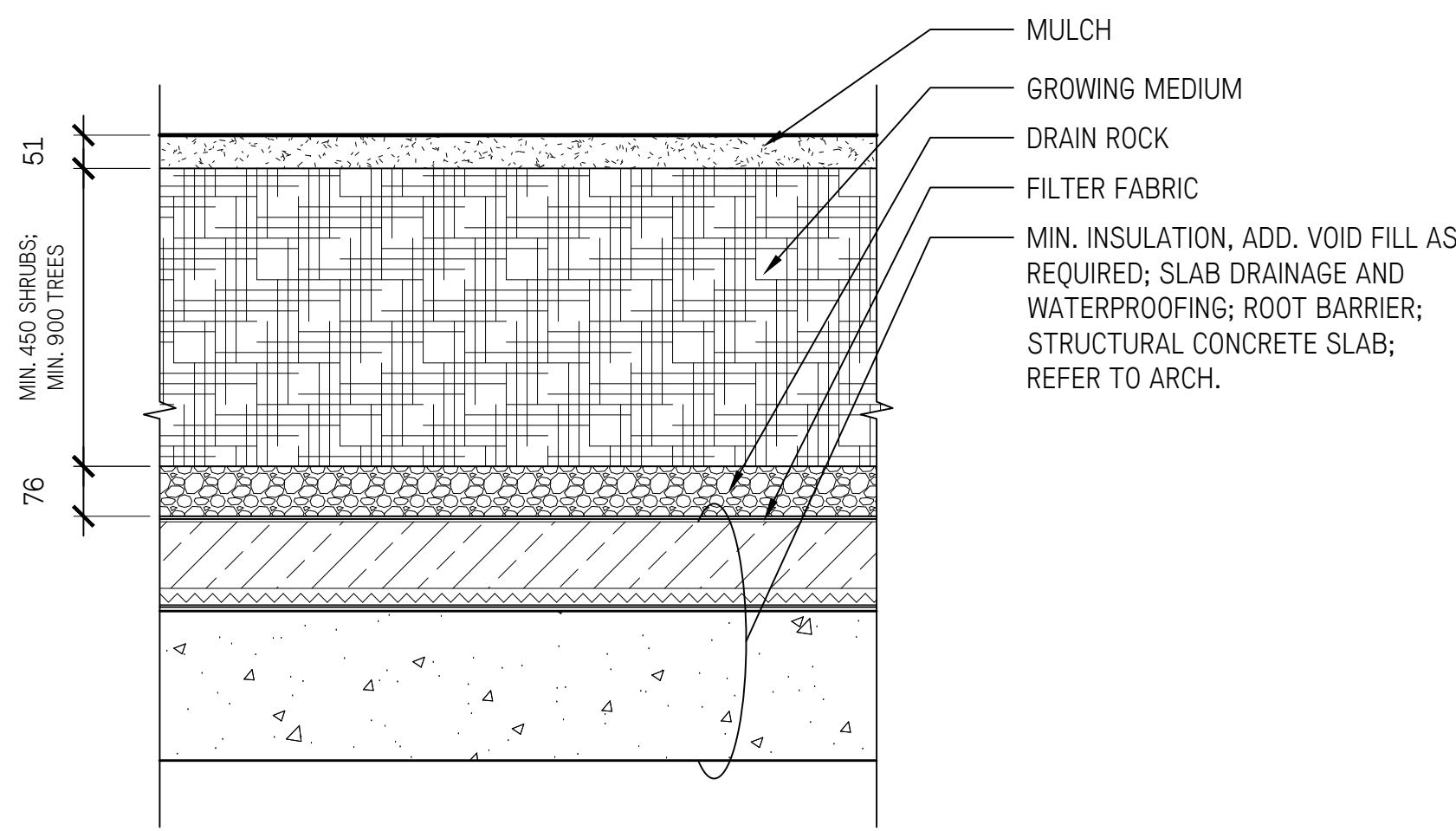
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Paving Details



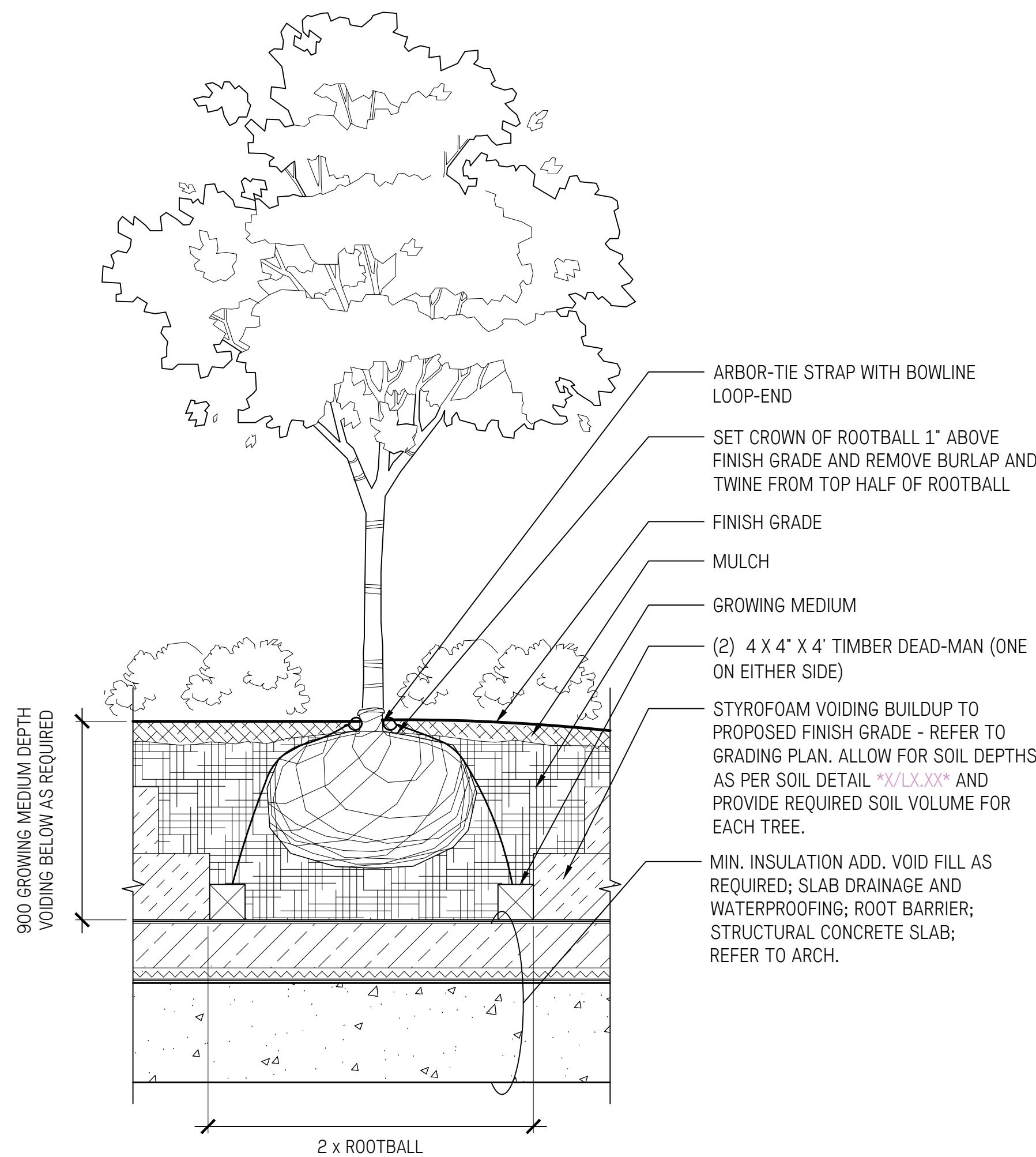


LAWN PLANTING

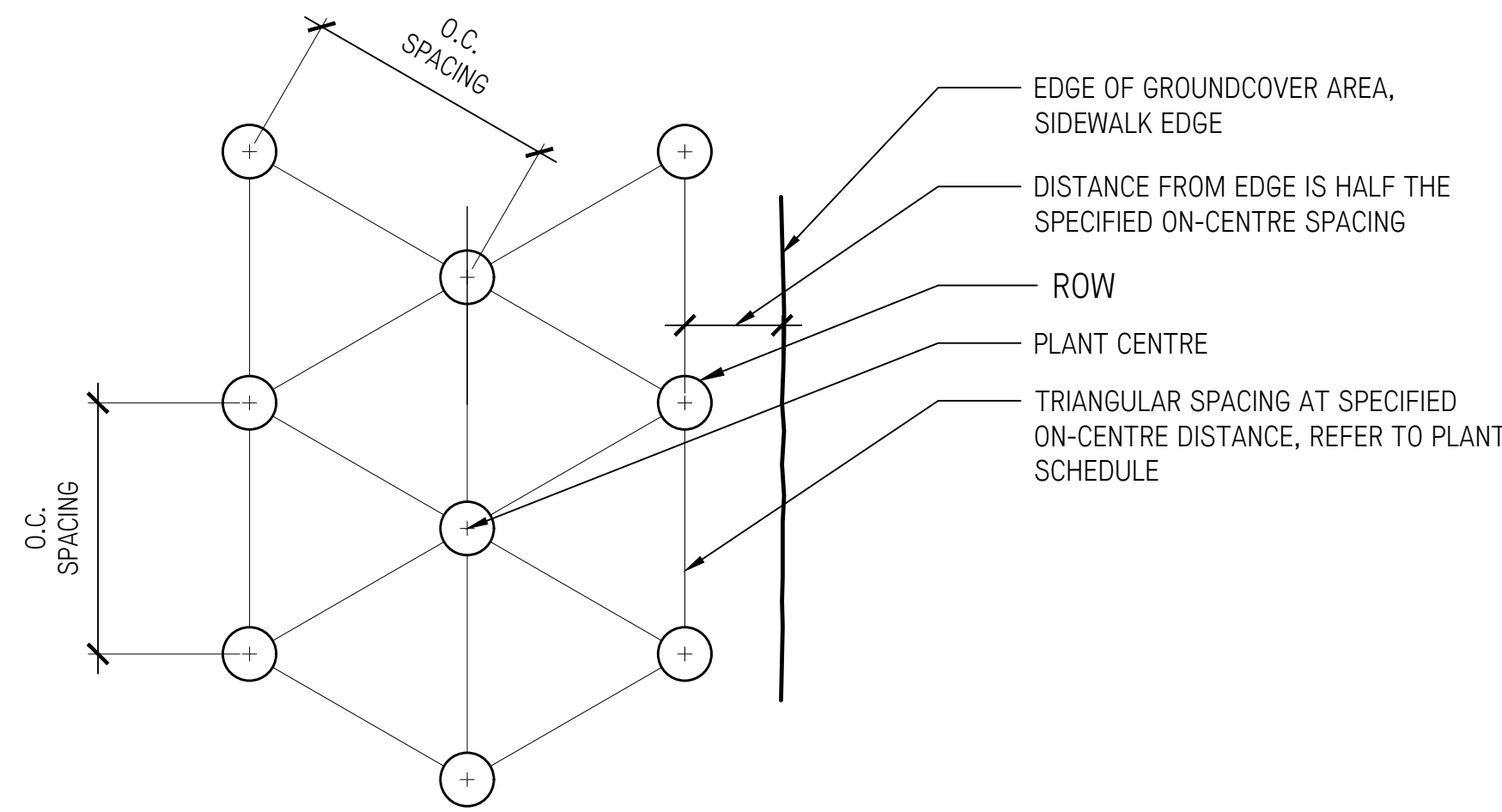


SHRUB/TREE PLANTING

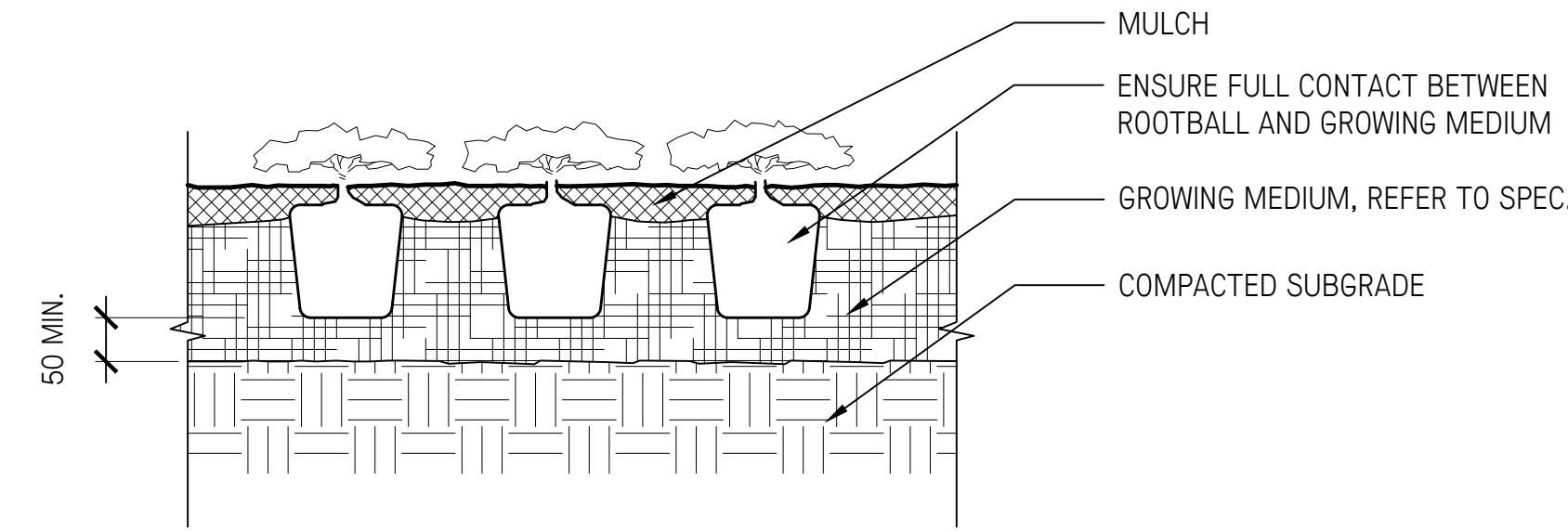
1 SOIL PROFILES ON SLAB  
L3.12 1:10



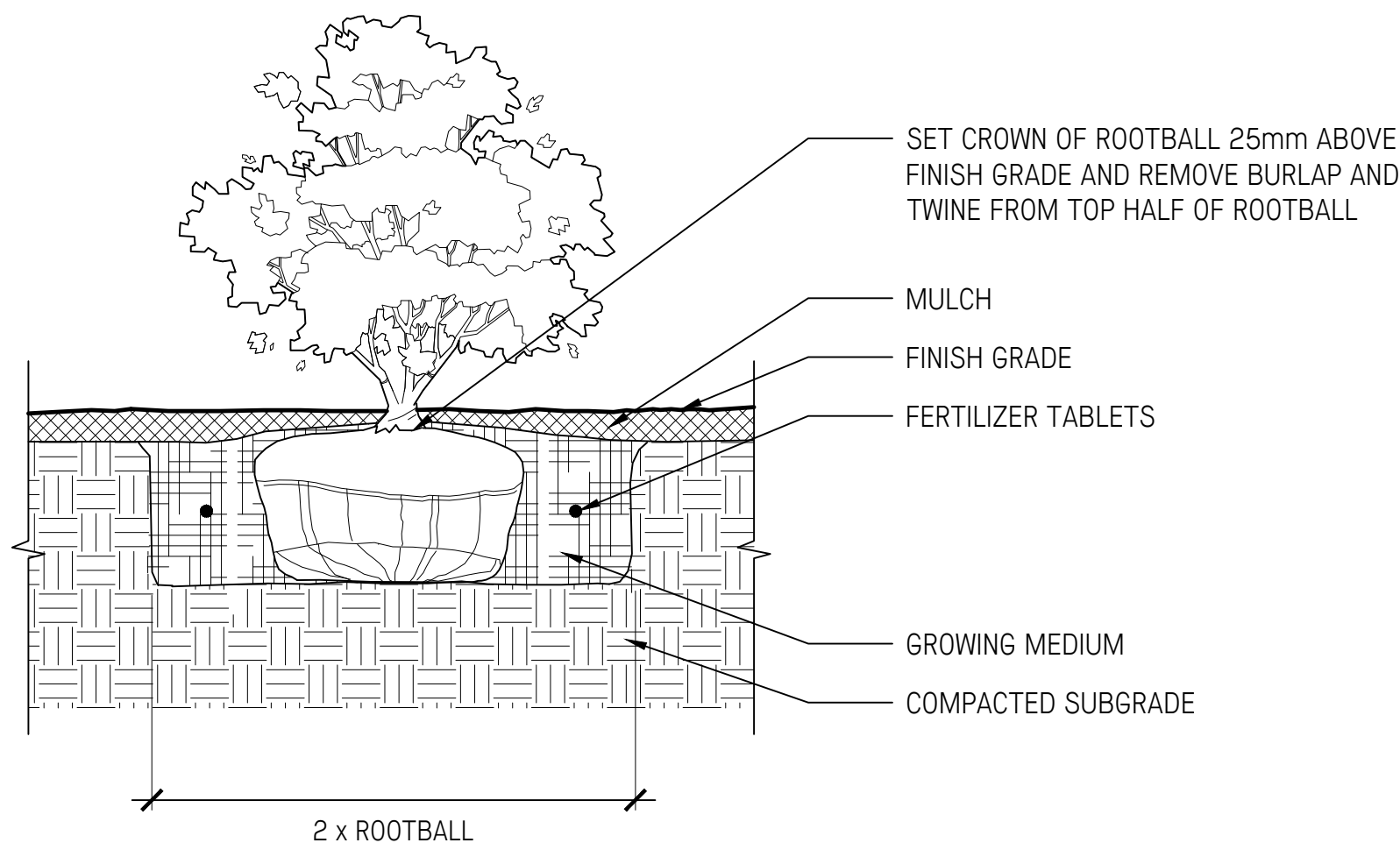
2 TREE PLANTING - ON SLAB  
L3.12 1:10



SPACING PLAN



3 GROUND COVER PLANTING  
L3.12 1:10



4 SHRUB PLANTING  
L3.12 1:10

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Lonsdale and 15th

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Planting Details

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	1:100	L3.12
Drawn/Checked	TY   JS	