



16th Street East Rental - Landscape Rationale

Design Intent

The landscape design for this project is intended to complement the contemporary west coast expression of the architecture and to integrate the building into the existing urban environment of the Central Lonsdale Area.

The project responds to the residential character of the neighborhood providing the ground floor units along both St George and East 16th with exterior patios and direct gated connections to the sidewalk, reinforcing the street edge. Both building lobbies are facing 16th Street while parkade access is provided from the south lane. A central courtyard with a water feature, seating and play areas serves as a shared amenity space. Separate from this each building has a south facing courtyard with seating nodes, flex-use lawn and urban agriculture areas. A convenient access to the bike room is provided at the south west corner of the site with access to the lane.

Roof Top Amenity

An exterior amenity patio has been provided on the roof of each building to provide additional amenities and offer views towards the mountains in the north and the waterfront in the south. The deck is located centrally on the roof to limit overlook onto adjacent residential developments. The roof deck amenity provides residents opportunities for social interaction in a safe and quiet location and provides for both active and passive uses including, bbq and covered outdoor dining and lounging, flexible use surface for play and a deck area for yoga and stretching.

The palate of landscape materials will provide a contemporary and durable expression to the ground plane. New plantings will provide appropriate hardy species for aesthetic and functional requirements. A water efficient irrigation system will be provided for all landscape areas.

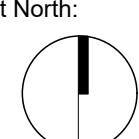
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 Revision No. 2021/04/23
 Date

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Client: **Adera**

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

Drawing Title:
**Landscape
 Context Plan**

Project North:  Drawn By: JP
 Checked By: MP

Scale: 1/16" = 1'-0" Job No.: 21-008

Sheet No.:

KEY LEGEND:

① (15.0)	CIP Concrete Paving (Pedestrian)	⑩ (15.1)	CIP Concrete Stair
② (15.0)	Hydrapressed Slab Paving	⑪ (15.1)	Handrail
③ (15.0)	Concrete Unit Pavers (Pedestrian)	⑫ (15.1)	Tactile Warning Strip
④ (15.0)	Play Area Surfacing	⑬ (15.1)	Aluminum Gate
⑤ (15.0)	Artificial Turf	⑭ (15.1)	Privacy Screen
⑥ (15.0)	Gravel Strip	⑮ (15.1)	Lawn Planting
⑦ (15.0)	Conc. Retaining Wall	⑯ (15.1)	Shrub and Groundcover Planting
⑧ (15.0)	Valley Stone Modular Wall	⑰ (15.1)	Tree Planting
⑨ (15.0)	Aluminum Planter		



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Client: **Adera**

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

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

Project North: Drawn By: JP
 Checked By: MP
 Scale: 1/16" = 1'-0" Job No.: 21-008
 Sheet No.:

KEY LEGEND:			
1 15.0'	CIP Concrete Paving (Pedestrian)	1 15.0'	CIP Concrete Stair
2 15.0'	Hydrapressed Slab Paving	2 15.0'	Handrail
3 15.0'	Concrete Unit Pavers (Pedestrian)	3 15.0'	Tactile Warning Strip
4 15.0'	Play Area Surfacing	4 15.0'	Aluminum Gate
5 15.0'	Artificial Turf	5 15.0'	Privacy Screen
6 15.0'	Gravel Strip	6 15.0'	Lawn Planting
7 15.0'	Conc. Retaining Wall	7 15.0'	Shrub and Groundcover Planting
8 15.0'	Valley Stone Modular Wall	8 15.0'	Tree Planting
9 15.0'	Aluminum Planter		



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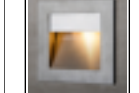


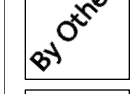
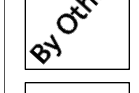
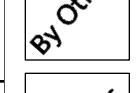
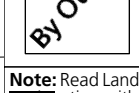
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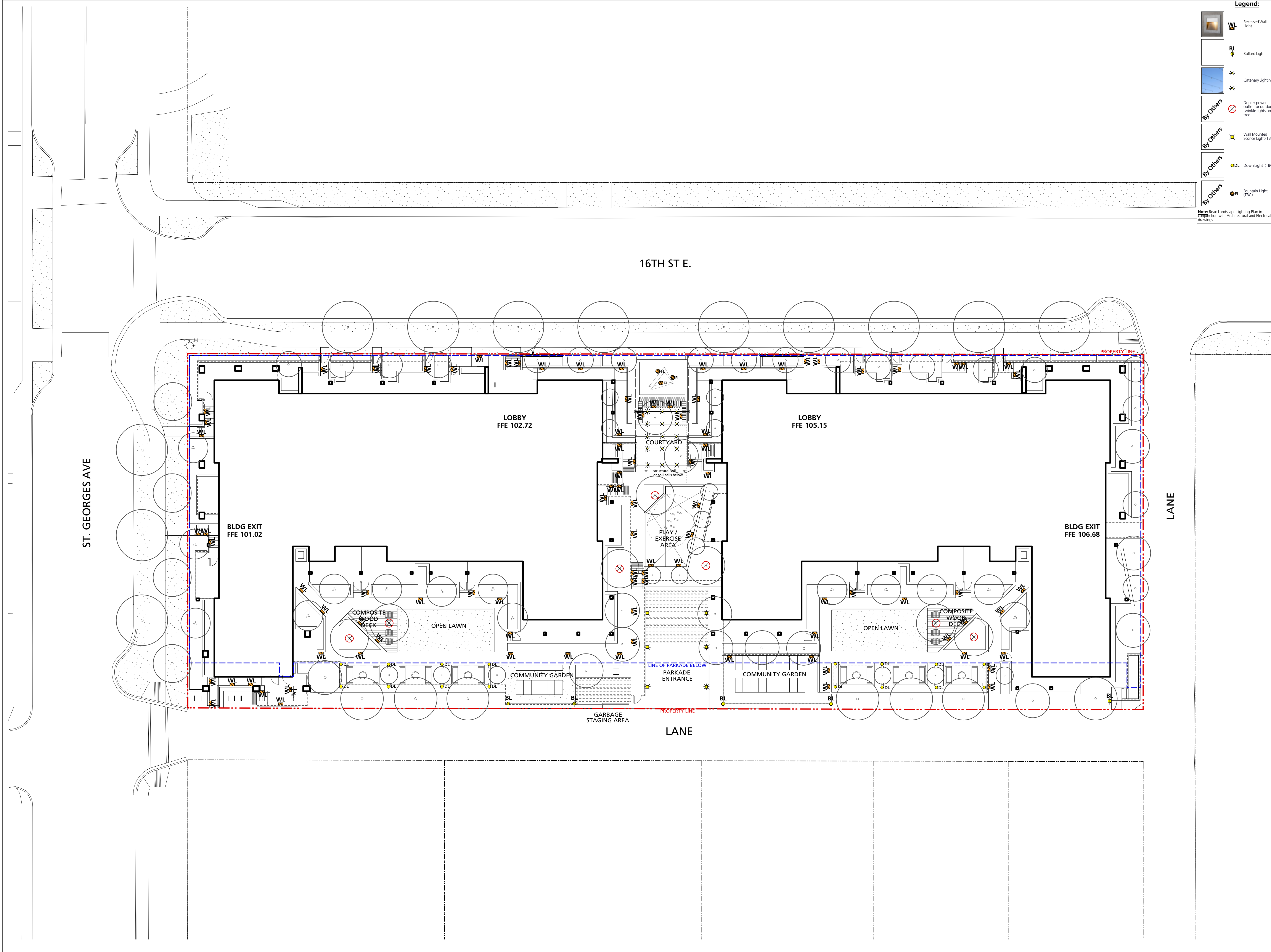
Drawing Title:
**Landscape Key Plan
 Roof Level**

Project North: Drawn By: JP
 Checked By: MP
 Scale: 1/16" = 1'-0" Job No.: 21-008
 Sheet No.:

Legend:

-  WL Recessed Wall Light
-  BL Bollard Light
-  Catenary Lighting
-  By Others Duplex power outlet for outdoor trunkline lights on tree
-  By Others Wall Mounted Sconce Light (TBC)
-  By Others DL DownLight (TBC)
-  By Others FL Fountain Light (TBC)

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



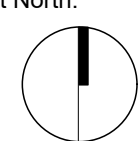
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Client: **Adera**


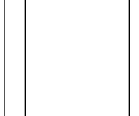
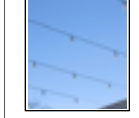
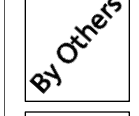
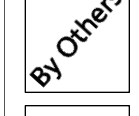
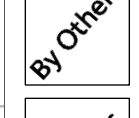
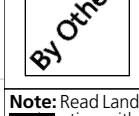
Project Title:
**16th St. East Rental
 1540 St. Georges,
 North Vancouver, BC**

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

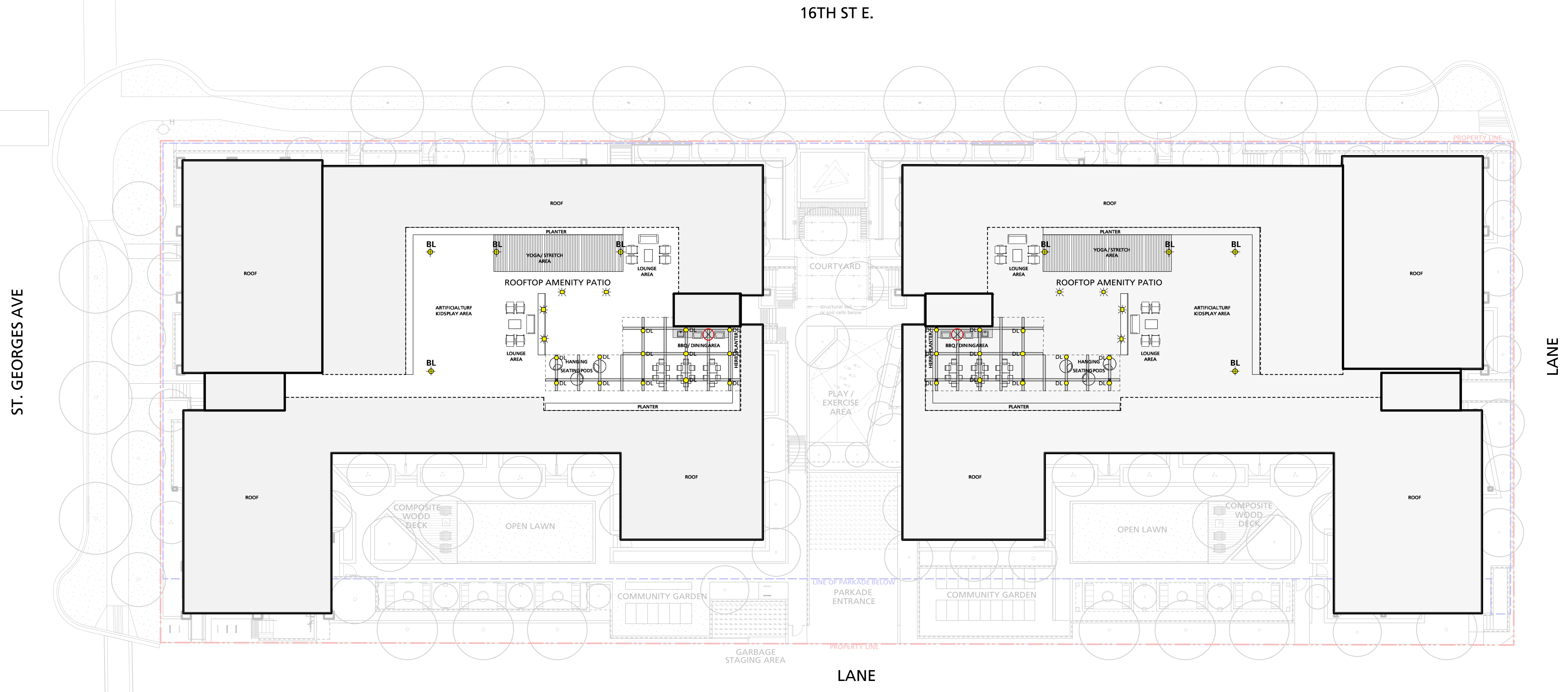
Project North:  Drawn By: JP
 Checked By: MP
 Scale: 1/16" = 1'-0" Job No.: 21-008

Sheet No.: **L1.2**

Legend:

-  Recessed Wall Light
-  Bollard Light
-  Catenary Lighting
-  Duplex power outlet for outdoor landscape lights on tree
-  Wall Mounted Sconce Light (TBC)
-  DownLight (TBC)
-  Fountain Light (TBC)

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



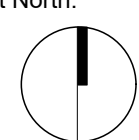
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Client: **Adera**

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

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

Project North:  Drawn By: JP
 Checked By: MP

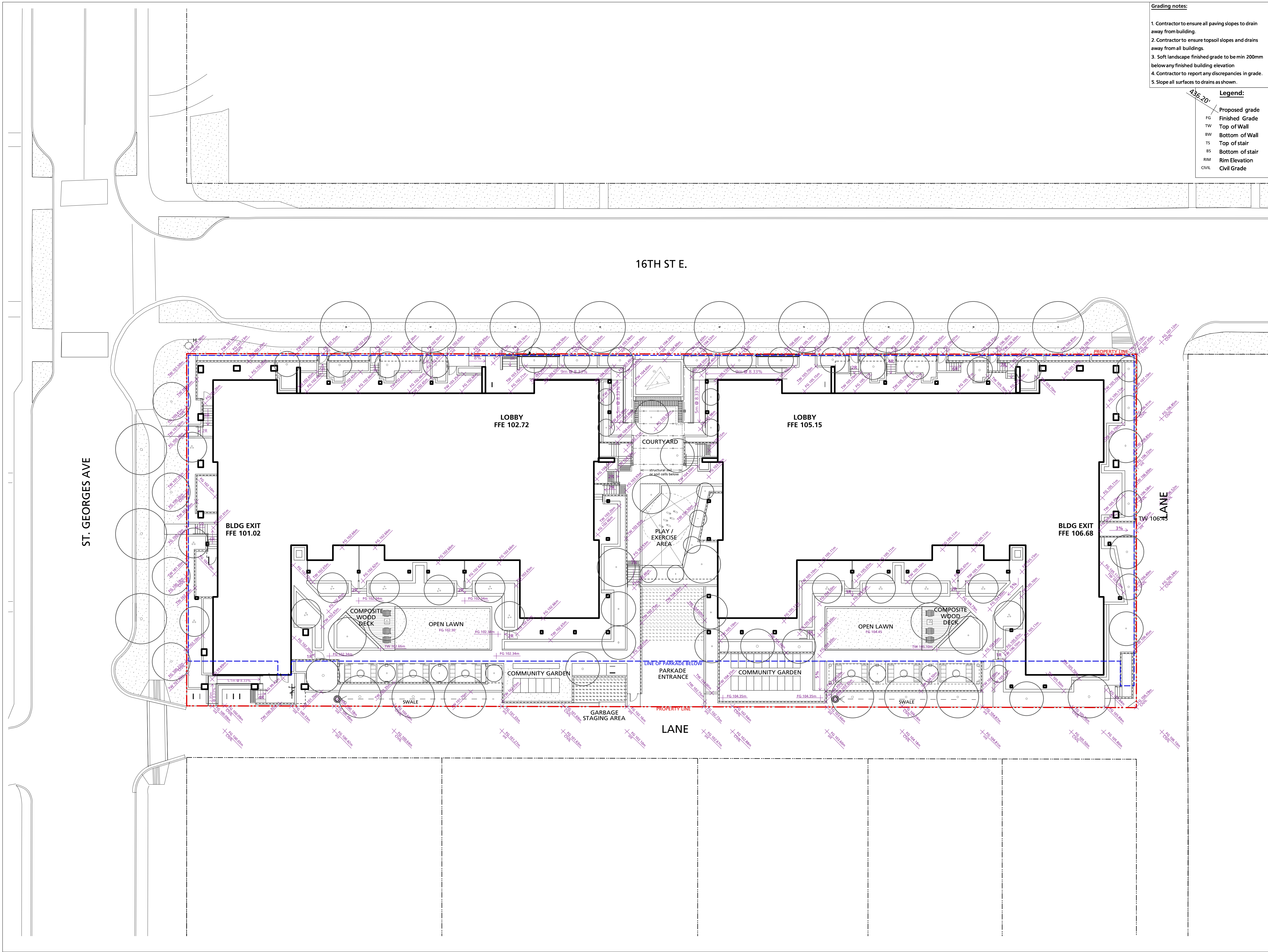
Scale: 1/16" = 1'-0" Job No.: 21-008

Sheet No.:

- Grading notes:**
1. Contractor to ensure all paving slopes to drain away from building.
 2. Contractor to ensure topsoil slopes and drains away from all buildings.
 3. Soft landscape finished grade to be min 200mm below any finished building elevation
 4. Contractor to report any discrepancies in grade.
 5. Slope all surfaces to drains as shown.

Legend:

PG	Proposed grade
FG	Finished Grade
TW	Top of Wall
BW	Bottom of Wall
TS	Top of stair
BS	Bottom of stair
RIM	Rim Elevation
CIVIL	Civil Grade



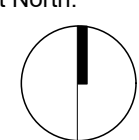
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Client: **Adera**

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

Drawing Title:
Landscape Grading Plan

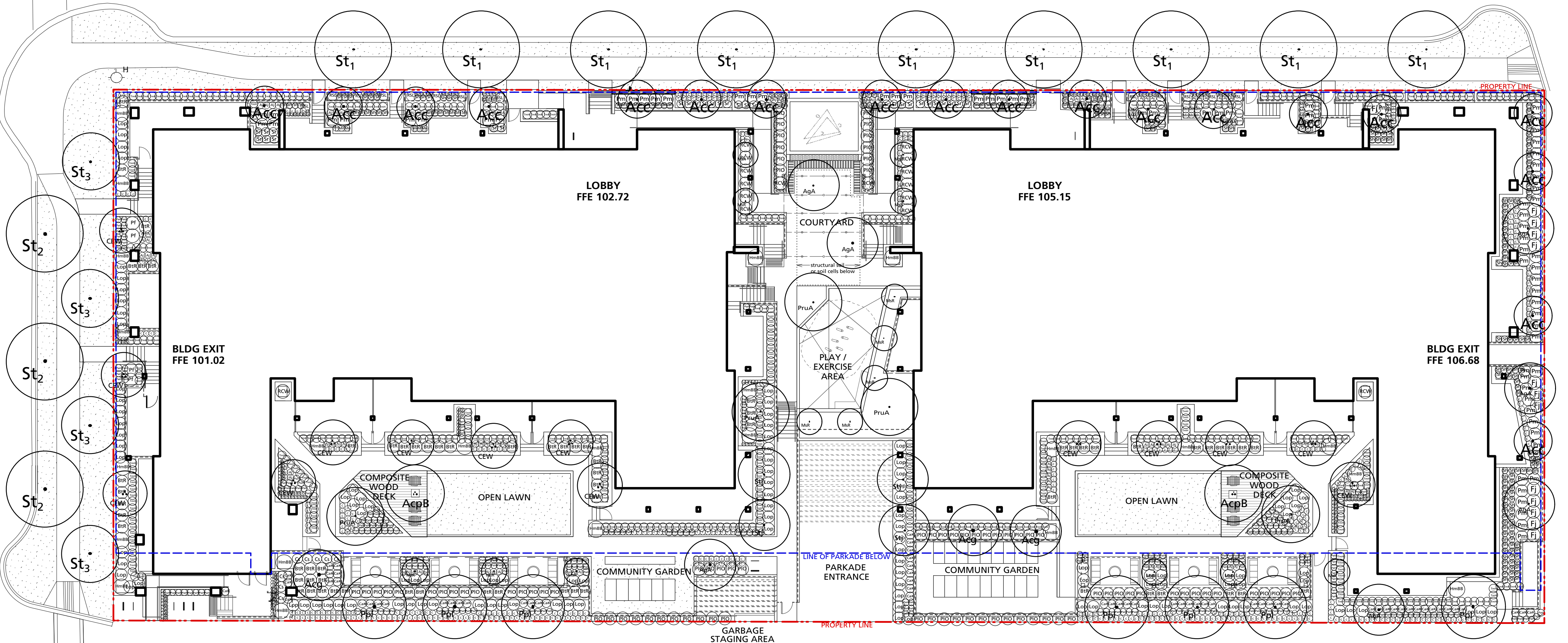
Project North:  Drawn By: JP
 Checked By: MP
 Scale: 1/16" = 1'-0" Job No.: 21-008
 Sheet No.:

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Plant List - All Levels					
Trees					
Acc	20	<i>Acer circinatum</i>	Vine Maple	2.5m ht., B&B	max. 3 stems
Acg	3	<i>Acer griseum</i>	Paperbark Maple	6cm cal., WB	
AcgB	2	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	3m ht., 6cm cal., WB	Specimen grade
AgA	7	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5m, WB	
CEW	14	<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Wonder Dogwood	6cm cal., WB	
Msr	15	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	2.5m ht., WB	
Ppl	7	<i>Parrotia persica</i> 'Inge's Ruby Vase'	Persian Ironwood	6cm cal., WB	Tree Form
PruA	5	<i>Prunus 'Accolade'</i>	Accolade Flowering Cherry	6cm cal., WB	
St1	9	Street Tree 1	Street Tree 1	6cm cal.	T.B.C. by the CNV
St2	3	Street Tree 2	Street Tree 2	6cm cal.	T.B.C. by the CNV
St3	4	Street Tree 3	Street Tree 3	6cm cal min.	T.B.C. by the CNV
Stj	4	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal., WB	Single Trunk
Shrubs					
Btr	66	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Japanese Barberry	#3 pot	
Cs	8	<i>Cornus sericea</i> 'Arctic Fire'	'Arctic Fire' Red Twig Dogwood	#3 pot	0.8m spread
Fj	14	<i>Fatsia japonica</i>	Japanese Fatsia	#5 pot	
HimBB	23	<i>Hydrangea macrophylla</i> 'Blue Billows'	Lacecap Hydrangea	#3 pot	
Lop	116	<i>Lonicera pileata</i>	Privet Honeysuckle	#3 pot	
Mn	27	<i>Mahonia nervosa</i>	Longleaf Mahonia	#2 pot	
Pf	4	<i>Potentilla fruticosa</i>	Cinquefoil	#2 pot	
PIO	163	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RCW	16	<i>Rhododendron</i> 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot	
RSL	14	<i>Rhododendron</i> 'Snow Lady'	Snow Lady Rhododendron	#3 pot	
Sh	221	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	#2 pot	
Sr	30	<i>Sarcococca ruscifolia</i>	Fragrant Sarcococca	#3 pot	
SjW	40	<i>Spiraea japonica</i> 'Walburna' Magic Carpet	Magic Carpet Spiraea	#3 pot	
TmH	440	<i>Taxus x media</i> 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Aj	93	<i>Astilbe japonica</i> 'Deutschland'	Amethyst False Spirea	#1 pot	white flower colour
CaK	63	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 pot	
C	449	<i>Carex morrowii</i> 'Ice Dance'	Variiegated Japanese Sedge	#1 pot	
LaM	12	<i>Lavandula angustifolia</i> 'Munstead'	English Lavender	#2 pot	
P	285	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	Groundcover
PaH	251	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	#1 pot	
Pm	74	<i>Polystichum munitum</i>	Western Sword Fern	#2 pot	
Ro	6	<i>Rosmarinus officinalis</i>	Rosemary	#2 pot	
Sol	4	<i>Salvia officinalis</i> 'Icterina'	Golden Common Sage	#2 pot	
TSO	8	<i>Thymus</i> 'Spicy Orange'	Orange Scented Thyme	#2 pot	

16TH ST. E.

ST. GEORGES AVE

LANE



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Client: _____
Adera

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

Drawing Title:
**Planting Plan
 Ground Level**

Project North: Drawn By: JP
 Checked By: MP

Scale: 1/16" = 1'-0" Job No.: 21-008

Sheet No.:

L3.0

Plant List - All Levels					
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acc	20	<i>Acer circinatum</i>	Vine Maple	2.5m ht., B&B	max. 3 stems
Acg	3	<i>Acer griseum</i>	Paperbark Maple	6cm cal., WB	
AcpB	2	<i>Acer palmatum 'Bloodgood'</i>	Bloodgood Japanese Maple	3m ht., 6cm cal., WB	Specimen grade
AgA	7	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	2.5m, WB	
CEW	14	<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Wonder Dogwood	6cm cal., WB	
Msr	15	<i>Magnolia stellata 'Royal Star'</i>	Royal Star Magnolia	2.5m ht., WB	
Ppl	7	<i>Parrotia persica 'Inge's Ruby Vase'</i>	Persian Ironwood	6cm cal., WB	Tree Form
PruA	5	<i>Prunus 'Accolade'</i>	Accolade Flowering Cherry	6cm cal., WB	
St1	9	Street Tree 1	Street Tree 1	6cm cal.	T.B.C. by the CNV
St2	3	Street Tree 2	Street Tree 2	6cm cal.	T.B.C. by the CNV
St3	4	Street Tree 3	Street Tree 3	6cm cal min.	T.B.C. by the CNV
Stj	4	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal., WB	Single Trunk
Shrubs					
Btr	66	<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Japanese Barberry	#3 pot	
Cs	8	<i>Cornus sericea 'Arctic Fire'</i>	'Arctic Fire' Red Twig Dogwood	#3 pot	0.8m spread
Fj	14	<i>Fatsia japonica</i>	Japanese Fatsia	#5 pot	
HimBB	23	<i>Hydrangea macrophylla 'Blue Billows'</i>	Lacecap Hydrangea	#5 pot	
Lop	116	<i>Lonicera pileata</i>	Privet Honeysuckle	#3 pot	
Mn	27	<i>Mahonia nervosa</i>	Longleaf Mahonia	#2 pot	
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RCW	16	<i>Rhododendron 'Cunningham's White'</i>	Cunningham's White Rhododendron	#3 pot	
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Sr	30	<i>Sarcococca ruscifolia</i>	Fragrant Sarcococca	#3 pot	
SJW	40	<i>Spiraea japonica 'Walburna' Magic Carpet</i>	Magic Carpet Spirea	#3 pot	
TmH	440	<i>Taxus x media 'Hicksii' (male form)</i>	Hicksii Yew (male form)	4' ht	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
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CaK	63	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#2 pot	
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Ro	6	<i>Rosmarinus officinalis</i>	Rosemary	#2 pot	
Sol	4	<i>Salvia officinalis 'Icterina'</i>	Golden Common Sage	#2 pot	
TSO	8	<i>Thymus 'Spicy Orange'</i>	Orange Scented Thyme	#2 pot	

16TH ST E.

ST. GEORGES AVE

LANE

LANE

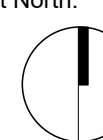
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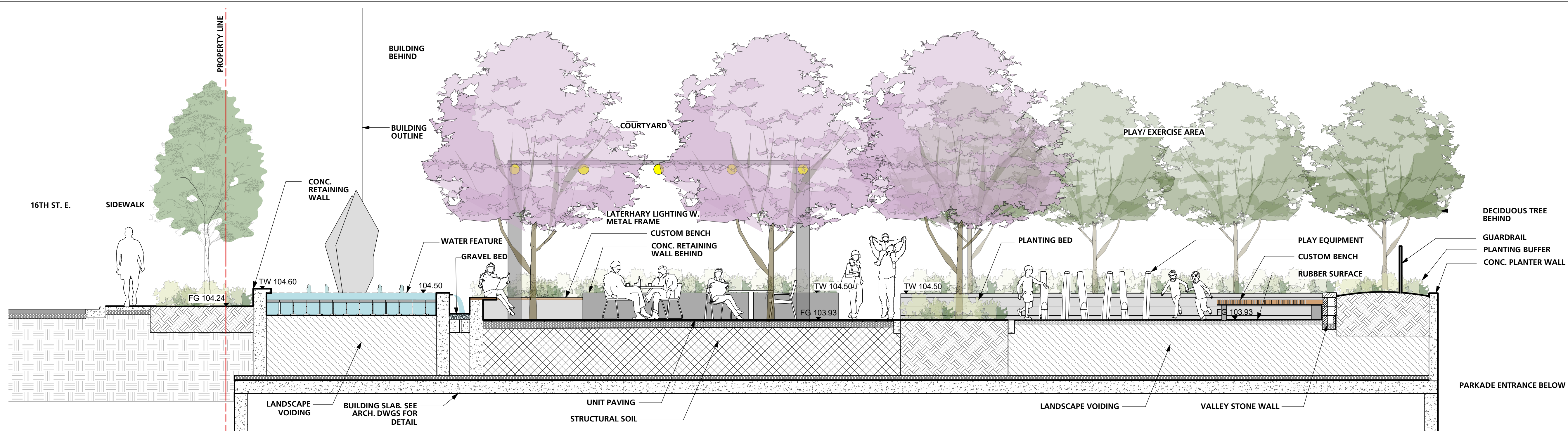
Drawing Title:
**Planting Plan
 Roof Level**

Project North:  Drawn By: JP
 Checked By: MP

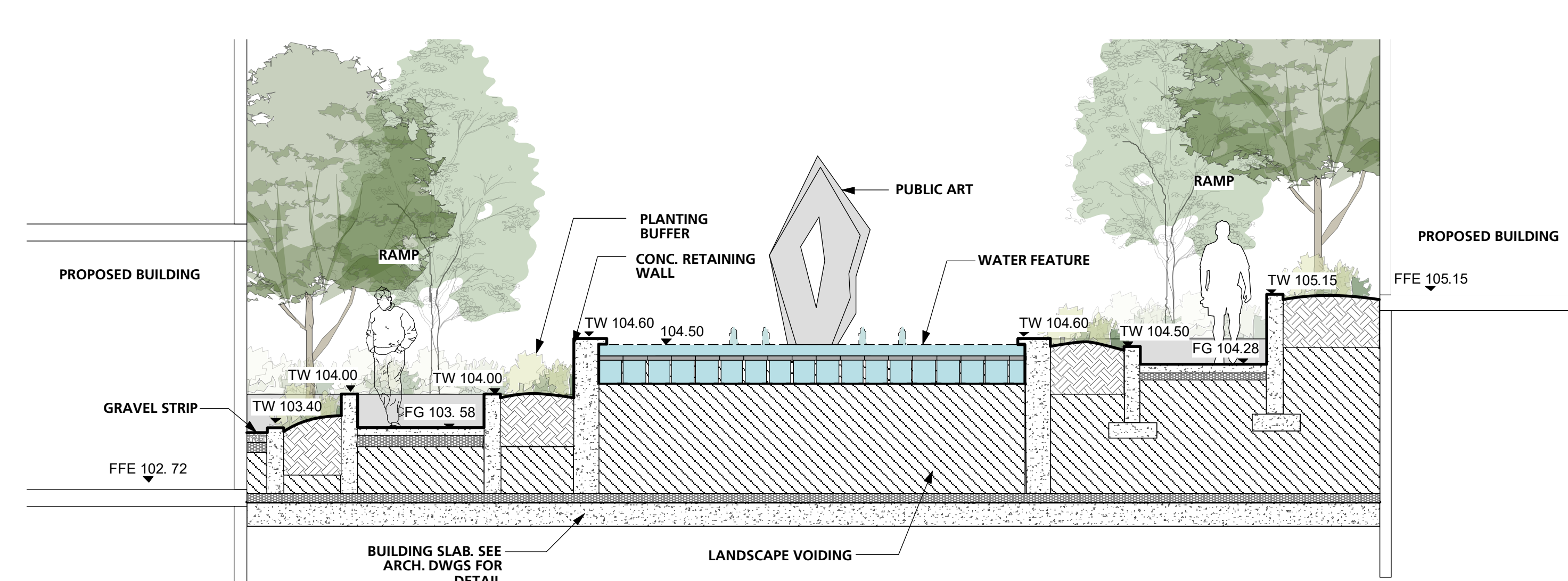
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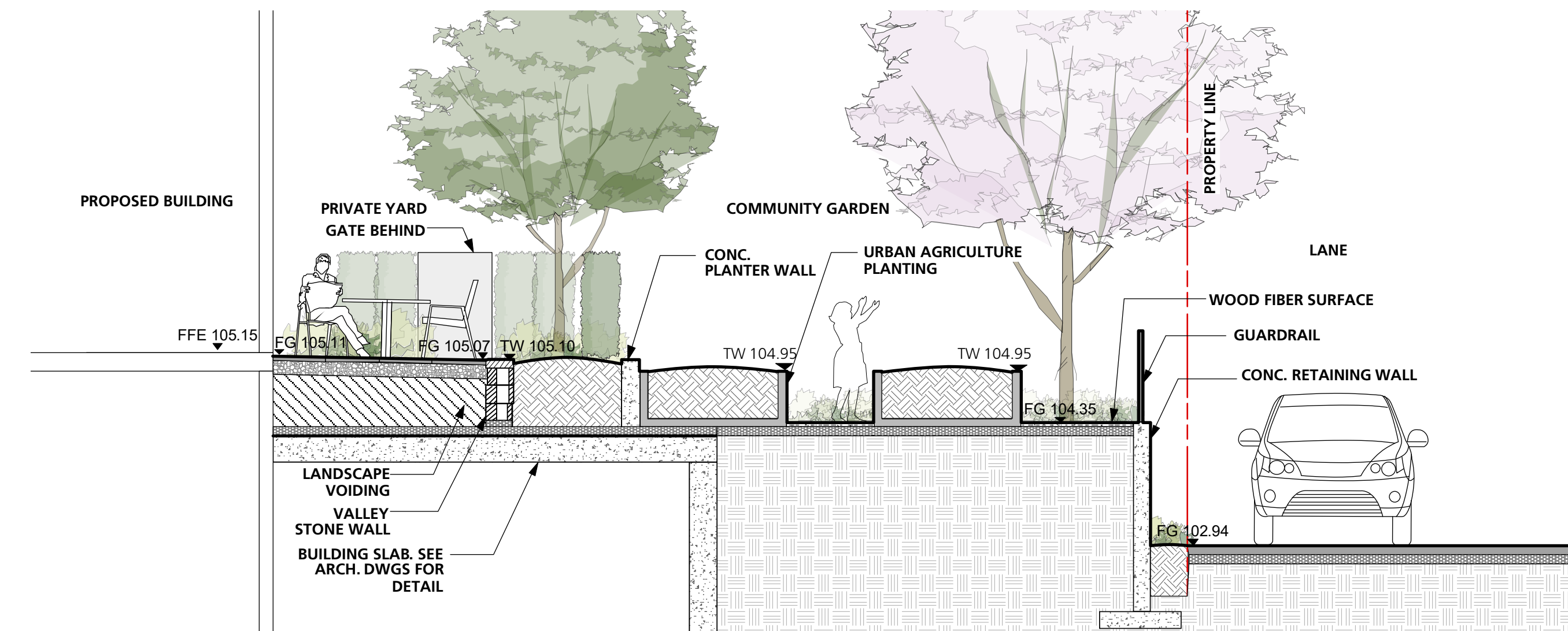
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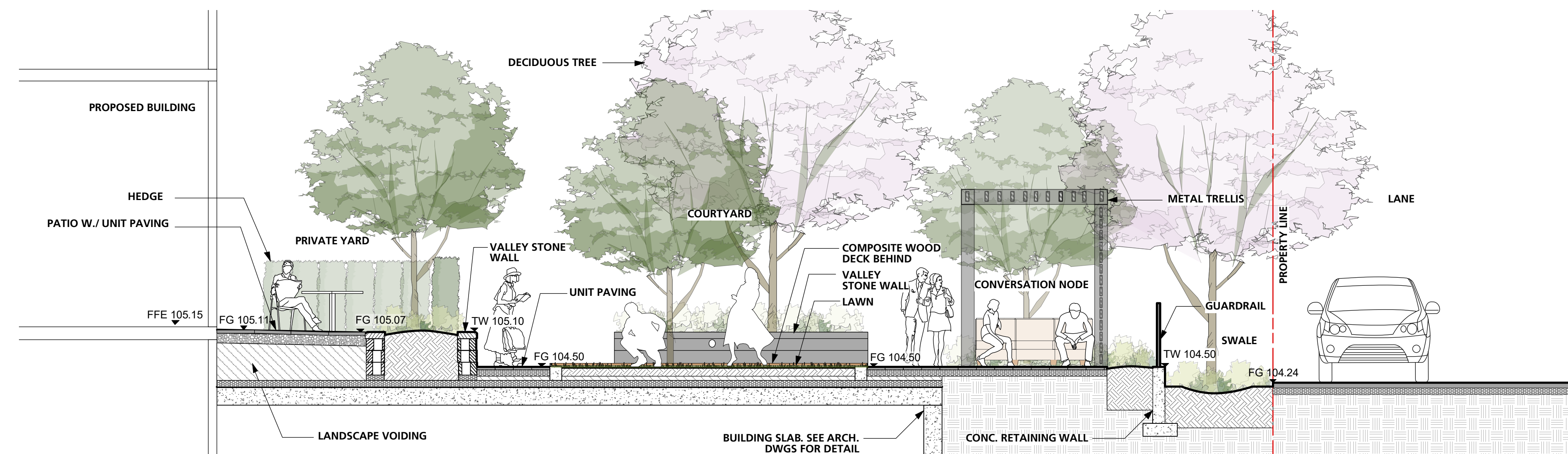
1 SECTION THROUGH 16TH ST. E., WATER FEATURE AND PLAY/ EXERCISE AREA
 1:50



2 SECTION THROUGH WATER FEATURE
 1:50



3 SECTION THROUGH EAST COMMUNITY GARDEN AND LANE
 1:50



4 SECTION THROUGH SOUTHEAST COURTYARD AND LAWN
 1:50

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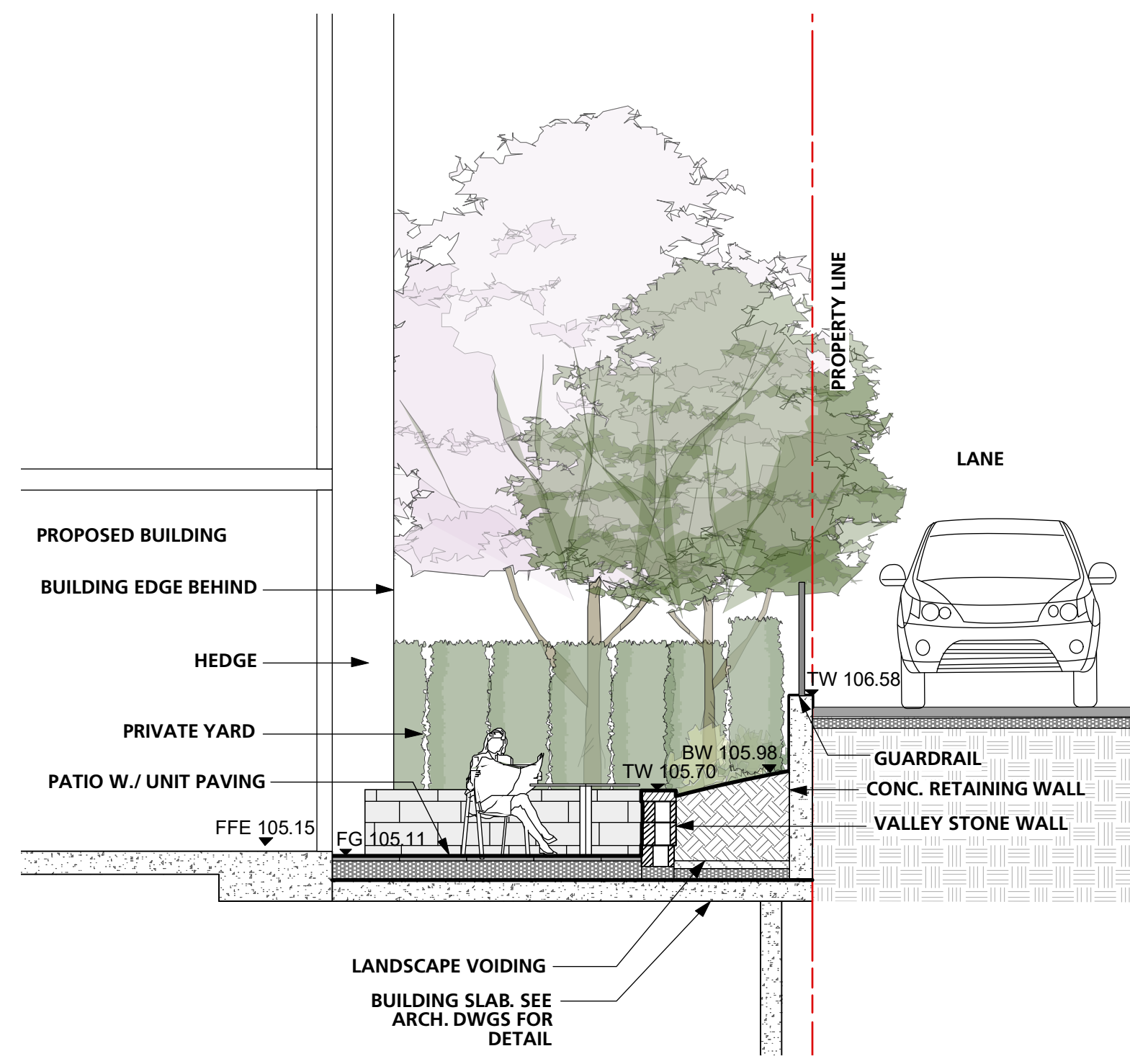
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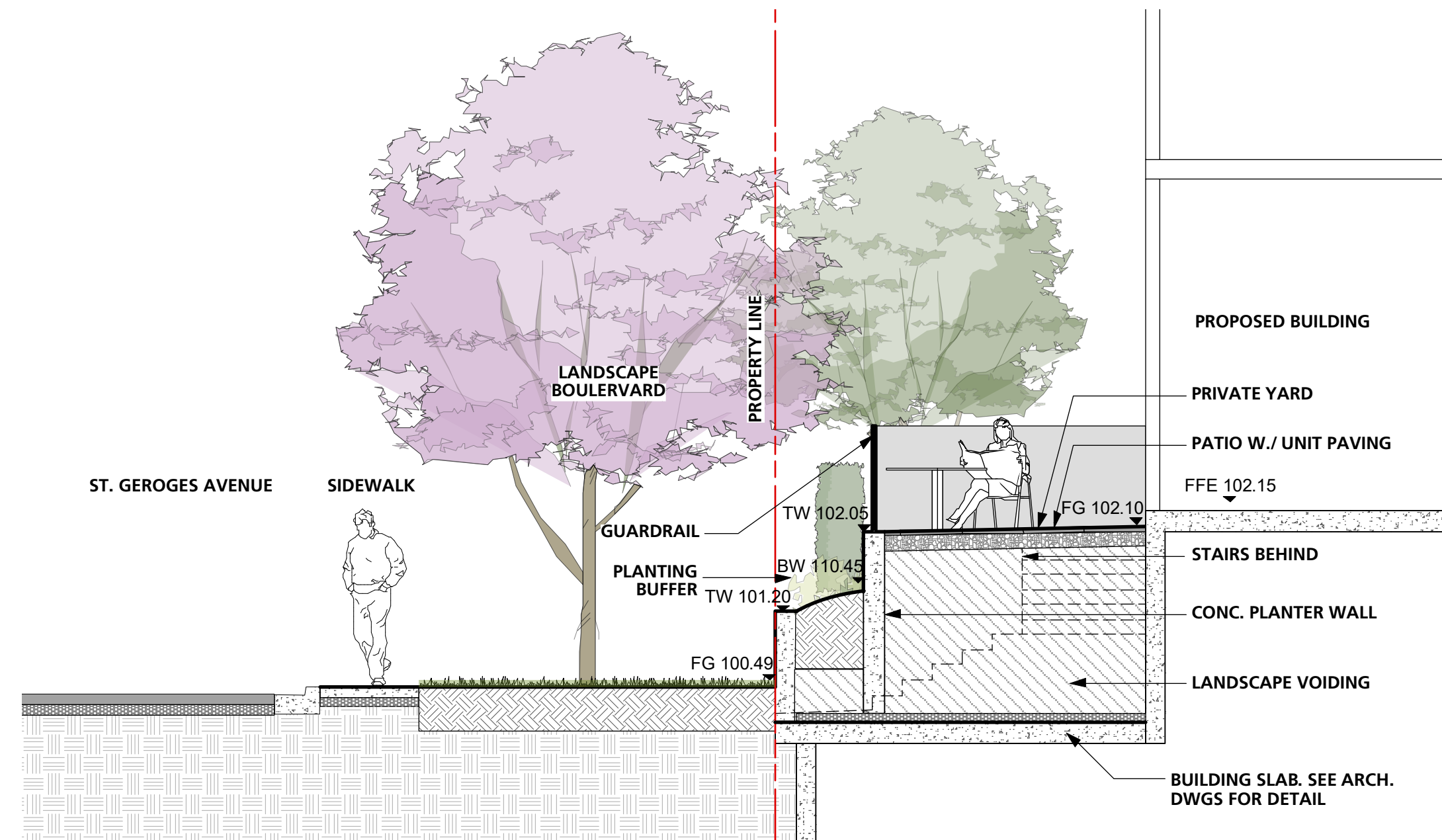
Project Title:
**16th St. East Rental
 1540 St. Georges,
 North Vancouver, BC**

Drawing Title:
Landscape Sections

Project North: Drawn By: SJ
 Checked By: MP
 Scale: 1:50 Job No.: 21-008
 Sheet No.:



1 SECTION THROUGH EAST SIDE PATIO AND LANE
 1:50



2 SECTION THROUGH WEST SIDE PATIO & ST. GEROGES ST.
 1:50

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 Revision No. Date

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 Client:

Adera

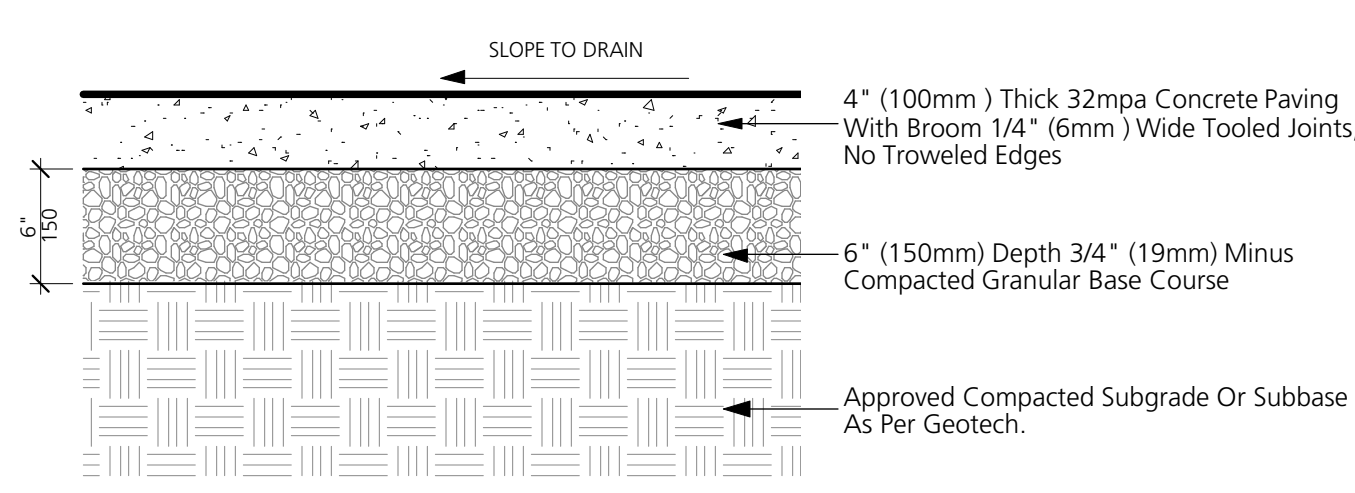
Project Title:
**16th St. East Rental
 1540 St. Georges,
 North Vancouver, BC**

Drawing Title:
Landscape Sections

Project North: Drawn By: SJ
 Checked By: MP
 Scale: 1:50 Job No.: 21-008

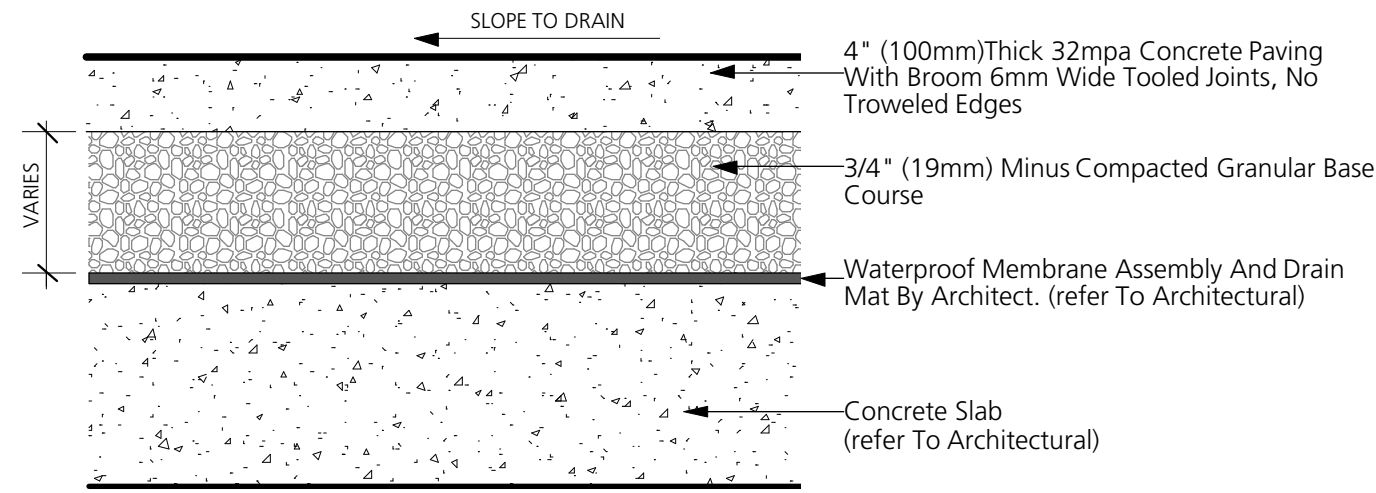
Sheet No.:

L4.1



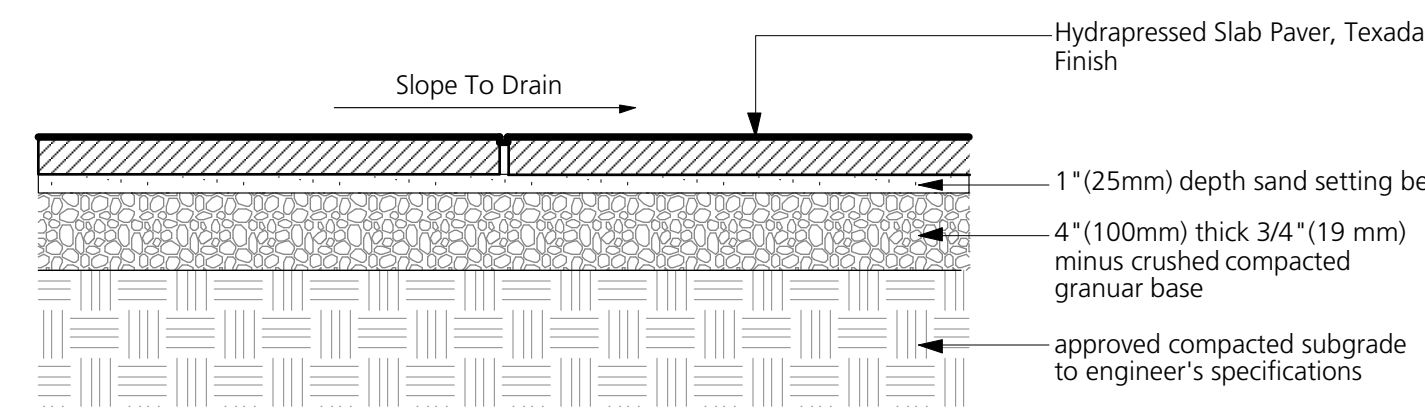
A) ON-GRADE

1 CIP CONCRETE PAVING (PEDESTRIAN)
 L5.0 1:10



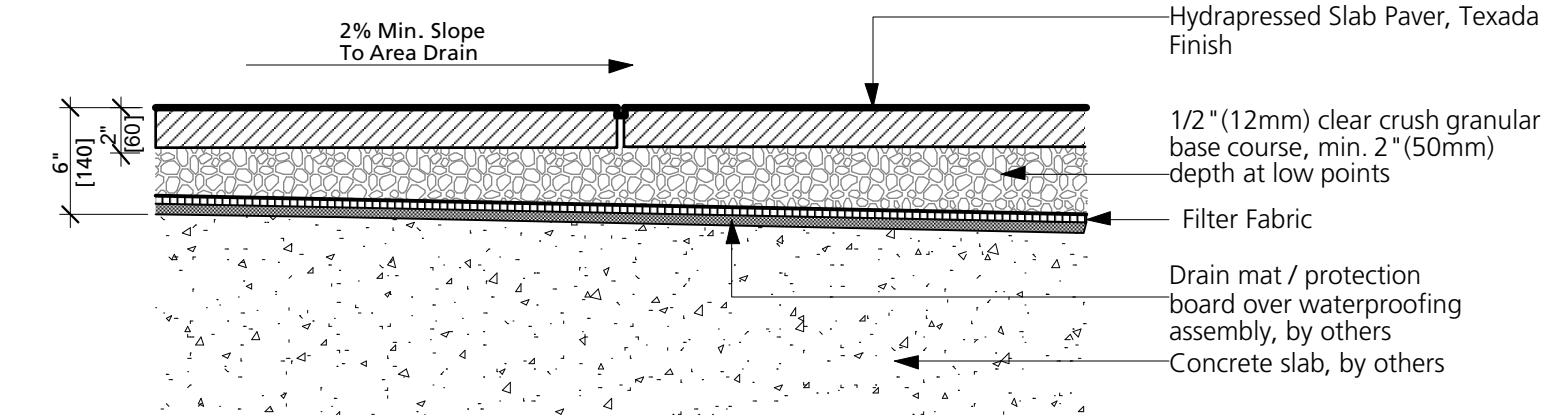
B) ON-SLAB

Abbotsford Concrete Hydrapressed Slab Paver:
 Private Patios: 24" X 24" X 2" (610x610x50mm), Natural Grey Color
 Common Areas: 24" X 12" X 2" (610x305x50mm), Natural Grey Color
 Rooftop Lounge Area: 24" X 24" X 2" (610x305x50mm), Natural Grey Color
 Rooftop BBQ Area: 24" X 24" X 2" (610x305x50mm), Charcoal Color

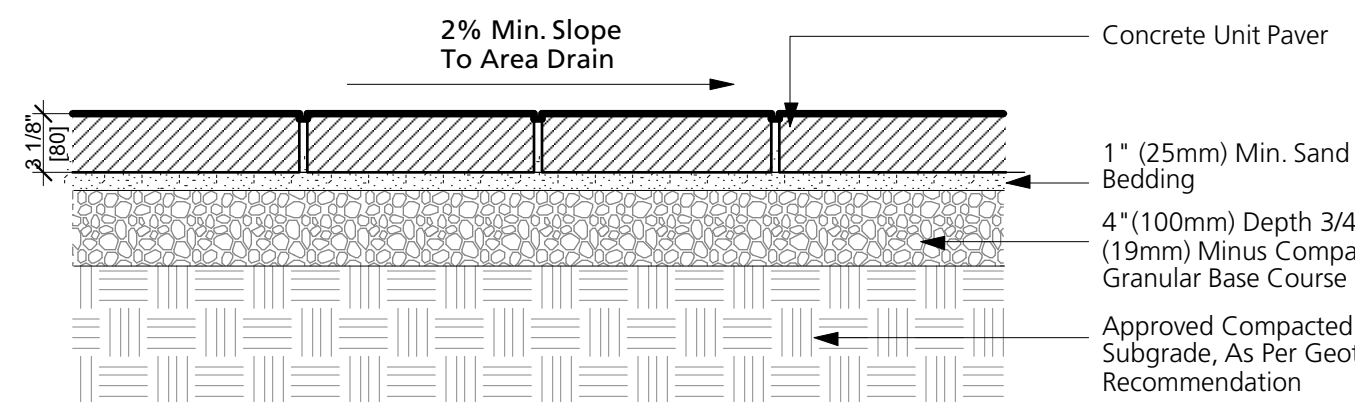


A) ON-GRADE

2 HYDRAPRESSED SLAB
 L5.0 1:10



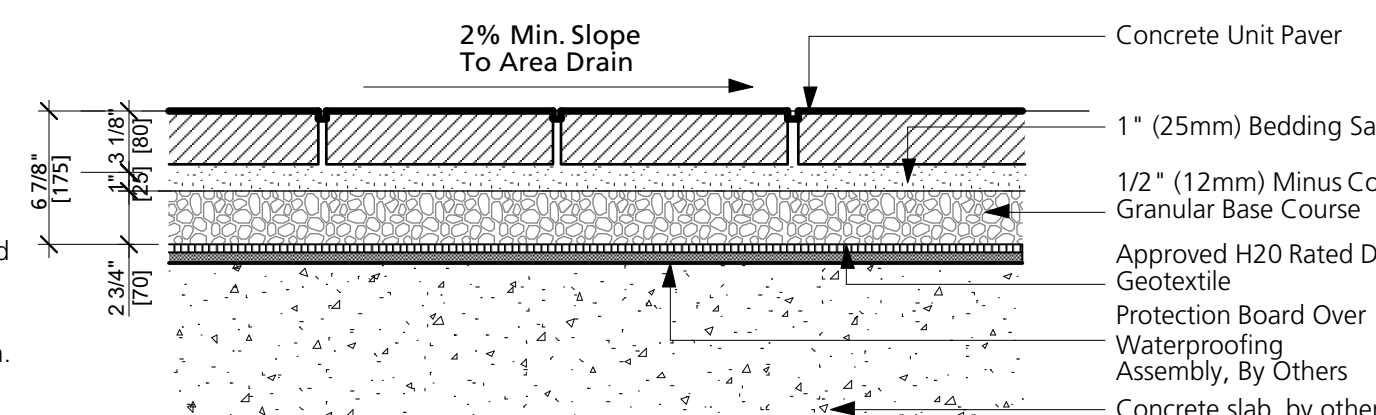
B) ON-SLAB



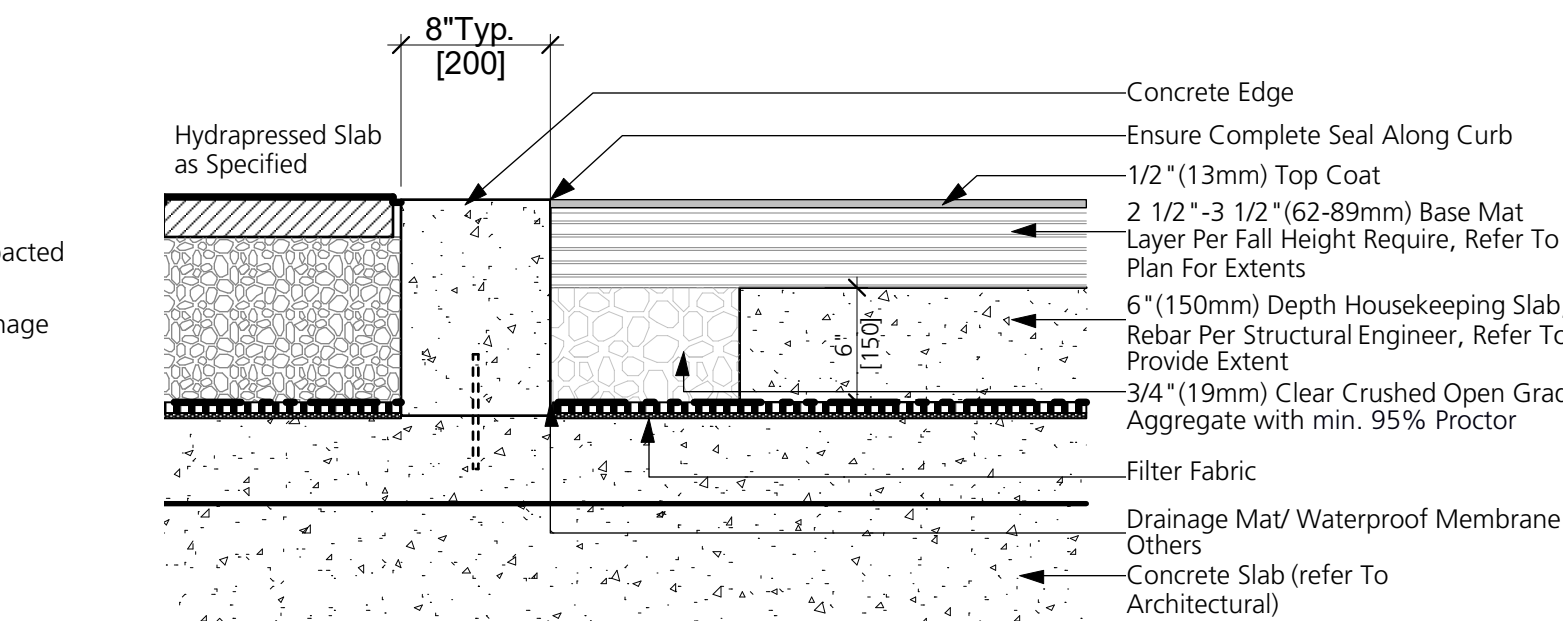
A) ON-GRADE

Abbotsford Concrete Classic Standard Series, California:
 Color: Charcoal
 Size: 11-7/8" X 5-15/16" X 3-1/8"
 (301mm X 151mm X 80mm)

3 CONCRETE UNIT PAVERS (PEDESTRIAN)
 L5.0 1:10



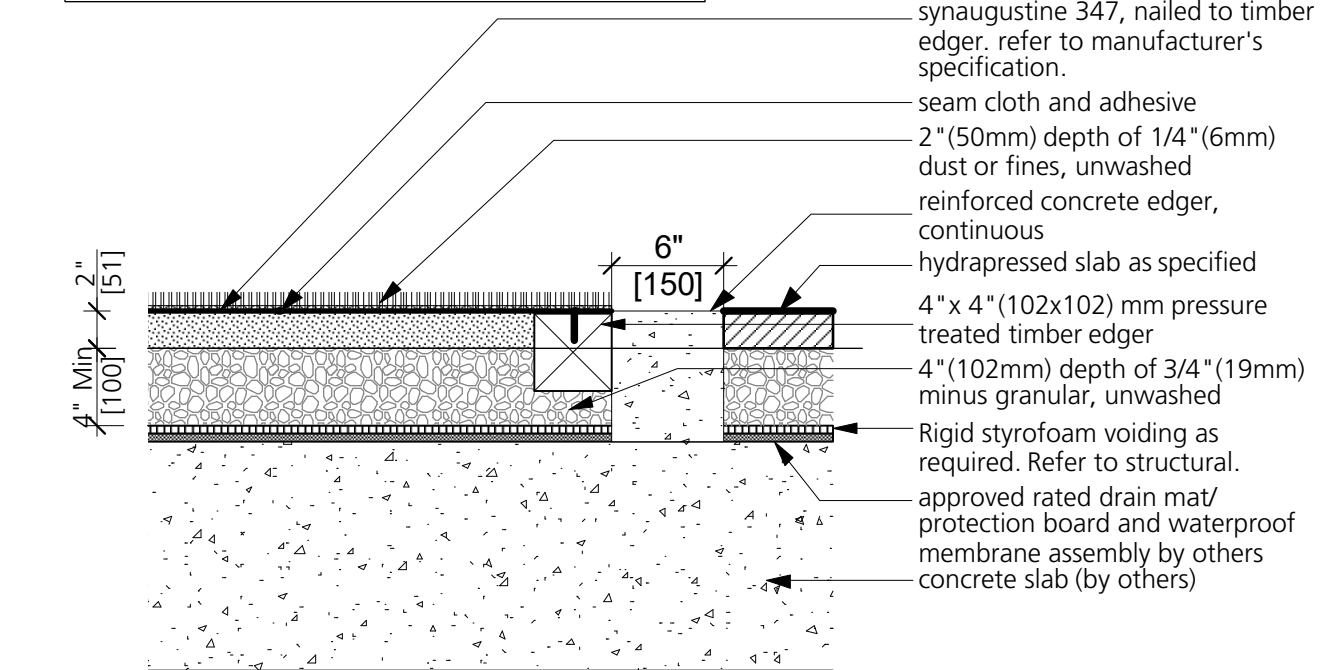
B) ON-SLAB



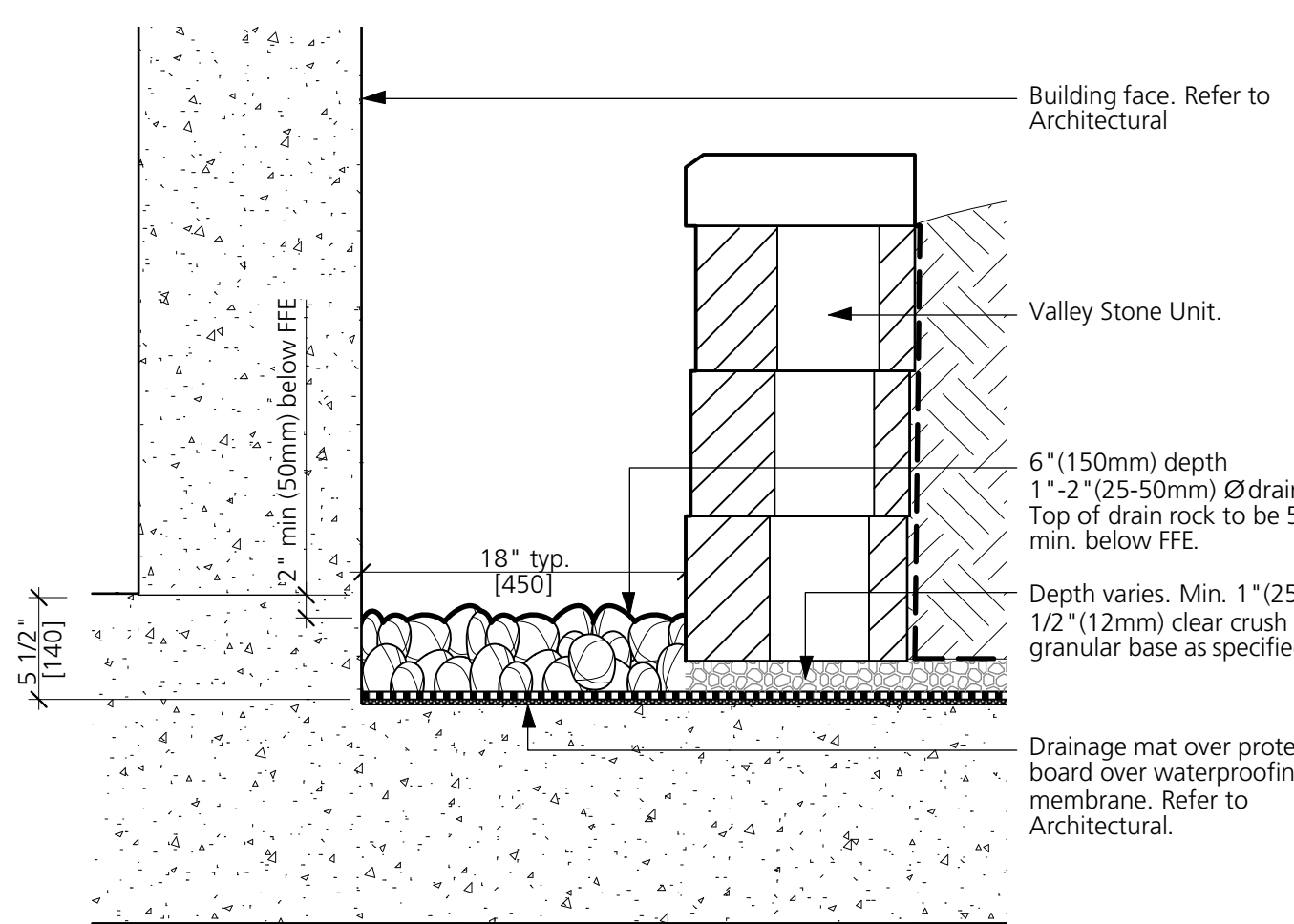
NOTE: TOP COATE LAYER TO BE POURED AS ONE CONSISTENT SURFACE WITH NO SEAMS IN EACH COLOUR FIELD

4 PLAY AREA SURFACING
 L5.0 1:10

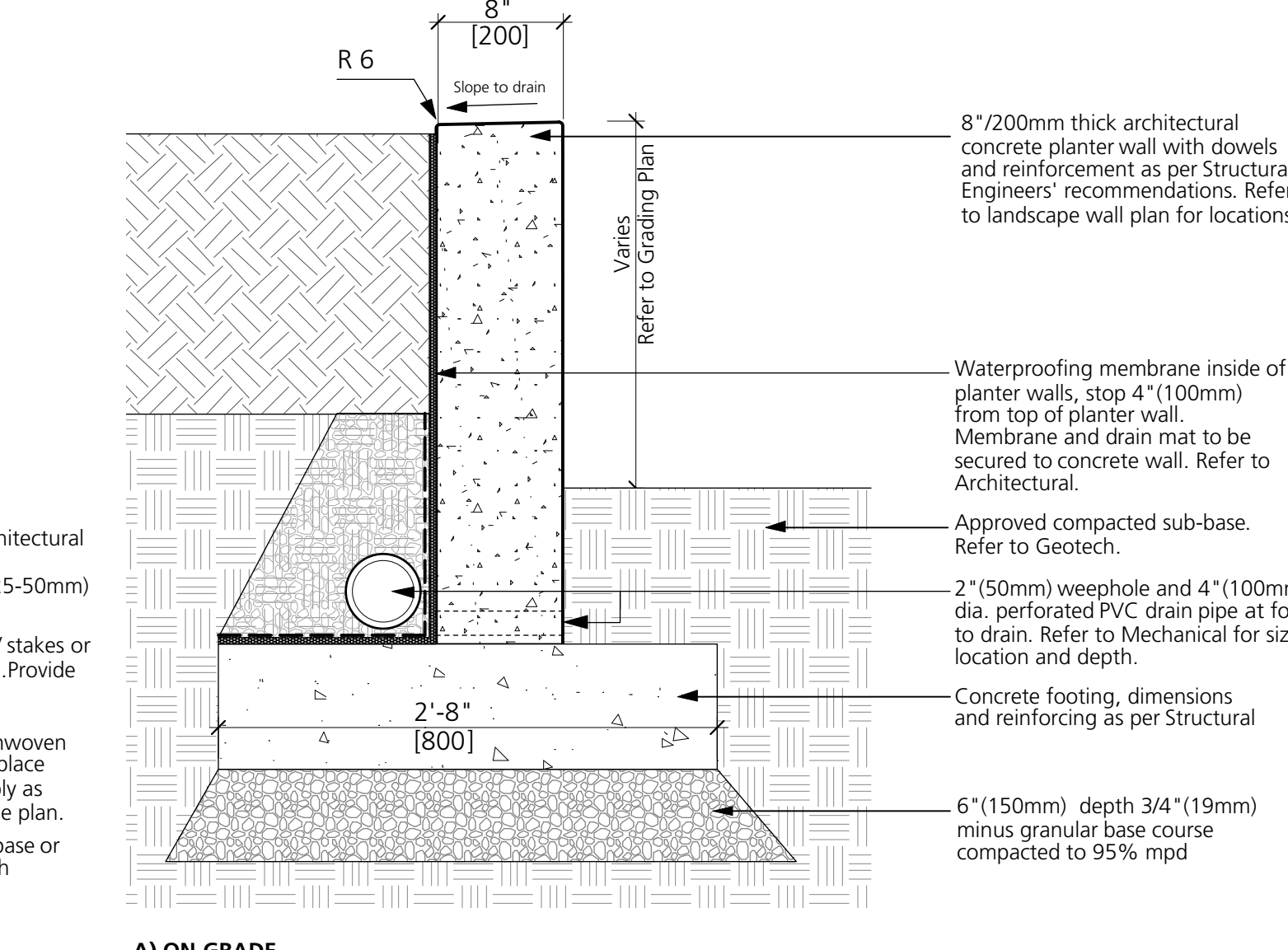
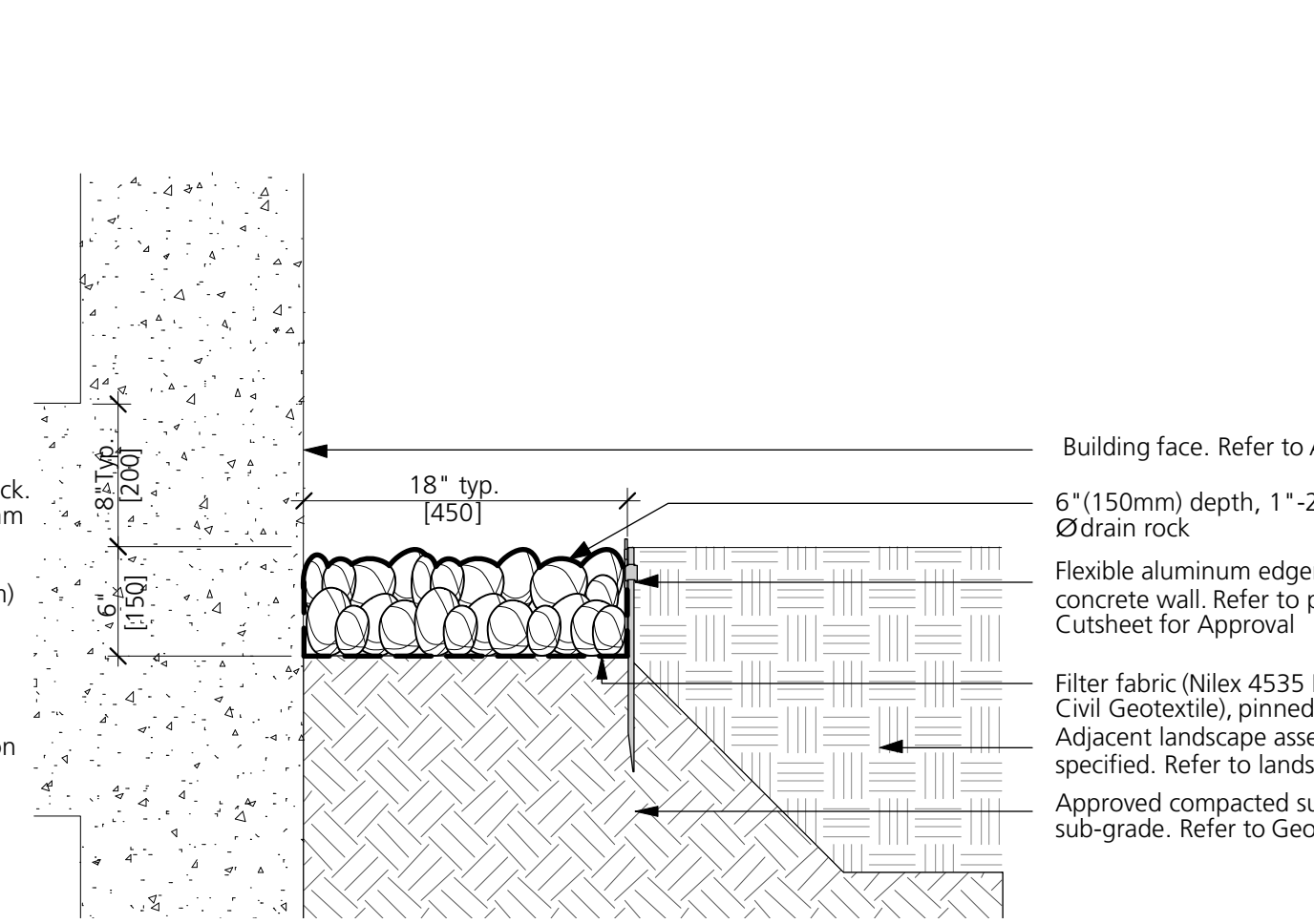
SYNAugustine 347
 Available at SYNlawn (www.synlawn.com)
 Address: 8207 Swenson Way, Delta, BC, V4G 1J5
 Tel: 778-999-6492
Note: refer to Landscape Architect and SYNlawn representative for final grading requirements/approval.



5 ARTIFICIAL TURF
 L5.0 1:10

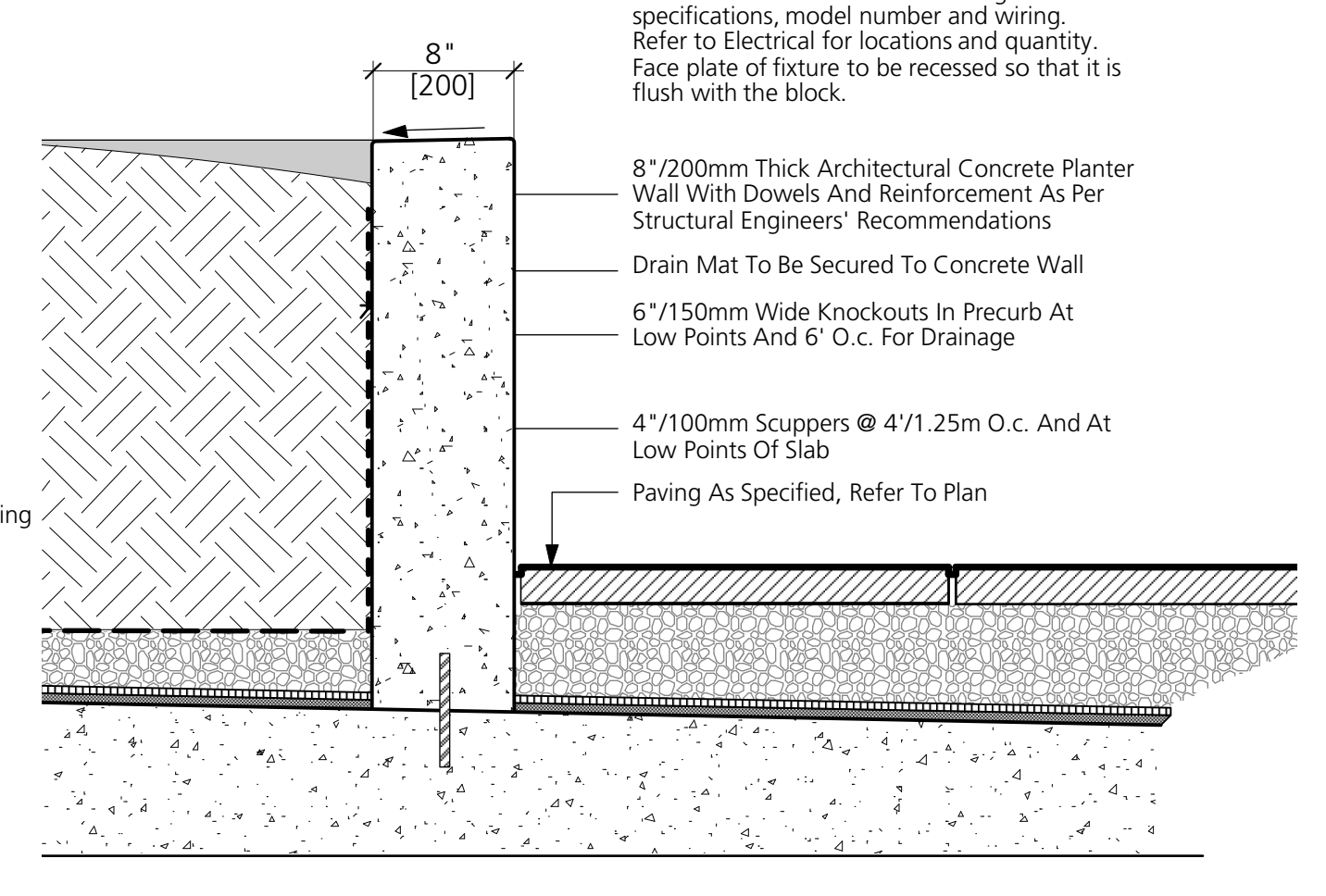


6 GRAVEL STRIP
 L5.0 1:10

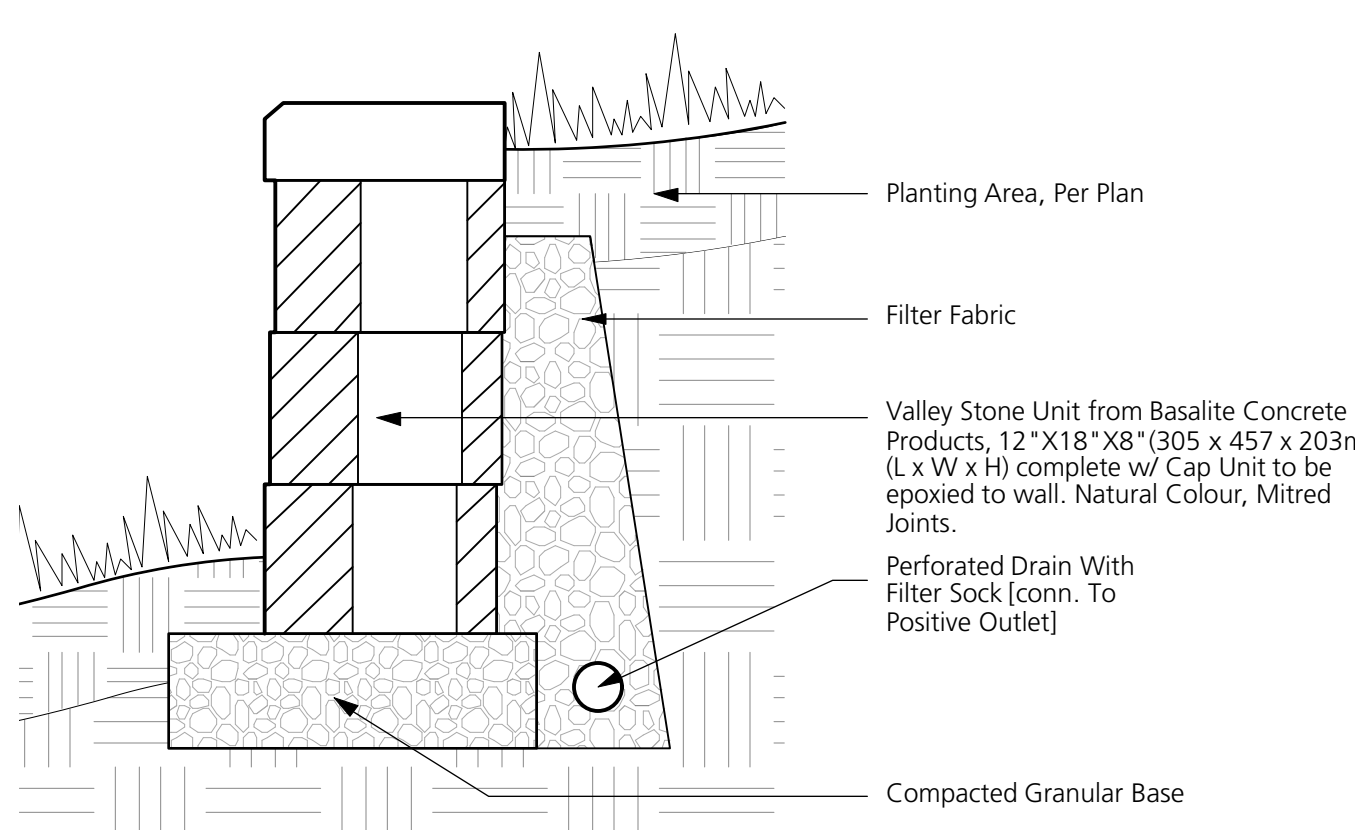


A) ON-GRADE

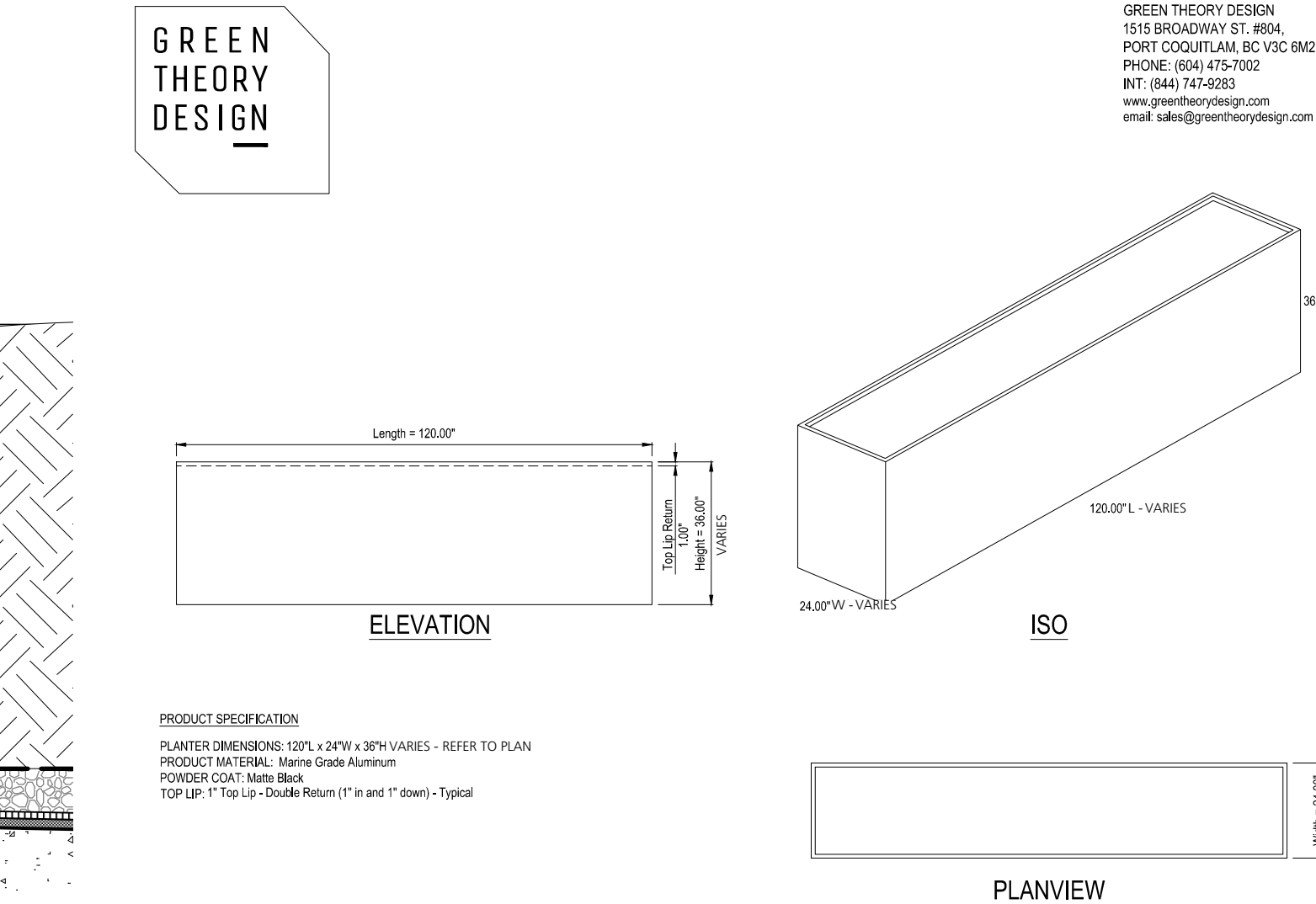
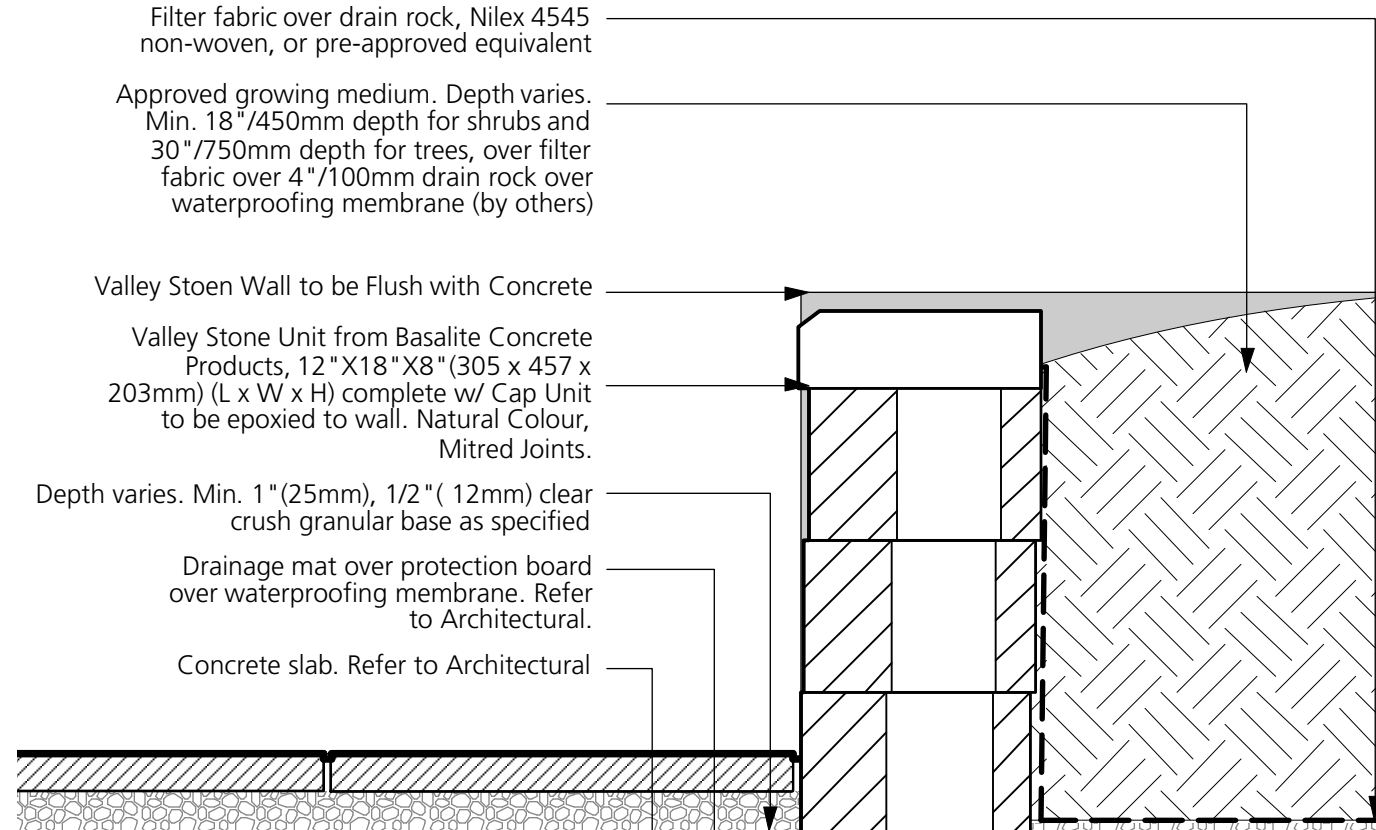
7 CONC. RETAINING WALL
 L5.0 1:10



B) ON-SLAB



8 VALLEY STONE MODULAR WALL
 L5.0 1:10



9 ALUMINUM PLANTER
 L5.0 NTS

ALL METALWORK NOTES:
 - ALL METAL TO BE POWDER-COATED ALUMINUM UNLESS OTHERWISE SPECIFIED.
 - ALL WELDS TO BE GROUND SMOOTH.
 - ALL MEASUREMENTS TO BE VERIFIED ON SITE WITH AS BUILT CONDITIONS PRIOR TO FABRICATION.
 - METALWORK MANUFACTURER TO COORDINATE WITH GENERAL CONTRACTOR REGARDING BASE ATTACHMENT. SOME FENCES/GATES ARE TO BE SECURED TO TOP OF CONCRETE WALLS AND SOME ARE TO BE SECURED TO INDIVIDUAL CONCRETE FOOTINGS.
 - ALL ATTACHMENTS, END CAPS, AND OTHER COMPONENTS ARE TO MATCH COLOUR.
 - CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL METAL COMPONENTS WITH FINISHES, CONNECTIONS, HARDWARE, AND FOOTING TYPE, AND SUBMIT FOR APPROVALS PRIOR TO FABRICATION.
 - LANDSCAPE ARCHITECT TO BE INFORMED OF METALWORK INSTALLATION ON SITE FOR INSPECTION AND COORDINATION.

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

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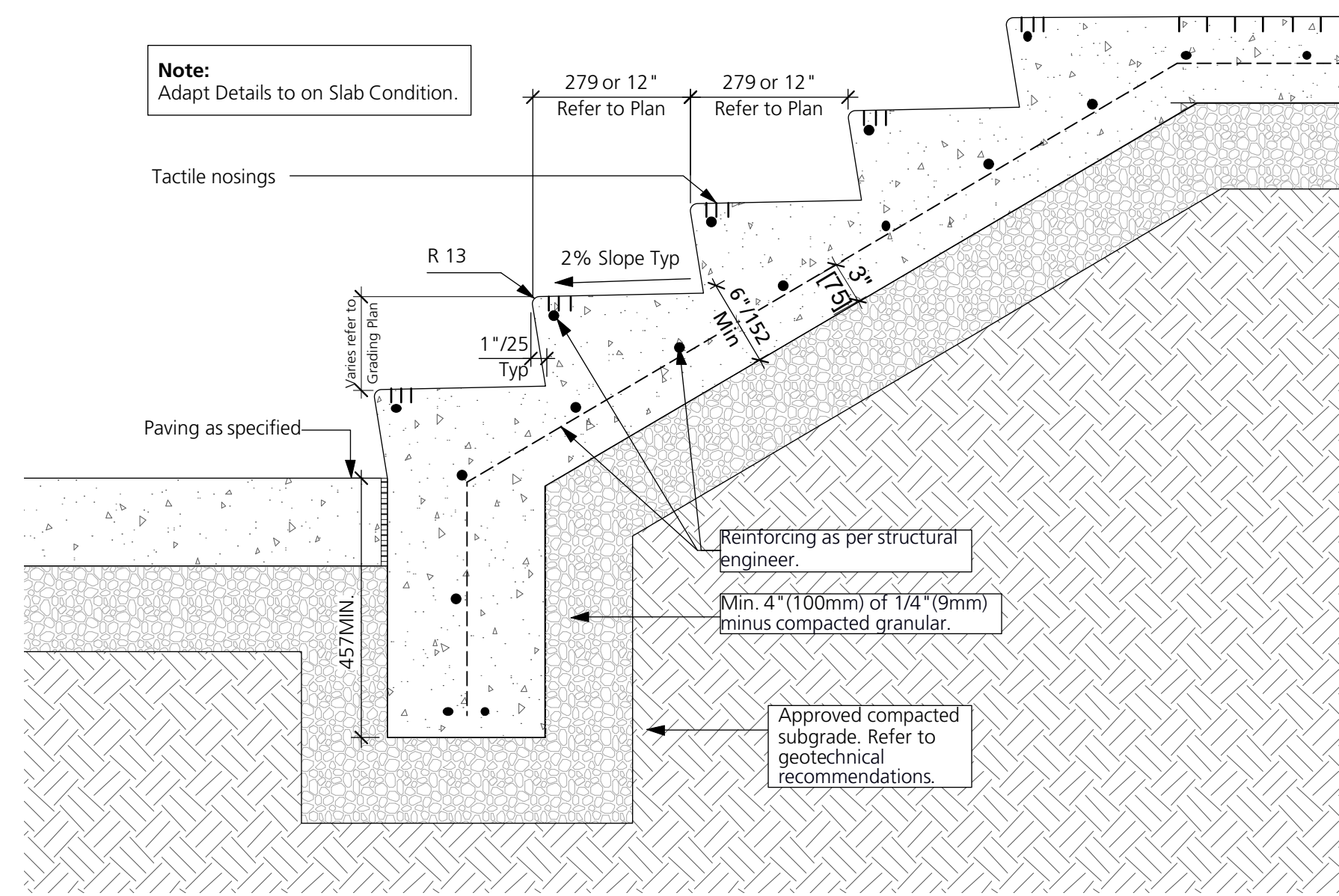
Client: **Adera**

Project Title:
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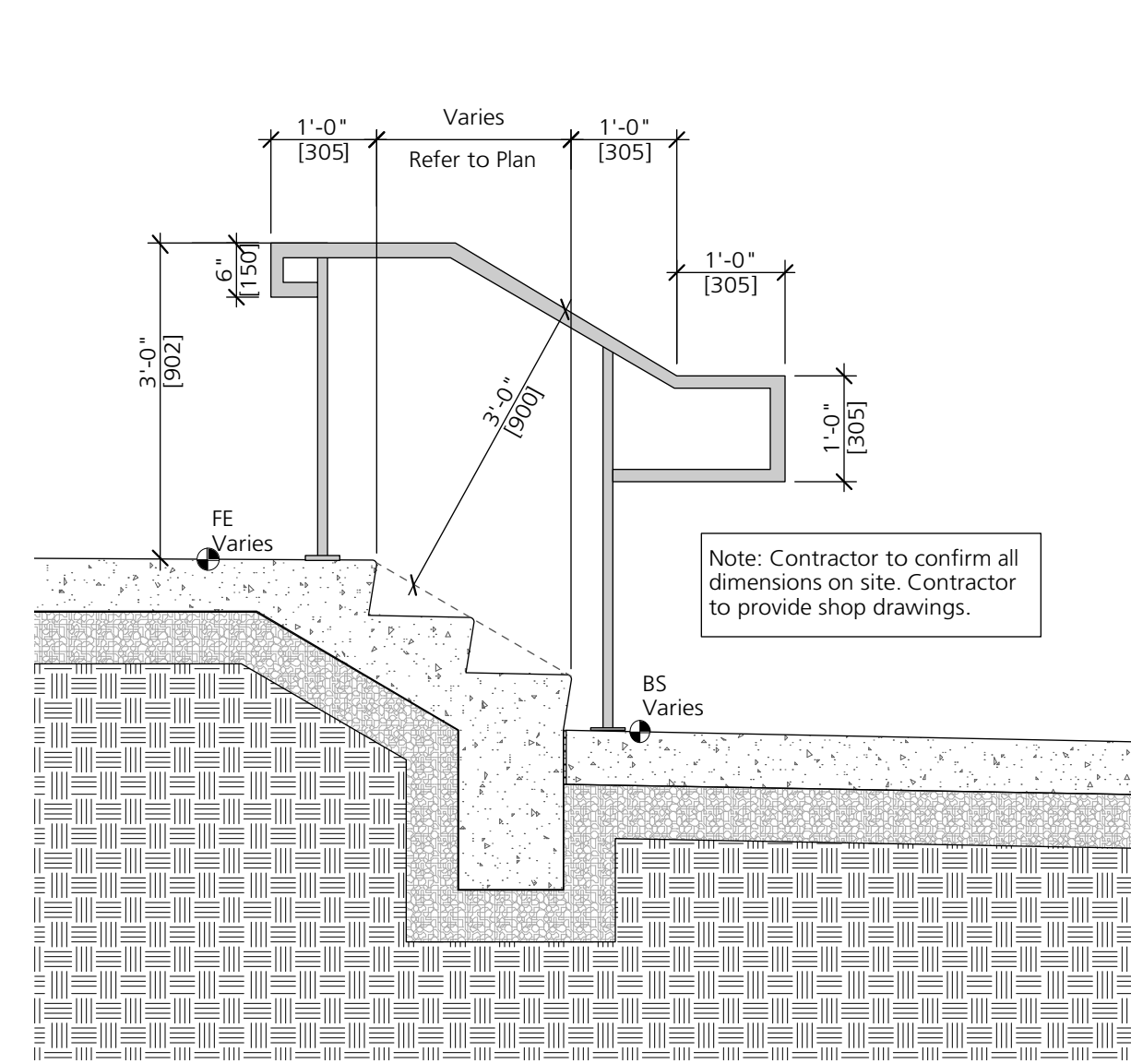
Drawing Title:
Landscape Details

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

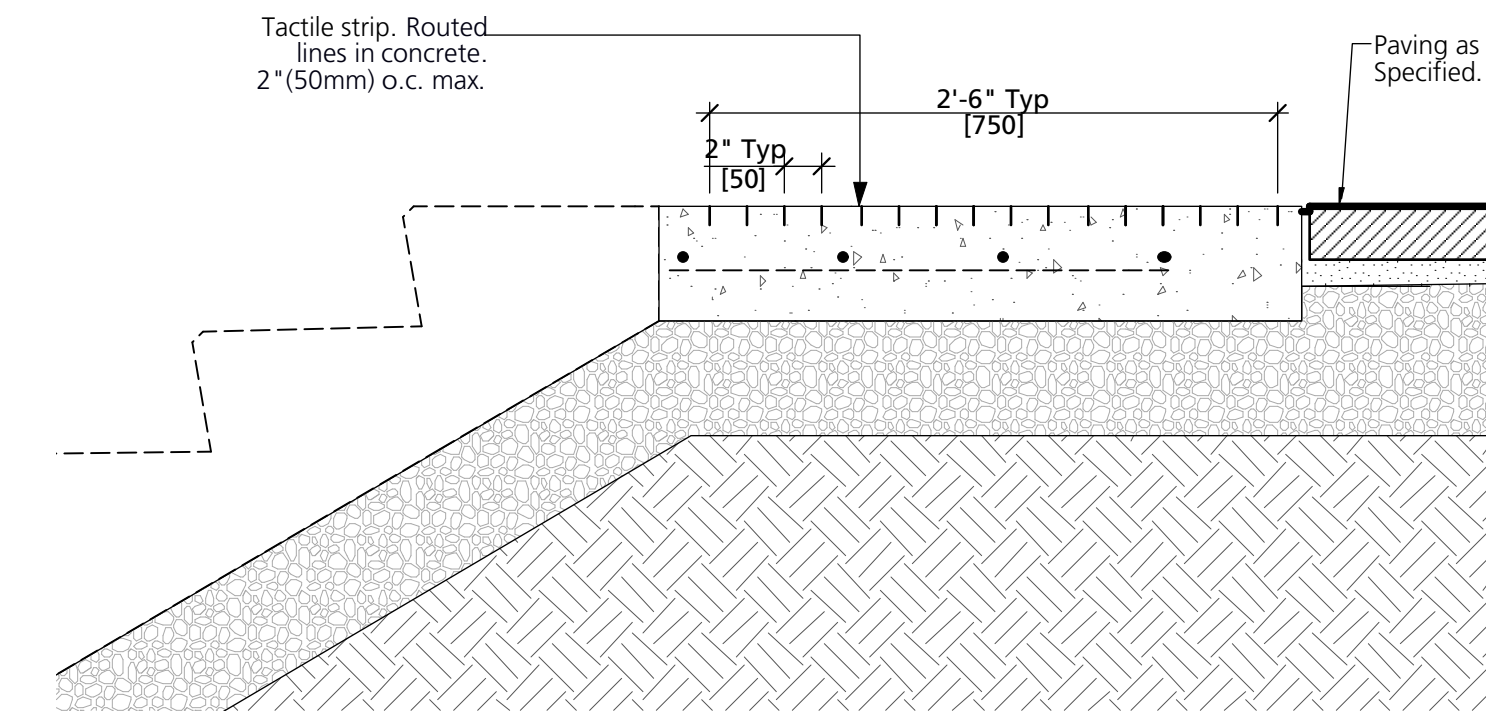
L5.0



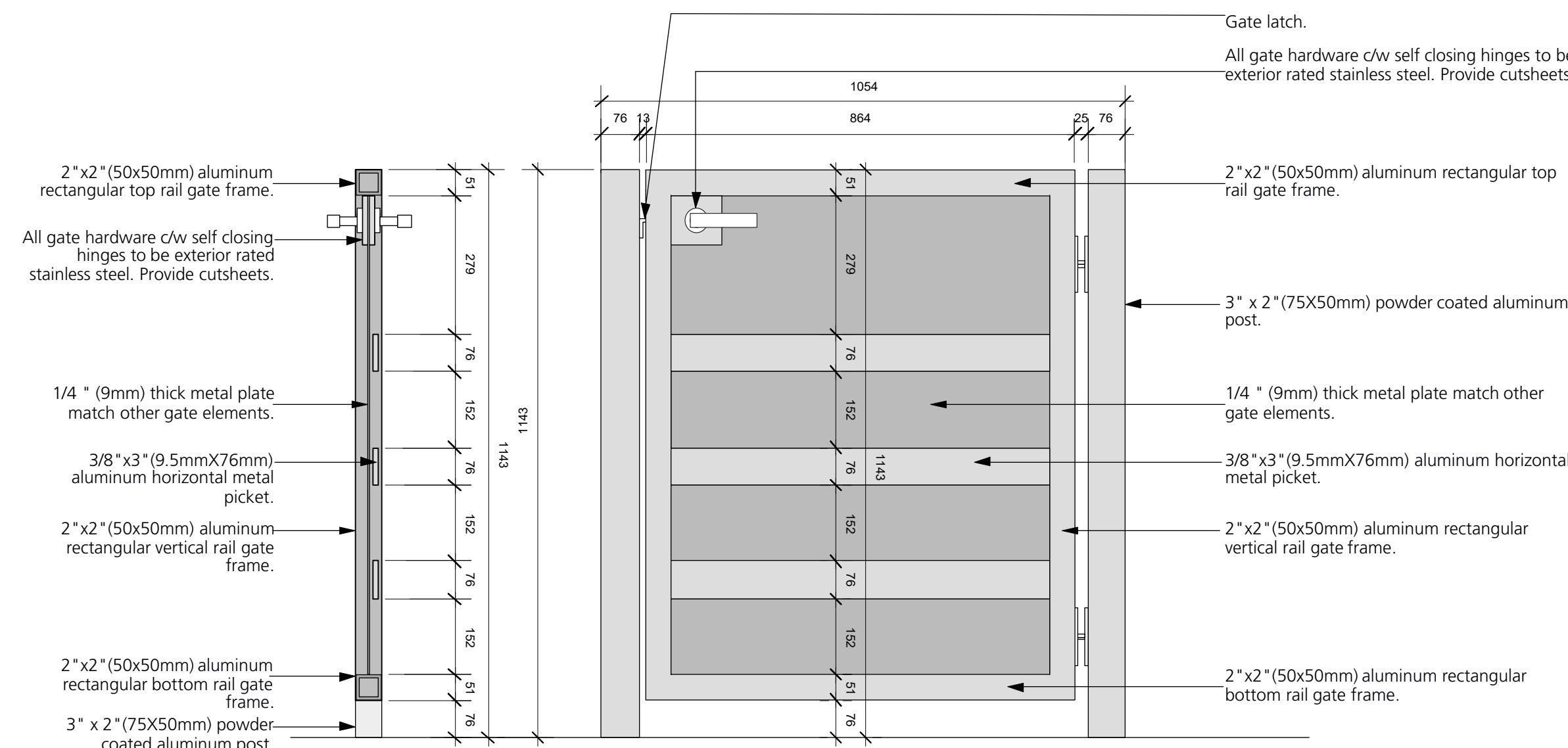
1
L5.1 CIP CONCRETE STAIR
 1:10



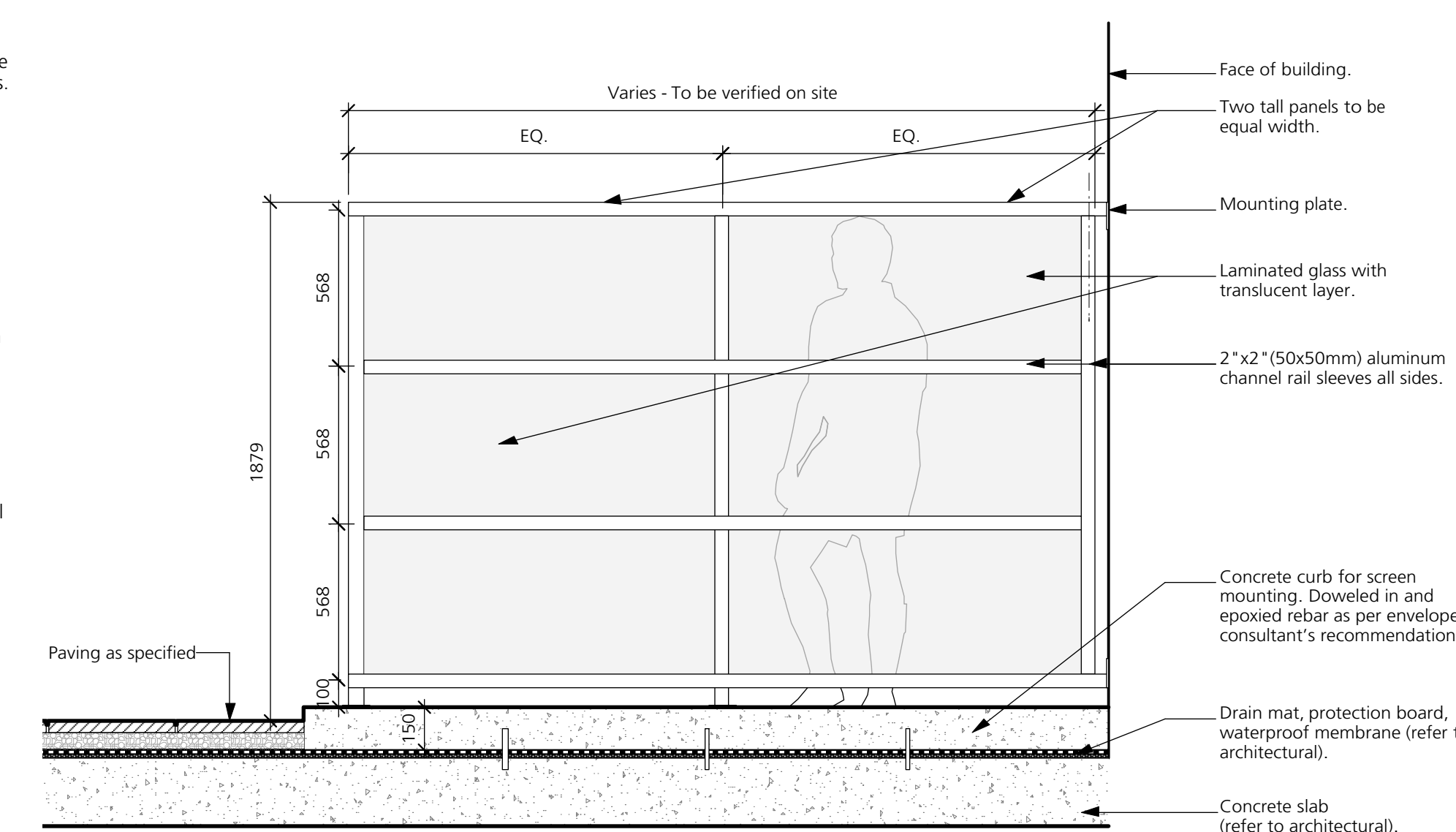
2
L5.1 HANDRAIL DETAIL
 1:20



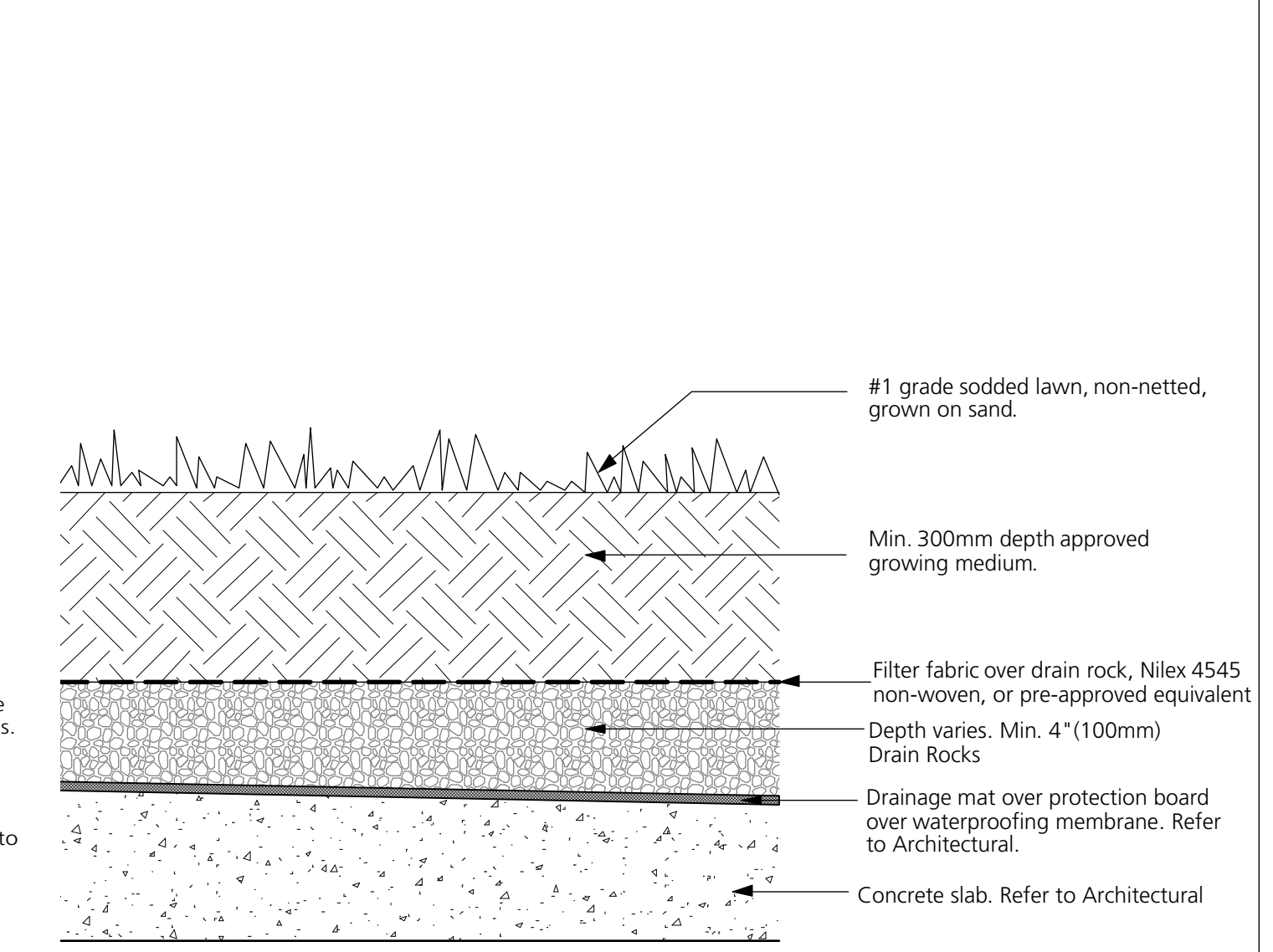
3
L5.1 CIP CONCRETE TACTILE STRIP DETAIL
 1:10



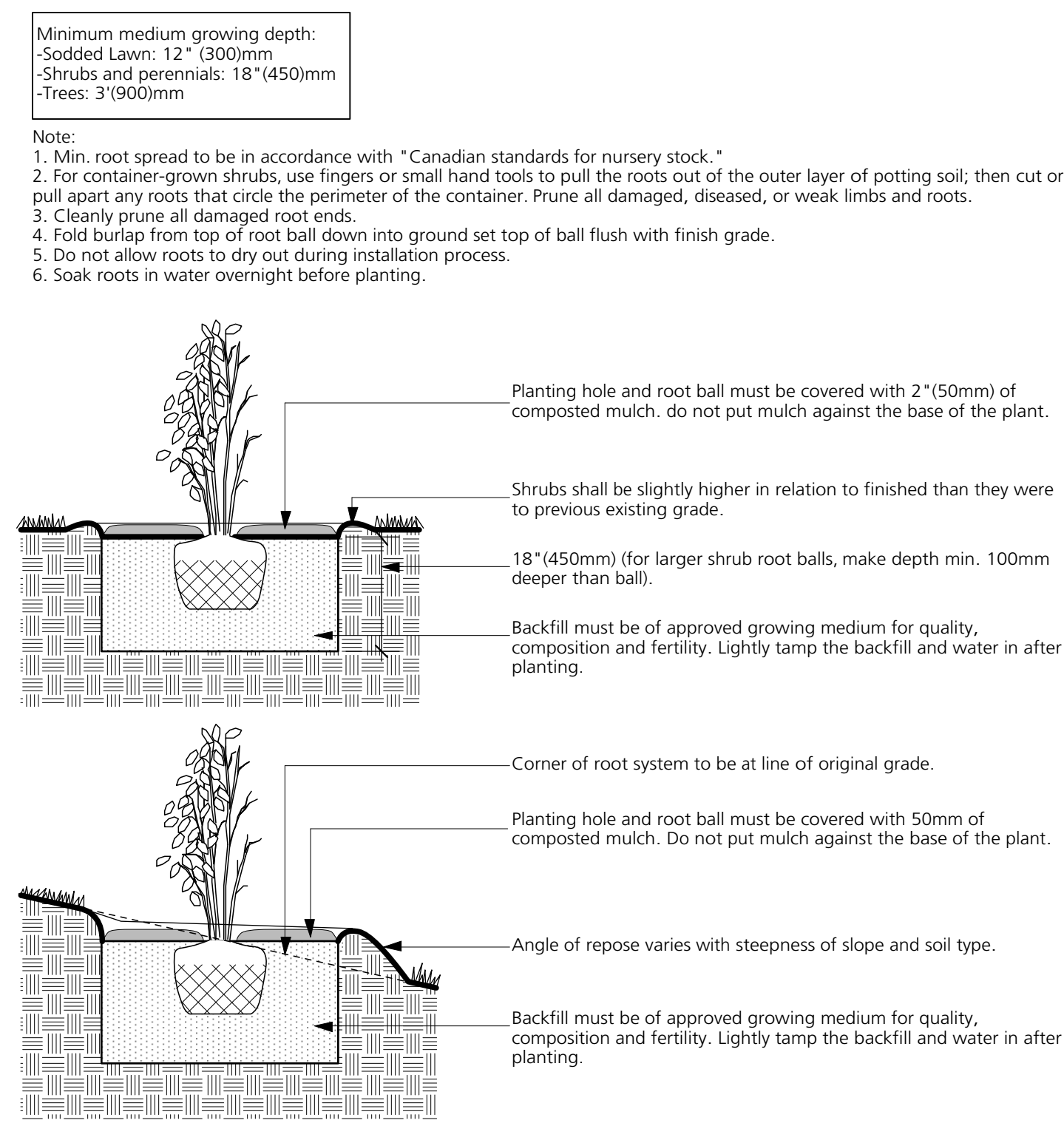
4
L5.1 CUSTOM ALUMINUM GATE
 1:10



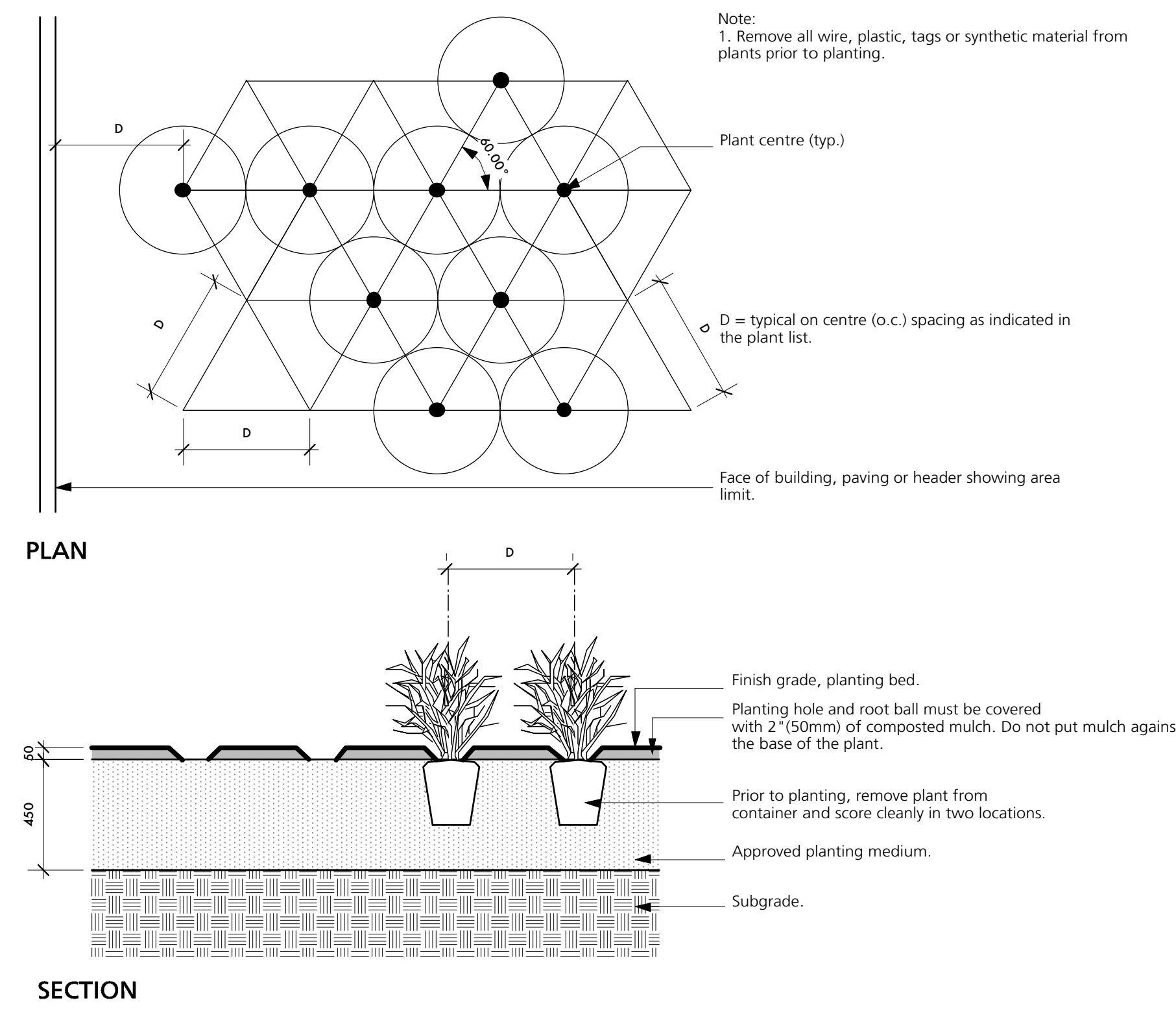
5
L5.1 PRIVACY SCREEN
 1:20



6
L5.1 LAWN PLANTING ON SLAB
 1:10

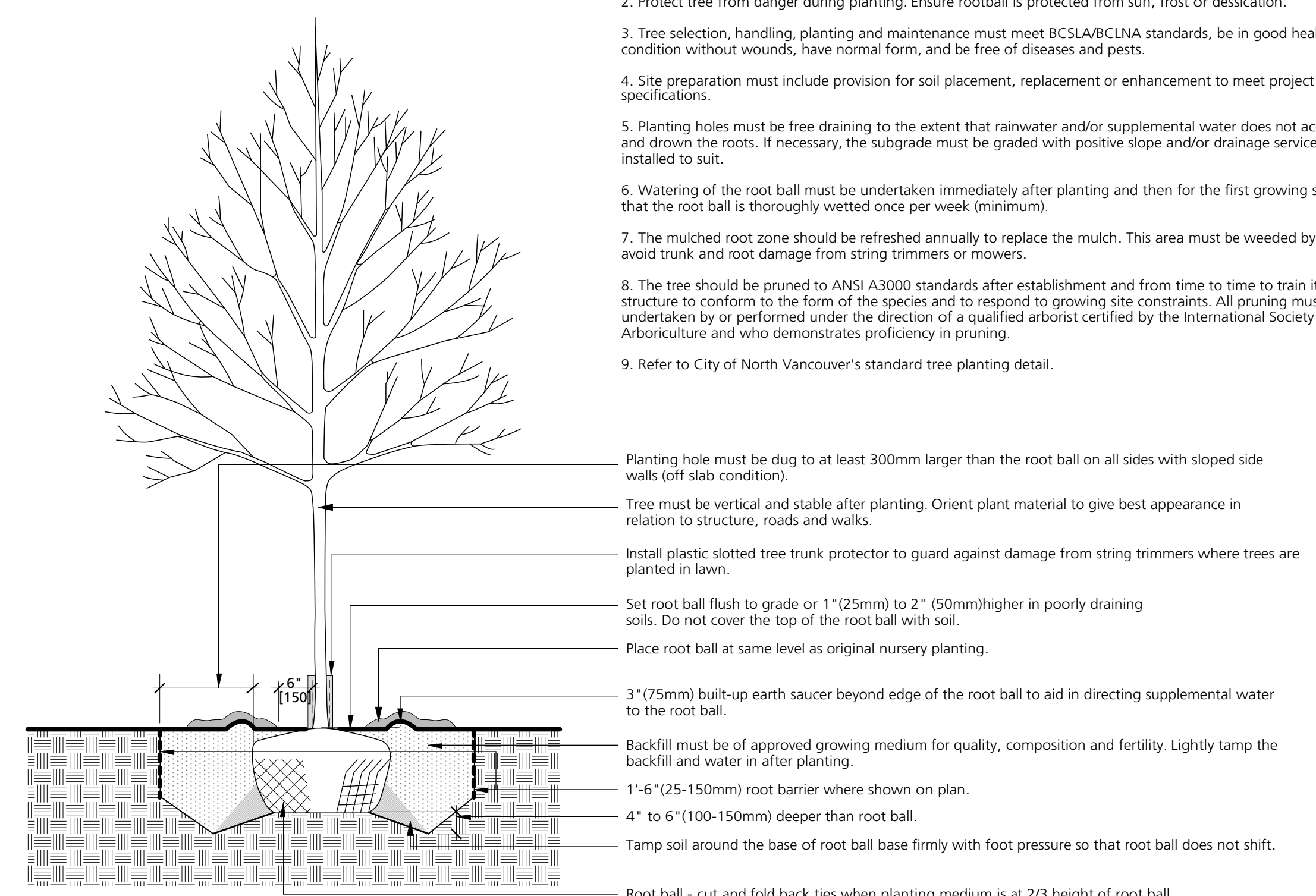


7
L5.1 SHRUB AND GROUND COVER PLANTING
 1:20



8
L5.1 TREE PLANTING
 1:20

- NOTES:
- Do not cut leader.
 - Protect tree from danger during planting. Ensure rootball is protected from sun, frost or desiccation.
 - Tree selection, handling, planting and maintenance must meet BC SLAB/CLNA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
 - Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
 - 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.
 - 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).
 - 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.
 - 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.
 - Refer to City of North Vancouver's standard tree planting detail.



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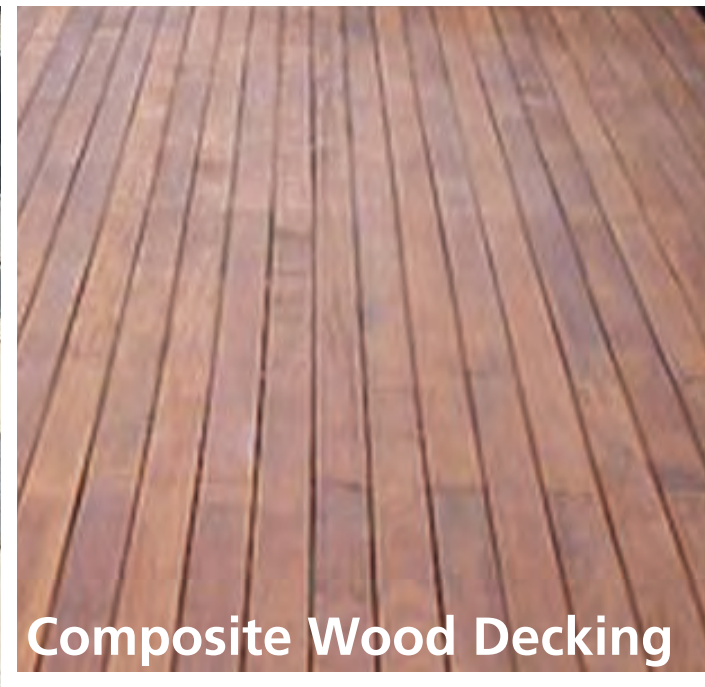
Drawing Title:
Landscape Details

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

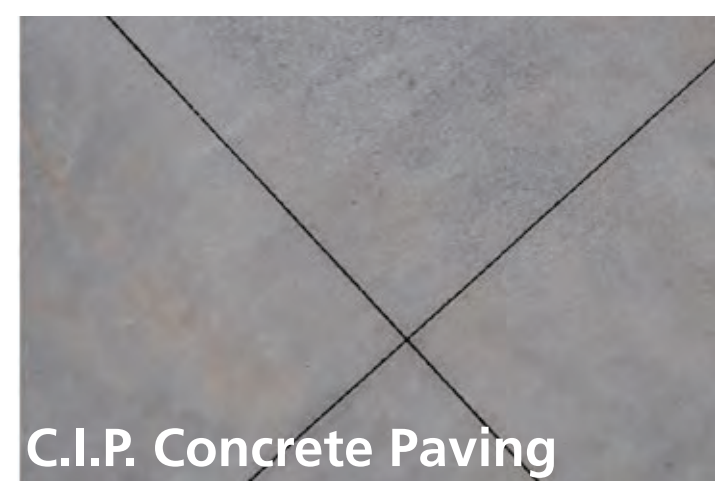
PAVEMENT



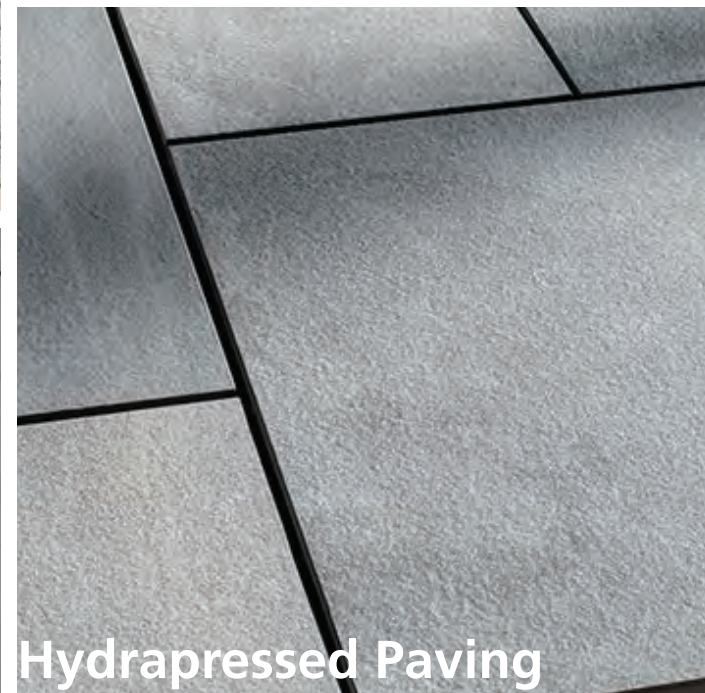
Concrete Pavers



Composite Wood Decking



C.I.P. Concrete Paving



Hydrapressed Paving

TRELLIS



ARTIFICIAL TURF



NATURAL TURF



PLANTING



Japanese maple



Vine maple

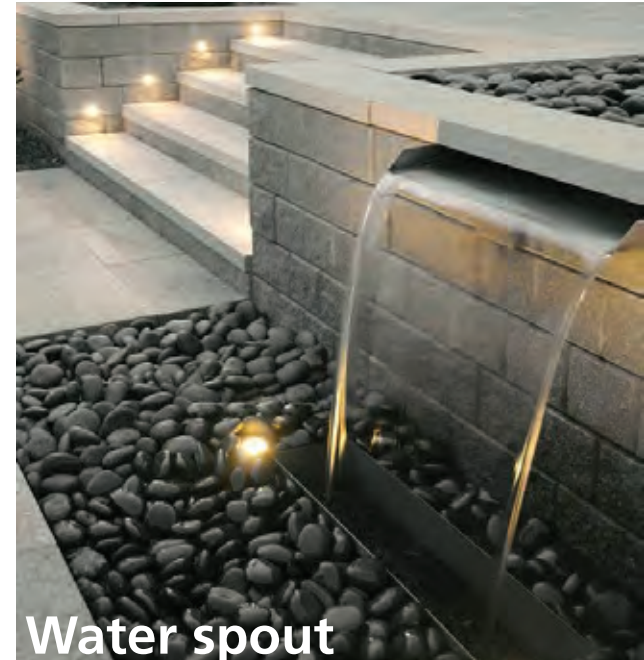


Perennials



Hydrangeas

WATER FEATURE



Water spout



Public Art & Water Feature

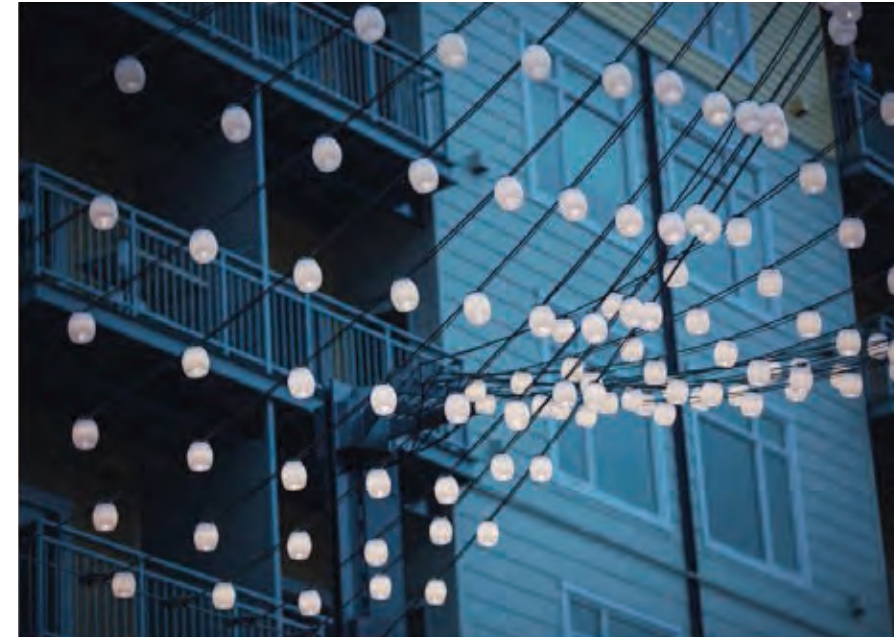


Bubbler



Public Art

CATENARY LIGHTING



PLAY/ EXERCISE EQUIPMENT



OUTDOOR LOUNGING



OUTDOOR DINING



Sword Fern

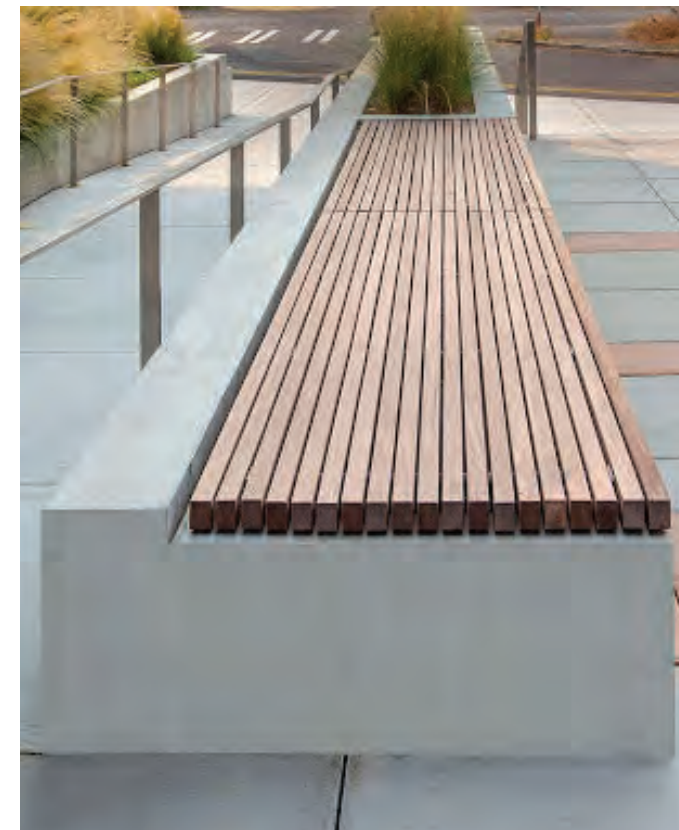


Honeysuckle

BBQ STATION



CUSTOM WOOD BENCH



LOUNGE CHAIR



HANGING SEATING POD



ALUMINUM PLANTER



BIKE RACK

