

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

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CLIENT



LENNOX - LONSDALE AVE & E 17TH ST

NORTH VANCOUVER, BC

RE-ISSUED FOR REZONING

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
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L1.0	SITE PLAN
L1.1	LEVEL 2 LANDSCAPE PLAN
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L5.3	FURNISHING DETAILS

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.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLER ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

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

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.

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

ALL OFFSITE PLANTING TO BE IRRIGATED TO CNV STANDARDS.

PROJECT INFORMATION

ARCHITECT:
YAMAMOTO ARCHITECTURE INC.
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CONNECT LANDSCAPE ARCHITECTURE
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PH: 604 681 3303

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1	ISSUED FOR REVIEW	20-11-09

REVISIONS

Lennox
Lonsdale Ave
& E 17th St

East 17th St
North Vancouver, BC

Scale:	1:150
Drawn:	MR
Reviewed:	KL
Project No.	06-729

COVER SHEET

L0.0

DESIGN INSPIRATION AND PRINCIPLES

CORNER PLAZA INSPIRED BY THE NORTH SHORE

The corner plaza along Lonsdale Ave and East 17th St is inspired by local natural materials and designed to highlight the unique character of the north shore.

The new design replaces the existing small corner seating area with a larger open community plaza with high quality materials inspired by nature. Pocket seating areas and a seatign deck planter nestled amongs trees give respite from the busy street corner. Shaded by a grove of tree canopies, the plaza features sculptural basalt rock seating that recalls the boulder outcrops of the north shore landscape. Angled strips of paver bands activate the corner with movement, inviting social interaction and engaging play.

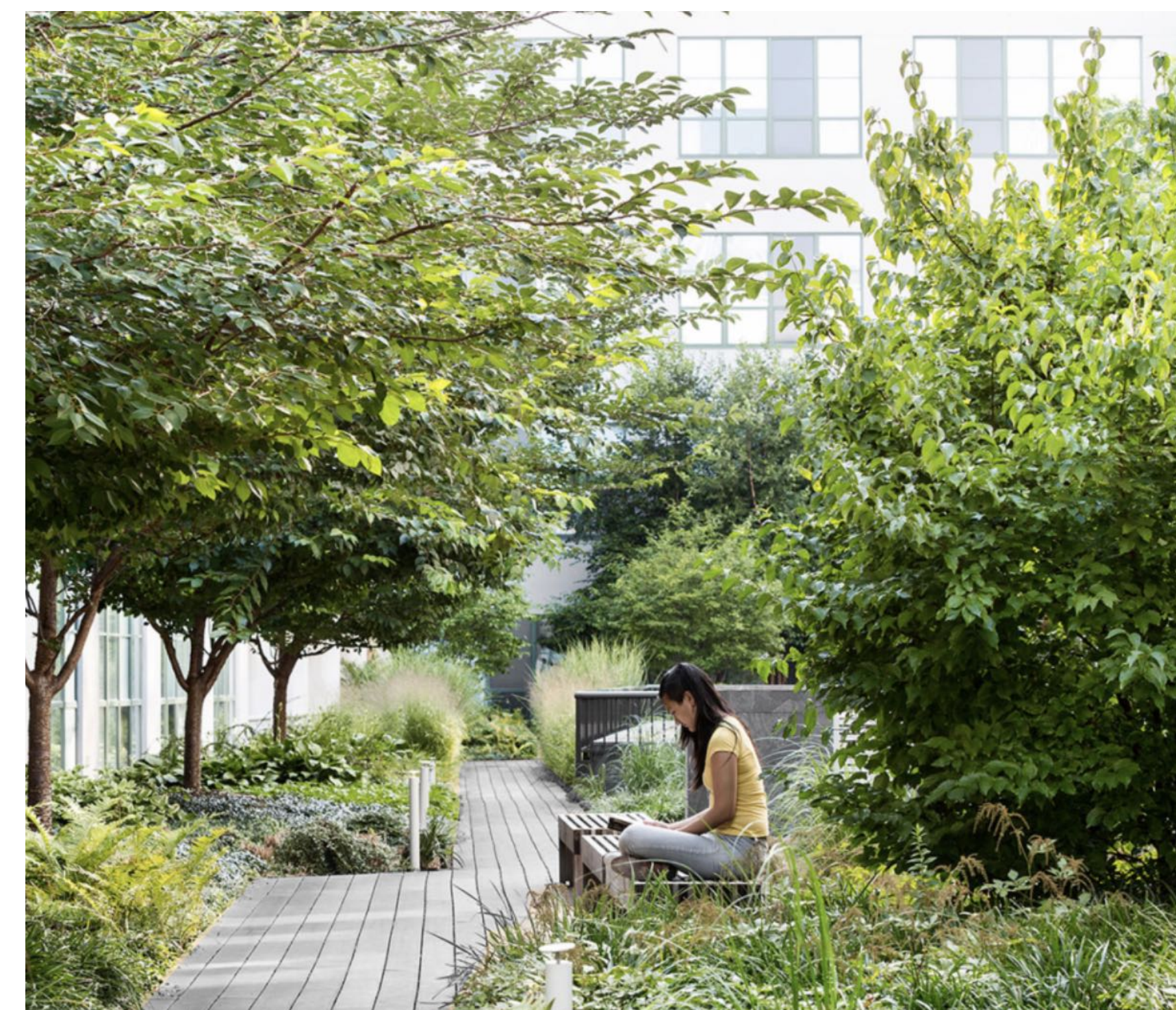
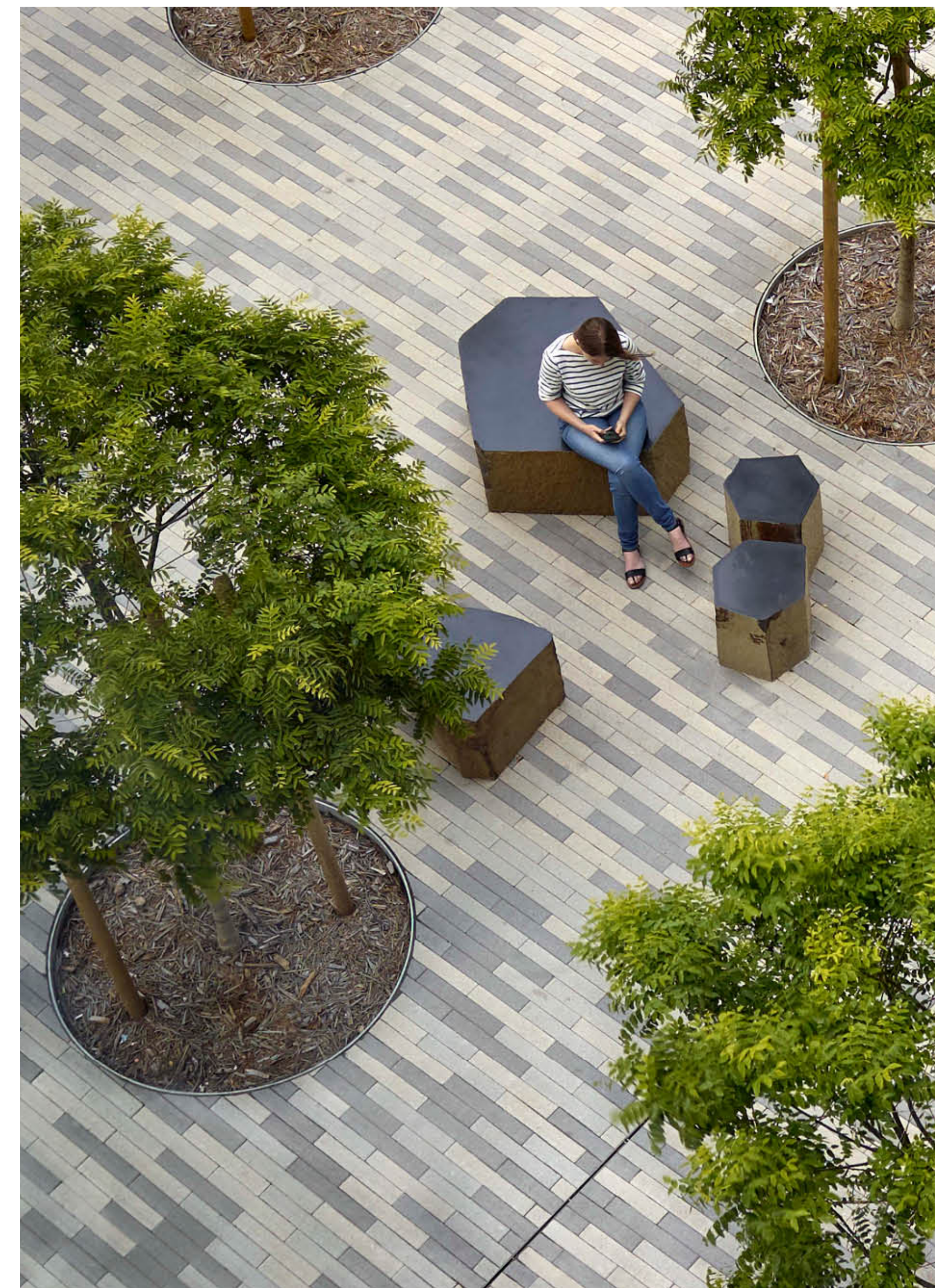
SYMBIOSIS & SYNERGY BETWEEN RETAIL & STREET LIFE: CREATING A VIBRANT EDGE

Large panels of linear unit pavers, tree canopies, and seating facing the commercial edge activate the retail frontage of the building. The designed dimensions of the street facing landscape accentuate each storefront, allowing patio chairs to spill out towards the street that creates a vibrant street front with visual interest.

Corner rain gardens per CNV standards add a highly-regarded ecological value to the site that directly benefits local residents and the environment. These elements of quality detailing enhances the public realm.

RESIDENTIAL ENTRY INFUSED IN NATURE

Lush, soft planting along the residential lobby beautifully shades the arrival entry experience of residents. Set back from the street, the lobby is embedded amongst trees and comfortable wooden seating. Strips of feature outcrop paving bands run along the floor, creating a sense of momentum that guides and leads the dweller into the landscape and building. Inspired by the concept of a lush oasis in the city, the plantings and paving at the entry zone adds an element of prestige and sophistication to the residential complex, as the immersive arrival/departure experience at the lobby becomes a feature every resident is proud to call home.



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INSPIRATION &
DESIGN PRINCIPLES

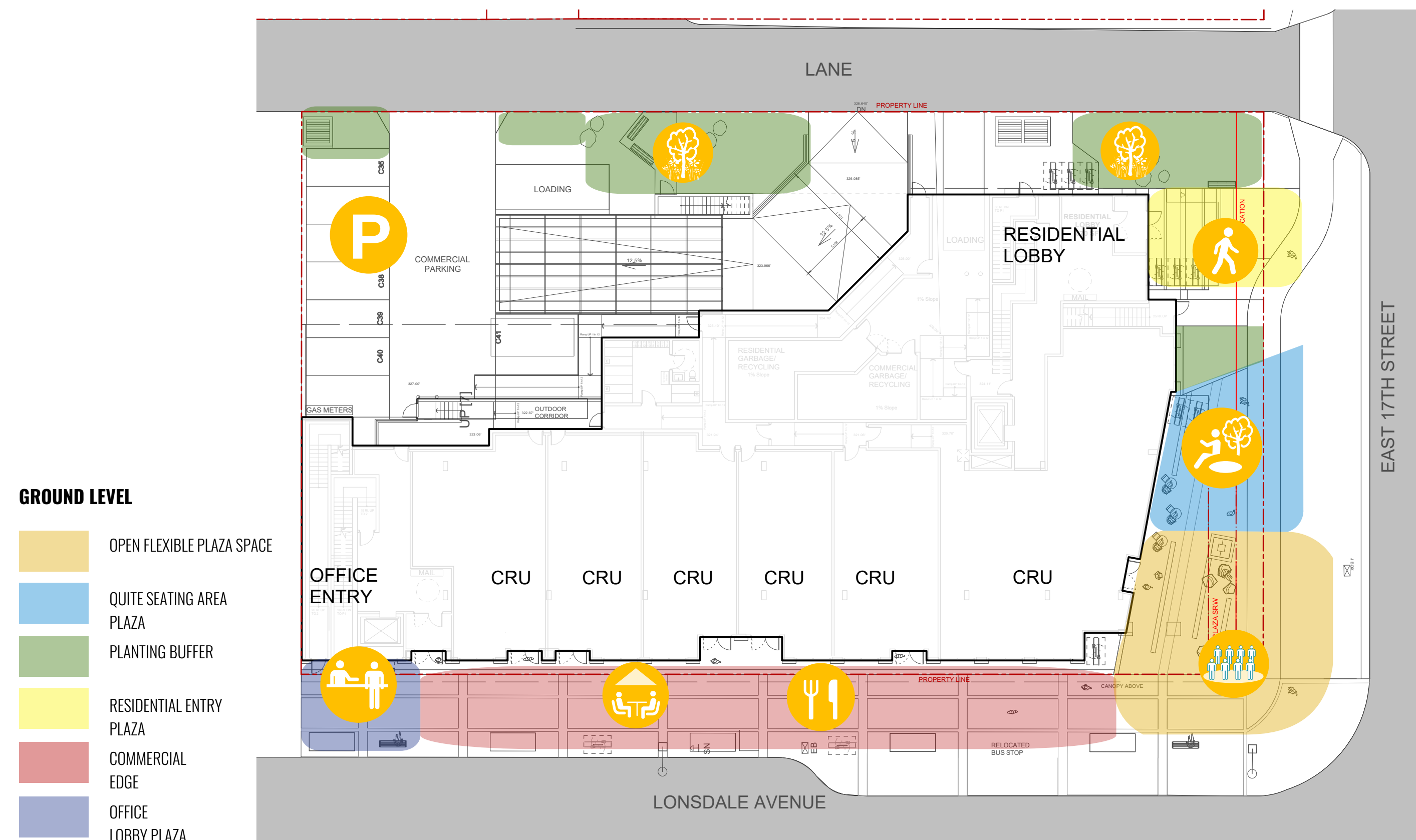
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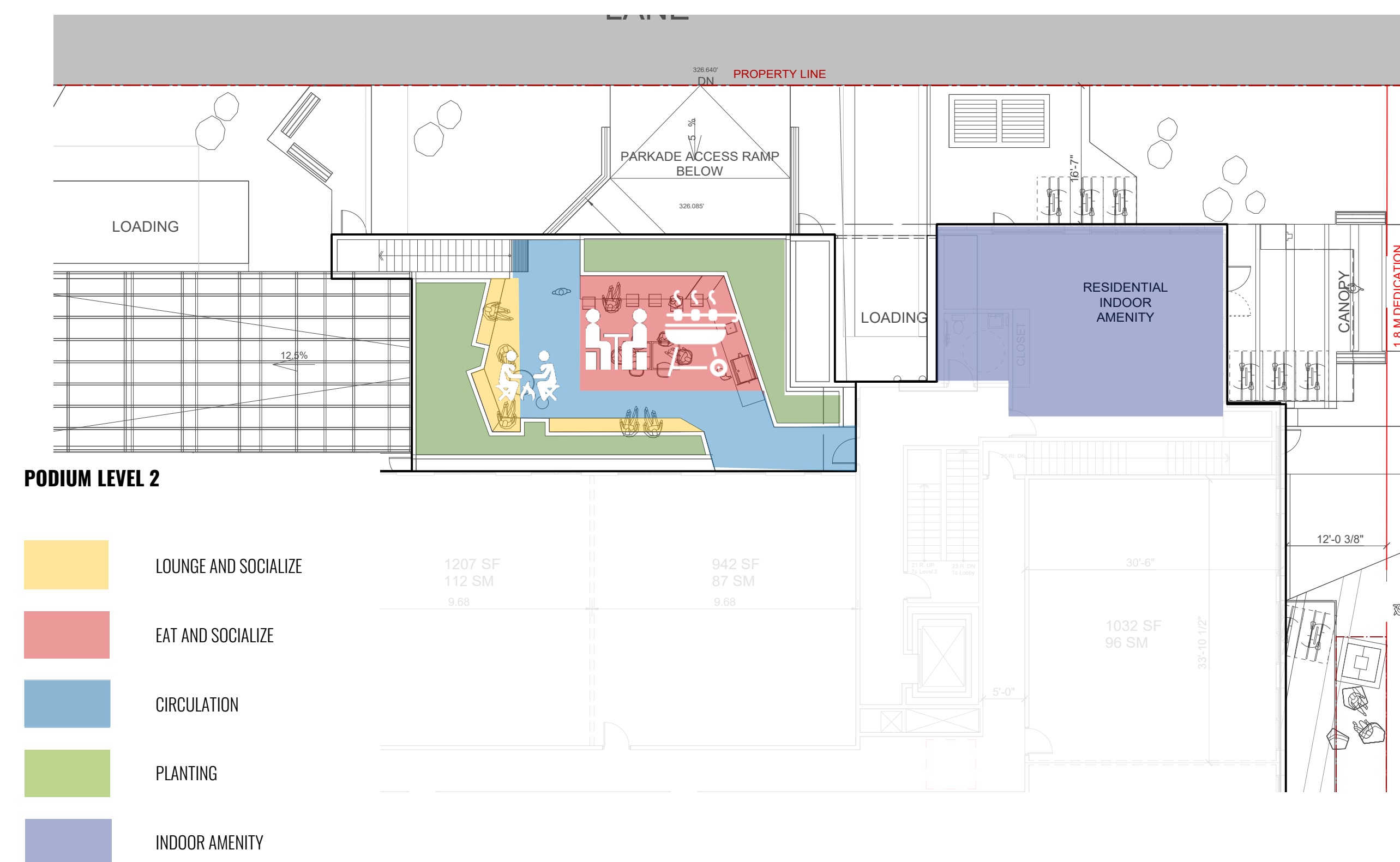
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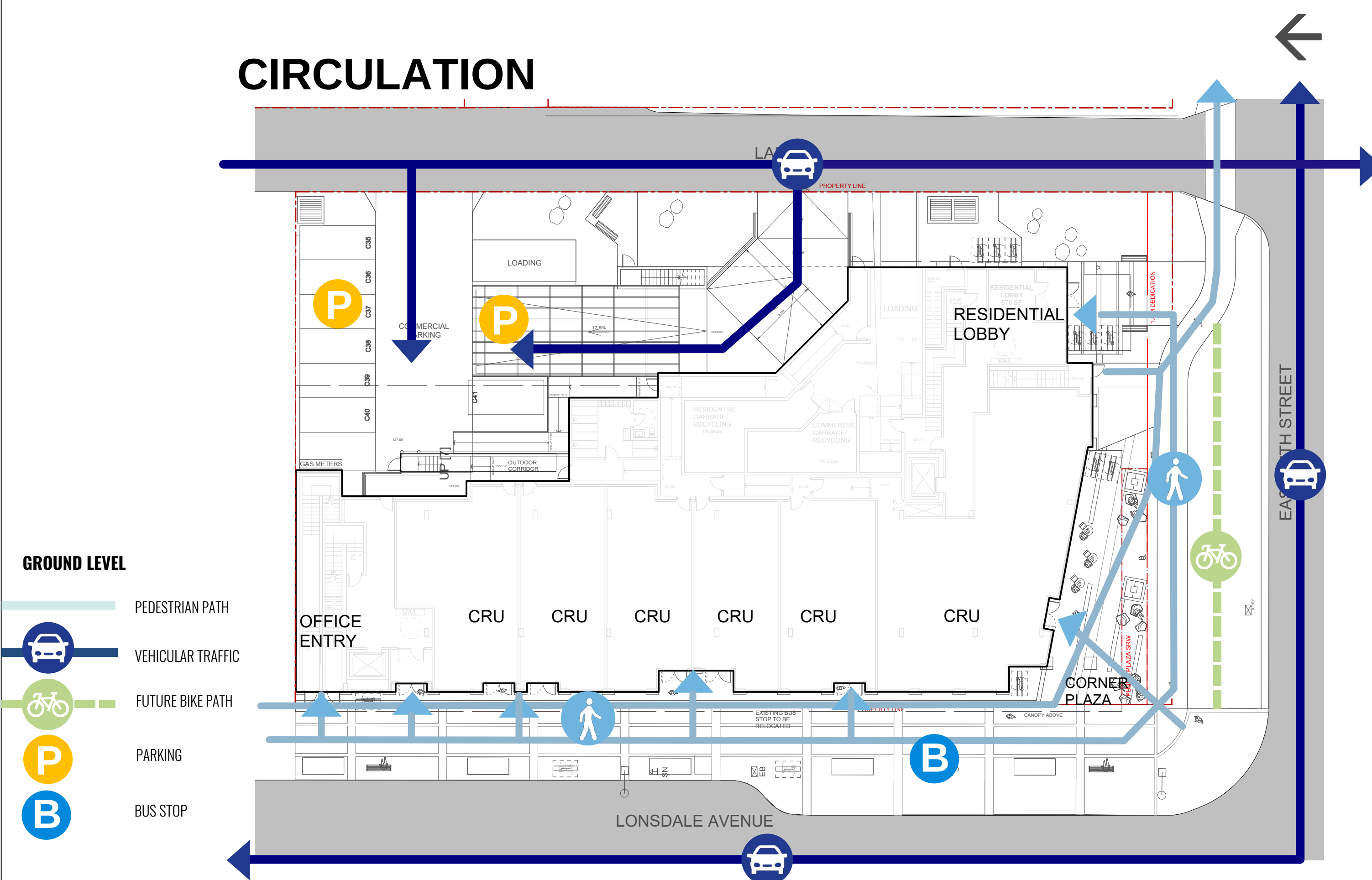
GROUND FLOOR PROGRAM



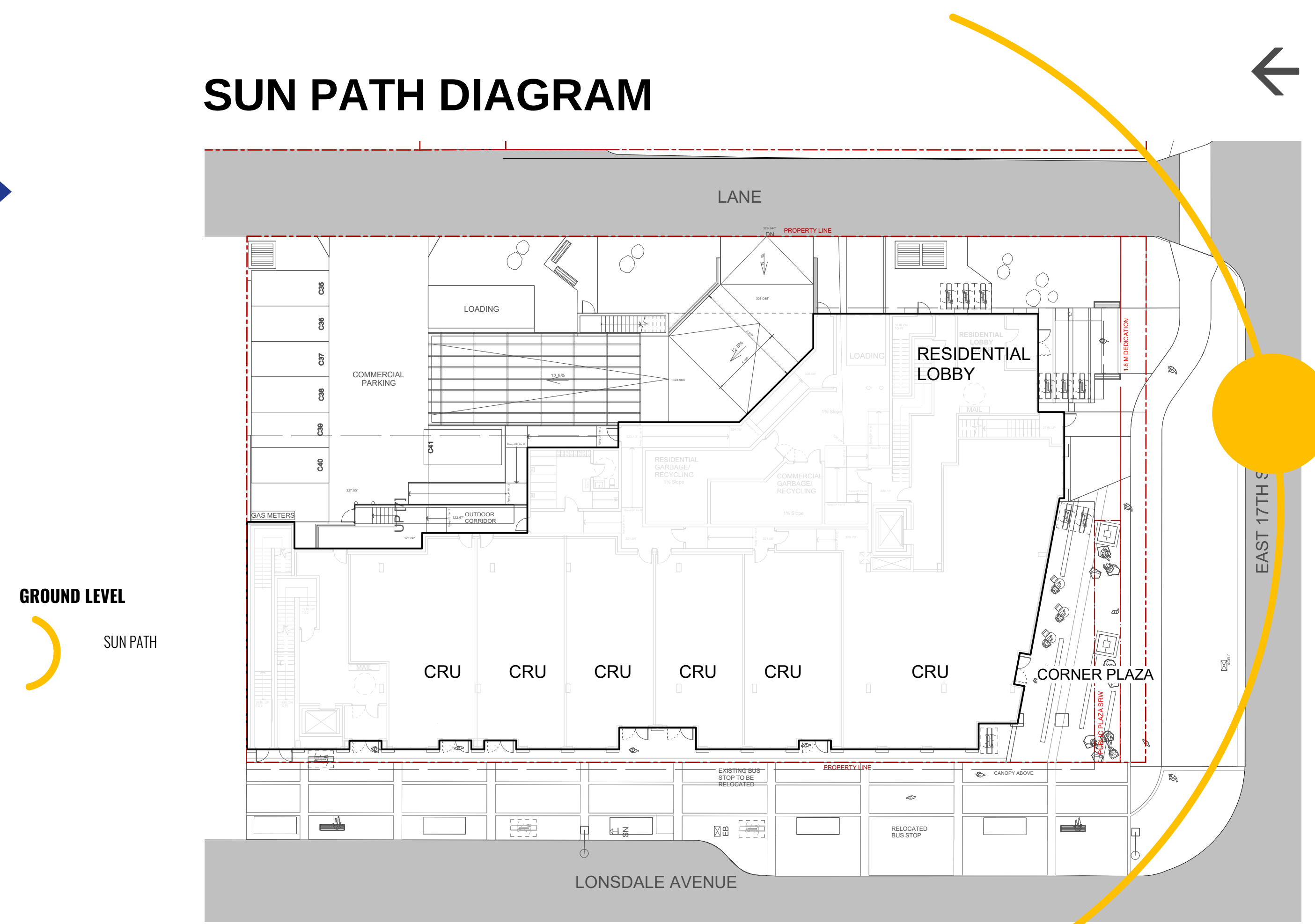
ONSITE PROGRAM L2



CIRCULATION



SUN PATH DIAGRAM



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**ANALYSIS & PROGRAM
DIAGRAMS**

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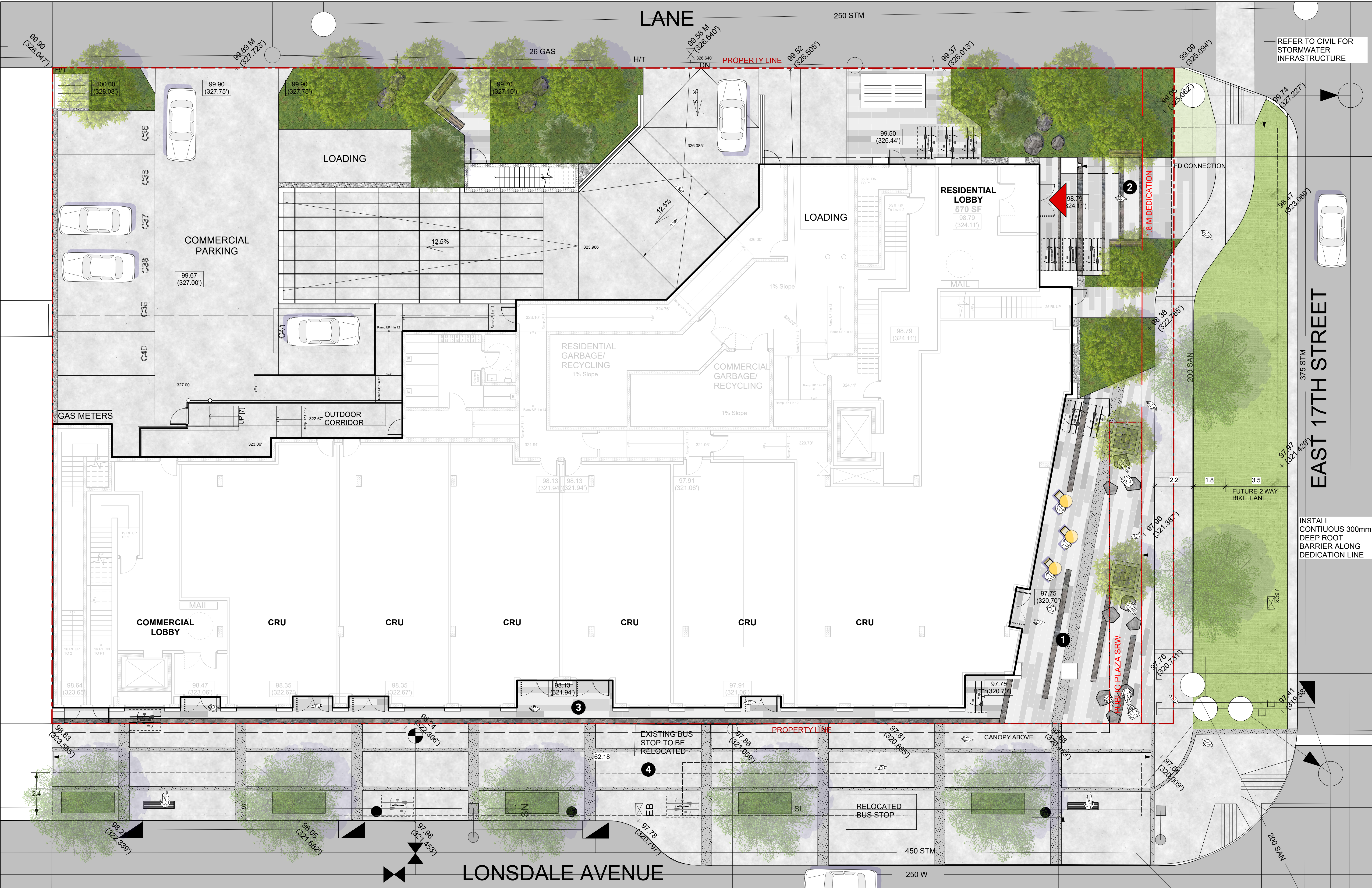
Scale: 1:100

Drawn: MR

Reviewed: KL

Project No. 06-729

SITE PLAN



1 SITE PLAN
Scale: 1:100

- PROGRAM LEGEND**
- 1. CORNER PLAZA WITH BASALT FEATURE SEATING AND TREE GROVE
 - 2. RESIDENTIAL ENTRY WITH SEATING AND FEATURE PAVING
 - 3. RETAIL FRONTAGE WITH UNIT PAVING
 - 4. LONSDALE AVE OFFSITE PER CNV DESIGN GUIDELINES

MATERIALS LEGEND

	CIP CONCRETE PAVING		DECORATIVE GRAVEL		LONSDALE OFFSITE CNV BENCH
	EXPOSED AGGREGATE PAVING		SHRUB PLANTING		BIKE RACK (2 Class B EA)
	UNIT PAVING LINEAR		SODDED LAWN		OFFSITE BIKE RACK
	BASALT STONE ACCENT PAVING		BASALT STONE SEATING		OWNER TABLE AND CHAIR
			TIMBER BENCH		METAL TREE GRATE

REFER TO CIVIL FOR STORMWATER INFRASTRUCTURE AND SILVA CELL LAYOUT

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POLYGON
POLYGON DEVELOPMENT 259 LTD.

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**LANDSCAPE PLAN
LEVEL 2**



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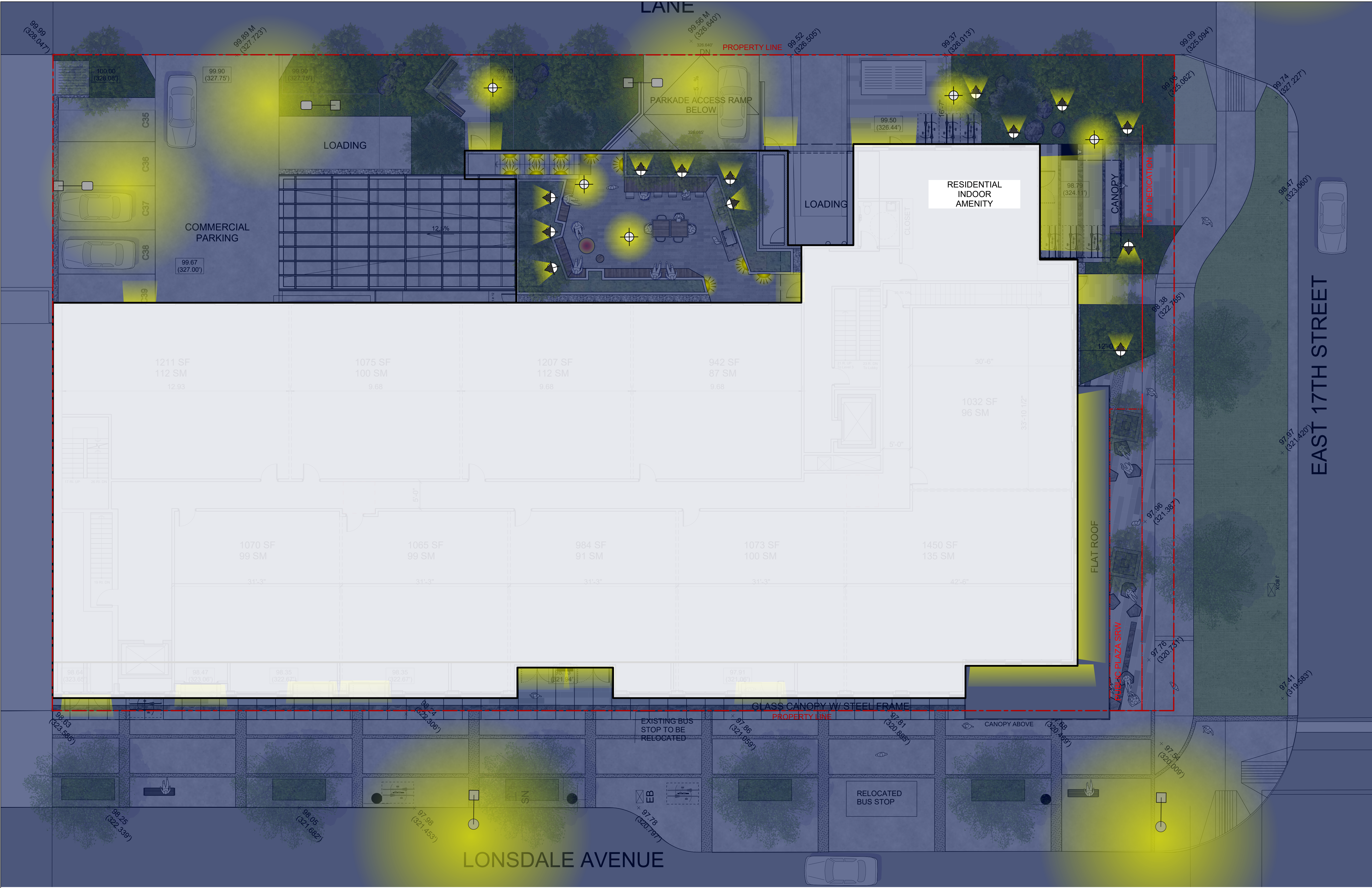
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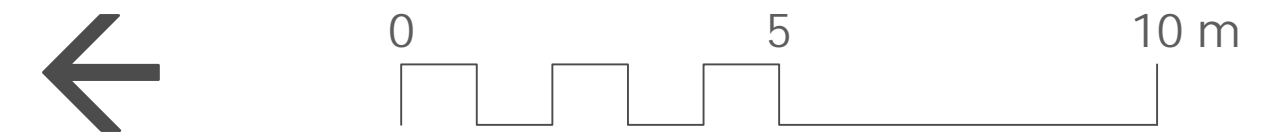
**LANDSCAPE LIGHTING
OVERALL PLAN**



1 OVERALL LIGHTING PLAN
Scale: 1:100

LIGHTING LEGEND

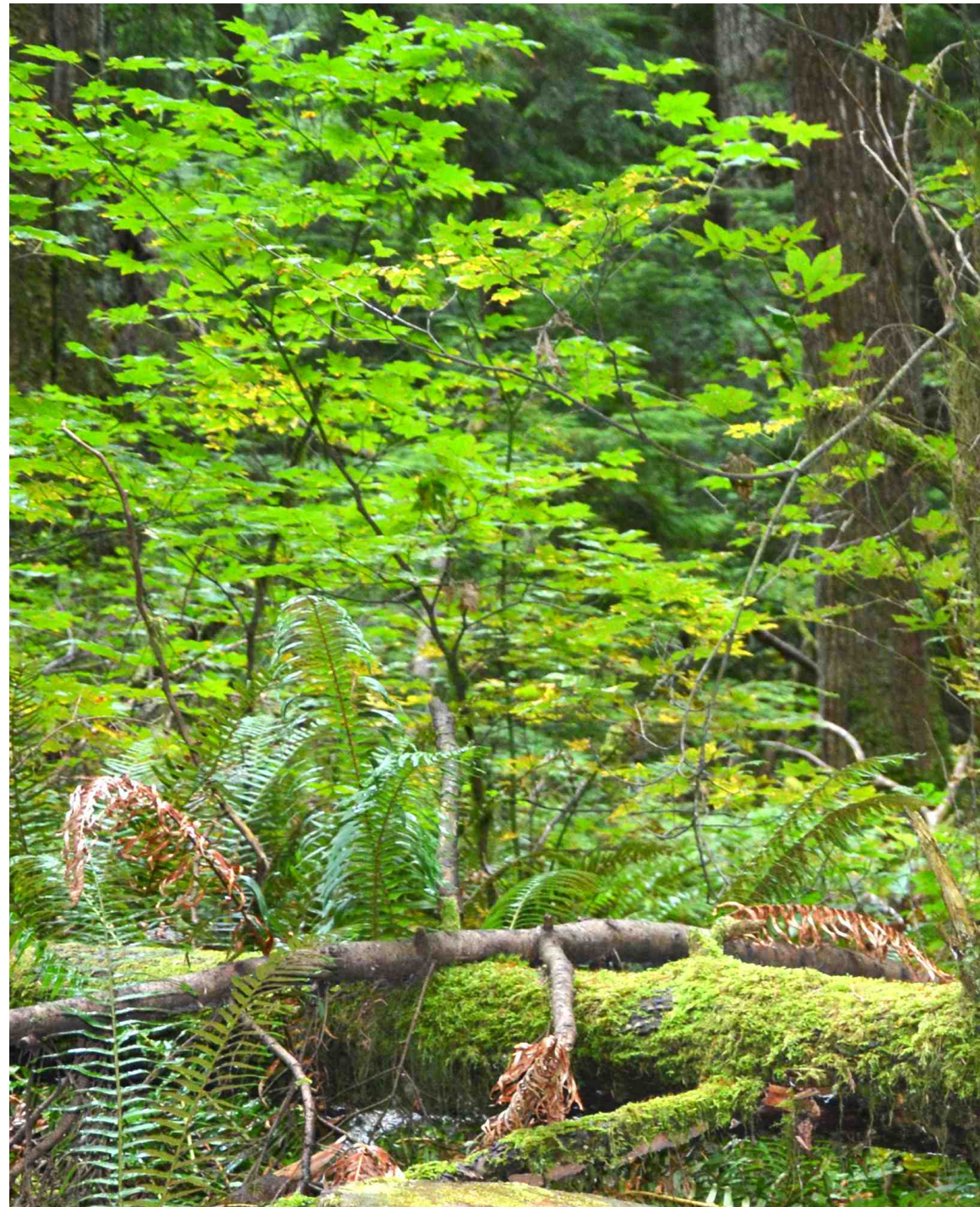
DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
BOLLARD LIGHT		LIGHT STANDARD	
WALL STEP LIGHT		PARKING LIGHT POLE AND LUMINAIRE	
LED LIGHT STRIP RECESSED UNDER BENCH		EXISTING STREET LIGHT	
BUILDING ENTRY LIGHTING BY ARCHITECTS			



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PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
7	Acer griseum	Paperbark Maple	6cm cal.	as shown	specimen
4	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	2.5m ht	as shown	multistem
2	Acer rubrum 'Armstrong'	Armstrong Red Maple	6cm cal.	as shown	specimen
6	Picea omorika	Serbian Spruce	2.5-3m Ht	as shown	specimen
3	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	as shown	specimen
STREET TREES LONSDALE AVE:					
5	Acer rubrum 'Bowhall'	Bowhall Red Maple	7cm cal.	as shown	2m ht Standard
STREET TREES 17th St:					
2	Carpinus betulus 'Franz Fontaine'	'Franz Fontaine' European Hornbeam	7cm cal.	as shown	2m ht Standard
SHRUBS					
132	Cornus sericea 'Kelseyi' * #	Kelsey Redtwigged Dogwood	No. 2 Pot	600mm O.C.	fully established
20	Nandina domestica 'Gulfstream'	Gulfstream Nandina	No. 2 Pot	600mm O.C.	fully established
82	Rhododendron 'Ken Janek' *	Ken Janek Rhododendron	No. 2 Pot	750mm O.C.	fully established
15	Rhododendron 'Mardi Gras' *	Mardi Gras Rhododendron	No. 3 Pot	900mm O.C.	fully established
71	Sarcococca hookeriana humilis *	Dwarf Sweet box	No. 2 Pot	450mm O.C.	fully established
54	Skimmia japonica 'Rubella'	Japanese Skimmia	No. 2 Pot	600mm O.C.	fully established
91	Vaccinium ovatum * #	Evergreen Huckleberry	No. 3 Pot	750mm O.C.	fully established
PERENNIALS AND GRASSES					
63	Hakonechloa macra 'Aurea'	Golden Japanese Forest Grass	No. 1 Pot	380mm O.C.	fully established
177	Liriope muscari 'Big Blue' *	Big Blue Lilyturf	No. 1 Pot	300mm O.C.	fully established
24	Brunnera macrophylla 'Jack Frost' *	Siberian Bugloss Jack Frost	No. 1 Pot	300mm O.C.	fully established
GROUNDCOVERS					
33	Arctostaphylos uva-ursi * #	Kinnikinnick	No. 1 Pot	350mm O.C.	fully established
91	Frageria chiloensis * #	Beach Strawberry	No. 1 Pot	350mm O.C.	fully established
OFFSITE PLANTS					
25	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	No. 2 Pot	600mm O.C.	fully established
25	Nandina domestica 'Gulfstream'	Gulfstream Nandina	No. 2 Pot	600mm O.C.	fully established
NOTES:					
* Indicates pollinator/bird friendly plants					
# Indicates native plants					

PLANTING NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARDS.
2. ALL TREE AND SHRUB BEDS ARE TO BE MULCHED WITH 50mm OF 2 MEDIUM FINE MULCH, LESS THAN 50mm DIAMETER.
3. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.
4. OFFSITE LANDSCAPE TO BE IRRIGATED TO CNV STANDARDS.
5. ALL OFFSITE TREES TO HAVE MINIMUM OF 25m3 SOIL VOLUME.
6. ALL OFFSITE PLANTING TO MEET CNV STANDARDS.

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PLANT MATERIALS

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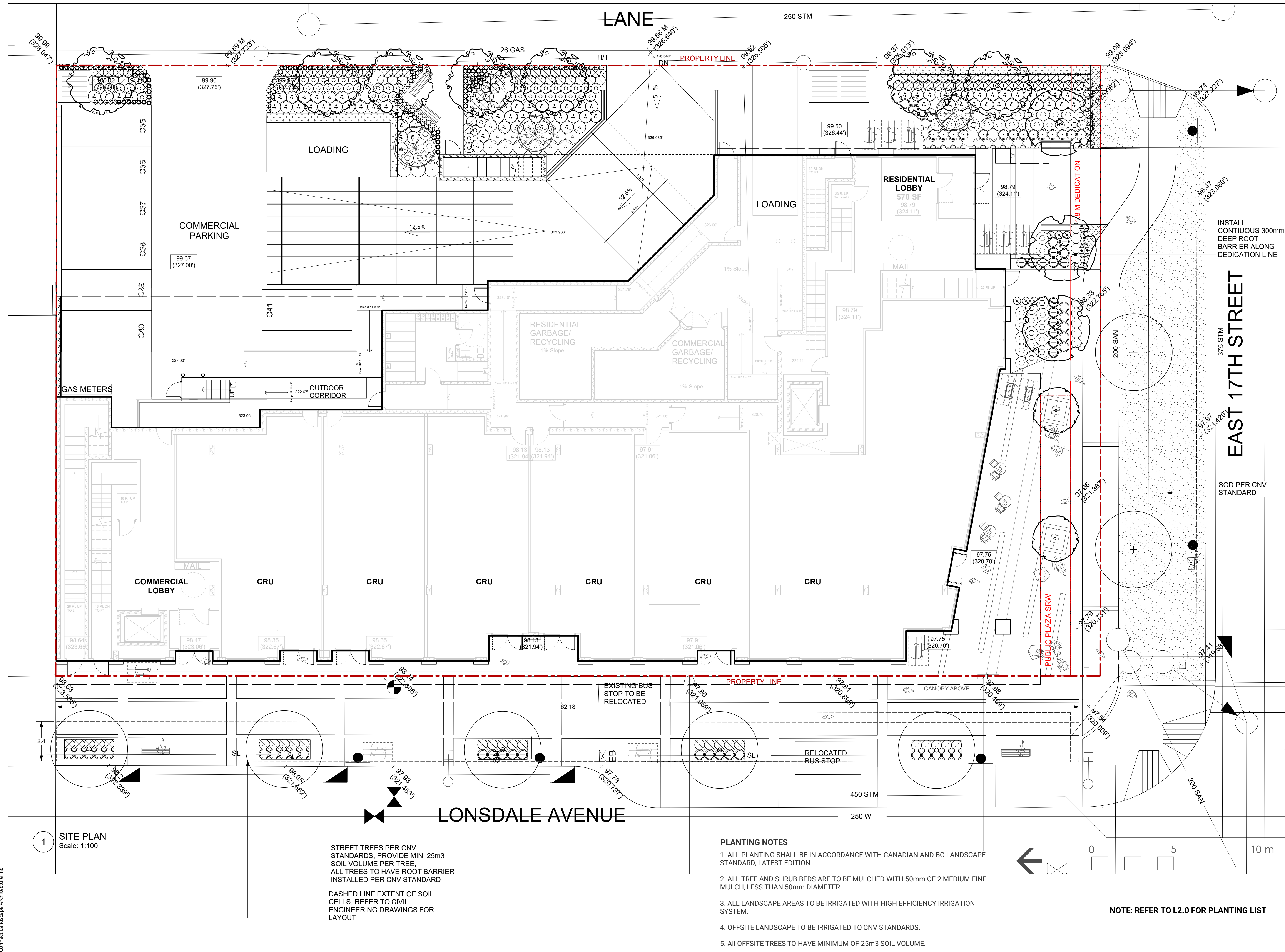
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PLANTING PLAN



1 SITE PLAN
Scale: 1:100

STREET TREES PER CNV
STANDARDS, PROVIDE MIN. 25m³
SOIL VOLUME PER TREE.
ALL TREES TO HAVE ROOT BARRIER
INSTALLED PER CNV STANDARD

DASHED LINE EXTENT OF SOIL
CELLS, REFER TO CIVIL
ENGINEERING DRAWINGS FOR
LAYOUT

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NOTE: REFER TO L2.0 FOR PLANTING LIST

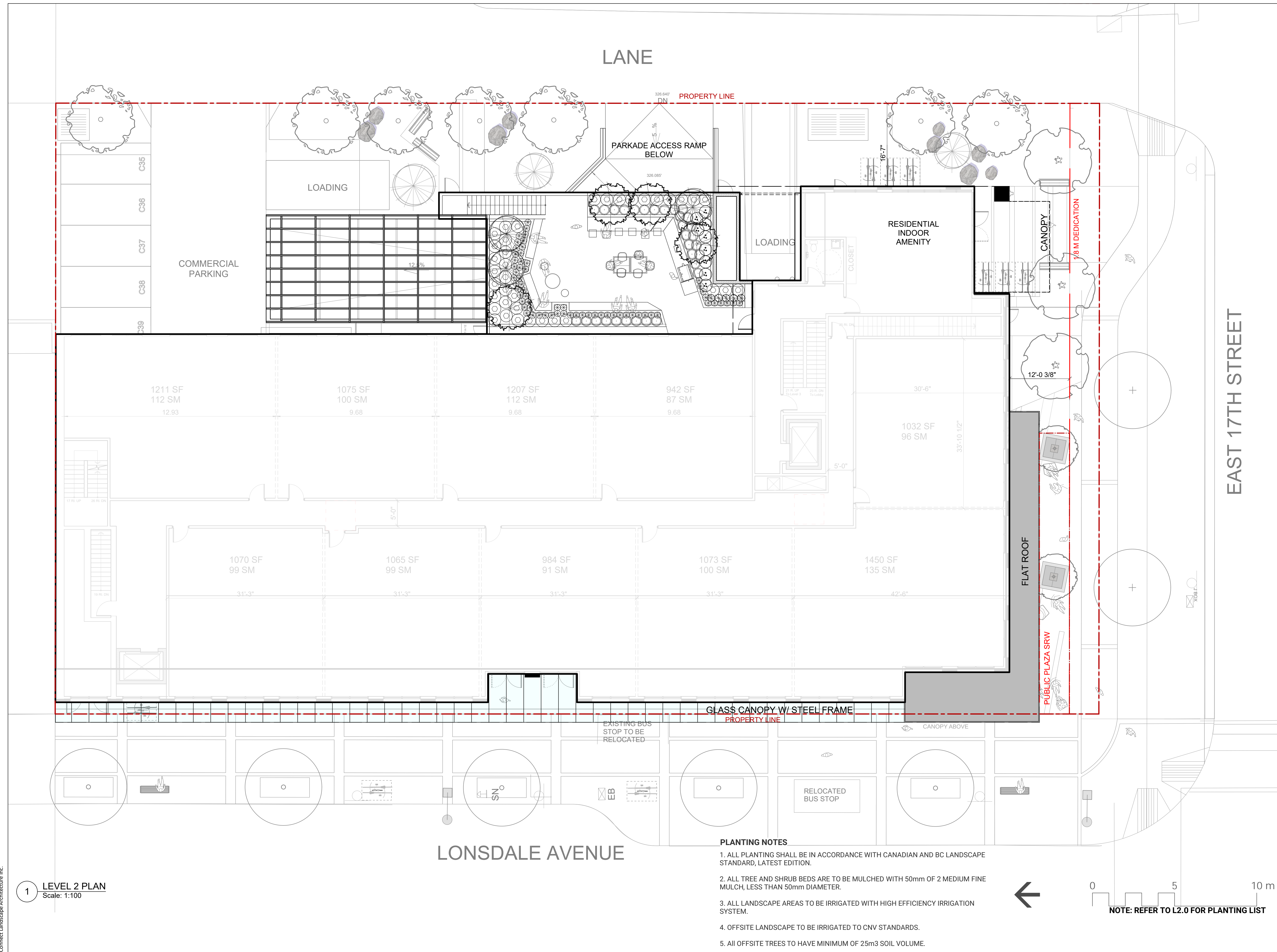
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EAST 17TH STREET



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PLANTING PLAN
LEVEL 2

L2.2

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1 LEVEL 2 PLAN
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**GROUND LEVEL
PRECEDENTS**

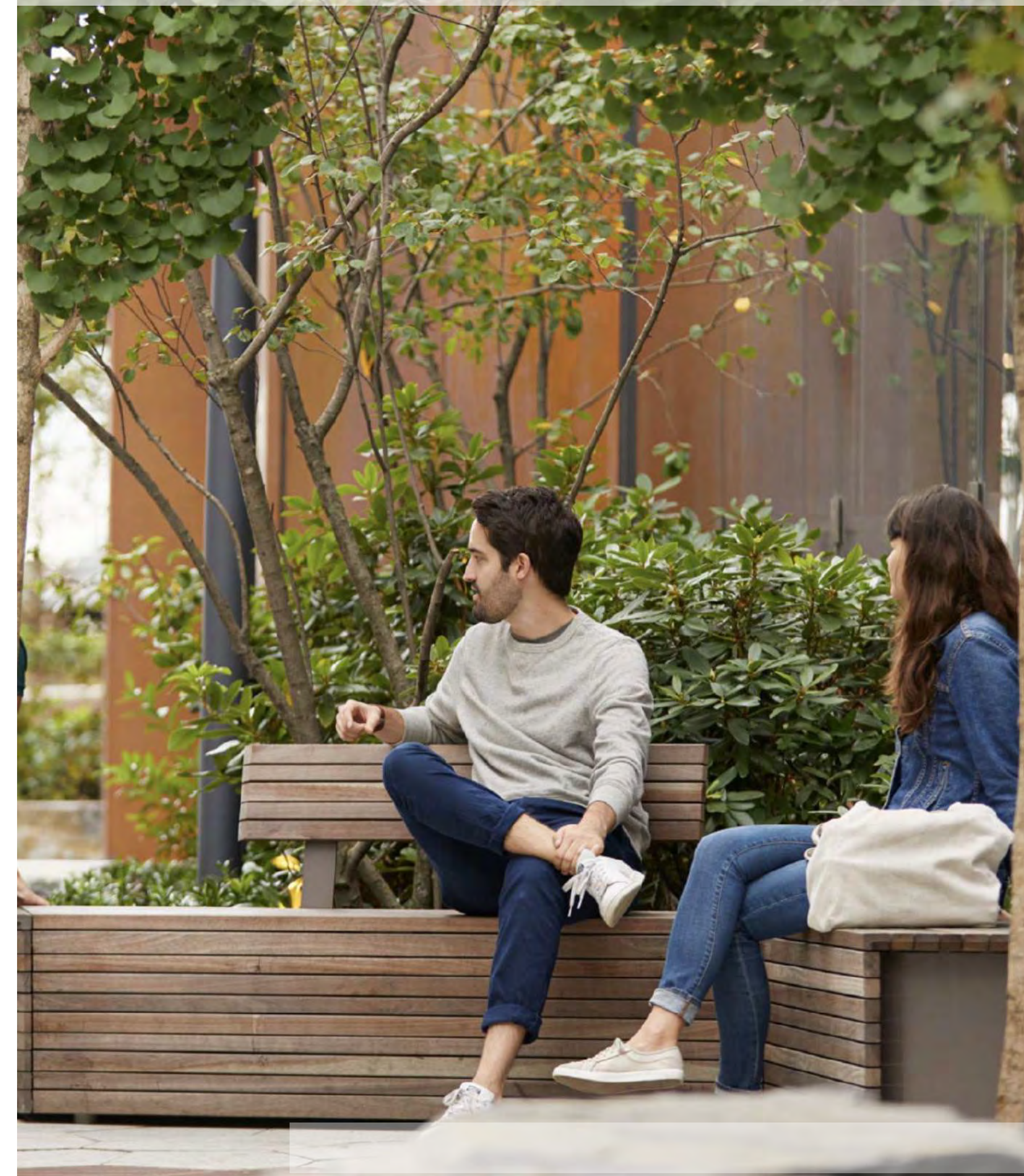
WELCOMING PLAZA WITH NATURAL MATERIALS



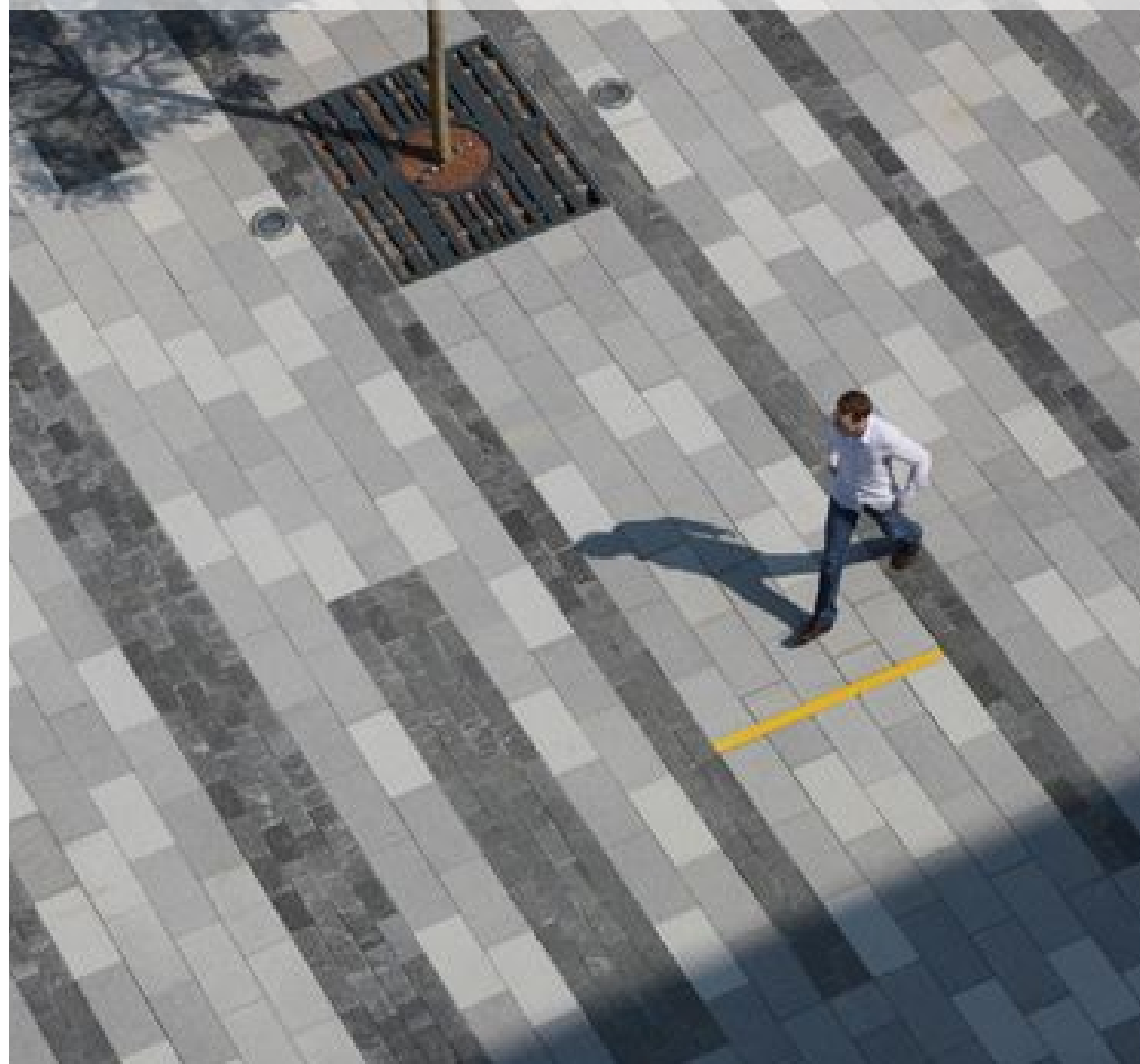
VIBRANT RETAIL EDGE



LUSH AND COMFORTABLE RESIDENTIAL ENTRY



CONTRASTING PATTERNS



LOCAL MATERIALS



ACTIVE STREETScape LONSDALE



MATERIALS & FURNISHING

1. CIP CONCRETE W/ SAWCUT
NATURAL BROOM FINISH

2. GROUND LEVEL PAVER (TYPE 1)
BROADWAY PLANK
CHARCOAL, STERLING AND NATURAL

3. BASALT FEATURE SLAB PAVER (TYPE 3)
BASALT SLAB

4. EXPOSED AGGREGATE PAVING

5. BIKE RACK
MAGLIN ICONIC
CHARCOAL POWDERCOAT FINISH

6. WOODEN BENCH AT RES. ENTRY PLAZA
MAGLIN MLB 1050 BENCH

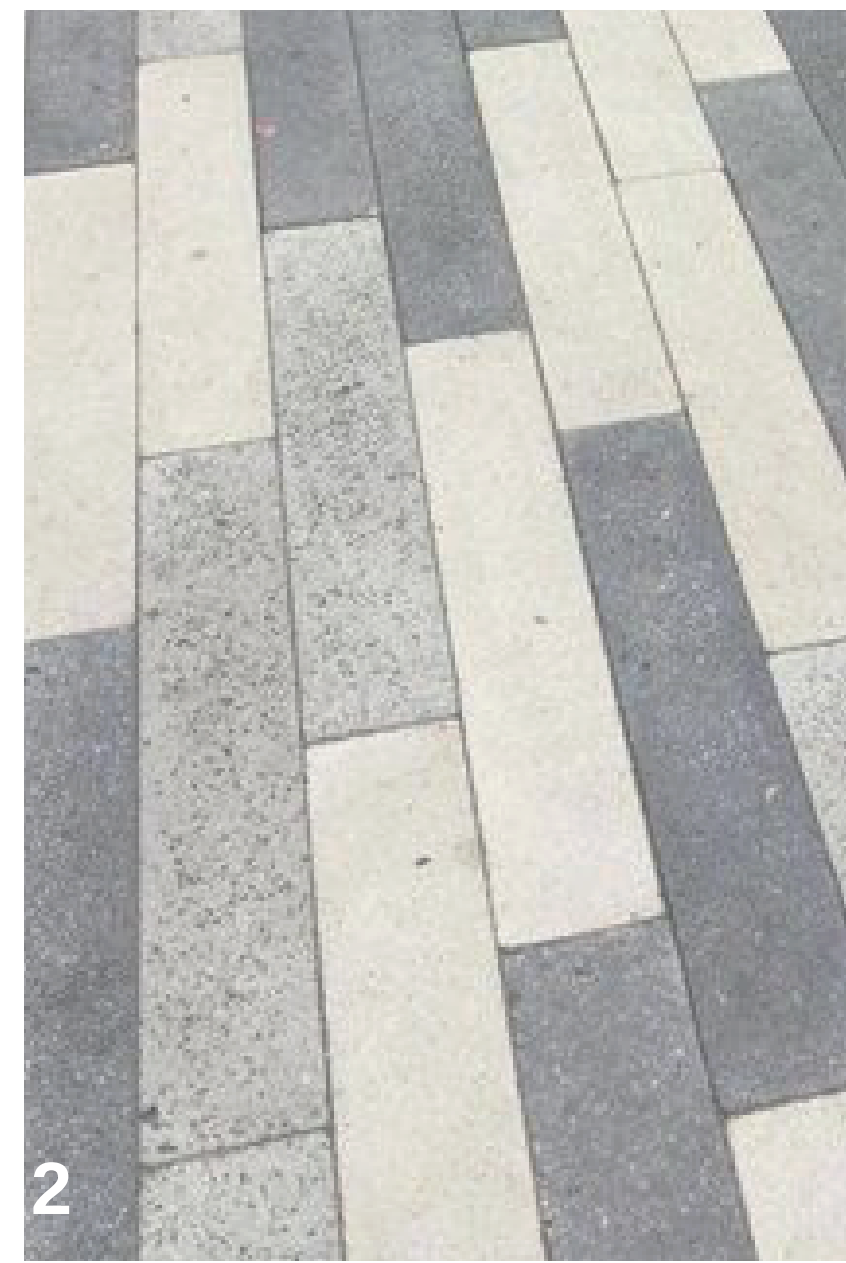
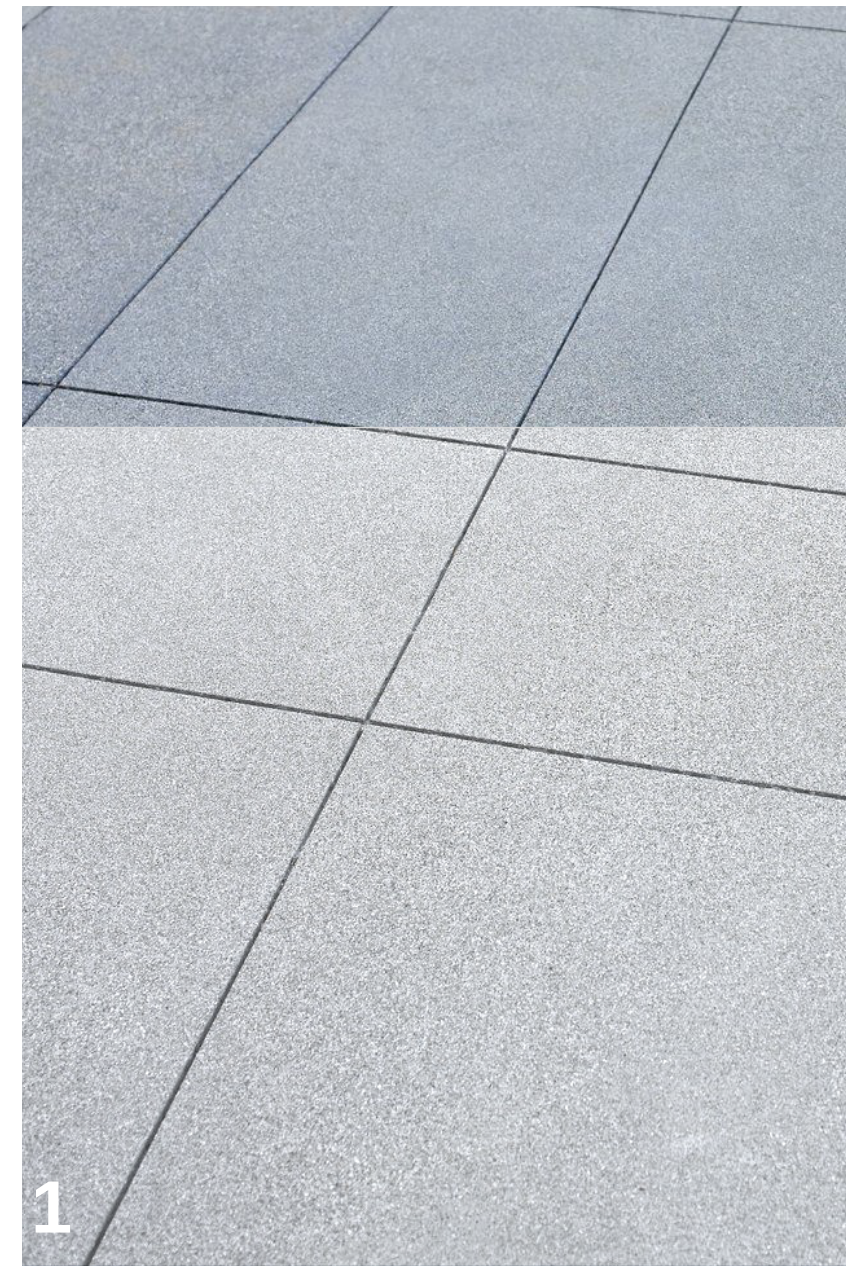
7. FEATURE BASALT SEATING
LOCALLY SOURCED BASALT ROCKS

8. AMENITY SEATING WITH FIRE TABLE

9. TABLE AND BENCHES
WOOD WITH ALUMINUM

10. AMENITY BBQ AND COUNTER

11. BOLLARD LIGHTS



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CLIENT



5	RE-ISSUED FOR REZONING	21-12-15
4	ISSUED FOR REZONING	21-10-27
3	ISSUED FOR REZONING	20-12-22
2	ISSUED FOR REVIEW	20-12-16
1	ISSUED FOR REVIEW	20-11-09

REVISIONS		

Lennox
Lonsdale Ave
& E 17th St
East 17th St
North Vancouver, BC

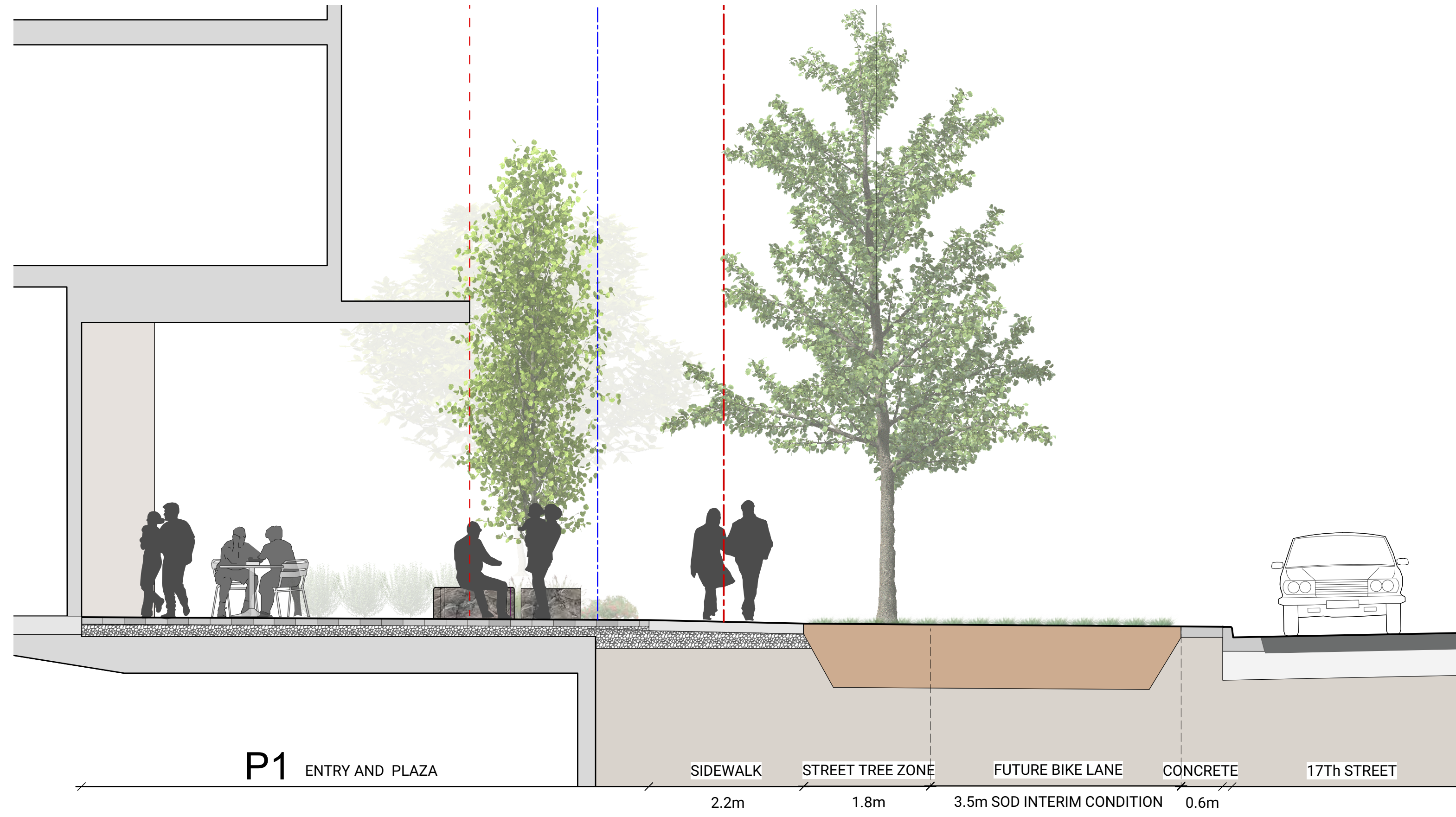
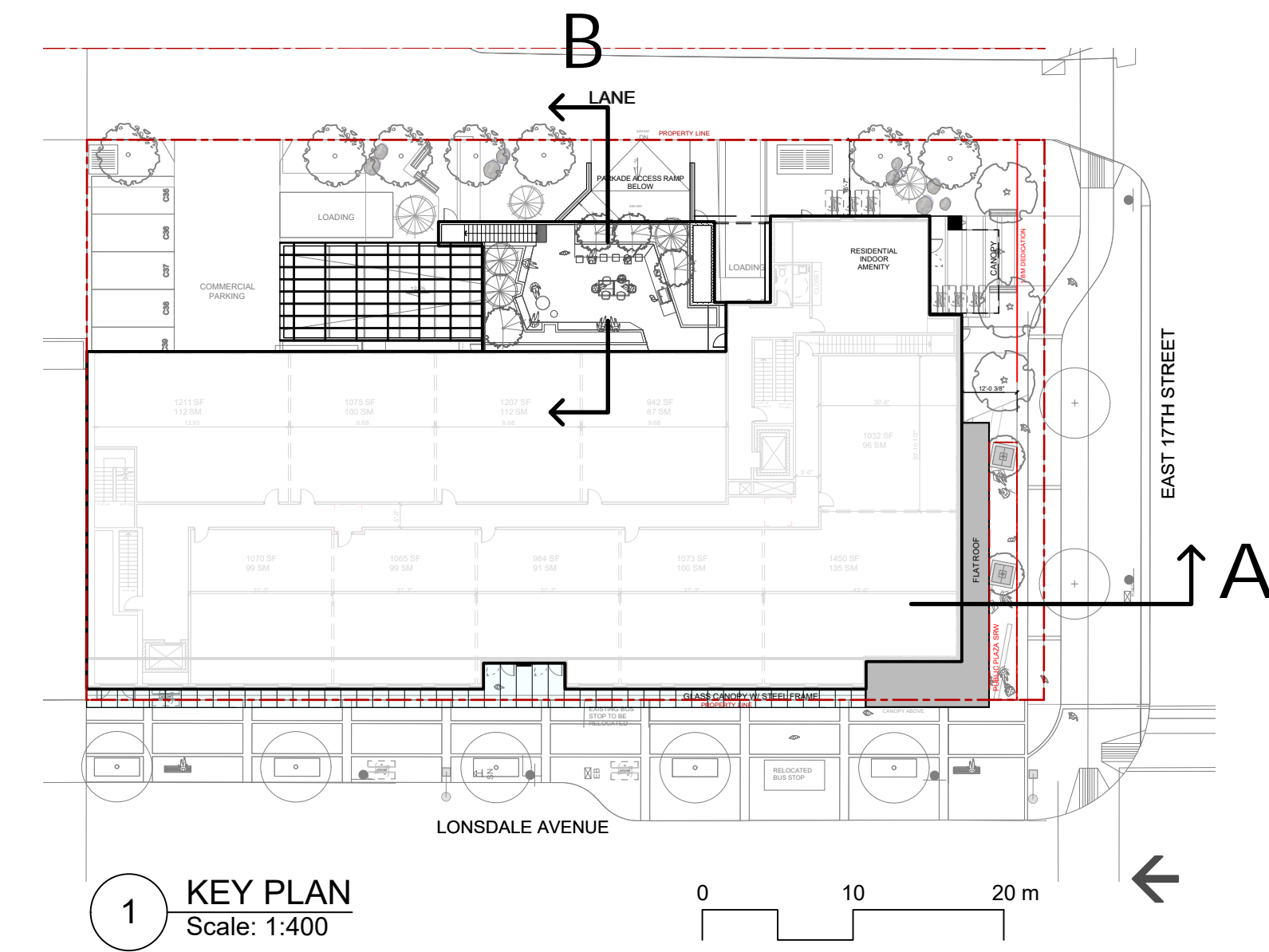
Scale:	NTS
Drawn:	MR
Reviewed:	KL
Project No.	06-729

MATERIALS & FURNISHINGS

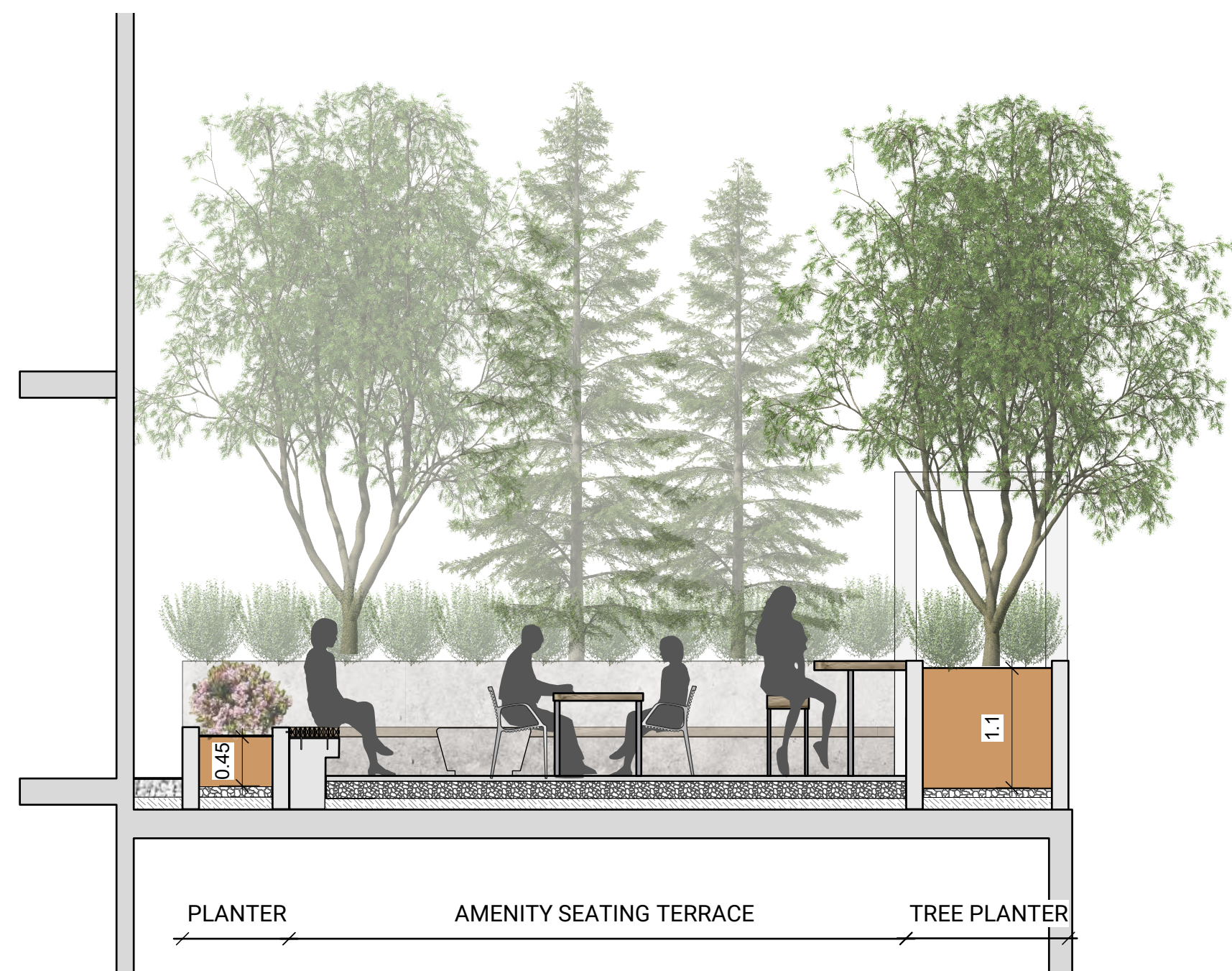
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CLIENT



A SECTION - 17th ST PLAZA AND BOULEVARD
Scale: 1:50



B SECTION - LEVEL 2 AMENITY SPACE
Scale: 1:50

5	RE-ISSUED FOR REZONING	21-12-15
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REVISIONS

Lennox
Lonsdale Ave
& E 17th St

East 17th St
North Vancouver, BC

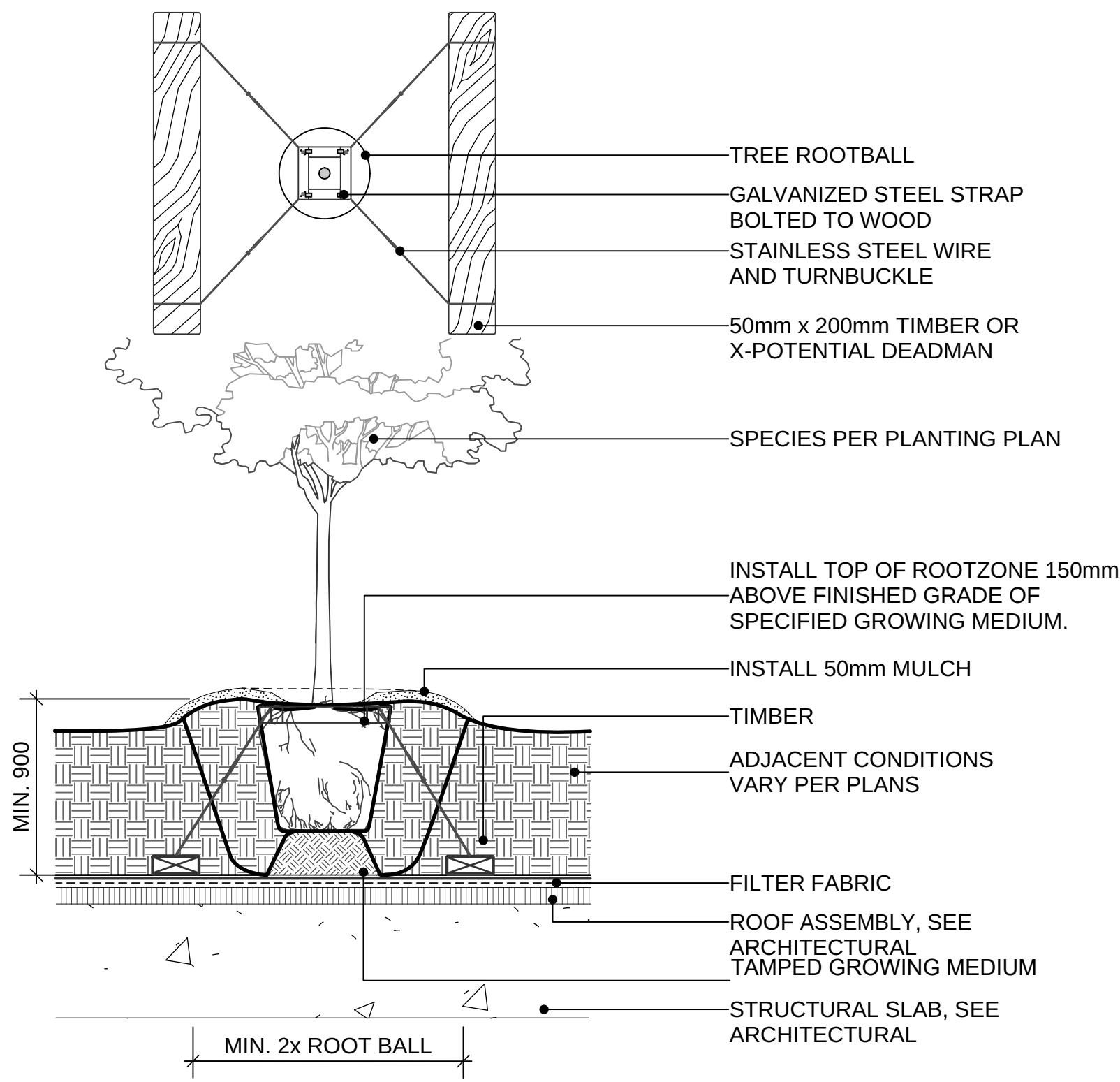
Scale:	AS SHOWN
Drawn:	MR
Reviewed:	KL
Project No.	06-729

SECTIONS

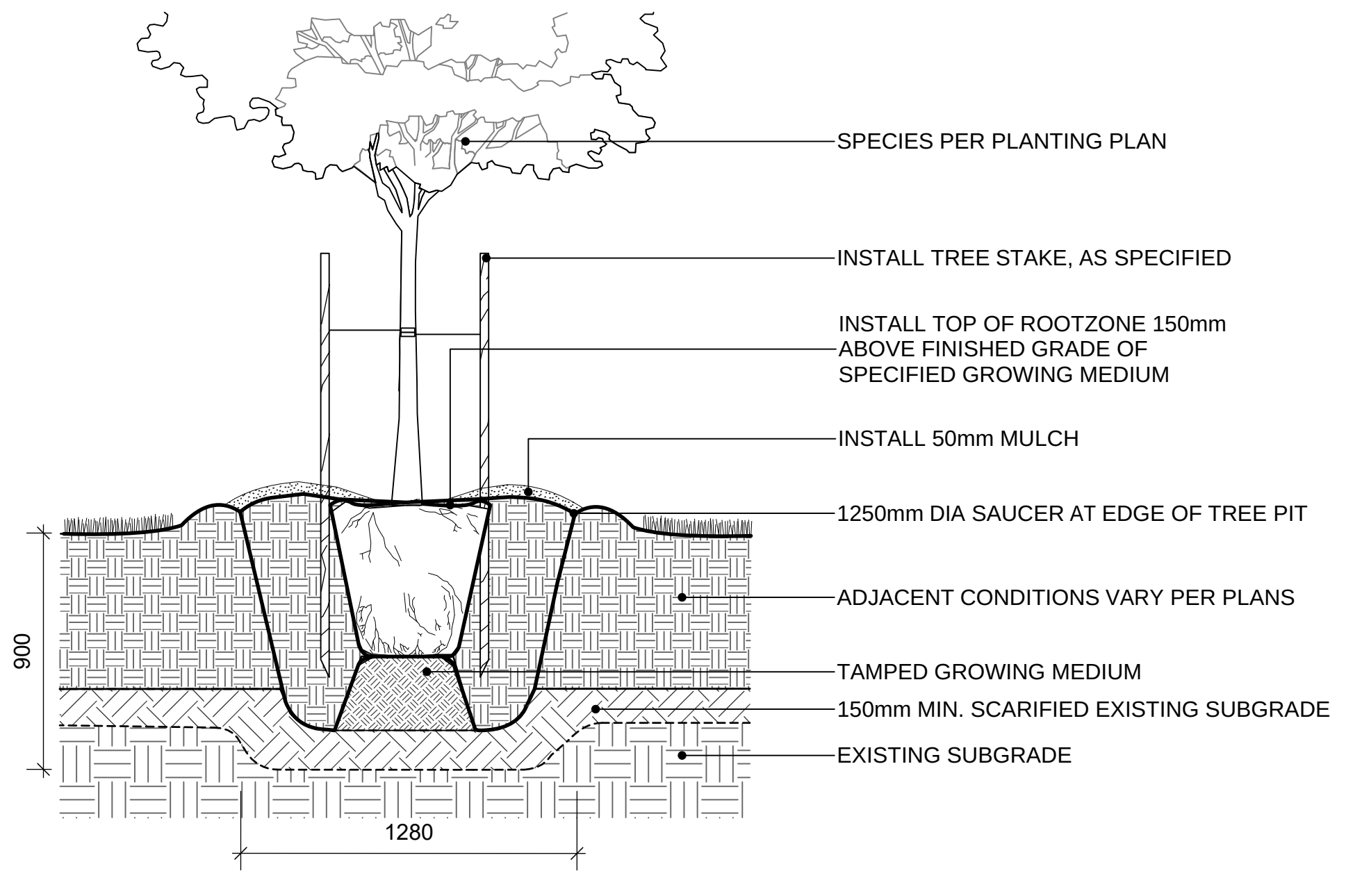
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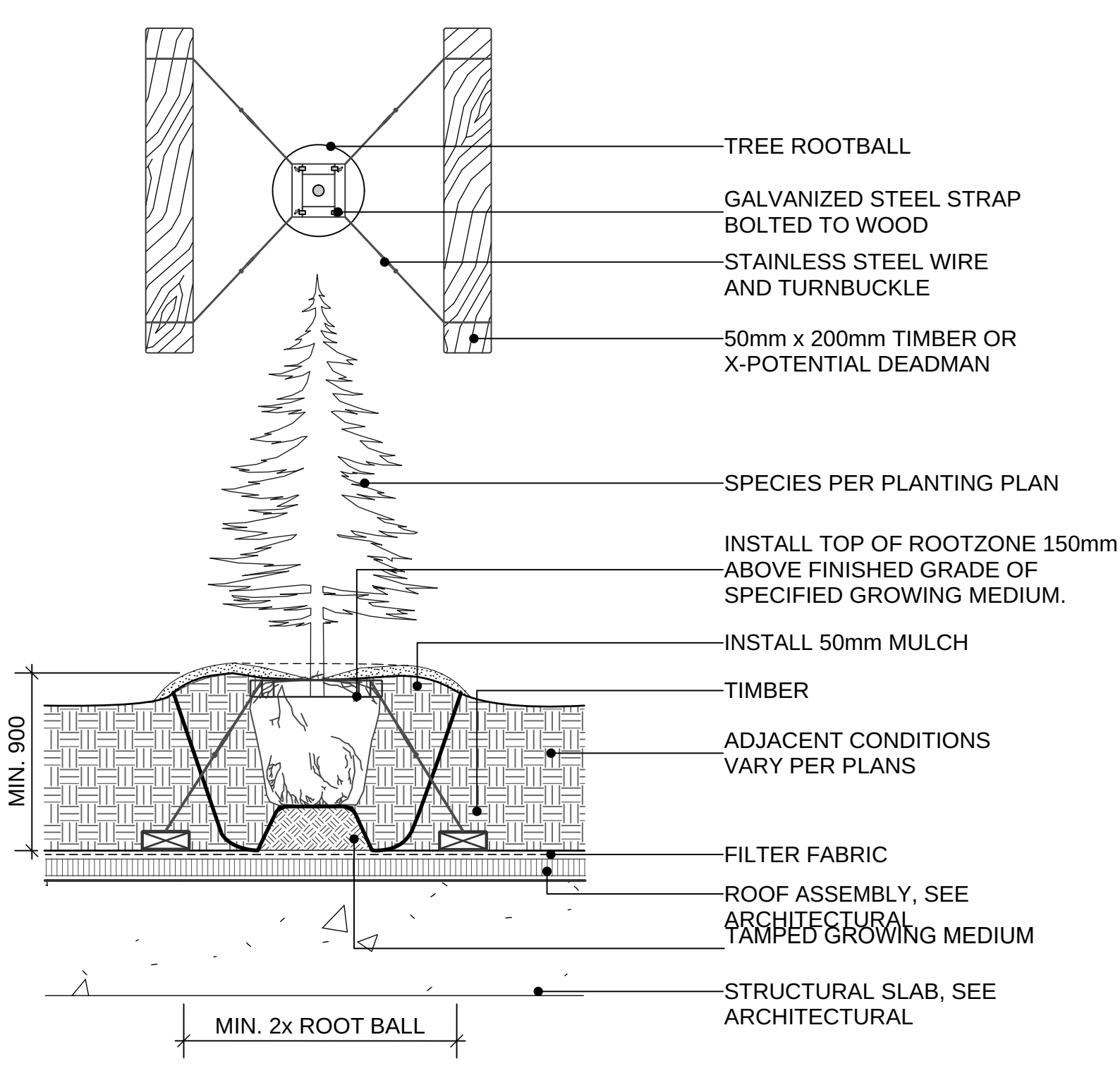
CLIENT



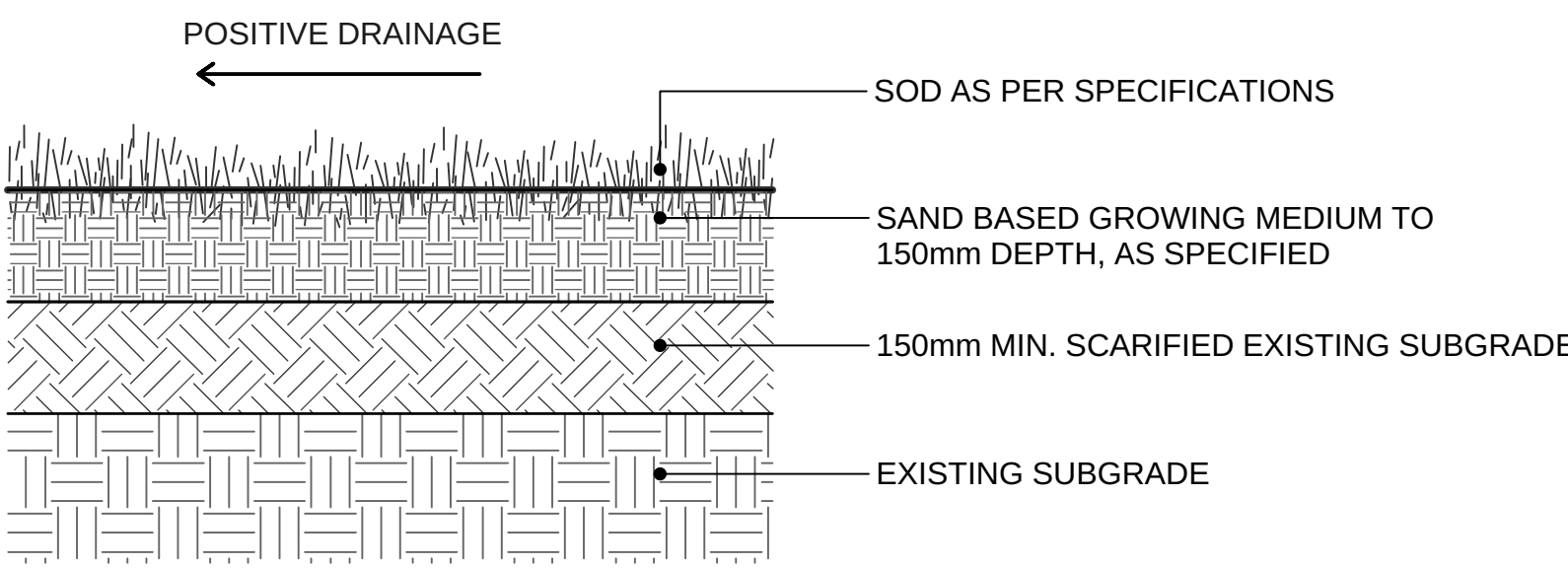
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
SCALE 1:25



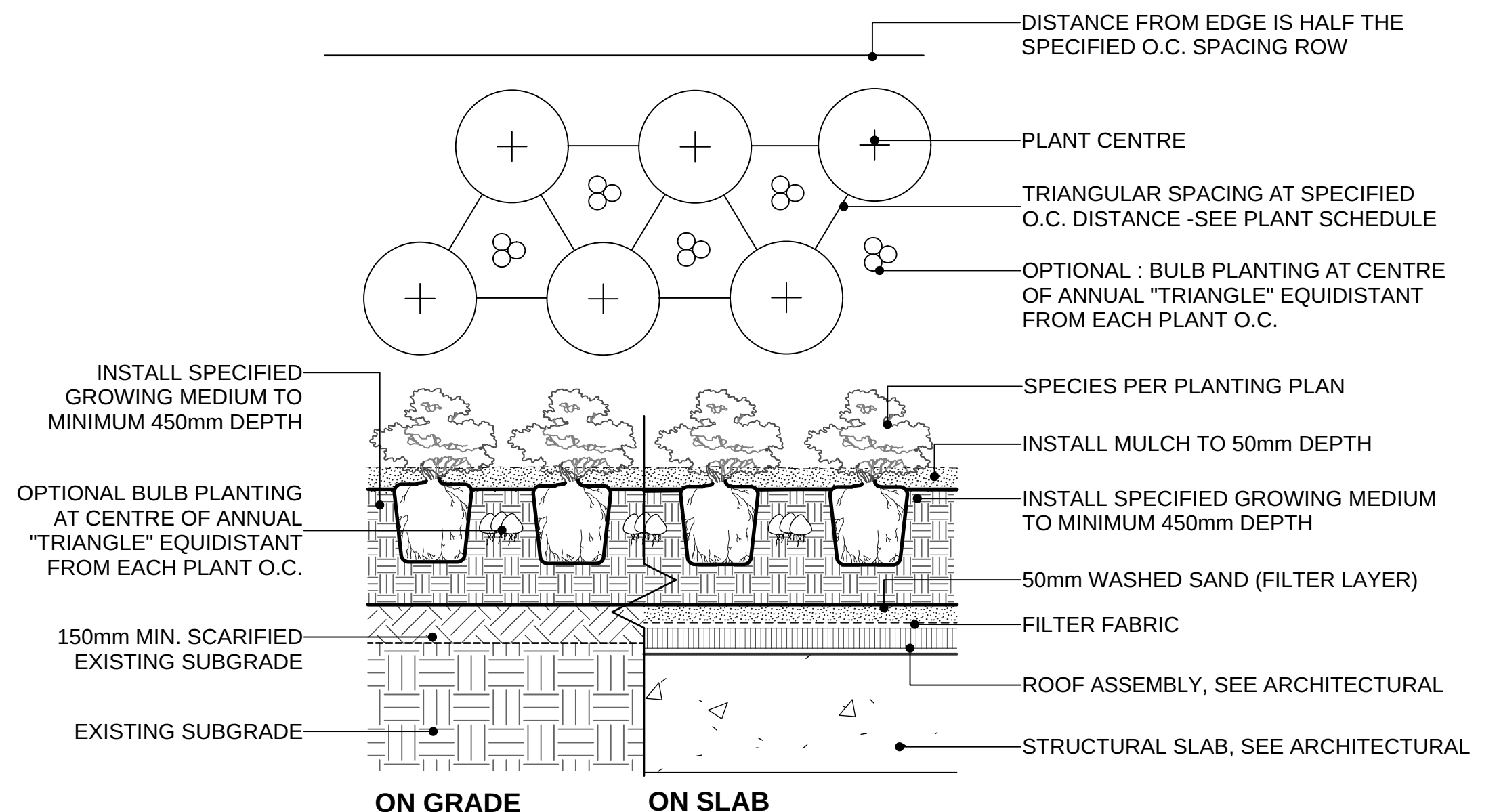
2 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
SCALE 1:20



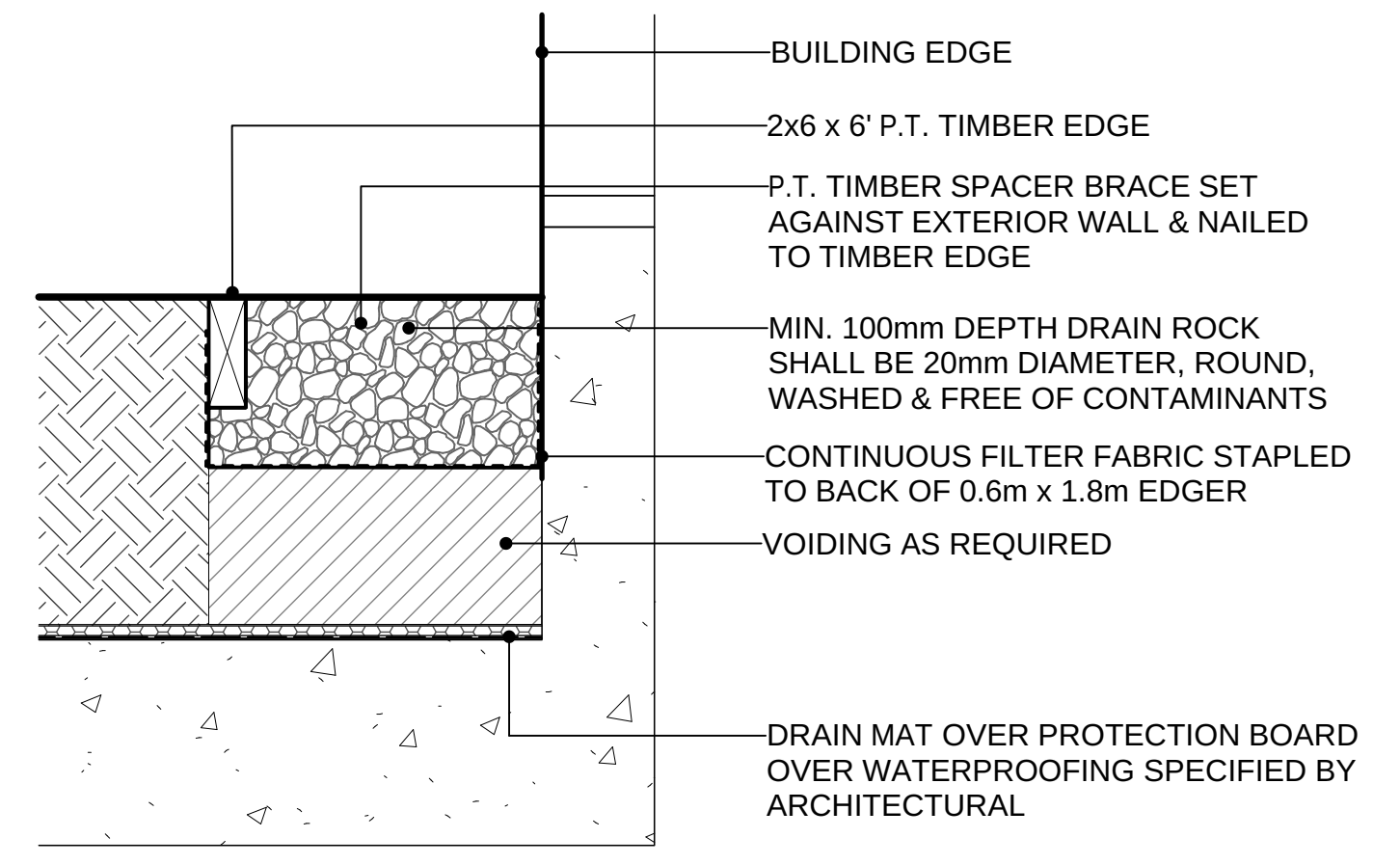
3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
SCALE 1:25



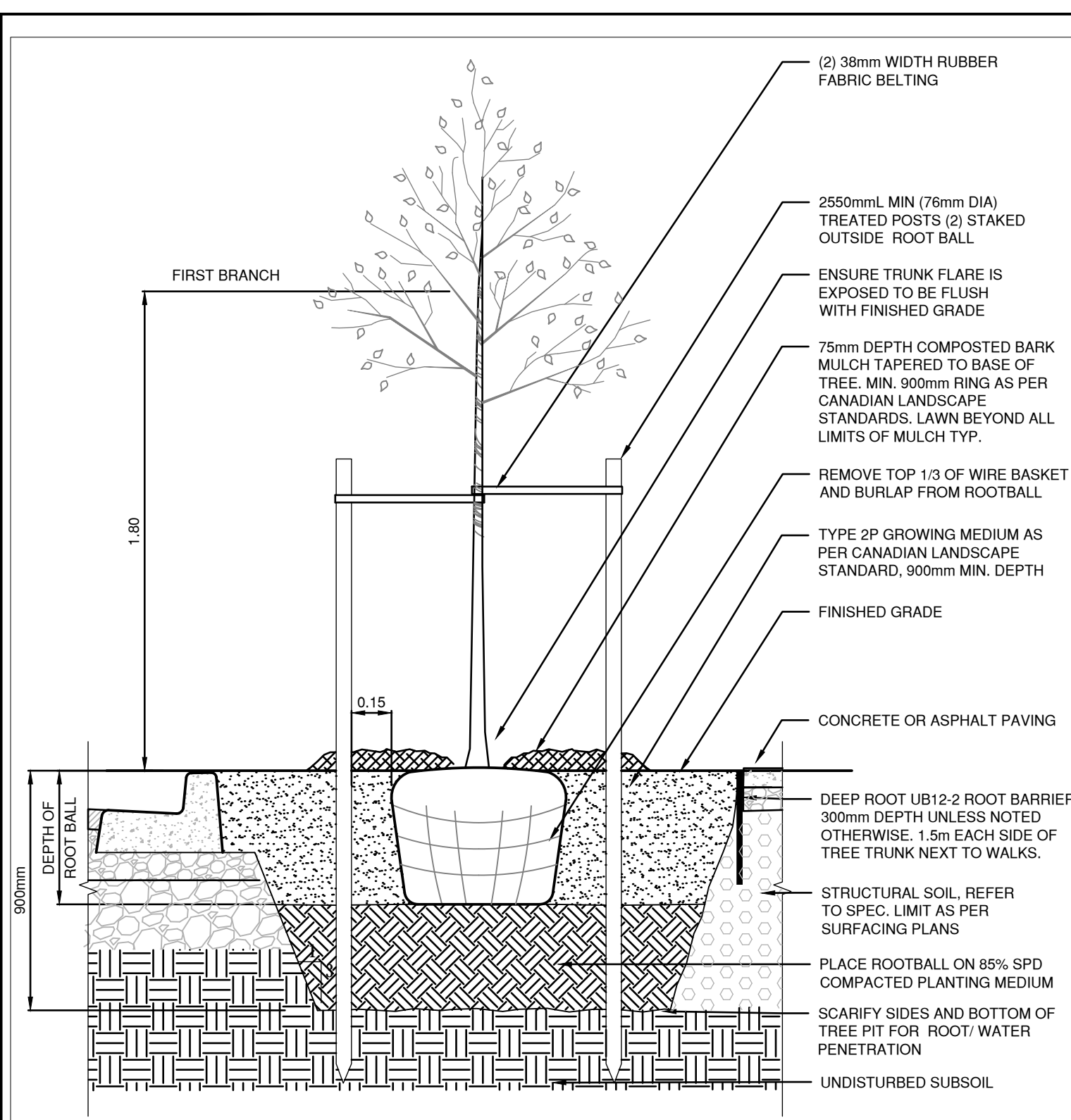
5 SOD LAWN ON GRADE (TYPICAL)
SCALE 1:10



4 SHRUB AND GROUNDCOVER PLANTING ON GRADE/SLAB(TYPICAL)
SCALE 1:20



6 GRAVEL DRAIN STRIP ON SLAB
SCALE 1:10



NOTES:
1. EACH TREE REQUIRES 15-20 m³ MINIMUM OF SOIL FOR GROWING MEDIUM
2. USE STRUCTURAL SOIL UNDER SIDEWALK TO ACHIEVE SOIL VOLUMES
(N.T.S.) METRIC

7 OFFSITE TREE PLANTING DETAIL

CITY OF NORTH VANCOUVER
DECIDUOUS TREE PLANTING DETAIL

DRAWN: JN	DATE: APRIL, 2019	DWG.No. T2S
CHECKED: CB	APPROVED: CB	

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REVISIONS

Lonsdale Ave & E 17th St

East 17th St
North Vancouver, BC

Scale: AS SHOWN

Drawn: MR

Reviewed: DS

Project No. 06-729

SOFTSCAPE DETAILS

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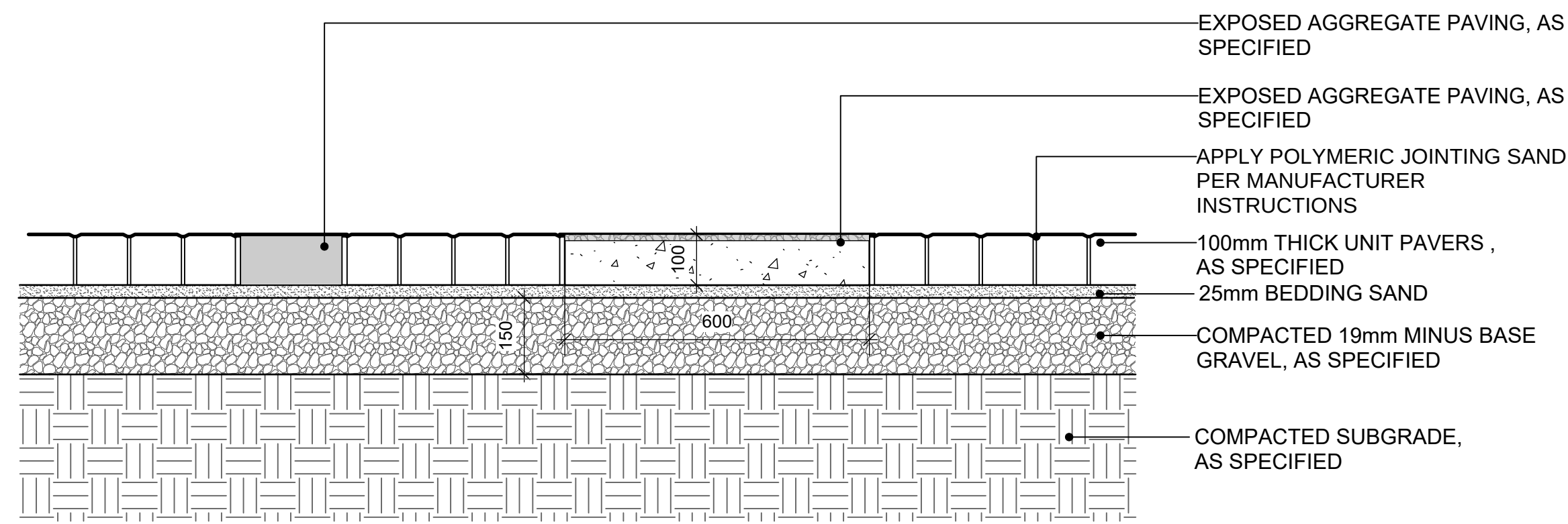
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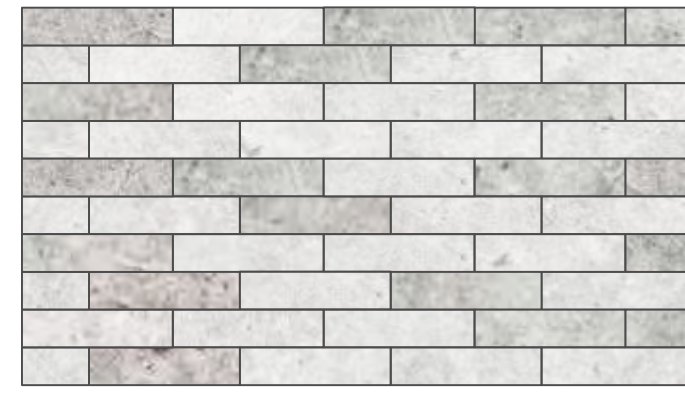


POLYGON

POLYGON DEVELOPMENT 259 LTD.

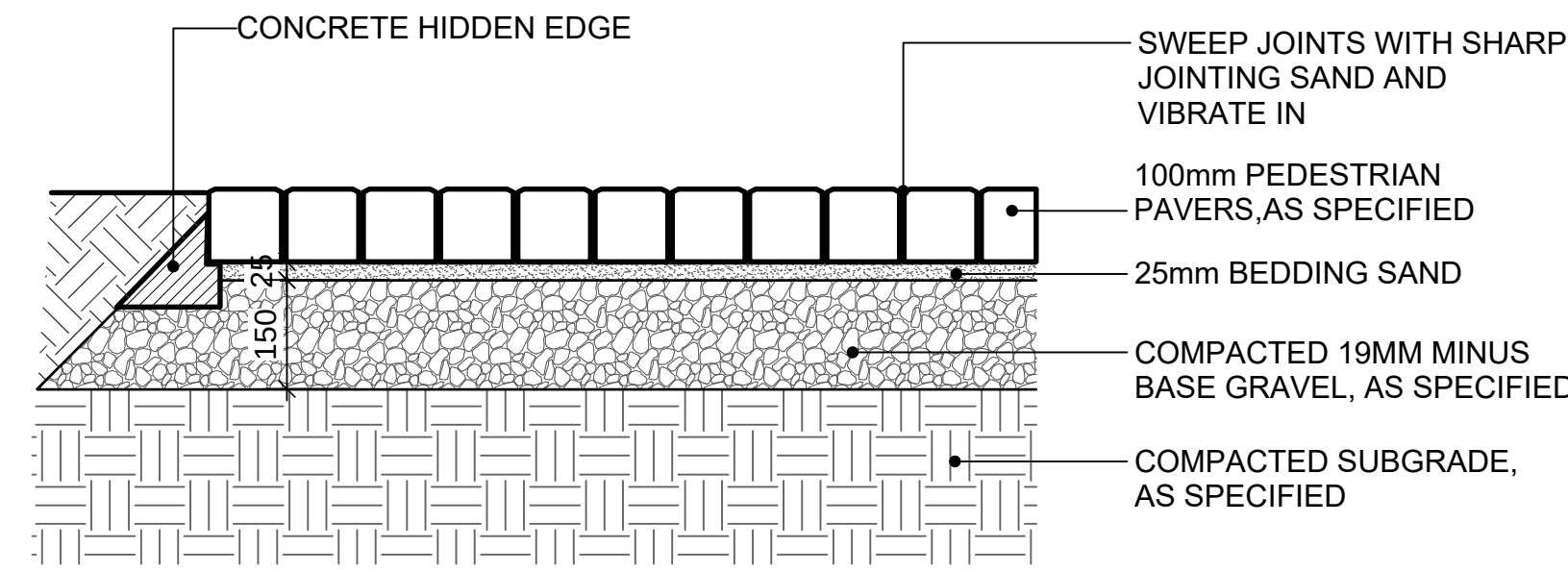


1 PLAZA PAVING ON GRADE
SCALE 1:10



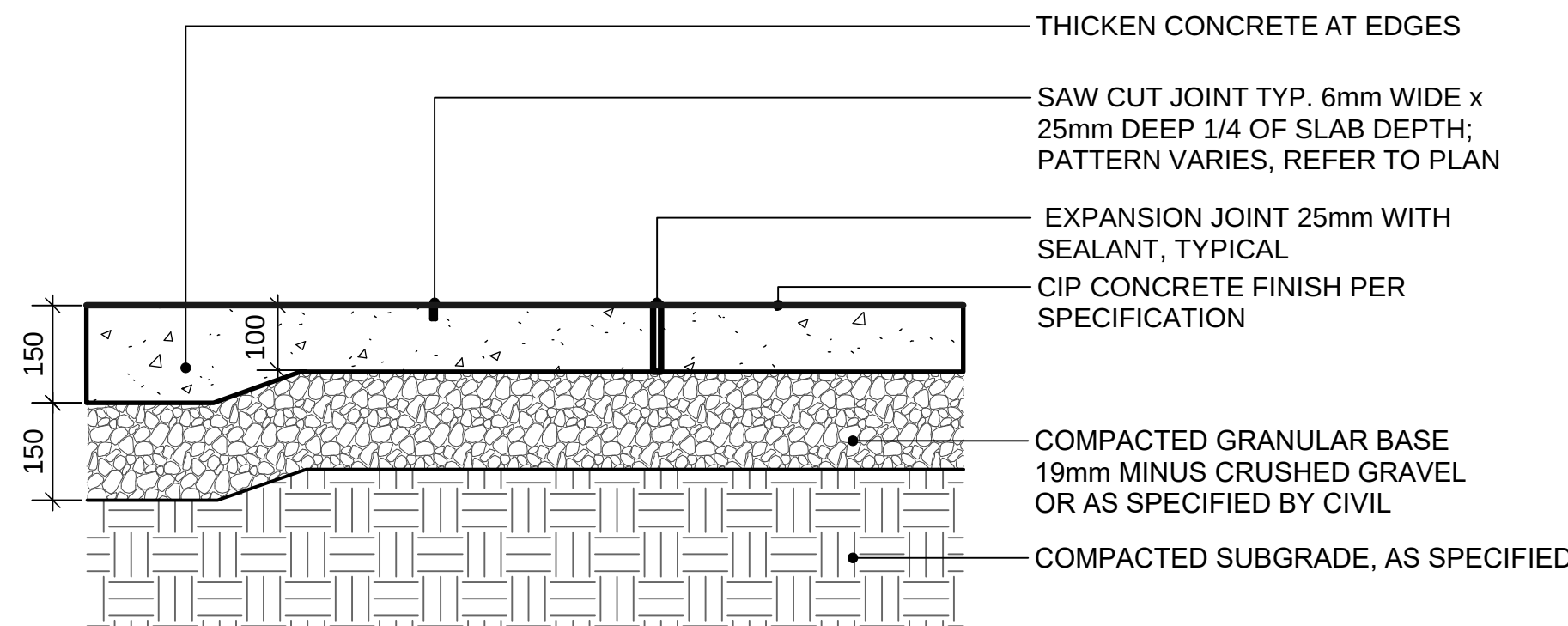
LINEAR UNIT PAVER
TYPE: BOARDWALK PLANK 100mm PAVERS
DIMENSION: 400mm x 100mm x 100mm
PATTERN: RUNNING BOND
COLOR: NATURAL, ASH, CHARCOAL
RANDOM MIX
SUPPLIER: BARKMAN CONCRETE
TEL: 778-689-7670

PATTERN



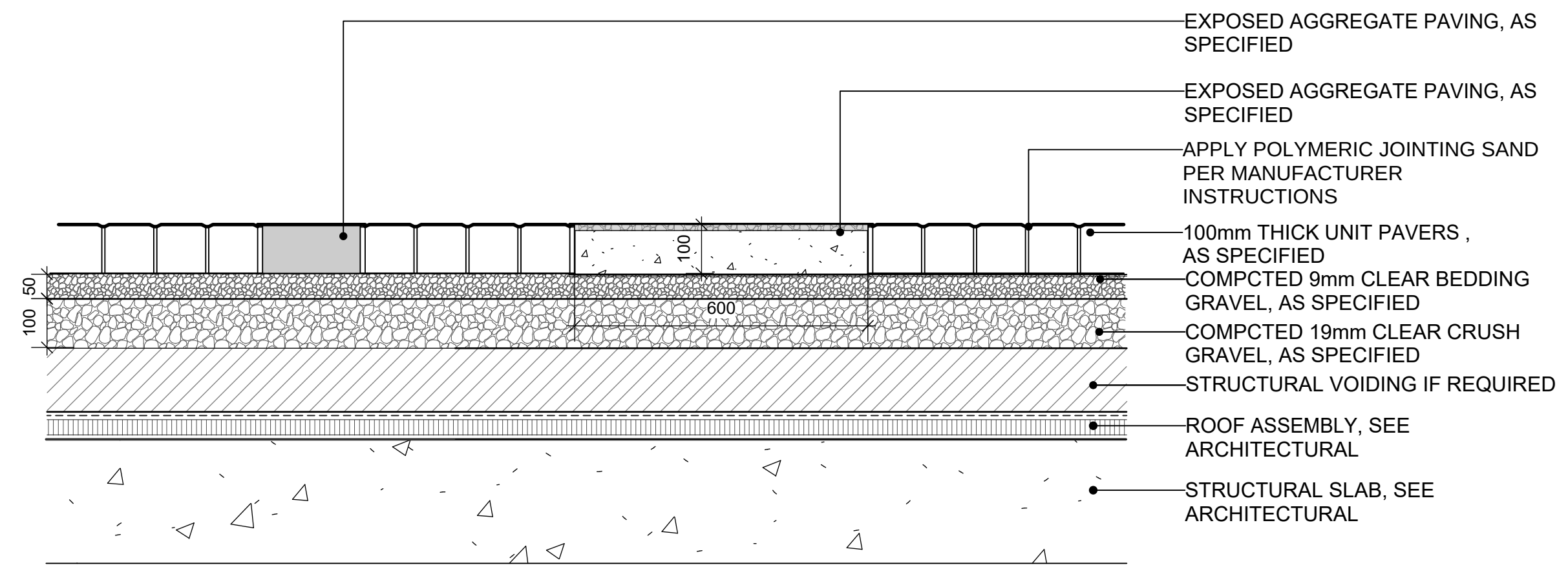
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE
NOT ADJACENT TO A SOLID EDGE CONDITION.

3 UNIT PAVING TYPE 1 ON GRADE
SCALE 1:10

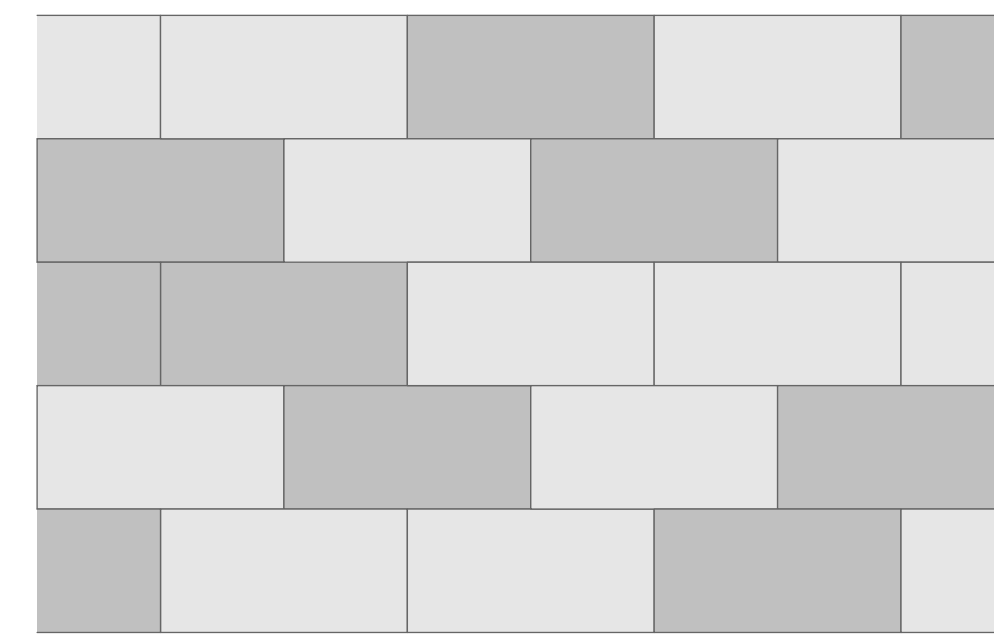


NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

6 CIP CONCRETE ON GRADE (TYPICAL)
SCALE 1:10

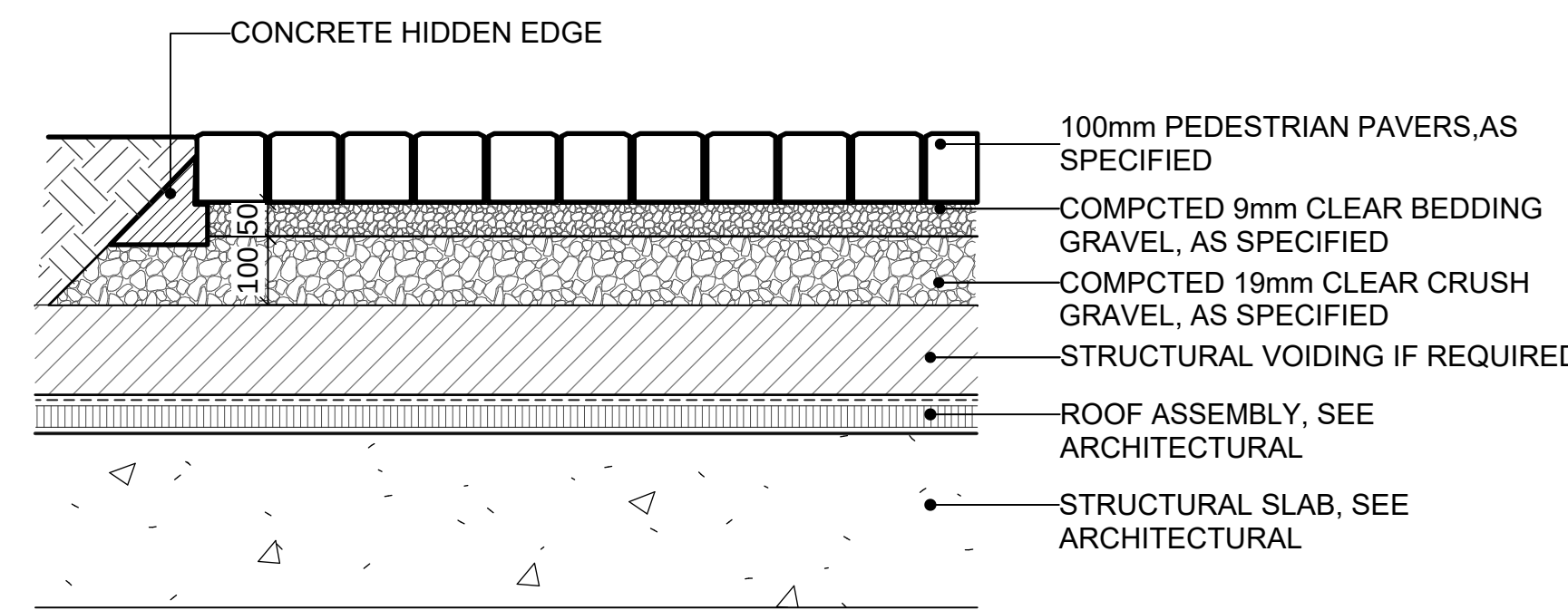


2 PLAZA PAVING ON SLAB
SCALE 1:10



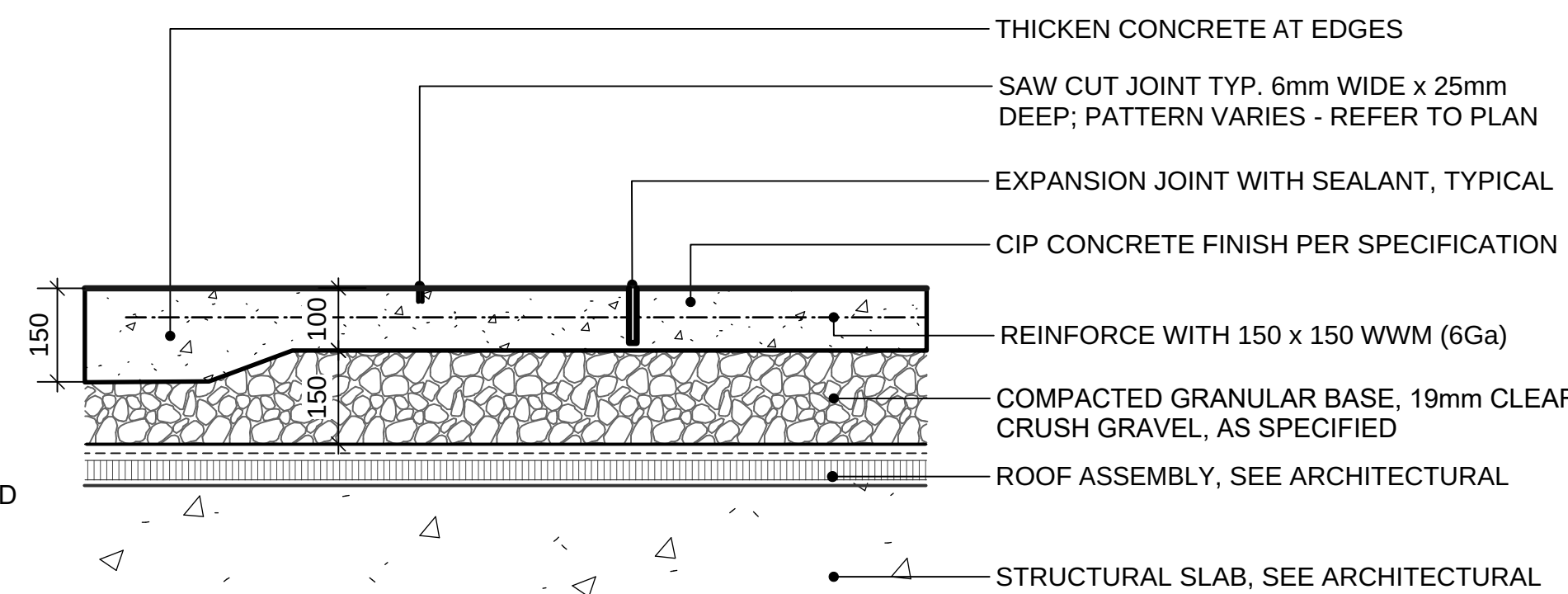
NOTE:
TYPE: HYDRAPRESSED SLAB, TEXADA
DIMENSION: 610mm x 305mm x 50mm
COLOR: MIX OF 60% NATURAL, 40% CHARCOAL
PATTERN: RUNNING BOND, RANDOM
SUPPLIER: NORTHWEST SUPPLY
TEL: 888-887-7738

PATTERN NOT TO SCALE



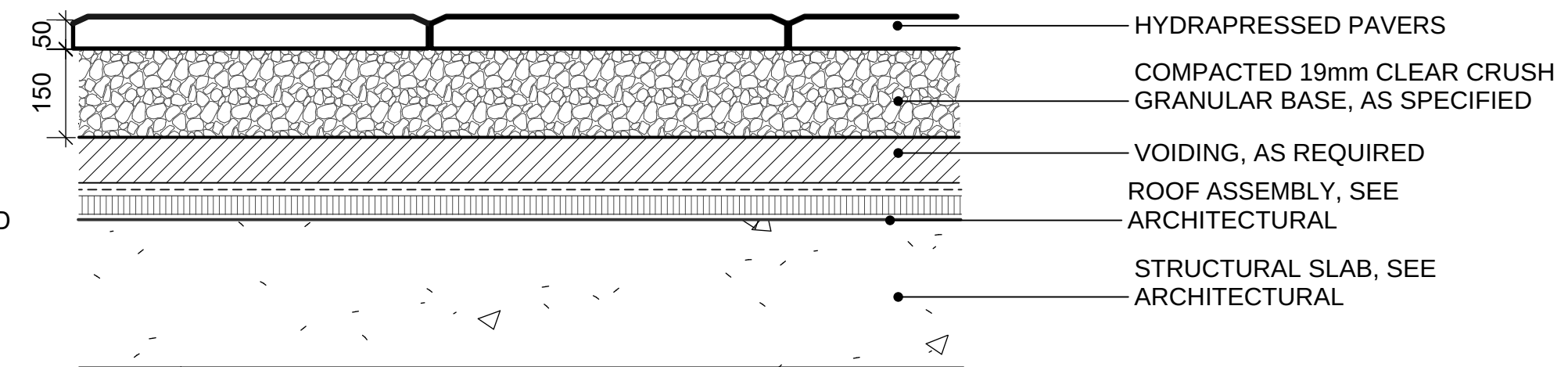
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE
NOT ADJACENT TO A SOLID EDGE CONDITION.

4 UNIT PAVING TYPE 1 ON SLAB
SCALE 1:10



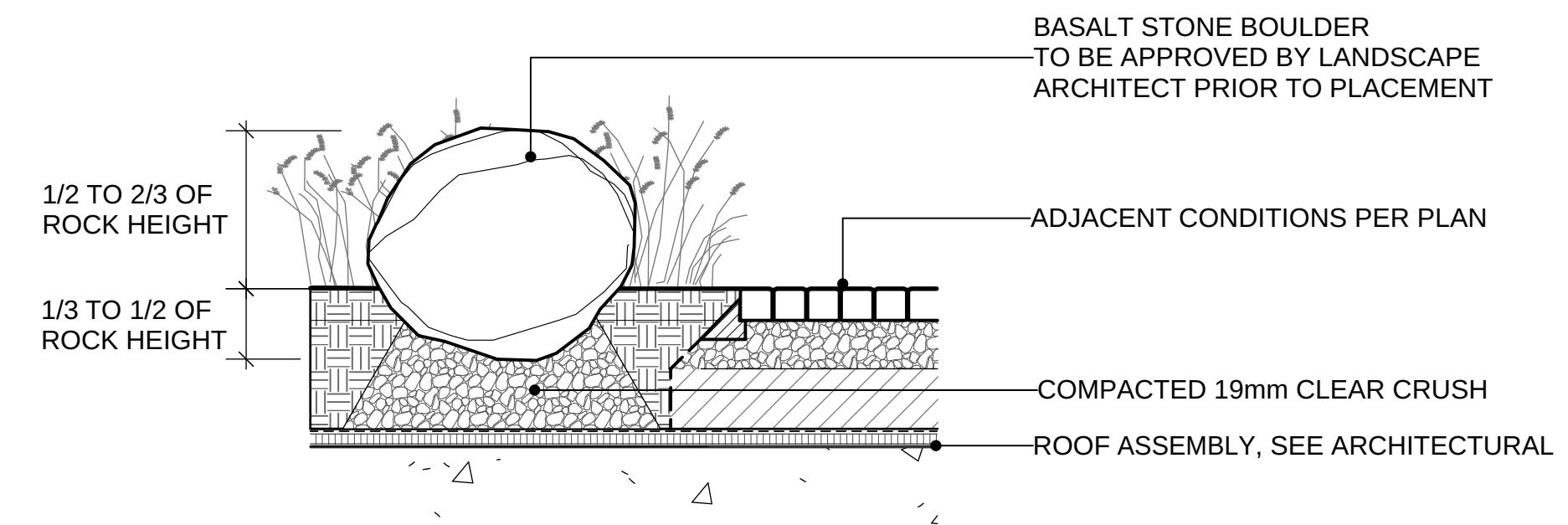
NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

7 CIP CONCRETE ON SLAB (TYPICAL)
SCALE 1:10



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

5 HYDRAPRESSED SLAB PAVING
SCALE 1:10



8 BOULDER PLACEMENT ON SLAB
SCALE 1:20

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REVISIONS

Lonsdale Ave & E 17th St

East 17th St
North Vancouver, BC

Scale: AS SHOWN

Drawn: MR

Reviewed: DS

Project No. 06-729

HARDSCAPE DETAILS

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CLIENT



POLYGON DEVELOPMENT 259 LTD.

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REVISIONS

Lonsdale Ave
& E 17th St

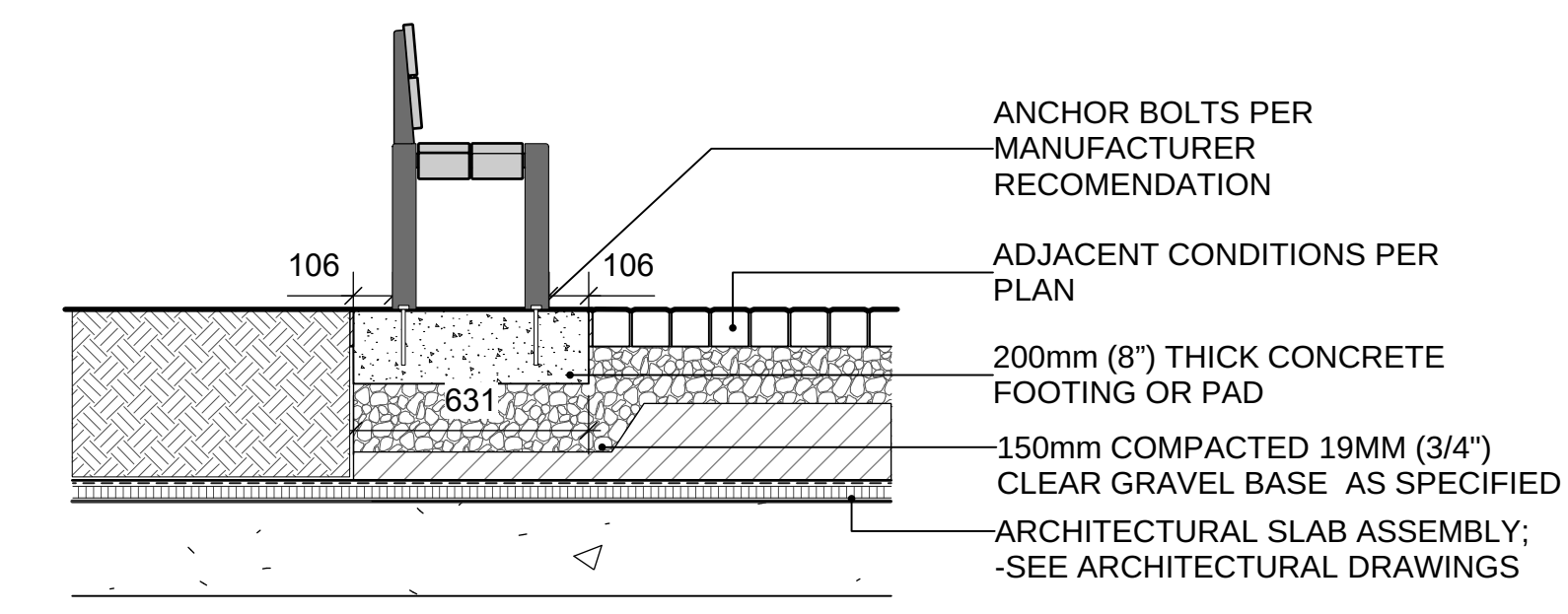
East 17th St
North Vancouver, BC

Scale:	AS SHOWN
Drawn:	MR
Reviewed:	DS
Project No.	06-729

FURNISHINGS DETAILS



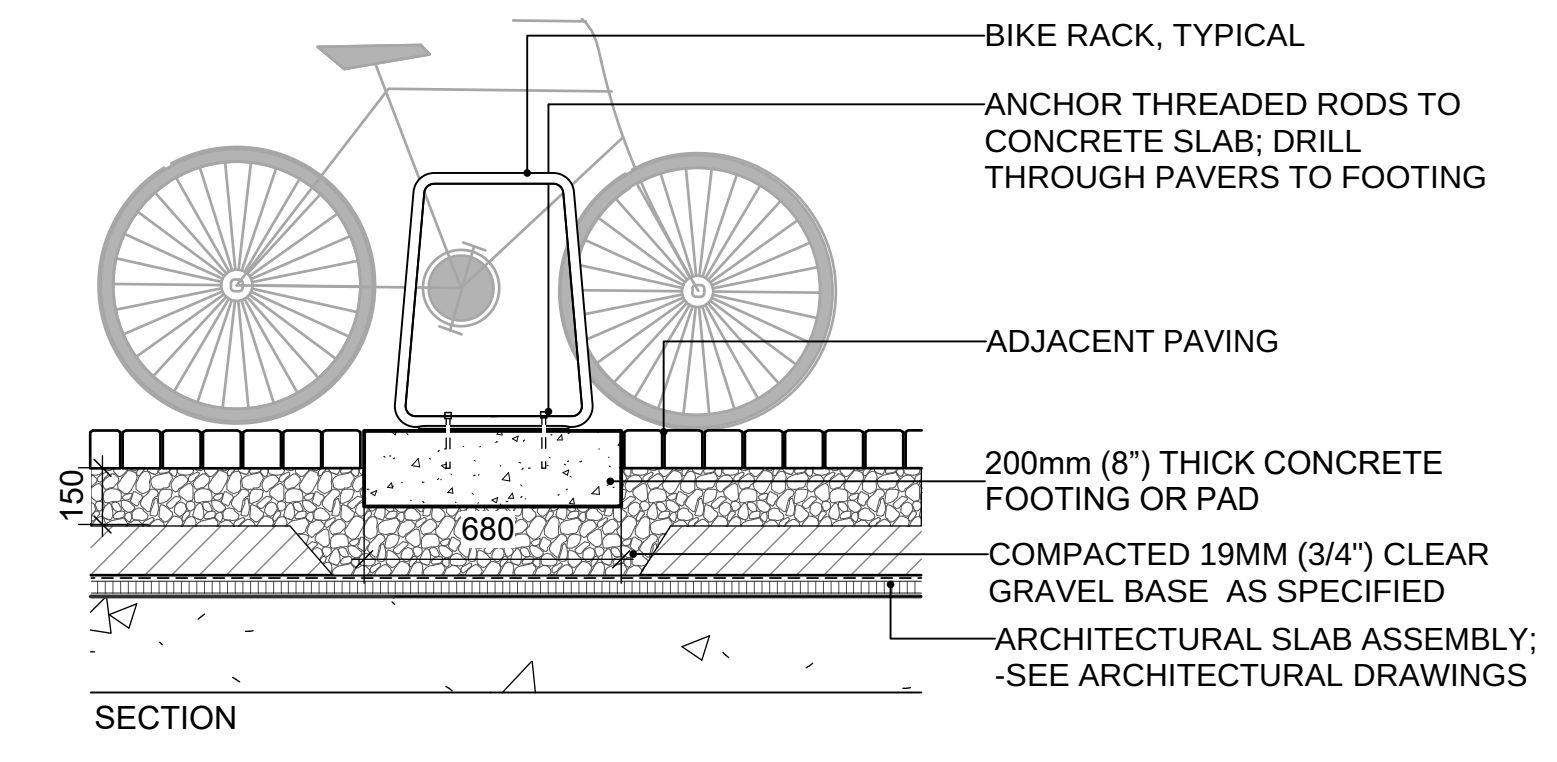
TPE A: BACKED BENCH
MODEL: MLB1055-W 70", SURFACE MOUNT
FINISH: STEEL, IPE WOOD
SUPPLIER: MAGLIN (1.855.904.0330)
COLOUR: SILVER14 FINETEX



1 ONSITE TIMBER BENCH
SCALE: 1:20



TYPE: MAGLIN ICONIC 2300
DIMENSION: L521mm x H673mm x D51mm
COLOR: SILVER FINETEX POWDERCOAT FINISH
SUPPLIER: MAGLIN
TEL: JENNIFER FANCY 800-716-5506 X6050
RHEZIE EMIA 800-716-5506 X1187



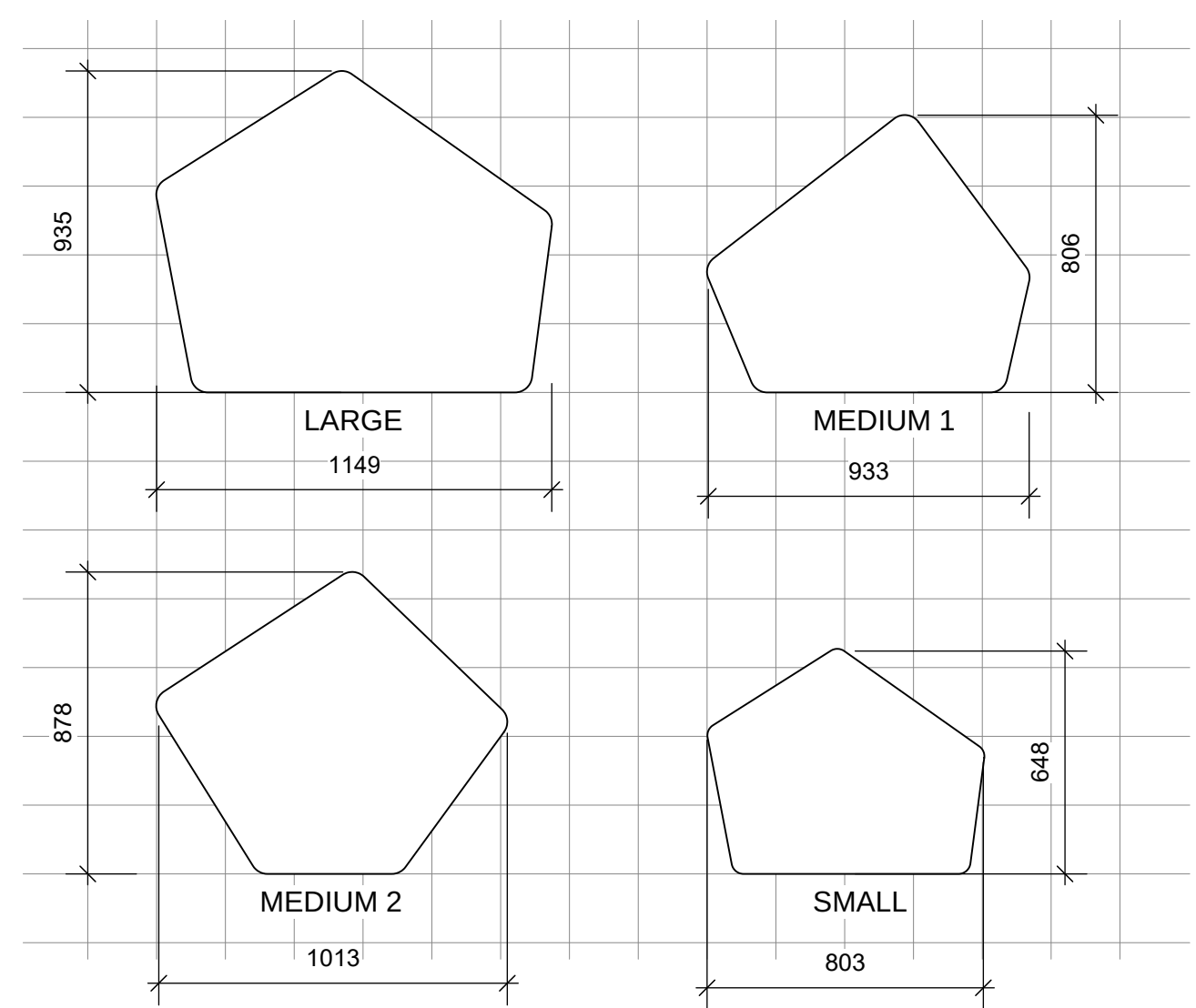
2 ONSITE BIKE RACK
SCALE: 1:20



TYPE: MAGLIN SITE FURNITURE
LEXICON COLLECTION TABLE AND SEATING
LAYT_LXM1500-00077
6FT STANDARD TABLE, IPE WOOD
6FT BACKLESS BENCHES, IPE WOOD
COLOUR: SILVER 14 FINETEX



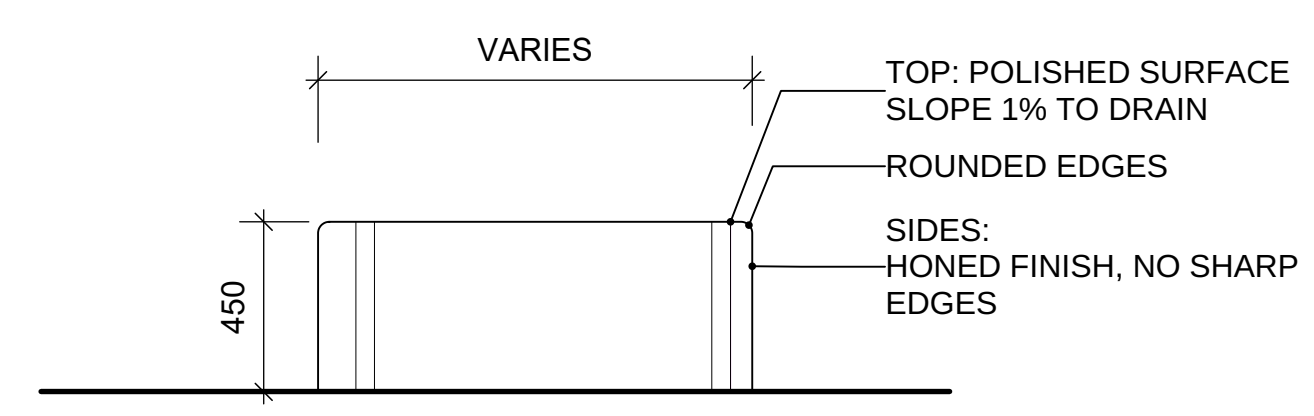
3 ONSITE TABLE AND BENCH



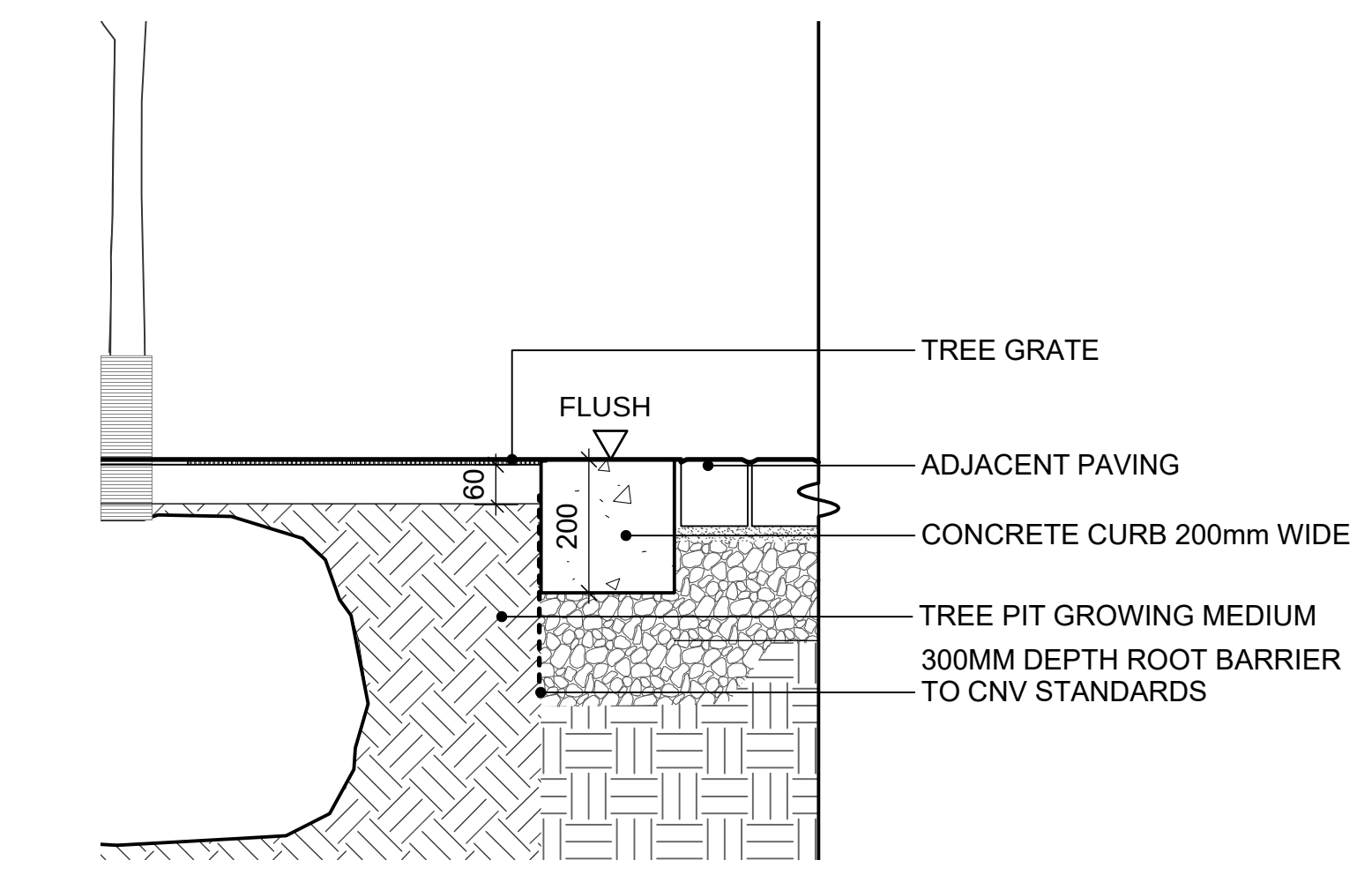
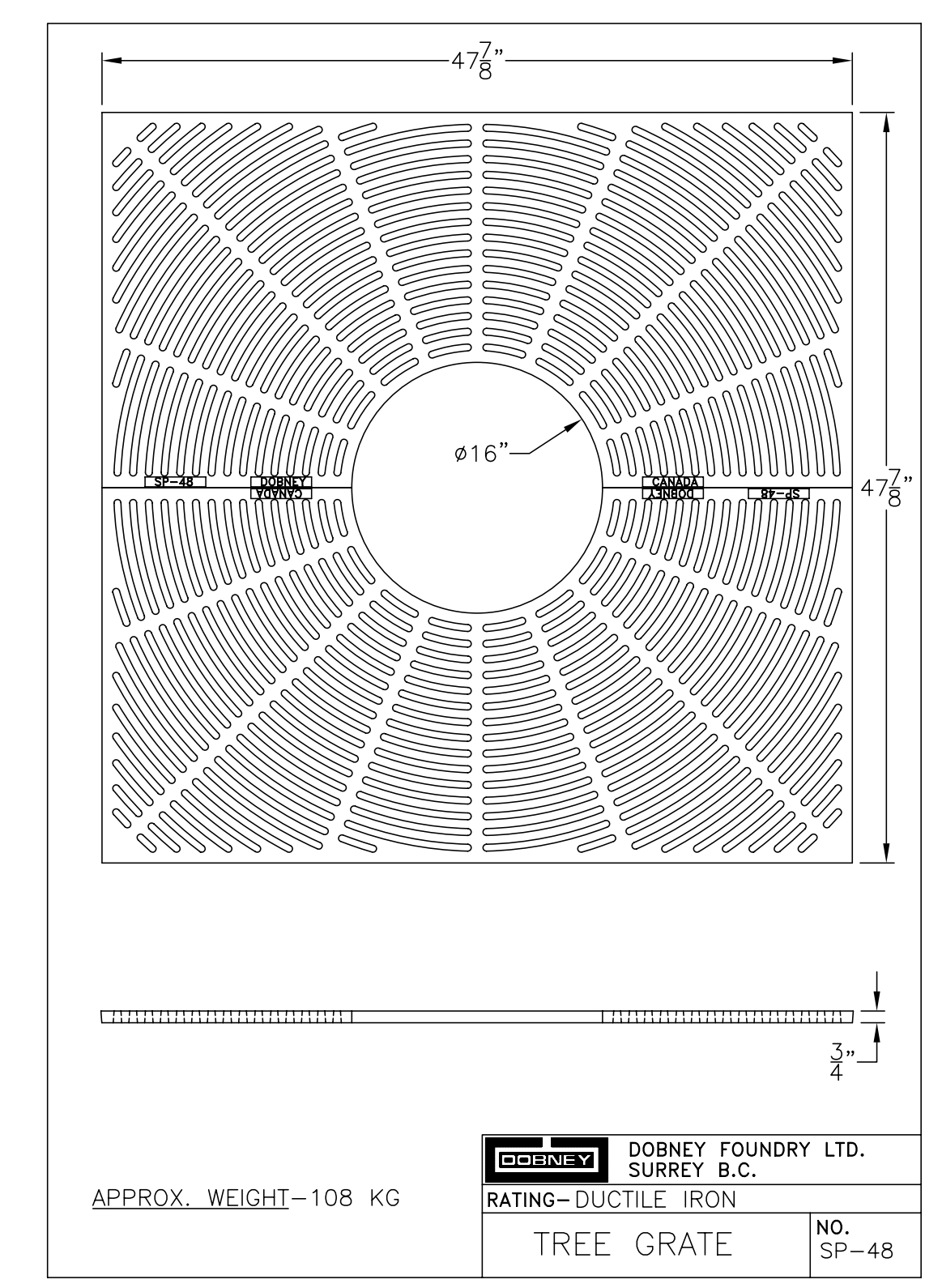
NOTE:
THE GRID IS 200MM X 200MM FOR DIMENSION REFERENCE ONLY
ALL THE EDGE TO BE ROUNDED



REFERENCE IMAGE NOT TO SCALE



4 PLAZA CUSTOM BASALT STONE SEATING
SCALE: 1:20

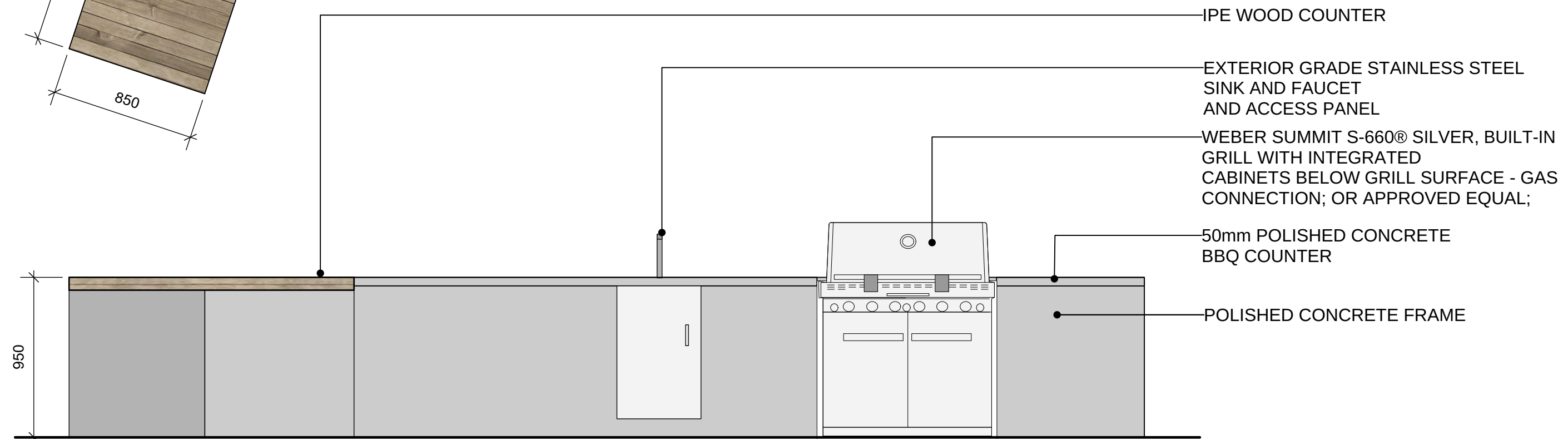
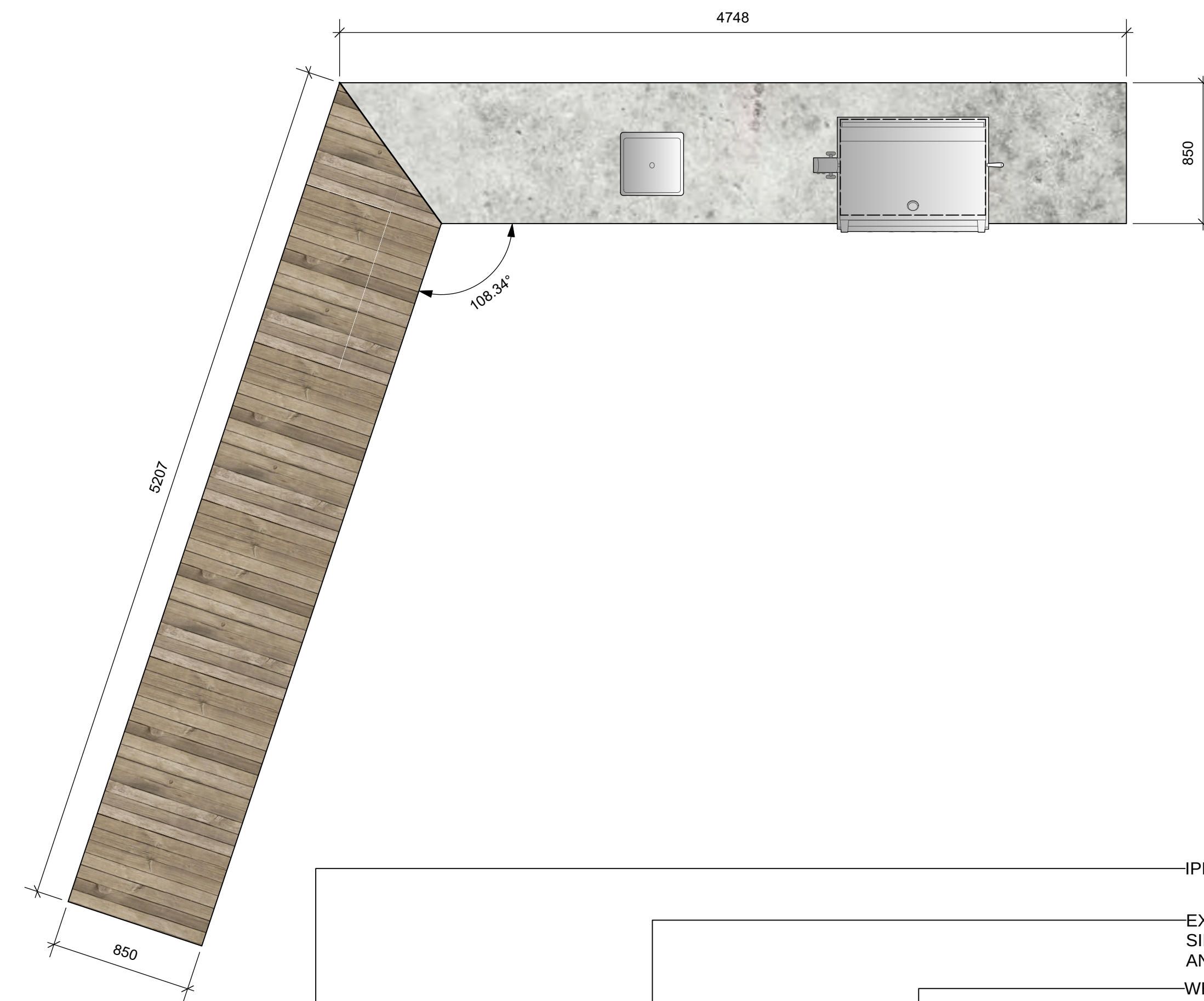
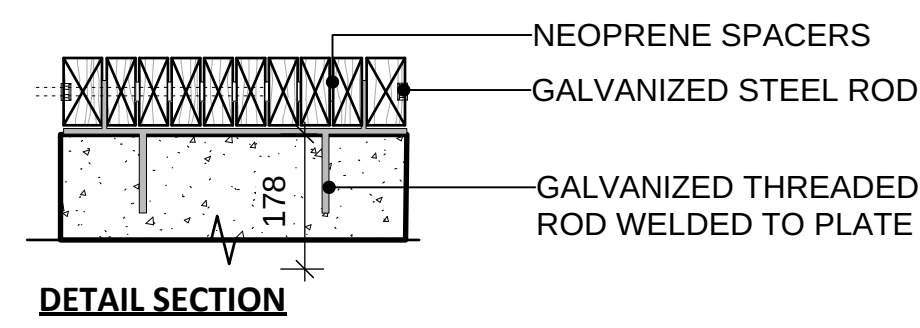
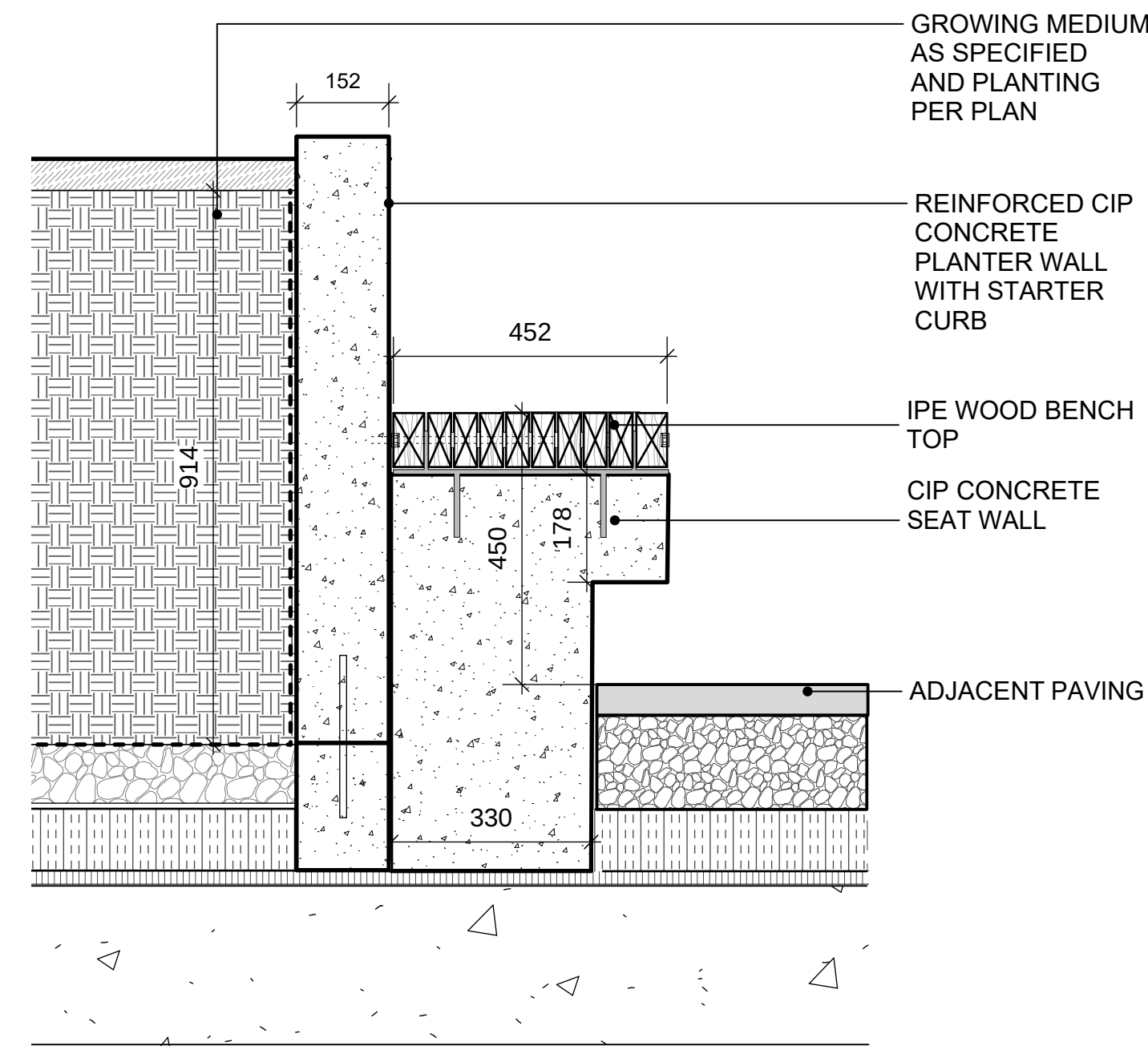


5 ONSITE TRE GRATE
SCALE: 1:10

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CLIENT



solus

Fire Features
www.solusdecor.com

HEMI 36
ELECTRONIC START
NG & LP

Fire is beautiful and also dangerous if not handled properly. Please have a qualified gas fitter setup and install this product according to local codes.

This product has been tested and certified by Labtest Certification Inc. as being safe, as long as these minimum clearances to adjacent materials are maintained.

FOR OUTDOOR USE ONLY

NORTH AMERICA SPECIFICATIONS

Gas type:	Natural Gas	Propane
Gas press:	3.5" - 7.0" w.c.	N/A
Electrical:	24V / 110 VAC	24V / 110 VAC
	1.5A, 60 hz	1.5A, 60 hz
BTU / kWh:	40,000/11.7	76,000/22.5

EN 509:2000
EN 60335-1:2001



CONCRETE SPECS
Strength: 10,000 psi (proprietary)
Weight: 150 lbs / 68 kg

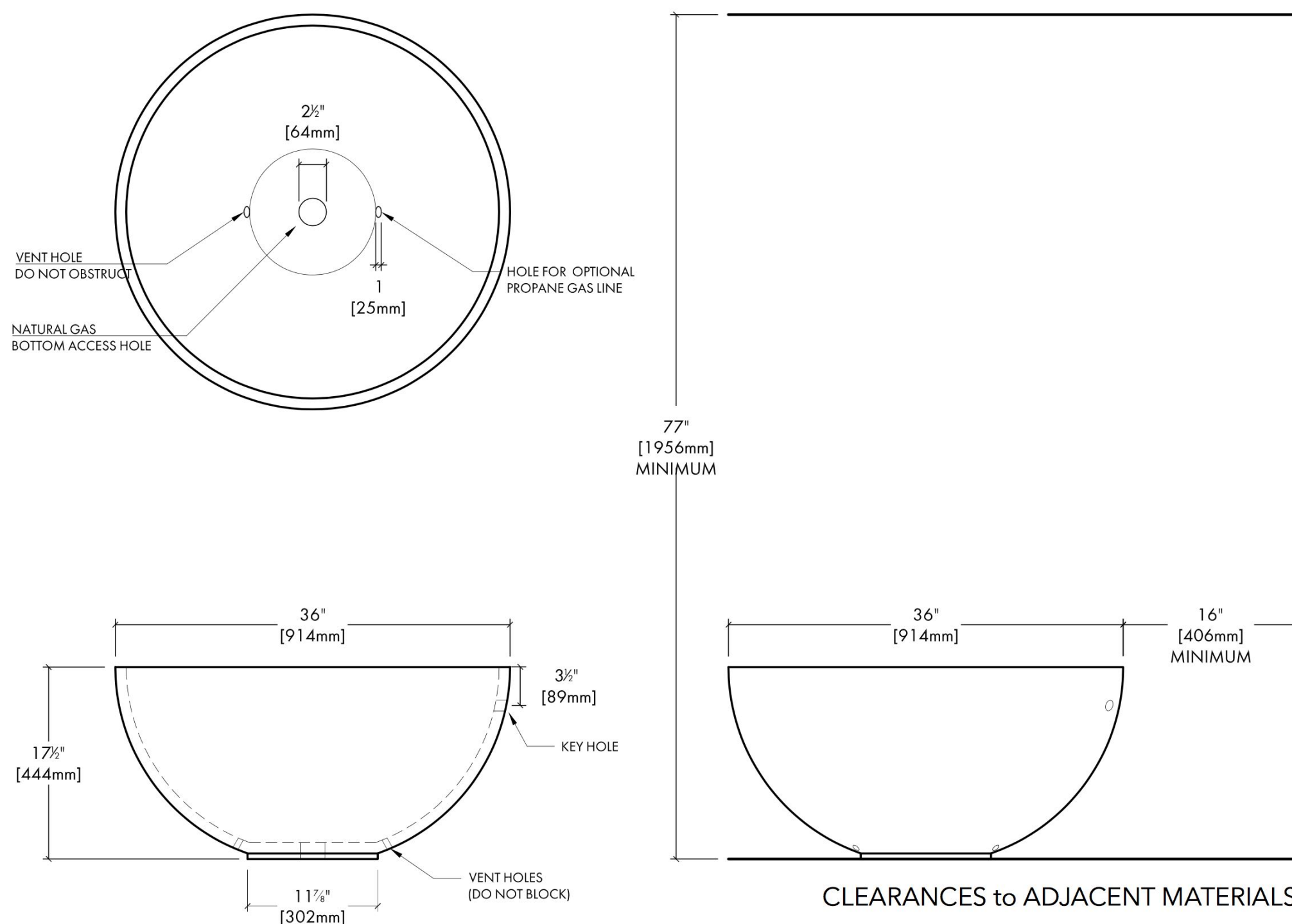
ANSI Z21.97-2014
CSA 2.41-2014



UK & EUROPEAN SPECIFICATIONS

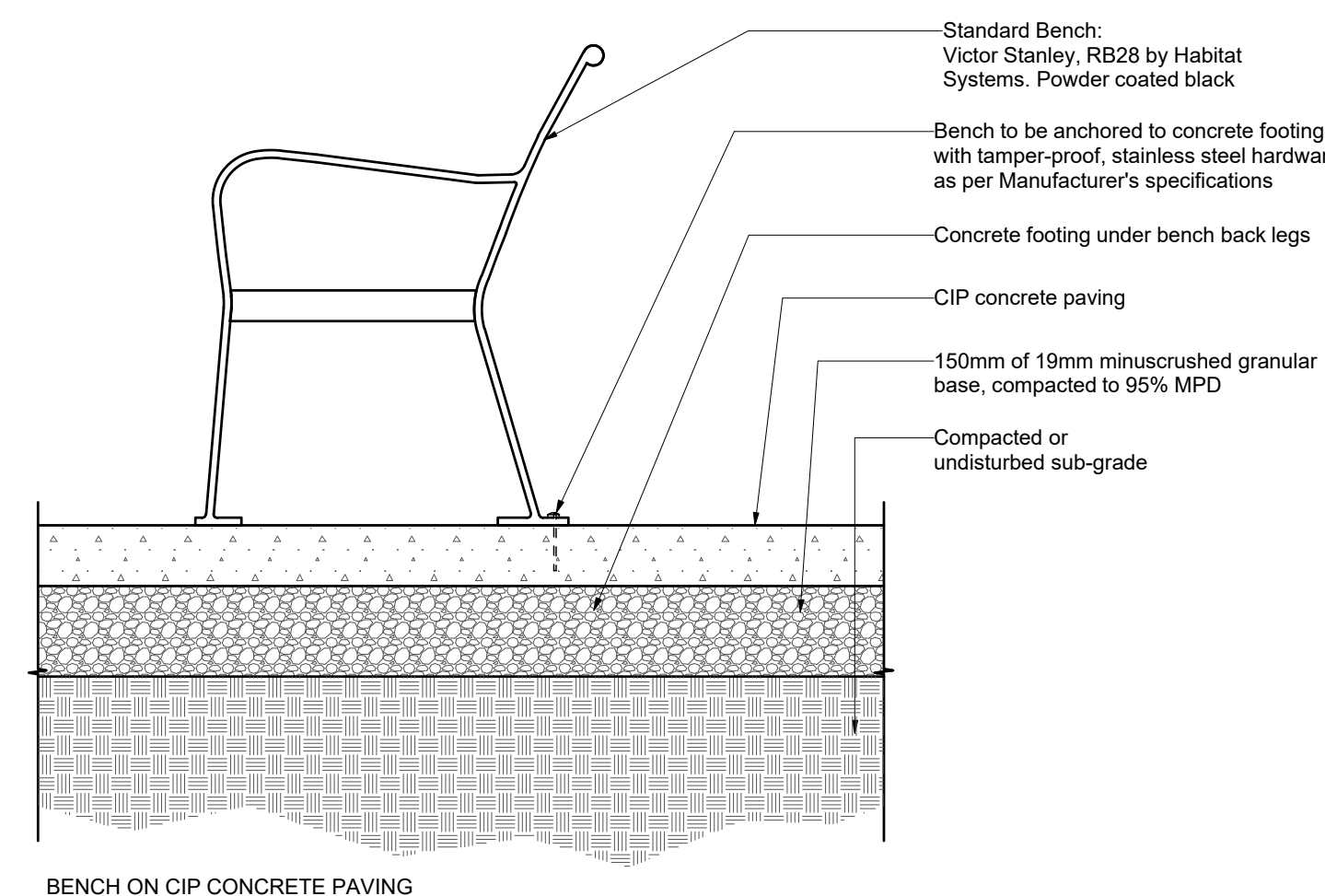
Gas type:	Natural Gas	Propane
Gas press:	G20	G30
Electrical:	240-V, 0.13A	240-V, 0.13A
	50/60 hz	50/60 hz
	0.027kW	0.027kW
Heat Out:	G20/11.7	G30/22.5

COLOUR: NORI
DECORATIVE RIVER STONES TO COVER ENTIRE FIRE BOWL

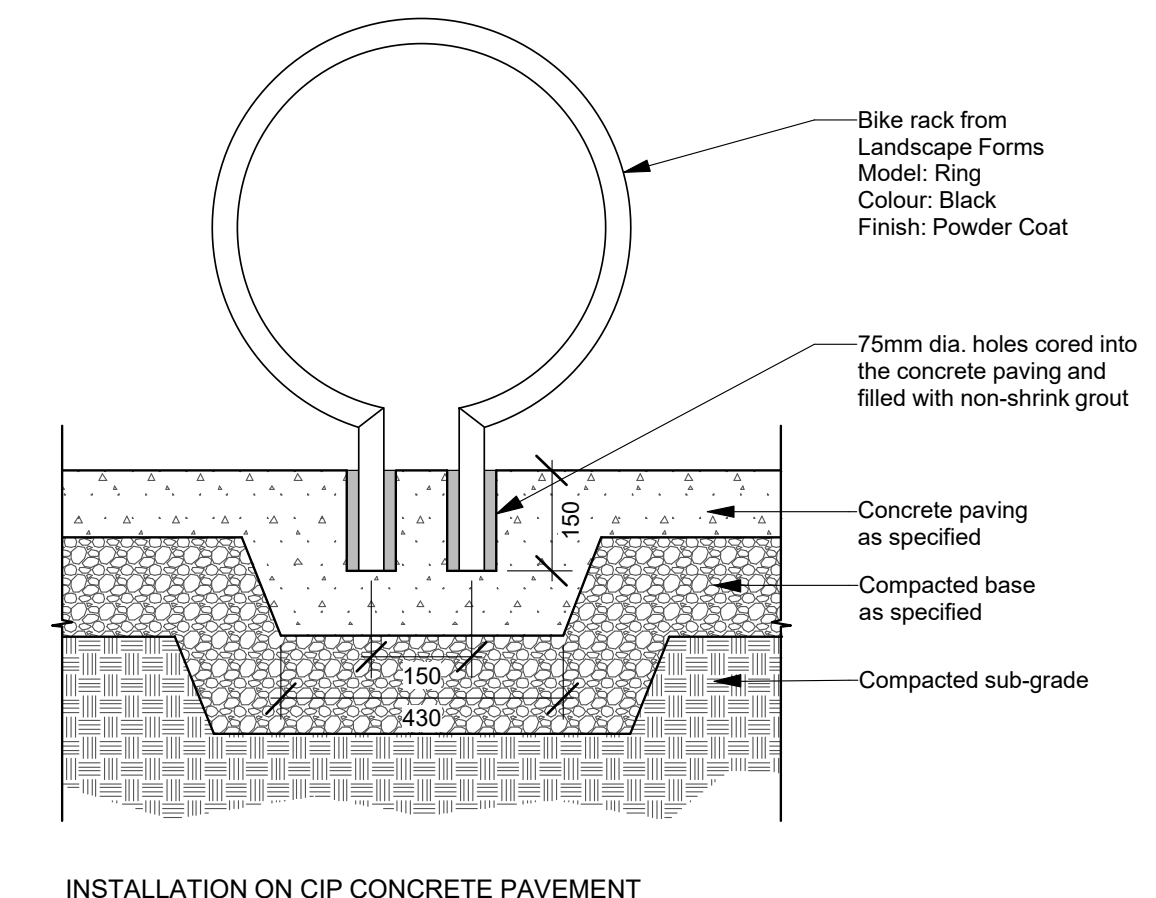


CLEARANCES TO ADJACENT MATERIALS

2 CONCRETE BBQ COUNTER AND TABLE
SCALE: 1:25



4 OFFSITE BENCH ON CONCRETE
NTS



5 OFFSITE BIKE RACK
NTS

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FURNISHING DETAILS