

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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LONGSDALE AVE & E 17TH ST

NORTH VANCOUVER, BC

ISSUED FOR REZONING

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L0.0	COVER SHEET AND DRAWING LIST
L0.1	INSPIRATION & DESIGN RATIONALE
L0.2	DIAGRAMS
L1.0	SITE PLAN
L1.1	LEVEL 2 LANDSCAPE PLAN
L1.2	PLAZA PERSPECTIVE
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L2.1	PLANTING PLAN LEVEL 1
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L3.0	PRECEDENTS
L3.1	MATERIALS & 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.

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.

PROJECT INFORMATION

ARCHITECT:
YAMAMOTO ARCHITECTURE INC.
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LANDSCAPE ARCHITECT:
CONNECT LANDSCAPE ARCHITECTURE
CONTACT NAME: DAVID STOYKO, MARINA ROMMEL
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3 ISSUED FOR REZONING 20-12-22

2 ISSUED FOR REVIEW 20-12-16

1 ISSUED FOR REVIEW 20-11-09

REVISIONS

**Lonsdale Ave
& E 17th St**

East 17th St
North Vancouver, BC

Scale: 1:150

Drawn: MR

Reviewed: DS

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.

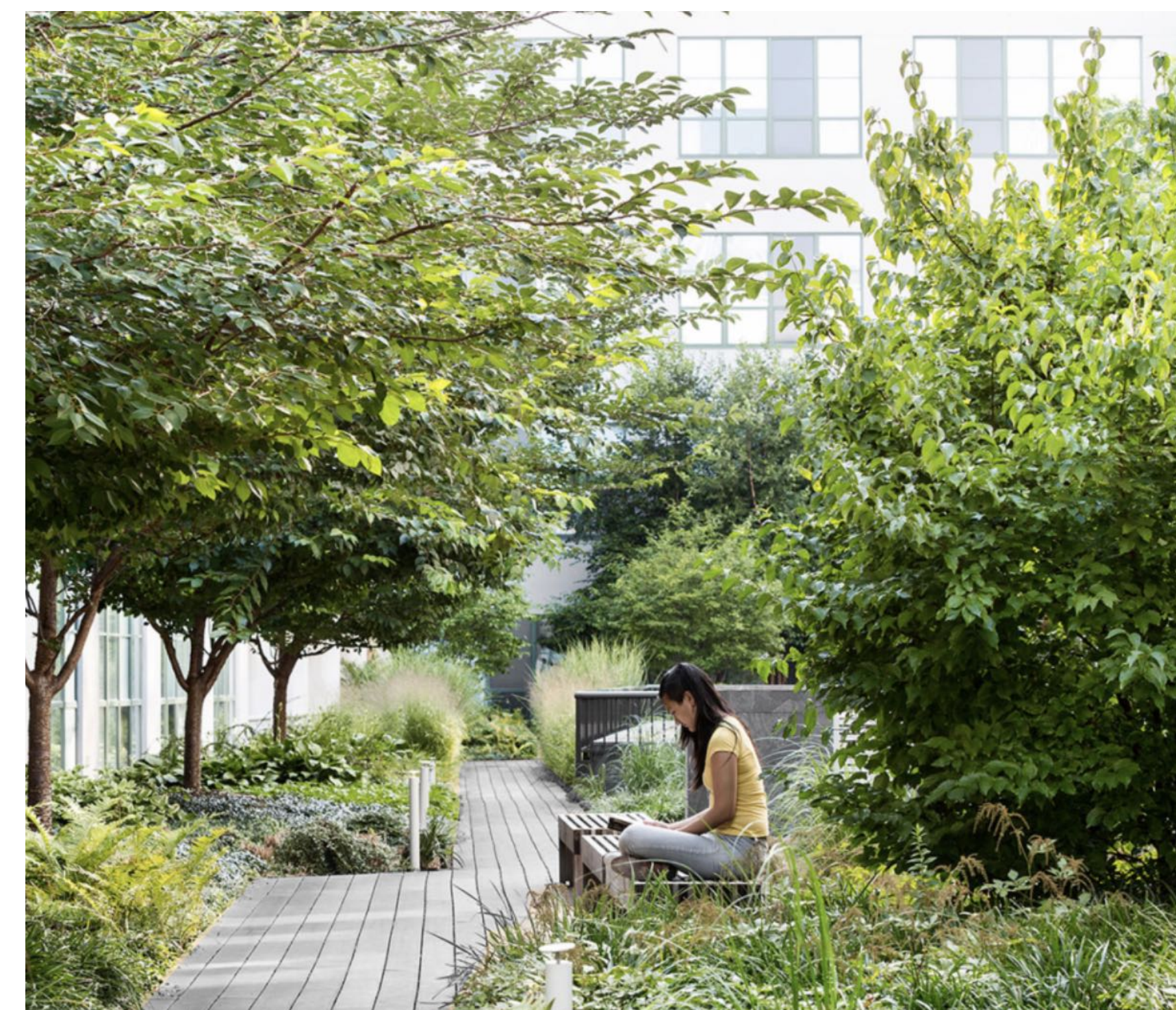
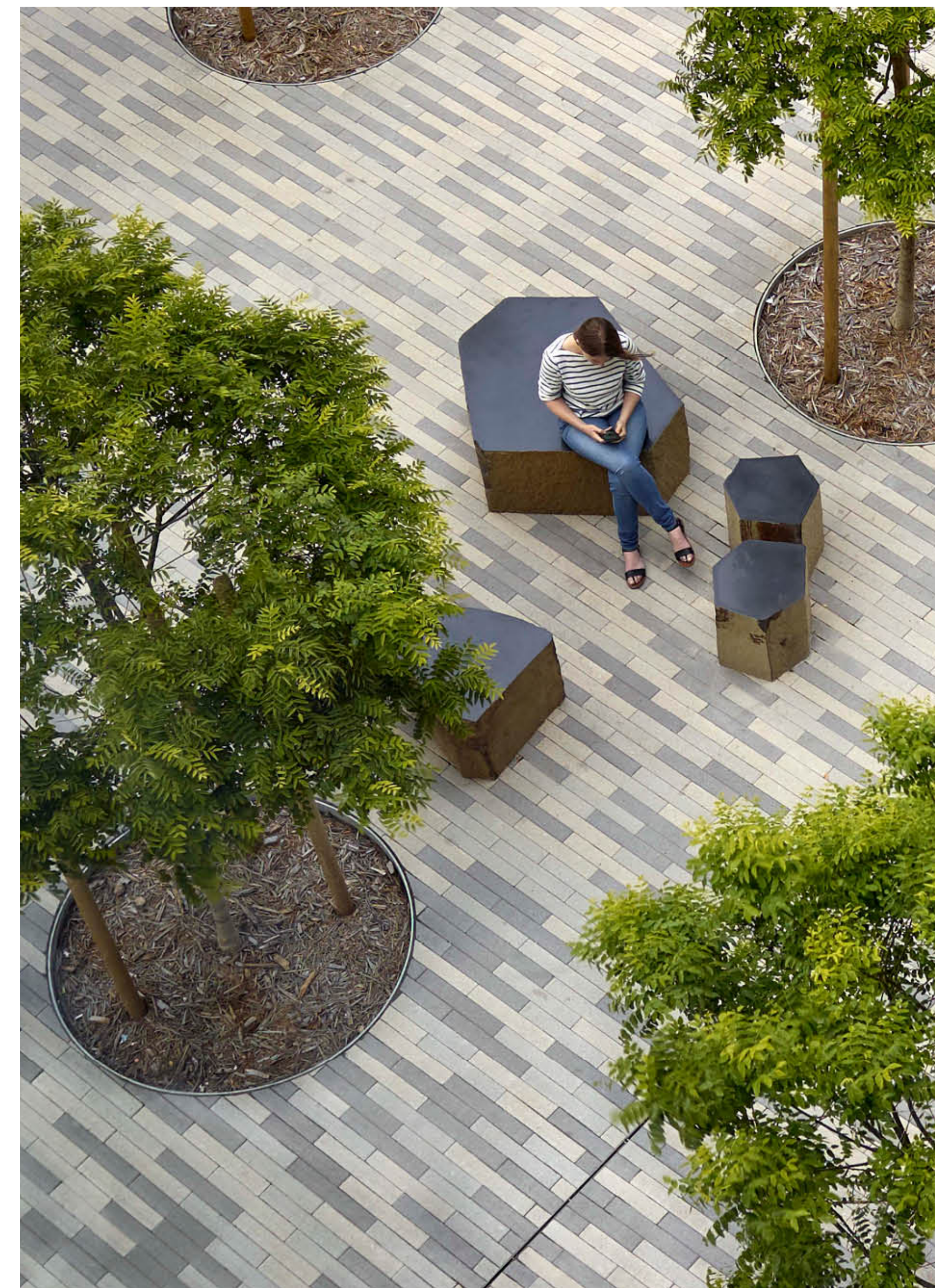
SYMBIOSIS & SYNERGY BETWEEN RETAIL & STREET LIFE: CREATING A VIBRANT EDGE

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

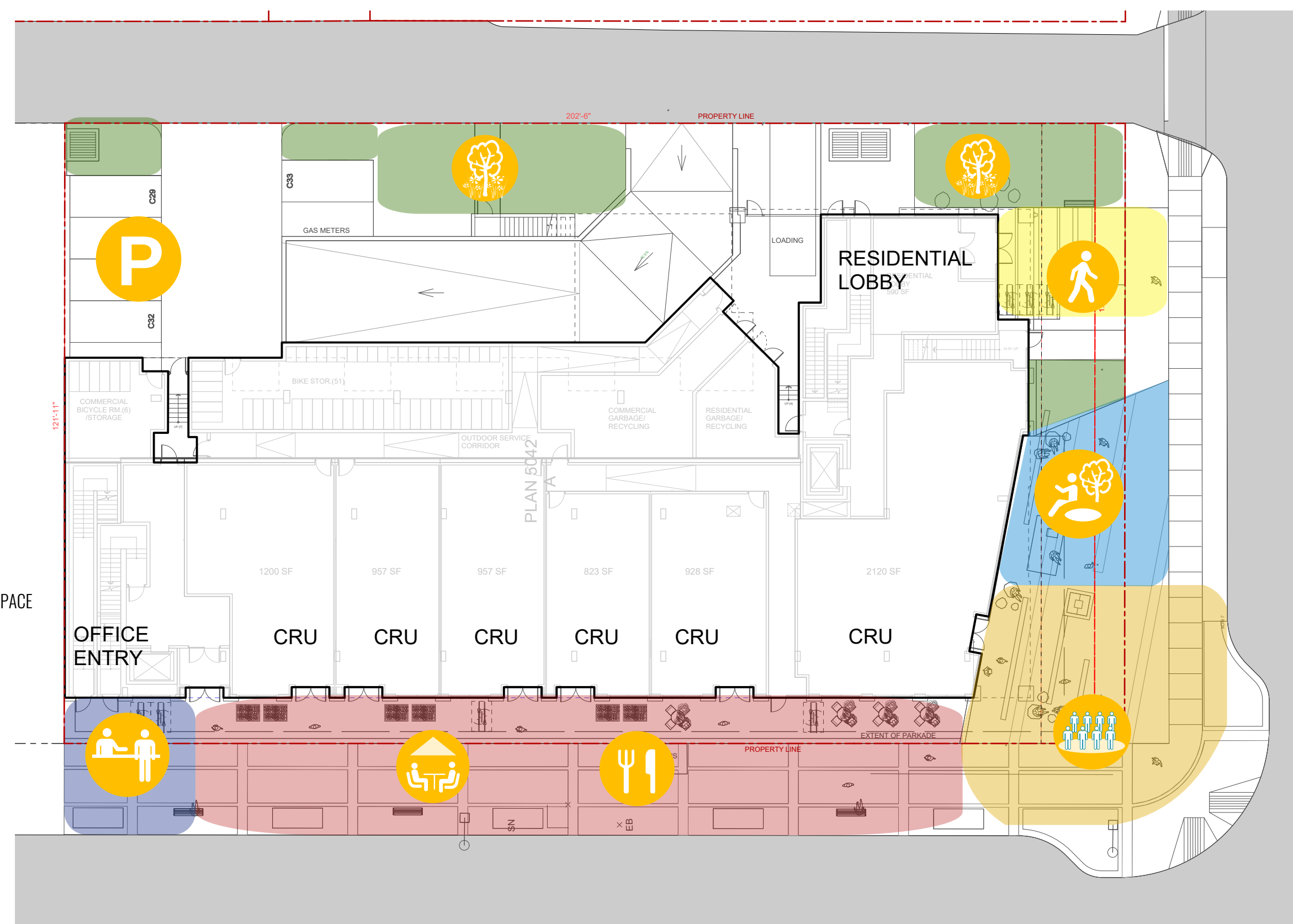
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GROUND FLOOR PROGRAM

GROUND LEVEL

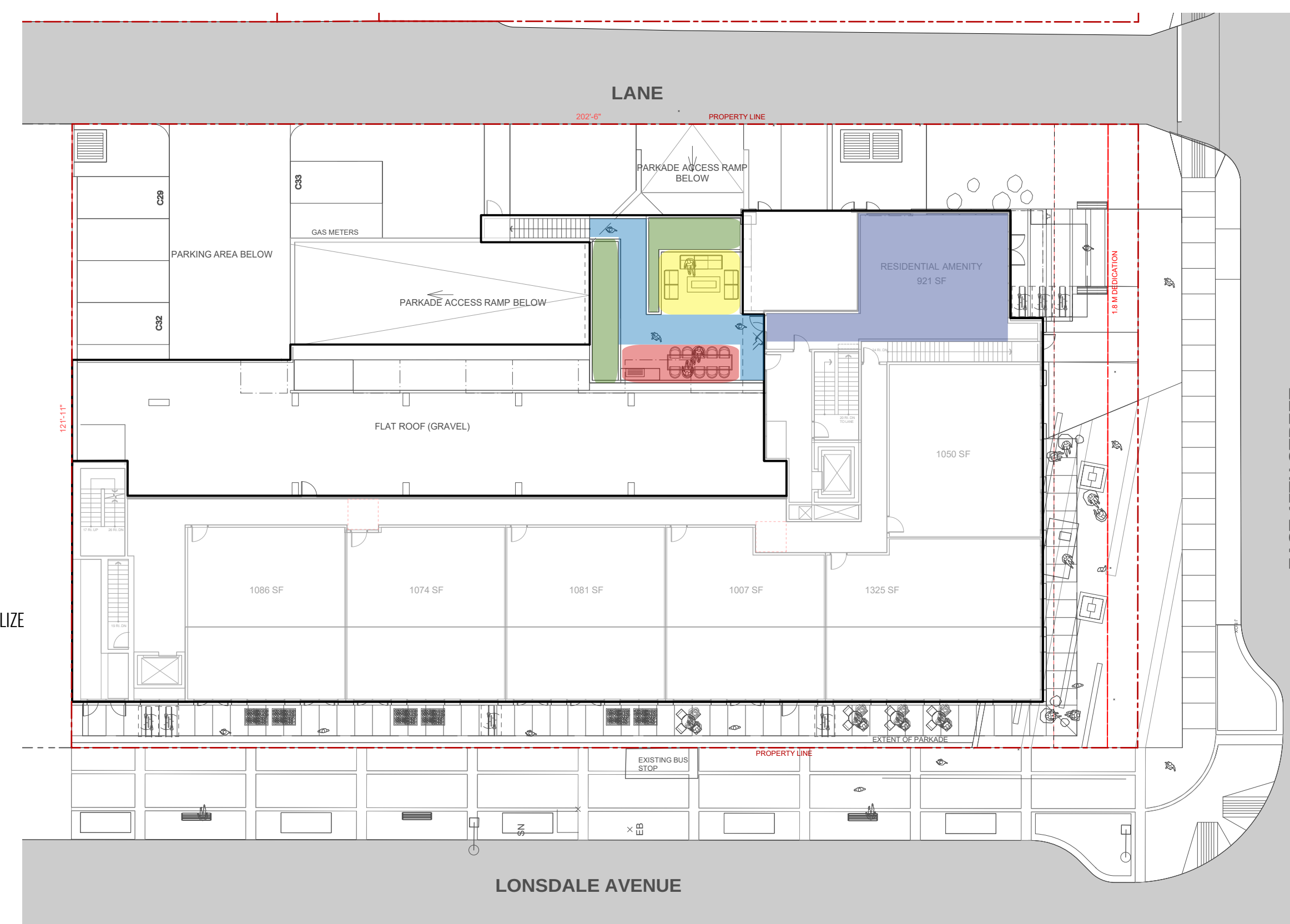
- OPEN FLEXIBLE PLAZA SPACE
- QUIET SEATING AREA PLAZA
- PLANTING BUFFER
- RESIDENTIAL ENTRY PLAZA
- COMMERCIAL EDGE
- OFFICE LOBBY PLAZA



ONSITE PROGRAM L2

PODIUM LEVEL 2

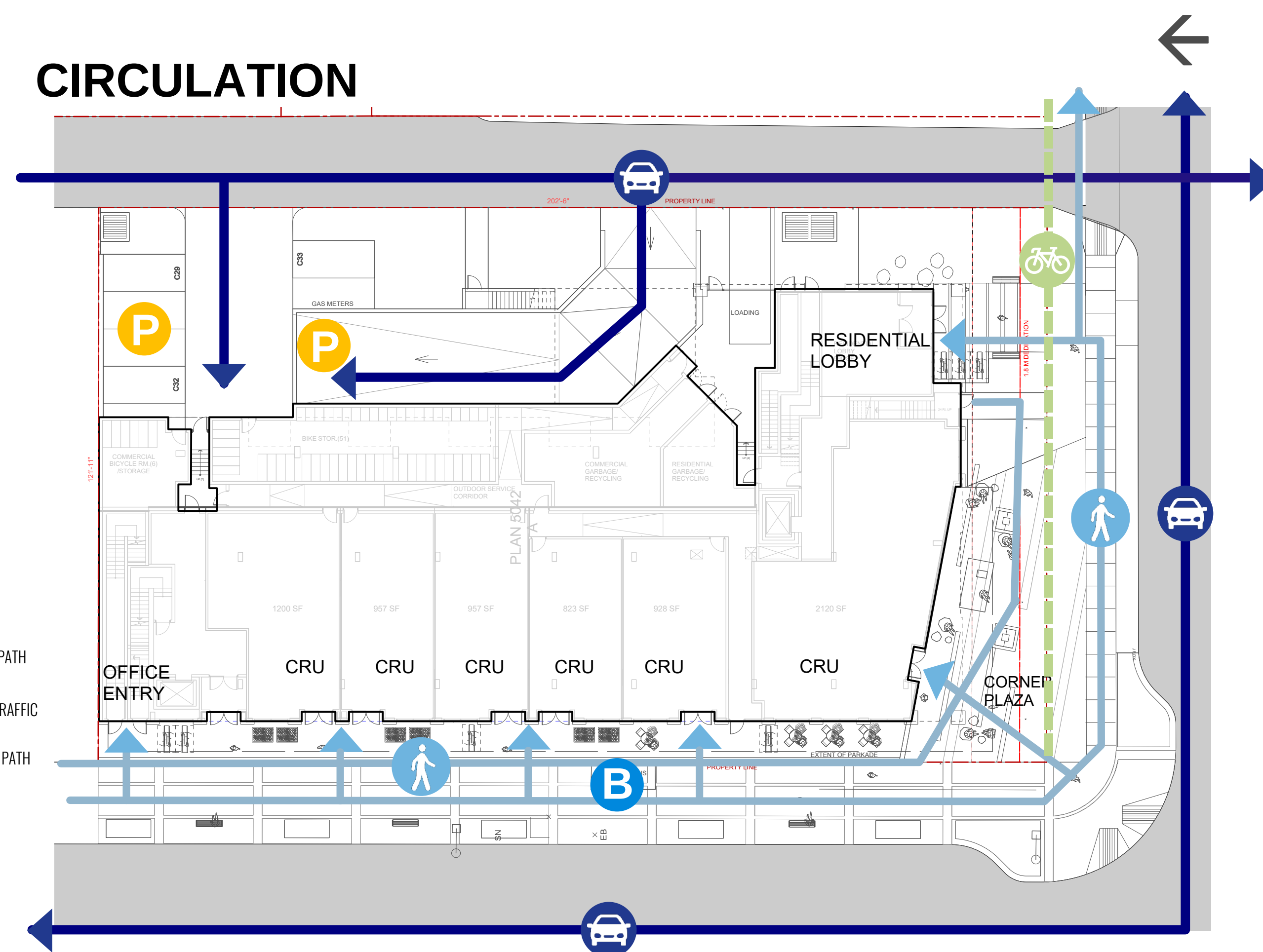
- LOUNGE AND SOCIALIZE
- EAT AND SOCIALIZE
- CIRCULATION
- PLANTING
- INDOOR AMENITY



CIRCULATION

GROUND LEVEL

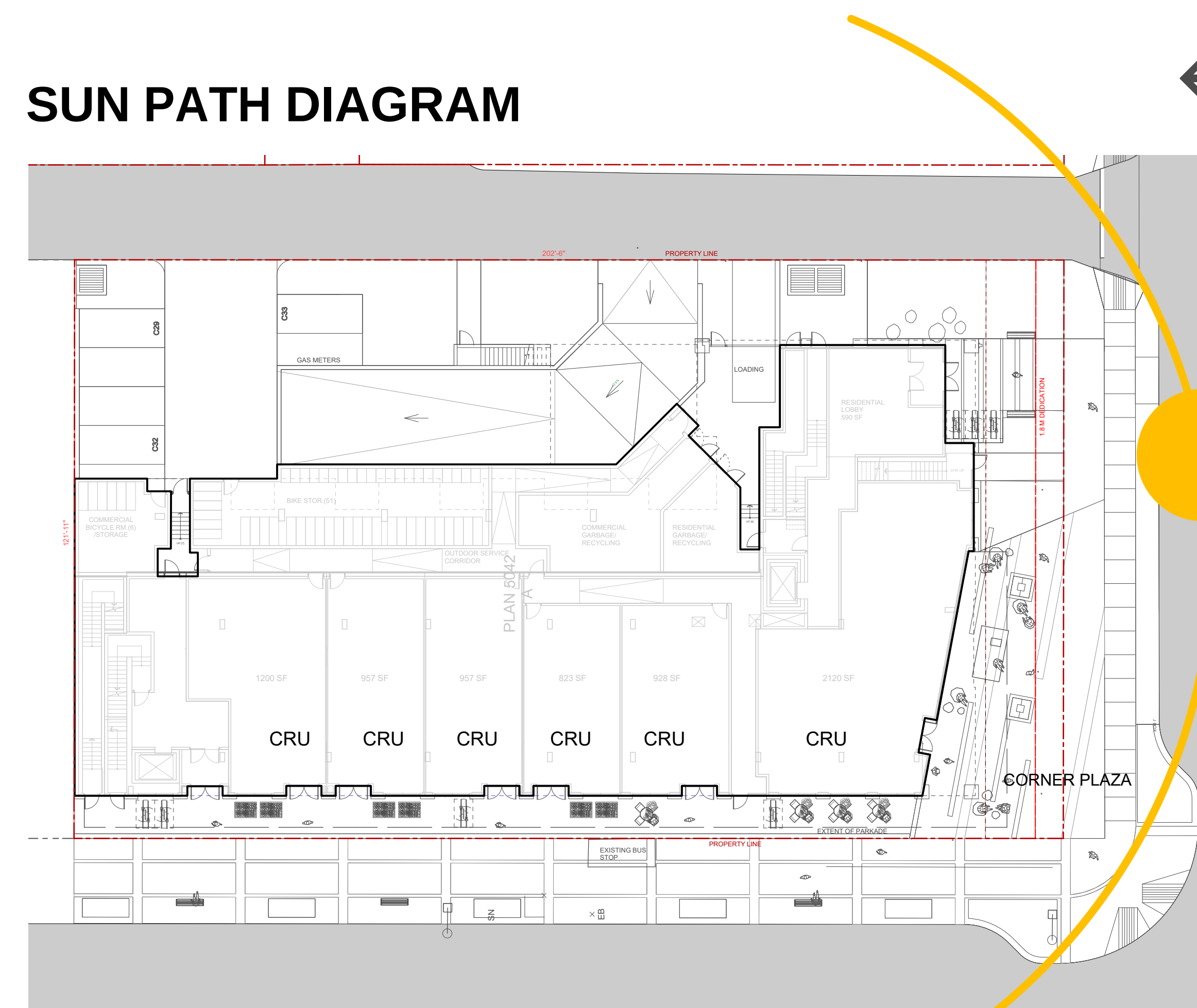
- PEDESTRIAN PATH
- VEHICULAR TRAFFIC
- FUTURE BIKE PATH
- PARKING
- BUS STOP



SUN PATH DIAGRAM

GROUND LEVEL

- SUN PATH



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ANALYSIS & PROGRAM DIAGRAMS

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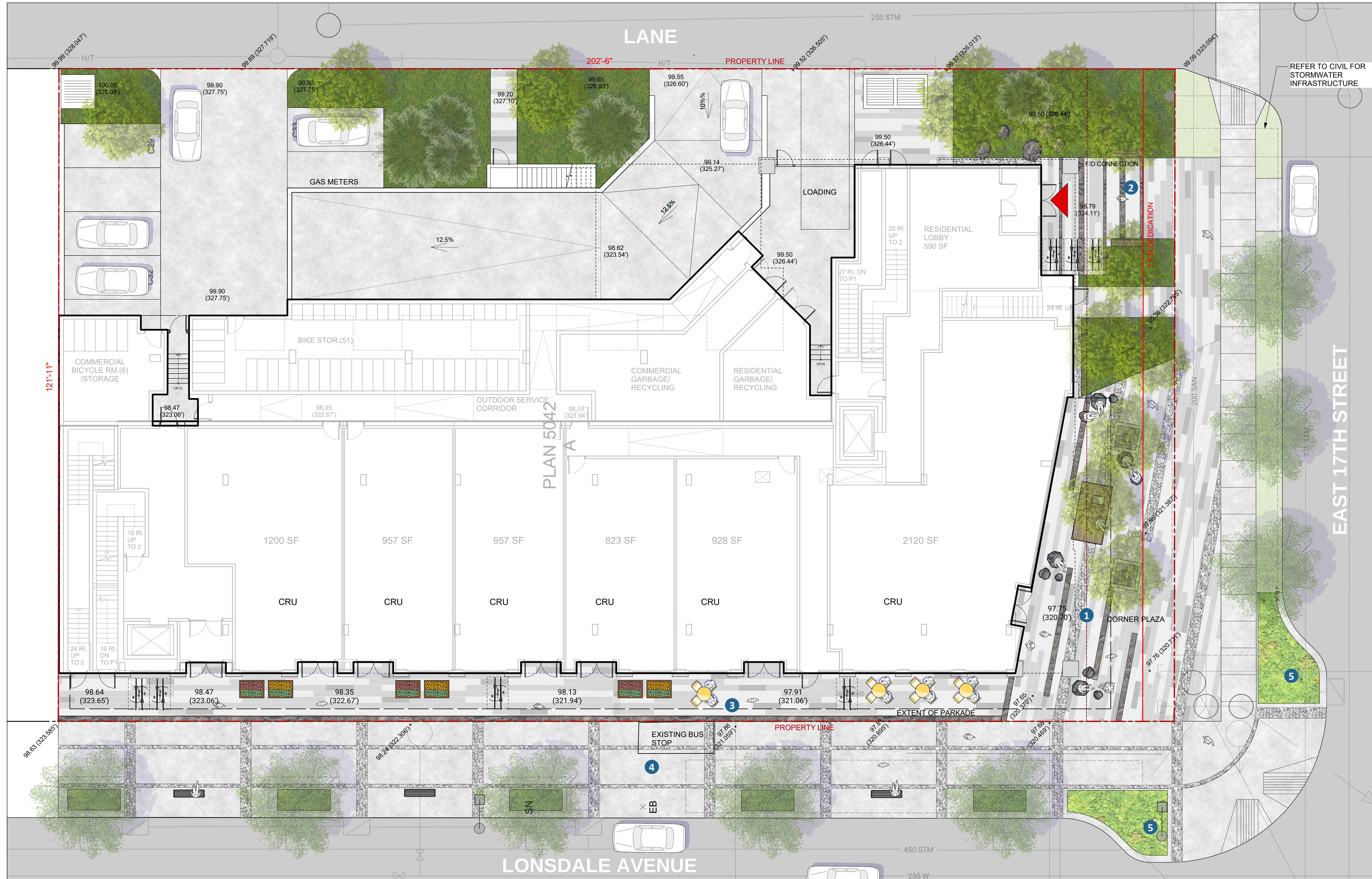
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SITE PLAN

L1.0



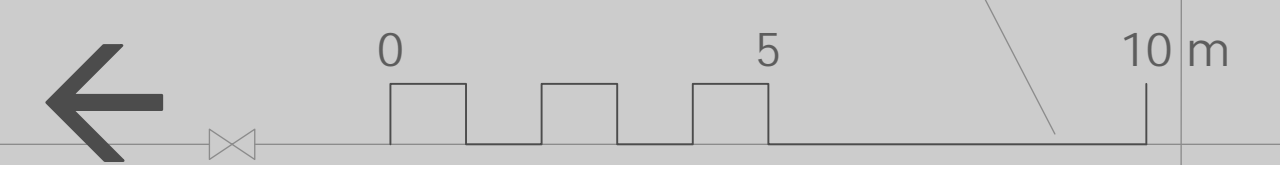
1 SITE PLAN
Scale: 1:100

PROGRAM LEGEND

- | | |
|--|---|
| 1. CORNER PLAZA WITH BASALT FEATURE SEATING AND TREE GROVE | 4. LONSDALE AVE OFFSITE PER CNV DESIGN GUIDELINES |
| 2. RESIDENTIAL ENTRY WITH SEATING AND FEATURE PAVING | 5. CORNER RAIN GARDENS PER CNV STANDARDS |
| 3. RETAIL FRONTAGE WITH UNIT PAVING | |

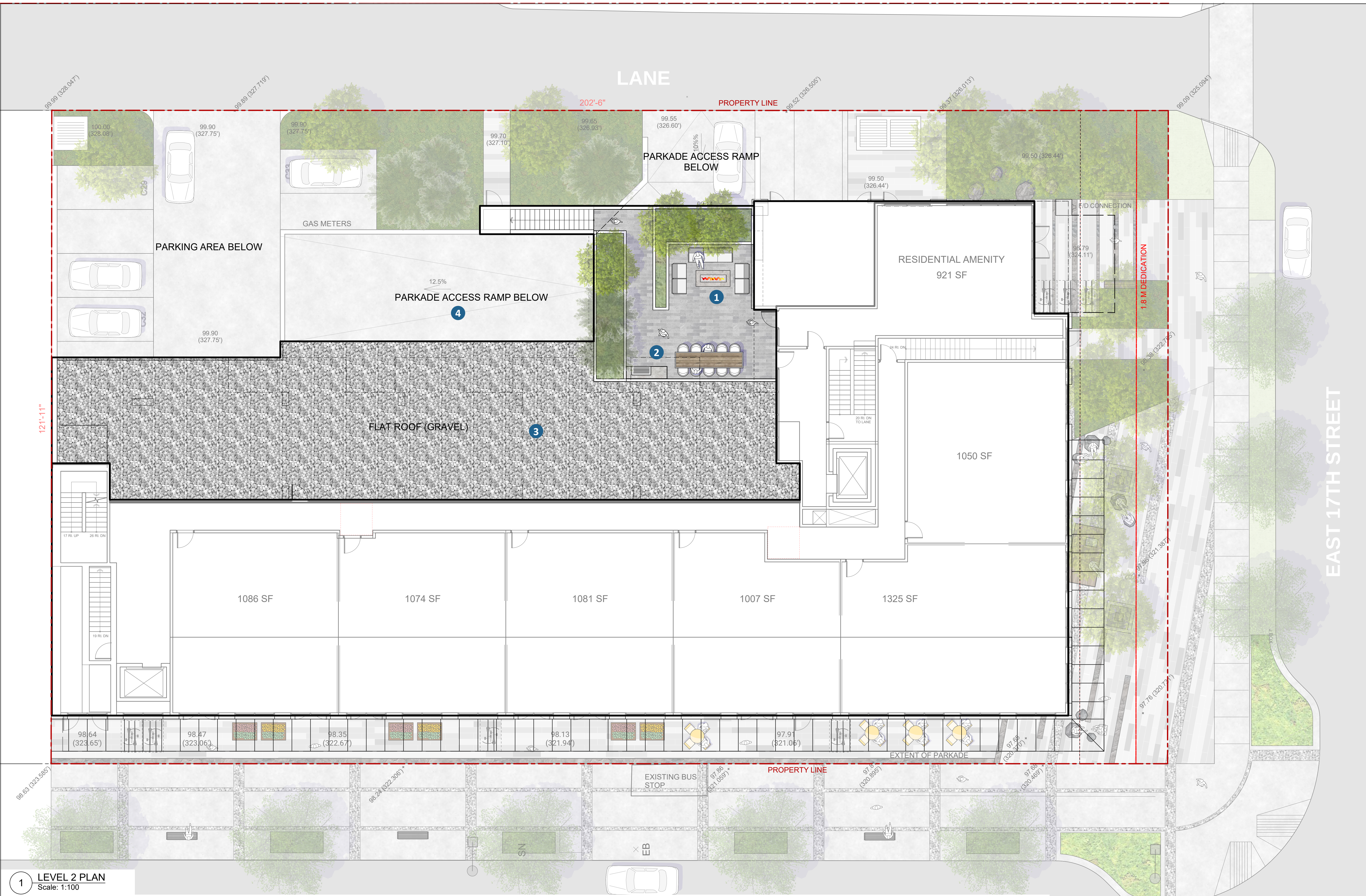
LAYOUT & MATERIALS LEGEND

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



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**LANDSCAPE PLAN
LEVEL 2**

1 LEVEL 2 PLAN
Scale: 1:100

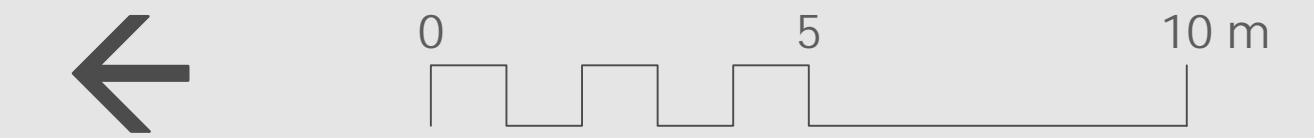
- PROGRAM LEGEND**
- LOUNGE AREA AND CONTEMPLATION AREA
 - RESIDENTIAL BBQ COUNTER AND EATING AREA
 - DECORATIVE GRAVEL ON ROOF

**LAYOUT & MATERIALS
LEGEND L2**

- UNIT PAVING
- TABLE AND CHAIRS

- LOUNGE SEATING AND FIRE TABLE
- BBQ AD COUNTER
- DECORATIVE GRAVEL

- SHRUB PLANTING
- EXTENSIVE GREEN ROOF



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PROGRAM LEGEND

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2. RESIDENTIAL ENTRY WITH SEATING AND FEATURE PAVING
3. RETAIL FRONTAGE WITH UNIT PAVING
4. LONSDALE AVE OFFSITE PER CNV DESIGN GUIDELINES
5. CORNER RAIN GARDENS PER CNV STANDARDS



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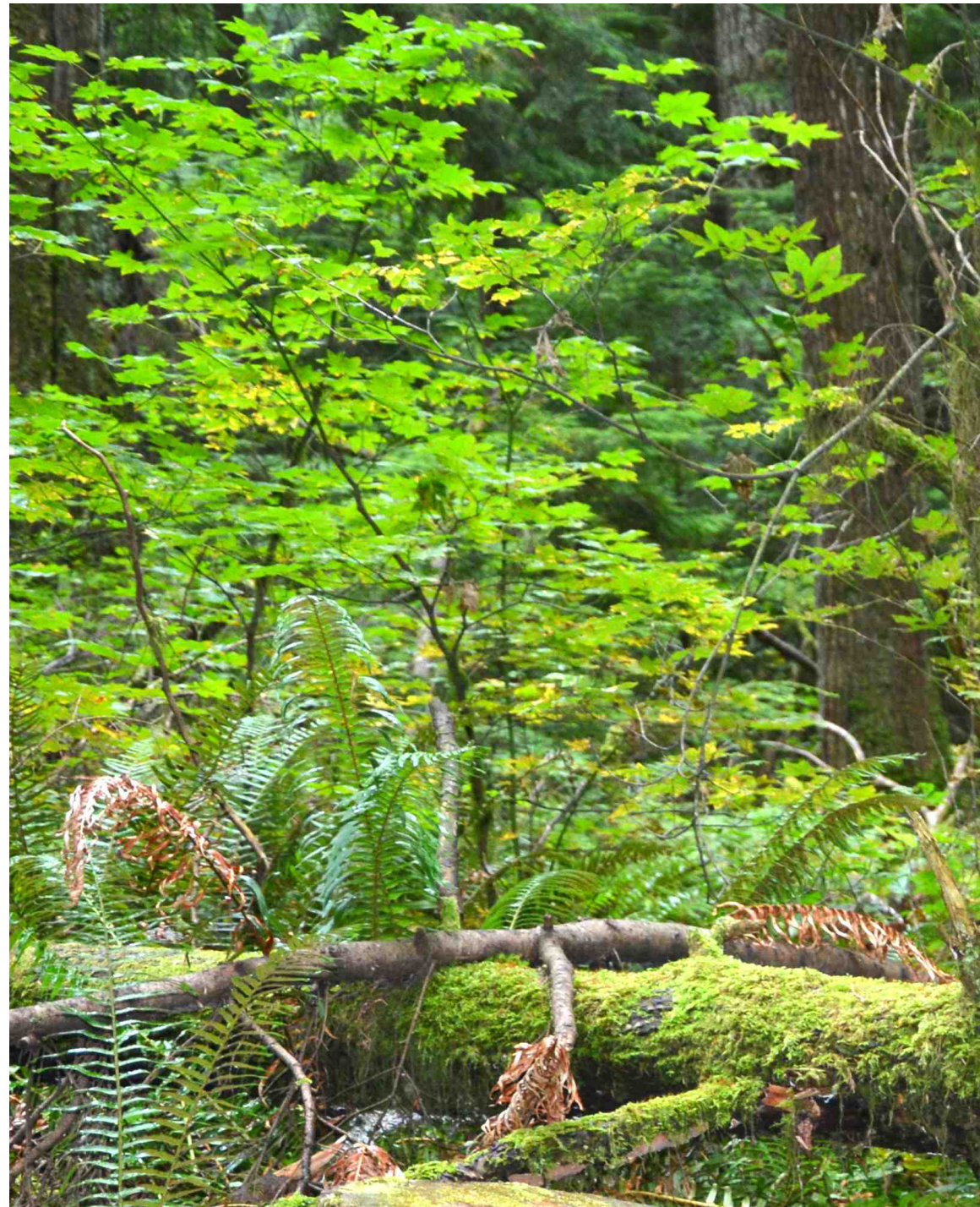
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PLAZA RENDERING

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PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
5	<i>Acer griseum</i>	Paperbark Maple	6cm cal.	as shown	specimen
3	<i>Acer circinatum</i> 'Pacific Fire'	Pacific Fire Vine Maple	2.5m ht	as shown	multistem
4	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honey Locust	6-7cm cal.	as shown	specimen
7	<i>Picea omorika</i>	Serbian Spruce	2.5-3m Ht	as shown	specimen
3	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.	as shown	specimen
8	STREET TREE	TBD PER CNV	7cm cal.	as shown	specimen
SHRUBS					
131	<i>Cornus sericea</i> 'Kelseyi' * #	Kelsey Redtwigged Dogwood	No. 2 Pot	600mm O.C.	fully established
19	<i>Ilex crenata</i> 'Compacta'	Compact Japanese Holly	No. 3 Pot	600mm O.C.	fully established
20	<i>Nandina domestica</i> 'Gulfstream'	Gulfstream Nandina	No. 2 Pot	600mm O.C.	fully established
20	<i>Skimmia japonica</i> 'Rubella'	Japanese Skimmia	No. 2 Pot	600mm O.C.	fully established
86	<i>Rhododendron</i> 'Ken Janek' *	Ken Janek Rhododendron	No. 2 Pot	750mm O.C.	fully established
27	<i>Rhododendron</i> 'Mardi Gras' *	Mardi Gras Rhododendron	No. 3 Pot	900mm O.C.	fully established
52	<i>Sarcococca hookeriana humilis</i> *	Dwarf Sweet box	No. 2 Pot	450mm O.C.	fully established
66	<i>Skimmia japonica</i> 'Rubella'	Japanese Skimmia	No. 2 Pot	600mm O.C.	fully established
99	<i>Vaccinium ovatum</i> * #	Evergreen Huckleberry	No. 3 Pot	750mm O.C.	fully established
PERENNIALS AND GRASSES					
23	<i>Hakonechloa macra</i> 'Aurea'	Golden Japanese Forest Grass	No. 1 Pot	380mm O.C.	fully established
84	<i>Liriope muscari</i> 'Big Blue' *	Big Blue Lilyturf	No. 1 Pot	300mm O.C.	fully established
19	<i>Brunnera macrophylla</i> 'Jack Frost' *	Siberian Bugloss Jack Frost	No. 1 Pot	300mm O.C.	fully established
GROUNDCOVERS					
52	<i>Arctostaphylos uva-ursi</i> * #	Kinnikinnick	4" (10cm) Pot	350mm O.C.	fully established
104	<i>Fragaria chiloensis</i> * #	Beach Strawberry	4" (10cm) Pot	350mm O.C.	fully established
RAIN GARDEN					
	<i>Carex flacca</i>	Blue-Green Sedge	4" (10cm) Pot	300mm O.C.	fully established
	<i>Carex grayi</i>	Gray Sedge	4" (10cm) Pot	450mm O.C.	fully established
	<i>Carex obnupta</i>	Slough Sedge	4" (10cm) Pot	450mm O.C.	fully established
	<i>Cornus sericea</i> 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	No. 3 Pot	600mm O.C.	fully established
	<i>Hemerocallis</i> 'Precious d'Oro'	Day Lily	4" (10cm) Pot	380mm O.C.	fully established
	<i>Iris sibirica</i>	Siberian Iris	4" (10cm) Pot	380mm O.C.	fully established
	<i>Iris versicolor</i>	Blue Flag Iris	4" (10cm) Pot	380mm O.C.	fully established
	<i>Nepeta faassenii</i> 'Walker's Low'	Walker's Low Catmint	4" (10cm) Pot	380mm O.C.	fully established
	<i>Petasites palmatus</i> 'Golden Palms'	Golden Coltsfoot	4" (10cm) Pot	450mm O.C.	fully established
	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spiraea	No. 2 Pot	450mm O.C.	fully established

TOTAL AREA: 32.4m2

NOTES:
* Indicates pollinator/bird friendly plants
Indicates native plants

PLANTING NOTES
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION.
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 15m3 SOIL VOLUME.

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PLANT MATERIALS

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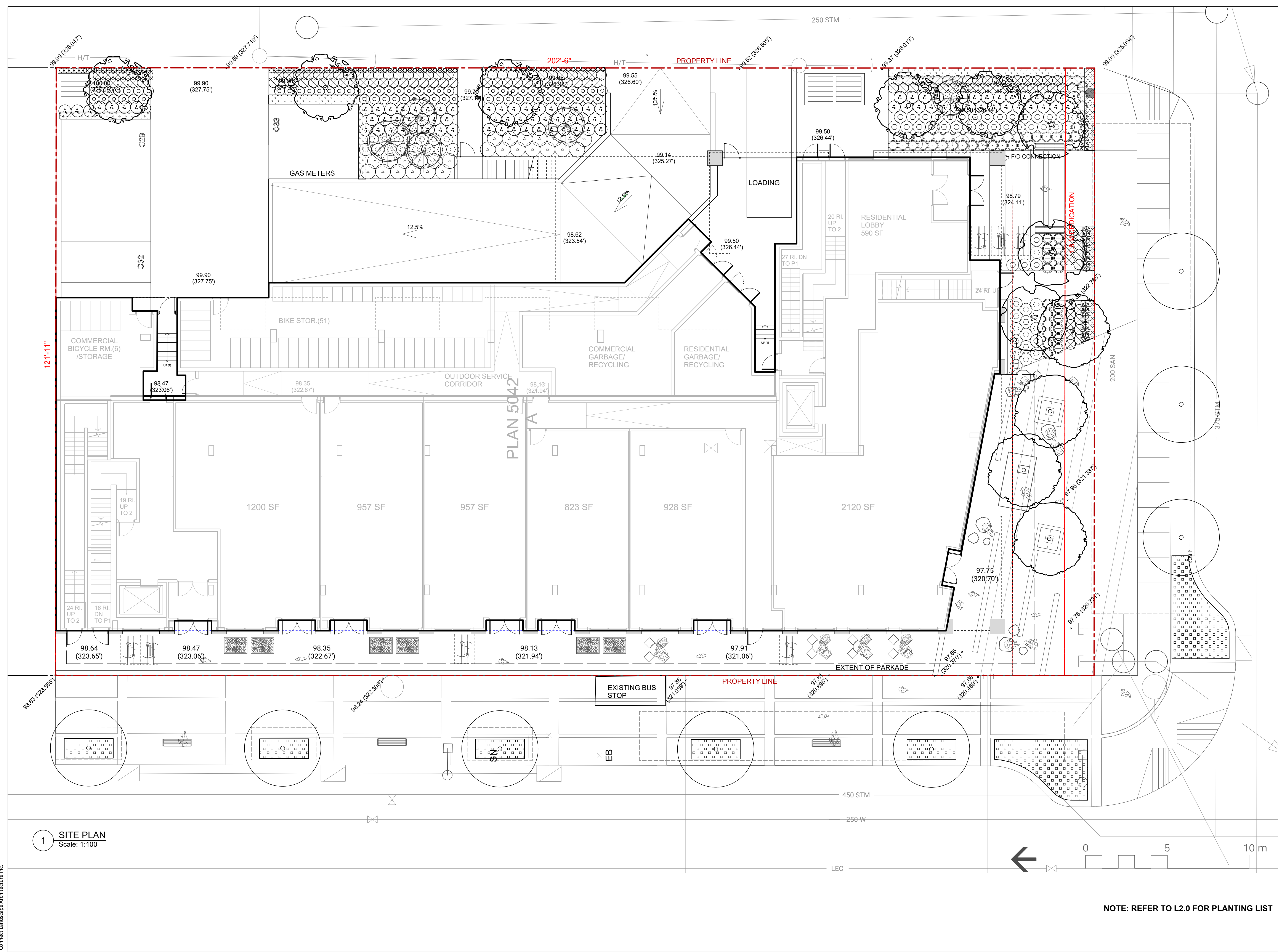
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PLANTING PLAN

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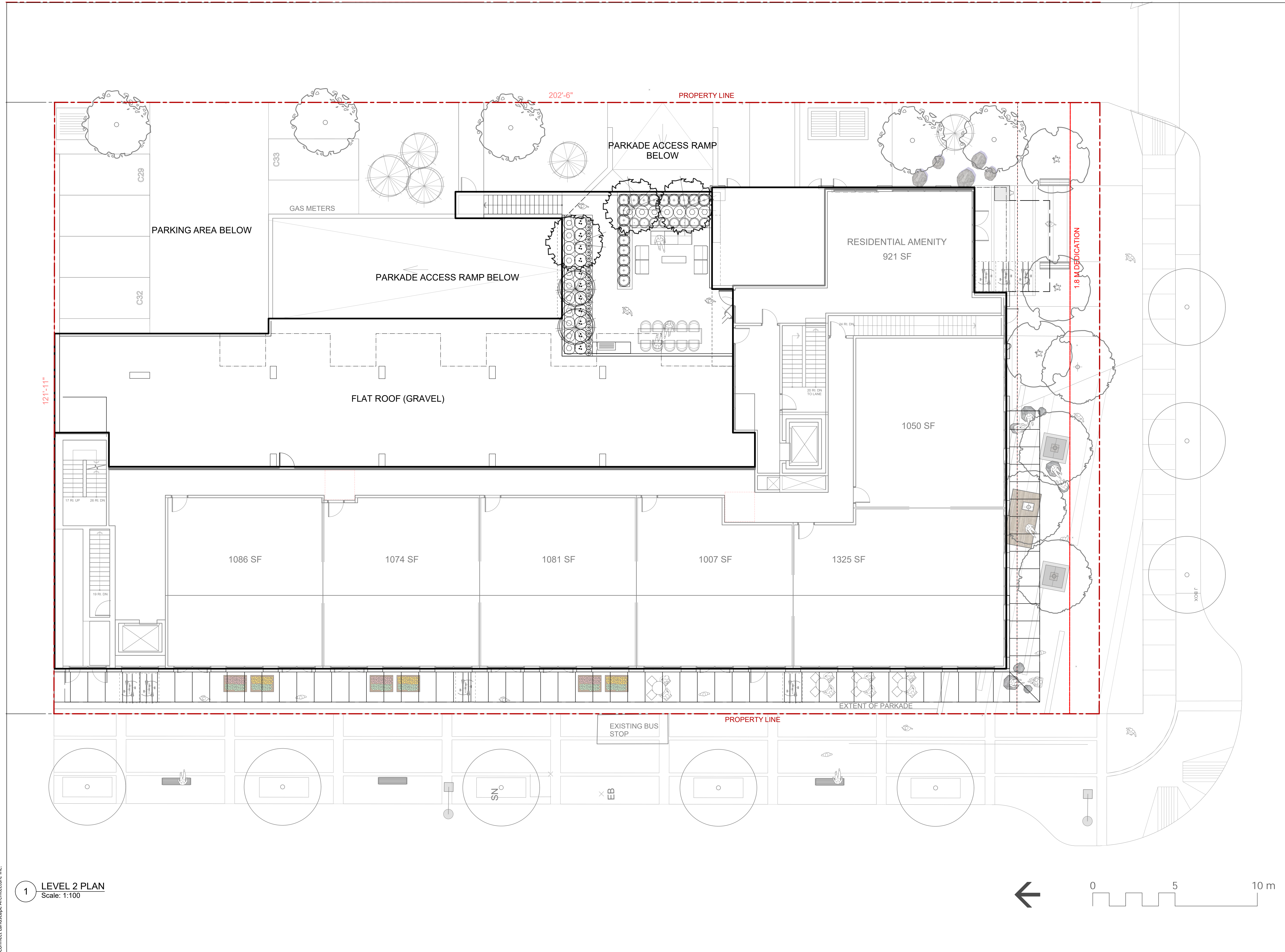
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**PLANTING PLAN
LEVEL 2**



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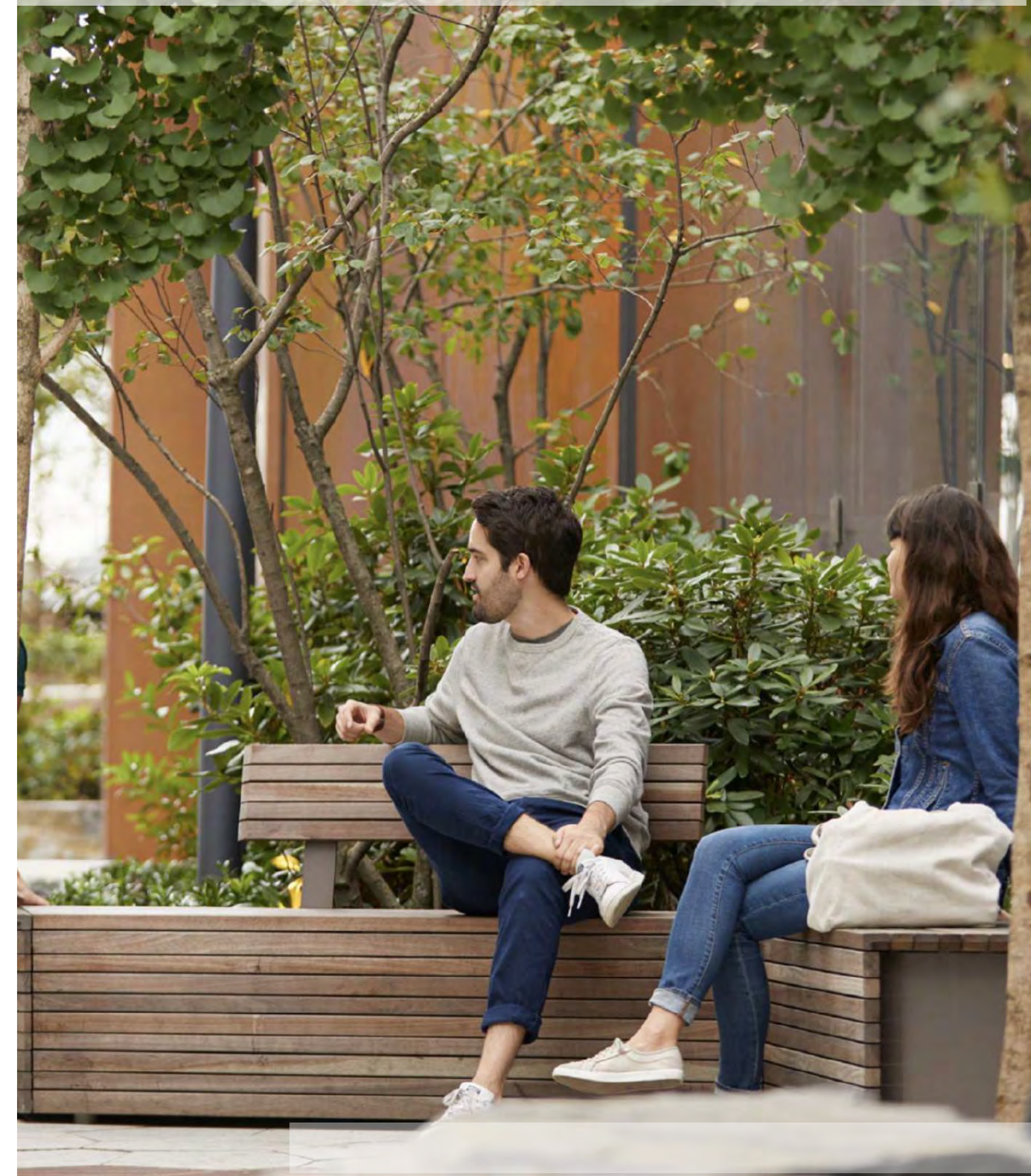
WELCOMING PLAZA WITH NATURAL MATERIALS



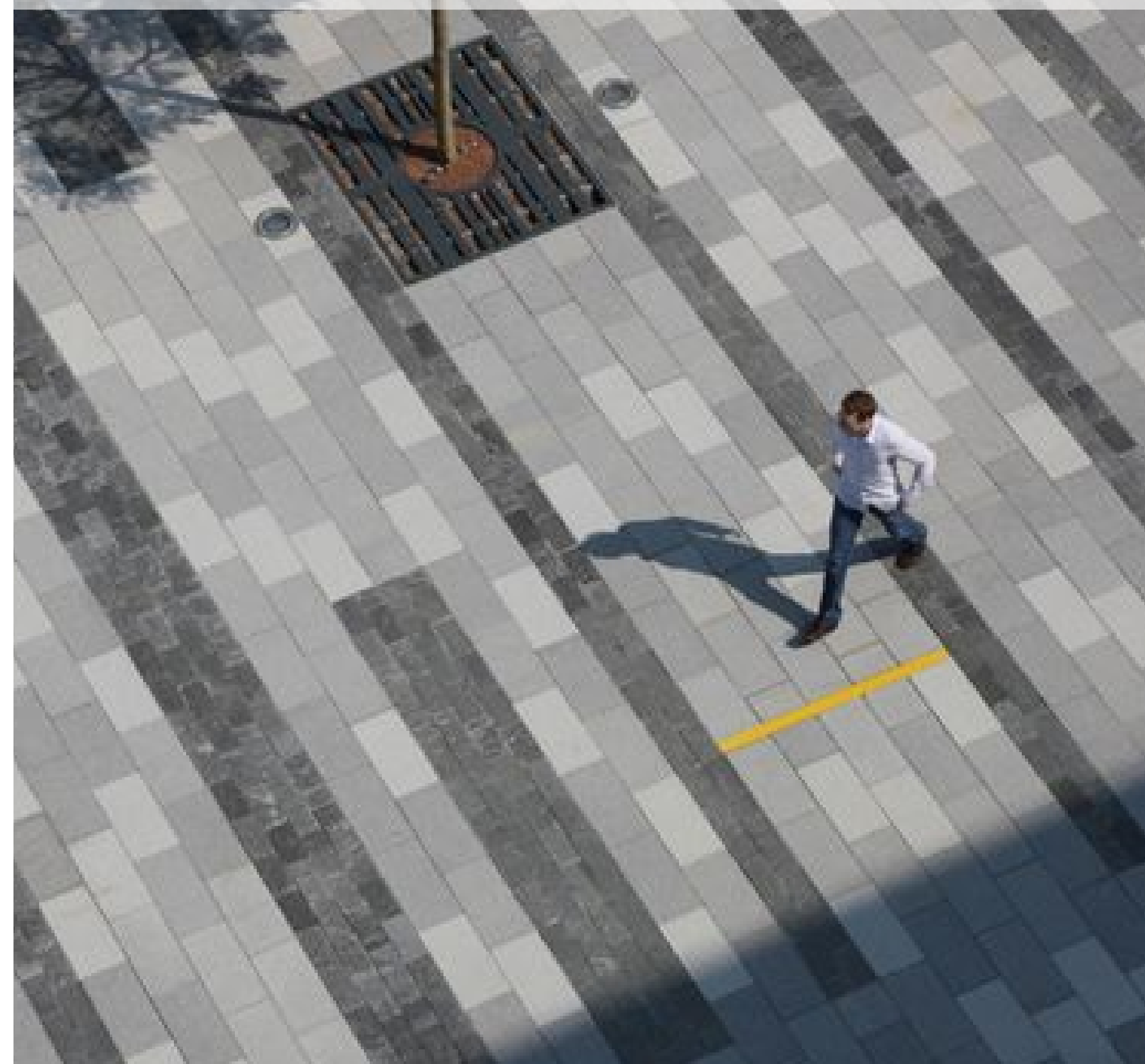
VIBRANT RETAIL EDGE



LUSH AND COMFORTABLE RESIDENTIAL ENTRY



CONTRASTING PATTERNS



LOCAL MATERIALS



ACTIVE STREETSCAPE LONSDALE



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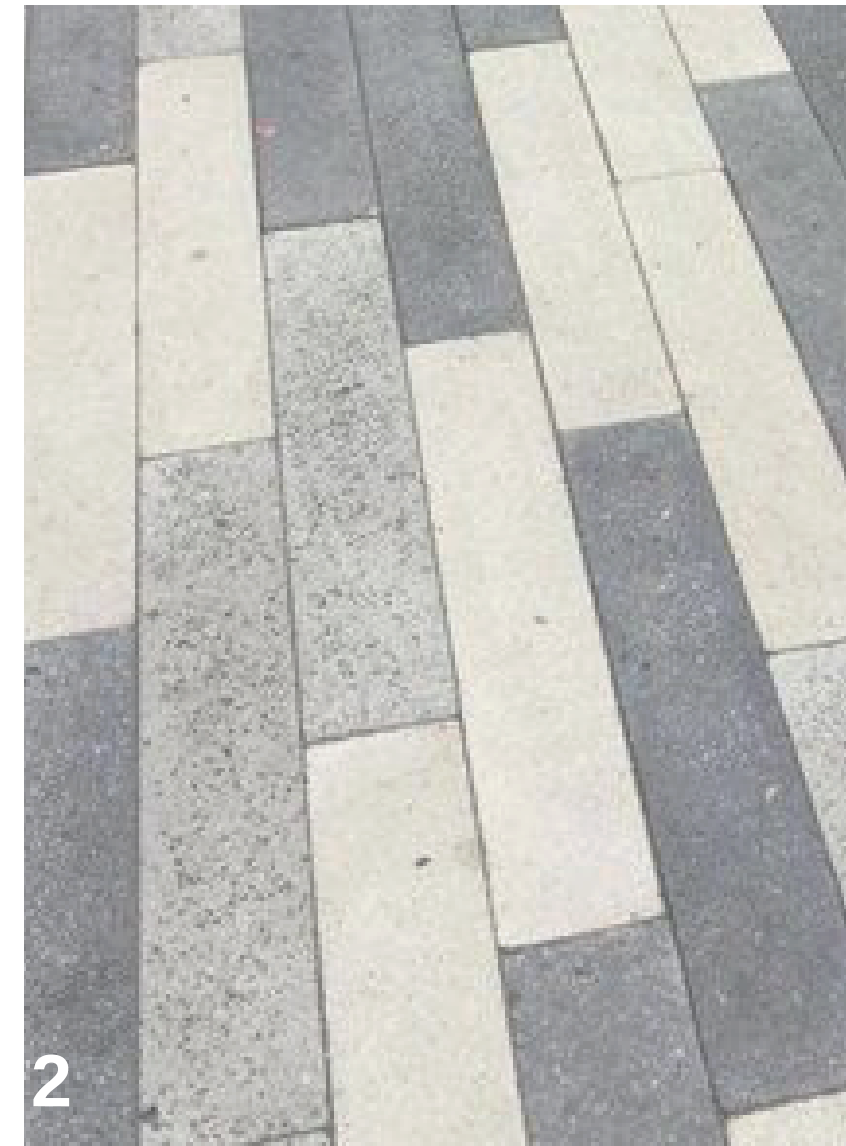
GROUND LEVEL
PRECEDENTS

MATERIALS & FURNISHING

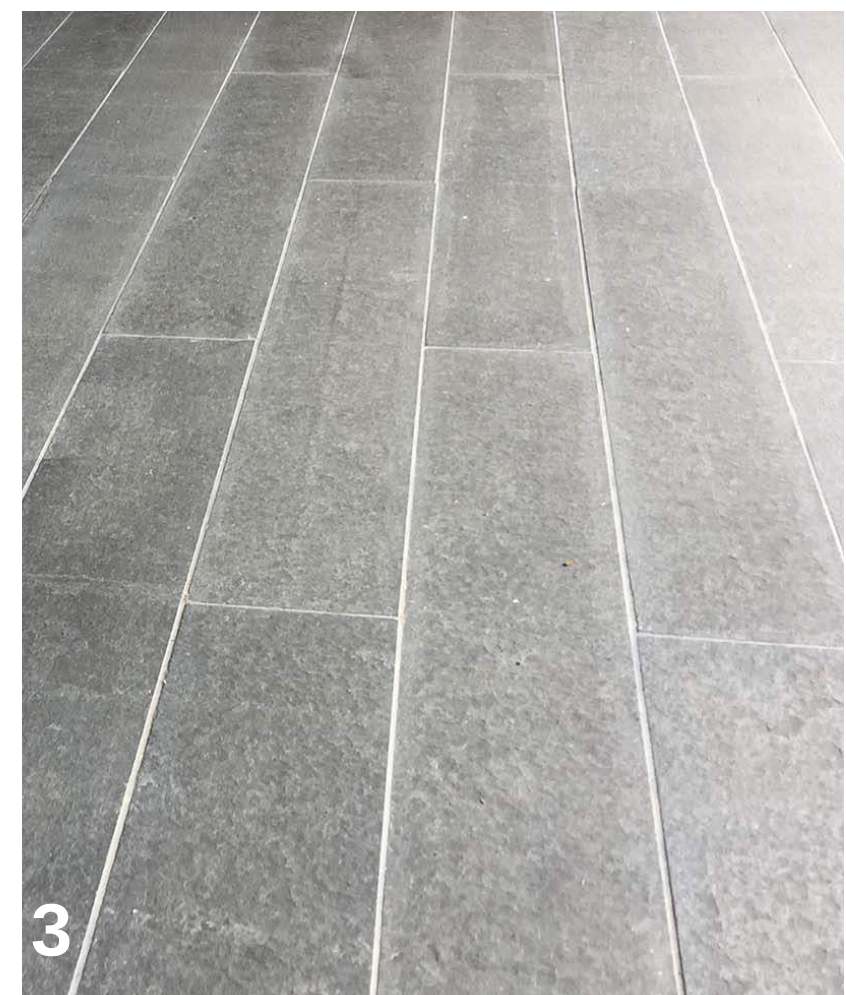
1. CIP CONCRETE W/ SAWCUT NATURAL BROOM FINISH



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 PARALLEL BY LANDSCAPEFORMS



7. FEATURE BASALT SEATING LOCALLY SOURCED BASALT ROCKS



8. RAISED WOODEN DECK PLANTER



9. ROUND DECORATIVE ROCK



10. TABLE AND BENCHES WOOD WITH ALUMINUM



11. BOLLARD LIGHTS



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 REZONING 20-12-22

2 ISSUED FOR REVIEW 20-12-16

1 ISSUED FOR REVIEW 20-11-09

REVISIONS

Lonsdale Ave & E 17th St

East 17th St
North Vancouver, BC

Scale: NTS

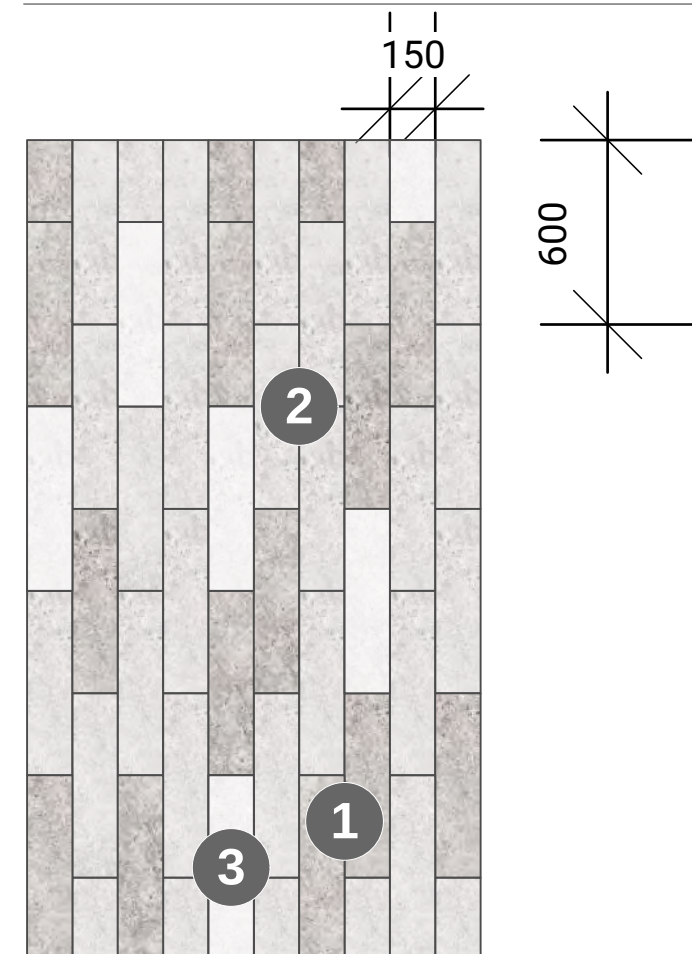
Drawn: MR

Reviewed: DS

Project No. 06-729

MATERIALS & FURNISHINGS

PAVER TYPE 1



Broadway Planks 100mm
23.62" X 5.91" X 3.94"
600 X 150 X 100 MM

- 1 FINISH TYPE 1 : CHARCOAL
- 2 FINISH TYPE 2 : NATURAL
- 3 FINISH TYPE 3 : STERLING



Charcoal Natural Sterling