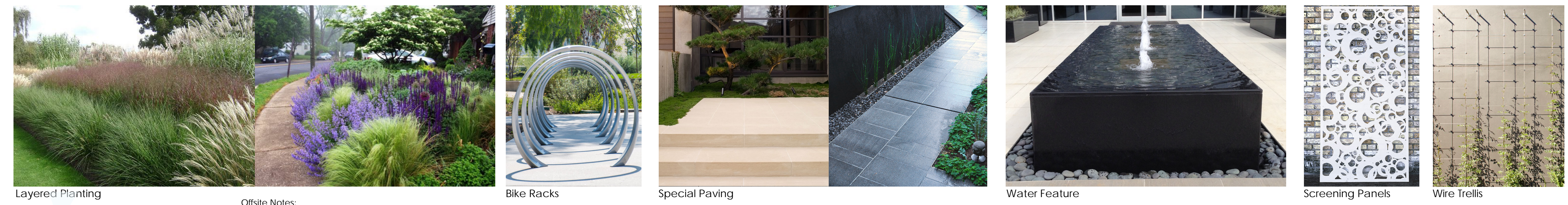


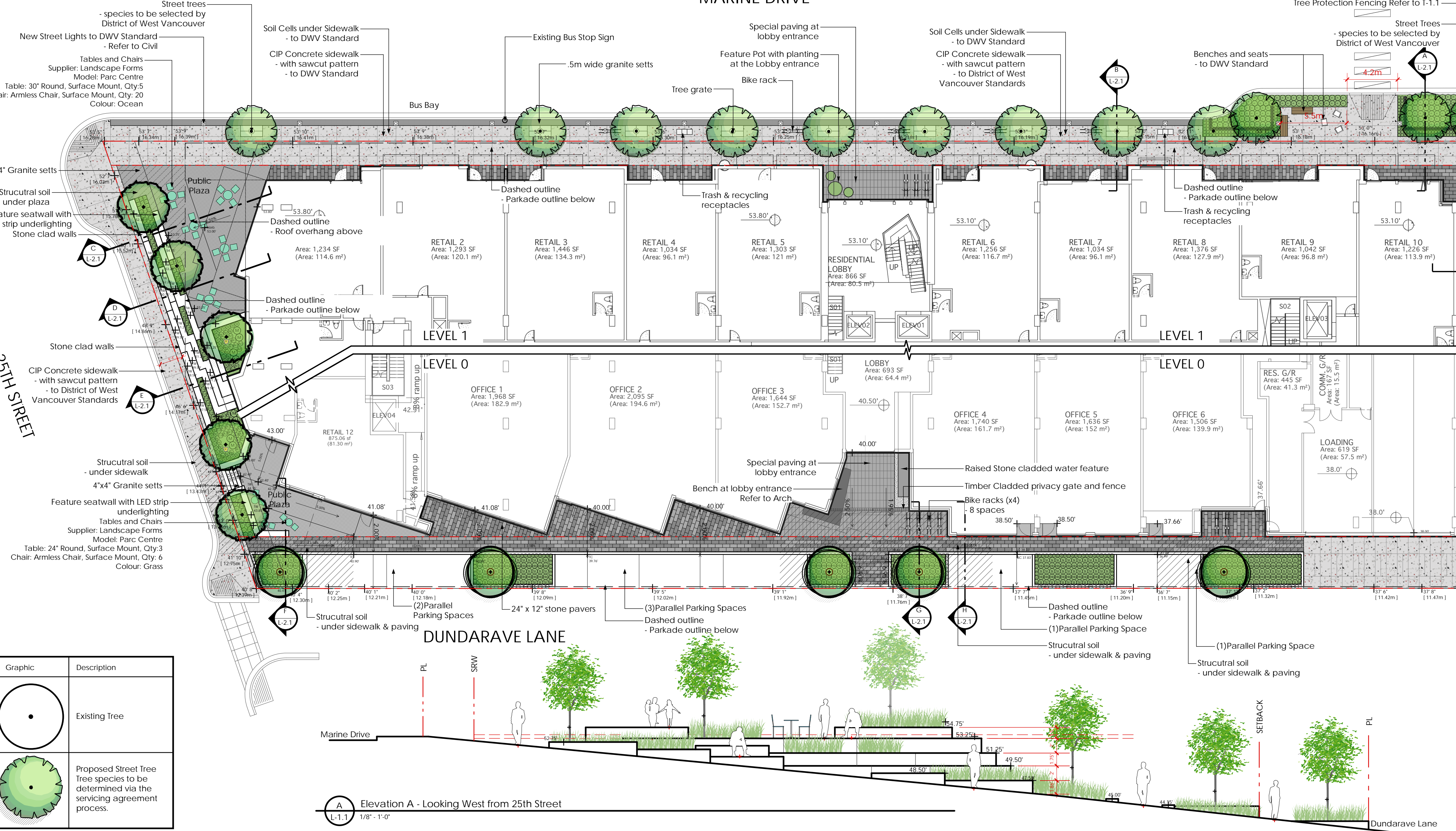
Graphic	Description
	Basalt Paving (Lobby Entrances) Finish: Flamed Sizes: 24" x 12" x 2" Pattern: Running Bond Supplier: Stone event
	Basalt Paving (Public Plazas) Finish: Flamed Sizes: 24" x 12" x 2" Pattern: Staggered Bond Supplier: Stone event
	Granite Paving (Private Patios) Finish: Flamed Sizes: 24" x 12" x 2" Pattern: Running Bond Supplier: Stone event
	CIP Concrete Sidewalks Sandblast finish with sawcut control joints To District of West Van Engineering and Park Department Standards
	IPE Timber Decking At Roof Decks
	Structural Soil 30" deep under sidewalks
	Granite Setts (4" x 4") Flamed finish. Along Marine Dr & Public Plaza To District of West Van Engineering and Park Department Standards

Graphic	Description
	Bike Rack (Ground Level) Supplier: Landscape Forms Model: Loop Finish: Powdercoat finish Installation: Surface Mount
	Stone Clad CIP Concrete Bench (Ground Level) Located in Public Plazas
	Tables/Chairs at Public Plaza (Ground Level) Supplier: Landscape Forms Model: Parc Centre Finish: Powdercoat finish Installation: Surface Mount
	Private Gate/Fence (Ground Level) Perforated Pattern Located along Dundarave Lane
	Feature Pots with planting (Ground Level) Supplier: Pot Incorporated Model: Bosa Finish: Powdercoat finish (TBD). Sizes: 48"(w) x 16"(h) & 32"(w) x 10"(h)
	Water Feature (Ground Level) Basalt Stone clad walls Located along Dundarave Lane
	Outdoor kitchen (Amenity Roof Level) Supplier: Urban Bonfire/Kerrisdale Lumber Size: varies Finishes: TBD
	Dining Table (Amenity Roof Level) Supplier: RH Designs Marbella Aluminum rectangular dining table Size: 120" long Marbella Aluminum armchair cushion (x12) Size: 19" x 19" x 18"
	Outdoor Seats/Sofa and Coffe Table (Amenity Roof Level) Supplier: RH Designs - 87" Marbella Aluminum Luxe Sofa Size: 86" x 35" x 26" long - Marbella Aluminum classic Lounge chair Size: 37" x 33" x 24" - Marbella Aluminum rectangular coffe table Size: 52" x 33" x 8"

Graphic	Description
	Uplighting (Located under trees) Supplier: tbd
	Inset Wall lights (located at steps and amenity roof levels) Supplier: tbd
	Hose Bibs
	Timber Bench - Offsite (Marine Drive) Model - Harpo (backed bench 17" x 31" x 69") Manufacturer - Landscape Forms Timber colour: jarrah
	Chairs - Offsite (Marine Drive) Model - Harpo (backed seats 17" x 31" x 24") Manufacturer - Landscape Forms Timber colour: jarrah
	Trash & recycling receptacles - Offsite (Marine Drive) Model - Select recycling unit Manufacturer - Landscape Forms Powdercoat Finishes: Aluminum Texture
	Bike Rack - Offsite (Marine Drive) Supplier: Landscape Forms Model: Ring Finish: Powdercoat finish. Installation: Surface Mount
	Tree Grates - Offsite (Marine Drive) Supplier: Iron Age Model: Locust Size: 36" x 72" x 1.25" Finish: Powdercoat finish. Installation: Surface Mount
	Existing light poles - Offsite (Marine Drive) To be relocated as shown on the landscape plan
	Planting
	Screening Hedge 5' high privacy hedge



Offsite Notes:  
 1. Street Lights and Furniture to DWV Standards.  
 2. Street Light replacement is required at the Street and Lane  
 3. Soil Cell under sidewalk along Marine to DWV Standard



Graphic	Description
	Existing Tree
	Proposed Street Tree Tree species to be determined via the servicing agreement process.

Symbol	Qty	Botanical Name	Common Name	Size/Comments	Symbol	Qty	Botanical Name	Common Name	Size/Comments
	13	Acer 'palmatum'	Japanese Maple	4m ht. multi-stem.		65	Azalea 'Gumpo White'	Rhododendron 'Gumpo White'	#2 pot. 18" O.C.
	5	Prunus shirofugen	Flowering cherry	7 cm cal. B+B ht. Std.		158	Calamagrostis 'Karl Foerster'	Feather reed grass	#2 pot. 15" O.C.
	15	Hamamelis int. 'Arnold's Promise'	Chinese Witch Hazel	3.5m ht.		860	Carex 'Fischer's Form'	Japanese sedge	#2 pot. 12" O.C.
	5	Fraxinus ornus	Flowering Ash	7 cm cal. B+B ht. Std.		29	Carex 'Ice Dance'	Japanese sedge	#2 pot. 15" O.C.
	12	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	7 cm cal. B+B ht. Std.		174	Echinacea purpureascens	Coneflower	#2 pot. 15" O.C.
						44	Hakonechloa macra 'Nicolas'	Hakone Grass	#2 pot. 20" O.C.
						76	Helleborus 'Red Lady'	Helleborus	#2 pot. 15" O.C.
						303	Lavandula 'Hidcote'	Lavender	#2 pot. 18" O.C.
						166	Liriope muscari	Lily turf	#2 pot. 12" O.C.
						38	Nispetia 'Walkers Low'	Catmint	#2 pot. 18" O.C.
						462	Ophiopogon p. nigrescens	Black Mondo grass	#2 pot. 10" O.C.
						170	Pachysandra 'Green Sheen'	Pachysandra	#1 pot. 10" O.C.
						22	Pennisetum a. 'Harmel'	Fountain grass	#2 pot. 15" O.C.
						44	Pennisetum a. 'Moudry'	Fountain grass	#2 pot. 18" O.C.
						37	Perovskia 'Little Spire'	Catmint	#2 pot. 18" O.C.
						159	Lonicera pileata	Box honeysuckle	#2 pot. 18" O.C.
						281	Stipa tenuissima	Mexican feathergrass	#2 pot. 18" O.C.
						13	Wisteria sinensis	Chinese wisteria	#3 pot.
						22	Trachelospermum jasminoides	Star Jasmine	#3 pot.

**LANDSCAPE NOTES**

- All work shall meet or exceed the requirements as outlined in the current edition of the Canadian Landscape Standards.
- All 'Soft Landscape Areas' are to be irrigated with a high efficiency irrigation system. A high efficiency irrigation system specified in all common areas, including the entry and upper terrace areas.
- The irrigation system design and installation shall be in accordance with the Irrigation Industry of Canadian Landscape Standards and Guidelines.
- All landscaped patios to be provided with a hose bib. Hose bibs should be provided for all patio and common areas greater than 100sq.ft.

**PLANTING NOTES**

- All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standards.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standards, Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the Canadian Landscape Standards.
- All trees to be staked in accordance with Canadian Landscape Standards.

Note:  
 Street Tree - final location and species to the satisfaction of District of West Vancouver Engineering and Parks

Revisions:

02	28.05.2021	DP Re-Submission
01	30.11.2020	Issued for DP
no.:	date:	Item:

Project:  
**DUNDARAVE**  
 2452-2490 Marine Drive  
 West Vancouver

Drawn by: RO'C  
 Checked by: PK  
 Date: 28 May 2021  
 Scale: 1/8" = 1'

Drawing Title:  
**Landscape Concept Plan**

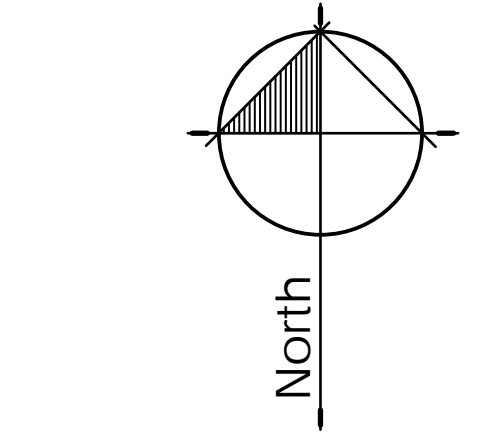
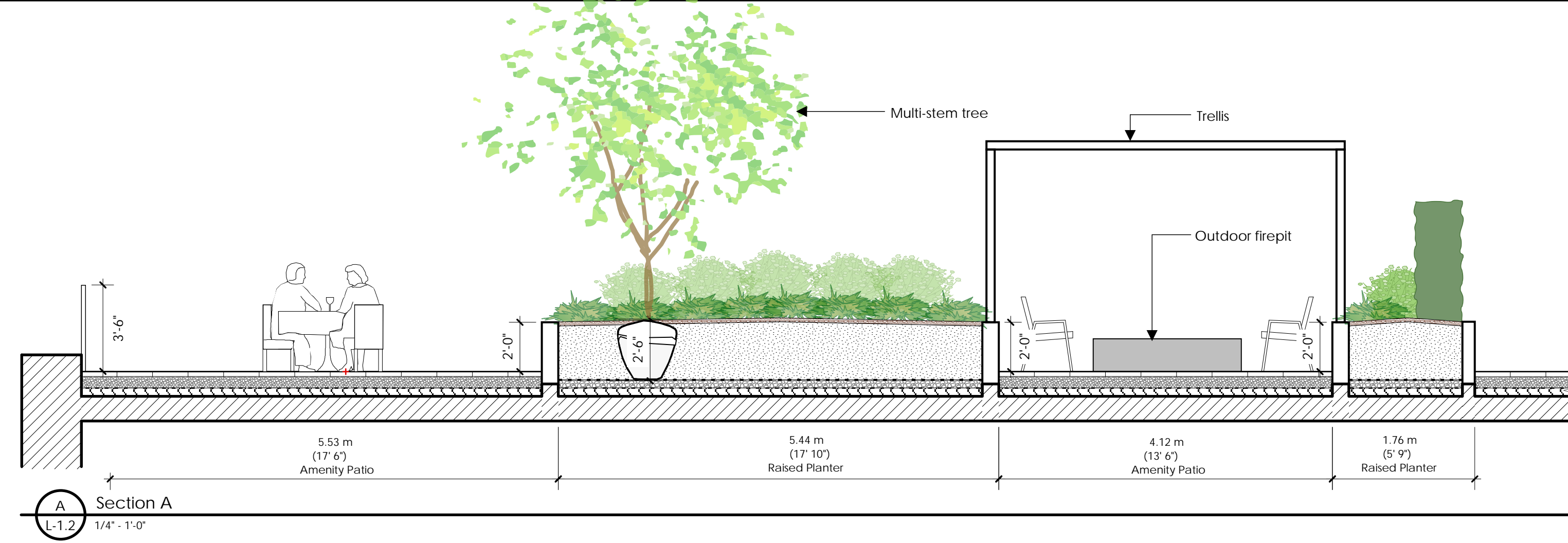
Project No.:  
**19060**

Sheet No.:  
**L-1.1**





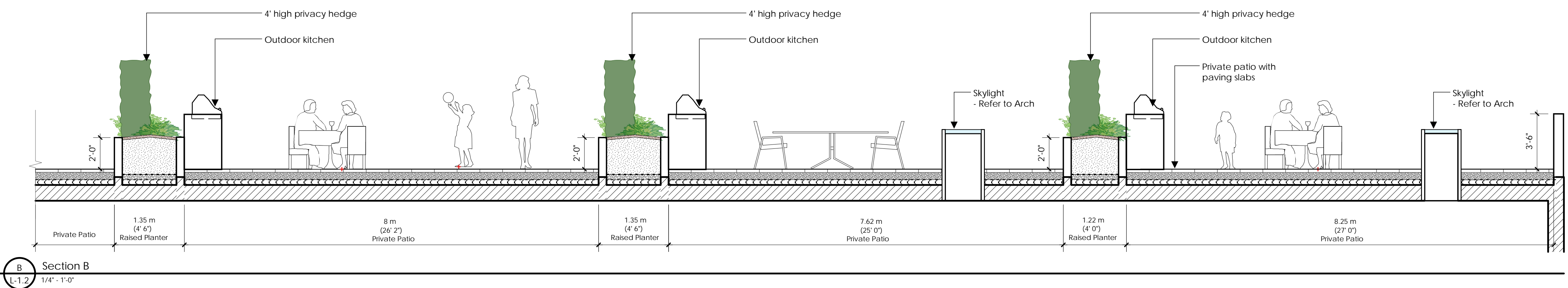
Outdoor kitchen at Private Patio



02	28.05.2021	DP Re-Submission
01	30.11.2020	Issued for DP
no.:	date:	item:



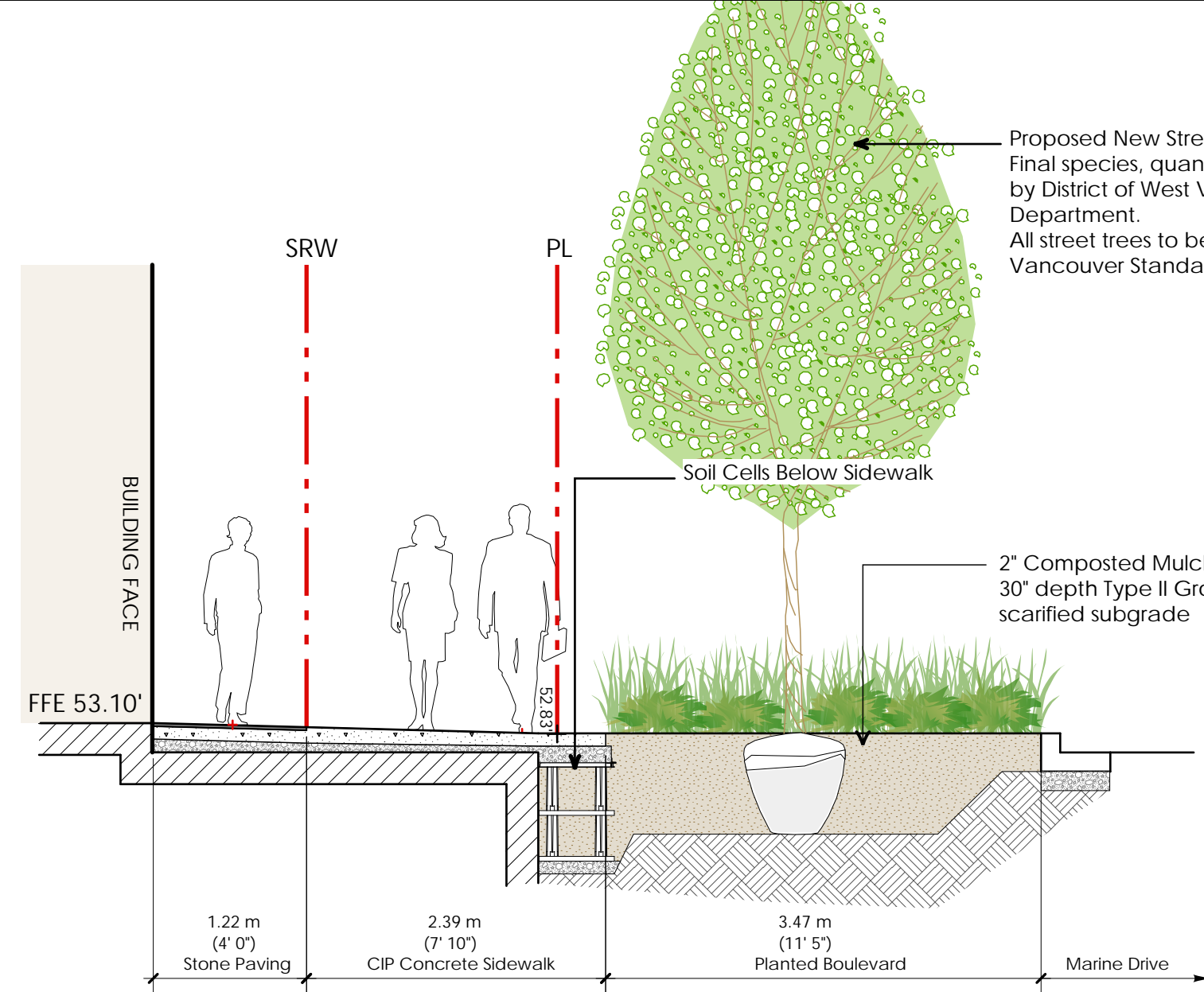
Project:  
**DUNDARAVE**  
 2452-2490 Marine Drive  
 West Vancouver



Drawn by: RO'C  
 Checked by: PK  
 Date: 28 May 2021  
 Scale: 1/4" = 1'

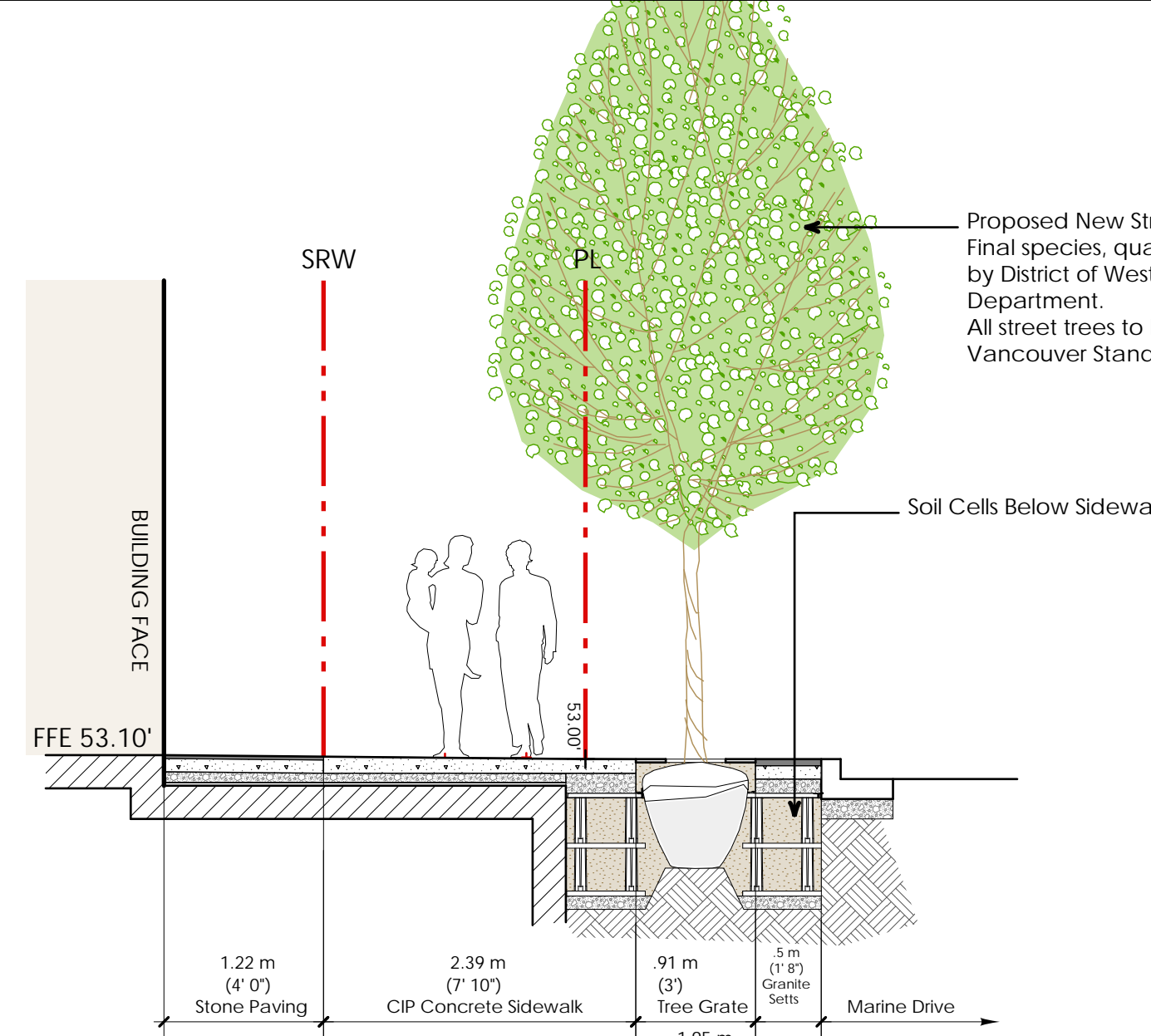
Drawing Title:  
**Landscape Roof Plan**

Project No.:  
**19060**  
 Sheet No.:



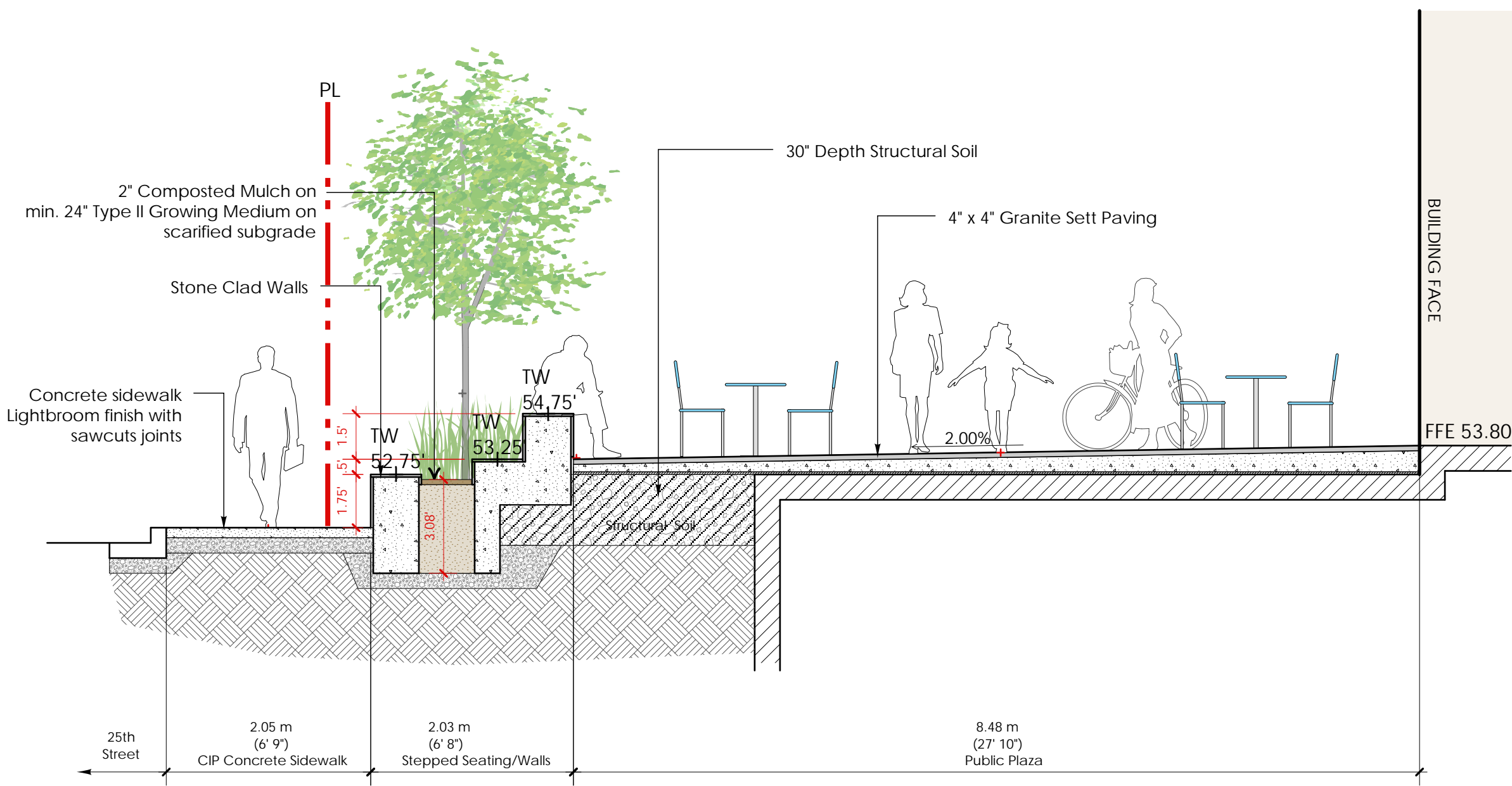
Section A

L-1.1 1/4" = 1'-0"



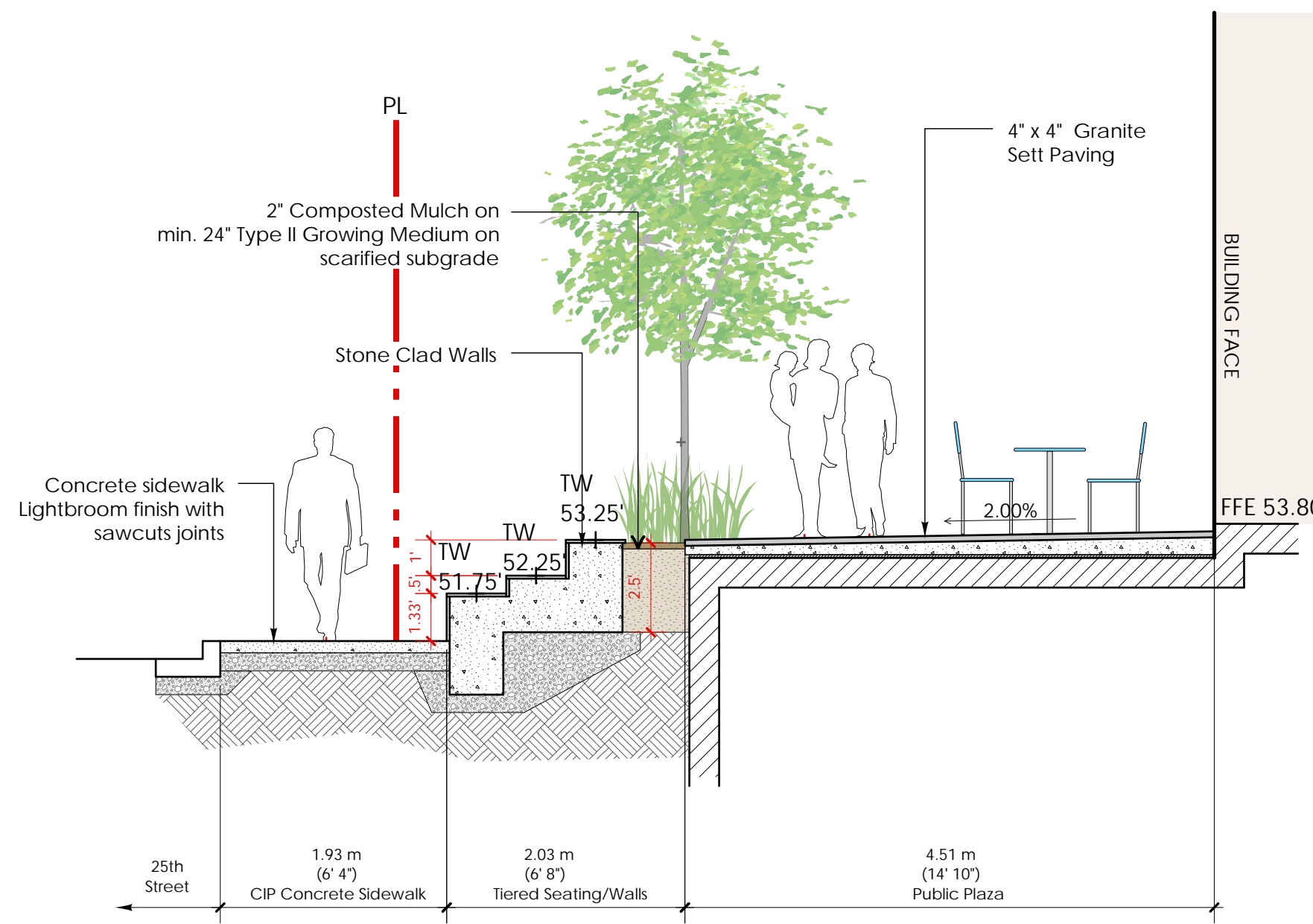
Section B

L-1.1 1/4" = 1'-0"



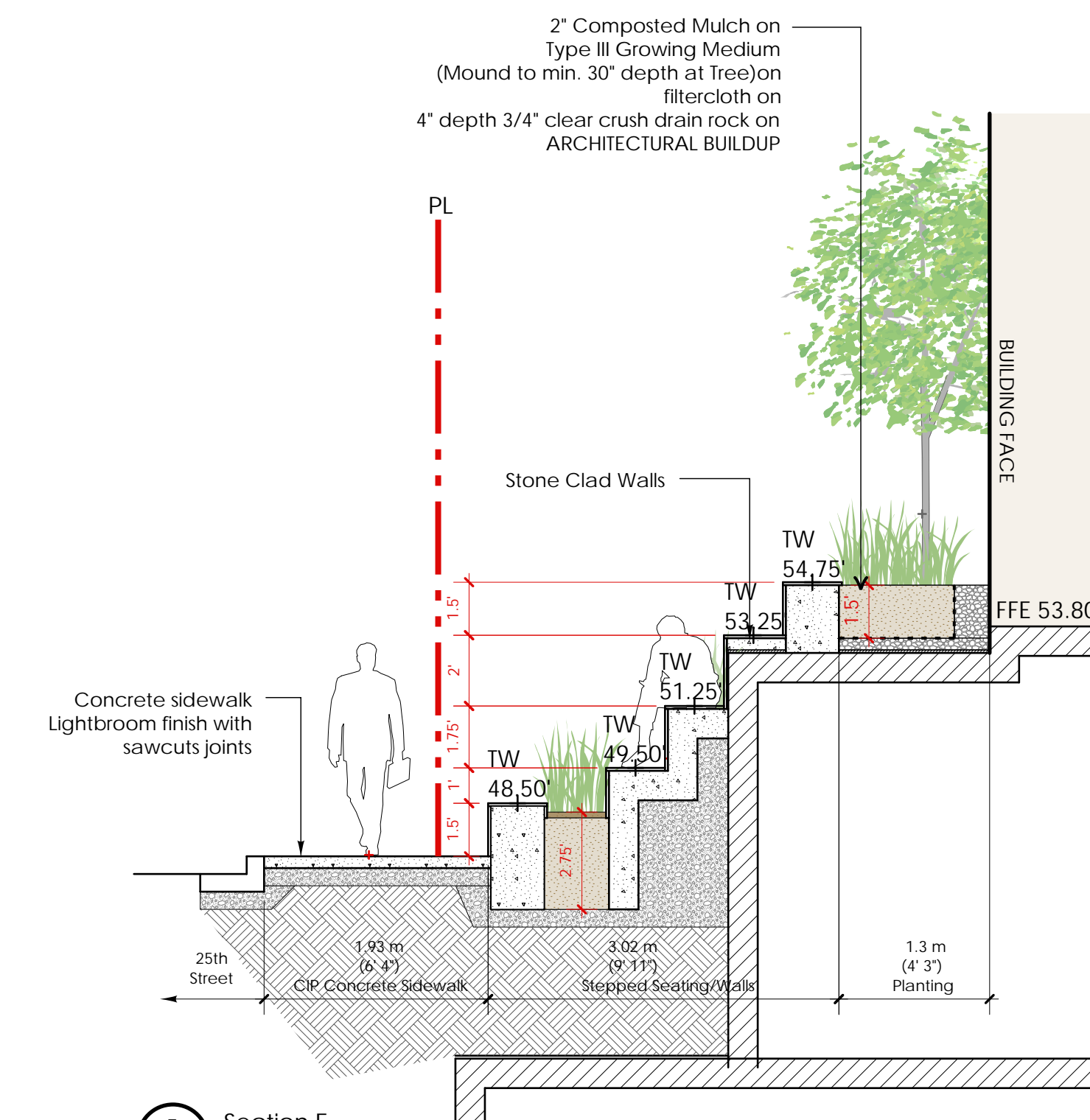
Section C

L-1.1 1/4" = 1'-0"



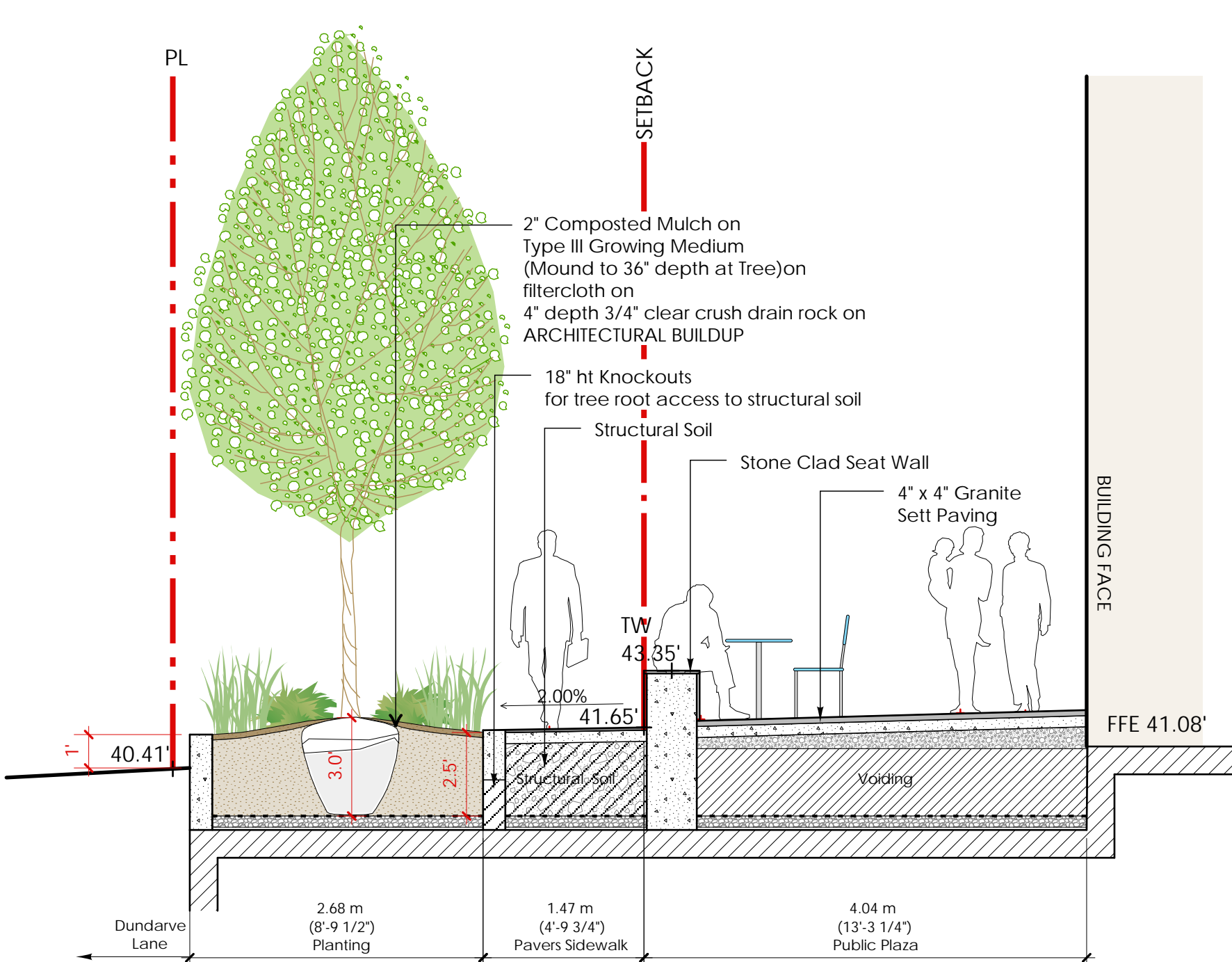
Section D

L-1.1 1/4" = 1'-0"



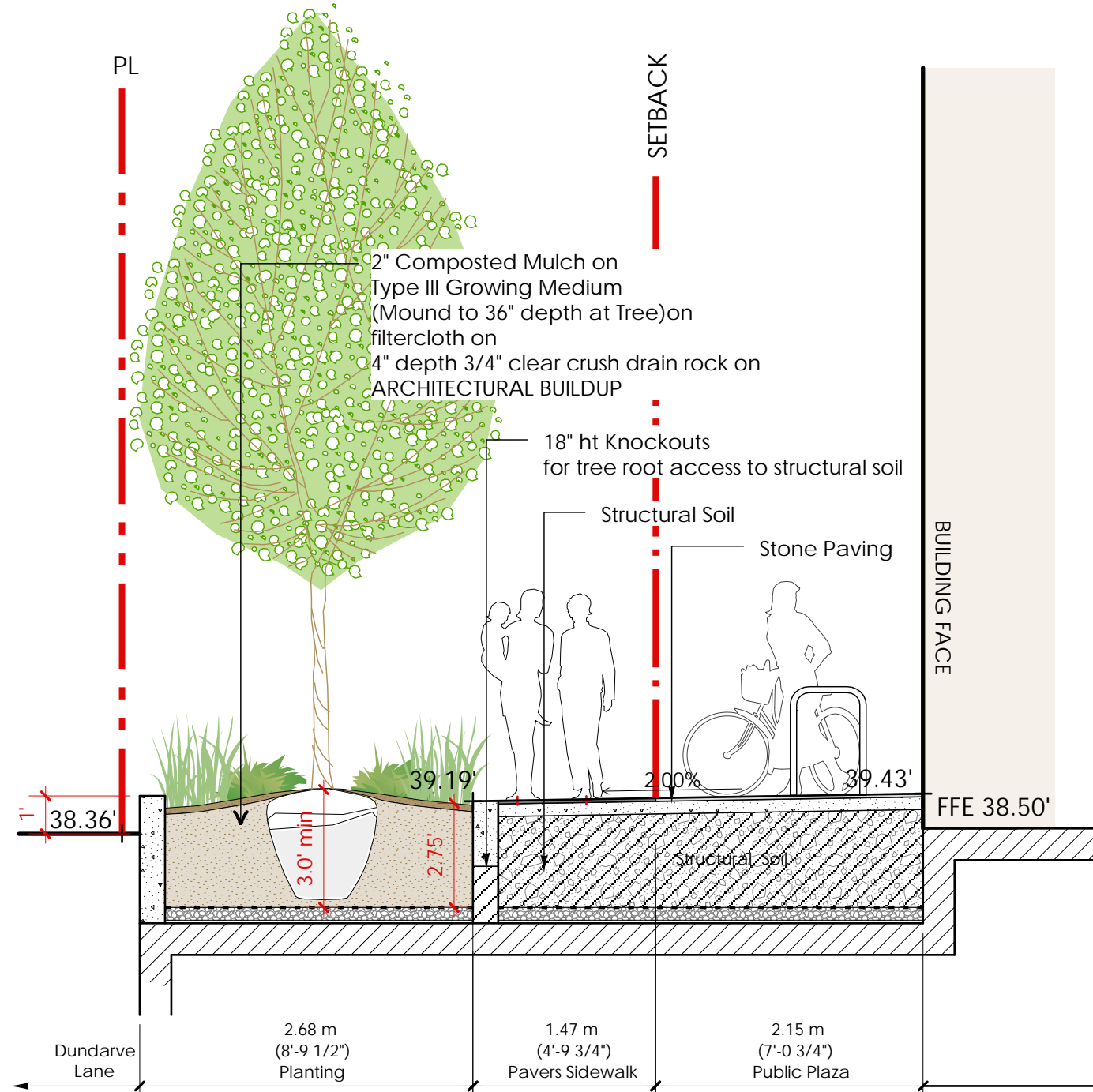
Section E

L-1.1 1/4" = 1'-0"



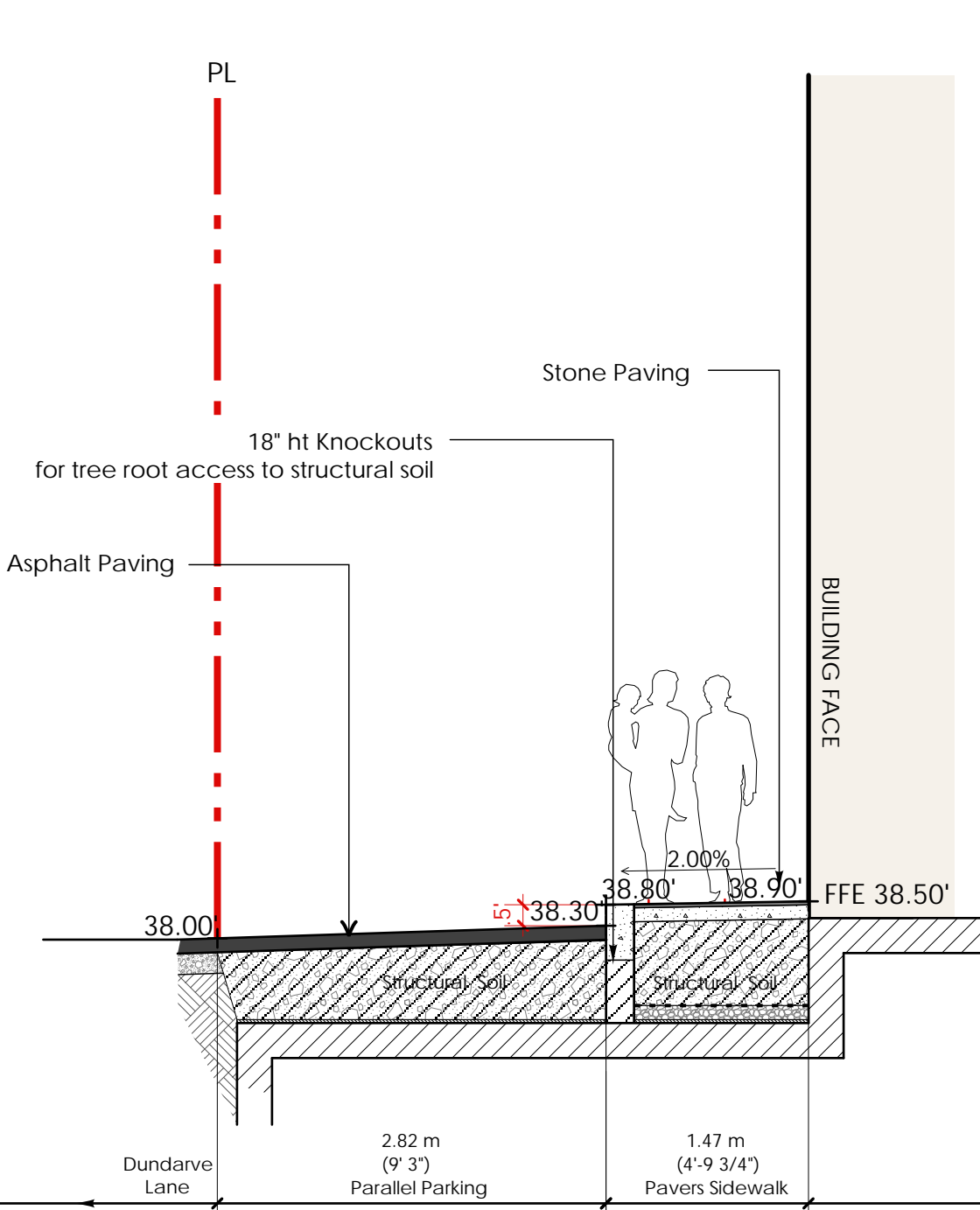
Section F

L-1.1 1/4" = 1'-0"



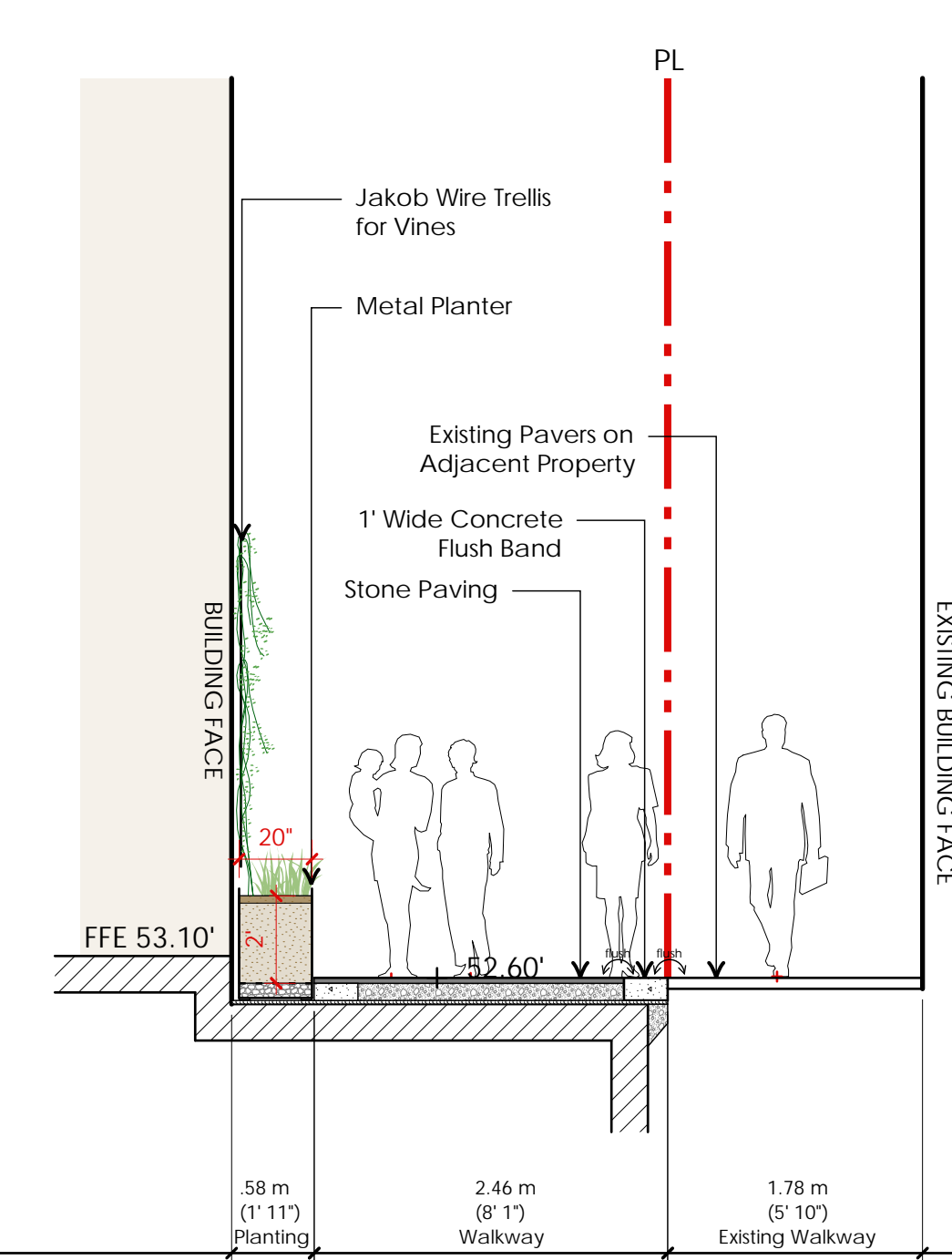
Section G

L-1.1 1/4" = 1'-0"



Section H

L-1.1 1/4" = 1'-0"



Section H

L-1.1 1/4" = 1'-0"

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Revisions:



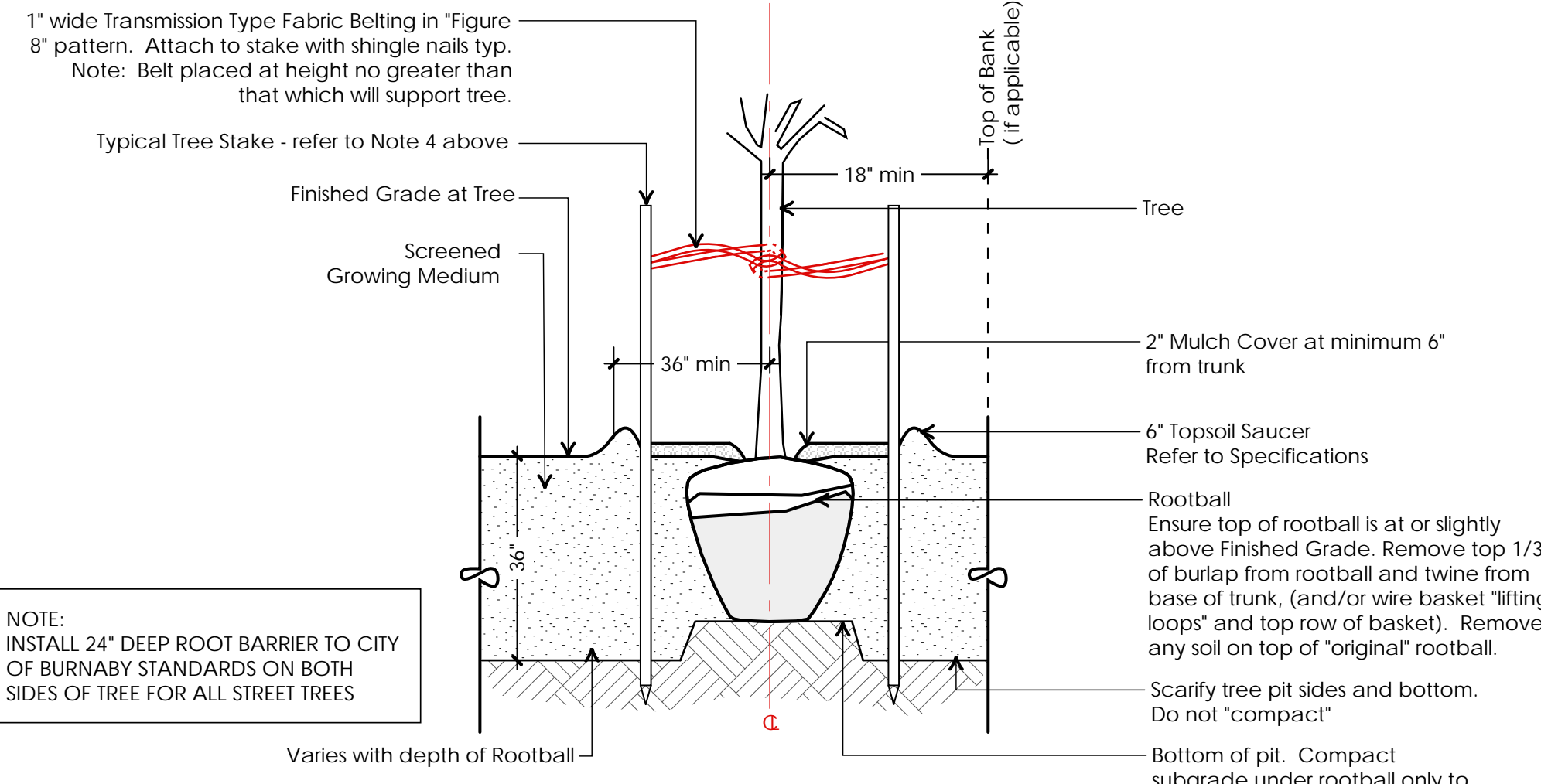
Project:  
**DUNDARAVE**  
2452-2490 Marine Drive  
West Vancouver

Drawn by: RO'C  
Checked by: PK  
Date: 28 May 2021  
Scale: As shown

Drawing Title:  
**Landscape Sections**

Project No.:  
**19060**  
Sheet No.:

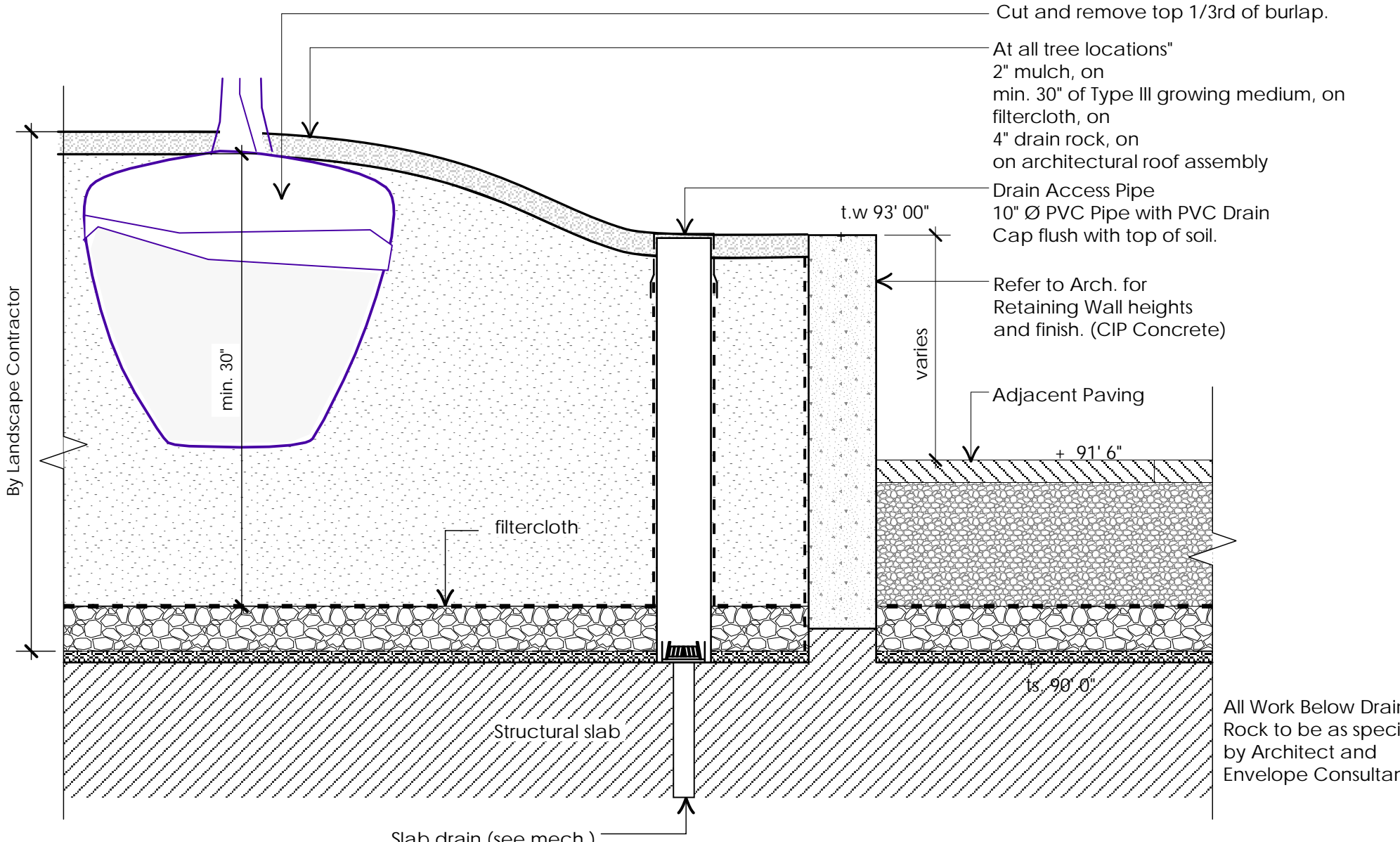
- General Notes:
1. Do not cut Tree Leader.
  2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
  3. Ensure tree location does not conflict with Underground Services. "Call before digging".
  4. All street trees to be staked with 2 - 4"Ø x 8' long. Minimum depth of stake embedment is 3'. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
  5. Provide min. 6 cubic meters of growing medium per tree.
  6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



NOTE: INSTALL 24" DEEP ROOT BARRIER TO CITY OF BURNABY STANDARDS ON BOTH SIDES OF TREE FOR ALL STREET TREES

Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

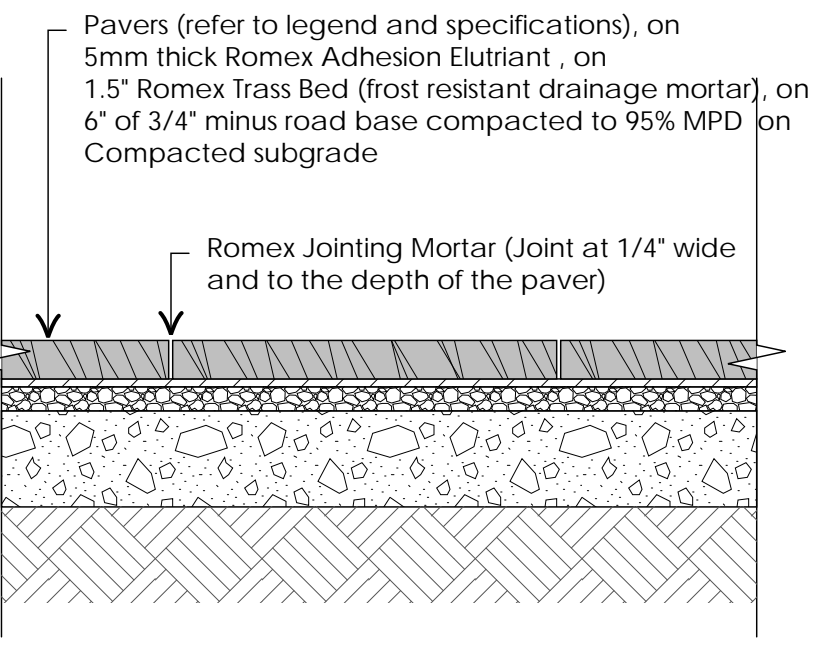
Ld-1 Typical Deciduous Tree Planting on Grade  
Scale: NTS



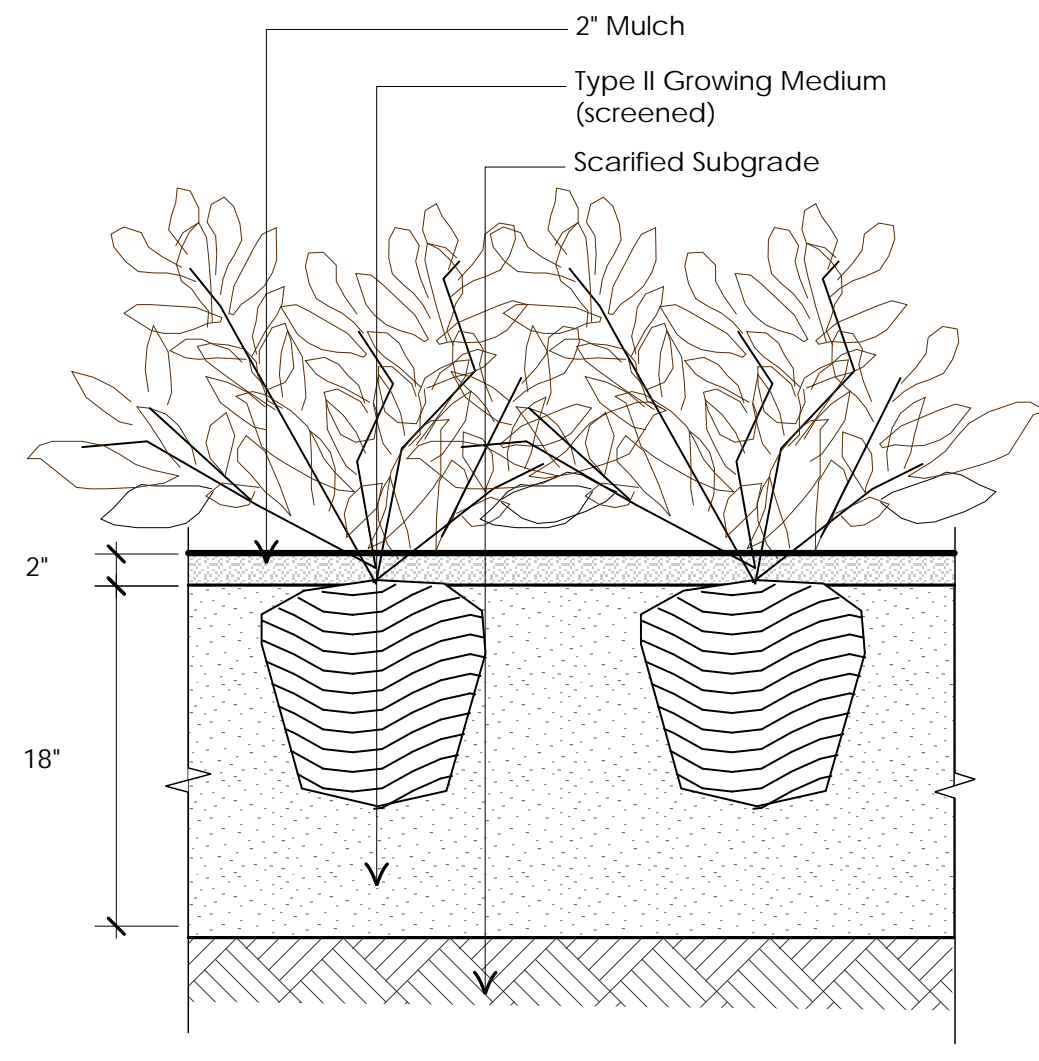
Ld-5 Tree Planting on slab  
Scale: 1" = 1'-0"

Note: Provide Mock up of paver installation at Greenway, Lobby Entries, Private patio (select one private patio as representative sample) for review and approval by Landscape Architect

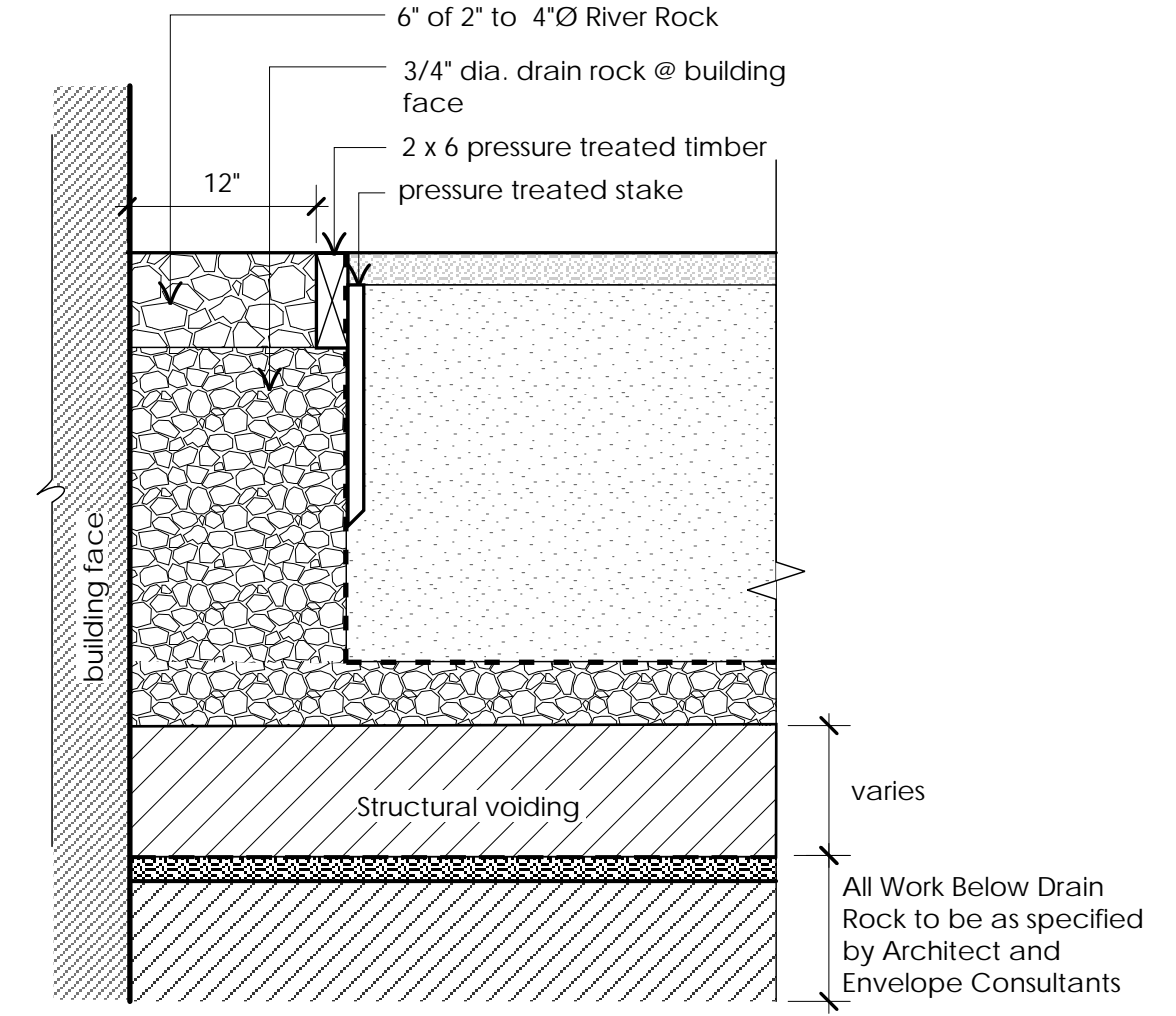
Cut all Pavers as required to maintain pattern/layout as shown on Layout Plans. All pavers to be cut with Concrete Stone Saw, no guillotine cuts will be allowed. Pavers laid directly on rigid insulation will be rejected.



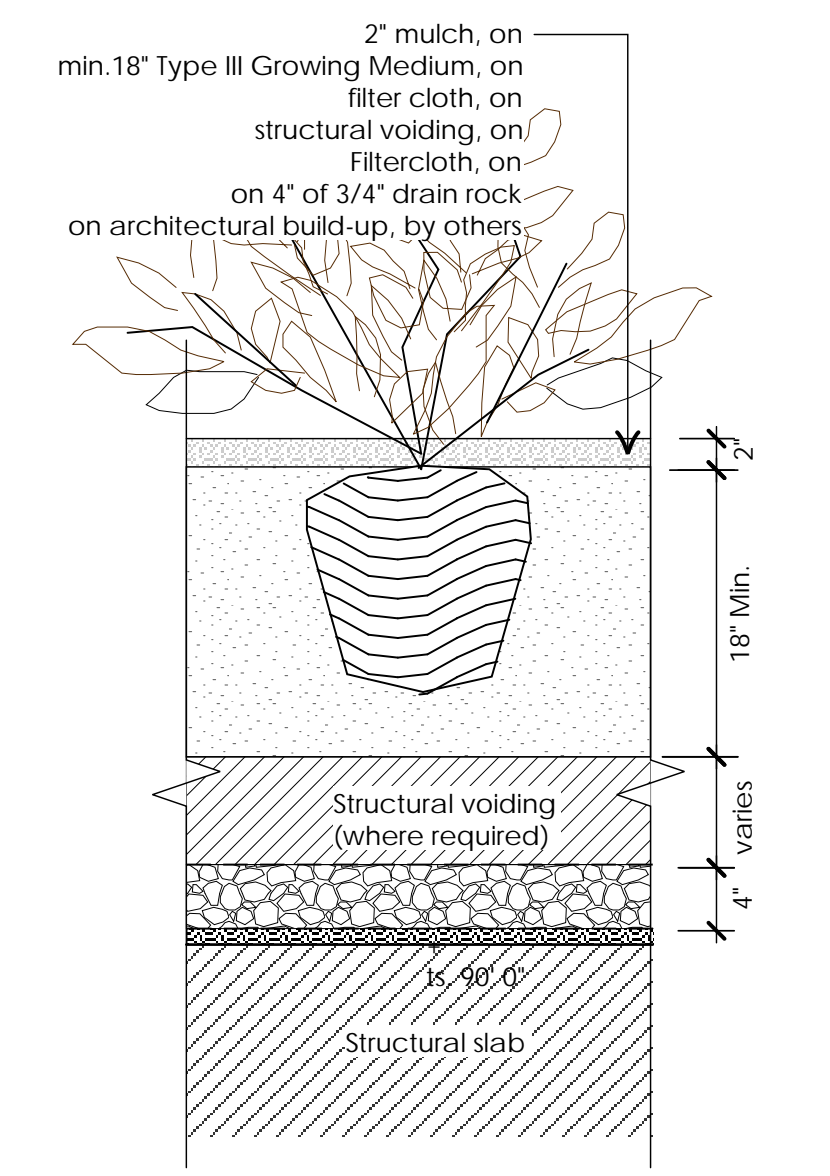
Ld-8 Pedestrian pavers on Grade @ Building Entrances  
Scale: 1" = 1'-0"



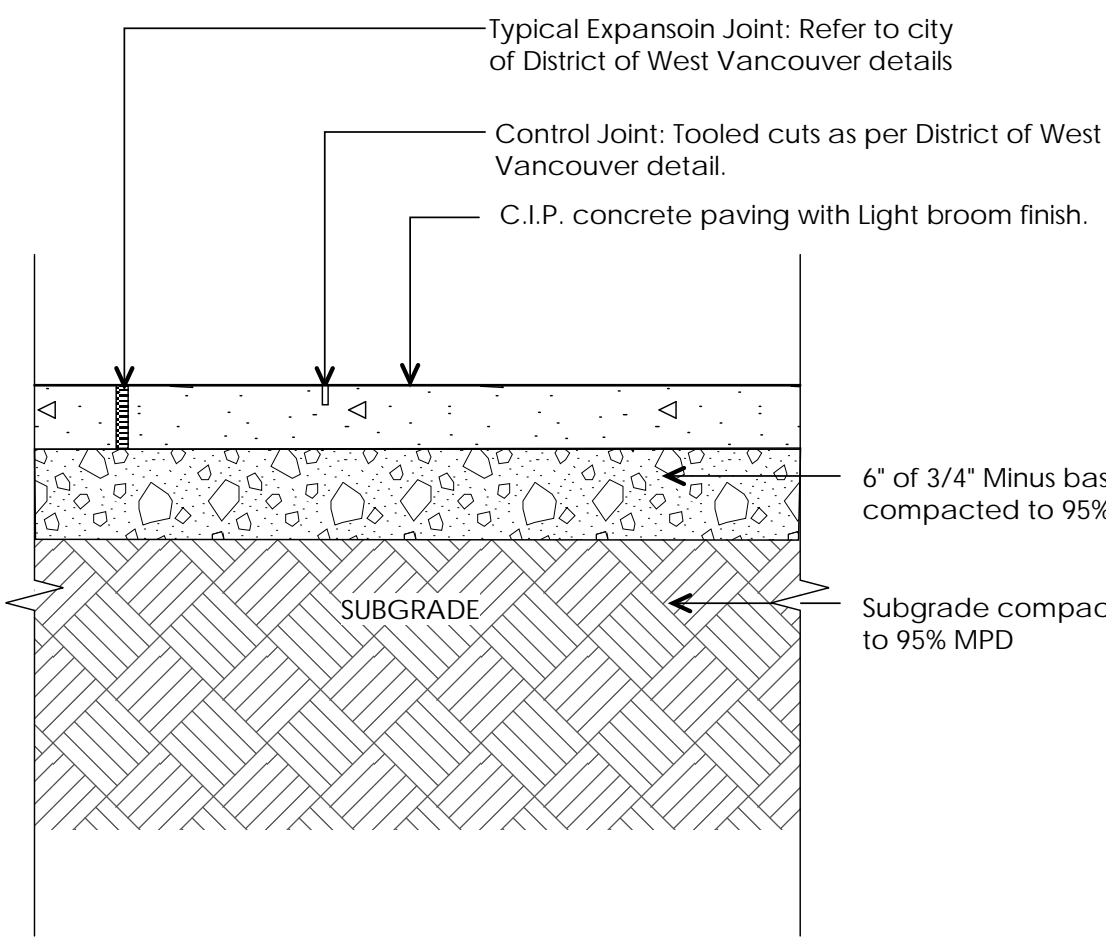
Ld-2 Typical Shrub Planting on Grade  
Scale: 1" = 1'-0"



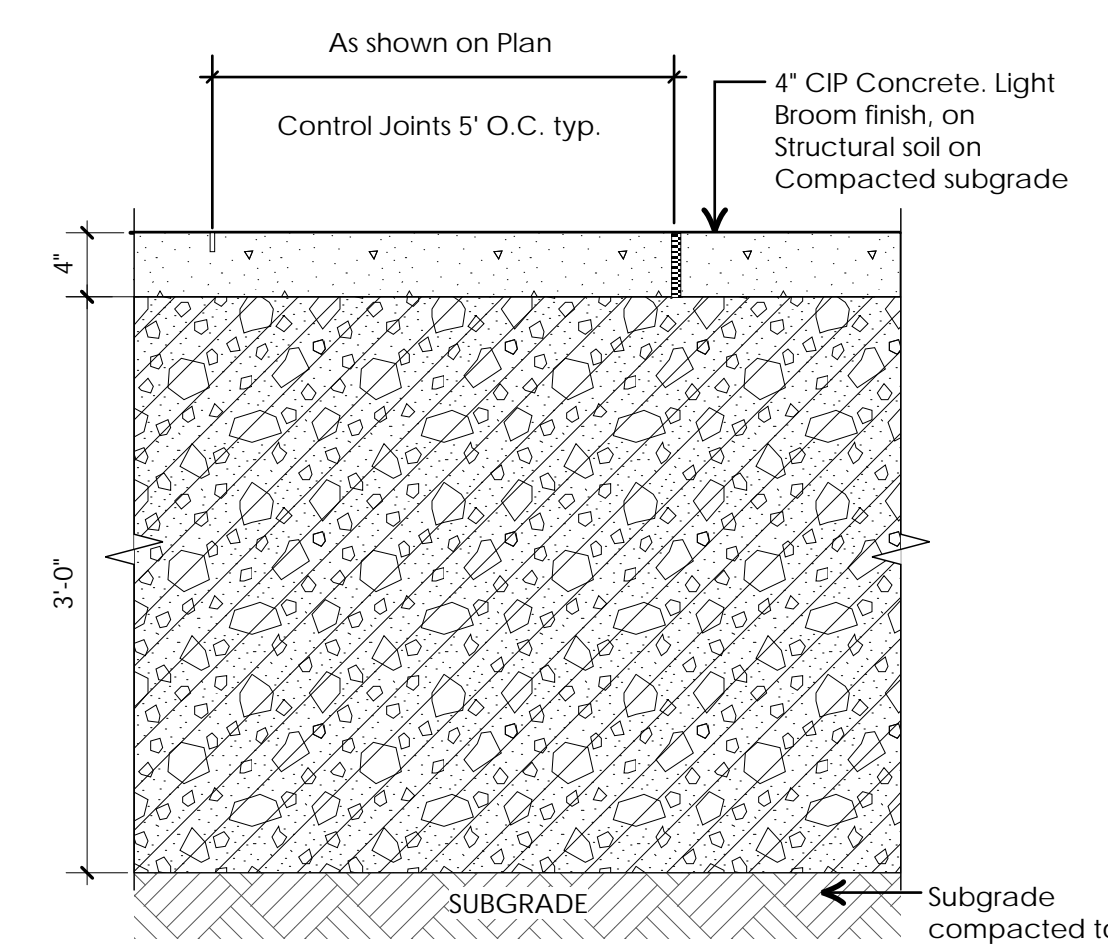
Ld-3 Gravel Drip Strip at Building Face  
Scale: 1" = 1'-0"



Ld-4 Shrub planting on slab  
Scale: 1" = 1'-0"



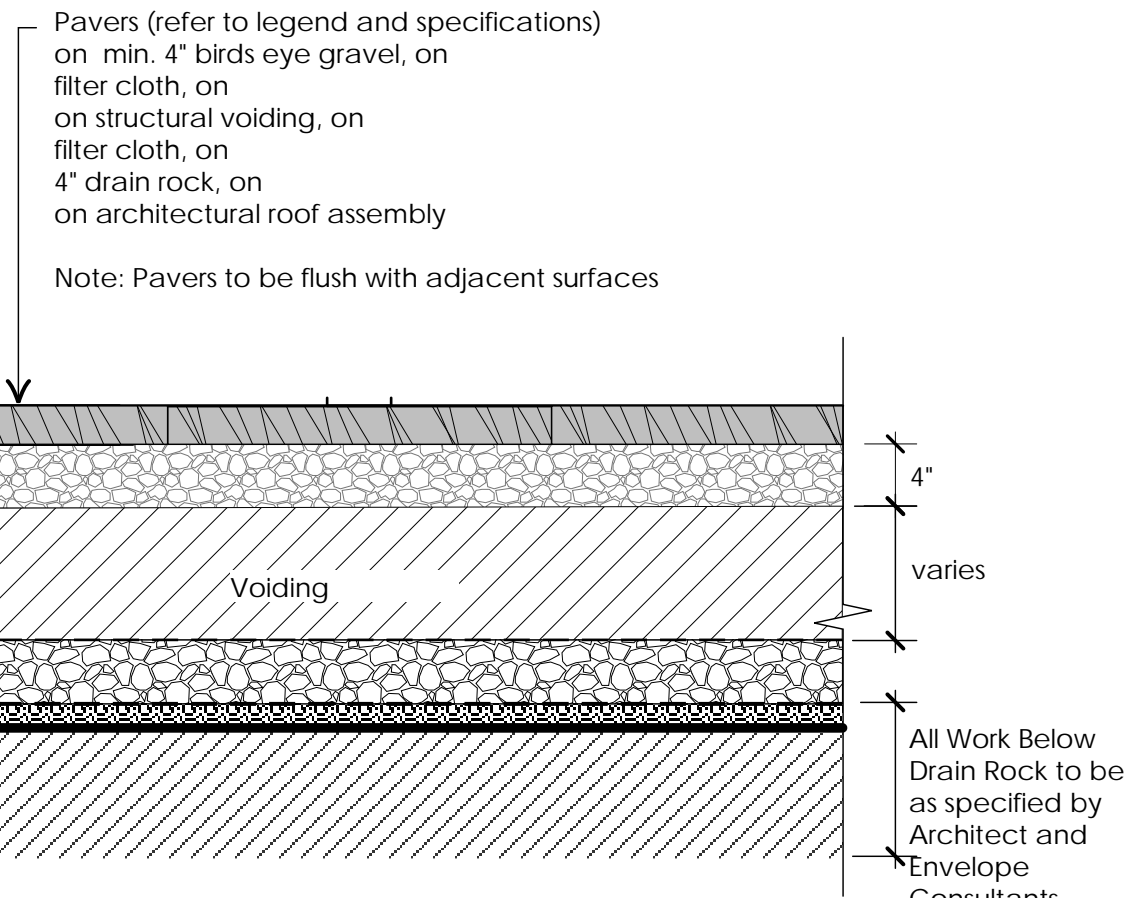
Ld-06 CIP Concrete sidewalk on Grade  
Scale: 1" = 1'-0"



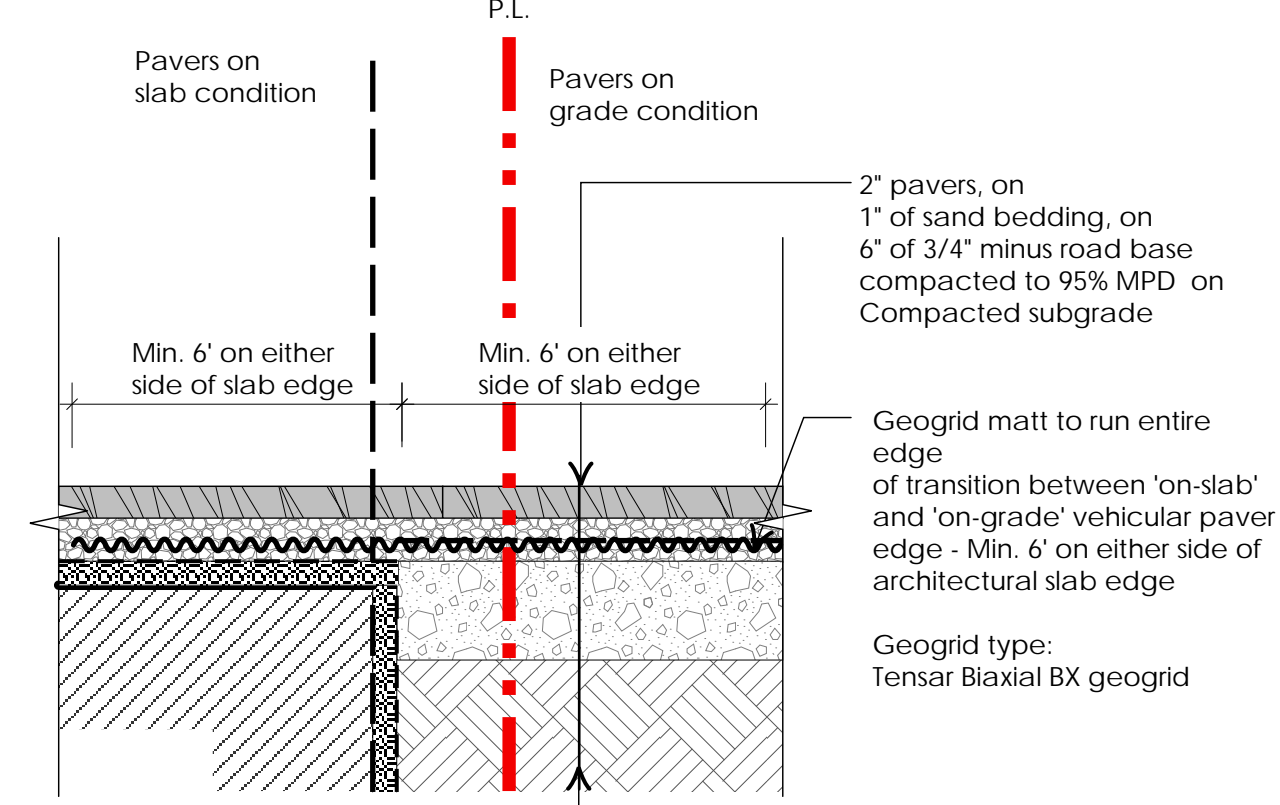
Ld-07 CIP Concrete sidewalk on structural soil - On grade  
Scale: 1" = 1'-0"

Note: Provide Mock up of paver installation at Private patio (select one private patio as representative sample) for review and approval by Landscape Architect

Cut all Pavers as required to maintain pattern/layout as shown on Layout Plans. All pavers to be cut with Concrete Stone Saw, no guillotine cuts will be allowed. Pavers laid directly on rigid insulation will be rejected.



Ld-9 Paving at Roof Level  
Scale: 1" = 1'-0"



Ld-10 Pavers on Slab & Grade transition (w/ geogrid)  
Scale: 1" = 1'-0"

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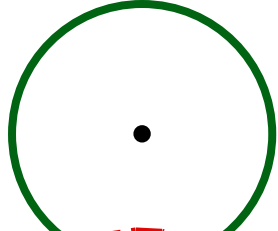
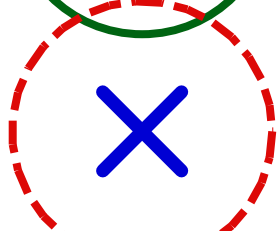


Project:  
**DUNDARAVE**  
2452-2490 Marine Drive  
West Vancouver

Drawn by: RO'C  
Checked by: PK  
Date: 28 May 2021  
Scale: As shown

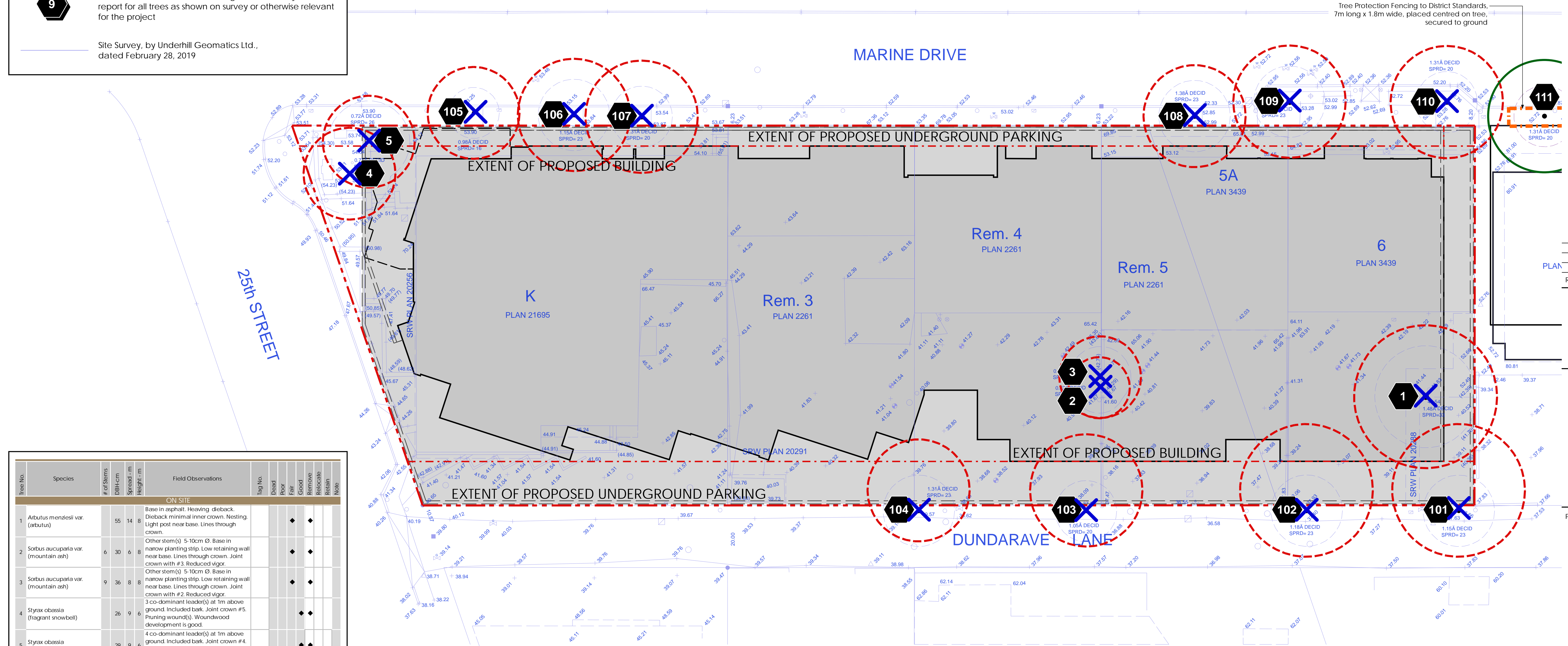
Drawing Title:  
**Landscape Sections**

Project No.:  
**19060**  
Sheet No.:

**DRAWING KEY**

-  Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)
-  Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)
-  Tree Number referred to in existing trees inventory and report for all trees as shown on survey or otherwise relevant for the project
-  Site Survey, by Underhill Geomatics Ltd., dated February 28, 2019

Observations and recommendations by  
 Florian Fisch, ISA Certified Arborist PN-7921A.  
 Observations made September 19, 2019.  
 This drawing shall be read in conjunction  
 with Existing Trees Report for this site by  
 Durante Kreuk, dated May 26 2021.



Tree No.	Species	# of Stems	DBH - cm	Spread - m	Height - m	Field Observations	Reg No.	Decid	Pruned	Fair	Good	Remove	Relocate	Retain	Note
<b>ON SITE</b>															
1	Arbutus menziesii var. (arbutus)	55	14	8		Base in asphalt. Heavy dieback. Dieback minimal inner crown. Nesting. Light post near base. Lines through crown.					◆	◆			
2	Sorbus aucuparia var. (mountain ash)	6	30	6	8	Other stem(s) 5-10cm Ø. Base in narrow planting strip. Low retaining wall near base. Lines through crown. Joint crown with #3. Reduced vigor.					◆	◆			
3	Sorbus aucuparia var. (mountain ash)	9	36	8	8	Other stem(s) 5-10cm Ø. Base in narrow planting strip. Low retaining wall near base. Lines through crown. Joint crown with #2. Reduced vigor.					◆	◆			
4	Styax obassia (fragrant snowbell)	26	9	6	6	3 co-dominant leader(s) at 1m above ground. Included bark. Joint crown #5. Pruning wound(s). Woundwood development is good.						◆	◆		
5	Styax obassia (fragrant snowbell)	29	9	6	6	4 co-dominant leader(s) at 1m above ground. Included bark. Joint crown #4. Pruning wound(s). Woundwood development is good.						◆	◆		
<b>OFF SITE</b>															
101	Acer ginnala (amur maple)	38	13	7	7	Base in tree well. Heavily pruned for line clearance. Asymmetrical crown. Poor structure.	DHC 0331				◆	◆			
102	Acer ginnala (amur maple)	40	13	8	8	Base in tree well. Heavily pruned for line clearance. Base high. Asymmetrical crown. Poor structure.	DHC 0332				◆	◆			
103	Acer ginnala (amur maple)	39	11	8	8	Base in tree well. Heavily pruned for line clearance. Base high. Asymmetrical crown. Poor structure.	DHC 0333				◆	◆			
104	Acer ginnala (amur maple)	40	10	7	7	Base in tree well. Heavily pruned for line clearance. Asymmetrical crown. Poor structure.	DHC 0334				◆	◆			
105	Acer rubrum var. (red maple)	32	9	13	13	Base in tree well. Buttress raised with girdling root(s). Scaffold limb(s) upright. Included bark. Dieback upper crown.	DHC 0311				◆	◆			
106	Sorbus aria (Whitebeam Mountainash)	41	11	9	9	Base in tree well. Trunk wound(s) at base. Woundwood development is poor. Large pruning wound(s). Woundwood development is poor.	DHC 0312				◆	◆			
107	Acer rubrum var. (red maple)	46	11	15	15	Base in tree well. Surface root(s). Girdling root(s). Scaffold limb(s) upright. Included bark. Dieback minimal.	DHC 0313				◆	◆			
108	Acer platanoides (Norway maple)	46	10	10	10	Base in tree well. Girdling root(s). Scaffold limb(s) upright. Included bark. Dieback upper crown. Surface root(s)	DHC 0314				◆	◆			
109	Acer rubrum var. (red maple)	57	11	16	16	Scaffold limb(s) upright. Included bark.	DHC 0315				◆	◆			
110	Acer rubrum var. (red maple)	44	11	15	15	Girdling root(s). Old sun scalding. Wound closed. One scaffold limb(s) dead. Scaffold limb(s) upright. Included bark.	DHC 0316				◆	◆			
111	Acer rubrum var. (red maple)	41	11	14	14	Base in tree well. Girdling root(s). Surface root(s). Scaffold limb(s) upright. Included bark.	DHC 0317				◆	◆			

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Revisions:		

**dk** Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
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 www.dk.bc.ca

Project:  
**DUNDARAVE**  
 2452-2490 Marine Drive  
 West Vancouver

Drawn by: FF  
 Checked by: PK  
 Date: May 26, 2021  
 Scale: 1/8" = 1'

Drawing Title:  
**Existing Trees Management Plan**

Project No.:  
**19060**  
 Sheet No.: