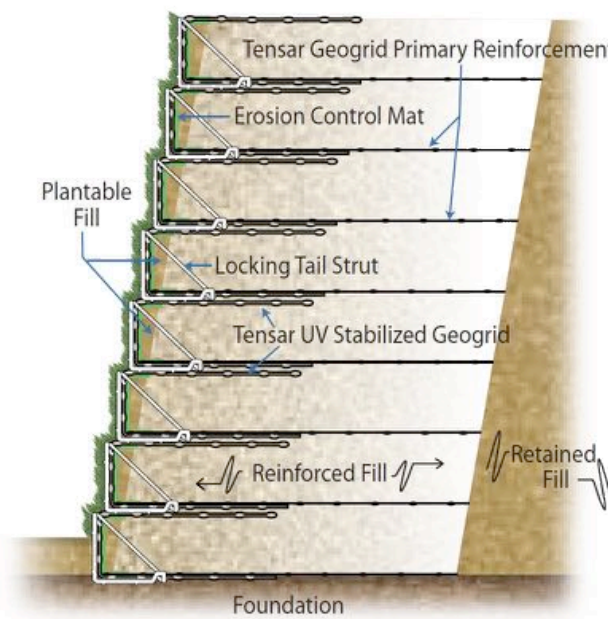
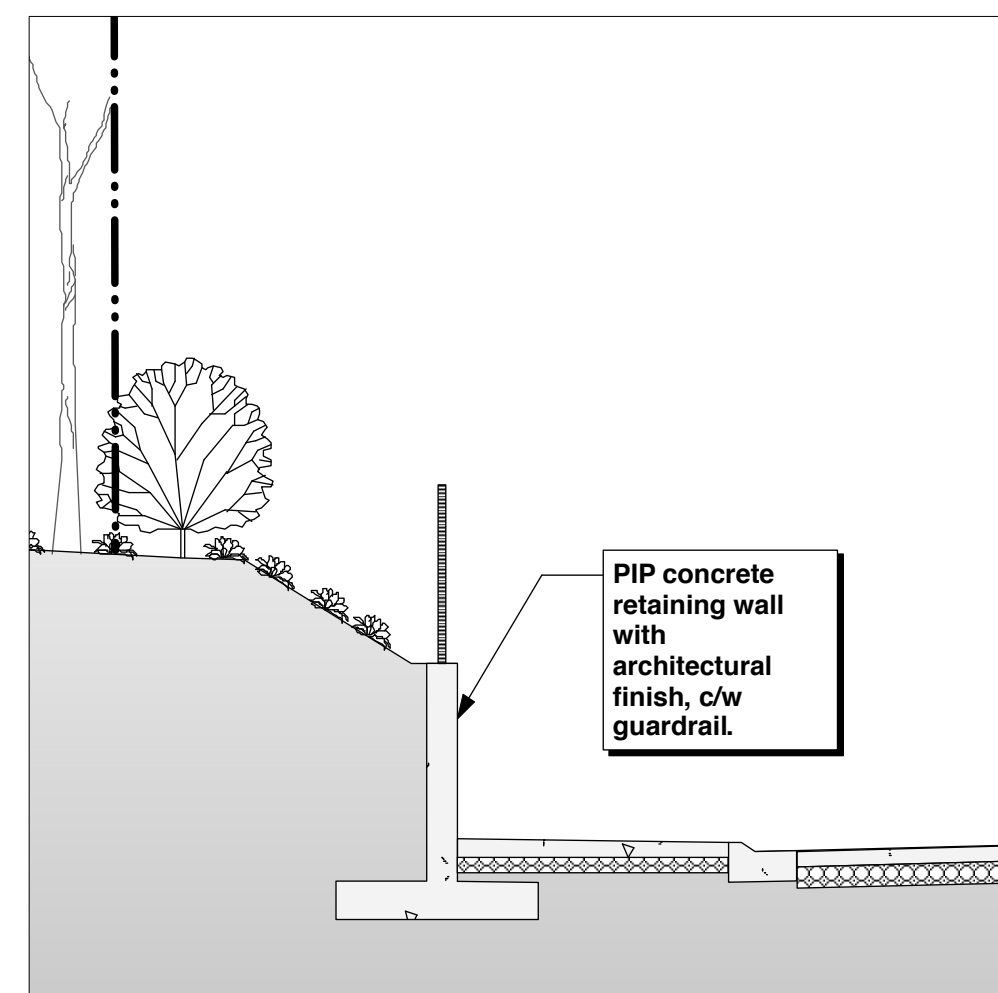
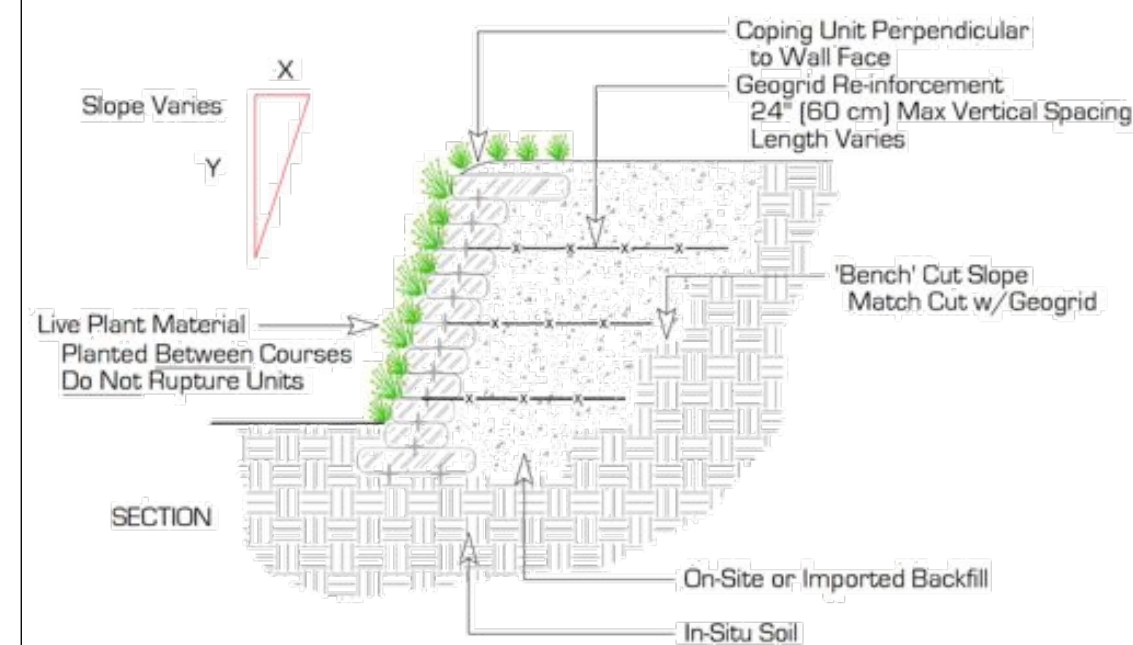


PIP retaining wall on north side of Wentworth Avenue



Nilex 'Sierrascape' wire-form retaining wall system on south side of Wentworth Avenue



Nilex 'Envirolok' vegetated retaining wall system. Typical.

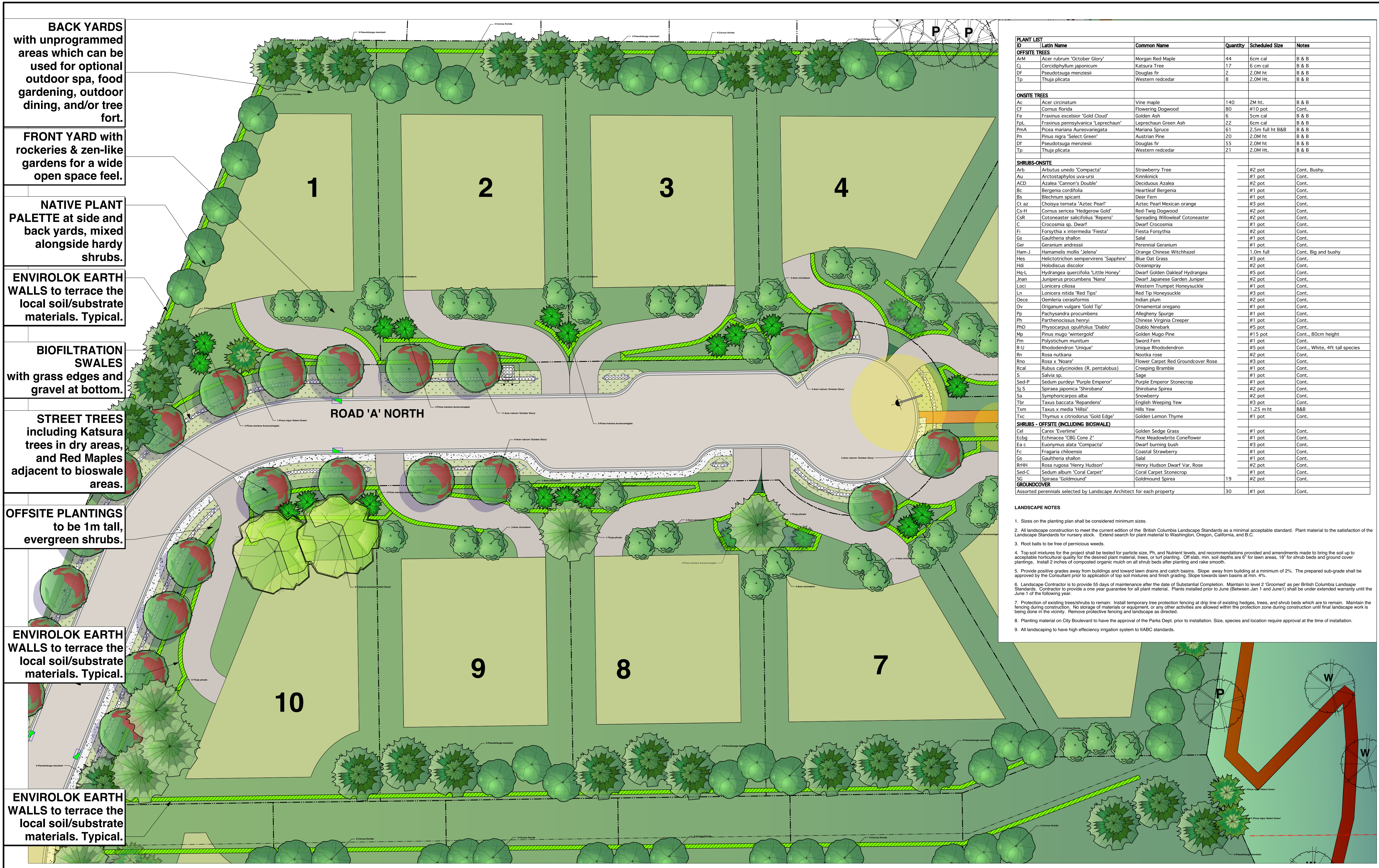


- EXISTING TRAIL CONNECTION
- EXISTING TREES to be protected
- WILDLIFE TREES to be protected
- CONNECTION TO THE EXISTING TRAILS & PARK SYSTEM.
- COMMUNITY AMENITY: labyrinth paving pattern for meditation & exercise.
- STREET TREES including Katsura trees in dry areas, and Red Maples adjacent to bioswale areas. See Landscape Plans L1b-L1d.
- ENVIROLOK RETAINING WALLS by Nilex or equivalent. Typical.
- PIP RETAINING WALL along north edge of Wentworth Ave.
- MECHANICALLY STABILIZED EARTH WALL by Nilex or equivalent, along south edge of Wentworth Ave.

- FRONT ENTRY has mailbox kiosk with pullout parking area.
- ECOSYSTEM MANAGEMENT with native plant palettes, biofiltration swales, and terracing of the local soil/substrate materials.
- FRONT YARDS with large welcoming entries that have a zen-quality.
- BACK YARDS with private patios overlooking the native landscape, and flexible spaces for optional outdoor spa, food gardening, outdoor dining, and/or tree fort.

- SITE LIGHTING
- CONNECTION TO THE EXISTING TRAILS (Chairlift Place) that have easy-to-maintain native plantings.
- BUILDABLE AREA
- ENVIRONMENTAL SETBACK LINE

		Apr 28.17	Resubmit for DP Application	Mar 24.16	Resubmit for DP Application	client	Canland Investment Inc.	<p>Jonathan Losee Ltd. Landscape Architecture</p> <p>#102 - 1661 W. 2nd Ave. Vancouver, B.C. V6J 1Y3 Ph: 604-669-1003 Fax: 604-669-0402 E-mail: info@jonathanlosee.com</p>	designed by JLL drawn by JLL checked by JLL date June 2015	scale: 1:500 file no. 2015-21 drawing no. L1a
May 18.17	Resubmit for DP Application	Aug 04.16	Resubmit for DP Application	Jun 22.15	For Client Review	project	WENTWORTH 15171 - Westmount Collingwood West Vancouver, BC		LANDSCAPE SITE PLAN	



BACK YARDS with unprogrammed areas which can be used for optional outdoor spa, food gardening, outdoor dining, and/or tree fort.

FRONT YARD with rockeries & zen-like gardens for a wide open space feel.

NATIVE PLANT PALETTE at side and back yards, mixed alongside hardy shrubs.

ENVIROLOK EARTH WALLS to terrace the local soil/substrate materials. Typical.

BIOFILTRATION SWALES with grass edges and gravel at bottom.

STREET TREES including Katsura trees in dry areas, and Red Maples adjacent to bioswale areas.

OFFSITE PLANTINGS to be 1m tall, evergreen shrubs.

ENVIROLOK EARTH WALLS to terrace the local soil/substrate materials. Typical.

ENVIROLOK EARTH WALLS to terrace the local soil/substrate materials. Typical.

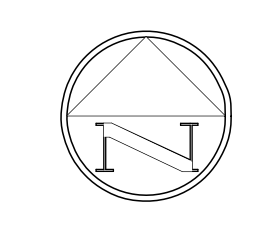
PLANT LIST ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
OFFSITE TREES					
ArM	Acer rubrum 'October Glory'	Morgan Red Maple	44	6cm cal	B & B
Cj	Katsuraphyllum japonicum	Katsura Tree	17	6 cm cal	B & B
Df	Pseudotsuga menziesii	Douglas fir	2	2.0M ht	B & B
Tp	Thuja plicata	Western redcedar	8	2.0M HT.	B & B
ONSITE TREES					
Ac	Acer circinatum	Vine maple	140	2M ht.	B & B
Cf	Cornus florida	Flowering Dogwood	80	#10 pot	Cont.
Fe	Fraxinus excelsior 'Gold Cloud'	Golden Ash	6	5cm cal	B & B
FpL	Fraxinus pennsylvanica 'Leprechaun'	Leprechaun Green Ash	22	6cm cal	B & B
PmA	Picea mariana Aureovariegata	Mariana Spruce	61	2.5m full ht B&B	B & B
Pn	Pinus nigra 'Select Green'	Austrian Pine	20	2.0M ht	B & B
Df	Pseudotsuga menziesii	Douglas fir	55	2.0M ht	B & B
Tp	Thuja plicata	Western redcedar	21	2.0M HT.	B & B
SHRUBS-ONSITE					
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	#2 pot		Cont. Bushy.
Au	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot		Cont.
ACD	Azalea 'Cannon's Double'	Deciduous Azalea	#2 pot		Cont.
Bc	Bergenia cordifolia	Heartleaf Bergenia	#1 pot		Cont.
Bs	Blechnum spicant	Deer Fern	#1 pot		Cont.
Ct az	Choysya ternata 'Aztec Pearl'	Aztec Pearl Mexican orange	#3 pot		Cont.
Cs-H	Cornus sericea 'Hedgehog Gold'	Red-Twig Dogwood	#2 pot		Cont.
CsR	Cotoneaster salicifolius 'Repens'	Spreading Willowleaf Cotoneaster	#2 pot		Cont.
C	Crocsmia sp. Dwarf	Dwarf Crocosmia	#1 pot		Cont.
Fi	Forsythia x intermedia 'Fiesta'	Fiesta Forsythia	#2 pot		Cont.
Gs	Gautheria shallon	Salal	#1 pot		Cont.
Ger	Geranium andressii	Perennial Geranium	#1 pot		Cont.
Ham-J	Hamamelis mollis 'Jelena'	Orange Chinese Witchhazel	1.0m full		Cont. Big and bushy
Hes	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	#3 pot		Cont.
Hdi	Holdodiscus discolor	Oceanspray	#2 pot		Cont.
Hq-L	Hydrangea quercifolia 'Little Honey'	Dwarf Golden Oakleaf Hydrangea	#5 pot		Cont.
Jnan	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	#2 pot		Cont.
Loci	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot		Cont.
Ln	Lonicera nitida 'Red Tips'	Red Tip Honeysuckle	#3 pot		Cont.
Oece	Oemleria cerasiformis	Indian plum	#2 pot		Cont.
Ov	Origanum vulgare 'Gold Tip'	Ornamental oregano	#1 pot		Cont.
Pp	Pachysandra procumbens	Allegheny Spurge	#1 pot		Cont.
Pm	Parthenocissus henryi	Chinese Virginia Creeper	#1 pot		Cont.
PHD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#5 pot		Cont.
Mp	Pinus mugo 'wintergold'	Golden Mugo Pine	#15 pot		Cont. 80cm height
Pm	Polystichum munium	Sword Fern	#1 pot		Cont.
R-U	Rhododendron 'Unique'	Unique Rhododendron	#5 pot		Cont. White, 4ft tall species
Rn	Rosa nutkana	Nootka rose	#2 pot		Cont.
Rno	Rosa x 'Noare'	Flower Carpet Red Groundcover Rose	#3 pot		Cont.
Rcal	Rubus calycinoides (R. pentalobus)	Creeping Bramble	#1 pot		Cont.
S	Salvia sp.	Sage	#1 pot		Cont.
Sed-P	Sedum purpureo 'Purple Emperor'	Purple Emperor Stonecrop	#1 pot		Cont.
Sj S	Spiraea japonica 'Shirobana'	Shirobana Spirea	#2 pot		Cont.
Sa	Symphoricarpos alba	Snowberry	#2 pot		Cont.
Tbr	Taxus baccata 'Repandens'	English Weeping Yew	#3 pot		Cont.
Txm	Taxus x media 'Hillsii'	Hills Yew	1.25 m ht		B&B
Txc	Thymus x citriodorus 'Gold Edge'	Golden Lemon Thyme	#1 pot		Cont.
SHRUBS - OFFSITE (INCLUDING BIOSWALE)					
Cel	Carex 'Everlime'	Golden Sedge Grass	#1 pot		Cont.
Ecbq	Echinacea 'CBG Cone 2'	Pixie Meadowbrite Coneflower	#1 pot		Cont.
Ea c	Euonymus alata 'Compacta'	Dwarf burning bush	#3 pot		Cont.
Fc	Fragaria chiloensis	Coastal Strawberry	#1 pot		Cont.
Gs	Gautheria shallon	Salal	#1 pot		Cont.
RHH	Rosa rugosa 'Henry Hudson'	Henry Hudson Dwarf Var. Rose	#2 pot		Cont.
Sed-C	Sedum album 'Coral Carpet'	Coral Carpet Stonecrop	#1 pot		Cont.
SG	Spiraea 'Goldmound'	Goldmound Spirea	19	#2 pot	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect for each property			30	#1 pot	Cont.

- LANDSCAPE NOTES**
- Sizes on the planting plan shall be considered minimum sizes.
 - All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
 - Root balls to be free of pernicious weeds.
 - Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 6" for lawn areas, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
 - Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
 - Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
 - Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to IABC standards.

date	revision	date	revision	date	revision	client	project	designed by	title	scale:
Apr 28.17	Resubmit for DP Application	Mar 24.16	Resubmit for DP Application			Canland Investment Inc.	WENTWORTH	JLL	Schematic Landscape Plan	1:200
Apr 07.17	Resubmit for DP Application	Mar 23.16	For Client Review				15171 - Westmount Collingwood	JLL		file no. 2015-21
Jan 30.17	Resubmit for DP Application	Jun 22.15	For Subdivision & DP Application				West Vancouver, BC	JLL		drawing no. L1b
May 18.17	Resubmit for DP Application	Aug 04.16	Resubmit for DP Application					JLL		
								checked by	date	
									June 2015	

Jonathan Losee Ltd.
Landscape Architecture

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SCHEMATIC LANDSCAPE PLAN

scale:	1:200
file no.	2015-21
drawing no.	L1b



ROW with low plantings.

ENVIROLOK EARTH WALLS to terrace the local soil/substrate materials. Typical.

BACK YARDS with unprogrammed areas which can be used for optional outdoor spa, food gardening, outdoor dining, and/or tree fort.

NATIVE PLANT PALETTE at side and back yards, mixed alongside hardy shrubs.

FRONT YARD with rockeries and zen-like gardens for a wide, open space feeling.

BIOFILTRATION SWALES with grass edges and gravel at bottom.

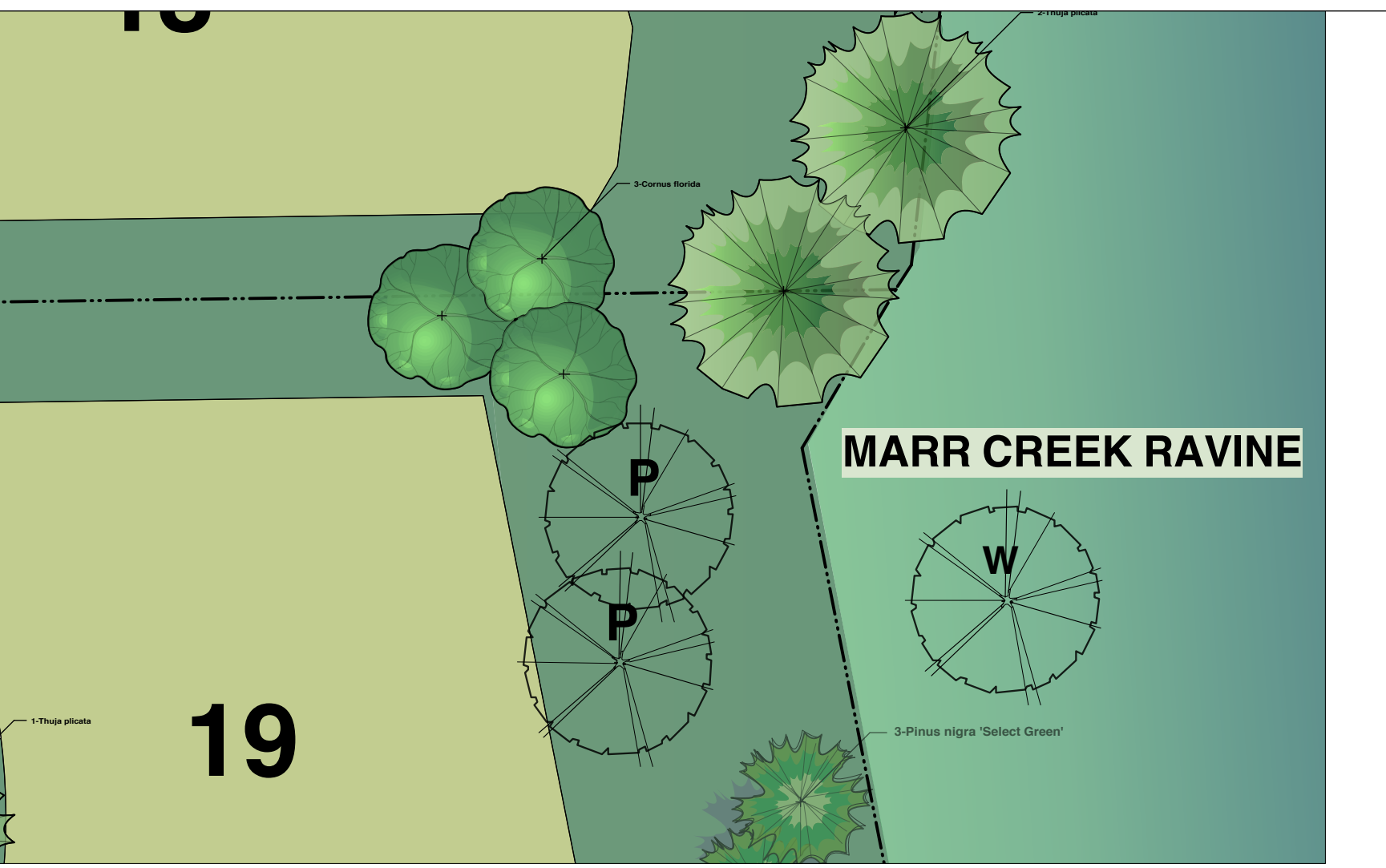
STREET TREES including Katsura trees in dry areas, and Red Maples adjacent to bioswale areas.

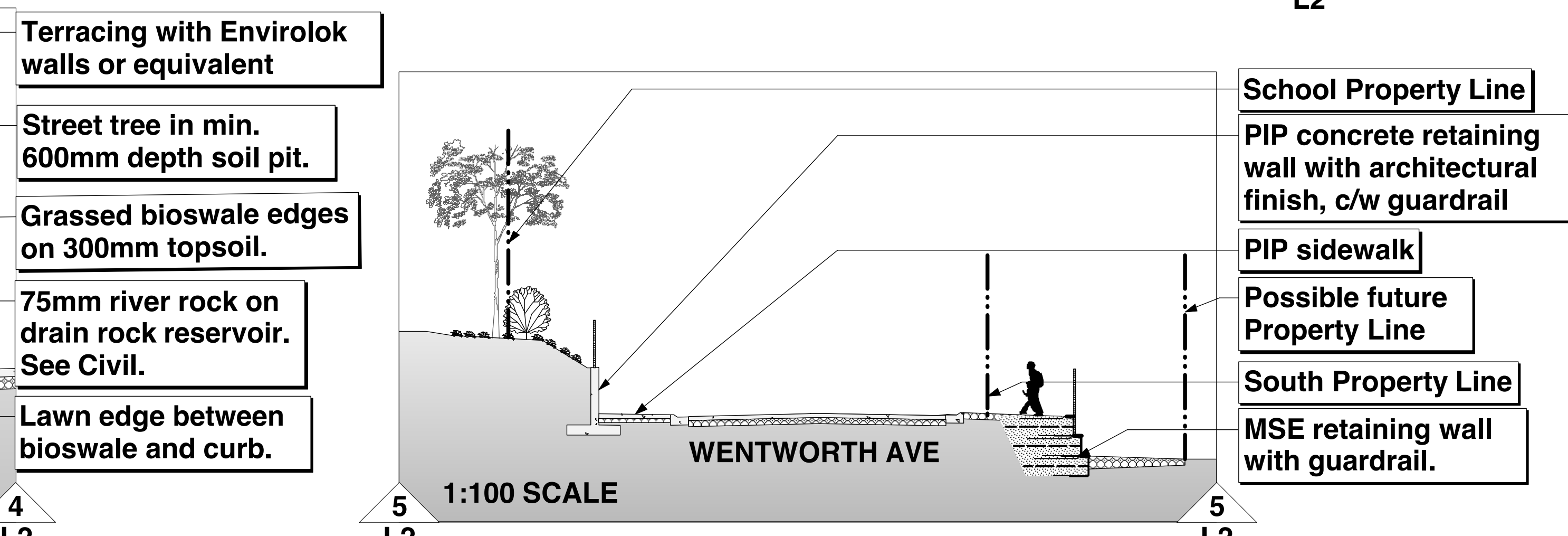
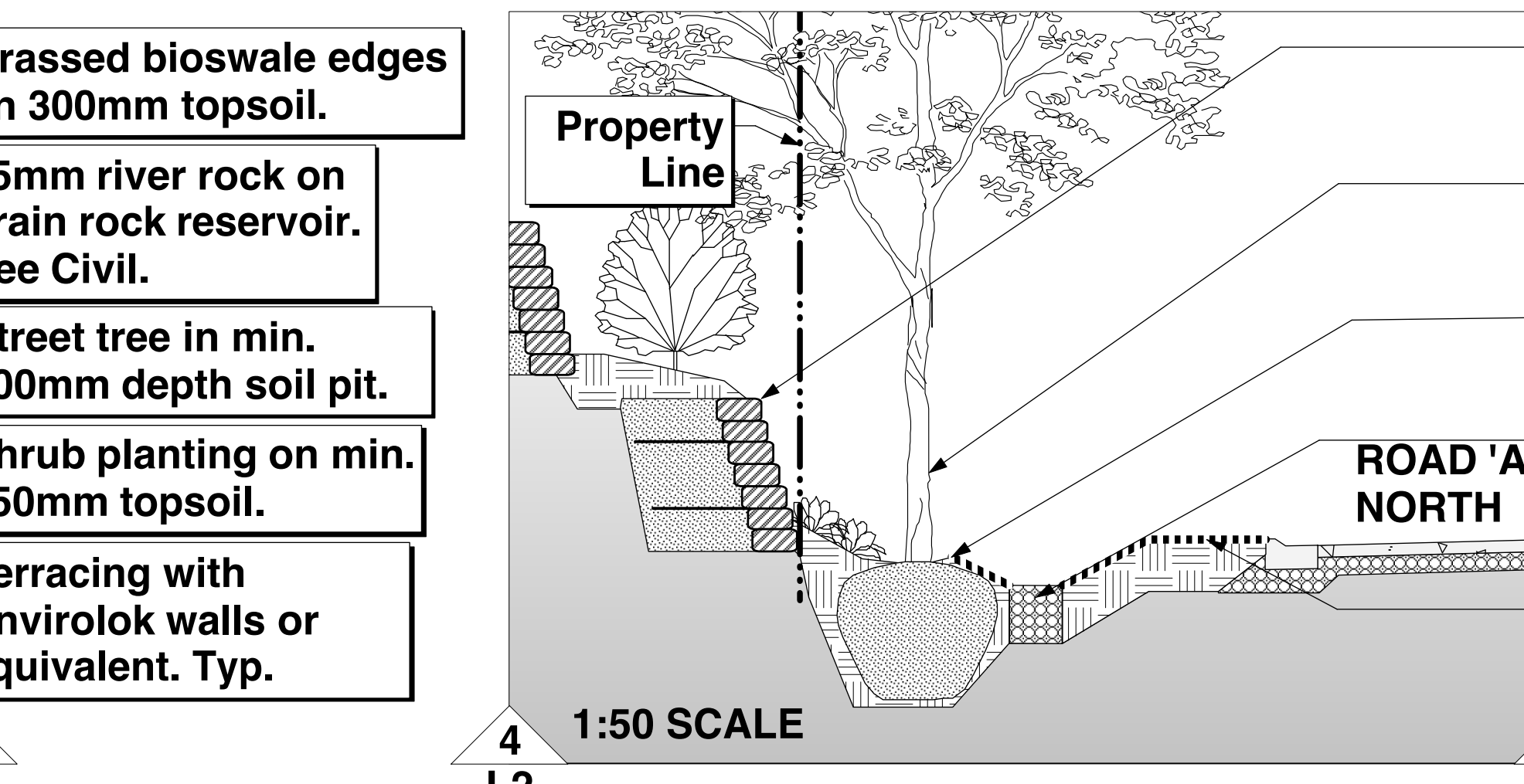
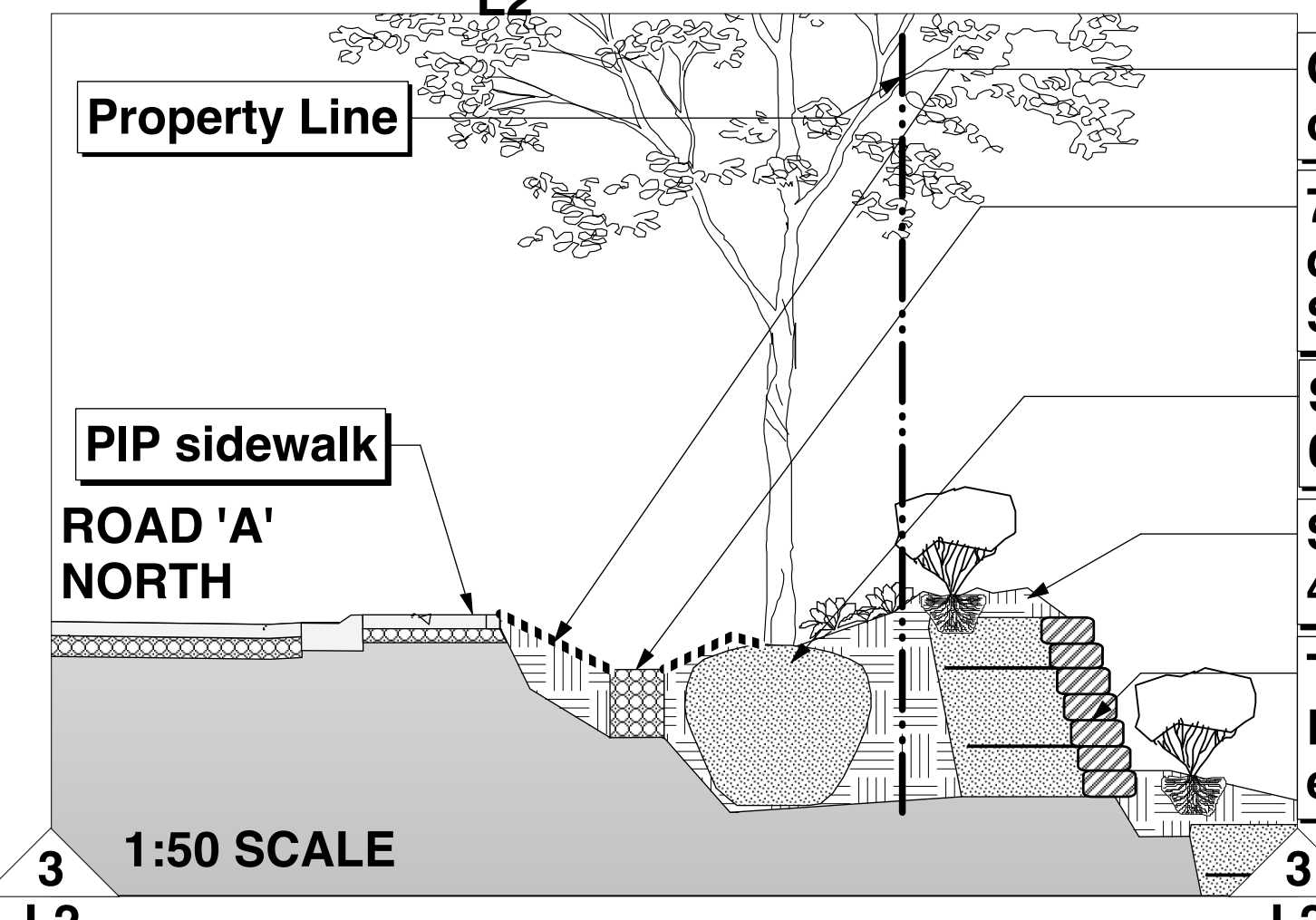
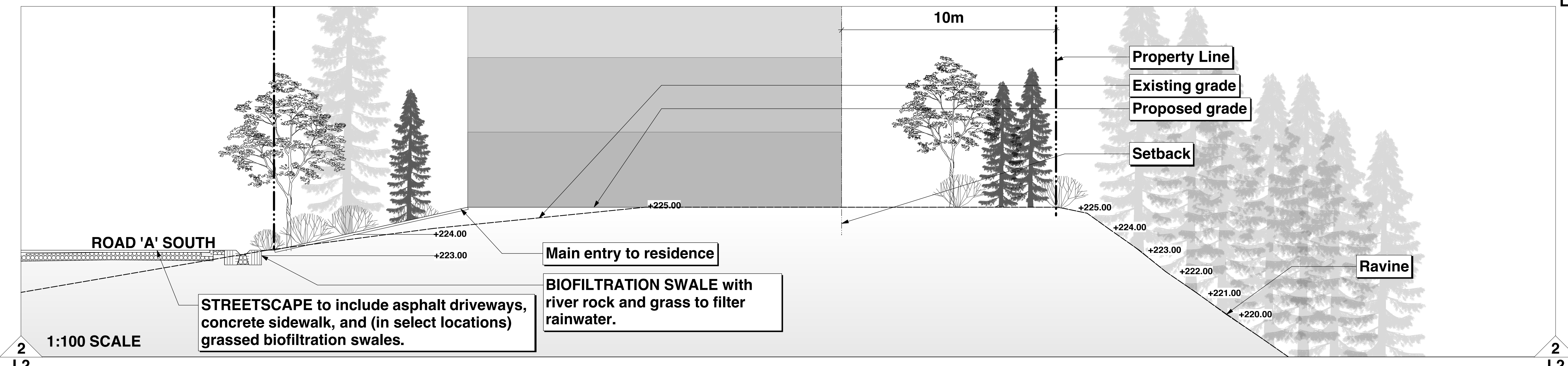
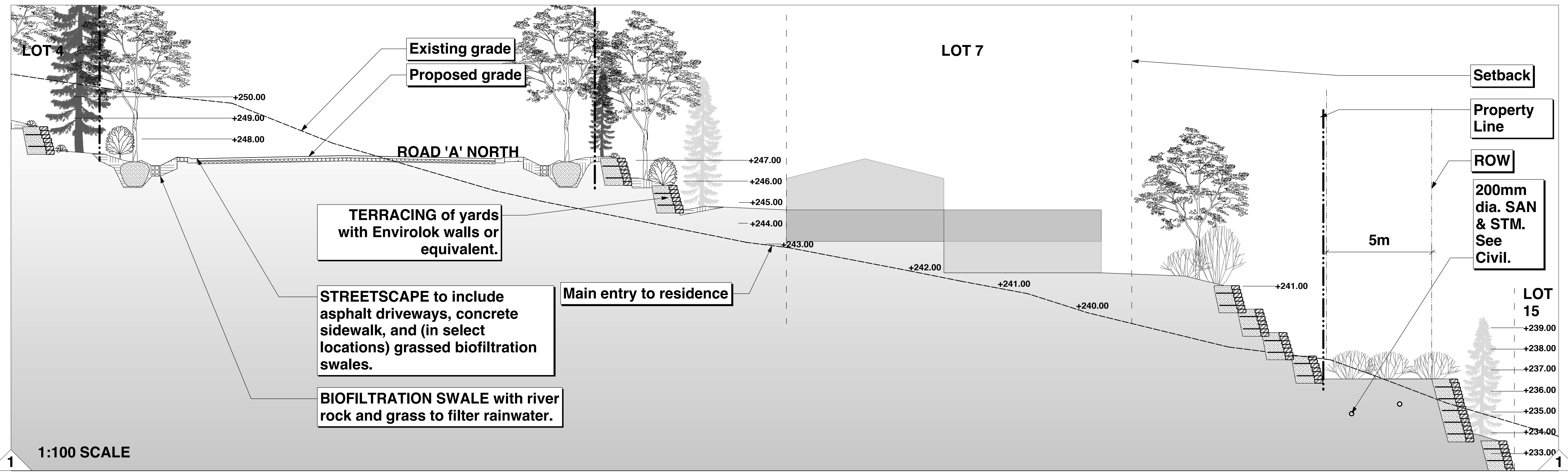
OFFSITE PLANTINGS to be 1m tall, evergreen shrubs.

ENVIROLOK EARTH WALLS to terrace the local soil/substrate materials. Typical.

PLANT LIST ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
OFFSITE TREES					
ArM	Acer rubrum 'October Glory'	Morgan Red Maple	44	6cm cal	B & B
CJ	Carodiphylum japonicum	Katsura Tree	17	6 cm cal	B & B
DF	Pseudotsuga menziesii	Douglas fir	2	2.0M ht	B & B
Tp	Thuja plicata	Western redcedar	8	2.0M Ht.	B & B
ONSITE TREES					
Ac	Acer circinatum	Vine maple	140	2M ht.	B & B
Cf	Cornus florida	Flowering Dogwood	80	#1.0 pot	Cont.
Fe	Fraxinus excelsior 'Gold Cloud'	Golden Ash	6	5cm cal	B & B
Fpl	Fraxinus pennsylvanica 'Leprechaun'	Leprechaun Green Ash	22	6cm cal	B & B
PmA	Picea mariana Aureovariegata	Mariana Spruce	61	2.5m full ht B&B	B & B
Ph	Pinus nigra 'Select Green'	Austrian Pine	20	2.0M ht	B & B
DF	Pseudotsuga menziesii	Douglas fir	55	2.0M ht.	B & B
Tp	Thuja plicata	Western redcedar	21	2.0M Ht.	B & B
SHRUBS-ONSITE					
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	#2 pot	Cont.	Bushy.
Au	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	Cont.	
ACD	Azalea 'Cannon's Double'	Deciduous Azalea	#2 pot	Cont.	
Bc	Bergenia cordifolia	Heartleaf Bergenia	#1 pot	Cont.	
Bs	Blechnum spicant	Deer Fern	#1 pot	Cont.	
Cl az	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mexican orange	#3 pot	Cont.	
Cs-H	Cornus sericea 'Hedgegrow Gold'	Red-Twig Dogwood	#2 pot	Cont.	
CsR	Cotoneaster salicifolius 'Repens'	Spreading Willowleaf Cotoneaster	#2 pot	Cont.	
C	Crocsmia sp. Dwarf	Dwarf Crocosmia	#1 pot	Cont.	
Fi	Forsythia x intermedia 'Fiesta'	Fiesta Forsythia	#2 pot	Cont.	
Gs	Gaultheria shallon	Salal	#1 pot	Cont.	
Ger	Geranium andressii	Perennial Geranium	#1 pot	Cont.	
Ham-J	Hamelis mollis 'Jelena'	Orange Chinese Witchhazel	1.0m Full	Cont.	Big and bushy
Hes	Helictotrichon sempervirens 'Sapphire'	Blue Oak Grass	#3 pot	Cont.	
Hh	Holodiscus discolor	Oceanspray	#2 pot	Cont.	
Hq-L	Hydrangea quercifolia 'Little Honey'	Dwarf Golden Oakleaf Hydrangea	#5 pot	Cont.	
Jnan	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	#2 pot	Cont.	
Loci	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot	Cont.	
Ln	Lonicera nitida 'Red Tips'	Red Tip Honeysuckle	#3 pot	Cont.	
Oece	Oemleria cerasiformis	Indian plum	#2 pot	Cont.	
Ov	Origanum vulgare 'Gold Tip'	Ornamental oregano	#1 pot	Cont.	
Pp	Pachysandra procumbens	Allegheny Spurge	#1 pot	Cont.	
Ph	Parthenocissus henryi	Chinese Virginia Creeper	#1 pot	Cont.	
PHD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#5 pot	Cont.	
Mp	Pinus mugo 'wintergold'	Golden Mugo Pine	#1.5 pot	Cont.	80cm height
Pm	Polystichum munitum	Sword Fern	#1 pot	Cont.	
R-U	Rhododendron 'Unique'	Unique Rhododendron	#5 pot	Cont.	White, 4ft tall species
Rn	Rosa nutkana	Nootka rose	#2 pot	Cont.	
Rno	Rosa x 'Noare'	Flower Carpet Red Groundcover Rose	#3 pot	Cont.	
Rcal	Rubus calycioides (R. pentalobus)	Creeping Bramble	#1 pot	Cont.	
S	Salvia sp.	Sage	#1 pot	Cont.	
Sed-P	Sedum purdyi 'Purple Emperor'	Purple Emperor Stonecrop	#1 pot	Cont.	
SJ-S	Spiraea japonica 'Shirobana'	Shirobana Spirea	#2 pot	Cont.	
Sa	Symphoricarpos alba	Snowberry	#2 pot	Cont.	
Tbr	Taxus baccata 'Repandens'	English Weeping Yew	#3 pot	Cont.	
Txm	Taxus x media 'Hillsii'	Hills Yew	1.25 m ht	B&B	
Txc	Thymus x citriodorus 'Gold Edge'	Golden Lemon Thyme	#1 pot	Cont.	
SHRUBS - OFFSITE (INCLUDING BIOSWALE)					
Cel	Carex 'Everlime'	Golden Sedge Grass	#1 pot	Cont.	
Ecbg	Echinacea 'CBG Cone 2'	Pixie Meadowbrite Coneflower	#1 pot	Cont.	
Ea c	Euonymus alata 'Compacta'	Dwarf burning bush	#3 pot	Cont.	
Fc	Fragaria chiloensis	Coastal Strawberry	#1 pot	Cont.	
Gs	Gaultheria shallon	Salal	#1 pot	Cont.	
HrHH	Rosa rugosa 'Henry Hudson'	Henry Hudson Dwarf Var. Rose	#2 pot	Cont.	
Sed-C	Sedum album 'Coral Carpet'	Coral Carpet Stonecrop	#1 pot	Cont.	
SG	Spiraea 'Goldmound'	Goldmound Spirea	#2 pot	Cont.	
GROUNDCOVER			19		
Assorted perennials selected by Landscape Architect for each property			30	#1 pot	Cont.

- LANDSCAPE NOTES**
- Sizes on the planting plan shall be considered minimum sizes.
 - All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
 - Root balls to be free of pernicious weeds.
 - Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off-stab, min. soil depths are 6" for lawn areas, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
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 - Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to IABC standards.





		Apr 28.17	Resubmit for DP Application	Mar 24.16	Resubmit for DP Application	client	Jonathan Losee Ltd.	designed by	JLL	title	scale:	1:100
		Apr 07.17	Resubmit for DP Application	Mar 23.16	For Client Review		Landscape Architecture	drawn by	JLL		file no.	2015-21
		Jan 30.17	Resubmit for DP Application	Jun 22.15	For Subdivision & DP Application	project	WENTWORTH	checked by	JLL		drawing no.	L2
May 18.17	Resubmit for DP Application	Aug 04.16	Resubmit for DP Application	Jun 22.15	For Client Review	15171 - Westmount Collingwood West Vancouver, BC	#102 - 1661 W. 2nd Ave. Vancouver, B.C. V6J 1H3 Ph: 604-669-1003 Fax: 604-669-0402 E-mail: info@jonathanlosee.com	date	June 2015			

SCHEMATIC SECTIONS