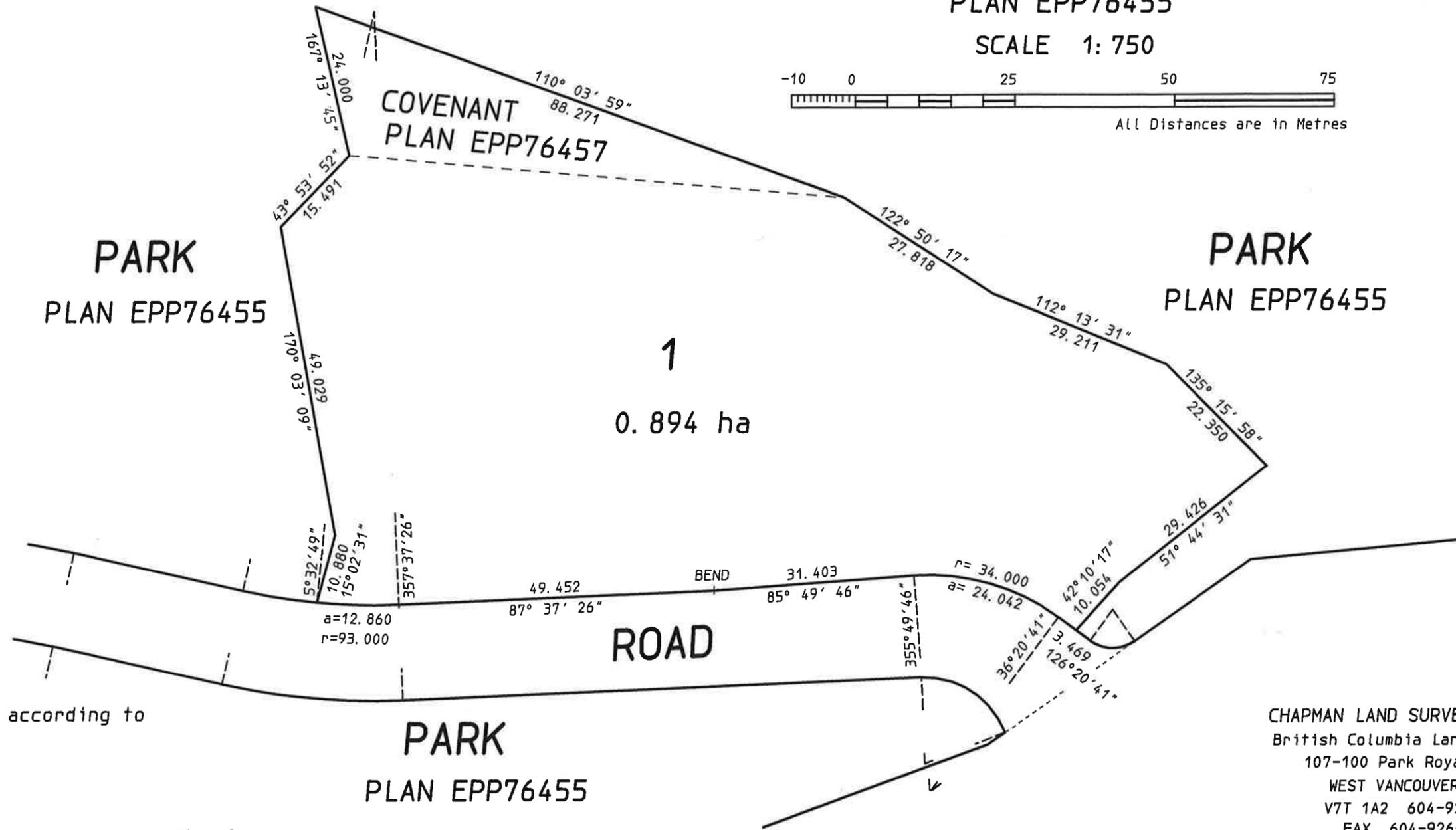
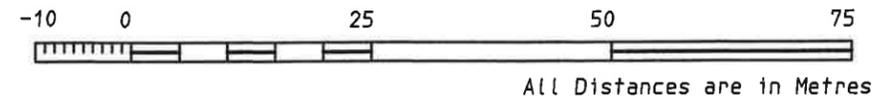


LOT 1
 DISTRICT LOT 888
 GROUP 1, NEW WESTMINSTER DISTRICT
 PLAN EPP76455
 SCALE 1:750



Certified Correct according to
 Plan EPP76455:

WILLIAM R. CHAPMAN, B. C. L. S.
 this 22nd day of January, 2018.

CHAPMAN LAND SURVEYING LTD.
 British Columbia Land Surveyors
 107-100 Park Royal South
 WEST VANCOUVER, B. C.
 V7T 1A2 604-926-7311
 FAX 604-926-6923
 EMAIL: bill@chapmansurvey.com

G6, H6 JOB: 09-117 FILE: 2841 C. FILE: 2841-1. VAR

Appendix D
Landscape Documents

RODGERS CREEK, AREA 6, LOT 1

DP - REPORT TO COUNCIL
MAY 14, 2018



LANDSCAPE ARCHITECTURAL ABBREVIATIONS

AD	Area Drain	NIC	Not in Contract
ALT	Alternate	NO	Number
ALUM	Aluminum	NTS	Not to Scale
ARCH	Architect/ Architectural	OC	On Center
AVG	Average	OD	Outside Diameter/Dimension
B	Bottom	PC	Point of Curvature
BC	Bottom of Curb Elevation	PERP	Perpendicular
BLDG	Building	PI	Point of Intersection
BOL	Bollard	PL	Property Line
BS	Bottom of Step/ Stair Elevation	PLNT	Plant/ Planting
BTW	Between	PO	Point of Origin
BW	Bottom of Wall Elevation	PP	Pedestrian Pole
CB	Catch Basin	PIP	Pour-in-Place
CIV	Civil	PSI	Pounds per Square Inch
CJ	Control Joint	PT	Point of Tangency
COJ	Construction Joint	QTY	Quantity
COMP	Compacted	R	Riser
CONC	Concrete	RA	Radius
COM	City of Markham	REBAR	Reinforcing Bar
DEG	Degree	REQ	Required
DET	Detail	ROW	Right of Way
DIA	Diameter	SB	Setback
DIM	Dimension	SHT	Sheet
DN	Down	SPEC	Specifications
DWG	Drawing	SECT	Section
EJ	Expansion Joint	SQ	Square
ENG	Engineer/ Engineering	SS	Stainless Steel
EQ	Equal	STA PT	Station Point
EX	Existing	STD	Standard
FC	Flush Curb	STL	Steel
FDN	Foundation	STR/STRUC	Structure/ Structural
FG	Finish Grade	T	Top
FIN	Finish	T+B	Top and Bottom
FTG	Footing	TAN	Tangency
GALV	Galvanized	TC	Top of Curb Elevation
HEF	Horizontal Each Face	TD	Trench Drain
HP	High Point	TEMP	Temporary
HT	Height	THK	Thick
ID	Inside Diameter/Dimension	TOS	Top of Slab
INCL	Include/ Including	TPZ	Tree Protection Zone
JT	Joint	TS	Top of Step/ Stair Elevation
LA	Landscape Architect	TW	Top of Wall Elevation
LOW	Limit of Work	TYP	Typical
LT	Light	VERT	Vertical
M	Meters/ Metres	VEF	Vertical Each Face
MAX	Maximum	w/	with
MIN	Minimum	w/o	without
MISC	Miscellaneous		

LANDSCAPE ARCHITECTURAL SYMBOLS

Section Detail	
Drawing No.	
Plant Type	
Quantity	
Detail No.	
Drawing No.	
Detail No.	
Drawing No.	
Elevation marker	
(For elev. view)	
Elevation marker	
(For plan view)	
North Arrow	
	PROJECT NORTH
	TRUE NORTH

DRAWING LIST

GENERAL	
G1.01	DRAWING INDEX + GENERAL INFORMATION
LANDSCAPE ARCHITECTURAL DRAWINGS	
L1.01	SITE PLAN
L2.01	MATERIALS PLAN
L2.02	GREEN ROOFS - MATERIALS PLAN
L3.01	LAYOUT PLAN
L3.02	GREEN ROOFS - MATERIALS PLAN
L4.01	GRADING PLAN
L5.01	PLANTING PLAN - TREE PLAN
L5.02	PLANTING PLAN - SHRUB PLAN OVERALL
L5.03	PLANTING PLAN - SHRUB PLAN SOUTH WEST
L5.04	PLANTING PLAN - SHRUB PLAN SOUTH EAST
L5.05	PLANTING PLAN - SHRUB PLAN NORTH
L5.06	PLANTING PLAN - GREEN ROOFS
L6.01	SECTIONS
L6.02	SECTIONS
L7.01	DETAILS - PAVING
L7.02	DETAILS - PLANTING TREES
L7.03	DETAILS - PLANTING SHRUBS
L7.04	DETAILS - WATER FEATURE

GENERAL NOTES :

- Existing survey information is based on the following drawings:
 - dwg: RC-3Dcon17-to-clson.dwg
firm: InterCAD
date: 11.28.2017
 - dwg: Lot1-SitePlan-180116.dwg
firm: InterCAD
date: 01.16.2018
 - CAD:2018.05.04 3D Model
firm: Olson Kundig
date: 05.04.2018
- Prior to commencement of construction, the contractor must make careful examination of existing site surface conditions and topography and advise the Landscape Architect of any unsatisfactory site surface conditions and topography. No allowances will be made later for any expenses incurred through failure to note unsatisfactory existing site surface conditions and topography.
- Do not scale drawings. Use dimensional info as noted on drawing. Contact the Landscape Architect immediately if there is any ambiguity, lack of information or inconsistency. Disregard for this note and extra costs incurred will not be accepted.
- The Contractor will clean and reinstate all areas damaged or affected by works outside the limit of work to the conditions that existed prior to construction or better and to the satisfaction of the Landscape Architect.
- The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- The Contractor shall be responsible for establishing the property line for the purpose of review and approval by York University prior to commencement of construction.
- The Contractor shall be responsible for establishing the LOW for review and approval by the Landscape Architect.
- Contractor shall be responsible for verifying all underground utilities and taking the necessary precautions prior to and during construction. For comprehensive utilities/servicing plan, refer to civil drawings.
- All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
- Point of origin for grid is at Survey Control Point 63077, as indicated on L1.0 Site Plan and L3.01 Layout Plan - North. Design grids are either parallel or perpendicular to the Grid Line #4.
- Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- All curves transitions shall be sinuous and shall not transition abruptly. On site adjustments may be necessary to achieve smooth transitions between the curve data provided on the drawings. Curves shall be laid out and confirmed by the Landscape Architect prior to installation.

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Olson Kundig

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355 Kingsway
Vancouver, BC
V6C 1T5 / 317
WWW.RW.COM

PFS STUDIO
LANDSCAPE ARCHITECTURE

project:
RODGERS CREEK
AREA 6, LOT 1

principal architect: CPUJN
project manager: JN
drawn by: LY, SMC
checked by: JN
job no.: 17085
date: 02.06.2018

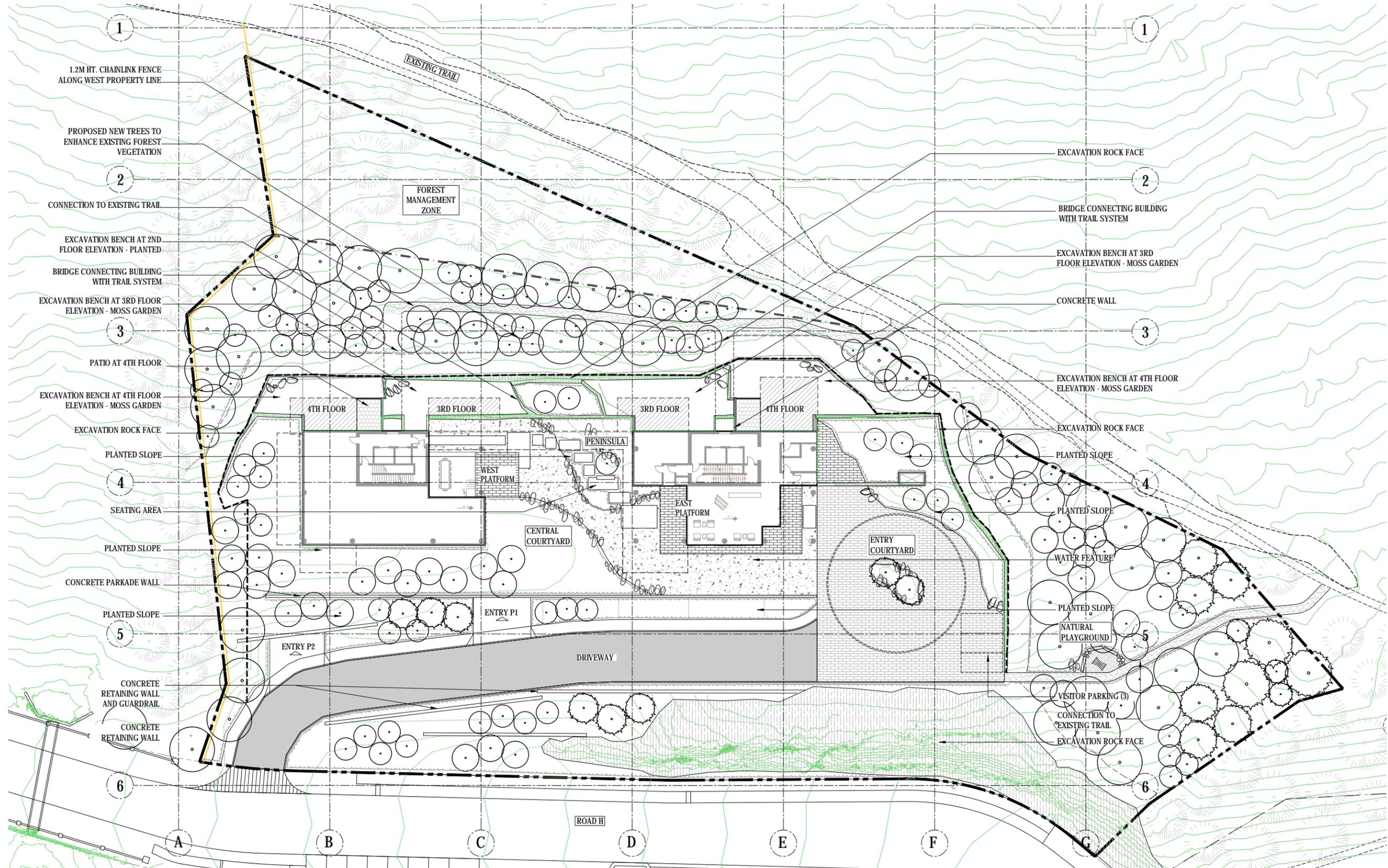


collaborating architect

revisions:
no. date by

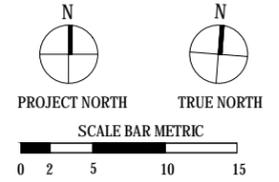
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REPORT TO COUNCIL
2018/05/14

DRAWING INDEX & GENERAL INFORMATION
G1.01



1 SITE PLAN
L1.0 SCALE: 1:250

- LEGEND**
- PROPERTY LINE
 - - - - - LIMIT OF FOREST MANAGEMENT ZONE
 - - - - - LIMIT OF EXCAVATION
 - [Hatched Box] ROCK FACE EXPOSED



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PFS STUDIO
ARCHITECTS
VANCOUVER, BC

project: **RODGERS CREEK**
AREA 6, LOT 1

principal architect CP/JN
project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018

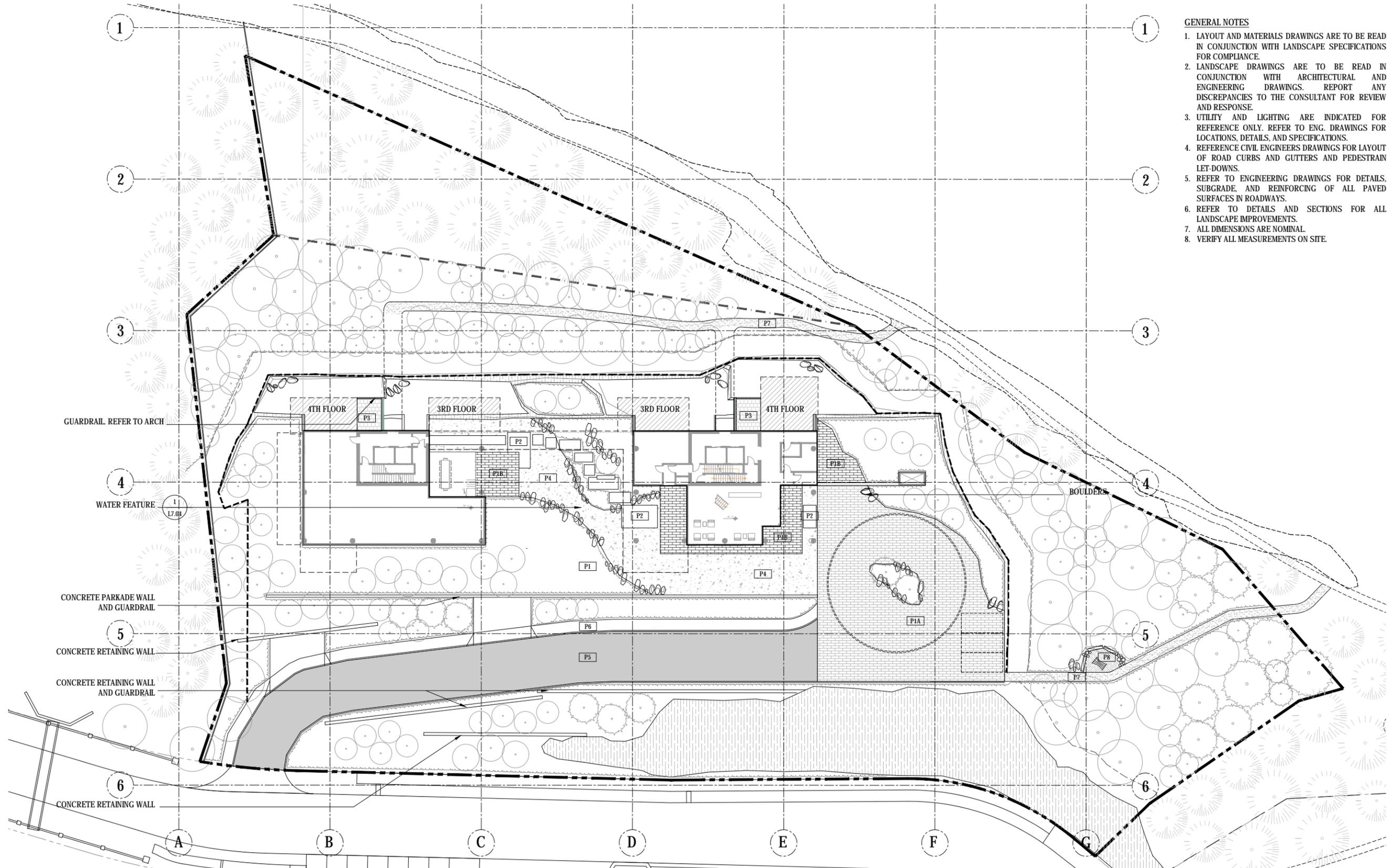
landscape architect

collaborating architect

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SITE PLAN
L1.01



- GENERAL NOTES**
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 2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
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 4. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRIAN LET-DOWNS.
 5. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
 6. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
 7. ALL DIMENSIONS ARE NOMINAL.
 8. VERIFY ALL MEASUREMENTS ON SITE.

Olson Kundig

project: **RODGERS CREEK AREA 6, LOT 1**

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PFS STUDIO
ARCHITECTURE / LANDSCAPE ARCHITECTURE

principal architect CP/JN
 project manager JN
 drawn by LY, SMC
 checked by JN
 job no. 17085
 date 02.06.2018

landscape architect

collaborating architect

revisions:
 no. date by

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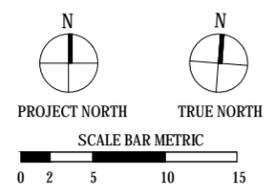
MATERIALS PLAN
L2.01

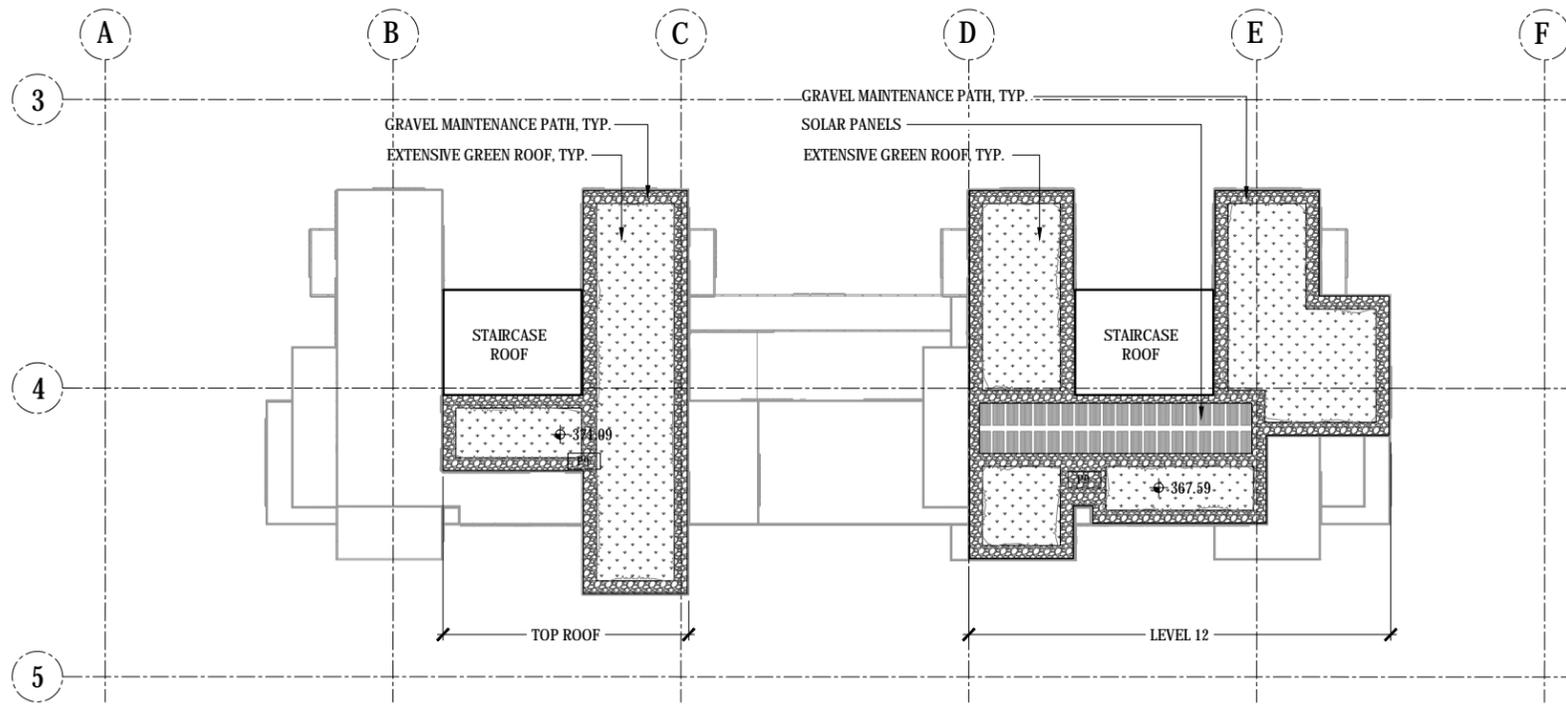
1 MATERIALS PLAN
 12.00 SCALE: 1:250

- MATERIALS LEGEND**
- P1A DARK GRANITE STONE PAVING VEHICULAR AND PEDESTRIAN USE
 - P1B LIGHT GRANITE STONE PAVING PEDESTRIAN USE
 - P2 PRECAST CONCRETE SLABS
 - P3 PRECAST CONCRETE UNIT PAVING TYPE: UNILOCK SERIES 3000
 - P4 RIVER ROCK - WATER FEATURE
 - P5 ASPHALT PAVING
 - P6 CIP CONCRETE PAVING
 - P7 ENGINEERED WOOD FIBER
 - P8 GRANULAR WITH ORGANIC BINDER AS PER RODGERS CREEK STD. FOR SECONDARY TRAIL
 - BOULDERS

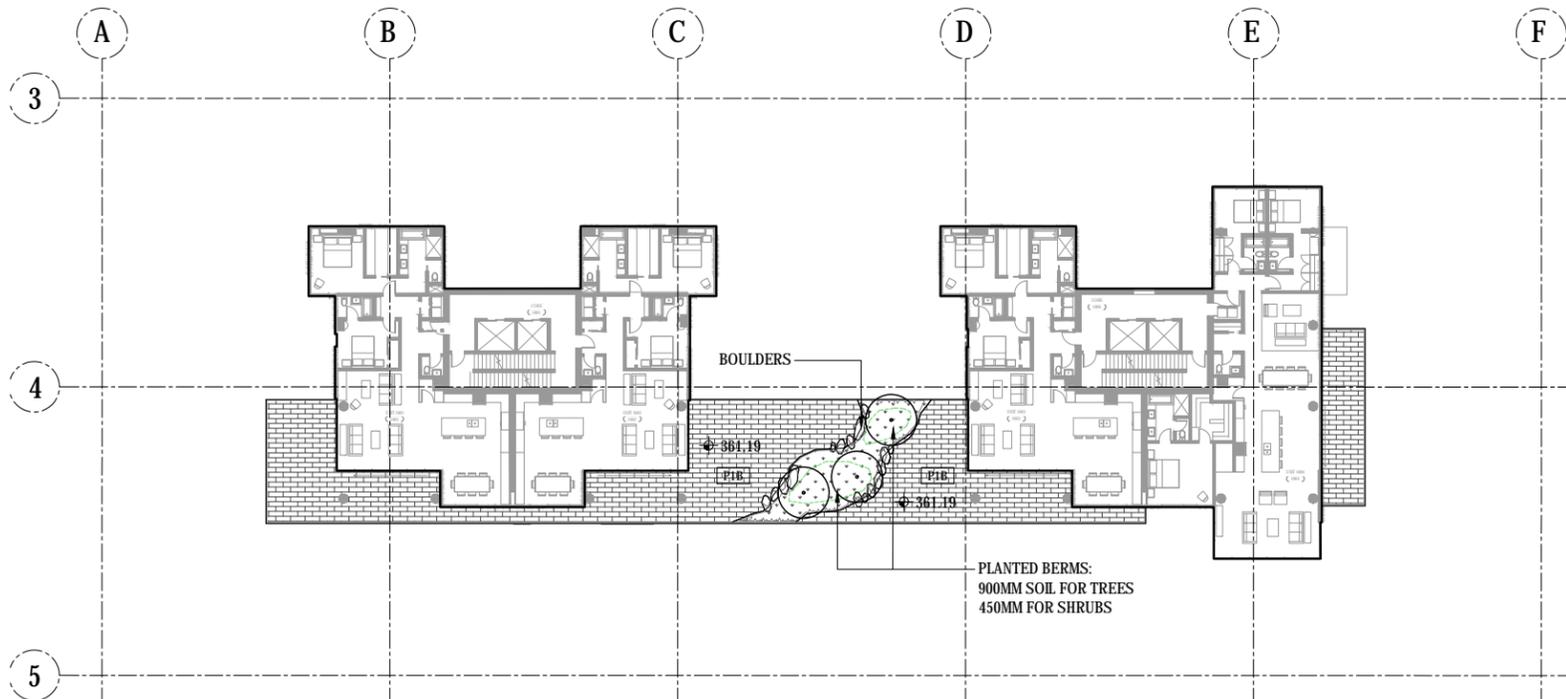
- LEGEND**
- PROPERTY LINE
 - LIMIT OF FOREST MANAGEMENT ZONE
 - LIMIT OF EXCAVATION
 - ROCK FACE EXPOSED

- PLANTING LEGEND**
- PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - EXISTING TREES





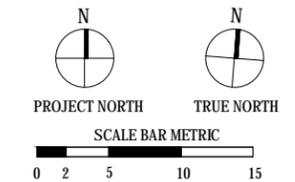
1 ROOF PLAN
L1.02 SCALE: 1:250



2 GREEN ROOF LEVEL 10
L1.02 SCALE: 1:250

- PLANTING LEGEND**
- PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - PLANTED AREA

- MATERIALS LEGEND**
- LIGHT GRANITE STONE PAVING PEDESTRIAN USE
 - GRAVEL PATH
 - BOULDERS



principal architect CP/JN
project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018



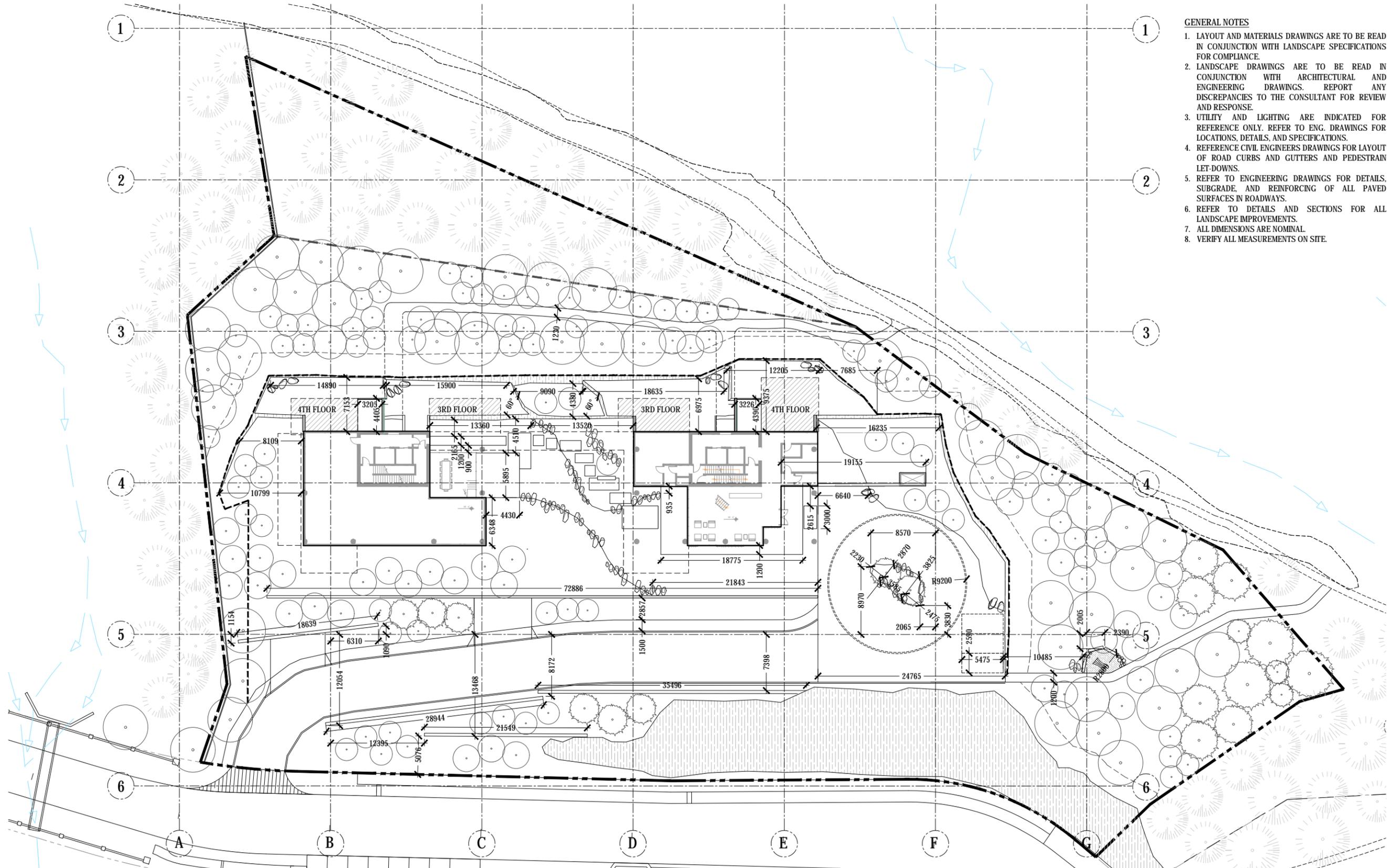
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GREEN ROOFS
MATERIALS PLAN
L2.02

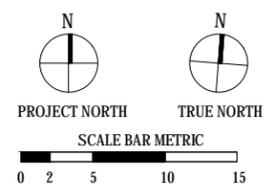


- GENERAL NOTES**
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 6. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
 7. ALL DIMENSIONS ARE NOMINAL.
 8. VERIFY ALL MEASUREMENTS ON SITE.

1 LAYOUT PLAN
SCALE: 1:250

- LEGEND**
- PROPERTY LINE
 - - - - - LIMIT OF FOREST MANAGEMENT ZONE
 - - - - - LIMIT OF EXCAVATION
 - ▨ ROCK FACE EXPOSED

- PLANTING LEGEND**
- PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - EXISTING TREES



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project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018

landscape architect

collaborating architect

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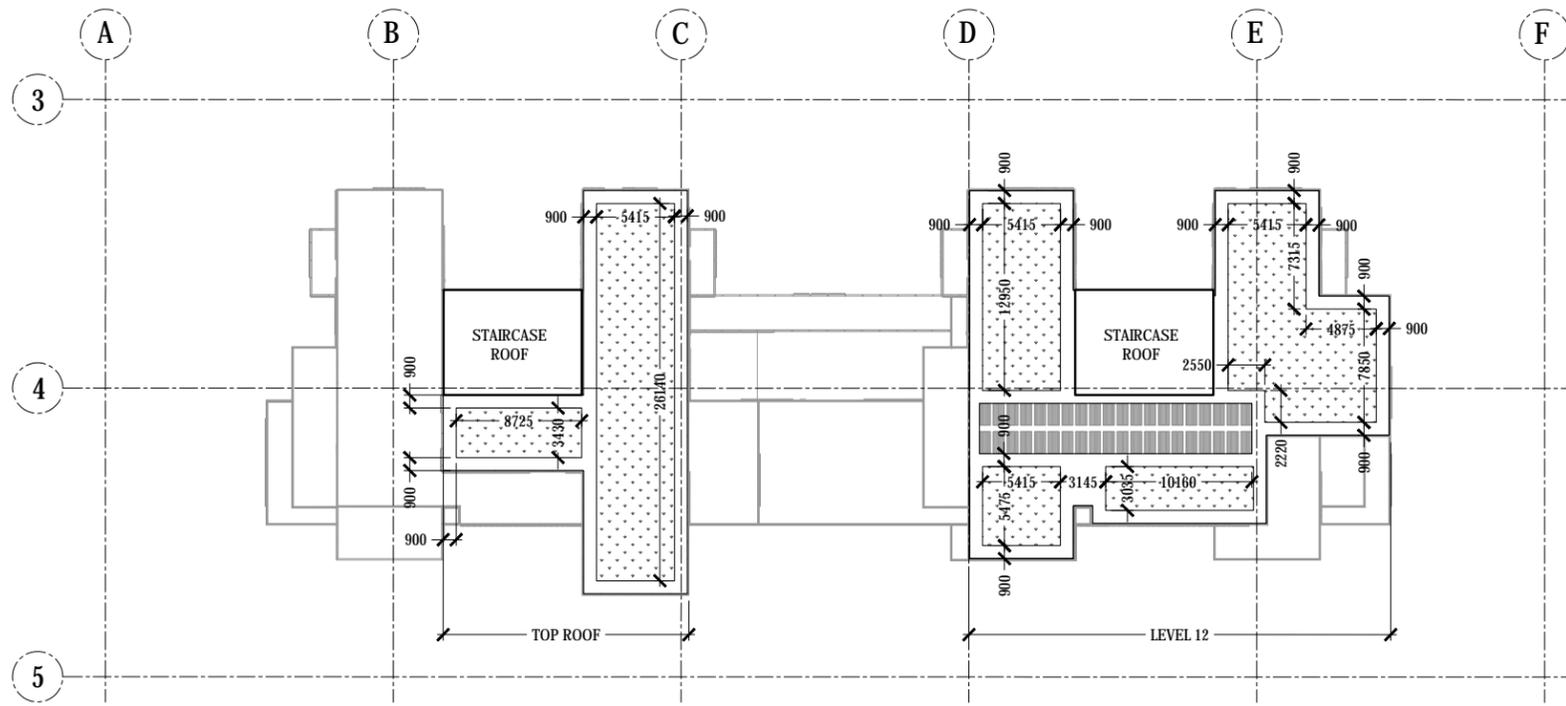
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LAYOUT PLAN
L3.01

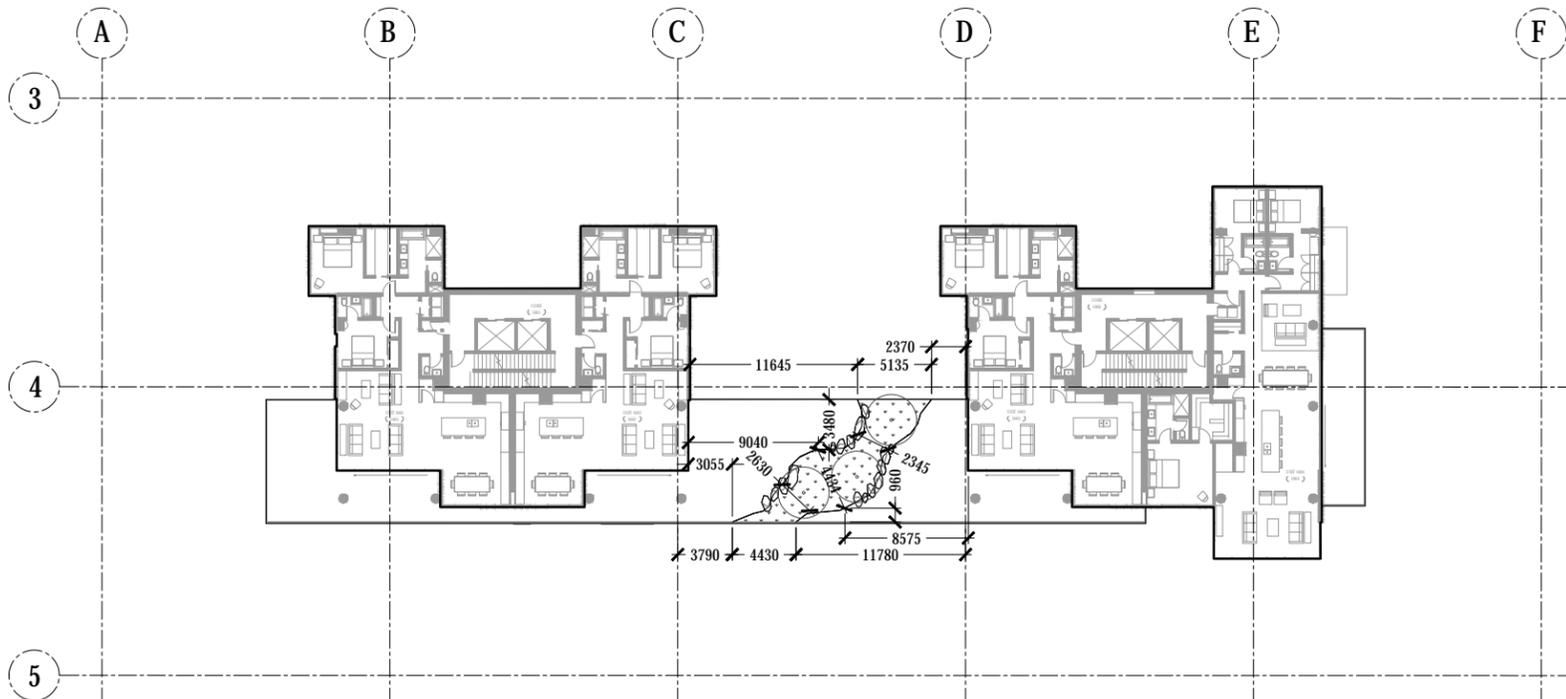
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1 LAYOUT PLAN - ROOF
SCALE: 1:250



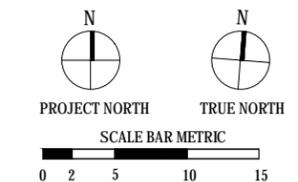
2 LAYOUT PLAN - GREEN ROOF LEVEL 10
SCALE: 1:250

GENERAL NOTES

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- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
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- VERIFY ALL MEASUREMENTS ON SITE.

PLANTING LEGEND

- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PLANTED AREA



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project manager JN
drawn by LY, SMC
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job no. 17085
date 02.06.2018



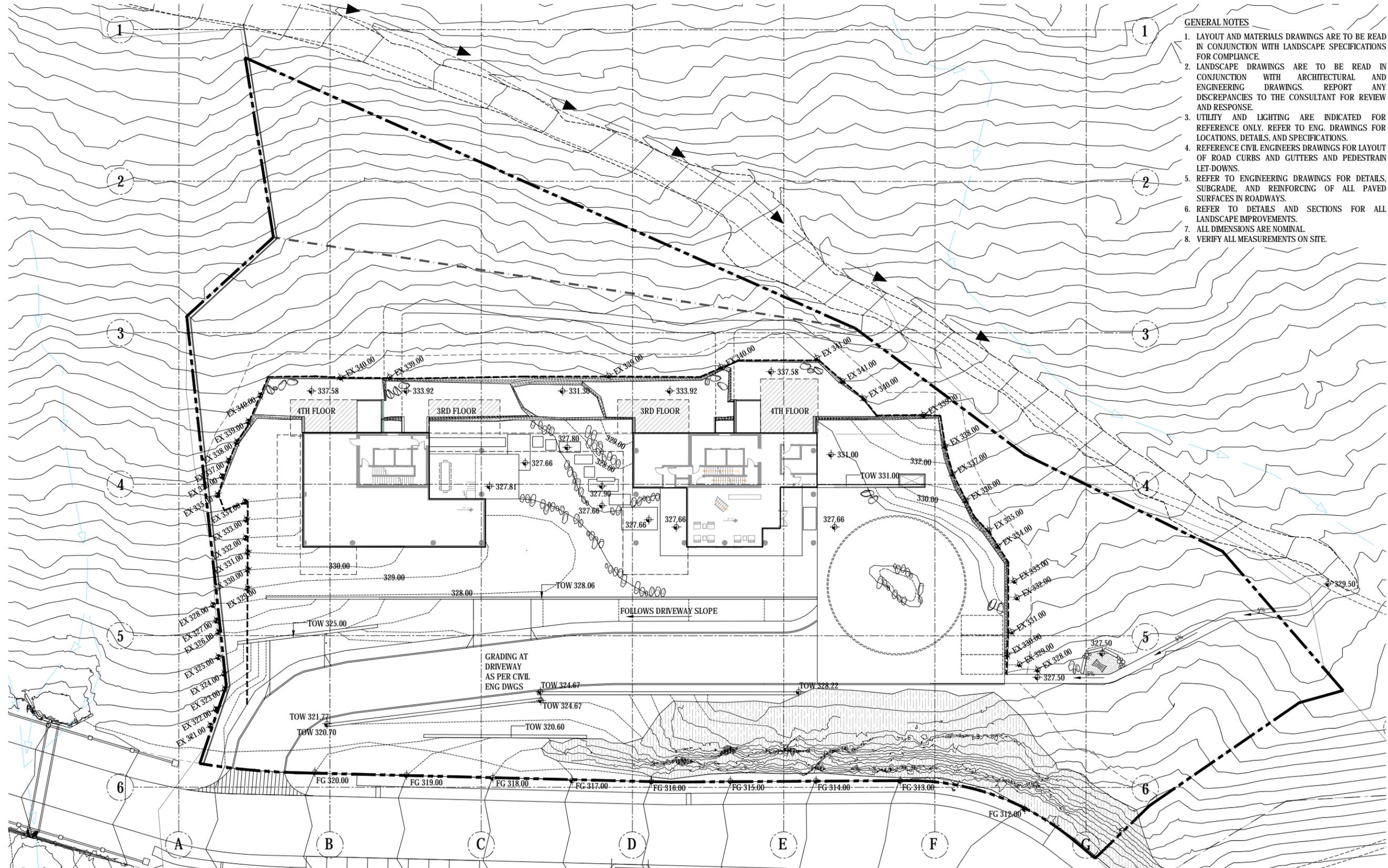
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GREEN ROOFS
LAYOUT PLAN
L3.02



- GENERAL NOTES**
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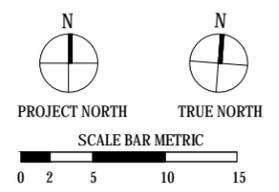
1 GRADING PLAN
 1.4.0 SCALE: 1:250

GRADING LEGEND

- ◆XXX.X PROPOSED SPOT ELEVATION
- ◆EX.XXX.X EXISTING SPOT ELEVATION
- EXISTING CONTOUR LINE
- - - PROPOSED CONTOUR LINE
- XXX.X CONTOUR ELEVATION

LEGEND

- - - PROPERTY LINE
- - - LIMIT OF FOREST MANAGEMENT ZONE
- - - LIMIT OF EXCAVATION
- ██████████ ROCK FACE EXPOSED



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Olson Kundig

project: **RODGERS CREEK AREA 6, LOT 1**

principal architect CP/JN
 project manager JN
 drawn by LY, SMC
 checked by JN
 job no. 17085
 date 02.06.2018

landscape architect

collaborating architect

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GRADING PLAN
L4.01

principal architect CP/JN
 project manager JN
 drawn by LY, SMC
 checked by JN
 job no. 17085
 date 02.06.2018

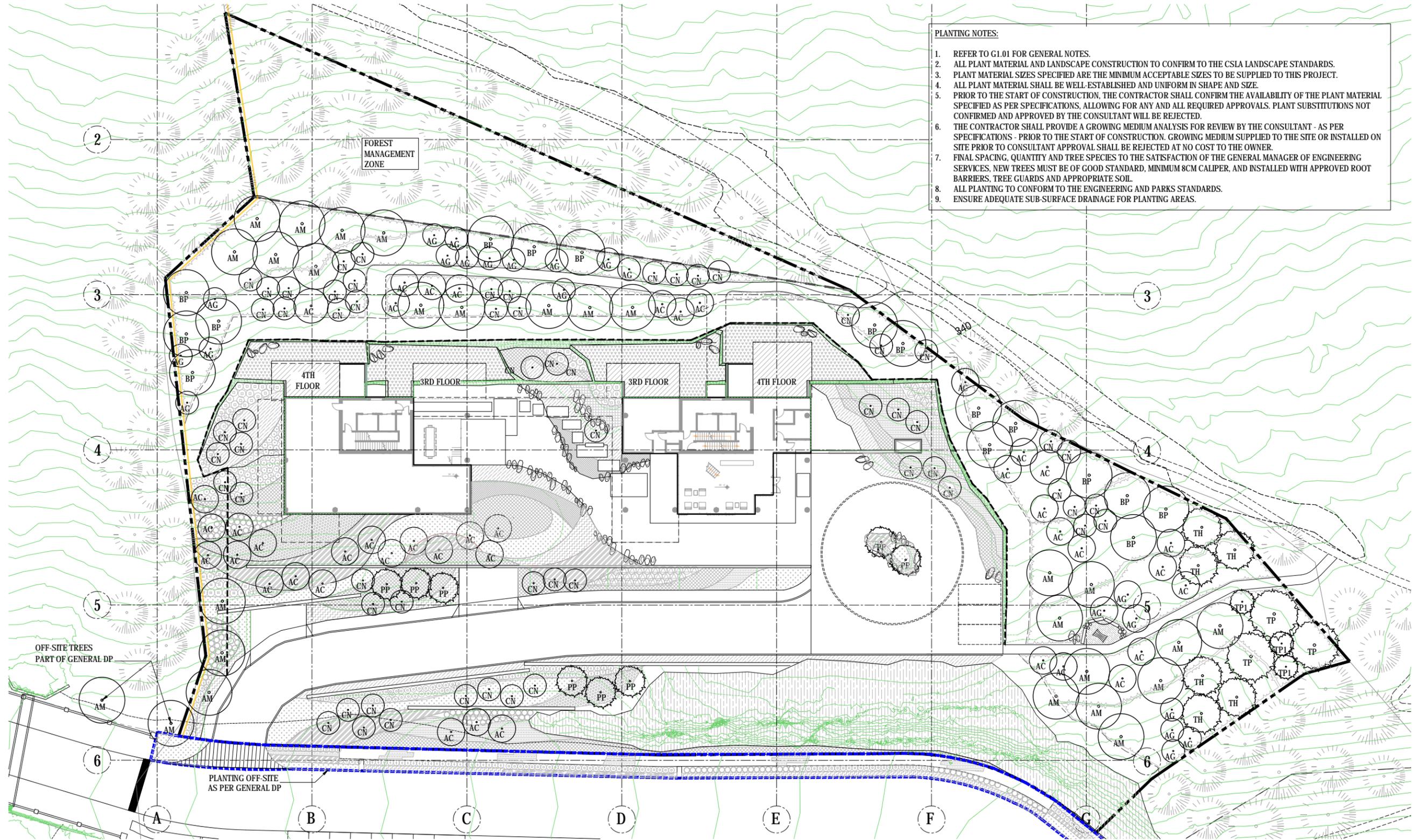


collaborating architect

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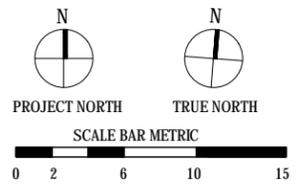
GRADING PLAN
L4.01



PLANTING NOTES:

- REFER TO G1.01 FOR GENERAL NOTES.
- ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFIRM TO THE CSLA LANDSCAPE STANDARDS.
- PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
- ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
- FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES, NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 8CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
- ALL PLANTING TO CONFORM TO THE ENGINEERING AND PARKS STANDARDS.
- ENSURE ADEQUATE SUB-SURFACE DRAINAGE FOR PLANTING AREAS.

1 TREE PLAN
15.01 SCALE: 1:250



- PLANTING LEGEND**
- PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - EXISTING TREES
 - OFF-SITE PLANTING AS PER RODGERS CREEK AREA 6 GENERAL DP
- LEGEND**
- PROPERTY LINE
 - LIMIT OF FOREST MANAGEMENT ZONE
 - LIMIT OF EXCAVATION
 - ROCK FACE EXPOSED

TREE SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	DESCRIPTION
AC	42	ACER CIRCINATUM *	VINE MAPLE	AS SHOWN	2.5 m ht.	B&B, EVENLY BRANCHED, DENSE TREE
BP	16	BETULA PAPYRIFERA	PAPER BIRCH	AS SHOWN	8cm cal.	B&B, EVENLY BRANCHED, DENSE TREE
AG	21	ACER GLABRUM *	ROCKY MOUNTAIN MAPLE	AS SHOWN	3m ht.	B&B, EVENLY BRANCHED, DENSE TREE
AM	27	ACER MACROPHYLLUM *	BIGLEAF MAPLE	AS SHOWN	8cm cal.	B&B, EVENLY BRANCHED, DENSE TREE
CN	60	CORNUS NUTTALLII	PACIFIC DOGWOOD	AS SHOWN	6cm cal.	B&B, EVENLY BRANCHED, DENSE TREE
PP	8	PINUS PONDEROSA	WESTERN YELLOW PINE	AS SHOWN	6m ht.	B&B, EVENLY BRANCHED, NURSERY GROWN
TP	3	THUJA PLICATA *	WESTERN RED CEDAR	AS SHOWN	6m ht.	B&B, EVENLY BRANCHED, NURSERY GROWN
TP1	3	THUJA PLICATA *	WESTERN RED CEDAR	AS SHOWN	2m ht.	B&B, EVENLY BRANCHED, NURSERY GROWN
TH	6	TSUGA HETEROPHYLLA *	WESTERN HEMLOCK	AS SHOWN	3m ht.	B&B, EVENLY BRANCHED, NURSERY GROWN

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Olson Kundig

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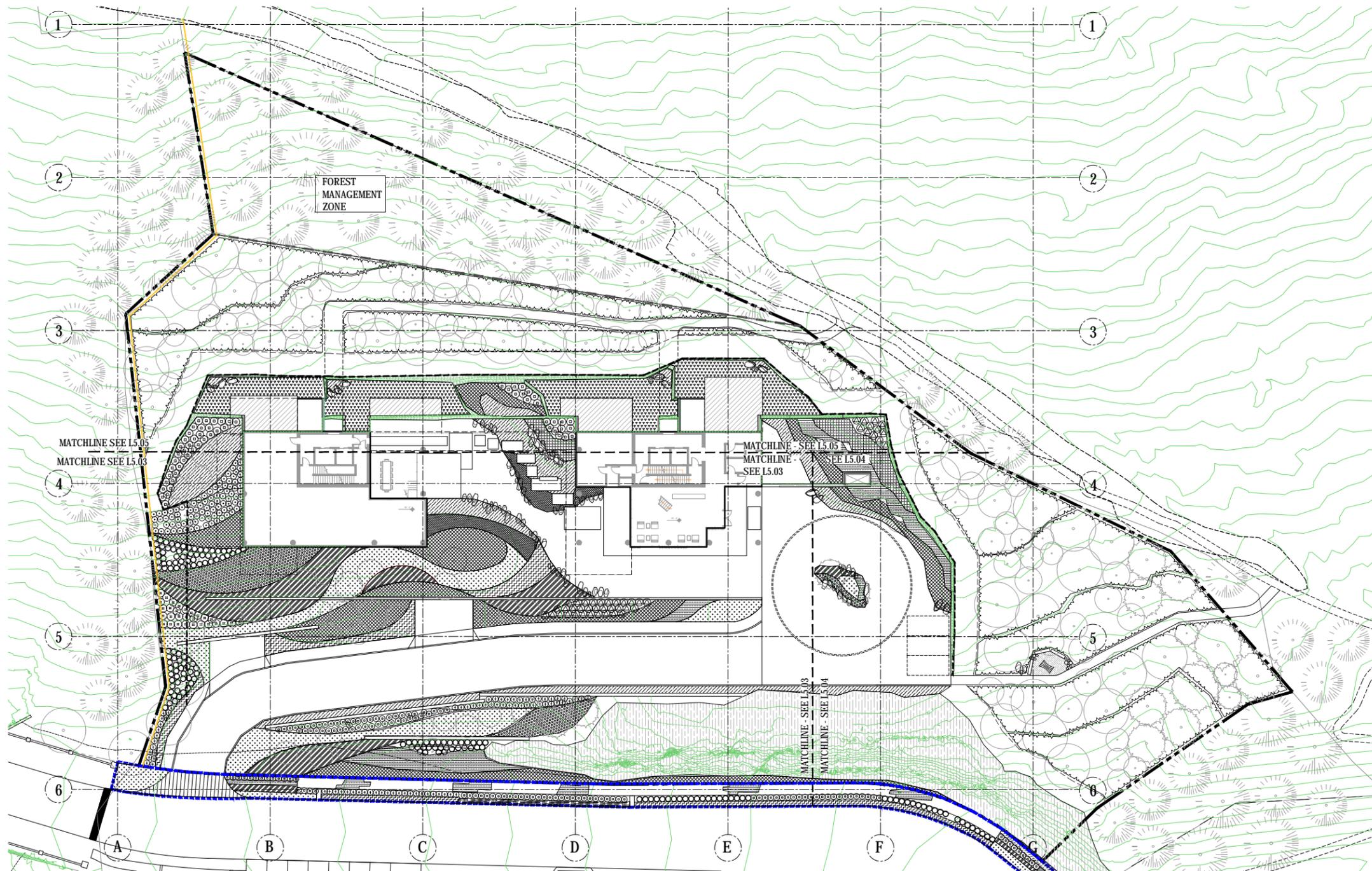
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PLANTING PLAN:
TREE PLAN
L5.01

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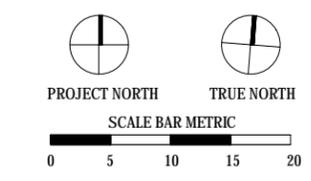
PFS STUDIO
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- PLANTING NOTES:**
- REFER TO G1.01 FOR GENERAL NOTES.
 - ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO THE CSLA LANDSCAPE STANDARDS.
 - PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
 - ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
 - THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
 - FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 8CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 - ALL PLANTING TO CONFORM TO THE ENGINEERING AND PARKS STANDARDS.
 - ENSURE ADEQUATE SUB-SURFACE DRAINAGE FOR PLANTING AREAS.

- LEGEND**
- PROPERTY LINE
 - LIMIT OF FOREST MANAGEMENT ZONE
 - LIMIT OF EXCAVATION
 - ███ ROCK FACE EXPOSED
 - OFF-SITE PLANTING AS PER RODGERS CREEK AREA 6 GENERAL DP



1 SHRUB PLAN OVERALL
L5.02 SCALE: 1:300

SHRUB SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
SHRUBS					
Ama	47	AMELANCHIER ALNIFOLIA *	PACIFIC SERVICEBERRY	1000MM O.C.	#2 POT
Rn	91	ROSA NUTKANA (N) *	NOOTKA ROSE	750MM O.C.	#2 POT
Rw	52	ROSA WOODSII *	WOOD'S ROSE	750MM O.C.	#2 POT
Sa	125	SYMPHORICARPUS ALBUS *	SNOWBERRY	750MM O.C.	#2 POT
Vo	110	VACCINIUM OVATUM *	RED ELDERBERRY	1000MM O.C.	#3 POT
Rs	29	RUBUS SPECTABILIS	SALMONBERRY	1000MM O.C.	#2 POT
Csk	371	CORNUS SERICEA 'KELSEYII'*	KELSEYII DOGWOOD	600MM O.C.	#2 POT
Gs	917	GAULTHERIA SHALLON *	SALAL	450MM O.C.	#2 POT
Ma	150	MAHONIA AQUIFOLIUM *	TALL OREGON GRAPE	600MM O.C.	#2 POT
Pf	-	POTENTILLA FRUTICOSA 'ABBOSTWOOD'*	ABBOSTWOOD POTENTILLA	600MM O.C.	#2 POT
Sd	328	SPIRAEA DOUGLASII	HARDHACK	600MM O.C.	#2 POT

GROUNDCOVERS AND GRASSES

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
cmd	559	CAREX MONROWII 'ICE DANCE' *	VARIEGATED SEDGE	300MM O.C.	#1 POT
cc	742	CORNUS CANADENSIS*	BUNCHBERRY	300MM O.C.	#1 POT
fc	-	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	300MM O.C.	#1 POT
lp	1168	LONICERA PILEATA *	PRIVET HONEYSUCKLE	450MM O.C.	#1 POT
mr	1629	MAHONIA REPENS	CREeping MAHONIA	450MM O.C.	#1 POT
FERNS					
fer	-	MIX OF FERNS - ALTERNATE GROUPS OF 3, 5 OR 7: 235 sq. m.			
		BLECHNUM SPICANTE 35 %	DEER FERN	450MM O.C.	#1 POT
		POLYSTICHUM MUNITUM 35 %	WESTERN SWORD FERN	450MM O.C.	#1POT
		POLYPODIUM VULGARE 30%	COMMON POLYPODY	450MM O.C.	#1POT
MOSS GARDEN					
mss	-	MIX OF MOSSES: 239 sq. m.			

FOREST RE-ESTABLISHMENT AREA

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	
NATIVE MIX NM1 - 880 sq. m.					
10%	AMELANCHIER ALNIFOLIA	90	#2 POT	1M O.C. PLANT SPECIES IN GROUPS OF 5, 9 AND 15 TO ACHIEVE A NATURAL LOOK.	
5%	MAHONIA AQUIFOLIUM	45	#2 POT		
40%	ROSA NUTKATENSIS	359	#2 POT		
30%	RUBUS SPECTABILIS	269	#2 POT		
5%	GAULTHERIA SHALLON	45	#2 POT		
10%	SYMPHORICARPUS ALBUS	89	#2 POT		
NATIVE MIX NM2 - 842 sq. m.					
25%	SPIREA DOUGLASII	HARDHACK	211	#2 POT	1M O.C. PLANT SPECIES IN GROUPS OF 5, 9 AND 15 TO ACHIEVE A NATURAL LOOK.
25%	CORNUS STOLONIFERA	RED OSIER DOGWOOD	211	#2 POT	
15%	VACCINIUM OVATUM	RED ELDERBERRY	126	#2 POT	
10%	SORBUS SITCHENSIS	SITKA MOUNTAIN ASH	84	#2 POT	
10%	ROSA WOODSI	WOOD'S ROSE	84	#2 POT	
5%	OEMLERIA CERASIFORMIS	INDIAN PLUM	42	#2 POT	
10%	GAULTHERIA SHALLON	SALAL	84	#2 POT	

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Olson Kundig

project: **RODGERS CREEK AREA 6, LOT 1**

principal architect CP/JN
project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018

landscape architect

collaborating architect

revisions:

no. date by

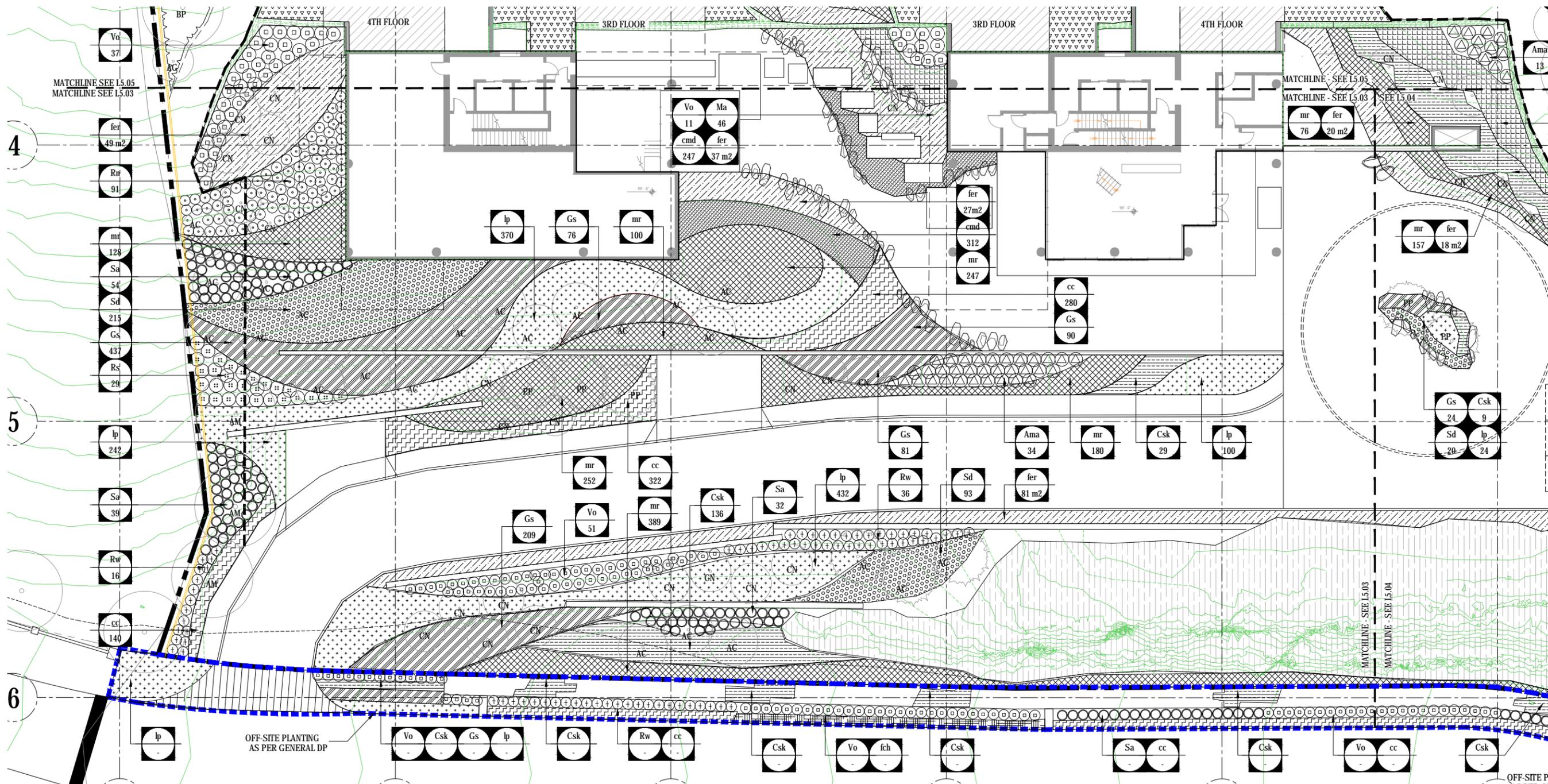
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PLANTING PLAN: SHRUB PLAN OVERALL L5.02

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PFS STUDIO
PARKS & RECREATION CONSULTANTS

REGISTERED MEMBER
JENNIFER HAGAI
372
LANDSCAPE ARCHITECT



1 SHRUB PLAN SOUTH WEST
L5.03 SCALE: 1:150

SHRUB SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
SHRUBS					
Ama	47	AMELANCHIER ALNIFOLIA *	PACIFIC SERVICEBERRY	1000MM O.C.	#2 POT
Rn	91	ROSA NUTKANA (N) *	NOOTKA ROSE	750MM O.C.	#2 POT
Rw	52	ROSA WOODSII *	WOOD'S ROSE	750MM O.C.	#2 POT
Sa	125	SYMPHORICARPUS ALBUS *	SNOWBERRY	750MM O.C.	#2 POT
Vo	110	VACCINIUM OVATUM *	RED ELDERBERRY	1000MM O.C.	#3 POT
Rs	29	RUBUS SPECTABILIS	SALMONBERRY	1000MM O.C.	#2 POT
Csk	371	CORNUS SERICEA 'KELSEYII'*	KELSEYII DOGWOOD	600MM O.C.	#2 POT
Gs	917	GAULTHERIA SHALLON *	SALAL	450MM O.C.	#2 POT
Ma	150	MAHONIA AQUIFOLIUM *	TALL OREGON GRAPE	600MM O.C.	#2 POT
Pf	-	POTENTILLA FRUTICOSA 'ABBOSTWOOD'*	ABBOSTWOOD POTENTILLA	600MM O.C.	#2 POT
Sd	328	SPIRAEA DOUGLASSII	HARDHACK	600MM O.C.	#2 POT

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
GROUNDCOVERS AND GRASSES					
cmd	559	CAREX MONROWII 'ICE DANCE' *	VARIEGATED SEDGE	300MM O.C.	#1 POT
cc	742	CORNUS CANADENSIS*	BUNCHBERRY	300MM O.C.	#1 POT
fc	-	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	300MM O.C.	#1 POT
lp	1168	LONICERA PILEATA *	PRIVET HONEYSUCKLE	450MM O.C.	#1 POT
mr	1629	MAHONIA REPENS	CREeping MAHONIA	450MM O.C.	#1 POT
FERNS					
fer	-	MIX OF FERNS - ALTERNATE GROUPS OF 3, 5 OR 7: 235 sq. m.			
		BLECHNUM SPICANT 35 %	DEER FERN	450MM O.C.	#1 POT
		POLYSTICHUM MUNITUM 35 %	WESTERN SWORD FERN	450MM O.C.	#1POT
		POLYPODIUM VULGARE 30%	COMMON POLYPODY	450MM O.C.	#1POT
MOSS GARDEN					
mss	-	MIX OF MOSSES: 239 sq. m.			

FOREST RE-ESTABLISHMENT AREA

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
NATIVE MIX NM1 - 880 sq. m.				
10%	AMELANCHIER ALNIFOLIA	PACIFIC SERVICEBERRY	90	#2 POT
5%	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	45	#2 POT
40%	ROSA NUTKATENSIS	NOOTKA ROSE	359	#2 POT
30%	RUBUS SPECTABILIS	THIMBLEBERRY	269	#2 POT
5%	GAULTHERIA SHALLON	SALAL	45	#2 POT
10%	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	89	#2 POT
NATIVE MIX NM2 - 842 sq. m.				
25%	SPIREA DOUGLASSII	HARDHACK	211	#2 POT
25%	CORNUS STOLONIFERA	RED OSIER DOGWOOD	211	#2 POT
15%	VACCINIUM OVATUM	RED ELDERBERRY	126	#2 POT
10%	SORBUS SITCHENSIS	SITKA MOUNTAIN ASH	84	#2 POT
10%	ROSA WOODSI	WOOD'S ROSE	84	#2 POT
5%	OEMLERIA CERASIFORMIS	INDIAN PLUM	42	#2 POT
10%	GAULTHERIA SHALLON	SALAL	84	#2 POT

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Olson Kundig

project: **RODGERS CREEK AREA 6, LOT 1**

principal architect: CP/JN
project manager: JN
drawn by: LY, SMC
checked by: JN
job no.: 17085
date: 02.06.2018

landscape architect

collaborating architect

revisions:

no. date by

NOT FOR CONSTRUCTION

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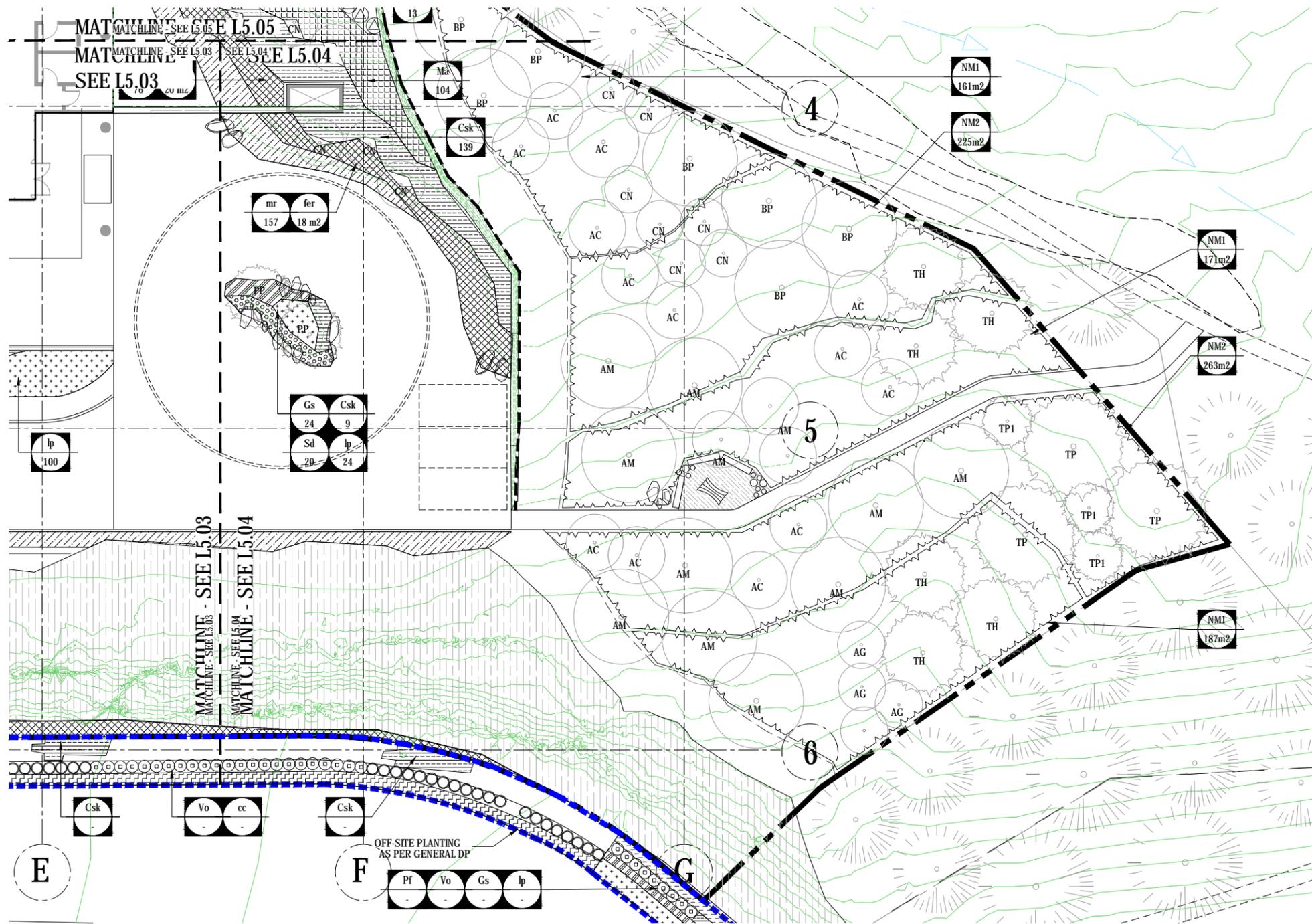
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PLANTING PLAN: SHRUB PLAN SOUTH WEST

L5.03

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1 SHRUB PLAN SOUTH EAST
L5.04 SCALE: 1:150

SHRUB SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
SHRUBS					
Ama	47	AMELANCHIER ALNIFOLIA *	PACIFIC SERVICEBERRY	1000MM O.C.	#2 POT
Rn	91	ROSA NUTKANA (N) *	NOOTKA ROSE	750MM O.C.	#2 POT
Rw	52	ROSA WOODSII *	WOOD'S ROSE	750MM O.C.	#2 POT
Sa	125	SYMPHORICARPUS ALBUS *	SNOWBERRY	750MM O.C.	#2 POT
Vo	110	VACCINIUM OVATUM *	RED ELDERBERRY	1000MM O.C.	#3 POT
Rs	29	RUBUS SPECTABILIS	SALMONBERRY	1000MM O.C.	#2 POT
Csk	371	CORNUS SERICEA 'KELSEYII'*	KELSEYII DOGWOOD	600MM O.C.	#2 POT
Gs	917	GAULTHERIA SHALLON *	SALAL	450MM O.C.	#2 POT
Ma	150	MAHONIA AQUIFOLIUM *	TALL OREGON GRAPE	600MM O.C.	#2 POT
Pf	-	POTENTILLA FRUTICOSA 'ABBOSTWOOD'*	ABBOSTWOOD POTENTILLA	600MM O.C.	#2 POT
Sd	328	SPIRAEA DOUGLASII	HARDHACK	600MM O.C.	#2 POT

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
GROUNDCOVERS AND GRASSES					
cmd	559	CAREX MONROWII 'ICE DANCE' *	VARIEGATED SEDGE	300MM O.C.	#1 POT
cc	742	CORNUS CANADENSIS*	BUNCHBERRY	300MM O.C.	#1 POT
fc	-	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	300MM O.C.	#1 POT
lp	1168	LONICERA PILEATA *	PRIVET HONEYSUCKLE	450MM O.C.	#1 POT
mr	1629	MAHONIA REPENS	CREeping MAHONIA	450MM O.C.	#1 POT
FERNS					
fer	-	MIX OF FERNS - ALTERNATE GROUPS OF 3, 5 OR 7: 235 sq. m.			
		BLECHNUM SPICANT 35 %	DEER FERN	450MM O.C.	#1 POT
		POLYSTICHUM MUNITUM 35 %	WESTERN SWORD FERN	450MM O.C.	#1POT
		POLYPODIUM VULGARE 30%	COMMON POLYPODY	450MM O.C.	#1POT
MOSS GARDEN					
mss	-	MIX OF MOSSES: 239 sq. m.			

FOREST RE-ESTABLISHMENT AREA

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
NATIVE MIX NM1 - 880 sq. m.				
10%	AMELANCHIER ALNIFOLIA	90	#2 POT	1M O.C. PLANT SPECIES IN GROUPS OF 5, 9 AND 15 TO ACHIEVE A NATURAL LOOK.
5%	MAHONIA AQUIFOLIUM	45	#2 POT	
40%	ROSA NUTKATENSIS	359	#2 POT	
30%	RUBUS SPECTABILIS	269	#2 POT	
5%	GAULTHERIA SHALLON	45	#2 POT	
10%	SYMPHORICARPOS ALBUS	89	#2 POT	
NATIVE MIX NM2 - 842 sq. m.				
25%	SPIREA DOUGLASII	211	#2 POT	1M O.C. PLANT SPECIES IN GROUPS OF 5, 9 AND 15 TO ACHIEVE A NATURAL LOOK.
25%	CORNUS STOLONIFERA	211	#2 POT	
15%	VACCINIUM OVATUM	126	#2 POT	
10%	SORBUS SITCHENSIS	84	#2 POT	
10%	ROSA WOODSI	84	#2 POT	
5%	OEMLERIA CERASIFORMIS	42	#2 POT	
10%	GAULTHERIA SHALLON	84	#2 POT	

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Olson Kundig

project: **RODGERS CREEK**
AREA 6, LOT 1

principal architect CP/JN
project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018

landscape architect

collaborating architect

revisions:

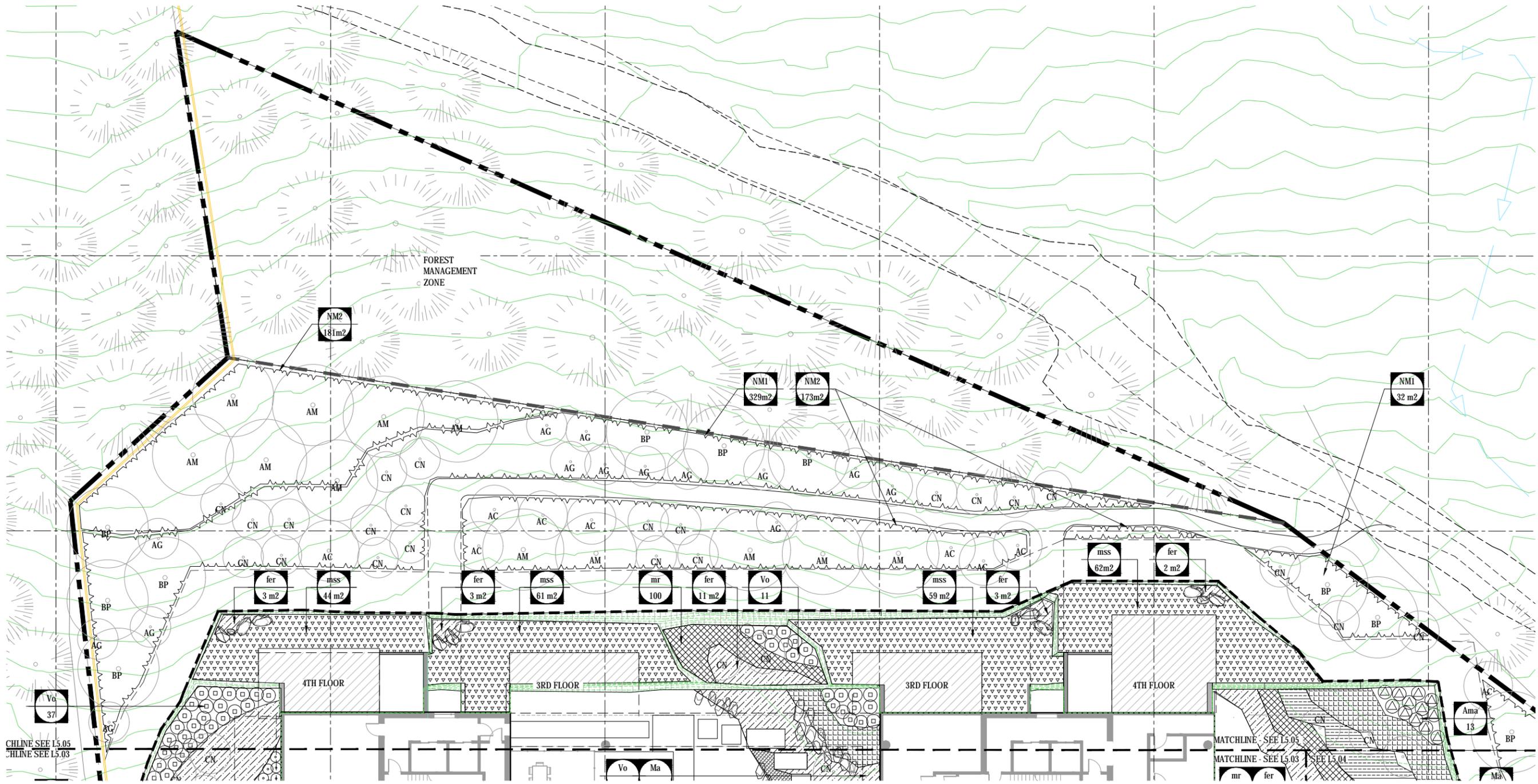
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PLANTING PLAN:
SOUTH EAST
SHRUB PLAN
L5.04

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ARCHITECTS
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1 SHRUB PLAN NORTH
L5.01 SCALE: 1:150

SHRUB SCHEDULE

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
SHRUBS					
Ama	47	AMELANCHIER ALNIFOLIA *	PACIFIC SERVICEBERRY	1000MM O.C.	#2 POT
Rn	91	ROSA NUTKANA (N) *	NOOTKA ROSE	750MM O.C.	#2 POT
Rw	52	ROSA WOODSII *	WOOD'S ROSE	750MM O.C.	#2 POT
Sa	125	SYMPHORICARPUS ALBUS *	SNOWBERRY	750MM O.C.	#2 POT
Vo	110	VACCINIUM OVATUM *	RED ELDERBERRY	1000MM O.C.	#3 POT
Rs	29	RUBUS SPECTABILIS	SALMONBERRY	1000MM O.C.	#2 POT
Csk	371	CORNUS SERICEA 'KELSEYII'*	KELSEYII DOGWOOD	600MM O.C.	#2 POT
Gs	917	GAULTHERIA SHALLON *	SALAL	450MM O.C.	#2 POT
Ma	150	MAHONIA AQUIFOLIUM *	TALL OREGON GRAPE	600MM O.C.	#2 POT
Pf	-	POTENTILLA FRUTICOSA 'ABBOSTWOOD'*	ABBOSTWOOD POTENTILLA	600MM O.C.	#2 POT
Sd	328	SPIRAEA DOUGLASHII	HARDHACK	600MM O.C.	#2 POT

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
GROUNDCOVERS AND GRASSES					
cmd	559	CAREX MONROWII 'ICE DANCE' *	VARIEGATED SEDGE	300MM O.C.	#1 POT
cc	742	CORNUS CANADENSIS*	BUNCHBERRY	300MM O.C.	#1 POT
fc	-	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	300MM O.C.	#1 POT
lp	1168	LONICERA PILEATA *	PRIVET HONEYSUCKLE	450MM O.C.	#1 POT
mr	1629	MAHONIA REPENS	CREeping MAHONIA	450MM O.C.	#1 POT
FERNS					
fer	-	MIX OF FERNS - ALTERNATE GROUPS OF 3, 5 OR 7: 235 sq. m.			
		BLECHNUM SPICANT 35 %	DEER FERN	450MM O.C.	#1 POT
		POLYSTICHUM MUNITUM 35 %	WESTERN SWORD FERN	450MM O.C.	#1POT
		POLYPODIUM VULGARE 30%	COMMON POLYPODY	450MM O.C.	#1POT
MOSS GARDEN					
mss	-	MIX OF MOSSES: 239 sq. m.			

FOREST RE-ESTABLISHMENT AREA

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
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10%	AMELANCHIER ALNIFOLIA	90	#2 POT	1M O.C.
5%	MAHONIA AQUIFOLIUM	45	#2 POT	PLANT SPECIES IN GROUPS OF 5, 9 AND 15 TO ACHIEVE A NATURAL LOOK.
40%	ROSA NUTKATENSIS	359	#2 POT	
30%	RUBUS SPECTABILIS	269	#2 POT	
5%	GAULTHERIA SHALLON	45	#2 POT	
10%	SYMPHORICARPUS ALBUS	89	#2 POT	
NATIVE MIX NM2 - 842 sq. m.				
25%	SPIREA DOUGLASHII	211	#2 POT	1M O.C.
25%	CORNUS STOLONIFERA	211	#2 POT	PLANT SPECIES IN GROUPS OF 5, 9 AND 15 TO ACHIEVE A NATURAL LOOK.
15%	VACCINIUM OVATUM	126	#2 POT	
10%	SORBUS SITCHENSIS	84	#2 POT	
10%	ROSA WOODSI	84	#2 POT	
5%	OEMLERIA CERASIFORMIS	42	#2 POT	
10%	GAULTHERIA SHALLON	84	#2 POT	

Olson Kundig

project: **RODGERS CREEK AREA 6, LOT 1**

principal architect: CP/JN
project manager: JN
drawn by: LY, SMC
checked by: JN
job no.: 17085
date: 02.06.2018

landscape architect

collaborating architect

revisions:

no. date by

NOT FOR CONSTRUCTION
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2018/05/14

PLANTING PLAN:
SHRUB PLAN NORTH
L5.05

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landscaping

REGISTERED MEMBER
JENNIFER HAGAI
372
LANDSCAPE ARCHITECT

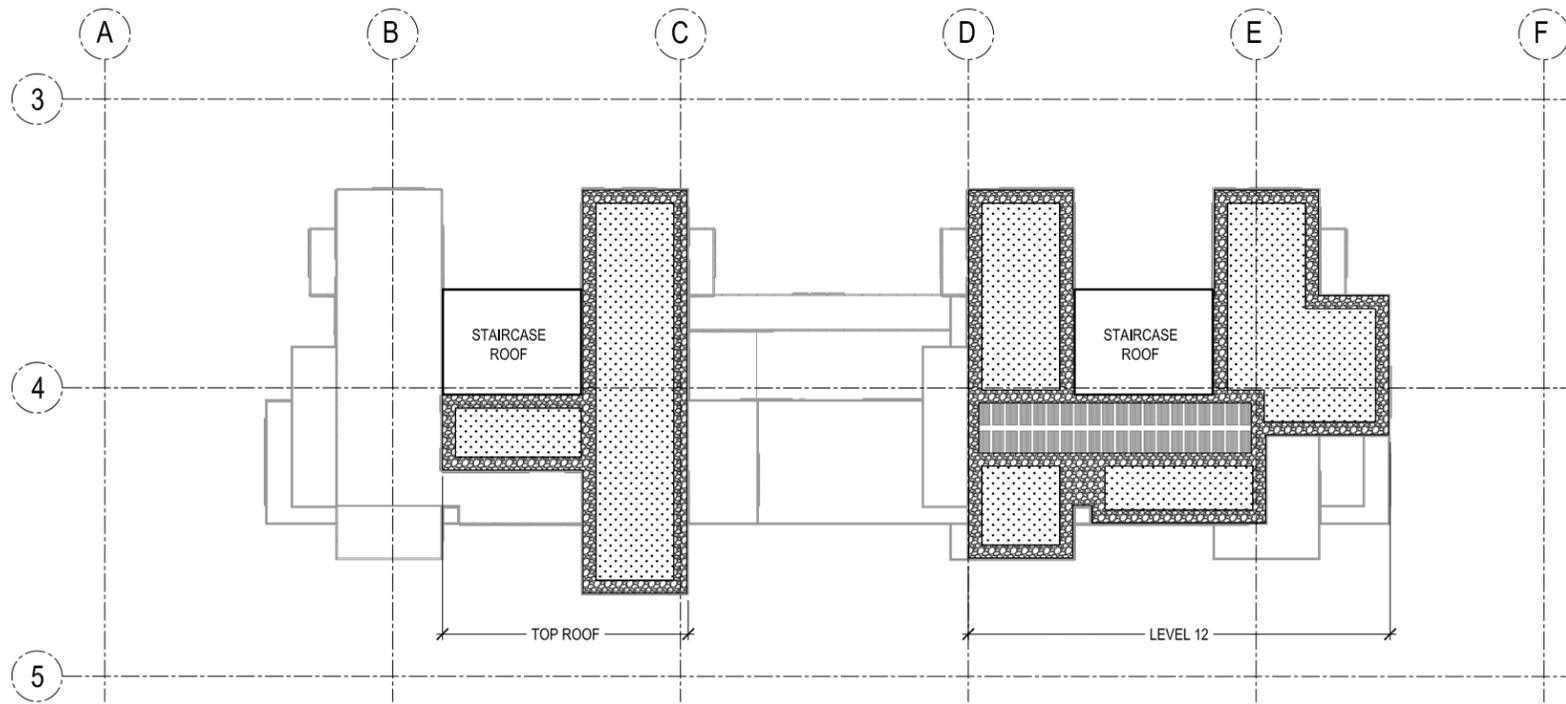
collaborating architect

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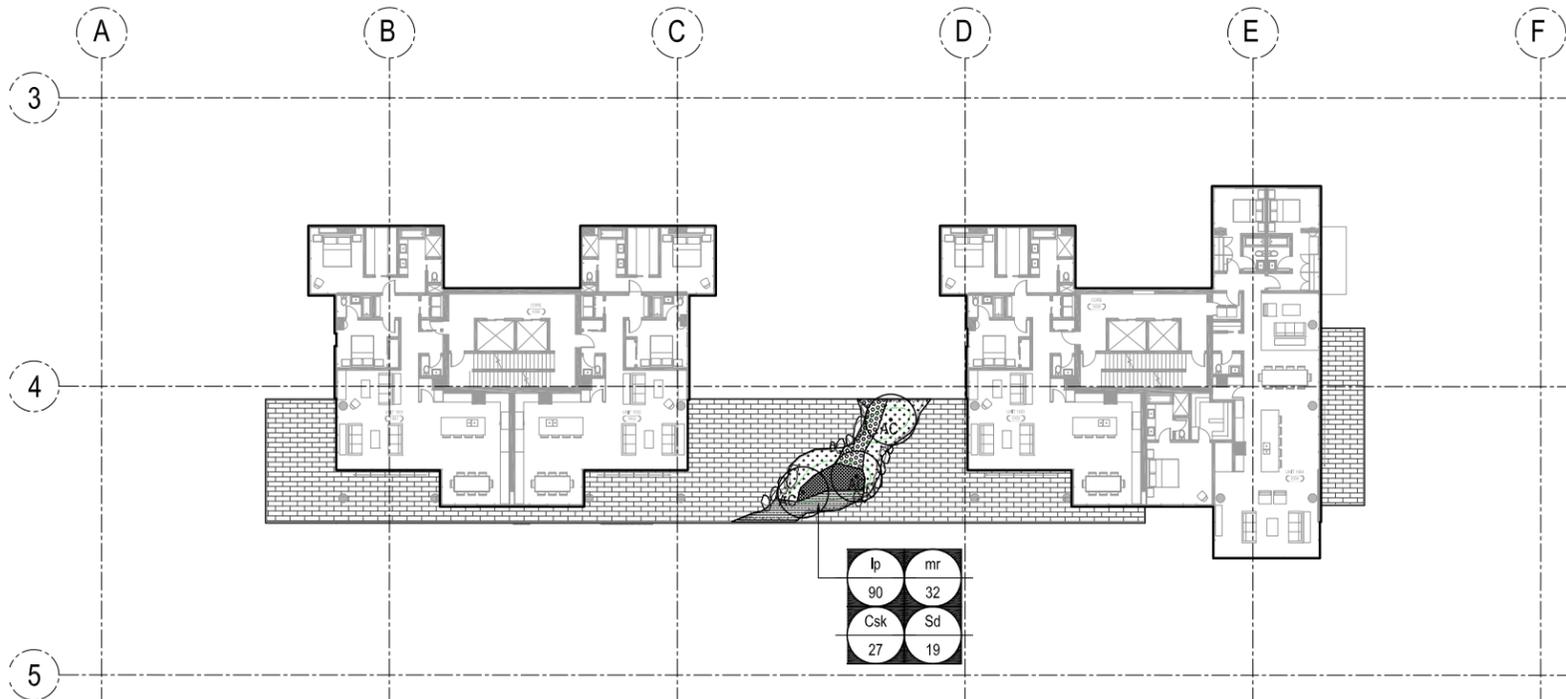
PLANTING PLAN:
SHRUB PLAN NORTH
L5.05



EXTENSIVE GREEN ROOF - LEVEL 12 AND 13 - 416 m²

COMBINATION OF NATIVE AND NATIVE-ADAPTIVE SPECIES, INTENDED TO REFLECT THE ADJACENT VEGETATION IN THE FOREST AND THE PLANTING PALETTE TO BE USED THROUGH THE DEVELOPMENT.
DROUGHT TOLERANT PLANTING TO BE CONSIDERED TO REDUCE WATER DEMAND.

1 ROOF PLAN
SCALE: 1:250

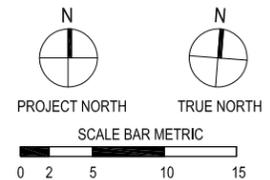


PLANT SCHEDULE - LEVEL 10

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	DESCRIPTION
TREES						
AC	3	ACER CIRCINATUM *	VINE MAPLE	AS SHOWN	2.5 m ht.	B&B, EVENLY BRANCHED, DENSE TREE
SHRUBS						
Csk	27	CORNUS SERICEA 'KELSEYII'	KELSEYII DOGWOOD	600MM O.C.	#2 POT	
Sd	19	SPIRAEA DOUGLASII	HARDHACK	600MM O.C.	#2 POT	
GROUNDCOVERS AND GRASSES						
Ip	90	LONICERA PILEATA *	PRIVET HONEYSUCKLE	450MM O.C.	#1 POT	
mr	32	MAHONIA REPENS	CREEPING MAHONIA	450MM O.C.	#1 POT	

PLANTING LEGEND

- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE



2 GREEN ROOF LEVEL 10
SCALE: 1:250

principal architect: CPJ/N
project manager: JN
drawn by: LY, SMC
checked by: JN
job no.: 17085
date: 02.06.2018

landscape architect

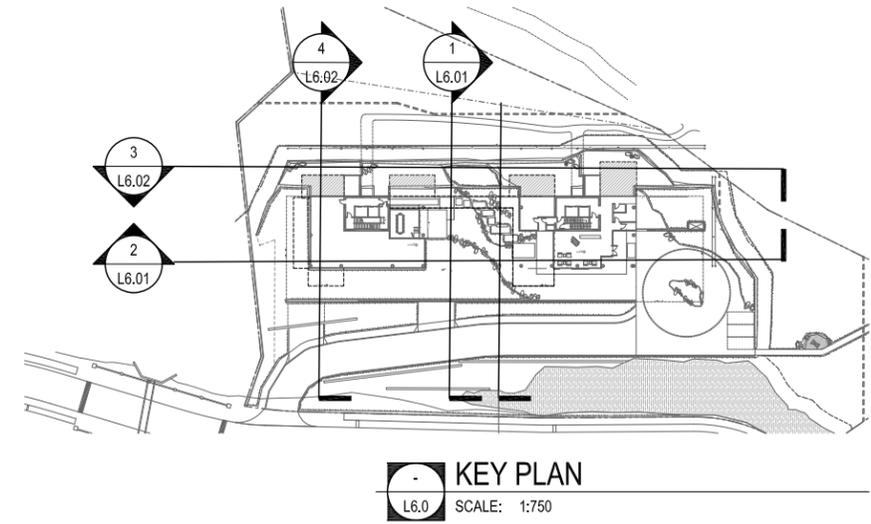
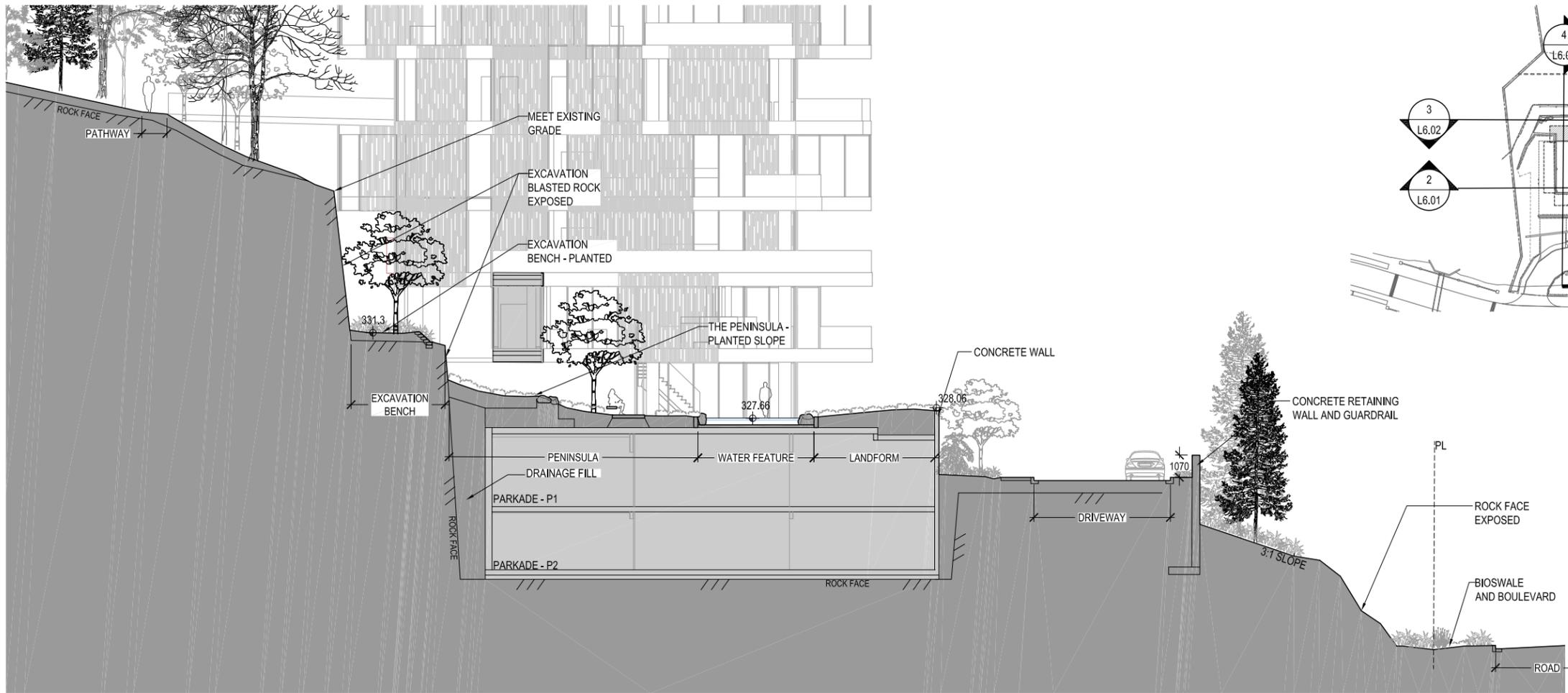


collaborating architect

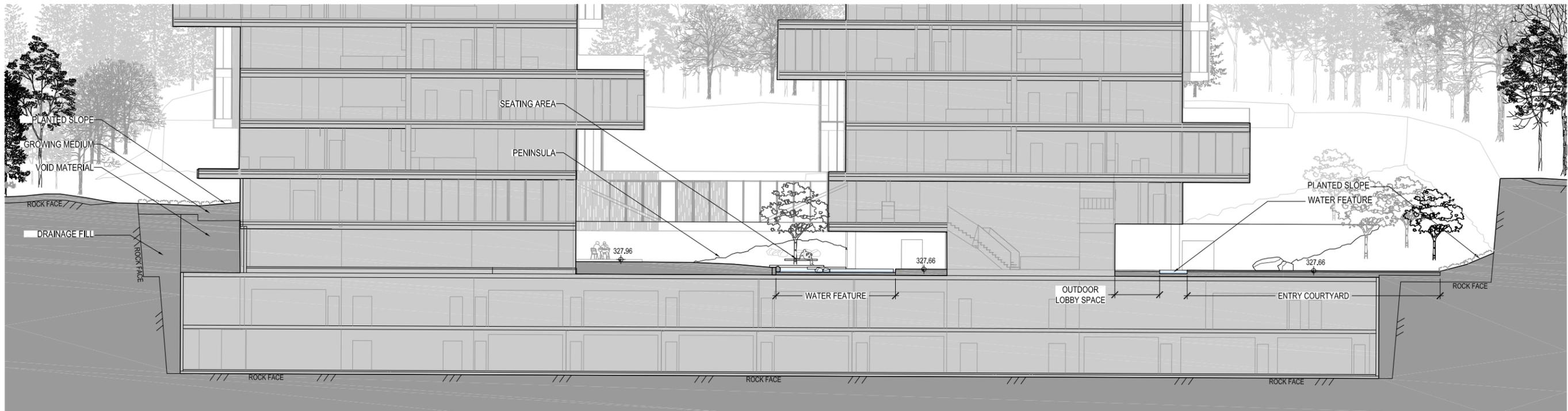
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no. date by

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1 SECTION 1
L6.01 SCALE: 1/125



2 SECTION 2
L6.01 SCALE: 1/150

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Olson Kundig

project: **RODGERS CREEK**
AREA 6, LOT 1

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Canada V5Y 1S1 317
1 604 276 8888
WWW.RWAD.COM

PFS STUDIO
ARCHITECTURE + LANDSCAPE ARCHITECTURE

principal architect: CPJUN
project manager: JN
drawn by: LY, SMC
checked by: JN
job no.: 17085
date: 02.06.2018

landscape architect

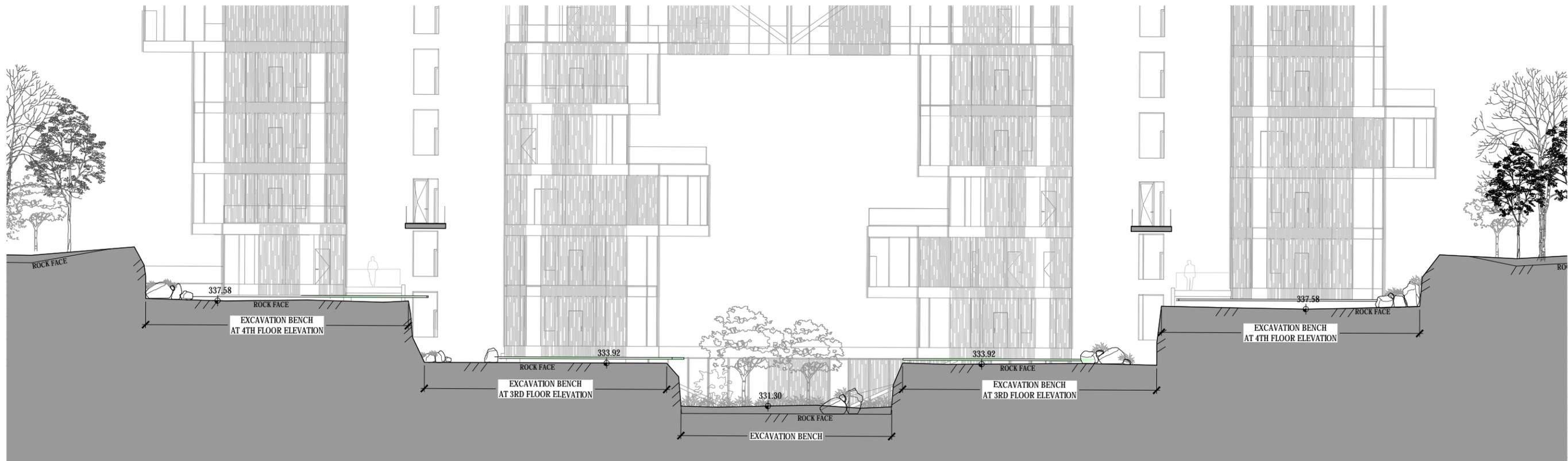
collaborating architect

revisions:

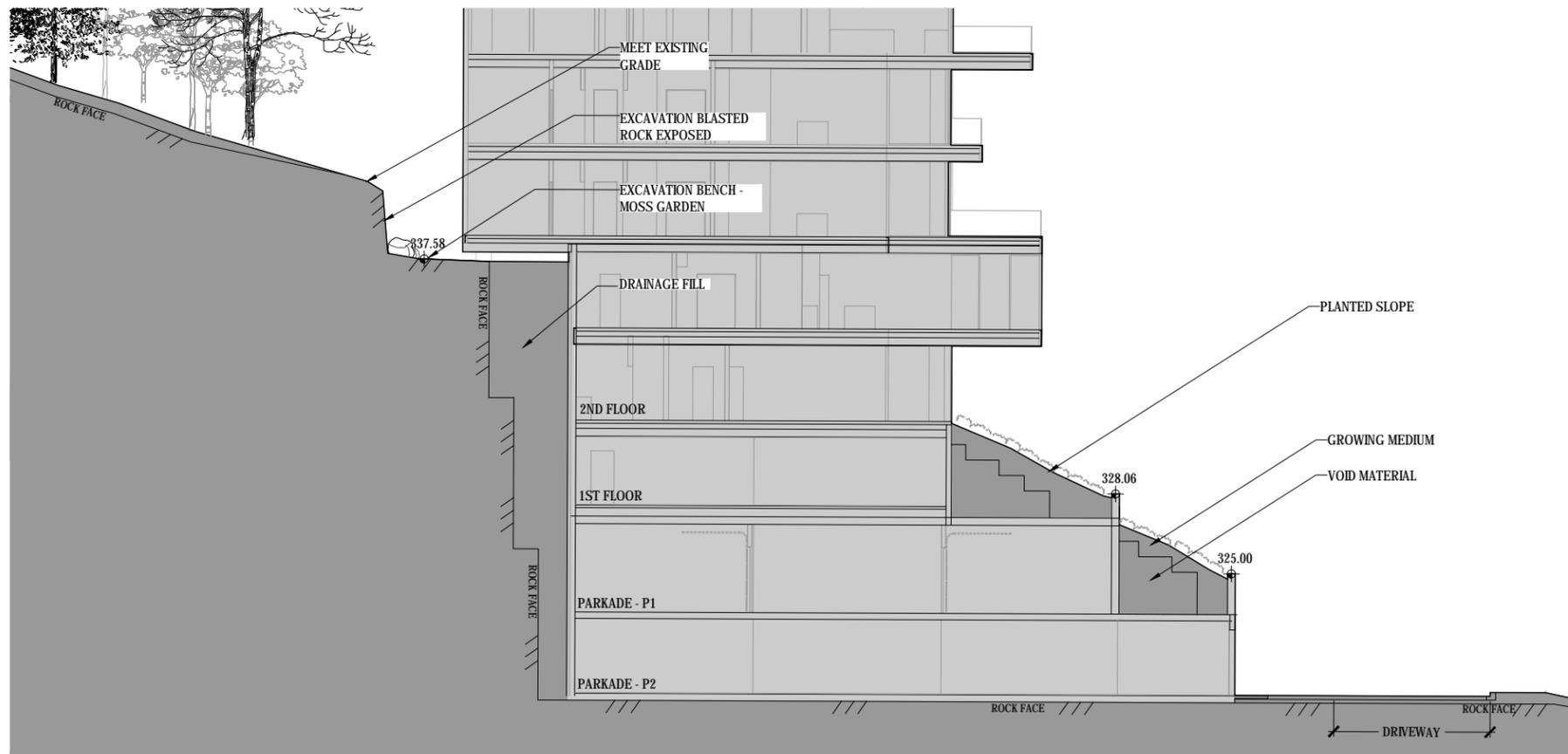
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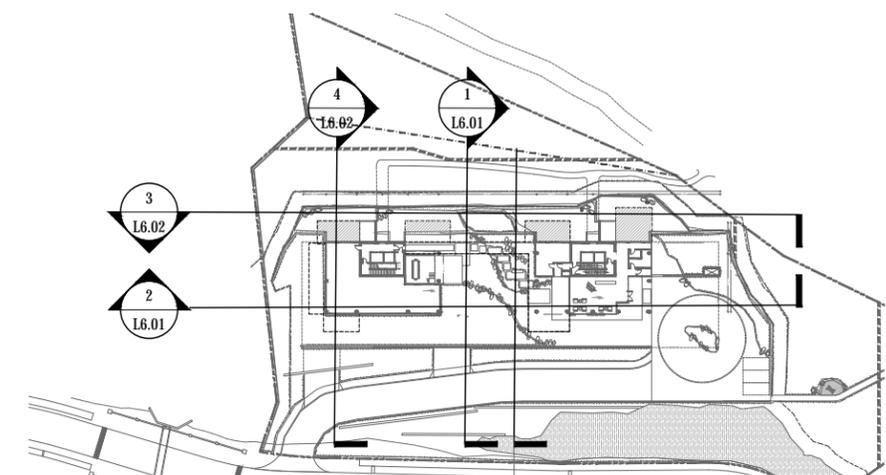
SECTIONS
L6.01



3 SECTION 3
SCALE: 1/125



4 SECTION 4
SCALE: 1/125



KEY PLAN
SCALE: 1:750

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PFS STUDIO
ARCHITECTS - LANDSCAPE ARCHITECTS

project: **RODGERS CREEK AREA 6, LOT 1**

principal architect CP/JN
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date 02.06.2018

landscape architect

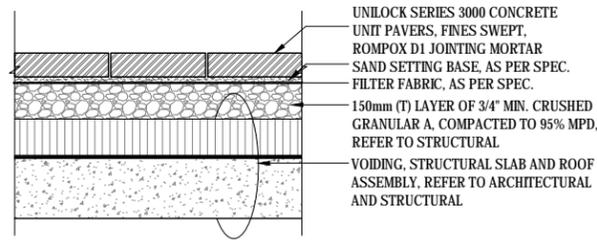


collaborating architect

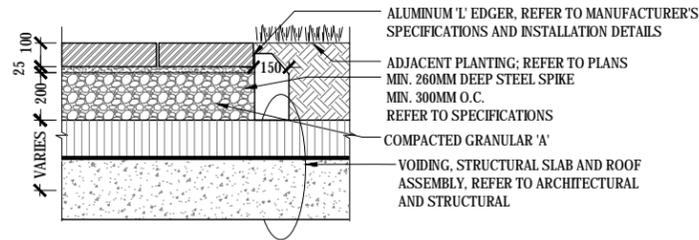
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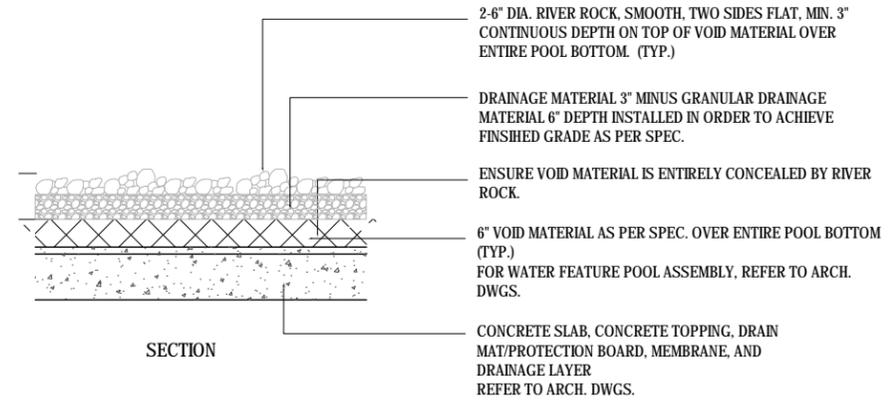
SECTIONS
L6.02



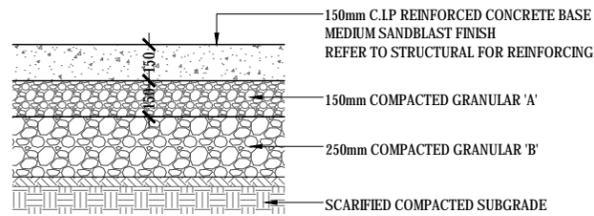
1 CONCRETE UNIT PAVING ON SLAB
SCALE: 1:15



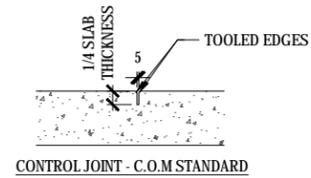
2 CONCRETE UNIT PAVING EDGE
SCALE: 1:15



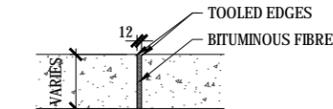
3 RIVER ROCK POOL BOTTOM, TYP.
SCALE: 1:20



4 CIP CONCRETE PAVING, TYP.
SCALE: 1:15

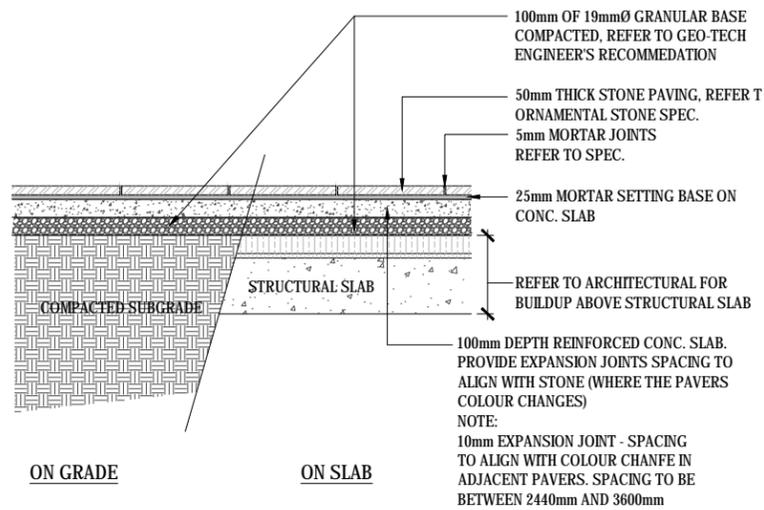


CONTROL JOINT - C.O.M STANDARD



EXPANSION JOINT - C.O.M STANDARD

5 CIP CONCRETE PAVING JOINTS
SCALE: 1:10



ON GRADE ON SLAB

6 GRANITE STONE PAVING
SCALE: 1:20

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RODGERS CREEK
AREA 6, LOT 1

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PFS STUDIO
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principal architect CP/JN
project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018



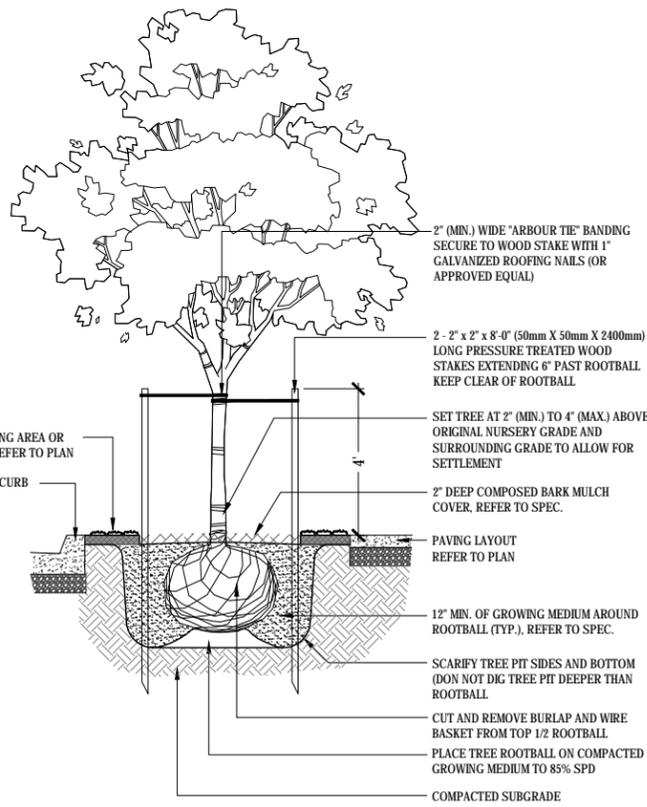
collaborating architect

revisions:

no.	date	by

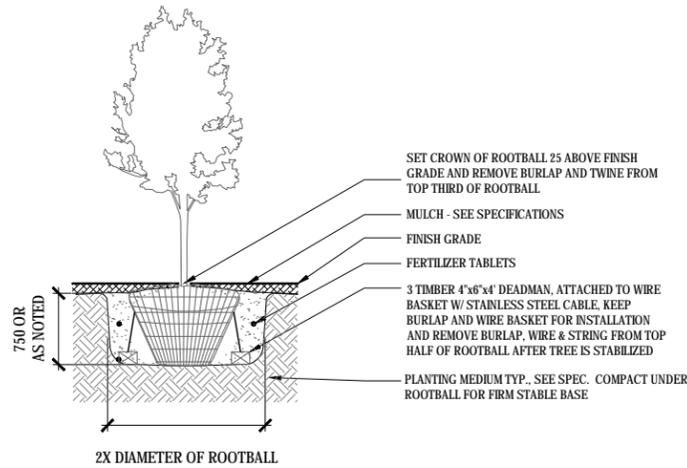
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PAVING DETAILS
L7.01

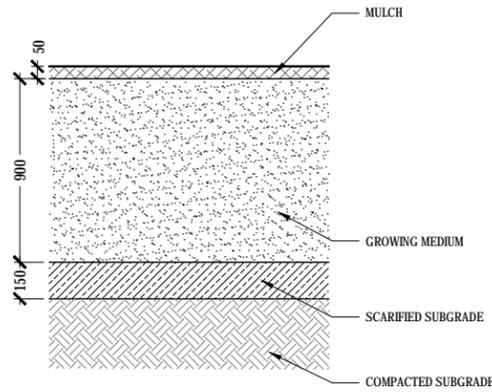


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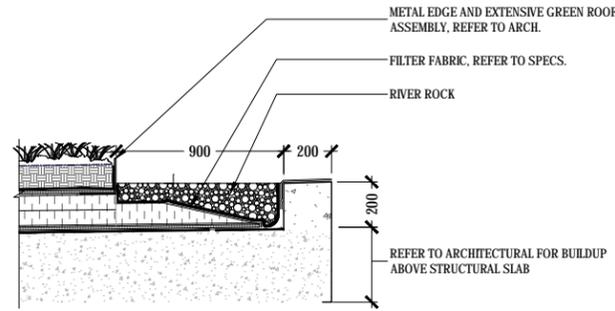
- TREE STAKES TO BE REMOVED AFTER ONE FULL YEAR FROM TIME OF SUBSTANTIAL COMPLETION.
- REMOVE TREE WRAP, PACKAGING AND TAGS AT TIME OF STAKING.
- REMOVE ONLY DEAD OR BROKEN BRANCHES.
- DO NOT CUT LEADER.
- WATER TO SATURATION. REMOVE AIR SPACE WITH SOIL PORES.
- ALL TREES TO BE NATURAL FORM. NO TIPPING, SHEARING ALLOWED.



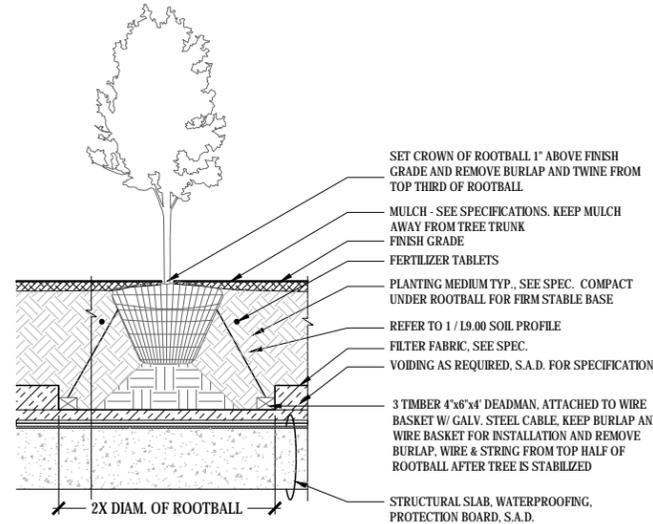
TREE PLANTING ON GRADE



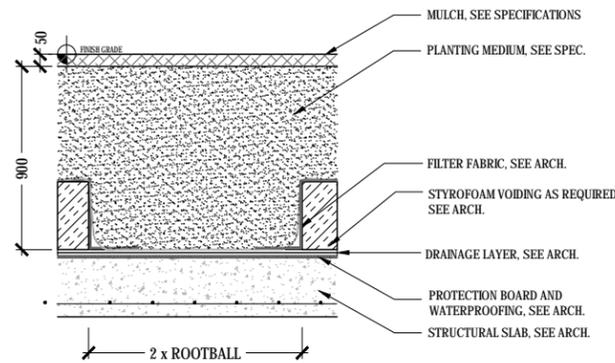
TREE PLANTING ON GRADE



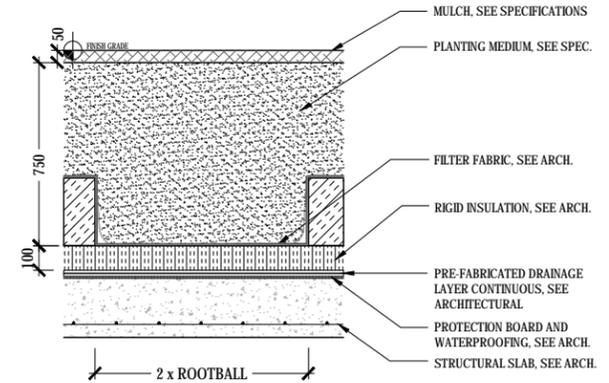
GREEN ROOF EDGE



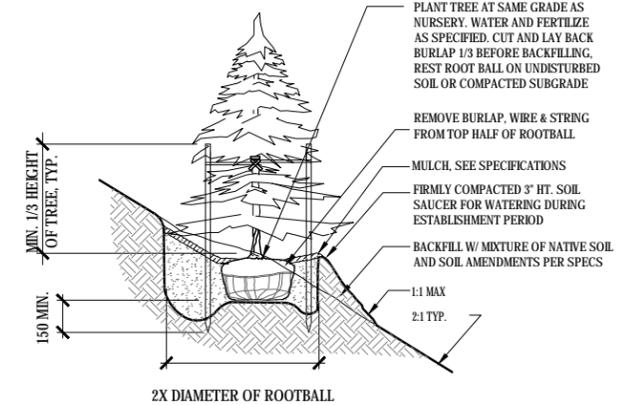
TREE PLANTING ON STRUCTURE



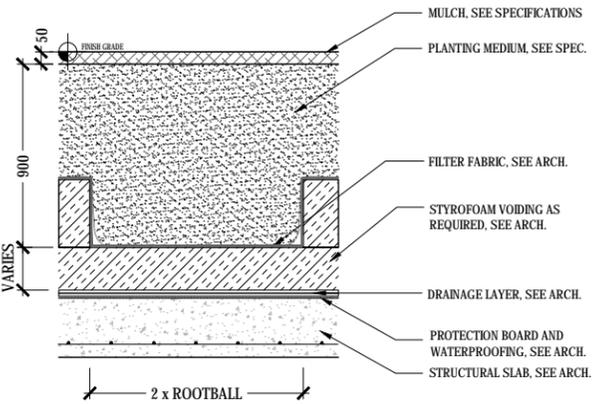
TREE PLANTING ON SLAB, MINIMUM DEPTH



TREE PLANTING ON INSULATED SLAB



TREE PLANTING ON SLOPE



TREE PLANTING ON SLAB, WITH VOIDING

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PFS STUDIO

principal architect CP/JN
project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018

landscape architect

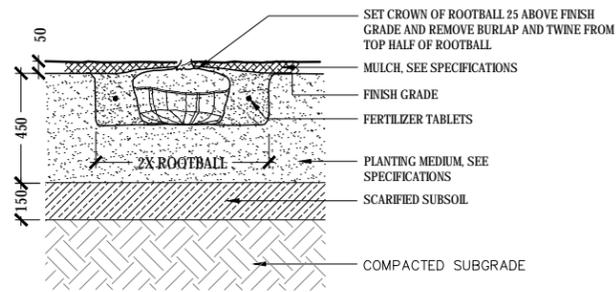


collaborating architect

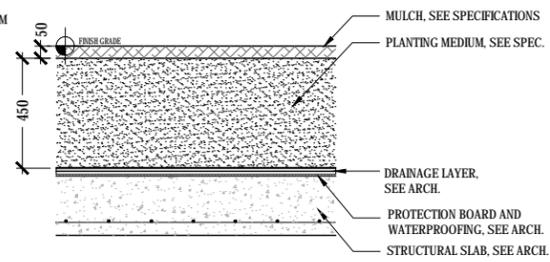
revisions:
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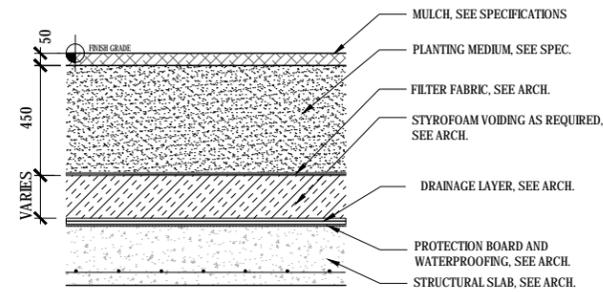
PLANTING DETAILS
L7.02



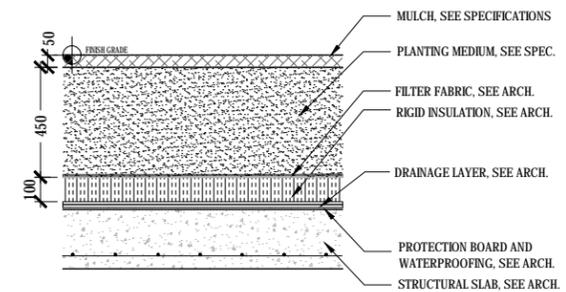
SHRUB PLANTING ON GRADE



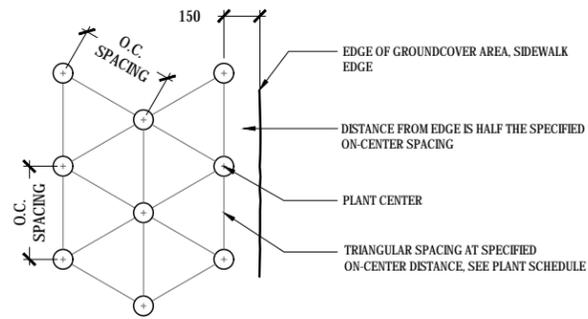
SHRUB PLANTING ON SLAB, MINIMUM DEPTH



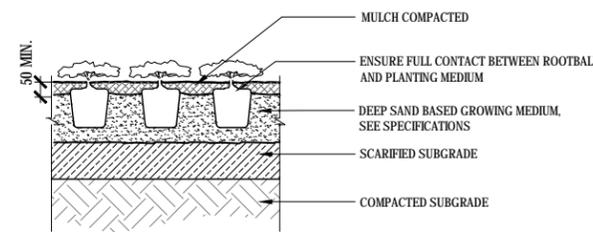
SHRUB PLANTING ON SLAB, WITH VOIDING



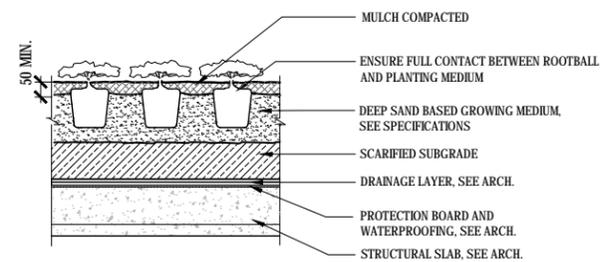
SHRUB PLANTING ON INSULATED SLAB



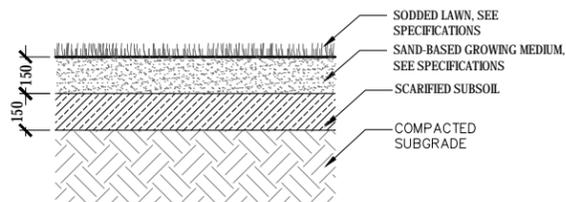
PLANT LAYOUT



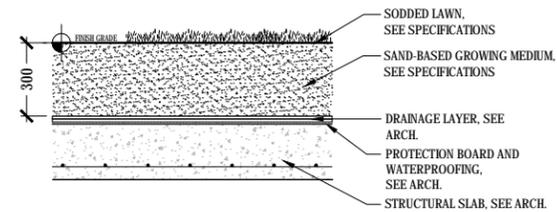
ON GRADE



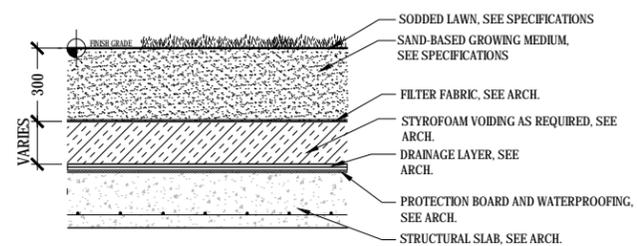
ON SLAB



LAWN TYP. ON GRADE



LAWN PLANTING ON SLAB, MINIMUM DEPTH



LAWN PLANTING ON SLAB, WITH VOIDING

principal architect CP/JN
project manager JN
drawn by LY, SMC
checked by JN
job no. 17085
date 02.06.2018



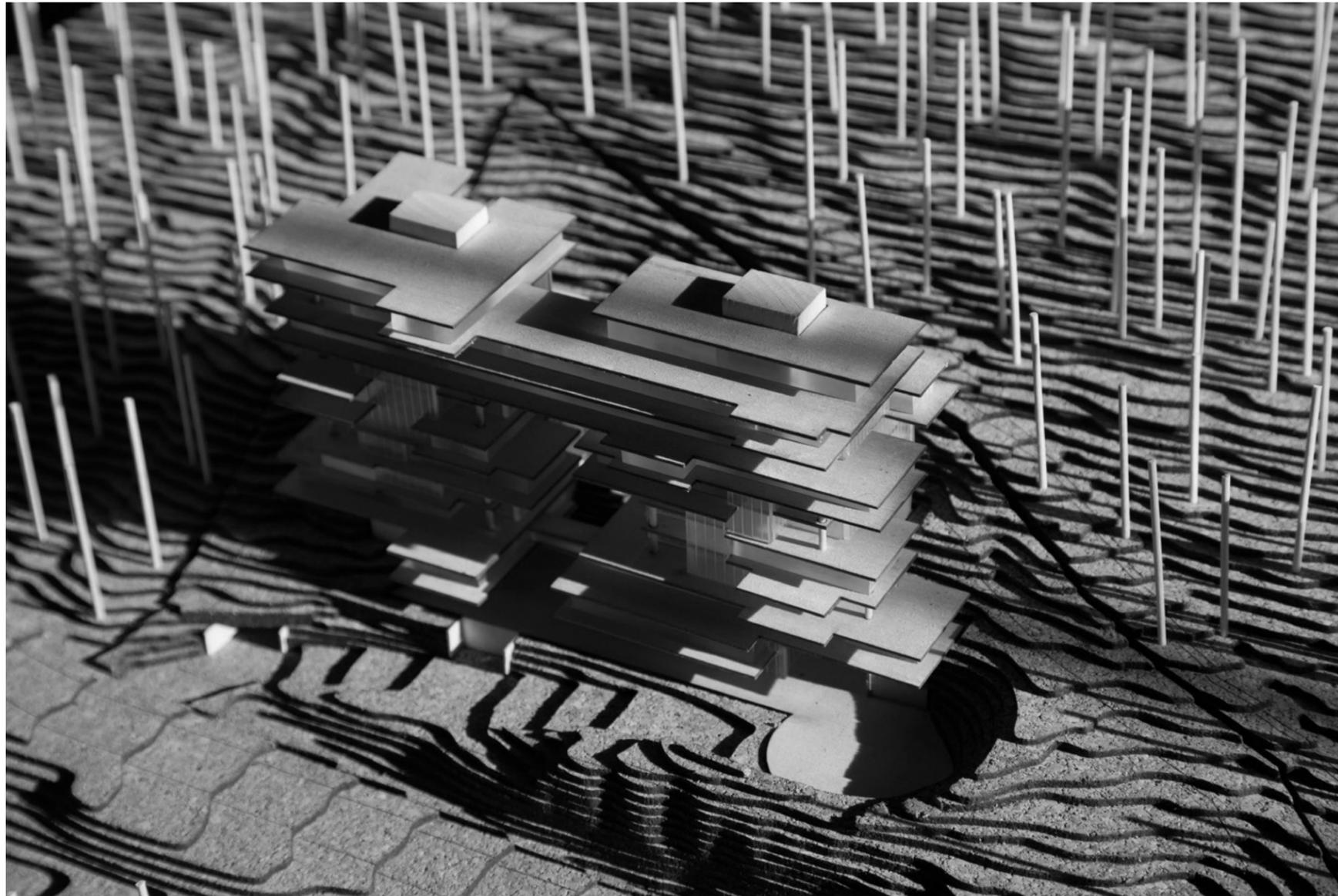
collaborating architect

revisions:

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2018/05/14

Appendix E
Architectural Documents



DP - SHEET INDEX	
Sheet Number	Sheet Name
DP0.01	GENERAL INFORMATION
DP0.02	PROJECT INFO
DP1.00	SITE PLAN
DP2.0Pa	FLOOR PLAN PARKING P2
DP2.0Pb	FLOOR PLAN PARKING P1
DP2.01	FLOOR PLAN LEVEL 1
DP2.02	FLOOR PLAN LEVEL 2
DP2.03	FLOOR PLAN LEVEL 3
DP2.04	FLOOR PLAN LEVEL 4
DP2.05	FLOOR PLAN LEVEL 5
DP2.06	FLOOR PLAN LEVEL 6
DP2.07	FLOOR PLAN LEVEL 7
DP2.08	FLOOR PLAN LEVEL 8
DP2.09	FLOOR PLAN LEVEL 9
DP2.10	FLOOR PLAN LEVEL 10
DP2.11	FLOOR PLAN LEVEL 11
DP2.12	FLOOR PLAN LEVEL 12
DP2.13	ROOF PLAN
DP3.00	EXTERIOR ELEVATIONS
DP3.01	EXTERIOR ELEVATIONS
DP3.02	EXTERIOR ELEVATIONS
DP3.03	EXTERIOR REENTRANT ELEVATIONS
DP3.10	SECTIONS
DP3.11	SECTIONS
DP3.12	SECTIONS
DP3.13	SECTIONS
DP10.01	GROSS BUILDING AREAS
DP10.02	GROSS BUILDING AREAS

RODGERS CREEK

AREA 6, LOT 1

DEVELOPMENT PERMIT - REPORT TO
COUNCIL
2018/05/14

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PROJECT CHARACTERISTICS

APPLICABLE BUILDING CODE PART: PART 3
 NUMBER OF BUILDINGS: 1
 BUILDING AREA: 1,841 M² (19,815 sq ft)
 BUILDING HEIGHT: 11 STOREYS
 NUMBER OF STREETS FACING: 1
 CONSTRUCTION TYPE: NONCOMBUSTIBLE
 SPRINKLERS: YES
 MAJOR OCCUPANCIES: GROUP C AND GROUP F, DIVISION 3
 FIRE ALARM: YES
 STANDPIPE: YES
 HIGHRISE REQUIREMENTS: YES, APPLICABLE

REQUIRED FIRE SEPARATIONS

Public corridor: Except as noted below, no fire-resistance rating required [Clause 3.3.1.4.(4)(a)]
 Janitors closets: 0-hour fire-resistance rating [Sentence 3.3.1.21.(3)]
 Service rooms containing fuel-fired appliances: 1-hour fire-resistance rating [Sentence 3.6.2.1.(1)]
 Residential storage rooms: 1-hour fire resistance rating [Sentence 3.3.4.3.(2)]
 Residential suite: 1-hour fire-resistance rating [Sentence 3.3.4.2.(1)]
 Garbage room: 1-hour fire-resistance rating [Sentence 3.6.2.5.(1)]
 Covered vehicle loading bay: 1½-hour fire-resistance rating [Sentence 3.2.3.18.(1)]
 Double height CRUs: 2-hour fire-resistance rating between the level 2 corridor and the CRU space [Sentence 3.2.8.1.(1)]
 Unsprinklered electrical rooms: 2-hour fire-resistance rating with smoke detection [NFPA 13-2013] [Sentence 3.6.2.7.(3)]
 Emergency generator room: 2-hour fire-resistance rating [Sentence 3.6.2.8.(1)]

VERTICAL SHAFTS AND SERVICE SPACES

In accordance with Article 3.6.3.1., Sentences 3.4.4.1.(1), and 3.5.3.1.(1), and based on floor assemblies requiring a 2 hour fire-resistance rating, the shaft enclosures are required to be constructed as fire separations having the following fire-resistance ratings.
 Exit stair shafts: 2-hour [Sentence 3.4.4.1.(1)]
 Elevators shafts: 2-hour [Sentence 3.5.3.1.(1)]
 Shafts containing emergency services: 2-hour [Subsection 3.2.7]
 Smoke venting or pressurization shafts: 2-hour [Article 3.2.6.2/Appendix B-3.2.6.6.(1)(3)]
 Other vertical service shafts: 1-hour [Sentence 3.6.3.1.(1)]

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Sprinkler systems: Required [NFPA 13-2013 and Article 3.2.2.18.]
 Standpipe systems: Required [NFPA 14-2010 and Article 3.2.5.8.]
 Fire alarm system: A single stage or 2-stage system required throughout [Sentence 3.2.4.3.(1)(d)]
 Emergency lighting: Required in all exit stairs, access to exit routes and public floor areas [Sentence 3.2.7.3.(1)]
 Emergency power: Exit signs and emergency lighting, all elevators, smoke control fans, fire pumps, fire alarm system including voice communication system, and other emergency systems are required to be capable of operating under full load for a minimum of 2 hours [Subsection 3.2.7.]

CONSTRUCTION TYPE/FIRE-RATING OF STRUCTURAL ASSEMBLIES

Occupancy Classification	Applicable Article	Building Height	Building Area	Construction Type	Floor Assemblies / Occupied Roofs (1)	Supports
Group C	3.2.2.47	Any	Any	Noncomb	2-hour	(2)
Group F	3.2.2.78	Any	Any	Noncomb	2-hour	(2)

- (1) Constructed as fire separations.
 (2) Same fire-resistance rating as for supported assembly.

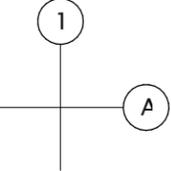
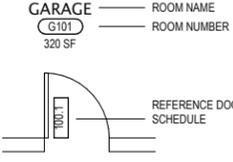
EXITING AND EGRESS

Travel distance: 45 m maximum from all parts of the floor area to at least one exit [Clause 3.4.2.5.(1)(c)]
 Exit capacity: Based on 6.1 mm per person for corridors and doorways and 8.0 mm per person for stairways and ramps [Sentence 3.4.3.2.(1)]
 Stair rise and run: 125 mm to 180 mm rise and 280 mm minimum run [Sentences 3.4.6.8.(1) and (2)]
 Handrails: Installed at a height of 865 to 965 mm [Article 3.4.6.5.] with 300 mm horizontal extensions provided at top and bottom
 Guardrails: Installed at a height of not less than 1070 mm [Article 3.4.6.6. and Sentence 3.3.1.18.(1)]
 Door swing: Doors to swing in the direction of exit travel except doors serving a single dwelling. [Sentence 3.4.6.12.(1)]
 Exit signage: Required at every exit door [Sentence 3.4.5.1.(1)] and directional signage is required in all access to exit routes/floor areas to provide wayfinding to exits for occupants and visitors

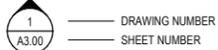
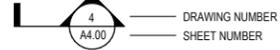
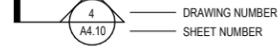
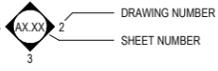
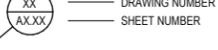
ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS

The following specific requirements will be applicable to the Project:
 Smoke control: Bottom venting of above-grade stairs is required for smoke control purposes [Article 3.2.6.2.]
 Smoke venting: Mechanically assisted or natural smoke venting (via operable windows) for Fire Department post-fire cleanup is required to be provided for smoke venting purposes [Article 3.2.6.6.]; all mechanical fans associated with smoke control, exhaust, or venting are required to be provided with emergency power, controls, and wiring that will ensure continuous operation for a minimum period of two hours
 Elevators: Firefighters' elevator required to serve all floor areas [Sentence 3.2.6.5.(1)]; automatic and manual recall controls are required for each elevator serving storeys above the first storey [Article 3.2.6.4.]
 CACF: A CACF located at the principal Fire Department entrance/response point is required, complete with voice communication system serving all floor areas (voice communication and two-way firefighters' telephone system required) [Article 3.2.6.7.]
 Electrical conductors: Protection required to allow for continued operation for a period of one hour [Sentence 3.2.7.10.(1)]; electrical conductors for mechanical systems are required to be provided with a circuit integrity rating of not less than 2 hour or be located in a service space separated from the remainder of the building by a 2 hour rated fire separation [Sentence 3.2.7.10.(3)]

SYMBOLS LEGEND

- GRID LINE REFERENCE

- ROOM REFERENCE

- DOOR REFERENCE

- WINDOW / SKYLIGHT REFERENCE

- ELEVATION / DATUM REFERENCE

- EXTERIOR ELEVATION

- BUILDING SECTION

- WALL SECTION

- INTERIOR ELEVATION

- DETAIL REFERENCE

- ASSEMBLY REFERENCE

- NORTH SYMBOL

- REVISION REFERENCE

REFERENCE CONSTRUCTION MEMO ISSUING REVISION. ONLY MOST RECENT REVISION SHOWN CLOUDED. REFERENCE FOR PREVIOUS REVISIONS REMAIN. DATE OF REVISIONS INDICATED AT RIGHT MARGINS.

VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



ZONING CODE SUMMARY

120 - GENERAL REGULATIONS FOR ALL ZONES		
SECTION	REQUIREMENT	RESPONSE
120.17.2 - AVERAGE GRADE CALCULATION FOR BUILDING AND STRUCTURE HEIGHT	THE LOWER OF AVERAGE NATURAL GRADE OR AVERAGE FINISHED GRADE. EACH CALCULATED SEPARATELY, WILL BE USED IN BUILDING HEIGHT AND FLOOR AREA RATIO CALCULATIONS.	GIVEN THE ASSYMETRICAL SHAPE OF THE SITE AND THE STEEPNESS OF THE GRADE, A VARIANCE IS REQUESTED TO MEASURE AVERAGE GRADE FROM NATURAL GRADE, WHICH IS 5R HIGHER THAN FINISHED GRADE. THE MAJORITY OF THE BUILDING SITS BELOW FINISHED GRADE. THE VARIANCE IS REQUESTED TO ACCOMMODATE THE ELEVATOR OVERRUNS ON THE NORTH FACADE AT THE REAR OF THE PROPERTY.
120.21 - FLOOR AREA RATIO - OTHER THAN SINGLE FAMILY DWELLING AND DUPLEX DWELLING	(1) FLOOR AREA RATIO CALCULATIONS SHALL INCLUDE: (A) THE TOTAL FLOOR AREA OF ALL STOREYS, MEASURED TO THE EXTERIOR FACES OF THE BUILDING OR BUILDINGS, INCLUDING HALLWAYS, ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR LEVEL; AND (2) FLOOR AREA RATIO SHALL NOT INCLUDE:	AVERAGE GRADE IS MORE THAN 3m ABOVE LEVEL 3. ALL FLOORS BELOW LEVEL 3 TO BE CONSIDERED SUB-BASEMENT AND ALL CORES WILL NOT COUNT TOWARDS FAR LOBBY AND AMENITY SPACES ARE NOT COUNTED TOWARDS FAR

PROJECT DIRECTORY

SITE ADDRESS:
 RODGERS CREEK, AREA 6, LOT 1
 WEST VANCOUVER, BRITISH COLUMBIA, CANADA

OWNER:
 BRITISH PACIFIC PROPERTIES
 #1001 - 100 PARK ROYAL
 WEST VANCOUVER, BRITISH COLUMBIA
 CANADA V7T 1A2

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 tom@olsonkundig.com
CONTACT:
 TODD MATHES
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 JEFF BUSBY
 jeff@olsonkundig.com

COLLABORATING ARCHITECT:
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 PRINCIPAL ARCHITECT: ALLAN SEPPANEN
 aseppanen@rwa.ca

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CONTACT: JENNIFER NAGAI
 jnagai@pfs.bc.ca

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project:
RODGERS CREEK
 AREA 6, LOT 1

principal architect TK
 project manager TM
 drawn by TI, JB
 checked by
 job no. 17037
 date 2018/05/14

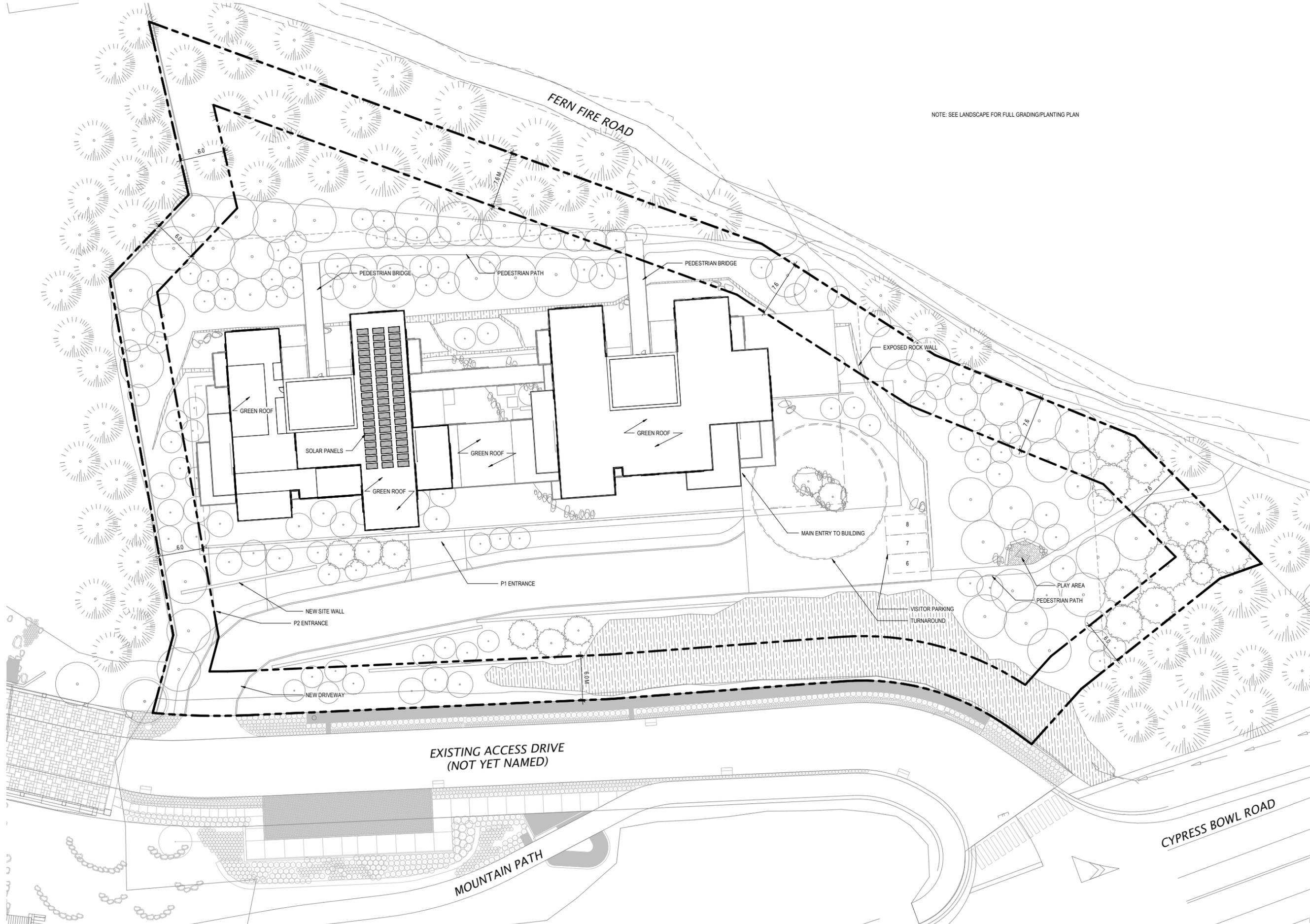
design architect
 collaborating architect

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GENERAL INFORMATION
DP0.01



NOTE: SEE LANDSCAPE FOR FULL GRADING/PLANTING PLAN

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SITE PLAN
DP1.00

1 SITE PLAN
 SCALE: 1" = 20'-0"



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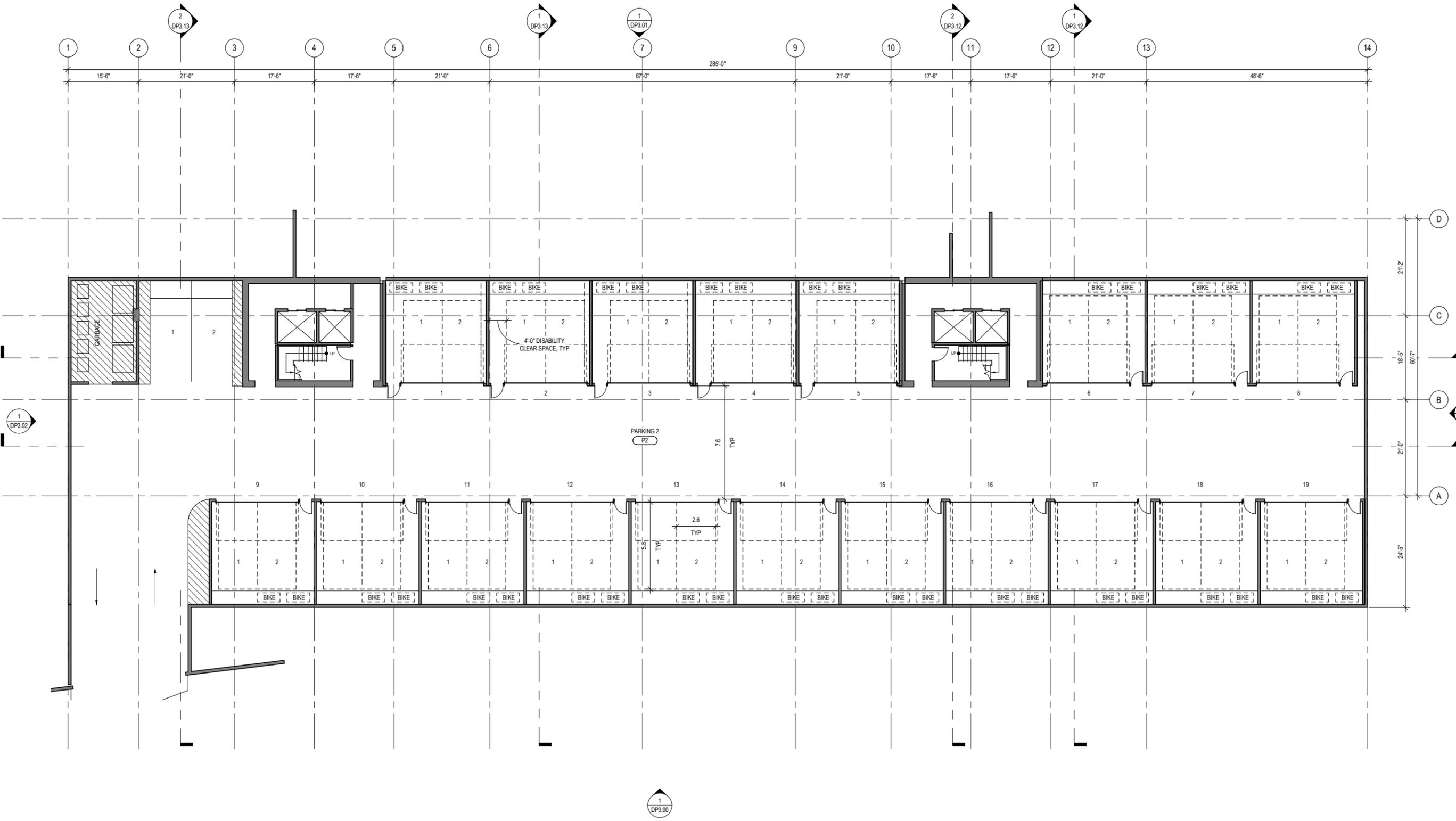
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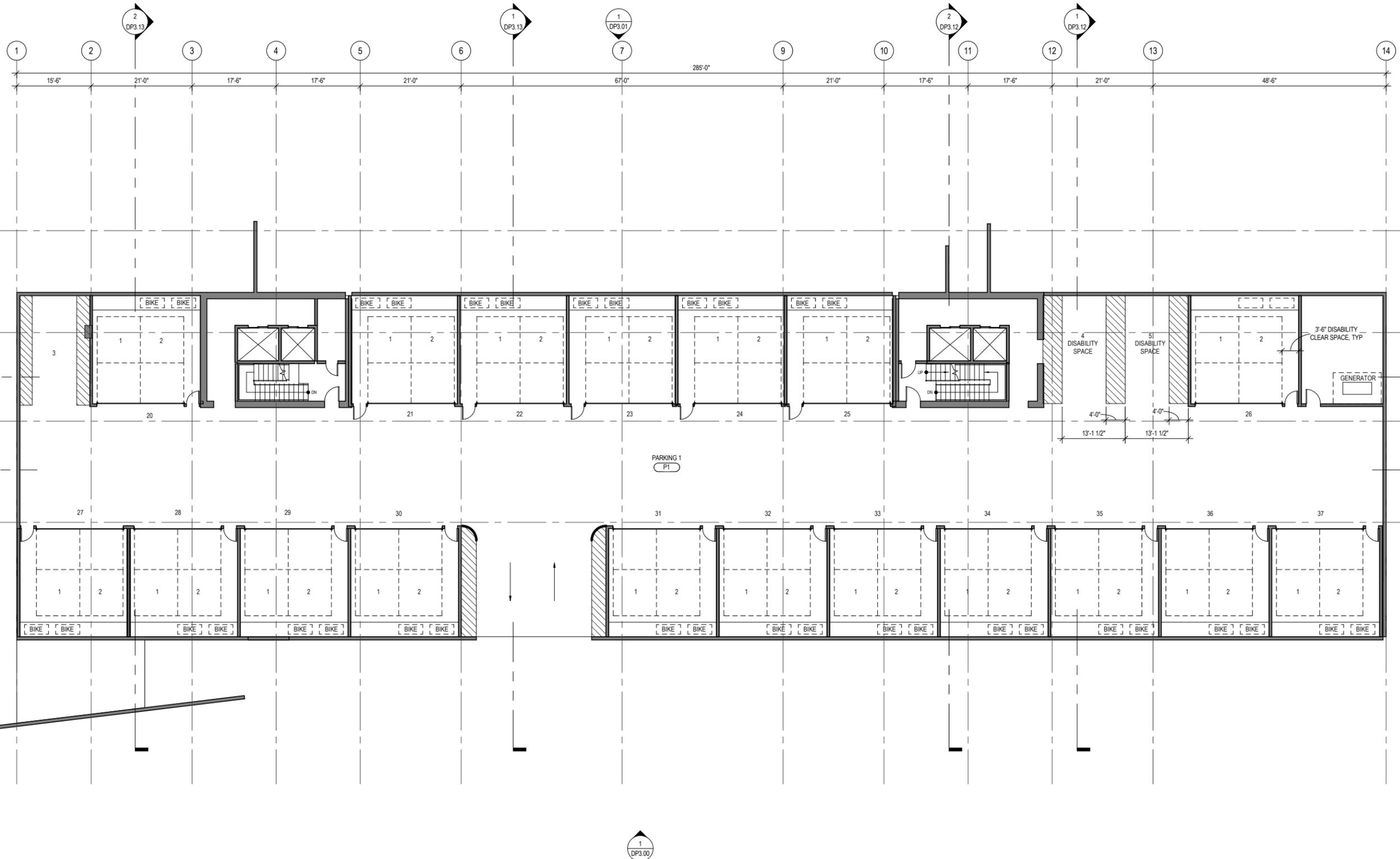
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FLOOR PLAN
PARKING P2
DP2.0Pa



1 PARKING LEVEL P2
SCALE: 3/32" = 1'-0"





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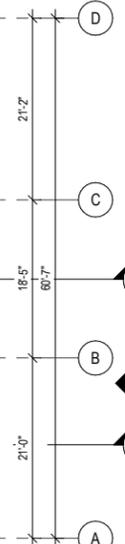
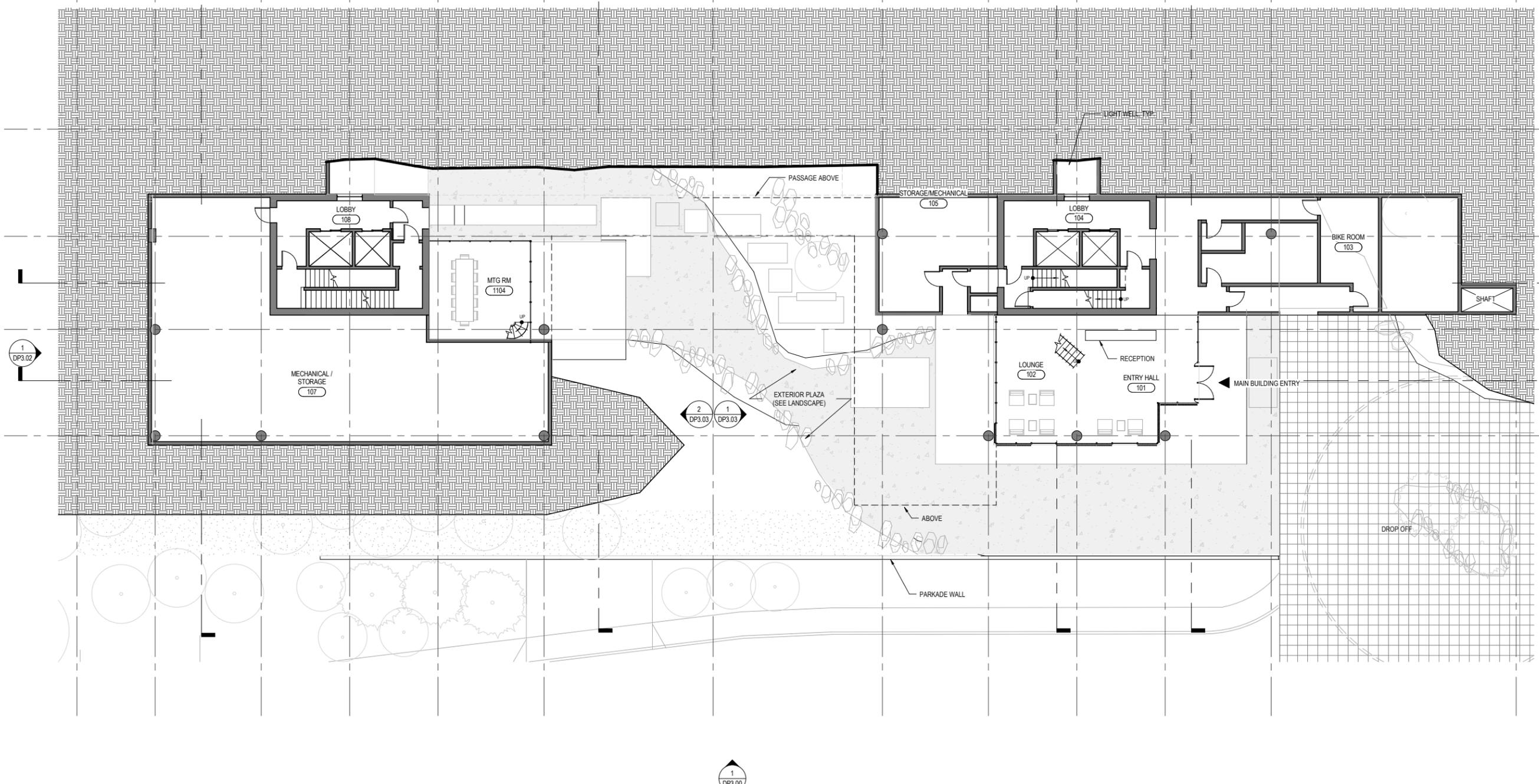
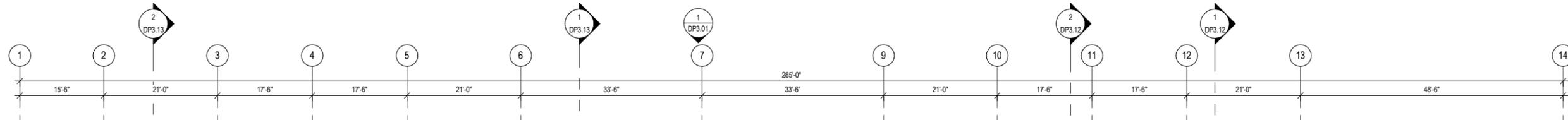
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FLOOR PLAN
PARKING P1
DP2.0Pb

1 PARKING LEVEL P1
SCALE: 3/32" = 1'-0"





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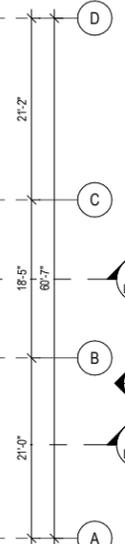
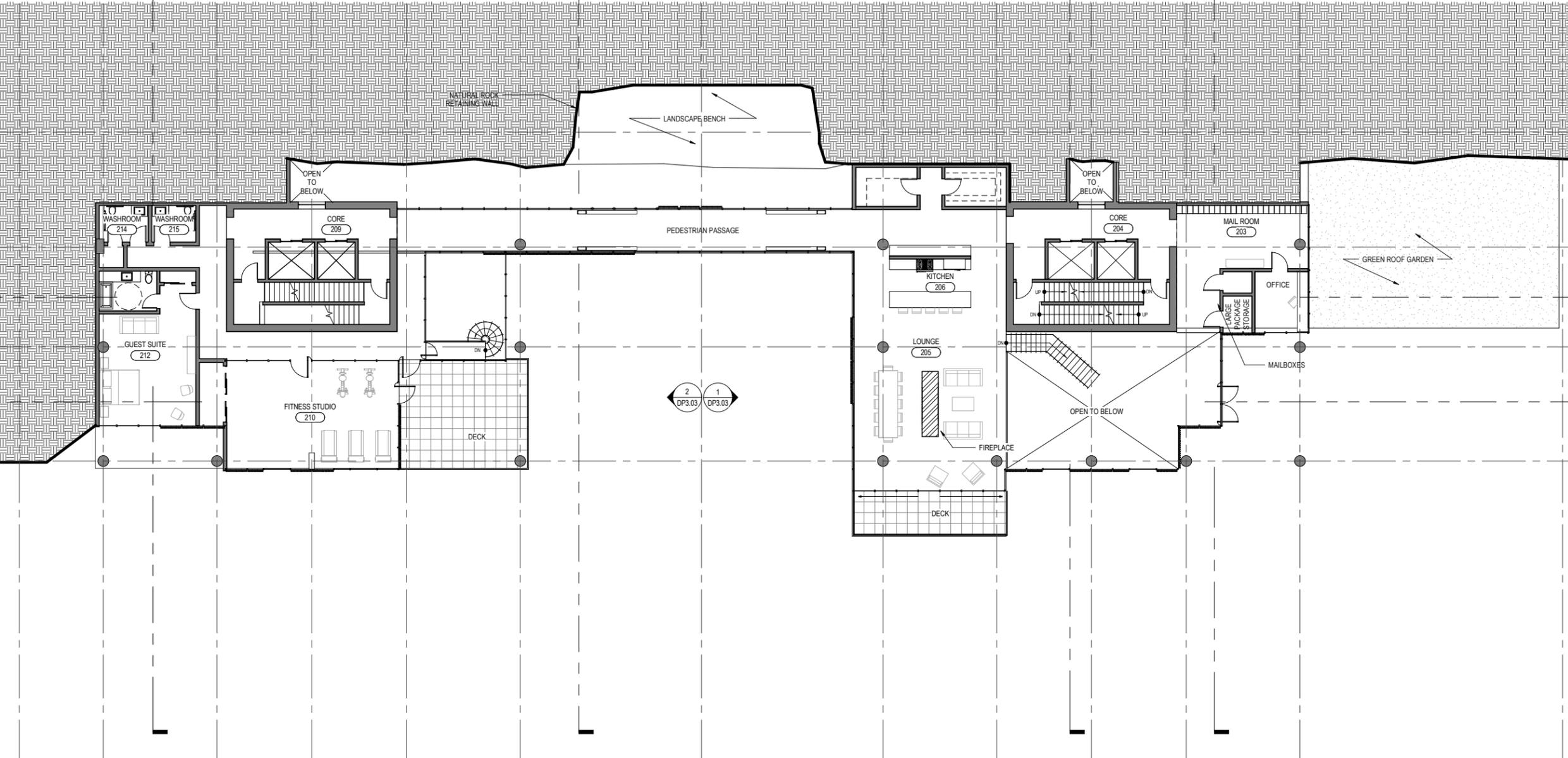
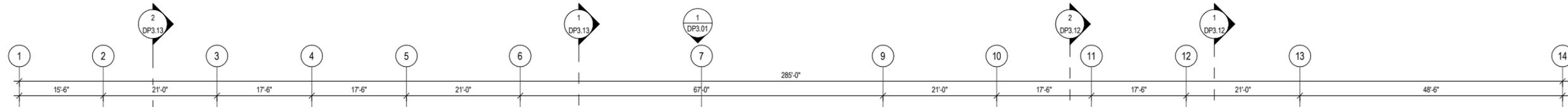
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FLOOR PLAN LEVEL
1

DP2.01

1 LEVEL 1
SCALE: 3/32" = 1'-0"





1 DP3.02

2 DP3.13

1 DP3.13

1 DP3.01

2 DP3.12

1 DP3.12

2 DP3.03 1 DP3.03

1 DP3.10

2 DP3.02

1 DP3.11

1 DP3.00

1 LEVEL 2
SCALE: 3/32" = 1'-0"



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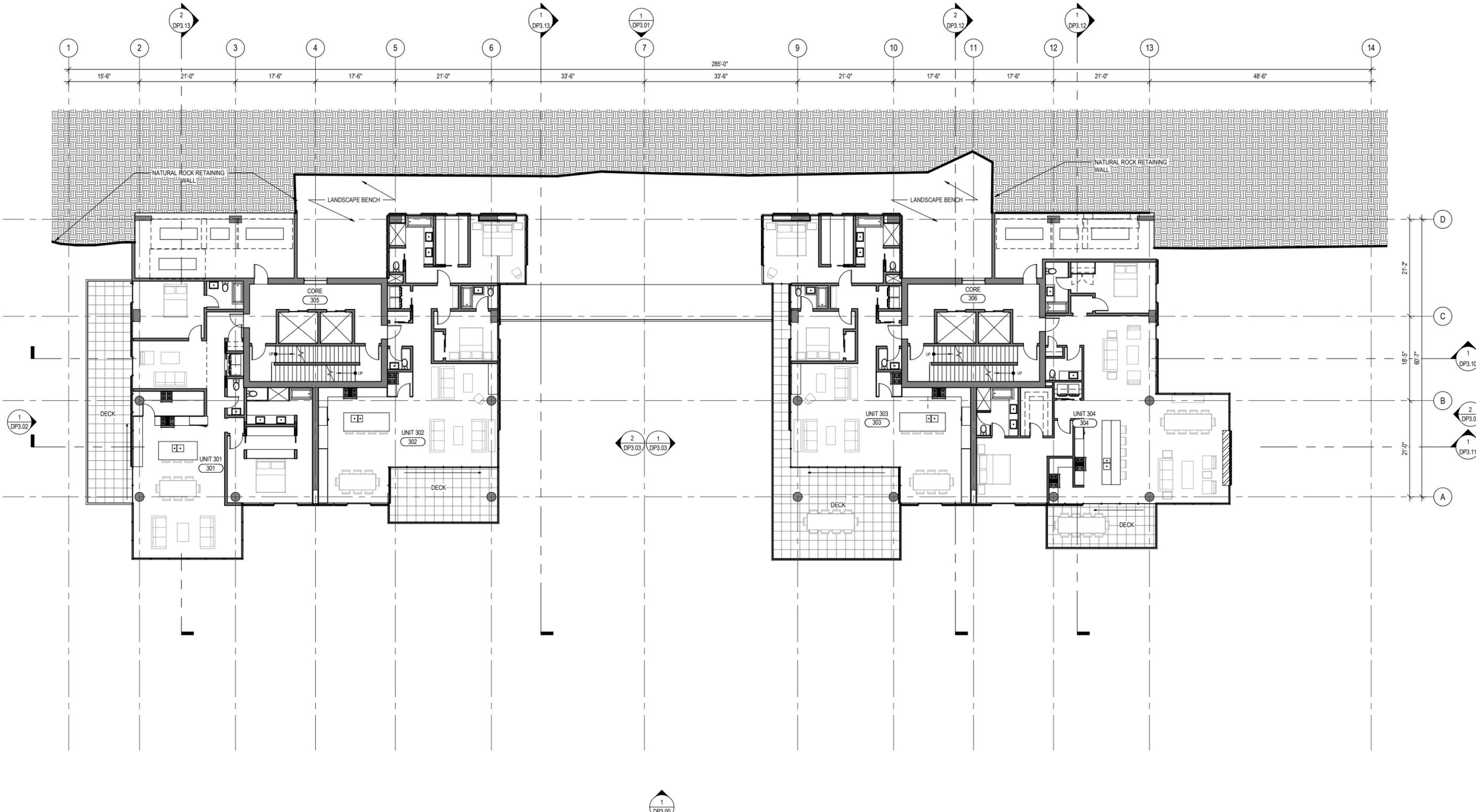
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FLOOR PLAN LEVEL
2

DP2.02



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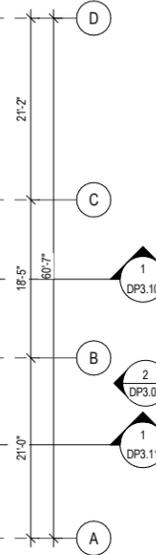
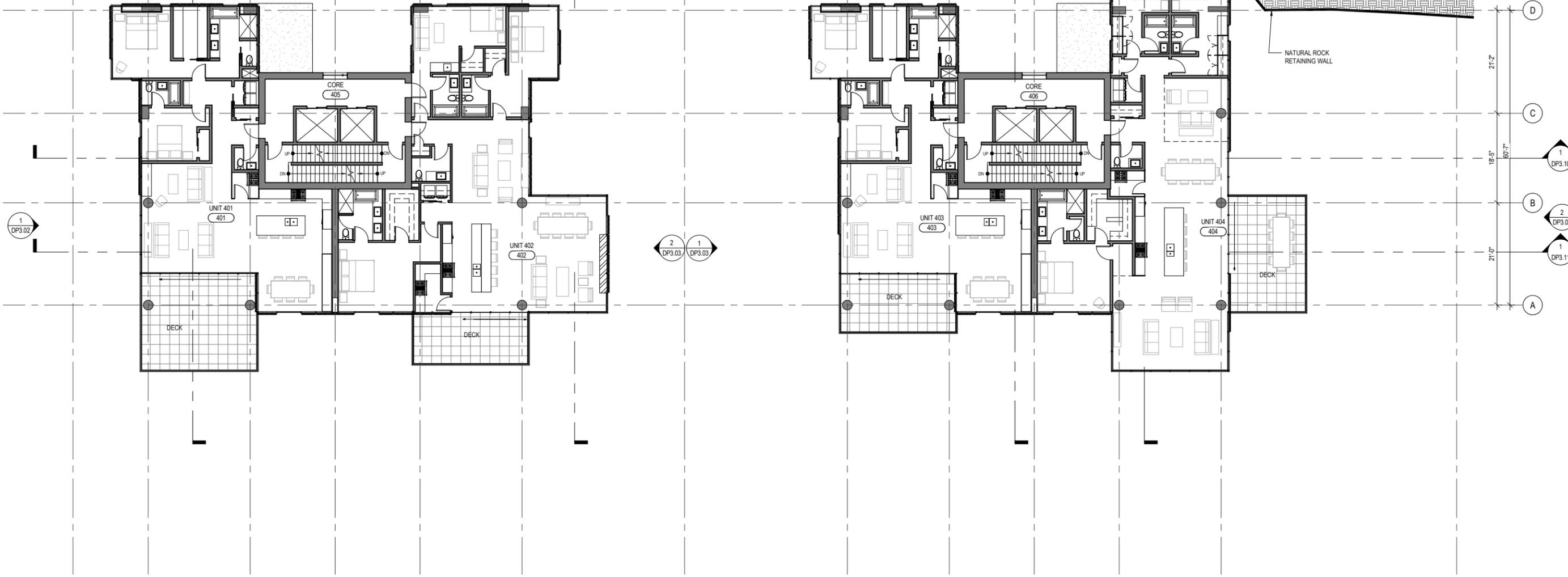
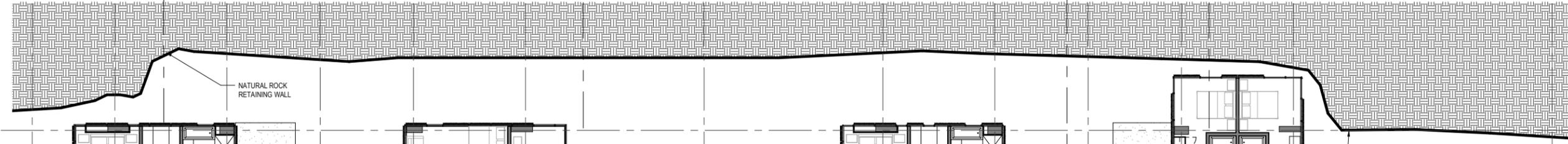
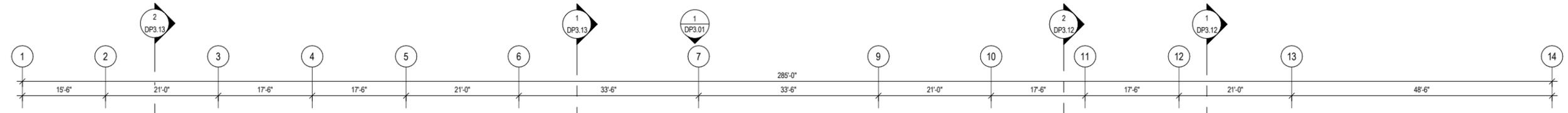
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FLOOR PLAN LEVEL
 3
DP2.03

1 LEVEL 3
 SCALE: 3/32" = 1'-0"





1 LEVEL 4
SCALE: 3/32" = 1'-0"



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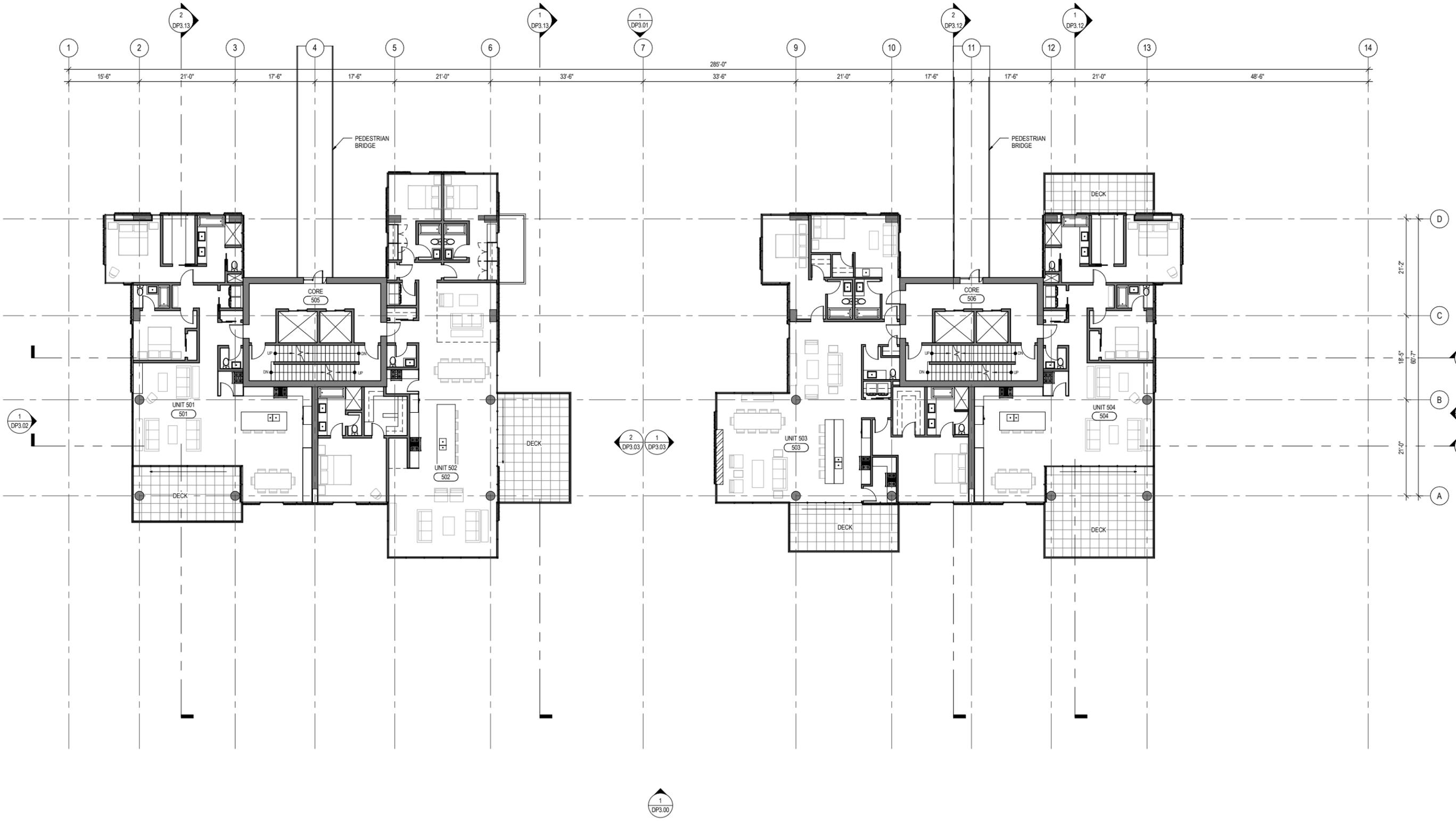
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FLOOR PLAN LEVEL
4

DP2.04



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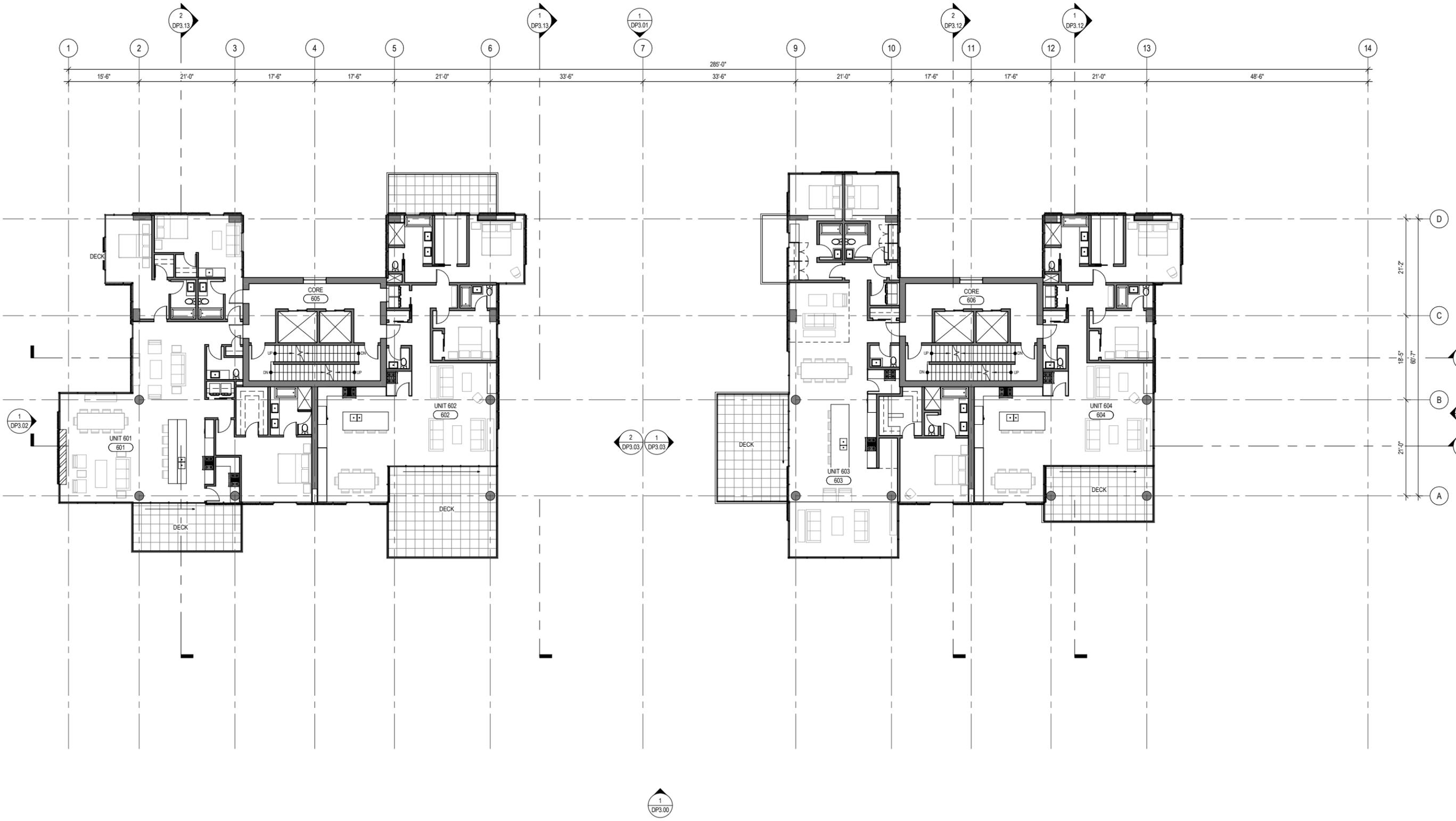
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FLOOR PLAN LEVEL
5

DP2.05

1 LEVEL 5
SCALE: 3/32" = 1'-0"





1 LEVEL 6
SCALE: 3/32" = 1'-0"



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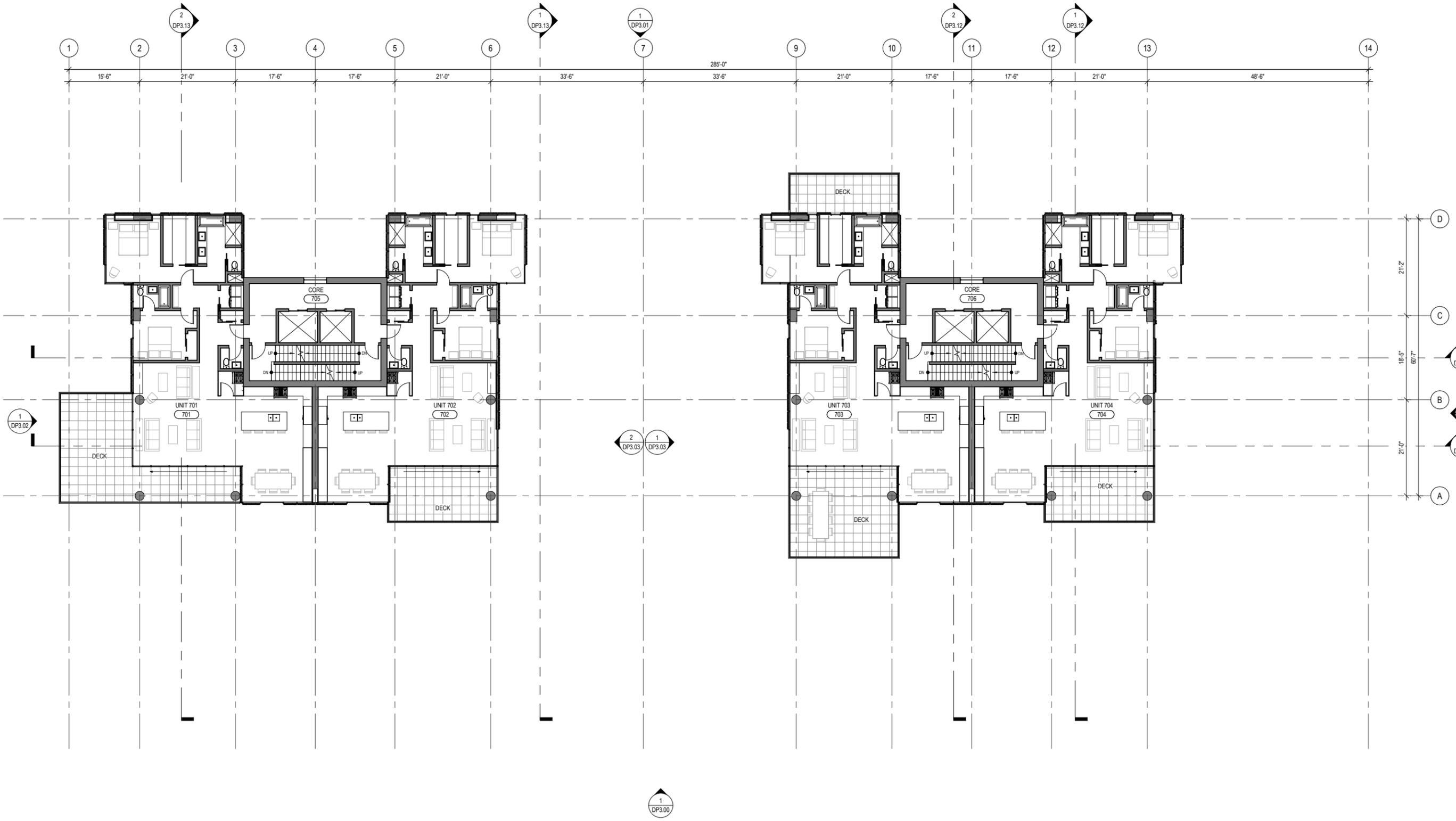
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FLOOR PLAN LEVEL
6

DP2.06



1 LEVEL 7
SCALE: 3/32" = 1'-0"



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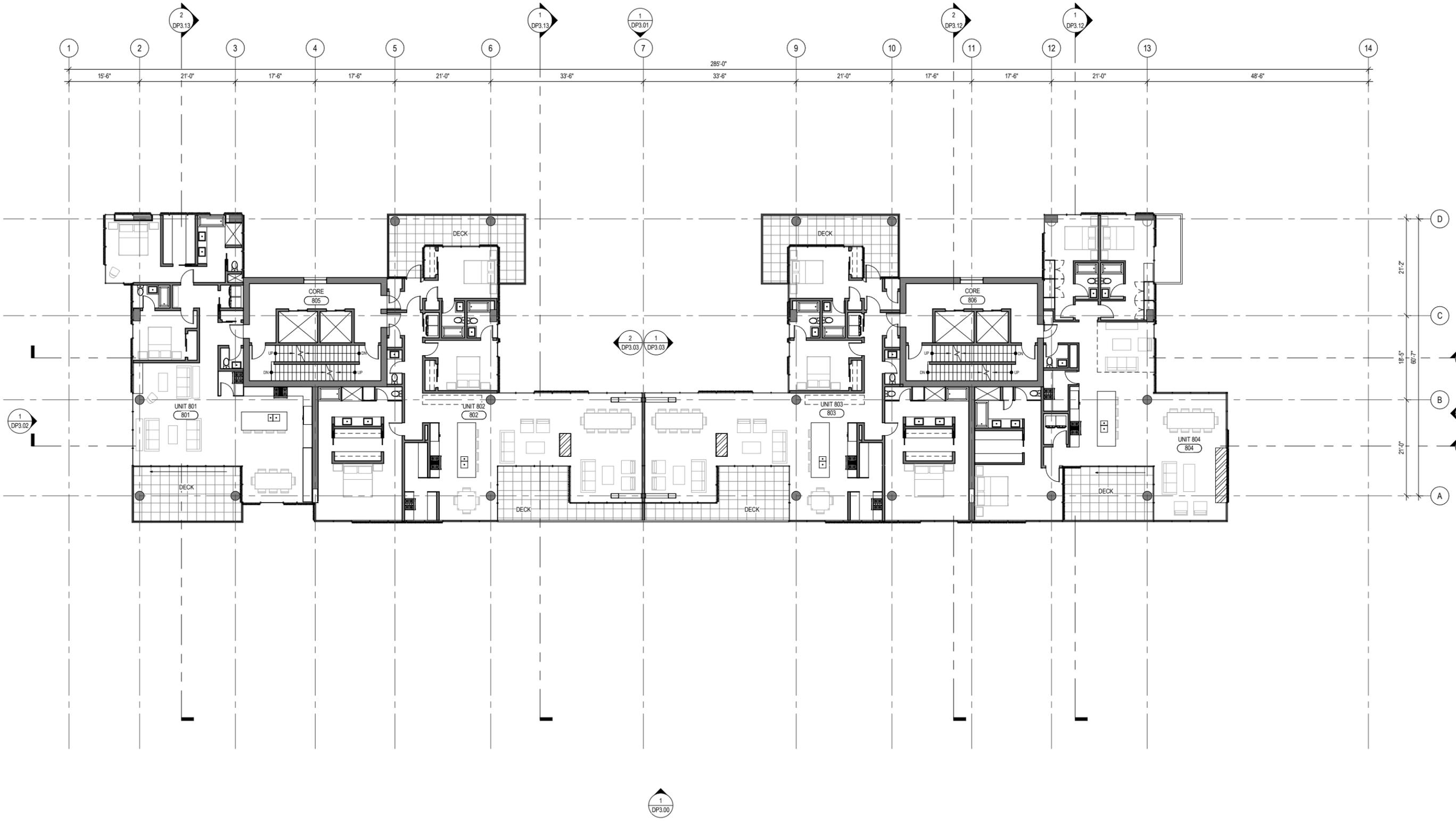
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FLOOR PLAN LEVEL
7

DP2.07



1 LEVEL 8
SCALE: 3/32" = 1'-0"



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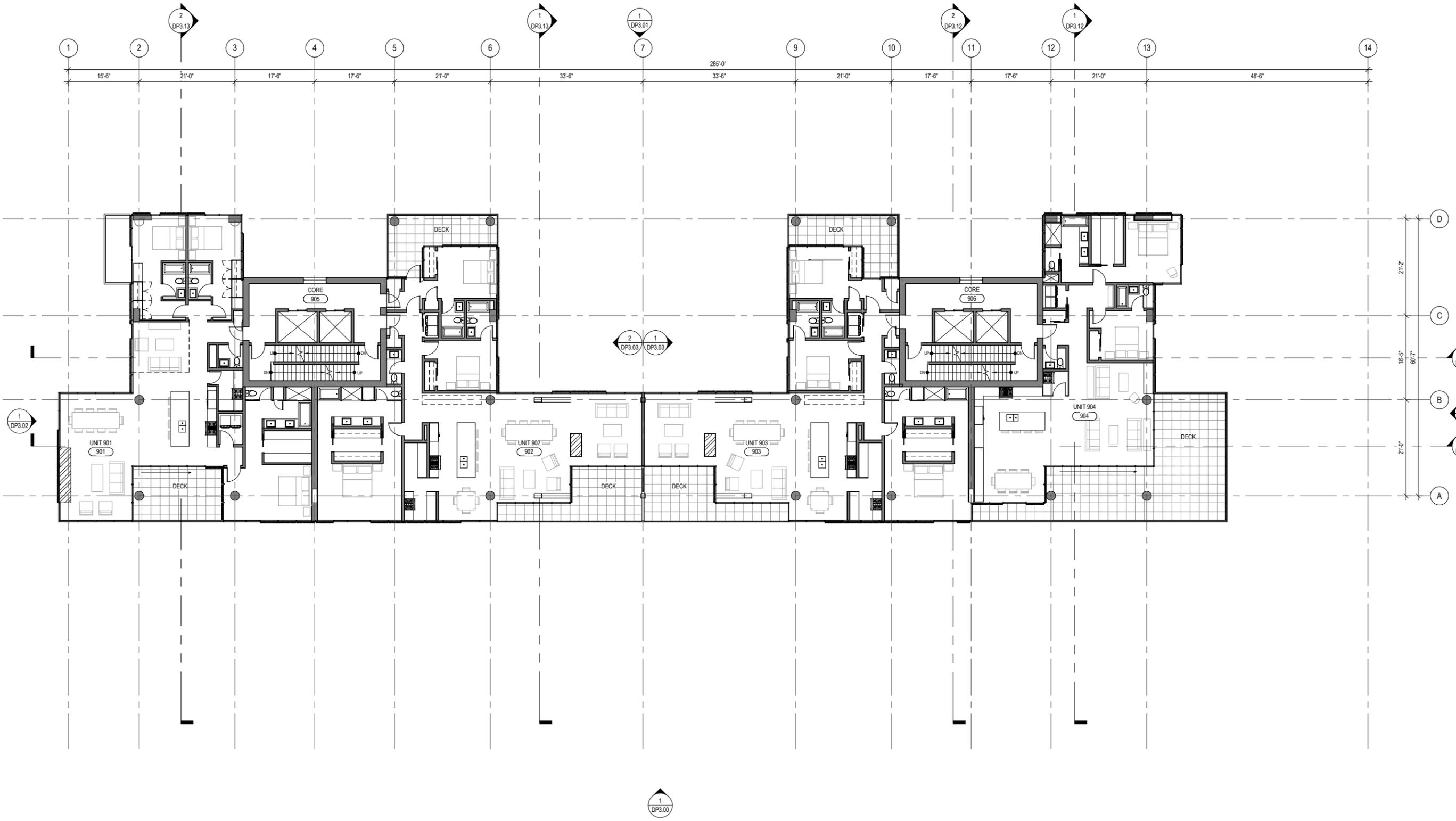
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FLOOR PLAN LEVEL
8

DP2.08



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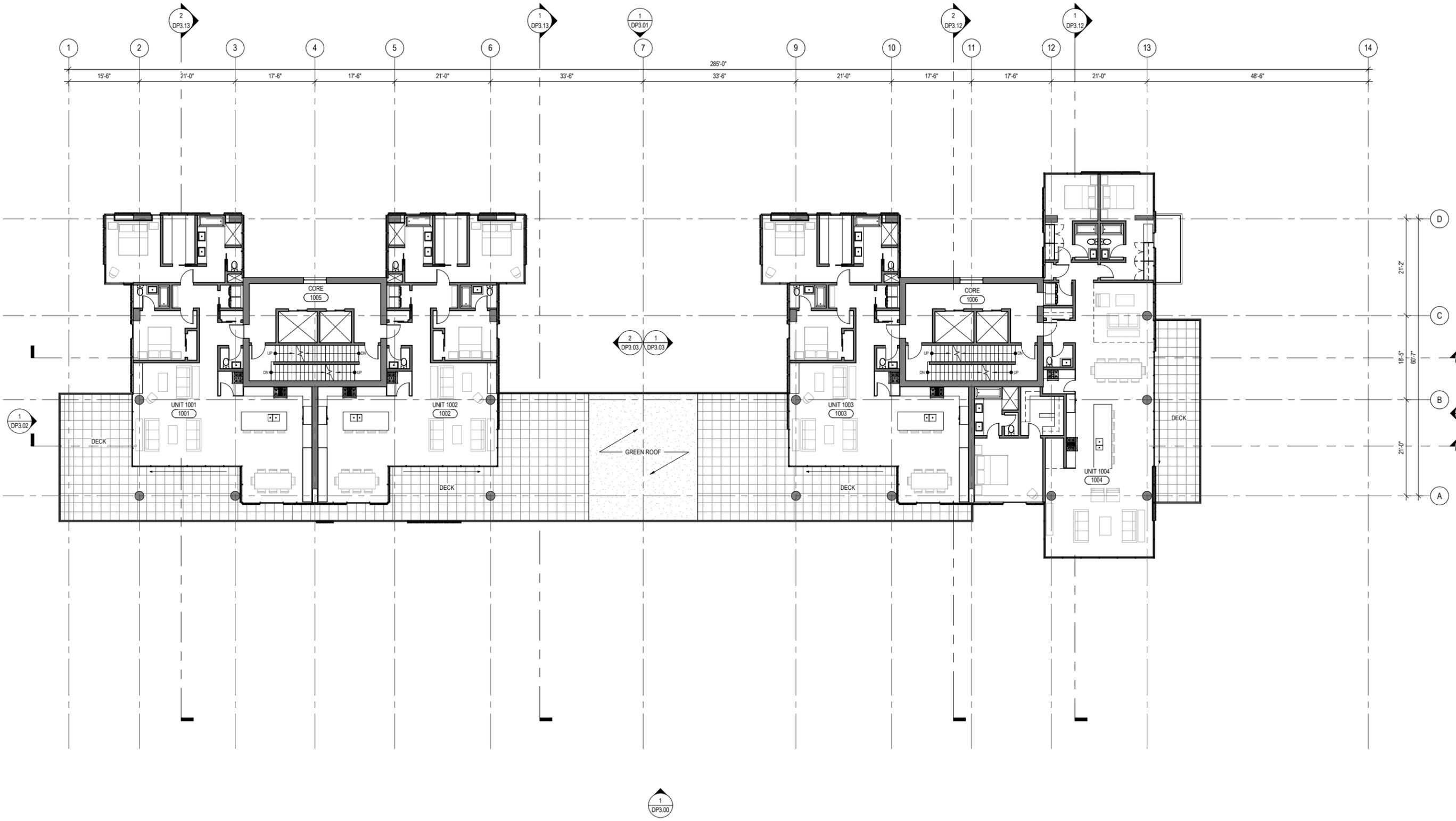
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FLOOR PLAN LEVEL
 9
DP2.09

1 LEVEL 9
 SCALE: 3/32" = 1'-0"





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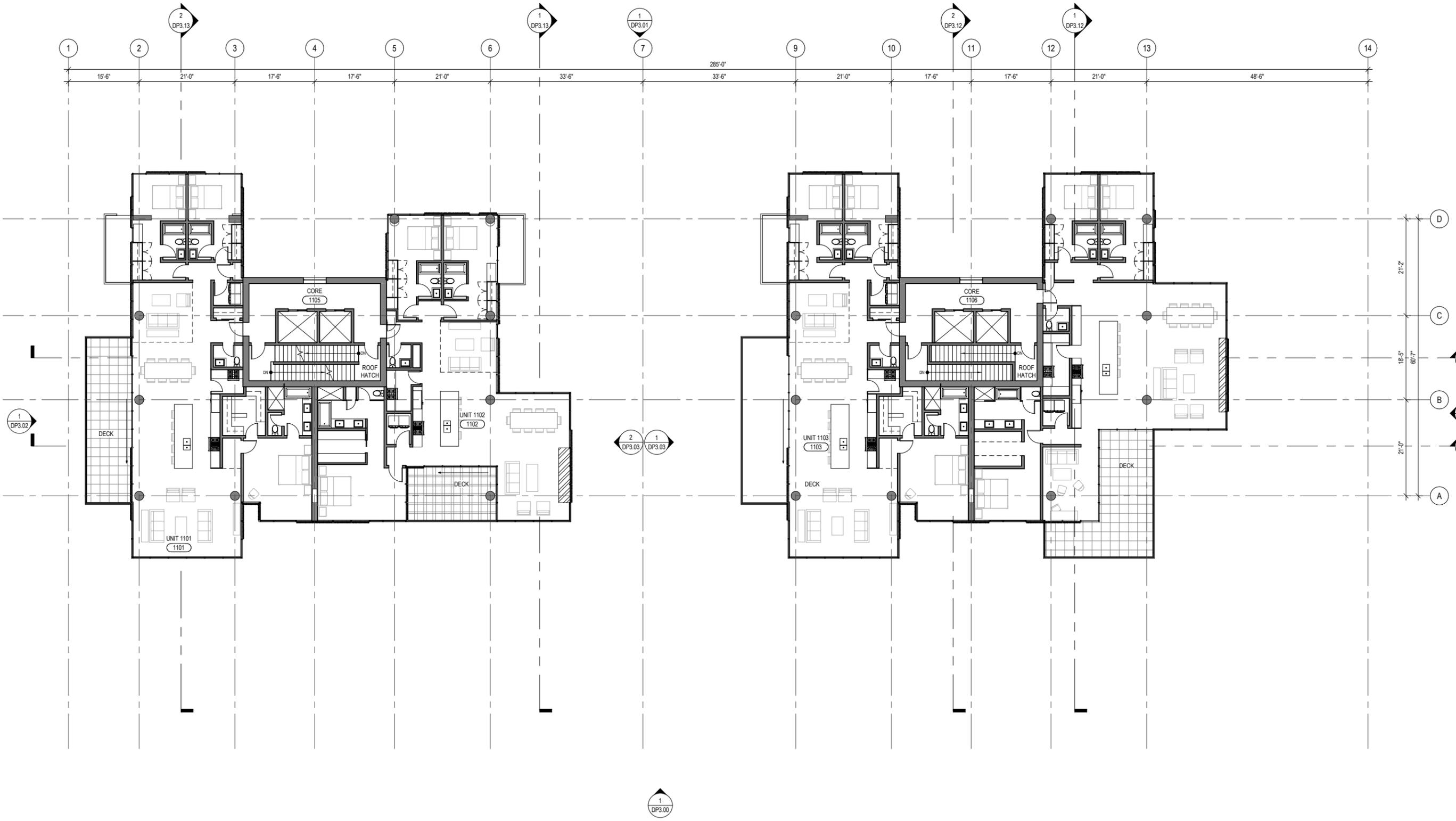
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FLOOR PLAN LEVEL
 10

DP2.10

1 LEVEL 10
 SCALE: 3/32" = 1'-0"





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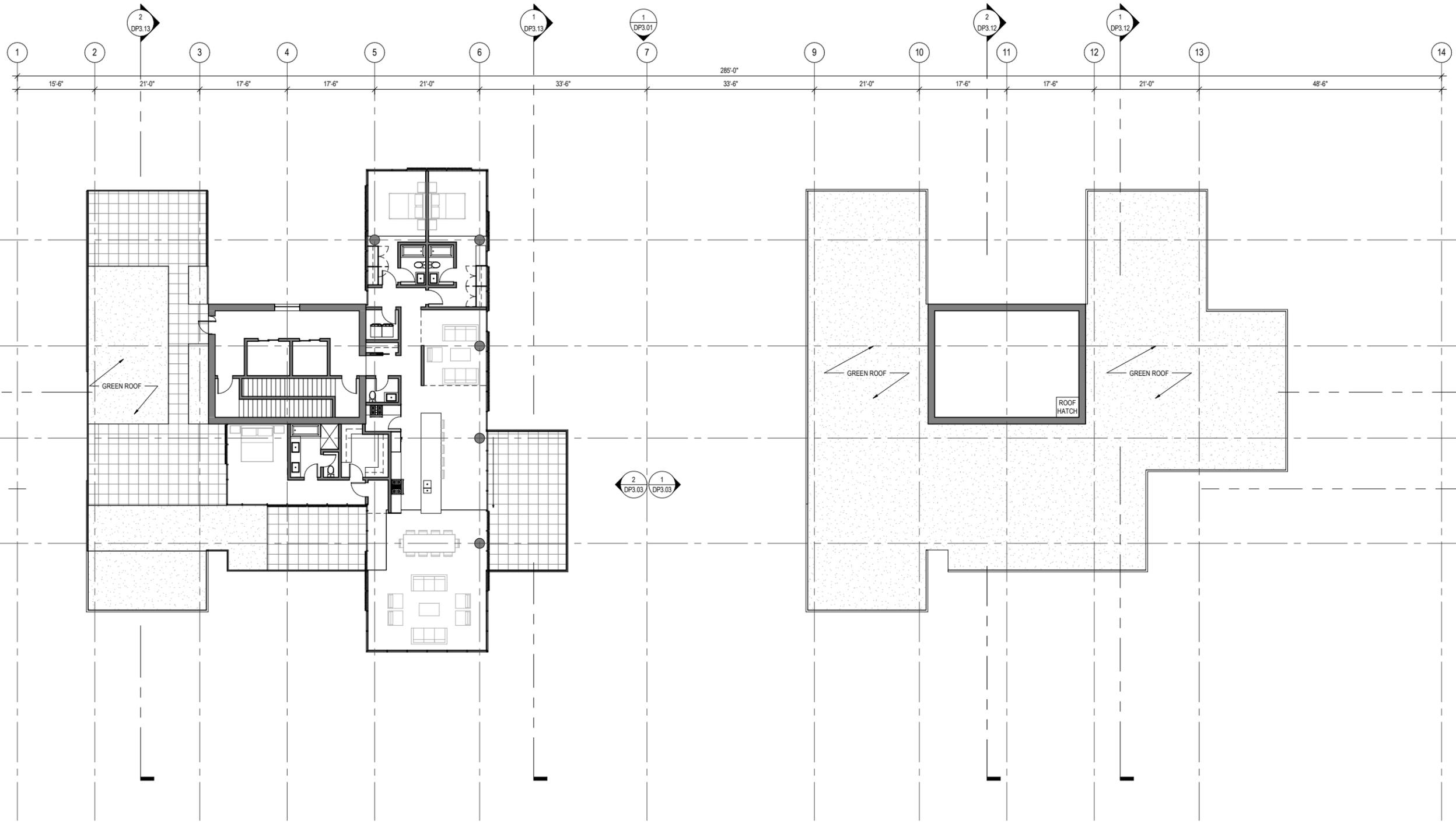
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FLOOR PLAN LEVEL
 11
DP2.11

1 LEVEL 11
 SCALE: 3/32" = 1'-0"





1
DP3.00

1 LEVEL12
SCALE: 3/32" = 1'-0"



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FLOOR PLAN LEVEL
12

DP2.12

D
21'-2"
C
18'-5"
60'-7"
B
21'-0"
A

1
DP3.10

2
DP3.02

1
DP3.11

2
DP3.03

1
DP3.03

1
DP3.13

1
DP3.01

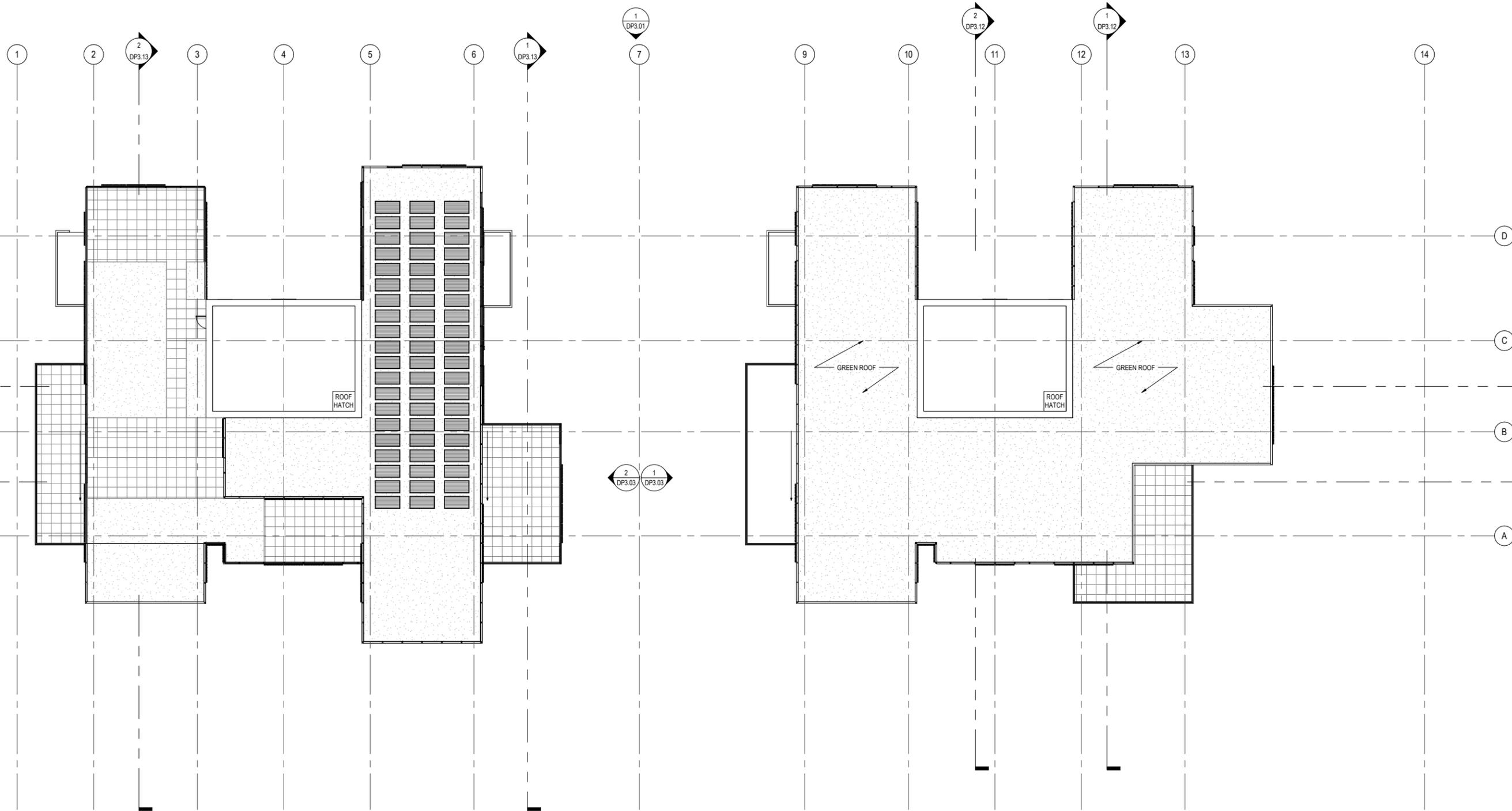
2
DP3.12

1
DP3.12

2
DP3.13

1
DP3.02

1 2 3 4 5 6 7 9 10 11 12 13 14
15'-6" 21'-0" 17'-6" 17'-6" 21'-0" 33'-6" 285'-0" 33'-6" 21'-0" 17'-6" 17'-6" 21'-0" 48'-6"



1 ROOF PLAN
SCALE: 3/32" = 1'-0"



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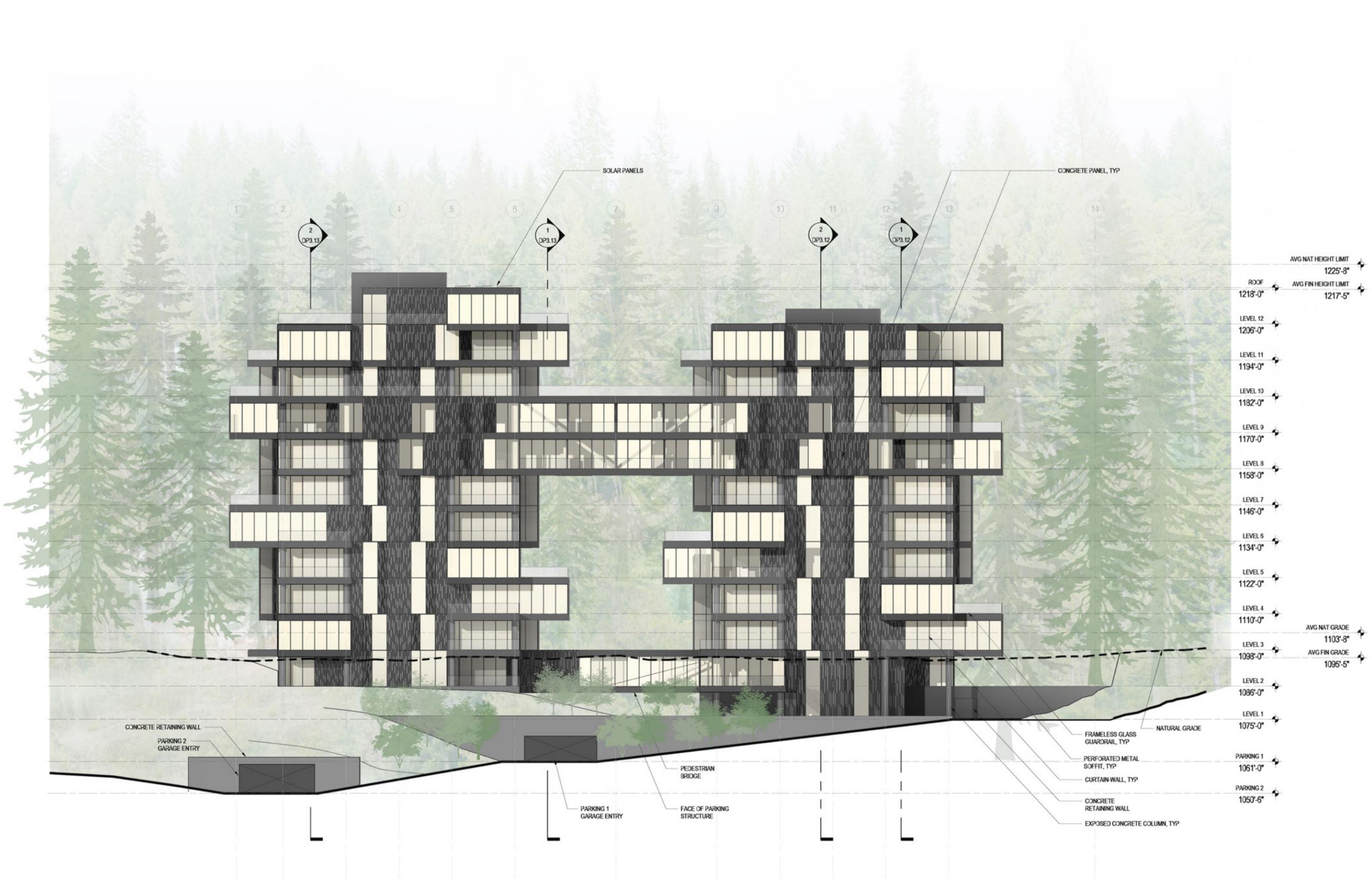
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ROOF PLAN
DP2.13



1 ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

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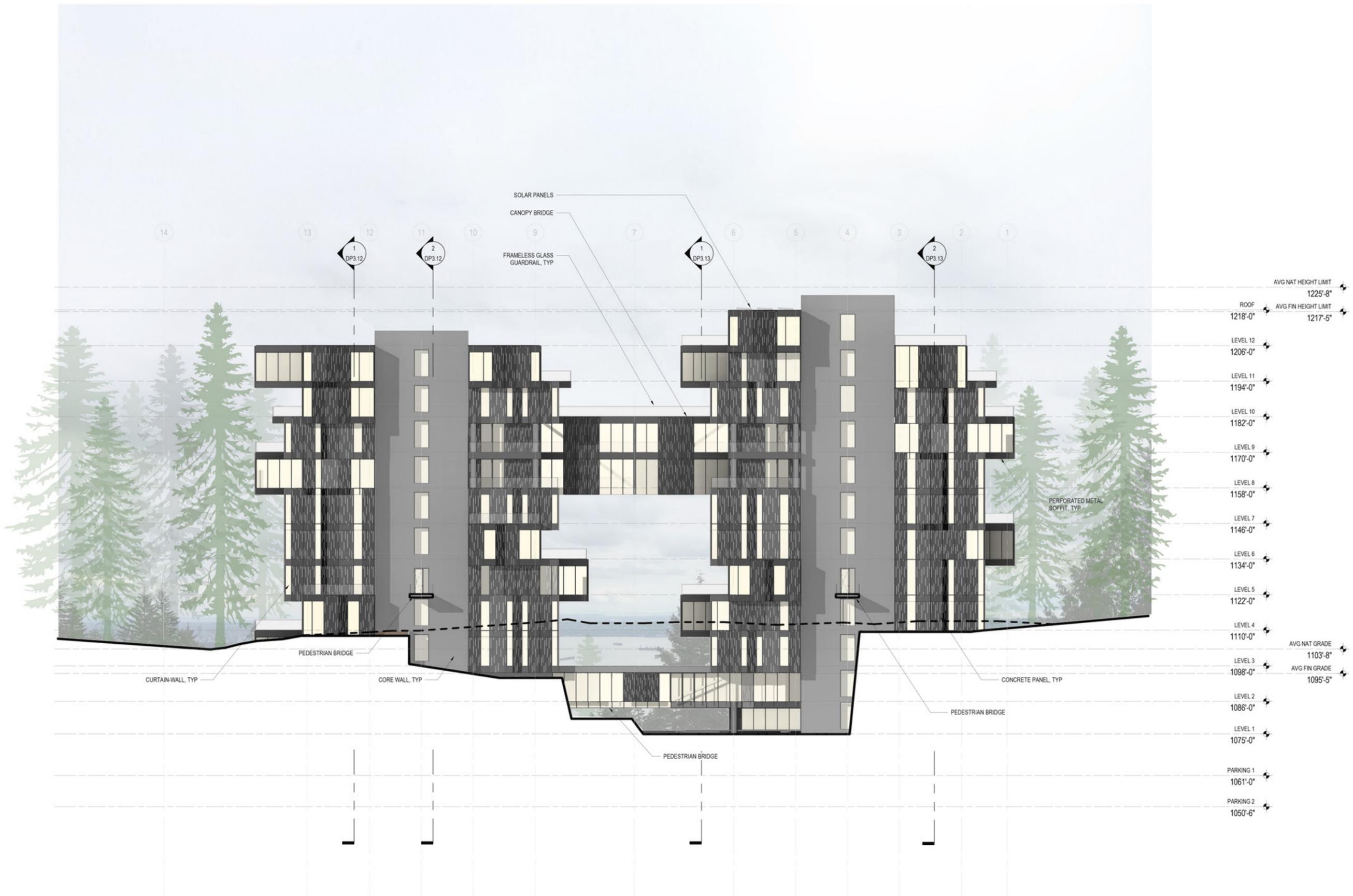
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EXTERIOR
ELEVATIONS
DP3.00



1 ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

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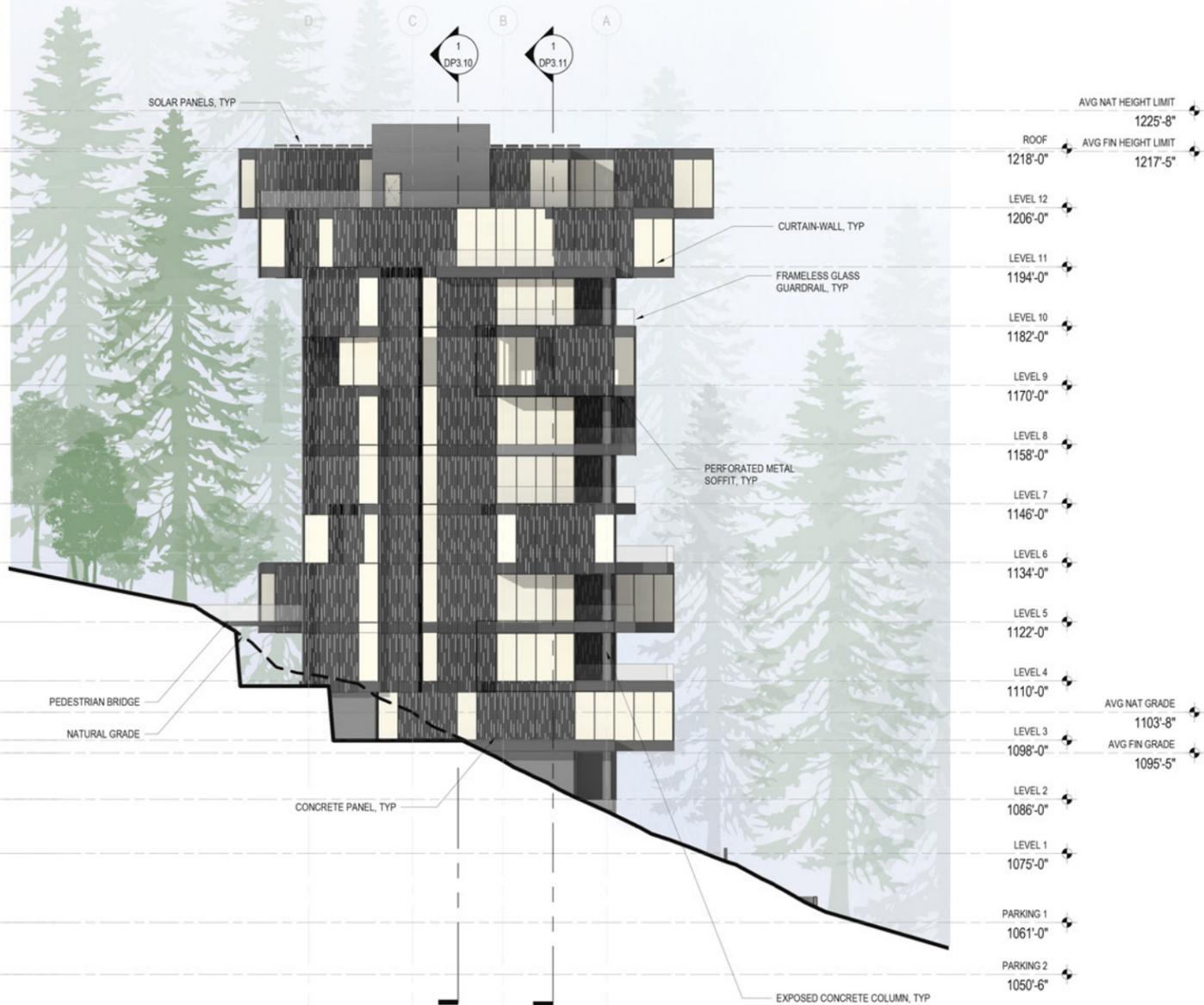
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EXTERIOR
ELEVATIONS
DP3.01



2 ELEVATION - EAST
SCALE: 1/16" = 1'-0"



1 ELEVATION - WEST
SCALE: 1/16" = 1'-0"

AVG NAT HEIGHT LIMIT	1225'-8"
ROOF	1218'-0"
AVG FIN HEIGHT LIMIT	1217'-5"
LEVEL 12	1206'-0"
LEVEL 11	1194'-0"
LEVEL 10	1182'-0"
LEVEL 9	1170'-0"
LEVEL 8	1158'-0"
LEVEL 7	1146'-0"
LEVEL 6	1134'-0"
LEVEL 5	1122'-0"
LEVEL 4	1110'-0"
AVG NAT GRADE	1103'-8"
LEVEL 3	1098'-0"
AVG FIN GRADE	1095'-5"
LEVEL 2	1086'-0"
LEVEL 1	1075'-0"
PARKING 1	1061'-0"
PARKING 2	1050'-6"

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EXTERIOR
ELEVATIONS

DP3.02

project
RODGERS CREEK
AREA 6, LOT 1



2 REENTRANT ELEVATION - EAST
SCALE: 1/16" = 1'-0"



1 REENTRANT ELEVATION - WEST
SCALE: 1/16" = 1'-0"

	AVG NAT HEIGHT LIMIT	1225'-8"
ROOF	AVG FIN HEIGHT LIMIT	1217'-5"
1218'-0"		
LEVEL 12		1206'-0"
LEVEL 11		1194'-0"
LEVEL 10		1182'-0"
LEVEL 9		1170'-0"
LEVEL 8		1158'-0"
LEVEL 7		1146'-0"
LEVEL 6		1134'-0"
LEVEL 5		1122'-0"
LEVEL 4		1110'-0"
LEVEL 3	AVG NAT GRADE	1103'-8"
1098'-0"	AVG FIN GRADE	1095'-5"
LEVEL 2		1086'-0"
LEVEL 1		1075'-0"
PARKING 1		1061'-0"
PARKING 2		1050'-6"

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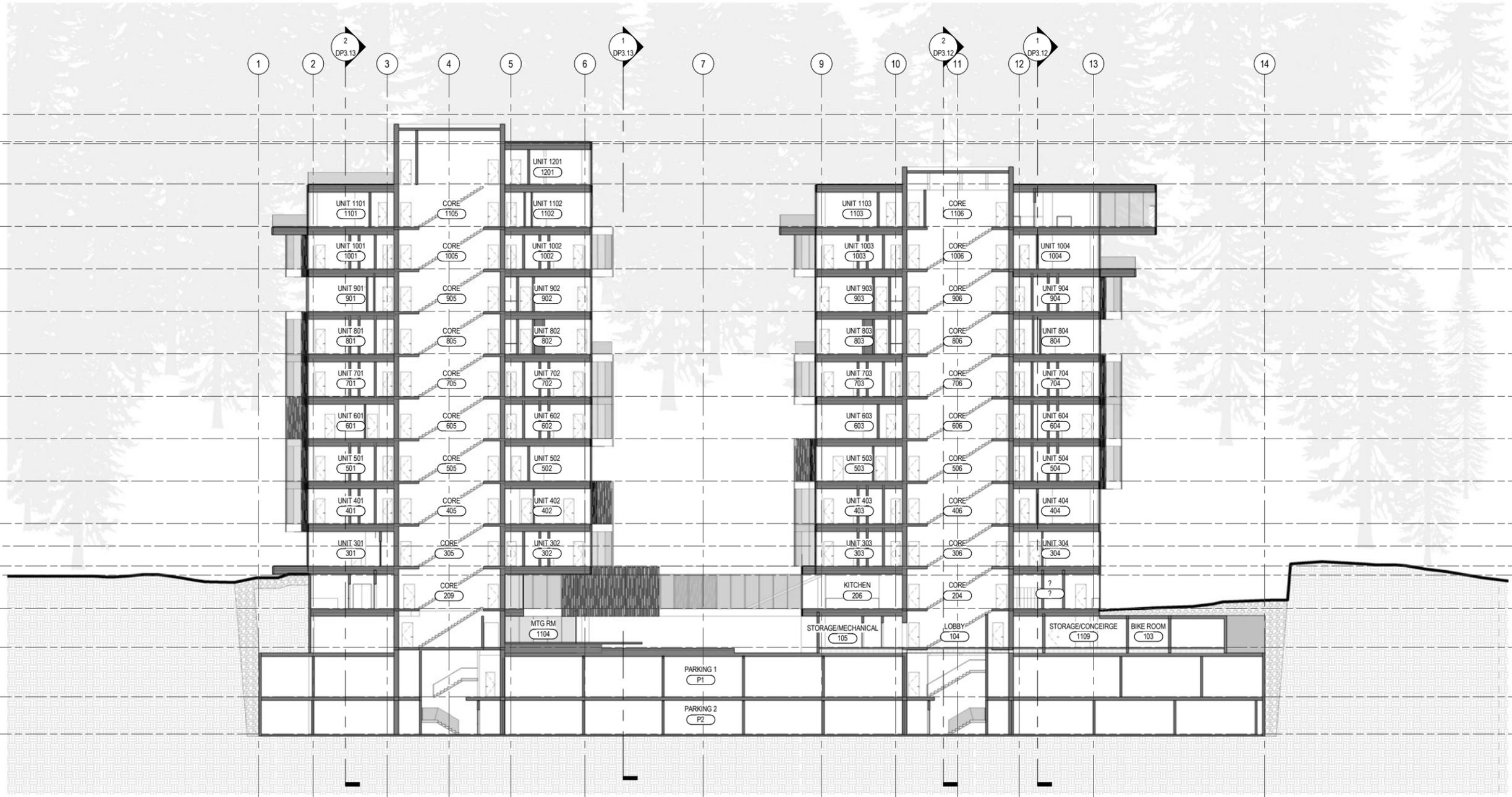
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2018/05/14
EXTERIOR
REENTRANT
ELEVATIONS

DP3.03



AVG NAT HEIGHT LIMIT	1225'-8"
ROOF	1218'-0"
AVG FIN HEIGHT LIMIT	1217'-5"
LEVEL 12	1206'-0"
LEVEL 11	1194'-0"
LEVEL 10	1182'-0"
LEVEL 9	1170'-0"
LEVEL 8	1158'-0"
LEVEL 7	1146'-0"
LEVEL 6	1134'-0"
LEVEL 5	1122'-0"
LEVEL 4	1110'-0"
AVG NAT GRADE	1103'-8"
LEVEL 3	1098'-0"
AVG FIN GRADE	1095'-5"
LEVEL 2	1086'-0"
LEVEL 1	1075'-0"
14'-0"	
PARKING 1	1061'-0"
10'-6"	
PARKING 2	1050'-6"

1 SECTION - EAST - WEST
SCALE: 1/16" = 1'-0"

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SECTIONS
DP3.10



AVG NAT HEIGHT LIMIT	1225'-8"
ROOF	1218'-0"
AVG FIN HEIGHT LIMIT	1217'-5"
LEVEL 12	1206'-0"
LEVEL 11	1194'-0"
LEVEL 10	1182'-0"
LEVEL 9	1170'-0"
LEVEL 8	1158'-0"
LEVEL 7	1146'-0"
LEVEL 6	1134'-0"
LEVEL 5	1122'-0"
LEVEL 4	1110'-0"
AVG NAT GRADE	1103'-8"
LEVEL 3	1098'-0"
AVG FIN GRADE	1095'-5"
LEVEL 2	1086'-0"
LEVEL 1	1075'-0"
PARKING 1	1061'-0"
PARKING 2	1050'-6"

1 SECTION - EAST - WEST
SCALE: 1/16" = 1'-0"

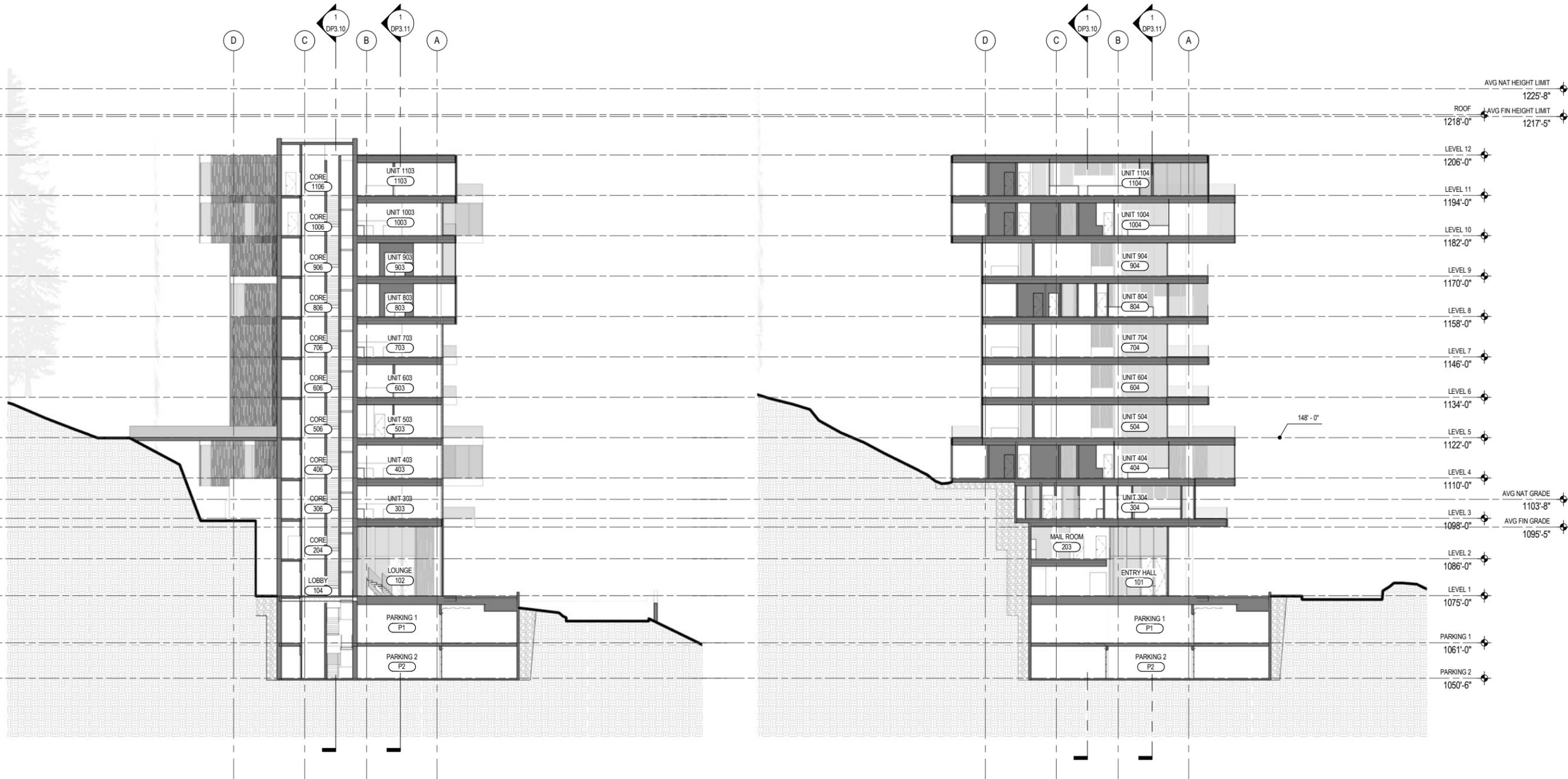
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2 SECTION - CORE EAST
SCALE: 1/16" = 1'-0"

1 SECTION - TOWER EAST
SCALE: 1/16" = 1'-0"

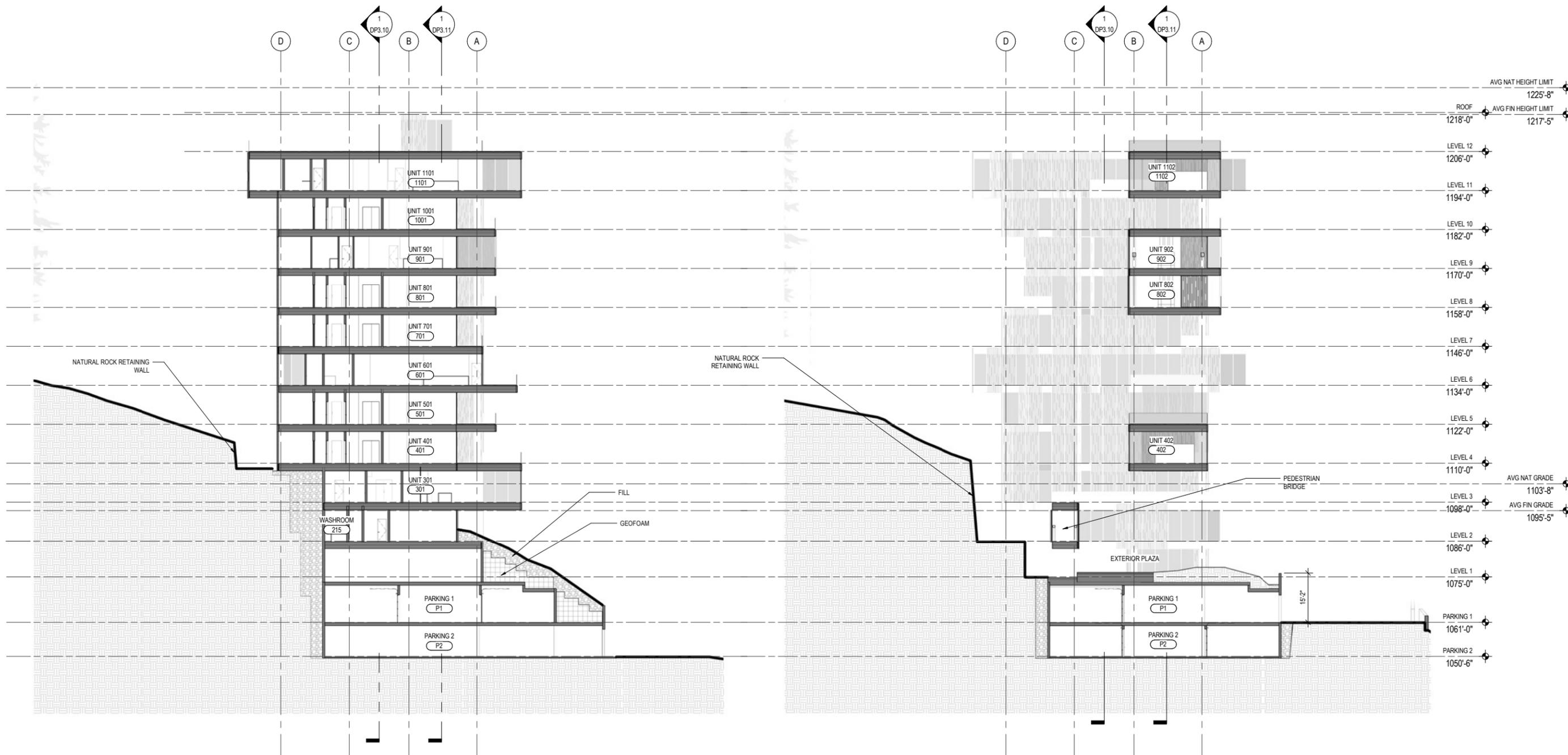
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design architect

collaborating architect

revisions:
no. date by

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT -
REPORT TO COUNCIL
2018/05/14



2 SECTION - TOWER WEST
SCALE: 1/16" = 1'-0"

1 SECTION - BRIDGE EAST
SCALE: 1/16" = 1'-0"

principal architect TK
project manager TM
drawn by TI, JB
checked by
job no. 17037
date 2018/05/14

design architect

collaborating architect

revisions:
no. date by

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT -
REPORT TO COUNCIL
2018/05/14

principal architect TK
project manager TM
drawn by TI, JB
checked by _____
job no. 17037
date 2018/05/14

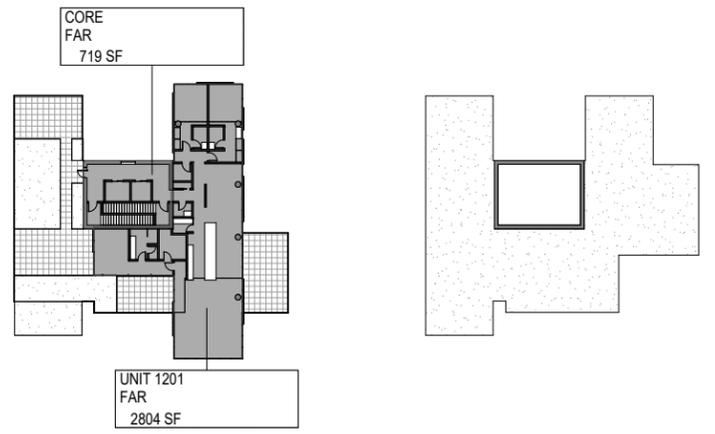
design architect
collaborating architect

revisions:

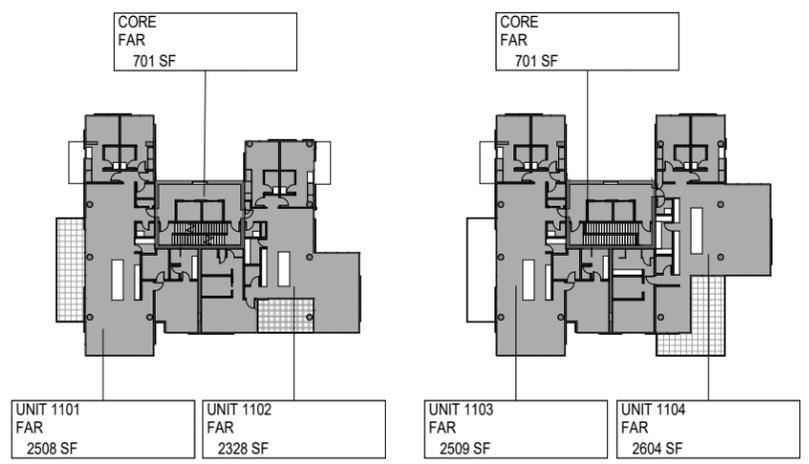
no. date by

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT -
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2018/05/14

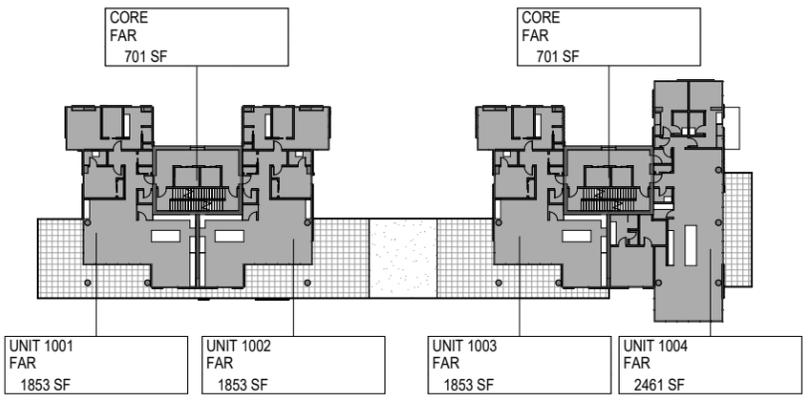
GROSS BUILDING
AREAS
DP10.02



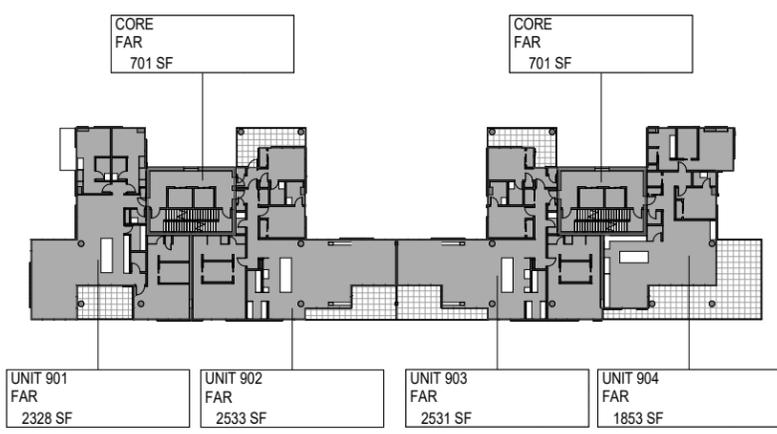
8 LEVEL 12
SCALE: 1/32" = 1'-0"



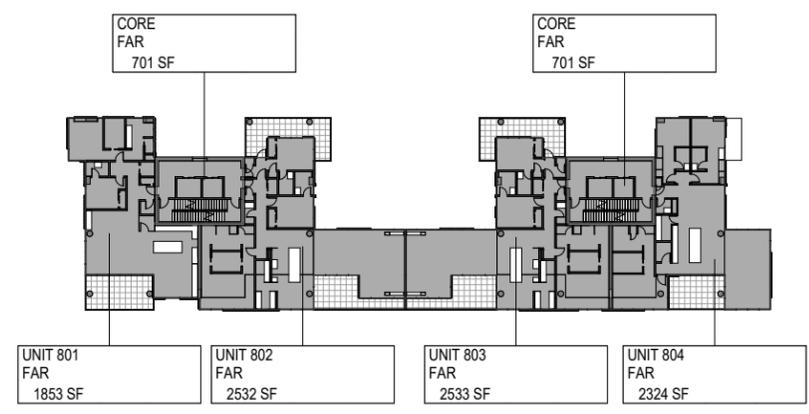
7 LEVEL 11
SCALE: 1/32" = 1'-0"



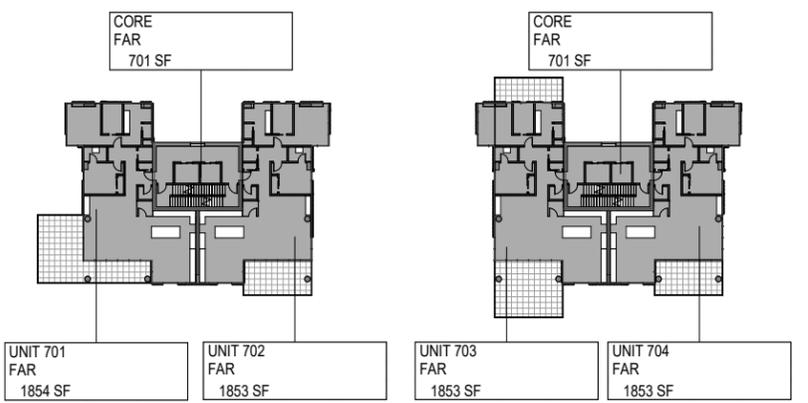
6 LEVEL 10
SCALE: 1/32" = 1'-0"



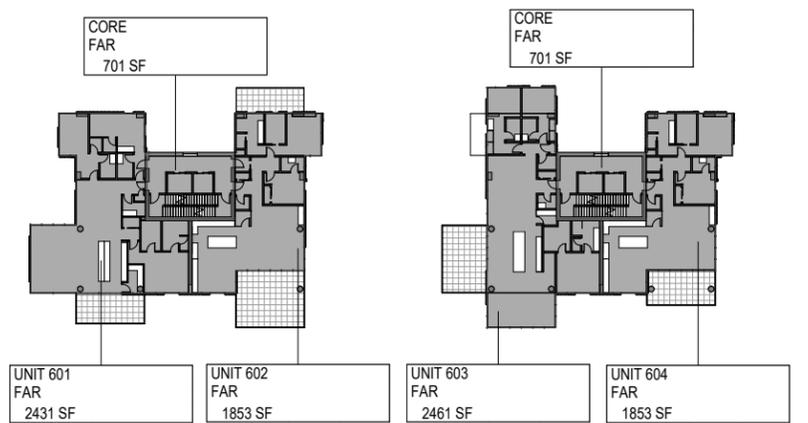
5 LEVEL 9
SCALE: 1/32" = 1'-0"



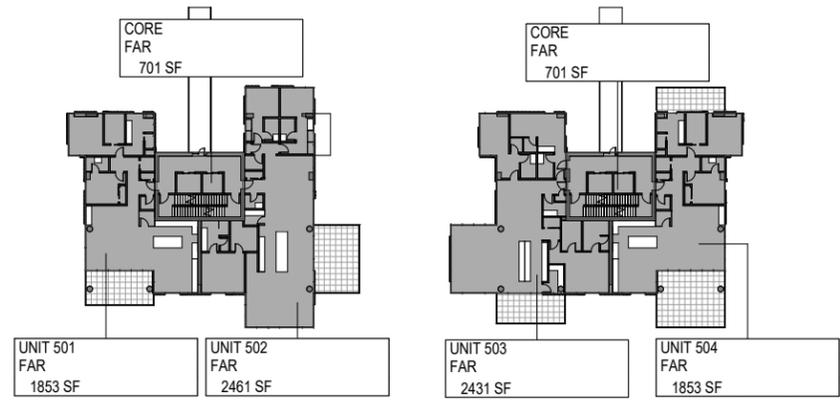
4 LEVEL 8
SCALE: 1/32" = 1'-0"



3 LEVEL 7
SCALE: 1/32" = 1'-0"



2 LEVEL 6
SCALE: 1/32" = 1'-0"



1 LEVEL 5
SCALE: 1/32" = 1'-0"

Appendix F

Fire Access Narrative

To: **Jason Wexler**
Vice President Design & Development
British Pacific Properties Ltd.
via email: jwexler@britishproperties.com

From: **Iain Lowe**
Date: **March 29, 2018**
File: **AB19** Page: **1** of **1**

Re: **Rodgers Creek – Area 6**
Lot 1 – BC Building Code Requirements

Jason,

With reference to the District of West Vancouver's comments regarding fire access requirements, as per the BC Building Code, we can confirm the following:

- The access route requirements, outlined in Article 3.2.5.4, are achieved by the current building and driveway design;
- The location of access routes requirements, outlined in Article 3.2.5.5, are satisfied by the current building and driveway design. It is our opinion that a hydrant will be required within the lot. The location of that hydrant will be determined upon completion of the building design and will be located such that the requirements of this Article are satisfied;
- The driveway has been designed to meet the geometric requirements outlined in 3.2.5.6. Based upon previous experience within the area, and initial reviews of the soil conditions, we are confident that the existing ground and design road structure will be adequate to provide sufficient bearing capacity to "support the expected loads of 79,000lbs imposed by firefighting equipment". A geotechnical engineer will be retained during final design and construction to approve the road structure and exposed soil conditions to ensure that the requirement is satisfied.

Please let me know if you need any further comment.

Regards,



Iain Lowe, P. Eng.

Olson Kundig