

# HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3536  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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### Revisions

NO.	Date	Note
A	2021-05-26	ISSUED FOR BP

## RODGERS CREEK RESIDENCES LOT 21

PROJECT ADDRESS:  
LOT 21, RODGERS CREEK LANE  
WEST VANCOUVER, BC, CANADA

PROJECT NUMBER: 21-07 **REVISED**

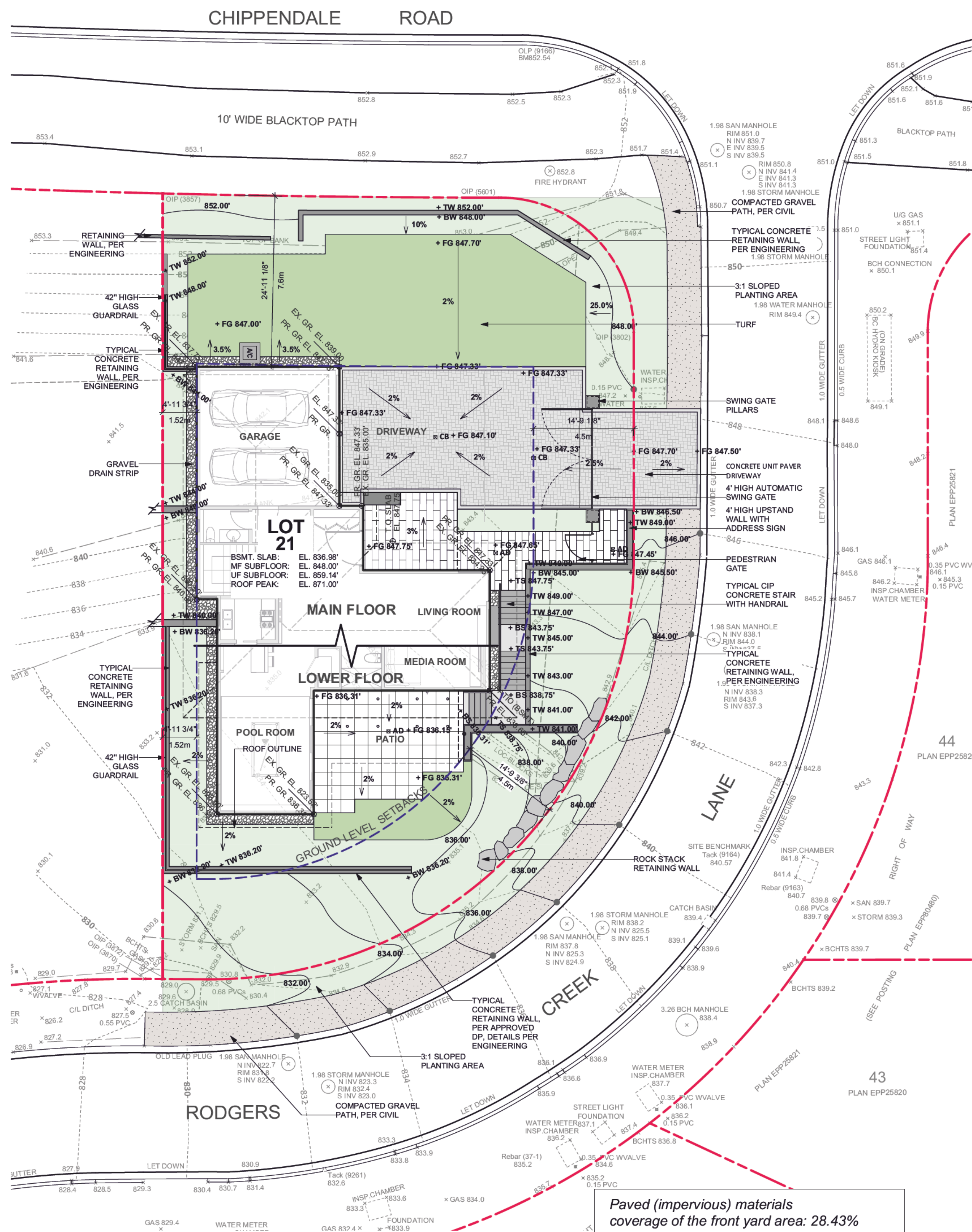
SCALE: 1:100 **JUL 06 2021**

DRAWN BY: EL **District of West Vancouver**

REVIEWED BY: EL **Permis Dept.**

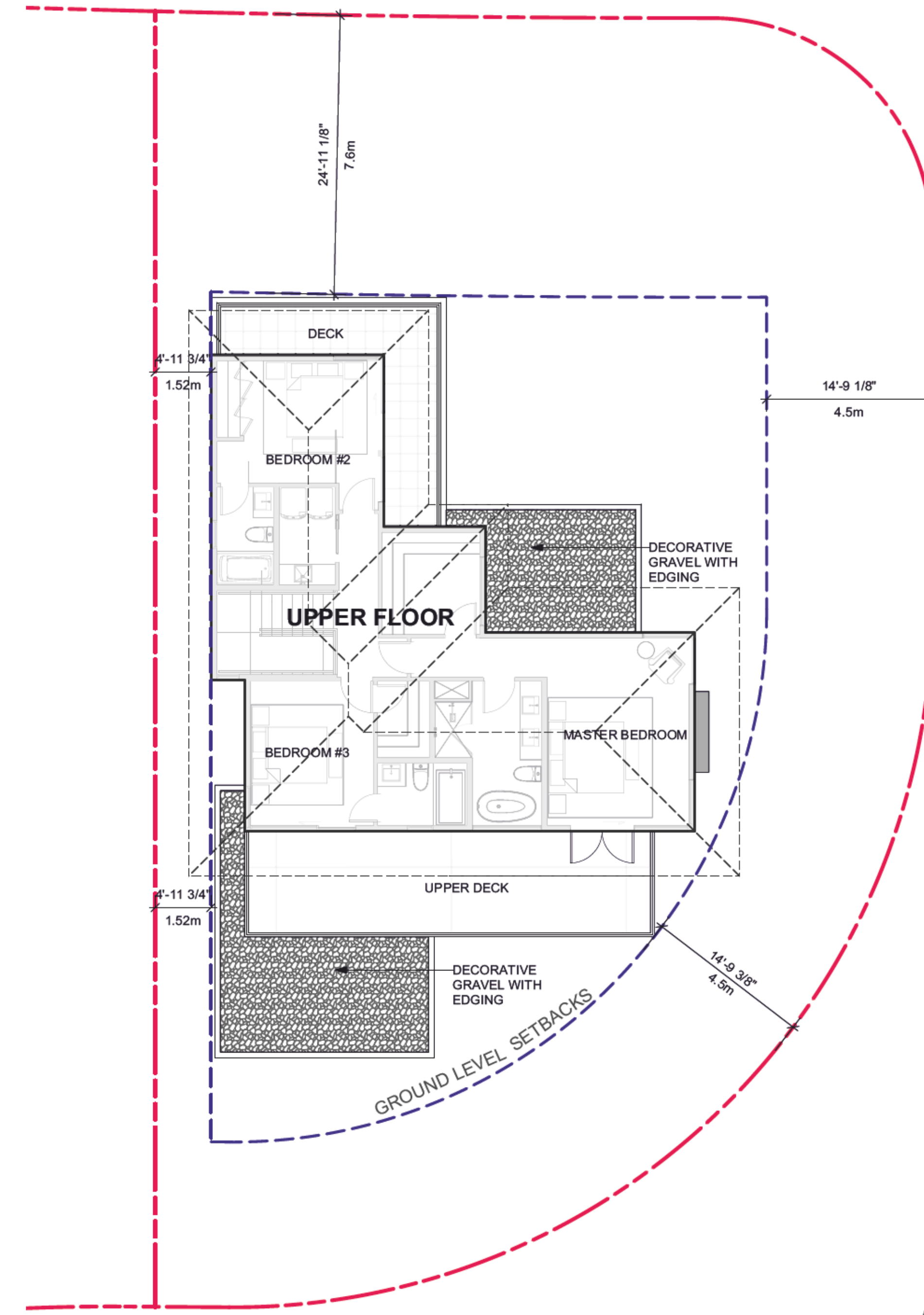
## LAYOUT & GRADING PLAN

### L1.0



### 1 LAYOUT AND GRADING PLAN - GROUND LEVEL

Scale: 1:100



### 2 LAYOUT AND GRADING PLAN - ROOF LEVEL

Scale: 1:100

#### LAYOUT AND MATERIALS LEGEND

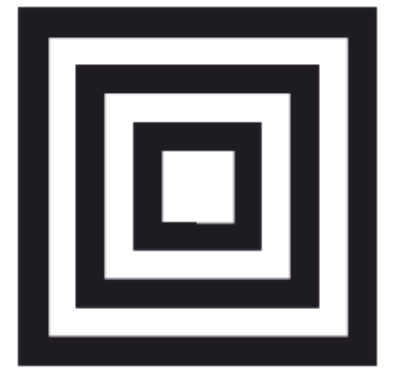
	CONCRETE UNIT PAVER DRIVEWAY
	GRAVEL
	UNIT PAVER PATH
	2'X2' SLAB PAVER
	PLANTING AREA
	TURF
	CB CATCH BASIN
	AD AREA DRAIN

#### GRADING LEGEND:

+ BS 843.75'	BOTTOM OF STAIR ELEVATION
+ TS 847.75'	TOP OF STAIR ELEVATION
+ BW 845.50'	BOTTOM OF WALL ELEVATION
+ TW 849.00'	TOP OF WALL ELEVATION
+ FG 847.33'	PROPOSED SPOT ELEVATION
2%	SLOPE PERCENTAGE
	BUILDING ELEVATION, PER ARCHITECTURAL
	EXISTING ELEVATION, PER SURVEY
	EXISTING CONTOUR, PER SURVEY
	PROPOSED CONTOUR

- #### LAYOUT AND MATERIALS NOTES:
- ALL EXISTING INFORMATION APPROXIMATE ONLY. THE CONTRACTOR TO VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
  - THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, BUILDINGS, AND TREES FOR DURATION OF CONSTRUCTION.
  - THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL WALLS TO BE ENGINEERED AND TO CONFORM TO WEST VANCOUVER MUNICIPAL BYLAWS.
  - GUARDRAIL AND HANDRAIL TO BE INSTALLED PER CODE.
  - INSTALL 12-18" WIDE GRAVEL DRAIN STRIP BETWEEN BUILDING WALLS AND SOFT LANDSCAPE AREA.
  - INSTALL AUTOMATIC IRRIGATION SYSTEM FOR ALL SOFT LANDSCAPE AREA INCLUDING OFF-SITE BOULEVARD AND PLANTING AREAS.

- #### GRADING NOTES
- ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
  - UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.
  - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.



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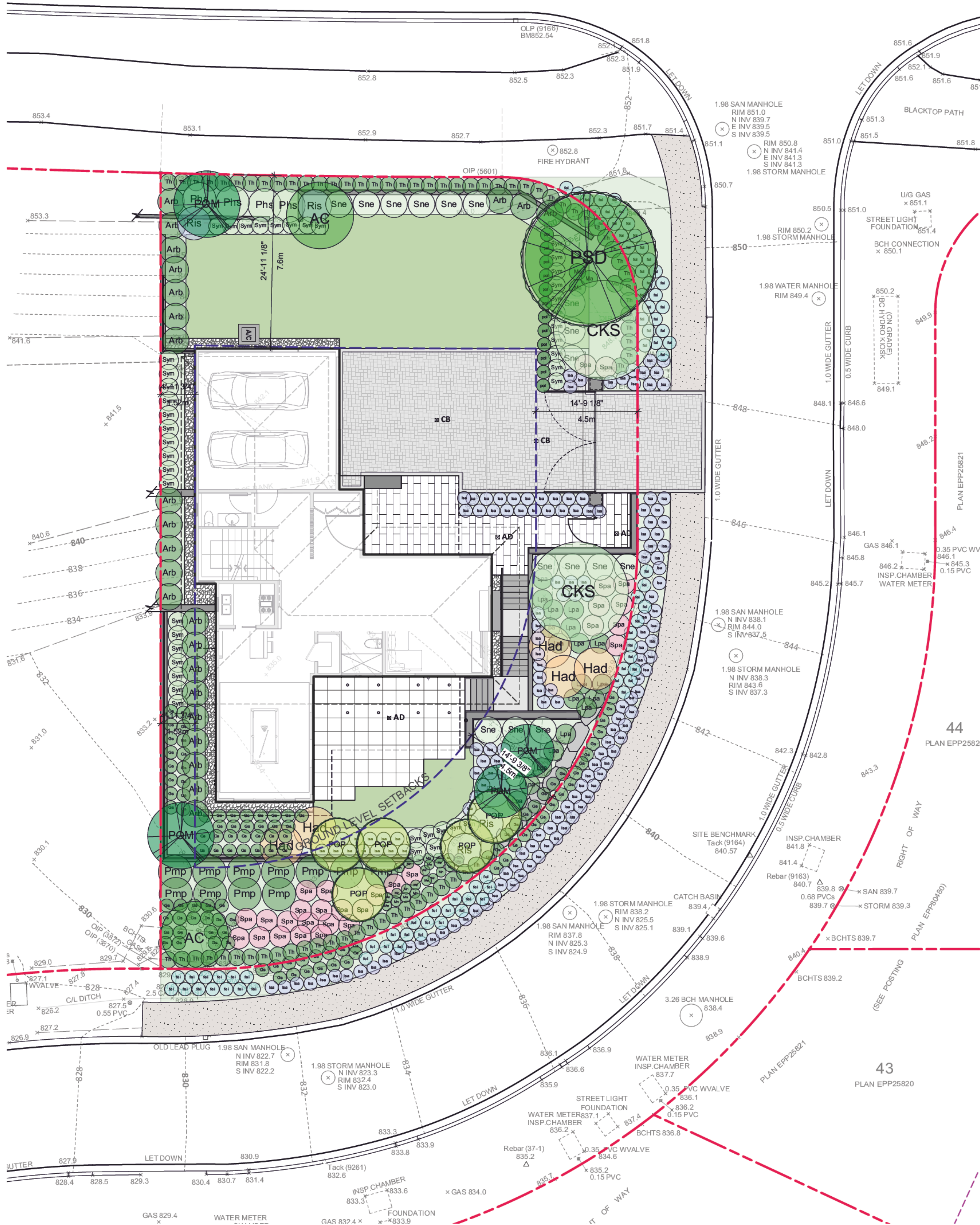
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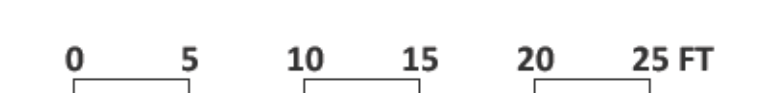
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## PLANTING PLAN & PLANT LIST

L2.0



**1 PLANTING PLAN**  
Scale: 1:100



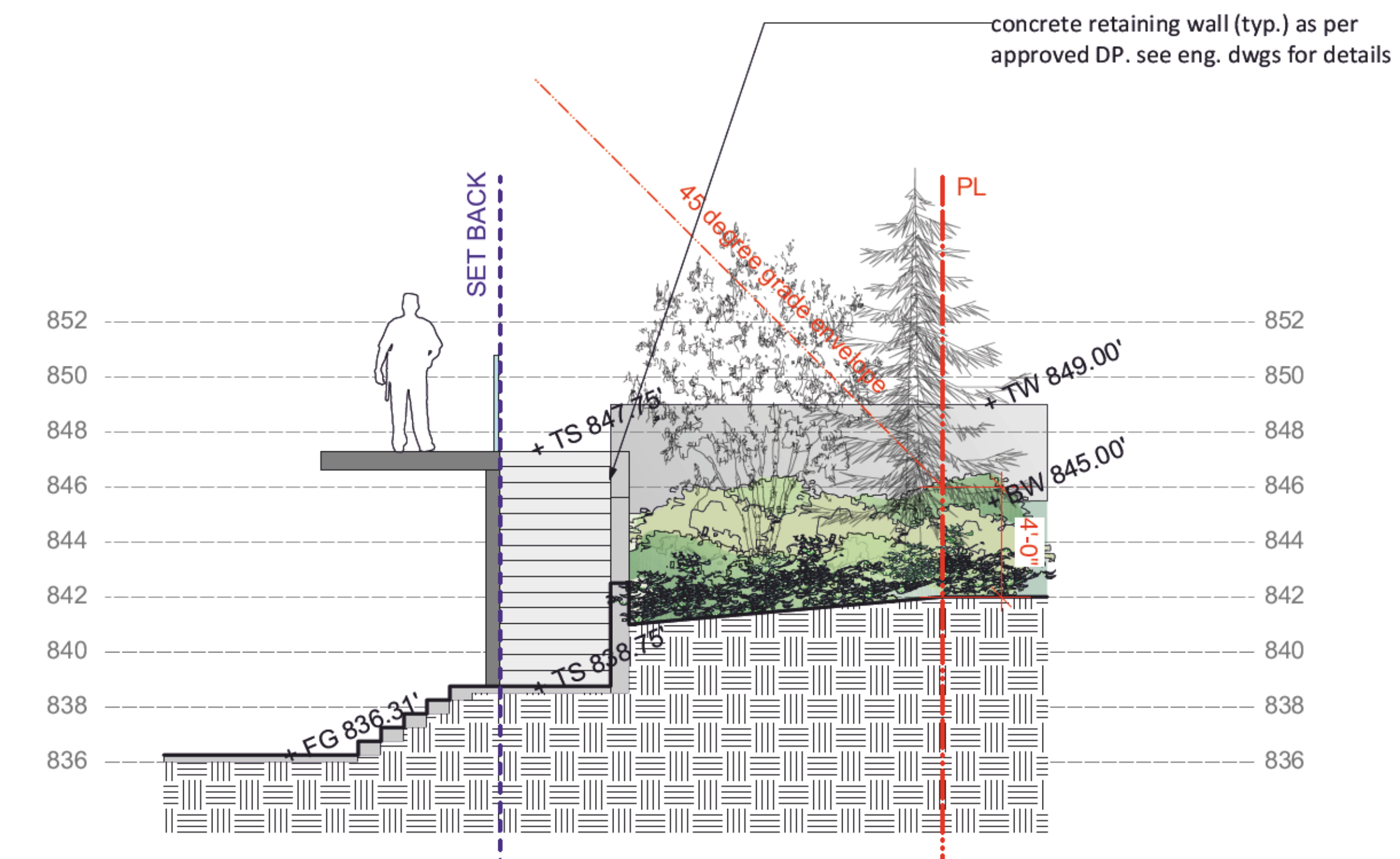
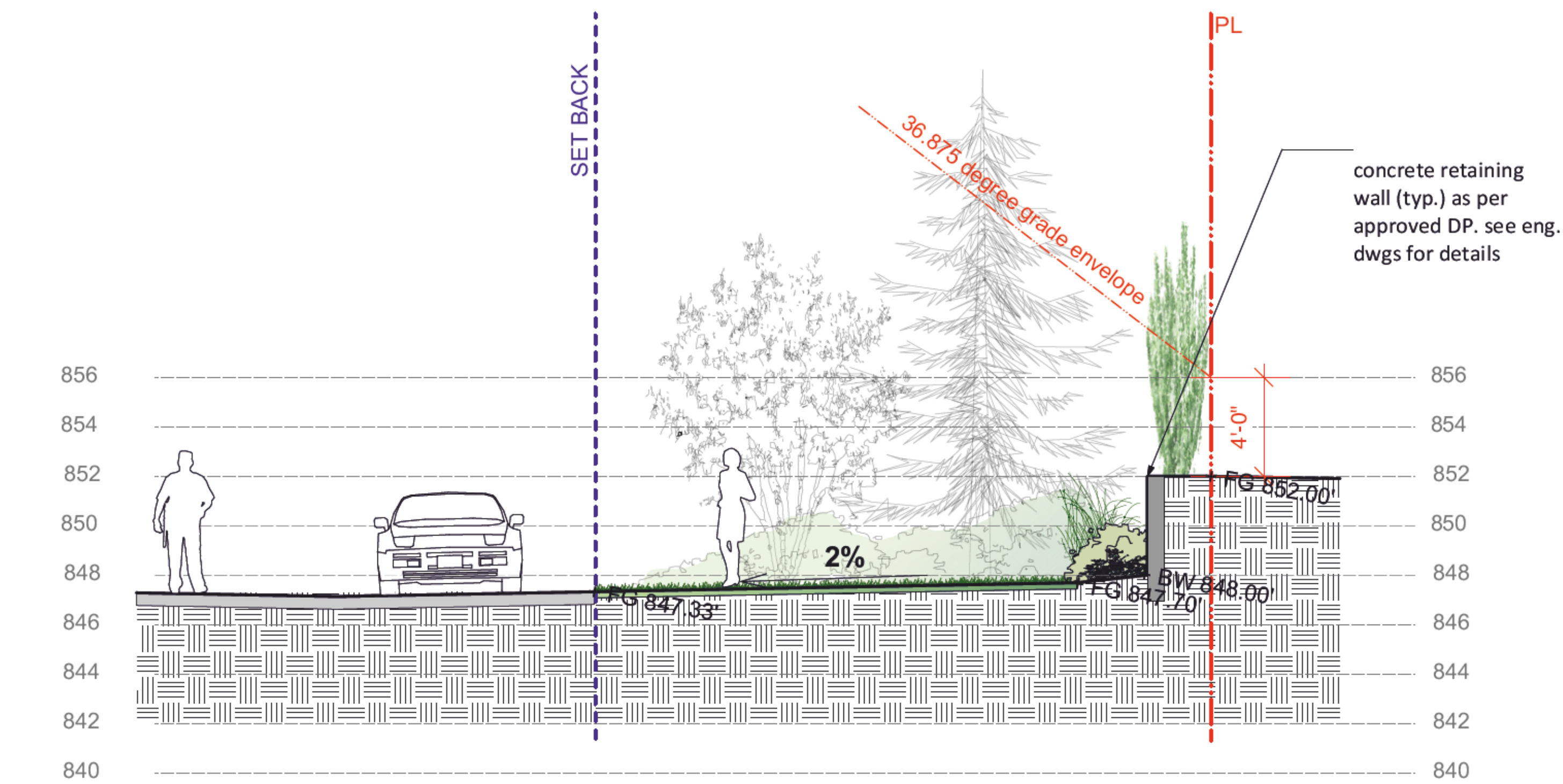
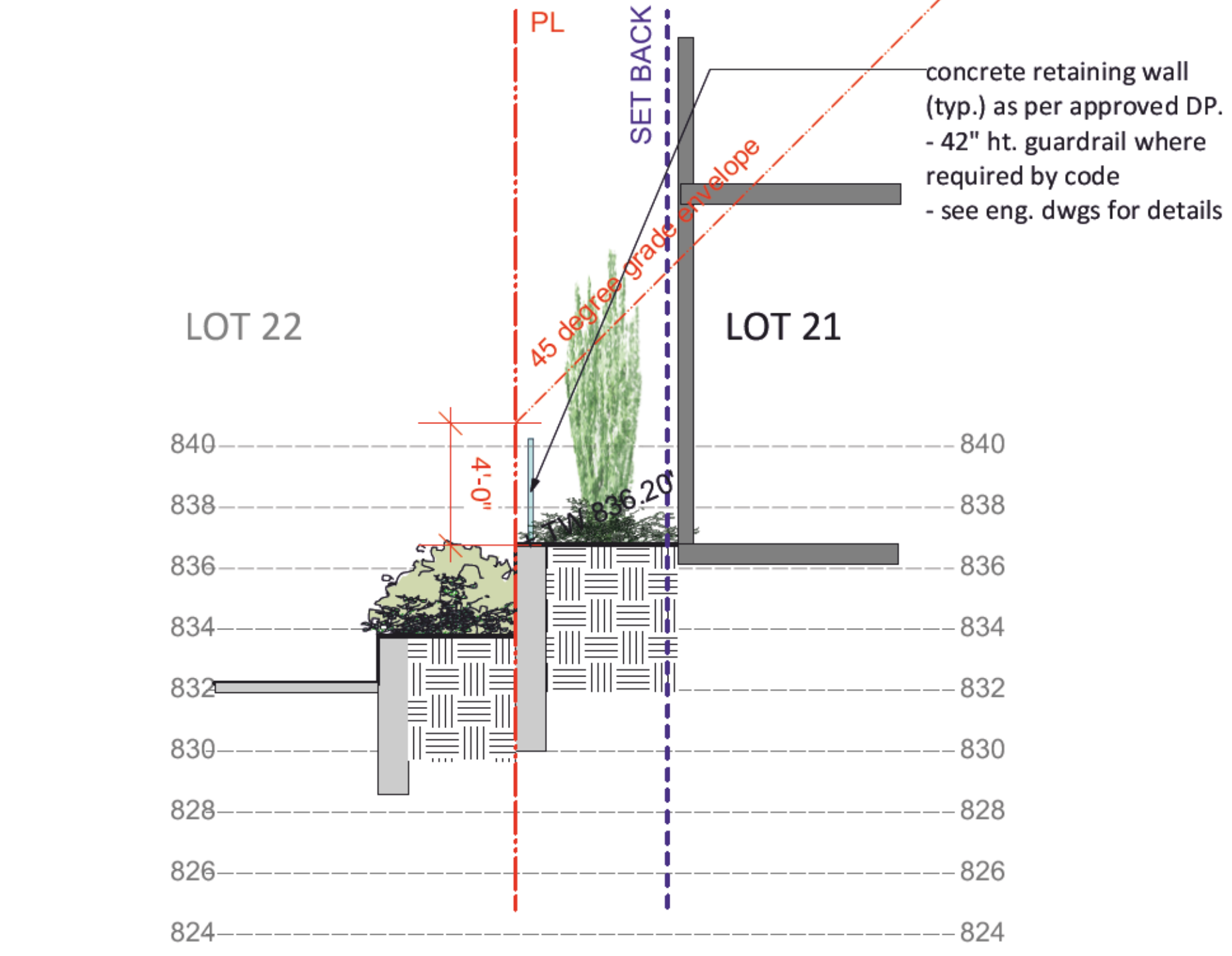
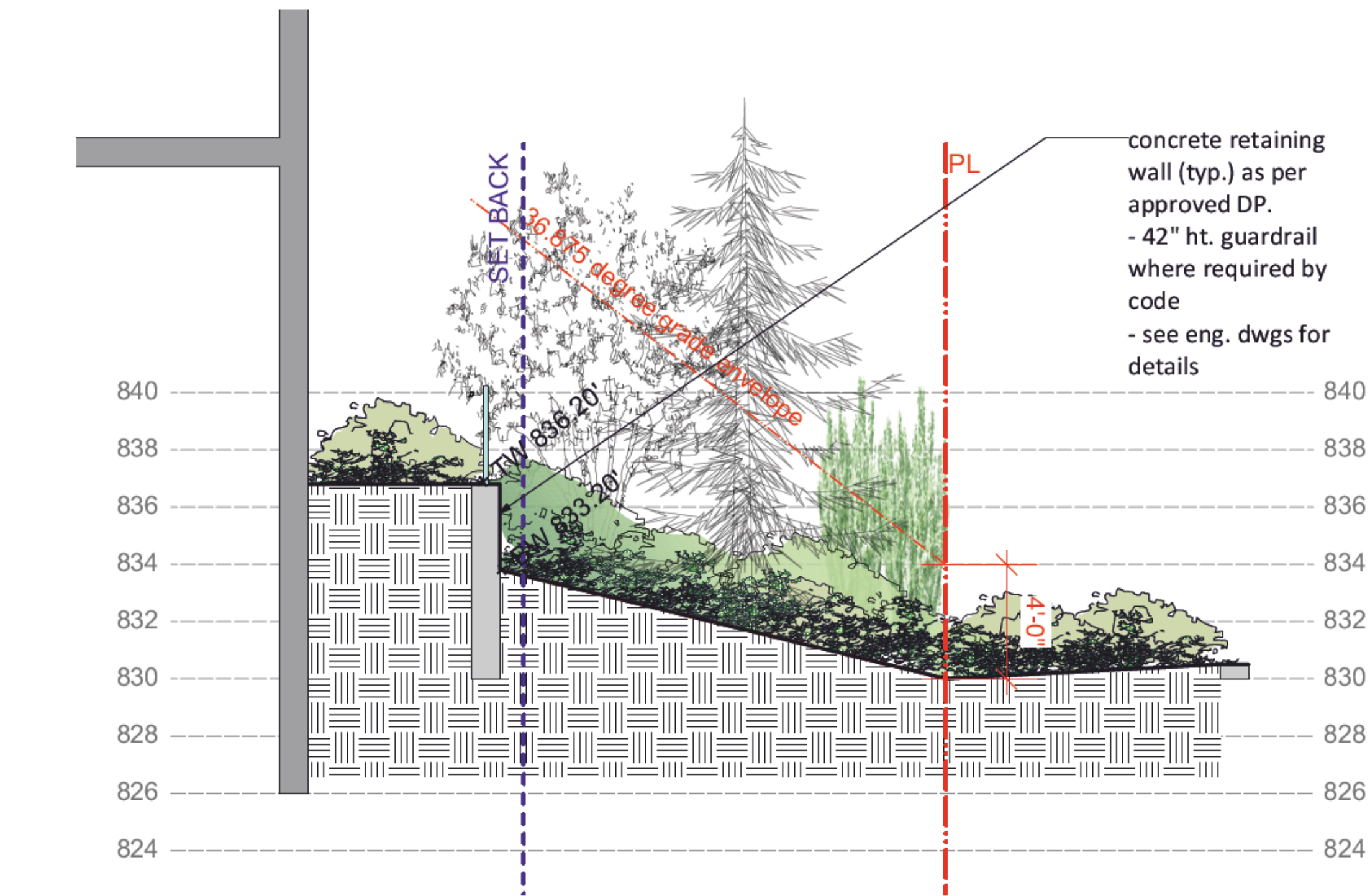
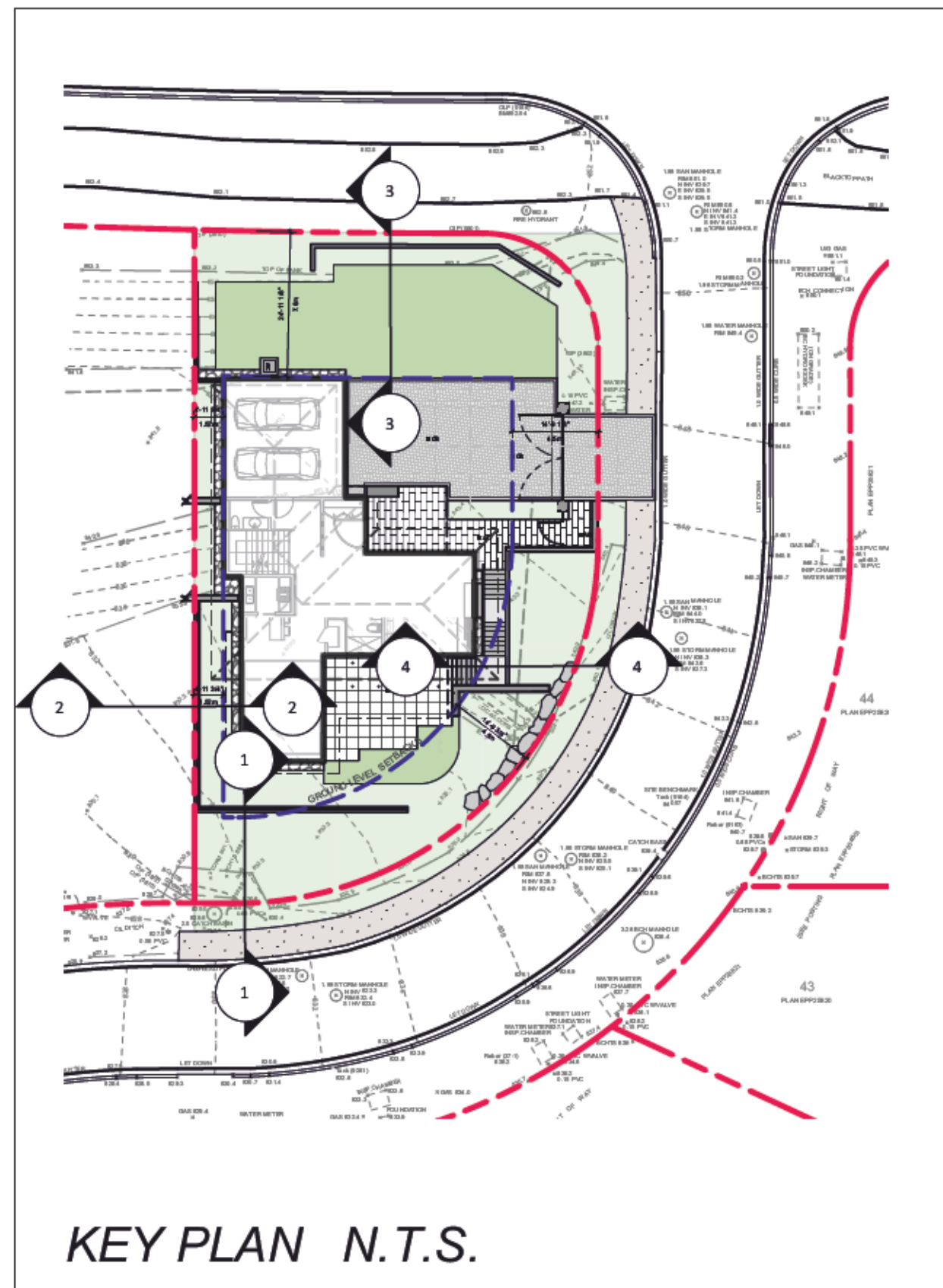
ON-SITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>					
AC	Acer circinatum	Vine Maple	2	2.5m ht.	
CKS	Cornus kousa 'Satomi'	Pink Japanese Dogwood	2	3m	
POM	Picea omorika	Serbian Spruce	4	3.0m	
POP	Populus tremuloides	Quaking Aspen	5	3.0m	
PSD	Pseudotsuga menziesii	Douglas Fir	1	3.0m	
<b>SHRUBS</b>					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	24	#3 pot	
Gs	Gaufferia shallon	Salal	72	#2 pot	
Had	Hamamelis x intermedia 'Diane'	Diane Witch Hazel	5	#5pot/B&B	
Lpa	Lonicera pileata	Privet honeysuckle	19	#2 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	4	#2 pot	
Mn	Mahonia nervosa	Dwarf Oregon Grape	23	#2 pot	
Phs	Physocarpus opulifolius	Ninebark	4	#5 pot	
Pmp	Pinus mugo 'pumilo'	Swiss Mountain Pine, Mugo Pine	11	#3 pot	
Ris	Ribes sanguineum	Red Flowering Currant	5	#5 pot	
Sne	Sambucus nigra	Black Lace Elderberry	16	#3 pot	
Spa	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	29	#2 pot	
Sym	Symphoricarpos alba	Snowberry	45	#2 pot	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	69	1.8m	
<b>PERENNIALS &amp; GROUNDCOVERS</b>					
lsa	Lavandula angustifolia	English Spike Lavender	68	#2 pot	
pol	Polystichum munitum	Western sword fern	12	#1 pot	
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>					
<b>VINES</b>					

OFF-SITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>					
<b>SHRUBS</b>					
Gs	Gaufferia shallon	Salal	32	#2 pot	
<b>PERENNIALS &amp; GROUNDCOVERS</b>					
lsa	Lavandula angustifolia	English Spike Lavender	88	#2 pot	
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>					
<b>VINES</b>					

### Planting Notes:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) Remove all existing highly flammable vegetation and other combustibles from around the building, per wildfire consultant's report.
- 4) All plant materials selections follow FireSmart principles, and all plant materials shall be fire resistant. Substitution of plant materials must be approved by landscape architect and wildfire consultant.
- 5) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 6) Minimum planting medium depths:  
lawn - 6"/150mm  
groundcover - 12"/300 mm  
shrubs - 18"/450 mm  
trees - 24"/600 mm (around & beneath rootball)
- 7) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytotoothora ramorum Certification Program.

**NOTE: ALL WALLS SHOULD BE SCREENED BY 50% @ PLANTING.**



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**SECTIONS**