

AQUILA

DEVELOPMENT PERMIT RESUBMISSION

STERLING PACIFIC // CLIENT

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LANDSCAPE DRAWING INDEX PERMIT

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GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
13. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

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Project Stamp

Issue

No.	Description	Date
D	ISSUED FOR REVIEW	21-07-23
E	ISSUED FOR DP	21-07-23
F	ISSUED FOR DP RESUBMISSION	22-11-24
G	ISSUED FOR DP RESUBMISSION	23-04-06

Project Info

21056

Aquila West Vancouver

Schematic
West Vancouver
City

Project Team

Client
Sterling Pacific

Architect
Formwerks

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
Drawn By	Checked

COVER SHEET

L0.0

Rev. A revision

DESIGN RATIONALE:

The overall landscape design for the site is inspired by the natural west coast setting it sits on, with existing forest stands along the perimeter and selected groupings within the residential areas augmented by new understorey native trees, shrubs and boulder groupings. Accent plantings of ornamental grasses, perennials and small trees provide colour and texture for variety and seasonal interest, placed at unit entries as well as at site entries and adjacent to paths. Retaining walls will be a mixture of boulder stacks, placed strategically to allow for pocket planting, and architectural concrete walls at entries to the units as required. Collectively, the materiality is aimed to promote a landscape experience that allows the residents to feel this development is part of the site's history.

From a site amenity perspective, a feature for all residents is the Eagle Creek trail, a linear trail along the existing Eagle Creek that is comprised of a meandering pathway, resting benches, and naturalized plantings. This public amenity will connect lower Daffodil Drive with Westport Road, and provide an easy-to-access natural and recreational addition to the community. To the west, the reclaimed watercourse and wetland area is "opened up" for residents, with a small path and viewing deck proposed along the main entry road. Site circulation is further enhanced with gravel pathways that connect the future upper and lower benches of the site.

KEY ITEMS:

- 1 SITE ENTRIES**
-Feature wall, possible arch feature
-"Aquila brand" signage
- 2 DRIVE COURT**
-Accent paving bands
-Ornamental trees
-Layered native plants
- 3 COMMON MEETING/REST AREA**
-Unit pavers/gravel
-Benches
-Accent planting
- 4 ONSITE STORMWATER DETENTION AREA**
-Native shrubs + trees
-Viewing deck + bench
- 5 COMMUNITY TRAIL (EAGLE CREEK TRAIL)**
-Community trail along historic skid trail
- 6 CLUSTERS OF PROTECTED NATIVE TREES + UNDERSTOREY**
- 7 REHABILITATED EX. WATERCOURSE + RIPARIAN AREA - BY OTHERS**



1 LANDSCAPE CONCEPT PLAN
Scale: 1:350



Project Stamp

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Architect
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Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked By _____

OVERALL LANDSCAPE PLAN

L1.0

Rev. A revision

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOLLARDS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. ALL FENCING TO BE POWDER COATED CHAIN LINK.

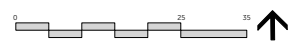
MATERIALS LEGEND

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYPE 1 - ENTRY WALKS Precast Conc Unit Pavers at Grade.	1 1:6.0
	P2	PAVING TYPE 2 - DRIVEWAYS CIP Conc Paving at Grade.	2 1:6.0
	P3	PAVING TYPE 3 - INTERNAL ROADWAY Asphalt Paving at Grade - See Civil.	3 1:6.0
	P4	PAVING TYPE 4 Granular Fines on Gravel Base.	4 1:6.0
	P5	PAVING TYPE 5 Native, screened material pathway with rock border.	5 1:6.0
	P6	PAVING TYPE 6 Gravel Visitor Parking.	6 1:6.0
	S1	STONE SLAB STEPS Granite, Size Varies.	7 1:6.0
	S2	BENCHES: Landscape Forms - Palisade Bench, W/ Concrete Footings.	1 1:6.0
	S3	SITE ENTRY SIGNAGE Stone-face Conc. Wall - Dimensions TBD.	2 1:6.0
	S4	UNIT PILASTERS CIP Concrete with Stone Facing	3 1:6.0
	S5	TRAIL SIGNAGE	
	S6	GARBAGE RECEPTACLE	
	S7	WETLAND VIEWING COMPOSITE DECK Final Details and Height TBD.	2 1:6.0
	W1	WALL TYPE 1 Re-used On-site Boulders, Final Placement TBD.	1 1:6.1
	W2	WALL TYPE 2 CIP Retaining Wall - 8" Thick, Max 8' Height - See Arch	2 1:6.1
	W3	PRIVACY FENCE 6' Height Fence.	
	L1	PROPOSED PLANTED AREAS Allow 18" Soil Depth For Shrubs, 36" Soil Depth For Trees. (See L4.0)	
	L2	RIPERIAN REHABILITATION ZONE -BY OTHERS	



1 LAYOUT + MATERIALS PLAN
Scale: 1:350

- MAIL BOXES
- TRAIL SIGNAGE + GARBAGE
- SITE SIGNAGE



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Project Info

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Aquila West Vancouver
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Project Team

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Drawn By: [] Checked By: []

LAYOUT + MATERIALS PLAN

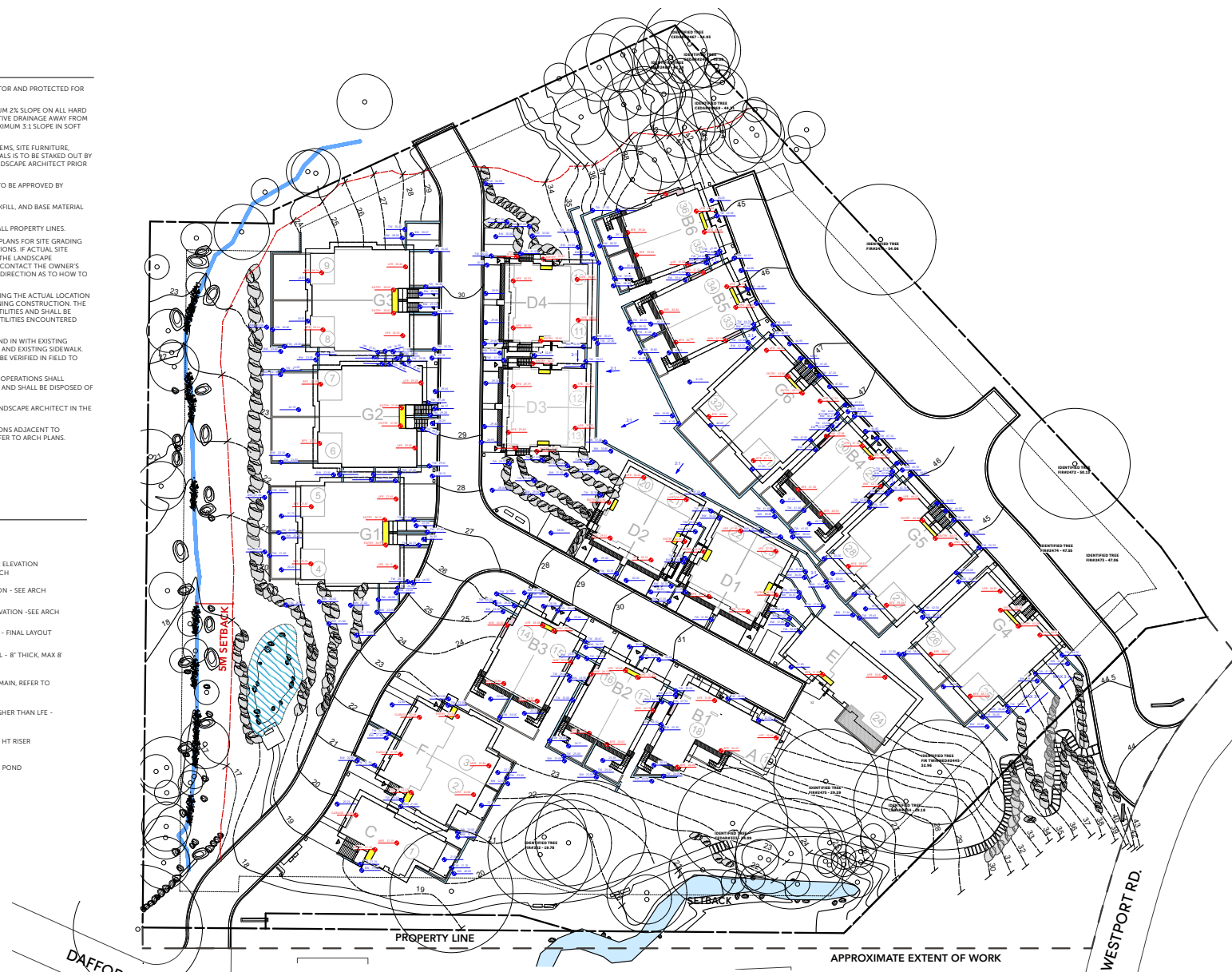
L2.0
Rev. A revision

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND CONSULTANT TEAM FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.
12. ALL WALL LAYOUTS, WINDOW WELLS + ELEVATIONS ADJACENT TO BUILDINGS SHOWN FOR INFO ONLY. PLEASE REFER TO ARCH PLANS.

GRADING LEGEND

SYMBOL	DESCRIPTION
	PROPOSED ELEVATION
	ARCH FINISHED FLOOR ELEVATION (LIFE, MFE, BFE) - SEE ARCH
	TOP OF WALL ELEVATION - SEE ARCH
	BOTTOM OF WALL ELEVATION - SEE ARCH
	BOULDER STACK WALL - FINAL LAYOUT TBD
	CONC RETAINING WALL - 8" THICK, MAX 8' HEIGHT - SEE ARCH
	EXISTING TREES TO REMAIN. REFER TO ARBORIST REPORT
	WINDOW WELL - 4" HIGHER THAN LIFE - SEE ARCH
	STONE SLAB STEPS - 6" HT RISER
	SEASONAL DETENTION POND



1 GRADING PLAN
 Scale: 1:300

Project Stamp

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21056
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 Drawn By
 Checked By

GRADING PLAN

L3.0

Rev. A revision

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 LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
 Drawn By _____ Checked By _____

OVERALL PLANTING STRATEGY PLAN





L4.0

Rev. A revision




GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC IRRIGATION UNTIL ESTABLISHMENT AT A MINIMUM

PLANTING TYPOLOGY:

-  PLANTING TYPE 1 FEATURE PLANTING - SEE PLANT SCHEDULE
-  PLANTING TYPE 2 NATURALIZED PLANTING - SEE PLANT SCHEDULE
-  PLANTING TYPE 3 LAWN PLANTING - SOD
-  PLANTING TYPE 4 RIPARIAN PLANTING - BY OTHERS

TREE TYPOLOGY:

-  EXISTING PERMIT TREES TO REMAIN, SEE ARBORIST REPORT
-  PROPOSED FEATURE/ORNAMENTAL TREES, SEE PLANTING PLANS + LIST
-  PROPOSED NATURALIZED TREES, SEE PLANTING PLANS + LIST

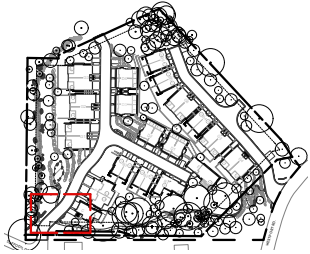


1 PLANTING SCHEMATIC PLAN
 Scale: 1:350

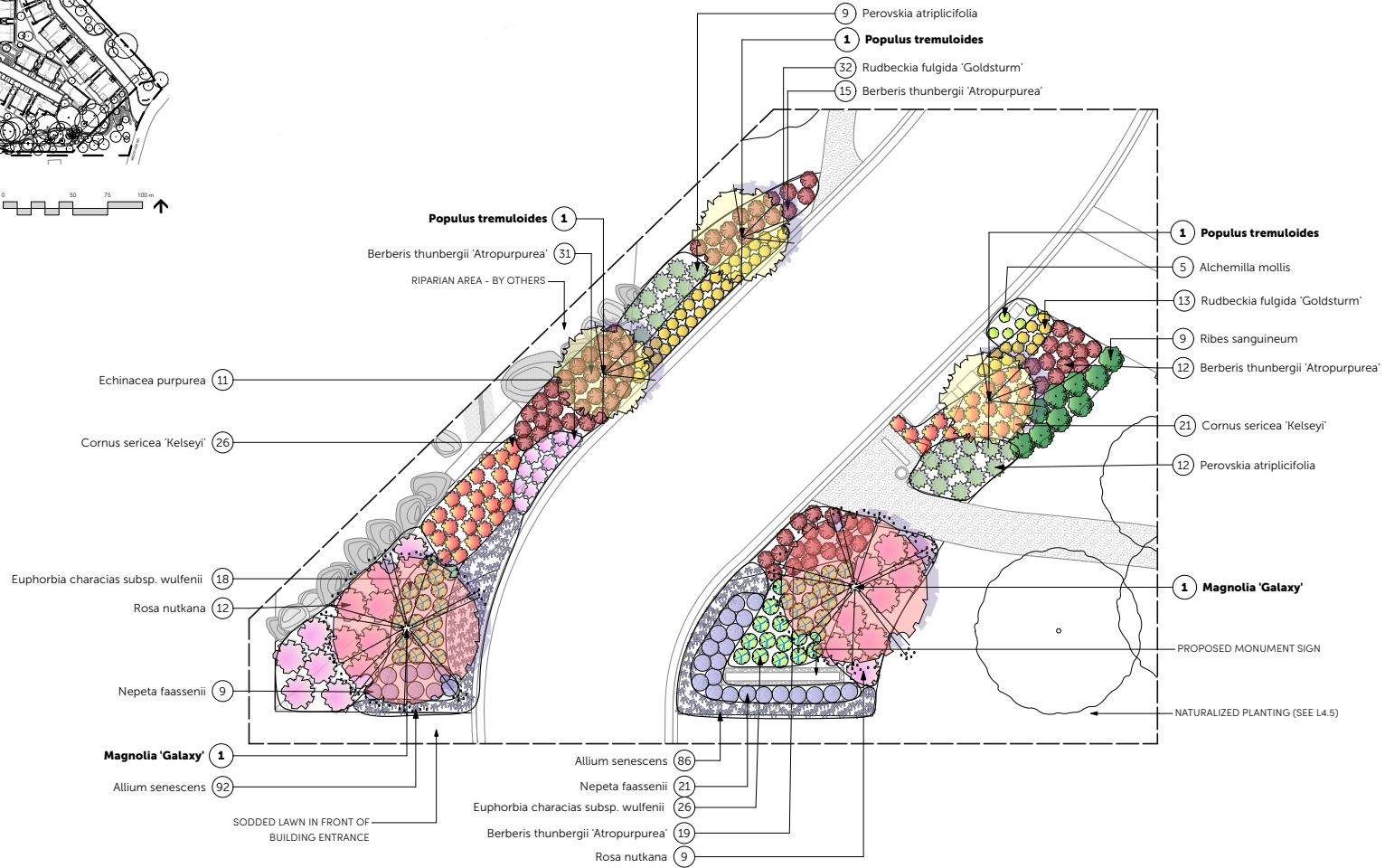


DESIGN RATIONALE: DAFFODIL DR. ENTRY

The Daffodil Entry planting concept is intended to be a welcoming feature entry into the site, consisting of layers of perennials, grasses, flowering shrubs to accentuate the site entries and to provide year-round colour and texture. Design considerations include entry signs/walls and ornamental flowering trees as well.



KEY PLAN



1

DETAIL PLAN: DAFFODIL DR. ENTRY PLANTING CONCEPT
Scale: 1:75



loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

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Sterling Pacific
Architect
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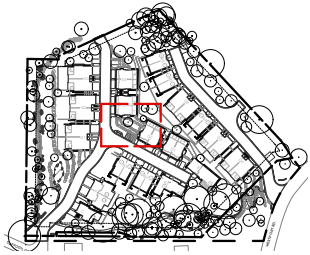
DETAIL PLAN: DAFFODIL
DR. ENTRY PLANTING
CONCEPT

L4.1

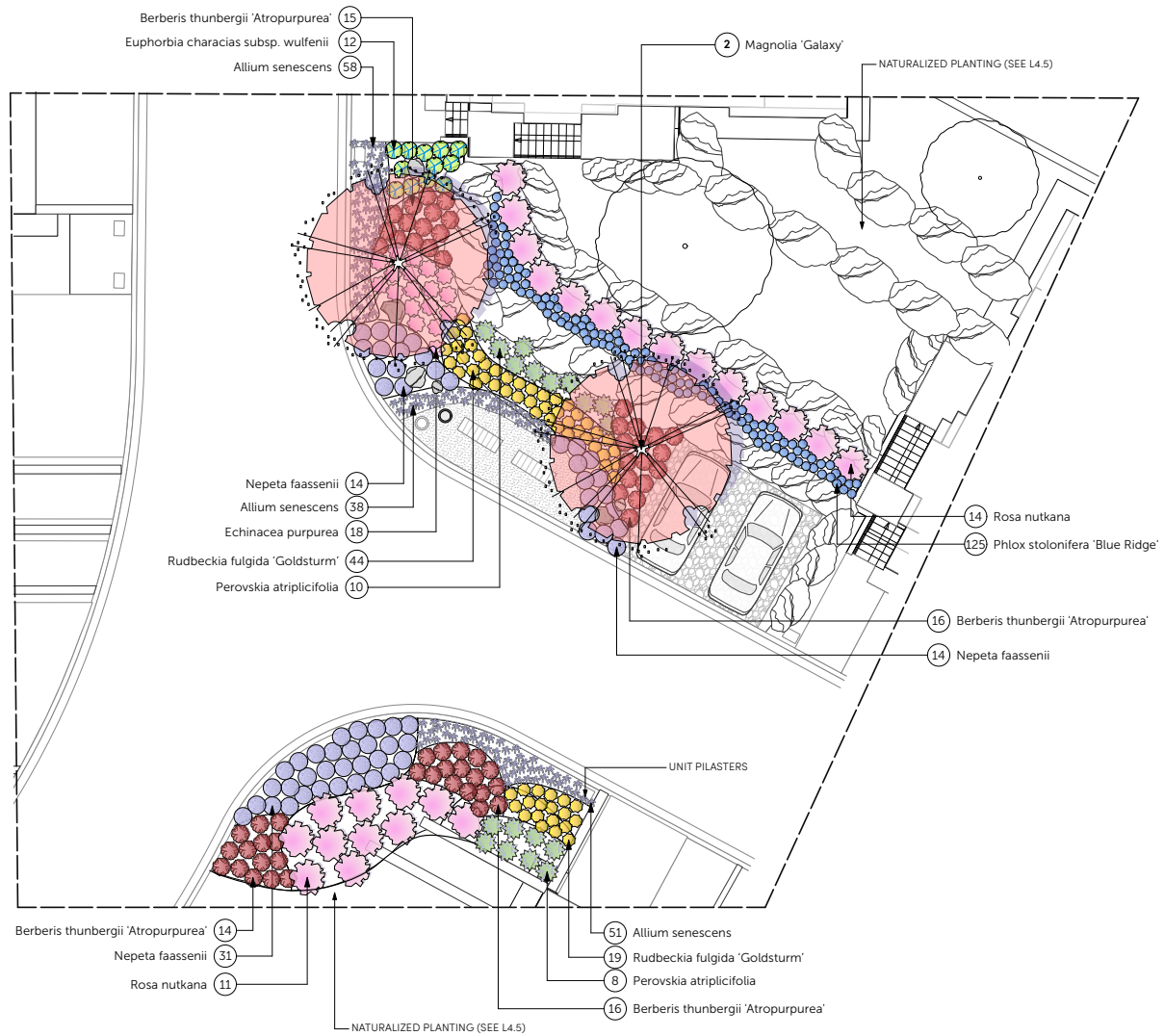
Rev. A revision

DESIGN RATIONALE: INTERNAL GATHERING NODE

The planting for the internal nodes consist of layers of perennials, shrubs and ornamental trees. These spaces provide year round colour and texture for places for gathering and sitting.



KEY PLAN



1

DETAIL PLAN: INTERNAL ROAD FEATURE NODE PLANTING CONCEPT
Scale: 1:75



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Drawn By

Checked By

Drawn By

Checked

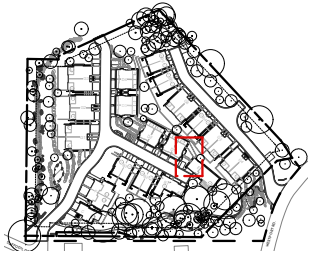
DETAIL PLAN: INTERNAL ROAD FEATURE NODE PLANTING CONCEPT

L4.2

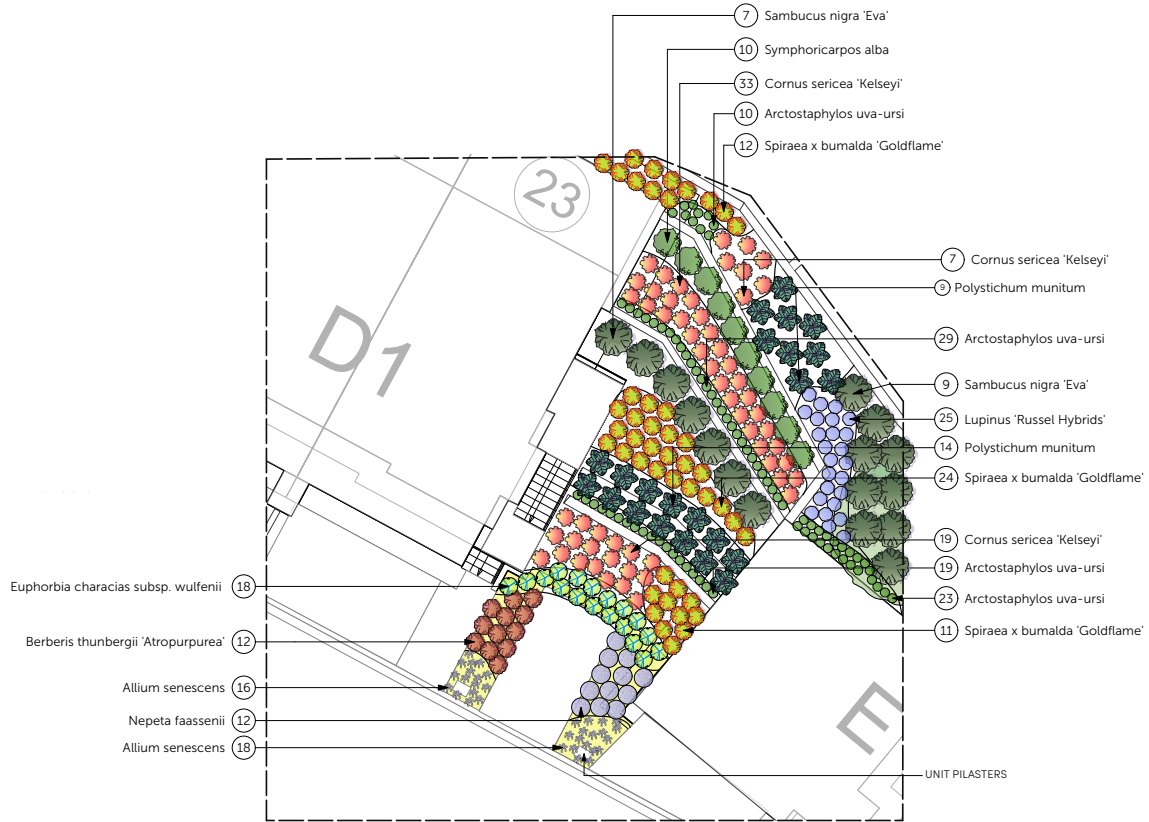
Rev. A revision

DESIGN RATIONALE: TERRACED WALL BETWEEN D AND E UNITS (WIDER GAP)

Within the terracing walls between the townhouses, are layers of naturalized shrubs and perennials. These layers of planting assist in screening the walls and create an organic flow of vegetation terracing along the townhomes.



KEY PLAN



1

DETAIL PLAN: TERRACED WALL TOWNHOUSE PLANTING CONCEPT
Scale: 1:75



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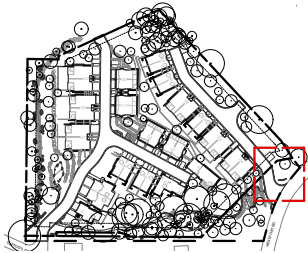
DETAIL PLAN: TERRACED
WALL TOWNHOUSE
PLANTING CONCEPT

L4.3

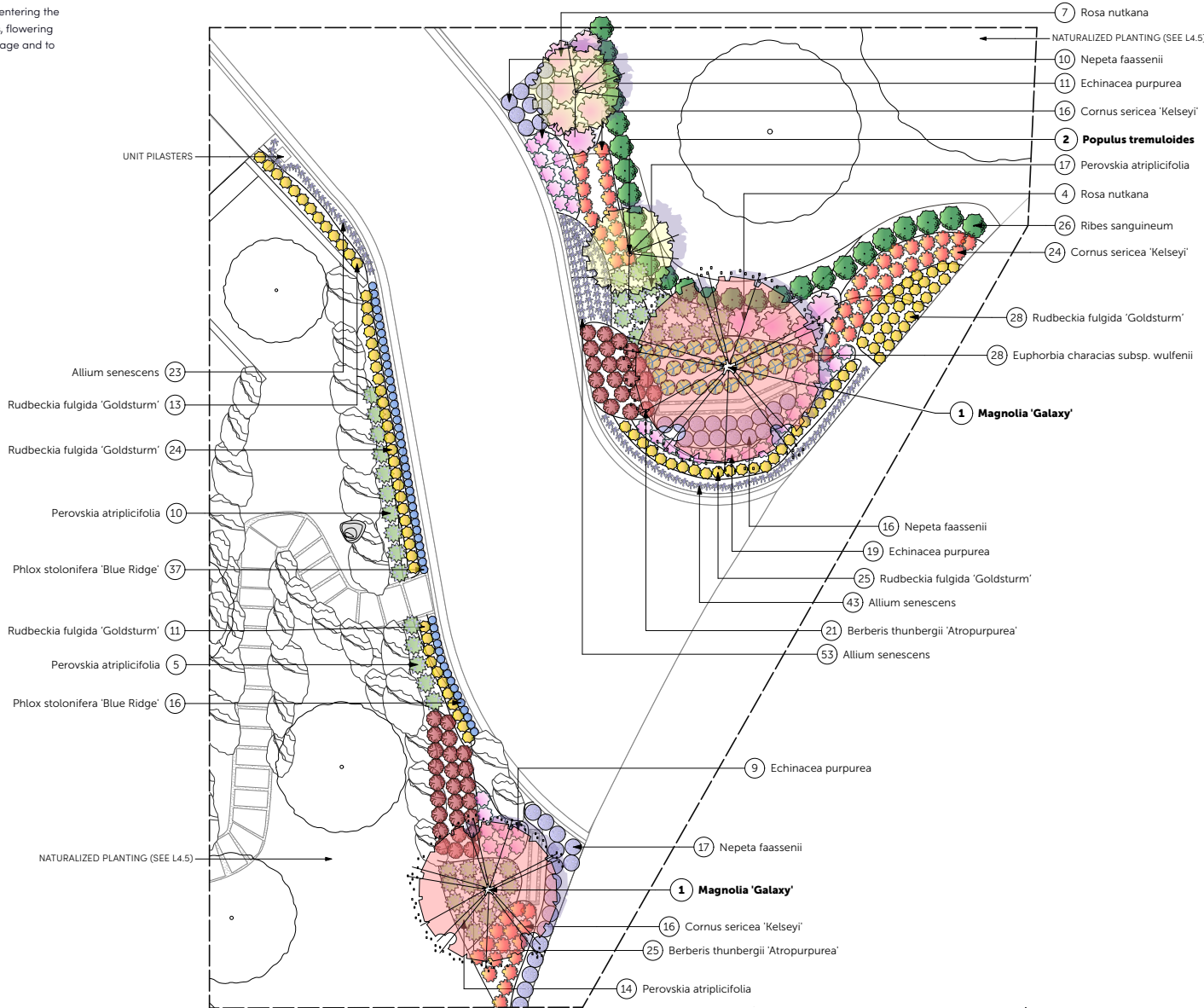
Rev. A revision

DESIGN RATIONALE: WESTPORT ENTRY

Similar to the Daffodil Entry, the Westport Entry planting has been designed to create a welcoming and organic feel when entering the site. The planting consists of layers of perennials, grasses, flowering shrubs, and ornamental trees to accentuate the site signage and to provide year-round colour and texture.



KEY PLAN



1 **DETAIL PLAN: WESTPORT RD. ENTRY PLANTING CONCEPT**
Scale: 1:75



- 7 Rosa nutkana
- NATURALIZED PLANTING (SEE L4.5)
- 10 Nepeta faassenii
- 11 Echinacea purpurea
- 16 Cornus sericea 'Kelseyi'
- 2 Populus tremuloides
- 17 Perovskia atriplicifolia
- 4 Rosa nutkana
- 26 Ribes sanguineum
- 24 Cornus sericea 'Kelseyi'
- 28 Rudbeckia fulgida 'Goldsturm'
- 28 Euphorbia characias subsp. wulfenii
- 1 Magnolia 'Galaxy'
- 16 Nepeta faassenii
- 19 Echinacea purpurea
- 25 Rudbeckia fulgida 'Goldsturm'
- 43 Allium senescens
- 21 Berberis thunbergii 'Atropurpurea'
- 53 Allium senescens
- 9 Echinacea purpurea
- 17 Nepeta faassenii
- 1 Magnolia 'Galaxy'
- 16 Cornus sericea 'Kelseyi'
- 25 Berberis thunbergii 'Atropurpurea'
- 14 Perovskia atriplicifolia

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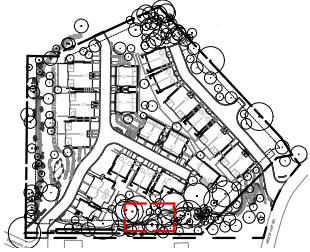
DETAIL PLAN: WESTPORT RD. ENTRY PLANTING CONCEPT

L4.4
Rev. A revision

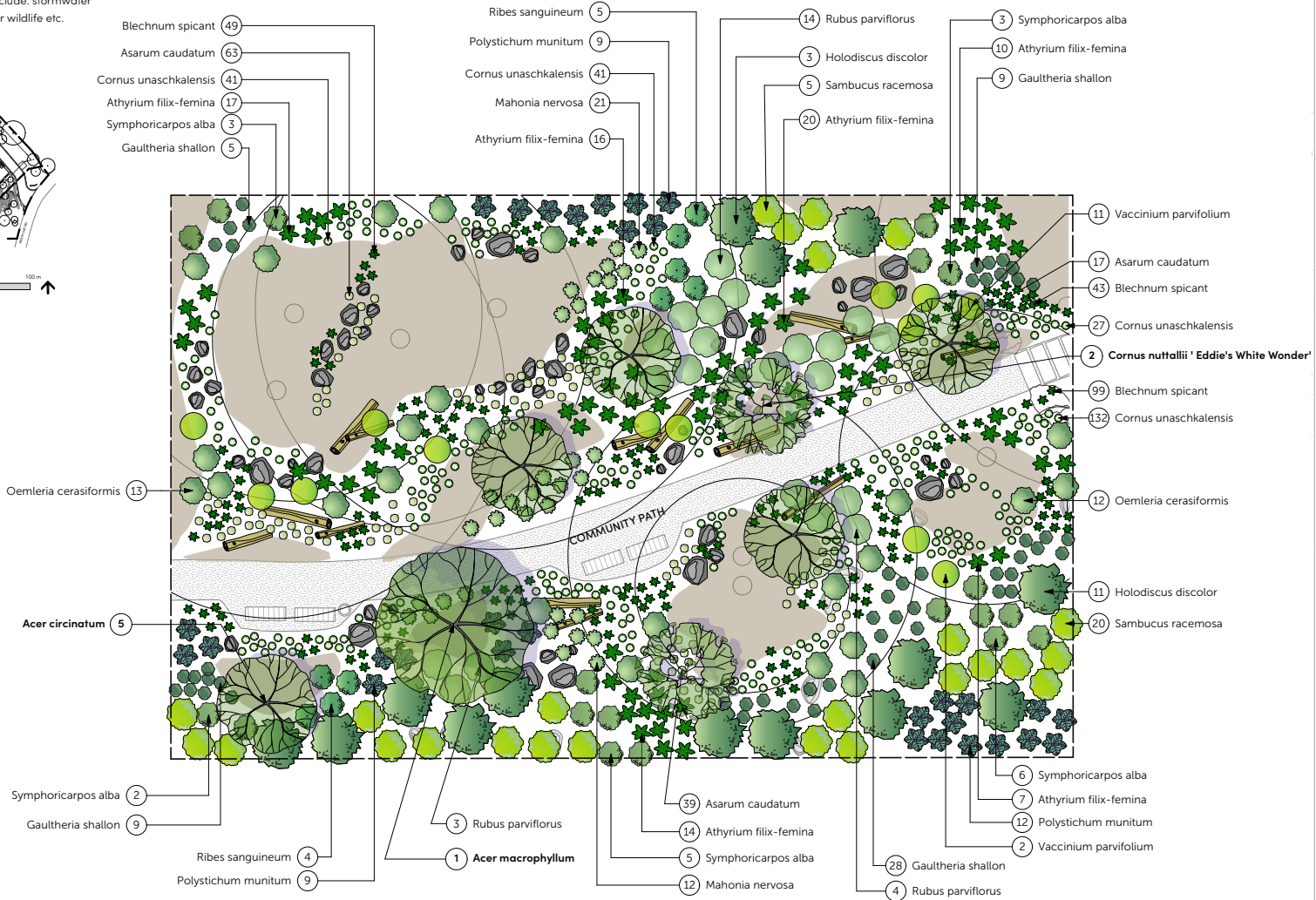
DESIGN RATIONALE: TYPICAL NATURALIZED AREAS

The typical naturalized areas consist of a variety of native trees, hardy shrubs and groundcover to mimic the west coast rain forest. Species are clumped together and feathered out to give a naturalized effect and areas within the trees' root zones are left undisturbed or with occasional minor ground cover scattered in. Some other considerations in these areas include: stormwater retention / fire resistant / berry producing for wildlife etc.

 BARK MULCH - 4"-6" DEPTH (ADJUSTED ON-SITE AS REQUIRED)



KEY PLAN



1 DETAIL PLAN: TYPICAL NATURALIZED PLANTING CONCEPT
Scale: 1:75



Project Stamp

Issue

No.	Description	Date
D	ISSUED FOR REVIEW	25-07-23
E	ISSUED FOR DP	25-07-23
F	ISSUED FOR DP RESUBMISSION	23-10-24
G	ISSUED FOR DP RESUBMISSION	23-04-06

Project Info

21056
Aquila West Vancouver
Schematic
West Vancouver
City

Project Team

Client
Sterling Pacific
Architect
Formwerks

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked By _____

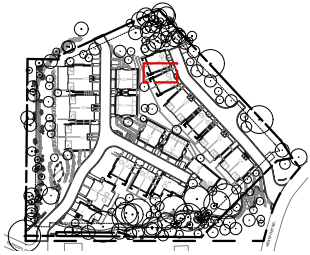
DETAIL PLAN: TYPICAL NATURALIZED PLANTING CONCEPT

L4.5

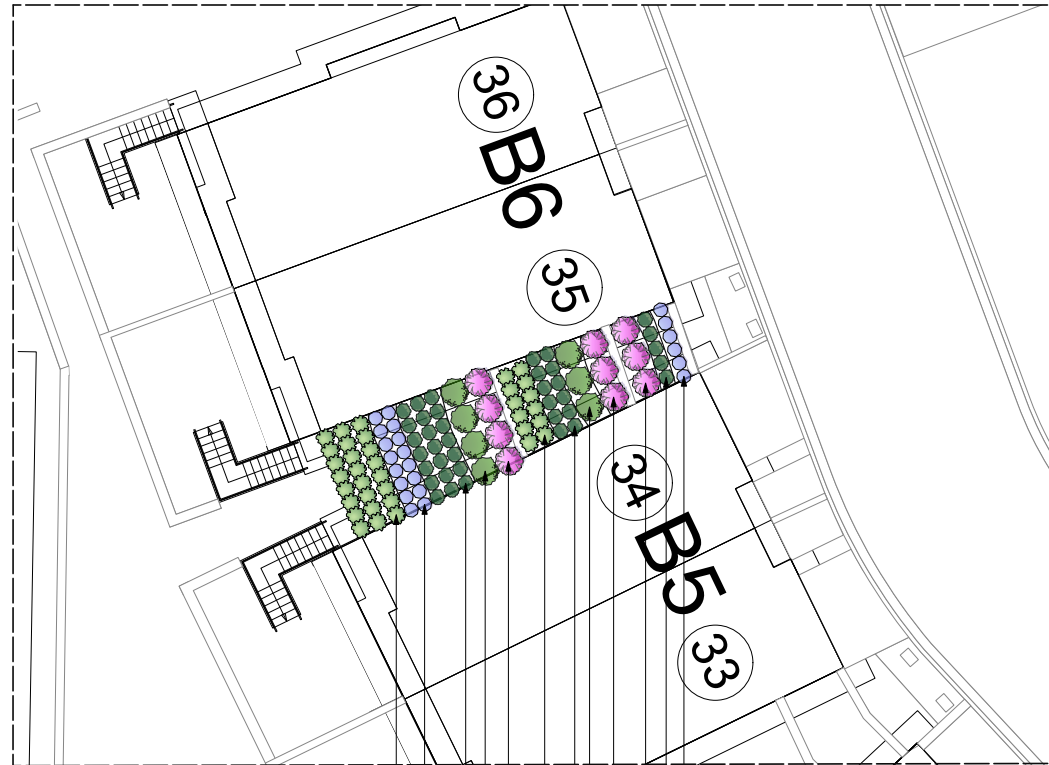
Rev. A revision

DESIGN RATIONALE: TERRACED PLANTING BETWEEN B UNITS (NARROW GAP)

Fire-resistant and native species are layered upon terraces to soften tight spaces between units. Evergreen rhodos, salal and mahonia ground the simple planting with year-long greenery while lupines and snowberry provide seasonal interest.



KEY PLAN



- 6 Lupinus 'Russel Hybrids'
- 5 Gaultheria shallon
- 3 Rhododendron Macrophyllum
- 3 Rhododendron Macrophyllum
- 3 Symphoricarpos alba
- 12 Gaultheria shallon
- 12 Mahonia nervosa
- 24 Mahonia nervosa
- 16 Lupinus 'Russel Hybrids'
- 21 Gaultheria shallon
- 4 Symphoricarpos alba
- 4 Rhododendron Macrophyllum

1 **DETAIL PLAN: LAYERED NATIVE PLANTS**
Scale: 1:75



Project Stamp

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Landscape Architect
LOCI Landscape Architecture + Urban Design

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DETAIL PLAN: LAYERED PLANTS

L4.6

Rev. A revision

PRELIMINARY PLANT SCHEDULE

Symbol	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:					
	<i>Acer circinatum</i>	Vine Maple	6cm cal.	As Shown	B6B
	<i>Acer macrophyllum</i>	Big Leaf Maple	8cm cal.	As Shown	B6B
	<i>Cornus nuttallii</i> 'Eddie's White Wonder'	Eddie's Pacific Dogwood	6cm cal.	As Shown	B6B
	<i>Magnolia</i> 'Galaxy'	Galaxy Magnolia	7cm cal.	As Shown	B6B
	<i>Populus tremuloides</i>	Trembling Aspen	6cm cal.	As Shown	B6B
SHRUBS:					
	<i>Berberis thunbergii</i> 'Atropurpurea'	Japanese Barberry	#2 Pot	0.61m o.c.	
	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#2 Pot	0.61m o.c.	
	<i>Gaultheria shallon</i>	Salal	#1 Pot	0.5m o.c.	
	<i>Holodiscus discolor</i>	Ocean Spray	#5 Pot	2m o.c.	
	<i>Mahonia nervosa</i>	Creeping Oregon Grape	#2 Pot	0.45m o.c.	
	<i>Oemleria cerasiformis</i>	Oso berry	#5 Pot	1.5m o.c.	
	<i>Ribes sanguineum</i>	Red Flowering Currant	#5 Pot	0.91m o.c.	
	<i>Rosa nutkana</i>	Nootka Rose	#5 Pot	1.22m o.c.	
	<i>Rubus parviflorus</i>	Thimbleberry	#2 Pot	1.2m o.c.	
	<i>Sambucus nigra</i> 'Eva'	Black Lace™ Elderberry	#3 Pot	1.22m o.c.	
	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spirea	#2 Pot	0.61m o.c.	
	<i>Symphoricarpos alba</i>	Snowberry	#3 Pot	0.91m o.c.	
	<i>Vaccinium parvifolium</i>	Red Huckleberry	#5 Pot	1m o.c.	
PERENNIALS, GRASSES, GROUND COVER:					
	<i>Alchemilla mollis</i>	Lady's Mantle	#2 pot	0.4m o.c.	
	<i>Allium senescens</i>	German Garlic	#1 Pot	0.3m o.c.	
	<i>Arctostaphylos uva-ursi</i>	Bearberry, Kinnikinnick	#1 Pot	0.3m o.c.	
	<i>Asarum caudatum</i>	Western Wild Ginger	10cm Pot	0.3m o.c.	
	<i>Athyrium filix-femina</i>	Lady Fern	#1 Pot	0.75m o.c.	
	<i>Blechnum spicant</i>	Deer Fern	#1 Pot	0.4m o.c.	
	<i>Cornus unaschkalensis</i>	Western Bunchberry	10cm Pot	0.3m o.c.	
	<i>Echinacea purpurea</i>	Purple Coneflower	#1 Pot	0.61m o.c.	
	<i>Euphorbia characias</i> subsp. wulfenii	Spurge	#1 Pot	0.61m o.c.	
	<i>Lupinus 'Russel Hybrids'</i>	Dwarf Lupine	#1 Pot	0.46m o.c.	
	<i>Nepeta faassenii</i>	'Cat's Meow' Catmint	#1 Pot	0.61m o.c.	
	<i>Perovskia atriplicifolia</i>	Russian Sage	#2 Pot	0.76m o.c.	
	<i>Phlox stolonifera</i> 'Blue Ridge'	Creeping Phlox	#1 Pot	0.3m o.c.	
	<i>Polystichum munifolium</i>	Western sword fern	#3 Pot	0.91m o.c.	
	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	#2 Pot	0.46m o.c.	

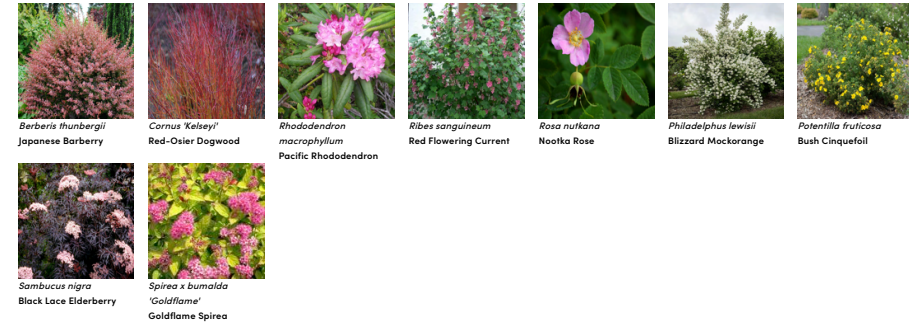
- NOTES:**
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCINA NURSERY STANDARD.
 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
 6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

OVERALL PLANT IMAGES:

TREES:



SHRUBS:



PERENNIALS, GRASSES, GROUND COVER:



NATURALIZED FOREST PLANTING:



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F	ISSUED FOR DP RESUBMISSION	22-05-24	
G	ISSUED FOR DP RESUBMISSION	23-04-06	

Project Info

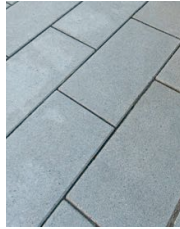
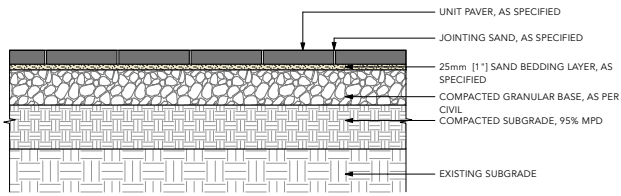
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Schematic
West Vancouver
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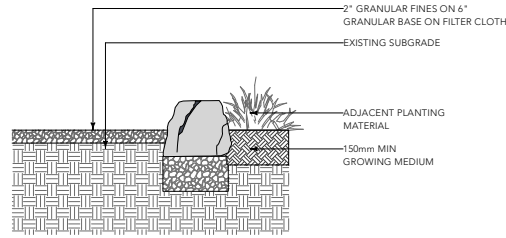
Client	Shelving Pacific
Architect	Formwerks
Landscape Architect	LOCI Landscape Architecture + Urban Design
Drawn By	Checked By
Drawn By	Checked

PLANT LIST + IMAGES

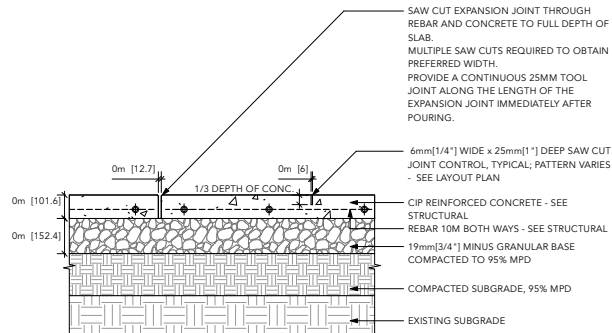
L5.0
Rev. A revision



NOTES:
1. FINAL PRODUCT, COLOUR, AND PATTERN TBD BY OWNER.
PAVING TYPE 1 - PRECAST CONC UNIT PAVERS AT GRADE, TYP.
Scale: 1:10

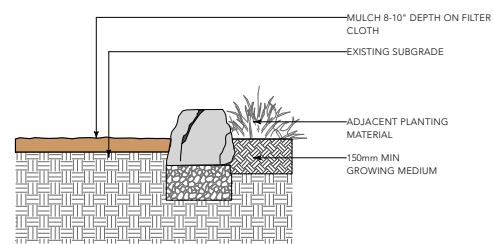


PAVING TYPE 4 - GRAVEL SURFACING, TYP.
Scale: 1:10

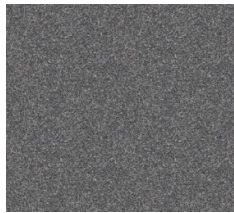
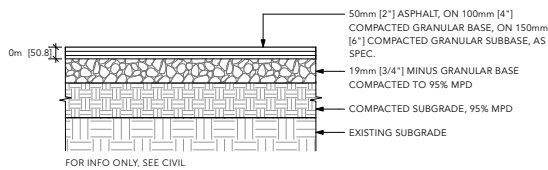


NOTES:
1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS @ 096mm [20"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [50"] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

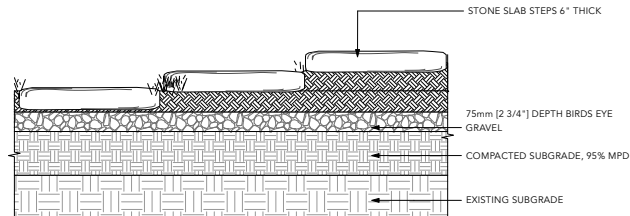
PAVING TYPE 2 - CIP CONC PAVING AT GRADE, TYP.
Scale: 1:10



PAVING TYPE 5 - MULCH PATHWAY, TYP.
Scale: 1:10



PAVING TYPE 3 - ASPHALT PAVING AT GRADE, TYP.
Scale: 1:10



STONE SLAB STEPS, TYP.
Scale: 1:10



Project Stamp

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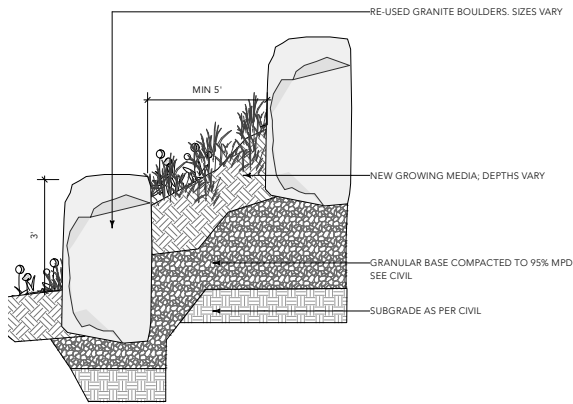
Client
Sterling Pacific
Architect
Formwerks
Landscape Architect
LOCI Landscape Architecture + Urban Design

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Drawn By | Checked

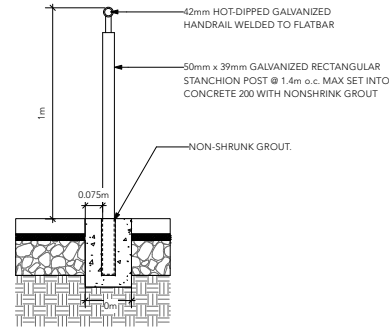
HARDSCAPE DETAILS

L6.0

Rev. A revision

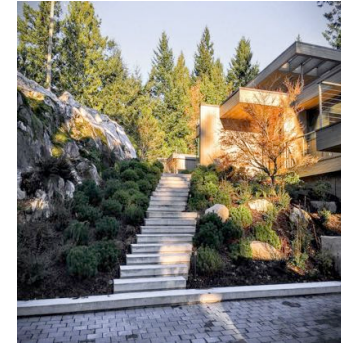
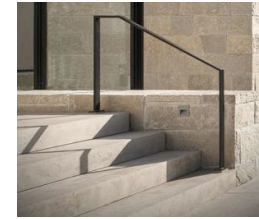


1 WALL TYPE 1 - RE-USED BOULDERS, TYP.
Scale: 1/10



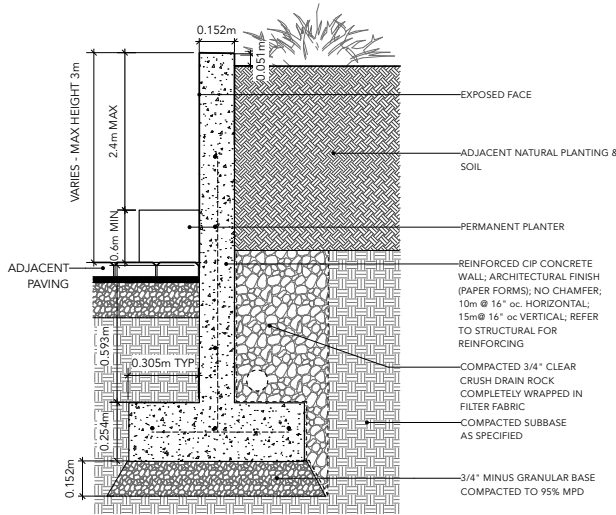
- NOTES:**
1. ALL STEEL TO BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE SPECIFIED.
 2. SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR.
 3. RECTANGULAR POST TO BE EMBEDDED IN CONCRETE FOOTING MIN 6" (150mm), OR EMBEDDED INTO CONCRETE STAIRS.
 4. ALL METAL GALVANIZED STEEL WASH PRIOR TO POWDERCOAT FINISH. BLACK COLOUR POWDERCOAT FINISH TO BE FACTORY APPLIED. GRIND ALL FIELD WELDS. APPLY TWO COATES GALVALUME PRIMER AND PAINT TO MATCH POWDERCOAT FINISH.

3 HANDRAIL, TYP.
Scale: 1/10

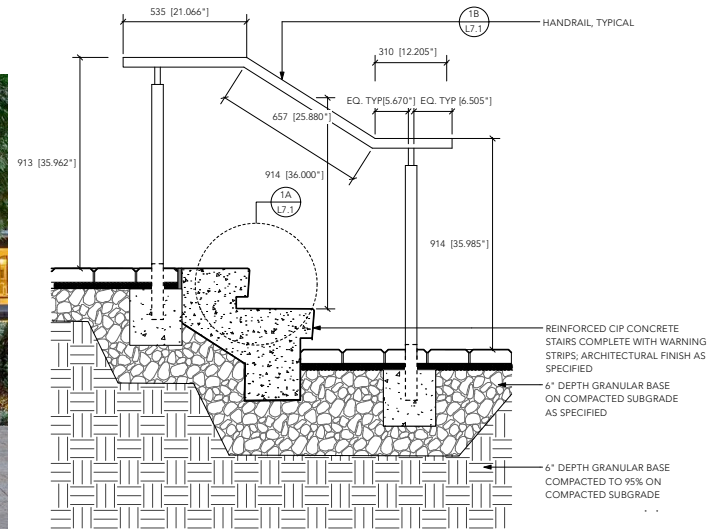


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2 WALL TYPE 2 - CIP CONCRETE PLANTER WALL ON GRADE, TYP.
Scale: 1/10



- NOTES:**
1. CONCRETE FINISH TO ARCHITECTURAL STANDARDS AND SPECIFICATIONS
 2. FOR NUMBER OF RISERS SEE LAYOUT DRAWINGS / SECTIONS
 3. PROPOSED HANDRAIL PER ARCHITECTURAL. PROVIDE SHOP DWG. FOR HANDRAIL PRIOR TO FABRICATION
 4. REINFORCEMENT AND FOOTINGS AS PER STRUCTURAL.
 5. LAYOUT AND GRADING PER PLANS.

4 CIP CONC STAIRS WITH HANDRAIL, TYP.
Scale: 1/10

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G	ISSUED FOR DP RESUBMISSION	23-04-06

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Client

Stirling Pacific

Architect

Formwerks

Landscape Architect

LOCI Landscape Architecture + Urban Design

Drawn By

Checked By

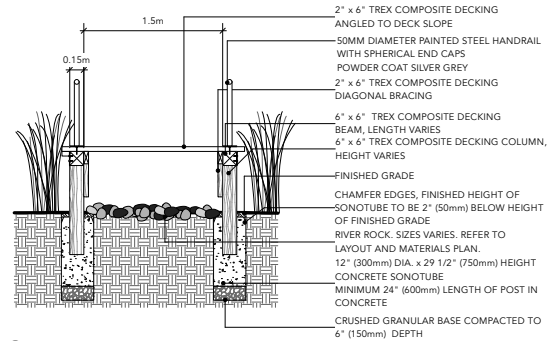
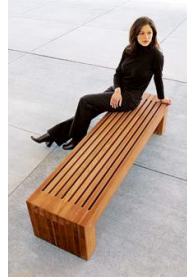
HARDSCAPE DETAILS

L6.1

Rev. A revision



1 BENCH
Scale: NTS
LANDSCAPE FORMS: PALISADE BENCH



2 WETLAND VIEWING DECK, TYP.
Scale: 1/2"



3 UNIT STONE PILASTERS, TYP.
Scale: NTS



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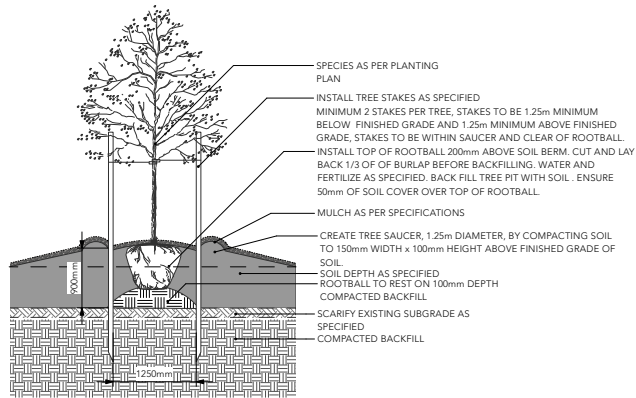
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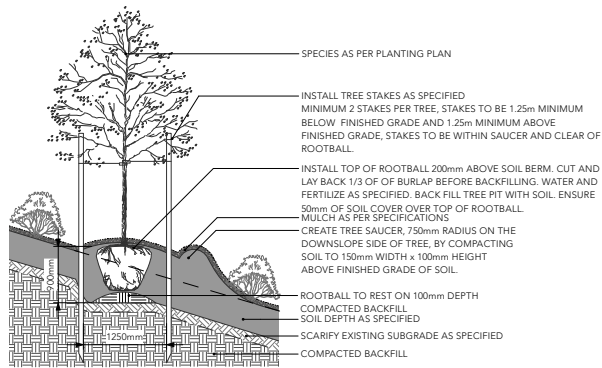
FURNISHING DETAILS

L6.2

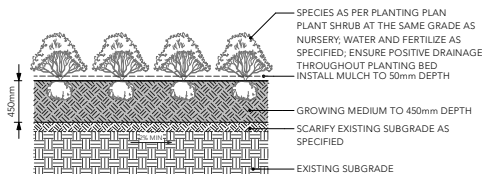
Rev. A revision



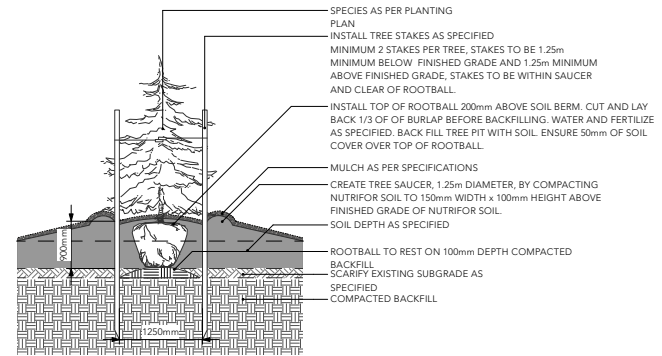
1 DECIDUOUS TREE ON GRADE TYP.
Scale: 1:25



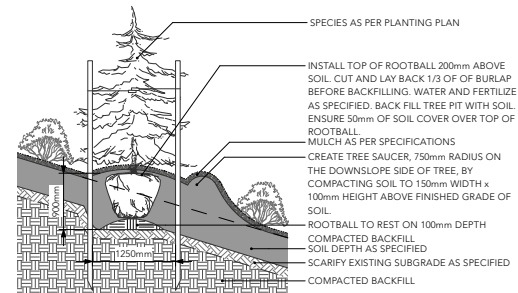
2 DECIDUOUS TREE ON SLOPE TYP.
Scale: 1:25



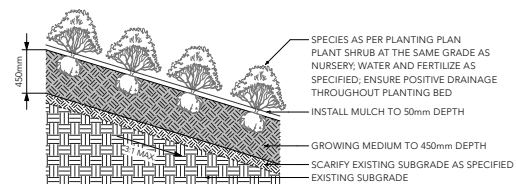
3 SHRUB PLANTING ON GRADE TYP.
Scale: 1:25



4 CONIFEROUS TREE ON GRADE TYP.
Scale: 1:25



5 CONIFEROUS TREE ON SLOPE TYP.
Scale: 1:25



6 SHRUB PLANTING ON SLOPE TYP.
Scale: 1:25

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Drawn By
Drawn By

Checked By
Checked

SOFTSCAPE DETAILS

L6.3

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