

LANDSCAPE RATIONALE

OVERVIEW

The overall design intent is to integrate this project into both its immediate natural environment and the evolving context of Lions Gate Village in adjacent North Vancouver. The powerful influences of the natural and man-made environments are explored and responded to in an integrated manner through the use of connections, character themes, and materials. The primary site influence is the Capilano River and its geomorphology with secondary influences of the iconic Cleveland Dam first nations imagery, and the adjacent industrial lands. The overall ground plane programming responds to the street presence, arrival sequence, common amenity zones at ground level, and adjacent public realm amenities. The design responds to the project's proximity to adjacent uses (Klahanie Park Family Housing, Marine Drive, and the Lions Gate Village redevelopments to the east), sustainability goals and to specific solar orientations.

Plant material throughout the site has been selected with a focus on native and drought tolerant plantings. Planting areas are also designed to assist in storm water management and the provision of shade in specific areas.

The overall feel of the landscape will be that of shared amenities and gracious open spaces for people of all ages and abilities. The public face of the project will be permeable and inviting.

STREET FRONTAGES

The eastern frontage is along the future roadway shared between North and West Vancouver. The streetscape along the west side of this new road will be coordinated with West Vancouver Parks and will include new sidewalk, bicycle pathway, street trees, and connections to the amenities in Lions Gate Village.

The 10-meter Marine Drive frontage setback area is under the control of Ministry of Transportation and Infrastructure (MOTI). Upgrades to their standards are proposed to provide an engaging urban frontage that is consistent with the District of North Vancouver Lions Gate Village properties to the east as well as providing articulated acoustic separation and visual screening. It is clearly recognized that this frontage is highly visible and requires a strong urban design response.

ARRIVAL PLAZA

Overall patterning of the plaza is intended to provide a unified ground plane that blurs the line between pedestrian and vehicle areas. The design narrative plays on themes derived from the geomorphology of Capilano River in an abstracted pattern. Granite plinths run through the area representing the canyon walls and boulders along the river edge. Paver patterning suggests gravel bars in the river. The plaza will accommodate emergency access, garbage pick-up, visitor drop off and temporary parking. Tree placement and planting areas provide a range of plaza seating opportunities for residents and the public. The arrival plaza provides a direct connection to Lions Gate Village and the bicycle and pedestrian pathway system leading to Klahanie Park, the Capilano River and Park Royal along Marine Drive.

COMMON OPEN SPACE

The tower ground floor is composed of a sequence of public spaces including social gathering spaces, spa rooms and fitness facilities. Adjacent to these facilities a sequence of open spaces and amenities are provided at the south and west sides of the tower for the use of all tower residents. At the sunny southwest corner is an open lawn area that leads to a spine connecting to the water feature. A direct tower connection is provided from the west side of the tower. A garden walkway connects this amenity along the south property line to the children's play area and a central common terrace. The primary access to the southern commons is provided by a walkway from the tower lobby.

At level 25 of the tower, terraces are provided adjacent the two private residences. These garden rooms have been designed to respond to their solar and view orientation and to provide a range of garden characters - contemplative, social, and communal.

OFF SITE WORKS

Upgrades to Klahanie Park and the pathway along Capilano River are proposed as additional public benefit contributions. Appropriate upgrades to Klahanie Park will be discussed with the District of West Vancouver.

SUSTAINABILITY

Sustainability goals will be achieved through use of drought tolerant native and adaptable plantings, significant landscape areas for rainwater capture, and provision for a highly efficient irrigation system.

SENTINEL for Darwin Properties

Civic Address: 303 Marine Drive, West Vancouver BC

Legal Description:

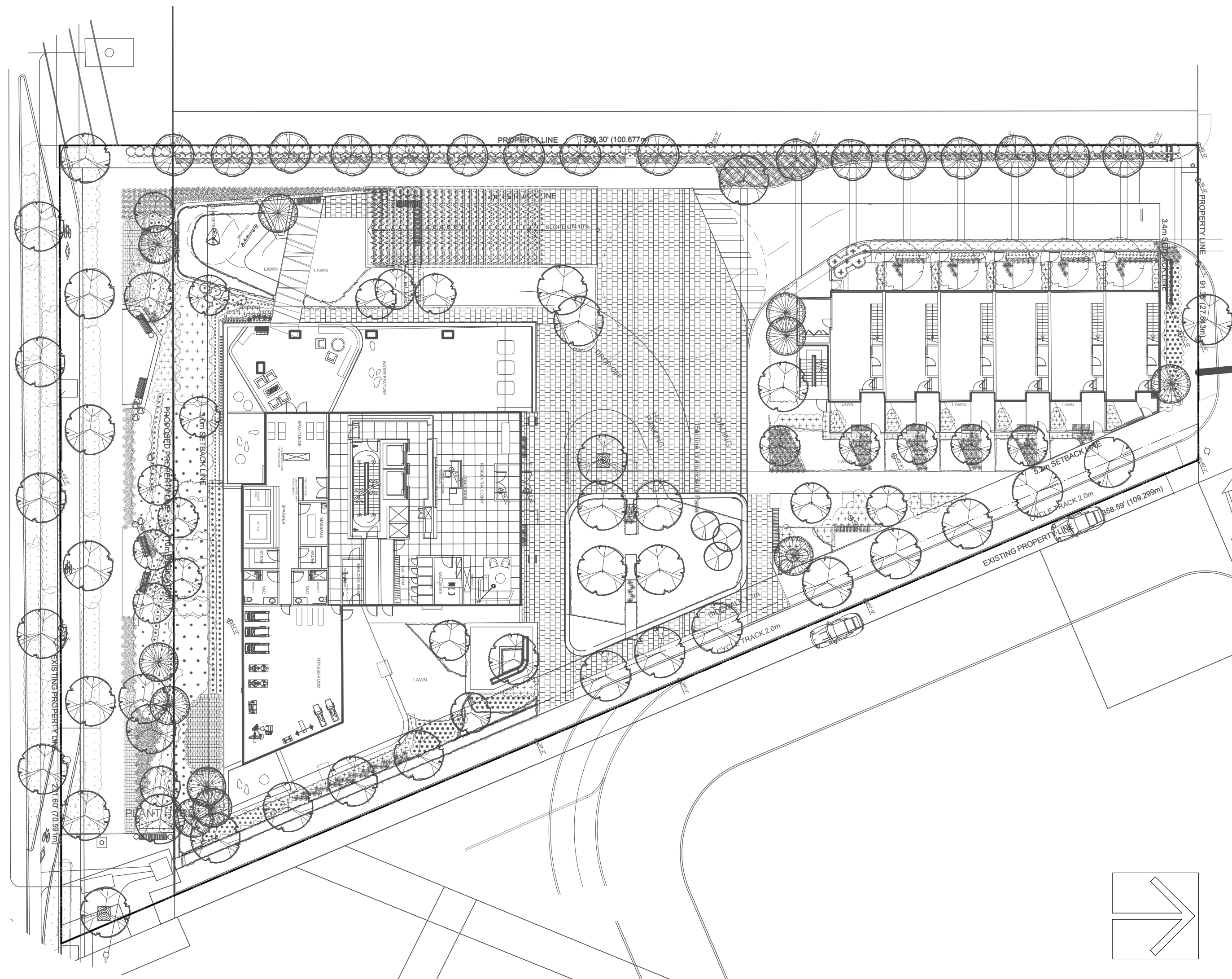
eta landscape architecture

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CONSULTANT TEAM

OWNER: Darwin Properties
ARCHITECT: Chris Dikeakos Architects
LANDSCAPE: eta Landscape Architecture



ISSUED FOR DP: June 4, 2018

DRAWING LIST

L0.1	Landscape Notes and Schedules
L1.0	Site Plan Overview
L2.0	Tree Management
L3.0	Public Realm
L4.0	Site Plan- Ground Floor
L4.1	Landscape Materials Plan - Ground
L4.2	Landscape Materials and Planting Plan - Level 3
L4.3	Landscape Materials and Planting Plan - Roof
L5.0	Landscape Planting Plan - Ground Floor
L6.0	Landscape Lighting Plan
L7.0	Landscape irrigated Areas
L8.1	Landscape Sections
L8.2	Landscape Sections
L9.1	Landscape Details
L9.2	Landscape Details

**ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.**

**ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.**

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (IL IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-

- *COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
- *ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
- *SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
- *SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
- *CLAY (SMALLER THAN 0.002mm): 0-20%
- *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION

EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

PLANT COUNTS

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
1	CUSTOM TIMBER BENCH			custom		natural	6
2	BENCH -CONCRETE/WOOD			custom	concrete/wood	natural	5
3	BIKE RACK		Summit	Forms and Surfaces		stainless	4
4	BIKE REPAIR UNIT			Dero			1
5	LITTER CONTAINER				as per Lions gate Guidelines		2
6	CUT GRANITE BLOCKS	varies					tbid
7	PLAY STRUCTURE		ELE400008	Kompan			1
8	TREE GRATE		Coho	Urban Accessories			
9	ARBOUR			custom			1

MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
10	PAVER A - Vehicular	300x300x108mm	VS5	Expocrete			
11	PAVER B - Pedestrian		Moduline	Expocrete			
12	PAVER C - Patios						
13	PAVER D - Plaza	150x300x108mm	VS5	Expocrete			
14	DECKING				IPE	natural	
15	RESILIENT PLAY SURFACE						
16	GREEN ROOF			Zinco	Extensive, bands		
17	PAVER E - Roof Patios	450 x 450mm	Running bond	Abbotsford Concrete			

LIGHTING							
ID	DESCRIPTION	TYPE	MODEL	MANUFACTURER	COMMENT		
	BOLLARD LIGHT	LED	LOOK	SISTEMALUX			
	UNDERWATER LIGHT	LED	LEDIA LF	HES			
	PATH LIGHT	LED	MINI LOOK	SISTEMALUX			
	IN GROUND LIGHT	LED	NANOLED SQUARE	SISTEMALUX			
	STEP/WALL LIGHT	LED	SKIL MINI SQUARE	SISTEMALUX			
	UPLIGHT	LED	I PRO	I GUZZINI			
	POLE LIGHT	LED					

PLANT LIST-OFFSITE						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Aps	2	Acer palmatum 'Seiryu'	Japanese Maple	as shown	5cm cal. B&B	full/bushy plants
Bn	4	Betulus nigra	river birch	as shown	3- 4m specimen/ B&B	low branching/ vary heights
Bnh	9	Betulus nigra 'Heritage'	river birch	as shown	3m/ B&B	multi-branching/ vary heights
Lp	7	Lonicera pileata	box leaf honeysuckle	as shown	#2 cont.	full/ bushy plants
Pio	3	Picea omorika	Serbian Spruce	as shown	3.5m ht/B&B	full/ bushy plants
	0			as shown		
SHRUBS						
Bs	105	Blechnum spicant	deer fern	0.305' #2 cont.		full bushy plants
Feg	26	Festuca glauca	blue fescue	0.833' #1 cont.		full/ bushy plants
Is	105	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	0.457' #2 cont.		staked
Jue	105	Juncus effusus	common rush	0.457' #1 cont.		3m c.c.
Lm	248	Liriodie muscari 'Majestic'	Majestic Lilyturf	0.457' #2 cont.		staked
Lp	16	Lonicera pileata	box leaf honeysuckle	1.219' #2 cont.		full/ bushy plants
Mis	28	Miscanthus sinensis 'Morning Light'	morning light maiden grass	0.61' #3 cont.		full/ bushy plants
Mn	67	Mahonia nervosa	lonsleaf mahonia	0.457' #1 cont.		full/ bushy plants
Mr	369	Mahonia repens	Creeping Oregon grape	0.61' #3 cont.		full/ bushy plants
Pah	9	Pennisetum alopecuroides 'Hamel'	dwarf fountain Grass	0.457' #1 cont.-heavy		full/ bushy plants
Pio	5	Prunus laurocerasus 'Otto Luyken'	'Otto Luyken' English laurel	0.762' #5 cont.		full/ bushy plants
Pm	12	Polystichum munium	Sword Fern	0.61' #3 cont.		full bushy plants
RHg	232	Rubeckia 'Goldstrum'	Golden Coneflower	0.305' #2 cont.		full/ bushy plants
RHG	26	Rubeckia 'Goldstrum'	Golden Coneflower	1' #2 cont.		full/ bushy plants
Sc	26	Santolina chamaecyparissus	lavendar cotton	2.5' #2 cont.		full/ bushy plants
Sh	37	Sarcococca hookeriana	sweet box	0.457' #2 cont.		Full, bushy plants
Sob	26	Salvia officinalis 'Bergarten'	sage	1.5' #1 cont.		full bushy plants
Sit	26	Stipa tenuissima	Mexican feather grass	1.167' #2 cont.		full/ bushy plants
Vo	290	Vaccinium ovalum	evergreen huckleberry	0.762' #3 cont.		full/ bushy plants
	0			0		
LAWN						
		Non-Netted, grown on sand				

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.



GROUND LEVEL AMENITY WITH CHILDREN'S PLAY UNDER PARTIAL COVER WITH OPEN LAWN AREA FOR UNPROGRAMMED ACTIVITIES



GROUND LEVEL AMENITY ADULT AMENITY SPACE ASSOCIATED WITH SPA



PEDESTRIAN CONNECTION TO MARINE DRIVE ALIGNED FOR FUTURE CONNECTION TO KLAHANIE COURT



SHIELDED PATH LIGHTING PROVIDES VISIBILITY WITHOUT GLARE TO SURROUNDING RESIDENCES AND PROMOTES DARK SKY BENEFITS



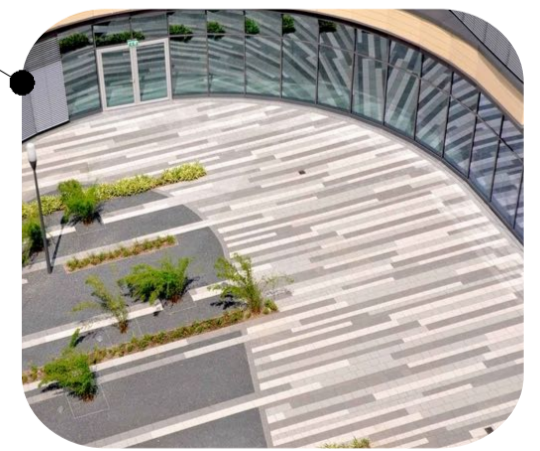
LAYERED PLANTING PROVIDES SCREENING AND SEASONAL INTEREST



ROCK AND WATER FEATURE ELEMENTS REFERENCE NORTH SHORE MOUNTAINS AND CAPILANO RIVER



SECONDARY PLAZA



GROUNDPLANE AT ENTRY IS AN ABSTRACTION OF THE CAPILANO RIVER CHARACTER AND CLEVELAND DAM



PUBLIC REALM TREATMENT ALONG MARINE DRIVE PROVIDES A STREETSCAPE ENVIRONMENT CONSISTENT WITH LIONS GATE TOWN CENTRE AND PROMOTES CYCLIST AND PEDESTRIAN USE



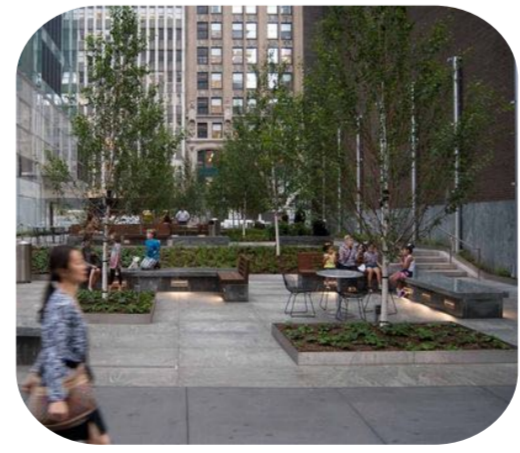
COMMUNITY PLAZA INTEGRATED FOR BIKES AND PEDESTRIANS



WATER FEATURE AT ENTRY REFLECTS THE ARCHITECTURAL SPACE



WATER FEATURE AT ENTRY REFLECTS THE ARCHITECTURAL SPACE



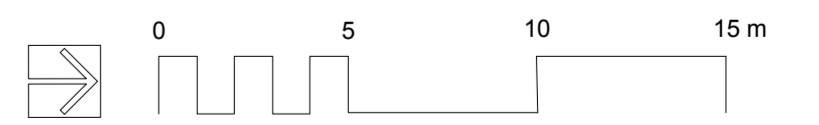
LANDSCAPE TREATMENT AT ENTRY INTERLUDE AT LIONS GATE CRESCENT ROAD

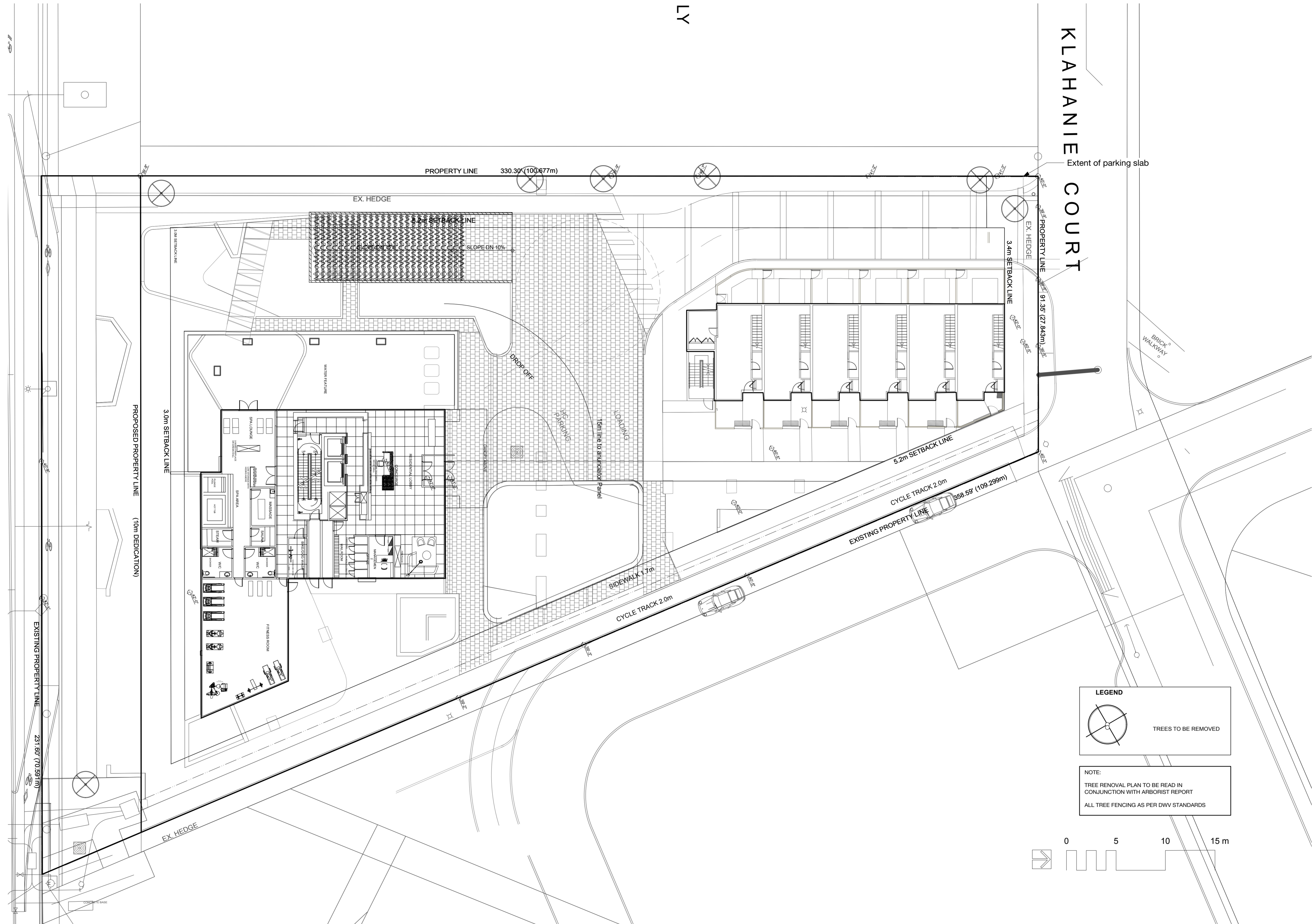


LANDSCAPE TREATMENT AT ENTRY INTERLUDE AT LIONS GATE CRESCENT ROAD



LIGHTING AT ENTRY ANIMATES THE SPACE WITHOUT AMBIENT LIGHT SPILL

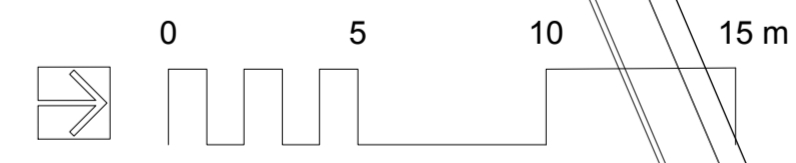




LEGEND

TREES TO BE REMOVED

NOTE:
 TREE REMOVAL PLAN TO BE READ IN CONJUNCTION WITH ARBORIST REPORT
 ALL TREE FENCING AS PER DWV STANDARDS



No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
I	2018.06.04	Issue for DP					
H	2018.04.30	Issue for 50% BP					
G	2018.04.30	Reissued for First Reading					

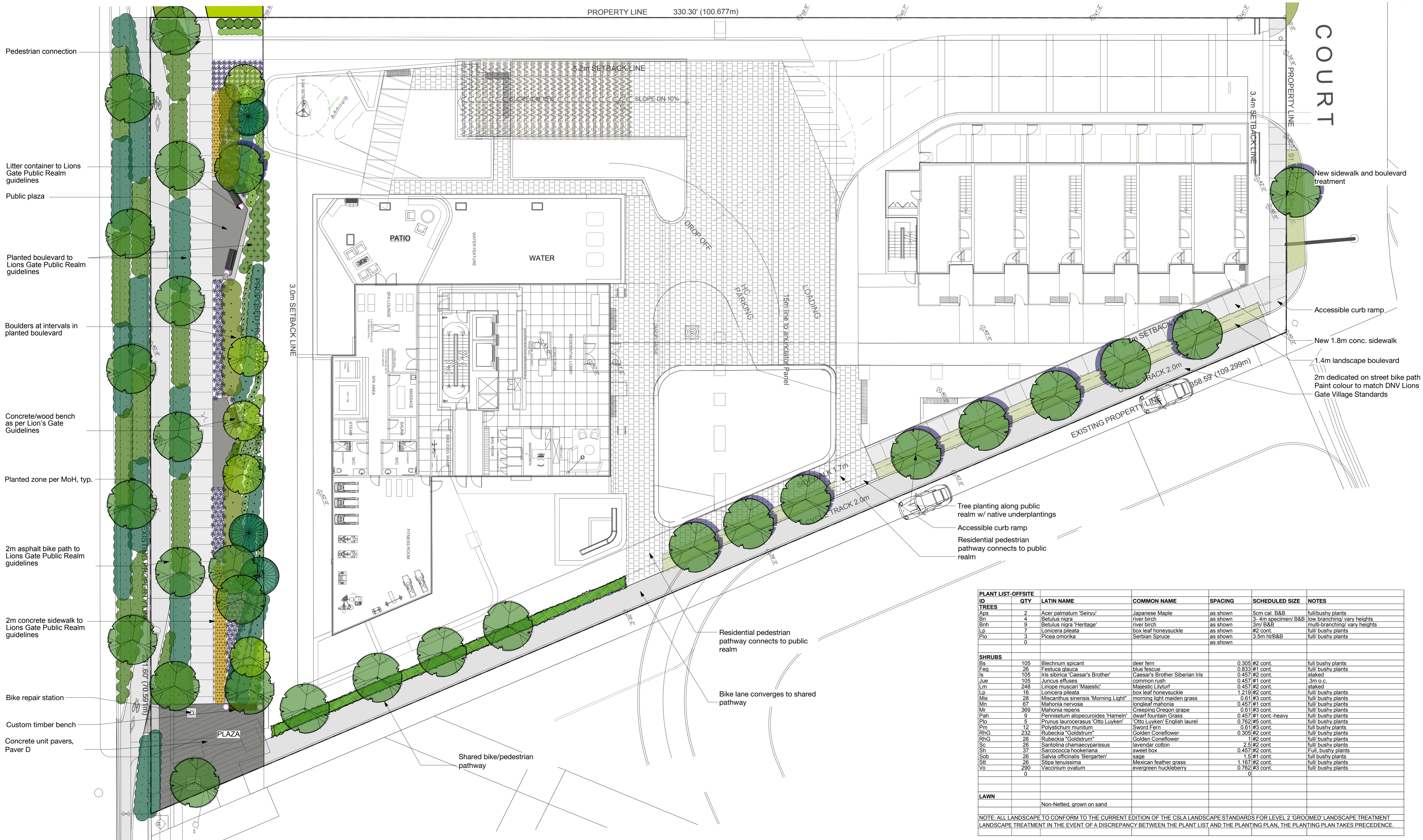
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Project Title
SENTINEL
 303 Marine Dr.
 West Vancouver, BC
Drawing Title
 Tree Management

Professional Stamp

Project Manager
 Project ID: 21429
 Scale: 1:150
NT/TC
 Drawing No.
 Date: 06/03/15
 Mon, 2016 Jun 4
 21429 303 Marine Master Layout DP.vwx



- Pedestrian connection
- Litter container to Lions Gate Public Realm guidelines
- Public plaza
- Planted boulevard to Lions Gate Public Realm guidelines
- Boulders at intervals in planted boulevard
- Concrete/wood bench as per Lion's Gate Guidelines
- Planted zone per MoH, typ.
- 2m asphalt bike path to Lions Gate Public Realm guidelines
- 2m concrete sidewalk to Lions Gate Public Realm guidelines
- Bike repair station
- Custom timber bench
- Concrete unit pavers, Paver D

- COURT
- 3.4m SETBACK LINE
- New sidewalk and boulevard treatment
- Accessible curb ramp
- New 1.8m conc. sidewalk
- 1.4m landscape boulevard
- 2m dedicated on street bike path
- Paint colour to match DNV Lions Gate Village Standards

PLANT LIST-OFFSITE						
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	0			as shown		
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Screening structure over parkade ramp with evergreen vines - refer to architecture

Feature tapering stone wall with window to Marine Drive

Resident spa amenity area

Children's play area w/ natural / imaginative play elements, typ.

Planted boulevard to Lions Gate Public Realm guidelines

Building columns extend into water feature - refer to architecture

Public seating plaza for public art viewing

Water feature with public art in soffit above

Planted zone per MoH, typ.

2m asphalt bike path to Lions Gate Public Realm guidelines

2m concrete sidewalk to Lions Gate Public Realm guidelines

Transition to separated bike lane



Sidewalk connection to Marine Drive
Painted crosswalk
Conc. unit paver auto plaza with conc. bands
Parkade entry with planted arbor overhead

Main project entry drive. Concrete with contrasting bands
Private back yards
Project signage

Townhome roofs - patterned River Rock ballast

New conc. sidewalk

Street entry to townhomes

Feature light pole with granite base
Pedestrian sidewalk 1.7m
Landscape boulevard 1.5m
Dedicated bike path 2m
Street trees
Public seating area
Extent of parkade below

Contrasting paver area to represent island in Capilano River
Feature planting area with sitting wall

Feature light on granite base
Timber seating platform
Project signage with water feature
Bike lane converges to shared pathway, seating opportunity

Active amenity area
Vegetated screening for amenity area to pathway
Shared bike/pedestrian pathway. DNV to mirror configuration

Concrete paver Community Plaza with bicycle repair station

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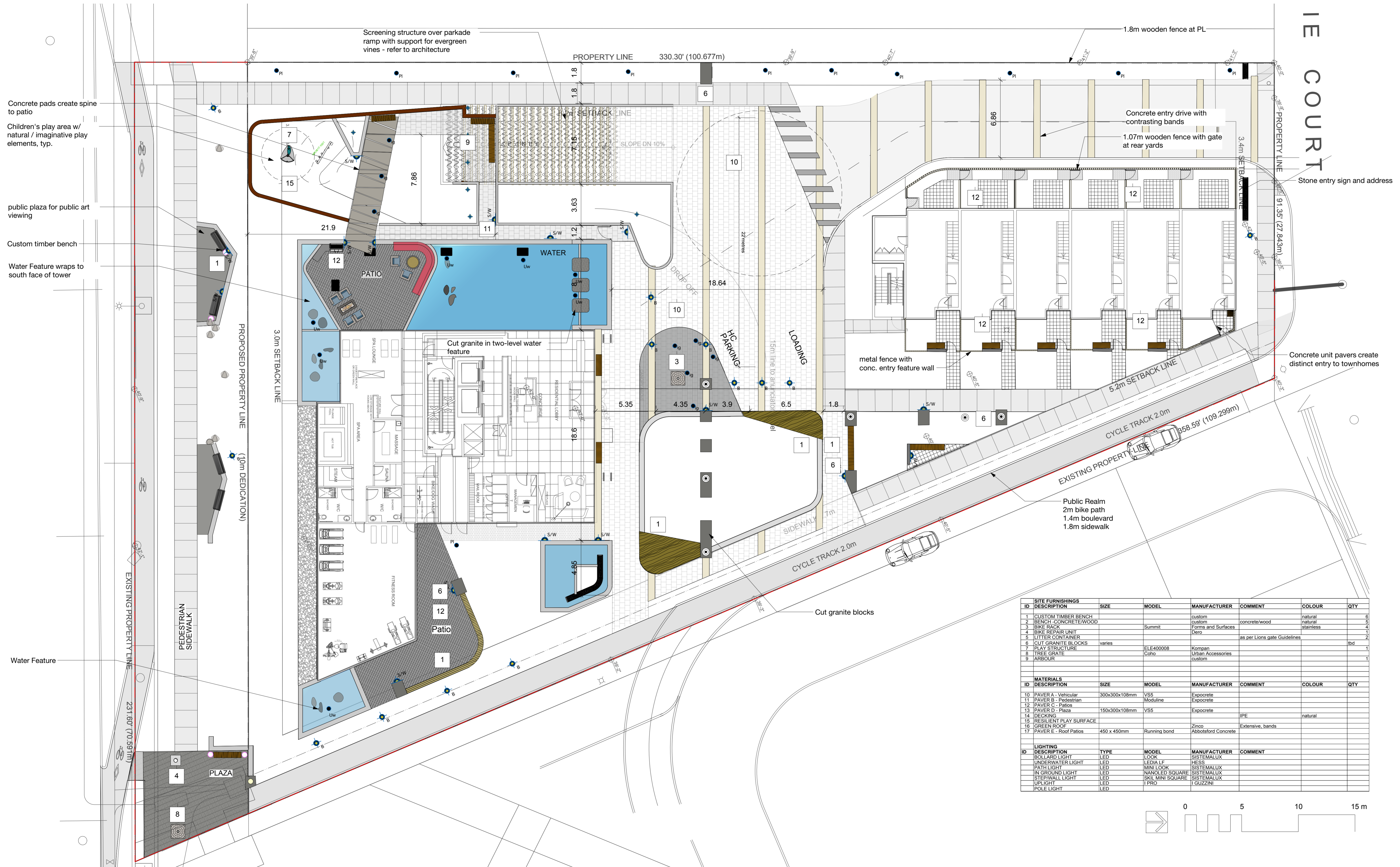
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Project Title: **SENTINEL**
303 Marine Dr.
West Vancouver, BC
Drawing Title: **Site Plan - Ground Level**

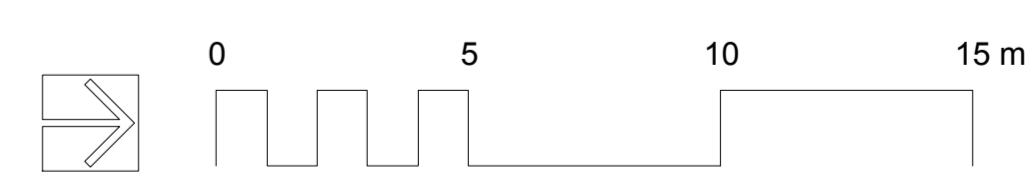
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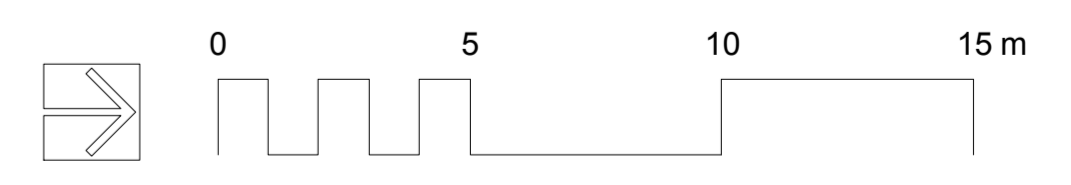
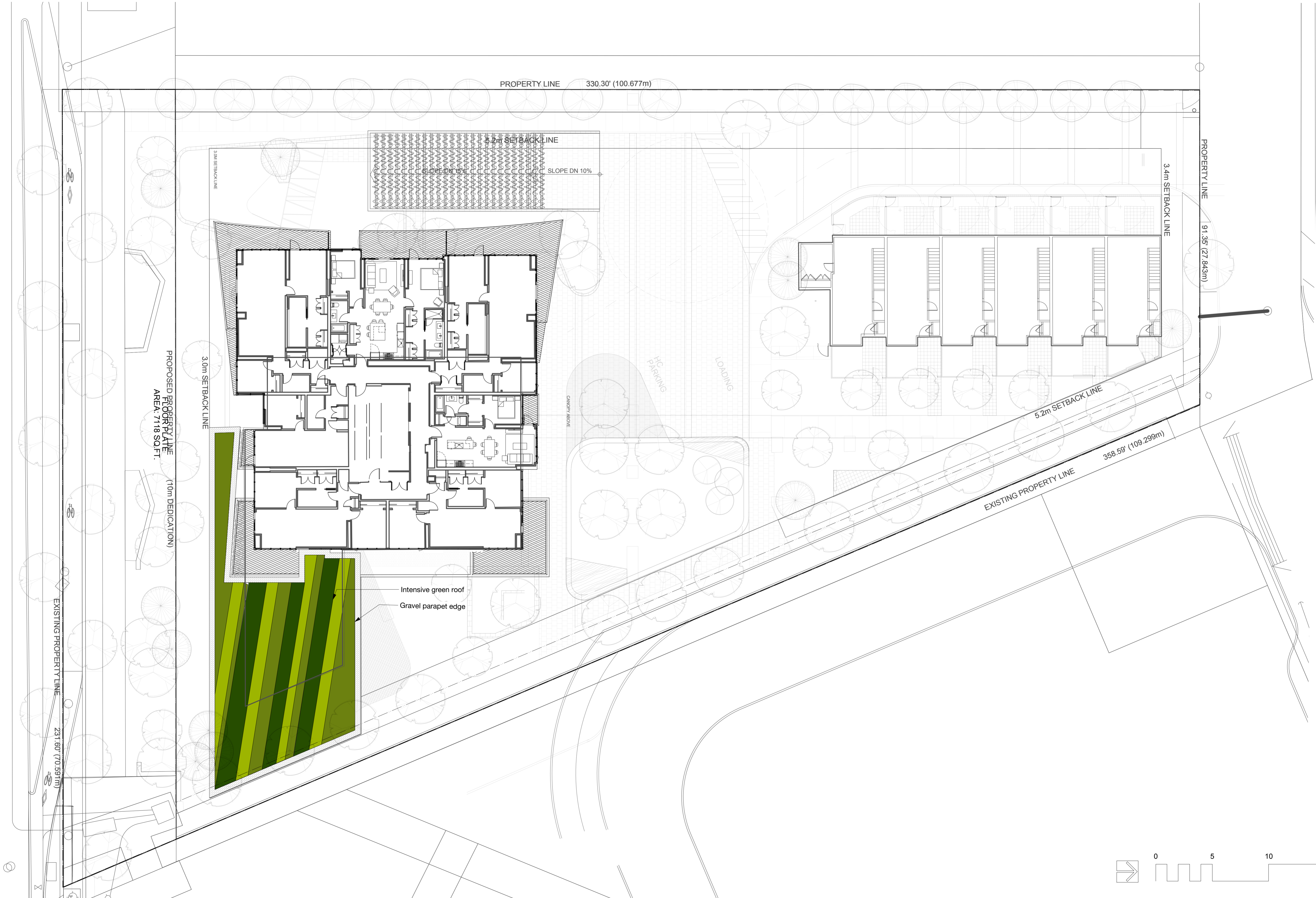
Project Manager: 21429
Drawn By: NT/TC
Scale: 1:150
Reviewed By:
Date: 06/03/15
Mon, 2018 Jun 4
21429 303 Marine Master_Layout DP.vwx

L4.0
of
16



SITE FURNISHINGS							
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4	BIKE REPAIR UNIT			Dero			1
5	LITTER CONTAINER				as per Lions gate Guidelines		2
6	CUT GRANITE BLOCKS	varies	ELE400008	Kompan			ltd
7	PLAY STRUCTURE						1
8	TREE GRATE			Coho	Urban Accessories		1
9	ARBOUR				custom		1
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
10	PAVER A - Vehicular	300x300x108mm	VS5	Expocrete			
11	PAVER B - Pedestrian		Meduline	Expocrete			
12	PAVER C - Patios						
13	PAVER D - Plaza	150x300x108mm	VS5	Expocrete			
14	DECKING					IPE	
15	RESILIENT PLAY SURFACE						
16	GREEN ROOF						
17	PAVER E - Roof Patios	450 x 450mm	Running bond	Zimco	Abbotsford Concrete	Extensive, bands	
LIGHTING							
ID	DESCRIPTION	TYPE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
	BOULDER LIGHT	LED	LOOK	SYSTEMALUX			
	UNDERWATER LIGHT	LED	LEDIA LF	HESS			
	PATH LIGHT	LED	MINI LOOK	SYSTEMALUX			
	IN GROUND LIGHT	LED	NANOLED SQUARE	SYSTEMALUX			
	STEPWALL LIGHT	LED	SKIL MINI SQUARE	SYSTEMALUX			
	UPLIGHT	LED	I PRO	I GUZZINI			
	POLE LIGHT	LED					





No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
I	2018.06.04	Issue for DP					
H	2018.04.30	Issue for 50% BP					
G	2018.04.30	Reissued for First Reading					

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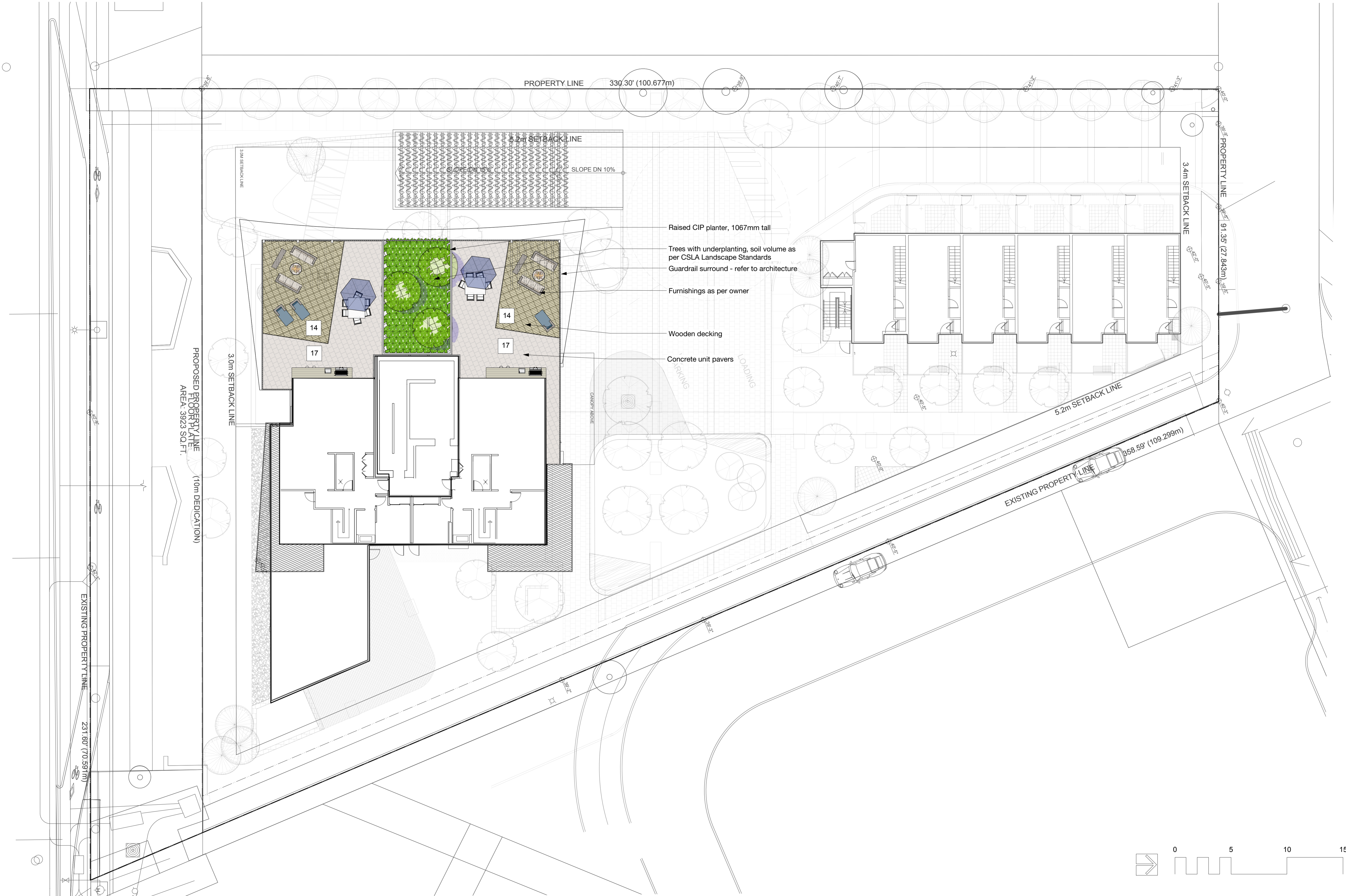
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Project Title
SENTINEL
 303 Marine Dr.
 West Vancouver, BC

Drawing Title
**Landscape Materials and
 and Planting Level 3**

Professional Stamp

Project Manager
 Project ID: 21429
 Drawn By: DF
 Scale: 1:150
 Reviewed By:
 Drawing No.
 Date: 06/03/15
 Mon, 2019 Jun 4
 21429 303 Marine Master Layout DP.vwx



No.	Date	Revision Notes	Zone	Approvals

No.	Date	Issue Notes
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Project Title **SENTINEL**

303 Marine Dr.
 West Vancouver, BC

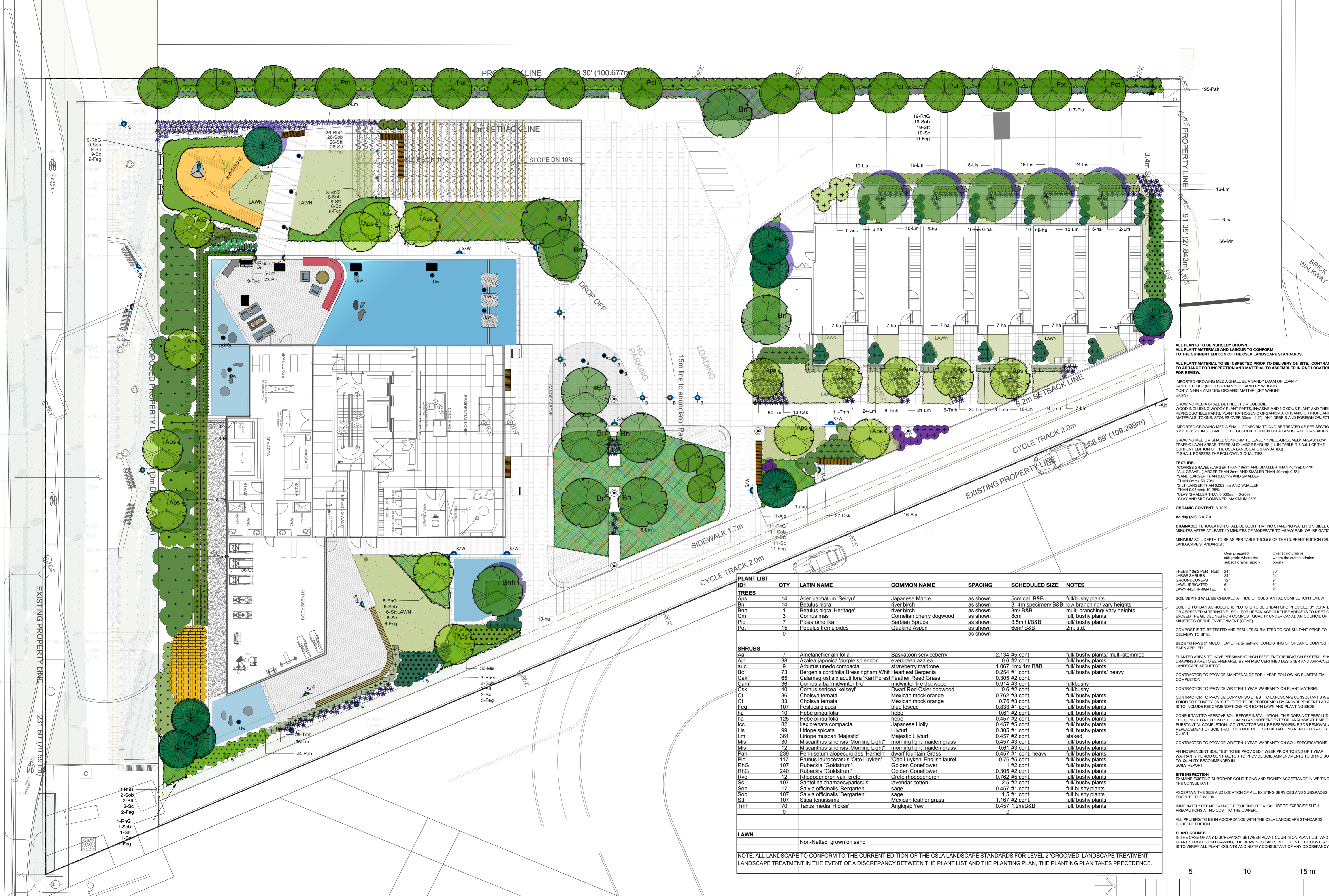
Drawing Title **Landscape Materials and
 Planting Plan - Roof**

Professional Stamp

Project Manager **21429**

Drawn By **NT/TC** Scale **1:150**
 Reviewed By Drawing No.

Date **06/03/15**
 Mon, 2018 Jun 4
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ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.
ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLE IN ONE LOCATION FOR REVIEW.
 IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE AND LESS THAN 50% SAND BY WEIGHT, CONTAINING 4 AND 15% ORGANIC MATTER (BY WEIGHT BASIS).
 GROWING MEDIA SHALL BE FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTION PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.
 IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.3.1 TO 6.3.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.
 GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (L IN TABLE 1-6.3.1.1 OF THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS); IT SHALL POSSESS THE FOLLOWING QUALITIES:
TEXTURE:
 *COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm) 0-1%
 *MEDIUM GRAVEL (LARGER THAN 20mm AND SMALLER THAN 40mm) 0-5%
 *SAND (LARGER THAN 0.05mm AND SMALLER THAN 0.25mm) 50-70%
 *SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.075mm) 10-20%
 *CLAY (SMALLER THAN 0.002mm) 0-20%
 *CLAY AND SILT COMBINED: MAXIMUM 25%
ORGANIC CONTENT: 3-10%
Acidity (pH): 6.0-7.0
DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.
 MINIMUM SOIL DEPTH TO BE AS PER TABLE 6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS:

PLANT LIST	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Aps	14	Acer palmatum 'Seiryu'	Japanese Maple	as shown	5cm cal. B&B	full/bushy plants
Bn	14	Betulus nigra	river birch	as shown	3-4m specimen B&B	low branching/ vary heights
Bnh	1	Betulus nigra 'Heritage'	river birch	as shown	3m B&B	multi-branching/ vary heights
Cm	3	Cornus mas	Cornelian cherry dogwood	as shown	8cm	full, bushy plants
Pio	7	Picea omorika	Serbian Spruce	as shown	3.5m ht/B&B	full/ bushy plants
Pot	15	Populus tremuloides	Quaking Aspen	as shown	6cm/ B&B	2m. std.
0	0			as shown		
SHRUBS						
Aa	7	Amelanchier alnifolia	Saskatoon serviceberry	2,134 #5 cont		full/ bushy plants/ multi-stemmed
Aip	38	Azalea japonica 'purple splendor'	evergreen azalea	0.6 #2 cont.		full/ bushy plants
Auc	9	Arbutus unedo compacta	strawberry madrone	1,067 1mx 1m B&B		full/ bushy plants
Bc	73	Bergenia crotifolia Bressingham White	Heartleaf Bergenia	0.254 #1 cont.		full/ bushy plants/ heavy
Cakf	65	Calamagrostis x acutiflora 'Karl Forest'	Feather Reed Grass	0.305 #2 cont.		full/ bushy plants
Camf	36	Cornus alba 'midwinter fire'	midwinter fire dogwood	0.914 #3 cont.		full/bushy
Csk	40	Cornus sericea 'kelsey'	Dwarf Red Osier dogwood	0.61 #2 cont.		full/bushy
Ct	36	Choisya ternata	Mexican mock orange	0.762 #3 cont.		full/ bushy plants
Ct	33	Choisya ternata	Mexican mock orange	0.76 #3 cont.		full/ bushy plants
Feg	107	Festuca glauca	blue fescue	0.633 #1 cont.		full/ bushy plants
ha	10	Hebe pinnatifolia	hebe	0.61 #2 cont.		full, bushy plants
ha	125	Hebe pinnatifolia	hebe	0.457 #2 cont.		full, bushy plants
loc	82	Ilex crenata compacta	Japanese Holly	0.457 #3 cont.		full/ bushy plants
Lis	99	Liriope spicata	Lilyturf	0.305 #1 cont.		full, bushy plants
Lm	361	Liriope muscari 'Majestic'	Majestic Lilyturf	0.457 #2 cont.		staked
Mis	30	Miscanthus sinensis 'Morning Light'	morning light maiden grass	0.457 #3 cont.		full/ bushy plants
Mis	12	Miscanthus sinensis 'Morning Light'	morning light maiden grass	0.61 #3 cont.		full/ bushy plants
Fah	239	Pennisetum alopecuroides 'Harmen'	dwarf fountain Grass	0.457 #1 cont. heavy		full/ bushy plants
Pio	117	Prunus laurocerasus 'Otto Luyken'	'Otto Luyken' English laurel	0.76 #5 cont.		full/ bushy plants
RhG	107	Rubecula 'Goldstrum'	Golden Coneflower	1 #2 cont.		full/ bushy plants
RhG	240	Rubecula 'Goldstrum'	Golden Coneflower	0.305 #2 cont.		full/ bushy plants
Rvc	12	Rhododendron yak. crate	Crete rhododendron	0.762 #5 cont.		full/ bushy plants
Sc	107	Santolina chamaecyparissus	lavendar cotton	2.5 #2 cont.		full/ bushy plants
Sob	17	Salvia officinalis 'Bergarten'	sage	0.457 #1 cont.		full/ bushy plants
Sob	107	Salvia officinalis 'Bergarten'	sage	1.5 #1 cont.		full/ bushy plants
Sit	107	Stipa tenuissima	Mexican feather grass	1.167 #2 cont.		full/ bushy plants
Tmh	70	Taxus media 'Hicksii'	Anglojapp Yew	0.457 1.2m/B&B		full, bushy plants
0	0					
LAWN						
		Non-Netted, grown on sand				

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
I	2018.06.04	Issue for DP					
H	2018.04.30	Issue for 50% BP					
G	2018.04.30	Reissued for First Reading					

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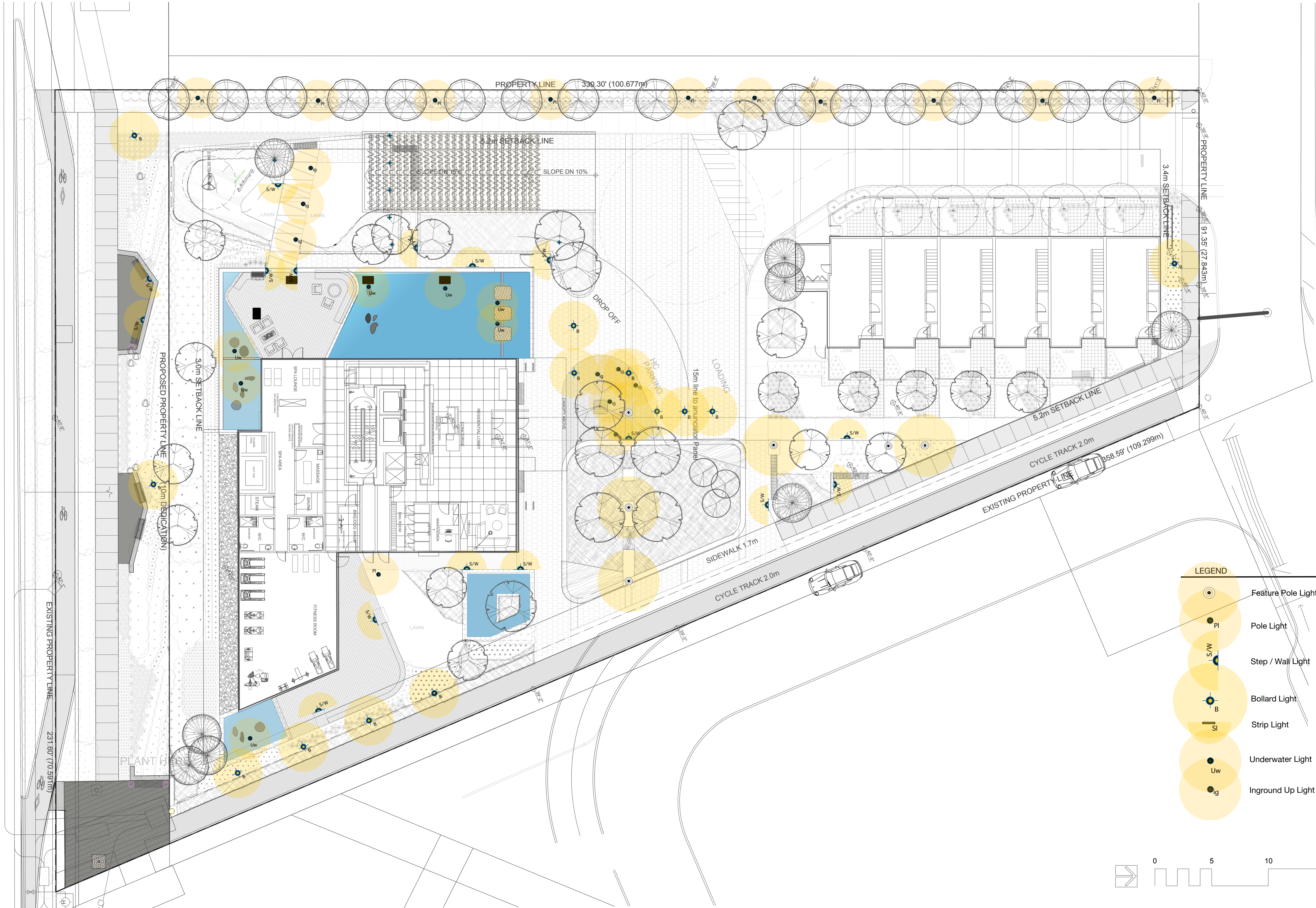
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Project Title: **SENTINEL**
 303 Marine Dr.
 West Vancouver, BC

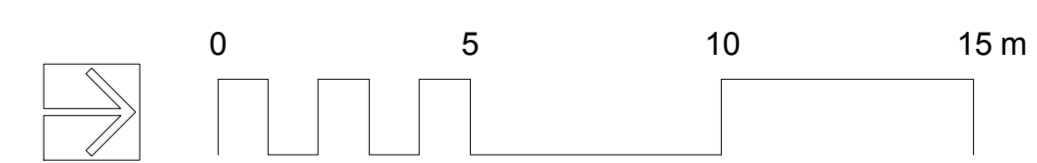
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 Drawing Title: **Landscape Planting Plan Ground Floor**

Project Manager: 21429
 Drawn By: N/TC
 Scale: 1:150
 Reviewed By: [Blank]
 Drawing No.: [Blank]

Date: 06/03/15
 of 16
 L5.0
 Mon, 2015 Jun 4
 21429 303 Marine Master Layout DP.vwx



- LEGEND**
- Feature Pole Light
 - Pole Light
 - Step / Wall Light
 - Bollard Light
 - Strip Light
 - Underwater Light
 - Inground Up Light



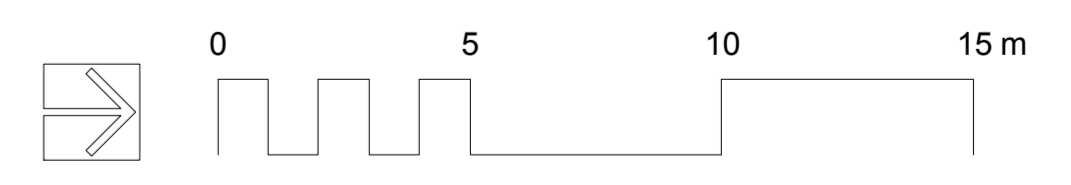
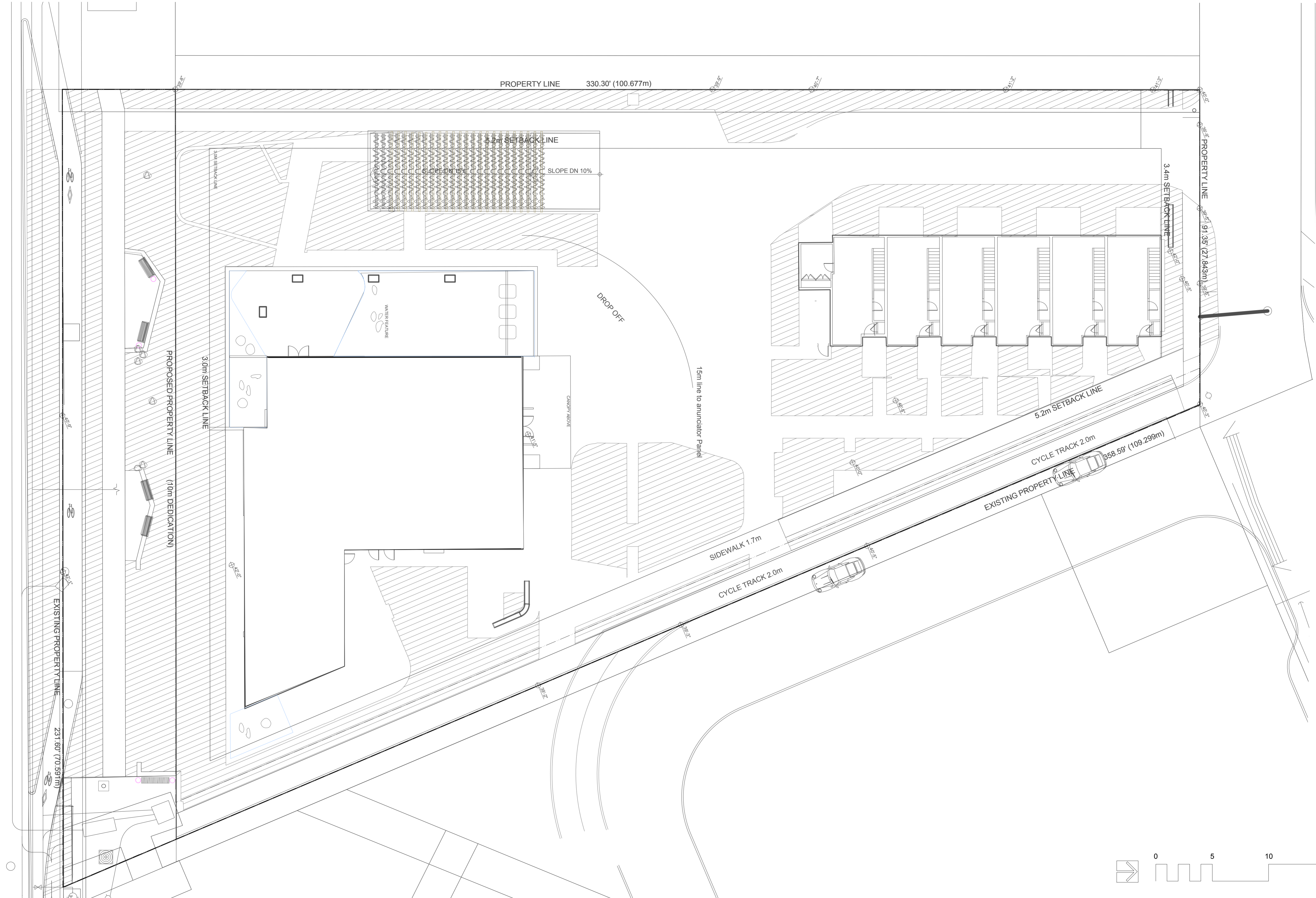
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Legal Address
 Project Title
SENTINEL
 303 Marine Dr.
 West Vancouver, BC
 Drawing Title
Landscape Lighting Plan

Professional Stamp
 Project ID
 21429
 Scale
 1:150
 Drawing No.
 06/03/15
 Date
 Mon, 2018 Jun 4
 File Name
 21429 303 Marine Master Layout DP.vwx

Project Manager
 Project ID
 21429
 Scale
 1:150
 Drawing No.
 06/03/15
 Date
 Mon, 2018 Jun 4
 File Name
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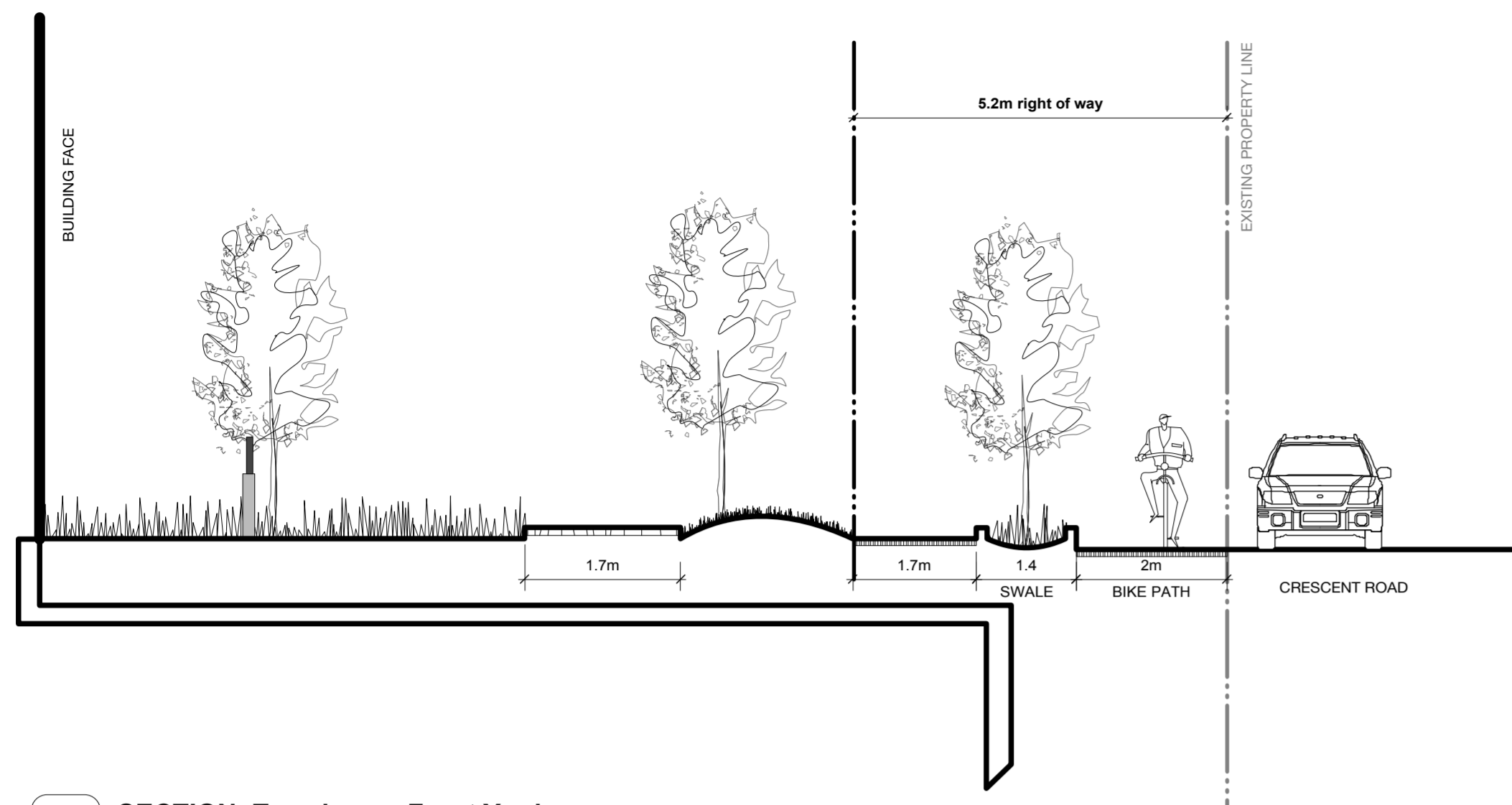
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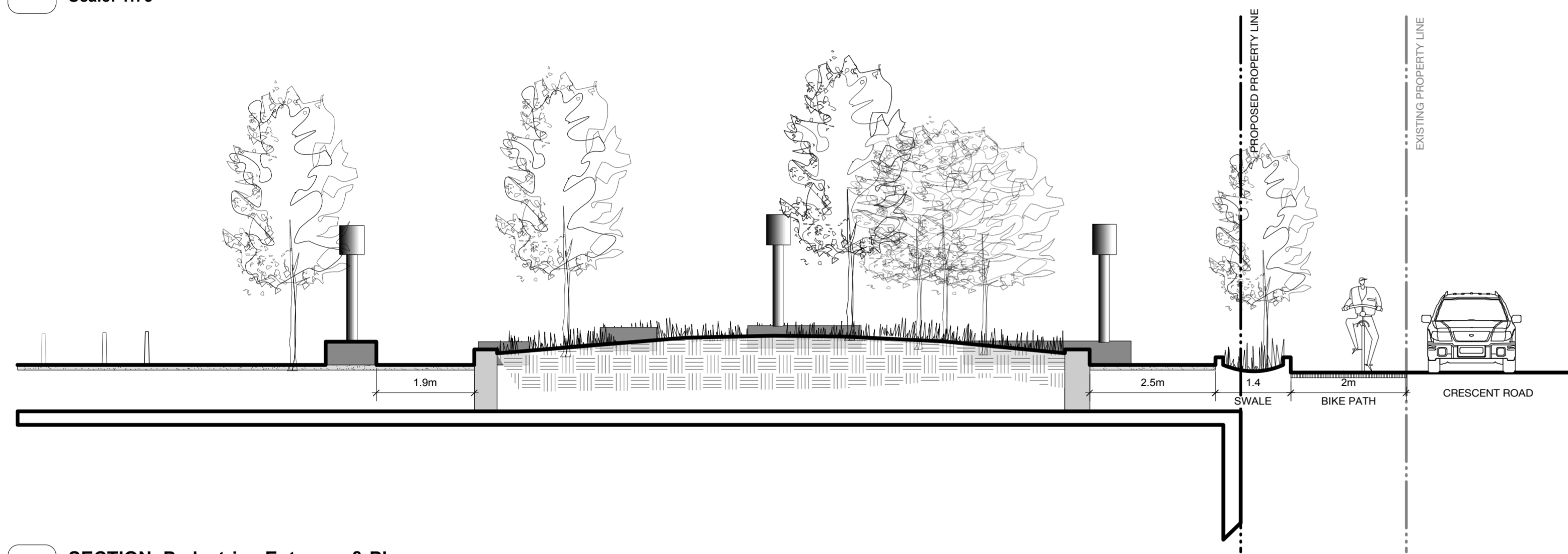
Legal Address
 Project Title
SENTINEL
 303 Marine Dr.
 West Vancouver, BC
 Drawing Title
Landscape Irrigated Areas

Professional Stamp
 Project Manager
 Project ID
21429
 Drawn By
DF
 Scale
1:150
 Reviewed By
 Drawing No.
L7.0
 Date
06/03/15
 File Name
21429 303 Marine Master Layout DP.wxw

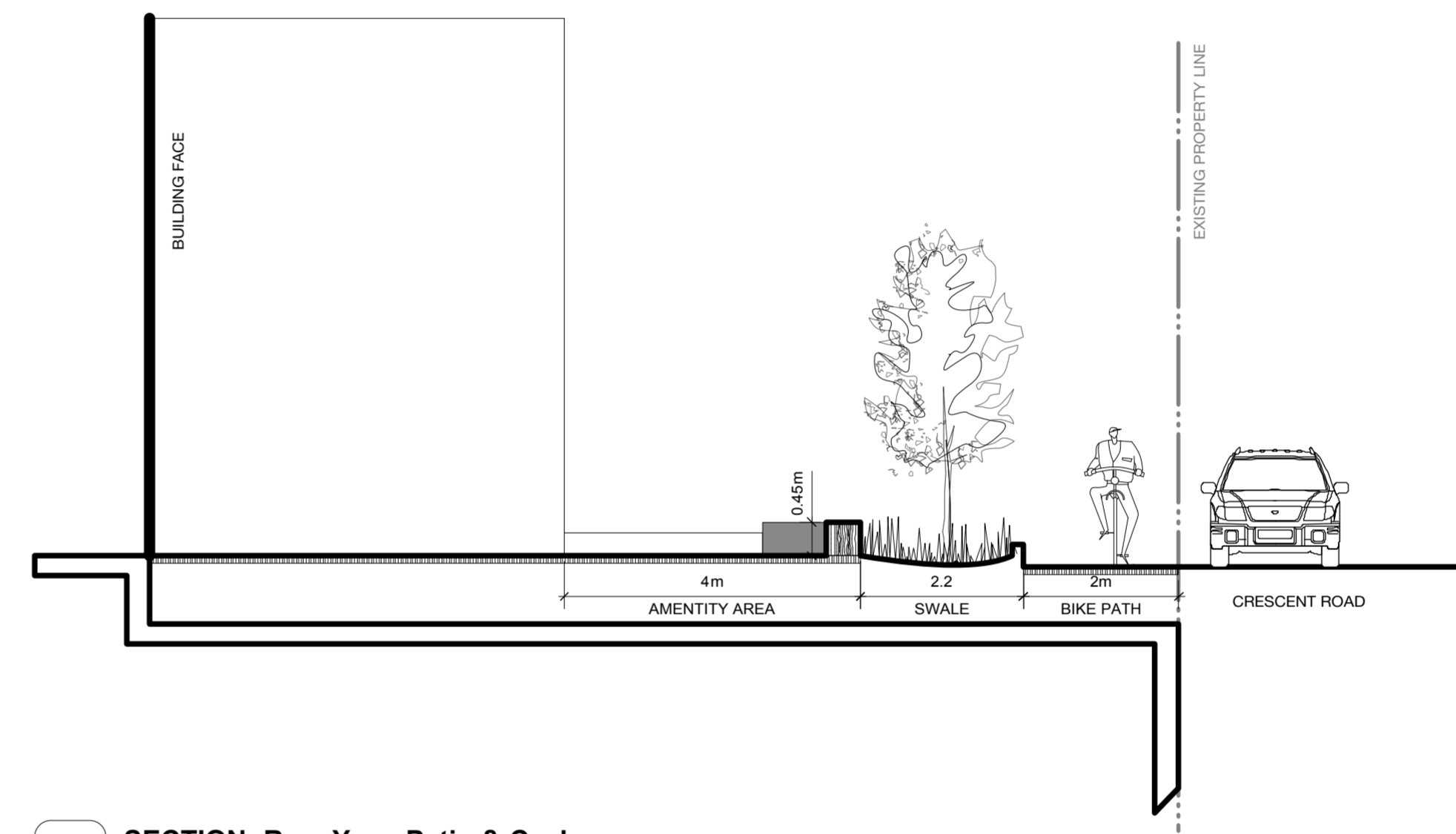
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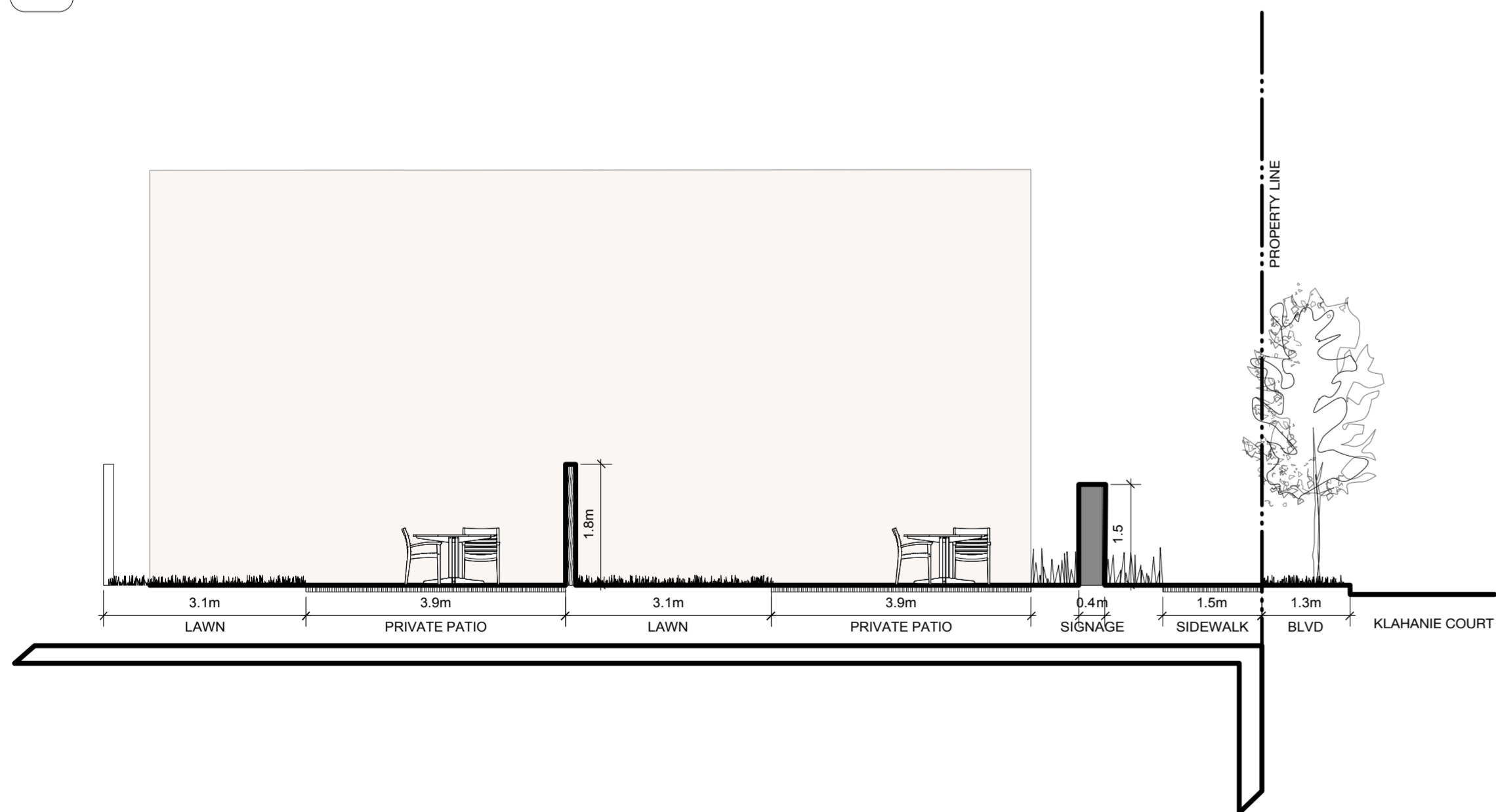
1 SECTION: Townhouse Front Yard
Scale: 1:75



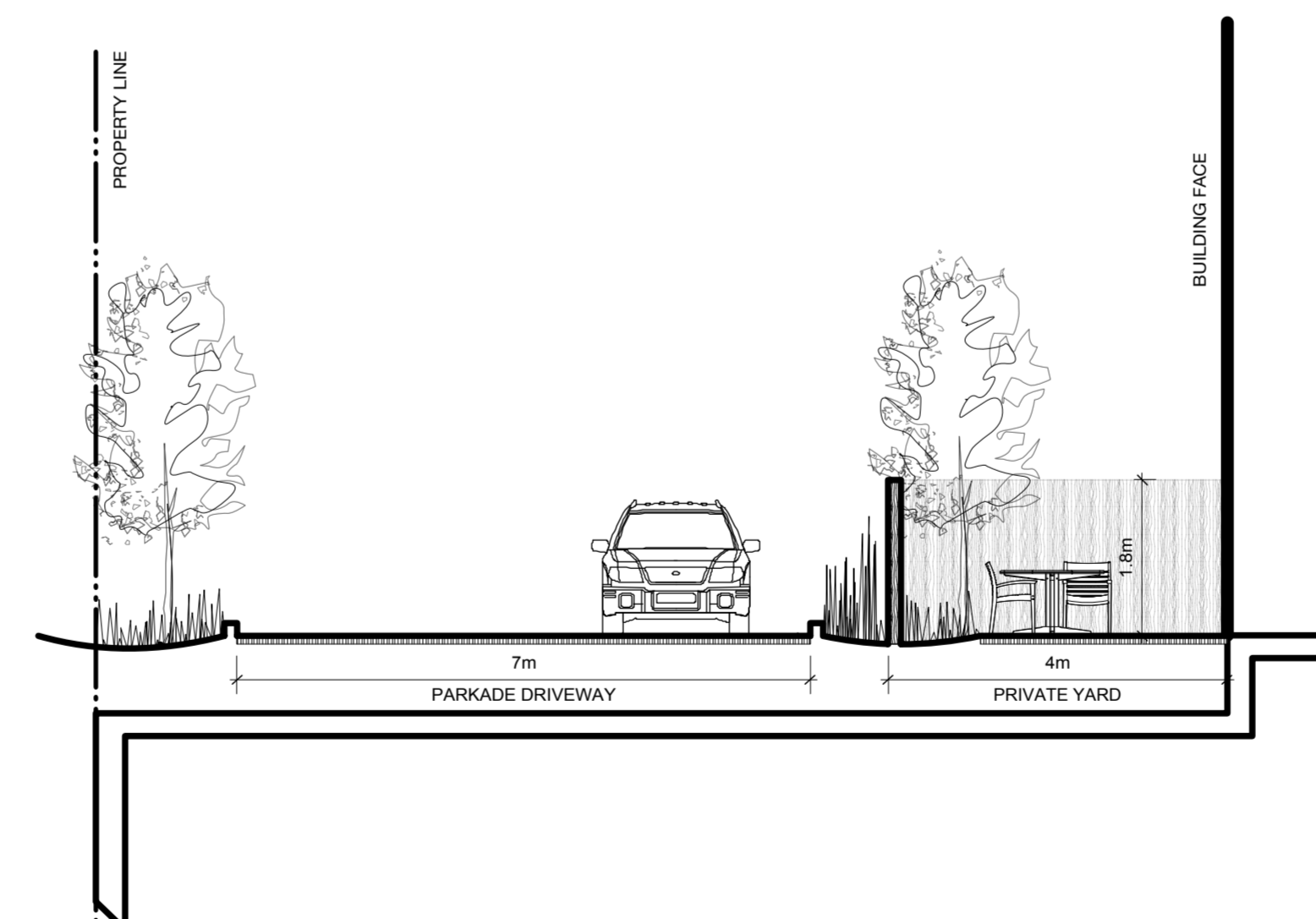
2 SECTION: Pedestrian Entrance & Plaza
Scale: 1:75



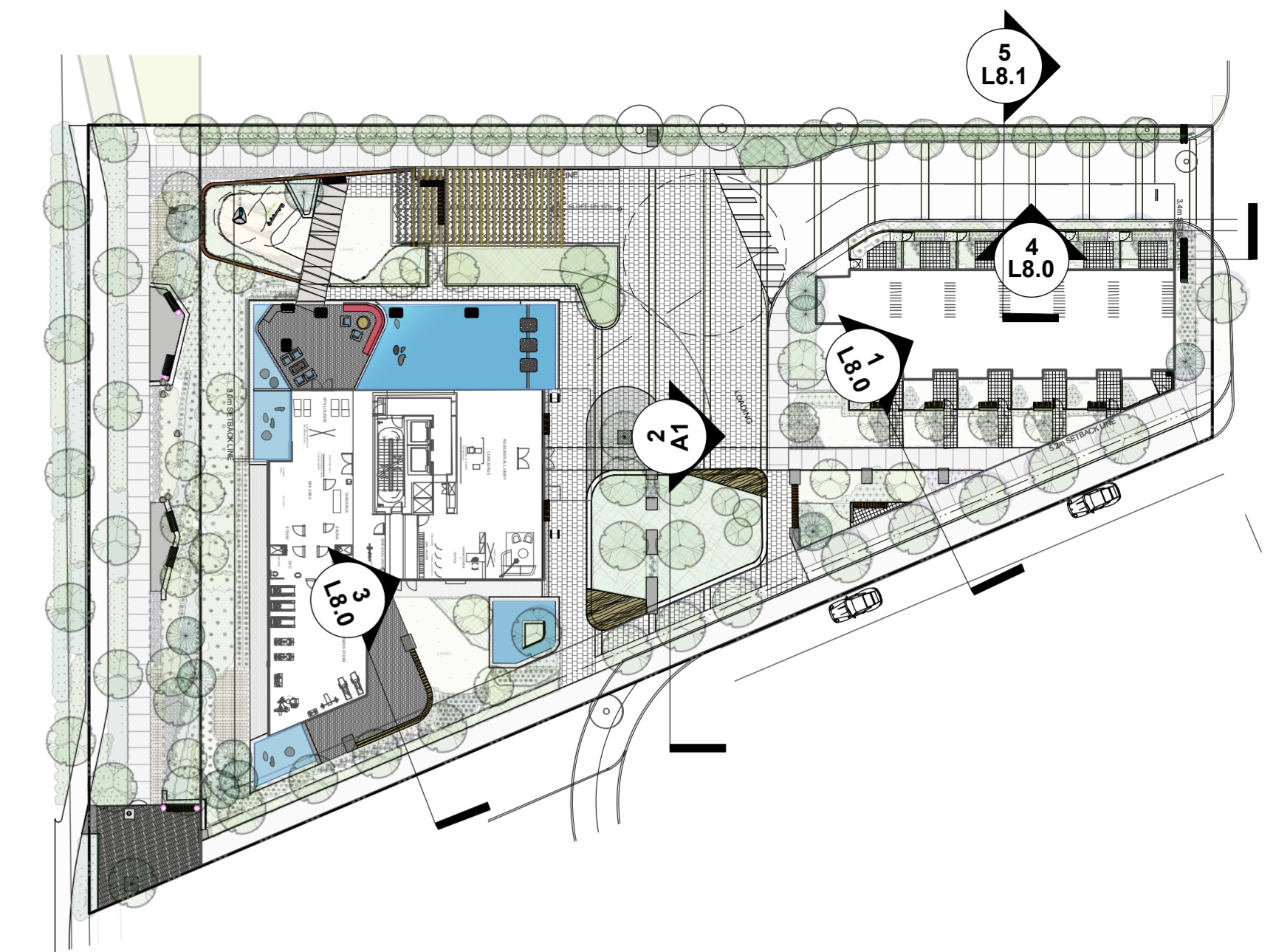
3 SECTION: Rear Yoga Patio & Cycleway
Scale: 1:75



4 SECTION: Townhouse Rear Yards
Scale: 1:75



5 SECTION: Vehicle Entrance & Townhouse Rear Yard
Scale: 1:75



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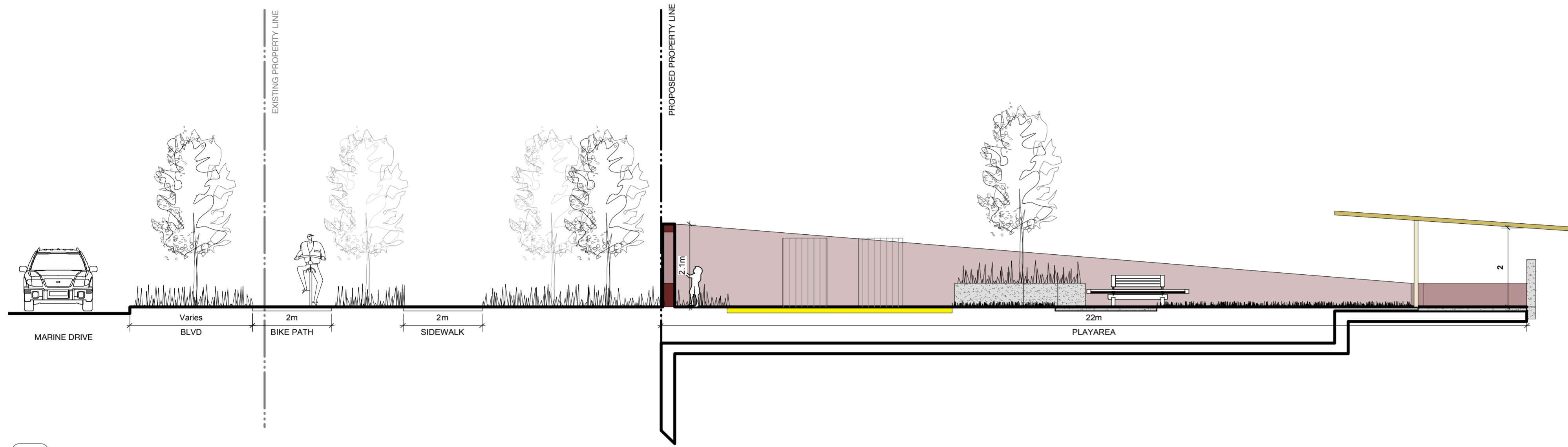
Legal Address

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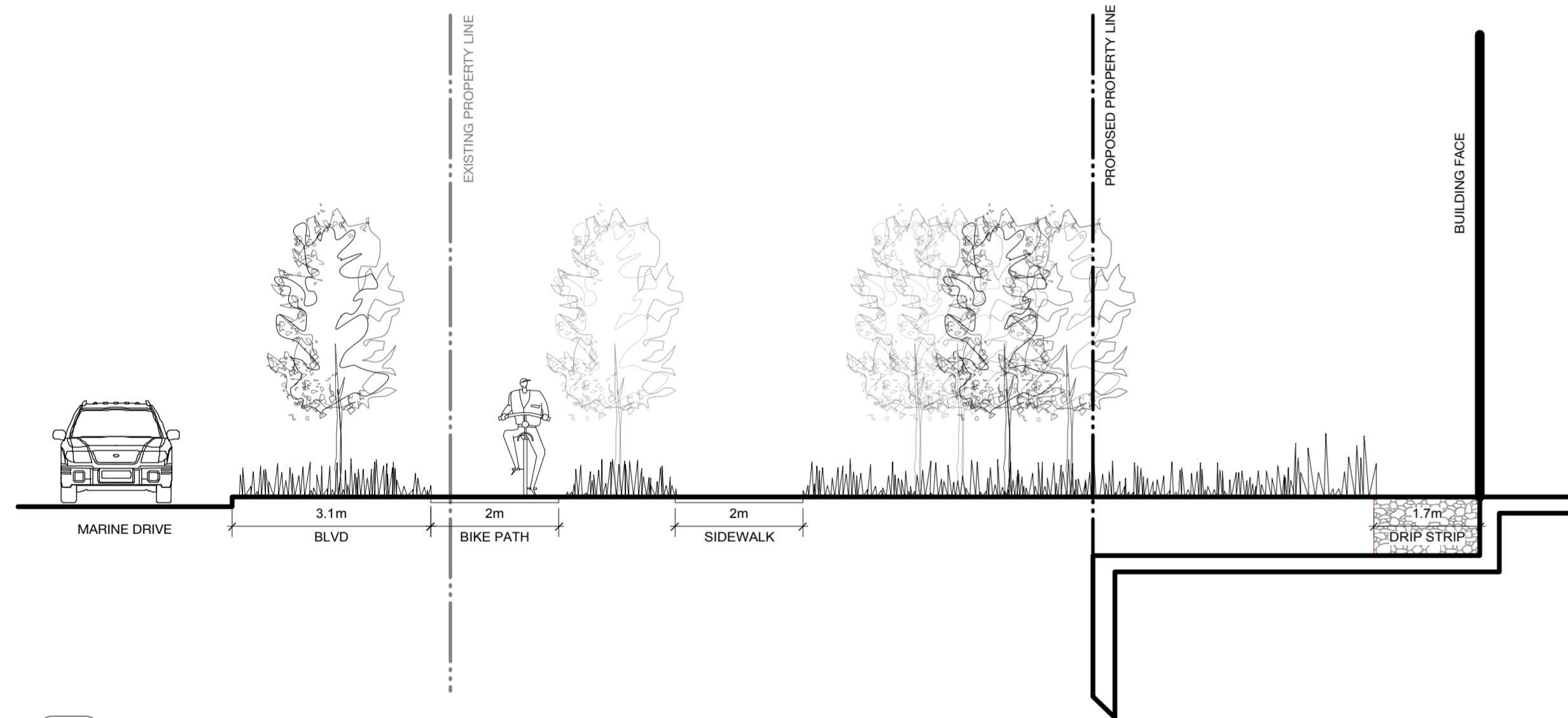
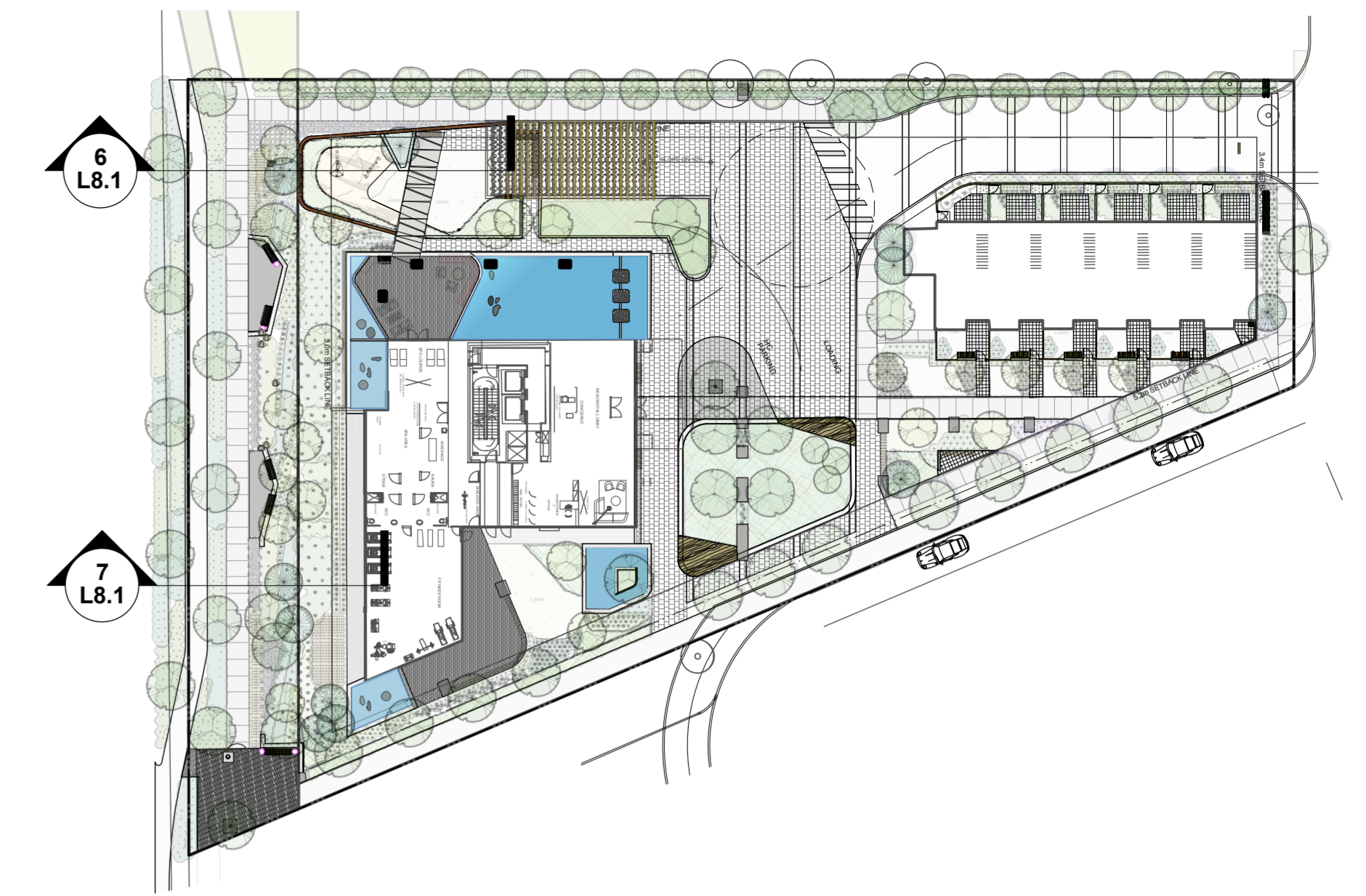
Project Title
SENTINEL
303 Marine Dr.
West Vancouver, BC
Drawing Title
Landscape Sections

Professional Stamp

Project Manager
Project ID: 21429
Scale: 1:150
Drawing No.
Date: 06/03/2015
Mon, 2018 Jun 4
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6 SECTION: Marine Drive, Off-site & Childrens Play Area
Scale: 1:75



7 SECTION: Marine Drive & Off-site
Scale: 1:75

No. Date Revision Notes

Zone Approvals

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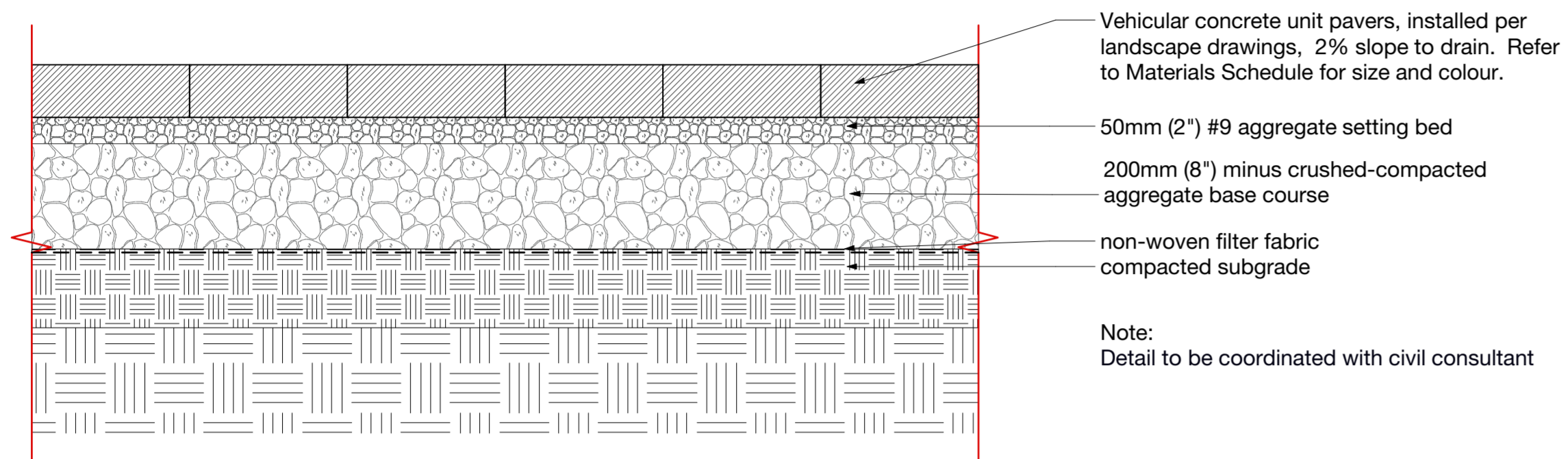
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SENTINEL
303 Marine Dr.
West Vancouver, BC
Drawing Title
Landscape Sections

Professional Stamp

Project Manager
Project ID
21429
Drawn By
DF
Scale
1:150
Reviewed By
GE
Drawing No.
Date
06/03/2015
Mon, 2018 Jun 4
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L8.2
of
16



1 DETAIL: Vehicular Concrete Unit Paver - At Grade
Scale: 1:10

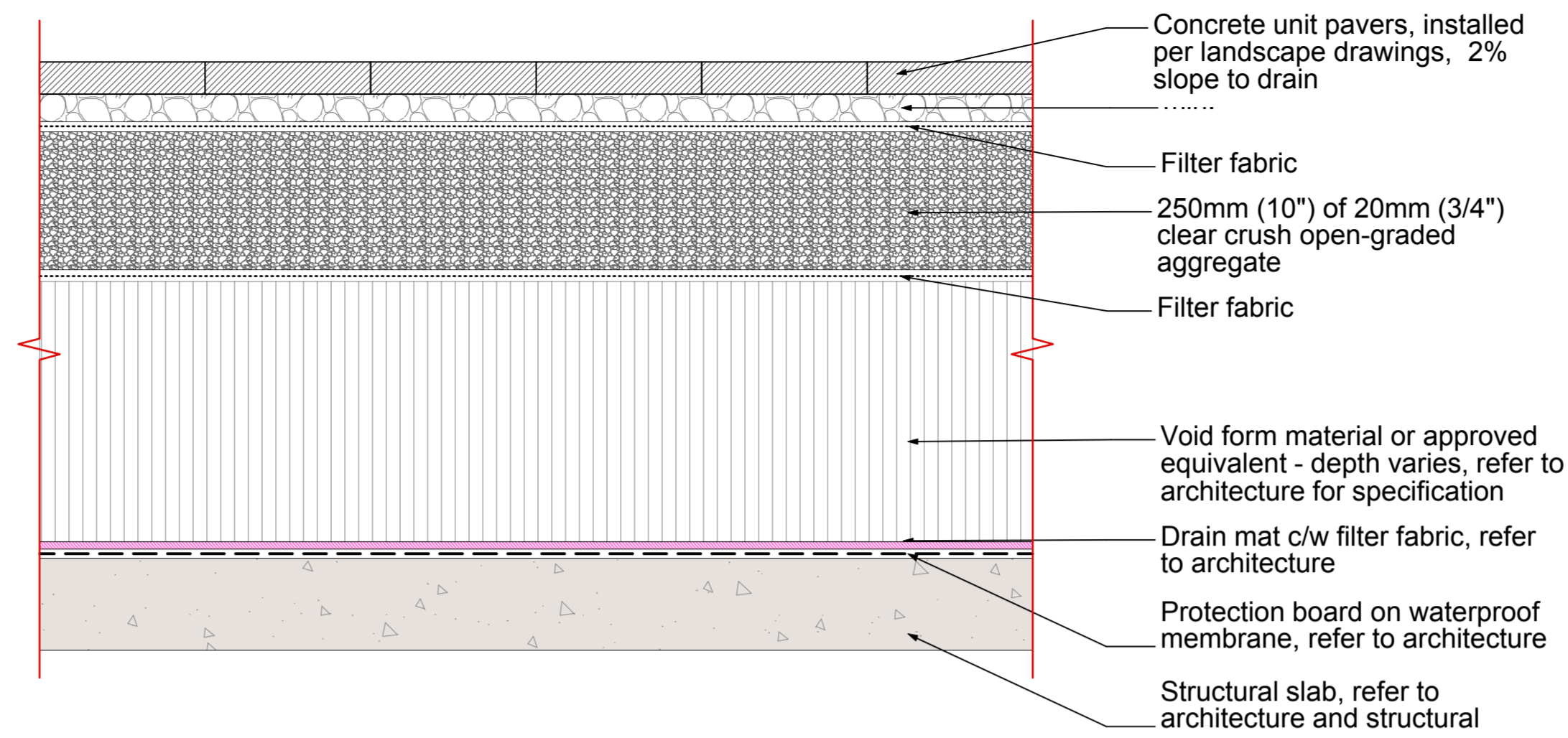
Vehicular concrete unit pavers, installed per landscape drawings, 2% slope to drain. Refer to Materials Schedule for size and colour.

50mm (2") #9 aggregate setting bed

200mm (8") minus crushed-compacted aggregate base course

non-woven filter fabric compacted subgrade

Note:
Detail to be coordinated with civil consultant



2 DETAIL: Pedestrian Concrete Unit Pavers - On-slab - No Insulation
Scale: 1:10

Concrete unit pavers, installed per landscape drawings, 2% slope to drain

Filter fabric

250mm (10") of 20mm (3/4") clear crush open-graded aggregate

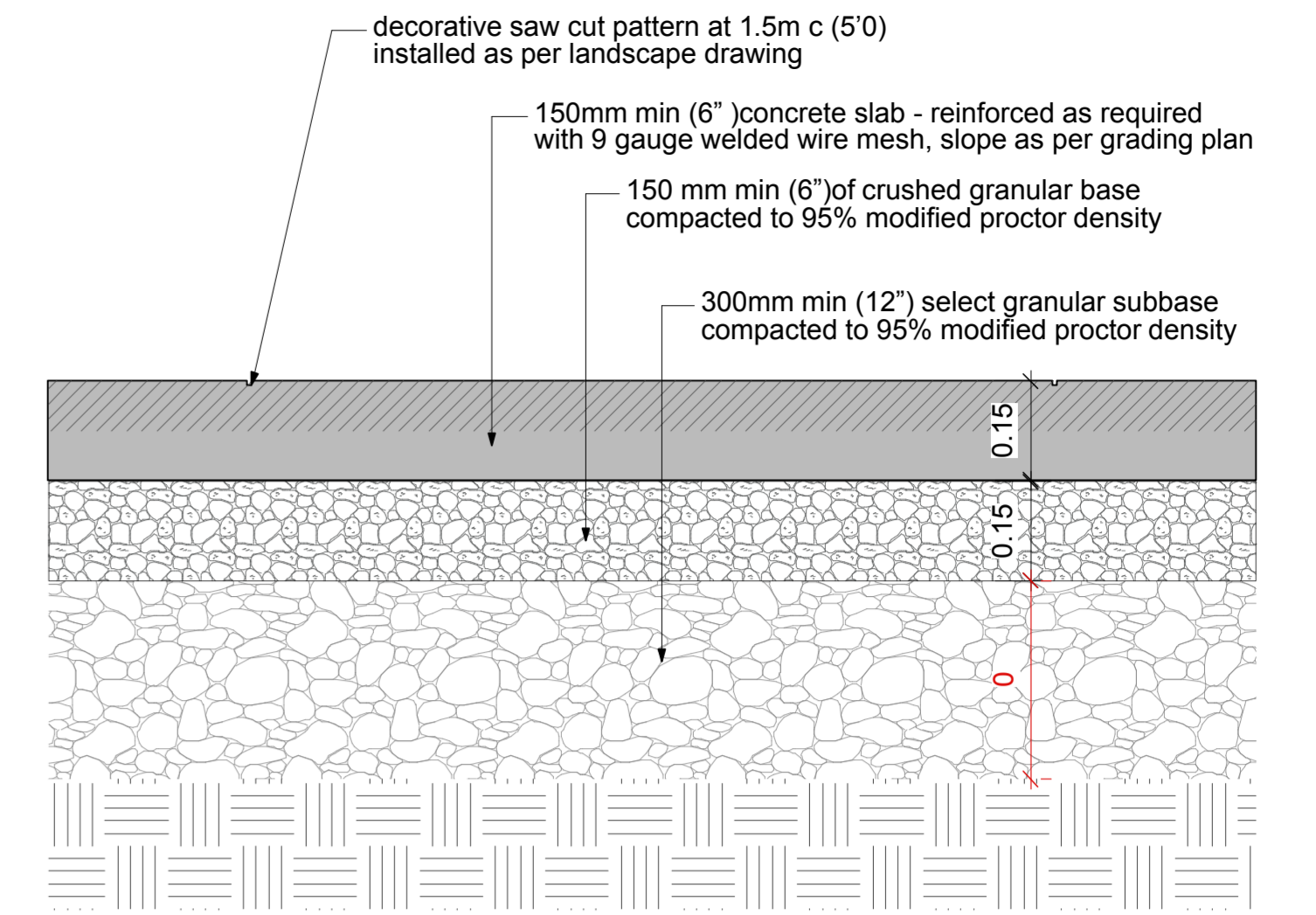
Filter fabric

Void form material or approved equivalent - depth varies, refer to architecture for specification

Drain mat c/w filter fabric, refer to architecture

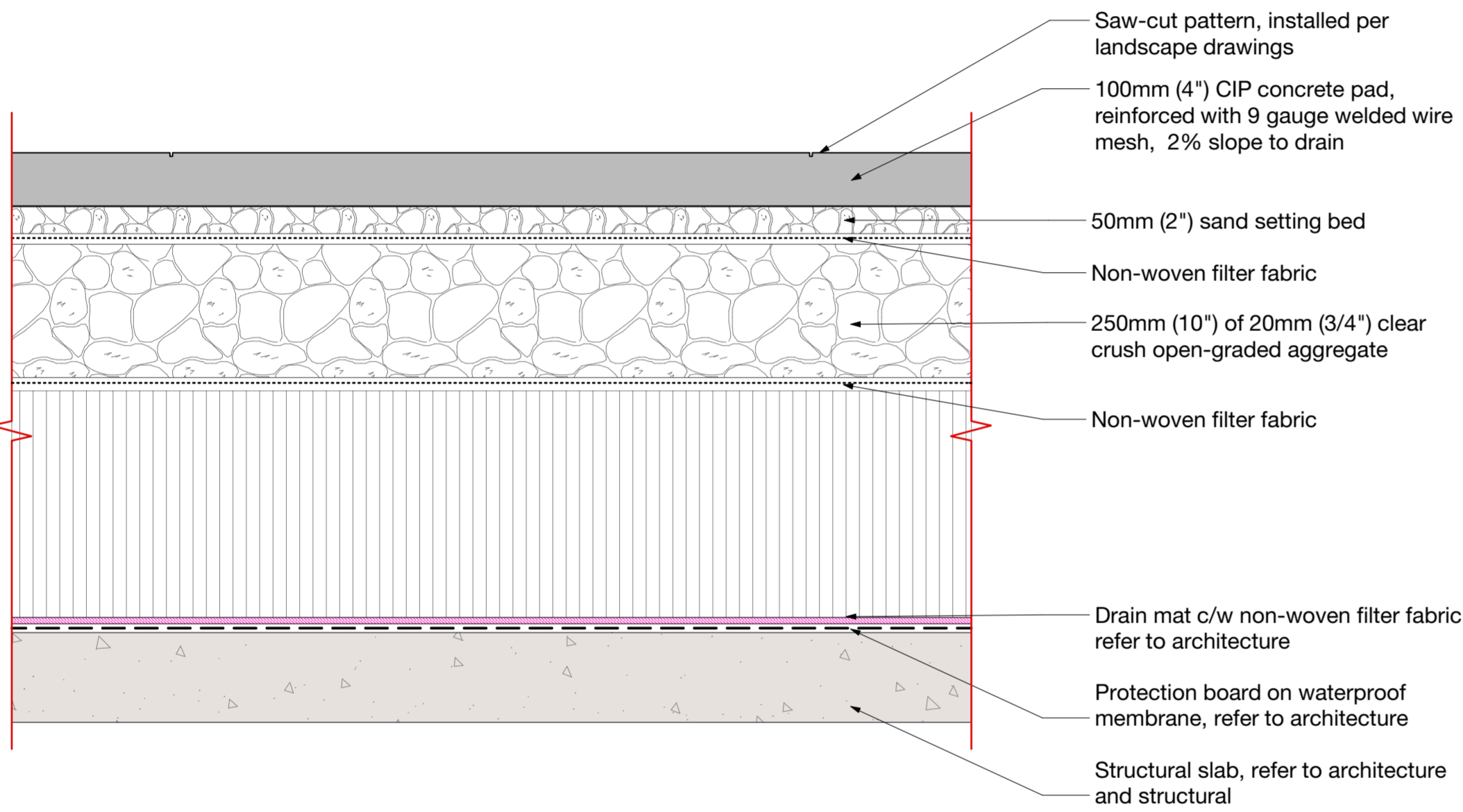
Protection board on waterproof membrane, refer to architecture

Structural slab, refer to architecture and structural



Note:
Concrete joints as per MMCD Standards:
- Expansion joints c/w expansion joint material to be provided 9m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.
- Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.
- Decorative saw-cut pattern to be installed per layout plan.
- Saw-cuts to be completed within 24hrs of pouring the slab.

3 DETAIL: Vehicular Concrete - At Grade
Scale: 1:10



4 DETAIL: Pedestrian Concrete - On-slab - No Insulation
Scale: 1:10

Saw-cut pattern, installed per landscape drawings

100mm (4") CIP concrete pad, reinforced with 9 gauge welded wire mesh, 2% slope to drain

50mm (2") sand setting bed

Non-woven filter fabric

250mm (10") of 20mm (3/4") clear crush open-graded aggregate

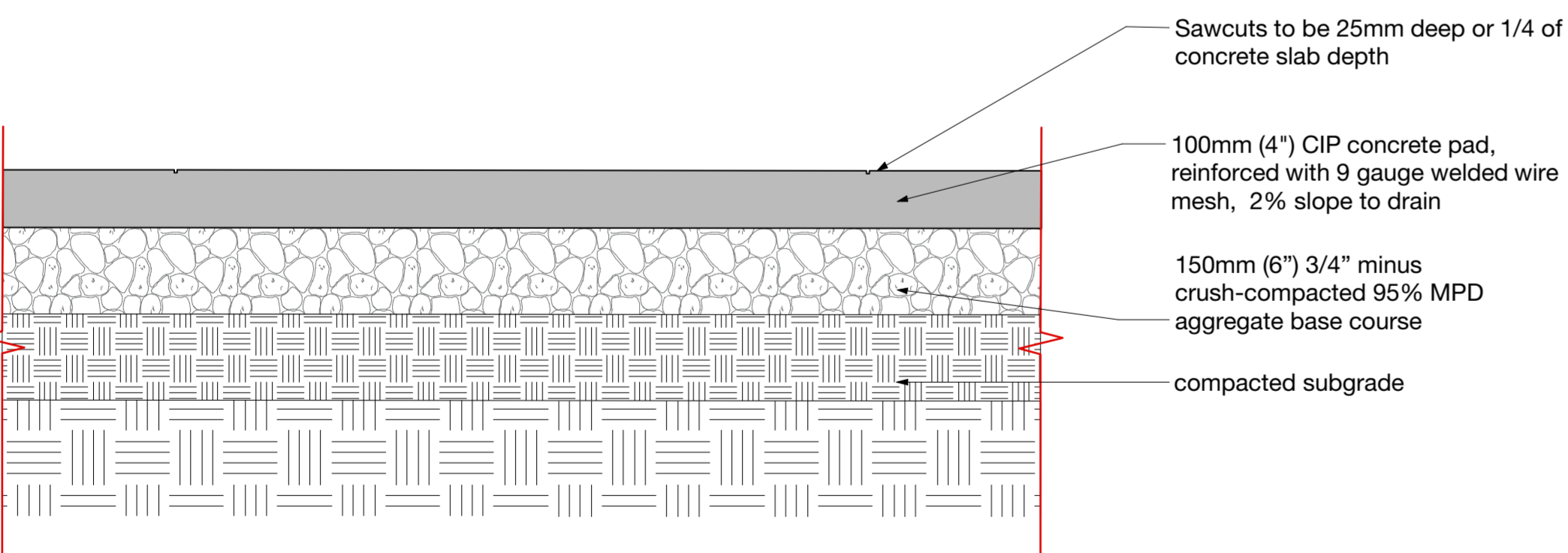
Non-woven filter fabric

Drain mat c/w non-woven filter fabric, refer to architecture

Protection board on waterproof membrane, refer to architecture

Structural slab, refer to architecture and structural

Note:
Saw-cuts to be installed per layout plan
- saw-cut control joints to be 1/4 slab depth
- to be completed within 24hrs of pouring the slab



5 DETAIL: Pedestrian Concrete - At Grade
Scale: 1:10

Sawcuts to be 25mm deep or 1/4 of concrete slab depth

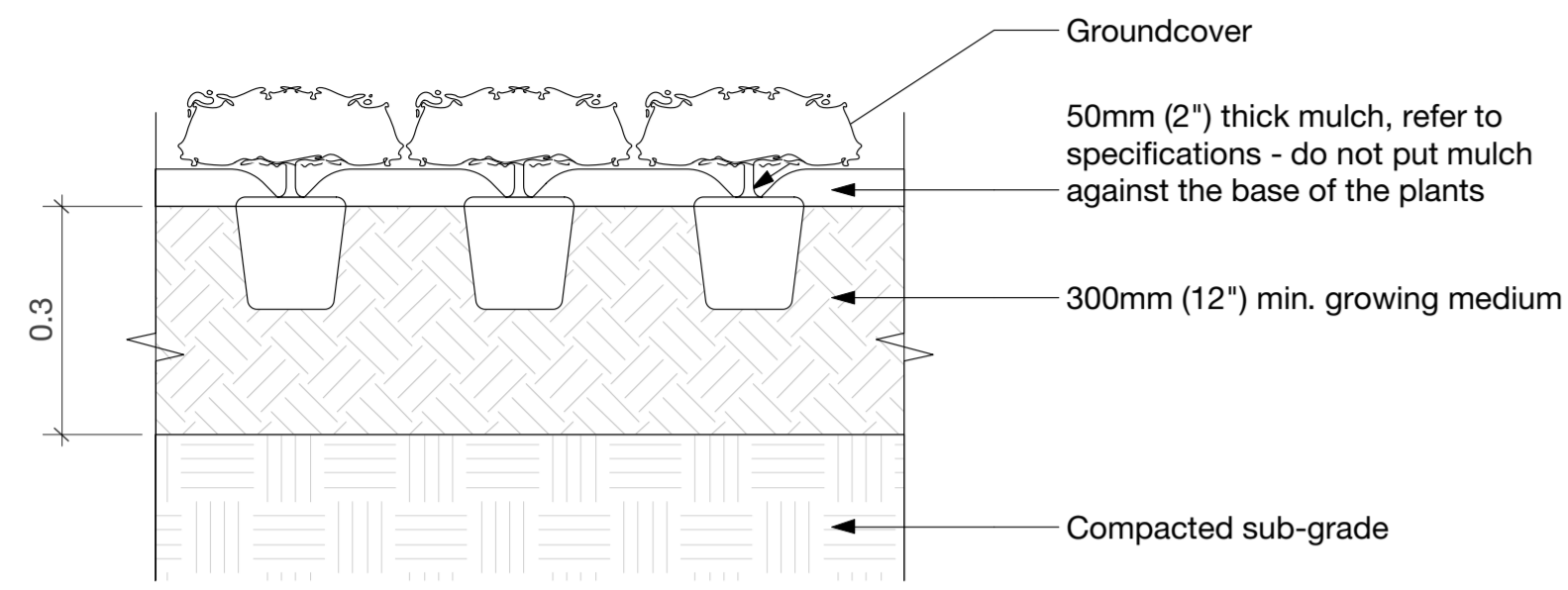
100mm (4") CIP concrete pad, reinforced with 9 gauge welded wire mesh, 2% slope to drain

150mm (6") 3/4" minus crush-compacted 95% MPD aggregate base course

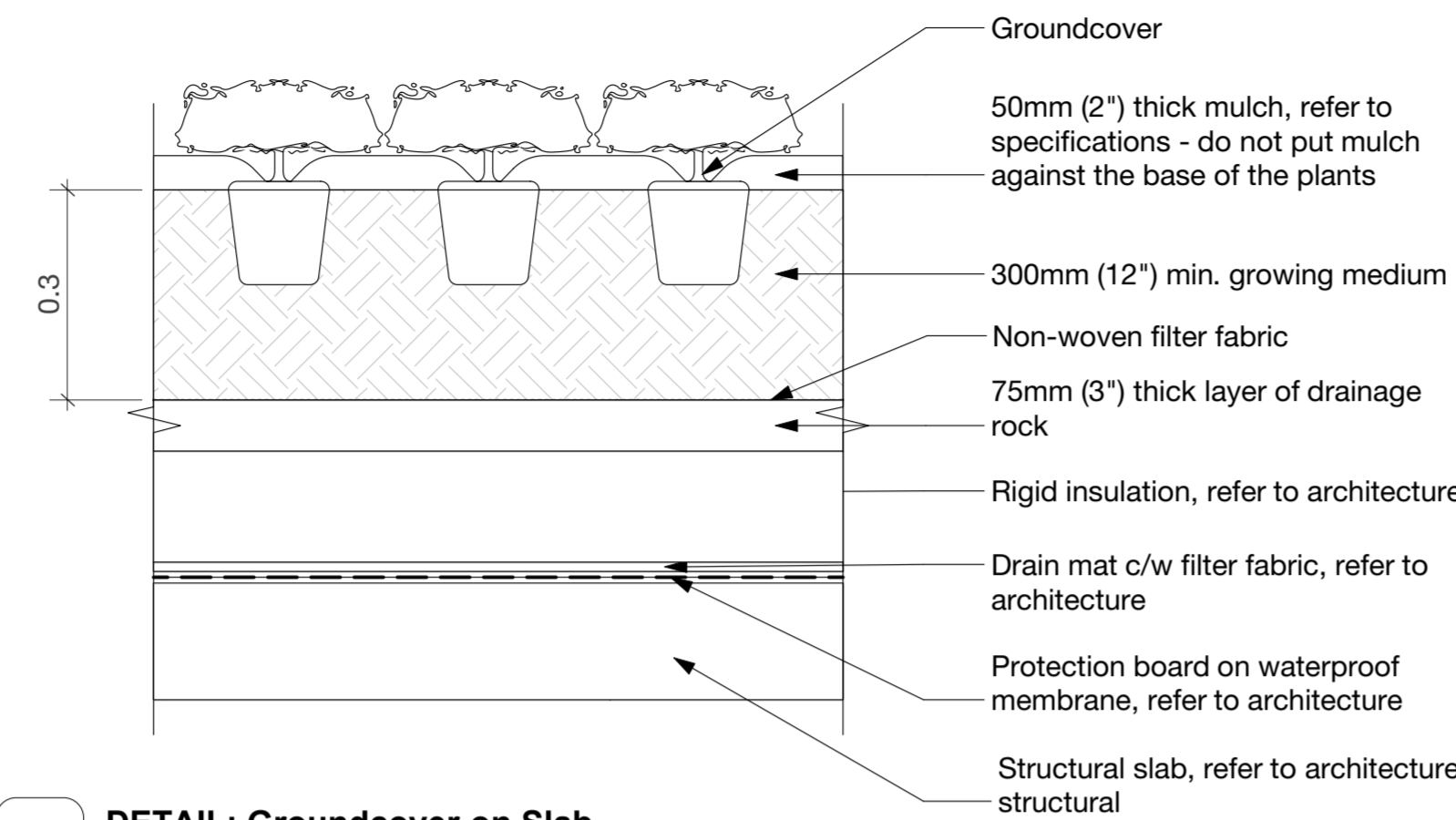
compacted subgrade



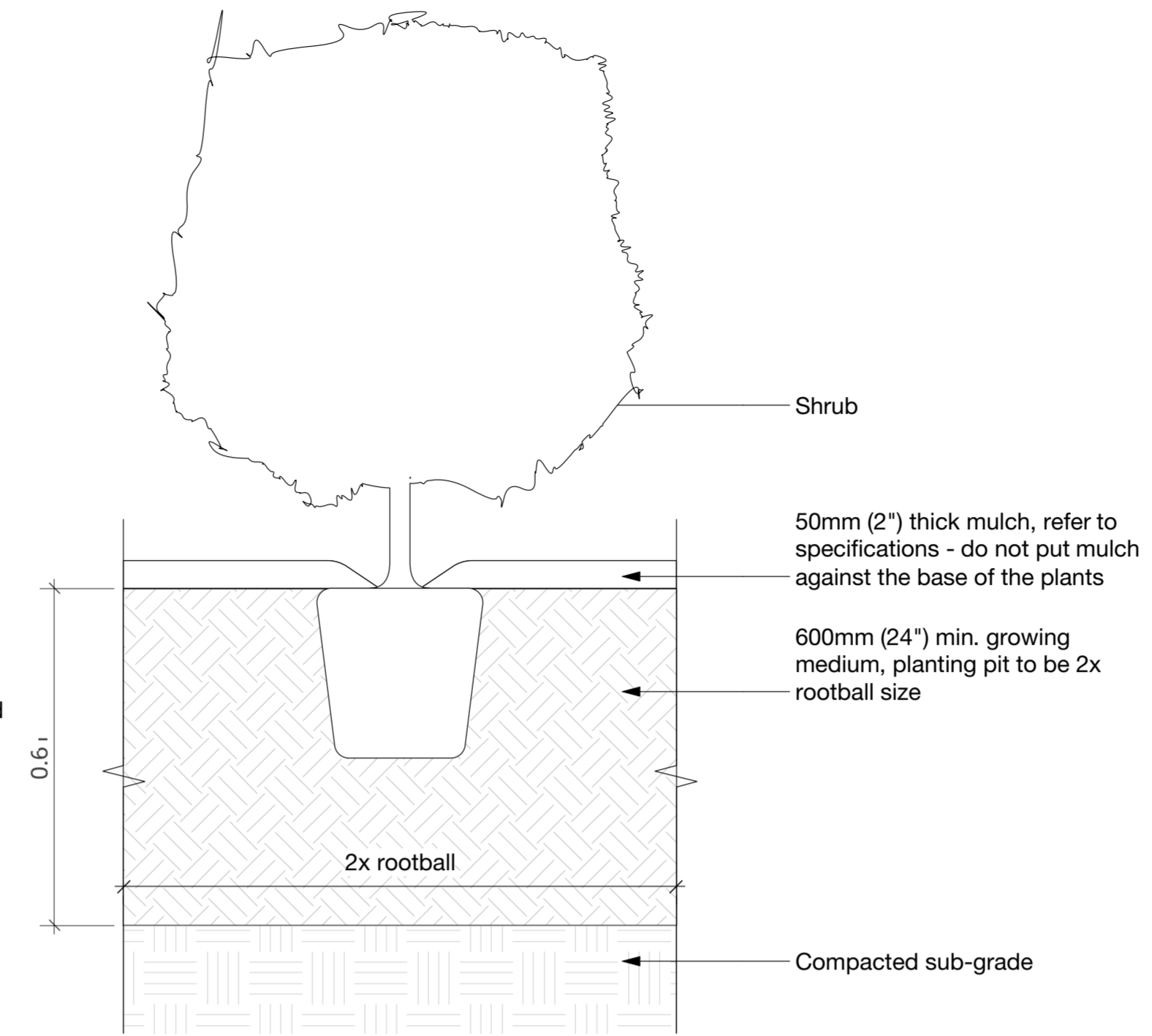
6 Bike Repair Stand
rns



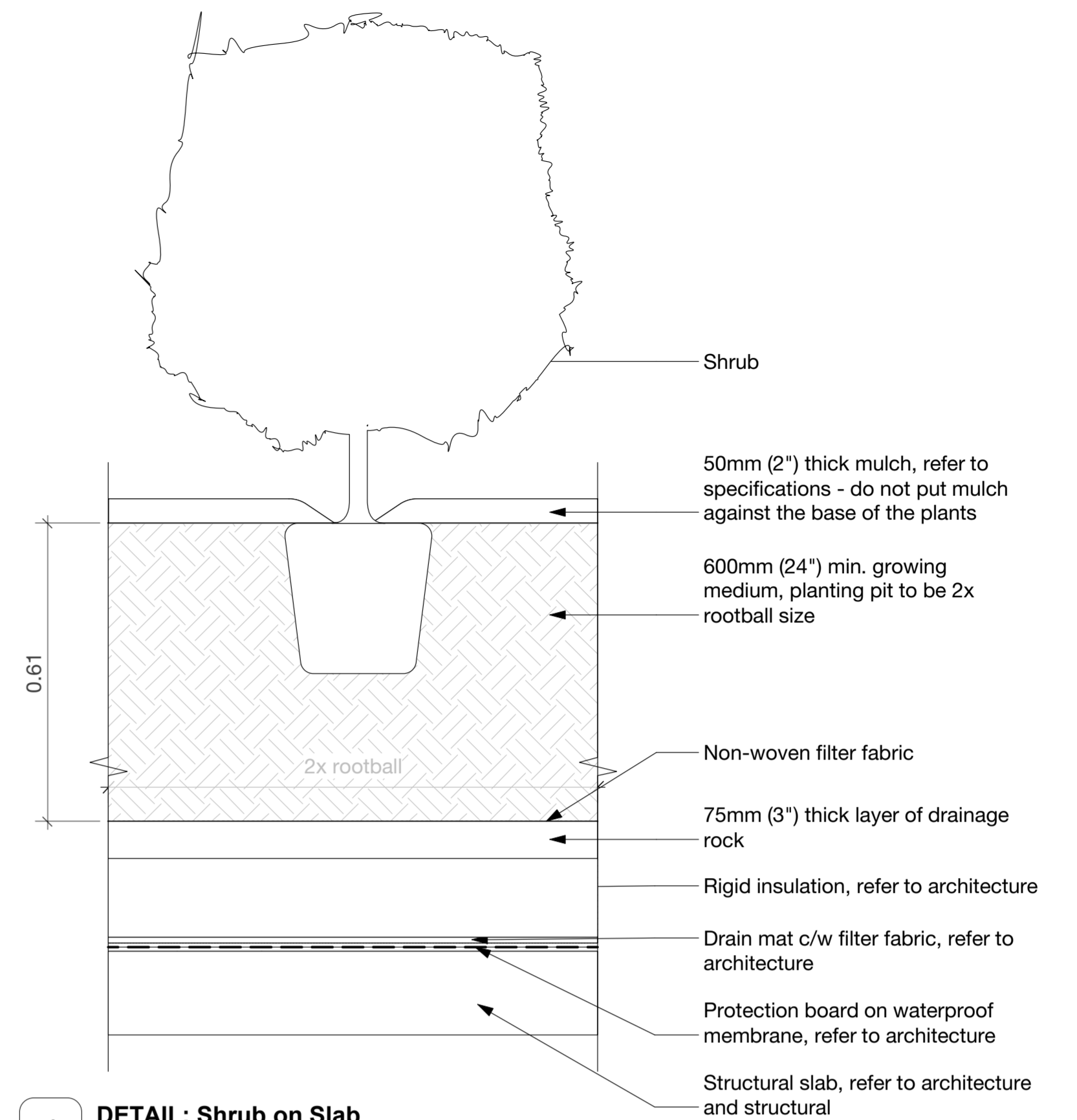
1 **DETAIL: Groundcover on Grade**
Scale: 1:10



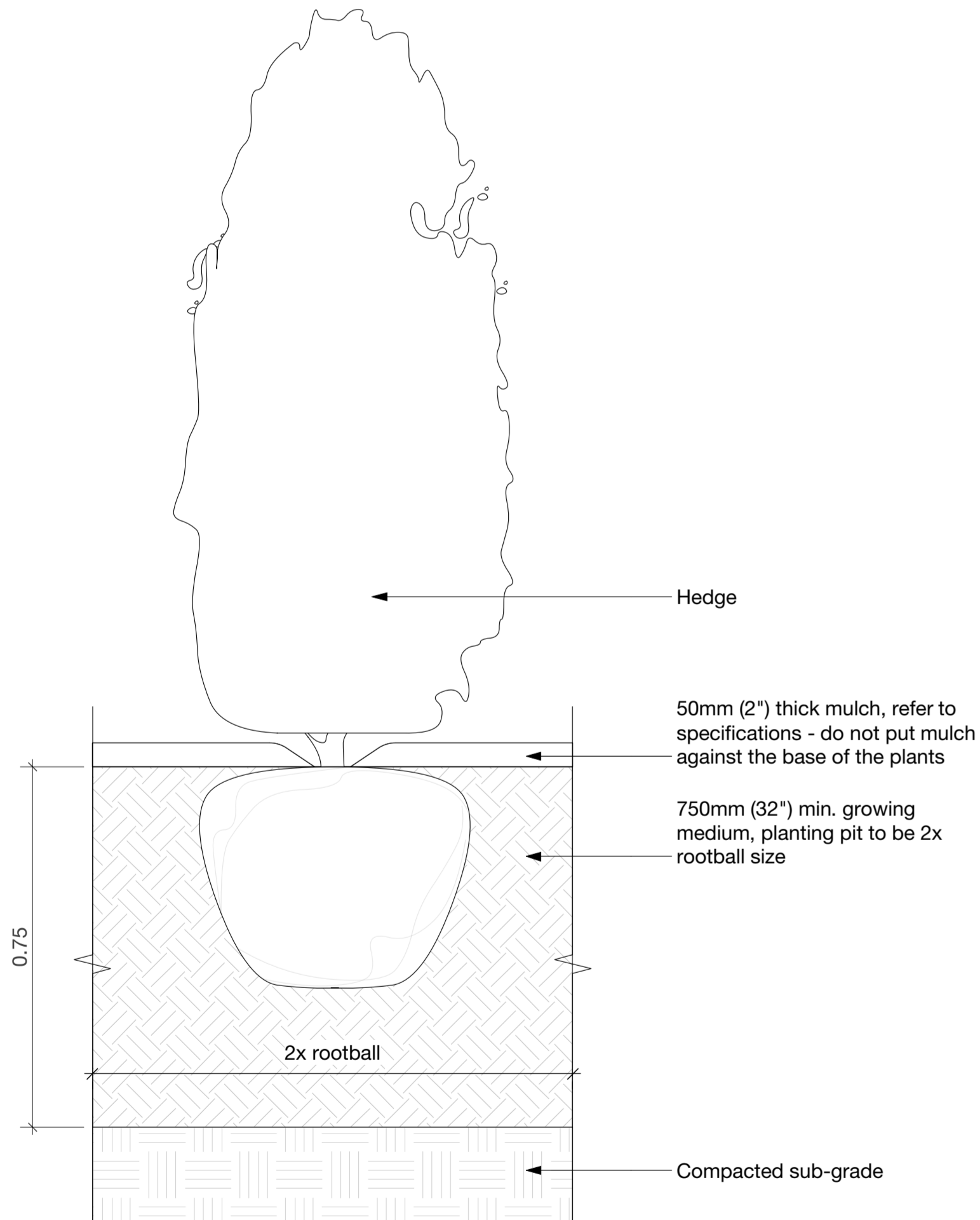
2 **DETAIL: Groundcover on Slab**
Scale: 1:10



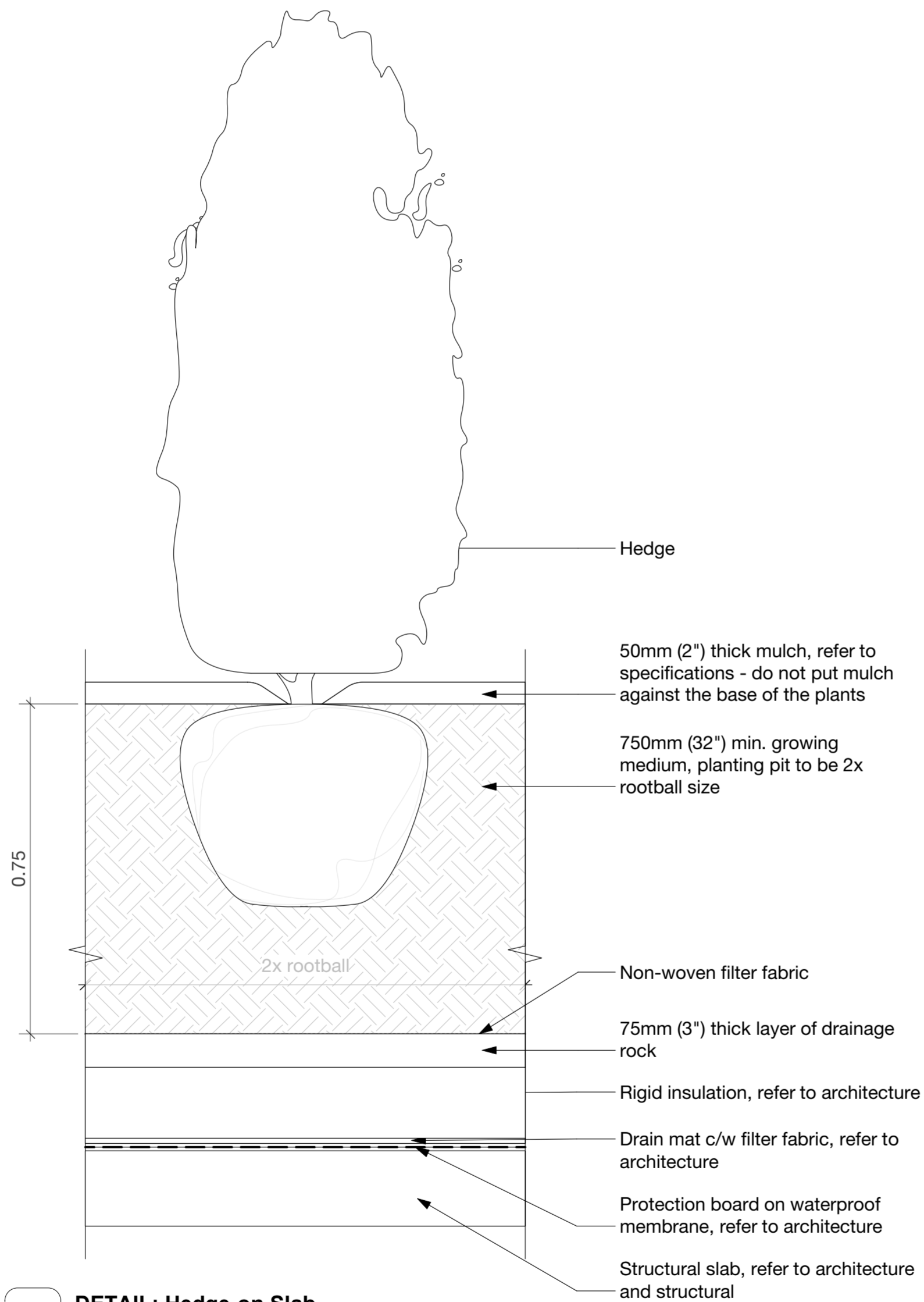
3 **DETAIL: Shrub on Grade**
Scale: 1:10



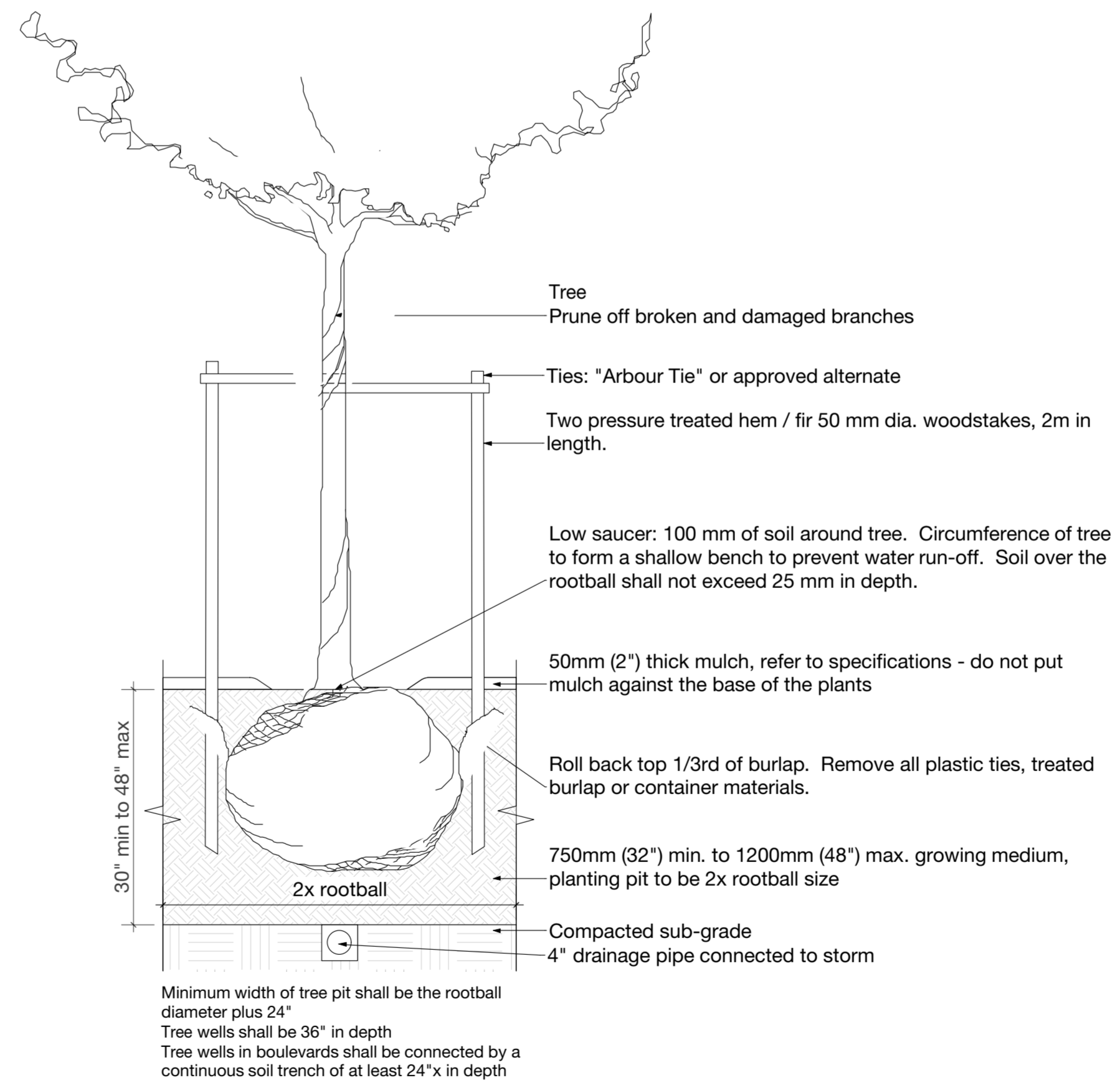
4 **DETAIL: Shrub on Slab**
Scale: 1:10



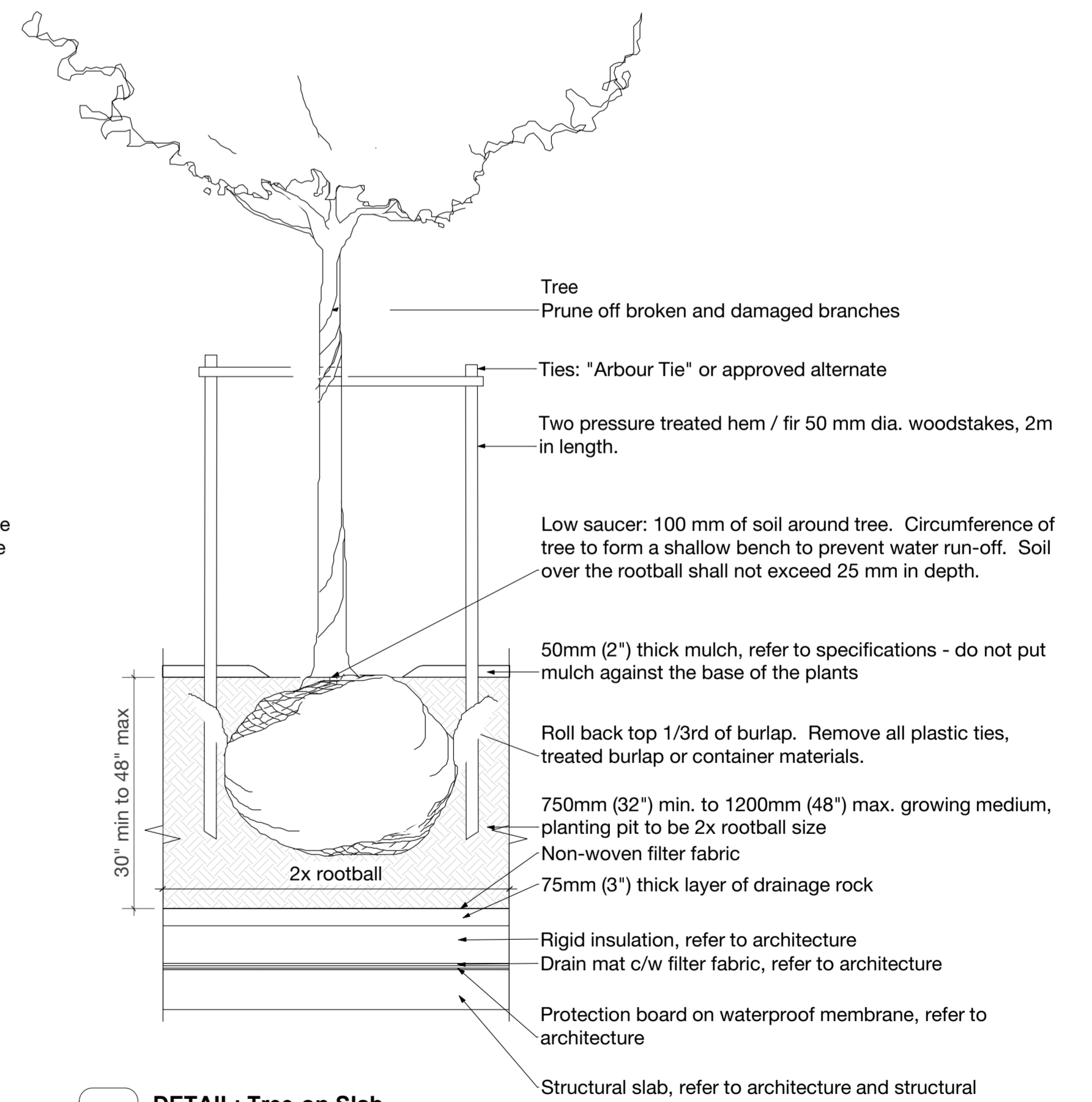
5 **DETAIL: Hedge on Grade**
Scale: 1:10



6 **DETAIL: Hedge on Slab**
Scale: 1:10



7 **DETAIL: Tree on Grade**
Scale: 1:20



8 **DETAIL: Tree on Slab**
Scale: 1:20

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
I	2018.06.04	Issue for DP					
H	2018.04.30	Issue for 50% BP					
G	2018.04.30	Reissued for First Reading					

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Landscape Details

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Scale
1:150

Reviewed By
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Date
06/03/15

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