

75 50

All Distances are in Metres

PARK

PLAN EPP76455

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 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





S	AD	Area Drain	NIC	Not in Contract	S T
z	ALT	Alternate	NO	Number	_
0	ALUM	Aluminum	NTS	Not to Scale	ი
⊢	ARCH	Architect/ Architectural	OC	On Center	N I N
∢	AVG	Average	OD	Outside Diameter/Dimension	≥
>	B	Bottom	PC	Point of Curvature Perpendicular	RA
ш	BC BLDG	Bottom of Curb Elevation	PERP	Point of Intersection	Δ
2	BOL	Building Bollard	PI PL	Property Line	
m	BS	Bottom of Step/ Stair Elevation	PLNT	Plant/ Planting	
m	BTW	Between	PO	Point of Origin	
۲	BW	Bottom of Wall Elevation	PP	Pedestrian Pole	
	CB	Catch Basin	PIP	Pour-in-Place	
∢	CIV	Civil	PSI	Pounds per Square Inch	
22	CJ	Control Joint	PT	Point of Tangency	
⊃∣	COJ	Construction Joint	QTY	Quantity	
-	COMP	Compacted	R	Riser	
C L	CONC	Concrete	RA	Radius	
ш ⊢	COM	City of Markham	REBAR	Reinforcing Bar	
_	DEG	Degree	REQ	Required	
т	DET	Deta il	ROW	Right of Way	
ပ	DIA	Diameter	SB	Setback	
2	DIM	Dimension	SHT	Sheet	
A	DN	Down	SPEC	Specifications	
ш	DWG	Drawing	SECT	Section	
۹	EJ	Expansion Joint	SQ	Square Stainless Steel	
A	ENG	Engineer/ Engineering	SS STA PT	Station Point	
ပ	EQ EX	Equal Existing	STAPT	Standard	
S	FC	Flush Curb	STL	Steel	с С
D Z	FDN	Foundation		Structure/ Structural	⊢
∠ ∢	FG	Finish Grade	т	Тор	o z
_	FIN	Finish	T+B	Top and Bottom	_
	FTG	Footing	TAN	Tangency	RA
	GALV	Galvanized	TC	Top of Curb Elevation	ш
	HEF	Horizontal Each Face	TD	Trench Drain	Z Ш
	HP	High Point	TEMP	Temporary	G
	ΗT	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 M	Light Meters/ Metres	VERT VEF	Vertical Vertical Each Face	
	MAX	Maximum	ver w/	with	
	MIN	Minimum	w/o	without	
	MISC	Miscellaneous	w/0		
NDSCAPE ARCHITECTURAL SYMBOLS	Drawir Plant 1 Quanti Detail I Drawin Detail I Drawin Elevati (For el Elevati	Type			
Γ					

DRAWING INDEX + GENERAL INFORMATION

LANDSCAPE ARCHITECTURAL DRAWINGS

GENERAL G1.01

L1.01

L2.01

1202

L3.01

L3.02

L4.01

L5.01

L5.02

L5.03

L5.04 L5.05

L5.06

L6.01

L6.02

L7.01

L7.02 L7.03

L7.04

SITE PLAN MATERIALS PLAN GREEN ROOFS - MATERIALS PLAN LAYOUT PLAN GREEN ROOFS - MATERIALS PLAN GRADING PLAN PLANTING PLAN - TREE PLAN PLANTING PLAN - SHRUB PLAN OVERALL PLANTING PLAN - SHRUB PLAN SOUTH WEST PLANTING PLAN - SHRUB PLAN SOUTH EAST PLANTING PLAN - SHRUB PLAN NORTH PLANTING PLAN - GREEN ROOFS SECTIONS SECTIONS DETAILS - PAVING DETAILS - PLANTING TREES DETAILS - PLANTING SHRUBS

DETAILS - WATER FEATURE

1) Existing survey information is based on the following drawings:

- a) dwg: RC-3Dcon17-to-olson.dwg firm: InterCAD date: 11.28.2017
- b) dwg: Lot1-SitePlan-180116.dwg firm: InteraCAD date: 01.16.2018

 c) CAD:2018.05.04 3D Model firm: Olson Kundig date: 05.04.2018

2) 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.

3) 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.

4) 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.

6) 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.

7) 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.

9) All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.

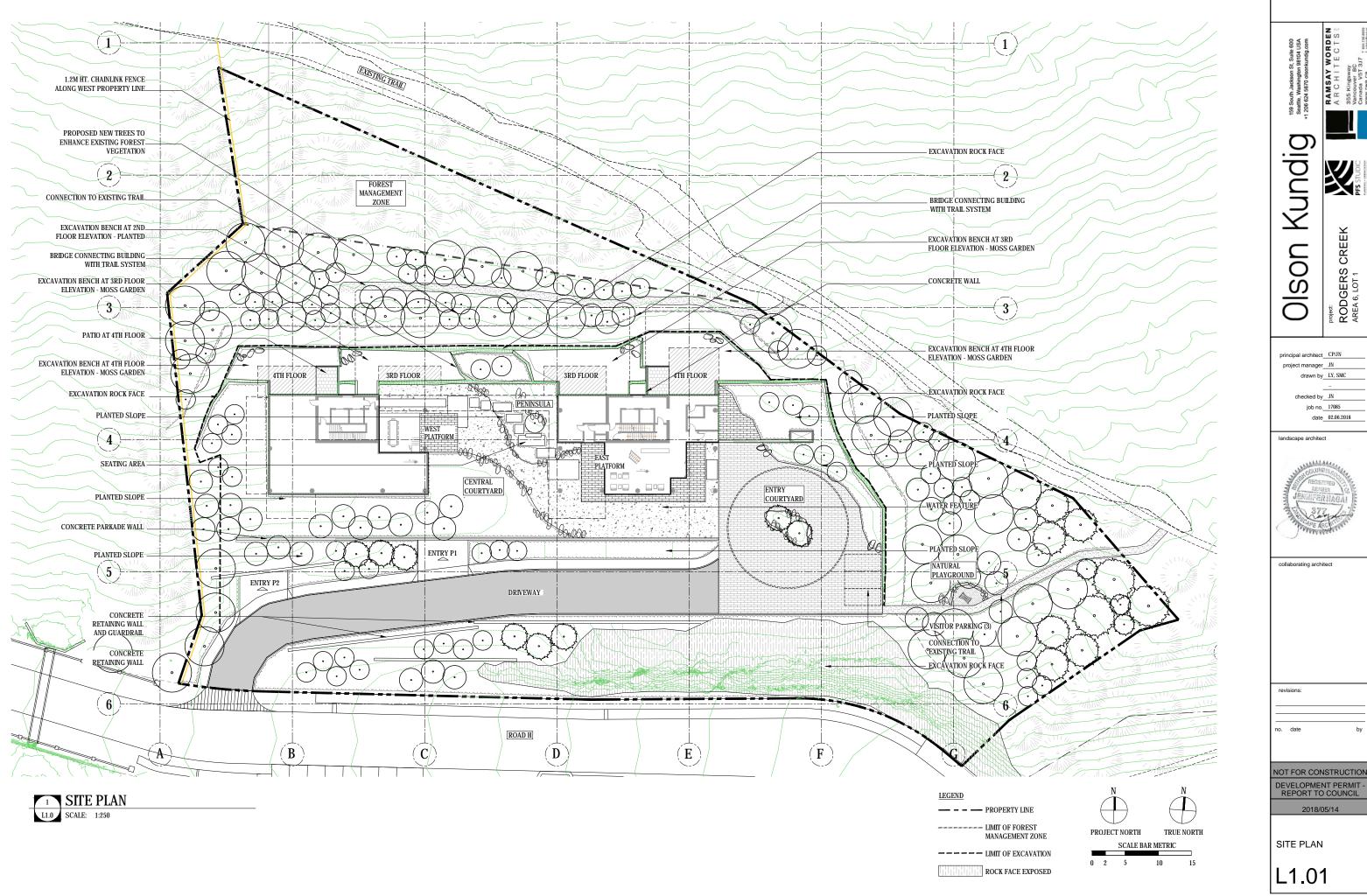
10) Point of origin for grid is at Survey Control Point 63077, as indicated on L1.0 Site Plan and L3.01 Layout Plan - North. Design grids are either parallel or perpendicular to the Grid Line #4.

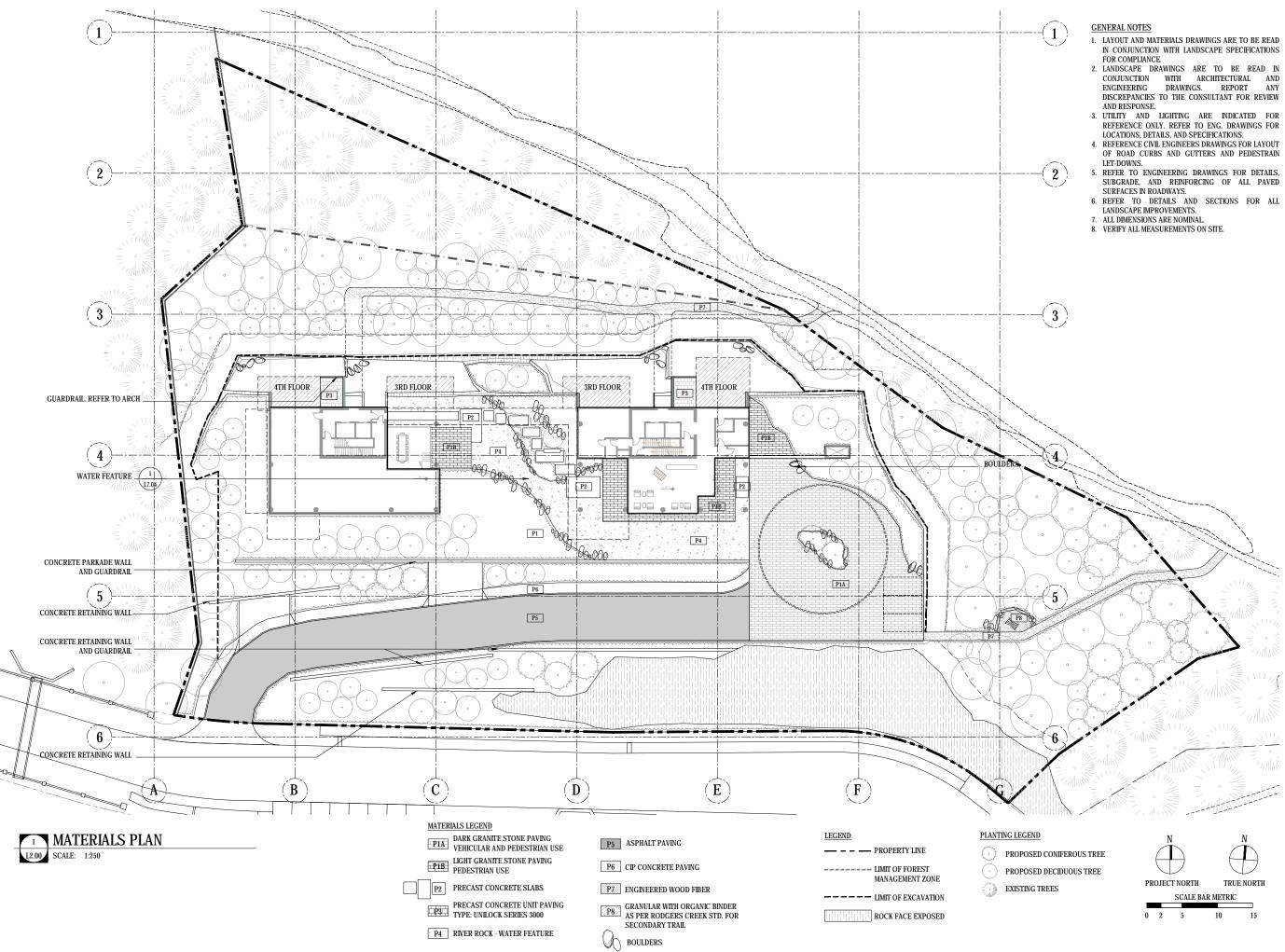
 Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.

12) 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.

OISON Kundig 159 South Jackson St, Suite 600 Seattle, Washington BISI OI USA +1 206 624 5670 ofsenkundig.com	Project: RAMSAY WORDEN RODGERS CREEK AREA 6, LOT 1 PS STUDIC AREA 6, LOT 1 FS STUDIC AREA 7, LOT 1 FS
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revisions: 	itect
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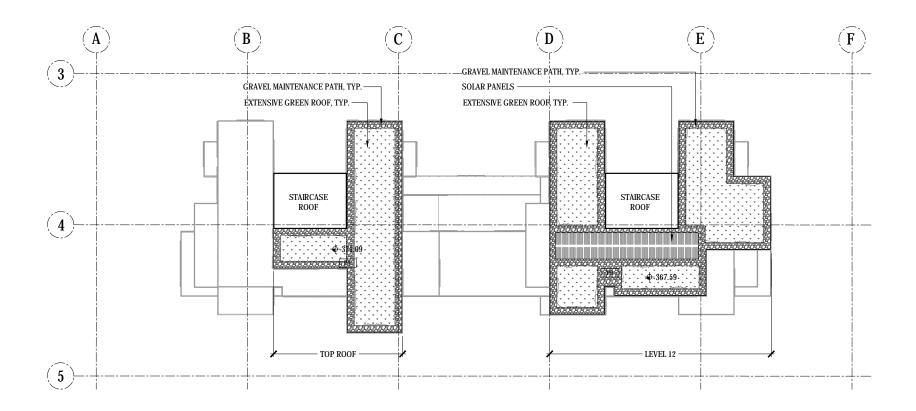
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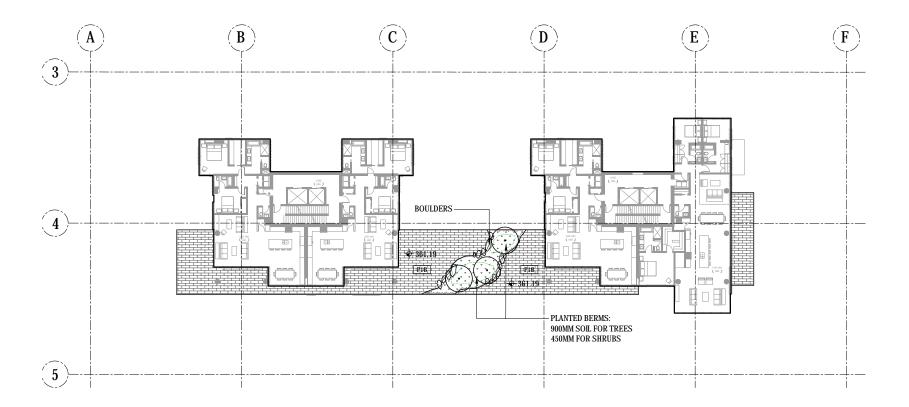


- DISCREPANCIES TO THE CONSULTANT FOR REVIEW
- OF ROAD CURBS AND GUTTERS AND PEDESTRAIN

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159 South Jackson St, Suite 600 Seattle, Washington 89104 USA +1 206 624 5670 elsonkundig.com	RAMSAY WORDEN A R C H I T E C T S 355 Kingsway vancouver BC canada V573/7 Fronteen www.ras.ce
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Olson	project: RODGERS CREE1 AREA 6, LOT 1
checked by job no	/ JN / LY, SMC
date	02.06.2018
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collaborating arch	itect
revisions:	
no. date	by
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MATERIAL	S PLAN
L2.0 ⁻	1







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

		PRODGERS CREEK	AREA 6, LOT 1 Province and a vision of the second and vision of the sec
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ALLER SALANA	COLUMA REGIST SCAPE (COLUMA REGIST SCAPE (COLUMA	TRED ER RINAGA	ALL OF
collabor	ating archi	itect	
revision:			by
	OPMEI ORT TC 2018/0	COUN	
MATE		OFS S PLA	٨N

PLANTING LEGEND

• PROPOSED CONFEROUS TREE PROPOSED DECIDUOUS TREE LANTED AREA

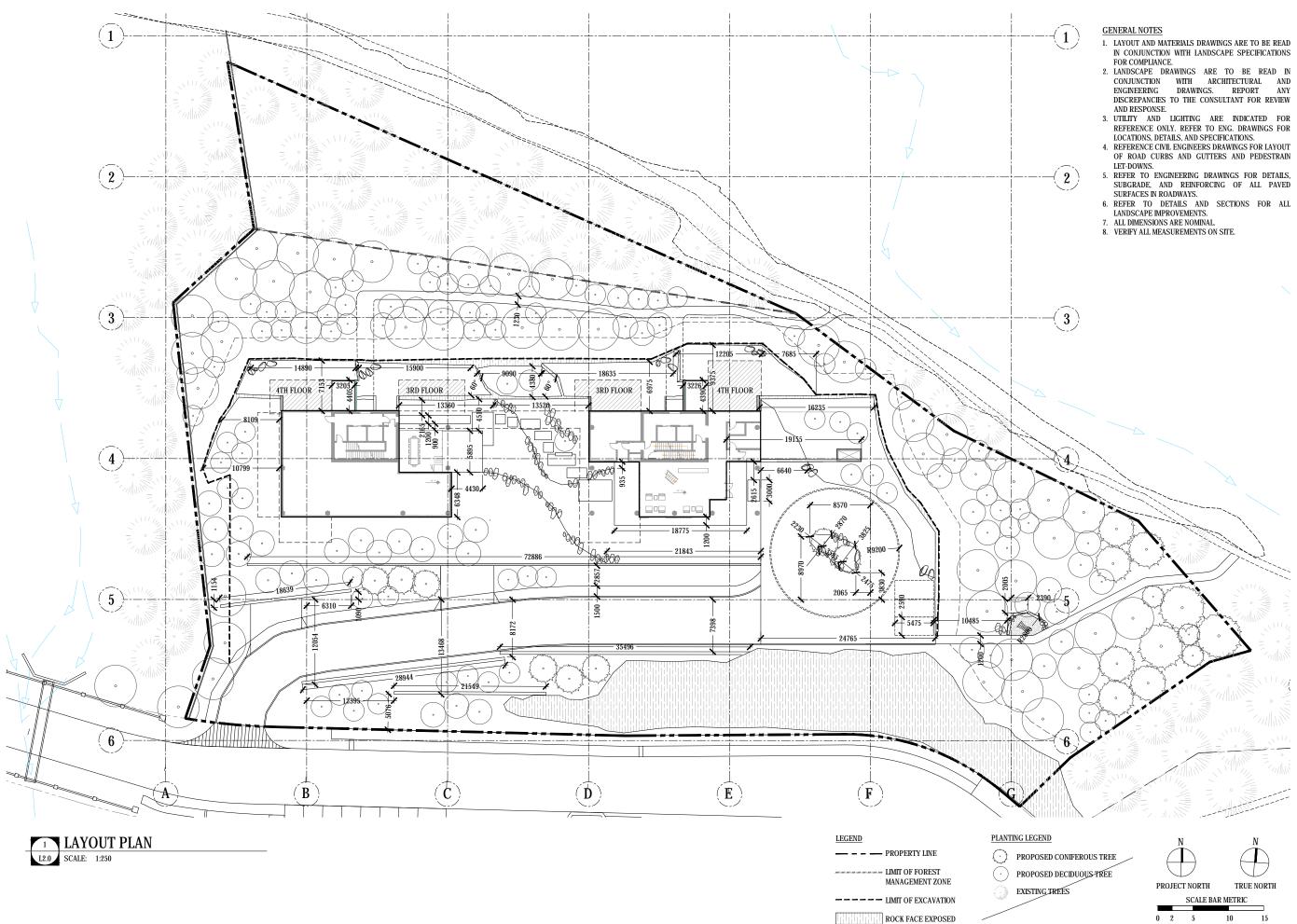
MATERIALS LEGEND

LIGHT GRANITE STONE PAVING PEDESTRIAN USE

P7 GRAVEL PATH

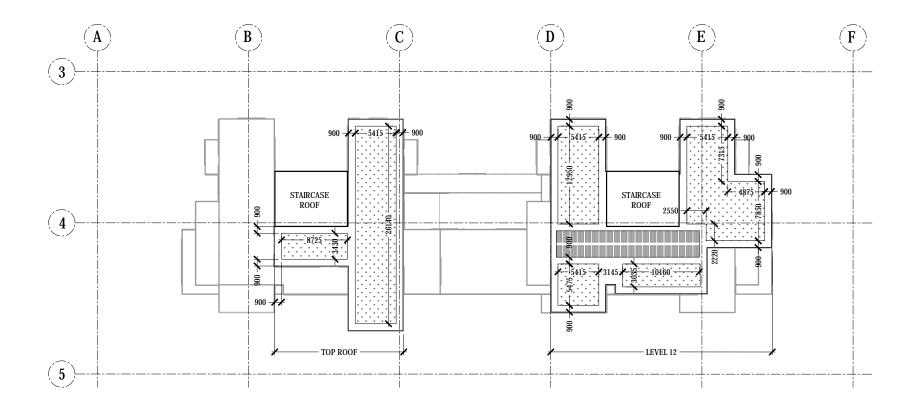


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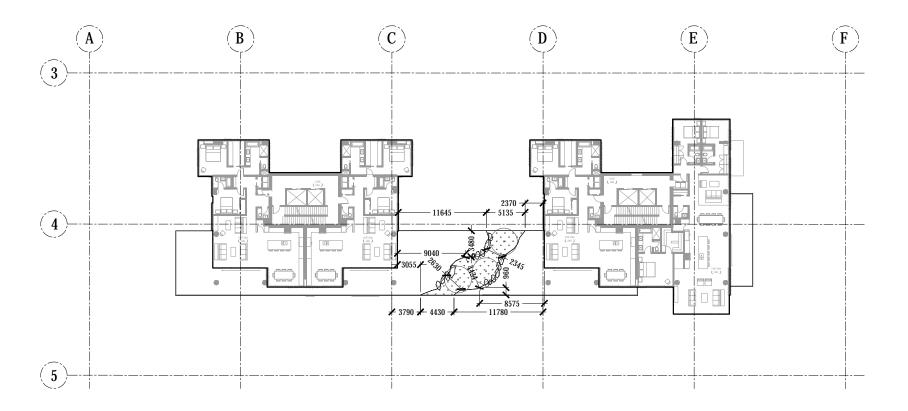


- OF ROAD CURBS AND GUTTERS AND PEDESTRAIN

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

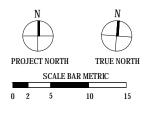
GENERAL NOTES

- 1. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- 3. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
- 4. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN 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.

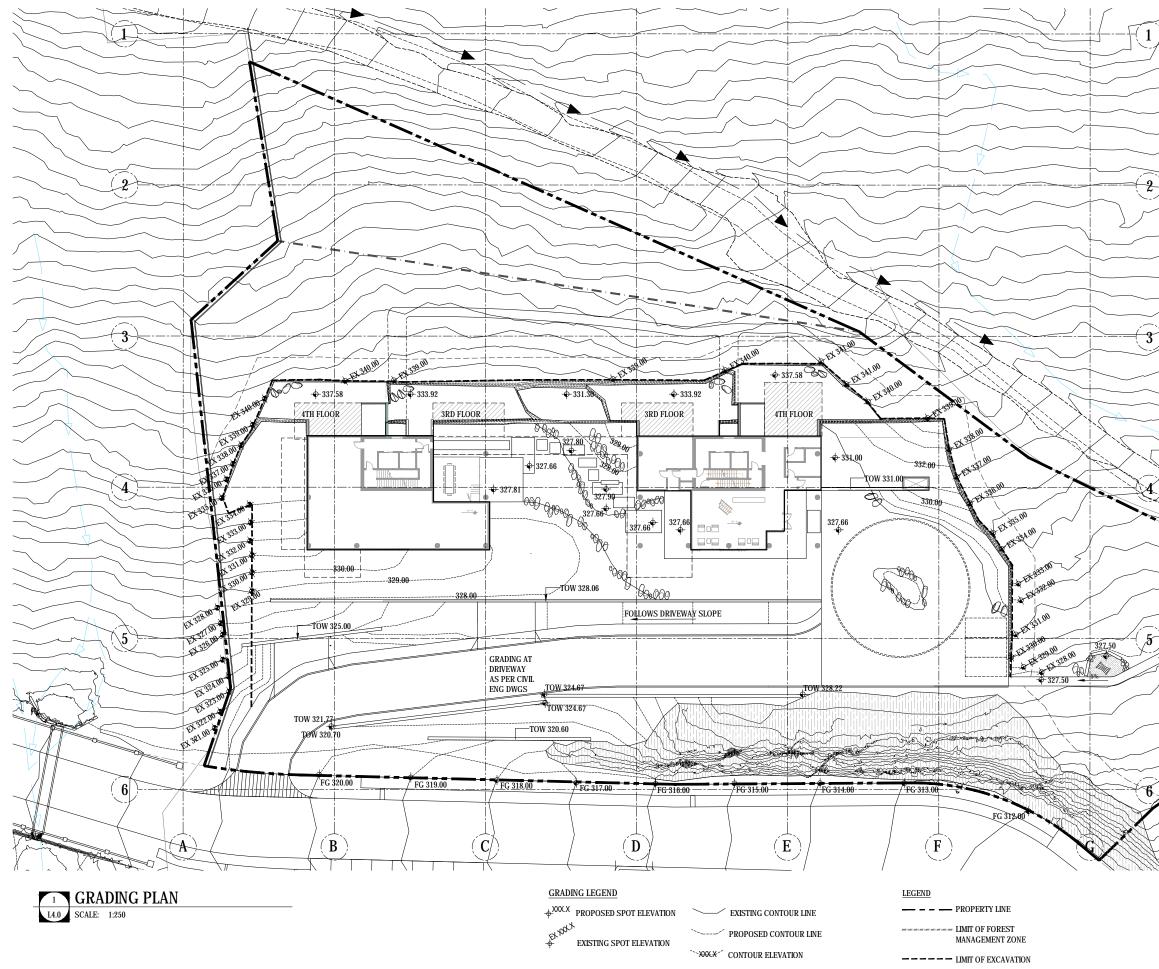
PLANTING LEGEND

\bigcirc	PROPOSED CONIFEROUS TREE
\odot	PROPOSED DECIDUOUS TREE



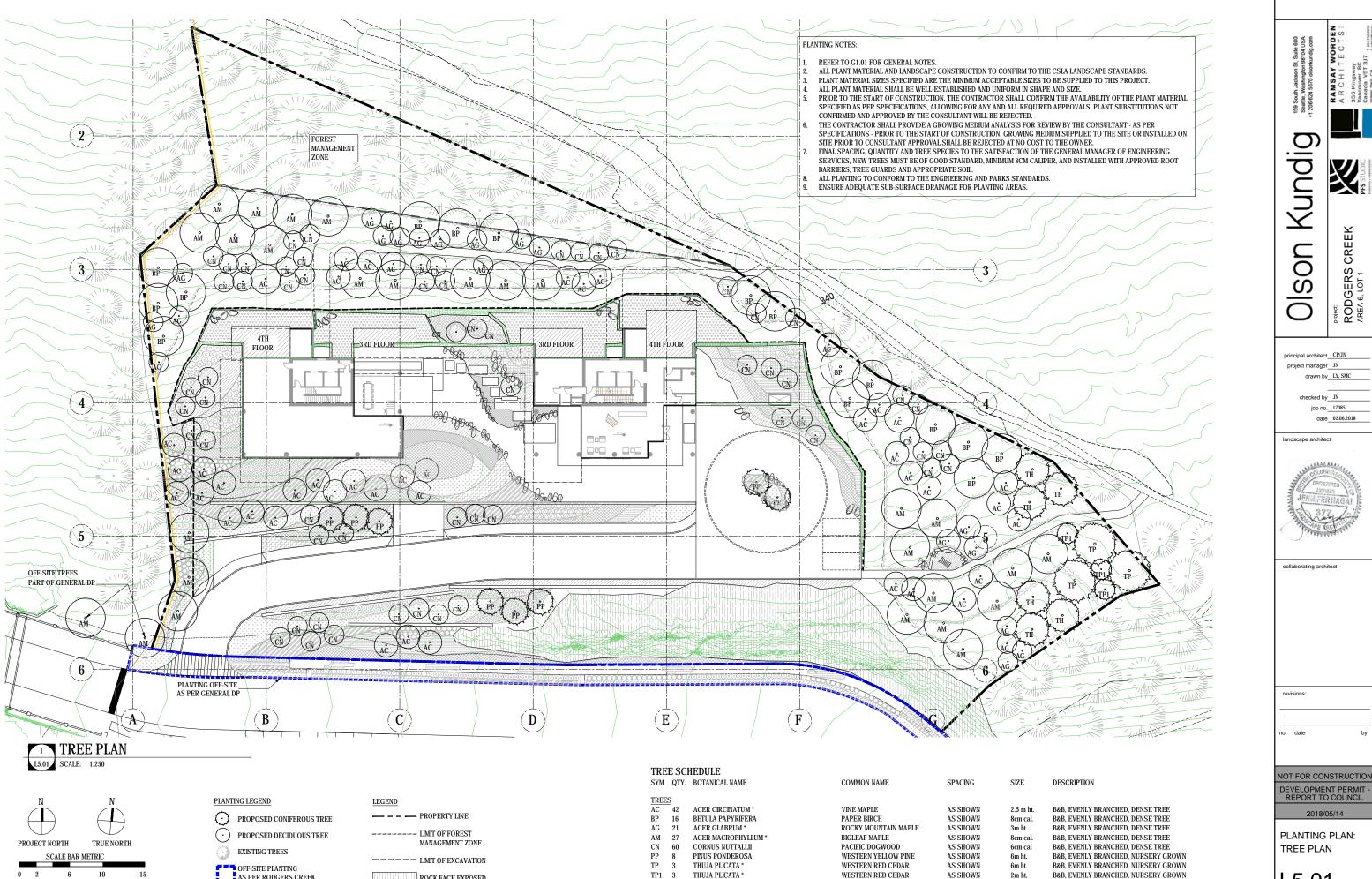


Olson Kundig 159 South Jackson St, Suife 600 Sealth, Washington 81914 USA +1 206 E24 5670 alsonkundig.com	Project: RODGERS CREEK ARCHITECTS ARCHI
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collaborating arch	itect
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 <u>GENERAL NOTES</u> 1. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE. 2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCES TO THE CONSULTANT FOR REVIEW AND RESPONSE. 3. UTILITY AND LICHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS. 4. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN 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 198 South Jackson 81, Suite 600 Seatte, Washington 89104 USA	Project: RAMSAY WORDEN A R C H I T E C T S A R C H I T E C T S S S Kingsway AREA 6, LOT 1 PFS STUDIC MARK PC ANAL VF3 1 C C T S C C C C C C C C C C C C C C C C
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N PROJECT NORTH SCALE BAR METRIC	GRADING) COUNCIL)5/14
0 2 5 10 15	L4.0 ⁻	1

ROCK FACE EXPOSED



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6

TSUGA HETEROPHYLLA *

WESTERN HEMLOCK

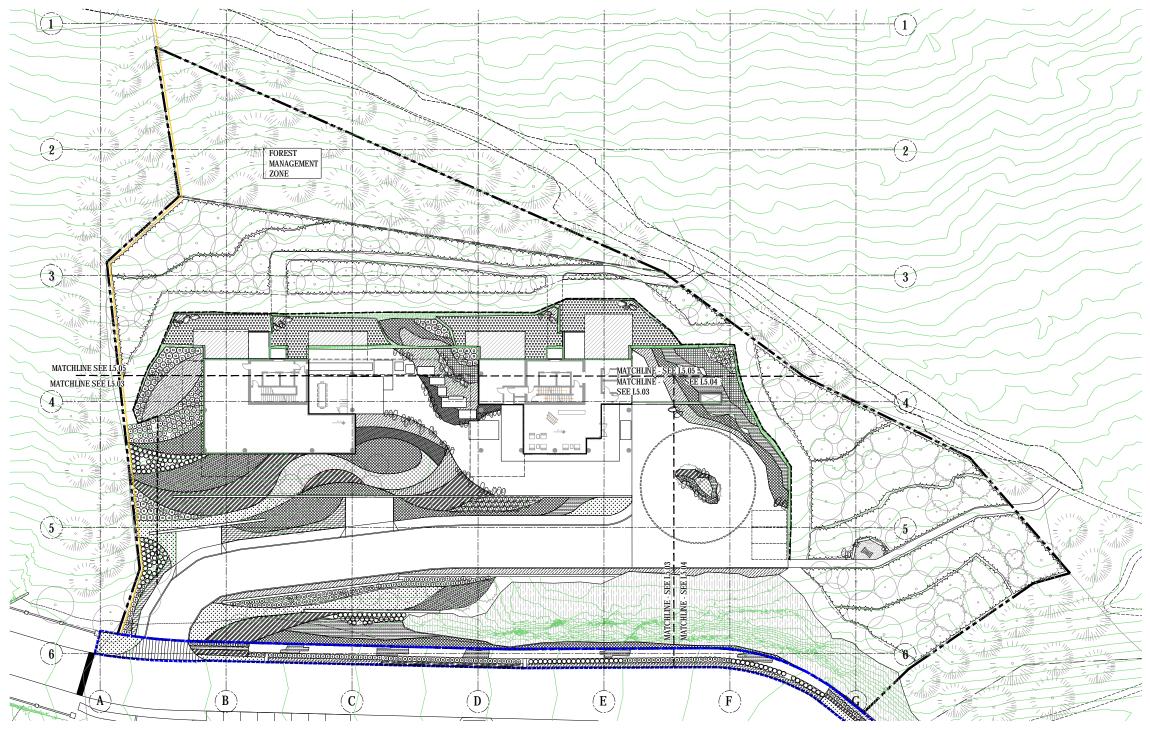
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AS PER RODGERS CREEK

ROCK FACE EXPOSED

2m ht. **B&B, EVENLY BRANCHED, NURSERY GROWN B&B, EVENLY BRANCHED, NURSERY GROWN** 3m ht.

L5.01



1 SHRUB PLAN OVERALL

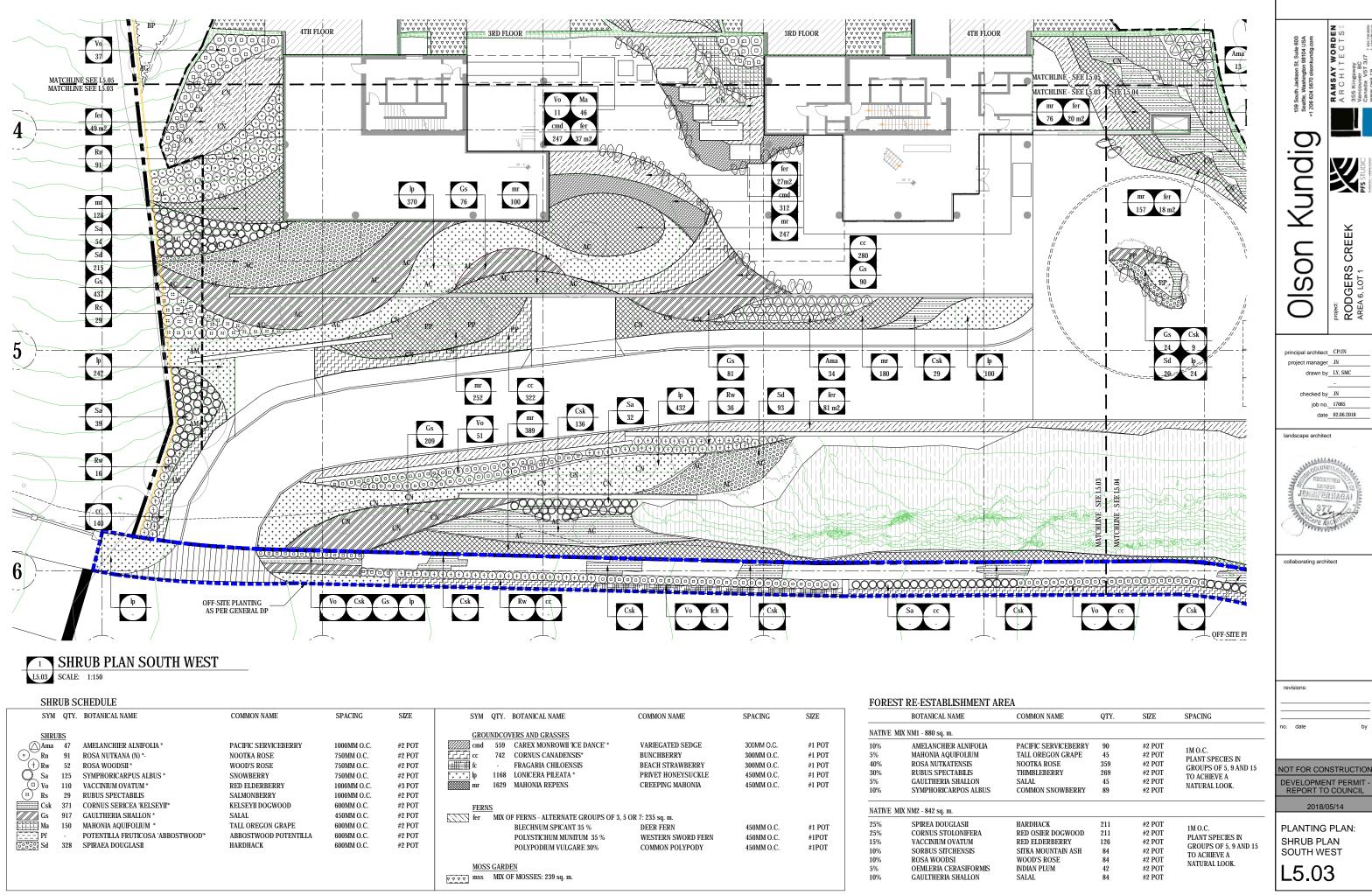
L5.02	SCALE:	1:300

SHRUB SCHEDULE

								TORED	
SYM QTY. BOTANICAL NAME	COMMON NAME	SPACING	SIZE	SYM QTY. BOTANICAL NAME	COMMON NAME	SPACING	SIZE		BOTANICAL NAME
SHRUBS				GROUNDCOVERS AND GRASSES				NATIVE M	MIX NM1 - 880 sq. m.
Ama 47 AMELANCHIER ALNIFOLIA * Rn 91 ROSA NUTKANA (N) *-	PACIFIC SERVICEBERRY	1000MM O.C.	#2 POT	cmd 559 CAREX MONROWII 'ICE DANCE' *	VARIEGATED SEDGE	300MM O.C.	#1 POT	10%	AMELANCHIER ALNIFOLIA
(•) Rn 91 ROSA NUTKANA (N) *-	NOOTKA ROSE	750MM O.C.	#2 POT	CORNUS CANADENSIS*	BUNCHBERRY	300MM O.C.	#1 POT	5%	MAHONIA AQUIFOLIUM
(+)Rw 52 ROSA WOODSII*	WOOD'S ROSE	750MM O.C.	#2 POT	fc - FRAGARIA CHILOENSIS	BEACH STRAWBERRY	300MM O.C.	#1 POT	40%	ROSA NUTKATENSIS
Sa 125 SYMPHORICARPUS ALBUS *	SNOWBERRY	750MM O.C.	#2 POT	⁺ + ⁺ + ⁺ + lp 1168 LONICERA PILEATA *	PRIVET HONEYSUCKLE	450MM O.C.	#1 POT	30%	RUBUS SPECTABILIS
(□) V₀ 110 VACCINIUM OVATUM *	RED ELDERBERRY	1000MM O.C.	#3 POT	mr 1629 MAHONIA REPENS	CREEPING MAHONIA	450MM O.C.	#1 POT	5% 10%	GAULTHERIA SHALLON SYMPHORICARPOS ALBUS
(#) Rs 29 RUBUS SPECTABILIS	SALMONBERRY	1000MM O.C.	#2 POT					10%	SIMPHORICARPOS ALBUS
Csk 371 CORNUS SERICEA 'KELSEYII'*	KELSEYII DOGWOOD	600MM O.C.	#2 POT	FERNS				NATRUE	IIV N140 040
Gs 917 GAULTHERIA SHALLON *	SALAL	450MM O.C.	#2 POT	fer MIX OF FERNS - ALTERNATE GROUPS OF 3,	5 OR 7: 235 sq. m.			NATIVE N	MIX NM2 - 842 sq. m.
ELEEE Ma 150 MAHONIA AQUIFOLIUM *	TALL OREGON GRAPE	600MM O.C.	#2 POT	BLECHNUM SPICANT 35 %	DEER FERN	450MM O.C.	#1 POT	25%	SPIREA DOUGLASII
POTENTILLA FRUTICOSA 'ABBOSTWOOI	D** ABBOSTWOOD POTENTILLA	600MM O.C.	#2 POT	POLYSTICHUM MUNITUM 35 %	WESTERN SWORD FERN	450MM O.C.	#1POT	25%	CORNUS STOLONIFERA
စ္လွ်စ္လွ်စ္လွ်န္ Sd 328 SPIRAEA DOUGLASII	HARDHACK	600MM O.C.	#2 POT	POLYPODIUM VULGARE 30%	COMMON POLYPODY	450MM O.C.	#1POT	15%	VACCINIUM OVATUM
								10% 10%	SORBUS SITCHENSIS ROSA WOODSI
				MOSS GARDEN				5%	OFMLERIA CERASIFORMIS

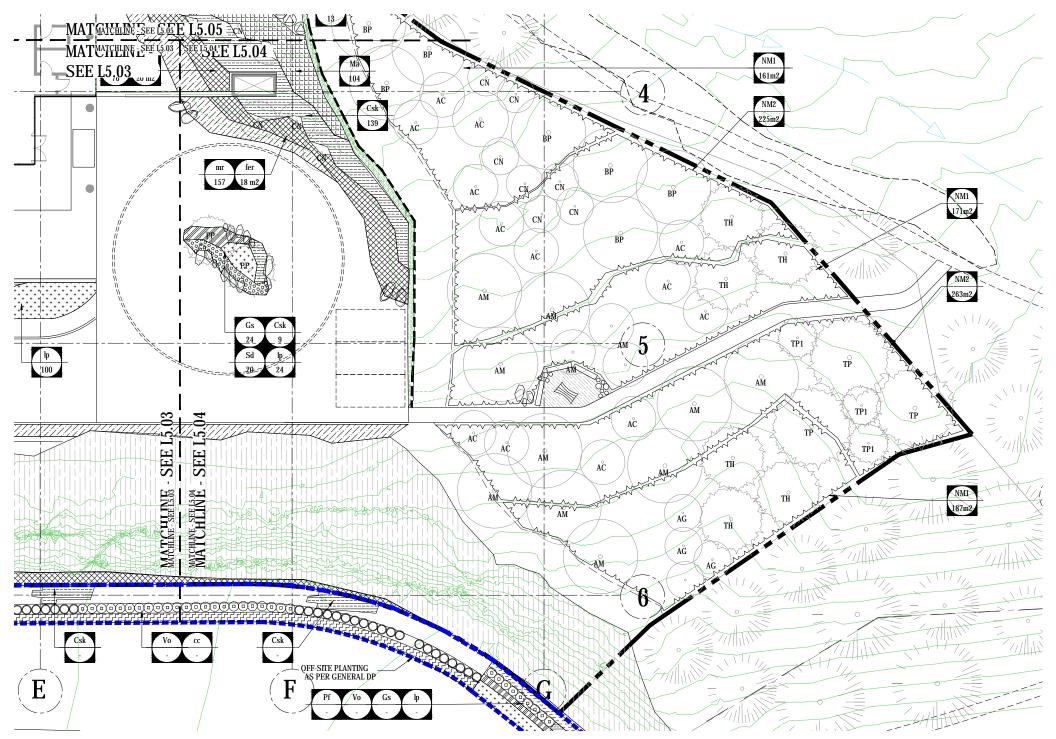
vvvv mss MIX OF MOSSES: 239 sq. m.

RAMSAY WORDEN A R C H I T E C T S = 355 Kingsway Vancouver BC Canada V5T 3J7 ; pactassos 009 VSr moo PLANTING NOTES: cson St, Suite 6 ngton 98104 U olsonkundia.c REFER TO G1.01 FOR GENERAL NOTES. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO 2. CONFIRM TO THE CSLA LANDSCAPE STANDARDS. 159 South Jacks Seattle, Washing +1 206 624 5670 o PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT. 4 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 Kundig APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED. Y 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 Project: RODGERS CREEK AREA 6, LOT 1 SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES, NEW TREES MUST BE OF GOOD STANDARD, MINIMUM Olson 8CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ALL PLANTING TO CONFORM TO THE ENGINEERING AND PARKS 8 STANDARDS ENSURE ADEQUATE SUB-SURFACE DRAINAGE FOR PLANTING 9 AREAS. LEGEND principal architect CP/JN project manager JN Internet of the second se drawn by LY, SMC MANAGEMENT ZONE ---- LIMIT OF EXCAVATION checked by JN job no. 17085 ROCK FACE EXPOSED date 02.06.2018 OFF-SITE PLANTING landscape architect AS PER RODGERS CREEK AREA 6 GENERAL DP collaborating architect PROJECT NORTH TRUE NORTH SCALE BAR METRIC 15 20 10 0 5 revisions: FOREST RE-ESTABLISHMENT AREA COMMON NAME QTY. SIZE SPACING no. date by PACIFIC SERVICEBERRY #2 POT 90 1M O.C. TALL OREGON GRAPE #2 POT 45 PLANT SPECIES IN GROUPS OF 5, 9 AND 15 NOOTKA ROSE 359 #2 POT NOT FOR CONSTRUCTION THIMBLEBERRY #2 POT 269 TO ACHIEVE A DEVELOPMENT PERMIT -REPORT TO COUNCIL SALAL #2 POT 45 NATURAL LOOK. COMMON SNOWBERRY 89 #2 POT 2018/05/14 HARDHACK #2 POT 211 1M O.C. PLANTING PLAN: RED OSIER DOGWOOD 211 #2 POT PLANT SPECIES IN SHRUB PLAN #2 POT RED ELDERBERRY 126 GROUPS OF 5, 9 AND 15 SITKA MOUNTAIN ASH #2 POT #2 POT 84 OVERALL TO ACHIEVE A WOOD'S ROSE 84 NATURAL LOOK. INDIAN PLUM #2 POT L5.02 42 10% GAULTHERIA SHALLON #2 POT SALAL



project: RODGERS CREEK AREA 6, LOT 1

									1011110	
SYM QT	Y. BOTANICAL NAME	COMMON NAME	SPACING	SIZE	SYM QTY. BOTANICAL NAME	COMMON NAME	SPACING	SIZE		BOTANICAL NAME
SHRUBS					GROUNDCOVERS AND GRASSES				NATIVE M	IX NM1 - 880 sq. m.
Ama 47 Rn 91 + Rw 52 Sa 125 T Vo 110	VACCINIUM OVATUM *	PACIFIC SERVICEBERRY NOOTKA ROSE WOOD'S ROSE SNOWBERRY RED ELDERBERRY	1000MM O.C. 750MM O.C. 750MM O.C. 750MM O.C. 1000MM O.C.	#2 POT #2 POT #2 POT #2 POT #3 POT	cmd 559 CAREX MONROWII 'ICE DANCE'* cc 742 CORNUS CANADENSIS* fc - FRAGARIA CHILOENSIS *_***.*. lp 1168 LONICERA PILEATA * mr 1629 MAHONIA REPENS	VARIEGATED SEDGE BUNCHBERRY BEACH STRAWBERRY PRIVET HONEYSUCKLE CREEPING MAHONIA	300MM O.C. 300MM O.C. 300MM O.C. 450MM O.C. 450MM O.C.	#1 POT #1 POT #1 POT #1 POT #1 POT	10% 5% 40% 30% 5% 10%	AMELANCHIER ALNIFOLIA MAHONIA AQUIFOLIUM ROSA NUTKATENSIS RUBUS SPECTABILIS GAULTHERIA SHALLON SYMPHORICARPOS ALBUS
(ii) Rs 29 Csk 371 Css 917 Csi 917	POTENTILLA FRUTICOSA 'ABBOSTWOOD'*	SALMONBERRY KELSEYII DOGWOOD SALAL TALL OREGON GRAPE ABBOSTWOOD POTENTILLA HARDHACK	1000MM O.C. 600MM O.C. 450MM O.C. 600MM O.C. 600MM O.C. 600MM O.C.	#2 POT #2 POT #2 POT #2 POT #2 POT #2 POT	FERNS fer MIX OF FERNS - ALTERNATE GROUPS OF 3, BLECHNUM SPICANT 35 % POLYSTICHUM MUNITUM 35 % POLYPODIUM VULGARE 30%	5 OR 7: 235 sq. m. DEER FERN WESTERN SWORD FERN COMMON POLYPODY	450MM O.C. 450MM O.C. 450MM O.C.	#1 POT #1POT #1POT		IX NM2 - 842 sq. m. SPIREA DOUGLASII CORNUS STOLONIFERA VACCINIUM OVATUM SORBUS SITCHENSIS
					MOSS GARDEN				10% 5%	ROSA WOODSI OEMLERIA CERASIFORMIS



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

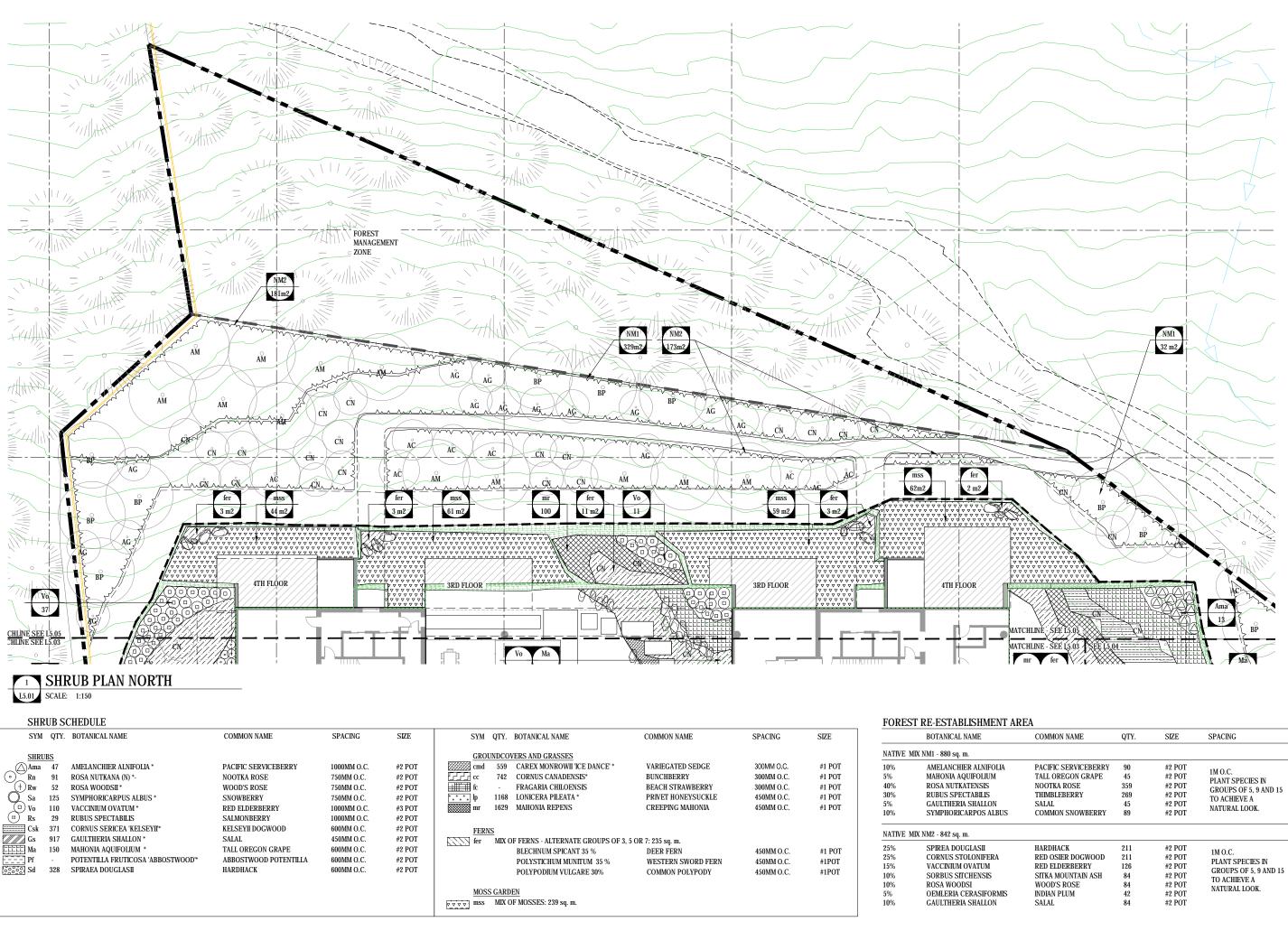
SHRUB SCHEDULE

SILLOD	SCHEDULL								TORESTRE	-ESTADLISTIVILINT AIGLA
SYM QT	Y. BOTANICAL NAME	COMMON NAME	SPACING	SIZE	SYM QTY. BOTANICAL NAME	COMMON NAME	SPACING	SIZE	BC	DTANICAL NAME
SHRUBS Ama 47 Rn 91 + Rw 52 Sa 125 P Vo 110		PACIFIC SERVICEBERRY NOOTKA ROSE WOOD'S ROSE SNOWBERRY RED ELDERBERRY	1000MM O.C. 750MM O.C. 750MM O.C. 750MM O.C. 1000MM O.C.	#2 POT #2 POT #2 POT #2 POT #3 POT	GROUNDCOVERS AND GRASSES cmd 559 CAREX MONROWII 'CE DANCE'* cc 742 CORNUS CANADENSIS* fc - FRAGARIA CHILOENSIS "	VARIEGATED SEDGE BUNCHBERRY BEACH STRAWBERRY PRIVET HONEYSUCKLE CREEPING MAHONIA	300MM O.C. 300MM O.C. 300MM O.C. 450MM O.C. 450MM O.C.	#1 POT #1 POT #1 POT #1 POT #1 POT	5% MA 40% RC 30% RU 5% GA	MELANCHIER ALNIFOLIA AHONIA AQUIFOLIUM DSA NUTKATENSIS JBUS SPECTABILIS AULTHERIA SHALLON
Image: Right of the second s	RUBUS SPECTABILIS CORNUS SERICEA 'KELSEYII'* GAULTHERIA SHALLON * MAHONIA AQUIFOLIUM * POTENTILLA FRUTICOSA 'ABBOSTWOOD'*	SALMONBERRY KELSEYII DOGWOOD SALAL TALL OREGON GRAPE ABBOSTWOOD POTENTILLA HARDHACK	1000MM O.C. 600MM O.C. 450MM O.C. 600MM O.C. 600MM O.C. 600MM O.C.	#2 POT #2 POT #2 POT #2 POT #2 POT #2 POT #2 POT	FERNS fer MIX OF FERNS - ALTERNATE GROUPS OF 3, BLECHNUM SPICANT 35 % POLYSTICHUM MUNITUM 35 % POLYPODIUM VULGARE 30% MOSS GARDEN mss MIX OF MOSSES: 239 sq. m.	5 OR 7: 235 sq. m. DEER FERN WESTERN SWORD FERN COMMON POLYPODY	450MM O.C. 450MM O.C. 450MM O.C.	#1 POT #1POT #1POT	NATIVE MIX NM2 25% SP 25% CC 15% VA 10% SC 10% RC 5% OF	/MPHORICARPOS ALBUS 2 - 842 sq. m. PIREA DOUGLASII PIRUS STOLONIFERA ACCINIUM OVATUM DRBUS STICHENSIS DSA WOODSI EMLERIA CERASIFORMIS AULTHERIA SHALLON

FOREST RE-ESTABLISHMENT AREA

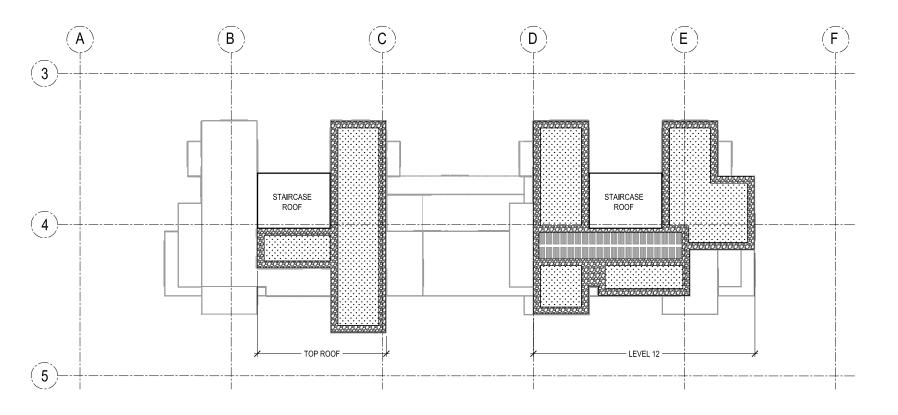
Olson Kundig 149 South Jackson 51, Suite 600 Sealth, Wahnippin 98104 USA +1 206 624 5670 Obsoritundig com	Project: RODGERS CREEK A R C H I T E C T S = A R C H I T E C T S
	- JN - LY, SMC
landscape archite	And
collaborating arch	itect
revisions:	by
NOT FOR COM DEVELOPMEN REPORT TO 2018/0	NT PERMIT - COUNCIL
PLANTING SOUTH EA SHRUB PL	ST AN

EA				
	COMMON NAME	QTY.	SIZE	SPACING
I	PACIFIC SERVICEBERRY	90	#2 POT	1M O.C.
	TALL OREGON GRAPE	45	#2 POT	PLANT SPECIES IN
]	NOOTKA ROSE	359	#2 POT	GROUPS OF 5, 9 AND 15
	THIMBLEBERRY	269	#2 POT	TO ACHIEVE A
1	SALAL	45	#2 POT	NATURAL LOOK.
	COMMON SNOWBERRY	89	#2 POT	NATURAL LOOK.
]	HARDHACK	211	#2 POT	1M O.C.
]	RED OSIER DOGWOOD	211	#2 POT	PLANT SPECIES IN
]	RED ELDERBERRY	126	#2 POT	GROUPS OF 5. 9 AND 15
1	SITKA MOUNTAIN ASH	84	#2 POT	TO ACHIEVE A
,	WOOD'S ROSE	84	#2 POT	NATURAL LOOK.
]	INDIAN PLUM	42	#2 POT	NATURAL LOOK.
1	SALAL	84	#2 POT	



Since	S CHILD CILL								TOREDTIN		
SYM QT	Y. BOTANICAL NAME	COMMON NAME	SPACING	SIZE	SYM QTY. BOTANICAL NAME	COMMON NAME	SPACING	SIZE		BOTANICAL NAME	C
SHRUBS					GROUNDCOVERS AND GRASSES				NATIVE MIX N	M1 - 880 sq. m.	
Ama 47 Rn 91 + Rw 52 Sa 125 T Vo 110		PACIFIC SERVICEBERRY NOOTKA ROSE WOOD'S ROSE SNOWBERRY RED ELDERBERRY	1000MM O.C. 750MM O.C. 750MM O.C. 750MM O.C. 1000MM O.C.	#2 POT #2 POT #2 POT #2 POT #3 POT	cmd 559 CAREX MONROWII ICE DANCE * cc 742 CORNUS CANADENSIS* fc - FRAGARIA CHILOENSIS *.*.*. lp 1168 LONICERA PILEATA * mm 1629 MAHONIA REPENS	VARIEGATED SEDGE BUNCHBERRY BEACH STRAWBERRY PRIVET HONEYSUCKLE CREEPING MAHONIA	300MM O.C. 300MM O.C. 300MM O.C. 450MM O.C. 450MM O.C.	#1 POT #1 POT #1 POT #1 POT #1 POT	5% 40% 30% 5%	AMELANCHIER ALNIFOLIA MAHONIA AQUIFOLIUM ROSA NUTKATENSIS RUBUS SPECTABILIS GAULTHERIA SHALLON SYMPHORICARPOS ALBUS	P/ T/ N(TI S/
(::) Rs 29 Csk 371 Csk 371 Gs 917 Ma 150 Csc 22 Csc	GAULTHERIA SHALLON * MAHONIA AQUIFOLIUM * POTENTILLA FRUTICOSA 'ABBOSTWOOD*	SALMONBERRY KELSEYII DOGWOOD SALAL TALL OREGON GRAPE ABBOSTWOOD POTENTILLA HARDHACK	1000MM O.C. 600MM O.C. 450MM O.C. 600MM O.C. 600MM O.C. 600MM O.C.	#2 POT #2 POT #2 POT #2 POT #2 POT #2 POT	FERNS fer MIX OF FERNS - ALTERNATE GROUPS OF 3 BLECHNUM SPICANT 35 % POLYSTICHUM MUNITUM 35 % POLYPODIUM VULGARE 30%	3, 5 OR 7: 235 sq. m. DEER FERN WESTERN SWORD FERN COMMON POLYPODY	450MM O.C. 450MM O.C. 450MM O.C.	#1 POT #1POT #1POT	NATIVE MIX N 25% 25% 15%		H/ Rl R!
					MOSS GARDEN				10%	ROSA WOODSI OEMLERIA CERASIFORMIS	W

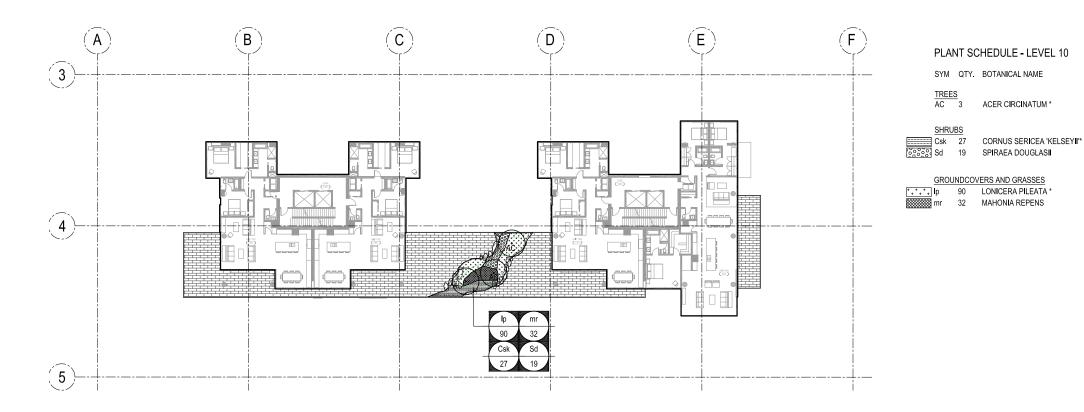




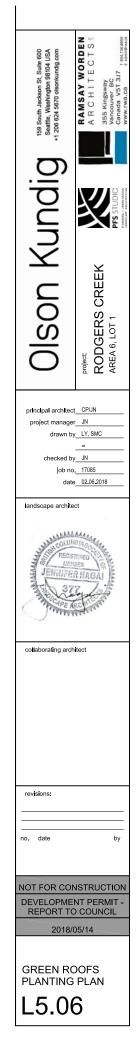


COMBINATION OF NATIVE AND NATIVE-ADAPTIVE SPECIES, INTENDED TO REFLECT THE ADJACENT VEGETATION IN THE FOREST AND THE PLANTING PALETTE TO BE USED THROUGH THE DEVELOPMENT. DROUGHT TOLERANT PLANTING TO BE CONSIDERED TO REDUCE WATER DEMAND.

ROOF PLAN SCALE: 1:250



GREEN ROOF LEVEL 10 SCALE: 1:250 -

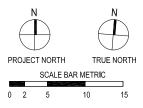


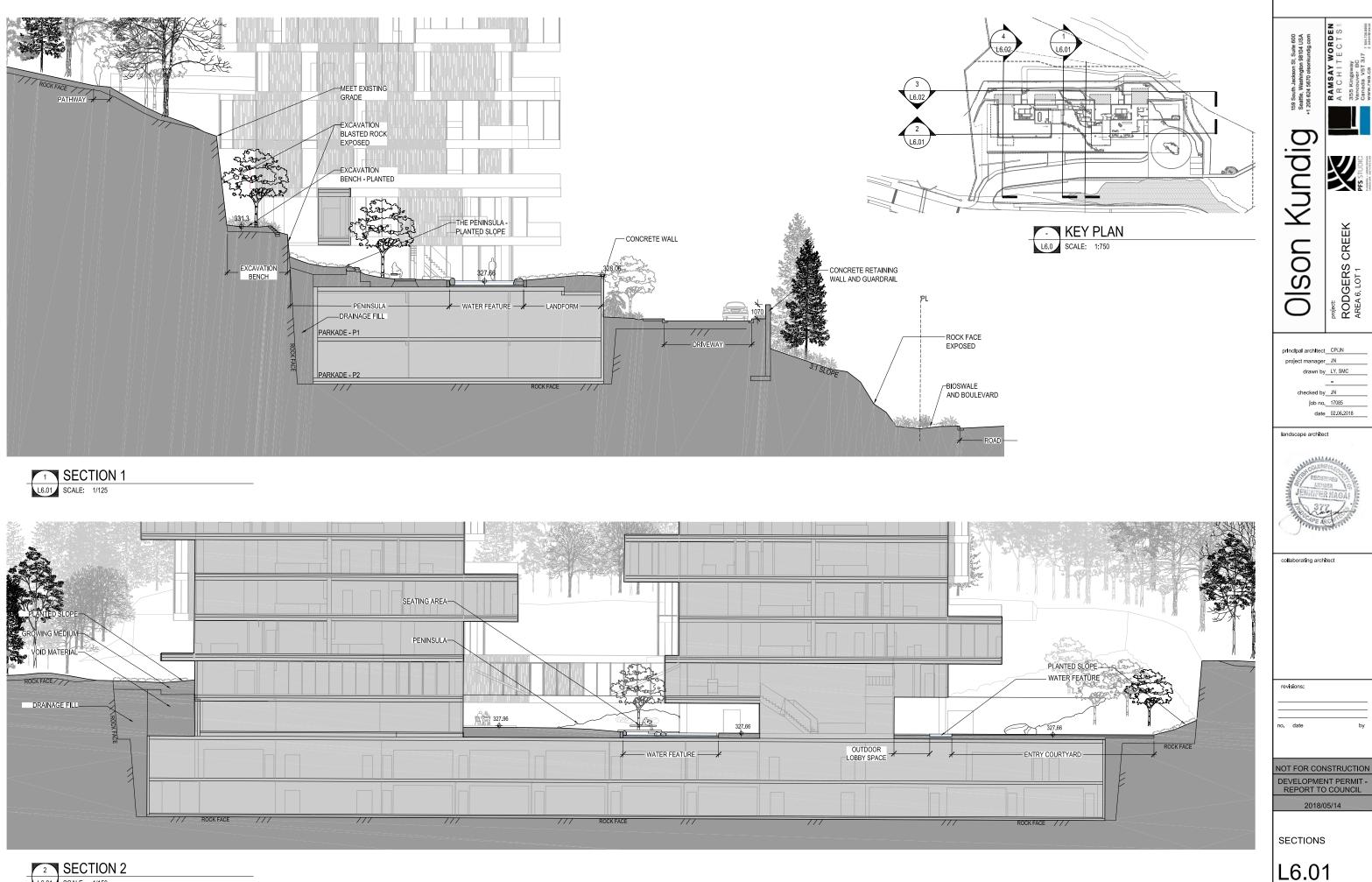
COMMON NAME	SPACING	SIZE	DESCRIPTION
VINE MAPLE	AS SHOWN	2.5 m ht.	B&B, EVENLY BRANCHED, DENSE TREE
KELSEYII DOGWOOD	600MM O.C.	#2 POT	
HARDHACK	600MM O.C.	#2 POT	
PRIVET HONEYSUCKLE	450MM O.C.	#1 POT	
CREEPING MAHONIA	450MM O.C.	#1 POT	

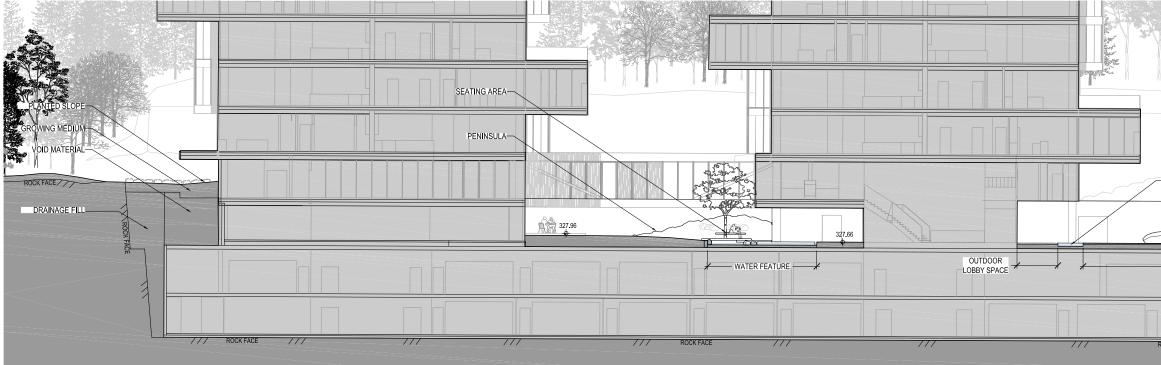
PLANTING LEGEND



 PROPOSED CONIFEROUS TREE PROPOSED DECIDUOUS TREE

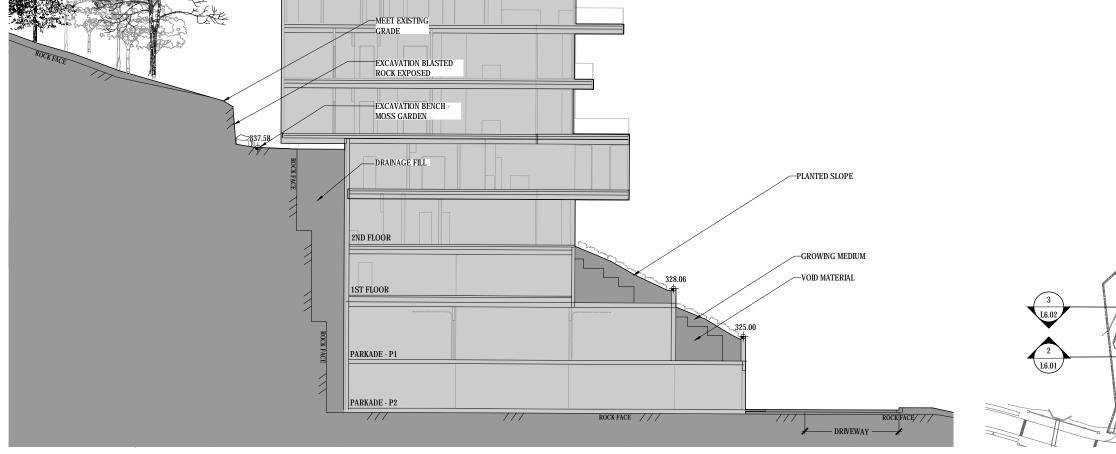




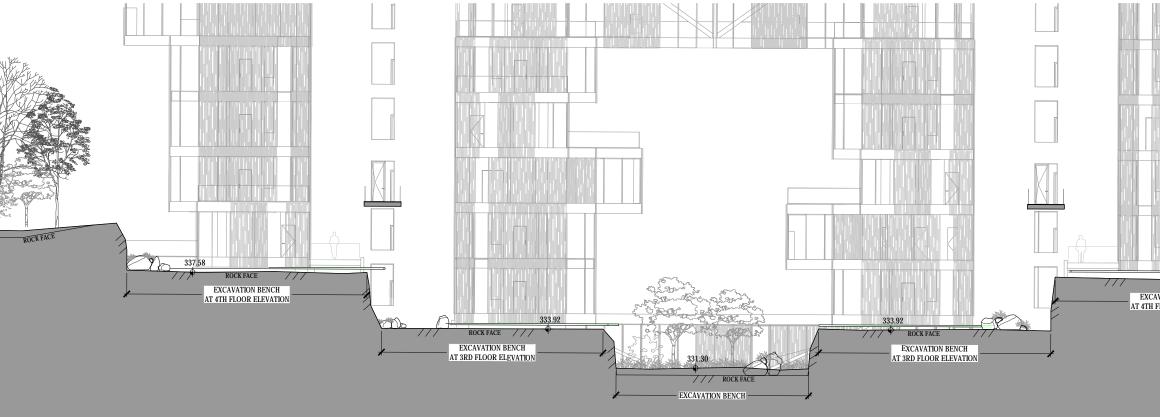


² SECTION 2 L6.01 SCALE: 1/150







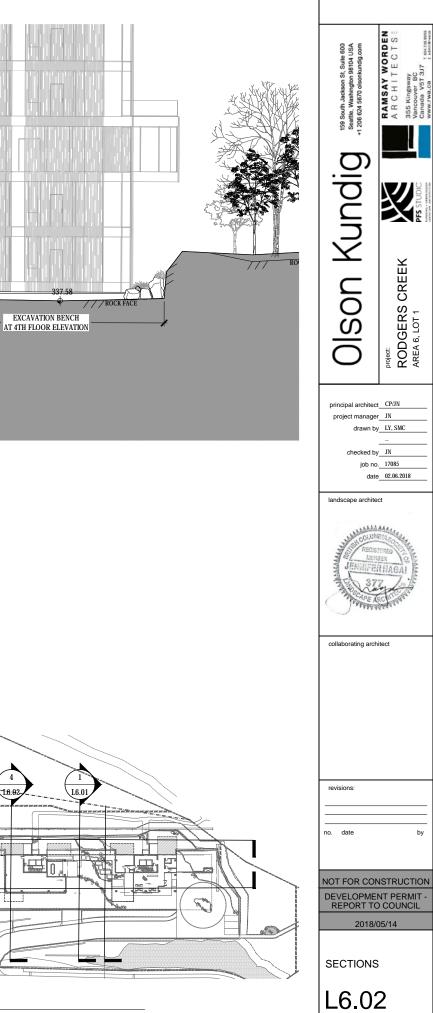


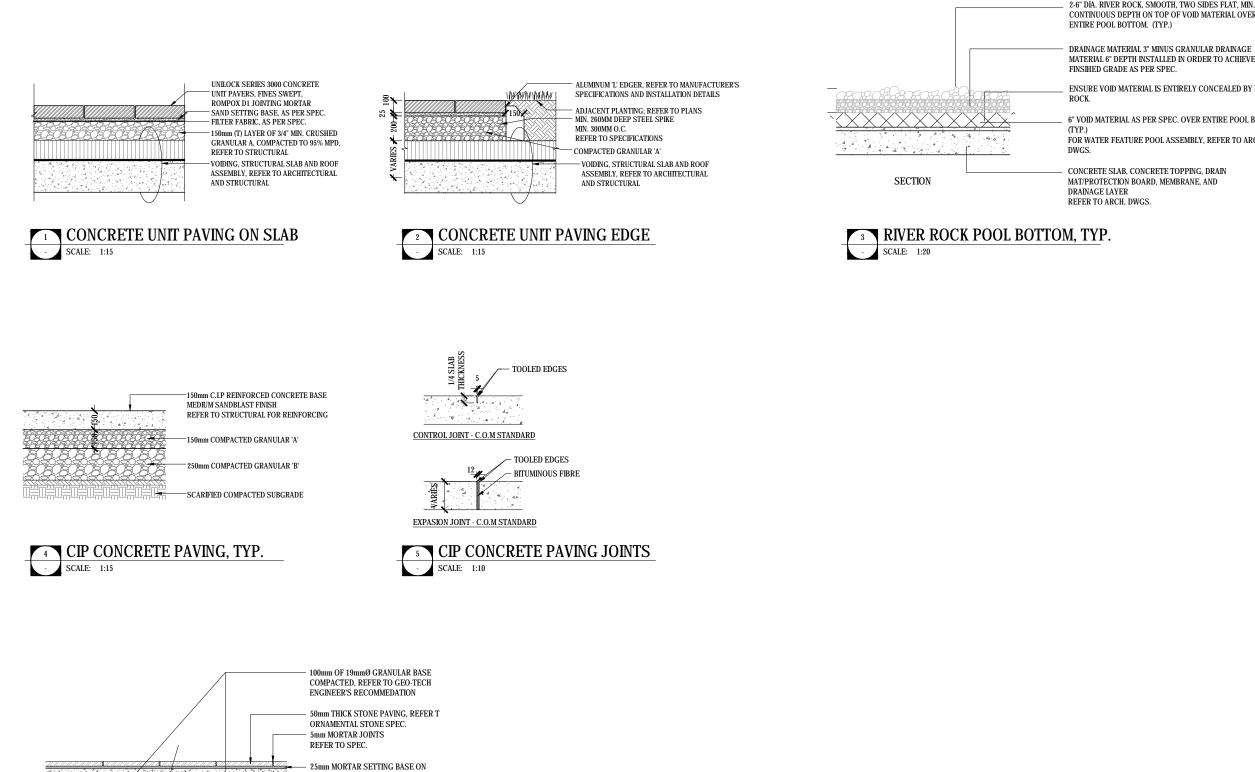
- KEY PLAN 16.0 SCALE: 1:750

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16 62

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GRANITE STONE PAVING SCALE: 1:20

COMPACTED SUBGRADE

ON GRADE

STRUCTURAL SLAB

ON SLAB

CONC. SLAB

COLOUR CHANGES) NOTE:

-REFER TO ARCHITECTURAL FOR

100mm DEPTH REINFORCED CONC. SLAB.

PROVIDE EXPANSION JOINTS SPACING TO

ALIGN WITH STONE (WHERE THE PAVERS

10mm EXPANSION JOINT - SPACING TO ALIGN WITH COLOUR CHANFE IN ADJACENT PAVERS. SPACING TO BE

BETWEEN 2440mm AND 3600mm

BUILDUP ABOVE STRUCTURAL SLAB

2-6" DIA. RIVER ROCK, SMOOTH, TWO SIDES FLAT, MIN. 3" CONTINUOUS DEPTH ON TOP OF VOID MATERIAL OVER ENTIRE POOL BOTTOM. (TYP.)

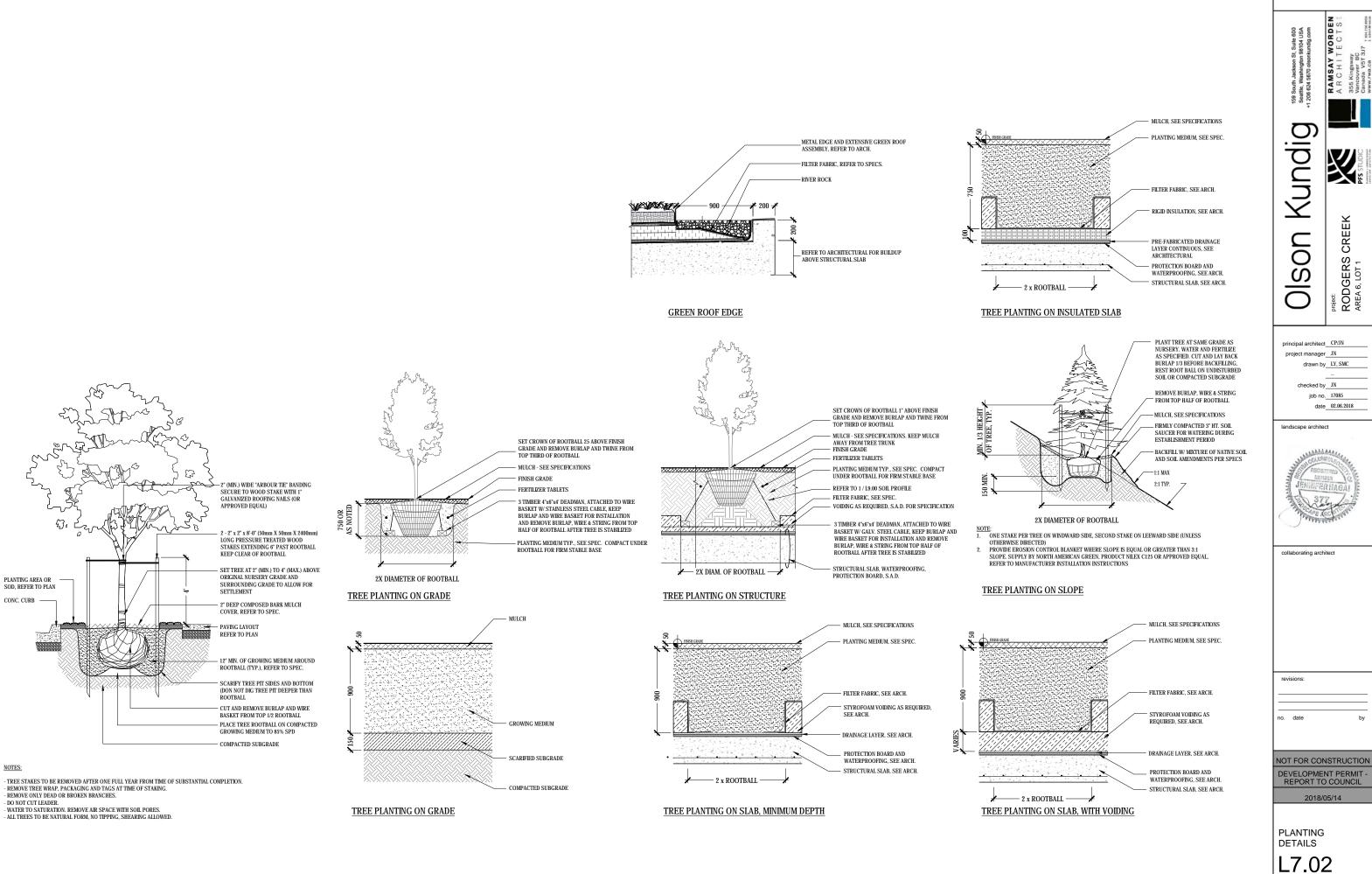
MATERIAL 6" DEPTH INSTALLED IN ORDER TO ACHIEVE

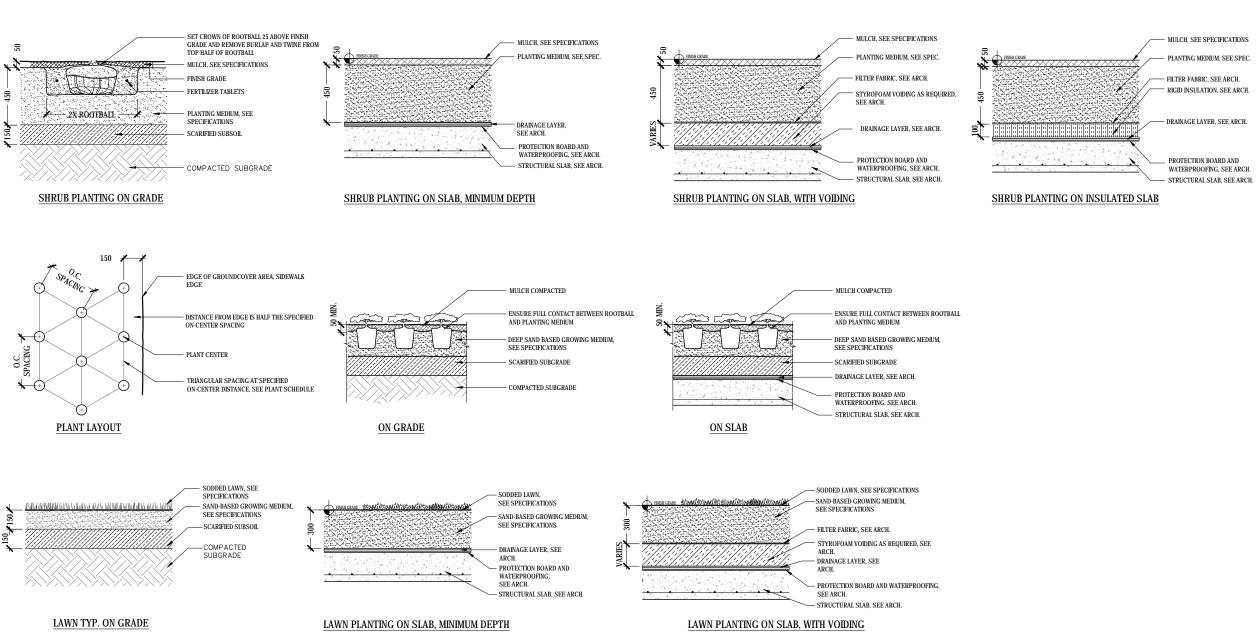
ENSURE VOID MATERIAL IS ENTIRELY CONCEALED BY RIVER

6" VOID MATERIAL AS PER SPEC. OVER ENTIRE POOL BOTTOM

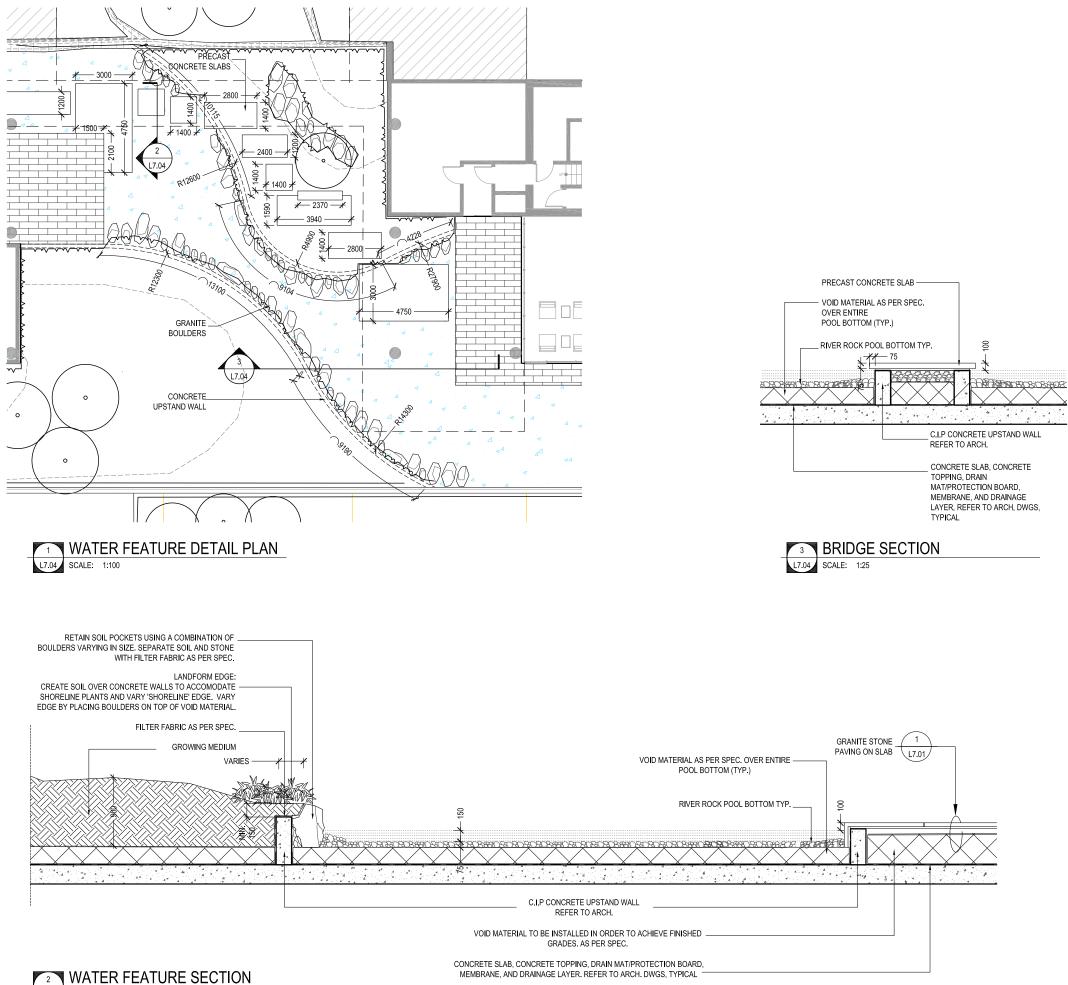
FOR WATER FEATURE POOL ASSEMBLY, REFER TO ARCH.







OISON Kundig 159 South Jackson St, Salie 600 Seatte, Washington 89104 USA	Project: RODGERS CREEK AR C H I T E C T S = AR C H I T E C T S
principal architect project manager drawn by checked by job no. date	
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NOT FOR CON DEVELOPMEN 2018/C PLANTING DETAILS L7.03	NT PERMIT -) COUNCIL)5/14

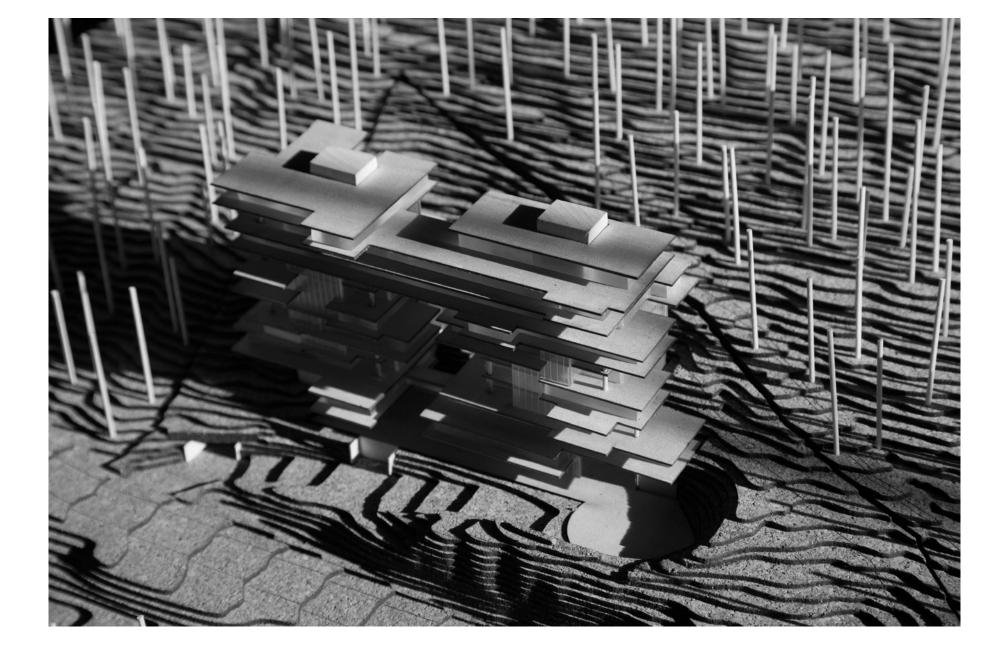


L7.04 SCALE: 1:25

Olson kundig seam Jackson B414 USA 120 624 5670 dependenting com	Project: RODGERS CREEK ARCHITECTS: ARCHITE
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landscape archite	ct
JENNIFE	And
collaborating arch	itect
revisions:	
no. date	by
NOT FOR CON DEVELOPMEN REPORT TO 2018/0	NT PERMIT - COUNCIL
DETAILS - WATER FE	

Appendix E

Architectural Documents





AREA 6, LOT 1

COUNCIL 2018/05/14

Olson Kundig

159 South Jackson St, Suite 600 Seattle, Washington 98104 USA +1 206 624 5670 olsonkundig.com

DEVELOPMENT PERMIT - REPORT TO

RODGERS CREEK

1e
EVATIONS

PROJECT CHARACTERISTICS

APPLICABLE BUILDING CODE PART: PART 3 APPLICABLE BUILDING CODE PART: PART 3 NUMBER OF BUILDINGS : BUILDING AREA: 1,841 MF (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 3.3.1.2.1.(3)] Service rooms containing fuel-fired appliances: 1-hour fire-resistance rating [Sentence 3.3.4.2.(1)] Resistential storage rooms: 1-hour fire-resistance rating [Sentence 3.3.4.2.(1)] Carbage room: 1-hour fire-resistance rating [Sentence 3.3.2.5.(1)] Covered vehicle loading bay: 1/y-hour fire-resistance rating [Sentence 3.2.3.18.(1)] Double height CRUs: 2-hour fire-resistance rating [Sentence 3.2.3.18.(1)] Longuinglenged leadertical mome: 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 3.4.1.1(1)] Elevators shafts: 2-hour [Sentence 3.4.3.1.(1)] Shafts containing mergency services: 2-hour [Subsection 3.2.7] Smoke venting or pressurization shafts: 2-1-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

Required [NFPA 13-2013 and Article 3.2.2.18.] Sprinkler systems Standpipe systems: Required [NFPA 14-2010 and Article 3.2.5.8.] Staroppe systems: A single Stage of 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 Same fire-resistance rating as for supported assembly

EXITING AND EGRESS

ravel distance: 45 m maximum from all parts of the floor area to at least one exit [Clause 3.4.2.5.(1)(c)]

Take basilitie: " Subject To the set of the

and bottom

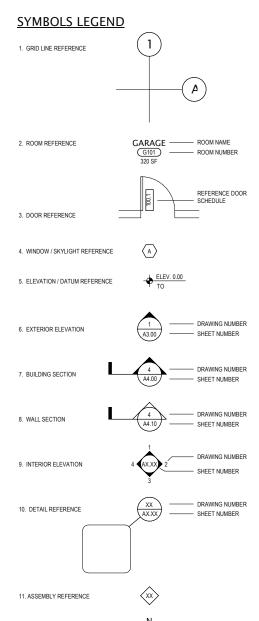
and bound Guardrails: Installed at a height of not less than 1070 mm [Article 3.4.6.6. and Sentence 3.3.1.18.(1)] Door swing: Doors to swing in the direction of exit travel except doors serving a single dwelling. [Senter 3.4.6.12.(1)]

3.4.6.1.2 (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 3.2.6.6.2.] metamouting are required to be provided with emergency power, controls, and wiring that will neuros continue concrision for a minimum portion of two hows more than the standard for the standard of the bours.

smoke control, exhaust, or venting are required to be provided with emergency power, controls, and wring 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.]. ACACF: A 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 sparated from the remainder of the building by a 2 hour rated fire separation [Sentence 3.2.7.10.(3)]





13. REVISION REFERENCE



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VICINITY MAP



LOCATION MAP NOT TO SCALE



ZONING CODE SUMMARY

120 - GENERAL REGULATION	S FOR ALL ZONES	
SECTION	REQUIREMENT	Ι
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.	
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 CIP FLOOR AREA RATIO SHALL NOT INCLUDE:	

		0.4.5	States
	PROJECT DIRECTORY SITE ADDRESS:	Suite 600 8104 USA Indig.com	A R C H I T E C T S S 355 Kingsway Canadou V5 BC Canadou V5 BC Canadou V5 BC Canadou V5 BC
	RODGERS CREEK, AREA 6, LOT 1 WEST VANCOUVER, BRITISH COLUMBIA, CANADA <u>OWNER:</u>	ckson St, hington 9 '0 olsonk	RAMSAY W A R C H I T E 355 Kingsway 355 Kingsway 355 Canada V57 3J7 www.rwa.ca
	UTTICEA BRITISH PACIFIC PROPERTIES #1001 - 100 PARK ROYAL WEST VANCOUVER, BRITISH COLUMBIA CANADA V7T 1A2	159 South Jackson St, Suite 600 Seattle, Washington 98104 USA	RAMSAY V A R C H I T 355 Kingsway Vancouver BC Canada V5T 3 www.rwa.ca
	DESIGN ARCHITECT: OLSON KUNDIG 159 S. JACKSON ST. SUITE 600		
	SEATTLE, WA 98104 T: 206.624.5670 F: 206.624.3730 PRINCIPAL ARCHITECT: TOM KUNDIG	<u>.</u>	
	tom@olsonkundig.com CONTACT: TODD MATHES	Q	
	todd@olsonkundig.com JEFF BUSBY jeffb@olsonkundig.com		
	COLLABORATING ARCHITECT RAMSAY WORDEN ARCHITECTS 355 KINGSWAY @ 11TH AVENUE VANCOUVER, BC V5T 3J7 T: 604-736-8959	Ž	X
	PRINCIPAL ARCHITECT: ALLAN SEPPANEN aseppanen@rwa.ca		CREEK
	STRUCTURAL ENGINEER: GLOTMAN SIMPSON CONSULTING ENGINEERS 1661 WEST 5TH AVENUE	O O	- S
	VANCOUVER, BC V6J 1N5 T: 604.630.3467 CONTACT: LEVI STOELTING Istoelfing@glotmansimpson.com	<u></u>	roject: RODGERS AREA 6, LOT 1
	LANDSCAPE ARCHITECT: PFS STUDIO 1777 WEST 3RD AVENUE	\cup	Project: ROI AREA
	VANCOUVER, BC V61 1K7 T: 604.736.5168 X111 CONTACT: JENNIFER NAGAI		
	jnagai@pfs.bc.ca <u>CONTRACTOR</u>	principal archit project mana	
	BRITISH PACIFIC PROPERTIES #1001 - 100 PARK ROYAL WEST VANCOUVER, BRITISH COLUMBIA	checked	
	CANADA V7T 1A2 T: 604.925.9000 CONTACT: JASON WEXLER	job	no. 17037 ate 2018/05/14
	jwexler@britishproperties.com	design archited	t
		collaborating a	chitect
RESPONSE			
VARIANCE IS REQUSTED TO MEASURE AV	E SITE AND THE STEEPNESS OF THE GRADE, A /ERAGE GRADE FROM NATURAL GRADE, WHICH IS		
5ft HIGHER THAN FINISHED GRADE. THE I FINISHED GRADE. THE VARIANCE IS REQ OVERRUNS ON THE NORTH FACADE AT T	UESTED TO ACCOMODATE THE ELEVATOR		
AVERAGE GRADE IS MORE THAN .3m ABC ALL FLOORS BELOW LEVEL 3 TO BE CONS NOT COUNT TOWARDS FAR LOBBY AND AMENITY SPACES ARE NOT C	SIDERED SUB-BASEMENT AND ALL CORES WILL		
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		201	3/05/14
		GENERA INFORMA	
		DPC	0.01

ZONING CODE SUMMARY

SECTION	REQUIREMENT	RE
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.	GIN GF INT A V AV TH WI TH (SE
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 BUILDINSS, INCLUDING HALLWAYS, ELEVATOR SHAFTS AND STARWELLS AT EACH FLOOR LEVEL; AND (2) FLOOR AREA RATIO SHALL NOT INCLUDE: (A) BOILER ROOM, MECHANICAL ROOM, ELECTRICAL ROOM, TRANSFORMER VAULT, GARBAGE ROOM AND BUILDINS MAINTENANCE ROOM, ALL INTENDED TO SERVICE THE ENTIRE BUILDING, WHEN LOCATED IN A BASEMENT AND/OR SUB-BASEMENT. (B) OPEN BALCONIES, OPEN TERRACES OR EXTERIOR STEPS (F) LAUNDRY AND WORKSHOP AREAS WHEN LOCATED IN A BASEMENT. (G) LOCKER AND STORAGE SPACE WHEN LOCATED IN A BASEMENT. (H) ORE RESIDENTIAL USE ONLY ENTRANCE LOBBY. (H) ORE RADIE STORE ONLY ENTRANCE LOBBY. (J) RECREATION ROOMS SERVING THE ENTIRE BUILDING.	AV ALI NO LO (SE
140 - PARKING REGULATION	S	
SECTION	REQUIREMENT	RE
142.04 SIZE OF PARKING SPACES AND AISLE WIDTHS	(1) LENGTHS, WIDTHS AND ANGLES OF PARKING SPACES AND MANEUVERING AISLES SHALL BE NOT LESS THAN THOSE SHOWN IN THE FOLLOWING TABLE: PARKING ANGLE WIDTH OF SPACE LENGTH OF SPACE AISLE WIDTH 90° 2.6 METRES 5.8 METRES 7.3 METRES	PR (SI
142.09 PROVISION FOR PARKING FOR PERSONS WITH DISABILITIES	(1) A PORTION OF THE REQUIRED PARKING SPACES SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES IN ACCORDANCE WITH THE FOLLOWING TABLE: TOTAL REQUIRED PARKING SPACES REQUIRED SPACES FOR PERSONS WITH DISABILITIES 76-125: 2	3 P ((SE

600 - COMPREHENSIVE DEVELOPMENT OR SITE SPECIFIC ZONES

SECTION	REQUIREMENT
603.05 SITE COVERAGE	(1) SITE COVERAGE FOR BUILDINGS AND STRUCTURES, EXCLUDING UNDERGROUND PARKING STRUCTURES, SHALL BE LIMITED TO THE FOLLOWING MAXIMUMS AND SHALL BE CALCULATED USING 'LOT AREA' AS DEFINED IN SECTION 603.04: USE SITE COVERAGE APARTMENT BUILDING 35%
603.06 HEIGHT	(1) NO BUILDING OR STRUCTURE SHALL EXCEED THE FOLLOWING HEIGHT MAXIMUMS: AREA 6: APARTMENT BUILDING 37.19M and 12 STOREYS
603.08 YARDS	(1) YARD MINIMUMS SHALL BE AS FOLLOWS: USE YARD MINIMUM APARTMENT FRONT YARD: 6 METRES REAR YARD: 7.6 METRES EACH SIDE YARD: 6 METRES
603.09 OFF-STREET PARKING AND BICYCLE STORAGE	 (1) OFF-STREET PARKING SHALL BE PROVIDED AS FOLLOWS: APARTMENT: A MINIMUM 1.5 PARKING SPACES FOR EVERY DWELLING UNIT MORE THAN 70 SQUARE METRES IN UNIT FLOOR AREA; AND PARKING DESIGNED AND DESIGNATED AS VISITOR PARKING THAT IS EQUAL TO AT LEAST 20% OF THE TOTAL NUMBER OF DWELLING UNITS (2) REQUIRED OFF-STREET PARKING, EXCLUDING VISITOR PARKING, SHALL BE PROVIDED WITHIN A BUILDING OR AN UNDERGROUND STRUCTURE (3) OFF-STREET PARKING SANLL BE PROVIDED IN ACCORDANCE WITH SECTION 142 (4) FOR CLUSTER HOUSING AND APARTMENTS, SECURE BICYCLE STORAGE SPACE SHALL BE PROVIDED EQUIVALENT TO A MINIMUM OF 2 STORAGE SPACES PER DWELLING UNIT
603.10 GARBAGE AND RECYCLING HANDLING FACILITIES	(1) EACH APARTMENT USE SHALL PROVIDE A COMMON FACILITY FOR GARBAGE CONTAINERS AND PASSIVE RECYCLING CONTAINERS THAT SHALL: (A) BE OF SUFFICIENT ISZET ON MEET THE FOLLOWING MINIMUM STANDARDS: 1 GARBAGE CONTAINER FOR EVERY 20 UNITS; BASED ON A 3.1 CUBIC METRE CONTAINER SIZE; 1 RECYCLING CART FOR EVERY 10 UNITS; AND 1 CARDBOARD CONTAINER FOR EVERY 40 UNITS; BASED ON A 3.1 CUBIC METRE CONTAINER SIZE; (B) BE ACCESSIBLE BY COLLECTION VEHICLES; AND (C) BE ENCLOSED WITHIN A BUILDING OR STRUCTURE
603.11 LANDSCAPING AND SCREENING	(1) ALL PORTIONS OF THE SITE THAT ARE NOT OCCUPIED BY BUILDINGS, PARKING AREAS, DRIVEWAYS OR PEDESTRIAN WAYS SHALL BE LANDSCAPED AND THIS LANDSCAPING SHALL BE MAINTAINED

RESPONSE

GIVEN THE ASYMMETRICAL SHAPE OF THE SITE AND THE STEEPNESS OF THE NATURAL GRADE, THE DESIGNED SLOPE OF THE ACCESS DRIVE IS PUSHING THE BUILDING LOWER INTO THE SITE, LOWERING AVERAGE FINISH GRADE.

A VARIANCE IS REQUESTED TO MEASURE AVERAGE GRADE FROM THE CALCULATED AVERAGE NATURAL GRADE, WHICH IS 8th 3in HIGHER THAN AVERAGE FINISHED GRADE. THE MAJORITY OF THE BUILDING SITS BELOW AVERAGE FINISHED GRADE. THE VARIANCE WILL ACCOMMODATE THE ELEVATOR OVERRUNS ON THE NORTH FACADE AT THE REAR OF THE PROPERTY. (SEE ELEVATIONS - DP3.0.0-DP3.03)

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 MAINTY SPACES ARE NOT COUNTED TOWARDS FAR (SEE ELEVATIONS - DP3.00-DP3.03)

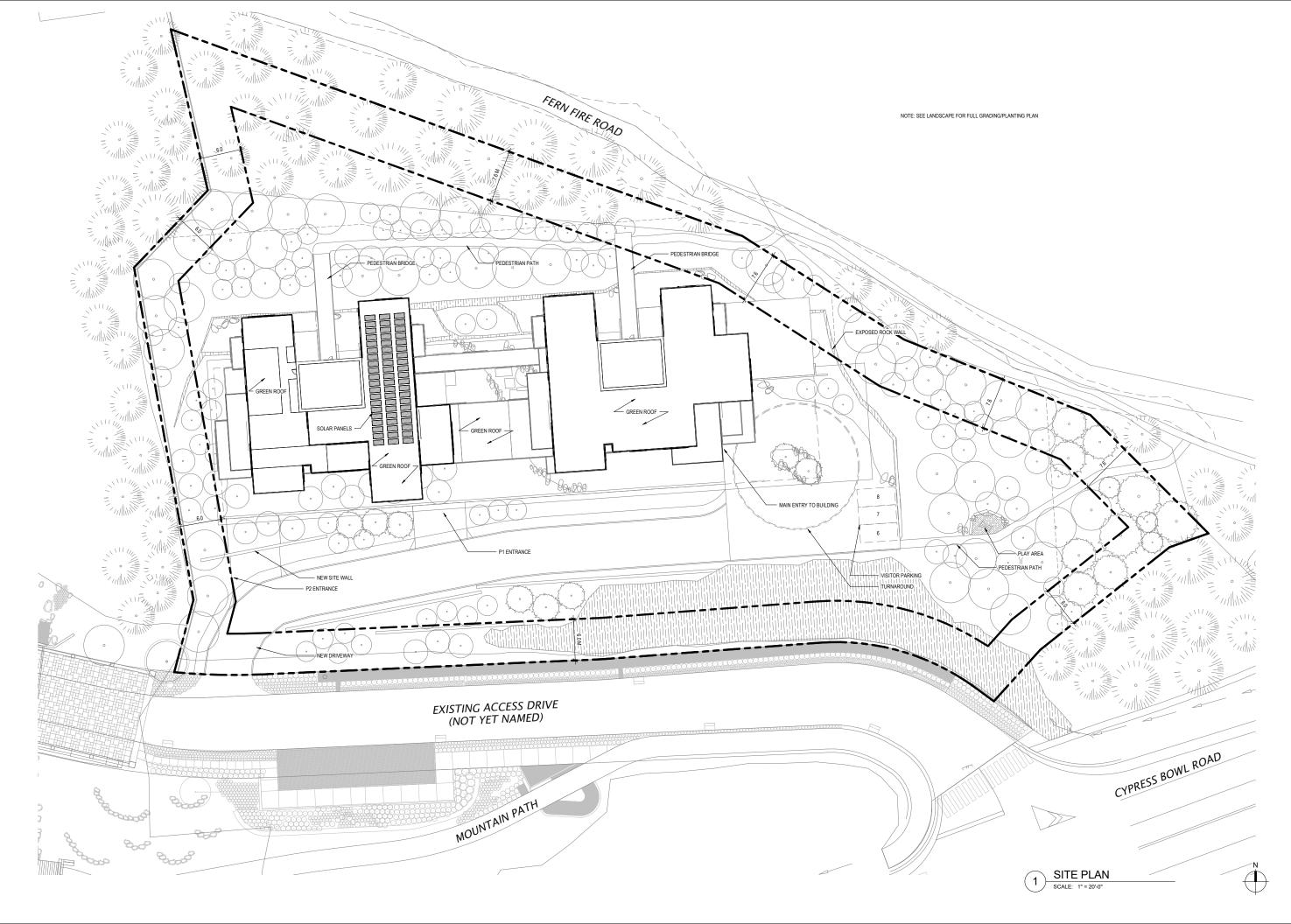
RESPONSE

PROVIDED: PARKING ANGLE WIDTH OF SPACE LENGTH OF SPACE AISLE WIDTH 90° 2.6 METRES 5.8 METRES 7.6 METRES (SEE PARKING PLANS)

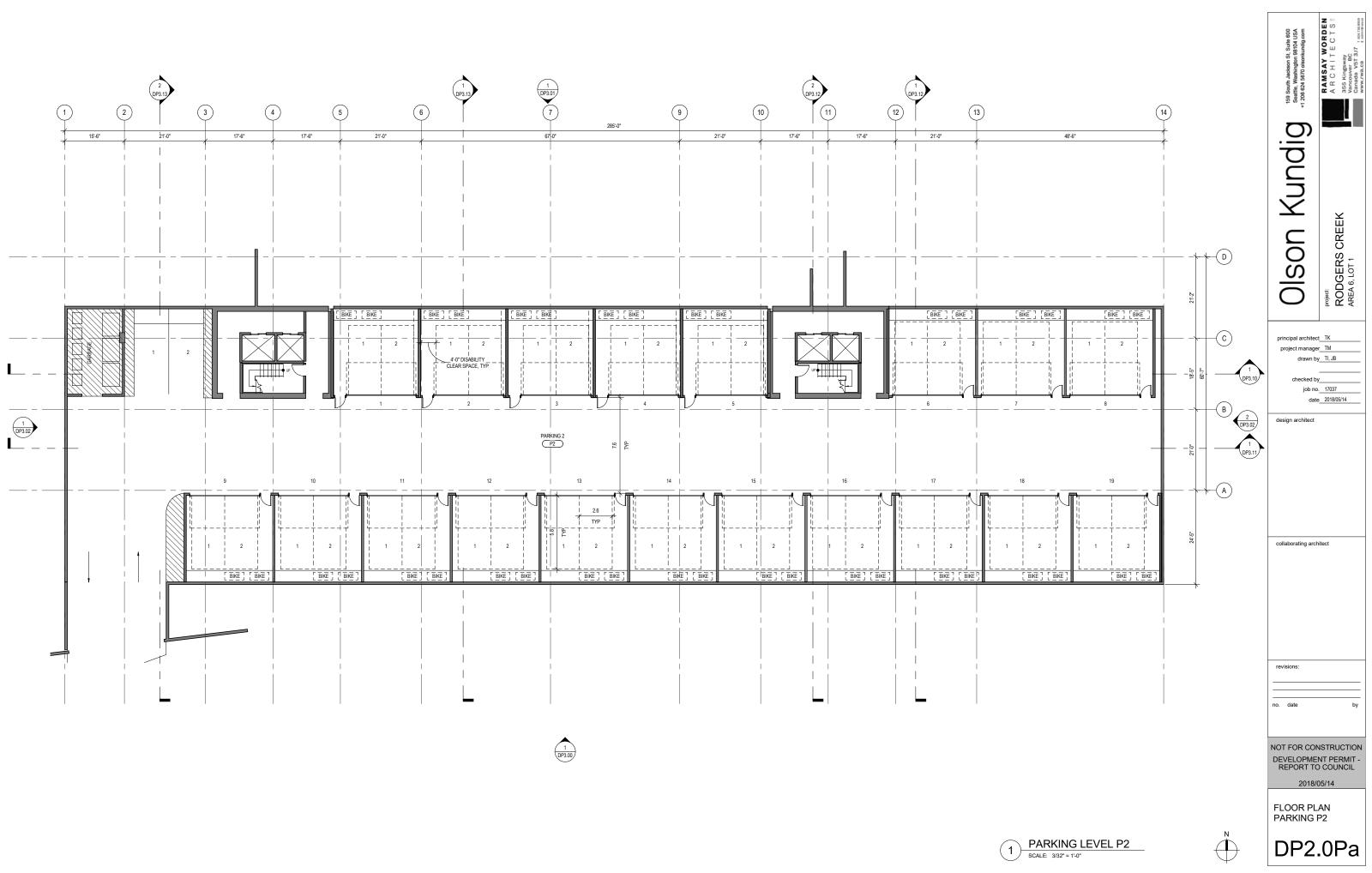
3 PARKING SPACES PROVIDED FOR PEOPLE WITH DISABILITIES (2 IN PARKING STRUCTURE, 1 ON PLAZA) (SEE PARKING PLANS - DP2.0Pa AND DP2.0Pb AND SITE PLAN DP1.00)

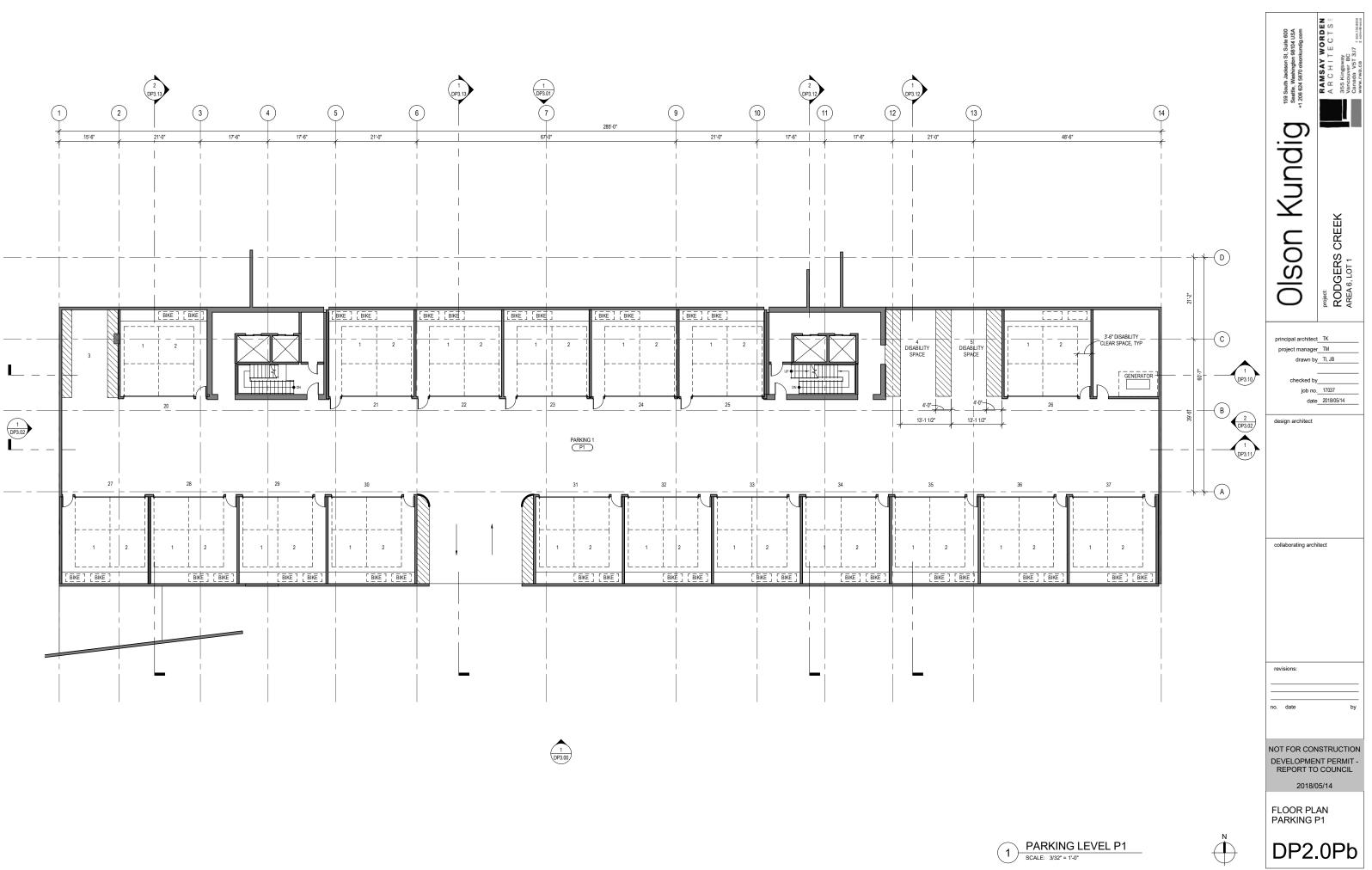
RESPONSE
LOT AREA PER 603.04: 96.229 sf 20VERAGE: 16,300 sf PERCENTAGE: 17%
THE BUILDING IS 12 STOREYS TALL THE BUILDING IS 12 STOREYS TALL WERAGE FINISHED GRADE. THE ELEVATOR OVERRUNS IN THE NORTH ARE ABOVE THE HEIGHT LIMIT. S& MENTIONED ABOVE IN SECTION "120.17.2 - AVERAGE GRADE CALCULATION FOR BUILDING AND STRUCTURE HEIGHT, "A VARIANCE IS REQUESTED TO MEASURE HEIGHT FROM AVERAGE NATURAL GRADE. WITH THE VARIANCE REQUESTED. THE ENTIRE BUILDING IS BELOW THE 37.19M HEIGHT LIMIT WHEN MEASURED FROM AVERAGE NATURAL GRADE SEE ELEVATIONS - DP3.00-DP3.03)
YARDS PROVIDED: FRONT: 6M REAR: 7.6M SIDE: 6M SEE SITE PLAN- DP1.00)
PARKING AND BICYCLE STORAGE REQUIRED: 37 UNITS X 1.5 = 55.5 SPACES 37 V.2 = 74 SECURE BICYCLE STORAGE\ 37 X.2 = 7.6 SUBURE BICYCLE STORAGE PROVIDED: 74 RESIDENT PARKING SPACES REQUIRED PARKING AND BICYCLE STORAGE PROVIDED: 74 RESIDENT PARKING SPACES (5 SPACES IN PARKING STRUCTURE WITHIN 37 PRIVATE GARAGES) 8 VISITOR PARKING SPACES (5 SPACES PROVIDED IN PARKING GARAGE, 2 FOR DISABILITY, AND 3 PROVIDED AT PLAZA IN FRONT OF LOBEY, 1 FOR DISABILITY) 74 SECURE BICYCLE STORAGE SPACES (2 STORAGE SPACES IN EACH UNIT'S PRIVATE GARAGE) SEE PARKING PLANS - DP2.0Pa AND DP2.0Pb) 3 VISITOR PARKING SPACES SHOWN ON SITE PLAN, DP1.00
SARBAGE AND RECYCLING HANDLING FACILITIES PROVIDED IN LOWER LEVEL OF PARKING STRUCTURE, WHERE IT IS EASILY ACCESSIBLE FROM STREET. PROVIDED BASED JUPON 3Y UNITS: (2) GARBAGE CONTAINERS (4) RECYCLING CARTS (1) CARBORAD CONTAINER SEE PARKING PLAN - DP2.0Pa)
ALL AREAS OF THE SITE ARE LANDSCAPED AND MAINTAINED OR LEFT IN THEIR NATURAL VEGETATED STATE. REFER TO LANDSCAPE PLAN SEF LANDSCAPE PLANTING PLAN)

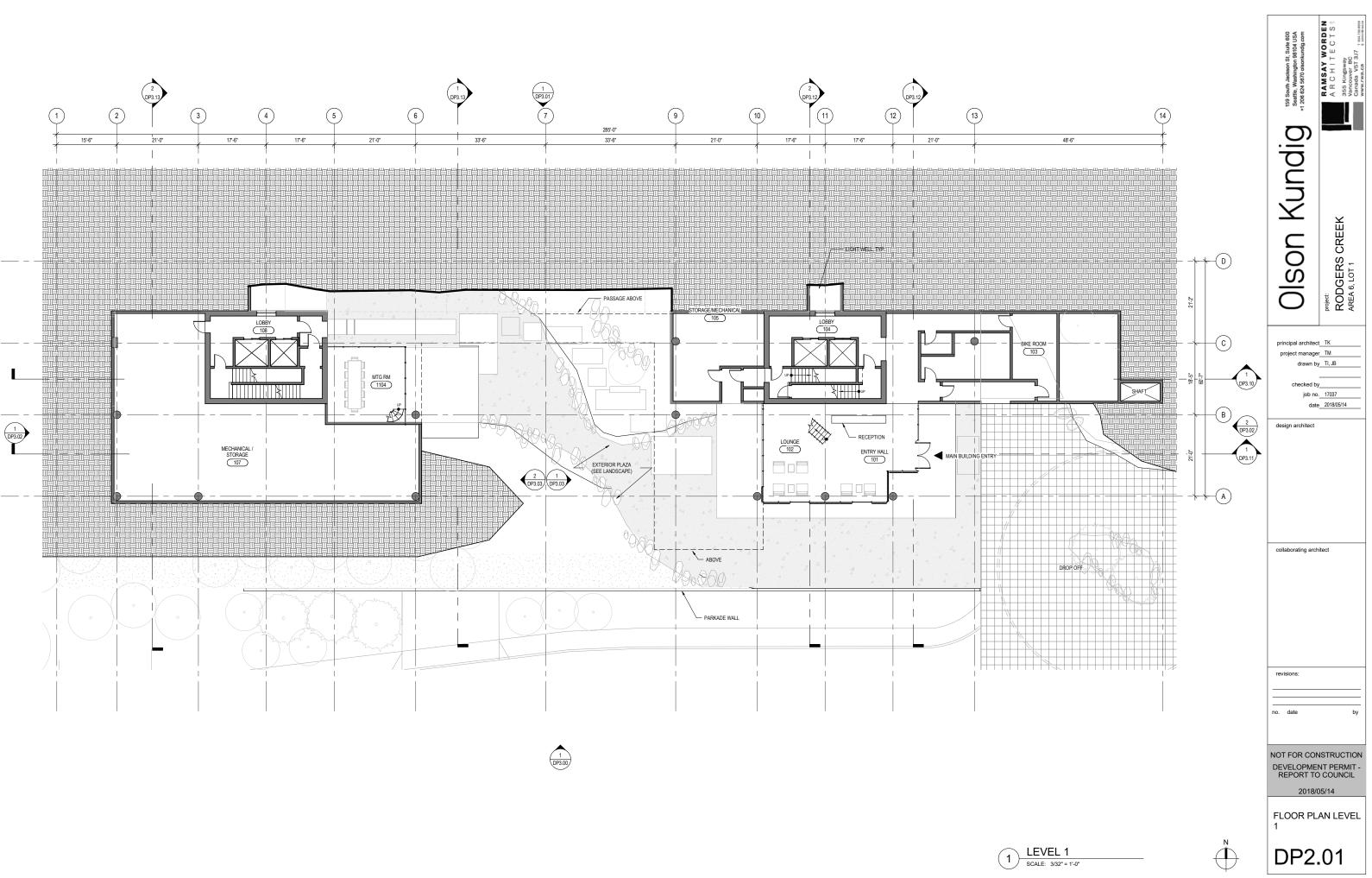
159 South Jackson St, Suite 600 Seattle, Washington 98104 USA +1 208 624 5670 oleonkundig.com	A R C H I T E C T S = 355 kingewor Vancouver BC Vancouver BC www.rwa.ca	
Olson Ku	project: RODGERS CREEK AREA 6, LOT 1	
principal architect TK project manager TM drawn by TI, JB checked by job no. 17037 date 2018/05/14 design architect		
collaborating architect		
revisions:		
NOT FOR CONSTRUCTION DEVELOPMENT PERMIT - REPORT TO COUNCIL 2018/05/14		
PROJECT INFO		

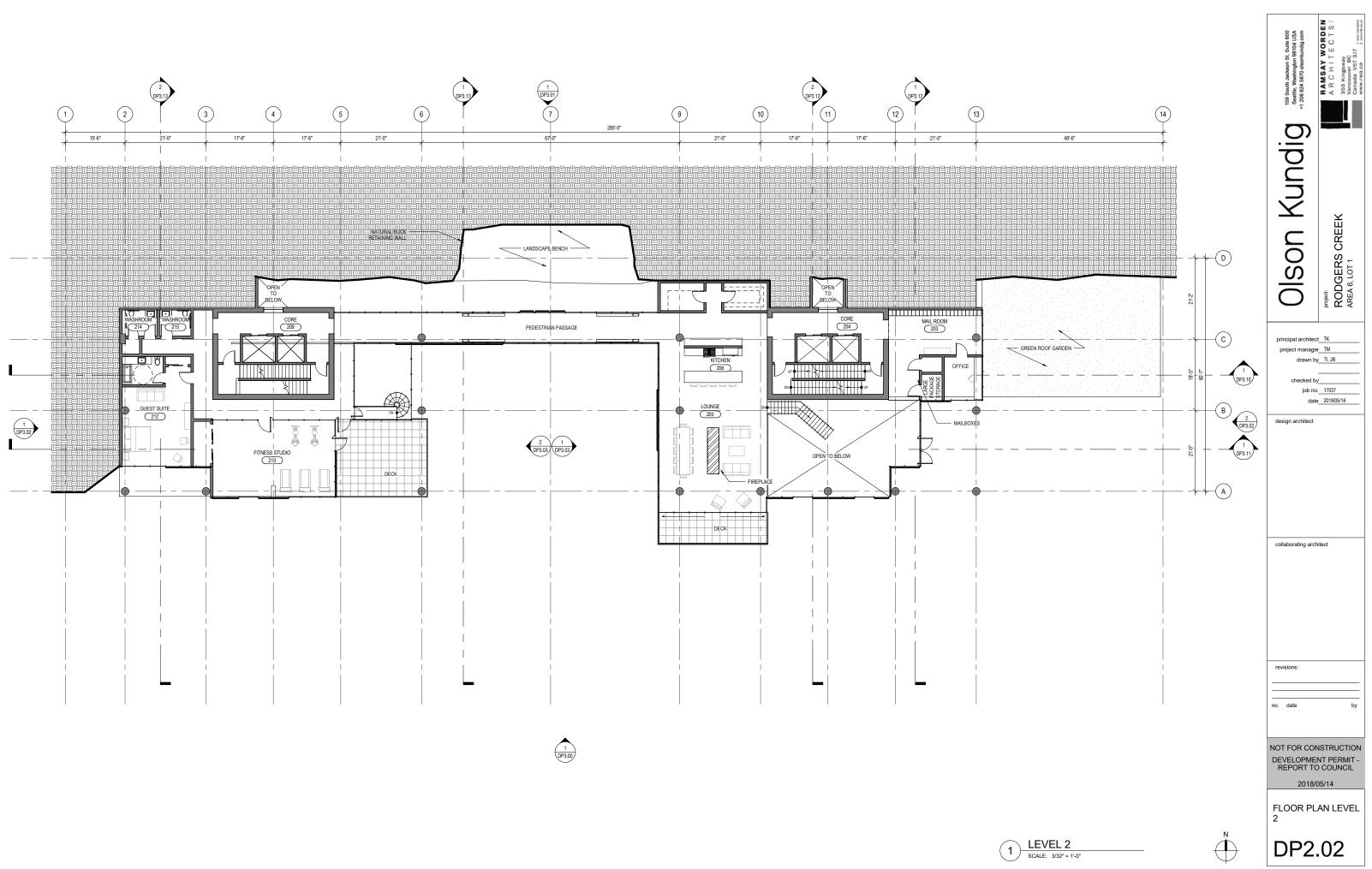


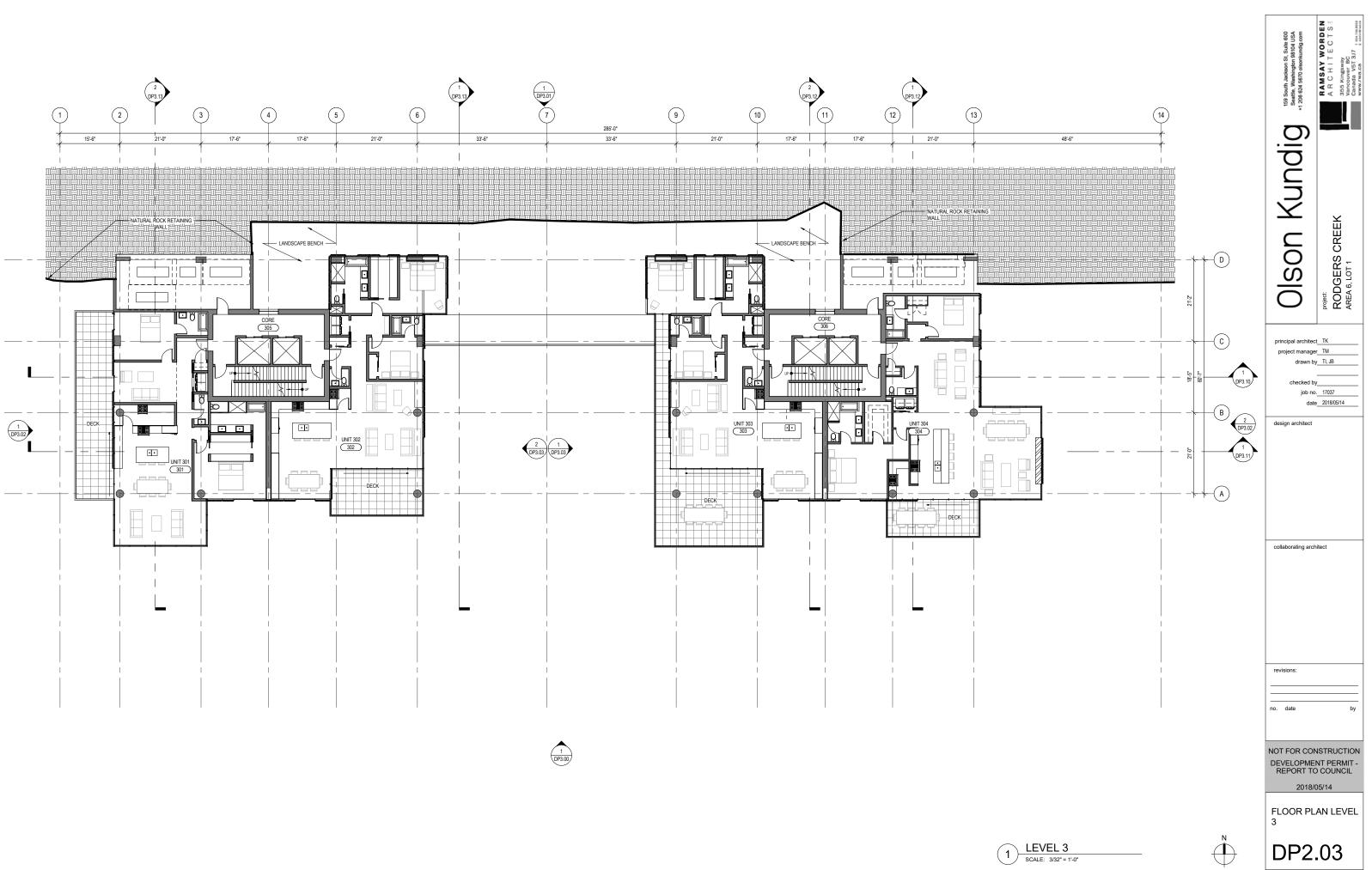
Olson kundig 159 south Jackson St. Sulte 600 Seattle, Washington 88104 USA *1 206 622 4570 desentandig com	project: RODGERS CREEK ARCHITECTS BS6 Kingeway ARCMON ARC	
principal architect_TK project manager_TM drawn by checked by job no17037 date2018/05/14		
design architect		
collaborating architect		
revisions:		
no. date	by	
NOT FOR CONSTRUCTION DEVELOPMENT PERMIT - REPORT TO COUNCIL 2018/05/14		
SITE PLAN		
DP1.	.00	

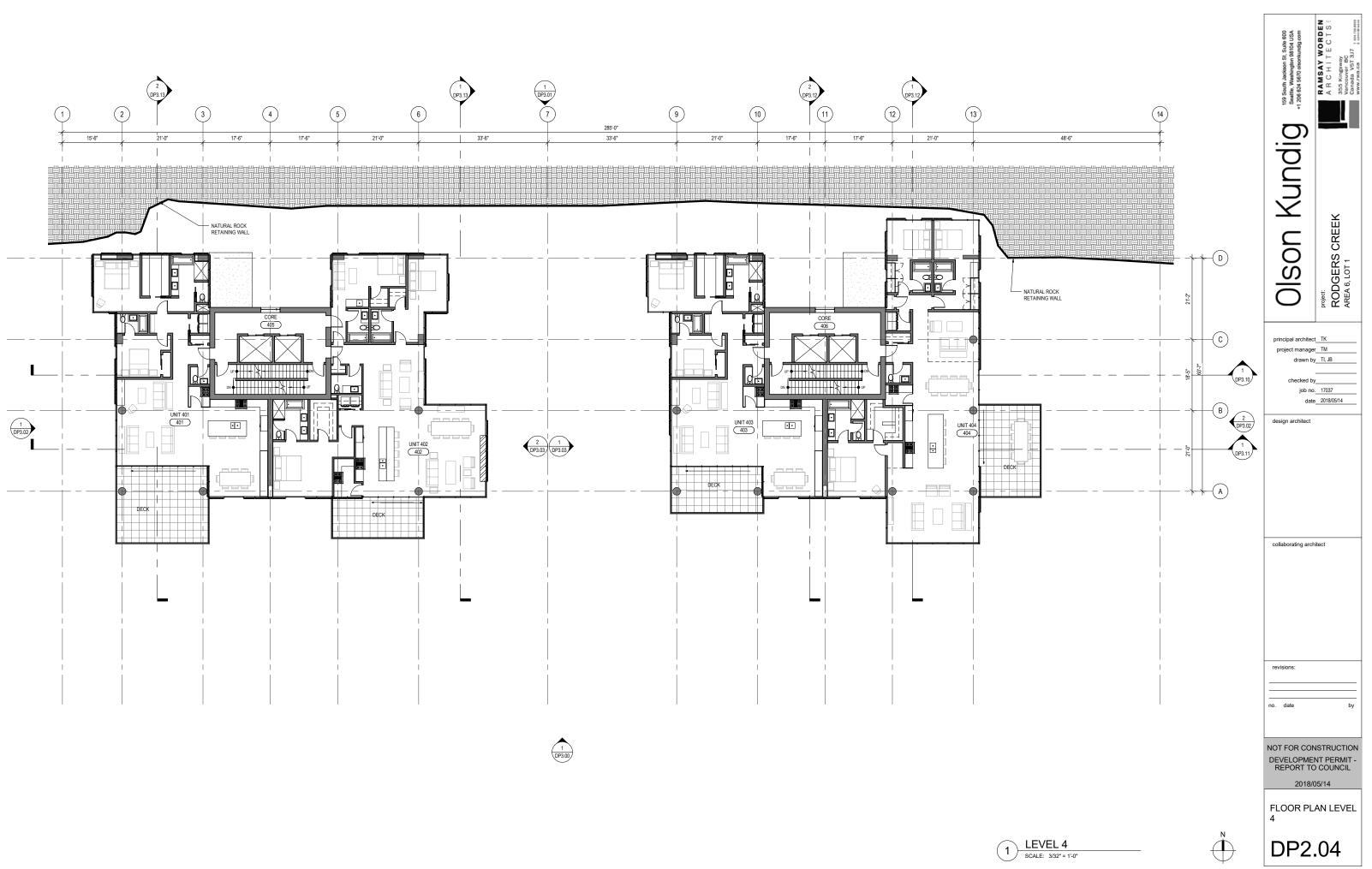


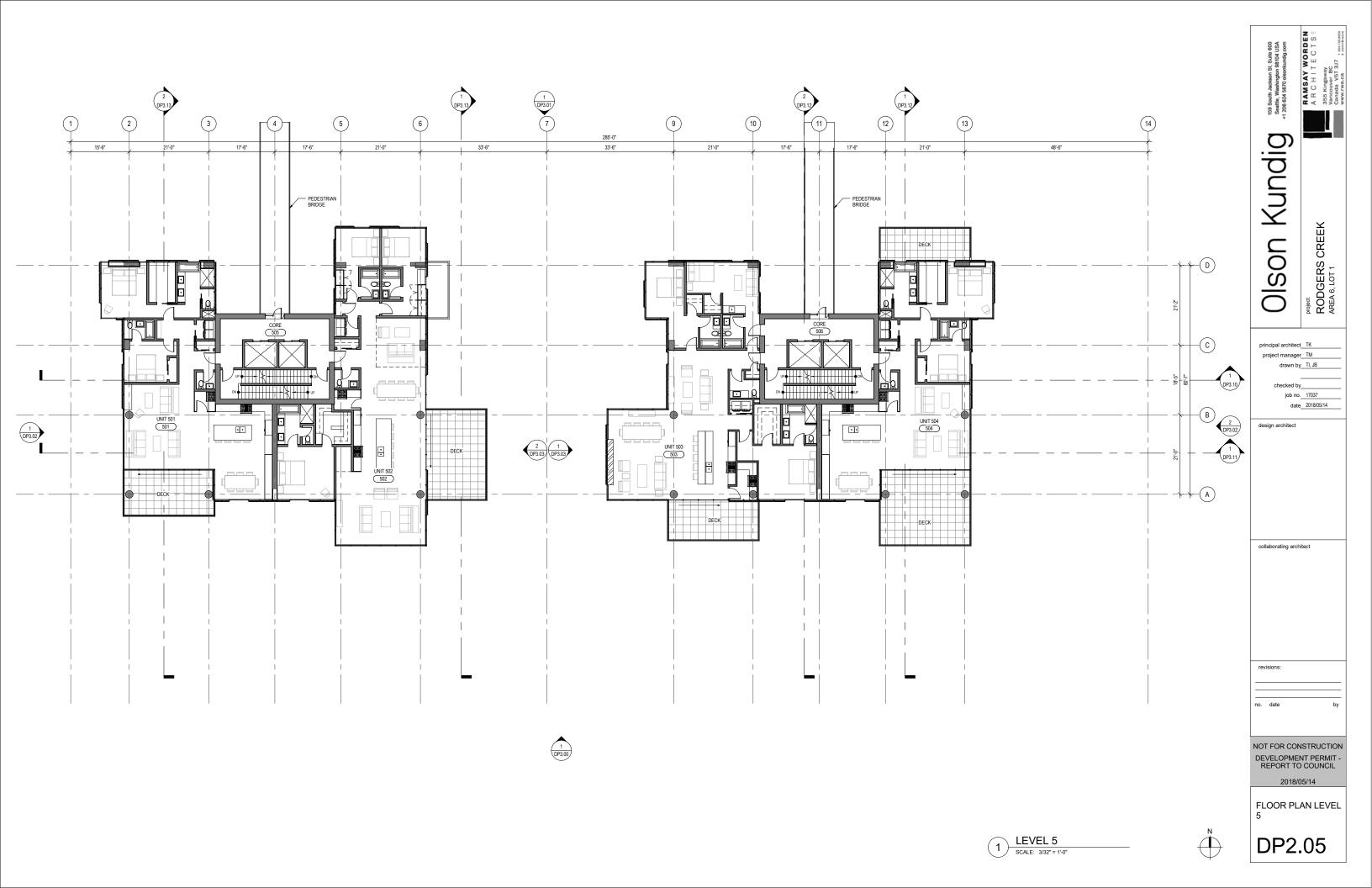


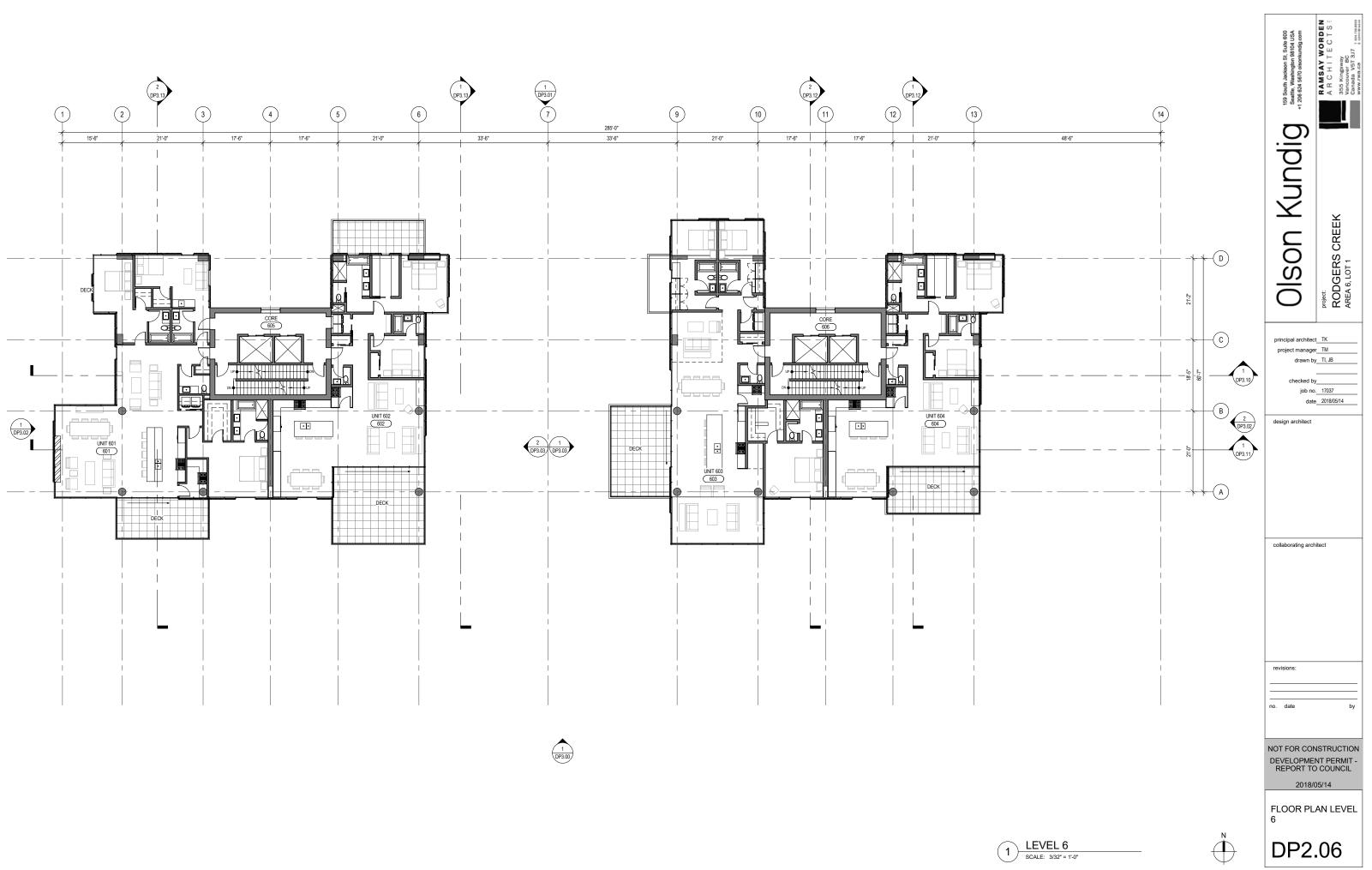


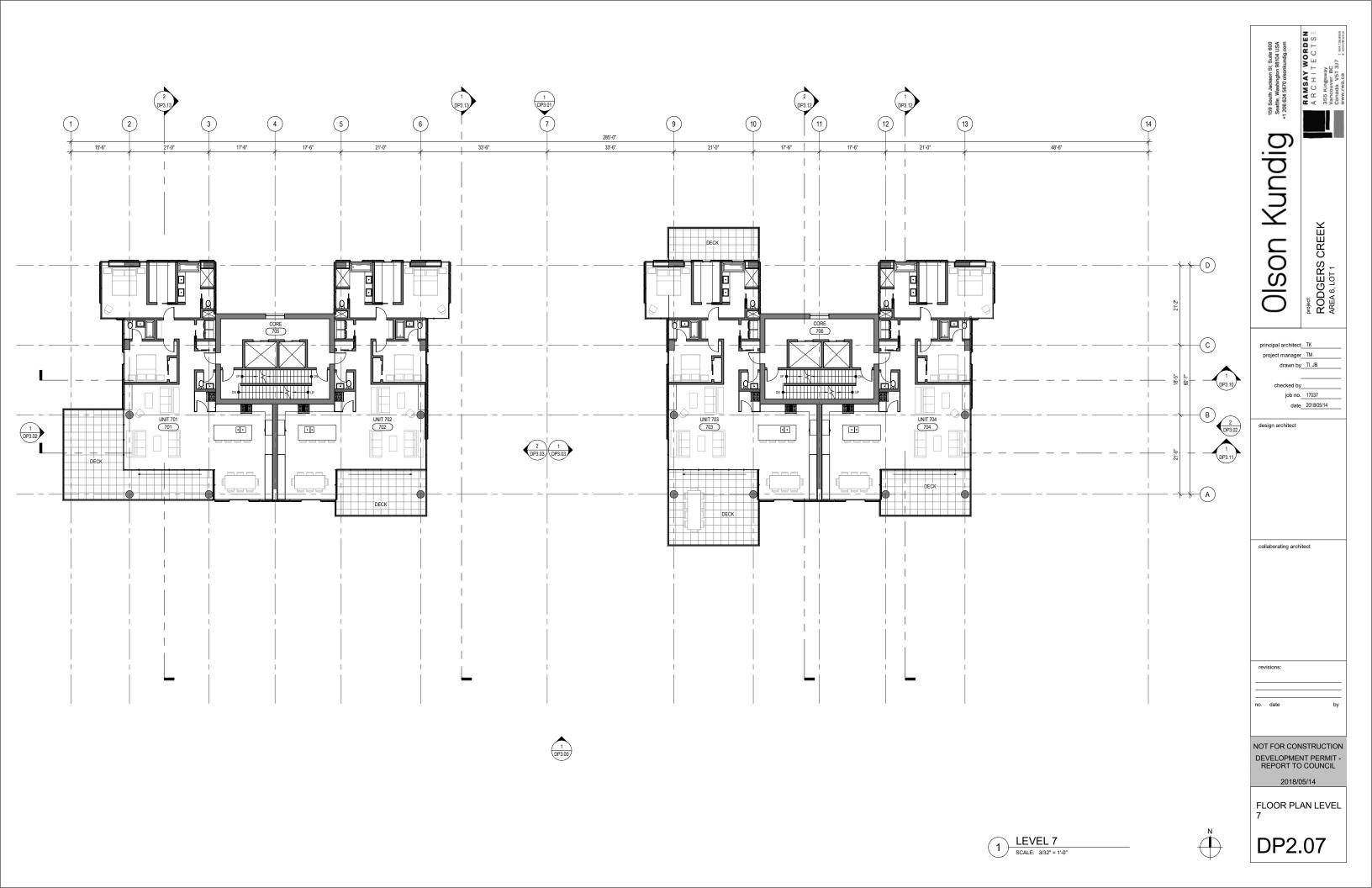


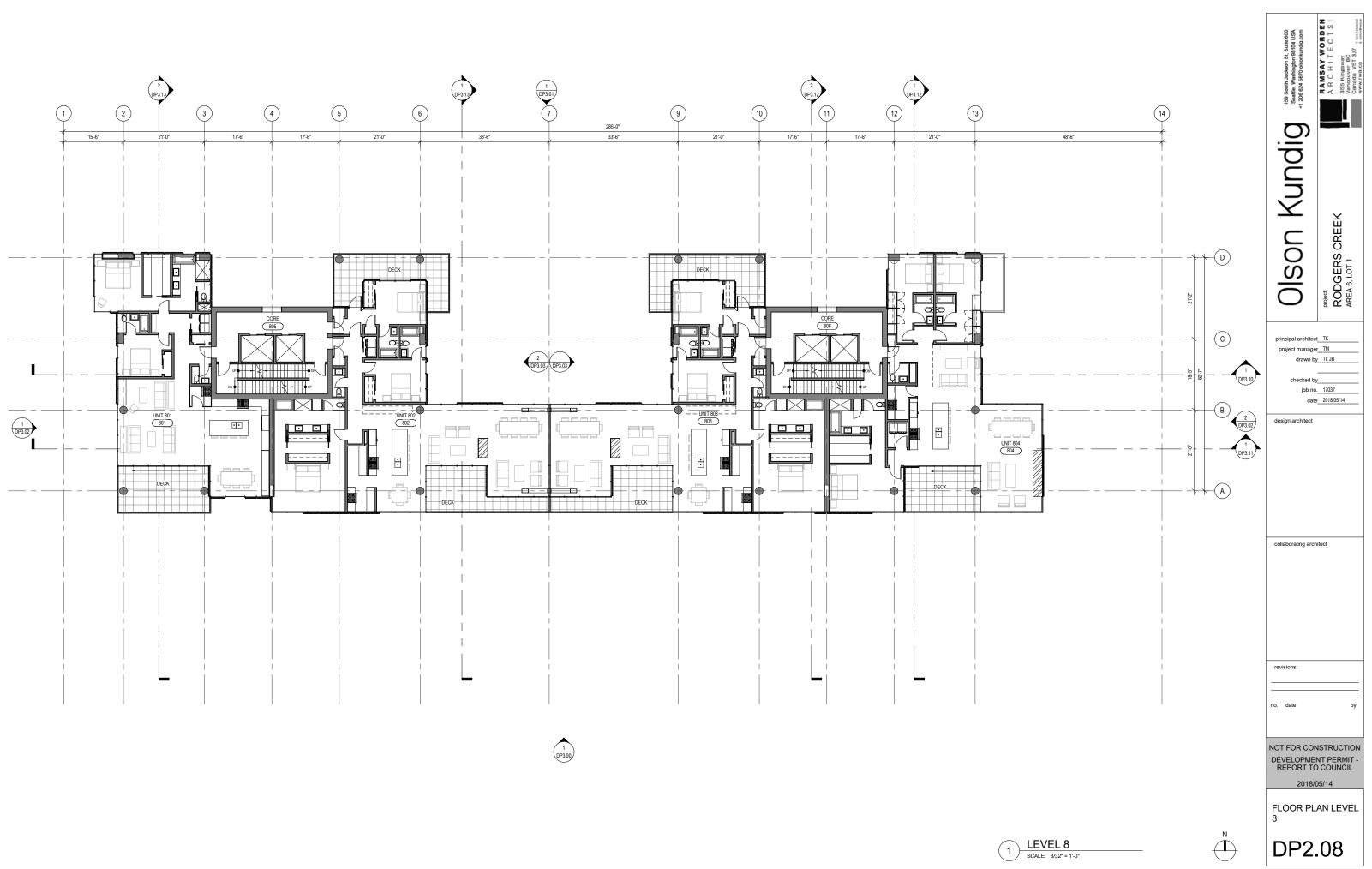


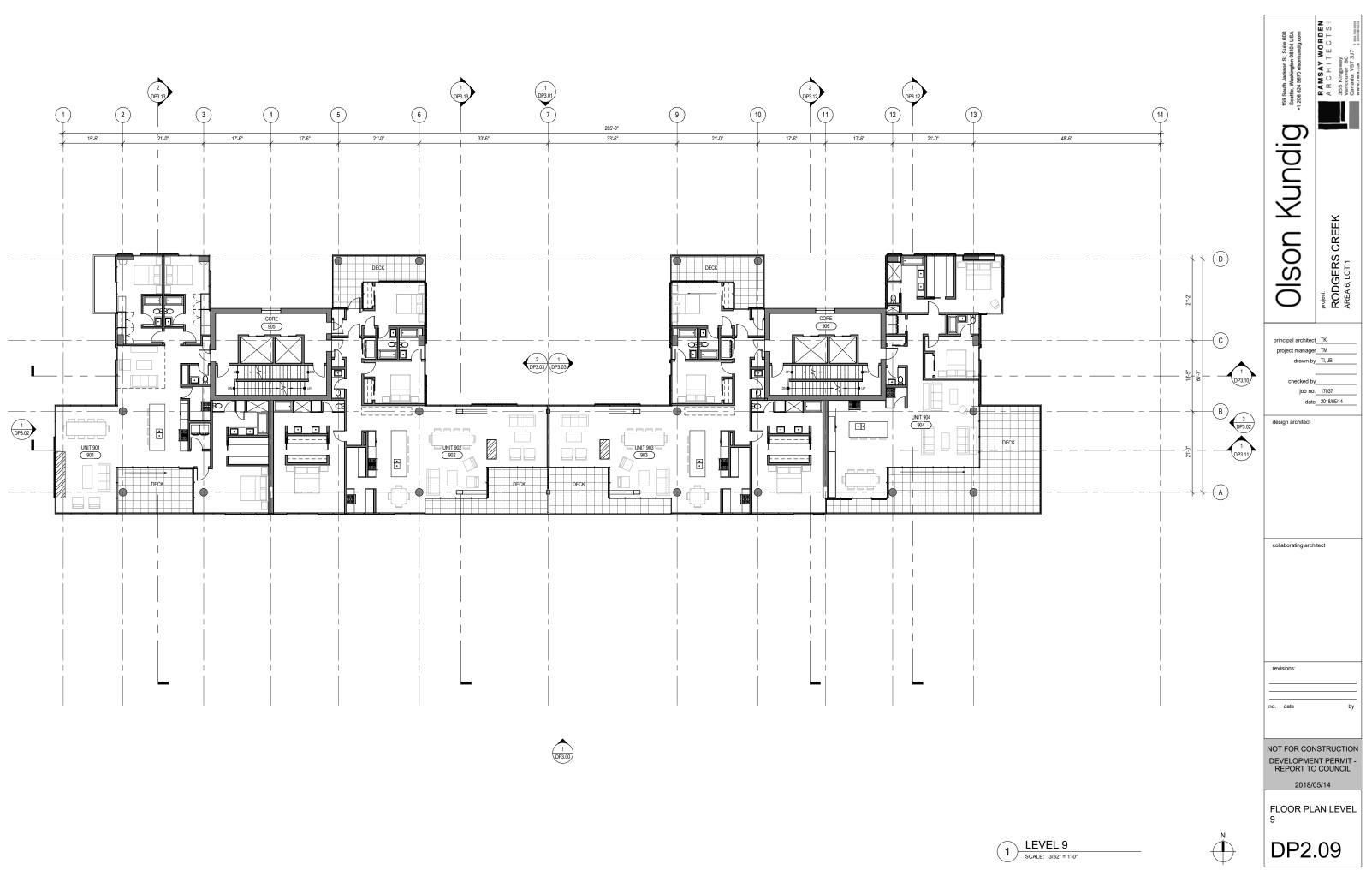


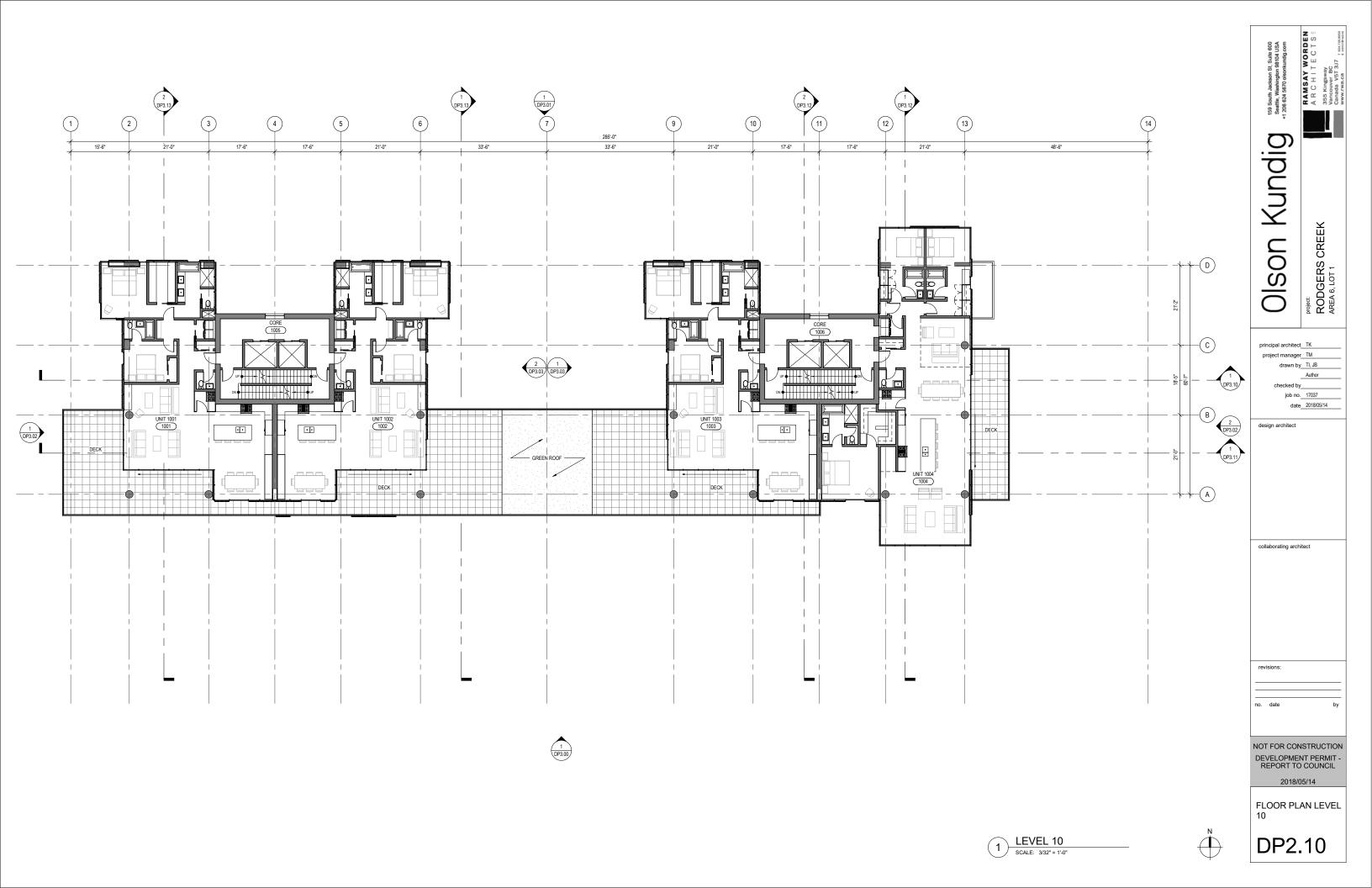


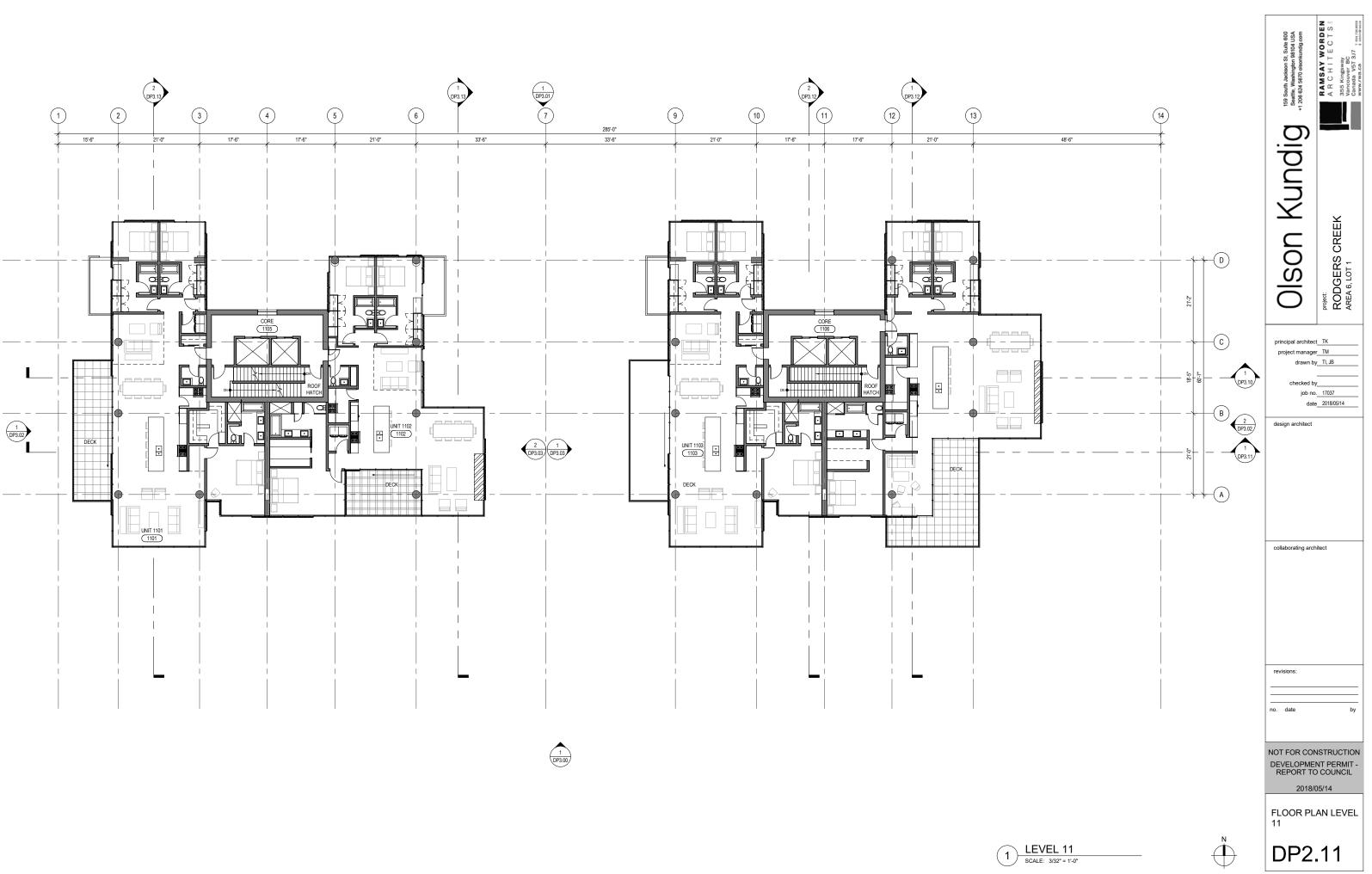


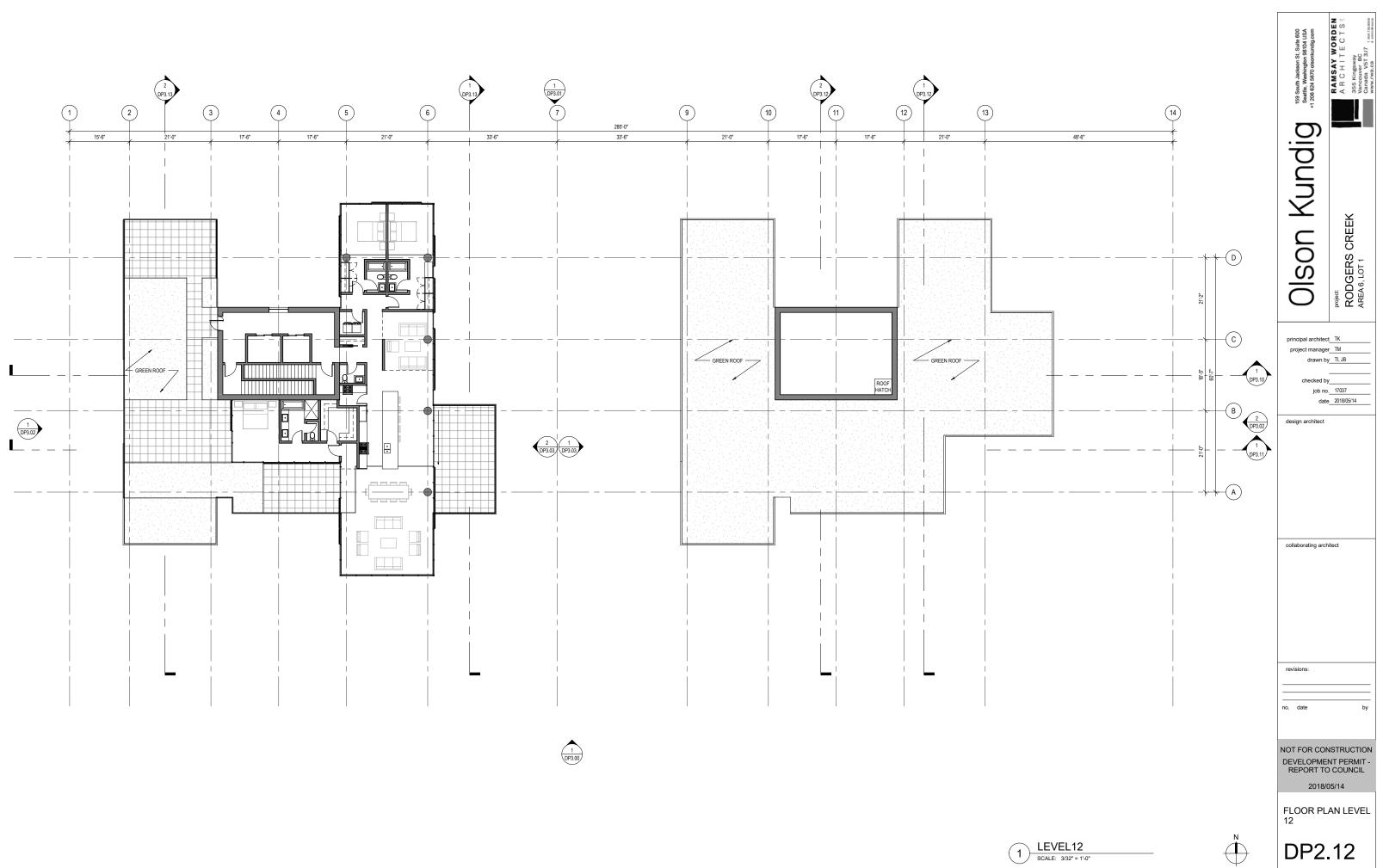


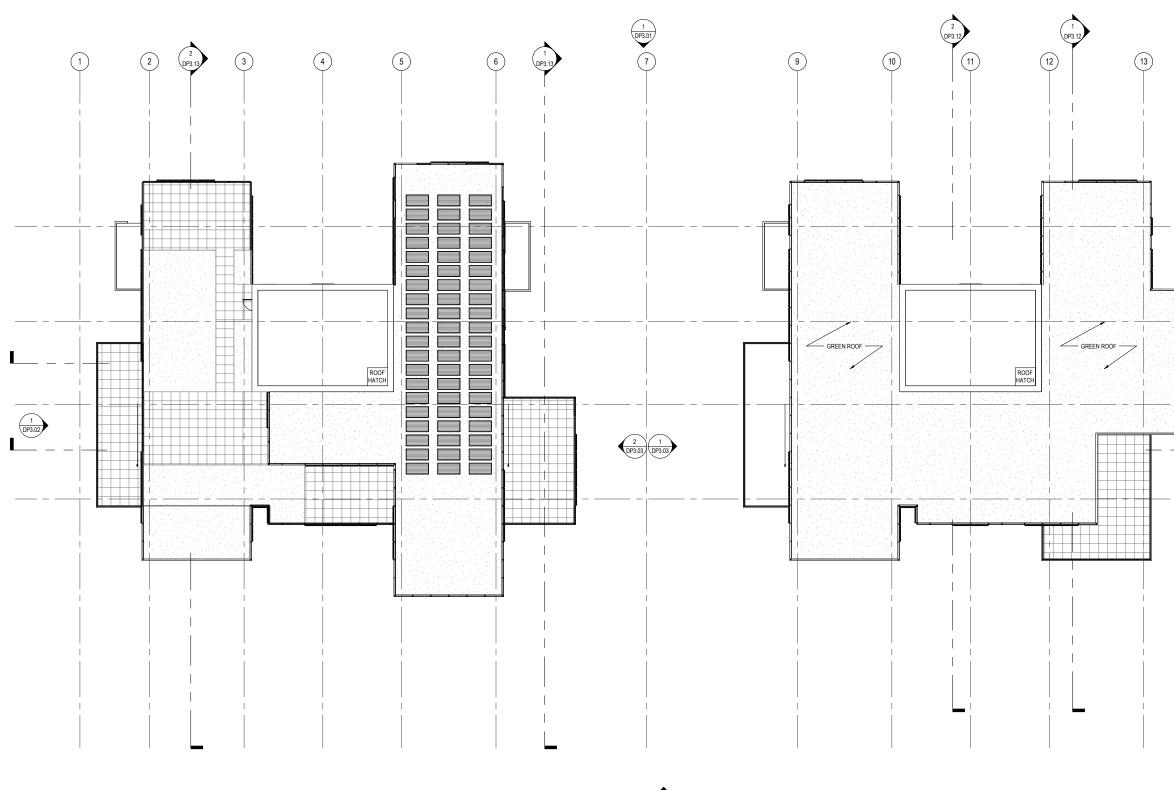




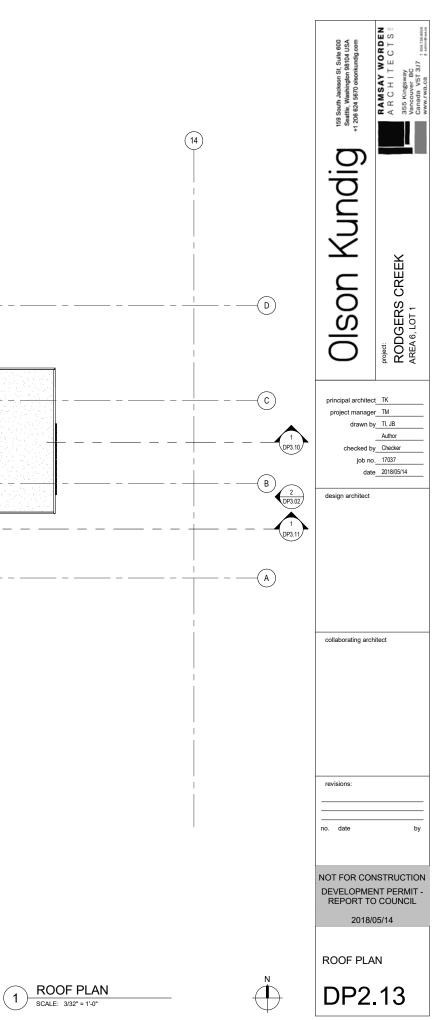






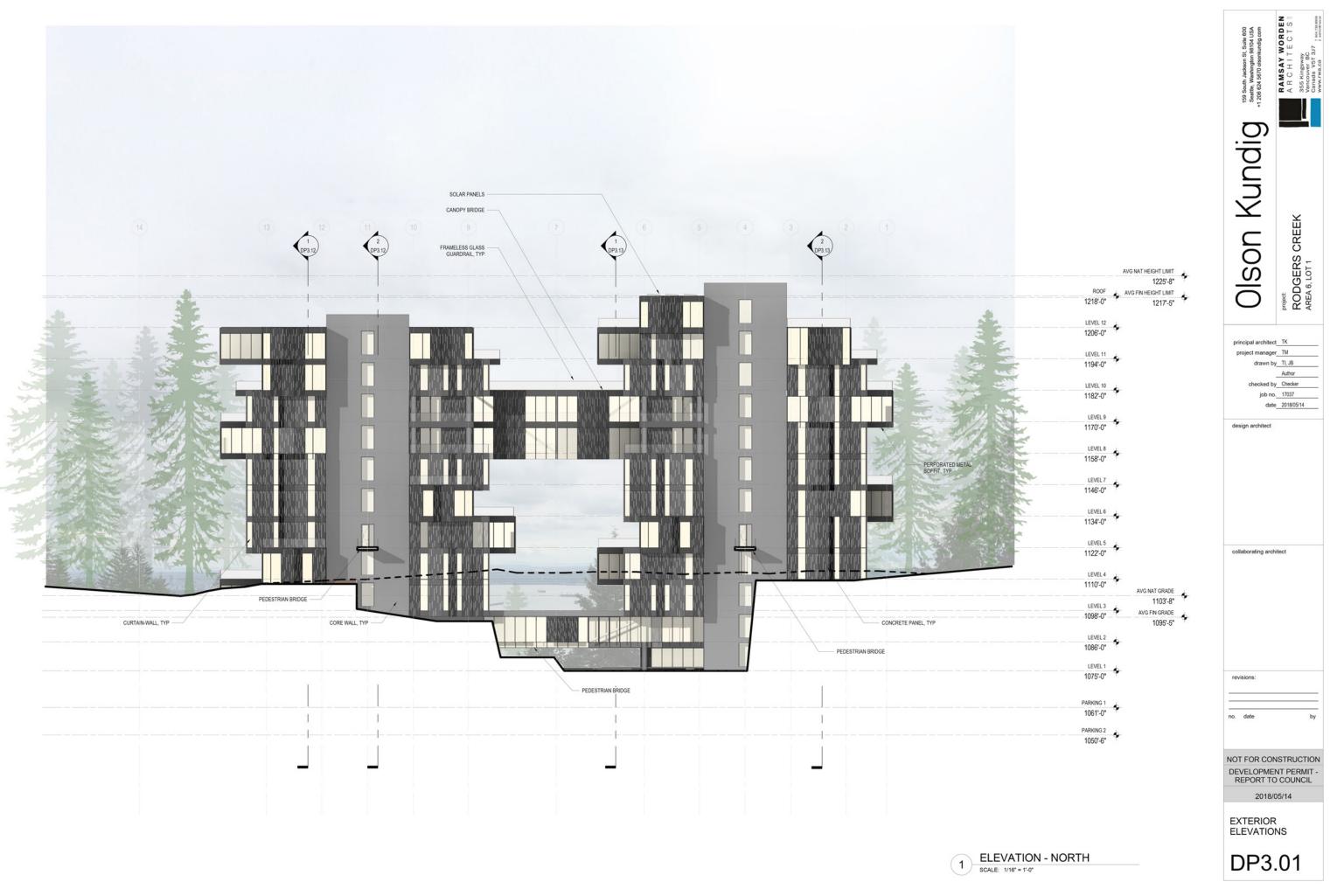


DP3.00





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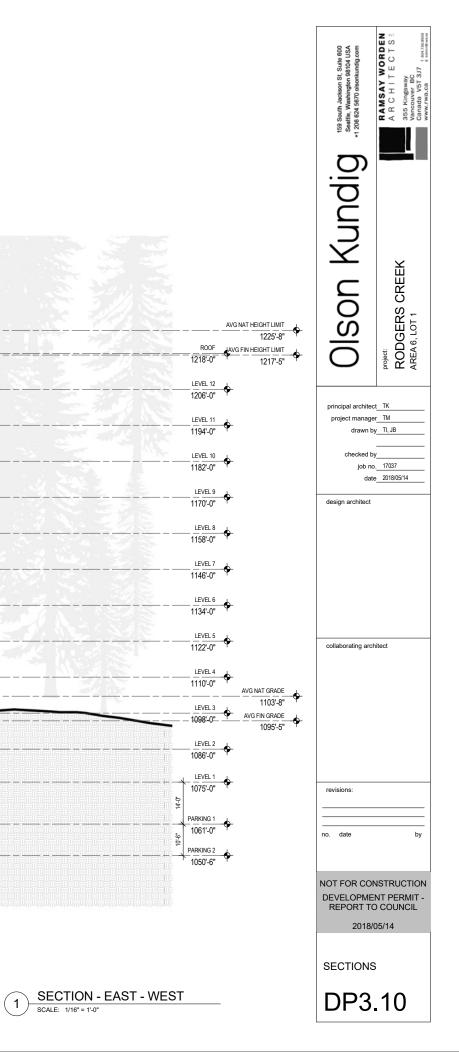




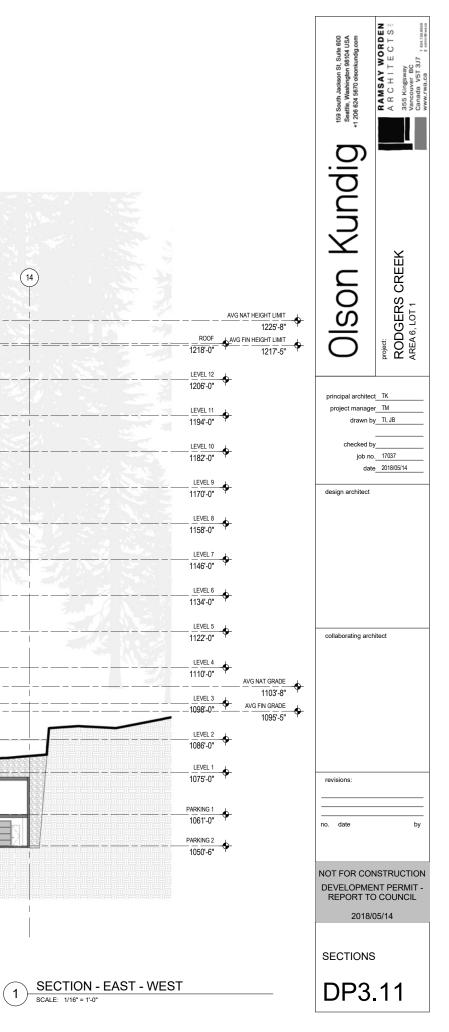


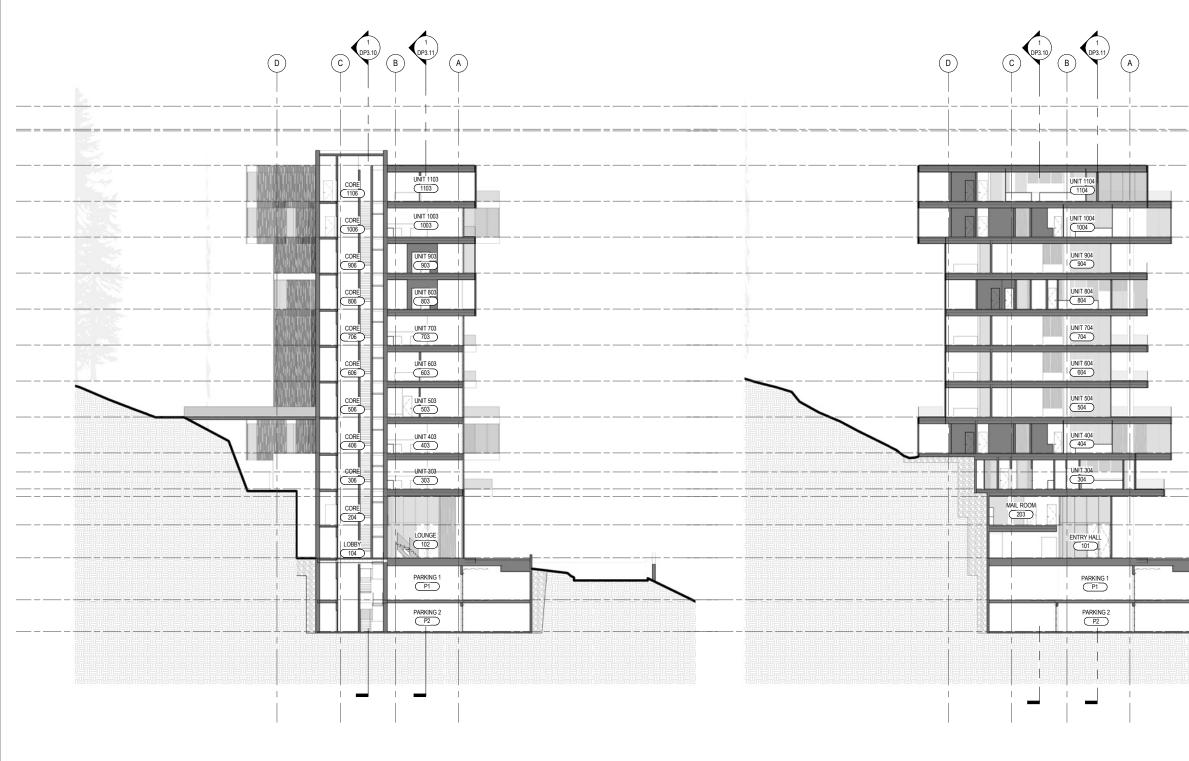


		UNIT 1201 1201				
 UNIT 1101	CORE CORE	UNIT 1102 1102		UNIT 1103 (1103)		
UNIT 1001	CORE TOTS	UNIT 1002			COREFERENCE UNIT 1004	
 UNIT 901 901	CORE 905	UNIT 902 902		UNIT 903 903		
UNIT 801 801	CORE BOS	UNIT 802 802		UNIT 803	CORESPONDED	
	CORE ^{TREAMERE}	UNIT 702 702			CORECTAND	
	CORE DEPENDENT	UNIT 602 602		UNIT 603 603		
UNIT 501	CORE SO5	UNIT 502 502		UNIT 503		
UNIT 401	CORE CORE	UNIT 402 402		UNIT 403	CORESPONDENCE	
		UNIT 302 302		UNIT 303	CORF	
	CORE PORT			KITCHEN 206		
		MTG RM (1104)		STORAGE/MECHANICAL	LOBBY REFERENCE STORAGE/CONCEIRGE	BIKE ROOM 103
			PARKING 1 P1			
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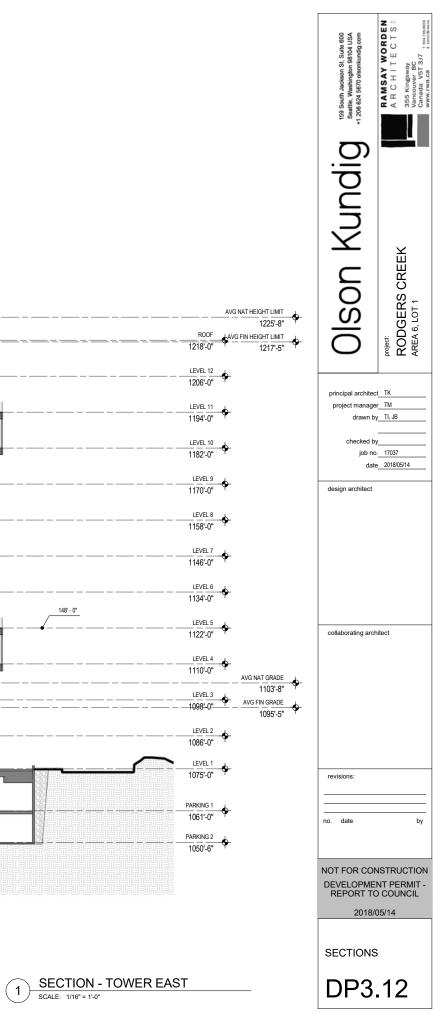


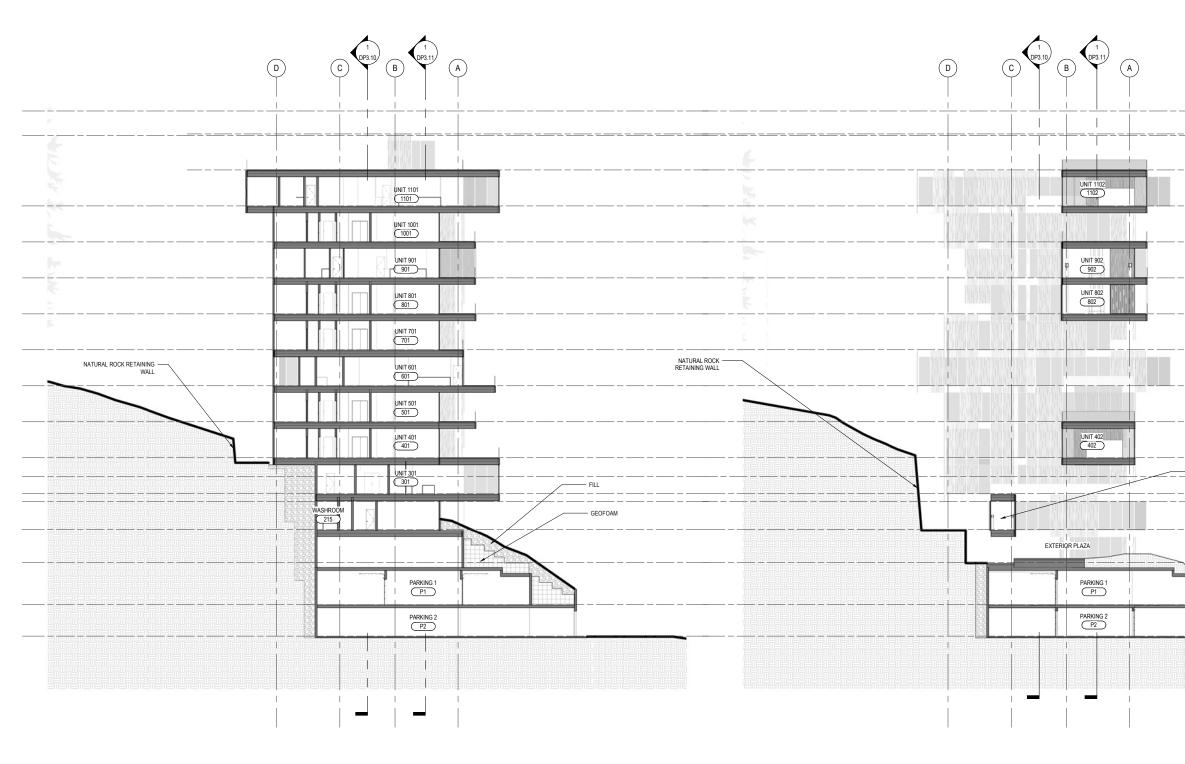
2 DP3 13		1 (PP3.13)	2 PP3.12 1 DP3.12	
	5 6		9 10 11 12 (13)
UNIT 1101	UNIT 1102 (1102)		UNIT 1103	
UNIT 1001	UNIT 1002		UNIT 1003 1003 1004	
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UNIT 701	UNIT 702	10- A	UNIT 703 	
	UNIT 602 602			
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MECHANICAL / STORAGE (107)			LOUNCE ENTRY HALL 102 101	
		PARKING 2 P2		
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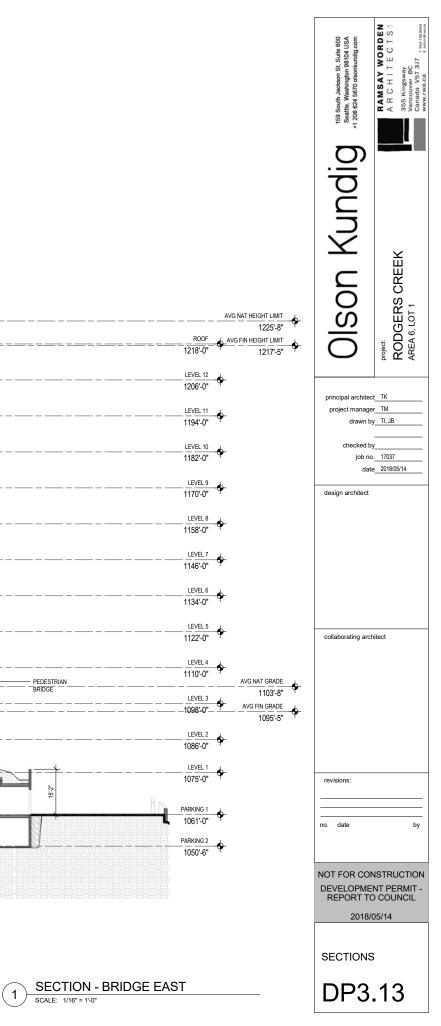












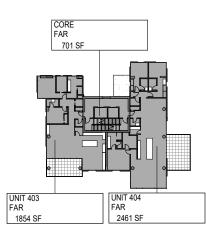
AREA SCHEDULE						
wtwc	AREA	Occupancy Group				

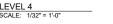
Area	Not Placed	
	0 SF	
EXCLUDED FROM FAR		
CIRC, STORAGE, RR	1866 SF	EXCLUDED FROM FAR
CORE	708 SF	EXCLUDED FROM FAR
CORE	701 SF	EXCLUDED FROM FAR
CORE	721 SF	EXCLUDED FROM FAF
CORE	702 SF	EXCLUDED FROM FAF
CORE	701 SF	EXCLUDED FROM FAF
CORE	701 SF	EXCLUDED FROM FAF
CORE	701 SF	EXCLUDED FROM FAF
CORE	701 SF	EXCLUDED FROM FAF
CORE	701 SF	EXCLUDED FROM FAF
CORE	701 SF	EXCLUDED FROM FAF
GUEST UNIT	544 SF	EXCLUDED FROM FAF
GYM	706 SF	EXCLUDED FROM FAF
LOBBY	1323 SF	EXCLUDED FROM FAF
LOBBY MAIL ROOM	606 SF	EXCLUDED FROM FAF
LOUNGE	1249 SF	EXCLUDED FROM FAF
MEETING ROOM	409 SF	EXCLUDED FROM FAF
PARKING LEVEL 1	19166 SF	EXCLUDED FROM FAF
PARKING LEVEL 2	19165 SF	EXCLUDED FROM FAF
STORAGE / MECH	2542 SF	EXCLUDED FROM FAF
STORAGE / MECH	592 SF	EXCLUDED FROM FAF
STORAGE / MECH	931 SF	EXCLUDED FROM FAF

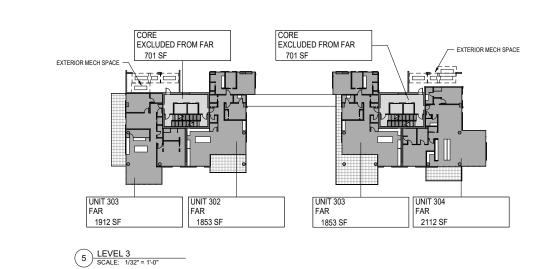
STORAGE / MECH	931 SF	EXCLUDED FROM FA
FAR	56139 SF	
CORE	701 SF	FAR
CORE	701 SF	FAR
CORE	701 SF 701 SF	FAR
CORE		FAR
CORE	701 SF	FAR
CORE	719 SF	FAR
UNIT 302	1853 SF	FAR
UNIT 303	1912 SF	FAR
UNIT 303	1853 SF	FAR
UNIT 304	2112 SF	FAR
UNIT 401	1853 SF	FAR
UNIT 402	2431 SF	FAR
UNIT 403	1854 SF	FAR
UNIT 404	2461 SF	FAR
UNIT 501	1853 SF	FAR
UNIT 502	2461 SF	FAR
UNIT 503	2431 SF	FAR
UNIT 504	1853 SF	FAR
UNIT 601	2431 SF	FAR
UNIT 602	1853 SF	FAR
UNIT 603	2461 SF	FAR
UNIT 604	1853 SF	FAR
UNIT 701	1854 SF	FAR
UNIT 702	1853 SF	FAR
UNIT 703	1853 SF	FAR
UNIT 704	1853 SF	FAR
UNIT 704	1853 SF	FAR
		FAR
UNIT 802	2532 SF	
UNIT 803	2533 SF	FAR
UNIT 804	2324 SF	FAR
UNIT 901	2328 SF	FAR
UNIT 902	2533 SF	FAR
UNIT 903	2531 SF	FAR
UNIT 904	1853 SF	FAR
UNIT 1001	1853 SF	FAR
UNIT 1002	1853 SF	FAR
UNIT 1003	1853 SF	FAR
UNIT 1004	2461 SF	FAR
UNIT 1101	2508 SF	FAR
UNIT 1102	2328 SF	FAR
UNIT 1103	2509 SF	FAR
UNIT 1104	2604 SF	FAR
	0004.05	FAR
UNIT 1201	2804 SF	FAR

CORE FAR 701 SF UNIT 401 FAR UNIT 402 FAR 2431 SF 1853 SF

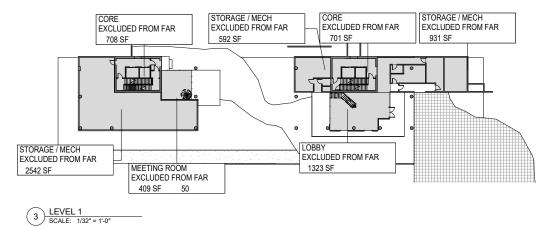
6 LEVEL 4 SCALE: 1/32" = 1'-0"



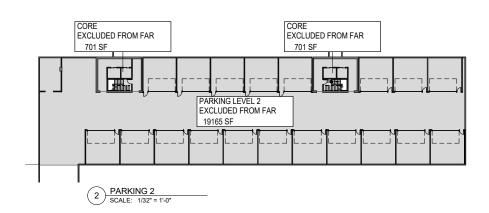


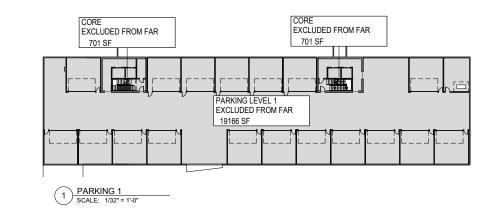


CIRC, STORAGE, RR EXCLUDED FROM FAR CORE EXCLUDED FROM FAR 721 SF CORE 1866 SF EXCLUDED FROM FAR 702 SF LOBBY MAIL ROOM EXCLUDED FROM FAR 52 606 SF Jγπ J म्म Æ GUEST UNIT EXCLUDED FROM FAR GYM LOUNGE EXCLUDED FROM FAR 544 SF EXCLUDED FROM FAR 706 SF 1249 SF

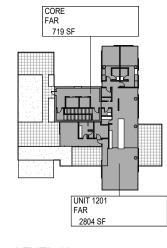


4 LEVEL 2 SCALE: 1/32" = 1'-0"

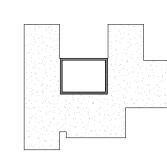


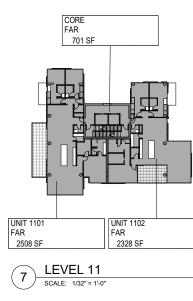


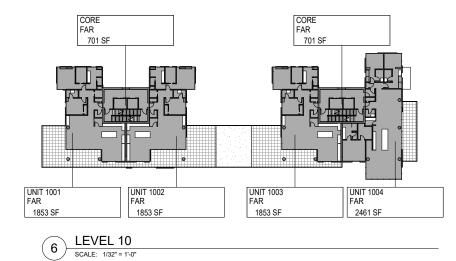


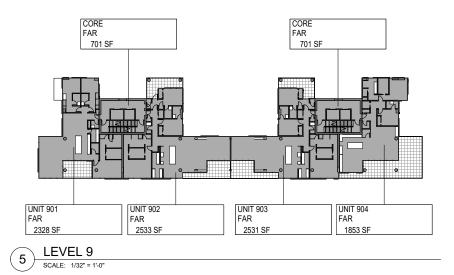


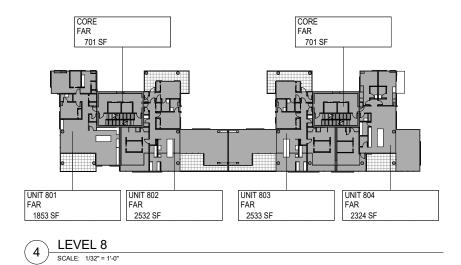


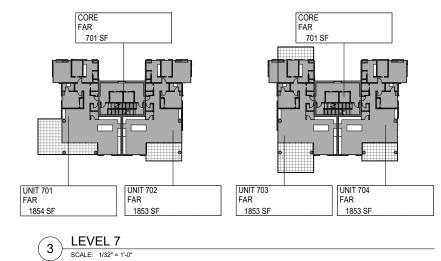


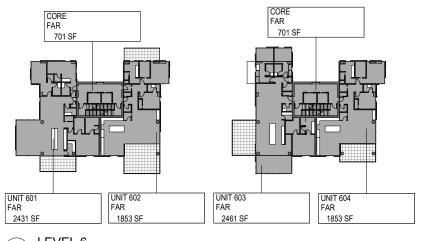


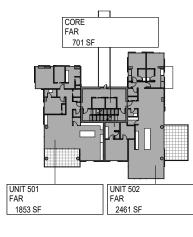






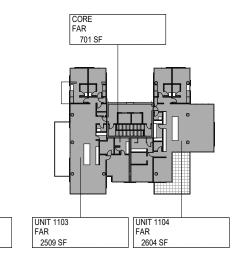


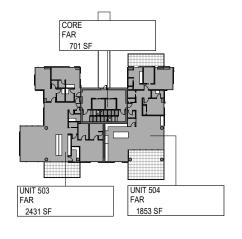




1 LEVEL 5 SCALE: 1/32" = 1'-0"







158 South Jackson St, Suite 600 Seattle, Washington 66104 USA +1 206 624 5670 olsenkundig.com	RAMSAY WORDEN A R C H I T E C T S = B S Kingway Vancover BC Vancover BC Anada VET 31 1 (AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
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design architect	
collaborating arch	itect
revisions:	by
NOT FOR CON DEVELOPMEN REPORT TO 2018/0	NT PERMIT - COUNCIL
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Appendix F Fire Access Narrative

To:	Jason Wexler	From:	lain Lo	owe		
	Vice President Design & Development	Date:	March	29, 2018	3	
	British Pacific Properties Ltd.					
	via email: jwexler@britishproperties.com	File:	AB19	Page:	1 o	f 1

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,

lain Lowe, P. Eng.

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Olson Kundig