

DATE: 1. Oct. 3rd 2017 Issued for DP  
2. Jan. 9th 2018 Re-issued for DP

SCALE:

PROJECT: Lot 37  
Rodgers Creek  
Area 4  
West Vancouver, BC

SITE: SITE PLAN

DATE: 10/3/2017  
SCALE: 1/16" = 1'-0"

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Rodgers Creek  
Area 4  
West Vancouver, BC

DATE: 10/3/2017  
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Context Map - Rodgers Creek Area 4

- General Notes:**
1. All walls to be inspected and approved by geotech and structural engineer.
  2. Ensure positive drainage behind all walls and throughout site.
  3. All walls to conform to West Vancouver municipal bylaws and Rodgers Creek Design Guidelines
  4. All landscape works (including boulevard areas) to be automatically irrigated
  5. Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.
  6. Paving Surfaces:
    - a) Stair Landings: Standard pavers; Colour: Latte (or equivalent); Pattern: running bond
    - b) Stair Treads: 18" x 18" Hydrapressed slabs mortared in place; Colour: Latte - cut to fit
    - c) Decks and Patios: 18" x 18" Hydrapressed slabs on pea gravel; Colour: Latte
    - d) Autocourt: Aquapave, Old Country Stone; Pattern: random cobble w/ soldier source edge; Colour: 70/30 % mix of Taupe (70) and Desert Sand (30)
  7. All CIP conc. walls visible from the street to be granite clad to BPP standard.
  8. Guard-rails and hand-rails to be installed where required by code.

**Drawing Legend:**

	c/cip retaining walls as per BPP guidelines
	stacked split-faced blast rock walls as per BPP guidelines, max. 8' ht.
	engineered shotcrete wall
	flex vegetated green wall (w/ 1:4 batter)
	swale typical

\* NOTE: ALL WALLS TO BE ENGINEERED \*

- GENERAL NOTES:**
- detailed designs for all walls to be prepared by professional engineer to satisfaction of Manager of Development Engineering.
  - see grading plan sheet L2 for top of wall elevations
  - 36.875 degree grade line on front/flanking lots & 45 degree grade line on side yards as per DWV bylaws
- Existing topography, road and boulevard design grades provided by Interacad consulting engineers

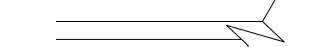
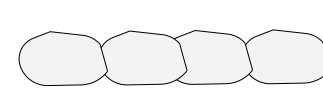
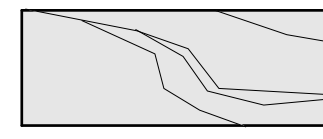

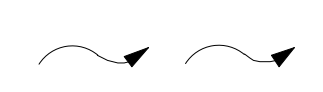


planting incorporates a blend of native and native-like drought tolerant ornamental species in planting areas immediate to building (typ.)

rain water rill / water fall feature on ground  
rain water under ground pipe connect to the city bio-swale along the burfield place



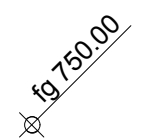
**Drawing Legend:**

-  c/p retaining walls as per BPP guidelines
-  stacked split-faced blast rock walls as per BPP guidelines, max. 8' ht.
-  engineered shotcrete wall
-  flex vegetated green wall (w/ 1:4 batter)
-  swale typical

*\* NOTE: ALL WALLS TO BE ENGINEERED \**

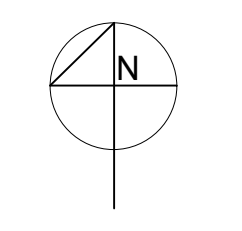
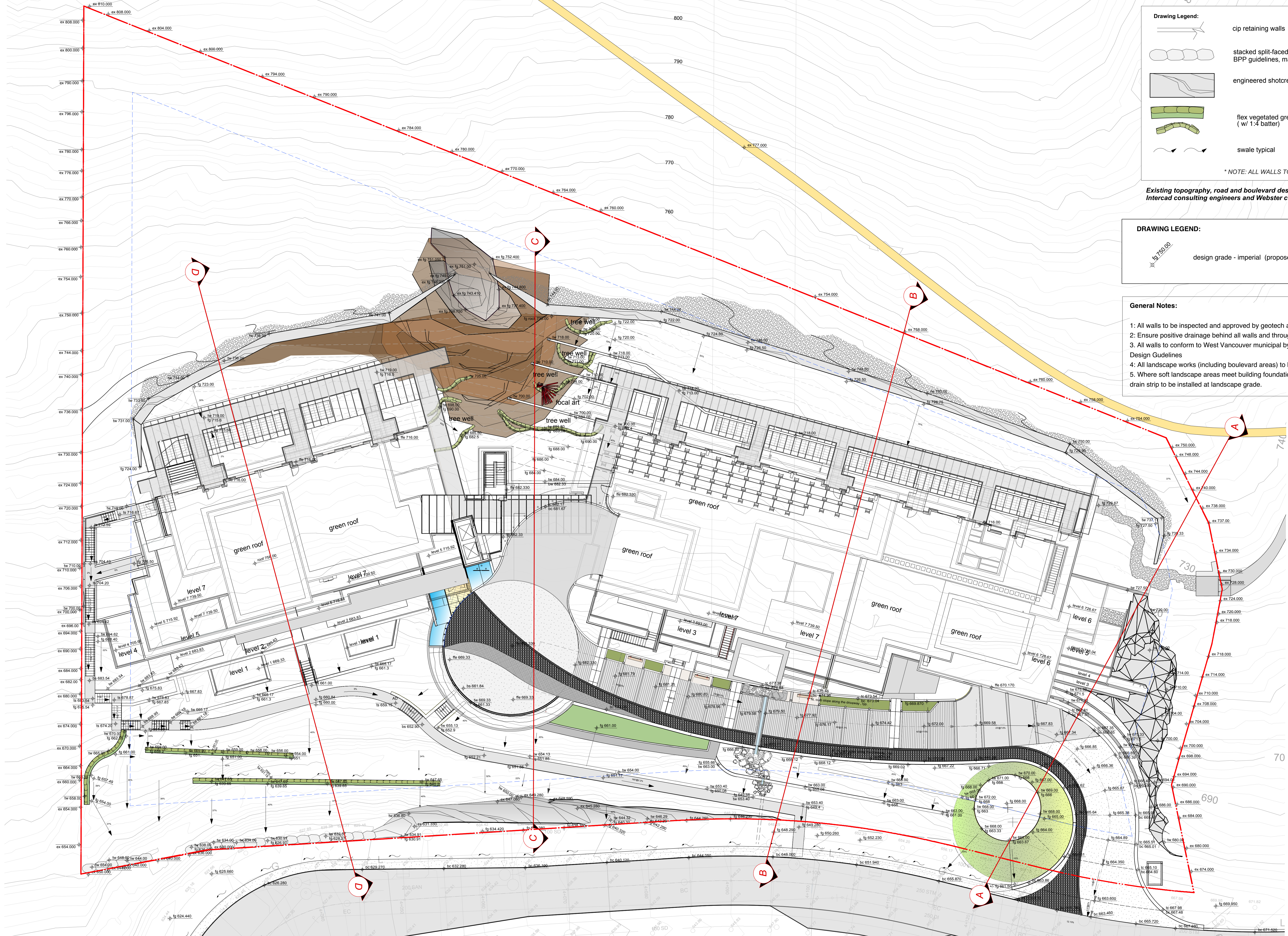
Existing topography, road and boulevard design grades provided by InterCAD consulting engineers and Webster consulting engineers

**DRAWING LEGEND:**

-  design grade - imperial (proposed)

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5. Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.



**FORMA DESIGN INC.**  
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revisions:  
1. Oct. 3rd. 2017 Issued for DP  
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PROJECT:  
**Lot 37  
Rodgers Creek  
Area 4  
West Vancouver, BC**

TYPE:  
**GRADING PLAN**

SCALE:  
**1/16" = 1'-0"**

DATE:  
**15.043 LDP 2**





property line

preserve existing forest vegetation where possible and minimize disturbance where pending conditions permit -to be confirmed on site

existing forest edge blends across property and transitions to native and native like drought tolerant mix of plants layered for year round colour and interest

secondary trail  
-see area 4 DP for details

shotcrete wall

disturbed forest edge to be re-vegetated and enhanced with native trees, shrubs, & groundcovers

max. 2.5:1 (40%) planting slope between walls (typ.)

existing forest edge blends across property and transitions to native and native like drought tolerant mix of plants layered for year round colour and interest

feature ornamental planting in planting areas immediate to building (typ.)

extensive green roof planting (typ.)

forest edge reclamation plants

driveway entry transitions through forest planting to a more ornamental planting palette at building entry

crushed gravel path (typ.)  
-to be coordinated with engineering

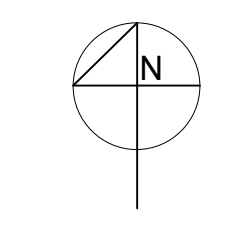
sloped planting area (typ.)

**BURFIELD PLACE**

planting incorporates a blend of native and native-like drought tolerant ornamental species in planting areas immediate to building (typ.)

streetscape/boulevard planting -native and native-like deciduous/coniferous trees underplanted with drought tolerant, low maintenance groundcovers

pedestrian entry path



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PROJECT: Lot 37  
Rodgers Creek  
Area 4  
West Vancouver, BC

PLAN: PLANTING PLAN

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

NO: 15.043 DRAWING: LDP 3





PLANT LIST (ON SITE)				
ID	Latin Name	Common Name	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>				
BEJ	Betula utilis var. jacquemontii	Whitebarked Himalayan Birch	6cm cal.	
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	3.0m ht.	
MST	Magnolia stellata	Star Magnolia	2.5m	
POM	Picea omorika	Serbian Spruce	3.0m	
PIF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	3.0m	
POP	Populus tremuloides	Quaking Aspen	3.0m ht.	
PSD	Pseudotsuga menziesii	Douglas Fir	3.0m	
TP	Thuja plicata	Western Red Cedar	3.0m	
<b>SHRUBS</b>				
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3 pot	
Cht	Choisya ternata	Mexican Orange Blossom	#5 pot	
Cor	Cornus sericea	Red Twig Dogwood	#1 pot	
gp	Gaultheria procumbens	Creeping Wintergreen	#1 pot	
Spd	Spirea douglasii	Douglas Spirea	#3 pot	
Sym	Symphoricarpos alba	Snowberry	#3 pot	
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinnick	#1 pot	
ble	Blechnum spicant	Deer Fern	#1 pot	
pol	Polystichum munitum	Western sword fern	#1 pot	
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>				
fes	Festuca glauca	Boulder Blue Fescue	#1 pot	
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	#1 pot	
<b>VINES</b>				

PLANT LIST (OFF SITE)				
ID	Latin Name	Common Name	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>				
AmG	Acer ginnala	Amur Maple	2.5m ht.	
POM	Picea omorika	Serbian Spruce	3.0m	
PIF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	3.0m	
POP	Populus tremuloides	Quaking Aspen	3.0m ht.	
TP	Thuja plicata	Western Red Cedar	3.0m	
TSM	Tsuga mertensiana	Mountain Hemlock	3.0m ht.	
<b>SHRUBS</b>				
gs	Gaultheria shallon	Salal	#1 pot	
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>				
<b>VINES</b>				

#### Planting Notes

- All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- All landscape works (including boulevard) to be automatically irrigated.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:

lawn - 6"/150mm.  
groundcover - 12"/300 mm.  
shrubs - 18"/450 mm.  
trees - 24"/600 mm (around & beneath rootball)

- All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures  
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.
- Contractor to ensure that any damage / disturbance of adjoining park area / vegetation is to be repaired and restored prior to completion of job.

**Note: Refer to Landscape Plans by Forma Design Inc for offsite plant numbers, species, spacing, etc. Final layout to be adjusted as per driveway & service locations.**

#### EXTENSIVE GREEN ROOF PLANT LIST:



Green Roof planted with 15"x20" Sedum tiles by Etera.com

All Seasons Mix  
Dimensions of roof to be confirmed by landscape contractor prior to ordering of materials - refer to architectural drawings

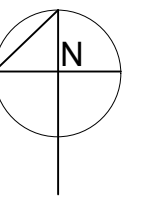
#### All Seasons Mix Plant List:

Sedum album 'Coral Carpet'  
Sedum hybridum 'Immergrunchen'  
Sedum floriferum 'Weihenstephaner Gold'  
Sedum middendorffianum diffusum  
Sedum reflexum 'Green Spruce'  
Sedum spurium 'Coccineum'  
Sedum spurium 'Fuldaglut'  
Sedum spurium 'John Creech'  
Sedum spurium 'Red Carpet'  
Sedum spurium 'Roseum'  
Sedum stefco  
Sedum takesimensis 'Golden Carpet'  
Sedum tetractinum 'Coral Reef'

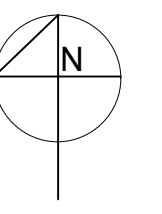
Note: Plant list to be finalized and confirmed by landscape architect pending plant availability and client approval of green roof system.

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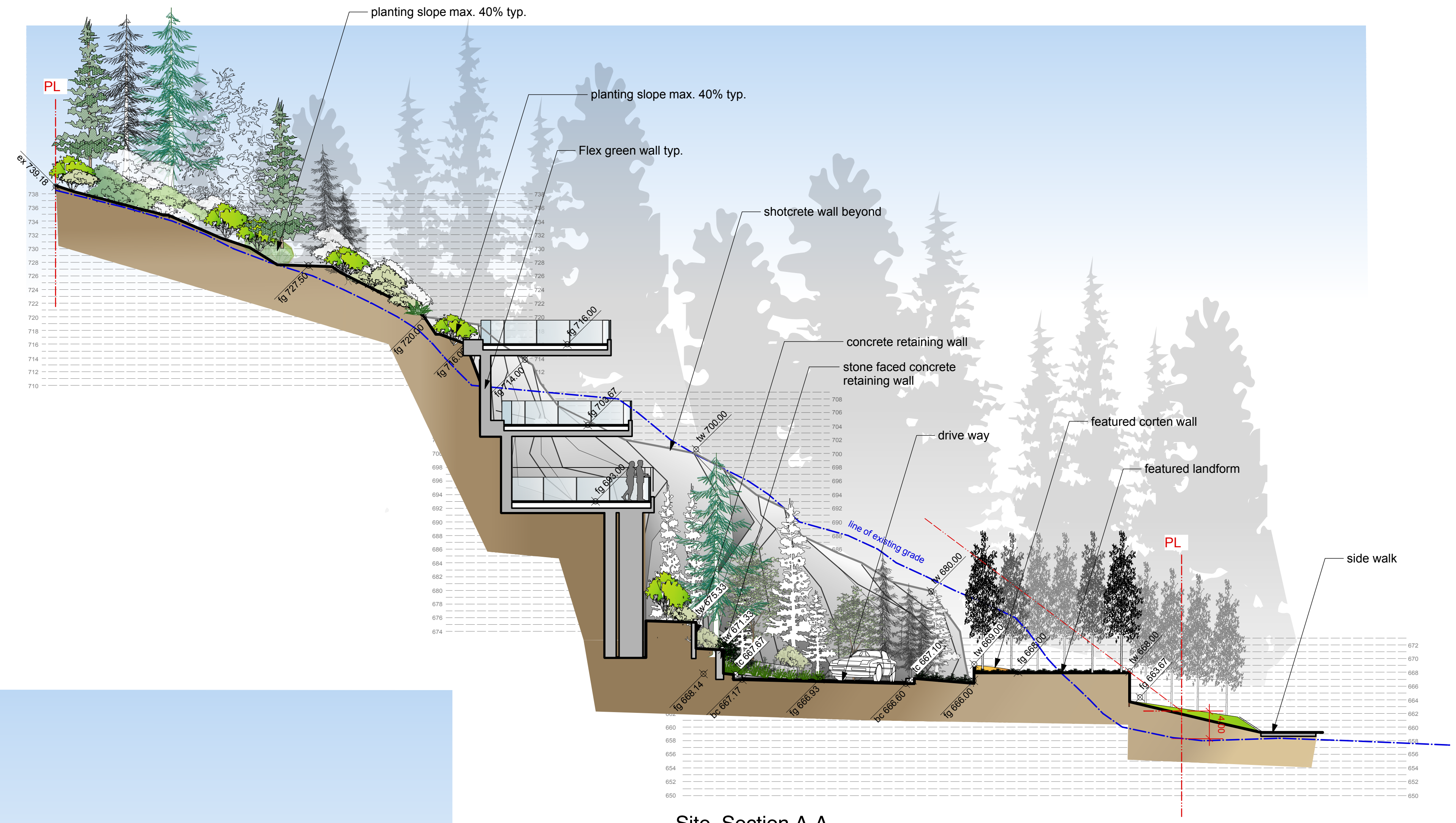
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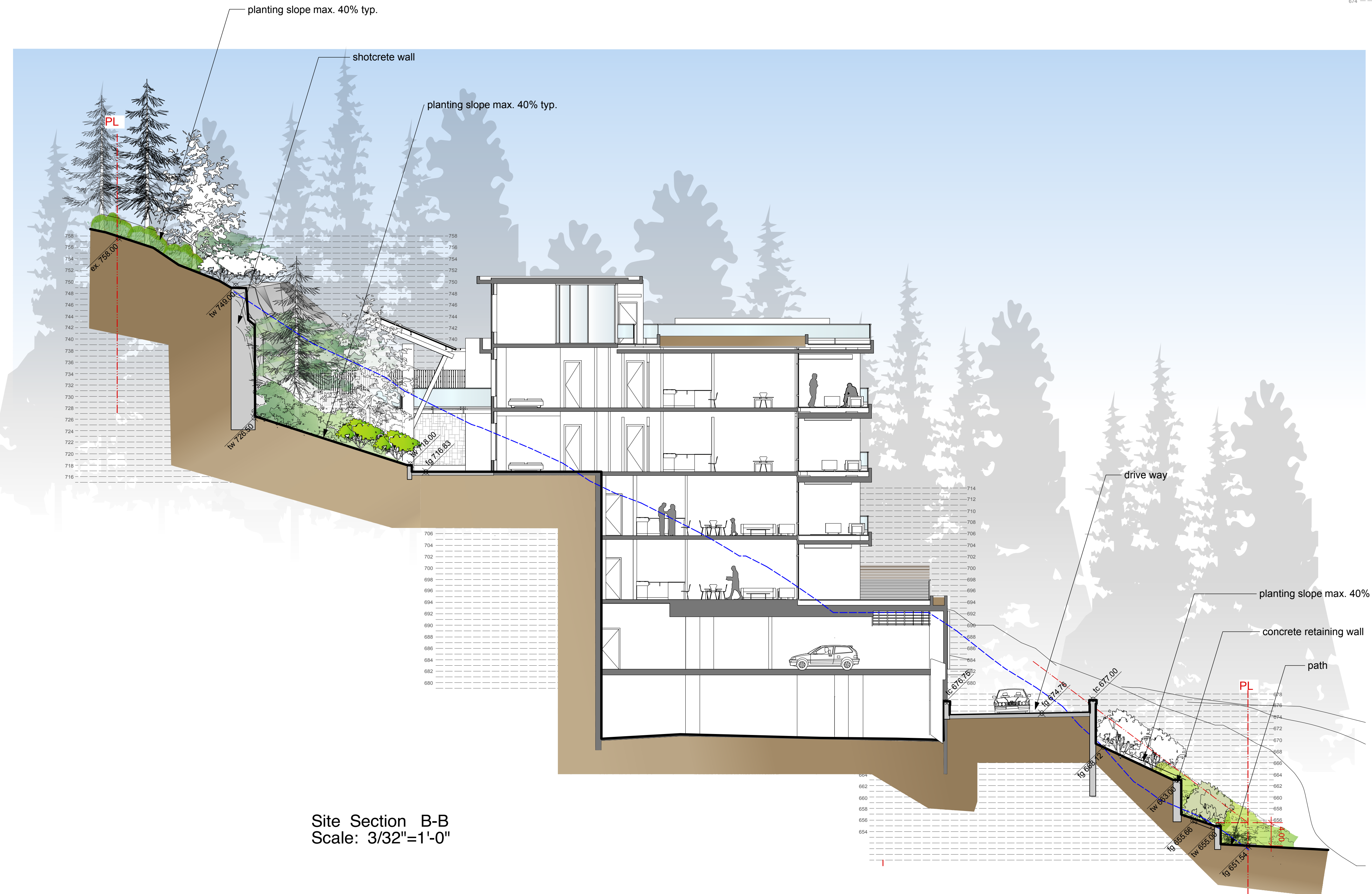
SECTIONS

DATE: December 14, 2015  
SCALE: N/A

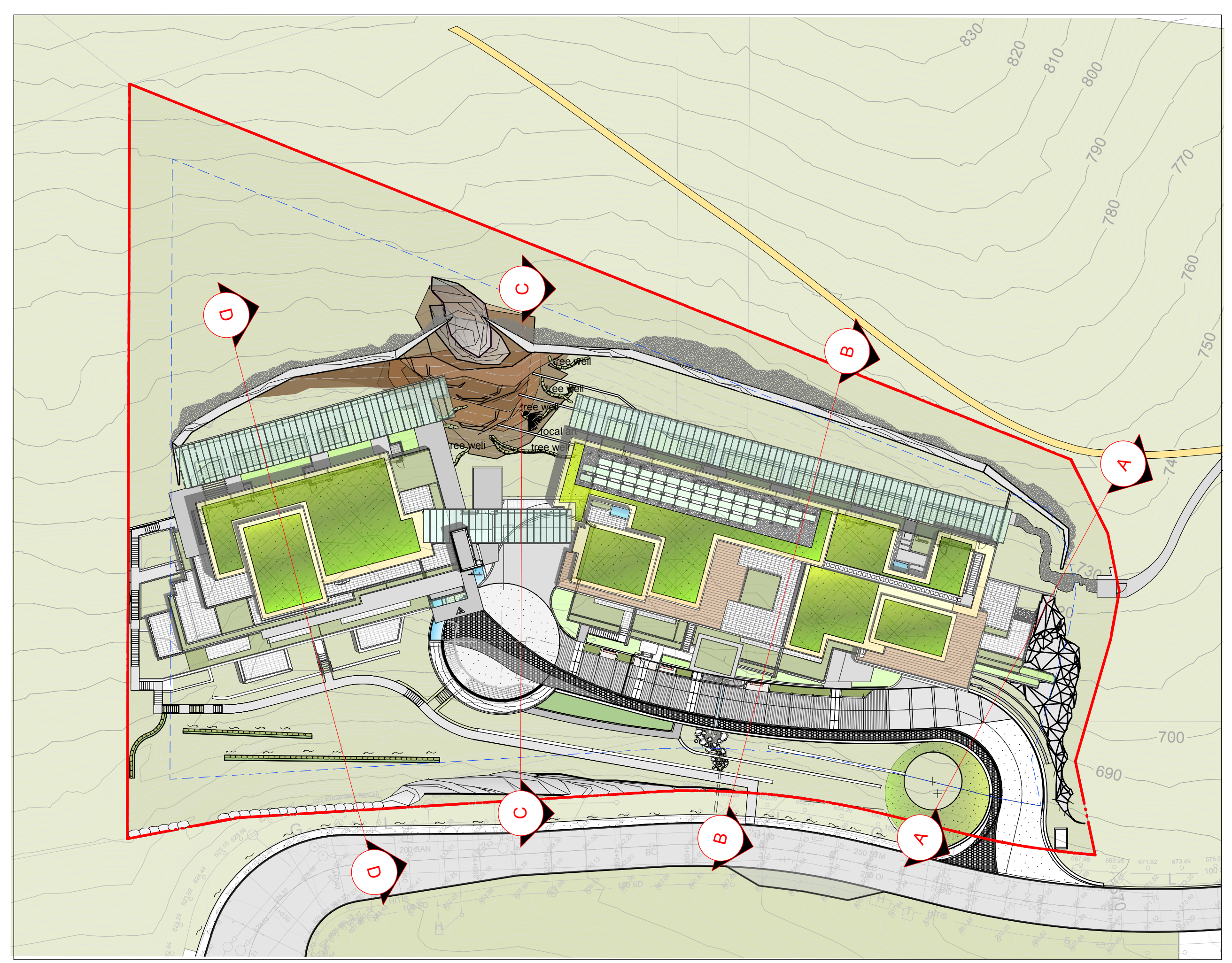
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Site Section A-A  
Scale: 3/32"=1'-0"

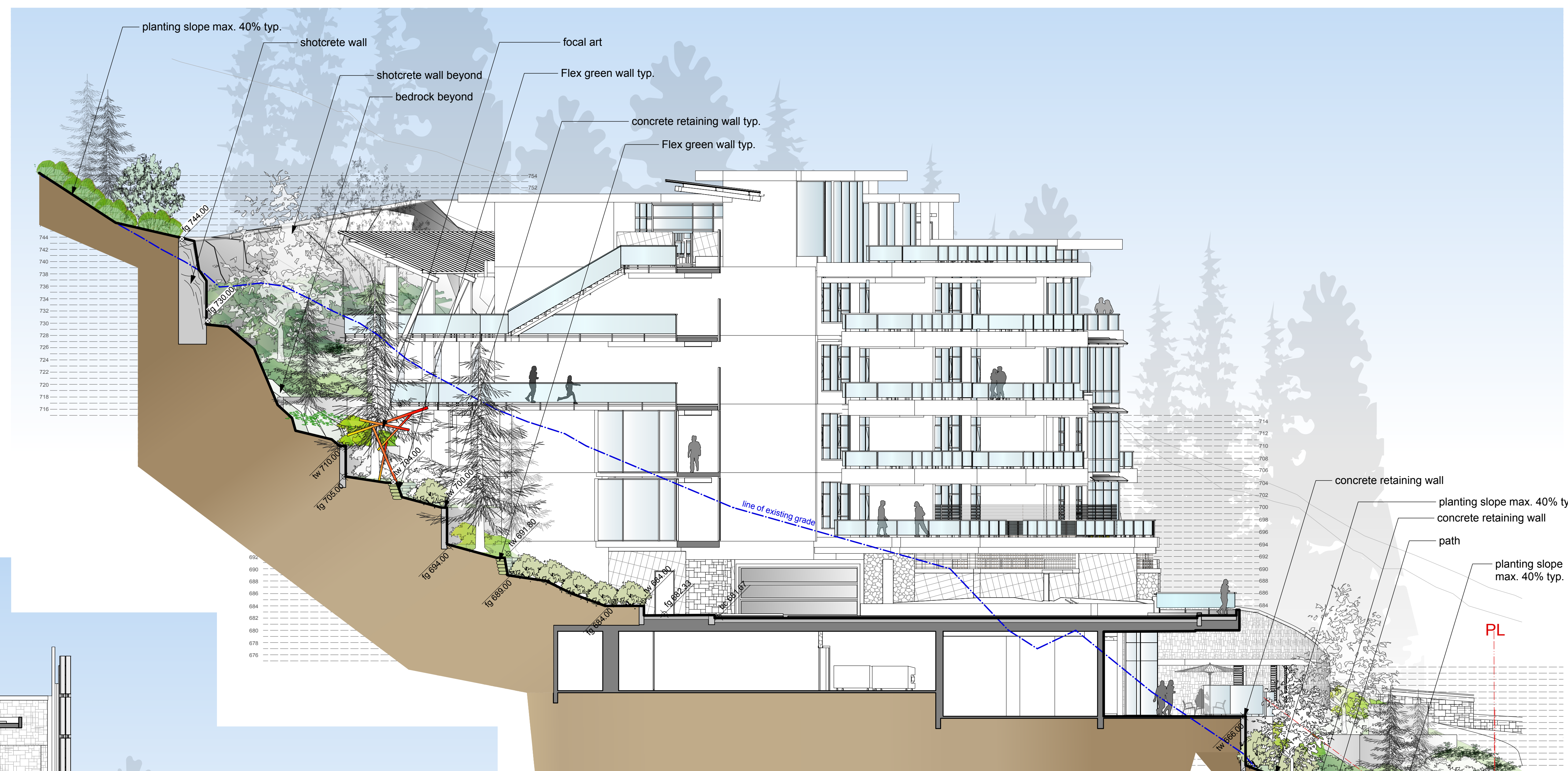
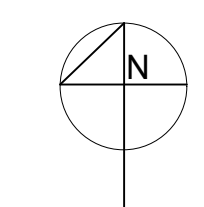


Site Section B-B  
Scale: 3/32"=1'-0"

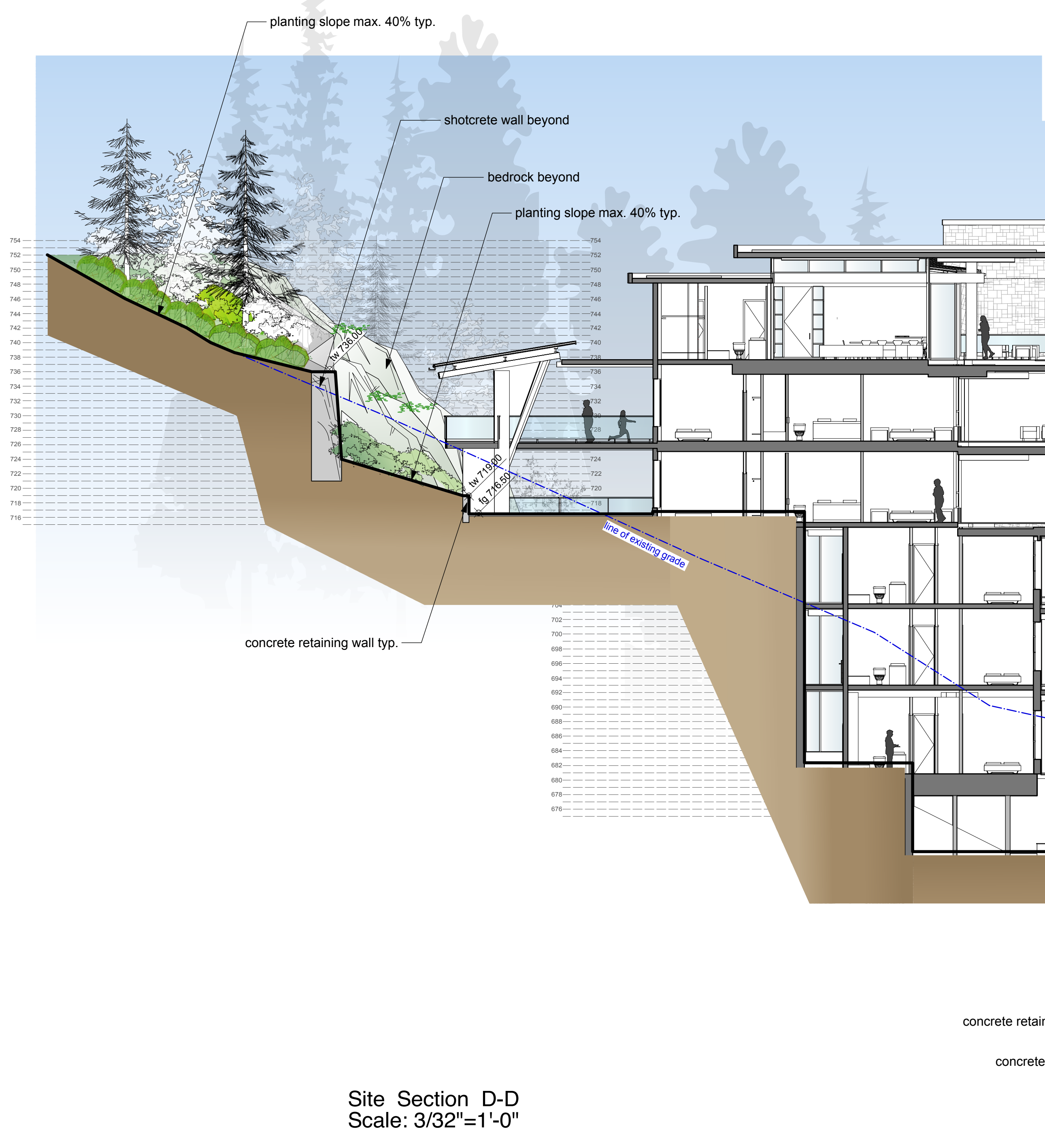


Key Plan - NTS

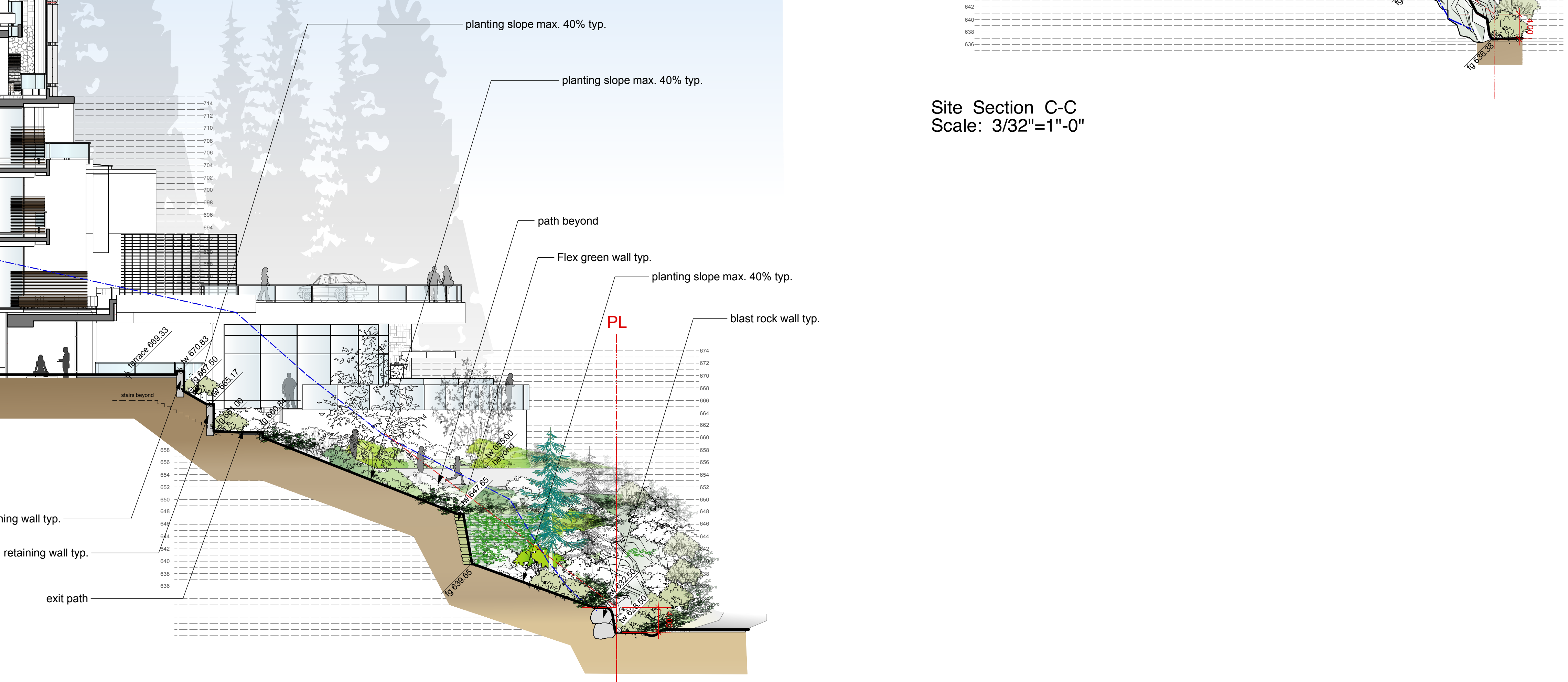




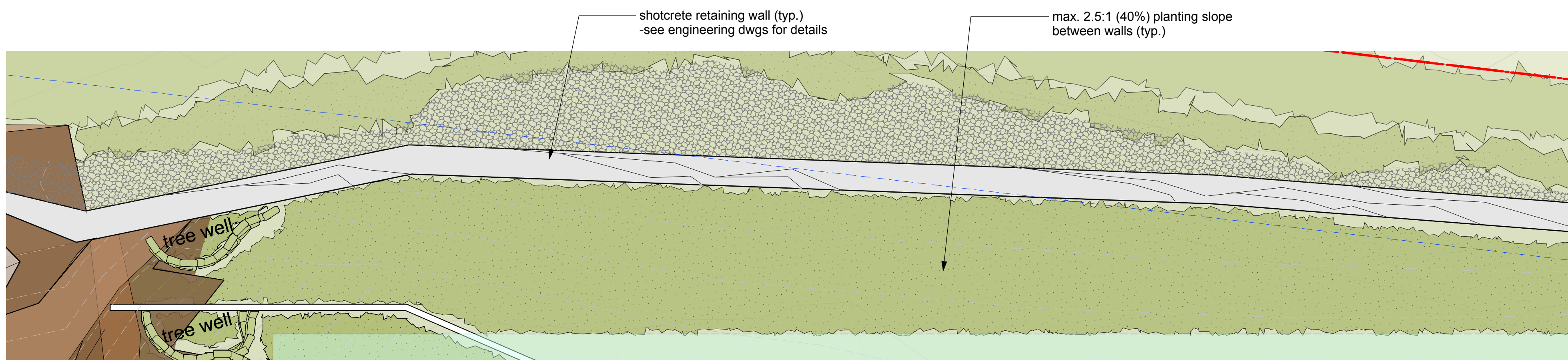
Site Section C-C  
Scale: 3/32"=1'-0"



Site Section D-D  
Scale: 3/32"=1'-0"







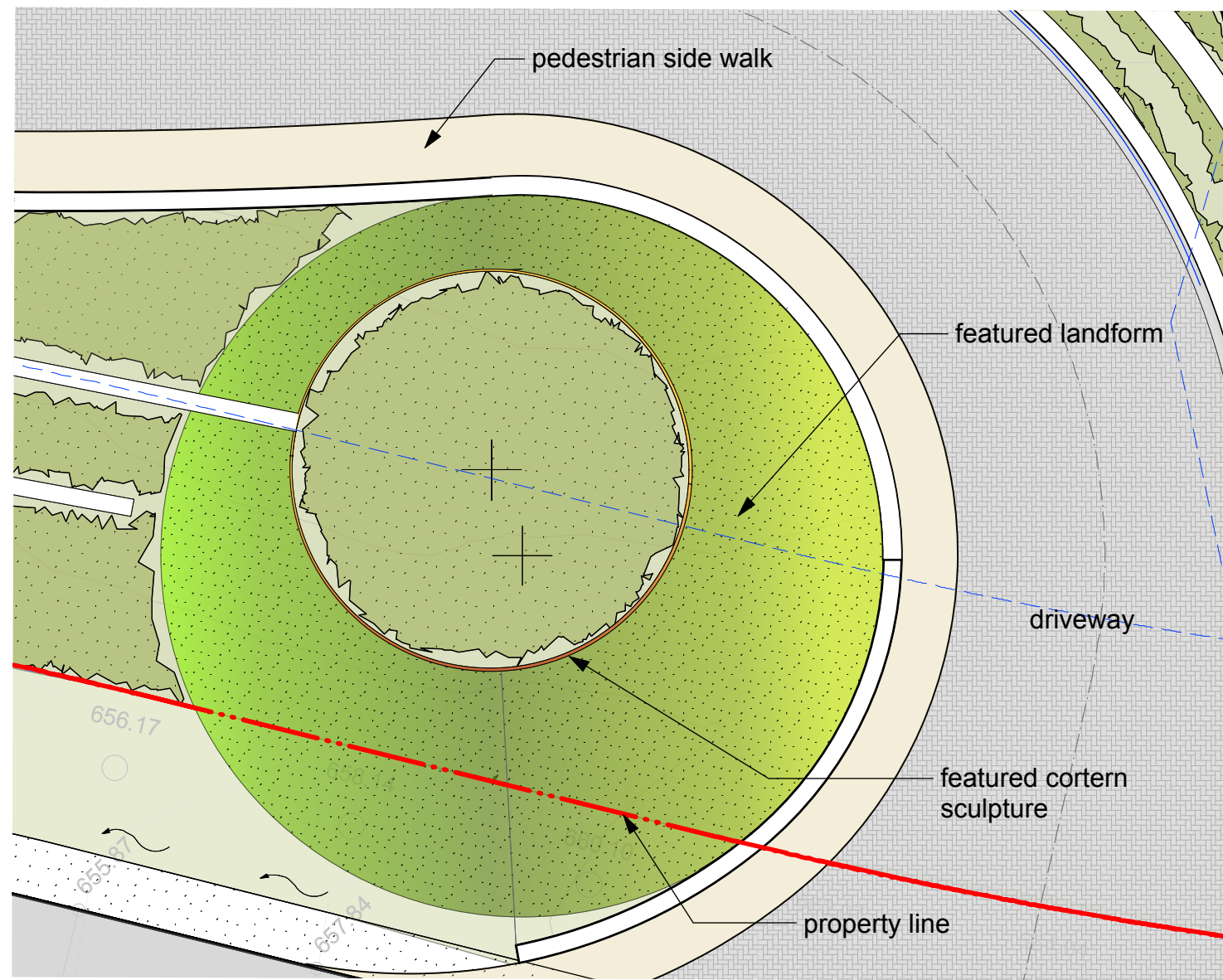
**Shotcrete Wall Plan View**  
Scale: 3/32"=1'-0"



Shotcrete Wall (precedent image - several years after)



Shotcrete Wall (precedent image - several years after)

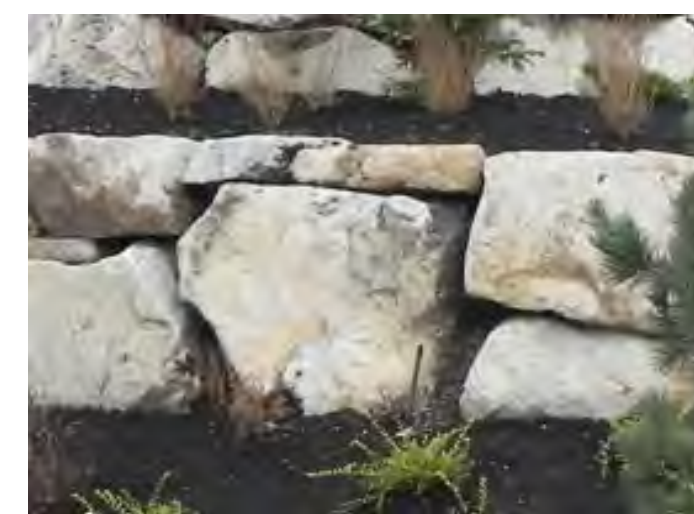


**Corten Featured Landform Plan View**  
Scale: 3/32"=1'-0"



Corten Featured Landform (precedent image)

**Hardscape Components - Wall**



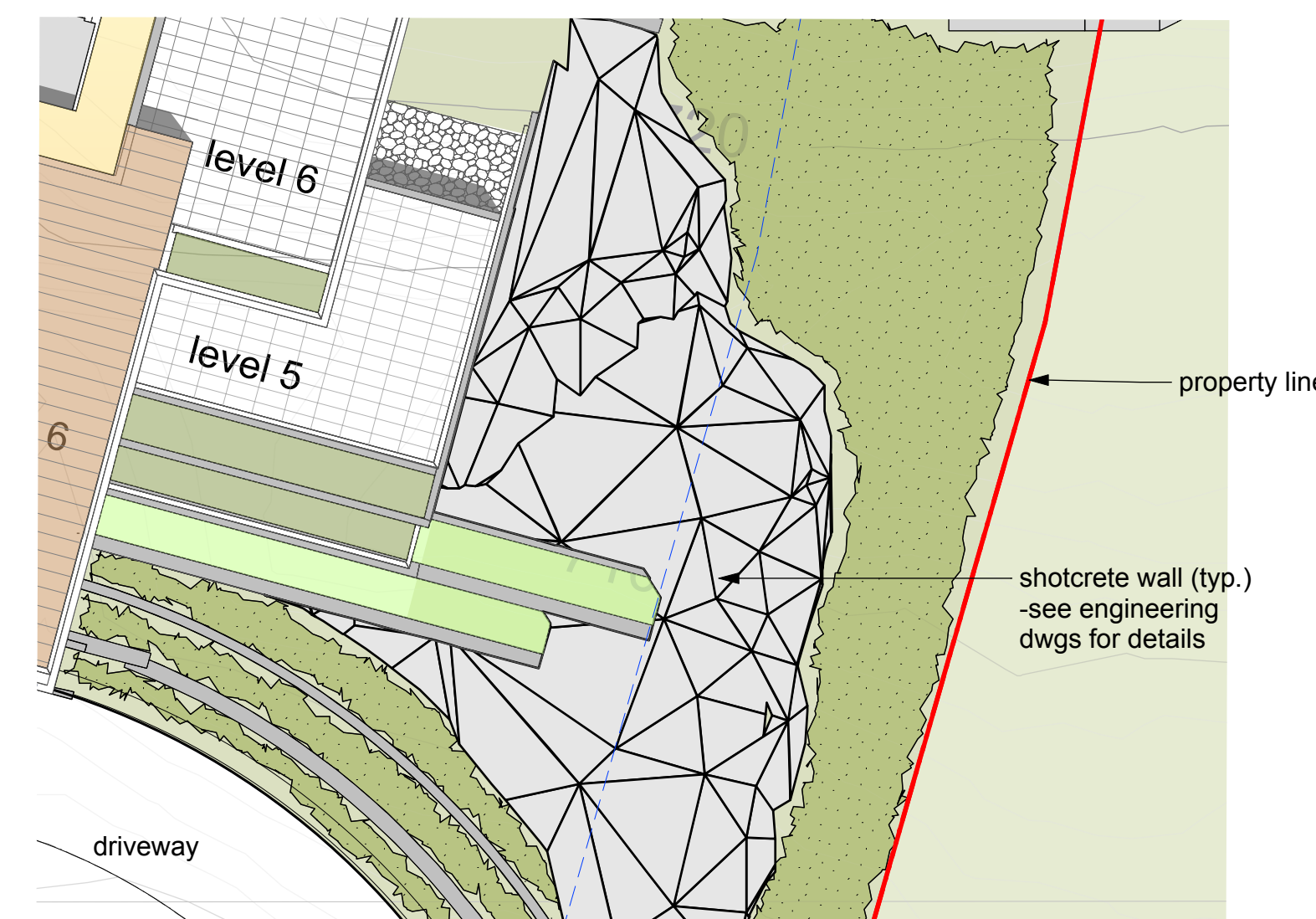
stacked blast rock wall



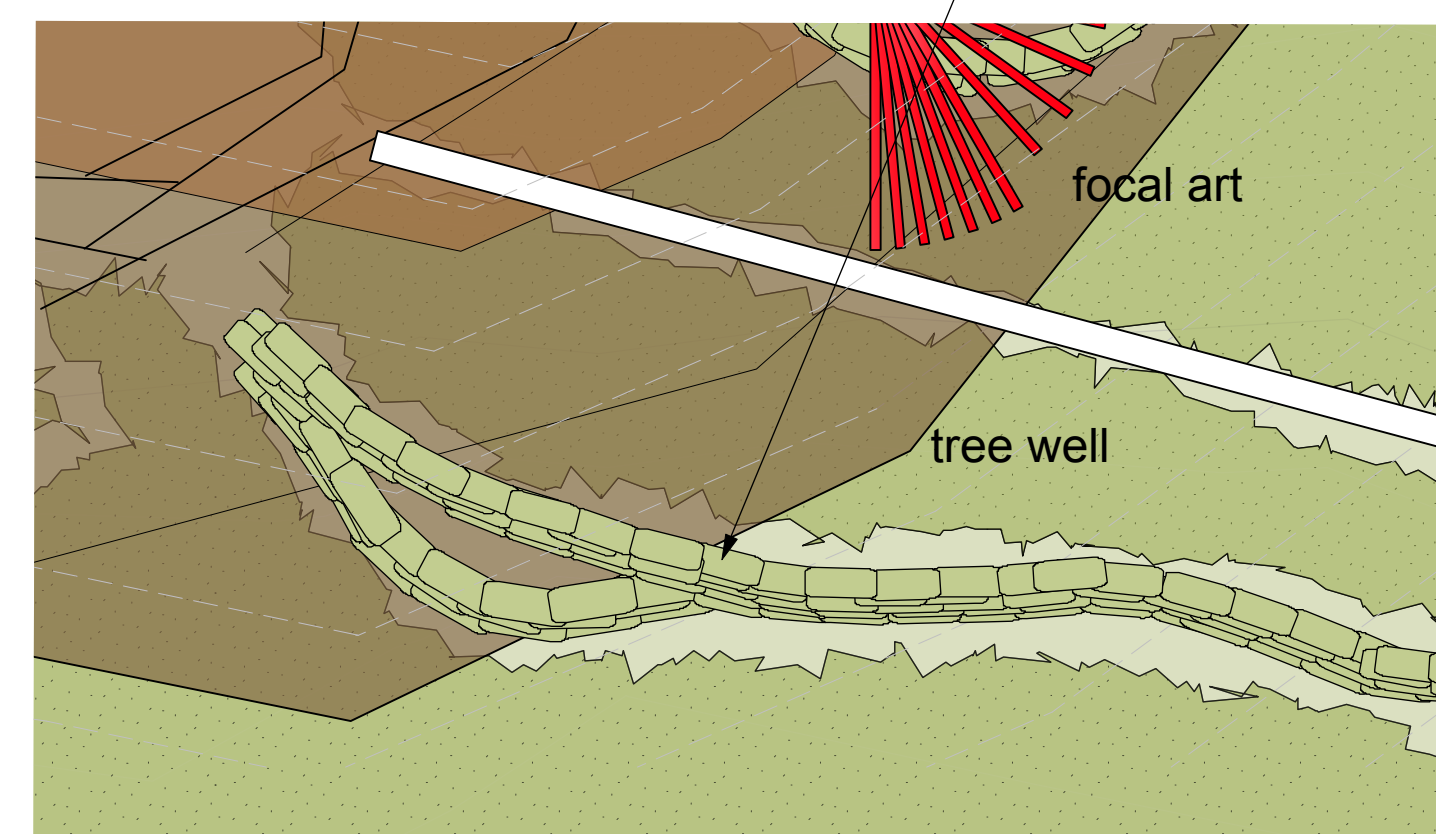
Shotcrete Wall (precedent image)



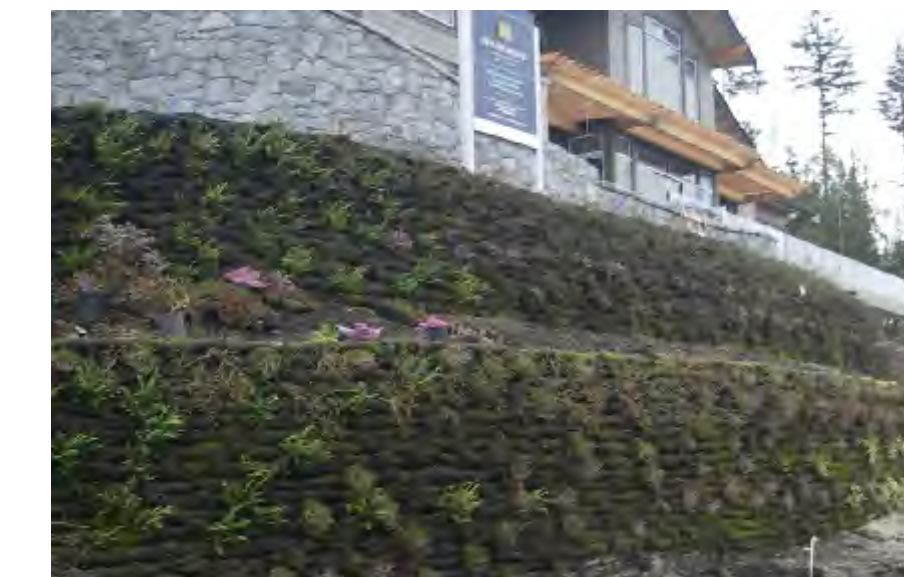
Green Wall (precedent image)



**Green Wall Plan View**  
Scale: 3/32"=1'-0"



**Green Wall Plan View**  
Scale: 3/16"=1'-0"



Green Wall (precedent image - was built at the beginning)



Green Wall (precedent image - 3 years after)

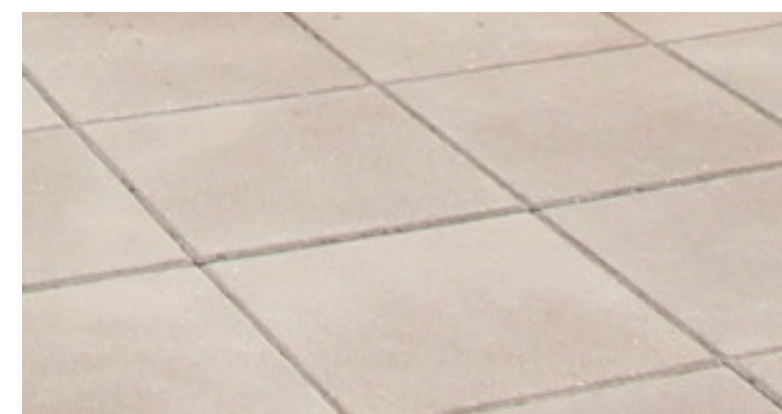


Green Wall (precedent image - 5 years after)

**Hardscape Components - Pavement**



entry courtyard - concrete unit paver



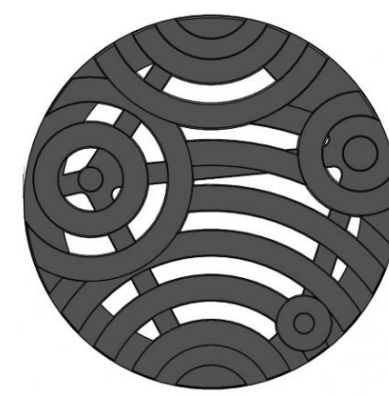
hydropressed slab patio



linear slab paver



permeable paver



area drain

**Drought tolerant native and ornamental plants**



BEJ *Betula utilis* var. *jacquemontii*, Whitebarked Himalayan Birch



PIF *Pinus flexilis* vanderwolf's pyramid, Pyramida Limber Pine



PSD *Pseudotsuga menziesii*, Douglas Fir



POP *Populus tremuloides*, Quaking Aspen



Spd *Spirea douglasii*, Douglas Spirea



pol *Polystichum munitum*, Western Sword Fern



Sym *Symphoricarpos alba*, Snowberry



gp *Gaultheria shallon* (Salal)



Arb *Arbutus unedo* 'Compacta' Strawberry Shrub



ar *Arctostaphylos uva-ursa* 'Vancouver Jade' (Kinnickinnick)

