

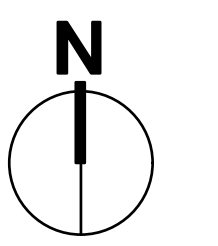
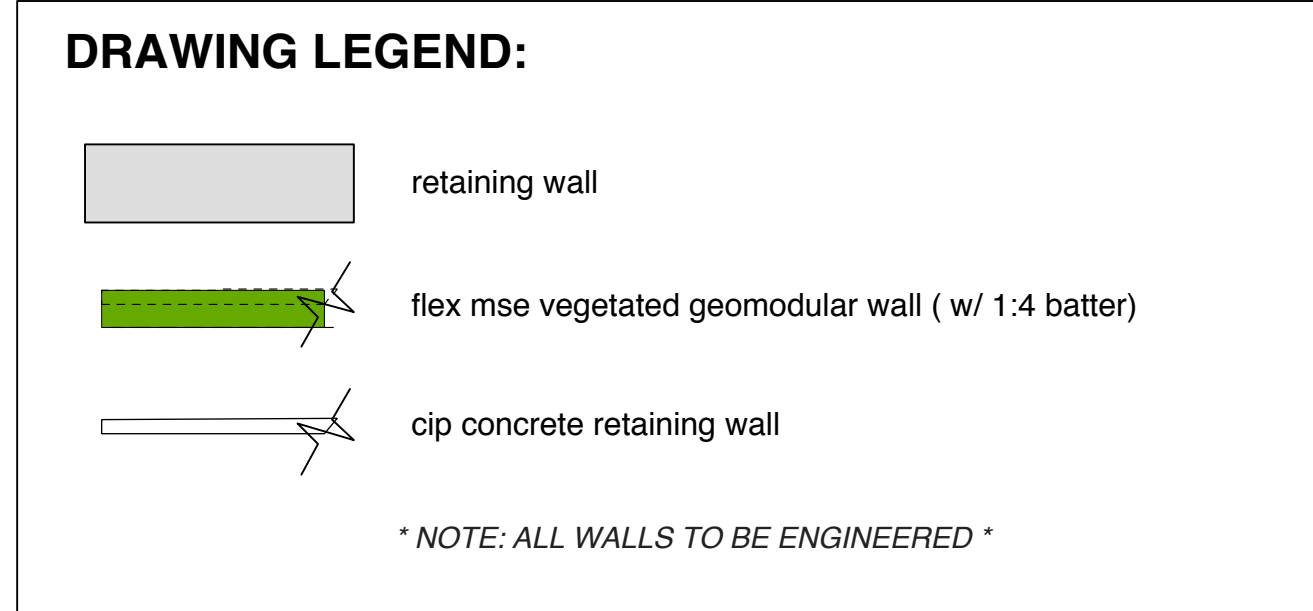
2m wide gravel trail with planting buffer on each side, as per Area 3 East DP



site plan
Scale: 1" = 30 ft



- 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
 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. Guard-rails and hand-rails to be installed where required by code.



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- Revisions:**
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 2. issued for DRC - April 12, 2017
 3. re-issued for DRC - June 8, 2017
 4. re-issued for DRC - July 13, 2017
 5. issued for Council review - Oct 25, 2017

Consultants:

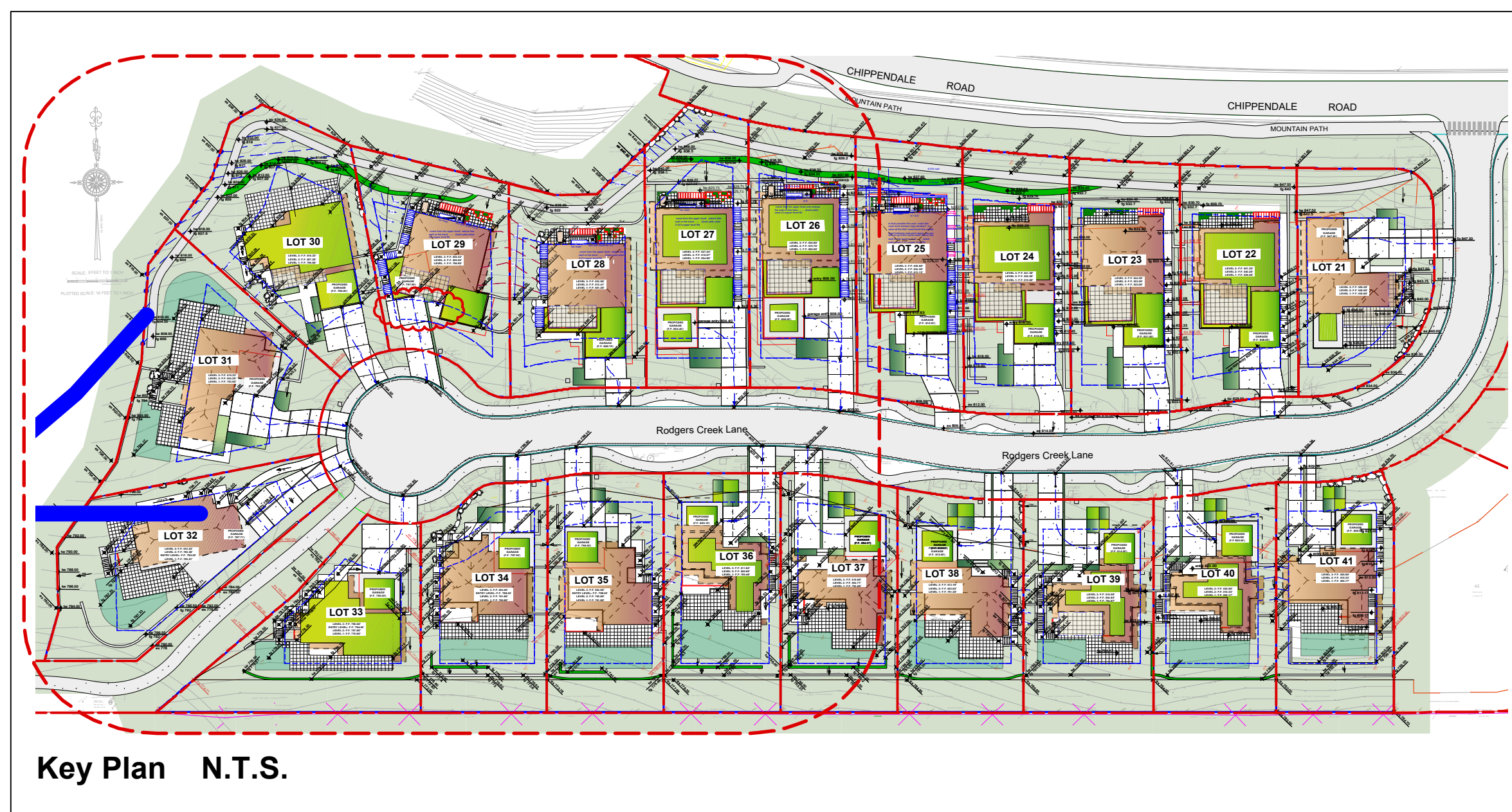
Project:
RODGERS CREEK RESIDENCES
Area 3 East Lots 21-41
West Vancouver, BC

Title:

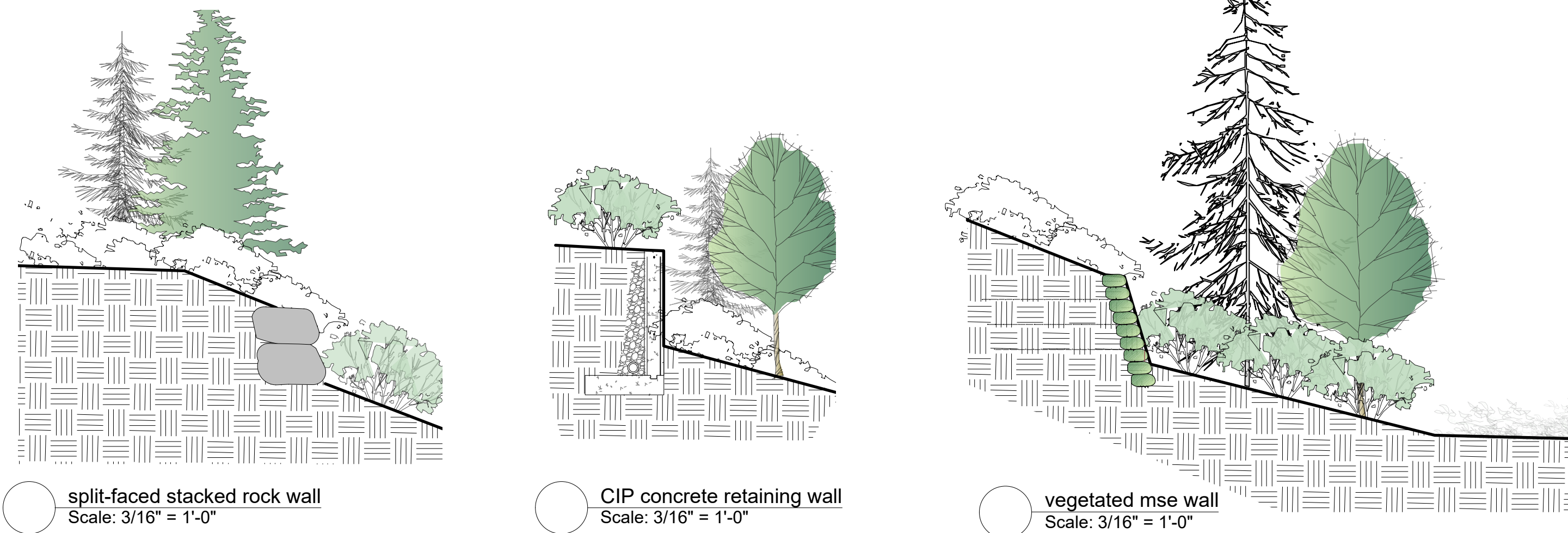
CHARACTER SHEET

Scale:
As Noted

Project No: 15.044
Sheet No: LDP 1



Typical Wall Sections



DRAWING LEGEND:

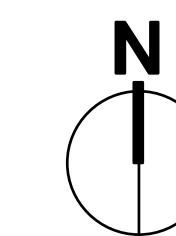
- retaining wall
- flex mse vegetated geomodular wall (w/ 1:4 batter)
- cip concrete retaining wall

* NOTE: ALL WALLS TO BE ENGINEERED *

General Notes:

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grading plan
Scale: 1" = 20 ft



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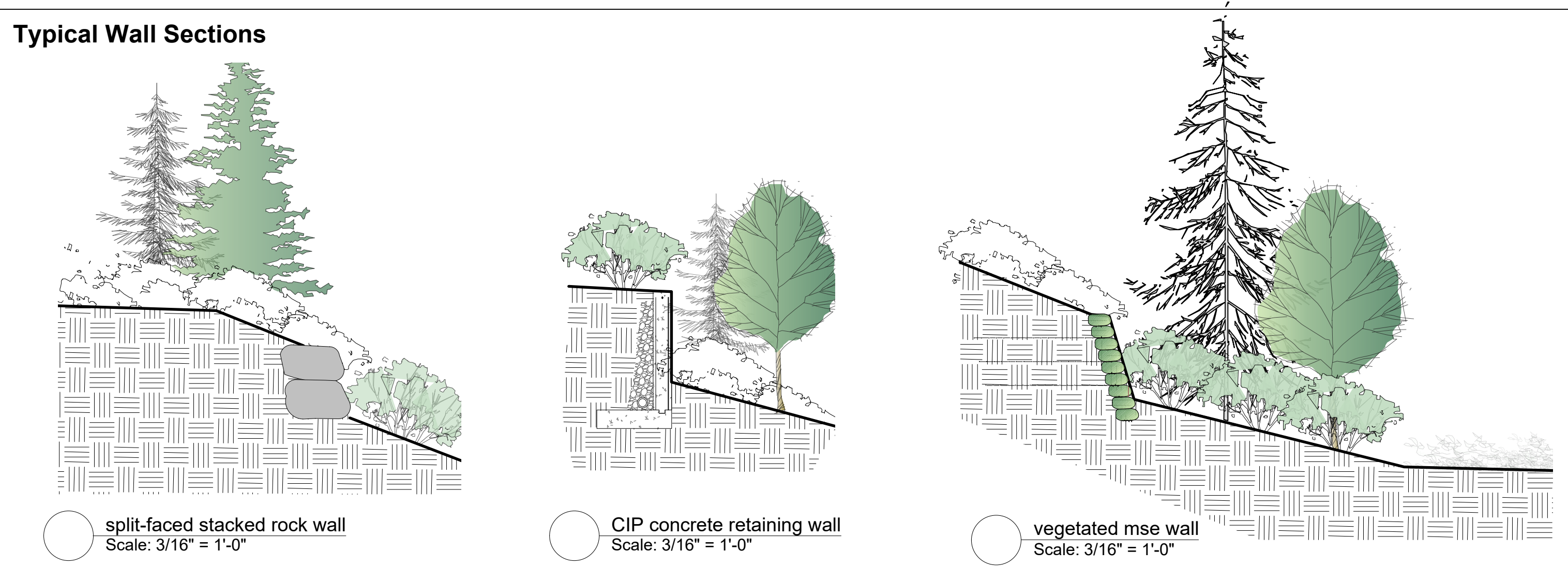
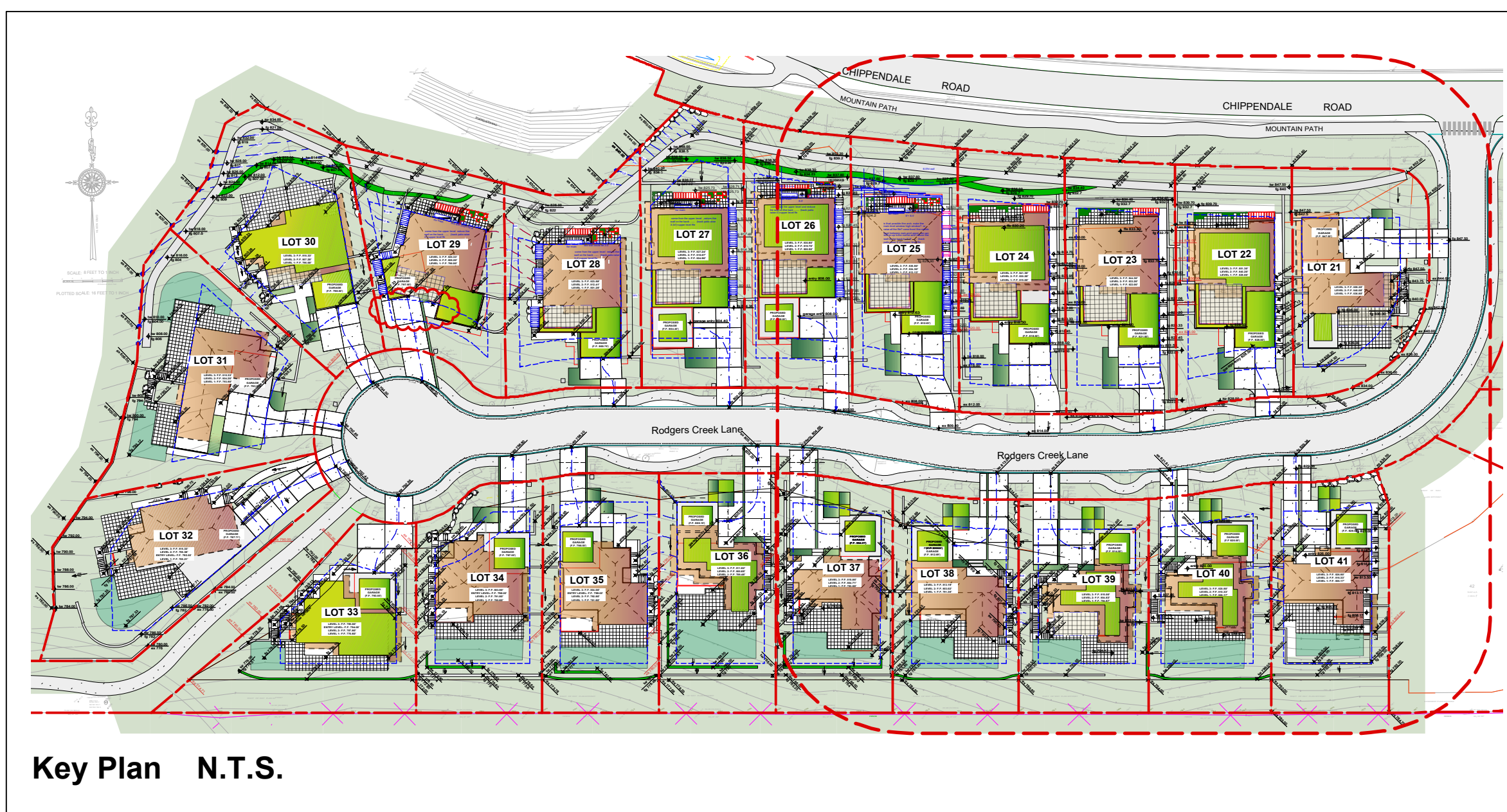
Consultants:

Project:
RODGERS CREEK RESIDENCES
Area 3 East Lots 21-41
West Vancouver, BC

Title:
GRADING PLAN [REVISED AS PER DRC COMMENTS]

Drawn: RSJ/B
Checked: BH
Date: June 22, 2016
Scale: As Noted

Project No: 15.044
Sheet No: LDP 3.1



DRAWING LEGEND:

- retaining wall
- flex mse vegetated geomodular wall (w/ 1:4 batter)
- cip concrete retaining wall

** NOTE: ALL WALLS TO BE ENGINEERED **

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N

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Consultants:

Project:
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Area 3 East Lots 21-41
West Vancouver, BC

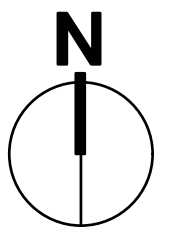
Title:
GRADING PLAN (REVISED AS PER DRC COMMENTS)

Drawn: BSUB
Checked: BH
Date: June 22, 2016

Scale:
As Noted

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Project No: 15.044 **Sheet No:** LDP 3.2



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Consultants:

Project:
RODGERS CREEK RESIDENCES
Area 3 East Lots 21-41
West Vancouver, BC

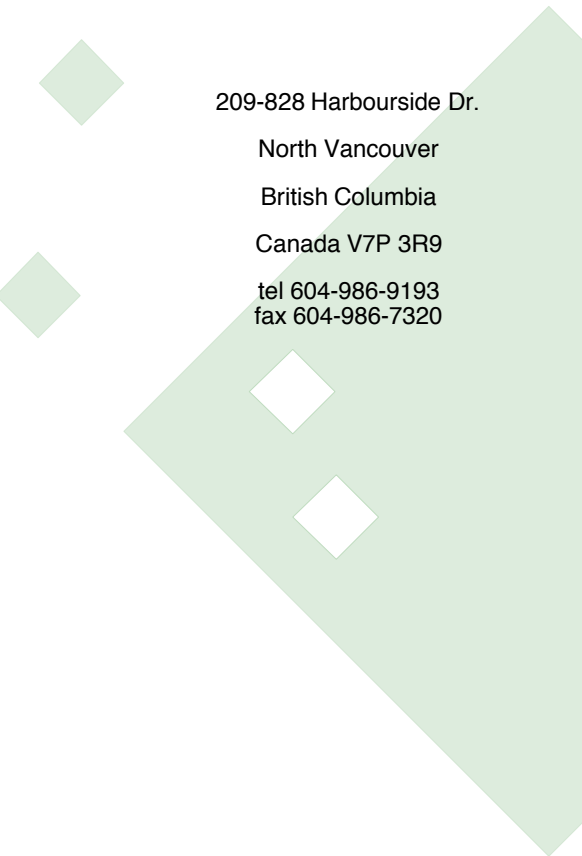
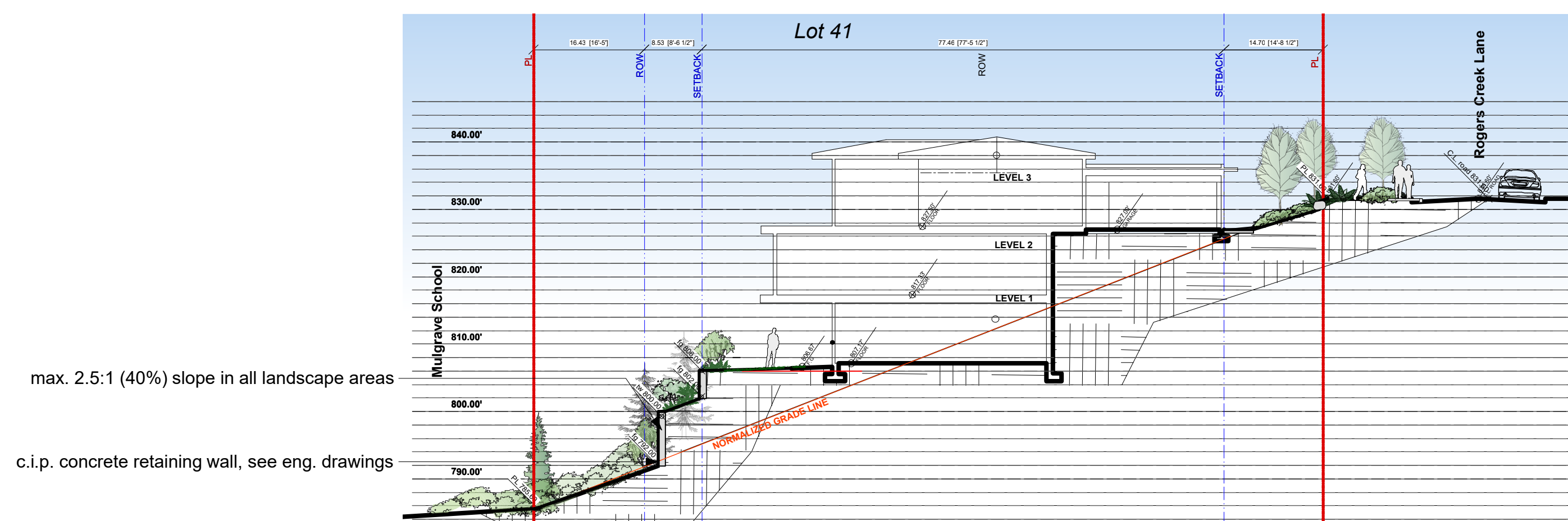
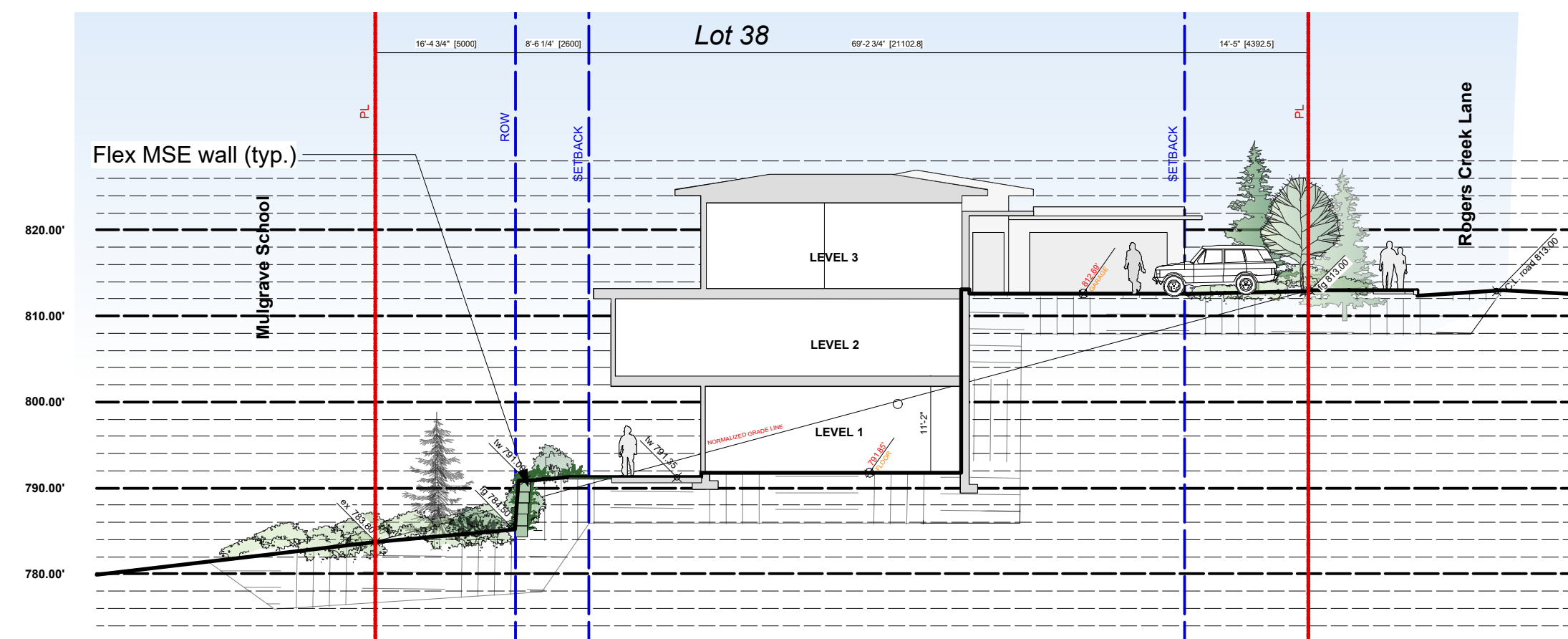
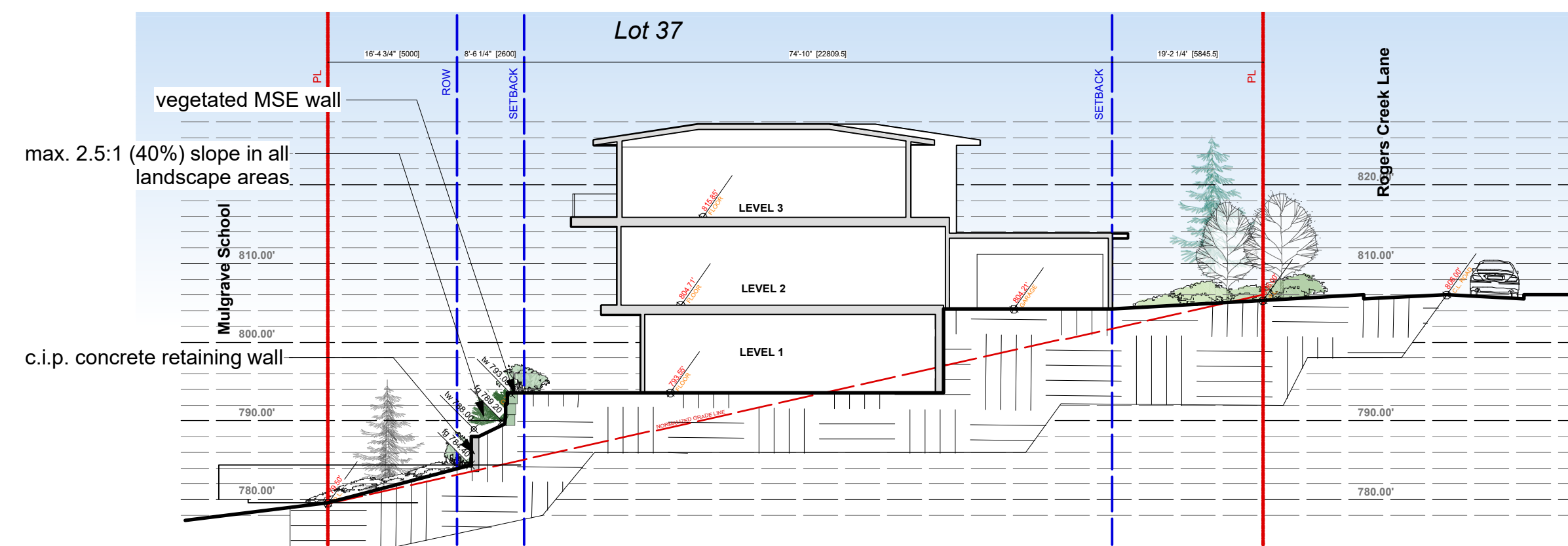
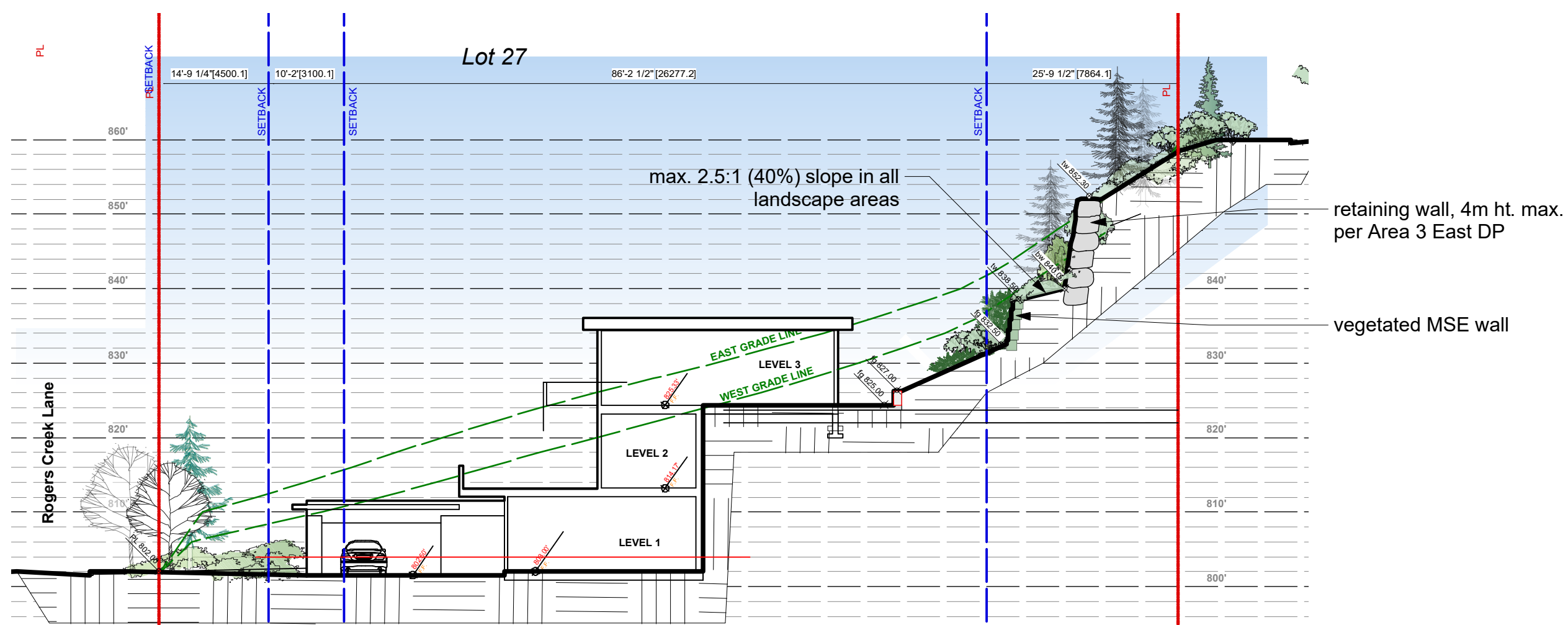
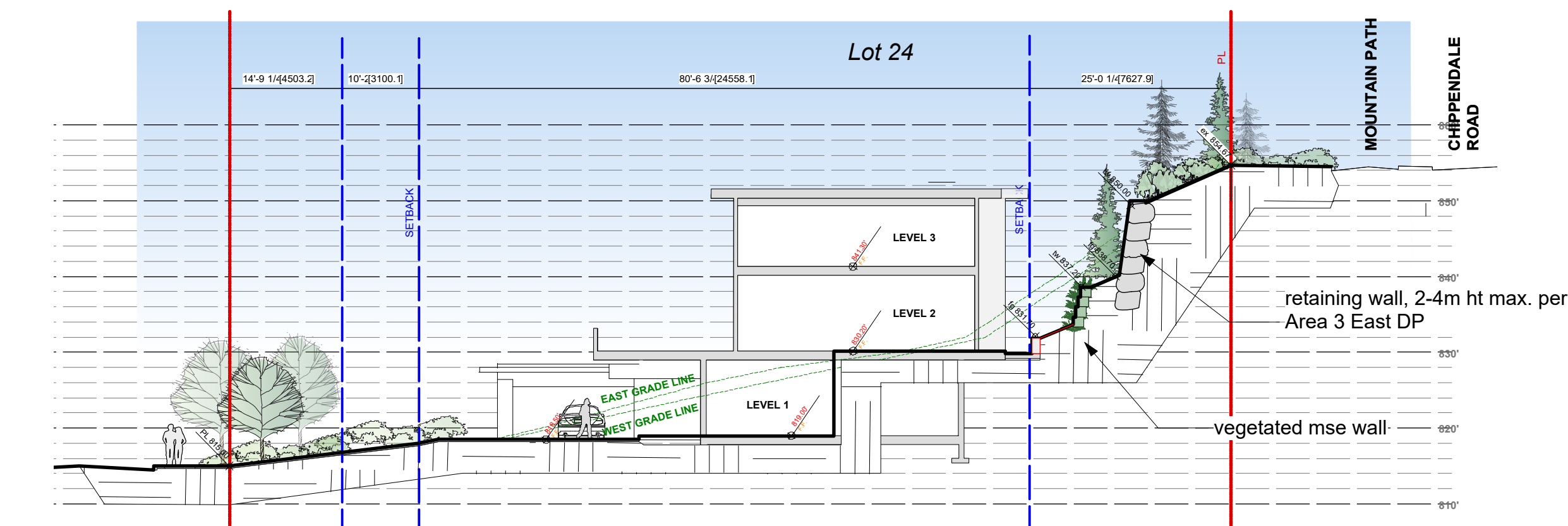
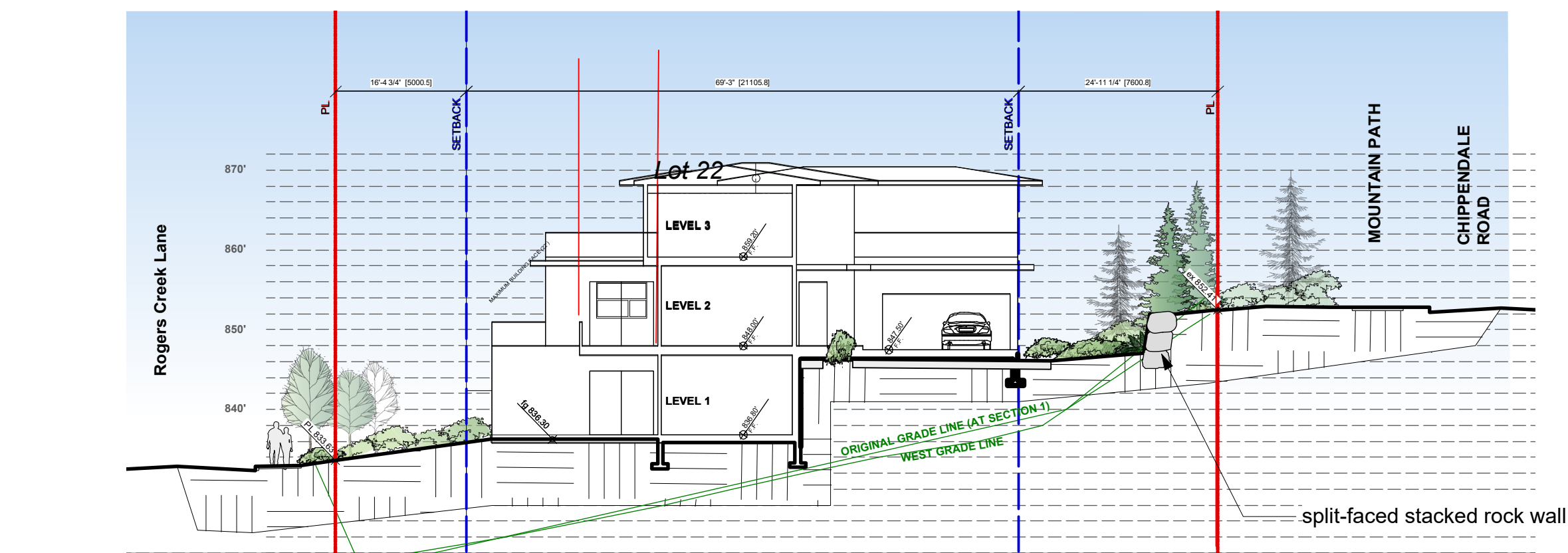
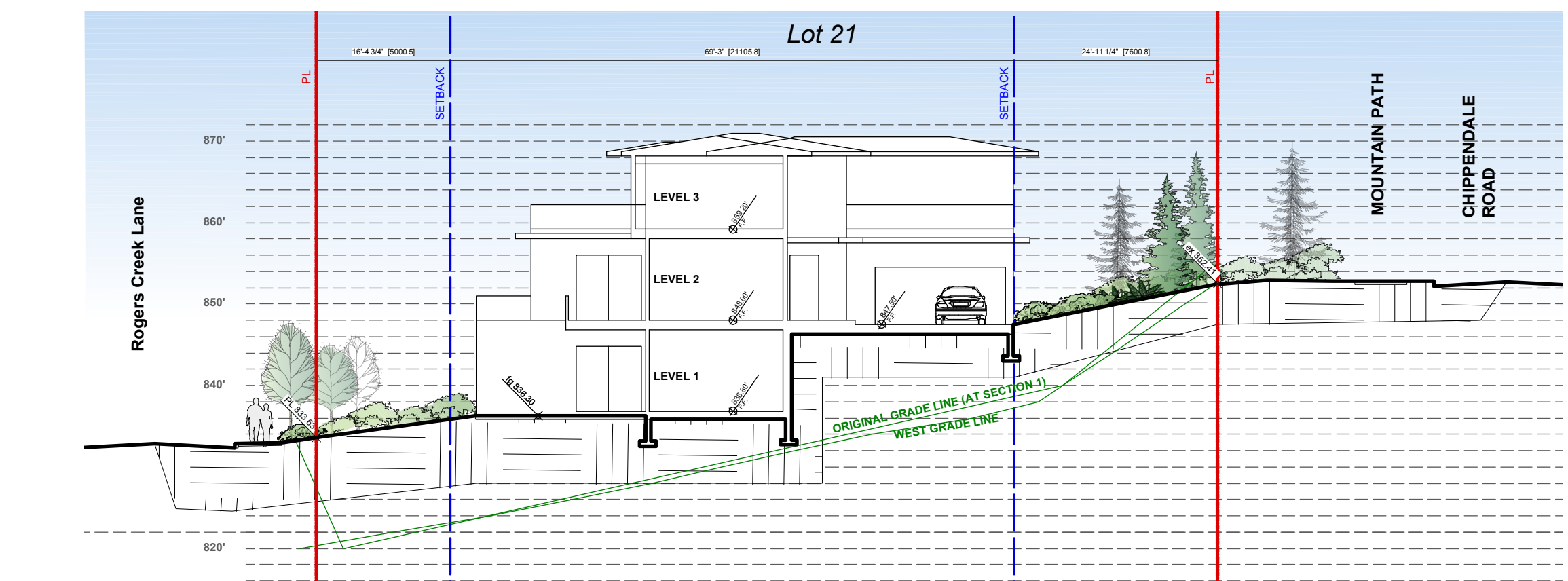
Title:

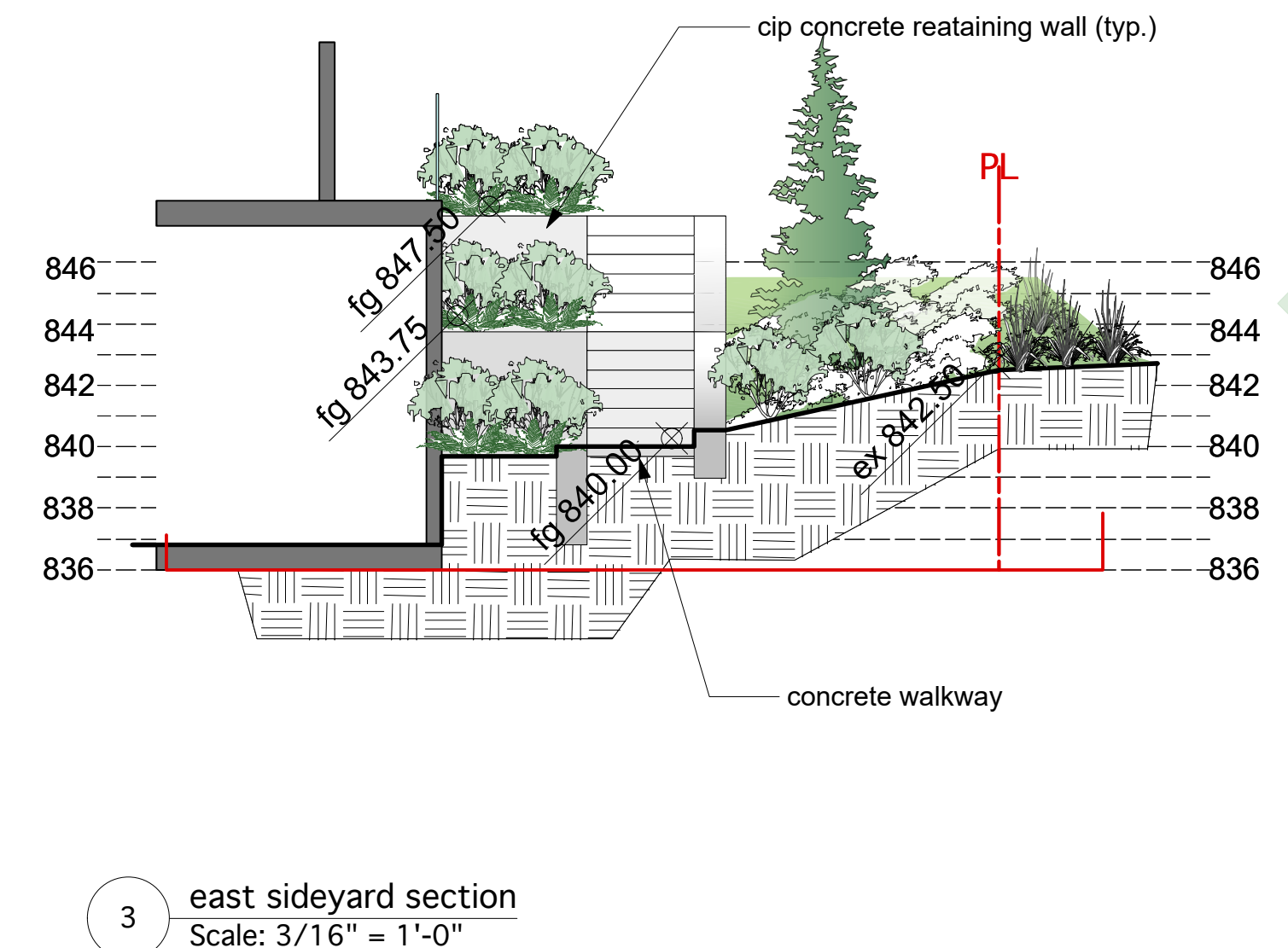
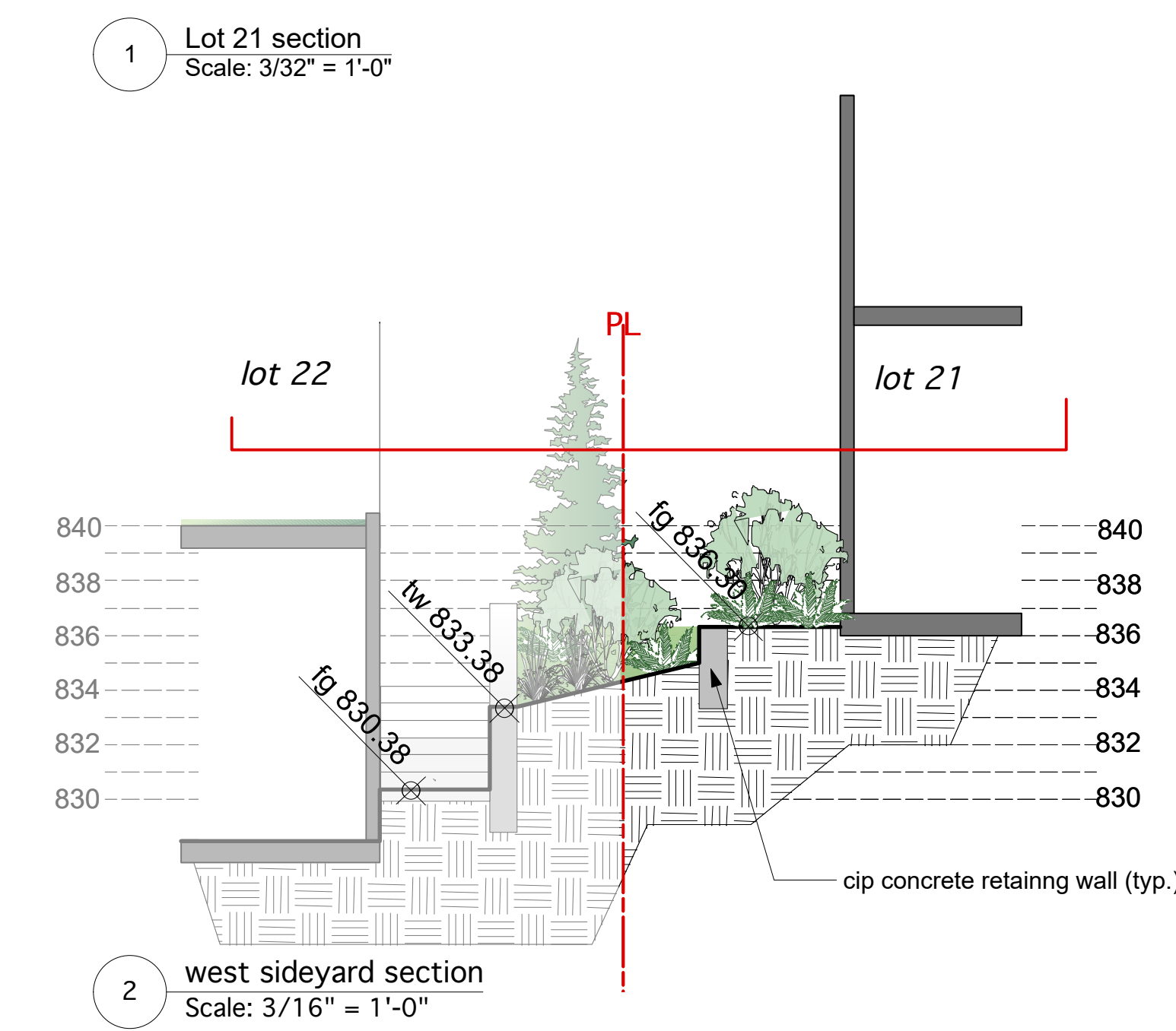
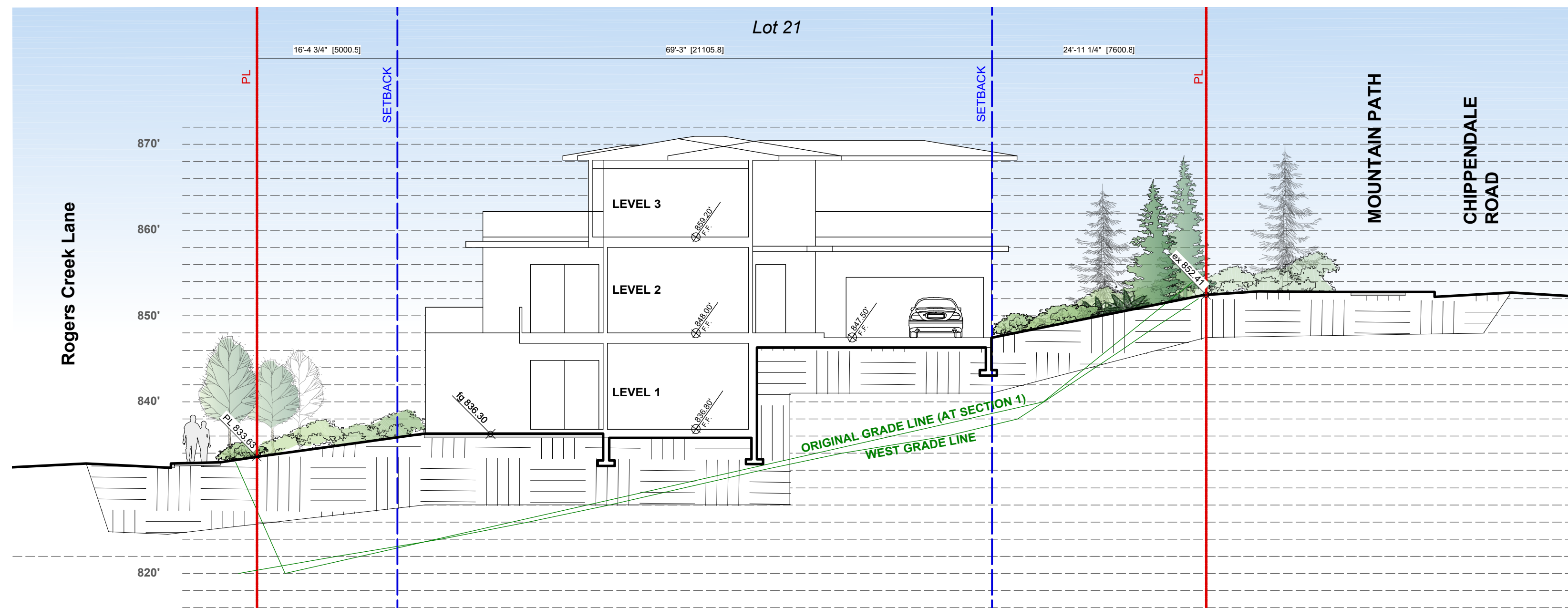
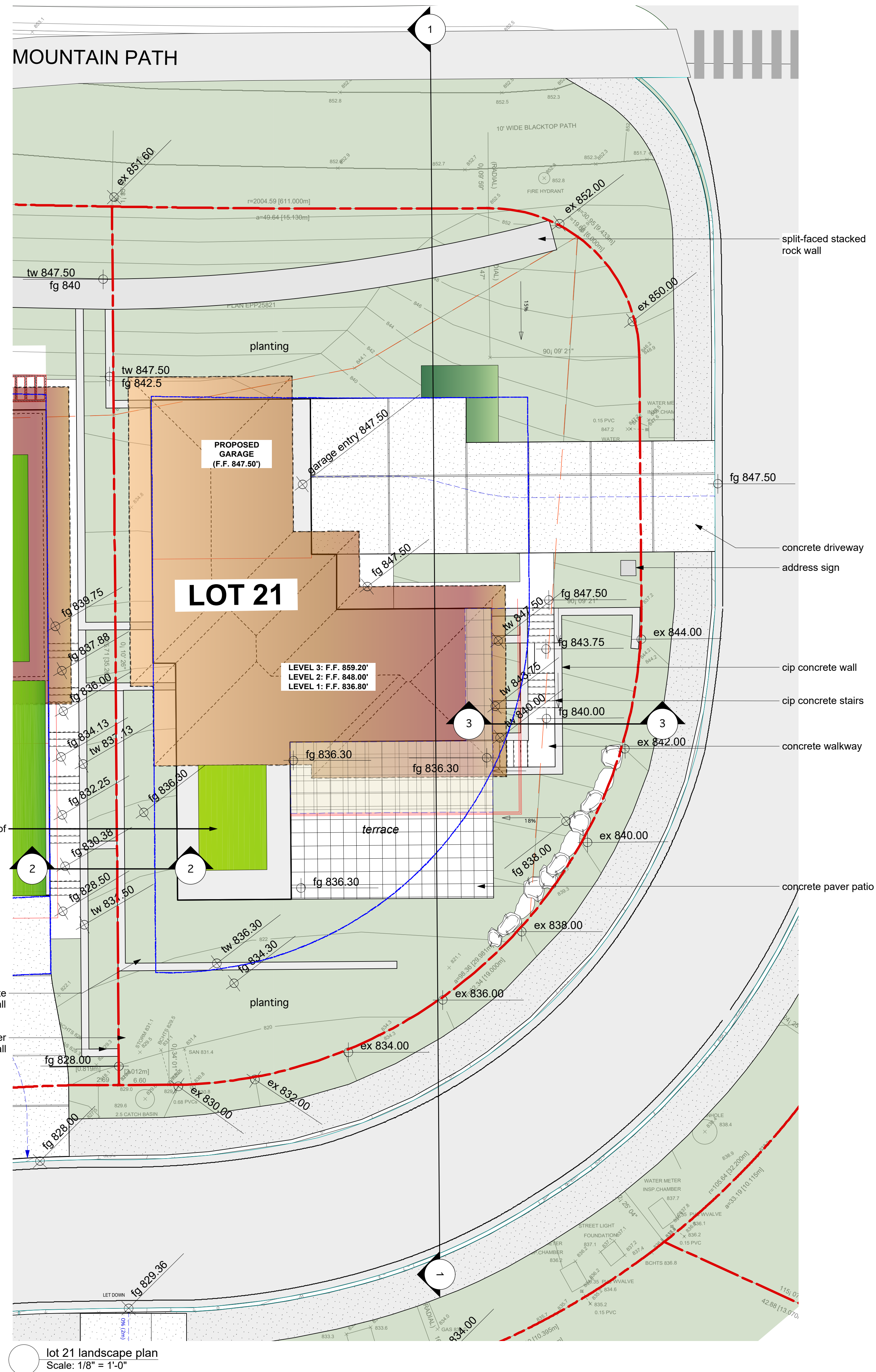
Sections

Drawn: RSJ/88
Checked: SH
Date: June 22, 2016
Scale: **As Noted.**

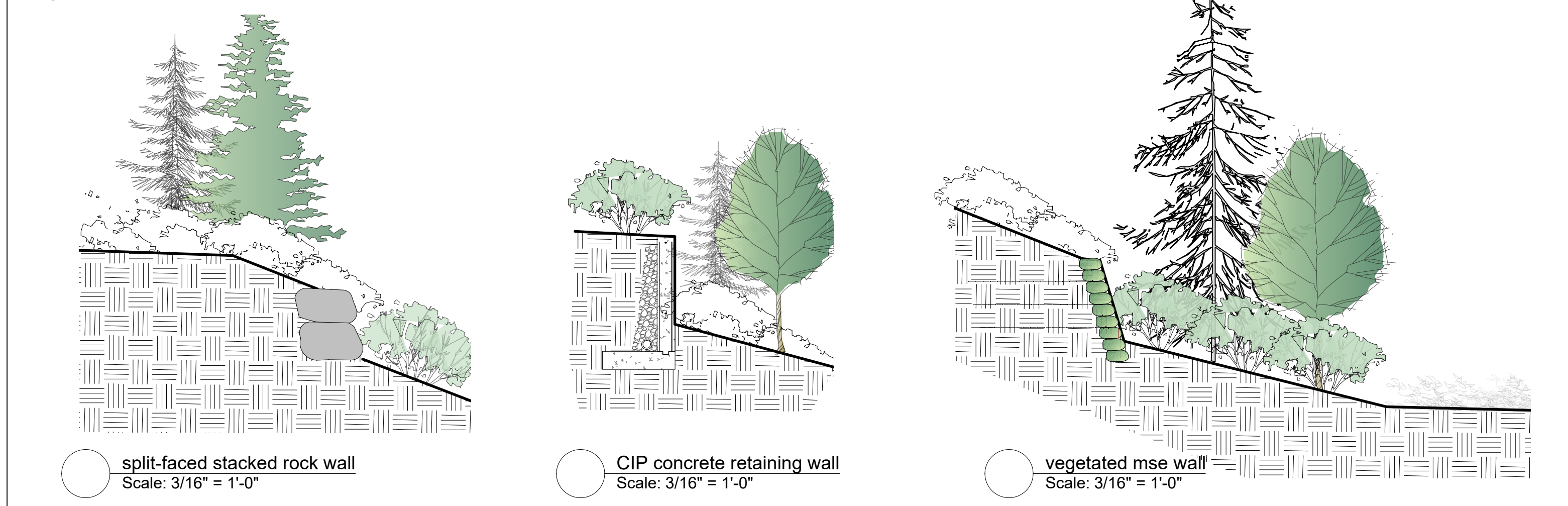
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Project No: 15.044
Sheet No: LDP 3





Typical Wall Sections

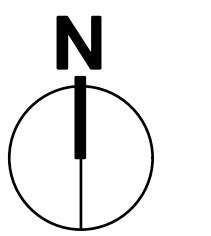


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Drawing Legend:

- retaining wall
 - flex mse vegetated geomodular wall (w/ 1:4 batter)
 - cip concrete retaining wall
- * NOTE: ALL WALLS TO BE ENGINEERED ***



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Consultants:

Project:
RODGERS CREEK RESIDENCES
Area 3 East Lots 21-41
West Vancouver, BC

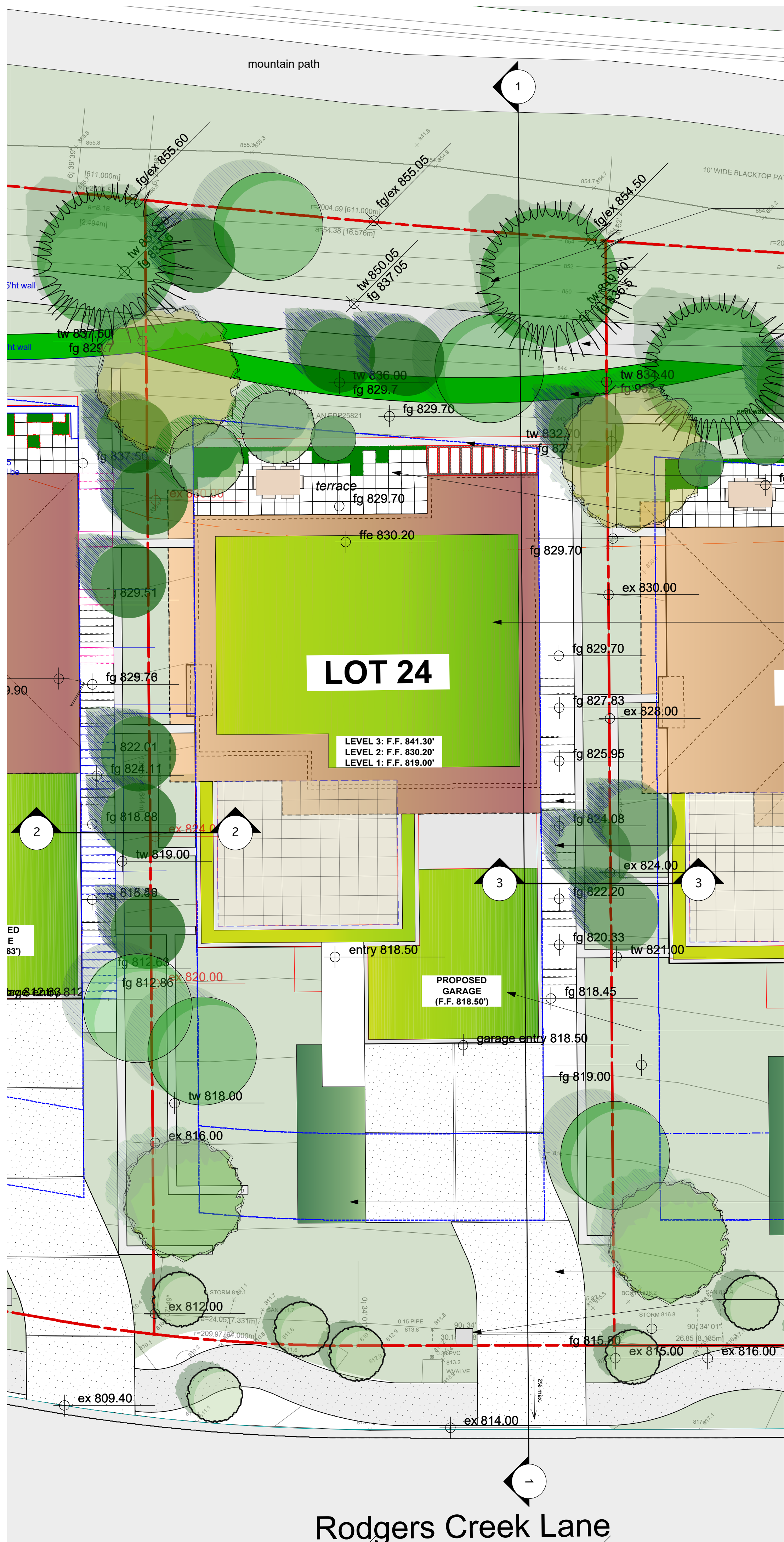
Title:

Landscape Character
Lot 21

Drawn: R54/B
Checked: B/B
Date: June 22, 2016

Scale: **As Noted**

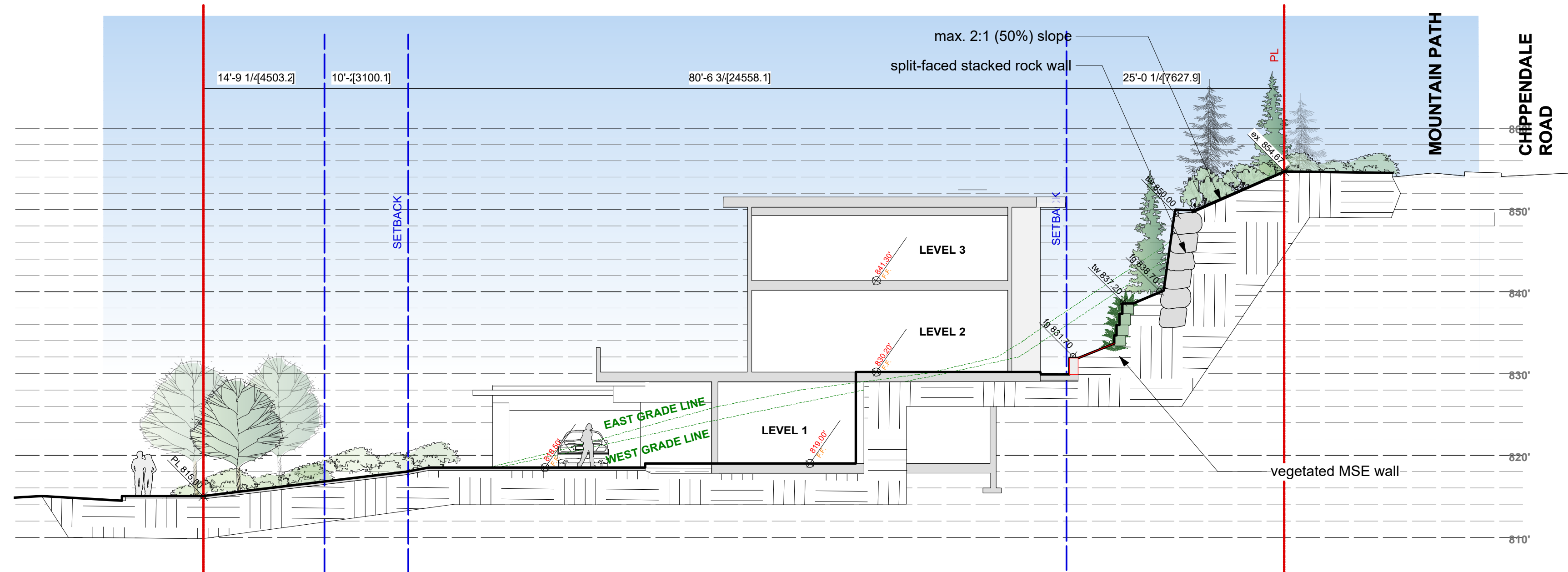
Project No: 15.044
Sheet No: LDP 4.1



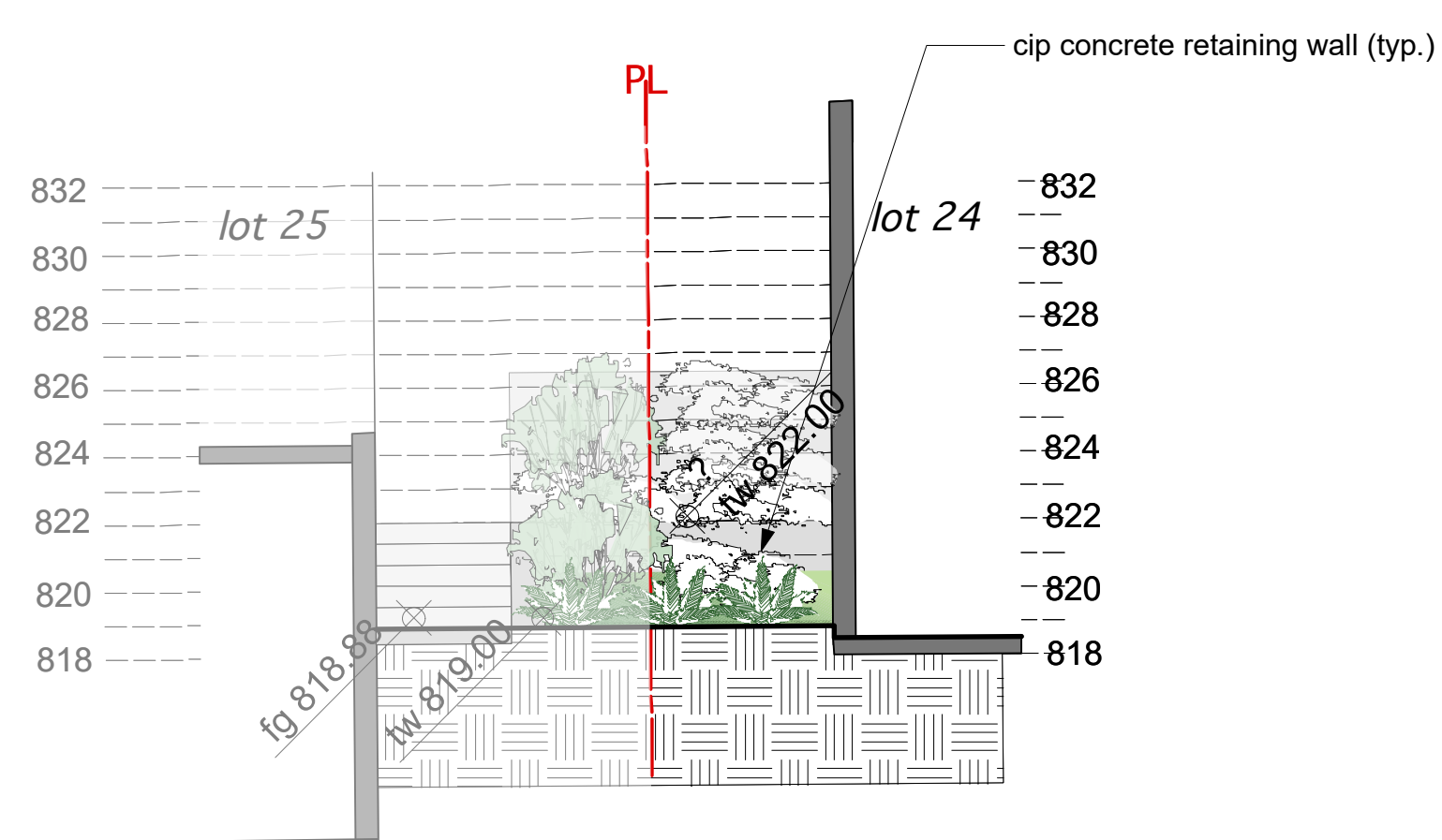
Rodgers Creek Lane

lot 24 landscape plan
Scale: 1/8" = 1'-0"

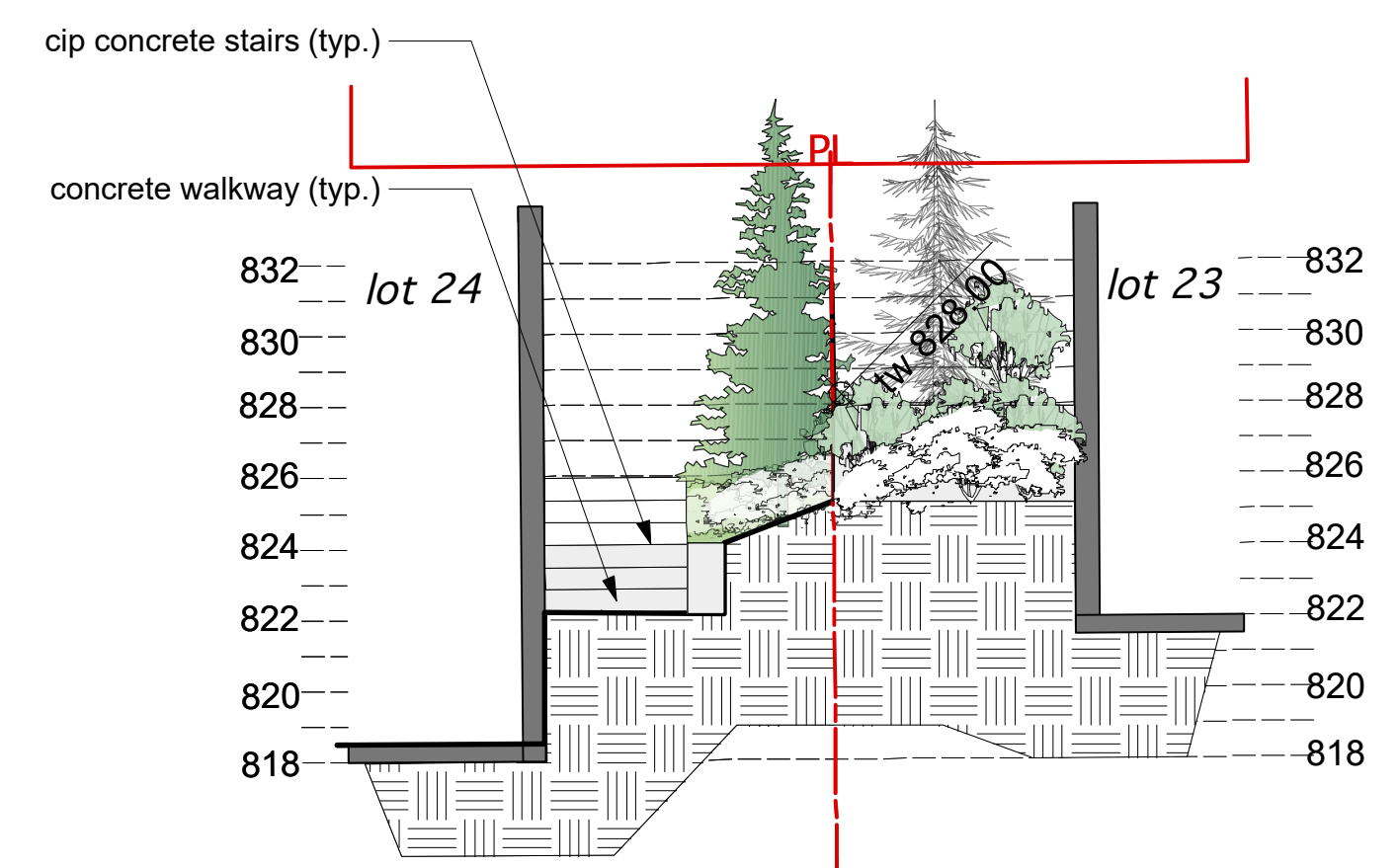
- max. 2.5:1 (40%) slope in all landscape areas
- split-faced stacked rock wall
- vegetated mse wall
- 2' ht concrete seatwall
- concrete paver patio with accent planting along edges
- greenroof
- cip concrete stairs
- concrete walkway
- greenroof
- reinforced grass
- concrete driveway
- address sign



1 typical section of upper lots 22 - 24
Scale: 3/32" = 1'-0"

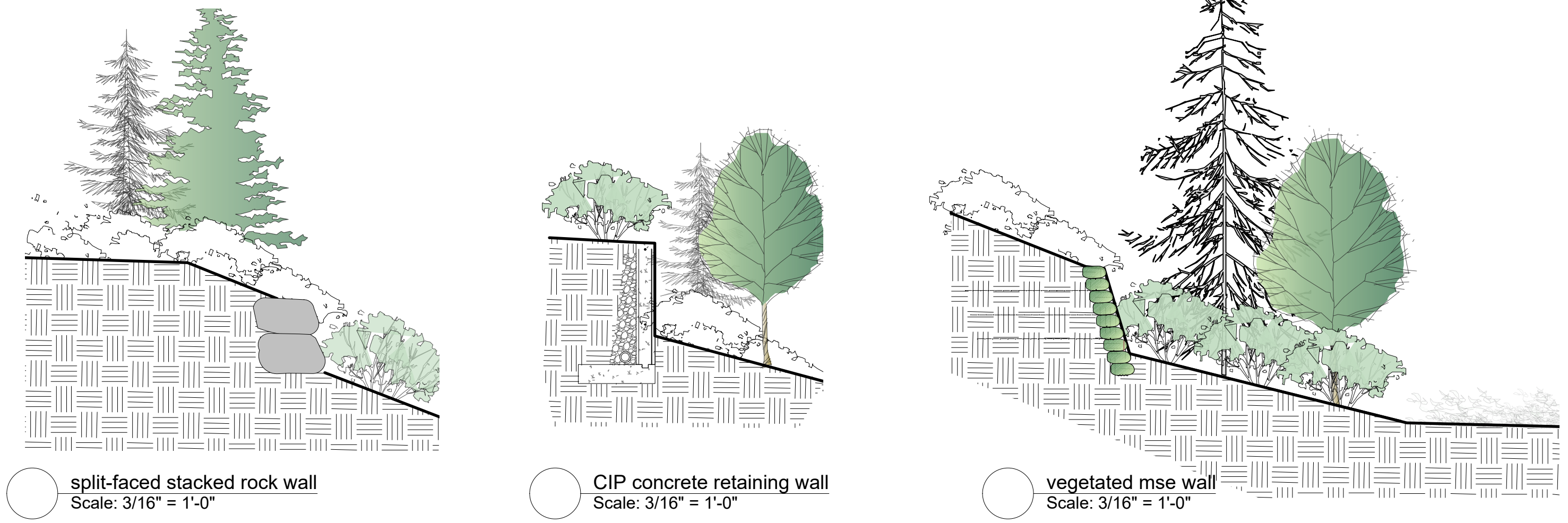


2 west sideyard section
Scale: 3/16" = 1'-0"



3 east sideyard section
Scale: 3/16" = 1'-0"

Typical Wall Sections

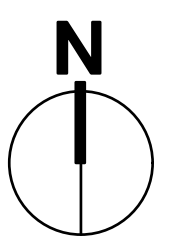


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Drawing Legend:

- retaining wall
 - flex mse vegetated geomodular wall (w/ 1:4 batter)
 - cip concrete retaining wall
- * NOTE: ALL WALLS TO BE ENGINEERED *



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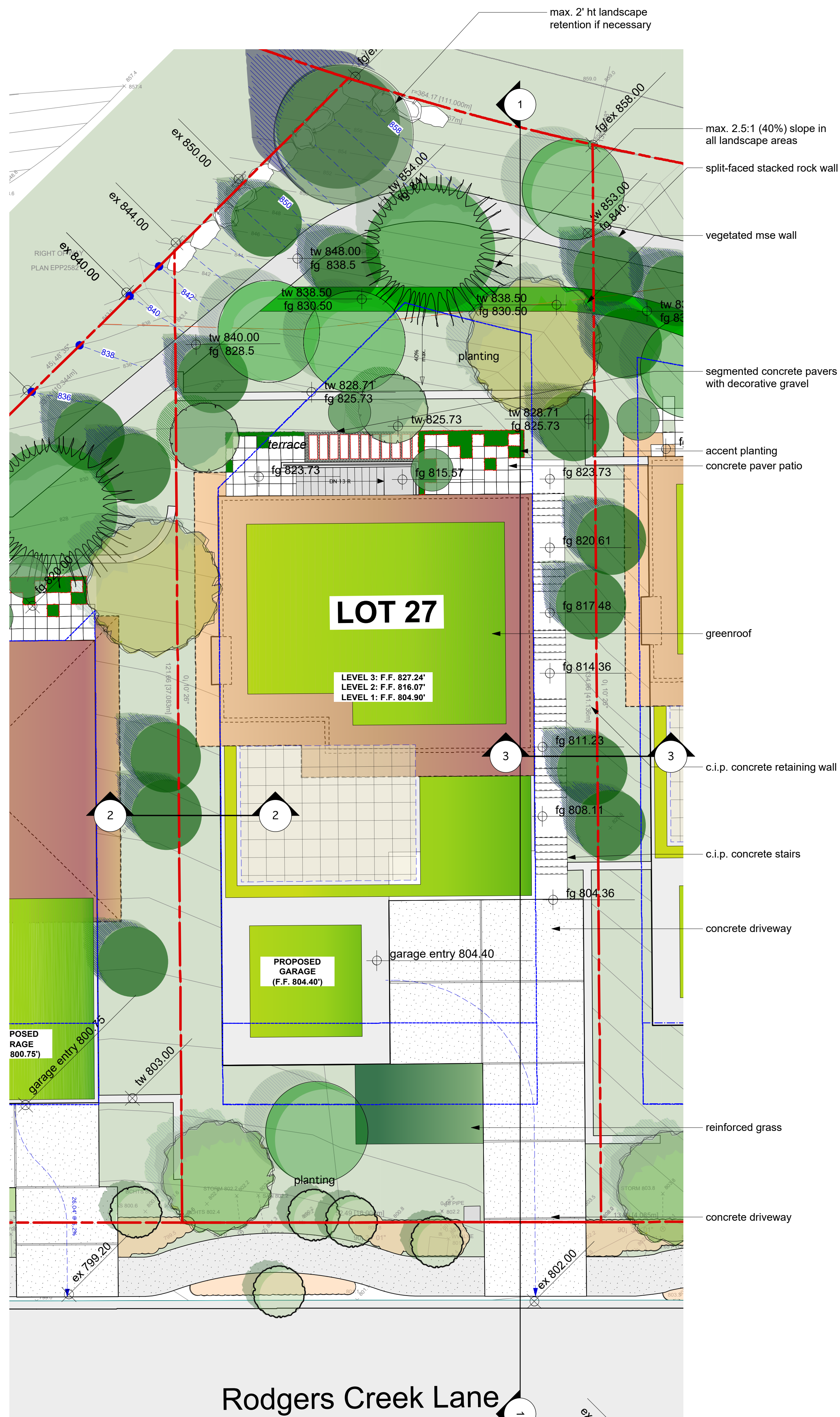
Project:
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RESIDENCES
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West Vancouver, BC

Title:

Landscape Character
Lot 24

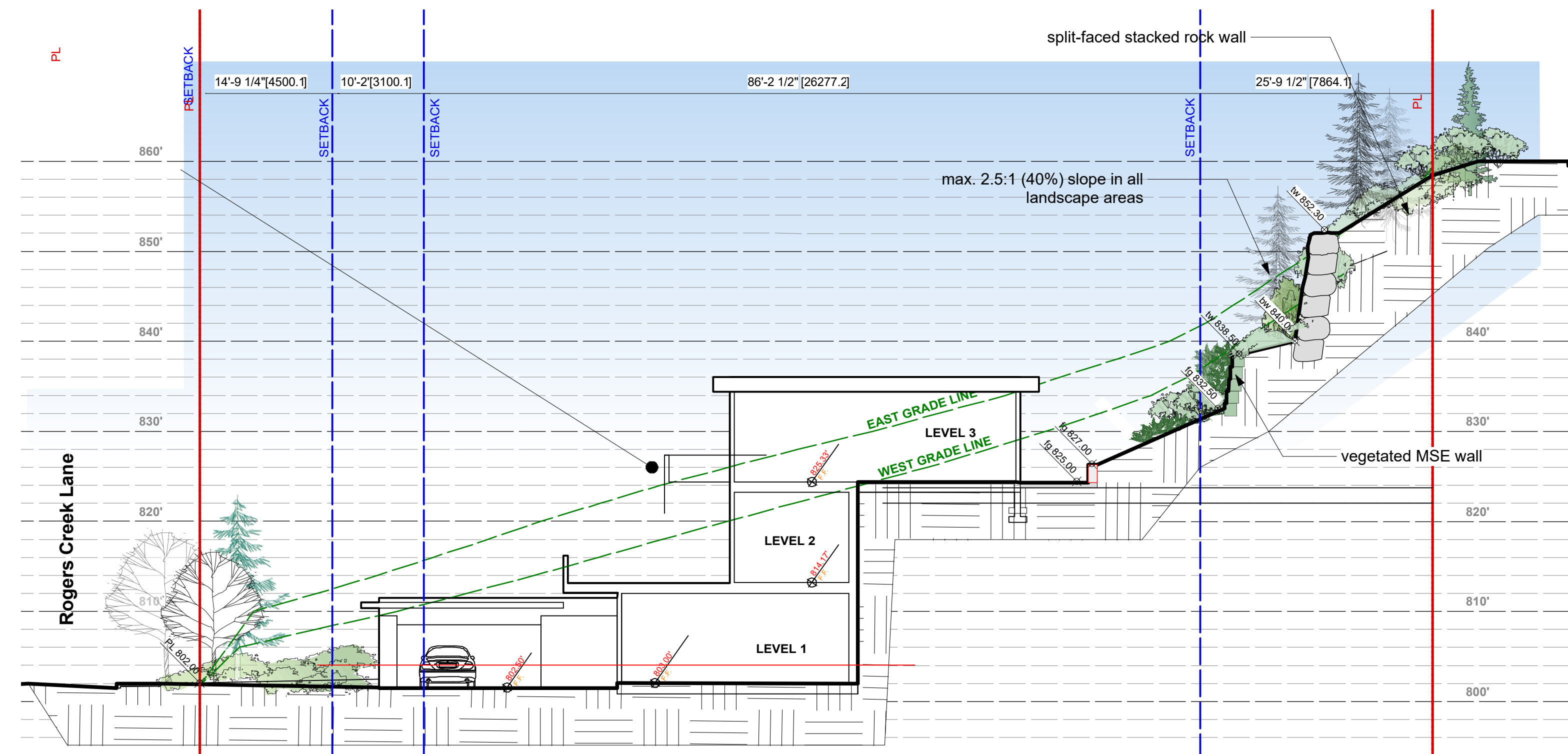
Drawn: RES/AB
Checked: B/LL
Date: June 22, 2016
Scale: As Noted

Project No: 15.044
Sheet No: LDP 4.3

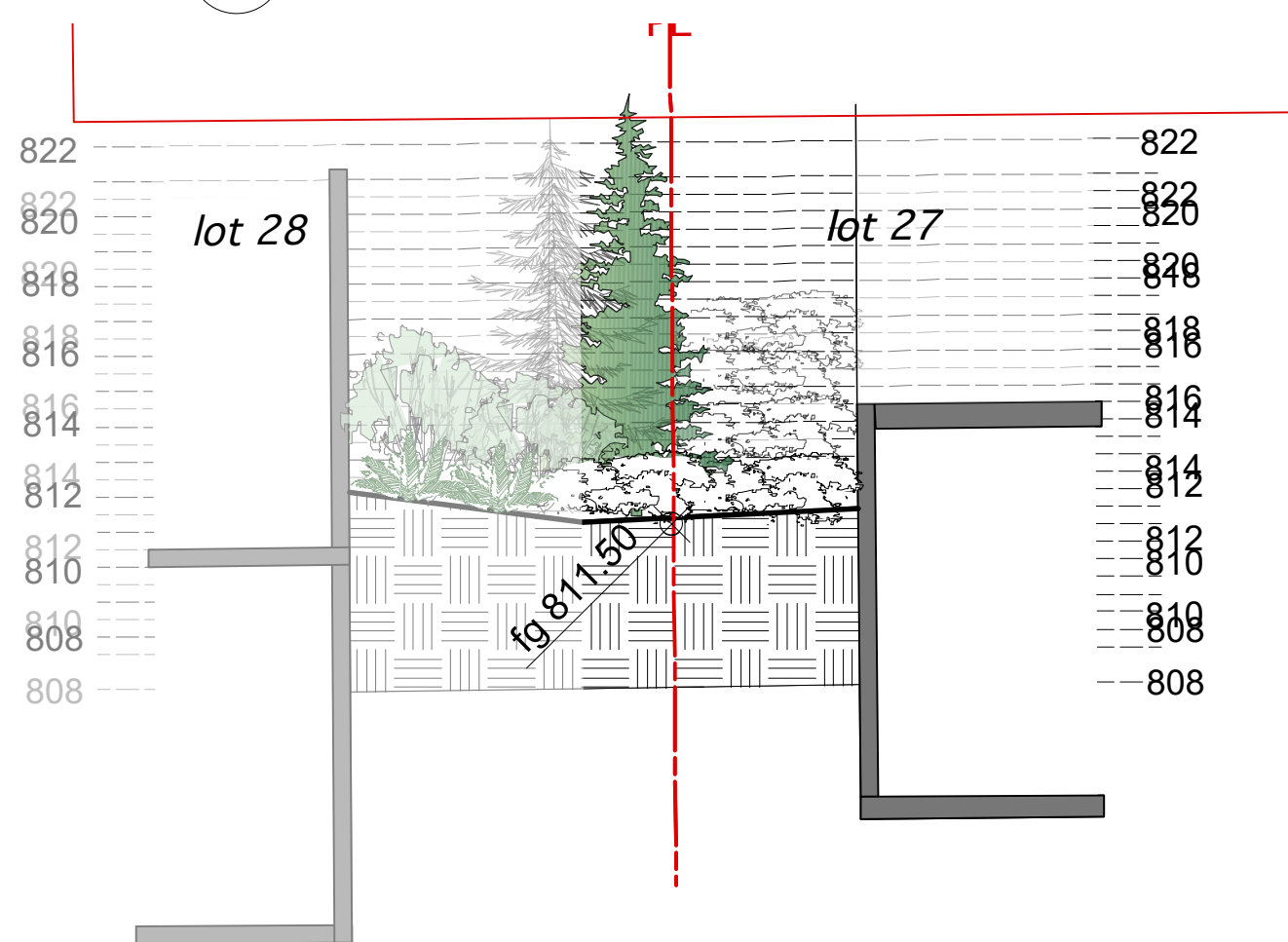


lot 27 landscape plan
Scale: 1/8" = 1'-0"

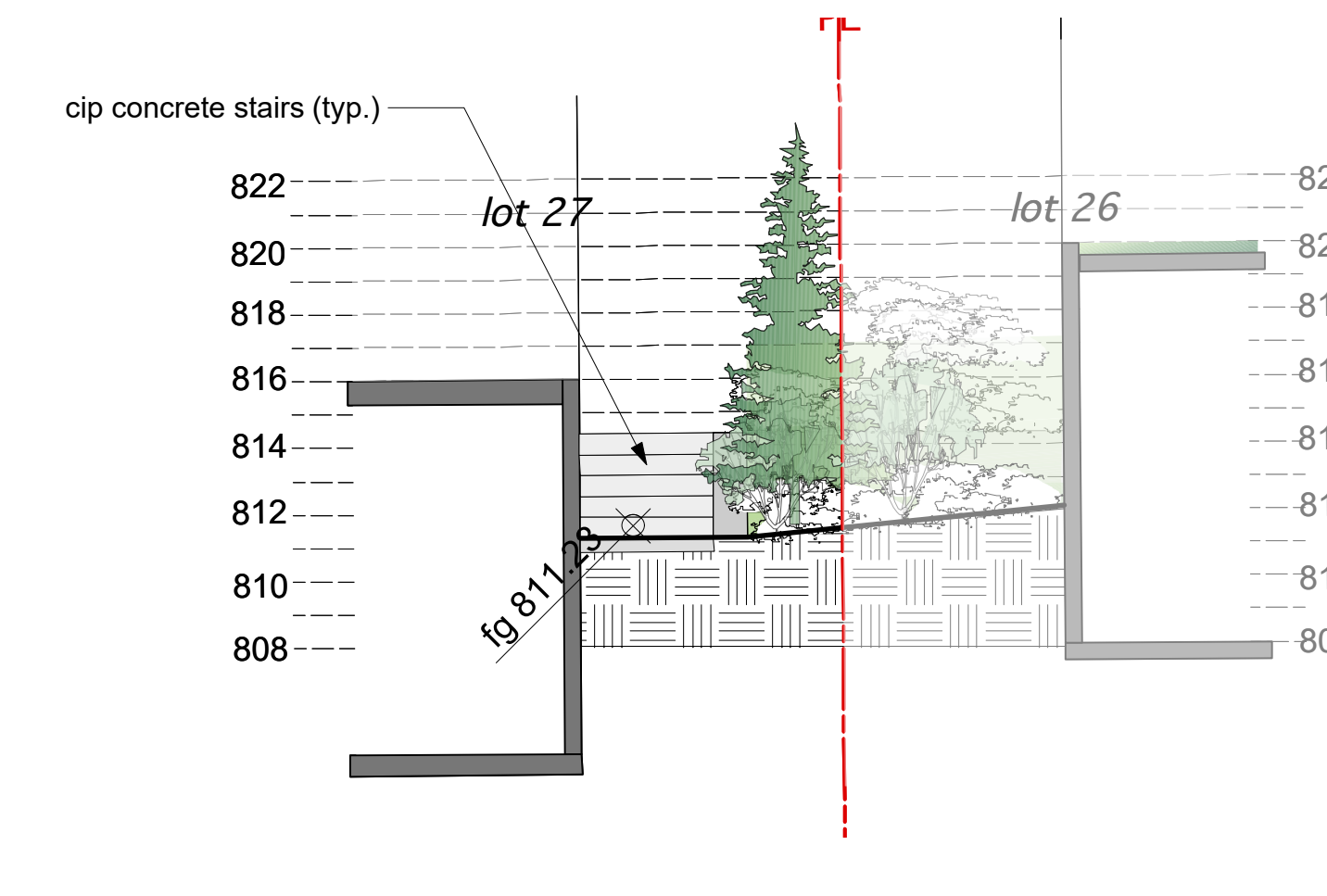
Rodgers Creek Lane



1 typical section of upper lots 25 -27
Scale: 3/32" = 1'-0"

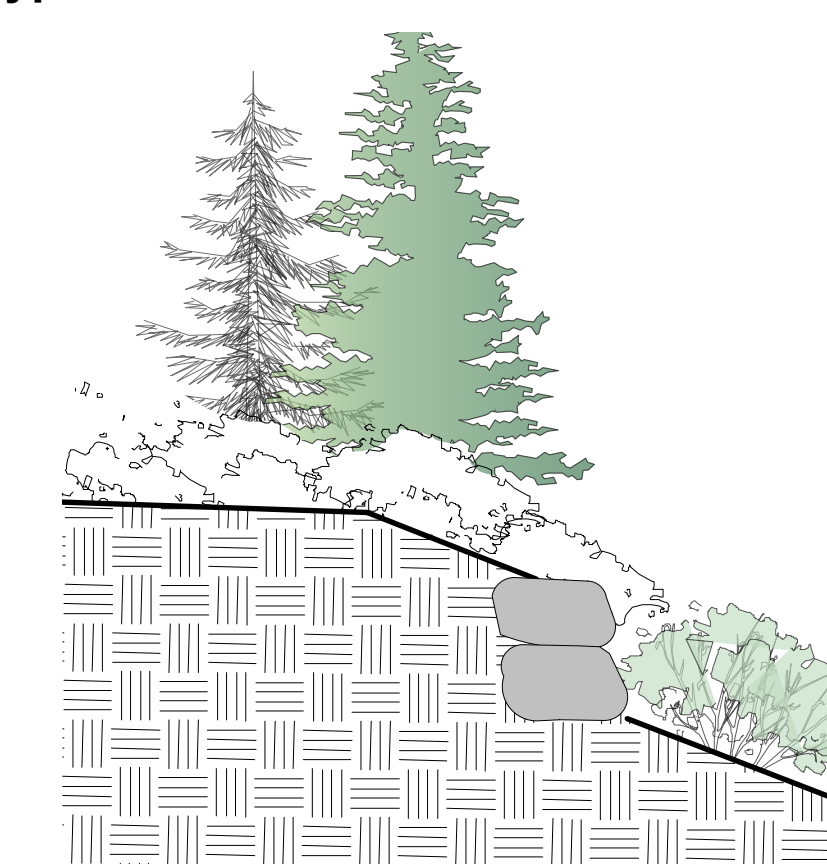


2 west sideyard section
Scale: 3/16" = 1'-0"

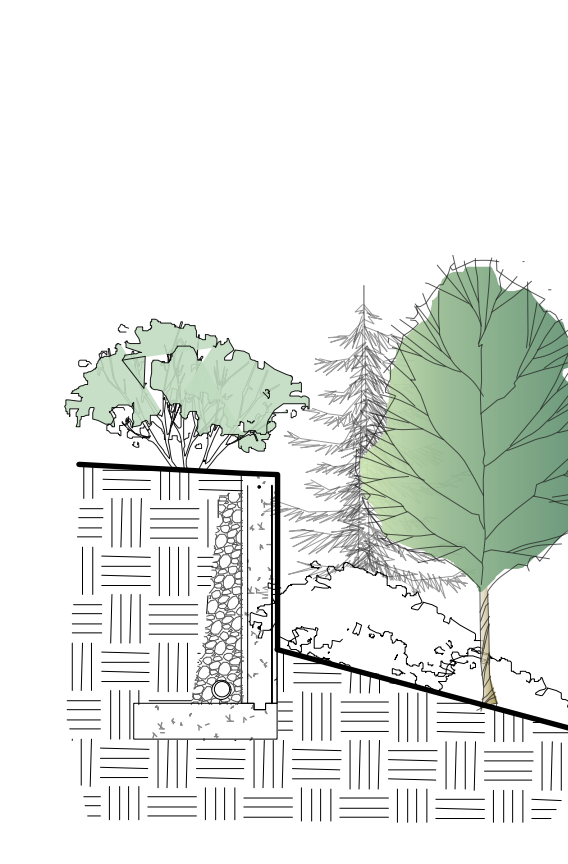


3 east sideyard section
Scale: 3/16" = 1'-0"

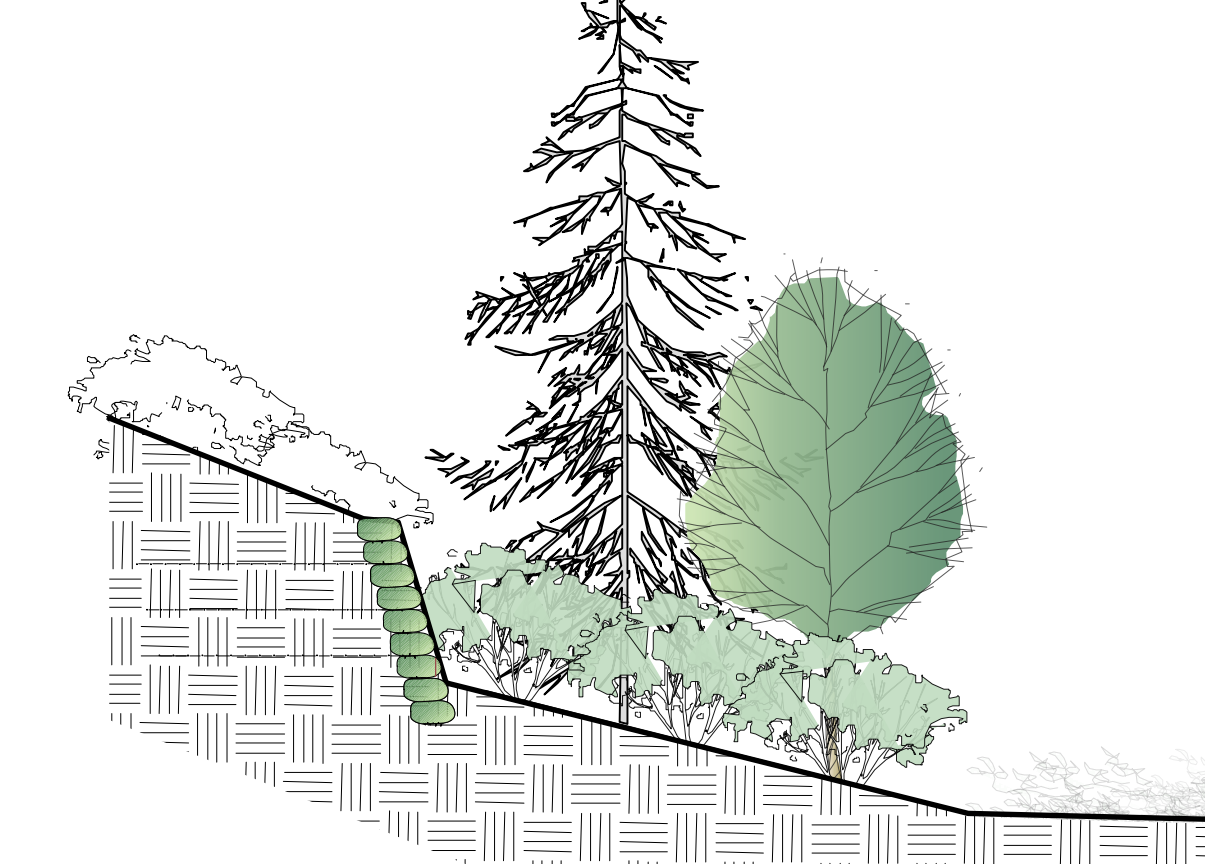
Typical Wall Sections



split-faced stacked rock wall
Scale: 3/16" = 1'-0"



CIP concrete retaining wall
Scale: 3/16" = 1'-0"



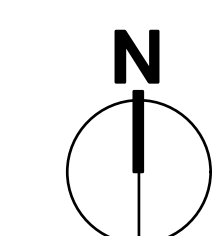
vegetated mse wall
Scale: 3/16" = 1'-0"

General Notes:

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 - cip concrete retaining wall
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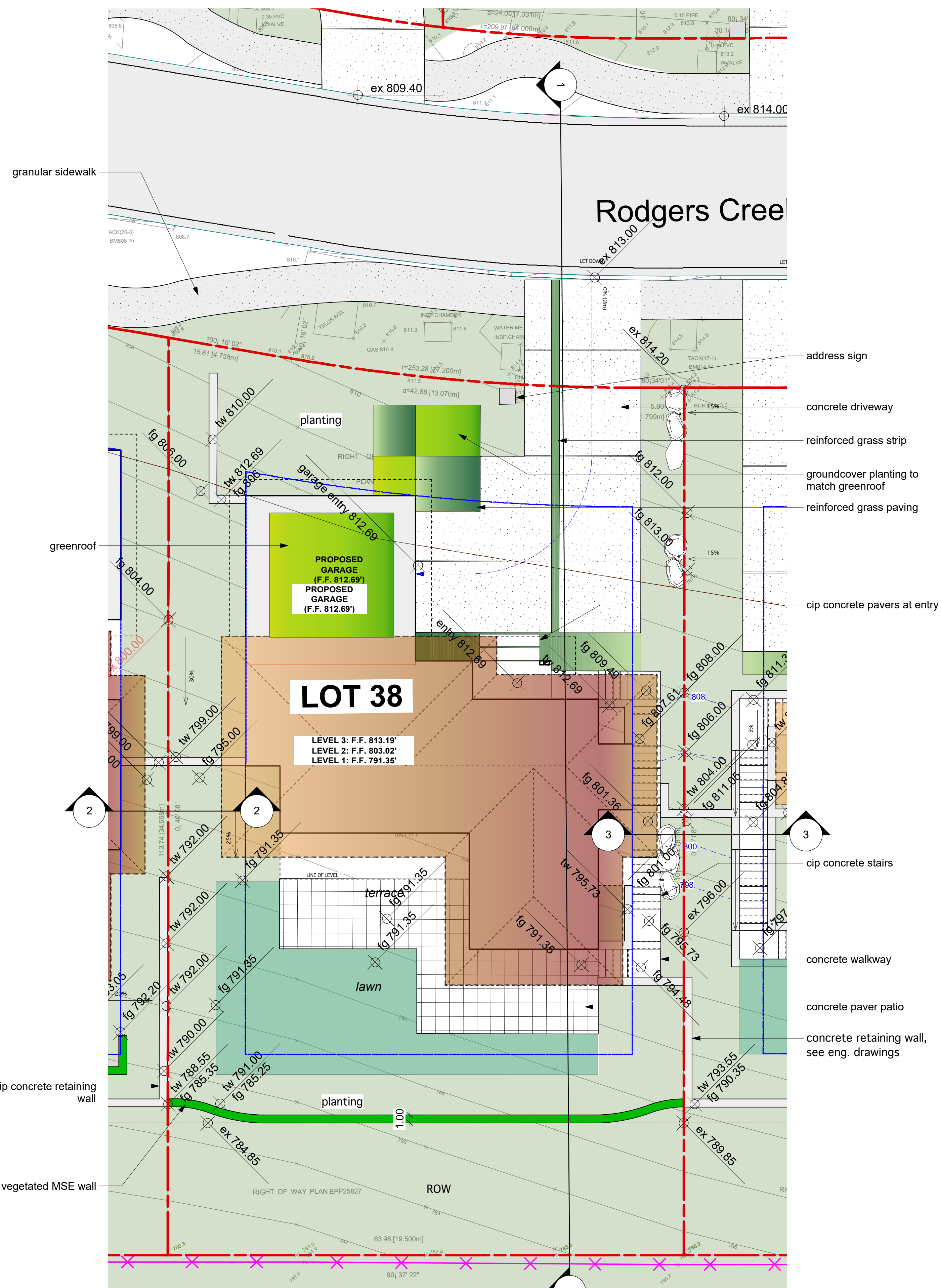
Project:
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Area 3 East Lots 21-41
West Vancouver, BC

Title:

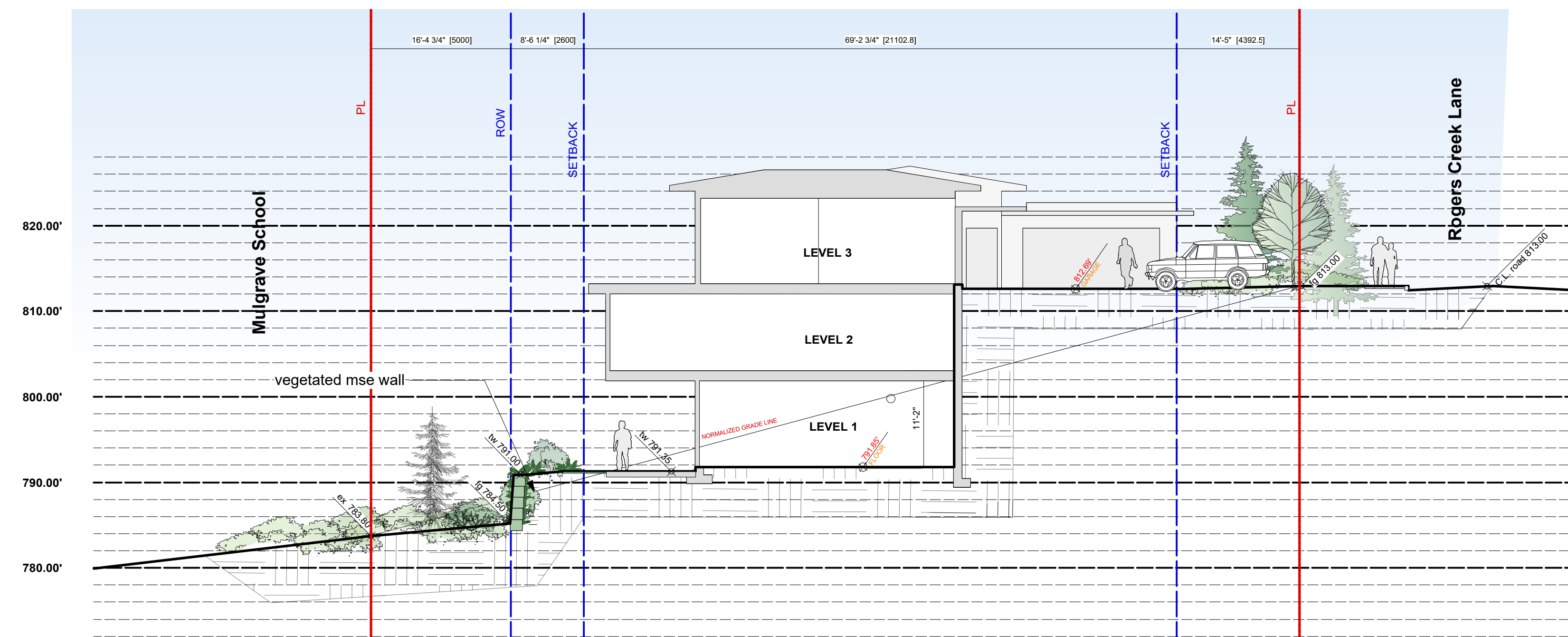
Landscape Character
Lot 27

Drawn: RSUB
Checked: BH
Date: June 22, 2016
Scale: As Noted

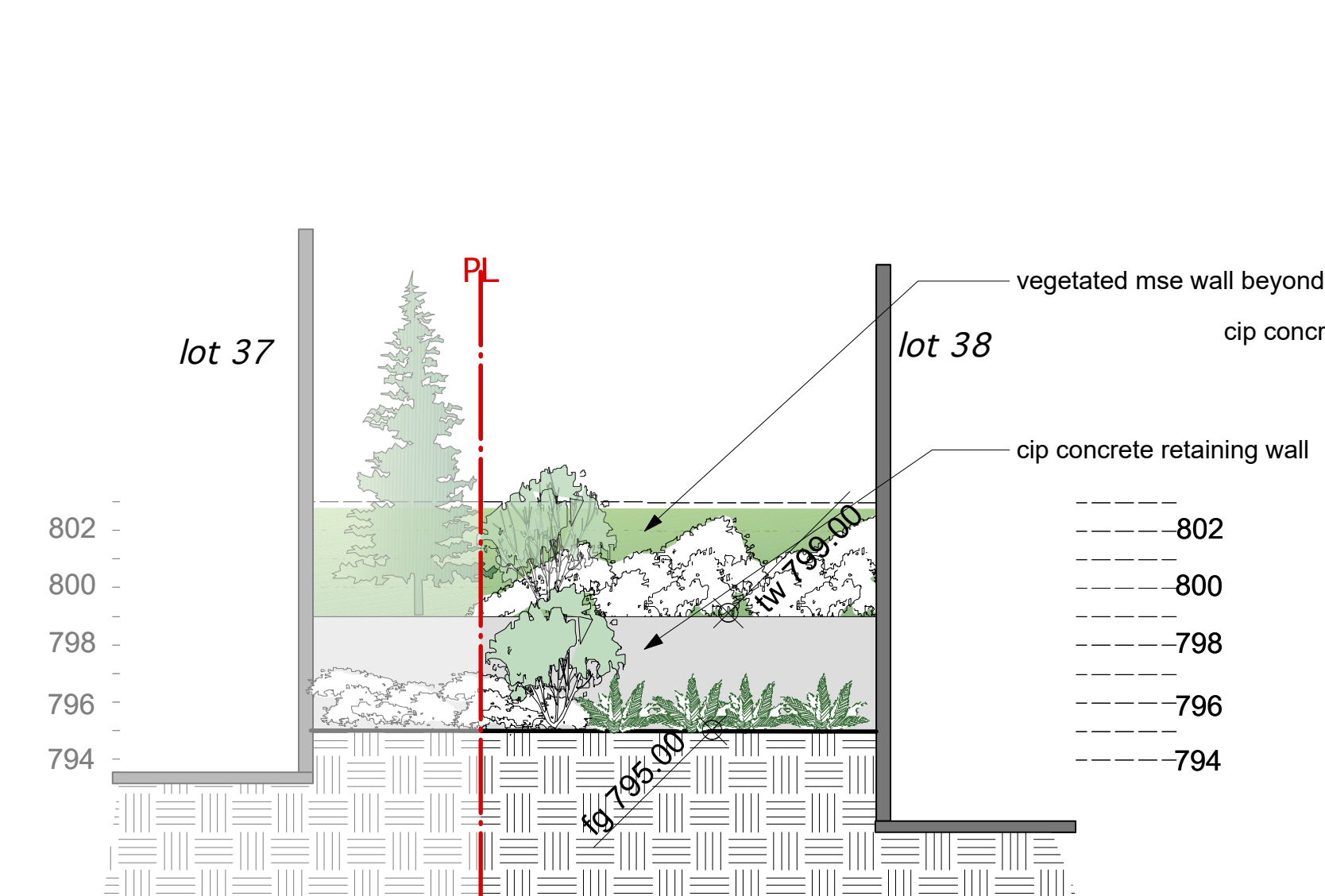
Project No: 15.044
Sheet No: LDP 4.5



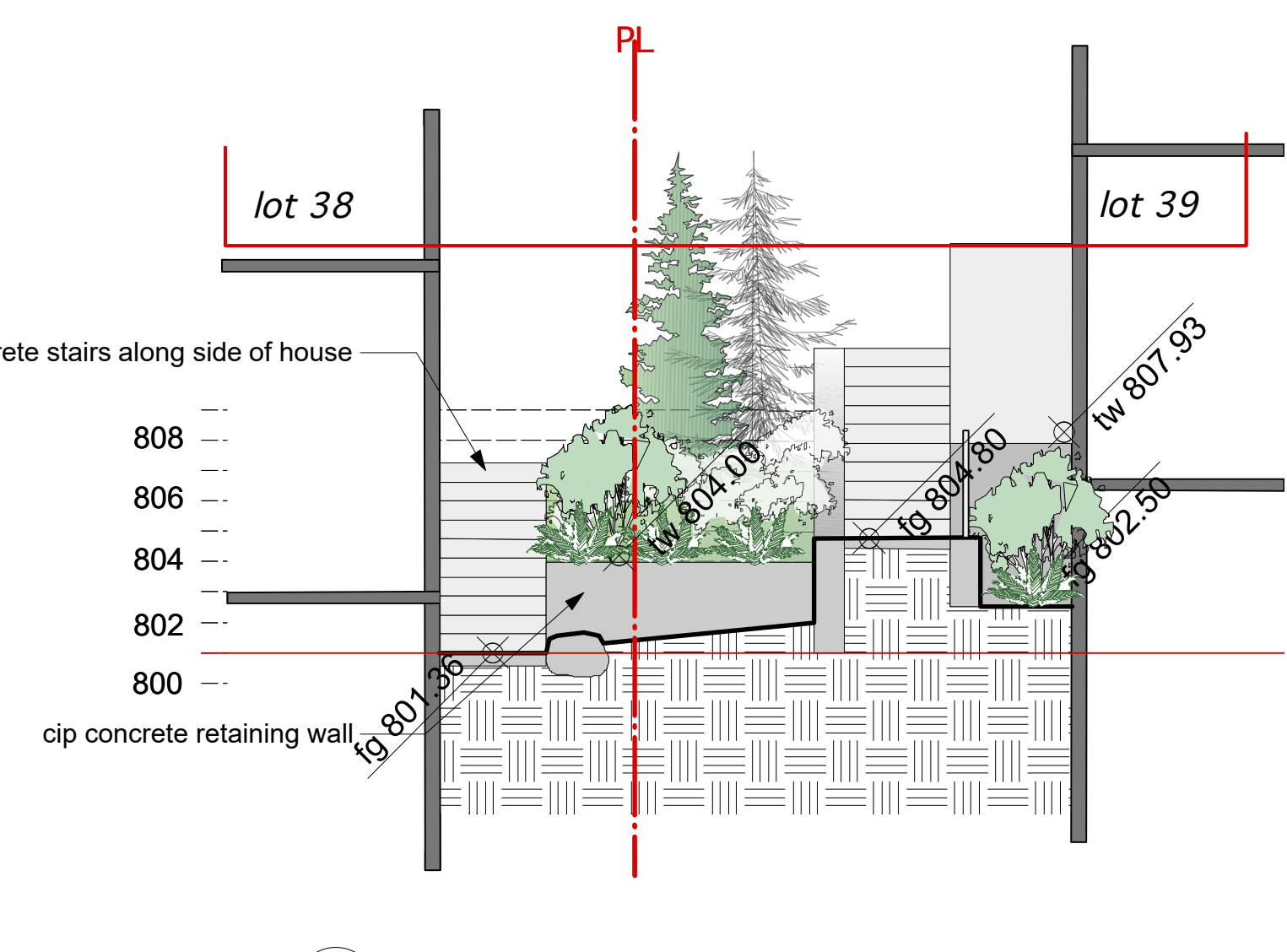
lot 38 landscape plan
Scale: 1/8" = 1'-0"



1 typical section of lower lots 38 - 40
Scale: 3/32" = 1'-0"

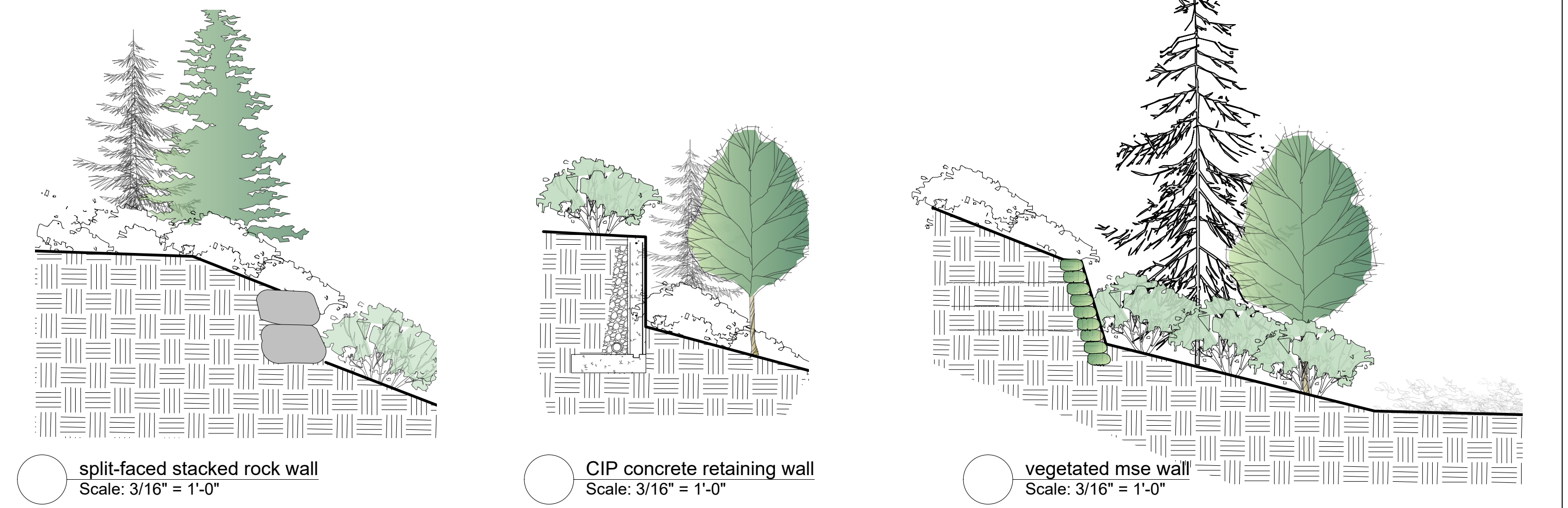


2 west sideyard section
Scale: 3/16" = 1'-0"



3 east sideyard section
Scale: 3/16" = 1'-0"

Typical Wall Sections



split-faced stacked rock wall
Scale: 3/16" = 1'-0"

CIP concrete retaining wall
Scale: 3/16" = 1'-0"

vegetated mse wall
Scale: 3/16" = 1'-0"

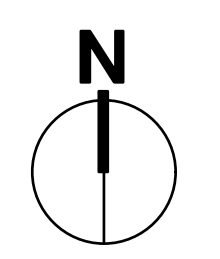
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Drawing Legend:

- retaining wall
- flex mse vegetated geomodular wall (w/ 1:4 batter)
- cip concrete retaining wall

* NOTE: ALL WALLS TO BE ENGINEERED *



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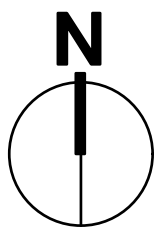
Title:

Landscape Character
Lot 38

Drawn: RSJ/B
Checked: BH
Date: June 22, 2016

Scale: As Noted

Project No: 15.044
Sheet No: LDP 4.7



Revisions:
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Consultants:

Project:
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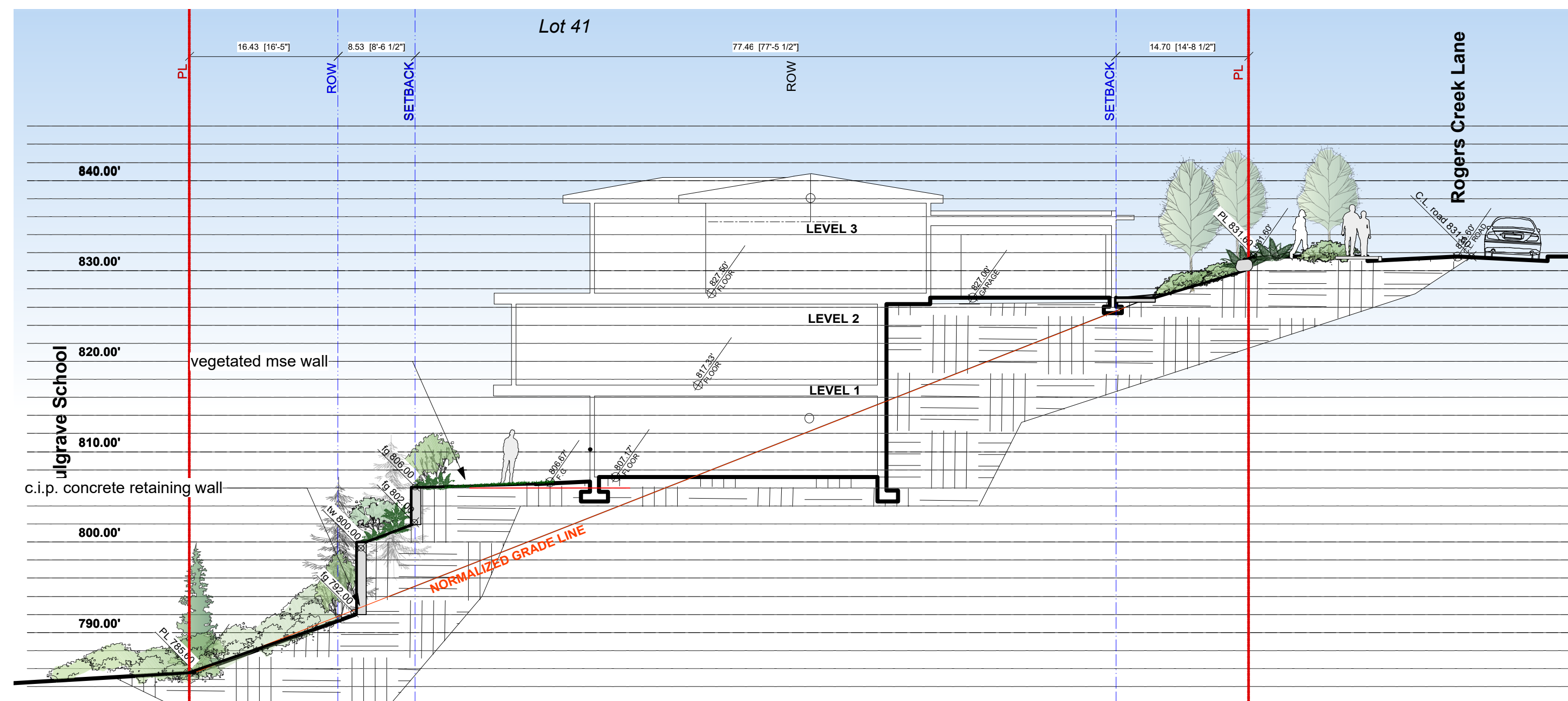
Title:

Landscape Character
Lot 41

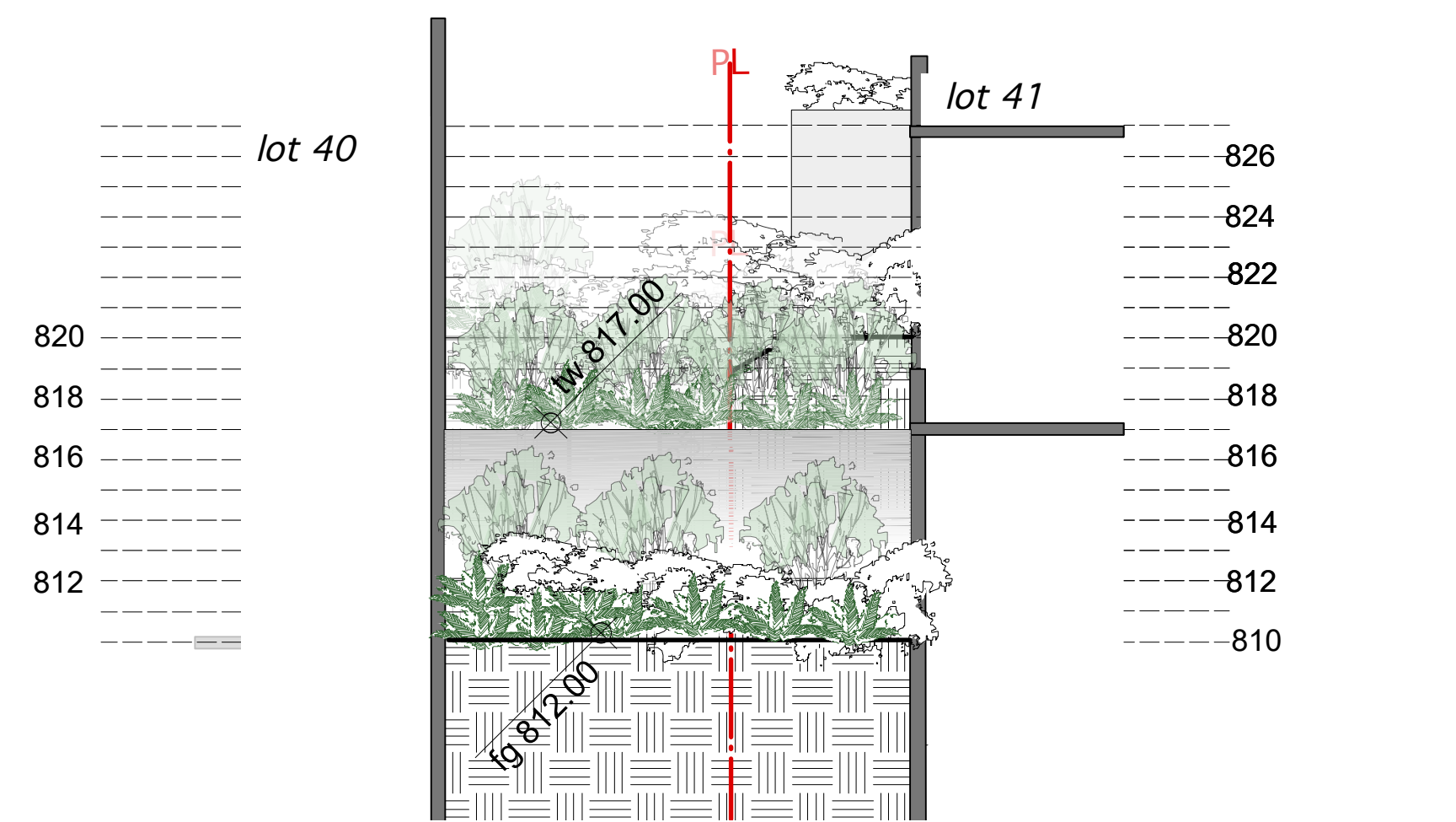
Drawn: RSH/B
Checked: B/B
Date: June 22, 2016
Scale: As Noted

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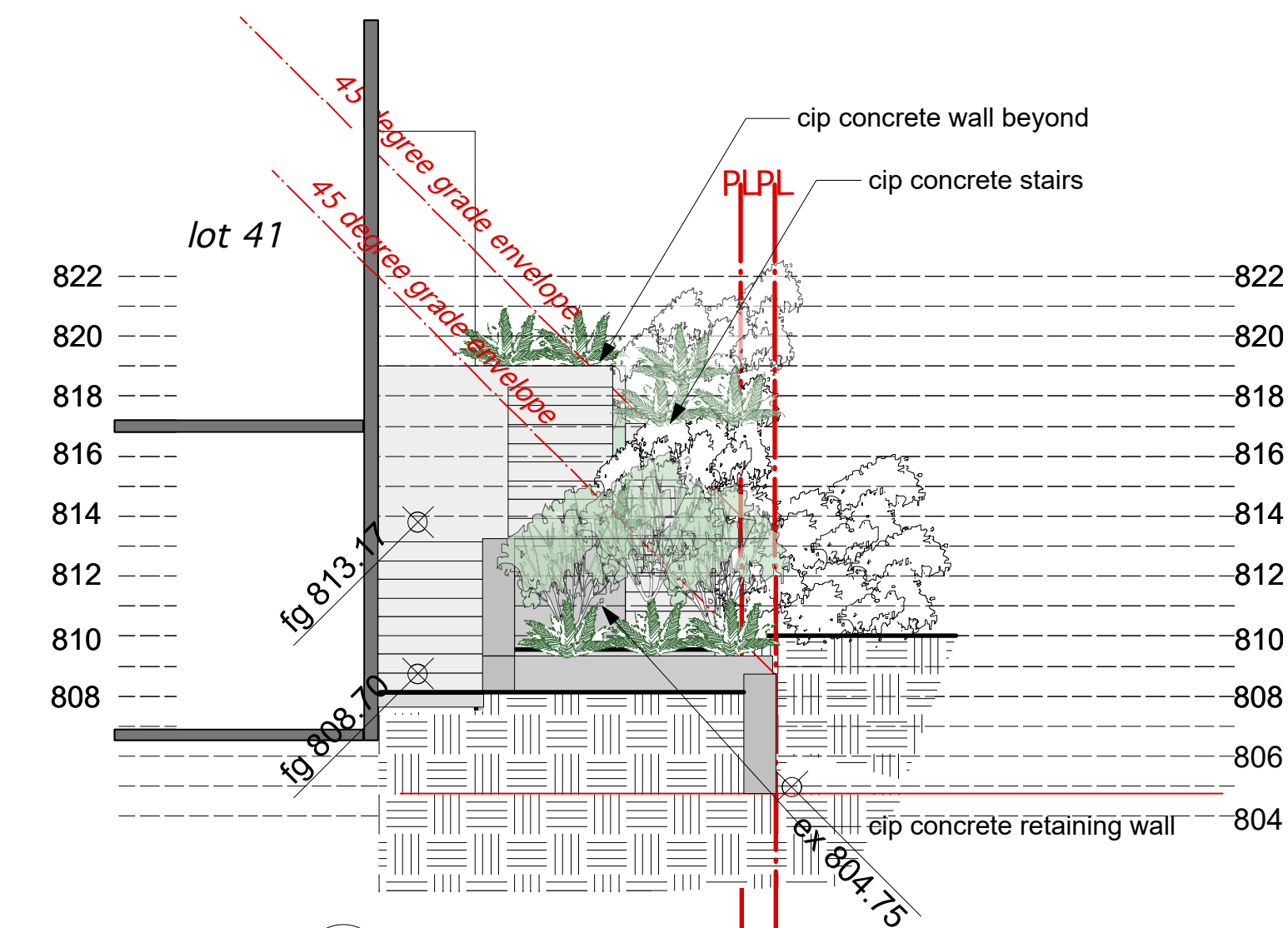
Project No: 15.044
Sheet No: LDP 4.9



1 lot 41 section
Scale: 3/32" = 1'-0"

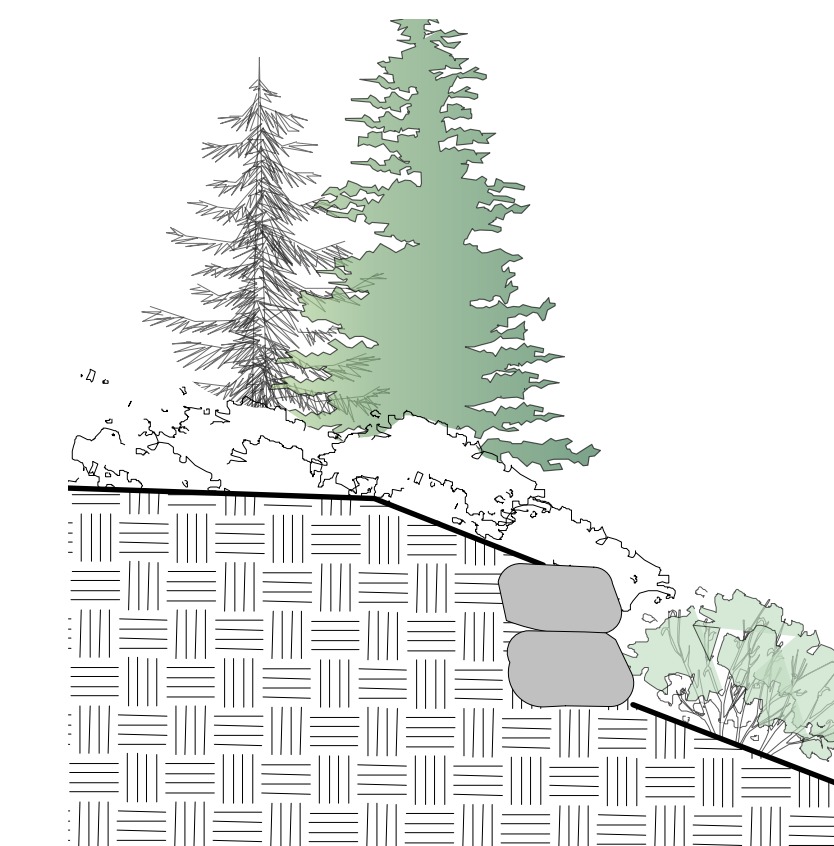


2 west sideyard section
Scale: 3/16" = 1'-0"

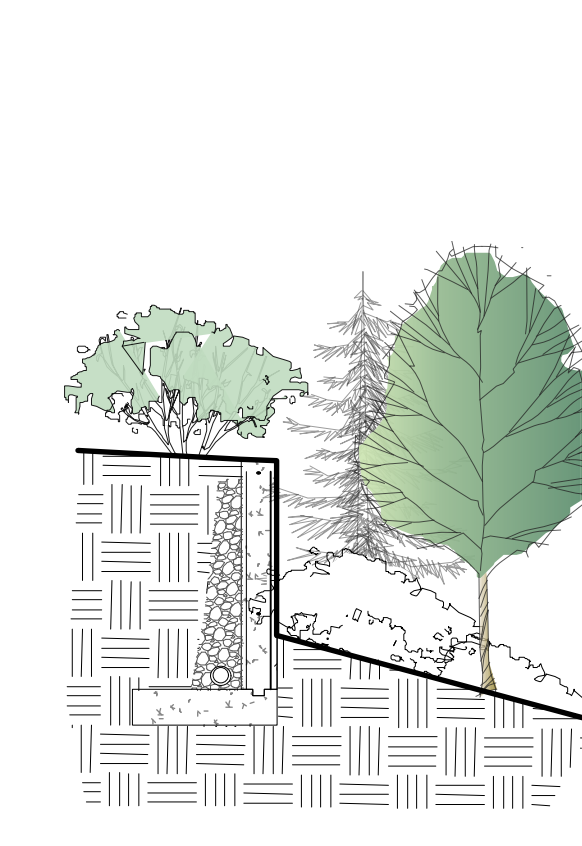


3 east sideyard section
Scale: 3/16" = 1'-0"

Typical Wall Sections



1 split-faced stacked rock wall
Scale: 3/16" = 1'-0"



2 CIP concrete retaining wall
Scale: 3/16" = 1'-0"



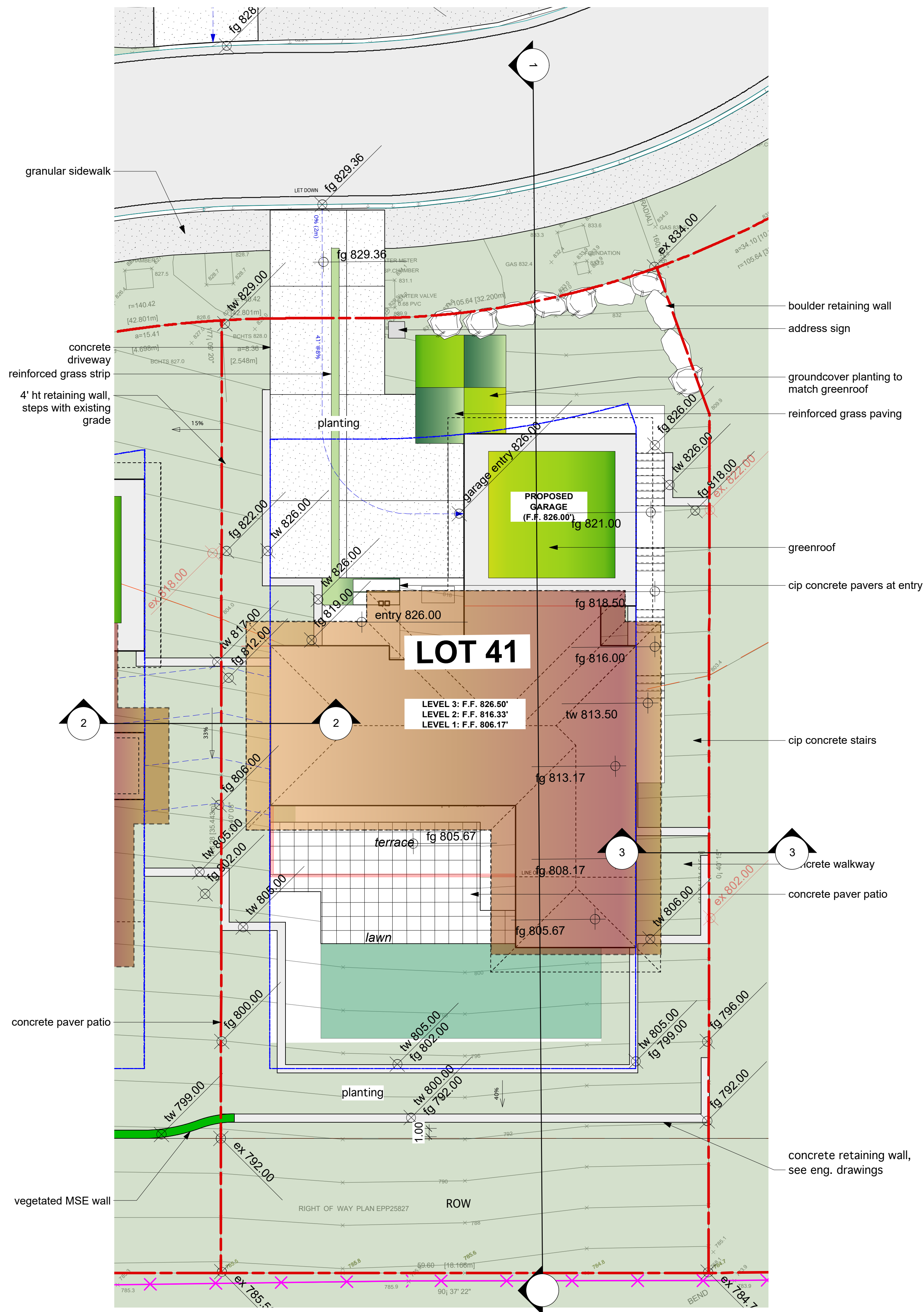
3 vegetated mse wall
Scale: 3/16" = 1'-0"

General Notes:

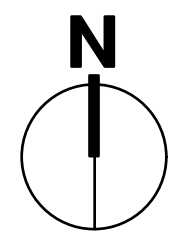
1. All walls to be inspected and approved by geotech and structural engineer.
2. Ensure positive drainage behind all walls and throughout site.
3. All walls to conform to West Vancouver municipal bylaws
4. All landscape works (including boulevard areas) to be automatically irrigated
5. Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.
6. Guard-rails and hand-rails to be installed where required by code.

Drawing Legend:

- retaining wall
 - flex mse vegetated geomodular wall (w/ 1:4 batter)
 - cip concrete retaining wall
- * NOTE: ALL WALLS TO BE ENGINEERED *



lot 38 landscape plan
Scale: 1/8" = 1'-0"



PLANT LIST - ONSITE ORNAMENTAL FEATURE PLANTING			
ID	Latin Name	Common Name	Size
TREES			
AC	Acer circinatum	Vine Maple (multi-stemmed)	2.5m ht.
AmG	Acer ginnala	Amur Maple (multi-stemmed)	5 cm cal.
AG	Acer griseum	Paperbark Maple	6cm cal.
APR	Acer palmatum	Japanese Maple	2m ht.
AxG	Amelanchier x grandiflora	Apple Serviceberry	2.5m ht.
BEJ	Betula utilis var. jacquemontii	Whitebarked Himalayan Birch	6cm cal.
CER	Cercis canadensis	Eastern Redbud	6cm cal.
Cob	Chamaecyparis obtusa	Hinoki Cypress	2.5m
CK	Cornus kousa	Kousa Dogwood	6cm cal.
CKS	Cornus kousa 'Satomi'	Pink Japanese Dogwood	2.5m
CoM	Cornus mas	Cornelian Cherry	1.5m
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	3.0m ht.
ME	Magnolia 'Elizabeth'	Yellow Flowering Magnolia	6cm cal.
MGK	Magnolia kobus	Kobus Magnolia	6cm cal.
MST	Magnolia stellata	Star Magnolia	2.5m
MLM	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	6cm cal.
PAR	Parrotia persica	Persian Ironwood	5cm cal.
POM	Picea omorika	Serbian Spruce	3.0m
PIO	Pinus contorta var. contorta	Shore Pine	3.0m
PIF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	3.0m
PIN	Pinus nigra	Austrian Pine	3.0m
PSD	Pseudotsuga menziesii	Douglas Fir	3.0m
TP2	Thuja plicata 'Johnsen Select'	Johnsen Select Western Red Cedar	3.0m ht.
SHRUBS			
And	Andromeda polifolia	Bog Rosemary	#1 pot
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5pot
Az1	Azalea 'Hino-Crimson'	Hino-Crimson Azalea	#1 pot
cv	Calluna vulgaris spp.	Scotch Heather	#1 pot
Caj	Camellia japonica	Japanese Camellia	#1 pot
Cor	Cornus sericea 'Red Cardinal'	Red Twig Dogwood	#3 pot
Cot	Cotinus coggygria	Smoke Tree	#5 pot
ec1	Erica carnea	Spring Heath	#1 pot
Euc	Euonymus alata 'Compacta'	Dwarf Winged Burning Bush	#5 pot
gs	Gaultheria shallon	Salal	#1 pot
Had	Hamamelis x intermedia 'Diane'	Diane Witch Hazel	#5 pot
hab	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#3 pot
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	#3 pot
hyl	Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	#3 pot
Lpa	Lonicera pileata	Boxleaf Honeysuckle	#2 pot
Ma	Mahonia aquifolium	Oregon Grape Holly	#2 pot
Mn	Mahonia nervosa	Dwarf Oregon Grape	#3 pot
Mr	Mahonia repens	Creeping Mahonia	#1 pot
Nap	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot
Phs	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	#3 pot
Pim	Pinus mugo 'Mops'	Dwarf Mugo Pine	#5 pot
Rh4	Rhododendron spp.	Rhododendron	#3 pot
Ris	Ribes sanguineum	Red Flowering Currant	#2 pot
Ro2	Rosa rugosa	Rugosa rose	#3 pot
Ro1	Rosa rugosa 'Purple Pavement'	Purple pavement Rugosa Rose	#2 pot
sbT	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	#2 pot
Spa	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	#3 pot
Vid	Viburnum davidii	David Viburnum	#3 pot
GROUNDCOVERS			
adp	Adiantum pedatum	American Maidenhair Fern	#1 pot
anx	Anemone x hybrida	Japanese Anemone	#1 pot
arm	Armeria maritima	Sea Pink, Thrift Seapink	#1 pot
atb	Astilbe sp.	Astilbe	#1 pot
astr	Astrantia major	Greater Masterwort	#1 pot
ber	Bergenia cordifolia 'Purpurea'	Heartleaf Bergenia	#1 pot
dry	Dryopteris erythrosora	Robust Male Fern	#1 pot
ep	Echinacea purpurea	Purple Coneflower	#1 pot
Ecw	Euphorbia characis 'Wulfenii'	Mediterranean Spurge	#1 pot
Hel	Helleborus niger	Christmas Rose	#1 pot
hc	Hemoerocallis spp.	Daylily	#1 pot
hos-1	Hosta spp.	Hosta	#1 pot
lsa	Lavandula angustifolia	English Spike Lavender	#1 pot
ld	Ligularia dentata	Bigleaf Ligularia	#1 pot
per	Perovskia atriplicifolia	Russian Sage	#1 pot
pol	Polystichum munitum	Western sword fern	#1 pot
pols	Polystichum setiferum	Alaskan Fern	#1 pot
rod	Rodgersia aesculifolia	Fingerleaf Rodgersia	#1 pot
rdh	Rudbeckia hirta	Black eyed Susan	#1 pot
VINES			
cla	Clematis armandii	Evergreen Clematis	#1 pot

PLANT LIST - ONSITE			
ID	Latin Name	Common Name	Scheduled Size
TREES (DECIDUOUS & CONIFEROUS)			
AC	Acer circinatum	Vine Maple (multi-stemmed)	2.5m ht.
AmG	Acer ginnala	Amur Maple (multi-stemmed)	2.5m ht.
AxG	Amelanchier x grandiflora	Apple Serviceberry	2.5m ht.
CAD	Cornus alternifolia	Pagoda Dogwood	1.5m
CoM	Cornus mas	Cornelian Cherry	5 cm cal
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	5 cm cal
PIO	Pinus contorta var. contorta	Shore Pine	2.5 m ht
PIF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	3.0 m ht
PSD	Pseudotsuga menziesii	Douglas Fir	2.0 m ht
TP	Thuja plicata	Western Red Cedar	3.0m
TSM	Tsuga mertensiana	Mountain Hemlock	3.0m ht.
SHRUBS			
Aml	Amelanchier alnifolia	Saskatoon	#2 pot
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5pot
Cor	Cornus sericea 'Red Cardinal'	Red Twig Dogwood	#3 pot
gs	Gaultheria shallon	Salal	#1 pot
Hol	Holodiscus discolor	Oceanspray	#2 pot
Lpa	Lonicera pileata	Boxleaf Honeysuckle	#2 pot
Ma	Mahonia aquifolium	Oregon Grape Holly	#2 pot
Mn	Mahonia nervosa	Dwarf Oregon Grape	#3 pot
Mr	Mahonia repens	Creeping Mahonia	#1 pot
Pm	Paxistima myrsinites	Falsebox	#2 pot
Phc	Physocarpus capitatus	Pacific Ninebark	#1 pot
Pim	Pinus mugo 'Mops'	Dwarf Mugo Pine	#5 pot
Rh5	Rhododendron Schlippenbachii	Royal Azalea	#3 pot
Ris	Ribes sanguineum	Red Flowering Currant	#2 pot
Ron	Rosa nutkana	Native Shrub Rose	#3 pot
sIx	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#2 pot
sbT	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	#2 pot
Sym	Symphoricarpos alba	Snowberry	#2 pot
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleb	#3 pot
PERENNIALS & GROUNDCOVERS			
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinnick	#1 pot
je	Juncus effusus	Soft Common Rush	#1 pot
pol	Polystichum munitum	Western sword fern	#1 pot

PLANT LIST - OFFSITE BOULEVARD			
ID	Latin Name	Common Name	Scheduled Size
TREES (DECIDUOUS & CONIFEROUS)			
AC	Acer circinatum	Vine Maple (multi-stemmed)	2.5m ht.
AmG	Acer ginnala	Amur Maple (multi-stemmed)	2.5m ht.
CK	Cornus kousa	Kousa Dogwood	6cm cal.
CoM	Cornus mas	Cornelian Cherry	5 cm cal
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	5 cm cal
POM	Picea omorika	Serbian Spruce	3.0m
PAP	Picea pyramidalis	Pyramid Spruce	3.0m
PSD	Pseudotsuga menziesii	Douglas Fir	2.0 m ht
SHRUBS			
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5pot
Csc	Cornus stolonifera 'Cardinal'	Red Osier Dogwood	#2 pot
gs	Gaultheria shallon	Salal	#1 pot
Lpa	Lonicera pileata	Boxleaf Honeysuckle	#2 pot
Ma	Mahonia aquifolium	Oregon Grape Holly	#2 pot
Mr	Mahonia repens	Creeping Mahonia	#1 pot
Pm	Paxistima myrsinites	Falsebox	#2 pot
Phc	Physocarpus capitatus	Pacific Ninebark	#1 pot
Ro1	Rosa rugosa 'Purple Pavement'	Purple pavement Rugosa Rose	#2 pot
sbT	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	#2 pot
Sym	Symphoricarpos alba	Snowberry	#2 pot
PERENNIALS & GROUNDCOVERS			
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinnick	#1 pot
pol	Polystichum munitum	Western sword fern	#1 pot
ORNAMENTAL GRASSES & BAMBOOS			
cak	Carex kelloggii	Kellogg's Sedge	#1 pot
Co	Carex obnupta	Slough Sedge	#1 pot
hel	Helictotrichon sempervirens	Blue Oat Grass	#1 pot

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
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. Guard-rails and hand-rails to be installed where required by code.

Planting Notes

1. 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.
2. All landscape works (including boulevard) to be automatically irrigated.
3. 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.
4. Minimum planting medium depths:
 lawn - 6"/150mm
 groundcover - 12"/300 mm
 shrubs - 18"/450 mm
 trees - 24"/600 mm (around & beneath rootball)
5. 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.
6. 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.
7. 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.
8. Contractor to ensure that any damage/disturbance of adjoining park area/vegetation is to be repaired and restored prior to completion of job.

Revisions:

1. issued for DP - Aug 5th, 2016
2. issued for DRC - April 12, 2017
3. re-issued for DRC - June 8, 2017
4. re-issued for DRC - July 13, 2017
5. issued for Council review - Oct 25, 2017

Consultants:

Project:

RODGERS CREEK RESIDENCES

Area 3 East Lots 21-41 West Vancouver, BC

Title:

Planting List

Drawn: RS/UB
 Checked: BH
 Date: June 22, 2016

Scale: **As Noted**

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Project No: Sheet No: