

TOWNHOUSE DEVELOPMENT PROPOSAL

2905 MARINE DRIVE, WEST VANCOUVER

5-UNIT TOWN HOUSE DEVELOPMENT



CONSULTANTS CONTACT LIST:

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ARBORIST

ACER TREE SERVICES LTD.
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TEL: 604 990 8070

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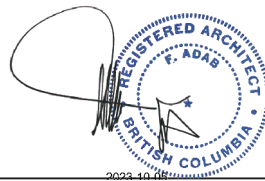
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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**



DRAWING TITLE:

COVER SHEET

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.0
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

NEW PROJECT STATISTICS

PROJECT DATA:

CIVIC ADDRESS :
2905 MARINE DRIVE, WEST VANCOUVER, BC.

LEGAL DESCRIPTION :
PLAN 8751 DISTRICT LOT 556 BLOCK 46 LOT B S 100'.

ZONING:
EXISTING: RS2
PROPOSED: CD

SITE AREA:
13195 SQ.FT (1225.85 SQM)

SITE COVERAGE:
PROPOSED: 40%

NUMBER OF STOREY:
PROPOSED: 3-STOREY

FLOOR AREA RATIO:
PROPOSED: 0.89 (12965 SQFT /13195 SQFT)
* Under Ground Parking Level Excluded - Measured to the sheathing of exterior walls

SET BACKS (AVERAGE)
NORTH : 15' WEST : 39'6"
SOUTH : 14' EAST : 16'

BIKE STALLS
REQUIRED BIKE STALLS: 17 (1 STALL/BEDROOM)
PROPOSED BIKE STALLS: 18

REQUIRED SHORT-TERM BIKE STALLS : 1 (0.2 /UNIT)
PROPOSED SHORT-TERM BIKE STALLS : 1

PARKING STALLS
REQUIRED PARKING STALLS: 5 (1 STALL/UNIT)
PROPOSED PARKING STALLS: 8 (All equipped with EV charger)

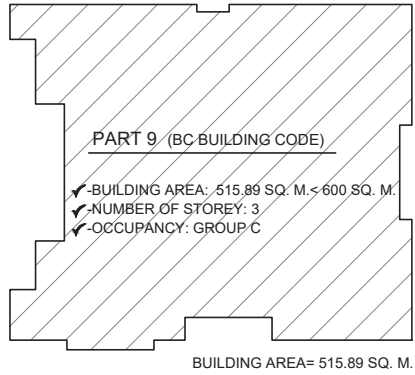
REQUIRED VISITOR PARKING STALLS : 1 (0.2 STALL/UNIT)
PROPOSED VSITOR PARKING STALLS: 1

STATS COMPARISON (OLD AND NEW PROPOSAL)

UNIT NO.	OLD	NEW
NO. OF UNITS	8	5
RESIDENTIAL AREA	13115 SQFT	11987 SQFT
PARKING STALLS	10	9
BIKE STALLS	23	18
#UNITS WITH ELEVATOR	3	5

UNIT MIX (NEW STATISTICS)

UNIT NO.	TYPE		AREA
Unit #1:	3 - Bedroom	ELEVATOR	2240 Sqf
Unit #2:	4 - Bedroom + Den	ELEVATOR	2739 Sqf
Unit #3:	4 - Bedroom + Den	ELEVATOR	2788 Sqf
Unit #4:	3 - Bedroom	ELEVATOR	2110 Sqf
Unit #5:	3 - Bedroom	ELEVATOR	2110 Sqf
TOTAL			11987 Sqf



UNIT MIX (OLD STATISTICS)

UNIT NO.	TYPE		AREA
Unit #1:	2 - Bedroom		930.6 Sqf
Unit #2:	3 - Bedroom + Den	ELEVATOR	2459.6 Sqf
Unit #3:	2 - Bedroom		1415.7 Sqf
Unit #4:	3 - Bedroom + Den	ELEVATOR	2569.9 Sqf
Unit #5:	1 - Bedroom		703.7 Sqf
Unit #6:	2 - Bedroom		965.5 Sqf
Unit #7:	3 - Bedroom	ELEVATOR	2399.9 Sqf
Unit #8:	2 - Bedroom + Den		1569.5 Sqf
TOTAL			13115 Sqf



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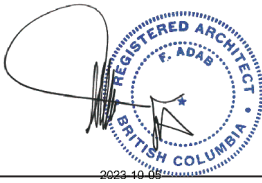
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West Vancouver



DRAWING TITLE:

STATISTIC

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.1
DESIGN:	F.A. - P.P	
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CONTEXT PLAN



AERIAL MAP



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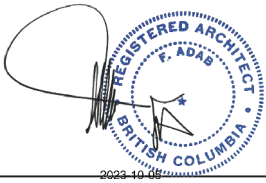
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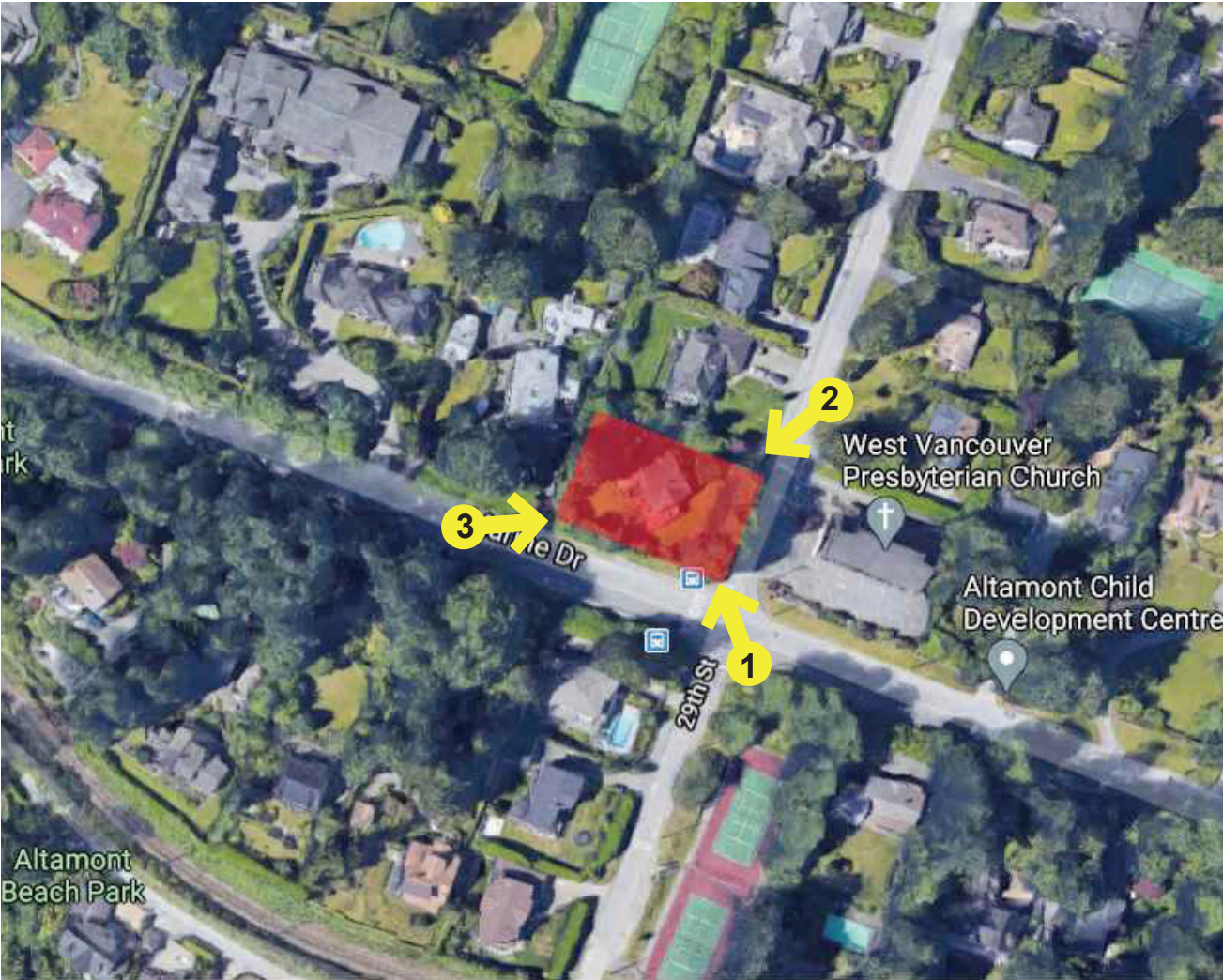
CONTEXT AND AERIAL MAPS

Designed by:

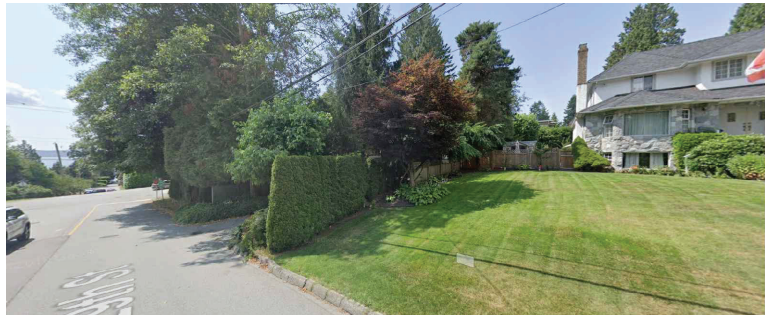
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
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CONTEXT PHOTOS



1



2



3



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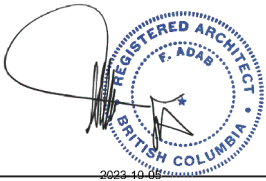
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DRAWING TITLE:

CONTEXT PHOTO

Designed by:

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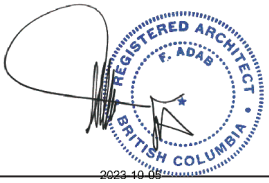
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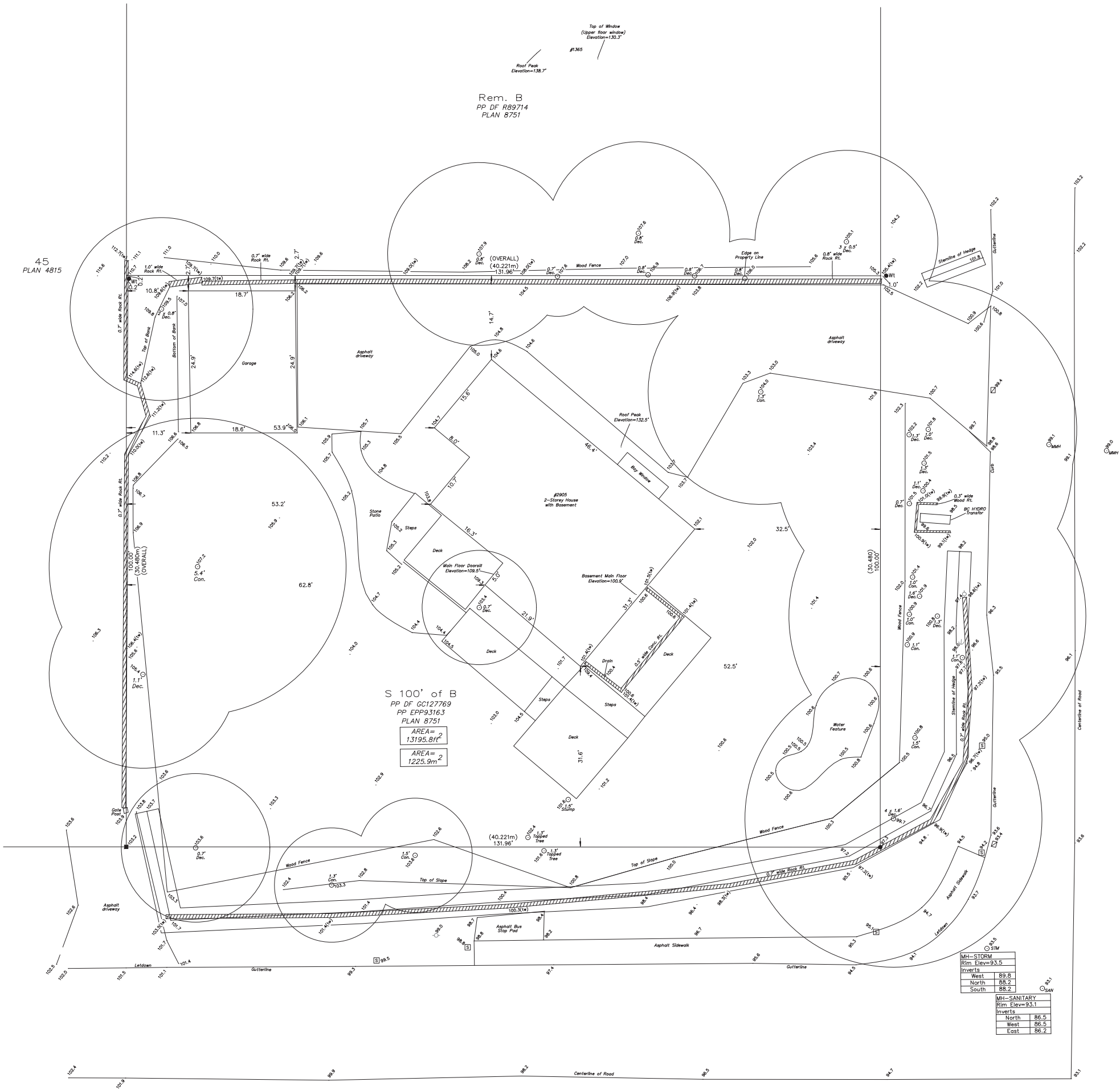
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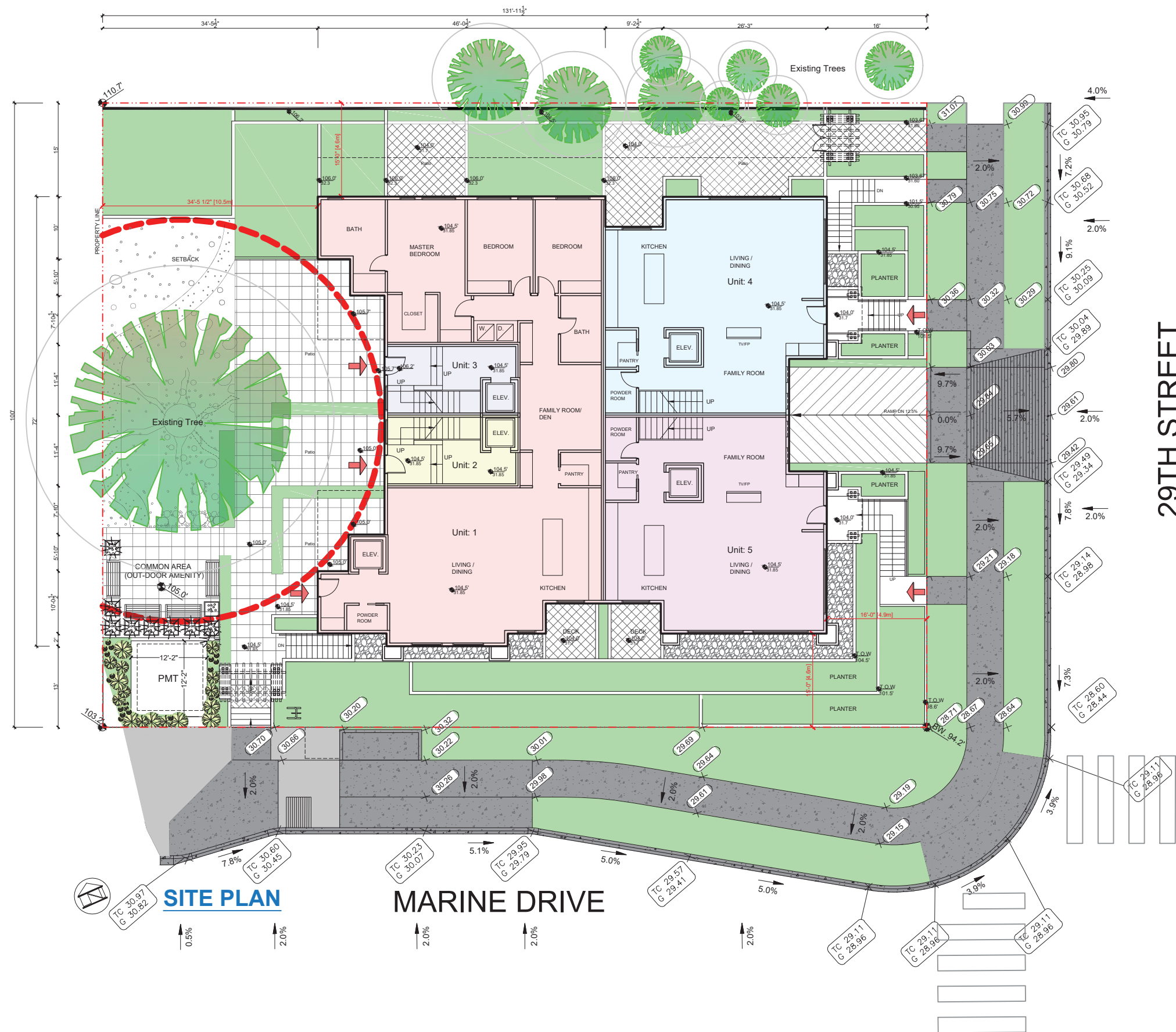
Designed by:

Pooyan Poostchi (M.Arch)

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A-1.4(a)





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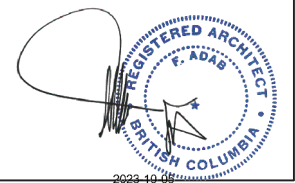
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DRAWING TITLE:

SITE PLAN

Designed by:

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A-1.4



VIEW FROM 29TH STREET



VIEW FROM THE INTERSECTION OF 29TH STREET AND MARINE DRIVE



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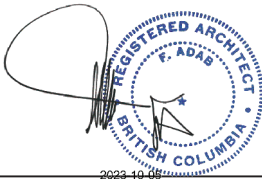
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**2905 Marine Drive
West Vancouver**



DRAWING TITLE:

RENDERINGS

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-1.5
DESIGN:	F.A. - P.P	
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VIEW FROM MARINE DRIVE (SOUTH WEST)



VIEW FROM 29TH STREET (NORTH EAST)



BIRD'S EYE VIEW FROM THE 29TH STREET (NORTH EAST)



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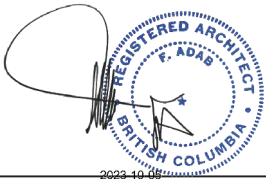
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DRAWING TITLE:

RENDERINGS

Designed by:

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DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-1.6
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Site Characteristics and Context

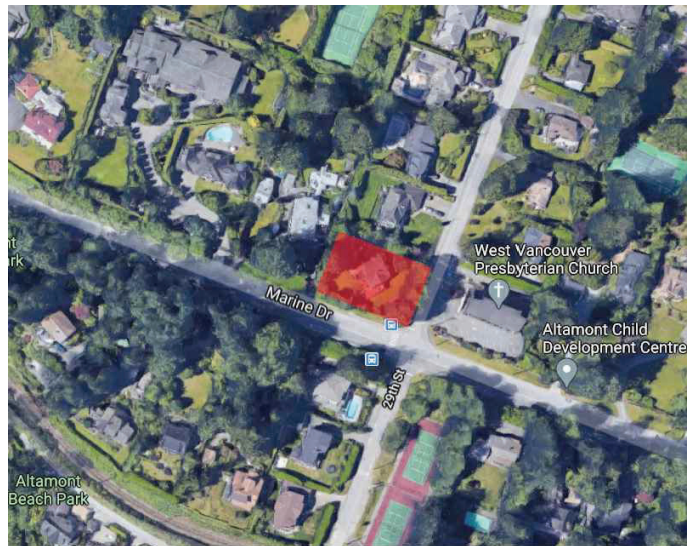
The site occupies 1225.85 sqm of land and is located at the prominent intersection of Marine Drive and 29th Street. The Presbyterian Church is located across 29th Street to the east and there are single family houses to the north and west sides.

There is a large cedar tree on the west side of the property that will be retained.

There are two public tennis courts across the street on the south east corner of Marine Drive and 29th Street.

The site has the advantage of being located on a major public transit corridor. The site also enjoys the advantages of being within walking distance to the elementary schools, a park, tennis courts, a child development center (day care) and local neighbourhood shopping facilities.

The site has a moderate slope from the north to south and from west to east having the highest grade at the northwest and the lowest point at the southeast corner.



Project Objectives and Statistics

The proposed development consists five units including of two 4-bedroom and three 3-bedroom townhomes of different sizes ranging from **2100 to 2800 sqft** all equipped with elevator accessible from parkade to all floors. The total area of the proposed development is 11987, allowing for floor space ratio of 0.89

The objective of the proposed design is to respond to the much needed new high-quality option housing considering the character of the project fits in the neighborhood area . The mix and size of the units aim to provide housing for the young families, local professionals and empty nesters.

Many seniors in the DWV are either staying in their large homes or moving to North Vancouver or Downtown. Densified developments provide the opportunity to downsize and enjoy a better life by staying in touch with existing social circles.

According to information provided by real estate agents, many residents including youth and seniors, are supportive of the idea of having better and more options of housing for young families and downsizer.

Since close to 70% of the housing stock in West Vancouver is single family housing, the only option for downsizing is to move to an apartment building that is either too small or old.

The number of larger apartment buildings in West Vancouver are very few, and the only option for larger accommodation is a penthouse with an extremely expensive price tag. This clearly demonstrates that such this type of housing is a much better transitional option for seniors that presently own a large single family home that often requires significant maintenance.



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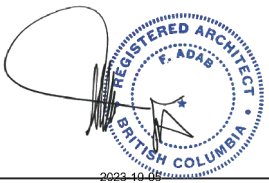
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DRAWING TITLE:

DESIGN RATIONALE

Designed by:

Pooyan Poostchi (M.Arch)

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Massing, Form and Character

From a massing point of view, the intention is to design a building that has the appearance of a large single family development with a west coast character. The massing is organized in a manner that responds to the need of preserving the large cedar tree on the west side of the property, as well as respecting the privacy of the surrounding single family houses.

Outdoor patios are provided at grade for each unit to create a livable private amenity for each occupant. These patios are considered semi private with wood fence and green buffer to create a territorial identity. Balconies and windows on the 2nd and 3rd floors also provide “eyes on the street” to emphasize safety and security.

Parking is located underground and vehicular access is provided from 29th Street. This complies with the Altamont Design Guidelines. 9 parking stalls have been provided in the parkade. Access to under ground parking and the impact of traffic on 29th Street has been reviewed and approved by a traffic consultant.

The amount of openings facing northern neighbours has been significantly reduced on the second and third floors to the north to respect the privacy of adjacent property which complies with the Altamont Design Guidelines

All exterior parking walls are covered with planters and landscaping. 18 bike storages are provided in the underground parkade offering more than required one stall per bedroom, and also 2 visitor bike stalls beside the pedestrian entrance on the south-west .

The façade of the building compromises natural stone, wood siding and prefabricated cement boards. Solid wood trims will be introduced to enhance the west coast vocabulary. The roof, gables, windows and articulation of the façade are organised to give the appearance of a large single family house.

A large outdoor amenity is provided around the preserved cedar tree creating opportunity for social interaction and entertainment.

All units have individual entries with an identifiable canopy over the entry door equipped with elevators accessible from all floors (from parkade to third floor).

The view impact of the proposal from the neighbouring properties will be very similar to the present situation. This is due to the fact that the existing trees along the north and west property lines which have been retained create a barrier towards the view to the south, and the height of the proposed building is similar to the adjacent properties. Also, the top of the existing roof is approximately as same as the proposed design.

The proposed design is nearly identical in height to the peak of the existing pitched roof and is positioned lower than the neighboring structure to the north

Sustainability, Energy Performance and Green Measures

The location of the site and the design measures that have been introduced for the proposed development results in achieving sustainable and green building strategies that meet the community objectives.

These measures include:

- Presently there are a few mature trees along the north property line with an existing low rock retaining wall. These trees will be protected and retained. There is also a large cedar tree within the site that shapes the footprint of the design allowing for this tree to be retained. A tree evaluation report has been prepared by an arborist and tree protection zones have been identified.
- The proposal has the advantage of being located on the public transit corridor and within close walking distance from schools, shopping and recreational facilities and neighbourhood parks.
- Most of the units face two directions and have large windows offering ample daylighting, cross ventilation and contribute to the overall sustainability of the project.
- The proposal provides housing diversity and affordable “middle housing” accommodation suitable for young professionals, academics, and local employees. This results in reducing commuting from DWV to the other communities either by private or public transportation.
- Use of renewable energy supply by introducing a geothermal energy supply, heat recovery system, and electric furnace system.
- The project complies with step 3 with low carbon energy of the building code energy conservation measures.
- Efficient use of water and energy efficient fixtures and appliances.
- Use of drought tolerant plants to minimize the use of potable water.
- Where possible, operating windows are located on opposite or adjacent walls to draw ventilation across the occupied spaces.
- The building envelope, glazing, and mechanical system will be designed in compliance with ASHRE 90, 2010
- All units have private patios at grade and 2nd floor decks, contributing to livability of the units and creating a family oriented environment.
- All units have electric vehicular chargers complying with level two standards.



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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

2905 Marine Drive
West Vancouver

DRAWING TITLE:

DESIGN RATIONALE

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.8
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

Exterior Finishes and color

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on a rich west coast character with wood and stone being the dominant exposed materials. These materials provide a rich architectural articulation that reflects the harmony of the natural environment with the building envelope.

Wood siding, natural stained wood fascias, wood brackets, gables and trims are made of local and sustainable materials.

The dominant colours of the façade are light and dark natural wood and grey prefabricated cement boards. The roof is a dark grey zinc and the stone is light grey.

Stairs and balcony railings are wood.

Windows are vinyl with a wood appearance on the outside and off white inside.

3
7
6
10



3
2
5
1

EXTERIOR FINISHES



1 CULTURED STONE
COBBLEFIELD ECHO RIDGE - BY BORAL



2 6" & 8" HORIZONTAL CEDAR SIDING & SOFFIT -



3 ZINC ROOF



5 POSTS/TRELLISES/ EXPOSED BEAMS/BRACKETS
NATURAL STAINED WOOD

6 WINDOW
VINYL - PAINTED TO MATCH CEDAR SIDING

7 RAILING
NATURAL WOOD & CLEAR SAFETY GLASS

8 WINDOW SILL. & WALL CAP PRECAST CONCRETE
PAINTED - SW 7667 ZIRCONE

9 PLANTER EXPOSED CONCRETE
PAINTED - SW 7667 ZIRCONE

10 ENTRY DOORS
NATURAL WOOD - STAINED CEDAR

REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS

ELEVATION VIEW FROM 29TH ST.



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2905 Marine Drive
West Vancouver

DRAWING TITLE:

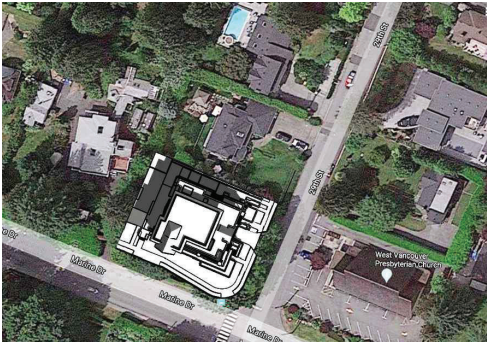
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Designed by:

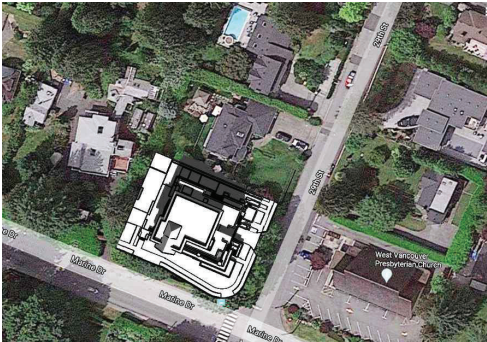
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.9
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

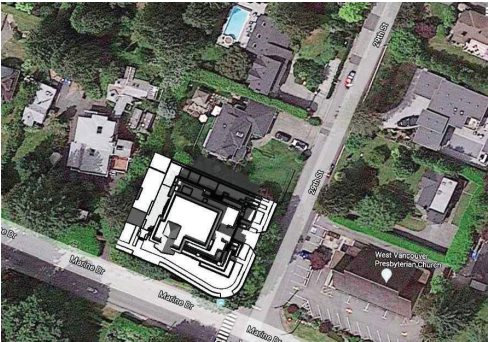
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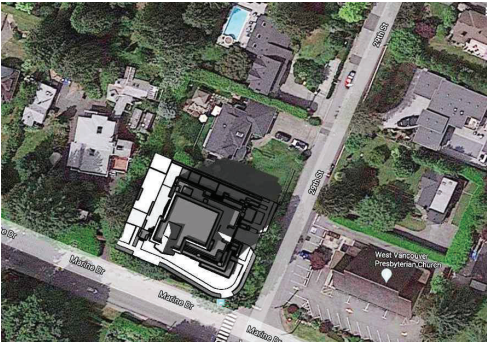
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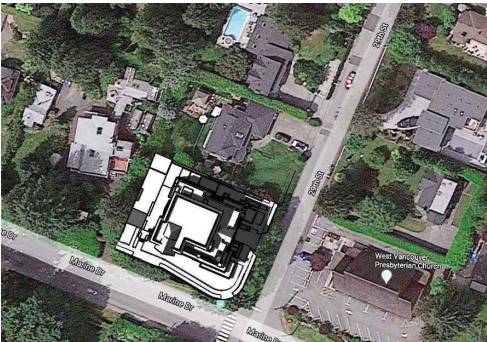
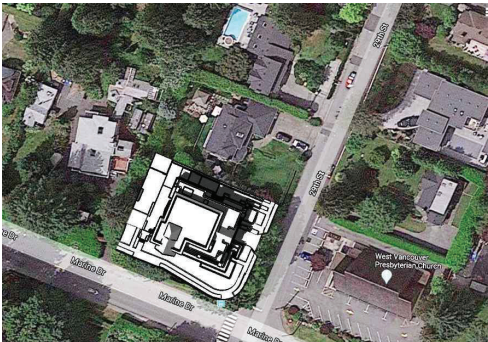
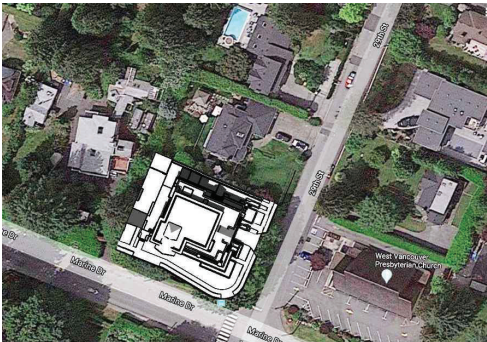
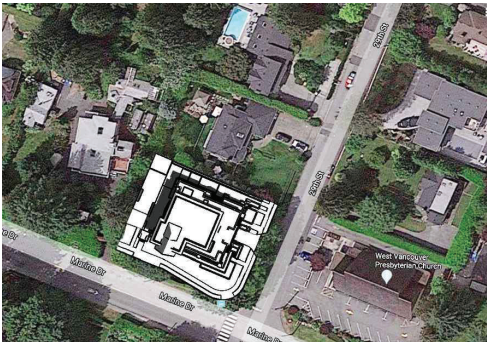
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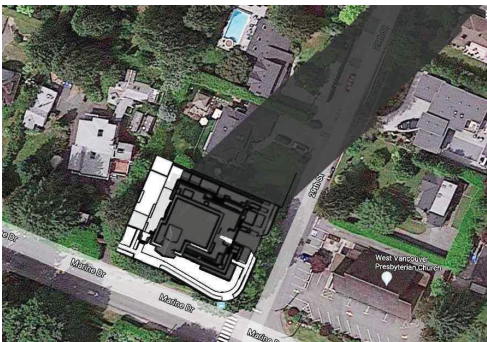
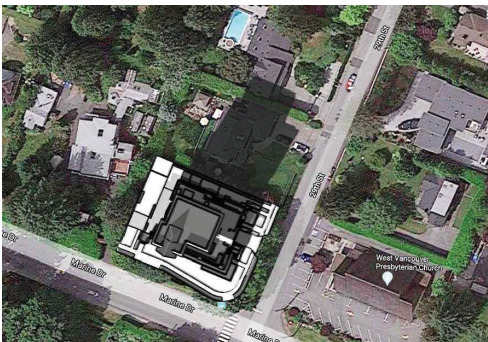
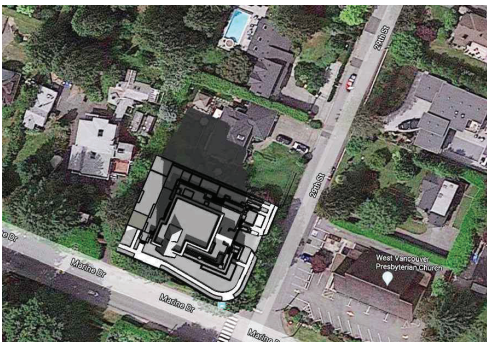
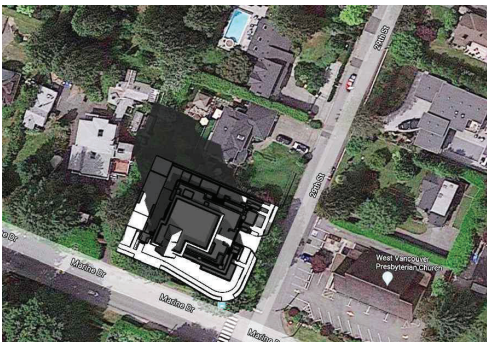
4 P.M



MARCH, 21st



JUNE, 21st



DECEMBER, 21st



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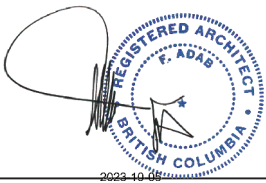
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PROJECT TITLE:

2905 Marine Drive
West Vancouver



DRAWING TITLE:

SHADOW STUDY

Designed by:

Pooyan Poostchi (M.Arch)

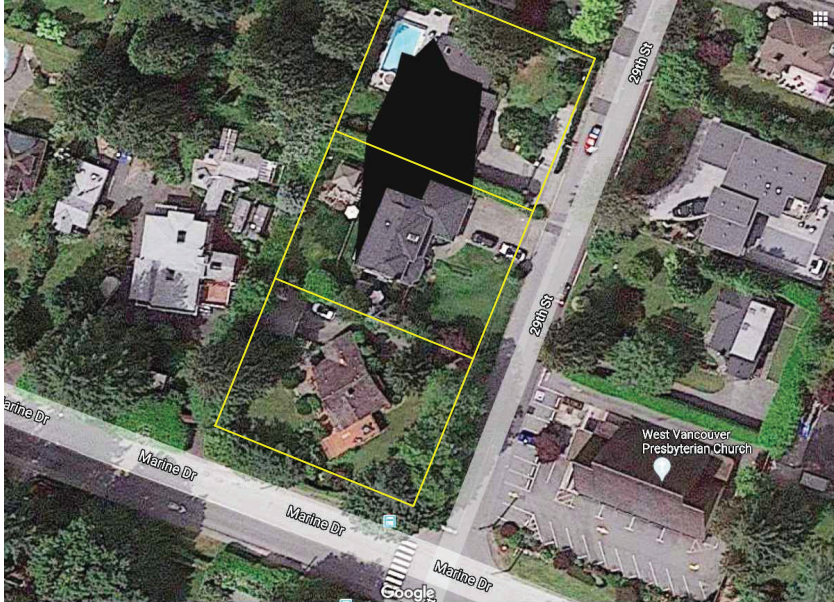
DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.10
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

NORTHERN NEIGHBOR
SHADOW ANALYSIS - DECEMBER 21ST

10:00 am.



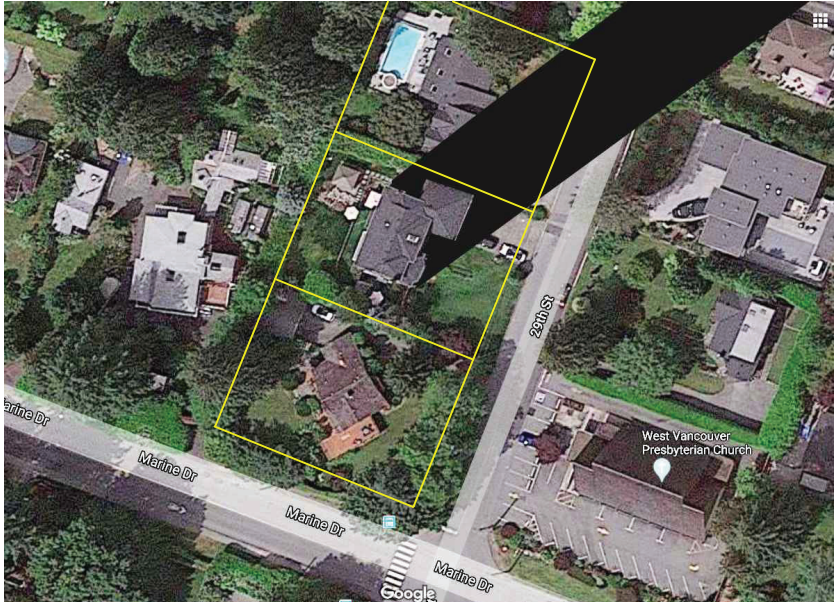
12:00 pm.



2:00 pm.



4:00 pm.



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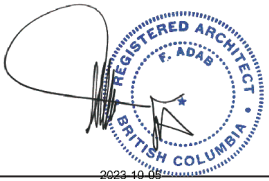
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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**



DRAWING TITLE:

**SHADOW STUDY
NORTHERN NEIGHBOUR**

Designed by:

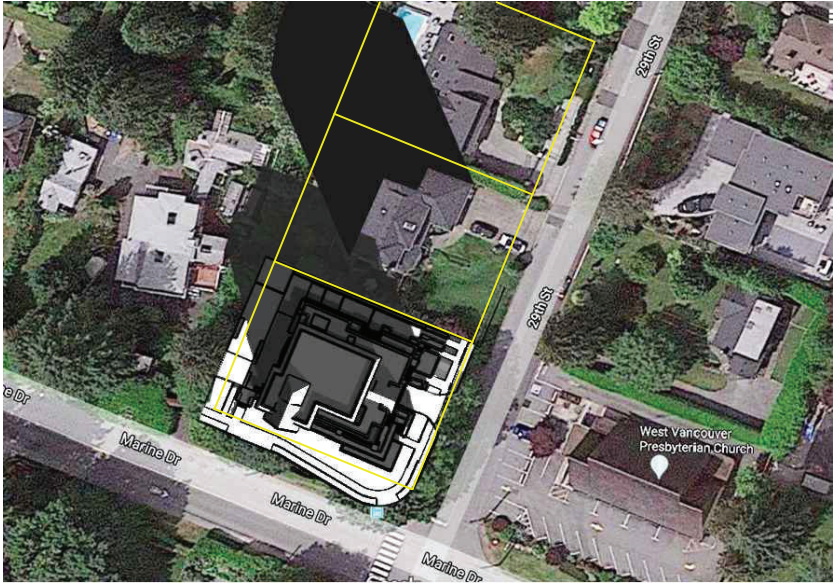
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.11
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

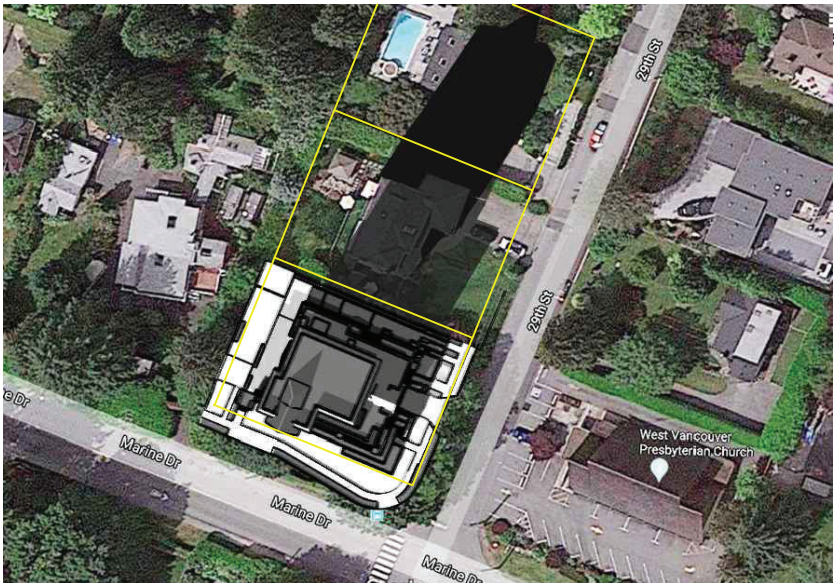
SHADOW ANALYSIS - DECEMBER 21ST

COMPARISON

10:00 am.

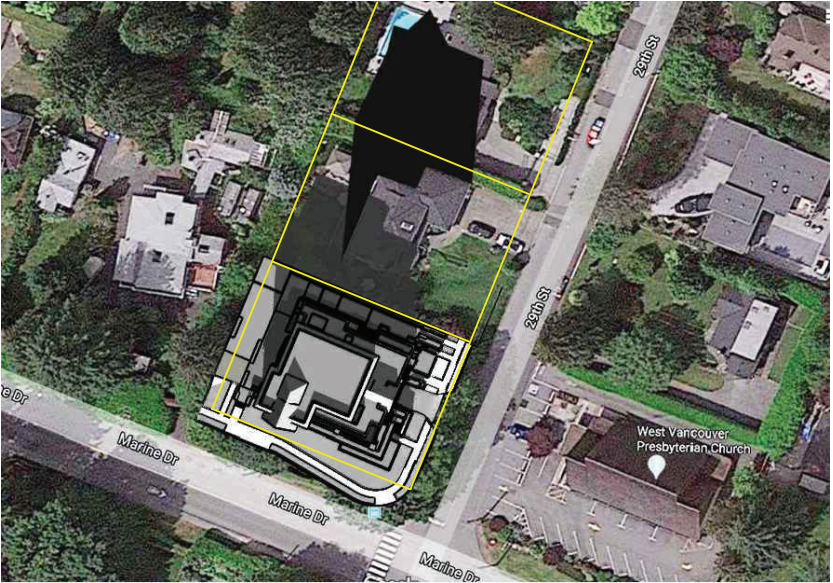


2:00 pm.

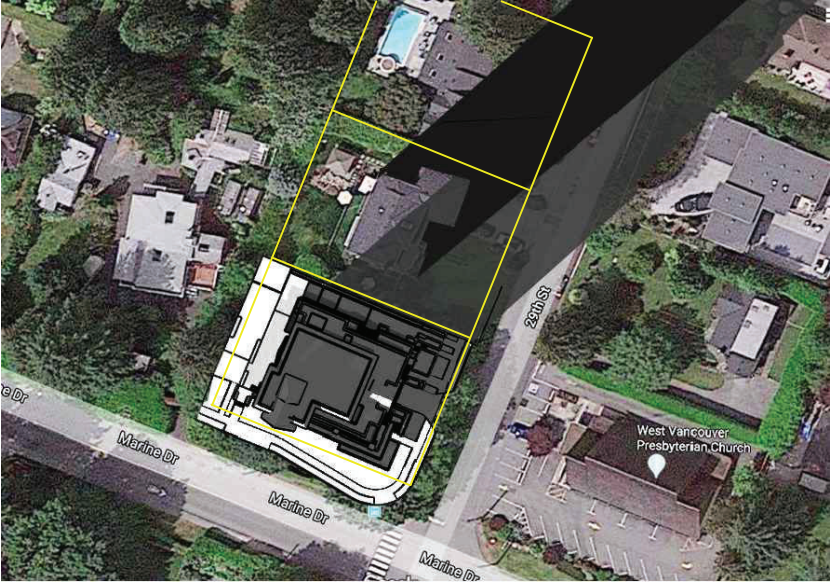


SHADOW OF THE PROPOSED BUILDING SHADOW OF THE NEIGHBOR TO THE NORTH

12:00 pm.



4:00 pm.



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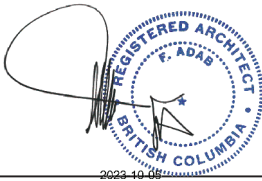
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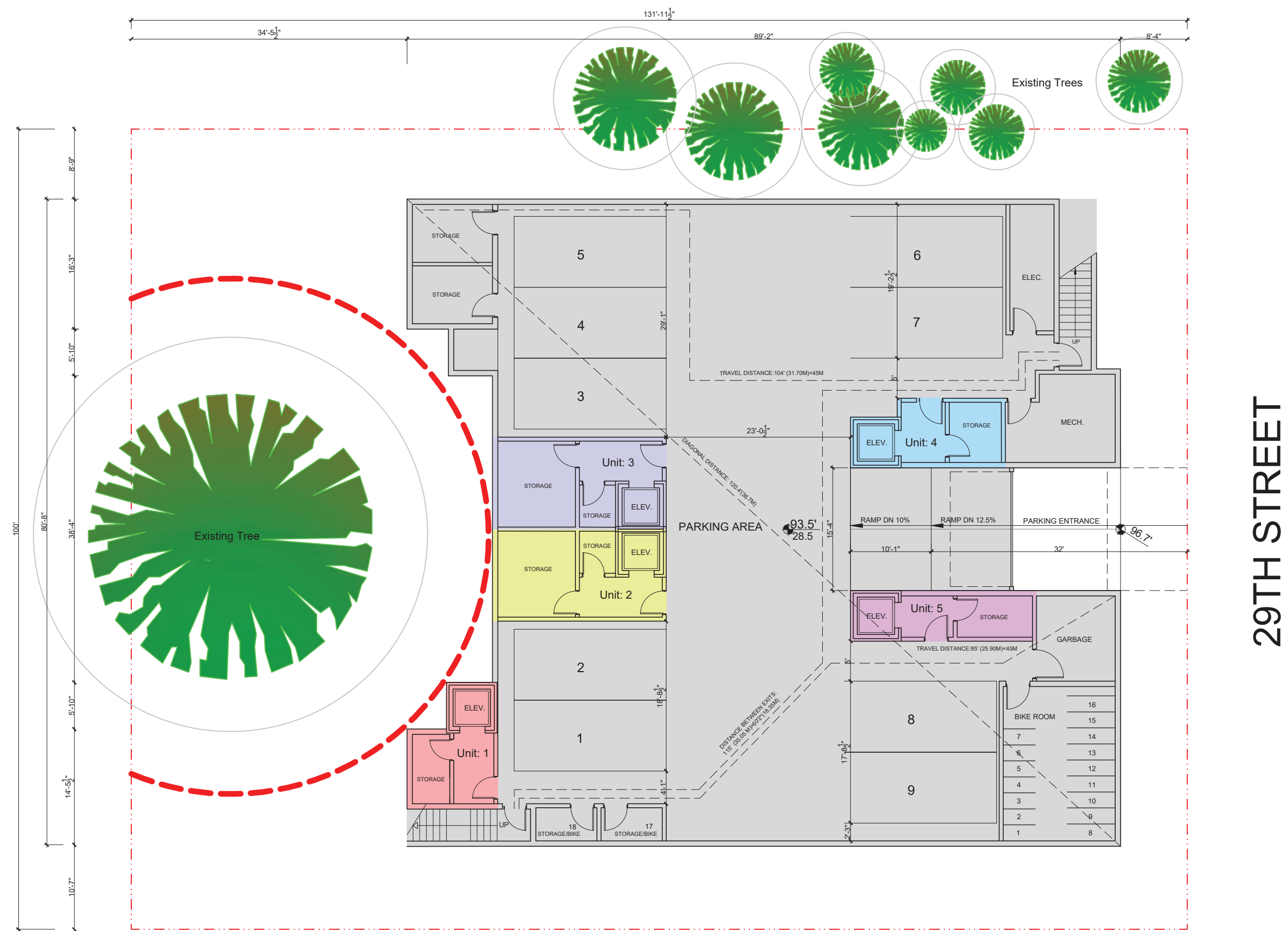
DRAWING TITLE:

SHADOW STUDY - COMPARISON

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-1.12
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	



UNDERGROUND PARKING PLAN

MARINE DRIVE

29TH STREET



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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

2023-10-05

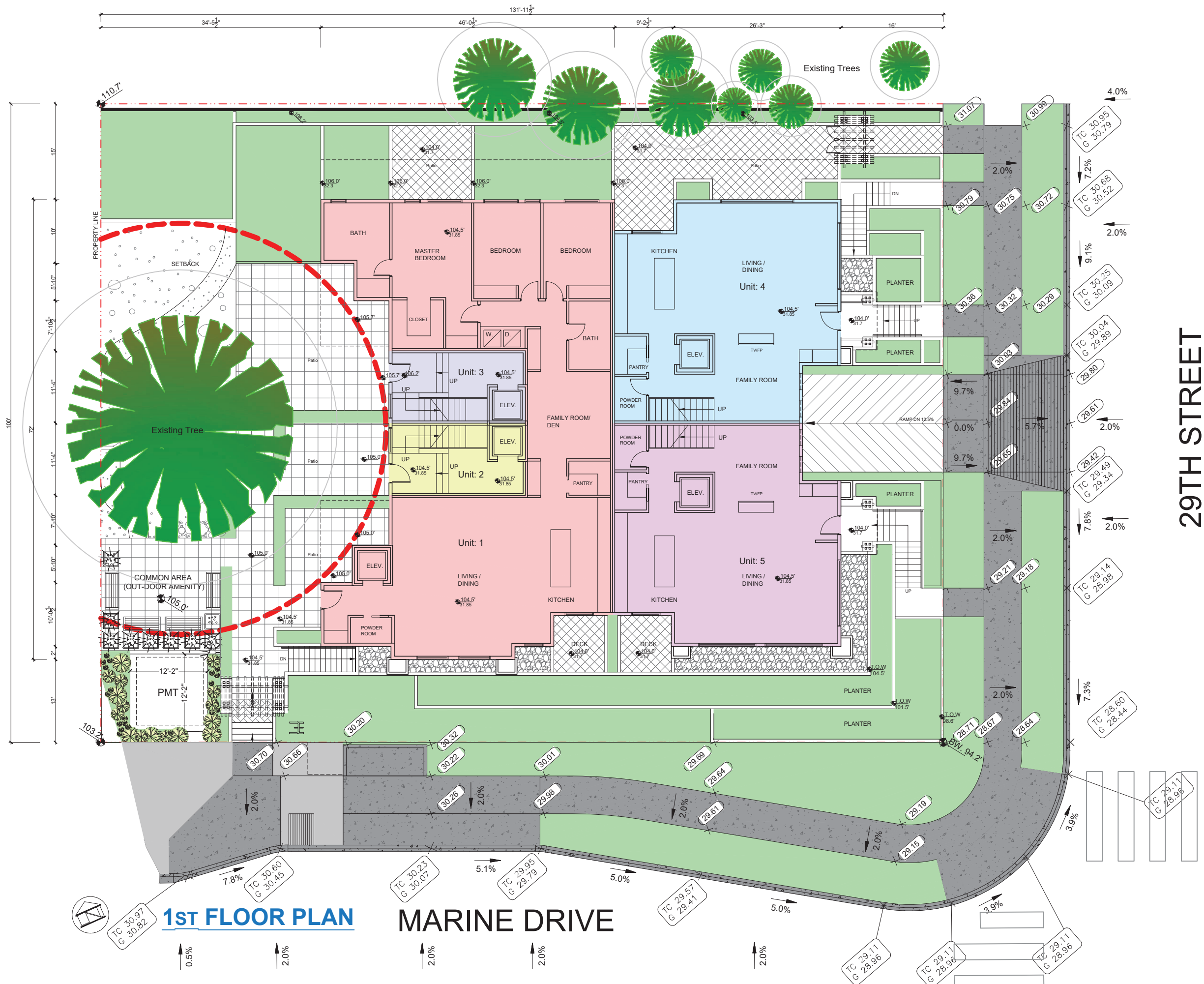
DRAWING TITLE:

UNDERGROUND PARKING PLAN

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO:
SCALE:	NTS	A-2.1
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO:	2002	



1ST FLOOR PLAN

MARINE DRIVE

29TH STREET



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PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

2023-10-05

DRAWING TITLE:

FIRST FLOOR PLAN

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-2.2
DESIGN:	F.A - P.P	
DRAWN:	P.P.	
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SECOND FLOOR PLAN



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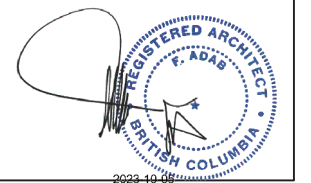
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1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:

**2905 Marine Drive
West Vancouver**



DRAWING TITLE:

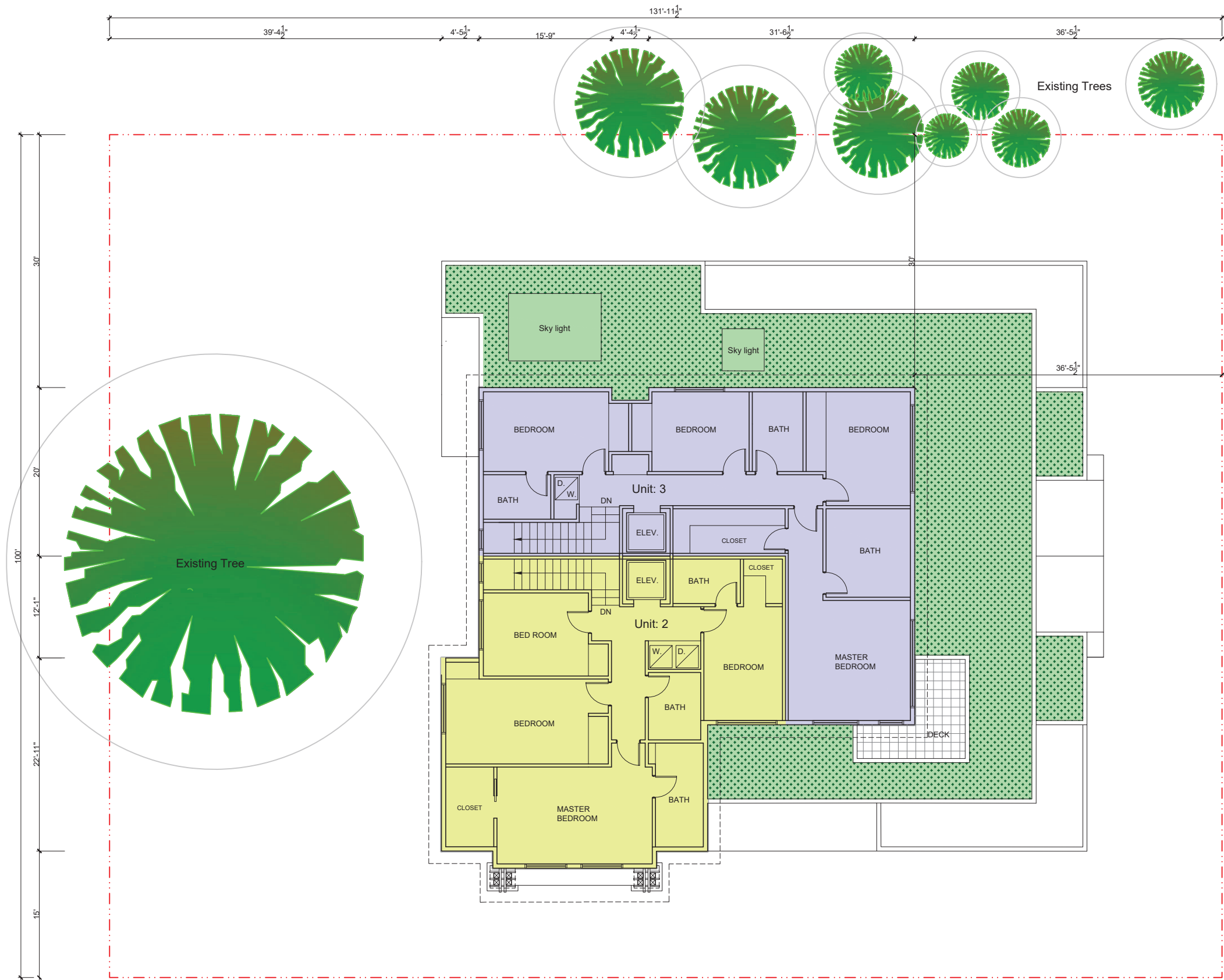
SECOND FLOOR PLAN

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO:	2002	

A-2.3



THIRD FLOOR PLAN



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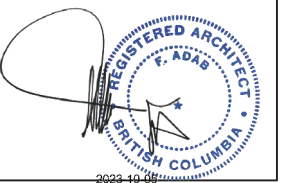
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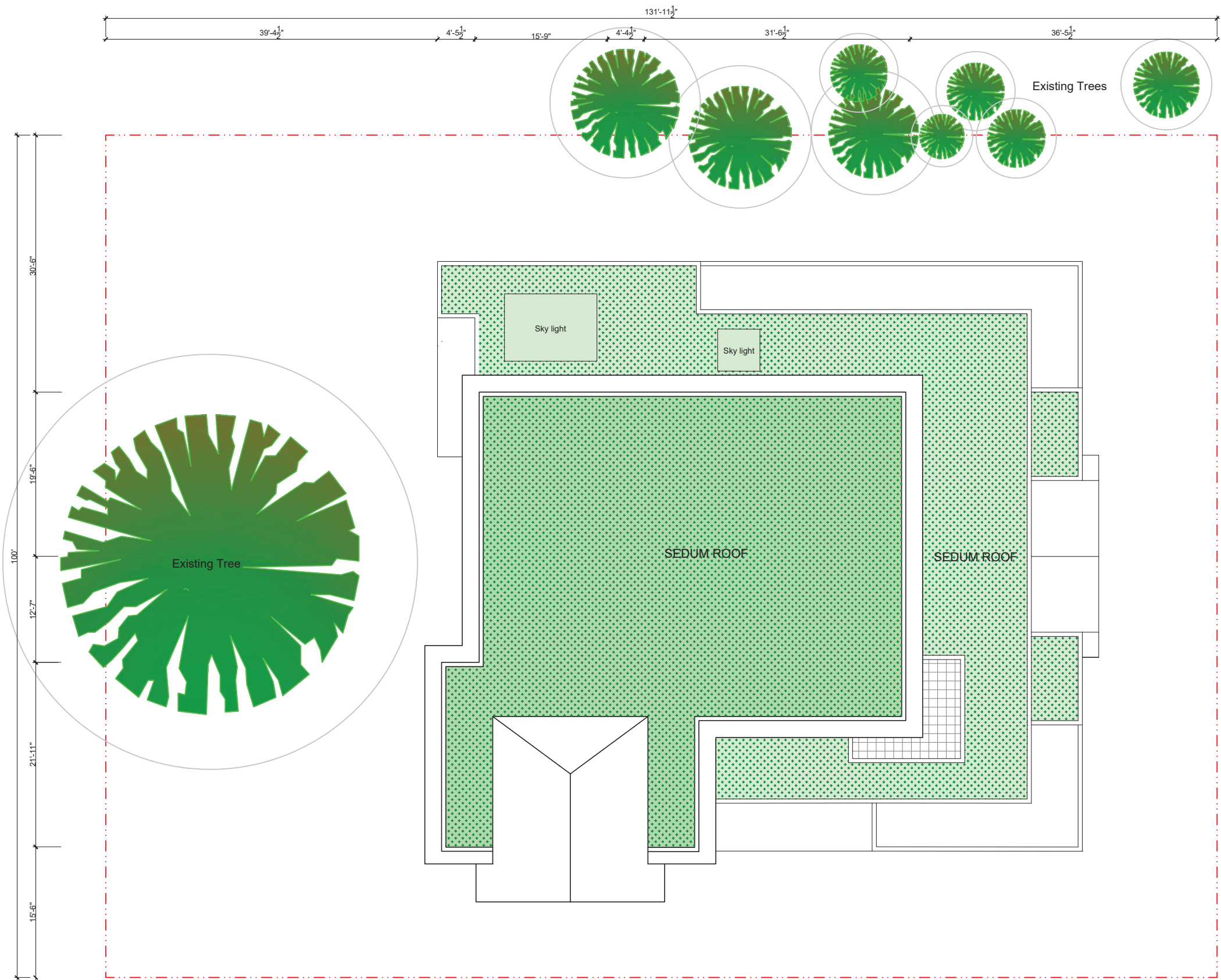
DRAWING TITLE:

THIRD FLOOR PLAN

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-2.4
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO:	2002	



ROOF PLAN



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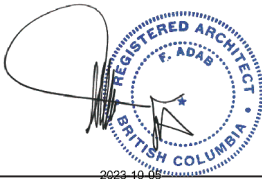
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1	May -2020	CONCEPTUAL DESIGN
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**2905 Marine Drive
West Vancouver**



DRAWING TITLE:

ROOF PLAN

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-2.5
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	



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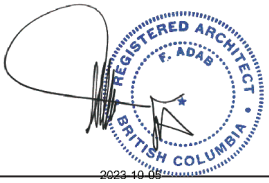
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1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:

2905 Marine Drive
West Vancouver



DRAWING TITLE:

ELEVATIONS

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

A-3.1



EAST ELEVATION

AVERAGE GRADE:
THE AVERAGE OF FOUR CORNER POINTS OF THE SITE:
(103.2'+107.0'+102.5'+97.3') / 4 = 102.5'

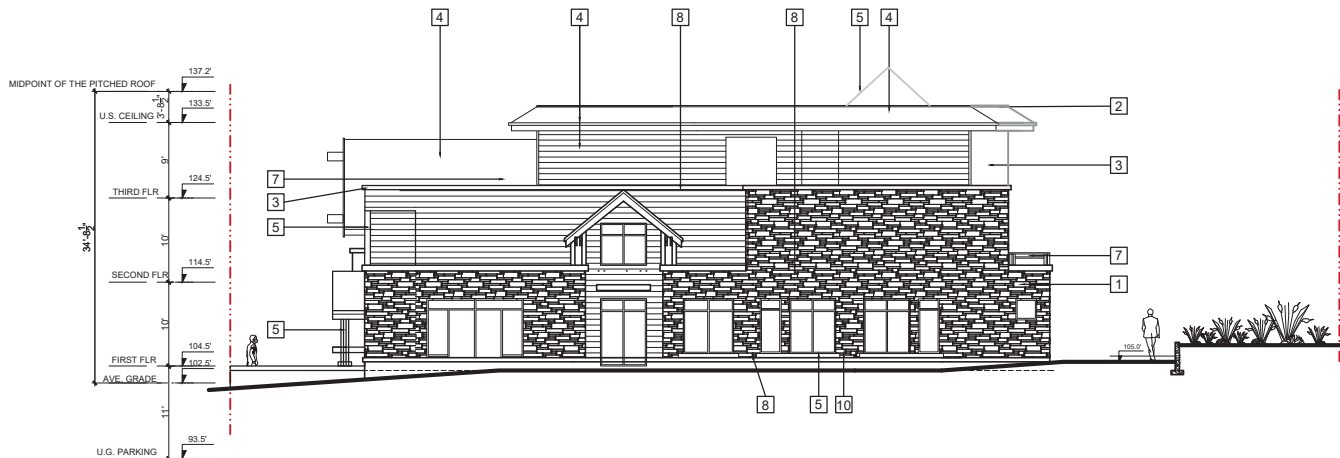
FACADE AREA: 245.8 sqm.
UNPROTECTED AREA: 40.6 sqm.
PERCENTAGE OF UNPROTECTED AREA: 16.5% < 100% (ALLOWABLE)
LIMITING DISTANCE: 16m



SOUTH ELEVATION

AVERAGE GRADE:
THE AVERAGE OF FOUR CORNER POINTS OF THE SITE:
(103.2'+107.0'+102.5'+97.3') / 4 = 102.5'

FACADE AREA: 250.3 sqm.
UNPROTECTED AREA: 69 sqm.
PERCENTAGE OF UNPROTECTED AREA: 27.5% < 100% (ALLOWABLE)
LIMITING DISTANCE: 16m



NORTH ELEVATION

AVERAGE GRADE:
THE AVERAGE OF FOUR CORNER POINTS OF THE SITE:
(103.2'+107.0'+102.5'+97.3') / 4 = 102.5'

FACADE AREA: 232.3 sqm.
UNPROTECTED AREA: 25 sqm.
PERCENTAGE OF UNPROTECTED AREA: 11% < 39% (ALLOWABLE)
LIMITING DISTANCE: 4m



WEST ELEVATION

AVERAGE GRADE:
THE AVERAGE OF FOUR CORNER POINTS OF THE SITE:
(103.2'+107.0'+102.5'+97.3') / 4 = 102.5'

FACADE AREA: 191.9 sqm.
UNPROTECTED AREA: 44 sqm.
PERCENTAGE OF UNPROTECTED AREA: 23% < 100% (ALLOWABLE)
LIMITING DISTANCE: 10m



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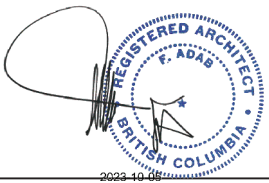
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PROJECT TITLE:

2905 Marine Drive
West Vancouver



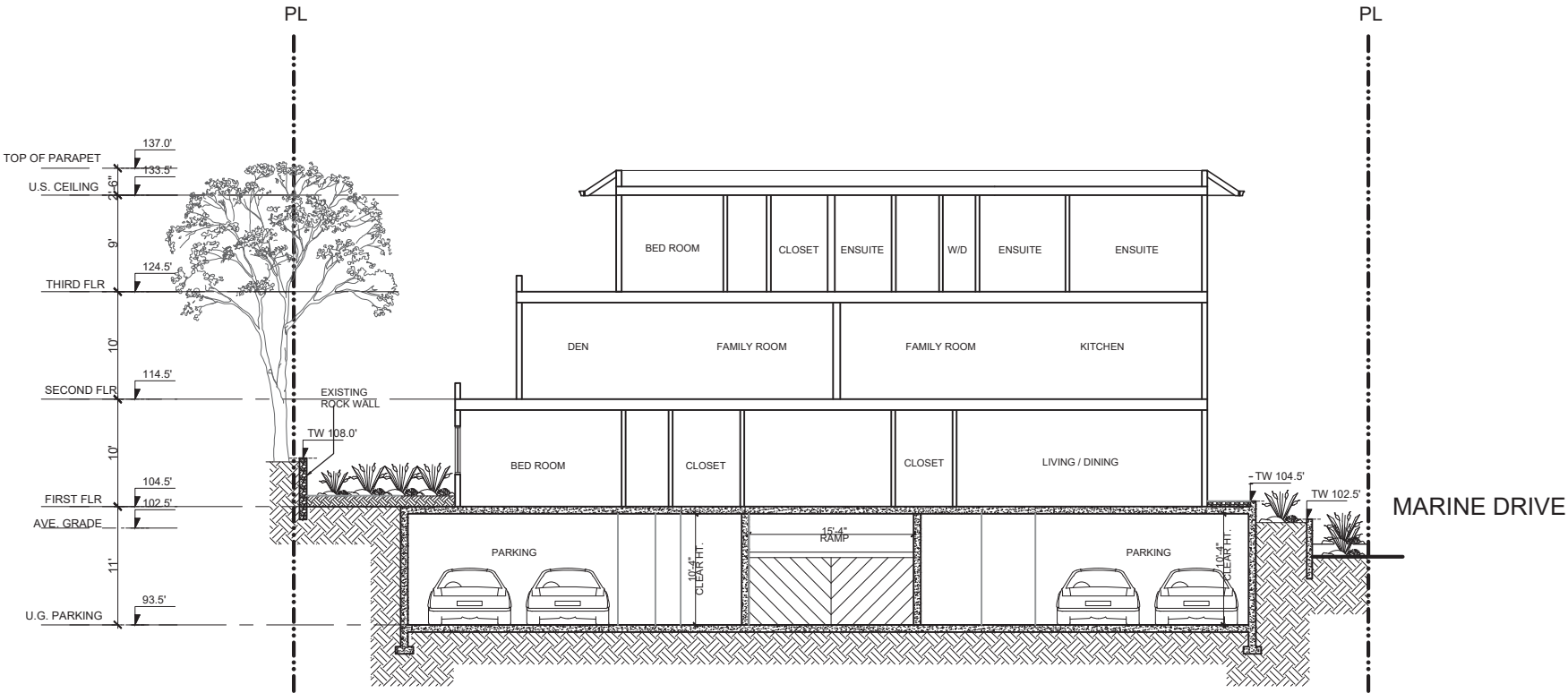
DRAWING TITLE:

SECTIONS

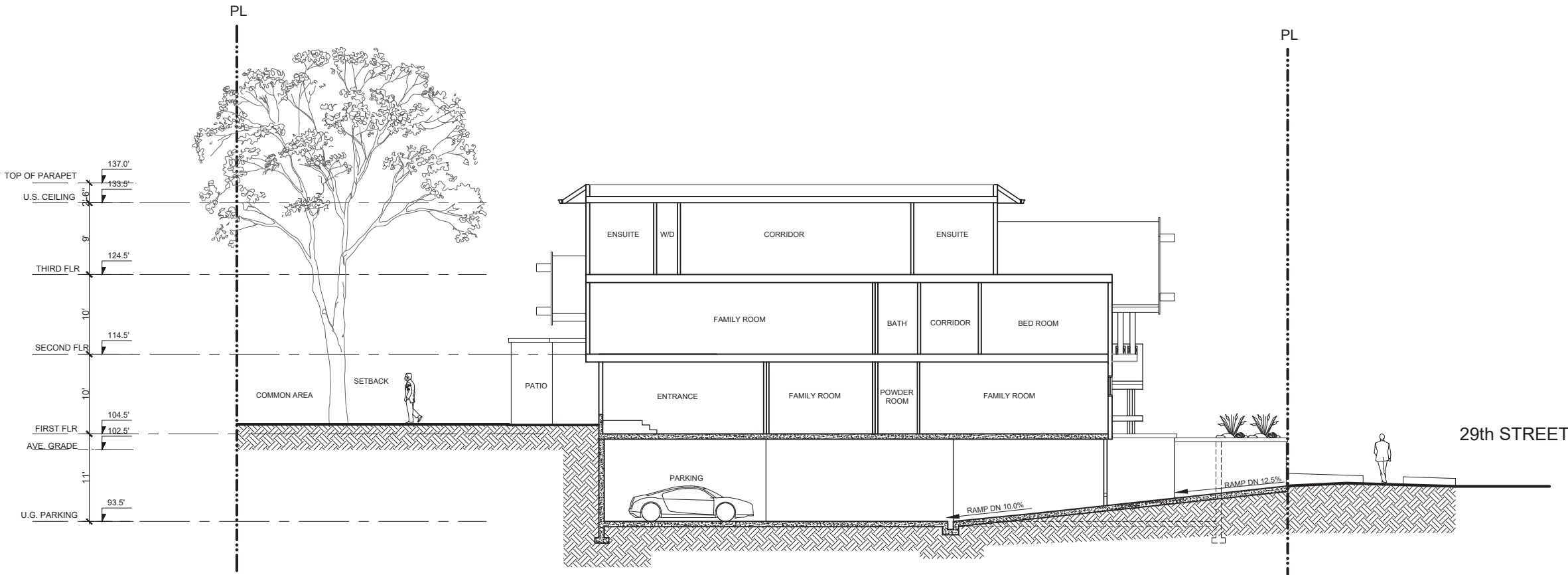
Designed by:

Pooyan Poostchi (M.Arch)

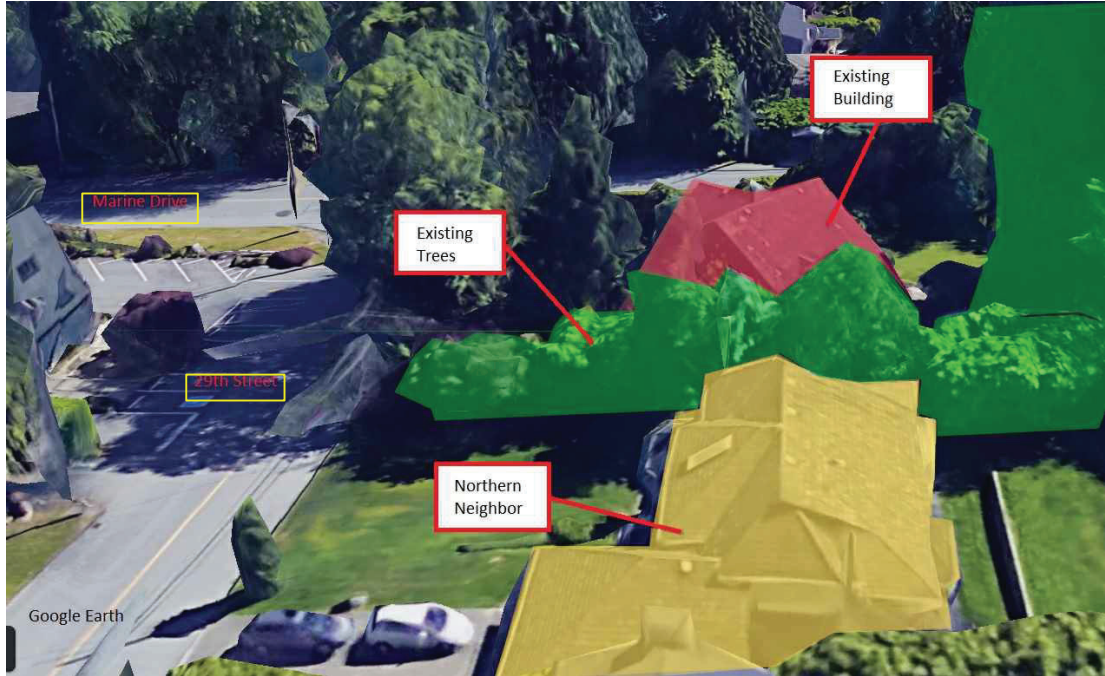
DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-4.1
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	



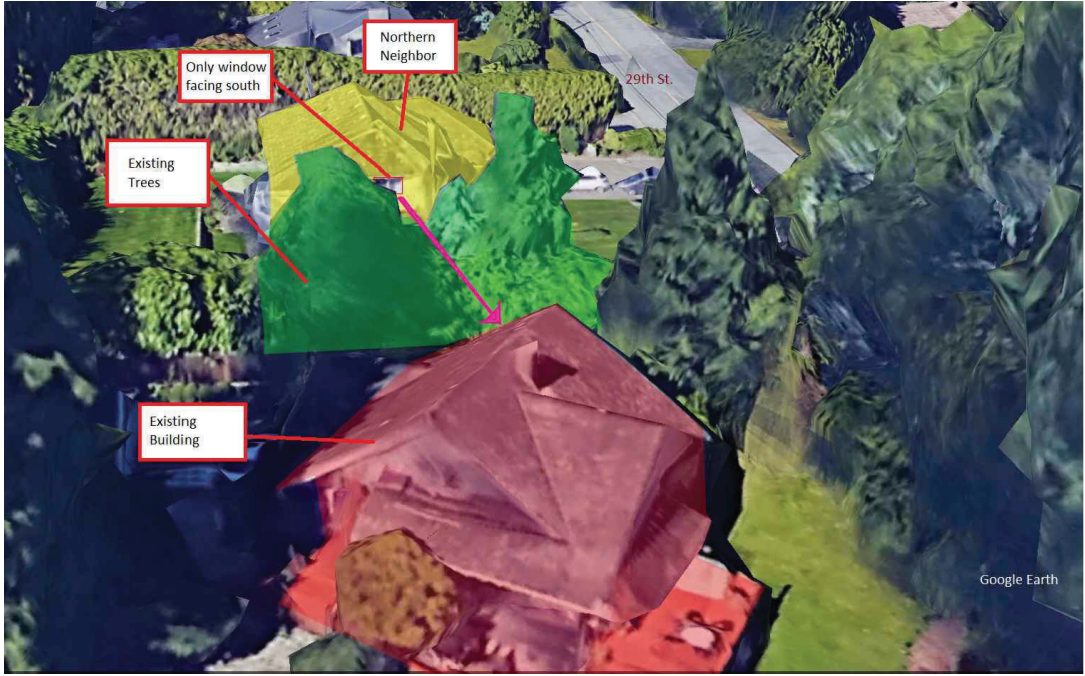
SECTION A-A



SECTION B-B



VIEW ANALYSIS OF CURRENT CONDITION



VIEW ANALYSIS OF CURRENT CONDITION



MARINE DRIVE STREETSCAPE



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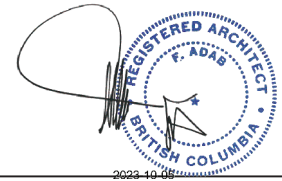
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PROJECT TITLE:

2905 Marine Drive
West Vancouver



DRAWING TITLE:

VIEW ANALYSIS
CURRENT SITUATION

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	

A-5.1



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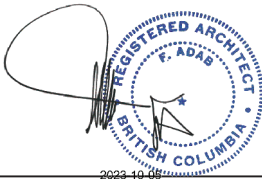
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PROJECT TITLE:

2905 Marine Drive
West Vancouver



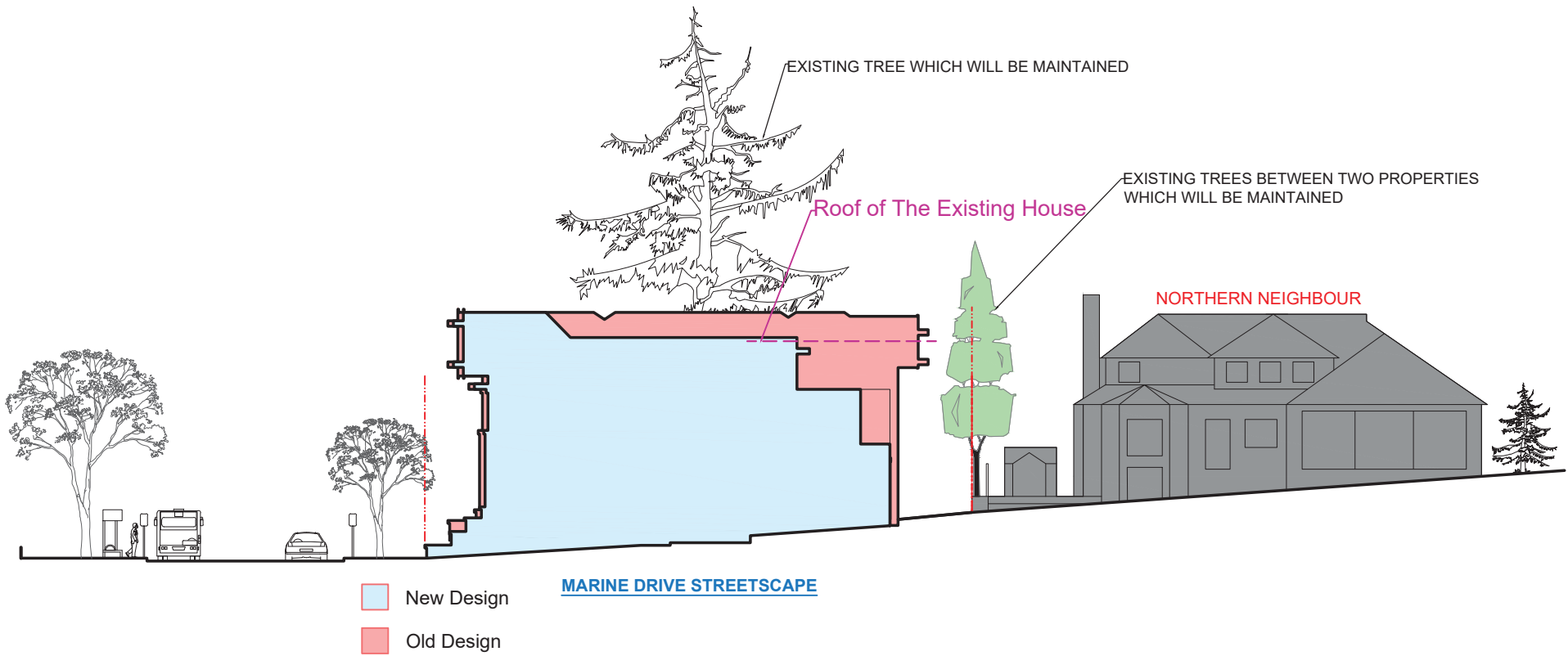
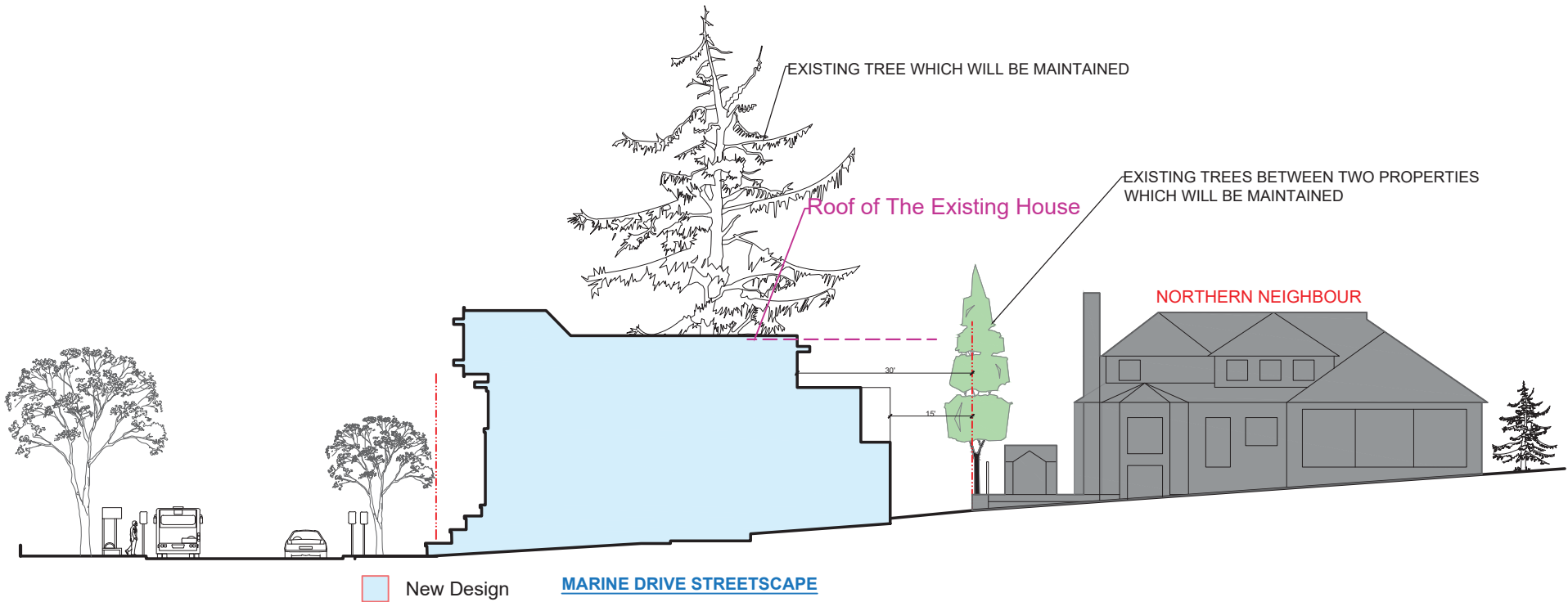
DRAWING TITLE:

STREET SCAPE COMPARISON
(OLD AND NEW PROPOSAL)

Designed by:

Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-5.2
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	





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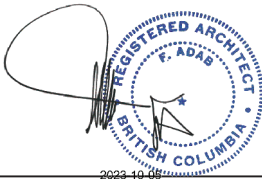
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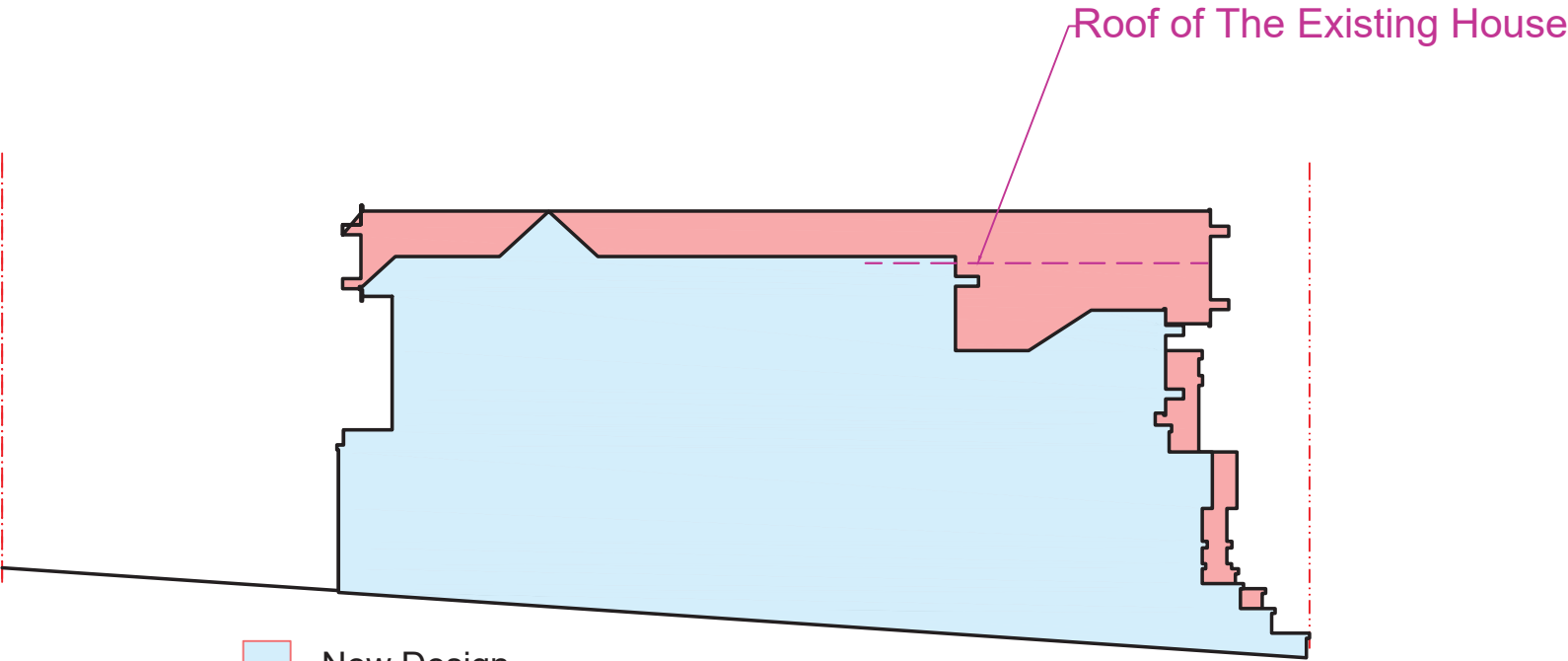
DRAWING TITLE:

MASSING COMPARISON
OLD AND NEW PROPOSAL

Designed by:

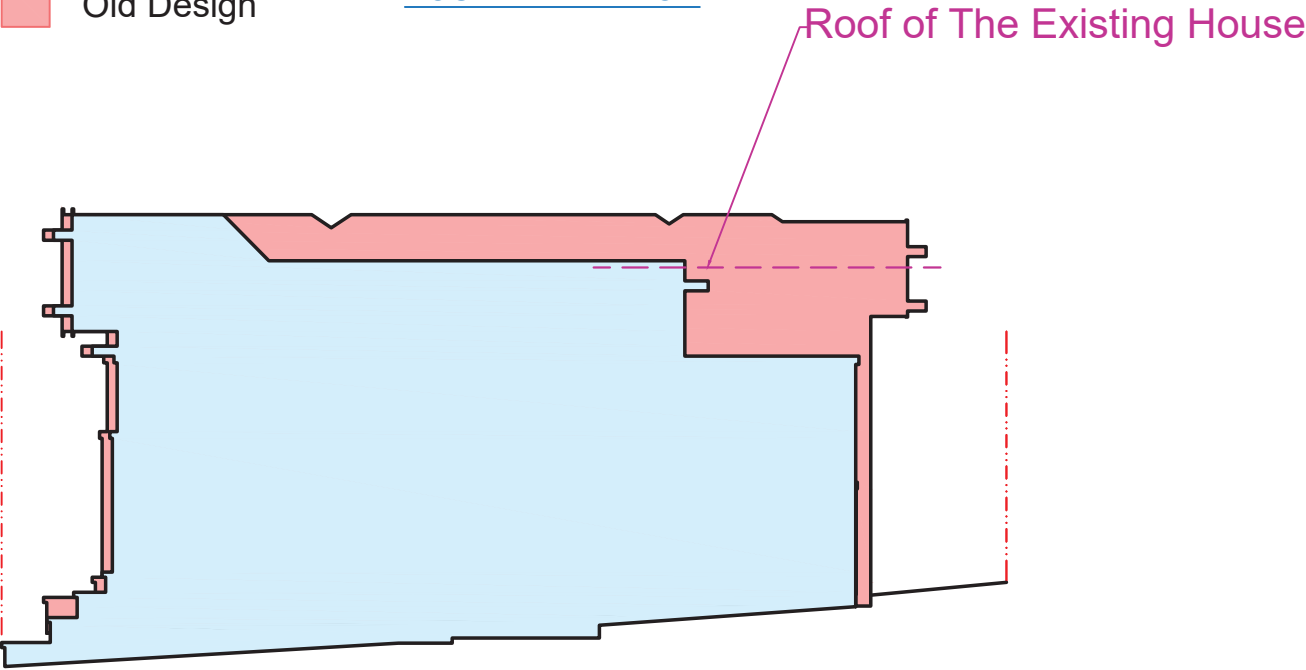
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-5.3
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	



New Design
Old Design

SOUTH ELEVATION



New Design
Old Design

EAST ELEVATION



**F. ADAB
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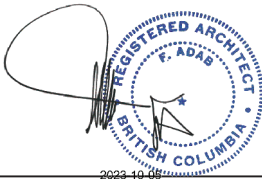
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**2905 Marine Drive
West Vancouver**



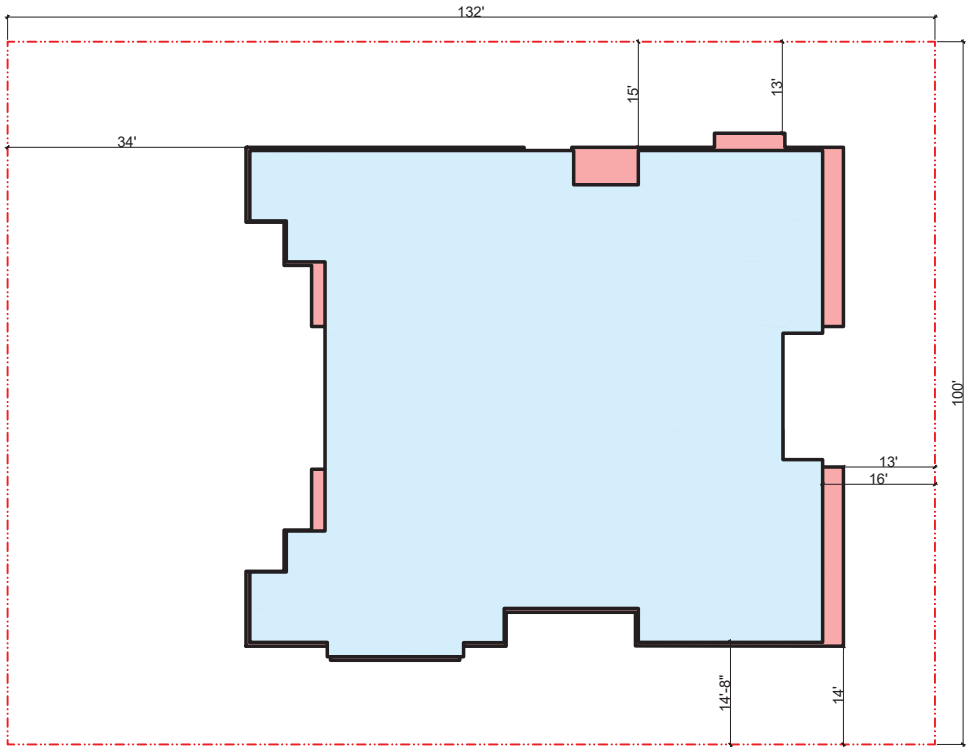
DRAWING TITLE:

**SETBACKS COMPARISON
OLD AND NEW PROPOSAL**

Designed by:

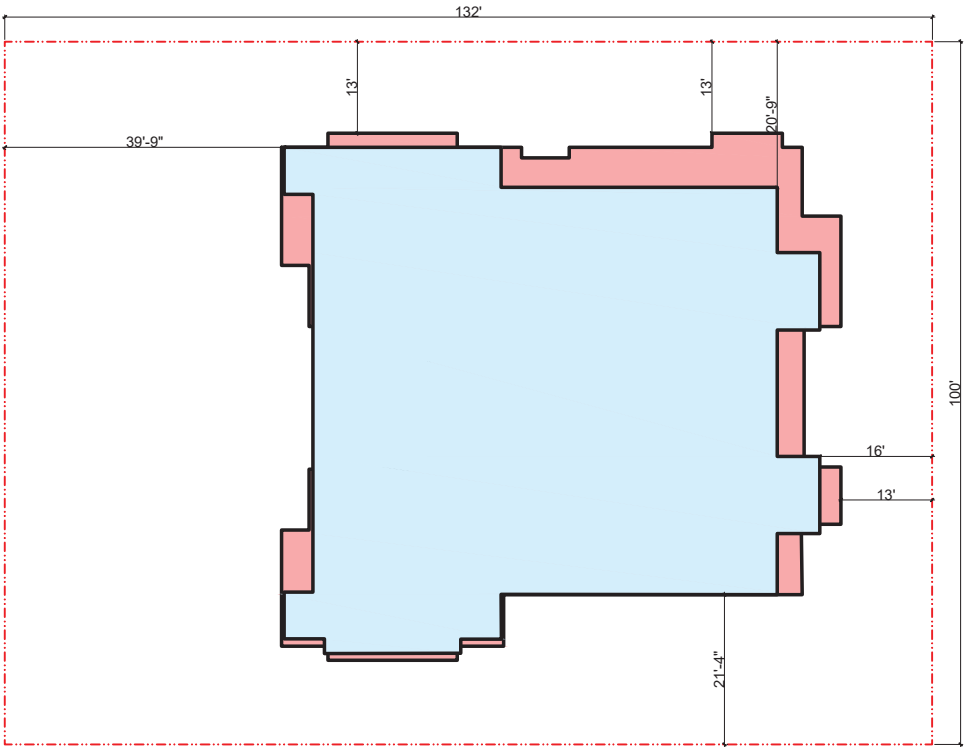
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO:
SCALE:	NTS	A-5.4
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO:	2002	



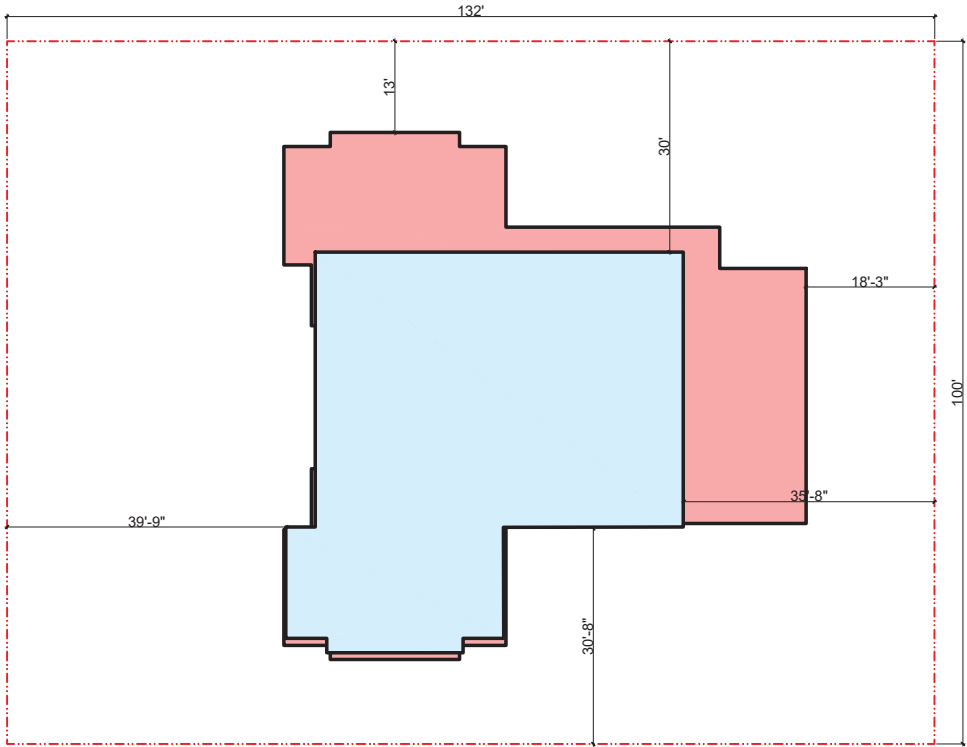
OUT LINE OF THE FLOOR PLAN AND SET BACKS
LEVEL 1

New
Old



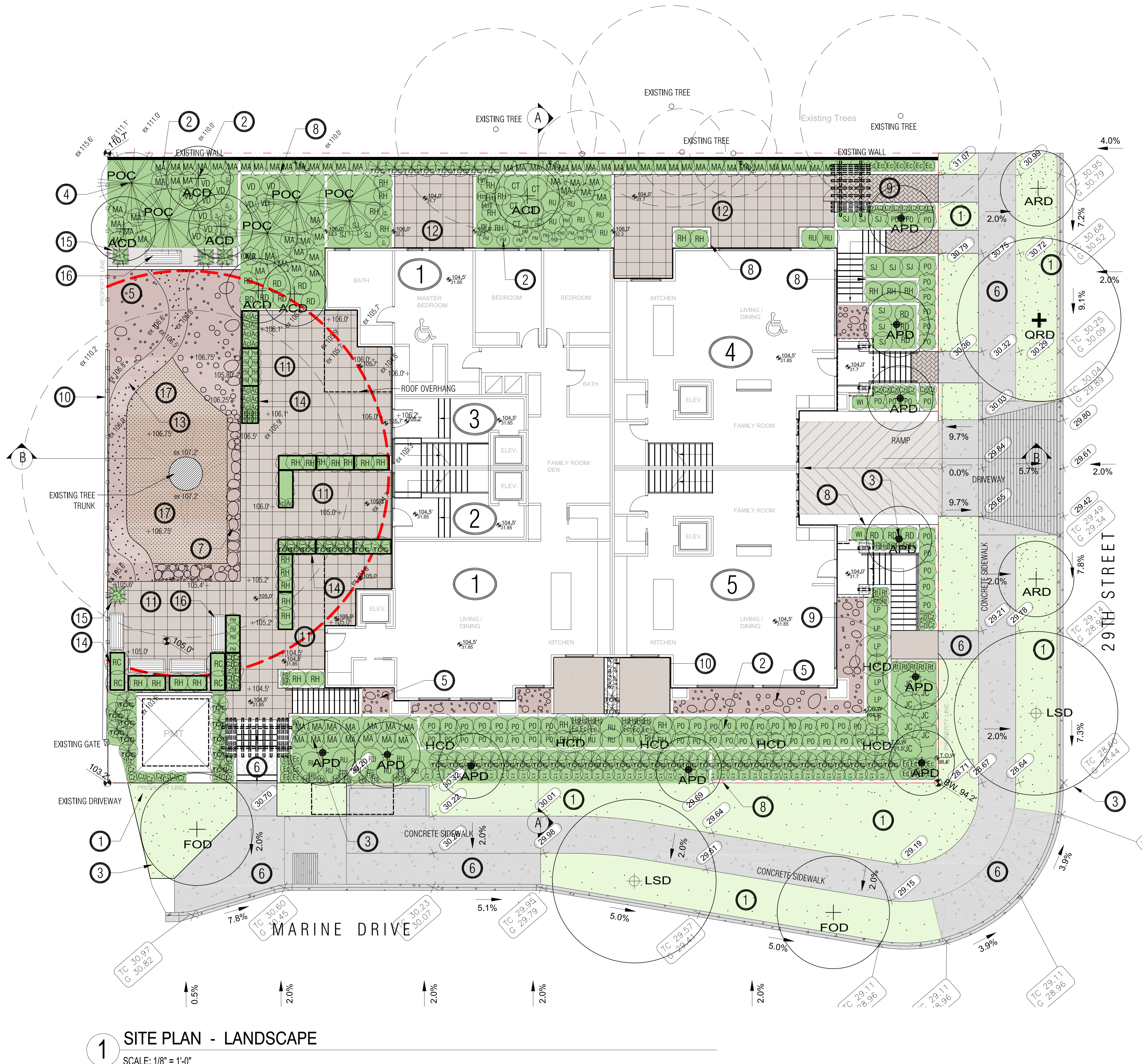
OUT LINE OF THE FLOOR PLAN AND SET BACKS
LEVEL 2

New
Old



OUT LINE OF THE FLOOR PLAN AND SET BACKS
LEVEL 3

New
Old



1 SITE PLAN - LANDSCAPE
SCALE: 1/8" = 1'-0"

- NOTES:**
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
 - REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ACER TREE SERVICES FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
 - TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 - AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 450MM
B. GROUND COVERS: 450MM
C. SHRUBS: 450MM
D. TREE PITTS: 100U METERS PER TREE PIT - ALSO SEE LANDSCAPE DRAWING L-8 (SOIL VOLUMES)
 - LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD, NON NETTED.
 - ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
 - 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 - IRRIGATION SYSTEM - (AUTOMATIC) SHALL BE DESIGN BUILD TO BE COORDINATED BY GENERAL CONTRACTOR.
 - ROCK AND BOULDER MATERIALS
ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
SIZES: A: 3'-6" TO 4'-6" DIAMETER
B: 2'-0" TO 3'-6" DIAMETER
C: 1'-0" TO 2'-0" DIAMETER (REFER TO THE KEYS SHOWN ON LANDSCAPE PLAN)
 - PAVING TYPES AND MATERIALS AS FOLLOWS:
- OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH, INSTALL SAW CUT CONTROL JOINT EVERY 8'. ISOLATION JOINT EVERY 28'.
- DRIVEWAY ENTRANCE: PERMEABLE UNIT PAVERS AND STANDARD CONCRETE PAVING WITH BROOM FINISH NO TROWELED EDGES.
- ON SITE, COURTYARDS AND PRIVATE PATIOS: 2'X2' COMPOSITE OR IPE WOOD PAVER SYSTEM, PERMEABLE PAVING. INSTALL OVER 3" LAYER OF 1/2" WASHED CLEAR CRUSH BASE COURSE.
 - BENCHES: MAGLIN - 870 SERIES BACKED BENCH - LEGACY #ML B870 69.5" LONG, IPE WOOD. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUN METAL. C/W PERMANENT ANCHOR SYSTEM.
 - SITE GRADING: REFER TO ARCHITECTURAL AND CIVIL ENGINEERING DWGS FOR SITE GRADING OF ROADS, AND RETAINING WALLS. AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE. NO PONDING OF STORM WATER ALLOWED ON SITE.
 - STORM WATER MANAGEMENT BY CIVIL ENGINEERING.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	1	ACER CIRINATUM	VINE MAPLE	2.75M HT.	B & B
APD	10	ACER PALMATUM	JAPANESE MAPLE	2.75M HT.	B & B
ARD	2	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	6 CM CAL.	B & B
FOD	2	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	6 CM CAL.	B & B
HCD	5	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5 M HT.	B & B
POC	2	PICEA OMORIKA	SERBIAN SPRUCE	2.75 M HT.	B & B
LSD	2	LIQUIDAMBAR STYRSIFLUA	AMERICAN SWEETGUM	6 CM CAL.	B & B
QRD	1	QUERCUS RUBRA	RED OAK	6 CM CAL.	B & B
TOC	14	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75 M HT.	B & B
CT	4	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3	CONTAINER
HM	5	HEUCHERA MICRA. VAR. DIV. PALACE	CORAL BELLS	#1	CONTAINER
HU	10	HOSTA UNDULATA MEDIO-VAR.	HOSTA UNDULATA MEDIO-VAR.	#1	CONTAINER
JC	26	JUNIPERUS CHINENSIS MINT.	SEAGREEN JUNIPER	#3	CONTAINER
LP	24	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	66	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	14	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PJ	3	PIERIS JAPONICA	JAPANESE PIERIS	#3	CONTAINER
PO	11	PRUNUS L. OTTO LUYKEN	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	31	POLYSTICHUM LUNULATUM	WESTERN SWORD FERN	#3	CONTAINER
RC	2	RHODODENDRON CHEER	CHEER RHODO.	#3	CONTAINER
RD	11	RHODODENDRON DOBA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RH	14	RHODODENDRON HACHIMANN'S FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
SJ	8	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
RU	7	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
VD	7	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3	CONTAINER
AC	27	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
CZ	13	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
EC	13	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
HS	18	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
RF	23	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
WI	4	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	CONTAINER

KEY:

- 1 LAWN - OPEN SPACE
- 2 PLANTING BED
- 3 PROPOSED DECIDUOUS TREE
- 4 PROPOSED CONIFEROUS TREE
- 5 DECORATIVE RIVER ROCK BED
- 6 CONCRETE PAVING BROOM FINISH
- 7 ROCK/BOULDER BARRIER
- 8 RAISED CONC. PLANTER WALL
- 9 UNIT PAVERS - PERMEABLE
- 10 6' HT. WOOD FENCE/SCREEN
- 11 2' X 2' IPE WOOD PAVING PERMEABLE
- 12 2' X 2' CONCRETE UNIT PAVERS PERMEABLE
- 13 GRANULAR WALKWAY 3" W. CRUSHED GRANITE 1/4" DIA.
- 14 METAL PLANTER ALUM. OR GALVANIZED STEEL
- 15 DECORATIVE SQ. POT
- 16 BENCH
- 17 BARK MULCH BELOW TREE

REVISIONS/ISSUED
1 AUG 24/2023 - CONSULTANT REVIEW.

NORTH

PROJECT
2905 MARINE DR. MULTI UNIT RESIDENTIAL DEVELOPMENT
2905 MARINE DRIVE, WEST VANCOUVER, B.C.

DEVELOPER: KANOS
ARCHITECT: F. ADAB ARCHITECTS INC.
ROD MARIYAMA & ASSOCIATES: 680 C. LEG IN BOOTH SQUARE, VANCOUVER, B.C. V6Z 4E4, PH: (604) 674-4967, FX: (604) 674-9931, EM: mariyama@telus.net

ROD MARIYAMA & ASSOCIATES
LANDSCAPE ARCHITECTS

DATE: NOV. 28, 2020
DESIGN: JZ, RHM
DRAWN: RHM
CHECKED: RHM
SCALE: AS SHOWN
JOB NO. M1003

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-1



- KEY:**
- 1 LAWN - OPEN SPACE
 - 2 PLANTING BED
 - 3 PROPOSED DECIDUOUS TREE
 - 4 PROPOSED CONIFEROUS TREE
 - 5 DECORATIVE RIVER ROCK BED
 - 6 CONCRETE PAVING
BROOM FINISH
 - 7 ROCK/BOULDER BARRIER
 - 8 RAISED CONC. PLANTER WALL
 - 9 UNIT PAVERS - PERMEABLE
 - 10 6' HT. WOOD FENCE/SCREEN
 - 11 2' X 2' IPE WOOD PAVING
PERMEABLE
 - 12 2' X 2' CONCRETE UNIT
PAVERS PERMEABLE
 - 13 GRANULAR WALKWAY 3' W.
CRUSHED GRANITE 1/4" DIA.
 - 14 METAL PLANTER ALUM. OR
GALVANIZED STEEL
 - 15 DECORATIVE SQ. POT
 - 16 BENCH
 - 17 BARK MULCH BELOW TREE

1 GENERAL LANDSCAPE SITE PLAN
SCALE: 1/8" = 1'-0"

**DWG FOR REVIEW & COORDINATION
NOT FOR SUBMISSION**

REVISIONS/ISSUED
1 AUG 24/2023 - CONSULTANT REVIEW.

NORTH

PROJECT
2905 MARINE DR. MULTI UNIT RESIDENTIAL DEVELOPMENT
2905 MARINE DRIVE, WEST VANCOUVER, B.C.

DEVELOPER: KANOX
ARCHITECT: F. ADAB ARCHITECTS INC.
ROD MARIYAMA & ASSOCIATES 680 C. LEG IN BOOT SQUARE, VANCOUVER B.C. V6Z 4B4 PH: (604) 574-4967 FX: (604) 574-9931 EM: mariyama@telus.net

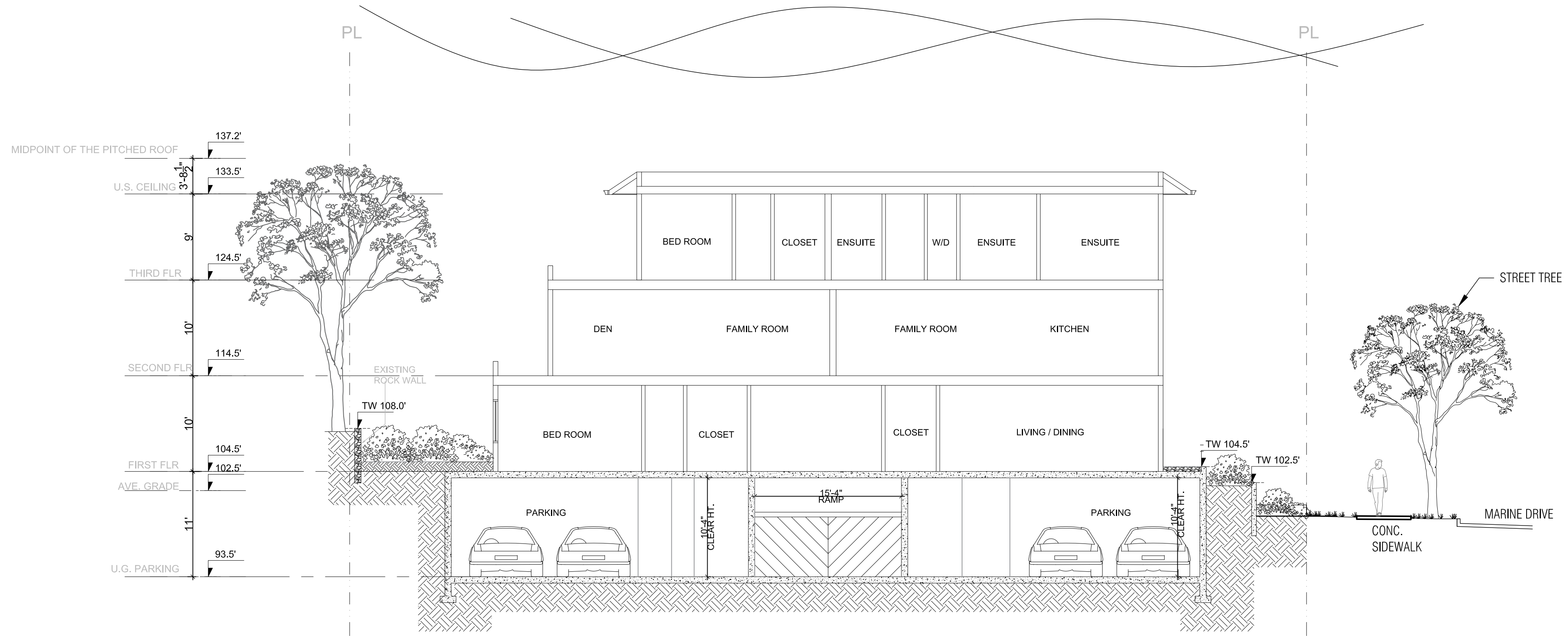
MARIYAMA
LANDSCAPE ARCHITECTS

DATE	NOV. 28, 2020
DESIGN	JZ, RHM
DRAWN	RHM
CHECKED	RHM
SCALE	AS SHOWN
JOB NO.	M1003

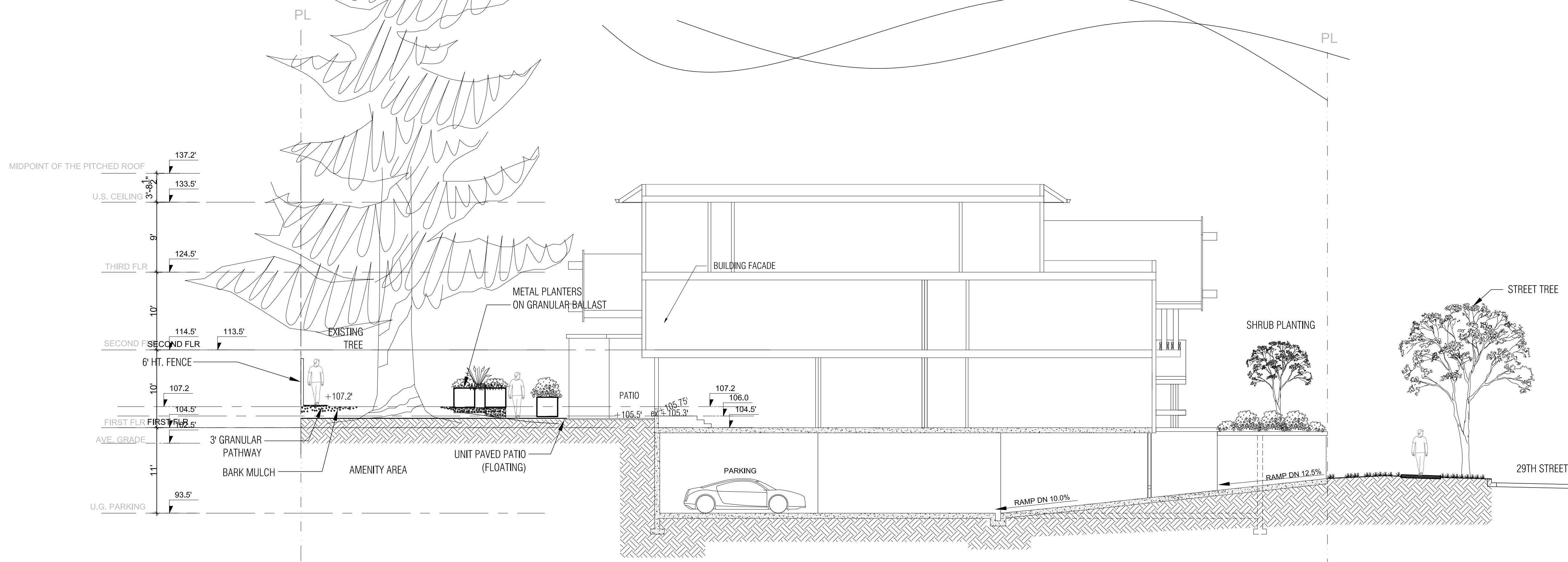
SHEET TITLE
GENERAL LANDSCAPE
SITE PLAN

SHEET NO.
L-2

EXISTING TREE APPROXIMATE
HEIGHT 90 FT.



1 SECTION A-A
SCALE: 1/8" = 1'-0"

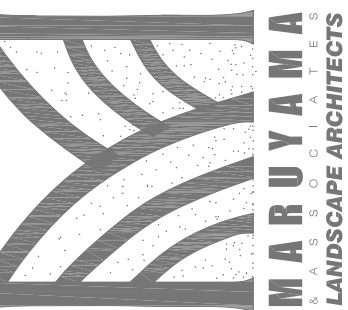


2 SECTION - BB WEST SIDE THROUGH TREE #18
SCALE: 1/8" = 1'-0"

DWG FOR REVIEW & COORDINATION
NOT FOR SUBMISSION

REVISIONS/ISSUED
1 AUG 24/2023 CONSULTANT REVIEW

PROJECT
2905 MARINE DR. MULTI UNIT RESIDENTIAL DEVELOPMENT
2905 MARINE DRIVE, WEST VANCOUVER, B.C.
DEVELOPER: KANOS
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DATE	NOV 28, 2020
DESIGN	JZ, RMA
DRAWN	RMA
CHECKED	RMA
SCALE	AS SHOWN
JOB NO.	M1003

SHEET TITLE
LANDSCAPE SECTIONS

SHEET NO.
L-3

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