

AQUILA

ISSUED FOR DEVELOPMENT PERMIT

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LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE PROTECTION
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LAYOUT + MATERIALS PLAN
L1.2	GRADING PLAN
L1.3	PLANTING SCHEMATIC PLAN
L2.0	PLAYGROUND - MATERIALS
L3.0	PLANT LIST + IMAGES
L4.0	HARDSCAPE DETAILS
L4.1	HARDSCAPE DETAILS
L4.2	FURNISHING DETAILS
L4.3	PLAYGROUND DETAILS
L4.4	SOFTSCAPE DETAILS

GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
13. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF VANCOUVER PROPERTY TO BE AS PER THE CITY OF VANCOUVER STREET RESTORATION MANUAL.
15. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

1738 KINGSTON WAY, VANCOUVER, BC V6N 2J1
www.locidesign.ca // 604.684.9353

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Project Stamp



Issue

No.	Description	Date
C	ISSUED FOR DP DRAFT	21-06-07
D	RE-ISSUED FOR DP DRAFT	21-07-02
E	ISSUED FOR REVIEW	21-07-03
F	ISSUED FOR DP	21-07-23

Project Info

21056

Aquila West Vancouver

Schematic
West Vancouver
City

Project Team

Client
Sterling Pacific

Architect
Formwerks

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked By _____

COVER SHEET

L0.0

Rev. A revision

GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO ILLINOIS CONSTRUCTION SPECIFICATIONS.
2. PROTECT TREE STAKES INTO DIRECTION OF PREVAILING WINDS & MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL VIC POWER TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DIG BY HAND WITHIN CLOSER TO 10M FROM TO EXISTING TREE TRUNKS TO PREVENT DAMAGE TO ROOTBALLS DURING EXCAVATION FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY.
5. PLACE STAKING SAFETY ORANGE SNOOWEEN MIN. OF 45M HEIGHT FROM TREE TRUNK. EXACT SIZES/SPECS TO BE DETERMINED ON SITE.
6. FOR EXCAVATION WITHIN 1.5M (5' - 9') OF ANY TREES, DRIVING ROOT PROTECTORS SHALL BE INSTALLED AT ALL EXPOSED ROOTS WITH THE EXCAVATION. PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREES ROOTS AT THE SURFACE SHOULD BE EXPOSED DURING EXCAVATION. EXPOSED ROOTS SHALL BE PROTECTED AS FOLLOWS:
8. INSTALL AND MAINTAIN HOarding IN CLEAN AND SHET CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOarding REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION AND COMPONENT, SOIL, BUILDING MATERIAL, AND OTHER HOarding IS PLACED AND DAMGE OCCURS TO HOarded TREES).
10. IF HOarding IS PLACED AND DAMGE OCCURS TO HOarded TREES, NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF THIS ROOTBALLS. RESTRICT ALL TRUCKS, BOMBS, EXCAVATORS AND OTHERS FROM TRAVELING OVER EXPOSED ROOTS. SOIL SHOULD BE RELOCATED TO TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DOWNING OF ALL EXISTING TREES WITHIN THE PROJECT AREA SHALL BE THE RESPONSIBILITY OF THE CONSULTANT. ALL EXISTING TREES TO BE REMOVED BY THE CONSULTANT DO NOT CUT THE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. ALL EXISTING TREES TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES SHALL BE LIMITED TO THE MINIMUM DIMENSIONS REQUIRED FOR THE PROJECT.
16. USE OF MARROW THE SPADING HOES TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
17. ALL ROOTS INTO EXISTING AREAS, WHETHER POSSIBLE, & LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BE RELOCATED WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES, TUNNEL UNDER AND AROUND ROOTS BY HAND AND DIGGING.
19. DO NOT CUT MAIN LATERAL ROOTS.
20. ALL EXISTING TREES TO BE MAINTAINED THROUGHOUT CONSTRUCTION OF NEW CONSTRUCTION WITHIN THE PROJECT AREA.
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE RELOCATED TO AN APPROPRIATE LOCATION FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
22. PROTECTION OF EXPOSED ROOTS DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - 23.A PROVIDE TEMPORARY BATH COVER, MANNYAN MOISTURE.
 - 23.B PROVIDE TEMPORARY BATH COVER, MANNYAN MOISTURE.
 - 23.C PROVIDE TEMPORARY BATH COVER, MANNYAN MOISTURE.
 - 23.D PROVIDE TEMPORARY BATH COVER, MANNYAN MOISTURE.
24. PROVIDE TEMPORARY BATH COVER, MANNYAN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE WITH PERMANENTLY RELOCATED AND COVERED WITH BACNETL.
26. PROVIDE DOUBLE BACNETL AROUND ROOTS TO ELIMINATE VOIDS AND AIR ROOTS.
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.
28. THIS PLAN SHOWS ALL IDENTIFIED TREES OUTSIDE OF THE WESTLAND AREA 2500'.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
(Dotted circle)	EXISTING REEMERATED TREE TO BE REMOVED
(Circle with dot)	EXISTING REEMERATED TREE TO BE REMOVED
(Circle with dot)	EXISTING REEMERATED TREE TO BE REMOVED
(Circle with dot)	EXISTING REEMERATED TREE TO BE REMOVED
(Circle with dot)	EXISTING REEMERATED TREE TO BE REMOVED



1 TREE PROTECTION PLAN
2500'S 1350'



LANDSCAPE ARCHITECTURE - HUMAN DESIGN
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NO.	DESCRIPTION	DATE
C	ISSUED FOR PERMIT	24-09-20
D	ISSUED FOR PERMIT	24-09-20
E	ISSUED FOR PERMIT	24-09-20
F	ISSUED FOR PERMIT	24-09-20

Project Name: Aquila West Vancouver

Client: Sterling Pacific

Architect: Formworks

Landscaping Architect: LOCI Landscape Architecture - Human Design

Project Team:
 Designer: [Blank]
 Designer: [Blank]
 Designer: [Blank]
 Designer: [Blank]

Checked By: [Blank]

Approved By: [Blank]

Tree Protection

Scale: L0.1

Rev. A

DESIGN RATIONALE:

The overall landscape design for the site is inspired by the natural west coast setting it sits on, with existing forest stands along the perimeter and selected groupings within the residential areas augmented by new understorey native trees, shrubs and boulder groupings. Accent plantings of ornamental grasses, perennials and small trees provide colour and texture for variety and seasonal interest, placed at unit entries as well as at site entries and adjacent to paths. Retaining walls will be a mixture of boulder stacks, placed strategically to allow for pocket planting, and architectural concrete walls at entries to the units as required. Collectively, the materiality is aimed to promote a landscape experience that allows the residents to feel this development is part of the site's history.

From a site amenity perspective, the crown jewel for the neighbourhood is the proposed Eagle Creek Park, a linear park along the existing Eagle Creek that is comprised of a meandering pathway, a new playground, resting benches, and naturalized plantings. This public amenity will connect lower Daffodil Drive with Westport Road, and provide an easy-to-access natural and recreational addition to the community. To the west, the reclaimed watercourse and wetland area is "opened up" for residents, with a small path and viewing deck proposed along the main entry road. Site circulation is further enhanced with gravel pathways that connect the upper and lower benches of the site.

KEY ITEMS:

- 1** SITE ENTRIES
-Feature wall, possible arch feature
-"Aquila brand"
-Accent paving
- 2** DRIVE COURT
-Accent paving bands
-Ornamental trees
-Layered native plants
- 3** COMMON MEETING/REST AREA
-Unit pavers/gravel
-Benches
-Accent planting
- 4** RECLAIMED/REHABILITATED WATERCOURSE + WETLANDS
-Native shrubs + trees
-Viewing deck + bench
- 5** EAGLE PARK + PLAYGROUND
-Community trail along historic skid trail
-Adventure/naturalized playground
- 6** CLUSTERS OF PROTECTED NATIVE TREES + UNDERSTOREY



1 LANDSCAPE CONCEPT PLAN
Scale: 1:350



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Project Stamp



Issue

No.	Description	Date
C	ISSUED FOR DP DRAFT	25-06-07
D	RE-ISSUED FOR DP DRAFT	25-07-02
E	ISSUED FOR REVIEW	25-07-03
F	ISSUED FOR DP	25-07-23

Project Info

21056
Aquila West Vancouver
Schematic
West Vancouver
City

Project Team

Client
Sterling Pacific
Architect
Formwerks
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By _____ Checked By _____
Drawn By _____ Checked By _____

OVERALL LANDSCAPE PLAN

L1.0

Rev. A revision

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYPE 1 Precast Conc. Unit Pavers at Grade	1 1:4.0
	P2	PAVING TYPE 2 CIP Conc Paving at Grade	2 1:4.0
	P3	PAVING TYPE 3 Asphalt Paving at Grade - See Civil	3 1:4.0
	P4	PAVING TYPE 4 Wood Floor with Boulder Wall	4 1:4.0
	P5	PAVING TYPE 5 Gravel Surfacing, TYP.	5 1:4.0
		STONE SLAB STEPS	6 1:4.0
		BENCHES: Landscape Forms - Palisade Bench	7 1:4.0
		SITE ENTRY SIGNAGE Stone-face Conc. Wall	8 1:4.0
		NATURAL PLAY STRUCTURES	9 1:4.0
		UNIT PILASTERS	10 1:4.0
		WALL TYPE 1 Re-used Boulders, TYP.	11 1:4.0
		WALL TYPE 2 CIP Concrete Planter Wall on Grade	12 1:4.0
		WETLAND VIEWING DECK	13 2:1:4.0
		WOOD FENCING	14 1:4.0
		PROPOSED PLANTED AREAS	
		RIPARIAN REHABILITATION ZONE - BY OTHERS	



1 LAYOUT + MATERIALS PLAN
Scale: 1:350

SEE L2.0 FOR
PLAYGROUND
MATERIALS PLAN



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Project Stamp

Issue

No.	Description	Date
C	ISSUED FOR DP DRAFT	21-06-07
D	RE-ISSUED FOR DP DRAFT	21-07-02
E	ISSUED FOR REVIEW	21-07-13
F	ISSUED FOR DP	21-07-23

Project Info
21056
Aquila West Vancouver
Schematic
West Vancouver
City

Project Team
Client: Sterling Pacific
Architect: Formworks
Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: _____ Checked By: _____
Drawn By: _____ Checked: _____

LAYOUT + MATERIALS PLAN
L1.1
Rev. A revision

GENERAL GRADING NOTES

1. ALL UTILITIES TO BE SHOWN OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO INSURE POSITIVE DRAINAGE AWAY FROM LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO ONE FOR EXCAVATION, SETBACK, BACKFILL, AND BASE MATERIAL.
6. SLOPE SHALL MATCH EXISTING GRADE AROUND ALL PROPERTY LINES.
7. REFER TO ONE FOR EXISTING SERVICES, GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATION OF ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
9. ALL PROPOSED GRADINGS ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK ASBESTIC CONSTRUCTION.
10. THE DIRBS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECAUSE OF THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT THE FIELD FROM TO INSTALLATION OF PLANTING.
11. FIELD FROM TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
36.50	PROPOSED ELEVATION
36.50	AS-BUILT FINISHED FLOOR ELEVATION
36.50	TOP OF WALL ELEVATION
36.50	TOP OF WALL ELEVATION
36.50	BOTTOM OF WALL ELEVATION
36.50	ROUNDER STACK WALL
36.50	CONC. RETAINING WALL - MAX 8' HEIGHT
36.50	EXISTING TREES TO REMAIN
36.50	WINDOW WELL - 4" HIGHER THAN L.E.
36.50	STONE SLAB STEPS - 6" HIGHER

NOTE
 -ALL BACKWARD ELEVATIONS HAVE DROPPED .15M
 -ALL WALLS ADJACENT TO DRIVEWAYS ARE TO ACT AS CURBS FOR
 RETAINING PURPOSES



1 GRADING PLAN
 SCALE: 1:300



LANDSCAPE ARCHITECTURE + URBAN DESIGN
 278 KINGS WAY, VANCOUVER, BC V6N 2A3
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Project Name

Issue

No.	Description	Date
C	ISSUED FOR PERMIT	20/06/23
D	RE-DESIGNED FOR PERMIT	20/06/23
E	ISSUED FOR REVIEW	20/06/23
F	ISSUED FOR SP	20/06/23

Project Info

7350

Aquila West Vancouver

SCHEMATIC DEVELOPMENT

07

Project Team

Client: Spring Pacific

Architect: Formwork

Landscaped Architect: LOCI (Landscape Architecture + Urban Design)

Drawn By: [Name]

Checked By: [Name]

Scale: 1:300

Grading Plan

L1:2

Rev: 3

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MATCHED WITH 50MM Ø70 OF MEDIUM
3. TREE MATCH: LESS THAN 50MM 1/2" DIAMETER
4. ROOTZONES TO REST ON IMPAVED PLANTING SOIL
5. SHRUBS & PLANTS TO BE SPECIFIED AS PER CITY OF VANCOUVER ARBORIST
6. SHRUBS & PLANTS TO BE SPECIFIED AS PER CITY OF VANCOUVER ARBORIST
7. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
8. TREE PREPARE PLANTING HOLES AS SPECIFIED INTAIL TOP OF ROOTZONE
9. TREE PREPARE PLANTING HOLES AS SPECIFIED INTAIL TOP OF ROOTZONE
10. FINAL SORTSCORE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION. SUFFERING BETWEEN PLANT INSTALLATION ON THE LIST AND ON THE PLAN THE LATTER SHALL PREVAIL
11. ALL PLANT MATERIAL TO BE MANUALLY WARRIED FROM START OF INSTALLATION THROUGHOUT THE END OF THE WARRANTY PERIOD
12. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY PLANTING PHASED INSTALLATION IS REQUIRED
13. FINAL PLANT SPECIES, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
14. ALL PLANTINGERS TO RECEIVE AUTOMATIC DRIP IRRIGATION

PLANTING TYPOLOGY:

- PLANTING TYPE 1 FEATURE PLANTING - SEE PLANT SCHEDULE
- PLANTING TYPE 2 NATURALIZED PLANTING - SEE PLANT SCHEDULE
- PLANTING TYPE 3 LAWN PLANTING - SOD
- PLANTING TYPE 4 BIRRIAN PLANTING - BY OTHERS

TREE TYPOLOGY:

- EXISTING HERMIT TREES TO REMAIN
- PROPOSED FEATURE/ORNAMENTAL TREES
- PROPOSED NATURALIZED TREES



1 PLANTING SCHEMATIC PLAN
Scale: 1:500



LANDSCAPE ARCHITECTURE + URBAN DESIGN
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Project Name

Issue	Date
N/A	2016-09
C	2016-09
D	2016-09
E	2016-09
F	2016-09

Project Info

7350
Aquila West Vancouver
Vancouver
BC

Project Team

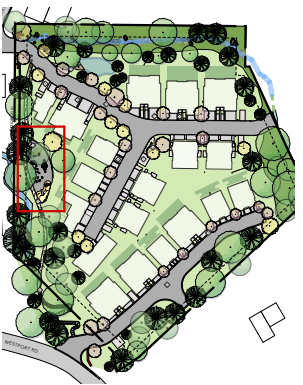
Client: Spring Pacific
Architect: Formwork
Landscape Architect: LOCI (Landscape Architecture + Urban Design)

Drawn By: [Name]
Checked By: [Name]

PLANTING SCHEMATIC PLAN

L1.3

Rev. 3 2016.09.15



GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND DRAINAGE STRUCTURES. MAXIMUM 5:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE ARRANGINGS, BOUNDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

PLAYGROUND MATERIALS LEGEND

SYMBOL	KEY	DESCRIPTION	DETAIL
	P4	PAVING TYPE 4 Wood Fascia with Boulder Wall	4.1
	P5	PAVING TYPE 5 Gravel Surfacing TYP	4.2
		BENCHES Landscape Forms - Palisade Bench	4.3
		PIP RUBBERIZED BEAM WITH SLIDE	4.4
		WALL TYPE 1 Re-used Boulders, TYP - Max HT 3	4.1
		STONE SLAB STEPS	4.1
		STEPPING LOGS	4.2
		CLIMBING BOULDER	4.3
		STEPPING ROCKS	4.4
		CLIMBING LOGS	4.5
		MACRO LOG CLIMBER STRUCTURE - BY HINSDALEY	4.6



1 PLAYGROUND - MATERIALS
Scale: 1:50

Project Name

Issue

No.	Description	Date
C	ISSUED FOR PERMIT	2020-09
D	RE-ISSUED FOR PERMIT	2020-09
E	ISSUED FOR REVIEW	2020-09
F	ISSUED FOR SP	2020-09

Project Info

7350
Aquila West Vancouver
Site Name
City

Project Team

Client
Serving Office
Architect
Formwork
Landscape Architect
Landscape Architect + Urban Design

Drawn By

Checked By

PLAYGROUND - MATERIALS

L2.0

Rev. 3 2020.09

PRELIMINARY PLANT SCHEDULE

RIPERIAN PLANTING:

TREES:			
Latin Name	Common Name	Scheduled Size	Note
<i>Acer saccharum</i>	Vine Maple	20-35 ft	888 Specimen, Midstem
<i>Betula papyrifera</i>	Paper Birch	20-35 ft	888 Specimen, Midstem
<i>Pinus strobus</i>	Western White Pine	3m, 6m	888 Specimen
SHRUBS:			
<i>Cornus alba 'Honey Halo'</i>	Honey Halo Dogwood	45Pot	<12 in.
<i>Cornus stolonifera</i>	Red Twig Dogwood	43Pot	30 in., 4 ft
<i>Salix lucida</i>	Pacific Willow	43Pot	7-12 ft
<i>Vaccinium oxycocum</i>	Evergreen Huckleberry	43Pot	4-7 ft
PERENNIALS, GRASSES, GROUNDCOVER:			

TREES:			
Latin Name	Common Name	Scheduled Size	Note
<i>Acer macrophyllum</i>	Big Leaf Maple	20-35 ft	888 Specimen, Midstem
<i>Cercidiphyllum japonicum</i>	Katsura Tree	20-35 ft	888 Specimen
<i>Populus tremuloides</i>	Trembling Aspen	24-36 ft	888 Specimen
<i>Pseudotsuga menziesii</i>	Douglas Fir	3.5m, 6m	888
<i>Thuja plicata</i>	Western Red Cedar	12-20 ft	888
SHRUBS:			
<i>Gaultheria shallon</i>	Saili	45Pot	12-24 in.
<i>Prinos japonica 'Forest Flame'</i>	Lily-of-the-Valley Shrub	45Pot	4-7 ft
<i>Vaccinium oxycocum</i>	Evergreen Huckleberry	43Pot	4-7 ft
PERENNIALS, GRASSES, GROUNDCOVER:			
<i>Actinophylos vava sari</i>	Beakberry, Kinkikink	41Pot	24-36 in.
<i>Blechnum spicant</i>	Deer Fern	42Pot	12-24 in.
<i>Carex diandra</i>	Dense Sedge	42Pot	24-36 ft
<i>Centaurea formosa</i>	Pacific Bleeding Heart	41Pot	12-24 in.
<i>Fragaria virginiana</i>	Coastal Strawberry	42Pot	24-36 ft
<i>Helleborus temperiensis</i>	Blue Oat Grass	42Pot	24-36 ft
<i>Polygonatum multiflorum</i>	Western Sword Fern	43Pot	

ORNAMENTAL PLANTING:

TREES:			
Latin Name	Common Name	Scheduled Size	Note
<i>Fraxinus americana</i>	White Ash	20-35 ft	888 Specimen
<i>Quercus coccoloba</i>	Scarlet Oak	20-35 ft	888 Specimen
<i>Magnolia glauca</i>	Galaxy Magnolia	7-12 ft	888 Specimen
<i>Cornus nuttallii</i>	Eddies White Wonder	43Pot	12-20 ft
<i>Prinos japonica 'Forest Flame'</i>	Lily-of-the-Valley Shrub	45Pot	4-7 ft
SHRUBS:			
<i>Calluna vulgaris</i>	Scottish Heather	42Pot	12-24 in.
<i>Pinus mugo purpurea</i>	Dwarf Mugo Pine	42Pot	24"
<i>Rosa nutkana</i>	Nootka Rose	45Pot	48 in.
<i>Spiraea japonica 'Goldflame'</i>	Goldflame Japanese Spirea	43Pot	36"
PERENNIALS, GRASSES, GROUNDCOVER:			
<i>Carex diandra</i>	Dense Sedge	42Pot	12-24 in.
<i>Erigeron philadelphicus</i>	Field Fleabane	41Pot	4-7 ft
<i>Phlox paniculata</i>	Purple Coneflower	41Pot	12-24 in.
<i>Delphinium</i>	Delphinium	43Pot	12-24 in.
<i>Hydrangea</i>	Mexican Feather Grass	43Pot	12-24 in.
<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-eyed Susan	42Pot	12-24 in.

NOTES:

1. ALL PLANTING AND MAINTENANCE SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.
2. ALL PLANTING SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.
3. ALL PLANTING SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.
4. ALL PLANTING SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.
5. ALL PLANTING SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.
6. ALL PLANTING SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.
7. ALL PLANTING SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.
8. ALL PLANTING SHALL BE DONE WITHIN THE LIMITS OF THE DATA UNDER STANDARD.

PLANT IMAGES

RIPERIAN PLANTING:

ORNAMENTAL PLANTING:



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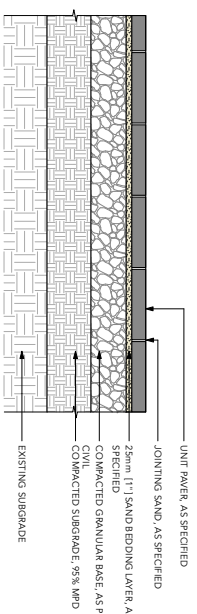
Issue	No. Drawings	Date
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B	10/10/20	21/06/20
C	10/10/20	22/06/20
D	10/10/20	23/06/20
E	10/10/20	24/06/20
F	10/10/20	25/06/20

Project Name	Client	Project No.
Aquila West Vancouver	Spring Pacific	2000-09
	Scenicwest	2000-10
	Architect	2000-11
	Formwork	2000-12
	Landscape Architect	2000-13
	Local/Urban/Architect + Urban Design	2000-14

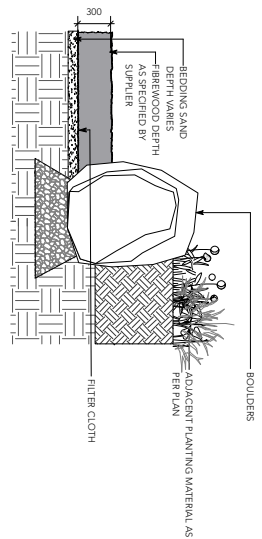
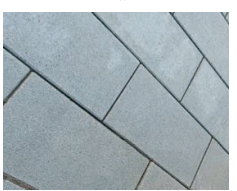
PLANT LIST + IMAGES

13.0

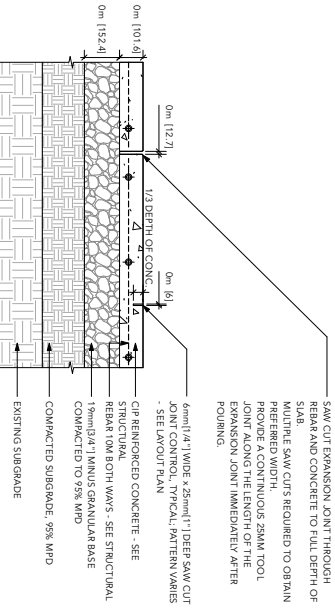
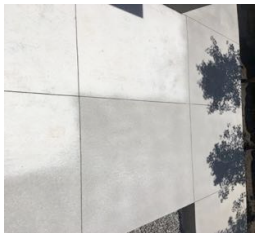
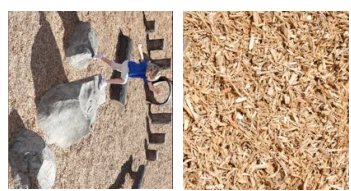
Rev. 1



NOTES:
1. FINAL PRODUCT COLOUR AND PATTERN TO BE OWNERS CHOICE.
2. PAVING TYPE 1 - PRECAST CONG. UNIT PAVEMENT AT GRADE.

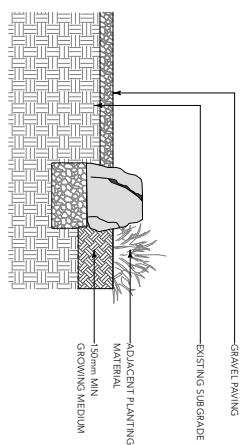


1. PAVING TYPE 4. WOOD FIBRE WITH CONCRETE BAND.

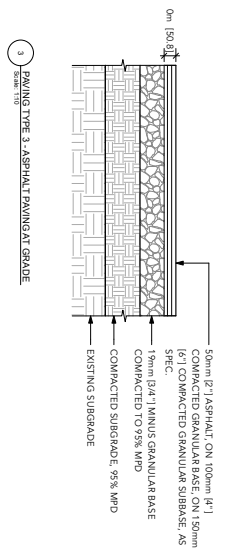
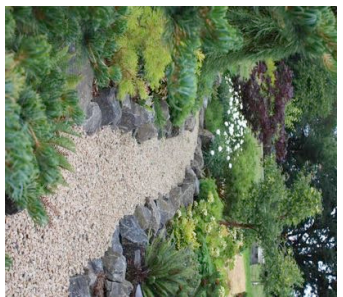


NOTES:
1. THROWEL WITH LIGHT SAND/BLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 600mm (20") O.C. MAX. (Ø CURB, BUILDING EDGE CUT LINES)
4. CHANGES IN MATERIALS, SPACING TO CONCLUDE WITH PATTERN)
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

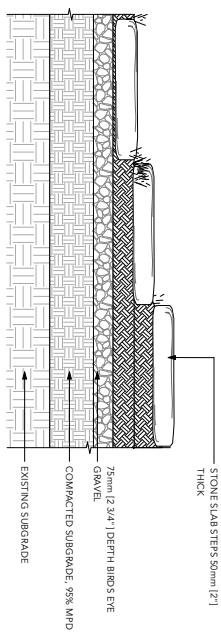
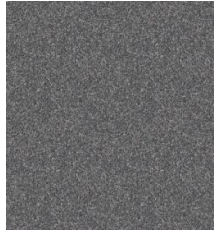
2. PAVING TYPE 2. CIP CONG. PAVING AT GRADE.



5. PAVING TYPE 5. GRAVEL, SUBPAVING, TYPE.



3. PAVING TYPE 3. ASPHALT PAVING AT GRADE.



8. STONE SLAB STEPS.



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LANDSCAPE ARCHITECTURE + URBAN DESIGN

228 KENNEDY AVENUE, VANCOUVER, BC V6J 2S8
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 WWW.LOCIARCHITECTURE.COM

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Project Name

Aquilia West Vancouver

Project Info

73502

Project Team

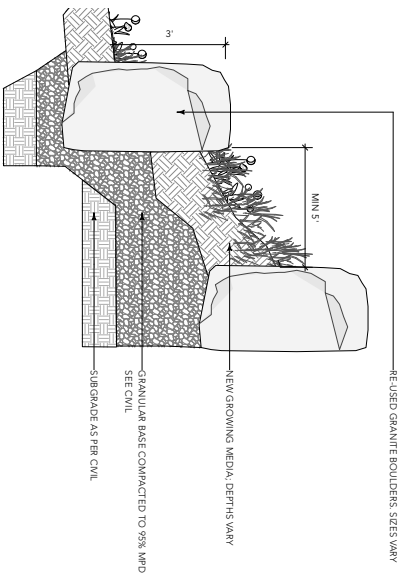
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 Architect: Formwerks
 Landscape Architect: LOCI/Landscape Architecture + Urban Design

Design By: [Blank] **Checked By:** [Blank]
 Date: [Blank] Date: [Blank]

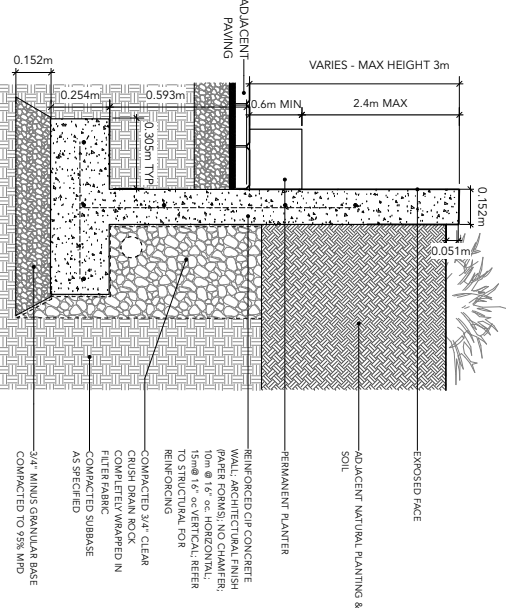
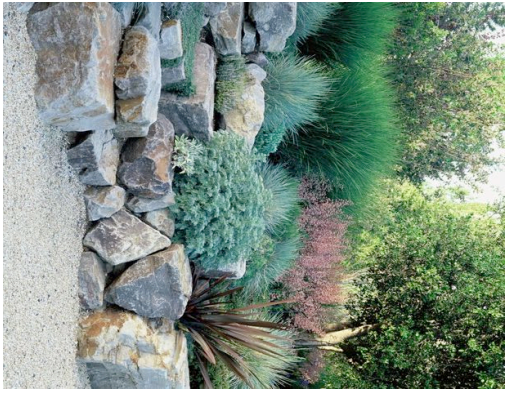
HARDSCAPE DETAILS

L4.0

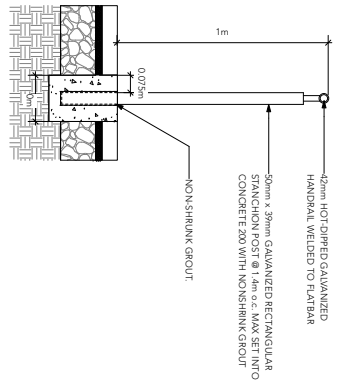
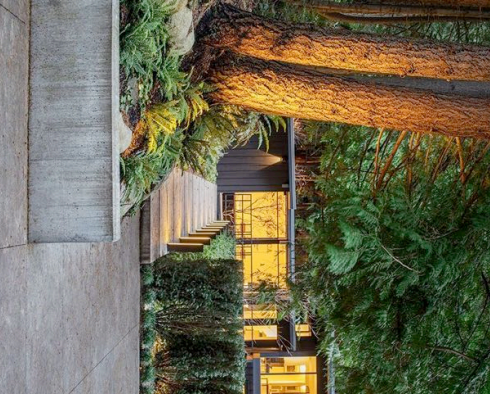
Rev. 3 08/2020



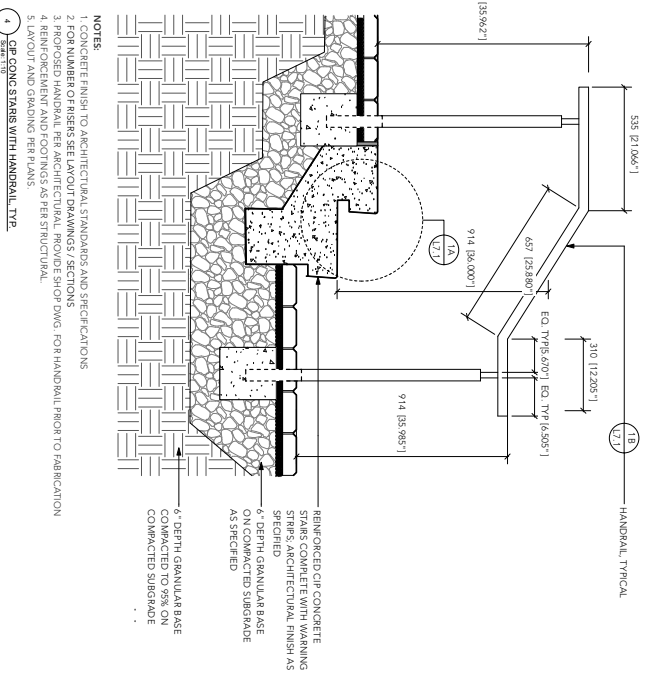
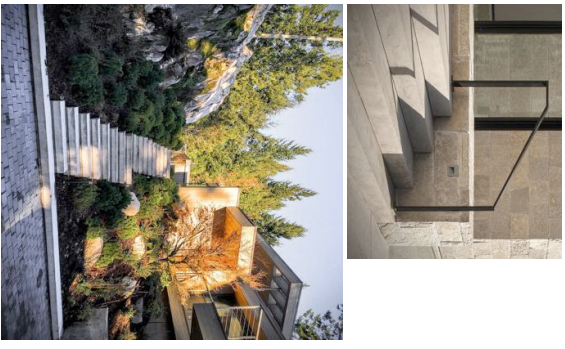
1 WALL TYPE 1 - RE-USED BOULDERS, TYP.



2 WALL TYPE 2 - C/P CONCRETE PLANTER WALL ON GRADE



3 HANDRAIL, TYP.



4 C/P CONC STAIRS WITH HANDRAIL, TYP.

NOTES:

1. ALL STEEL TO BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE SPECIFIED.
2. FOR NUMBER OF FIBERS SEE LAYOUT DRAWINGS / SECTIONS.
3. PROPOSED HANDRAIL PER ARCHITECTURAL. PROVIDE SHOP DRAWING FOR HANDRAIL PRIOR TO FABRICATION.
4. REINFORCEMENT AND FOOTINGS AS PER STRUCTURAL.
5. LAYOUT AND GRADING PER PLANS.

PROJECT INFO

Project Name	Aquila West Vinescover
Client	Spring Ridge
Architect	Architect
Contractor	Lockwood Green Architecture + Urban Design
Location	Lockwood Green Architecture + Urban Design

Issue	Date
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B	21/04/23
C	21/04/23
D	21/04/23
E	21/04/23
F	21/04/23

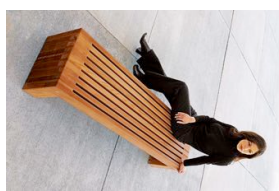
loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

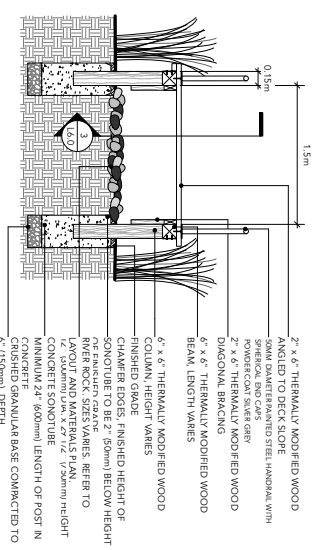
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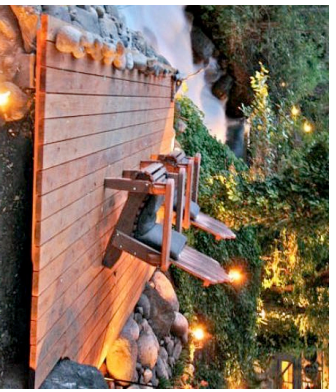
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 PHOTOGRAPHY BY LOCI LANDSCAPE ARCHITECTURE
 REPRODUCED WITH PERMISSION FROM THE CONSULTANT



1 BENCH
 1/8" = 1'-0" (30mm)
 LANDSCAPE FORMS PAULSDE BIRCH



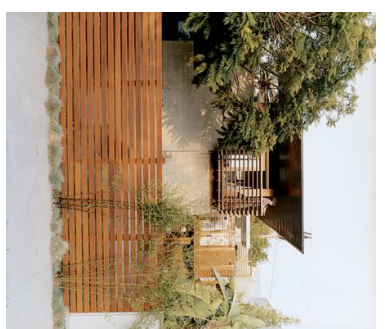
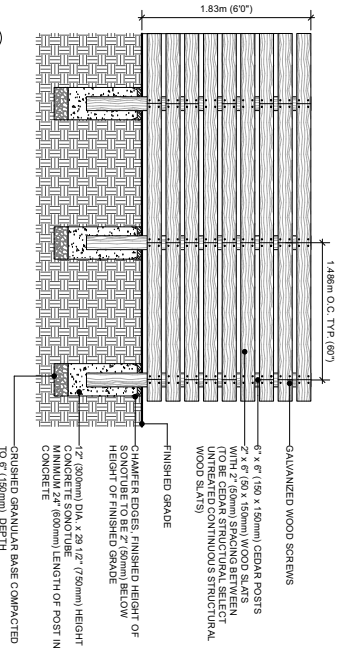
2 NETLAND VEERING DECK
 1/8" = 1'-0" (30mm)



3 UNIT PILASTERS
 1/8" = 1'-0" (30mm)



4 WOOD FENCING
 1/8" = 1'-0" (30mm)



Project Name

17052

Aquila West Vancouver

Client: [Redacted]

Site: [Redacted]

Project Team

Design: [Redacted]

Site Plan: [Redacted]

Architect: [Redacted]

Formwork: [Redacted]

Landscaping: [Redacted]

Location: [Redacted]

Issue

No.	Description	Date
A	ISSUED FOR PERMIT	21-03-21
B	ISSUED FOR PERMIT	21-03-21
C	ISSUED FOR PERMIT	21-03-21
D	ISSUED FOR PERMIT	21-03-21
E	ISSUED FOR PERMIT	21-03-21
F	ISSUED FOR PERMIT	21-03-21

Project Name

17052

Aquila West Vancouver

Client: [Redacted]

Site: [Redacted]

Project Team

Design: [Redacted]

Site Plan: [Redacted]

Architect: [Redacted]

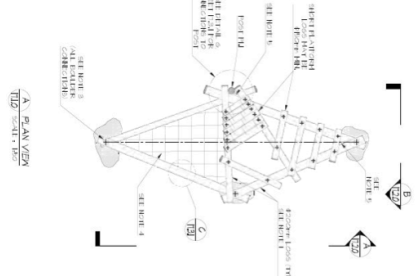
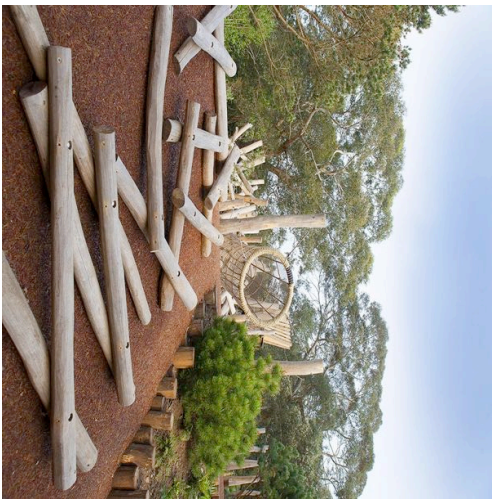
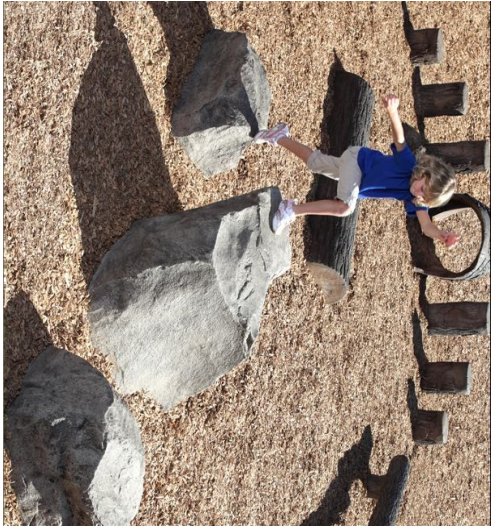
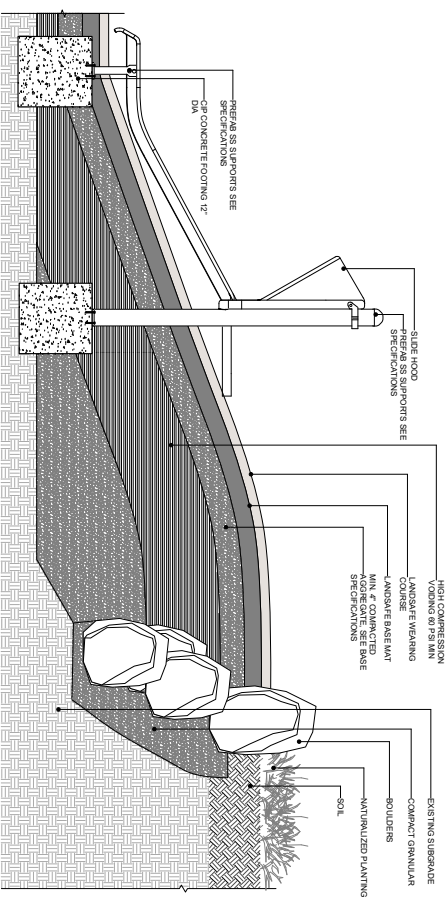
Formwork: [Redacted]

Landscaping: [Redacted]

Location: [Redacted]

FURNISHING DETAILS

Rev. 1 2021-03-21



loci

LANDSCAPE ARCHITECTURE • LANDSCAPE DESIGN

1728 S. KINGS WAY, VAN COVADER, SC 29635
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Issue

No.	Description	Date
C	181010 FOR SPREAD	2/10/20
D	181010 FOR SPREAD	2/10/20
E	181010 FOR SPREAD	2/10/20
F	181010 FOR SPREAD	2/10/20

Project Info

73556

Aquila West Wincover

Southwest

Vancover

City

Project Team

Client: Sterling Pacific

Architect: Formwerkz

Landscape Architect: LOCI Landscape Architecture + Urban Design

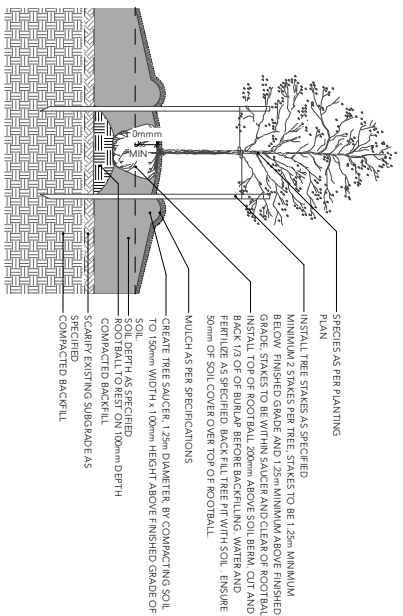
Design By: **Checked By:**

Drawn By: **Checked By:**

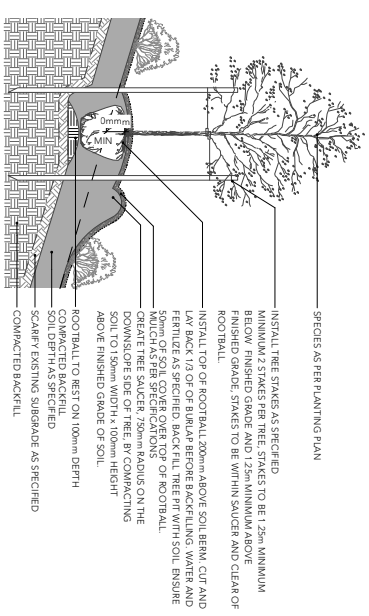
L4.3

PLAYGROUND DETAILS

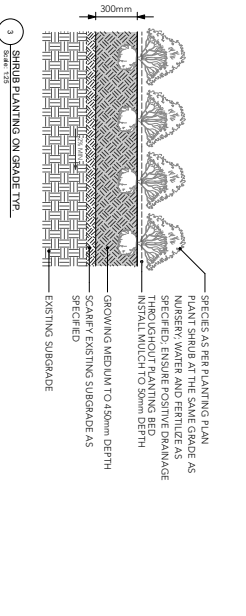
Rev. 5 1/2020



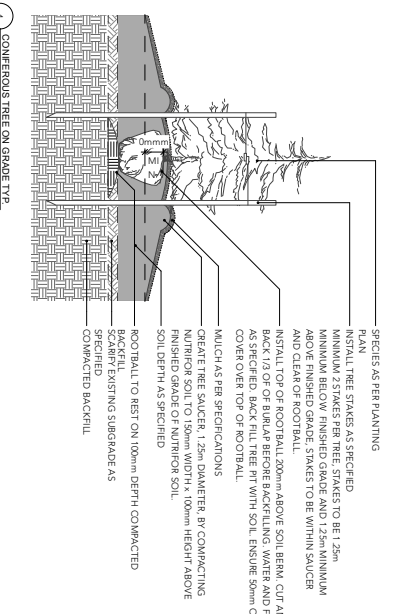
1 DECIDUOUS TREE ON GRADE TYP.
Scale: 1:25



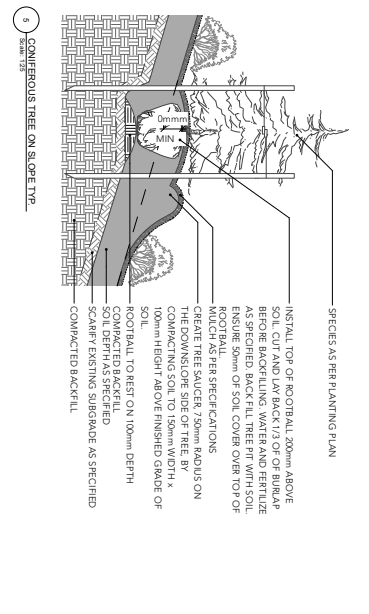
2 DECIDUOUS TREE ON SLOPE TYP.
Scale: 1:25



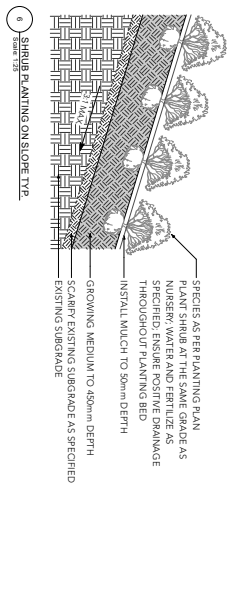
3 SHRUB PLANTING ON GRADE TYP.
Scale: 1:25



4 CONIFEROUS TREE ON GRADE TYP.
Scale: 1:25



5 CONIFEROUS TREE ON SLOPE TYP.
Scale: 1:25



6 SHRUB PLANTING ON SLOPE TYP.
Scale: 1:25



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Project Name

Issue	Date
1. Initial Design	2/10/20
2. Revised Design	2/10/20
3. Final Design	2/10/20
4. Construction	2/10/20

Project Info

7356
 Aquila West Vancouver
 1400 W. 14TH AVENUE, SUITE 100, DENVER, CO 80202

Project Team
 Client: [Redacted]
 Designer: [Redacted]
 Architect: [Redacted]
 Landscape Architect: [Redacted]
 Location: [Redacted]

Drawn By: [Redacted]
 Checked By: [Redacted]
 Scale: 1:25

SOFTSCAPE DETAILS
 L4.4
 Rev. 1 2/10/20