

## FINAL LANDSCAPE DRAWINGS

# SEWELL'S LANDING

6409 Bay Street, Horseshoe Bay, BC

ISSUE FOR DEVELOPMENT PERMIT

28 JANUARY 2016

LANDSCAPE ARCHITECTURAL ABBREVIATIONS

AD	Area Drain	NIC	Not in Contract
ALT	Alternate	NO	Number
ALUM	Aluminum	NTS	Not to Scale
ARCH	Architect/ Architectural	OC	On Center
AVG	Average	OD	Outside Diameter/Dimension
B	Bottom	PC	Point of Curvature
BC	Bottom of Curb Elevation	PERP	Perpendicular
BLDG	Building	PI	Point of Intersection
BOL	Bollard	PL	Property Line
BP	Bottom of Pool	PLNT	Plant/ Planting
BS	Bottom of Step/ Stair Elevation	PO	Point of Origin
BTW	Between	PP	Pedestrian Pole
BW	Bottom of Wall Elevation	PIP	Pour-in-Place
CB	Catch Basin	PSI	Pounds per Square Inch
CIV	Civil	PT	Point of Tangency
CJ	Control Joint	QTY	Quantity
COJ	Construction Joint	R	Riser
COMP	Compacted	RA	Radius
CONC	Concrete	REBAR	Reinforcing Bar
DEG	Degree	REQ	Required
DET	Detail	ROW	Right of Way
DIA	Diameter	SB	Setback
DIM	Dimension	SHT	Sheet
DN	Down	SPEC	Specifications
DWG	Drawing	SECT	Section
EJ	Expansion Joint	SQ	Square
ENG	Engineer/ Engineering	SS	Stainless Steel
EQ	Equal	STA PT	Station Point
EX	Existing	STD	Standard
FC	Flush Curb	STL	Steel
FDN	Foundation	STR/STRUC	Structure/ Structural
FG	Finish Grade	T	Top
FIN	Finish	T+B	Top and Bottom
FTG	Footing	TAN	Tangency
FTN	Fountain	TC	Top of Curb Elevation
GALV	Galvanized	TD	Trench Drain
HEF	Horizontal Each Face	TEMP	Temporary
HP	High Point	THK	Thick
HT	Height	TOS	Top of Slab
HWL	High Water Level	TPZ	Tree Protection Zone
ID	Inside Diameter/Dimension	TS	Top of Step/ Stair Elevation
INCL	Include/ Including	TW	Top of Wall Elevation
JT	Joint	TYP	Typical
LARCH	Landscape Architect	VERT	Vertical
LOW	Limit of Work	VEF	Vertical Each Face
LT	Light	w/	with
M	Meters/ Metres	w/o	without
MAX	Maximum	WF	Water Feature
MIN	Minimum	WJ	Water Jet
MISC	Miscellaneous	WL	Water Level
		WP	Waterproofing

DRAWING LIST

<b>GENERAL</b>	
G1.01	DRAWING INDEX + GENERAL INFORMATION
<b>LANDSCAPE ARCHITECTURAL DRAWINGS</b>	
L1.00	SITE PLAN RENDERING
L1.01	TREE MANAGEMENT PLAN
L2.01	MATERIALS PLAN - AREA 1
L2.02	MATERIALS PLAN - AREA 2
L2.03	MATERIALS PLAN - AREA 3: NELSON AVE
L3.01	LAYOUT PLAN - AREA 1
L3.02	LAYOUT PLAN - AREA 2
L4.01	PLANTING PLAN - AREA 1
L4.02	PLANTING PLAN - AREA 2
L4.03	PLANTING PLAN - AREA 3: NELSON AVE
L5.01	GRADING PLAN - AREA 1
L5.02	GRADING PLAN - AREA 2
L6.01	LIGHTING CONCEPT PLAN
L6.02	LIGHTING CONCEPT PLAN - AREA 2
L8.01	SECTIONS
L8.02	SECTIONS
L9.01	DETAILS - PAVING
L9.02	DETAILS - PAVING
L9.03	DETAILS - SITE FURNISHINGS
L9.04	DETAILS - PLANTING
L10.01	PRECEDENT IMAGES
L10.02	PRECEDENT IMAGES

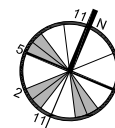
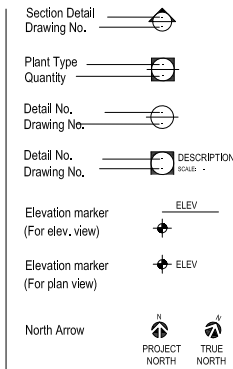
GENERAL NOTES :

Existing survey information is based on the following drawings:

- a) dwg: A2.02 Parking P3.dwg  
firm: MERRICK  
date: 2015.12.00
- b) dwg: A2.03 Parking P2.dwg  
firm: MERRICK  
date: 2015.12.00
- c) dwg: A2.04 Parking P1.dwg  
firm: MERRICK  
date: 2015.12.00
- d) dwg: A2.05 Level 1.dwg  
firm: MERRICK  
date: 2016.01.15
- e) dwg: SURVEY MS2745N-PARCEL C-15038-TOP.dwg  
firm: CHAPMAN LAND SURVEY LTD  
date: 2015.03.17

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8. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
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12. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY GRADING.
13. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO AALA STANDARDS.
14. ENSURE POSITIVE DRAINAGE.
15. PERIMETER ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.

LANDSCAPE ARCHITECTURAL SYMBOLS



**MERRICK**  
ARCHITECTURE

BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

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Revision		
No.	Description	Date
01	Issue for DP	2016-01-14

Issue Issue Date



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604.736.5168

Consultant

Project

6409 Bay Street  
Horseshoe Bay, BC  
For  
Westbank

Sheet Title  
**DRAWING INDEX  
GENERAL INFORMATIONS**

Drawn By	Checked
MH / MP	KM
Project Number	Scale
15014	-
Revision	Sheet Number



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**TREE MANAGEMENT PLAN**

Drawn By MH / MP	Checked KM
Project Number 15014	Scale 1/32" = 1'-0"
Revision	Sheet Number

**L1.01**

**LEGEND**

- PROPERTY LINE / LIMIT OF EXCAVATION
- REPLACEMENT TREE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREES TO BE RETAINED POSSIBLE - OFFSITE TREE CLOSE TO EXCAVATION LINE - POSSIBLE STABILIZATION OF THE SLOPE WILL REQUIRE REMOVAL - REFER TO ARBORIST REPORT
- EXISTING HEDGE TO BE REMOVED

**TREE MANAGEMENT ASSESSMENT**

TYPE	QTY
EXISTING TREES	178
TREES REMOVED	33
TREES RETAINED	48
TREES REPLACED	48

**NOTES**

- ALL CONSTRUCTION WORK CLOSE TO EXISTING TREES TO BE RETAINED SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND BOARD ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO: ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES; ALL WORKING TO SITE GRADING NEAR THE TREE PROTECTION AREAS; ALL ROOT PRUNING, ANY REQUIRED BRANCH PRUNING, AND ANY OTHERS NECESSARY OR DEMANDATED BY THE TREE PROTECTION AREAS.
- STREET TREE PROTECTION TO BE CONSTRUCTED AS PER DISTRICT OF WEST VANCOUVER POLICY # 524/16.
- THE WORK UNDERTAKEN SHALL BE:
- THE CONTRACTOR TREE CUTTING FIRM MUST BE APPROVED BY THE DISTRICT FOR WORK ON MUNICIPAL PROPERTY.
- TREES MUST BE CONTINUOUSLY TAGGED BY THE ARBORIST FOR CONSERVATION BY THE DISTRICT. DAMAGED TREES WILL NOT BE CONSIDERED.
- NEIGHBOURS ADJACENT TO PROPOSED WORK MUST BE NOTIFIED, BE GIVEN A THOROUGH EXPLANATION OF THE PROPOSED WORK AND SIGN THE CONSENT FORM PRIOR TO COMMENCEMENT OF APPLICATION.
- NO WORK MAY PROCEED UNTIL THE APPLICATION HAS BEEN APPROVED AND A TREE PERMIT ISSUED.
- ALL COSTS ASSOCIATED WITH THE APPLICATION ARE TO BE BORNE BY THE APPLICANT.
- AFTER RECEIPT OF APPROVAL A TREE TAG BY THE ARBORIST/CITY OFFICE MAY BE NECESSARY AND WILL BE SCHEDULED WITH THE APPROPRIATE TREE CONTRACTOR.
- THE TREE PERMIT MUST BE OBEYED AT ALL TIMES DURING WORK.
- NO TREES TO BE LEFT ON SITE PROPERTY.
- ANY WORK NEAR THE LIMITS OF APPROACH TO HYDRO LINES WILL BE UNDERTAKEN BY A UTILITY CERTIFIED TREE COMPANY. THE DISTRICTS LIST OF APPROVED CONTRACTORS ARE ALL CERTIFIED IN THE RECORDS.
- ALL APPROVED WORK SHALL BE COMPLETED ACCORDING TO THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- NO STORAGE OF BUILDING CONSTRUCTION MATERIALS WITHIN OR ADJACENT TO PROTECTION BARRIERS.
- PROTECTION FENCE IS NOT TO BE LEFT UP OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS, VIBRATES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTON IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREES HEALTH.
- ALL PROPOSED EXCAVATIONS TO TOP OF EXISTING GRADE SHALL BE NOTED ON DRAWING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND/OR RELOCATION.
- REFER ALSO TO ARBORIST'S TREE HISTORY & ASSESSMENT AND TREE RETENTION DRAWING.

**RETENTION TREE** - EXISTING TREE TO BE PROTECTED

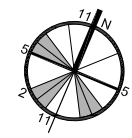
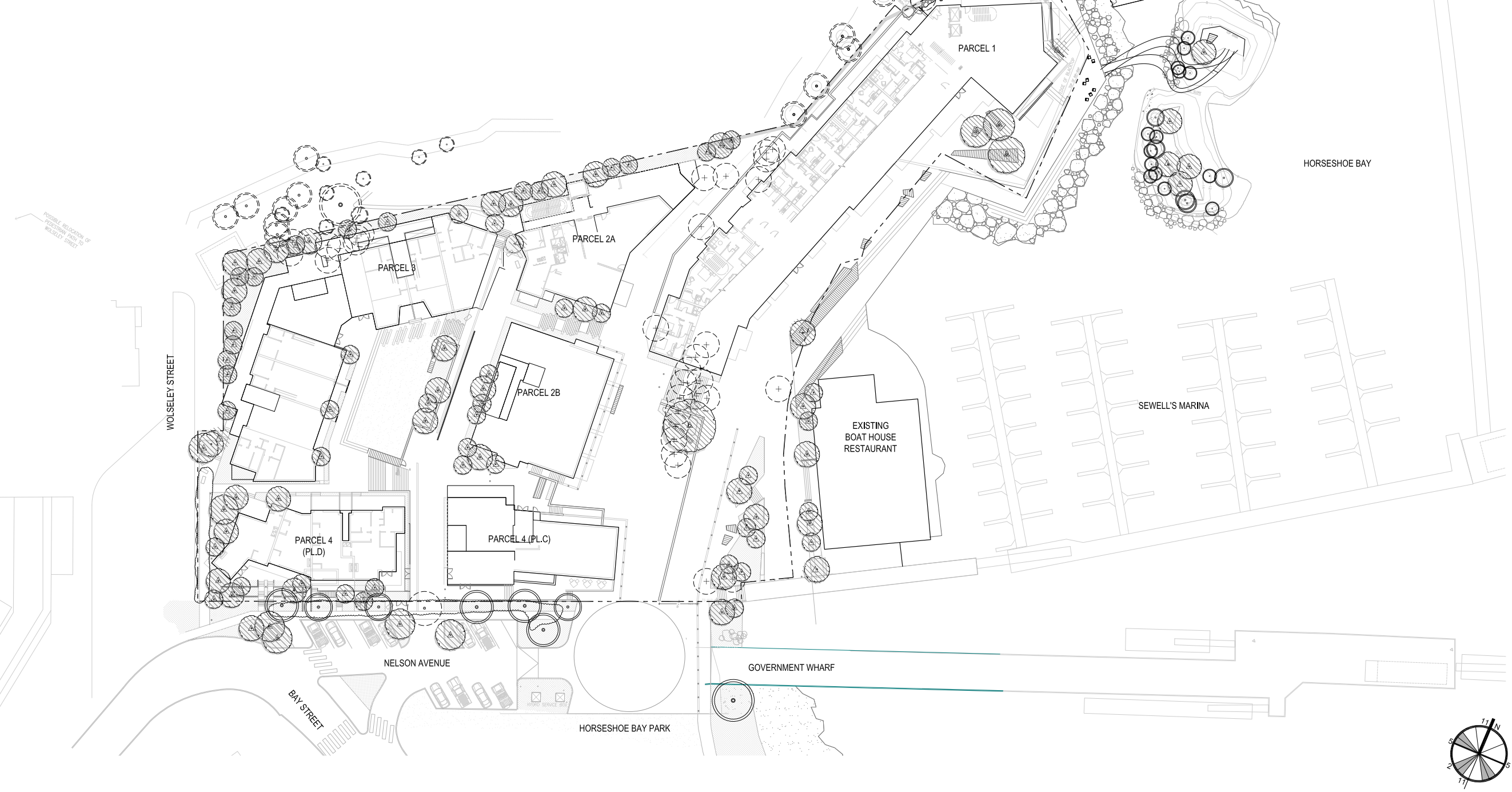
**WATERPROOF SIGNAGE** - IN ACCORDANCE WITH DISTRICT OF WEST VANCOUVER TREE BY-LAW  
**"TREE PROTECTION AREA - NO ENTRY"**  
 FENCE SHALL ALSO REFLECT TO DISTRICT TREE TAGS, NO DESIGN OR EXCAVATION, REQUIREMENTS OR SUPPLY STORAGE.

**SNOW FENCING** - PLASTIC MESH SCREENING SECURELY FASTENED TO WOOD FRAME

**SOLID BARRIERS**  
 50x100 (2"x4") WOOD POSTS  
 50x100 (2"x4") WOOD CROSS BARS 1/4" DIA. x 10' TO 50x100 (2"x4") TOP AND BOTTOM WOOD RAILS

**RETENTION TREE** - EXISTING TREE TO BE PROTECTED

50x100 (2"x4") WOOD FRAME  
 - FOR OWNERS/ENGINEER REFER TO TREE PROTECTION FENCING DISTANCE CHART  
 - TO CIRCUMFERE OF TREE  
 (MIN. OUTSIDE OF BRANCHES)





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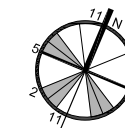
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**RENDER SITE PLAN**

Drawn By	Checked
MH / MP	KM
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15014	1/32" = 1'-0"
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**L1.00**

**STORMWATER DAYLIGHTING**

- Rocky stream bed as part of Foreshore Enhancement

**MADRONA ISLAND**

- Foreshore sensitive accessible bridge
- Granular foot path
- Lookout / ceremony space
- Existing planting enhancement
- Seating

**WATERFRONT PROMENADE**

- Mixed use plaza: Working marina & Public realm amenity
- Multilevel accessible waterfront with mixed seating opportunities
- Bollard / paving band separation for pedestrian protected zone
- Mixed paving materials: Stone & wood
- Native & adaptive ornamental planting
- Enhanced foreshore and connection to Madrona Island
- 'End of trip' bike facility & non-motorized boat storage and launch
- Continuation of Horseshoe Bay Park walk
- Enhance Existing Boathouse Restaurant planting and patio

**LOWER RESIDENTIAL PLAZA**

- Vehicular / pedestrian shared plaza
- Connection to existing hiking path
- Bollard / paving band separation for pedestrian protected zone
- Access to P1 parking garage
- Native & adaptive ornamental planting

**UPPER RESIDENTIAL PLAZA**

- Amenity Lawn and wood patio deck.
- Stone surfacing and seating steps
- Ornamental planting
- Stone stair and wood stair access to lower residential plaza
- Private Patios facing onto amenity space
- Accessible path from Nelson Ave to Lobby entry

**COMMERCIAL PLAZA**

- Vehicular / pedestrian shared plaza
- Stone surfacing
- Bollard / paving band separation for pedestrian protected zone
- Feature Tree and ornamental planting
- Stone stair to waterfront promenade
- Access to P2 parking garage

**NELSON STREET**

- Extend Nelson sidewalk - To the approval of the District of West Vancouver
- Enhance turnabout by creating a node in the park connection / water front promenade
- Preserve existing street trees
- Enhance boulevard planting - Species to the approval of the District of West Vancouver
- Terraced townhouse access

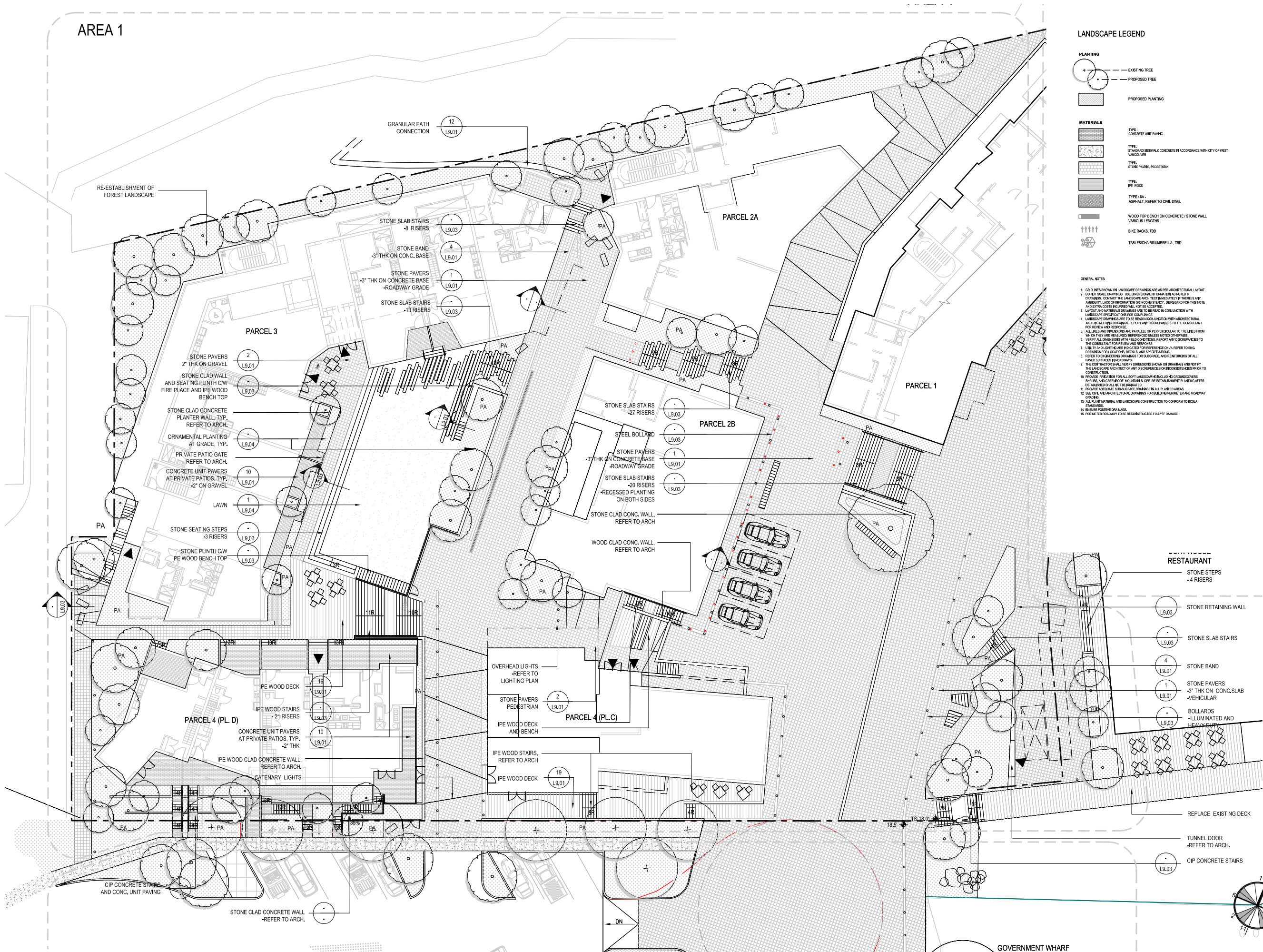
**PARK CONNECTION**

- Connect waterfront promenade to existing Horseshoe Bay Park walk
- Preserved cherry trees

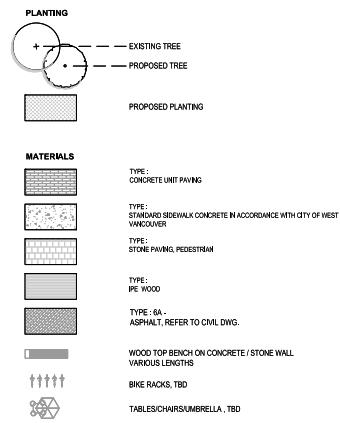




AREA 1



LANDSCAPE LEGEND



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**MATERIAL PLAN  
 AREA 1**

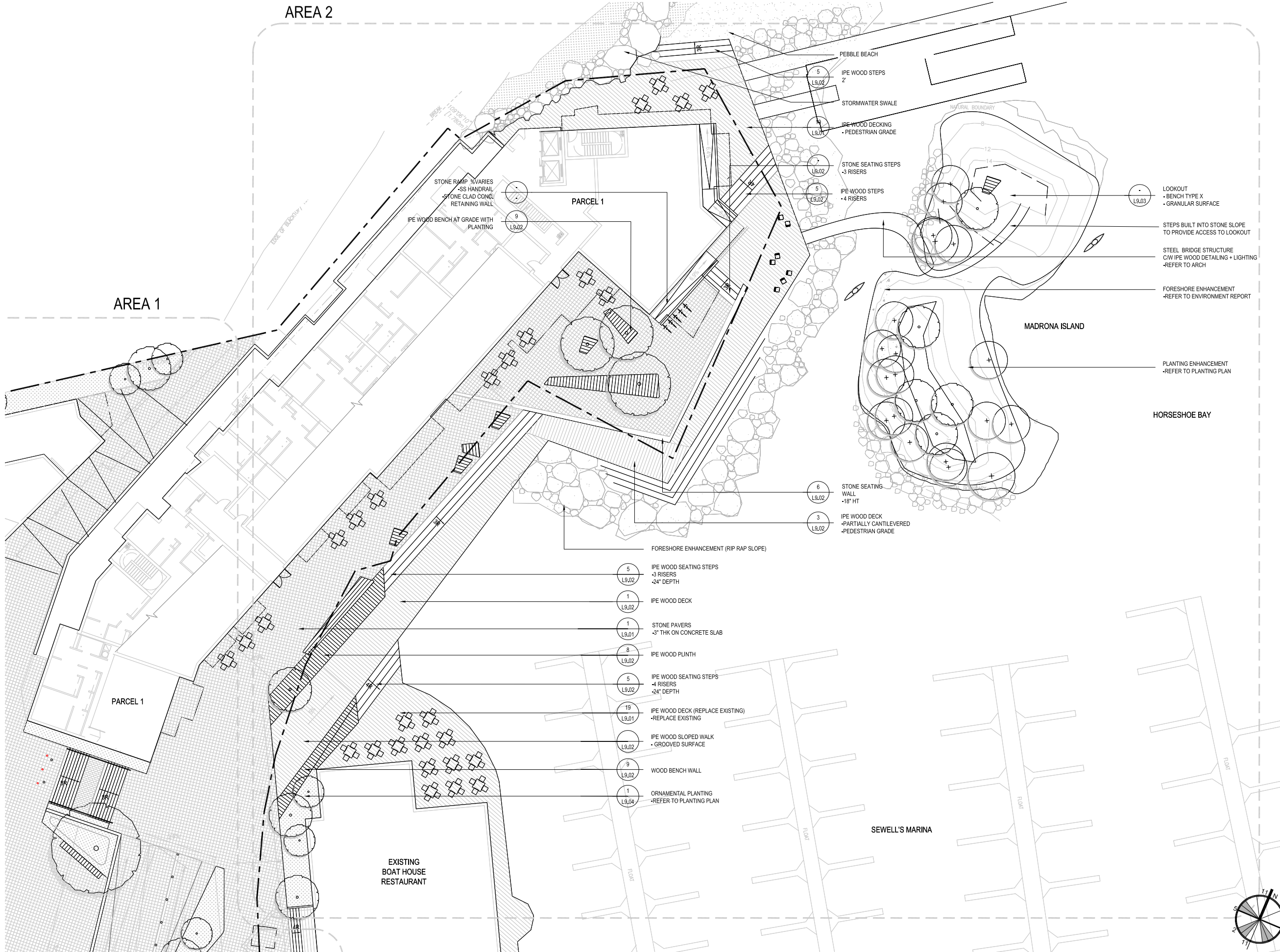
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**L2.01**



AREA 2

AREA 1



- 5 IPE WOOD SEATING STEPS  
-3 RISERS  
-24" DEPTH
- 1 IPE WOOD DECK
- 1 STONE PAVERS  
-3" THK ON CONCRETE SLAB
- 8 IPE WOOD PLINTH
- 5 IPE WOOD SEATING STEPS  
-4 RISERS  
-24" DEPTH
- 19 IPE WOOD DECK (REPLACE EXISTING)  
-REPLACE EXISTING
- IPE WOOD SLOPED WALK  
- GROOVED SURFACE
- 9 WOOD BENCH WALL
- 1 ORNAMENTAL PLANTING  
-REFER TO PLANTING PLAN

- PEBBLE BEACH
- 5 IPE WOOD STEPS  
2
- STORMWATER SWALE
- 7 IPE WOOD DECKING  
- PEDESTRIAN GRADE
- 2 STONE SEATING STEPS  
-3 RISERS
- 5 IPE WOOD STEPS  
-4 RISERS
- LOOKOUT  
- BENCH TYPE X  
- GRANULAR SURFACE
- STEPS BUILT INTO STONE SLOPE  
TO PROVIDE ACCESS TO LOOKOUT
- STEEL BRIDGE STRUCTURE  
CW IPE WOOD DETAILING + LIGHTING  
-REFER TO ARCH
- FORESHORE ENHANCEMENT  
-REFER TO ENVIRONMENT REPORT
- PLANTING ENHANCEMENT  
-REFER TO PLANTING PLAN
- 6 STONE SEATING WALL  
-18" HT
- 3 IPE WOOD DECK  
-PARTIALLY CANTILEVERED  
-PEDESTRIAN GRADE

- 9 STONE RAMP VARIES  
-SS HANDRAIL  
-STONE GLAD CONC.  
-RETAINING WALL
- 9 IPE WOOD BENCH AT GRADE WITH  
PLANTING

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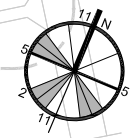
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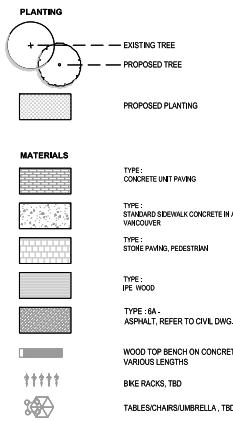
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**MATERIAL PLAN  
AREA 2**

Drawn By MH / MP	Checked KM
Project Number 15014	Scale 1/16" = 1'-0"
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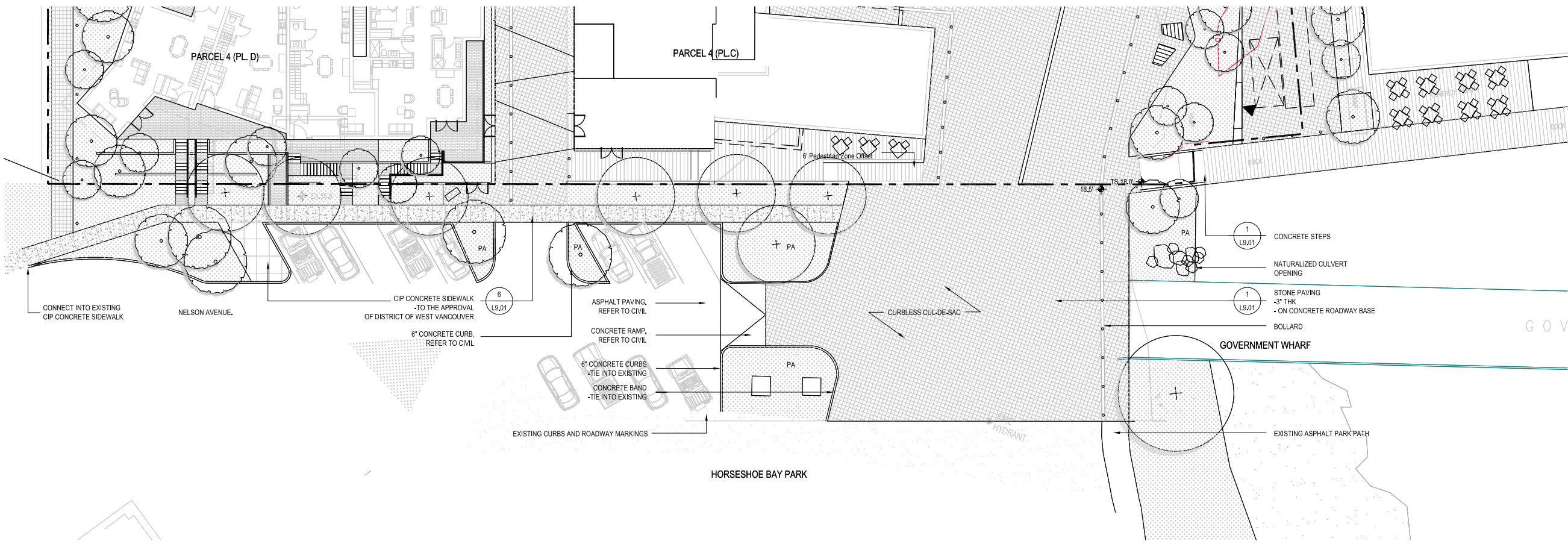


LANDSCAPE LEGEND



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Revision No.	Description	Date
01	Issue for DP	2016-01-14

Issue Issue Date



**PFS STUDIO**  
 PLANNING • URBAN DESIGN  
 LANDSCAPE ARCHITECTURE

1777 West 3rd Avenue  
 Vancouver BC V6J 1K7  
 604.736.5168

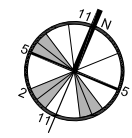
Consultant

Project

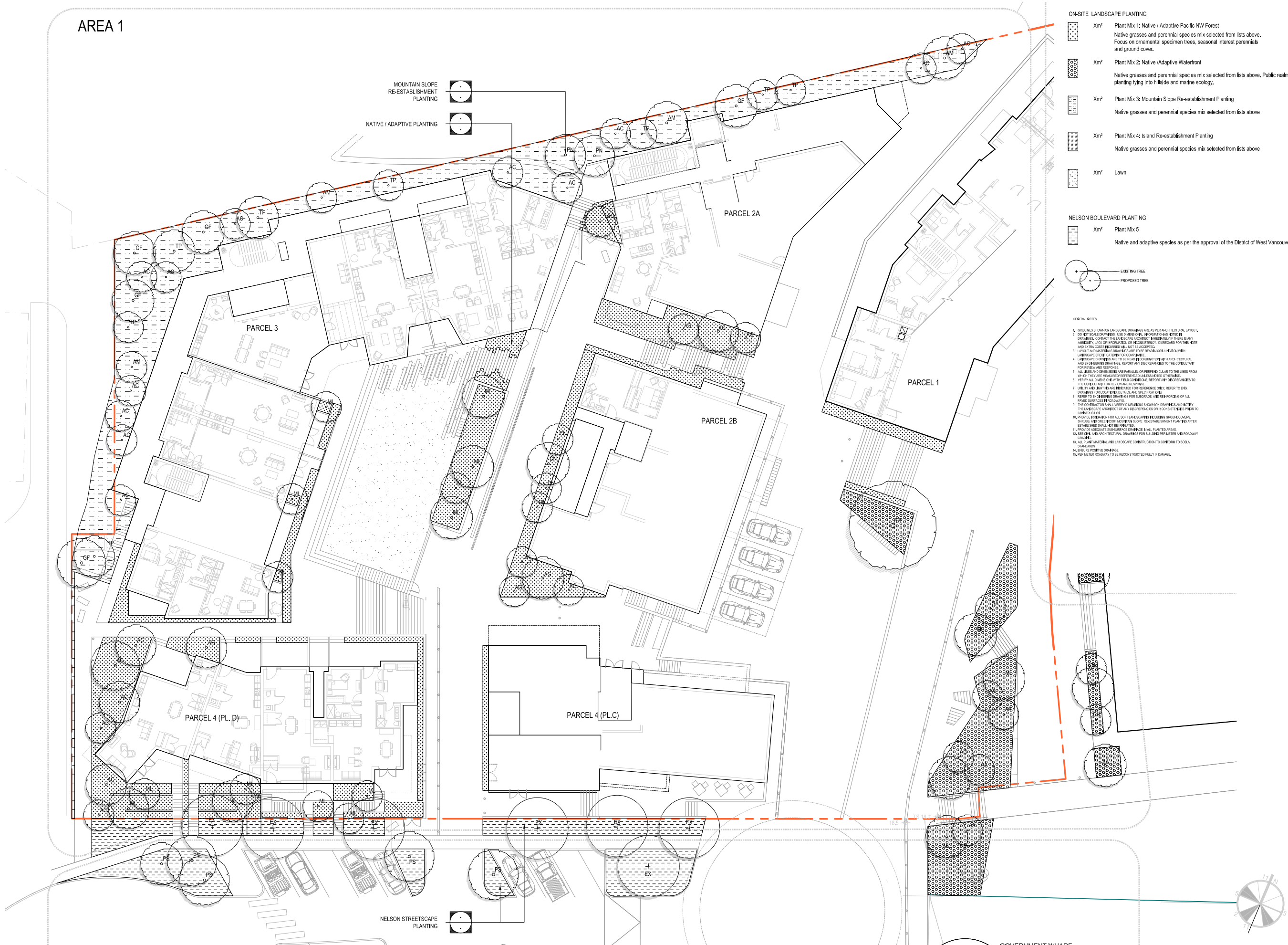
6409 Bay Street  
 Horseshoe Bay, BC  
 For  
 Westbank

Sheet Title  
**MATERIAL PLAN  
 NELSON STREET**

Drawn By MH / MP	Checked KM
Project Number 15014	Scale 1/16" = 1'-0"
Revision	Sheet Number



AREA 1



- ON-SITE LANDSCAPE PLANTING**
- Xm<sup>2</sup> Plant Mix 1: Native / Adaptive Pacific NW Forest  
Native grasses and perennial species mix selected from lists above. Focus on ornamental specimen trees, seasonal interest perennials and ground cover.
  - Xm<sup>2</sup> Plant Mix 2: Native / Adaptive Waterfront  
Native grasses and perennial species mix selected from lists above, Public realm planting tying into hillside and marine ecology.
  - Xm<sup>2</sup> Plant Mix 3: Mountain Slope Re-establishment Planting  
Native grasses and perennial species mix selected from lists above
  - Xm<sup>2</sup> Plant Mix 4: Island Re-establishment Planting  
Native grasses and perennial species mix selected from lists above
  - Xm<sup>2</sup> Lawn
- NELSON BOULEVARD PLANTING**
- Xm<sup>2</sup> Plant Mix 5  
Native and adaptive species as per the approval of the District of West Vancouver
- EXISTING TREE  
 PROPOSED TREE

- GENERAL NOTES**
1. DIMENSIONS SHOWN ON LANDSCAPE DRAWINGS ARE AS PER ARCHITECTURAL LAYOUT.
  2. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION OR INCONSISTENCY. OBTAINING FOR THIS NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.
  3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READY FOR CONSTRUCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
  4. LANDSCAPE DRAWINGS ARE TO BE READY FOR CONSTRUCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
  5. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS NOTED OTHERWISE.
  6. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
  7. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENR DRAWINGS FOR LOCATION, DETAILS AND SPECIFICATIONS.
  8. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE AND REINFORCEMENT OF ALL PAVED SURFACES AND ROADWAYS.
  9. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
  10. PROVIDE BRUSHING FOR ALL SOFT LANDSCAPING INCLUDING GROUNDCOVERS, SHRUBS, AND GREEN ROOF. MOUNTAIN SLOPE RE-ESTABLISHMENT PLANTING AFTER ESTABLISHMENT SHALL NOT BE BRUSHED.
  11. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
  12. SEE ENR AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY GRADING.
  13. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO BCCLA STANDARDS.
  14. ENSURE POSTIVE DRAINAGE.
  15. PROVIDE TO ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.

**MERRICK ARCHITECTURE**  
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 AREA 1**

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