

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
TREES				
(N) Pacific Northwest Native Species				
AC	18	<i>Acer circinatum</i>	Vine Maple	5cm Cal., Field Grown, B&B
AG	8	<i>Acer griseum</i>	Paper Bark Maple	Multistem
AM	4	<i>Acer macrophyllum</i>	Bigleaf Maple	8cm Cal., Field Grown, B&B
AR	1	<i>Acer rubrum 'Red Sunset'</i>	Red Maple 'Red Sunset'	10cm Cal., Field Grown, B&B
AA	12	<i>Amelanchier alnifolia</i>	Service Berry	5cm Cal., Field Grown, B&B
CN	9	<i>Chamaecyparis nootkatensis</i>	'Green Arrow'	8cm Cal., Specimen tree, Field Grown B&B
ML	17	<i>Magnolia x lboebneri 'Merill'</i>	Merill Star Magnolia	6cm Cal
PS	5	<i>Prunus serrulata</i>	Flowering Cherry	8cm Cal, Specimen tree, Field Grown B&B
GF	5	<i>Abies grandis</i>	Grand Fir	2M, Field Grown B&B
PN	2	<i>Pinus nigra</i>	Austrian Phe	3M, WB
TP	8	<i>Thuja plicata</i>	Western Red Cedar	3M, WB
SHRUBS				
Gs	X	<i>Gaultheria shallon</i> (N)	Oceanspray	#2 POT
Hd	X	<i>Holodiscus discolor</i> (N)	Oceanspray	#3 POT
Hd	X	<i>Rosa nutkana</i> (N)	Nootka Rose	#3 POT
ma	X	<i>Mahonia aquifolium</i> (N)	Tall Oregon Grape	#2
Oc	X	<i>Oemleria cerasiformis</i> (N)	Indian Plum	#3 POT
Pl	X	<i>Philadelphus lewisii</i> (N)	Mock Orange	#3 POT
Po	X	<i>Physocarpus capitatus</i> (N)	Pacific Ninebark	#3 POT
Sp	X	<i>Salix purpurea 'Nana'</i>	Dwarf Arctic Willow	#2 POT
Oc	X	<i>Vaccinium ovatum</i> (N)	Red Elderberry	#3 POT
PERENNIALS/VINES				
Aq	X	<i>Akebia quinata</i>	Chocolate Vine	#3 POT
Ac	X	<i>Allium cernuum</i>	Nodding Onion	#1 POT
Ebm	X	<i>Erysimum 'Bowles Mauve'</i>	Purple Wallflower	#1 POT
Ls	X	<i>Liatris spicata 'Kobold'</i>	Blazing Star	#1 POT
Ps	X	<i>Polygonatum species</i>	Solomon's Seal	#2 POT
Rh	X	<i>Rudbeckia hirt</i>	Black Eyed Susan	#1 POT
Vb	X	<i>Verbena bonariensis</i>	Verbena	#1 POT
GRASSES/GROUNDCOVERS				
ac	X	<i>Allium cernuum</i>	Nodding Onion	#1 POT
aua	X	<i>Arctostaphylos uva-ursi</i> (N)	Kinnikinnick	#1 POT
as	X	<i>Asarum Sp.</i> (N)	Wild Ginger	#1 POT
aff	X	<i>Athyrium filix-femina</i> (N)	Lady Fern	#1 POT
bs	X	<i>Blechnum spicant</i> (N)	Deer Fern	#1 POT
cc	X	<i>Calamagrostis canadensis</i>	Bluejoint	#1 POT
cc	X	<i>Cornus canadensis</i> (N)	Canada Bunchberry	#1 POT
cl	X	<i>Carex lyngbyei</i> (N)	Lynby's Sedge	#1 POT
de	X	<i>Dryopteris erythrosora</i>	Japanese shield fern	#1 POT
eg	X	<i>Elymus glaucus</i>	Blue Wildrye	#1 POT
tr	X	<i>Festuca rubra</i>	Red Fescue	#1 POT
fc	X	<i>Fragaria chilensis</i> (N)	Coastal strawberry	#1 POT
md	X	<i>Maianthemum dilatatum</i> (N)	False Lily of the valley	#1 POT
oo	X	<i>Oxalis oregana</i>	Wood sorrel	#1 POT
psr	X	<i>Pennisetum setaceum 'Rubrum'</i>	Fountain Grass	#2 POT
ps	X	<i>Polygonatum species</i>	Solomon's Seal	#2 POT
rh	X	<i>Rudbeckia hirt</i>	Black Eyed Susan	#1 POT
ss	X	<i>Sedum spathulifolium</i>	Broad-leaved stonecrop	#1 POT

ON-SITE LANDSCAPE PLANTING

- X m² 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.
- X m² Plant Mix 2: Native / Adaptive Waterfront
Native grasses and perennial species mix selected from lists above. Public realm planning tying into hillside and marine ecology.
- X m² Plant Mix 3: Mountain Slope Re-establishment Planting
Native grasses and perennial species mix selected from lists above
- X m² Plant Mix 4: Island Re-establishment Planting
Native grasses and perennial species mix selected from lists above
- X m² Lawn

NELSON BOULEVARD PLANTING

- X m² Plant Mix 5
Native and adaptive species as per the approval of the District of West Vancouver

GENERAL NOTES:

1. SPECIES SHOWN ON LANDSCAPE DRAWINGS ARE AS PER ARCHITECTURAL LAYOUT. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION ON NOTES. DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION OR INCONSISTENCY. DISCREPANCIES FOR THE NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.
2. LAYOUT AND MATERIALS DIMENSIONS ARE TO BE IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE IN ACCORDANCE WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESOLVE.
4. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE DERIVED. REFER TO THE DIMENSIONED LINES.
5. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESOLVE.
6. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENR. DRAWINGS FOR LOCATION, DEPTH AND SPACING DATA.
7. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE AND REMEDIATIONS OF ALL FINISHED SURFACES BY DIMENSIONS.
8. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS ARE MET BY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
9. PROVIDE PROTECTION FOR ALL EXISTING LANDSCAPE INCLUDING GROUNDCOVERS, SHRUBS, AND GREENROOF MOUNTAIN SLOPE RE-ESTABLISHMENT PLANTING AFTER CONSTRUCTION.
10. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE ALL PLANTED AREAS.
11. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERMIT AND ROADWAY DRAINAGE.
12. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO BCCLA STANDARDS.
13. ENSURE FUTURE DRAINAGE.
14. REPAIR TO ROADWAY TO BE RECONSTRUCTED FULLY BY DRAINAGE.



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

Issue Issue Date



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Consultant

Project

6409 Bay Street
Horseshoe Bay, BC
For
Westbank

Sheet Title

**PLANTING PLAN
AREA 2**

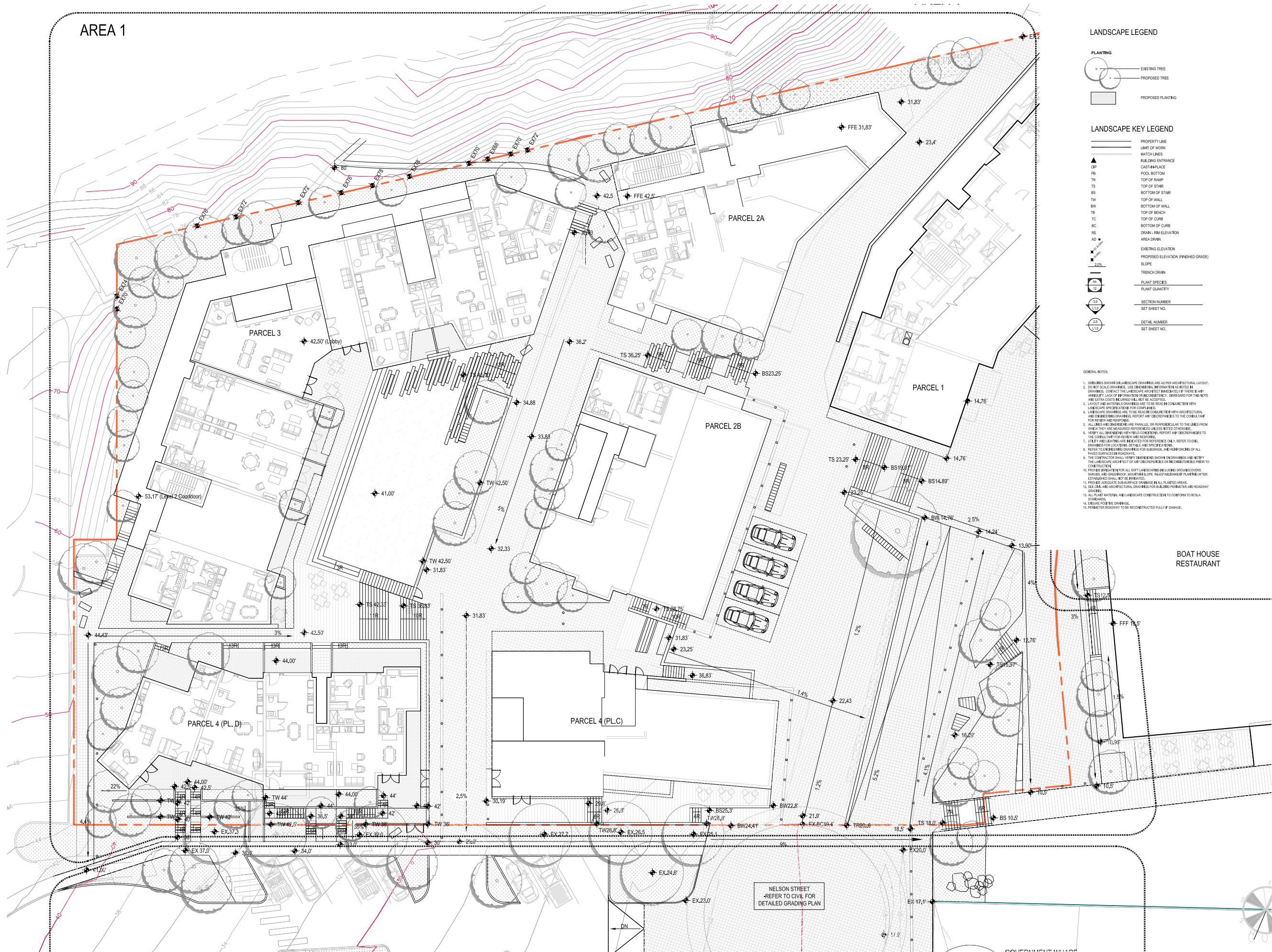
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Project Number: 15014 Scale: 1/16" = 1'-0"

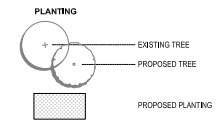
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L4.02

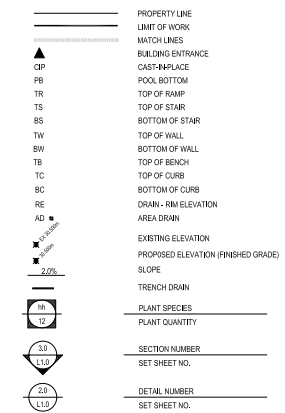
AREA 1



LANDSCAPE LEGEND



LANDSCAPE KEY LEGEND



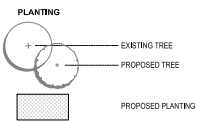
GENERAL NOTES:

1. DIMENSIONS SHOWN ON LANDSCAPE DRAWINGS ARE AS PER ARCHITECTURAL LAYOUT.
2. TO GET SCALE DRAWINGS, USE DIMENSIONS INFORMATION AS NOTED BY DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY LACK OF INFORMATION OR DISCREPANCY. DESIGNATED FOR THE NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.
3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONNECTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
4. LANDSCAPE DRAWINGS ARE TO BE READ IN CONNECTION 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 DERIVED 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 LOCATIONS, DETAILS, AND SPECIFICATIONS.
8. REFER TO ENGINEERING DRAWINGS FOR SURFACES, AND REWORKING OF ALL PAVED SURFACES IN 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 PROTECTION FOR ALL SOFT LANDSCAPE INCLUDING GROUNDCOVERS, SHRUBS, AND TREES/ROOTS. NOTIFY AND OBTAIN PERMISSION FROM PLANTER/ESTABLISHED SHALL NOT BE BARRIAGED.
11. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
12. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY DRAINAGE.
13. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO BC SQA STANDARDS.
14. ENSURE POSITIVE DRAINAGE.
15. PERIMETER ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.

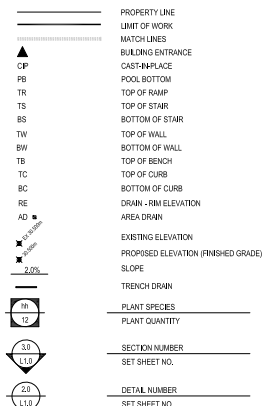


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LANDSCAPE LEGEND

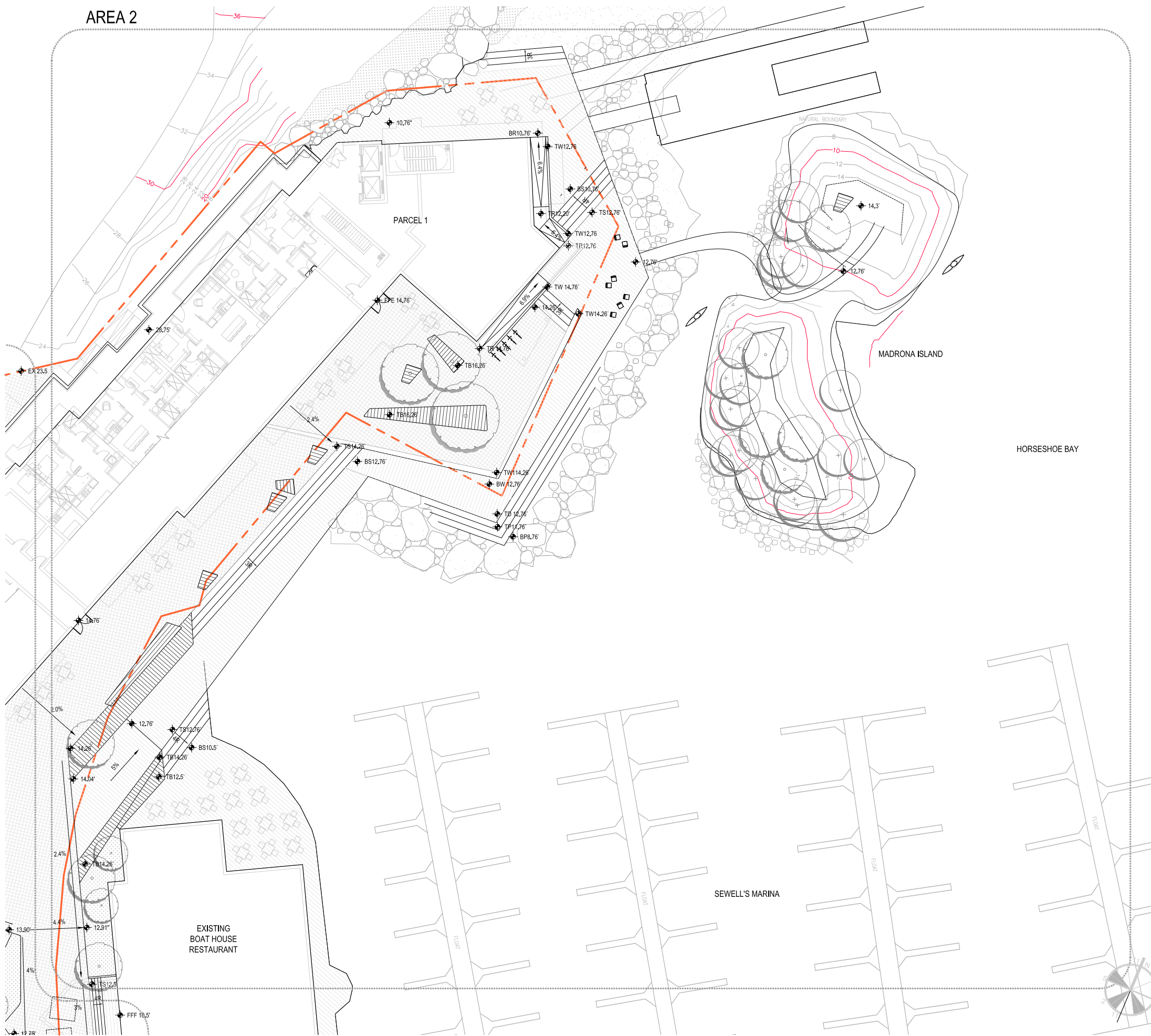


LANDSCAPE KEY LEGEND



GENERAL NOTES:

1. GRADINGS SHOWN ON LANDSCAPE DRAWINGS ARE AS PER ARCHITECTURAL LAYOUT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS AND NOTATION AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION OR INCONSISTENCY. BRIBARING FOR THE NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.
3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE REVIEWED AND CONSTRUCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
4. LANDSCAPE DRAWINGS ARE TO BE REVIEWED AND 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 CONGREMENTS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
7. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATION, DEPTHS AND SPECIFICATIONS.
8. REFER TO UNDERLAYING DRAWINGS FOR SUBGRADE AND FINISHINGS 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 FIRM CONTRACT FOR ALL SOFT LANDSCAPING INCLUDING SHOUBDOOS, SHRUBS, AND GREENHOUSES. VERIFY AND MEASURE OF VERTICAL SLOPE. RE-ESTABLISH PLANTING AFTER EXISTING TREES SHALL NOT BE REMOVED.
11. PROVIDE ADEQUATE SUBSURFACE DRAINAGE BE ALL PLANTED AREAS.
12. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY DRAINAGE.
13. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO BC SCA STANDARDS.
14. ENSURE POSITIVE DRAINAGE.
15. PERIMETER ROADWAYS TO BE RECONSTRUCTED FULLY IF DAMAGED.



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

Issue Issue Date



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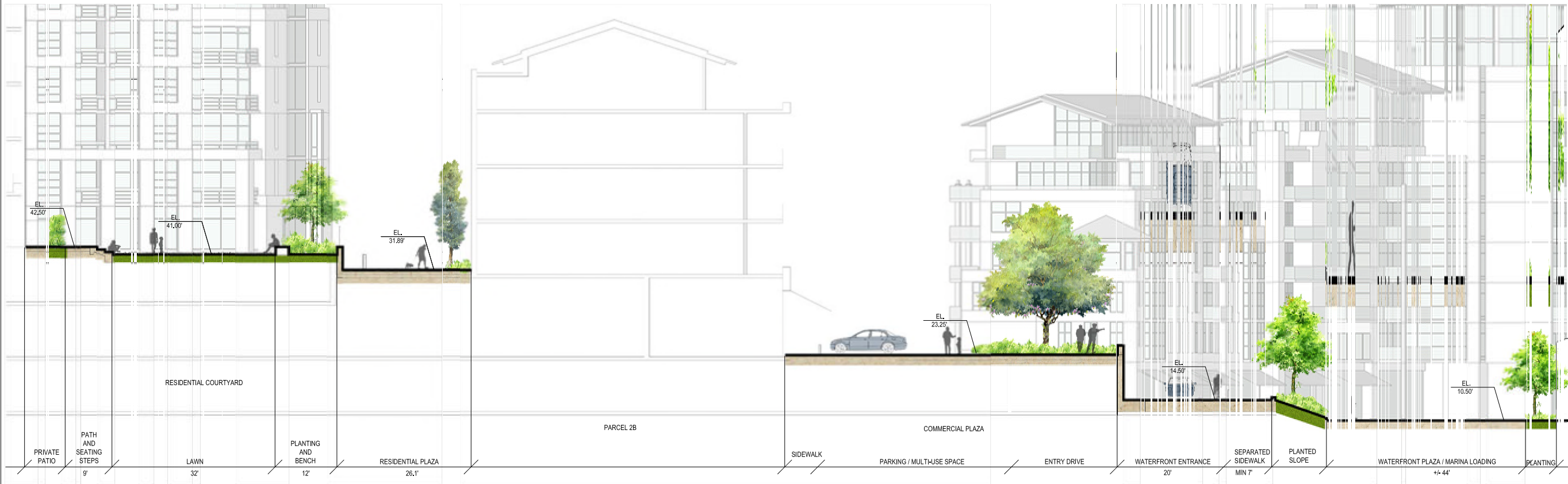
6409 Bay Street
Horseshoe Bay, BC
For
Westbank

Sheet Title

**GRADING PLAN
AREA 2**

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

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



1 SECTION A-A : SITE SECTION
SCALE: 3/32" = 1'-0"



2 SECTION B-B' : MID LEVEL STAIR
SCALE: 1/8" = 1'-0"

Issue Issue Date



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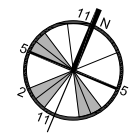
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Project

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Sheet Title
SECTIONS

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



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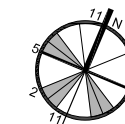
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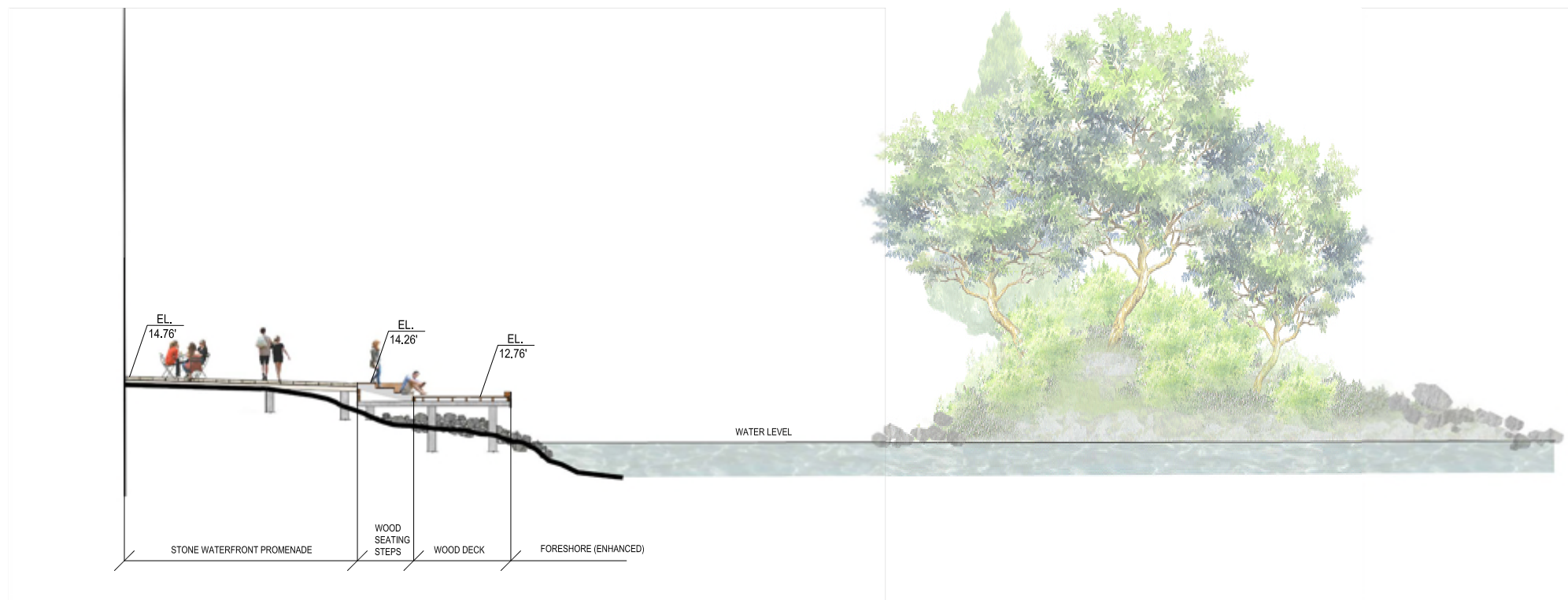
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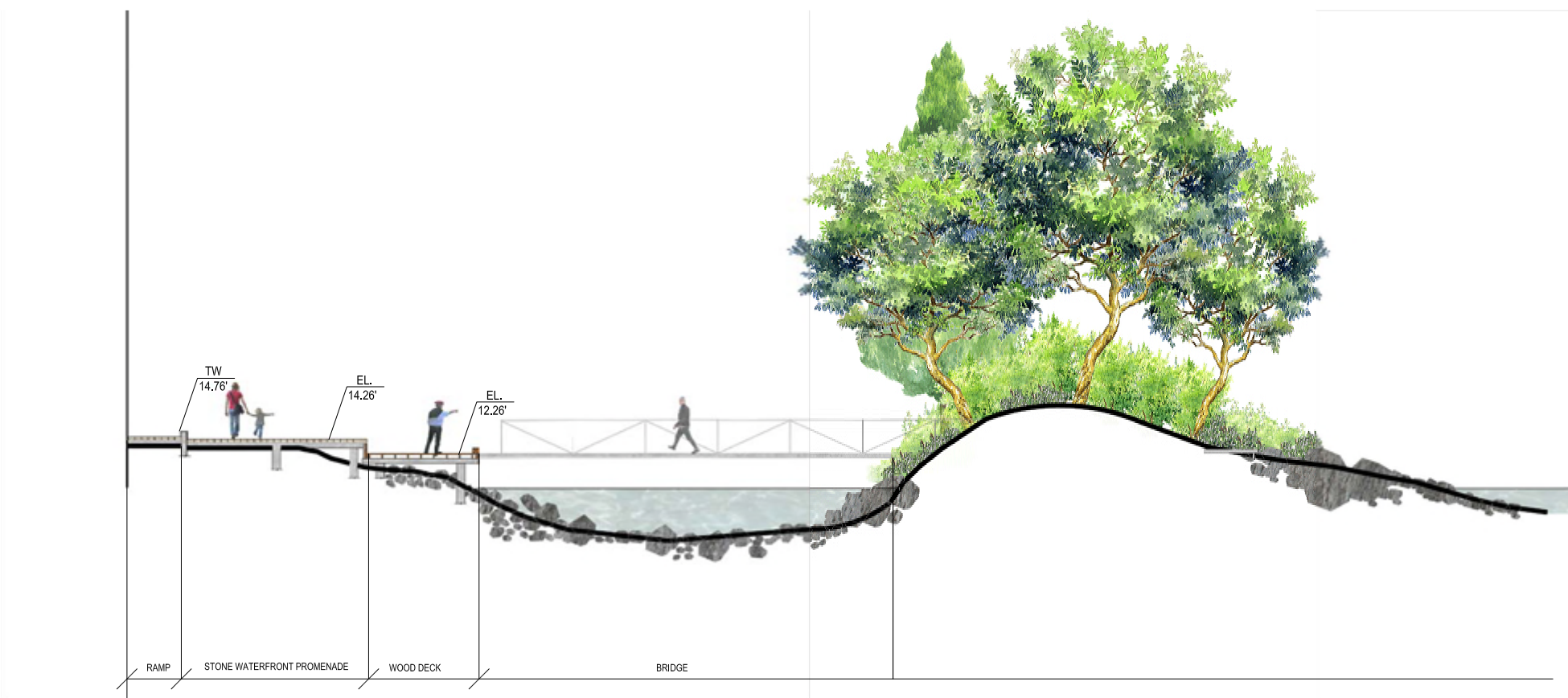
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L8.02

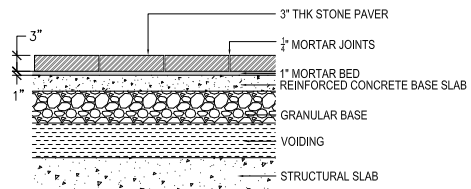


3 SECTION C-C'
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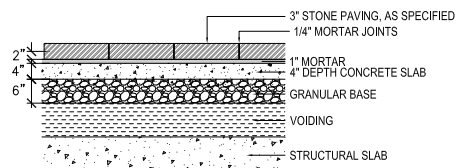
4 SECTION D-D'
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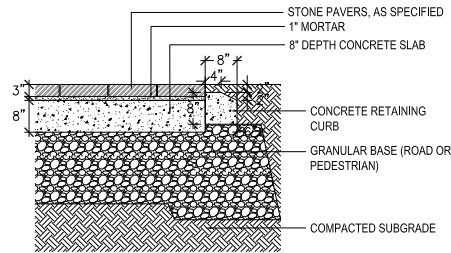
1 STONE ROADWAY PAVING

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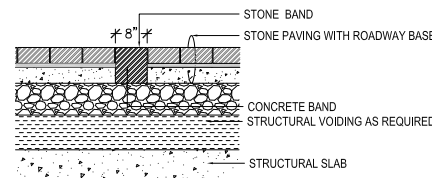
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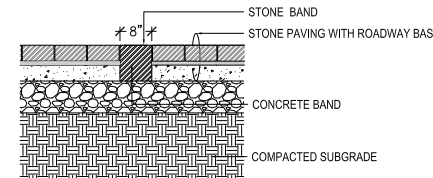
3 STONE PAVING EDGE RESTRAINT

SCALE: 1/2"=1'0"



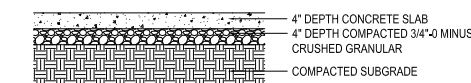
4 STONE BAND ON SLAB

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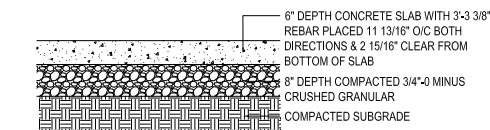
5 STONE BAND ON GRADE

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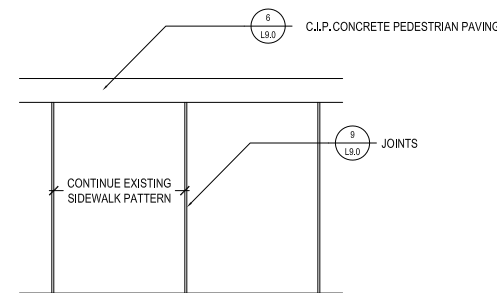
6 C.I.P. CONCRETE PEDESTRIAN PAVING

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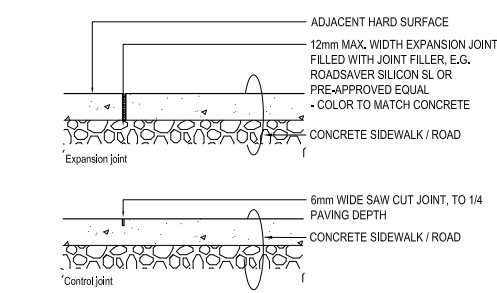
7 C.I.P. CONCRETE ROADWAY SLAB

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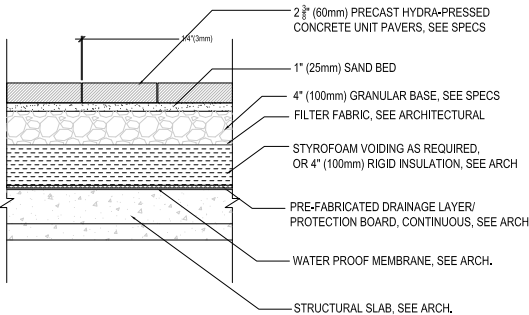
8 SIDEWALK JOINT PATTERN

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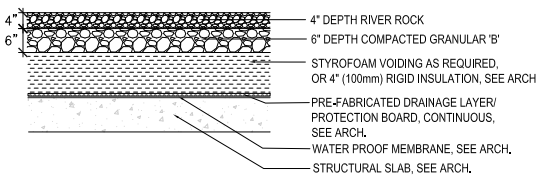
9 JOINTS

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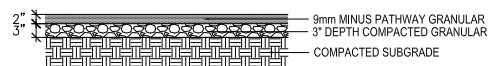
10 CONCRETE UNIT PAVING ON SLAB - PEDESTRIAN

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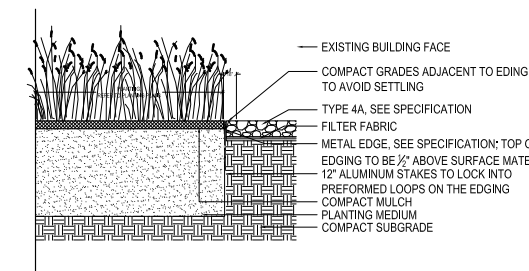
11 RIVER ROCK ON SLAB

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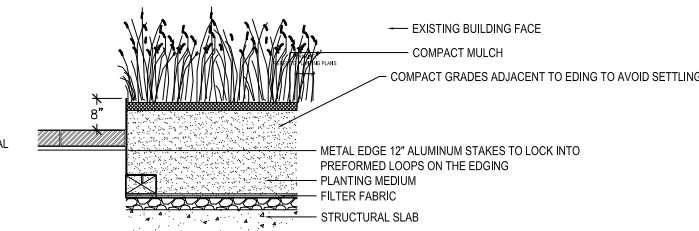
12 PATHWAY GRANULAR ON GRADE

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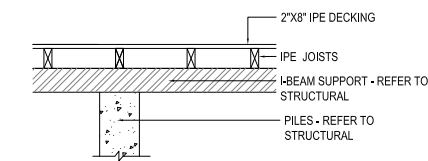
13 GRAVEL DRIP STRIP @ BUILDING

SCALE: 1/2"=1'0"



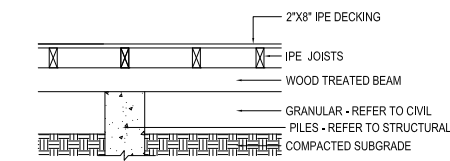
14 METAL PLANTER EDGE

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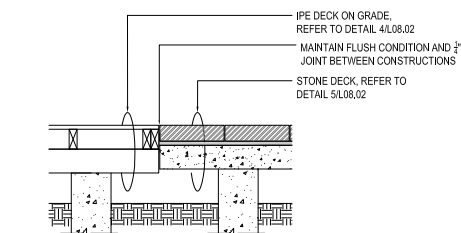
16 IPE WOOD DECK - CANTILEVERED

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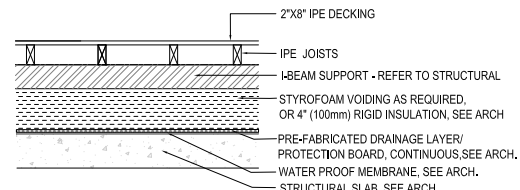
17 IPE WOOD DECK ON GRADE

SCALE: 1/2"=1'0"



18 PROMENADE EDGE CONDITION

SCALE: 1/2"=1'0"



19 IPE WOOD DECK ON SLAB

SCALE: 1/2"=1'0"

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Sheet Title

**DETAILS
 PAVING**

Drawn By	Checked
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15014	AS NOTED
Revision	Sheet Number



L9.01

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

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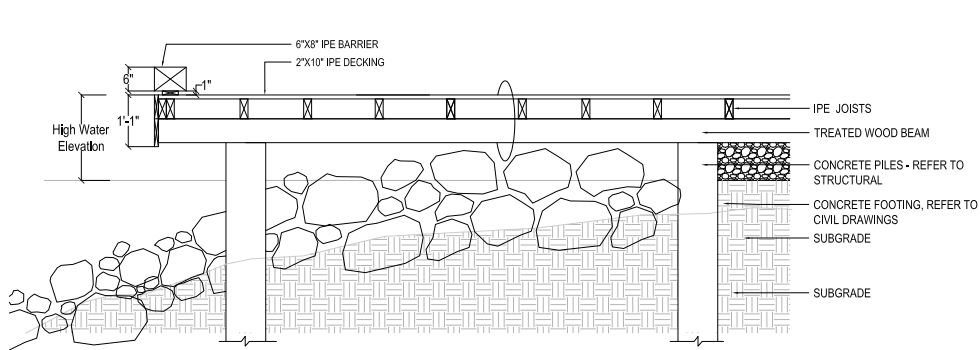
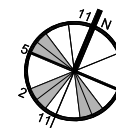
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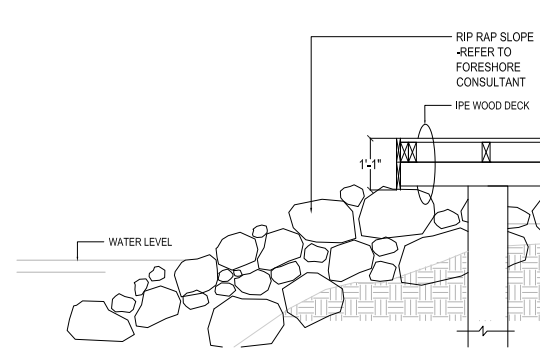
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DETAILS
WALL&STAIRS

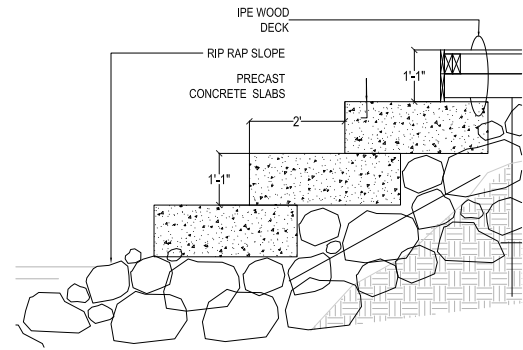
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15014	AS NOTED
Revision	Sheet Number



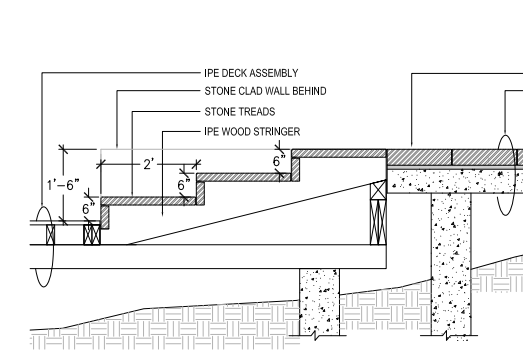
IPE WOOD CANTILEVERED PEDESTRIAN DECK
SCALE: -



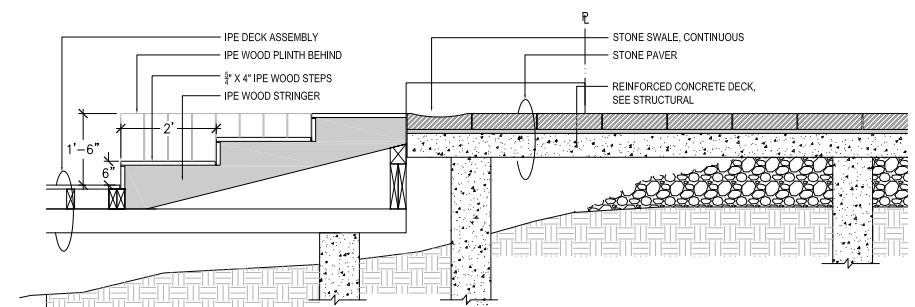
RIP RAP EDGE
SCALE: -



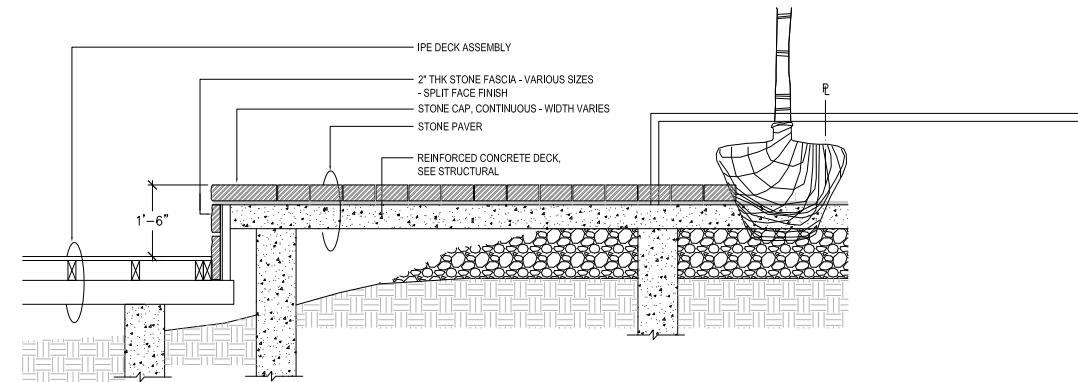
PRECAST CONC. SEATING PLINTHS
SCALE: -



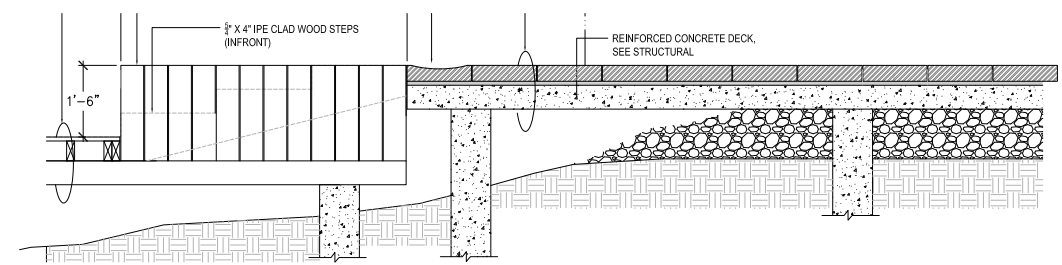
STONE STEPS
SCALE: -



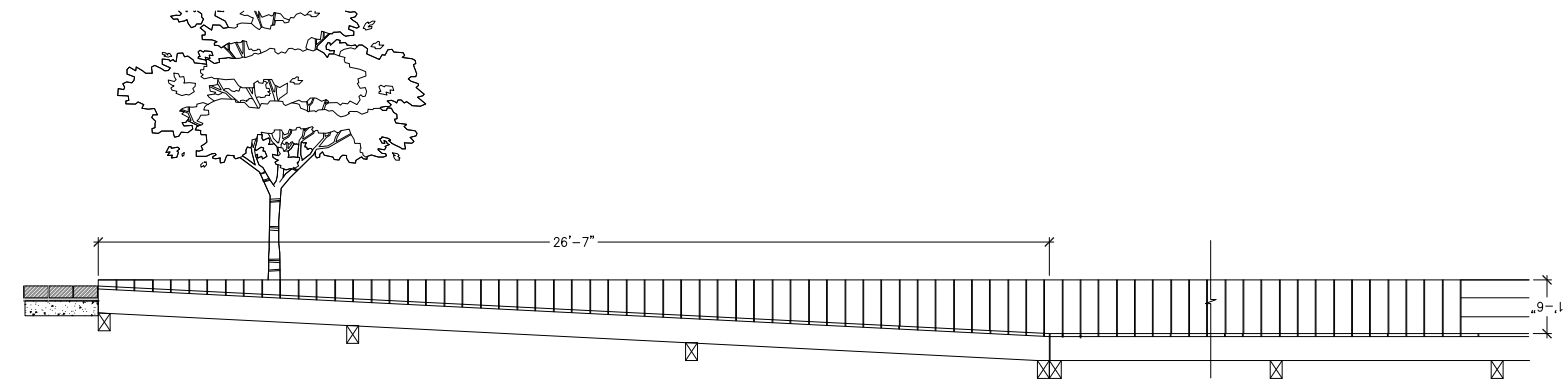
WOOD SEATING STEPS, TYP.
SCALE: -



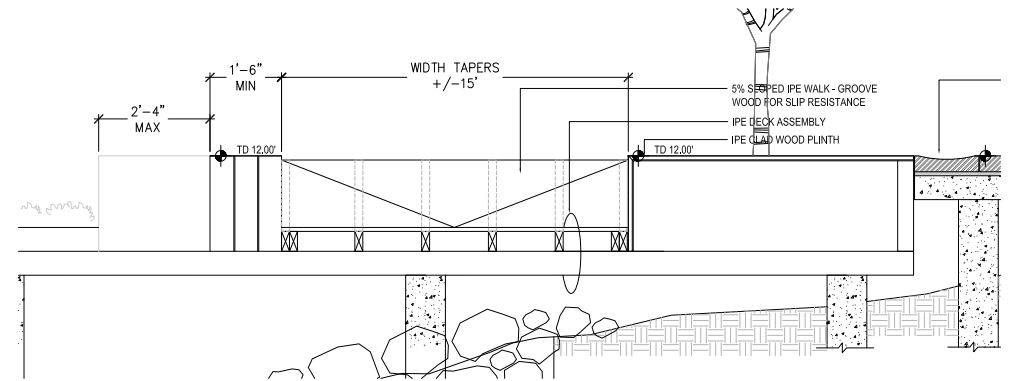
STONE FACADE WALL
SCALE: -



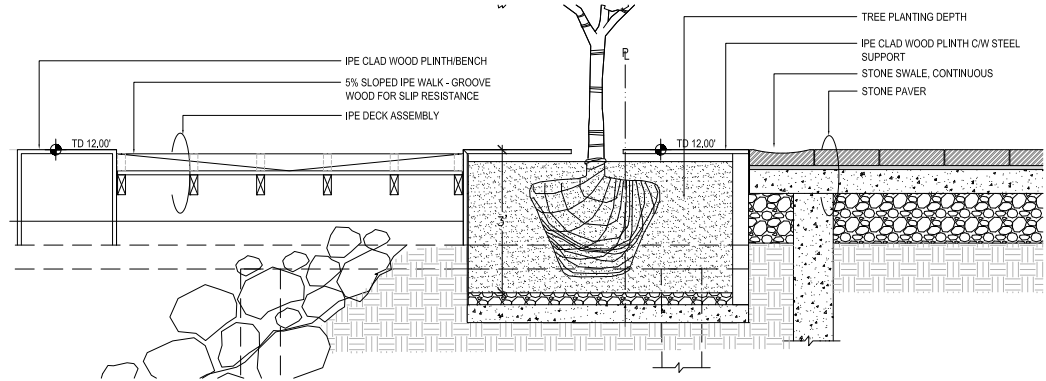
WOOD PLINTH
SCALE: -



PLINTH ELEVATION
SCALE: 3/8\"/>

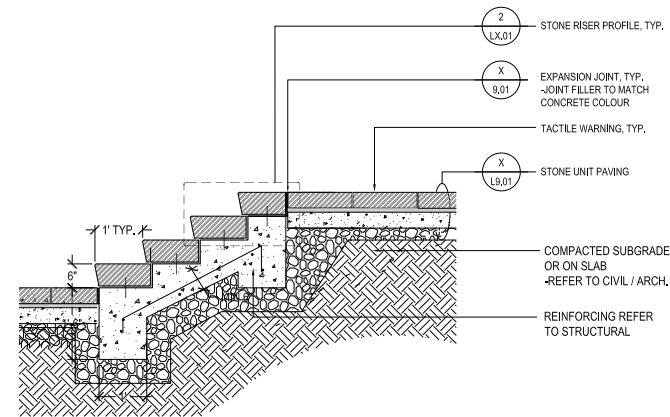


WOOD SLOPED PATH AND WOOD PLINTH
SCALE: -

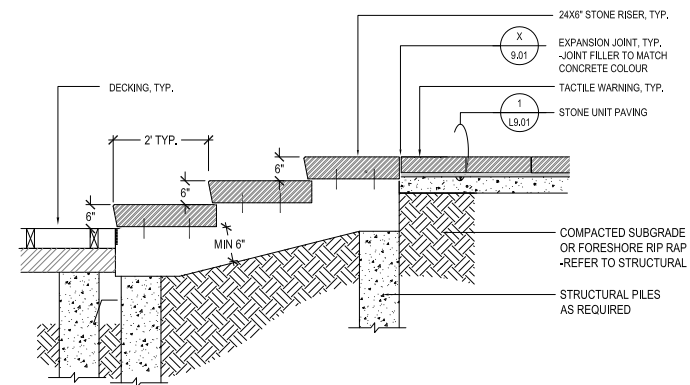


WOOD PLINTH @ PLANTER
SCALE: -

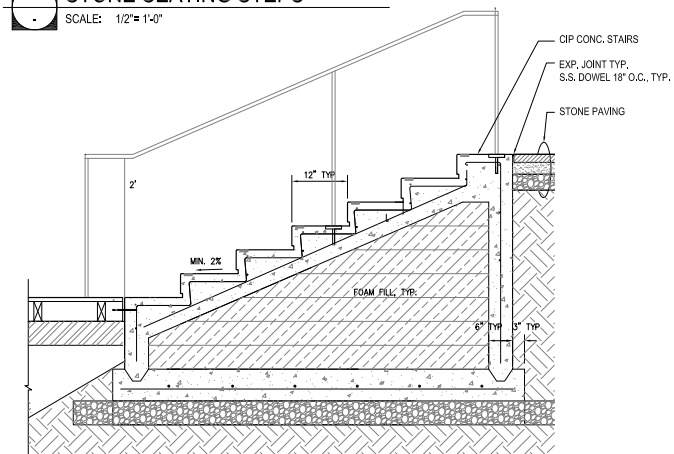
DESCRIPTION
SCALE: -



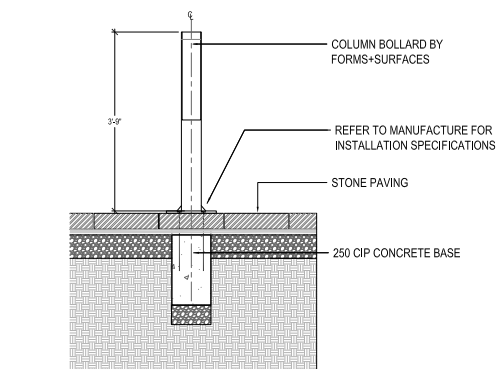
STONE SLAB STAIRS
SCALE: 1/2" = 1'-0"



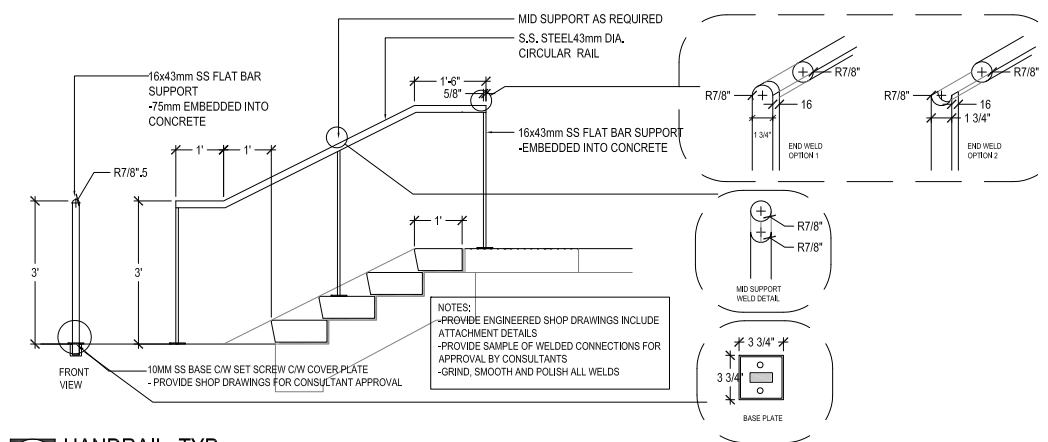
STONE SEATING STEPS
SCALE: 1/2" = 1'-0"



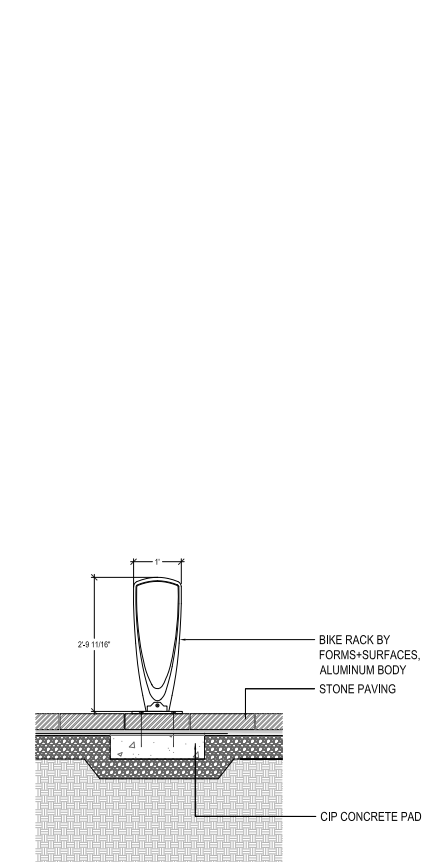
C.I.P. CONCRETE STEPS, TYP.
SCALE: 1/2" = 1'-0"



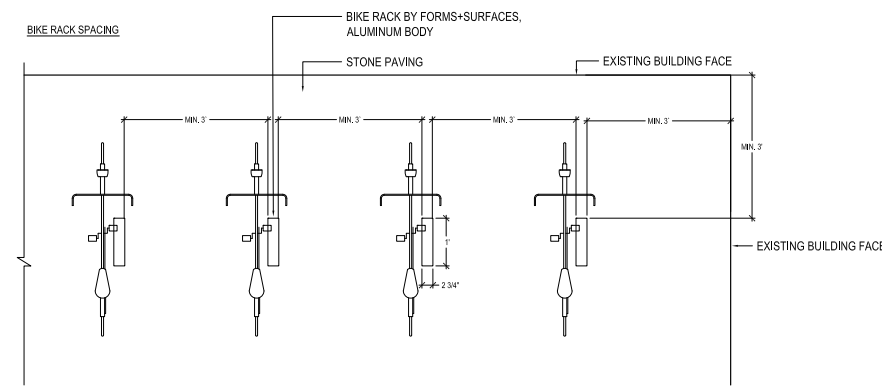
ILLUMINATED BOLLARD, TYP.
SCALE: 1/2" = 1'-0"



HANDRAIL, TYP.
SCALE: 1/2" = 1'-0"



BIKE RACKS
SCALE: -



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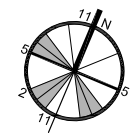
Consultant

Project

6409 Bay Street
Horseshoe Bay, BC
For
Westbank

Sheet Title
DETAILS
FURNISHINGS

Drawn By MH / MP	Checked KM
Project Number 15014	Scale AS NOTED
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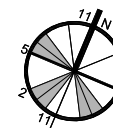
Consultant

Project

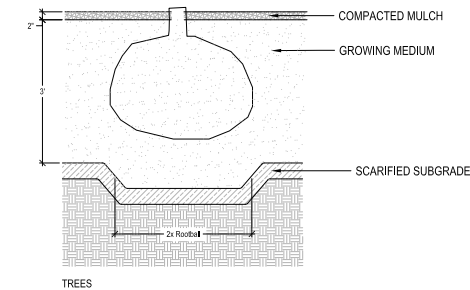
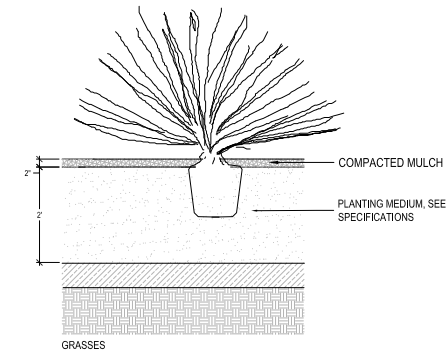
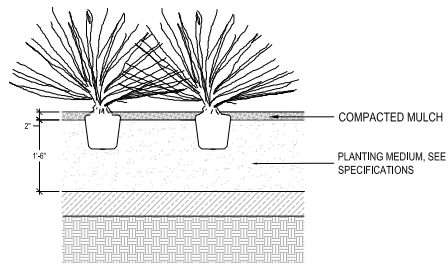
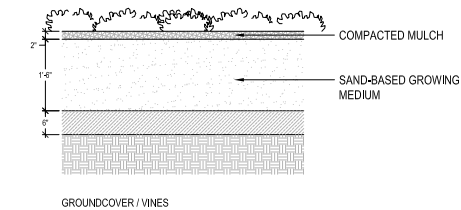
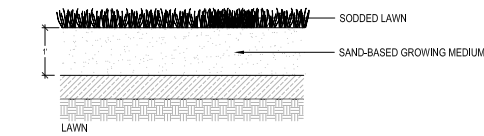
6409 Bay Street
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 Westbank

Sheet Title
PLANTING DETAILS

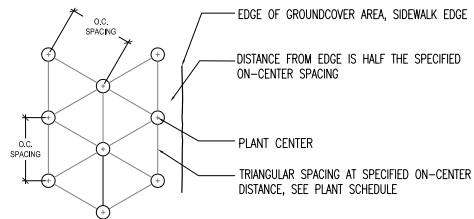
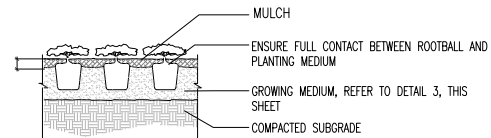
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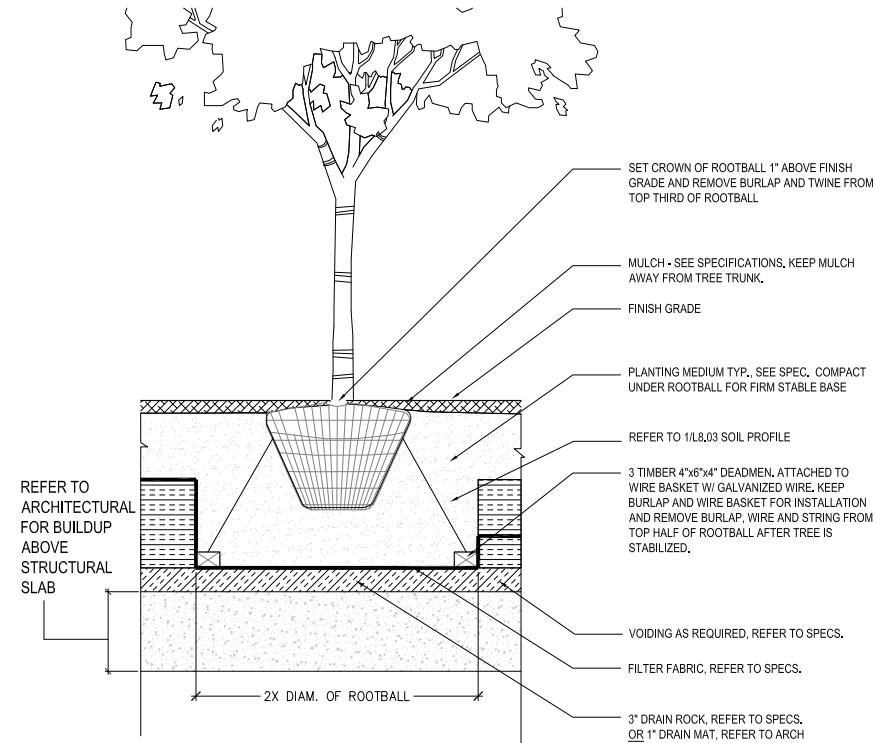
L9.04



SOIL PROFILES
 SCALE: 1/2"=1'0"



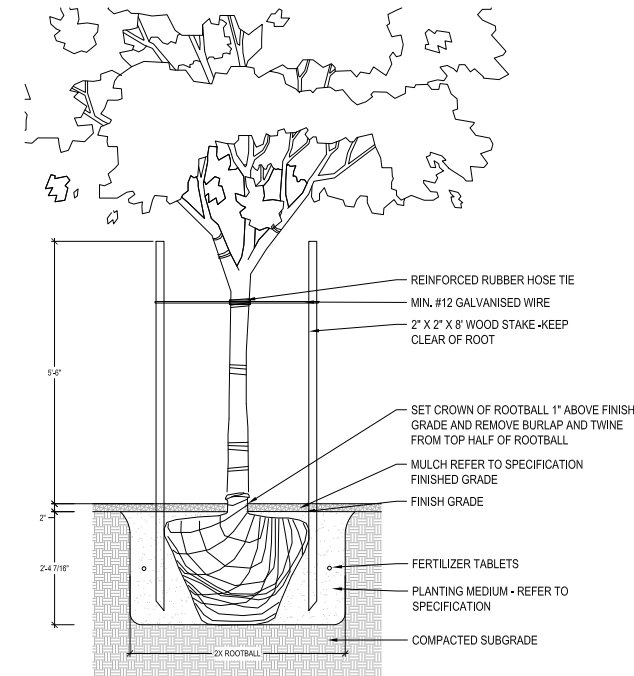
GROUND COVER / SHRUB SPACING
 SCALE: 1/2"=1'0"



TREE PLANTING ON SLAB
 SCALE: 1/2"=1'0"

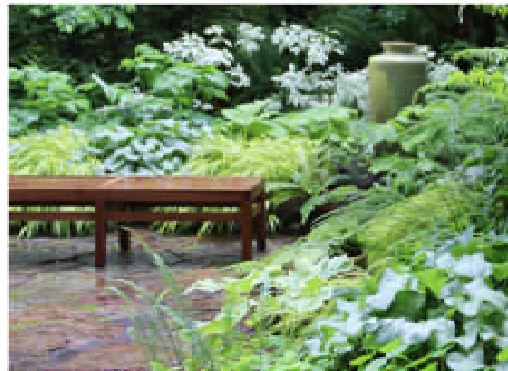
VINE PLANTING
 SCALE: 1/2"=1'0"

X
 SCALE: 1/2"=1'0"



TREE PLANTING ON GRADE
 SCALE: 1/2"=1'0"

RESIDENTIAL GARDENS AND PLAZA



Pacific Northwest ornamental planting



Minimizing walls with planting



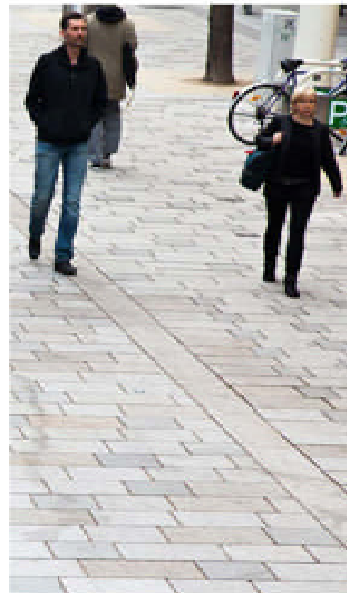
Material Combination: Planting, Stone and wood



Stone steps between buildings



COMMERCIAL PLAZA



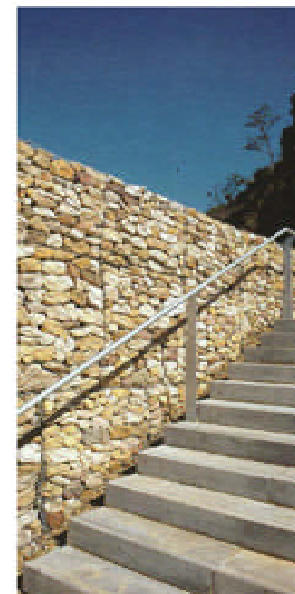
Paving for multi-purpose space



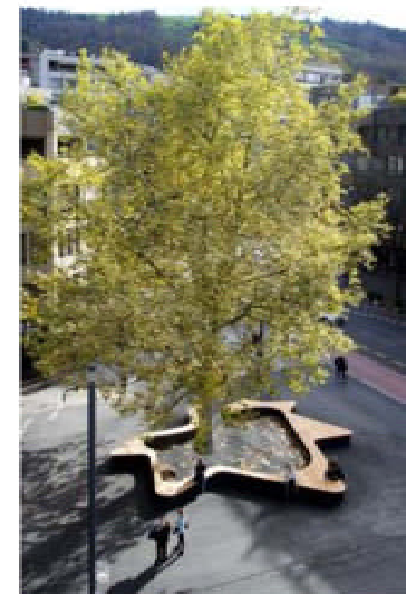
Patio Seating



Planting between steps and walls



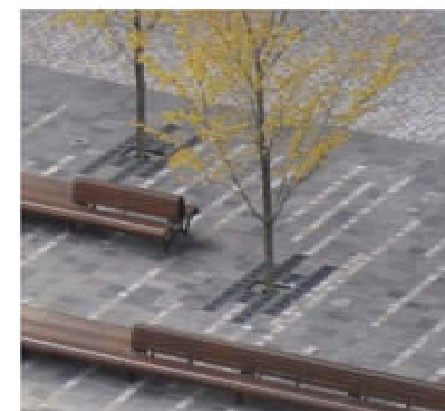
Stone walls



Feature tree



Raised planter



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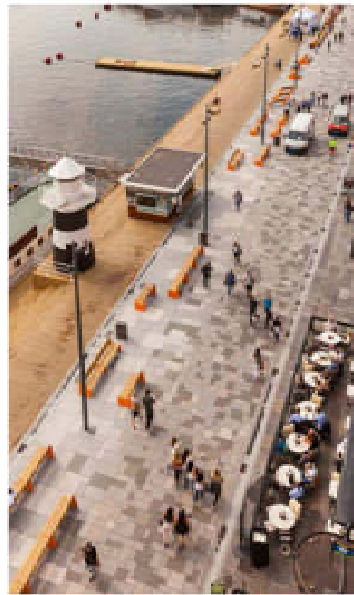
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Sheet Title

PRECEDENT
IMAGES

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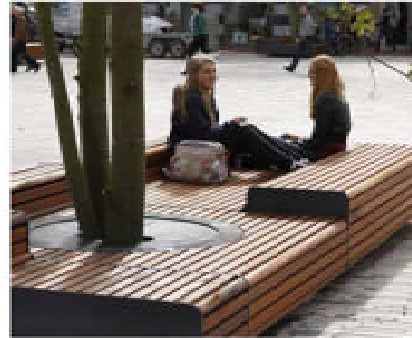
L10.01



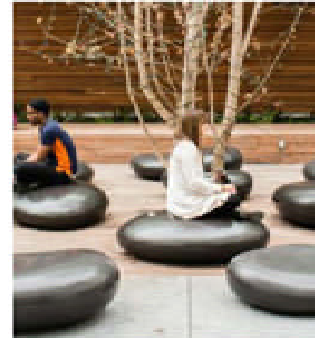
Waterfront Components: Paving, Seating, Patios, Promenade and Working Marina



Wood and Stone



Seating with Planting



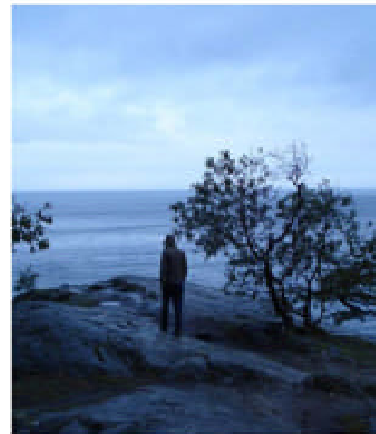
Playful Seating



Planting



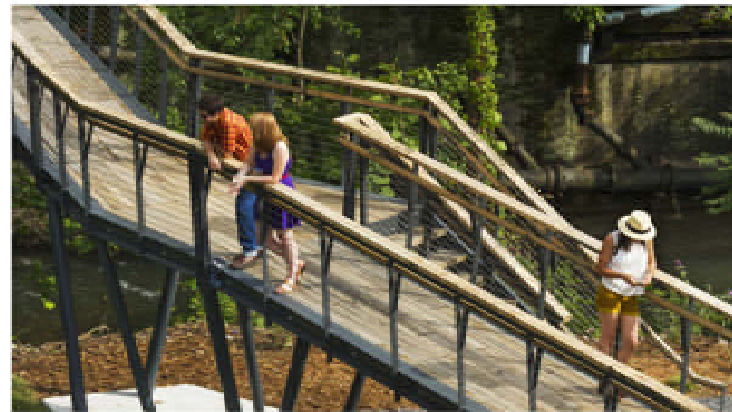
Access to Water



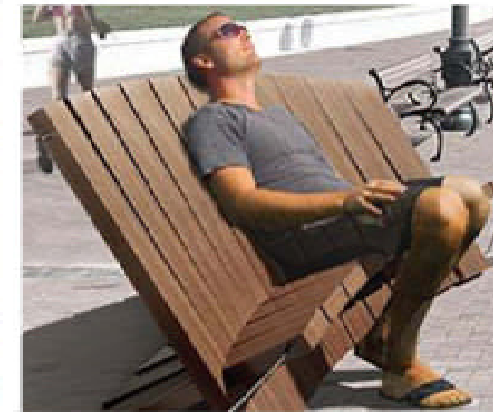
Lookout / Viewpoint



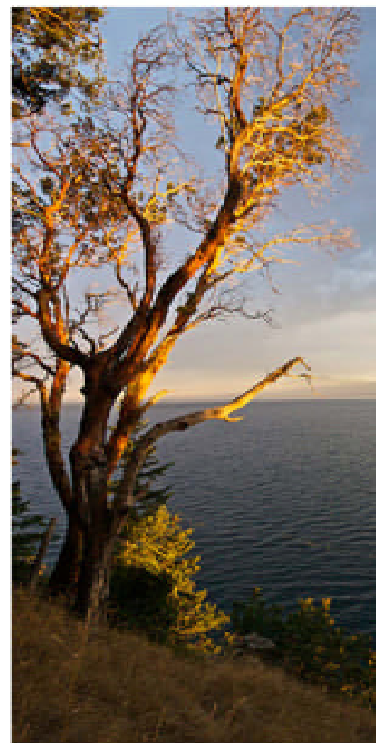
Maintain the natural



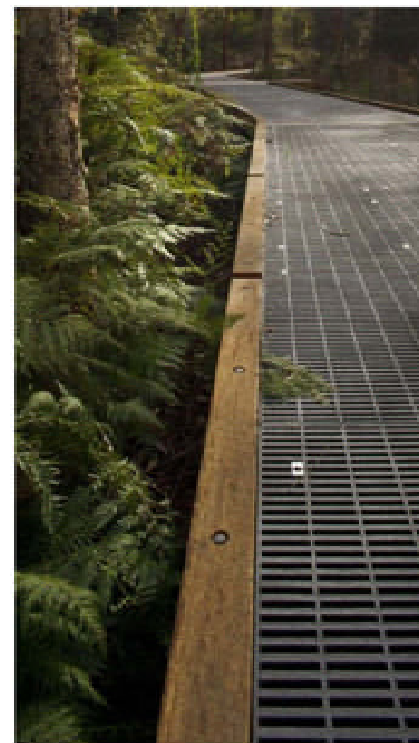
Bridge access to island



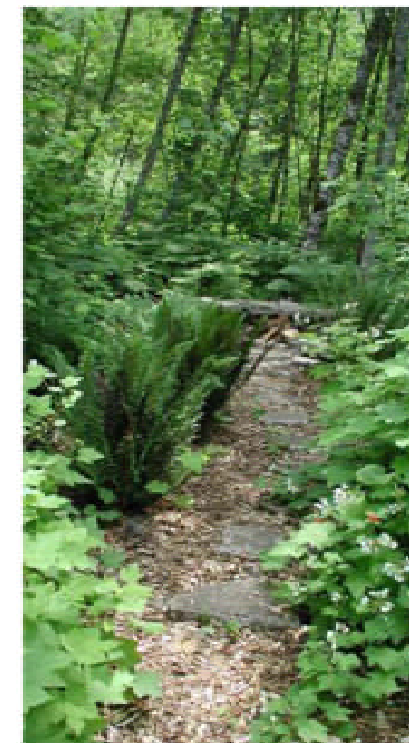
Viewpoint - Place for quiet / relaxation



Access to view



Bridge transparency for ocean life



Minimal Footpath to viewpoint

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