

4841 The Dale
West Vancouver

Design Rationale:

The landscape design follows the Architectural lead that tucks a clean crisp modern building into the hillside and allows the natural existing grades and forest cover to engulf it from the rear and sides. The rear of the site utilises the existing levels and grades, (and wall structures) where possible, to form the multileveled outdoor living spaces on the property. Most of the paving here is natural stone slabs and the plant material is primarily native and shade loving. The stone outcroppings will be cleaned and enhanced where possible, to add to the mountainside expression of the landscape.

The front of the new house is very contemporary and has a short driveway and small formalised front semi-private garden area which adds layering to the entry of the home. The elements in landscape design (the concrete walls, details, furnishings and lush plant material) at the front of the house all compliment the modern character of the new home. The concrete stairs are detailed with large reveals to emphasize lightness.

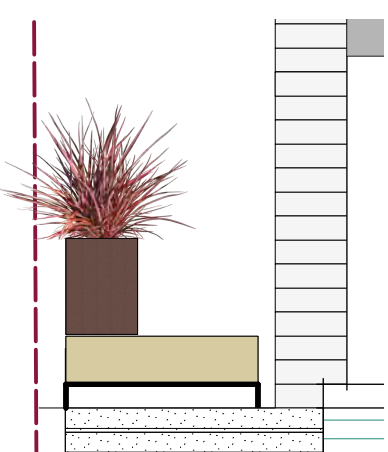
Basalt Column Loose Retaining



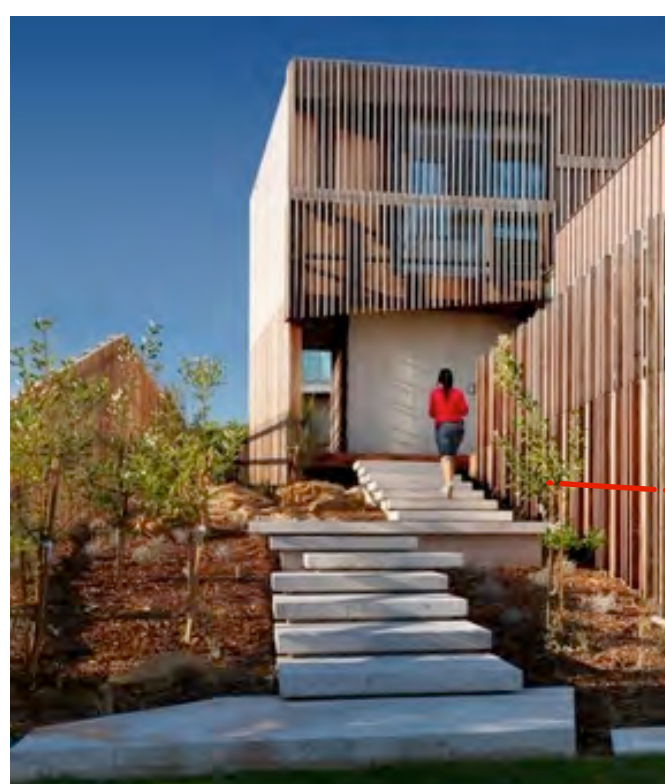
Cut Stone Slab Secondary (rear) Steps



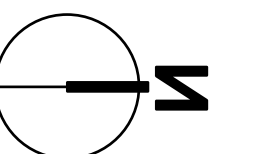
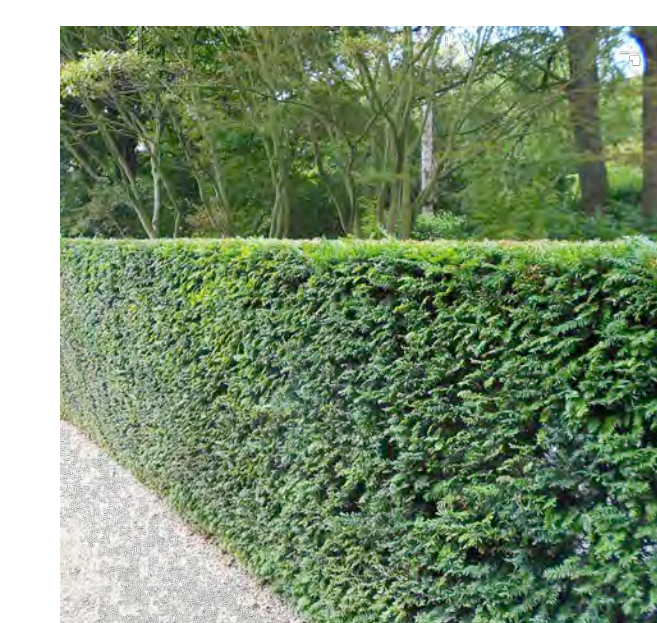
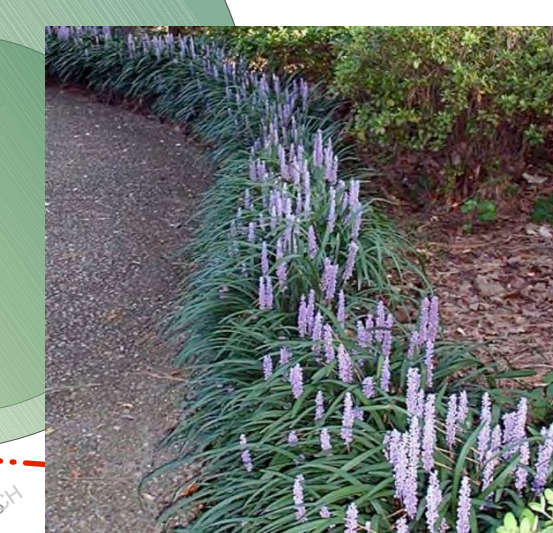
Groundcover in between Pavers



2 Custom Timber and Metal Benches
Scale: 1/4" = 1'-0"



3 Concrete Entry Stair
Scale: 1/4" = 1'-0"



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Revisions:
1. Issued for Client Review - January 19, 2018

1. per Committee comments - August 06, 2021

Consultants:

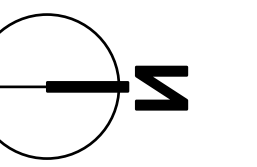
Project:
4841 The Dale - Caulfield, DWV
West Vancouver, BC

Title:
Planting Plan

Scale:
As Noted.

Client's approval. This drawing and design is the property of Forma Design Inc. and may not be reproduced without the written consent of Forma Design Inc. Contractors shall verify and be responsible for all dimensions on the job and the site shall be reviewed if any changes made on site.

Project No: 17.037 **Sheet No:** L1 of 4



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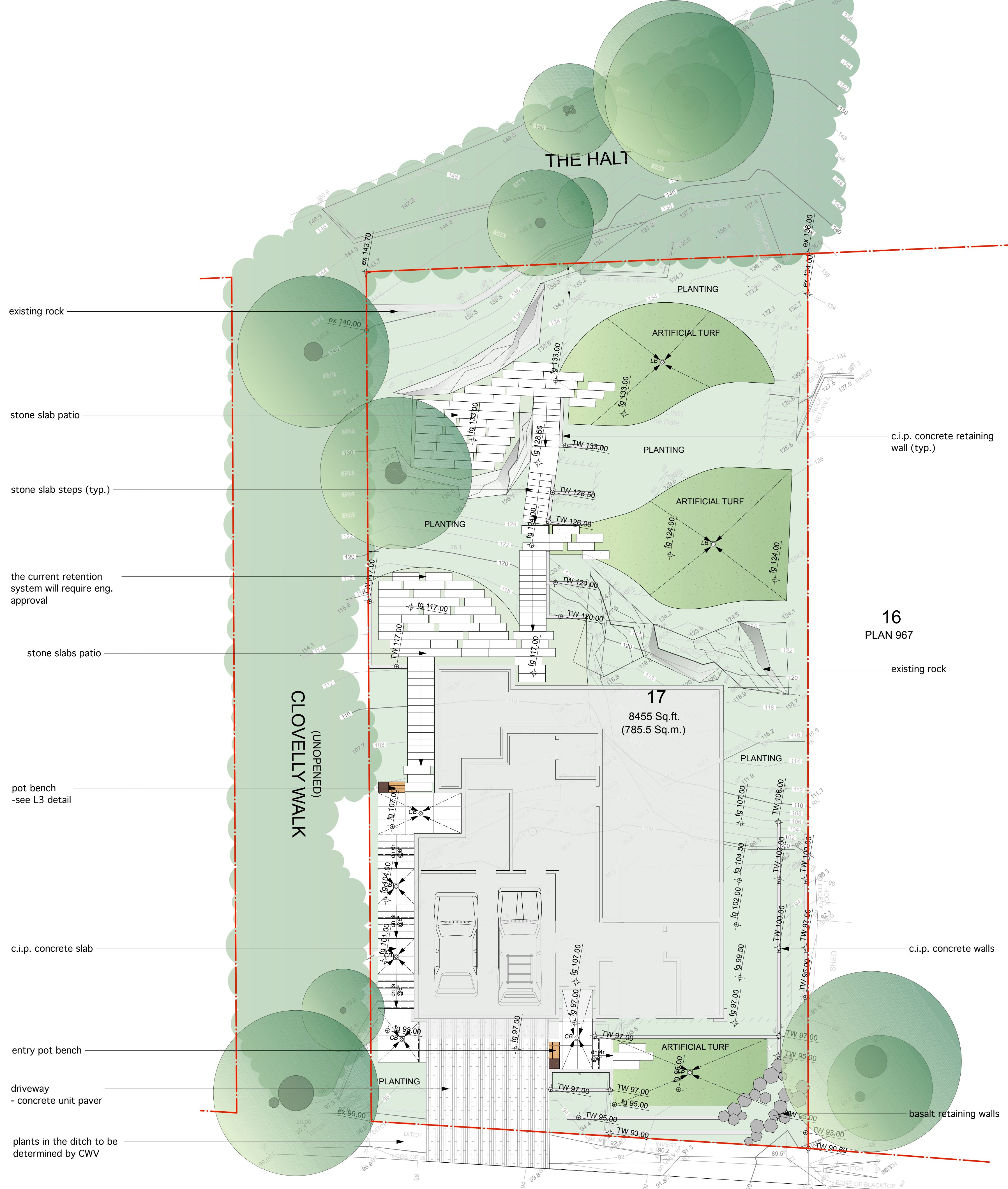
Title:

Grading & Layout Plan

Scale: As Noted.

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Project No: 17.037 **Sheet No:** L2 of 4



existing rock
stone slab patio
stone slab steps (typ.)
the current retention system will require eng. approval
stone slabs patio
pot bench -see L3 detail
c.i.p. concrete slab
entry pot bench
driveway - concrete unit paver
plants in the ditch to be determined by CWV

16
PLAN 967

17
8455 Sq.ft.
(785.5 Sq.m.)

Drawing Legend:

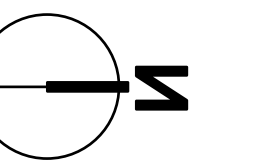
- design grade (proposed)
- existing survey grade
- driveway pavers
- concrete pavers
- artificial turf
- existing trees to be protected
- catch basin
- lawn basin
- c.i.p. concrete retaining wall

* NOTE: ALL WALLS TO BE ENGINEERED *

General Notes:

1. All walls to be inspected and approved by geotech and structural engineer.
2. Ensure positive drainage behind all walls and throughout site.
3. All walls to conform to West Vancouver municipal bylaws and BPP Design Guidelines
4. All landscape works (including boulevard areas) to be automatically irrigated
5. Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.
6. All CIP conc. walls visible from the street to be granite clad to BPP standard.
7. Guardrails and handrails to be installed where required by code.

1 Grading & Layout Plan
Scale: 1/8" = 1'-0"



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Project:

4841 The Dale - Caulfield, DWV
West Vancouver, BC

Title:

Planting Plan

Drawn: BH
Checked: BH
Date: Mar 2017

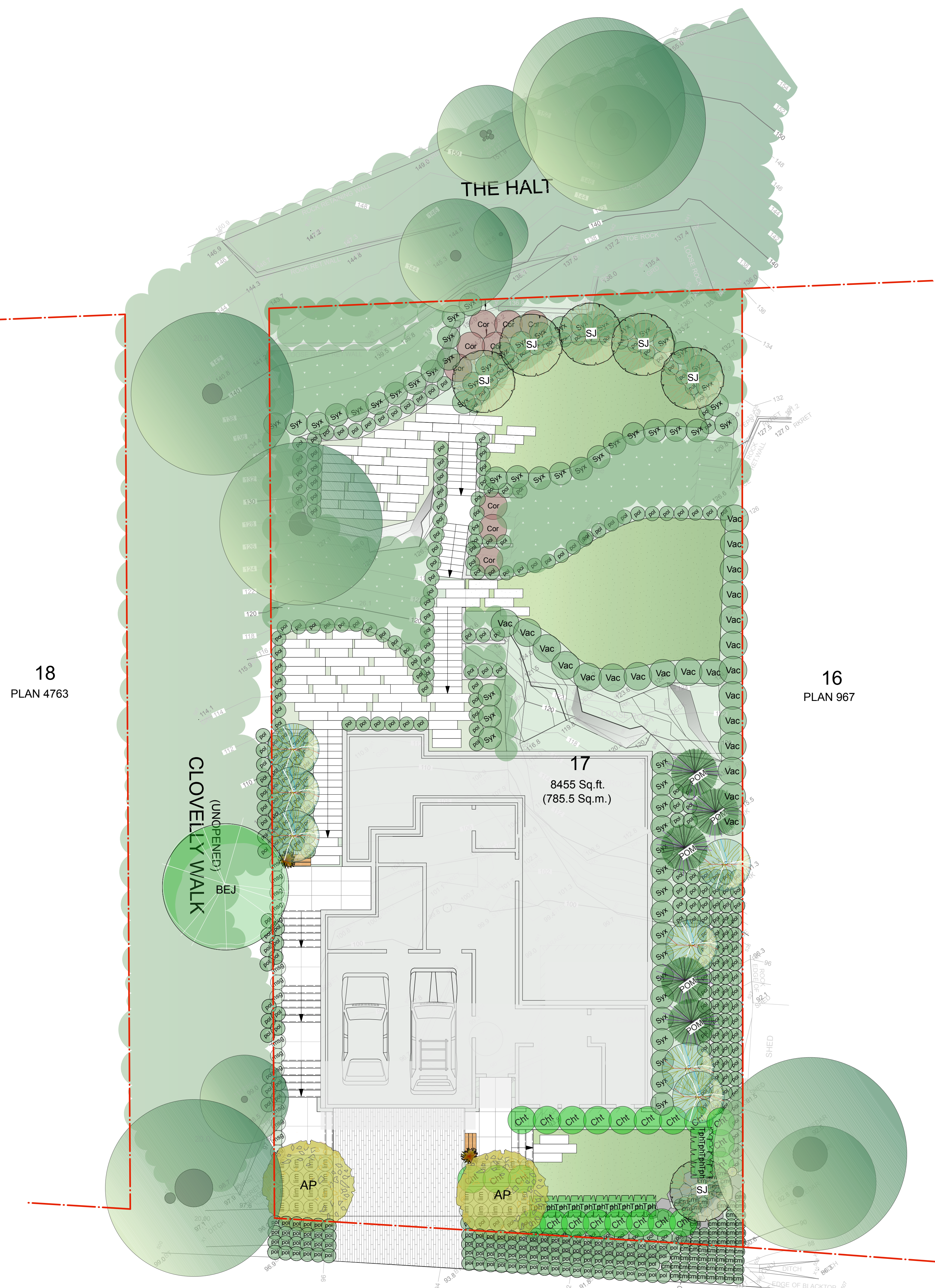
Scale: As Noted.

Contractor's responsibility: The planting and design is the property of Forma Design Inc. and may not be used without LandscapeArchitect's written permission.

Contractors shall verify and be responsible for all dimensions on the job and the client shall be informed of any changes made on site.

Project No: 17.037

Sheet No: L3 of 4



18
PLAN 4763

16
PLAN 967

17
8455 Sq.ft.
(785.5 Sq.m.)

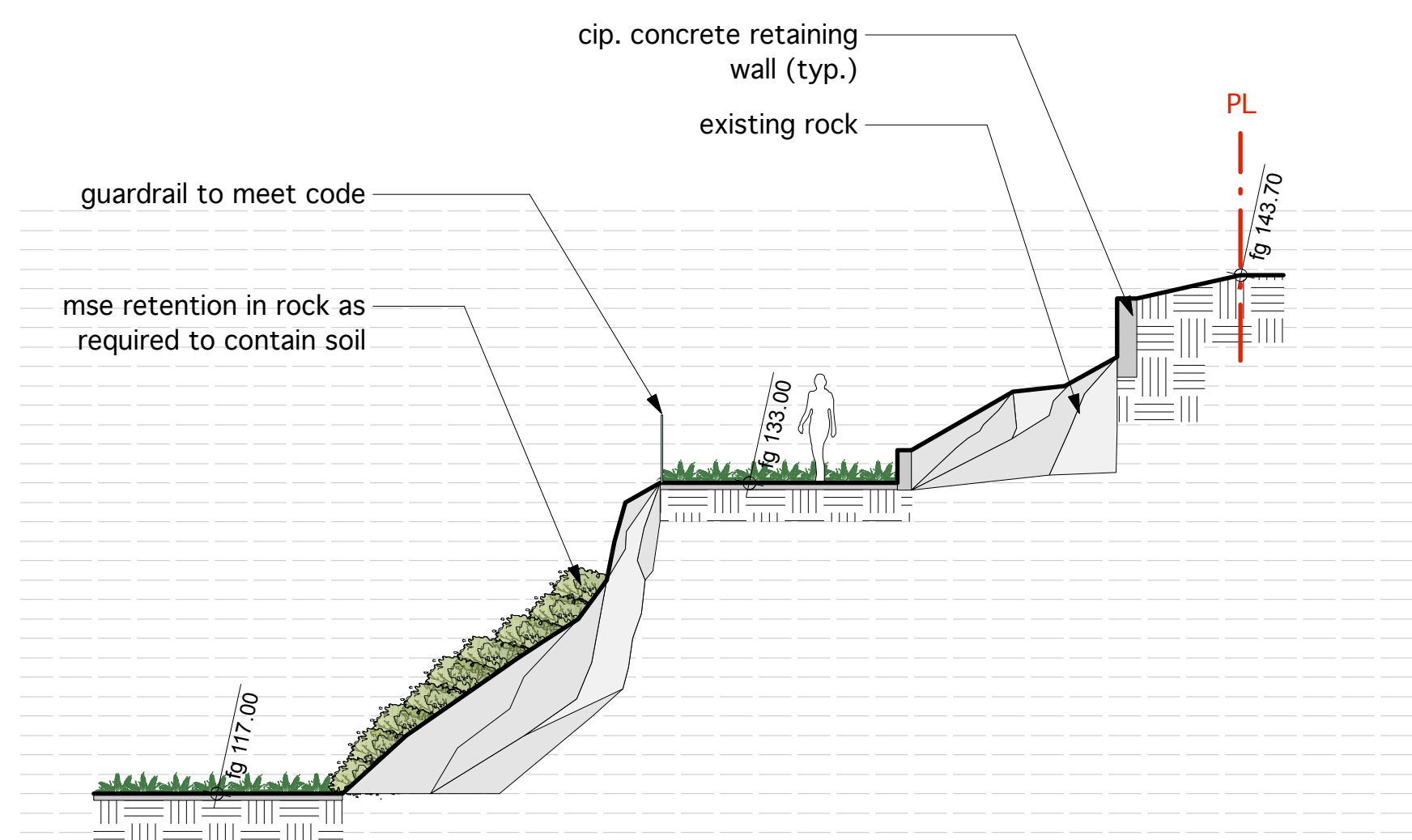
1 Planting Plan
Scale: 1/8" = 1'-0"

Planting Notes

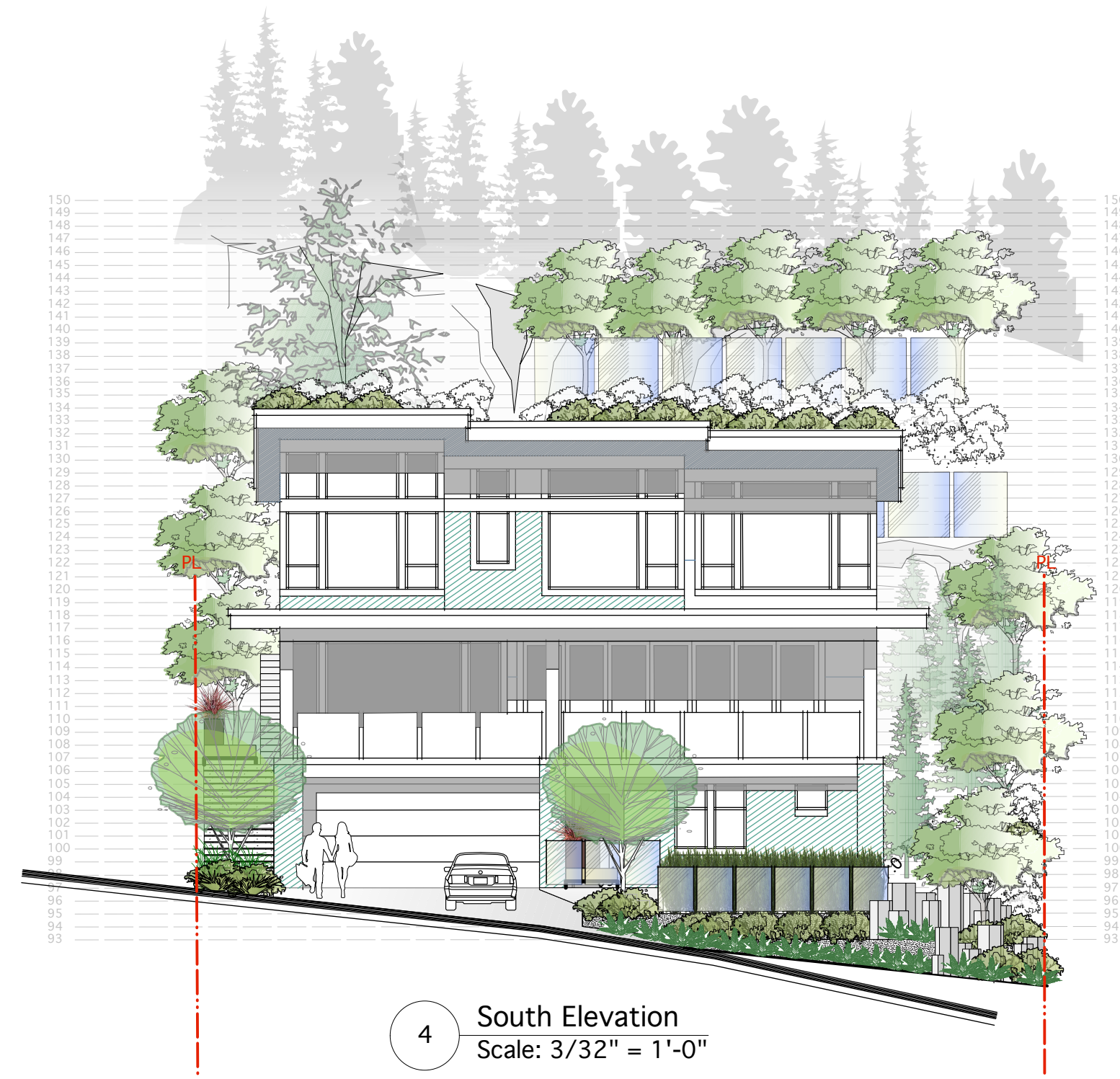
- All materials and execution of landscape works shall conform to the C.L.S./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around and beneath rootball)
- All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to BCNTA standard for container grown stock.
- Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supercede the list.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.
- Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the landscape architect and request additional instructions.
- Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and of normal habit of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.

PLANT LIST ON-SITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
ACx	Acer circinatum	Vine Maple	7	2.5m ht.	
AP	Acer palmatum Green	Japanese Maple	2	2m ht.	
POM	Picea omorika	Serbian Spruce	5	3.0m	
SJ	Styrax japonicus	Japanese Snowbell Tree	6	5cm cal.	
Tph	Thuja plicata hedge	Western Red Cedar hedge	14	48" B&B	
SHRUBS					
Ch	Choisya ternata	Mexican Orange Blossom	22	#5 pot	
Cor	Cornus sericea	Red Twig Dogwood	9	#1 pot	
Ph	Phormium tenax	New Zealand Flax	2		
Syx	Symphoricarpos alba	Snowberry	69	#3 pot	
Vac	Vaccinium parvifolium	Red Huckleberry	133	#3 pot	
PERENNIALS & GROUNDCOVERS					
lm	Liriope muscari	Big Blue Lily Turf	31	#1 pot	
pol	Polystichum munitum	Western sword fern	294	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	39	#1 pot	
msg	Miscanthus sinensis 'Gracillimus'	Maiden Grass	15	#1 pot	
Sten	Stipa tenuissima	Ponytail Grass	1		

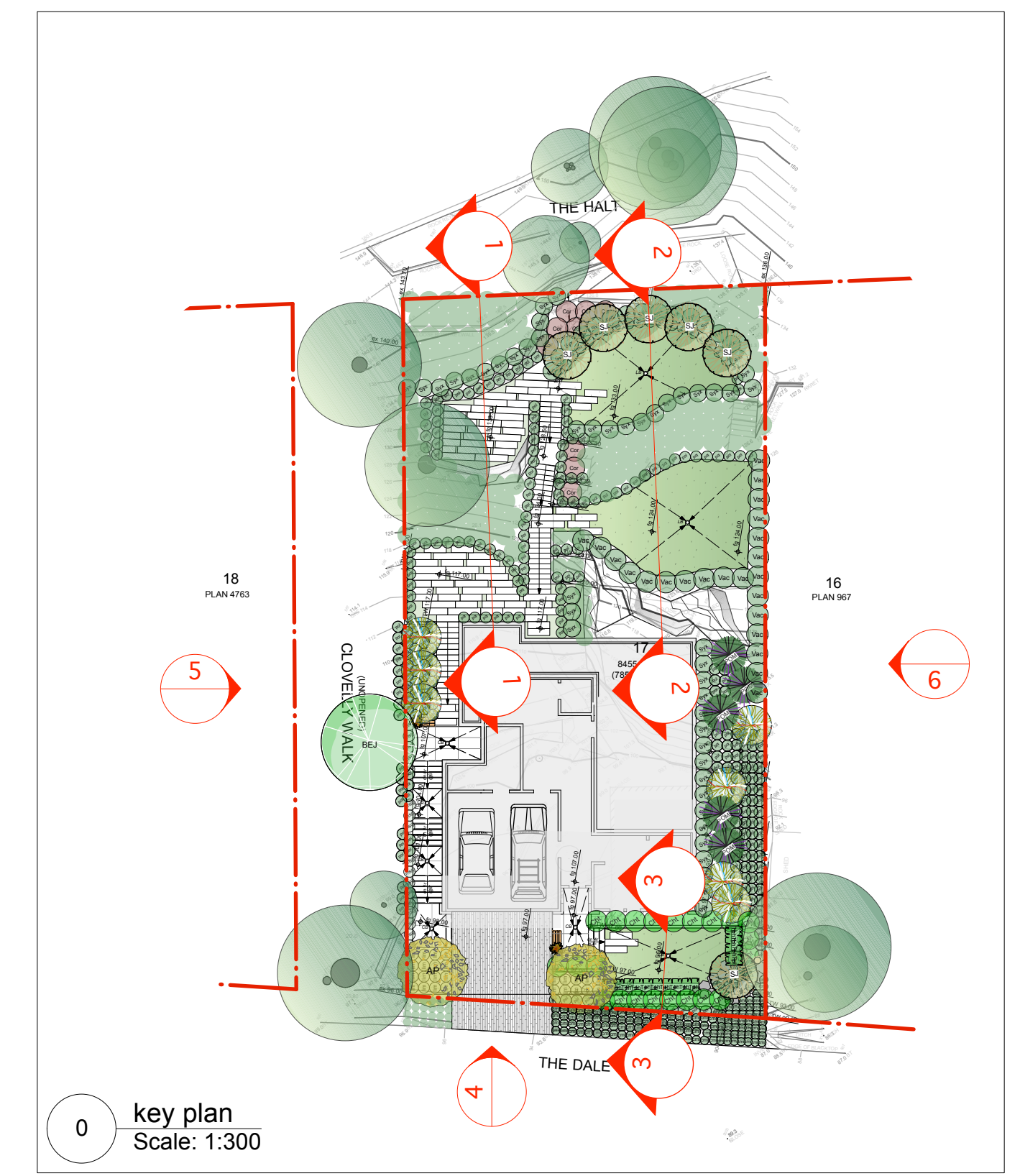
PLANT LIST - OFFSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
BEJ	Betula utilis var. jacquemontii	Whitebarked Himalayan Bir	1	6cm cal.	
SHRUBS					
PERENNIALS & GROUNDCOVERS					
pol	Polystichum munitum	Western sword fern	100	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	32	#1 pot	



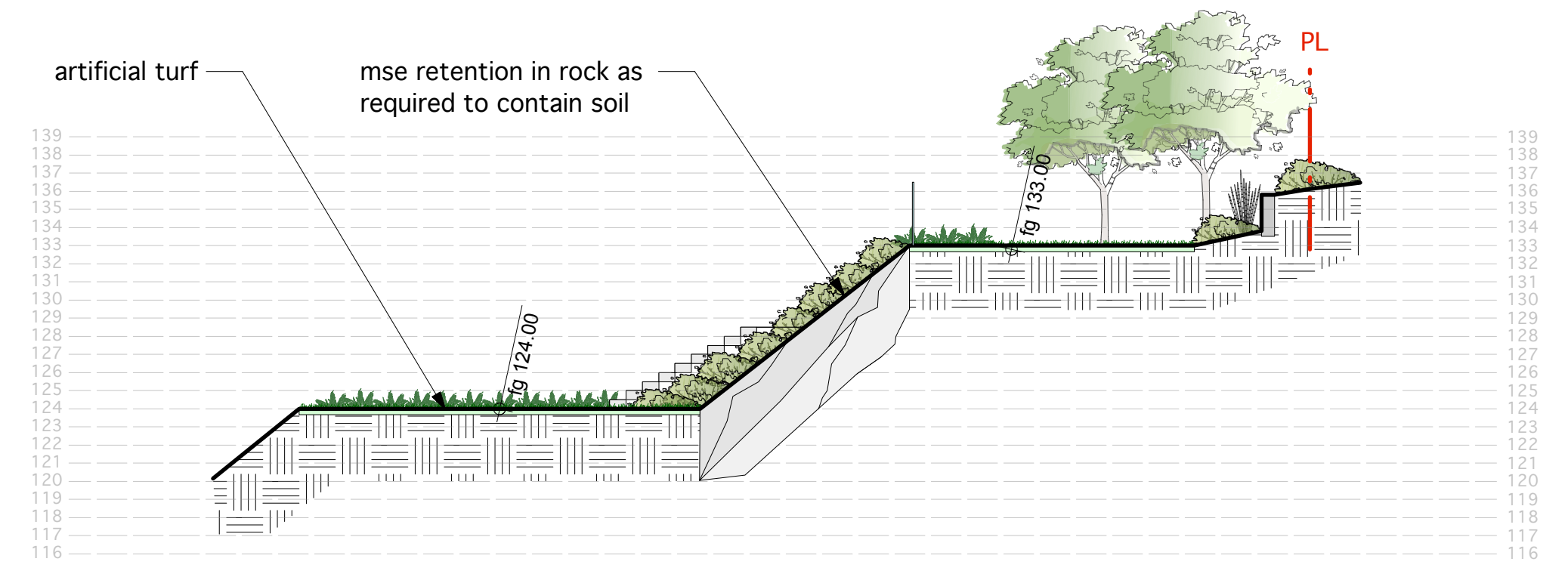
1 backyard patio section
Scale: 1/8" = 1'-0"



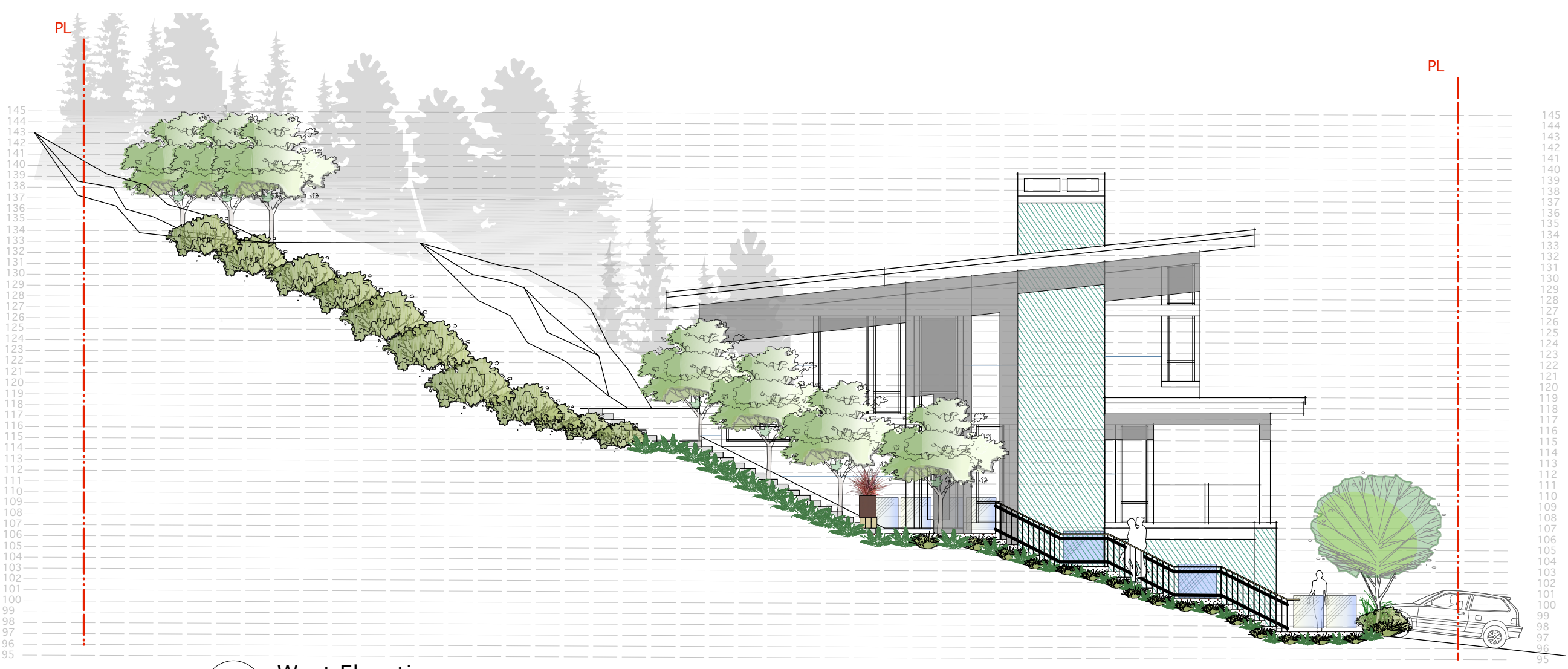
4 South Elevation
Scale: 3/32" = 1'-0"



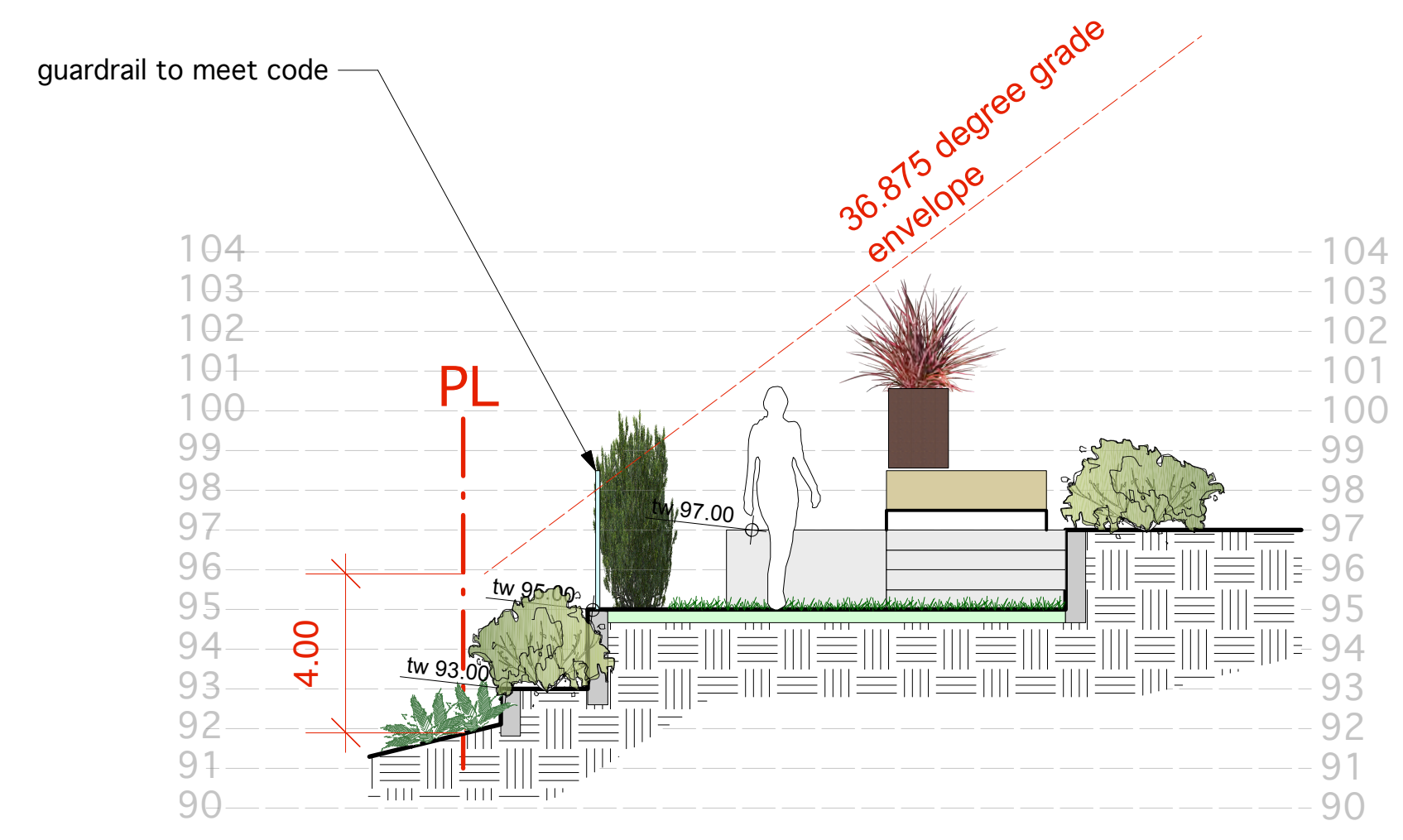
0 key plan
Scale: 1:300



2 backyard lawn area section
Scale: 1/8" = 1'-0"



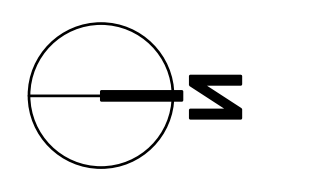
5 West Elevation
Scale: 3/32" = 1'-0"



3 front yard section
Scale: 1/4" = 1'-0"



6 East Elevation
Scale: 3/32" = 1'-0"



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Sections & Elevations

Drawn: BH
Checked: BH
Date: Mar 2017
Scale: As Noted.

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Project No: 17.037
Sheet No: L4 of 4