

Issues	No.	Description	Date
1		Issued for DP/Rezoning/OCP Amendment	2025-01-28



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Client:
LPI Management Ltd.

Project Title:
Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER, BC

Drawing Title:
Overall Context Plan

Project North: PN
Drawn By: KC
Checked By: TH/MP
Scale: 1:200
Job No.: 24-016
Sheet No.:

- LEGEND:**
- 1 CIP CONCRETE SIDEWALK
 - 2 CONCRETE STOOP
 - 3 HYDRAPRESSED SLABS
 - 4 GRAVEL WALKWAYS
 - 5 COMPOSITE WOOD DECKING
 - 6 ROMAN STAIR TREADS
 - 7 GATE
 - 8 6' REAR YARD PRIVACY FENCE
 - 9 FRONT YARD 3'-6" FENCE
 - 10 GRANITE FACED RETAINING WALL
 - 11 FEATURE SHOTCRETE WALL
 - 12 FURNITURE FOR ILLUSTRATION ONLY

- MATERIAL LEGEND:**
- CIP CONCRETE PAVING
 - HYDRAPRESSED SLABS
 - GRAVEL PATHWAY
 - SODDED LAWN
 - PLANTING
 - HEDGING
 - EXISTING BYLAW TREES TO BE RETAINED PER ARBORIST REPORT
 - CRITICAL ROOT ZONE OF EXISTING TREES
 - PROPOSED TREES

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PRIVATE OUTDOOR SPACE:
NOTE: ABOVE GRADE BALCONIES ARE NOT INCLUDED IN AREAS SHOWN.

UNIT	FRONT YARD	BACKYARD	TOTAL
UNIT 1	25 m ²	25 m ²	50 m ²
UNIT 2	24 m ²	23 m ²	47 m ²
UNIT 3	26 m ²	25 m ²	51 m ²
UNIT 4	26 m ²	32 m ²	58 m ²
UNIT 5	29 m ²	44 m ²	73 m ²
UNIT 6	29 m ²	47 m ²	76 m ²
UNIT 7	34 m ²	44 m ²	78 m ²
UNIT 8	35 m ²	49 m ²	84 m ²
UNIT 9	33 m ²	54 m ²	87 m ²
UNIT 10	33 m ²	55 m ²	88 m ²
UNIT 11	22 m ²	N/A	22 m ²
UNIT 12	22 m ²	33 m ²	55 m ²

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Client:
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Project Title:
Gleneagles
6085 & 6093 Marine Drive
West Vancouver, BC

Drawing Title:
Landscape Plan

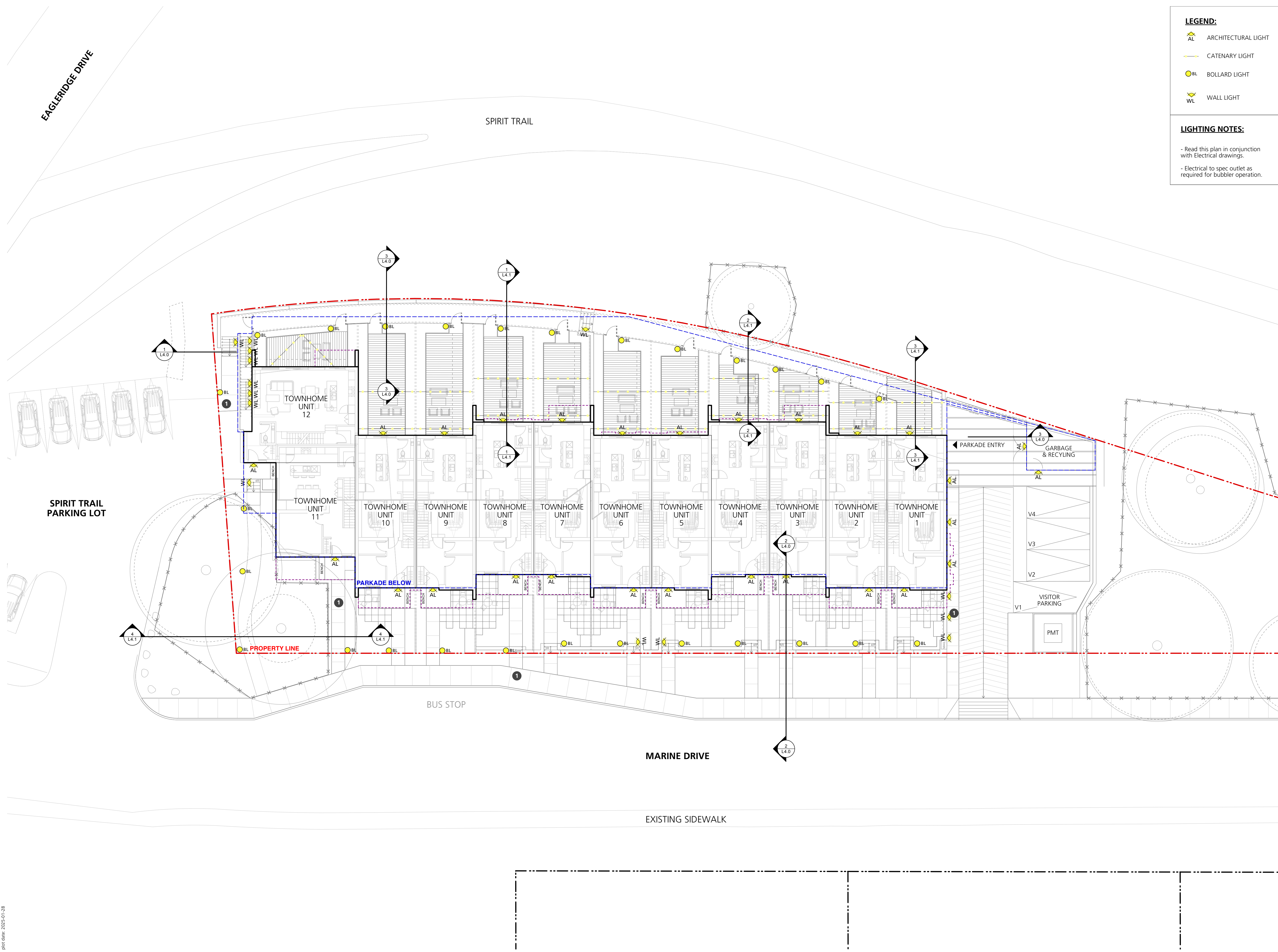
Project North: Drawn By: **KC**
Checked By: **TH/MP**
Scale: **1:150** Job No.: **24-016**
Sheet No.:

- LEGEND:**
- AL ARCHITECTURAL LIGHT
 - CATENARY LIGHT
 - BL BOLLARD LIGHT
 - W WALL LIGHT

LIGHTING NOTES:

- Read this plan in conjunction with Electrical drawings.
- Electrical to spec outlet as required for bubbler operation.

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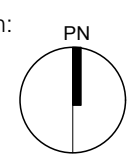


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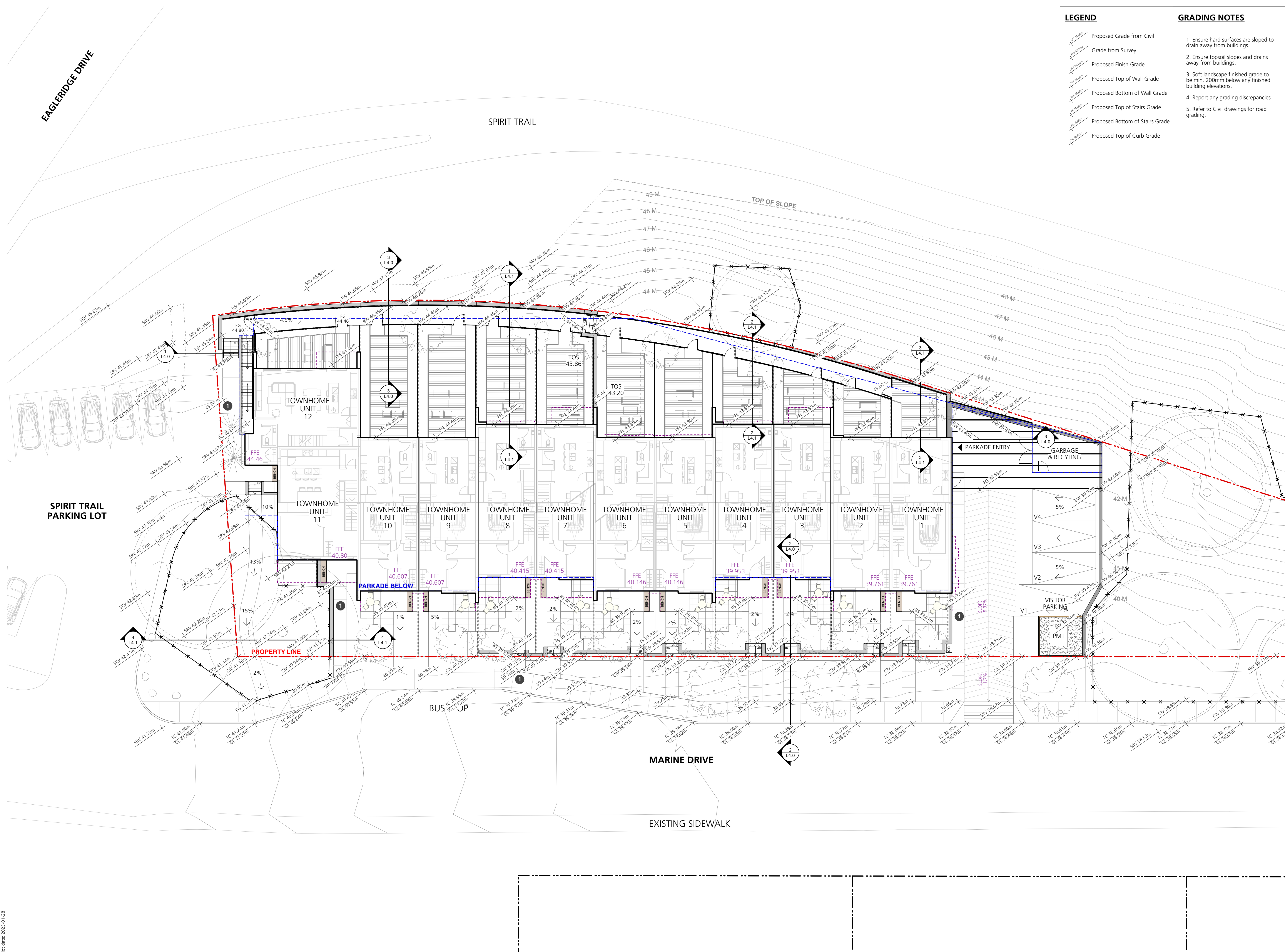
Drawing Title:
Schematic Lighting Coordination Plan

Project North:  Drawn By: **KC**
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Scale: **1:150** Job No.: **24-016**
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LEGEND	
	Proposed Grade from Civil
	Grade from Survey
	Proposed Finish Grade
	Proposed Top of Wall Grade
	Proposed Bottom of Wall Grade
	Proposed Top of Stairs Grade
	Proposed Bottom of Stairs Grade
	Proposed Top of Curb Grade

GRADING NOTES	
1.	Ensure hard surfaces are sloped to drain away from buildings.
2.	Ensure topsoil slopes and drains away from buildings.
3.	Soft landscape finished grade to be min. 200mm below any finished building elevations.
4.	Report any grading discrepancies.
5.	Refer to Civil drawings for road grading.

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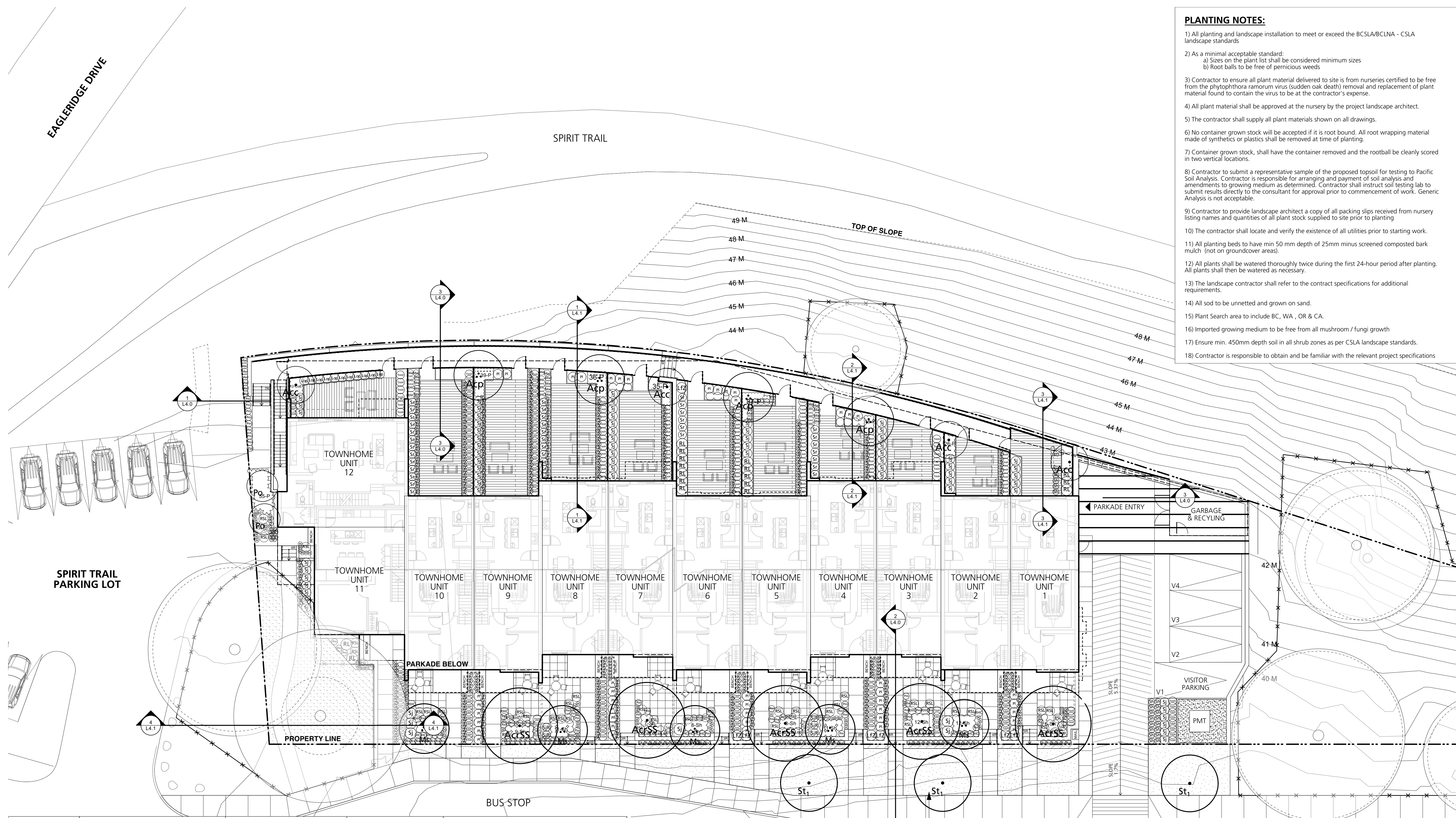
Drawing Title:
Landscape Grading Plan

Project North: Drawn By: **KC**
Checked By: **TH/MP**
Scale: **1:150** Job No.: **24-016**
Sheet No.:

PLANTING NOTES:

- 1) All planting and landscape installation to meet or exceed the BC SLA/BC LNA - CSLA landscape standards
- 2) As a minimal acceptable standard:
 - a) Sizes on the plant list shall be considered minimum sizes
 - b) Root balls to be free of pernicious weeds
- 3) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- 4) All plant material shall be approved at the nursery by the project landscape architect.
- 5) The contractor shall supply all plant materials shown on all drawings.
- 6) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- 7) Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
- 8) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 9) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- 10) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 11) All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- 12) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- 13) The landscape contractor shall refer to the contract specifications for additional requirements.
- 14) All sod to be unnetted and grown on sand.
- 15) Plant Search area to include BC, WA, OR & CA.
- 16) Imported growing medium to be free from all mushroom / fungi growth
- 17) Ensure min. 450mm depth soil in all shrub zones as per CSLA landscape standards.
- 18) Contractor is responsible to obtain and be familiar with the relevant project specifications

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Plant List	Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees						
Acc	4	Acer circinatum	Vine Maple	2.5m ht., B&B, max. 3 stems		
Acp	4	Acer palmatum	Japanese Maple	2.5m ht., W/B	6cm cal., 2.5m ht., W/B	Cultivars, TBD
AcSS	5	Acer x freemanii 'Scarlet Sentinel'	Scarlet Sentinel Maple	7cm cal., W/B		
Ms	5	Magnolia stellata	Star Magnolia	2.5m ht., W/B		
Po	2	Picea omorika	Serbian Spruce	3m, B&B		
St1	3	Street Tree 1	Street Tree 1	6cm cal.		Species TBC with District of West Vancouver
Shrubs						
LIZ	7	Leucothoe fontanesiana 'Zebliid'	Scarletta Fetterbush	#3 pot		syn. Leucothoe font. 'Scarletta'
Lop	17	Lonicera pileata	Privet Honeysuckle	#3 pot		
Mar	33	Mahonia repens	Creeping Mahonia	#2 pot		
Pl	44	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#5 pot		
RHC	19	Rhododendron 'Hino Crimson'	Hino Crimson Azalea	#3 pot		
RL	17	Rhododendron 'Lavender Princess'	Lavender Princess Rhododendron	#3 pot		
RSL	39	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#3 pot		
Sh	113	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot		
Sr	37	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot		
Sj	70	Skimmia japonica	Japanese Skimmia	#5 pot		
SjR	15	Skimmia japonica 'Rubella'	Skimmia	#5 pot		«comments»
TmH	200	Taxus x media 'Hillii' (male form)	Hillii Yew (male form)	4' ht Min.		Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses						
Av	70	Adiantum venustum	Himalayan Maidenhair Fern	#2 pot		
CoE	12	Carex oshimensis 'Evergold'	Sedge	#1 pot		
H	76	Helleborus	Hellebore	#1 pot		
HC	13	Heuchera 'Cherries Jubilee'	Coral Bells	#1 pot		
LM-1	10	Lonicera 'Mandarin'	Mandarin Honeysuckle	10cm pot		
P	952	Pachysandra terminalis	Japanese Spurge	#1 pot		
Pm	64	Polystichum munium	Western Sword Fern	#1 pot		
	69 sqm	Pocket Planting Spaced @ 1m				
	25 sqm	Sodded Lawn				
	123 sqm	Off-site Planting				

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Drawing Title:
Landscape Planting Plan

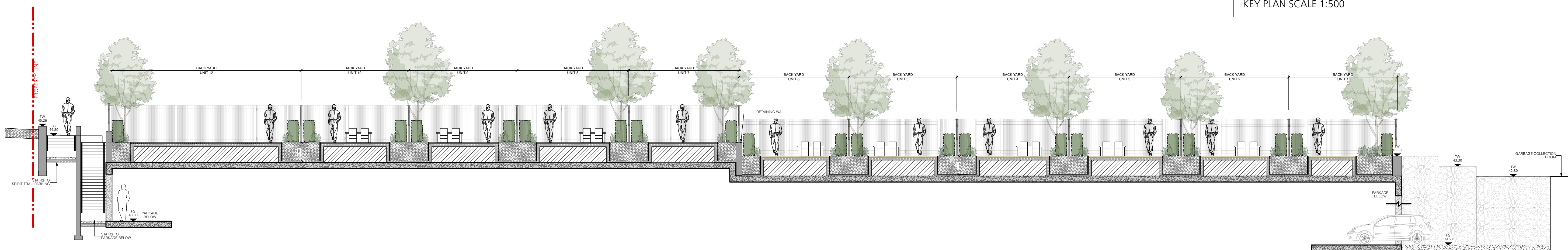
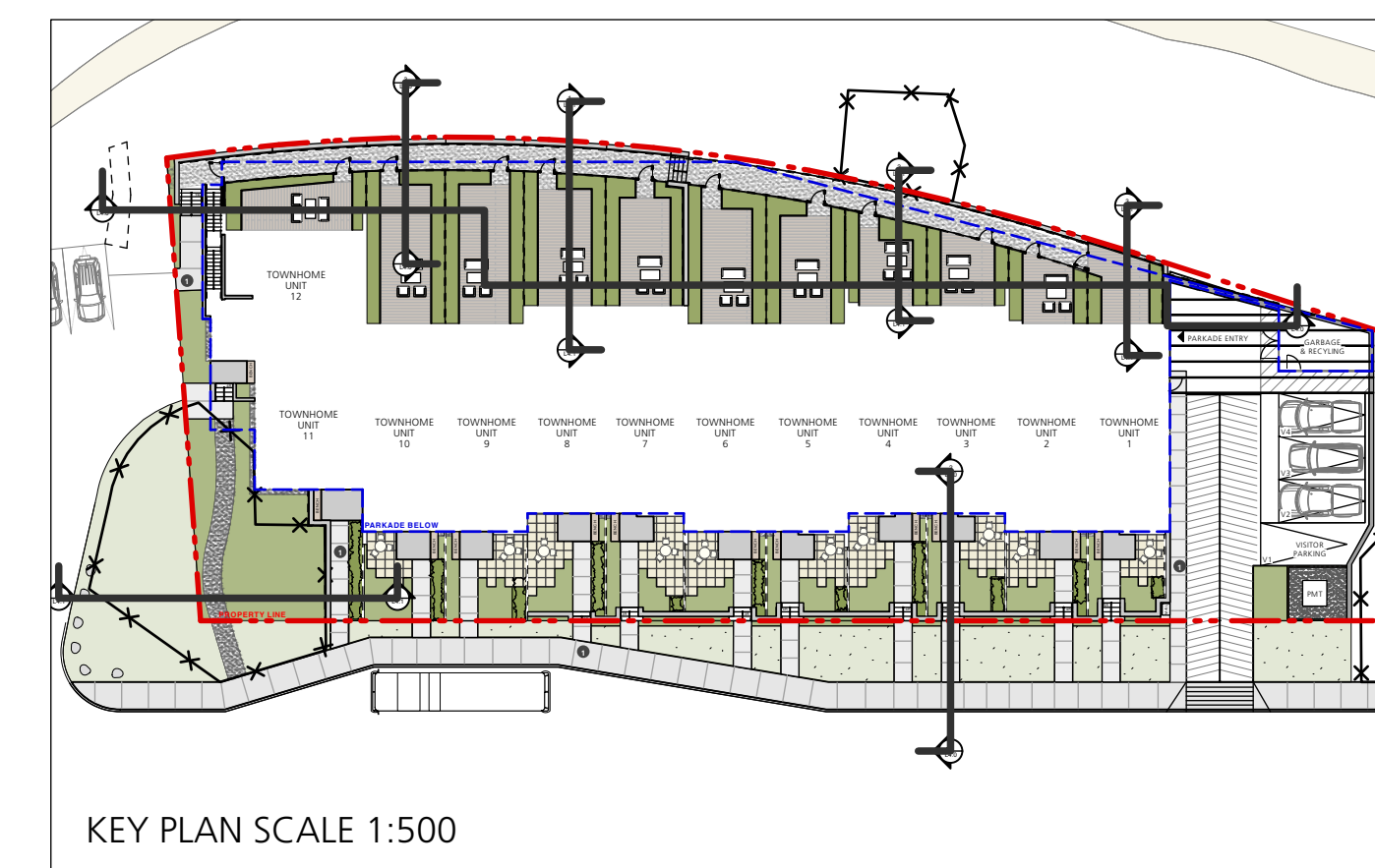
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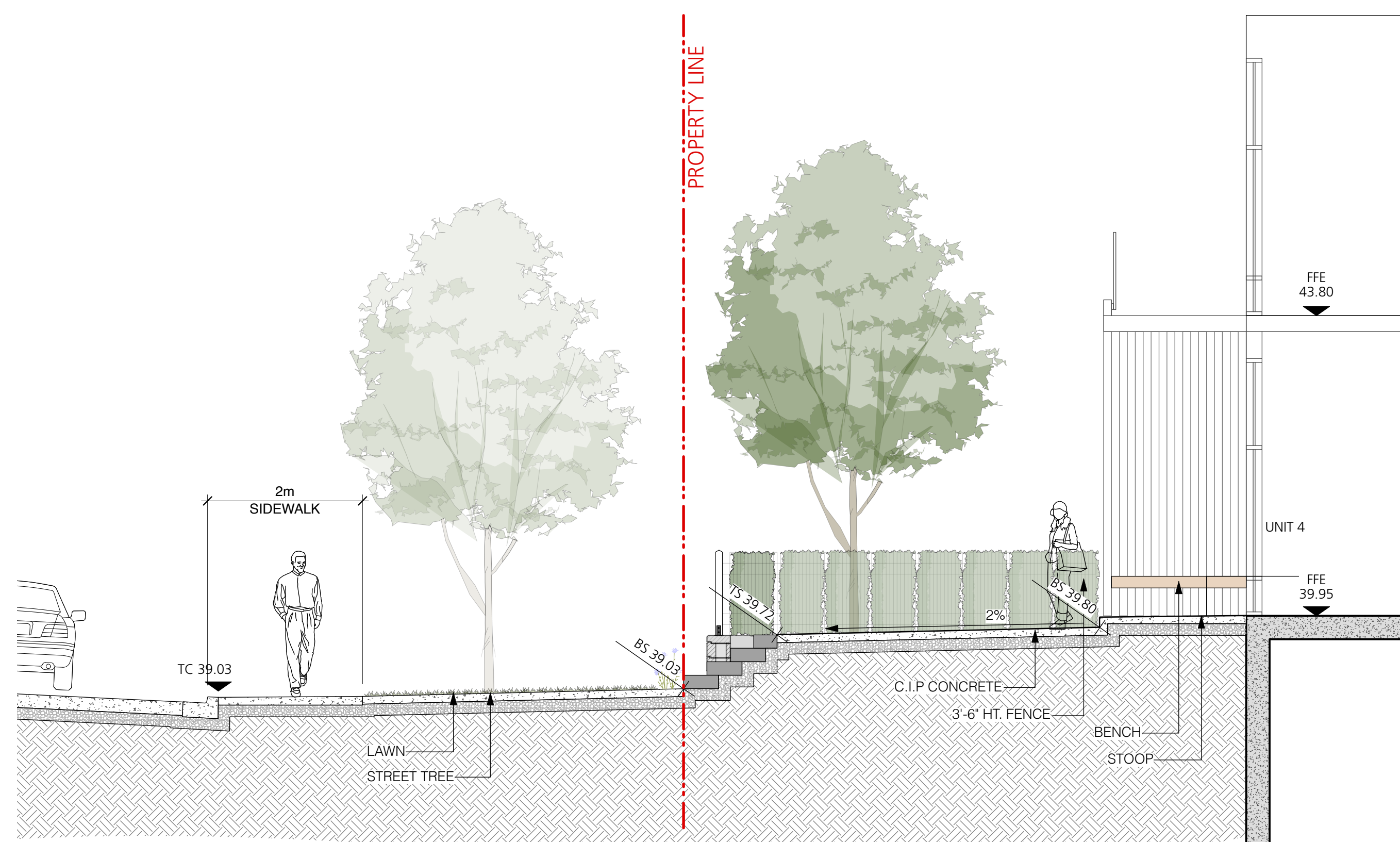
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P&A Date: 2025-01-28

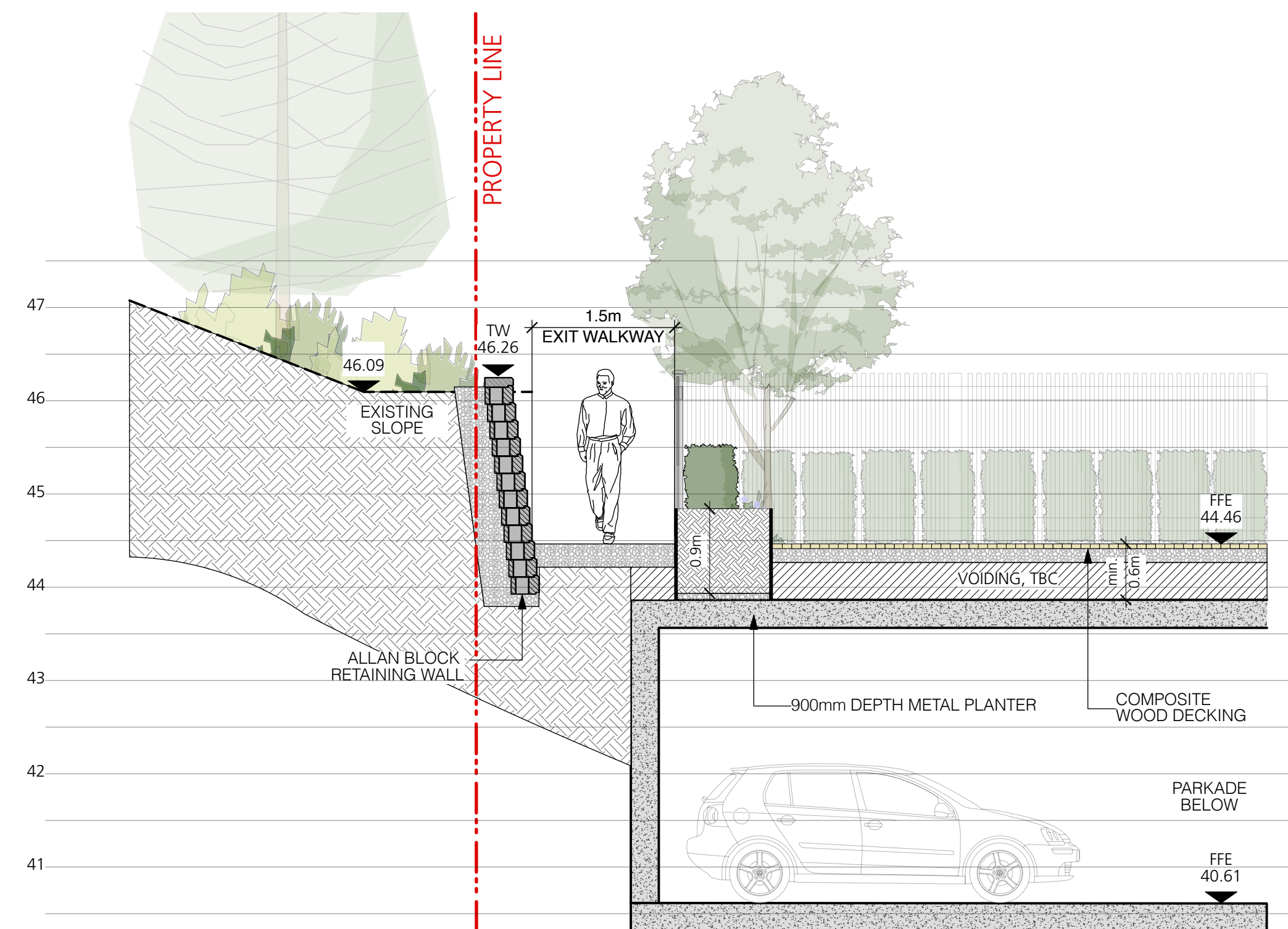
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1 Section at Back Yards
Scale: 1:100



2 Section between Unit 3 to Marine Drive
Scale: 1:50



3 Section between Exit and Unit 10
Scale: 1:50

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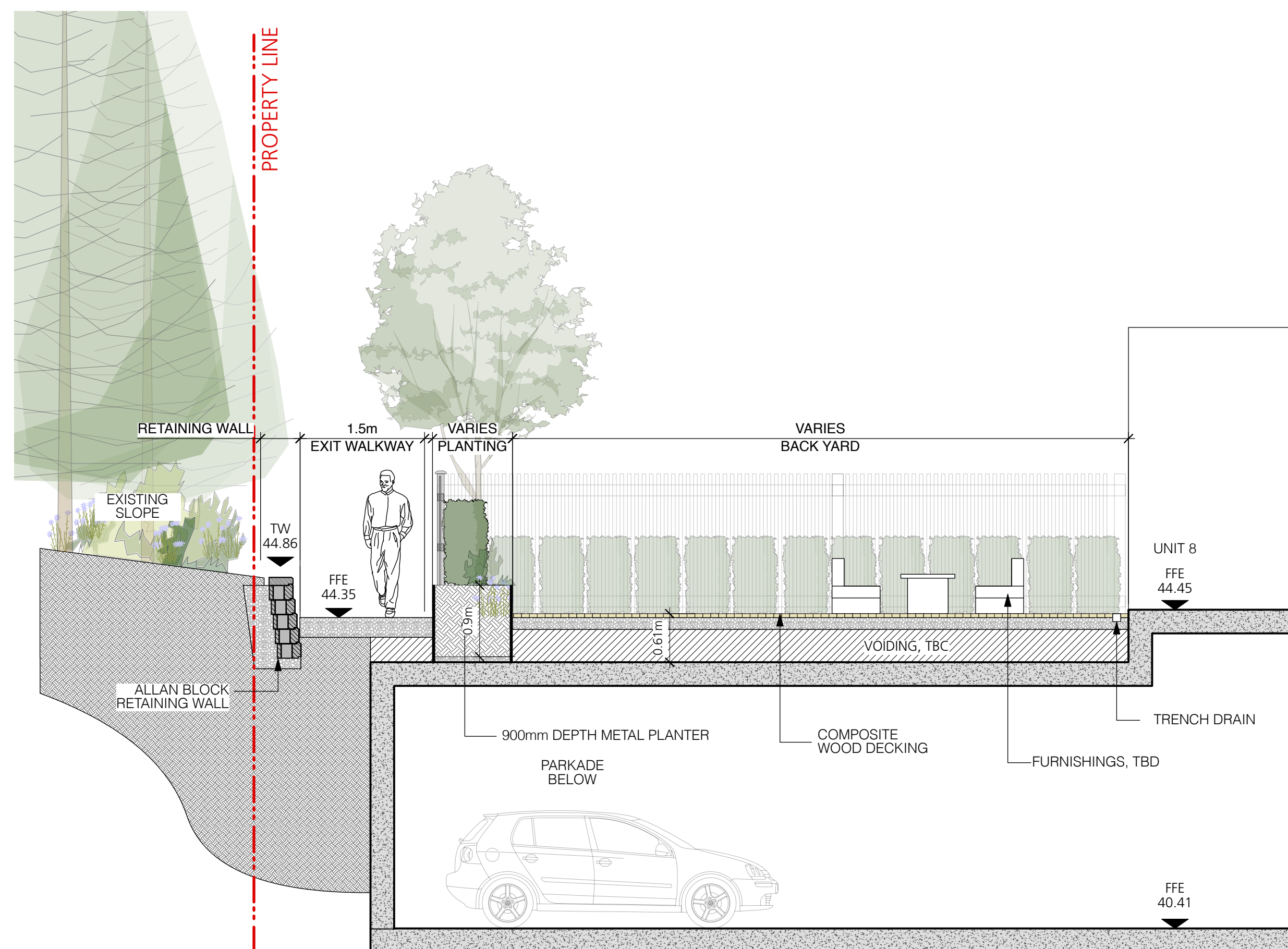
Drawing Title:
Landscape Sections

Drawn By: **KC**
Checked By: **TH/MP**

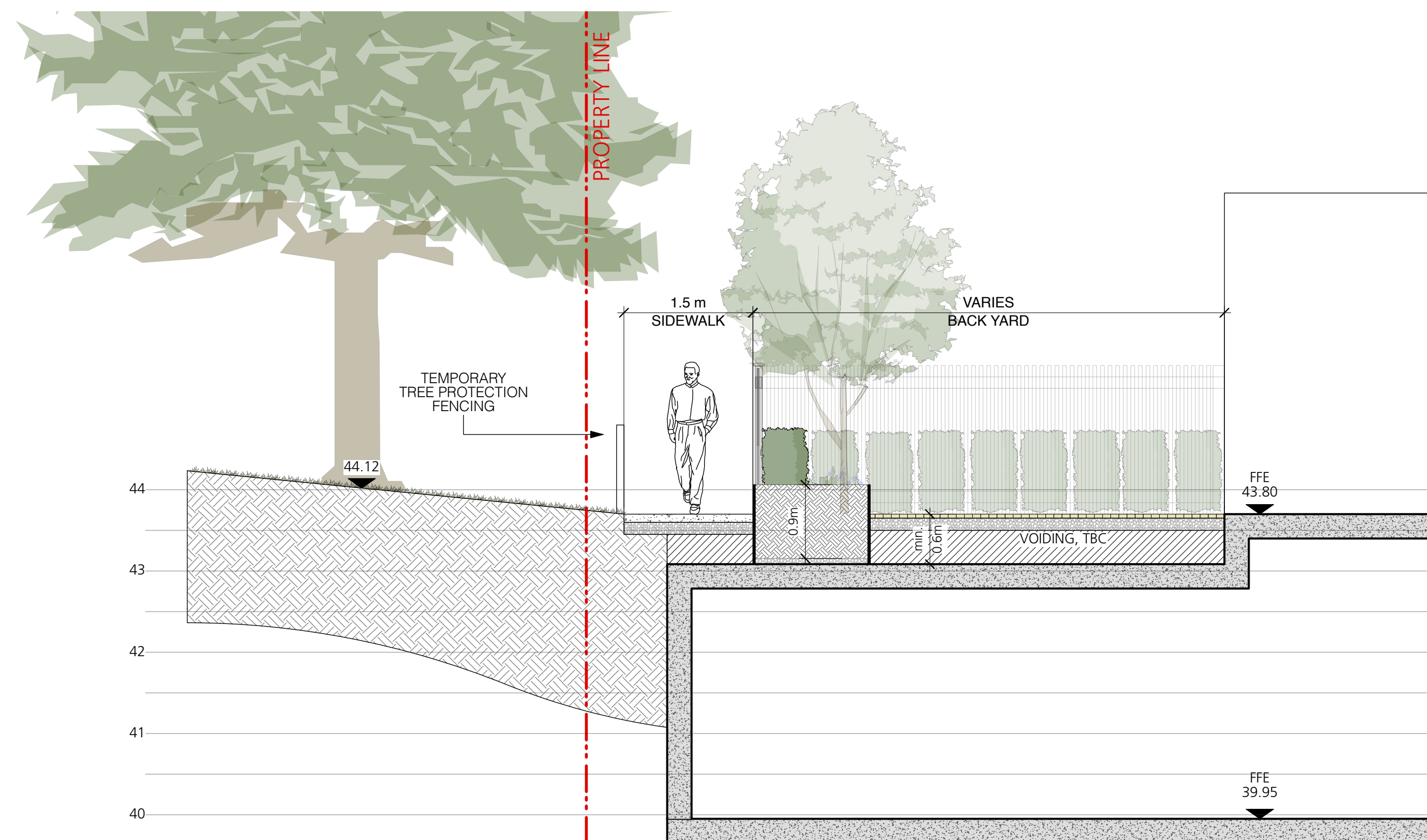
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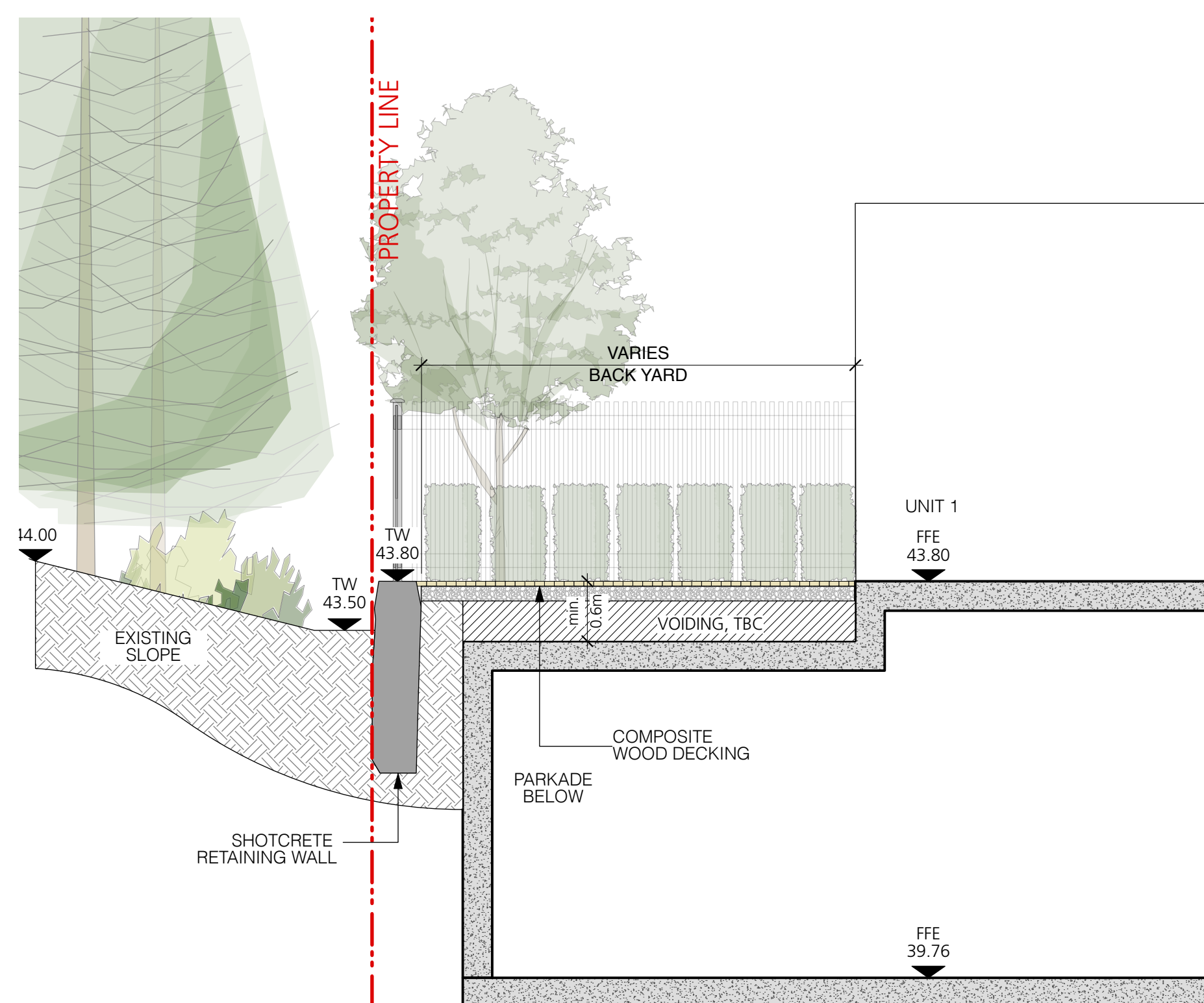
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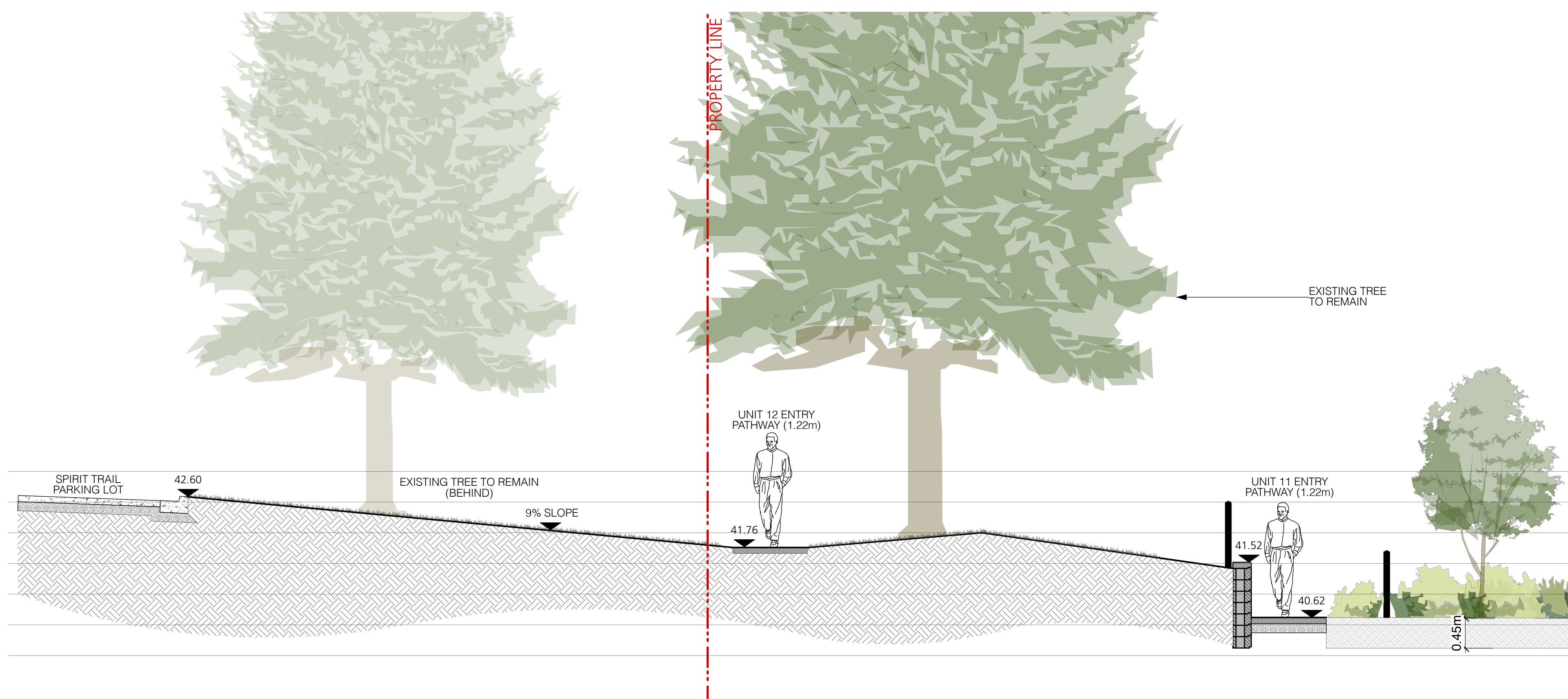
1 Section between Back Pathway and Unit 8
L4.1 Scale: 1:50



2 Section between Exit and Unit 4
L4.1 Scale: 1:50



3 Section between Exit and Unit 1
L4.1 Scale: 1:50



4 Section at Northwest PL
L4.1 Scale: 1:50

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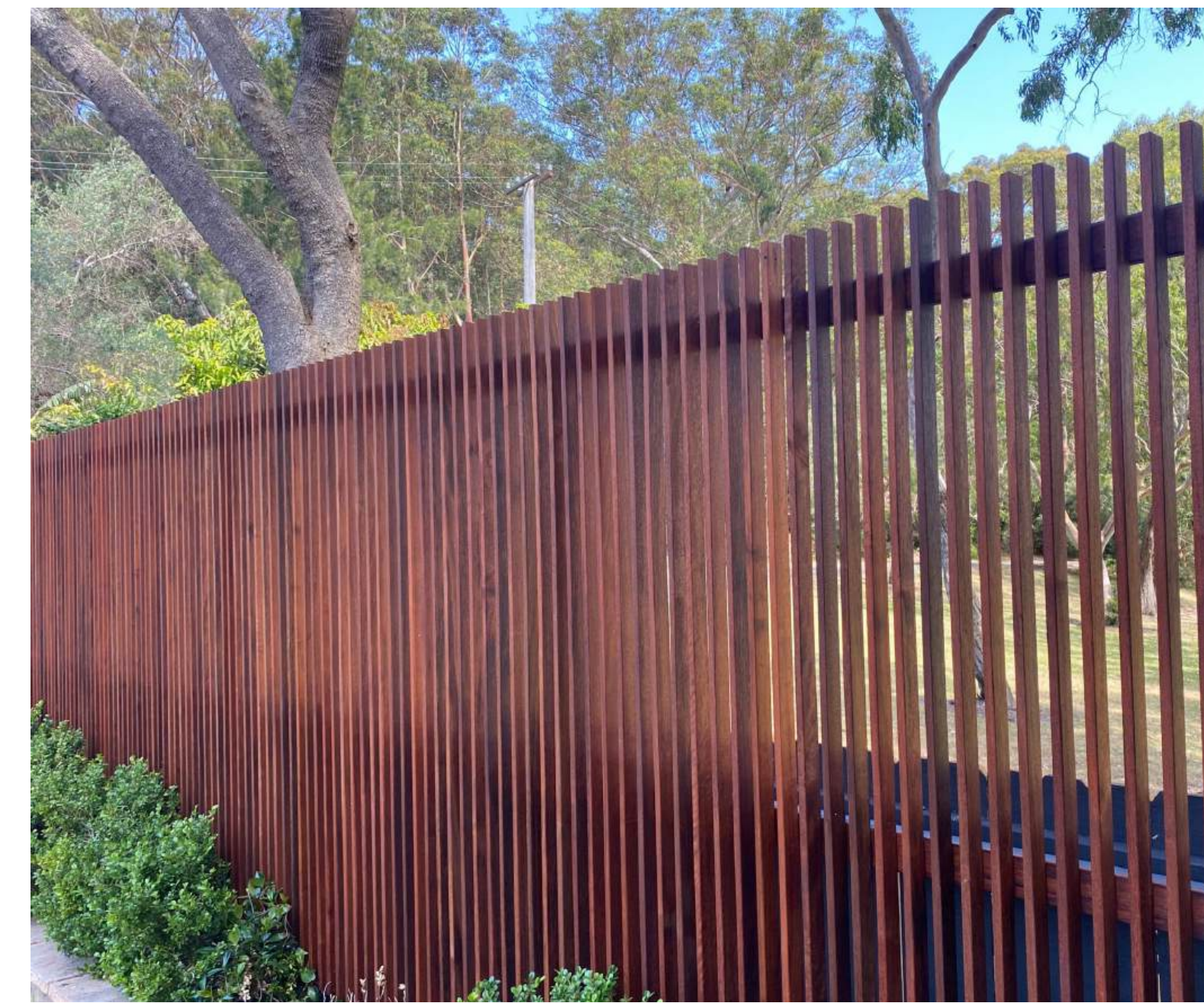
Sheet No.:



Composite wood - neutral colour



Catenary Lighting over rear yard deck



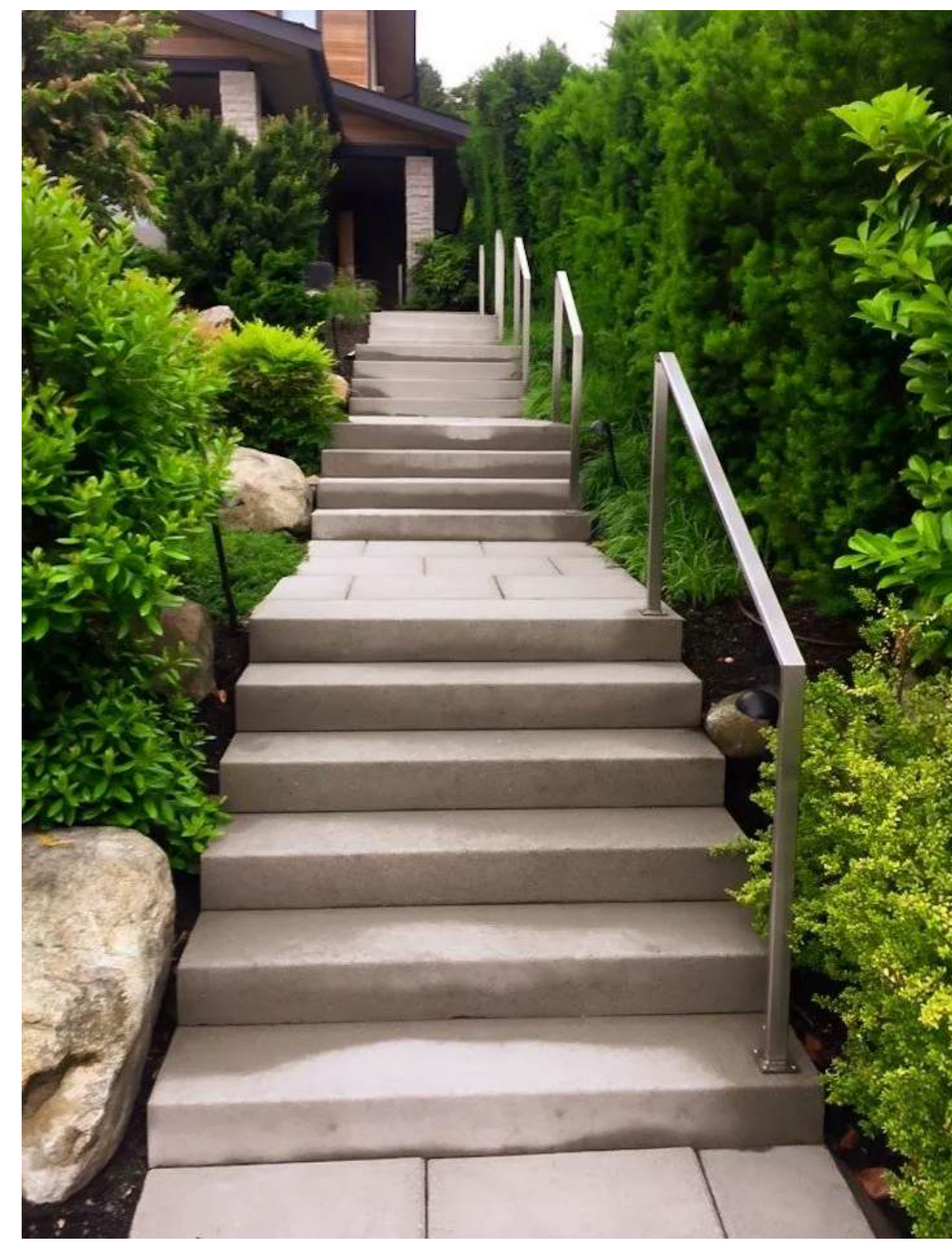
Rear yard - Privacy fence option: vertical slats



Metal & wood combination



Rosetta Kodah - stone faced retaining wall



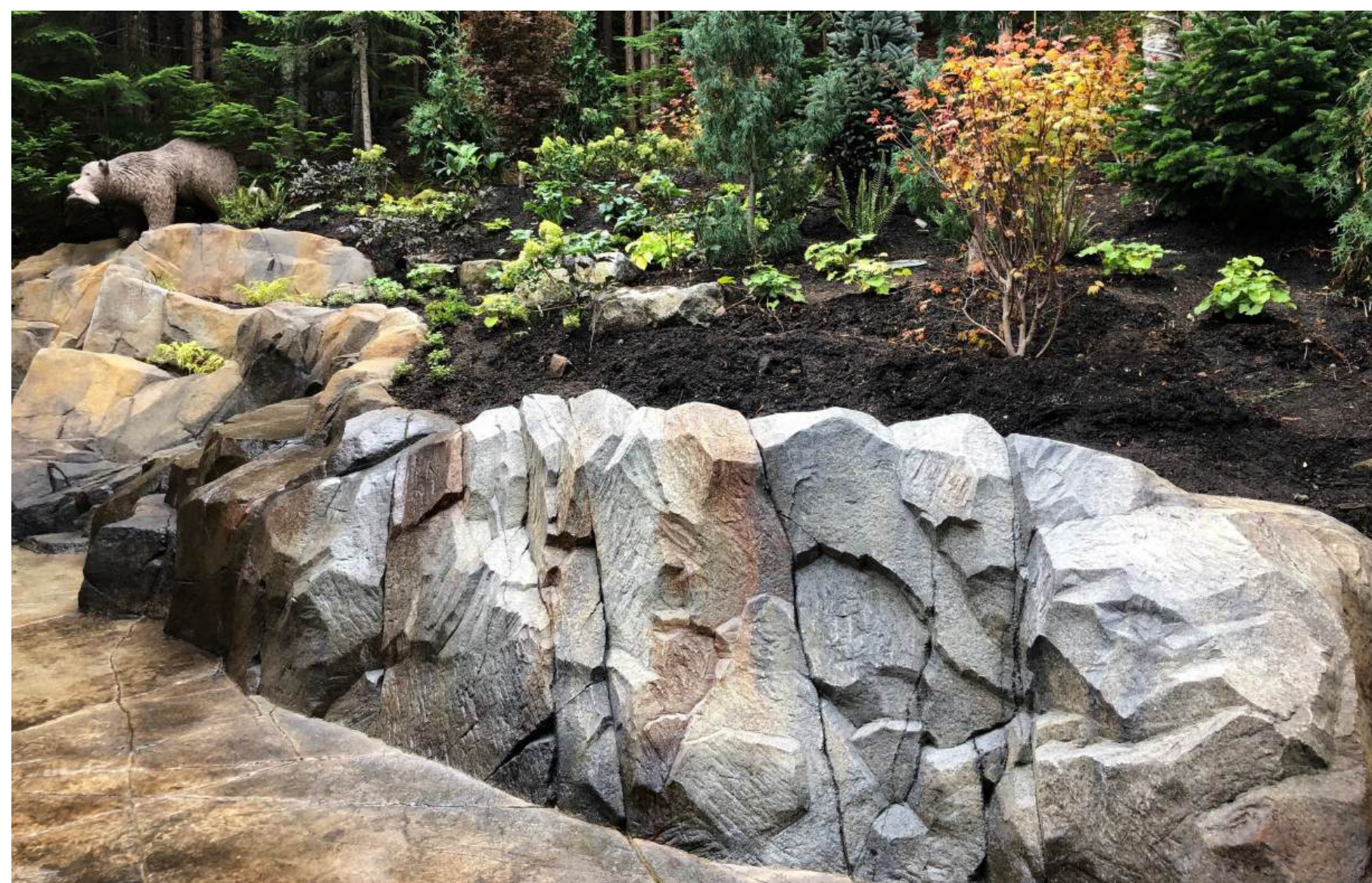
Precast Concrete - Roman stair treads



Lower elevation planter at rear yards



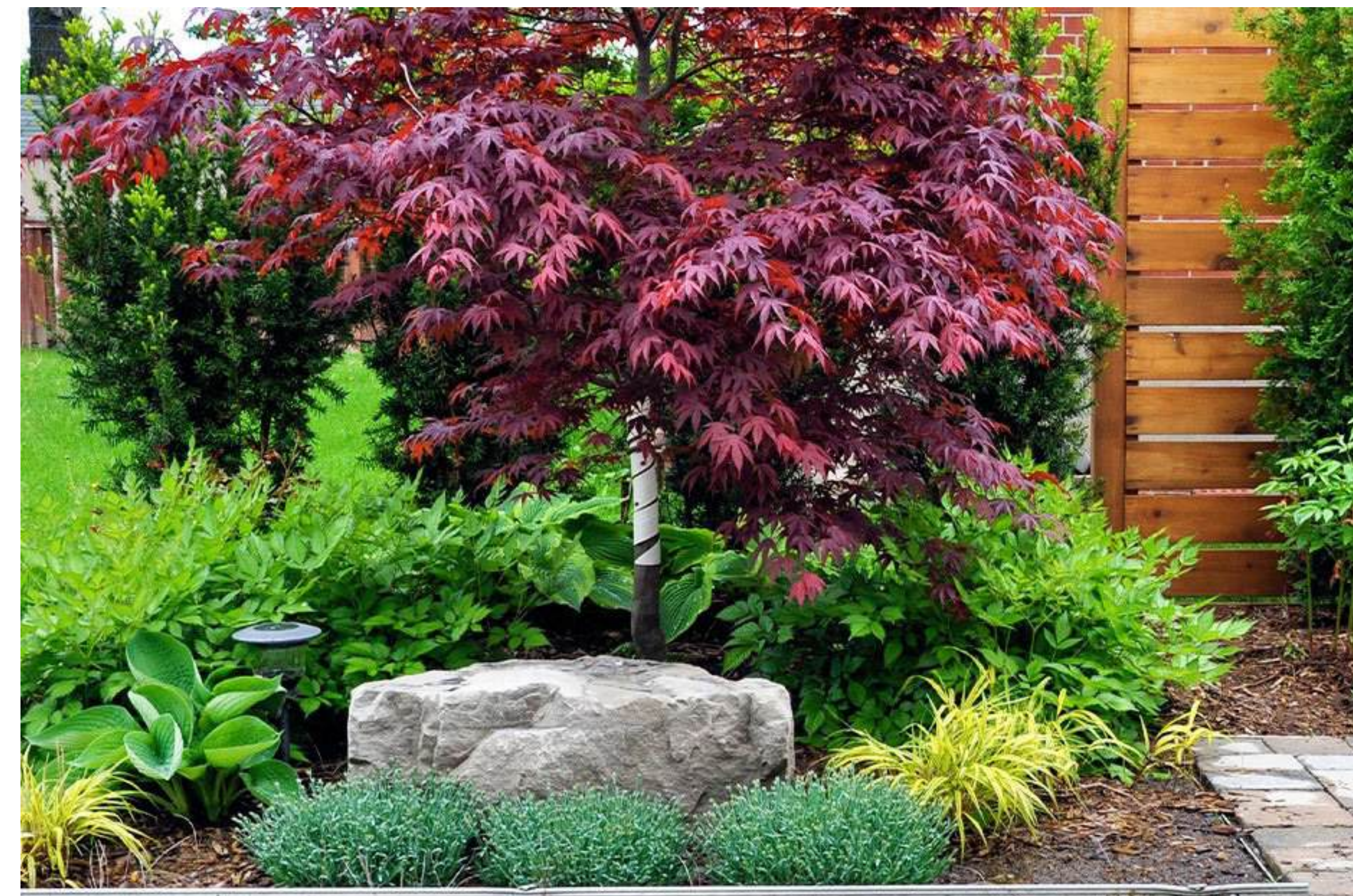
Hydropressed slabs at front yard patios



Cast in Place - Shotcrete Feature Wall



Compacted gravel at rear yard exit walkway



Front yard shade garden planting palette - Diversity in size, colour and texture.

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Drawing Title:

Precedent Images

Drawn By:

KC

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