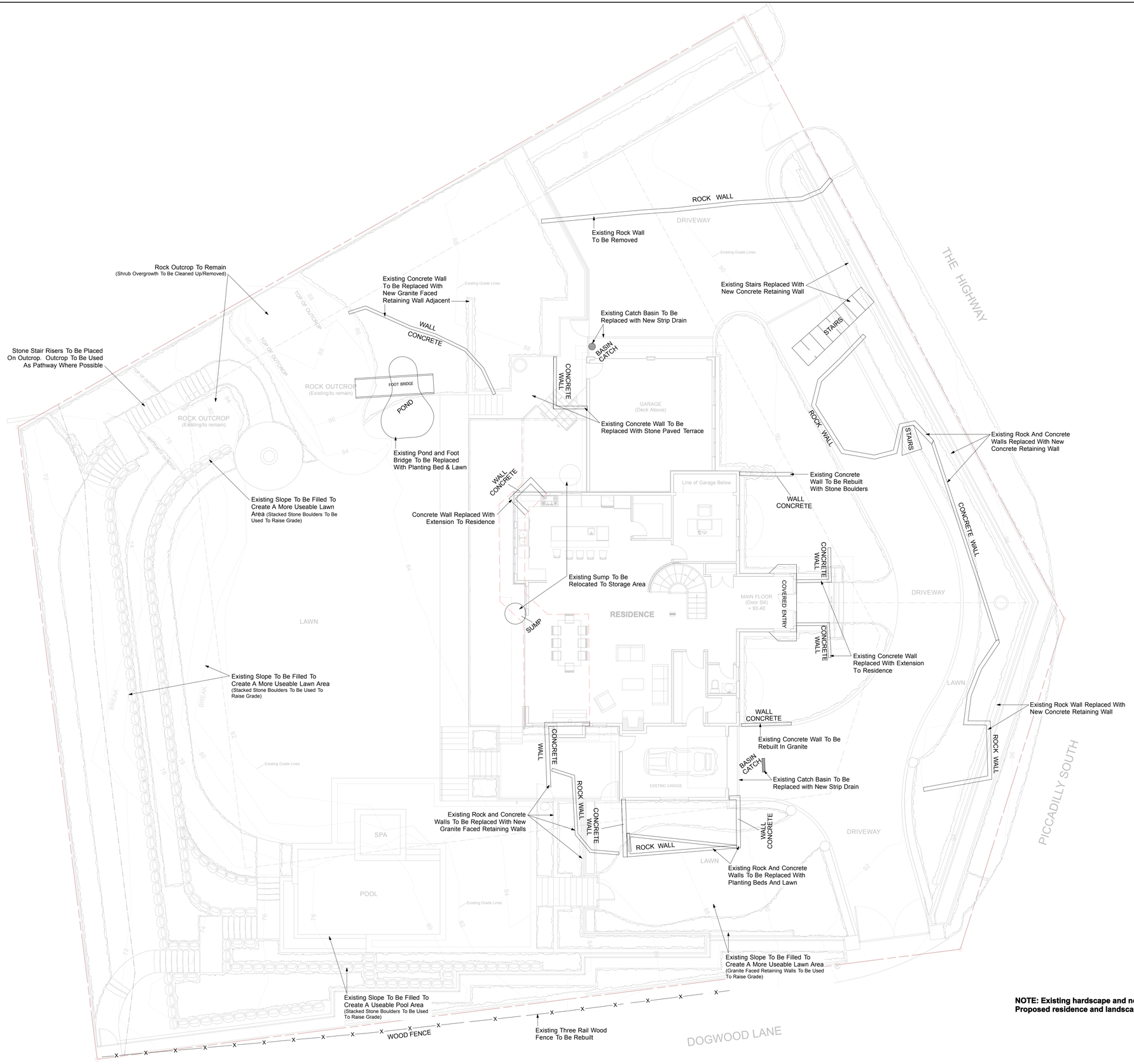

NOTE: Existing hardscape and notes represented in black.
Proposed residence and landscaping represented in grey.

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Project:

4710 SOUTH PICCADILLY RD. WEST VANCOUVER

GENERAL LANDSCAPING NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE BEFORE CONSTRUCTION. REPORT ANY DISCREPANCIES/OMISSIONS TO LANDSCAPE ARCHITECT.

2. LAYOUT TO BE APPROVED BEFORE CONSTRUCTION BY LANDSCAPE ARCHITECT.

3. MINIMUM STANDARDS OF ALL LANDSCAPE CONSTRUCTION TO MEET BCSLA/BCNTA STANDARDS.

4. ALL DRAINAGE TO BE AWAY FROM BUILDING, APPROX. 2% SLOPE.

5. ALL WALKWAYS AND PAVED AREAS TO BE SLOPED FOR DRAINAGE. APPROX. 2%.

6. ALL WALLS TO BE 8" IN THICKNESS UNLESS OTHERWISE SPECIFIED.

7. REMOVAL OF ANY TREES IS SUBJECT TO MUNICIPAL APPROVAL.

8. ALL DIMENSIONS AND ELEVATIONS SHOWN ARE IN FEET/INCHES.

9. PERIMETER OF ALL BUILDINGS TO BE BORDERED WITH A MINIMUM 12"+ WIDTH OF GRAVEL OVER APPROPRIATE FOUNDATION DRAINAGE.

GENERAL PLANTING NOTES

1. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

2. STAKE ALL TREES SECURLY.

3. MINIMUM SOIL DEPTHS TO BE: 6" IN LAWN AREAS; 8" IN GROUND COVER AREAS; 12" IN SHRUB AREAS; AND ONE CUBIC YARD PER TREE ROOT BALL.

4. SCARIFY NEW SOIL INTO EXISTING SOIL.

5. ALL SOD IS TO BE UNNETTED.

6. ALL SPECIFIED PLANT MATERIAL IS NOT GUARANTEED TO BE TOTALLY WINTER HARDY.

DRAWING ISSUES:

1. Design Concept	16 Aug 2011
2. LCAC Revisions	20 Jan 2012

Title:

LANDSCAPE PLAN

Sheet:

EXISTING CONDITIONS PLAN

Date: 23 Jan 2012	Rev: Supercedes all previous revisions.
Job No: 2011-20	
Drawn: KAS	**L1.3**
Scale: 1/8" = 1'-0"	