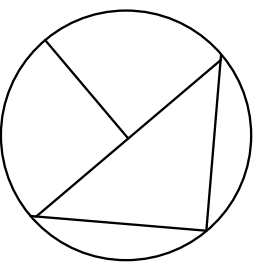


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Project:
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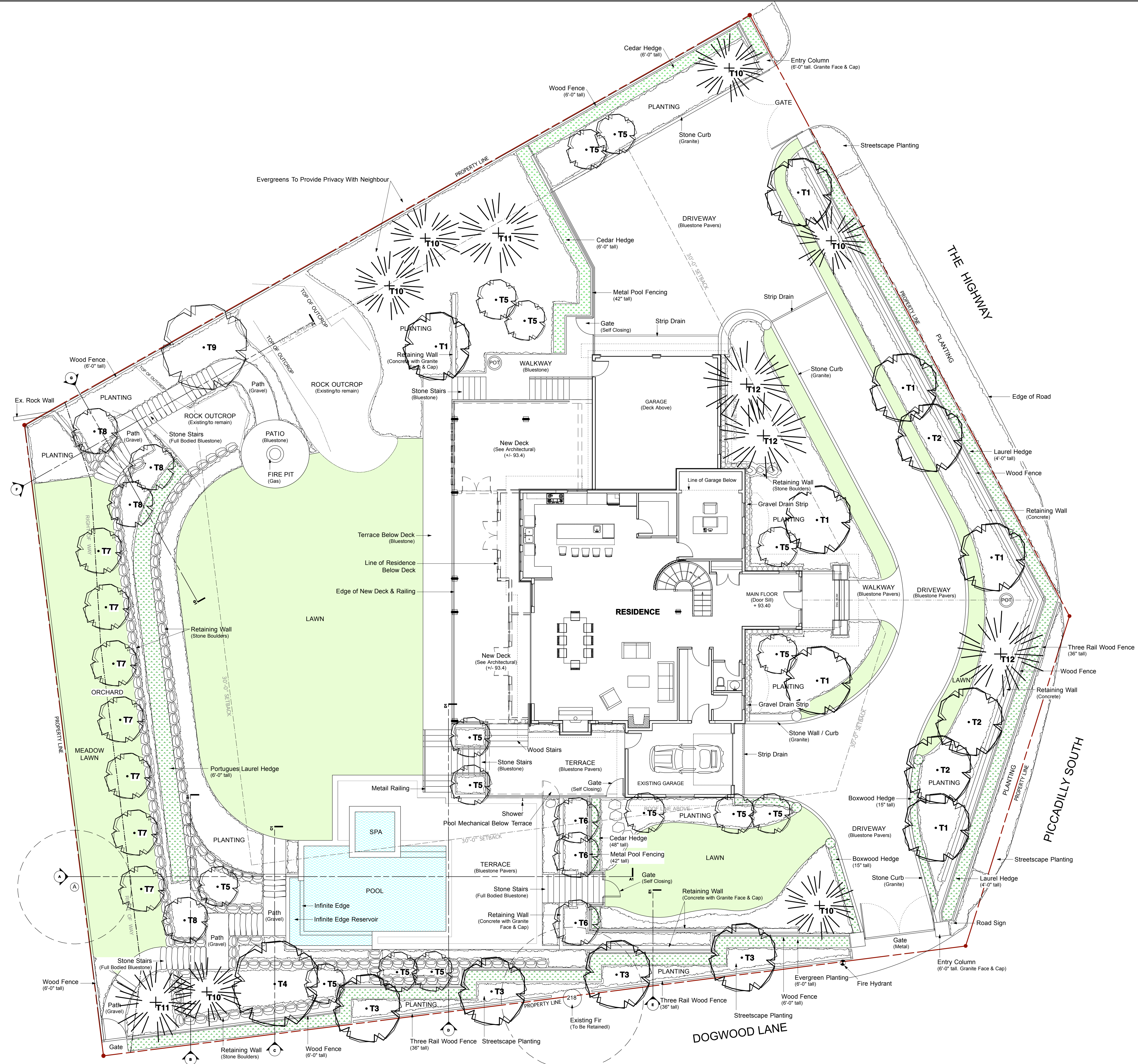
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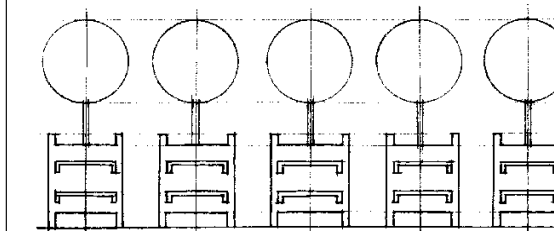
1. Design Concept	16 Aug 2011
2. LCAC Revisions	20 Jan 2012
3. LCAC Revisions	5 Dec 2012

Title:
LANDSCAPE PLAN

Sheet:
SITE PLAN

Date: 11 Dec 2012	Rev: 1
Job No: 2011-20	Supersedes all previous revisions.
Drawn: KAS	L1.0
Scale: 1/8" = 1'-0"	



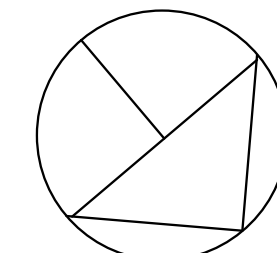


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DRAWING ISSUES:

- | | |
|-------------------|-------------|
| 1. Design Concept | 16 Aug 2011 |
| 2. LCAC Revisions | 20 Jan 2012 |
| 3. LCAC Revisions | 5 Dec 2012 |

Title:

**LANDSCAPE
PLAN**

Sheet:

GRADING PLAN

Date: 11 Dec 2012

Rev: 1

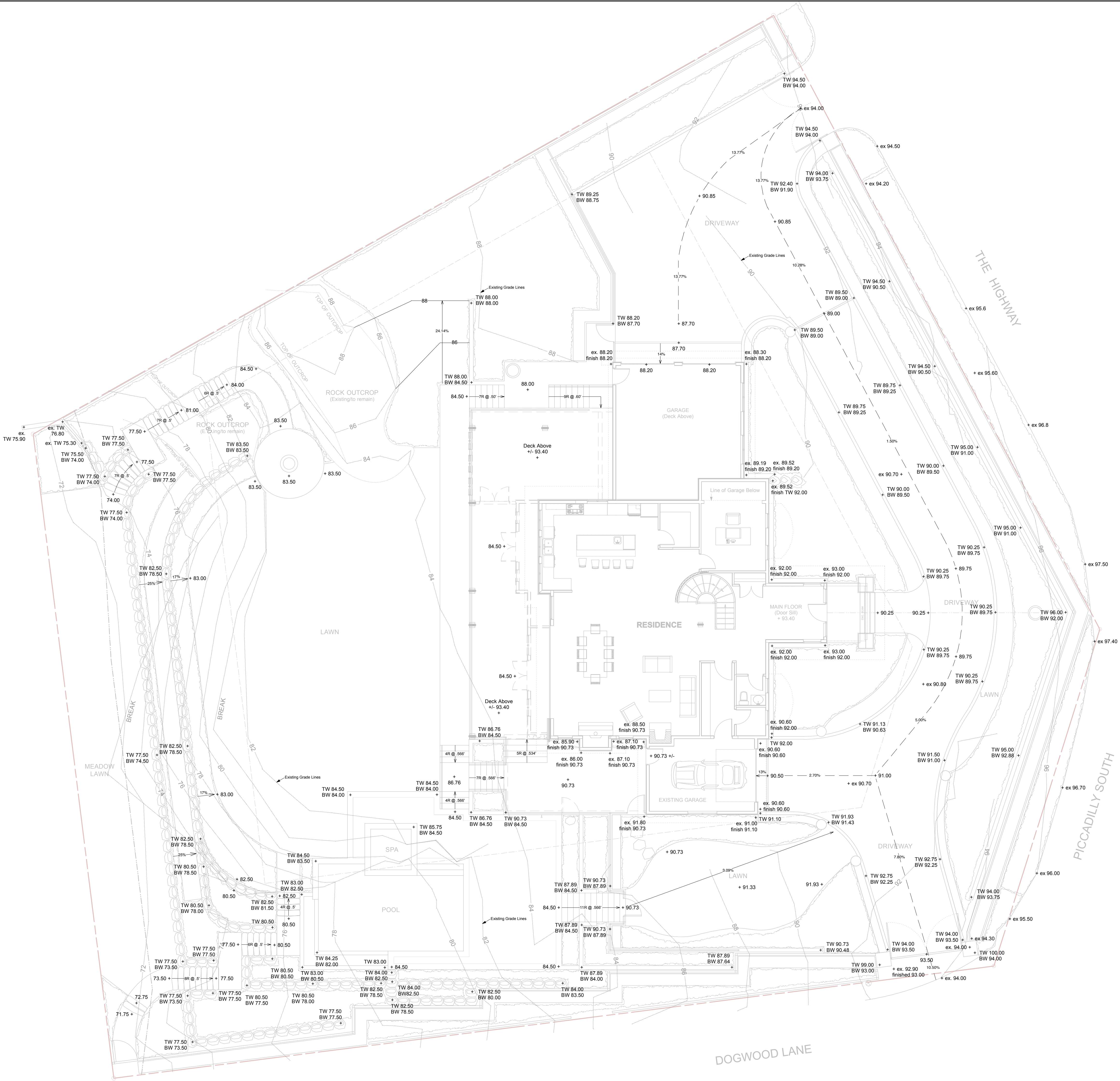
Job No: 2011-20

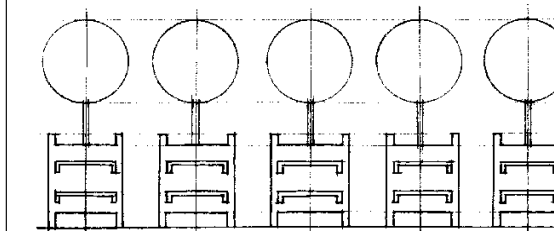
Supersedes all previous revisions.

Drawn: KAS

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

L1.1



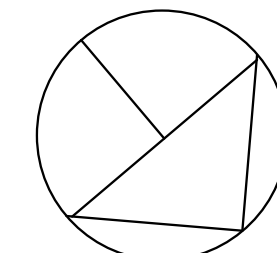


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|-------------------|-------------|
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| 2. LCAC Revisions | 20 Jan 2012 |
| 3. LCAC Revisions | 5 Dec 2012 |

Title:

**LANDSCAPE
PLAN**

Sheet:

DIMENSION PLAN

Date: 11 Dec 2012

Rev: 1

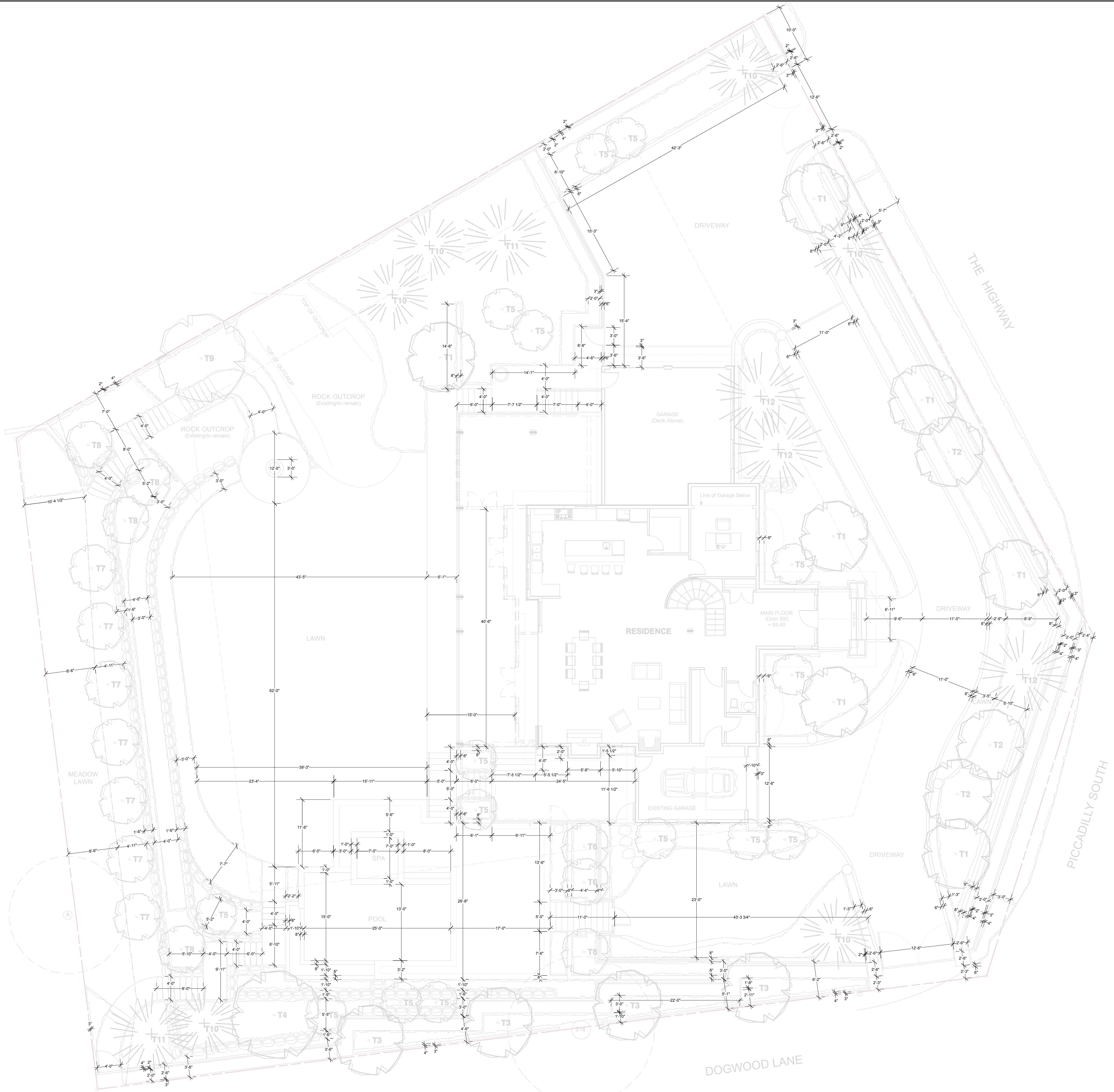
Job No: 2011-20

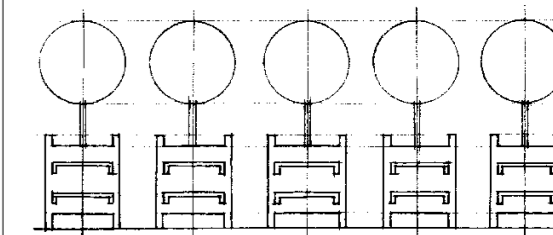
Supersedes all previous revisions.

Drawn: KAS

L1.2

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



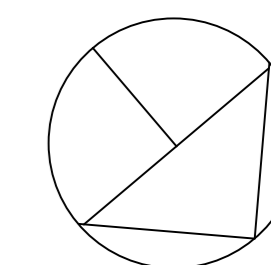


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- | | |
|-------------------|-------------|
| 1. Design Concept | 16 Aug 2011 |
| 2. LCAC Revisions | 20 Jan 2012 |

Title:

LANDSCAPE PLAN

Sheet:

EXISTING CONDITIONS PLAN

Date: 23 Jan 2012

Job No: 2011-20

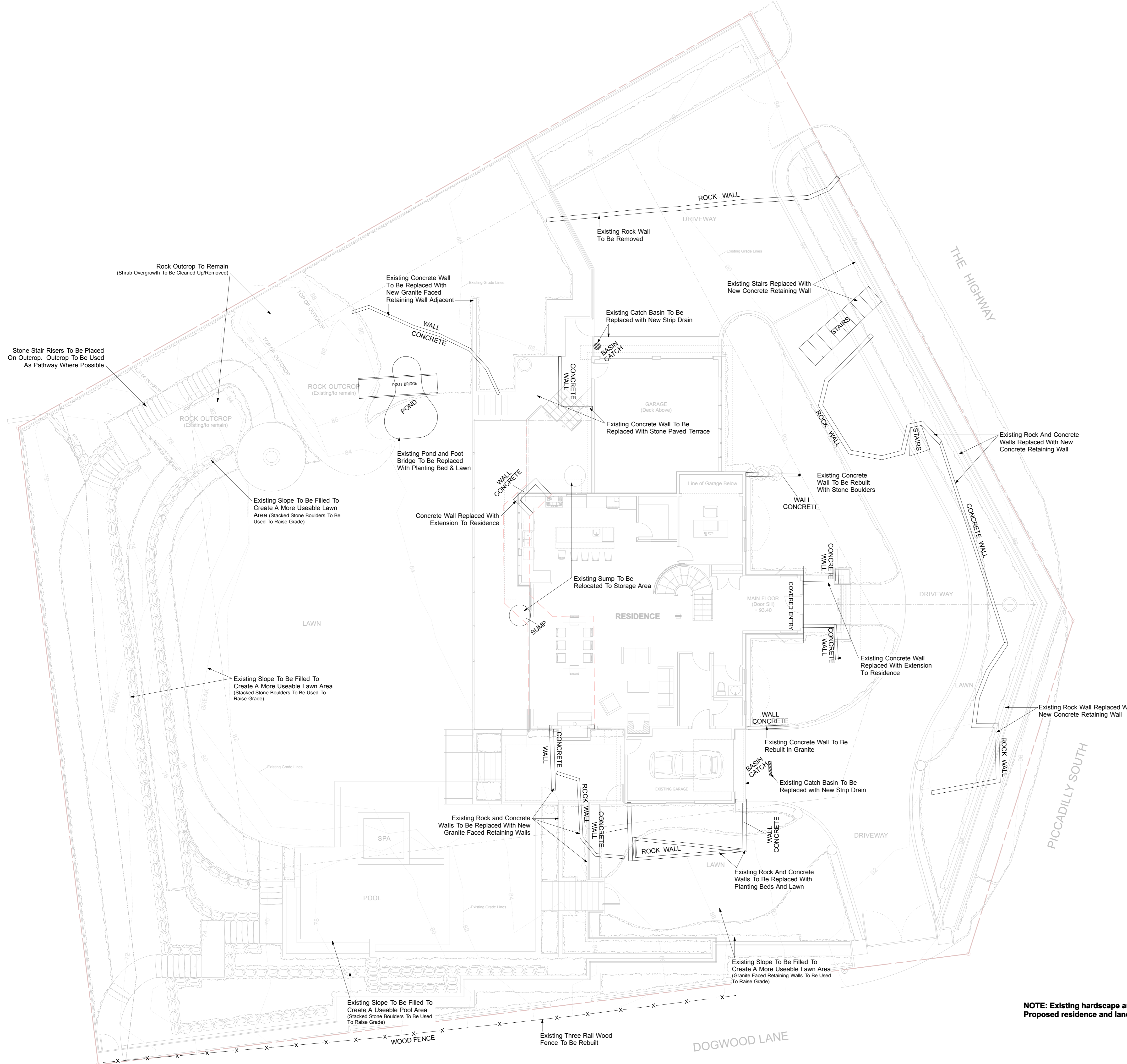
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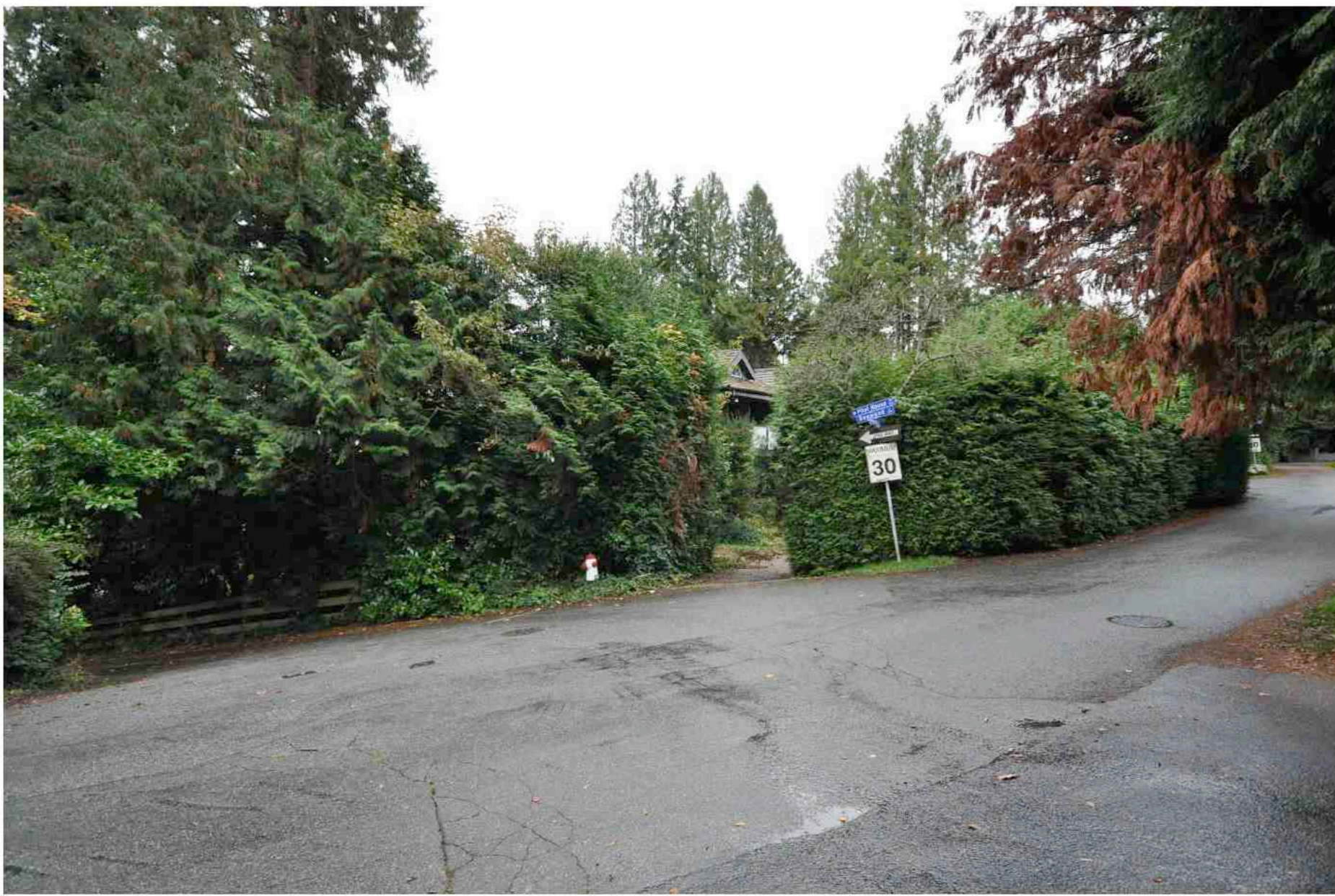
Rev:

Supersedes all previous revisions.

L1.3



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



DOGWOOD LANE ENTRY (From Piccadilly South Road)



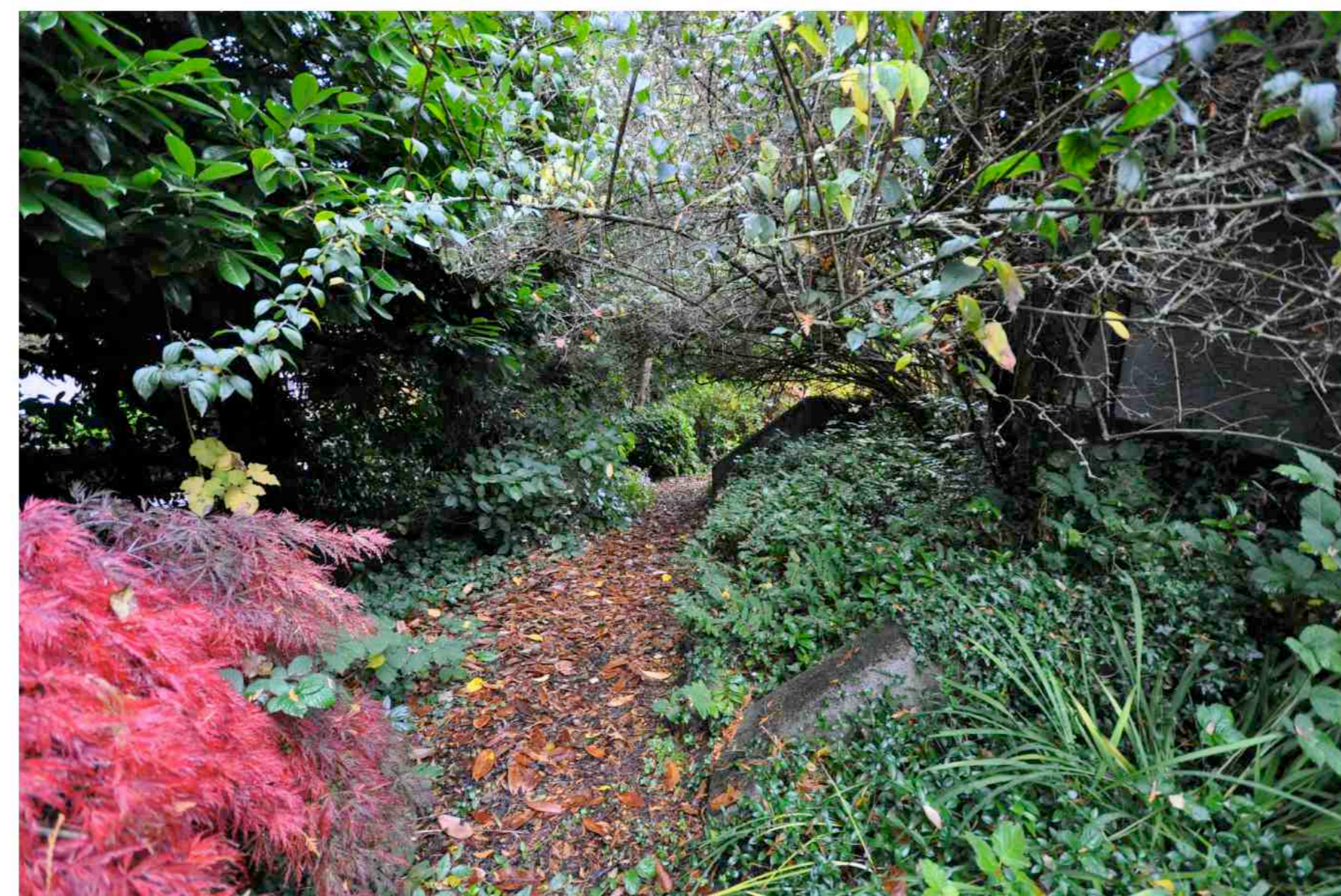
CORNER OF PICCADILLY SOUTH ROAD AND THE HIGHWAY



THE HIGHWAY ENTRY



DOGWOOD LANE DRIVEWAY ENTRY (Proposed New Driveway & Garden Areas)



NORTHEAST SIDE YARD OF RESIDENCE (Proposed Upper Lawn Area)



SOUTHWEST ENTRY OF RESIDENCE (Proposed New Driveway & Garden Areas)



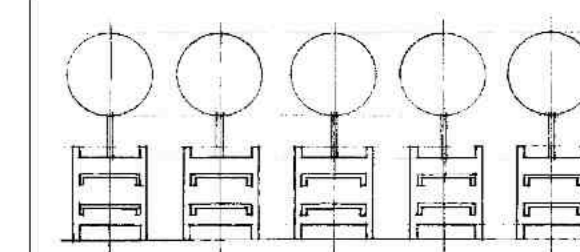
EAST REAR YARD OF RESIDENCE - North Edge (Proposed Pool Location)



EAST REAR YARD OF RESIDENCE - Centre (Proposed Lawn Area)



EAST LOWER YARD AREA - Facing South (Proposed Orchard Area)

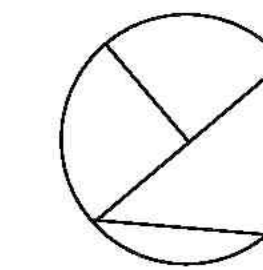


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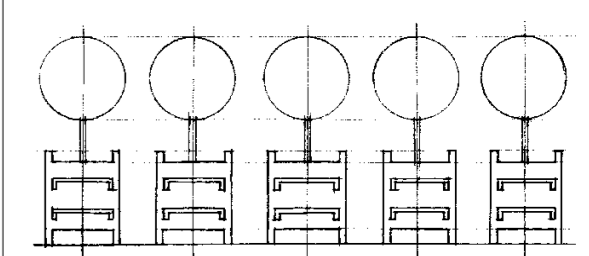
DRAWING ISSUES:

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

Title:
**LANDSCAPE
PLAN**

Sheet:
**EXISTING
CONDITIONS
IMAGES**

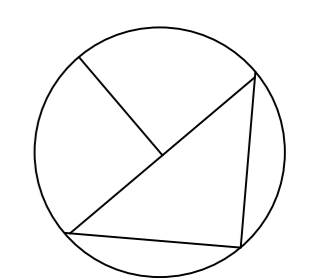
Date: 23 Jan 2012	Rev:
Job No: 2011-20	Supersedes all previous revisions.
Drawn: KAS	L1.4
Scale: 1/8" = 1'-0"	



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

Title:
LANDSCAPE PLAN

Sheet:
NEIGHBOURHOOD CONTEXT PLAN

Date: 23 Jan 2012 Rev:

Job No: 2011-20 Supersedes all previous revisions.

Drawn: KAS **L1.5**

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



PLANT LIST - Graw Residence

Code	Qty	Botanical Name	Common Name	Details
TREES				
T1	7	Acer palmatum	Japanese Maple	10'+ tall / B&B
T2	3	Acer palmatum 'Osakazuki'	Japanese Maple	10'+ tall / B&B
T3	4	Halesia carolina	Carolina Silverbell	12' tall / B&B
T4	1	Cornus nuttallii	Dogwood	10'-12' tall / B&B
T5	15	Acer circinatum	Vine Maple	10'+ tall clumps / B&B
T6	3	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	10'+ tall / B&B
T7	7	Apple - to be selected	Apple - to be selected	8'+ tall / B&B
T8	4	Malus	Flowering Crabapple	8'+ tall / B&B
T9	1	Robinia pseudoacacia frisia	Golden Leaf Black Locust	12' tall / B&B
T10	6	Pseudotsuga menziesii	Douglas Fir	12'+ tall / B&B
T11	2	Thuja plicata	Western Red Cedar	12'+ tall / B&B
T12	3	Chamaecyparis nootkatensis	Nootka Cedar	15'+ tall / B&B
SHRUBS				
S1	61	Prunus laurocerasus	English Laurel	30" o.c. / 4'-0" tall
S2	71	Thuja plicata 'Excelsa'	Western Red Cedar	30" o.c. / 8'-0" tall
S3	77	Prunus lusitanica	Portugal Laurel	36" o.c. / 6'-0" tall
S4	60	Buxus microphylla 'Green Beauty'	Boxwood	15" o.c. / 15" tall
S5	5	Buxus microphylla 'Green Beauty'	Boxwood	27" o.c. / 30" tall
S6	9	Mahonia media 'Charity'	Oregon Grape 'Charity'	36" o.c. / 6'-0" tall
S7	7	Camellia sasanqua 'Jean May'	Jean May Camellia	42" o.c. / 5'-0" tall
S8	6	Rhododendron 'Florence Parks'	Florence Parks Rhododendron	4'-6" o.c. / 48" tall
S9	13	Azalea 'Northern Hi-Lights'	Northern Hi-Lights Azaleas	4'-0" o.c. / 24" tall
S10	22	Sarcococca ruscifolia	Fragrant Sweetbox	3'-6" o.c. / 18" tall
S11	30	Rhododendron yakusimanum 'Crete'	Yak Rhododendron	4'-6" o.c. / 36" tall
S12	7	Hydrangea serrata 'Bluebird'	Blue Lacecap Hydrangea	30" o.c. / 18" tall
S13	14	Fothergilla 'Blue Mist'	Blue Mist Dwarf Fothergilla	4'-6" o.c. / 5'-0" tall
S14	32	Rosa 'Noaschnee' P.P.#9573	Flower Carpet White Groundcover Rose	2'-6" o.c. / 18" tall
S15	7	Arbutus unedo 'Compacta'	Compact Strawberry Bush	4'-6" o.c. / 5'-0" tall
S16	12	Symphoricarpos albus	Common Snowberry	3'-6" o.c. / 24" tall
S17	4	Ceanothus thyrsiflorus 'Victoria'	California Lilac	6'-0" o.c. / 30" tall
S18	9	Ribes sanguineum 'King Edward'	King Edward VII Flowering Currant	4'-6" o.c. / 36" tall
S19	10	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	4'-6" o.c. / 24" tall
PERENNIALS				
P1	40	Anemone 'Honorine Jobert'	Japanese Anemone	21" o.c. / 1 gal pot
P2	37	Hemerocallis 'Swirling Water'	Swirling Water Daylily	24" o.c. / 1 gal pot
GRASSES				
G1	55	Carex buchananii	Leatherleaf Sedge	18" o.c. / 1 gal pot
FERNS				
F1	68	Polystichum munitum	Western Sword Fern	30" o.c. / 1 gal pot
F2	73	Dryopteris erythrosora 'Brilliance'	Autumn Fern	15" o.c. / 1 gal pot
F3	50	Blechnum spicant	Deer Fern	24" o.c. / 1 gal pot
F4	34	Polystichum setiferum	Alaskan Blade Fern	21" o.c. / 1 gal pot
GROUNDCOVER				
C1	526	Gaultheria shallon	Salal	24" o.c. / 1 gal pot
C2	44	Ceanothus gloriosus 'Point Reyes'	Groundcover California Lilac	30" o.c. / 1 gal pot
C3	57	Mahonia repens	Creeping Mahonia	30" o.c. / 1 gal pot

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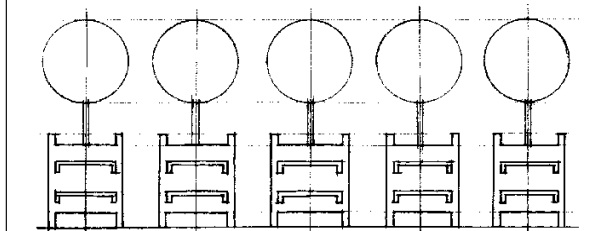
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- DRAWING ISSUES:**
- | | |
|-------------------|-------------|
| 1. Design Concept | 16 Aug 2011 |
| 2. LCAC Revisions | 20 Jan 2012 |
| 3. LCAC Revisions | 5 Dec 2012 |

Title:
LANDSCAPE PLAN

Sheet:
PLANTING PLAN

Date: 11 Dec 2012	Rev: 1
Job No: 2011-20	Supersedes all previous revisions.
Drawn: KAS	L2.0
Scale: 1/8" = 1'-0"	

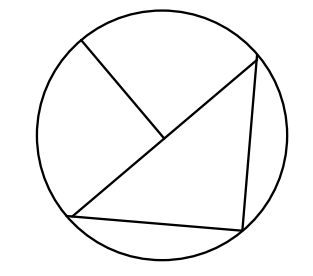


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Project:

4710 SOUTH PICCADILLY RD. WEST VANCOUVER



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DRAWING ISSUES:

- | | |
|-------------------|-------------|
| 1. Design Concept | 16 Aug 2011 |
| 2. LCAC Revisions | 20 Jan 2012 |
| 3. LCAC Revisions | 5 Dec 2012 |

Title:
LANDSCAPE PLAN

Sheet:
TREE PLAN

Date: 11 Dec 2012 Rev: 1

Job No: 2011-20 Supercedes all previous revisions.

Drawn: KAS

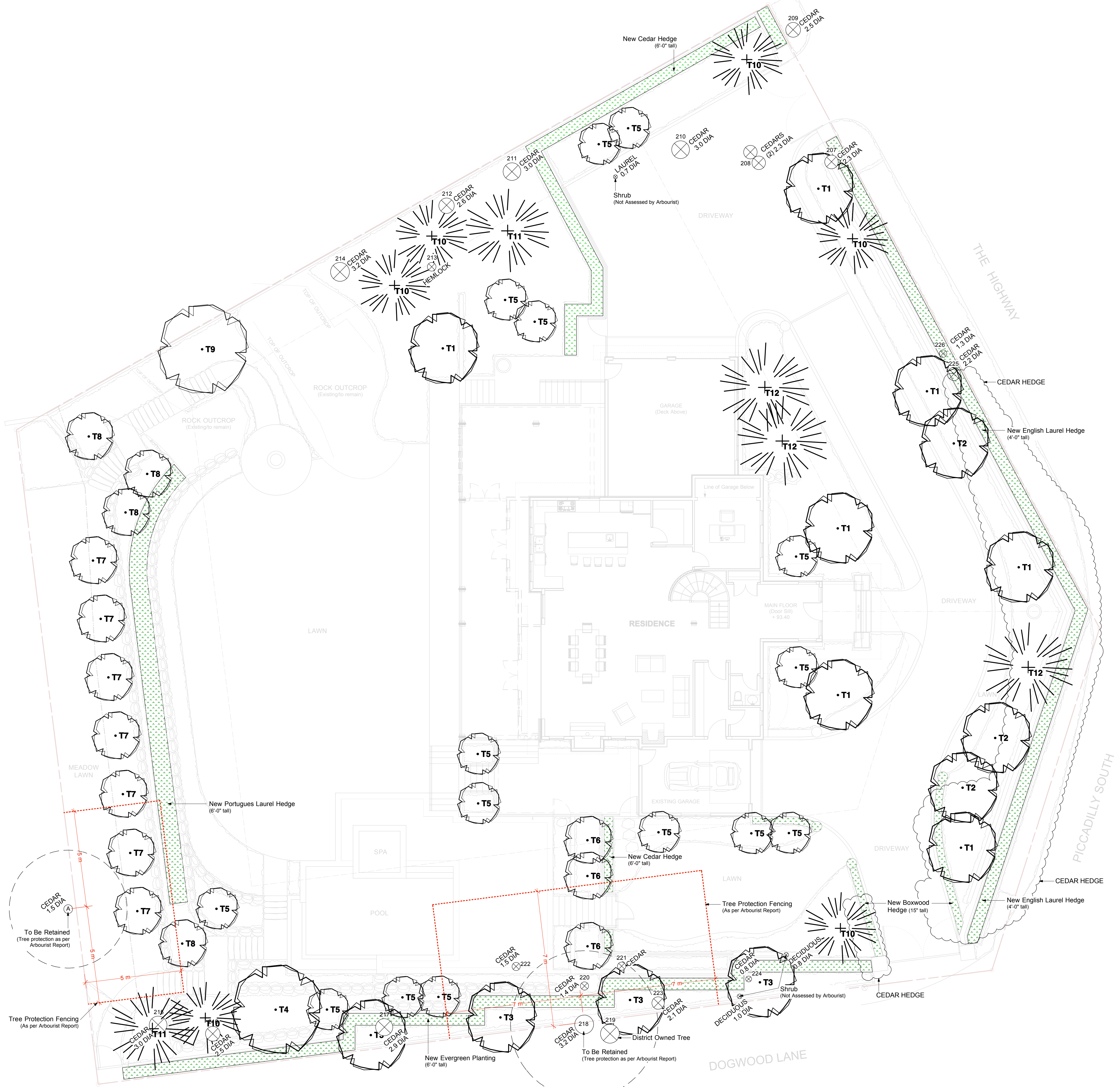
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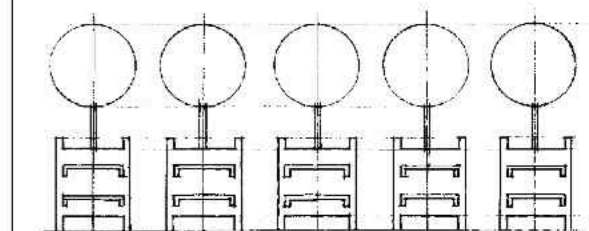
EXISTING TREES (See Arbourist Report)

Tag	Species	Condition	Treatment
207	Western Red Cedar	High Risk	Remove
208	Western Red Cedar	High Risk	Remove
209	Western Red Cedar	High Risk	Remove - District Owned
210	Western Red Cedar	High Risk	Remove
211	Western Red Cedar	High Risk	Remove
212	Western Red Cedar	High Risk	Remove
213	Hemlock	Very Poor	Remove
214	Western Red Cedar	High Risk	Remove
215	Western Red Cedar	High Risk	Remove
216	Western Red Cedar	High Risk	Remove
217	Western Red Cedar	High Risk	Remove
218	Douglas Fir	Fair	Retain
219	Western Red Cedar	High Risk	Remove - District Owned
220	Western Red Cedar	Very Poor	Remove
221	Western Red Cedar	Poor	Remove
222	Pacific Dogwood	Very Poor	Remove
223	Western Red Cedar	High Risk	Remove
224	Western Red Cedar	Very Poor	Remove
225	Western Red Cedar	High Risk	Remove
226	Western Red Cedar	High Risk	Remove
A	Western Red Cedar	Not Assessed	Retain

TREE SYMBOLS

Existing Tree to be Retained	
Existing Tree to be Removed	
New Deciduous Tree	
New Evergreen Tree	
Hedge to be Removed	
New Hedge	

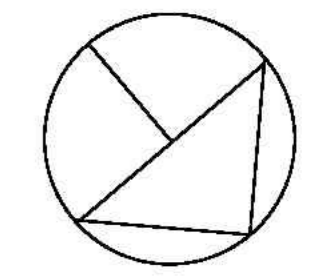




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Project:
4710 SOUTH PICCADILLY RD. WEST VANCOUVER



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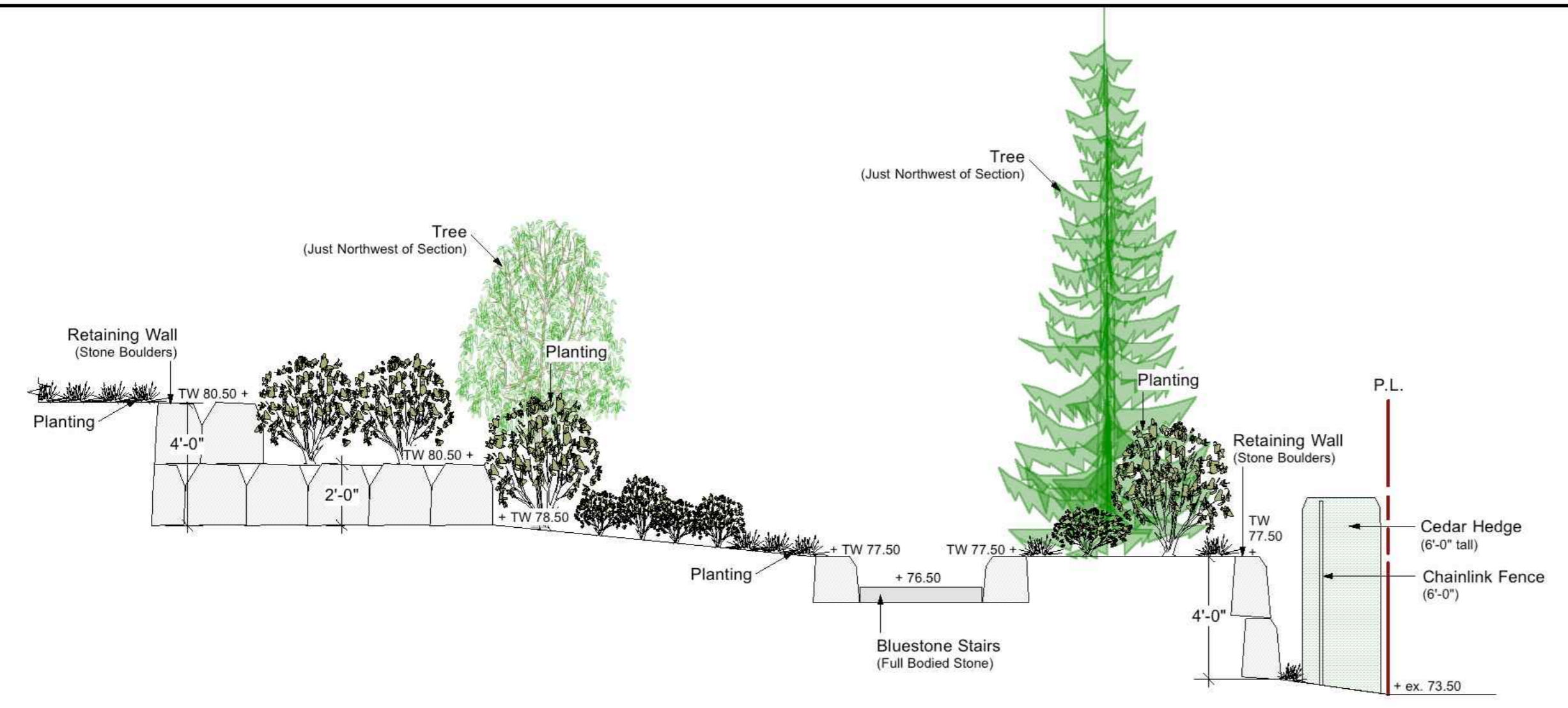
DRAWING ISSUES:

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

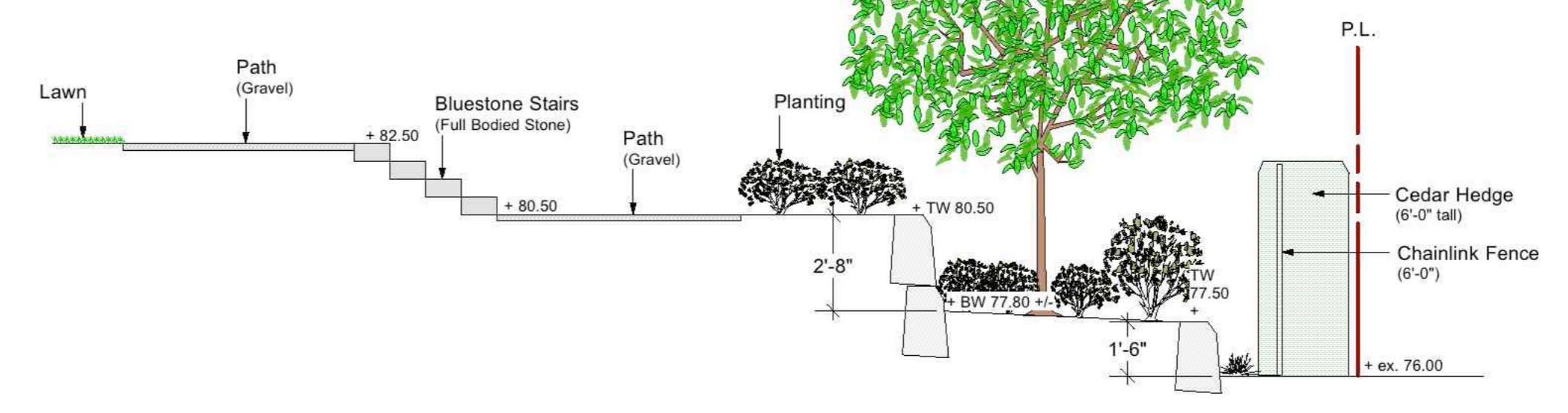
Title:
LANDSCAPE PLAN

Sheet:
SECTIONS & ELEVATIONS

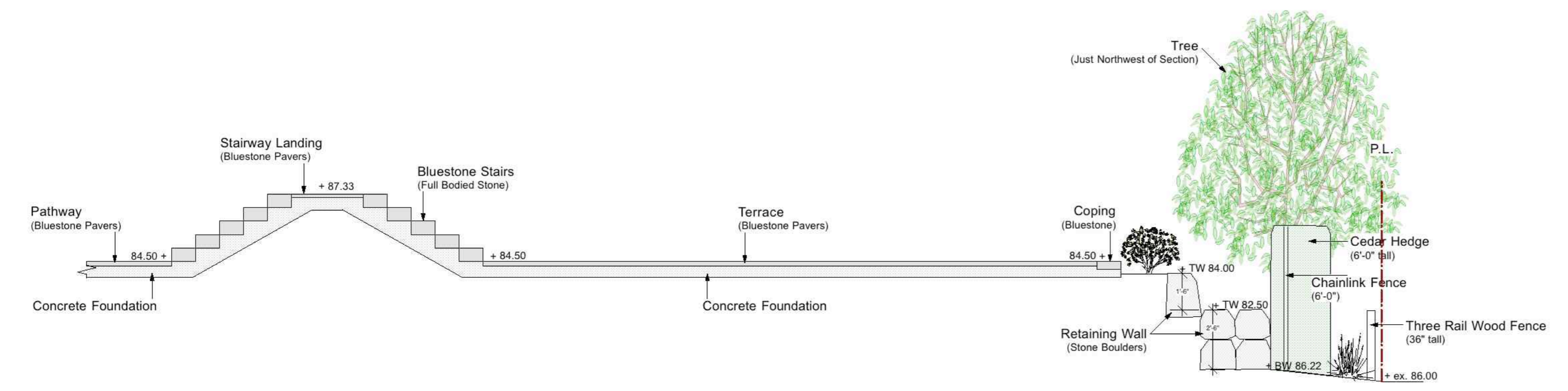
Date: 23 Jan 2012	Rev:
Job No: 2011-20	Supersedes all previous revisions.
Drawn: KAS	L3.1
Scale: As Noted	



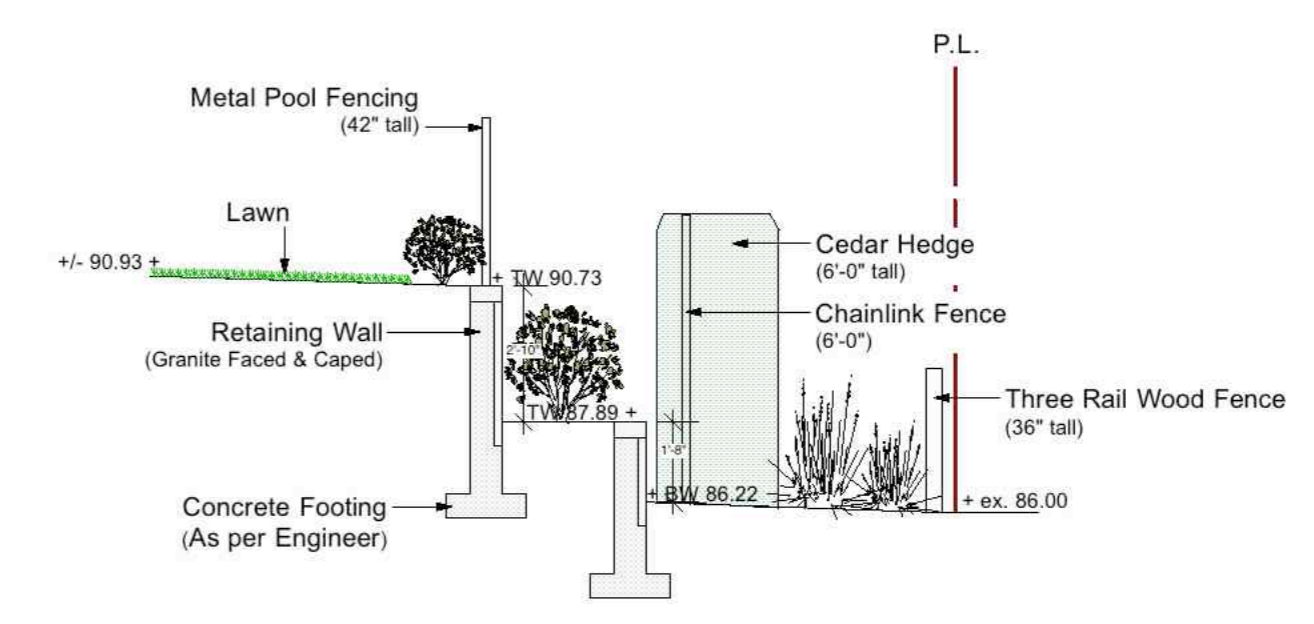
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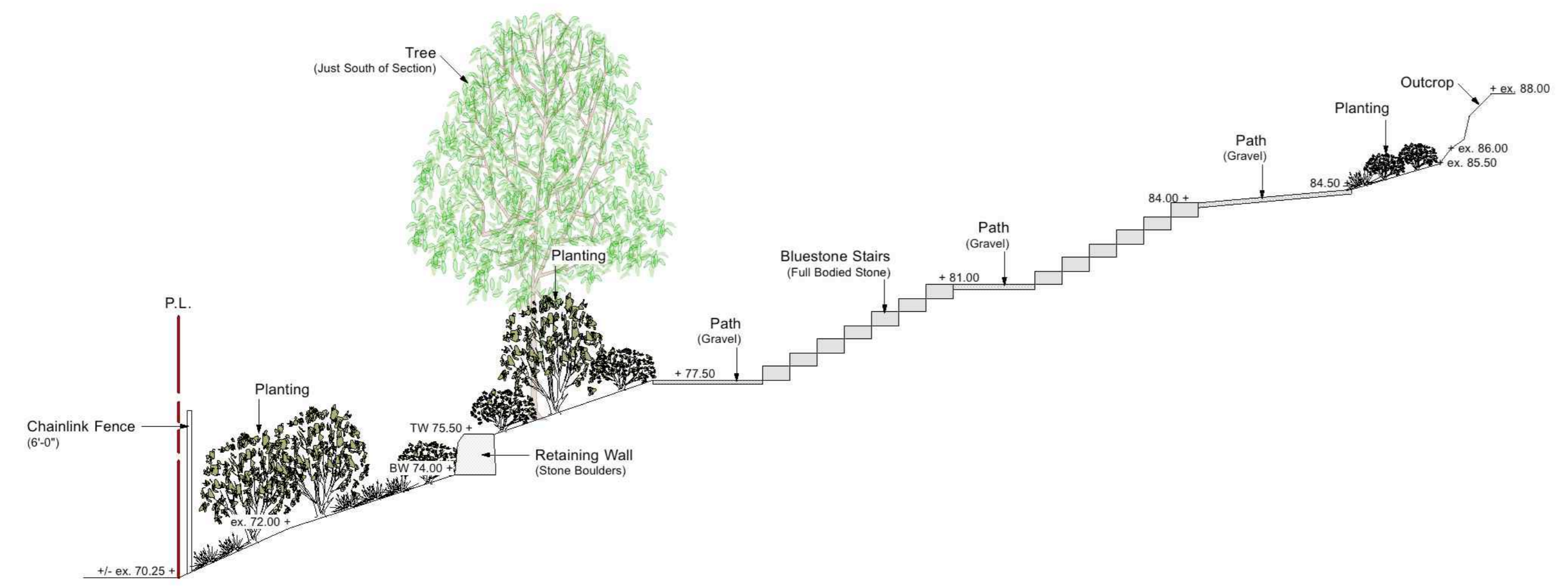
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 L3.1 Scale: 1/4" = 1'-0"



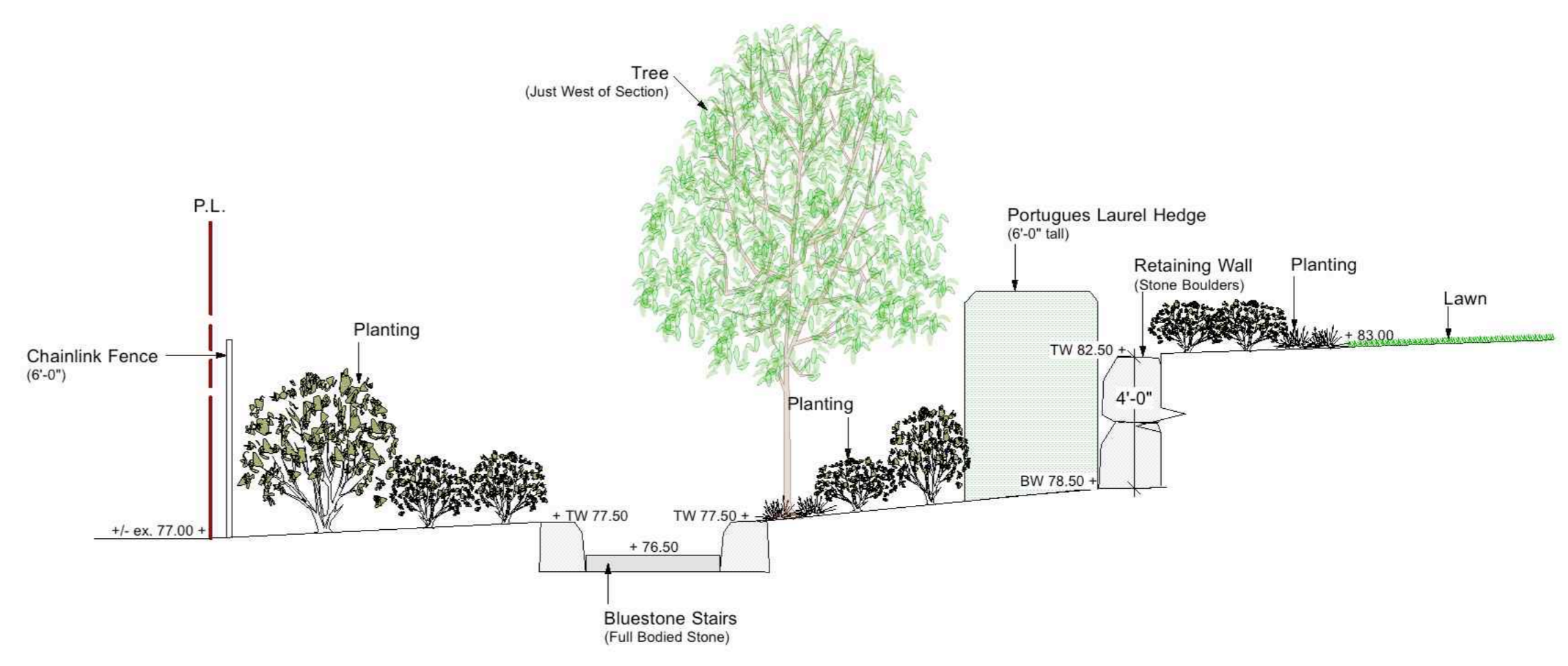
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 L3.1 Scale: 1/4" = 1'-0"



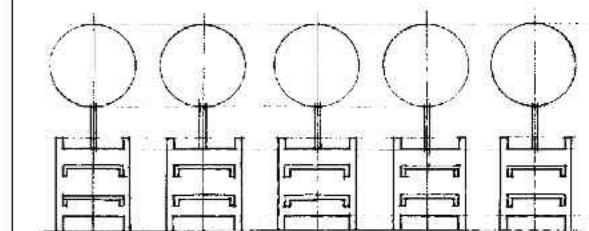
4 Section E-E1
 L3.1 Scale: 1/4" = 1'-0"



5 Section F-F1
 L3.1 Scale: 1/4" = 1'-0"



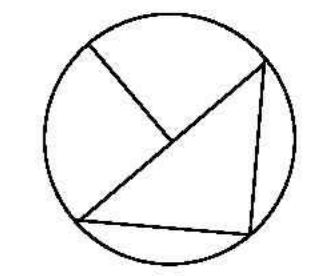
6 Section G-G1
 L3.1 Scale: 1/4" = 1'-0"



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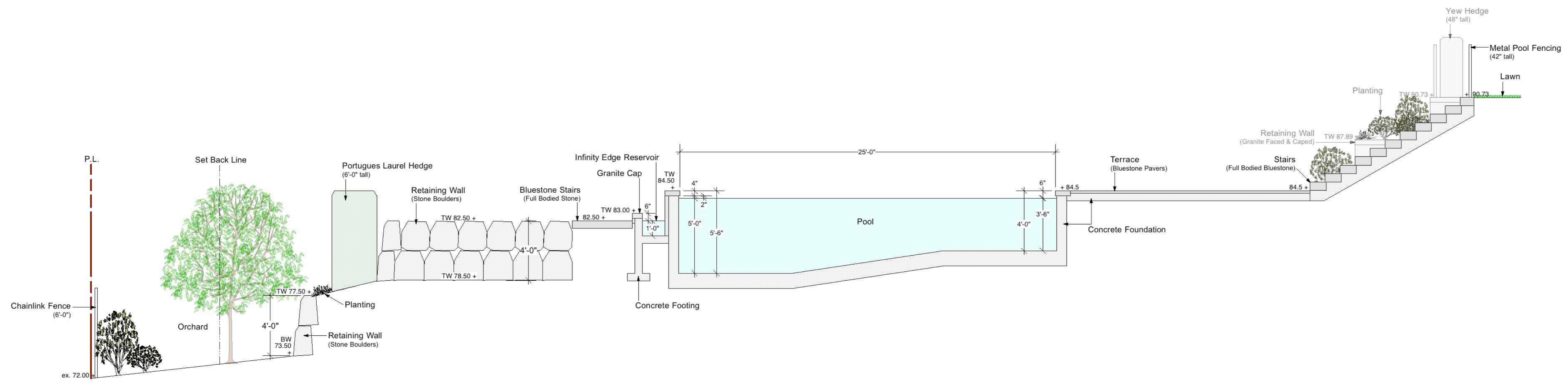
DRAWING ISSUES:

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

Title:
**LANDSCAPE
PLAN**

Sheet:
**SECTIONS &
ELEVATIONS**

Date: 23 Jan 2012	Rev:
Job No: 2011-20	Supersedes all previous revisions.
Drawn: KAS	L3.0
Scale: As Noted	



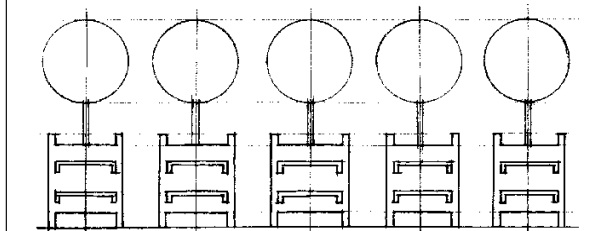
1 Section A-A1
L3.0 Scale: 1/4" = 1'-0"



3 ELEVATION: The Highway Entry (Sketch)
L3.0 Scale: 1/4" = 1'-0"



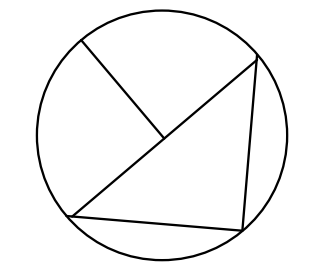
2 ELEVATION: Dogwood Lane Entry (Sketch)
L3.0 Scale: 1/4" = 1'-0"



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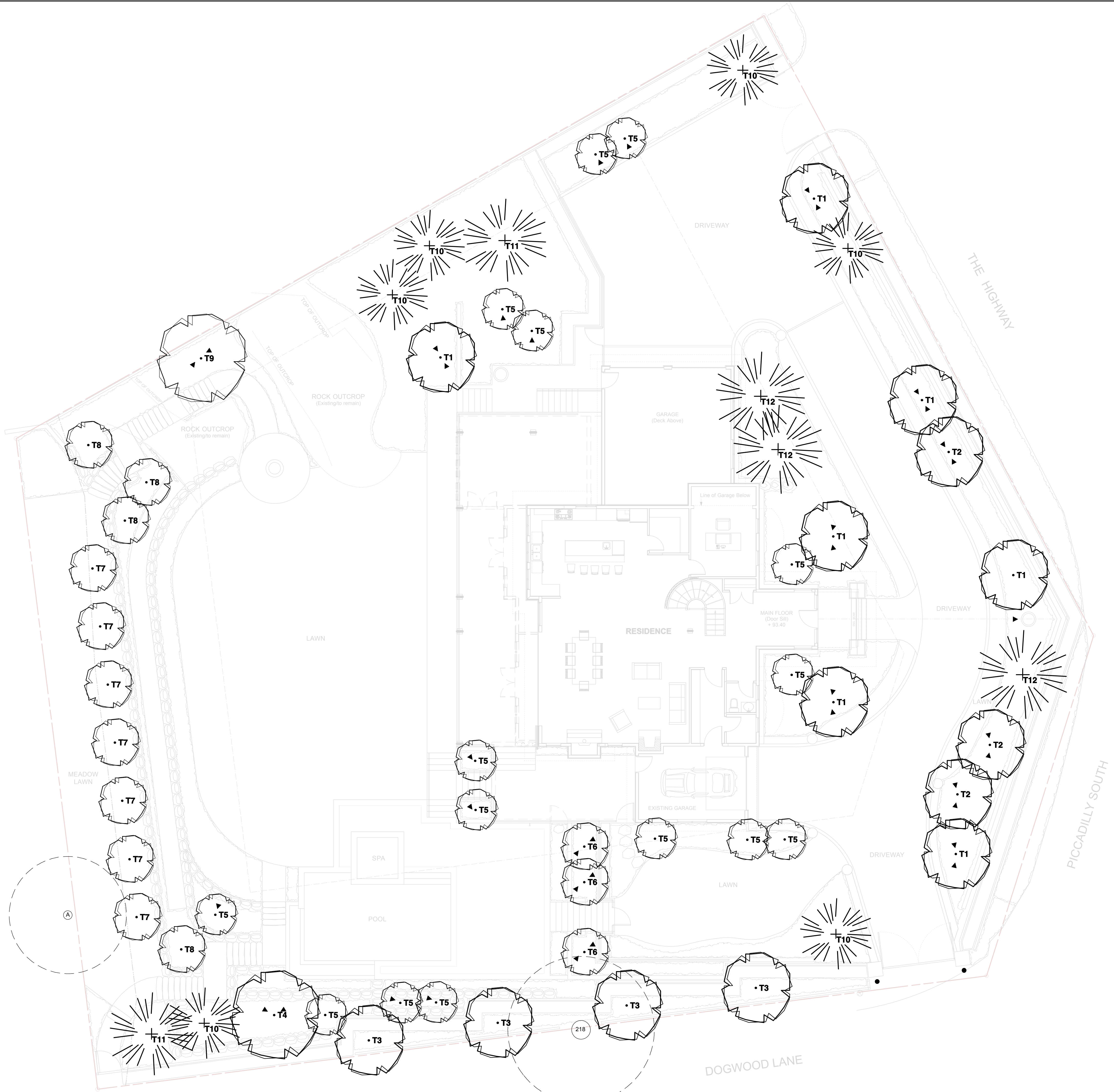
DRAWING ISSUES:

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2. LCAC Revisions	20 Jan 2012
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Title:
LANDSCAPE PLAN

Sheet:
LIGHTING PLAN

Date: 11 Dec 2012	Rev: 1
Job No: 2011-20	Supersedes all previous revisions.
Drawn: KAS	L4.0
Scale: 1/8" = 1'-0"	



LIGHTING KEY

Symbol	Qty
●	2 COLUMN UPLIGHTS MP Lighting: L05-3-W27S-N-C-30-0-S6
▲	37 PLANTING UPLIGHTS Hadco: BL5016-A-S7-LED7-W