

1 LANDSCAPE - BASEMENT AND FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

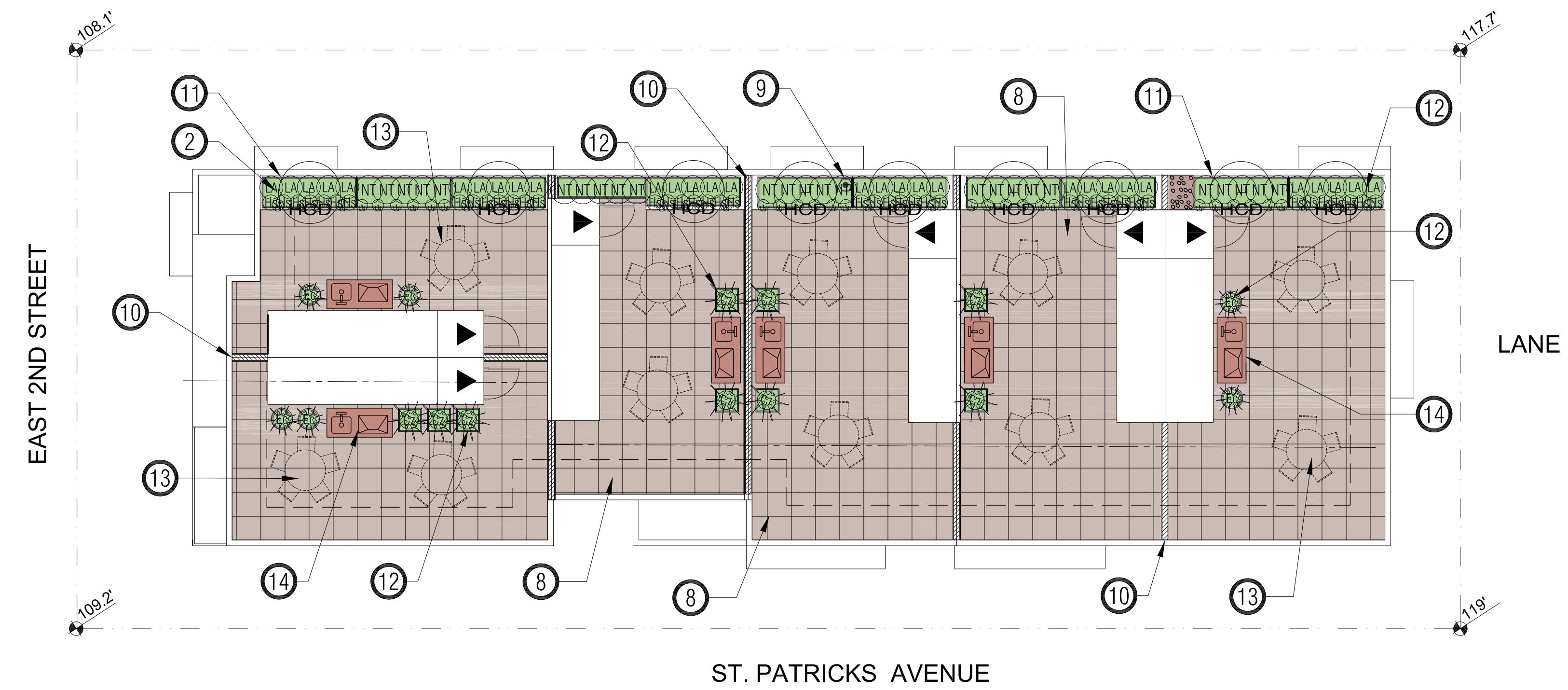
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
- REFER TO ARBORIST REPORT AND DRAWINGS FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 350MM
B. GROUND COVERS: 450MM
C. SHRUBS: 500-600MM
D. TREE PITS: 25CU METERS PER TREE PIT PER TREE
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
- 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ON SITE IRRIGATION SYSTEM - (AUTOMATIC) SHALL BE DESIGN BUILT TO BE COORDINATED BY GENERAL CONTRACTOR. IRRIGATION TO BE PROVIDED FOR ALL PLANTING BEDS.
- OFF SITE IRRIGATION SYSTEM TO BE SEPARATE
- ROCK AND BOULDER MATERIALS
ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
SIZES: A: 2'-0" TO 2'-6" DIAMETER
B: 1'-0" TO 2'-0" DIAMETER
- PAVING TYPES AND MATERIALS AS FOLLOWS:
- OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH. INSTALL SAW CUT CONTROL JOINT EVERY 8'. ISOLATION JOINT EVERY 28'.
- PARKING AREA: PERMEABLE UNIT PAVERS
- SIDEYARDS: STANDARD CONCRETE PAVING WITH BROOM FINISH NO TROWELED EDGES. SAW CUT EVERY 8'
- ROOF LEVEL PRIVATE PATIOS: 2X2' CONC. UNIT PAVERS W/ PLASTIC PEDESTALS. ABBOTSFORD CONCRETE PRODUCT OR EQUIVALENT. MODEL: SATURNA, COLOR: CHARCOAL
- SITE GRADING: REFER TO ARCHITECTURAL AND CIVIL ENGINEERING DWGS FOR SITE GRADING OF ROADS, AND RETAINING WALLS, AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE. NO PONDING OF STORM WATER ALLOWED ON SITE.
- STORM WATER MANAGEMENT BY CIVIL ENGINEERING.
- REFER TO ARBORIST'S REPORT FOR ALL MATTERS RELATED TO TREE PROTECTION, TREE ASSESSMENT AND TREE MANAGEMENT PROCEDURES.
- ROOF TOP PATIO PLANTERS TO BE PRE-MANUFACTURED, ALUMINUM, GALVANIZED METAL. COMPLETE WITH DRAIN HOLE.

PLANT LIST:

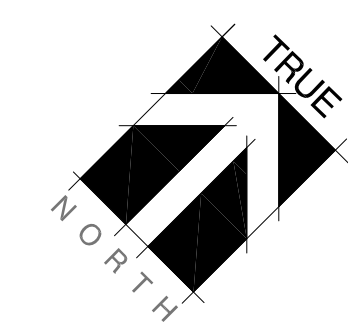
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
NSD	4	NYSSA SYLVATICA	BLACK TUPELO	7CM CAL.	B & B
QPD	2	QUERCUS PULULISTRIS	PIN OAK	7CM CAL.	B & B
APD	3	ACER PALMATUM	JAPANESE MAPLE	2.75M HT.	B & B
HCD	9	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5 M HT.	B & B
TOC	13	TAXUS MEDIA HICKSII	HICKS YEW	1.75 M HT.	B & B
CJ	3	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#5	B & B
MA	20	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
NT	25	NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	#3	CONTAINER
PM	13	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
PO	12	PRUNUS LAUROSERASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	#3	CONTAINER
PP	10	PINUS MUGO PUMILO	DWARF MUGO PINE	#2	CONTAINER
RD	10	RHODODENDRON DORA AMETIS	DORA AMETIS RHODO.	#3	CONTAINER
RU	10	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
VO	3	VAXCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3	CONTAINER
LA	34	LAVANDULA ANGUSTIFOLIA	LAVANDULA ANGUSTIFOLIA	#2	CONTAINER
HS	51	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
EC	6	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
CZ	9	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER

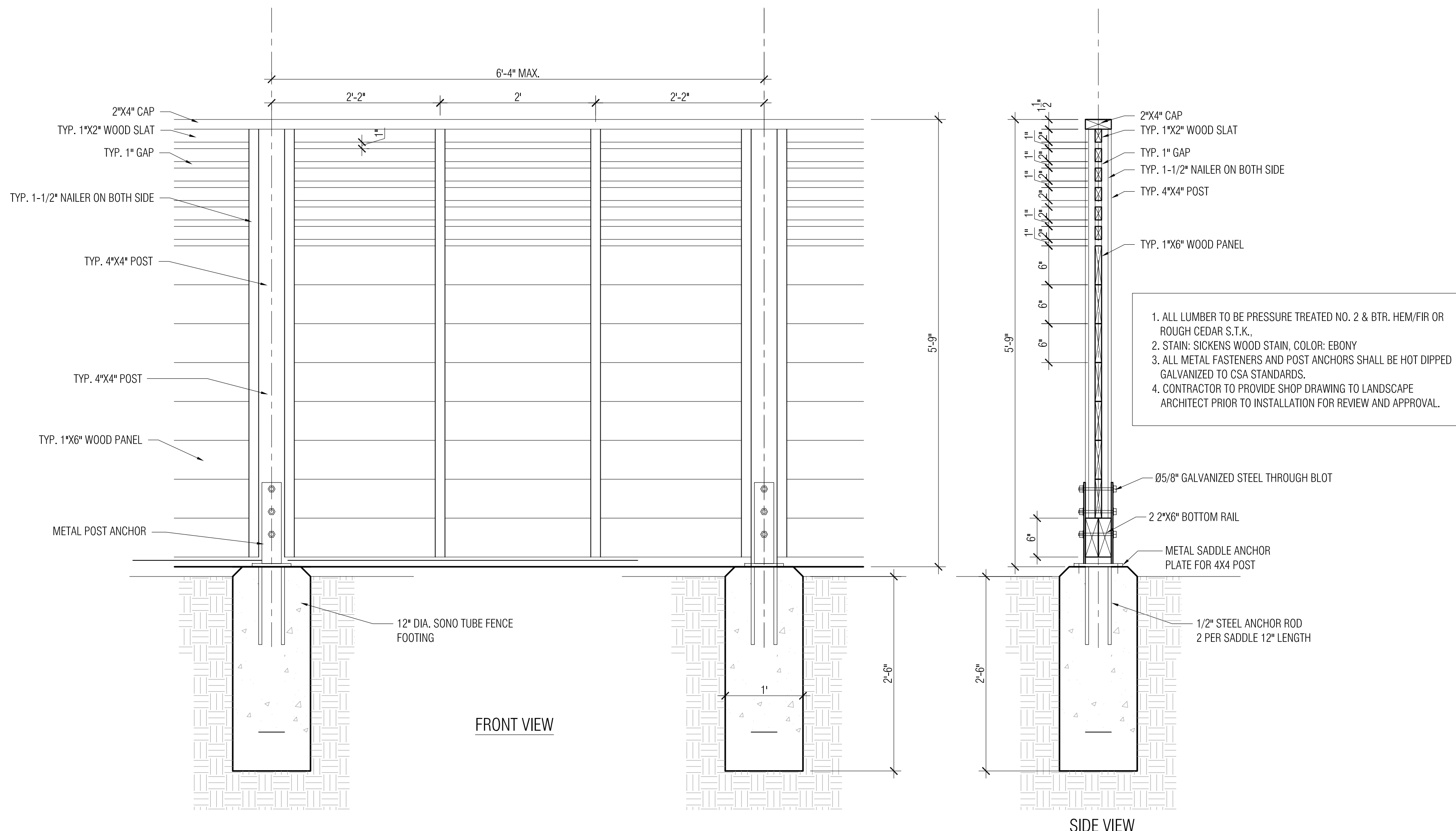
KEY:

- 1 LAWN
- 2 PLANTING BED
- 3 PROPOSED DECIDUOUS TREE
- 4 BOULDER & ROCK BED FEATURE
- 5 RETAINING WALL, CONC. PLANTER
- 6 CONCRETE PAVING BROOM FINISH
- 7 UNIT PAVERS - PERMEABLE
- 8 2' X 2' CONCRETE UNIT PAVERS PERMEABLE
- 9 IRRIGATION STUB OUT
- 10 6' HT. WOOD FENCE/SCREEN
- 11 PLANTER PRE FABRICATED
- 12 DECORATIVE POTS
- 13 PATIO FURNITURE - NOT IN DP. PROVIDED BY STRATA CORP.
- 14 BBQ - STATION

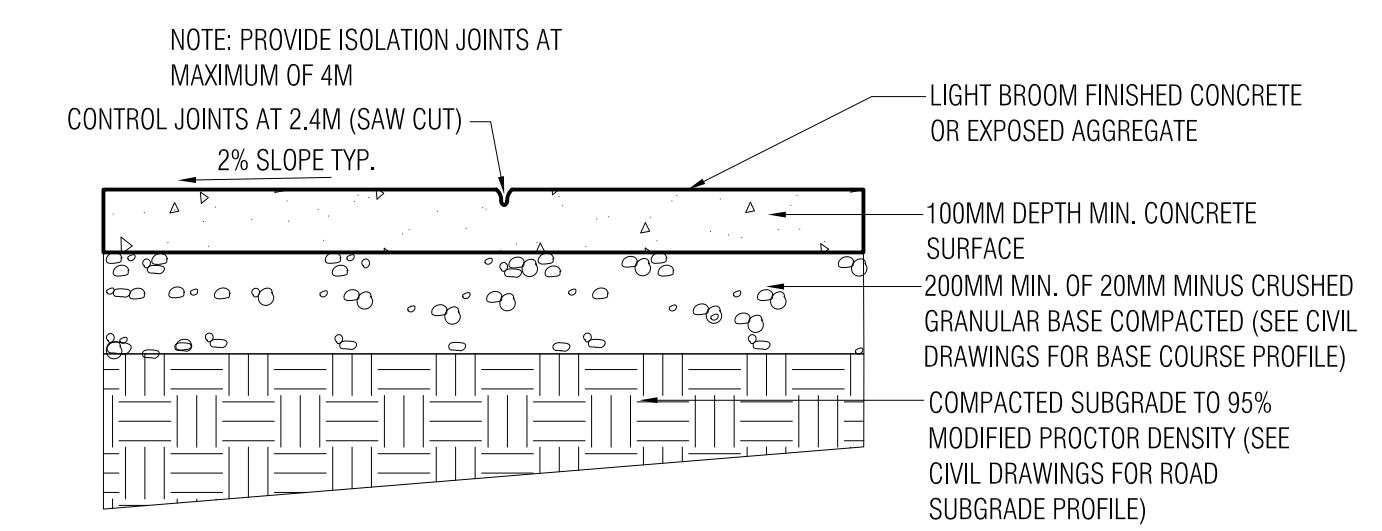


2 LANDSCAPE - ROOF TOP PLAN
SCALE: 1/8" = 1'-0"

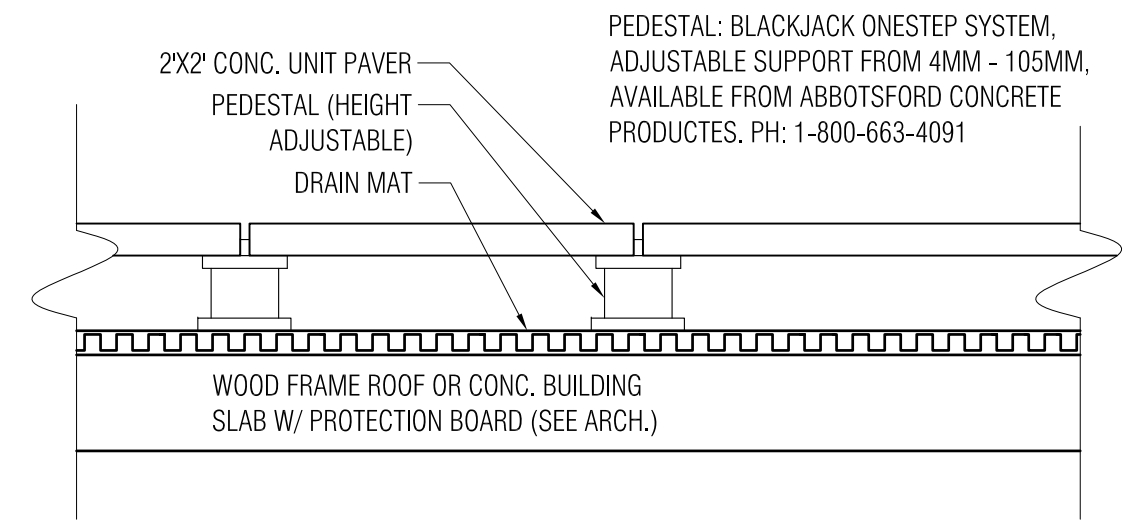




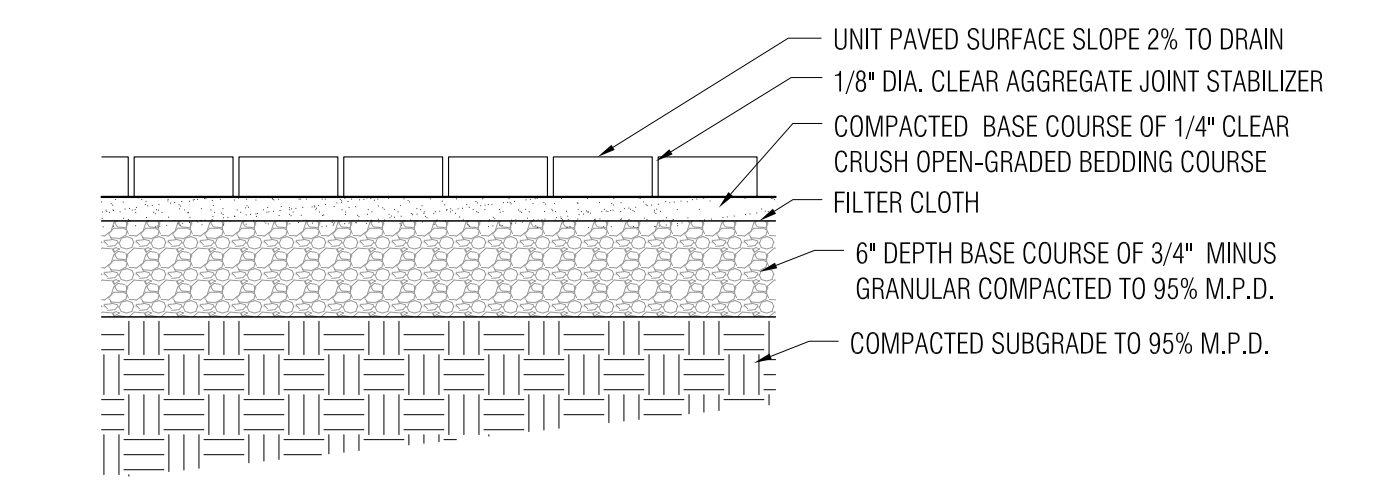
1 WOOD FENCE 6 FT. HEIGHT
 SCALE: 1" = 1'-0"



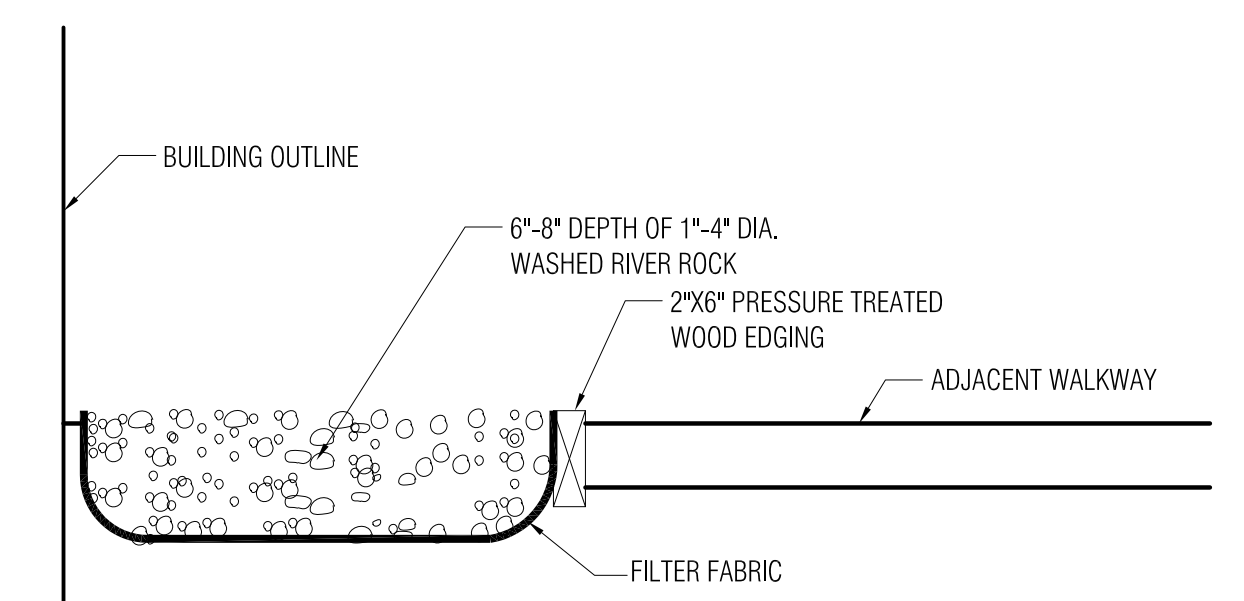
2 CONCRETE PAVING ON GRADE
 SCALE: 1" = 1'-0"



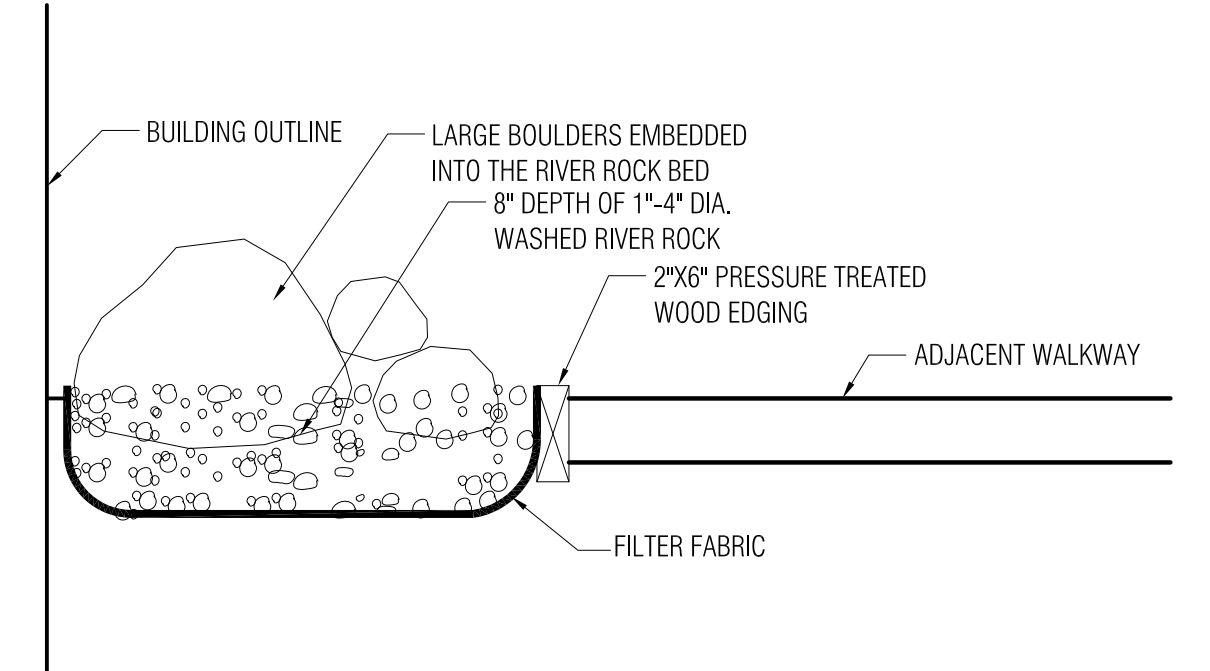
4 2X2 UNIT PAVING ON ROOF TOP
 SCALE: 1" = 1'-0"



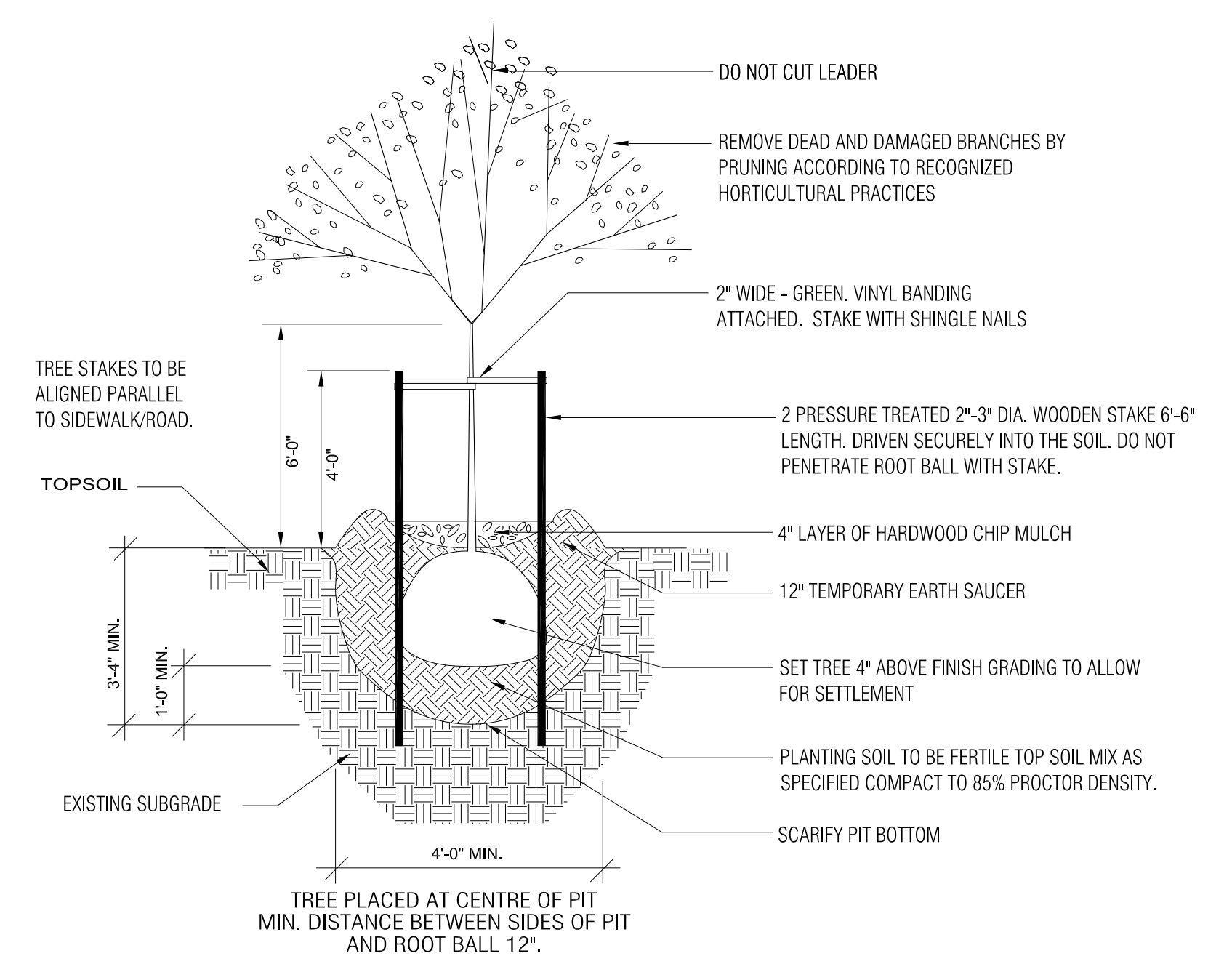
3 UNIT PAVING ON GRADE
 SCALE: 1" = 1'-0"



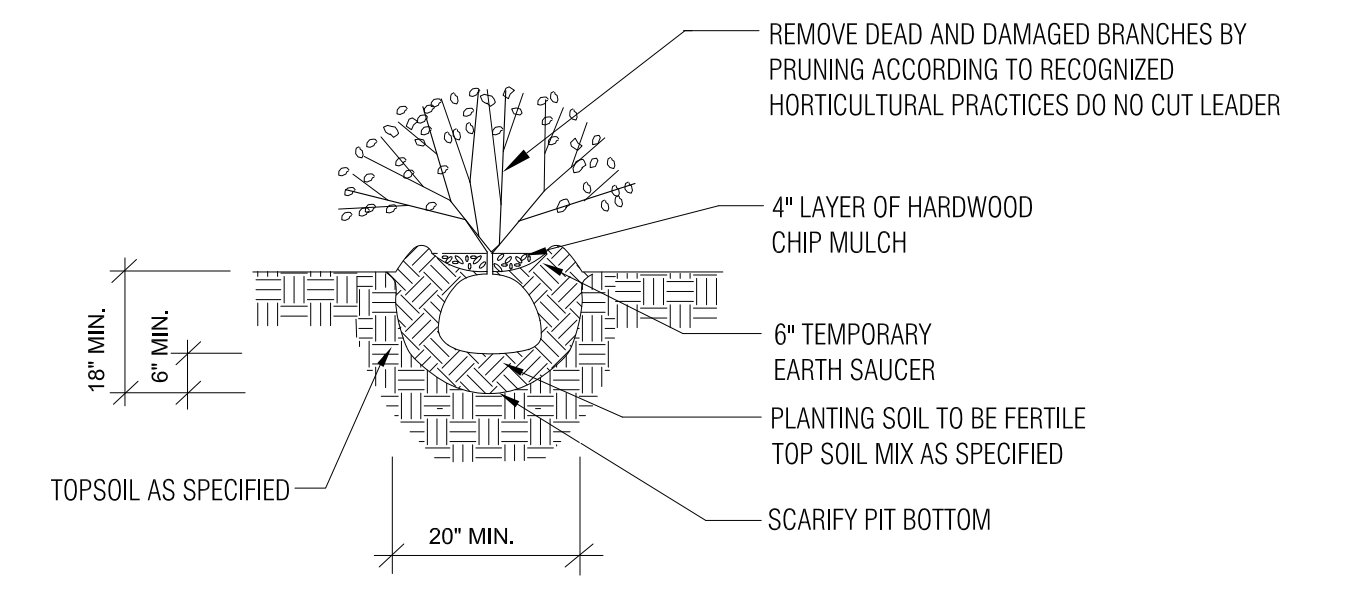
5 GRANULAR BALLAST
 SCALE: 1" = 1'-0"



6 BOULDERS / GRANULAR BALLAST
 SCALE: 1" = 1'-0"



7 DECIDUOUS TREE PLANTING
 SCALE: 1" = 1'-0"



8 SHRUB PLANTING
 SCALE: 1" = 1'-0"