




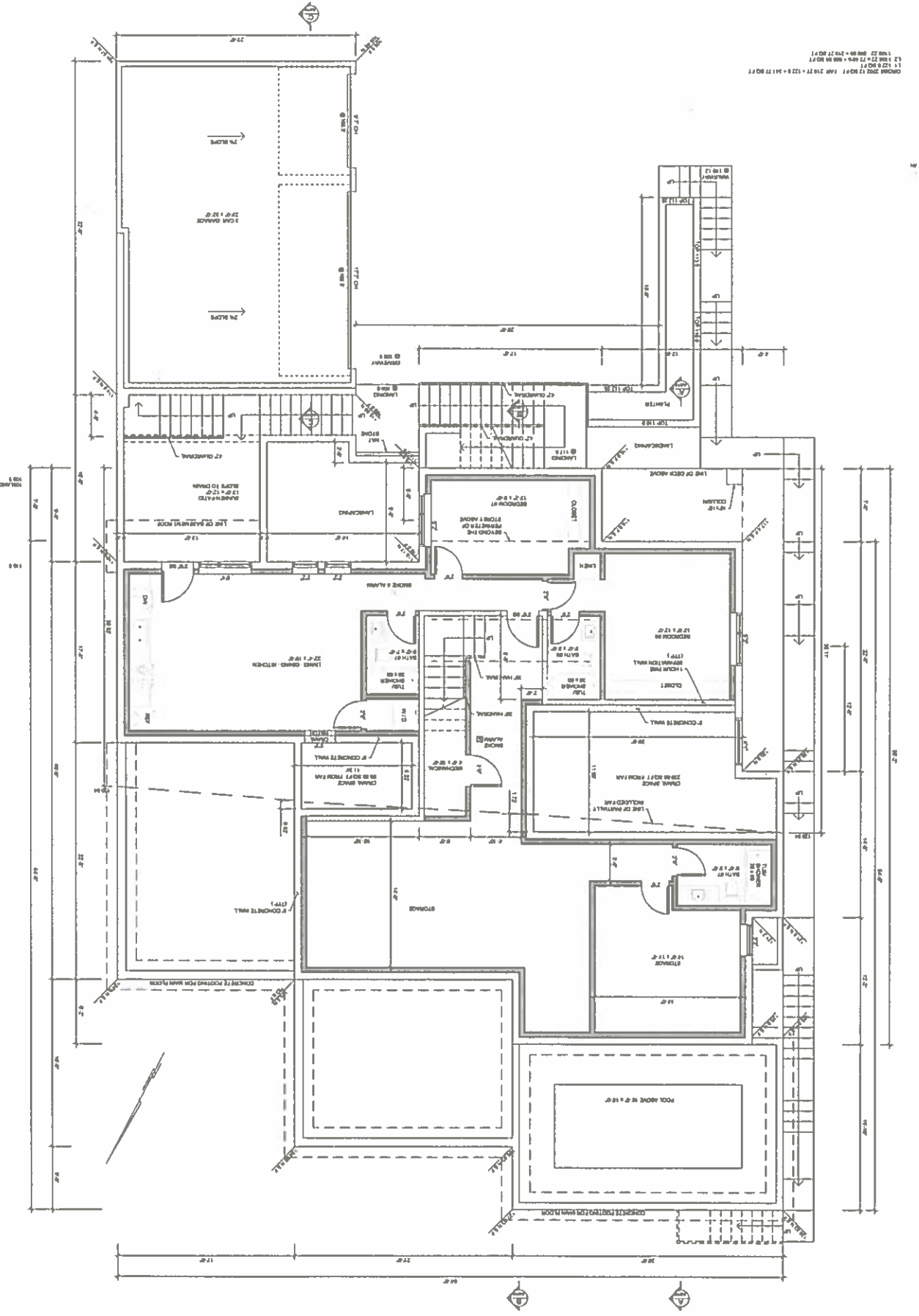


PROPOSED HOUSE APPROXIMATE LOCATION (REFERENCE BY WESTVANCOUVER.CA MAP)

Designed By	DNVS DESIGN INC.		Project: 4701 Piccadilly South, West Vancouver	Rev	Description of Revisions	Date
	<small>Per: Daniela Varga-Szeles Bachelor in Arch. 250 West 18th Ave. Vancouver BC V6Y 2A7 Phone: 604-268-4029 Fax: 604-268-0222</small>		Sheet Title: Proposed House Approximate Location	3		
Drawn By	 <small>Li. 774-865-0545 Email: liang@engineeringanddesign.com</small>		Scale: N.T.S.	2		
			Date: Jan. 02 2017	1		
			Drawing No.: A002	0		
				1	Issued for Permit	Jan 02 17

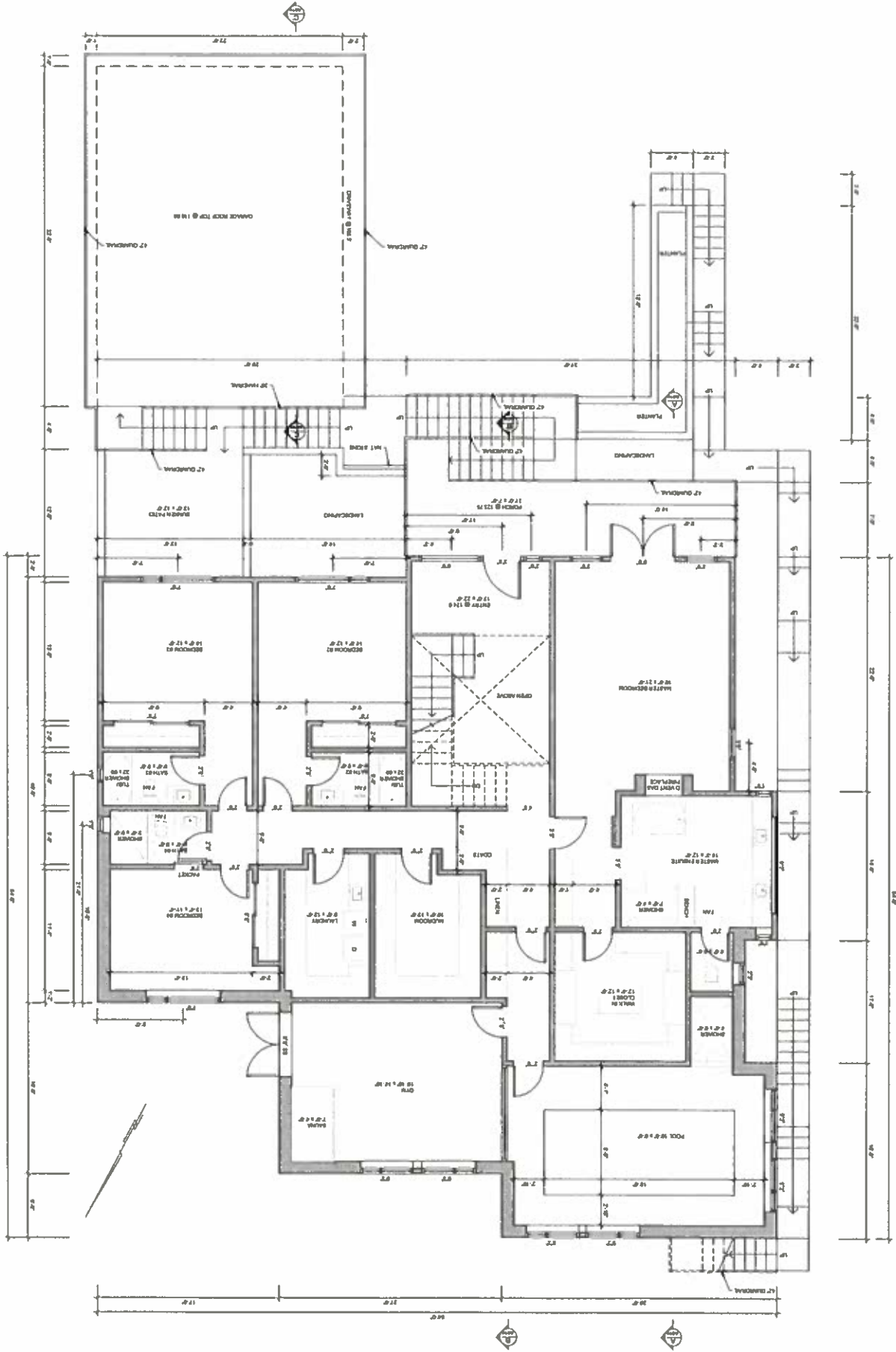


Designed By	DNVS DESIGN INC.	Project: 4701 Piccadilly South, West Vancouver	Rev	3	Description of Revisions	Date
Drawn By	LIANG ENGINEERING LTD.	Sheet Title: Basement Floor Plan	Rev	2		
	LIANG ENGINEERING LTD. 250 West 88th Ave, Vancouver, BC V6V 2A7 Phone: 604-266-0228 F: 604-264-0222 Email: liang-engineering@liang-engineering.com	Scale: 1/4" = 1'-0"	Rev	1		
		Date: Jan. 02 2017	Rev	0		
		Drawing No.: A004		0	Issued for Permit	Jan. 02 17

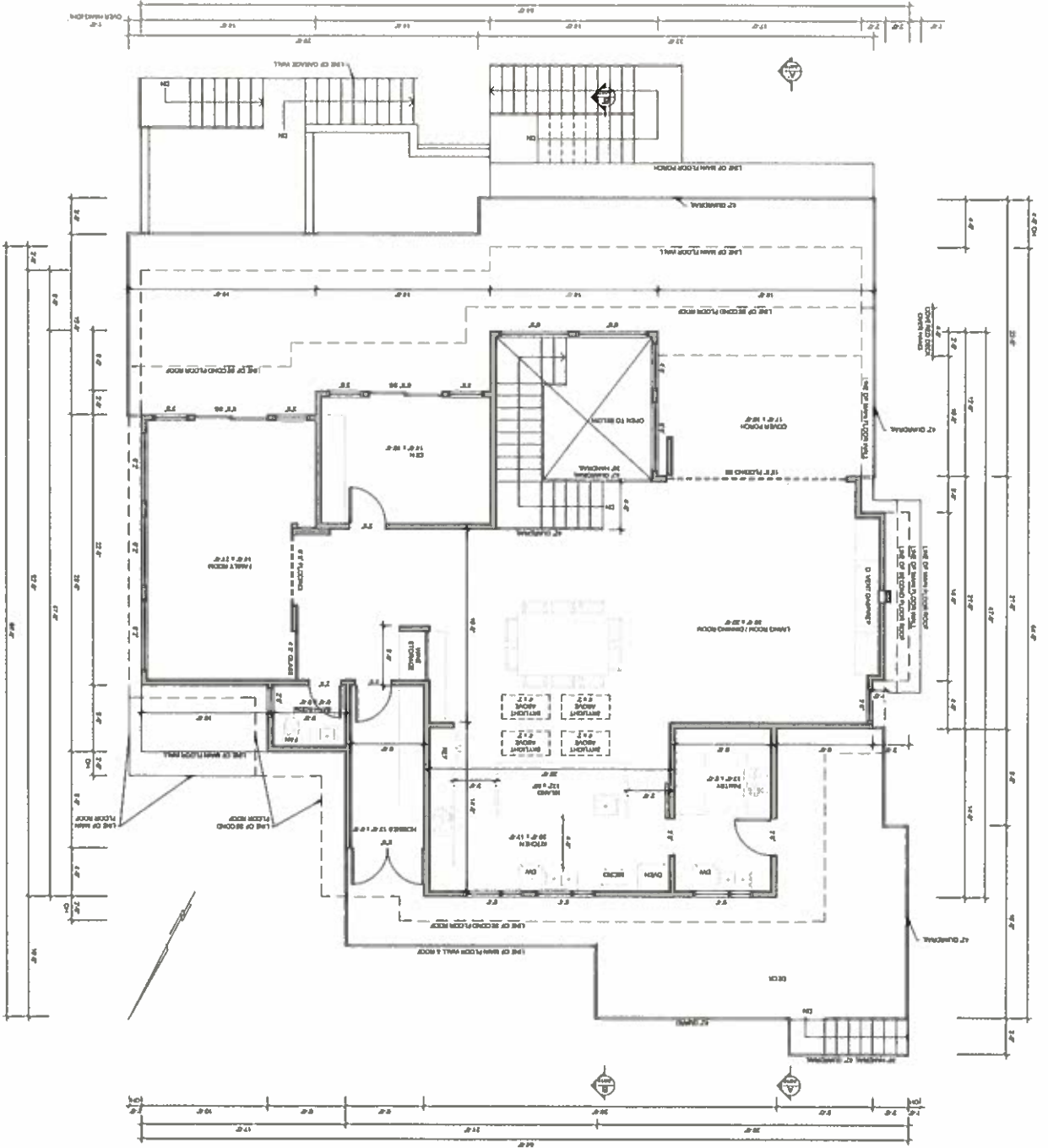


1:12 1/2" = 1'-0"  
 1:12 1/4" = 1'-0"  
 1:12 1/8" = 1'-0"  
 1:12 1/16" = 1'-0"  
 1:12 1/32" = 1'-0"  
 1:12 1/64" = 1'-0"  
 1:12 1/128" = 1'-0"  
 1:12 1/256" = 1'-0"  
 1:12 1/512" = 1'-0"  
 1:12 1/1024" = 1'-0"  
 1:12 1/2048" = 1'-0"  
 1:12 1/4096" = 1'-0"  
 1:12 1/8192" = 1'-0"  
 1:12 1/16384" = 1'-0"  
 1:12 1/32768" = 1'-0"  
 1:12 1/65536" = 1'-0"  
 1:12 1/131072" = 1'-0"  
 1:12 1/262144" = 1'-0"  
 1:12 1/524288" = 1'-0"  
 1:12 1/1048576" = 1'-0"  
 1:12 1/2097152" = 1'-0"  
 1:12 1/4194304" = 1'-0"  
 1:12 1/8388608" = 1'-0"  
 1:12 1/16777216" = 1'-0"  
 1:12 1/33554432" = 1'-0"  
 1:12 1/67108864" = 1'-0"  
 1:12 1/134217728" = 1'-0"  
 1:12 1/268435456" = 1'-0"  
 1:12 1/536870912" = 1'-0"  
 1:12 1/1073741824" = 1'-0"  
 1:12 1/2147483648" = 1'-0"  
 1:12 1/4294967296" = 1'-0"  
 1:12 1/8589934592" = 1'-0"  
 1:12 1/17179869184" = 1'-0"  
 1:12 1/34359738368" = 1'-0"  
 1:12 1/68719476736" = 1'-0"  
 1:12 1/137438953472" = 1'-0"  
 1:12 1/274877906944" = 1'-0"  
 1:12 1/549755813888" = 1'-0"  
 1:12 1/1099511627776" = 1'-0"  
 1:12 1/2199023255552" = 1'-0"  
 1:12 1/4398046511104" = 1'-0"  
 1:12 1/8796093022208" = 1'-0"  
 1:12 1/17592186444416" = 1'-0"  
 1:12 1/35184372888832" = 1'-0"  
 1:12 1/70368745777664" = 1'-0"  
 1:12 1/140737491555328" = 1'-0"  
 1:12 1/281474983110656" = 1'-0"  
 1:12 1/562949966221312" = 1'-0"  
 1:12 1/112589993242624" = 1'-0"  
 1:12 1/225179986485248" = 1'-0"  
 1:12 1/450359972970496" = 1'-0"  
 1:12 1/900719945940992" = 1'-0"  
 1:12 1/1801439891881984" = 1'-0"  
 1:12 1/3602879783763968" = 1'-0"  
 1:12 1/7205759567527936" = 1'-0"  
 1:12 1/14411519135054872" = 1'-0"  
 1:12 1/28823038270109744" = 1'-0"  
 1:12 1/57646076540219488" = 1'-0"  
 1:12 1/115292153080438976" = 1'-0"  
 1:12 1/230584306160877952" = 1'-0"  
 1:12 1/461168612321755904" = 1'-0"  
 1:12 1/922337224643511808" = 1'-0"  
 1:12 1/1844674449287023616" = 1'-0"  
 1:12 1/3689348898574047232" = 1'-0"  
 1:12 1/7378697797148094464" = 1'-0"  
 1:12 1/14757395594296188928" = 1'-0"  
 1:12 1/29514791188592377856" = 1'-0"  
 1:12 1/59029582377184755712" = 1'-0"  
 1:12 1/118059164754369511424" = 1'-0"  
 1:12 1/236118329508739022848" = 1'-0"  
 1:12 1/472236659017478045696" = 1'-0"  
 1:12 1/944473318034956091392" = 1'-0"  
 1:12 1/1888946636069912182784" = 1'-0"  
 1:12 1/3777893272139824365568" = 1'-0"  
 1:12 1/7555786544279648731136" = 1'-0"  
 1:12 1/15111573088559297462272" = 1'-0"  
 1:12 1/30223146177118594924544" = 1'-0"  
 1:12 1/60446292354237189849088" = 1'-0"  
 1:12 1/120892584708474379698176" = 1'-0"  
 1:12 1/241785169416948759396352" = 1'-0"  
 1:12 1/483570338833897518792704" = 1'-0"  
 1:12 1/967140677667795037585408" = 1'-0"  
 1:12 1/1934281355335590075170816" = 1'-0"  
 1:12 1/3868562710671180150341632" = 1'-0"  
 1:12 1/7737125421342360300683264" = 1'-0"  
 1:12 1/15474250842684720601366528" = 1'-0"  
 1:12 1/30948501685369441202733256" = 1'-0"  
 1:12 1/6189700337073888240546512" = 1'-0"  
 1:12 1/12379400674147776810893024" = 1'-0"  
 1:12 1/24758801348295553621786048" = 1'-0"  
 1:12 1/49517602696591107243572096" = 1'-0"  
 1:12 1/99035205393182214487144192" = 1'-0"  
 1:12 1/198070410786364429744288384" = 1'-0"  
 1:12 1/396140821572728859488576768" = 1'-0"  
 1:12 1/792281643145457718977153536" = 1'-0"  
 1:12 1/1584563286290915379554307104" = 1'-0"  
 1:12 1/3169126572581830759108614208" = 1'-0"  
 1:12 1/6338253145163661518217228416" = 1'-0"  
 1:12 1/1267650629032732303643456832" = 1'-0"  
 1:12 1/2535301258065464607286913664" = 1'-0"  
 1:12 1/5070602516130929214573827328" = 1'-0"  
 1:12 1/1014120503226185842914765456" = 1'-0"  
 1:12 1/2028241006452371685829530912" = 1'-0"  
 1:12 1/4056482012904743371659061824" = 1'-0"  
 1:12 1/8112964025809486743318123648" = 1'-0"  
 1:12 1/1622592845617897348663647296" = 1'-0"  
 1:12 1/3245185691235794697327294592" = 1'-0"  
 1:12 1/6490371382471589394654589184" = 1'-0"  
 1:12 1/1298074276494378789310918368" = 1'-0"  
 1:12 1/2596148552988757578621836736" = 1'-0"  
 1:12 1/5192297105977515157243673728" = 1'-0"  
 1:12 1/10384594211955030314487347456" = 1'-0"  
 1:12 1/20769188423910060628974694912" = 1'-0"  
 1:12 1/41538376847820121257949389824" = 1'-0"  
 1:12 1/83076753695640242515898779648" = 1'-0"  
 1:12 1/16615350739128448503179759296" = 1'-0"  
 1:12 1/33230701478256897006359518592" = 1'-0"  
 1:12 1/664614029565137940127119037184" = 1'-0"  
 1:12 1/132922805913027588025423835456" = 1'-0"  
 1:12 1/265845611826055176050847670912" = 1'-0"  
 1:12 1/531691223652110352101695341824" = 1'-0"  
 1:12 1/1063382447304220704203390683648" = 1'-0"  
 1:12 1/2126764894608441408406781367296" = 1'-0"  
 1:12 1/4253529789216882816813735134592" = 1'-0"  
 1:12 1/8507059578433765633627470269184" = 1'-0"  
 1:12 1/17014119156867531267254840538368" = 1'-0"  
 1:12 1/34028238313735062534509681077728" = 1'-0"  
 1:12 1/6805647662747012506901936215456" = 1'-0"  
 1:12 1/13611295325494025013803872430912" = 1'-0"  
 1:12 1/27222590650988050027607744861824" = 1'-0"  
 1:12 1/54445181301976100055215489723648" = 1'-0"  
 1:12 1/108890362603952200110430879447296" = 1'-0"  
 1:12 1/217780725207904400220861788994592" = 1'-0"  
 1:12 1/435561450415808800441723577989184" = 1'-0"  
 1:12 1/871122900831617600883447155978368" = 1'-0"  
 1:12 1/1742245801663235201766887111956736" = 1'-0"  
 1:12 1/34844916033264704035337742239136" = 1'-0"  
 1:12 1/69689832066529408070675484478272" = 1'-0"  
 1:12 1/139379664133058816141350968975544" = 1'-0"  
 1:12 1/278759328266117632282701937951088" = 1'-0"  
 1:12 1/557518656532235264565403875902176" = 1'-0"  
 1:12 1/1115037313064470528113087151804352" = 1'-0"  
 1:12 1/223007462612894105622617430360864" = 1'-0"  
 1:12 1/446014925225788211245228860721728" = 1'-0"  
 1:12 1/892029850451576422844577201443456" = 1'-0"  
 1:12 1/1784059700903152845689154402886912" = 1'-0"  
 1:12 1/3568119401806305691378308805773824" = 1'-0"  
 1:12 1/7136238803612611382756617611547648" = 1'-0"  
 1:12 1/1427247760722522274551323522309376" = 1'-0"  
 1:12 1/2854495521445044549102646444618752" = 1'-0"  
 1:12 1/570899104289008909820529288923744" = 1'-0"  
 1:12 1/1141798208578017817641058577847488" = 1'-0"  
 1:12 1/2283596417156035635282117155694976" = 1'-0"  
 1:12 1/4567192834312071270576234311313952" = 1'-0"  
 1:12 1/913438566862414254115246826262784" = 1'-0"  
 1:12 1/1826877133724828508230496525315568" = 1'-0"  
 1:12 1/36537542674496570164609930506311136" = 1'-0"  
 1:12 1/7307508534899314032921986101262272" = 1'-0"  
 1:12 1/1461501706979822805784397202524544" = 1'-0"  
 1:12 1/2923003413959645611568794405049088" = 1'-0"  
 1:12 1/5846006827919291223137788810098176" = 1'-0"  
 1:12 1/1169201365583858244627557602019744" = 1'-0"  
 1:12 1/2338402731167716489255115440039488" = 1'-0"  
 1:12 1/4676805462335432978510308880078976" = 1'-0"  
 1:12 1/9353610924670865957020617760157952" = 1'-0"  
 1:12 1/18707221849341731914041233600315872" = 1'-0"  
 1:12 1/37414443698683463828082467200631544" = 1'-0"  
 1:12 1/7482888739736692765616493440126288" = 1'-0"  
 1:12 1/14965777479473385531232888800255776" = 1'-0"  
 1:12 1/29931554958946771062465777600511552" = 1'-0"  
 1:12 1/59863109917893542124931555200102288" = 1'-0"  
 1:12 1/119726219835787084249863110400204576" = 1'-0"  
 1:12 1/239452439671574168499726220800409152" = 1'-0"  
 1:12 1/478904879343148336999452441600818304" = 1'-0"  
 1:12 1/957809758686296673998904883201636608" = 1'-0"  
 1:12 1/1915619517372593347997809766403272176" = 1'-0"  
 1:12 1/3831239034745186695995619532806545536" = 1'-0"  
 1:12 1/7662478069490373391991239065613091072" = 1'-0"  
 1:12 1/1532495613898074678398247813122218144" = 1'-0"  
 1:12 1/3064991227796149356796495626244436288" = 1'-0"  
 1:12 1/61299824555922987135929912524888725568" = 1'-0"  
 1:12 1/1225996491118459742785798250497751152" = 1'-0"  
 1:12 1/2451992982236919445571596500995502304" = 1'-0"  
 1:12 1/4903985964473838891143183001991004608" = 1'-0"  
 1:12 1/9807971928947677782286366003982009216" = 1'-0"  
 1:12 1/19615943857895355564572732007964018432" = 1'-0"  
 1:12 1/39231887715790711129145464015928036864" = 1'-0"  
 1:12 1/78463775431581422258290928031856073728" = 1'-0"  
 1:12 1/15692755086316284451645816006371214752" = 1'-0"  
 1:12 1/31385510172632568903291632012742429504" = 1'-0"  
 1:12 1/62771020345265137806583264025484859008" = 1'-0"  
 1:12 1/125542040690530275613166528050969718016" = 1'-0"  
 1:12 1/251084081381060551226323056101939436032" = 1'-0"  
 1:12 1/50216816276212110245264610380387872064" = 1'-0"  
 1:12 1/10043363253242422049052922076077544128" = 1'-0"  
 1:12 1/20086726506484844098105844152155088896" = 1'-0"  
 1:12 1/40173453012969688196211688830310117792" = 1'-0"  
 1:12 1/80346906025939376392423776660620235584" = 1'-0"  
 1:12 1/160693812051877526784847553321244711168" = 1'-0"  
 1:12 1/32138762410375505356969510664248822336" = 1'-0"  
 1:12 1/64277524820751010713939021328487644672" = 1'-0"  
 1:12 1/1285550496415020214278780426577529392" = 1'-0"  
 1:12 1/2571100992830040428557560853155058784" = 1'-0"  
 1:12 1/51422019856600808571151170663101177568" = 1'-0"  
 1:12 1/102844039713201617142230337326223515136" = 1'-0"  
 1:12 1/20568807942640323428446067465244702272" = 1'-0"  
 1:12 1/411376158852806468568921331304894044448" = 1'-0"  
 1:12 1/82275231770561293713784226260978808896" = 1'-0"  
 1:12 1/164550463541122587427568452521957617792" = 1'-0"  
 1:12 1/32910092708224517485513690504391535456" = 1'-0"  
 1:12 1/658201854164490349710272010087807107104" = 1'-0"  
 1:12 1/131640370832898079942054402017561422208" = 1'-0"  
 1:12 1/2632807416657961598841088040351224444512" = 1'-0"  
 1:12 1/526561483331592319768217608070244888824" = 1'-0"  
 1:12 1/10531229666631846395363521614048977776" = 1'-0"  
 1:12 1/2106245933326369279072704322809755552" = 1'-0"  
 1:12 1/42124918666527385581454466456195111104" = 1'-0"  
 1:12 1/84249837333054771162888932912382222208" = 1'-0"  
 1:12 1/168499674666119542325777865847644444416" = 1'-0"  
 1:12 1/33699934933223908465155731169288888832" = 1'-0"  
 1:12 1/6739986986644781693031144633857777664" = 1'-0"  
 1:12 1/1347997397328956338606288866771555328" = 1'-0"  
 1:12 1/26959947946579126772125773335431106656" = 1'-0"  
 1:12 1/53919895893158253544251546670862133312" = 1'-0"  
 1:12 1/1078397917863165070885031133401766624" = 1'-0"  
 1:12 1/21567958357263301417700622668035332496" = 1'-0"  
 1:12 1/43135916714526602835401253736070664992" = 1'-0"  
 1:12 1/86271833429053205670802507472141331984" = 1'-0"  
 1:12 1/17254366857810641134160501494428263968" = 1'-0"  
 1:12 1/34508733715621282268321002988856527936" = 1'-0"  
 1:12 1/69017467431242564536642005977713055872" = 1'-0"  
 1:12 1/138034934862485130673284011955542111104" = 1'-0"  
 1:12 1/276069869724970261346568039111082222208" = 1'-0"  
 1:12 1/5521397394499405226931360782221644444512" = 1'-0"  
 1:12 1/110427947889980104538627216444288888896" = 1'-0"  
 1:12 1/220855895779960209077254432888577777792" = 1'-0"  
 1:12 1/441711791559920418154508865777155555584" = 1'-0"  
 1:12 1/883423583119840836309017151555555568" = 1'-0"  
 1:12 1/17668471662396816726180342231111111136" = 1'-0"  
 1:12 1/3533694332479363345236068446222222272" = 1'-0"  
 1:12 1/70673886649587266904721373244444444448" = 1'-0"  
 1:12 1/14134777329917453380944274648888888896" = 1'-0"  
 1:12 1/28269554659834906761888949297777777792" = 1'-0"  
 1:12 1/5653910931966981352377789859555555544" = 1'-0"  
 1:12 1/11307821863933962704755779719111111188" = 1'-0"  
 1:12 1/22615643727867925409511555438222222376" = 1'-0"  
 1:12 1/4523128745573585081902311077644444752" = 1'-0"  
 1:12 1/90462574911471701638046221552888881504" = 1'-0"  
 1:12 1/18092514982294340327609243105777773008" = 1'-0"  
 1:12 1/361850299645886806552184862111555556016" = 1'-0"  
 1:12 1/723700599291773613104369724222222212032" = 1'-0"  
 1:12 1/144740119858354722608739544444444424064" = 1'-0"  
 1:12 1/289480239716709445217479088888888848128" = 1'-0"  
 1:12 1/578

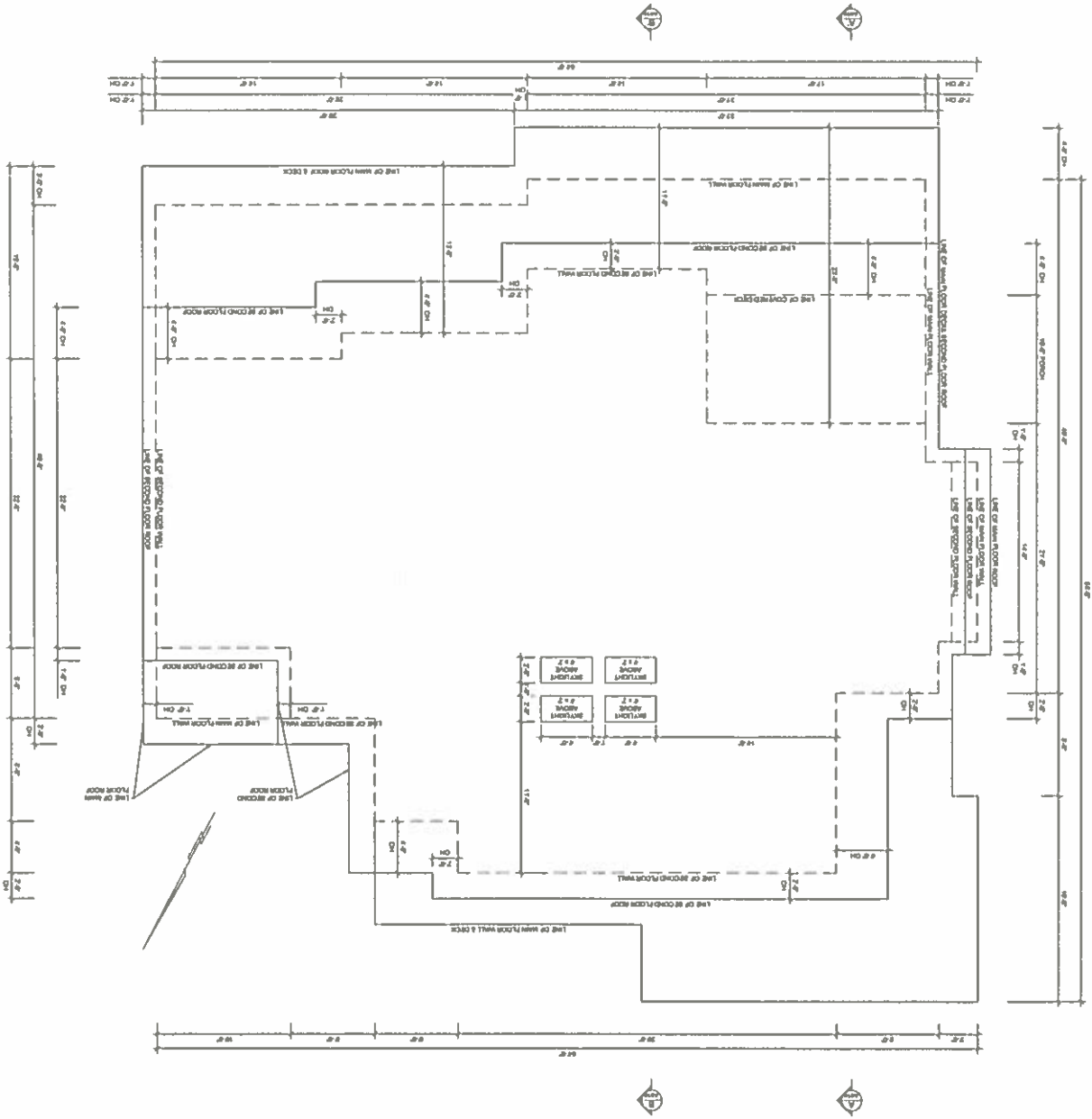
Designed By	DNVS DESIGN INC.	Project: 4701 Piccadilly South, West Vancouver	Rev	3	Description of Revisions	Date
Drawn By	LIANG ENGINEERING LTD.	Sheet Title: Main Floor Plan	Rev	2		
	LIANG ENGINEERING LTD. 1778-888-0166 250 West 18th Ave Vancouver BC V5Y 2A7 Phone: 604-288-8828 Fax: 604-284-0022 Pvt: Denise Vitar-Bedon Bedon@liang.com	Scale: 1/4" = 1'-0"	Rev	1		
		Date: Jan. 02 2017	Rev	0		
		Drawing No.: A005			Issued for Permit	Jan 02 17

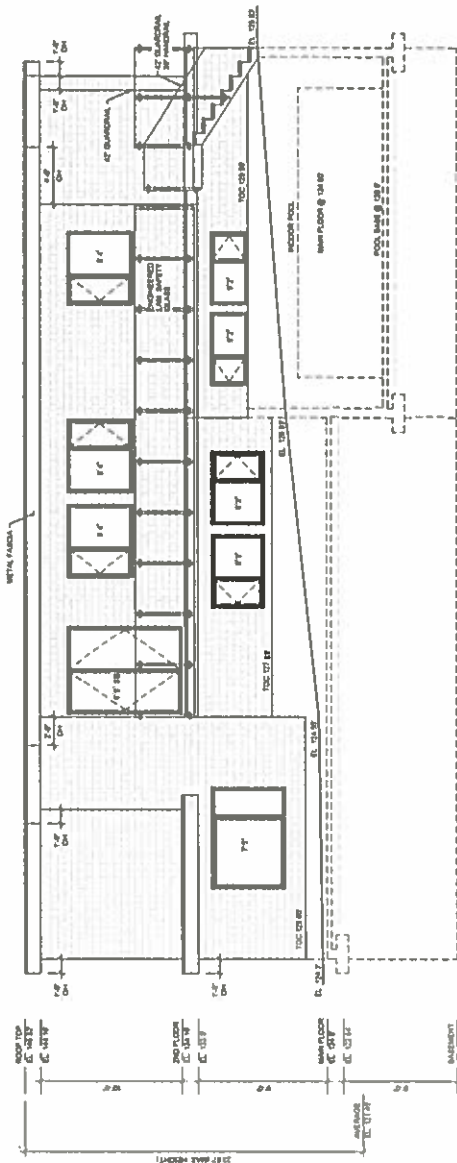


Designed By	DNVS DESIGN INC.	Project: 4701 Piccadilly South, West Vancouver	Rev	3	Description of Revisions	Date
Drawn By	LIANG ENGINEERING LTD.	Sheet Title: Second Floor Plan	Rev	0		
	290 West 118th Ave, Vancouver BC V5V 2A7 Phone: 604-268-8829 Fax: 604-264-0022 Prof: Daniela Vukobratovic, Registered Professional Engineer The L.I.E. Inc. License No. 1778-000-0000 Email: liang@liang-engineering.com	Scale: 1/4" = 1'-0"				
		Date: Jan. 02 2017				
		Drawing No.: A008				
		Issued for Permit				Jan. 02 17

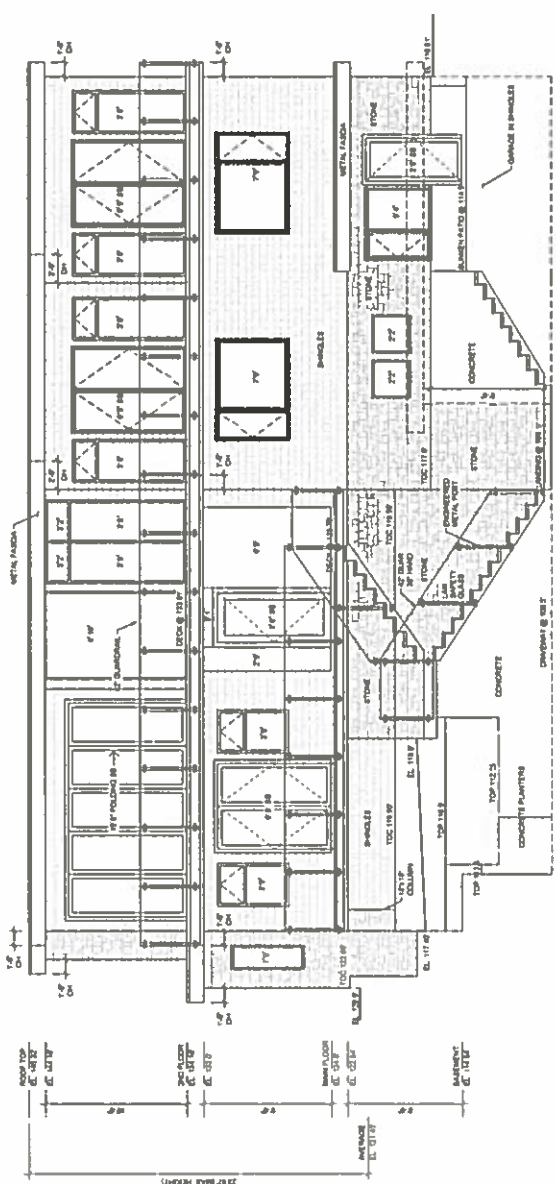


Designed By	DNVS DESIGN INC.		P.O. Box 188, New Westminster BC V5Y 2A7 Phone: 604-298-8829 Fax: 604-298-0222 Email: info@dnvsdesign.com
Drawn By	LANG ENGINEERING LTD.		7710 15th St Lang Engineering Ltd.
Project:	4701 Piccadilly South, West Vancouver		Sheet Title: Roof Top Plan
Scale:	1/4" = 1'-0"		Date: Jan. 02 2017
Rev	0	Rev	0
0	Issued for Permit	1	Jan. 02 17
1		2	
2		3	
3	Description of Revisions	Date	



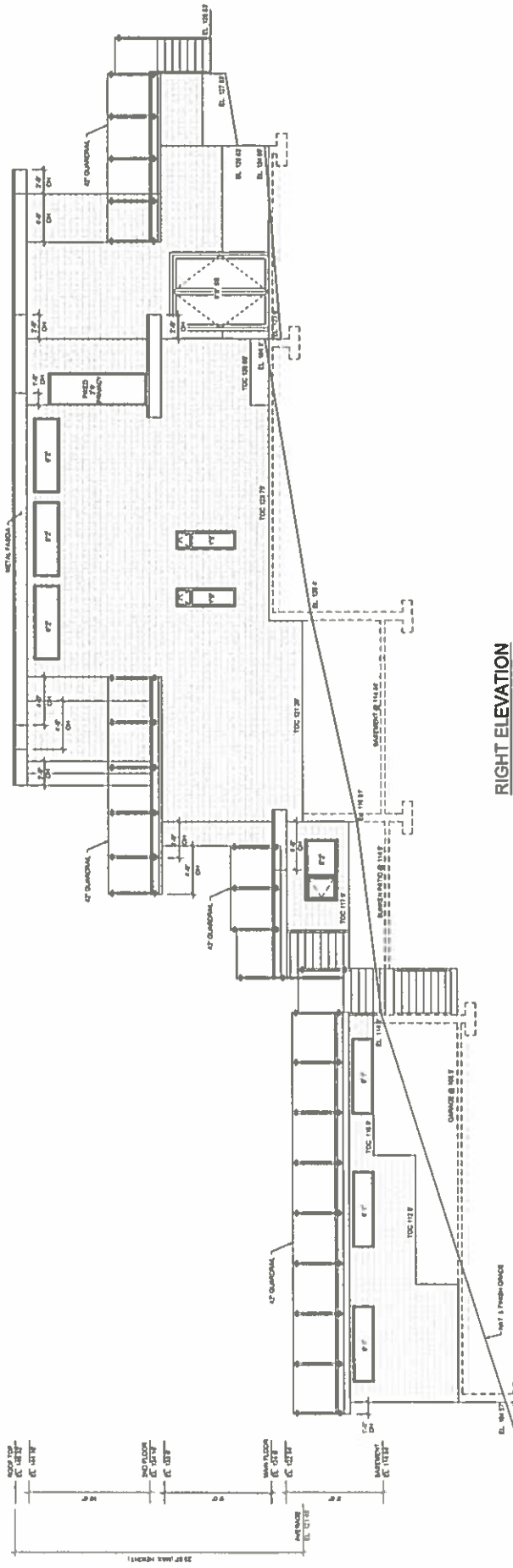


REAR ELEVATION

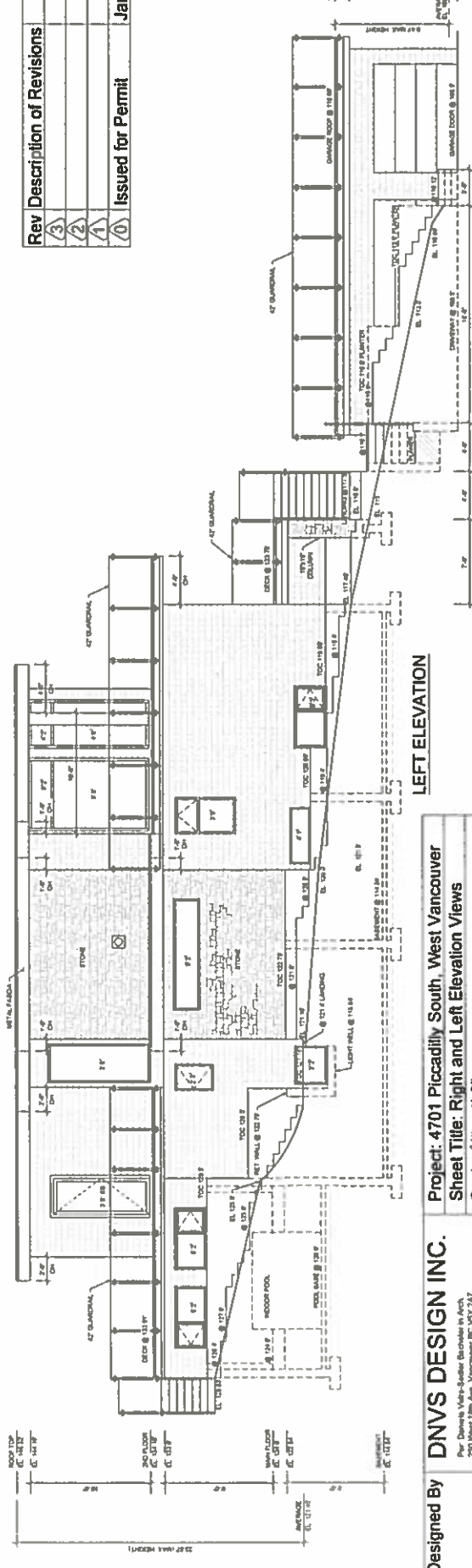


FRONT ELEVATION

Designed By	<b>DNVS DESIGN INC.</b> Pc: Daniela Vetro-Salazar, Bachelor in Arch. 250 West 13th Ave, Vancouver BC V6Y 2A7 Phone: 604-282-8237 Fax: 604-282-0222	Project: 4701 Piccadilly South, West Vancouver	Rev	Description of Revisions	Date
Drawn By	<b>LIANG ENGINEERING LTD.</b> Pc: Liang Engineering Inc. 10770 Kingsway, Richmond BC V6X 1A6 Tel: 778-892-2838 Fax: 778-892-2838	Sheet Title: Rear and Front Elevation Views	3		
		Scale: 1/4" = 1'-0"	2		
		Date: Jan. 02 2017	1		
		Drawing No.: A008	0		
			1	Issued for Permit	Jan. 02 17



RIGHT ELEVATION

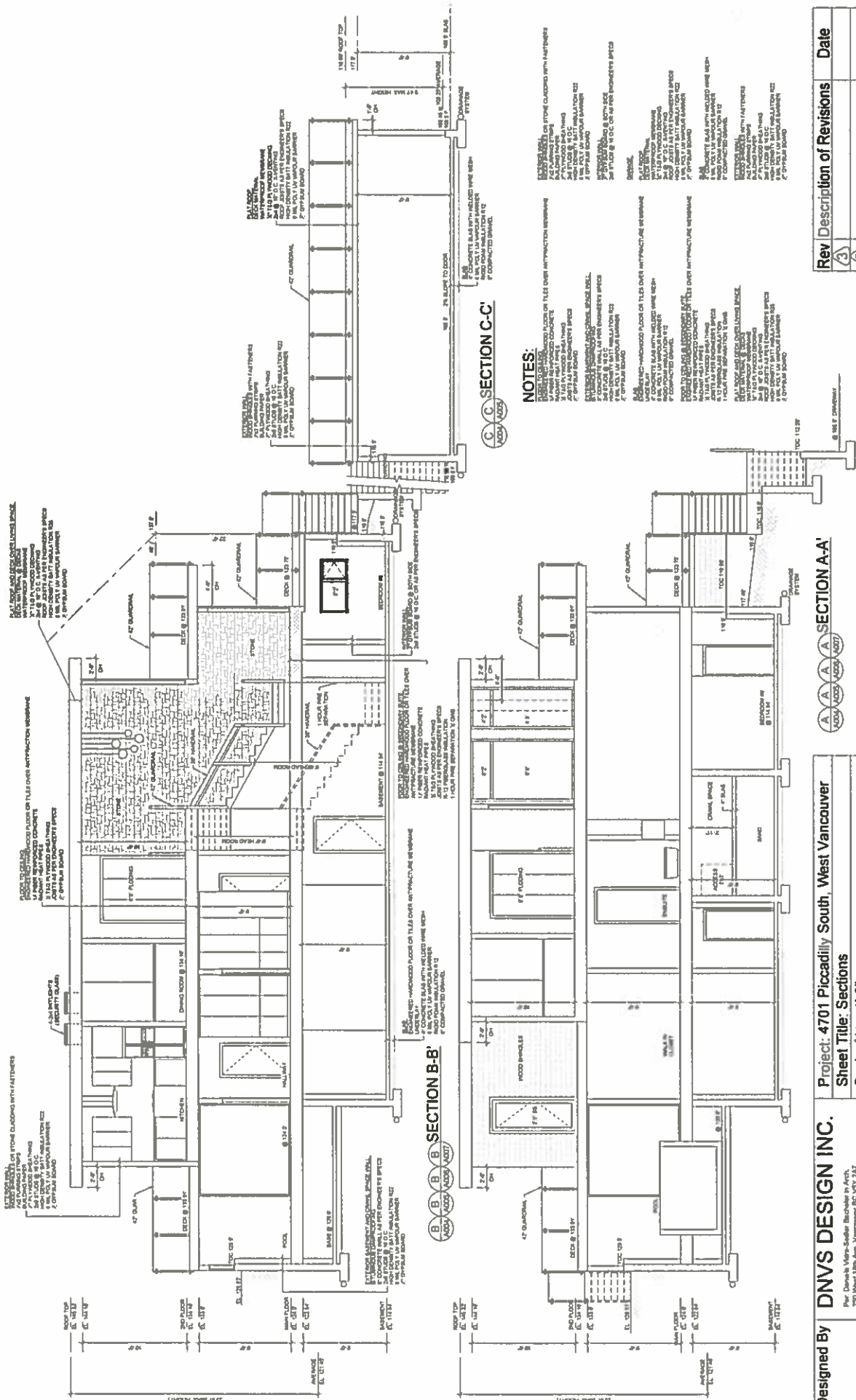


LEFT ELEVATION

Rev	Description of Revisions	Date
3		
2		
1		
0	Issued for Permit	Jan 02 17

Designed By **DNVS DESIGN INC.**  
 Project: 4701 Piccadilly South, West Vancouver  
 Sheet Title: Right and Left Elevation Views  
 Scale: 1/4" = 1'-0"  
 Date: Jan. 02 2017  
 Drawing No.: A009

Drawn By **LIANG ENGINEERING LTD.**  
 Per: Daniela Velez-Sobler, Bachelor in Arch.  
 250 West 18th Ave. Vancouver BC V7Y 2A7  
 Phone: 604 255-8229 Fax: 604 254-0222  
 www.liang-engineering.com



**NOTES:**

1. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

2. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

3. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

4. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

5. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

6. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

7. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

8. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

9. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

10. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

Rev	Description of Revisions	Date
3		
2		
1		
0	Issued for Permit	Jan 02 17

**SECTION A-A**

Project: 4701 Piccadilly South, West Vancouver  
 Sheet Title: Sections  
 Scale: 1/4" = 1'-0"  
 Date: Jan. 02 2017  
 Drawing No.: A010

**Designed By** DNV5 DESIGN INC.  
 Per: Daniela Vukobratovic, Bachelor in Arch.  
 250 West 18th Ave. Vancouver, BC V6T 2A7  
 Phone: 604-298-8229 Fax: 604-264-0222

**Drawn By** LANG ENGINEERING LTD.  
 107 714-822-6444  
 Email: lang-engineering@lang-engineering.com

## planting plan: muker residence (separate driveway layout)

**EXPOSURE (EXP.):**

S-sun  
Sh-shade  
PSh-part shade

**TYPE:**

B-biennial  
C-coniferous  
D-deciduous  
E-evergreen  
V-vine  
Gr-ornamental grass  
P-perennial  
S-shrub  
T-tree  
G-ground cover

**SIZE:**

gal=gallon pot si  
cal=trunk caliper size  
ht=height  
SPACING:  
oc=on center

-SUPPLY AND INSTALLATION OF PLANTS SHALL CONFORM TO B.C.L.N.A. & B.C.S.L.A. STANDARDS

-PLANT SUBSTITUTIONS SHALL BE APPROVED BY VAN DE POLL GARDEN DESIGN

KEY	BOTANICAL NAME	COMMON NAME / REMARKS	QNTY	SIZE	SPACING	TYPE	EXP.
A	Acer palmatum 'Sangokaku'	<i>Coral Bark Maple</i> / bright cream-grn lobed lvs, pinkish bark	2	7' ht	per plan	DT	S,Sh
B	Buxus microphylla 'Winter Gem'	<i>Boxwood</i> / soft green growth, dense compact, hedging habit			12-18"oc	ES	S, PSh
C	Choisya ternata	<i>Mexican Orange Blossom</i> / white scented flws-May, glossy lvs	22	3 gal	3'6"oc	ES	S,Sh PSh
D	Cornus kousa 'Milky Way'	<i>Chinese Dogwood</i> / large creamy June flws, fall colour, multi-stemmed	2	12' ht.	per plan	DT	S, PSh
E	Erica carnea 'Springwood White'	<i>Winter Heath</i> / white bell shaped flw clusters-Dec	21	1 gal	18-24"oc	ES	S, PSh
F	Euphorbia characias wulfenii	<i>Evergreen Spurge</i> / grn-yellow flw clusters-early spring, leathery lvs	32	1 gal	2'6"oc	ES,P	S, PSh
G	Hakonechloa macra 'Aureola'	<i>Japanese Forest Grass</i> / bright golden-yellow lvs with grn stripes,weeping form	26	1 gal	18-24"oc	Gr	PSh
H	Helictotrichon sempervirens	<i>Blue Oat Grass</i> / blue grass lvs, tan flws, May-July, dome form	77	1 gal	18-24"oc	Gr	S
I	Hydrangea macrophylla 'Lanarth White'	<i>Lacecap Hydrangea</i> / flw clusters of small white lacecaps-summer	12	3 gal	3'0"oc	DS	S,Sh
J	Pachysandra terminalis	<i>Japanese Spurge</i> / white flws-spring, low mat of glossy grn lobed lvs	195	4" pot	12-18"oc	EG	Sh
K	Polystichum munitum	<i>Western Sword Fern</i> / shiny dark grn large leathery fronds	103	1 gal	2'6"oc	ES	Sh, PSh
L	Thuja plicata excelsa	<i>Red Cedar</i> / deep green glossy scale-like lvs	46	8' ht.	3'0"oc	CST	S, PSh
M	Skimmia japonica	<i>Skimmia</i> / leathery lvs, fragrant tiny white flws-spring, red fall fruit	18	3 gal	4'0"oc	ES	Sh, PSh
N	Thuja occidentalis 'Brandon'	<i>Pyramidal Cedar</i> / dense narrow form, bright green scaly lvs	3	10' ht.	per plan	CST	S, PSh
O	Picea omorika	<i>Serbian Spruce</i> / narrow columnar form, sweeping branches, dark green	1	8' ht.	per plan	CT	S, PSh

# Planting Design: muker residence

4701 South Piccadilly Road, West Vancouver, BC

Prepared by Van de Poll Garden Design October 15, 2016

The planting design for Muker Residence is to enhance the site and the neighbourhood. The provided documents (Planting Plan, Plant List, Plant Photos) provide details indicating the plants chosen as suitable to the site and the site's particular micro-climates. Care was taken to select plants with a natural, native style; thereby blending in well to the site's environs and ensuring that these new plants will adapt and thrive on the site. Such plant selections are not in any invasive plant list. The plants selected when adapted to the site will provide soil stability with their root development which will assist in erosion control. The plants fit well with the neighbouring sites with muted, soft colors and filigree foliage.

## planting installation budget: muker residence

4701 South Piccadilly Road, West Vancouver, BC

Prepared by Van de Poll Garden Design

October 15, 2016

A landscape contractor will be retained to install the plantings proposed for this site. Such a contractor will review the site during the later stages of the house construction with the goal of assessing the site's needs for grading and preparation.

At this point we anticipate a planting installation budget (to include all landscaping, site prep, supply, irrigation and installation of topsoil and plantings on and off site) of approximately \$8000.00.

# plant photos: muker residence



**Acer palmatum dissectum**



**Acer palmatum 'Sangokaku'**



**Buxus microphylla 'Winter Gem'**



**Carex 'Evergold'**



**Choisya ternata**



**Cornus kousa 'Milky Way'**



**Erica carnea 'Springwood White'**



**Escallonia x 'Newport Dwarf'**



**Euphorbia characias wulfenii**



**Hakonechloa macra 'Aureola'**



**Helictotrichon sempervirens**



**Hydrangea m. 'Lanarth White'**



**Liriope muscari 'Big Blue'**



**Pachysandra terminalis**



**Polystichum munitum**



**Skimmia japonica**



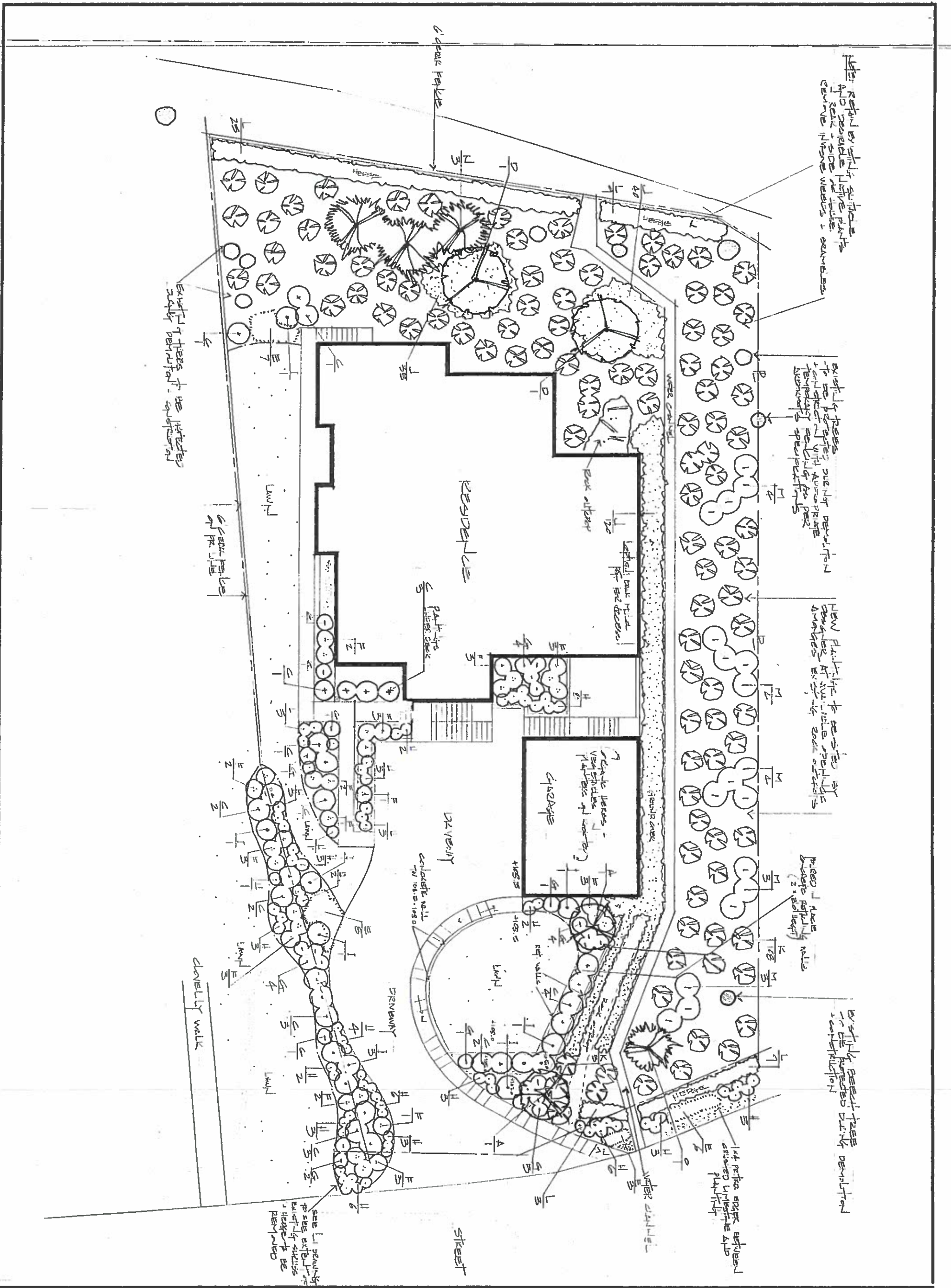
**Taxus x media hicksii**



**Thuja plicata excels**



**Picea omorika**



REPAIR EXISTING SIDE WALK AND REPAIR SIDE WALK. REMOVE EXISTING TREES & SHRUBS.

EXISTING TREES TO BE MAINTAINED. MAINTENANCE SPECIFICATIONS.

NEW PLANTING TO BE SPECIFIED AT THE TIME OF THE ORDER. SPECIFICATIONS FOR PLANTING.

PRESERVE EXISTING TREES (2' x 6\"/>

EXISTING BEST TREE IDENTIFICATION FOR THE PROPERTY. IDENTIFICATION.

1st REF WALL BETWEEN DRIVEWAY AND PLANTING.

SEE L1 DRAWING FOR SITE EXISTING PLANTING. HIGHLIGHTS TO BE REMOVED.

**VAN DE POLL**  
garden design

tel 604.478.1907 cel 604.518.2386  
design@vandepollgarden.com

**NOTES**  
1. THE CLIENT HAS APPROVED THE DESIGN AND SPECIFICATIONS FOR THIS PROJECT.  
2. THE CLIENT HAS APPROVED THE DESIGN AND SPECIFICATIONS FOR THIS PROJECT.  
3. THE CLIENT HAS APPROVED THE DESIGN AND SPECIFICATIONS FOR THIS PROJECT.  
4. THE CLIENT HAS APPROVED THE DESIGN AND SPECIFICATIONS FOR THIS PROJECT.  
5. THE CLIENT HAS APPROVED THE DESIGN AND SPECIFICATIONS FOR THIS PROJECT.

**REVISIONS**  
Date: 6/1/2016

**PROJECT**  
MULLER  
RESIDENCE  
701 5th Avenue  
West Vancouver

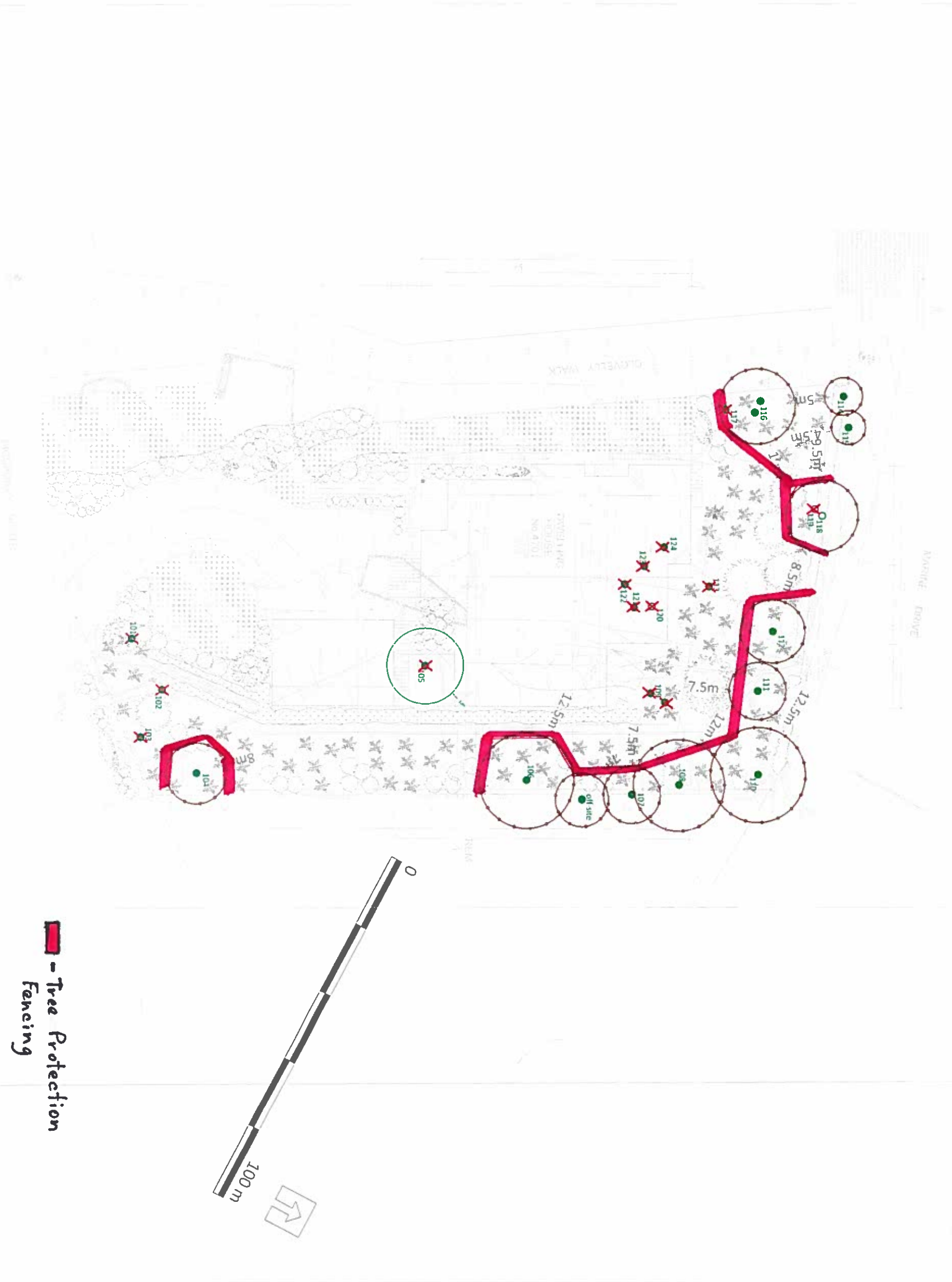
**PROJECT NO.** ML-13  
**DATE** July 2016  
**SCALE** 1/8" = 1'0"  
**DRAWN BY** RV

## Tree Protection 4701 Piccadilly South

All of the trees identified for preservation, as shown on the plans, have been given this recommendation. Best efforts will be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring during the course of construction will be maintained.






Tree protection fencing is to be constructed prior to construction with no excavation, grade alterations or materials storage within the Tree Protection Zone (TPZ). The TPZ is approximately 6x the tree diameter. These tough plastic durable fences will shield these trees during the full course of construction for protection. These breathable wraps will allow water and light to reach the trees while offering plenty of air circulation. The fencing is seen in the picture below.





 - Tree Protection Fencing

**LEGEND**

	TREE PROTECTION ZONE
	NO BUILD ZONE
	TREE PROTECTION FENCE
	TREE TO BE RETAINED
	UN-SURVEYED TREE
	TREE TO BE REMOVED

- NOTES**
- The location of all surveyed trees on this site is approved. Their location and condition cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the dimensions shown on this plan. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical measurement from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - Any construction activities or grade changes within the tree protection zone must be approved by the project architect.
  - This plan is based on a topographic and tree location survey provided by the British Columbia Land Surveyor (BCLS) and layout drawing provided by the owner's Engineer (P. Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of trees or other features shown on this plan. Please refer to the original survey plan and engineering plans.

1. As per Survey for Client