

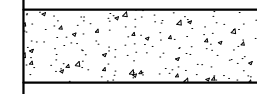
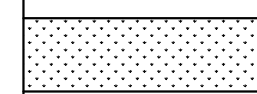
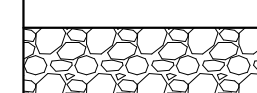
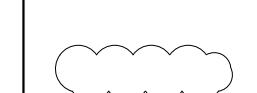

GENERAL NOTES:

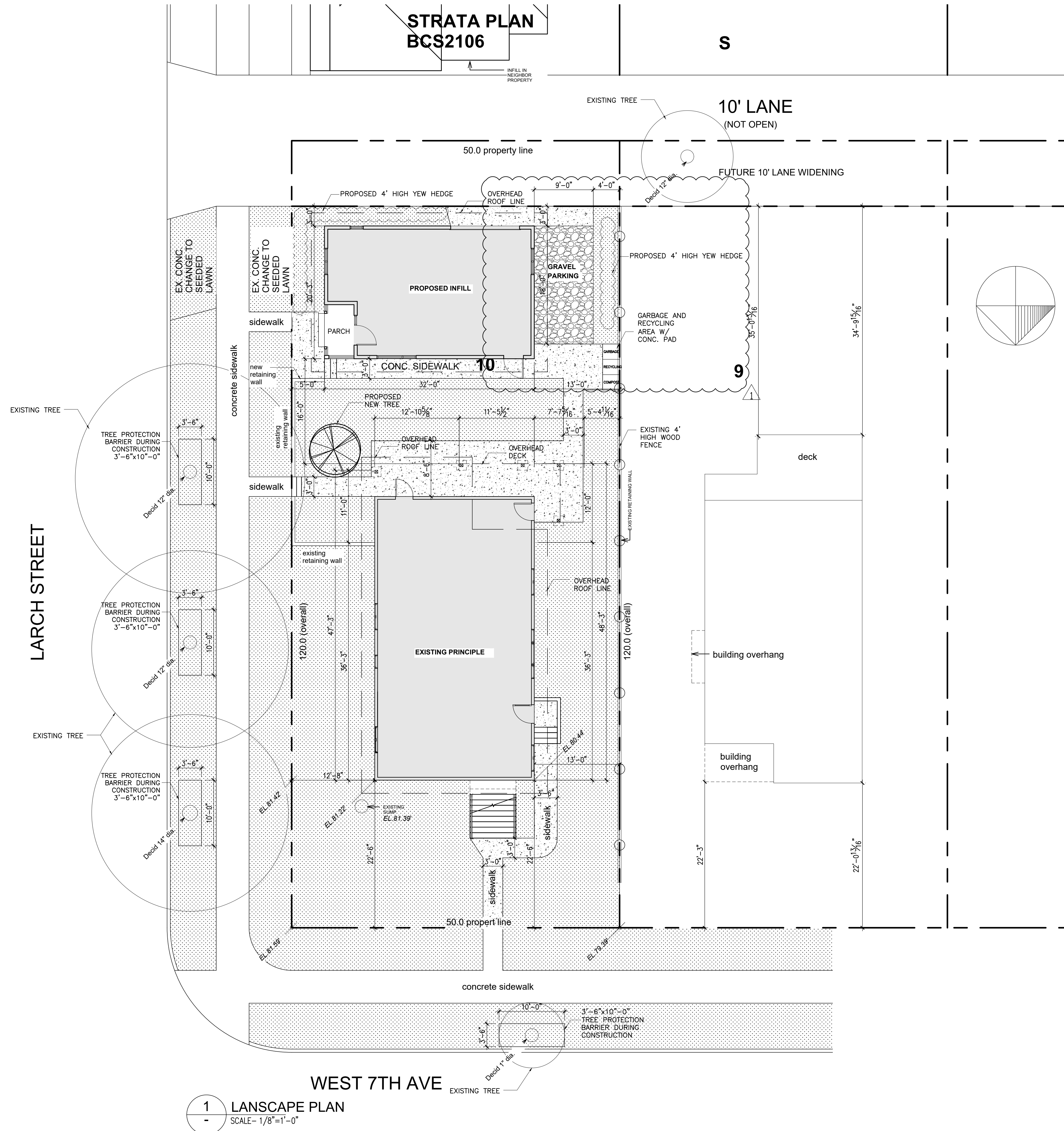
PRIOR TO THE COMMENCEMENT OF ANY WORK DESCRIBED HEREIN THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DATA WITH CONDITIONS ON THE SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE DESIGNER AND ENGINEER.

ALL WORK TO BE CARRIED OUT SHALL BE IN STRICT ACCORDANCE WITH CITY OF VANCOUVER BUILDING BY-LAW 1999 CURRENT EDITION.
 ALL FRAMING LUMBER TO BE No.2 OR BETTER DOUGLAS FIR.
 ALL LINTELS TO BE 2-2"x10" UNLESS NOTED OTHERWISE. DOUBLE JOISTS UNDER PARALLEL PARTITIONS OVER 6'-0" LONG.
 DAMP-PROOF WOOD IN CONTACT WITH CONCRETE WITH 45LB FELT OR OTHER APPROVED METHOD. WATER PROOF ALL BELOW GRADE CONCRETE. ANCHOR PLATES TO CONC. WITH 5/8"x10" BOLTS @ 4' O.C.
 EXTERIOR WALLS TO BE 2"x4" @ 16" O.C.. INTERIOR WALLS TO BE 2"x4" @ 16" O.C. OR AS SPECIFIED.
 USE DOUBLE CRIPPLES UNDER ALL BEAMS AND LINTELS OVER 4'-0" LONG.
 USE JOIST HANGERS ON ALL FLUSH BEAM CONNECTIONS. BUILT-UP POSTS BENEATH BEAMS TO MATCH FULL WIDTH OF BEAM AND TO BE CONTINUOUS TO FOUNDATION. PROVIDE 2"x2" CROSS BRIDGING @ 7'-0" O.C. FOR ALL SPANS 12'-0" OR GREATER.
 ALL FRAMING, BRIDGING, NAILING, ETC. TO BE TO PART 9 OF V.B.B.
 ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER. PROVIDE ENGINEER'S CERTIFICATE AS REQUIRED BY BUILDING INSPECTOR.
 FLOOR SHEATHING TO BE 3/4" T & G PLYWOOD, GLUED AND SCREWED WITH 1-1/2" SCREWS @ 10" O.C. AT EDGES AND 12" O.C. INTERMEDIATE.
 FOUNDATIONS TO BE CONCRETE ON SOLID UNDISTURBED BEARING SOIL AND BELOW THE FROST LINE. BACK FILL ONLY AFTER 28 DAYS OR WHEN ADEQUATELY BRACED OR UNDER ENGINEER'S SUPERVISION.
 PERIMETER DRAINAGE TO BE INSTALLED WHERE REQUIRED TO LOCAL STANDARDS.
 ALL PLUMBING, ELECTRICAL, AND GAS WORK TO BE TO V.B.B.
 USE SAFETY GLASS IN ALL SKYLIGHTS, DOORS, SIDE-LITES AND SHOWERS. USE 'AQUA' BOARD OR EQUAL AROUND BATH TUBS AND SHOWERS.
 PROVIDE FULL EGRESS OPENING WINDOWS FROM ALL BEDROOMS, AS PER 9.7.1.3 V.B.B..
 FLASH AND CAULK AROUND ALL OPENINGS.

PROVIDE DWELLING SECURITY AS PER 9.66 V.B.B..
 STAIRS, GAURDS, AND HANDRAILS TO CONFORM TO V.B.B..

THE CONTRACTOR IS RESPONSIBLE TO REPORT ANY CHANGES AND SHALL ASSUME ALL LIABILITY.

SYMBOL	PLANT BOTANICAL NAME	AREA/QUANTITY	SIZE	NOTES
	CONCRETE PAVEMENT	863.3 SQ.FT	-	-
	SEEDED LAWN	3,274.3 SQ.FT	-	HIGH TRAFFIC GRASS
	2" ROUND RIVER ROCK	162 SQ.FT	2"-3"	-
	YEW HEDGE	1	4' HIGH	-
	NEW SWEET CHERRY (PRUNUS AVIUM)	1	5' HIGH MIN	-



1 LANDSCAPE PLAN
 SCALE- 1/8"=1'-0"

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REVISION	SUBJECT	DATE
1	MINOR AMENDMENT	05FEB18

ISSUED	DATE
DP	ISSUED FOR DP APPLICATION NOV24,17
BP	ISSUED FOR BP APPLICATION
IFC	

CONSULTANT



PROJECT:
NEW INFILL HOUSE
 2506 West 7th Ave
 VANCOUVER, B.C.

DRAWING TITLE:
**LANDSCAPE PLAN
 GENERAL NOTES**

DRAWN: IZ	A1.3 OF -
DATE: JUN 2017	
SCALE: AS SHOWN	
PROJECT No: 216-278	
REV. 1	