north

client
Hayes Residence

project address:
1082 Kinkora Lane
Comox, BC

project
Overall
Landscape Design

master plan

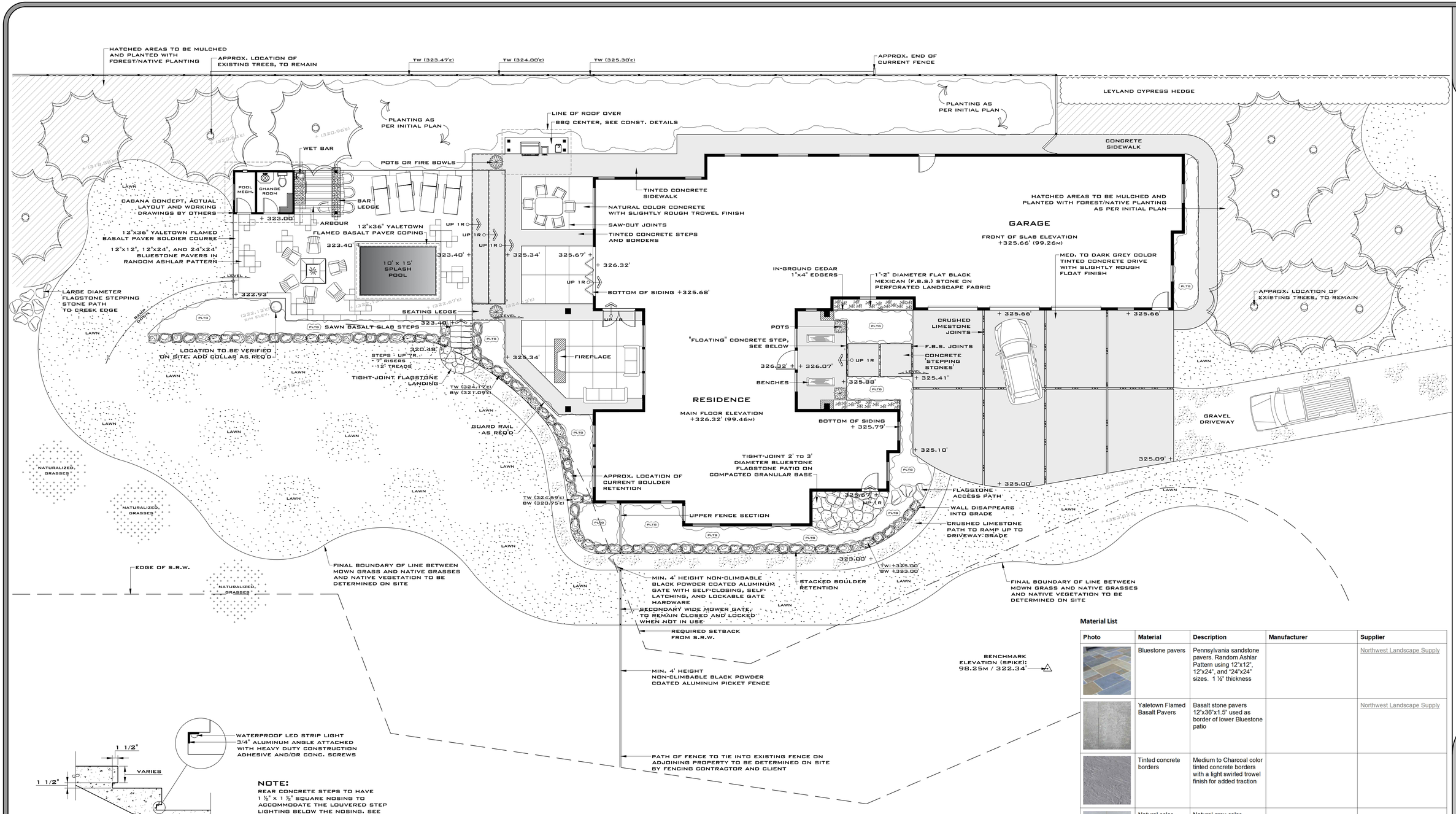
project #
112-20

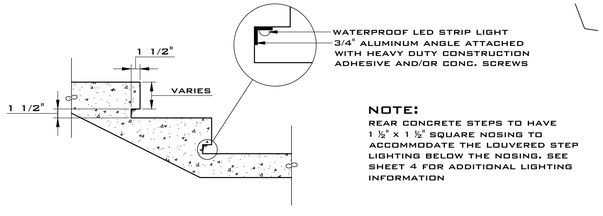
page #
1 of 5

scale
1/8" = 1'-0"

date
Feb 28, 2020

revisions





NOTE:
REAR CONCRETE STEPS TO HAVE 1 ½" x 1 ½" SQUARE NOSING TO ACCOMMODATE THE LOUVERED STEP LIGHTING BELOW THE NOSING. SEE SHEET 4 FOR ADDITIONAL LIGHTING INFORMATION

FLOATING STEP LIGHTING - SECTION
SCALE: 1/2"= 1'-0"

Material List

Photo	Material	Description	Manufacturer	Supplier
	Bluestone pavers	Pennsylvania sandstone pavers. Random Ashlar Pattern using 12"x12", 12"x24", and "24"x24" sizes. 1 ½" thickness		Northwest Landscape Supply
	Yaletown Flamed Basalt Pavers	Basalt stone pavers 12"x36"x1.5" used as border of lower Bluestone patio		Northwest Landscape Supply
	Tinted concrete borders	Medium to Charcoal color tinted concrete borders with a light swirled trowel finish for added traction		
	Natural color concrete	Natural grey color concrete with slightly rough float finish and saw cut joints		
	Bluestone random flagstone	Pennsylvania sandstone random shaped flagstone for patio near office, stair landing, and stepping stones to creek		Northwest Landscape Supply
	Sawn Basalt Slab Steps	Basalt natural stone stair treads with natural riser face.		Northwest Landscape Supply

NOTE:
- ALL MEASUREMENTS ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE PROJECT. ANY DISCREPANCIES ARE TO BE REPORTED TO SAMARA LANDSCAPE DESIGN
- WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DIMENSIONS
- THE CONTRACTOR OR HOMEOWNER SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS OR ENGINEERING REQUIRED, AND SHALL ALSO BE RESPONSIBLE FOR REQUESTING ALL REQUIRED INSPECTIONS
- ANY WALL EXCEEDING 4' IN HEIGHT MUST BE ENGINEERED
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH BCSLA/BCLNA STANDARDS, CURRENT EDITION
- TOP OF WALL (TW) REFERS TO FINISHED WALL HEIGHT, INCLUDING CAP (UNLESS OTHERWISE NOTED)
- BOTTOM OF WALL (BW) REFERS TO FINISHED GRADE AT BOTTOM OF WALL, AND DOES NOT INCLUDE FOOTING DEPTH
- 3" CONDUIT TO BE INSTALLED UNDER ALL HARD SURFACES TO ALLOW FOR ELECTRICAL AND IRRIGATION INSTALLATION
- ALL REVISIONS TO BE APPROVED BY SAMARA LANDSCAPE DESIGN
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1% SLOPE AWAY FROM THE BUILDING TO ALLOW FOR SURFACE WATER RUN-OFF
- SURFACE WATER NOT TO BE DRAINED ONTO ADJACENT PROPERTIES

Marked Grades
+ 100.00' PROPOSED GRADES
+ (827.30'±) APPROX. EXISTING GRADES
+ < 100.00' > INTERPOLATED GRADES
TW = TOP OF WALL (WITHOUT CAP, IF A WALL WITH CAPS)
BW = BOTTOM OF WALL AT FINISHED GRADE

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