



RECEIVED
OCT 03 2017
PLANNING DEPT.
DISTRICT OF SAANICH

LEGEND

Property line

Architectural grade, provided for reference only

Civil Eng. grade, provided for reference only

Preliminary Landscape Grade

TW Top of Wall

BW Bottom of Wall

UNDERGROUND UTILITIES (For reference only, see Civil drawings)

EXISTING

PROPOSED

Storm drain

Sewer

Water

LANDSCAPE MATERIALS

Wood Fence/Screen, 1200 mm height unless otherwise noted

Masonry Rock Wall / Building signage

Cast in Place Concrete Curb/ Wall height varies

Unit Paving - Walkways

Unit Paving - At Grade Patios

Permeable Unit Paving - Driveways and Visitor Parking

Cast in Place Concrete Paving - Driveways

Ornamental Planting

Refer to Planting Plan for species

450 mm depth growing medium

Evergreen Screening Planting

Height Varies. Refer to Planting Plan for species

450 mm depth growing medium

Lawn - Boulevard Areas

Sod over 150 mm depth growing medium

Existing Trees Retained

Existing Tree Removed

LANDSCAPE TYPOLOGIES

A Richmond Road Unit Entries (Units 1-4): 1200 mm height fence along property line with gated walkway access to units. 5 - 10 square metre patio with layered plantings and screening from street. Entry level max 1 step down from sidewalk level.

B Richmond Road Boulevard: Existing Elm trees to be retained. Sidewalk alignment meanders to minimize impact to existing trees. Grassed boulevard to be reinstated.

C Building Signage and Pillars: Stone Wall and Pillars.

D Kings Road Unit Entries (Units 7-11): 1200 mm height fence along property line with gated walkway access to units. 5 - 10 square metre patio with layered plantings and screening from street. Entry level max 3 steps down from sidewalk level.

E Kings Road Boulevard: Existing Garry Oak tree to be retained, and 3 - new Garry Oak trees to be planted. Sidewalk alignment meanders to minimize impact to existing trees. Grassed boulevard to be reinstated.

F Screening to adjacent properties. Evergreen hedge, 1500 - 1800 mm height with canopy trees and wood fence.

G Patio Space (Units 12-16): 9-18 square metre patios at grade, with 1800 mm high wood screen and plantings between patios. Patio access via exterior stairs down from main level.

H Vehicular Access and On-site Visitor Parking: Permeable Unit Paving with concrete bands, with specialty pattern at intersection.

DRAWING NOTES

DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain prior to commencing work.

All plan dimensions in metres and all detail dimensions in millimetres.

Plant quantities on Plans shall take precedence over plant list quantities.

Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.

Provide layout of all work for approval by Landscape Architect prior to proceeding with work.

Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications

Landscape installation to carry a 1 year warranty from date of acceptance.

Plant material, installation and maintenance to conform to the current edition of the BC SCA/BCSCLNA Landscape Standards.

General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as built information including irrigation.

Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

NOT FOR CONSTRUCTION

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Landscape Planning & Design

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client

ABSTRACT DEVELOPMENTS
1106 COOK STREET
VICTORIA, BC

project

2707 RICHMOND ROAD
SAANICH, BC

sheet title

Landscape Plan

project no.

116.27

scale

1:100 @ 24"x36"

drawn by

ML

checked by

SM/PdG

revision no.

sheet no.

2

L1.01

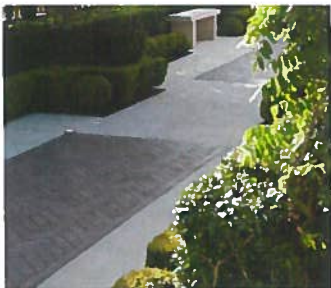
PRECEDENT IMAGERY



FENCE WITH LAYERED PLANTINGS TO PROVIDE PRIVACY TO FRONT YARD LANDSCAPES



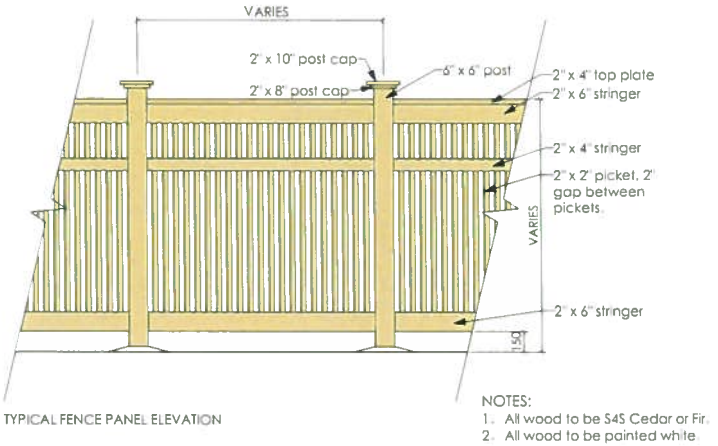
STONE BUILDING SIGNAGE / ENTRY PILLARS



HERRINGBONE PAVERS WITH CONCRETE BANDS



PERMEABLE UNIT PAVING



TYPICAL FENCE PANEL ELEVATION

1 Typical Fence Panel
Scale: 1:25



2 Section through Building A - Unit 6
Scale: 1:100



3 Section through Building B - Unit 7
Scale: 1:100

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2	DP REV 1	17.10.01
1	DP	17.04.07
rev no	description	date



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Landscape Sections
and Precedent Imagery

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2 L1.02

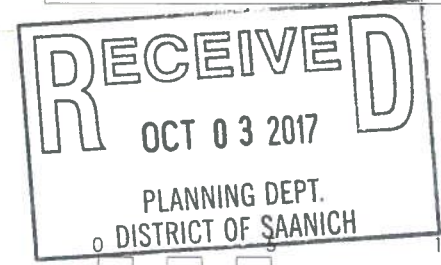


PLANT LIST			
Qty	Botanical Name	Common Name	Schd. Size / Spacing
TREES:			
7	Acer circinatum	Vine Maple	1.8 m ht. min
6	Acer glabrum	Douglas Maple	3.0 m ht
6	Chamaecyparis nootkatensis	Nootka False Cypress	3.0 m ht
2	Cornus kousa	Kousa Dogwood	2 m ht, b&b
8	Quercus garryana	Garry Oak	6.0cm cal. b&b
6	Styrax japonicus	Japanese Snowbell	5.0cm cal. b&b
SHRUBS:			
185	Buxus 'Green Beauty'	Green Beauty Boxwood	#1 pot
51	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
26	Choisya ternata	Mexican Orange	#1 pot
185	Hebe topiaria	Topiari's hebe	#1 pot
12	Rhododendron spp.	White Rhododendron	#3 pot
PERENNIALS AND GROUNDCOVERS:			
85	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
43	Cistus x skanbergii	Dwarf Pink Rock Rose	#1 pot
39	Crocasmia 'Lucifer'	Lucifer Crocasmia	#1 pot
38	Gaultheria shallon	Salal	#1 pot
90	Liriope muscari	Lily turf	#1 pot
7	Lonicera pileata	Privet Honeysuckle	#2 pot
116	Oxalis oregana	Redwood Sorrel	Sp3
92	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#1 pot
30	Vaccinium ovatum	Evergreen Huckleberry	#3 pot
EVERGREEN SCREENING PLANTS:			
9	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot
22	Ligustrum japonicum 'Texanum'	Waxleaf Privet	#3 pot
46	Mahonia aquifolium	Oregon Grape	#2 pot
31	Ribes sanguineum	Red Flowering Currant	#3 pot
169	Taxus x media	Hybrid Yew	#3 pot
34	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	#3 pot

PLANTING NOTES
1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

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REPLACEMENT TREE SUMMARY*	
* Based on Tree Inventory Report from Talbot Mackenzie, dated August 29, 2016. Refer to Arborist Report for details on tree conditions and Arborist recommendations.	
TOTAL BYLAW PROTECTED TREES REMOVED: 7	
TOTAL REPLACEMENT TREES: 14	
ADDITIONAL TREES TO BE PLANTED: 21	
TOTAL NEW TREES: 35	
REPLACEMENT TREES	
Replacement Tree Ratio = 2:1 as per Saanich bylaws.	
TREE SPECIES	QUANTITY
Garry Oak	8
Yellow Cedar	3
Douglas Maple	2



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