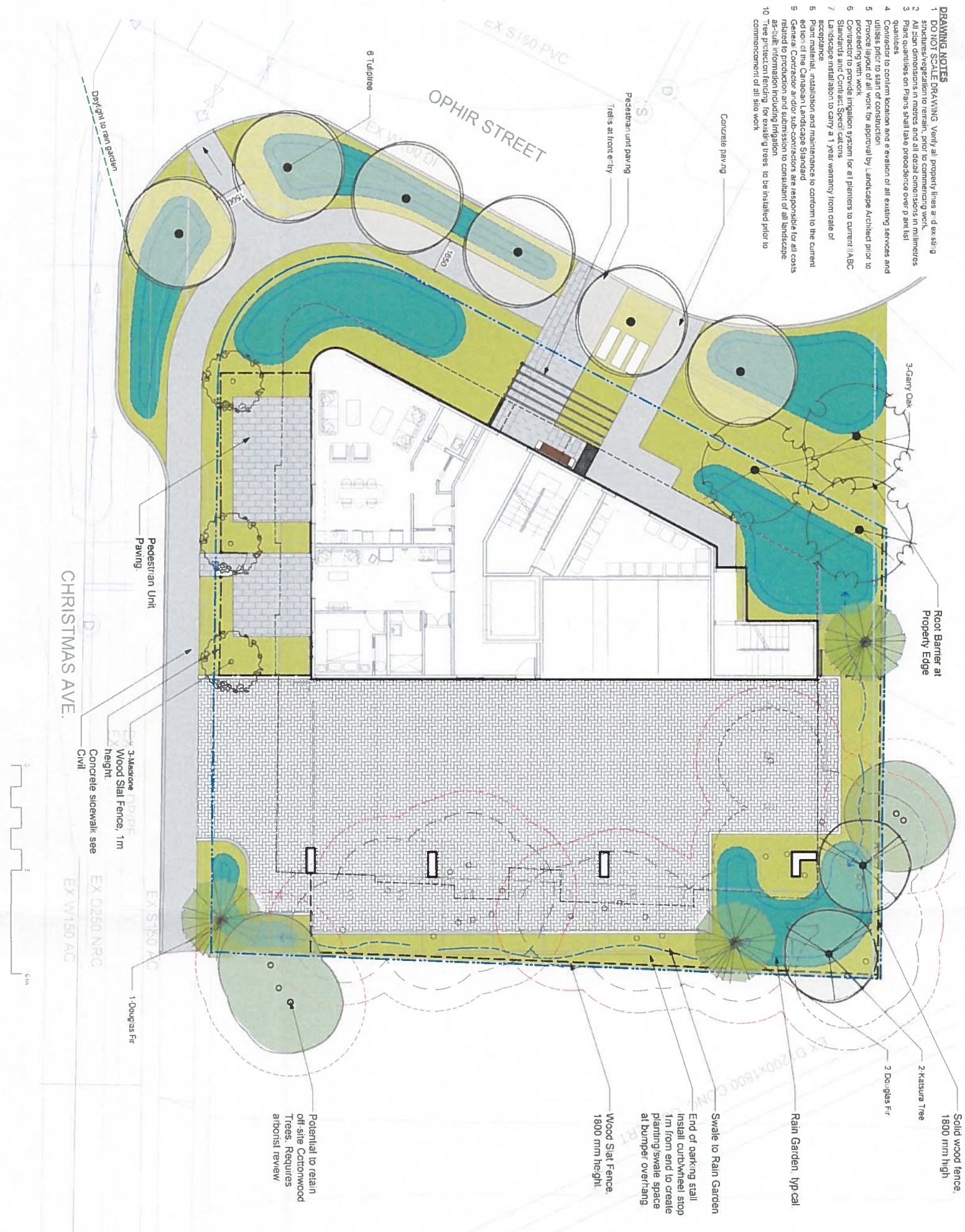


- DRAWING NOTES**
- 1 DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - 2 Plant materials to be used shall conform to the current BC Plant Materials on Plans and Specifications (see p. 11 and 12) quantities.
 - 3 Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - 4 Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - 5 Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
 - 6 Landscape installation to carry a 1 year warranty from date of plant material installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - 7 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.
 - 8 Tree protection fencing for existing trees to be installed prior to commencement of all site work.



Optic Street Streetscape Road runoff from Ophir Street curbside to be directed to rain gardens in landscape boulevards, planted with Tulip trees and mixed shrub and perennial planting.



Parking lot Concrete unit pavers sloped to run off into swales and rain gardens. Wheel stops placed 1m back from end of parking stall to create more planting space. Plantings include Douglas fir and Katsura trees.



Common and Private Patio Concrete unit pavers with wooden slatted fence between patios and sidewalk. Plantings include Madrone trees with low grass groundcover and evergreen screening shrubs between the patios.



Illustrative Rain Garden Section

LEGEND

- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line
- 1 m interval, 10% slope
- Existing Contour Line
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- Existing Grade
- TYM Top of Yard
- BY Bottom of Yard
- TC Top of Curve
- BC Bottom of Curve
- BP Bottom of Pool
- TS Top of Slope
- BS Bottom of Slope

UNDERGROUND UTILITIES

- EXISTING: Storm drain, Sewer, Water, Electrical, Gas
- PROPOSED: Storm drain, Sewer, Water, Electrical, Gas

LANDSCAPE MATERIALS

- Wood Slat Fence, 1800 mm height, shown offset from property line for clarity
- Wood Slat Fence, 1m height
- Cast in Place Concrete Curb
- Vehicle Unit Paving Absorbent Concrete Standard 80 mm thickness, natural colour, herringbone pattern, California Standard 80 mm thickness, charcoal colour, running bond pattern
- Pedestrian Unit Paving Absorbent Concrete 80 mm thickness, charcoal colour
- Cast in place concrete paving
- Ornamental Planting Area
- Rain Garden Area
- Swale
- Existing Tree to be Retained
- Critical Root Zone (CRZ)
- Tree Tag #
- Existing Tree to be Removed
- Critical Root Zone (CRZ)
- Tree Tag #

Stormwater Calculations			
Saanich Schedule 'H' Stormwater Storage Calculations			
Impervious Area (sq m)	Required Storage Volume (based on 100 cu m / ha)		
Building/Roofscape	650	6.6	
Sidewalk & Road	1220	24	
total	3720	31	

Rain Garden and Swale Storage Calculations			
Area (sq m)	Storage per sq. m (cu m)	Total Storage (cu m)	
On-site Rain Garden	63	0.67	46
Off-site Rain Garden	44	0.67	29
total			75

Assumptions

- 1 Rain Garden design based on 100 mm live ponding plus 450 mm of sand/compost rain garden growing medium (20% void space) plus 150 mm of scarified subgrade (20% void space) and infiltration to underdrain at 20 mm / hour
- 2 Storage Volume of Rain Garden per sq. m = 0.67 cu. m
- 3 Required Storage Volume based on 100 cu. m / ha impervious area as per Saanich Schedule 'H' requirements
- 4 Boulevard rain garden contributing areas are estimated at 1200 m² and will be confirmed at time of Building Permit application.

REV. NO.	DESCRIPTION	DATE
1	DP	18.10.24



Client: Curate Developments
405-159C Fort St.
Victoria, BC

Project: 1544 Christmas Avenue
Victoria, BC

Sheet title: Landscape Materials

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