

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 Canadian Landscape Standard.
- 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.



LEGEND

- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line 1 m interval, typ
- Existing Contour Line
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- Existing Grade
- TW Top of Wall
- B/W Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TP Top of Pool
- BP Bottom of Pool
- TS Top of Slab
- BS Bottom of Slab

UNDERGROUND UTILITIES

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	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
- Vehicular Unit Paving: Abbotsford Concrete, Standard 80 mm thickness, natural colour, herringbone pattern.
- Pedestrian Unit Paving: Abbotsford Concrete, California Standard 60 mm thickness, charcoal colour, running bond pattern.
- Cast in place concrete paving
- Ornamental Planting Area
- Rain Garden Area
- Swale
- Existing Tree to be Removed: Critical Root Zone (CRZ), Tree Tag #
- Existing Tree to be Retained: Critical Root Zone (CRZ), Tree Tag #

NOT FOR CONSTRUCTION

#	DP	18.10.24
1	DP	18.10.24

1544 Christmas Avenue



Curate Developments
406-1596 Fort St.
Victoria, BC

1544 Christmas Avenue

Victoria, BC

Landscape Materials

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PLANNING DEPT
DISTRICT OF SAANICH

L1.01

Stormwater Calculations			
Saanich Schedule 'H' Stormwater Storage Calculations			
	Impervious Area (sq m)	Required Storage Volume (based on 100 cu m/ha)	
Building/Hardscape	860	6.6	
Sidewalk & Road	1200	24	
total	3720	31	
Rain Garden and Swale Storage Calculations			
	Area (sq m)	Storage per sq m (cu m)	Total Storage (cu m)
Onsite Rain Garden	63	0.67	46
Offsite 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 scanned 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.			



Ophir Street Streetscape: Road runoff from Ophir Street cul-de-sac to be directed to rain gardens in landscape bays, 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