

DEAN AVENUE



1 Existing Landscape Plan
1 : 100

LANDSCAPE LEGEND

GRASS	
TREES/SHRUBS	
EARTH	
EXISTING STRUCTURE	
CONCRETE/ASPHALT	
ASHPLAHT	

GENERAL NOTES

- All drawings, plans, mobile designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with the project are prepared at service for the work shown on them (the "Users") and as such are and remain the property of RHD. RHD reserves the right, in whole or in part, to reproduce, modify, distribute, or otherwise use any part thereof without the consent of the User. RHD reserves the copyright in them and in the work excluded from them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction of any part thereof constitutes acceptance of the drawings, and approval of the existing site conditions, and means dimensions and elevations have been considered, verified and are accurate.
- The Contractor shall work with a B.C.L.S. to verify compliance placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to erection.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC to the design and later review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHD of any changes to the design required by the Structural Engineer. Such manufacture or other engineered component, supplier

Date:	Description:	By:	No.:
18Jan30	Concept 1	RH	1
18Mar05	Concept 2	RH	2
18Mar29	Concept 3	RH	3
18Jul03	Building Comparison	RH	4
18Oct02	Concept	RH	5
18Oct29	Issue for DP	RH	6

rhd
RYAN HOYT
DESIGNS

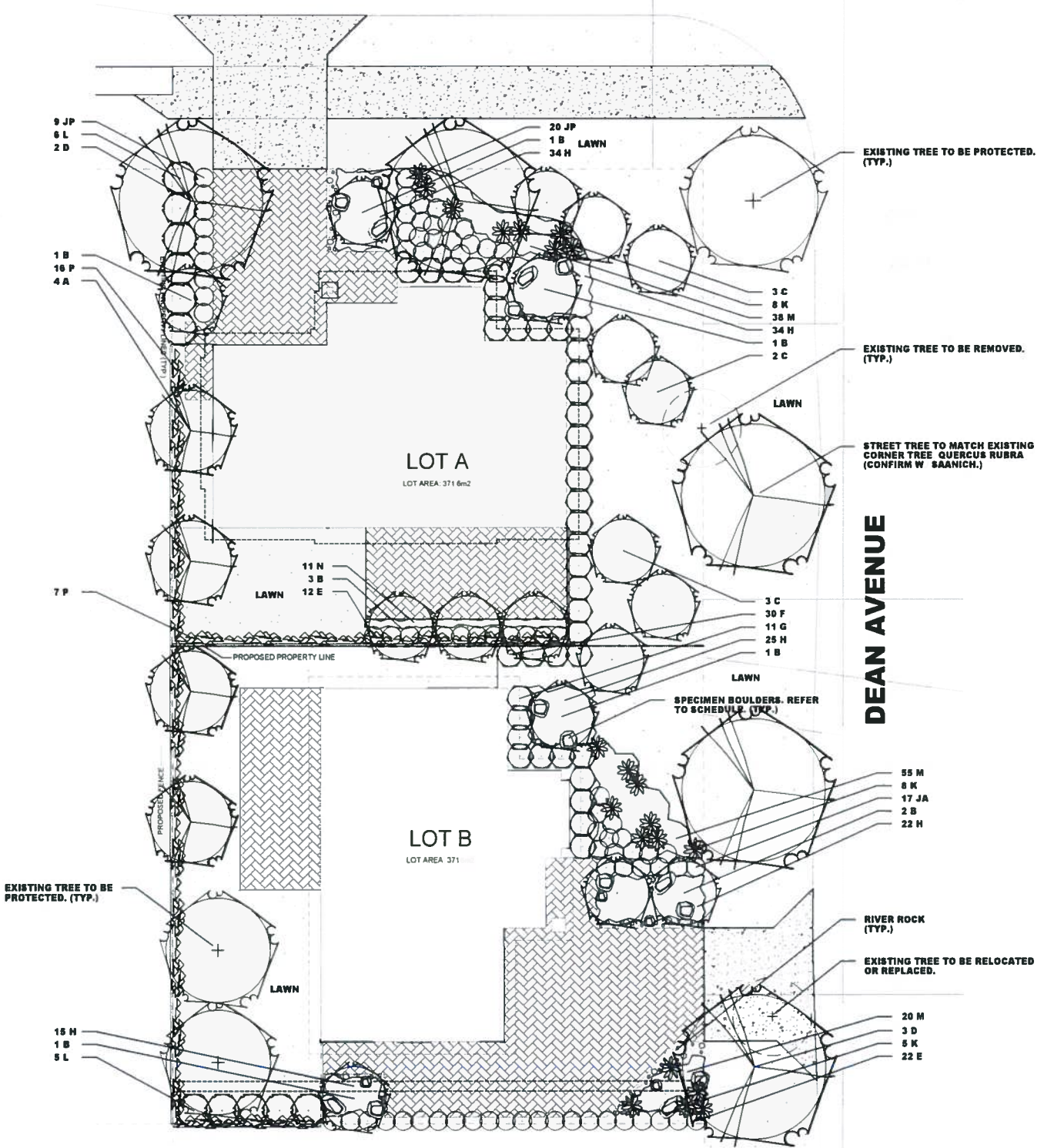
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Project: 1899 Townley
Sheet Title: Existing Landscape Plan

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PLANNING DEPT.
DISTRICT OF SAANICH

Plan No. 1899-18-001
Sheet No. A1.2

TOWNLEY STREET



PLANT LIST

KE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
	4	ACER RUBRUM 'ARMSTRONGII GOLD'	ARMSTRONG GOLD MAPLE	6.0 CM CAL. 3.5-4.0 M HT.	B & B	1.8 M STANDARD FULL
B	10	MAGNOLIA STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	1.2 - 1.5 M HT.	B & B	MULTISTEM MIN. 3 STEMS FULL
C	5	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1.2 - 1.5 M HT.	B & B	MULTISTEM MIN. 3 STEMS FULL
D	5	QUERCUS RUBRA	RED OAK	6.0 CM CAL. 3.5-4.5 M HT.	B & B	FUL 1.8 M HT. STD. CONFIRM SPECIES MATCH EXISTING.
E	34	BUXUS SEMPERVIRENS	BOXWOOD	45 CM HT.	21 CM POT	FULL
	30	C. LO. PRI. CESS	PINK PRINCESS ESCALLONIA	50 CM HT.	27 CM POT	FULL
G	11	C. O. S.	MEXICAN ORANGE BLOSSOM	50 CM HT.	27 CM POT	FULL
H	130	L. I. O. USC. I. 'SAMANTHA'	LILY TURF		CM T UL P	FULL
JP	8	POTENTILLA FRUTICOSA 'PINK WHISPER'	PINK WHISPER POTENTILLA	40 CM HT.	21 CM POT	FULL
JA	17	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	40 CM HT.	21 CM POT	FULL
L	11	POLYSTICHUM MUNITUM	SWORDFERN		27 CM POT	FULL
			HENRY HUDSON ROSE		27 CM POT	FULL
M	1	ARCTOSTAPHYLOS URVA URSI	KINKIKINICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS PLANT 45 CM O.C.
N	11	GAULTHERIA PROCUMBENS	WINTERGREEN	30 CM SPREAD MIN. 3 LEADERS	15 CM POT	F L 30 C O.C.
	23	PARTHENOCISSUS UI QUEFO I 'E. GELMANI'	ENGELMANS IVY	1.0 M HT.	2 C	

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCNA STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR AFTER DATE OF ACCEPTANCE.
- AREAS DESIGNATED AS RIVER ROCK TO HAVE 150 MM TO 200 MM CLEAN WASHED RIVER ROCK TO LANDSCAPE ARCHITECT APPROVAL, TO A DEPTH OF 300 MM PLACED ON BLACK FILTER CLOTH. FILL VOIDS W 10MM CLEAN, WASHED PEA GRAVEL. RIVER ROCK TO STAND PROUD.
- WHERE PLANTING BEDS ADJUT LAWN AREA INSTALL MAINTENANCE STRIP - 2 X 4 PRESSURE TREATED FIR EDGER, STAKED WITH 2 X 4 X 45CM. PRESSURE TREATED FIR STAKES. STAKE 1.5 M. O.C. AND AT ALL JOINTS AND ENDS. TOP OF STAKE TO BE 2.5CM. BELOW TOP OF EDGER.
- ALL LAWN AREAS TO BE SODDED.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS
- ALL LANDSCAPE WORK ON CITY PROPERTY TO DISTRICT OF SAANICH AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

BOULDER SCHEDULE

- BOULDERS FOR SITE TO BE WELL ROUNDED, CLEAN & WASHED TO MATCH RIVER ROCK TO LANDSCAPE ARCHITECT PRE-APPROVAL.
 - BOULDERS ARE TO BE PLACED IN LANDSCAPE AREAS AS FOLLOWS.
- | | | |
|--------|-------------|-----------|
| LARGE | 1.00 M DIA. | TOTAL (5) |
| MEDIUM | .75 M DIA. | TOTAL (5) |
| SMALL | .60 M DIA. | TOTAL (5) |
- LAYOUT & PLACEMENT OF ALL BOULDERS AS PER PLAN TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.

DATE	BY	REVISION
S.P.	J.P.	
DATE	NOVEMBER 13, 2018	
SCALE	1 : 200	
PROJECT	TS-L1R1	



1899 TOWNLEY STREET
SAANICH, B.C.

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LANDSCAPE PLAN D101
 DISTRICT OF SAANICH