



LEGEND

- Property line
- Concrete or Asphalt Paving - Vehicular
- Unit Paving - Vehicular
- Unit Paving Patios and Walkways
- Shrub Planting Area
- Rain Garden Area
- Lawn Area
- Screening/Buffer Planting
- Wood Fence for privacy, 1800 mm height (to Saanich Bylaws)
- Wood Screen - Visually Permeable Picket Fence, 1200 mm height
- Signage / address marker
- Landscape Retaining Wall
- Bicycle Parking (6 bicycle capacity)
- Existing Tree to be retained (Refer to Arbonst Report and Tree Retention & Removal Plan for full details and management strategies)
- Existing Tree to be removed (Refer to Arbonst Report and Tree Retention & Removal Plan for full details and management strategies)
- Proposed Trees Refer to Planting Plan for species

- #### IRRIGATION AND LIGHTING NOTES
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
 - Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown on plan.
 - Arborist to review (prior to installation) sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
 - Placement of electrical conduit through site to be coordinated with arborist.
 - Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.
- #### IRRIGATION NOTES
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
 - Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
 - Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
 - Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
 - Refer to mechanical drawings for irrigation point of connection.
 - Refer to electrical drawings for electrical service.
 - Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
 - At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
 - Trees within shrub or rain garden areas to be irrigated with spray heads.
 - Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.

- #### 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.

NOT FOR CONSTRUCTION

rev no	description	date
1	RZ/DP	20.03.26

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March 27, 2020

client
Curate Developments
Victoria, BC

project
3834 OPHIR STREET
3834 Ophir Street
Saanich, BC

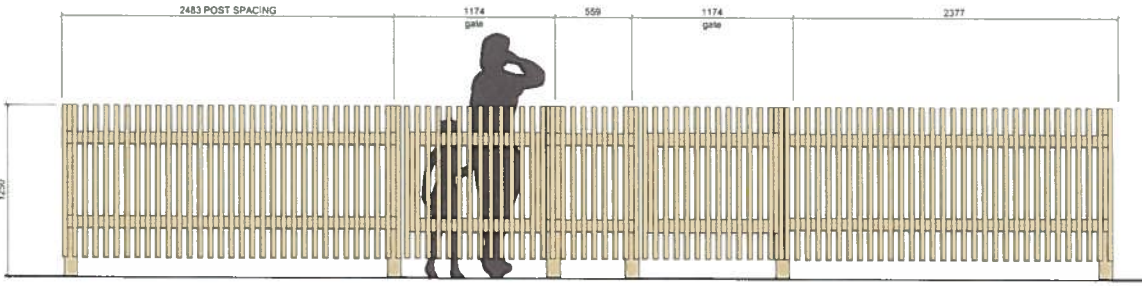
sheet title

RECEIVED
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PLANNING DEPT.
DISTRICT OF SAANICH

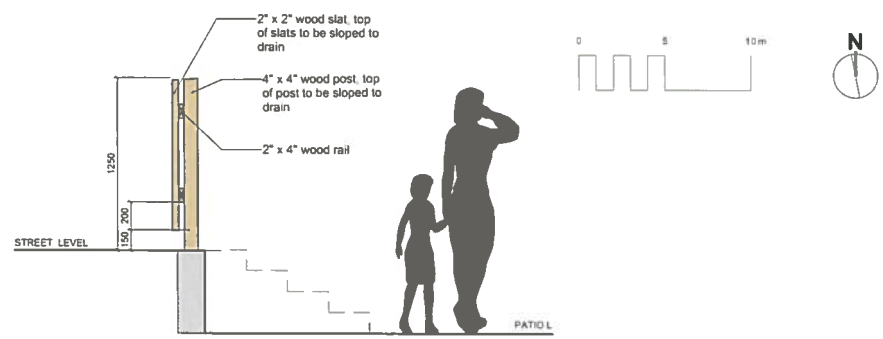
checked by	SM/PdG
revision no	sheet no

119.32
1:200
24"x36"

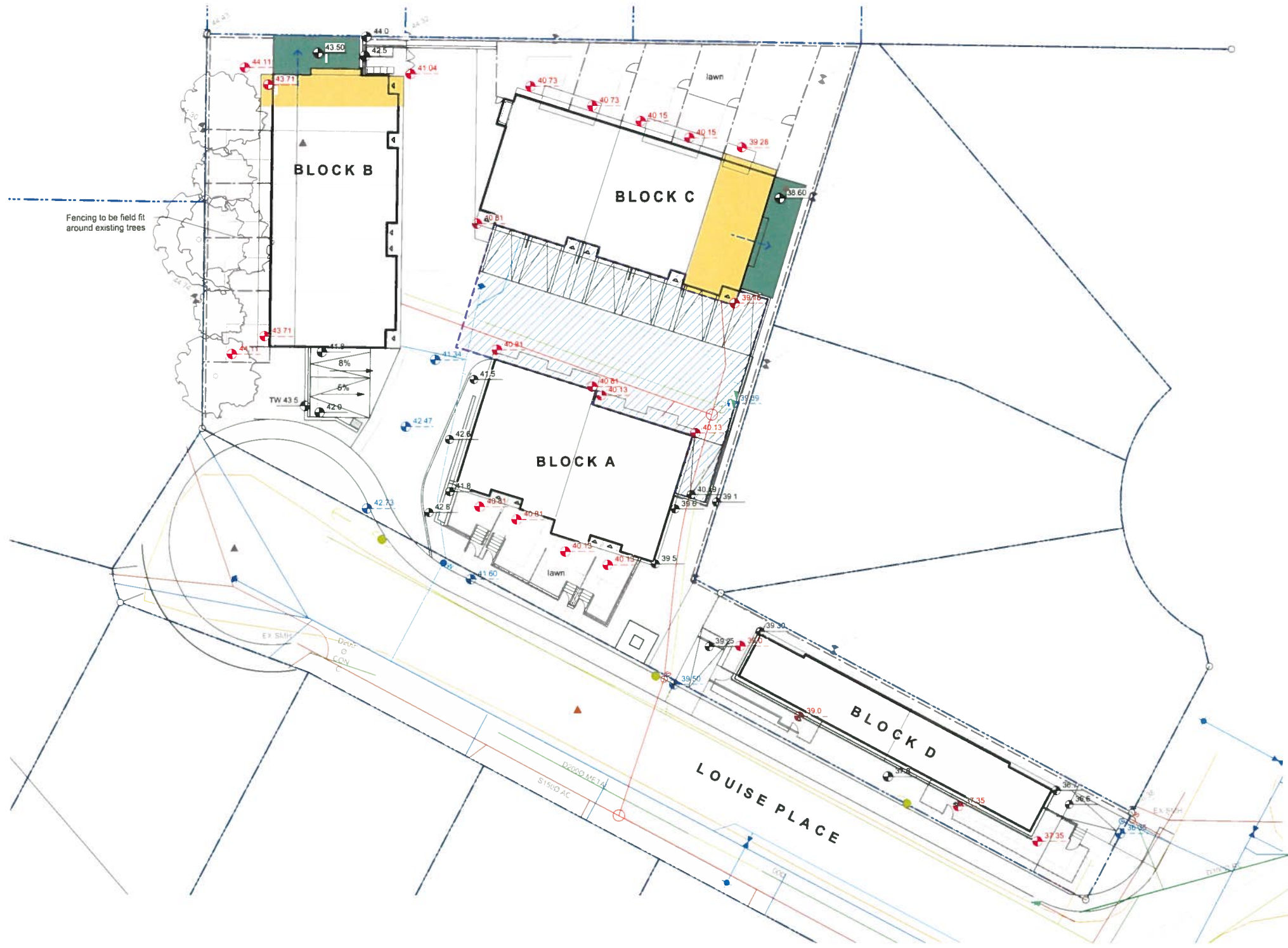
L1.01



3 Wood screen and gate elevation
Scale: 1:25



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.



LEGEND

- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Existing Landscape Grade
- Architectural grade, provided for reference only
- Civil grade, provided for reference only
- Proposed Landscape grade
- Mix of permeable and non-permeable paving. Minimum 30% permeable pavement.

IMPERVIOUS AREAS

- Roof drains to Rain Garden

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site.

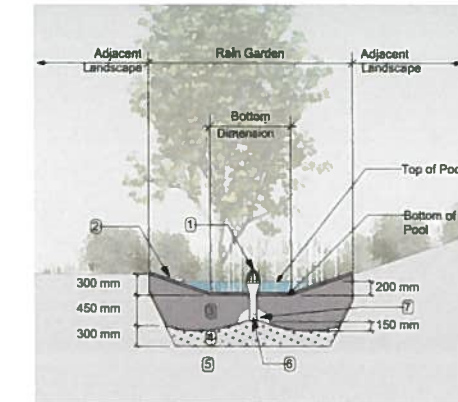
The rain gardens are sized to meet Schedule 'H' requirements. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

Permeable paving is used to manage a portion of the onsite vehicular impervious surfaces.

Paths and most residential patios (where possible) will be drained towards absorbent landscape areas.

Refer to Civil Engineer's drawings for stormwater calculations.

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- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50-70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

1. Typical Rain Garden
Scale: 1:50

- GRADING NOTES**
1. All elevations are in meters.
 2. Refer to Architectural plans, sections and elevations building elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
 3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
 4. Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
 5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
 6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
 7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.



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 3. Plant quantities on Plans shall take precedence over plant list quantities.
 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 6. Contractor to provide irrigation system for all planters to current IASB Standards and Contract Specifications.
 7. Landscape installation to carry a 1 year warranty from date of acceptance.
 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant or all landscape as-built information including irrigation.
 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

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March 27, 2020

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project
3834 OPHIR STREET
3834 Ophir Street
Saarich, BC

sheet title
Landscape Grading and Stormwater Management

project no.	119.32
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG

revision no. sheet no.
1 L1.02





PLANT LIST & LEGEND			
Qty	Botanical Name	Common Name	Sch Size
TREES			
8	N Acer circinatum	Vine Maple	2.4 m ht. 1.5 width
1	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	6.0m cal. b&b
2	N Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht.
6	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multi-stem, 1.5 m ht. b&b
6	Parrotia persica 'Vanessa'	'Vanessa' Ironwood	5.0m cal. b&b
4	Styrax japonicus 'Rosea'	Japanese Snowbell	5.0m cal. b&b
PERENNIALS AND ORNAMENTAL GRASSES			
	Achillea millefolium 'red velvet'	Yarrow 'red velvet'	158 sq.m @ 4.5 / sq.m 713 plants
	Aster multiflorus 'Pommes d'Or'	Pommes d'Or Aster	#1 pot
	Echinacea purpurea	Purple Coneflower	#1 pot
	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot
	Miscanthus sinensis 'Morning Light'	Eulalia	#1 pot
	Pennisetum villosum	Feathertop Grass	#1 pot
	Perovskia atriplicifolia 'Little Spire'	Compact Russian Sage	#1 pot
BATH GARDEN PLANTS			
	N Carex obovata	Slough Sedge	71 sq.m @ 3.0 / sq.m 358 plants
	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	#1 pot
	N Cornus sericea 'Ketchikan'	Dwarf Red-tipped Dogwood	#1 pot
	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	N Polystichum munitum	Sword Fern	#1 pot
	Schizostylis coccinea 'Oregon Sunser'	Crimson Flag	#1 pot
NATIVE AND ORNAMENTAL PLANTINGS			
	N Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	497 sq.m @ 2.0 / sq.m 815 plants
	N Blechnum spicant	Deer Fern	#1 pot
	Elaeagnus x rubrum	Barronwort	#1 pot
	N Gautheria shallon	Salal	#1 pot
	Hydrangea quercifolia 'Snowgem'	Oak-Leaved Hydrangea	#5 pot
	Lonicera pileata	Privet Honeysuckle	#2 pot
	N Polystichum munitum	Sword Fern	#1 pot
	Rhododendron x 'Cunningham's White'	Cunningham's White Rhodod.	#5 pot
	N Vaccinium ovatum	Evergreen Huckleberry	#3 pot
SCREENING/BUFFER PLANTINGS			
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	197 sq.m @ 1.5 / sq.m 168 plants
	N Mahonia aquifolium	Oregon Grape	#2 pot
	Taxus x media	Hybrid Yew	#5 pot
UNDERPLANTING UNDER EXISTING TREES			
	N Gautheria shallon	Salal	78 sq.m @ 0.5 / sq.m 38 plants
	N Polystichum munitum	Sword Fern	#1 pot
	N Galium aparine	Ribwort	Sp3
	N Vancouveriana hexandra	Inside-out Flower	Sp3
	Tarella 'Iron Butterfly'	Foamflower	#1 pot
	N Pacific Bleeding Heart	Pacific Bleeding Heart	#1 pot

* Multi-stem trees to have min. 4cm caliper calculated using 3 largest stems.
 N - Indicates native species. 13 native species proposed. Approx 35 - 40% of total planting area to be planting with native species.

GENERAL PLANTING NOTE

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

BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
- Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- Soil volume for boulevard trees to be as follows: 8 cu m. for small trees, 12 cu m. for medium trees, and 16 cu m. for large trees.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

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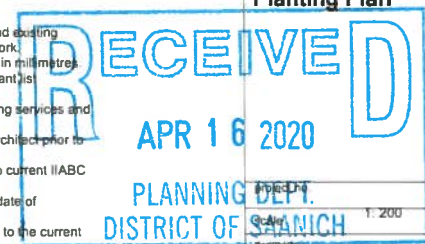


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DRAWN BY	MDI

checked by SM/PdG

revision no	sheet no
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PRECEDENT IMAGERY - PLANTING PALETTE