

**LEGEND**

- Property line
- Roof Line
- Right of Way
- Concrete or Asphalt Paving - Vehicular
- Unit Paving - Vehicular
- Unit Paving Permeable- Vehicular
- Unit Paving Patios and Walkways
- Rain Garden
- Shrub Planting 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
- Metal Handrail, refer to Architect's drawings
- Unit address marker with lighting
- Signage / address marker
- Landscape Retaining Wall
- Bicycle Parking (6 bicycle capacity)
- Existing Tree to be retained (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies)
- Existing Tree to be removed (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies)
- Proposed Trees Refer to Planting Plan for species

Average Soil Depth 450mm. Minimum soil volumes: 6 cu. m. for small trees, 10 cu. m. for medium trees, 16 cu. m. for large trees.

**IRRIGATION AND LIGHTING NOTES**

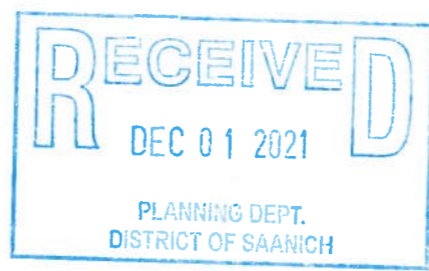
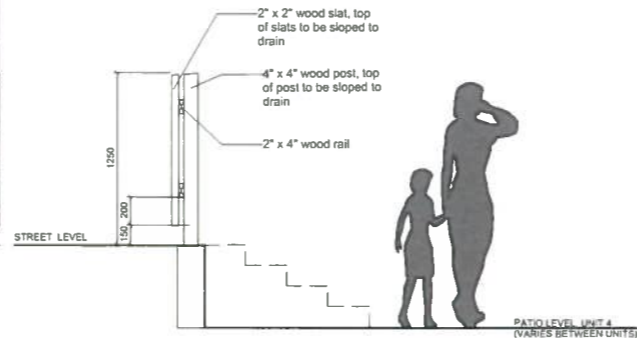
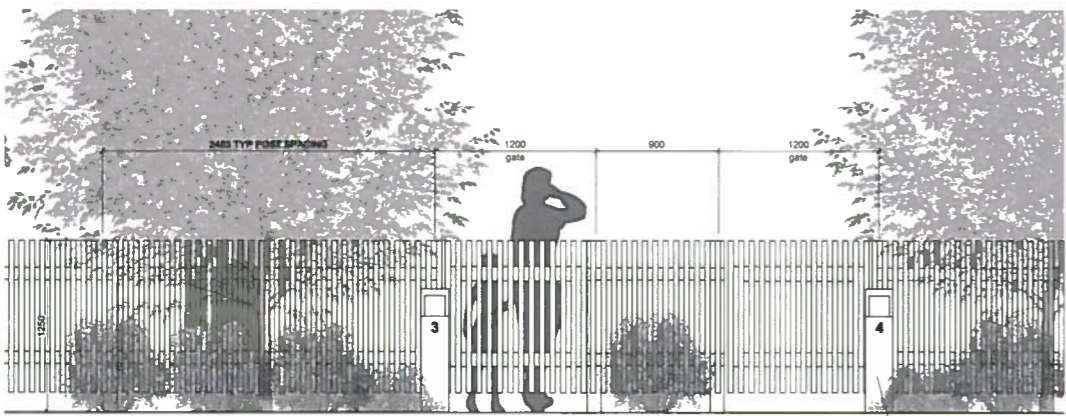
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeves shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless 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.



1 Typical Entry elevation - wood screen and gate elevation Scale: 1:25

NOT FOR CONSTRUCTION

| rev no | description | date       |
|--------|-------------|------------|
| 5      | Rezoning/DP | 2021-11-12 |
| 4      | Review      | 2021-05-17 |
| 3      | Coord       | 2021-04-12 |
| 2      | RZ/DP       | 2020-03-26 |
| 1      | coord       | 2021-02-22 |

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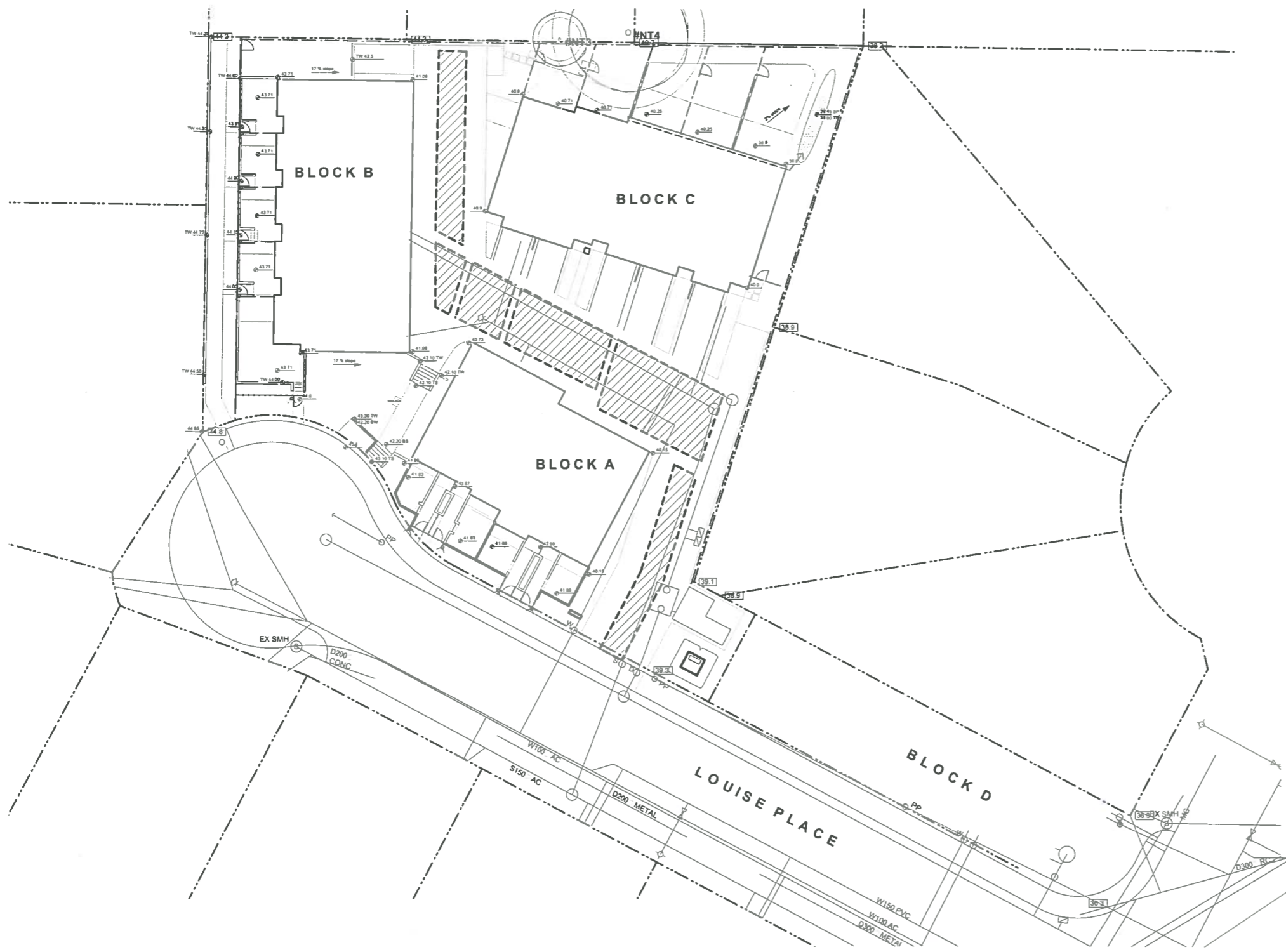
client  
**Formwell Homes Ltd.**  
841 Fort Street  
Victoria, BC V8W 1H8

project  
3834 OPHIR STREET  
3834 Ophir Street  
Saanich, BC

sheet title  
**Landscape Materials**

|              |                 |
|--------------|-----------------|
| project no.  | 119.32          |
| scale        | 1:200 @ 24"x36" |
| drawn by     | MDI             |
| checked by   | SM              |
| revision no. | sheet no.       |

5 **L1.01**



**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
- Permeable pavement - 30% of driveway area - 240 sq m

**IMPERVIOUS AREAS**

- Roof drains to Rain Garden

**RAIN WATER MANAGEMENT NOTES**

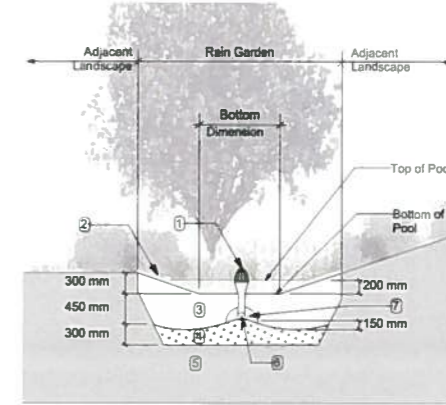
Water collected from building roofs flow to the rain gardens located throughout the site.

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.



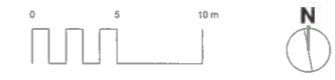
- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
  2. Composted mulch, 50-70 mm depth
  3. Bio-retention growing medium, 450 mm depth
  4. Sand/filtered subgrade, 300 mm depth
  5. Existing subgrade/native material
  6. 100 mm diameter (min) perforated pipe
  7. 25 mm diameter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

1. Typical Rain Garden  
Scale: 1:50

**RECEIVED**  
DEC 01 2021  
PLANNING DEPT.

- DRAWING NOTES**
1. DO NOT SCALE DRAWINGS. Verify all property lines and existing structures against the title plan, prior to commencing work.
  2. All plan dimensions in metres and all detail dimensions in millimetres.
  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 IABC 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 of all landscape as-built information including irrigation.
  10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

- 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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REGISTERED MEMBER  
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341  
2021-11-12

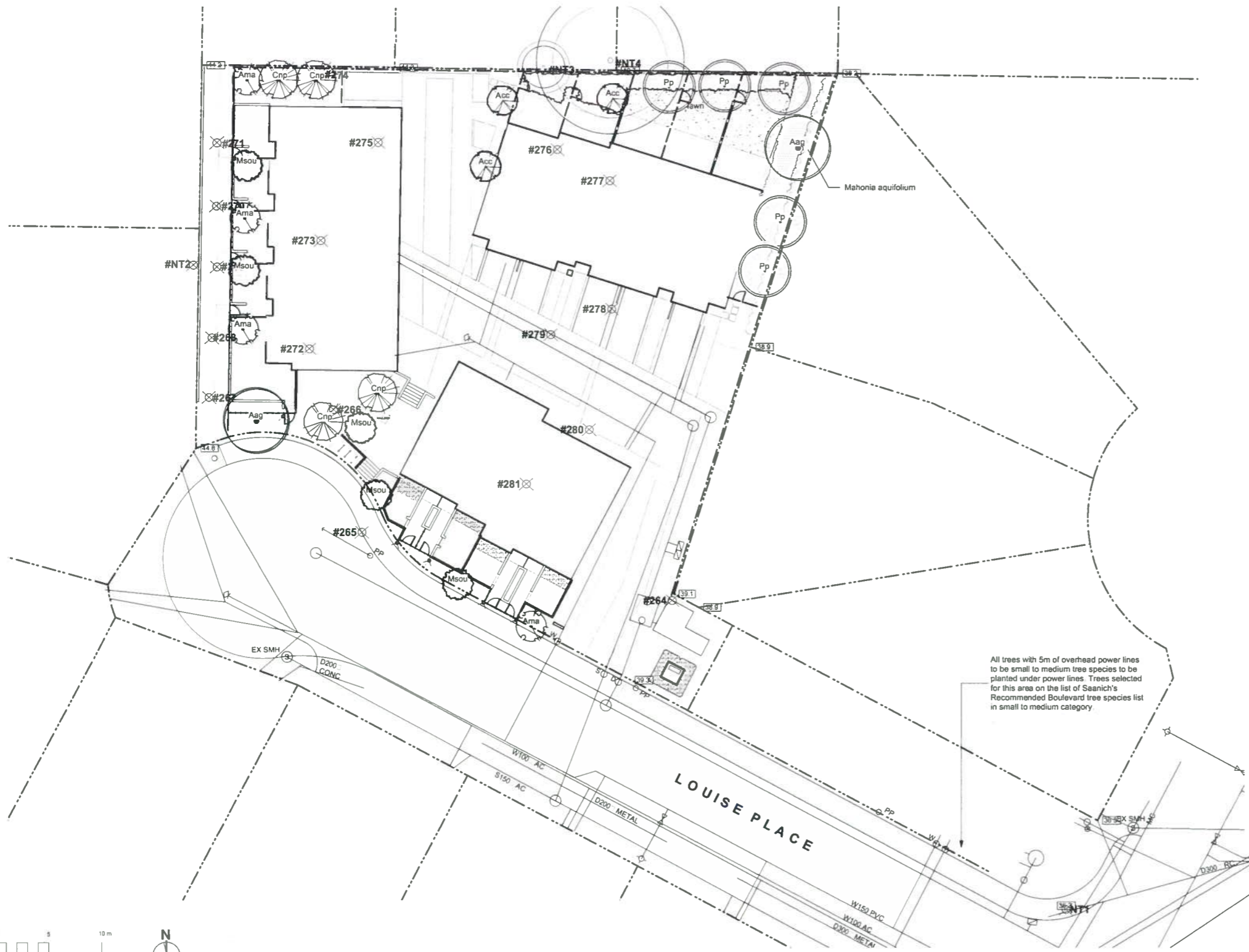
client  
**Formwell Homes Ltd.**  
841 Fort Street  
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Project  
3834 OPHIR STREET  
3834 Ophir Street  
Saanich, BC

sheet title  
**Landscape Grading and Stormwater Management**

|              |                 |
|--------------|-----------------|
| project no.  | 119.32          |
| scale        | 1:200 @ 24"x36" |
| drawn by     | MDI             |
| checked by   | SM              |
| revision no. | sheet no.       |

5 **L1.02**



| Qty                                       | Botanical Name                          | Common Name                                   | Sch Size                       | Estimated Plant Quantity           |
|---|---|---|--------------------------------|------------------------------------|
| <b>TREES</b>                              |   |   |                                |                                    |
| Acc                                       | 3                                       | N Acer circinatum                             | Vine Maple                     | 2.4 m ht. 1.5 width                |
| Aag                                       | 3                                       | Acer rubrum Autumn Glory                      | Autumn Glory Red Maple         | 8.0m cal. b&b                      |
| Ama                                       | 4                                       | N Amelanchier x grandiflora Autumn Brilliance | Autumn Brilliance Serviceberry | 4.0m cal. b&b                      |
| Cnp                                       | 4                                       | Chamaecyparis nootkatensis Peninsula          | Noctua False Cypress           | 2.5 m ht.                          |
| Maou                                      | 5                                       | Magnolia x soulangiana                        | Saucer Magnolia                | 5.0m cal. b&b                      |
| Pp  | 5                                       | Parrotia persica 'Vanessa'                    | 'Vanessa' Ironwood             | 5.0m cal. b&b                      |
| <b>PERENNIALS AND ORNAMENTAL GRASSES:</b> |   |   |                                |                                    |
|   |   |   |                                | 172 sq.m @ 3.0 / sq.m = 258 plants |
|   | Achillea millefolium 'red velvet'       | Yarrow 'red velvet'                           | #1 pot                         |                                    |
|   | Anemone lessoniana                      | Pheasant's Tail Grass                         | #1 pot                         |                                    |
|   | Echinacea purpurea                      | Purple Coneflower                             | #1 pot                         |                                    |
|   | Miscanthus sinensis 'Little Kitten'     | Dwarf Maiden Grass                            | #1 pot                         |                                    |
|   | Miscanthus sinensis 'Morning Light'     | Etoile  | #1 pot                         |                                    |
|   | Pennisetum villosum                     | Feathertop Grass                              | #1 pot                         |                                    |
|   | Perovskia atriplicifolia 'Little Spire' | Compact Russian Sage                          | #1 pot                         |                                    |
| <b>RAIN GARDEN PLANTS:</b>                |   |   |                                |                                    |
|   |   |   |                                | 12 sq.m @ 5.0 / sq.m = 60 plants   |
|   | N Carex obovata                         | Slough Sedge                                  | Sp3                            |                                    |
|   | N Carex testacea 'Prairie Fire'         | Prairie Fire Sedge                            | #1 pot                         |                                    |
|   | N Cornus sericea 'Kelsey'               | Dwarf Red-twigged Dogwood                     | #1 pot                         |                                    |
|   | Juncus 'Carman's Grey'                  | Soft Common Rush                              | Sp3                            |                                    |
|   | N Polystichum munitum                   | Sword Fern                                    | #1 pot                         |                                    |
|   | Schizostylis coccinea 'Oregon Sunser'   | Crimson Flag                                  | #1 pot                         |                                    |
| <b>NATIVE AND ORNAMENTAL PLANTINGS</b>    |   |   |                                |                                    |
|   |   |   |                                | 232 sq.m @ 1.6 / sq.m = 348 plants |
|   | N Athyrium filix-femina var. cyclosorum | Northwestern Lady Fern                        | #1 pot                         |                                    |
|   | N Blechnum spicant                      | Deer Fern                                     | #1 pot                         |                                    |
|   | N Epimedium x rubrum                    | Barrenwort                                    | #1 pot                         |                                    |
|   | N Gautheria shallon                     | Sala!   | #1 pot                         |                                    |
|   | Hydrangea quercifolia 'Snowgem'         | Oak-Leaved Hydrangea                          | #5 pot                         |                                    |
|   | Lonicera pileata                        | Privet Honeyuckle                             | #2 pot                         |                                    |
|   | N Polystichum munitum                   | Sword Fern                                    | #1 pot                         |                                    |
|   | Rhododendron x 'Cunningham's White'     | Runningham's White Rhodod.                    | #5 pot                         |                                    |
|   | N Vaccinium ovatum                      | Evergreen Huckleberry                         | #3 pot                         |                                    |
| <b>SCREENING/BUFFER PLANTINGS:</b>        |   |   |                                |                                    |
|   |   |   |                                | 53 sq.m @ 1.5 / sq.m = 79 plants   |
|   | N Mahonia aquifolium                    | Oregon Grape                                  | #2 pot                         |                                    |
|   | Ligustrum japonicum 'Texanum'           | Waxleaf Privet                                | 1.2m ht                        |                                    |
|   | Taxus x media                           | Hybrid Yew                                    | #5 pot                         |                                    |
| <b>UNDERPLANTING UNDER EXISTING TREES</b> |   |   |                                |                                    |
|   |   |   |                                | 54 sq.m @ 1.8 / sq.m = 94 plants   |
|   | N Gautheria shallon                     | Sala!   | #1 pot                         |                                    |
|   | N Polystichum munitum                   | Sword Fern                                    | #1 pot                         |                                    |
|   | N Oxalis oregana                        | Redwood Sorrel                                | Sp3                            |                                    |
|   | N Vancouveriana hexandra                | Inside-out Flower                             | Sp3                            |                                    |
|   | Tiarella '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.

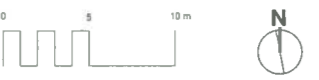
**LEGEND**

**TREE SUMMARY**

Bylaw Protected Trees Removed: 6  
 New Trees Proposed Onsite: 24

Replacement trees will be of the appropriate scale, species and location to meet the District of Saanich requirements.

Refer to Talbot and Associates plan and report for full details, to be read in association with the landscape drawings.



PRECEDENT IMAGERY - PLANTING PALETTE

- 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 following 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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 MEMBER  
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 2021-11-12

client  
 Formwell Homes Ltd.  
 841 Fort Street  
 Victoria, BC V8W 1H8

project  
 3834 OPHIR STREET  
 3834 Ophir Street  
 Saanich, BC

sheet title  
**Planting Plan**

|              |                 |
|--------------|-----------------|
| project no.  | 119 32          |
| scale        | 1:200 @ 24"x36" |
| drawn by     | MDI             |
| checked by   | SM              |
| revision no. | sheet no.       |
| 5            | <b>L3.01</b>    |