

Abstract Developments

4080 Gordon Head

Saanich, BC



Landscape Sheets

Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information
L0.02	Tree Plan
L0.03	Soil Volume Plan
L1.01	Landscape Materials
L1.02	Landscape Grading & Stormwater Management
L2.01	Landscape Sections
L3.01	Planting Plan

NOTFORCONSTRUCTION

rev no	description	date
2	DP Resubmission	10 APR 2024
1	Development Permit	01 APR 2022

client
ABSTRACT DEVELOPMENTS
 301-1106 COOK ST
 VICTORIA, BC

project
4080 GORDON HEAD
 4080 GORDON HEAD ROAD
 VICTORIA, BC

sheet title
Cover

project no.	122.07
scale	1: 250 @ 24"x36"
drawn by	MV
checked by	SM
revision no.	sheet no.
2	L0.00

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. 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 NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.
3. Landscape retaining wall within tree protection zone to use a pre-cast block installed over open graded granular or structural soil base (no footing). Max height 600 mm. Construction will use best management practices in consultation with the Project Arborist to minimize native topsoil disturbance and topsoil compaction.
4. Patios within tree protection zone to use a permeable pavers and will provide drainage to the adjacent landscape, mimicking the existing site condition.
5. Path within tree protection zone to use 100 mm thick granular crush installed over the existing grade surface. Construction will use best management practices in consultation with the Project Arborist to minimize native topsoil disturbance and topsoil compaction.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab 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.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
2. 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.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation.
4. 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.
5. Refer to electrical drawings for electrical services.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. 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.
8. 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.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. 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.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyager Way, Richmond, BC, V6X 3G9, p. 804-273-8225. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. 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.
4. Trees to be planted minimum 1m away from property line.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees are planted a minimum of 1.5m away from proposed and existing underground services. Where boulevard trees are planted adjacent to hard surfaces, root barriers are proposed.
2. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. 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.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. 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.
7. 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.
8. 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.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

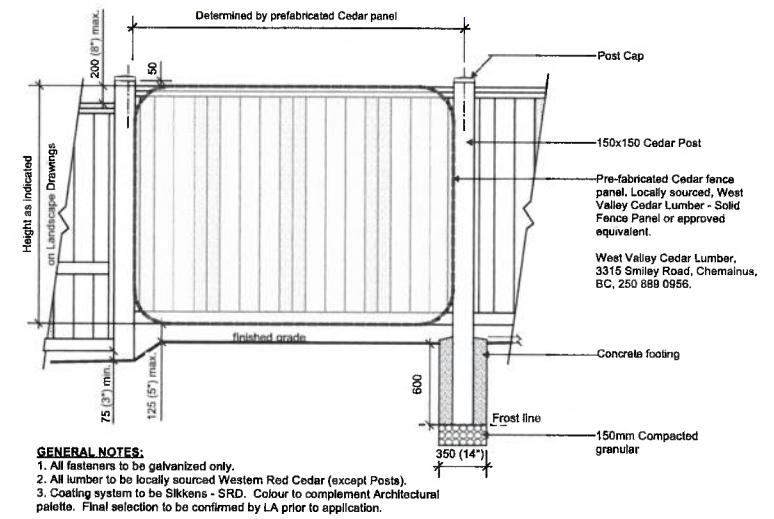
1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

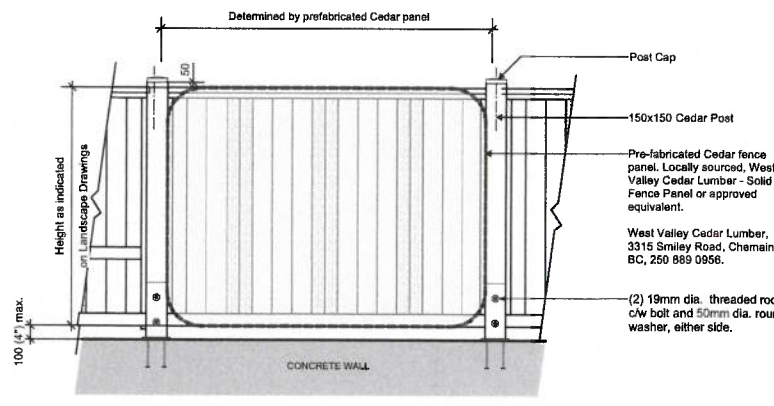
APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BOTTOM OF CURB	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BM	BENCHMARK	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STEP	NO	NUMBER
BW	BOTTOM OF WALL	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CB	CATCH BASIN	ON	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CIP	CAST IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PE	POLYURETHANE
CLR	CLEARANCE	PI	POINT OF INTERSECTION
CM	CENTIMETER	PL	PROPERTY LINE
CO	CLEAN OUT	PT	POINT, POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CU M	CUBIC METRE	QTY	QUANTITY
DEG	DEGREE	R	RADIUS
DEMO	DEMOLISH, DEMOLITION	REF	REFERENCE
DIA	DIAMETER	REIN	REINFORCED
DIM	DIMENSION	REQ'D	REQUIRED
DTL	DETAIL	REV	REVISION
DWG	DRAWING	ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EACH	SAN	SANITARY
EL	ELEVATION	SD	STORM DRAIN
ENG	ENGINEER	SFT	SQUARE FOOT (FEET)
EQ	EQUAL	SHT	SHEET
EST	ESTIMATE	SIM	SIMILAR
E.W.	EACH WAY	SPECS	SPECIFICATIONS
EXIST	EXISTING	SQ M	SQUARE METRE
EXP	EXPANSION, EXPOSED	ST	STORM SEWER
FPE	FINISHED FLOOR ELEVATION	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FL	FLOW LINE	SYM	SYMMETRICAL
FOC	FACE OF CURB	T&B	TOP AND BOTTOM
FT	FEET (FEET)	TC	TOP OF CURB
FTC	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TH	THICK
GEN	GENERAL	TOPO	TOPOGRAPHY
GR	GRADE ELEVATION	TR	TOP OF RAMP
HORIZ	HORIZONTAL	TS	TOP OF STEP
HP	HIGH POINT	TW	TOP OF WALL
HT	HEIGHT	VAR	VARIABLE
ID	INSIDE DIAMETER	VOL	VOLUME
INV	INVERT ELEVATION	W	WITH
IN	INCH(ES)	W/O	WITHOUT
INCL	INCLUDE(D)	WT	WEIGHT
JT	JOINT	WL	WATER LEVEL
LF	LINEAR FEET	WWF	WELDED WIRE FRAME
LP	LOW POINT	YD	YARD
@			AT

LEGEND

- Property line
- Extent of Parkade, below
- Building Overhang
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Root Barrier
- Irrigation Sleeve
- Cast in Place Concrete Pavement - Broom Finish Toolled Joints
- Vehicular Unit Paving Type 1
- Vehicular Unit Paving Type 2
- Specialty Unit Paving
- Unit Paving: Hydra-Pressed Slab (Patios)
- Granular Path
- Cast in Place Concrete Feature Band
- Shrub Planting Area
- Grass Area
- Rain Garden Area
- Seating / Retaining Wall
- Entry Monument Stone Masonry Feature
- Wood Fence, 1.8m high (shown offset for clarity)
- Privacy Fence
- Controlled Access Patio Gate
- Metal Construction
- Bike Parking Rack
- Planter with ornamental plantings
- Light Bollard
- Proposed New Trees
- Bylaw Protected or Neighbouring Tree Retained and its critical root zone.

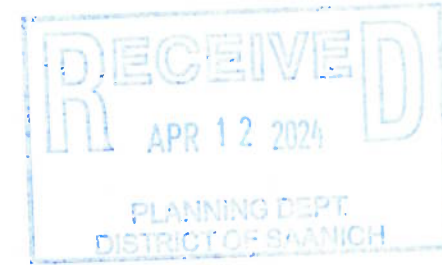


1 Typical 6' Wood Fence On Grade Scale: 1:25



2 Typical 6' Wood Fence On Concrete Wall Scale: 1:25

- GENERAL NOTES:**
1. All fasteners to be galvanized only.
 2. All lumber to be locally sourced Western Red Cedar (except Posts).
 3. Coating system to be Sikens - SRD. Colour to complement Architectural palette. Final selection to be confirmed by LA prior to application.



NOTFORCONSTRUCTION

rev no	description	date
2	DP Resubmission	10 APR 2024
1	Development Permit	01 APR 2022

MDI
Landscape Architects

3384a Ferguson Ave
Victoria, BC V8L 3P6

Phone: 250 412-2861
Fax: 250 412-2862

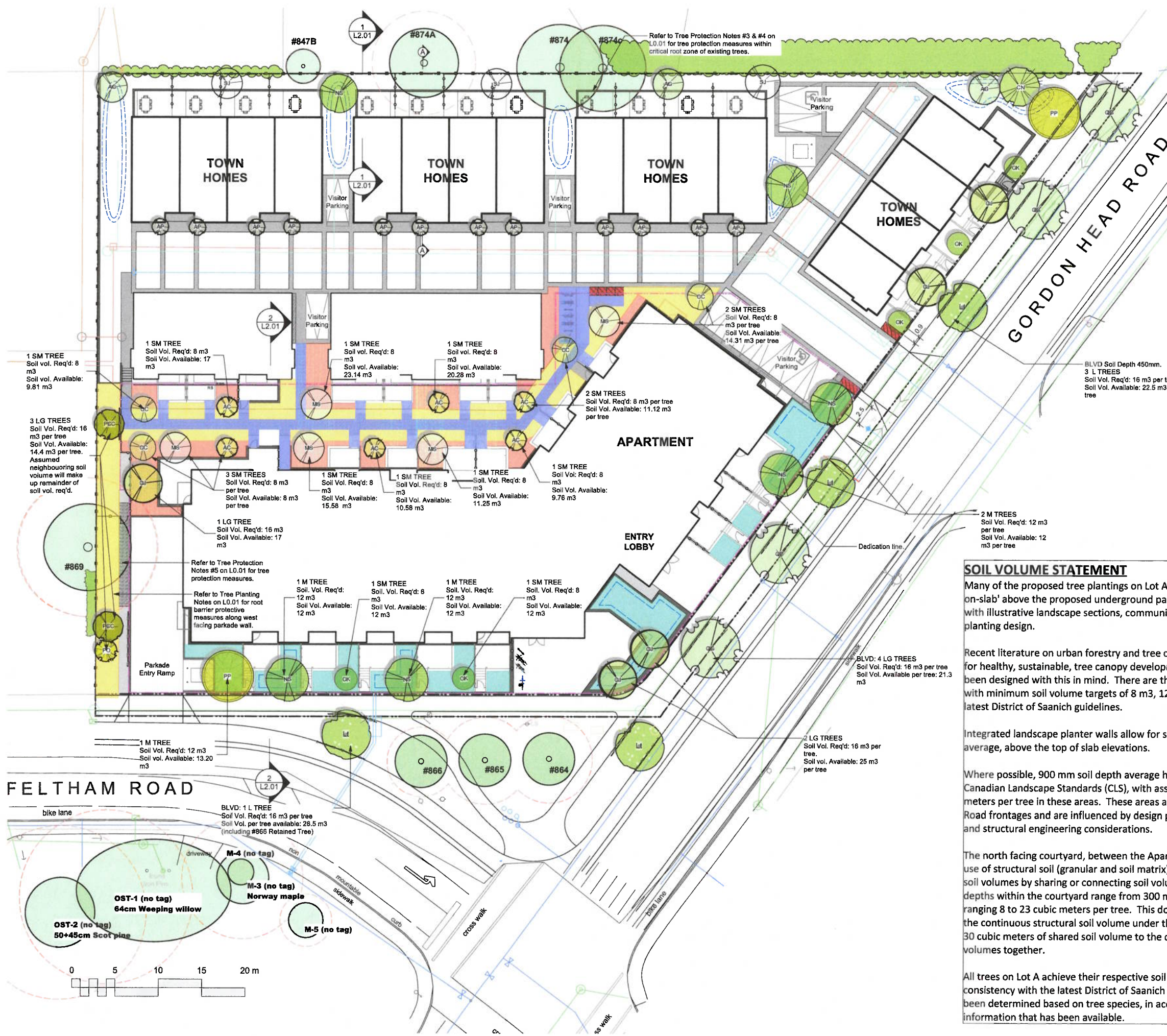
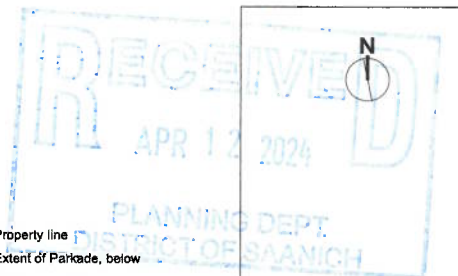
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2022-04-10
Not For Construction

client
ABSTRACT DEVELOPMENTS
301-1106 COOK ST
VICTORIA, BC

project
4080 GORDON HEAD
4080 GORDON HEAD ROAD
VICTORIA, BC

sheet title
General Information

project no.	122.07
scale	1:200 @ 24"x36"
drawn by	MV
checked by	SM
revision no.	sheet no.
	L0.01



LEGEND

- Property line
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- Proposed New Trees
- Bylaw Protected or Neighbouring Tree Retained and its critical root zone.

SOIL VOLUME LEGEND

- Soil Depth: 200mm on Average
Structural soil under pathway.
- Soil Depth: 450mm on Average
- Soil Depth: 600mm on Average
- Soil Depth: 900mm on Average

NOTE: Soil volume for Replacement Trees to be as follows: minimum 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

Tree size has been determined based on Saanich Guidelines.

SOIL VOLUME STATEMENT

Many of the proposed tree plantings on Lot A of the project site are proposed as being planted on-slab' above the proposed underground parking garage. The soil volume plan, in combination with illustrative landscape sections, communicate the soil volume strategy for the proposed tree planting design.

Recent literature on urban forestry and tree canopy growth highlight the importance of soil volume for healthy, sustainable, tree canopy development over time. The tree planting design for Lot A has been designed with this in mind. There are three proposed tree sizes: small, medium, and large, with minimum soil volume targets of 8 m³, 12 m³ and 16 m³ respectively, in accordance with the latest District of Saanich guidelines.

Integrated landscape planter walls allow for soil depths ranging from 450 mm to 900 mm on average, above the top of slab elevations.

Where possible, 900 mm soil depth average has been achieved, which is consistent with the Canadian Landscape Standards (CLS), with associated soil volumes ranging from 12 to 25 cubic meters per tree in these areas. These areas are focused on the Gordon Head Road and Feltham Road frontages and are influenced by design parameters relating to site grading and architectural and structural engineering considerations.

The north facing courtyard, between the Apartment building and the Townhome blocks includes use of structural soil (granular and soil matrix) below the shared pathway network to help maximise soil volumes by sharing or connecting soil volumes with adjacent planters/planting areas. The soil depths within the courtyard range from 300 mm to 600 mm depth and achieve soil volumes of ranging 8 to 23 cubic meters per tree. This does not include the shared volume' that is facilitated by the continuous structural soil volume under the shared pathway network. This adds an additional 30 cubic meters of shared soil volume to the courtyard landscape and connects adjacent soil volumes together.

All trees on Lot A achieve their respective soil volume targets based on tree size indicating consistency with the latest District of Saanich guidelines. The specified tree size classifications have been determined based on tree species, in accordance with the latest District of Saanich information that has been available.

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client
ABSTRACT DEVELOPMENTS
301-1106 COOK ST
VICTORIA, BC

project
4080 GORDON HEAD
4080 GORDON HEAD ROAD
VICTORIA, BC

sheet title
Soil Volume Plan

project no.	122.07
scale	1:200 @ 24"x36"
drawn by	MV
checked by	SM
revision no.	sheet no.

L0.03



- LEGEND**
- Property line
 - Extent of Parkade, below
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 - Root Barrier
 - Irrigation Sleeve
 - Cast in Place Concrete Pavement - Broom Finish Tooled Joints
 - Vehicular Unit Paving Type 1
 - Vehicular Unit Paving Type 2
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client
ABSTRACT DEVELOPMENTS
301-1106 COOK ST
VICTORIA, BC

project
4080 GORDON HEAD
4080 GORDON HEAD ROAD
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sheet title
Landscape Materials

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L1.01

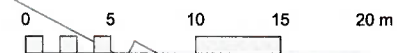
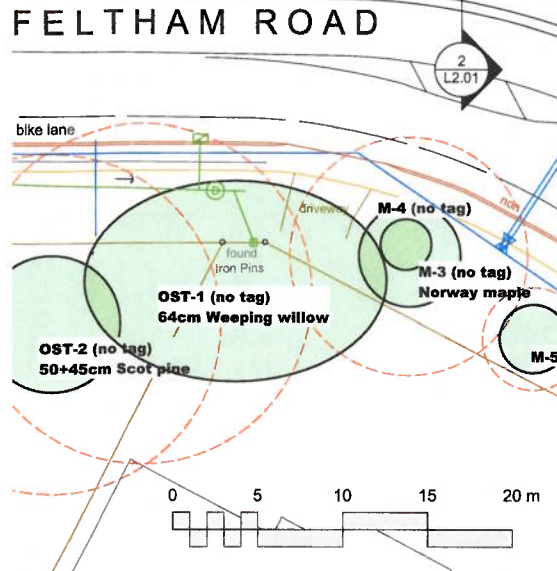
1. Rain Gardens
Depressions in the landscape that collect and treat rain water runoff from the buildings. Wetland grasses and small trees.



2. Inner Courtyard
Shaded area with patios and green foliage reminiscent of the west coast forest: ferns, grasses, small trees.



3. Frontage
Stepped patios with robust plantings, small trees and architectural screens between units for privacy.





RECEIVED
APR 12 2024
PLANNING DEPT.
DISTRICT OF SAANICH

NOTFORCONSTRUCTION

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RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site or to permeable pavement in the drive aisle.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area. 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 onsite vehicular impervious surfaces and roof water of two of the townhome buildings.

All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

Stormwater Calculations

Saanich Schedule 'H' Stormwater Storage Calculations

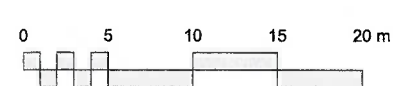
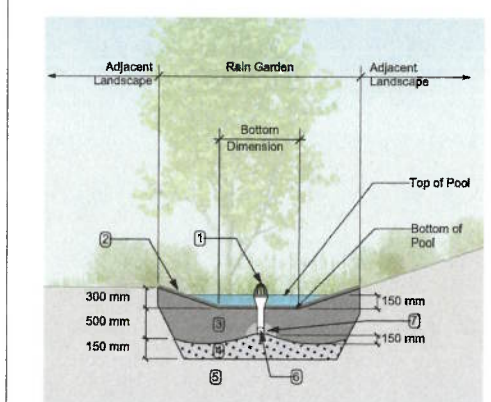
	Impervious Area (sq. m.)	Required Storage Volume (based on 100 cu m / ha)
Apartment Building Roof	1590	15.9
Town Home Roof Areas	1490	14.9
Total	3080	30.8

Rain Garden Storage Calculations

	Area (sq. m.)	Storage per sq m (cu m)	Total Storage (cu m)
Rain Garden #1 Apartment	10	0.3	3
Rain Garden #2 Apartment	10	0.3	3
Rain Garden #3 Apartment	36	0.3	11
Rain Garden #4 Apartment	35	0.3	11
Sub Total			27
Rain Garden #5 Town Home	22	0.3	7
Rain Garden #6 Town Home	10	0.3	3
Rain Garden #7 Town Home	10	0.3	3
Rain Garden #7 Town Home	14	0.3	4
Rain Garden #9 Town Home	24	0.3	7
Sub Total			24
Total			51

Assumptions

- Rain Garden design based on 150 mm live ponding plus 500 mm of sand/compost rain garden growing medium (30% void space).
- Storage Volume of Rain Garden per sq. m. = 0.3 cu. m.
- Required Storage Volume based on 100 cu m / ha impervious area, as per Saanich Schedule 'H' requirements. Site is located in type 2 Watershed. Refer to Civil for impervious area and requirements calculations.



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Landscape Grading & Stormwater Management

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L1.02



NOTFORCONSTRUCTION



1. Boulevard Trees
 Quercus garryana and Liriodendron tulipifera to be established along the boulevard within a lawn planted area.

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
AC	6	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width *
AG	3	Acer griseum	Paperbark Maple	3.0 m ht
AP	12	Acer palmatum 'Mikawa Yatsubusa'	Japanese Maple	min. 1m height
CJ	5	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
CC	4	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
CN	1	Chamaecyparis nootkatensis 'Pendula'	Noddy False Cypress	3.0 m ht
CK	5	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b *
LT	4	Liriodendron tulipifera	Tuliptree	8.0cm cal, b&b
MS	5	Magnolia stellata	Star Magnolia	5.0cm cal, b&b
NS	6	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	5.0cm cal, b&b
PP	2	Parrotia persica	Persian Ironwood	5.0cm cal, b&b
PO	1	Picea omorika	Siberian Spruce	2.5m ht, b&b
PCC	2	Pinus contorta var. contorta	Shore Pine	2.5m b&b, irregular
QG	4	Quercus garryana	Garry Oak	5.0cm cal, b&b
SJ	3	Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b

STREETSCAPE PLANTS

La	137	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Lp	91	Lonicera pileata	Privet Honeysuckle	#1 pot

ORNAMENTAL PLANTS

Afi	72	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Bs	59	Blechnum spicant	Deer Fern	#1 pot
Cts	10	Cholera temata 'Sundance'	Sundance Mexican Orange	#3 pot
Cme	7	Clematis montana 'Elizabeth'	Anemone Clematis	#2 pot
Ep	64	Echinacea purpurea	Purple Coneflower	#1 pot
Fug	9	Fuchsia genii	Hardy Fuchsia	#1 pot
Gsh	41	Gaultheria shallon	Salel	#1 pot
Hq	11	Hydrangea quercifolia 'Snowgem'	Oak-Leaved Hydrangea	#5 pot
Ma	10	Mahonia aquifolium	Oregon Grape	#2 pot
Mai	84	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot
Oo	164	Oxalis oregana	Redwood Sorrel	Sp3
Pat	64	Perovskia atriplicifolia	Russian Sage	#1 pot
Ptg	21	Pittosporum tenuifolium 'Golf Ball'	Golf Ball Pittosporum	#1 pot
Pwb	67	Pittosporum tenuifolium 'Wrinkled Blue'	Wrinkled Blue Kohuhu	#3 pot
Pm	26	Polystichum munitum	Sword Fern	#1 pot
Rcw	9	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	#5 pot
Vo	26	Vaccinium ovatum	Evergreen Huckleberry	#3 pot

RAIN GARDEN PLANTS:

Co	381	Carex otrubia	Slough Sedge	Sp3
Jcg	1022	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Ma	38	Mahonia aquifolium	Oregon Grape	#2 pot
Pm	77	Polystichum munitum	Sword Fern	#1 pot
Vo	77	Vaccinium ovatum	Evergreen Huckleberry	#3 pot
Vbo	46	Verbena bonariensis	Tall Verbena	#1 pot

SCREENING PLANTS

Ljt	41	Ligustrum japonicum 'Texanum'	Waxleaf Privet	1.2m ht
Ma	7	Mahonia aquifolium	Oregon Grape	#2 pot
Myc	18	Myrica californica	Pacific Wax Myrtle	#3 pot
Tax	126	Taxus x media	Hybrid Yew	#5 pot



2. Inner Courtyard
 Shaded area with patios and green foliage reminiscent of the west coast forest: ferns, grasses, small trees.

rev no	description	date
2	DP Resubmission	10 APR 2024
1	Development Permit	01 APR 2023



client
ABSTRACT DEVELOPMENTS
 301-1106 COOK ST
 VICTORIA, BC

project
4080 GORDON HEAD
 4080 GORDON HEAD ROAD
 VICTORIA, BC

sheet title
Planting Plan

project no. 122.07

scale 1:200 @ 24"x36"

drawn by MV

checked by SM

revision no. sheet no.

L3.01

* Multi-stem trees to have min. 4cm caliper calculated using 3 largest stems.