

LEGEND

Property line
Extent of Roof, above
Extent of Parkade, below

UNDERGROUND UTILITIES

EXISTING PROPOSED

Storm drain
Sewer
Water
Electrical
Gas

LANDSCAPE MATERIALS

Unit Paving - Parking Areas
Unit Paving - Pedestrian Areas
Standard Pavers over gravel base
Unit Paving - Patios
Hydressed Slabs on pedestals
Cast in place Concrete paving
Asphalt paving - Bike Path
Shrub and Tree Planting Area
Rain Garden Area
Lawn Area
Naturalized Grass Area
Garry Oak native seed mix
Cast in Place concrete wall, height varies, refer to Grading Plan
Split Rail fence, 2 rail height
Wood Privacy Screen, max 1.8 m height
Metal guardrail, refer to Arch dwgs.
Bike Rack (12 bicycle stalls total)
Bicycle Repair Station (1)
Root Barrier (Deep Root UB-18), Install 2 linear meters each direction from each of the boulevard trees, as indicated.

EXISTING TREES

Provided for reference only. Refer to Arborist's Report for detailed information on existing trees.

999 Existing Tree to be Retained
899 Existing Tree to be Removed
Tree Tag #

PARK

MCKENZIE AVENUE

DRAWING NOTES

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RECEIVED
JAN 18 2024
PLANNING DEPT.
DISTRICT OF SAANICH

NOT FOR CONSTRUCTION

rev no	description	date
6	DP Revised	2024.01.12
5	Issued for DP	2021.07.30
4	ISSUED FOR ADP	2019.12.06
3	DP REVISED	2019.06.21
2	DP Reissue	2018.12.03

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REGISTERED MEMBER
Scott Murdoch
341
2024-01-12

client
GT MANN CONTRACTING LTD.
1551 BROADMEAD AVE,
VICTORIA, BC

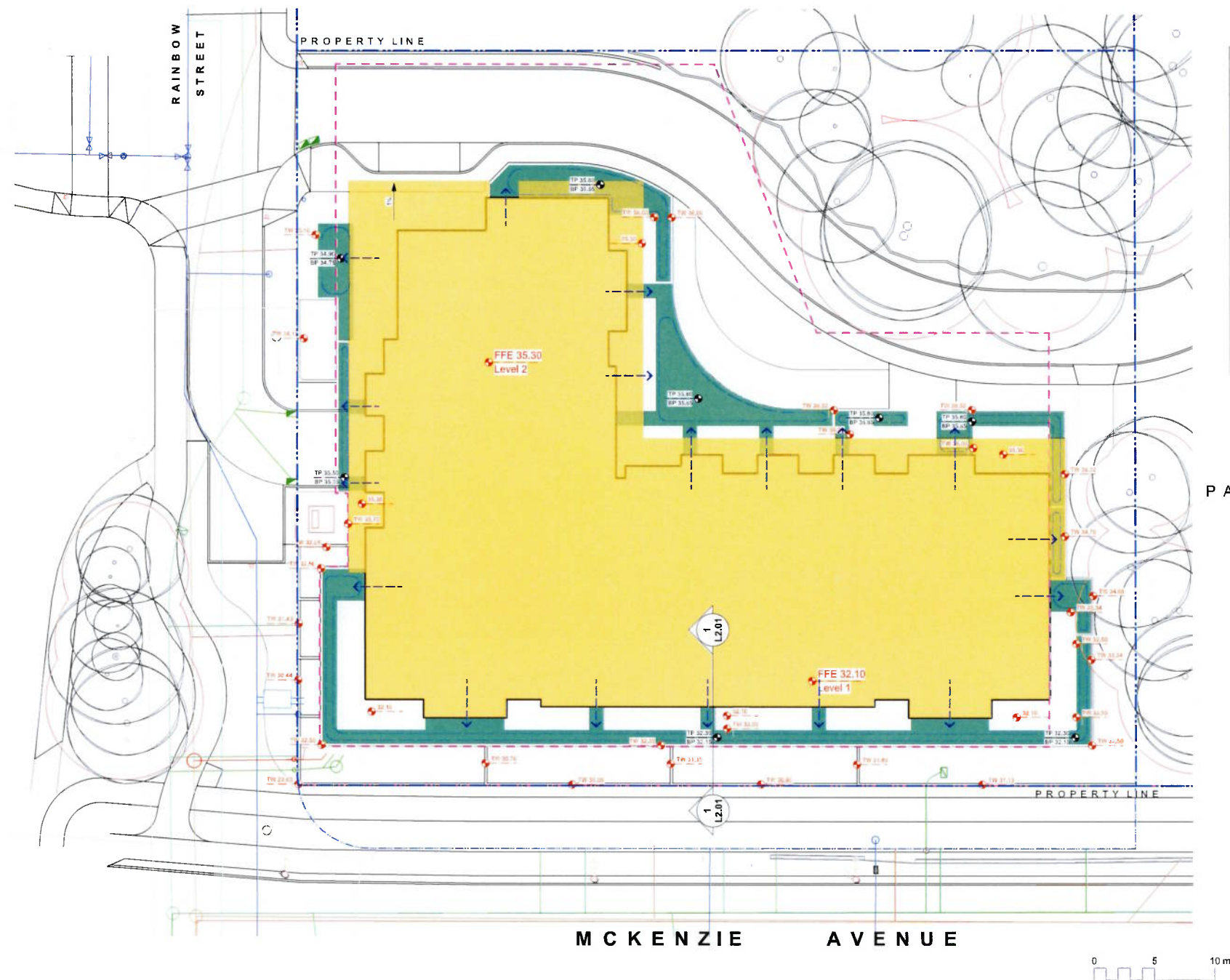
project
RAINBOW HILL RESIDENCES

804, 812, 820 MCKENZIE AVE, SAANICH, BC

sheet title
Landscape Materials

project no.	117.26
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revised by	
sheet no.	6

L1.01



LEGEND

- Property line
- 46.15
Architectural grade, provided for reference
- Direction of Flow
- Rain Garden Area
- Roof area, runoff drains to rain garden

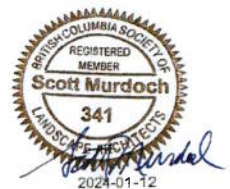


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Landscape Planning & Design

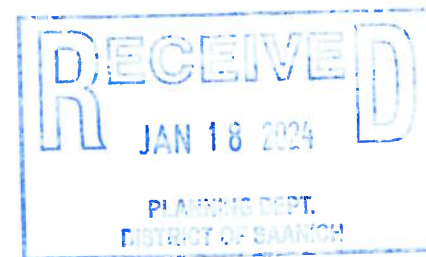
201-424-0444 (Vancouver) 250-412-2831 (Victoria)
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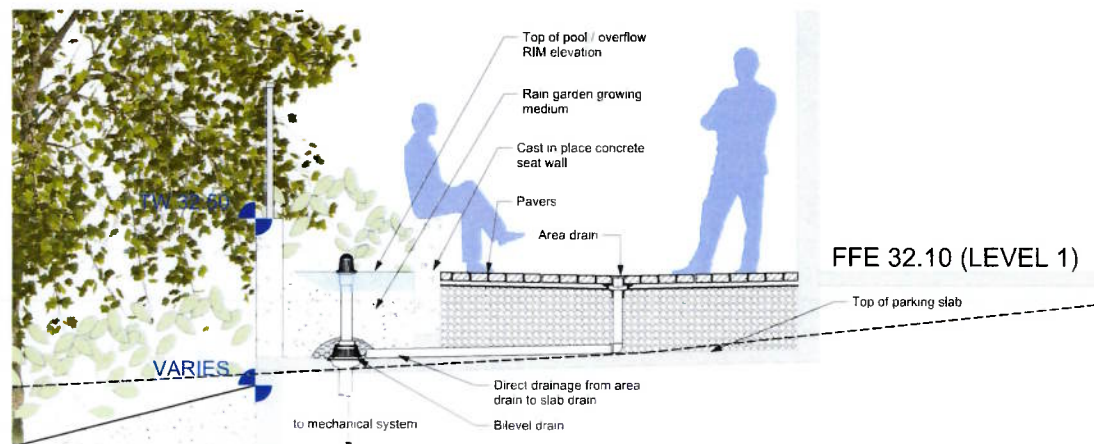
project
RAINBOW HILL RESIDENCES
804, 812, 820 MCKENZIE
AVE, SAANICH, BC
sheet title

Stormwater Management



DRAWING NOTES

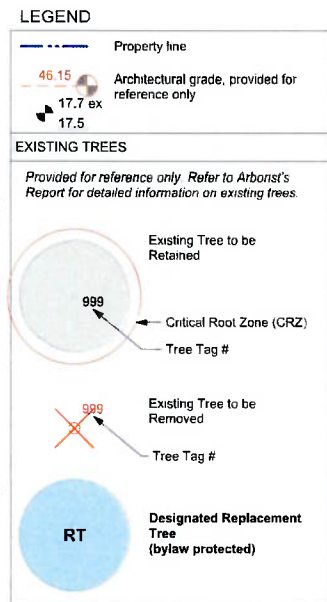
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1 Rain Planter on Slab
Scale: 1:25

project no.	117.26
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SA
revision no.	sheet no.
6	L1.02

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TREE SUMMARY

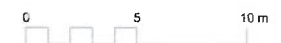
Refer to Arborist's Report for detailed information on existing trees.

New Trees Proposed Onsite: 37
Total Replacement Trees Onsite: 35
Proposed Boulevard Trees: 10

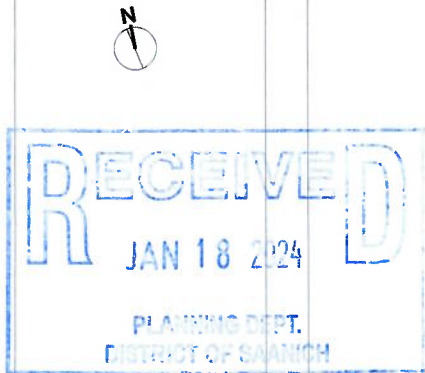
Replacement trees will be of the appropriate scale, species and location to meet the District of Sanich requirements. Refer to arborist report and L3.01 Planting Plans for additional information.

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

All excavation within tree's critical root zone to be supervised by project Arborist. Tree retention to be determined at time of excavation. If retention not possible, replacement trees to be planted, as per District of Saanich Tree Replacement Bylaw.



Estimated soil volume for boulevard trees - 15 cu. m. per tree. See planting plan for species.



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rev no	description	date



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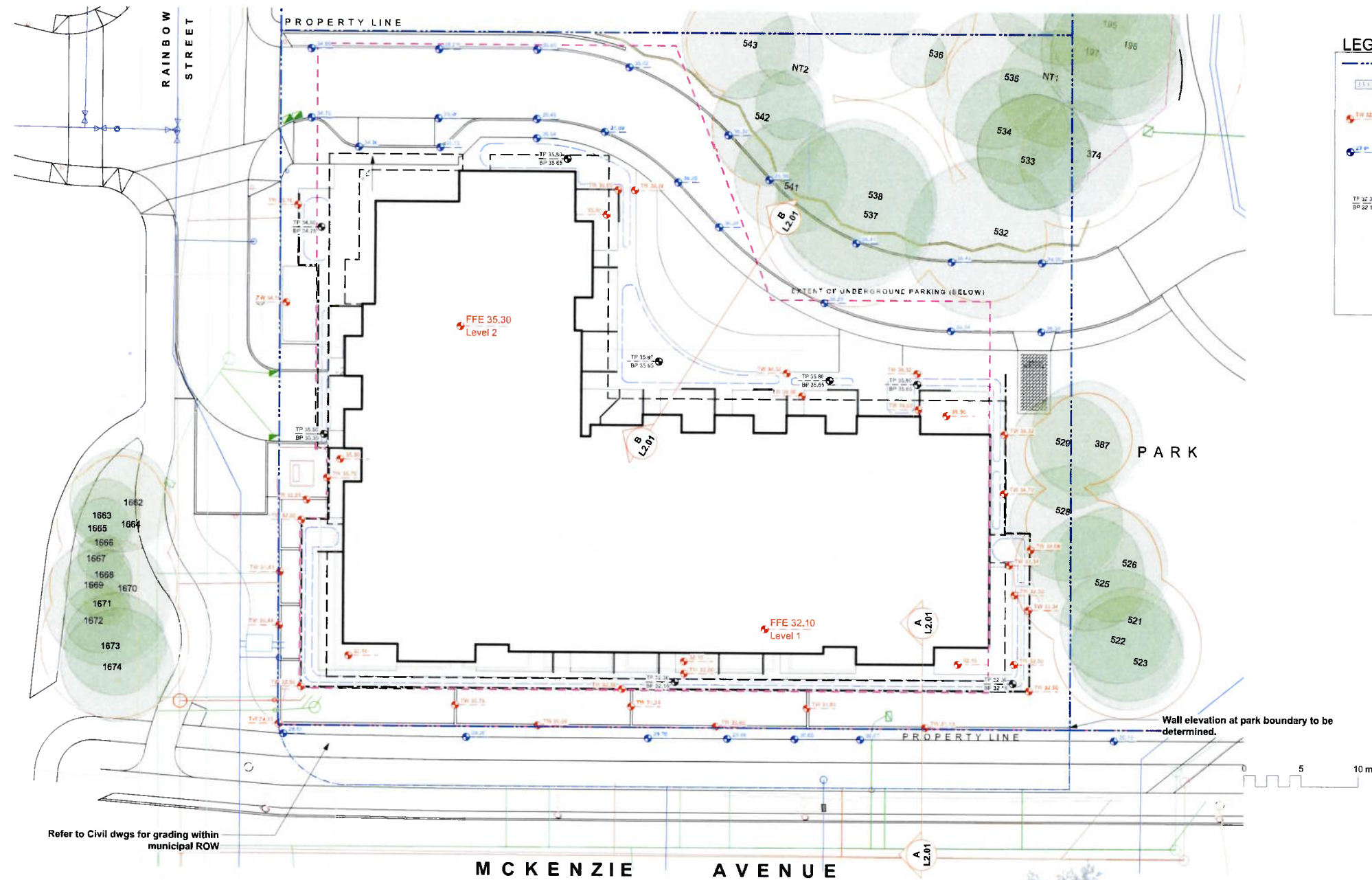
project
RAINBOW HILL RESIDENCES

804, 812, 820 MCKENZIE
AVE, SAANICH, BC

Tree Retention Plan

project no.	117.26	
scale	1" = 150'	@ 24"x36"
drawn by	MDI	
checked by	SM	
revision no.	sheet no.	

6 L1.03



LEGEND

- Property line
- Existing grade
- Architectural grade, provided for reference only
- Civil grade, provided for reference only
- Preliminary Landscape Grade
- Existing Grade
- TC Top of Curb
- TW Top of Wall
- BW Bottom of Wall
- TP Top of Pool
- BP Bottom of Pool

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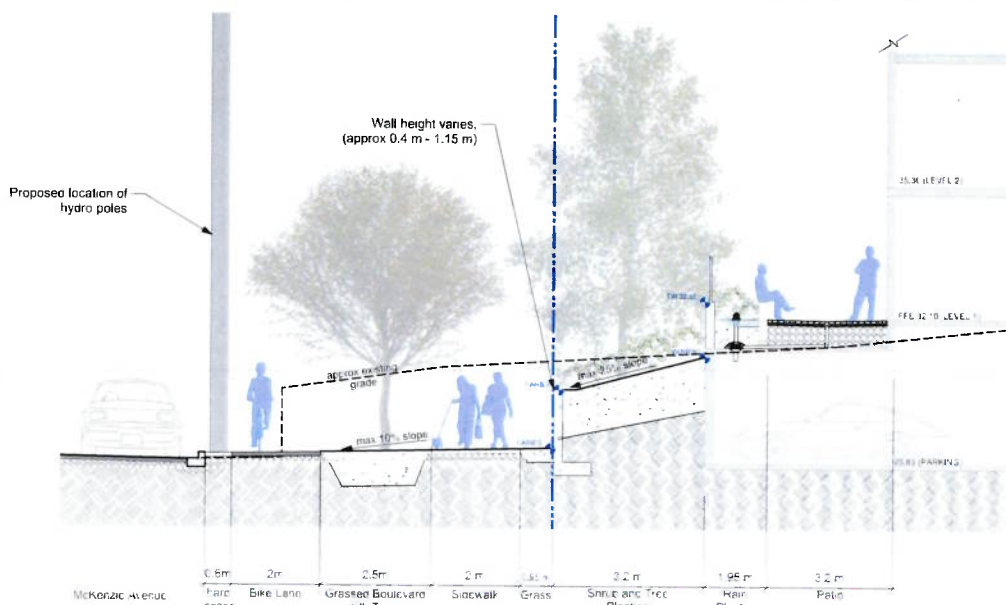
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AVE, SAANICH, BC

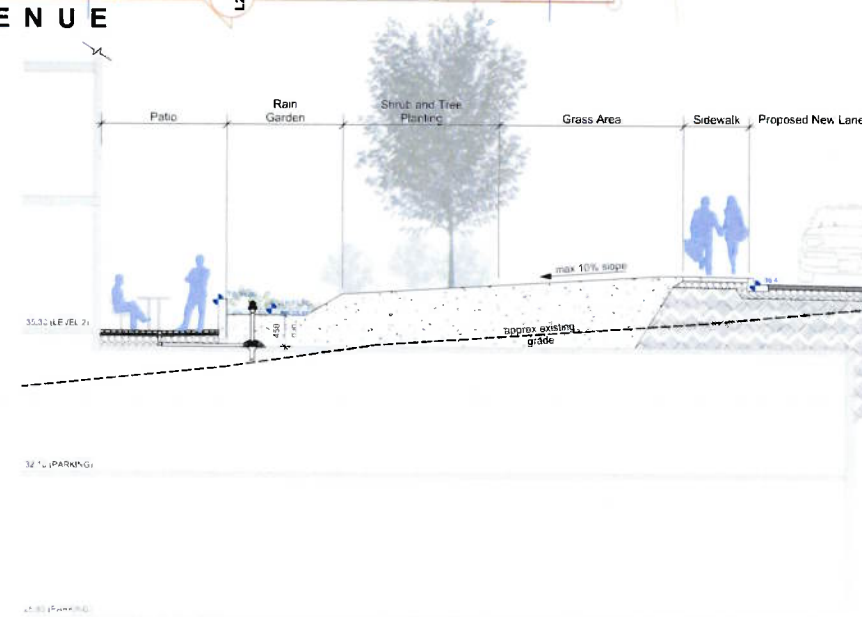
sheet title
Landscape Grading

project no.	117.26
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revised no.	sheet no.

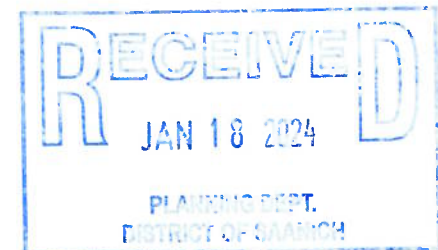
6 L2.01



A Section AA
Scale: 1:75

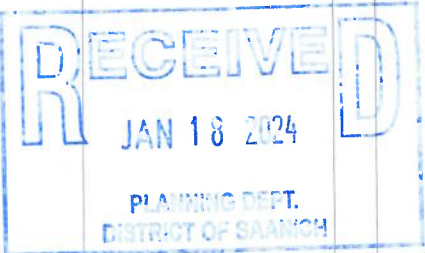
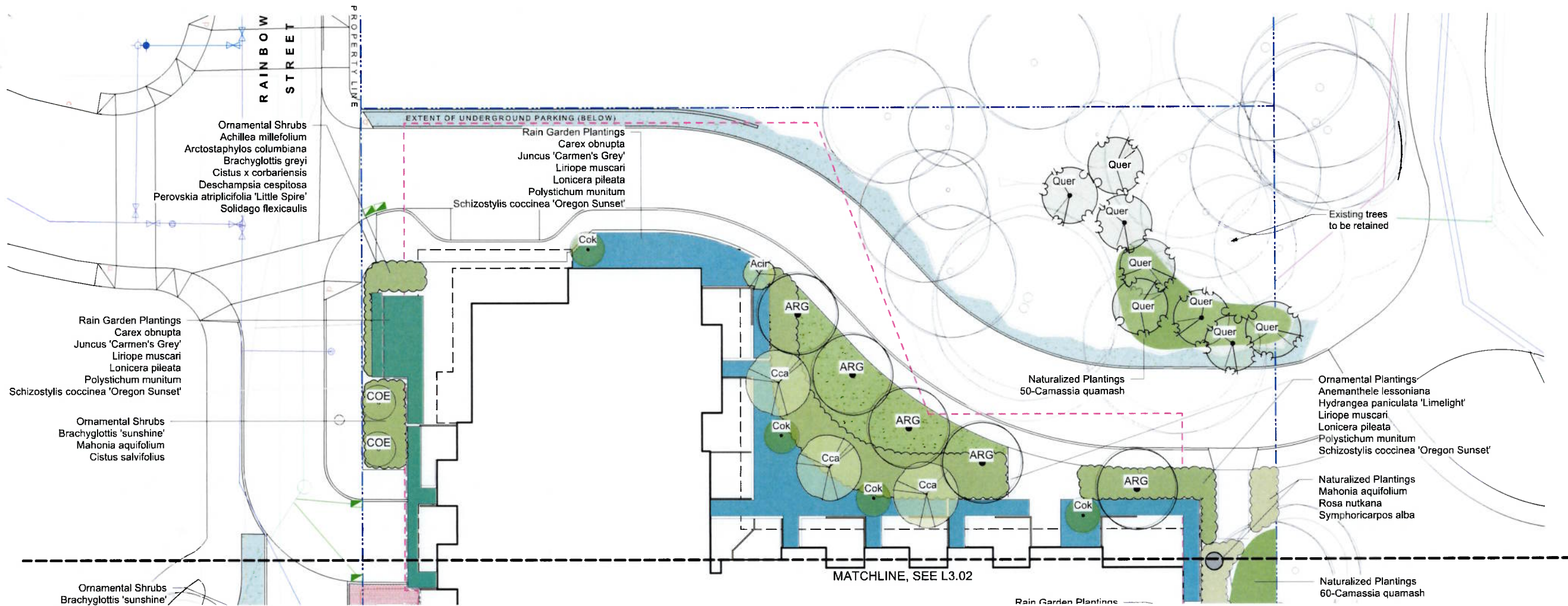


B Section BB
Scale: 1:75



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VICTORIA, BC

project
RAINBOW HILL RESIDENCES

804, 812, 820 MCKENZIE
AVE, SAANICH, BC

sheet title

Planting Plan

project no.	117.26
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revisor no.	sheet no.

6 **L3.01**

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
Acir	2	Acer circinatum	Vine Maple	Multistem, 4cm cal, b+b*
ARG	5	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	5.0cm cal. b&b
ARB	2	Acer rubrum 'Bowhall'	Autumn Flame Tm Scarlet Mapl	6.0cm cal. b&b
Cca	3	Cercis canadensis	Eastern Redbud	5.0cm cal. b&b
COE	4	Cornus 'Eddie's White Wonder'	Flowering Dogwood	5.0cm cal. b&b
Cok	5	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	Multistem, 4cm cal, b+b*
Kp	1	Koelerutena paniculata	Panicle Goldenrain tree	5.0cm cal. b&b
Ppe	5	Parrotia persica 'Vanessa'	Ruby Vase Persian Ironwood	6.0cm cal. b&b
Oge	7	Quercus garryana	Garry Oak	5cm cal
Quer	13	Quercus garryana	Garry Oak	2.5cm cal
ORNAMENTAL SHRUBS/FERN/PERENNIALS:				
90		Achillea millefolium	Yarrow	Sp3
41		Anemathele lessoniana	Pheasant's Tail Grass	#1 pot
11		Arctostaphylos columbiana	Harry Manzanita	#5 pot
2		Brachyglottis greyi	Daisy Bush	#1 pot
60		Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot
21		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot
108		Ceanothus glaucosus	Point Reyes Creeper	#1 pot
47		Cistus salvifolius	Sage Leaf Rock Rose	#1 pot
12		Cistus x corbariensis	Rock Rose	#1 pot
4		Deschampsia cespitosa	Tufted Hair Grass	Sp3
7		Garrya elliptica 'James Roof'	Silk-tassel Bush	#5 pot
7		Holodiscus discolor	Oceanspray	#2 pot
39		Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3 pot
101		Liriope muscari	Lily turf	#1 pot
25		Lonicera pileata	Privet Honeysuckle	#2 pot
40		Mahonia aquifolium	Oregon Grape	#1 pot
83		Perovskia atriplicifolia 'Little Spire'	Compact Russian Sage	#1 pot
13		Polystichum munitum	Sword Fern	#1 pot
113		Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
11		Solidago flexicaulis	Zigzag Goldenrod	Sp3
RAIN GARDEN PLANTS:				
151		Carex buchanii	Leatherleaf Sedge	Sp3
316		Carex obovata	Silough Sedge	Sp3
151		Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3
67		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
334		Juncus 'Carmen's Grey'	Carmen's Grey Rush	Sp3
150		Liriope muscari	Lily turf	#1 pot
51		Lonicera pileata	Privet Honeysuckle	#2 pot
136		Polystichum munitum	Sword Fern	#1 pot
55		Rudbeckia triloba	Three-lobed Coneflower	#1 pot
81		Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
NATIVE PLANTS				
111		Camassia quamash	Gemmas	2 bulbs each, 40cm c.c.
16		Mahonia aquifolium	Oregon Grape	#1 pot
30		Rosa nutkana	Nutka Rose	#1 pot
45		Symphoricarpos alba	Snowberry	#1 pot

* Multi-stemmed tree size is to be the cumulative total of the largest 3 stems, measured at caliper or 15 cm height.

- PLANTING NOTES**
- Plant quantities and species may change between issuance of design drawings and Construction due to plant availability and design changes.
 - All deciduous trees to be a minimum of 4.0 cm caliper. For multi-stem trees, the combination of the three (3) largest stems to be min 4.0 cm caliper. All conifers to be min 3 m high, at time of planting.

- ON-SITE TREE PLANTING NOTES**
- For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
 - All landscaping and plant materials to be installed per BCLNA/BCSLA standards.
 - 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.
 - 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 1.5m deep.

- 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 to 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 and IABC Specifications, for all boulevard planting areas (unless otherwise indicated).
 - Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location.
 - Irrigation to boulevard landscape areas shall be provided by a separate water meter(s). Irrigation system will have separate double-check valve and controller/timer (accessible to municipal staff at all times).
 - Boulevard trees will be irrigated with a double-ring drip system.
 - 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.
 - 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 has been calculated to be 16 cu. m. / tree for large canopy trees, 12 cu. m. for medium trees, and 6 cu. m. for small trees.

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KEY PLAN
Scale: 1:500

