

RICHMOND ROAD

KINGS ROAD

LEGEND

- Property line
- 16.9 Architectural grade, provided for reference only
- 17.5 Preliminary Landscape Grade
TW Top of Wall
BW Bottom of Wall

UNDERGROUND UTILITIES (For reference only, see CIVIL drawings)

- EXISTING
 - Storm drain
 - Sewer
 - Water
- PROPOSED
 - Storm drain
 - Sewer
 - Water

LANDSCAPE MATERIALS

- Wood Fence/Screen, 1200 mm height unless otherwise noted
- Masonry Rock Wall / Building signage
- Cast In Place Concrete Curb/ Wall height varies
- Unit Paving - Walkways
- Unit Paving - At Grade Patios
- Permeable Unit Paving - Driveways and Visitor Parking
- Cast In Place Concrete Paving - Driveways
- Ornamental Planting
Refer to Planting Plan for species.
450 mm depth growing medium
- Evergreen Screening Planting
Height Varies. Refer to Planting Plan for species.
450 mm depth growing medium
- Lawn - Boulevard Areas
Sod over 150 mm depth growing medium
- Existing Trees Retained
- Existing Tree Removed

LANDSCAPE TYPOLOGIES

- A Richmond Road Unit Entries (Units 1-4): 1200 mm height fence along property line with gated walkway access to units. Size, 5 - 10 square metre patio with layered plantings and screening from street. Entry level max 1 step down from sidewalk level.
- B Richmond Road Boulevard: Existing Elm trees to be retained. Sidewalk alignment meanders to minimize impact to existing trees. Grassy boulevard to be reinstated.
- C Building Signage and Pillars: Stone Wall and Pillars.
- D Kings Road Unit Entries (Units 7-11): 1200 mm height fence along property line with gated walkway access to units. 5 - 10 square metre patio with layered plantings and screening from street. Entry level max 3 steps down from sidewalk level.
- E Kings Road Boulevard: Existing Garry Oak tree to be retained, and 3 - new Garry Oak trees to be planted. Sidewalk alignment meanders to minimize impact to existing trees. Grassy boulevard to be reinstated.
- F Screening to adjacent properties: Evergreen hedge, 1500 - 1800 mm height with canopy trees and wood fence.
- G Patio Space (Units 12-16): Size 11-22 square metre, sunken patios, with low plantings between patios. Patio access from lower floor level.
- H Vehicular Access and On-site Visitor Parking: Permeable Unit Paving with concrete bands, with specialty pattern at intersection.

1800 MM HIGH FENCE

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 BCSLA/BCUNA Landscape Standards.
- 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.

RECEIVED
MAY 15 2018
PLANNING DEPT.
DISTRICT OF SAANICH

NOT FOR CONSTRUCTION



client
ABSTRACT DEVELOPMENTS
1106 COOK STREET
VICTORIA, BC

project
2707 RICHMOND ROAD
SAANICH, BC

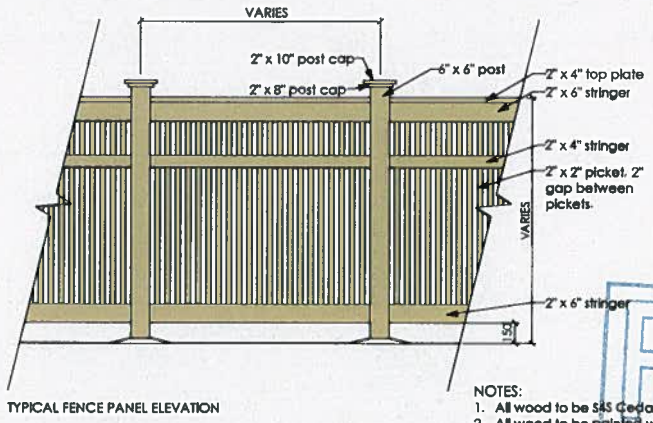
sheet title
Landscape Plan

project no.	116.27
scale	1:100 @ 24"x36"
drawn by	ML/JD
checked by	SM/PdG
revision no.	sheet no.
3	L1.01

PRECEDENT IMAGERY



FENCE WITH LAYERED PLANTINGS TO PROVIDE PRIVACY TO FRONT YARD LANDSCAPES



TYPICAL FENCE PANEL ELEVATION

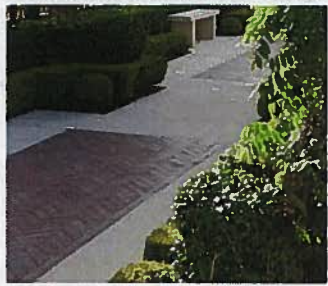
1 Typical Fence Panel
Scale: 1:25

NOTES:
1. All wood to be S&S Cedar or Fir.
2. All wood to be painted white.

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STONE BUILDING SIGNAGE / ENTRY PILLARS



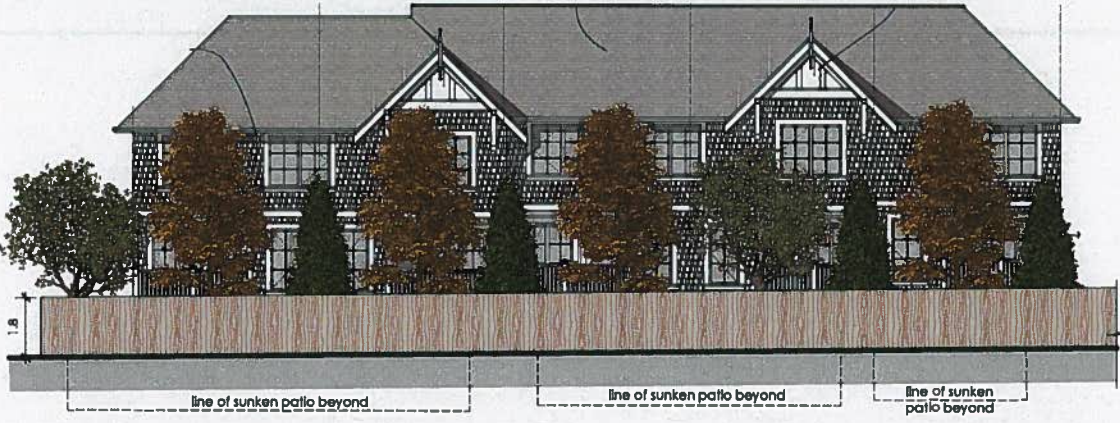
HERRINGBONE PAVERS WITH CONCRETE BANDS



PERMEABLE UNIT PAVING



Disclaimer: These images are to show design intent and not for marketing purposes. Individual images are subject to copyright.



2 Block C North Elevation
Scale: 1:100



3 Section through Building A - Unit 6
Scale: 1:100



4 Section through Building B - Unit 7
Scale: 1:100

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rev no	description	date
3	DP REV 2	18.05.09
2	DP REV 1	17.10.01
1	DP	17.04.07

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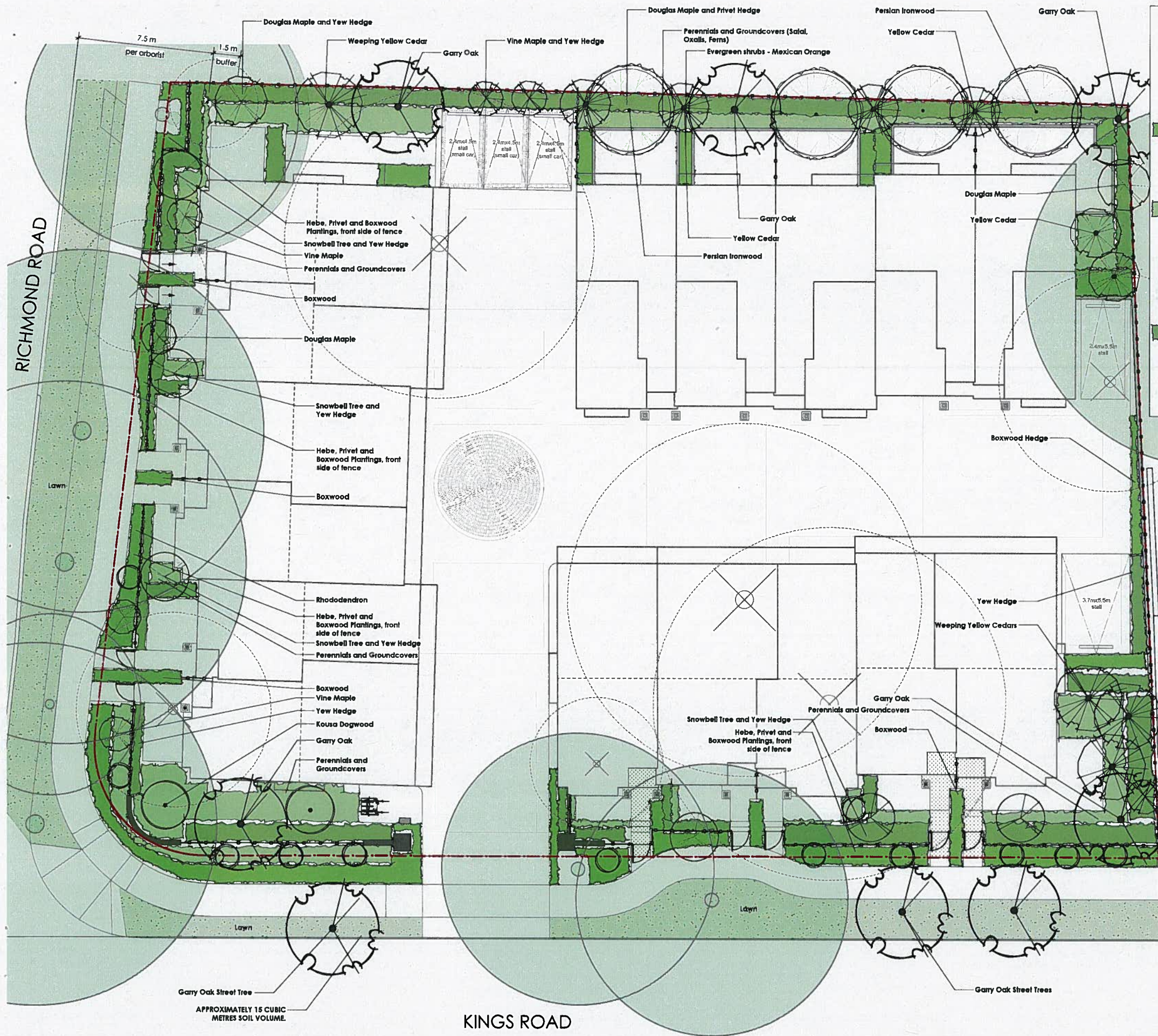
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PLANT LIST			
Qty	Botanical Name	Common Name	Sched. Size / Spacing
TREES:			
7	Acer circinatum	Vine Maple	1.8 m ht. min
2	Acer glabrum	Douglas Maple	3.0 m ht
10	Chamaecyparis nootkatensis	Nootka False Cypress	3.0 m ht
2	Cornus kousa	Kousa Dogwood	2 m ht. b&b
4	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal. b&b
8	Quercus garryana	Garry Oak	6.0cm cal. b&b
6	Syrax japonicus	Japanese Snowbell	5.0cm cal. b&b
SHRUBS:			
189	Buxus 'Green Beauty'	Green Beauty Boxwood	#1 pot/pot
51	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot/6
26	Choisya ternata	Mexican Orange	#1 pot/1
189	Hebe topiaria	Topiaria's hebe	#1 pot
0	Rhododendron spp.	White Rhododendron	#3 pot
PERENNIALS AND GROUNDCOVERS:			
85	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
43	Cistus x stanbergii	Dwarf Pink Rock Rose	#1 pot
39	Crocasmia 'Lucifer'	Lucifer Crocasmia	#1 pot
38	Gaultheria shallon	Salal	#1 pot/4
90	Liriope muscari	Lily turf	#1 pot
7	Lonicera pileata	Privet Honeysuckle	#2 pot
116	Oxalis oregana	Redwood Sorrel	Sp30.36
92	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#1 pot
30	Vaccinium ovalum	Evergreen Huckleberry	#3 pot
EVERGREEN SCREENING PLANTS:			
9	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot
22	Ugustinum japonicum Texanum'	Waxleaf Privet	#3 pot
46	Mahonia aquifolium	Oregon Grape	#2 pot-
31	Ribes sanguineum	Red Flowering Currant	#3 pot
171	Taxus x media	Hybrid Yew	#3 pot
34	Viburnum ilinus 'Spring Bouquet'	Spring Bouquet Viburnum	#3 pot/2

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

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REPLACEMENT TREE SUMMARY*

* Based on Tree Inventory Report from Talbot Mackenzie, dated August 29, 2016. Refer to Arborist Report for details on tree conditions and Arborist recommendations.

TOTAL BYLAW PROTECTED TREES REMOVED: 7
TOTAL REPLACEMENT TREES: 14
TOTAL NEW TREES: 35

REPLACEMENT TREES
Replacement Tree Ratio = 2:1 as per Saanich bylaws.

TREE SPECIES	QUANTITY
Garry Oak	8
Yellow Cedar	3
Douglas Maple	2



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