



**LANDSCAPE MATERIALS LEGEND**

- Asphalt Paving
- Driveway (Permeable Concrete Unit Paving)
- Visitor Parking (Permeable Concrete Unit Paving)
- Pedestrian Connection (Harriet to Whittier) (Permeable Concrete Unit Paving)
- Cast In Place Concrete Paving
- Patio / Walkway (Concrete Unit Paving)
- Wood Deck or Raised Patio
- Landscaped Areas- Shrubs and Groundcovers 450 mm depth growing medium
- Proposed Topsoil and Sod 150 mm depth growing medium
- Cast In Place Concrete Wall height varies

**SITE FURNISHINGS LEGEND**

- Architectural Entry Marker
- Canada Post Mailbox
- Bicycle Rack (6 bicycle capacity)

**EXISTING PLANT LEGEND**

(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

- Existing Tree to be Retained Tree Tag # See Arborists Report Critical Root Zone (CRZ)
- Existing Tree to be Removed Tree Tag # See Arborists Report

Extent of tree protection fencing, to municipal standards, refer to Arborist report for details.

**LINE TYPE LEGEND**

- Property line
- 3' HL Metal Picket Fence and Gate
- 6' HL Decorative Wood Privacy Fence
- 5' HL Wood Privacy Screen

**UNDERGROUND UTILITIES**

(Shown for reference only - refer to Civil Engineer's drawings).

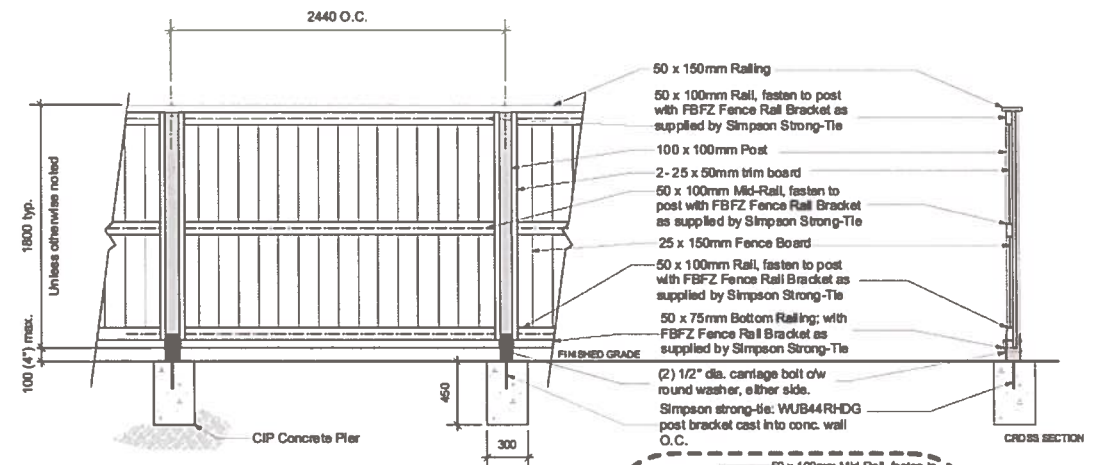
EXISTING	PROPOSED

**GENERAL NOTES**

- 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.
- 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.
- Written dimensions take precedence over scale. Do not scale drawings.
- All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- Contractor to provide irrigation system for all new soft landscape areas, to current IABC Standards and Contract Specifications, unless otherwise indicated.

**TREE RETENTION AND REMOVAL NOTES**

- 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.
- Refer to arborist's report for detailed information for existing tree resources.



- GENERAL NOTES:**
- All fasteners to be hot-dipped galvanized only.
  - All lumber to be Western Red rough-cut cedar, nominal dimensions.
  - All fence boards to have rough side facing toward property lines (outward).
  - Max. 6mm spacing between fence boards.
  - Stain with Sico Pro-Luxe clear stain. Apply according to manufacturer's directions.

2 6' Height Decorative Privacy Fence (Perimeter)  
Scale: 1:25



3	DP REV	2020-08-14
2	DP Revisions	2019-06-19
1	DP	2018-12-05
rev no	description	date

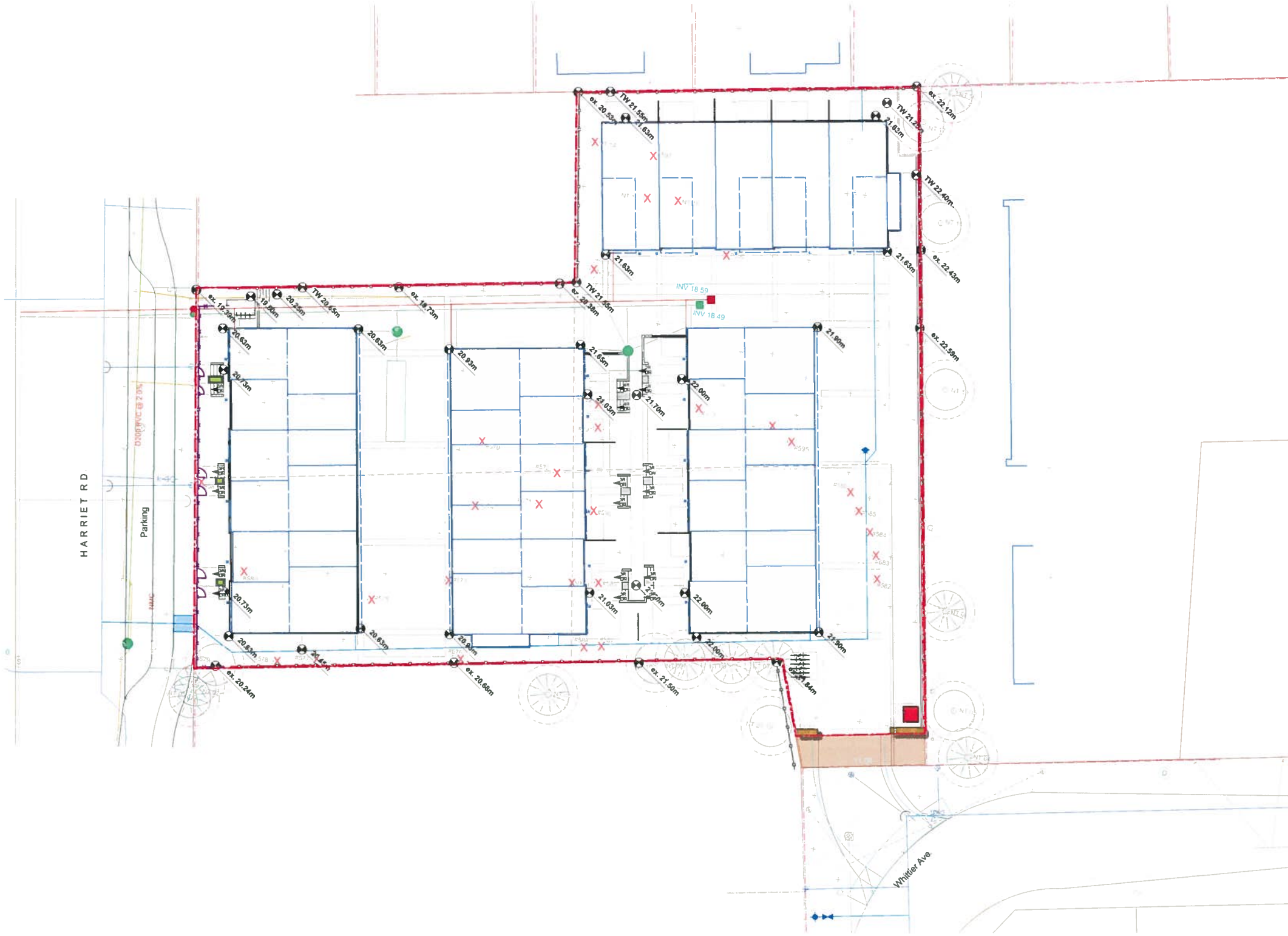
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Abstract Developments Inc.  
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project  
Whittier Ave. Redevelopment  
3480 Whittier Ave.  
Victoria, BC  
V8Z 3R2

sheet title  
**Landscape Plan**

project no.	117.23
scale	1:200 @ 24"x36"
drawn by	JGML
checked by	SM
revision no.	sheet no.
3	L1.01



**LINE TYPE LEGEND**

- Property line
- 3' Ht. Metal Picket Fence and Gate
- 6' Ht. Decorative Wood Privacy Fence
- 5' Ht. Wood Privacy Screen

**UNDERGROUND UTILITIES**  
(Shown for reference only - refer to Civil Engineer's drawings)

- | EXISTING |             | PROPOSED |
|----------|-------------|----------|
|          | Storm drain |          |
|          | Sewer       |          |
|          | Water       |          |
|          | Electrical  |          |
|          | Gas         |          |
|          | Hydro Tel   |          |

**GRADING LEGEND**

- Existing Landscape Grade
  - Architectural grade, provided for reference only
  - Proposed Landscape Grade
- TW Top of Wall  
 BW Bottom of Wall  
 TC Top of Curb  
 BC Bottom of Curb  
 TP Top of Pool  
 BP Bottom of Pool  
 TS Top of Stairs  
 BS Bottom of Stairs

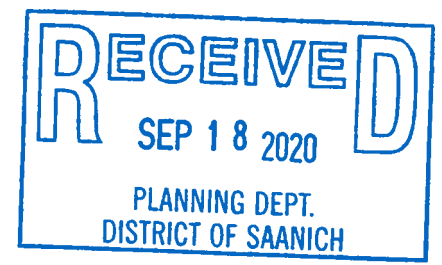
HARRIET RD

Parking

Whittier Ave

**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.



rev no	description	date
3	DP REV	2020-09-14
2	DP Revisions	2019-06-19
1	DP	2018-12-05

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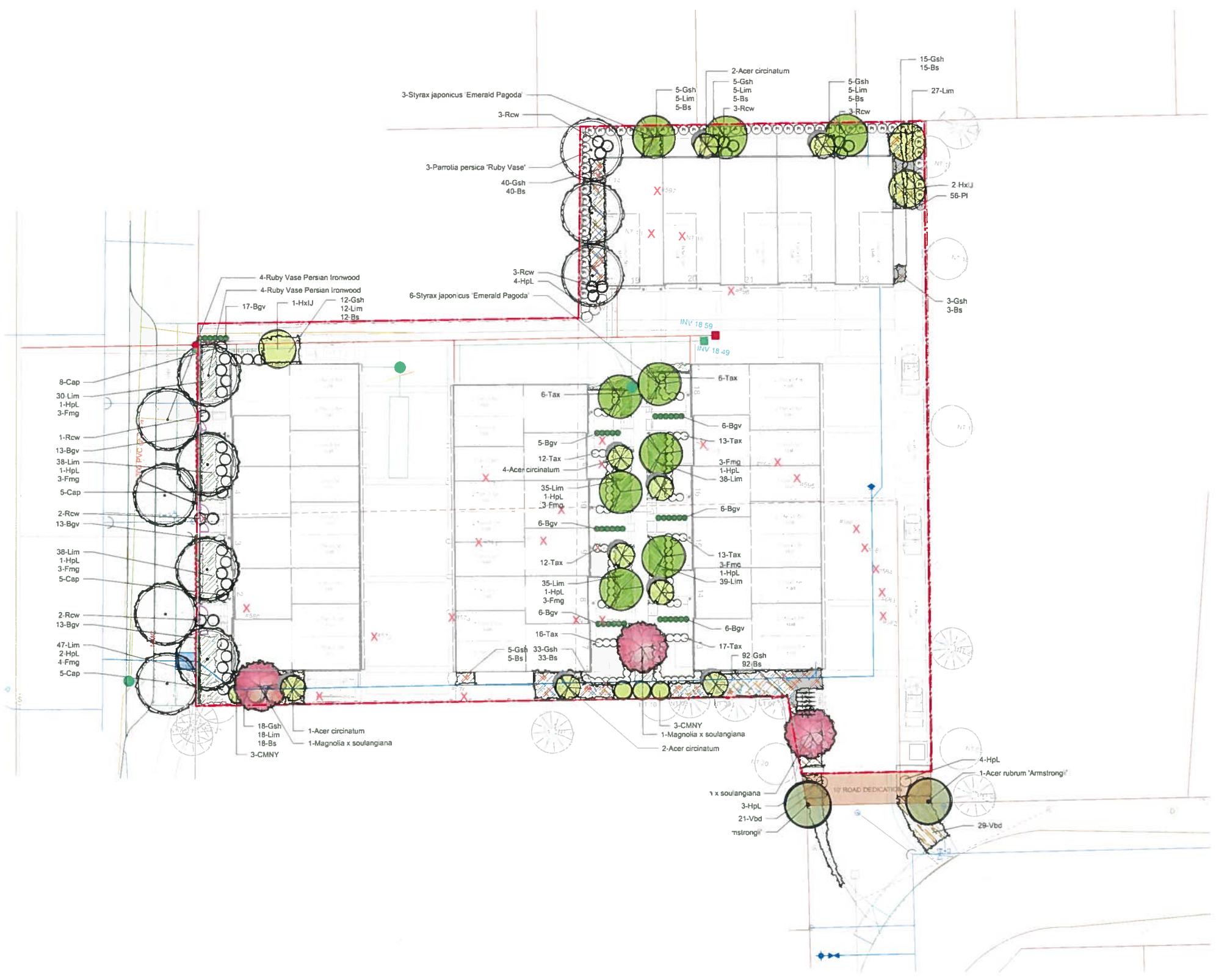


client  
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301-1106 Cook St.  
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project  
**Whittier Ave. Redevelopment**  
3480 Whittier Ave.  
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sheet title  
**Landscape Grading**

project no	117.23
scale	1:### @ 24"x36"
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checked by	SM
revision no	sheet no.
3	<b>L2.01</b>



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>TREES:</b>				
9		Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
2		Acer rubrum 'Armstrongii'	Armstrong Red Maple	6.0cm cal, b&b
3		Magnolia x soulangiana	Saucer Magnolia	5.0cm cal, b&b
11		Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal, b&b
9		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
<b>SHRUBS/FERNS/GRASSES/VINES:</b>				
Bs	233	Blechnum spicant	Deer Fern	#1 pot
Bgv	94	Buxus microphylla var. japonica 'Green Velvet'	Green Velvet Boxwood	#2 pot
CMNY	6	Camellia 'Mine-No-Yuki'	White Doves Camellia	1.2m ht
Cap	23	Choisya 'Aztec Pearl'	Aztec Pearl Choisya	#3 pot
Fmg	30	Fuchsia magellanica var. gracilis	Hardy Fuchsia	#2 pot
Gsh	233	Gaultheria shallon	Salal	#1 pot
Hid	2	Hamamelis 'intermedia 'Diane'	Hybrid Witch Hazel	#15 pot
HxJ	3	Hamamelis x intermedia 'Jelena'	Jelena Witchhazel	#15 pot
HpL	21	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3 pot
Lim	436	Liriope muscari	Lily turf	sp3
PI	56	Prunus lusitanica	Portuguese Laurel	1.2m ht
Rcw	17	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododend	#3 pot
Tax	95	Taxus x media	Hybrid Yew	#3 pot
Vbd	50	Viburnum davidii	David Viburnum	#2 pot
	0			

- GENERAL PLANTING NOTES**
- Plant quantities on Plans shall take precedence over plant list quantities.
  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
  - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
  - Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
  - Landscape installation to carry a 1 year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance. The Contractor will not be responsible for plant loss due to extreme climatic conditions such as abnormal freezing temperatures or hail which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate acclimatization of plants for their planted location.

- 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.
  - 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 2m 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 place 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 the Boulevard trees shall be provided by a separate water meter(s). Irrigation system will have separate double-check valve and battery controller (accessible to Saanich Parks staff at all times). Irrigation to be installed as per municipal and IAABC specifications, for all boulevard planting areas (unless otherwise indicated). 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.

**RECEIVED**  
 SEP 18 2020  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

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3	DP REV	2020-09-14
2	DP Revisions	2019-06-19
1	DP	2018-12-05



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