



LEGEND

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

UNDERGROUND UTILITIES

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	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 1-6): 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 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. Grassed boulevard to be reinstated.
- C Building Signage and Pylons: Stone Wall and Pylons.
- 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. Grassed 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): 9-18 square metre patios at grade with 1800 mm high wood screen and plantings between patios. Patio access via exterior stairs down from main level.
- H Vehicular Access and On-site Visitor Parking: Permeable Unit Paving with concrete bands, with specially pattern at intersection.

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/BCLNA 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.

NOT FOR CONSTRUCTION

rev no	description	date
1	DP	17.04.07

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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
checked by	SM/PdG
revision no.	sheet no.

L1.01

PRECEDENT IMAGERY



FENCE WITH LAYERED PLANTINGS TO PROVIDE PRIVACY TO FRONT YARD LANDSCAPES



STONE BUILDING SIGNAGE / ENTRY PILLARS

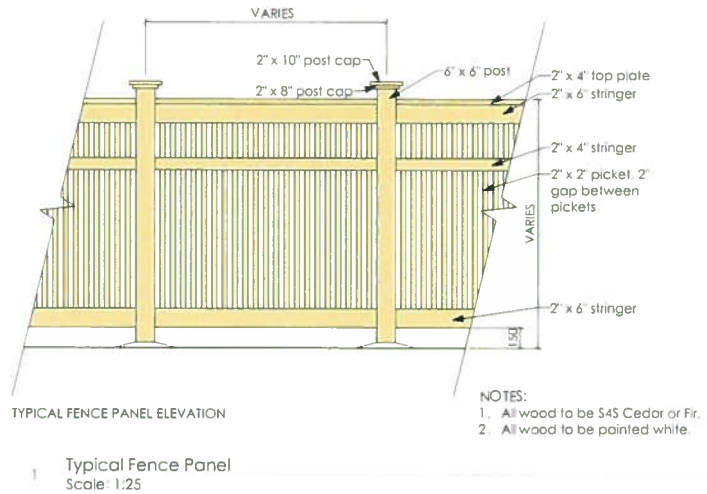
Disclaimer: These images are to show design intent and not for marketing purposes. Individual images are subject to copyright.



HERRINGBONE PAVERS WITH CONCRETE BANDS



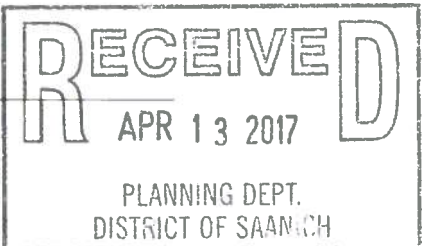
PERMEABLE UNIT PAVING



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



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



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1 L1.02

RICHMOND ROAD



PLANT LIST			
Qty	Botanical Name	Common Name	Sched. Size / Spacing
TREES:			
7	Acer glabrum	Vine Maple	1.8 m ht. min
6	Acer palmatum 'Katsura'	Japanese Maple	min 2 m height
6	Chamaecyparis naultianensis 'Pendula'	Naultia False Cypress	3.0 m ht
2	Cornus kousa	Kousa Dogwood	2 m ht. b&b
7	Quercus garryana	Garry Oak	6.0cm cal. b&b
6	Styrax japonicus	Japanese Snowbell	5.0cm cal. b&b
SHRUBS:			
175	Buxus 'Green Beauty'	Green Beauty Boxwood	#1 pot
54	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	0.6
26	Choisya ternata	Mexican Orange	#1 pot
175	Hebe topiaria	Topiaria's hebe	#3 pot
16	Rhododendron spp.	White Rhododendron	#3 pot
PERENNIALS AND GROUNDCOVERS:			
91	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
46	Cistus x stanbergii	Dwarf Pink Rock Rose	#1 pot
33	Crocodylia 'Lucifer'	Lucifer Crocodylia	#1 pot
61	Gymnocarpium dryopteris	Oak Fern	72 PL / 50cm o.c.
157	Lilium muscari	Lily turf	#1 pot
27	Lonicera pileata	Privet Honeysuckle	#2 pot
132	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#1 pot
21	Polystichum polyblepharum	Tassel Fern	#1 pot
15	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
EVERGREEN SCREENING PLANTS:			
9	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot
22	Ligustrum japonicum 'Texanum'	Waxleaf Privet	#3 pot
46	Mahonia aquifolium	Oregon Grape	#2 pot
31	Ribes sanguineum	Red Flowering Currant	#3 pot
194	Taxus x media	Hybrid Yew	#3 pot
34	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	1.2
0			#3 pot

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
ADDITIONAL TREES TO BE PLANTED: 20
TOTAL NEW TREES: 34

REPLACEMENT TREES	
Replacement Tree Ratio = 2:1 as per Saanich bylaws.	
TREE SPECIES	QUANTITY
Garry Oak	4
Weeping Yellow Cedar	3
Incense Cedar	2
Kousa Dogwood	2
Japanese Snowbell	3

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