

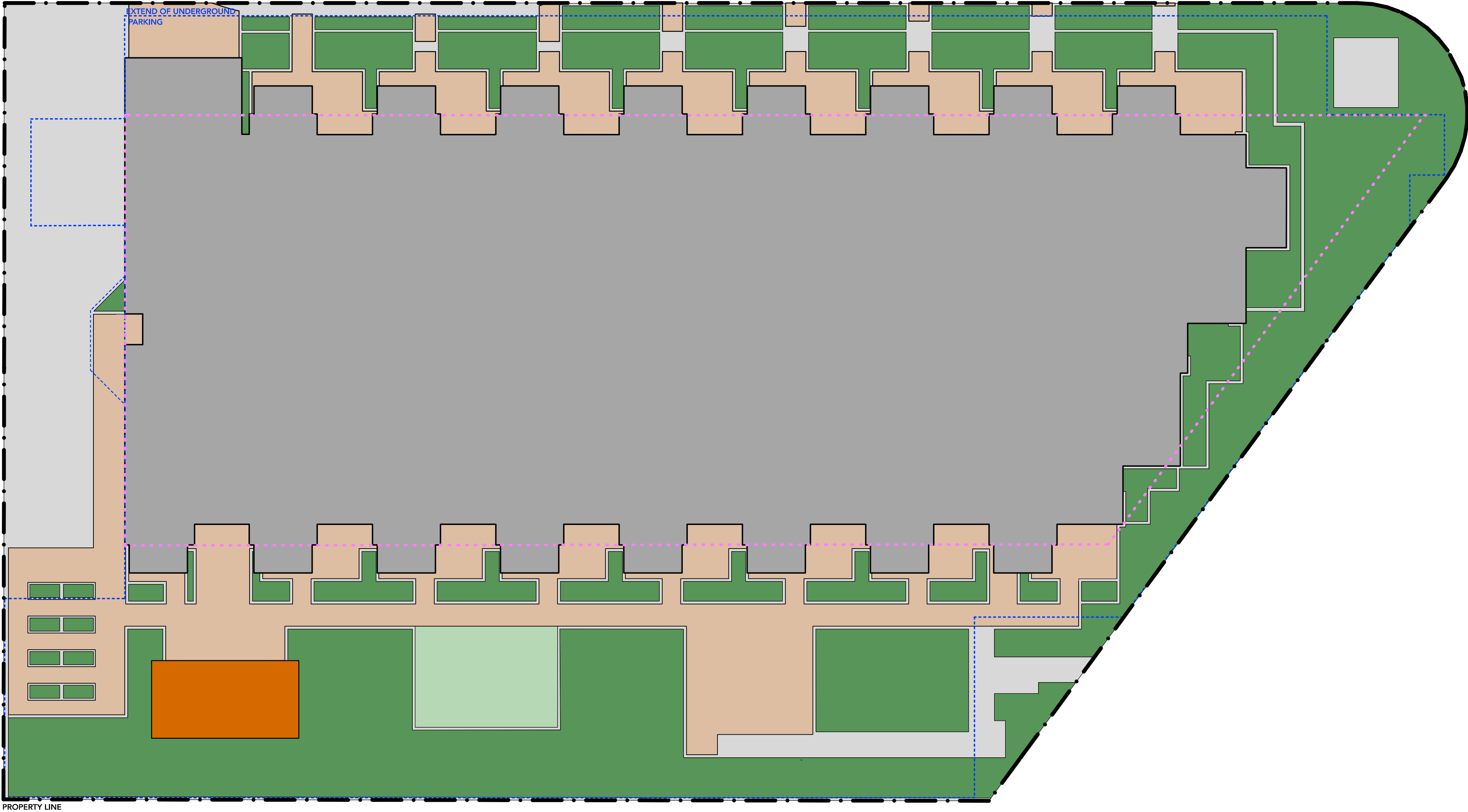
IMPERMEABLE X PERMEABLE SURFACES LEGEND

TOTAL AREA= 2,982.37
IMPERMEABLE TOTAL AREA= 2,209.50 sq m (74.09%)

- BUIDING COVERAGE
1,422.70 sq m
- UNIT PAVERS
418.00 sq m
- HARDSCAPE (WALLS / CONCRETE PAVING)
335.00 sq m
- COVERED SPACE
33.80 sq m
- PERMEABLE TOTAL AREA= 772.87 sq m (25.91%)

PERMEABLE PAVERS
42.45 sq m

PLANTED AREA
730.42 sq m



SCALE: 1/150 0 5 10 m

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

SYMBOL		DESCRIPTION	DETAIL
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, District of Saanich Standards	
		PAVING TYPE 2 Concrete Unit Pavers, 305x610mm, TBD	
		PAVING TYPE 3 Maintenance Gravel Strip	
		PAVING TYPE 4 CIP Concrete Paving with Broom Finish, Saw Cuts	
		PAVING TYPE 5 PIP Rubber Surface	
		PAVING TYPE 5 Bike Path, District of Saanich Standards	
		PLANTING TYPE 1 Sodded Lawn Area	
		PLANTING TYPE 2 Refer to Planting Plan	
		PLANTING TYPE 3 Rain Gardens/Swale	
		PLANTER TYPE 1 CIP Concrete Planter, 1000mm HT	
		PLANTER TYPE 2 - Raised Vegetable Cedar Wood Planters , 450mm HT	
		SITE FURNISHING Heavy Timber Bench	
		SITE FURNISHING Zoe Bike Racks by Sholto Design Studio Class B Bicycle Racks	
		SITE FURNISHING Peeled Cedar Logs, 3.0m - 3.5m. Long	
		SITE FURNISHING Outdoor Furniture, By Owner Occupancy	
		SITE FURNISHING Natural Log Structure, TBD	
		SITE FURNISHING Metal Trellis, TBD	
		SITE FURNISHING Sink & BBQ, TBD	
		Wood Privacy Screen, TBD	
		(UB-18/UB-24) ROOT BARRIER 4m length as per District of Saanich Standards	
		EXTENT OF UNDERGROUND PARKING	



GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER DISTRICT OF SAANICH ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF COLLAR ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO DISTRICT OF SAANICH STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
10. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
11. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
12. ALL ON-SITE PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION AFTER WARRANTY PERIOD.
13. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR IN ACCORDANCE WITH IIABC AND DISTRICT OF SAANICH SPECIFICATIONS, USING A DOUBLE-RING DRIP SYSTEM WITH A DOUBLE CHECK VALVE. THE IRRIGATION SYSTEM MUST BE ON ITS OWN TIMER, WHICH SHALL BE READILY ACCESSIBLE TO SAANICH PARKS STAFF AT ALL TIMES.
14. IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO DISTRICT OF SAANICH SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES.
15. THE APPLICANT WILL BE RESPONSIBLE FOR INSTALLING A BOULEVARD TREE IRRIGATION SYSTEM, SEPARATE FROM ANY ON-SITE IRRIGATION.
16. ONLY IDENTIFIED LAWN IRRIGATION AREAS SHALL BE CONNECTED TO THE DISTRICT OF SAANICH IRRIGATION SYSTEM.

MATERIALS LEGEND

SYMBOL	DESCRIPTION	DETAIL
	PLANTING TYPE 1	
	Sodded Lawn Area	

