

KEY NOTES

- A PROPOSED PRIVATE TOWNHOUSE PATIO C/W UNIT PAVING OVER PARKADE SLAB, RAISED PLANTERS C/W COLLUMAR ACCENT TREE & EVERGREEN PRIVACY HEDGE.
- B PROPOSED COLLUMAR STRIKY TREE, OVERHEAD HYDRO/TEL AT FRONTAGE, TREE SPECIES TO APPROVAL OF BC HYDRO.
- C BOULDER ROCKERY C/W NATIVE PLANTINGS.
- D PROP. 1.8m HL PERIMETER FENCE. (DESIGN BY OTHERS)
- E PRIVATE UNIT PATIO C/W UNIT PAVING OVER PARKADE SLAB.
- F NATIVE PLANT GARDEN C/W COLLUMAR FORM CONIFER TREES.
- G LOW HEIGHT MORTARED ROCK OR BOULDER STACK RETAINING WALL DESIGN BY OTHERS.
- H PLANTING AREA C/W DECIDUOUS SHADE TREES, NATIVE PLANTS & HEDGE ROW PLANTINGS ALONG PROPERTY BOUNDARY.
- I PROP. RIVER ROCK (CORNICE) BORDER AT BUILDING C/W WEED BARRIER LANDSCAPE FABRIC & EDGER.
- J PLANTING BED AT BUILDING C/W DECIDUOUS TREE, ORNAMENTAL SHRUBS & ACCENT PLANTS.
- K SLOPING LAWN, (SECTION OVER STORM WATER STORAGE TANKS MAY REQUIRE RETAINING WALL).
- L MORTARED ROCK OR LANDSCAPE BLOCK RETAINING WALL. (DESIGN BY OTHERS)
- M SLOPED PLANTING BED C/W SHADE TOLERANT & NATIVE PLANTS, DECIDUOUS TREE & ACCENT SHRUBS.
- N BROOM FINISHED CONCRETE WALKWAY.
- O COURTYARD AMENITY SPACE C/W COLOURED CONCRETE BORDERS, RAISED PLANTERS C/W COLLUMAR ACCENT TREES & PLANTING BEDS, PLANTING WALLS TO BE 300mm THICK FOR SEATING.
- P BUILDING ENTRANCE C/W SPECIALLY COLOURED CONCRETE BORDERS, RAISED PLANTER C/W COLLUMAR ACCENT TREE & BIKE RACK.

GENERAL NOTES

1. ALL PLANTING, TREE FIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH CENTRAL SAANICH SPECIFICATIONS AND STANDARD DRAWINGS, MIMCO SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALD SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED TPOC CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALD SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
10. AUTOMATIC IRRIGATION SYSTEM WITH PRESSURE SENSOR, TIMER & RAIN DELAY REQUIRED FOR ALL PLANTING BEDS, LAWN AREAS & TREES. ALL WORK TO CENTRAL SAANICH IRRIGATION STANDARDS & SPECIFICATIONS, MIMCO, SABC (IRRIGATION INDUSTRY ASSOCIATION OF BC), ELECTRICAL CODE & PLUMBING CODE. DESIGN TO MEET OR EXCEED SABC DESIGN STANDARDS.
11. 100mm SCHEDULE 40 PVC IRRIGATION SLEEVES REQUIRED AT ALL SIDEWALKS, WALKWAYS, DRIVEWAYS, RETAINING WALLS, ETC. TO ALLOW FOR ALL PLANTING BEDS, LAWNS, TREES TO BE SERVED BY THE SITE'S AUTOMATIC IRRIGATION SYSTEM.

Plant List	Size
Trees:	
Acer coronatum Pacific Fire (Vine Maple)	40m Cal
Cornus Eddes White Wonder (Flowering Dogwood)	30m Cal
Ginkgo Moba Goldcapre (Columnar Ginkgo Tree)	40m Cal
Liriodendron tulipifera batagatum Arnold (Columnar Tulip Tree)	50m Cal
Magnolia x soulangiana (Saucer Magnolia)	40m Cal
Prunus americana (Columnar Sarban Spruce)	2.5m Ht
Quercus palustris Pacific Brilliance (Pin Oak)	50m Cal
Shrubs:	
Thuja occidentalis (Emerald Arbutus)	#5 Pot
Berberis thunbergii Rose Glow (Barberry)	#2 Pot
Ceanothus (California Lilac)	#3 Pot
Cotoneaster comman Coral Beauty (Creeping Cotoneaster)	#1 Pot
Eucymnus alata Ruby/Haz (Winged Burning Bush)	#5 Pot
Leucopoe fontanesia (Rainbow Fetterbush)	#3 Pot
Mahonia aquilum Compacta (Oregon Grape)	#5 Pot
Mahonia nervosa (Cascade Oregon Grape)	#1 Pot
Mahonia repens (Creeping Oregon Grape)	#1 Pot
Demaria cerasiformis (Indian Plum)	#3 Pot
Physocarpus capitatus (Pacific Ninebark)	#3 Pot
Pieris japonica Cavatine (Dwarf Lily-of-the-Valley)	#2 Pot
Pinus mugo var. Sherwood Compact (Dwarf Mugo Pine)	#5 Pot
Polystichum munium (Sword Fern)	#1 Pot
Rhododendron Baden Baden (Dwarf Rhododendron)	#3 Pot
Ribes sanguineum (Red Flowering Currant)	#2 Pot
Rosa rugosa (Woods Rose)	#3 Pot
Sarcococca humilis (Sweetbox)	#2 Pot
Spirea douglasii (Hardhack)	#3 Pot
Symphoricarpos mollis (Trailing Snowberry)	#1 Pot
Vaccinium cullatum (Evergreen Huckleberry)	#3 Pot
Accent Plants, Perennials & Grasses:	
Carex apponia Gold Band (Sedge)	#2 Pot
Carex testacea Orange Flame (Sedge)	#2 Pot
Echinacea (Purple Coneflower)	#1 Pot
Lavandula angustifolia Hidocle (English Lavender)	#2 Pot
Miscanthus sinensis Adagio (Dwarf Maiden Grass)	#3 Pot
Astibe chinensis (Chinese Astibe)	#1 Pot
Pennisetum alopecuroides Hainan (Dwarf Fountain Grass)	#2 Pot
Rudbeckia ligula Goldstrum (Black-eyed Susan)	#3 Pot
Rosemarinus officinalis (Rosemary)	#2 Pot
Rosemarinus officinalis Prostratus (Rosemary)	#1 Pot
Thymus vulgaria (French Thyme)	#2 Pot
Vines:	
Clematis armandi Snowflake (Evergreen Clematis)	#1 Pot
Notes:	
1. Plants to be irrigated with an auto abc irrigation system.	
2. Changed to plant size, quantity, or type to be approved in writing by Cald Services Ltd.	

PAVER SCHEDULE:

GROUND LEVEL AMENITY SPACE
 INTERLOCK CONCRETE PRODUCTS STANDARD SERIES
 FIELD PATTERN: DOUBLE STANDARD STANDARD 1
 FIELD COLOUR: 60% DESERT SAND, 20% NATURAL, 20% SAND/BROWN
 BORDER SIZE: STANDARD
 BORDER COLOUR: DESERT SAND

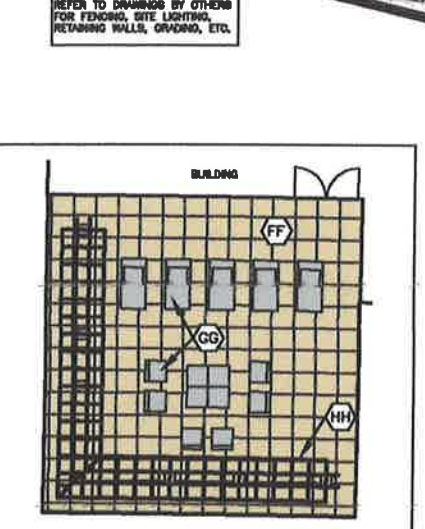
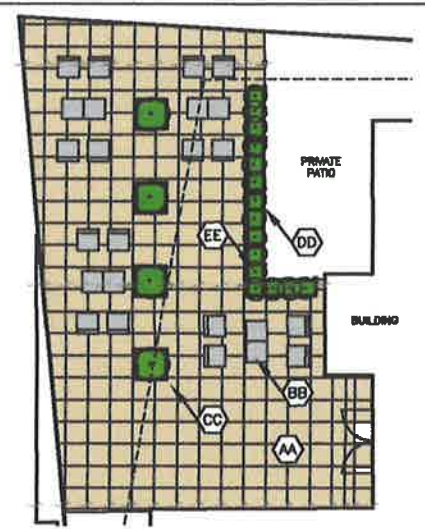
LAWN & AMENITY SPACE
 INTERLOCK CONCRETE PRODUCTS TEXADA SERIES
 HYDRA-PRESSED SLABS (ON PEDESTALS)
 STANDARD SIZE: 610mmx610mmx50mm
 COLOUR: DESERT SAND

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR UNIT PATIOS ON PRIVATE PATIOS.

REDUCED



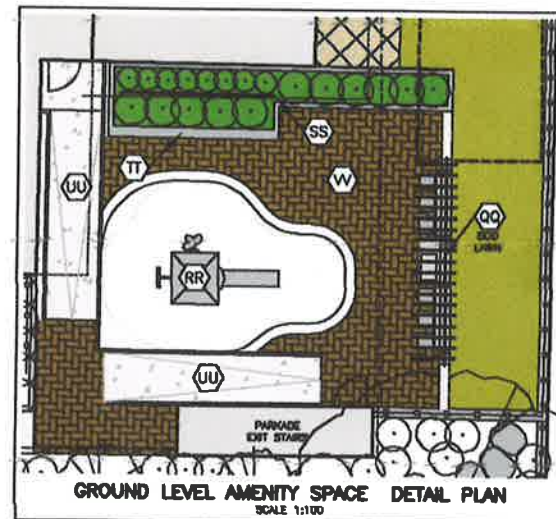
MAY 09 2022



- KEY NOTES**
- AA HYDRA-PRESSED SLAB PAVERS ON PEDESTALS OVER ROOF MEMBRANES.
 - BB PROPOSED PATIO FURNISHINGS. (BY OWNER)
 - CC SQUARE PLANTER C/W ORNAMENTAL GRASSES. (PLANTERS TO BE IRRIGATED & REQUIRE DRAINS CONNECTED TO ROOF DRAINAGE SYSTEM. LOCATION TO BE APPROVED BY DEVELOPER'S STRUCTURAL ENGINEERING CONSULTANT.
 - DD WOOD PRIVACY SCREEN C/W CLIMBING VINES.
 - EE RECTANGULAR PLANTERS C/W HERB CUTTING GARDEN.

- KEY NOTES**
- FF HYDRA-PRESSED SLAB PAVERS ON PEDESTALS OVER ROOF MEMBRANES.
 - GG LOUNGE CHAIRS & PATIO FURNISHINGS BY OWNER.
 - HH PROVISIONAL TIMBER ARBOUR C/W HANGING BASKETS. TO BE REVIEWED WITH DEVELOPER.

LANDSCAPE CONCEPT PLAN
SCALE 1:200



KEY NOTES

- QQ TIMBER TRELIS ABOVE BBQ & BISTRO TABLE. REFER TO FURNISHING SCHEDULE THIS PAGE FOR ADDITIONAL INFORMATION.
- RR PLAY AREA C/W SMALL PLAY STRUCTURE. SURFACING TO BE PEA GRAVEL OR WOOD CHIPS.
- SS RAISED PLANTER C/W ACCENT SHRUBS & SCREEN HEDGE PLANTINGS. PRIVACY SCREEN C/W CLIMBING VINES TO BE REVIEWED ONCE UNIT CONSTRUCTED.
- TT SEATING WALL OR WALL MOUNTED BENCH.
- UU RAMP (DESIGN BY OTHERS). REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
- VV UNIT PAVEMENT SURFACE. REFER TO PAVEMENT SCHEDULE THIS PAGE FOR INFORMATION.

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Preliminary Only
Not for
Construction



RECEIVED
MAY 27 2022
The Corporation of the District
of Central Saanich
Planning Department

THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTICE: LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALD SERVICES LTD.

NOTICE: EXISTING & PROPOSED MANHOLE SERVICES ARE NOT SHOWN ON THIS DRAWING. REFER TO DRAWINGS BY OTHERS.

Dep. No.	REFERENCE DRAWINGS	DATE

LEGEND

	PROP. DECIDUOUS TREE		PROP. CONIFER TREE		BROOM FINISHED CONCRETE WALKWAY		RIVER ROCK (CORNICE)		UNIT PAVERS
	PROP. SHRUBS		RAILING (BY OTHERS)		RUBBERIZED SAFETY SURFACE		1.8m HL. WOOD PERIMETER FENCE		HYDRA-PRESSED SLAB PAVERS

REV.	DATE	REVISIONS	BY	APPROVED
8	MAY 08/22	RAISED PLANTER & PATIO CHANGE	DP	
5	APR 28/22	FOR BUILDING & PATIO CHANGES	DP	
4	APR 20/22	TO GROUND LEVEL AMENITY SPACE	DP	
3	APR 08/22	FOR CLIENT COMMENTS	DP	
2	MAR 11/22	FOR CLIENT COMMENTS	DP	
1	MAR 2/22	STORM WATER TANK LOCATION ADDED	DP	

7701 EAST SAANICH ROAD DEVELOPMENT
 Landscape Concept Plan
 Client: Castera Properties Inc.

CALD
 207-8780 QUADRA ST.
 VICTORIA, B.C. V8T-4E8
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 email@cald.ca

Drawn	Date
	February 24, 2022
Checked	Project #
	855
Approved	Scale
	As Noted
Designed	

Rev. L1 -6

CANCEL PRINTS BEARING EARLIER LETTER