

LEGEND

- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line 1 m interval, typ.
- Existing Contour Line
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- Existing 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

UNDERGROUND UTILITIES

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	Gas

LANDSCAPE MATERIALS

- Wood Fence/Screen, 1800 mm height, shown offset from property line for clarity
- Metal Guard Rail, to meet BCBC See arch.
- Tree cells below
- Cast in Place Concrete Wall height varies
- Corten steel planter, height varies.
- Inlaid cast-iron public art, fire station theme. Size, shape, location and number are shown conceptually.
- Wood bench
- Cast in place concrete driveway/walkway/ firetruck entry.
- Cast in place concrete sidewalk to conform to City of Victoria 'New Town' paving pattern.
- Concrete Unit Paving: 3:1 Standard paver, natural grey colour, 225mm x 75 mm x 60 mm thick. Pattern: 90 degree herringbone. Supplier: Abbotsford Concrete.
- Hydrapressed Slab Paving: 'Texeda' Hydrapressed Slabs, natural grey colour, 610mm x 610mm x 50 mm thick. Pattern: stack bond. Supplier: Abbotsford Concrete.
- Hydrapressed Slab Paving: 'Texeda' Hydrapressed Slabs, charcoal colour, 610mm x 610mm x 50 mm thick. Pattern: stack bond. Supplier: Abbotsford Concrete.
- Green Roof
- Artificial turf
- Ornamental Planting Area
- Rain Planter

53 Existing Tree to be Removed

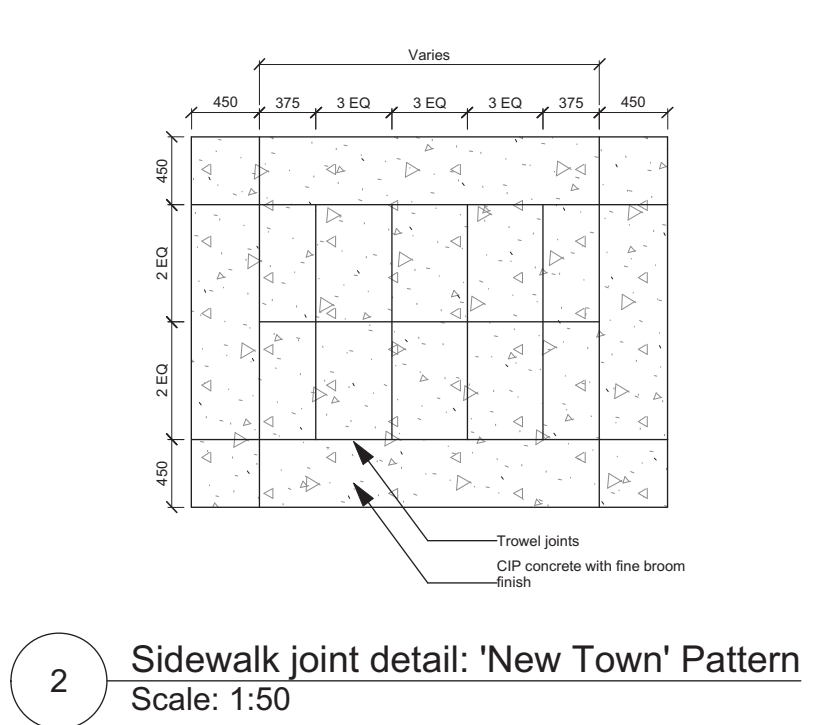
Critical Root Zone (CRZ)

Tree Tag #

53 Existing Tree to be Retained

Critical Root Zone (CRZ)

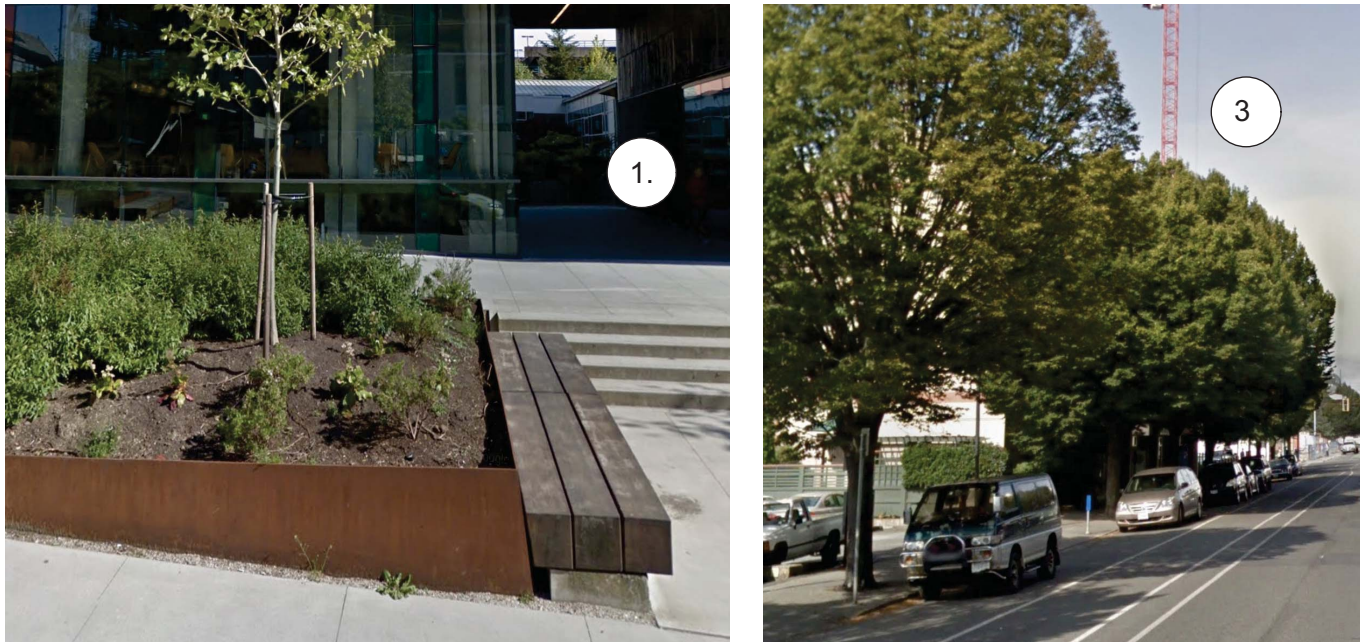
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 - Contractor to provide irrigation system for all plantings to current IIABC Standards and Contract Specifications, and to boulevard trees to City of Victoria specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - 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

LANDSCAPE TYPOLOGIES

- Johnson Street 'Parklets': Corten steel planters with bench nooks. Red maple trees and grasses buffer from drive aisles.
- Fire Truck Drive Aisle: Install public art, embedded into paving or incorporated into paving pattern.
- Boulevard: COV Public Realm Standard concrete paving with street trees where possible.
- Covered Bike Parking: Corten planters with shade-tolerant plantings. Natural-colour concrete pavers.



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

NOT FOR CONSTRUCTION

1	DP	18.09.10
rev no	description	date

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client
Jawl Residential
3350 DOUGLAS ST.
VICTORIA, PROVINCE

project
VICTORIA FIRE STATION 1
1025 JOHNSON STREET
VICTORIA, PROVINCE

sheet title
Landscape Materials Level 1

project no.	118.21
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.

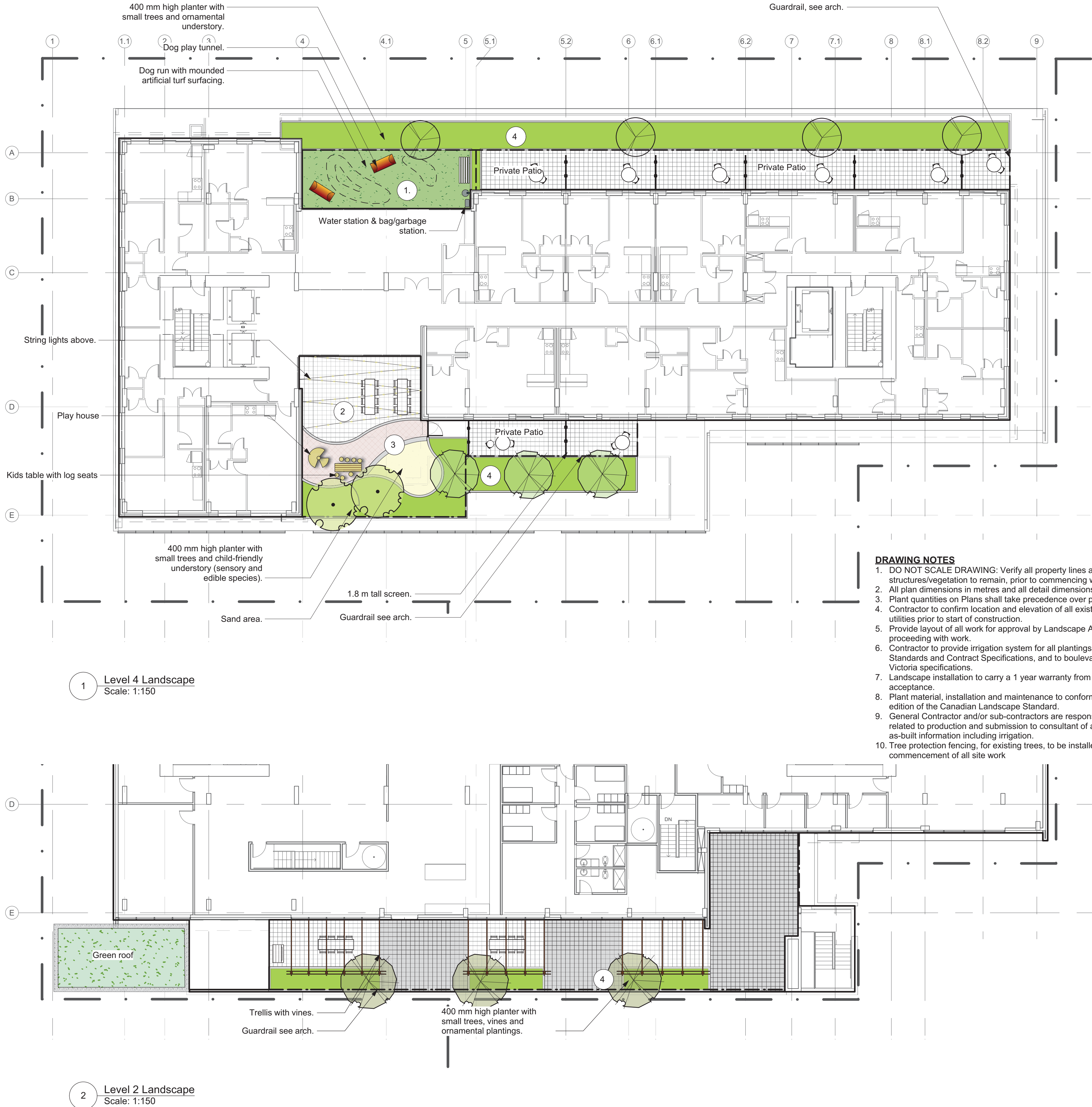
1 **L1.01**

LANDSCAPE TYPOLOGIES

- 1. Dog run: Artificial turf with mounds (with drainage and flushing system below). Furnished with dog play tunnels and bench seating.
- 2. Common Patio: Long tables with overhead string lights.
- 3. Play space: Rubber surface area with play house and log kids table with movable log round seats, and sand play area. Surrounding plantings to be edible or provide sensory/play value.
- 4. 400 mm high concrete planters with small trees and ornamental understorey. Trellises at 2nd level common patio.



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- EXISTING
- PROPOSED
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- Sewer
- Water
- Electrical
- Gas

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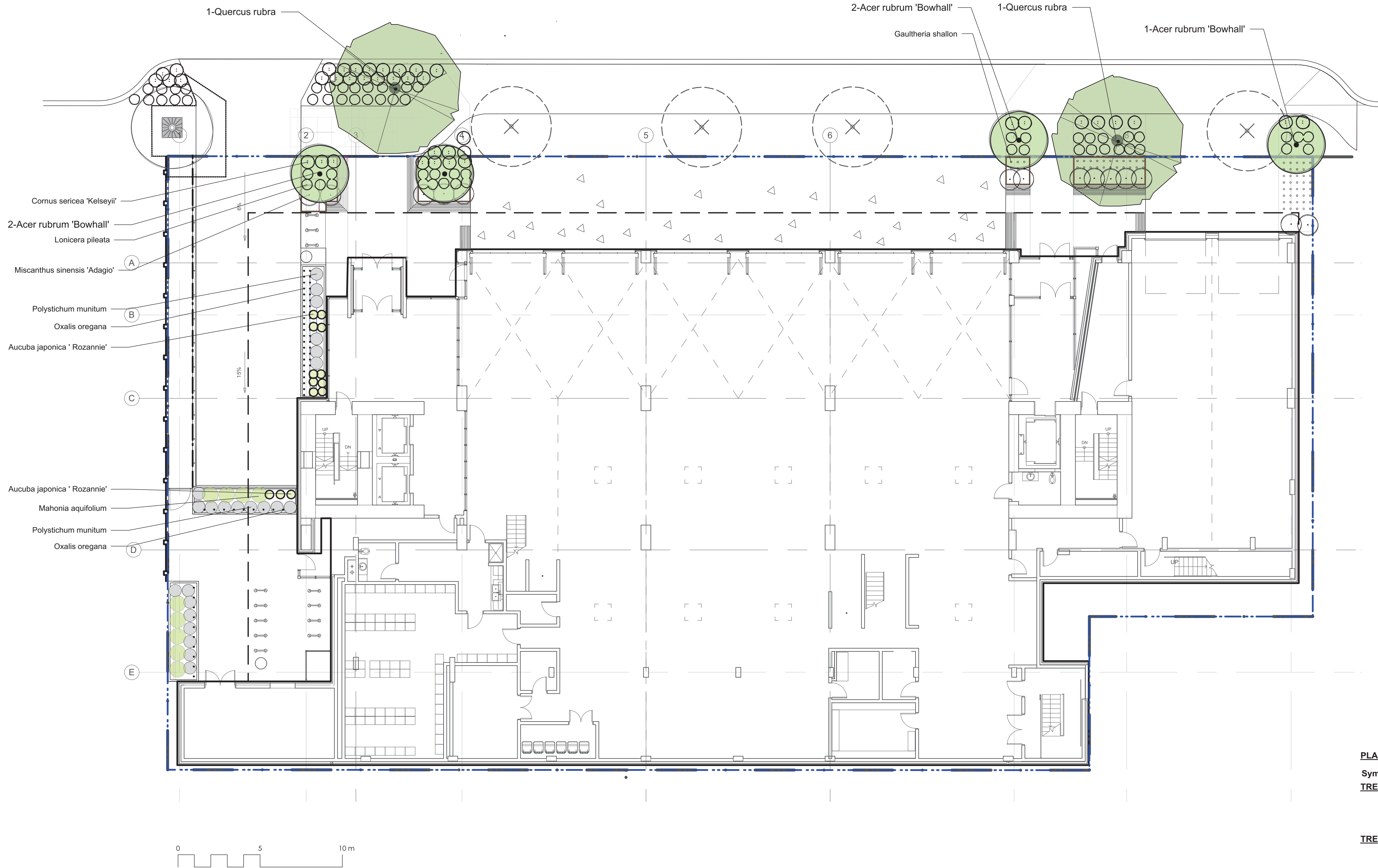
project
VICTORIA FIRE STATION 1
1025 JOHNSON STREET
VICTORIA, PROVINCE

sheet title
Landscape Materials Levels 2 & 4

project no. 118.21
scale 1: 150 @ 24"x36"
drawn by MDI
checked by SMPdG
revision no. sheet no.



L1.02



IRRIGATION NOTES

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- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Resoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to mechanical drawings for irrigation point of connection.
- Refer to electrical drawings for electrical service.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Trees within shrub or rain garden areas to be irrigated with spray heads.

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PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES LEVEL 1:				
3		Acer rubrum 'Bowhall'	Autumn Flame Tm Scarlet Maple	6.0cm cal, b&b
2		Quercus rubra	Red Oak	6.0cm cal, b&b
TREES LEVEL 2:				
3		Acer palmatum	Coral Bark Japanese Maple	1.8 m height, specimen quality
TREES LEVEL 4:				
4		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
3		Acer palmatum	Japanese Maple	1.8 m height, specimen quality
2		Koelreuteria paniculata	Panicle Goldenrain tree	5.0cm cal, b&b
SHRUBS / GROUNDCOVERS / VINES LEVEL 1:				
Jlr	13	Aucuba japonica 'Rozannie'	Japanese laurel 'Rozannie'	#3 pot
Csk	40	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Gsh	68	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Lp	59	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	9	Mahonia aquifolium	Oregon Grape	#2 pot
Msa	14	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Oo	63	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Pm	23	Polystichum munitum	Sword Fern	#1 pot
SHRUBS / GROUNDCOVERS / VINES LEVEL 2:				
Csk	13	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Ma	20	Mahonia aquifolium	Oregon Grape	#2 pot
Pq	6	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
SHRUBS / GROUNDCOVERS / VINES LEVEL 4:				
Ahp	8	Allium hollandicum 'Purple Sensation'	Purple Flowering Onion	Sp3
Als	4	Allium schoenoprasum	Wild Chives	0.4
Ama	1	Amelanchier alnifolia	Saskatoon Serviceberry	#3 pot
Arc	25	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Bw	80	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Cog	5	Chamaecyparis obtusa 'gracilis'	Semi-dwarf Hinoki Cypress	
Cap	38	Choisya 'Aztec Pearl'	Aztec Pearl Choisya	#3 pot
Lwr	28	Leucothoe walteri 'Rainbow'	Rainbow Leucothoe	#3 pot
Lp	18	Lonicera pileata	Privet Honeysuckle	#2 pot
Nd-1	62	Nandina domestica 'Atropurpurea Nana'	Dwarf Heavenly Bamboo	#2 pot
Pa	15	Pennisetum alopecuroides 'Hameln'	Fountain Grass	#1 pot
Phl	8	Philadelphus lewisii	Mock Orange	#5 pot
Ruc	8	Ribes uva-crispa	Gooseberry	#2 pot
Ro	16	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	#2 pot
Stb	8	Stachys byzantina	Lamb's Ear	#1 pot
Thm	4	Taxus x media 'H.M. Eddie'	Eddie Yew	#5 pot

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sheet title

Planting Plan Level
1

project no. 118.21

scale 1: ### @ 24"x36"

drawn by MDI

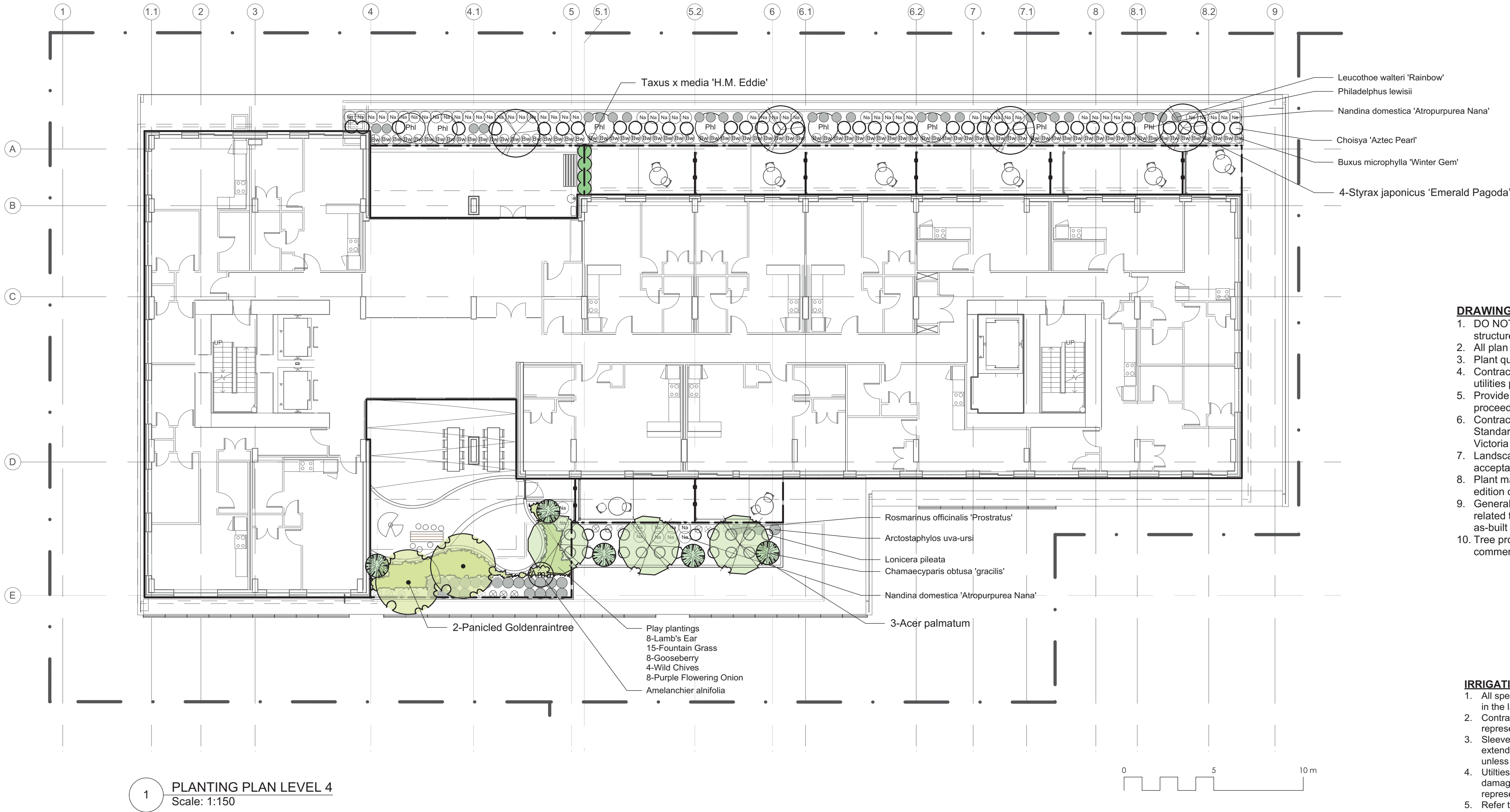
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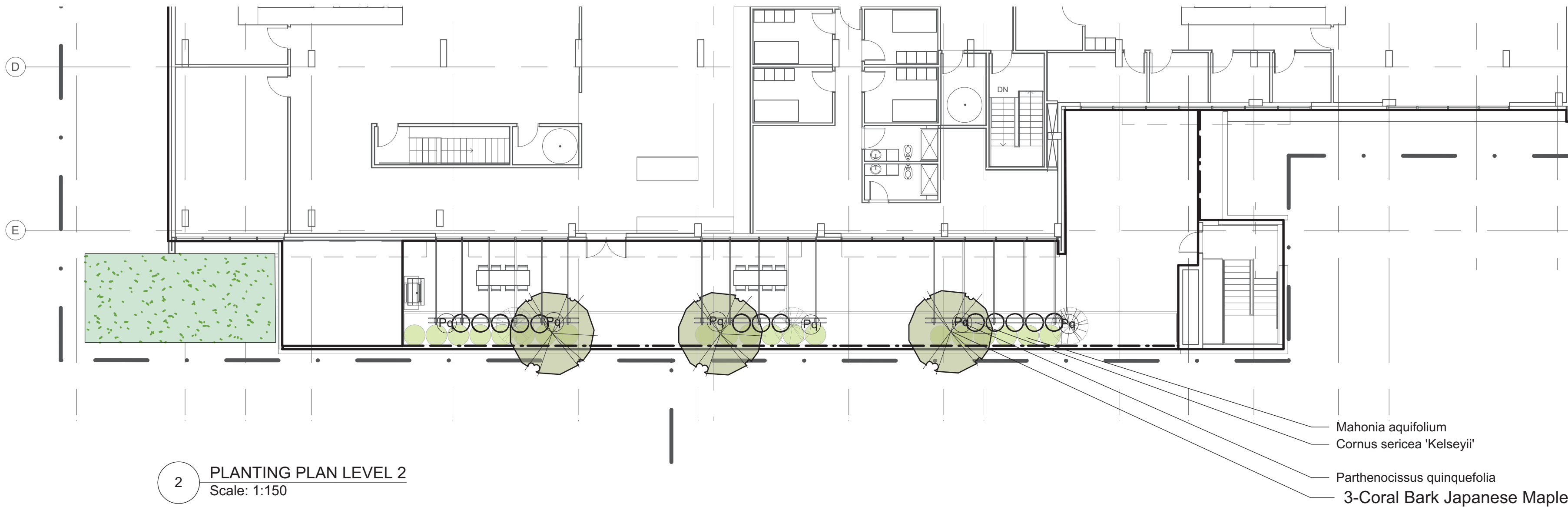
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L3.01

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1 PLANTING PLAN LEVEL 4
Scale: 1:150



2 PLANTING PLAN LEVEL 2
Scale: 1:150

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