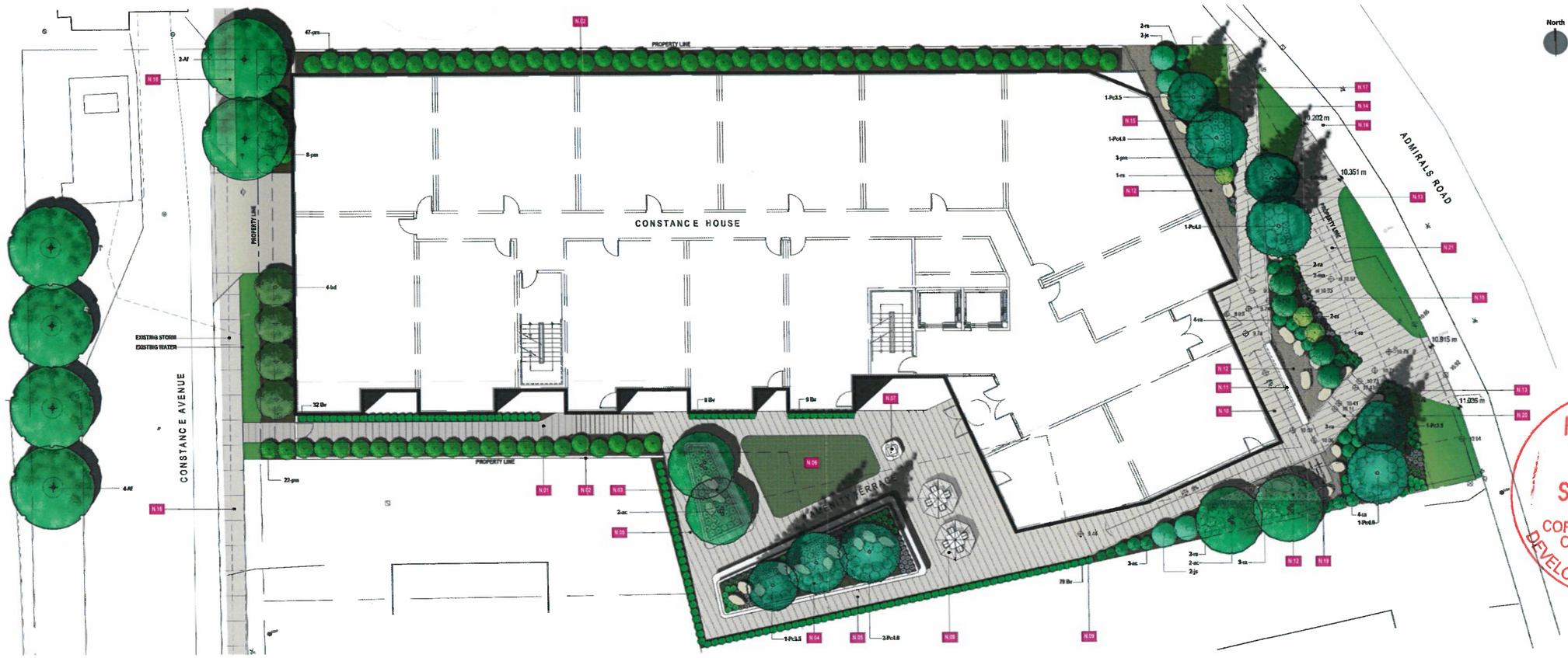


1 DPL1 LANDSCAPE PLAN

SHEET NOTES

N.01	CONSTANCE ACCESS WALK
N.02	2.00 HT HORIZONTAL WOOD SLAT FENCE
N.03	RAISED PLANTER W/ SEATING WALL + MAPLE TREES LED LIGHT STRIPS BENEATH SEATING WALL
N.04	RAISED PLANTER W/ SEATING WALL + STONE PINE TREES LED LIGHT STRIPS BENEATH SEATING WALL
N.05	MAINTENANCE WALK
N.06	POUR IN PLACE RUBBER PLAY / EXCERCISE AREA
N.07	PUBLIC ART ELEMENT
N.08	BISTRO TABLES + CHAIRS UMBRELLAS
N.09	LIMIT OF GUARDRAIL
N.10	ENTRY RAMP
N.11	SEATING WALL
N.12	DRY STREAM W/ DECORATIVE BOULDER OUTCROP EDGE
N.13	POLLINATOR PERENNIAL RIBBON
N.14	ACCESSIBLE WALKWAY
N.15	BIRD / POLLINATOR DRY STREAM-SIDE GARDEN
N.16	PUBLIC SIDEWALK
N.17	ASSUMED FUTURE BC HYDRO 3m WIDE UUW
N.18	CONCRETE WALKWAY (CONNECT TO ASTLE)
N.19	2 BIKE RACKS (4 BIKES)
N.20	ENTRY STAIRS - 2 SETS OF 2 RISERS
N.21	FIRE TRUCK LAYBY PLAZA

PLANT LIST

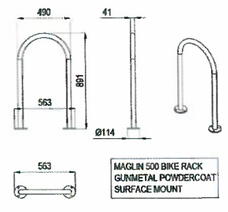
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
CONIFEROUS TREES				
Pc1.8	Pinus contorta	SHORE PINE	4.0M HT. B&B, MIN 1220mm ROOT BALL	09
Pc3.5	Pinus contorta	SHORE PINE	3.0M HT. B&B, MIN 1220mm ROOT BALL	04
DECIDUOUS TREES				
Ac	Acer circinatum	VINE MAPLE	60mm CAL. B&B, MIN 900mm Ø ROOT BALL, SINGLE LEADER	04
Af	Acer x freemanii 'Armstrong'	ARMSTRONG MAPLE	60mm CAL. B&B, MIN 900mm Ø ROOT BALL, SINGLE LEADER	08
CONIFEROUS SHRUBS				
Js	Juniperus scopulorum	ROCKY MOUNTAIN JUNIPER	#2 CONT. MIN 600mm Ht.	64
DECIDUOUS SHRUBS				
rs	Ribes sanguineum	RED FLOWERING CURRANT	#2 CONT. MIN 600mm Ht.	63
ma	Mahonia aquifolium	TALL OREGON GRAPE	#2 CONT. MIN 600mm Ht.	06
rn	Rosa nutkana	NOOTKA ROSE	#2 CONT. MIN 600mm Ht.	25
hd	Holodiscus discolor	OCEANSPRAY	#2 CONT. MIN 600mm Ht.	06
GROUNDCOVER + VINES				
ka	Arctostaphylos uva-ursi	KINNIKINNICK	4" POT	85
am	Maianthemum dilatatum	FALSE LILY OF THE VALLEY	4" POT	117
pm	Polystichum munitum	SWORD FERN	4" POT	96
cm	Camassia leichtlinii	GREAT CAMAS	4" POT	76
fg	Fragaria chiloensis	COASTAL STRAWBERRY	4" POT	41
ar	Eriophyllum lanatum	WOOLY SUNFLOWER	4" POT	63
al	Allium cernuum	NODDING ONION	4" POT	66
hv	Parthenocissus tricuspidata	BOSTON IVY	4" POT	128

GENERAL NOTES

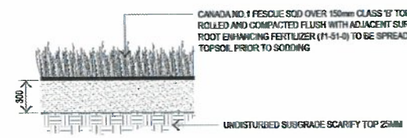
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES. ALL PLANT MATERIAL SHALL BE LOCALLY GROWN NURSERY STOCK
- ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS
- ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH BARK MULCH
- ALL LANDSCAPE AREAS TO BE STAMPED WITH A LOW WATER HIGH EFFICIENCY IRRIGATION SYSTEM

SURFACING LEGEND

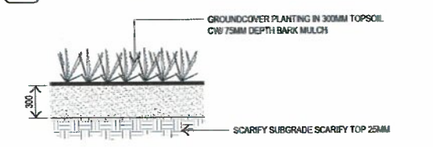
- FESCUE SOD
- SHREDDED BARK MULCH
- CONCRETE PAVERS
- 100-300MM DIAMETER RIVERSTONE
- DECORATIVE BOULDERS TO CREATE OUTCROP
- POUR IN PLACE RUBBER



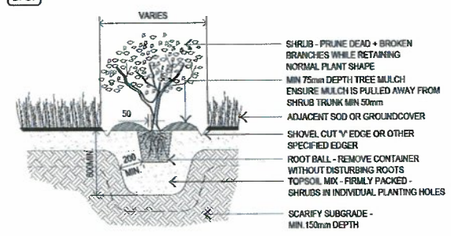
2 DPL1 TYPICAL BICYCLE RACK



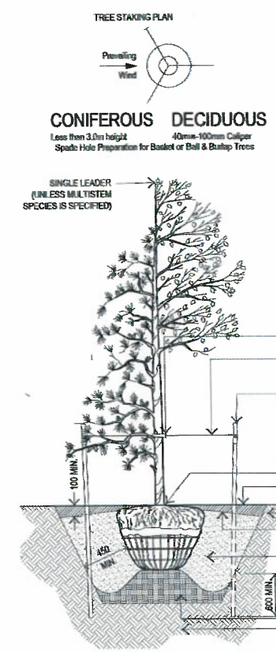
3 DPL1 TYPICAL FESCUE SOD DETAIL



4 DPL1 TYPICAL GROUNDCOVER DETAIL



5 DPL1 TYPICAL SHRUB PLANTING DETAIL



6 DPL1 TYPICAL TREE PLANTING DETAIL

NOTES:

1. ALL WORK COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02930 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
3. STAKE BEYOND EDGE OF ROOT BALL. IF MINIMUM SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
4. ALL TREE STAKES TO MAINTAIN MIN. 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
5. TREE SHOULD BE PLANTED 75mm-100mm BELOW GROUND LEVEL.
6. T-BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOIL BASE).
7. IF TREE IS IN WIRE BASKET, CUT AND REMOVE STRAPPING AND THE HORIZONTAL/ VERTICAL WIRES OF THE WIRE BASKET TO A MINIMUM DEPTH OF 200mm FROM THE TOP OF THE ROOT BALL. PULL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
8. USE RUBBER STRAPS AT ENDS OF ALL GUY WIRES TO PROTECT THE TREE AT POINT OF CONTACT.
9. PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE.
10. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).

FAAS
FORMED ALLIANCE ARCHITECTURE STUDIO

[SMM]
SCATLIFF+MILLER+MURRAY INC.
403.262.9744 | SCATLIFF.CA
PRINCIPAL LANDSCAPE ARCHITECT
DERON MILLER AALA CSLA

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SEP 20 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

RELEASES

NO.	DESCRIPTION	DATE
2	ISSUED FOR DP SUBMISSION	09.17.2021
1	ISSUED FOR DP	08.13.2021
0	ISSUED FOR MP	05.28.2021
00	ISSUED FOR XXX	00.00.0000

PROJECT NAME
CONSTANCE HOUSE

PROJECT ADDRESS
600, 603, & 612 ADMIRALS ROAD
606 CONSTANCE AVE

LEGAL DESCRIPTION
L 1 P EXPTRW7, SUBDIVISION 01 ESQUIMALT LAND DISTRICT, SUBDIVISION LOT 46

PROJECT NO.
21.03.COR

DRAWN
CHECKED

DATE
XX

SCALE
AS NOTED

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
DPL1

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