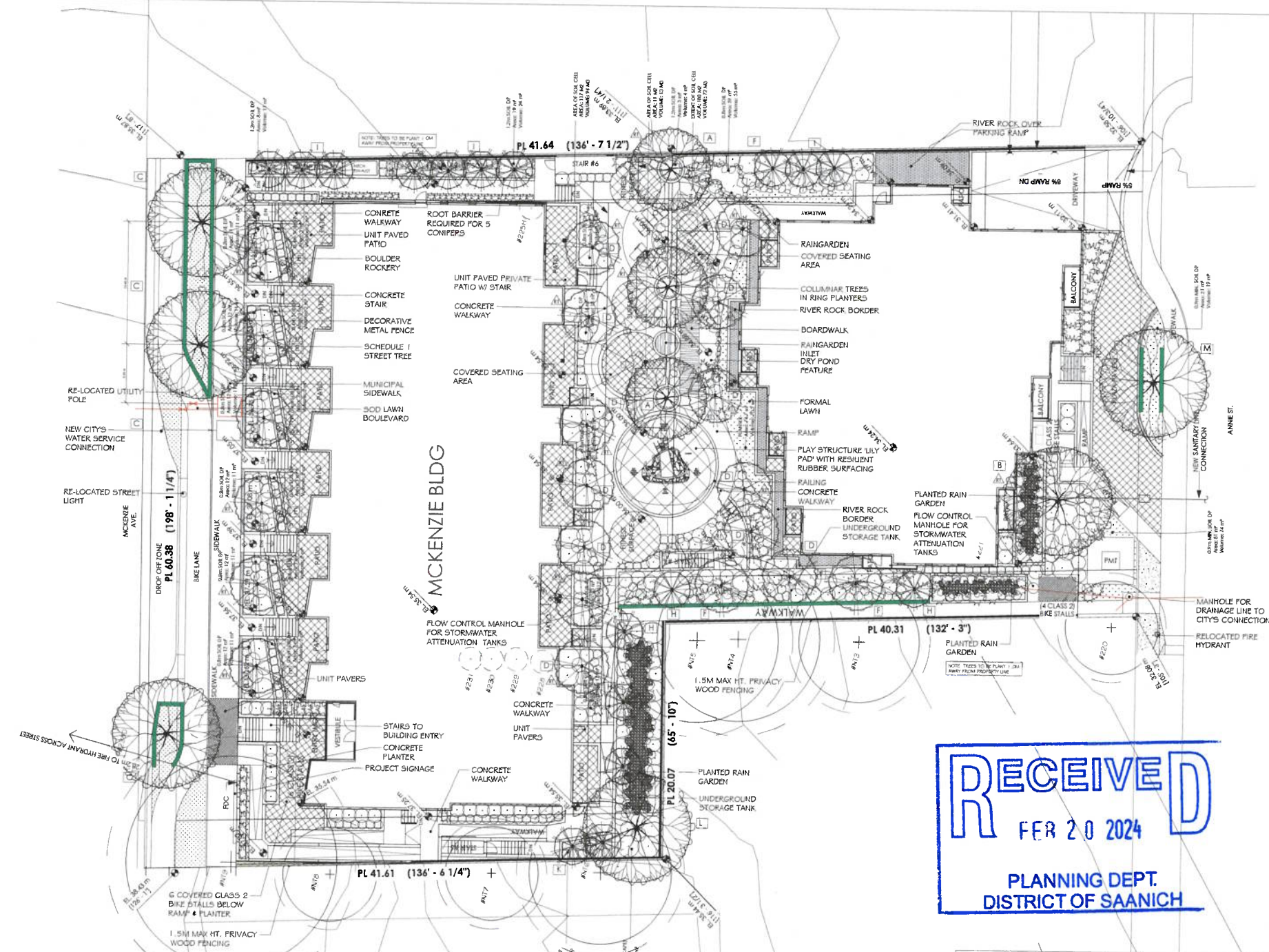




RECEIVED
FEB 20 2024
PLANNING DEPT.
DISTRICT OF SAANICH

REPLACEMENT TREE CALCULATIONS	
REPLACEMENT TREES REQUIRED: 20	
TREES	QUANTITY
COLUMNAR RED MAPLE	3
JAPANESE MAPLES	12
PACIFIC FLOWERING DOGWOOD	1
JAPANESE SNOWBELL	6
REPLACEMENT TREES PROVIDED = 22	

IRRIGATION NOTES:
BOULEVARD TREE IRRIGATION SYSTEM MUST BE ON ITS OWN TIMER.
SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM W/ A DOUBLE CHECK VALVE.
IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC & DISTRICT OF SAANICH.

SAANICH PARKS REQUIRES THAT THE ONSITE TREES MEET BC LANDSCAPE STANDARDS FOR TREE PLANTING AND REQUIRES A MINIMUM AVAILABLE SOIL VOLUME OF BOULEVARD TREES OF 8 M3 FOR SMALL CLASS TREES, 12 M3 FOR MEDIUM CLASS TREES AND 16 M3 FOR LARGE CLASS TREES. IF SUFFICIENT SOIL VOLUME CANNOT BE PROVIDED, SOIL CELLS UNDER THE ADJACENT HARDSCAPE IS THE PREFERRED METHOD OF PROVIDING SOIL VOLUME. SHOULD SOIL VOLUME BE ACHIEVED IN THE BOULEVARD PLANTING AREAS WITHOUT SOIL CELLS, ROOT BARRIER IS REQUIRED ALONG ALL HARD SCAPES ADJACENT TO THE TREE PLANTING LOCATIONS.

TREE SPECIES

- | | | | |
|---|--|---|-------------------------------------|
| A | COLUMNAR RED MAPLE VAR. 'BOWHALL' | F | VINE MAPLE |
| B | PACIFIC FLOWERING DOGWOOD (SCHEDULE 1 STREET TREE) | G | NOOTKA CEDAR |
| C | NORWAY MAPLE VAR. CRIMSON KING | H | DOUGLAS FIR |
| D | JAPANESE MAPLE VAR. BLOODGOOD | I | WESTERN RED CEDAR |
| E | JAPANESE SNOWBELL VAR. TEMPLE BELLS | J | KOUSA DOGWOOD |
| | | K | BALSAM FIR |
| | | L | GARRY OAK |
| | | M | ENGLISH HAWTHORN VAR. PAUL SCARLETT |

SUGGESTED PLANT LIST			
Key	Common Name	Latin Name	Size
Trees			
CRM	Norway Maple	<i>Acer platanoides</i> var. 'Crimson King'	7m Cal.
ACR	Columnar Red Maple	<i>Acer rubra</i> var. 'Bowhall'	8m Cal.
PDG	Pacific Flowering Dogwood	<i>Cornus nuttallii</i> var. 'Eddie's White Wonder'	6m Cal.
VMA	Vine Maple	<i>Acer circinnatum</i>	6m Cal.
DFR	Douglas Fir	<i>Pseudotsuga menziesii</i>	3.0m Ht.
NOO	Nootka Cedar	<i>Thuja nootkatensis</i>	3.0m Ht.
KOU	Kousa Dogwood	<i>Cornus kousa</i> var. 'Satomi'	6m Cal.
ABE	Japanese Snowbell	<i>Styrax japonicus</i> var. 'Temple Bells'	6m Cal.
ABE	Abies balsamea	<i>Abies balsamea</i>	3.0m Ht.
GOA	Garry Oak	<i>Quercus garryana</i>	5m Cal.
CRAT	English Hawthorn	<i>Crataegus laevigata</i> var. 'Paul Scarlet'	5m Cal.
Large Shrubs			
PIER	Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Mountain Fire'	#5 Pot
SVIB	Snow Viburnum	<i>Viburnum plicatum</i> nanum <i>sempervirens</i>	#5 Pot
LRHA	White Rhododendron	<i>Rhododendron</i> var. 'Cunningham's White'	#7 Pot
LRHB	Rhododendron	<i>Rhododendron</i> var. 'White Angel'	#7 Pot
MAH	Mahonia	<i>Physocarpus opulifolius</i> var. 'Diabolo'	#5 Pot
CEAN	California Lilac	<i>Ceanothus</i> var. 'Victoria'	1.5m Ht.
THU	Upright Cedar	<i>Thuja occidentalis</i> var. 'Smaragd'	#5 Pot
Medium Shrubs			
MRHA	Medium Rhododendron	<i>Rhododendron</i> var. 'Unique'	#2 Pot
VACC	Mountain Blueberry	<i>Vaccinium ovatum</i>	#2 Pot
MRHB	Medium Rhododendron	<i>Rhododendron</i> var. 'Christmas Cheer'	#2 Pot
DOG	Variegated Dogwood	<i>Cornus alba</i> var. 'Variegata'	#2 Pot
RIB	Red Flowering Currant	<i>Ribes sanguinum</i>	#2 Pot
SALA	Salal	<i>Gaultheria shallon</i>	#2 Pot
ALAT	Winged Burning Bush	<i>Eonymus alatus</i> var. 'Fimball'	#2 Pot
DVIB	David Viburnum	<i>Viburnum davidii</i>	#2 Pot
ABE	Glossy Abelia	<i>Abelia grandiflora</i>	#2 Pot
Small Shrubs			
EUOF	Creeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald Gaiety'	#1 Pot
DWIP	Dwarf Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Purify'	#2 Pot
POLY	Sword Fern	<i>Polystichum munitum</i>	#1 Pot
SPGF	Gold Flame Spiraea	<i>Spiraea bumalda</i> var. 'Gold Flame'	#2 Pot
DWRH	Dwarf Rhododendron	<i>Rhododendron</i> var. 'Mantoloking'	#2 Pot
LAVA	Lavender	<i>Levander angustifolia</i> var. 'Munstead'	#2 Pot
AZAP	Pink Evergreen Azalea	<i>Azalea japonica</i> var. 'Gumpo Pink'	#2 Pot
DWMO	Dwarf Mock Orange	<i>Philadelphus</i> var. 'Snow Gift'	#2 Pot
Ground Covers			
BEAR	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade'	#SP4 Pot
COTO	Creeping Colander	<i>Cotoneaster dammeri</i>	#SP4 Pot
VIT	Viburnum	<i>Viburnum</i> var. 'Viburnum'	#SP4 Pot
GAUL	Gaultheria	<i>Gaultheria procumbens</i>	#SP4 Pot
GLOR	Creeping California Lilac	<i>Ceanothus glaucus</i>	#SP5 Pot
BERG	Bergenia	<i>Bergenia cordifolia</i> var. 'Brenningham Ruby'	#SP4 Pot
CORN	Bunchberry	<i>Cornus canadensis</i>	#SP4 Pot
Perennials & Grasses			
TEST	Orange Flame Sedge	<i>Carex testacea</i>	#1 Pot
CARX	Variegated Sedge	<i>Carex morrowii</i> var. 'Aureovariegata'	#1 Pot
HEMI	Dwarf Daylily	<i>Hemerocallis</i> var. 'Stella d'Oro'	SP5
HEUC	Coral Bells	<i>Heuchera micrantha</i> var. 'Brenningham Bronze'	SP5
WIRI	Water Iris	<i>Iris</i> sp.	SP5
MOND	Black Mondo Grass	<i>Ophiopogon planicaulis</i> 'Nigrescens'	SP5
HELI	Blue Oat Grass	<i>Helictotrichon sempervirens</i>	SP5
KARL	Feather Reed Grass	<i>Calamagrostis acutifolia</i> var. 'Karl Forster'	SP5
Vines			
ARM	Evergreen Clematis	<i>Clematis armandii</i>	#5 Pot

SOFTSCAPE LEGEND

LARGE DECIDUOUS SHADE TREE

LARGE AND SMALL CONIFEROUS TREES

LARGE SHRUB

MEDIUM SHRUB

SMALL SHRUB

GROUND COVER & PERENNIALS

TREES TO BE RETAINED

TREE ROOT ZONE

TREES TO BE REMOVED



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LANDSCAPE ARCH. STAMP

981 McKenzie Avenue
VICTORIA, BC

CLIENT

REV. DATE	NUMBER	DESCRIPTION
11.06.23	1	REVISED PLAN - FOR REVIEW
01.05.24	2	REVISED PLAN - FOR DP RESUBMISSION
02.07.24	3	REVISED PLAN

DATE: FEBRUARY 7, 2024
SCALE: 1:200
DRAWN BY: BF/RF

LANDSCAPE CONCEPT PLAN

L1.00