

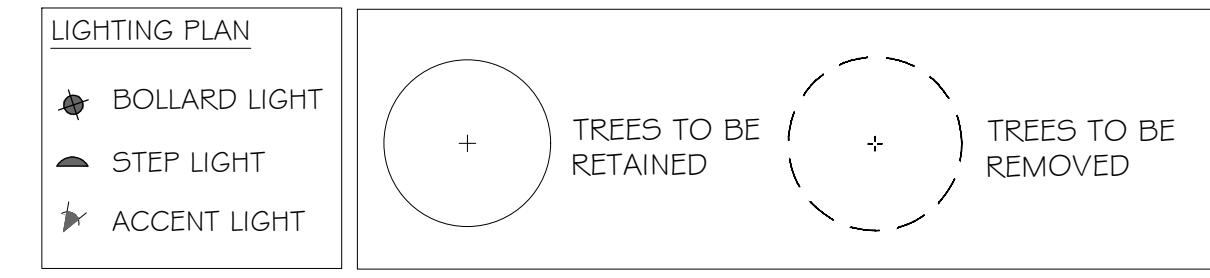
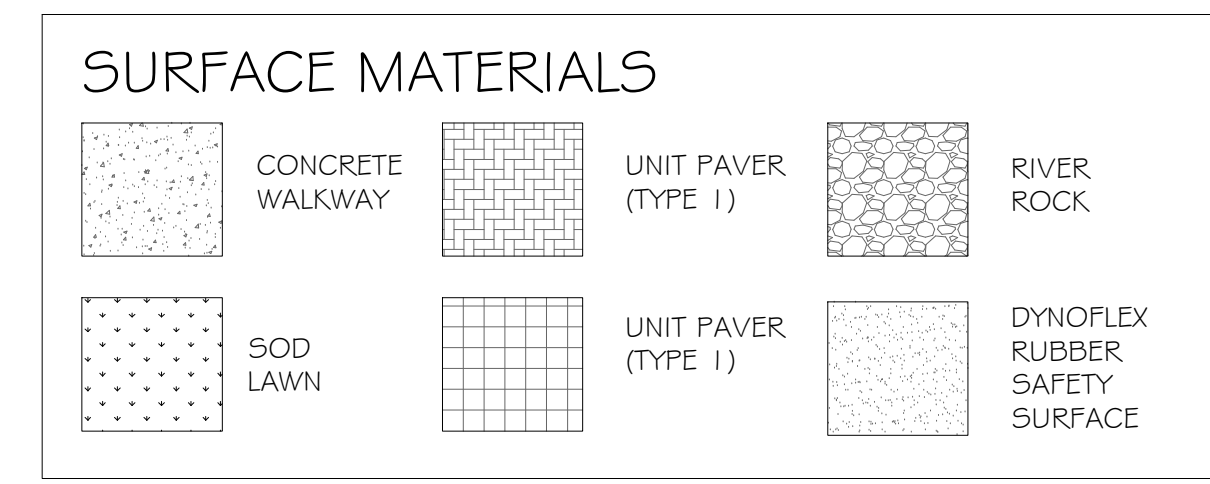
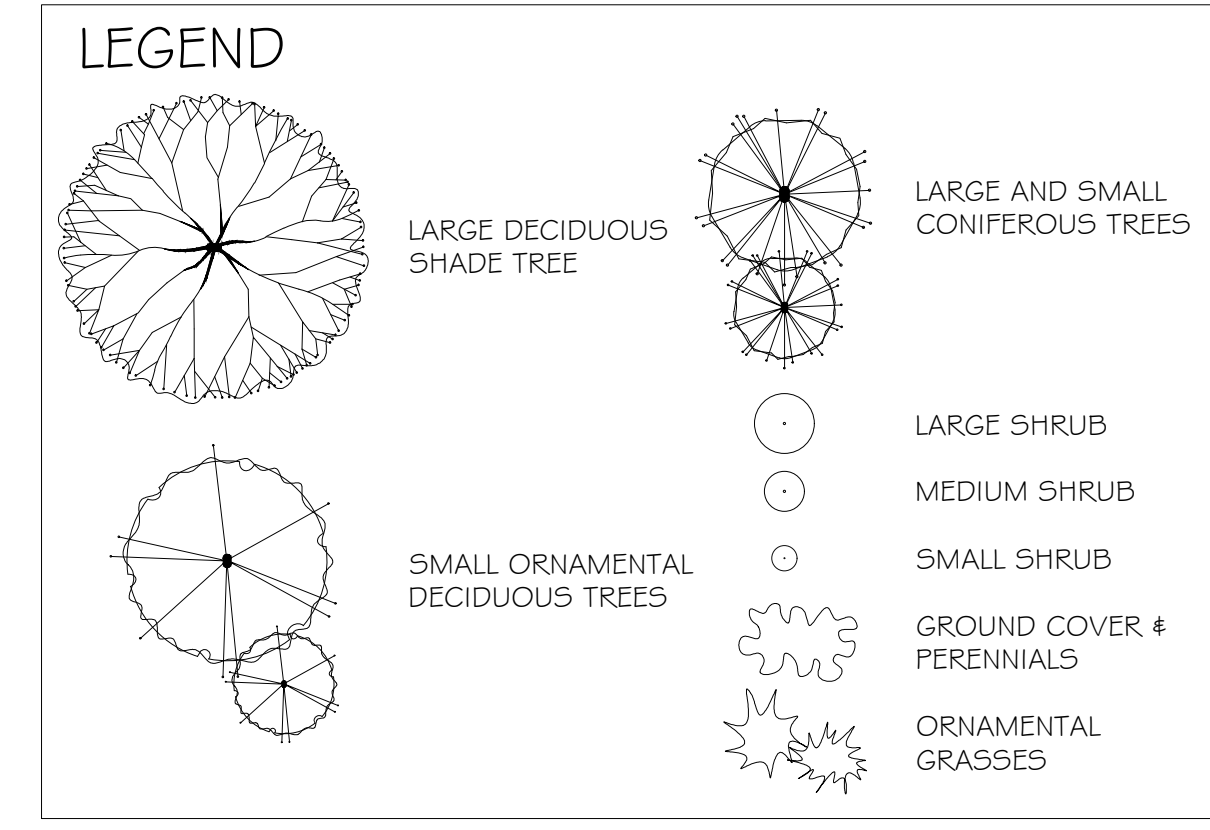
RT INDICATES REPLACEMENT TREE
 NOTE: TREES REMOVED FROM SITE = 21
 REPLACEMENT TREES PROVIDED = 24

- OS 16 + OS 17
 - OS 15
 - OS 14
 - OS 13
 - OS 12
 - OS 11
 - OS 10
 - OS 9
 - OS 8
 - OS 7
 - 690
 - OS 3
 - OS 4
 - OS 5
 - OS 6
- BOULEVARD TREES IN THIS AREA TO BE LAVALLE HAWTHORN (SUITABLE FOR PLANTING UNDER POWER LINES)
 - PERIMETER HEDGE AND SCREEN WALL
 - VEHICLE ENTRANCE DRIVEWAY
 - PROPOSED FIRE HYDRANT
 - PMT ON CONCRETE PAD
 - SURFACE PARKING - 6 STALLS
 - ENTRANCE GARDEN WITH LAWN AND FLOWERING TREES
 - RAIN GARDEN FOR STORMWATER CONTROL
 - RAMPWAY
 - RAMP TO UNDERGROUND
 - FRUIT TREES
 - DECIDUOUS SHADE TREE
 - SEMI-PUBLIC MIXED USE TRAIL
 - TEXTURED BORDER WARNING STRIP
 - LAWN LANDSCAPE AREA
 - CONCRETE WALKWAY
 - "DRIFTS" OF DROUGHT TOLERANT ORNAMENTAL GRASSES
 - ACCESS WALKWAYS TO INDIVIDUAL TOWNHOUSES
 - RETAINING WALL & PATIOS FOR LOWER TOWNHOUSE UNITS
 - ORNAMENTAL GARDEN WITH DRY RIVER / RAIN GARDEN FOR STORMWATER CONTROL
 - ORNAMENTAL GARDEN WITH DRY RIVER / RAIN GARDEN FOR STORMWATER CONTROL
 - CENTRAL SEATING AREA WITH BENCHES AND SPECIAL PAVING
 - SMALL TREE IN PLANTER BOX
 - "DRIFTS" OF DROUGHT TOLERANT ORNAMENTAL GRASSES
 - LAWN LANDSCAPE AREA
 - CONCRETE WALKWAY
 - SEMI-PUBLIC MIXED USE TRAIL
 - TEXTURED BORDER WARNING STRIP
 - RAMPWAY
 - LAWN LANDSCAPE AREA WITH ART FEATURE
 - "DRIFTS" OF DROUGHT TOLERANT ORNAMENTAL GRASSES
 - LARGE DECIDUOUS SHADE TREES

NOTE: APPROXIMATE AREA OF RAINGARDENS = 250 M²

SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
TRAP	Red Maple	Acer rubrum var. 'Bowhall'	7.0m Cal
TRAP	Canadian White Pine	Conisophyllum japonicum	7.0m Cal
PDGG	Pacific Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	6.0m Cal
SEFB	Berberis Simpsonii	Physocarpus opulifolius	2.5m Ht
STYB	Lipavensis Snowbell	Styria japonicum var. 'Temple Bells'	3.0m Cal
KOUB	Kobus Dogwood	Kobus Dogwood	6.0m Cal
GRIS	Paperbark Maple	Acer griseum	3.0m Cal
CEAN	California Lilac	Genkhoa var. 'Victoria'	1.5m Ht.
SMAG	Scar Magnolia	Magnolia stellata var. 'Royal Star'	#5 Pot
PERK	Lily of the Valley Shrub	Persea japonica var. 'Forest Flame' & 'Valley Rose'	#5 Pot
SRHA	Rhododendron	Rhododendron var. 'The Waterlily'	#7 Pot
LRHB	Rhododendron	Rhododendron var. 'Goner Waterlily'	#7 Pot
HOLD	Oceanspray	Holodiscus discolor	#5 Pot
KINE	Pacific Ninebark	Physocarpus opulifolius	#5 Pot
MANI	Orange Grape	Mahonia aquifolium	#5 Pot
DOG	Vanegated Dogwood	Cornus alba var. 'Tusky Halo'	#2 Pot
ABE	Glossy Aheba	Aheba x grandiflora	#2 Pot
SALA	Sala	Gaillardia aristata	#2 Pot
MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
MRHA	Rhododendron	Rhododendron var. 'Uniqua'	#2 Pot
MRHB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot
DVIB	Dwarf Viburnum	Viburnum dentatum	#5 Pot
ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
VACC	Mountain Blueberry	Vaccinium ovatum	#5 Pot
AZAP	Evergreen Azalea	Azalea japonica var. 'Granda Fuchsia'	#2 Pot
WHEA	Winter Flowering Heather	Erica darlynesae var. 'Arthur Johnson'	#1 Pot
EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gauty'	#1 Pot
DWMO	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdrift'	#1 Pot
DWFI	Dwarf Lily of the Valley Shrub	Persea japonica var. 'Dobytanz'	#1 Pot
POLY	Sword Fern	Polystichum montanum	#1 Pot
ILEX	Dwarf False Holly	Ilex ornata convexa	#1 Pot
BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancover Jade'	SP4
BERG	Heartleaf Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP4
GAUL	Wintergreen	Gaultheria procumbens	SP4
FRAG	Coastal Strawberry	Fragaria chiloensis	SP4
TEST	Flame Sedge	Carex testacea	#1 Pot
KARL	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerster'	#1 Pot
CDNE	Purple Coneflower	Magnolia ochracea	#1 Pot
AGAS	Hummingbird Iris	Agastache var. 'Fall Frost'	SP5
SALV	Meadow Sage	Salvia sylvestris var. 'May Night'	SP5
PINK	Cottage Pink	Dianthus var. 'Kahon Pink'	SP5
IRIS	Vanegated Iris	Iris pallida var. 'Vanegata Gold'	#1 Pot
RUBB	Black Eyed Susan	Rudbeckia hirta var. 'Goldsturm'	SP5
PERO	Russian Sage	Perovskia atriplicifolia var. 'Lacey Blue'	#1 Pot
SEDU	Stonecrop	Sedum spectabile var. 'Autumn Joy'	#1 Pot
LAVA	Lavender	Lavandula angustifolia var. 'Hidcot'	#2 Pot
FESC	Blue Fescue	Festuca ovina glauca var. 'Elysian Blue'	#1 Pot
ECHO	Blue Globe Thistle	Echinops halimolobos var. 'Blue Globe'	#1 Pot
HEMI	Dwarf Daylily	Hemerocallis var. 'Stella D'oro'	#1 Pot
SOLI	Goldenrod	Solidago var. 'Fireworks'	SP5
ROSE	Panicle Lily	Lilium var. 'Panicle'	#1 Pot
KNOP	Red Hot Poker	Knyphiopsis hirsuta var. 'Fire Dance'	#2 Pot
SCIZ	Kaffir Lily	Schizostylis coccinea var. 'Oregon Sunset'	#1 Pot



SOIL VOLUMES
 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 SCAPE ADJACENT TO THE TREE PLANTING LOCATIONS.

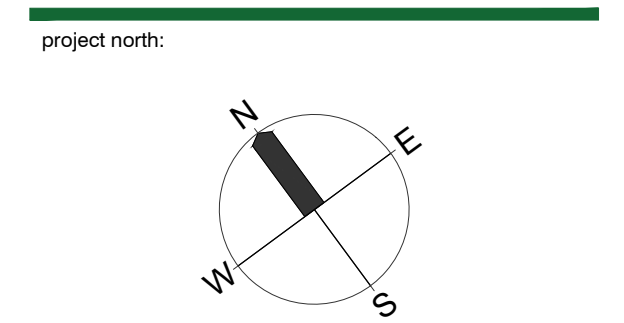
IRRIGATION NOTES
 - IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC & DISTRICT OF SAANICH
 - BOULEVARD TREE IRRIGATION SYSTEM MUST BE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

TREES MUST BE PLANTED AT LEAST:
 1) 1.0 M FROM HARDSCAPE (UNLESS ROOT BARRIER OR OTHER MEASURES SUCH AS SOIL CELLS ARE INSTALLED),
 2) 1.5 M FROM EXISTING OR PROPOSED UNDERGROUND UTILITIES (THIS DOES NOT INCLUDE WHICH ARE TO BE ABANDONED SO LONG AS SUFFICIENT DEPTH IS AVAILABLE),
 3) 2 M FROM PROPOSED DRIVEWAY LETDOWNS AND FIRE HYDRANTS,
 4) 3 M FROM PAD MOUNTED TRANSFORMERS OR NON HYDRO SERVICE POLES AND
 5) 5 M FROM BC HYDRO SERVICE POLES AND DISTRICT OF SAANICH STREETLIGHTS.
 BOULEVARD TREES MAY BE PLANTED A MINIMUM OF 5 METERS APART FOR SMALL CLASS TREES, 8 M APART FOR MEDIUM CLASS TREES AND 10 M APART FOR LARGE CLASS TREE PLANTINGS.

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4★SITE
 LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

NOTES:
 1) DO NOT SCALE THE DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
 2) CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 3) THIS DRAWING IS THE PROPERTY OF FORTH LANDSCAPE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.



Issue / revisions:

No.	Issued / Revisions	Date
5	REV. LANDSCAPE PLAN	31 MAY '24
4	REV. LANDSCAPE PLAN	01 DEC. '23
3	REV. PLAN FOR REVIEW	20 NOV. '23
2	REV. PLAN FOR REVIEW	08 NOV. '23
1	LANDSCAPE PLAN FOR REV.	04 OCT. '23

RECEIVED
 June 06, 2024
 PLANNING DEPT.
 DISTRICT OF SAANICH

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 26226 ARBUTUS

drawing title:
 LANDSCAPE CONCEPT PLAN

project no.:

date: MAY 31, 2024 scale: 1:200

checked by: FORTH drawn by: BF, RF

sheet no.:

L1.00