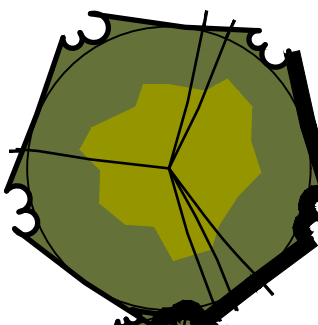


LEGEND



LARGE DECIDUOUS TREE TO BE:
SIZE 6.0 CM CAL.; APPROXIMATE NO. - 05



SMALL DECIDUOUS TREE TO BE:
SIZE 5.0 CM CAL.; APPROXIMATE NO. - 07



COLUMNAR DECIDUOUS (MEDIUM) TREE TO BE A SELECTION O
ARMSTRONG RED, PRINCETON SENTRY GINKGO,
SIZE 5.0 CM CAL.; APPROXIMATE NO. - 14



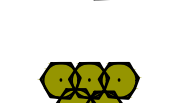
CONIFEROUS TREE TO BE:
SERBIAN SPRUCE;
SIZE 3.0 M HT. (VARIES); APPROXIMATE NO. - 06



MULTISTEM TO BE: FLOWERING CURRENT (DEC),
SIZE 1.2 M HT.; APPROXIMATE NO. - 17



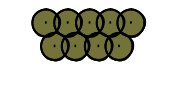
LARGE SHRUB TO BE A SELECTION OF:
PORTUGUESE LAUREL (BL),
SIZE 27 CM POT; APPROXIMATE NO. - 65



MEDIUM SHRUB TO BE A SELECTION OF:
OREGON GRAPE (BL), SWORD FERNS (BL),
SIZE 21 CM POT; APPROXIMATE NO. - 256



SMALL SHRUB TO BE A SELECTION OF: DWARF
POTENTILLA (DEC), EDWARD GOUCHER ABELIA (BL),
SPIREA (DEC);
SIZE 15 CM POT; APPROXIMATE NO. - 215



VINES TO BE A SELECTION OF:
ENGELMANN CLIMBER (DEC), HONEY SUCKLE (DEC),
HYDRANGEA (DEC);
SIZE 21 CM POT; APPROXIMATE NO. - 6



GROUNDCOVER TO BE A SELECTION OF:
KINNIKINNICK (BL), WINTERGREEN (BL),
WOOLY THYME (BL) GRASSES;
SIZE 10 CM POT; PLANT 45 CM O.C.

NOTES

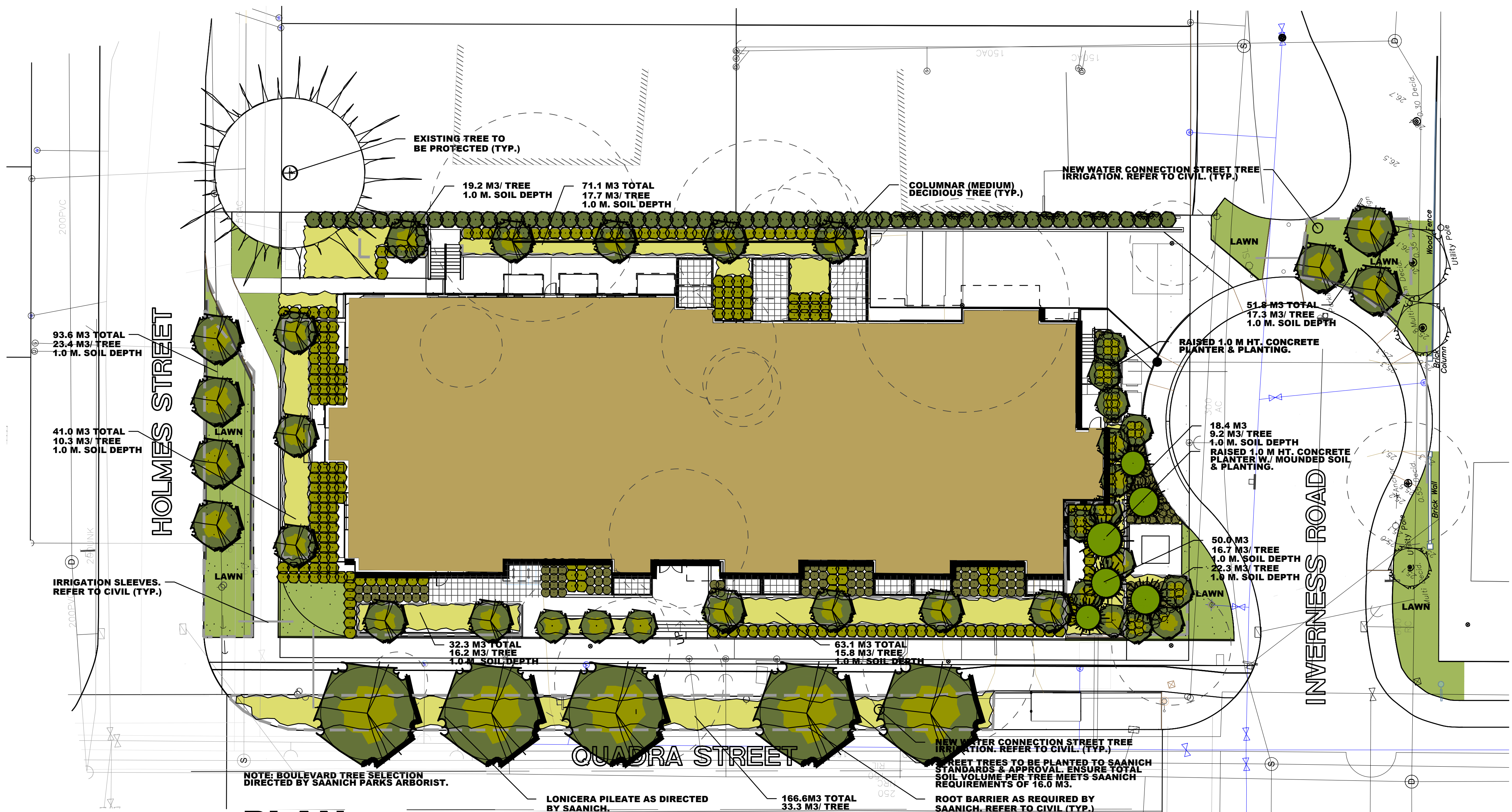
- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES TO BE IRRIGATED AS A SEPARATE STAND ALONE SYSTEM.
- LANDSCAPE WORK SAANICH PROPERTY TO DISTRICT OF SAANICH STANDARD AND APPROVAL. SEE SAANICH NOTES BELOW FOR IRRIGATION SPECIFICS.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE, FENCING, & SITE GRADING.
- REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN FOR MANAGEMENT OF EXISTING TREES.
- PLANTING INSTALLATION AS PER CANADIAN LANDSCAPE STANDARD.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

SOIL VOLUMES

- BOULEVARD TREES - 300.77 M3 AVAILABLE. EXCEEDS SAANICH 16.0 M3 REQUIREMENT PER TREE.
- PLANTER TREES - 207.15 M3 AVAILABLE. EXCEEDS CLS RECOMMENDATIONS PER TREE.
- SITE TREES - 96.94 M3 AVAILABLE. EXCEEDS CLS RECOMMENDATIONS PER TREE.
- NOTE: ALL REPLACEMENT TREES TO MEET THE REQUIRED MINIMUM RECOMMENDATIONS.

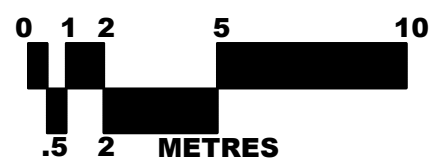
SAANICH NOTES

- GIVEN THE NUMBER OF PROPOSED BOULEVARD TREES AN IRRIGATION SYSTEM FROM A WATER METER THAT IS SEPARATE FROM THE BUILDING IS REQUIRED. THIS SYSTEM SHALL IRRIGATE THE BOULEVARD TREES AND TURF (FROM SEPARATE ZONE) ON THE QUADRA FRONTAGE AND ONLY THE BOULEVARD TREES ON THE HOLMES AND INVERNESS FRONTAGES. IRRIGATION TO THE TURF ON THE HOLMES FRONTAGE IS TO BE PROVIDED FROM THE DEVELOPMENT SITE. THIS IS TO BE INDICATED ON THE LANDSCAPE DRAWINGS.
- IRRIGATION TO THE BOULEVARD TREES AND TURF ON THE QUADRA FRONTAGE IS TO BE PROVIDED 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 AND DISTRICT OF SAANICH SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM WITH A DOUBLE CHECK VALVE. THE SYSTEM MUST BE ON ITS OWN TIMER WHICH IS READILY ACCESSIBLE TO SAANICH PARKS STAFF AT ALL TIMES. PLEASE HAVE THE IRRIGATION CONTRACTOR PROVIDE A DRAWING TO SAANICH PARKS FOR REVIEW AND APPROVAL THAT SHOWS THE PROPOSED SYSTEM. PENDING APPROVAL OF THE BP, THE IRRIGATION CONTRACTOR WILL NEED ARRANGE INSPECTION OF THE BOULEVARD TREE IRRIGATION SYSTEM BY SAANICH PARKS.



PLAN

SCALE: 1:200



RECEIVED

July 8, 2026

PLANNING DEPT.
DISTRICT OF SAANICH

SUBMITTED FOR DEVELOPMENT PERMIT JULY 18, 2024

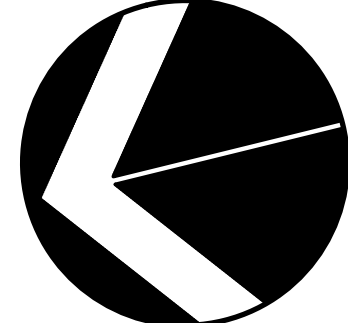
NO.	DATE	BY	REVISION
1.	03/27/25	S.P.	PLANTERS
2.	04/09/25	S.P.	SOUTH FRONTAGE
3.	03/11/26	J.P.	ARBORIST MEDIUM TREES
4.	03/30/26	J.P.	ARBORIST COMMENTS
5.	07/02/26	J.P.	ARBORIST COMMENTS
6.	07/06/26	J.P.	ARBORIST COMMENTS
S.P.			
J.P.			
DATE JULY 16, 2024			
DRAWING QSA - P1R10R.5			
FILE			



JOB NAME

QUADRA STREET APARTMENTS
VICTORIA, B.C.

CONSULTANT



LANDSCAPE PLAN

P1