

LEGEND

HARDSCAPE FINISHES:

- PP1 Paved asphalt; Charcoal
- PP2 Concrete unit paving, Belgard Belgavia smooth slab pavers, Charcoal colour, 300x600x2 sizes
- PP3 CIP concrete municipal sidewalk; broom finish
Lower unit patios: CIP concrete; Orange Peel finish

SOFTSCAPE:

- Lawn
- Planting area

MISCELLANEOUS:

- Wooden privacy screening approx. 1200-1500mm height
- Individual yard fencing approx. 1050-1500mm height
See Architectural
- Concrete or mortared rock retaining/upstand walls; Heights vary.

NOTES:

- 1) All building layout information and setback dimensions supplied by the Ball Group.
- 2) All survey information supplied by the Ball Group.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designer's name.

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES		
2 Cereidiphyllum japonicum	Japanese Katsura	6m. cal. /B&B
Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	4m. cal. /B&B
This Cornus is not pure C. nuttallii, but C. florida cultivar developed for a high level of resistance to anthracnose.		
Cornus kousa 'Miss Salmi'	Kousa Dogwood (Pink)	3m. cal. /B&B
SHRUBS & PERENNIALS		
Adiantum pedatum*	Maidenhair Fern	#1 Pot
Alchemilla mollis robusta	Lady's Mantle	#1 Pot
Blechnum spicant*	Deer Fern	#1 Pot
Buxus Microphylla 'Winter Gem'	Litellleaf Boxwood	#5 Pot
Calamagrostis x acutiflora	Karl Foerster Grass	#1 Pot
Dianthus barbatus*	Pacific Bleeding Heart	#1 Pot
Eurostachys Alatus Compacta	Dwarf Burning Bush	#5 Pot
Hemerocallis Int. 'Jellena'	Orange Witch Hosta	#5 Pot
Holodiscus discolor*	Orange Spray	#5 Pot
Hosta Haspden Blue	Haspden Blue Hosta	#1 Pot
Lavandula Munstead	English Lavender	#1 Pot
Liriodendron tulipifera	Big Blue Lily Turf	#1 Pot
Meibomia racemosa*	Palmer Solomon's Seal	#1 Pot
Mahonia aquifolium*	Oregon Grape	#5 Pot
Ophiopogon planicaulis nigra	Black Mondo Grass	#1 Pot
Polyalthium murinum*	Western Sword Fern	#3 Pot
Ribes sanguineum*	Flowering Currant	#5 Pot
Rosemary Officinalis	Rosemary	#3 Pot
Rubus spectabilis*	Salmonberry	#5 Pot
Rubus occidentalis	Orange Coneflower	#1 Pot
Spiraea japonica Goldflame	Goldflame Spiraea	#3 Pot
Vaccinium ovatum	Evergreen Huckleberry	#5 Pot
VINES & GROUNDCOVER		
Ardischia cuneata v. ussuriensis	Kimblecliff	SP3
Cornus canadensis*	Bunchberry Dogwood	SP3
Gaultheria procumbens*	Wintergreen	SP3

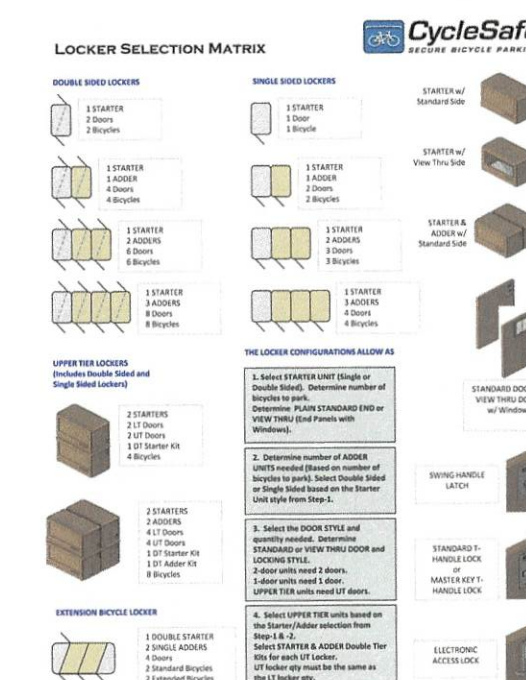
Green Knight Arborist Consulting (GKAC)											
Tree Inventory/Assessment Summary											
Location: 4211/4213 Quadra St. Saanich, BC. Original Inventory Created By Arbor Tree Service 2023-07-08. Verified by GKAC 2025-08-09											
Date:	Species	DBH (cm)	Height (m)	Canopy (%)	Health	Structure	Roots	Location	Actions	Impact Comments	Risk Rating
44	Garry Oak	48	5	14	5	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
45	Douglas Fir	40	3	12	5	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
46	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
47	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
48	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
49	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
50	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
51	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
52	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
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93	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
94	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
95	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
96	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
97	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
98	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
99	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway
100	Garry Oak	44	12	15	12	Fair	Yes	On-site	Remove	Chained with 40mm DSD wood	High Driveway

NOTES:

1. See architectural plans for full site plan and full extent of property.
2. Landscape contractor to make themselves aware of any regulations or restrictions with regard to this property.
3. Landscape Contractor to arrange a pre-construction meeting with Landscape Designer / Consultant and Project Arborist prior to start of work.
4. Anything that is unclear should be clarified with Landscape Designer / Consultant.
5. Plant material, installation and maintenance to conform to Canadian Landscape Standard (CLS) current edition.
6. All growing medium to comply with minimum to CLS/ BCLMA standard designation "TP - Level-1 Well Groomed Areas".
7. Undergroud irrigation system to be installed for new garden areas. Irrigation materials and installation to conform, as a minimum, to the CLS (current edition) and IABC Standards. All irrigation piping under hardsurfaces to be sleeved. New drainage to be installed in conformance to the civil drawings drawn by others for this project. All un-piped drainage in lawn and garden areas to slope away from dwellings and towards new drains where possible. Landscape Contractor shall provide a drawing of proposed system layout to Landscape Architect / Consultant and Saanich Parks review and approval for off-site irrigation system. Irrigation contractor to arrange pre-approval for location(s) of off-site irrigation provided by this project's onsite irrigation. Irrigation contractor to arrange inspection of the Boulevard Tree irrigation system by Saanich Parks and the Landscape Architect / Consultant. After approved inspection of off-site irrigation system by Saanich Parks, it will become the District of Saanich's to maintain and operate. All Irrigation on municipal boulevard to be done to District of Saanich Engineering Specifications and Standards.
8. All existing trees located on plan are approximate. See tree report by project Arborist. Size and dripline of trees are not shown, and should be verified by a surveyor and /or arborist where necessary. Install tree protection fencing for protected tree(s) where necessary or as advised by project Arborist. All new trees to conform to siting and soil volume requirements outlined in Arborists Report (and District of Saanich specifications). Arborist to install tree protection fencing for any on or off-site protected trees or boulevard tree where necessary. New Large Class boulevard trees to be spaced min 10M apart and shall be provided with 16cubic meters of soil volume per tree.
9. Bylaw required replacement tree plantings which cannot be incorporated on-site will be collected as non-refundable cash-in-lieu in excess of the landscape bond. Based on the current fee schedule, this will be \$700 per on-site tree and \$1,350 per boulevard tree.
10. If municipal services are located within 1500mm (3 ft.) of the surface at the planting location [of a tree] on 800mm X 1500mm impervious inorganic sheet (e.g. root barrier) must be placed in the planting pit between the tree and the service. Root barrier will also be required between the boulevard tree plantings and proposed hardscape.
11. Project Arborist to provide all tree information including reports and soil calculations for this site.
12. Patio area sizes are approximate and subject to change.
13. Size, extent and design of fencing or individual yard fencing subject to change. Perimeter fencing along the property line to be solid board fencing. Internal yard fencing to be decorative metal fencing or as described on the architectural (see architectural plans).
14. Anything that is unclear should be clarified with Landscape Architect or Consultant.
15. Refer to engineering plans which take precedence over these plans. If there are any questions regarding discrepancies, contact the Landscape Architect or Consultant immediately.

SPECIAL NOTES:

- 1) Refer to Civil Engineer and Architect's plans for final grading elevations. They take precedence over these plans.
- 2) There are trees on neighbouring properties that shall be protected during construction of this project. The General Contractor and the Landscape contractor and all subcontractors (including the excavation contractor) must be made aware of the tree report by the project Arborist and any coordinating plans or reports.



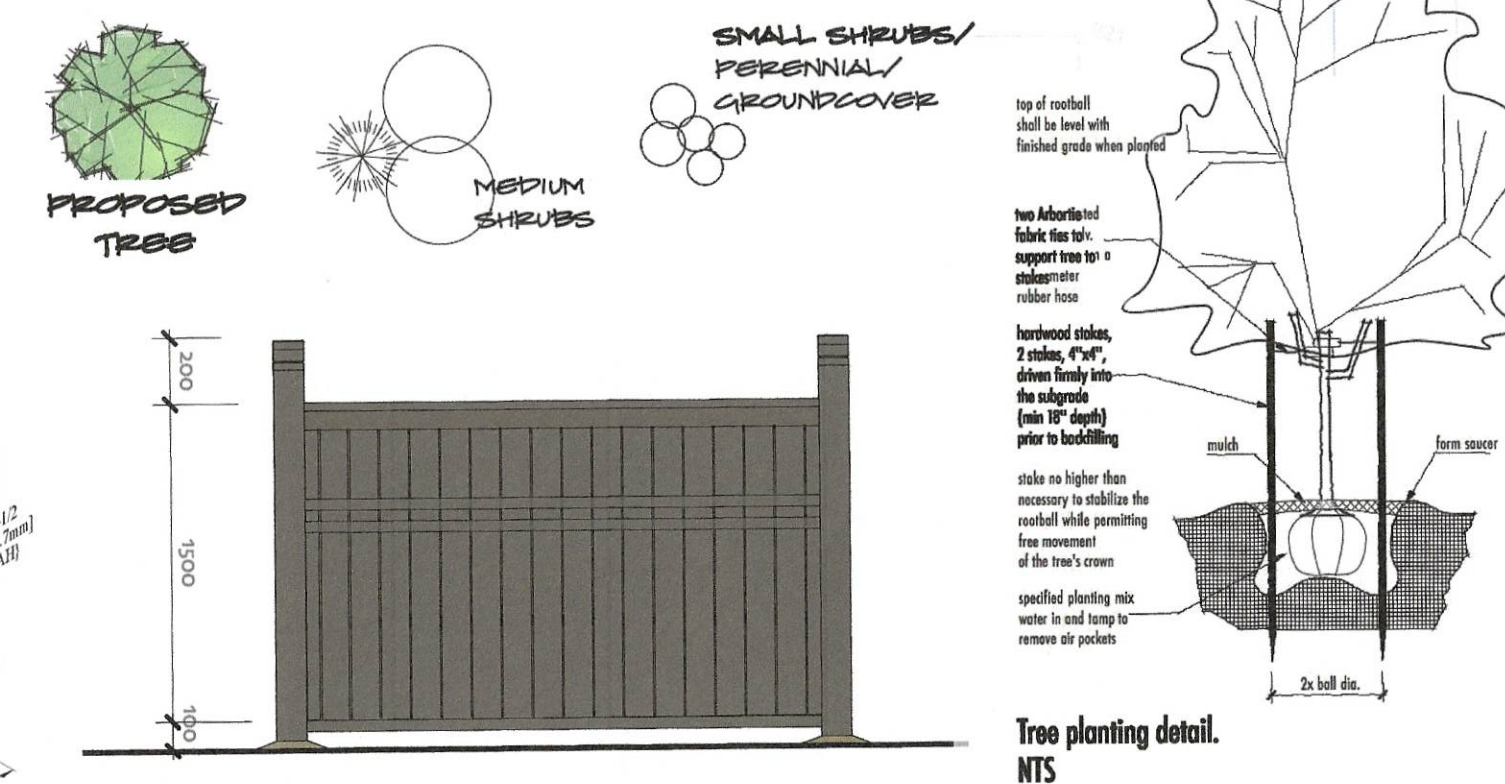
Proposed Protected Bike Lockers



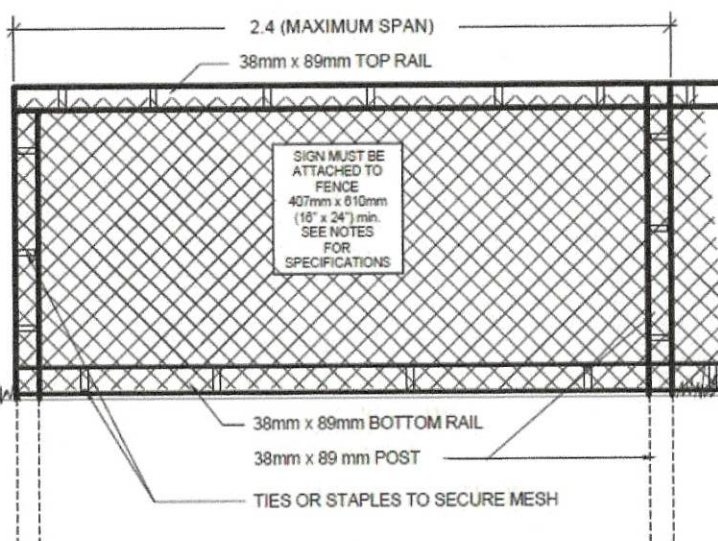
TREE PROTECTION SIGN

*Arborist to supervise installation of all works and materials to mitigate construction impacts and placement of temporary barrier fencing.

PLANT LEGEND



Proposed perimeter fencing NTS



TREE PROTECTION FENCING

- *Specifications for tree protection fencing:
- 1) The fence will be constructed using 38x89mm [2"x4"] wood frame:
 - A) DO NOT ENTER - Tree Protection Zone [for retained trees], or
 - B) DO NOT ENTER - Future Tree Planting Zone [for tree planting sites]
 - 2) Attach a sign with a minimum size of 407mm 610mm [16"x24"] with the following wording:
 - A) DO NOT ENTER - Tree Protection Zone [for retained trees], or
 - B) DO NOT ENTER - Future Tree Planting Zone [for tree planting sites]
- This Sign must be affixed on every fence face or at least every ten (10) linear metres.
- *In rocky areas, metal posts [T-bar or Rebar] drilled into rock will be accepted.

RECEIVED
JAN 19, 2026
PLANNING DEPT.
DISTRICT OF SAANICH



SKL.01
16.JUNE.2023
1:150
LATEST REVISION: 25.DEC.22

NOT FOR CONSTRUCTION.
FOR DEVELOPMENT PERMIT ONLY.

4211 QUADRA STREET LANDSCAPE LAYOUT

LANDSCAPE SOLUTIONS by STUDIO ONE CREATIVE
250.881.0706 - 4539 Viewmont Avenue, Victoria, BC

CALID SERVICES LTD
250.388.6919 - 2750 Quadra St, Victoria, BC

HARDSCAPE FINISHES:

HARDSCAPE FINISHES:



- 1) All building layout information and setback dimensions supplied by the Ball Group.
- 2) All survey information supplied by the Ball Group.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
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RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
2. <i>Cercidiphyllum japonicum</i>	Japanese Katsura	6cm. cal. /B&B
<i>Cornus florida</i> 'Appalachian Spring'	Appalachian Spring Dogwood	4cm. cal. /B&B
<i>This Cornus is not pure C. nuttallii</i> , but <i>C. florida</i> <i>cultivar</i> , developed for a high level of resistance to anthracnose.		
<i>Cornus kousa</i> 'Miss Satozi'	Kousa Dogwood [Pink]	3cm. cal. /B&B

SHRUBS & PERENNIALS

<i>Adiantum pedatum</i>	Maidenhair Fern	#1 pot
<i>Aichemilia mollis</i> robusta	Lady's Mantle	#1 pot
<i>Blechnum spicatum</i>	Deer Fern	#1 pot
<i>Buxa microphylla</i> Winter Gem	Lilibeck Rosewood	#5 pot
<i>Calamagrostis x acutiflora</i>	Karl Foerster Grass	#1 pot
<i>Dicentra formosa</i> *	Pacific Bleeding Heart	#1 pot
<i>Eunonymus Alatus</i> Compacta	Dwarf Burning Bush	#5 pot
<i>Hemerocallis fil. Jellena</i>	Orange Witch Hazel	1.5M. #1
<i>Holodiscus discolor</i>	Oceanspray	#1 pot
<i>Hosta Haspden Blue</i>	Haspden Blue Hosta	#1 pot
<i>Lavandula Munstead</i>	English Lavender	#1 pot
<i>Liriope Muscarii</i>	Big Blue Lily Turf	#1 pot
<i>Malthanthemum racemosum</i> *	False Solomon's Seal	#1 pot
<i>Mahonia aquifolium</i> *	Oregon Grape	#5 pot
<i>Ophiopogon planiscapus</i> nigra	Black Mondo Grass	#1 pot
<i>Polystichum munifolium</i> *	Western Sword Fern	#5 pot
<i>Ribes sanguineum</i> *	Flowering Current	#3 pot
<i>Rosemary Officinalis</i>	Rosemary	#3 pot
<i>Rubus spectabilis</i>	Salmonberry	#3 pot
<i>Rubuske Fuldiga</i>	Orange Cowslower	#1 pot
<i>Spiraea japonica</i> Goldflame	Goldflame Spiraea	#3 pot
<i>Vaccinium ovatum</i> *	Evergreen Huckleberry	#5 pot

VINES & GROUNDCOVER

<i>Arctostaphylos uva ursi</i> *	Kinnickinnick	SP3
<i>Cornus canadensis</i> *	Bunchberry Dogwood	SP3
<i>Gaultheria procumbens</i> *	Wintergreen	SP3

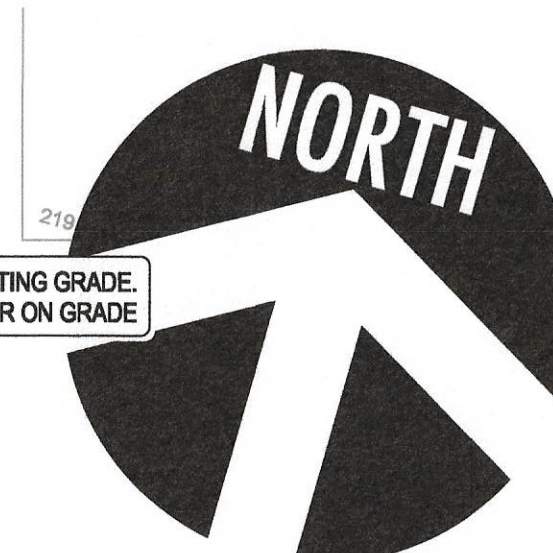
Green Knight Auditorium (Continuing GKMAC)													
Zone Inventory/Status Ratings Summary													
Location: 4211/4213 Quadra St, Spanish, BC				Original Inventory Created by Anshu Tane Service 2023-08-08, Verified by GKMAC 2023-08-09									
Date: Conditions during GKMAC inventory visit: 24°C, Clear, Sun/h/NE Breeze													
Trk #	Species	DBH (cm)	PEZ (mm)	Height (m)	Cavity (0/10)	Health	Structure	Risks/Pests	Location	Actions	Observations	Impact Comments	Risk Rating
40	Grey Oak	44	3	14	5	Fair	Fair	Fair	On-site	Remove	Chained with 80/60. Dead wood.	High Priority Treatment	Low
46	Douglas Fir	60	3	12	5	Fair	Fair	Fair	On-site	Remove	Chained with 80/60. Dead wood.	High Priority Treatment	Low
48	Grey Oak	96	12	23	12	Fair	Fair	Fair	At least 10m. Chained with 80/60. Dead wood.	Remove	High Priority Treatment	Low	
54	Grey Oak	16	2	4	2	Fair	Poor	Fair	On-site	Remove	Suppressed. Low canopy. Little, Poor Condition.	Low	Low
55	Grey Oak	154	36	34	5	Fair	Fair	Fair	On-site	Remove	4m stem SLR, SLR/Chn. Rooted on ground. Significant decay. Significant presence in canopy.	High. Rating for removal.	Low
56	Douglas Fir	40	3	16	3	Fair	Fair	Fair	Shaded	Remove	Overlooked. Limited decay. Rooting into ground. Significant presence in canopy. 1st/2nd Canopies.	High Servicing	Low
058	Grey Oak	75	9	14	7	Fair	Fair	Fair	On-site	Remove	1st/2nd Canopies. SLR. Moderate.	Moderate.	Low
082	Grey Oak	92	13	18	10	Fair	Poor	Fair	On-site	Remove	Large decay in canopy. (lower) canopy 90% SLR but with some live. Significant presence in canopy. Rooting into ground.	High	Low
085	Redgum Maple	83	30	15	8	Fair	Fair	Fair	On-site	Remove	Several 40L branches live. Rooted in bedrock. Asymmetrical growth in canopy.	Moderate	Low
101	Western Red Fir	25	3	3	3	Poor	Poor	Fair	Manicured	Manicured	Manicured. Poor to fair. Low area.	Low	Low
102	Manicured	30	4	3	3	Fair	Poor	Fair	Manicured	Manicured	Manicured. Crown decay.	Low	Low

NOTES:

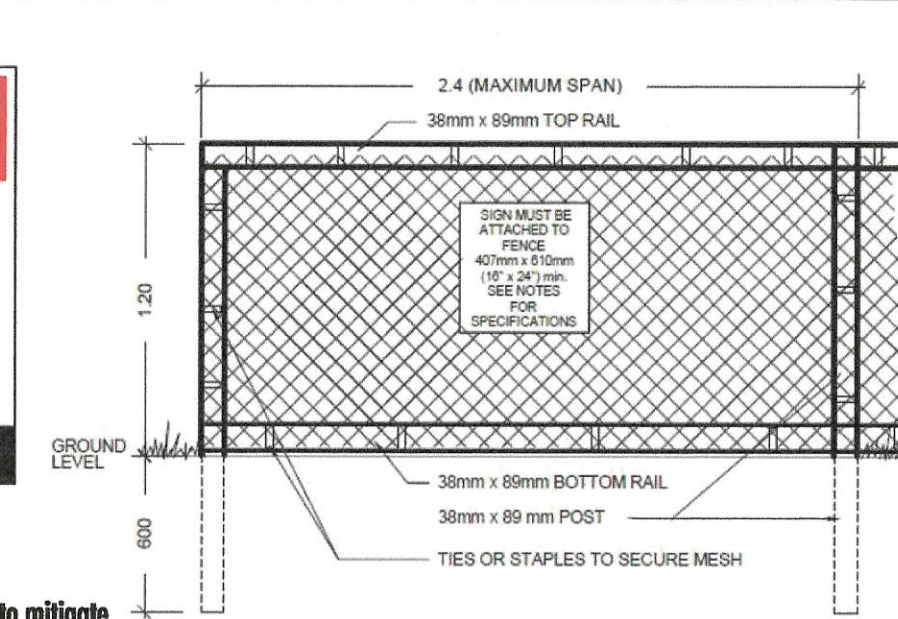
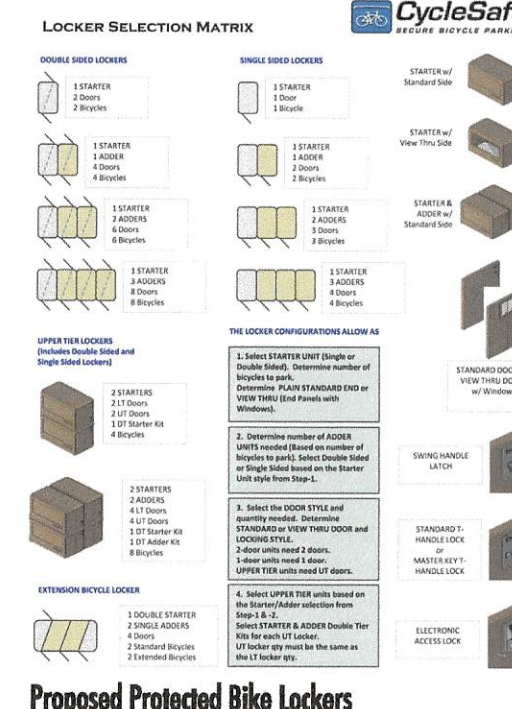
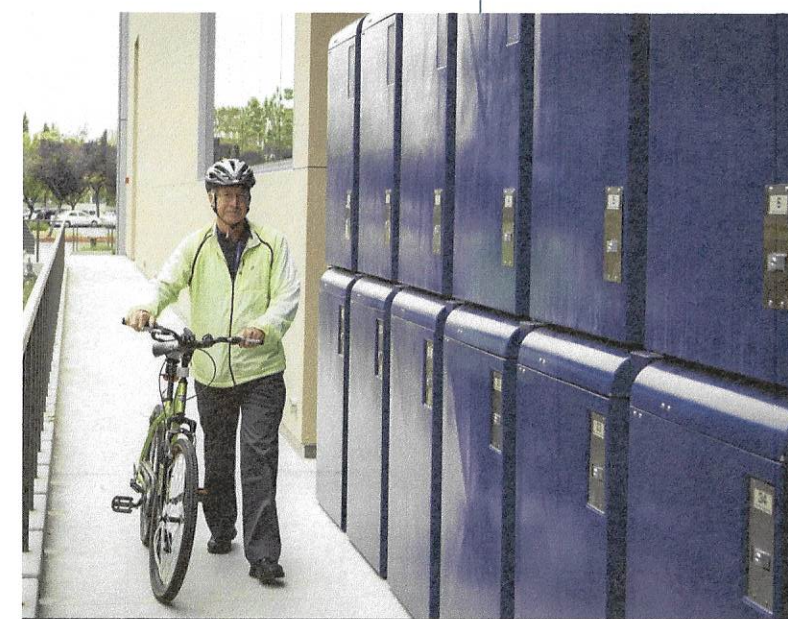
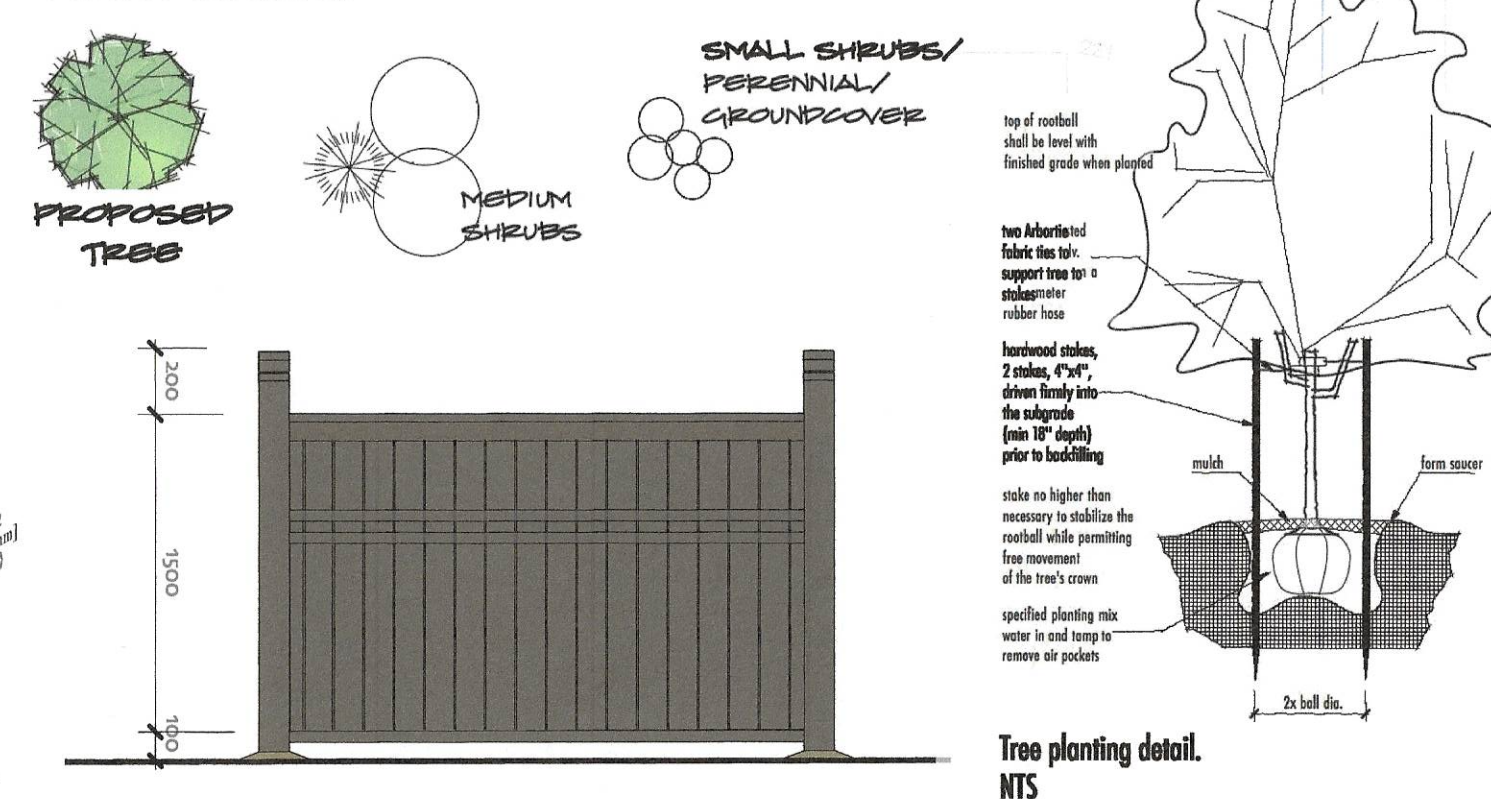
1. See architectural plans for full site plan and full extent of property.
2. Landscape contractor to make themselves aware of any regulations or restrictions with regard to this property.
3. Landscape Contractor to arrange a pre-construction meeting with Landscape Designer, /Consultant and Project Arborist prior to start of work.
4. Anything that is unclear should be clarified with Landscape Designer /Consultant.
5. Plant material, installation and maintenance to conform to Canadian Landscape Standard (CLS) current edition.
6. All growing medium to comply in minimum to CLS/ BCIMA standard designation "TIP - Level-1 Well Grained Areas".
7. All tree pits and shrub beds to be finished with a min. 50mm (2") layer of approved mulch such as 25mm (1") minus Douglas Fir or Hemlock bark chips & fines (or approved leaf mould).
8. Underground irrigation system to be installed for new garden areas. Irrigation materials and installation to conform, as a minimum, to the CLS (current edition) and IABC Standards. All irrigation piping under hardscapes to be sleeved. New drainage to be installed in conformance to the civil drawings drawn by others for this project. All up-sloped drainage in lawns and garden areas to slope away from dwellings and towards new drains where possible. Landscape Contractor shall provide a drawing of proposed system layout to Landscape Architect, /Consultant and Sanicub Parks and receive and approval for off-site irrigation system. Irrigation contractor to arrange pre-approved for location(s) of off-site irrigation by this project's onsite irrigation. Irrigation contractor to arrange inspection of the Boulevard Tree irrigation system by Sanicub Parks and the Landscape Architect /Consultant. After approved inspection of off-site irrigation system by Sanicub Parks, it will become the District of Sanicub's to maintain and operate. All Irrigation on municipal boulevard to be done to District of Sanicub Engineering Specifications and Standards.
9. All existing trees located on plan are approximate. See tree report by project Arborist. Size and drip-line of trees are not shown, and should be verified by a surveyor and /or arborist where necessary. Install tree protection fencing for protected tree(s) where necessary or as advised by project Arborist. All new trees to conform to siting and soil volume requirements outlined in Arborists Report (and District of Sanicub specifications). Arborist to install tree protection fencing for any on or off-site protected trees or boulevard tree where necessary. New Large Class boulevard trees to be spaced min 10M apart and shall be provided with 16 cubic metres of soil volume per tree.
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PLANT LEGEND



TREE PROTECTION FENCING

- *Specifications for tree protection fencing:
- 1) The fence will be constructed using 38x89mm [2"x4"] wood frame:
 - Top, bottom and posts *
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
 - 2) Attach a sign with a minimum size of 407mmx 610mm [16"x24"] with the following wording:
 - A) **DO NOT ENTER** - Tree Protection Zone [for retained trees], or
 - B) **DO NOT ENTER** - Future Tree Planting Zone [for tree planting sites]
- This Sign must be affixed on every fence face or at least every ten [10] linear metres.
- *In rocky areas, metal posts [T-bar or Rebar] drilled into rock will be accepted.



SKL.01
16.JUNE.2023
1:150
LATEST REVISION: 25.DEC.22

**NOT FOR CONSTRUCTION.
FOR DEVELOPMENT PERMIT ONLY.**

4211 QUADRA STREET LANDSCAPE LAYOUT

LANDSCAPE SOLUTIONS by STUDIO ONE CREATIVE
250.881.0706 - 4539 Viewmont Avenue, Victoria, BC

CALID SERVICES LTD
250.388.6919 - 2750 Quadra St. Victoria, BC

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