

CLIENT: _____
GENERAL NOTES: _____

LANDSCAPE CONTRACTOR TO REMOVE INVASIVE SPECIES AS PART OF THEIR CONTRACT. USE MECHANICAL REMOVAL PROCESSES

SAANICH WILL REQUIRE ROOT BARRIER ADJACENT TO ALL SIDEWALKS

GROWING MEDIA SOURCE & INSTALLATION TO BE APPROVED BY LANDSCAPE ARCHITECT

TREE PROTECTION FENCING WILL BE PROVIDED FOR ALL RETAINED TREES AND TREE REPLACEMENT PLANTING SITES

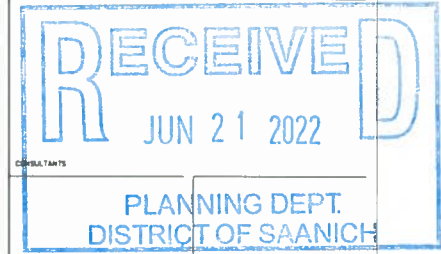
ALL ROOF TOP TREE SPECIES TO BE SUITABLE FOR CONTAINER GROWING AND RESTRICTED SOIL VOLUMES

TREE PLANTING REQUIREMENTS:

- SAANICH PARKS REQUIRES THAT THE ONSITE TREES MEET BC LANDSCAPE STANDARDS FOR TREE PLANTING AND REQUIRES A MINIMUM AVAILABLE SOIL VOLUME 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 HARDSCAPE ADJACENT TO THE TREE PLANTING LOCATIONS.

NO. REVISED / ISSUED / PLOTTED _____ DATE _____

ARCHITECTURAL _____



CONSULTANTS _____

SCALE: _____ DATE: _____

SCALE: 1:200 DATE: 2022-05-17

4096 Torquay Drive
New Residential Building
Saanch BC

PROJECT: _____

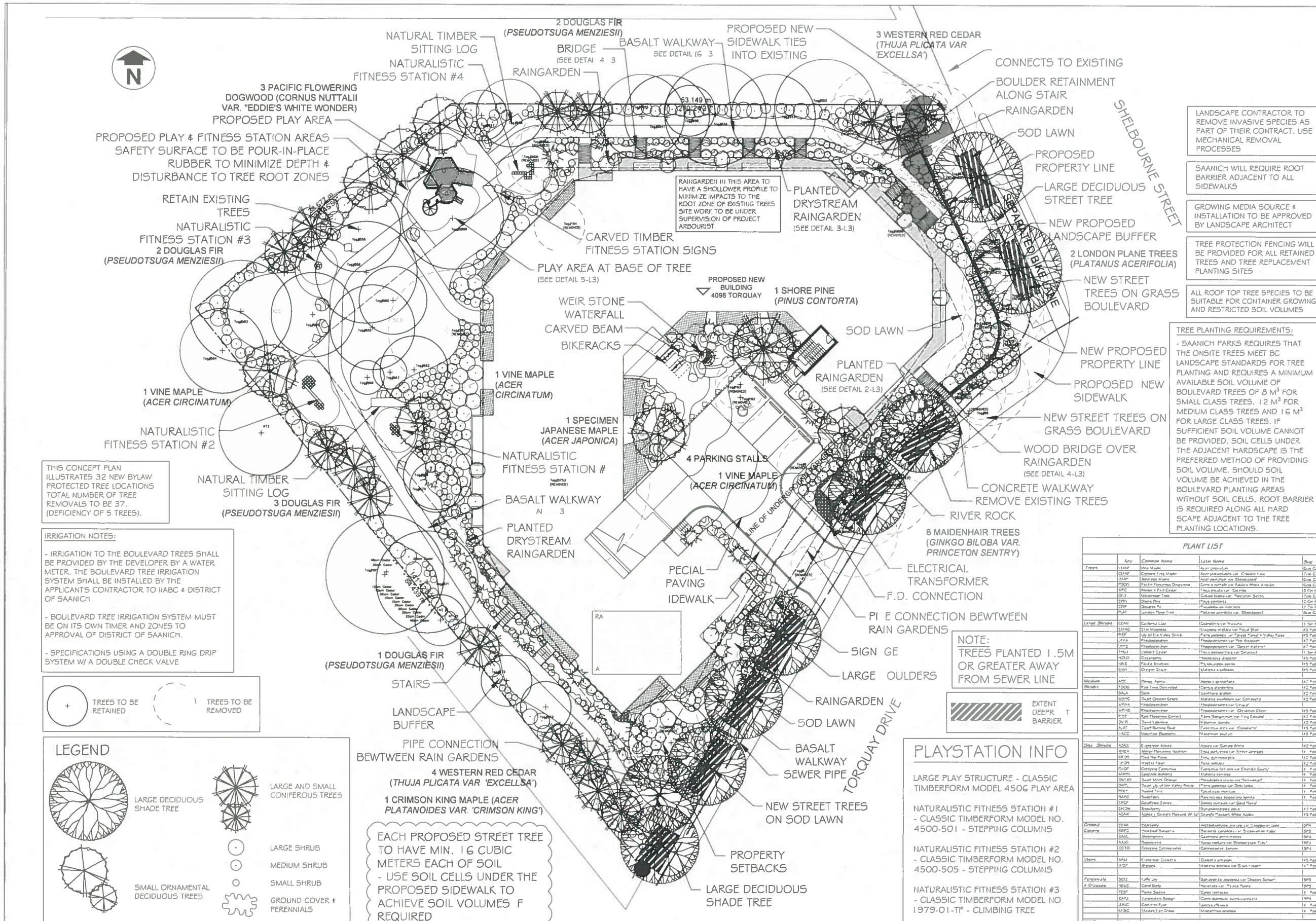
Landscape Concept Plan

SHEET TITLE: _____

DRAWN BY: BF/RF CHECKED BY: BF

CLIENT PROJECT NO. _____

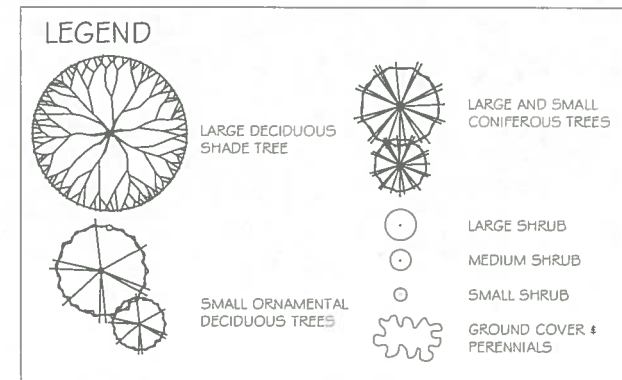
DATE PROJECT NO. 2018516 SHEET NO. L1



THIS CONCEPT PLAN ILLUSTRATES 32 NEW BYLAW PROTECTED TREE LOCATIONS TOTAL NUMBER OF TREE REMOVALS TO BE 37. (DEFICIENCY OF 5 TREES).

IRRIGATION NOTES:

- IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER BY A WATER METER. 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 AND ZONES TO APPROVAL OF DISTRICT OF SAANICH.
- SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM W/ A DOUBLE CHECK VALVE



EACH PROPOSED STREET TREE TO HAVE MIN. 1.6 CUBIC METERS EACH OF SOIL - USE SOIL CELLS UNDER THE PROPOSED SIDEWALK TO ACHIEVE SOIL VOLUMES IF REQUIRED

NOTE: TREES PLANTED 1.5M OR GREATER AWAY FROM SEWER LINE



PLAYSTATION INFO

LARGE PLAY STRUCTURE - CLASSIC TIMBERFORM MODEL 450G PLAY AREA

NATURALISTIC FITNESS STATION #1 - CLASSIC TIMBERFORM MODEL NO. 4500-501 - STEPPING COLUMNS

NATURALISTIC FITNESS STATION #2 - CLASSIC TIMBERFORM MODEL NO. 4500-505 - STEPPING COLUMNS

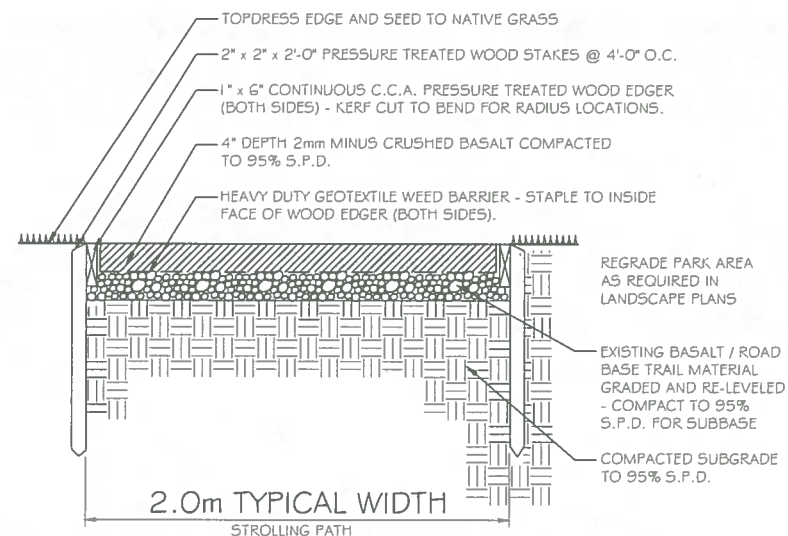
NATURALISTIC FITNESS STATION #3 - CLASSIC TIMBERFORM MODEL NO. 1979-01-TF - CLIMBING TREE

NATURALISTIC FITNESS STATION #4 - CLASSIC TIMBERFORM MODEL NO. 4500-515 - STEPPING COLUMNS

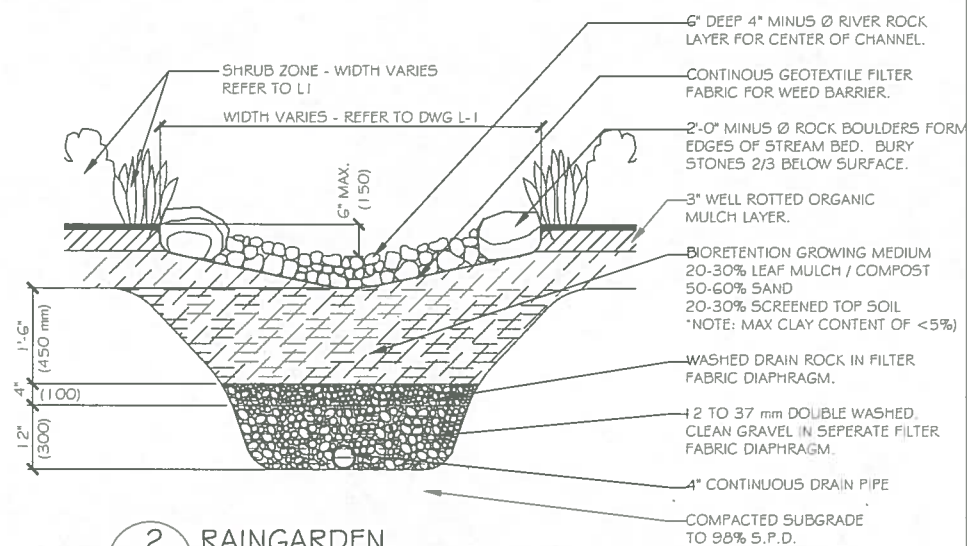
PLANT LIST

Qty	Common Name	Latin Name	Size
3	Pacific Flowering Dogwood	Cornus nuttallii	12' Sp. Ht.
2	Douglas Fir	Pseudotsuga menziesii	12' Sp. Ht.
1	Vine Maple	Acer circinatum	12' Sp. Ht.
1	Specimen Japanese Maple	Acer japonica	12' Sp. Ht.
1	Shore Pine	Pinus contorta	12' Sp. Ht.
1	Crimson King Maple	Acer platanoides	12' Sp. Ht.
1	Western Red Cedar	Thuja plicata	12' Sp. Ht.
1	Large Deciduous Shade Tree	(Various)	12' Sp. Ht.
1	Large and Small Coniferous Trees	(Various)	12' Sp. Ht.
1	Large Shrub	(Various)	12' Sp. Ht.
1	Medium Shrub	(Various)	12' Sp. Ht.
1	Small Shrub	(Various)	12' Sp. Ht.
1	Ground Cover & Perennials	(Various)	12' Sp. Ht.

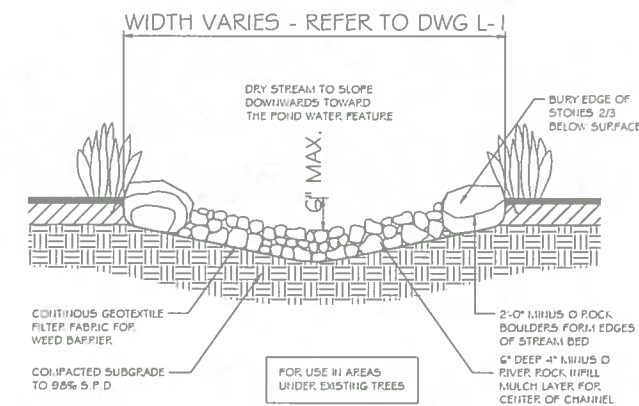
CLIENT
GENERAL NOTES



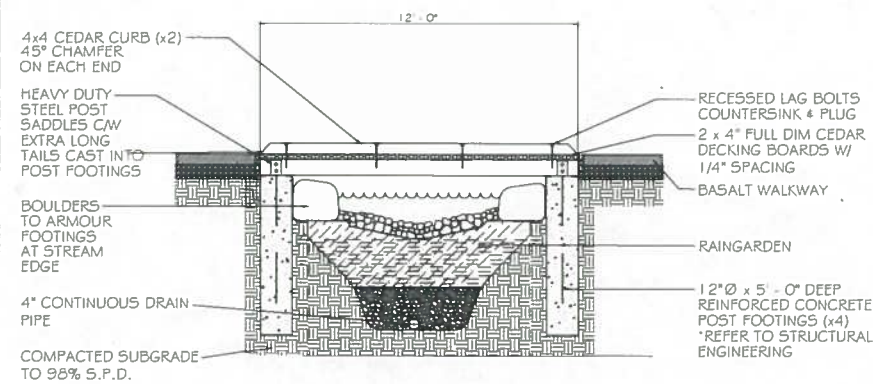
1 BASALT PATH
L3 SCALE 1" = 1'-0"



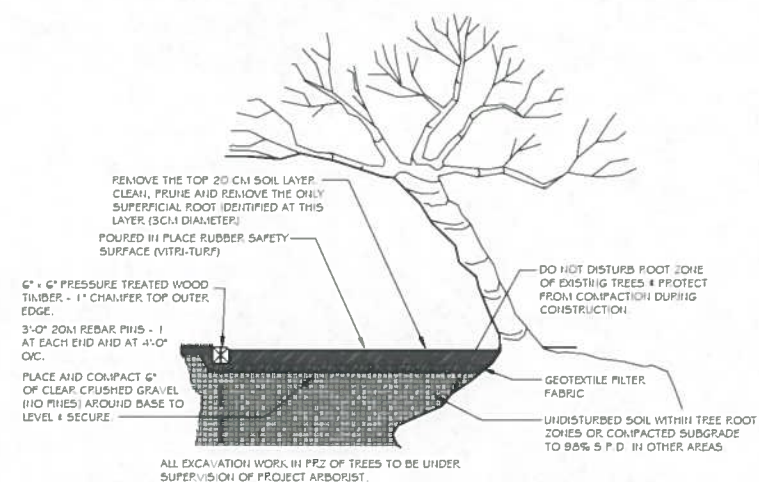
2 RAINGARDEN
L3 SCALE 3/4" = 1'-0"



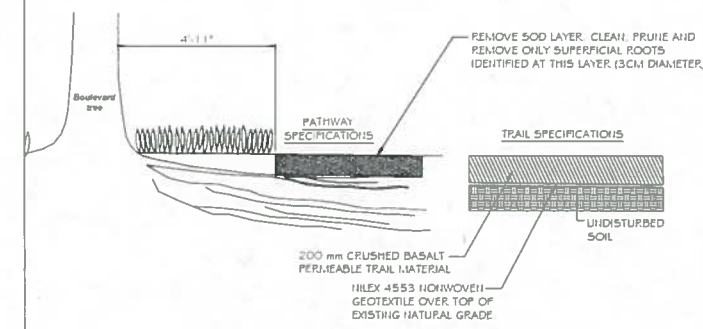
3 SHALLOW RAINGARDEN
L3 SCALE 3/4" = 1'-0"



4 WOOD BRIDGE
L3 SCALE 3/8" = 1'-0"



5 PLAY AREA AT BASE OF TREE
L3 SCALE 3/8" = 1'-0"



6 BASALT FLOATING TRAIL
L3 SCALE 3/8" = 1'-0"

2	ISSUED FOR DEVELOPMENT PERMIT RE-SUBMISSION	2021-12-18
1	ISSUED FOR DEVELOPMENT PERMIT	2021-03-13
0	REVISED / ISSUED / PLOTTED	DATE



SCALE	AS NOTED	DATE	2022-06-17
-------	----------	------	------------

4096 Torquay Drive
New Residential Building
Saanich BC

Landscape Details

DRAWN BY	BF/RF	CHECKED BY	BF
CLIENT PROJECT NO.	2018516	SHEET NO.	L3