

MATERIALS LEGEND

- Roadway - Permeable Asphalt
- Internal Pedestrian Connectors - Concrete
- Pedestrian pathways - Concrete Pavers
- Sidewalk - Broom finish concrete
- Patios - Decorative Pavers
- Maintenance access strips - River rock/clear aggregate
- Planting beds
- Grass lawn

RECOMMENDED PLANT SPECIES LIST

Trees	Botanical Name	Common Name	Size
Total: 42	<i>Quercus garryana</i>	Garry Oak	6cm cal.
	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.
	<i>Prunus sargentii</i>	Columnar Sargent Cherry	6cm cal.
	<i>Parrotia persica</i>	Persian Ironwood	6cm cal.
	<i>Magnolia grandiflora 'Victoria'</i>	Victoria Magnolia	6cm cal.
	<i>Caracis canadensis</i>	Eastern Redbud	6cm cal.
	<i>Acer glaberrimus</i>	Common Red Maple	6cm cal.

Large Shrubs	Botanical Name	Common Name	Size
Total: 229	<i>Juniperus communis</i>	Common Juniper	#5 pot
	<i>Philadelphus Belle Etoile'</i>	Belle Etoile Mock Orange	#5 pot
	<i>Physocarpus opulifolius 'Center Glow'</i>	Pacific Ninebark 'Center Glow'	#5 pot
	<i>Pieris 'Forest Flame'</i>	Forest Flame Pieris	#5 pot
	<i>Pinus mugo 'Jakobsen'</i>	Jakobsen Mugo Pine	#5 pot
	<i>Rhododendron 'Rosa Mundi'</i>	Rosa Mundi Rhododendron	#5 pot
	<i>Ribes sanguineum 'King Edward VII'</i>	King Edward VII Flowering Currant	#5 pot
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#5 pot

Medium Shrubs	Botanical Name	Common Name	Size
Total: 267	<i>Azalea japonica 'Herbert'</i>	Herbert Evergreen Azalea	#3 pot
	<i>Larix laricina 'Duke of Edinburgh'</i>	Duke of Edinburgh Cedar	#3 pot
	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	#3 pot
	<i>Ribes sanguineum</i>	Red Flowering Currant	#3 pot
	<i>Rosa nutkana</i>	Nootka Rose	#3 pot
	<i>Symphoricarpos albus</i>	Snowberry	#3 pot

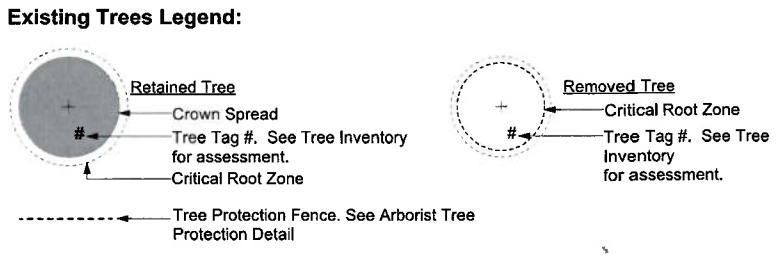
Small Shrubs	Botanical Name	Common Name	Size
Total: 381	<i>Cistus x argenteus 'Silver Pink'</i>	Silver Pink Rock Rose	#1 pot
	<i>Cornus stolonifera 'Kelsey'</i>	Kelsey Dogwood	#1 pot
	<i>Gaultheria shallon</i>	Salal	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Lavandula stoechas 'Cito Quasi'</i>	Spanish Lavender	#1 pot
	<i>Lavandula x intermedia 'Provence'</i>	Provence French Lavender	#1 pot
	<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
	<i>Nandina domestica 'Fire Power'</i>	Fire Power Heavenly Bamboo	#1 pot

Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 373	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Polystichum munitum</i>	Sword Fern	#1 pot
	<i>Polystichum polyblepharum</i>	Tassel Fern	#1 pot

Vines	Botanical Name	Common Name	Size
Total: 8	<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	#5 pot

Notes:

- All work to be completed to current CSLA Landscape Standards.
- All soft landscape to be irrigated with an automatic irrigation system.
- Applicant is to provide a separate irrigation system to the boulevard trees. Prior to a building permit detailed irrigation design drawings for the boulevard will be required.
- Irrigation to the boulevard trees shall 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 IALBC and District of Saanich specifications using a double ring drip system with a double check valve. The boulevard tree irrigation system must be on its own timer which is readily accessible to Parks Staff at all times. Irrigation contractor to provide a drawing to Parks for review and approval that shows the proposed system. Irrigation contractor to arrange inspection of the boulevard tree irrigation system by Parks.
- After the boulevard tree irrigation system is inspected and approved by Parks it will become the District of Saanich's to maintain and operate.



SCALE 1:200

Feb 23-22 Mar 21-23 Sep 29-23
 Feb 11-22 Feb 27-23 Sep 28-23 Oct 05-24
 Jan 21-22 Feb 21-23 Sep 20-23 Sep 8-24
 Dec 29-21 Feb 13-23 Sep 06-23 Aug 29-24





LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 598-0105 Fax: (250) 412-0696
 Project No: 2153 Nov - 16


992 Gorge Road | Landscape Concept Plan



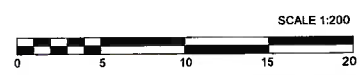
LIGHTING LEGEND

-  Bollard Lighting
(Refer to Electrical)
-  Wall Mounted Lighting
(Refer to Electrical)
-  Wall Step Recessed Light
(Refer to Electrical)
-  Gooseneck Lighting
(Refer to Electrical)

LEGEND

-  Root Barriers
-  Irrigation sleeving

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 PLANNING DEPT.
 DISTRICT OF SAANICH



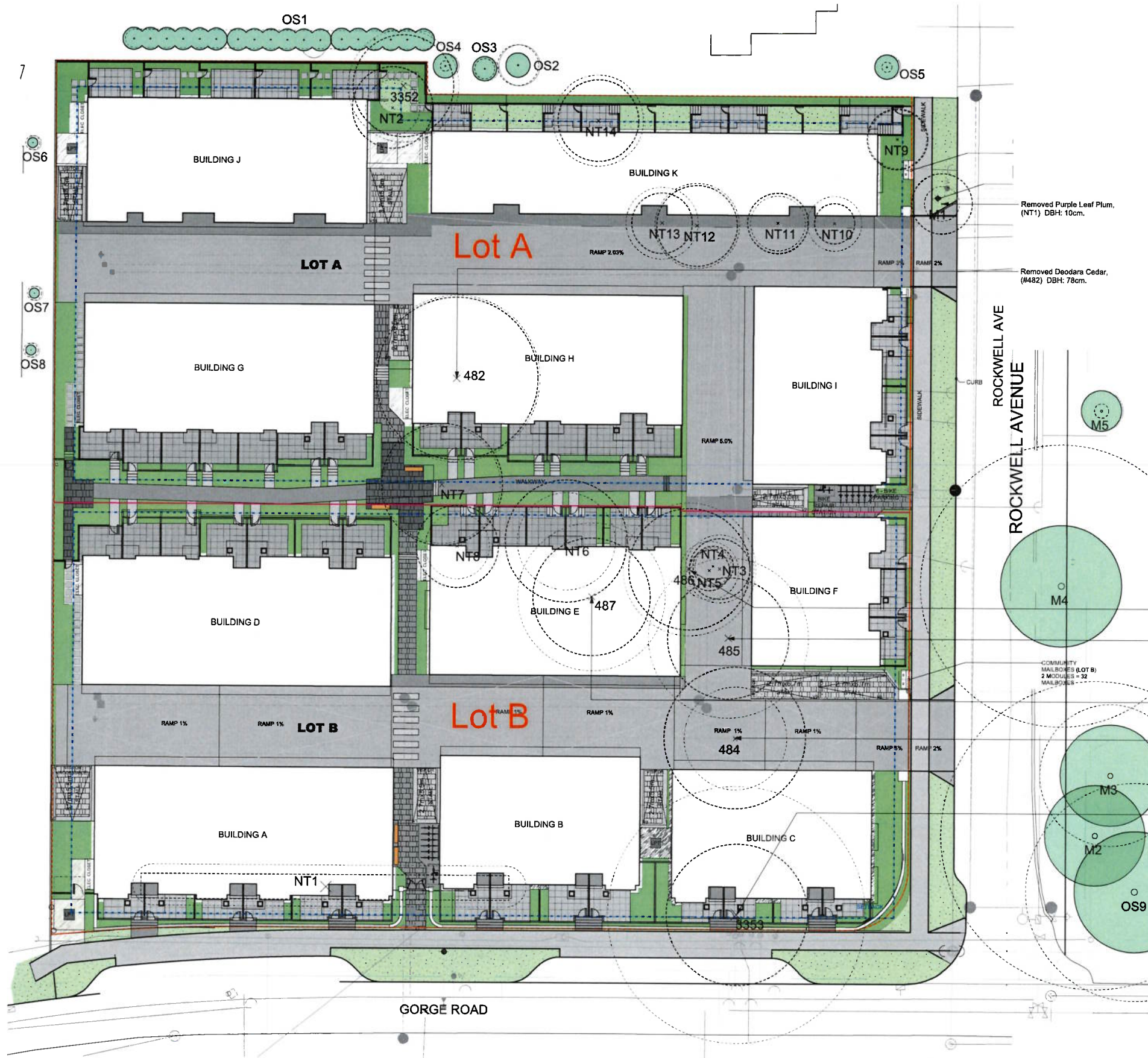
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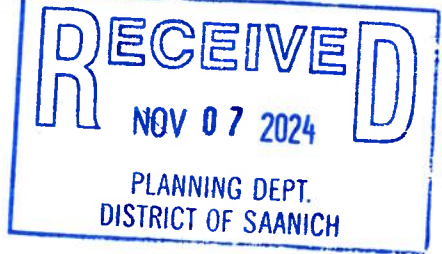
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		Aug 29-24

992 Gorge Road | Lighting Plan

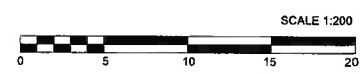
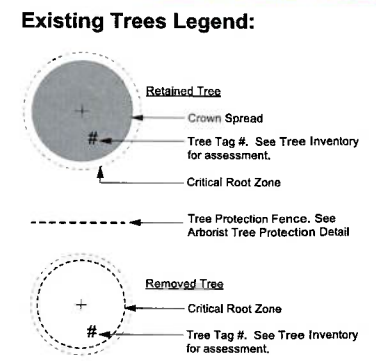


Inventory of Existing Trees

Tag #	Species (Tree)	Location (On, Off, Street, City)	Tree Condition	Health	Structure	Root Status	Notes	Assessment	Recommendation
OS1	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS2	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS3	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS4	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS5	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS6	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS7	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS8	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
OS9	Red Cedar	On	Good	Good	Good	Good	Multiple stems, 18.25 to 20.5m	Unsuitable	Remove
NT1	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT2	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT3	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT4	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT5	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT6	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT7	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT8	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT9	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT10	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT11	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT12	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT13	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
NT14	Purple Leaf Plum	On	Good	Good	Good	Good	DBH: 10cm	Unsuitable	Remove
M1	Deodara Cedar	On	Good	Good	Good	Good	DBH: 78cm	Unsuitable	Remove
M2	Douglas-fir	On	Good	Good	Good	Good	DBH: 56cm	Unsuitable	Remove
M3	Pear	On	Good	Good	Good	Good	DBH: 30.27, 15cm	Unsuitable	Remove
M4	English Oak	On	Good	Good	Good	Good	DBH: 70cm	Unsuitable	Remove
M5	Arbutus	On	Good	Good	Good	Good	DBH: 34cm	Unsuitable	Remove



- Removed Douglas-fir, (#486) DBH: 56cm.
- Removed Pear, (#485) DBH: 30.27, 15cm.
- Removed English Oak, (#487) DBH: 70cm.
- Removed Arbutus, (#484) DBH: 34cm.
- Removed Purple Leaf Plum, (#483) DBH: 79cm.



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992 Gorge Road | Tree Management Plan



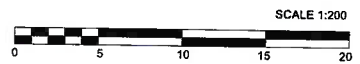
Trees					
Symbol	ID	Quantity	Botanical Name	Common Name	Size
	CeCa	7	<i>Cercis canadensis</i>	Eastern Redbud	6cm cal
	MaGra	6	<i>Magnolia grandiflora</i> 'Victoria'	Victoria Magnolia	6cm cal
	PaPer	3	<i>Parrotia persica</i>	Persian Ironwood	6cm cal
	PruSa	6	<i>Prunus sargentii</i>	Columnar Sargent Cherry	6cm cal
	QeGa	8	<i>Quercus garryana</i>	Garry Oak	6cm cal
	AcPl	5	<i>Acer platanoides</i>	'Crimson King' Norway Maple	6cm cal
	StP	7	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal

Tree Type	Minimum Soil Volume
Small Tree	8 Cubic Meters
Medium Tree	12 Cubic Meters
Large Tree	16 Cubic Meters



Recommended Nursery Stock

Botanical Name	Common Name	Size
<i>Acer platanoides</i>	'Crimson King' Norway Maple	6cm cal.
<i>Cercis canadensis</i>	Eastern Redbud	6cm cal.
<i>Magnolia grandiflora</i> 'Victoria'	Victoria Magnolia	6cm cal.
<i>Parrotia persica</i>	Persian Ironwood	6cm cal.
<i>Prunus sargentii</i>	Columnar Sargent Cherry	6cm cal.
<i>Quercus garryana</i>	Garry Oak	6cm cal.
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.



992 Gorge Road | Soil Volume Plan

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