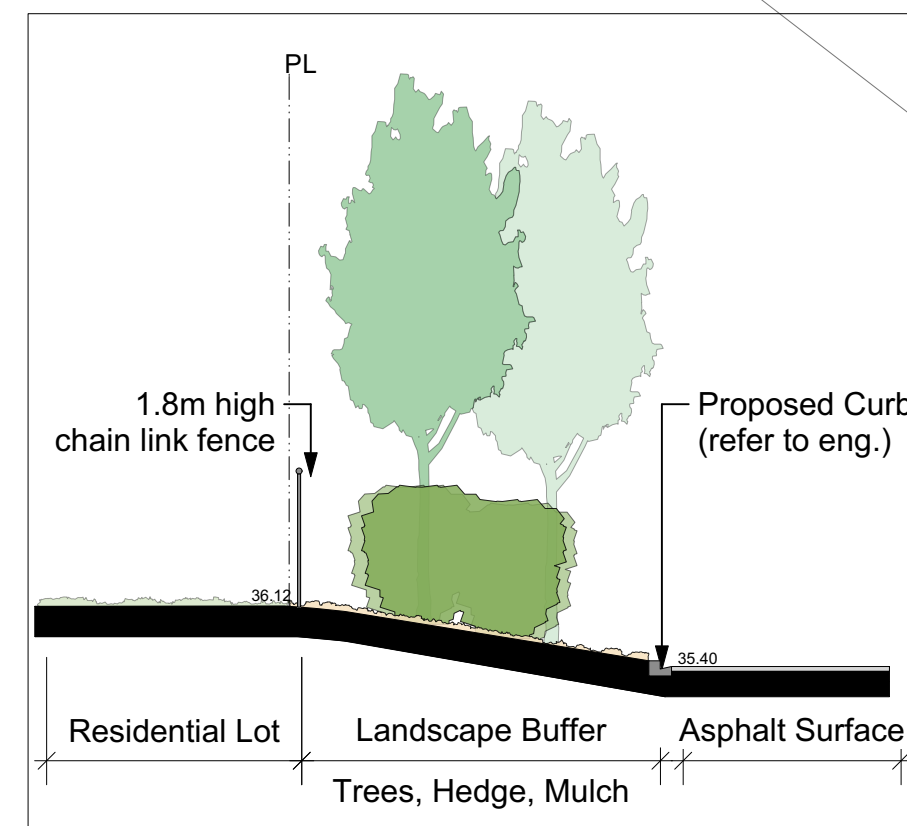
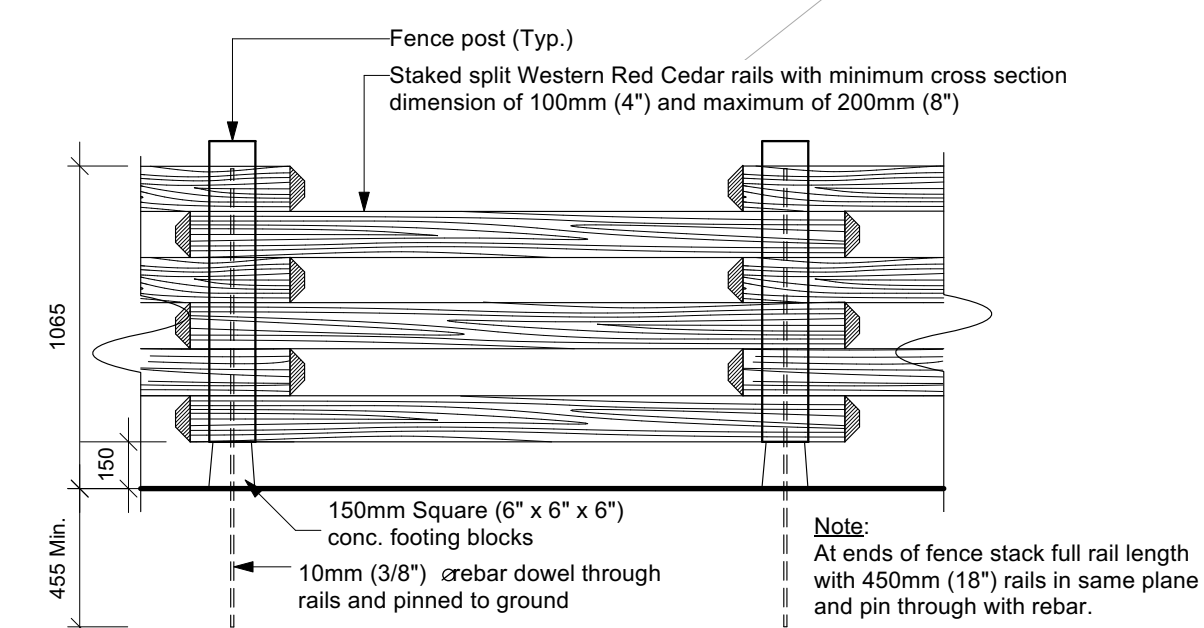


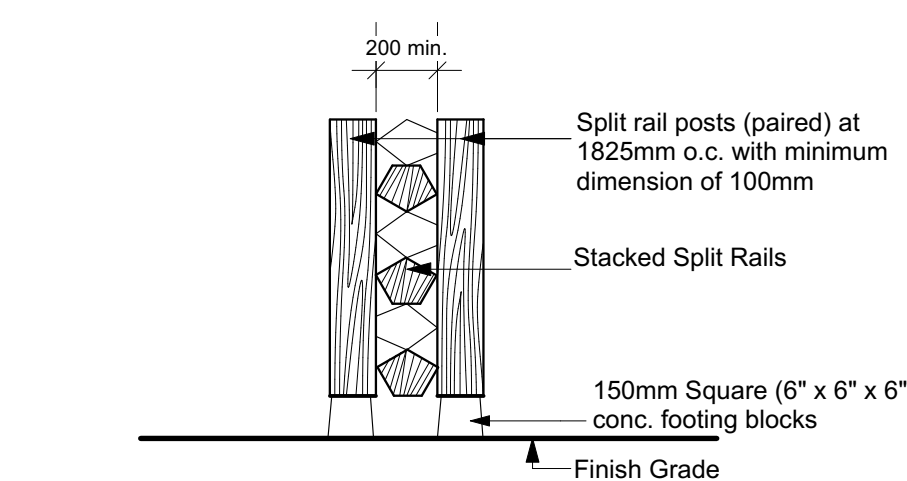
2 Part Plan  
Scale: 1 : 175



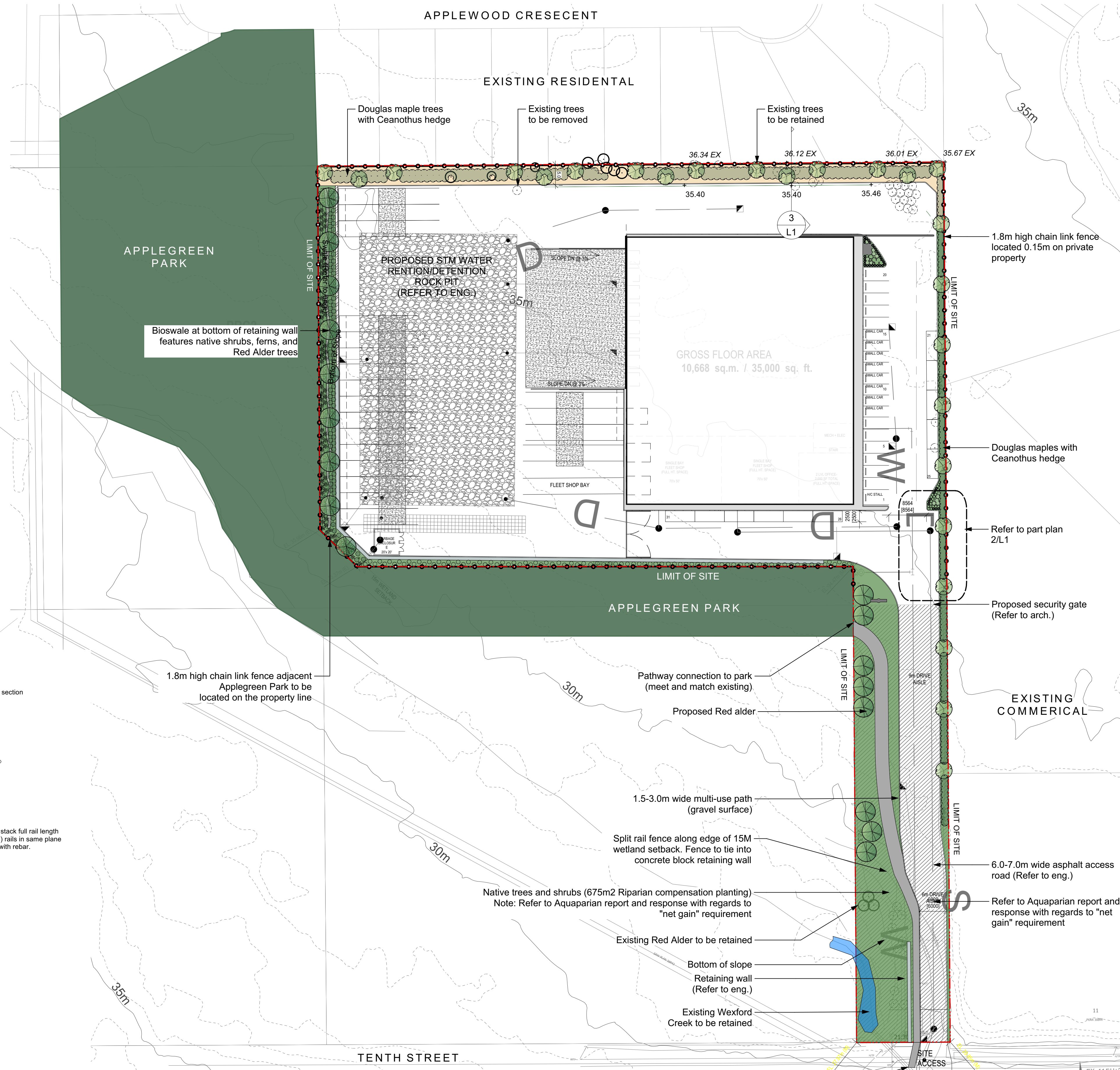
3 Section  
Scale: 1 : 100



4 1.0M Ht. Split Rail Fence - Section  
1:25



5 1.0M Ht. Split Rail Fence - Elevation  
1:25



1 Landscape Concept Plan  
Scale: 1:500

LEGEND	
	Large Trees
	Large Shrubs
	Medium - Small Shrubs
	Ornamental Grasses and Flax
	Existing trees to be removed
	Existing trees to be retained
	Hydro seed no mow meadow mix
	Native trees / shrubs (Riparian Compensation Planting)
	Plant beds
	Asphalt surface
	Mulch
	Gravel surface
	Property line (limit of site)
	1.8m high chain link fence

**Recommended Nursery Stock (Non-Riparian Compensation)**

Trees	Botanical Name	Common Name	Size
Total : 42	Acer glabrum	Douglas Maple	6cm cal.
	Alnus rubra	Red Alder	6cm cal.
Large Shrubs	Botanical Name	Common Name	Size
Total : 393	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#1 Pot
	Ribes sanguineum	Red Flowering Currant	#1 Pot
Small Shrubs	Botanical Name	Common Name	Size
Total : 162	Gaultheria shallon	Salal	#1 Pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total : 61	Polystichum munitum	Sword Fern	#1 Pot

**Recommended Nursery Stock (Riparian Compensation)**

COMMON NAME	SPECIES	SPACING	SIZE	NO.	COST PER	TOTAL
<b>Tree Planting Area: west and south boundary of main portion of parcel (1335m<sup>2</sup>) to be hydro-seeded with meadow mix and planted with native trees</b>						
Red alder	<i>Alnus rubra</i>	3 m <sup>2</sup>	Min. 60mm DBH	24	\$18	\$432
Bigleaf maple	<i>Acer macrophyllum</i>	3 m <sup>2</sup>	Min. 60mm DBH	10	\$18	\$180
Native willow	<i>Salix sp.</i>	3 m <sup>2</sup>	Min. 60mm DBH	2	\$18	\$36
<b>Sub-total</b>				<b>36</b>		<b>\$648</b>
<b>Compensation Restoration Area: west side of pedestrian path (335m<sup>2</sup>) to be planted with native trees, shrubs and groundcover species</b>						
Red alder	<i>Alnus rubra</i>	3 m <sup>2</sup>	Min. 60mm DBH	14	\$18	\$252
Bigleaf maple	<i>Acer macrophyllum</i>	3 m <sup>2</sup>	Min. 60mm DBH	18	\$18	\$324
Douglas fir	<i>Pseudotsuga menziesii</i>	3 m <sup>2</sup>	Min. height 1.5m	30	\$18	\$540
Bitter cherry	<i>Prunus emarginata</i>	3 m <sup>2</sup>	Min. 60mm DBH	1	\$18	\$18
Black hawthorn	<i>Crataegus douglasii</i>	1 m <sup>2</sup>	1 Gallon	8	\$10	\$80
Nootka rose	<i>Rosa nutkana</i>	1 m <sup>2</sup>	1 Gallon	50	\$10	\$500
Snowberry	<i>Symphoricarpos albus</i>	1 m <sup>2</sup>	1 Gallon	50	\$10	\$500
Salmonberry	<i>Rubus spectabilis</i>	1 m <sup>2</sup>	1 Gallon	30	\$10	\$300
Sword fern	<i>Polystichum munitum</i>	1 m <sup>2</sup>	1 Gallon	91	\$10	\$910
Dull Oregon grape	<i>Mahonia nervosa</i>	0.5 m <sup>2</sup>	1 Gallon	40	\$10	\$400
Salal	<i>Gaultheria shallon</i>	0.5 m <sup>2</sup>	1 Gallon	40	\$100	\$400
<b>Sub-total</b>				<b>372</b>		<b>\$4224</b>
<b>Compensation Restoration Area: east side of pedestrian path (340m<sup>2</sup>) to be planted with native shrubs, groundcover species and a few red alder trees</b>						
Red alder	<i>Alnus rubra</i>	3 m <sup>2</sup>	Min. 60mm DBH	6	\$18	\$108
Nootka rose	<i>Rosa nutkana</i>	1 m <sup>2</sup>	1 Gallon	90	\$10	\$900
Snowberry	<i>Symphoricarpos albus</i>	1 m <sup>2</sup>	1 Gallon	90	\$10	\$900
Sword fern	<i>Polystichum munitum</i>	1 m <sup>2</sup>	1 Gallon	80	\$10	\$800
Oceanspray	<i>Holodiscus discolor</i>	1 m <sup>2</sup>	1 Gallon	14	\$10	\$140
Dull Oregon grape	<i>Mahonia nervosa</i>	0.5 m <sup>2</sup>	1 Gallon	60	\$10	\$600
Salal	<i>Gaultheria shallon</i>	0.5 m <sup>2</sup>	1 Gallon	60	\$10	\$600
<b>Sub-total</b>				<b>400</b>		<b>\$4048</b>
<b>TOTAL</b>				<b>808</b>		<b>\$8920</b>

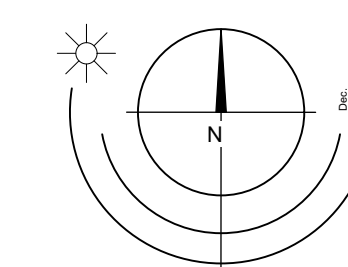
**Notes:**

- All work to be completed to current BCSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- Existing tree removal list:
  - 118 Total Existing Trees
  - 18 Existing Trees Retained
  - 335m<sup>2</sup> Area Impacted in the 15m DPA
  - 675m<sup>2</sup> Total Riparian Compensation Planting
  - 11\* Significant Trees Removed (Red Alder + Willow).
  - 113 Proposed Trees (Includes seedlings and cal. species)
  - Recommended species composition is as follows: 30 Douglas Fir, 44 Red Alder, 28 Bigleaf Maple, 1 Bitter Cherry, 8 Black Hawthorn and 2 Native Willow (refer to the Riparian Compensation Plan).
  - 695 Proposed Shrubs (Includes seedlings and potted species)

**RECEIVED**  
**DP1370**  
**2024-DEC-17**  
Current Planning

Revision 4: Dec 10, 2024  
Revision 3: Dec 09, 2024  
Revision 3: Jan 23, 2024  
Revision 2: Dec 5, 2023  
Revision 1: Sept. 29, 2023

# Landscape Concept Plan - 200 Tenth St. Warehouse



Project No: 1928 Sep 10 - 19  
Sheet: L1

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