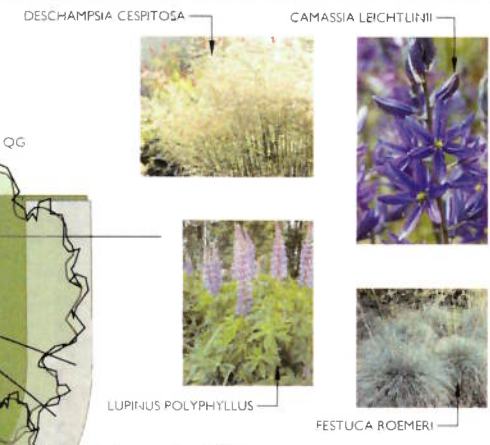
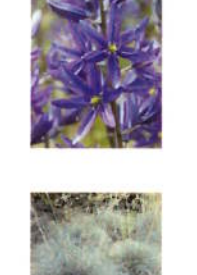
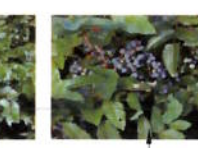
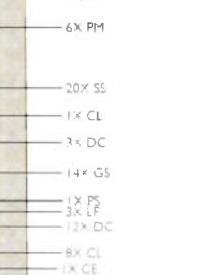
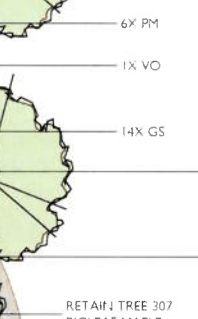
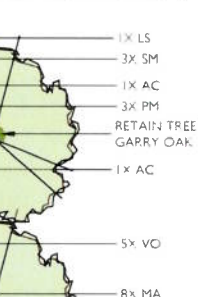
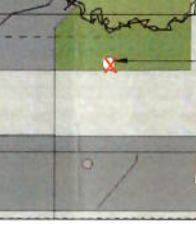
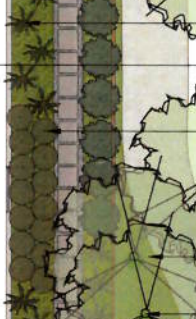
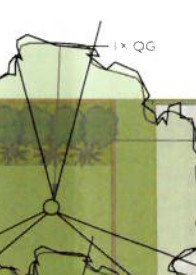
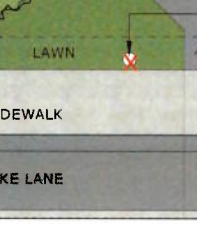
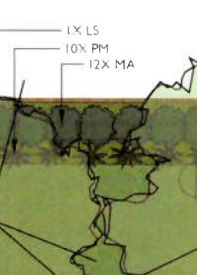
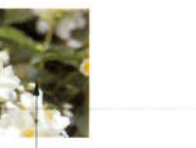
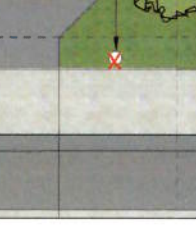
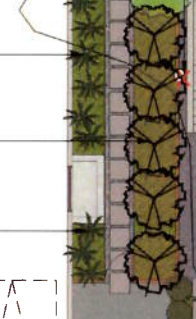
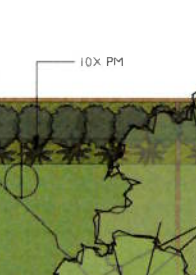
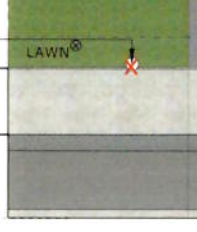
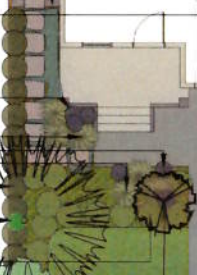
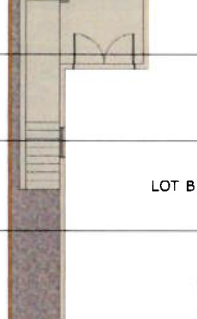
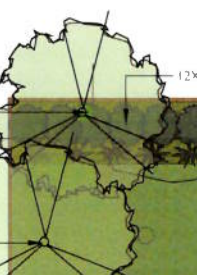
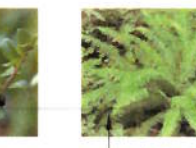
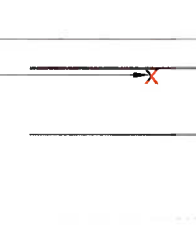
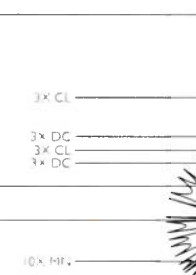
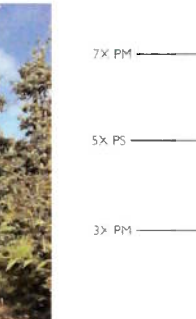
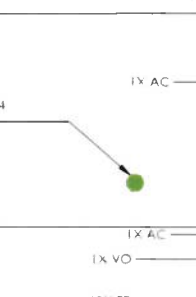
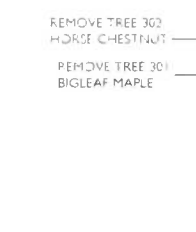


LANDSCAPE SITE PLAN



PLANT SCHEDULE

ABB.	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AC	4	4cm cal	ACER CIRCINATUM	VINE MAPLE
CE	2	4cm cal	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
LS	2	4cm cal	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM
PS	7	4cm cal	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY
QG	1	4cm cal	QUERCUS GARRYANA	GARRY OAK
SHRUBS				
MA	32	#5	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
PL	1	#5	PHILADELPHUS LEWISII	MOCK ORANGE
RS	2	#5	RIBES SANGUINEUM	FLOWERING RED CURRANT
VO	7	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
PERENNIALS, FERNS AND GRASSES				
DC	21	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
FR	10	#1	FESTUCA ROEMERI	ROMERS FESUCE
LP	3	#1	LUPINUS POLYPHYLLUS	LARGE LEAF LUPIN
PM	52	#1	POLYSTICHUM MUNIUM	SWORD FERN
SM	3	#1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL
GROUNDCOVERS				
GS	39	#1	GAULTHERIA SHALLON	SALAL
MN	18	#1	MAHONIA NERVOSA	CREeping OREGON GRAPE
SS	45	4"	SEDUM SPATHULIFOLIUM	STONECROP
BULBS				
CL	15		CAMASSIA LEICHTLINII	CAMAS

LANDSCAPE INSTALLATION PRELIMINARY BUDGET

SOFTSCAPE \$30,581		
TURF:	\$1.50/sq' X 2494sq'	\$3741
SOIL @12" DEPTH	\$40/yd X 118yds	\$4720
MULCH @ 3" DEPTH:	\$55/yd X 40yds	\$2200
SLINGER DELIVERY:	\$120/hr X 4hrs	\$480
IRRIGATION:	\$600/zone X 8 zones	\$4800
LABOUR:	\$45/hr X 192hrs	\$8640
PLANTINGS:	assorted costs	\$6000
HARDSCAPE: \$17,676		
2X2' PAVERS	\$12 each X 48	\$576
FENCING:	\$44/lineal' X 381'	\$16,764
GRAVEL:	\$56/yd X 6yds	\$336

PLANTING AND IRRIGATION NOTES

- New plantings are shown on Greenspace Designs Planting Plan dated AUGUST 23, 2024
- Any plant substitutions shall be made in consultation with the landscape architect.
- The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work, and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
- All topsoil and plants shall conform to BCNTA / BCSLA specifications.
- Topsoil depths shall be as follows:
 - trees: 2m x 2m x 2m soil per tree
 - shrubs 600 mm depth
 - ground covers 150 mm depth
- All grass areas shall be sod. Sod shall be Anderson Sod Farm Easy Lawn 2000 or equivalent.
- All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
- All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into ground.
- Plants determined to be dead or dying at the end of one year from the date of installation shall be replaced by the Contractor at the Contractor's expense.
- All planting beds shall be irrigated with an automatic underground system.
- Irrigation piping is to be 150mm diameter Schedule 40 or SDR 26 as per bylaw 1000.
- Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
- All irrigation materials and installation methods shall conform to IABC standards.
- Irrigation within municipal rights of way shall conform to the District of Saanich requirements.
- Backflow preventer requirements for irrigation lines shall conform to the District of Saanich municipality requirements.
- The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.
- The Irrigation Contractor shall supply all manuals and instruct the owner on irrigation system operation.



PROJECT TITLE :
PROPOSED LANDSCAPE CONCEPT for
MAXIMUS PRIVATE CAPITOL INC
1842 FELTHAM ROAD SAANICH BC

PAGE TITLE :
LANDSCAPE PLANTING PLAN, PAGE THREE of THREE

DATE :
FEBRUARY 17 2021
revised JANUARY 10 2022
Revised AUGUST 23, 2024

SCALE :
1:100

