

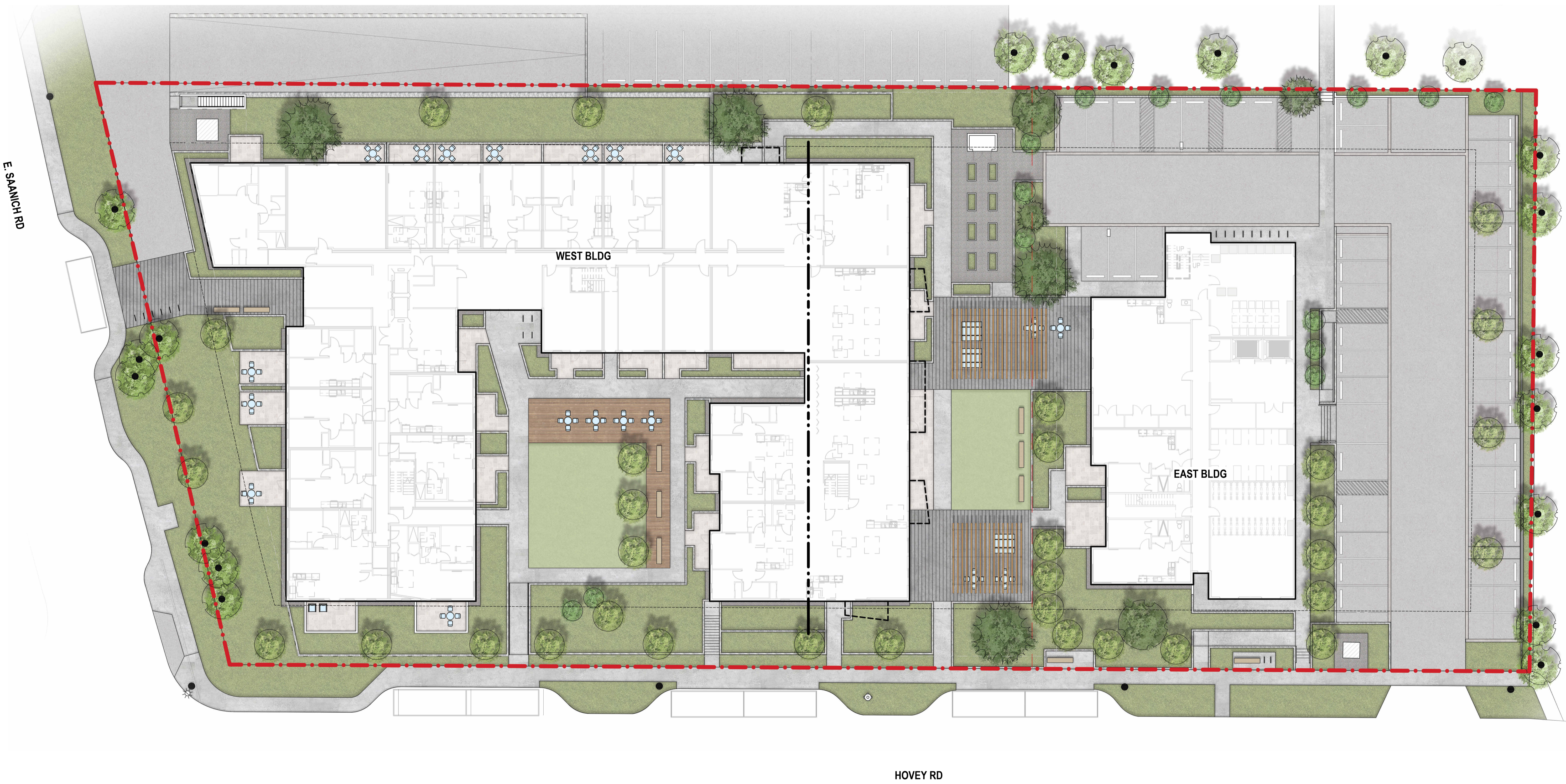
1934 HOVEY ROAD

7551 E. SAANICH RD AND 1934/1950/1960/1966 HOVEY RD.
SAANICH, BC, V8M 1V8

LANDSCAPE ARCHITECTURE

RE-ISSUE FOR REZONING / DEVELOPMENT PERMIT

OCTOBER 11, 2024



DRAWING LIST - LANDSCAPE

- L.0 COVER SHEET
- L.0.1 TREE MANAGEMENT PLAN
- L.1.0 LANDSCAPE PLAN
- L.1.1 CONCEPT LIGHTING PLAN
- L.1.2 GRADING PLAN
- L.1.3 PLANTING PLAN
- L.1.4 DESIGN/BUILD IRRIGATION PLAN
- L.2.0 CONCEPT SITE SECTIONS
- L.3.0 CONCEPT IMAGE BOARD
- L.3.1 SITE DETAILS

ISSUED FOR

1	11-06-2023	Issue for Rezoning / Development Permit
2	16-05-2024	Issue for Rezoning / Development Permit
3	11-10-2024	Issue for Rezoning / Development Permit

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

- ARCHITECT & PRIME CONSULTANT**
DIALOG
408-611 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:
- CIVIL ENGINEER**
McShannay
500-3960 QUADRA STREET
VICTORIA, BC V8K 4A3
Tel: (250) 376-9221 Fax:
- LANDSCAPE ARCHITECT**
DIALOG
408-611 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax:
- STRUCTURAL ENGINEER**
RSC
1515 Douglas Street, Suite 330
Victoria BC V8W 2Z4
Tel: (250)386-7794 Fax:
- MECHANICAL ENGINEER**
DIALOG
408-611 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax:
- ELECTRICAL ENGINEER**
E2 ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC V8W 1S6
Tel: Fax:

KEYPLAN

SEAL

1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

COVER SHEET

DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:15 AM

L0.0

ISSUED FOR

- | | | |
|---|------------|---|
| 1 | 11-06-2023 | Issue for Rezoning / Development Permit |
| 2 | 16-05-2024 | Issue for Rezoning / Development Permit |
| 3 | 11-10-2024 | Issue for Rezoning / Development Permit |

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- TREE PROTECTION FENCING

SITE SYMBOL LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- CONSTRUCTION BOUNDARY
- OVERHEAD CANOPY
- UNDERGROUND STRUCTURE

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
408-611 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:

CIVIL ENGINEER
McCarthy
500 - 3960 QUADRA STREET
VICTORIA, BC V8M 4A3
Tel: (250) 376-9221 Fax:

LANDSCAPE ARCHITECT
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:

STRUCTURAL ENGINEER
RSC
1515 Douglas Street, Suite 330
Victoria BC V8M 2G4
Tel: (250) 386-7794 Fax:

MECHANICAL ENGINEER
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:

ELECTRICAL ENGINEER
ED ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC, V8W 1S6
Tel: Fax:

KEYPLAN

SEAL

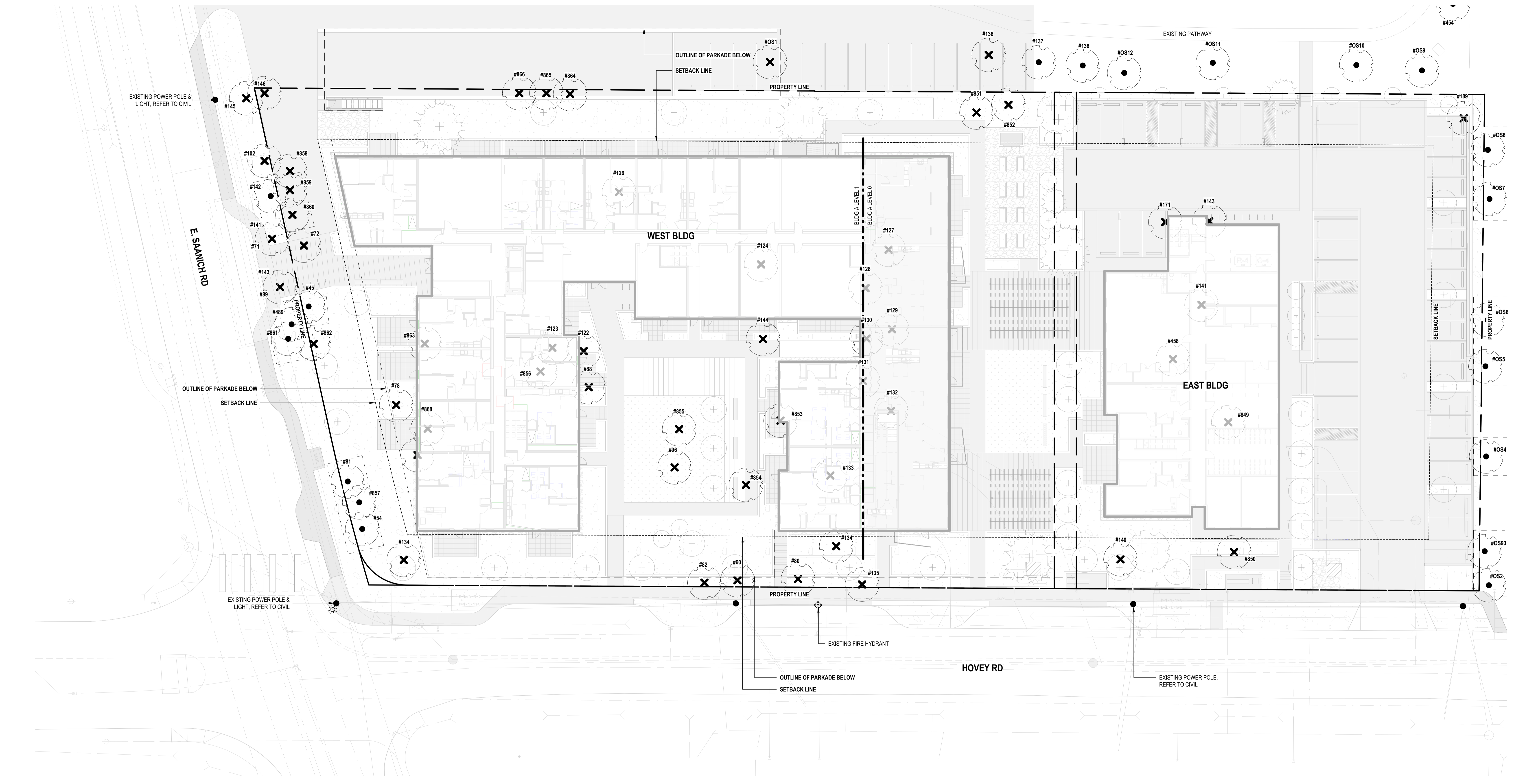
1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

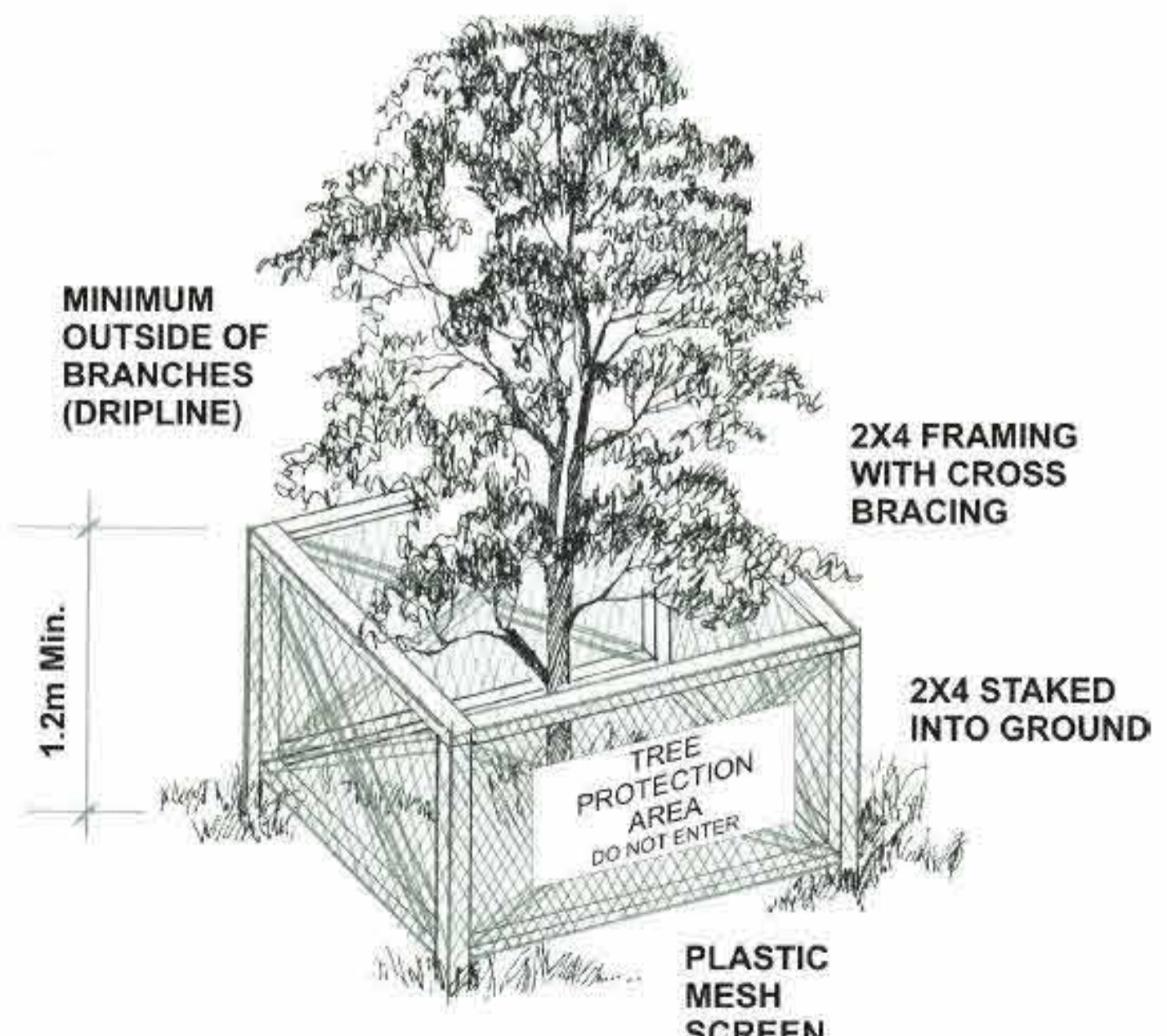
TREE MANAGEMENT PLAN

DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:17 AM

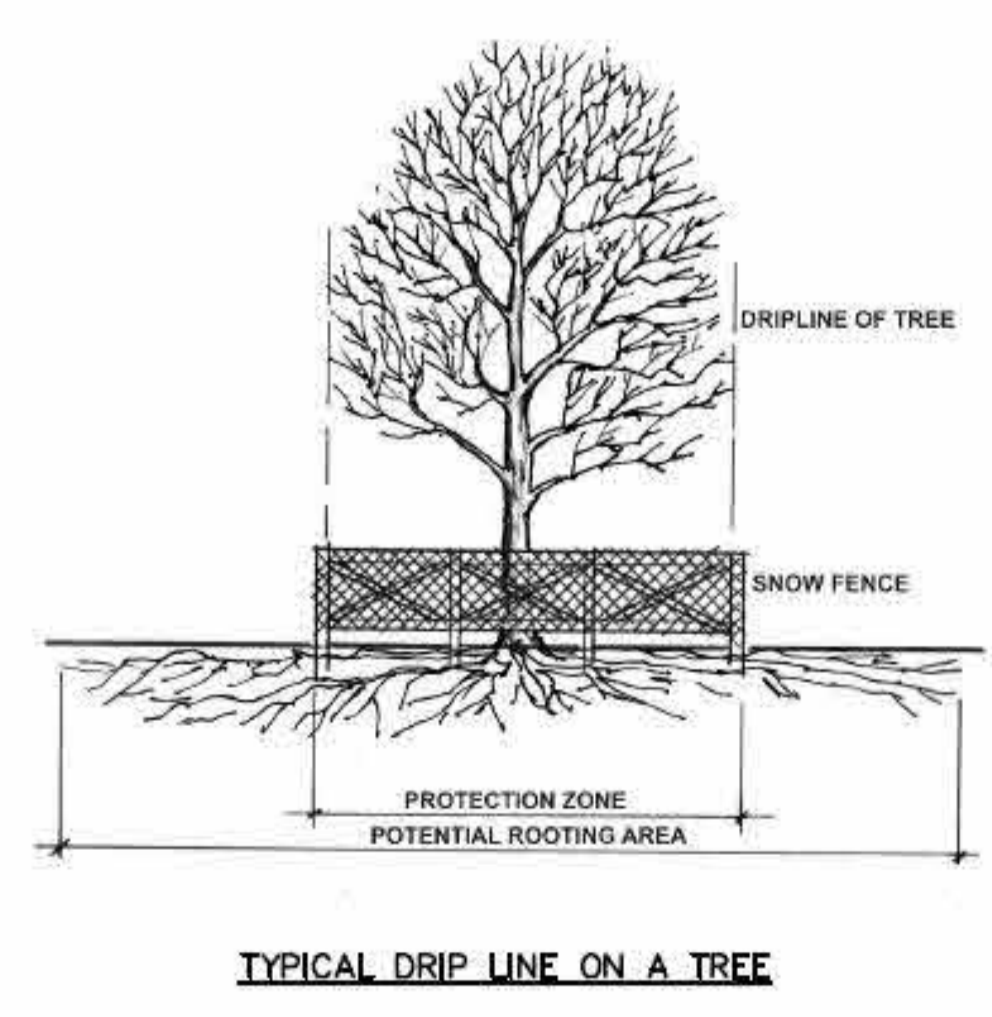
L0.1



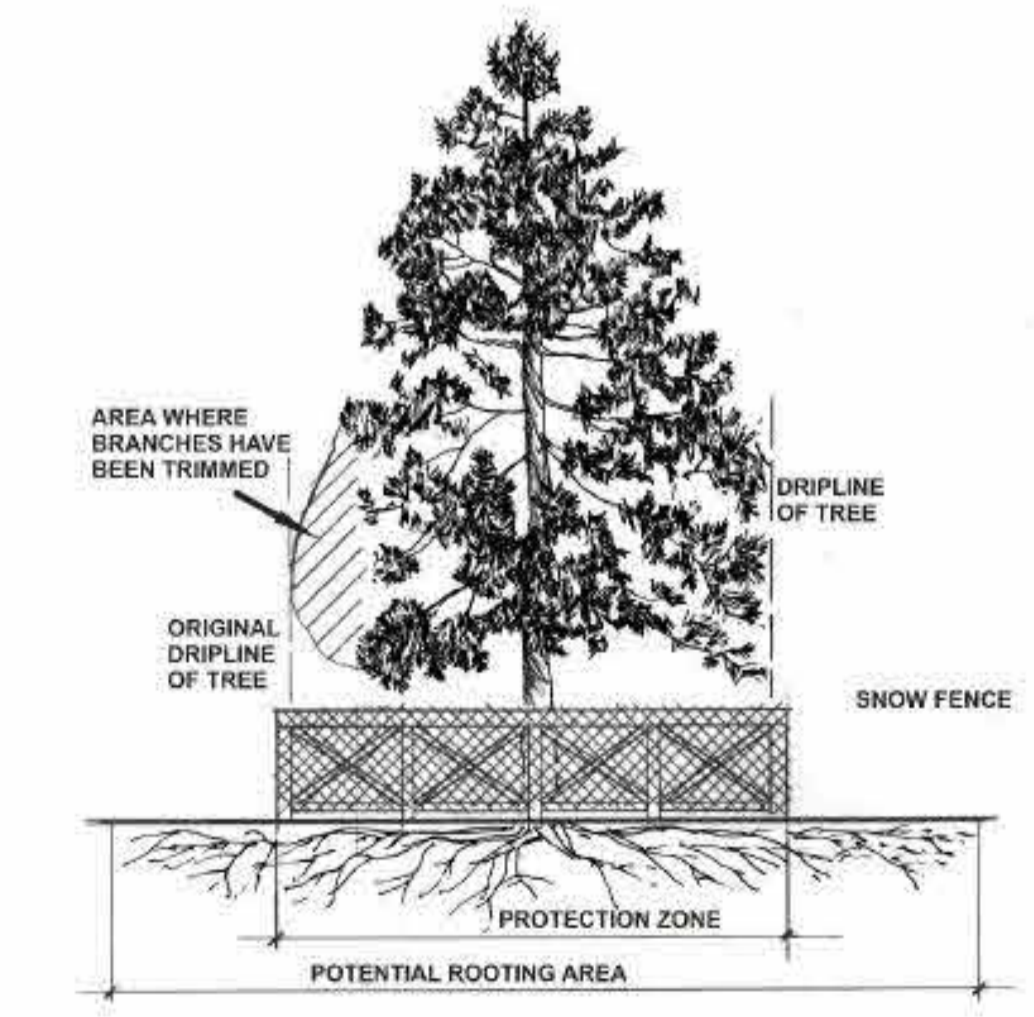
1 TREE MANAGEMENT PLAN
SCALE: 1:200



NOTE:
WOOD FRAME CONSTRUCTION STAKED INTO THE GROUND IS REQUIRED.
(METAL FRAMING DOES NOT MEET CITY STANDARDS).



TYPICAL DRIP LINE ON A TREE



TYPICAL DRIP LINE ON A TREE WITH ONE SIDE PRUNED

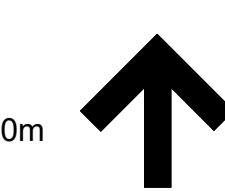
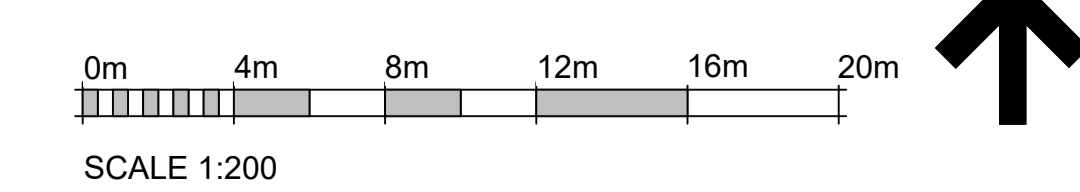
TREE TRUNK DIAMETER		DISTANCE FROM TRUNK		TOTAL DIAMETER	
cm	Inches	m	feet	m	feet
20	8	0.8	1.2	3.9	8.5
25	10	0.8	1.5	4.9	10.7
30	12	1.0	1.8	5.9	12.8
35	14	1.2	2.1	6.9	14.9
40	16	1.3	2.4	7.9	17.1
45	18	1.5	2.7	8.9	19.2
50	20	1.7	3.0	9.8	21.3
55	22	1.8	3.3	10.8	23.5
60	24	2.0	3.6	11.8	25.6
75	28	2.5	4.5	14.8	32.0
90	32	3.0	5.0	16.4	35.8
100	36	3.3	6.0	19.7	42.7

TREE PROTECTION TABLE
MINIMUM PROTECTION REQUIRED AROUND TREE

TREE PROTECTION NOTES

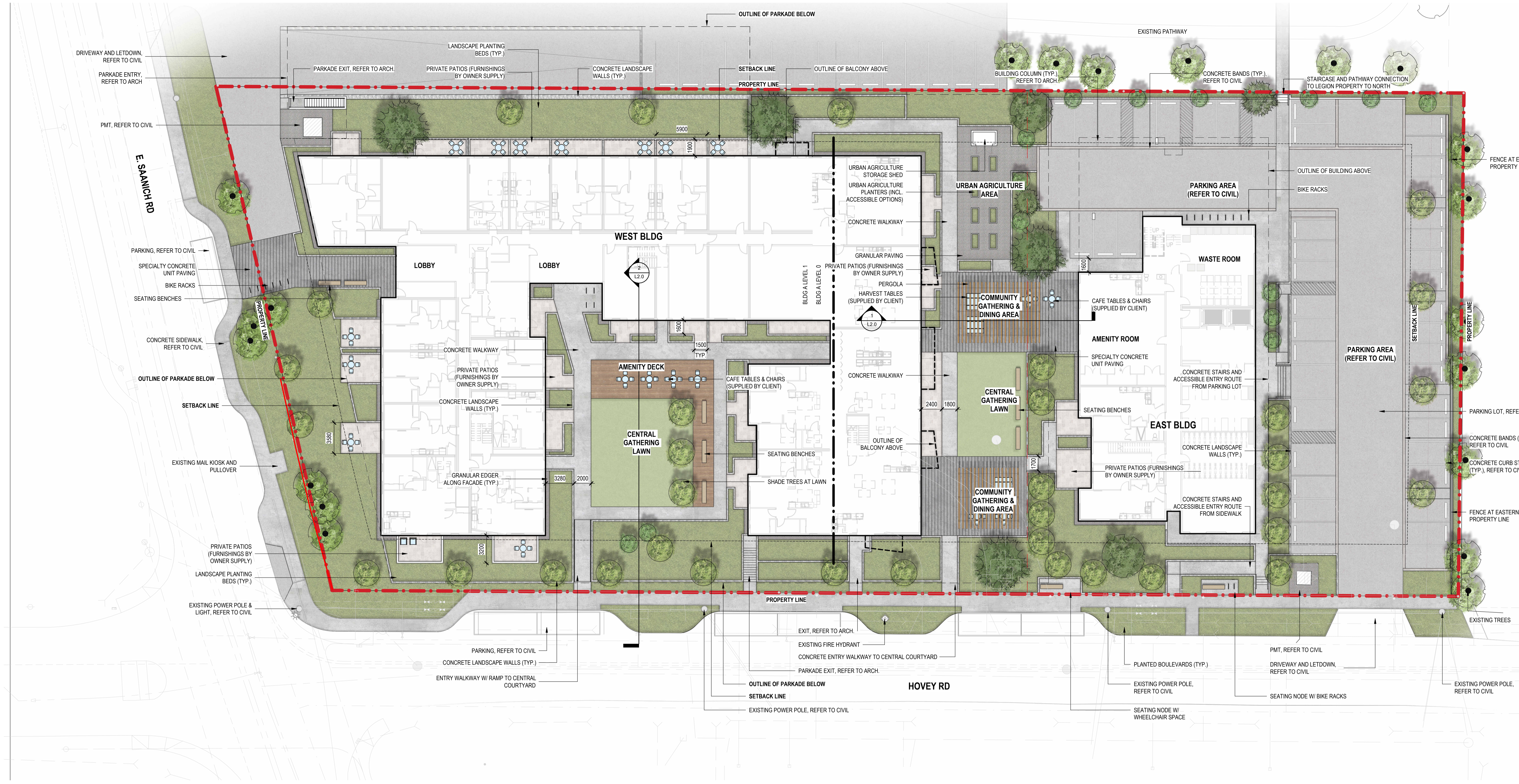
- Tree protection fencing must be built to standards shown here, or as listed in the Arborist Report. The dimensions shown are from the outer edge of the stem of the tree.
- Tree protection zone shown is a graphic representation of the critical root zone, measured from the outer edge of the stem of the tree (1/2 the tree diameter was added to the graphical tree protection circles to accommodate the survey point being the center of the tree). Measurements as per the Arborist Report.
- Any construction activities or grade changes within or adjacent to the root protection zone must be approved by the project Arborist.

NOTE: TREE RETENTION LOCATIONS AND FENCING SHOWN IS CONCEPTUAL ONLY, AND WILL BE REFINED FURTHER THROUGH THE DESIGN DEVELOPMENT STAGE. ANTICIPATED CHANGES TO THE STREETSAPES IN CONSULTATION WITH CITY PLANNING AND ENGINEERING DEPARTMENTS MAY ALSO FURTHER IMPACT NUMBER OF RETAINED TREES. TREE RETENTION FENCING AND METHODOLOGY TO BE DETERMINED BY ARBORIST



ISSUED FOR

1	11-06-2023	Issue for Rezoning / Development Permit
2	16-05-2024	Issue for Rezoning / Development Permit
3	11-10-2024	Issue for Rezoning / Development Permit



SITE LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED TREE SYMBOLS (VARIOUS)
- PROPOSED MULTISTEM TREE

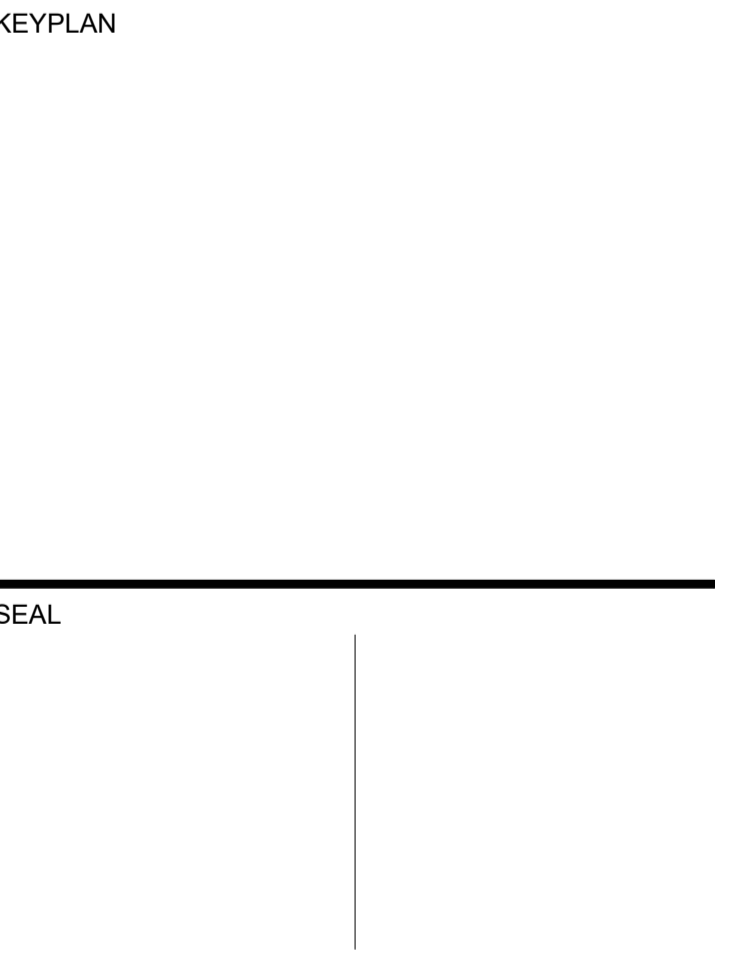
SITE SYMBOL LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- CONSTRUCTION BOUNDARY
- OVERHEAD CANOPY
- UNDERGROUND STRUCTURE
- POTENTIAL SOIL CELLS FOR EXPANDED TREE ROOTING VOLUMES AT PARKING

1 LANDSCAPE PLAN - LEVEL 1
SCALE: 1:200

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

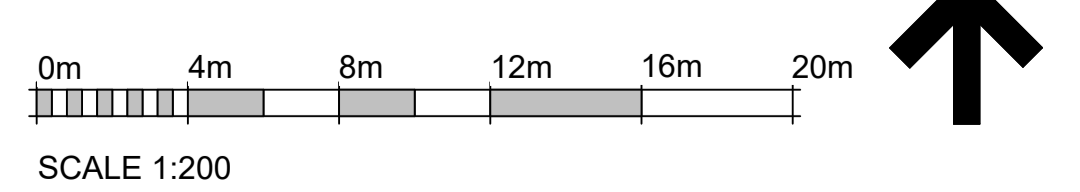
ARCHITECT & PRIME CONSULTANT
DIALOG
408-611 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:
CIVIL ENGINEER
MCKENNEY
500 - 3960 QUADRA STREET
VICTORIA, BC V8M 4A3
Tel: (250) 310-9221 Fax:
LANDSCAPE ARCHITECT
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:
STRUCTURAL ENGINEER
R.C.
1515 Douglas Street, Suite 330
Victoria BC V8W 2G4
Tel: (250)386-7794 Fax:
MECHANICAL ENGINEER
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:
ELECTRICAL ENGINEER
ED ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC, V8W 1S6
Tel: Fax:








1934 HOVEY ROAD
7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

LANDSCAPE PLAN
DRAWN: KM/SS/JG/ALG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:19 AM

L1.0
BC100351 - 2007374
Autodesk Docs:IBC100351 Hovey RoadDLG_2007374_LA_HoveyRd.rvt



LIGHTING LEGEND

-  STEP WALL LIGHT
-  BOLLARD LIGHT
-  DOWN LIGHT
-  LINEAR LED LIGHT STRIP
-  STREET LIGHTS (REFER TO CIVIL)

NOTE:
Refer to Architecture for all building lighting. Refer to Civil for all roadway lighting and lighting at parking lot. This plan to be read as a concept lighting plan only, refer to Electrical for Lighting Plan. See Landscape Architectural details/images for information on integrating lighting into Landscape feature elements.

ISSUED FOR

- | | | |
|---|------------|---|
| 1 | 11-06-2023 | Issue for Rezoning / Development Permit |
| 2 | 16-05-2024 | Issue for Rezoning / Development Permit |
| 3 | 11-10-2024 | Issue for Rezoning / Development Permit |

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTORS EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
408-611 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:

CIVIL ENGINEER
McShannay
500 - 3960 QUADRA STREET
VICTORIA, BC V8M 4A3
Tel: (250) 376-9221 Fax:

LANDSCAPE ARCHITECT
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:

STRUCTURAL ENGINEER
RSC
1515 Douglas Street, Suite 330
Victoria BC V8W 2Z4
Tel: (250)386-7794 Fax:

MECHANICAL ENGINEER
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:

ELECTRICAL ENGINEER
ED ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC, V8W 1S6
Tel: Fax:

KEYPLAN

SEAL

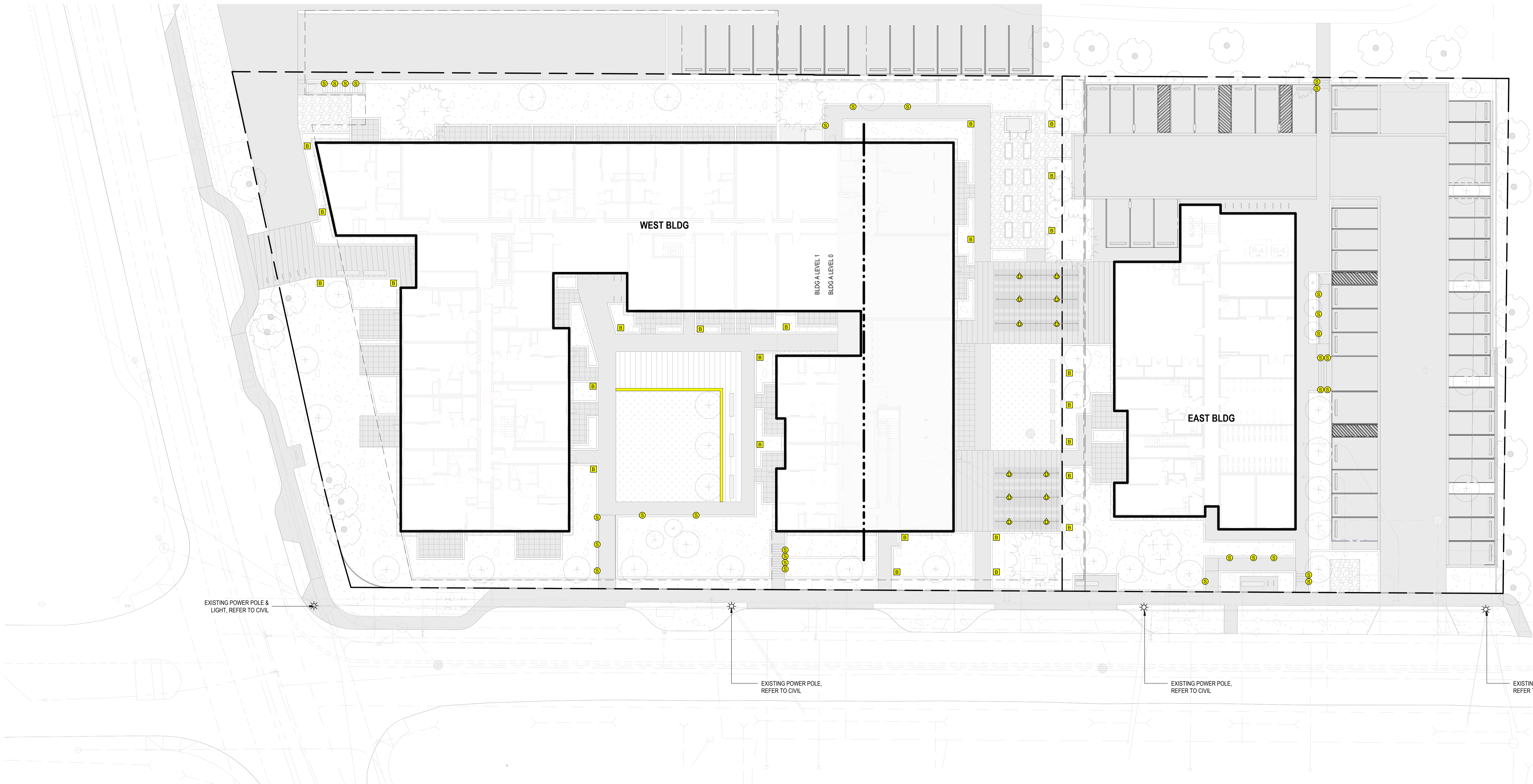
1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

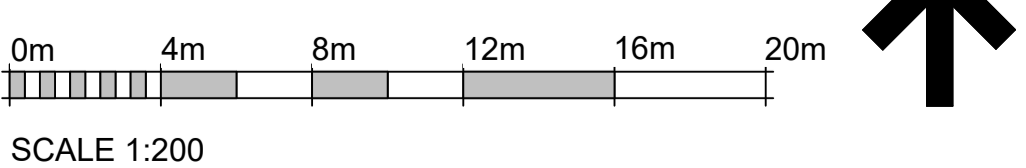
CONCEPT LIGHTING PLAN

DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:20 AM

L1.1



1 LIGHTING PLAN - LEVEL 1
L1.1 SCALE: 1:200



SCALE 1:200

GRADING LEGEND

	EXISTING GRADE
	PROPOSED GRADE
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF RAMP
	BOTTOM OF RAMP
	AREA DRAIN
	TOP OF STAIRS
	BOTTOM OF STAIRS
	TOP OF CURB
	SLOPE
	FINISHED FLOOR ELEVATION

ISSUED FOR

- 11-06-2023 Issue for Rezoning / Development Permit
- 16-05-2024 Issue for Rezoning / Development Permit
- 11-10-2024 Issue for Rezoning / Development Permit

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
408-611 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:
CIVIL ENGINEER
MCKenney
500 - 3960 QUADRA STREET
VICTORIA, BC V8M 4A3
Tel: (250) 376-9221 Fax:
LANDSCAPE ARCHITECT
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:
STRUCTURAL ENGINEER
RSC
1515 Douglas Street, Suite 330
Victoria BC V8W 2G4
Tel: (250) 386-7794 Fax:
MECHANICAL ENGINEER
DIALOG
408-611 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:
ELECTRICAL ENGINEER
ED ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC, V8W 1S6
Tel: Fax:

KEYPLAN

SEAL

1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

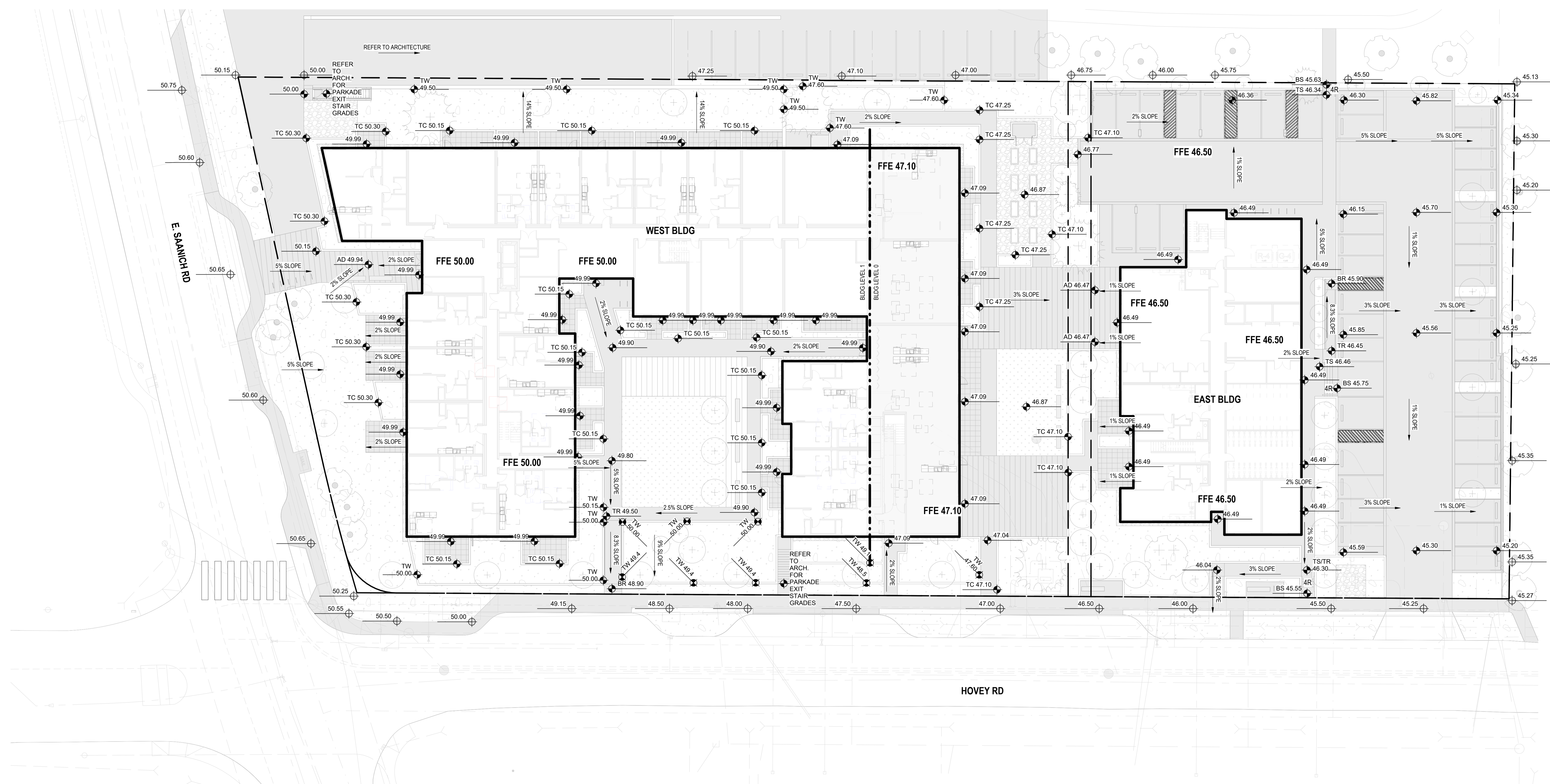
GRADING PLAN

DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:23 AM

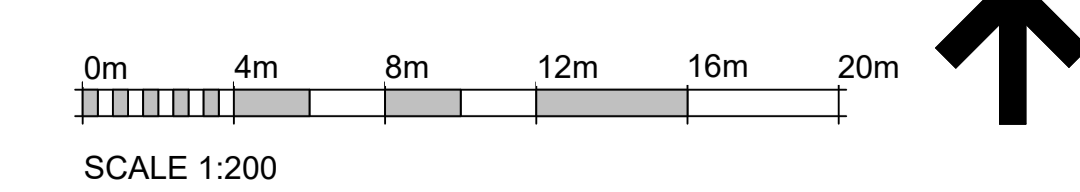
L1.2

BC100351 - 2007374

Autodesk Docs:IBC100351 Hovey RoadDLG_2007374_LA_HoveyRd.rvt

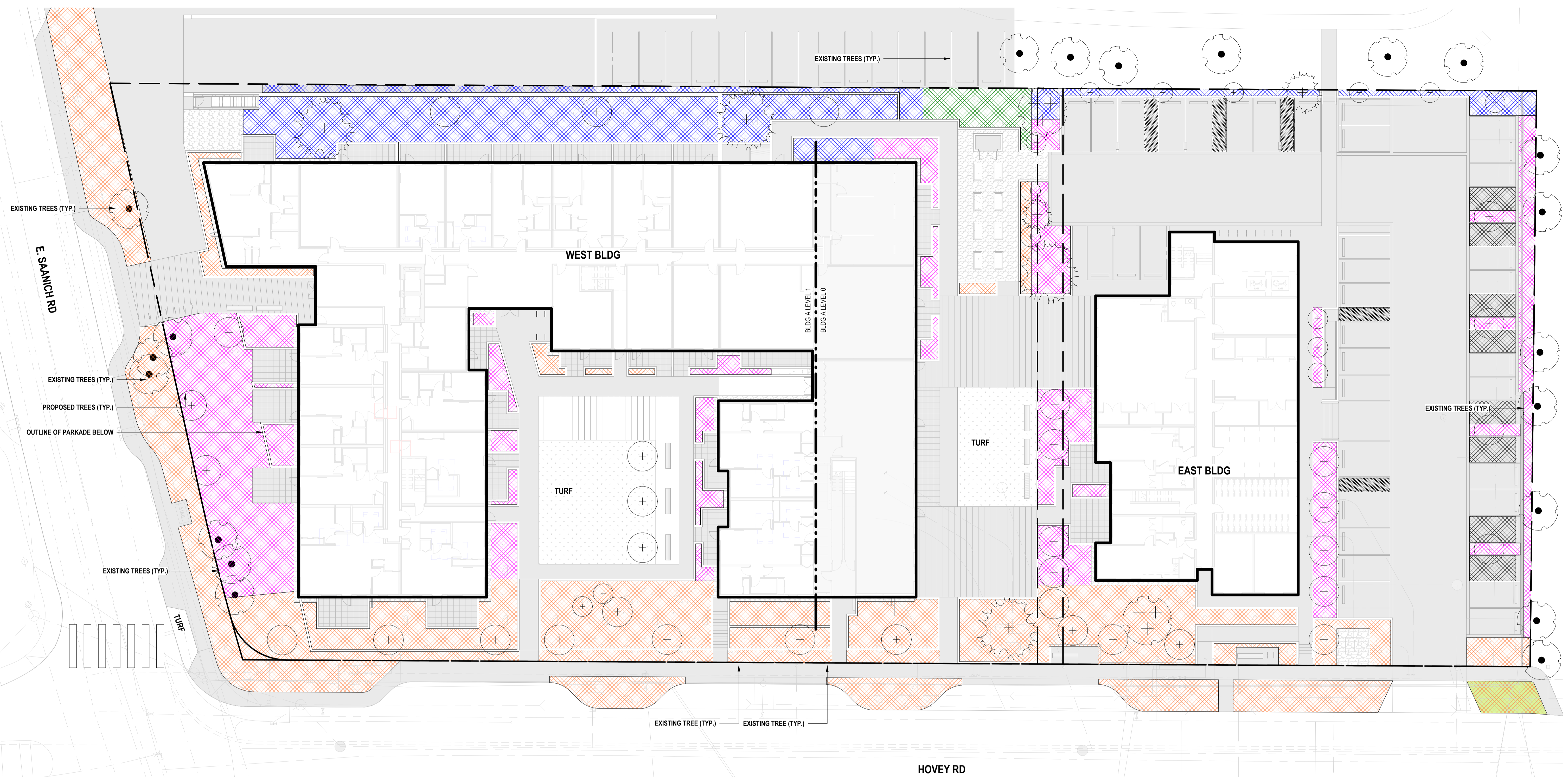


1 GRADING PLAN - LEVEL 1
SCALE: 1:200



ISSUED FOR

1	11-06-2023	Issue for Rezoning / Development Permit
2	16-05-2024	Issue for Rezoning / Development Permit
3	11-10-2024	Issue for Rezoning / Development Permit



SITE LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED TREE SYMBOLS (VARIOUS)
- PROPOSED MULTISTEM TREE

SITE SYMBOL LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- CONSTRUCTION BOUNDARY
- OVERHEAD CANOPY
- UNDERGROUND STRUCTURE
- POTENTIAL SOIL CELLS FOR EXPANDED TREE ROOTING VOLUMES AT PARKING

- PLANTING NOTES**
- Contractor to organize a project pre-construction meeting prior to any landscape construction work. Meeting to include the project Landscape Contractor, the project Landscape Architect, and a client representative.
 - All plant material used in this project must first be inspected/approved by the project Landscape Architect at the nursery, and (if desired) by a representative of the client before installation.
 - Contact project Landscape Architect to confirm tree types prior to purchase.
 - Minimum depth for all shrub beds to be 400mm, groundcover areas to be 200mm, and trees to be 600mm larger than rootball (min. 900mm, tree trenches 1200mm).
 - All planting to be done to Canadian Landscape Standards, latest edition. The project Landscape Architect has the right to refuse any or all of the selected plant material if it does not meet current Canadian Landscape Standards or Canadian Nursery Stock Standards.
 - All planting beds to have 75mm mulch as specified.
 - Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
 - Contractor is responsible to obtain and be familiar with the relevant project specifications.
 - Use a minimal acceptable standard:
 - Sizes on the plant list shall be considered minimum sizes.
 - Root balls to be free of perennials weeds.
 - Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death); removal and replacement of plant material found to contain the virus to be at the contractor's expense.
 - The contractor shall supply all plant materials shown on all drawings.
 - No container grown stock will be accepted if it is not bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
 - Container grown stock shall have the container removed and the rootball be clearly scored in two vertical locations.
 - New top soil should be incorporated by mixing into top 300mm of native soil where appropriate.
 - Contractor to provide Landscape Architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied.
 - The contractor shall locate and verify the existence of all utilities prior to starting work.
 - All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
 - The landscape contractor shall refer to the contract specifications for additional requirements prior to and during establishment maintenance period.
 - Plant Search area to include BC, WA, OR, & CA as appropriate.

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT
DIALOG
458-811 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax: (604) 255-1169

CIVIL ENGINEER
MCEB
500 - 3960 QUADRA STREET
VICTORIA, BC V8M 4A3
Tel: (250) 376-0221 Fax: (250) 376-0221

LANDSCAPE ARCHITECT
DIALOG
458-811 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax: (604) 255-1169

STRUCTURAL ENGINEER
RJC
1515 Douglas Street, Suite 330
Victoria BC V8M 2Z4
Tel: (250)386-7794 Fax: (250)386-7794

MECHANICAL ENGINEER
DIALOG
458-811 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax: (604) 255-1169

ELECTRICAL ENGINEER
E2 ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC V8M 1S6
Tel: (250) 386-7794 Fax: (250) 386-7794

1 L1.3 PLANTING PLAN - LEVEL 1
SCALE: 1 : 200

FULL SUN, DRY/AVERAGE

KEY #	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES				
AT	Acer fraxinifolium ssp. glaberrimum 'Warrenii'	Pacific sunset maple	6cm Cal.	6m
CA	Cornus mas	Common cherry	6cm Cal.	6m
SI	Prunella pissardii 'Vivipara'	Prussian hornbeam	6cm Cal.	6m
ZS	Zelkova serrata 'Green View'	Japanese zelkova	6cm Cal.	9m
CONIFEROUS TREES				
PC	Pinus flexilis 'Yamadori's Pyramid'	Yamadori's Pyramid larch pine	2000mm Ht.	6m
PM	Pinus mugo 'mopsii'	Dwarf Mugo Pine	2000mm Ht.	6m
DECIDUOUS SHRUBS				
CD	Corylopsis x chadensis 'Dark Knight'	Dark Knight' bluebeard	#2	1m
CA	Cornus sericea 'Kelsey'	Kelsey dogwood	#2	1m
ST	Staphylea trifoliate 'Goldfinger'	Shrubby dogwood	#2	0.6m
RI	Ribes sanguineum 'King Edward VI'	Flowering currant	#2	1.5m
SI	Spiraea japonica	Japanese spiraea	#2	0.6m
EVERGREEN SHRUBS				
LP	Lonicera pilosella	Boxleaf honeysuckle	#2	1m
PM	Pinus mugo var. pumila	Dwarf Mugo Pine	#2	1m
PERENNIALS				
EP	Echinacea purpurea 'White Swan'	New England aster	#2	0.6m
EP	Echinacea purpurea 'White Swan'	White Swan' echinacea	#2	0.6m
SP	Sparganium angustifolium 'Provenance'	Provenance lavender	#2	0.6m
MB	Monarda brevistylis	Eastern beebalm	#2	0.6m
WF	Walnut x glabra 'Walnut L'ow'	Walnut L'ow clematis	#2	0.6m
SI	Silene x spaldingii 'May Night'	May Night' silene	#2	0.6m
GRASSES, BUSHES AND FERNS				
RG	Ruellia brittaniana	Mexican Heather grass	#1	0.6m
AG	Agrostis autumnalis	Autumn moor grass	#1	0.6m

FULL SUN, MOIST/WET

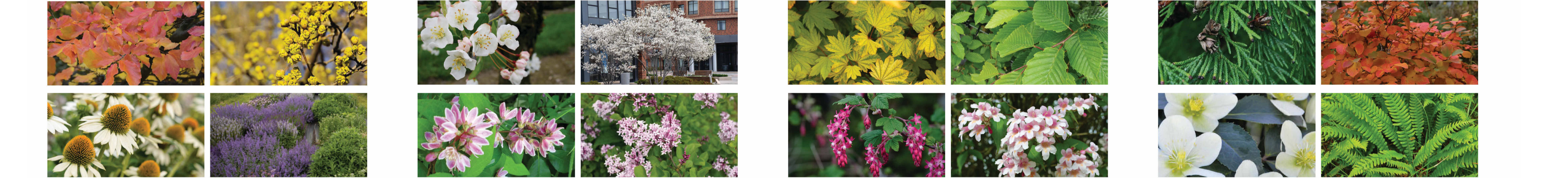
KEY #	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES				
AB	Abies balsamea ssp. grandifolia 'Autumn Brilliance'	Autumn Brilliance serviceberry	6cm Cal.	6m
MT	Malus baccata 'Sp. argentea'	Sargent crabapple	6cm Cal.	6m
SI	Syringa japonica	Japanese snowbell	6cm Cal.	6m
CONIFEROUS TREES				
TR	Thuja heterophylla	Western hemlock	2000mm Ht.	6m
TP	Thuja plicata	Western red cedar	2000mm Ht.	6m
DECIDUOUS SHRUBS				
DI	Dicentra spectabilis	Red aconit digonated	#2	1m
DI	Dicentra spectabilis	Pink-A-Bon' dicentra	#2	1.8m
SP	Salix purpurea 'New'	Daunt' arctic willow	#2	1m
SP	Salix purpurea 'New'	Pinkish Korean willow	#2	1.5m
WP	Wisteria japonica 'April Snow'	April Snow' wisteria	#2	1m
EVERGREEN SHRUBS				
SA	Saxifraga oppositifolia	Solid	#2	1m
VO	Vaccinium oxycoccos 'Thunderbolt'	Evergreen Huckleberry	#5	1m
PERENNIALS				
CG	Camassia quamash	Common camas	#1	0.2m
FR	Fraxinus viridis	Woodland strawberry	#1	0.25m
HO	Hebe x exoniensis	Lenten Rose	#1	0.25m
GRASSES, BUSHES AND FERNS				
CO	Carex obovata	Sloopy sedge	#1	0.5m
DC	Dryopteris argentea 'Goldstar'	Tufted Hartgrass	#1	0.6m

PART SHADE, DRY/AVERAGE

KEY #	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES				
AC	Acer incanum	Vine maple	6cm Cal.	3m
AT	Acer glabrum	Three Redwood maple	6cm Cal.	6m
CB	Cornus berulata 'Frans Fontaine'	Columnar hornbeam	6cm Cal.	3m
CONIFEROUS TREES				
TR	Thuja heterophylla	Yellow cedar	2000mm Ht.	4.5m
CO	Chamaecyparis obtusa	Hinoki falseyew	2000mm Ht.	4.5m
DECIDUOUS SHRUBS				
BA	Baccharis arvensis	Beady bush	#2	3m
HI	Hemerocallis x intermedia 'Arnold Promise'	White hazel	#2	3.6m
HO	Helleborus discolor	Ocean spray	#2	1.5m
RI	Ribes sanguineum 'King Edward VI'	Flowering currant	#2	1.5m
RI	Ribes sanguineum 'King Edward VI'	Dwarf rose	#2	1m
EVERGREEN SHRUBS				
JA	Japanese Spurge	Japanese Spurge	#1	1m
SR	Sarcococca nandifolia	Sweet box	#3	1m
PERENNIALS				
AL	Allium ornatum	Nothing on top	#1	0.2m
BU	Bulb	Bulb	#6	As Needed
RO	Ranunculus occidentalis	Wormwood buttercup	#1	0.3m
GRASSES, BUSHES AND FERNS				
HA	Hakone grass	Hakone grass	#2	0.6m
WM	Western swordfern	Western swordfern	#2	0.6m

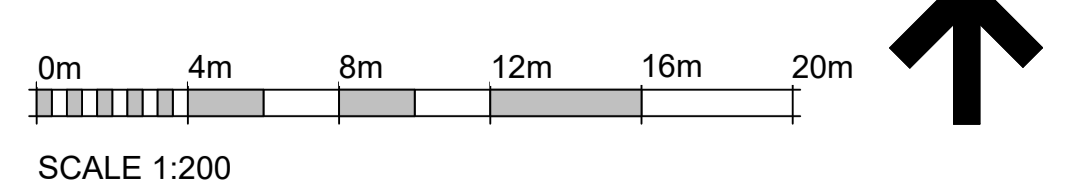
PART SHADE, MOIST/WET

KEY #	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES				
AC	Acer incanum	Vine maple	6cm Cal.	3m
AG	Acer glabrum	Rocky mountain maple	6cm Cal.	3m
MS	Malus sylvestris 'Royal Star'	Royal Star magnolia	6cm Cal.	6m
CONIFEROUS TREES				
TR	Thuja heterophylla	Western hemlock	2000mm Ht.	6m
TP	Thuja plicata	Western red cedar	2000mm Ht.	6m
DECIDUOUS SHRUBS				
AM	Amelanchier alnifolia 'Autumn Magic'	Black chokeberry	#2	1.2m
LC	Lonicera caerulea	Orange honeysuckle	#2	1m
RI	Ribes divaricatum	Wild gooseberry	#2	1m
RI	Ribes speciosissimum	Salt-honeyberry	#2	1.5m
SA	Symphoricarpos x doerbornei 'Kordec' Arbutus/Vit	Coral berry	#2	1m
EVERGREEN SHRUBS				
MO	Mollemia serrata	Dull Oregon Grape	#2	1m
VO	Viburnum divaricatum	David viburnum	#2	1m
PERENNIALS				
HE	Helleborus x nigropurpureus 'Snow Love'	Hybrid hellebore	#2	0.45m
PR	Prinosium verticillatum	Song-spoken clover	#1	0.25m
FR	Fraxinus viridis	Woodland strawberry	#1	0.25m
GRASSES, BUSHES AND FERNS				
DF	Deer fern	Deer fern	#3	0.6m
HA	Hakone grass	Hakone grass	#2	0.6m



PLANTING AREA TOTALS

	FULL SUN, DRY/AVERAGE		FULL SUN, MOIST/WET		PART SHADE, DRY/AVERAGE		PART SHADE, MOIST/WET
TOTAL AREA: 1,159m ²		TOTAL AREA: 43m ²		TOTAL AREA: 578m ²		TOTAL AREA: 407m ²	



1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

PLANTING PLAN

DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:26 AM

L1.3

IRRIGATION LEGEND

- ① IRRIGATION CONTROLLER
- Ⓢ PROPOSED 38mm STUBOUTS (MIN. 50GPM @ 70PSI)
- 100mm TRAFFIC RATED IRRIGATION SLEEVES (TYP.)
- PLANTED AREAS ON-SITE PROPOSED TO BE IRRIGATED WITH HIGH-EFFICIENCY IRRIGATION SYSTEM
- OFF-SITE AREAS PROPOSED TO BE IRRIGATED WITH HIGH-EFFICIENCY IRRIGATION SYSTEM

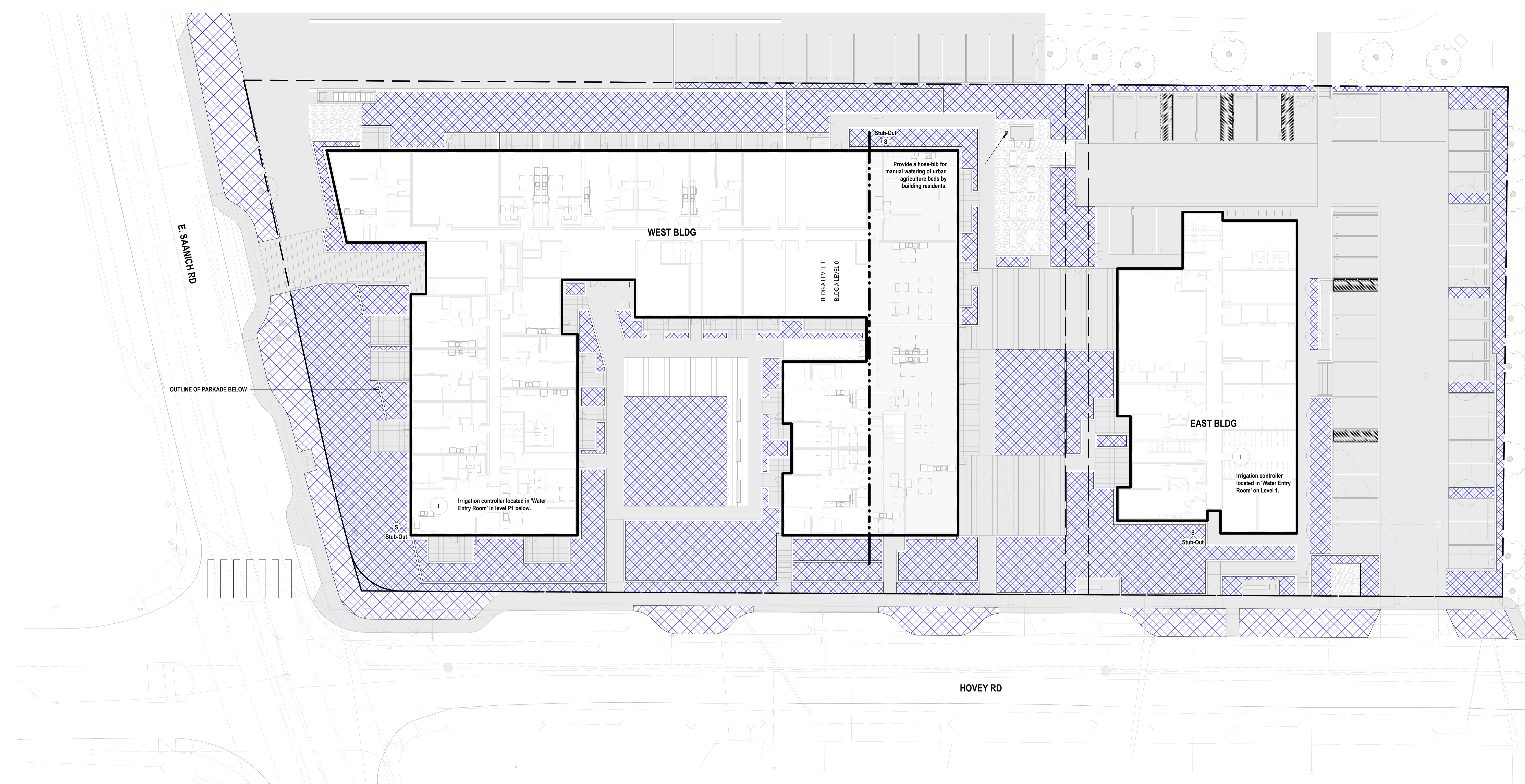
NOTE: REFER TO MECHANICAL FOR ALL HOSE-BIB LOCATIONS

IRRIGATION NOTES

- 1) On-site system to be on a separate circuit from any required off-site irrigation systems.
- 2) The Irrigation Contractor shall confirm on site the locations of the stub-outs provided by the Mechanical contractor. See plans.
- 3) The Electrical contractor shall supply 120v outlets for the controllers and run 38mm conduits with pull strings to all stub-out locations. See plans.
- 4) The Irrigation Contractor shall supply and install the irrigation controllers and run all low voltage wires to the solenoid valves.
- 5) The Irrigation Contractor shall coordinate all sleeves, conduits, and locations of sensors with the general contractor.
- 6) The irrigation system shall be installed as per IABC standards or better.
- 7) Double check valves, back flow preventers, filter, and a blow-out connection in water entry rooms, and the running of a 38mm supply line to all stub out locations, by Mechanical. See plans.
- 8) Irrigation Contractor to supply rain sensors, solar strength, and temperature collectors, and determine locations on site. Use in conjunction with a soil water sensor located in a full sun roof area.
- 9) No drip irrigation unless otherwise indicated.
- 10) Irrigation valves to be located in planting beds. Each to have a flow sensor for proper zone flows.
- 11) The Irrigation Contractor to submit shop drawings for approval prior to installation.
- 12) The Irrigation Contractor to provide submittals for all irrigation components for approval prior to installation.
- 13) The Irrigation Contractor to provide as-built drawings following construction.
- 14) Keep all irrigation piping out of tree rooting zones.
- 15) All irrigation components to be manufactured by Rainbird or equivalent. Spray heads to be minimum Rain Bird RD1800 series w/ SAM, PDS, and Flow-Shield or equivalent. Nozzles to be minimum Rain Bird R-VAN high efficiency nozzles, capable of applying water at or less than 13mm per hour, or equivalent. Bubblers to be minimum Rain Bird 1400 Series or equivalent. Drip lines to be minimum Rain Bird XFS-CV or equivalent. Valves to be minimum two-way communicating Rainbird FCB series or equivalent. Controllers to be two-way communicating, minimum ESP-LXIVM Controller System. Sensors to be minimum Rain Bird WRZ-RFC-48 rain/freeze sensor, Rain Bird ANEMOMETER wind sensor, and SMART-V soil sensors or equivalent.
- 17) Drip irrigation shall not be used except in special circumstances as determined by Client. If required, drip irrigation areas to be on separate coverage from other areas. Use risers in shrub areas and direct spray away from hard surfaces and lawn edges.
- 18) All irrigation areas to be head to head coverage.
- 19) Irrigation coverage to be broken out into separate zones for each major area allowing for individual control as necessary.
- 20) Irrigation system to be blown-out in winter months.
- 21) Urban agriculture planters maintained by building residents are waterable by a hose-bib and not to receive permanent irrigation.

ISSUED FOR

- | | | |
|---|------------|---|
| 1 | 11-06-2023 | Issue for Rezoning / Development Permit |
| 2 | 16-05-2024 | Issue for Rezoning / Development Permit |
| 3 | 11-10-2024 | Issue for Rezoning / Development Permit |



1 IRRIGATION PLAN - LEVEL 1
L1.4 SCALE: 1:200

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTORS EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
405-611 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:

CIVIL ENGINEER
McShannay
500 - 3960 QUADRA STREET
VICTORIA, BC V8M 4A3
Tel: (250) 376-9221 Fax:

LANDSCAPE ARCHITECT
DIALOG
405-611 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax:

STRUCTURAL ENGINEER
RSC
1515 Douglas Street, Suite 330
Victoria BC V8M 2Z4
Tel: (250)386-7794 Fax:

MECHANICAL ENGINEER
DIALOG
405-611 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax:

ELECTRICAL ENGINEER
E2 ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC, V8W 1S6
Tel: Fax:

KEYPLAN

SEAL

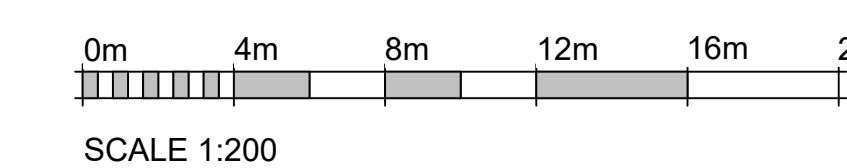
1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

DESIGN/BUILD IRRIGATION PLAN

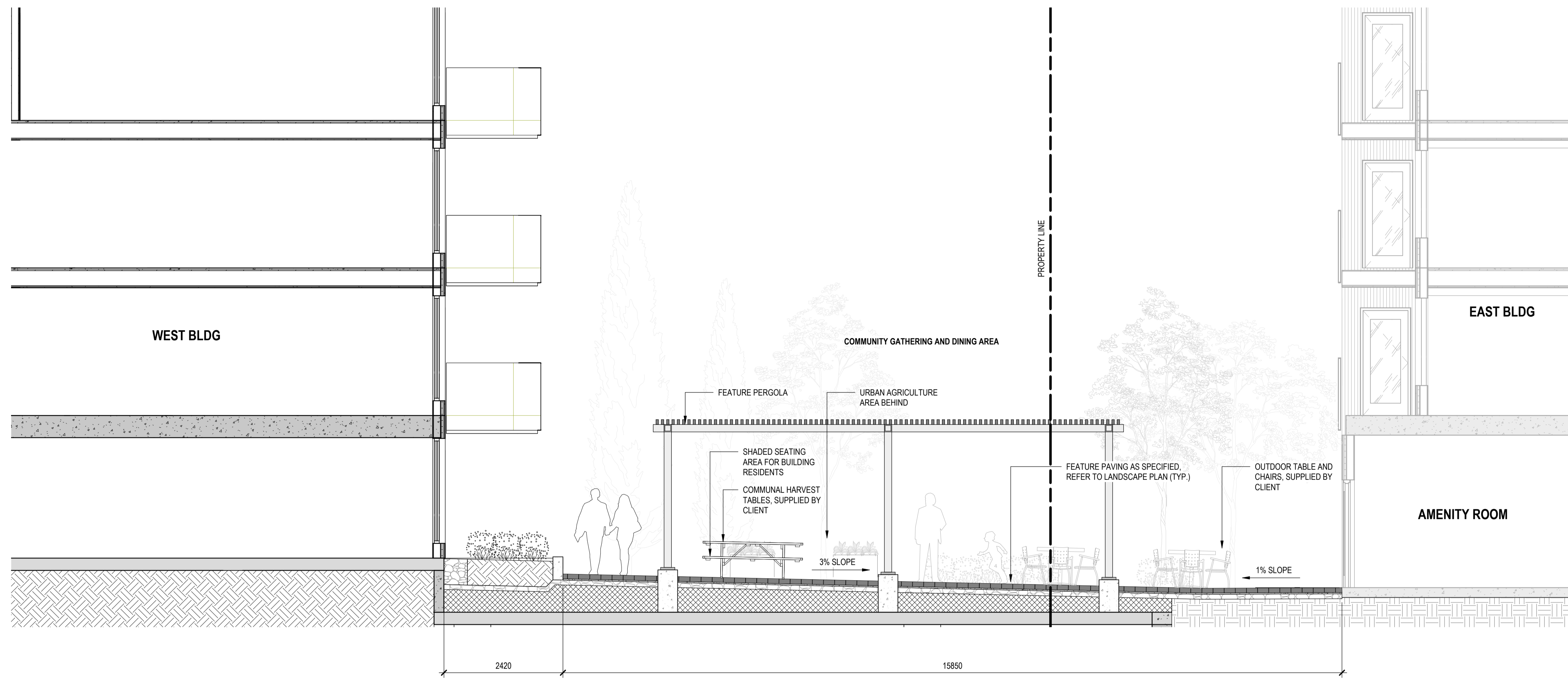
DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:28 AM

L1.4

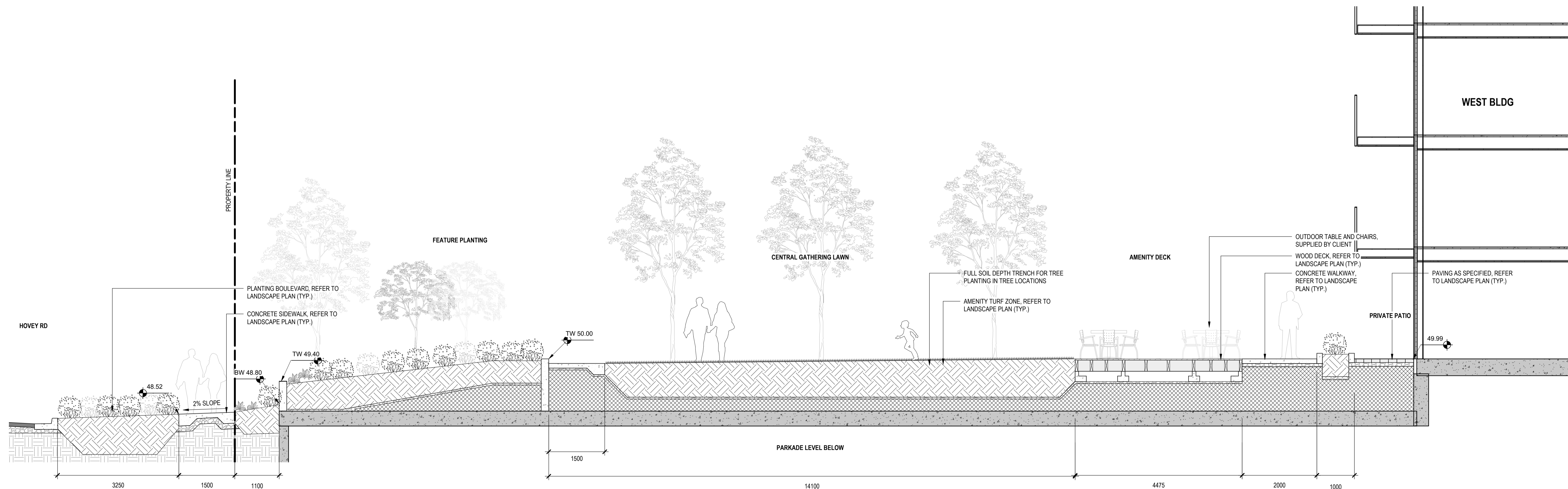


ISSUED FOR

- 1 11-06-2023 Issue for Rezoning / Development Permit
- 2 16-05-2024 Issue for Rezoning / Development Permit
- 3 11-10-2024 Issue for Rezoning / Development Permit



1 COMMUNITY GATHERING AND DINING AREA
SCALE: 1:50



2 GATHERING AND DECK SPACE
SCALE: 1:50

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
408-611 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:

CIVIL ENGINEER
MCE
500 - 3960 QUADRA STREET
VICTORIA, BC V8M 4A3
Tel: (250) 376-0221 Fax:

LANDSCAPE ARCHITECT
DIALOG
408-611 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax:

STRUCTURAL ENGINEER
RSC
1515 Douglas Street, Suite 330
Victoria BC V8W 2G4
Tel: (250) 386-7794 Fax:

MECHANICAL ENGINEER
DIALOG
408-611 Alexander Street
VANCOUVER, BC V6A 1E1
Tel: (604) 255-1169 Fax:

ELECTRICAL ENGINEER
E2 ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC V8W 1S6
Tel: Fax:

KEYPLAN

SEAL

1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

CONCEPT SITE SECTIONS

DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:29 AM

L2.0

ISSUED FOR

- 1 11-06-2023 Issue for Rezoning / Development Permit
- 2 16-05-2024 Issue for Rezoning / Development Permit
- 3 11-10-2024 Issue for Rezoning / Development Permit

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
408-811 Alexander Street
Vancouver, BC
Tel: (604) 255-1169 Fax:

CIVIL ENGINEER
McShannoy
500 - 3960 QUADRA STREET
VICTORIA, BC V8K 4A3
Tel: (250) 370-9221 Fax:

LANDSCAPE ARCHITECT
DIALOG
408-811 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:

STRUCTURAL ENGINEER
RSC
1515 Douglas Street, Suite 330
Victoria BC V8W 2G4
Tel: (250)386-7794 Fax:

MECHANICAL ENGINEER
DIALOG
408-811 Alexander Street
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax:

ELECTRICAL ENGINEER
E2 ENGINEERING INC.
500 HERALD STREET,
VICTORIA, BC, V8W 1S6
Tel: Fax:

KEYPLAN

SEAL

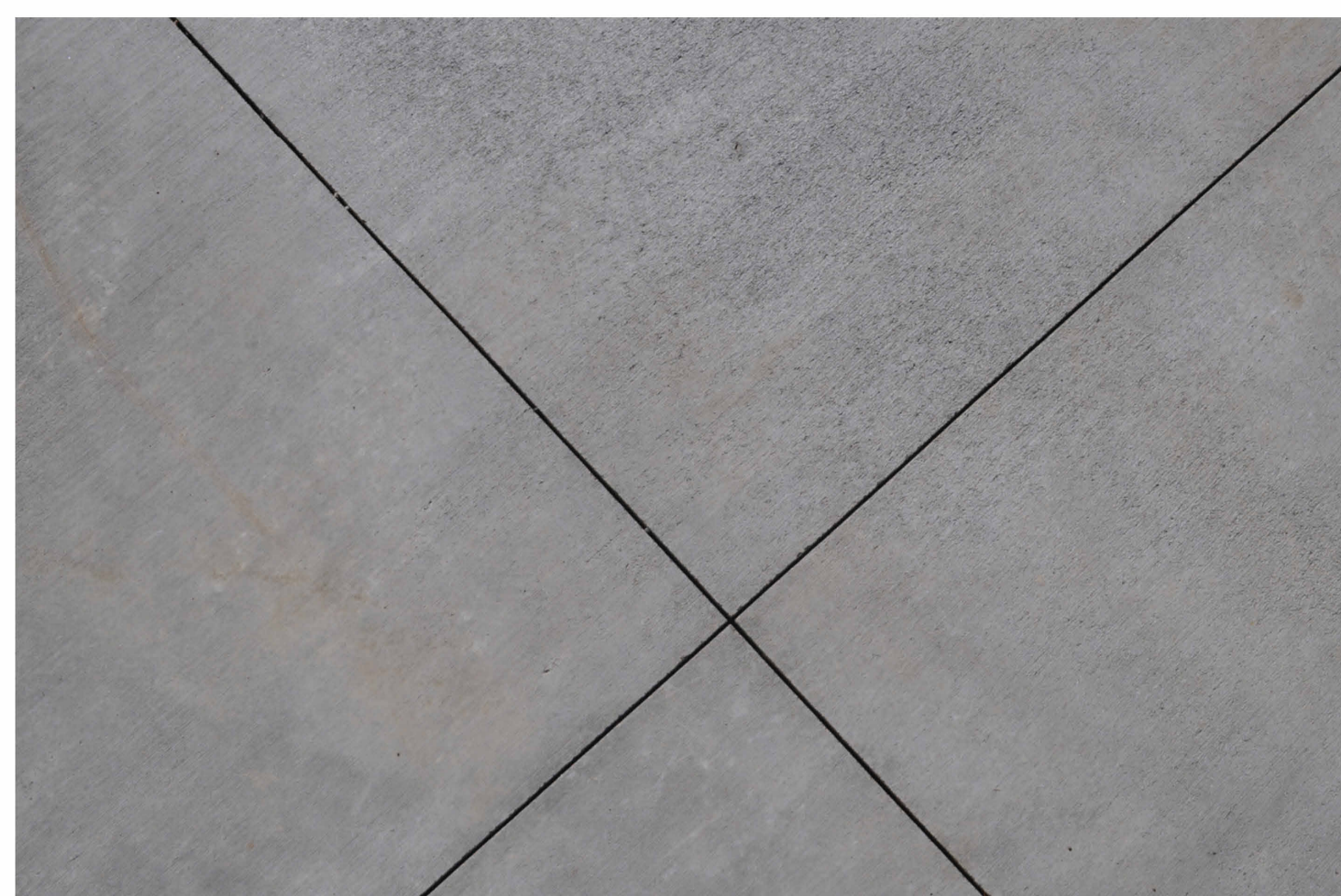
1934 HOVEY ROAD

7551 E. Saanich Rd and 1934/1950/1960/1966 Hovey Rd.
Saanich, BC, V8M 1V8

CONCEPT IMAGE BOARD

DRAWN: KM/SS/JG CHECKED: MM/JR
PLOT DATE: 10/10/2024 10:29:35 AM

L3.0



1 SAWCUT CONCRETE
L3.0



2 WOOD DECKING
L3.0



3 CAFE TABLES & CHAIRS
L3.0



4 STEEL AND WOOD BENCHES
L3.0



5 WASTE/RECYCLING RECEPTACLE
L3.0



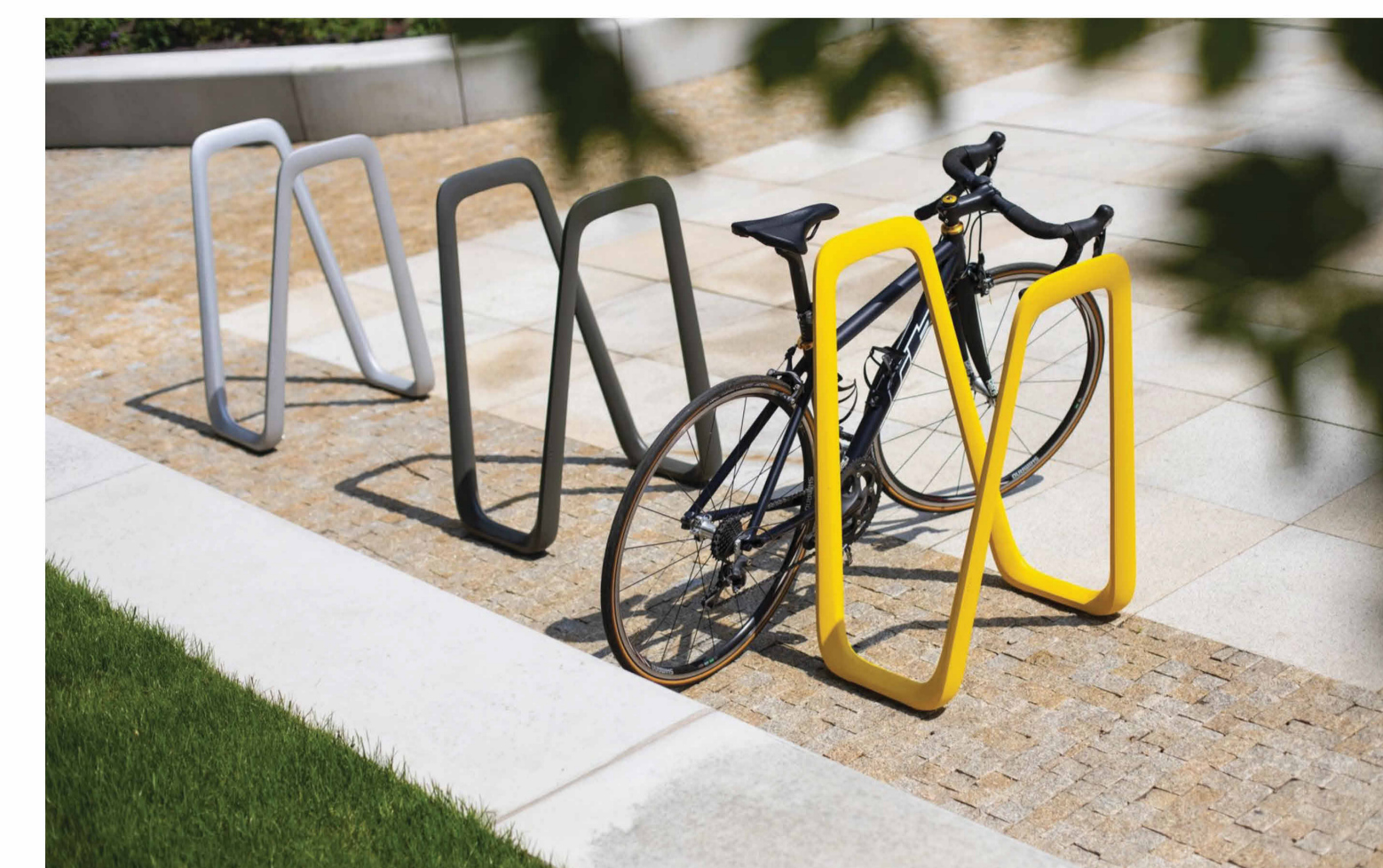
6 RAISED URBAN AGRICULTURE BEDS
L3.0



7 ACCESSIBLE URBAN AGRICULTURE TABLES
L3.0



8 HARVEST TABLE SEATING OPTIONS
L3.0



9 BIKE RACKS
L3.0



10 OUTDOOR BBQ & FOOD PREPARATION
L3.0



11 BOLLARD LIGHT
L3.0



12 PERGOLA
L3.0

