

Mckenzie & Saanich Road

ISSUED FOR REZONING / DP COMBINED

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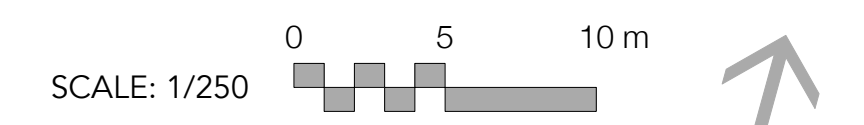
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LANDSCAPE DRAWING INDEX PERMIT

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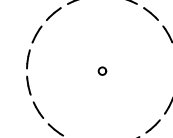
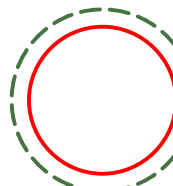
1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS SHALL BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.
8. ROOT BARRIER (UB-18/UB-24) TO BE PROVIDED NEXT TO HARDSCAPE ADJACENT TO BOULEVARD TREE PLANTING AREAS, FOR A MINIMUM DISTANCE OF 4 m ON CENTER OF THE TREE, WHERE APPLICABLE.

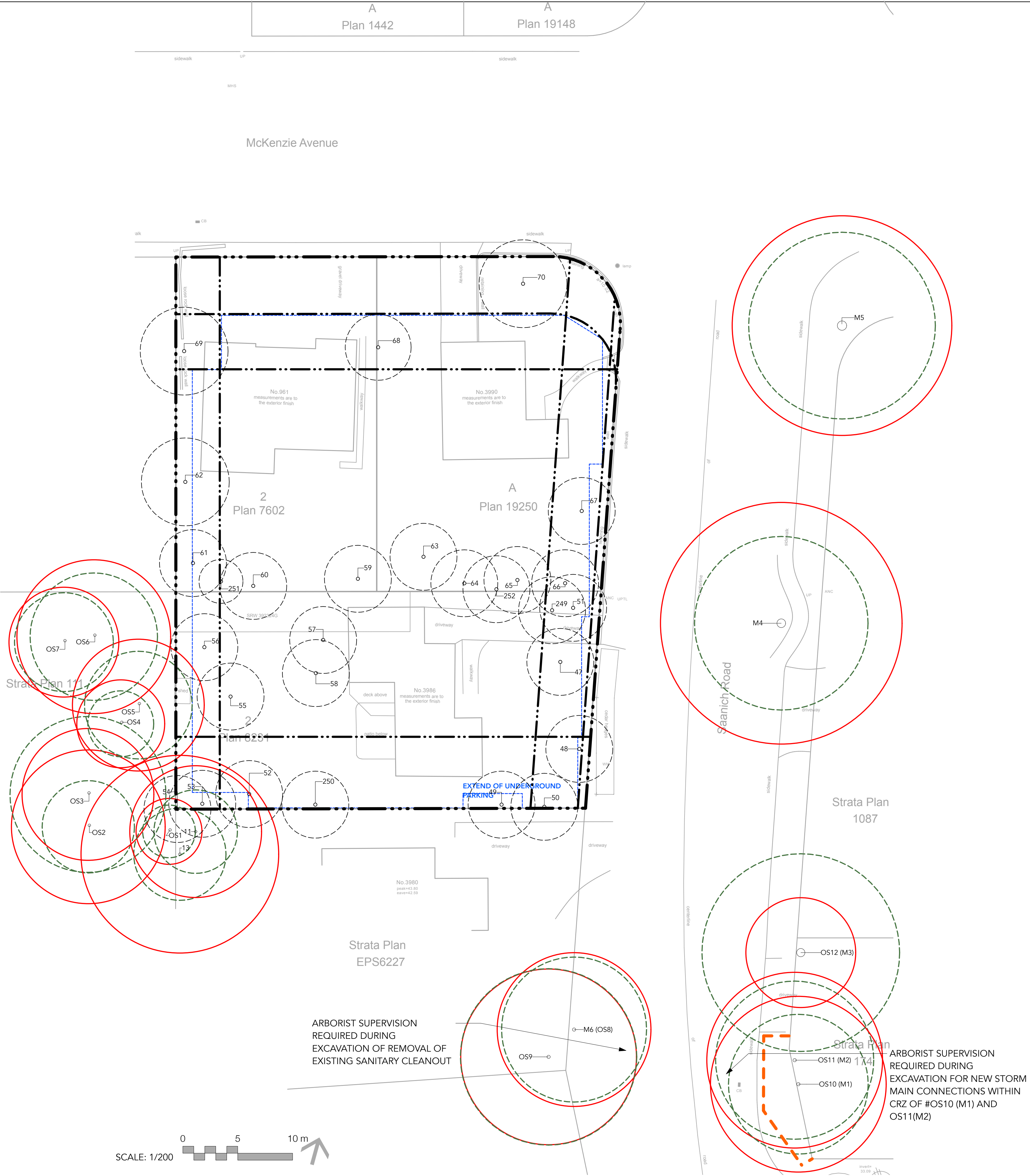


GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO CANADIAN LANDSCAPE STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY.
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE.
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
19. DO NOT CUT MAIN LATERAL ROOTS.
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
24. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
25. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.
26. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED Refer to Arborist Report (24 trees total)
	EXISTING TREE TO BE RETAINED Refer to Arborist Report CROWN SPREAD CRITICAL ROOT ZONE
	TREE PROTECTION FENCE Refer to Arborist Report



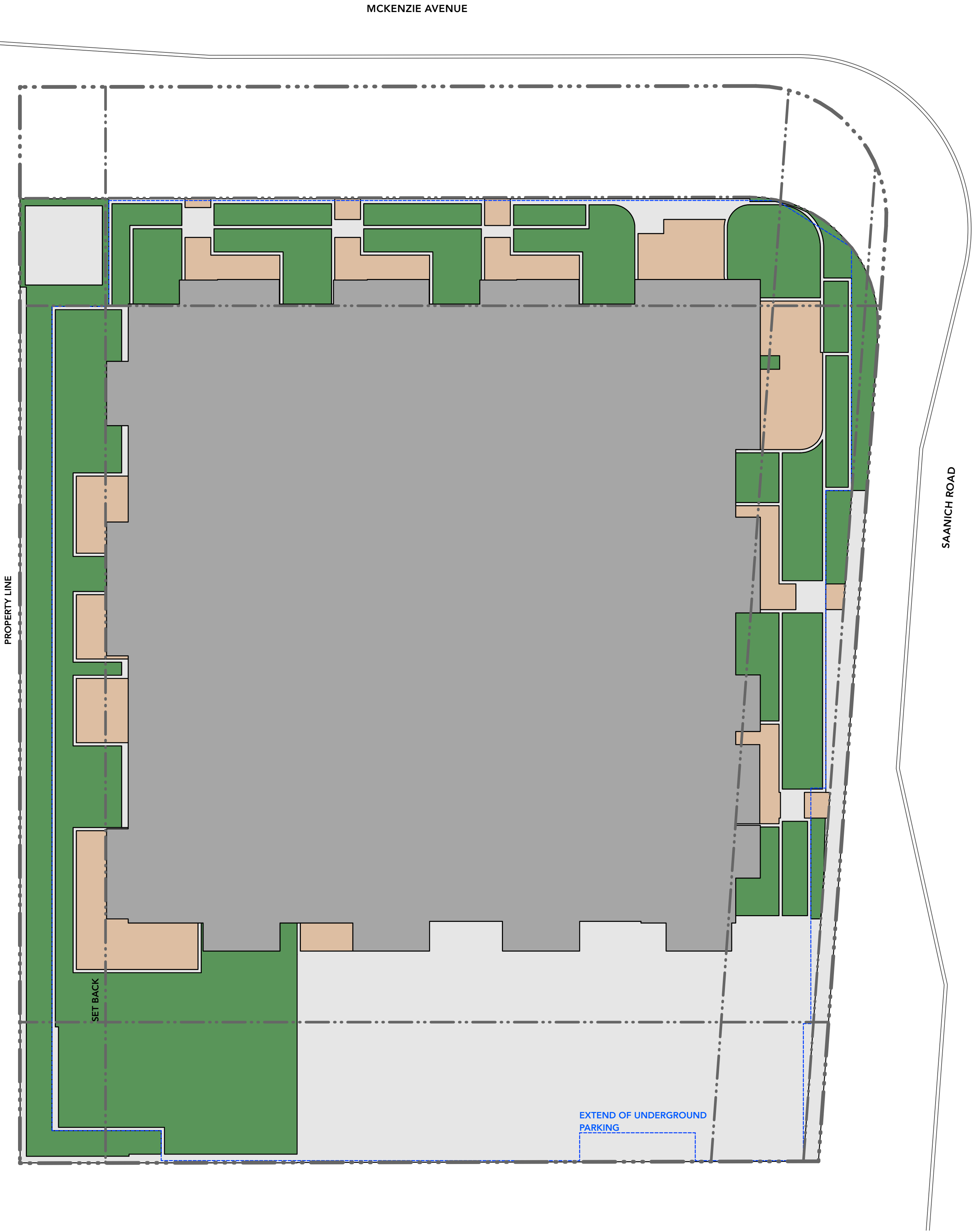
IMPERMEABLE X PERMEABLE SURFACES LEGEND

IMPERMEABLE TOTAL AREA= 1,370.80 sq m (78.55%)

- BUIDING FOOTPRINT INCLUDING CANOPIES
896.97 sq m
- UNIT PAVERS
104.92 sq m
- HARDSCAPE (WALLS / CONCRETE PAVING / GRAVEL)
369.21 sq m

PERMEABLE TOTAL AREA= 374.20 sq m (21.45%)

- PLANTED AREA
374.20 sq m

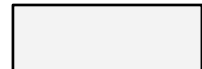
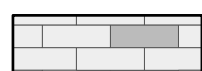
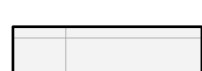
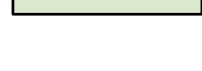
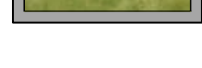
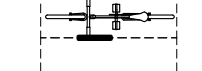


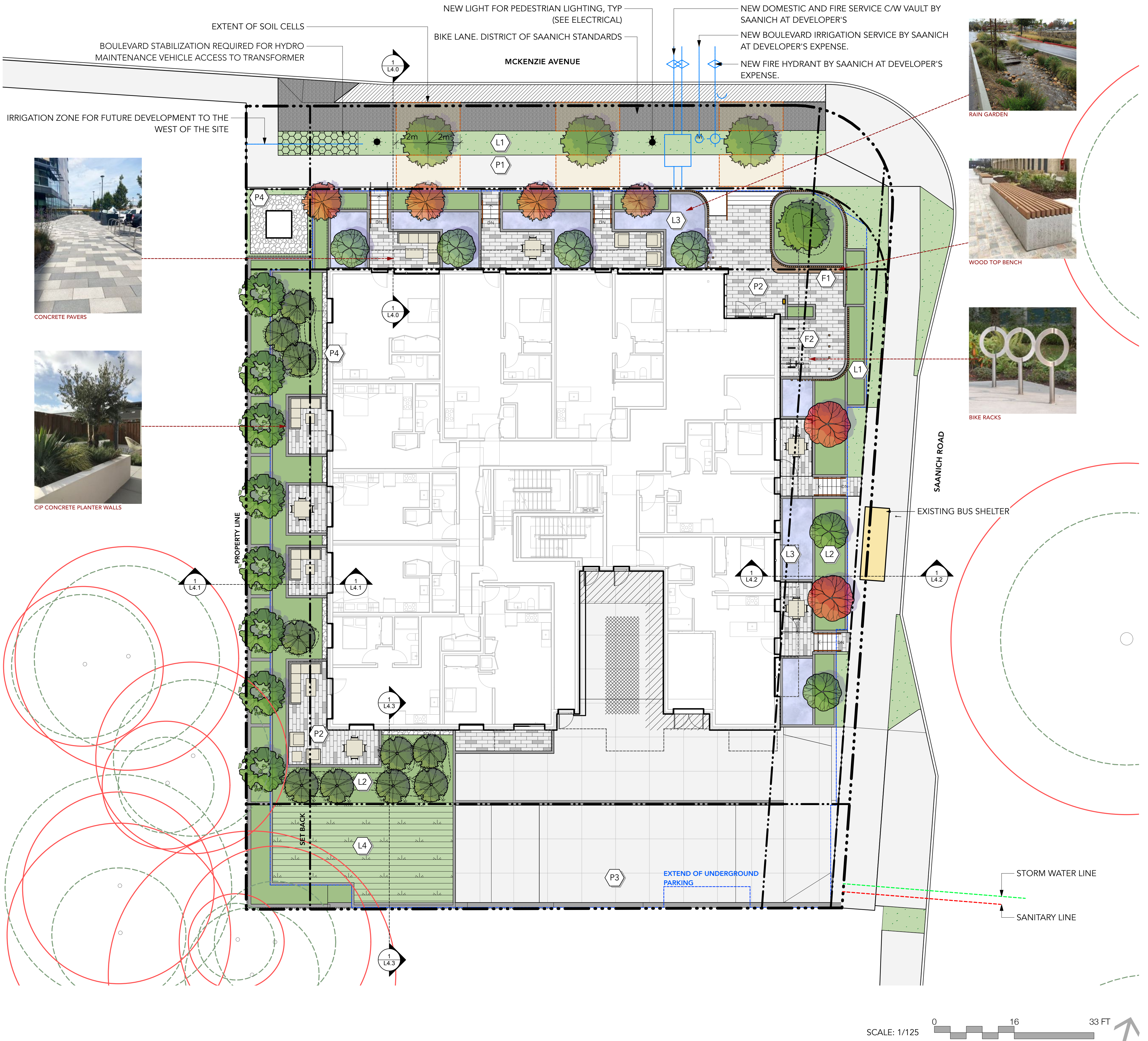
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GENERAL LAYOUT + MATERIALS NOTES:

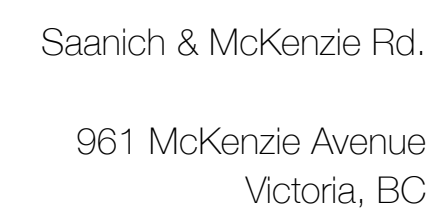
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3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS SHALL BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
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7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.
8. ROOT BARRIER (UB-18/UB-24) TO BE PROVIDED NEXT TO HARDSCAPE ADJACENT TO BOULEVARD TREE PLANTING AREAS, FOR A MINIMUM DISTANCE OF 4 m ON CENTER OF THE TREE, WHERE APPLICABLE.

MATERIALS LEGEND

SYMBOL	DESCRIPTION	DETAIL
 P1	PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts	 1 L5.0
 P2	PAVING TYPE 2 Concrete Unit Pavers, 12"x24", TBD	 2 L5.0
 P3	PAVING TYPE 3 CIP Concrete Paving with Broom Finish, Saw Cuts	 3 L5.0
 P4	PAVING TYPE 4 Maintenance Gravel Strip	 4 L5.0
 L1	PLANTING TYPE 1 Lawn Area	 5 L5.1
 L2	PLANTER TYPE 2 Refer to Planting Plan	 L5.1
 L3	PLANTING TYPE 3 Rain Gardens	 1 L5.2
 L4	PLANTING TYPE 4 Sedum mat	 6 L5.1
 H1	PLANTER TYPE 1 CIP Concrete Planter	 1 L5.1
 F1	SITE FURNISHING Heavy Timber Bench	 2 L5.2
 F2	SITE FURNISHING Zoe Bike Racks by Sholto Design Studio Class B Bicycle Racks	 3 L5.2
	SOIL CELLS 4m length on center of the tree, as per District of Saanich Standards	



- ## GRADING LEGEND



L1.1

GRADING PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER DISTRICT OF SAANICH ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE PLANTING PLAN SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO DISTRICT OF SAANICH STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION.

PLANTING TYPE 4
Sedum mat

6
L5.1

PROPOSED NEW TREES ON SITE: 31



SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	450mm MAX DEPTH. RAIN GARDEN - 57.10 sq m
	150mm H. RECESSED PLANTER - 2.50 sq m Soil depth for Ground Covers
	300mm H. RECESSED PLANTER - 63.28 sq m Soil depth for Ground Covers and Sedum Mat
	450mm H. RECESSED/RAISED PLANTER - 77.30 m Minimum soil depth for Shrubs
	600mm H. RECESSED/RAISED PLANTER - 22.38 sq m Minimum soil depth for Shrubs
	900mm H. RECESSED/RAISED PLANTER - 54.00 sq m Minimum soil depth for Trees
	1100mm H. RECESSED/RAISED PLANTER - 32.20 sq m Soil depth for Large Trees
	RECESSED PLANTER - 89.25 sq m On grade
TOTAL PLANTED AREA=398.01 sq m	
	BOULEVARD SOIL - 51.20 sq m The boulevard trees require 16m3 of uncompacted soil volume per tree.

NOTE:
Soil volume is provided in accordance with CLS standards.

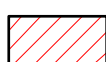


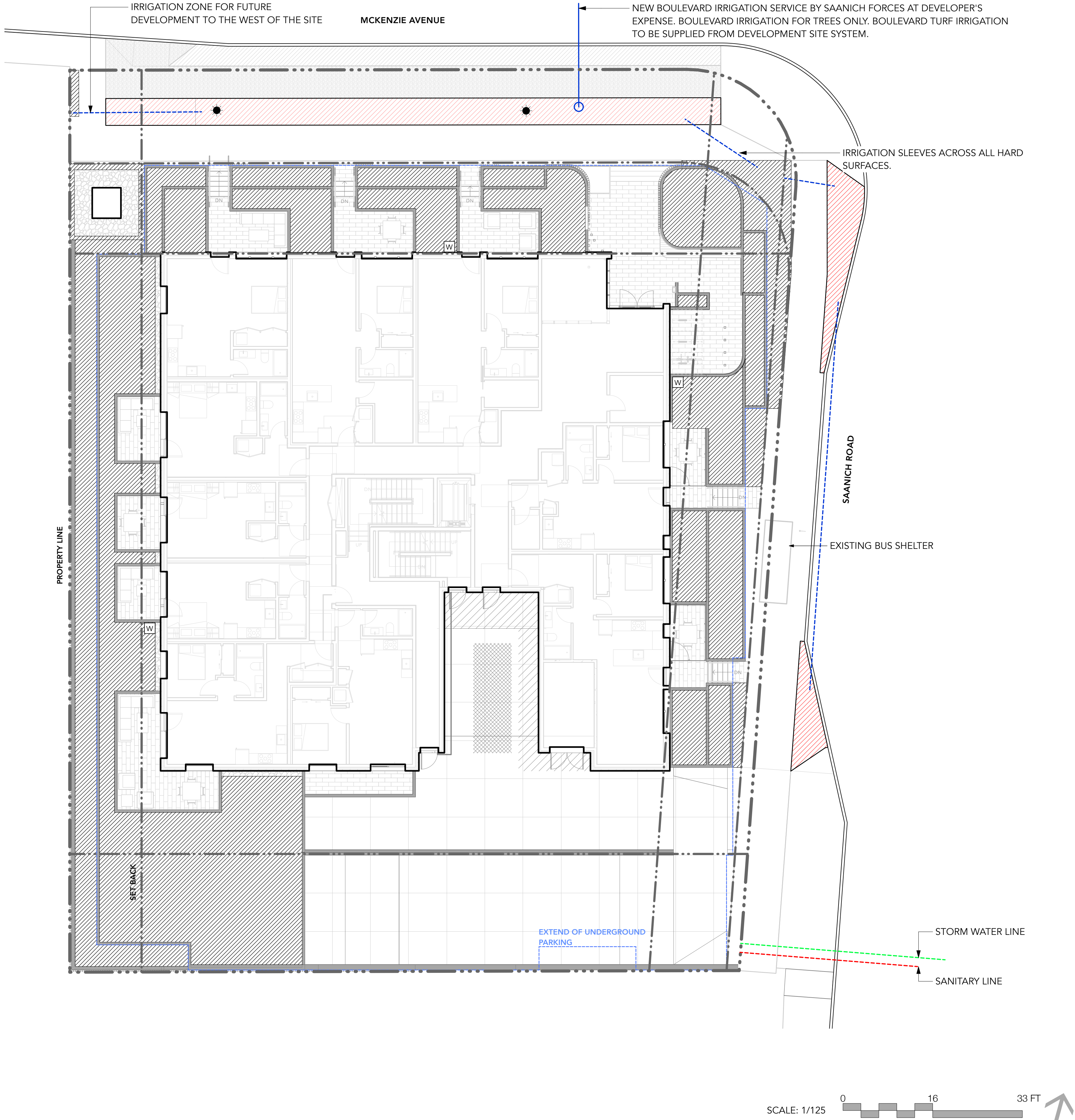
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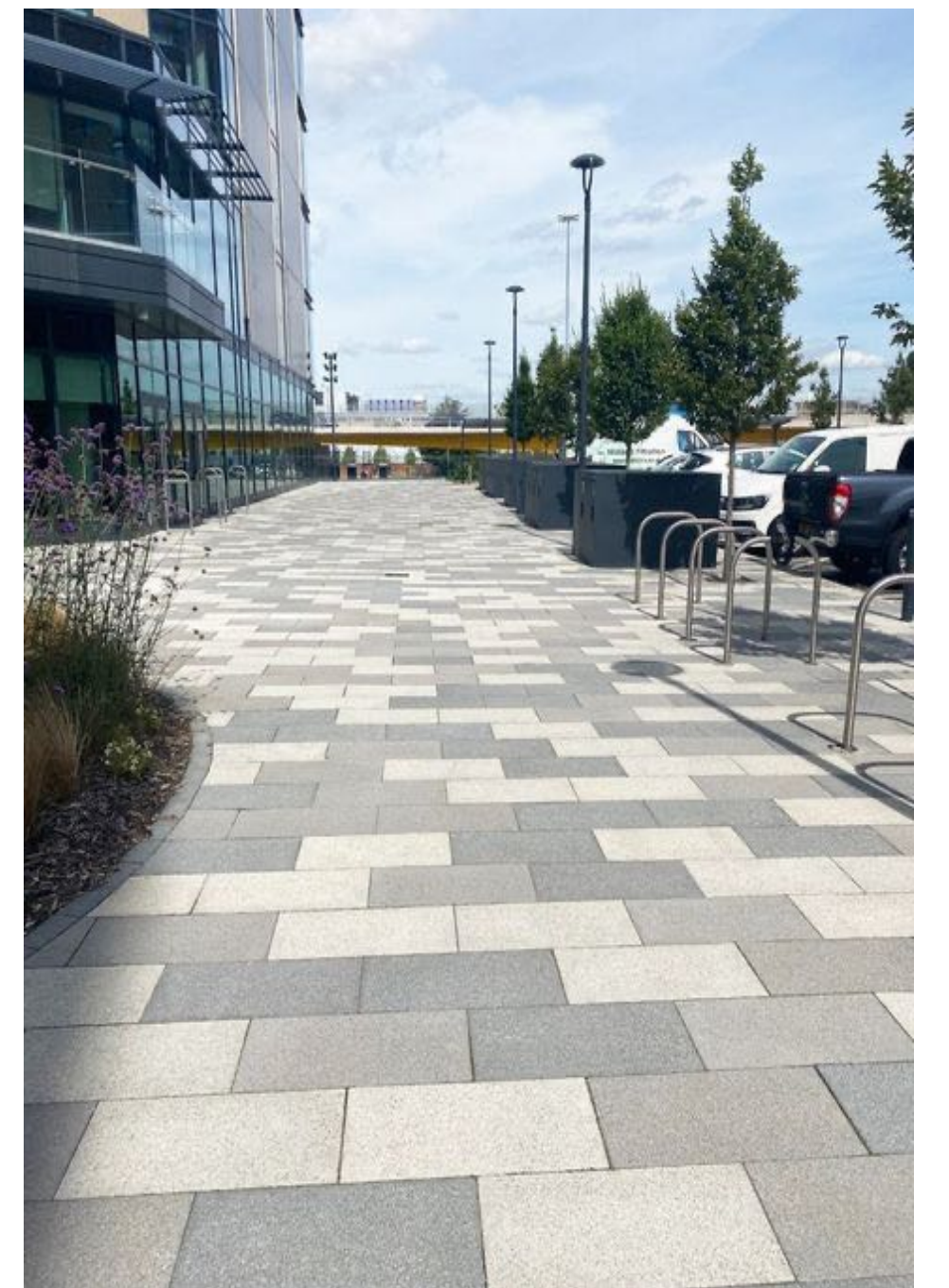
GENERAL IRRIGATION NOTES:

1. INSTALL POP-UP SPRINKLER HEADS POSITIONED WITHIN SHRUB OR GROUND COVER AREAS WITH THE TOP OF SPRINKLER ABOVE FINISH GRADE AS SHOWN IN THE DETAILS
2. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO IRRIGATED UNLESS INDICATED OTHERWISE ON THE DRAWINGS
3. SPRINKLER SYSTEM WILL BE BASED ON MINIMUM PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS. VERIFY PERMANENT WATER PRESSURE BEFORE THE START OF CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL SITE PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, ASSUME ALL RESPONSIBILITY FOR REVISIONS.
4. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, WALLS, FENCES AND BUILDINGS. SELECT THE MOST APPROPRIATE PART CIRCLE PATTERN NOZZLE TO FIT THE SITE CONDITIONS AND THROTTLE THE FLOW CONTROL ADJUSTMENT AT EACH CONTROL VALVE TO OBTAIN OPTIMUM SPRINKLER HEAD PRESSURE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL LINE PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WIRES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE DRAWINGS.
7. TEST ALL PRESSURE MAIN LINES UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR PERIOD OF 3 HOURS. TESTING OF PRESSURE MAIN LINE PIPING SHALL OCCUR PRIOR TO THE INSTALLTION OF ANY ELECTRONIC CONTROL VALVE, BASKET STRAINERS, QUICK COUPLING VALVES AND OTHER PRESSURE-SIDE IRRIGATION FACILITIES. PRESSURE TESTING RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT
8. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTRE SPACING, AND ADDITIONAL INFORMATION.
9. DO NOT INSTALL DRIPLINE TUBING UNDER PAVED SURFACES. CONNECT DRIPLINE TUBING TO SCHEDULE 40 PVC LATERAL LINE PIPING FOR ROUTING UNDER PAVED SURFACES AND SCHEDULE 80 PVC PIPING ROUTING THROUGH PLANTER WALLS. ADAPT DRIPLINE TUBING TO PVC PIPING AS REQUIRED WITH COMPRESSION ADAPTER FITTINGS
- 10.CONNECT DRIPLINE PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS AND COMPRESSION ADAPTER FITTINGS
- 11.PROVIDE COMPRESSION SERIES FITTINGS FOR TUBING CONNECTIONS AND CONNECTIONS TO PVC PIPING AS INDICATED IN THE EQUIPMENT LEGEND IN THIS SHEET. THE IRRIGATION DESIGN SHALL BE DONE BY A LICENSED IRRIGATION CONTRACTOR AND BE FULLY COMPLIANT WITH THE CONSULTANT'S SPECIFICATIONS. THE LANDSCAPE OR GENERAL CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN AS A SHOP DRAWING FOR REVIEW BY THE LANDSCAPE ARCHITECT AT LEAST TWO MONTHS PRIOR TO INSTALLATION. NO WORK SHALL BEGIN UNTIL THE SHOP DRAWING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE SHOP DRAWINGS MUST BE COMPLIANT WITH ALL MUNICIPAL BYLAWS AND PROVINCIAL HEALTH AND BUILDING CODES.
- 12.SYSTEM TO BE DESIGN BUILD. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ALL WORK.
- 13.CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS FOR ALL COMPLETED WORK ONCE APPROVED BY LANDSCAPE ARCHITECT.
- 14.IRRIGATION COMMAND CONTROLLER WITH RAIN SENSOR SYSTEM TO BE MOUNTED IN MECHANICAL ROOM.
- 15.ALL PIPE TO BE SCHEDULE 40.
- 16.IRRIGATION CONTROLLER TO BE INSTALLED IN VANDAL RESISTANT METAL LOCK BOX.
- 17.INSTALL PRECISION SOIL SENSOR ON SYSTEM
- 18.ALL PIPING RUNS ARE DIAGRAMMATIC, AVOID TRENCHING NEAR EXISTING TREE DRIP LINE.
- 19.UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE IRRIGATION SYSTEM SHALL BE DESIGNED AT 50PSI AND 15GPM.
- 20.THE SYSTEM SHALL INCLUDE A RAIN SENSOR.
- 21.THE SYSTEM SHALL BE A HIGH EFFICIENCY SYSTEM WITH A BUILT-IN RAIN SENSOR.
- 22.THE APPLICANT WILL BE RESPONSIBLE FOR INSTALLING A BOULEVARD TREE IRRIGATION SYSTEM, SEPARATE FROM ANY ON-SITE IRRIGATION.
- 23.IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO DISTRICT OF SAANICH SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES.
- 24.BOULEVARD IRRIGATION FOR TREES ONLY. BOULEVARD TURF IRRIGATION TO BE SUPPLIED FROM DEVELOPMENT SITE SYSTEM.

IRRIGATION LEGEND

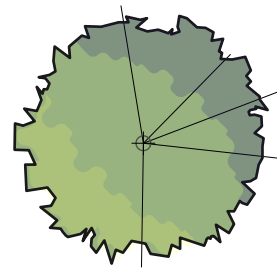
SYMBOL	DESCRIPTION
	DISTRICT OF SAANICH PLANTING AREA TO BE IRRIGATED
	RAISED / RECESSED PLANTER AREA TO BE IRRIGATED
	WATER CONNECTION C/W BACK FLOW PREVENTER COMPLIANT MUST MEET ALL PROVINCIAL AND MUNICIPAL BY-LAWS AND BUILDING CODES. IT IS UP TO THE INSTALLER TO DETERMINE COMPLIANCE WITH ALL CODES, NOT THE CONSULTANT. PROVIDE AUTOMATED TIME CLOCK WITH WEATHER SENSOR IN MECHANICAL ROOM. FLOW RATES TO BE AT 18 GPM AND WATER PRESSURE TO BE 65 PSI. REFER TO MECHANICAL DRAWINGS.
	





BOULEVARD STREET TREES BY PARKS

DECIDUOUS TREES

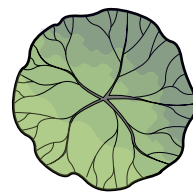


Latin Name: Quercus garryana
Common Name: Garry Oak
Scheduled Size: 6cm cal.
Spread: 3.5m
Spacing: As Shown
Notes: Mutli-Stem Specimen
Quantity: 3

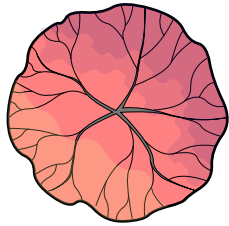


ONSITE TREES

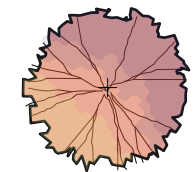
DECIDUOUS TREES



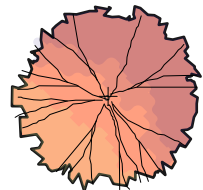
Latin Name: Acer circinatum
Common Name: Vine Maple
Scheduled Size: 5cm cal.
Spread: 2.5m
Spacing: As Shown
Notes: B&B Specimen, Multistem
Quantity: 6



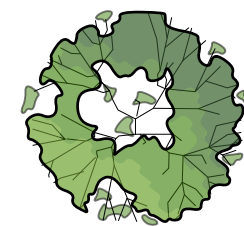
Latin Name: Acer rubrum 'Armstrong Gold'
Common Name: Armstrong Gold Maple
Scheduled Size: 6cm cal.
Spread: 3m
Spacing: As Shown
Notes: B&B Specimen
Quantity: 2



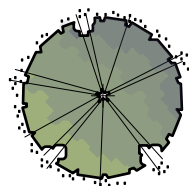
Latin Name: Amelanchier alnifolia 'Obelisk'
Common Name: Columnnar Saskatoon Serviceberry
Scheduled Size: 5cm cal.
Spread: 2.2m
Spacing: As Shown
Notes: B&B Specimen, Multistem
Quantity: 1



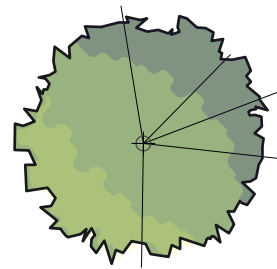
Latin Name: Amelanchier canadensis
Common Name: Canadian Serviceberry
Scheduled Size: 5cm cal.
Spread: 2.5m
Spacing: As Shown
Notes: B&B Specimen
Quantity: 3



Latin Name: Cornus nuttallii
Common Name: Pacific Dogwood
Scheduled Size: 6cm cal.
Spread: 3m
Spacing: As Shown
Notes: B&B Specimen
Quantity: 8



Latin Name: Magnolia grandiflora 'Saint Mary'
Common Name: Saint Mary Southern Magnolia
Scheduled Size: 8' ht. Min
Spread: 2.4m
Spacing: As Shown
Notes: B&B Specimen, Upright
Quantity: 10

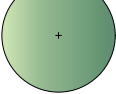
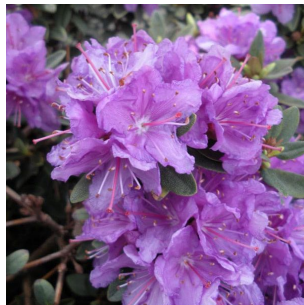
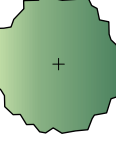


Latin Name: Quercus garryana
Common Name: Garry Oak
Scheduled Size: 6cm cal.
Spread: 3.5m
Spacing: As Shown
Notes: B&B Specimen
Quantity: 1

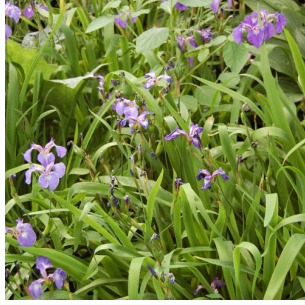
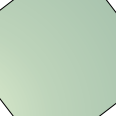
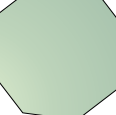
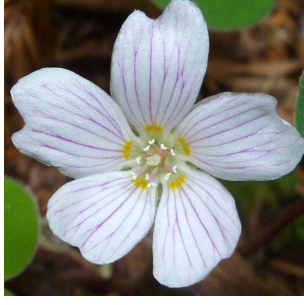
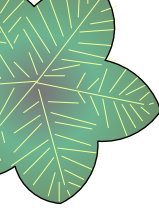


- NOTES:**
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE CLNA NURSERY STANDARD.
 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE PLANTING PLAN SHALL PREVAIL.
 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLTION THROUGH THE END OF THE WARRANTY PERIOD.
 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION ID REQUIRED.
 6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OD ENGINEERING.
 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 8. ROOT BARRIER (UB-18/UB-24) IS REQUIRED NEXT TO HARDSCAPE ADJACENT TO BOULEVARD TREE PLANTING SITE FOR A MINIMUM DISTANCE OF 4 M ON CENTER OF THE TREE. DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE.

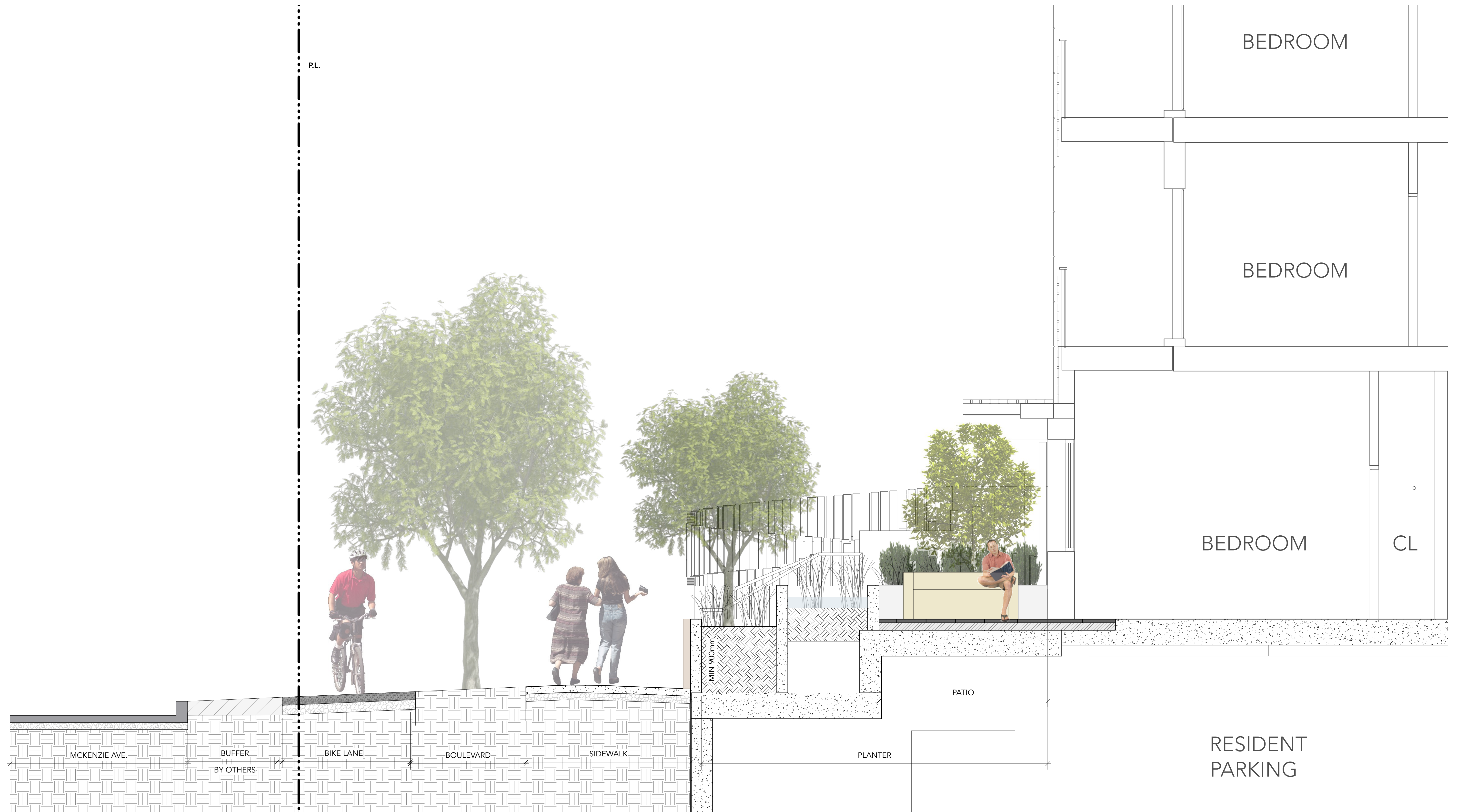
SHRUBS

	Cornus sericea 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood Quantity: 34	Scheduled Size: #3 Pot Spread: 0.76m Spacing: 0.76m Notes:	 		Gaultheria shallon Salal Quantity: 67	Scheduled Size: #2 Pot Spread: 0.46m Spacing: 0.46m Notes:	 		Lonicera pileata Box-leaf Honeysuckle Quantity: 27	Scheduled Size: #3 Pot Spread: 0.75m Spacing: 0.75m Notes:	
	Rhododendron x 'Purple Gem' purple gem rhododendron Quantity: 26	Scheduled Size: #3 Pot Spread: 0.6m Spacing: 0.6m Notes: Specimen.	 		Taxus x media 'Hilli' Hill's Yew Quantity: 96	Scheduled Size: 1.25m. ht. Spread: 0.61m Spacing: 0.61m Notes:	 		Viburnum opulus Guelder Rose Quantity: 37	Scheduled Size: #5 Pot Spread: 0.91m Spacing: 0.91m Notes:	

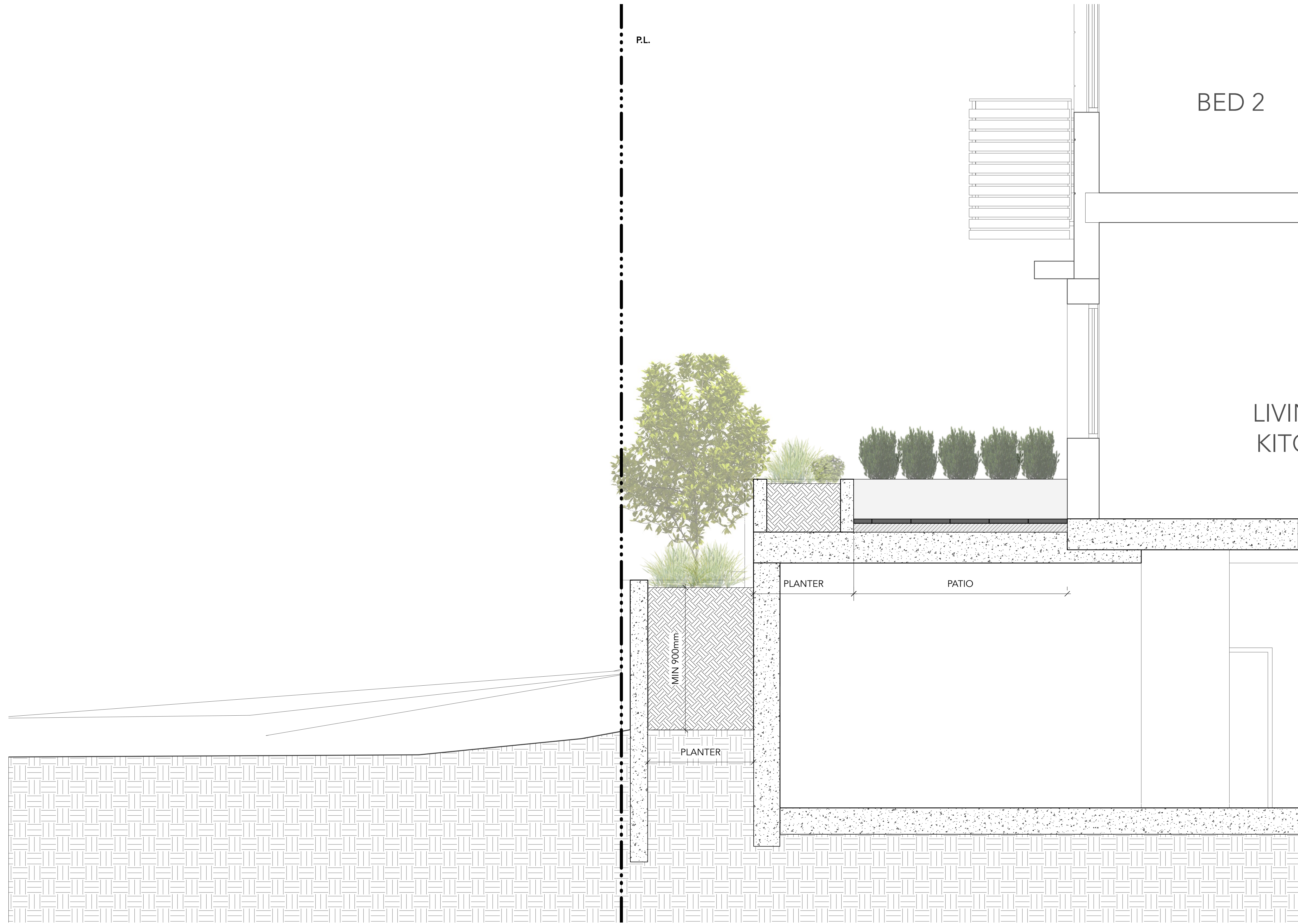
GROUNDCOVER, VINES AND FERNS

	Adiantum pedatum American Maidenhair Fern Quantity: 44	Scheduled Size: #2 Pot Spread: 0.46m Spacing: 0.46m Notes:			Arctostaphylos uva-ursi Bearberry, Kinnikinnick Quantity: 518	Scheduled Size: #1 Pot Spread: 0.3m Spacing: 0.3m Notes:	 		Blechnum spicant Deer Fern Quantity: 123	Scheduled Size: #2 Pot Spread: 0.45m Spacing: 0.45m Notes:	
	Carex buchananii Fox Red Curly Sedge Quantity: 65	Scheduled Size: #2 pot Spread: 0.76m Spacing: 0.76m Notes:			Iris setosa Alaskan Iris Quantity: 51	Scheduled Size: #2 Pot Spread: 0.46m Spacing: 0.46m Notes:	 		Juncus effusus Soft Common Rush Quantity: 88	Scheduled Size: #2 Pot Spread: 0.5m Spacing: 0.5m Notes:	 
	Leymus mollis Dune Grass Quantity: 60	Scheduled Size: #3 Pot Spread: 0.76m Spacing: 0.76m Notes: Specimen.	 		Lupinus 'Russel Hybrids' Dwarf Lupine Quantity: 85	Scheduled Size: #1 Pot Spread: 0.46m Spacing: 0.46m Notes:			Oxalis oregana Rewood Sorrel Quantity: 107	Scheduled Size: #1 Pot Spread: 0.46m Spacing: 0.46m Notes:	 
	Parthenocissus tricuspidata 'Veitchii' Boston Ivy Quantity: 26	Scheduled Size: #3 Pot Spread: 0.46m Spacing: 0.46m Notes:			Polystichum munitum Western sword fern Quantity: 19	Scheduled Size: #3 Pot Spread: 0.8m Spacing: 0.75m Notes:	 		Sedum 'Autumn Joy' Autumn Joy Stonecrop Quantity: 158	Scheduled Size: #2 Pot Spread: 0.3m Spacing: 0.3m Notes:	

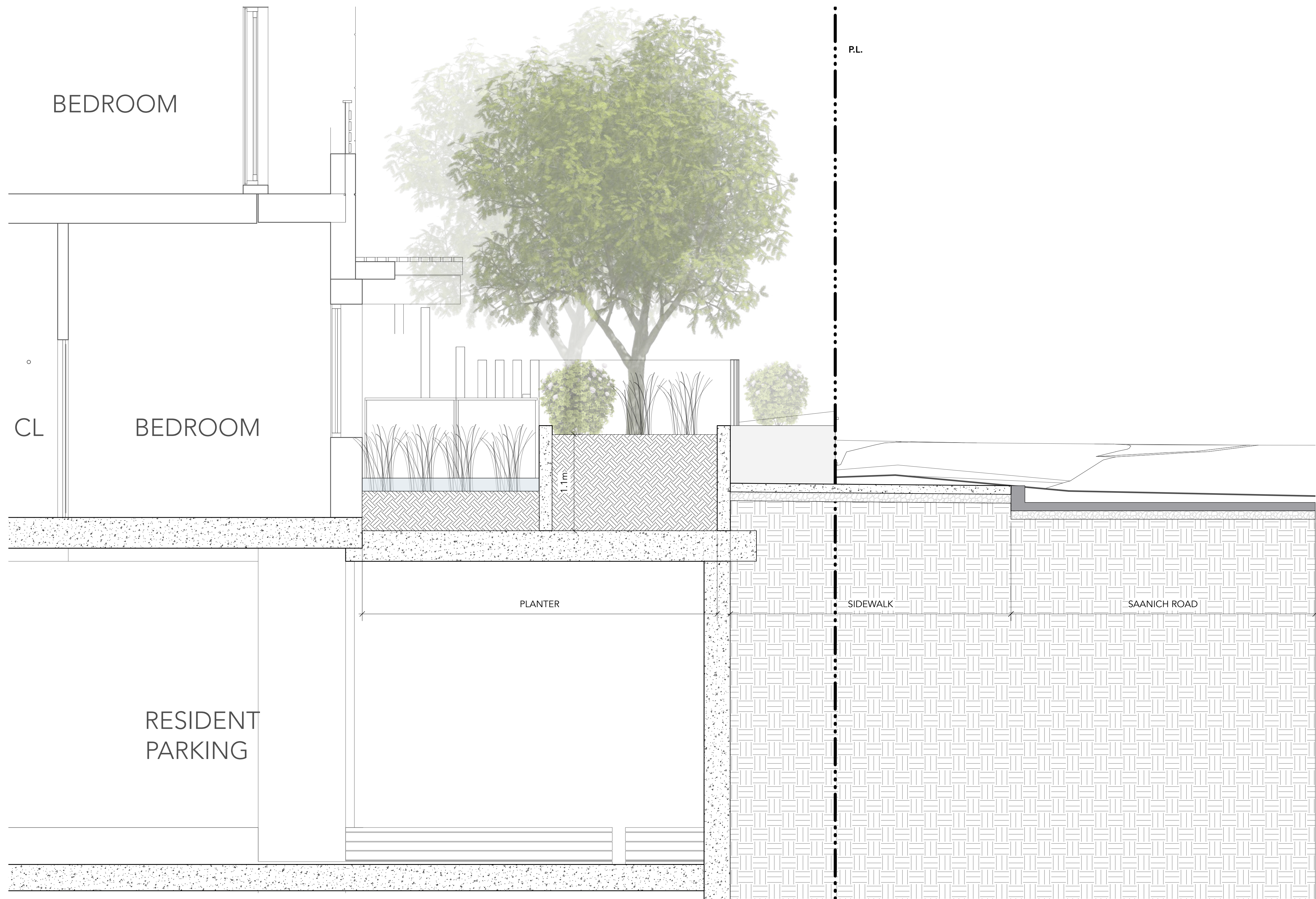
- NOTES:**
- 1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE CLNA NURSERY STANDARD.
 - 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE PLANTING PLAN SHALL PREVAIL.
 - 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 - 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLTION THROUGH THE END OF THE WARRANTY PERIOD.
 - 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION ID REQUIRED.
 - 6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OD ENGINEERING.
 - 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 - 8. ROOT BARRIER (UB-18/UB-24) IS REQUIRED NEXT TO HARDSCAPE ADJACENT TO BOULEVARD TREE PLANTING SITE FOR A MINIMUM DISTANCE OF 4 M ON CENTER OF THE TREE. DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE.



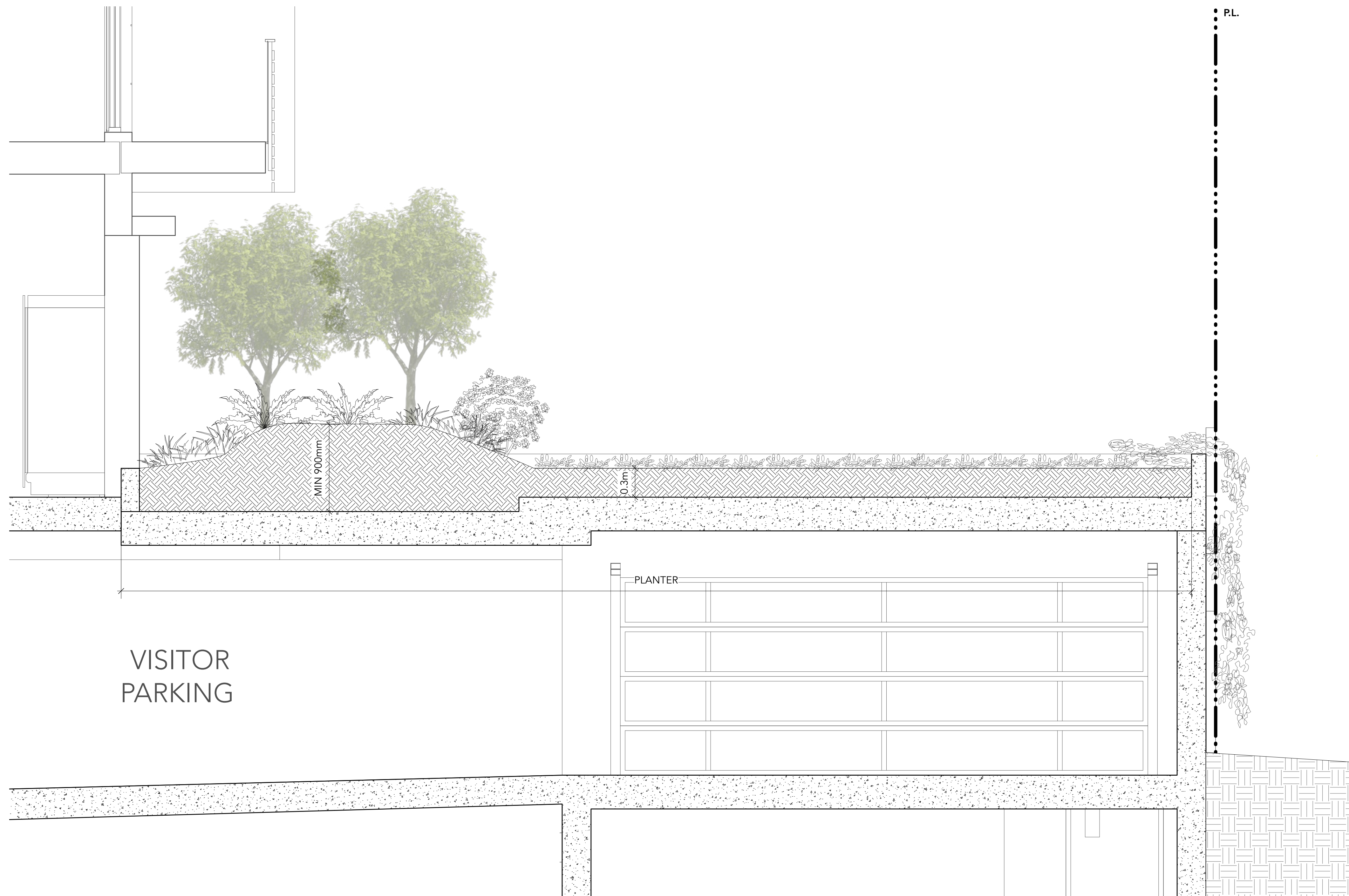
1 SECTION 1: MCKENZIE AVENUE
Scale: 1:25



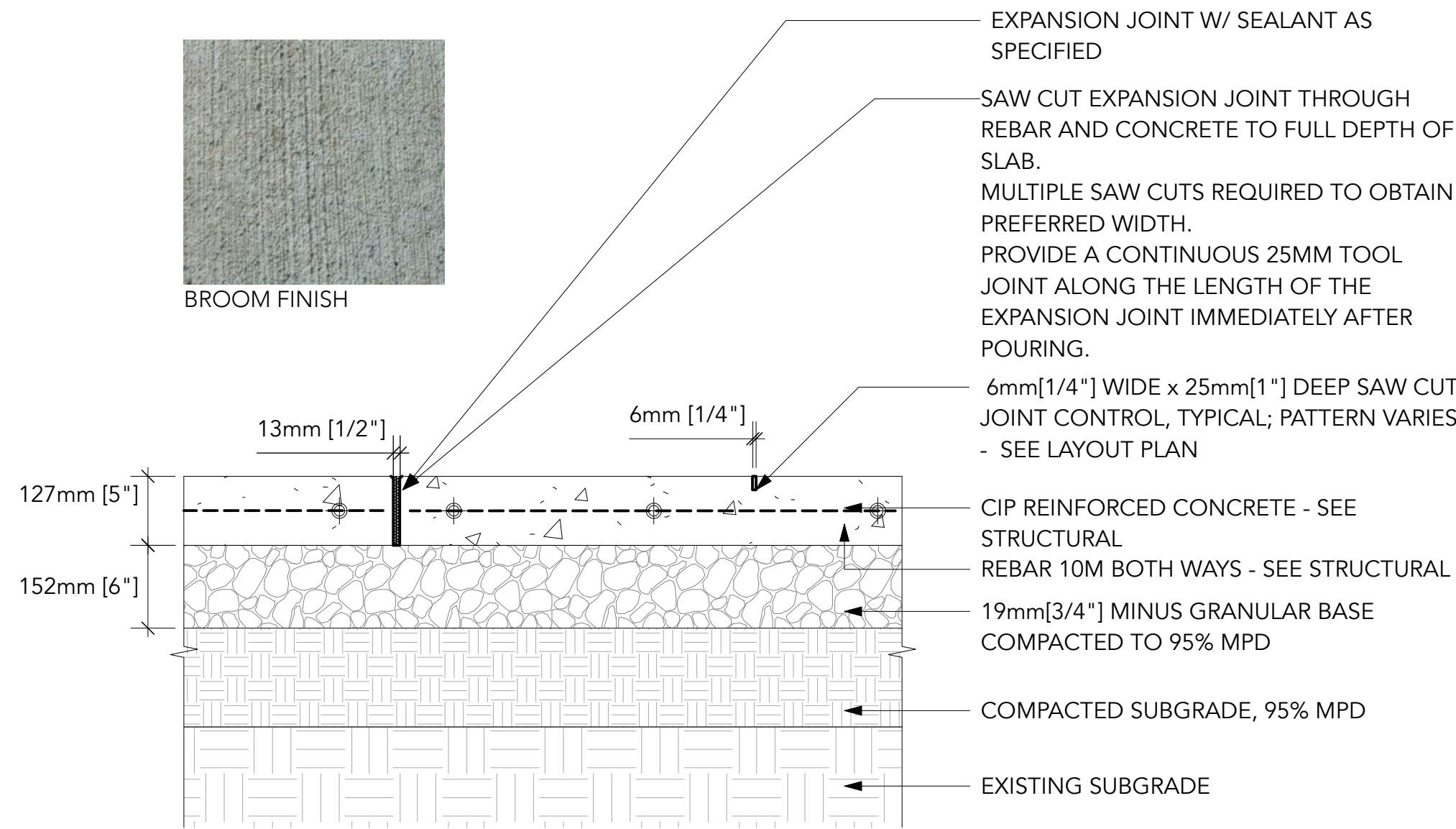
1 SECTION 2
Scale: 1:25



1 SECTION 3: SAANICH ROAD
Scale: 1:25



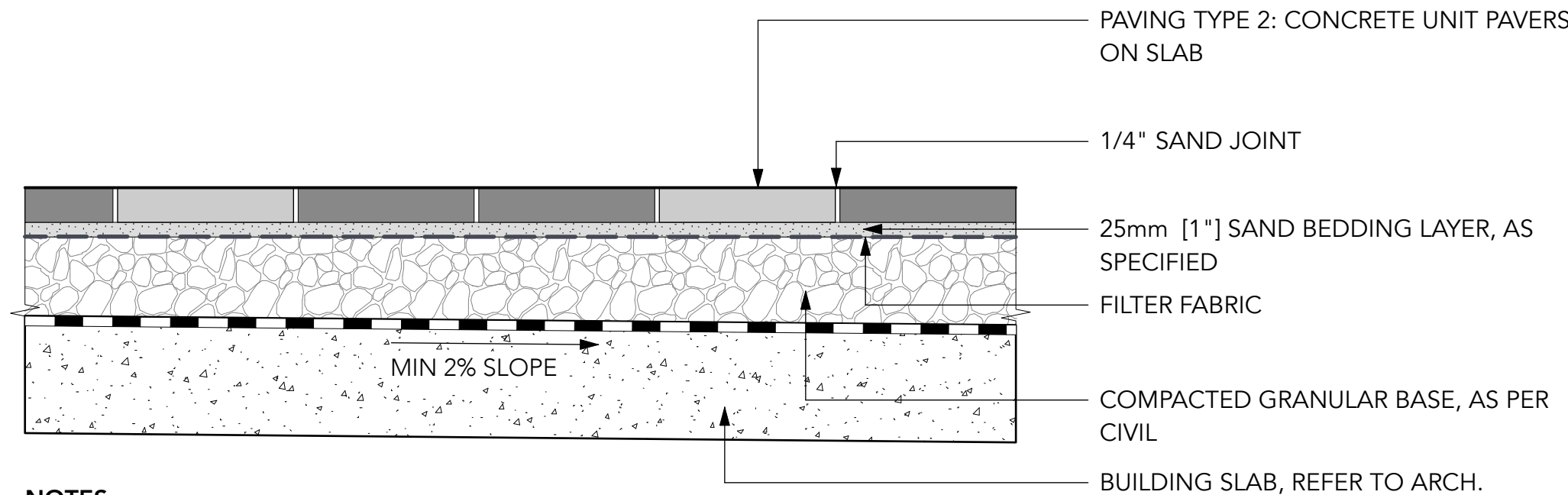
1 SECTION 3: SAANICH ROAD
Scale: 1:25



NOTES:

1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"0] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT
7. MIN 30 MPa CONCRETE OR BETTER

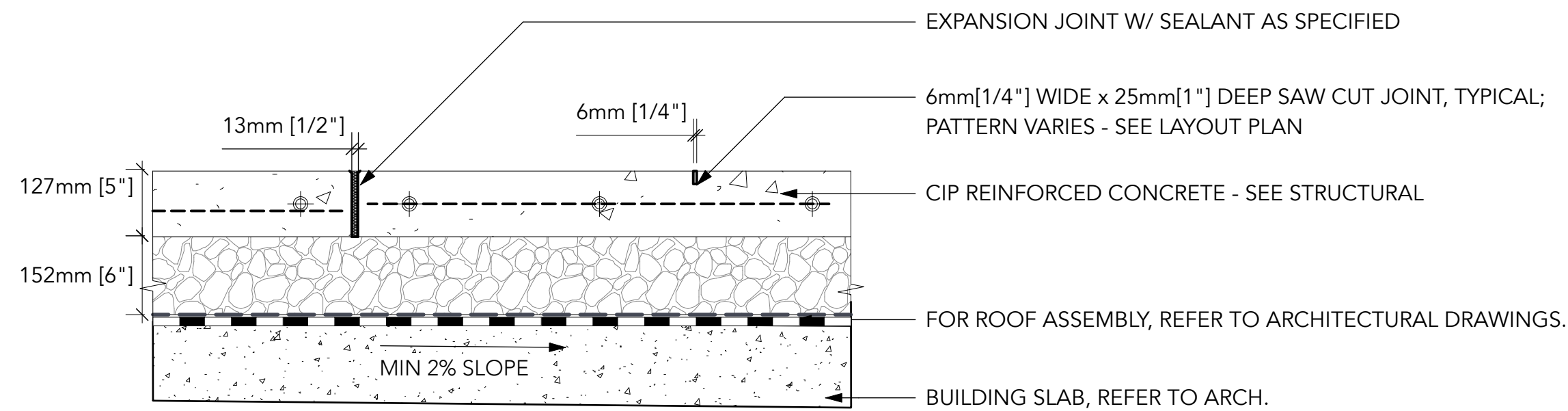
1 PAVING TYPE 1: CIP CONCRETE PAVING ON GRADE, TYP.
Scale: 1:10



NOTES:

1. FINAL PRODUCT, COLOUR, AND PATTERN TBD BY OWNER.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO PROVIDE 10' x 10' MOCK-UP SAMPLE OF PAVING MIX AND ORIENTATION FOR APPROVAL BY CONSULTANT PRIOR TO INSTALLATION.

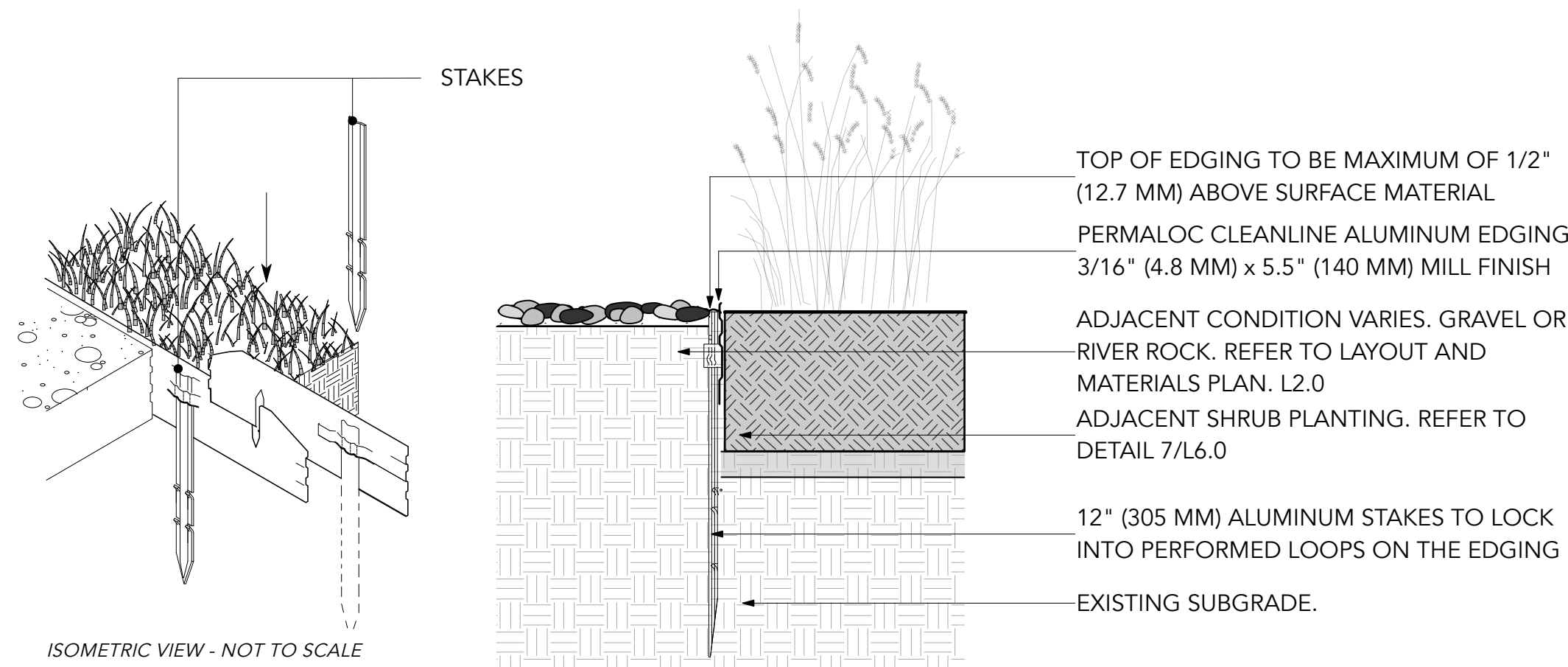
2 PAVING TYPE 2: CONCRETE UNIT PAVERS ON SLAB, TYP.
Scale: 1:10



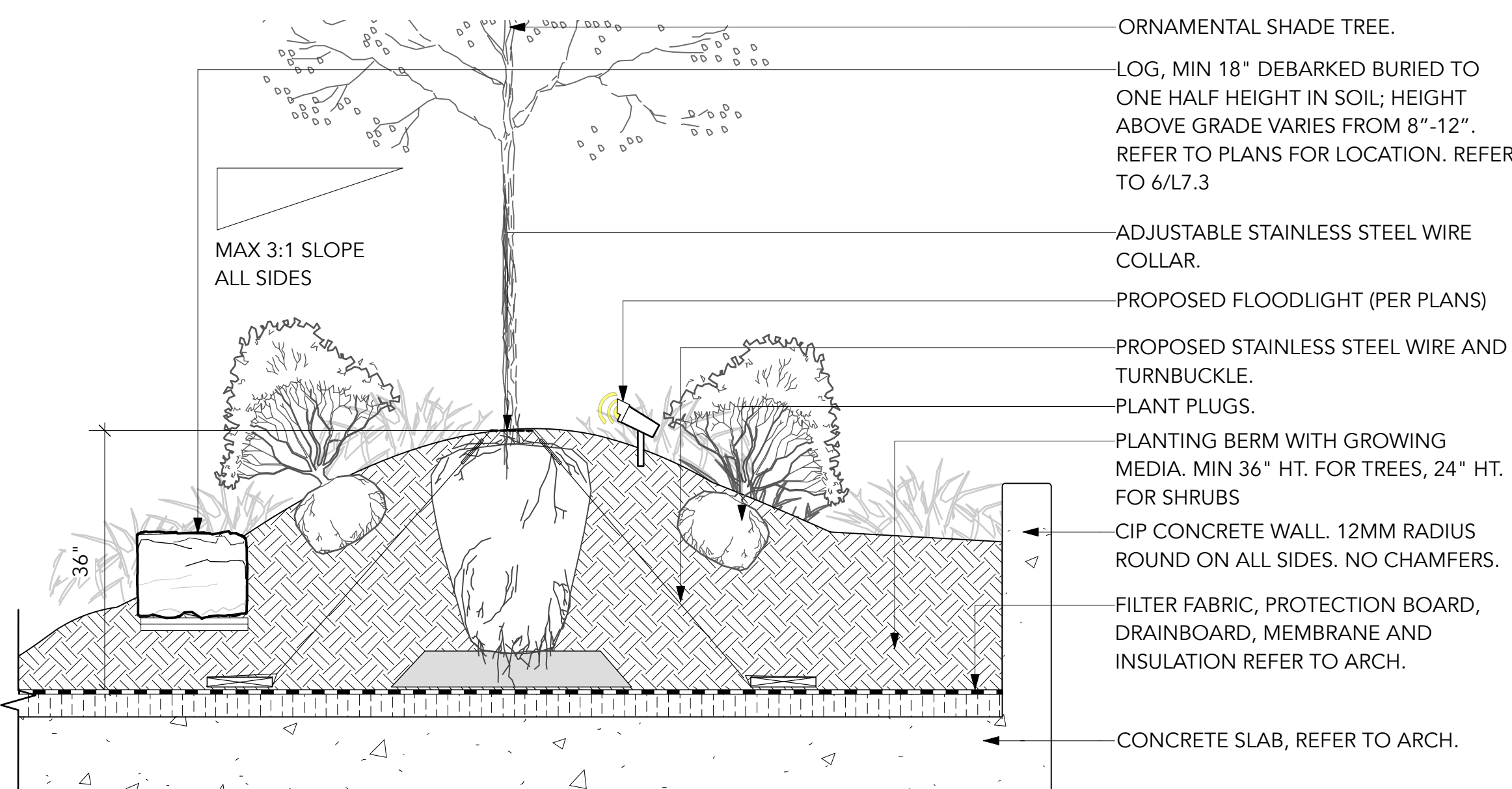
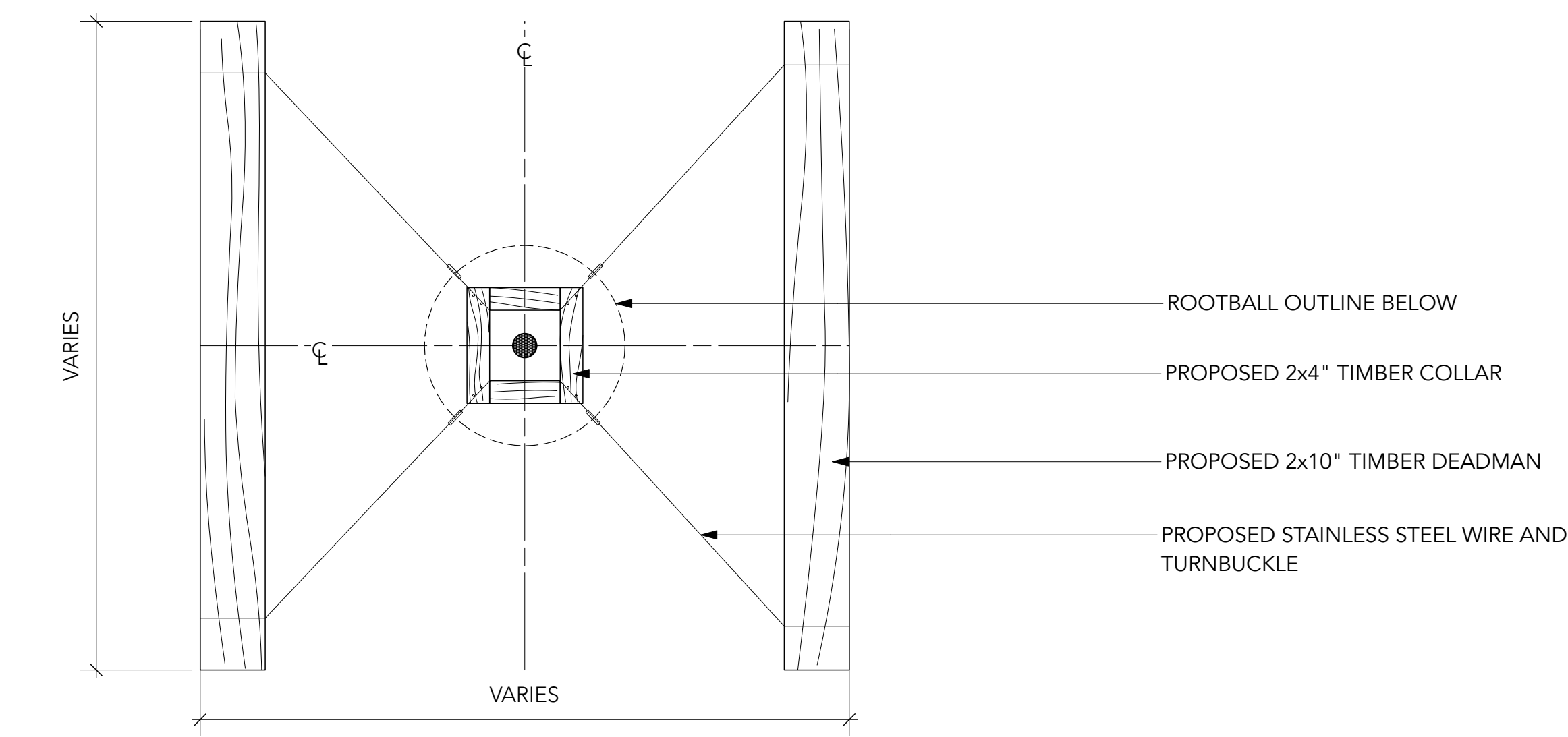
NOTES:

1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"0] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT
7. MIN 30 MPa CONCRETE OR BETTER

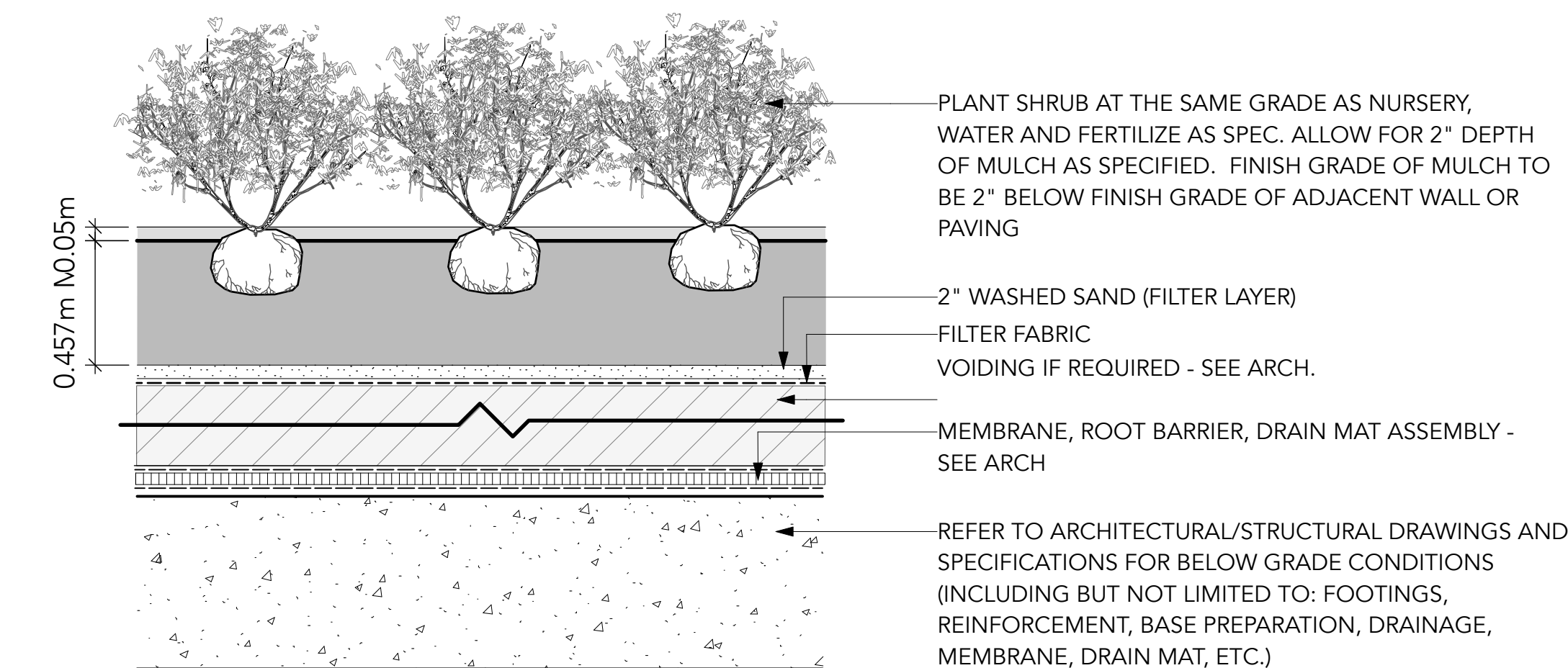
3 PAVING TYPE 3: CIP CONCRETE PAVING ON SLAB , TYP.
Scale: 1:10



4 PAVING TYPE 4: ALUMINUM EDGE, TYP.
Scale: 1:5

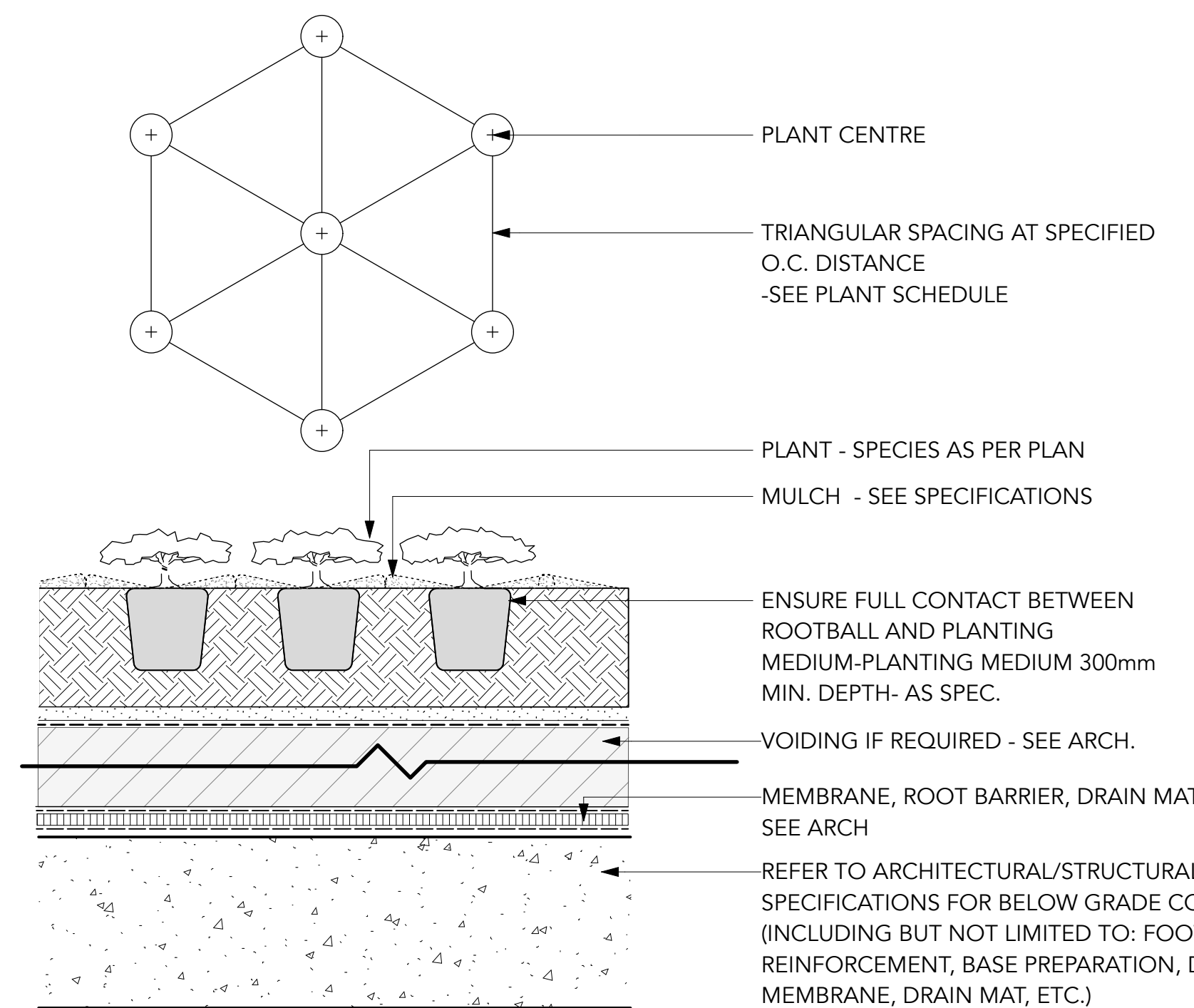


1 GROUND LEVEL: TREE ON SLAB TYP. DETAIL
Scale: 1:20

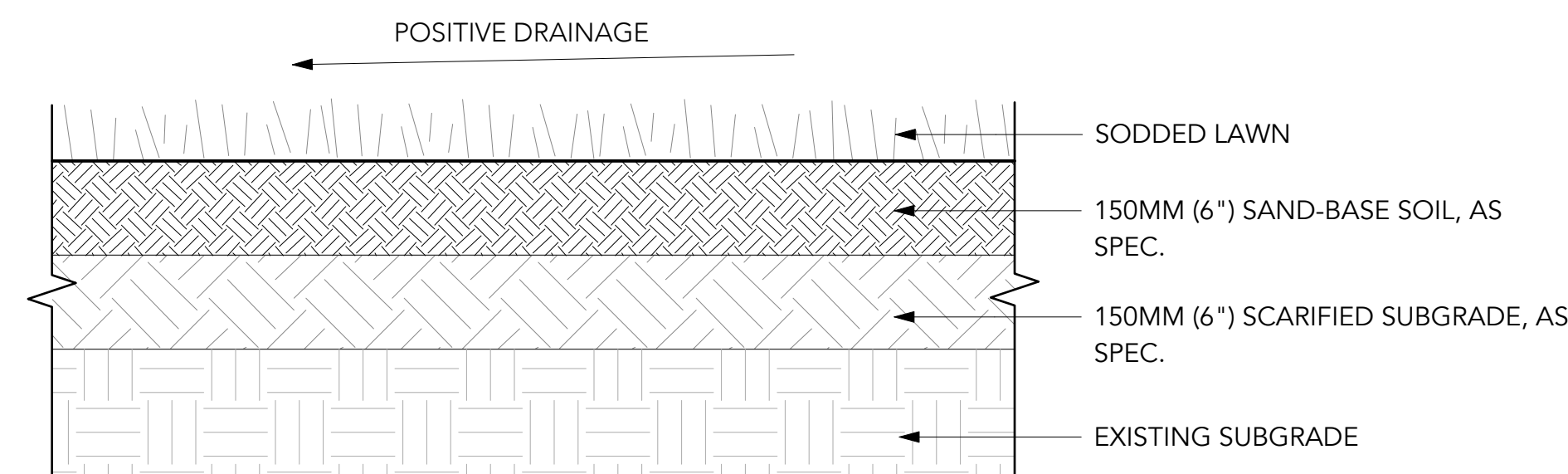


- NOTE:**
1. MIN. 18" PLANTING SOIL DEPTH + 2" MULCH DEPTH FOR SHRUBS ON SLAB.
 2. FINISHED GRADE OF MULCH TO BE MIN. 1" BELOW ADJACENT PAVING, WALL OR STAIR.

4 SHRUB ON SLAB TYP. DETAIL
Scale: 1:20

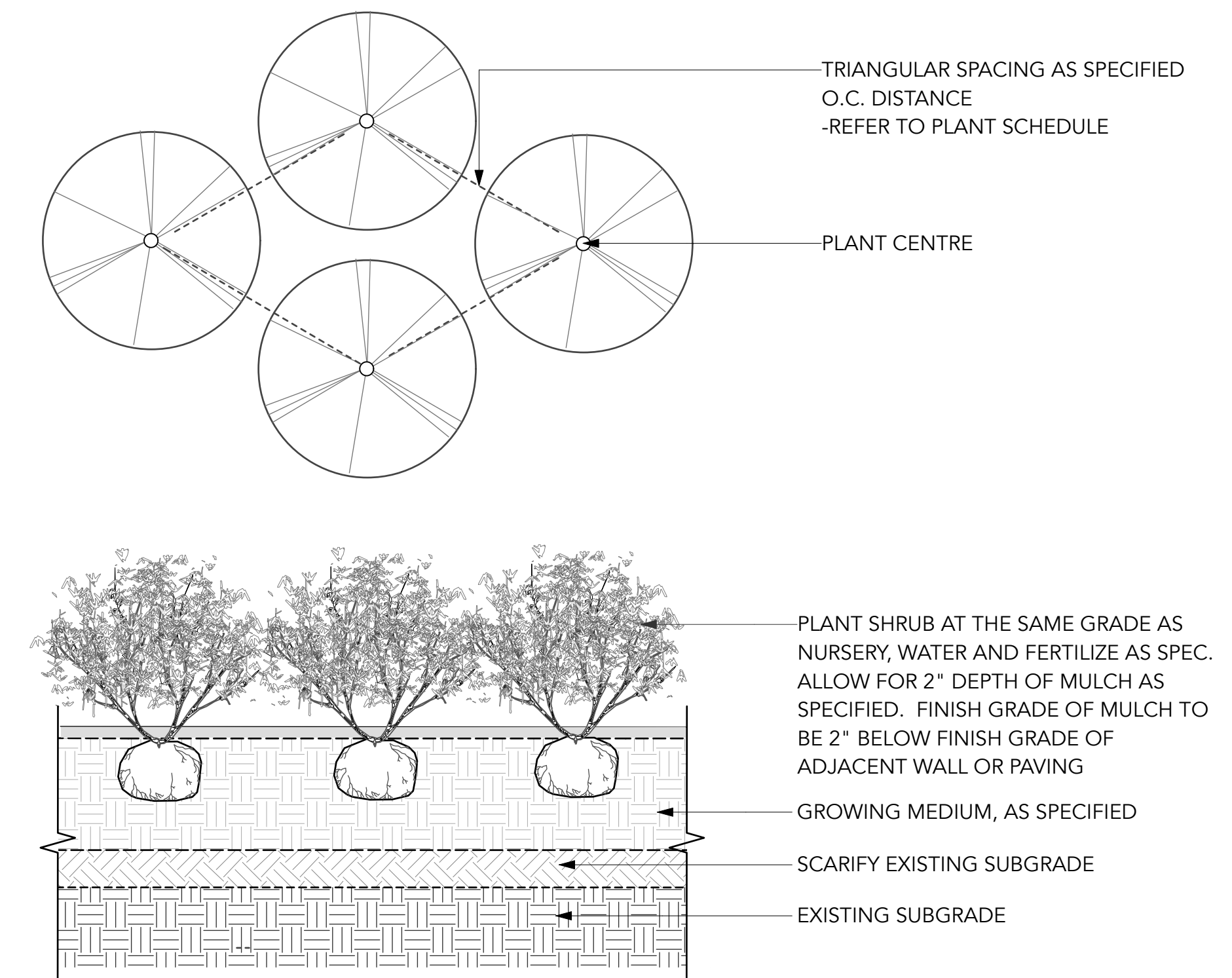


2 GROUND COVER PLANTING, TYP. DETAIL
Scale: 1:20



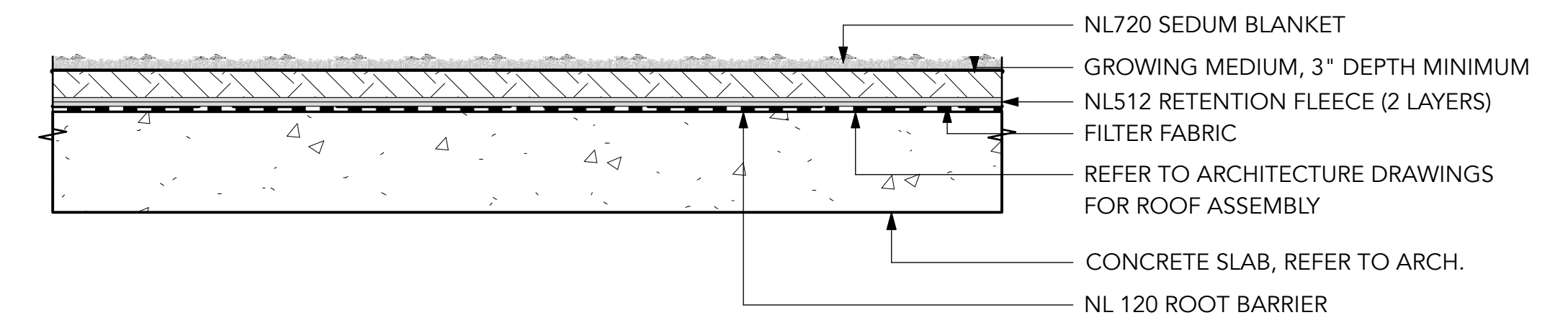
- NOTES:**
1. WHERE SLOPES EXCEED 3:1, SURFACE OF SUB-GRADE TO BE TEXTURED WITH HORIZONTAL TRACKS OF BULLDOZER OR SIMILAR EQUIPMENT, AS DIRECTED BY ENGINEER.
 2. COMPACTED SUB-GRADE OR PLANTING SOIL TO BE SCARIFIED AS FOLLOWS: 150mm DEPTH SUBGRADE, AND FULL DEPTH OF PLANTING SOIL.
 3. MULCH 100mm DEPTH SOUTH EXPOSURE AND SLOPES STEEPER THAN 3:1. MULCH 50mm DEPTH ALL OTHER AREAS.

5 SODDED LAWN, TYP. DETAIL
Scale: 1:10

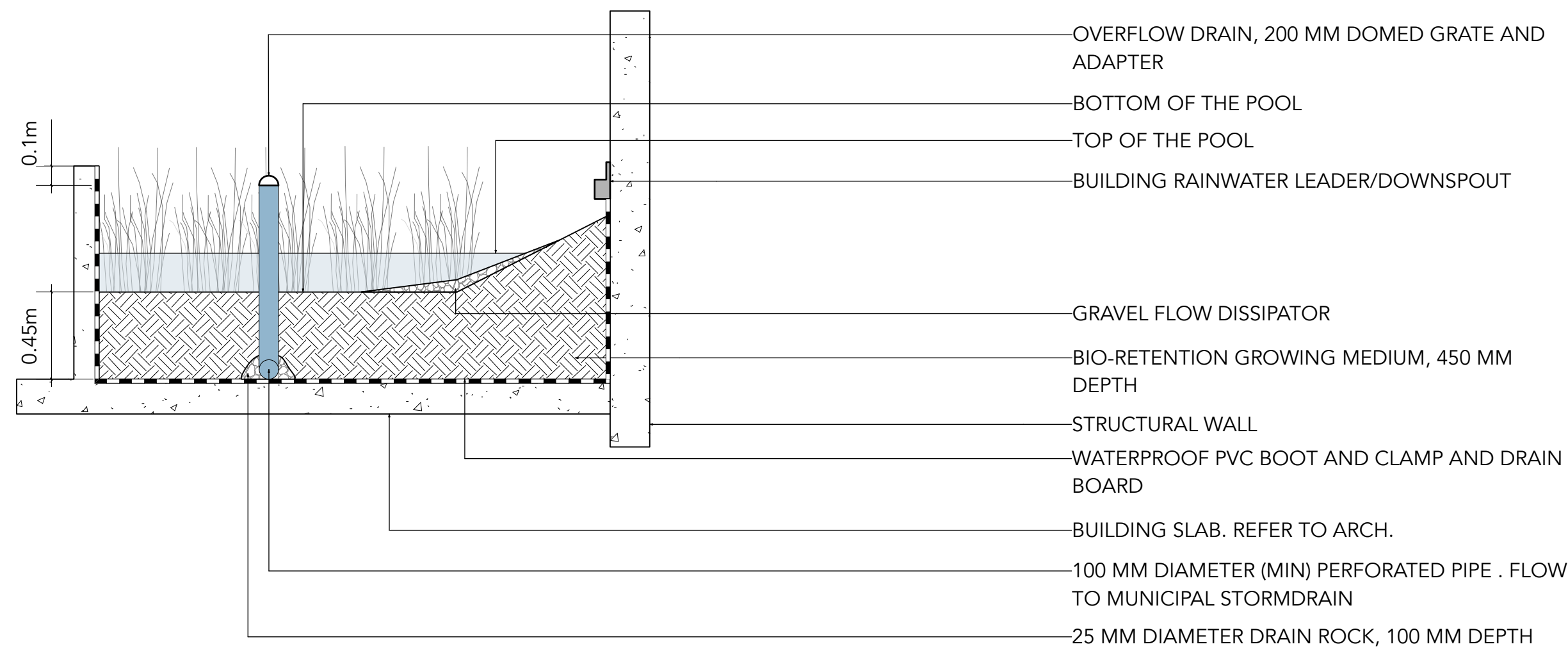
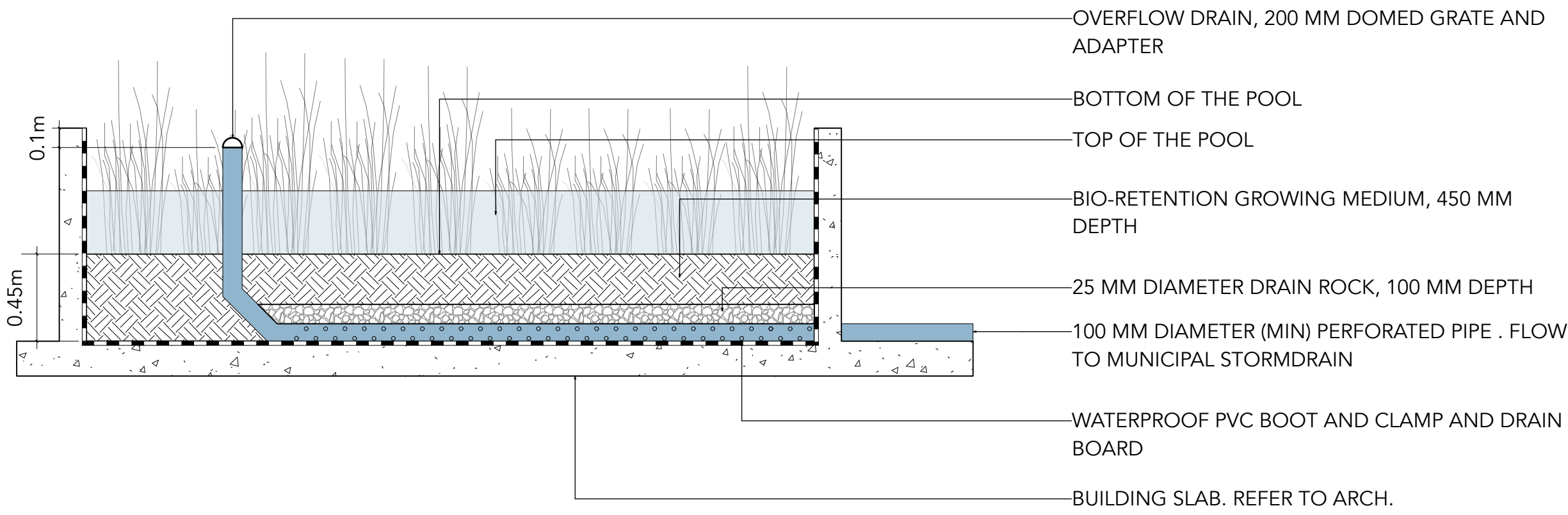


- NOTE:**
1. TRIANGULAR SPACING FOR IRREGULAR SHAPED PLANTERS; GRID SPACING FOR RECTINEAR PLANTERS. AS SPECIFIED O.C. DISTANCE; ENSURE PERIMETER ROW
 2. REFER TO PLANT SCHEDULE AND PLANTING PLAN

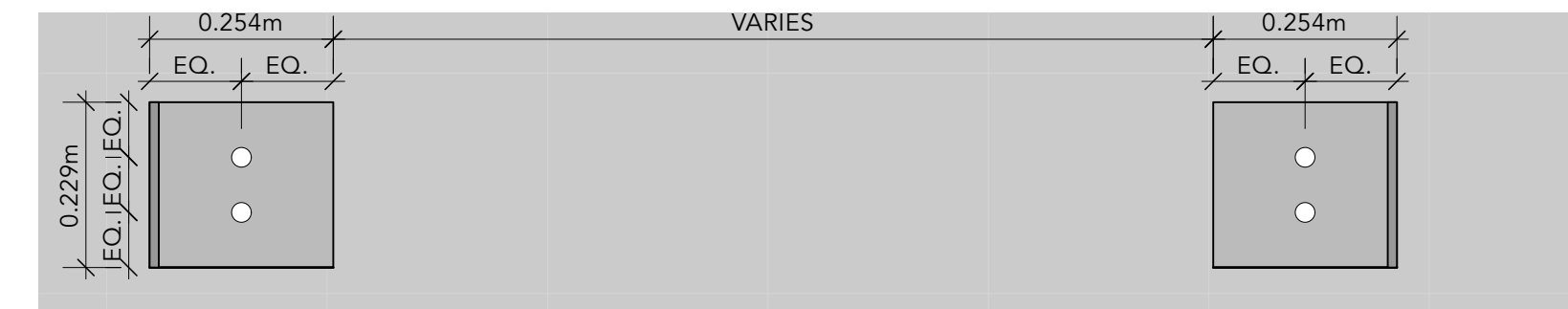
3 SHRUB ON GRADE TYP. DETAIL
Scale: 1:20



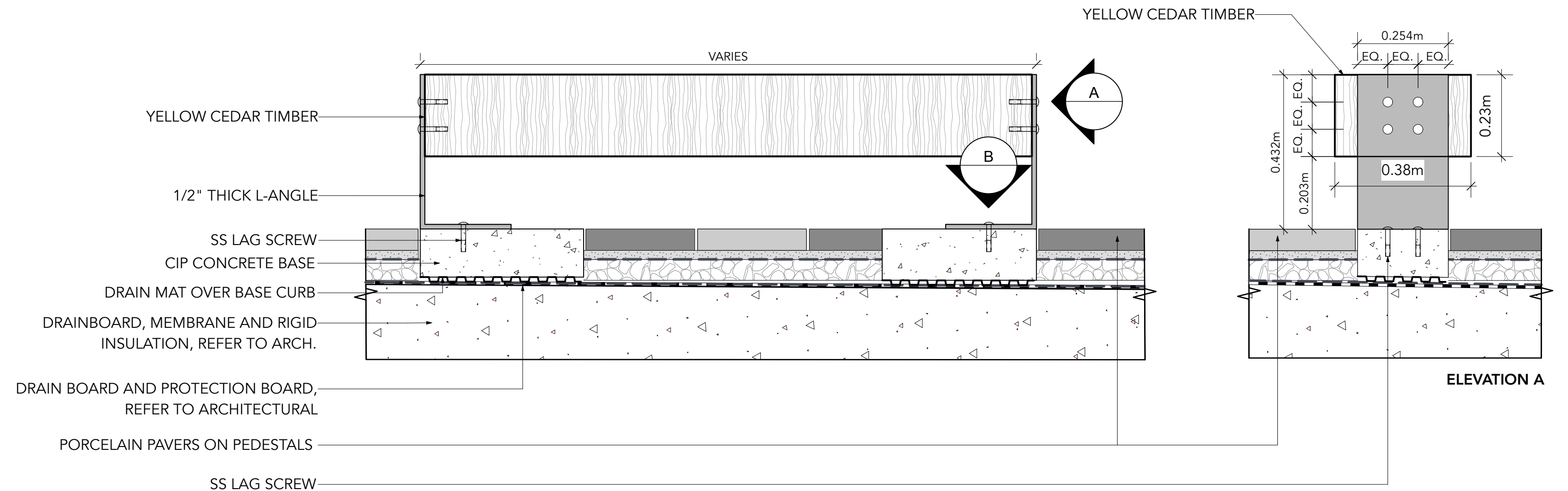
6 GREEN ROOF SEDUM MAT, TYP. DETAIL
Scale: 1:10



1 RAIN GARDEN TYP. DETAIL
Scale: 1:25

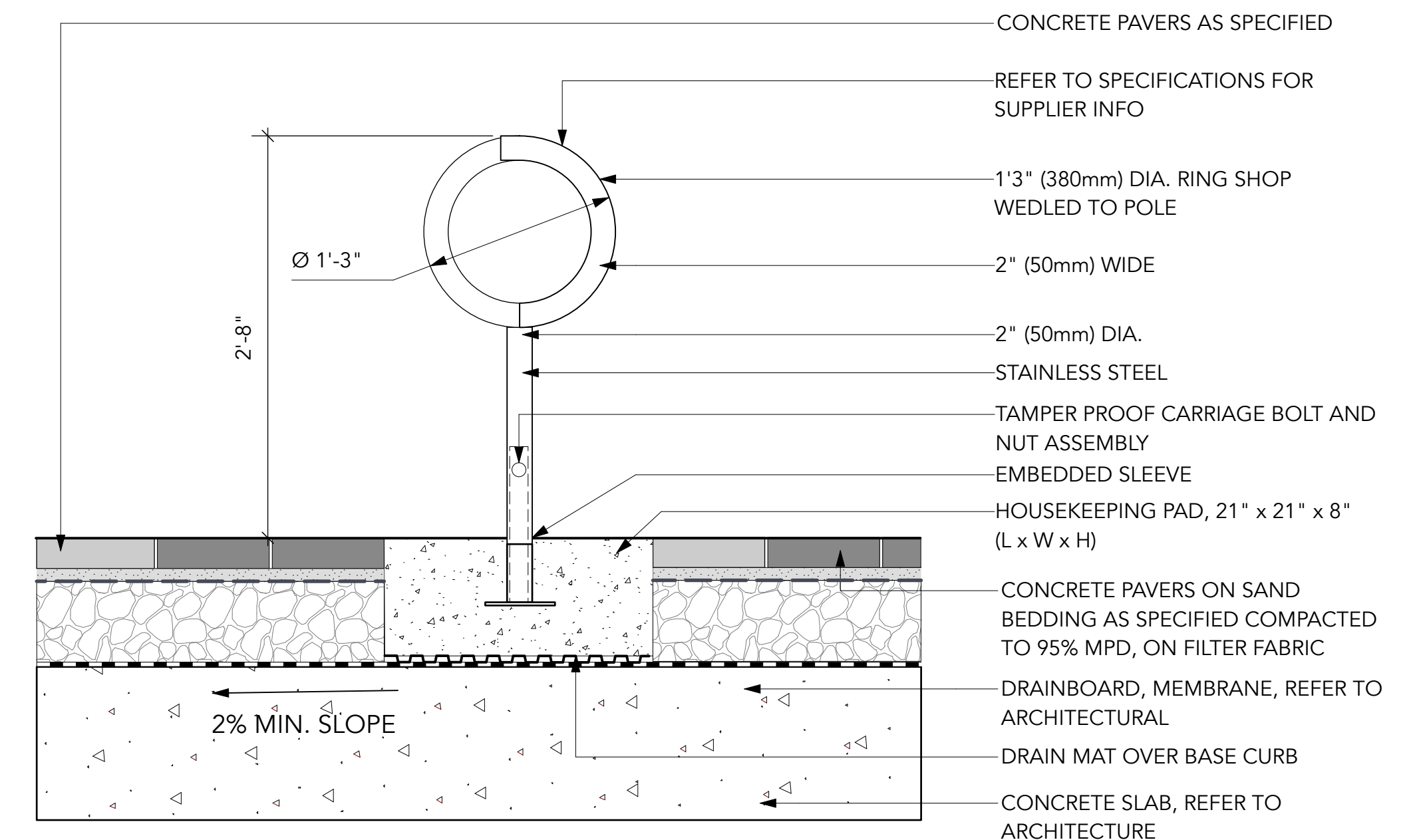


PLAN B



NOTE:
1. SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLATION.
2. CONTRACTOR TO PROVIDE A MOCK-UP FOR APPROVAL BY CONSULTANT PRIOR TO INSTALLATION.

2 CUT TIMBER BENCH
Scale: 1:10



NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE A MOCK-UP FOR APPROVAL BY CONSULTANT PRIOR TO INSTALLATION.

3 CLASS B BIKE RACK DETAIL BY SHOLTO
Scale: 1:10