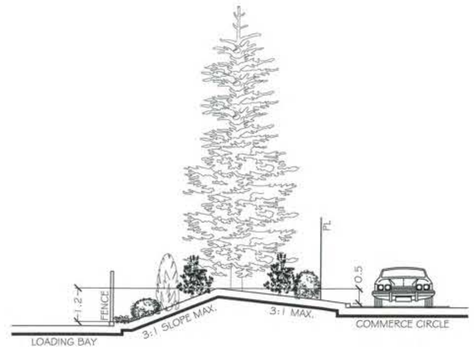
GENERAL NOTES

1. REFER TO THE SITE PLAN PREPARED BY LOW HAMMOND ROWE ARCHITECTS FOR SITE PLANING, PARKING LAYOUT, SITE GRADING, ALL RETAINING WALLS, SITE SIGNAGE AND OTHER ARCHITECTURAL INFORMATION.



Section A-A

1:100 metric

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DCM_Berwick

Denford Construction Management Ltd.

4211 Commerce Circle, Saanich, BC

LANDSCAPE ARCHITECTURE PLAN

Date: June 17, 2024
Drawn: CM
Checked: CM
Scale: 1:100 metric
Project Number: 23-0343
DRAWING NUMBER: L1 of 2

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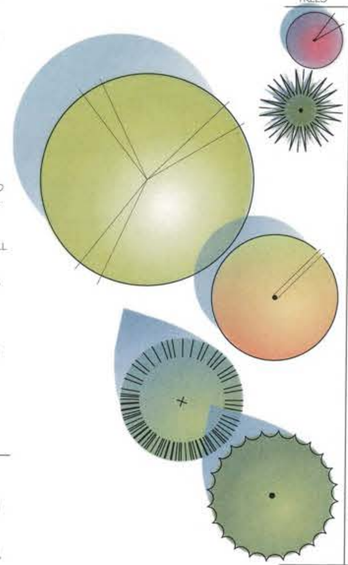
PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
   LEVEL 2 'GROOMED' - 2P.
   GROWING MEDIUM DEPTHS: SHRUBS - 450mm
   TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER. TREE PLANTING ON GRADE SHALL BE WATERED SEPARATE FROM THE SURROUNDING LANDSCAPE.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING THE EXISTING IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE DISTRICT OF SAANICH WATER RESTRICTION SCHEDULE.

PLANT LEGEND



SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER PALMATUM 'KATSURA' & 'RED PYGMY' KATSURA & RED PYGMY JAPANESE MAPLES	#15 POT	SEE PLAN	3 3	
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING ALASKA CYPRESS	3.0m	SEE PLAN	1	NATIVE CULTIVAR
	GLEDITSIA TRANCANTHOS F. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	5cm CAL.	10m O.C.	3	DROUGHT TOLERANT
	MALUS 'RUDOLPH' RUDOLPH FLOWERING CRABAPPLE TREE	4cm CAL.	SEE PLAN	3	
	PICEA PUNGENS 'HOOPSII' COLORADO BLUE SPRUCE	3.0m	3m O.C.	3	DROUGHT TOLERANT
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	3.0m	4.5m O.C.	4	NATIVE SPECIES
SHRUBS					
	GAULTHERIA SHALLON SALAL	#1 POT	0.9m O.C.	47	NATIVE SPECIES
	MAHONIA AQUIFOLIUM OREGON GRAPE	#3 POT	1.0m O.C.	15	NATIVE SPECIES
	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO PURPLE LEAF NINEBARK	#3 POT	1.5m O.C.	24	NATIVE CULTIVAR
	PINUS THUNBERGIANA 'YATSUBUSA' DWARF JAPANESE BLACK PINE	#15 POT	1.2m O.C.	55	DROUGHT TOLERANT
	POTENTIALLA FRUTICOSA 'ABBOTSWOOD' & 'PINK BEAUTY' WHITE & PINK SHRUBBY CINQUEFOIL	#3 POT	.75m O.C.	50	NATIVE CULTIVARS
	ROSA NUTKANA NOOTKA ROSE	#1 POT	1.0m O.C.	31	NATIVE SPECIES
FERNS, GROUNDCOVER & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	#1 POT	0.6m O.C.	280	NATIVE SPECIES, GROUNDCOVER & WALL CASCADE
	DRYOPTERIS FILIX-MAS 'LINEARIS POLYDACTYLA' SLENDER CRESTED MALE FERN	#2 POT	SEE PLAN	42	
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#2 POT	0.6m O.C.	66	DROUGHT TOLERANT
	NEPETA RACEMOSA 'WALKER'S LOW' WALKER'S LOW CATMINT	#2 POT	0.6m O.C.	48	DROUGHT TOLERANT
	POLYSTICHUM MUNITUM SWORD FERN	#3 POT	0.6m O.C.	39	NATIVE SPECIES
	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM CONEFLOWER	#2 POT	0.6m O.C.	41	DROUGHT TOLERANT

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