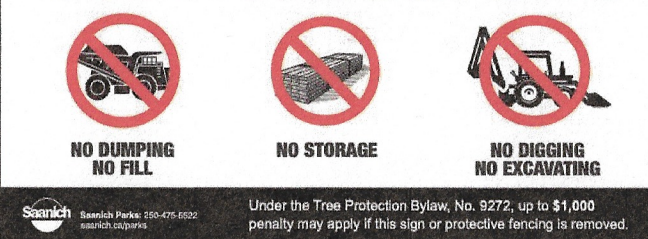
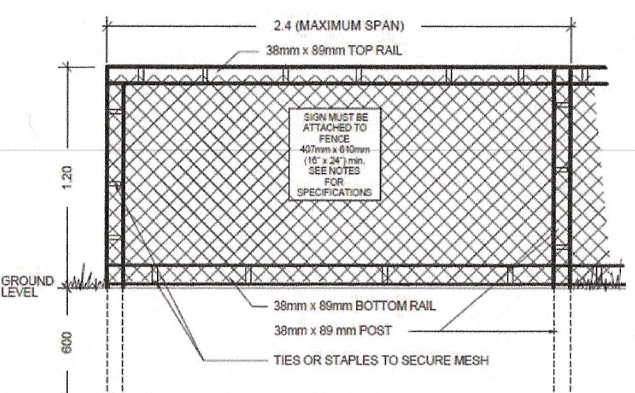


DO NOT ENTER Tree Protection Zone



TREE PROTECTION SIGN

*Contractor's Arborist to supervise installation of all works and materials to mitigate construction impacts and placement of temporary barrier fencing.



TREE PROTECTION FENCING

*Specifications for tree protection fencing:
1) The fence will be constructed using 38x89mm [2"x4"] wood frame:
- Top, bottom and posts
- Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
2) Attach a sign with a minimum size of 407mmx610mm [16"x24"] with the following wording:
A) **DO NOT ENTER** - Tree Protection Zone [for retained trees], or
B) **DO NOT ENTER** - Future Tree Planting Zone [for tree planting sites]

This Sign must be affixed on every chain fence or at least every ten (10) linear metres.

*In rocky areas, metal posts [4x4 or Rebar] drilled into rock will be accepted.

LEGEND

HARDSCAPE FINISHES:

- PP1 NewStone Concrete unit paving, Dorado Style, Glacier colour, Offset Runner Bond Pattern
- PP2 NewStone Concrete unit paving, Dorado Style, Winter Sky colour, Offset Runner Bond Pattern
- PP3 Broom finish C.I.P. concrete

SOFTSCAPE:

- Lawn
- Planting area

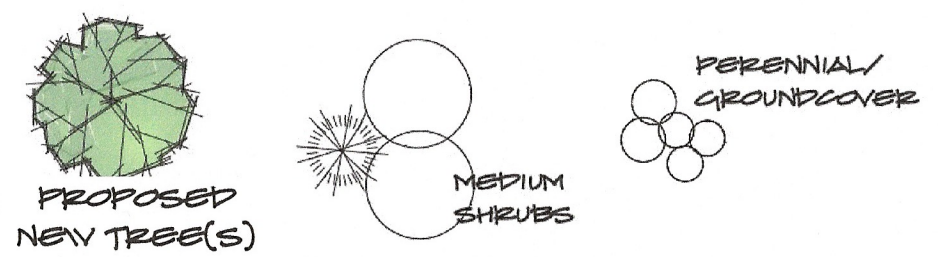
MISCELLANEOUS:

- Wooden privacy screening approx. 1500-1800mm height
- Concrete or masonry retaining/upstand walls; Heights vary.
- Tree to be Removed [see Arborist Report]
- Tree to be Retained [see Arborist Report]
- Tree Protection Fencing [see Arborist Report]

NOTES:

- 1) All building layout information and setback dimensions supplied by MJM Architects Ltd.
- 2) All survey information supplied by MJM Architects Ltd.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Landscape Consultant/Architect and can be reproduced only with the permission of the Consultant/Architect, in which case the reproduction must bear the designer's name.

PLANT LEGEND



RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES (9)		
<i>Cercis canadensis</i> (M)	Eastern Redbud	6cm. cal. /8/8
<i>Cornus multiflora</i> x <i>florida</i> 'Eddie's White Wonder' (S)	Eddie's White Wonder Dogwood	6cm. cal. /8/8
<i>Cornus kousa</i> 'Starlight' (S)	Starlight Dogwood	6cm. cal. /8/8
<i>Magnolia acuminata</i> 'Butterflies' (M)	Butterflies Magnolia	5cm. cal. /8/8
<i>Parrotia persica</i> 'Ruby Vase' (M)	Persian Ironwood 'Ruby Vase'	6cm. cal. /8/8
<i>Syrinx japonicus</i> (S)	Japanese Snowbell	4cm. cal. /8/8
<i>Quercus garryana</i> (L)	Garry Oak	2.4M ht. /8/8
<i>Quercus palustris</i> 'Pringreen' Green Pillar	Green Pillar Pin Oak	6cm. cal. /8/8
SHRUBS & PERENNIALS		
<i>Aster multiflorus</i>	Lady's Mantle	#1 Pot
<i>Buxus microphylla</i> Winter Gem	Littleleaf Boxwood	#1 Pot
<i>Calamagrostis</i> x <i>acutiflora</i>	Karl Foerster Grass	#1 Pot
<i>Euonymus alatus</i> Compacta	Dwarf Burning Bush	#1 Pot
<i>Hemerocallis</i> Int. Jellena	Orange Witch Hazel	#1 Pot
<i>Hakonechloa macra</i> aureola	Hakone Grass	#1 Pot
<i>Hosta</i> Hadspen Blue	Hadspen Blue Hosta	#1 Pot
<i>Gaultheria shallon</i>	Salal	#1 Pot
<i>Lavandula</i> Munstead	English Lavender	#1 Pot
<i>Liriodendron</i> Muscare	Big Blue Lily Turf	#1 Pot
<i>Mahonia aquifolium</i>	Oregon Grape	#1 Pot
<i>Polystichum</i> munitum	Western Sword Fern	#1 Pot
<i>Ribes sanguineum</i>	Ornamental Currant	#1 Pot
<i>Rudbeckia</i> fulgida	Orange Coneflower	#1 Pot
<i>Spiraea japonica</i> Goldflame	Goldflame Spiraea	#1 Pot
<i>Symphoricarpos</i> albus	Common Snowberry	#1 Pot
VINES & GROUNDCOVER		
<i>Arctostaphylos</i> uva ursi	Kinnikinnick	SP3
<i>Gaultheria procumbens</i>	Wintergreen	SP3
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	SP3

* plants with an asterisk refer to native species

NOTES:

- 1) THESE PLANS ARE NOT FOR CONSTRUCTION
- 2) Detailed planting plan and quantities to be submitted during Building Permit stage.
- 3) Plant material, installation and maintenance to conform to Canadian Landscape Standards (CLS) (current edition).
- 4) All growing medium to conform to "Table T-5.3.5.5 - Minimum Depths of Growing Media over Prepared Subgrade" in the CLS.
- 5) Application / Plant Type
Low-traffic lawn (irrigated)
Low-traffic lawn (non-irrigated)
High-traffic lawn
Planting / ground-cover areas
Small shrubs
Large shrubs
Trees (general planting)
Trees (planting over structure)
Minimum Depth (after settlement) over prepared subgrade
100 mm (4 in)
100 mm (4 in)
same as lawn (min 100 mm over A-horizon)
150 mm (6 in)
300 mm (12 in)
450 mm (18 in)
600 mm (24 in)
750 mm (30 in)
- 6) Tree soil volumes: Trees over slab (this project): minimum 7.5m³ and 750mm min. depth. Trees on boulevard or at grade: 8m³ for small class trees; 12m³ for medium class trees; 16 m³ for large class trees.
- 7) Underground automatic irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to CLS Standards (current edition) and IABC Standards. All irrigation piping under hardsurfaces to be sleeved. All irrigation on municipal boulevard to be done to District of Saanich Engineering Specifications and Standards, and to be provided from the development's on-site irrigation system.
- 8) Fencing to be built as shown on plan; portions of fencing between properties to be built with trellis top where shown.
- 9) All new trees to conform to siting and soil volume requirements outlined by the Canadian Landscape Standards (and District of Saanich specifications). Arborist to install tree protection fencing for any on or off-site protected trees or boulevard tree where necessary. Root barrier (UB18 or UB24) required to be installed at edge of hardscape adjacent to boulevard trees. Root barrier required to be installed at edge of hardscape adjacent to boulevard trees when less than 1m from curbs or sidewalks. Specific locations and type of root barrier to be determined at a later stage (BP drawings). Off-site boulevard trees to be chosen from this list: Royal Balmadraps Crabapple - Mallus 'Royal Raindrops'; Starlight Dogwood - Cornus kousa 'Starlight'; Autumn Brilliance Serviceberry - Amelanchier x grandiflora 'Autumn Brilliance'. For boulevard plantings, a minimum of 1m from the back of the curb and/or sidewalk is required. Boulevard Tree to be irrigated from the development site.
- 10) Anything that is unclear should be clarified with Project Landscape Architect or Consultant.
- 11) Refer to engineering plans which take precedence over these plans. If there are any questions regarding discrepancies, contact the Project Landscape Architect or Consultant immediately.

PRE-CONSTRUCTION NOTES:

- Landscape Contractor to arrange a pre-construction meeting with Project Landscape Architect /Consultant prior to start of work.
- Anything that is unclear should be clarified with Project Landscape Architect /Consultant.
- All existing trees (if any) located on plan are approximate. Size and dripline of existing trees are not shown, and should be verified by a surveyor and /or arborist where necessary. Contractor to install tree protection fencing for existing significant tree(s) where necessary, under the supervision of project Arborist. Regarding any Critical Root Zones (CRZ) of trees on neighbouring lots: The CRZ should be accommodated by making a small adjustment to the grade in the area of the 3 trees on the neighbours property to the east and by changing the location of the retaining wall along the lot line for the unit nearest the monkey puzzle tree to the west. The Arborist will need to be on site to identify root areas when excavating. Ensure coordination is done in an appropriate timeframe for minimal tree impact.
- Refer to engineering plans which take precedence over these plans. If there are any questions regarding discrepancies, contact the Landscape Architect /Consultant immediately.

SPECIAL NOTES:

- 1) Refer to Civil Engineer and Architect's plans for final grading elevations. They take precedence over these plans.
- 2) Retaining walls shown on landscape plan to be designed by others.
- 3) There are several trees on neighbouring properties that shall be protected during construction of this project. The General Contractor and the Landscape contractor and all subcontractors (including the excavation contractor) must be made aware of the tree report by the project Arborist and any coordinating plans or reports.
- 4) Bylaw required replacement tree plantings which cannot be incorporated on-site will be collected as non-refundable cash-in-lieu in excess of the landscape bond. Based on the current fee schedule, this will be \$700 per on-site tree and \$1,350 per boulevard tree. Currently the application meets the Bylaw for on-site plantings so it does not appear Cash-in-Lieu will be required.



MAR 05 2026

SKL.01
28.OCTOBER.2024
1:100
LATEST REVISION: 2026.MAR.03

NOT FOR CONSTRUCTION.
FOR DEVELOPMENT PERMIT ONLY.

3880 FINNERTY ROAD LANDSCAPE LAYOUT

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