



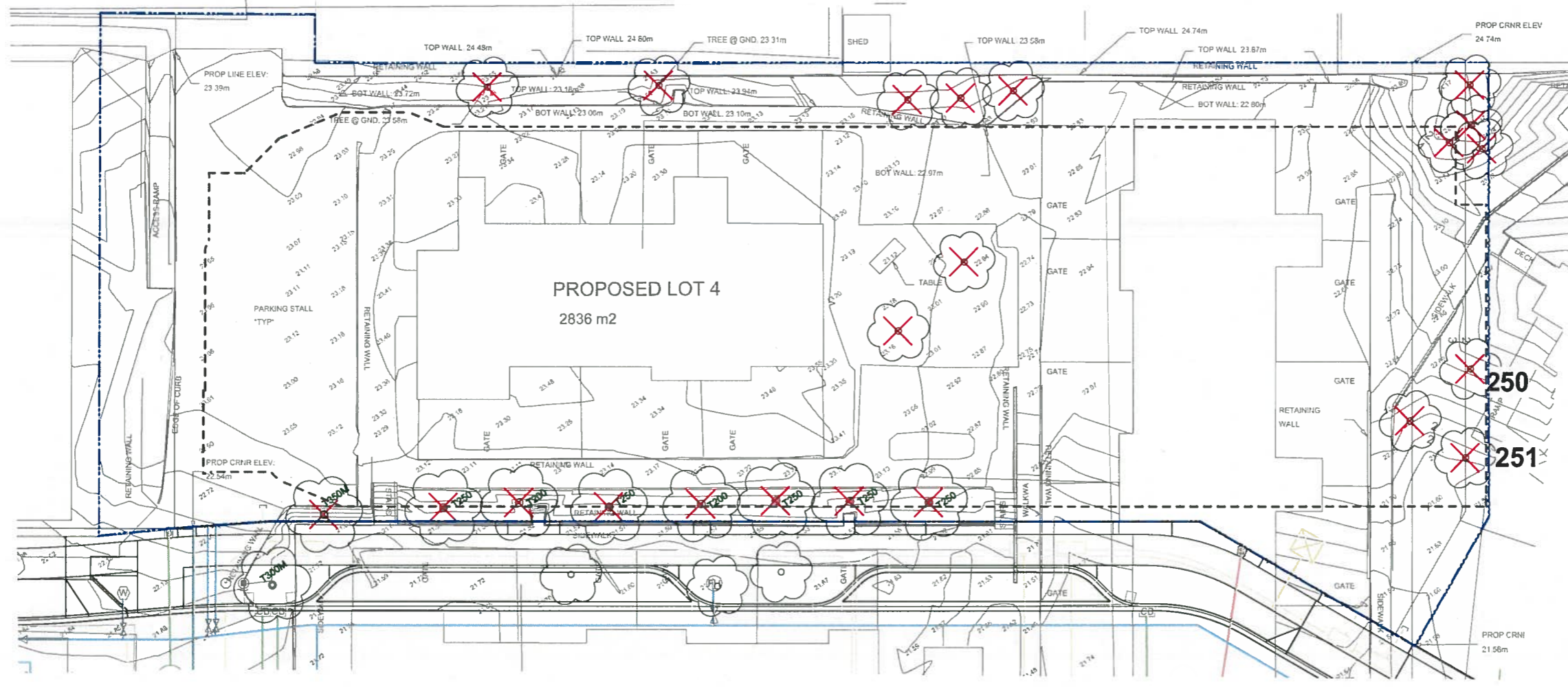


LEGEND

-  Property line
-  Underground Parkade
-  (2) Native Hemlocks to be removed
-  Non-Bylaw Protected / Non-Native Trees To Be Removed



EXISTING TREE INVENTORY*

* Based on Arborist's Report received from Talbot Mackenzie June 5, 2019. Refer to Arborist report for details on tree conditions and Arborist recommendations.

TREE TAG #	SPECIES	STATUS	QUANTITY
BYLAW PROTECTED REMOVED TREES			
TOTAL BYLAW PROTECTED TREES TO BE REMOVED:			0
TOTAL NATIVE TREES TO BE REMOVED:			2
TOTAL OTHER TREES REMOVED:			20
TOTAL TREE REMOVAL:			22

REPLACEMENT TREE NUMBERS TO BE CONFIRMED WITH DISTRICT OF SAANICH

RECEIVE

JUN 10 2019

PLANNING DEPT.
DISTRICT OF SAANICH

DEVELOPMENT PERMIT

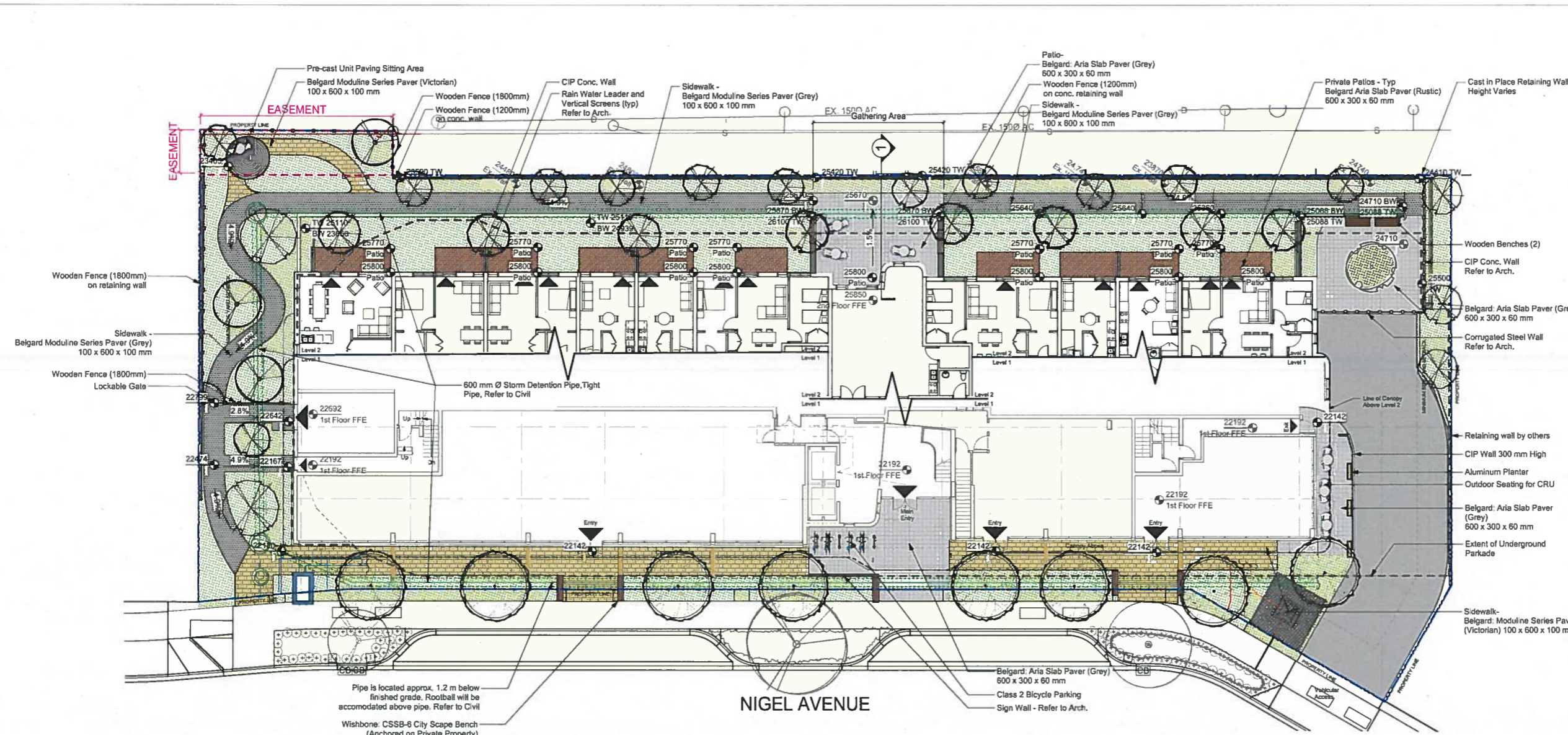


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Project	GVHS NIGEL VALLEY HOUSING	Date	19.06.06
Scale	1:150	Project #	1715
Revision	1	Sheet #	L0.01
Sheet Name	Tree Removal and Retention	Sheet #	L0.01

NOT FOR CONSTRUCTION

1	DEVELOPMENT PERMIT	19.06.06
NO.	DESCRIPTION	DATE



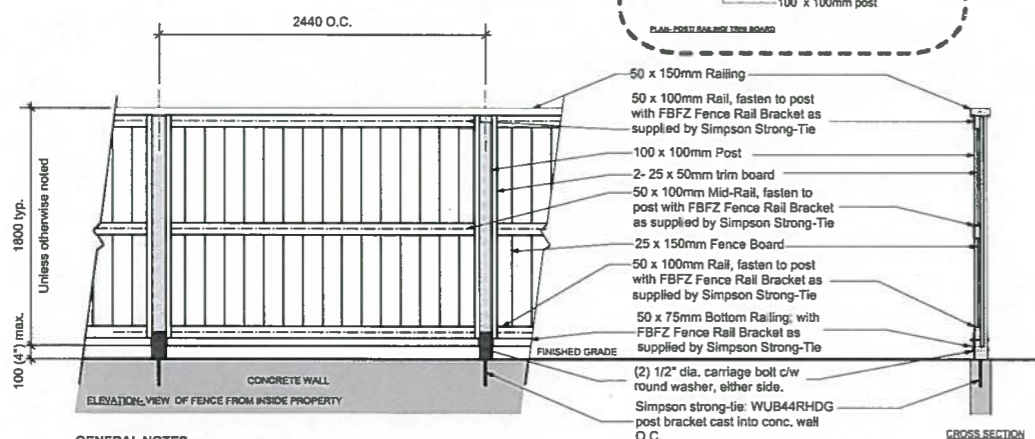
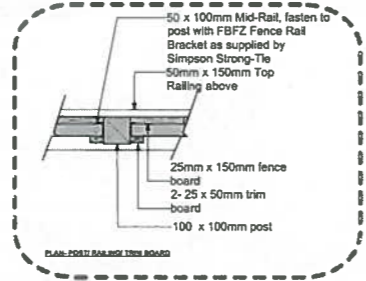
LEGEND

	Property line
	Underground Parkade
	Overhead Canopy
	Existing grade, provided for reference only
	Architectural grade, provided for reference only
	Proposed Landscape Grade
	TW Top of Wall
	BW Bottom of Wall
UNDERGROUND UTILITIES	
	Storm drain
	Sewer
	Water
	Electrical
	Gas
LANDSCAPE MATERIALS	
	Corrugated Steel Wall Refer to Arch.
	1800 mm Wooden Fence with Lockable Gate
	1200 mm Wooden Fence
	Cast in Place Concrete Retaining Wall height varies
	Belgard Moduline Series Paver (Victorian) 100 x 600 x 100 mm
	Belgard Moduline Series Paver (Grey) 100 x 600 x 100 mm
	Belgard Aria Slab Paver (Rustic) 600 x 300 x 60 mm
	Belgard Aria Slab Paver (Grey) 600 x 300 x 60 mm
	Cast in place concrete paving
	Planted Landscape Area
	Lockable Gate
	Class 2 Short-Term Bicycle Parking (12)
	Patio Furniture - N.I.C.
	Maglin: MLB870 Wooden Bench with Seat Back (x2) Maglin: MLB872BL-PCS Wooden Bench (x2)
	Wishbone: CSSB-6 City Scape Straight Park Bench (x5)
	Aluminum Planter - 1200 x 400 x 900 mm



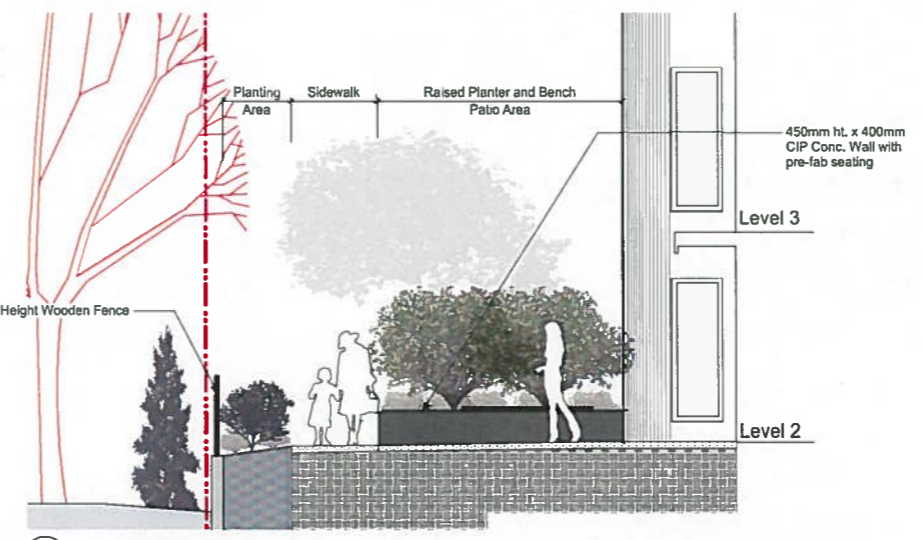
Pipe is located approx. 1.2 m below finished grade. Rootball will be accommodated above pipe. Refer to Civil

Wishbone: CSSB-6 City Scape Bench (Anchored on Private Property)



GENERAL NOTES:

- All fasteners to be hot-dipped galvanized only.
- All lumber to be Western Red rough-cut cedar, nominal dimensions.
- All fence boards to have rough side facing toward property lines (outward).
- Max. 8mm spacing between fence boards.
- Stain with Sico Pro-Luxe clear stain. Apply according to manufacturer's directions.



Landscape Section 1
Scale: 1:50

- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including registration.

DEVELOPMENT PERMIT

JUN 10 2019

PLANNING DEPT. DISTRICT OF SEANICH

Murdoch de Greeff INC

GREATER VICTORIA HOUSING SOCIETY

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Project	GVHS NIGEL VALLEY HOUSING	Scale	1:150	Project #	1715
Client	Greater Victoria Housing Society 856 Nigel Ave, Seanch, BC	Revision	1	Sheet #	L1.01
Sheet Name	Landscape Materials	Author	[Signature]	Check	[Signature]

1	DEVELOPMENT PERMIT	19.06.06
NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

2 1800 mm Fence
Scale: 1:25

Salal
Oregon Grape Holly
Northwestern Lady Fern
Sword Fern
Privet Honeysuckle
Barrenwort

3-Flame Maple
2-Metro Gold Maple

12-Vine Maple
8-Japanese Maple
3-Douglas Maple
Upright Yew
Salal
Oregon Grape Holly
Northwestern Lady Fern
Sword Fern
Privet Honeysuckle
Barrenwort
Red Flowering Currant
Evergreen Huckleberry

Panicled Goldenraintree

8-Ruby Vase Persian Ironwood

Newport Dwarf Escallonia
Bee Balm

LEGEND

- Property line
- Underground Parkade
- Overhead Canopy
- Existing grade, provided for reference only
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- TW Top of Wall
- BW Bottom of Wall

UNDERGROUND UTILITIES

- Storm drain
- Sewer
- Water
- Electrical
- Gas

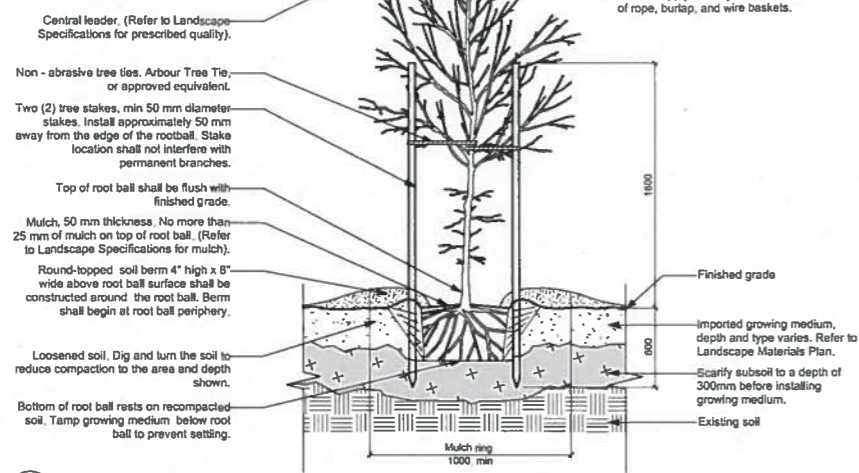
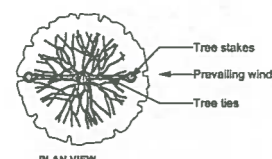
LANDSCAPE MATERIALS

- Corrugated Steel Wall Refer to Arch.
- 1800 mm Wooden Fence with Lockable Gate
- 1200 mm Wooden Fence
- Cast in Place Concrete Retaining Wall height varies
- Belgard: Moduline Series Paver (Victorian) 100 x 600 x 100 mm
- Belgard: Moduline Series Paver (Grey) 100 x 600 x 100 mm
- Belgard: Aria Slab Paver (Rustic) 600 x 300 x 60 mm
- Belgard: Aria Slab Paver (Grey) 600 x 300 x 60 mm
- Cast in place concrete paving
- Planted Landscape Area
- Lockable Gate
- Class 2 Short-Term Bicycle Parking (12)
- Patio Furniture - N.I.C.
- Maglin: MLB87D Wooden Bench with Seat Back (x2)
- Maglin: MLB87ZBL-PCS Wooden Bench (x2)
- Wishbone: CSSB-6 City Scene Straight Park Bench (x5)
- Aluminum Planter - 1200 x 400 x 900 mm

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	2	Acer campestre 'Panacek'	Metro Gold Maple	4.0 cm cal., b&b
	12	Acer circinatum	Vine Maple	4.0cm cal., b&b
	3	Acer ginnala 'Flame'	Flame Maple	4.0cm cal., b&b
	3	Acer glabrum	Douglas Maple	4.0cm cal., b&b
	8	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
	1	Koeleruteria paniculata	Panicled Goldenraintree	5.0cm cal., b&b
	8	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal., b&b
SHRUBS/FERNS/GRASSES/VINES:				
Aff	39	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Epr	122	Epimedium x rubrum	Barrenwort	#1 pot
End	225	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Gsh	232	Gaultheria shallon	Salal	#1 pot
Lp	102	Lonicera pileata	Privet Honeysuckle	#1 pot
Ma-1	103	Mahonia aquifolium	Oregon Grape	#1 pot
Mn	137	Mahonia nervosa	Oregon Grape Holly	#1 pot
Mdm	53	Monarda didyma 'Marshall's Delight'	Bee Balm	#1 pot
Pm	72	Polystichum munitum	Sword Fern	#1 pot
Rs	49	Ribes sanguineum	Red Flowering Currant	#1 pot
Tbf	20	Taxus baccata 'Fastigiata'	Upright Yew	#10 pot
Vo	18	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot
	0			

Note: All deciduous trees to be minimum 4.0cm caliper. Multi stem trees to be minimum 4.0 cm caliper (combination of the three (3) largest stems). All conifers to have minimum 3m height.



- Notes:**
- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 - Trunk caliper shall meet Canadian Landscape Standard, current edition, for root ball size.
 - Max. depth of planting pit = rootball depth + 150 mm.
 - Place stakes parallel to prevailing wind direction.
 - Follow supply nursery's instructions on removal of rope, burlap, and wire baskets.

- IRRIGATION NOTES**
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IAABC standards.
 - Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
 - Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
 - Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
 - Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
 - At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
 - Trees within shrub or rain garden areas to be irrigated with spray heads.
 - Over spray onto landscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.

- ON-SITE TREE PLANTING NOTES**
- For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
 - All landscaping and plant materials to be installed per BCLN/BCSLA standards.
 - Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
 - Where trees less than 8m tall are planted closer than 2m from a parkade or foundation wall, or where trees more than 8m tall are planted closer than 3m from a parkade or foundation wall and where perimeter drains are less than 1.5 m deep, a root barrier will be installed between the tree roots and perimeter drain to minimize tree root interference with the drain.
 - Soil volume has been calculated to be 15 cu. m./ tree for large canopy trees, 10 cu. m. for medium trees, and 5 cu. m. for small trees.

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 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.



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1	DEVELOPMENT PERMIT	19 06 06
NO.	DESCRIPTION	DATE

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JUN 10 2019
PLANNING DEPT. DISTRICT OF SAANICH

Project: **GVHS NIGEL VALLEY HOUSING**
Scale: 1:150
Project #: 1715
Revision: 1
Sheet Name: **Planting Plan**
Sheet #: **L2.01**

Typical Tree Planting Detail
Scale: 1:25