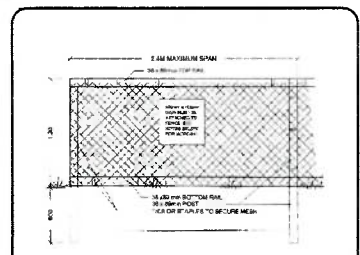


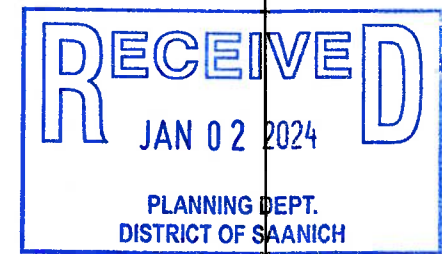
NOTE: EXTENT OF LAWN RESTORATION WILL ONLY BE KNOWN ONCE HOUSE CONSTRUCTION IS COMPLETE. CALD SERVICES LTD. TO REVIEW IN FIELD WITH CONTRACTOR. CONTRACTOR TO PROVIDE UNIT RATE FOR RESEEDING DURING TENDERING.

KEY NOTES

- (A) TYPICAL: EXISTING TREE TO BE PROTECTED & RETAINED. TREE PROTECTION FENCING TO BE ERRECTED PRIOR TO ANY SITE WORK. REFER TO DETAIL THIS PAGE.
- (B) EXISTING NATIVE SHRUBS AREA AT LOT FRONTAGE. INVASIVE PLANT SPECIES TO BE REMOVED BY HAND. TARP LOADS. DO NOT COMPOST. CONTRACTOR TO ALLOW FOR 5 MANHOLEA NEVOSA AND 10 SHORV FERN SHRUBS (PER FRONTAGE) TO INFILL BARE AREAS WHERE INVASIVE PLANTS WERE REMOVED.
- (C) SIDE YARD C/W CRUSHED ROCK GRAVEL BORDER OVER WEED BARRIER FABRIC. TIMBER EDGER REQUIRED AT LAWN.
- (D) RESIDENCE ENTRANCE PLANTING BED C/W DROUGHT TOLERANT SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES. COLUMNAR SPECIMEN TREE & DWAF JAPANESE MAPLE TO BE PLANTED WHERE SPACE PERMITS.
- (E) BROOM FINISHED CONCRETE ENTRANCE WALKWAY.
- (F) TEMPORARY TREE PROTECTION FENCING. TYPICAL. FENCING TO BE REMOVED PRIOR TO PLANTING, SOO LAWN INSTALLATION & HYDRO-SEEDING.
- (G) 1.5m HEIGHT CEDAR PANEL PRIVACY FENCE ON PROPERTY LINE. FENCE TO STOP 300mm SHORT OF EX. TREES ALONG PL.
- (H) TYPICAL: EXISTING TREE TO BE REMOVED.
- (I) PERIMETER PLANTING BED (LOT 1) C/W NATIVE PLANTS.
- (J) REAR PATIO C/W STANDARD UNIT PAVERS. EDGE RESTRAINT REQUIRED.
- (K) BACKYARD EXISTING TREE STAND. TREES TO BE LIMBED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. INVASIVE PLANT SPECIES TO BE REMOVED BY HAND. TARP LOADS. DO NOT COMPOST. ALLOW FOR TWO (2) REMOVAL PERIODS. HYDRO-SEED TO LAWN. ALLOW FOR MIN. TWO (2) OVERSEEDING TO ESTABLISH LAWN. WITH NO PATCHES. REFER TO NOTE M BELOW FOR ADDITIONAL HYDRO-SEEDING INFORMATION.
- (L) PROPOSED DRIVEWAY C/W UNIT PAVING. REFER TO CALD SERVICES LTD. CIVIL DRAWING PACKAGE FOR INFORMATION.
- (M) HYDRO-SEEDED RESTORATION AREA (150m² APPROX.) ALONG NEW DRAIN ROUTE. HYDRO-SEED AT A RATE OF 180m²/ACRE. PREMIER PACIFIC SEEDS COASTAL REVEGETATION MIX TO BE USED. SEEDING TO TAKE PLACE IN EARLY FALL OR LATE SPRING. OWNERS TO WATER FOR ONE YEAR ESTABLISHMENT PERIOD.
- (N) ENTRANCE PLANTING BED (LOT 1) C/W FLOWERING ACCENT PLANTS & ORNAMENTAL GRASSES. ADDRESS PODIUM TO BE DISCUSSED WITH DEVELOPER FOR THIS LOCATION.
- (O) PERIMETER PLANTING BED (LOT 2) C/W FLOWERING ACCENT SHRUBS. TWO (2) SALVAGED RHODODENDRONS TO BE PLANTED IN NORTH EAST BED. FLOWERING EVERGREEN HEDGE TO BE PLANTED IN SOUTHWEST BED (AT PARKING STALL).
- (P) PERIMETER SCREEN HEDGE. EMERALD ARBORVITAE TO BE 1.2m TALL AND SPACED AT 900mm (3'-0") O.C. TYPICAL.



TREE PROTECTION FENCING
NOTES
1. FENCE WILL BE CONSTRUCTED USING 38 X 88 mm (2"x4") WOOD FRAME. TOP, BOTTOM AND POSITS. USE ORANGE CHLORINATED MESH AND SECURE TO THE WOOD FRAME WITH 25P TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 900mm SIGN WITH THE FOLLOWING WORDING: WARNING: TREE PROTECTION AREA. THE SIGN MUST BE APPLIED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.
* IN ROCKY AREAS, METAL POSTS (T-SBAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED.



GENERAL NOTES

1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH SAANICH SPECIFICATIONS AND STANDARD DRAWINGS, MWC0 SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALD SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALD SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
10. ALL PLANTING BEDS, HYDROSEEDED AREAS, & SOO LAWNS TO BE WATERED FOR A MIN. TWO YEAR ESTABLISHMENT PERIOD MAY 15 TO SEPTEMBER 30 (TWICE DAILY, THREE DAYS A WEEK, FOR MIN. 15 MIN. DURATION) & IN TIMES OF DROUGHT, AN AUTOMATIC IRRIGATION SYSTEM WITH FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELT CONTROLLER IS RECOMMENDED.
11. TWO (2) 150mm DIAMETER PVC SLEEVES TO BE INSTALLED UNDER DRIVEWAYS FOR FUTURE LIGHTING OR IRRIGATION BY OWNER.
12. CONTRACTOR TO REMOVE TREE PROTECTION FENCING ONCE SITE WORK COMPLETE AND READY FOR TURN OVER TO LANDSCAPE CONTRACTOR FOR SOIL PLACEMENT & PLANTING.

NOTE: FAILURE BY THE CONTRACTOR TO CONTACT CALD SERVICES LTD. FOR PERIODIC FIELD REVIEWS MAY RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE.

PLANTING NOTES

1. CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 450mm, DEPTH OF TREE PITS TO BE 750mm.
2. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
3. CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
4. GROWING MEDIUM TO MEET MWC0 SPECIFICATION AND BC LANDSCAPE STANDARDS.
5. GROWING MEDIUM DEPTH TO BE MIN. 150mm FOR SOO LAWN, 450mm FOR PLANTING AREAS AND 750mm FOR TREE PITS.
6. IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. SOILY RANGE TO BE 3.5-7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
7. PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MWC0 SECTION 02950.
8. LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALD SERVICES LTD.
9. PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR TAMP.
10. TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, WIRES AS NOT TO DAMAGE THE TREE.
11. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
12. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD, OR DUE TO FAILURE BY OWNER TO FOLLOW PRESCRIBED WATERING SCHEDULE.
13. PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
14. WELL-ROTTED, LOW WOOD CONTENT, HIGH ORGANIC CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT.
15. ALL PLANTING BEDS & TREE PITS SHALL BE REVIEWED BY CALD SERVICES LTD. PRIOR TO PLACEMENT OF GROWING MEDIUM. CONTRACTOR TO ALLOW 48 HOURS NOTICE FOR FIELD REVIEWS.

Plant List

Specimen Trees	AC	GI	TH	HA	LA
Acer palmatum 'Dissectum' var. 'Crimson Queen' (Red Weeping Japanese Maple)	1	1	1	1	1
Ginkgo biloba 'Gold Spire' (Columnar Ginkgo)	2	2	2	2	2

Hedge

Thuja occidentalis (Emerald Arborvitae)	47	47	47	47	47
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Native Plants

Hydrocotyle dioica (Ocean Spray)	1	1	1	1	1
Matrona nevosa (Cascade Oregon Grape)	9	9	9	9	9
Polystichum munium (Sword Fern)	19	19	19	19	19

Accent Plants & Grasses

Kalmia japonica 'Vino White' (White Evergreen Azalea)	AZ	4	4	4	4
Chaenactis 'Sundance' (Mexican Orange Blossom)	CH	7	7	7	7
Erica carolinensis 'Siberschnitt' (White Salk Heath)	EC	5	5	5	5
Hakonechloa macra 'Aureola' (Japanese Forest Grass)	HA	28	28	28	28
Lavandula angustifolia 'Hidcote' (Lavender)	LA	6	6	6	6

Frontage Restoration Areas

Matrona nevosa (Cascade Oregon Grape)	MN	10	10	10	10
Polystichum munium (Sword Fern)	SF	20	20	20	20

Hydro-seed (Utility Trench Area=150m²)

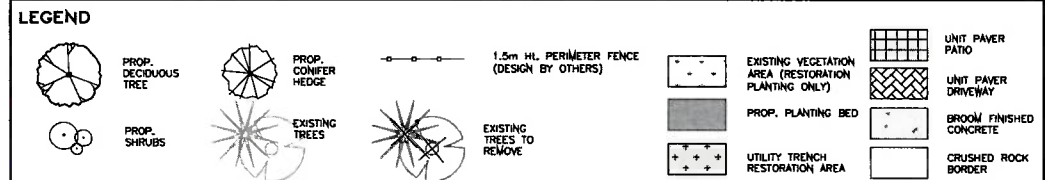
Premier Pacific Seeds Coastal Revegetation mix.
Notes:
1. New plantings & lawn to be watered by owner for a minimum two (2) year establishment period & in times of drought
2. Changes to plant size, quantity, or type to be reviewed & approved in writing by Cald Services Ltd.
3. Hydro-seed to be applied at a rate of 180m²/acre. Seeding to be done in early fall or late spring. Allow for two overseedings.

Tree Replacement Table

Tree Tag #	Species	DBH	Location	Status	Arborist Recommendation	Replacement Ratio
628	D Fir	25	private	not protected		0
NT.1	Big Leaf Maple	40	private	protected		3.1
1208	Big Leaf Maple	1015/20/22	municipal	protected		3.1
1209	Big Leaf Maple	20/20/24	municipal	protected		3.1
1210	Big Leaf Maple	29/28/10/12	municipal	protected		3.1
1211	D Fir	42	private	protected		3.1
1212	D Fir	33	private	protected		3.1
1241	Western Redcedar	77	private	protected	Remove, refer to Capitol Tree Service Tree Report dated July 11, 2023 for detailed descriptions.	2.1
1242	Big Leaf Maple	23/20	private	protected		2.1
1243	Western Redcedar	108	private	protected		2.1
1261	Western Redcedar	47	private	protected		3.1
1262	D Fir	57	private	protected		3.1
1283	D Fir	51	private	protected		3.1
1289	Arbutus	34	private	protected		1.1
No Tag	Fruit	15cm	private	not protected		0
No Tag	Fruit	15cm	private	not protected		0
Replacement Trees Required:						34

Notes:
1. Protected free status and replacement ratios as per Saanich Tree Protection By-Law, 2014 No. 0272.
2. Refer to Capital City Tree Service Ltd.'s Tree Inventory & Hazard Rating report dated July 11, 2023 for additional information.
3. Saanich Parks to review & confirm in writing tree replacement requirements for project prior to Tree Removal Permit being issued to developer.

CALD SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.



CONFIRM UNDERGROUND LOCATION WITH UTILITY COMPANIES	LEGEND - Existing services shown solid	REVISIONS	REVISIONS APPROVED	DESIGN APPROVED	DISTRICT OF SAANICH	CONSULTANT
	STANDARD MOUNT CURB	1	2	3	Lot B (DD 3886611), Section 44, Lake District	815L
	POLE MOUNT WATER	2	3	4	5190 DEL MONTE AVE-LANDSCAPE PLAN	1 OF 1
	EXISTING U/G UTILITIES	3	4	5	B.L. GEODETIC (GGV028) CNTRL. MON. 5-28 ELEV. See Legal Survey	21-079
	PROPOSED U/G UTILITIES	4	5	6	DESIGN BY: [Signature]	SAANICH FILE: SVS02363
		5	6	7	DATE: DEC. 5/23	

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