

LEGEND

- ACER RUBRUM RED SUNSET
- CORNUS EDDIES WHITE WONDER
- PICEA OMORIKA
- PSEUDOSTUGA MENZIESII
- QUERCUS GARRYANA
- QUERCUS RUBRUM
- ARBUS UNEDO TRASH BINS AND GENERATOR
- ARBUS UNEDO DWARF
- CORNUS SERICA
- FESTUCA IDAHOENSIS
- JUNCUS PATENS CARMENS GREY
- JUNIPERUS S. BLUE ARROW
- MAHONIA AQUIFOLIUM
- MAHONIA REPENS
- POLYSTICHUM MUNITUM
- PHILADELPHUS LEWISII BLIZZARD
- POTENTILLA F. GOLDFINGER
- POTENTILLA F. MANGO TANGO
- RIBES SANGUINEUM KING EDWARD
- ROSA NUTKATENSIS
- ROSA RUGOSA
- SYMPHORICARPOS ALBUS
- VACCINIUM OVATUM
- PARTHENOCISSUS QUINQUEFOLIA ON 2.5m HIGH CONCRETE FENCE
- ARCTOSTAPHYLOS UVA-URSI VAN JADE
- NATIVE GRASS
- IRRIGATED GRASS
- CONCRETE
- BOULDERS AND RIVER ROCK
- BENCH - WISHBONE BAYVIEW BV-6
- PICNIC TABLE - EXISTING
- ENTRY SIGN
- BICYCLE RACK - CORA W4506 - 5 TO 7 BIKES

NOTE: CONTRACTOR TO ENSURE REQUIRED SOIL VOLUMES ARE PROVIDED. EXCAVATE TREE PIT TO A DEPTH OF 800 mm AND TO EXTENTS OF SYMBOL SHOWN ON PLANS OR AS OTHERWISE INDICATED. SEE PLANTING SCHEDULE ON L-103 FOR SOIL VOLUME REQUIREMENTS

NOTE: THIS IS A FLAT SITE. SEE GRADING PLAN FOR SPECIFIC ELEVATIONS



STANDARD PERMEABLE UNIT PAVER DESERT SAND



CONCRETE FENCE 2.5m HIGH

ROOT BARRIER TYP

ADDITIONAL EXCAVATION AND GROWING MEDIUM FOR REQUIRED SOIL VOLUME

3m WIDE MULTI USE PATH WITH BOLLARD LIGHTS

CONCRETE FENCE LAYERED WITH LOW TO HIGH SHRUBS AND TREES WITH VINES ON FENCE TO SOFTEN IMPACT

5	ISSUED FOR DP REV 3	15/07/2021
4	ISSUED FOR DP REV 2	12/02/2021
3	ISSUED FOR DP REV 1	21/09/2020
2	PROGRESS ISSUE	27/02/2020
1	ISSUED FOR DP	06/12/2019
#	DESCRIPTION	DATE

PROFESSIONAL SEAL

SAANICH FIRE STATION #2

4595 ELK LAKE DRIVE VICTORIA BC

PROJECT #: 18056

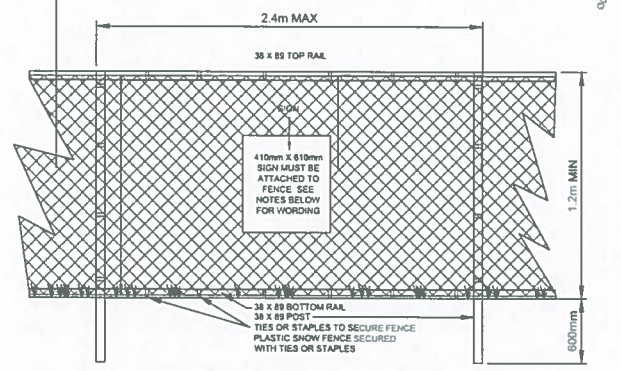
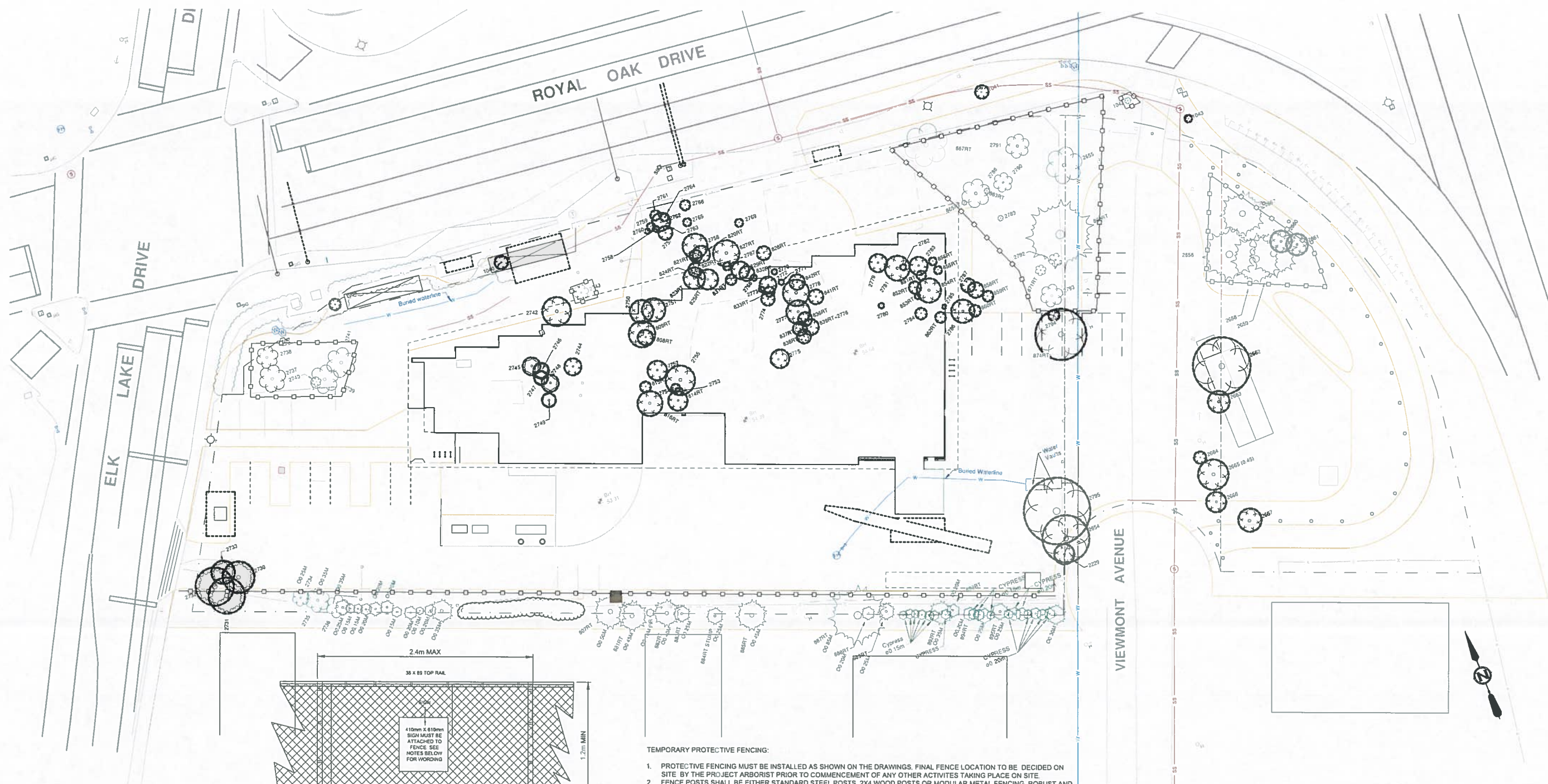
LANDSCAPE PLAN

RECEIVED
JUL 30 2021
PLANNING DEPT.
DISTRICT OF SAANICH



L 101

SCALE: 1:250



TEMPORARY PROTECTIVE FENCING:

1. PROTECTIVE FENCING MUST BE INSTALLED AS SHOWN ON THE DRAWINGS. FINAL FENCE LOCATION TO BE DECIDED ON SITE BY THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF ANY OTHER ACTIVITIES TAKING PLACE ON SITE
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS, 2X4 WOOD POSTS OR MODULAR METAL FENCING. ROBUST AND SOLIDLY STAKED IN THE GROUND
3. THE FENCE MAY BE EITHER 4'0" (1.2m) HIGH SNOW FENCE OR OTHER MATERIAL AS APPROVED BY THE CONTRACT ADMINISTRATOR. PLASTIC FENCING IS TO BE MOUNTED ON A STURDY WOODEN FRAMEWORK THAT INCLUDES A TOP AND BOTTOM RAIL. PLASTIC SNOW FENCING TIED TO METAL STAKES OR REBAR IS NOT ACCEPTABLE. SNOW FENCING TO BE AFFIXED TO THE FRAMEWORK USING ZIP-TIES OR GALVANIZED STAPLES
4. THERE MUST BE A "TREE PROTECTION AREA-NO ENTRY" SIGN AFFIXED ON EVERY FENCE FACE OR EVERY 33' 0" (10m)
5. IF DIGGING IS NECESSARY IN THE CRITICAL ROOT ZONES THE PROJECT ARBORIST SHALL BE CONSULTED BEFOREHAND AND FENCE ADJUSTMENTS SHALL BE APPROVED BY AND COORDINATED WITH THE PROJECT ARBORIST
6. EXCAVATION BY HAND OR AIRSPADE IS CRITICAL TO AVOID TREE ROOT DAMAGE AND SHALL BE CARRIED OUT UNDER THE SUPERVISION OF THE PROJECT ARBORIST
7. MAINTAIN FENCE IN GOOD CONDITION UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT. REMOVE TEMPORARY FENCING WITHIN 2 WEEKS OF PROJECT COMPLETION. THE PROJECT ARBORIST MUST BE CONSULTED BEFORE FENCING IS REMOVED OR MOVED FOR ANY PURPOSE
8. IF ENCROACHMENT INTO THE TREE RETENTION AREAS IS REQUIRED FOR ANY REASON THE ENCROACHMENT MUST BE AUTHORIZED IN ADVANCE BY THE PROJECT ARBORIST
9. UNDERGROUND SERVICES, DRAINAGE PIPES, SWALES OR GRADING SHALL NOT CAUSE GRADE CHANGES WITHIN THE TREE PROTECTION AREAS
10. VEHICLES MAY NOT PASS WITHIN THE RETENTION ZONES. NO SOIL, AGGREGATE, CONSTRUCTION MATERIALS, OR WASTE PRODUCTS MAY BE DEPOSITED WITHIN RETENTION ZONES
11. 79 PROTECTED TREES ARE TO BE REMOVED, AT A 3:1 REPLACEMENT THAT REQUIRES 237 TREES. 62 REPLACEMENT TREES ARE PROPOSED FOR THE FIRE HALL SITE. 175 TREES TO BE PLANTED OFF SITE BY SAANICH PARKS. SPECIES AND SIZE TO MEET PARKS REPLACEMENT STANDARDS. SUPPLY AND INSTALLATION TO BE FUNDED THROUGH PROJECT BUDGET. BUSINESS UNIT 20052 AND COORDINATED WITH PARKS STAFF AS TO DIRECTIVES FOR LOCATIONS

- NOTES:**
- 1) FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2" X 4") WOOD FRAME TOP AND BOTTOM AND POSTS
 - 2) USE ORANGE SNOW-FENCING MESH AND SECURE TO WOOD FRAME WITH ZIP TIES OR GALVANIZED STAPLES
 - 3) ATTACH 410mm X 610mm SIGN WITH THE FOLLOWING WORDS - DO NOT ENTER - Tree Protection Zone. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES
- IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

1 DETAIL nls
L501 TREE PROTECTION FENCING

LEGEND

- TREE TO REMAIN - TYP
- TREE TO REMAIN - TYP
- TREE TO REMAIN - TYP
- TREE TO REMAIN - TYP
- TREE REMOVAL
- TREE PROTECTION FENCING

SEE ARBORISTS REPORT
 TOTAL NUMBER OF TREES IN INVENTORY - TAGGED AND UNTAGGED = 153
 INCLUDING 3 STREET TREES
 TOTAL NUMBER OF BYLAW TREES = 106
 TOTAL NUMBER OF NON BYLAW TREES = 47 - INCLUDES 3 STREET TREES
 TOTAL NUMBER OF BYLAW TREES REMOVED = 79
 TOTAL NUMBER NON BYLAW TREES REMOVED = 17 - INCLUDES 2 STREET TREES



#	ISSUED FOR	DATE
5	ISSUED FOR DP REV 3	19/07/2021
4	ISSUED FOR DP REV 2	12/02/2021
3	ISSUED FOR EXCAVATION PERMIT	22/01/2021
2	ISSUED FOR DP REV 1	21/09/2020
1	ISSUED FOR DP	06/12/2019
#	DESCRIPTION	DATE

SAANICH FIRE STATION #2

4595 ELK LAKE DRIVE
VICTORIA BC

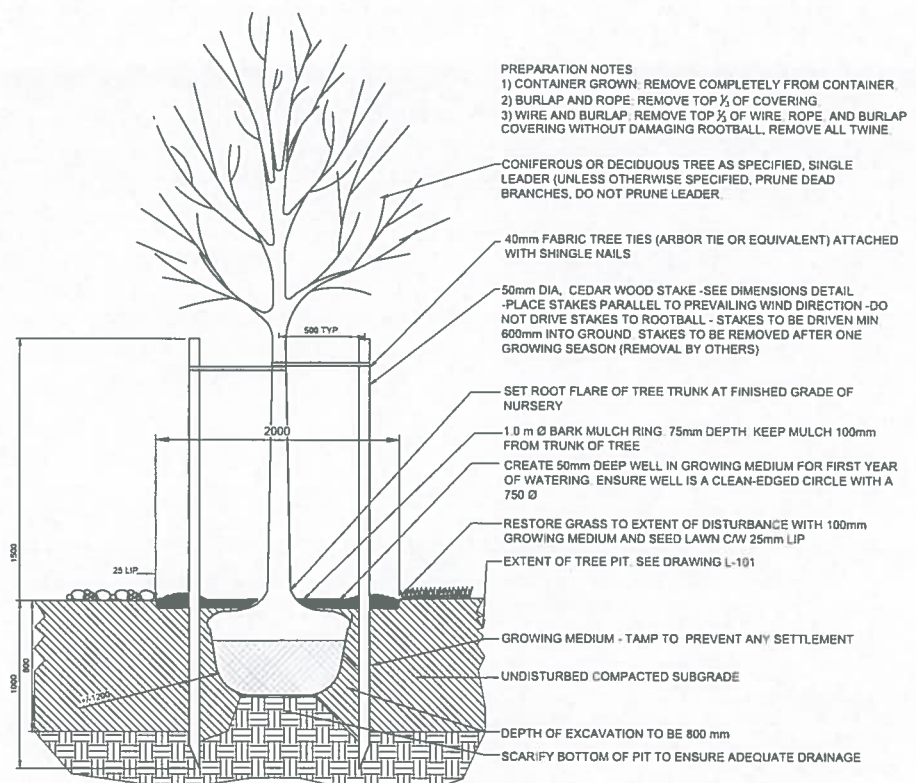
PROJECT #: 18058

TREE MANAGEMENT PLAN



L 102

SCALE: 1:250

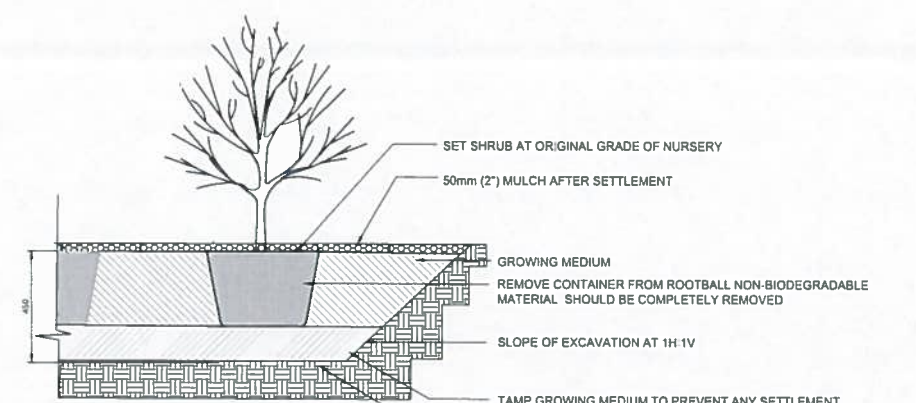


PREPARATION NOTES
 1) CONTAINER GROWN: REMOVE COMPLETELY FROM CONTAINER
 2) BURLAP AND ROPE: REMOVE TOP 1/2 OF COVERING
 3) WIRE AND BURLAP: REMOVE TOP 1/2 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE

CONIFEROUS OR DECIDUOUS TREE AS SPECIFIED, SINGLE LEADER (UNLESS OTHERWISE SPECIFIED, PRUNE DEAD BRANCHES, DO NOT PRUNE LEADER)
 40mm FABRIC TREE TIES (ARBOR TIE OR EQUIVALENT) ATTACHED WITH SHINGLE NAILS
 50mm DIA. CEDAR WOOD STAKE -SEE DIMENSIONS DETAIL -PLACE STAKES PARALLEL TO PREVAILING WIND DIRECTION- DO NOT DRIVE STAKES TO ROOTBALL - STAKES TO BE DRIVEN MIN 600mm INTO GROUND. STAKES TO BE REMOVED AFTER ONE GROWING SEASON (REMOVAL BY OTHERS)
 SET ROOT FLARE OF TREE TRUNK AT FINISHED GRADE OF NURSERY
 1.0 m Ø BARK MULCH RING 75mm DEPTH. KEEP MULCH 100mm FROM TRUNK OF TREE
 CREATE 50mm DEEP WELL IN GROWING MEDIUM FOR FIRST YEAR OF WATERING. ENSURE WELL IS A CLEAN-EDGED CIRCLE WITH A 75 Ø
 RESTORE GRASS TO EXTENT OF DISTURBANCE WITH 100mm GROWING MEDIUM AND SEED LAWN C/W 25mm LIP
 EXTENT OF TREE PIT. SEE DRAWING L-101
 GROWING MEDIUM - TAMP TO PREVENT ANY SETTLEMENT
 UNDISTURBED COMPACTED SUBGRADE
 DEPTH OF EXCAVATION TO BE 800 mm
 SCARIFY BOTTOM OF PIT TO ENSURE ADEQUATE DRAINAGE

1 DETAIL NTS
 L-103 TREE PLANTING

NOTE:
 INSTALL TREE TIE AT APPROX. 50% OF TREE HT. FOR CONIFERS LESS THAN 3m HT. AND 100mm BELOW LOWEST BRANCH FOR DECIDUOUS TREE LESS THAN 10cm CAL. DO NOT REMOVE ANY BRANCHES.



SET SHRUB AT ORIGINAL GRADE OF NURSERY
 50mm (2") MULCH AFTER SETTLEMENT
 GROWING MEDIUM
 REMOVE CONTAINER FROM ROOTBALL NON-BIODEGRADABLE MATERIAL SHOULD BE COMPLETELY REMOVED
 SLOPE OF EXCAVATION AT 1H:1V
 TAMP GROWING MEDIUM TO PREVENT ANY SETTLEMENT
 SCARIFY BOTTOM OF PLANTER TO ENSURE ADEQUATE DRAINAGE

2 DETAIL NTS
 L-103 SHRUB PLANTING

NOTES:

- ALL LANDSCAPE INSTALLATION SHALL BE TO MMCD PLATINUM EDITION SPECIFICATIONS
- PLANT MATERIAL INCLUDES ONLY NEW MATERIAL TO BE INSTALLED. NO SUBSTITUTIONS EXCEPT AS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT
- ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTERA RAMORUM), ACCORDING TO CANADIAN FOOD INSPECTION AGENCY (CFIA), OR CLMA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND REPLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE. PLANT MATERIAL SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT AT THE SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL COMPLETION
- TREE PLANTING BACKFILL AND SHRUB BED GROWING MEDIUM SHALL COMPLY WITH MMCD TABLE 2 GROWING MEDIUM-PLANTERS AREAS, PLANTERS, SHRUB AND GROUND COVER AREAS. GROWING MEDIUM TREE PIT SHALL BE APPROX 750mm DEEP X 1.5m LONG X 2m WIDE. GROWING MEDIUM FOR SHRUB BEDS SHALL BE 500mm DEEP. THE LANDSCAPE ARCHITECT SHALL INSPECT THE GROWING MEDIUM PLACEMENT PRIOR TO PLANTING. GROWING MEDIUM SHALL BE FEATHERED OUT TO 100mm DEEP AROUND UNDISTURBED EXISTING TREE ROOTS
- GROUND COVER AREAS ONLY (KINNICKINNICK) GROWING MEDIUM SHALL COMPLY WITH MMCD TABLE 2 GROWING MEDIUM-PLANTERS AREAS, PLANTERS, SHRUB AND GROUND COVER AREAS. GROWING MEDIUM SHALL BE 500mm DEEP. THE LANDSCAPE ARCHITECT SHALL INSPECT THE GROWING MEDIUM PLACEMENT PRIOR TO PLANTING
- SHRUBS AND TREES PLANTED WITHIN TREE PROTECTION ZONES SHALL BE PIT PLANTED WITH MINIMUM DISTURBANCE TO SURROUNDING ROOTS. NO PLANTING SHALL BE WITHIN 2M OFF EXISTING TREES
- IRRIGATED GRASS: GROWING MEDIUM SHALL BE 300mm DEEP AND COMPLY WITH MMCD TABLE 2 GROWING MEDIUM- LOW TRAFFIC LAWN AREAS. TREES AND LARGE SHRUBS: THE LANDSCAPE ARCHITECT SHALL INSPECT THE GROWING MEDIUM PLACEMENT PRIOR TO SEEDING
- GROWING MEDIUM FOR NATIVE GRASS AREAS SHALL BE 100mm DEEP IN DISTURBED AREAS AND FEATHERED OUT AROUND EXISTING UNDISTURBED TREE ROOTS
- GROWING MEDIUM SHALL BE TESTED BY PSA LABS IN VANCOUVER BC FOR TREE USE AND SOIL TEST REPORT SUBMITTED TO PROJECT LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF GROWING MEDIUM. THE CONTRACTOR WILL AMEND SOIL AS REQUIRED TO MEET SPECIFICATIONS AND RETEST PRIOR TO PLACEMENT
- MULCH FOR SHRUB BEDS SHALL BE MEDIUM BARK MULCH 50mm DEEP AFTER SETTLEMENT
- FINAL LOCATION OF TREES SHALL BE APPROVED BY THE CONSULTANT PRIOR TO PLANTING
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DOING ANY EXCAVATION OR PLANTING
- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL SURPLUS MATERIALS OFF SITE
- MULCH FOR TREES SHALL BE MEDIUM MULCH 75mm DEEP
- MULTI-USE TRAIL AND PLANTINGS ON OUTSIDE OF CONCRETE FENCING SHALL HAVE A DESIGN BUILD IRRIGATION SYSTEM DESIGNED TO SAANICH PARKS STANDARDS. ALL OTHER NATIVE PLANTINGS SHALL HAVE ESTABLISHMENT IRRIGATION SUPPLIED BY HOSE BIB OR WATERING BAGS AS REQUIRED TO ENSURE ALL MATERIALS MEET THE ONE YEAR WARRANTY REQUIREMENTS
- TREE ROOT BARRIER TO BE DEEP ROOT UB 18-2
- MATURE TREE SYMBOLS ALSO REPRESENT APPROX. SOIL VOLUMES. SEE PLANT LIST FOR CORRESPONDING SOIL VOLUMES

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
Ar	5	ACER RUBRUM RED SUNSET	SUNSET RED MAPLE	7cm CAL. WB	AS SHOWN	12 m³ SOIL
Cn	9	CORNUS NUTTALLII EDDIES WHITE WONDER	WHITE WONDER DOGWOOD	5cm CAL. B&B	AS SHOWN	8 m³ SOIL
Pm	13	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5m HT. B&B	AS SHOWN	16 m³ SOIL
Pp	12	PICEA OMORIKA	SERBIAN SPRUCE	3.0 m HT. WB	AS SHOWN	8 m³ SOIL
Qg	15	QUERCUS GARRYANA	GARRY OAK	6cm CAL. WB	AS SHOWN	16 m³ SOIL
Qr	8	QUERCUS RUBRUM	RED OAK	7cm. CAL. WB	AS SHOWN	16 m³ SOIL
SHRUBS AND GROUND COVER						
Ar	8	ARBUTUS UNEDO	STRAWBERRY BUSH	NO. 5 POT	AS SHOWN	
Au	49	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY BUSH	NO. 5 POT	AS SHOWN	
Ar	1600	ARTOSTAPHYLOS UVA-URSI VANCOUVER JADE	KINNICKINNICK	10cm POT	0.4cm O.C.	
Cs	22	CORNUS SERICA	RED TWIG DOGWOOD	NO. 2 POT	1.2m O.C.	NATIVE
Fo	351	FESTUCA IDAHOENSIS	BLUEBUNCH GRASS	NO. 1 POT	0.5m O.C.	NATIVE
Hd	22	HOLIDISCUS DISCOLOR	OCEAN SPRAY	NO. 5 POT	1.2m O.C.	NATIVE
Jp	317	JUNCUS PATENS CARMENS GREY	CARMENS GREY BLUE RUSH	NO. 1 POT	0.5m O.C.	
Js	11	JUNIPERUS SCOPULORUM BLUE ARROW	BLUE ARROW JUNIPER	2m HT. B&B	1.0m O.C.	
Mz	69	MAHONIA AQUIFOLIUM	OREGON GRAPE	NO. 2 POT	0.9m O.C.	NATIVE
Mn	518	MAHONIA REPENS	CREeping OREGON GRAPE	NO. 2 POT	0.5m O.C.	NATIVE
Pm	51	POLYSTICHUM MUNITUM	SWORD FERN	NO. 2 POT	1.0m O.C.	NATIVE
Pl	32	PHILADELPHUS LEWISII BLIZZARD	BLIZZARD MOCK ORANGE	NO. 5 POT	1.2m O.C.	NATIVE
Pf	144	POTENTILLA FRUTICOSA GOLDFINGER	GOLDFINGER CINQUEFOIL	NO. 2 POT	0.8m O.C.	NATIVE VARIETY
Pm	39	POTENTILLA FRUTICOSA MANGO TANGO	MANGO TANGO CINQUEFOIL	NO. 2 POT	0.8m O.C.	NATIVE VARIETY
Ri	13	RIBES SANGUINEUM KING EDWARD	KING EDWARD FLOWERING CURRANT	NO. 5 POT	1.2m O.C.	NATIVE
Rn	150	ROSA NUTKATENSIS	NOOTKA ROSE	NO. 2 POT	0.9m O.C.	NATIVE
Rr	9	ROSA RUGOSA	HARDY ROSE	NO. 5 POT	1.2m O.C.	
Sa	206	SYMPHORICARPOS ALBUS	SNOWBERRY	NO. 2 POT	0.9m O.C.	NATIVE
Vo	41	VACCINIUM OVATUM	EVGREEN HUCKLEBERRY	NO. 5 POT	1.2m O.C.	NATIVE
Pq	27	PARTHENOCISSUS QUINQUEFOIA	VIRGINIA CREEPER	NO. 5 POT	AS SHOWN	

3	ISSUED FOR DP REV 2	12/02/2021
2	ISSUED FOR DP REV 1	21/09/2020
1	ISSUED FOR DP #	06/11/2019
	DESCRIPTION	DATE

PROFESSIONAL SEAL

SAANICH FIRE STATION #2

4595 ELK LAKE DRIVE
 VICTORIA BC

PROJECT #: 06/12/2019

LANDSCAPE DETAILS



L 103