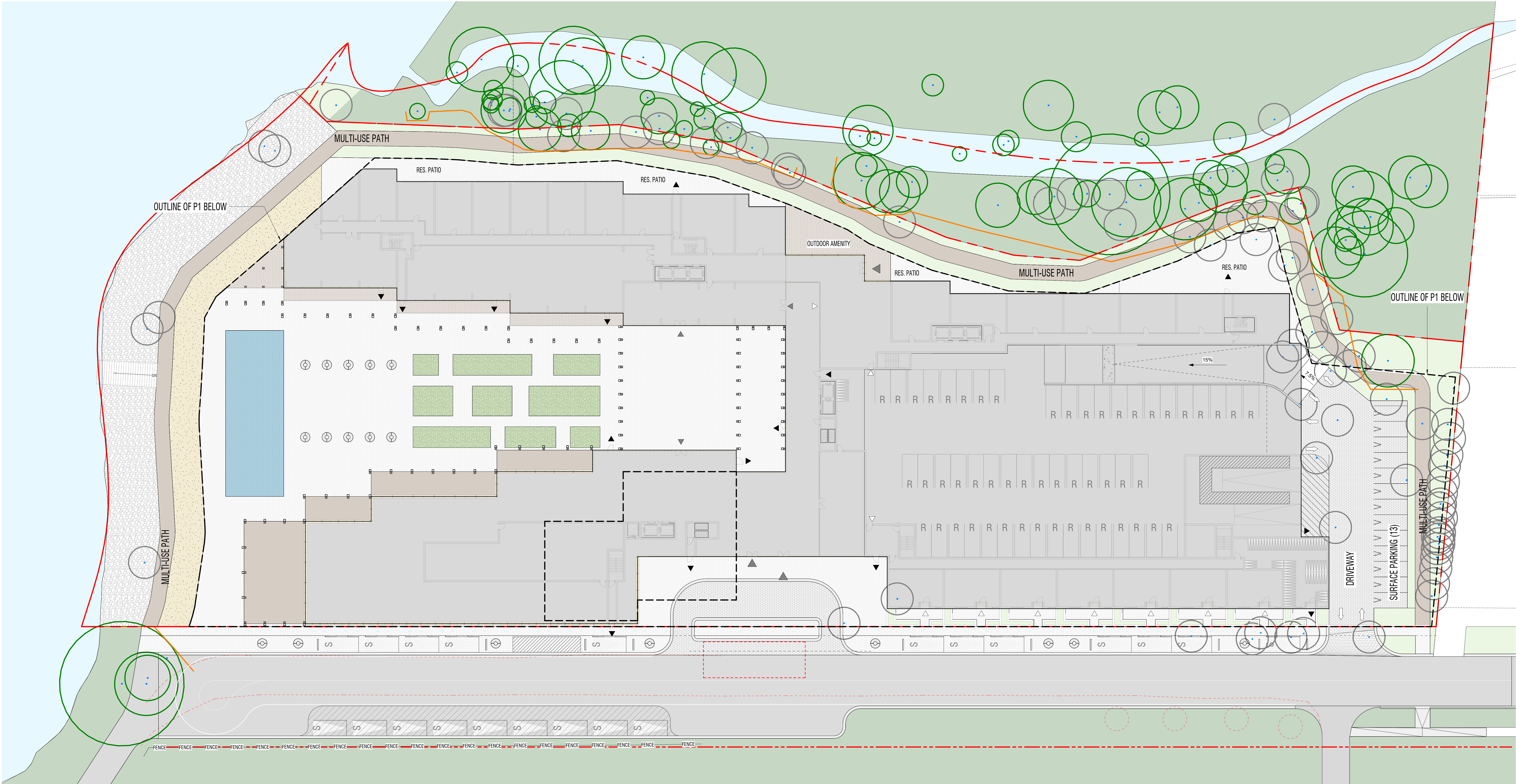




1 TREE PROTECTION ZONE
A301 L-002 1 : 250

LEGEND

TREE PROTECTION ZONE

EXISTING TREE TO BE REMOVED

TREE HOARDING LINE

REFER TO THE ARBORIST REPORT
FOR DETAILED INVENTORY OF TREES
TO BE PROTECTED/REMOVED

2	2024/04/26	REVISED FOR IBA
1	2024/02/23	ISSUED FOR IBA

Rev.	Date	Issued
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55 OSSINGTON AVE, SUITE 100
TORONTO, ON, CANADA M6J 2Y9
416 915 1791

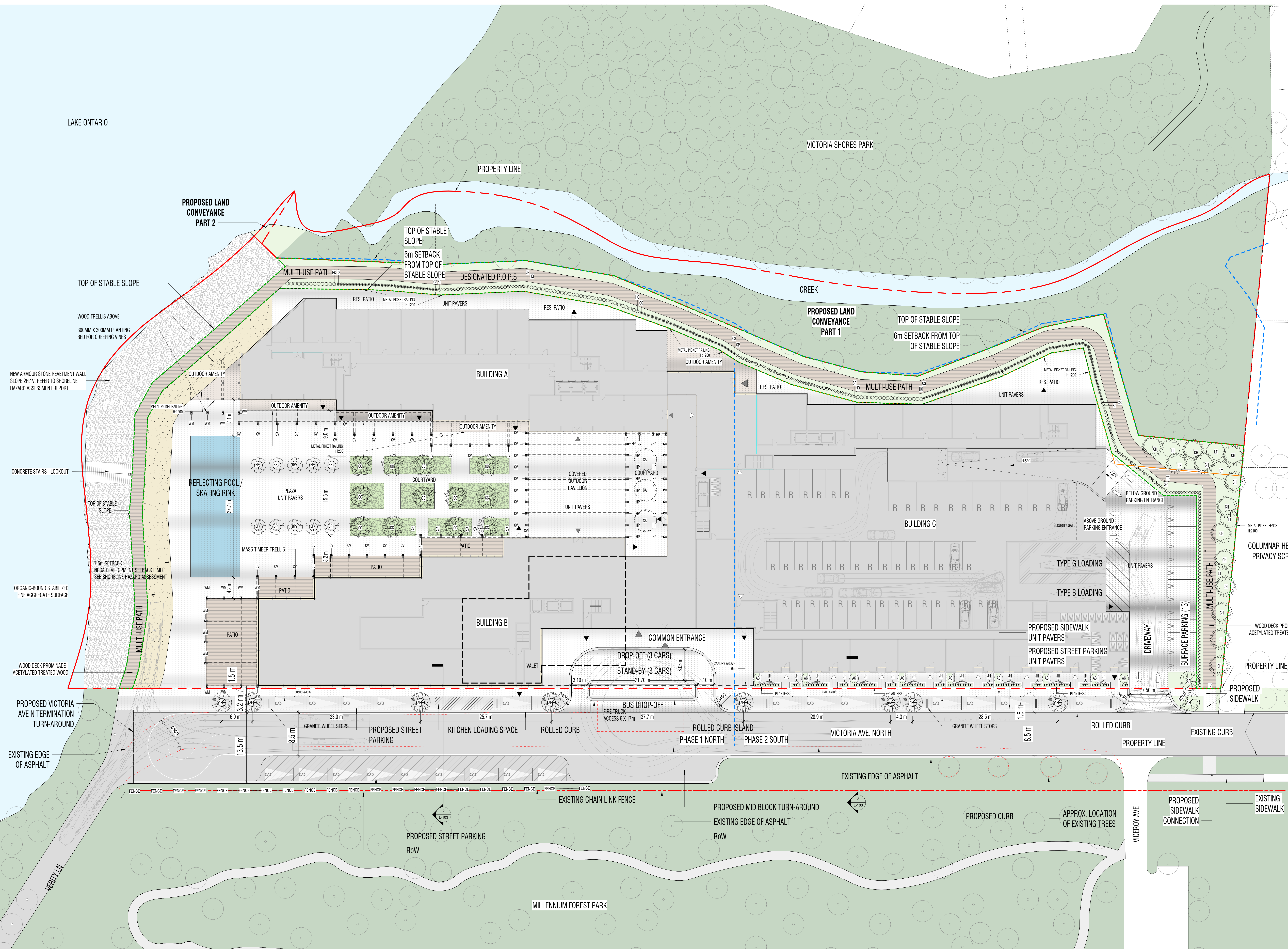
Globizen
VINELAND

4933 VICTORIA AVENUE NORTH

Project North True North

SCALE: As indicated
PROJECT NO. 202302
ISSUE DATE: APRIL 26, 2024

**TREE
PROTECTION
PLAN
L-002**



SITE PLAN LEGEND

- PROPERTY LINE
- TOP OF SLOPE
- 6m SET BACK
- DESIGNATED P.O.P.S. (PRIVATELY OWNED PUBLIC SPACE)
- LAND CONVEYANCE
- MAIN RES ENTRANCE
- RES ENTRANCE
- NON-RES ENTRANCE
- EXIT
- VEHICULAR ENTRANCE/EXIT
- PROPOSED CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- EXISTING CONTEXT TREE
- FEATURE PAVERS, PERMEABLE
- PERMEABLE PAVERS WITH SPI ≥ 29
- CONCRETE PAVING SPI VALUE: ≥ 29 OR BETTER
- CONCRETE PAVING SPI VALUE: ≥ 29 OR BETTER
- WOOD DECKING SPI VALUE: ≥ 29 OR BETTER
- ARTIFICIAL TURF GRASS / DOG RELIEF AREA
- BICYCLE LANE
- BLACK MULCH
- CONCRETE SIDEWALK PAVING
- BALLAST ROOF
- INTENSIVE GREEN ROOF

PLANTING NOTES:

- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPSE BETWEEN DIGGING AND PLANTING. CONSULTANT TO SELECT PLANTS AT NURSERY AND REVIEW PLANTS ON DELIVERY TO SITE. PRIOR TO PLANTING, REVIEW SET TO PLACE.
- STAKED PLANTING LOCATIONS TO BE REVIEWED BY CONSULTANT AND CHANGED AS REQUIRED.
- PLANTS TO BE NURSERY-GROWN, GOOD QUALITY SPECIES AND TYPE, FORM AND CHARACTER SPECIFIED. PLANTS TO BE NO 1 GRADE IN ACCORDANCE WITH CANADIAN STANDARDS FOR NURSERY STOCK. MOST RECENT EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION PLANTS TO HAVE NORMAL, WELL-DEVELOPED BRANCHES, VIGOROUS FIBROUS ROOT SYSTEMS, AND BE HEALTHY, FREE FROM DISEASES. PLANTS TO BE GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
- SPECIFY PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERFORMING TO THE SPECIES AND OF TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
- CLUMP PLANTING TO HAVE A MINIMUM OF THREE STEMS GROWING OUT OF ONE ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MAJOR CLUMPS WILL NOT BE EXCEPTED.
- CONTAINER GROWN PLANTS (POTS, CANS, TUBS OR BOXES) TO HAVE SUFFICIENT ROOTS TO HOLD PLANTS TOGETHER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
- BALLED AND BURLAPPED AND STRUNG BALLED PLANTS TO HAVE A COMPACT NATURAL BALL OF EARTH BY FIRMLY WRAPPING IN BURLAP AND TIGHTLY BOUND WITH ROPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT. AROUND THE SMALL FEEDING ROOTS. BALL SIZE TO COMPLY TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% OF FIBROUS AND FEEDER ROOT SYSTEM.
- CROWN PRUNING: PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES AND HARMFUL WEDGE BRANCH UNITS WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER.
- ROOT BALL CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE FROM AROUND THE TOP 1.0 TO 1.0 OF THE ROOT BALL.
- BACKFILL: SOIL TO BE BACKFILLED IN 100 MM LAYERS AND CONCURRENTLY TAMPER AND/OR WATERED TO MINIMIZE AIR POCKETS. COMPACT LIFTS FIRMLY WITH FEET TO STABILIZE ROOTBALL.
- WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING.
- PLANTING AREA: TREES NOT TO BE 50 ROOT BALL DIAMETER. SOIL PREPARATION AREA TO BE 50 ROOT BALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 800 MM.
- PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 50 TO 75 MM HIGHER THAN SURROUNDING GRADE.
- CONTRACTOR TO WARRANT PLANT MATERIAL AS FURNISHED ON PLANT LIST FOR FULL GROWTH SEASON (1 YEAR). END OF WARRANTY INSPECTION TO BE CONDUCTED DURING WARRANTY PERIOD. REMOVE MATERIAL THAT HAS DIED OR FAILED TO PERFORM SATISFACTORILY.
- REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL EQUAL TO ORIGINAL. WARRANTY PERIOD REPLACEMENTS AND WARRANTY COVERED UNLESS PLANT MATERIAL IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING DATE REPLACEMENTS WERE MADE.
- QUIVING SYSTEM TO BE USED FOR TREES 80MM CALIPER AND GREATER.
- ORANGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE) AND 300x15 (200x15) DUE. FULLY PERFORATED COMPLETE WITH HIGH-RESISTANCE FILTER SOCK. NOT PERFORATED AT PASS THROUGH TO RISER PIPES. MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS.
- IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIAMETER, SET AROUND SHOULDER OF ROOT BALL AND CONNECTED TO THE PRESSURE ACCEPTABLE PRODUCTS. CYPHREX® "ROOTRAIL" SYSTEM INCLUDING FOOTRAIL PIPING, TEES, CONNECTORS AND URBAN INLETS.
- ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SUSTAINABLE, MEANING FREE OF SOILS, PESTS, AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE AND CONFORMS TO THE SOILS THAT ARE LISTED IN TABLE 3 OF THE APRIL 15, 2011 SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART 4 OF THE ACT DOCUMENT.

WATERING PROGRAM:

- THE OWNER WILL OVERSEE AND EXECUTE A WATERING PROGRAM TO SUPPORT THE TREES IN THE FIRST TWO YEARS TO ENSURE THAT TREES ARE ESTABLISHED. THE WATERING PROGRAM WILL CONSIST OF FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS. MANUALLY FED BY WATER FROM THE BUILDING AND NEIGHBORING ROSE BARS AND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE. MANAGEMENT OPERATIONS ON THE SURROUNDING LANDSCAPE IS REQUIRED FOR ALL OTHER TREES.
- WATERING SCHEDULE:
 - * 1 TO 2 WEEKS AFTER PLANTING THEY WILL BE WATERED DAILY
 - * 2 TO 3 WEEKS THEY WILL BE WATERED EVERY 2 TO 3 DAYS AND
 - * AFTER 12 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1-1.5 GALLONS PER INCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A SLOW INK TRAP OF WATER AROUND THE TREE ROOT BALL SUPPORTED BY THE PIPING SUPPLIED IN THE SOIL CELLS.

1 LANDSCAPE PLAN
A301 L-101 1: 250

PLANTING - SHADE TREES						
TAG	SYN	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION
AF		ACER X FREEMANI	FREEMAN MAPLE	10	80mm CAL	WB
BP		BETULA PAYERHOLMII	PAPER BIRCH	10	80mm CAL	WB
CC		CORNUS ALTERNATA	ALTERNATE-LEAF DOGWOOD	3	80mm CAL	WB
CD		CESTRUS CANADENSIS	WHITE HEDERA	12	80mm CAL	WB
CH		TRIFOLIUM CANADENSE	CANADIAN REDBUD	13	80mm CAL	WB
CL		LYRORODENDRON TULIPIFERA	TULIP POPLAR	5	80mm CAL	WB
TOTAL				63		

PLANTING - UNDERSTORY TREES						
TAG	SYN	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION
AC		AMELANCHIER CANADENSIS	SERVICEBERRY	9	200mm Ht. multi-stemmed	WB
TOTAL				9		

PLANTING - SHRUBS						
TAG	SYN	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION
CS		CORNUS SERICEA	TUFTED HAZEL GRASS	134	2 GAL	POTTED
CV		CLEMATIS VIRGINIANA	VIRGINIA BOWER	43	1 GAL POT	POTTED
HP		HYDRANGEA PETIOLATA	CLIMBING HYDRANGEA	22	1 GAL POT	POTTED
HQ		HYDRANGEA QUERCIFOLIA	TUFTED HAZEL GRASS	60	2 GAL	POTTED
JH		JUNIPERUS HORIZONTALIS	CREeping JUNIPER	107	3 GAL	POTTED
SP		SPIEA PRUNIFOLIA	TUFTED HAZEL GRASS	102	2 GAL	POTTED
TC		TRIFOLIUM CANADENSE	CANADIAN YEW	75	900 cm Ht.	POTTED
WV		WISTERIA WASHINGTONIANA	CLIMBING WISTERIA	15	1 GAL POT	POTTED
TOTAL				558		

PLANTING - GROUND COVER						
TAG	SYN	BOTANICAL NAME	COMMON NAME	QTY	SPACING	AREA
EF		EUCOMMIS FORTUNEI COLORATUS	EUCOMMIS GROUND COVER	1746	450 mm	300 m ²
GR		GRASS	LOW PLANTER BED - MEADOW / PERSONAL GRASSES	38070	300 mm	3045 m ²
NOTES						
*** ALL TREES, SHRUBS AND GROUNDCOVERS ARE DROUGHT RESISTANT SPECIES. *** A DROUGHT IRRIGATION SYSTEM IS TO BE INSTALLED THROUGHOUT THE NEW ROOT ZONES AND WILL OPERATE USING A WEATHER SENSOR TO SUPPLY IRRIGATION TO ALL PLANTING AS REQUIRED.						

GENERAL NOTES:

- A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING.
- LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR ALL TREES. GREY WATER TO BE USED.
- SOIL IS RETAINED ON-SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY.
- SOIL FOR ALL TREE PLANTING TO BE A SANDY LOAM TEXTURE PROFILE (60-80% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm X 20mm OR 10mm X 40mm.

HARDSCAPE AND SOFTSCAPE AREAS (ON PROPERTY)

Level	Area	Material	Area
Level 1	260 m ²	BRICK PAVERS - EXTERIOR (BROWN)	
Level 1	780 m ²	BRICK PAVERS - EXTERIOR (DRK GREY)	
Level 1	3103 m ²	BRICK PAVERS - EXTERIOR (LT GREY)	
Level 1	28 m ²	Concrete Curb - 200mm	
Level 1	270 m ²	LANDSCAPE - WATER	
Level 1	306 m ²	WOOD DECKING	
Level 1	44 m ²	BRICK PAVERS - EXTERIOR (DRK GREY)	
Level 1	4850 m ²		

SOFTSCAPE

Level 1	3506 m ²	LANDSCAPE - GREEN SPACE
Level 1	306 m ²	LANDSCAPE - GROUND COVER
Level 1	3813 m ²	

HARDSCAPE AND SOFTSCAPE AREAS (IN R.O.W.)

Level	Area	Material	Area
Level 1	2488 m ²	ASPHALT ROAD - 200mm	
Level 1	65 m ²	BRICK PAVERS - EXTERIOR (DRK GREY)	
Level 1	306 m ²	BRICK PAVERS - EXTERIOR (LT GREY)	
Level 1	485 m ²	BRICK PAVERS - EXTERIOR (LT GREY)	
Level 1	199 m ²	Concrete Curb - 200mm	

SOFTSCAPE

Level 1	19 m ²	LANDSCAPE - GREEN SPACE
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2	2024/04/26	REVISED FOR DBA
1	2024/02/23	ISSUED FOR DBA

Rev Date Issued

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416 915 1791

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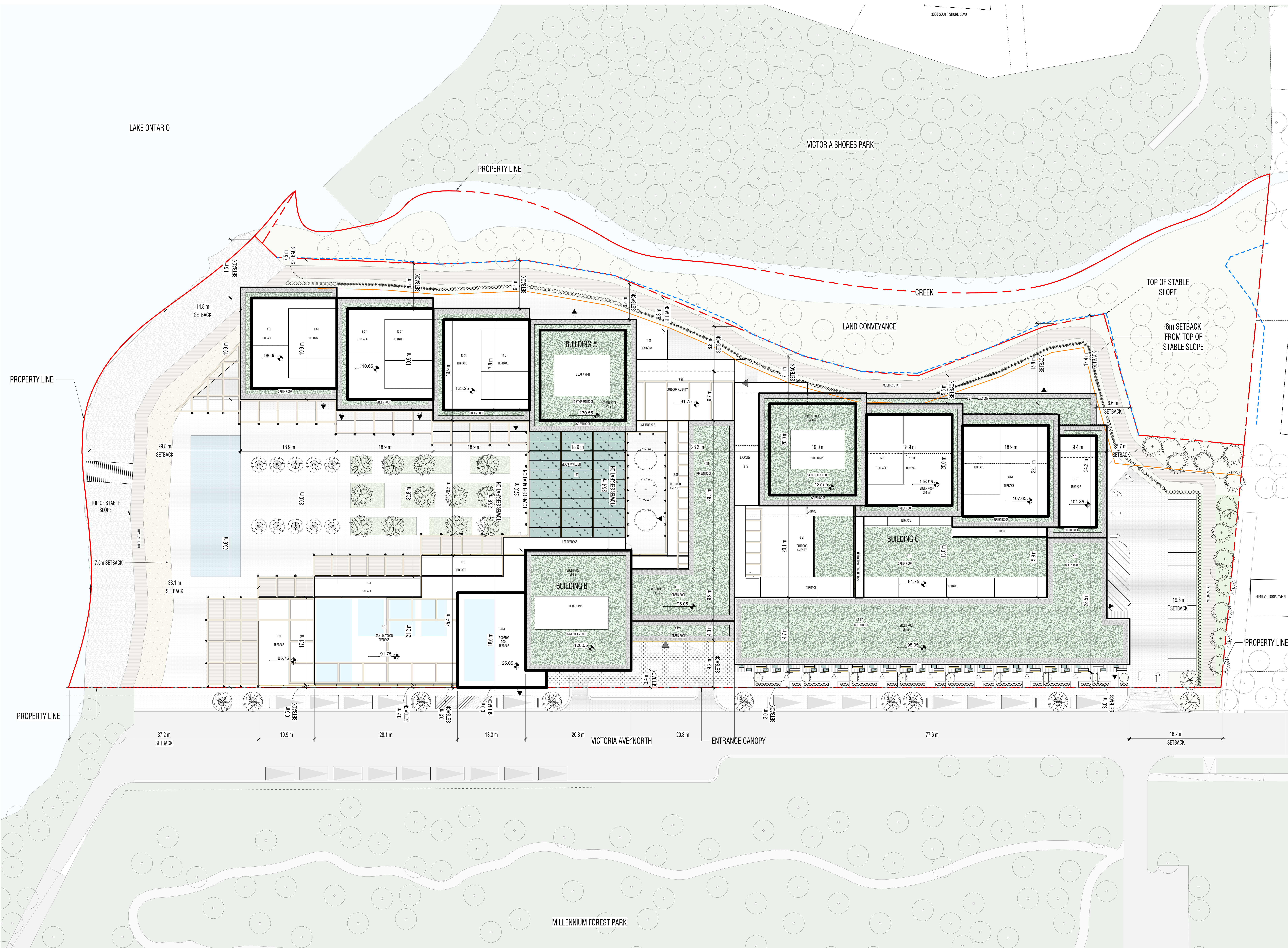
4933 VICTORIA AVENUE NORTH

Project North True North

SCALE
PROJECT NO. 202302
ISSUE DATE APRIL 26, 2024

LANDSCAPE PLAN

L-101



SITE PLAN LEGEND

- PROPERTY LINE
- TOP OF SLOPE
- 6m SETBACK
- DESIGNATED P.O.P. (PRIVATELY OWNED PUBLIC SPACE)
- LAND CONVEYANCE
- MAIN RES ENTRANCE
- RES ENTRANCE
- NON-RES ENTRANCE
- EXIT
- VEHICULAR ENTRANCE/EXIT
- PROPOSED CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- EXISTING CONTEXT TREE
- FEATURE PAVERS, PERMEABLE
- PERMEABLE PAVERS WITH SPI ≥ 29
- CONCRETE PAVING SPI VALUE: ≥ 29 OR BETTER
- CONCRETE PAVING SPI VALUE: ≥ 29 OR BETTER
- WOOD DECKING SPI VALUE: ≥ 29 OR BETTER
- ARTIFICIAL TURF GRASS / DOG RELIEF AREA
- BICYCLE LANE
- BLACK MULCH
- CONCRETE SIDEWALK PAVING SPI ≥ 29
- BALLAST ROOF
- INTENSIVE GREEN ROOF

PLANTING NOTES:

- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPSE BETWEEN DIGGING AND PLANTING. CONSULTANT TO SELECT PLANTS AT NURSERY AND REVIEW PLANTS ON DELIVERY TO SITE. PRIOR TO PLANTING BEING SET IN PLACE.
- STAKED PLANTING LOCATIONS TO BE REVIEWED BY CONSULTANT AND CHANGED AS REQUIRED.
- PLANTS TO BE NURSERY-GROWN, GOOD QUALITY SPECIES AND TYPE, FORM AND CHARACTER SPECIFIED. PLANTS TO BE NO 1 GRADE IN ACCORDANCE WITH CANADIAN STANDARDS FOR NURSERY STOCK. MOST RECENT EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION PLANTS TO HAVE NORMAL, WELL-DEVELOPED BRANCHES, WOODS-PERMANENT ROOT SYSTEMS, AND BE HEALTHY, FREE FROM DISEASES. PLANTS TO BE SEASONAL COLOR AND SOIL CONDITIONS SIMILAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
- SPECIFY PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERFORMING TO THE SPECIES AND OF TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
- CLUMP PLANTING TO HAVE A MINIMUM OF THREE STEMS GROWING OUT OF ONE ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MAJOR CLUMPS WILL NOT BE EXCEPTED.
- CONTAINER GROWN PLANTS (POTS, CANS, TUBS OR BOXES) TO HAVE SUFFICIENT ROOTS TO HOLD IT TOGETHER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
- BALLED AND BURLAPPED AND STRUNG BALL PLANTS TO HAVE A COMPACT NATURAL BALL OF EARTH BY FIRMLY WRAPPING IN BURLAP AND TIGHTLY ROUND WITH ROPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT AROUND THE SMALL FEEDING ROOTS. BALL SIZE TO CONFORM TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% OF FIBROUS AND FEEDER ROOT SYSTEM.
- CROWN PRUNING: PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES AND HARMFUL ANGLE BRANCH UNLESS WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER.
- ROOT BALL CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE FROM AROUND THE TOP 1.0 TO 1.0 OF THE ROOT BALL.
- BACKFILL: SOIL TO BE BACKFILLED IN 150 MM LAYERS AND CONCURRENTLY TAMPAED AND/OR WATERED TO MINIMIZE AIR POCKETS. COMPACT 10% FINELY FINISH WITH FEET TO STABILIZE ROOTBALL.
- WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING.
- PLANTING AREA: TREES NOT TO BE 3X ROOT BALL DIAMETER. SOIL PREPARATION AREA TO BE 6X ROOT BALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 800 MM.
- PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 50 TO 75 MM HIGHER THAN SURROUNDING GRADE.
- CONTRACTOR TO WARRANT PLANT MATERIAL AS TENDERS ON PLANT LIST FOR FULL GROWTH SEASON (1 YEAR). END OF WARRANTY INSPECTION TO BE CONDUCTED DURING WARRANTY PERIOD. REMOVE MATERIAL THAT HAS DIED OR FAILED TO PERFORM SATISFACTORILY.
- REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL EQUAL TO ORIGINAL WARRANTY PERIOD. REPLACEMENTS AND WARRANTY CONTINUED UNTIL PLANT MATERIAL IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING DATE REPLACEMENTS WERE MADE.
- QUIVING SYSTEM TO BE USED FOR TREES 80MM CALIPER AND GREATER.
- ORANGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE) AND 300x15-100mm. FULLY PERFORATED COMPLETE WITH ONE-Piece GASTIGHT FLEXIBLE SOIL, NOT PERFORATED AT PASS THROUGH TO RISER PIPES. MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS.
- IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIAMETER, SET AROUND SHOULDER OF ROOT BALL AND CONNECTED TO THE PRESSURE ACCEPTABLE PRODUCTS. OXYGENEER "ROOTRAIN" URBAN SYSTEM INCLUDING ROOTRAIN PIPING, TEES, CONNECTORS AND URBAN INLETS.
- ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SOUND, MEANING FREE OF DISEASE AND PESTS, AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE AND COMMERCE. OUTSOURCED SOIL THAT IS LISTED IN TABLE 3 OF THE APRIL 15, 2011 SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART 4 OF THE ACT DOCUMENT.

URBAN FORESTRY TREE PLANTING NOTES:

- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TENDERS STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
- NO OBSTRUCTIONS TO EXISTING GRADE IS PERMITTED AT ANY TIME WITHIN ANY TPL PRIOR TO MOVING OR REMOVING ANY TREE. PERMISSION FROM URBAN FORESTRY IS REQUIRED.

WATERING PROGRAM:

- THE OWNER WILL OVERSEE AND EXECUTE A WATERING PROGRAM TO SUPPORT THE TREES IN THE FIRST TWO YEARS TO ENSURE THAT TREES ARE ESTABLISHED. THE WATERING PROGRAM WILL CONSIST OF FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS. MANUALLY FED BY WATER FROM THE BUILDING VIA NEIGHBORING ROSES. HAND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE. MANAGEMENT OPERATIONS ON THE SURROUNDING HARDSCAPE IS REQUIRED FOR ALL OTHER TREES.
- WATERING SCHEDULE:
 - 1 TO 2 WEEKS AFTER PLANTING THEY WILL BE WATERED DAILY
 - 2 TO 3 WEEKS THEY WILL BE WATERED EVERY 2 TO 3 DAYS AND
 - AFTER 12 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1-1.5 GALLONS PER INCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A SLOW INFILTRATION OF WATER AROUND THE TREE ROOT BALL. SUPPORTED BY THE PIPING SUPPLIED IN THE SOIL CELLS.

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GREEN ROOF PLAN

A301 L-102

1 : 250

GREEN ROOF AREAS						
TYPE	AREA	%	SOIL VOLUME	PRODUCT	POLLINATOR SPECIES	
BALLAST ROOF	1910 m ²	25%	151.44 m ³	150 mm		
LOW PLANTER BED - MEADOW / PERENNIAL GRASSES	3045 m ²	75%	456.75 m ³	150 mm		
	4955 m ²	100%	608.20 m ³			
TOTAL	4955 m ²	100%	608.20 m ³			

GREEN ROOF PLANTS (NATIVE POLLINATORS)	
ASTER LAEVIS	SMOOTH ASTER
CAMPANULA ROTUNDIFOLIA	BELLFLOWER
GEUM TRIFLORUM	PRAIRIE SMOKE
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
VERBENA SIMPLEX	SLENDER VERVAIN
MONARDA FISTULOSA	WILD BERGAMOT
PANICUM VIRGATUM	SWITCH GRASS
ECNAGEA PALLIDA	PALE PURPLE CONEFLOWER
SHIZAPHYRIUM SCOPARIUM	LITTLE BLUESTEM
CAREX PENNSYLVANICA	SEDGE

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- Positions of proposed or retained Mechanical or Electrical devices, fittings and hangers are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly indicated will be located as directed by the Architect.
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416 915 1171

Globzen

VINELAND

4933 VICTORIA AVENUE NORTH

Project North

True North

SCALE

PROJECT No.

ISSUE DATE

As indicated

2023022

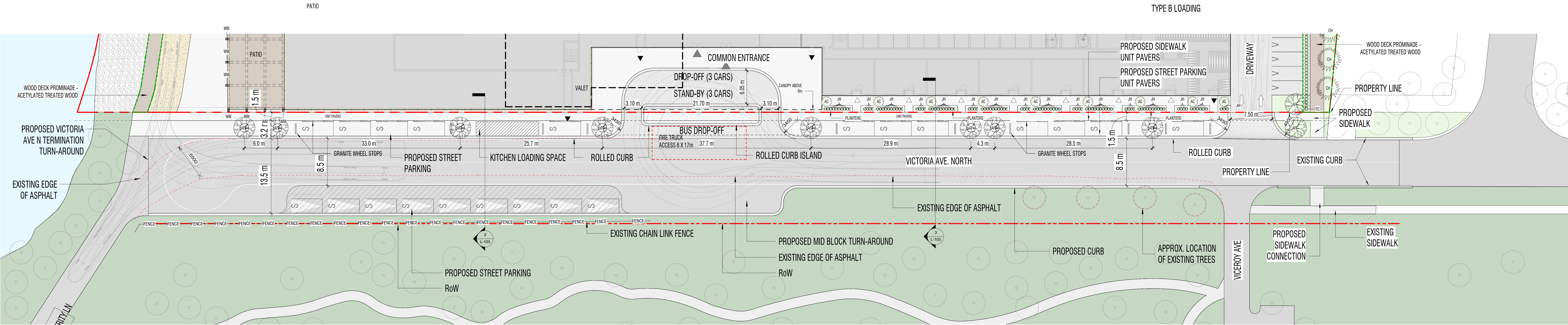
APRIL 26, 2024

GREEN ROOF PLAN

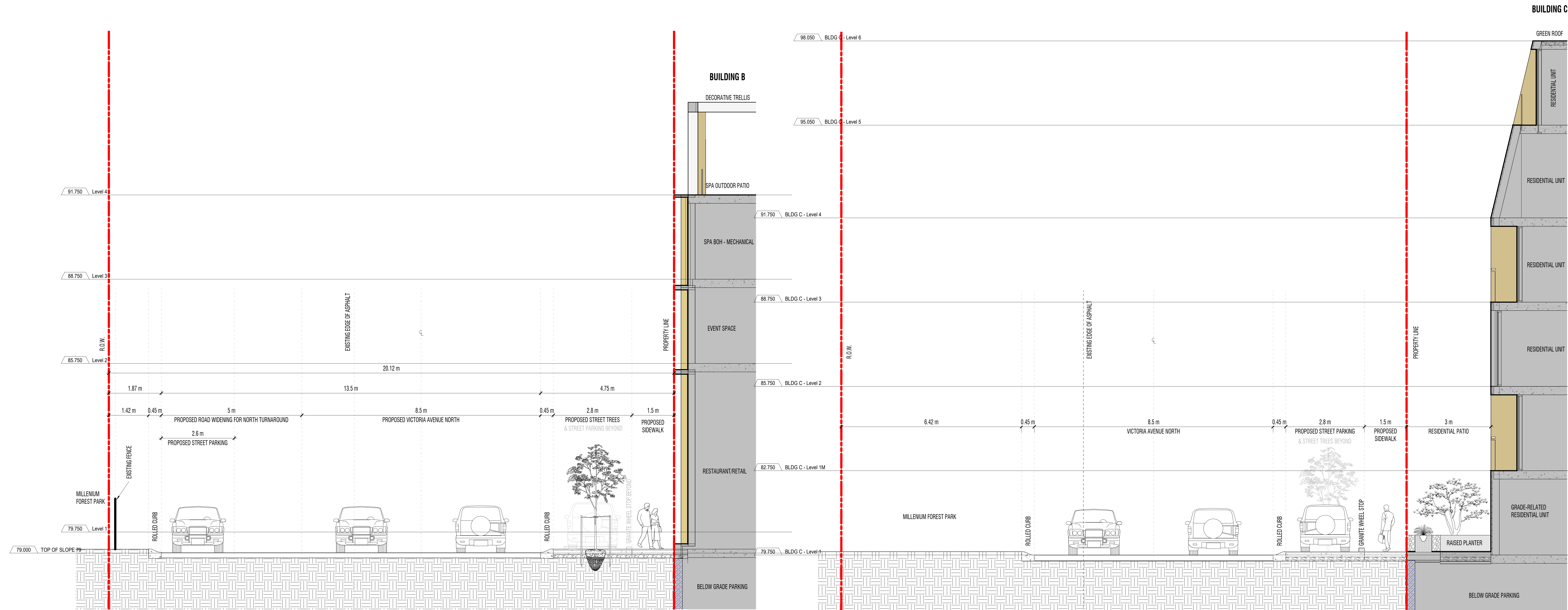
L-102

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1 LANDSCAPE PLAN - Dependent 1
A301 L-103/ 1 : 250



2 VICTORIA AVE - PROPOSED STREET PARKING
A104 L-103/ 1 : 50

3 VICTORIA AVE - PROPOSED
A104 L-103/ 1 : 50

2	2024/04/26	REVISED FOR IBA
1	2024/02/23	ISSUED FOR IBA

Rev. Date Issued

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SCALE As indicated
PROJECT NO. 202302
ISSUE DATE APRIL 26, 2024

STREETSCAPE

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