

UKRAINIAN CHURCH - NEW HOUSING

PROPOSED PROJECT INFORMATION

LEGAL ADDRESS	LOT A PLAN VIP52712 VICTORIA SUBURBAN LOT 17, SEC 339 LGA
CIVIC ADDRESS	1909 COOK STREET + 1110 AND 1112 CALEDONIA AVENUE
SITE AREA	1668.53 m ² / 17,960 ft ² / 0.167 Ha.
OCF URBAN FORM AND LAND USE (FIGURE 6):	COMMUNITY NODES - COMMUNITY VILLAGES
BUILT FORM:	THE LOW-RISE, FINE-GRAINED RHYTHM THAT EXISTS ALONG MANY VILLAGE MAIN STREETS TODAY SHOULD BE MAINTAINED AND, WHERE APPROPRIATE, REPLICATED IN REDEVELOPMENT
LAND USE GUIDANCE:	MOST DEVELOPMENTS SHOULD EMPHASIZE A MIX OF USES WITH DAILY SERVICES FOR THE SURROUNDING COMMUNITY AS WELL AS CULTURAL USES AND DESTINATIONS FOR THE CITY AND NEIGHBOURING LOCAL AREAS
DEVELOPMENT PERMIT	DPA 1: GENERAL URBAN DESIGN HCA 1: COMMERCIAL HERITAGE (NORTH PARK VILLAGE AREA)
EXISTING ZONING	R-2 ZONE, TWO FAMILY DWELLING DISTRICT
PROPOSED RE-ZONING	NEW COMPREHENSIVE DEVELOPMENT
REFERENCED ZONE	URMD ZONE, URBAN RESIDENTIAL MULTIPLE DWELLING DISTRICT
TOTAL FLOOR AREA	EXIST. CHURCH = 349 m ² NEW BUILDING = 936 m ² TOTAL = 1,285 m ²
BLDG AREA (FOR SITE COVERAGE)	EXIST. CHURCH = 452 m ² NEW BUILDING = 456 m ² TOTAL = 908 m ²
FLOOR AREA RATIO	PERMITTED = 2.0 : 1 (BASED ON URMD ZONING) PERMITTED = 0.5 : 1 (BASED ON EXISTING R-2 ZONING) PROPOSED = 0.77 : 1
SITE COVERAGE	PERMITTED = MAX. 40% (BASED ON URMD ZONING) PERMITTED = MAX. 40% (BASED ON EXISTING R-2 ZONING) PROPOSED = 54.4 %
OPEN SITE SPACE	REQUIRED = MIN. 50% (BASED ON URMD ZONING) REQUIRED = MIN. 30% OF THE LOT AREA AND MIN 33% OF THE REAR YARD (BASED ON EXISTING R-2 ZONING) PROPOSED = 38.1 %
HEIGHT	PERMITTED = 18.5 m FOR PRINCIPAL BLDG (BASED ON URMD ZONING) EXISTING CHURCH = 7.74 m NEW BUILDING = 11.0 m
NUMBER OF STOREYS	PERMITTED = 6 STOREYS (BASED ON URMD ZONING) NEW BUILDING = 3 STOREYS
PARKING	PER SCHEDULE C - APARTMENT APARTMENT = 0.6 SPACES PER UNIT THAT IS LESS THAN 45 m ² x 4 UNITS = 2.4 = 0.7 SPACES PER UNIT THAT IS BTWN 45 m ² AND 70 m ² x 1 UNIT = 0.7 = 1.1 SPACES PER UNIT THAT IS MORE THAN 70 m ² x 6 UNITS = 6.6 PARKING REQUIRED: 9.7 (10) = 0.1 SPACES PER UNIT (VISITOR) x 11 UNITS = 1.1 VISITOR PARKING REQUIRED: 1.1 (1) TOTAL RESIDENTIAL PARKING REQUIRED: = 10+1 = 11 PER SCHEDULE C - PLACE OF WORSHIP PLACE OF WORSHIP = 1 / 80m ² = 349m ² / 80 = 4.4 (4) TOTAL PKG REQ'D = 11+4 = 15 TOTAL PROVIDED = 6 (INCLUDING 1 VAN ACCESSIBLE) ENERGIZED EV = 1 PER VEHICLE PARKING SPACE (6) REQUEST PARKING VARIANCE OF 9 TRADE-OFF = GREENSPACE + ENHANCED BIKE PARKING + TRANSIT PASSES
BIKE PARKING	PER SCHEDULE C - MULTIPLE DWELLING CLASS 1 (LONG TERM) = 1 PER DWELLING UNIT THAT IS LESS THAN 45 m ² x 4 = (4) = 1.25 PER DWELLING UNIT THAT IS 45 m ² OR MORE x 7 = 8.75 (9) PER SCHEDULE C - PLACE OF WORSHIP CLASS 1 (LONG TERM) = N/A TOTAL REQ'D = 13 TOTAL PROVIDED = 16 (INCL. 4 OVERSIZED)
	PER SCHEDULE C - MULTIPLE DWELLING CLASS 2 (SHORT TERM) = 6 SPACES PER BUILDING OR 0.1 SPACES / DWELLING UNIT (6)
	PER SCHEDULE C - PLACE OF WORSHIP CLASS 2 (SHORT TERM) = 1 PER 200m ² FLOOR AREA (2) TOTAL REQ'D = 8 TOTAL PROVIDED = 8
BUILDING SETBACKS	FRONT YARD = 4.4 m (DEDICATION) + 2.0 m & 0.8 m @ ENTRANCE REAR YARD = 2.0 m NORTH SIDE YARD = 2.7 m @ L2 & 4.0 m @ L1 SOUTH SIDE YARD = 1.38 m (DEDICATION) + 2.88 m
RESIDENTIAL USE DETAILS	TOTAL NUMBER OF UNITS = 11 1 BEDROOM = 5 3 BEDROOM = 6 GROUND-ORIENTED UNITS = 5 MINIMUM UNIT FLOOR AREA = 41 m ² TOTAL RESIDENTIAL FLOOR AREA = 793 m ²



CONCEPTUAL VIEW FROM CALEDONIA



PHOTO OF EXISTING SITE

24-001 CALEDONIA						
AVERAGE GRADE CALCULATION						
Grade Pts	Grade	Grade Points	Avg of Pts	Distance	Totals	
1	27.31	1 and 2	27.30	1200	32754.00	
2	27.28	2 and 3	27.30	500	13647.50	
3	27.31	3 and 4	27.31	36160	987348.80	
4	27.30	4 and 5	27.26	8550	233073.00	
5	27.22	5 and 6	27.21	6260	170334.60	
6	27.20	6 and 7	27.19	860	23379.10	
7	27.17	7 and 8	27.27	29900	815373.00	
8	27.37	8 and 9	27.40	3180	87132.00	
9	27.43	9 and 10	26.40	1200	31674.00	
10	25.36	10 and 1	26.34	4010	105603.35	
				Total / perimeter of building	91820	2500319.35 TOTALS
				Grade Calculation	27.23	AVERAGE GRADE

UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1

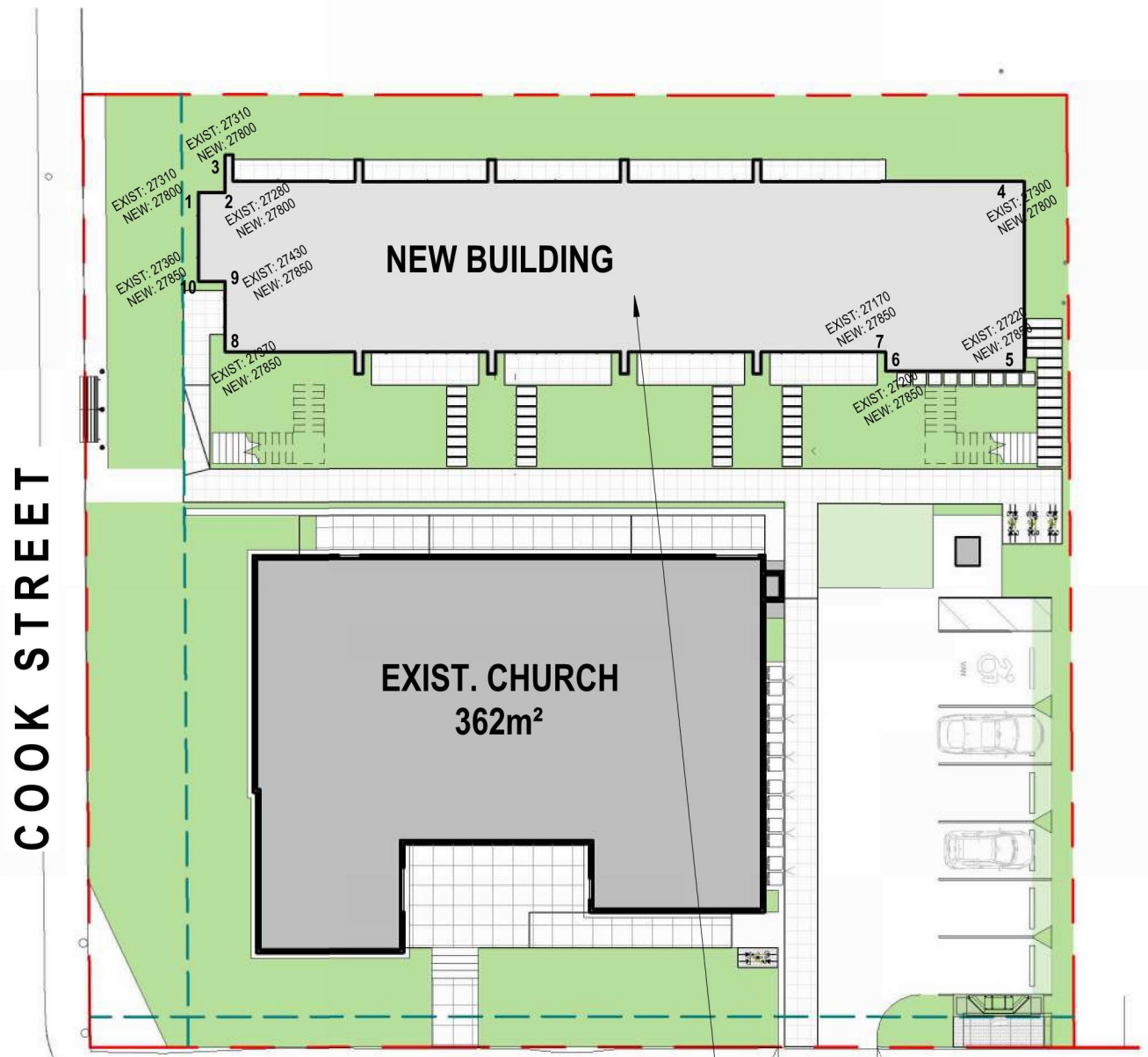
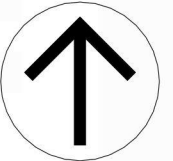
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CONTEXT PLAN

0m 40m 80m 120m 160m 200m

SCALE 1:2000



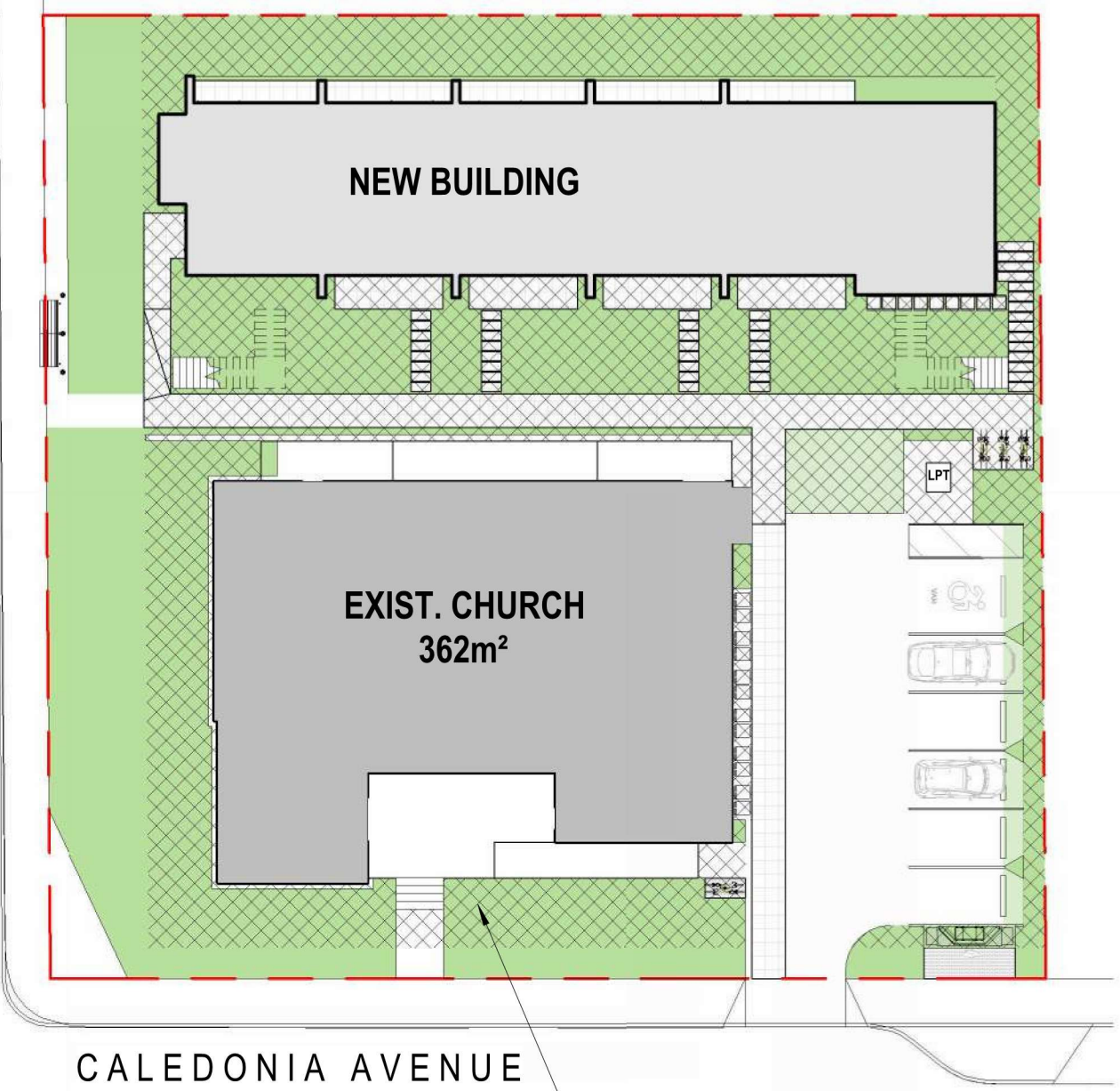
CALEDONIA AVENUE

AVERAGE GRADE = 27.23m

AVERAGE GRADE

0m 6m 12m 18m 24m 30m

SCALE 1:300

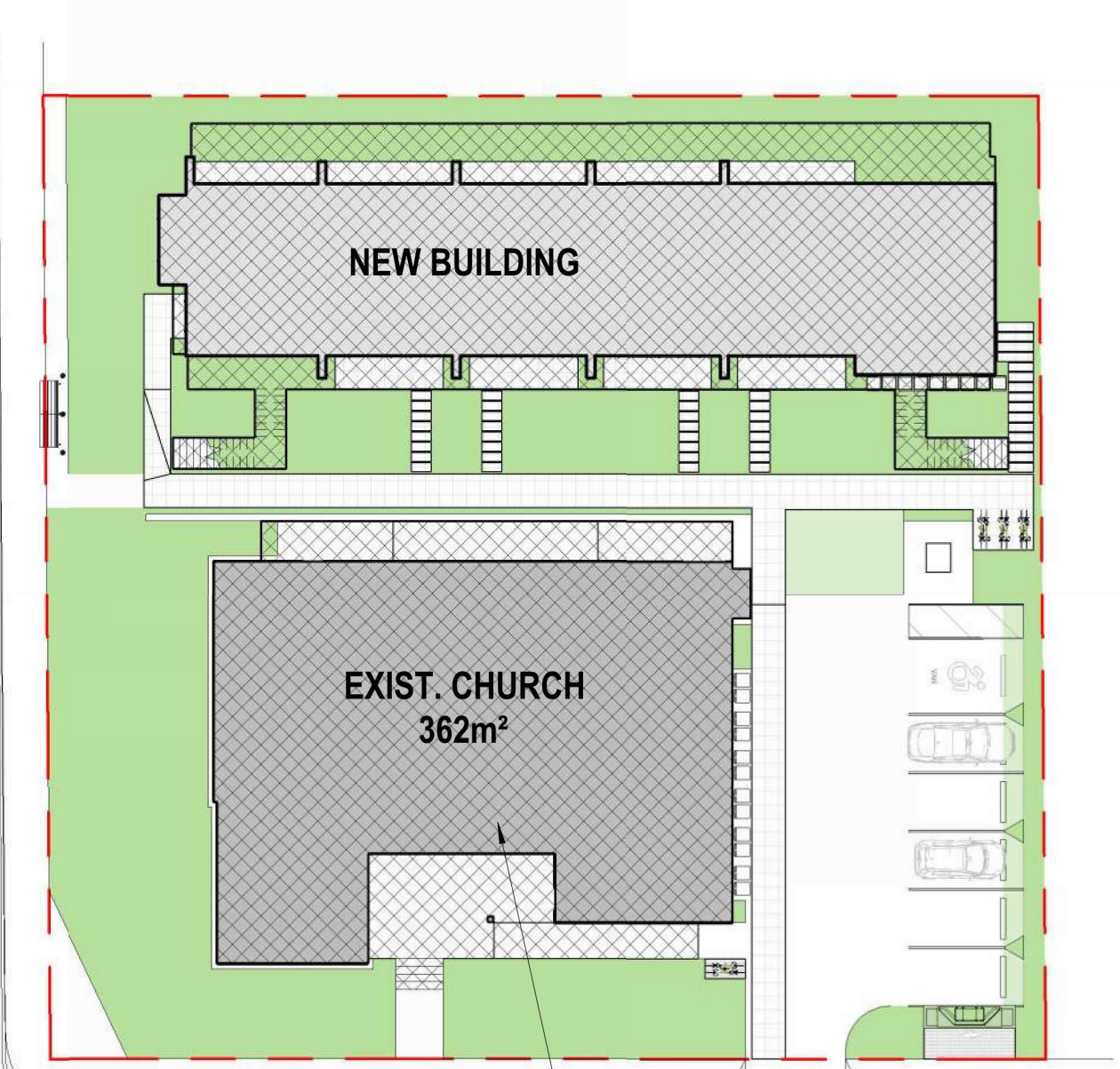


CALEDONIA AVENUE

OPEN SITE SPACE

0m 6m 12m 18m 24m 30m

SCALE 1:300



CALEDONIA AVENUE

SITE COVERAGE

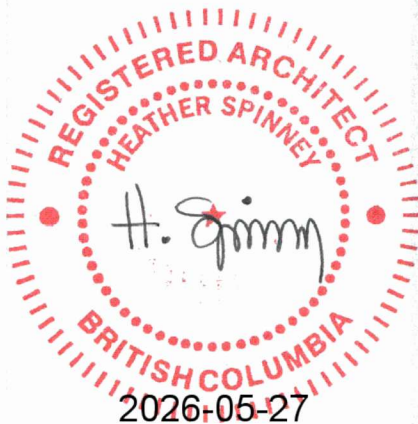
0m 6m 12m 18m 24m 30m

SCALE 1:300

SITE COVERAGE = 908 m² = 54.4%
INCLUDING STRUCTURE, BALCONIES,
DECKS AND STAIRS



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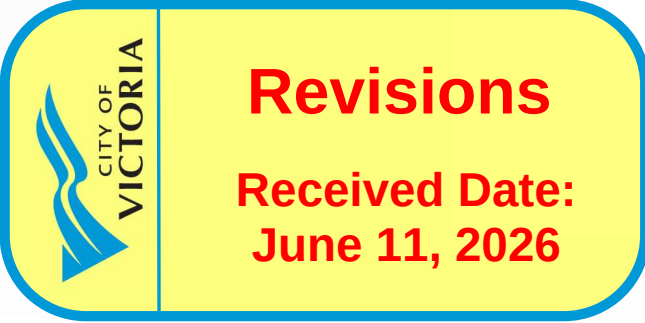
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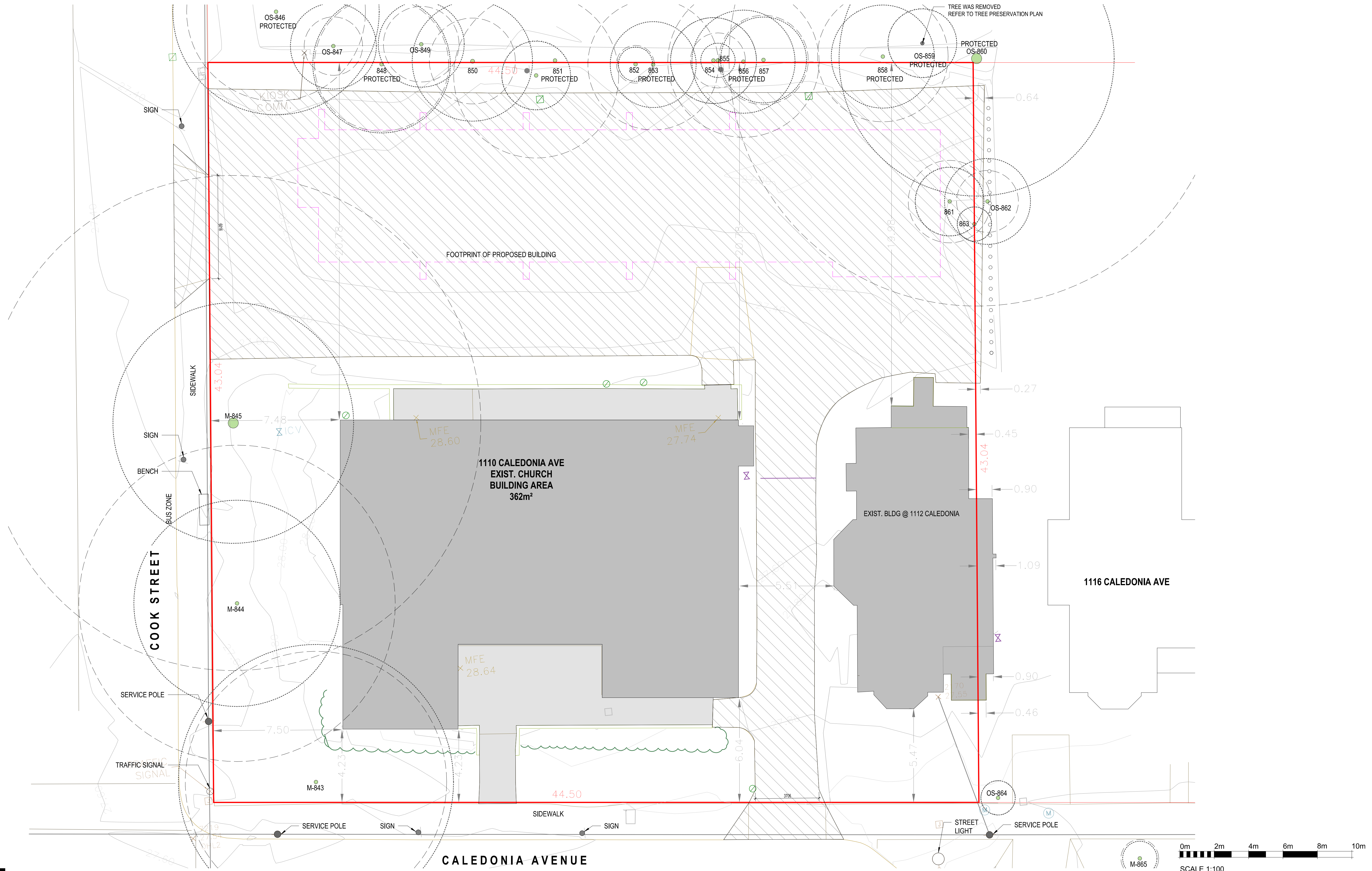
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COVER + PROJECT INFO

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4



A0.0



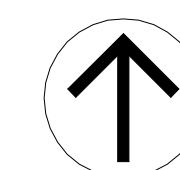
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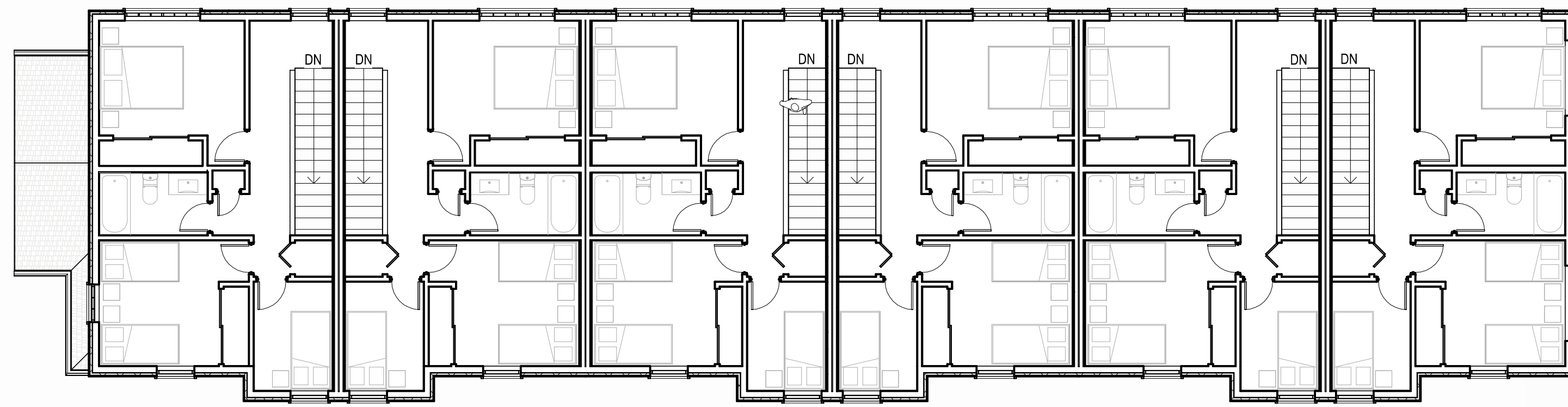
PROJECT NUMBER 24-001



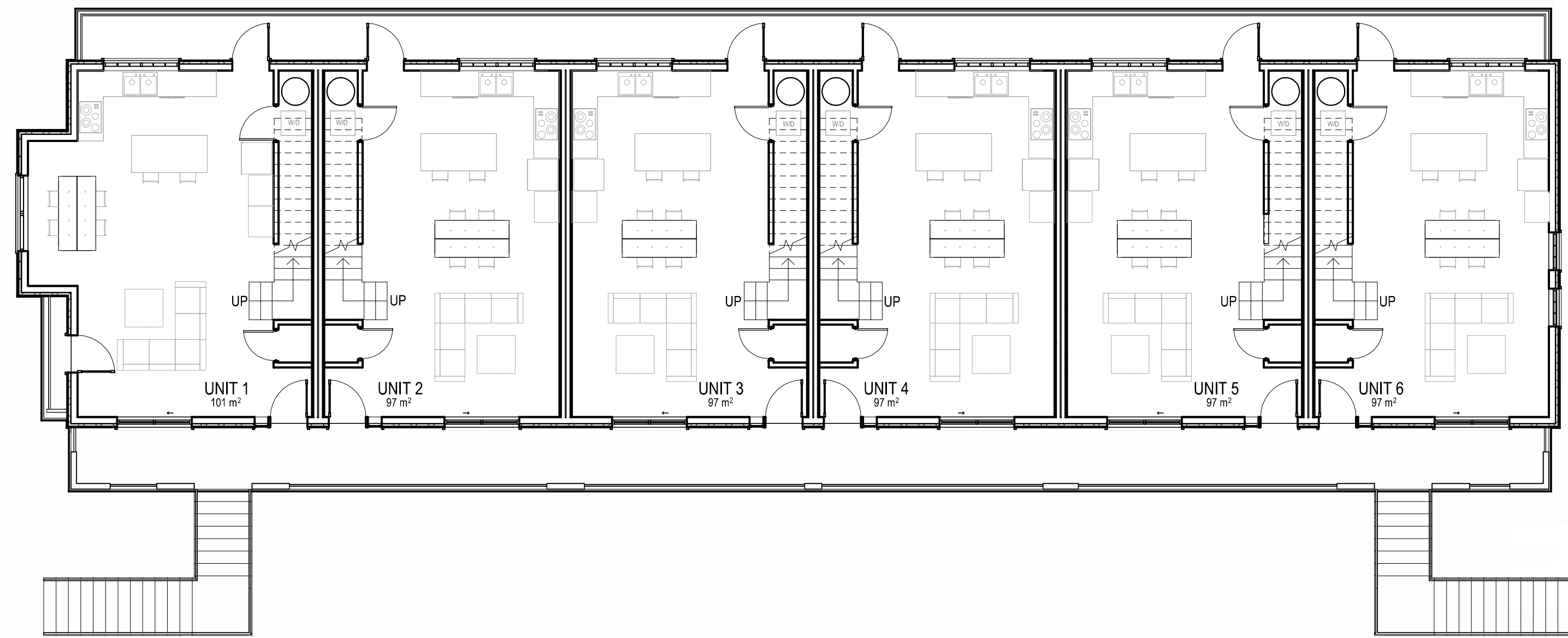
SITE - EXISTING

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4

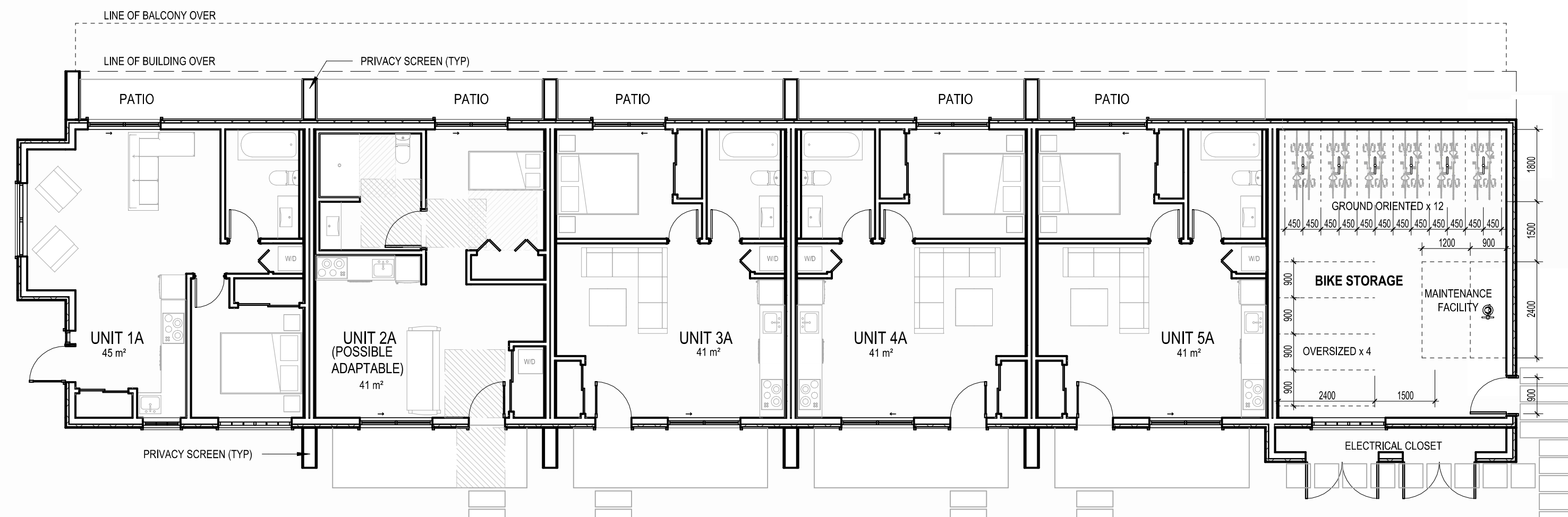
A1.1



3 LEVEL 3 (TOWNHOUSE L2)
1 : 100



2 LEVEL 2 (TOWNHOUSE L1)
1 : 100



1 LEVEL 1 UNITS + BIKE STORAGE
1 : 100

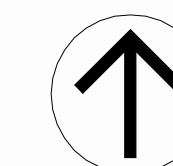


4 VIEW FROM CALEDONIA AVENUE



5 VIEW FROM COOK STREET

0m 2m 4m 6m 8m 10m
SCALE 1:100

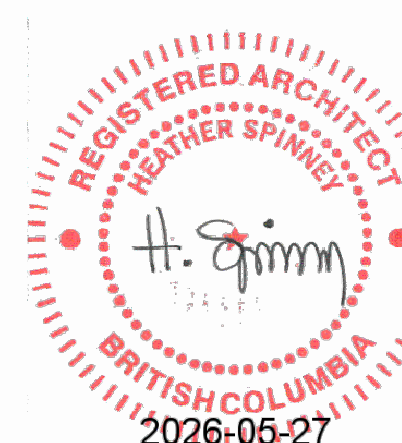


FLOOR PLANS + 3D VIEWS

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4



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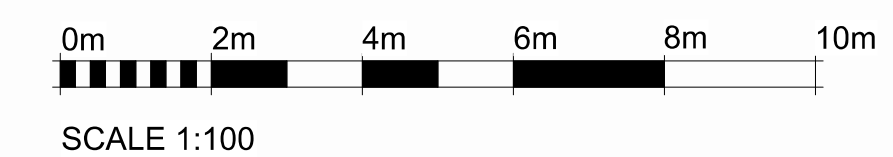
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2 ELEVATION - NORTH
1 : 100



3 ELEVATION - SOUTH (CALEDONIA)
1 : 100



ELEVATIONS - NORTH + SOUTH

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A3.1



1 ELEVATION - EAST
1:100



2 ELEVATION - WEST (COOK)
1:100



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ELEVATIONS - EAST + WEST

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4

A3.2



1 NORTH ELEVATION
1 : 100



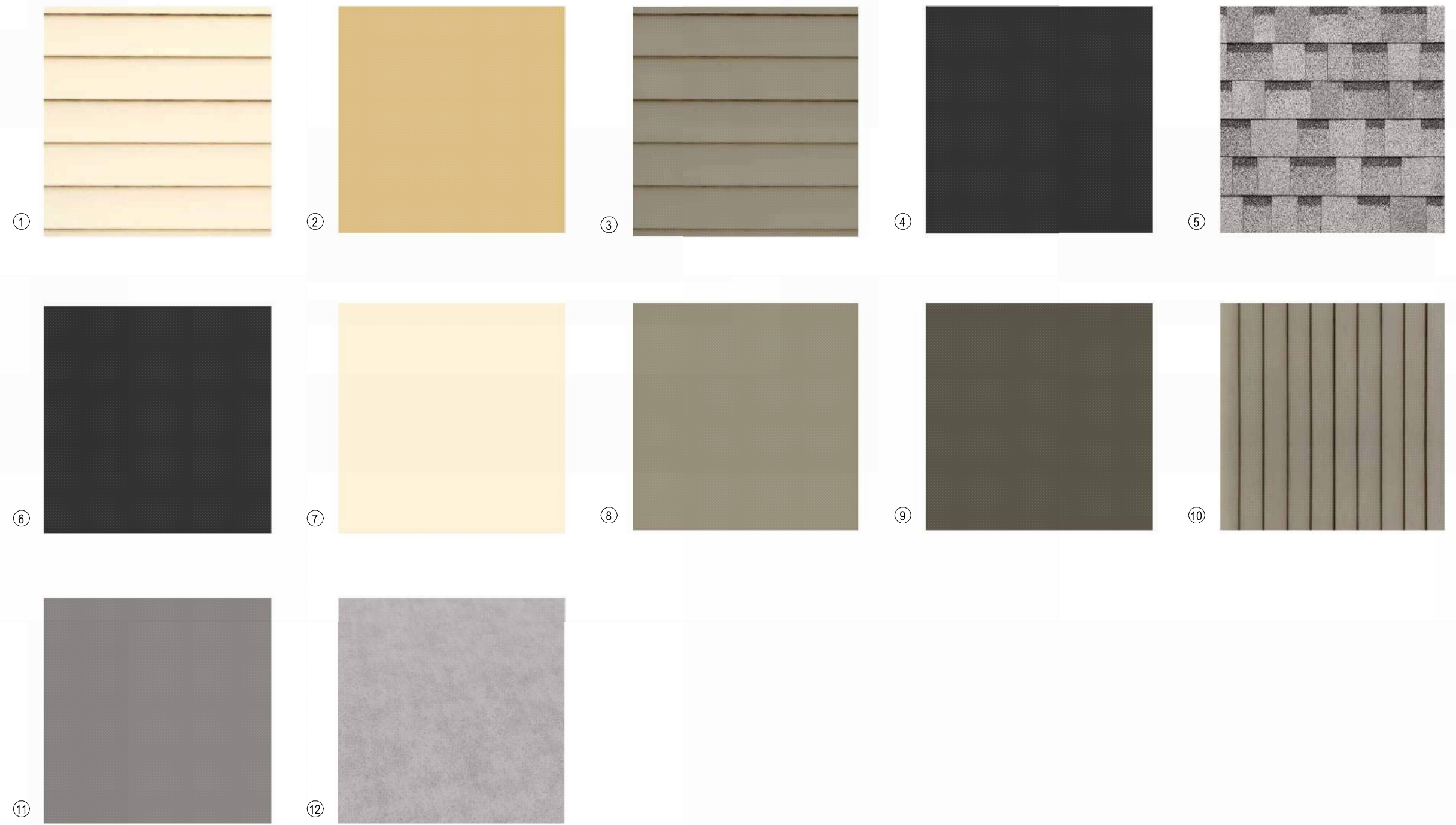
2 SOUTH ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



5 WEST ELEVATION - BLDG B
1 : 100



- 1 EXTERIOR CLADDING - HARDIPLANK LAP SIDING - CUSTOM COLOUR TO MATCH SW 2829 CLASSICAL WHITE
- 2 WINDOW / DOOR TRIM, PREFINISHED METAL CANOPY - PAINTED BM VC-11 KITSILANO GOLD
- 3 EXTERIOR CLADDING - HARDIPLANK LAP SIDING - CUSTOM COLOUR TO MATCH SW 2845 HADDINGTON GREY
- 4 WINDOW FRAMES - BLACK
- 5 ASPHALT SHINGLES - GRAY / BROWN
- 6 RAILINGS TOP & BOTTOM RAIL, FLASHING - PAINTED BLACK
- 7 OPAQUE PANEL IN RAILING SYSTEM - PAINTED SW 2829 CLASSICAL WHITE
- 8 BALCONY FASCIA - PAINTED SW 2845 HADDINGTON GREY
- 9 STAIRS & UPPER TRIM - WOOD PAINTED SW 2846 ROYCROFT BRONZE GREEN
10. EXTERIOR CLADDING - HARDIE VERTICAL SIDING (NARROW) - CUSTOM COLOUR TO MATCH SW 2845 HADDINGTON GREY
11. LOUVERS & RAILING POSTS / PICKETS - PAINTED GREY
12. PAVING SLABS

0m 2m 4m 6m 8m 10m
SCALE 1:100



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ELEVATIONS AND MATERIAL FINISHES

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4

A3.3



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STREET VIEWS - CALEDONIA

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4

A3.4



COOK STREET VIEW - EXISTING



COOK STREET VIEW - PROPOSED



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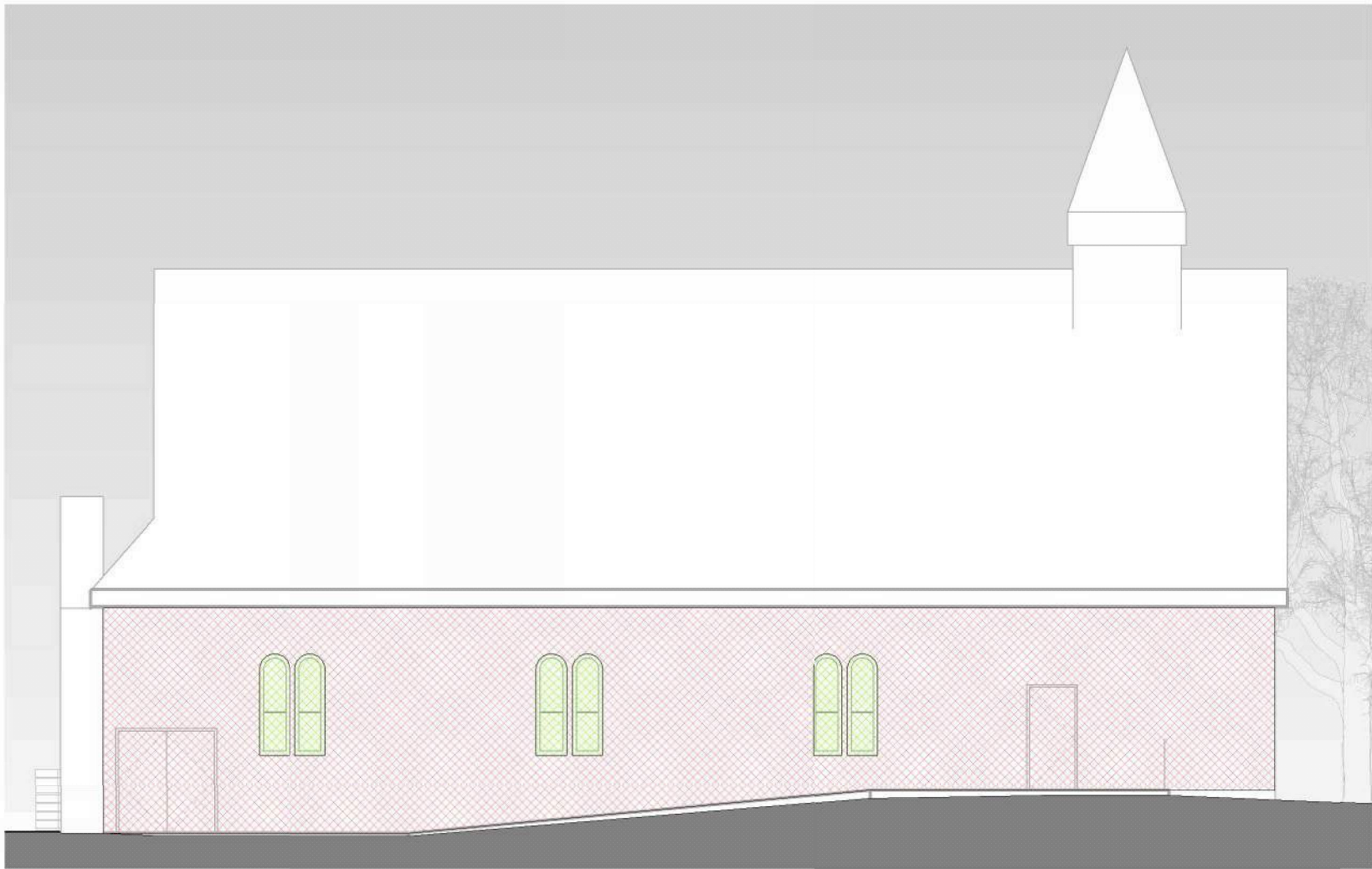
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STREET VIEWS - COOK

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4

A3.5



NORTH CHURCH FACE 92.7 m²
% OF OPENINGS 7.0 m² = 7.6 %
MIN LIMITING DISTANCE 1.5 m
MAX % OF OPENINGS 8 % (BASED ON 1.5 LD)
(REFER TO BCBC 2024 TABLE 9.10.15.4)

Exposing Building Face		Table 9.10.15.4 (continued) Area of Unprotected Opening for Groups A, C, D, and F, Division 3 Occupancies, %																			
Max. Area, m ²	Ratio (A/F or H/L) (1)	Limiting Distance, m																			
		0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Less than 3	1	0	7	7	8	9	11	15	20	25	30	35	40	45	50	55	60	65	70	75	80
3.1 to 10	1	0	7	8	9	11	13	15	18	20	24	28	32	36	40	44	48	52	56	60	64
Over 10	1	0	7	8	10	12	15	18	20	23	26	30	34	38	42	46	50	54	58	62	66



NORTH BUILDING FACE 35.0 m²
% OF OPENINGS 6.0 m² = 17.1 %
ACTUAL LIMITING DISTANCE 2.7 m
MAX % OF OPENINGS 19.9 %
(REFER TO UPO INTERPOLATION CALCULATOR)

UPO Interpolation Calculator (COURTESY OF CELERTY ENGINEERING LIMITED)		Limiting Distance (m)	
EBF Area (sqm)	30	2.9	3.8
	40	2.7	3.6
	50	2.5	3.4
	60	2.3	3.2
Instructions:			
Table Information from the code			
Points for which we want to calculate the UPO			
Calculated values (do not change)			
Calculated UPO for the points			

UPO Interpolation Calculator (COURTESY OF CELERTY ENGINEERING LIMITED)		Limiting Distance (m)	
EBF Area (sqm)	30	2.9	3.8
	40	2.7	3.6
	50	2.5	3.4
	60	2.3	3.2
Instructions:			
Table Information from the code			
Points for which we want to calculate the UPO			
Calculated values (do not change)			
Calculated UPO for the points			

NORTH BUILDING FACE 16.4 m²
% OF OPENINGS 3.8 m² = 23.2 %
ACTUAL LIMITING DISTANCE 3.9 m
MAX % OF OPENINGS 49.8 %
(REFER TO UPO INTERPOLATION CALCULATOR)

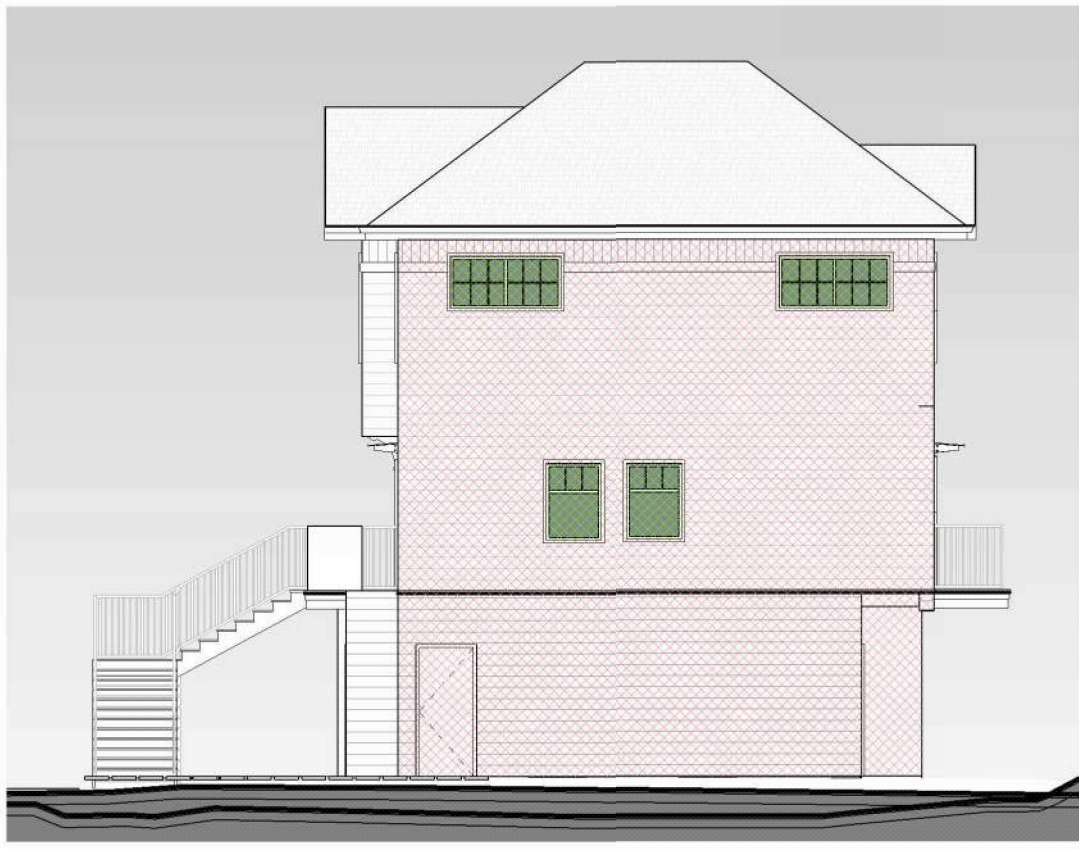


SOUTH BUILDING FACE 53.4 m²
% OF OPENINGS 13.5 m² = 24.6 %
ACTUAL LIMITING DISTANCE 3.7 m
MAX % OF OPENINGS 24.71 %
(REFER TO UPO INTERPOLATION CALCULATOR)

UPO Interpolation Calculator (COURTESY OF CELERTY ENGINEERING LIMITED)		Limiting Distance (m)	
EBF Area (sqm)	30	2.0	3.7
	40	1.8	3.5
	50	1.6	3.3
	60	1.4	3.1
Instructions:			
Table Information from the code			
Points for which we want to calculate the UPO			
Calculated values (do not change)			
Calculated UPO for the points			



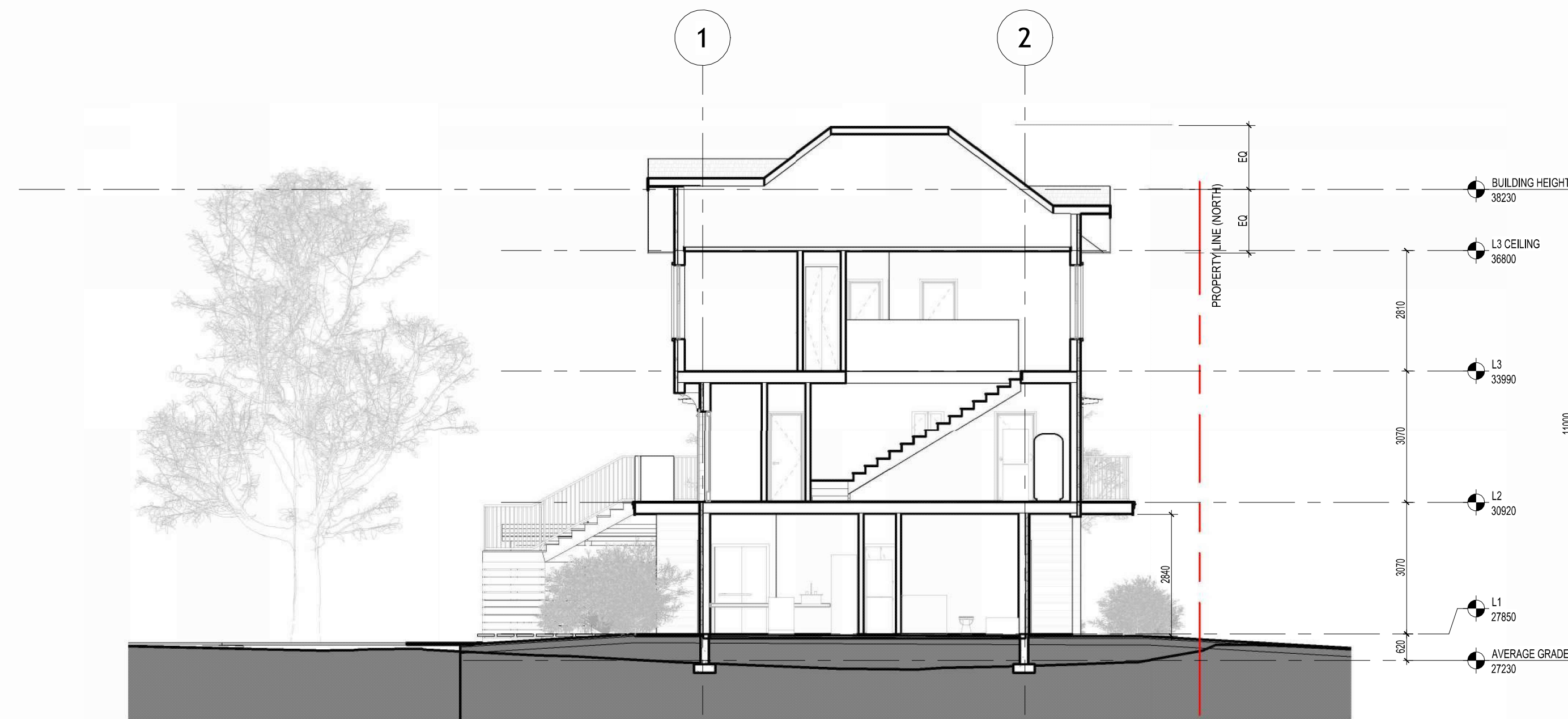
WEST BUILDING FACE 79.0 m²
% OF OPENINGS 11.7 m² = 14.8 %
ACTUAL LIMITING DISTANCE 14.4 m
MAX % OF OPENINGS 100 %
(REFER TO BCBC 2024 TABLE 9.10.15.4)



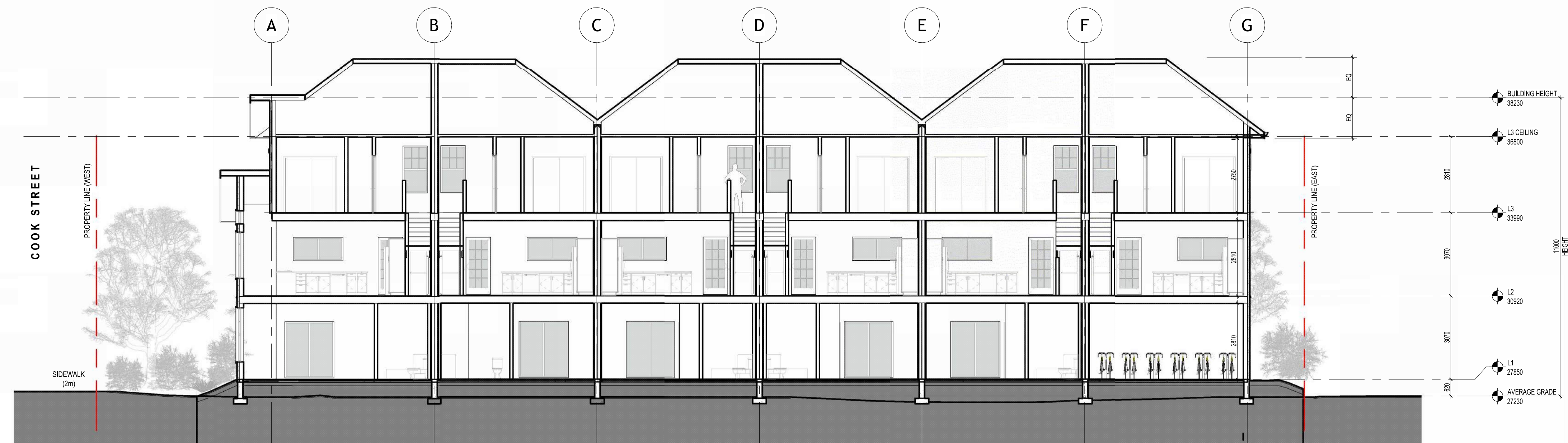
EAST BUILDING FACE 78.5 m²
% OF OPENINGS 5.5 m² = 7.0 %
ACTUAL LIMITING DISTANCE 1.9 m
MAX % OF OPENINGS 9.55 %
(REFER TO UPO INTERPOLATION CALCULATOR)

UPO Interpolation Calculator (COURTESY OF CELERTY ENGINEERING LIMITED)		Limiting Distance (m)	
EBF Area (sqm)	30	1.5	1.9
	40	1.4	1.8
	50	1.3	1.7
	60	1.2	1.6
Instructions:			
Table Information from the code			
Points for which we want to calculate the UPO			
Calculated values (do not change)			
Calculated UPO for the points			

Table 9.10.15.4. Maximum Area of Glazed Openings in Exterior Walls of Houses Forming Part of Subclause 9.10.15.2.(1)(b)(ii) and Sentences 9.10.15.4.(1) and (2)		Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
Maximum Total Area of Exposing Building Face, m ²		Limiting Distance, m											
		Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30		0	7	9	12	39	88	100	-	-	-	-	-
40		0	7	8	11	32	69	100	-	-	-	-	-
50		0	7	8	10	28	57	100	-	-	-	-	-
100		0	7	8	9	18	34	56	84	100	-	-	-
Over 100		0	7	7	8	12	19	28	40	55	92	100	-



2 SECTION - SOUTH / NORTH BLDG B
1:100



1 SECTION - EAST / WEST
1:100



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SECTIONS

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4

A4.1



1 SHADOW STUDY - SUMMER 06.42
1 : 1200



2 SHADOW STUDY - SUMMER 12.00
1 : 1200

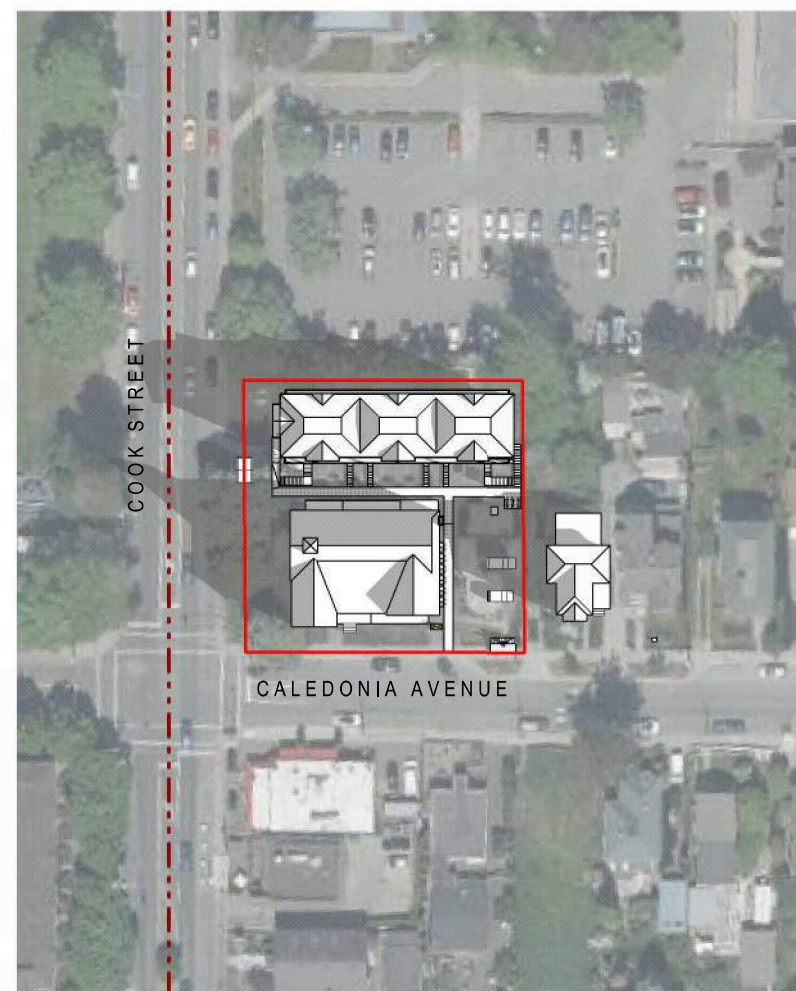


3 SHADOW STUDY - SUMMER 16.00
1 : 1200



4 SHADOW STUDY - SUMMER 19.49
1 : 1200

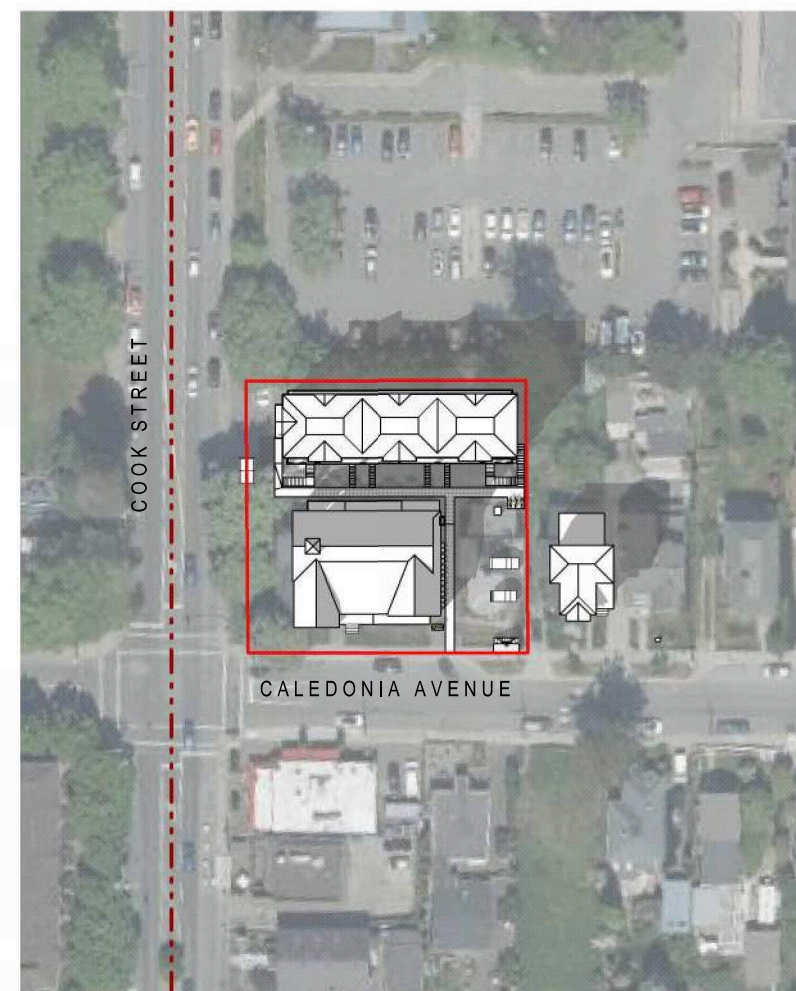
SUMMER SOLSTICE - JUNE 20
↑



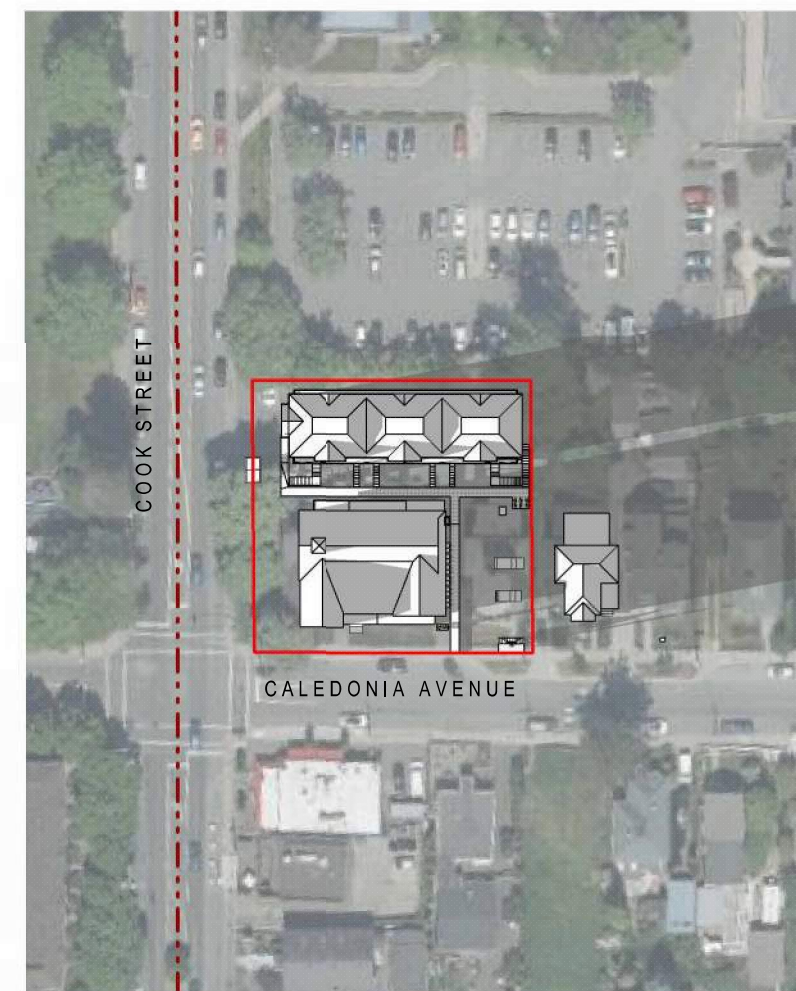
9 SHADOW STUDY - SPRING/FALL 08.47
1 : 1200



10 SHADOW STUDY - SPRING/FALL 12.00
1 : 1200

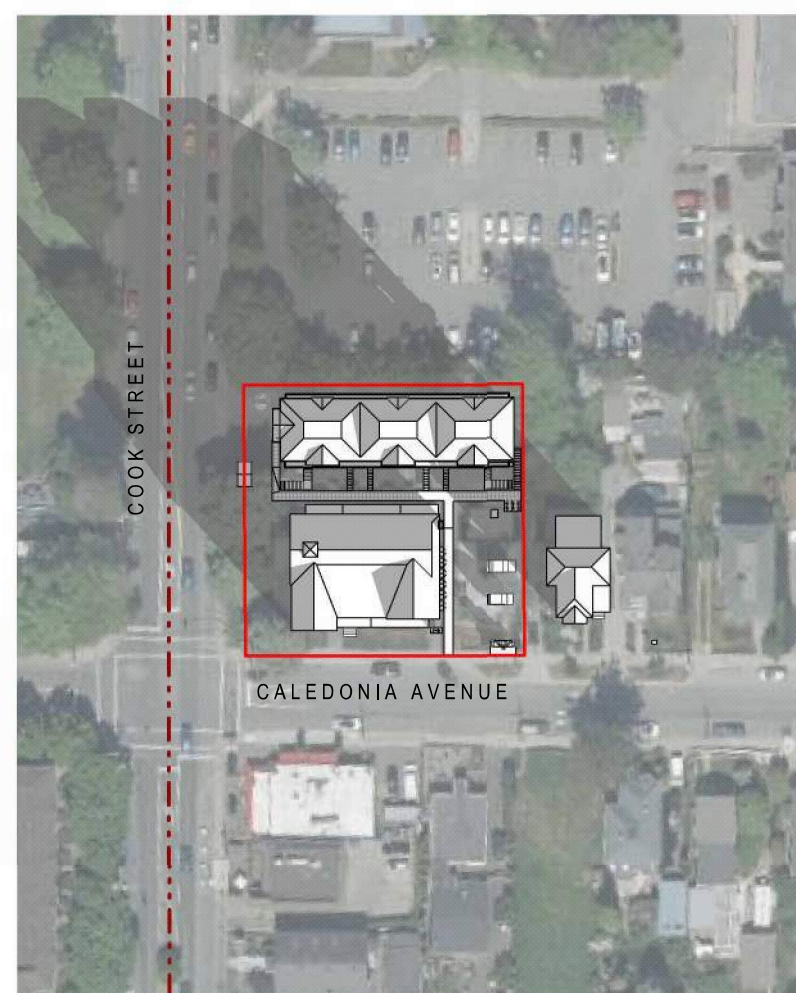


11 SHADOW STUDY - SPRING/FALL 15.00
1 : 1200



12 SHADOW STUDY - SPRING/FALL 17.56
1 : 1200

AUTUMN EQUINOX - OCTOBER 22 / SPRING EQUINOX - MARCH 20
↑



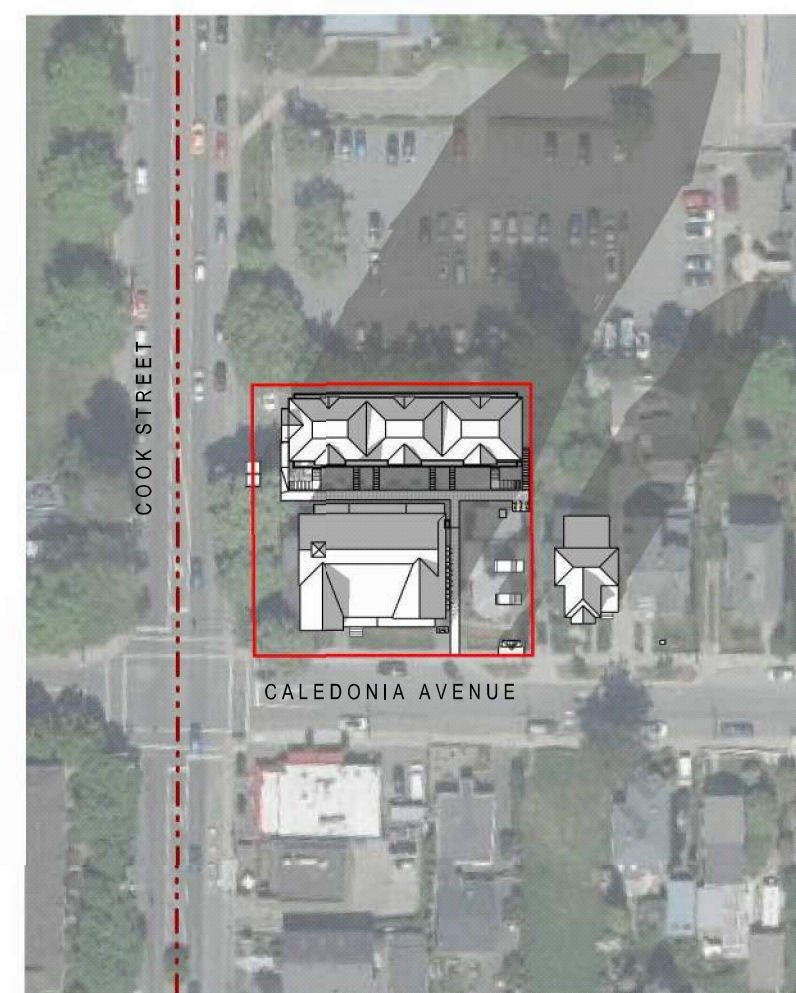
5 SHADOW STUDY - WINTER 09.32
1 : 1200



6 SHADOW STUDY - WINTER 11.00
1 : 1200



7 SHADOW STUDY - WINTER 13.00
1 : 1200



8 SHADOW STUDY - WINTER 14.51
1 : 1200

WINTER SOLSTICE - DECEMBER 21
↑



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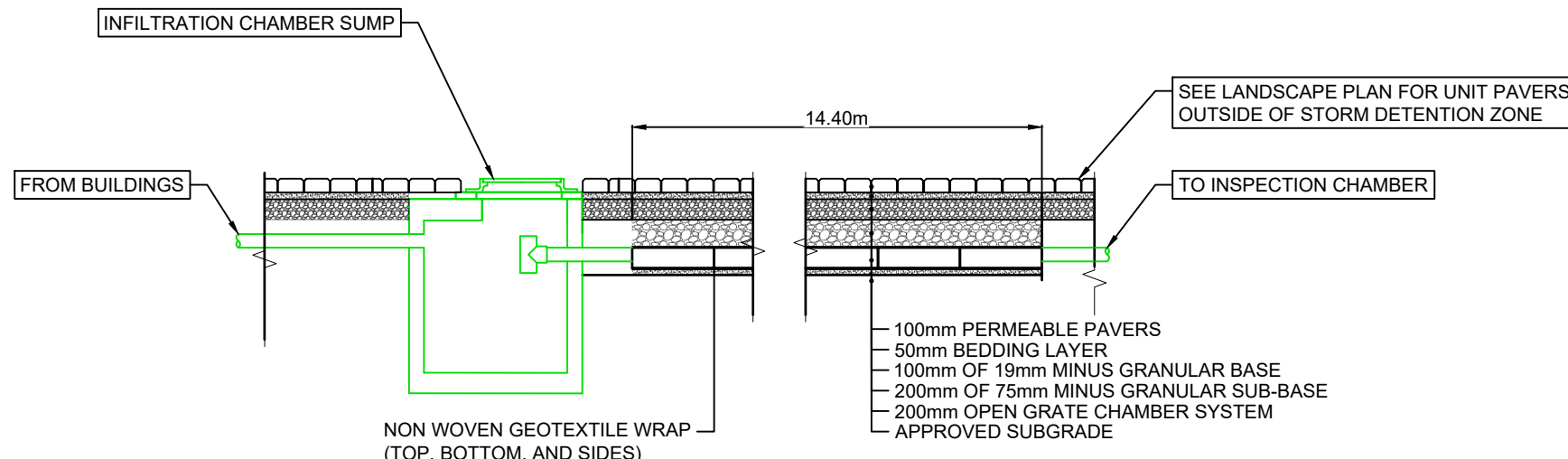
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SHADOW STUDY

2026-05-27 - IN RESPONSE TO TRG COMMENTS-4

A5.0

1909 COOK STREET
UKRAINIAN CHURCH - NEW HOUSING



STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE DESIGN GUIDELINES:

THE CITY OF VICTORIA'S TARGET IS 32mm/24hr
SUGGESTED MINIMUM HYDRAULIC CONDUCTIVITY = 2mm/hr OR 48mm/day

CHOSEN STORM WATER MANAGEMENT STRATEGY: OPEN INFILTRATION CHAMBER

PER PAGE 96 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR
WHERE THE SIZING FACTOR IS 13% MINIMUM AND CALCULATED: $32 / (24 \times K_s \times n \times D)$
 K_s = HYDRAULIC CONDUCTIVITY
 D_r = DEPTH OF OPEN CHAMBER SYSTEM
 n = POROSITY OF DRAIN ROCK (0.35 TYP. FOR K OR 0.95 FOR TYPICAL OPEN CRATE SYSTEM))

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SIZING FACTOR = 13% (MAX D_r = 200mm WHEN K_s = 2mm/hr)
IMPERVIOUS AREA = $\pm 450m^2$ (ROOF AREA + IMPERVIOUS PATHWAYS)
PERMEABLE BASE AREA = $450m^2 \times 13\%$ = $58.5m^2$ REQUIRED
PERMEABLE AREA PROVIDED = $80.5m^2$
MIN. NUMBER OF MARINO CELLS REQUIRED = 168 (OR APPROVED EQUIVALENT)

DETAIL 1 CITY OF VICTORIA OPEN INFILTRATION CHAMBER DETAIL



BC
1
CALL
1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE, CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED		DESIGN APPROVED		CITY OF VICTORIA		ISLANDER ENGINEERING	
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.		Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1	Approved	1909 COOK STREET	1	2913	2913
		Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve	5	REVISION # 2	Approved	CONCEPTUAL SERVICING PLAN	1	REZ00884	REZ00884
		Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant	4	REVISION # 3	Approved	CONCEPTUAL SERVICING PLAN	1	REV. #	1
		Proposed External U/G Utilities	Water	Cleanout	Reducer	3	3	Design Engineer	Manager of Development	Design: JRCE	Drawn: JRCE	Checked: JUB	Design: JRCE
		Street Lighting	Pole Mount	Standard Mount	Traffic Sign	Silt Trap	2	Manager of Development	Development Coordinator	Scale: Hor: 1:150	Vertical: -	Date: 2026-05-20	Scale: Hor: 1:150
		Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	1	Development Coordinator	Development Coordinator	SHEET # 1 OF 1			

ST.NICHOLAS UKRAINIAN CATHOLIC CHURCH

1110/1112 CALEDONIA AVE. - LANDSCAPE DRAWINGS

SHEET LIST

L0	Cover Page & General Notes	L6.1	Details - Paving
L1	Site Plan	L6.2	Details - Site Furnishings
L2	Material Plan	L6.3	Details - Planting
L3	Layout & Grading Plan	L6.4	Details - Planting
L4	Planting Plan		
L5	Lighting Plan		

GENERAL NOTES

- EXISTING SURVEY INFORMATION IS BASED ON THE FOLLOWING DRAWING:
2327 - DWG - Landscape Base
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CAREFULLY EXAMINE THE EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND INFORM THE LANDSCAPE ARCHITECT OF ANY UNSATISFACTORY CONDITIONS. NO ALLOWANCES WILL BE MADE LATER FOR ANY EXPENSES INCURRED DUE TO FAILURE TO IDENTIFY UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY.
- DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION AS PROVIDED IN THE DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION, OR INCONSISTENCY.
- THE CONTRACTOR SHALL CLEAN AND RESTORE ALL AREAS DAMAGED OR AFFECTED BY WORKS OUTSIDE THE LIMIT OF WORK TO THE CONDITIONS THAT EXISTED PRIOR TO CONSTRUCTION OR IMPROVED, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LIMIT OF WORK LINE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND TAKING THE NECESSARY PRECAUTIONS PRIOR TO AND DURING CONSTRUCTION. REFER TO CIVIL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF EXCESS FILL OFF-SITE.
- ARCHITECTURAL AND CIVIL DESIGN SHOWN FOR INFORMATION ONLY.
- REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR DISCIPLINE SPECIFIC REMOVALS.

MATERIALS PLAN NOTES:

- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- REFER TO CITY OF COLWOOD STANDARDS FOR WORK ON TYPICAL SIDEWALKS.
- BOULDER PLACEMENT: COORDINATE REVIEW, SELECTION, AND PLACEMENT WITH LANDSCAPE ARCHITECT.

LAYOUT PLAN NOTES:

- ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON STATIONING POINTS PROVIDED BY CIVIL.
- REFER TO THE GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING AND LANDSCAPE AREAS.
- ALL SITE FURNISHING LOCATIONS MUST BE CONFIRMED WITH THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
- REFER TO CIVIL DRAWINGS FOR PATHWAY AND CURB ALIGNMENTS AND DETAILS.

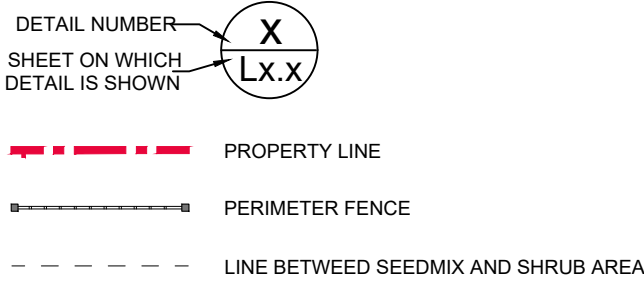
GRADING PLAN NOTES:

- ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON SURVEY AND ELEVATIONS PROVIDED BY ARCHITECT AND CIVIL. THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS.
- ALL PROPOSED ELEVATIONS ARE TO THE TOP OF FINISHED GRADE UNLESS OTHERWISE NOTED.
- PAVING IS GRADED TO A TYPICAL DIMENSION ABOVE STRUCTURAL SLABS. REFER TO THE ARCHITECT FOR THE TYPICAL ELEVATION OF SLABS.
- ALL UTILITY COVERS INSIDE THE LANDSCAPE AREA MUST BE ADJUSTED TO FINAL GRADE.
- CONDUCT A GRADING START-UP MEETING WITH THE LANDSCAPE ARCHITECT IN THE FIELD TO CONFIRM THE GRADING DESIGN.

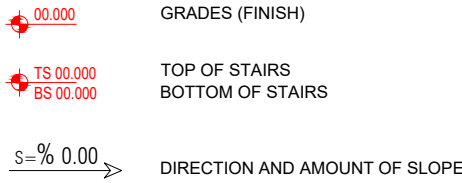
PLANTING PLAN NOTES:

- ALL PLANT MATERIAL MUST MEET CNLA STANDARDS. REFER TO THE CANADIAN NATIONAL LANDSCAPE STANDARD, LATEST EDITION.
- IN ACCORDANCE WITH THE GENERAL URBAN DESIGN GUIDELINES, ENSURE THAT AT LEAST 30% OF THE COMMON LANDSCAPED AREAS INCLUDE A DIVERSE COMBINATION OF PLANTS THAT ARE NATIVE TO SOUTHERN VANCOUVER ISLAND, FOOD-BEARING, AND/OR PROVIDE POLLINATOR HABITAT.
- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
- REFER TO SPECIFICATIONS FOR GENERAL CONDITIONS, MATERIALS, AND INSTALLATION REQUIREMENTS.
- CONFIRM TREE PLANTING LOCATIONS AND PLANTING LAYOUT WITH THE LANDSCAPE ARCHITECT ON SITE.
- NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT.
- CONFIRM WITH THE LANDSCAPE ARCHITECT THE PRE-PURCHASE OF ANY PLANT MATERIALS OR REQUIREMENTS FOR CONTRACT GROWING DUE TO PLANT AVAILABILITY.
- ALL TREE SOIL VOLUMES MUST MEET CITY OF VICTORIA STANDARDS.
- REFER TO MECHANICAL/CIVIL DRAWINGS FOR DRAINS AND OFFSITE GRADING.

GENERAL LEGEND



GRADING LEGEND



SOIL VOLUME TABLE AND NOTES

- The project site includes a green planting area of 389,5 m².
- A total of 6 small and 5 medium replacement trees are proposed for planting in this area, including
- Soil depth and volume calculations are based on Victoria city standards:
- A soil volume multiplier of 1.0 is used, representing a soil depth of 1 meter for on-ground planting areas.
- The estimated soil volume and required soil volume calculations are shown in the table below. The total soil volume required does not exceed the estimated soil volume available on-site.

TREE PLANTING AND SOIL VOLUME CALCULATION

Planting Area ID	Area (m2)	Soil Volume Multiplier *	A. Estimated Soil Volume (m3)	Replacement Trees Proposed			Soil Volume Required (m3)			Total **
				B. #Small	C. #Medium	D. #Large	E. #Small	F. #Medium	G. #Large	
ONSITE										
Planting Area-1	20.0	1	20.0	...	1	...	...	20	...	
Planting Area-2	20.6	1	20.6	...	1	...	...	20	...	
Planting Area-3	8.1	1	8.1	1	...	...	8	...	...	
Planting Area-4	21.1	1	21.1	...	1	...	...	20	...	
Planting Area-5	8.5	1	8.5	1	...	...	8	...	...	
Planting Area-6	30	1	30	...	2	...	...	30	...	
Planting Area-7	8.5	1	8.5	1	...	...	8	...	...	
Planting Area-8	20.2	1	20.2	...	1	...	...	20	...	
Planting Area-9	8	1	8	1	...	...	8	...	...	
										32+110=142
OFFSITE (excluding City property)										
Planting Area OSA	...	...	...	...	...	...	...	...	...	...
* On ground (excluding exposed bedrock); use 1. On structure; use depth of soil. On soil cells: 0.92. On structural soil; use 0.2										
** Total must not exceed A. If total exceeds A, then the number or size of proposed replacement trees must be reduced.										

Calculation Details

- Estimated Soil Volume:
- Planting area :145 m³.
- Soil depth: 1.0 m / Total estimated soil volume: 142 m³.
- Required Soil Volume for Trees:
- 4 small tree requires 8 m³ for the first tree
- 6 medium trees require 20 m³ of soil volume
- Total for 11 trees: 32+ 110 = 142 m³.
- Compliance:
- Required soil volume (142 m³) is less than the estimated soil volume available (145,9 m³.)

CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC. V8T 1G1

DRAWING ISSUED TABLE:
1- 2024-11-20ISSUED FOR REZONING & DPHAP
2- 2024-11-28REVISED LPT LOCATION PER
HYDRO COMMENTS

OASIS LANDSCAPE DESIGN

451 Regency Place / Victoria BC, V9C 0J7

PH: +1 (236) 882-30-51

www.oasislandscapedesign.ca



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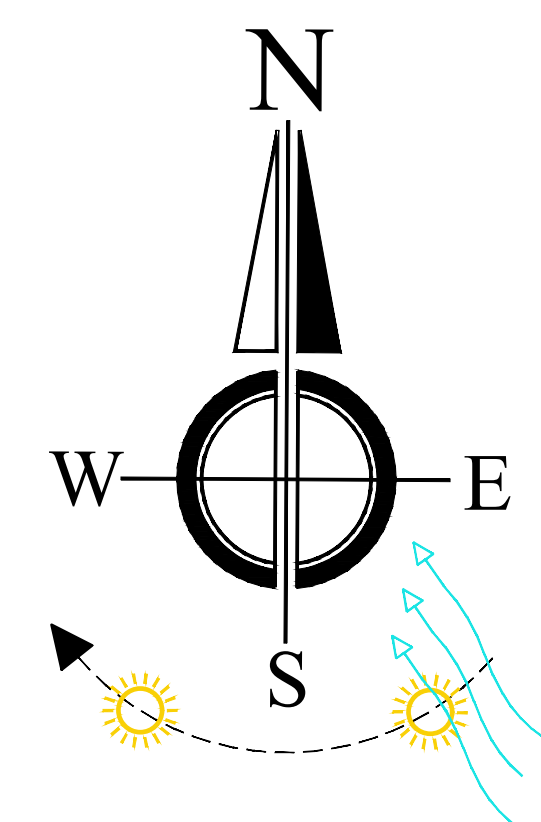
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
COVER SHEET AND
GENERAL NOTES

DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

L0



 PROPERTY LINE
 PERIMETER FENCE
 LINE BETWEEN SEEDMIX AND SHRUB AREA
 PRIMARY RESIDENCE
 SUITE

SYMBOL	DESCRIPTION	LOCATION	QUANTITY
HARD LANDSCAPE			
	CONCRETE	ON STAIRS, UPPER LANDINGS AND BIKING STORAGE RAMP	131.20 m ²
	PERMEABLE UNIT PAVERS	ON VEHICLE ROADS, PARKING AREAS & PEDESTRIAN PATHS	177.10 m ²
	GRAVEL	IN VARIOUS LANDSCAPE AREAS	39.50 m ²
	RED BRICK SALVAGED FROM EXISTING HOUSE	IN VARIOUS LANDSCAPE AREAS	23.62 m ²

	LOG BENCH	IN THE NATURAL LANDSCAPE AREA BEHIND	5
	TRELLIS	ON PETESTERIAN PATHS	6
	ROCKS	IN THE NATURAL LANDSCAPE AREA BEHIND	22

	PLANTING AREAS (PA)	192.20 m ²
	SEED MIX AREAS	266.40 m ²
	EXISTING SHARED TREES	0
	NEW MUNICIPAL TREES	2
	PROPOSED MEDIUM - SIZED TREES <i>Courtyard European Hornbeam</i>	6 (6 credits)
	PROPOSED SMALL - SIZED TREES <i>Sabini dogwood</i>	4 (2 credits)

Scale - 1 : 100

0 1 2 4 6 8 10



The intended print size is A1 (594mm x 841mm)

1- 2024-11-20	ISSUED FOR REZONING & DP/HAP
2- 2024-11-28	REVISED LPT LOCATION PER
	HYDRO COMMENTS
3- 2025-05-01	ISSUED FOR BASE PLAN
4- 2025-05-19	ISSUED FOR BASE PLAN
5- 2025-07-25	ISSUED FOR BASE PLAN

PROJECT NAME:
UKRAINIAN CHURCH

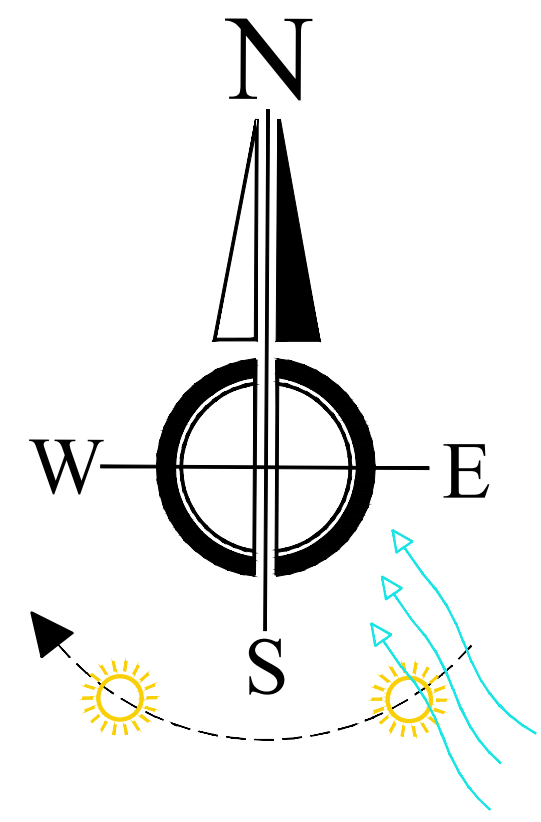
DATE: FEBRUARY, 2026

SCALE: 1/100

DRAWN: AK

CHECKED: BE

L1



- GENERAL LEGEND**
- PROPERTY LINE
 - PERIMETER FENCE
 - LINE BETWEEN SEEDMIX AND SHRUB AREA
 - PRIMARY RESIDENCE
 - SUITE
- ↑ TWO-STOREY UNITS
↑ ONE-STOREY UNITS

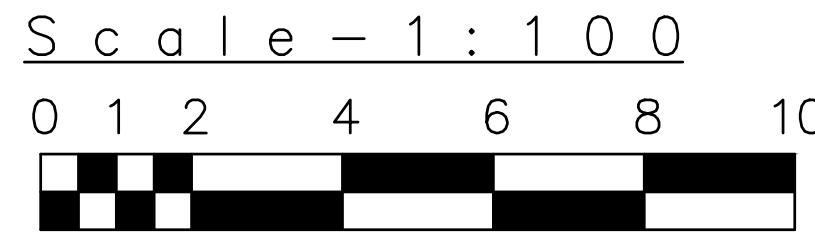
SURFACE MATERIAL LEGEND

SYMBOL	DESCRIPTION	LOCATION	QUANTITY
HARD LANDSCAPE			
Concrete	CONCRETE	ON STAIRS, UPPER LANDINGS AND BIKING STORAGE RAMP	131.20 m ²
Permeable Unit Pavers	PERMEABLE UNIT PAVERS	ON VEHICLE ROADS, PARKING AREAS & PEDESTRIAN PATHS	177.10 m ²
Gravel	GRAVEL	IN VARIOUS LANDSCAPE AREAS	39.50 m ²
Red Brick Salvaged from Existing House	RED BRICK SALVAGED FROM EXISTING HOUSE	IN VARIOUS LANDSCAPE AREAS	23.62 m ²
URBAN MATERIALS			
Log Bench	LOG BENCH	IN THE NATURAL LANDSCAPE AREA BEHIND	5
Trellis	TRELLIS	ON PEDESTRIAN PATHS	6
Rocks	ROCKS	IN THE NATURAL LANDSCAPE AREA BEHIND	22

SOFT LANDSCAPE

Planting Areas (PA)	PLANTING AREAS (PA)	192.20 m ²
Seed Mix Areas	SEED MIX AREAS	266.40 m ²
Existing Shared Trees	EXISTING SHARED TREES	0
New Municipal Trees	NEW MUNICIPAL TREES	2
Proposed Medium - Sized Trees	PROPOSED MEDIUM - SIZED TREES Columnar European Hornbeam	6 (6 credits)
Proposed Small - Sized Trees	PROPOSED SMALL - SIZED TREES Salix nigricarpa	4 (2 credits)

NOTE:
Minimum required tree credits (replacement): 8
Existing tree credits provided on site: 0
To satisfy the replacement requirement, a combination of 6 medium-caliper trees (valued at 1 credit each) and 4 small-caliper trees (valued at 0.5 credit each) is proposed, providing a total of 8 tree credits.
An additional 3 trees are proposed near the parking area as non-replacement landscape planting.



The intended print size is A1 (594mm x 841mm)

CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC. V8T 1G1

DRAWING ISSUED TABLE:

1- 2024-11-20	ISSUED FOR REZONING & DP/HAP
2- 2024-11-28	REVISED LPT LOCATION PER HYDRO COMMENTS
3- 2025-05-01	ISSUED FOR BASE PLAN
4- 2025-05-19	ISSUED FOR BASE PLAN
5- 2025-07-25	ISSUED FOR BASE PLAN

OASIS LANDSCAPE DESIGN

451 Regency Place / Victoria BC, V9C 0J7
PH: +1 (236) 882-30-51
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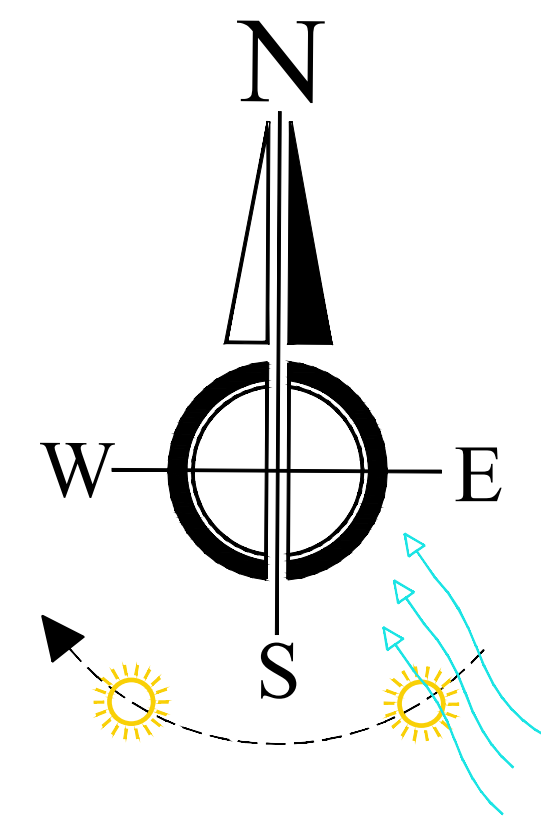
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
MATERIAL PLAN

DATE: FEBRUARY, 2026
SCALE: 1/100
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

L2



GENERAL LEGEND

- PROPERTY LINE
- PERIMETER FENCE
- LINE BETWEEN SEEDMIX AND SHRUB AREA

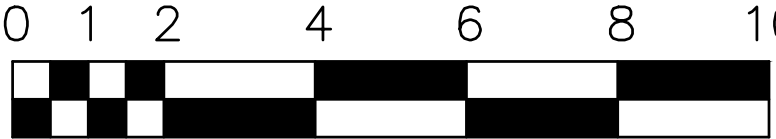
GRADING LEGEND

- GRADES (FINISH)
- DIRECTION AND AMOUNT OF SLOPE

LAYOUT NOTES

- ALL DIMENSIONS ARE NOMINAL.
- LANDSCAPE SITE ELEMENTS TO BE DETERMINED ON SITE BY LANDSCAPE ARCHITECT.

Scale - 1 : 100



The intended print size is A1 (594mm x 841mm)

CLIENT:

ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:

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VICTORIA BC. V8T 1G1

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PROJECT NAME:

UKRAINIAN CHURCH

DRAWING NAME:

LAYOUT&GRADING PLAN

DATE: FEBRUARY, 2026

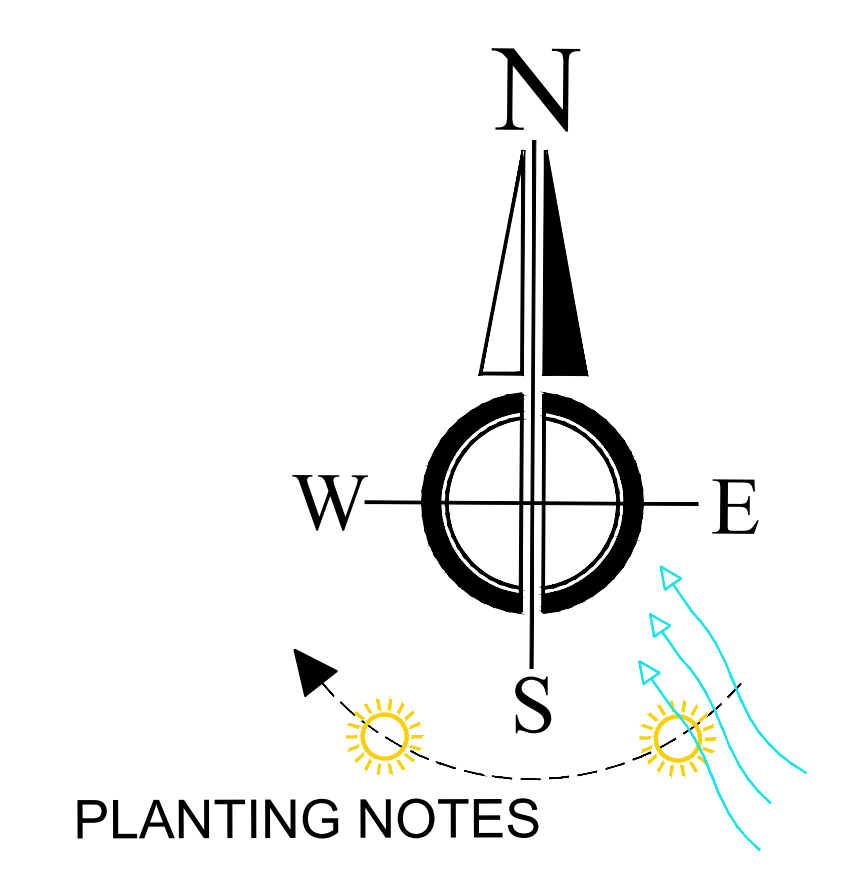
SCALE: 1/100

DRAWN: AK

CHECKED: BE

DRAWING NUMBER

L3



PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK.

SEE MATERIAL SPECIFICATIONS ON COVER SHEET AND PLANTING DETAILS FOR SEEDING RATE, FERTILIZER AND APPLICATION SPECIFICATIONS.

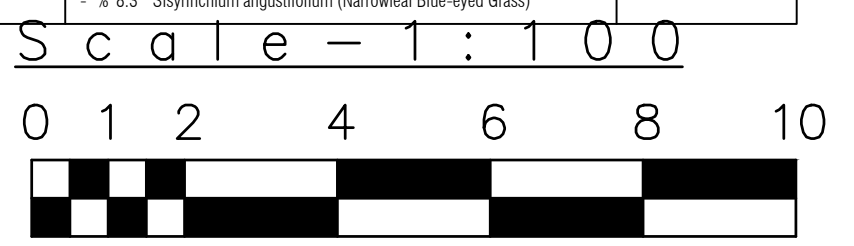
To satisfy the replacement requirement, a combination of 8 medium-caliper trees (valued at 1 credit each) and providing a total of 8 tree credits.

An additional 3 trees are proposed near the parking area as non-replacement landscape planting

PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QUANTITY
TREES				
	CON	Carpinus betulus Fastigata Pyramidal hembam Columnar European Hornbeam	2.5m Ht.	6
	COR	Cornus kousa Salomi Salomi dogwood	1.8m Ht.	4
	ACE	ACER CIRCINATUM Vine maple	1.8m Ht.	3

SHRUBS AND PARENIALS			
	ARC	ARCTOSTAPHYLOS UVA-URSI COMMON BERRYBERRY	1 POT 225
	CAL	CALAMAGROSTIS x ACUTIFOLIA FORESTERS FEATHER GRASS	2 POT 39
	COS	CORNUS SERICEA RED-DOGWOOD	1 POT 40
	COT	COTINUS COGEVIGRA SMOKE BUSH	1 POT 47
	HOL	HOLODISCUS DISCOLOR OCEAN SPRAY	2 POT 131
	GAS	GALLIHERIA SHALLOV SALAL	1 POT 26
	MAH	MAHONIA REPENS GREETING OREGON GRAPE	1 POT 38
	POL	POLYSTICHUM MUNIUM SWORD FERN	1 POT 154
	PHL	PHILADELPHUS LEWISI MOCK ORANGE	1 POT 38
	ROS	ROSA NUTKANNA ROOTKILL ROSE	1 POT 15
	SYM	SYMPHORICARPOS ALBUS SNOWBERRY	2 POT 74
	VAC	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	2 POT 142
	WIS	WISTERIA FLORIBUNDA ALBA JAPANESE WISTERIA	2 POT 45

NATIVE SEED MIX - GARRY OAK MEADOW		
	8.3 Allium caeruleum (Nodding Onion) 8.3 Cornus canadensis (Great Cornus) 8.3 Dianthus armeria (Field Chickweed) 8.3 Eryngium yuccifolium (Shrubby Yucca) 8.3 Festuca rubra (Red Fescue) 8.3 Galium aparine (Broomrape) 8.3 Lonicera caerulea (Blue Honeysuckle) 8.3 Picea canadensis (White Pine) 8.3 Pteris aquilina (Woods Spider) 8.3 Ranunculus acris (Cuckoo Flower) 8.3 Saxifraga oppositifolia (Saxifrage) 8.3 Scilla maritima (Sea Squill)	225.95 m2



CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
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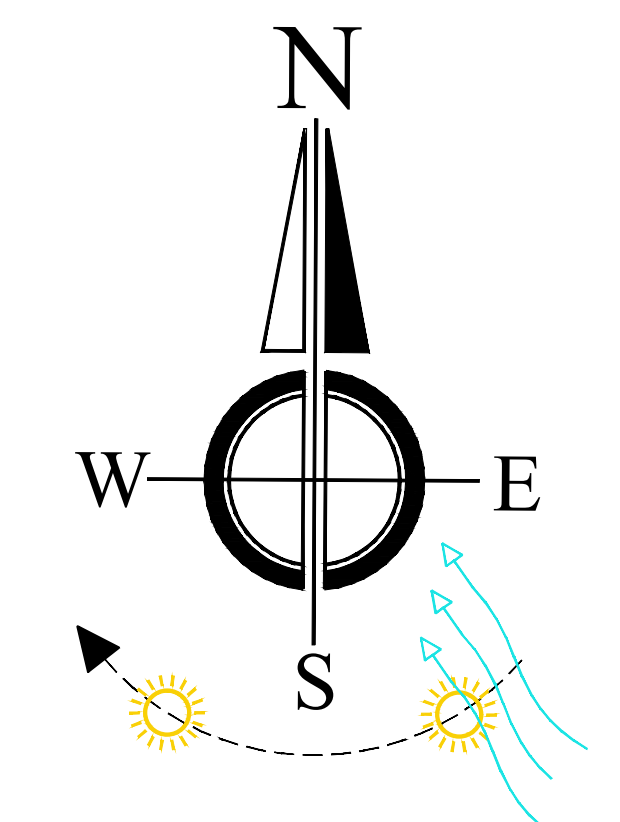
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
PLANTING PLAN

DATE: FEBRUARY 2026
SCALE: 1/100
DRAWN: AK
CHECKED: BE

DRAWING NUMBER
L4

The intended print size is A1 (594mm x 841mm)

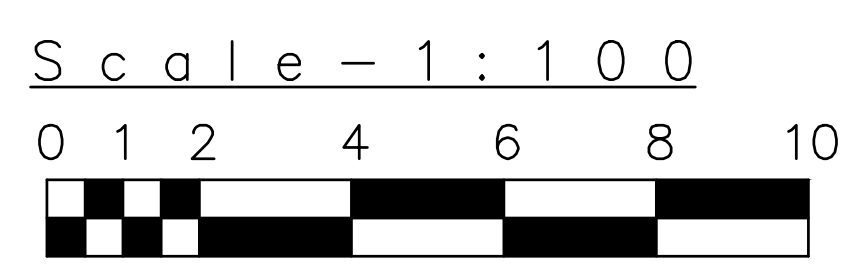
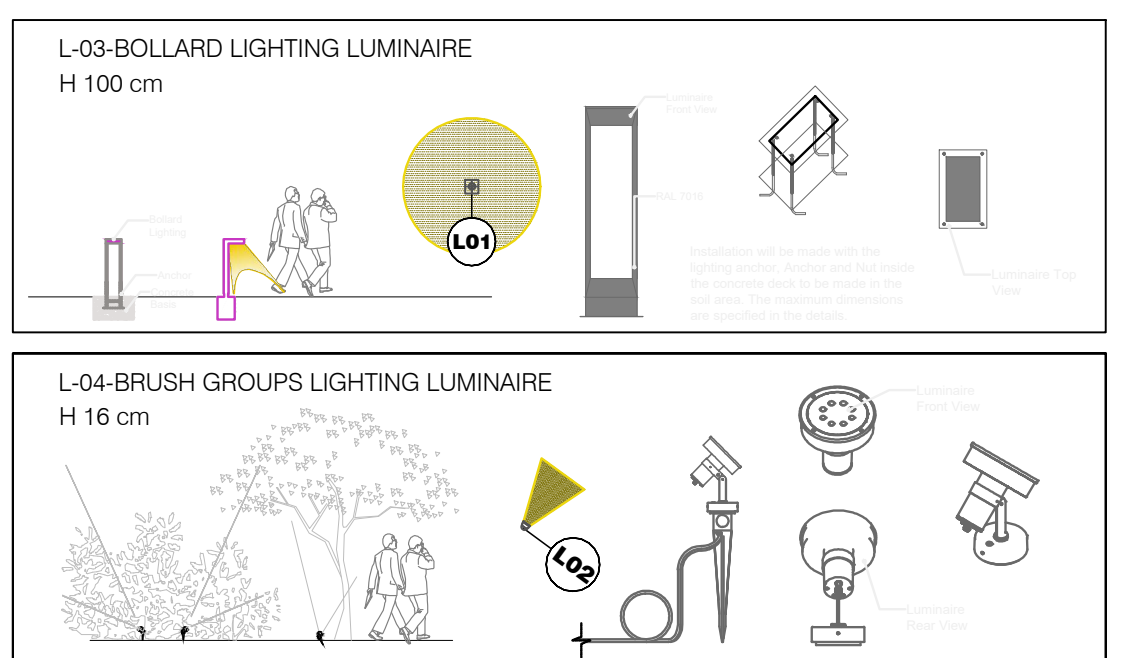


LIGHTING NOTES

* SEE ELECTRICAL FOR LIGHTING FIXTURE SPECIFICATIONS.

LANDSCAPE LIGHTING SCHEDULE						
SYMBOL	CODE	LOCATION	MATERIAL	PROPERTY	QUANTITY	UNIT
LIGHTING LUMINAIRES						
	L-01	Pedestrian paths and seating areas	Bollard luminaire 20cm x 25cm h=100cm	SEE 4172-4200W, 3000K/4000K WARM WHITE LED, TRI-ARMY DIFFUSED LIGHT OUTPUT, ANGLE, ALUMINUM BODY BOLLARD LIGHTING, H=1000mm, ON-OFF CONTROLLED	21	piece
	L-02	Bush groups lighting	Spot armature (pole) 8.5cm x 6.5cm h=16cm	SEE 4172-4200W, 3000K/4000K WARM WHITE LED, TRI-ARMY DIFFUSED, 800° LIGHT OUTPUT, ANGLE, ALUMINUM BODY BOLLARD LIGHTING, H=1000mm, ON-OFF CONTROLLED	24	piece

LIGHTING FIXTURES



The intended print size is A1 (594mm x 841mm)

CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
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VICTORIA BC. V8T 1G1

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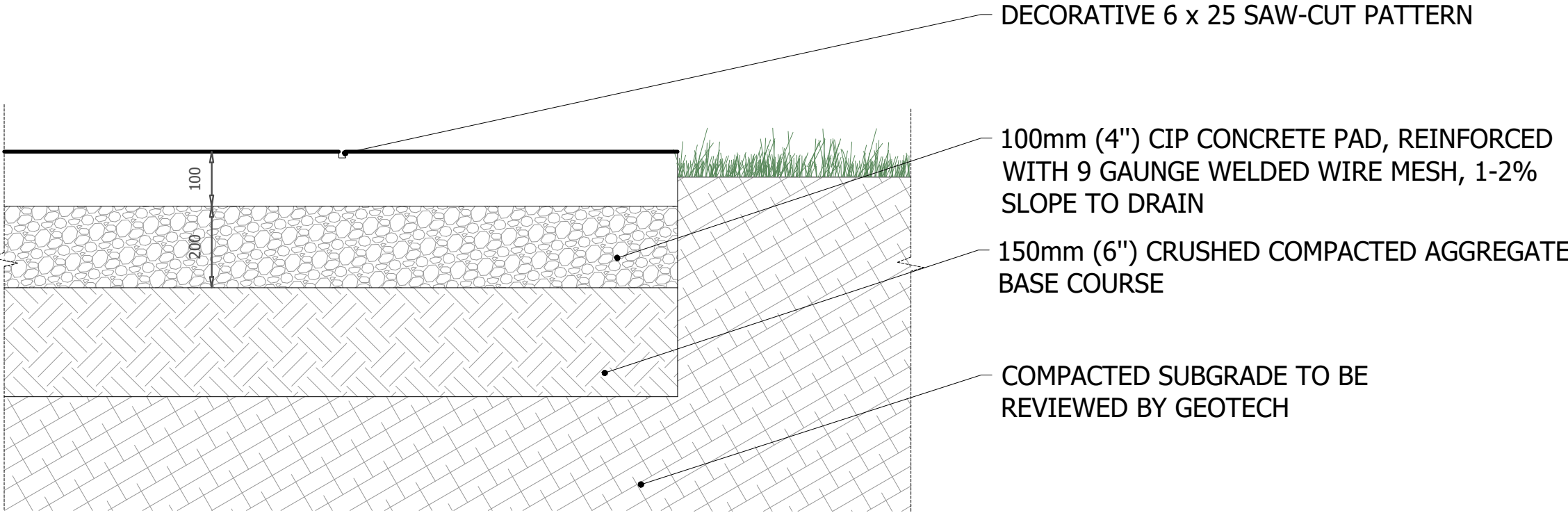
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
LIGHTING PLAN

DATE: FEBRUARY, 2026
SCALE: 1/100
DRAWN: AK
CHECKED: BE

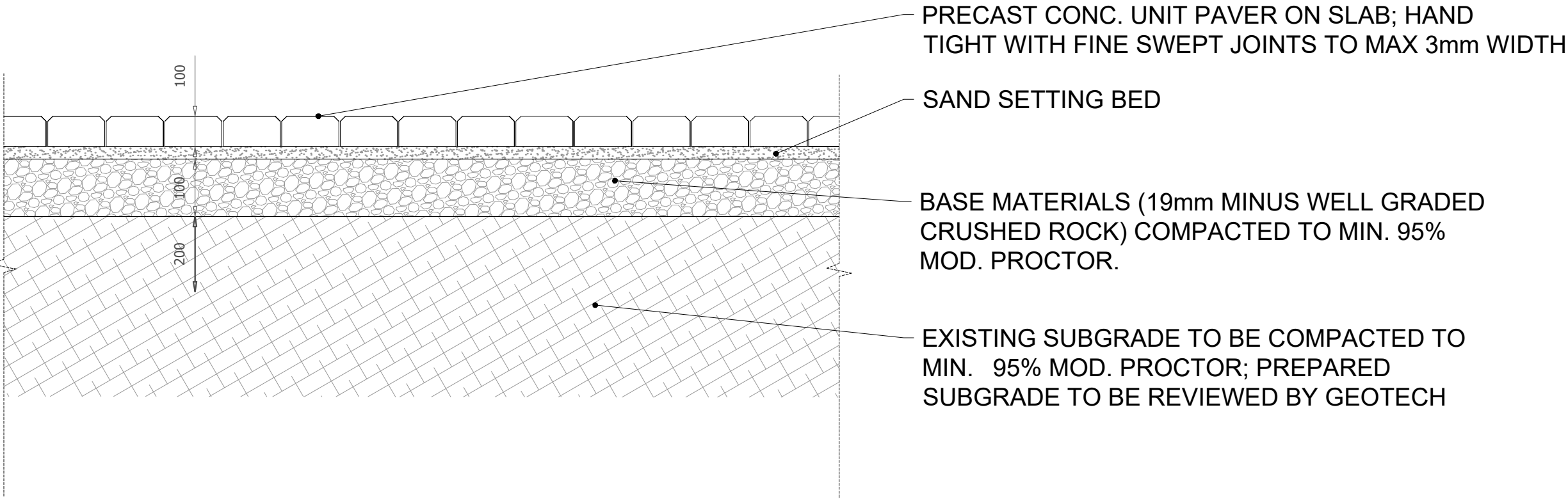
DRAWING NUMBER
L5

NOTES:
1-SIDEWALK TYP 1.5m CLEAR WIDTH OR AS SPECIFIED BY CITY ENGINEER.
2-DIMENSIONS & SHALL BE EQUAL SPACING FOR THE ENTIRE SIDEWALK BLOCK AT A DESIRED LENGTH OF 1.5m/1.8m STONES TO BE AS CLOSE TO SQUARE AS POSSIBLE.
3-PRIOR NOTICE AND APPROVAL OF THE CITY ENGINEER, OR REPRESENTATIVE INSPECTOR, IS REQUIRED BEFORE SIDEWALK RESTORATIONS CAN COMMENCE.
4-WHERE SPECIAL TREATMENT ZONES EXIST, THOSE STANDARDS MUST BE FOLLOWED.
5-USE ONLY CITY APPROVED MON 32 MPa CONCRETE MIX.
6-SIDEWALK WIDTHS REFER TO THE CLEAR WIDTHS.
7-CUT JOINTS SHALL BE SAWS INTO THE SIDEWALK WITHIN 24 HOURS AFTER THE POUR TO MINIMIZE ANY CRACKING.
8-ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.

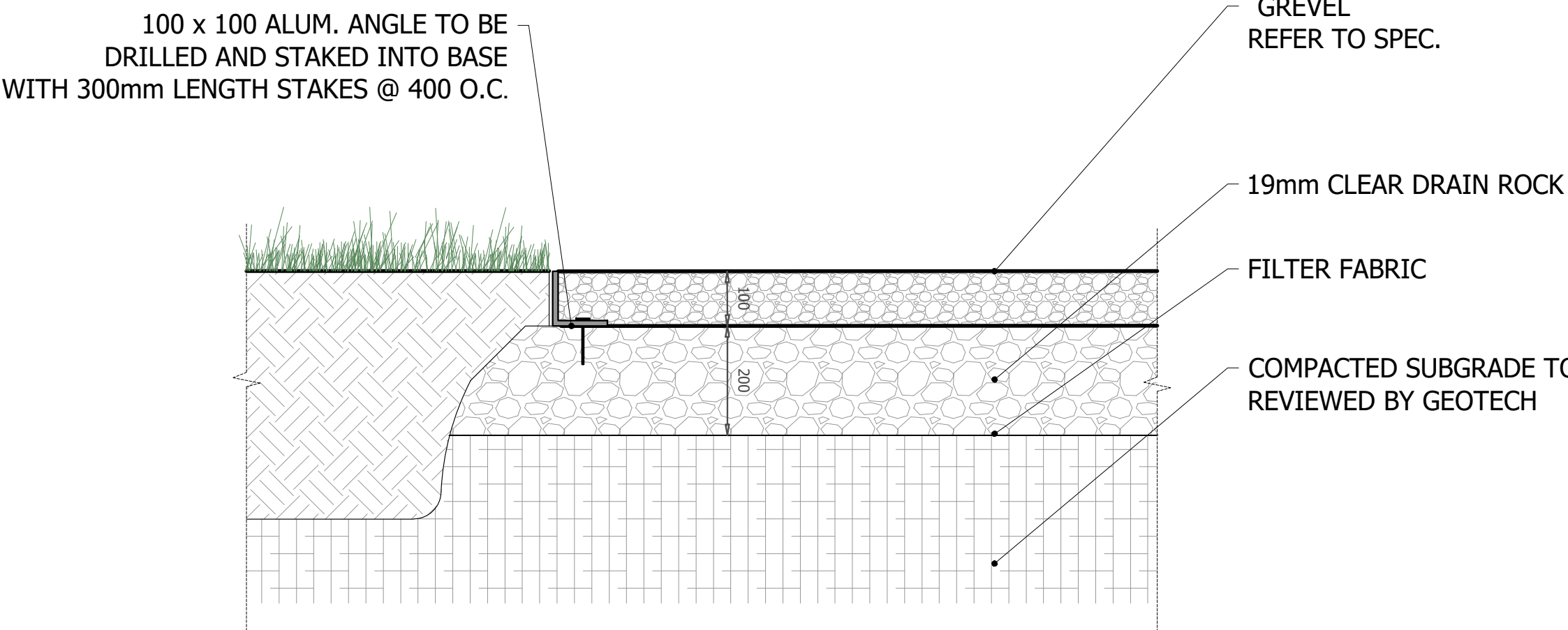


1 CONCRETE PAVING - PEDESTRIAN USE 1/10

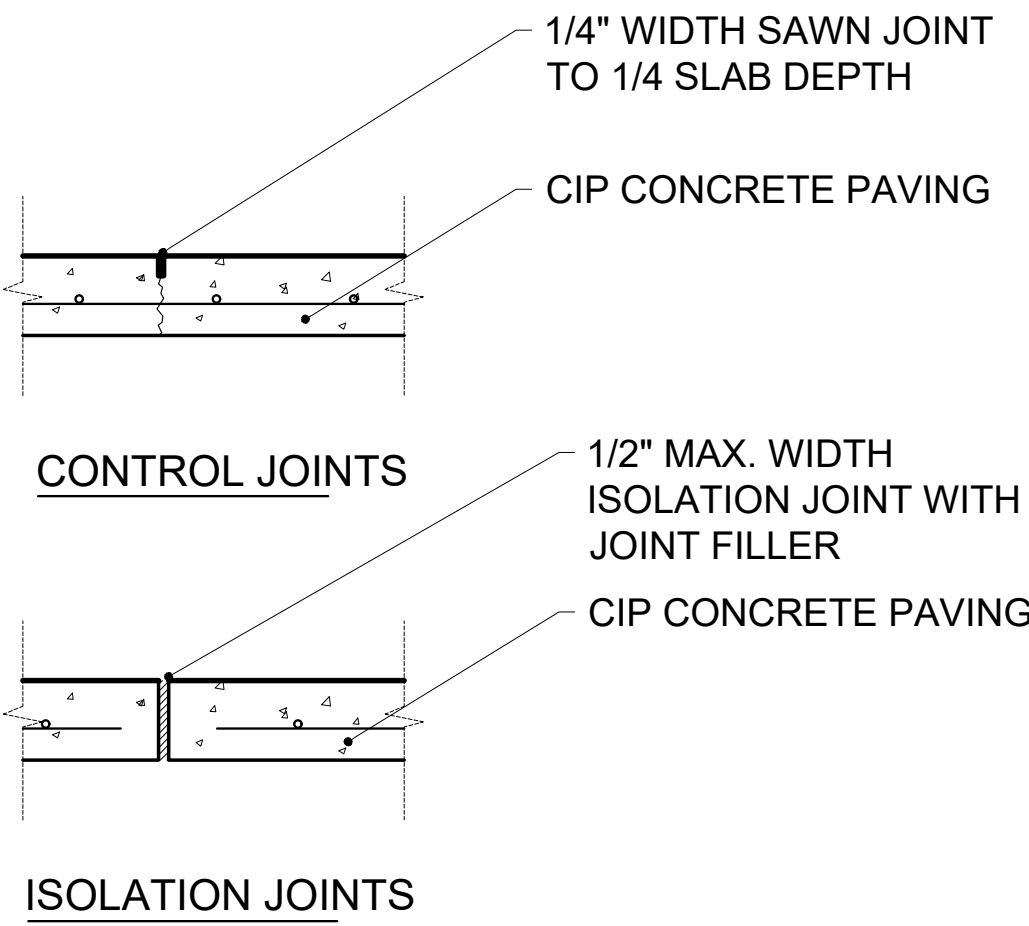
NOTES:
1-SEE WRITTEN SPECIFICATIONS FOR AGGREGATES.
2-PAVER AND PAVES INSTALLATION TO MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
3- PERMEABLE JOINTING MORTAR TO BE ROMEX ROMPOX - EASY EDOFINE -COLOR: GREY - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
4- DO NOT CUT PAVERS TO MEET DIMENSIONS ON PLAN. CONFIRM WITH LANDSCAPE ARCHITECT IN FIELD.



3 UNIT PAVERS - PEDESTRIAN AND VEHICLE USE 1/10

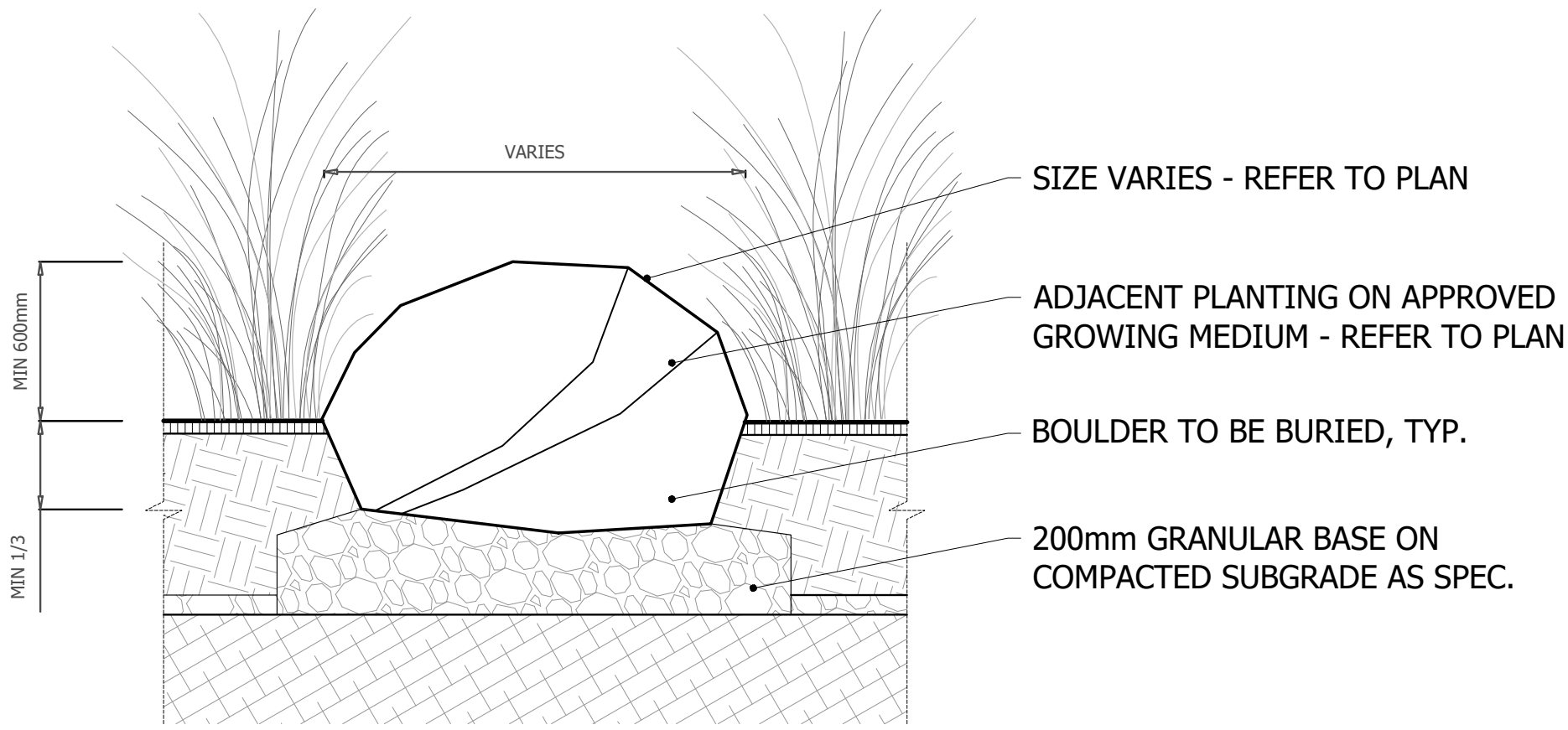


4 GRAVEL 1/10



NOTES:
1-CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH.
2- CUT JOINTS BEFORE RANDOM CRACKING OCCURS.
3- C-2 SAWCUT CONTROL JOINTS WITHIN 18 HOURS OF FINISHING SLABS SEE LAYOUT PLAN. ZIP STRIP MUST BE APPROVED BY ARCHITECT.

2 CIP CONCRETE PAVING JOINTS 1/10



5 LANDSCAPE BOULDER 1/10

PROJECT NAME:
UKRAINIAN CHURCH
NEW HOUSING

ADDRESS:
1909 Cook Street / 1110 + 1112
Caledonia Avenue
Victoria BC V8T 1G1

DRAWING NAME:
LANDSCAPE DETAILS
PAVING

DRAWING SCALE:
1/100

ISSUE DATE:
FEBRUARY, 2026

DRAWN BY:
AK

CHECKED BY:
BE

OASIS LANDSCAPE DESIGN



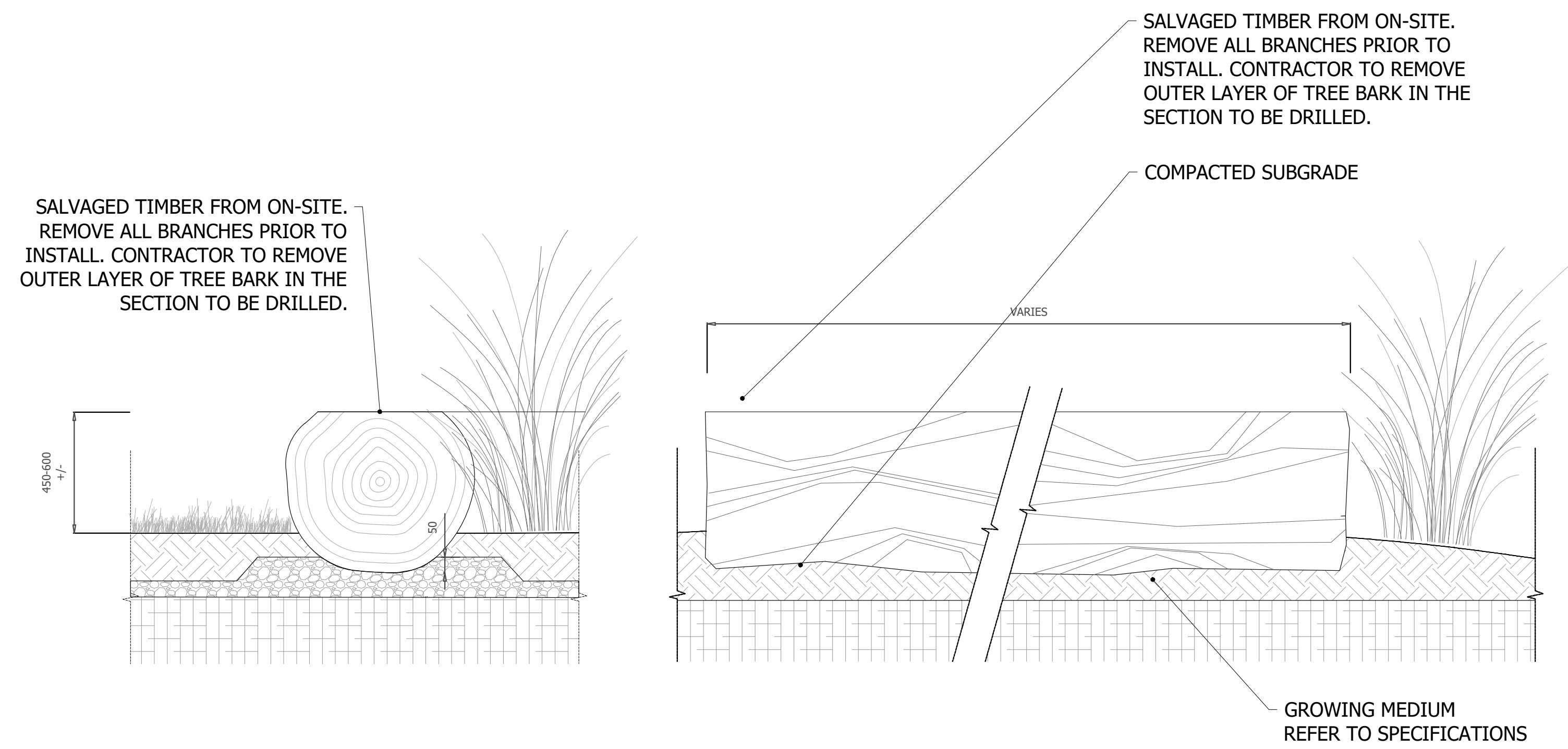
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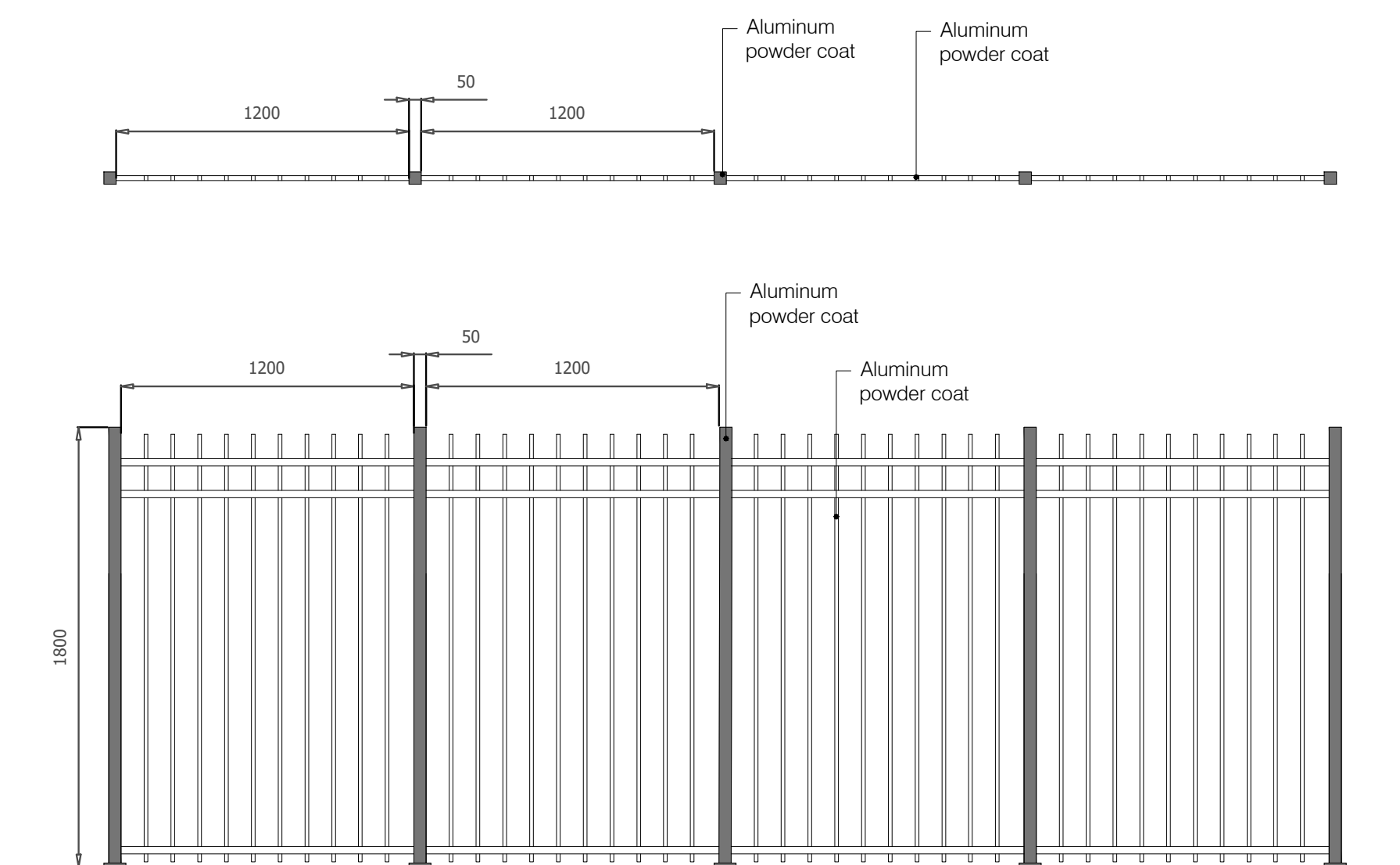
L6.1



1
L6.2
HORIZONTAL SEATING LOG

1/10

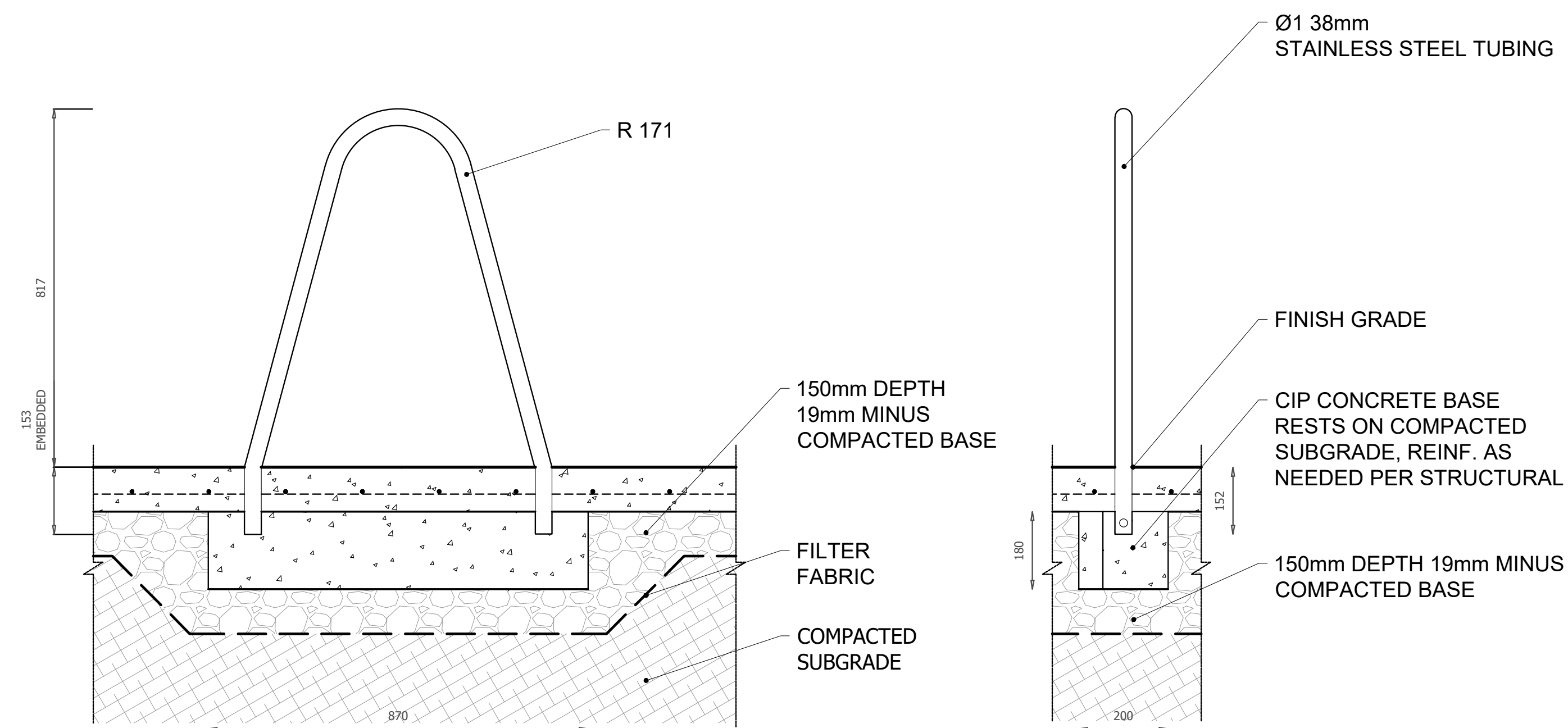
- NOTES:
- 1- PROVIDE SHOP DRAWINGS FOR ALL GUARDRAIL ELEMENTS AND, CONNECTIONS, SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN BRITISH COLUMBIA,
 - 2- ALL GUARDRAIL METAL TO BE ALUMINIUM; ALL HARDWARE FASTENERS TO BE COATED STEEL TO PREVENT CONTACT OF DISSIMILAR METALS,
 - 3- EXTERIOR PAINT FINISH: POWDERCOAT ALUMINIUM TO SMOOTH GLOSS, SUITABLE FOR OUTDOOR APPLICATION, TYP. COLOUR: TO BE CONFIRMED,
 - 4- COLOUR SAMPLE TO BE PROVIDED FOR REVIEW FOR APPROVAL BY LANDSCAPE ARCH,
 - 5- GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH.



2
L6.2
PERIMETER FENCE

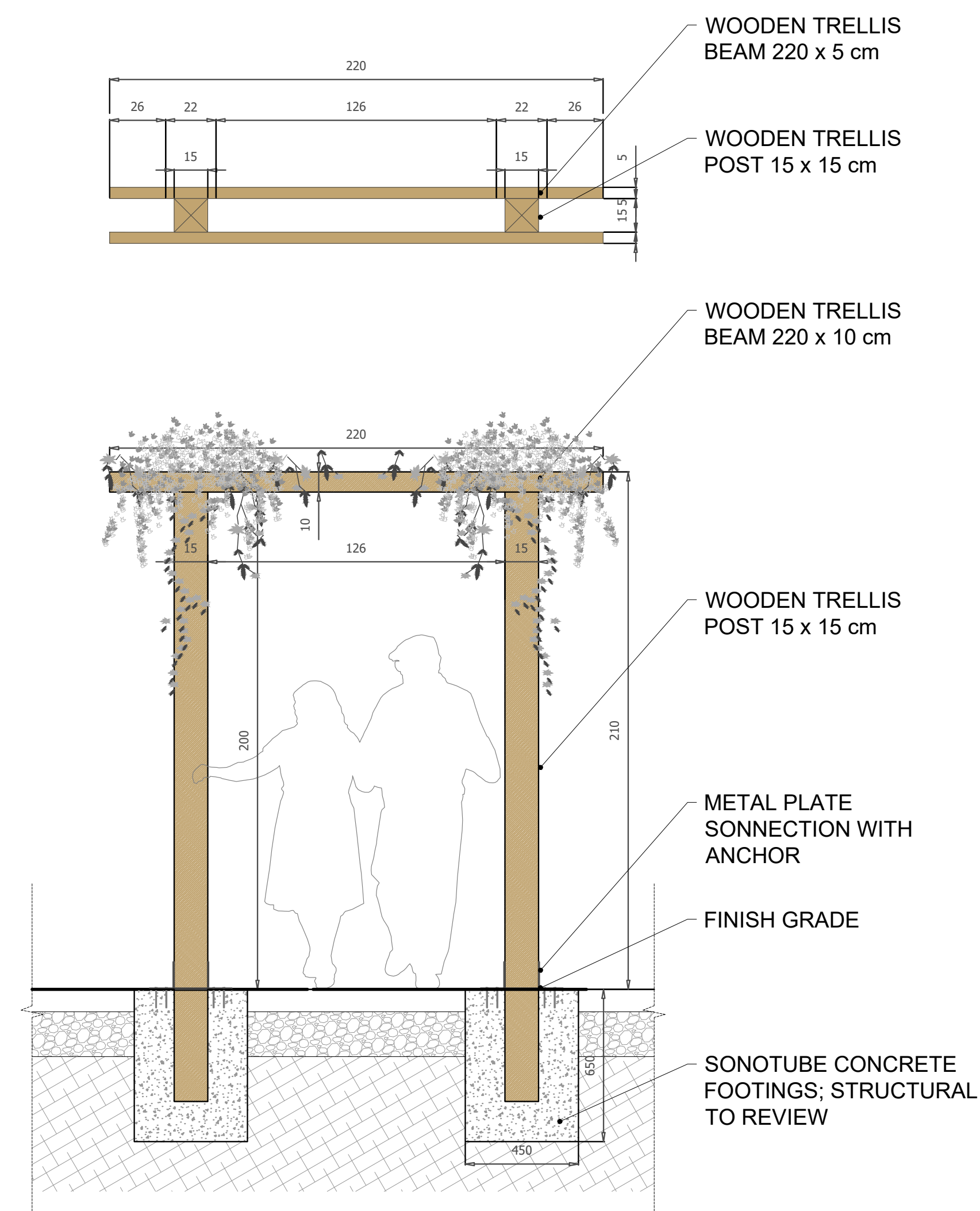
1/20

- NOTES:
- 1- INSTALL PER MANUFACTURER'S INSTRUCTION
 - 2- BOLA RACK IN STAINLESS STEEL BY LANDSCAPE FORMS



3
L6.2
BIKE RACK

1/10



4
L6.2
TRELLIS

1/20

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Victoria BC V8T 1G1

DRAWING NAME:
LANDSCAPE DETAILS
SITE FURNISHINGS

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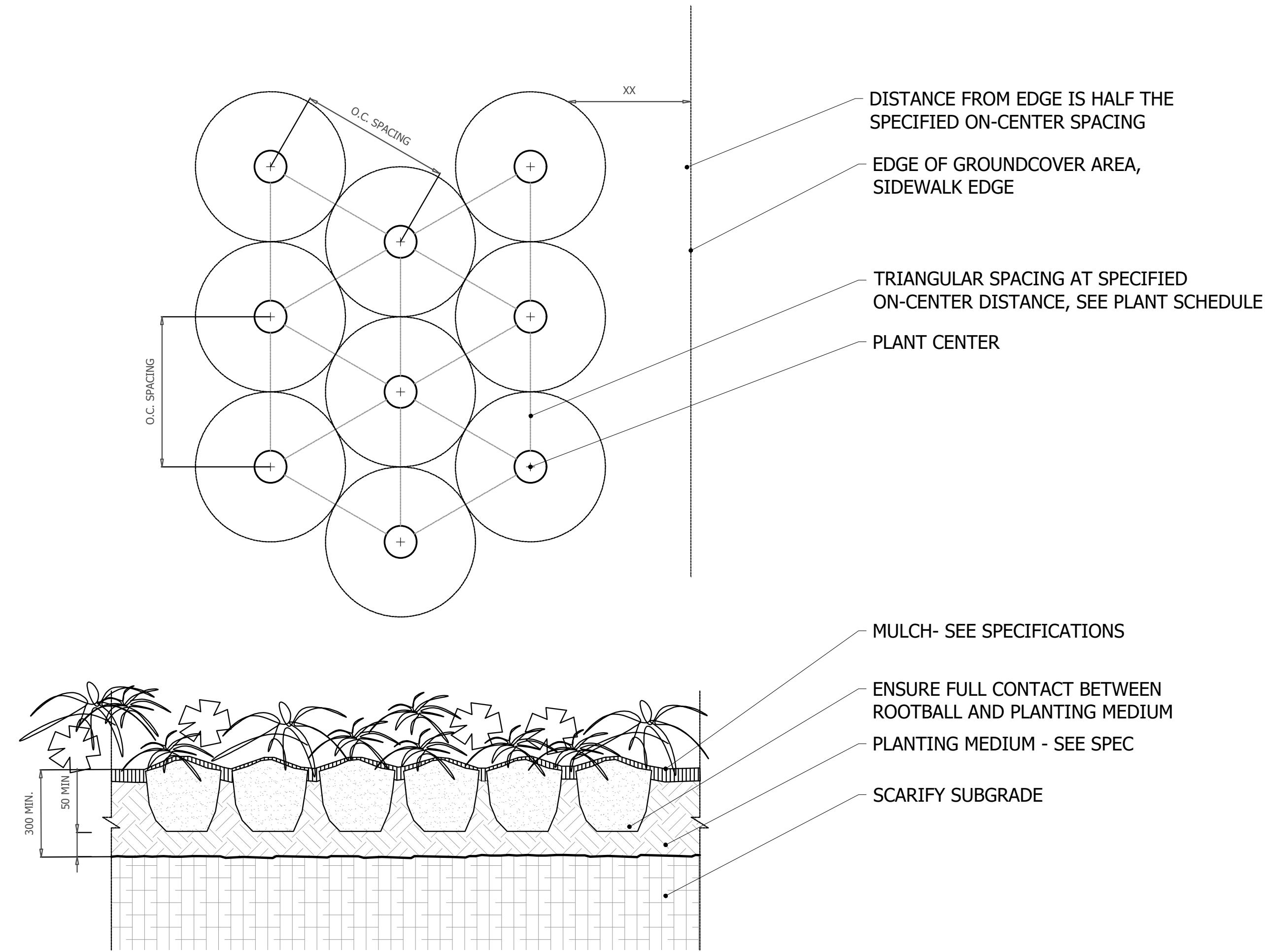
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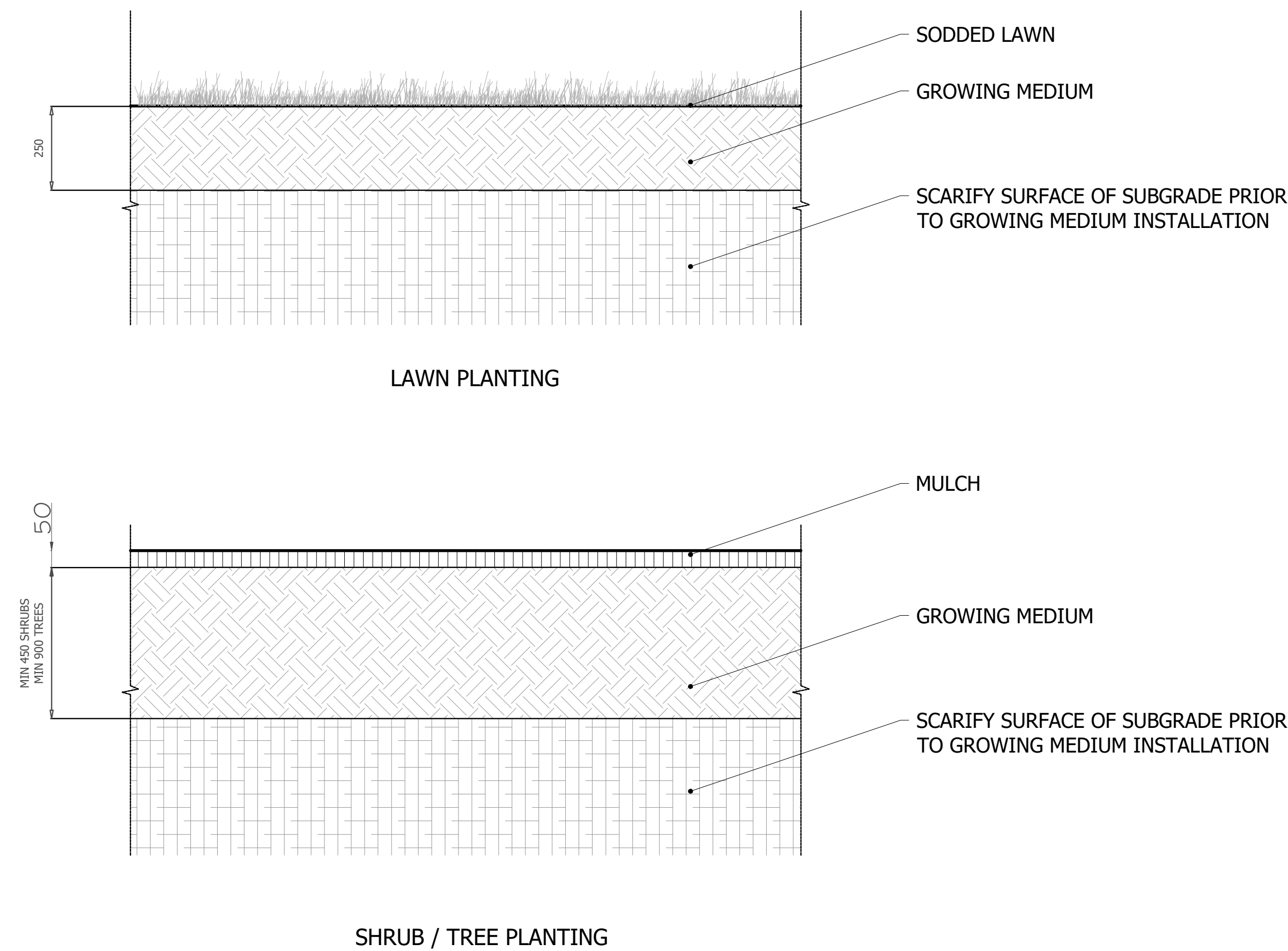


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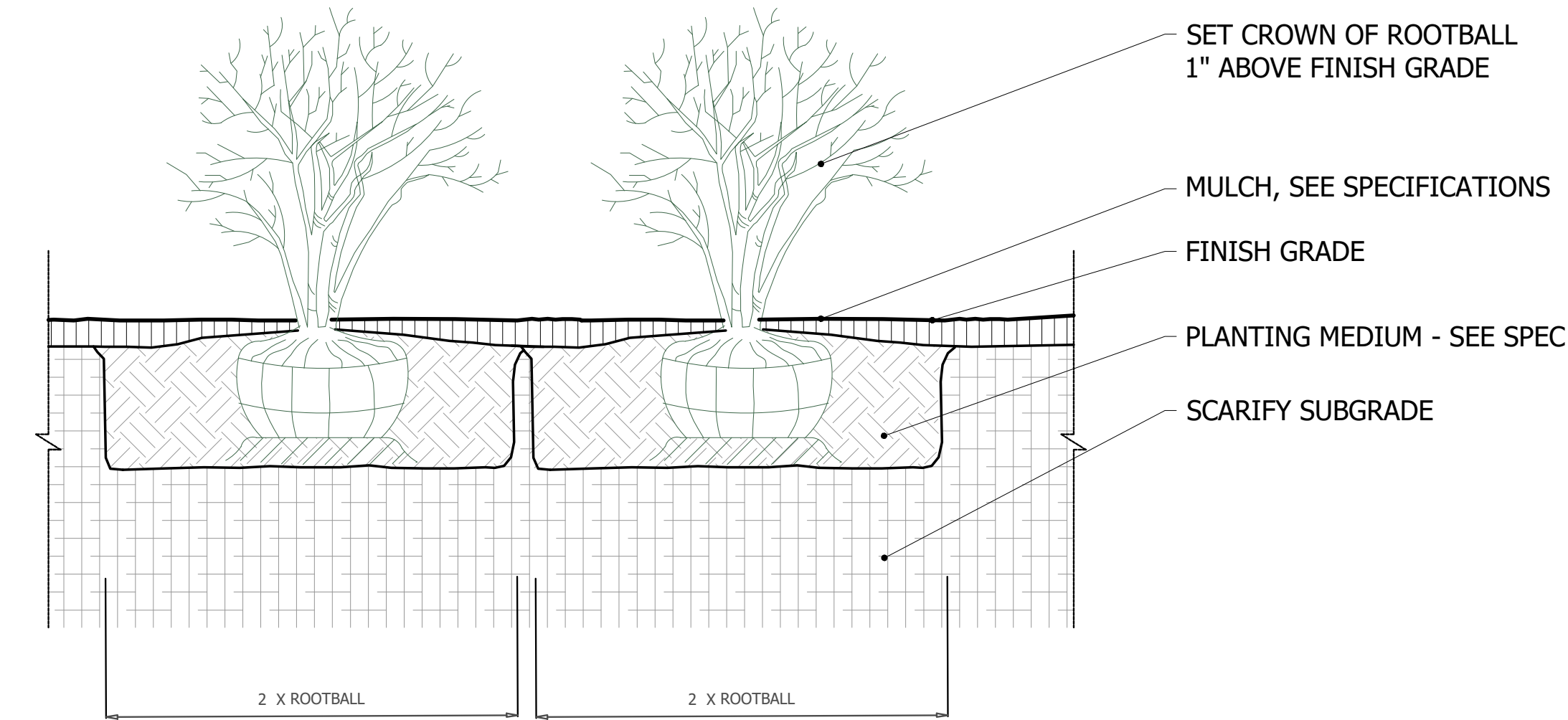
L6.2



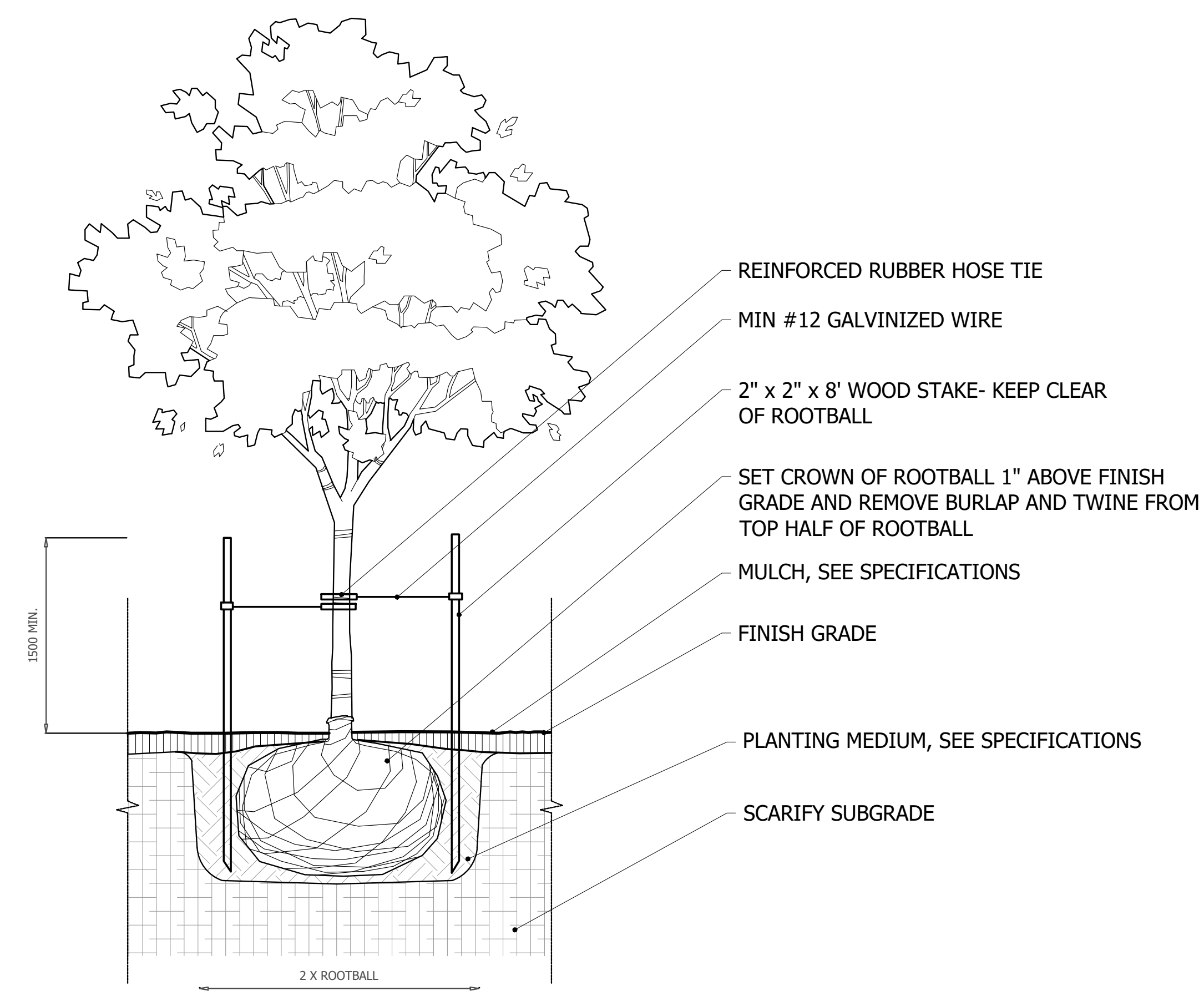
1
L6.3 GROUND COVER PLANTING NTS



3
L6.3 SOIL PROFILES ON GRADE 1/10



2
L6.3 SHRUB PLANTING NTS



4
L6.3 TREE PLANTING - ON GRADE 1/10

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SHEET NUMBER

L6.3

GENERAL PLANTING NOTES

PLANT MATERIAL INSTALLATION

- All trees, shrubs and groundcovers shall be planted as detailed & as shown on the planting plan. All beds to receive a cover of clean mulch to a minimum depth of 50mm (2").
- Plant material sizes and conditions is indicated on the landscape drawings.
- The total of individual plant groupings shown on the planting plan is specified on the master plant list (plant legend). The contractor must notify the landscape architect in writing before starting any work if there are any discrepancies. If the landscape architect is not notified of discrepancies, the contractor will assume full responsibility.
- Mulch - shredded pine mulch by "Gro Bark" or equal. Landscape architect to approve mulch before installation.

GENERAL MAINTENANCE

- Proper maintenance procedures are to be fully administrated for all newly constructed landscape work. This shall apply only during the construction period, unless otherwise specified. Contractor is responsible for maintenance of seeded and planting areas until final appeptance by landscape architect.
- Rodent protection - the contractor shall be responsible for the protection of all trees and shrubs for winter protection and from rodent injury for the duration of the one (1) year warranty and maintenance period. Protective guards shall be employed around all deciduous trees. Installed prior to the application of the mulch and should be placed a minimum of 100mm (4") out from the tree trunk on all sides.
- All shrubs and coniferous trees shall have an application of "skoot" or approved equivalent rodent formula, to be applied at the end of October. Follow manufacturer's directions for application.

GENERAL REQUIREMENTS

- Use the above specifications in conjunction with the general landscape guidelines set forth by the Victoria CNLA, the Nursery Sod Growers Association of Victoria, and the Canadian Nursery Stock Standards outlined on the planting plan. Ensure that each specimen or bundle is clearly labeled or marked with the appropriate variety, size, and grade, in compliance with these standards.
- Substitutions in variety, size, or grade must be approved by the landscape architect. Only nursery stock grown according to proper horticultural practices shall be used. All utility lines must be staked out prior to excavation. The contractor must obtain all necessary permits before proceeding with work. Specifications and contract documents should be submitted to the landscape architect before the end of the bidding process and commencement of construction. Note that these specifications may be superseded by additional details provided in the tender documents. The contractor is responsible for reviewing all documents thoroughly.

WARRANTY & MAINTENANCE PERIOD

- Provide one (1) year warranty and maintenance period on all landscape work from date of final acceptance by landscape architect. If any materials are replaced within the one (1) year warranty period, the City of Victoria will require a further one (1) year warranty on the replaced materials.

LANDSCAPE SPECIFICATIONS

ROUGH GRADING

- Rough grade and fill areas to establish subgrade as required. Provide drainage pattern as indicated on drawings. Round smoothly all tops and toes of slopes. Compact all areas to 95% standard proctor density unless specified otherwise.

FINE GRADING

- All areas must be fine-graded to the finished elevations as indicated in the layout, grading plan, or civil site plan, following the applicable standards and procedures as per the City of Victoria's guidelines.

SPREADING OF TOPSOIL

- Scarify the subsoil prior to the spreading the topsoil. Remove all debris and leave a fine textured even surface. All topsoil to be imported unless previously approved by landscape architect. Obtain approval for the quality of any imported topsoil before delivery to the site. Topsoil is to be compacted to create a firm and even surface.

MINERAL FERTILIZER

- Apply the following mineral fertilizer unless soils tests show other requirements:

1- Seeded areas - 11% nitrogen, 8% phosphorus and 4% potash (11-8-4) at the rate of 4,5kg over m2 (10 LBS over 1000 SQ. Ft.)
2- Planting beds - 7% nitrogen, 7% phosphorus and 7% potash (7-7-7) at the rate of 40 grams (4 OZ.) for every bushel of topsoil.

PRPERATION OF PLANTING BEDS

- All plant beds to be continuous.
- Excavate all planting beds to the depth as indicated on the drawings and details. Backfill all planting beds with a soil mixture consisting of six (6) parts of sand loam, one (1) part of finely pulverized peat moss, two (2) parts of well-rotted manure and the mineral fertilizer as specified above. Also add 58 kilos bonemeal/cubic meter of planting soil (1LB./cubic yard). Prepare the planting beds for planting before the delivery of the plant material to the job site.

NOTE: If the existing soil conditions are clay or wet in nature, contact the landscape architect for instructions of a suitable soil mixture. Failure to do this may result in delay of approval and acceptance.

PLANT MATERIALS

- All plant material shall conform to the standards of the Canadian Nursery Trades Association for size and species.
- All shrub and tree material shall be container grown, potted, S/B or B/B. Unless otherwise noted. Bare root planting shall be acceptable for certain species durind early spring or late fall planting season. Contractor shall make requests for root condition subsitution in writing to the landscape architect prior to commencement of planting operations. All plant materais to be clay grown stock unless otherwise noted.
- Confirm with Landscape Architect the pre-purchase of any plant materials or requirements for contract growing due to plant availability.

PROJECT NAME:
UKRAINIAN CHURCH
NEW HOUSING

ADRESS:

DRAWING NAME:
LANDSCAPE DETAILS
PLANTING

DRAWING SCALE:
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L6.4