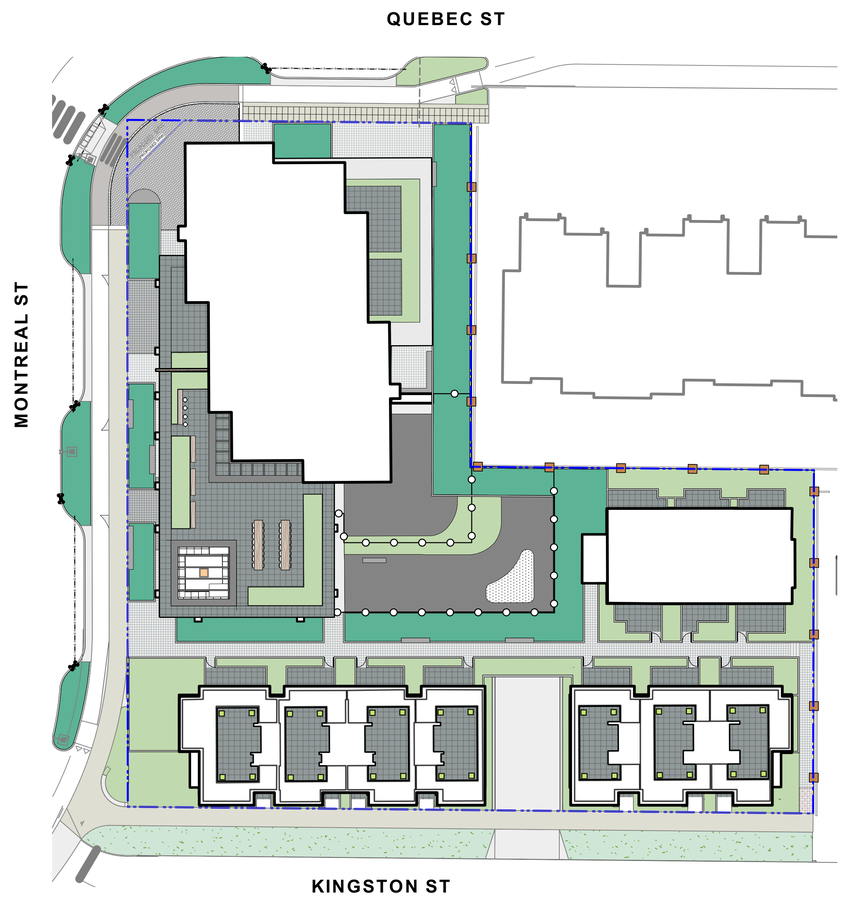
Mike Geric Construction

Quebec & Montreal

Victoria, BC

KEY PLAN



Landscape Sheets

Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L1.01	Landscape Materials - Ground
L1.02	Landscape Materials - Roof
L1.03	Stormwater Management & Grading
L1.04	Landscape Precedents
L1.05	Landscape Materials - Sections
L1.06	Landscape Materials - Sections
L1.07	Soil Volumes
L3.01	Planting Plan
L3.02	Planting Plan
L0.02	Tree Survey Plan
L0.03	Tree Management Plan
L4.01	Landscape Details

rev no	description	date
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4520 West Saanich Rd
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project

QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Cover

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revison no.	5
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GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately.
8. 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.

TREE RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. 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.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. 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.
8. 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.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. 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 completeition of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system.
14. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
15. Irrigation Inspections: required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
5. Landscape installation to carry a 1 year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance. The Contractor will not be responsible for plant loss due to extreme climatic conditions such as abnormal freezing temperatures or hail which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate acclimatization of plants for their planted location.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. 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.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
M	METRE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications. Boulevard irrigation system to meet City of Victoria Supplementary Specification for Street Trees and Irrigation Bylaw.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. 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.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

MATERIALS LEGEND

1.0 HARDSCAPE

- 1.1 Asphalt. See Civil
- 1.2 CIP Concrete
  Light Broom Finish with Tooled Control Joints.
- 1.3 CIP Concrete
  Light Broom Radial Concrete Control Joints
- 1.4 Standard Paver
  8x8 tile pattern, colour Natural
- 1.5 Standard Paver
  8x8 tile pattern, colour Charcoal
- 1.6 Patio
  'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.

1.0 HARDSCAPE: CITY STANDARDS

See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.

- 1.7 Trowel Joint Concrete.
  See L4.01 For Pattern Details
- 1.8 Granite Pavers
  @ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.
- 1.9 Grey Basalt Entry Band
  Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
- 1.10 Granite Pavers
  Solider Course Border 200mm Granite Pavers

2.0 DAYCARE

Design TBD by imput from Daycare provider

- 2.1 Sand
- 2.2 Safety Surfacing

3.0 WALLS

- 3.1 Concrete Retaining Wall - On Grade
- 3.2 Concrete Bench
- 3.3 Concrete Flush Curb - See Civil.

4.0 FURNISHINGS

- 4.1 'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.
- 4.2 Fire pit
- 4.3 Trash Bin
- 4.4 Trellis
- 4.5 Benches
- 4.6 Tables
- 4.7 Shed. See Architecture.

5.0 FENCES AND BARRIERS

- 5.1 1800mm Wood Fence
- 5.2 Picket Fence

6.0 LIGHTING

See Arch and Electrical

7.0 LANDSCAPE MATERIAL

- 7.1 Shrub Area
- 7.4 Rain Garden (See Dwg 1 L1.03 & 4.01)

LINE TYPE LEGEND

- Property line
- Extent of Parkade, below
- Pedestrian Sightline

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

- Civil Typical Inlet Drain

GRADING LEGEND

- 17.70 — Existing Landscape Grade
- 17.70 Civil — Civil Grade, provided for reference only
- 16.90 Arch — Architectural grade, provided for reference only
- 17.70 — Proposed Landscape Grade

TOW	Top of Wall	BP	Bottom of Pool
BW	Bottom of Wall	TS	Top of Stairs
TOC	Top of Curb	BS	Bottom of Stairs
BC	Bottom of Curb	HP	High Point
TP	Top of Pool	LP	Low Point

IRRIGATION LEGEND

- POC — **Irrigation Point of Connection**
  Proposed Irrigation Point of Connection.
  Provide water service and electrical service from irrigation controller to valves.
- Irr Sl — Irr Sl — **Irrigation Sleeve**
  Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.

LANDSCAPE DRAINAGE LEGEND

- Perforated Underdrain
- Sched 40 PVC
- C/O — Clean out
- LA — Rain Garden Overflow Drain
- L-AD — 8" Square drain with ductile iron grate.
- Trench Drain
  Aco K100 Trench Drain, Load Class 'A'.

DRAINS BY OTHERS

- SD BL AD — Mechanical Drains (For reference only)

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

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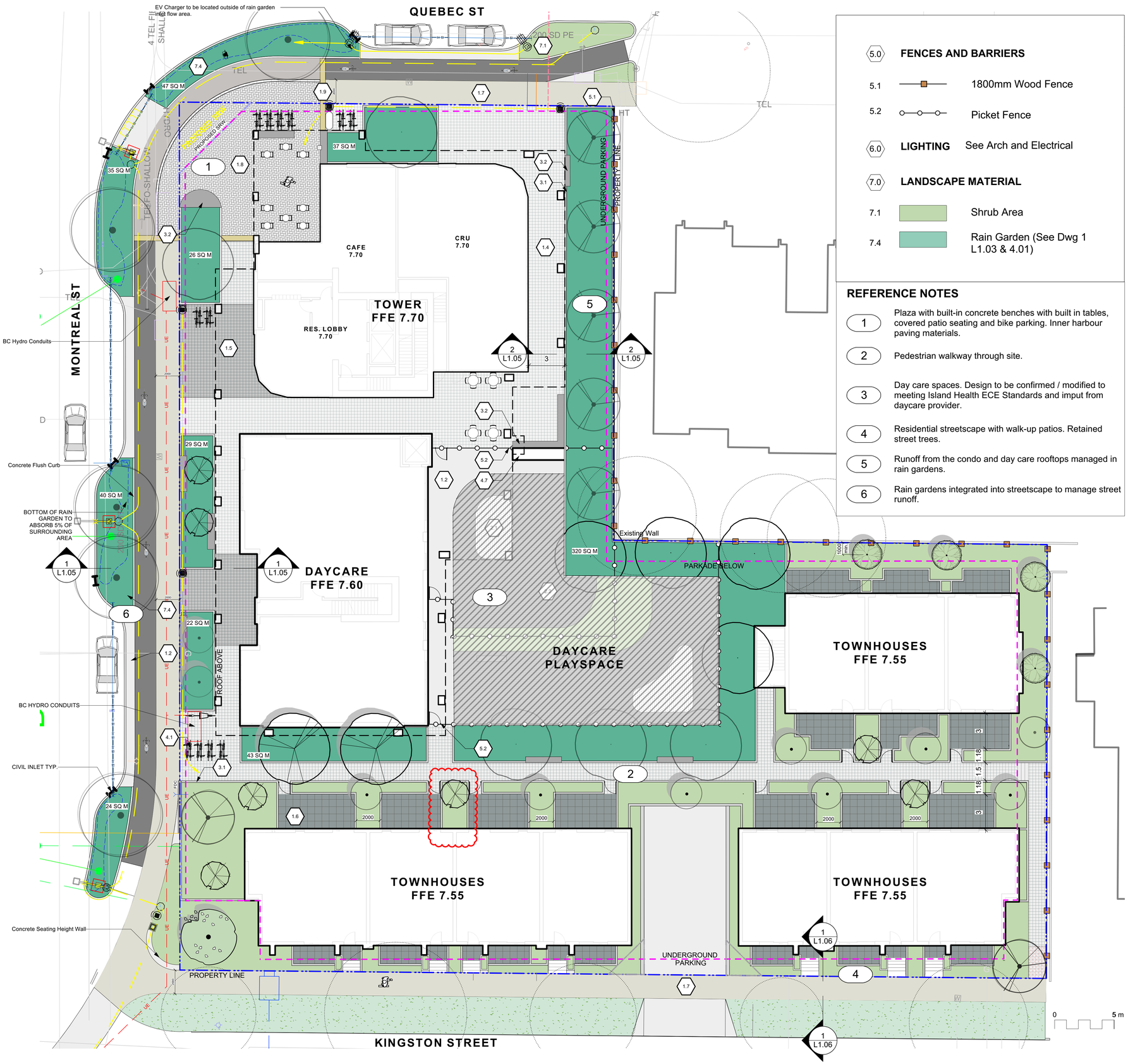

5.0 FENCES AND BARRIERS

5.1 1800mm Wood Fence

5.2 Picket Fence

6.0 LIGHTING

See Arch and Electrical

7.0 LANDSCAPE MATERIAL

7.1 Shrub Area

7.4 Rain Garden (See Dwg 1 L1.03 & 4.01)

REFERENCE NOTES

1. Plaza with built-in concrete benches with built in tables, covered patio seating and bike parking. Inner harbour paving materials.
2. Pedestrian walkway through site.
3. Day care spaces. Design to be confirmed / modified to meeting Island Health ECE Standards and imput from daycare provider.
4. Residential streetscape with walk-up patios. Retained street trees.
5. Runoff from the condo and day care rooftops managed in rain gardens.
6. Rain gardens integrated into streetscape to manage street runoff.

MATERIALS LEGEND

1.0 HARDSCAPE

1.1 Asphalt. See Civil

1.2 CIP Concrete
Light Broom Finish with Tooled Control Joints.

1.3 CIP Concrete
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1.4 Standard Paver
8x8 tile pattern, colour Natural

1.5 Standard Paver
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1.6 Patio
'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.

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1.10 Granite Pavers
Solider Course Border 200mm Granite Pavers

2.0 DAYCARE

Design TBD by imput from Daycare provider

2.1 Sand

2.2 Safety Surfacing

3.0 WALLS

3.1 Concrete Retaining Wall - On Grade

3.2 Concrete Bench

3.3 Concrete Flush Curb - See Civil.

4.0 FURNISHINGS

4.1 'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.

4.2 Fire pit

4.3 Trash Bin

4.4 Trellis

4.5 Benches

4.6 Tables

4.7 Shed. See Architecture.

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checked by	SM
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5.0 FENCES AND BARRIERS

5.1 1800mm Wood Fence

5.2 Picket Fence

6.0 LIGHTING

See Arch and Electrical

7.0 LANDSCAPE MATERIAL

7.1 Shrub Area

7.4 Rain Garden (See Dwg 1 L1.03 & 4.01)

REFERENCE NOTES

1. Fire pit nook with seating.
2. Dining area. with long harvest-style picnic tables.
3. Pergola.
4. Stand-up bar.
5. Private patio spaces.
6. Townhome roof top patios.

MATERIALS LEGEND

1.0 HARDSCAPE

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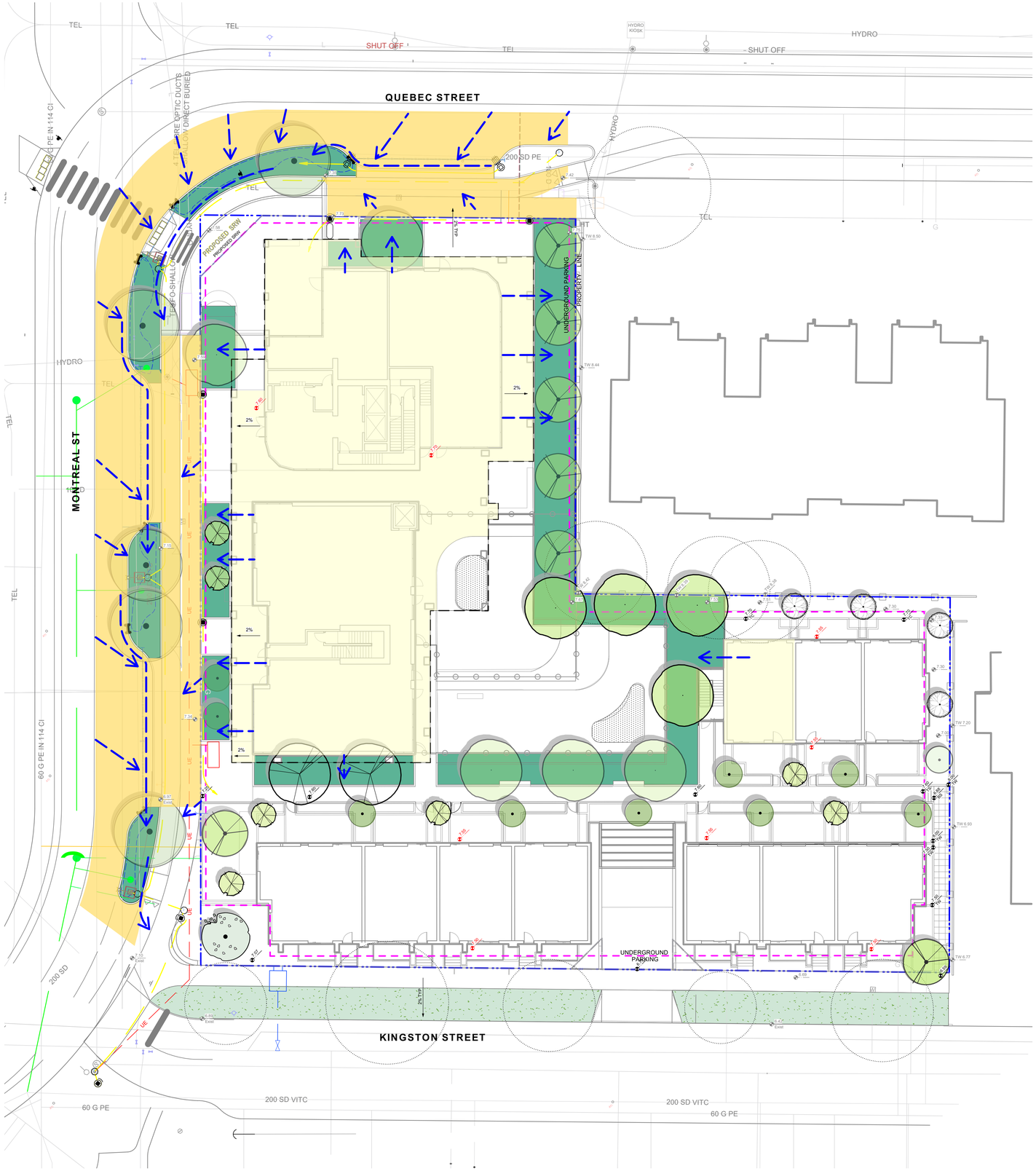


LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- 16.50 EXISTING GRADE (APPROXIMATE)
- 16.45 PROPOSED ARCH GRADE
- 16.35 PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
  BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN ON GRADE

IMPERVIOUS AREAS

- ROOF DRAINS TO RAIN GARDEN
- ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

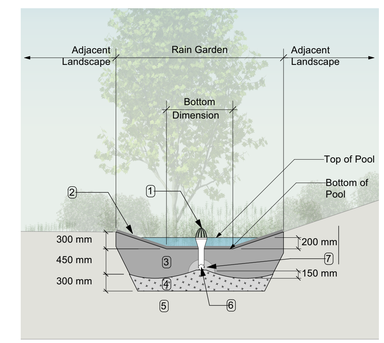
Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area to meet or exceed City of Victoria Green Stormwater Infrastructure Guidelines.

Boulevard rain gardens to be designed to City of Victoria Standards



RAIN GARDEN MATERIALS

1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

GRADING NOTES

1. All grades slope 2% from the building to back of curb.
2. Slab grade varies
3. All landscape walls are an average of 500mm height.
4. Kingston St Townhouses require 3-4 risers to meet grade.
5. Proposed curb grades to be determined by Civil (proposed grades will be similar to existing grades. See Civil for details)
6. All sidewalk slope 2% to back of curb.

0 5 10 m

rev no	description	date
5	REV RZ/DP	2022-08-31
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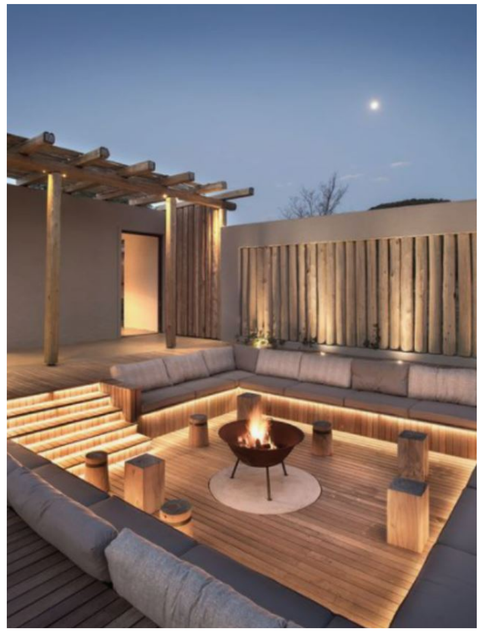
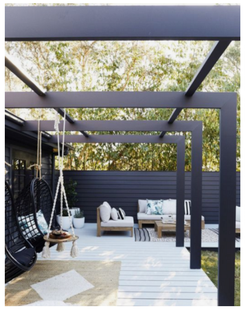
project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Stormwater Management & Grading

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revison no.	5
sheet no.	L1.03





ROOFTOP COMMON SPACE

DAYCARE - PLAY

STREETSCAPE MONTREAL & QUEBEC

STREETSCAPE KINGSTON

rev no	description	date
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project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Landscape Precedents

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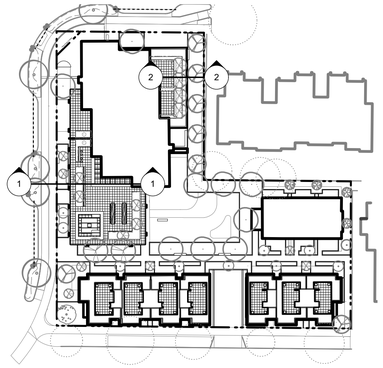
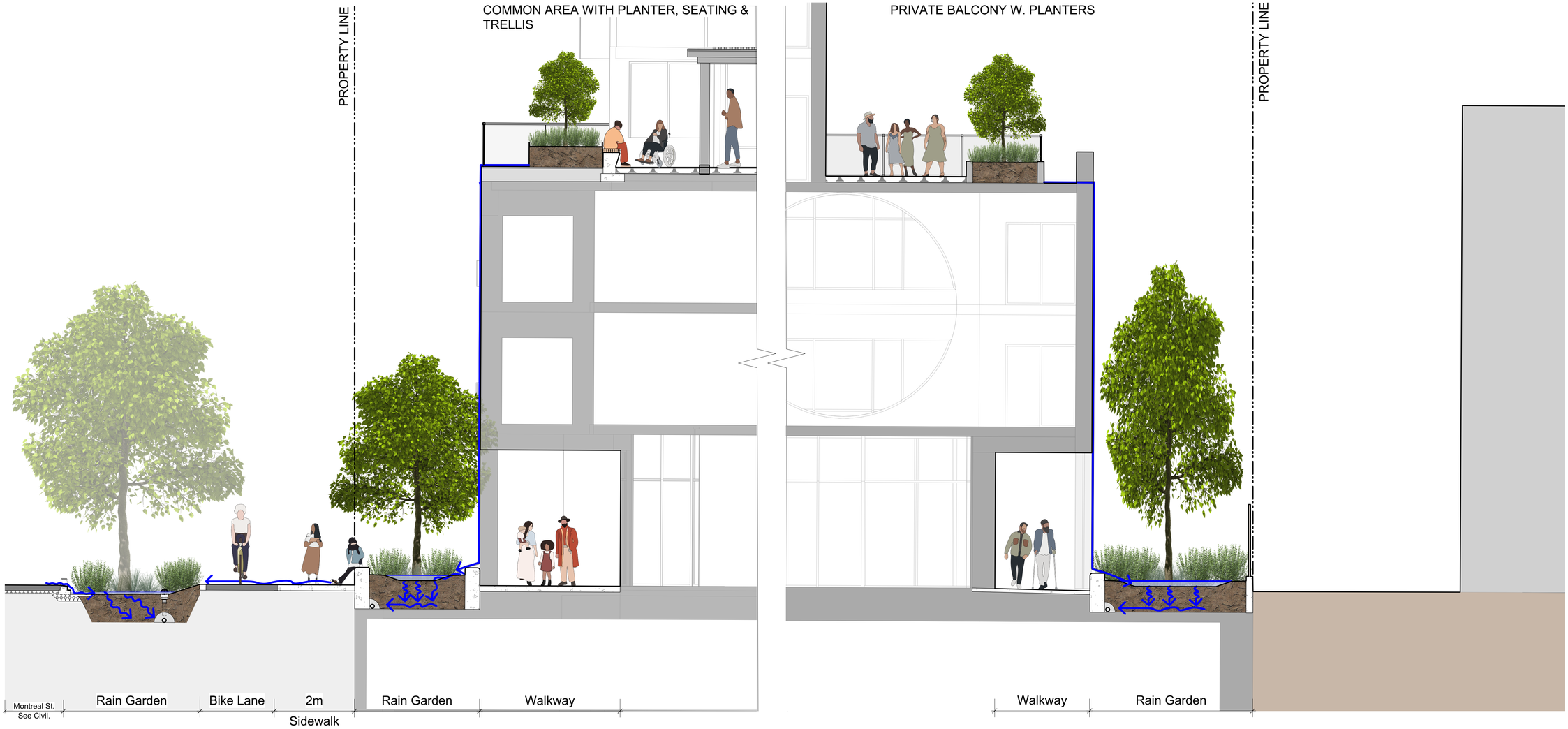
checked by	SM
revison no.	5
sheet no.	L1.04





1 Montreal Street Section

2 Section w. Neighbouring Townhomes

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client
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project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Landscape Materials - Sections

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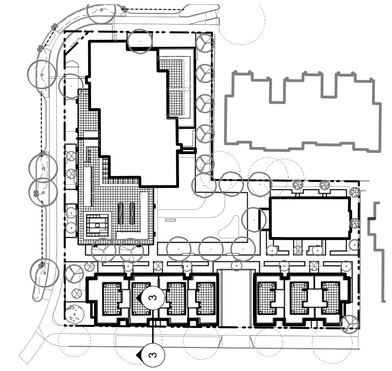
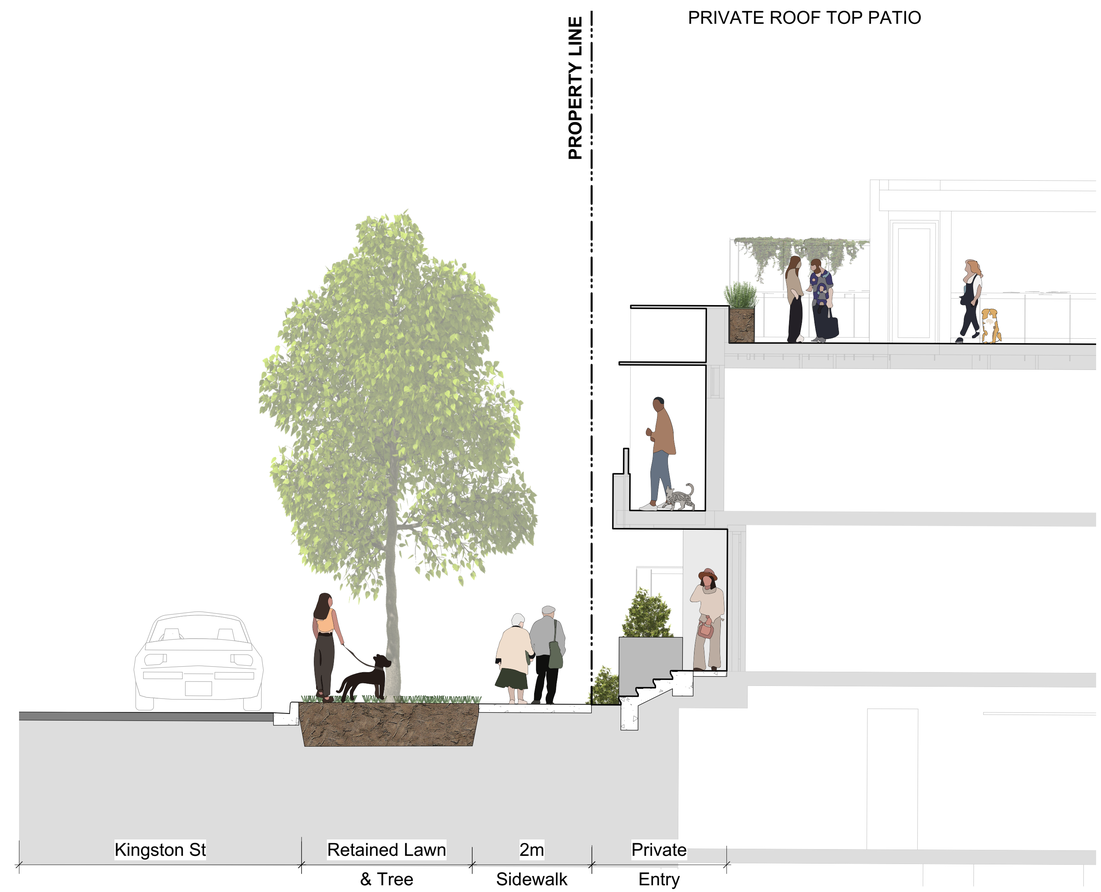
scale	1:50 @ 24"x36"
drawn by	MDI
checked by	SM
revison no.	5
sheet no.	**L1.05**





3 Typical Kingston Street Section

rev no	description	date
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project
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VICTORIA, BC

sheet title
Landscape Materials - Sections

project no.	121.23
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checked by	SM
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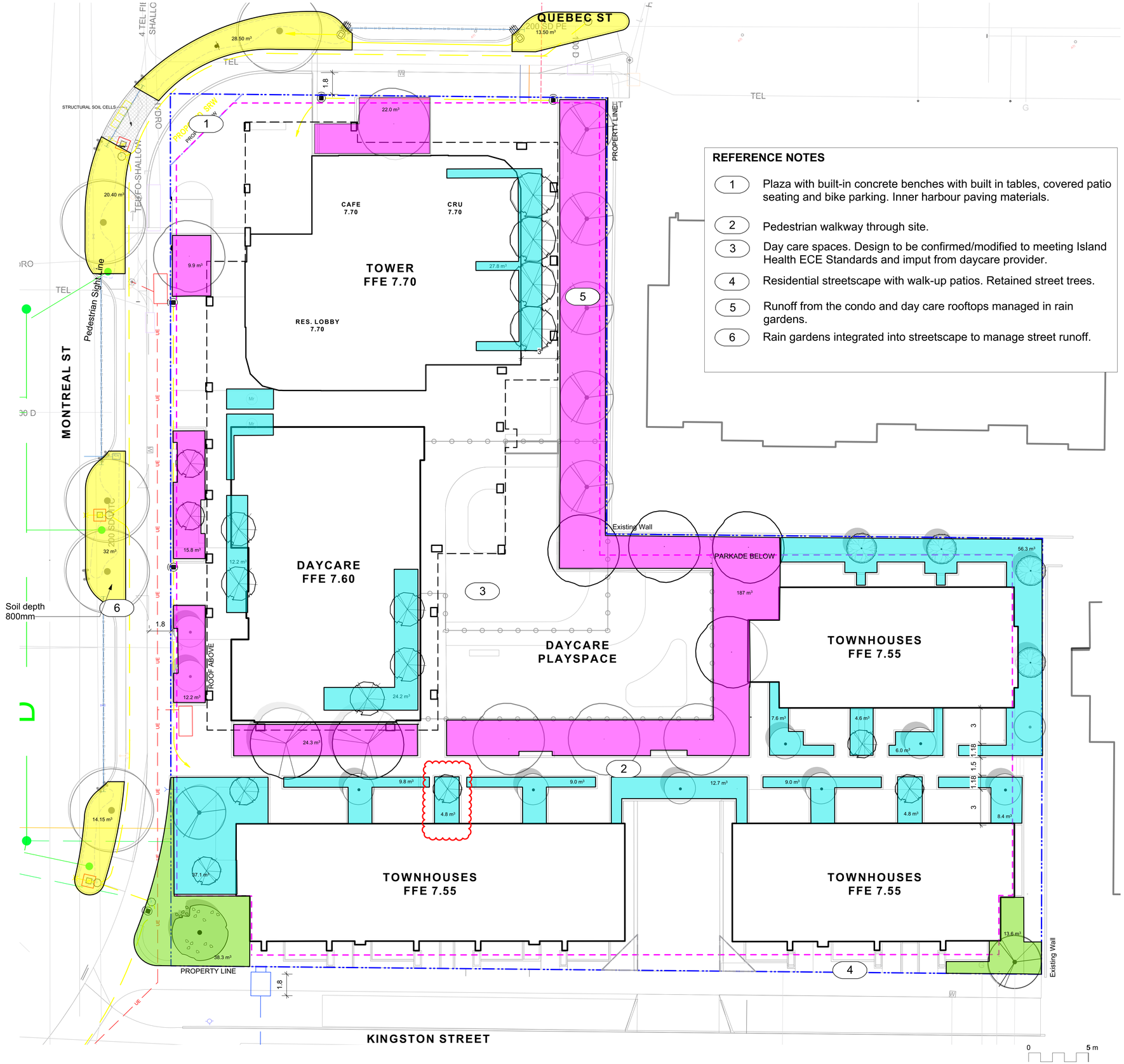
sheet no.	**L1.06**



LEGEND

- Rain Garden over Slab 600mm
- Rain Garden on Grade w. Boulevard 600mm avg (or as specified on plan)
- Planter over Slab or Raised Planter - 600mm
- Tree soil on Grade - 600m

NOTES

1. Small Tree: min 6-8 cubic metres of soil
2. Medium Tree: min 15-20 cubic metres of soil
3. Large Tree: 30-35 cubic metres of soil

REFERENCE NOTES

1. Plaza with built-in concrete benches with built in tables, covered patio seating and bike parking. Inner harbour paving materials.
2. Pedestrian walkway through site.
3. Day care spaces. Design to be confirmed/modified to meeting Island Health ECE Standards and imput from daycare provider.
4. Residential streetscape with walk-up patios. Retained street trees.
5. Runoff from the condo and day care rooftops managed in rain gardens.
6. Rain gardens integrated into streetscape to manage street runoff.

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project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Soil Volumes

project no.	121.23
scale	1:150 @ 24"x36"
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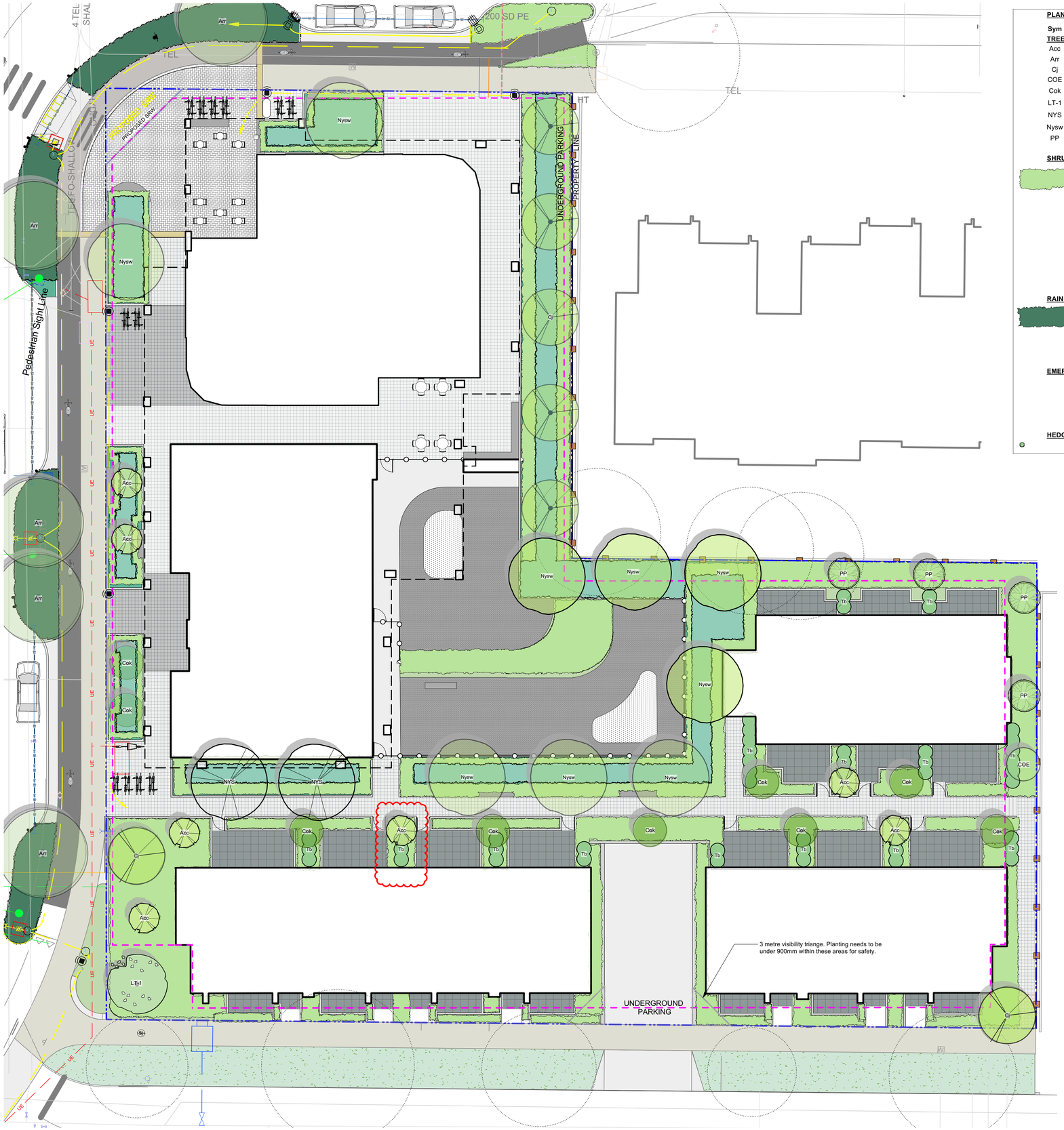
checked by	SM
revison no.	5
sheet no.	L1.07



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	7	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Arr	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
Cj	7	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
COE	1	Cornus 'Eddie's White Wonder'	Flowering Dogwood	6.0cm cal, b&b
Cok	9	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	5.0cm cal, b&b
LT-1	1	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b
NYS	2	Nyssa sylvatica ' Tupelo Tower'	Tupelo	6.0cm cal, b&b
Nysw	9	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b
PP	4	Parrotia persica	Persian Ironwood	2.4 m ht, 1.5 width
SHRUBS:				
	190	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
	90	Chamaecyparis pisifera 'Sungold'	False Cypress 'Sungold'	#2 pot
	49	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	74	Eupatorium cannabinum	Hemp Agrimony	Sp3
	443	Gaultheria shallon	Salal	#1 pot
	543	Liriope muscari	Lily turf	#1 pot
	275	Lonicera pileata	Privet Honeysuckle	#1 pot
	74	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
	66	Polystichum munitum	Sword Fern	#1 pot
	190	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
	138	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	74	Verbena bonariensis	Purpletop Vervain	#1 pot
RAIN GARDEN PLANTERS STREET:				
	356	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	356	Carex obnupta	Slough Sedge	#1 pot
	71	Gaultheria shallon	Salal	Sp3
	71	Mahonia repens	Prostrate Oregon Grape	#1 pot
	43	Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	#1 pot
EMERGENTS:				
	439	Carex obnupta	Slough Sedge	Sp3
	34	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	463	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	439	Liriope muscari	Lily turf	#1 pot
HEDGING/SCREENING:				
	45	Taxus baccata	English Yew	#5 pot

REFERENCE NOTES

30%> of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.

0 5 10 m

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Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Planting Plan

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revison no.	5
sheet no.	**L3.01**

Residential planters. Planters to be planted and maintained by residents.

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Ajv	5	Acer japonicum 'Vitifolium'	Japanese Maple	1.8 m height, specimen quality
Mr	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	1.2m b&b
SHRUBS:				
	24	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
	32	Cistus x corbariensis	Rock Rose	#1 pot
	35	Eriophyllum lanatum	Wooly Sunflower	#1 pot
	106	Hebe topiaria	Topiarist's hebe	#1 pot
	63	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
	106	Mahonia repens	Prostrate Oregon Grape	#1 pot
	16	Nepeta x faassenii	Catmint	Sp3
	16	Rosmarinus officinalis	Rosemary	0.6
	16	Salvia officinalis	Culinary Sage	#1 pot
	24	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	0			
PERENNIALS:				
	7	Taxus baccata 'Repandens'	English Weeping Yew	#3 pot

REFERENCE NOTES

30%> of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.

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501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Planting Plan

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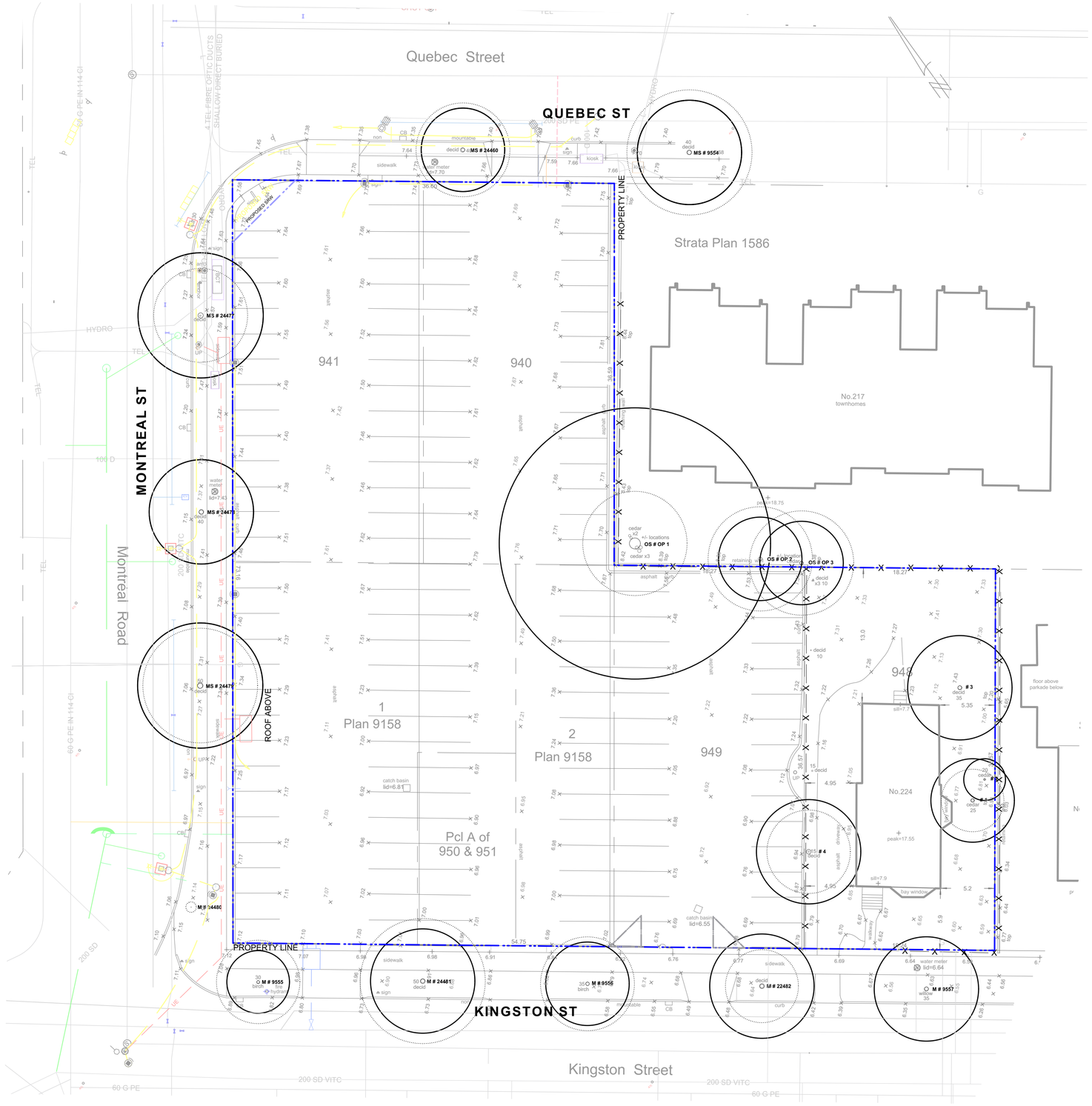
sheet no.	**L3.02**



LINE TYPE LEGEND

- Property line
- Right of Way
- Extent of Roof, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

GRADING LEGEND

17.70 Existing Landscape Grade

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING

- Storm drain
- Sewer
- Water
- Electrical
- Gas
- Hydro Tel

EXISTING PLANT LEGEND

(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

Existing Tree

- Tree Reference ID
- Canopy Extent
- Protected Root Zone

0 5 10 m

EXISTING TREE INVENTORY*

RETAINED TREES

TREE TAG #	DBH (cm)	CRZ	Species	Crown Spread (m)	Height (m)
9555	27	3	Betula papyrifera	8	9
24481	39	5	Prunus cerasifera	12	9
24482	38	5	Prunus cerasifera	7	9
9557	39	4	Betula pendula	10	11
9554	42	5	Aesculus carnea	12	9
Op1	105	12	Thuja plicata	10	14
Op2	35	4	Cedrus dreadar	9	18
Op3	35	4	Sequoiadendron giganteum	9	10
2556	34	4	Betula papyrifera	9	10

TOTAL TREES TO BE RETAINED: 9

REMOVED TREES

TREE TAG #	DBH (cm)	Species	Crown Spread (m)	Height (m)
24460	35	Sorbus intermedia	9	0
24480	3	Prunus sargentii	1	3
24479	53	Prunus cerasifera	11	8
24478	44	Prunus cerasifera	10	8
24477	50	Prunus cerasifera	9	8
1	35	Thuja plicata smaragd	3	6
2	14	Thuja plicata smaragd	2	6
3	39	Pyrus sp.	5	4
4	44	Ilex aquifolium	4	6

TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.

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Certified Arborist PN-6523A

2022-08-31

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QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Tree Survey Plan

project no.	121.23
scale	1: 200 @ 24"x36"
drawn by	MDI
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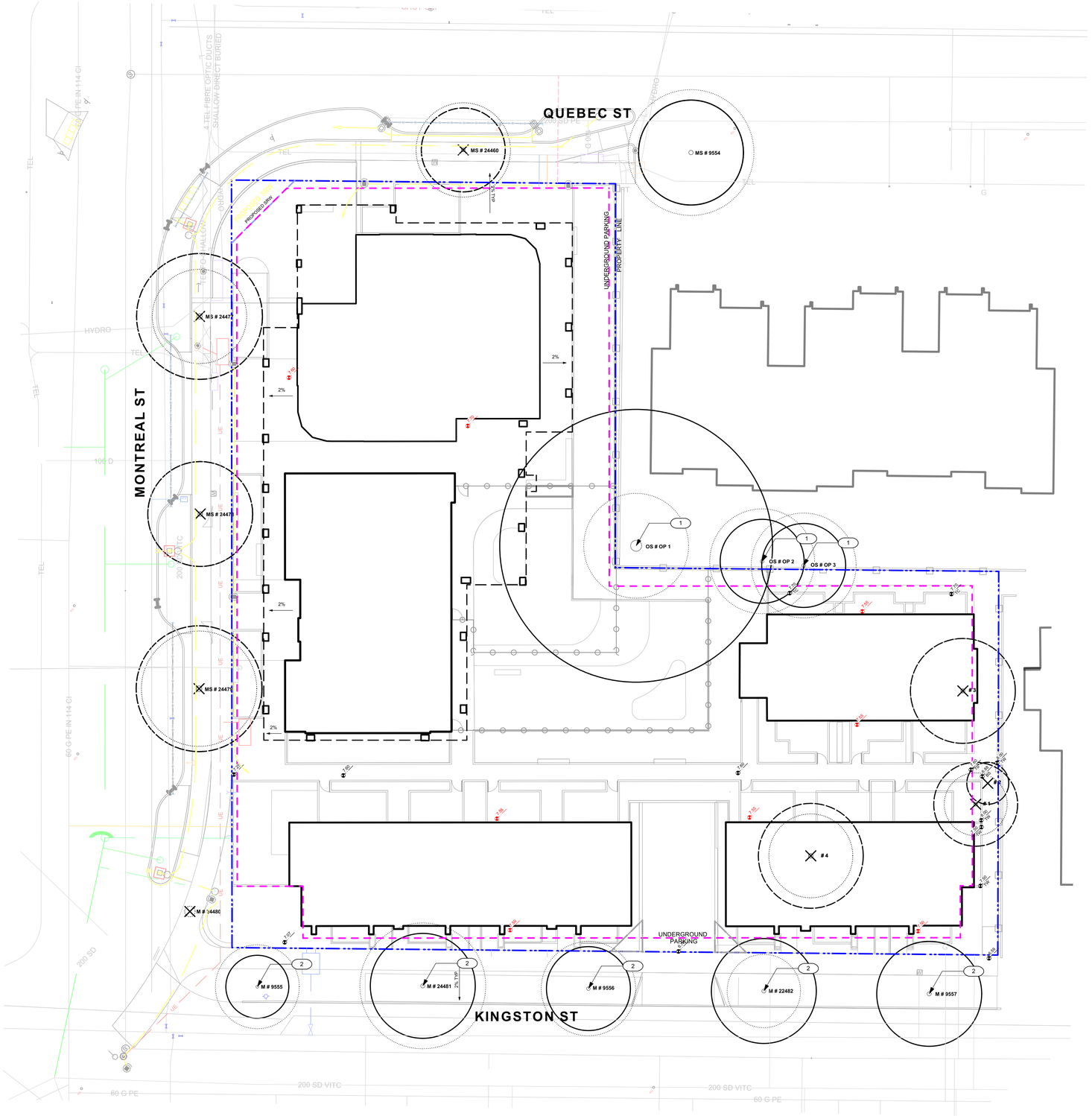
sheet no.	**L0.02**



LINE TYPE LEGEND

- Property line
- Right of Way
- Extent of Roof, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

GRADING LEGEND

17.70 Existing Landscape Grade

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING PLANT LEGEND

(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

Retaining

- Tree Reference ID
- Canopy Extent
- Protected Root Zone

Removal

- Tree Reference ID
- Canopy Extent

0 5 10 m

EXISTING TREE INVENTORY*

RETAINED TREES

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TOTAL TREES TO BE RETAINED: 9

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4	44	Ilex aquifolium	4	6

TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.

REFERENCE NOTES

1 Requires onsite supervision of trees during excavation

2 Potentially impacted by site serving and grading

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QUEBEC & MONTREAL DEV.
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sheet title

Tree Management Plan

project no.	121.23
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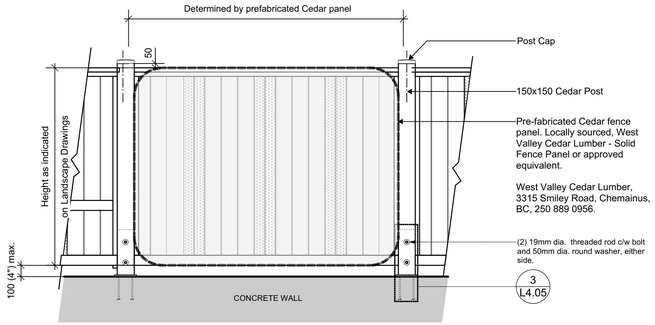
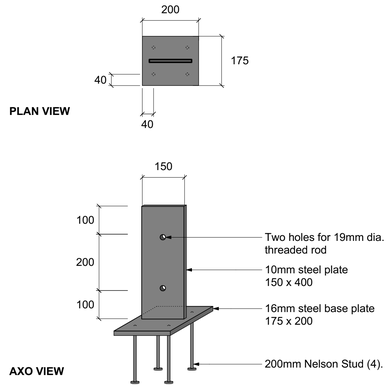
revison no.	5
sheet no.	**L0.03**



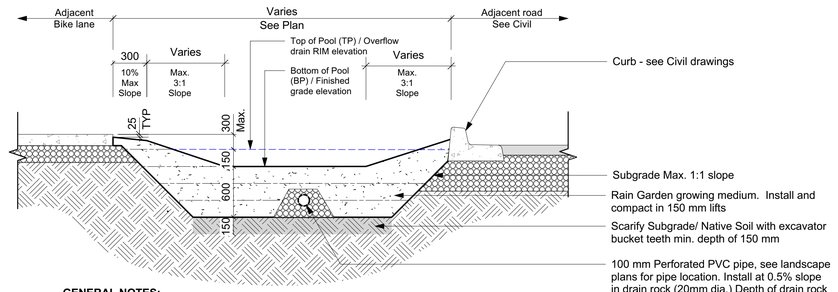
GENERAL NOTES:
1. All fasteners to be galvanized only.
2. All lumber to be locally sourced Western Red Cedar (except Posts).
3. Coating system to be Sikkens - SRD. Colour to complement Architectural palette. Final selection to be confirmed by LA prior to application.

1 Typical 6' Wood Fence On Concrete Wall
Scale: 1:25



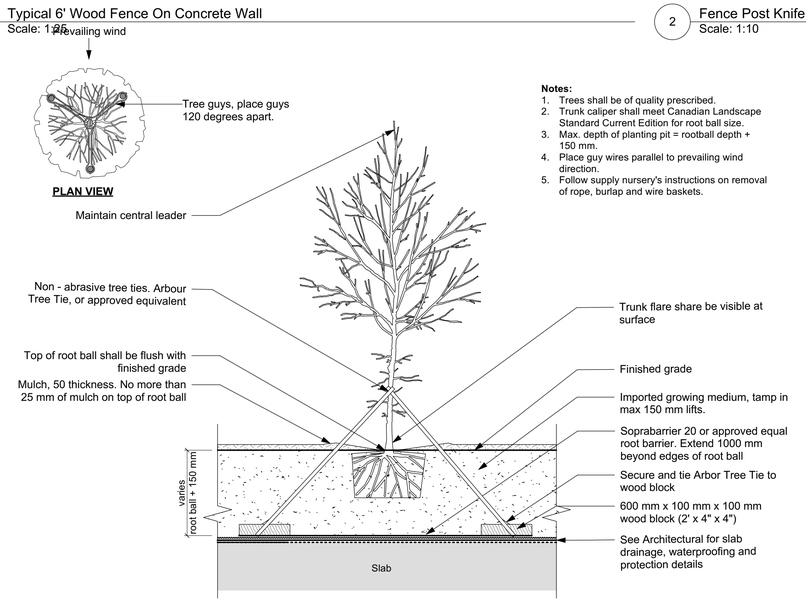
GENERAL NOTES:
1. All steel to be galvanized only.

2 Fence Post Knife Plate
Scale: 1:10



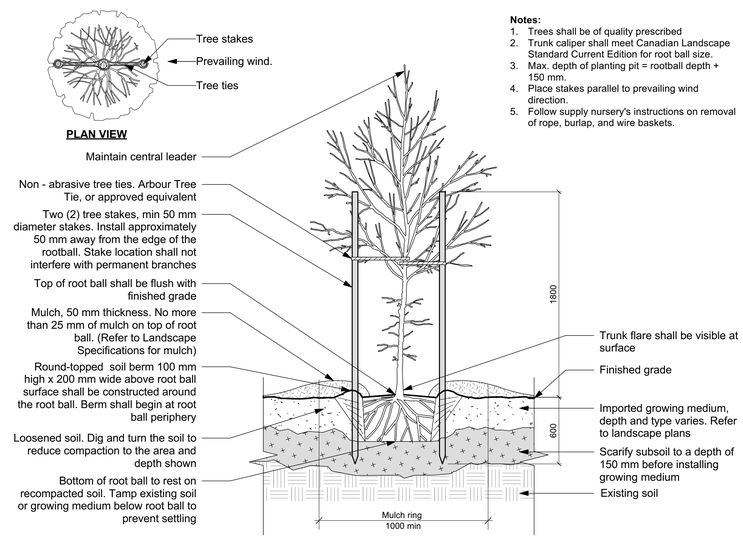
GENERAL NOTES:
1. Subgrade shall be sloped to drain with perforated pipe. Min. 0.5%.
2. Planting areas shall be mulched 50 mm depth.
3. Finish grade of mulch to be 25 mm below sidewalk.

3 Boulevard Rain Garden - section
Scale: 1:25



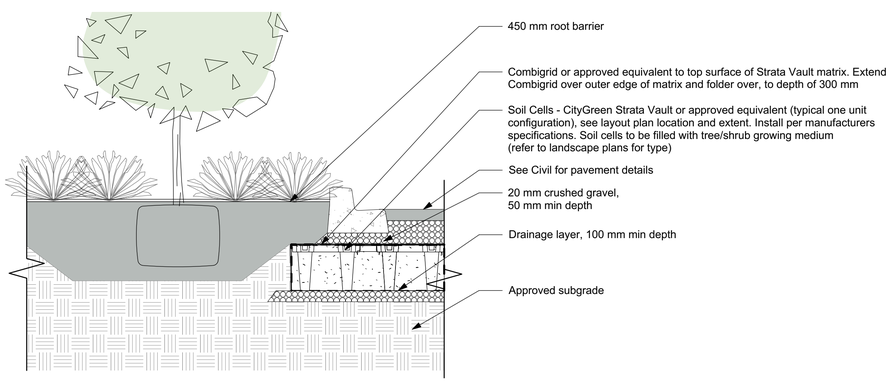
Notes:
1. Trees shall be of quality prescribed.
2. Trunk caliper shall meet Canadian Landscape Standard Current Edition for root ball size.
3. Max. depth of planting pit = rootball depth + 150 mm.
4. Place guy wires parallel to prevailing wind direction.
5. Follow supply nursery's instructions on removal of rope, burlap and wire baskets.

4 Tree Planting Detail on Slab
Scale: 1:25

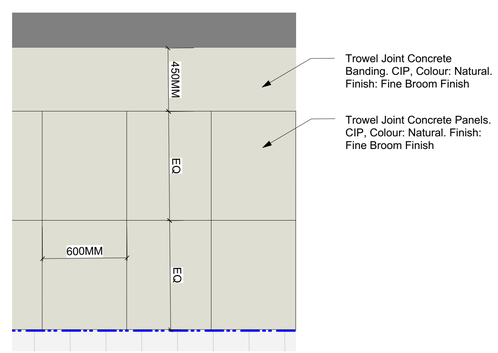


Notes:
1. Trees shall be of quality prescribed
2. Trunk caliper shall meet Canadian Landscape Standard Current Edition for root ball size.
3. Max. depth of planting pit = rootball depth + 150 mm.
4. Place stakes parallel to prevailing wind direction.
5. Follow supply nursery's instructions on removal of rope, burlap, and wire baskets.

5 Tree Planting Detail on Grade
Scale: 1:25



6 Structural Soil Cells
Scale: 1:25



7 City of Victoria Paving Detail
Scale: 1:20

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

rev no	description	date
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19

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project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Landscape Details

project no.	121.23
scale	AS SHOWN @ 24"x36"
drawn by	MDI
checked by	SM
revison no.	5
sheet no.	**L4.01**