




R1

DDP APPLICATION RESUB 25-05-14



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
May 20, 2025

PROJECT DESCRIPTION

CIVIC ADDRESS:
1933 ASHGROVE ST, VICTORIA BC

LEGAL DESCRIPTION:
• LOT 1 SECTION 76 VICTORIA DISTRICT PLAN EPP144068

REGISTERED OWNER

Amica Jubilee House BC 1533253 100-2489 Bellevue Ave West Vancouver BC V7V 1E1	tel: 778-628-7097 email: kbinns@millikendevelopments.com
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ARCHITECT

dHKarchitects 977 Fort Street Victoria, BC V8V 3K3	Charles Kierulf Architect AIBC MRAIC tel: 250-658-3367 email: crk@dhk.ca
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CIVIL ENGINEER

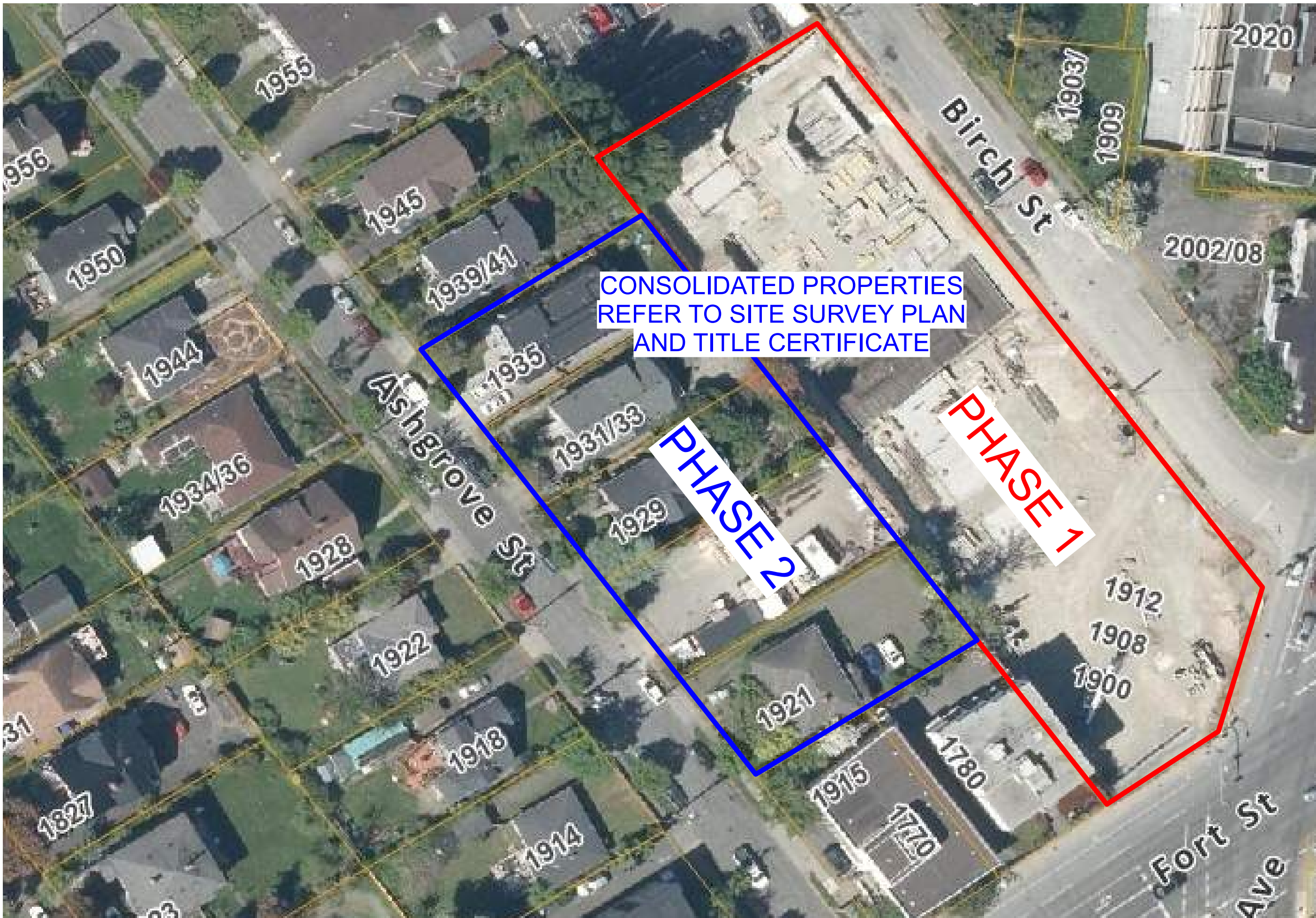
McElhanney Suite 500, 3960 Quadra Street Victoria BC V8X 4A3	Mr. Colin Davis tel: 250-370-9221 email: cdavis@mcelhanney.com
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LANDSCAPE ARCHITECT

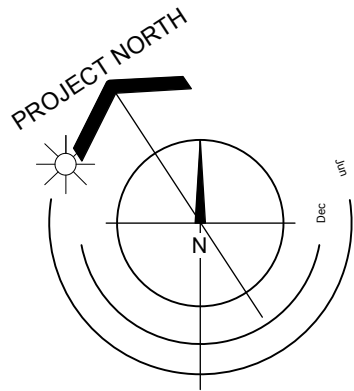
LADR 3-864 Queens Avenue Victoria, B.C. V8T 1M5	Mr. Chris Windjack tel: 250-598-0105 email: cwindjack@ladria.ca
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SITE INFORMATION BASED ON DRAWINGS PREPARED BY

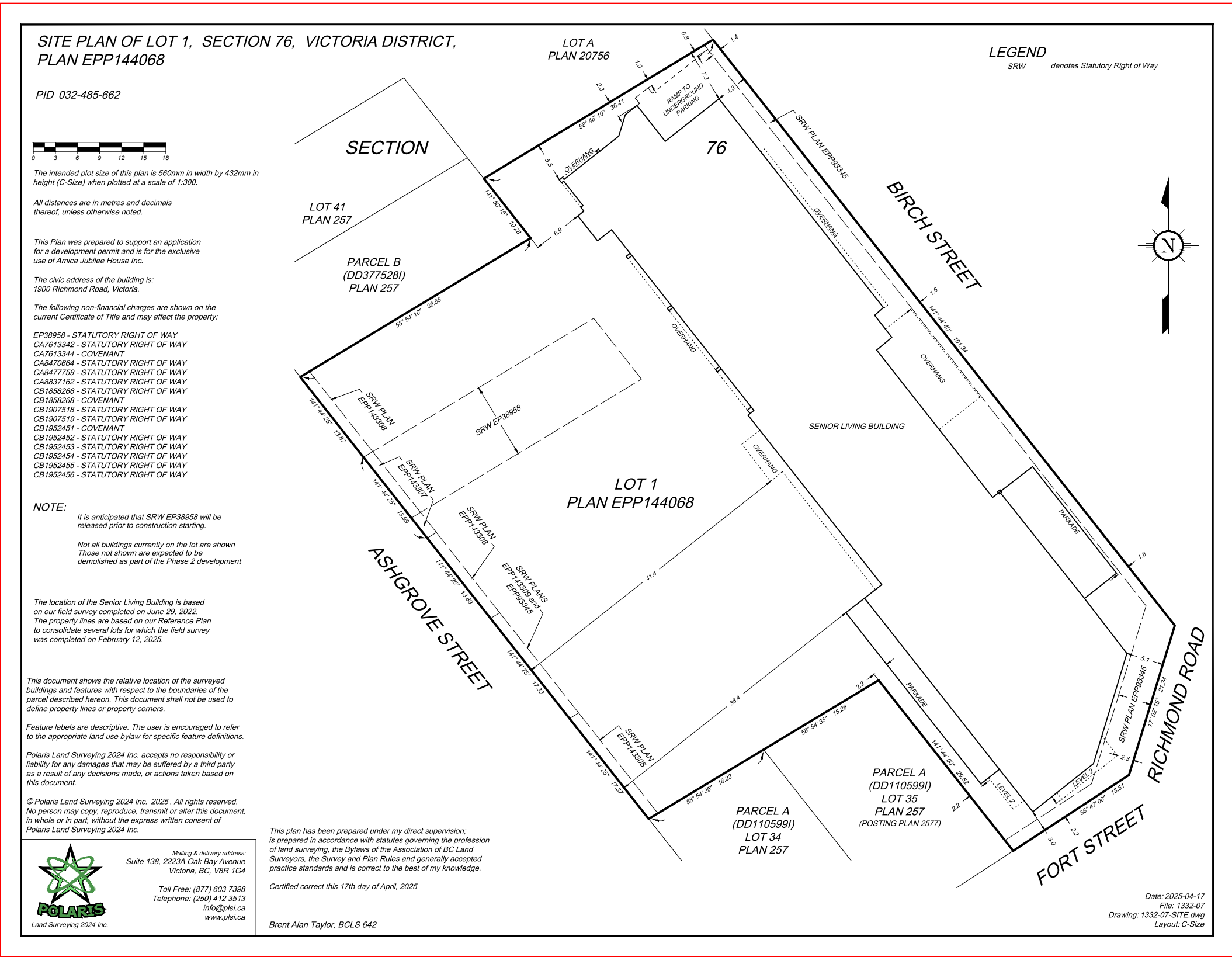
Polaris Land Surveying 1834C Oak Bay Ave #138 Victoria, BC V8R 0A4 File: 1332-06	tel: 250-412-3513
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1
A1.0 Location Plan
1 : 500



BUILDING AREA SUMMARY
REFER TO A1.1 PLAN



2
A1.0 Survey Plan
1 : 600

R2

Jubilee Phase 2 - Parking Calculations per Schedule C				
	Residents	Visitors	Commercial	Total
Phase 1	44	13	3	60
Phase 2	31	9		40
Total	75	22		100
Accessible Residents	75 x 15% = 11.25		11 Required (9 regular and 2 van)	
Accessible Visitors	2 x 15% = 3.3		3 required (2 regular and 1 van)	
Summary:	100 vehicle stalls required ; 75 residents, 3 commercial, 22 Visitors of which 11 stalls are standard accessible (9 resident and 2 visitor), 3 are Van accessible stalls (2 resident and 1 visitor)			

BICYCLES
LONG-TERM :
213 @ 1 PER 20 = 10.65 = 11
SHORT-TERM
213 @ 1 PER 50 = 4.26 = 4
EV CHARGING:
1 PER VEHICLE SPACE = 43 STALLS EV READY
(PHASE 2 NEW CONSTRUCTION ONLY)
6 stalls equipped with EV chargers in Phase 2

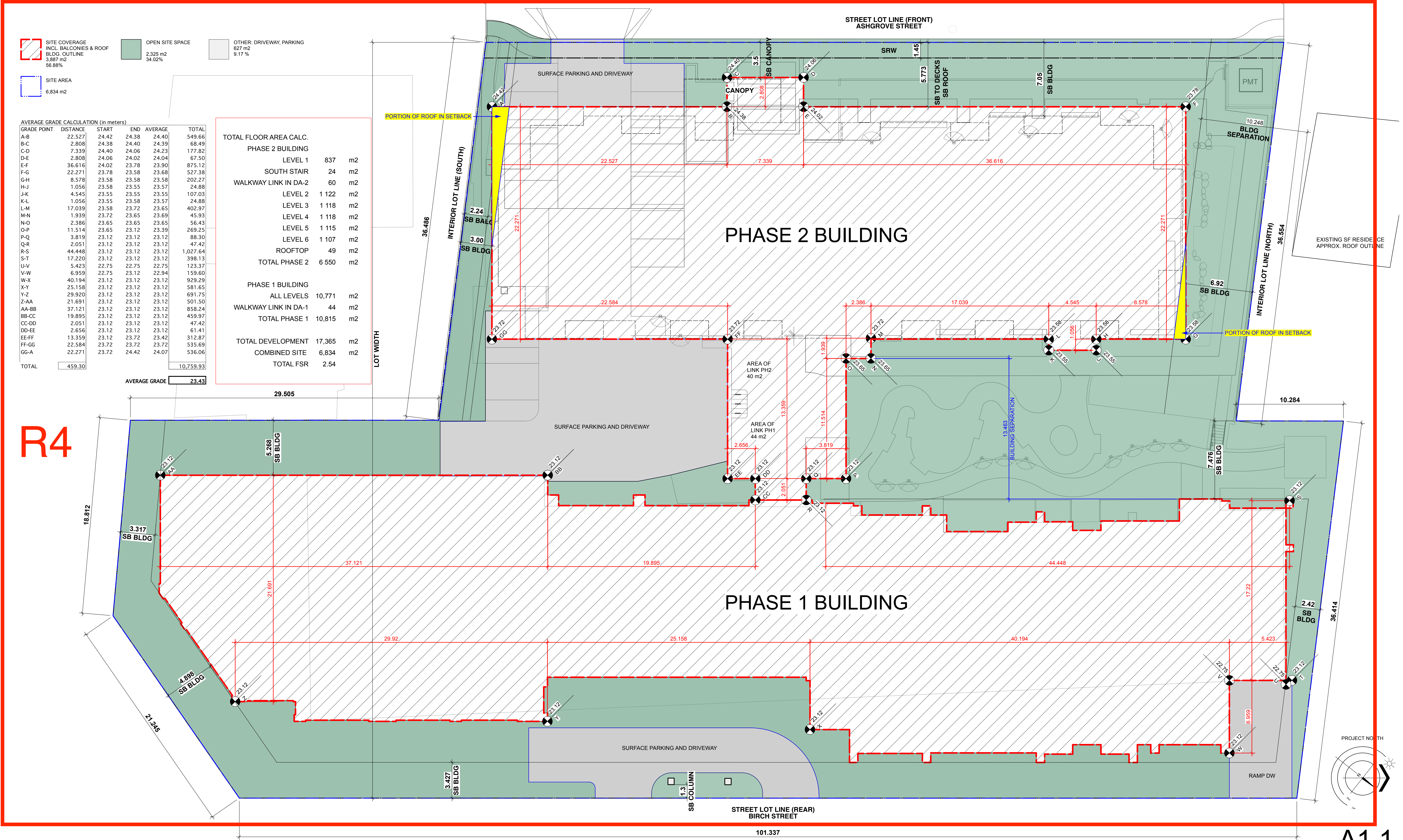
R3

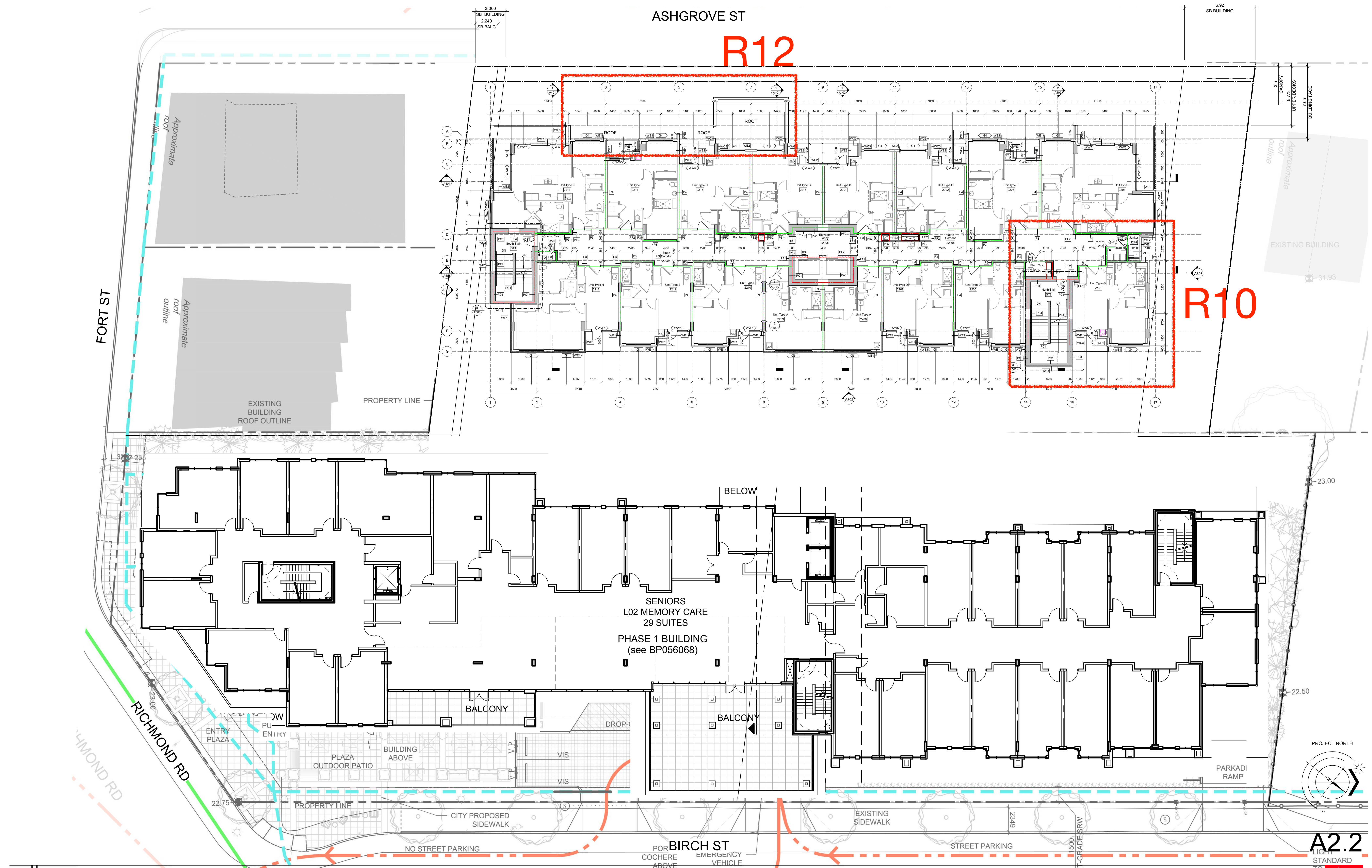
PROJECT INFORMATION TABLE	PHASE 2 (DA-2)	PHASE 1 (DA-1)	COMBINED SITES
ZONE (EXISTING)	R3-2, R1-B, C1-R	C1-R	C1-R
PROPOSED ZONE			
SITE AREA (M2)	2,769 m2	4,065 m2	6834.0 m2
TOTAL FLOOR AREA INCL COMMERCIAL (M2)	6,550 m2	10,815 m2	17,365 m2
COMMERCIAL FLOOR AREA (M2)		170 m2	170 m2
FLOOR SPACE RATIO	2.37	2.66	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	56.88 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	34.02 %
HEIGHT OF BUILDING (M)	26.57 m	20.6 m	26.57 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	49	51	100 (14 U-ACCESS INCL.)
BICYCLE PARKING NUMBER	CLASS 1 CLASS 2	8 2	23 8

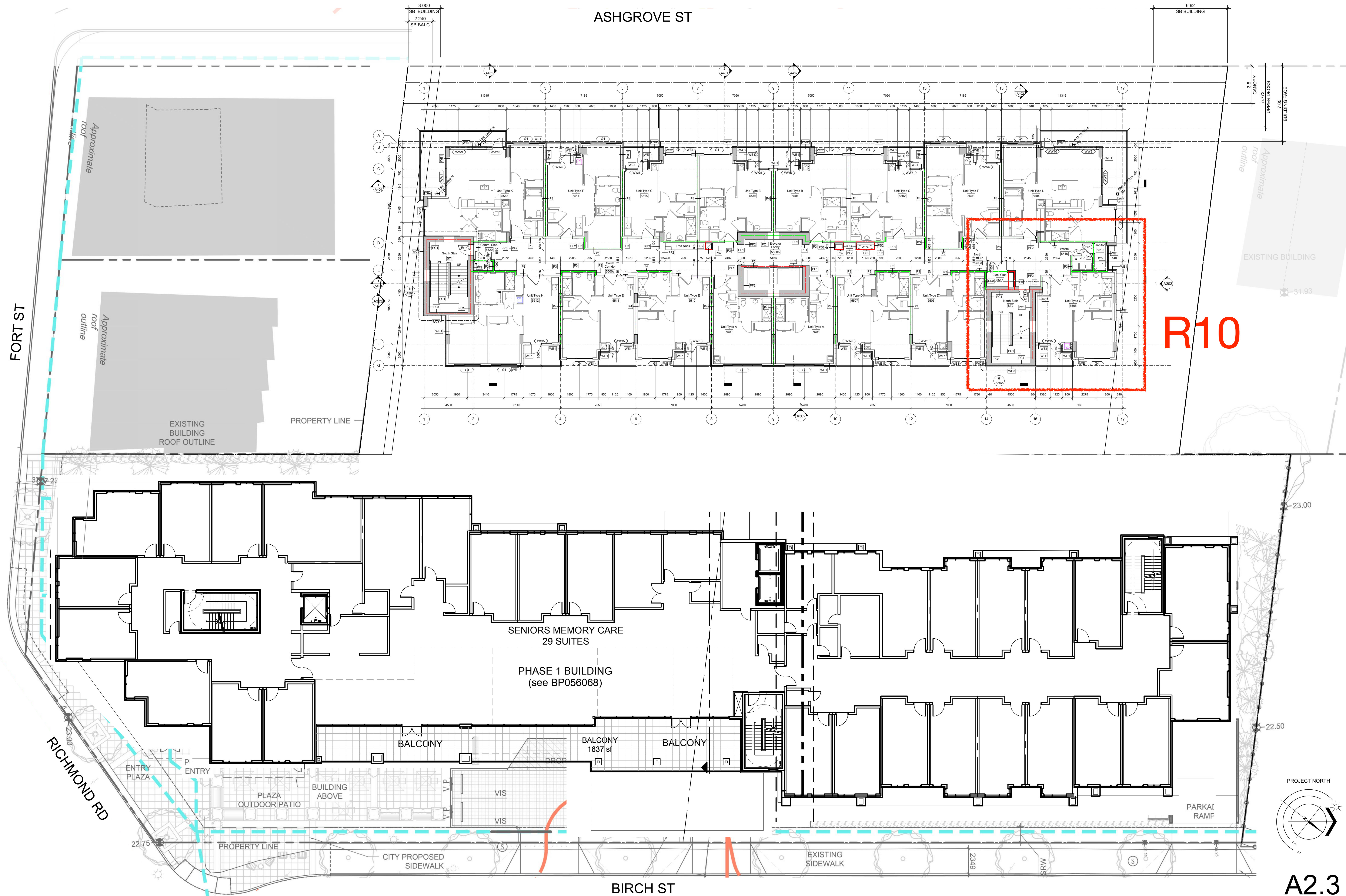
BUILDING SETBACKS (M) : PHASE 2 BUILDING	
STREET LOT LINE	7.05 m Project WEST
INTERIOR LOT LINE	6.92 m Project NORTH
INTERIOR LOT LINE	3.00 m Project SOUTH

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	88
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 2-Bedroom
GROUND-ORIENTATED UNITS	8
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2
TOTAL RESIDENTIAL FLOOR AREA (M2)	5,165.9 m2

A1.0

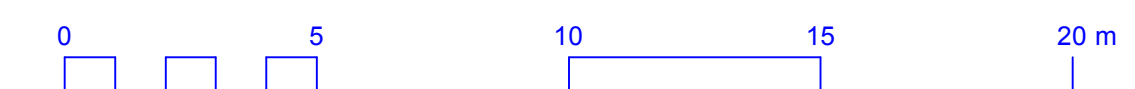


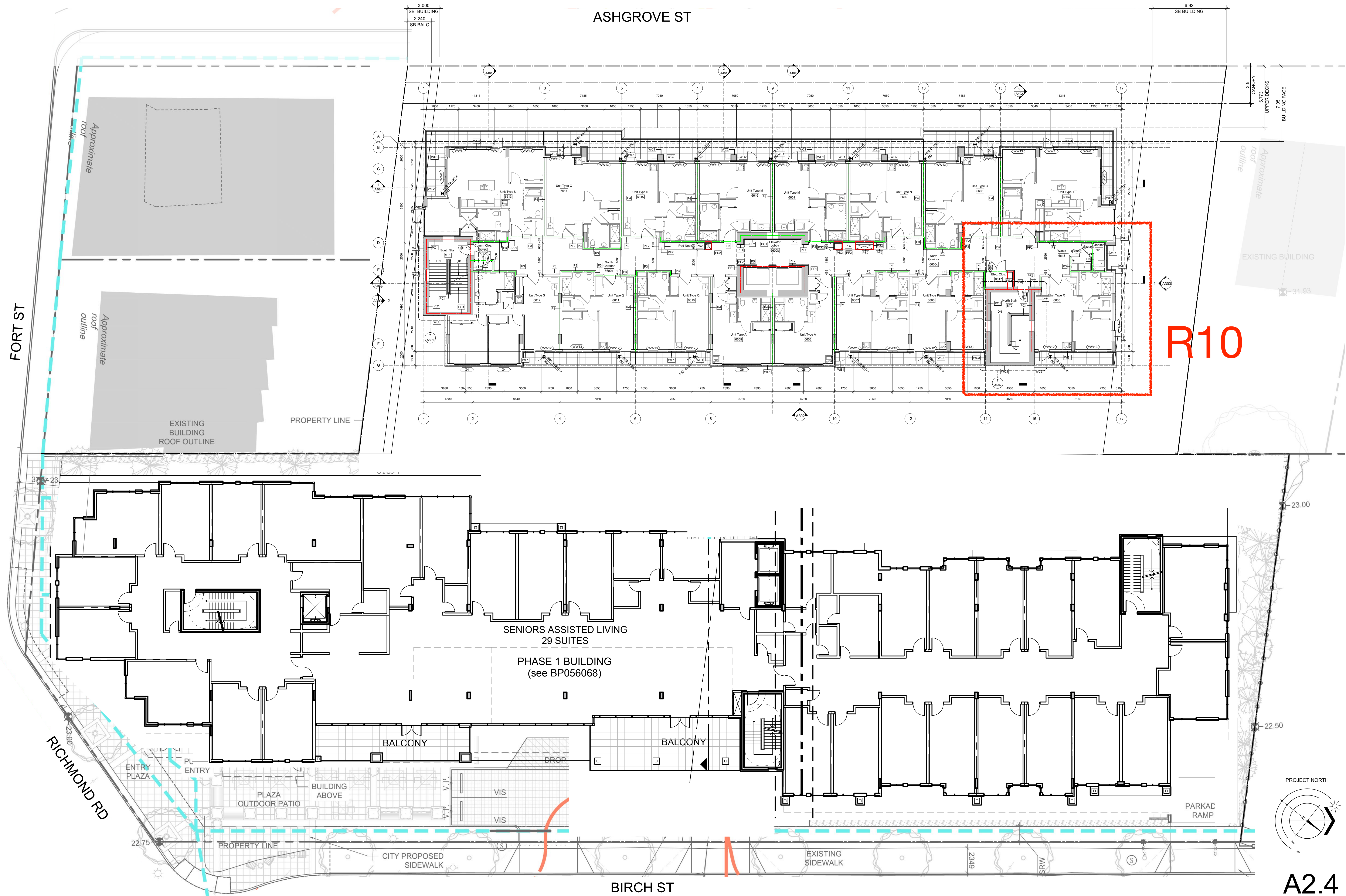




AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L5 Plan

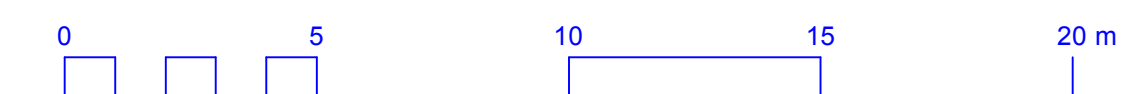
DELEGATED DEVELOPMENT PERMIT AMENDMENT RESUBMISSION 01: 25-05-13

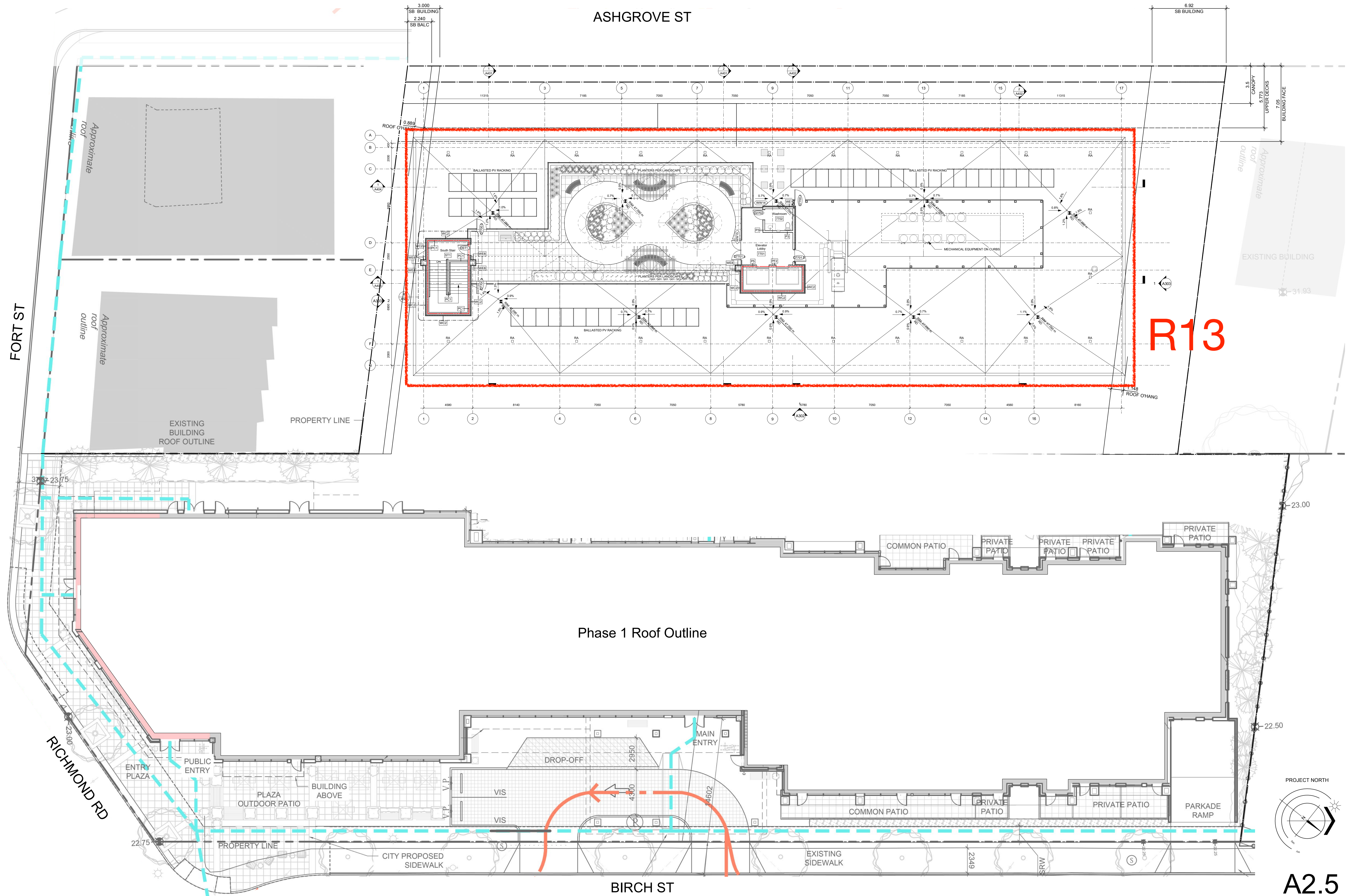




AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L6 Plan

DELEGATED DEVELOPMENT PERMIT AMENDMENT RESUBMISSION 01: 25-05-13







1760 Fort

1914

1918

1922

1928

1934-1936

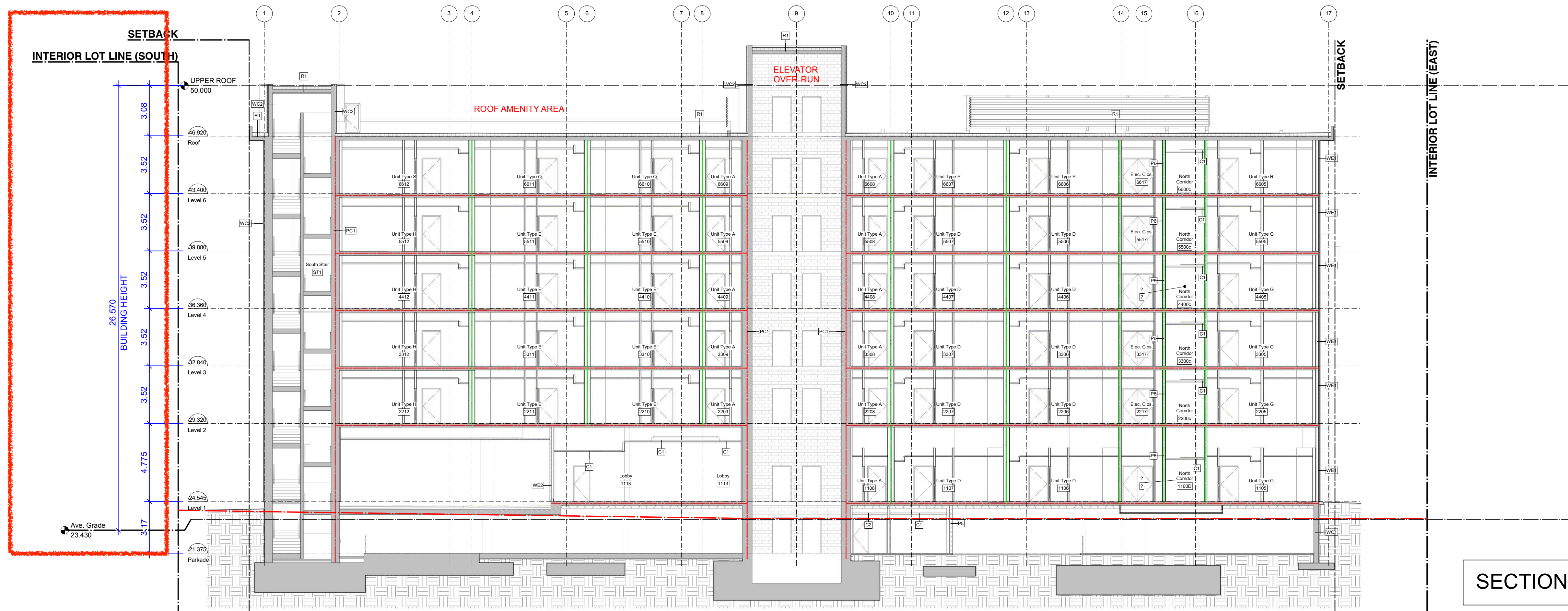
1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST

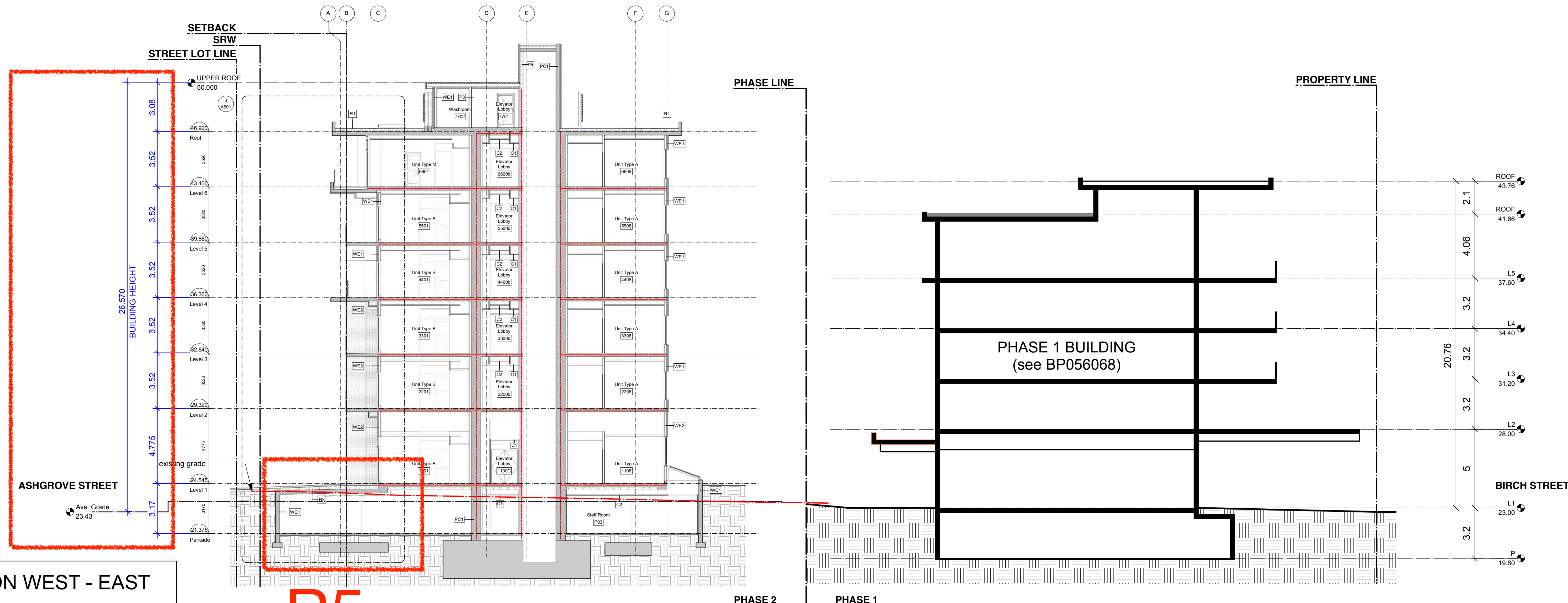


STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST

R27



R27



R5

A4.0



Aerial View - Looking SW into landscaped courtyard
(Phase 1 Building not shown)

A5.1



Aerial View - Looking NE above Ashgrove Street

A5.2



Aerial View - Looking East over Fort Street with RJH Buildings in Background

A5.3



Vertical Louver Screen Wall
North and South Elevations
Prefinished Aluminum louvres
with wood-tone finish



High-Performance aluminium and
glass window-wall system



Rooftop solar PV array



Rooftop amenity area with planters



PERFORATED METAL MECHANICAL
EQUIPMENT SCREEN

R28

Cementitious Panel Siding- Various colours-
with colour matching trims



High-Performance vinyl windows with coloured
frames



WEST ELEVATION



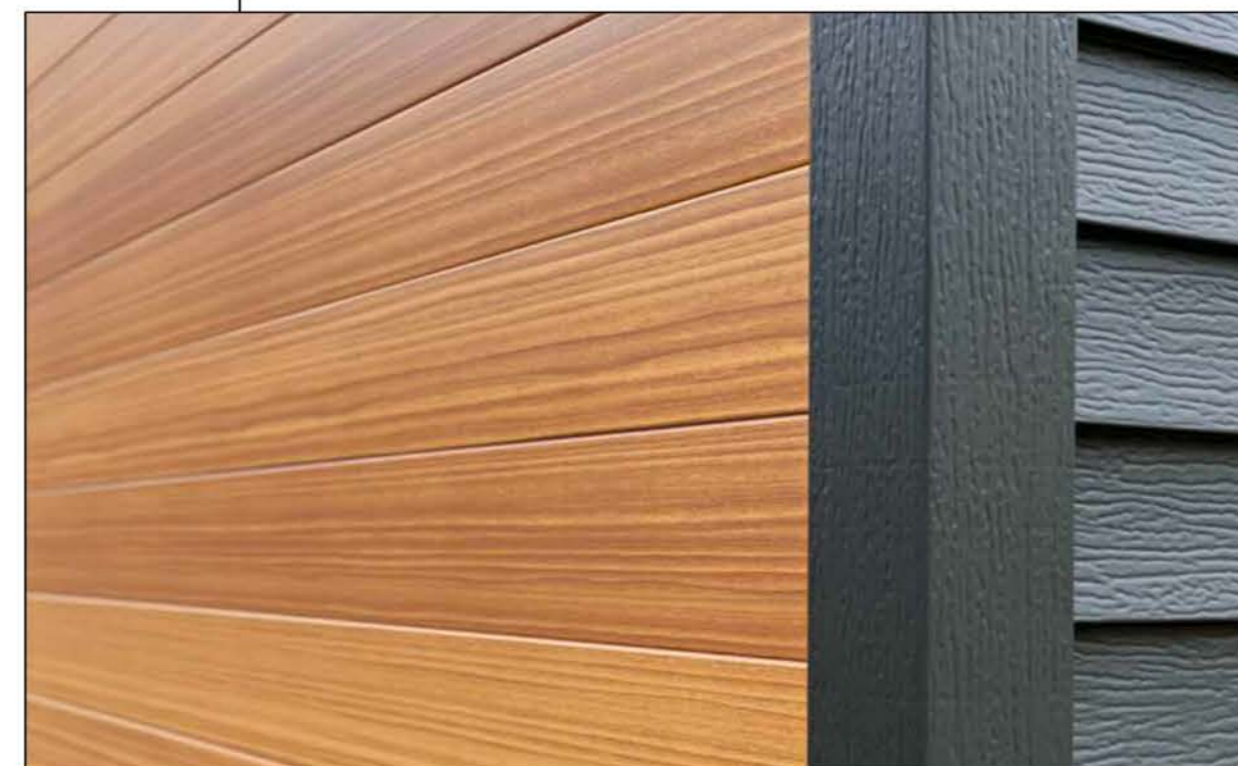
Rooftop beekeeping hives



Prefinished metal cladding



Aluminium and Glass guard



Metal Siding (inside face of vertical fins) and all Soffits
with printed wood grain finish



Stone Clad Entrance Portal



Smooth face masonry cladding

McElhanney Cover D - 2024-02-05
DATE: 2025-05-14, 10:47 FILE: X:\2241\Civil\Projects\2241-22036-00 Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-C00.dwg

CLIENT

MILLIKEN DEVELOPMENTS

ADDRESS / CONTACT INFO.

#100-2489 BELLEVUE AVENUE, WEST
VANCOUVER, BC V7V 1E1

PROJECT NAME

AMICA JUBILEE HOUSE - PHASE 2

DESCRIPTION

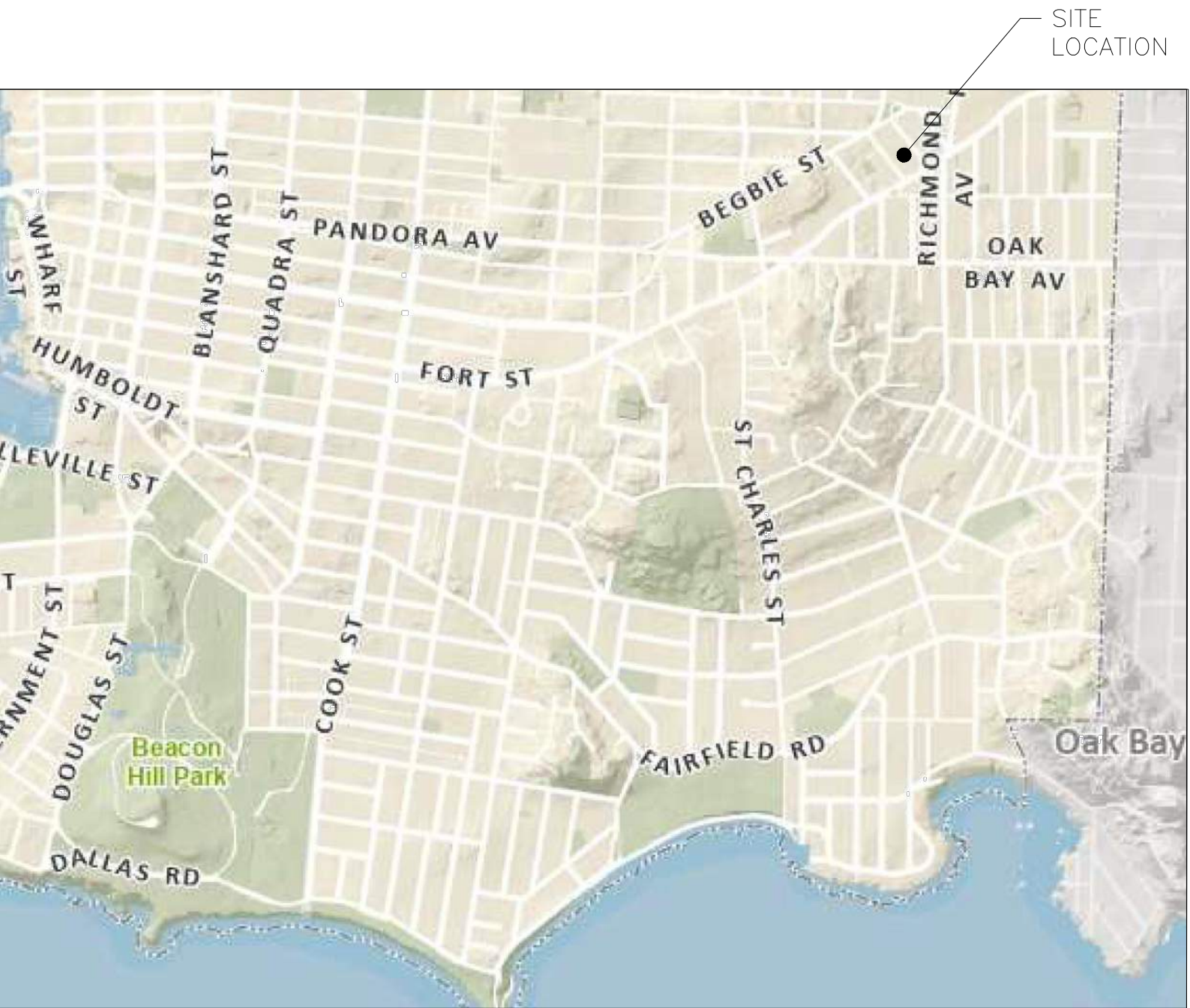
1921 & 1929 & 1933 ASHGROVE STREET

McELHANNEY PROJECT

2241-22036-00

STATUS

ISSUED FOR DDP AND BP
MAY 14, 2025



PLAN — PROJECT LOCATION
SCALE: NTS



McElhanney

500 - 3960 Quadra Street,
Victoria BC V8X 4A3
Tel. 250 370 9221

Sheet List Table								
Sheet Number	Sheet Name	REVISIONS						
		0	1	2	3	4	5	6
C00	COVER PAGE	X	X	X	X	X		
C01	LEGEND & GENERAL NOTES	X	X	X	X	X		
C02	SITE SERVICING - PLAN & PROFILES	X	X	X	X	X		
C03	FRONTAGE IMPROVEMENTS - PLAN & PROFILE	X	X	X	X	X		
C101	EROSION AND SEDIMENT CONTROL PLAN	X	X	X	X	X		

1. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DRAWINGS INCLUDED IN THE LATEST REVISION OF THE CITY OF VICTORIA ENGINEERING SPECIFICATIONS AND STANDARD DRAWINGS (INCLUDING SUPPLEMENTALS), AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND AMENDMENTS TO THE MMCD FOR WORK ON MUNICIPAL ROAD OR SLOW.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE BC BUILDING CODE PART 7 FOR WORK ON THE BUILDING LOTS.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE WRITTEN COMPENSATION TO THE OWNER AND ALL SUBSIDIARIES OF THE PROJECT. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITIES OF THE PRIME CONTRACTOR AS OUTLINED IN THE WORKERS COMPENSATION ACT FOR THE DURATION OF THE PROJECT.
4. IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
5. OBTAIN AND PAY FOR A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA (COV) INFRASTRUCTURE DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. PERMIT MUST BE ON-SITE FOR REVIEW AS REQUIRED.
6. OBTAIN AND PAY FOR A PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
7. OBTAIN AND PAY FOR A DEMO PERMIT PRIOR TO REMOVAL OF ANY BUILDINGS.
8. MAINTAIN AN UPGRADE SET OF REDLINE DRAWINGS (TO THE SATISFACTION OF THE ENGINEER) FOR THE PREPARATION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE "AS-CONSTRUCTED" SURVEY (CAD AND TEXT FILE) TO THE CITY ENGINEER. ALL DATA REQUIRED MUST BE ACCEPTABLE TO THE ENGINEER TO PREPARE THE AS-CONSTRUCTED DRAWINGS. MISSING OR INADEQUATE DATA TO BE PROVIDED BY THE CONTRACTOR OR BY AN INDEPENDENT SURVEYOR AT THE CONTRACTOR'S EXPENSE. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
9. THE CONTRACTOR SHALL COMPLY WITH BYLAW 05-80 (SCHEDULE D: CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES) PRIOR TO COMMENCEMENT OF EXCAVATION OR SOIL RELOCATION.
10. ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION LAYOUT, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR CO-ORDINATING THE VARIOUS PARTS OF THE WORK IN THESE DRAWINGS.
12. ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION THAT MUST INCLUDE THE CITY TECHNICIAN AND CIVIL ENGINEER.
13. NOTIFY ENGINEER AND CITY TECHNICIAN IMMEDIATELY OF ANY CONFLICTS BETWEEN THE EXISTING INFRASTRUCTURE AND DESIGN.
14. EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.
15. CIVIL DRAWINGS ARE INTENDED TO BE READ WITH THE LANDSCAPING ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR DETAILS INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE INFRASTRUCTURE, RAIN GARDENS, SLEEVING, ROOT BARRIER, SUBGRADE, ETC. REPORT ANY DISCREPANCIES TO CONSULTANTS FOR REVIEW AND RESPONSE PRIOR TO CONSTRUCTION.

1. EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. ONLY UTILITIES ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
2. DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEER'S INSPECTION. MINIMUM 24 HOURS NOTIFICATION.
3. WHEN EXISTING ABANDONED PIPE IS ENCOUNTERED DURING EXCAVATION, REMOVE AND DISPOSE OF EXISTING ABANDONED PIPE. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMISSIONS IN ACCORDANCE WITH THE REGULAR UTILITY AGENCY.
4. ENSURE THAT ALL THE EXISTING MUNICIPAL SERVICES AND MAINS REMAIN IN OPERATION DURING CONSTRUCTION.
5. AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER.
6. ALL UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS 31 23 01 - EXCAVATING, TRENCHING & BACKFILLING AND/OR AS REQUIRED BY THE UTILITY COMPANY.
7. WHERE A TRENCH IS UNDER OR WITHIN 1.0m FROM THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
8. PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH MMCD STD. DWG. G5 AND MMCD SECTIONS 31 23 01 - EXCAVATING, TRENCHING & BACKFILLING & 32 12 16 - HOT-MIX ASPHALT CONCRETE PAVING. SUBBASE TO BE APPROVED BY GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE THE FOLLOWING AT A MINIMUM UNLESS APPROVED IN WRITING BY A GEOTECHNICAL ENGINEER.
 - 9.1. SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK.
 - 9.2. MODIFIED PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS.
 - 9.3. MODIFIED PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS.
 - 9.4. TRENCH BEDDING DENSITY TEST (MAINLINE) - ONE FOR EVERY 75m OF TRENCH.
 - 9.5. TRENCH BACKFILL DENSITY TEST (MAINLINE) - ONE FOR EVERY 75m OF TRENCH.
 - 9.6. TRENCH BEDDING DENSITY TEST (SERVICE) - ONE PER SERVICE.
 - 9.7. TRENCH BACKFILL DENSITY TEST (SERVICE) - ONE PER SERVICE.

1. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE AS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA. REFERENCE MANUAL OF STANDARD TRAFFIC SIGNS AND PAVEMENT MARKINGS (SEPTEMBER 2000) FOR SIGN DESCRIPTIONS AND PAINTING TYPES. ALL SIGNS TO HAVE "DIAMOND GRADE" REFLECTIVE SHEETING.
2. PAVEMENT MARKING MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MMCD SECTION 32 17 23 - PAINTED PAVEMENT MARKINGS.

1. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL, LANDSCAPING, GEOTECHNICAL AND SURVEY DRAWINGS FOR ADDITIONAL INFORMATION.

1. ALL GRANULAR BASE TO BE IN ACCORDANCE WITH MMCD SECTIONS 31 05 17 – AGGREGATES & GRANULAR MATERIAL AND 32 11 23 – GRANULAR BASE.
2. ALL ASPHALTIC PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16 – HOT-MIX ASPHALT CONCRETE PAVING. MIX DESIGNED TO BE APPROVED BY GEOTECHNICAL ENGINEER
3. ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH MMCD SECTION 30 30 20 – CONCRETE WALKS, CURBS & GUTTERS AND CITY OF VICTORIA SUPPLEMENTAL SPECIFICATIONS. MIX DESIGN TO BE APPROVED BY GEOTECHNICAL ENGINEER.
4. ALL NON-MOUNTABLE CURB AND GUTTER (NMC) TO BE AS PER MMCD STD. DWG. C4.
5. ALL CONCRETE SIDEWALK TO BE AS PER MMCD STD. DWG. C2.
6. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ROAD STRUCTURE.
7. CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE THE FOLLOWING AT A MINIMUM UNLESS APPROVED IN WRITING BY A GEOTECHNICAL ENGINEER:
 - 7.1. SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK.
 - 7.2. STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS.
 - 7.3. STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS.
8. COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
 - 7.4.1. GRANULAR BASE (ROADS) – ONCE PER 50 LINEAL METRES PLUS PROOF ROLL TEST, FULL LENGTH.
 - 7.4.2. GRANULAR BASE (ROADS) – ONCE PER 100 LINEAL METRES PLUS PROOF ROLL TEST, FULL LENGTH.
 - 7.4.3. GRANULAR BASE (WALKWAYS) – ONCE PER 50 LINEAL METRES PLUS PROOF ROLL TEST, FULL LENGTH.
9. CONCRETE MIX DESIGN AND TESTING
10. CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE FOLLOWING:
 - 7.6.1. CURB AND GUTTER – ONCE PER 150 LINEAL METRES (MINIMUM ONE PER DAY DURING CONCRETE PLACING)
11. ASPHALT MIX DESIGN AND TESTING
12. ASPHALT TESTS FOR THE FOLLOWING:
 - 7.8.1. AGGREGATE GRADATION TESTS – ONE PER 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT).
 - 7.8.2. MARSHALL TEST – THREE BRIQUETTES FOR EVERY 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT)
 - 7.8.3. COMPACTION – ONE CORE FOR EVERY 500sq.m PLACED.
13. PROPOSED CURB/GUTTER GRADES ARE BASED ON AVAILABLE SURVEY, INCLUDING INTERPOLATION BETWEEN KNOWN POINTS. ROAD CROSSFALL AND LONGITUDINAL CURB GRADES ARE BOTH TO BE MAINTAINED –WITHOUT EXCESSIVE TRANSVERSE GRADES OR FLAT AREAS OF PAVEMENT RESULTING. THE CONTRACTOR IS TO CHECK CURB FORMS AND/OR STRING LINES TO ENSURE COMPATIBILITY WITH CROSS FALL OF THE EXISTING ROAD, INCLUDING ANY MILLED AREAS – NOTING THE ABOVE REQUIRED CONSTRUCTION PERFORMANCE OBJECTIVES. IF, ON THIS BASIS, CURB FORM AND/OR STRING LINE ADJUSTMENTS ARE NECESSARY, THE CONTRACTOR IS TO NOTIFY McELHANNAY TO ALLOW FOR REVIEW AND DESIGN REVISIONS PRIOR TO CURB INSTALLATION. THE CONTRACTOR IS TO NOTIFY WHEN FINAL ADJUSTED CURB FORMS AND/OR STRING LINES ARE READY FOR REVIEW BY McELHANNAY –[FOLLOWING CROSSFALL CHECKS] – PRIOR TO CURB INSTALLATION.

1. STORM SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. ALL OTHER PIPEWORKS TO BE INSTALLED BY PLUMBER WITH PROVINCE OF BRITISH COLUMBIA CERTIFICATION.
2. SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 40 01 - STORM SEWERS AND AS PER MMCD STD. DWG. S7.
3. INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
4. STORM DRAIN MANHOLES TO BE AS PER MMCD STD. DWG. S1.
5. STORM DRAIN CLEANOUT TO BE AS PER MMCD STD. DWG. S6.
6. CATCH BASINS TO BE AS PER CoV STD. DWG. S11aSS.
7. ENSURE ALL EXISTING STORM DRAIN SYSTEMS REMAIN IN USE DURING CONSTRUCTION.

1. SANITARY SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. ALL OTHER PIPEWORKS TO BE INSTALLED BY PLUMBER WITH PROVINCE OF BRITISH COLUMBIA CERTIFICATION.
2. SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 30 01 - SANITARY SEWERS AND AS PER MMCD STD. DWG. S7.
3. INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
4. ENSURE ALL EXISTING SANITARY SEWER SYSTEMS REMAIN IN USE DURING CONSTRUCTION.

1. WATER SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. ALL OTHER PIPEWORKS TO BE INSTALLED BY PLUMBER WITH PROVINCE OF BRITISH COLUMBIA CERTIFICATION.
2. SERVICE CONNECTION TO BE INSTALLED AS PER CITY OF VICTORIA REQUIREMENTS.

1. CONTACT "BC ONE CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. REVIEW INFORMATION PRIOR TO START OF ANY EXCAVATION.
2. NOTIFY TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
3. CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES TO BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
4. PROVIDE TELUS, SHAW CABLE OR FORTIS BC FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY.
5. COORDINATE WITH FORTIS GAS FOR THE INSTALLATION OF GAS SERVICE(S). SEE MECHANICAL DRAWING(S) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
6. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

ENGINEERING LEGEND	PROPOSED	EXISTING
IRON PROPERTY PIN		
BENCHMARK - GEODETIC DATUM		
SURVEY MONUMENT		
PROPERTY LINES		
RIGHT-OF-WAY		
CURB & GUTTER		
SIDEWALK (CONCRETE)		
EDGE OF PAVEMENT		
ELEVATION		
STORM SEWER		
HEADWALL		
LAWN BASIN		
CULVERT		
SWALE		
DITCH		
SANITARY SEWER		
SANITARY FORCEMAIN		
SANITARY PUMP STATION		
WATERMAIN		
UNDERGROUND B.C. HYDRO		
UNDERGROUND TEL		
GAS MAIN		
TRAFFIC SIGNAL & STREET LIGHT		
UTILITY POLE LINE		
STREETLIGHT (DAVIT)		
ORNAMENTAL STREETLIGHT (POST TOP)		
UTILITY POLE W/LIGHT		
SIGNAL POST		
JUNCTION BOX		
SIGN		
NEW CONCRETE SIDEWALK		
NEW ROAD CONSTRUCTION		
NEW SOD BOULEVARD		

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

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						THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNNEY'S PRIOR WRITTEN CONSENT.																		2025-05-14 Approved Sealed						Project Number 2241-22036-00		Rev. 4					
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0	2024-10-07	ISSUED FOR BUILDING PERMIT	KR	CD	CD																																
Rev	Date	Description	Drawn	Design	App'd																																

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CONSTRUCTION NOTES

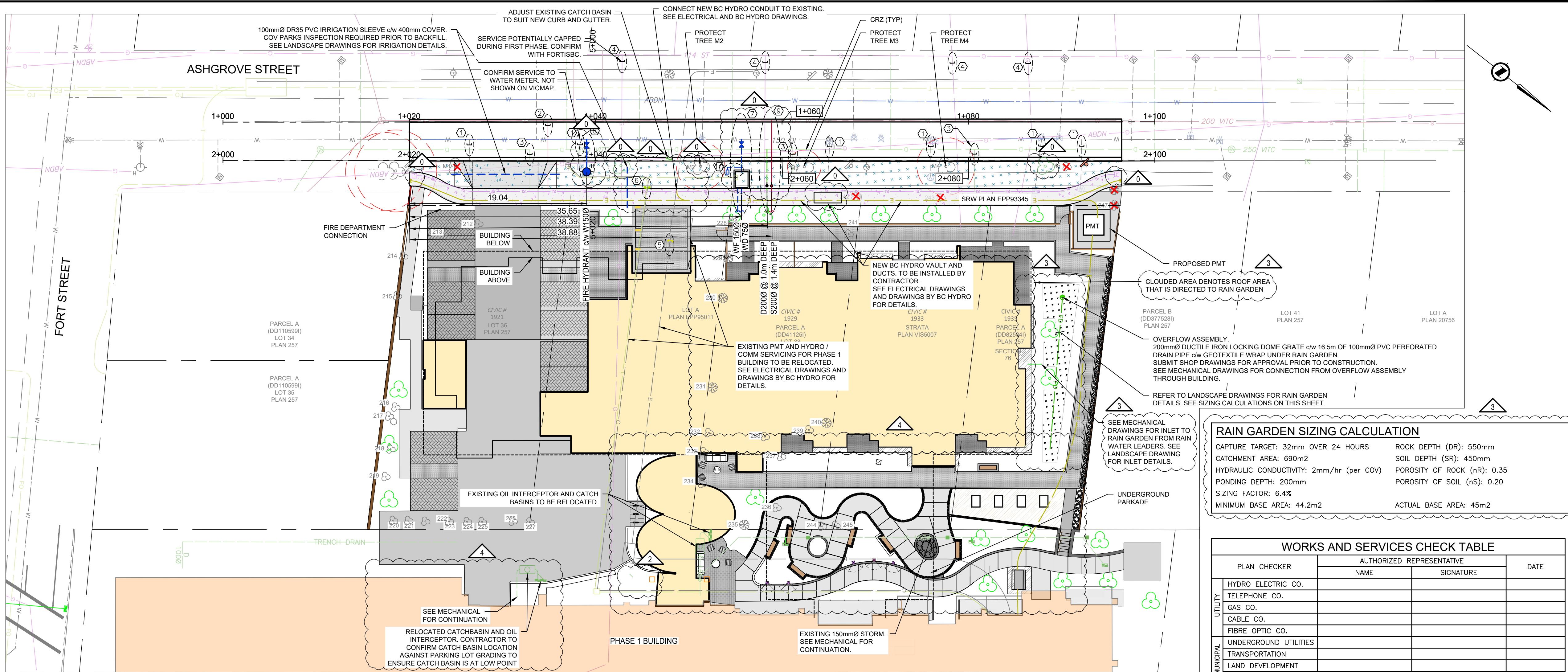
- EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED
- EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED
- EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE. CONTRACTOR TO PROVIDE A MINIMUM OF 8 WEEKS NOTICE TO FORTISBC.
- EXISTING UNDERGROUND ELECTRICAL SERVICE TO BE CAPPED AND ABANDONED. SEE ELECTRICAL DRAWINGS AND BC HYDRO DRAWINGS.
- EXISTING CABLE & TELEPHONE SERVICES TO BE CAPPED AND ABANDONED BY TELUS AND SHAW/ROGERS FORCES AT DEVELOPER'S EXPENSE
- NEW 750 DOMESTIC WATER SERVICE CONNECTION c/w 500 WATER METER AND 1500 FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2f.
- NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- NEW 200mmØ STORM SERVICE AND 200mmØ NEW SANITARY SERVICE AT 2.0% BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9.
- NEW 250 IRRIGATION SERVICE c/w BACKFLOW PREVENTOR AND METER AS PER CoV STD. DWGSD W2c. SERVICE TO BRANCH OFF PRIMARY WATER SERVICE PRIOR TO VAULT. SERVICE TO BE INSTALLED BY CoV FORCES AT DEVELOPER'S EXPENSE. SEE LANDSCAPE DRAWINGS FOR DETAILS ON IRRIGATION SYSTEM.

SHEET NOTES:

- FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS AND LADR LANDSCAPE ARCHITECTS.
- SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ONSITE HARDSCAPE FINISHINGS.
- SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LOCATIONS AND DETAILS OF ONSITE FURNITURE, BIKE RACKS, ETC.
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- SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS.

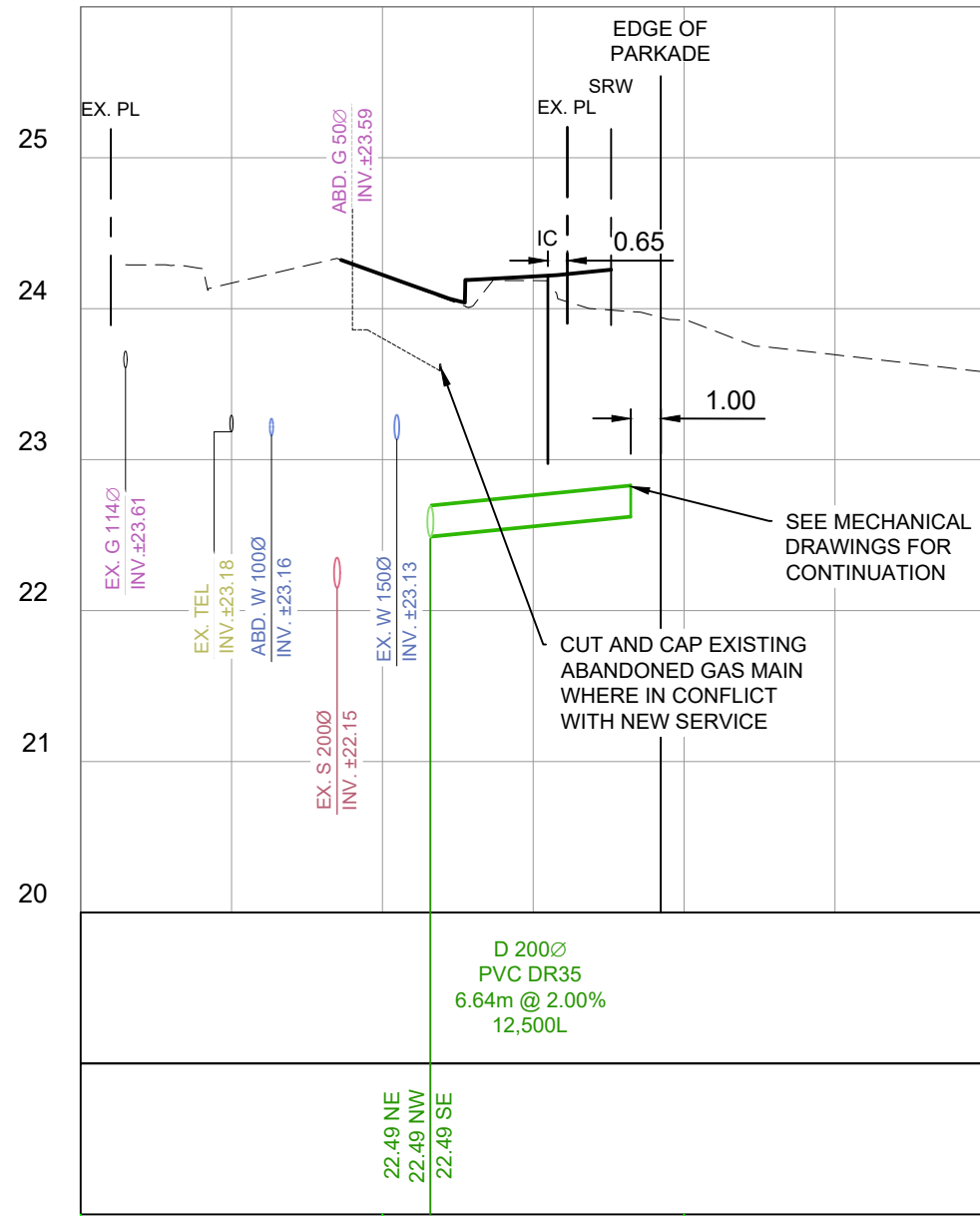
OFFSITE SHADING LEGEND

- NEW ROAD CONSTRUCTION
 - 80mm ACP (2 LIFTS)
 - 150mm BASE COURSE
 - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK. GRAVELS AND THICKNESS PER TYPICAL SECTIONS.
- NEW SOD BOULEVARD (SEE LANDSCAPE FOR DETAILS)

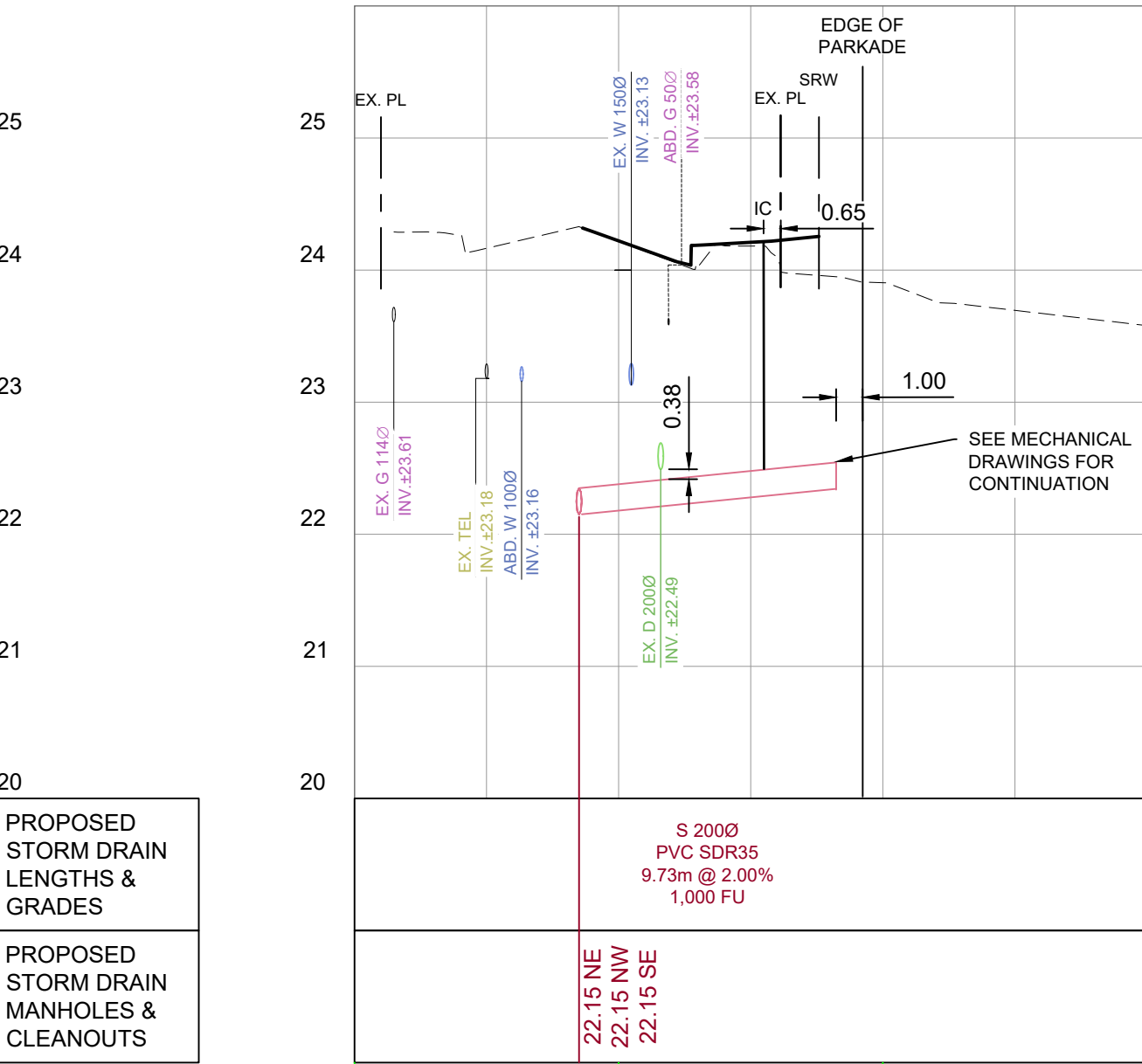


RAIN GARDEN SIZING CALCULATION	
CAPTURE TARGET: 32mm OVER 24 HOURS	ROCK DEPTH (DR): 550mm
CATCHMENT AREA: 690m2	SOIL DEPTH (SR): 450mm
HYDRAULIC CONDUCTIVITY: 2mm/hr (per COV)	POROSITY OF ROCK (nR): 0.35
PONDING DEPTH: 200mm	POROSITY OF SOIL (nS): 0.20
SIZING FACTOR: 6.4%	
MINIMUM BASE AREA: 44.2m2	ACTUAL BASE AREA: 45m2

WORKS AND SERVICES CHECK TABLE				
	PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
		NAME	SIGNATURE	
UTILITY	HYDRO ELECTRIC CO.			
	TELEPHONE CO.			
	GAS CO.			
	CABLE CO.			
	FIBRE OPTIC CO.			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION			
	LAND DEVELOPMENT			
	PARKS			

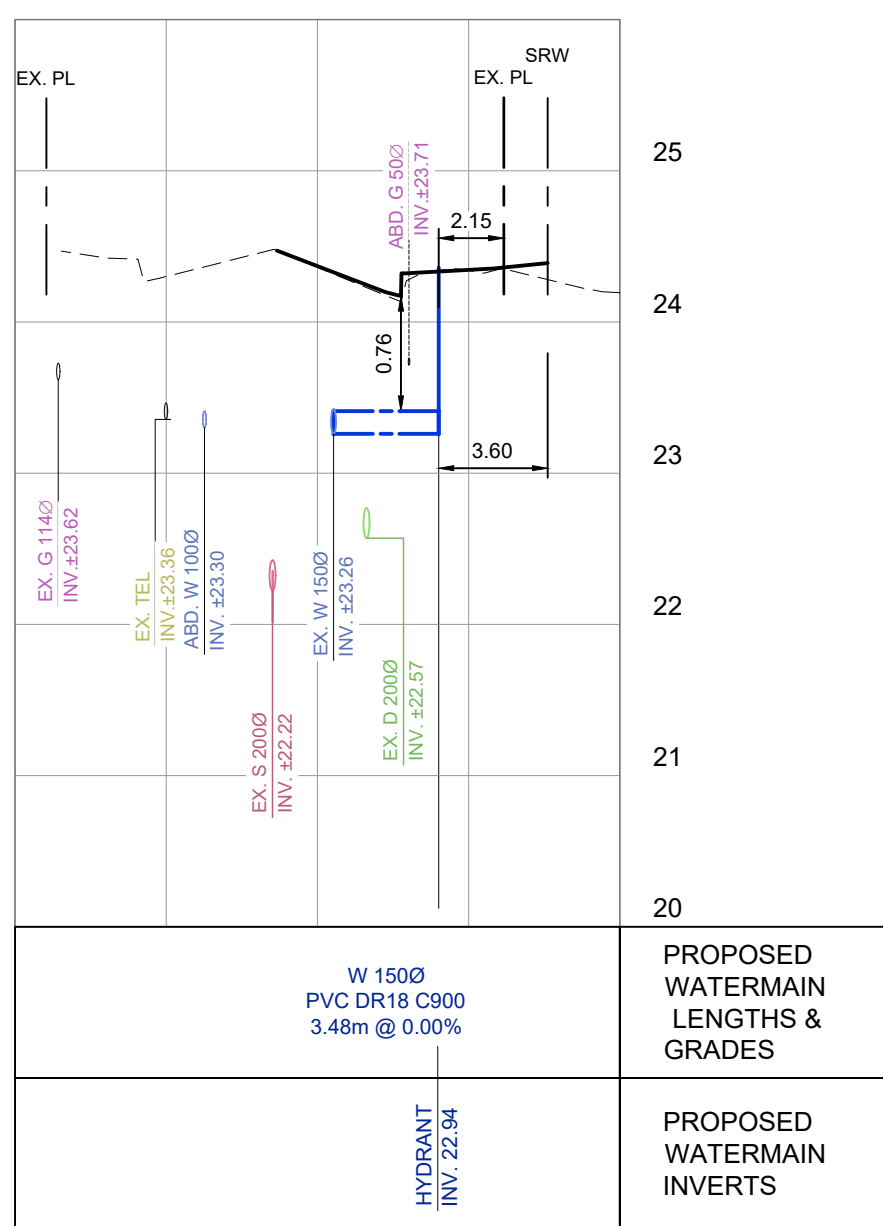


PROFILE - STORM SERVICE
H: 1:250, V: 1:50

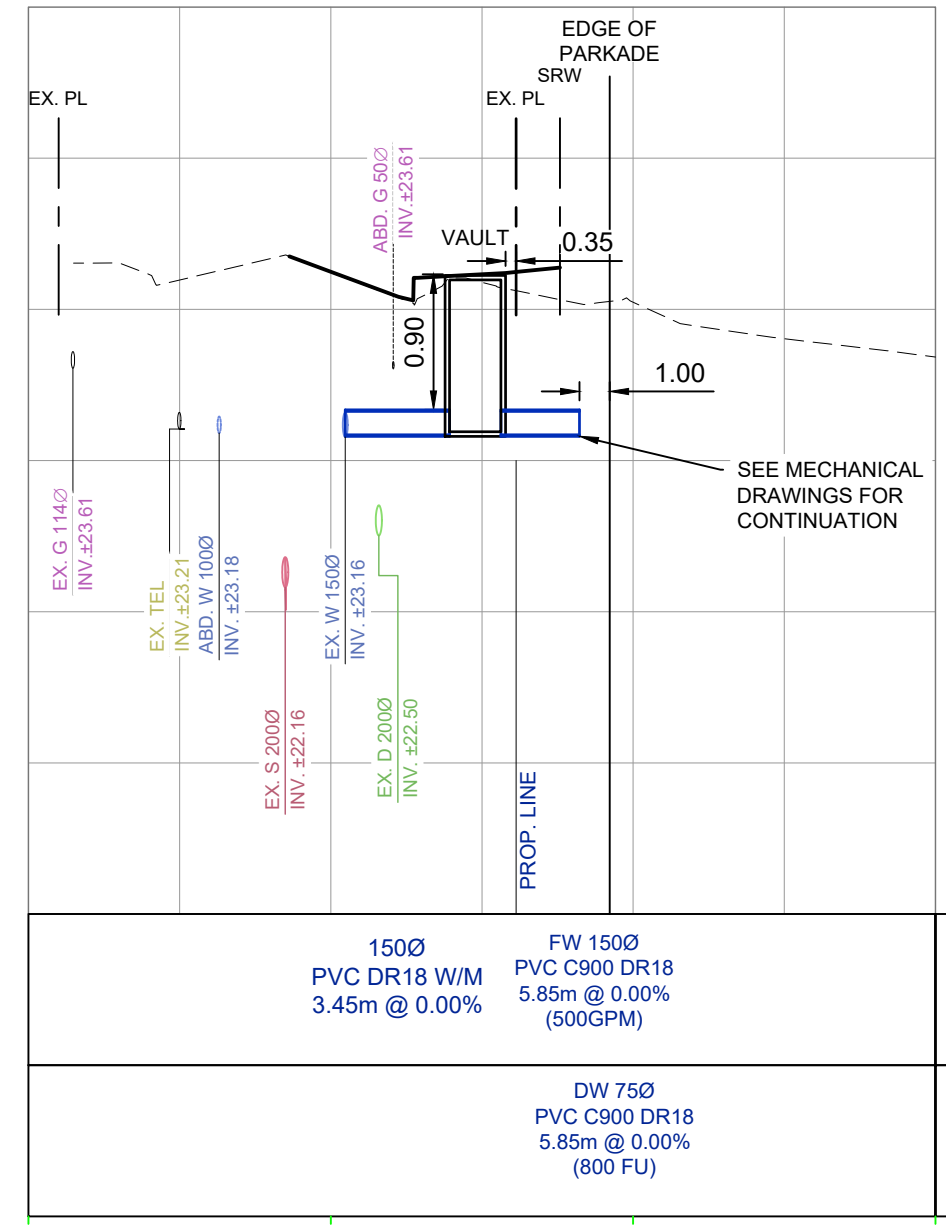


PROFILE - SANITARY SERVICE
H: 1:250, V: 1:50

UNDERGROUND SERVICE INFORMATION - ASHGROVE ST		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH (m)	~1.45	~1.90
PROPOSED INVERT ELEVATION (m)	22.78	22.30
MAXIMUM DEPTH REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



PROFILE - FIRE HYDRANT SERVICE
H: 1:250, V: 1:50



PROFILE - DOMESTIC WATER AND FIRE SERVICE
H: 1:250, V: 1:50

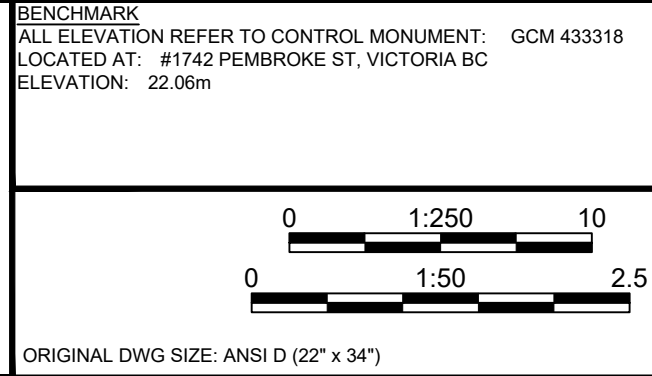
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McElhanney

500 - 3960 Quadra Street,
Victoria BC V8X 4A3
Tel. 250 370 9221

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of
British Columbia



MILLIKEN DEVELOPMENTS

#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

AMICA JUBILEE HOUSE - PHASE 2

SITE SERVICING

PLAN & PROFILES

Drawing No.

C02

Project Number

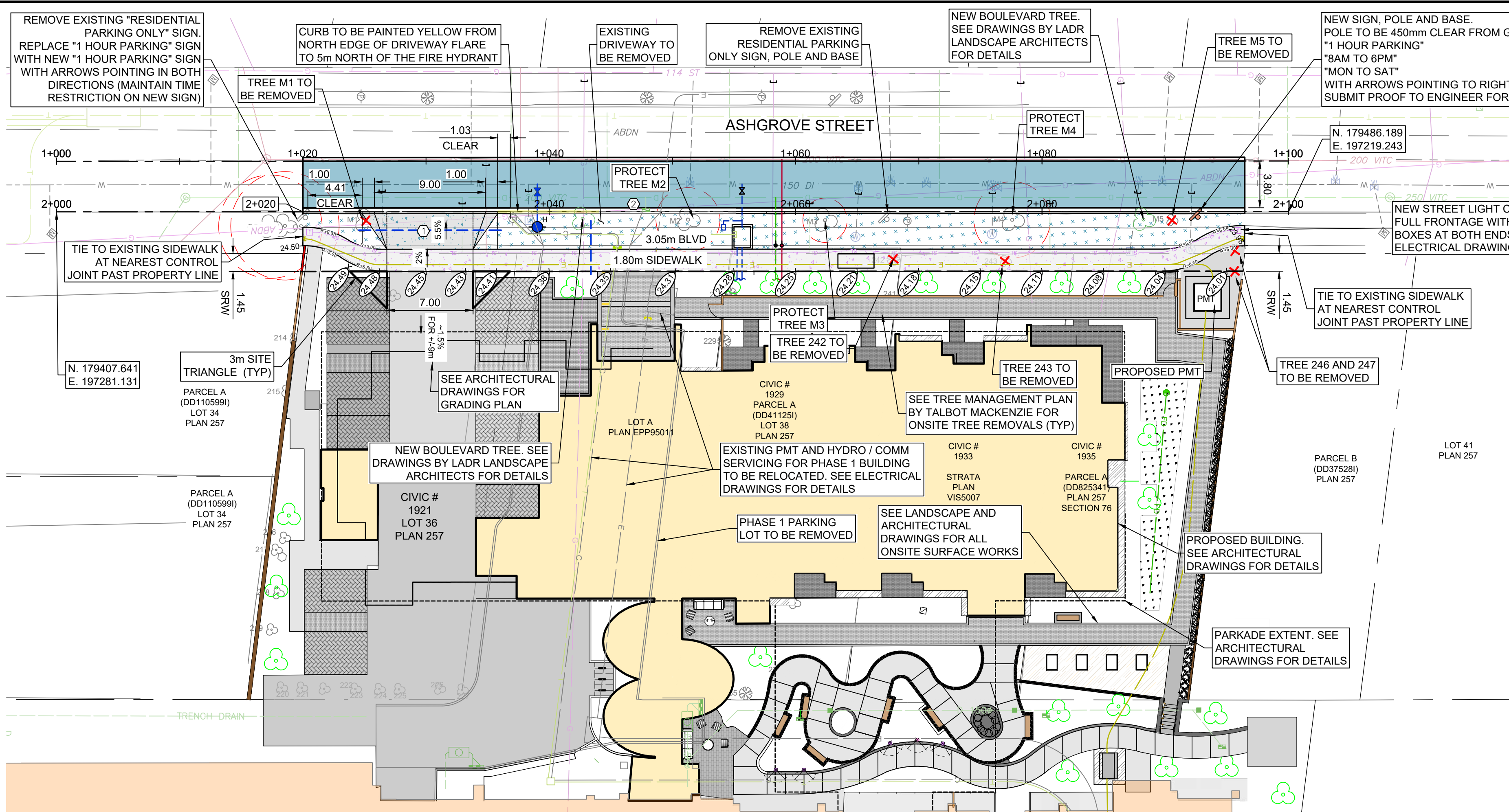
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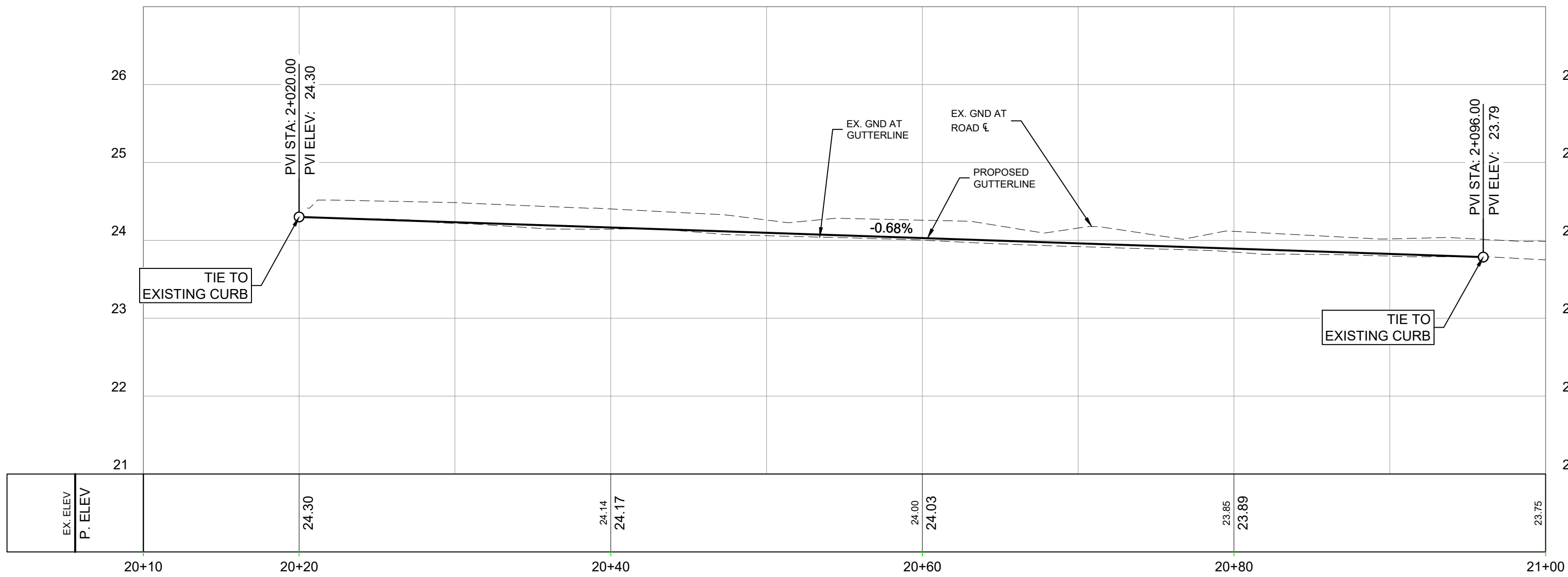
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DESTROY ALL PRINTS BEARING PREVIOUS REVISION

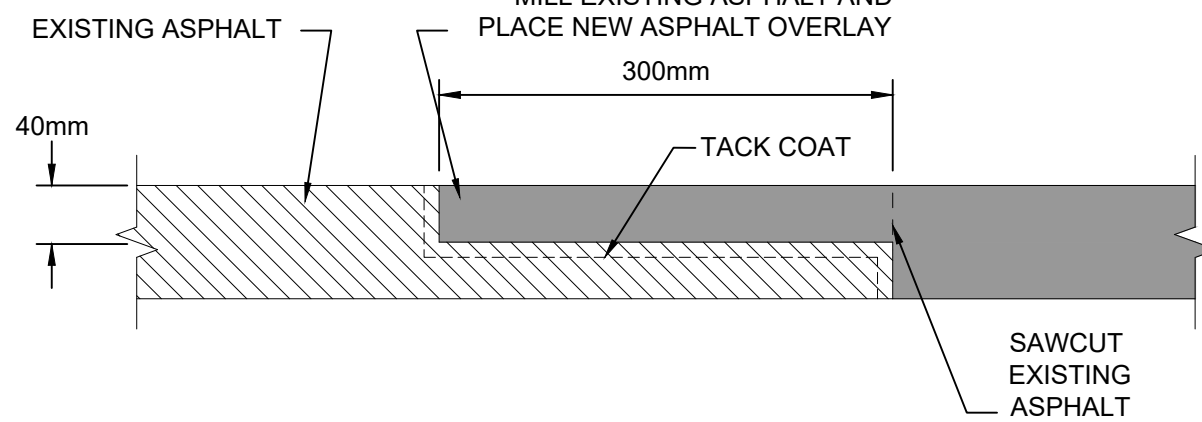
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PLAN - ASHGROVE AVENUE GRADING AND FRONTAGE IMPROVEMENTS
H: 1:250



PROFILE - ASHGROVE AVENUE GUTTERLINE
H: 1:250
V: 1:50



1 LAP JOINT DETAIL
SCALE H: 1:10

CONSTRUCTION NOTES

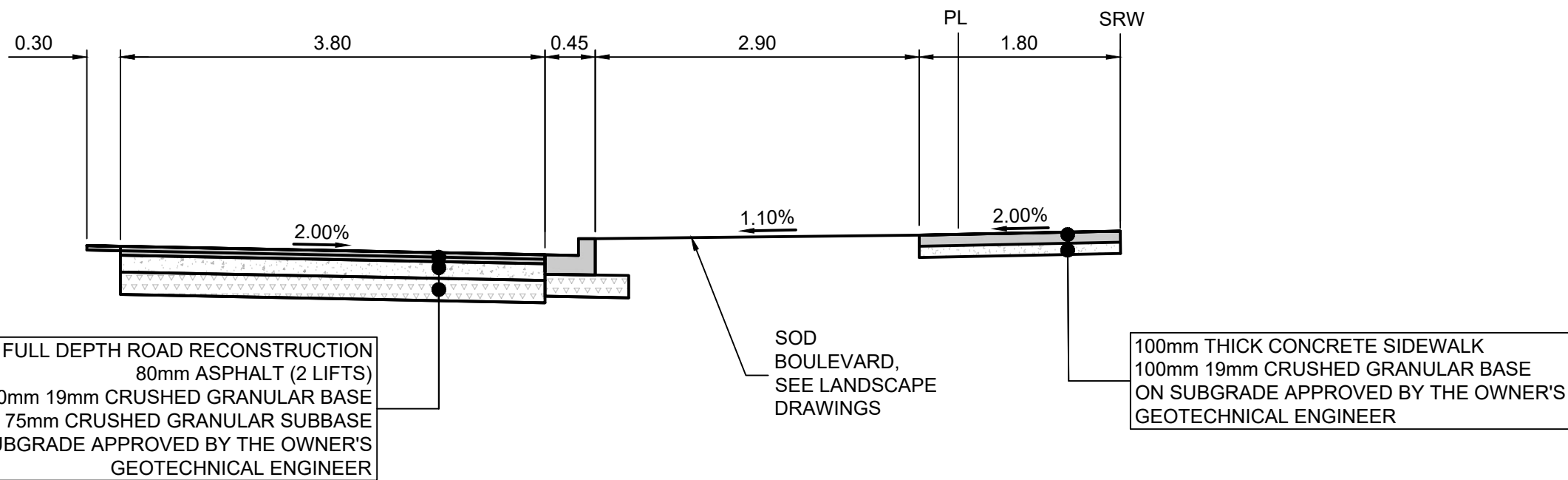
- NEW DRIVEWAY AS PER CoV STD. DWG. SDC7b. WIDTHS AS NOTED ON PLAN. 200mm THICK CONCRETE c/w MESH, 100mm GRANULAR BASE and 100mm GRANULAR SUBBASE.
- EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.

OFFSITE SHADING LEGEND

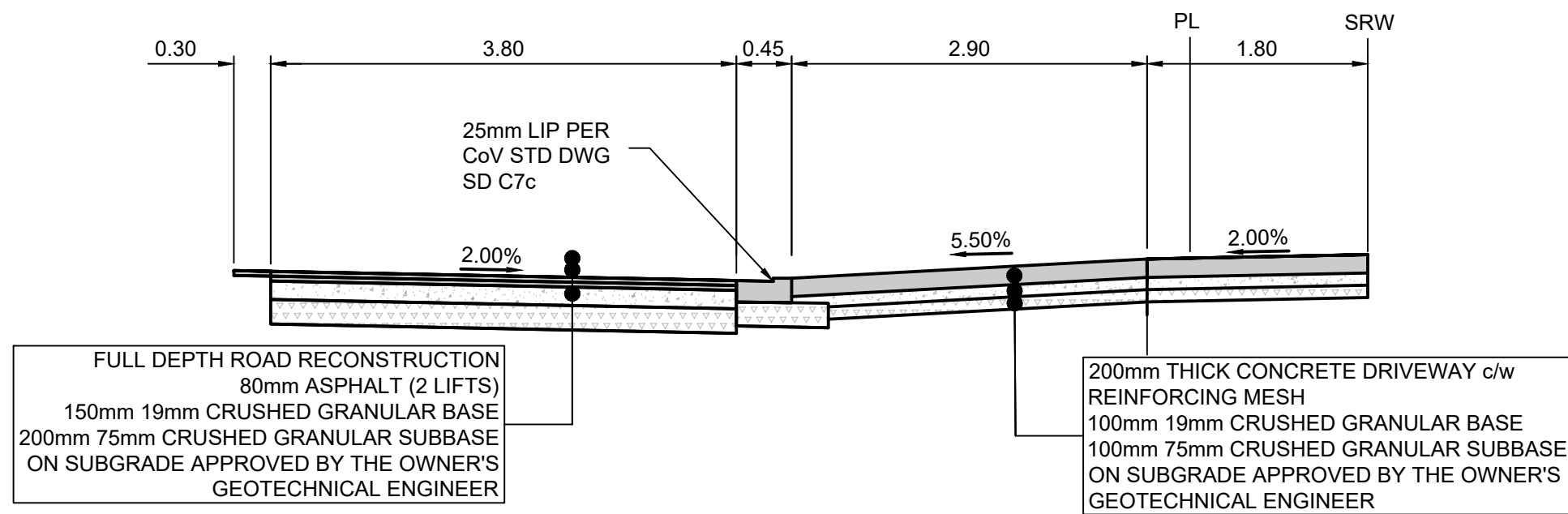
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A ASHGROVE STREET ROAD STRUCTURE
SCALE H: 1:50
V: 1:50



B ASHGROVE STREET DRIVEWAY STRUCTURE
SCALE H: 1:50
V: 1:50

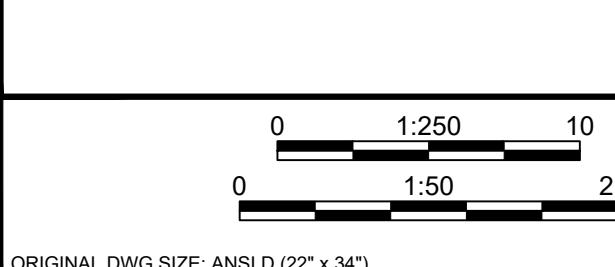
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ORIGINAL DWG SIZE: ANSI D (22" x 34")

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Engineers and Geoscientists of
British Columbia



Approved Sealed

MILLIKEN DEVELOPMENTS

#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

AMICA JUBILEE HOUSE - PHASE 2 FRONTAGE IMPROVEMENTS PLAN & PROFILE

Drawing No.

C03

Project Number

2241-22036-00

Rev.

4

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

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STABILIZATION PRACTICES

- TEMPORARY STABILIZATION** - STOCKPILES TO BE SURROUNDED BY SILT FENCING. STABILIZE TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THE AREA. SEED MIX AND PLACING DETAILS TO BE PROVIDED BY A LANDSCAPE ARCHITECT. FOR STOCKPILES THAT WILL BE LEFT FOR SHORTER TERM THE CONTRACTOR SHALL SECURE STOCKPILES WITH TARPS.
- VEHICLE TRACKING** - FOR AREAS TO REMAIN DISTURBED FOR EXTENDED PERIODS. CREATE HORIZONTAL GROOVES, DEPRESSION OR STEPS THAT RUN PARALLEL TO THE CONTOUR OF THE LAND.
- DUST CONTROL PRACTICES**
- ALL DUST FROM WITHIN THE PROJECT AREA (FROM ROADS, STOCKPILES, EXCAVATIONS ETC.) IS TO BE CONTROLLED.
- ALL AREAS SUBJECT TO DUST CREATION ARE TO BE SPRINKLED UNTIL THE SURFACE IS DAMP OR TO THE DIRECTION OF A QUALIFIED PROFESSIONAL. DO NOT OVERWATER AS TO CREATE RUNOFF.
- ALL SPOIL PILES ARE TO BE SECURELY COVERED NIGHTLY WITH TARPULAINS. TARPS SHOULD BE LEFT IN PLACE WHEN SPOIL PILES ARE NOT IN USE. TEMPORARY SEEDING OR MULCHING OF STOCKPILES CAN BE DONE FOR SPOIL PILES THAT ARE TO BE LEFT FOR SIGNIFICANT PERIODS. STOCKPILES TO BE SURROUNDED BY SILT FENCING. ADDITIONAL AREAS MAY REQUIRE TARPULAINS TO CONTROL DUST AS REQUIRED.
- MAINTENANCE / INSPECTION PROCEDURES**
- THE CONTRACTOR MUST INSPECT ALL CONTROL MEASURES WEEKLY AND FOLLOWING ANY STORM EVENT OF 25mm OR GREATER. DOCUMENT ON INSPECTION REPORT FORM.
- THE CONTRACTOR MUST MAINTAIN ALL CONTROL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT MUST BE INITIATED IMMEDIATELY.
- THE CONTRACTOR MUST KEEP A RECORD OF THE INSPECTIONS UNDERTAKEN AND MAINTENANCE WORK PERFORMED ON EROSION AND SEDIMENT CONTROL DEVICES. INSPECTION REPORTS ARE TO BE SUBMITTED TO THE OWNER BI-WEEKLY.
- EQUIPMENT AND WORKMANSHIP IS TO BE OF THE BEST QUALITY. THE CIVIL ENGINEER AND OWNER RESERVE THE RIGHT TO DISMISS ANY EQUIPMENT FROM SITE WHICH IS UNSUITABLE (I.E. HYDRAULIC LEAKS, ETC.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING APPROPRIATE MEASURES FOR KEEPING SILT AND OR OTHER DELETERIOUS SUBSTANCES FOR LEAVING THE SITE.
- STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH:**
- INSPECT THE MEASURE ON A REGULAR BASIS AND AFTER THERE HAS BEEN A HIGH VOLUME OF TRAFFIC OR STORM EVENT.
 - APPLY ADDITIONAL STONE AS NECESSARY AND RE-STABILIZE ANY AREAS FOUND TO BE ERODING.
 - MAINTAIN ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OF DIRT AND MUD ONTO PUBLIC RIGHT-OF-WAYS OR OUT OF THE CONSTRUCTION ZONE. ALL MATERIALS SPILLED, DROPPED, OR TRACKED FROM VEHICLES OUTSIDE OF THE CONSTRUCTION AREA SHOULD BE CLEANED UP IMMEDIATELY.
 - FLUSH TIRE WASH AREA PERIODICALLY OR REPLACE AS REQUIRED.
 - ENSURE THAT ALL ASSOCIATED SEDIMENT CONTROL MEASURES ARE IN GOOD WORKING CONDITION.
- DRAINAGE SWALES:**
- INSPECT REGULARLY AND AFTER EVERY STORM AND TO MAKE ANY REPAIRS NECESSARY TO ENSURE THE MEASURE IS IN GOOD WORKING ORDER.
 - INSPECT THE FLOW CHANNEL INLET AND OUTLET FOR DEFICIENCIES OR SIGNS OF EROSION.
 - INSPECT CHANNEL BED FOR SIGNS OF EROSION AND REPLACE WITH WELL-COMPACTED MATERIAL AS REQUIRED.
 - REMOVE BUILT UP SEDIMENT FROM BEHIND SEDIMENT CONTROL BARRIERS.
- SEDIMENT BASINS:**
- INSPECT REGULARLY AND AFTER EVERY STORM EVENT. MAKE REPAIRS AS NECESSARY TO ENSURE THE MEASURE IS IN GOOD WORKING ORDER.
 - FREQUENT REMOVAL OF SEDIMENT IS CRITICAL TO THE FUNCTION OF THIS MEASURE. AT A MINIMUM, SEDIMENT SHOULD BE REMOVED WHEN POND IS 1/3 FULL.
- SILT FENCING:**
- INSPECT SILT FENCING DAILY DURING PERIODS OF PROLONGED RAINFALL, IMMEDIATELY AFTER EACH RAINFALL EVENT AND WEEKLY DURING PERIODS OF NO RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SEDIMENT MUST BE REMOVED TO ONE THIRD OF THE HEIGHT OF THE SILT FENCE. TAKE CARE TO AVOID DAMAGING THE FENCE DURING CLEAN OUT.
 - SILT FENCES SHOULD NOT BE REMOVED UNTIL THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE HAS BEEN REMOVED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
- CATCH BASIN DRAIN SOCKS:**
- INSPECT DRAIN SOCKS DAILY DURING PERIOD OF PROLONGED RAINFALL. IMMEDIATELY AFTER EACH RAINFALL EVENT AND WEEKLY DURING PERIODS OF NO RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
 - REMOVE SEDIMENT AND OTHER DEBRIS AS REQUIRED.
- EROSION AND SEDIMENTATION CONTROL**
- EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF PROTECTON AND AIR PROTECTION HANDSBOOK ENTITLED "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT". IT IS INCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE HIM/HERSELF WITH THE REQUIREMENTS THEREIN.
 - TO PROTECT THE SOIL, WATER AND VEGETATION RESOURCES OF THE AREA, ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
 - THE CONTRACTOR SHALL ENSURE THAT:
 - ALL WORKS BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO ANY BODY OF WATER, WATERCOURSE OR EXISTING STORM SEWER.
 - WHILE SITE CONSTRUCTION IS ONGOING, THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING SEDIMENT CONTROL FACILITIES ARE MAINTAINED AND WORKING ADEQUATELY TO CONTROL ALL DISCHARGES FROM THE SITE.
 - MAINTENANCE SHALL INCLUDE FLUSHING OF ANY STORM SEWER AS REQUIRED. SILT BUILD-UP SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO ENSURE PROPER OPERATION UNTIL REMOVAL OF SILTATION CONTROL FACILITIES.
 - ANY IRREGULARITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - NO SILT LADEN WATER FROM EXCAVATIONS SHALL BE PUMPED OUT OR OTHERWISE DIRECTLY DISCHARGED INTO ANY WATERCOURSE OR STORM SEWER SYSTEM BYPASSING THE SILT CONTROL WORKS.
 - MCELHANNEY ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
 - RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.
 - RESTRICT VEHICLE ACCESS AND PROVIDE A SURFACED WORK AREA.
 - MINIMIZE CLEARING AND STRIPPING OF REQUIRED BUILDING SETBACK AND EASEMENTS.
 - COVER TEMPORARY FILLS OR STOCKPILES WITH POLYETHYLENE OR TARPS. UTILIZE SILT FENCES AROUND SOIL STOCKPILES AND SLOPED AREAS.
 - RE-VEGETATE OR FINAL LANDSCAPE DISTURBED AREAS AS SOON AS PRACTICALLY POSSIBLE.
 - LIMIT MACHINE ACCESS AND OPERATION TO PREPARED ACCESS AREAS ONLY.
 - DIVERT RUN OFF AWAY FROM CLEARED AREAS BY USE OF SWALES OR BERMS.
 - COLLECT RUNOFF INTO SITE SEDIMENT TRAPS PRIOR TO DISCHARGE OFF SITE.
 - ALL DISCHARGES FROM SITE TO THE CITY STORM SYSTEM MUST BE REGISTERED AND COMPLIANT WITH THE CITY'S CODE OF PRACTICE PROGRAM. NO PROHIBITED WASTE (SCHEDULE D) CAN DRAIN TO THE STORM SYSTEM. IF THIS IS NOT POSSIBLE THEN THE APPLICANT MUST APPLY TO THE CRD TO DISCHARGE TO THE SANITARY SYSTEM OR LIQUID WASTE MUST BE TRANSPORTED OFF-SITE BY A HAULER TO A PROPER DISPOSAL OR TREATMENT FACILITY.
 - UTILIZE SILT SOCKS OR SILT DOUGHNUTS ON CATCH BASINS DURING CONSTRUCTION OF DEVELOPMENT AND UNTIL LANDSCAPING IS COMPLETE.
 - SILT FENCING TO BE INSTALLED DOWN SLOPE OF DISTURBED AREAS AND AS DIRECTED BY THE ENGINEER. CONSTRUCT SILT FENCING BEFORE UPSTREAM CLEARING OCCURS.
 - TEMPORARY CHECK DAMS OR STRAW BALES ARE TO BE INSTALLED IN SWALES AS REQUIRED BY THE ENGINEER AND AS NOTED ON DRAWINGS.
 - EXACT LOCATION AND EXTENT OF SILT FENCING TO BE REVIEWED REGULARLY IN CONSULTATION WITH ENGINEER.
 - IF ACCESS POINTS CHANGE DURING CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES AT NEW ACCESS POINTS ARE REQUIRED TO MEET OR EXCEED THOSE SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS PLAN CONVEYS BEST MANAGEMENT PRACTICES AND POTENTIAL LAYOUT OF EROSION CONTROL FEATURES, HOWEVER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES THAT SUIT CONSTRUCTION ACTIVITIES ON SITE. EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE CONTINUALLY MODIFIED TO SUIT CHANGING SITE CONDITIONS.

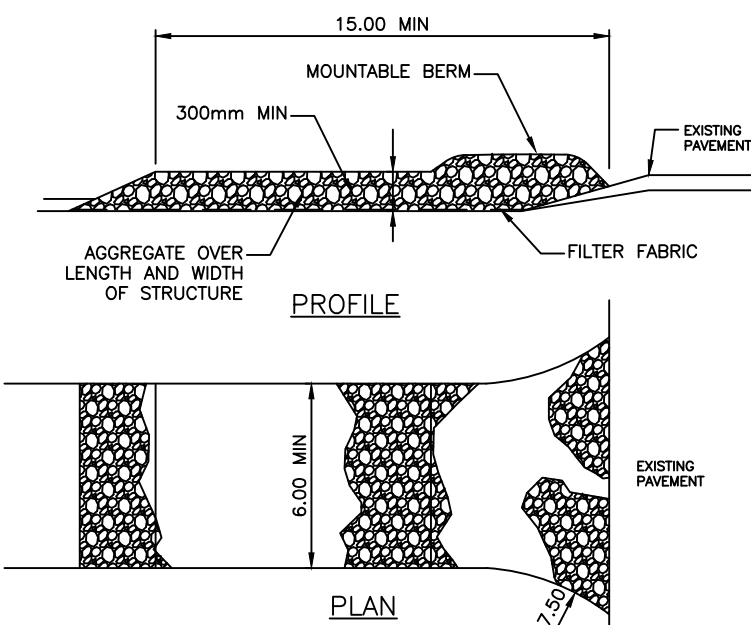
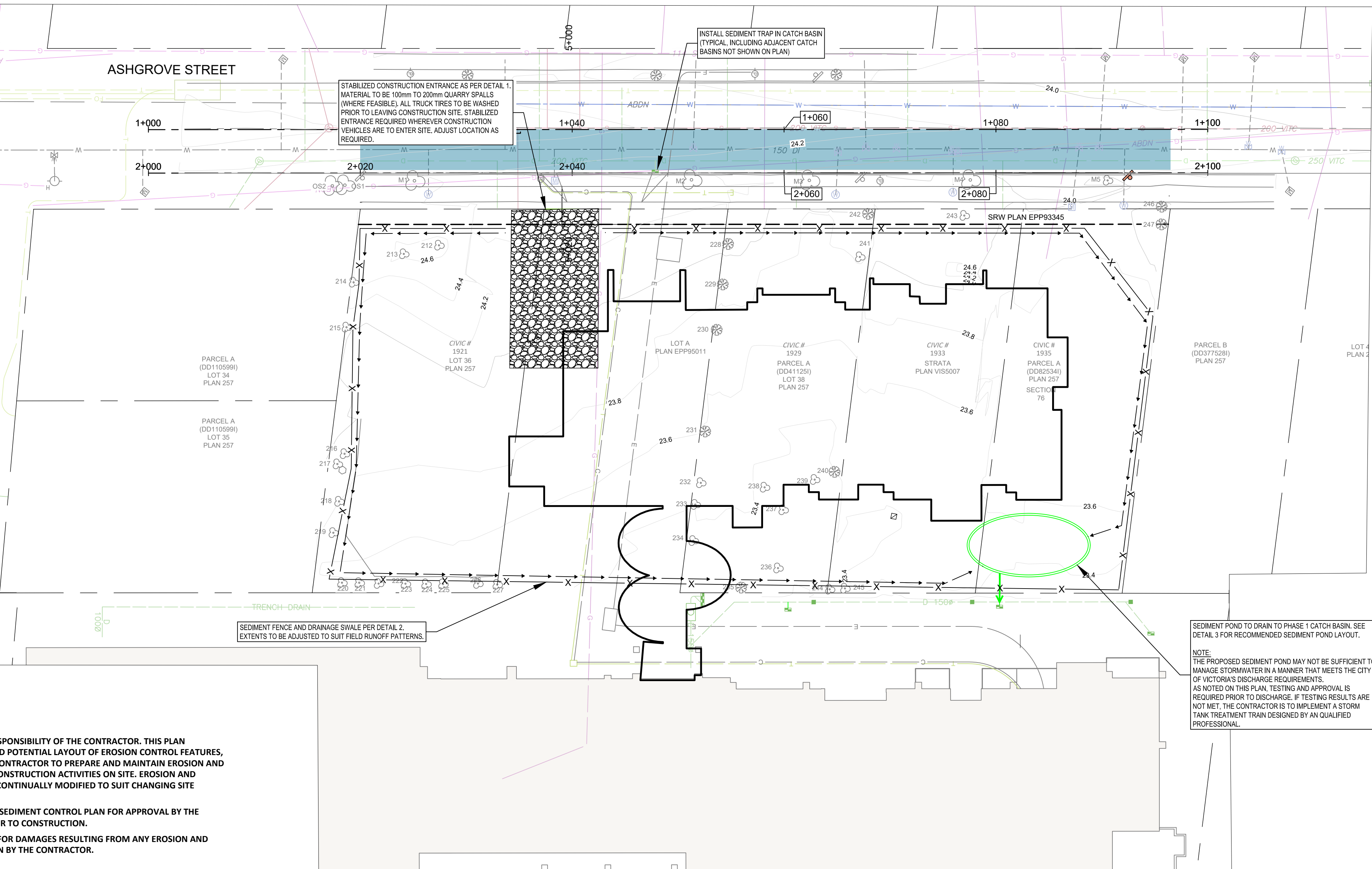
CONTRACTOR TO PROVIDE AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL BY THE OWNER (OR DESIGNATED CONSULTANT) PRIOR TO CONSTRUCTION.

MCELHANNEY ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM ANY EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.

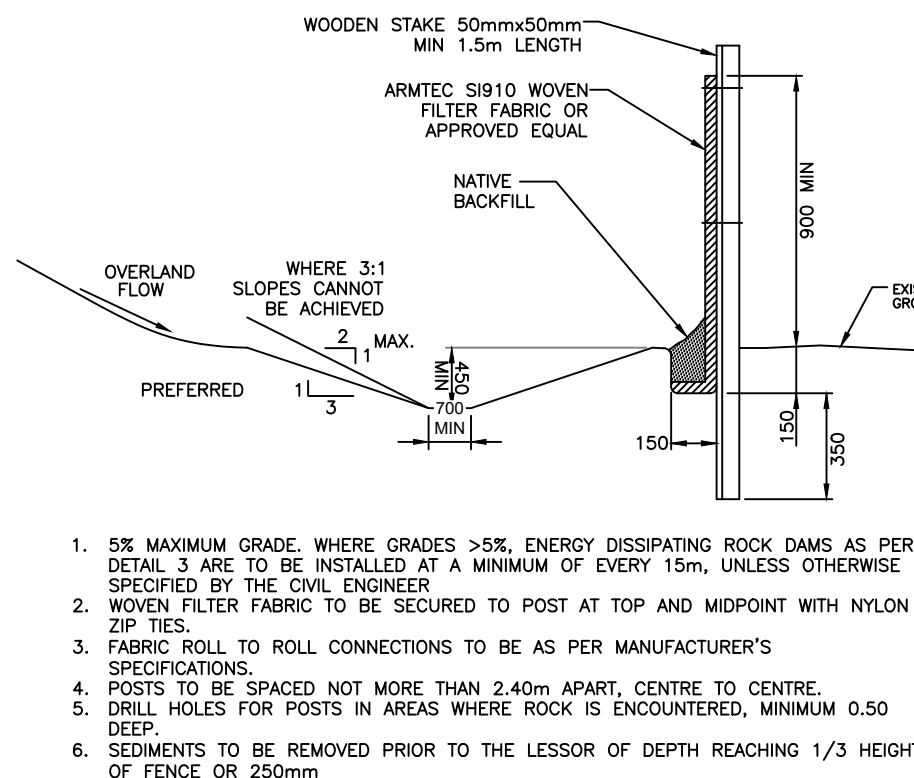
APPROVAL MUST BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF VICTORIA PRIOR TO THE DISCHARGE OF ANY WATER FROM SITE TO THE CITY STORM SYSTEM.

TO OBTAIN APPROVAL FOR DISCHARGE, POTENTIAL DISCHARGE MUST BE TESTED BY A QUALIFIED PROFESSIONAL AT AN ACCREDITED LAB, AND A REPORT OF THE TEST RESULTS SUBMITTED TO VICTORIA FOR REVIEW AND APPROVAL.

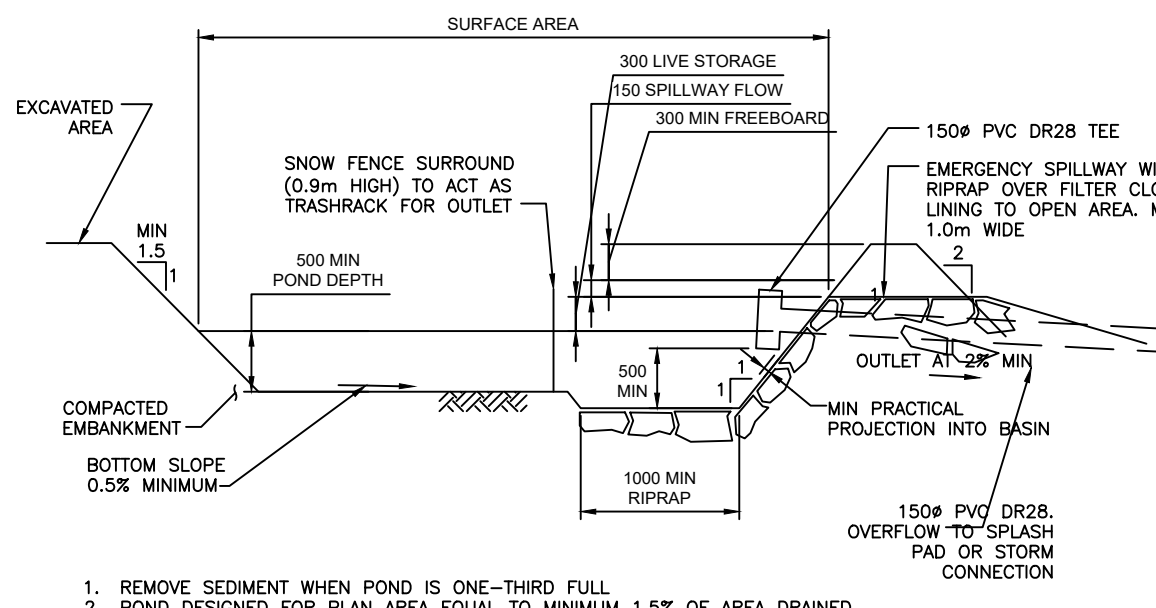
CONTACT STORMWATER@VICTORIA.CA FOR TESTING REQUIREMENTS.



1 STABILIZED CONSTRUCTION ENTRANCE/ EXIT
SCALE: NTS



2 TYPICAL SEDIMENT FENCE / DRAINAGE SWALE
SCALE: NTS



3 TYPICAL SEDIMENT POND
SCALE: NTS

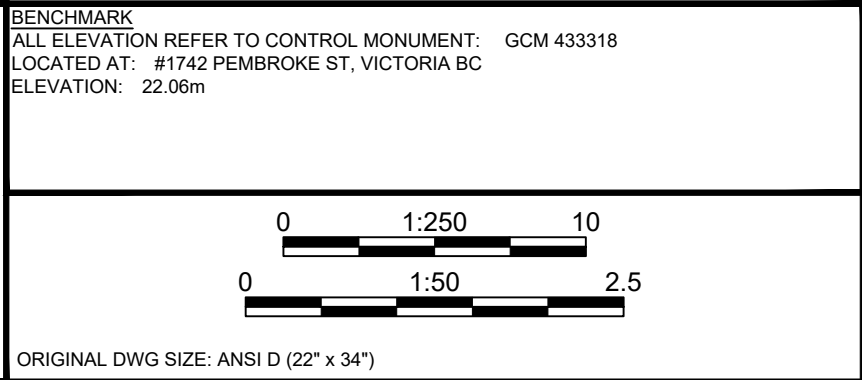
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Rev	Date	Description	Drawn	Design	App'd
4	2025-05-14	ISSUED FOR DDP AND BP	KR	CD	CD
3	2025-04-16	ISSUED FOR DDP AND BP	KR	CD	CD
2	2025-03-10	ISSUED FOR BUILDING PERMIT	KR	CD	CD
1	2024-12-20	ISSUED FOR BUILDING PERMIT	KR	CD	CD
0	2025-02-25	ISSUED FOR TENDER	KR	CD	CD

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McElhanney

500 - 3960 Quadra Street,
Victoria BC V8X 4A3
Tel. 250 370 9221

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of
British Columbia

PROFESSIONAL
CIVIL ENGINEER
C. R. DAVIS
#45824
B.C. CIVIL ENGINEERS
2025-05-14

Approved Sealed

MILLIKEN DEVELOPMENTS
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

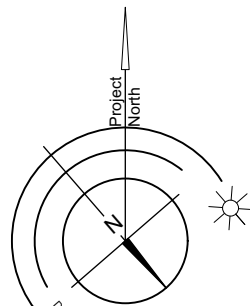
AMICA JUBILEE HOUSE - PHASE 2
EROSION AND SEDIMENT
CONTROL PLAN

Drawing No.

C101

Project Number
2241-22036-00

Rev.
4



ASHGROVE STREET

AMICA JUBILEE HOUSE (PHASE 2)

AMICA JUBILEE HOUSE (PHASE 1)

PMT

9	May 14-25	Issued for DDP
8	May 05-25	Issued for IFT
7	Apr 09-25	Issued for IFT
6	Mar 19-25	Issued for IFT
5	Mar 12-25	Issued for IFT coordination
4	Feb 10-25	Issued for IFT
3	Jan 14-25	Issued for BP 100%
2	Aug 20-24	Issued for BP 80%
1	July 31-24	Issued for BP 80%

REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2
Victoria, BC

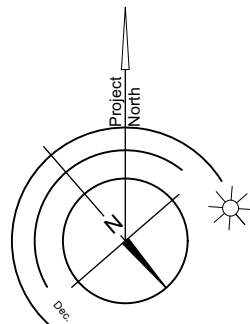
TITLE

Landscape
Layout Plan
Ground Floor

SCALE 1:125 DRAWN AG
CHECKED CW

PROJECT No. 2214

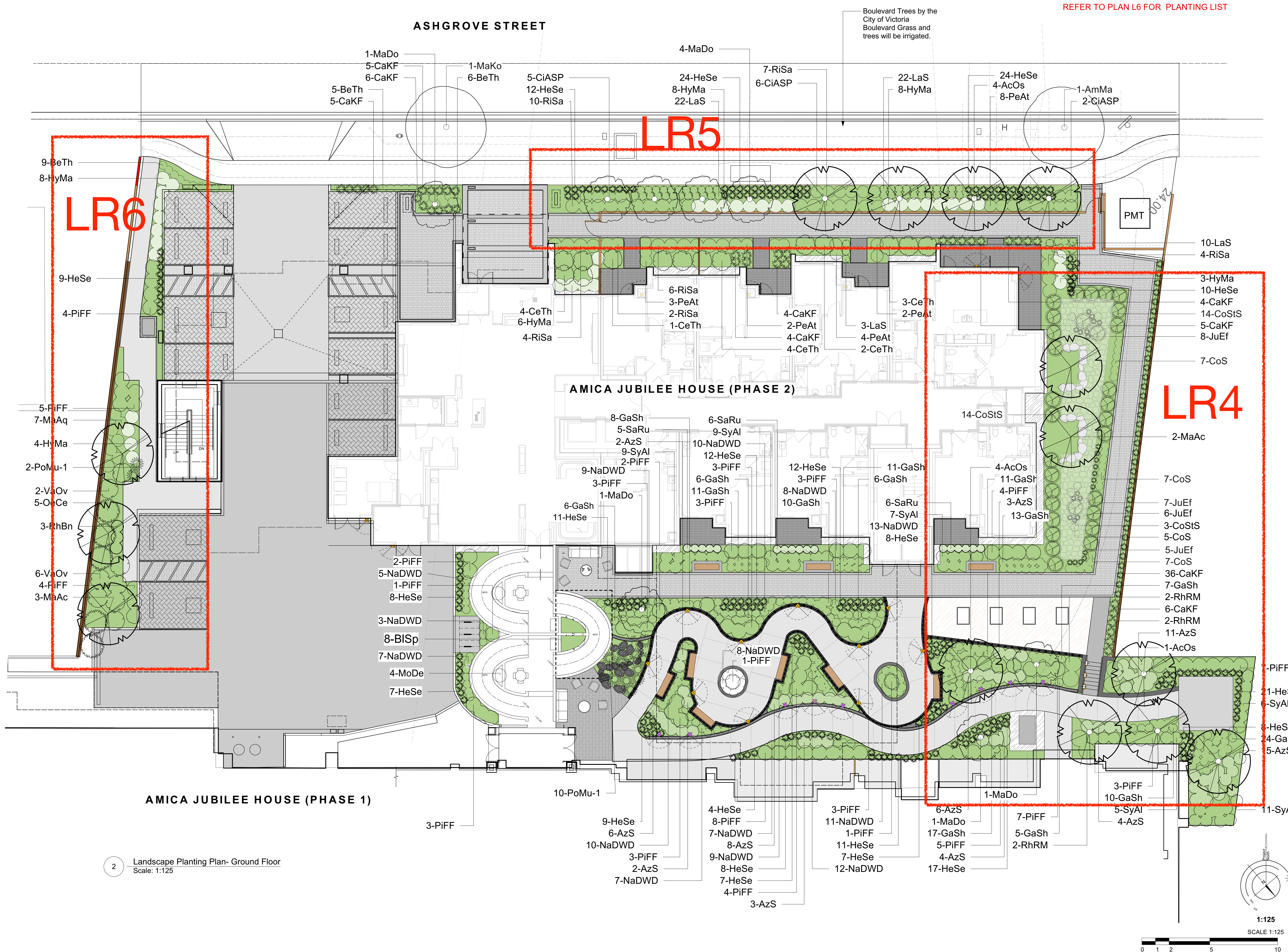
DATE July 24/24 SHEET L2 of 12



1:125

SCALE 1:125





REFER TO PLAN L6 FOR PLANTING LIST

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PROJECT

Jubilee House-Phase 2
Victoria, BC

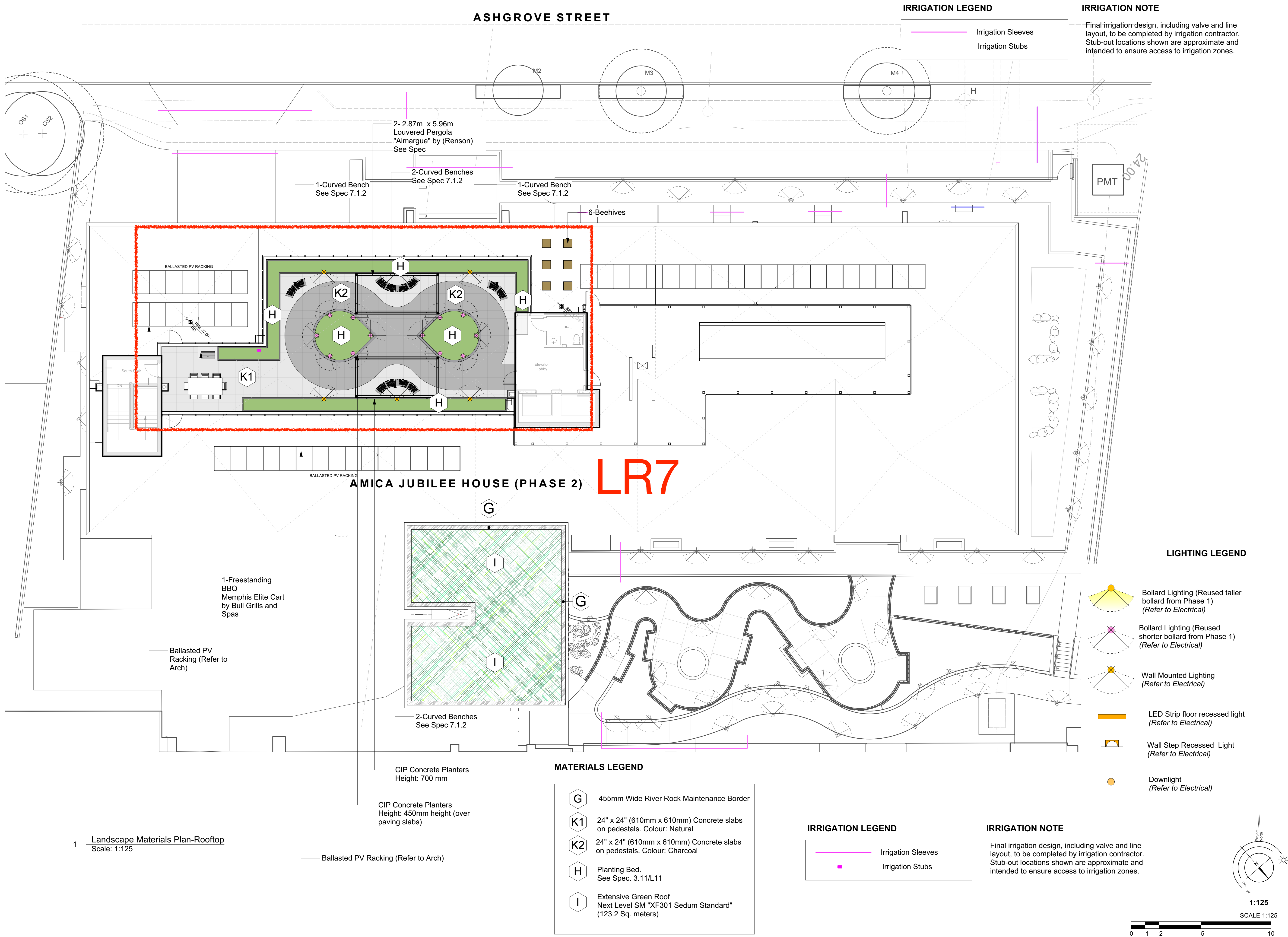
TITLE

Landscape
Planting Plan
Ground Floor

SCALE 1:125
DRAWN AG
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PROJECT No. 2214

DATE July 24/24
SHEET L3 of 12



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REVISIONS



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PROJECT

Jubilee House-Phase 2
Victoria, BC

TITLE

Landscape
Materials Plan
Rooftop

SCALE

1:125

DRAWN

AG

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CW

PROJECT No.

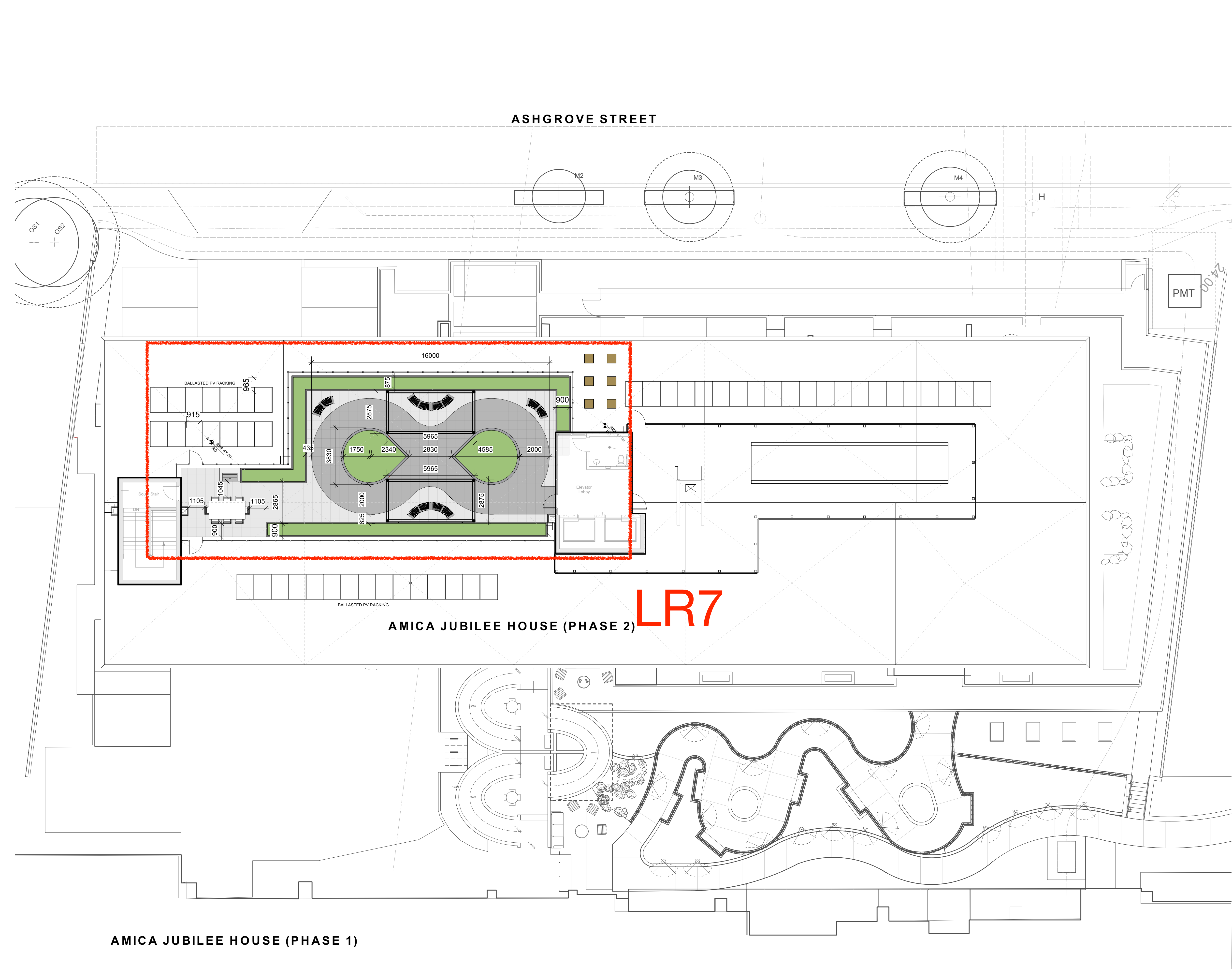
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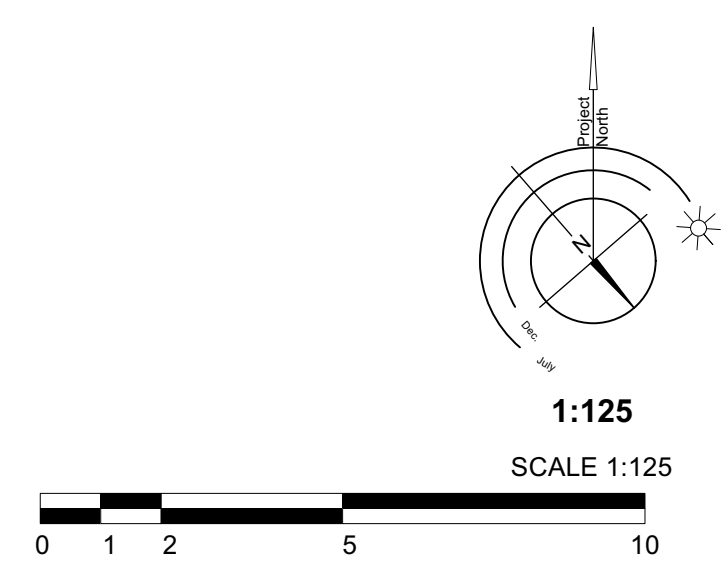
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L4 of 12




2 Landscape Layout Plan-Rooftop
Scale: 1:125



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REVISIONS

 **LADR LANDSCAPE ARCHITECTS**

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2
Victoria, BC

TITLE

Landscape
Layout Plan
Rooftop

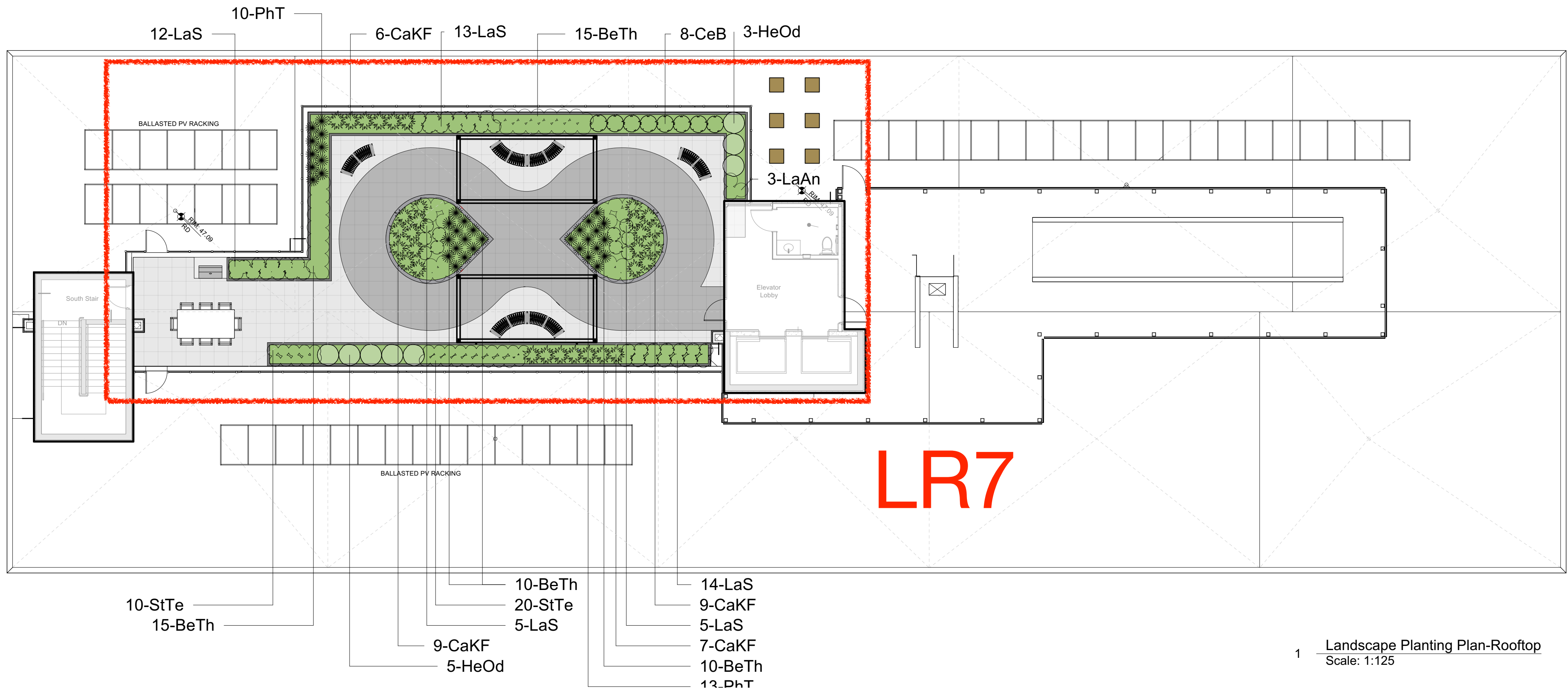
SCALE
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PROJECT No. 2214

DATE
July 24/24

L5 of 12
SHEET



1 Landscape Planting Plan-Rooftop
Scale: 1:125

Recommended Nursery Stock (Ground Floor and Rooftop)

Trees

ID	Quantity	Botanical Name	Common Name	Size
AcOs	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
AmMa	1	Maackia amurensis	Amur mackia	6cm cal.
MaAc	5	Magnolia accuminata 'Yellow Bird' (Med 1:1)	Yellow Bird Magnolia	6cm cal.
MaKo	1	Magnolia Kobus	Kobus Magnolia	6cm cal.
MaDo	8	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CeTh	14	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
OeCe	5	Oemleria cerasiformis	Indian Plum	#5 pot
PIFF	79	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
VaOv	8	Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoStS	31	Cornus sericea 'stolonifera'	Yellowtwig Dogwood	#5 pot
CoS	26	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
HyMa	37	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
MaAq	7	Mahonia aquifolium	Tall Oregon Grape	#5 pot
RhBn	3	Rhododendron 'Fantastica'	Fantastica Rhododendron	#5 pot
RhRM	6	Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#3 pot
RIa	33	Ribes sanguineum	Red Flowering Currant	#5 pot
SyAl	47	Symphoricarpos albus	Snowberry	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AzS	64	Azalea 'Snowbird'	Snowbird Azalea	#1 pot
BeTh	70	Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwf Purpleleaf Japanese Barberry	#1 pot
CeB	8	Ceanothus 'Blue Sapphire'	Blue Sapphire Ceanothus	#1 pot
CiASP	13	Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
GaSh	145	Gaultheria shallon	Salal	#1 pot
HeOd	8	Hebe odora 'New Zealand Gold'	New Zealand Hebe	#1 pot
LaAn	3	Lavandula angustifolia 'Munstead'	Munstead English Lavender	#1 pot
LaS	106	Lavender stoechas 'Anoluk'	Anouk Spanish Lavender	#1 pot
NaDWD	119	Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
SaRu	17	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot
StTe	20	Stipa tenuissima	Mexican Feather Grass	#1 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
BlSp	8	Blechnum spicant	Deer Fern	#1 pot
CaKF	106	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
HeSe	229	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
JuEf	26	Juncus effusus	Common Rush	#1 pot
MoDe	4	Monstera deliciosa	Swiss cheese plant	#1 pot
PeAt	19	Perovskia atriplicifolia	Russian Sage	#1 pot
PhT	36	Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
PoMu-1		Polystichum munitum	Sword Fern	#1 pot
StTe	10	Stipa tenuissima	Mexican Feather Grass	#1 pot
	0			

1.0 Notes:

- All work to be completed to current CSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

2.0 Street Trees

1. Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rob.hughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

3.0 Tree Planting Inspections

- Excavated tree pits, soil cells, root barriers
- Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
- Completed planting tree planting, grate/guard, stakes etc.

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PROJECT

Jubilee House-Phase 2
Victoria, BC

TITLE

Landscape
Planting Plan
Rooftop

SCALE

1:125

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PROJECT No.

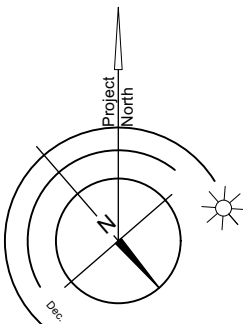
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L6 of 12

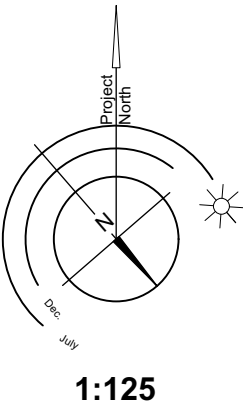


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SCALE 1:125







1:125

Tag or ID #	Survived? (Yes / No)	Location (On, Off, Street, City)	Bylaw protected? (Yes / No)	Name	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Origin (native / ex)	Condition	Health	Structural	Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status	
M1	Yes	City	Yes	European hornbeam	betulus fastigiata		21	15	2.1	3	Good	Fair			good	V pruned for overhead utilities clearance	Located within the footprint of the proposed driveway entrance.	Remove	
O81	No	Off	Yes	Cherry	Prunus sp.		35	8	4.2	3	Fair	Fair			moderate	Flowering cherry, heavily surface rooted, roots lifting asphalt, pruned for overhead utilities clearance	"re-aligned sidewalk proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone."	*Retain*	
O82	No	Off	Yes	Cherry	Prunus sp.		37	8	4.4	3	Fair	Fair			moderate	Flowering cherry, pruned for hydro clearance, adjacent concrete lifting.	"re-aligned sidewalk and parkade proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone. Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade."	*Retain*	
Hedge 1	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10-15cm	4	2	2	Good	Fair	unsuitable	moderate		Hedge row consisting of ~20 individual stems, no lysate stems - Multiple stems form at 1 - 1.5m above grade, included bark, declining health condition - top dieback - 70% live crown ratio.	Located within the footprint of the proposed u/g parkade.	Remove	
212	Yes	On	Yes	Cherry	Prunus sp.		71	8	8.5	5	fair/poor	Fair	unsuitable	moderate		Multiple stems form at 3m above grade.	Located within the footprint of the proposed u/g parkade.	Remove	
213	Yes	On	Yes	Magnolia	magnolia sp.		11, 11, 9, 13	8	2.5	4	Good	Fair	conditional	good		Flowering cherry, multiple stems form at 1m above grade, historic pruning wounds with associated decay.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
214	Yes	On	Yes	Cherry	Prunus sp.		12, 9, 8, 13	8	3	3	Good	Fair	conditional	moderate		Multiple stems form at 1m above grade - union.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
215	Yes	Shared	Yes	English hawthorn	Crataegus laevigata		37	10	3.7	3	Fair	Fair	conditional	good		Multiple stems form at 1m above grade - no major weaknesses visible at stem union.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
216	Yes	On	Yes	Apple	malus sp.		13, 19	5	3.2	2	Good	Fair	conditional	moderate		Codominant stems form at 1m above grade - included bark.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
217	Yes	On	No	California lilac	ceanothus		11, 13, 7, 9	5	2.5	3	Fair	Fair	unsuitable	good		Multiple stems shrub cluster	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
218	Yes	On	No	Apple	malus sp.		29	5	3.5	3	Good	Fair	conditional	moderate		Codominant stem removed historically at 3m above grade with associated decay.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
219	Yes	On	No	Cherry	Prunus sp.		20	5	2.4	2	Fair	Fair	conditional	moderate		Fruiting cherry, cherry bark tortrix.	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
220	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		6, 8, 8	4	2.6	1	Fair	Poor	unsuitable	moderate		Topped historically at 1m above grade and regenerated.	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
221	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10	6	1.2	1	Fair	Fair	unsuitable	moderate		Suppressed by 222	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
222	Yes	On	Yes	English walnut	Juglans regia		45	15	5.4	4	Good	Fair/poor	unsuitable	moderate		Flowering cherry at 15m above grade - small regrowth leaders and epicormic growth form at tipping location.	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
223	No	On	No	Flowering dogwood	Cornus florida		12	5	1.4	2	Good	Fair	unsuitable	moderate		Suppressed by 222 - asymmetric crown on South side due to shading.	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
224	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10	7	1.2	1	Good	Fair	unsuitable	moderate		Suppressed by 226	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
225	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10	7	1.2	1	Good	Fair	unsuitable	moderate		Suppressed by 226	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
226	Yes	On	Yes	Plum	Prunus sp.		23, 19	10	4.1	3	Fair	Fair/poor	unsuitable	moderate		Fruiting plum, extensive basal decay.	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
227	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		11	7	1.3	1	Good	Fair	unsuitable	moderate		Suppressed by 226	Will be impacted by excavation required to construct the proposed truck access area.	Remove	
Hedge 2	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		5-10cm	4	1	1	Good	Fair	unsuitable	moderate		Hedge row consisting of ~50 individual stems, no lysate stems.	Located within the footprint of the proposed u/g parkade.	Remove	
M2	Yes	City	Yes	Columnar red maple	Acer rumicolummar		22	10	2.6	3	Fair/good	Fair/poor			moderate	Leader removed for overhead utilities clearance, basal wound.	"Curtigutter and new sidewalk proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone."	*Retain*	
M3	Yes	City	Yes	European hornbeam	Caprifolius 'fastigiata'		18	15	1.8	3	Good	Fair			good	V pruned for overhead utilities clearance	Flush out wounds with associated surface decay heavily pruned on South side, heavily pruned on East side for overhead utilities clearance.	Located within the footprint of the proposed u/g parkade.	*Retain*
228	Yes	On	Yes	Atlantic cedar	Cedrus atlantica		59	15	7.1	6	Fair	Fair/poor	conditional	moderate		heavily pruned on West side for overhead utilities clearance.	Suppressed by 228 - asymmetric crown on West side due to shading.	Located within the footprint of the proposed u/g parkade.	Remove
229	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		14	8	1.7	3	Good	Fair	conditional	moderate		Suppressed by 228 - asymmetric crown on West side due to shading.	Located within the footprint of the proposed u/g parkade.	Remove	
230	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		22	8	2.6	3	Good	Fair	conditional	moderate		Crown raised.	Located within the footprint of the proposed u/g parkade.	Remove	
231	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		23	8	2.8	3	Good	Fair	conditional	moderate		Crown raised.	Located within the footprint of the proposed u/g parkade.	Remove	
232	Yes	On	No	Ash sp	Fraxinus sp.		13	8	1.3	2	Good	Fair	conditional	good		Codominant stems form at 3m above grade.	Located within the footprint of the proposed u/g parkade.	Remove	
233	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		11	8	N/A	N/A	Dead	Dead	unsuitable	moderate		Recently dead tree	Located within the footprint of the proposed u/g parkade.	Remove	
234	Yes	On	No	Ash sp	Fraxinus sp.		11, 15	8	2.2	3	Good	Fair	conditional	good		Codominant stems form at 1m above grade - included bark - active.	Excavation required to construct the foundation of the proposed u/g parkade.	Remove	
235	Yes	On	No	Savanna cypress	Chamaecyparis pterifera		28	15	3.4	3	Fair/good	Fair	conditional	moderate		Multiple stems form at 4m above grade - narrow angles of attachment.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
236	Yes	On	Yes	Apple	malus sp.		8, 17, 5, 11	5	3.4	3	Fair/good	Fair	conditional	moderate		Multiple stems form at 1m above grade.	Excavation required to construct the foundation of the proposed u/g parkade.	Remove	
237	Yes	On	Yes	Cherry	Prunus sp.		20, 12	4	3.3	3	Fair	Fair/poor	conditional	moderate		Fruiting cherry, cherry bark tortrix.	Located within the footprint of the proposed u/g parkade.	Remove	
238	Yes	On	Yes	Apple	malus sp.		11, 11, 9	4	2.7	2	Fair	Fair	conditional	moderate		Multiple stems form at 1m above grade	Located within the footprint of the proposed u/g parkade.	Remove	
239	Yes	On	Yes	Quince	Quince sp.		9, 10, 7, 11	5	2.7	2	Fair	Fair/poor	conditional	moderate		Multiple stems form at 1m above grade - narrow angles of attachment.	Located within the footprint of the proposed u/g parkade.	Remove	
240	Yes	On	Yes	Ponderosa pine	Pinus ponderosa		42	8	5.0	3	Fair/good	Fair/poor	conditional	moderate		Codominant stems form at 2m above grade, phototropic lean to North.	Located within the footprint of the proposed u/g parkade.	Remove	
241	Yes	On	Yes	Fig	Ficus sp.		14, 16, 14, 11, 10, 10, 12, 12	10	3.3	3	Good	Fair	unsuitable	good		Multiple stems form at 1m above grade - included bark, overhead utilities cross through canopy.	Located within the footprint of the proposed u/g parkade.	Remove	
242	Yes	On	Yes	Juniper	Juniperus sp.		12	10	3.1	3	Fair	Fair/poor	conditional	moderate		Multiple stems form at 3 - 1m above grade.	Excavation required to construct the foundation of the proposed u/g parkade.	Remove	
M4	Yes	City	Yes	Columnar red maple	Acer rumicolummar		26	15	3.1	2	Fair	Fair/poor			moderate	Heavily side pruned for hydro clearance.	"New sidewalk, curb/gutter proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone."	*Retain*	
243	No	On	No	False cypress	Chamaecyparis sp.		8, 9	6	1.7	2	Good	Fair	conditional	moderate		Codominant stems form at base	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove	
244	Yes	On	Yes	English hawthorn	Crataegus laevigata		31, 9, 12, 14	10	4.7	3	Fair	Fair	unsuitable	good		Multiple stems form at 1m above grade - narrow angles of attachment.	Located within the footprint of the proposed u/g parkade.	Remove	
245	No	On	No	Evergreen magnolia	Magnolia grandiflora		8, 8, 8	5	1.8	3	Fair	Fair/poor	unsuitable	good		Mechanical wound at 5m above grade with associated decay.	Located within the footprint of the proposed u/g parkade.	Remove	
M5	Yes	City	Yes	European hornbeam	Caprifolius betulus 'fastigiata'		19	8	1.9	3	Good	Fair			good	V pruned for overhead utilities clearance	It is understood that this tree is proposed for removal due to conflicts with the road access requirement for the proposed PMT.	Remove	
246	Yes	Shared	Yes	Lanston cypress	Chamaecyparis lawsoniana		30, 29, 32, 16, 19, 15	20	8.1	4	Poor	Poor	unsuitable	moderate		In advanced stage of health decline-5% live crown ratio. Likely infected with phytophthora	Will be heavily impacted by excavation required to install the proposed PMT.	Remove	
247	Yes	On	Yes	Lanston cypress	Chamaecyparis lawsoniana		36, 35	20	6.8	4	Fair/poor	Fair/poor	unsuitable	moderate		Codominant stems form at base - narrow angle of attachment, asymmetric crown on west side due to shading, likely infected with phytophthora.	Will be heavily impacted by excavation required to install the proposed PMT.	Remove	

TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	18	x 1	A. 18
B. Replacement Trees Proposed per Schedule "E", Part 1	15	x 1	B. 15
C. Replacement Trees Proposed per Schedule "E", Part 2	4	x 0.5	C. 2
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 17
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 1
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot			G. 14
H. Protected trees retained (other than specimen trees)	1	x 1	H. 1
I. Specimen trees retained	0	x 3	I. 0
J. Trees per lot deficit (G-(B+C+H)) Record 0 if negative number			J. 0
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	0	x 1	K. 0
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	0	x 1	L. 0
M. Replacement trees proposed from Schedule "E" Part 2	0	x 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P. 1
Q. Offsite trees proposed for cash-in-lieu. Enter O.			Q. 0
R. Cash-in lieu proposed ((P+Q) x \$2000)			R. \$ 2,000.00

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9	May 14-25	Issued for DDP
8	May 05-25	Issued for IFT
7	Apr 09-25	Issued for IFT
6	Mar 19-25	Issued for IFT
5	Mar 12-25	Issued for IFT coordination
4	Feb 10-25	Issued for IFT
3	Jan 14-25	Issued for BP 100%
2	Aug 20-24	Issued for BP 80%
1	July 31-24	Issued for BP 80%

REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2
Victoria, BC

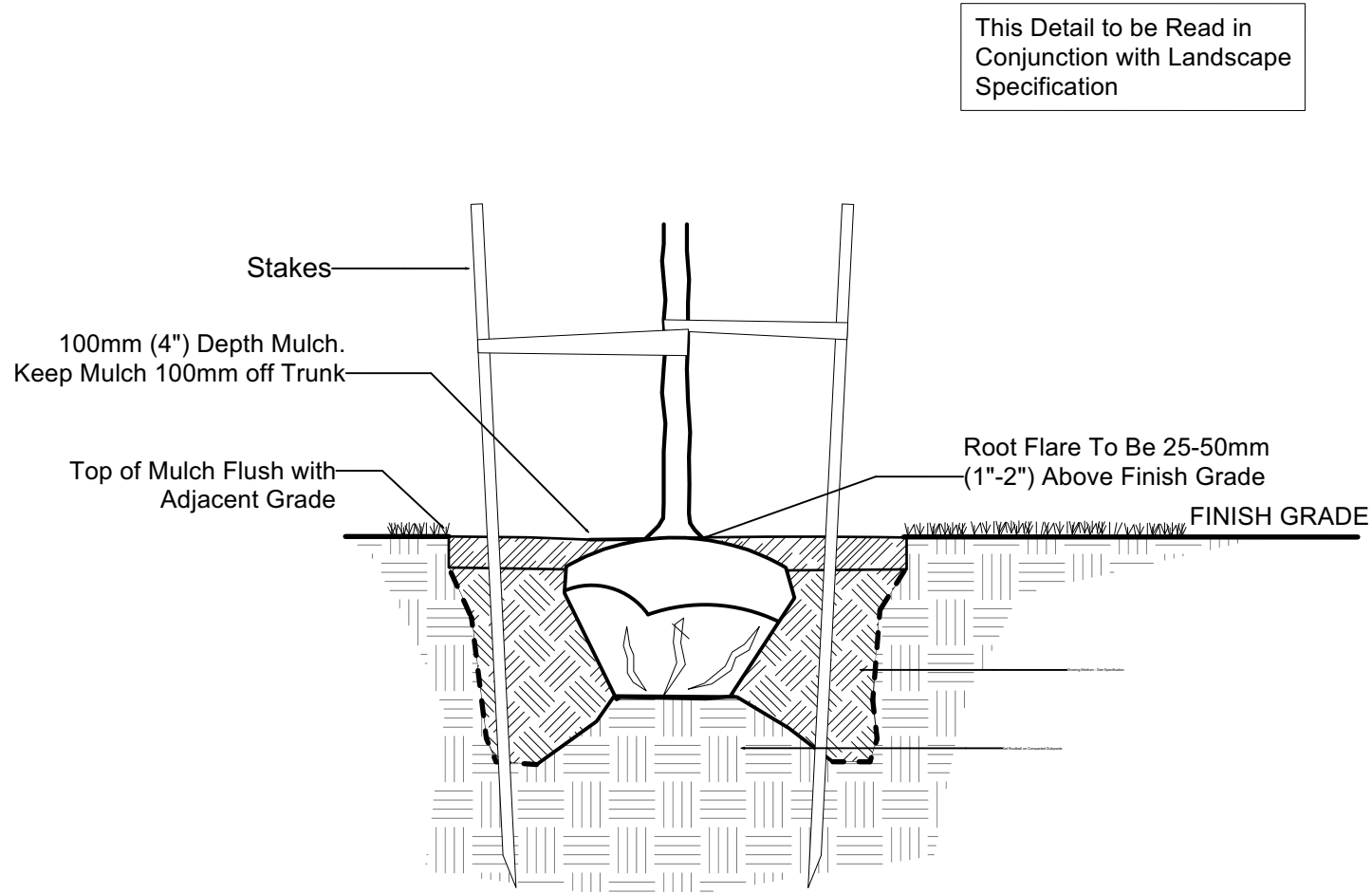
TITLE

Landscape
Tree Management Plan
Tables

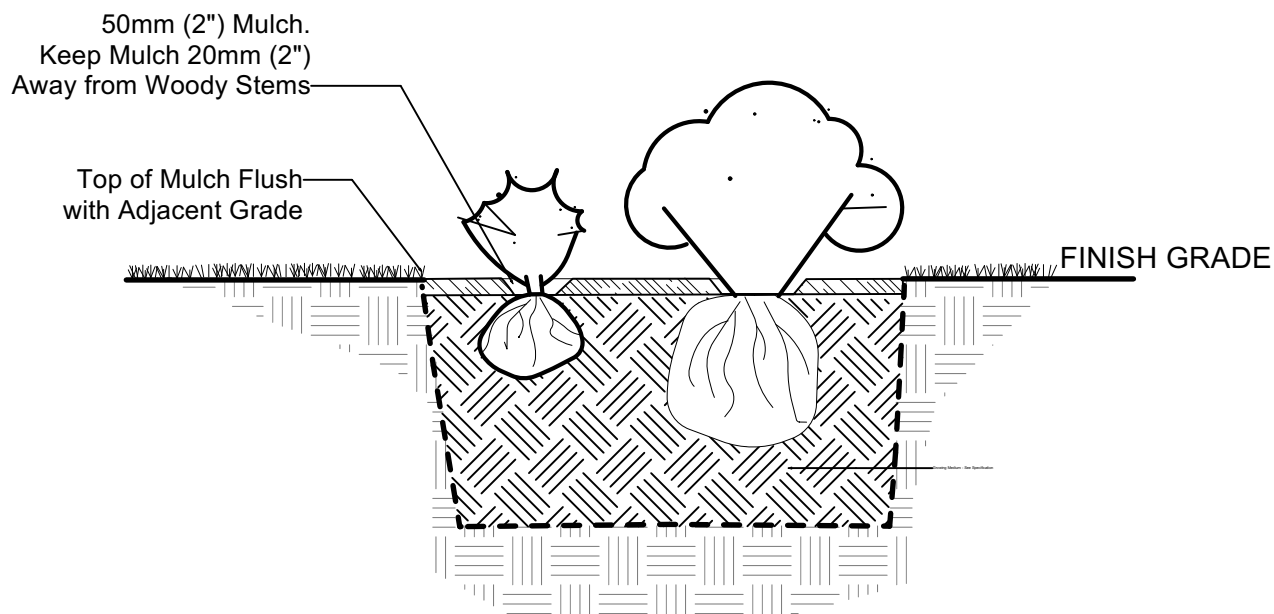
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1:125	CHECKED CW

PROJECT No. 2214

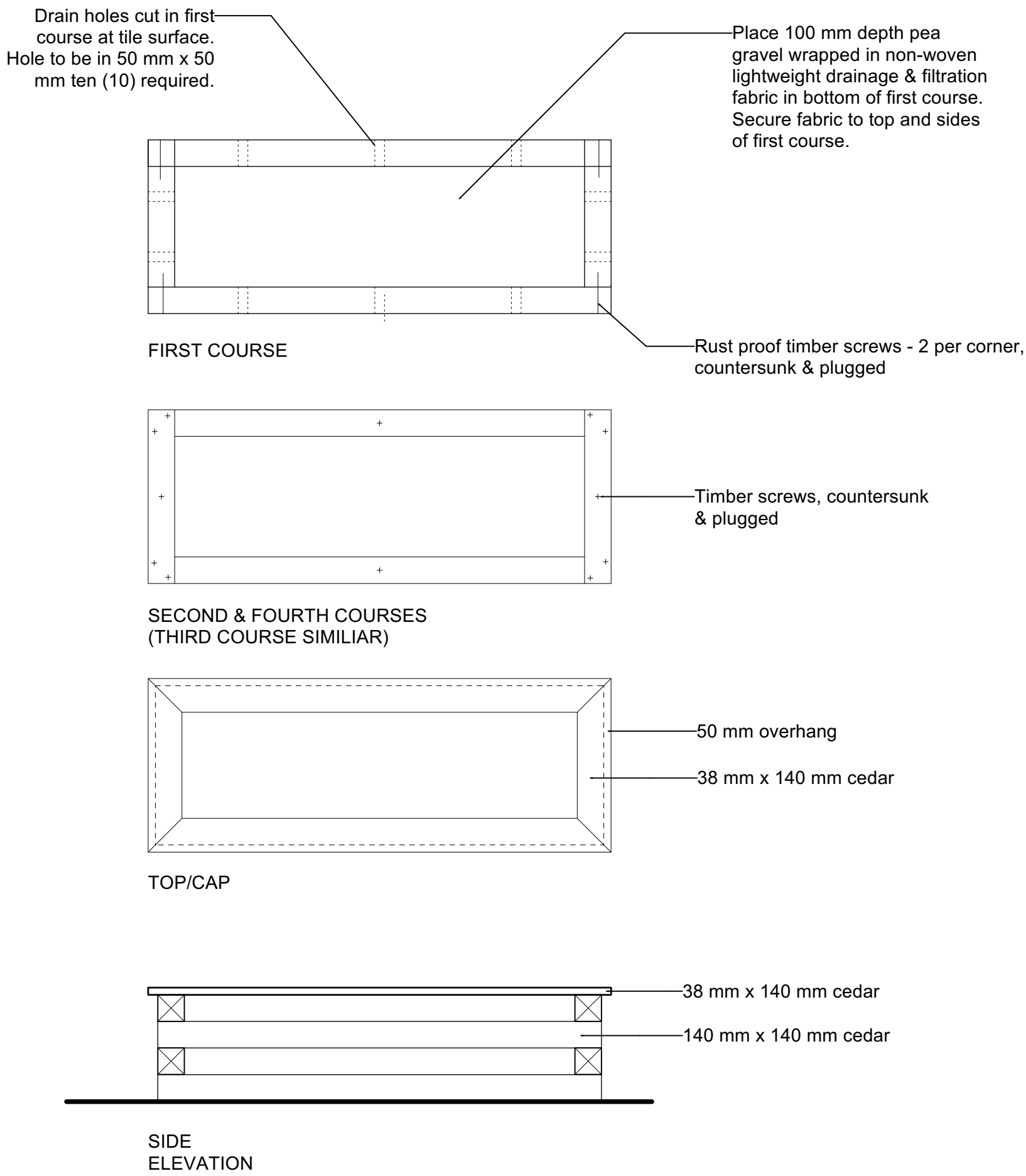
DATE	L8 of 12
July 24/24	SHEET



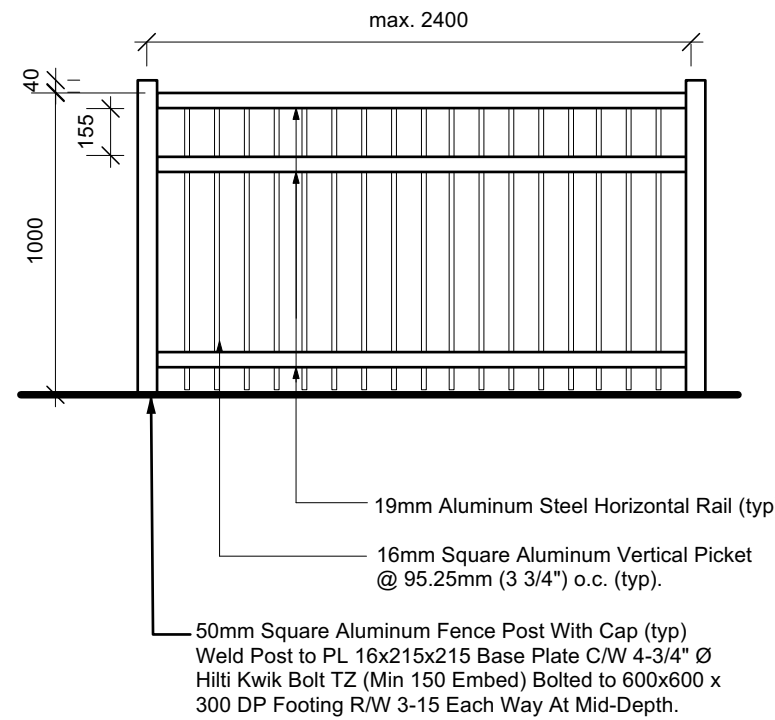
1 Typical Tree Planting Detail
Scale: 1:25



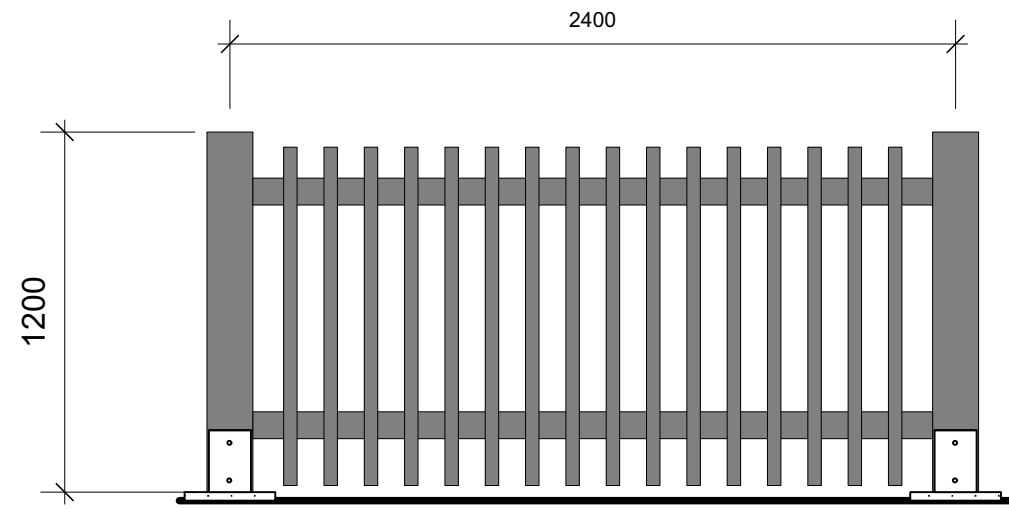
7 Typical Shrub Planting Detail
Scale: 1:25



3 Raised Garden Bed plots
Scale: 1:25

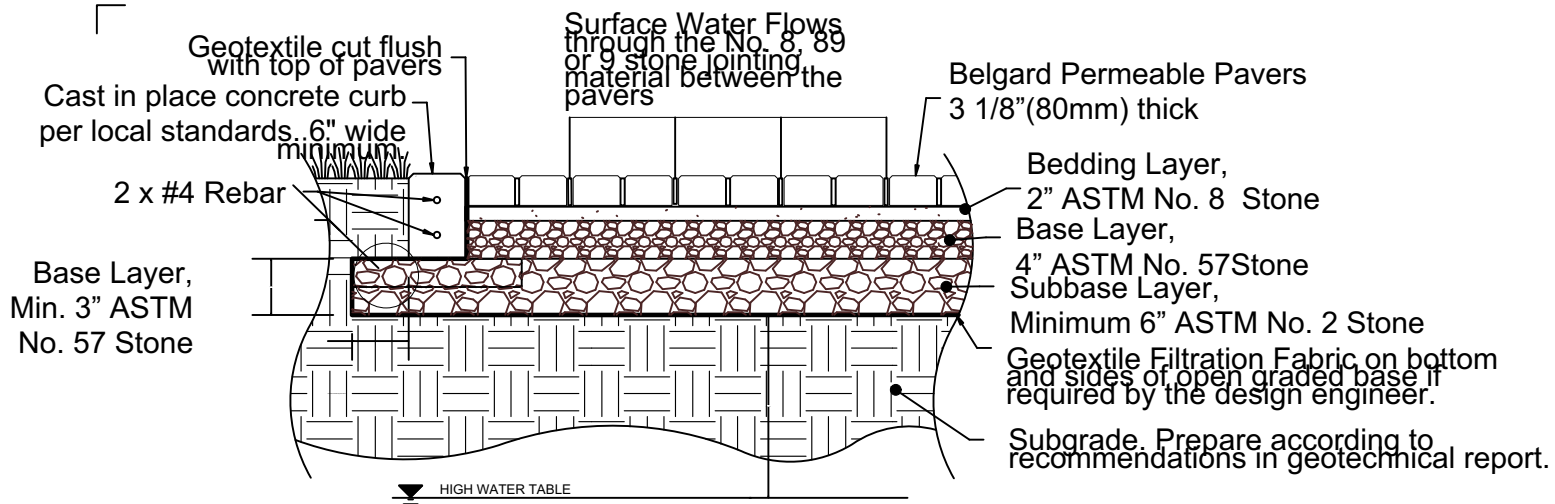


4 1.2 m Aluminum Picket Fence
Scale: 1:25



NOTES:
1. All wood to be western red cedar.
2. All wood to receive one (2) coat stain & two (1) coats clear sealer. Color to be reviewed and approved by Client and LA.
3. Contractor to provide stamped shop drawing for fence and footing.

5 1.2m ht. Timber Fence
Scale: 1:25



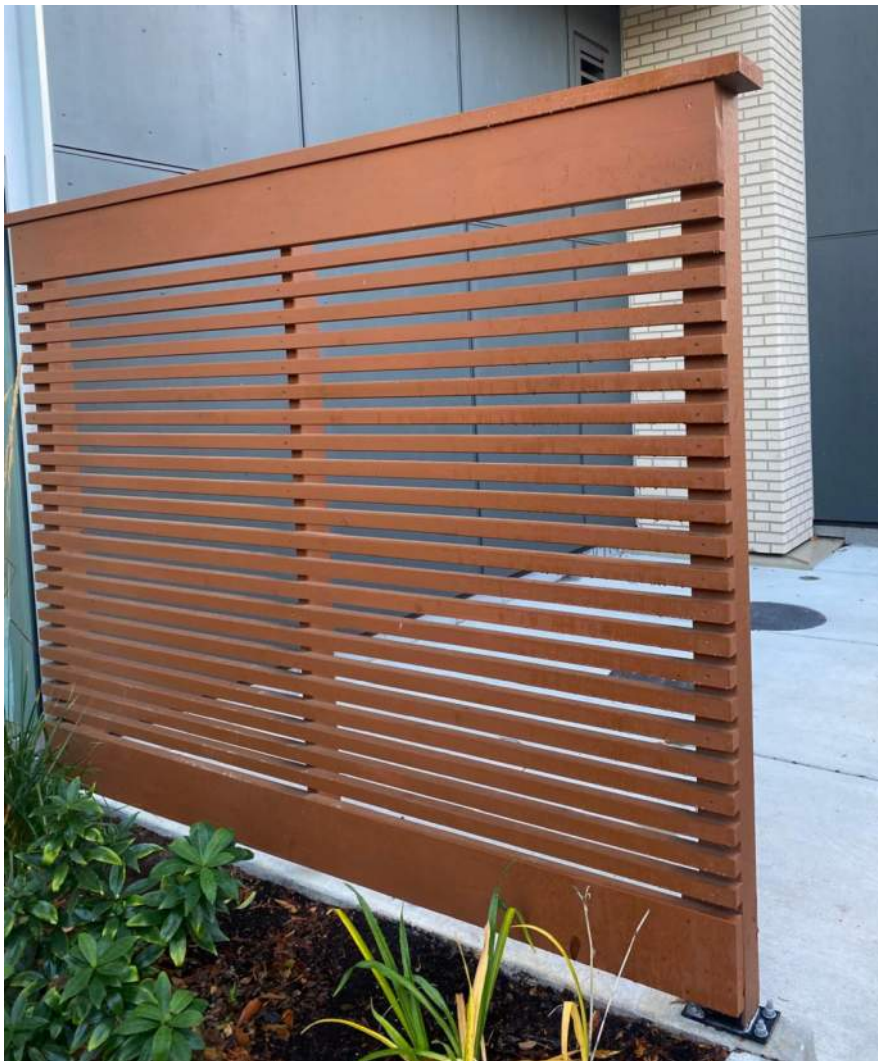
Design Notes:

1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHT M-288.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

2 Permeable Paver- Detail by Belgard
Scale: 1:20



6 1.8m ht. Timber Perimeter Fence
Scale: 1:20



NOTE:
The 6 ft fence is to match the existing fence from Phase 1 in both color and dimensions, ensuring consistency in material, finish, and specifications

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REVISIONS



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PROJECT

Jubilee House-Phase 2
Victoria, BC

TITLE

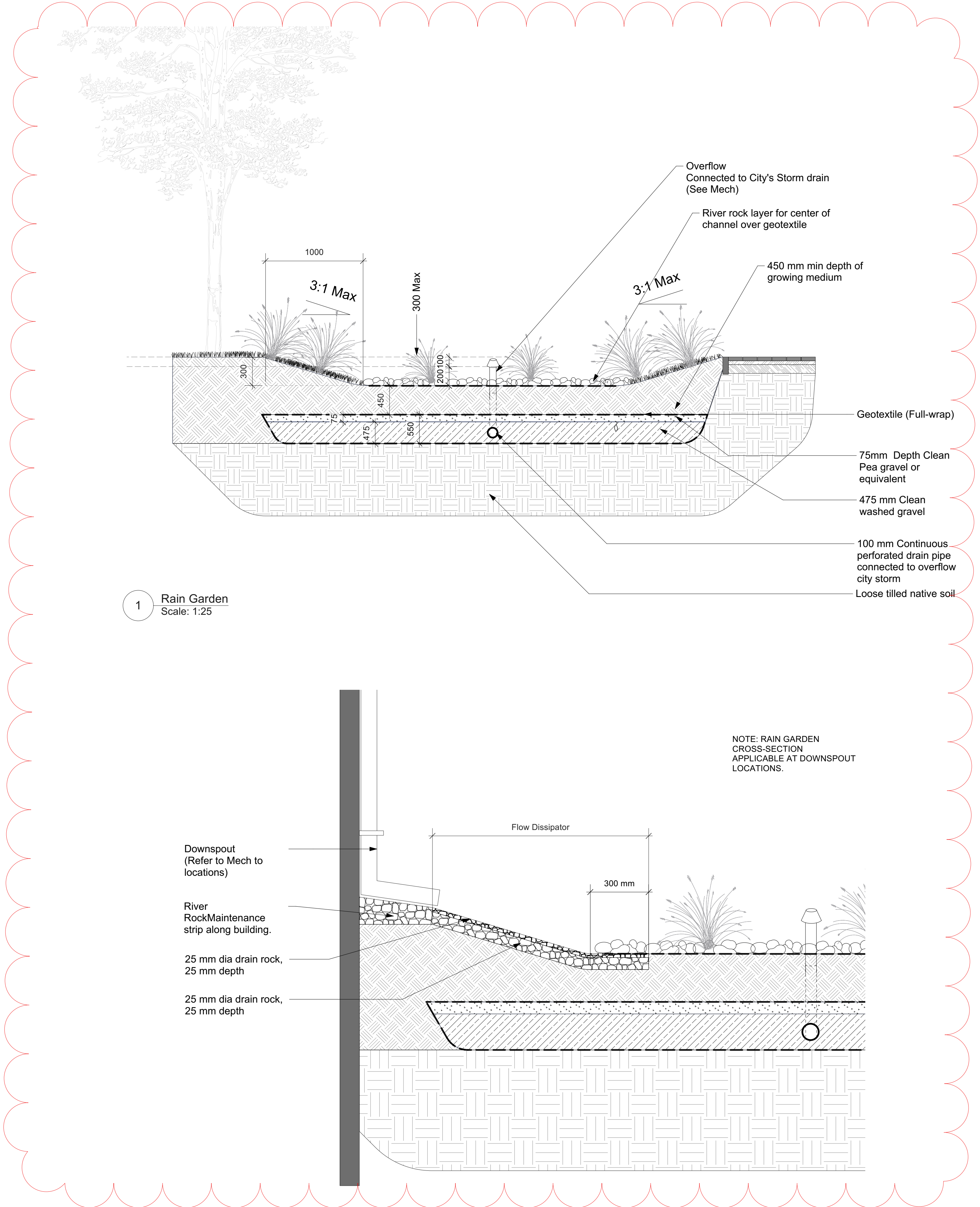
Landscape
Details Plan

SCALE	DRAWN	AG
1:125	CHECKED	CW

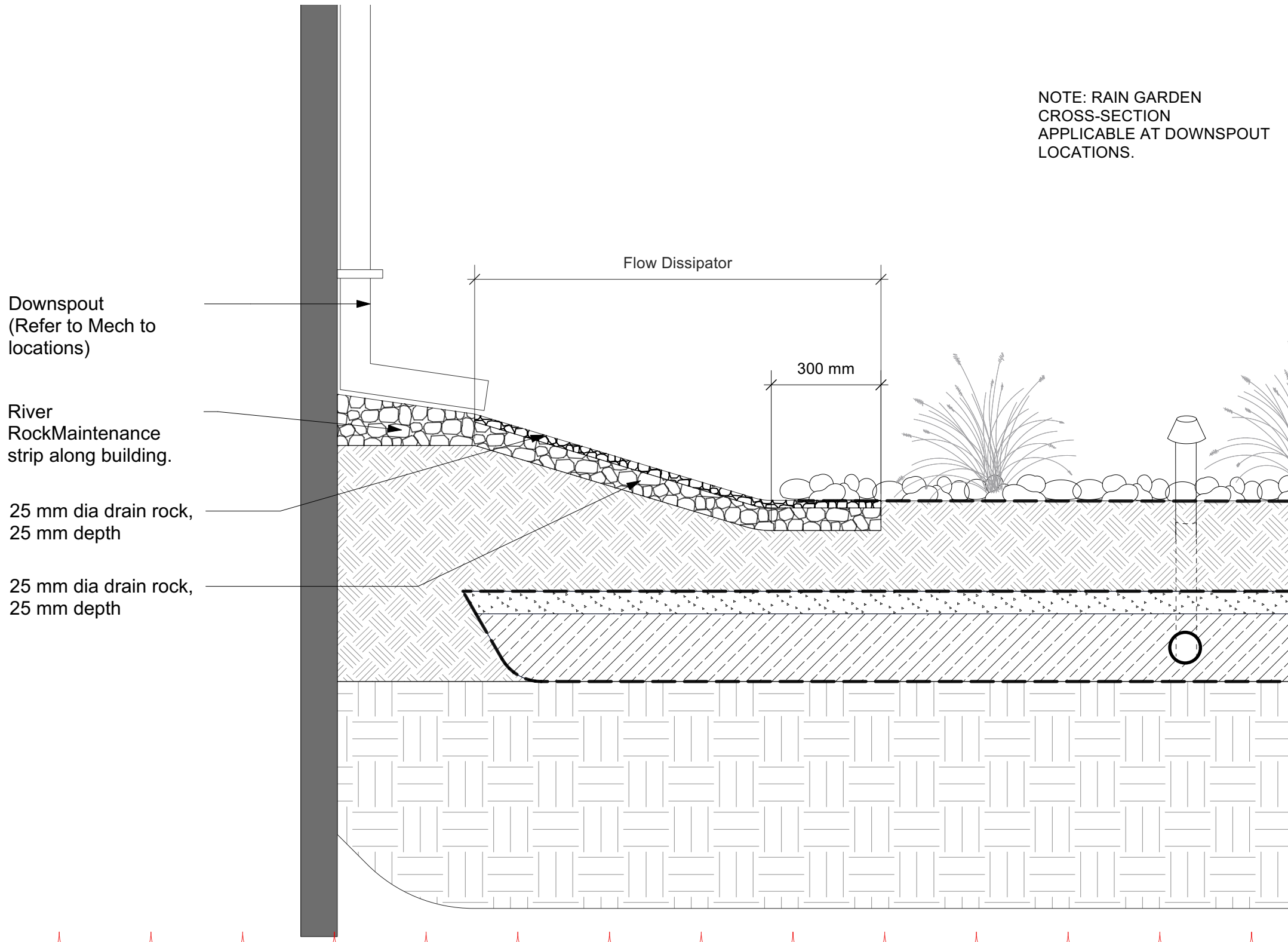
PROJECT No. 2214

DATE July 24/24

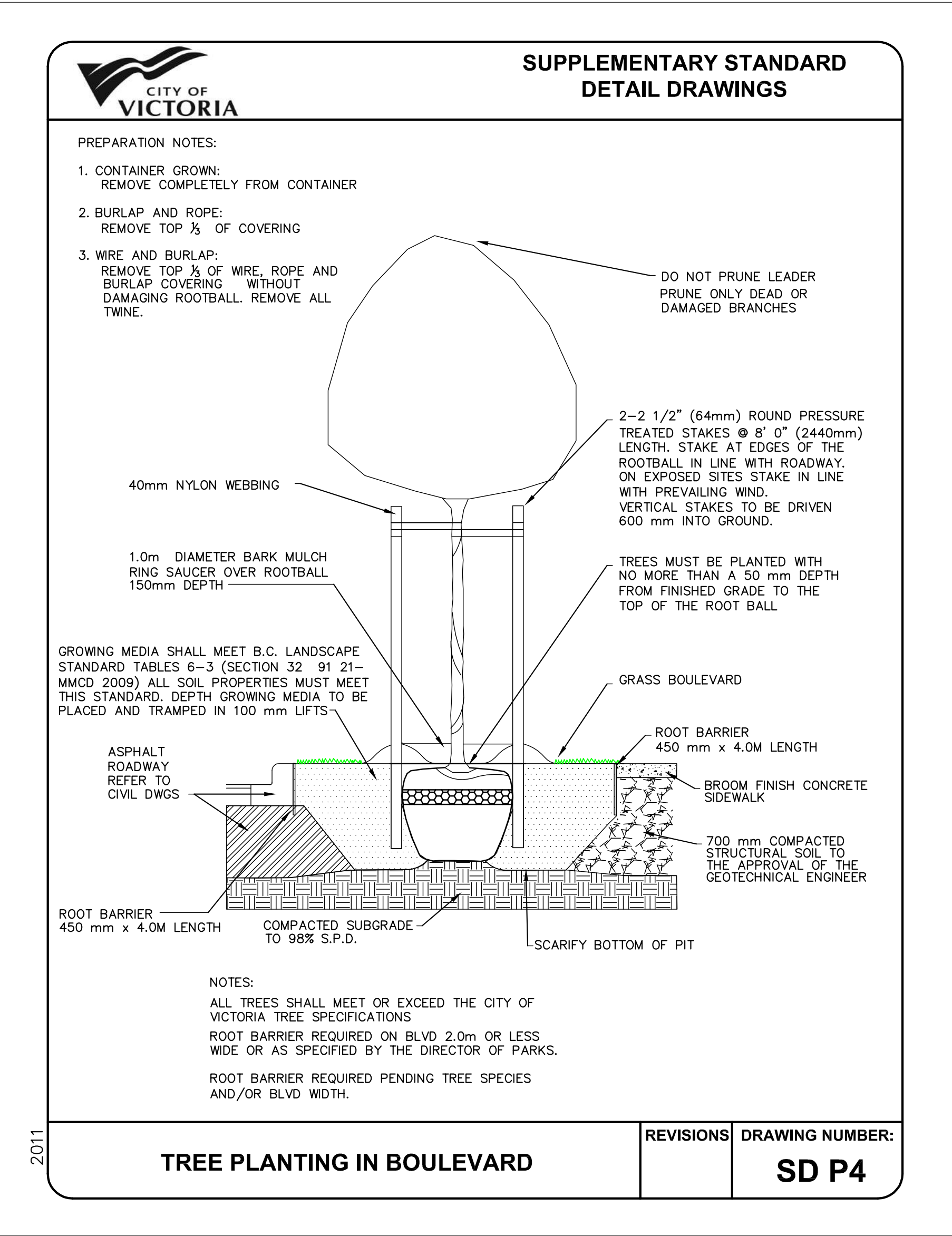
L9 of 12
SHEET



2 Downspout to Flow Dissipator
Scale: 1:15



11



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1 Rain Garden detail updated,

5	Apr 16-25	Issued for BP resubmission
4	Mar 10-25	Issued for BP 100%
3	Feb 21-25	Issued for BP 100%
2	Jan 14-25	Issued for BP 100%
1	Aug 20-24	Issued for BP 80%
1	July 31-24	Issued for BP 80%

REVISIONS



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Jubilee House-Phase 2
Victoria, BC

TITLE

Landscape
Details Plan

SCALE

1:125

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AG

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PROJECT No.

2214

DATE

July 24/24

L10 of 12

SHEET

LANDSCAPE SPECIFICATIONS

1. GENERAL NOTES

- 1.1 All landscape works to be completed to the Canadian Landscape Standard, current edition unless superceded by this Specification or as directed by the Landscape Architect in writing. Landscape Contractor is to be familiar with and in possession of the Landscape Standard. Any discrepancies between these drawings and the Landscape Standard are to be brought to the Landscape Architect's attention.
- 1.2 Irrigation system to be completed to the Irrigation Industry Association of British Columbia's Standard for Landscape Irrigation System, 2018. Any discrepancies between these drawings and the Irrigation Standard are to be brought to the Landscape Architect's attention.
- 1.3 The landscape contractor is expected to become familiar with site conditions prior to bidding.
- 1.4 Do not scale drawing.
- 1.5 Confirm location of retained trees, existing site services, sidewalks, curbs, finishes, and structures on site prior to placing topsoil and planting, and protect against damage during the work.
- 1.6 Landscape Contractor is to make good any retained landscape or structure damaged in the course of the landscape work.
- 1.7 The Contractor shall guarantee all materials, except irrigation system items, and workmanship for a period of one year beginning at Acceptance. Irrigation system products to be purchased through a British Columbia distributor and to have a five year warranty. Five year irrigation system warranty to begin at Acceptance.
- 1.8 All plants to be purchased from commercial nurseries in British Columbia, Oregon or Washington (the Pacific North-west). Confirmation of nursery may be required.
- 1.9 Landscape Contractor's commencement of work on-site indicates their acceptance of subgrades and site conditions.
- 1.10 Where applicable, finish topsoil grade at all foundation walls to be a minimum of 8" below finish floor slab or as required by British Columbia Building Code.
- 1.11 Any discrepancies between the contract documents and recognized industry 'Best Practice' should be brought to the Landscape Architect's attention at once. Should there be a discrepancy between the planting plan and plant list, the planting plan takes precedence.
- 1.12 This specification is to be read in conjunction with all other specifications for this project.
- 1.13 References:
- 1.13.1 Canadian Landscape Standard, current edition, prepared jointly by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.
 - 1.13.2 Standard for Landscape Irrigation System, 2008: Prepared by the Irrigation Industry Association of BC.
 - 1.13.3 National Master Construction Specification
 - 1.13.4 Canadian Seed Act and Regulations, Weed Seeds Order 2016
 - 1.13.5 Canadian Fertilizers Act and Fertilizer Regulation
 - 1.13.6 International Sod Producers Association Guideline Specifications to Turfgrass Sodding
 - 1.13.7 Canadian Nursery Landscape Association, Canadian Standards for Nursery Stock
 - 1.13.8 ANSI Z133-2017 Safety Standards for Arboricultural Operations 2017
 - 1.13.9 ANSI A300 Standards, Tree Care Practices
 - 1.13.10 Relevant Municipal By-Laws, Engineering Specifications, and Federal Acts

2. LANDSCAPE OBJECTIVES

- 2.1 Level 1 Well-Groomed Areas: Plant beds located over structure or in raised planters are to be considered Level 1 Well-Groomed Areas. Due to their location over structure, Level 1 areas require a high standard of maintenance, as indicated in Table T-9.7 in the 2020 Canada Landscape Standard. The textural classification for Level 1 Growing Media, as per the Canadian System of Soil Classification, and Table T-5.3.5.2 in the Standard, is "sand" to "loamy sand". Growing medium for Level 1 areas has excellent drainage & low water retention.
- 2.2 Level 2 Groomed Areas: Lawns and plant beds located off structure are Level 2 areas. The main objective of Level 2 require a high to moderate standard of maintenance, as indicated in Table T-9.8 in the 2020 Canada Landscape Standard. The Table T-5.3.5.3 in the Standard, is "sand" to "loamy sand". Growing medium for Level 2 areas has good drainage and water retention.

3. GROWING MEDIUM & AMENDMENTS

3.1 General

- 3.1.1 Growing medium consists of any on-site or imported soil, soil substitute, or mixture whose chemical and physical properties fall within the ranges set out in this Specification.
- 3.1.2 Growing media shall be certified as to its origin.
- 3.1.3 Growing medium shall be virtually free from subsoil, wood including woody plant parts, invasive and noxious plants and their reproductive parts, non composted wood, wood waste, insect pests, plant pathogenic organisms, ice, chemical pollutants or substances at levels toxic to plants, stones over 30mm, and any other extraneous materials, debris or foreign objects that detract from the desirable physical and chemical properties required for landscaping purposes.
- 3.1.4 The use of on-site topsoil is encouraged when it meets the requirements of this Specification for imported growing medium or can be modified to meet the requirements. Due to depletion of soil resources on Vancouver Island, local growing medium that meets the requirements of the Canadian Landscape Standard, the basis of this Specification, is increasingly difficult to find and significant amending may be required. It is the Landscape Contractor's responsibility to request that the soil laboratory used for soil testing on this project provide amendment and fertilization recommendations specific to soil requirements for this project (providing this information is not the soil supplier's responsibility).
- 3.1.5 The Specified soil mix may not be available directly from the soil supplier. It is the landscape contractor's responsibility to amend the soil to meet Specification requirements prior to bringing the growing medium to the project site.
- 3.1.6 Different soil types/growing mediums must not be layered without minimum 200mm transition layer. Scarify minimum 200mm if necessary.
- 3.1.7 The contractor's signature to the contract shall signify that the contractor has read and fully understands the requirements for the growing medium and testing with respect to chemical and physical properties including texture, nutrient value, mineral and organic content, and invasive plant content.
- 3.1.8 The % of gravel that is less than 2mm may exceed the allowable % indicated in this Specification if the increased 2mm fraction comprises birds-eye sized gravel and woody debris, and if the birds-eye sized gravel and woody debris are identified by the testing laboratory as an acceptable component of the growing medium given its intended use. Vancouver Island soils typically have slightly more than 20% birds-eye sized gravel and woody debris under 2mm in size.

3.2 Imported Growing Medium

- 3.2.1 Imported growing medium shall be from a source approved by the Landscape Architect.

3.3 Depth Over Prepared Non-Compacted Subgrade (Level 2 Groomed Areas)

- Landscape Contractor to place approved growing medium so that minimum depth after settlement is as follows (total depth to be imported growing medium meets the requirements of this Specification):
- 3.4.1 Any bed with shrubs # 3/5 pot or greater in size, or with trees: 24" (600mm).
- 3.4.2 Any beds with shrubs #2 pot size or smaller: 18" (450mm)
- 3.4.3 Trees: pits to be 700mm deep; total volume immediately accessible to tree roots to be a minimum 15m3. Confirmation of volume availability to be confirmed by contractor. Trees over slab to be planted on berms to meet required soil volume and depth.
- 3.4.4 Grass Lawn and meadow areas: 6" (150mm).
- Note: On-site soil depth inspection must be undertaken by Parks staff prior to planting or seeding or laying sod on City property. Advise Landscape Architect when soil has been placed on -site, prior to planting, seeding or laying sod.

3.4 Physical Properties & pH Over Prepared Non-Compacted Subgrade (Level 2 Groomed Areas)

- (%s are dry weight of growing medium excluding gravel)
- 3.4.1 Growing medium to be "loamy sand" to "sandy loam" as per the Canadian System of Soil Classification.
- 3.4.2 50-70% sand (larger than 0.05 mm and smaller than 2 mm) for all planting beds, grass boulevard and tree pits
- 3.4.3 maximum 25% fines (clay and silt combined) for all planting beds, grass boulevard and tree pits. Of this mix, maximum 25% silt and maximum 25% clay.
- 3.4.4 10-20% organic content for planting beds (this may be present in an homogenous mixture with the mineral components or may be contained within the top 200mm of growing medium)
- 3.4.5 3-10% organic content for grass lawns (this may be present in an homogenous mixture with the mineral components or may be contained within the top 200mm of growing medium)
- 3.4.6 4.5-6.5 Acidity (pH) for planting beds
- 3.4.7 6.0-7.0 Acidity (ph) for grass lawn, grass boulevard, tree pits and large shrubs.
- Note: A small amount of sustainably peat as an organic component is acceptable. Perlite and vermiculite are not to be used on this project.

3.5 Depth Over Structure (Level 1 Well Groomed Areas)

- Landscape Contractor to place growing medium so that minimum depth after settlement is as follows (total depth to be imported growing medium that meets the requirements of this Specification):
- 3.5.1 Any bed with shrubs # 3/5 pot or greater in size, or with trees: 24" (600mm)
- 3.5.2 Any beds with shrubs #2 pot or smaller in size: 18" (450mm)
- 3.5.3 Trees: pits to be 700mm deep; total volume immediately accessible to tree roots to be a minimum 15m3. Confirmation of volume availability to be confirmed by contractor.
- Note: Advise Landscape Architect when soil has been placed on -site, prior to planting, seeding or laying sod.

3.6 Physical Properties & pH Over Structure (Level 1 Well Groomed Areas)

- (%s are dry weight of growing medium excluding gravel)
- 3.6.1 Growing medium to be "sand" to "loamy sand" as per the Canadian System of Soil Classification.
- 3.6.2 50-70% sand (larger than 0.05 mm and smaller than 2 mm) for all planting beds, and tree pits
- 3.6.3 maximum 25% fines (clay and silt combined). In this mix, maximum 20% clay.
- 3.6.4 10-20% organic content for planting beds and meadows, (this may be present in an homogenous mixture with the mineral components or may be contained within the top 200mm of growing medium)
- 3.6.5 3-10% organic content for tree pits (this may be present in an homogenous mixture with the mineral components or may be contained within the top 200mm of growing medium)
- 3.6.6 4.5-6.5 Acidity (pH) for planting beds and meadows
- 3.6.7 6.0-7.0 Acidity (ph) for tree pits
- Note: A small amount of sustainably sourced peat as an organic component is acceptable. Perlite and vermiculite are not to be used in growing medium on this project.

3.7 Nutrients

- 3.7.1 Growing medium shall require no more than 0.5kg/m² (0.10lb/ft²) of dolomite lime to reach the required pH level.
- 3.7.2 Fertility (nitrogen and potassium) and pH may be modified either during mixing and screening, or after growing medium is placed.
- 3.7.3 Salinity - the saturation extract conductivity shall not exceed 3.0 dS/m (3.0 milliohms/cm), Nitrogen: 20-40 micrograms/g soil, Phosphate: 40-50 micrograms/g soil, Potassium: 75-110 micrograms/g soil at 25°C (77°F). If higher it shall be leached with fresh water through irrigation or precipitation prior to planting. Extent of leaching to be provided by Landscape Architect.
- 3.7.4 Boron - the concentration in the saturation extract shall not exceed 1.0ppm.
- 3.7.5 Sodium - the sodium adsorption ratio (SAR), which describes the proportion of sodium to calcium and magnesium in soil solution as calculated by analysis of the saturation extract, shall not exceed 8.0.
- 3.7.6 Total Nitrogen (N) shall be 0.2% to 0.8% by weight.
- 3.7.7 Available Phosphorus (P) shall be 20 to 250ppm.
- 3.7.8 Available Potassium (K) shall be 50 to 1000ppm.
- 3.7.9 Carbon to Nitrogen Ratio shall not exceed 40:1. Soils with a C:N ratio that exceeds 40:1 will be automatically rejected, with no opportunity for amendment.
- 3.7.10 pH range shall be as indicated for the intended applications, in Specification above.
- 3.7.11 Samples of growing medium tested an approved for use on this project to have above chemical properties within tolerances of +/- 20%, except for salinity, which is to be less than stated limit.

3.8 Soil Amendments

- 3.8.1 Soil amendments to be composed of 100% recycled material and to be virtually free from subsoil, sawdust, commercial wood products, stones, chemical contaminants and other organic or inorganic materials harmful to plant life.
- 3.8.2 Organic content shall be:
- a) within the weight percentage ranges shown in Specification Sections 'Physical Properties' for the intended applications where required;
 - b) virtually free of invasive plant seeds, reproductive parts, roots, and contaminants such as rocks, glass, metal and plastic. Testing may be required if material is not from commercially recognizable source. Testing of organic material, regardless of source, may be required if after placement excessive weed growth appears in new landscaped areas. Payment for all testing is the Contractor's responsibility.
 - c) determined, based on testing results and on recommendations from the soil testing laboratory.
 - d) met by homogeneously mixing approved organic matter into growing medium prior to placement at rate recommended by soil laboratory and confirmed by Landscape Architect.
- 3.8.3 Use of commercially prepared reconstituted vegetable waste (vegetable compost) for the organic material component is recommended.
- 3.8.4 For properties of compost that can be used as an organic soil amendment see Specification Section 3.8.12.
- 3.8.5 Uncomposted wood residuals such as wood chips, bark, sawdust and ground green wood shall:
- a) not make up more than 10% of the organic content of any growing media.
 - b) have been approved by the Landscape Architect
- 3.8.6 Well rotted wood residuals when found to be a component of compost, animal or mushroom manure, are acceptable provided the total carbon to nitrogen (C:N) ratio for the growing medium does not exceed 40:1.
- 3.8.7 If manure is used, it shall be:
- a) farm animal manure or mushroom manure.
 - b) rotted to the extent that the material is crumbly and odorless.
 - c) virtually free from weed and invasive plants and their seeds and reproductive parts, coliform, pathogens, rocks, sticks and rubble.
 - d) not more than 40% sawdust, straw or shavings.
 - e) a growing medium amendment not exceeding a 40:1 total carbon to nitrogen ratio.
 - f) be leached, as required, of excess water-soluble salts to a level of 3.0 dS/m (3.0mho/cm) or less, with fresh water from irrigation or precipitation prior to planting.
- 3.8.8 Sand used as an inorganic soil component or amendment shall be washed concrete sand, clear river pump sand or a locally available equivalent that is free from impurities, chemical or organic matter. Supply source to be identified in writing.
- 3.8.9 Sand gradation when used as an amendment to be as follows:

PARTICLE SIZE SPECIFICATIONS FOR SAND

Particle Class	% Based on Total Weight	Particle Size Sieve # (MM)
Fine Gravel	2-5	4 (4.76)
Very Coarse Sand	7-15	10 (2.00)
Coarse Sand	65-80	18 (1.00)
Medium Sand	65-80	35 (0.50)
Fine Sand	Max 20%	60 (0.25)
Very Fine Sand	Max 20%	140 (0.105)
Silt & Clay	Max 1%	270 (0.053)

3.8.10 Sterile soil is not to be used as a soil amendment.

3.8.12 Compost

- 3.8.12.1 Compost may be used as a soil amendment or mulch.
- 3.8.12.2 Compost must be commercially prepared, well decomposed, stable organic matter, derived from vegeta residuals &/or yard trimmings. It must be substantially free from all viable weed and invasive plants including their seeds and other plant reproductive parts, coliform, pathogens, and chemical or organic contaminates that may be detrimental to plant or animal health.
- 3.8.12.3 Compost must contain less than 0.5% by volume of contaminants such as rocks, plastic, glass or metal.
- 3.8.12.4 Compost shall be a growing medium with not more than a 25:1 total carbon to nitrogen (C:N) ratio, with a pH between 7.0 and 8.4. A Solvita test result between 6-8 would be ideal.
- 3.8.12.5 Compost shall contain no more than 3.0 milliohms/cm of water soluble salt. Landscape contractor to provide salt content levels to Landscape Architect prior to use. If salt levels are unknown, landscape contractor to have, at their expense, compost salt levels tested by a reputable soils laboratory. Landscape contractor to have laboratory provide recommendations for lowering salt levels. Landscape Architect to provide leaching directions based on laboratory test results and recommendations.

- 3.8.12.6 Inclusion of uncomposted wood residuals in compost, or as compost, must be approved by the Landscape Architect. If approved, uncomposted wood residuals shall:
- 3.8.12.6.1 Not make up more than 10% of the organic content of any growing media
- 3.8.12.6.2 Have an appropriate fertilizer application, approved by the Landscape Architect, that can provide for a range of decomposition levels and deal with nutrient fluxes and other soil physical issues.
- 3.8.12.6.3 Have appropriate subgrade drainage.
- 3.8.12.7 Well rotted wood residuals are acceptable as a soil amendment provided the total Carbon to total Nitrogen ratio for the growing medium does not exceed 40:1.
- 3.8.12.8 Fish compost and/or municipal sewage sludge are not approved for use on this project.
- 3.8.12.9 Composted bark to be used as mulch shall be 10mm (3/8") minus Fir/Hemlock bark chips or fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange bark in mix will be rejected.

3.9 Soil Testing

- 3.9.1 The Landscape Contractor is to have all growing medium that is to be used for landscaping purposes on this project tested by an accredited commercial laboratory. Choice of laboratory to be mutually acceptable to Landscape Architect and Landscape Contractor. The laboratory report is to be forwarded to the Landscape Architect immediately upon receipt. The laboratory report is to provide both soil fertility and particle test results in same terms as used in this Specification, and is to include fertilizer and amendment recommendations as necessary for the tested soil to meet the requirements of this Specification. Landscape Contractor to provide laboratory with project location and growing medium Specifications when soil samples are submitted. Landscape Contractor should not expect that growing medium purchased from soil supplier will meet this project's Specifications without modification.
- 3.9.2 Payment for soil testing and modification is the Landscape Contractor's responsibility and is to be included in the Landscape Contractor's tender price. The Landscape Contractor is responsible for modifying the growing medium through screening and the admixture of other components as recommended by the laboratory and confirmed by the Landscape Architect. The Landscape Contractor should not expect the supplier to modify the growing medium. Modification of growing medium to be done thoroughly by a mechanized screening process prior to bringing growing medium to the site.
- 3.9.3 Failure to test and provide appropriate documentation of test results may be considered grounds for rejection of a proposed growing medium and may result in the removal of the rejected material at the Landscape Contractor's expense.
- 3.9.4 The Landscape Contractor shall guarantee that the soil submitted for laboratory testing consists of a minimum of three (3) representative samples taken for each soil type that will be used on this project. Soil to be tested within 40 days of delivery to site. Soil tests obtained outside that time period will not be accepted.
- 3.9.5 Growing medium shall not be brought to site without the Landscape Architect's approval.

3.10 Soil Delivery and Placement

3.10.1 General Conditions

- 3.10.1.1 Delivery of growing medium to site to be coordinated with General Contractor.
- 3.10.1.2 Growing medium to be delivered on day of installation. Placement of growing medium to be coordinated with General Contractor.
- 3.10.1.3 If planting areas are not planted immediately after installation of growing medium, cover with a clean tarp to protect from wind, rain, debris and other contamination.
- 3.10.1.4 Growing medium to be moist but not wet when placed; do not handle growing medium in a wet or frozen condition.
- 3.10.1.5 Drainage of slabs and fill over slabs, and subgrade, to be confirmed by General Contractor and Landscape Contractor prior to placement of Growing Medium. Hose test to be carried out on slab to confirm a positive slope with no ponding. Written confirmation of test to be provided to Landscape Architect.
- 3.10.1.6 Drainage of Growing Medium can only be measured after placement. Percolation should be such that there is no standing water visible after 60 minutes after at least 10 minutes of moderate rain or irrigation. If percolation does not meet this specification, growing medium is to be retested, and, if found to be different than specified, amended at Landscape Contractor's expense.
- 3.10.1.7 Placed growing medium to be compacted by light rolling such that it is firm against footprints prior to planting. Compaction shall not be more than is necessary to meet this requirement.
- 3.10.2 Placement of Growing Medium over Lightly or Non-Compacted Sub-grade
- 3.10.2.1 Growing medium to be placed over non-compacted sub-grade to depths indicated in Section 3.4 of this Specification.
- 3.10.2.2 Lightly compacted sub-grade to be scarified for a minimum depth of 300mm (12"), in all areas to be planted, immediately before placing growing medium.
- 3.10.2.3 Lightly compacted sub-grade to be scarified for a minimum depth of 75mm (3"), in all areas to be sodded, immeditely before placing growing medium.
- 3.10.2.4 Bottom of tree pits to be scarified for a minimum depth of 150mm (6") before planting tree and placing growing medium.
- 3.10.2.5 Sub-grade is to be free of debris and foreign materials, and is to be graded smooth and in such a way that ponding or pooling of water does not occur.
- 3.10.2.6 Landscape Contractor to confirm sub-grade drains freely before placing growing medium.
- 3.10.3 Placement of Growing Medium Over Structure
- 3.10.3.1 All drains and intentional openings/penetrations on the underground parking structure must be adequately protected to prevent soil particles from entering them. All drains to remain accessible for inspection and cleaning via a capped cleanout riser to finish grade. (Provision and installation of waterproof membrane, drainage layer and cleanout is not the responsibility of the Landscape Contractor.)
- 3.10.3.2 Growing medium to be placed to depths indicated in Section 3.6 of this Specification.

3.11 Organic Mulch

- 3.11.1 Organic mulch to be substantially free of invasive and noxious seeds and reproductive parts, soils, stones, salts, or other harmful chemicals, or other extraneous matter that would prohibit seed germination or the healthy development of plant material.
- 3.11.2 All tree and shrub beds to be finished with 2" (50 mm) depth after settling, of approved organic mulch such as leaf mould, shredded or standard bark or approved compost.
- 3.11.4 Do not place organic mulch if the soil surface is saturated; allow the surface to dry.
- 3.11.5 Do not place organic mulch in areas where
- 3.11.8 Organic mulch to be placed where indicated as 'H' on L1 Materials Plans. Organic mulch, or approved equivalent, as supplied by Peninsula Lanscape Supplies, 2078 Henry Ave. W., Sidney BC. (250)6566719 ponding may occur
- 3.11.6 Do not mulch frozen soil
- 3.11.7 Do not place mulch within 10cm (4") of the base of the trunk of the trees, or within 5 cm (2") of the base of the stems of shrubs or non- dormant perennias.

4. PLANTS & PLANTING

4.1 Delivery of Plants

- 4.1.1 The Landscape Contractor shall coordinate delivery of plants to site with the General Contractor. The scheduling shall ensure that it will be possible to safely unload, and conveniently and securely store and maintain until planted, all plants delivered to the project site. In no instance shall the period of storage on site exceed thirty-six hours.
- 4.1.2 When plants are transported via a refrigerated truck, temperatures must be maintained as uniformly as possible to prevent frost damage to roots. Appropriate temperature range is between 0°C and 10 °C.
- 4.1.3 All plants are to be kept well watered and protected from damage and extremes in temperature while stored. All nursery stock is to be stored in an upright position, with care to provide enough space between plants to allow light to reach all around to bottom of plant in order to prevent sunscald or burning when plants are planted out.
- 4.1.4 The Landscape Contractor shall be responsible for ensuring that all nursery stock delivered to the site is as specified in the contract documents. It is the Landscape Contractor's responsibility to inspect all plants immediately upon arrival from the nursery, and to accept only those that meet the requirements of this Specification. Landscape Contractor to review all nursery stock prior to Landscape Architect's review. If Landscape Architect is called to review the plants prior to the Landscape Contractor reviewing, the cost of the Landscape Architect's time, plus mileage, may be billed to the Landscape Contractor.

4.2 Plant Quality

- 4.2.1 Plants shall be nursery grown and, as a minimum, comply with the requirements of the Canadian Nursery Landscape Association *Canadian Standards for Nursery Stock*, except where modified by the requirements of the contract documents.
- 4.2.2 Plants shall be true to name, type and form, and representative of their species or variety. They shall be compact and properly proportioned, not weak or thin, or injured by being planted too close in nursery rows; plants shall have healthy tops to a size proportionate to the root requirements typical of the species or variety. Roots of container grown plants shall be sufficient to fill and hold the soil in the nursery container. Plants shall not be root bound.

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9	May 14-25	Issued for DDP
8	May 05-25	Issued for IFT
7	Apr 09-25	Issued for IFT
6	Mar 19-25	Issued for IFT
5	Mar 12-25	Issued for IFT coordination
4	Feb 10-25	Issued for IFT
3	Jan 14-25	Issued for BP 100%
2	Aug 20-24	Issued for BP 80%
1	July 31-24	Issued for BP 80%

REVISIONS



LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2

Victoria, BC

TITLE

Landscape

Details Plan

SCALE

1:125

DRAWN

AG

CHECKED

CW

PROJECT No.

2214

DATE

July 24/24

L11 of 12

SHEET

<div>4.2.3 All plants are to be reviewed and approved on site by the Landscape Architect prior to planting. Landscape Architect to be advised of scheduled delivery to site a minimum of five working days in advance of delivery. Plants to be set out with sufficient room around them to allow for proper review; tree foliage to be untied/unwrapped, etc. Contractor shall not remove identification labels from nursery stock until after installation Acceptance by the Landscape Architect.</div> <div>4.3 Planting<div>4.3.1 Water all containerized plants before removing them from their containers. If roots have circled the root ball, gently loosen the roots or cut them with a sharp knife vertically in one or two places before planting. Plant large shrubs such that, after settlement, the root flare is 1"-2" (25 to 50mm) above the adjacent growing medium surface (to allow for mulch cover layer). Plant small and medium shrubs and groundcovers such that, after settlement, the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. Roots of all plants to be gently spread and soil firmly compacted around them to ensure good root to soil contact and plant stabilization. Plants that are not properly planted will be rejected. See planting details sheet L9 Landscape Details.</div><div>4.3.2 Tree pits to be 28" (700mm) deep, except immediately under the root ball where the pit is to be dug only to the depth of the root ball to keep the root ball from settling. Where trees are planted over structure compact soil immediately below the root ball to keep the root ball from settling. In all situations, the total depth of the root ball is to be planted in growing medium but do not cover the top of the root ball with soil.</div><div>4.3.3 All tree pits are to be tested for drainage by filling with water. If tree pits do not drain adequately, measures such as penetrating the compacted or impervious layer, or adding drain lines, are to be employed. Landscape Architect or Civil consultant is to approve tree pit drainage prior to placing growing medium and planting</div><div>4.3.4 Trees are to be planted carefully, vertical, and such that the trunk flare is 1"-2" (25 to 50mm) visible at the top of the root ball. Do not cover the tree flare with soil or mulch. Trees that are not vertical and/or where the flare is not visible will be rejected.</div><div>4.3.5 Growing medium to be watered in at tree pits when medium has been placed two-thirds up the rootball, and allowed to settle around the roots. After the water has been absorbed, the backfilling shall be completed and tamped lightly. Any settling shall be corrected by raising the tree and compacting as required immediately below the root ball.</div><div>4.3.6 For trees in grass lawns/boulevard, provide a grass free, clean cut and mulched, 1m diameter circle centred on tree.</div><div>4.3.7 Plants shall be irrigated immediately after planting to the full depth of their root systems. Irrigating shall be carried out when required and in quantities relative to specific plant needs and growing medium type to maintain available soil moisture through the root zone.</div><div>4.3.8 All debris and materials resulting from planting to be removed promptly from site and properly disposed of.</div></div>					
<div>4.4 Tree Staking<div>4.5.1 Immediately after planting, single trunk trees without guards and planted on subgrade, or over structure in soil depths of over 2m (e.g. on berms) to be braced upright in position, such that the crown of each tree is permitted free movement but normal forces such as wind or forces applied by human hands, will not disturb the buttress root system or cause the rootball to shift in the growing medium.</div><div>4.5.2 Stakes to be pressure treated wood, pointed one end, 100mm diameter x 2.0 m ht. Use two stakes per tree and set stakes parallel with Cecelia Road. All stakes to be driven outside the edge of the root ball.</div><div>4.5.3 Ties used to secure trees to stakes to be of a material that will not damage the bark. Ties to be minimum 25mm wide and to remain soft and pliable in all weather conditions. Ties may be proprietary devices or may be adapted products such as rubber belts or tubing, provided they meet above requirements. Wire in hose will not be accepted. Trees with a guard will not be staked. Trees that have settled must be restaked after settling has been satisfactorily addressed.</div><div>4.5.4 Landscape Contractor to advise Landscape Architect if any trees other than those with guards cannot be staked.</div></div>					
<div>5. SUBSTANTIAL COMPLETION, ACCEPTANCE AND PLANT WARRANTY</div> <div>5.1 General<div>5.1.1 All plants shall be guaranteed for one year from date of Acceptance. Failure due to Acts of God (completely unanticipated climatic conditions) or improper maintenance by others after Acceptance, including insufficient or excessive watering during the warranty period, will not be covered by this guarantee. In addition to receiving water through automatic irrigation, trees will likely need to be watered by hand during their initial establishment period. Watering after Acceptance is not the installation Landscape Contractor's responsibility.</div><div>5.1.2 Plants that are found to be failing or in poor condition are to be replaced by the Landscape Contractor within thirty (30) days of notification, if the cause is not due to excepted conditions noted above. The one year warranty for individual plants begins at Acceptance and anew after every replacement.</div><div>5.1.3 To be Accepted plants must exhibits a healthy growing condition and be free from disease, insects and fungal organisms. Grass lawns must be relatively free of weeds, of the required species only, and of sufficient density so that no surface soil is visible when mowed to a height of 1.5" (38mm). Not more than 1/3 of the blade is to be cut at any one mowing.</div></div>					
<div>5.2 On Site<div>5.2.1 The Landscape Contractor is responsible for maintenance of on-site planted areas, and grass lawns, including mowing, weeding, watering, topdressing and overseeding as necessary, and the removal and replacement of dead plants and plants that are not in healthy growing condition for a period of thirty (30) days from the date of Substantial Completion of the landscape work. <i>Landscape Contractor is to advise Landscape Architect when on-site installation is ready for Substantial Completion review.</i></div><div>5.2.2 The successful Substantial Completion review will trigger the start of a pre-Acceptance 30 day maintenance period during which any deficiencies must be satisfactorily addressed. Release of the Landscape Bond will be requested after Acceptance.</div><div>5.2.3 The Landscape Contractor must maintain the site until they receive a notice of 'Acceptance' in writing from the Landscape Architect.</div><div>5.2.4 Acceptance review of the on-site landscape installation will be completed by the Landscape Architect and the municipality.</div></div>					
<div>5.3 Off Site<div>5.3.1 The Landscape Contractor is to provide and maintain protection for all off-site irrigation systems,new boulevard trees and guard/staking, and boulevard lawn areas, until the municipality has completed their review and accepted them. The edge of the public sidewalk and top of soil on boulevard must be flush, grade on the boulevard must be smooth with an even slope down towards for drainage, trees and lawn must be healthy.</div></div>					
<div>6. GRASS LAWN</div> <div>6.1 General<div>6.1.1 Non-netted turfgrass sod to be installed where indicated as Sod "I" on sheets L1 Landscape Materials Plan.</div><div>6.1.2 For sod installation over sub-grade see Landscape Specification Section 6.3.</div><div>6.1.3 A turf starter fertlizer, as specified by the soil testing laboratory, shall be incorporated into the soil, under areas indicated as 'I' on sheet L1, at the depth and rate specified, a minimum of 48 hours prior to he laying of sod.</div><div>6.1.4 Where the soil analysis indicates the addition of granulated lime it shall be incorporated into the soil in areas 'I', at the depth and rate specified by the soil testing laboratory at least 1 week prior to the pplication of fertilizer</div><div>6.1.5 Immediately prior to sod placement in area 'I', the finished topsoil grade shall be smooth, firm against footprints, and have a fine loose-texture. Finished grade shall be such that after settlement and sod placement, top of sod will be level with adjacent hardscape or planting beds.</div><div>6.1.6 Lay sod in area in rows, smooth and even with adjacent areas and surfaces, and with joints staggered. Butt sections closely without overlapping or leaving open joints between pieces.</div><div>6.1.7 Water area immediately after sod laying to obtain moisture penetration through sod into top 100 mm (4") of topsoil mix below.</div><div>6.1.8 Water area immediately after reinforced grass has been installed to obtain moisture penetration through reinforcing into top 100mm (4") of topsoil below.</div><div>6.1.9 When sod in area , and soil base, has dried sufficiently to prevent damage, provide close contact between sod and soil by means of a 150 kg roller. Heavy rolling to correct irregularities in grade is not acceptable.</div><div>6.1.10 Provide adequate marking of sodded areas, with warning signs, to be removed by the Contractor when standardsod work, and reinforced grass work, has been given a Notice of Acceptance.</div></div>					
<div>6.2 Sod<div>6.2.1 Sod shall be TWCA (Turfgrass Water Conservation Alliance) certified sod as available from Western Turf Farms, or approved alternate. Contact Western Turf Farms in Langley, BC at 604-888-7072. Source substitutions shall not be made without the written approval of the Landscape Architect.</div><div>6.2.2 The quality and source of nursery sod shall comply with standards outlined in 'British Columbia Standard for Turfgrass Sod' published by Canadian Nursery Trades Association, and the CSLA Landscape Standard, latest edition.</div><div>6.2.3 The turfgrass sod shall be grown from a seed mixture formulated for Western Turf by Brett Young Seeds. Mix to be comprised of Chewing Fescue, Perennial Ryegrass and Kentucky Bluegrass. The sod shall contain not more than 2% of other strains or species of grass or clovers, and no visible broadleaf weeds, and shallbe of sufficient density that no surface soil is visible when mowed to a height of 38mm.</div><div>6.2.4 Sod to be installed within 24 hours of delivery to site, and within 36 hours of harvest.</div></div>			<div>9.6 Broom Finish Concrete<div>9.6.1 Broom Finish Concrete with sawcuts where indicated as 'C' on L1 Landscape Materials plans to have medium broom finish to be constructed as per MMCD requirements. Edge the concrete with a pencil edge trowel and then brush so that 2" smooth trowel edge is not visible.</div><div>9.6.2 Concrete to have a minimum cross slope of 1%, and long slope should not exceed 5% max. Concrete to be slope towards plant areas and / or towards catchbasins.</div><div>9.6.3 Concrete design, specifications, mixes, and materials must be in accordance with:<div>.1) CAN/CSA-A23.1-M90</div><div>.2) CAN/CSA-A23.2-M90</div><div>.3) CAN/CSA-A23.3-04</div><div>.4) Maximum aggregate size: 20</div><div>.5) Compressive strength: 30 MPa minimum at 28 days</div><div>.6) CIP Concrete to meet or exceed MMCD requirements.</div></div></div>		
<div>9.7 Hydrapressed Concrete Slabs<div>9.7.1 Areas indicated as 'K1' on the L4 Materials Plan to have 610x610mm HydraPressed Slabs \ HydraPressed Slabs to be 'Texada' slabs, as manufactured by Belgard, supplied by Slegg Building. Color: Natural. Alternate colors are subject to review and approval by the Landscape Architect.</div><div>9.7.2 Areas indicated as 'K2' on the L4 Materials Plan to have 610x610mm HydraPressed Slabs k. HydraPressed Slabs to be 'Texada' slabs, as manufactured by Belgard, supplied by Slegg Building. Color: Charcoal. Alternate colors are subject to review and approval by the Landscape Architect.</div><div>9.7.3 Slabs to be installed on adjustable BlackJack Pedestal System or approved alternate. Black Jack Pedestal System available through Abbotsford Concrete Products.</div><div>9.7.4 Slabs to be placed so transions are completely level. Height difference between materials is unacceptable and if present installation will be rejected.</div></div>					
<div>10.0 IRRIGATION</div> <div>10.1 General<div>10.1.1 An automatic irrigation system is to be provided for all newly planted areas (lawn, trees and planting beds), including on Victoria land. On site and off-site trees, planting beds, and grass lawns to be zoned separately from Victoria lands.</div><div>10.1.2 The system shall be installed in accordance with applicable electrical, plumbing and health codes. Design and installation to meet or exceed IIABC design standards. Contractor to be a member in good standing of the IIABC (Irrigation Industry Association of B.C.).The system design shall meet or exceed IIABC design standards.</div><div>10.1.3 Lawns, planting beds, and trees to be zoned separately. System to provide 100% coverage of planted areas shown on landscape plans without overthrow onto roadways or sidewalks.</div><div>10.1.4 All trees are to have one 1.82m diameter emitter loop and one 1.00m diameter emitter loop per tree.</div><div>10.1.5 A drain valve is to be installed for each emitter PVC footer, and vacuum release is to be installed on each emitter head.</div><div>10.1.6 All pipe to be CSA approved and installed as per manufacturer's directions. Care must be taken during installation to size pipe to keep velocity or flow rate at less than 5 ft. per second. The following minimum coverage is to be provided over piping where soil depths permit:<div>300 mm (12") in planting beds;</div><div>200 mm (8") in grass lawns.</div></div><div>10.1.7 Trenches to be free of rock, debris or sharp articles. Pipe and control wiring to be embedded in a layer of sand a minimum of 200 mm (8") deep. Trench settlement to be corrected during warranty period.</div></div>					
<div>10.2 On-Site<div>10.2.1 As part of bid price, Irrigation Contractor is to:<div>a) provide backflow preventer on system</div><div>b) connect system to power and water supplies</div><div>c) carry out flushing and pressure testing</div><div>d) provide one complete 'blow-out' (winterization) and spring start up</div><div>e) provide Owner with an 'as-built' irrigation drawing within 14 days of installation. Location, types and sizes of all pipes, valves, heads, controllers and splices are to be recorded on the drawings.</div></div><div>10.2.2 Final inspection of the system may be undertaken by the Landscape Architect or a certified irrigation designer and installer who is a member in good standing of the IIABC.</div><div>10.2.3 Workmanship of the installed system shall be guaranteed for one year, and all irrigation system products shall be guaranteed for five years, from the date of Acceptance.</div></div>					
<div>10.3 Off-Site<div>10.3.1 Irrigation of off-site trees and planted areas to be provided by an underground automatic irrigation system from a City of Victoria source that is separate from the source providing on-site irrigation. All costs associated with the source and irrigation system are the responsibility of the Developer.</div><div>10.3.2 Where there is a discrepancy between the industry standards as set by the IIABC, and the City of Victoria standards, the City of Victoria standards will prevail.</div><div>10.3.3 A manufacturer's warranty is required for all irrigation equipment outlined in the specifications and on the irrigation drawings (as-builts).</div><div>10.3.4 A one year warranty will apply for materials and workmanship.</div><div>10.3.5 Design drawings shall be submitted to Victoria for review and approval, 30 days prior to scheduled installation. Drawings to indicate all components, models and materials from water supply to irrigation heads. Zones are to be clearly indicated. Precipitation rates are to be indicated.</div><div>10.3.6 Upon completion, electronic as-built irrigation system drawings are to be submitted to City of Victoria Parks Division. Drawings to show all connection points, backflow preventers, sleeves, main lines, lateral lines, valves, controllers and any other component installed. Zones are to be clearly indicated. Precipitation rates are to be indicated. Dimensionally locate all pressurized components from buildings, curb lines or other fixed features.</div><div>10.3.8 All irrigation systems will require inspection by the City of Victoria. Inspections require 24 hour notice. Landscape Contractor to contact City of Victoria directly to arrange inspection. Irrigation Inspection Requirements:<div>1st: Sleeveing</div><div>2nd: Open Trench Main Line & Pressure Test</div><div>3rd: Open trench Lateral Line</div><div>4th: Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report required, Backflow Assembly is to have inspection tag completed and attached</div></div><div>10.3.9 After the off-site tree irrigation system is inspected and approved by the City of Victoria, it will become the City's to maintain. Landscape Contractor to contact directly to arrange inspection.</div></div>					
REVISIONS					
<div><div><div></div><div></div></div><div><div>LADR</div><div>LANDSCAPE ARCHITECTS</div></div></div>					
#3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105 Fax: (250) 412-0696					
PROJECT					
Jubilee House-Phase 2					
Victoria, BC					
TITLE					
Landscape Details Plan					
SCALE	1:125	DRAWN AG CHECKED CW			
PROJECT No.	2214				
DATE	July 24/24	L12 of 12 SHEET			