

## 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

**ARCHITECT** dHKarchitects

977 Fort Street

Victoria, BC V8V 3K3

# CIVIL ENGINEER

McElhanney Suite 500, 3960 Quadra Street Victoria BC V8X 4A3

#### LANDSCAPE ARCHITECT

3-864 Queens Avenue Victoria, B.C. V8T 1M5

Charles Kierulf Architect AIBC MRAIC tel: 250-658-3367 email: crk@dhk.ca

email: kbinns@millikendevelopments.com

tel: 778-628-7097

# SITE INFORMATION BASED ON DRAWING COTEMARED BY

Polaris Land Surveying 1834C Oak Bay Ave #138 Victoria, BC V8R 0A4 File: 1332-06

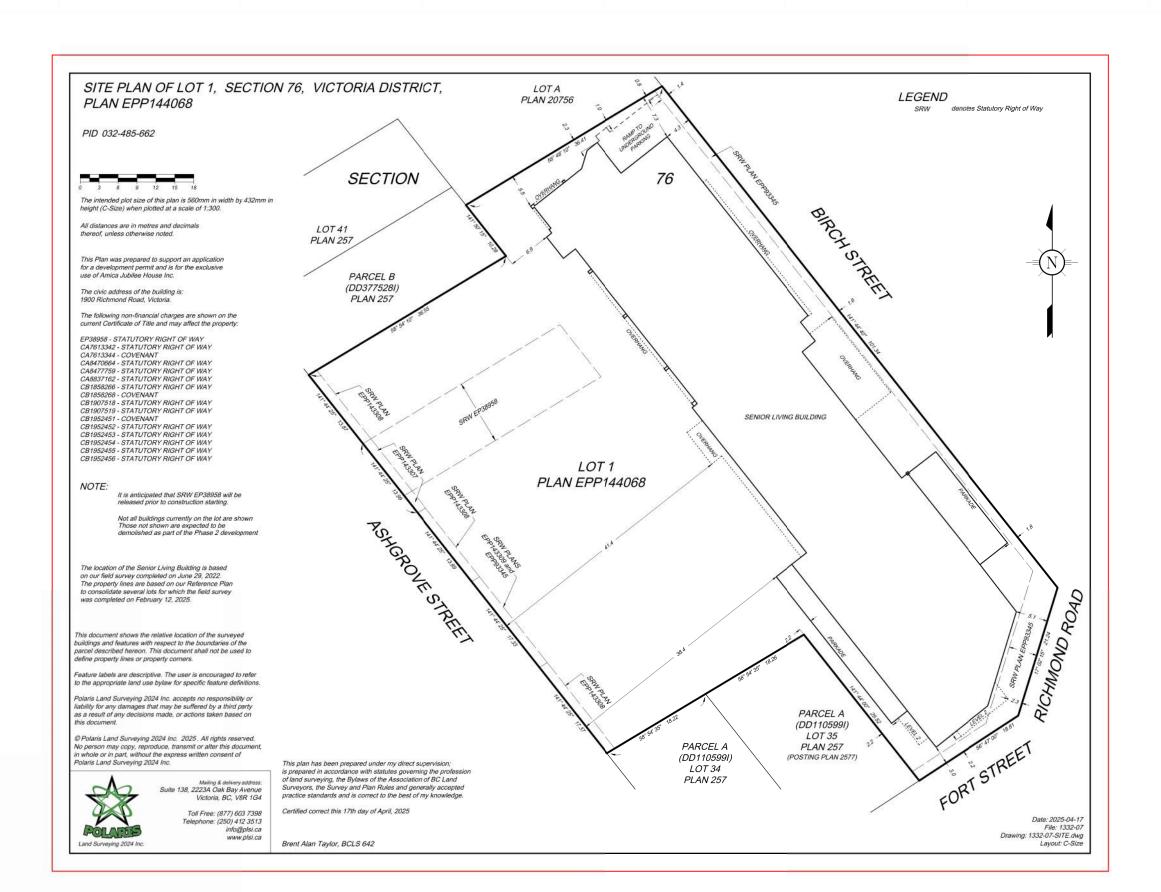
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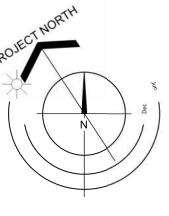






Location Plan
A1.0 1:500





BUILDING AREA SUMMARY REFER TO A1.1 PLAN

	Jubilee Phase 2 - Parking Calculations per Schedule C				
	Residents	Visitors	Commercial	Total	
hase 1	44	13	3	60	
hase 2	31	9		40	
otal	75	22		100	
ccessible Residents	75 x 15% =	11.25	11 Required (9 regul	ar and 2 van)	
ccessible Visitors	2 x 15% =	3.3	3 required (2 regular	and 1 van)	
ummary:	5300000		- U. G. (1977) - E. (1978) - G. (1978) - G	rs of which 11 stalls ar 2 resident and 1 visito	

LONG-TERM:
213 @ 1 PER 20 = 10.65 = 11
SHORT-TERM
213 @ 1 PER 50 = 4.26 = 4

**BICYCLES** 

213 @ 1 PER 50 = 4.26 = EV CHARGING:

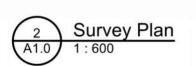
1 PER VEHICLE SPACE = 43 STALLS EV READY
(PHASE 2 NEW CONSTRUCTION ONLY)
6 stalls equipped with EV chargers in Phase 2

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)	6,603 m2	10,815 m2	17,418 m2
COMMERCIAL FLOOR AREA (M2)		170 m2 incl.	170 m2 incl.
FLOOR SPACE RATIO	2.38	2.66	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	58.24 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	33.35 %
HEIGHT OF BUILDING (M)	26.56 m	20.6 m	26.56 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	49	51	100 (14 U-ACCESS INCL.
BICYCLE PARKING NUMBER CLASS 1	15	8	23
CLASS 2	6	2	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

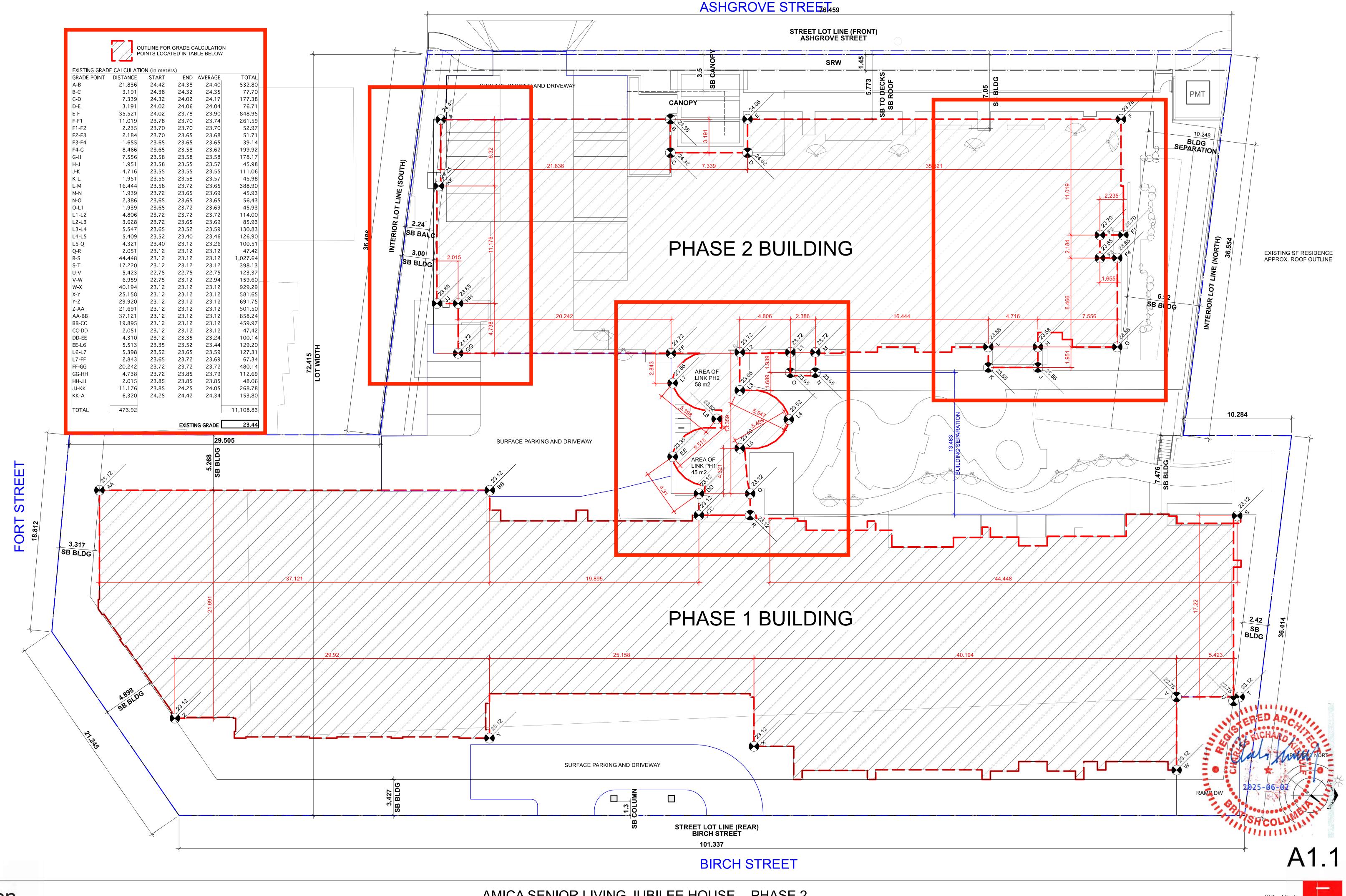
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	88	
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 2-Bedroom	
GROUND-ORIENTATED UNITS	8	
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2	
TOTAL RESIDENTIAL FLOOR AREA (M2)	6,472 m2	







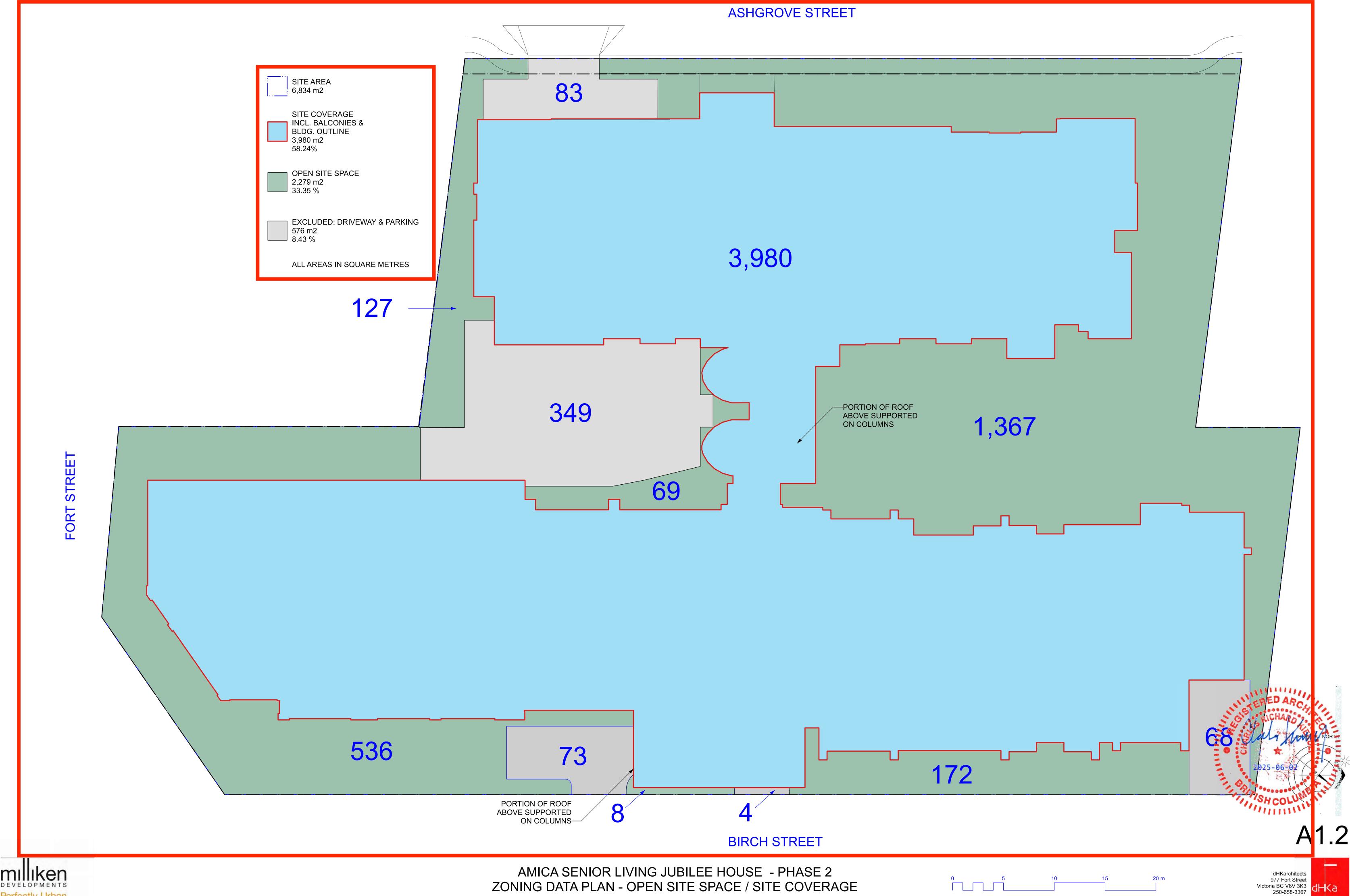




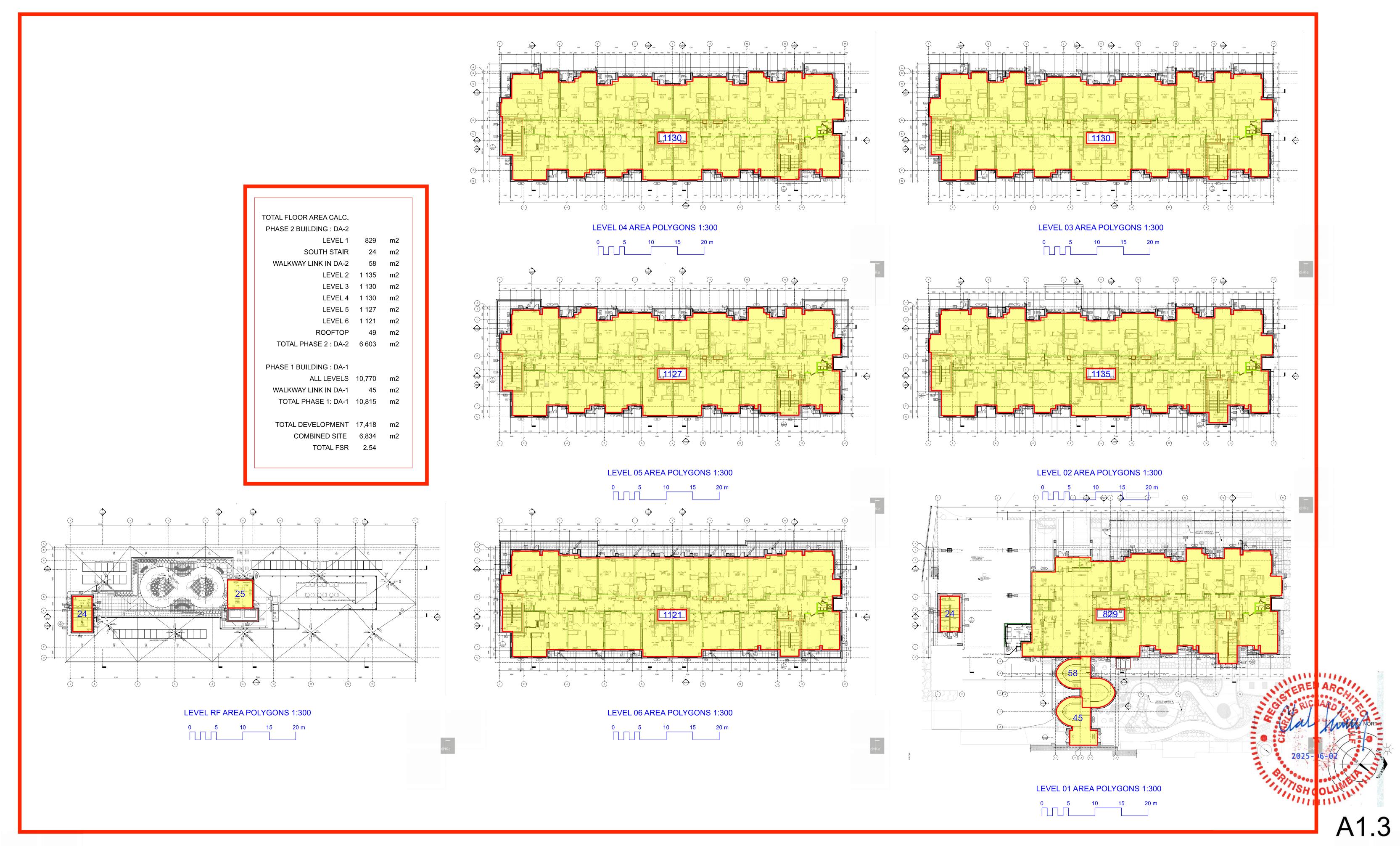


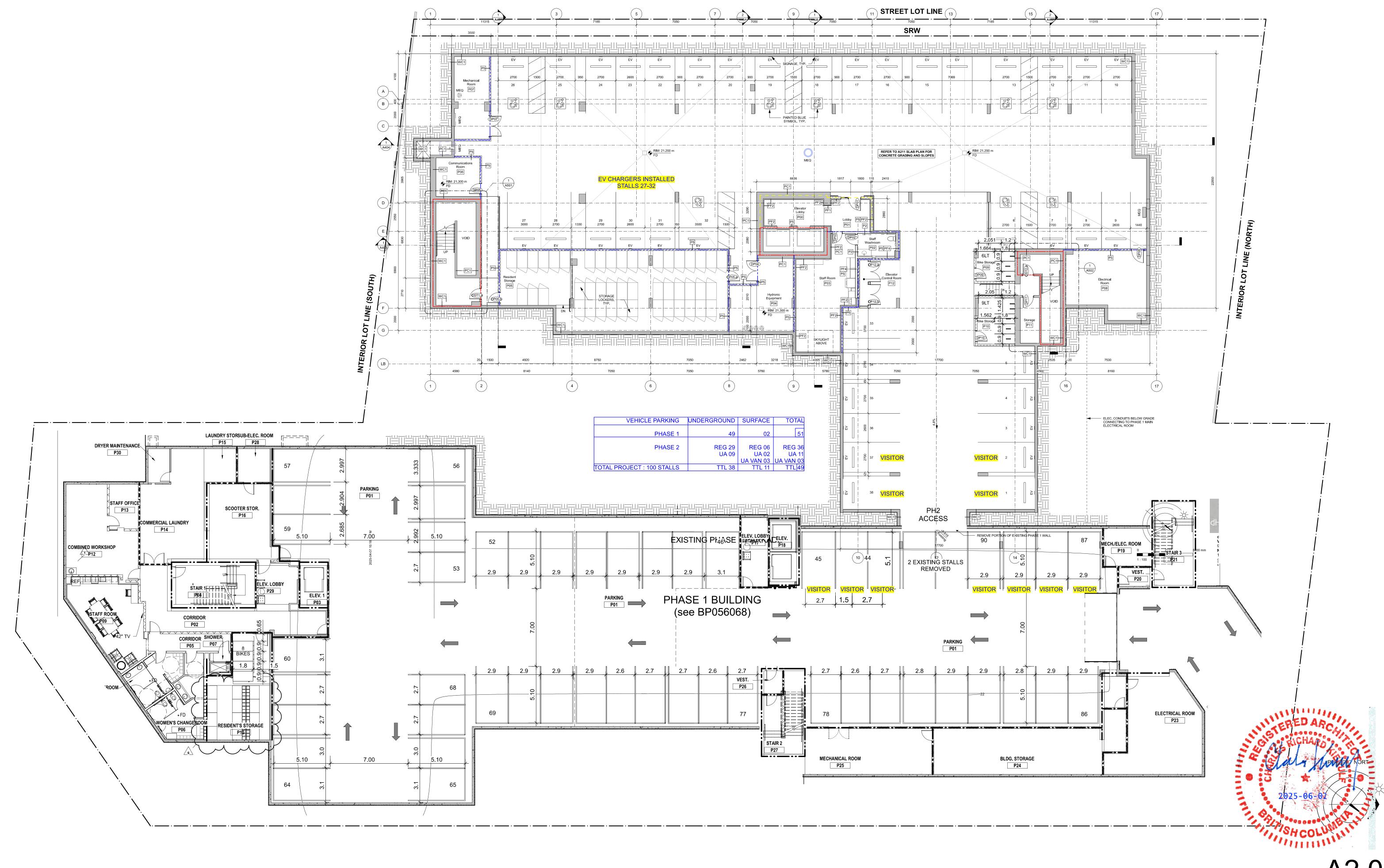


0 5 10 15 20 m

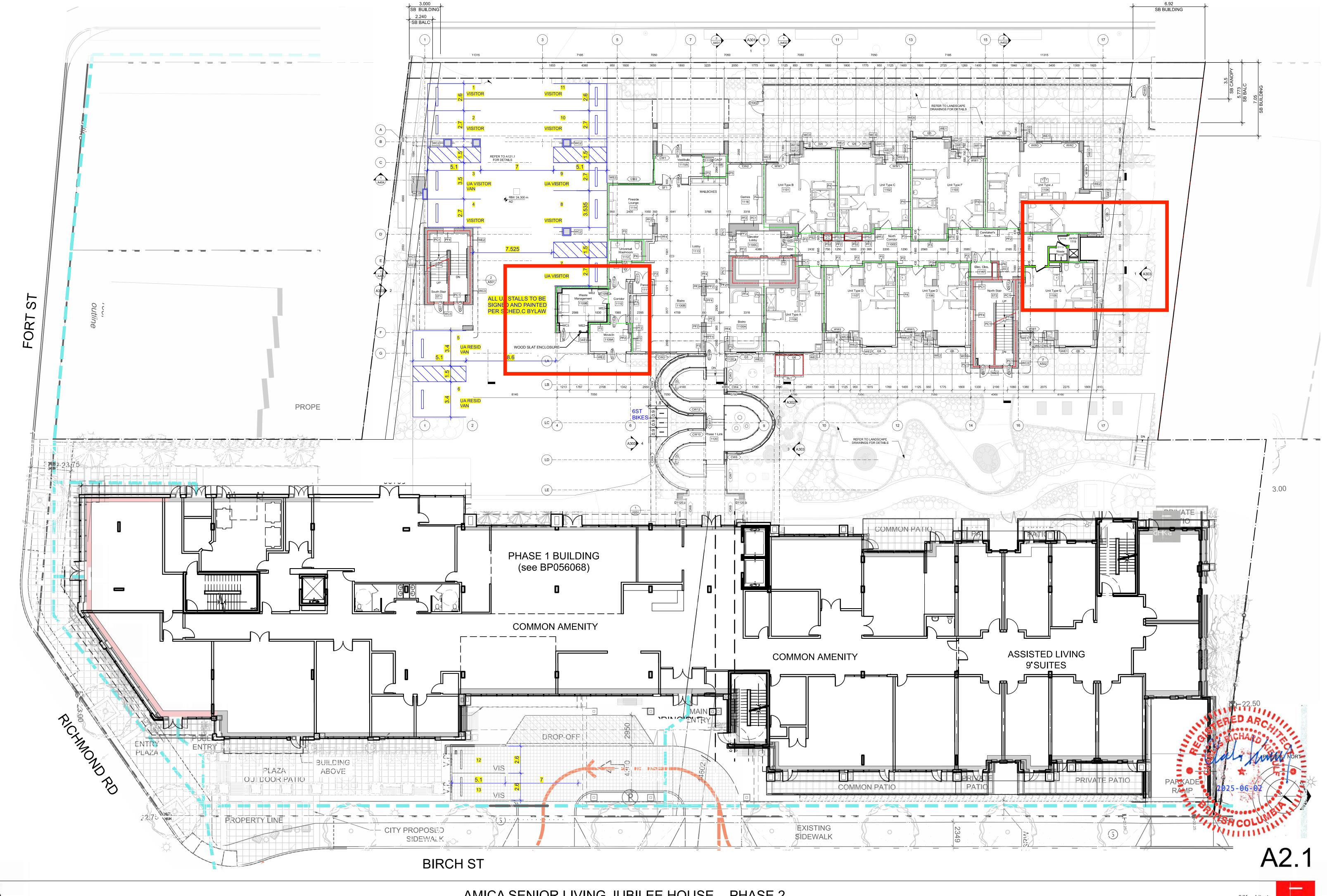






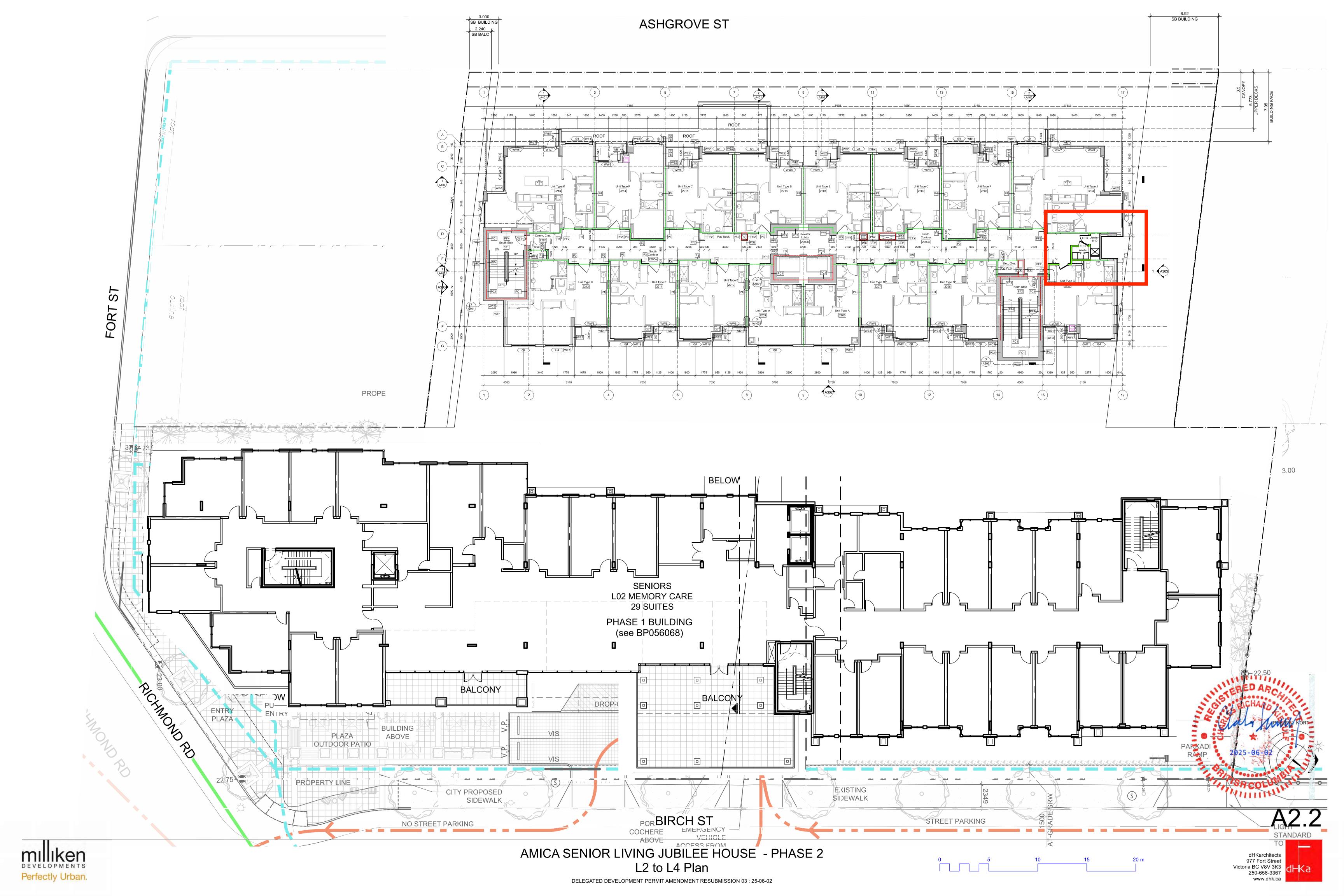






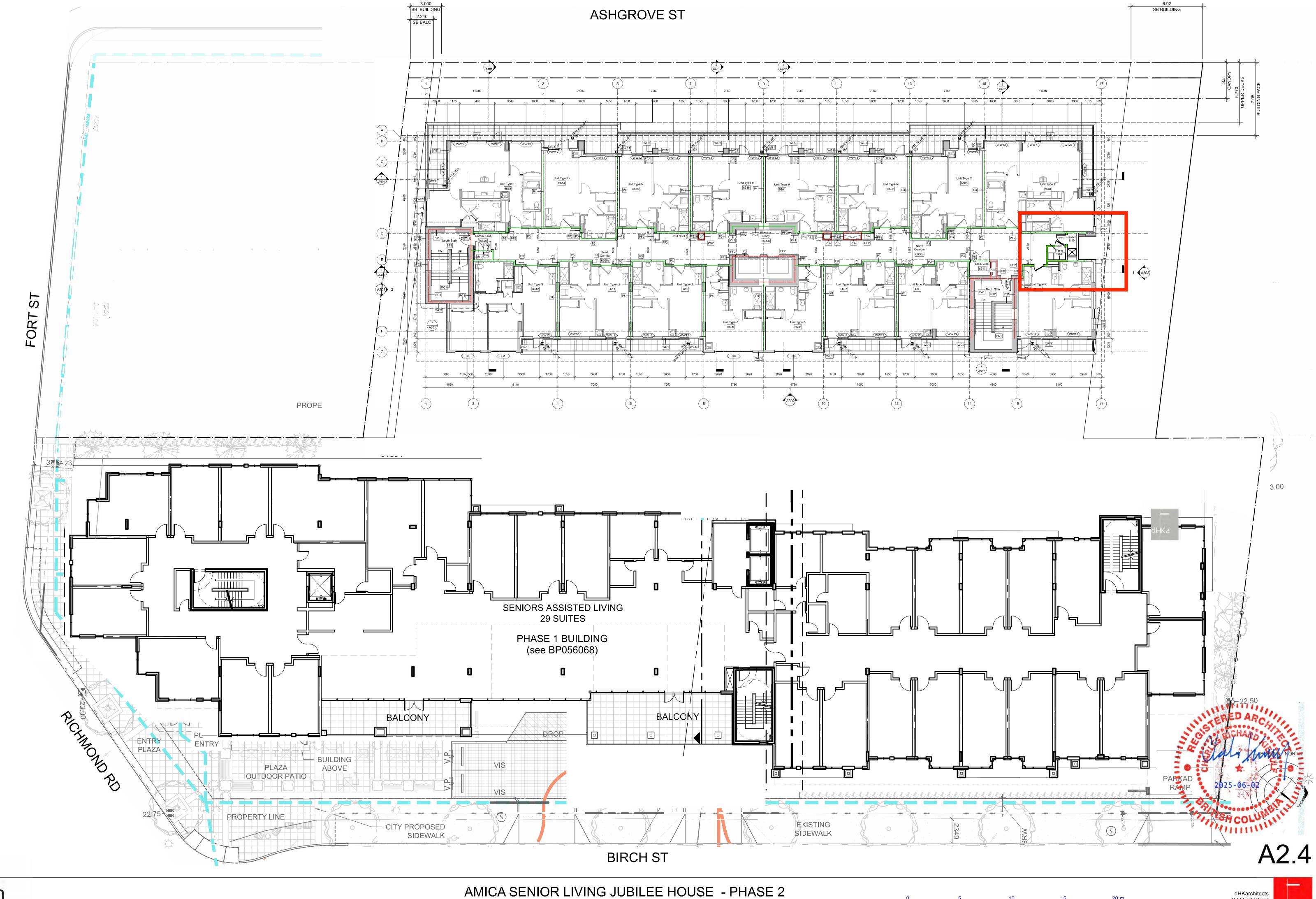


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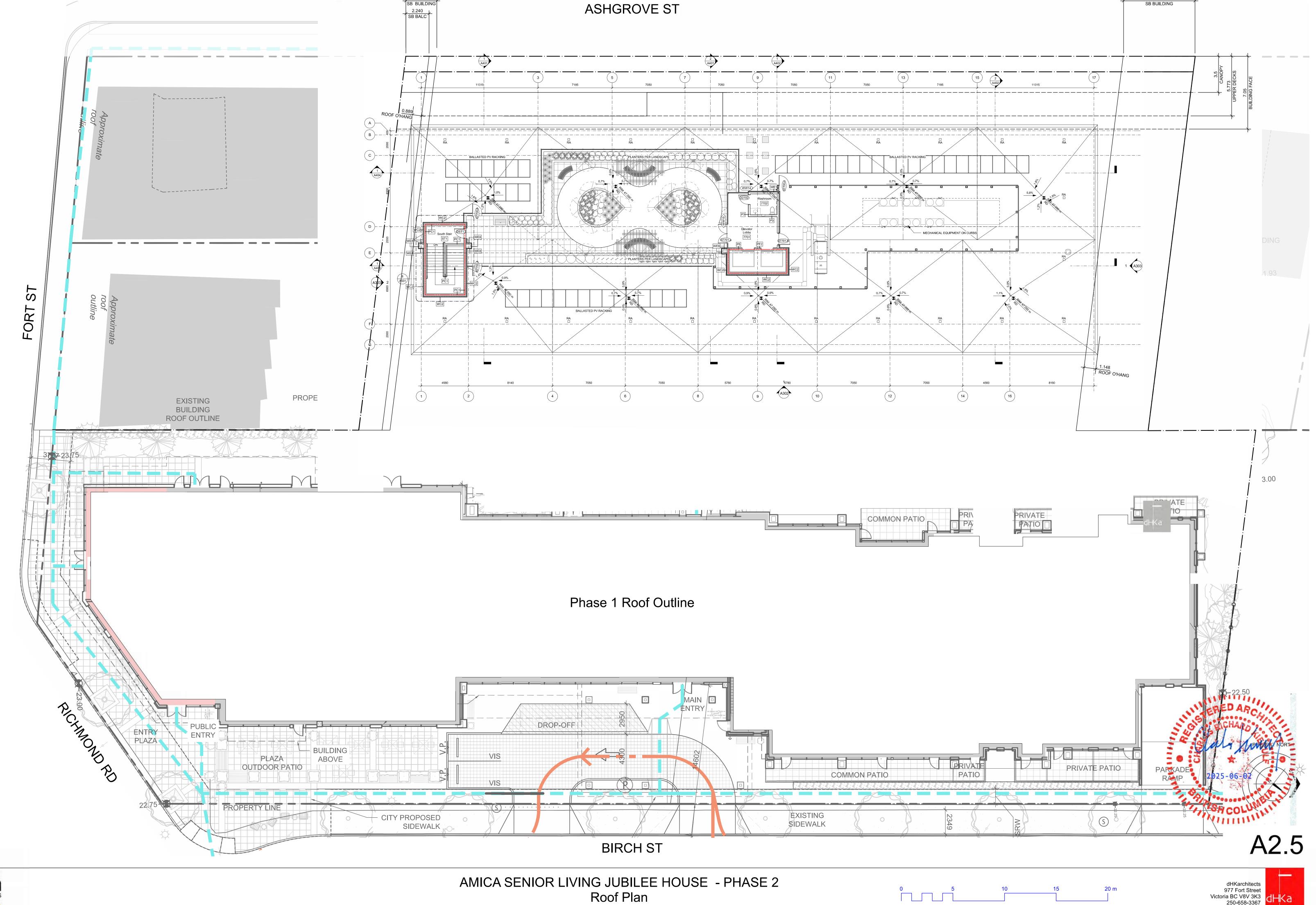


















3A)

EAST ELEVATION

- GRADE VARIES, REFER TO A101



A3.0

6 2

NORTH ELEVATION



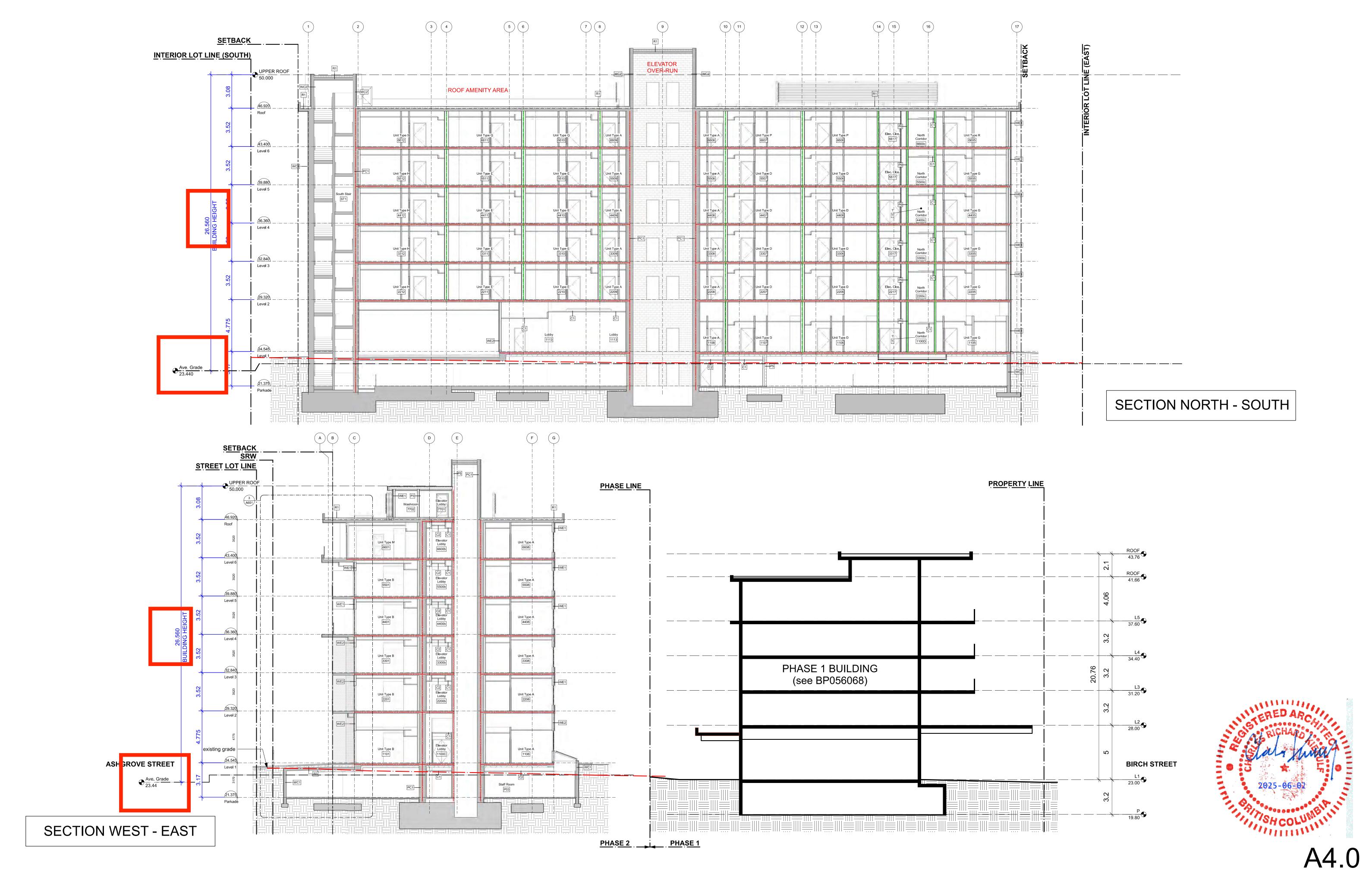
## STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST





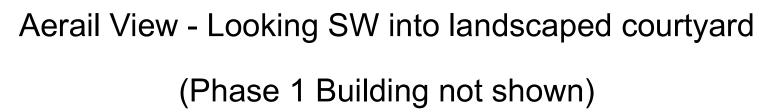






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A5.1









dHKarchitects 977 Fort Street Victoria BC V8V 3K3 250-658-3367 www.dhk.ca



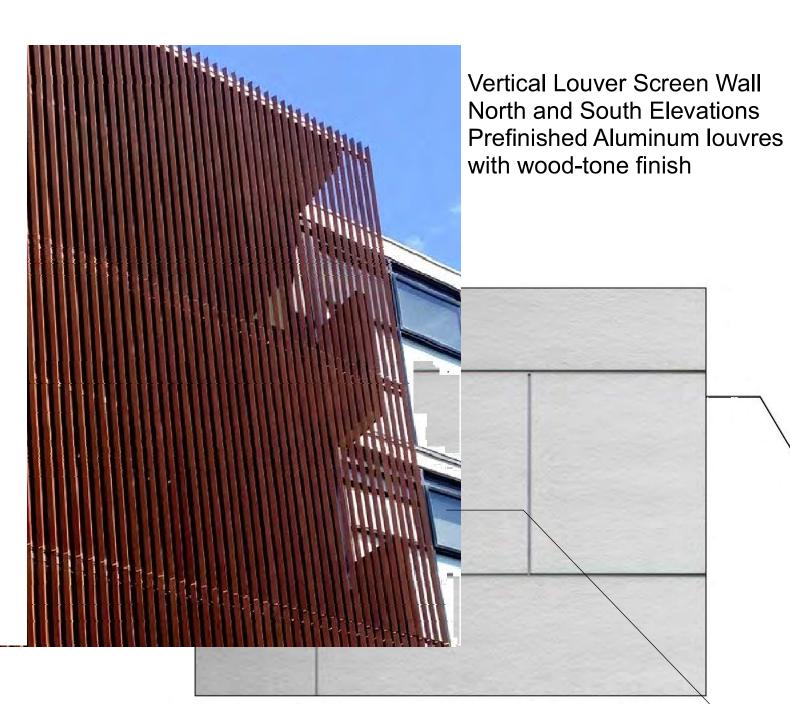


Aerial View - Looking East over Fort Street with RJH Buildings in Background





A5.3



Cementitious Panel Siding- Various colourswith colour matching trims



High-Perfromance vinyl windows with coloured frames



Aluminium and Glass guard



High-Perfromance aluminium and glass window-wall system

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

PERFORATED METAL MECHANICAL EQUIPMENT SCREEN



Rooftop solar PV array



Rooftop amenity area with planters



Rooftop beekeeping hives

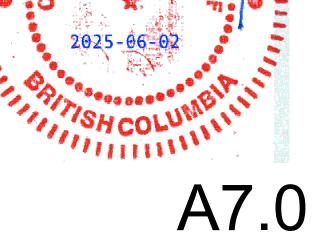


Prefinished metal cladding



Stone Clad Entrance Portal







WEST ELEVATION

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

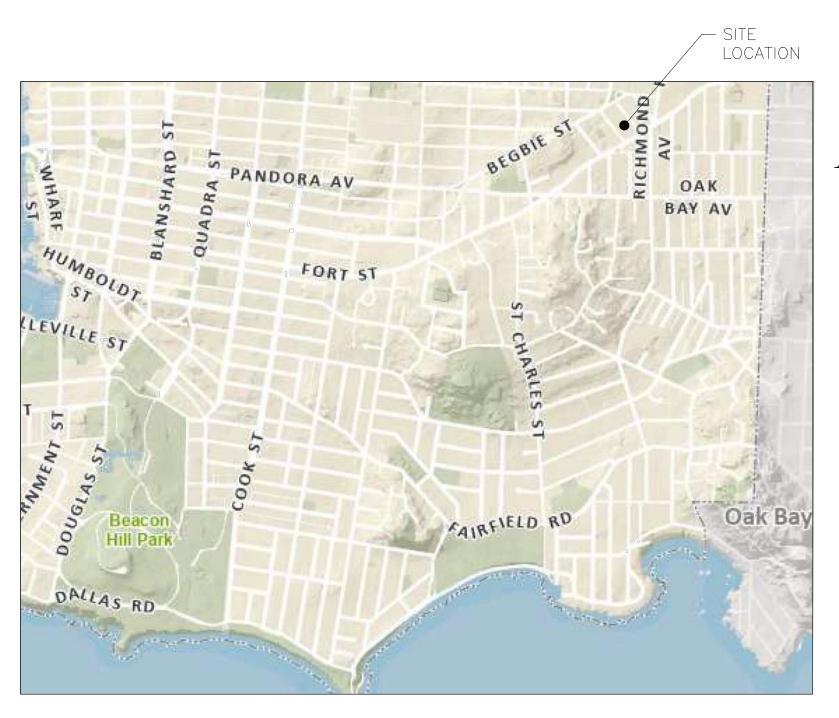
McELHANNEY PROJECT

2241-22036-00

STATUS

ISSUED FOR DDP AND BP

MAY 14, 2025



<u>PLAN — PROJECT LOCATION</u> SCALE: NTS



# McElhanney

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

Sheet List Table								
Sheet	Observa A.N. avana			RE\	/ISIC	NS		
Number	Sheet Name		1	2	3	4	5	6
C00	COVER PAGE	Х	Х	Х	Х	Х		
C01	LEGEND & GENERAL NOTES	Х	Х	Х	Х	Χ		
C02	SITE SERVICING - PLAN & PROFILES	Х	Х	Х	Х	Χ		
C03	FRONTAGE IMPROVEMENTS - PLAN & PROFILE	Х	Х	Х	Х	Χ		
C101	EROSION AND SEDIMENT CONTROL PLAN	Х	Х	Х	Х	Χ	·	

#### **GENERAL NOTES**

- . 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 ROW OR SROW. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE BC BUILDING CODE PART 7 FOR WORK ON THE BUILDING LOTS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO THE OWNER AND MCELHANNEY LTD. THAT THEY WILL 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)
- ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. PERMIT MUST BE ON-SITE FOR RÈVIEW AS
- OBTAIN AND PAY FOR A PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE. OBTAIN AND PAY FOR A DEMO PERMIT PRIOR TO REMOVAL OF ANY BUILDINGS.
- 8. MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS (TO THE SATISFACTION OF THE ENGINEER) FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. RETAIN AND PAY FOR A CERTIFIED SURVEYOR TO PROVIDE AN 'AS-CONSTRUCTED' SURVEY (CAD AND TEXT FILE) TO THE CIVIL 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. BE REGISTERED UNDER 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
- 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 ENGINFFR
- 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 LANDSCAPE FOR ADDITIONAL 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.

#### TRENCHING, EXCAVATING AND BACKFILLING

- 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 AND 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. WHERE EXISTING ABANDONED PIPE IS ENCOUNTERED DURING EXCAVATION, REMOVE AND DISPOSE OF EXISTING ABANDONED PIPE
- INCLUDING ASBESTOS CEMENT AS NECESSARY IN ACCORDANCE WITH THE REGULATORY AGENCIES. 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 TRENCHING TO BE IN ACCORDANCE WITH MMCD STD. DWG. G4 AND MMCD SECTION 31 23 01 - EXCAVATING,
- TRENCHING & BACKFILLING AND/OR AS REQUIRED BY THE UTILITY COMPANY. 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 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.

#### SIGNING AND PAVEMENT MARKINGS

- 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.

#### BUILDING AND SITE PLAN

0 | 2024-10-07 | ISSUED FOR BUILDING PERMIT

Date

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

#### ROADWORKS

- 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
- DESIGN TO BE APPROVED BY GEOTECHNICAL ENGINEER. 3. ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH MMCD SECTION 03 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.
- . 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: SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK. STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS.
- STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS. 7.4. COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
- 7.4.1. GRANULAR BASE (CURBS) ONCE PER 50 LINEAL METRES PLUS PROOF ROLL TEST, FULL LENGTH. 7.4.2. GRANULAR BASE (ROADS) — ONCE PER 50 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.
- 7.5. CONCRETE MIX DESIGN AND TESTING 7.6. 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) 7.7 ASPHALT MIX DESIGN AND TESTING 7.8. ASPHALT TESTS FOR THE FOLLOWING:
- 7.8.1. AGGREGATE GRADATION TESTS ONE PER 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT)
- 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.
- 8. 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 McELHANNEY, 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 MCELHANNEY -[FOLLOWING CROSSFALL CHECKS] - PRIOR TO CURB INSTALLATION.

- . 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.
- SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 40 01 STORM SEWERS AND AS PER MMCD STD. DWG. S7. INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
- . STORM DRAIN MANHOLES TO BE AS PER MMCD STD. DWG. S1.
- . STORM DRAIN CLEANOUT TO BE AS PER MMCD STD. DWG. S6. CATCH BASINS TO BE AS PER CoV STD. DWG. S11aSS.
- 7. ENSURE ALL EXISTING STORM DRAIN SYSTEMS REMAIN IN USE DURING CONSTRUCTION.

#### SANITARY SEWER

- 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.
- 3. INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9. 4. ENSURE ALL EXISTING SANITARY SEWER SYSTEMS REMAIN IN USE DURING CONSTRUCTION.

LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER

OCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

HOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOS

- 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.

#### HYDRO. TELEPHONE, STREETLIGHTING, CABLE & GAS

- 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. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- 5. CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES TO BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- 4. ANY BC HYDRO, 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

IRON PROPERTY PIN **BENCHMARK - GEODETIC DATUM** SURVEY MONUMENT PROPERTY LINES RIGHT-OF-WAY **CURB & GUTTER** SIDEWALK (CONCRETE) EDGE OF PAVEMENT **ELEVATION** ×99.99 STORM SEWER HEADWALL LAWN BASIN CULVERT SWALE SANITARY SEWER SANITARY FORCEMAIN — FM —  $\bigcirc$ 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 NEW CONCRETE SIDEWALK NEW ROAD CONSTRUCTION

PROPOSED

**EXISTING** 

ENGINEERING LEGEND

THIS DOCUMENT IS A COPY FROM A DIGITALLY **AUTHENTICATED ORIGINAL** THAT IS RETAINED ON FILE

**McElhanney** PERMIT TO PRACTICE LL ELEVATION REFER TO CONTROL MONUMENT: GCM 433318 R REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD. ESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. LOCATED AT: #1742 PEMBROKE ST, VICTORIA BC IS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE TANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF REPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE 4 | 2025-05-14 | ISSUED FOR DDP AND BP McElhanney Ltd. 500 - 3960 Quadra Street, IABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE JPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING 3 | 2024-04-16 | ISSUED FOR DDP AND BP Victoria BC V8X 4A3 CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT. PERMIT NUMBER: 1003299 2 | 2025-03-10 | ISSUED FOR BUILDING PERMIT Tel. 250 370 9221 NFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE 2024-12-20 ISSUED FOR BUILDING PERMIT KR | CD | CD ICELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE

Engineers and Geoscientists of

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

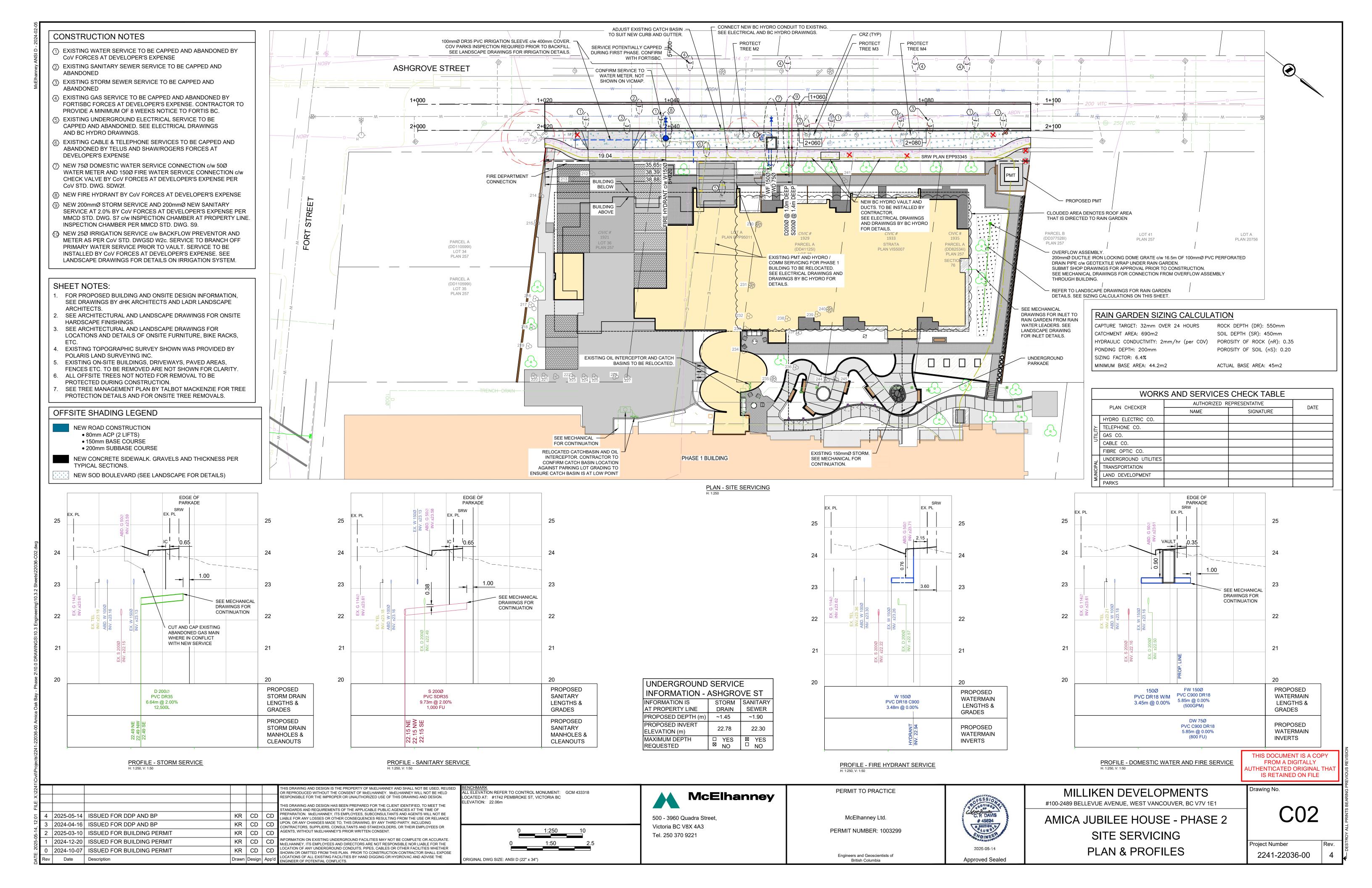
NEW SOD BOULEVARD

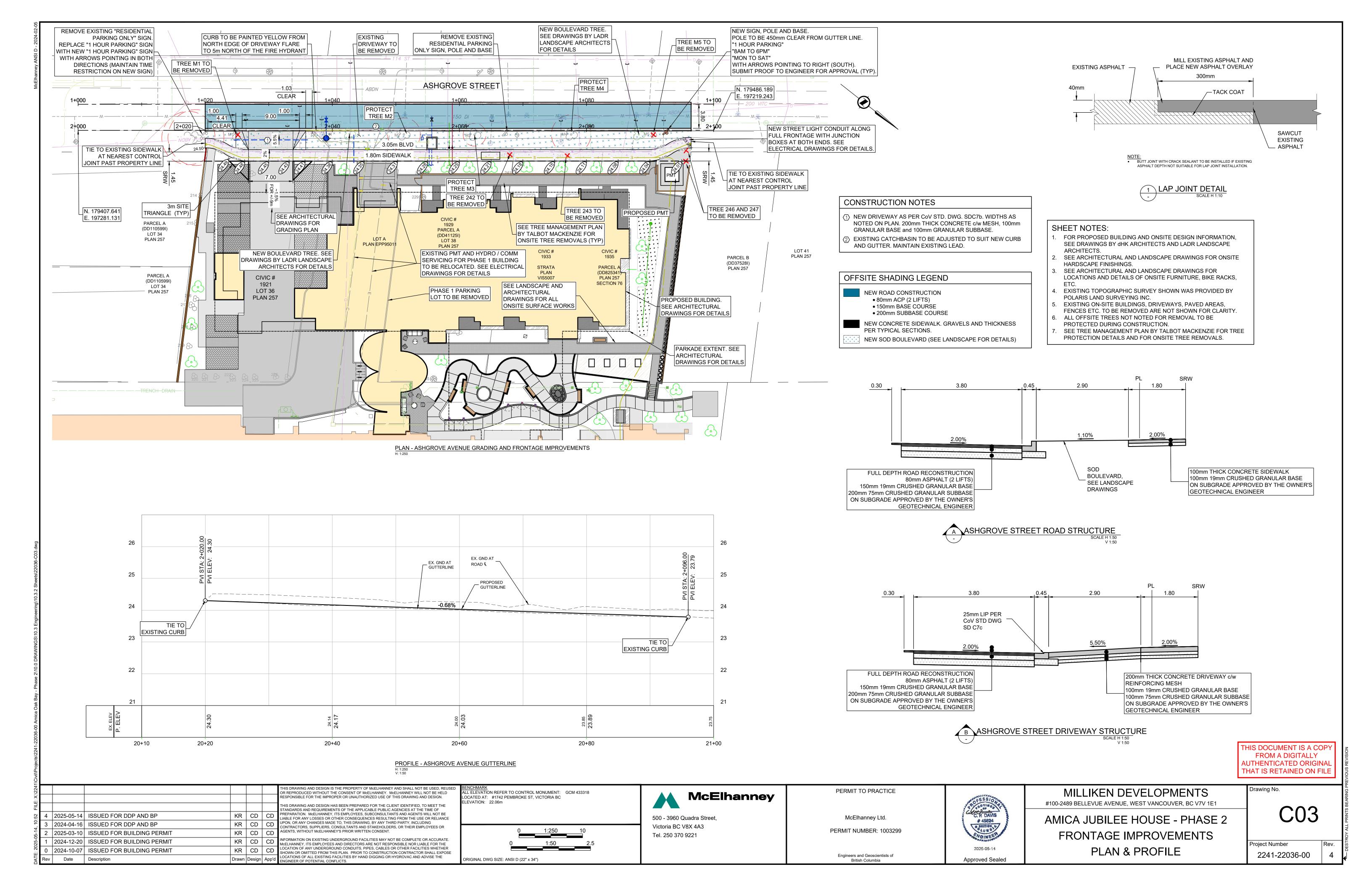
AMICA JUBILEE HOUSE - PHASE 2 **LEGEND & GENERAL NOTES** 

Drawing No.

C01

Project Number 2241-22036-00





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 TARPAULINS. 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 TARPAULINS 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.

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
- INSPECT THE FLOW CHANNEL INLET AND OUTLET FOR DEFICIENCIES OR SIGNS OR 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
- 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 SEEDED

#### 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**

- 1. EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF WATER, LAND AND AIR PROTECTION HANDBOOK ENTITLED "LAND DEVELOPMENT GUIDELINE FOR THE PROTECTION OF AQUATIC HABITAT". IT IS INCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE HIM/HERSELF WITH THE REQUIREMENTS THEREIN.
- 2. 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.

#### 3. THE CONTRACTOR SHALL ENSURE THAT:

Date

- LADEN WATER INTO ANY BODY OF WATER, WATERCOURSE OR EXISTING STORM SEWER
- b. 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.
- c. 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.
- d. ANY IRREGULARITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- e. 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.
- 4. MCELHANNEY ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
- 5. RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.
- RESTRICT VEHICLE ACCESS AND PROVIDE A SURFACED WORK AREA.
- 7. MINIMIZE CLEARING AND STRIPPING OF REQUIRED BUILDING SETBACK AND EASEMENTS 8. COVER TEMPORARY FILLS OR STOCKPILES WITH POLYETHYLENE OR TARPS. UTILIZE SILT FENCES AROUND SOIL STOCKPILES AND SLOPED
- 9. RE-VEGETATE OR FINAL LANDSCAPED DISTURBED AREAS AS SOON AS PRACTICALLY POSSIBLE.
- 10. LIMIT MACHINE ACCESS AND OPERATION TO PREPARED ACCESS AREAS ONLY
- 11. DIVERT RUN OFF AWAY FROM CLEARED AREAS BY USE OF SWALES OR BERMS. 12. COLLECT RUNOFF INTO SITE SEDIMENT TRAPS PRIOR TO DISCHARGE OFF SITE.
- 13. 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
- 14. UTILIZE SILT SOCKS OR SILT DOUGHNUTS ON CATCH BASINS DURING CONSTRUCTION OF DEVELOPMENT AND UNTIL LANDSCAPING IS COMPLETE.
- 15. SILT FENCING TO BE INSTALLED DOWN SLOPE OF DISTURBED AREAS AND AS DIRECTED BY THE ENGINEER. CONSTRUCT SILT FENCING BEFORE UPSTREAM CLEARING OCCURS.
- 16. TEMPORARY CHECK DAMS OR STRAW BALES ARE TO BE INSTALLED IN SWALES AS REQUIRED BY THE ENGINEER AND AS NOTED ON DRAWINGS.
- 17. EXACT LOCATION AND EXTENT OF SILT FENCING TO BE REVIEWED REGULARLY IN CONSULTATION WITH ENGINEER.
- 18. 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

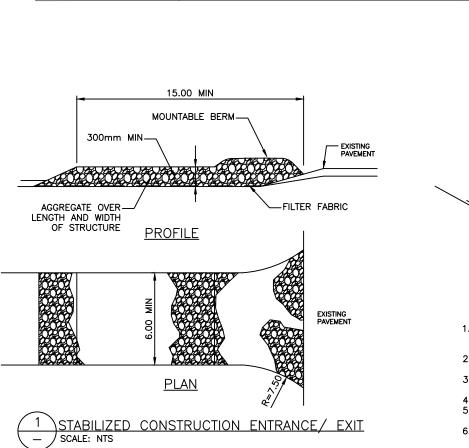
CONTRACTOR TO PROVIDE AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL BY THE OWNER (OR DESIGNATED CONSULTANT) PRIOR TO CONSTRUCTION.

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.



STABILIZED CONSTRUCTION ENTRANCE AS PER DETAIL 1 MATERIAL TO BE 100mm TO 200mm QUARRY SPALLS (WHERE FEASIBLE). ALL TRUCK TIRES TO BE WASHED

PRIOR TO LEAVING CONSTRUCTION SITE. STABILIZED ENTRANCE REQUIRED WHEREVER CONSTRUCTION

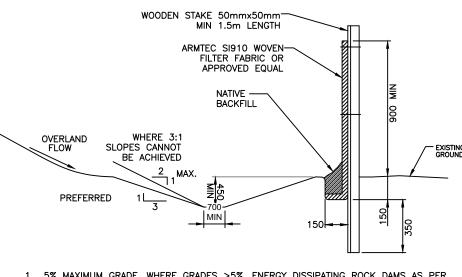
VEHICLES ARE TO ENTER SITE. ADJUST LOCATION AS

24.6

1921

LOT 36

PLAN 257



INSTALL SEDIMENT TRAP IN CATCH BASIN

(TYPICAL, INCLUDING ADJACENT CATCH

2+060

CIVIC #

1929

PARCEL A

(DD41125I)

PLAN 257

PLAN EPP95011

2+080

STRATA

PLAN VIS5007

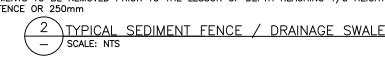
SRW PLAN EPP93345

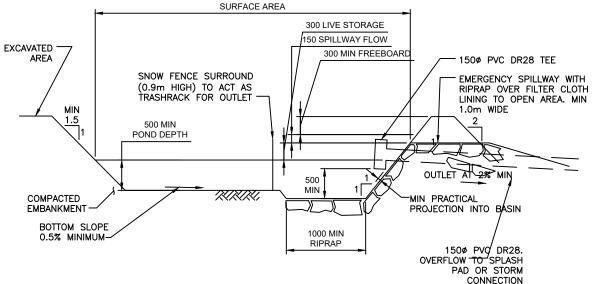
PARCEI

BASINS NOT SHOWN ON PLAN)

 5% MAXIMUM GRADE. WHERE GRADES >5%, ENERGY DISSIPATING ROCK DAMS AS PER DETAIL 3 ARE TO BE INSTALLED AT A MINIMUM OF EVERY 15m, UNLESS OTHERWISE SPECIFIED BY THE CIVIL ENGINEER
2. WOVEN FILTER FABRIC TO BE SECURED TO POST AT TOP AND MIDPOINT WITH NYLON

- 3. FABRIC ROLL TO ROLL CONNECTIONS TO BE AS PER MANUFACTURER'S
- 4. POSTS TO BE SPACED NOT MORE THAN 2.40m APART, CENTRE TO CENTRE.
  5. DRILL HOLES FOR POSTS IN AREAS WHERE ROCK IS ENCOUNTERED, MINIMUM 0.50 DEEP. 6. SEDIMENTS TO BE REMOVED PRIOR TO THE LESSOR OF DEPTH REACHING 1/3 HEIGHT OF FENCE OR 250mm





REMOVE SEDIMENT WHEN POND IS ONE—THIRD FULL POND DESIGNED FOR PLAN AREA EQUAL TO MINIMUM 1.5% OF AREA DRAINED TO POND. FINAL DIMENSIONS TO BE DETERMINED IN FIELD

THIS DOCUMENT IS A COP FROM A DIGITALLY AUTHENTICATED ORIGINA THAT IS RETAINED ON FILI

PARCEL B

PLAN 257

SEDIMENT POND TO DRAIN TO PHASE 1 CATCH BASIN, SEE

THE PROPOSED SEDIMENT POND MAY NOT BE SUFFICIENT T MANAGE STORMWATER IN A MANNER THAT MEETS THE CITY

DETAIL 3 FOR RECOMMENDED SEDIMENT POND LAYOUT.

TANK TREATMENT TRAIN DESIGNED BY AN QUALIFIED

OF VICTORIA'S DISCHARGE REQUIREMENTS. AS NOTED ON THIS PLAN, TESTING AND APPROVAL IS REQUIRED PRIOR TO DISCHARGE. IF TESTING RESULTS ARE NOT MET, THE CONTRACTOR IS TO IMPLEMENT A STORM

PROFESSIONAL.

X:\22						
E: X:						
H						
10:58	4	2025-05-14	ISSUED FOR DDP AND BP	KR	CD	CD
-	3	2025-04-16	ISSUED FOR DDP AND BP	KR	CD	CD
5-14	2	2025-03-10	ISSUED FOR BUILDING PERMIT	KR	CD	CD
2025-05-14	1	2024-12-20	ISSUED FOR BUILDING PERMIT	KR	CD	CD
: 20	0	2025-02-25	ISSUED FOR TENDER	KR	CD	CD

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LEVATION: 22.06m

L ELEVATION REFER TO CONTROL MONUMENT: GCM 433318

LOCATED AT: #1742 PEMBROKE ST, VICTORIA BC

ASHGROVE STREET

(DD110599I)

PLAN 257

PARCEL A (DD110599I)

LOT 35

SEDIMENT FENCE AND DRAINAGE SWALE PER DETAIL 2.

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

McElhanney Ltd. PERMIT NUMBER: 1003299

PERMIT TO PRACTICE

Engineers and Geoscientists of

2025-05-14

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

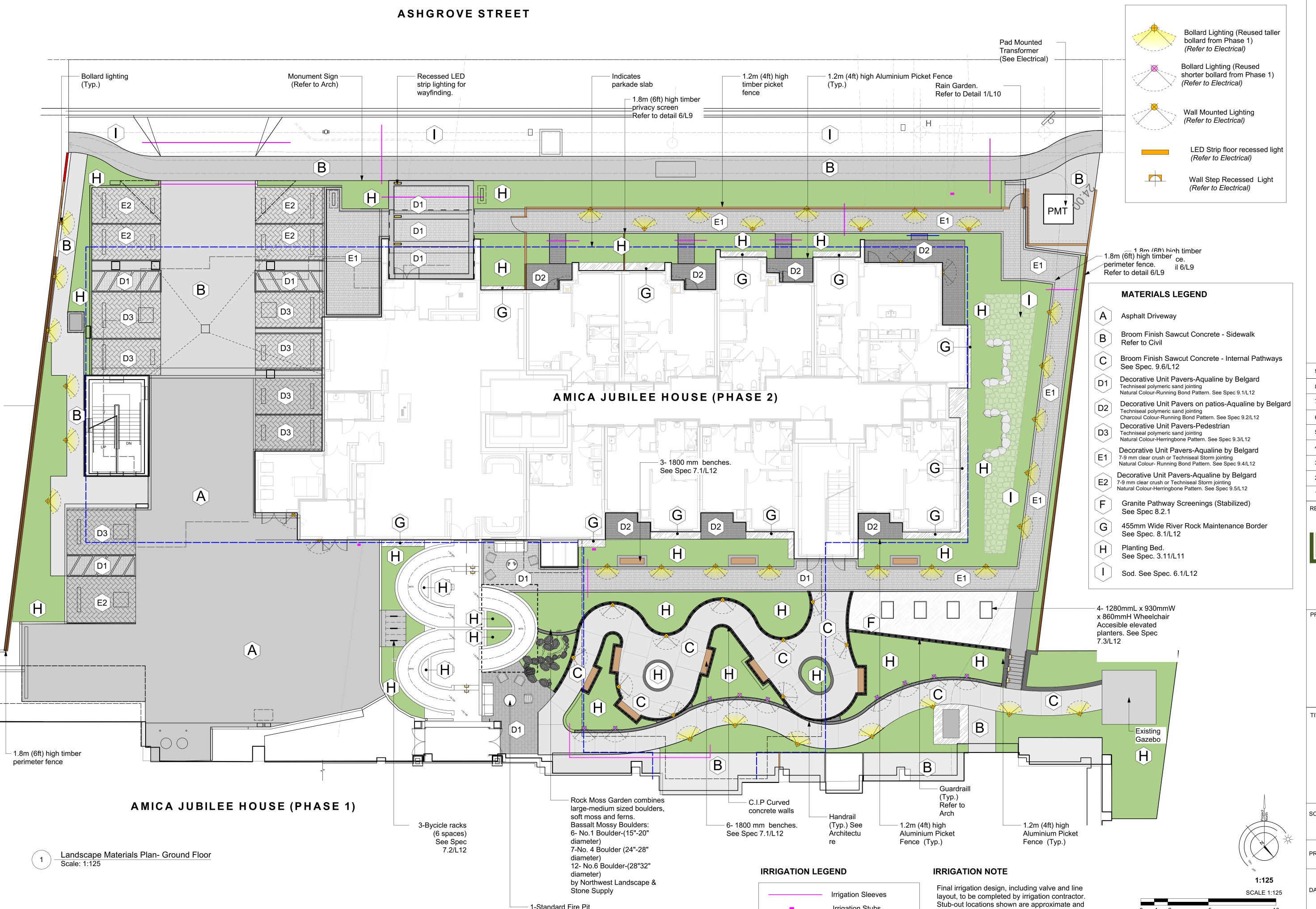
AMICA JUBILEE HOUSE - PHASE 2 **EROSION AND SEDIMENT CONTROL PLAN** 

Drawing No. C101

Project Number

2241-22036-00

July 24/24

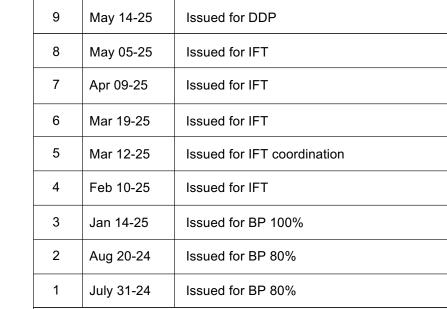


Irrigation Stubs

intended to ensure access to irrigation zones.

1-Standard Fire Pit

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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

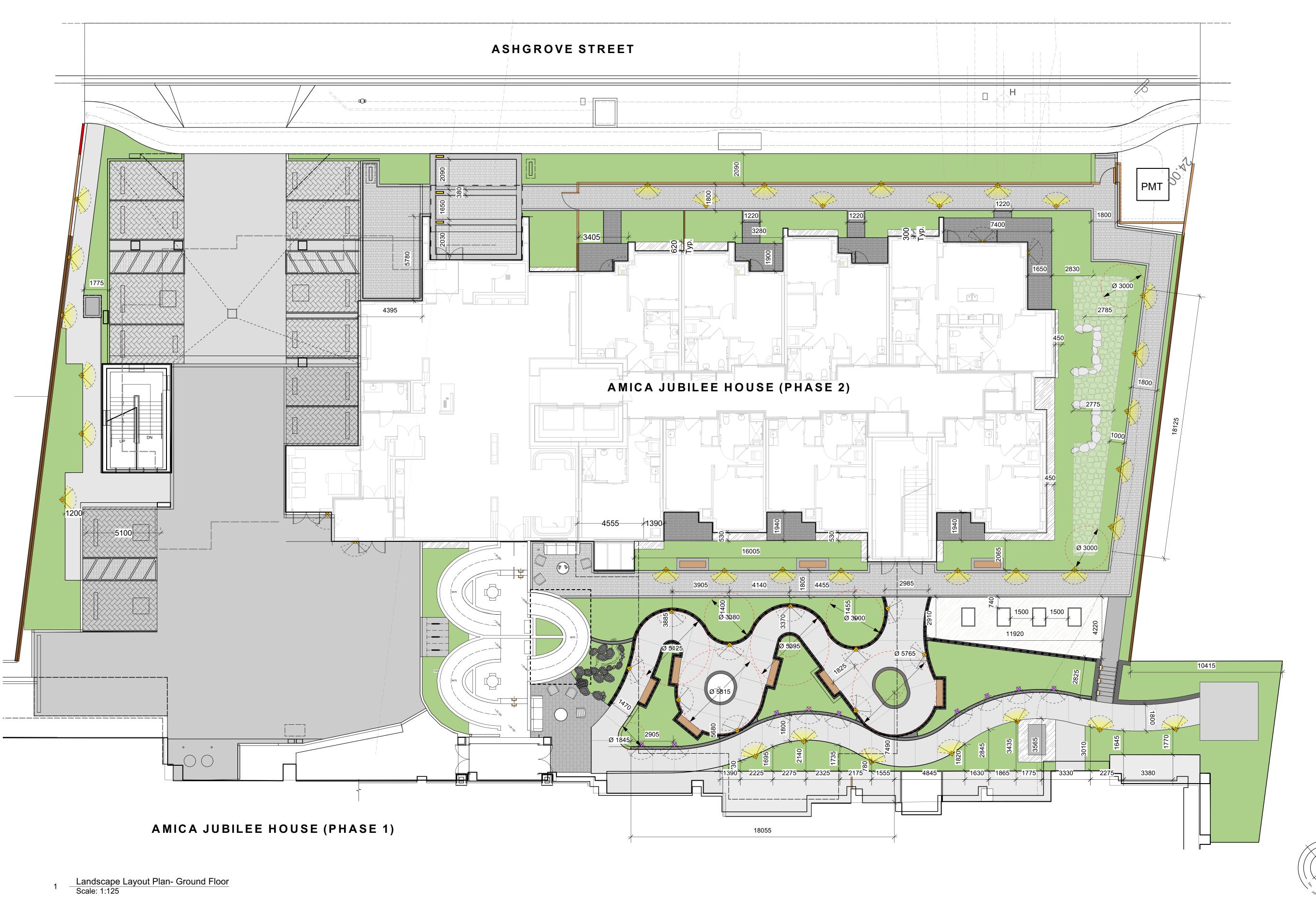
Landscape Layout Plan

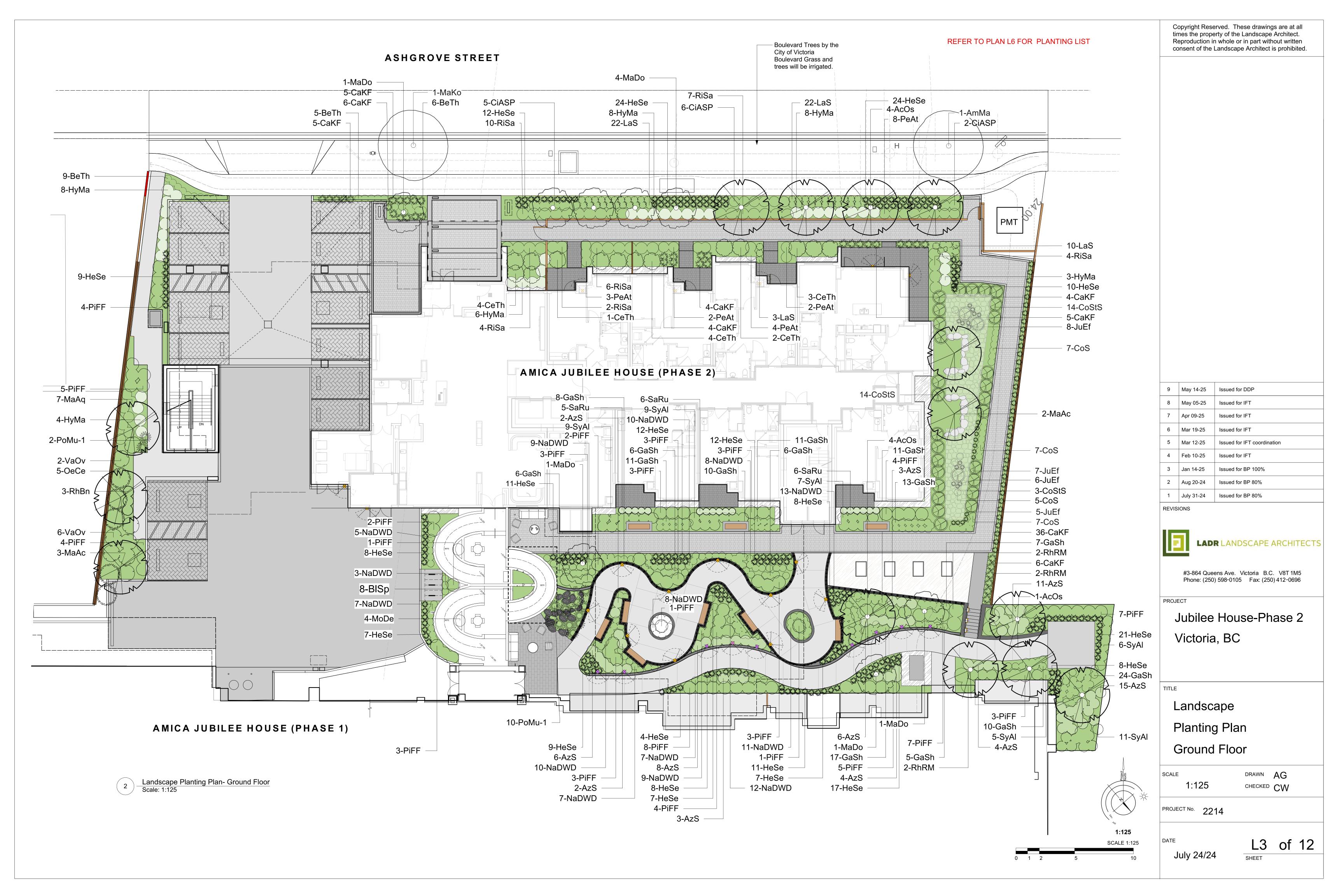
Ground Floor

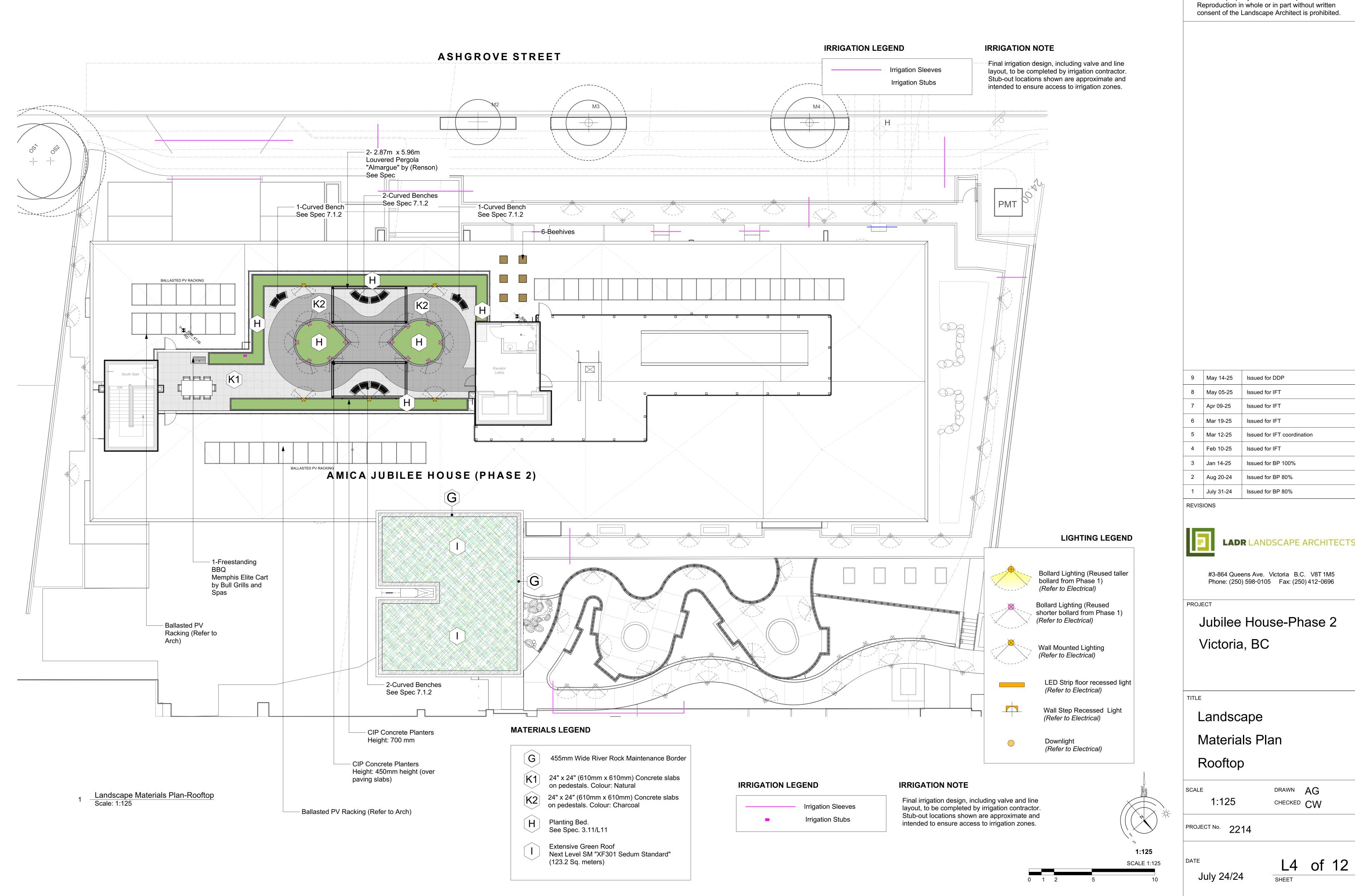
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L2 of 12
SHEET

PROJECT No. 2214 1:125 SCALE 1:125 July 24/24

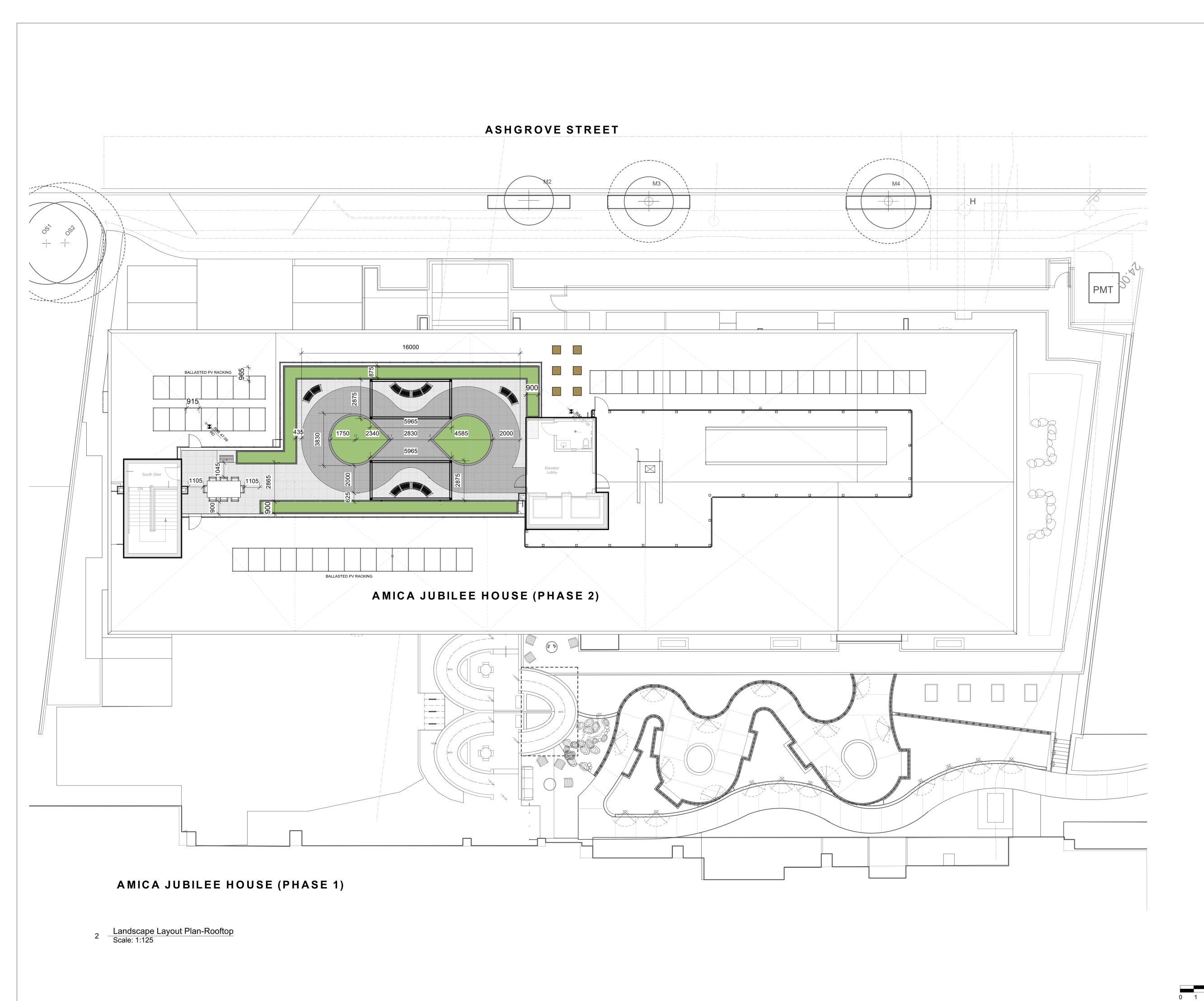






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8	May 05-25	Issued for IFT
7	Apr 09-25	Issued for IFT
6	Mar 19-25	Issued for IFT
5	Mar 12-25	Issued for IFT coordination
4	Feb 10-25	Issued for IFT
3	Jan 14-25	Issued for BP 100%
2	Aug 20-24	Issued for BP 80%



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PROJE

Jubilee House-Phase 2 Victoria, BC

Landscape

Layout Plan Rooftop

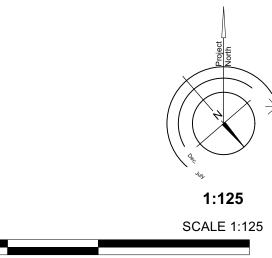
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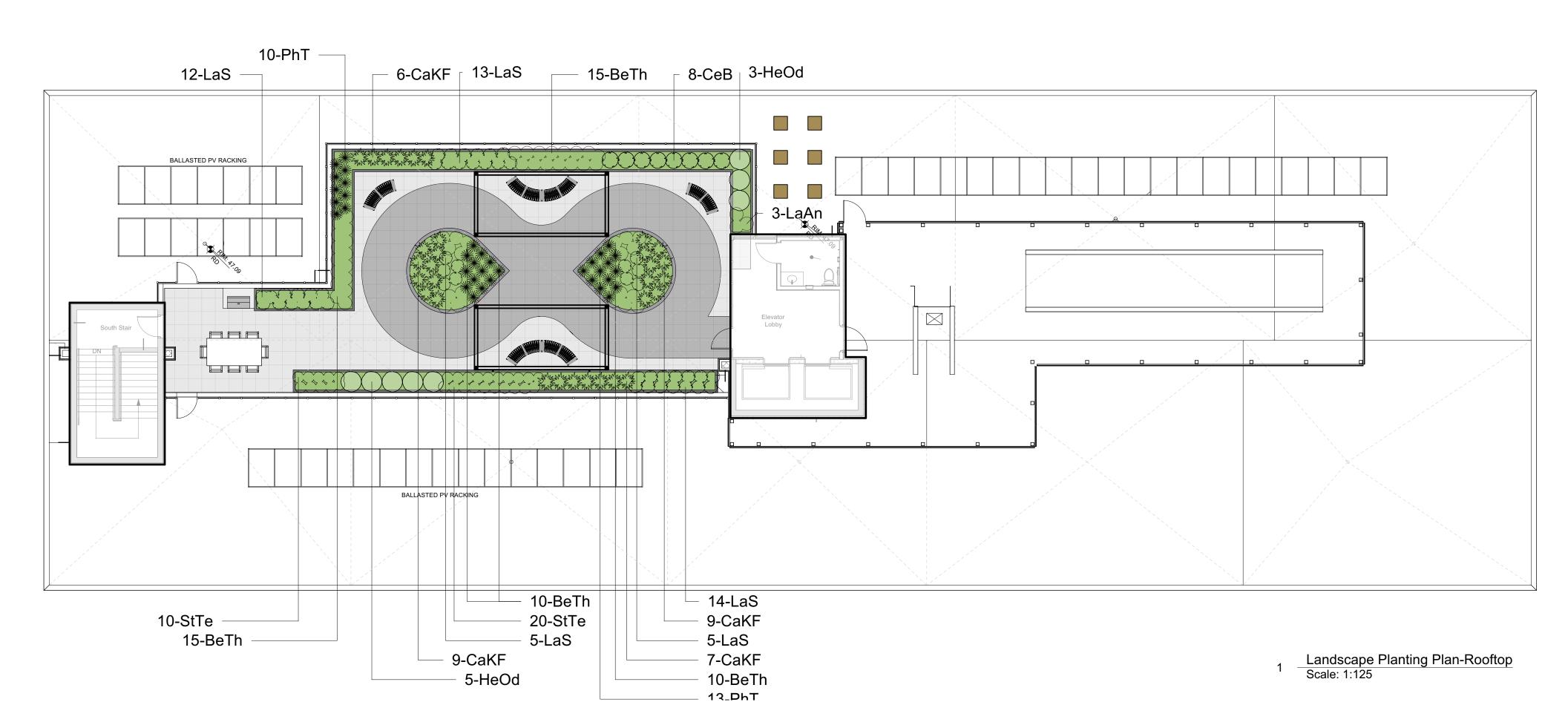
PROJECT No. 2214

L5 of 12

July 24/24

SHEET





## Recommended Nursery Stock (Ground Floor and Rooftop)

ID	Quantity	Botanical Name	Common Name	Size
AcOs	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm ca
AmMa	1	Maackia amurensis	Amur mackia	6cm ca
MaAc	5	Magnolia accuminata 'Yellow Bird' (Med 1	:1) Yellow Bird Magnolia	6cm ca
MaKo	1	Magnolia Kobus	Kobus Magnolia	6cm ca
MaDo	8	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm ca
Large Sh	nrubs			
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 'Kelseyi'	Kelsey Dogwood	#1 pot
НуМа	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
RiSa	33	Ribes sanguineum	Red Flowering Currant	#5 pot
SyAl	47	Symphoricarpos albus	Snowberry	#5 pot
Small Sh	nrubs			
ID	Quantity	Botanical Name	Common Name	Size
AzS	64	Azalea 'Snowbird'	Snowbird Azalea	#1 pot
BeTh	70	Berberis thunbergii f. atropurpurea 'Bagate	elle 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

· or orrina	.o, ,aa.c	, and i onio		
ID	Quantity	Botanical Name	Common Name	Size
BISp	8	Blechnum spicant	Deer Fern	#1 pot
CaKF	106 Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed		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:

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

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, rhughes@victoria.caand also copytreepermits@victoria.ca48 hours prior to the required inspection

## 3.0 Tree Planting Inspections

- 1. Excavated tree pits, soil cells, root barriers
- 2. 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.)
- 3. Completed planting tree planting, grate/guard, stakes etc.

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REVISIONS



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PROJECT

Jubilee House-Phase 2 Victoria, BC

TITLE

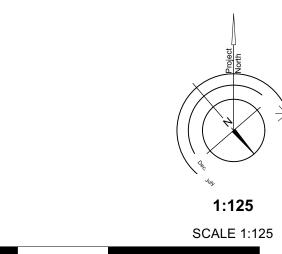
Landscape Planting Plan Rooftop

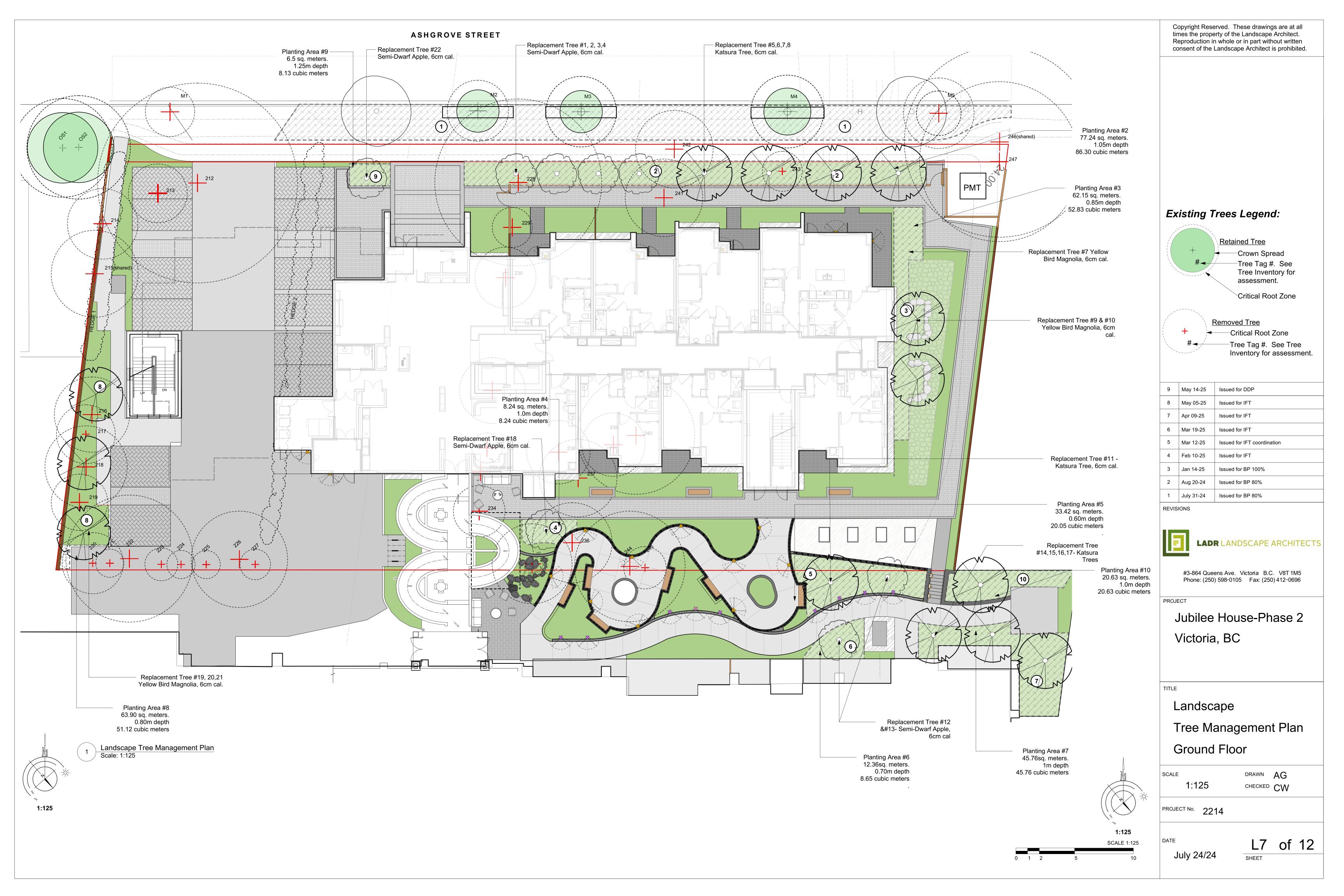
DRAWN AG SCALE 1:125 CHECKED CW

PROJECT No. 2214

July 24/24

L6 of 12 SHEET





				Name				Critical		Condition						
Tag or	Surveyed ?	Location (On, Off, Shared,	Bylaw protected ? (Yes /	Name		dbh	Ht	root zone radius	Dripline radius	Condition		Retention Suitability (onsite	Relative			Retention
ID#	(Yes / No)	City)	No)	Common	Botanical Carpinus	(cm)	(m)	(m)	(m)	Health	Structural	trees)	tolerance	General field observations/remarks	Tree retention comments	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.  *re-aligned sidewalk proposed within	Remove
OS1	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.	the critical root zone. The project arborist to supervise all excavation required within the critical root zone.	Retain*
					, , , ,										*re-aligned sidewalk and parkade proposed within the critical root	
OS2	No	Off	Yes	Cherry	Prunus sp.	37	8	4.4	3	Fair	Fair		moderate	Flowering cherry, pruned for hydro clearance, adjacent concrete lifting.	zone. The project arborist to supervise all excavation required within the critical root zone.	Retain*
Hedge					Thuia plicata	10 -								Hedge row consisting of ~20 individual	Will be heavily impacted by excavation required to construct the foundation of the proposed u/q	
1	Yes	On	No	Excelsa cedar	'excelsa'	15cm	4	2	2	Good	Fair	unsuitable	moderate	stems, no bylaw stems.  Multiple stems form at 1 - 1.5m above	parkade.	Remove
212	Yes	On	Yes	Cherry	Prunus sp.	71	8	8.5	5	fair/poor	Fair	unsuitable	moderate	grade, included bark, declining health condition - top dieback - 70% live crown ratio.	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	Multiple stems form at 3m above grade.	Located within the footprint of the proposed u/g parkade.	Remove
						12, 9,								Flowering cherry, multiple stems form at 1m above grade, historic pruning wounds	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g	
214	Yes	On	Yes	Cherry	Prunus sp.	8, 13	8	3	3	Good	Fair	conditional	moderate	with associated decay.  Multiple stems form at 1m above grade -	parkade.  Will be heavily impacted by excavation required to construct the	Remove
215	Yes	Shared	Yes	English hawthorn	Crataegus laevigata	37	10	3.7	3	Fair	Fair	conditional	good	no major weaknesses visible at stem union.	foundation of the proposed u/g parkade.	Remove
														Codominant stems form at 1m above	Will be heavily impacted by excavation required to construct the foundation of the proposed u/q	
216	Yes	On	Yes	Apple	malus sp.	13, 19	5	3.2	2	Good	Fair	conditional	moderate	grade - included bark.	parkade. Will be heavily impacted by	Remove
217	Yes	On	No	California lilac	ceanothus	11, 13, 7, 9	5	2.5	3	Fair	Fair	unsuitable	good	Multiple stems shrub cluster	excavation required to construct the foundation of the proposed u/g parkade.	Remove
														Codominant stem removed historically at	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g	
218	Yes	On	No	Apple	malus sp.	29	5	3.5	3	Good	Fair	conditional	moderate	.3m above grade with associated decay.	parkade. Will be heavily impacted by	Remove
219	Yes	On	No	Cherry	Prunus sp.	20	5	2.4	2	Fair	Fair	conditional	moderate	Fruiting cherry, cherry bark tortrix.	excavation required to construct the foundation of the proposed u/g parkade.	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
					Thuja plicata										Will be impacted by excavation required to construct the proposed	
221	No	On	No	Excelsa cedar English	'excelsa'	10	6	1.2	1	Fair	Fair	unsuitable	moderate	Suppressed by 222 Topped historically at 15m above grade - small regrowth leaders and epicormic	truck access area.  Will be impacted by excavation required to construct the proposed	Remove
222	Yes	On	Yes	walnut	Juglans regia	45	15	5.4	4	Good	Fair/poor	unsuitable	moderate	growth form at topping location.	truck access area. Will be impacted by excavation	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.	required to construct the proposed truck access area.  Will be impacted by excavation	Remove
224	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'	10	7	1.2	1	Good	Fair	unsuitable	moderate	Suppressed by 226	required to construct the proposed truck access area.  Will be impacted by excavation	Remove
225	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'	10	7	1.2	1	Good	Fair	unsuitable	moderate	Suppressed by 226	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 bylaw stems	Locaed within the footprint of the proposed u/g parkade.	Remove
															*Curb/gutter and new sidewalk proposed within the critical root zone. The project arborist to	
M2	Yes	City	Yes	Columnar red maple	Acer rumrum 'columnar'	22	10	2.6	3	Fair/good	Fair/poor		moderate	Leader removed for overhead utilities clearance, basal wound.	supervise all excavation required within the critical root zone.  *Curb/gutter and new sidewalk	*Retain
					Carpinus										proposed within the critical root zone. The project arborist to	
М3	Yes	City	Yes	European hornbeam	betulus 'fastigiata'	18	15	1.8	3	Good	Fair		good	V pruned for overhead utilities clearance Flush cut wounds with associated surface	supervise all excavation required within the critical root zone.	*Retain
220	Van	On	Vaa	Atlantia andar	Cedrus	EO	15	7.1	6	Fair	Egir/noor	conditional	madarata	decay heavily pruned on South side, heavily pruned on East side for overhead	Located within the footprint of the	Romava
228	Yes	On	Yes	Atlantic cedar  Excelsa cedar	atlantica Thuja plicata 'excelsa'	59 14	15	1.7	3	Good	Fair/poor	conditional	moderate	utilities clearance.  Suppressed by 228 - asymmetric crown on West side due to shading.	proposed u/g parkade.  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. Codominant stems form at 3m above	Located within the footprint of the proposed u/g parkade.	Remove
232	Yes	On	No	Ash sp	Fraxinus sp. Thuja plicata	13	8	1.3	2	Good	Fair	conditional	good	grade.	Located within the footprint of the proposed u/g parkade.  Located within the footprint of the	Remove
233	Yes	On	No	Excelsa cedar	'excelsa'	11	8	N/A	N/A	Dead	Dead	unsuitable	moderate	Recently dead tree	proposed u/g parkade.  Will be heavily impacted by excavation required to construct the	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.	foundation of the proposed u/g parkade.	Remove
				Sawara	Chamaecyparis									Multiple stems form at 4m above grade -	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g	
235	Yes	On	No	cypress	pisifera	28	15	3.4	3	Fair/good	Fair	conditional	moderate	narrow angles of attachment.	parkade.  Will be heavily impacted by excavation required to construct the	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.	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.  Located within the footprint of the	Remove
238	Yes	On	Yes	Apple	malus sp.	9, 10,	4	2.7	2	Fair	Fair	conditional	moderate	Multiple stems form at 1m above grade  Multiple stems form at 1m above grade -	proposed u/g parkade.  Located within the footprint of the	Remove
239	Yes	On On	Yes	Quince Ponderosa pine	Quince sp. Pinus ponderosa	7, 11	5	5.0	3	Fair Fair/good	Fair/poor	conditional	moderate moderate	narrow angles of attachment.  Codominant stems form at 2m above grade, phototropic lean to North.	proposed u/g parkade.  Located within the footprint of the	Remove
£#U	163	OII	169	ршс	ponuerosa	14, 16, 14, 11,	U	5.0	3	i aii/good	т аптроог	conuntrial	mouerale	Multiple stems form at 1m above grade - included bark, overhead utilities cross	proposed u/g parkade.  Located within the footprint of the	remove
241	Yes	On	Yes	Fig	Ficus sp.	13 9, 13,	10	3.3	3	Good	Fair	unsuitable	good	through canopy.	proposed u/g parkade. Will be heavily impacted by	Remove
242	Yes	On	Yes	Juniper	Juniperus sp.	10, 10, 11, 12, 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
															*new sidewalk, curb/gutter proposed within the critical root zone. The project arborist to supervise all	
M4	Yes	City	Yes	Columnar red maple	Acer rumrum 'columnar'	26	15	3.1	2	Fair	Fair/poor		moderate	Heavily side pruned for hydro clearance.	excavation required within the critical root zone.  Will be heavily impacted by	*Retain
					chamaecyparis	_									excavation required to construct the foundation of the proposed u/g	
243	No	On	No Yes	False cypress English hawthorn	sp. Crataegus	8, 9 31, 9, 12, 14		4.7	3	Good	Fair Fair	conditional	moderate	Codominant stems form at base  Multiple stems form at 1m above grade -	parkade.  Located within the footprint of the	Remove
244	No	On	No	Evergreen magnolia	Magnolia grandiflora	8, 8, 8		1.8	3	Fair	Fair/poor	unsuitable	good	narrow angles of attachment.  Mechanical wound at .5m above grade with associated decay.	proposed u/g parkade.  Located within the footprint of the proposed u/g parkade.	Remove
				European	Carpinus betulus	, 2								,	It is understood that this tree is proposed for removal due to conflicts with the road access	
M5	Yes	City	Yes	hornbeam	'fastigiata'	19 30, 29,	8	1.9	3	Good	Fair		good	V pruned for overhead utilities clearance In advanced stage of health decline- 5%	requirement for the proposed PMT.  Will be heavily impacted by	Remove
246	Yes	Shared	Yes	Lawson cypress	Chamaecyparis lawsoniana		20	8.1	4	Poor	Poor	unsuitable	moderate	live crown ratio. Likely infected with phytopthora Codominant stems form at base - narrow	excavation required to install the proposed PMT.	Remove
247	Voc	On	Voc	Lawson	Chamaecyparis	36.35	20	6.0	4	Ecir/	Eoir/	upovitek	mode==	angle of attachment, asymmetric crown on west side due to shading, likely	Will be heavily impacted by excavation required to install the	Dome
247	Yes	On	Yes	cypress	lawsoniana	36, 35	20	บ.ช	4	Fair/poor	raif/poor	unsuitable	moderate	infected with phytophhora.	proposed PMT.	Remove

#### TREE PRESERVATION SUMMARY

TREE PRESERVATION SUMMARY	Count	Multiplie	r	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	t whole nun	nber	E.	17
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	1
ONSITE Minimum trees per lot requirem	ent (onsite	trees)		
G. Tree minimum on lot			G.	14
H. Protected trees retained (other than specimen trees)	•	1 <b>x 1</b>	H.	1
. Specimen trees retained	(	) <b>x 3</b>	I.	0
J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number			J.	0
OFFSITE Minimum replacement tree requirement (offsite trees)				
K. Protected trees Removed		) <b>x 1</b>	K.	0
Replacement trees proposed per Schedule "E" Part 1 or Part 3	(	) <b>x 1</b>	L.	0
M. Replacement trees proposed from Schedule "E" Part 2	(	<b>x 0.5</b>	M	0
N. Total replacement trees proposed (L+M) Round down to nearest wi	hole numbe	er	N.	0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			Ο.	0
Cash-in-lieu requirement				
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is th	ne greater n	umber	P.	1
Q. Offsite trees proposed for cash-in-lieu. Enter 0	-		Q.	0
R. Cash-in lieu proposed ((P+Q) x \$2000)			<b>R</b> . \$	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



LADR LANDSCAPE ARCHITECTS

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

PROJEC<sup>\*</sup>

Jubilee House-Phase 2 Victoria, BC

ITLE

Landscape
Tree Management Plan
Tables

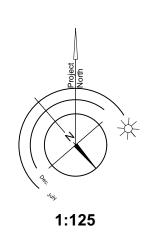
SCALE DRAWN AG
1:125 CHECKED CW

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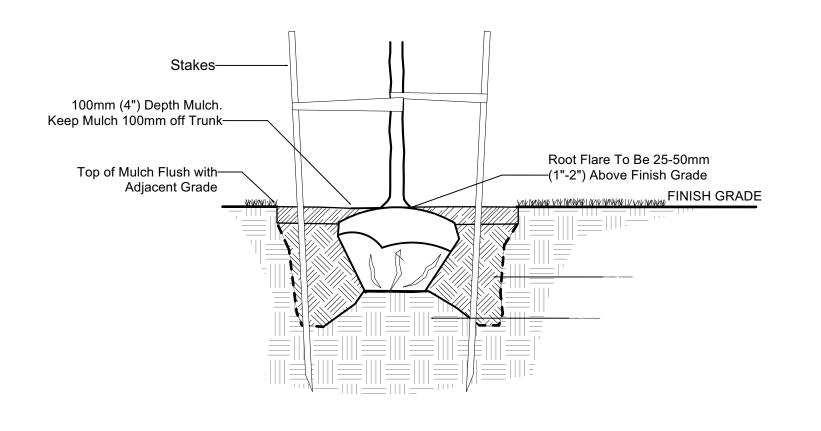
July 24/24

DATE

L8 of 12



# This Detail to be Read in Conjunction with Landscape Specification



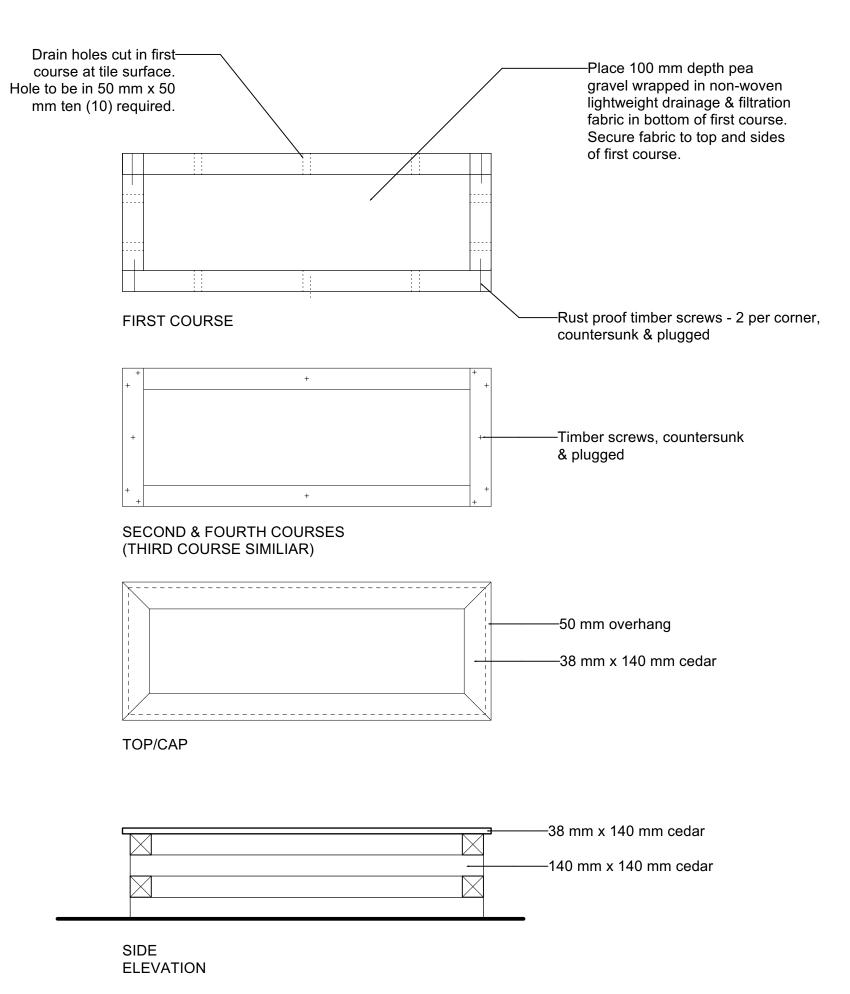
50mm (2") Mulch.
Keep Mulch 20mm (2")
Away from Woody Stems

Top of Mulch Flush
with Adjacent Grade

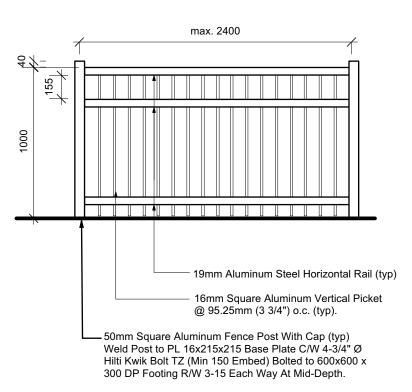
\*\*Nonlyny National Street S

# 1 Typical Tree Planting Detail Scale: 1:25

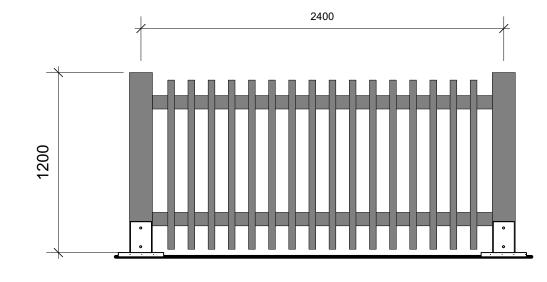
7 Typical Shrub Planting Detail



Raised Garden Bed plots
Scale: 1:25

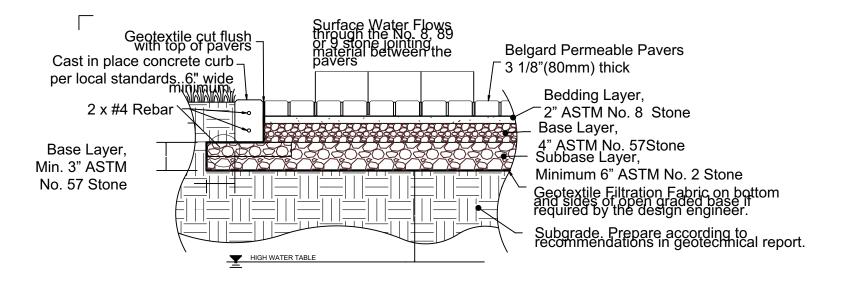


1.2 m Aluminum Picket Fence
Scale: 1:25



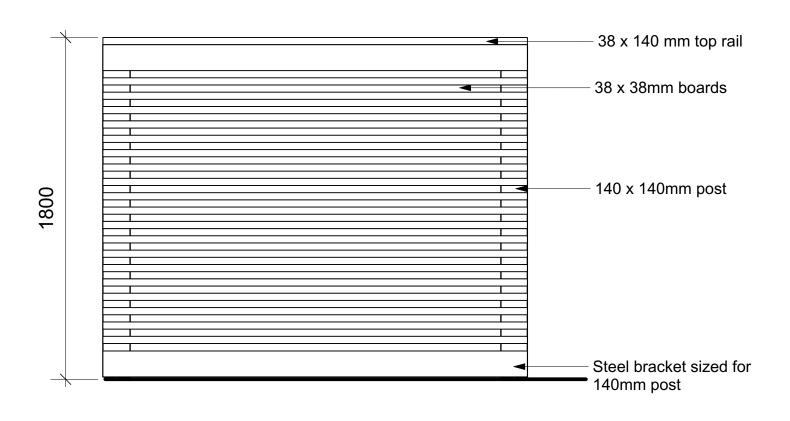
NOTES:
1. All wood to be western red cedar.
2. All wood to receive one (2) coat stain & two (1) coats clear sealer. Color to be reviewed and approved by Client and LA.
3. Contractor to provide stamped shop drawing for fence and footing.

1.2m ht. Timber Fence Scale: 1:25

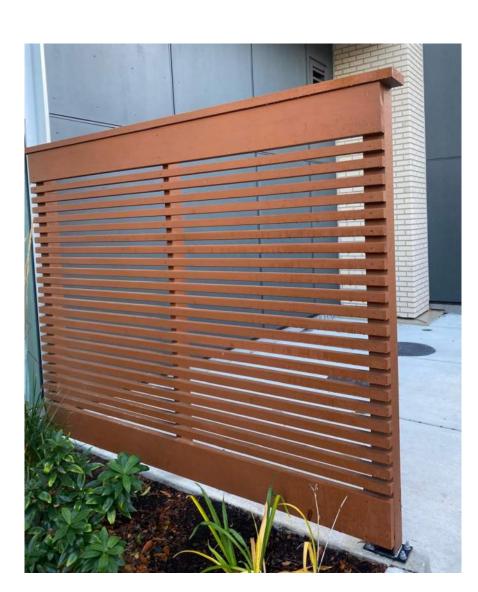


Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
 Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 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.
 ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
 Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

# Permeable Paver- Detail by Belgard



# 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

9	)	May 14-25	Issued for DDP
8	1	May 05-25	Issued for IFT
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6	;	Mar 19-25	Issued for IFT
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PROJECT

Jubilee House-Phase 2 Victoria, BC

TITLE

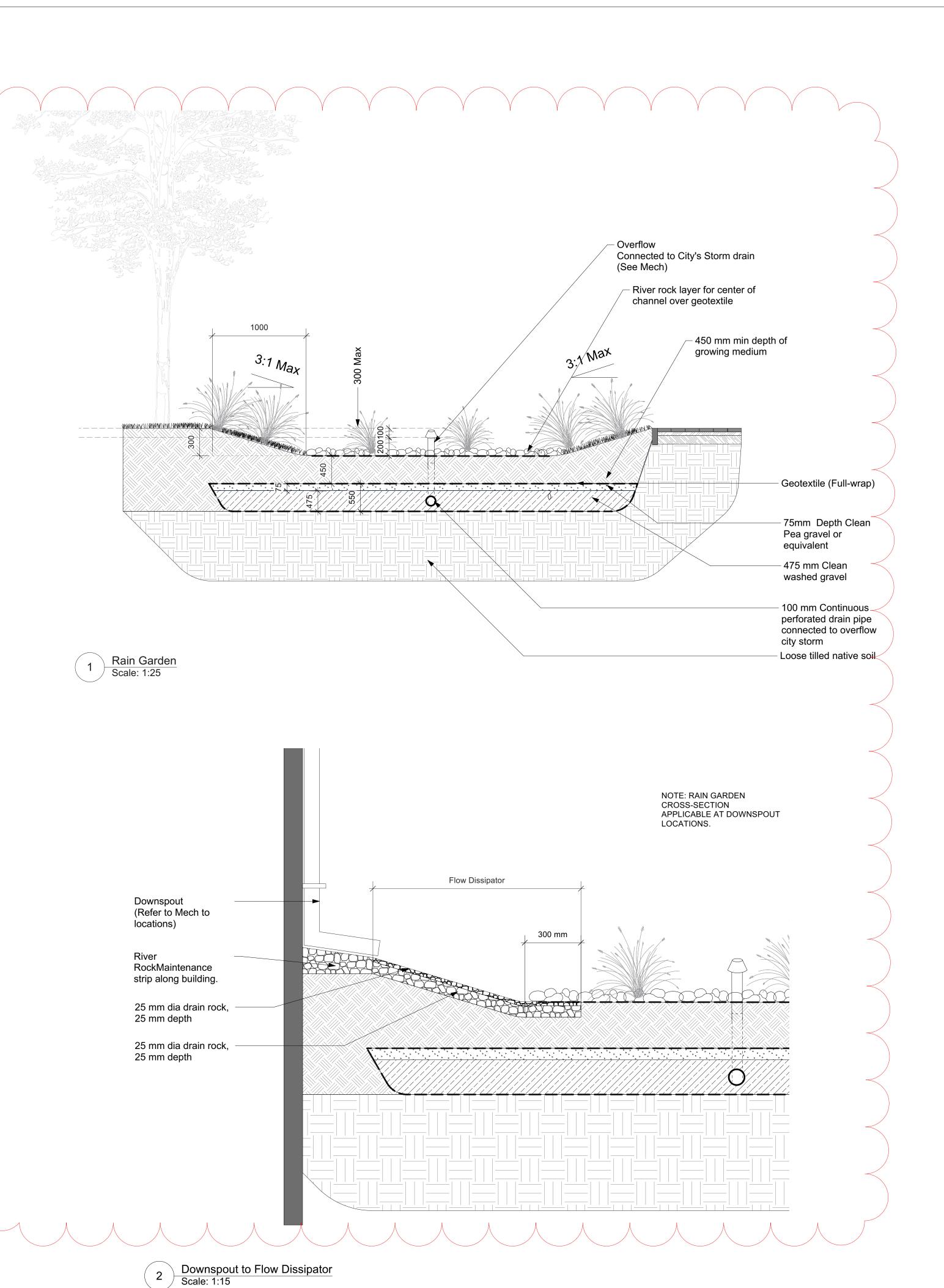
Landscape Details Plan

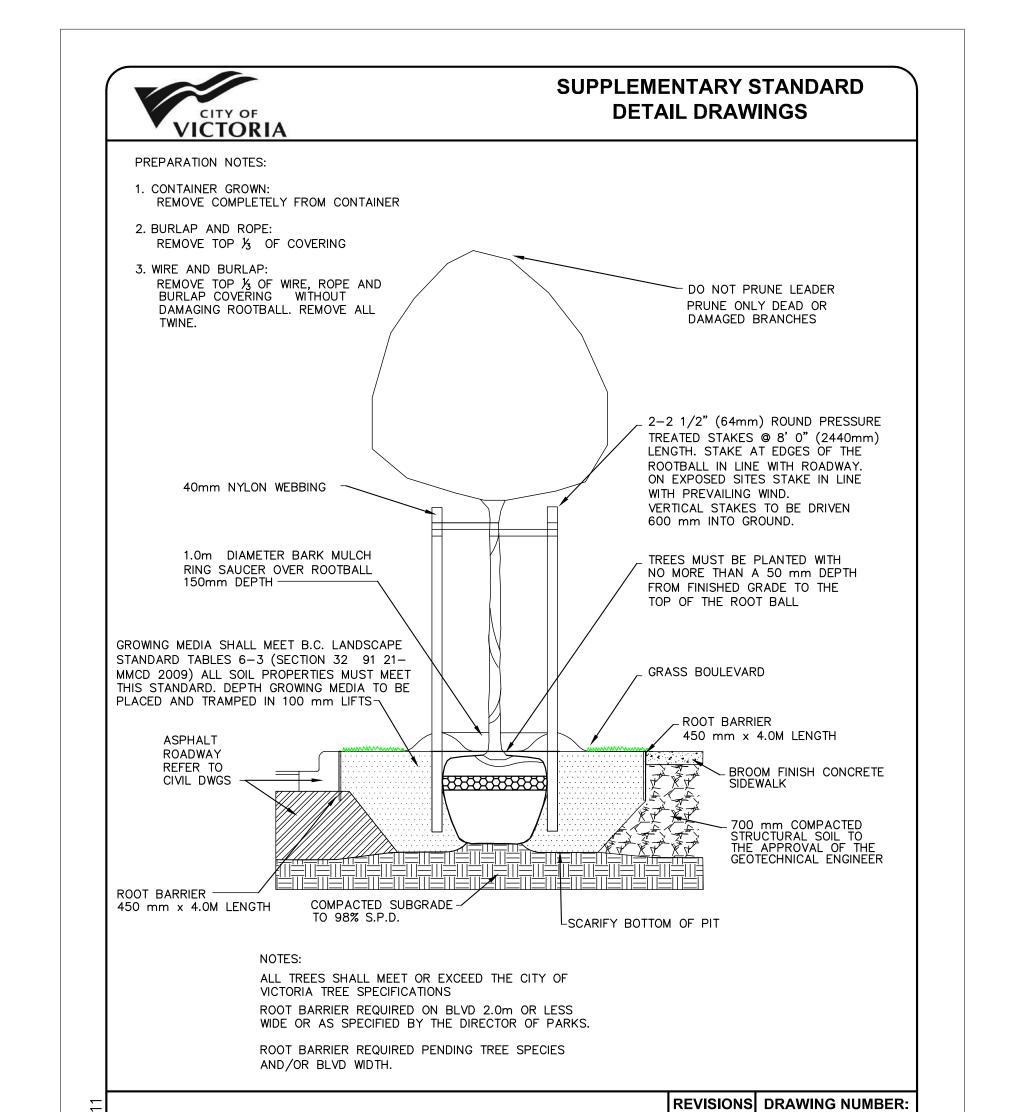
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PROJECT No. 2214

July 24/24

L9 of 12





TREE PLANTING IN BOULEVARD

11

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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

SD P4



LADR LANDSCAPE ARCHITECTS

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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

July 24/24

DATE

L10 of 12

#### 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

**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

**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 modfied 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 ferilization 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

**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

**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 iin 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

**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

**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

laying sod.

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 (77F°). 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 0.6% by weight. **3.7.7** Available Phosphorous (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 acommercially 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 (3.0mmho/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 # (MN
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 vegetaive 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

**3.8.12.3** Compost must contain less than 0.5% by volume of contaminants such as rocks, plastic,

**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 millohms/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 **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

medium in a wet or frozen condition.

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

**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

**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

#### 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

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.

**3.11.5** Do not place organic mulch in areas where **3.11.8** Organich 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 oocur

**3.11.4** Do not place organic mulch if the soil surface is saturated; allow the surface to dry.

**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

**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

4.2 Plant Quality

Landscape Contractor.

**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.

Contractor reviewing, the cost of the Landscape Architect's time, plus mileage, may be billed to the

Architect's review. If Landscape Architect is called to review the plants prior to the Landscape

**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** 

DRAWN AG SCALE 1:125 CHECKED CW

PROJECT No. 2214

L11 of 12 July 24/24

**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.

**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. **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

**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

**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

**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.

**4.3.6** For trees in grass lawns/boulevard, provide a grass free, clean cut and mulched, 1m diameter circle centred on tree.

**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.

**4.3.8** All debris and materials resulting from planting to be removed promptly from site and properly disposed of.

#### 4.4 Tree Staking

**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. **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.

**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.

4.5.4 Landscape Contractor to advise Landscape Architect if any trees other than those with guards cannot be staked.

#### 5. SUBSTANTIAL COMPLETION, ACCEPTANCE AND PLANT WARRANTY

#### 5.1 General

**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.

**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.

**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.

5.2 On Site **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. Landscape Contractor is to advise Landscape Architect when on-site installation is ready for Substantial

**6.2.2** 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. 5.2.3 The Landscape Contractor must maintain the site until they receive a notice of 'Acceptance'

in writing from the Landscape Architect. **5.2.4** Acceptance review of the on-site landscape installation will be completed by the Landscape

#### 5.3 Off Site

Architect and the municipality.

**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.

#### 6. GRASS LAWN 6.1 General

#### **6.1.1** Non-netted turfgrass sod to be installed where indicated as Sod "I' on sheets L1 Landscape Materials Plan.

**6.1.2** For sod installation over sub-grade see Landscape Specification Section 6.3.

**6.1.3** A turf starter fertilizer, 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.

**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 **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. 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. **6.1.7** Water area immediately after sod laying to obtain moisture penetration through sod into top 100 mm (4") of topsoil mix below.

**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.

**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.

**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.

#### 6.2 Sod

**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

**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.

**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

**6.2.4** Sod to be installed within 24 hours of delivery to site, and within 36 hours of harvest.

#### 6.3 Sod Installation Over Sub-grade

**6.3.1** Excavate and/or fill and prepare subgrade to a sufficient depth below finish grade to accommodate 150mm (6") topsoil plus the thickness of the sod. Scarify top 75mm surface of excavation if lightly compacted. Heavily compacted subgrade will require aeration.

**6.3.2** Prepare sub-grade to have an even loose-textured surface, free of stones larger than 75mm, all roots and branches, and other deleterious substances.

**6.3.3** The Landscape Contractor shall inform the Landscape Architect of any existing sub-grade conditions which will adversely affect the work in this section. Extra consideration must be paid to the transition between on and off structure, as the grass lawn will settle in the off structure area. **6.3.4** Spread growing medium evenly over the approved sub-grade and compact to maximum 85% modified dry density. After compaction growing medium depth to be minimum 150mm (6")

#### 7.0 SITE FURNITURE

#### 7.1 Benches

7.1.1 Nine (09) Aylesbury Benches with arms (Model: A-6) to be installed as shown on L2 Materials Wishbone Site Furnishings, Contact: Hayley Pez, Phone: 604-626-0476. Benches to installed as per manufacturer's specifications for surface mounting, ensuring that bench seat surface is I evel. Metal Finish: Black Powdercoat. Recycled Plastic Lumber Colour to be Sand. **7.1.2** Six (06) Skyline Curved Park Benches with arms and backrest to be installed as shown on L2 Materials Plans. Wishbone Site Furnishings, Contact: Hayley Pez, Phone: 604-626-0476. Benches to installed as per manufacturer's specifications for surface mounting, ensuring that bench seat surface is I evel. Metal Finish: Black Powdercoat. Recycled Plastic Lumber Colour to be Sand. Wishbone to provide shop drawings.

#### 7.2 Bike Racks

**7.3.1** Three (3) Bicycle Racks to be installed where indicated on L1 Materials Plan. Racks to be Maglin MBR500 Series, surface mounted. Colour: Graphite. Install as per manufacturer's specifications. Contact Maglin:Maglin Site Furniture, 27 Bysham Park Drive, Woodstock, Ontario N4T 1P1. www.maglin.com. BC Territory Manager: Jennifer Fancy. Ph: 1(885) 904-0330

#### 7.3 Accesible Planters

**7.3.1** Four (4) Rutherford Wheelchair Accesible planters to be placed where indicated on L1 Materials Plan. Planters to Wishbone Site Furnishings. Model Number: RPLWC-50-36 Contact: Hayley Pez, Phone: 604-626-0476. Planters to installed as per manufacturer's specifications ensuring that planter seat surface is level. Metal Finish: Moss Green Powdercoat. Recycled Plastic Lumber Colour to be Sand.

#### 8.0 LANDSCAPE ROCK

8.1.1 River rock to be placed where indicated as 'G' on L1 Landscape Materials Plans. River Rock to be 50-150mm (2"-6") Fraser Valley river stone, or approved alternate. River rock for mulch adjacent to building as shown on L1 is to be distributed to a minimum depth of 200mm. River Rock to be retained by western red cedar (2) 38x150 boards which shall be staked every 900mm and at all corners and splices. River rock to be as supplied by Peninsula Landscape Supplies, 2078 Henry St. West, Sidney, B.C., 250-656-6719, or approved equivalent.

#### 8.2 Stabilized Granite Pathway Screenings

8.2.1 Compacted aggregate surfacing to be placed where indicated as 'F' on L1 Landscape Materials Plan. Surfacing material to be granite fines or approved equivalent, stabilized with a binder system

such as Organic-Lock or approved equal. **8.2.2** Minimum compacted depth: 75 mm (3")

**8.2.3** Material to be installed in lifts and compacted to 95% Standard Proctor Density

**8.2.4** Subgrade to be properly prepared and graded to ensure positive drainage **8.2.5** Final surface to be firm, smooth, and consistent, free of loose material

#### 9.0 SURFACING

#### 9.1 Decorative Unit Pavers -Pathway) Aqualine-Over Structure

**9.1.1** Unit Pavers to be installed in pathway areas where indicated as 'D1' on L1 Landscape Materials Plan. Pavers to be 'Aqualine' as manufactured by Belgard, supplied by Slegg Building Materials or

**9.1.2** Jointing to be Techniseal® Polymeric Sand, or approved equivalent, suitable for non-permeable

9.1.3 Field Pattern (running bond). Colour: 'Natural'. Size: 110mm x 221.5mm x 80mm

**9.1.4** Install pavers as per Manufacturer's Specifications.

**9.1.5** Secure outside edge of pavers with a proprietary edge constraint such as concrete curb.

#### 9.2 Decorative Unit Pavers (Patios) -Aqualine-Over Structure

**9.2.1** Unit Pavers to be installed in patio areas where indicated as 'D2' on L1 Landscape Materials Plan. Pavers to be 'Aqualine' as manufactured by Belgard, supplied by Slegg Building Materials or

**9.2.2** Jointing to be Techniseal® Polymeric Sand, or approved equivalent, suitable for non-permeable

9.2.3 Field Pattern (running bond). Colour: 'Midnight. Size: 110mm x 221.5mm x 80mm

**9.1.3** Install pavers as per Manufacturer's Specifications.

**9.2.4** Secure outside edge of pavers with a proprietary edge constraint such as concrete curb

#### 9.3 Decorative Unit Pavers -(Parking area)-Aqualine-Over Structure

9.3.1 Unit Pavers to be installed in parking areas where indicated as 'D3' on L1 Landscape Materials Plan. Pavers to be 'Aqualine' as manufactured by Belgard, supplied by Slegg Building Materials or approved equivalent.

**9.3.2** Jointing to be Techniseal® Polymeric Sand, or approved equivalent, suitable for non-permeable

applications.

9.3.3 Field Pattern (herringbone). Colour: 'Natural'. Size: 110mm x 221.5mm x 80mm

**9.3.4** Install pavers as per Manufacturer's Specifications. **9.3.5** Secure outside edge of pavers with a proprietary edge constraint such as concrete cur

#### 9.4 Decorative Unit Pavers -(Pathway) Aqualine- On Subgrade

**9.4.1** Unit Pavers to be installed in pathway areas where indicated as 'E1' on L1 Landscape Materials Plan. Pavers to be 'Aqualine' as manufactured by Belgard, supplied by Slegg Building Materials or

**9.4.2** Jointing to be 7-9 mm clear crush or Techniseal Storm jointing suitable for permeable areas 9.4.3 Field Pattern (running bond). Colour: 'Natural'. Size: 110mm x 221.5mm x 80mm **9.4.4** Install pavers as per Manufacturer's Specifications.

#### **9.4.5** Secure outside edge of pavers with a proprietary edge constraint such as concrete curb 9.5 Decorative Unit Pavers -(Parking) Aqualine- On Subgrade

**9.5.1** Unit Pavers to be installed in parking areas where indicated as 'E2' on L1 Landscape Materials Plan. Pavers to be 'Aqualine' as manufactured by Belgard, supplied by Slegg Building Materials or approved equivalent.

**9.5.2** Jointing to be 7-9 mm clear crush or Techniseal Storm jointing suitable for permeable areas 9.5.3 Field Pattern (herringbone). Colour: 'Natural'. Size: 110mm x 221.5mm x 80mm

**9.5.4** Install pavers as per Manufacturer's Specifications. **9.5.5**Secure outside edge of pavers with a proprietary edge constraint such as concrete curb 9.6 Broom Finish Concrete

**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. **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.

**9.6.3** Concrete design, specifications, mixes, and materials must be in accordance with:

.1) CAN/CSA-A23.1-M90

.2) CAN/CSA-A23.2-M90

.3) CAN/CSA-A23.3-04

.4) Maximum aggregate size: 20

.5) Compressive strength: 30 MPa minimum at 28 days .6) CIP Concrete to meet or exceed MMCD requirements.

materials is unacceptable and if present installation will be rejected.

9.7 Hydrapressed Concrete Slabs

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. 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. 9.7.3 Slabs to be installed on adjustable BlackJack Pedestal System or approved alternate. Black Jack Pedestal System available through Abbotsford Concrete Products. **9.7.4** Slabs to be placed so transitions are completely level. Height difference between

#### **10.0 IRRIGATION**

#### 10.1 General

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.

**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.

**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. 10.1.4 All trees are to have one 1.82m diameter emitter loop and one 1.00m diameter emitter loop per

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.

**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:

300 mm (12") in planting beds; 200 mm (8") in grass lawns.

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. 10.2 On-Site

**10.2.1** As part of bid price, Irrigation Contractor is to:

a) provide backflow preventer on system

b) connect system to power and water supplies c) carry out flushing and pressure testing

d) provide one complete 'blow-out' (winterization) and spring start up 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

**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. 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. 10.3 Off-Site

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. 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.

**10.3.3** A manufacturer's warranty is required for all irrigation equipment outlined in the specifications and on the irrigation drawings (as-builts).

**10.3.4** A one year warranty will apply for materials and workmanship.

**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. **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. **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:

1st: Sleeving

2nd: Open Trench Main Line & Pressure Test

3rd: Open trench Lateral Line 4th: Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report

required, Backflow Assembly is to have inspection tag completed and attached **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.

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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** 

DRAWN AG SCALE 1:125 CHECKED CW

PROJECT No. 2214

July 24/24

L12 of 12