



Contacts + Drawing List

Landscape

1.0.00 Core
1.0.01 General Information Sheet
1.0.02 Tree Survey Flan
1.0.03 Tree Management Plan
1.1.01 Landscape Materials - Ground
1.1.02 Landscape Materials - Ground
1.1.03 Commenter Management & Grading
1.1.03 Commenter Management & Grading
1.1.05 Landscape Materials - Sections
1.1.06 Landscape Materials - Sections
1.1.06 Landscape Materials - Sections
1.1.07 Schild Control

Civil Electrical

C10 Consentud Sin Demotion
C10 Consentud Sin Demotion
C10 Consentud Sin Demotion
C10 Consentud Sin Services (Part

D'AMBROSIO architecture + urbanism

2960 Jutland Road Victoria BC Canada V8T5K2

tel 250.384.2400 eml mail@daustudio.ca web www.daustudio.ca

Civil Consultant

WSP 300 - 3000 Uplown Blvd. Tribania, BC VSZ 689 250,383,808 Jeff Sumerville - Jeff Somerville (Bysp.com

Electrical Consultar

ADS Engineeing 500 - 5795 Centy Road, Vistorie, BC VEZ 678 TYB-748-2033 Sai Kicar - bal Kican@seesegr.com

Transportation Consultant

Wat Consulting Group 302 - 740 Hillado Avense Vasario, 80 VET 124 200.385 8977 n 423 Nades King - rising @watsconsultinggroup con #21-18 Montreal and Quebec 205 Quebec Street Victoria, BC

Rezoning/DP Resubmission

Revision Set 24.12.20







Rendered Context View
NTS





=		_
		_
_		_
_		-
_		_
_		_
9	Rezoning/OP Resubmission	24.12.20
6	Rezoning/DP Resubmission	
5	Rezoning/OP Resubmission	
4	Issued for ADP	22.08.03
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date
	fit reserved. These chavings and designs a emain the property of d'ambrosic architects or the propect shows and may not be repre- sonsers.	re and at all re to be fused without
proje	ect name	
Me	ontreal and Que	ehec

project no.	#21-
scale	As indicate
drawn by	

A0.1

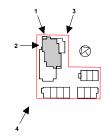








2 Montreal Entry Render







Rendered Context View

Rezoning OP Resotmission 24.12.2 Resoning OP Resotmission 23.12.2 Resoning DP Resotmission 23.12.2 Resoning DP Resotmission 22.12.2 Resoning OP Resource 20.10.1 Resource 20.10.

Montreal and Que 205 Quebec Street Victoria, BC

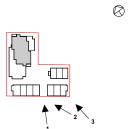
> sheet title Context Views

project no.	#21-18
scale	As indicated
drawn by	CF
date issued	sheet no.
12/20/24	A0 2



















URBAN HEIGHT DIAGRAM: Taller building forms wrap around the Downtown Core Area and bracket the marine entrance to the Inner Harbour.













MASSING/HEIGHT RATIONALE

	Rezoning/DP Resubmission	
	Rezoning/DP Resubmission	
	Recording DP Resubmission	
	Issued for Rezoning / DP	21.12
v no	description	dat
	neserved, these chavings and designs a rain the property of d'ambresis and deci- the propert shows and may not be reproducted.	
raje	t name	

Montreal and Quebe 205 Quebec Street Victoria, BC

Height & Massing Analysis

project no.	#21-18
scale	NTS
drawn by	DZ
date issued	sheet no.
12/20/24	A0.4







Section B - Kingston St. 1:300 146/150 KINGSTON ST.



Section C - Montreal St. 1:300 25 BELEVILLE ST. REDFEN PARK OUEBEC ST. 201 KINGSTON ST./ 443 MONTREAL ST.

P. RazergoP Readerstate 24.122-25 (S. RazergoP Read

Montreal and Quebec 205 Quebec Street Victoria, BC

Context Elevations

project no.	#21-18
scale	1:300
drawn by	CF
date issued	sheet no.
12/20/24	A0.6





1. Harbour View from Bastion Square



2. Ship Point Panoroma



3. James Bay / Belleville Street from Johnson Street Bridge

	Rezoning/DP Resubmission	
	Rezoning/DP Resubmission	23.12.23
П	Rezoning/OP Resubmission	22.12.0
	Issued for AOP	22.08.03
	Issued for Rezoning / DP	21.12.11
10	description	date
149	teserved. Bees chavings and designs a rain the property of d'ambrosic architects the propert shows and may not be repret	re and at all re to be luced without

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

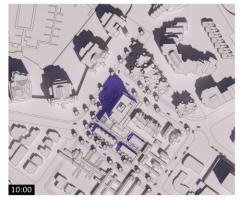
Skyline Analysis

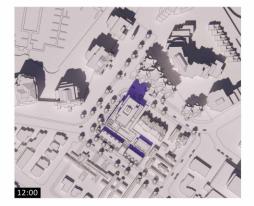
project no.	#21-18
scale	NTS
drawn by	CF
date issued	sheet no.
12/20/24	Δ0.7

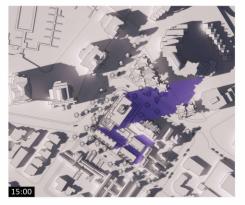




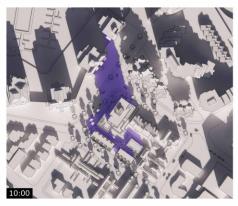


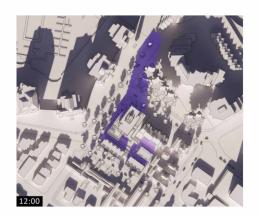






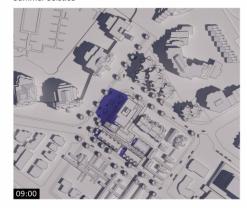
Winter Solstice







Summer Solstice









I		
		_
_		_
_		-
-		-
9	Rezoning/OP Resubmission	
5	Responing/OP Resubmission	
2	Issued for Rezoning / DP	
rev no	description	date
copyright times no used for extition of	I toserved, those clawings and designs a main the property of d'ambrosic architects the propert shows and may not be repre- prisers.	re and at all re to be luced will out

project name Montreal and Quebec 205 Quebec Street Victoria, BC

Sun and Shade Study

project no.	#21-18
scale	
drawn by	DZ, GK
date issued	sheet no.
12/20/24	A0.8

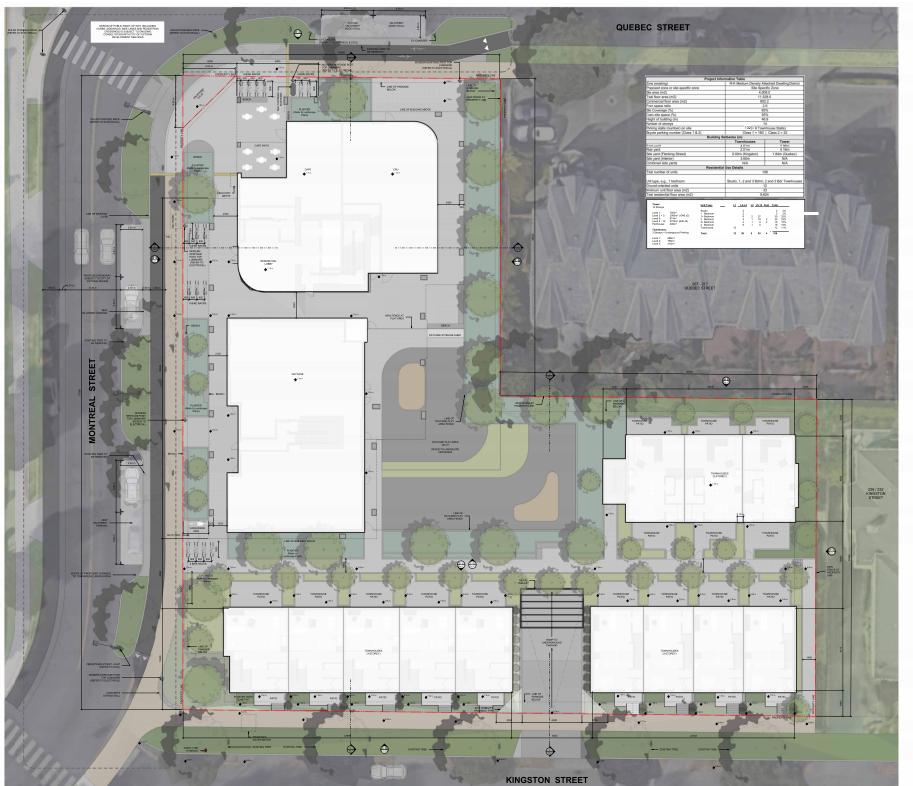
THE COMMENT WAS EXPLANABLE TRANSPARALY CERTIFIED WITHOUTH, CERTIFICATE AND EXCEPTION THE CERTIFICATE AND EXCEPTION THE CHARLE OF THE AUTHORITY CHISALL IS TO COME THE AUTHORITY CHISALL IS TO CHARLE OF THE CHARLE O

Montreal and Quebec 205 Quebec Street Victoria, BC

sheet title Existing Site Survey

project no.	#21-18
scale	
drawn by	Author
date issued	sheet no.
12/20/24	A1.0







THIS DOCUMENT HAS BEEN ELECTROMICALLY CERTIFICATE AND EMPORATION TO TECHNICATE AND EMPORATION TECHNICATE AND EMPORATION TO THE ABST. THE AUTHORISTS HE AUTHO

IOTES: REFER TO LANDSCAPE PLANS FOR INCOMENTOR ON PAYING, ENCING, PLANTING AND TREES.



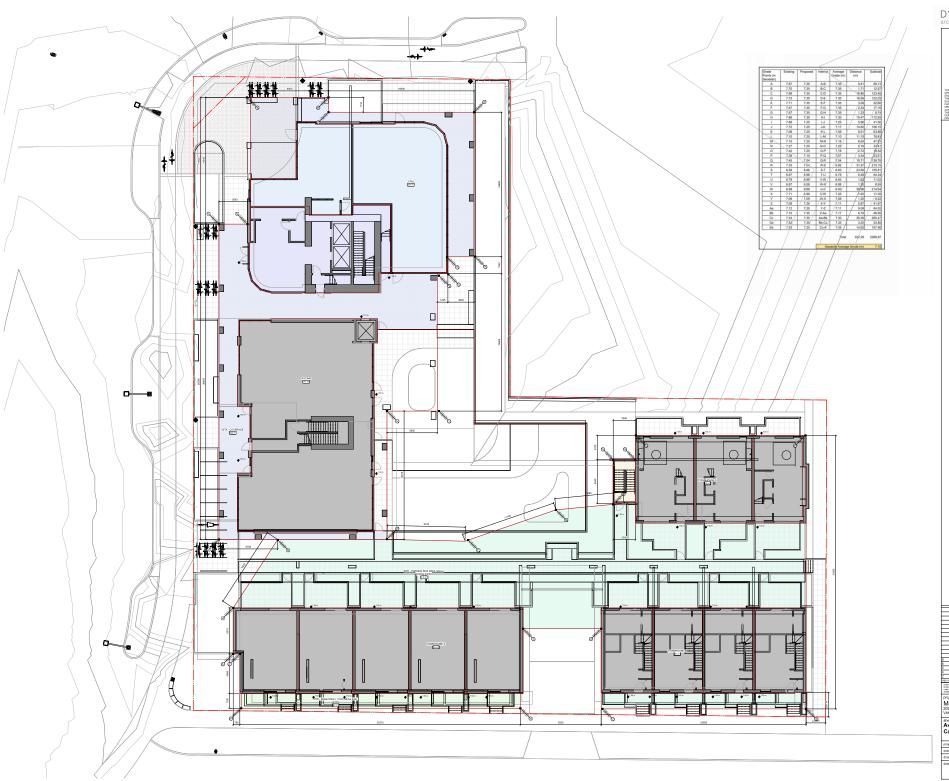
0m 5m scale in meters



project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title Site Plan

project no.	#21-18
scale	1:100
drawn by	RP, GK, GB
date issued	sheet no.
12/20/24	A1.1



2024-12-19

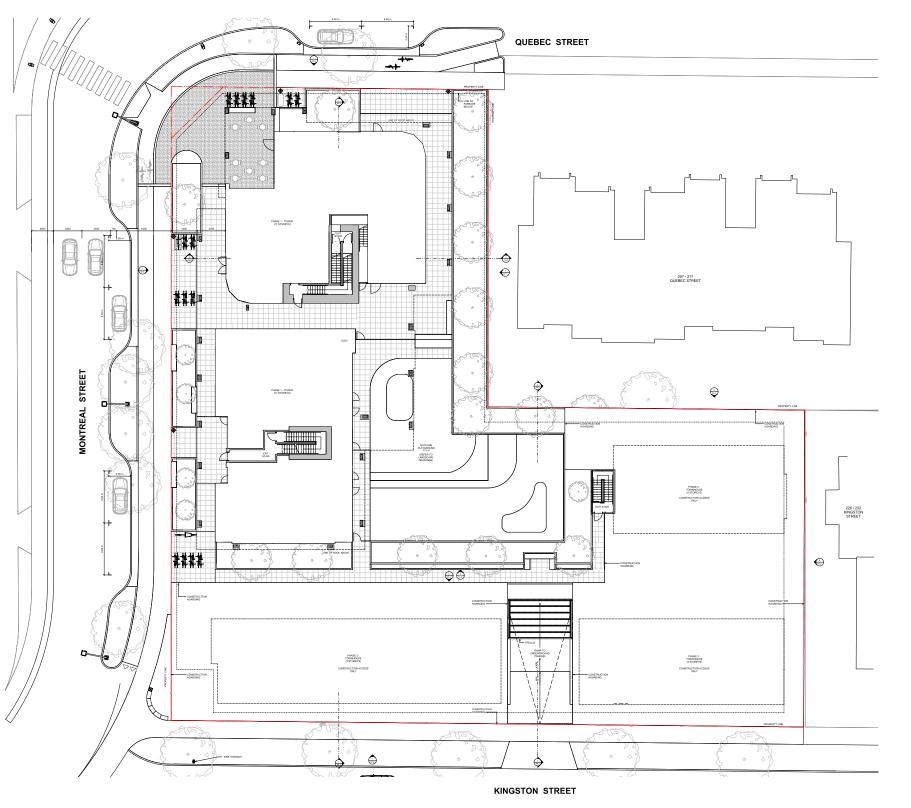
THIS DOCUMENT HAS BEEN ELECTROMONALY CHEFFED WITH DISTAL CONTINUATE AND DASK-WHOM THE HORSE AND THE

Rescring OF Resolutions 24 12 20
Rescring OF Resolutions (21 12 2)
Rescring OF Resolutions (21 12 2)
Rescring OF Resolution (21 12 2)
Rescring OF Resolution (21 12 2)
Rescription of Resolution (21 12 2)
Reso

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

Average Grade Calculations

	project no.	#21-18
	scale	1:100
	drawn by	RP, GK, GB
=	date issued 12/20/24	A1.2



 \bigcirc

#21-18 1 : 100 Author A1.3 ATENNATOR S

P1 UNDERGROUND PARKING

 \Rightarrow

 \Rightarrow

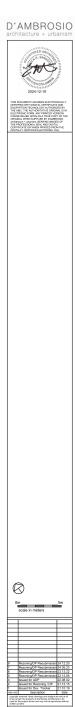
 $\hat{\Gamma}$

₽ 1

(Jr

00000

TREE WELL

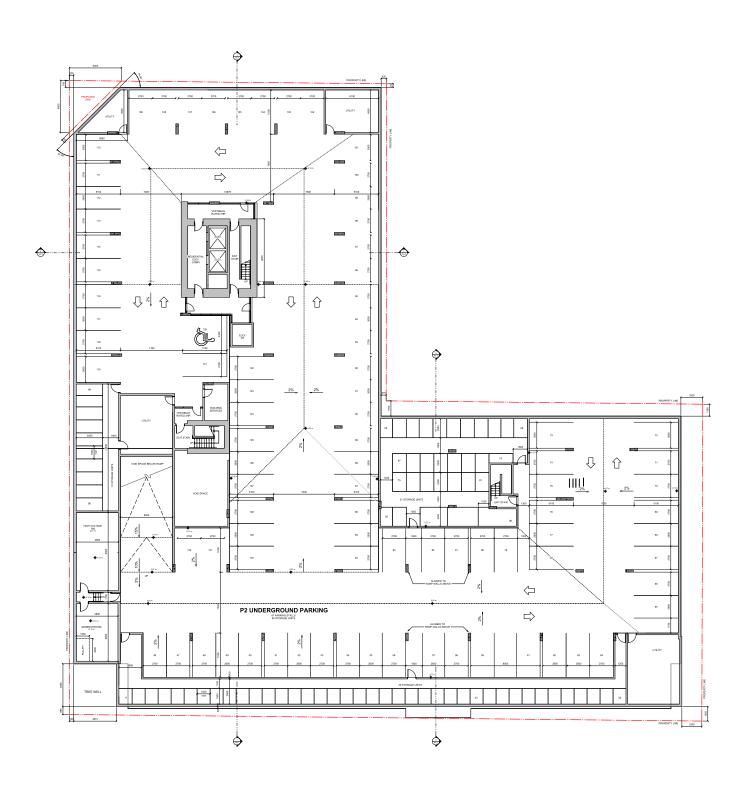


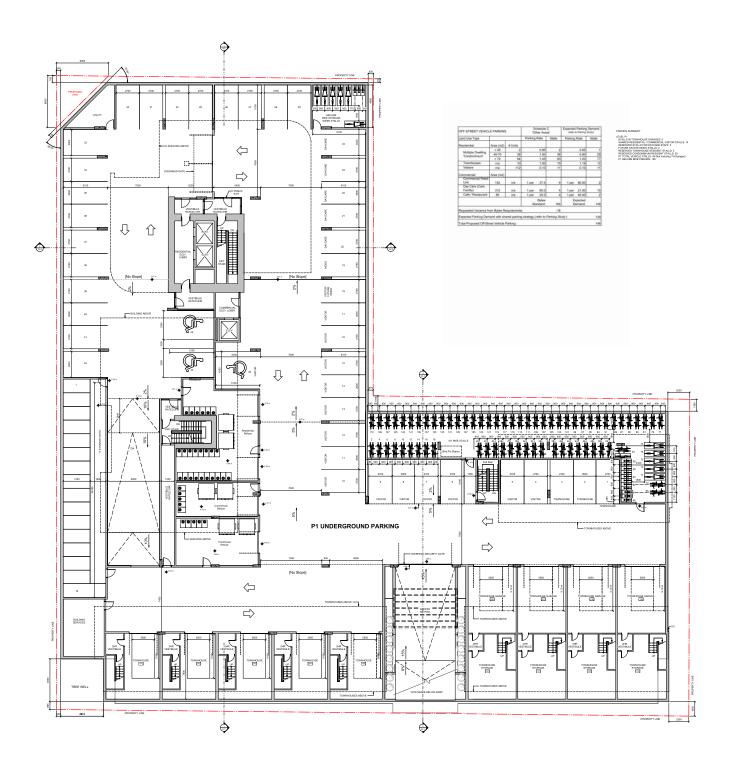


project no.	#21-18
scale	1:100
drawn by	Author
date issued	sheet no.
06/23/24	A1.4



A2.0



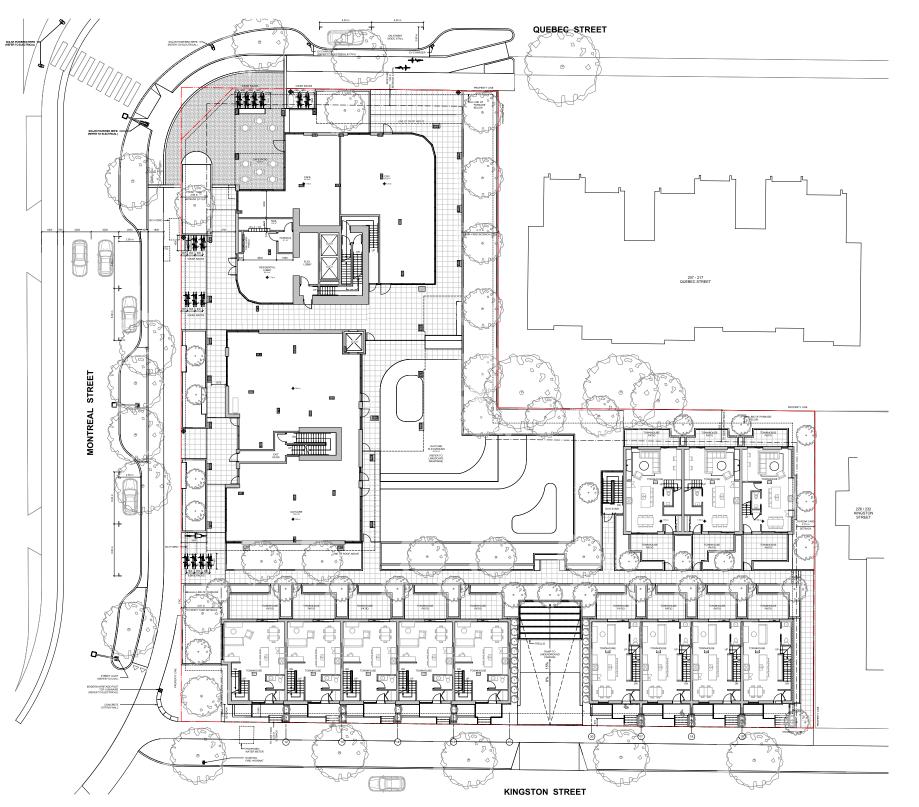




Montreal and Quebec 205 Quebec Street Victoria, BC

A2.1

sheet title P1 Parking Plan





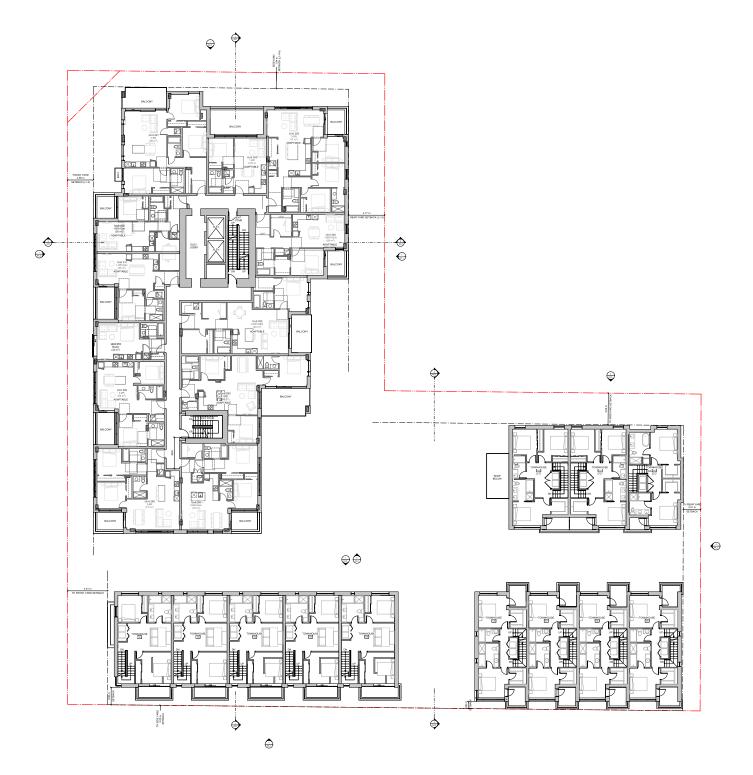
REFER TO LANDSCAPE PLANS FOR INFORMATION ON PAVING, FENCING, PLANTINGS, AND TREES.



Montreal and Quebec 205 Quebec Street Victoria, BC sheet title Level 1 Plan

RP/GK/GB A2.2





0m 5r

		-
		-
		-
		-
		-
		-
9	Rezoning/DP Resubmission	24 12
7	Rezoning/OP Resubmission	
7 6 5 4	Rezoning/OP Resubmission	23.12
5	Rezoning/DP Resubmission	
4	Issued for ADP	22.08
2	Issued for Rezoning / DP	21.12
1	Issued for Dev. Tracker	21.10
rev no	description	det
	teserved, those chavings and designs a rain the property of d'ambrosic architects the propect shows and may not be repre- cisard.	
Mo 205 0	ct name ntreal and Que Quebec Street ia. BC	ebe

sheet title Level 2 Plan	
project no.	a
scale	1

A2.3

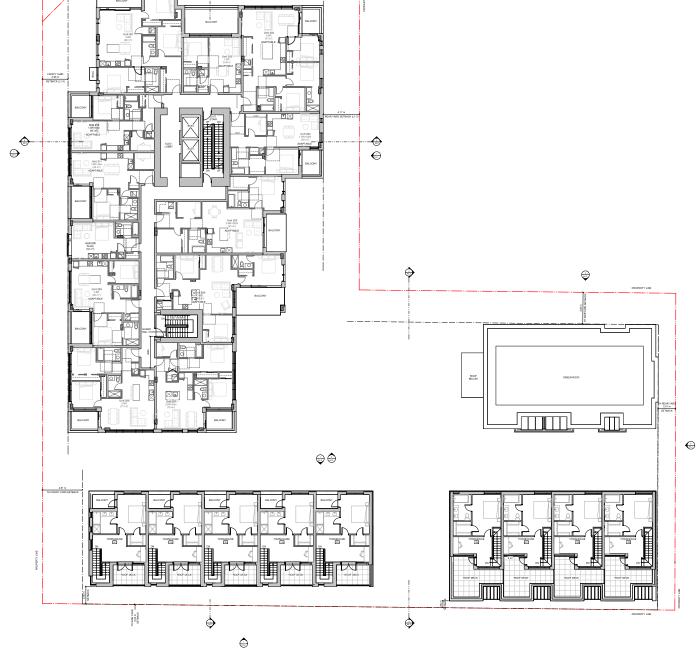


NOTES

1. REPER TO LANDSCAPE PLANS FOR INFORMATION ON PAVING, FENCING, PLANTINGS, AND TREES.







(1)





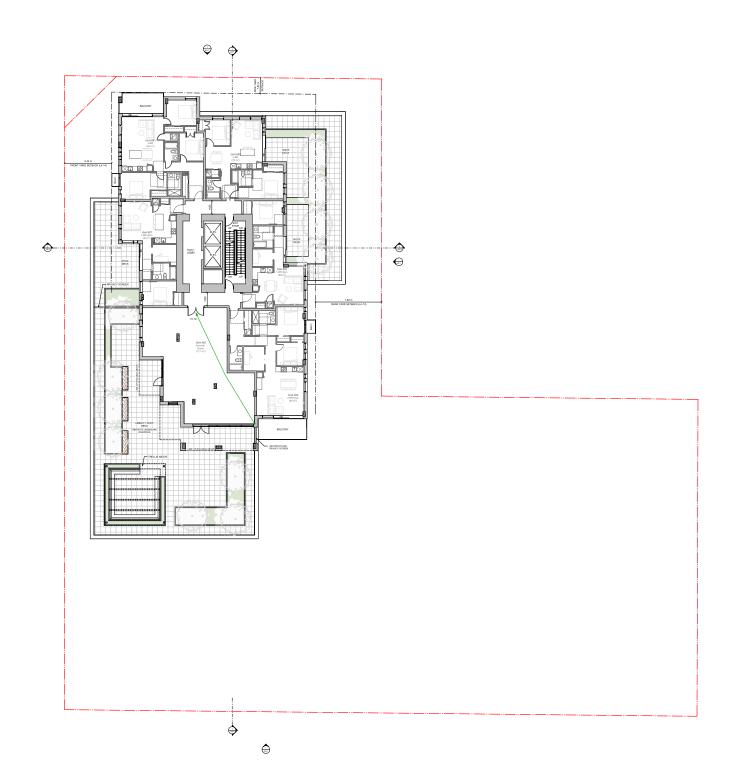




project name

Montreal and Quebec
205 Quebec Street
Victoria, BC

project no.	#21-1
scale	1:10
drawn by	RP / GK / GI
date issued	sheet no.
12/20/24	A2.5







		г
		H
		Г
		Г
		L
		L
		L
9	Rezoning/OP Resubmission	
	Rezoning/OP Resubmission	
6	Rezoning/OP Resubmission	
5	Rezoning/DP Resubmission	
5 4 2	based for ADP	2
2	Issued for Rezoning / DP	
1	Issued for Dev. Tracker	2.
rev no	description	

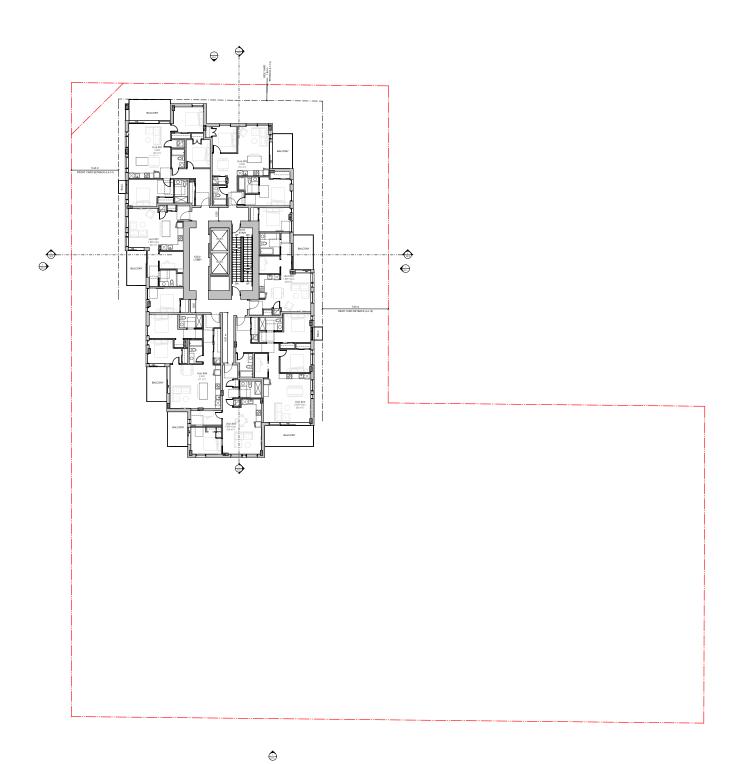
project name

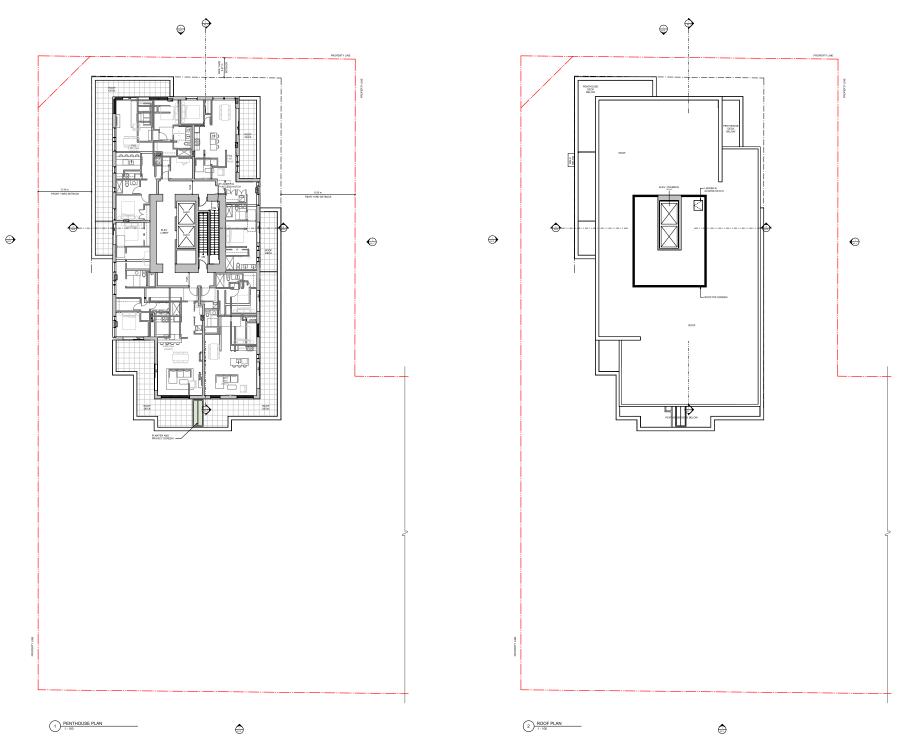
Montreal and Quebec

205 Quebec Street
Victoria, BC

sheet title Level 5-13 Plan

project no.	#21-18
scale	1:100
drawn by	RP/GK/GB
date issued	sheet no.
12/20/24	A2.6









	Rezoning/OP Resubmission	
	Rezoning/OP Resubmission	
	Rezoning/DP Resubmission	
	Rezoning/DP Resubmission	
		22.0
		21.1
	Issued for Dev. Tracker	21.1
rno	description	di
	teserved, those chavings and designs a rain the property of d'ambrosic architects the propect shows and may not be repre- cisard.	re ond a re to be lessed as
	t name ntreal and Que	ebe

project no.	#21-18
scale	1:100
drawn by	RP/GK/GB
date issued	sheet no.
12/20/24	A2 7

D'AMBROSIO architecture + urbanism



THIS DOCUMENT HAS BEEN ELECTROMONAL CERTIFICATE AND ENGINEERING THE AND ENGINEERING TH

incurse - unanierus BEREINO MANGES PROFESSIONES SEAL AND ORIGINAL IMPICATE OR WHEN PRINTED PROMI TRALLY CERTIFIED ELECTRONIC FEE. SATION MATERIALS KEY: Loment Panel System Colour Sendolme Rameing Sand Brick Colour Cendel

Title Cement Pasel
Colour Dark Grey

Pre-finished Vertical Wood Side

Glass Quards in Pro-finished Aluminum Fig.
 Glazed Conopies: Laminoted Glazing on

Oxfore Year One

(a) Prefinished Metal Pumpet Plashin Oxfore Year One

Preferance Metal Pascia
 Colour Intel One

October Iron / One

Pointed Metal Pergolas and Gates
Colour Iron / One

Dissa Walls and Quards of Auminum Frame Colour Iron / One

 Dissa Walls and Counts of Auminum Frame Colour Iron / One

Exposed Architectural Concrete
 Prefinished Metal Louvers
 Colour Ires / Ore

Profinated Metal Ponel Colour: Iros / One







Preference Metal Fascia Colour: Iros / Gre

(1) Preferance Metal Louvers Colour Iron / One

Prefinished Metal Ponel Colour: Iron / One

Tex no! description data compared water shared and an advantage of design and design and

project no. #2	
scale 1:10	
drawn by	CF / RP / GB
date issued	sheet no.
12/20/24	A 2 1



Preferance Metal Louvers Colour Iron / Ore

(B) Prefinished Metal Ponel Colour: Iron / One





Softlis: T8G Wood
 Glass Quarts in Pro-finishe
 Glass Quarts in Pro-finishe
 Glassed Conspier: Laminate
 Dilor: Next One
 Prefinished Shell Plurspel f
 Color: Vos / One

Preference Metal Fescia Colour You / One

Gissa Walfs and Quards w/ At Colour Iron / Gre
 Docour Iron / Gre
 Exposed Architectural Concret

Preferance Metal Louvers Colour Iron / Ore

(ii) Prefinished Meral Ponel Colour: Iron / One



Montreal and Quebec 205 Quebec Street Victoria, BC

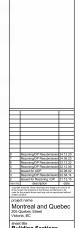
sheet title West Elevation

#21-18 1 : 100 CF/RP/GB teet no. 12/20/24

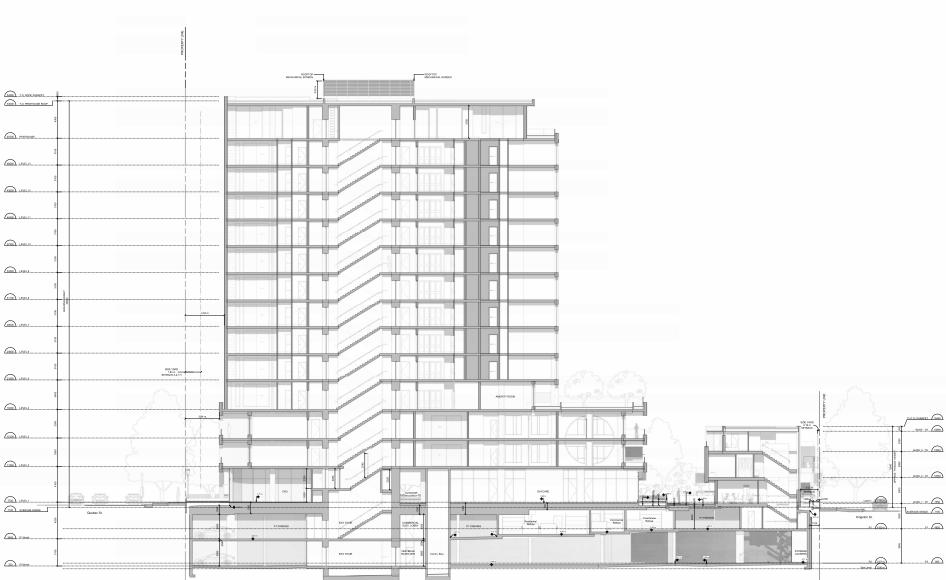




A4.0



A4.1



North Elevation - Townhouse



South Elevation - Townhouse



P1 Ramp @ Kingston St



East Elevation - Townhouse



5 North Elevation - Townhouse

D'AMBROSIO



The American Service Serv

Pointed Metal Pergolas and Gates Colour Iron / Ore

(1) Window and Doors: Clear Clazing in Dar Anedized Aluminum Frames Colour Ince / One

Galass Walls and Guards w/ Al Colour Iron / One (a) Exposed Architectural C

(5) Preference Metal Louvers Colour Iros / Gre

(9) Prefinished Metal Panel Colour from / One

Montreal and Quebec 205 Quebec Street Victoria, BC

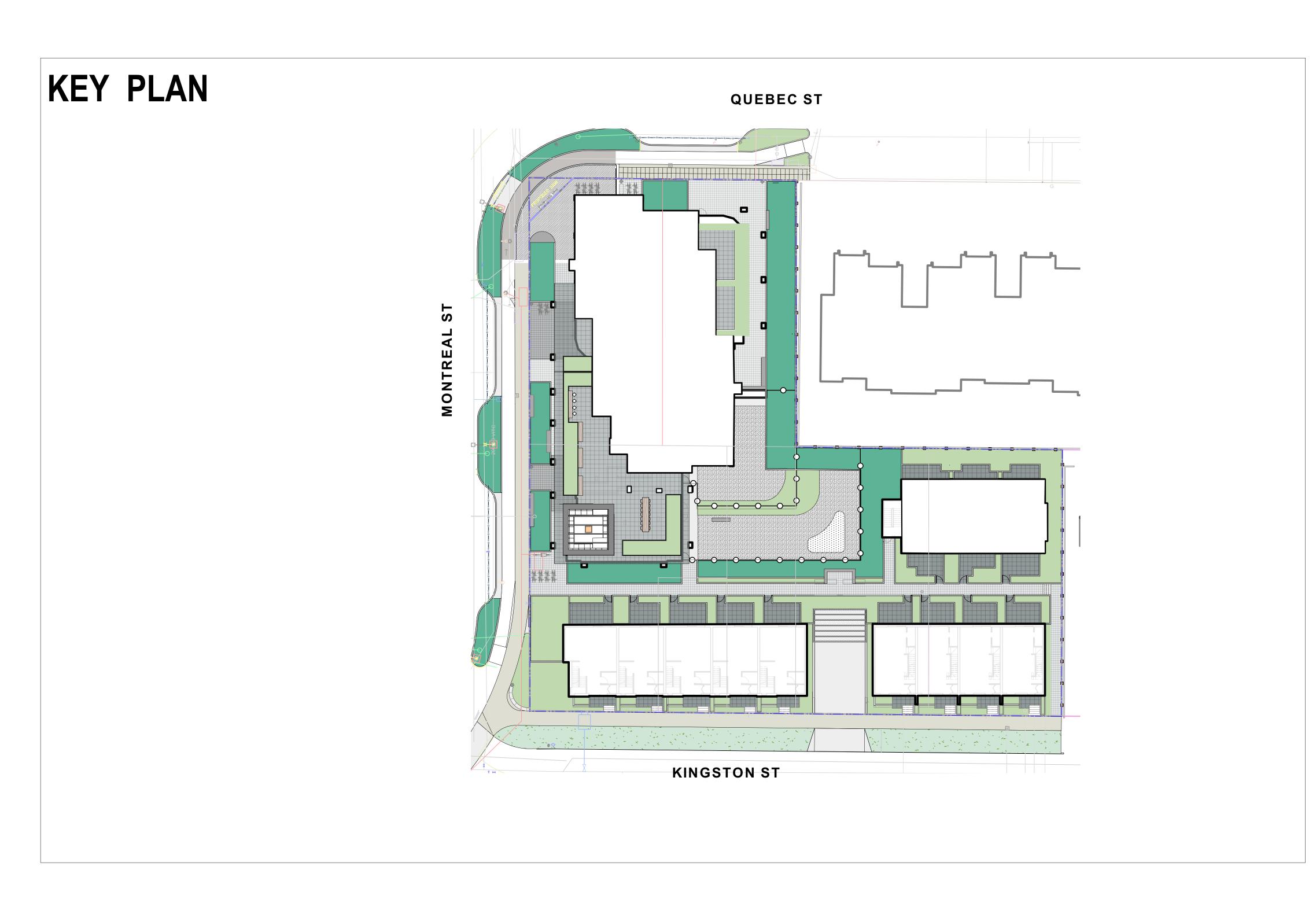
sheet title Building Section / Elevations

#21-18
1:100
CF / RP / GK
sheet no.
A4.2

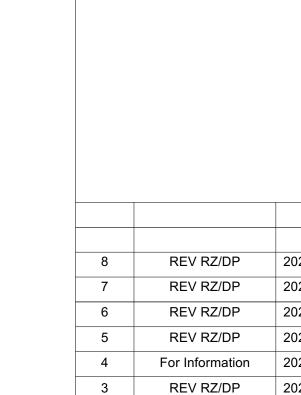
Mike Geric Construction

Quebec & Montreal

Victoria, BC



andscape Sheets		
Sheet No.	Sheet Title	
L0.00	Cover	
L0.01	General Information Sheet	
L0.02	Tree Survey Plan	
L0.03	Tree Management Plan	
L1.01	Landscape Materials - Ground Level	
L1.02	Landscape Materials - Level 4	
L1.03	Stormwater Management & Grading	
L1.04	Landscape Precedents	
L1.05	Landscape Materials - Sections	
L1.06	Landscape Materials - Sections	
L1.07	Replacement Tree Plan	
L3.01	Planting Plan - Ground Level	
L3.02	Planting Plan - Level 4	
L4.01	Landscape Details	





1 Issued for Dev. Tracker 2021-10-19

A Tennyson Ave. Pria, BC V8Z 3P6 F



2023-12-22

Mike Geric Construction 4520 West Saanich Rd Saanich, BC

project

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

sheet title

Cover

project no.		121.23
scale	1: ###	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	0.00

GENERAL NOTES

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

All elevations are in meters.

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

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract

- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
- 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- 4. Utilities Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.

5. Refer to electrical drawings for electrical service.

- 6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- 8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade
- unless otherwise shown. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems. 10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all
- accessible until successful completeition of inspection or test. 11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.

inspections and tests in the presence of the contract administrator. Keep work uncovered and

- 12. Trees within shrub or rain garden areas to be irrigated with spray heads.
- 13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system
- 14. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
- 15. Irrigation Inspections: required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.

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

BOULEVARD PLANTING NOTES

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

OFF-SITE IRRIGATION

- 1. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to
- 2. Irrigation Systems on City Property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw.
- 3. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the
 - required inspection time to schedule an inspection.
 - (1) Irrigation sleeving prior to backfilling
 - (2) Open trench main line and pressure test
 - (3) Open trench lateral line
 - (4) irrigation system, controller, coverage test, backflow preventer assembly test report required. backflow assembly is to have an inspection tag completed and attached.

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

- 1. The following inspections are required for all off-site horticulture areas:
 - (1) Excavated and scarified subgrade prior to placement of growing media.

 - (2) Installed and prepared growing media prior to planting.
 - (3) Plant material on-site prior to planting. (4) Planted landscape prior to mulch installation.
 - (5) At time that planted and mulched landscape meets the conditions for Total Performance as

LIST OF ABBREVIATIONS

INCL

INCLUDE(D)

LOW POINT

LINEAR FEET

JOINT

required by MMCD.

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

WWF

YD

YARD

WELDED WIRE FRAME

MATERIALS LEGEND

HARDSCAPE $\langle 1.0 \rangle$



Asphalt. See Civil

CIP Concrete Light Broom Finish with Tooled Control Joints. Colour: Natural.

CIP Concrete Light Broom Finish with Radial Control Joints. Colour: Natural

Standard Paver 8x8 tile pattern, colour Natural

Standard Paver 8x8 tile pattern, colour Charcoal

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

HARDSCAPE: CITY STANDARDS

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

Trowel Joint Concrete. See L4.01 For Pattern Details

Granite Pavers

@ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite Flamed Finish. Nonpermeable.

Grey Basalt Entry Band 1.9

Sandblasted Street name insert. 450mm width, Font Tisa Bro Bold -All caps, Finish Flamed

Granite Pavers

Solider Course Border 200mm Granite Pavers DAYCARE Design TBD by imput from Daycare provider

Sand

Safety Surfacing

 $\langle 3.0 \rangle$ **WALLS** Concrete Retaining Wall Concrete Bench

FURNISHINGS

1.10



Concrete Curb - See Civil.

4.3

Fire pit

Trash Bin

Benches

Shed. See Architecture

FENCES AND BARRIERS

1800mm Wood Fence

See Arch and Electrical

Picket Fence

PLANTING AREAS

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

LINE TYPE LEGEND

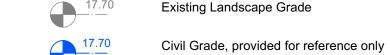
Property line Extent of Parkade, below Pedestrian Sightline

UNDERGROUND UTILITIES

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

Civil Typical Inlet Drain

GRADING LEGEND





Architectural grade, provided for reference only Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs

BC Bottom of Curb

TP Top of Pool

IRRIGATION LEGEND



Irrigation Point of Connection Proposed Irrigation Point of Connection. Provide water service and electrical service from irrigation controller to valves.

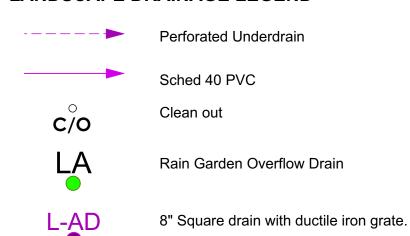
HP High Point

LP Low Point

— Irr SI — Irr SI —

Irrigation Sleeve Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.

LANDSCAPE DRAINAGE LEGEND

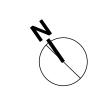


DRAINS BY OTHERS



Aco K100 Trench Drain, Load Class 'A'.

Trench Drain



REV RZ/DP 2023-12-22 REV RZ/DP 2023-03-02 REV RZ/DP 2022-12-06 REV RZ/DP 2022-08-31 5 For Information 2022-06-27 REV RZ/DP 2022-04-14 3 DP 2021-12-16 2 Issued for Dev. Tracker 2021-10-19 description rev no





Saanich, BC QUEBEC & MONTREAL DEV.

501-502 MONTREAL ST.

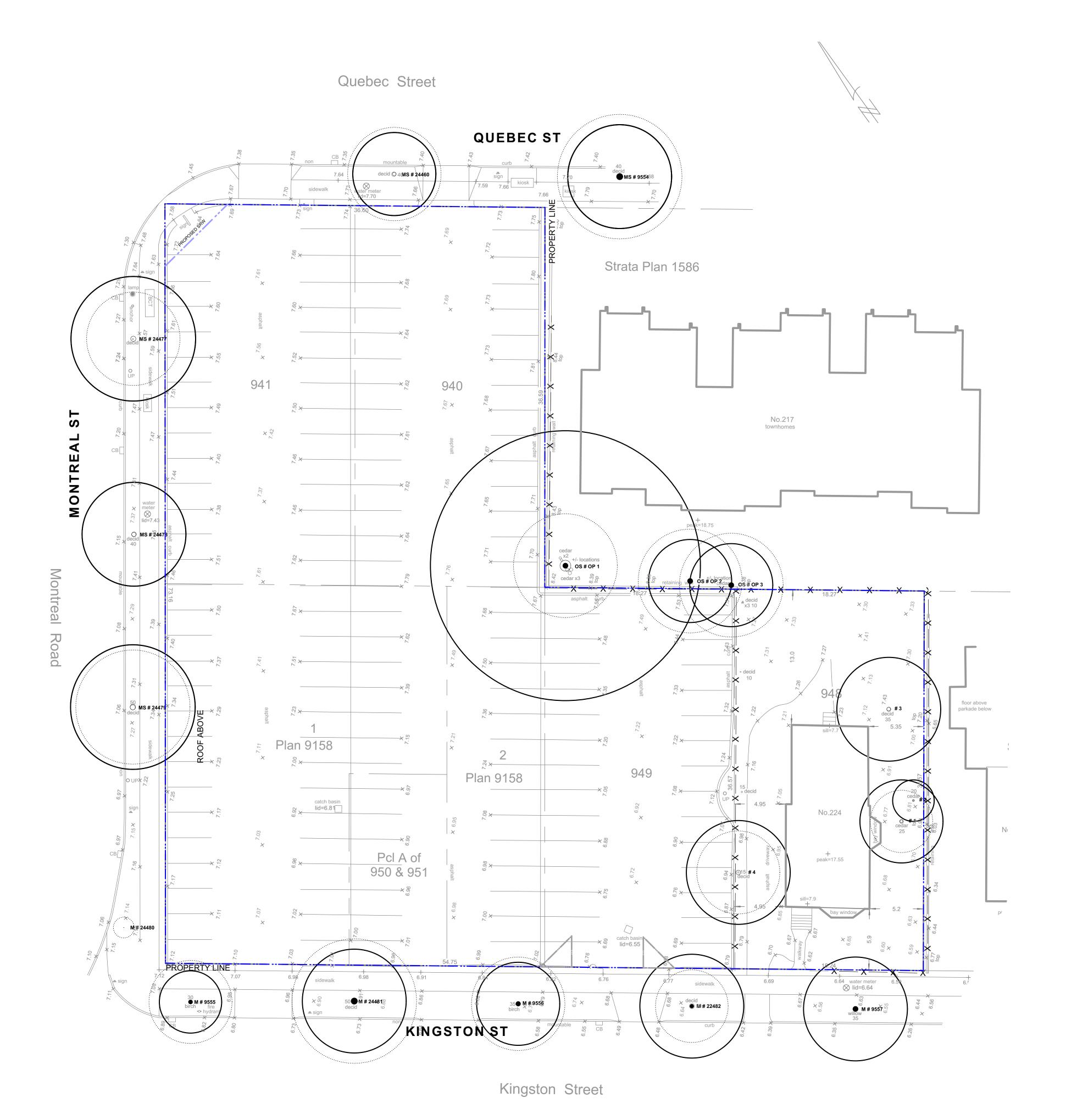
VICTORIA, BC

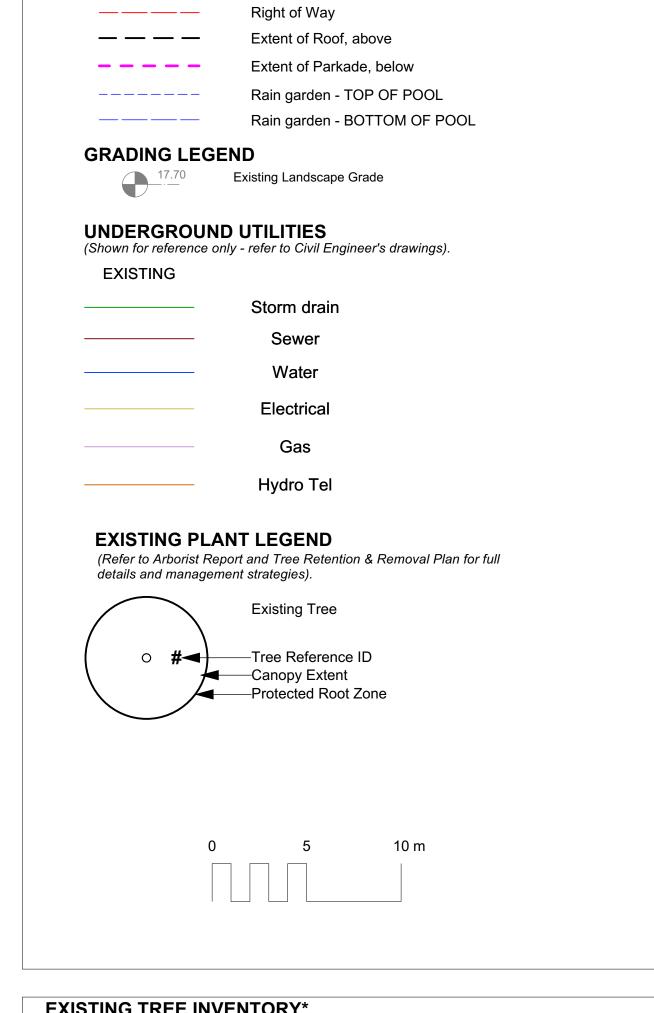
Mike Geric Construction

4520 West Saanich Rd

sheet title **General Information** Sheet

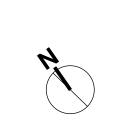
project no. 121.23 scale NA @ 24"x36" MDI drawn by checked by revison no. sheet no. L0.01 /8\





LINE TYPE LEGEND

TREE TAG #	DBH (cm)	CR7	Species	Crown Spread (m)	Height (m)
9555	27	3	Betula papyrifera	8	9
24481	39	5	Prunus cerasifera	12	9
24482	38	5	Prunus cerasifera	7	9
9557	39	4	Betula pendula	10	11
9554	42	5	Aesculus carnea	12	9
Op1	105	12	Thuja plicata	10	14
Op2	35	4	Cedrus dreadar	9	18
Op3	35	4	Sequoiadendron giganteum	9	10
2556	34	4	Betula papyrifera	9	10
REMOVED TR	EES	AINED.		Crown	Height
		AINED.	. 9	Crown	Height
REMOVED TR	DBH (cm)	AINED	Species	Spread (m)	(m)
REMOVED TR FREE TAG # 24460	DBH (cm)	AINED	Species Sorbus intermedia	Spread (m)	(m) 0
REMOVED TR FREE TAG # 24460 24480	DBH (cm) 35 3	AINED:	Species Sorbus intermedia Prunus sargentii	Spread (m) 9 1	(m) 0 3
REMOVED TR FREE TAG # 24460 24480 24479	DBH (cm) 35 3 53	AINED	Species Sorbus intermedia Prunus sargentii Prunus cerasifera	Spread (m) 9 1 11	(m) 0 3 8
REMOVED TR FREE TAG # 24460 24480 24479 24478	DBH (cm) 35 3 53 44	AINED	Species Sorbus intermedia Prunus sargentii Prunus cerasifera Prunus cerasifera	Spread (m) 9 1 11 10	(m) 0 3 8 8
REMOVED TR FREE TAG # 24460 24480 24479	DBH (cm) 35 3 53 44 50	AINED	Species Sorbus intermedia Prunus sargentii Prunus cerasifera Prunus cerasifera Prunus cerasifera	9 1 11 10 9	(m) 0 3 8 8
REMOVED TR FREE TAG # 24460 24480 24479 24478	DBH (cm) 35 3 53 44	AINED	Species Sorbus intermedia Prunus sargentii Prunus cerasifera Prunus cerasifera Prunus cerasifera Thuja plicata smaragd	Spread (m) 9 1 11 10 9 3	(m) 0 3 8 8
REMOVED TR FREE TAG # 24460 24480 24479 24478 24477	DBH (cm) 35 3 53 44 50	AINED	Species Sorbus intermedia Prunus sargentii Prunus cerasifera Prunus cerasifera Prunus cerasifera	9 1 11 10 9	(m) 0 3 8 8
REMOVED TR TREE TAG # 24460 24480 24479 24478 24477 1	DBH (cm) 35 3 53 44 50 35	AINED	Species Sorbus intermedia Prunus sargentii Prunus cerasifera Prunus cerasifera Prunus cerasifera Thuja plicata smaragd	Spread (m) 9 1 11 10 9 3	(m) 0 3 8 8 8
REMOVED TR FREE TAG # 24460 24480 24479 24478 24477 1 2	DBH (cm) 35 3 53 44 50 35 14	AINED	Species Sorbus intermedia Prunus sargentii Prunus cerasifera Prunus cerasifera Prunus cerasifera Prunus cerasifera Thuja plicata smaragd Thuja plicata smaragd	Spread (m) 9 1 11 10 9 3 2	(m) 0 3 8 8 8 6 6





7	REV RZ/DP	2023-03-02			
6	REV RZ/DP	2022-12-06			
5	REV RZ/DP	2022-08-31			
4	For Information	2022-06-27			
3	REV RZ/DP	2022-04-14			
2	DP	2021-12-16			
1	Issued for Dev. Tracker	2021-10-19			
v no	description	date			
MDI Landscape Architects					

REV RZ/DP



2023-12-22

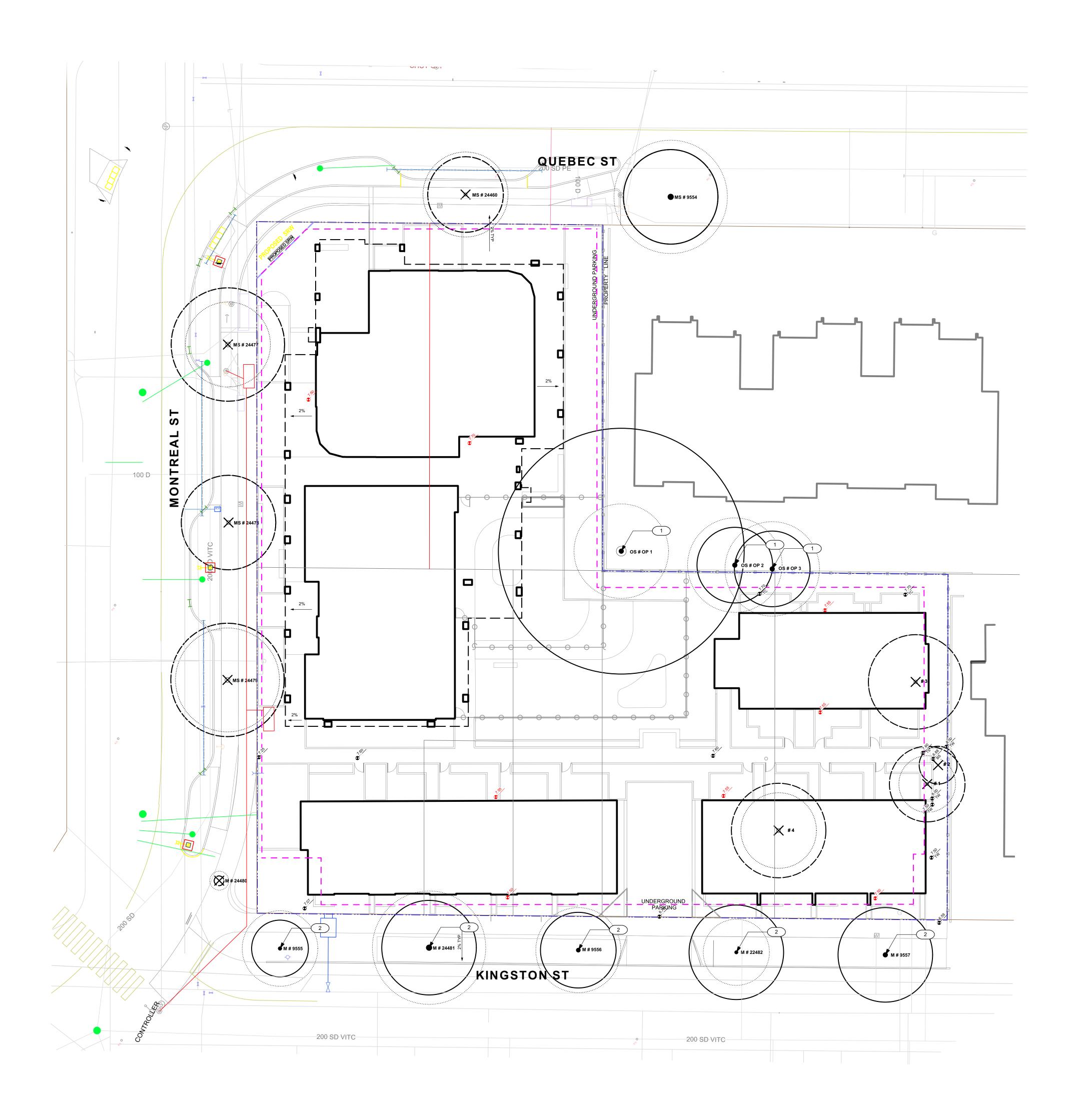
Mike Geric Construction 4520 West Saanich Rd Saanich, BC

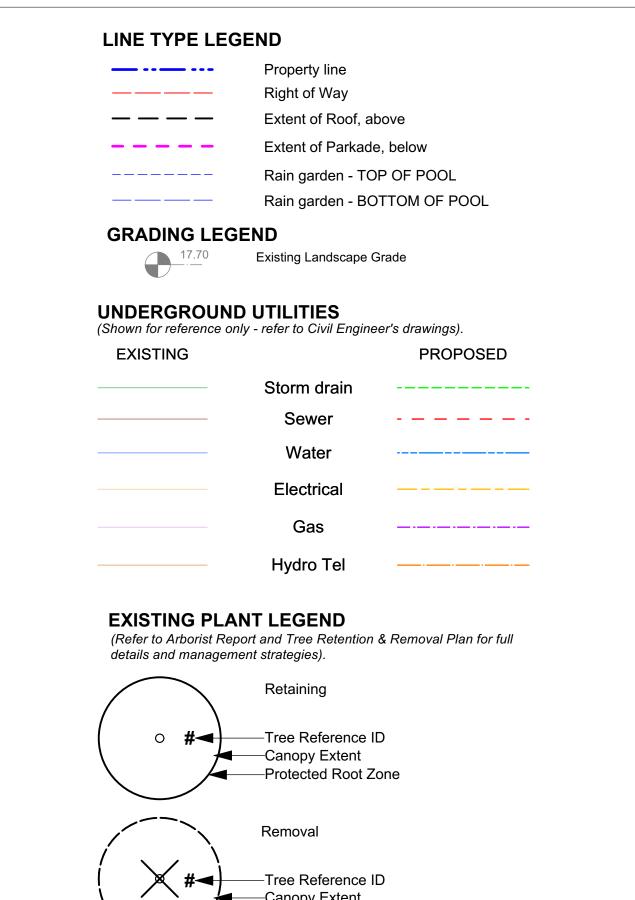
project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Tree Survey Plan

project no.		121.23
scale	1: 200	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	0.02



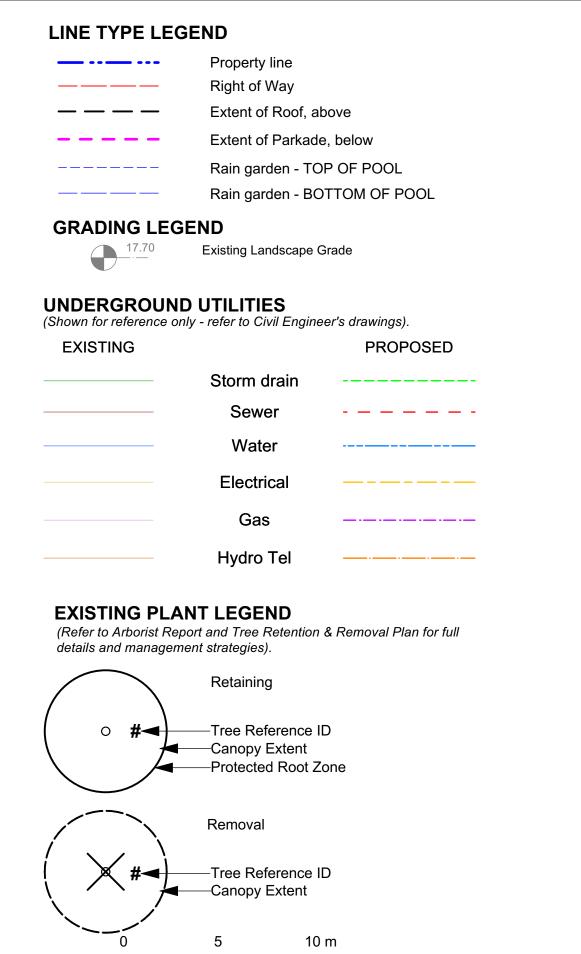


REE TAG#	DBH (cm)	CRZ	Species	Crown Spread (m)	Height (m)
9555	27	3	Betula papyrifera	8	9
24481	39	5	Prunus cerasifera	12	9
24482	38	5	Prunus cerasifera	7	9
9557	39	4	Betula pendula	10	11
9554	42	5	Aesculus carnea	12	9
Op1	105	12	Thuja plicata	10	14
Op2	35	4	Cedrus dreadar	9	18
Op3	35	4	Sequoiadendron giganteum	9	10
2556	34	4	Betula papyrifera	9	10
EMOVED TRE	EES			Crown	Height
REE TAG#	DBH (cm)		Species	Spread (m)	(m)
24460	35		Sorbus intermedia	9	0
24480	3		Prunus sargentii	1	3
24479	53		Prunus cerasifera	11	8
24478	44		Prunus cerasifera	10	8
24477	50		Prunus cerasifera	9	8
1	35		Thuja plicata smaragd	3	6
2	14		Thuja plicata smaragd	2	6
3	39		Pyrus sp.	5	4
4	44		llex aquifolium	4	6
OTAL TREES	TO BE REM	OVED:	9		
2 3 4	14 39 44	OVED:	Thuja plicata smaragd Pyrus sp. Ilex aquifolium	2 5	

Requires onsite supervision of trees during excavation

Potentially impacted by site serving and grading

REFERENCE NOTES





REV RZ/DP

REV RZ/DP

REV RZ/DP

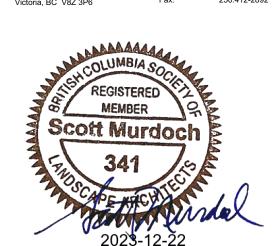
2023-12-22

2023-03-02

2022-12-06

D. Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com

Certified Arborist PN-6523A



2023-12-22

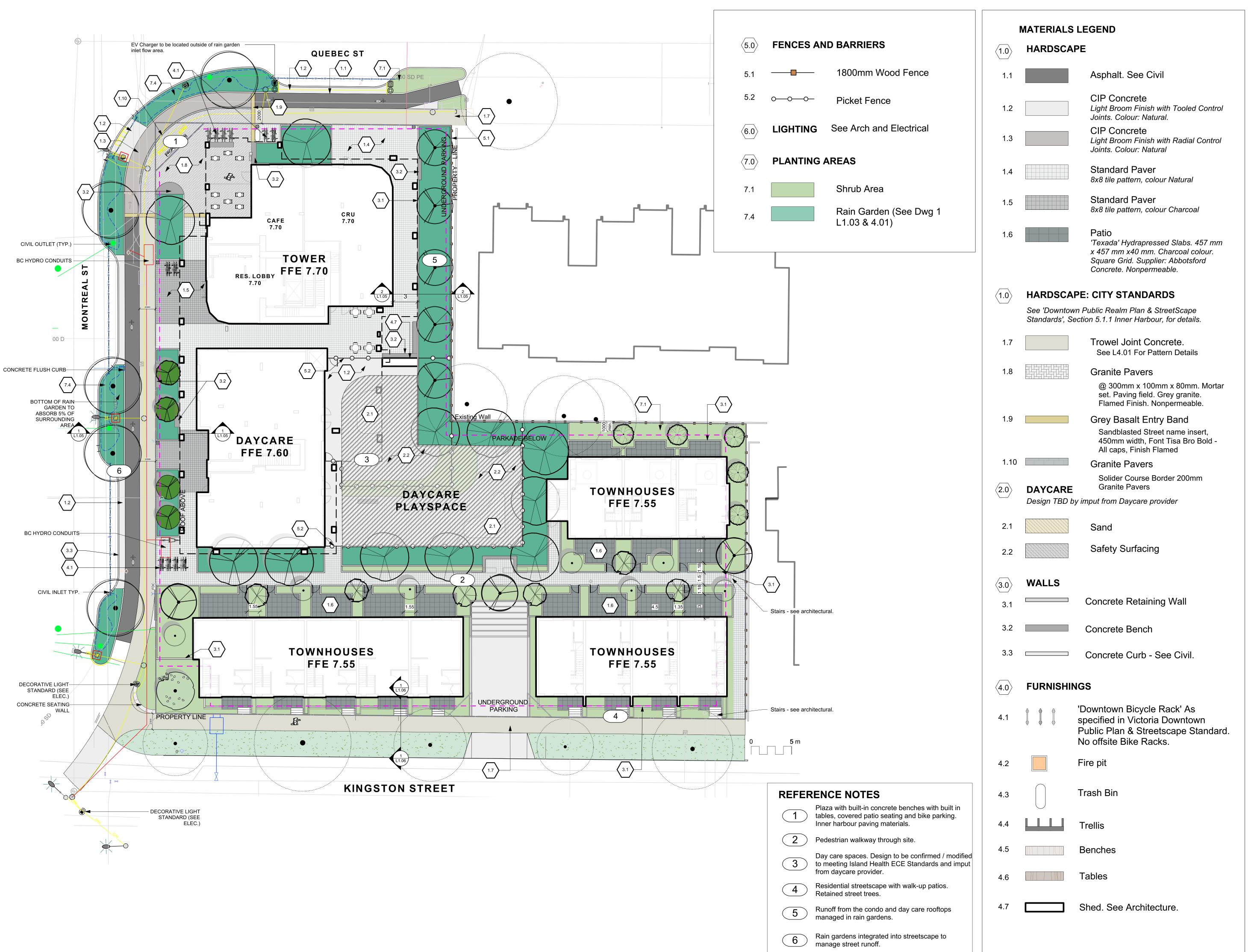
Mike Geric Construction 4520 West Saanich Rd Saanich, BC

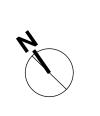
QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC

sheet title

Tree Management Plan

project no.		121.23
scale	1: 200	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	0.03





8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date
	1	



Bennyson Ave. Findle. 250.4 , BC V8Z 3P6 Fax: 250.4



2023-12-22

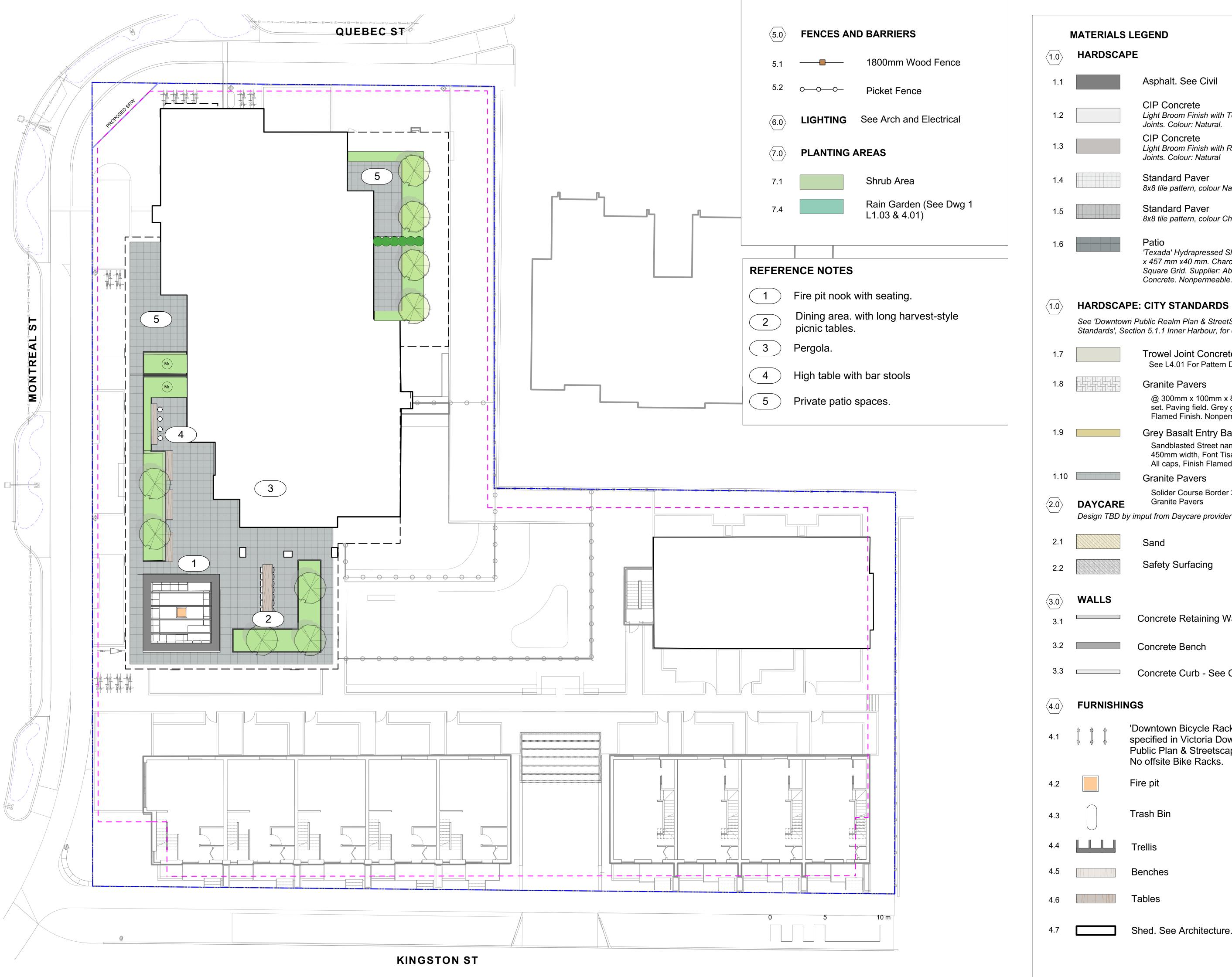
Mike Geric Construction 4520 West Saanich Rd Saanich, BC

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

sheet title

Landscape Materials - Ground Level

project no.		121.23
scale	1:200	@ 24"x36'
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	1.01



Asphalt. See Civil

CIP Concrete Light Broom Finish with Tooled Control Joints. Colour: Natural.

> **CIP Concrete** Light Broom Finish with Radial Control Joints. Colour: Natural

Standard Paver 8x8 tile pattern, colour Natural

Standard Paver 8x8 tile pattern, colour Charcoal

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

HARDSCAPE: CITY STANDARDS

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

Trowel Joint Concrete. See L4.01 For Pattern Details

@ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.

> Grey Basalt Entry Band Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold -All caps, Finish Flamed

Granite Pavers

Solider Course Border 200mm **Granite Pavers**

Design TBD by imput from Daycare provider

Sand

Safety Surfacing

Concrete Retaining Wall

Concrete Bench

Concrete Curb - See Civil.

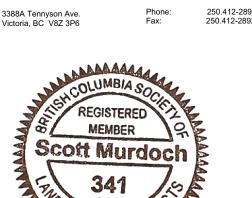
'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard.

Trash Bin

Benches

Tables

REV RZ/DP 2023-12-22 REV RZ/DP 2023-03-02 2022-12-06 REV RZ/DP REV RZ/DP 2022-08-31 5 For Information 2022-06-27 REV RZ/DP 2022-04-14 3 2 2021-12-16 1 Issued for Dev. Tracker 2021-10-19 description rev no MDI



Landscape Architects

2023-12-22

Mike Geric Construction 4520 West Saanich Rd Saanich, BC

QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST.

VICTORIA, BC sheet title

Landscape Materials - Level 4

project no.		121.23
scale	1:150	@ 24"x36
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	1.02



LEGEND

PROPERTY LINE EXTENT OF UNDERGROUND PARKING (INDICATIVE) ----EXTENT OF ROOF / CANOPY LINE (INDICATIVE) RAIN GARDEN - TOP OF POOL RAIN GARDEN - BOTTOM OF POOL EXISTING GRADE (APPROXIMATE) PROPOSED ARCH GRADE PROPOSED LANDSCAPE GRADE TP TOP OF POOL BP BOTTOM OF POOL DIRECTION OF FLOW ---> RAIN GARDEN ON GRADE **IMPERVIOUS AREAS** ROOF DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

RAIN GARDEN

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

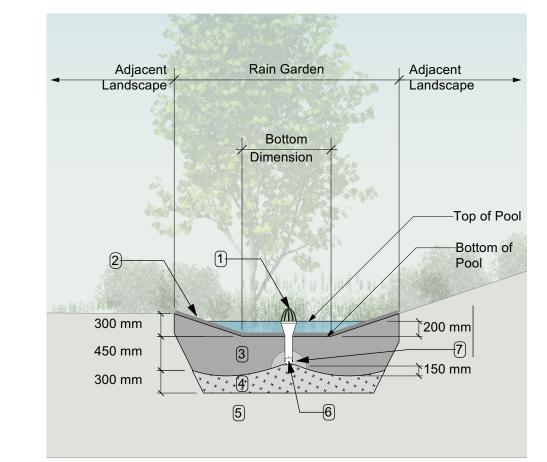
ROAD / HARDSCAPE DRAINS TO

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

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

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

Boulevard rain gardens to be designed to City of Victoria Standards



RAIN GARDEN MATERIALS

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

Typical Rain Garden
Scale: 1:50

GRADING NOTES

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

8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
may ma	docorintion	data





Mike Geric Construction

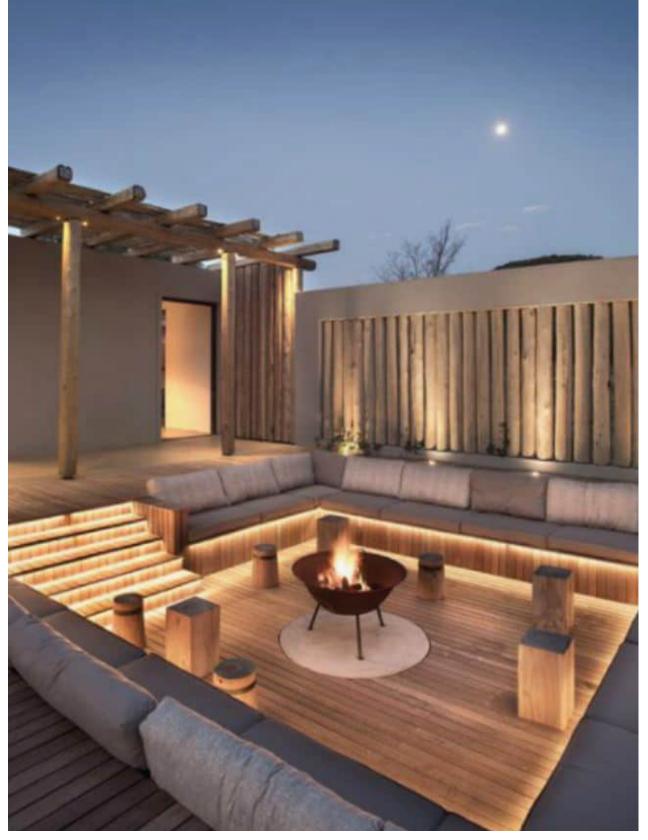
4520 West Saanich Rd Saanich, BC

QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST.

VICTORIA, BC sheet title

Stormwater Management & Grading

project no.		121.23
scale	1: ###	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	1.03









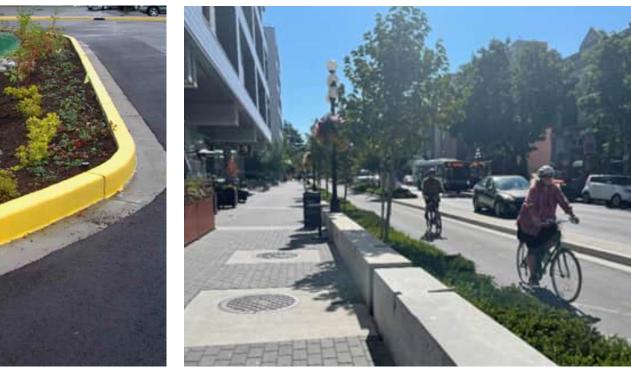












DAYCARE - PLAY





8 REV RZ/DP 2023-12-22
7 REV RZ/DP 2023-03-02
6 REV RZ/DP 2022-12-06
5 REV RZ/DP 2022-08-31
4 For Information 2022-06-27
3 REV RZ/DP 2022-04-14
2 DP 2021-12-16
1 Issued for Dev. Tracker 2021-10-19
rev no description date



3388A Tennyson Ave.

REGISTERED REGISTERED MEMBER
SCOTT MURDOCH

341

2023-12-

Mike Geric Construction 4520 West Saanich Rd Saanich, BC

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

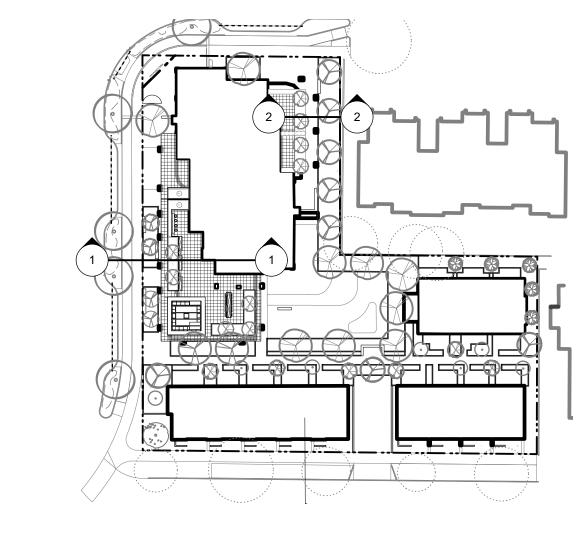
sheet title

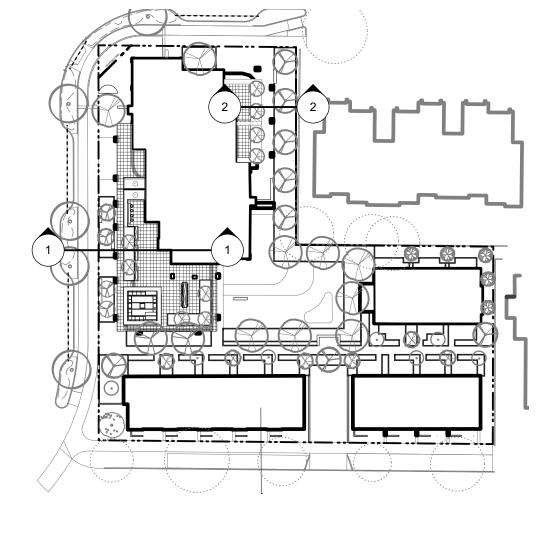
Landscape Precedents

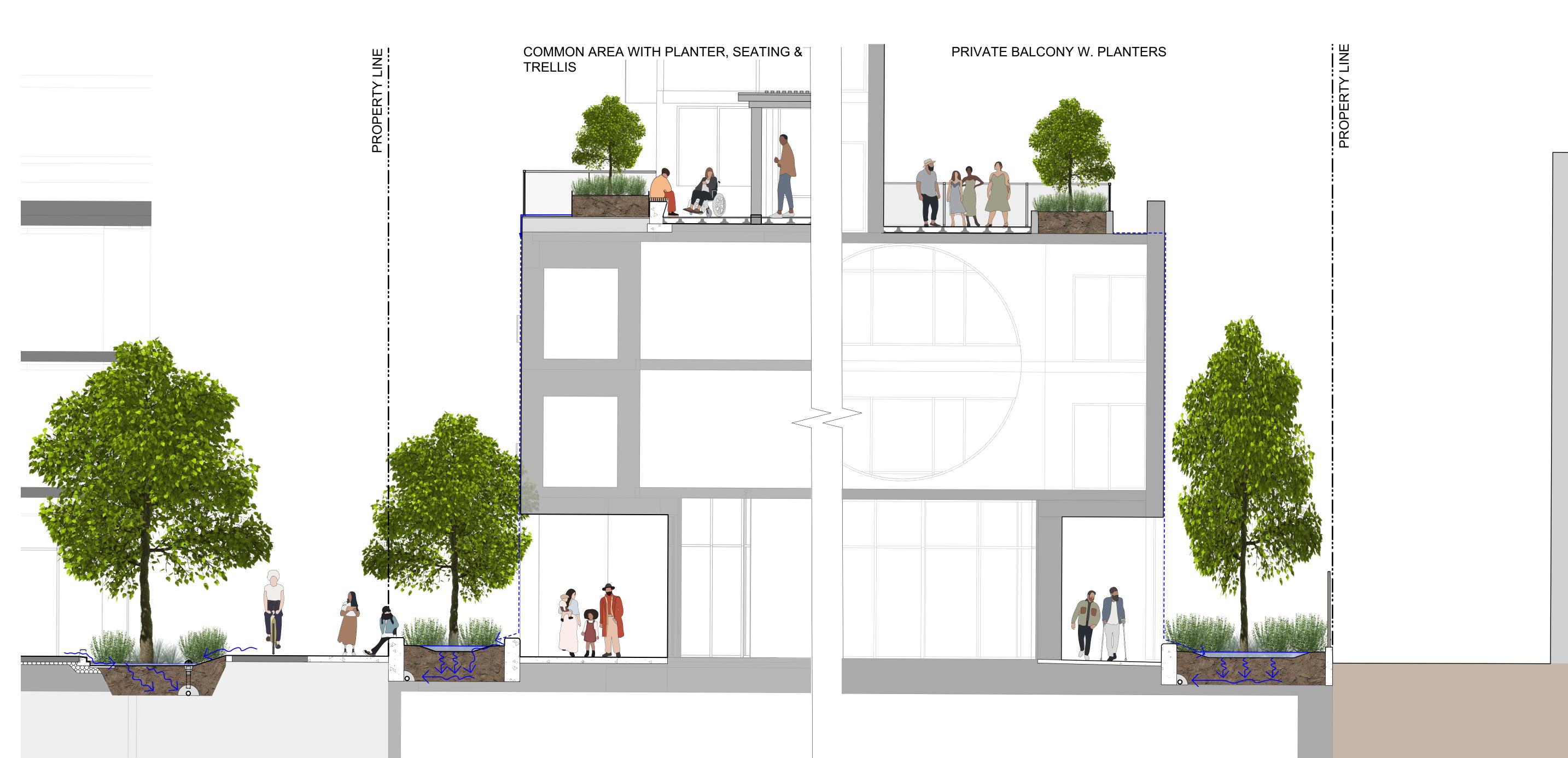
project no.		121.23
scale	N/A	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
Q	I	1 04



STREETSCAPE KINGSTON







Rain Garden

Montreal St.
See Civil.

Montreal Street Section

Bike Lane

2m

Sidewalk

Rain Garden

Walkway

REV RZ/DP REV RZ/DP REV RZ/DP REV RZ/DP For Information REV RZ/DP 2022-04-14 1 Issued for Dev. Tracker 2021-10-19





2023-12-22

Mike Geric Construction 4520 West Saanich Rd Saanich, BC

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

sheet title

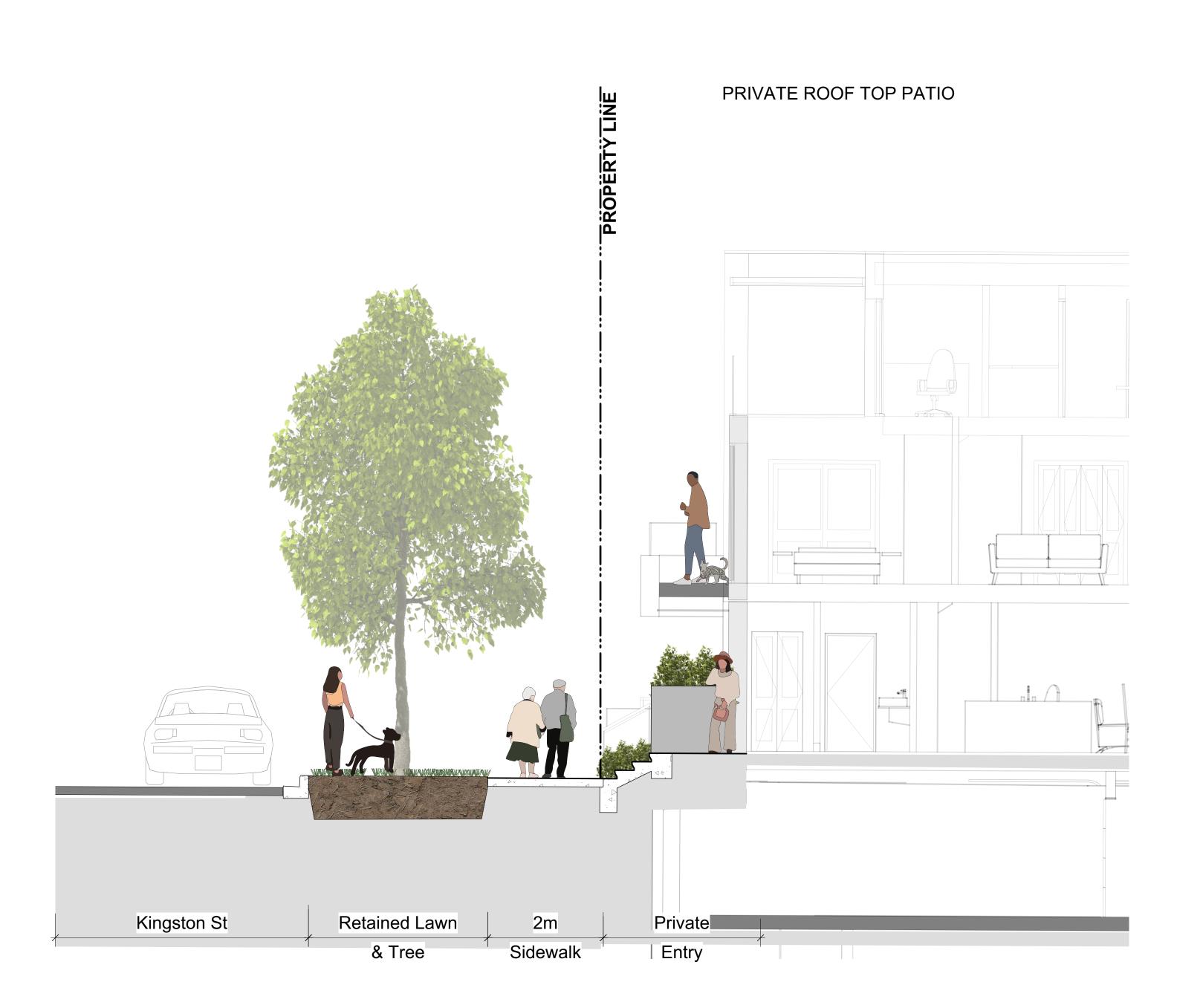
Landscape Materials - Sections

project no.		121.23
scale	1:50	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	1.05

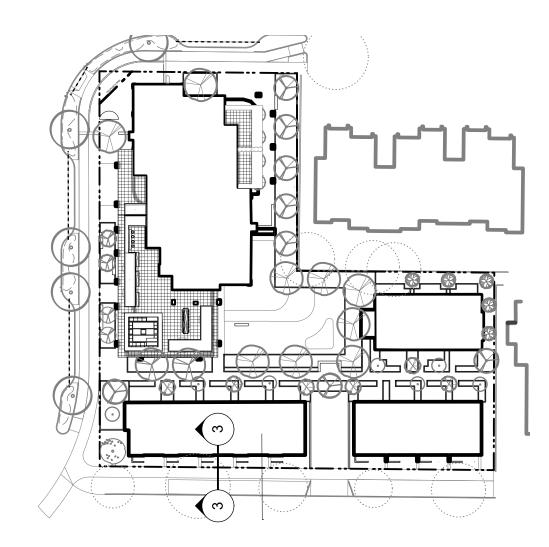
Section w. Neighbouring Townhomes

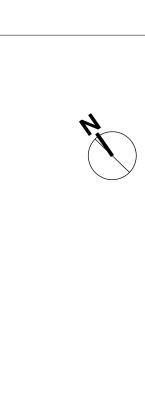
Walkway

Rain Garden



1 Typical Kingston Street Section





8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
ev no	description	date





2023-12-22

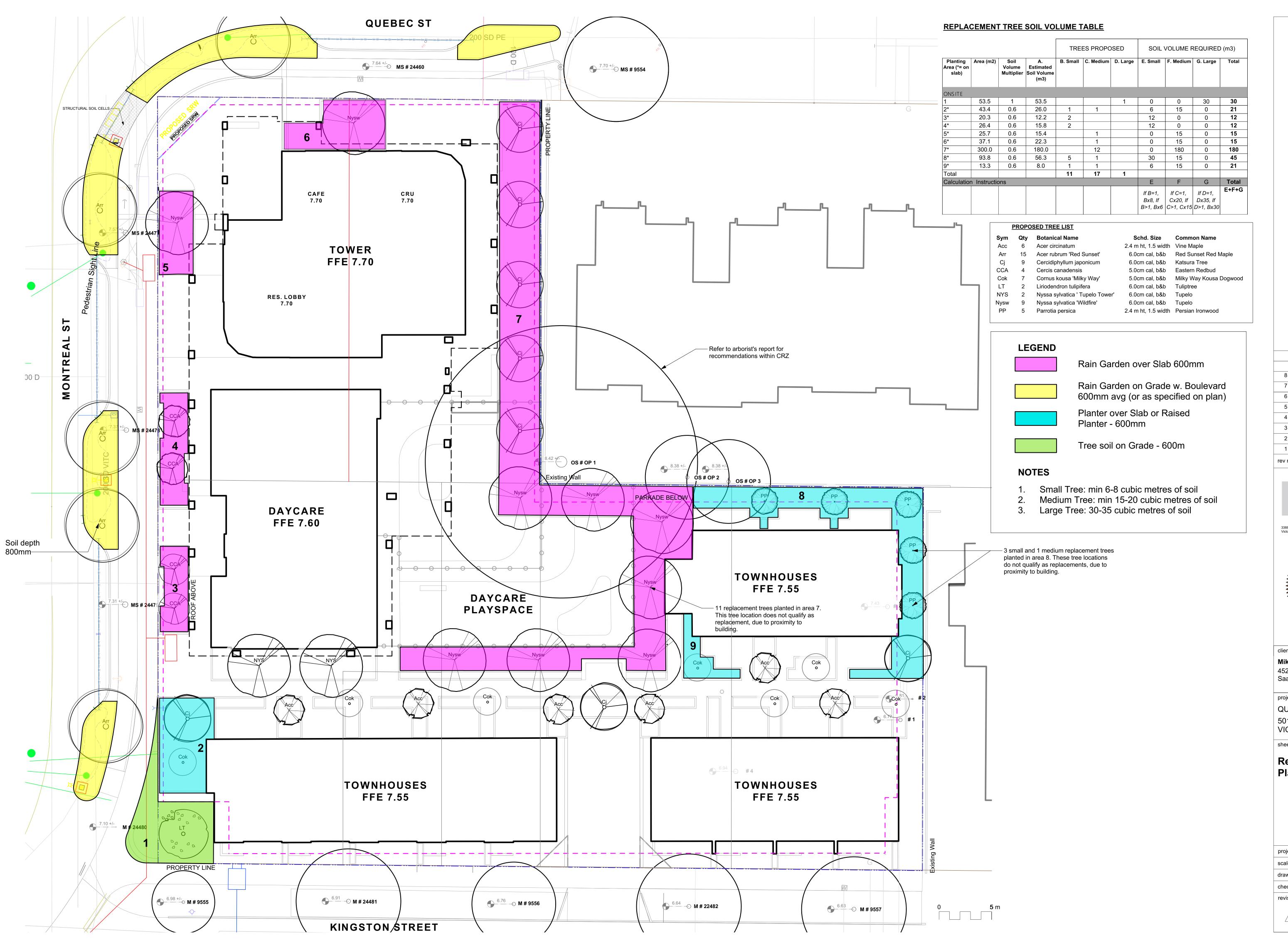
Mike Geric Construction 4520 West Saanich Rd Saanich, BC

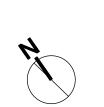
QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC

sheet title

Landscape Materials - Sections

8	L	1.06
revison no.	sheet no.	
checked by		SM
drawn by		MDI
scale	1:50	@ 24"x36"
project no.		121.23





REV RZ/DP	2023-12-22
REV RZ/DP	2023-03-02
REV RZ/DP	2022-12-06
REV RZ/DP	2022-08-31
For Information	2022-06-27
REV RZ/DP	2022-04-14
DP	2021-12-16
Issued for Dev. Tracker	2021-10-19
description	date
	REV RZ/DP REV RZ/DP REV RZ/DP For Information REV RZ/DP DP Issued for Dev. Tracker



oria, BC V8Z 3P6 Fax: 2



2023-12-22

Mike Geric Construction 4520 West Saanich Rd Saanich, BC

project

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

sheet title

Replacement Tree Plan

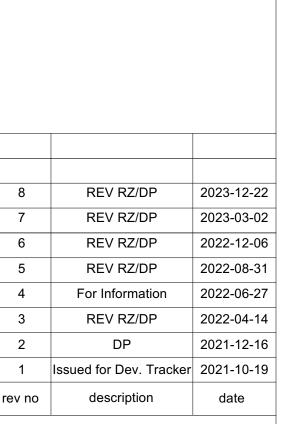
project no.		121.23
scale	1:150	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
8	L	1.07



S	ym Qty	Botanical Name	Common Name	Schd. Size / Plant Spacia
<u>T</u> F	REES:			
Α	.cc 6	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Α	rr 15	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
(Cj 9	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
C	CA 4	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
С	ok 7	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	5.0cm cal, b&b
L	T 2	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b
N'	YS 2	Nyssa sylvatica ' Tupelo Tower'	Tupelo	6.0cm cal, b&b
Ny	/sw 9	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b
F	PP 5	Parrotia persica	Persian Ironwood	2.4 m ht, 1.5 width
<u>SI</u>	HRUBS:			
	178	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
	85	Chamaecyparis pisifera 'Sungold'	False Cypress 'Sungold'	#2 pot
	43	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	70	Eupatorium cannabinum	Hemp Agrimony	Sp3
	419	Gaultheria shallon	Salal	#1 pot
	503	Liriope muscari	Lily turf	#1 pot
	262	Lonicera pileata	Privet Honeysuckle	#1 pot
	70	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
	57	Polystichum munitum	Sword Fern	#1 pot
	178	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
	130	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	70	Verbena bonariensis	Purpletop Vervain	#1 pot
<u>R/</u>		EN PLANTERS STREET:		
	356	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	356	Carex obnupta	Slough Sedge	#1 pot
	71	Gaultheria shallon	Salal	Sp3
	71	Mahonia nervosa	Oregon Grape Holly	#1 pot
	43	Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	#1 pot
<u>R</u> /	AIN GARD	EN SITE:		
	431	Carex obnupta	Slough Sedge	Sp3
	34	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	453	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	431	Liriope muscari	Lily turf	#1 pot
	87	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
<u>H</u> I	EDGING/S	CREENING:		5
	35	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
	51	Taxus baccata	English Yew	#10 pot

REFERENCE NOTES

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





oria, BC V8Z 3P6 Fax:



client

Mike Geric Construction 4520 West Saanich Rd Saanich, BC

project

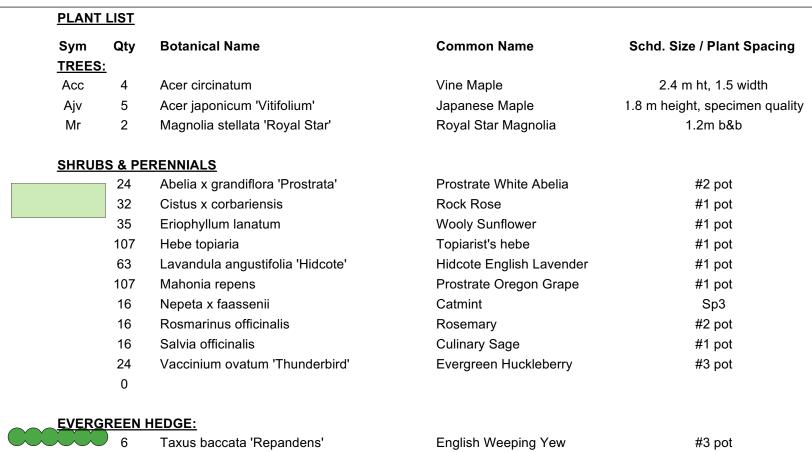
QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC

sheet title

Planting Plan -Ground Level

iio. Sileetii	L3 ₋ 01
no sheet n	0
d by	SM
у	MDI
1: ##	# @ 24"x36"
no.	121.23
	1: ## y





REFERENCE NOTES

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

English Weeping Yew

ze / Plant Spacing	
m ht, 1.5 width ght, specimen quality 1.2m b&b	
#2 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #2 pot #1 pot Sp3 #2 pot #1 pot #3 pot	
#3 pot	

8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date
	1	





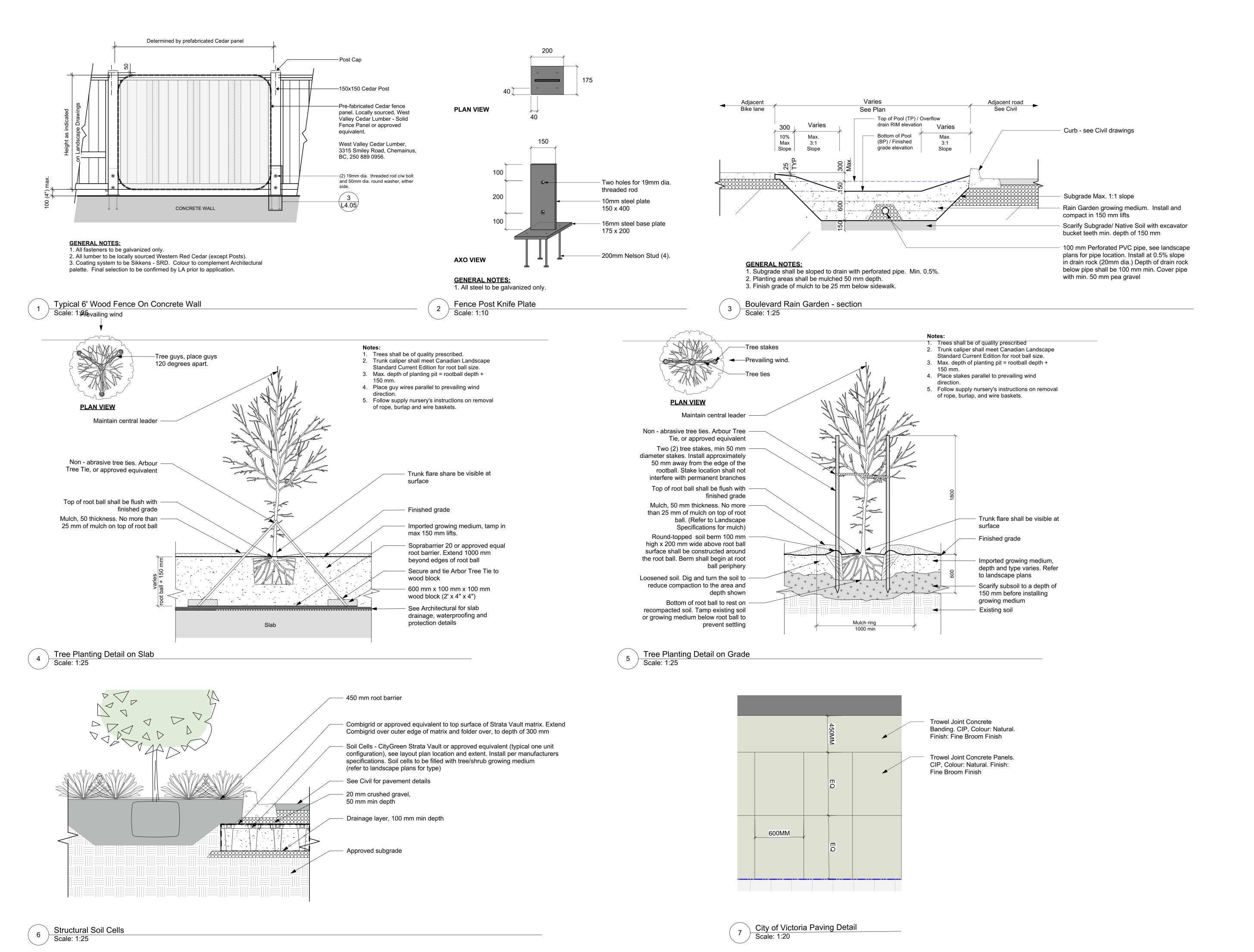
Mike Geric Construction 4520 West Saanich Rd Saanich, BC

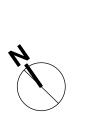
QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC

sheet title

Planting Plan - Level

р	roject no.		121.23
s	cale	1: ###	@ 24"x36"
d	rawn by		MDI
С	hecked by		SM
r	evison no.	sheet no.	
	8	L	.3.02





8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date



3388A Tennyson Ave. Phone: Victoria, BC V8Z 3P6 Fax:



Mike Geric Construction
4520 West Saanich Rd

Saanich, BC

sheet title

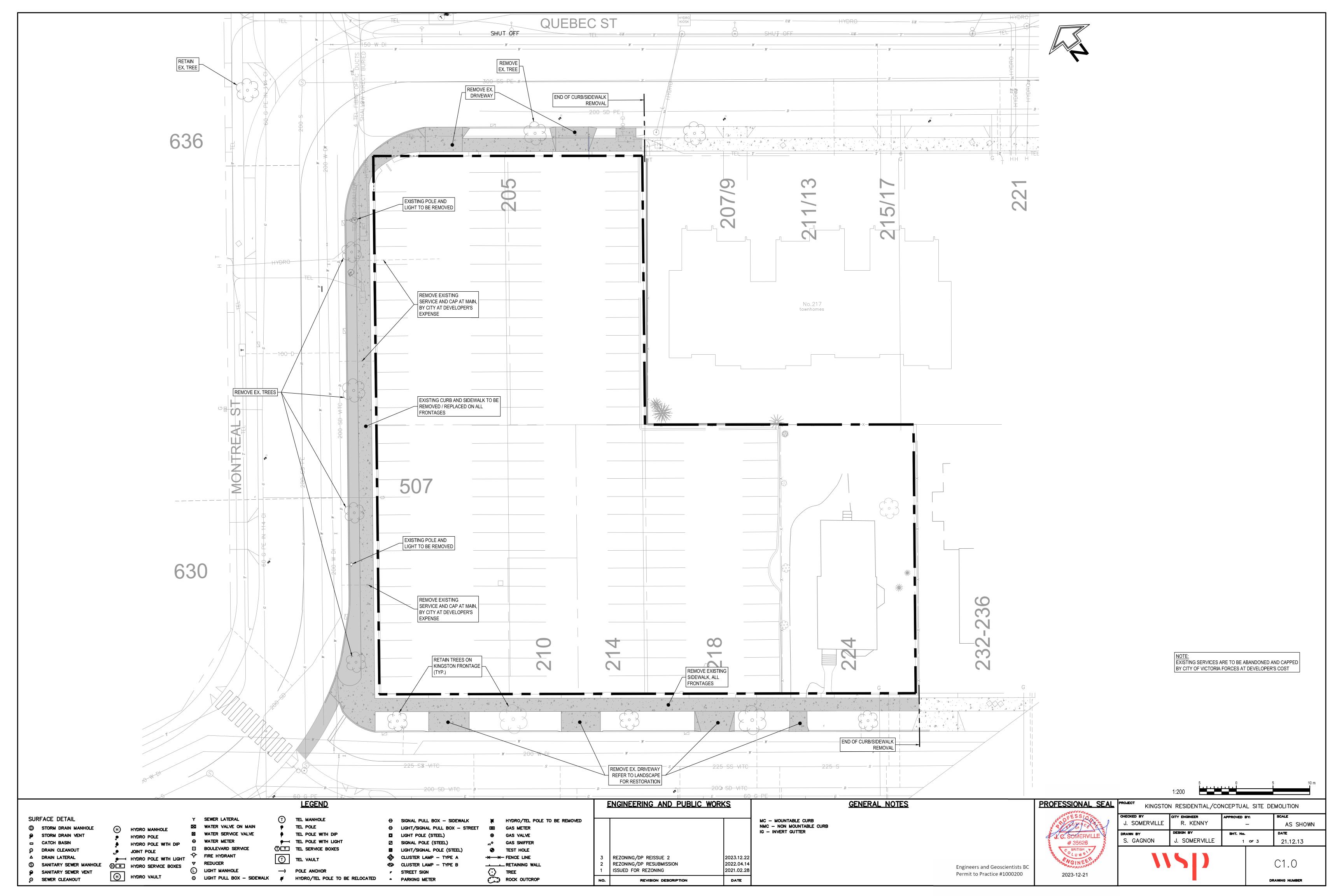
project

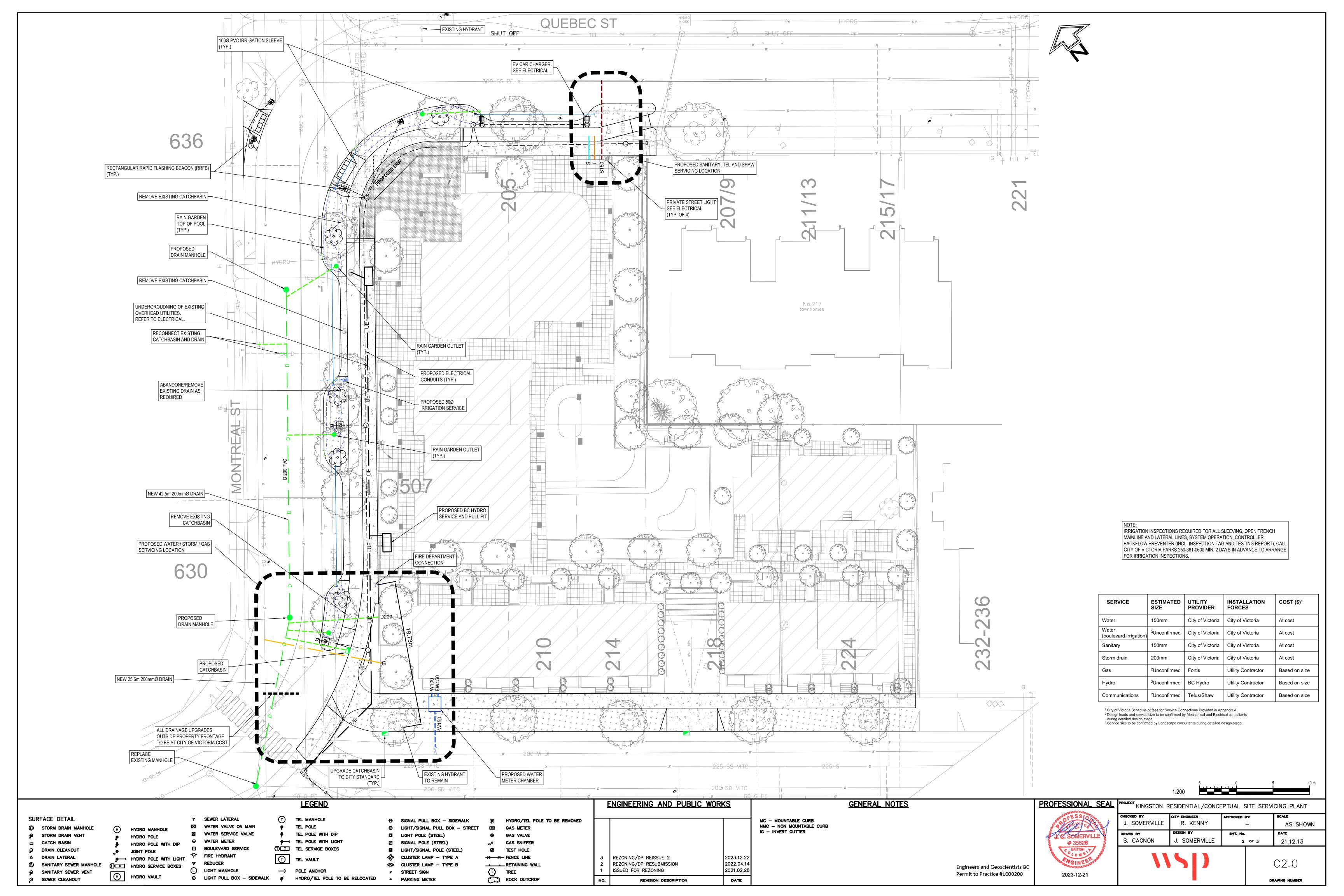
QUEBEC & MONTREAL DEV.

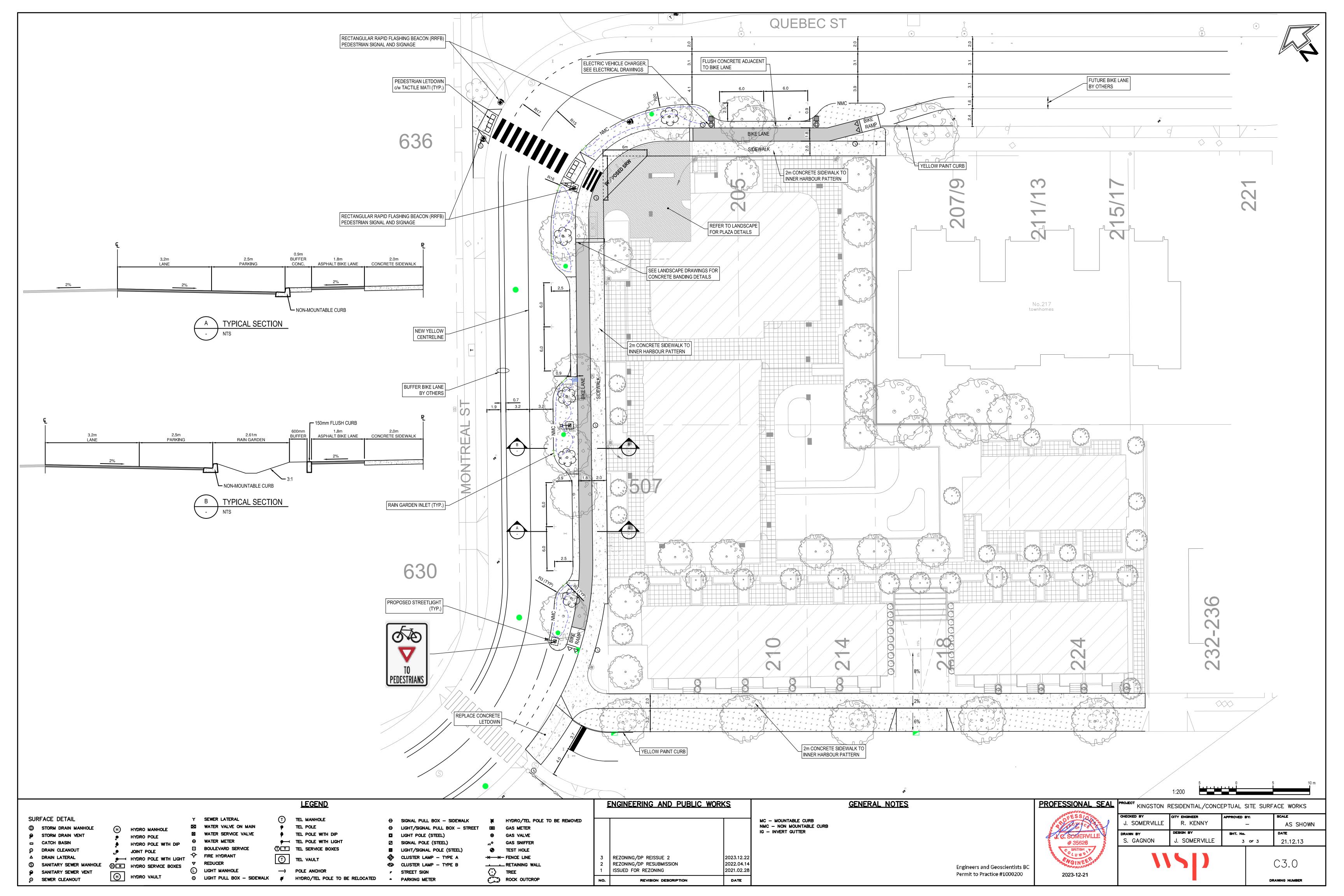
501-502 MONTREAL DEV VICTORIA, BC

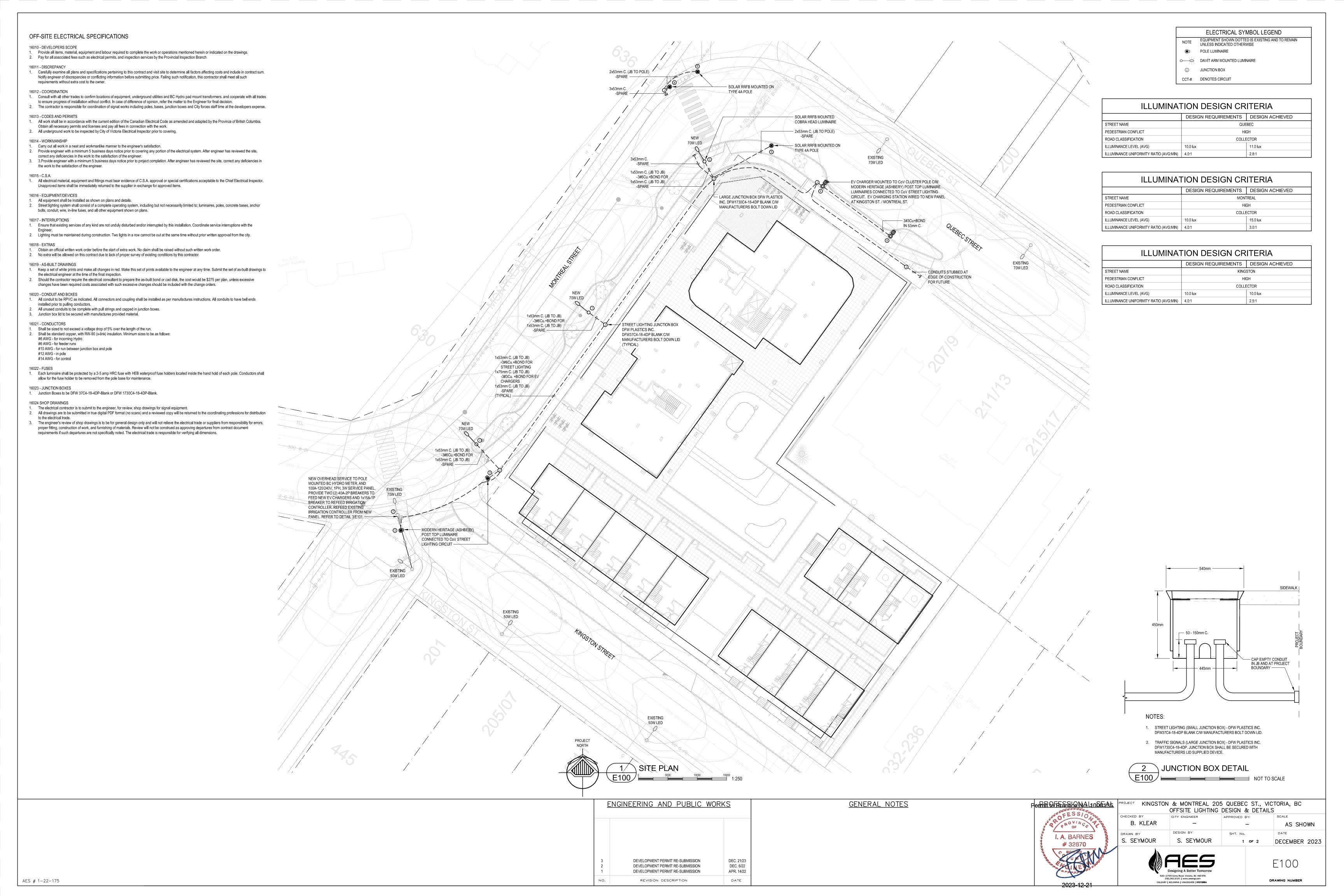
Landscape Details

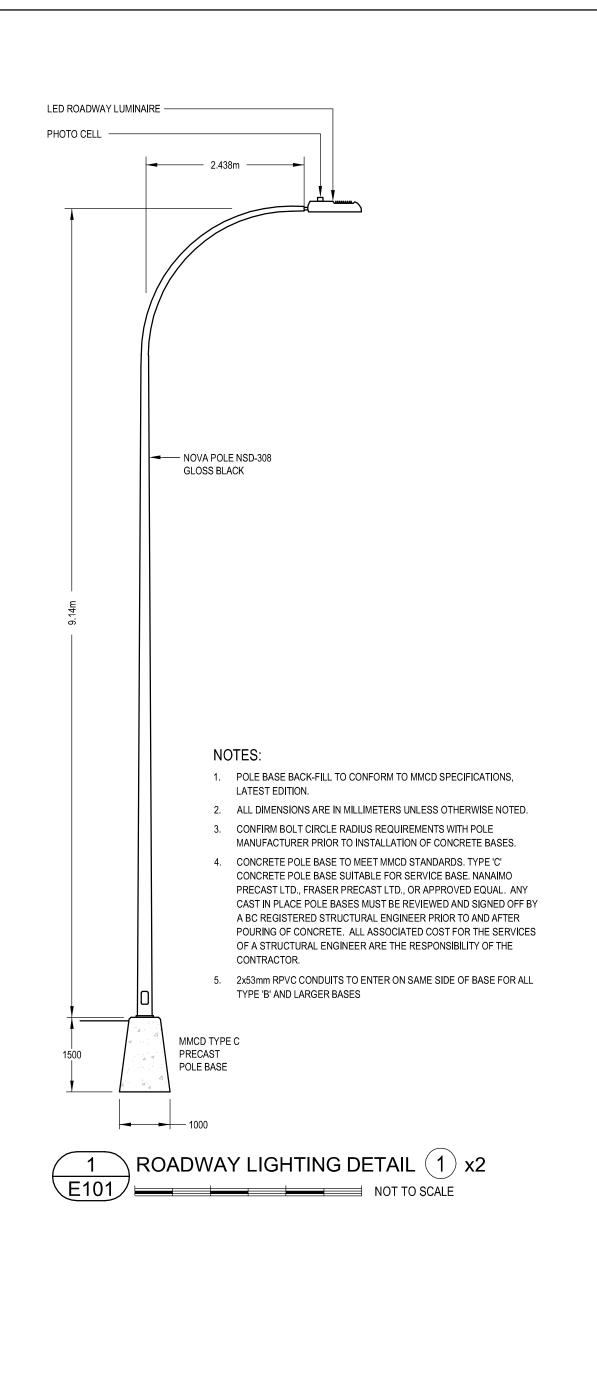
8	L	4.01
evison no.	sheet no.	
hecked by		SM
rawn by		MDI
cale /	AS SHOWN	@ 24"x36
roject no.		121.23

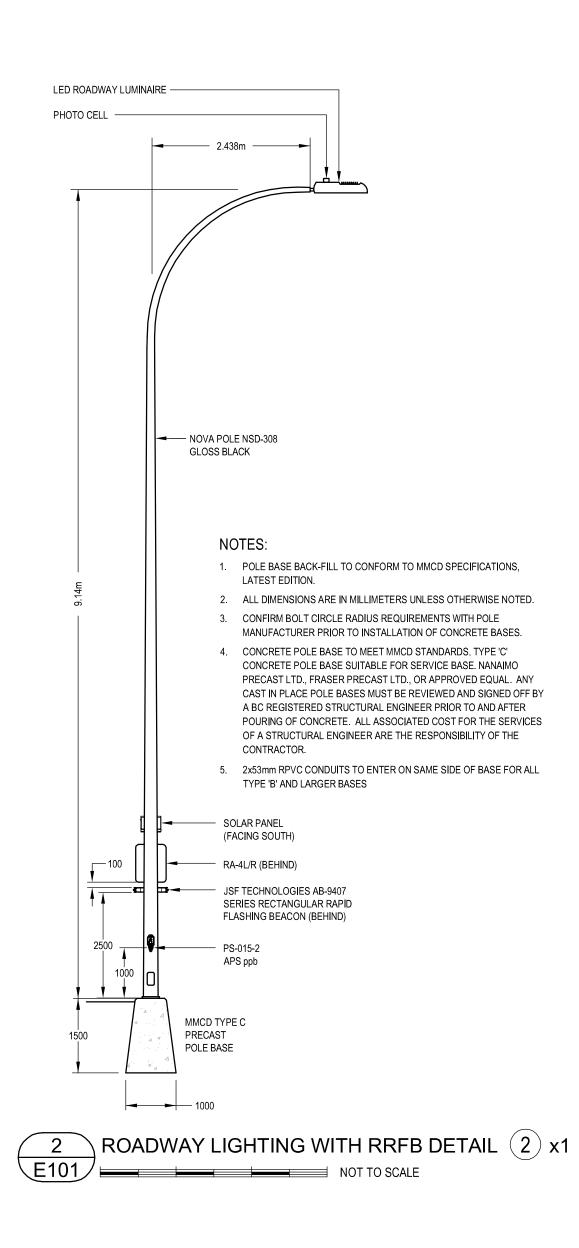


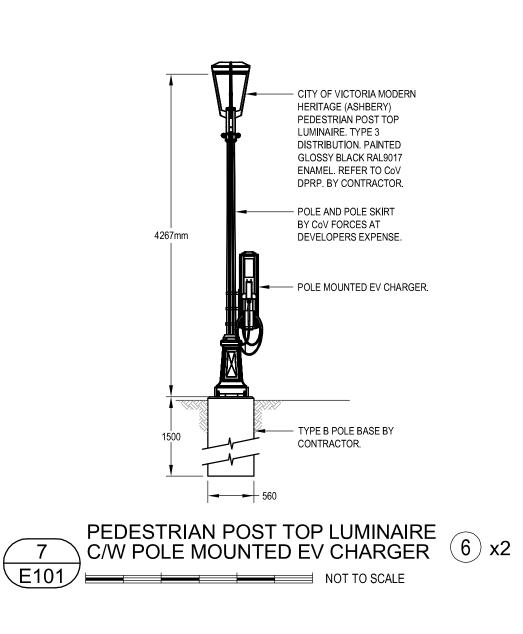


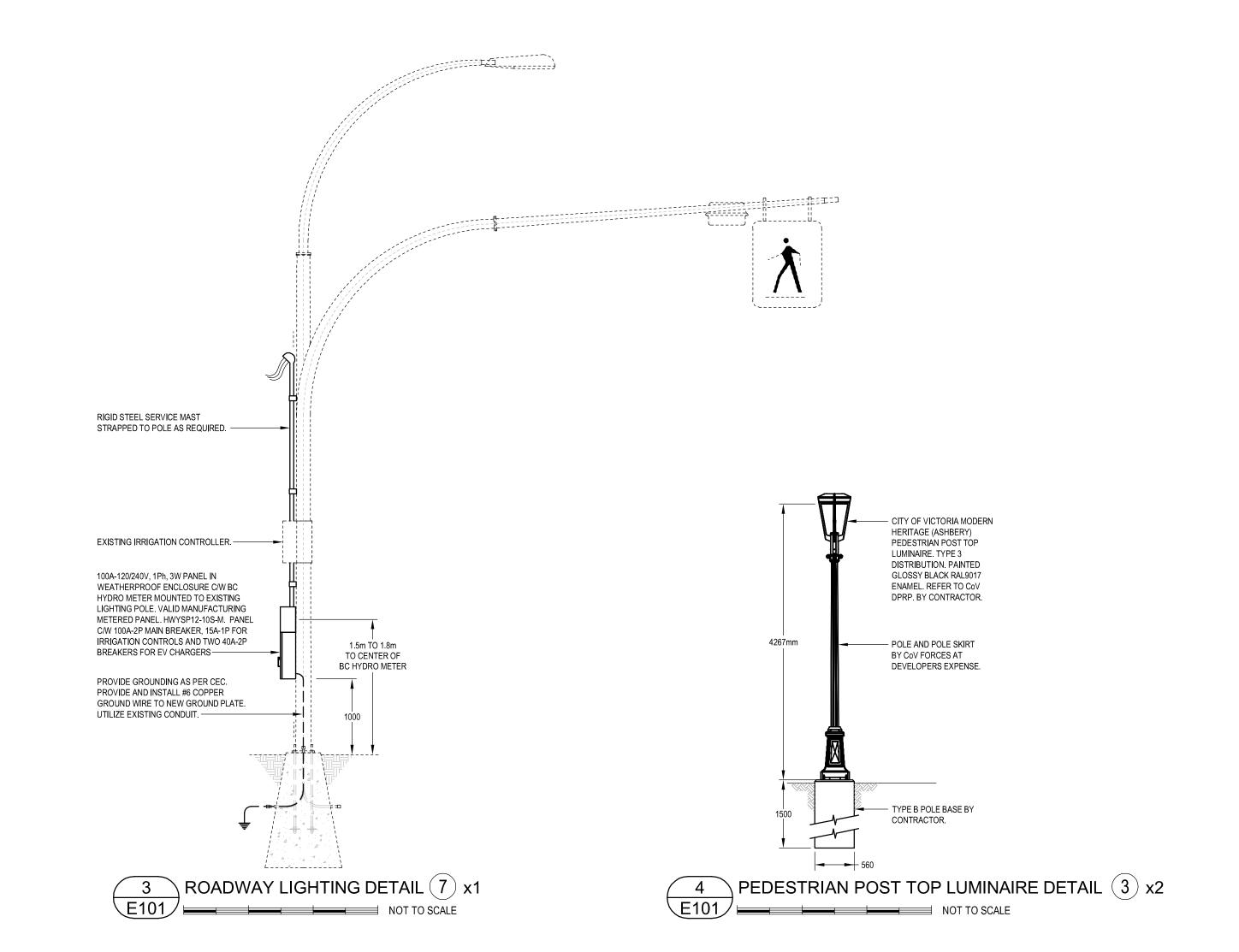












300 TO 450mm

┌╤┺┦╃╤╅┺┵

9 TYPICAL TRENCH SECTION

E101 NOT TO SCALE

SURROUND __

(TYPICAL) ——

75mm WIDE CONTINUOUS POLY DUCT MARKER

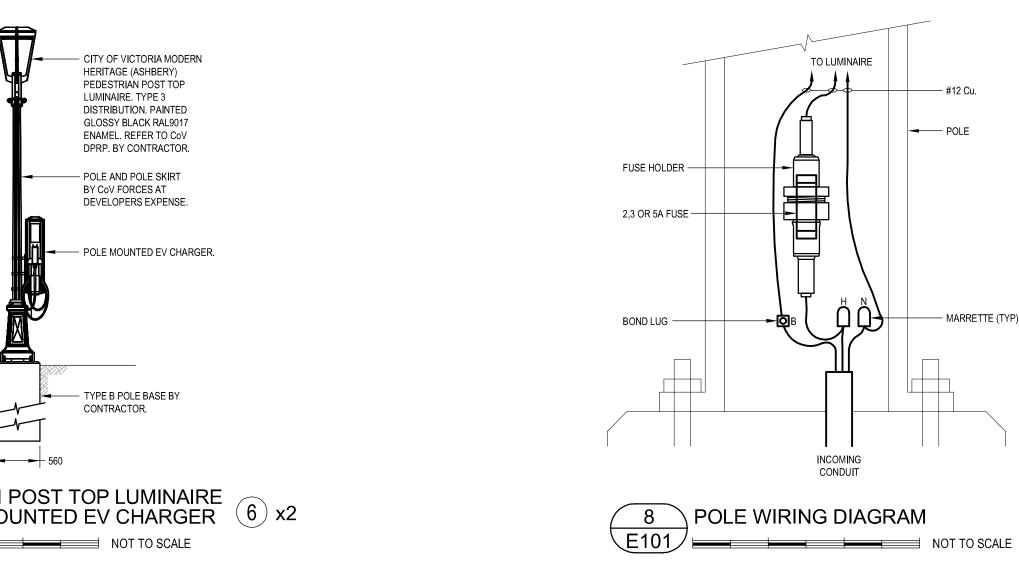
TYPICAL - SEE SITE PLAN FOR CONDUIT SIZES.

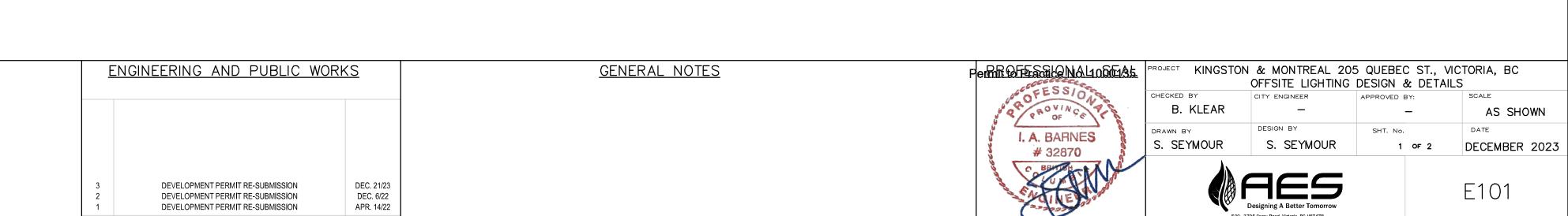
DO NOT INSTALL SITE LIGHTING CONDUITS

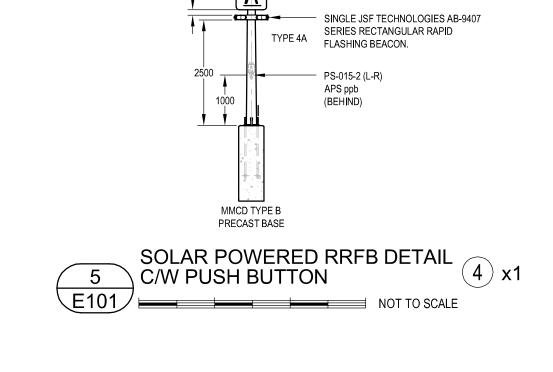
OVER TOP OF UTILITY SERVICE CONDUITS.

DRAWING NUMBER

_____ 150mm FINE SAND (NO GRAVEL)







SOLAR PANEL

(FACING SOUTH)

