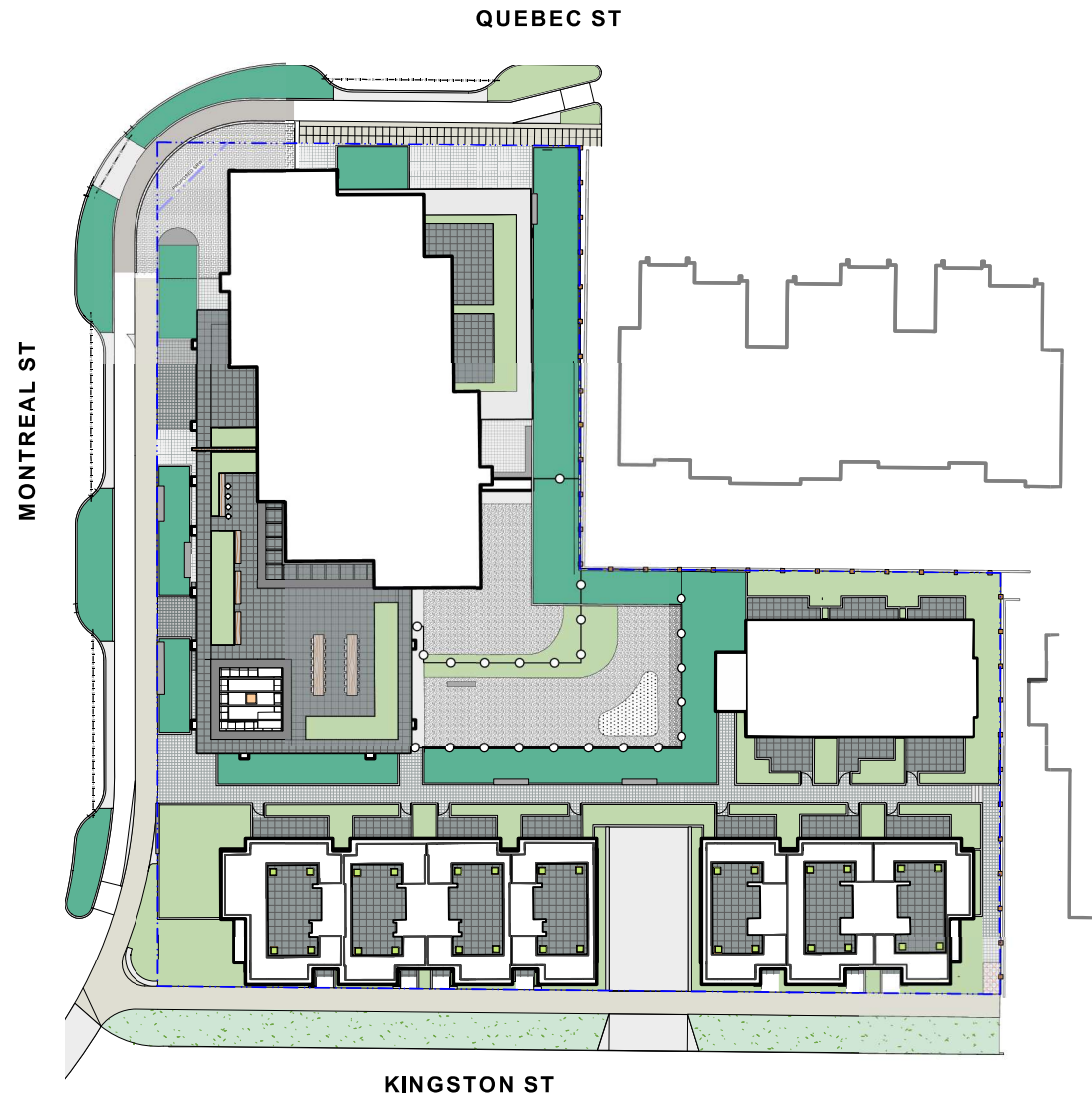


Mike Geric Construction


Quebec & Montreal

Victoria, BC

KEY PLAN



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



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
December 13, 2022



Murdoch
de Greeff
INC
Landscape Planning & Design

200 - 524 Cultusval Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892



BRITISH COLUMBIA SOCIETY OF
LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2022-12-07

client
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

revision no. 6

sheet no. **L0.00**

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 discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system.
14. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
15. Irrigation Inspections: required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
 2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
 3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.
- BOULEVARD PLANTING NOTES
1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
 2. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
 3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
 4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
 5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
 6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
 7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
 8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

LIST OF ABBREVIATIONS

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

MATERIALS LEGEND

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

HARDSCAPE: CITY STANDARDS

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

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

2.1	Sand	
2.2	Safety Surfacing	

WALLS

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

FURNISHINGS

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

FENCES AND BARRIERS

5.1	1800mm Wood Fence	
5.2	Picket Fence	

LIGHTING

LANDSCAPE MATERIAL

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

LINE TYPE LEGEND

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

UNDERGROUND UTILITIES

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

Civil Typical Inlet Drain

GRADING LEGEND

17.70	Existing Landscape Grade
17.70 Civil	Civil Grade, provided for reference only
16.90 Arch	Architectural grade, provided for reference only
17.70	Proposed Landscape Grade
TOW	Top of Wall
BW	Bottom of Wall
TOC	Top of Curb
BC	Bottom of Curb
TP	Top of Pool
BP	Bottom of Pool
TS	Top of Stairs
BS	Bottom of Stairs
HP	High Point
LP	Low Point

IRRIGATION LEGEND

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

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

DRAINS BY OTHERS

SD	BL	AD	Mechanical Drains (For reference only)
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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

client

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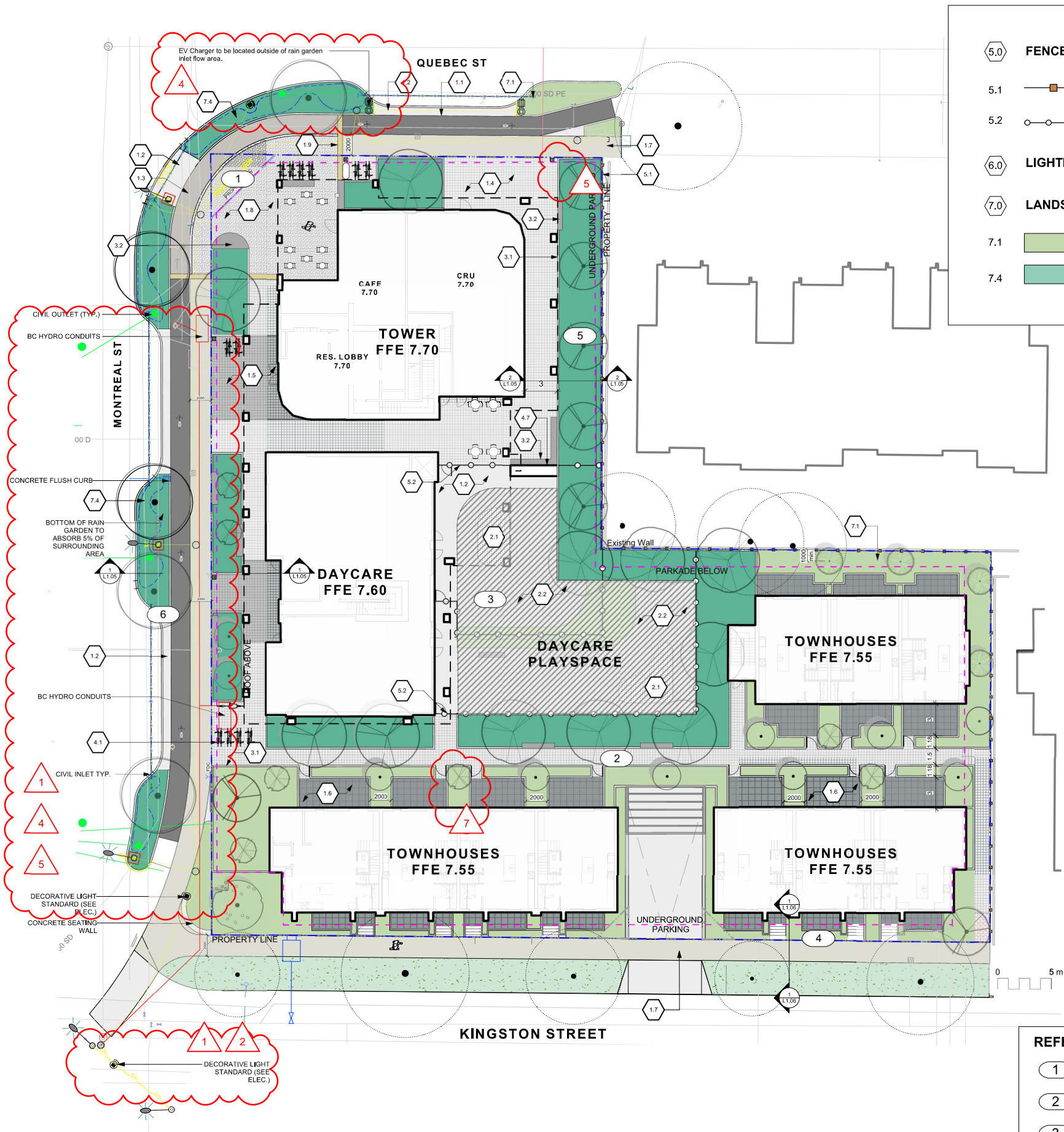
project

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

sheet title

General Information Sheet

project no.	121.23
scale	NA @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



- 5.0 FENCES AND BARRIERS**
- 5.1 1800mm Wood Fence
- 5.2 Picket Fence
- 6.0 LIGHTING** See Arch and Electrical
- 7.0 LANDSCAPE MATERIAL**
- 7.1 Shrub Area
- 7.4 Rain Garden (See Dwg 1 L1.03 & 4.01)

- MATERIALS LEGEND**
- 1.0 HARDSCAPE**
- 1.1 Asphalt. See Civil
- 1.2 CIP Concrete
Light Broom Finish with Tooled Control Joints. Colour: Natural.
- 1.3 CIP Concrete
Light Broom Finish with Radial Control Joints. Colour: Natural
- 1.4 Standard Paver
8x8 tile pattern, colour Natural
- 1.5 Standard Paver
8x8 tile pattern, colour Charcoal
- 1.6 Patio
'Texada' Hydrapressed Slabs. 457 mm x 457 mm x 40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.

- 1.0 HARDSCAPE: CITY STANDARDS**
- See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.
- 1.7 Trowel Joint Concrete.
See L4.01 For Pattern Details
- 1.8 Granite Pavers
@ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.
- 1.9 Grey Basalt Entry Band
Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
- 1.10 Granite Pavers
Solider Course Border 200mm Granite Pavers

- 2.0 DAYCARE**
Design TBD by input from Daycare provider
- 2.1 Sand
- 2.2 Safety Surfacing

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

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

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

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Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Cultural Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

REGISTERED MEMBER
Scott Murdoch
LANDSCAPE ARCHITECT
2022-12-07
2022-12-06

client
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4520 West Saanich Rd
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project
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VICTORIA, BC

sheet title
Landscape Materials - Ground

project no.	121.23
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

L1.01



5.0 FENCES AND BARRIERS

5.1 1800mm Wood Fence

5.2 Picket Fence

6.0 LIGHTING See Arch and Electrical

7.0 LANDSCAPE MATERIAL

7.1 Shrub Area

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

REFERENCE NOTES

1 Fire pit nook with seating.

2 Dining area, with long harvest-style picnic tables.

3 Pergola.

4 Stand-up bar.

5 Private patio spaces.

6 Townhome roof top patios.

MATERIALS LEGEND

1.0 HARDSCAPE

1.1 Asphalt. See Civil

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

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4.3 Trash Bin

4.4 Trellis

4.5 Benches

4.6 Tables

4.7 Shed. See Architecture.

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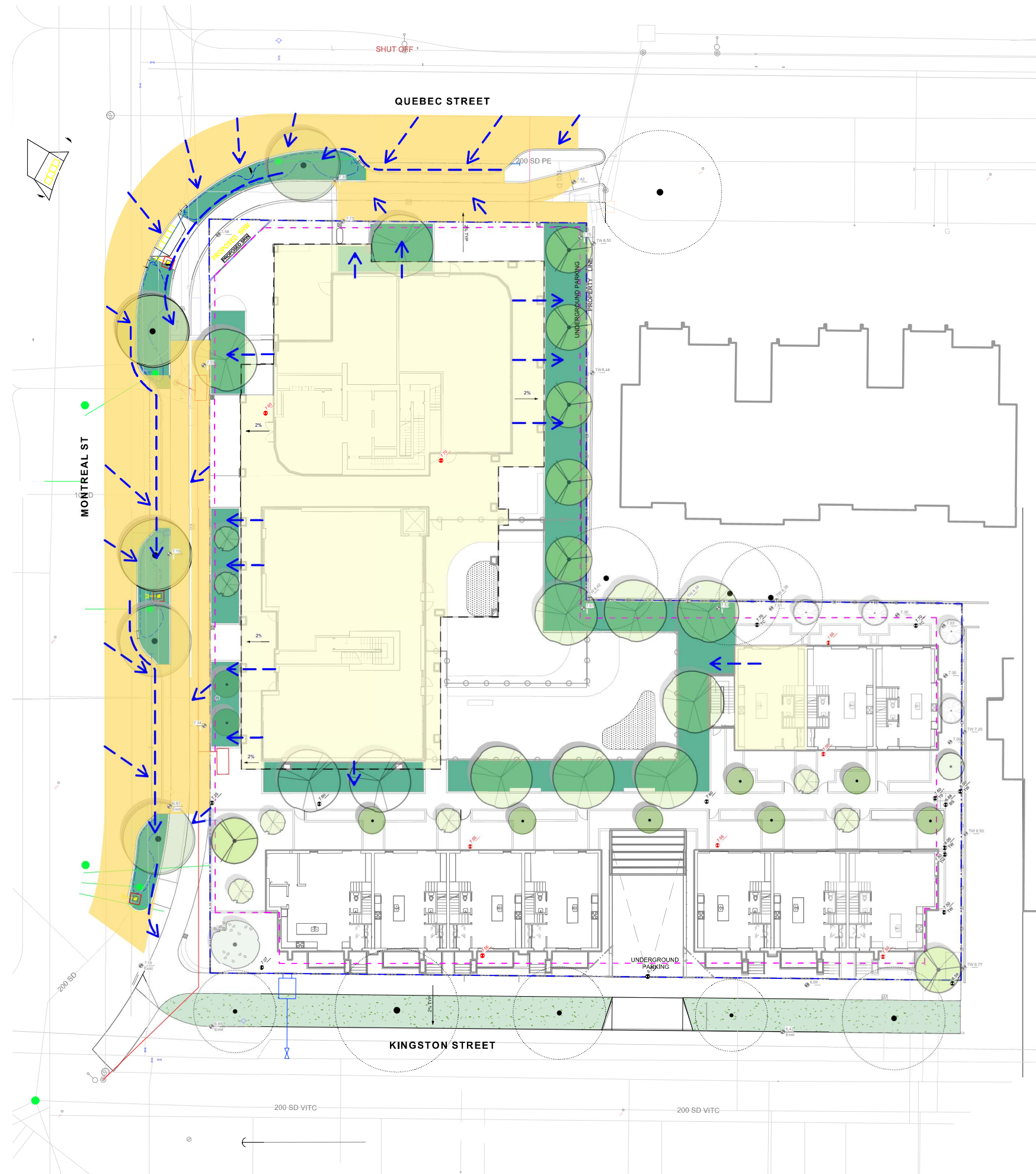
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sheet title

Landscape
Materials - Roof

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

L1.02



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
- ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

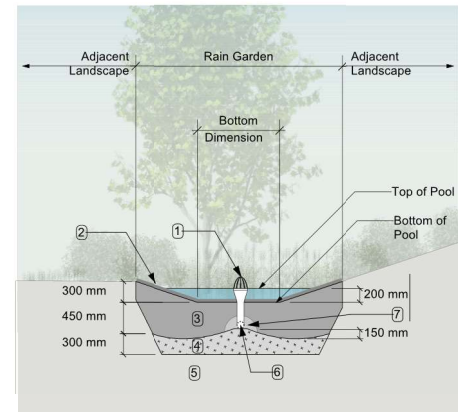
Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

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

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

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

Boulevard rain gardens to be designed to City of Victoria Standards

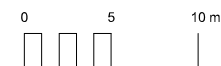


- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50 -70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter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

1 Typical Rain Garden
Scale: 1:50

GRADING NOTES

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



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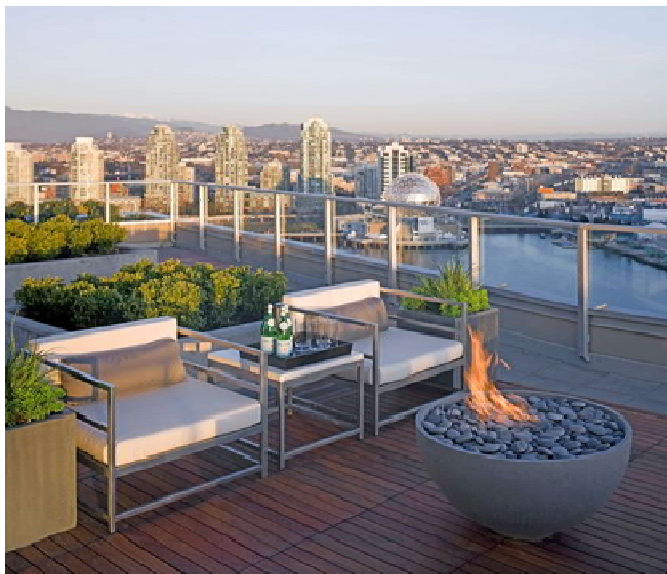
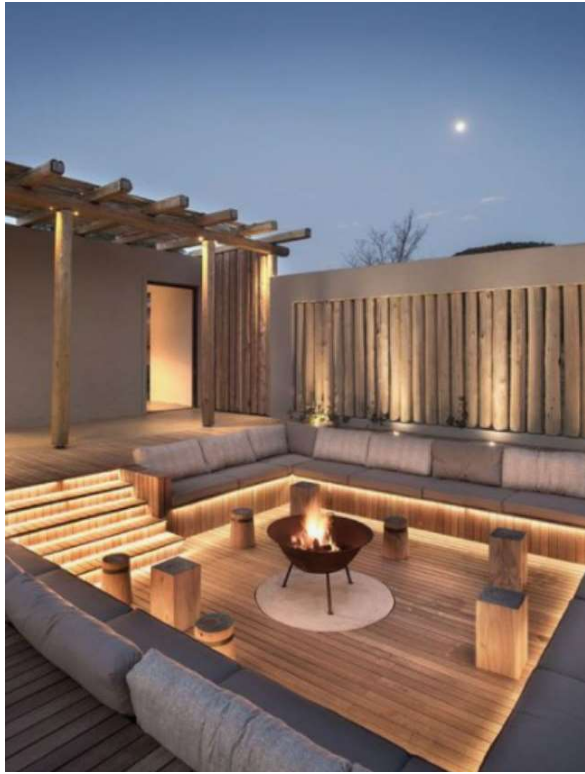
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QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Stormwater Management & Grading

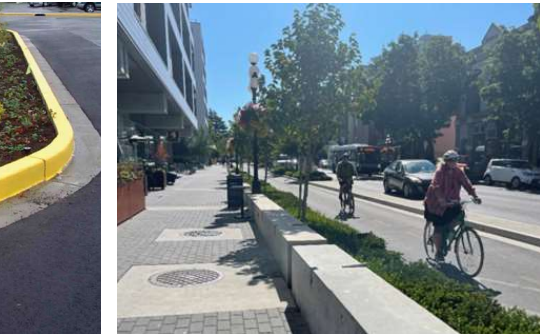
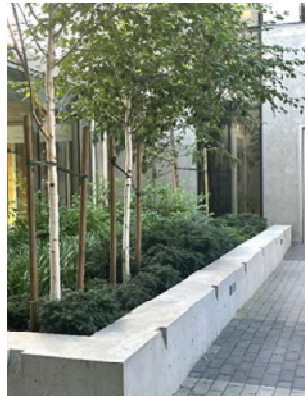
project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

L1.03



ROOFTOP COMMON SPACE

DAYCARE - PLAY



STREETSCAPE MONTREAL & QUEBEC

STREETSCAPE KINGSTON



6	REV RZ/DP	2022-12-06
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3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev, Tracker	2021-10-19
rev no	description	date



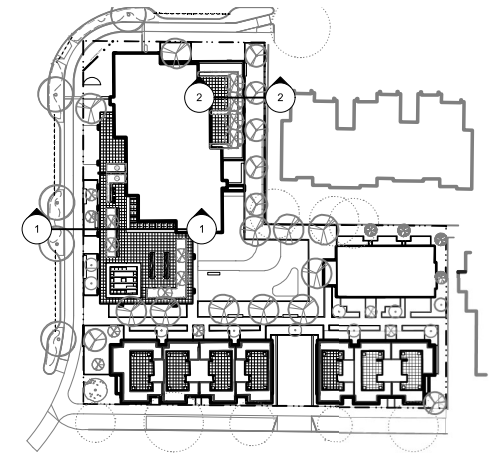
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
**Landscape
Precedents**

project no.	121.23
scale	N/A @ 24"x36"
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revision no.	sheet no.
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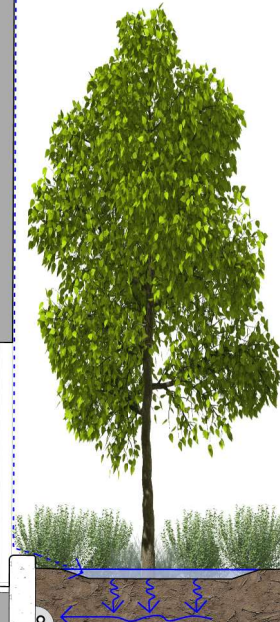
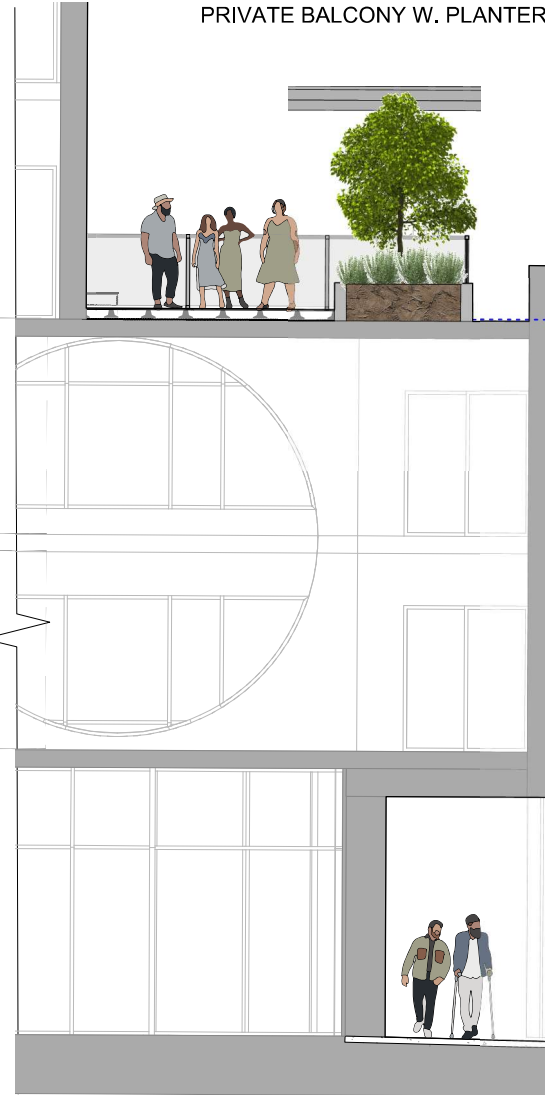


PROPERTY LINE

COMMON AREA WITH PLANTER, SEATING & TRELLIS

PRIVATE BALCONY W. PLANTERS

PROPERTY LINE



Montreal St.
See Civil.

Rain Garden

Bike Lane

2m
Sidewalk

Walkway

Rain Garden

1 Montreal Street Section

2 Section w. Neighbouring Townhomes

rev no	description	date
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client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

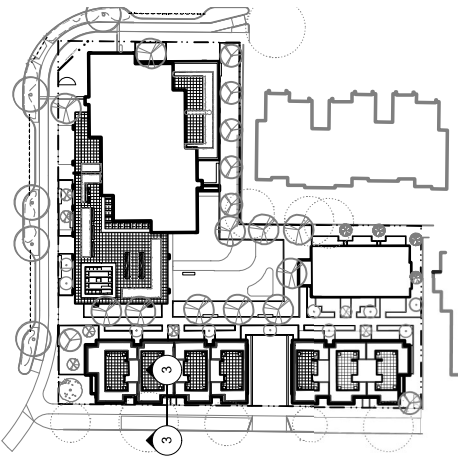
project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
**Landscape
Materials - Sections**

project no.	121.23
scale	1:50 @ 24"x36"
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revision no.	sheet no.



L1.05



3 Typical Kingston Street Section

6	REV RZ/DP	2022-12-06
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rev no	description	date

Murdoch
de Greeff INC

Landscape Planning & Design

200 - 524 Cuthbert Road
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892

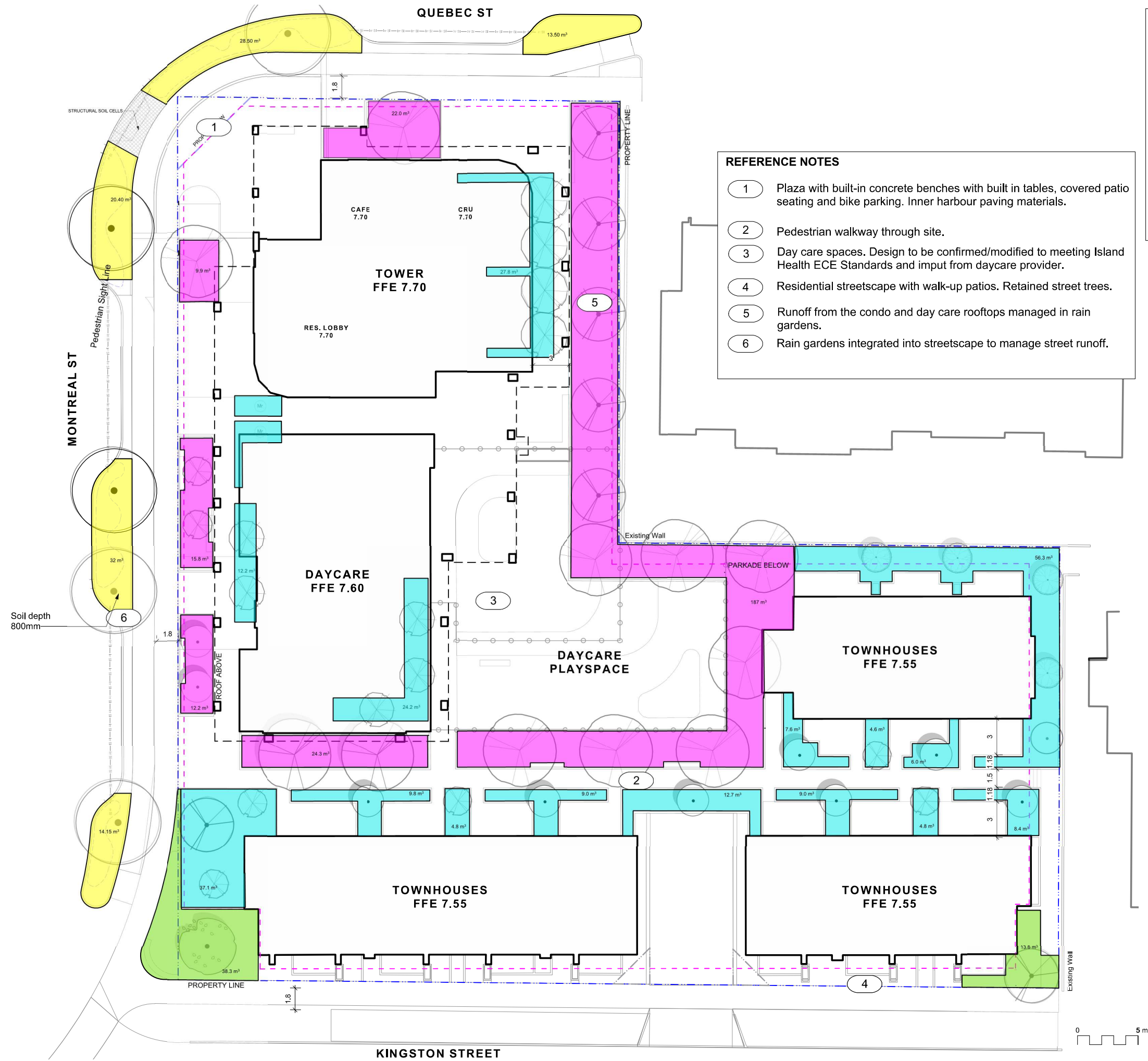
2022-12-07

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
**Landscape
Materials - Sections**

project no.	121.23
scale	1:50 @ 24"x36"
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revision no.	sheet no.
6	L1.06



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

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

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

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Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Cathedral Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

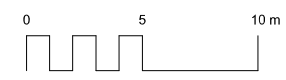
REGISTERED MEMBER
Scott Murdoch
LANDSCAPE ARCHITECT
341
2022-12-07
2022-12-06

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
Soil Volumes

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



REFERENCE NOTES

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



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 **Murdoch
de Greeff** INC
Landscape Planning & Design

205 • 524 Cuddehill Road
Victoria, BC V8C 1G1

Phone:
Fax:

250.412.2891
250.412.2892



2022-12-07

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title

project no.		121.23
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revision no.	sheet no.	

L3.01



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

REFERENCE NOTES

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



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client
Mike Geric Construction
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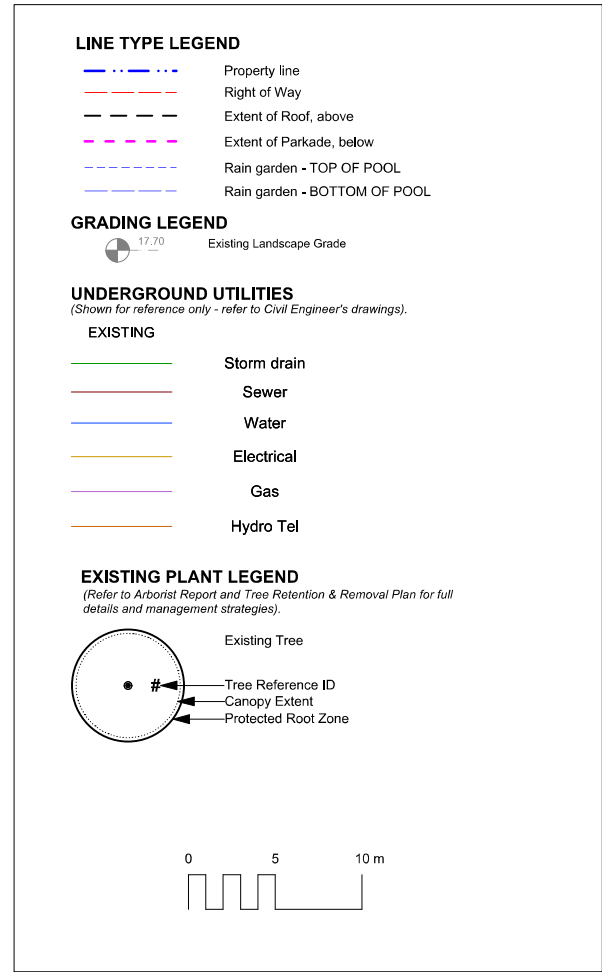
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501-502 MONTREAL ST.
VICTORIA, BC




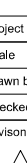
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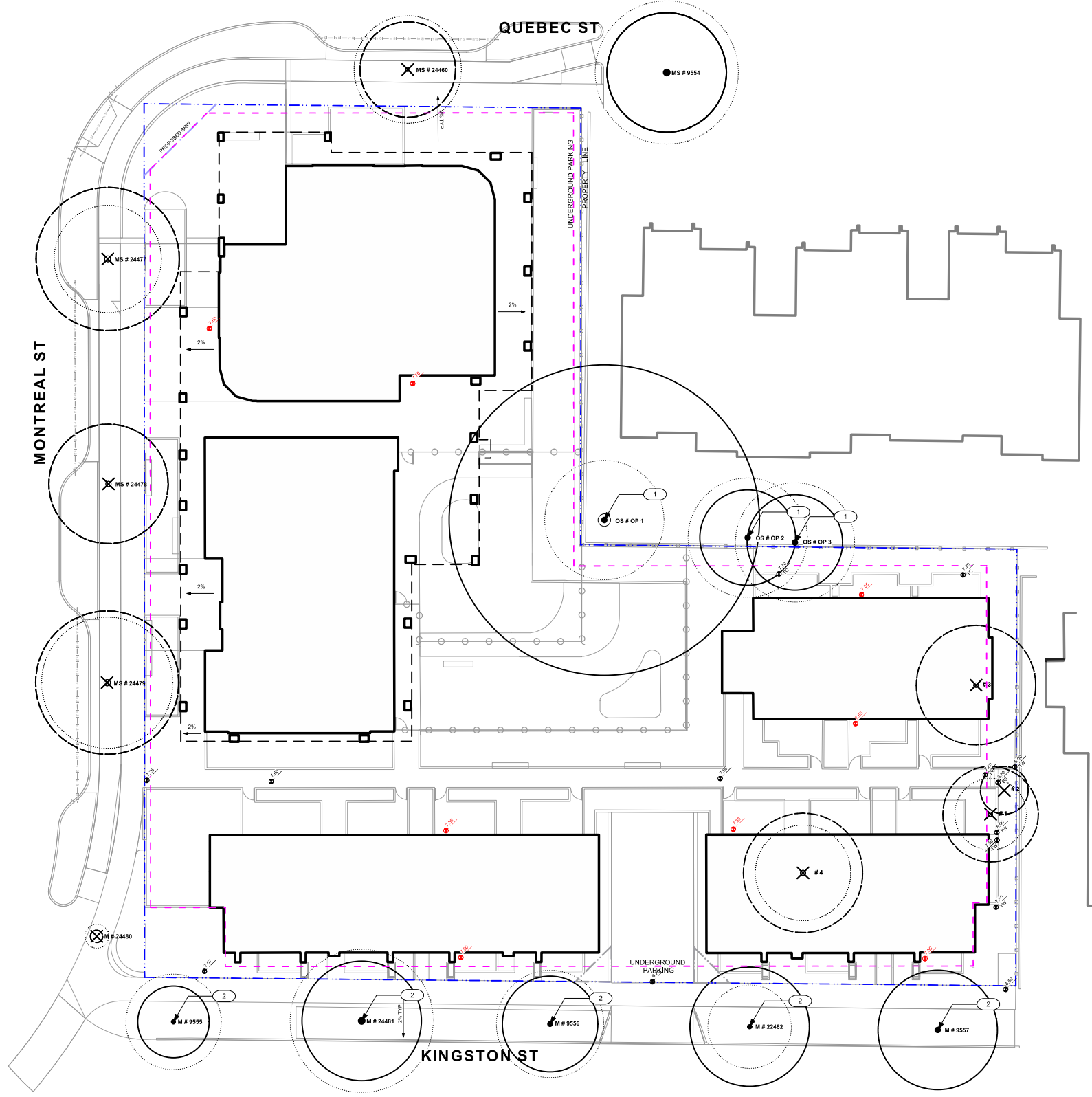
Planting Plan

project no.		121.23
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drawn by		MDI
checked by		SM
revision no.	sheet no.	

L3.02



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<div style="text-align: center;"></div>		
<div style="text-align: center;"><div style="display: inline-block; vertical-align: middle; text-align: left;">Murdoch de Greeff <small>INC</small> Landscape Planning & Design <small>200 - 524 Cubittvale Road Victoria, BC V8L 1G1</small></div><div style="display: inline-block; vertical-align: middle; text-align: left; margin-left: 20px;"><small>Phone: 250.412-2891 Fax: 250.412-2892</small></div></div>		
<div style="text-align: center;">D. Clark Arboriculture <small>200 - 524 Cubittvale Road, Victoria B.C. V8T-3T4 250-812-1568 info@clarkarboriculture.com Certified Professional Arborist, BC S.A.</small></div>		
<div style="text-align: center;">Scott Murdoch <small>341</small> <i>Scott Murdoch</i> 2022-12-07</div>		
2022-12-06		
client		
Mike Geric Construction 4520 West Saanich Rd Saanich, BC		
project		
QUEBEC & MONTREAL DEV. 4520-502 MONTREAL ST. VICTORIA, BC		
sheet title		
Tree Survey Plan		
project no.		
121.23		
scale		
1: 200 @ 24"x36"		
drawn by		
MDI		
checked by		
SM		
revision no.		
sheet no.		
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LINE TYPE LEGEND

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

GRADING LEGEND

- Existing Landscape Grade

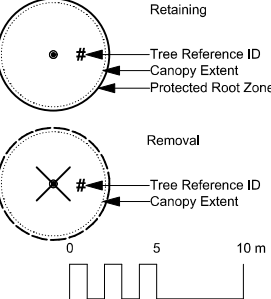
UNDERGROUND UTILITIES

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

- | EXISTING | | PROPOSED |
|----------|-------------|----------|
| | Storm drain | |
| | Sewer | |
| | Water | |
| | Electrical | |
| | Gas | |
| | Hydro Tel | |

EXISTING PLANT LEGEND

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



EXISTING TREE INVENTORY*

RETAINED TREES

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

TOTAL TREES TO BE RETAINED: 9

REMOVED TREES

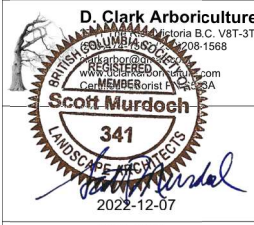
TREE TAG #	DBH (cm)	Species	Crown Spread (m)	Height (m)
24460	35	Sorbus intermedia	9	0
24480	3	Prunus sargentii	1	3
24479	53	Prunus cerasifera	11	8
24478	44	Prunus cerasifera	10	8
24477	50	Prunus cerasifera	9	8
1	35	Thuja plicata smaragd	3	6
2	14	Thuja plicata smaragd	2	6
3	39	Pyrus sp.	5	4
4	44	Ilex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

TOTAL TREES TO BE REMOVED: 9

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

REFERENCE NOTES

- Requires onsite supervision of trees during excavation
- Potentially impacted by site serving and grading



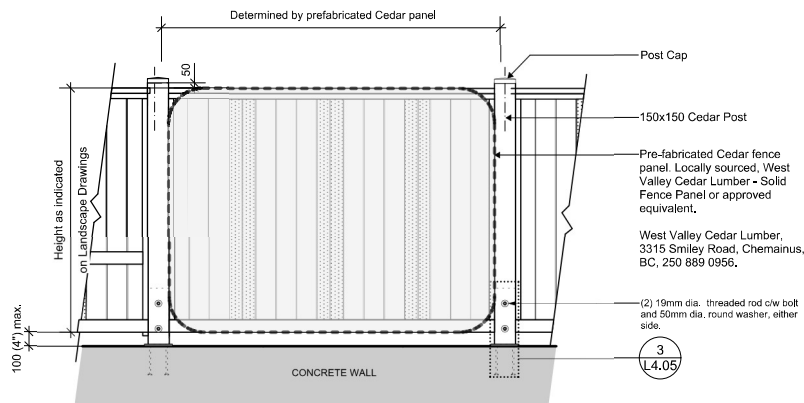
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
Tree Management Plan

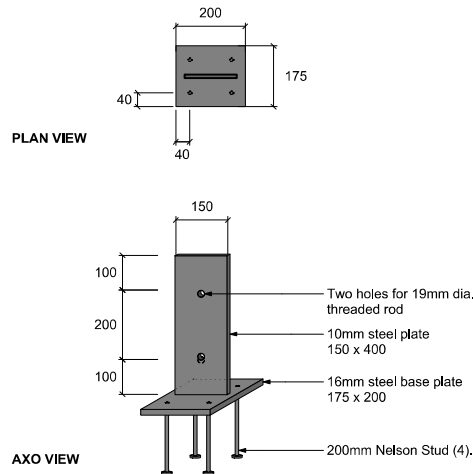
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revision no. sheet no.

L0.03



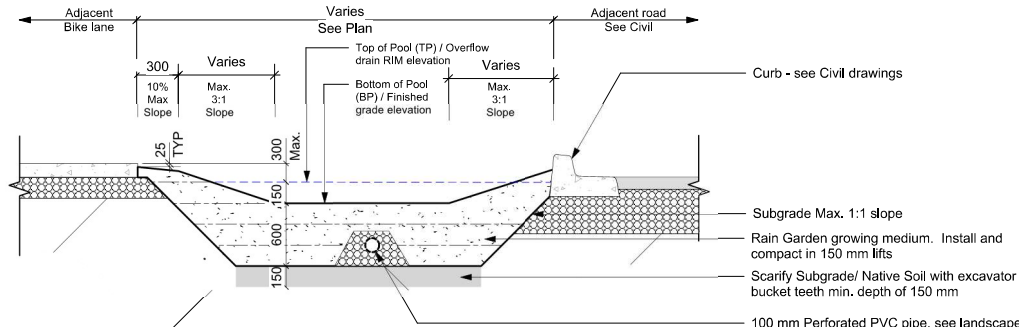
GENERAL NOTES:

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



GENERAL NOTES:

1. All steel to be galvanized only.



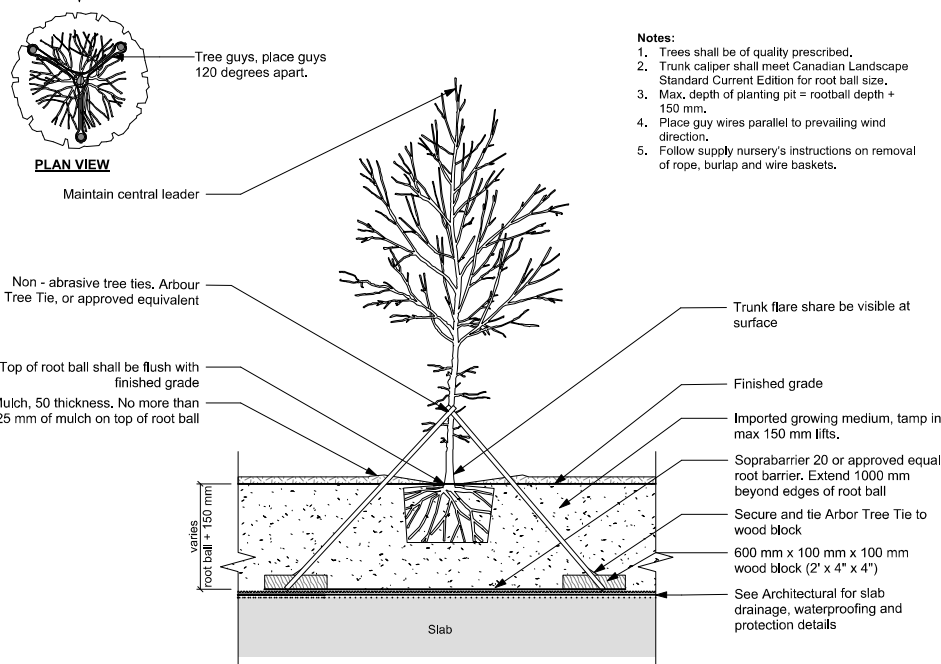
GENERAL NOTES:

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

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

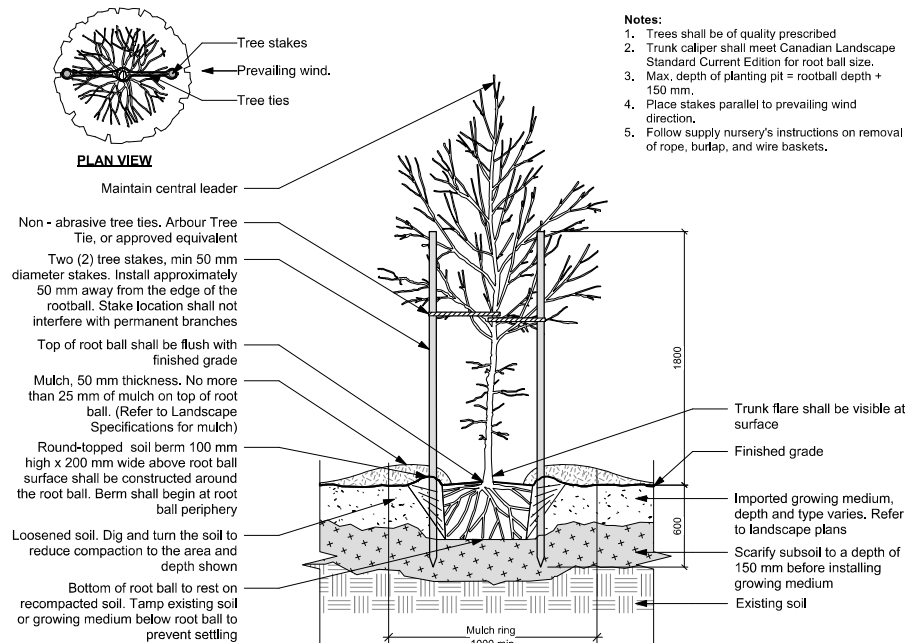
2 Fence Post Knife Plate
Scale: 1:10

3 Boulevard Rain Garden - section
Scale: 1:25



Notes:

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

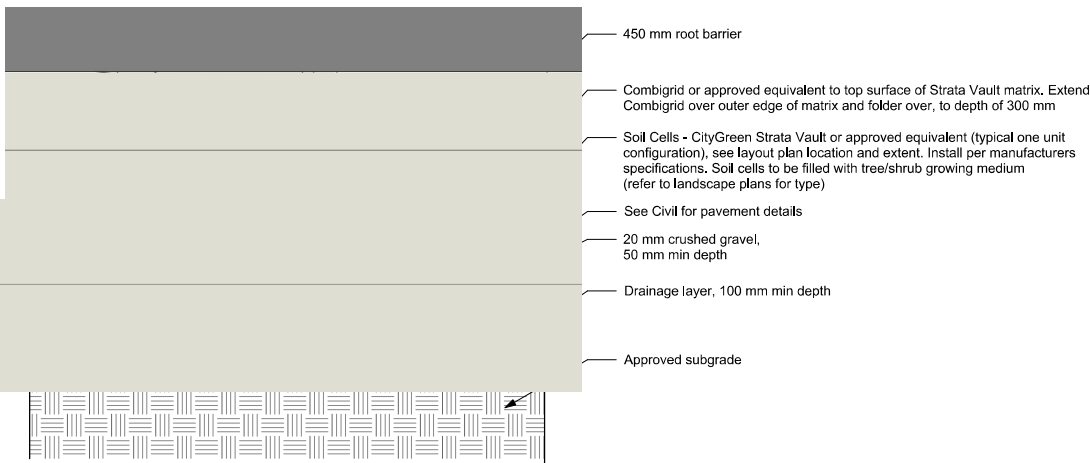


Notes:

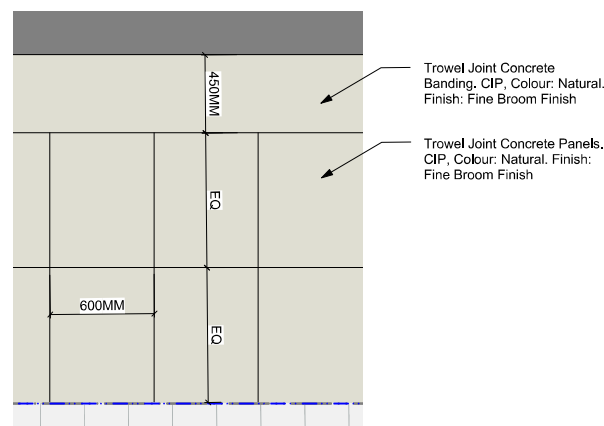
1. Trees shall be of quality prescribed
2. Trunk caliper shall meet Canadian Landscape Standard Current Edition for root ball size.
3. Max. depth of planting pit = rootball depth + 150 mm.
4. Place stakes parallel to prevailing wind direction.
5. Follow supply nursery's instructions on removal of rope,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

4 Tree Planting Detail on Slab
Scale: 1:25

5 Tree Planting Detail on Grade
Scale: 1:25



6 Structural Soil Cells
Scale: 1:25



7 City of Victoria Paving Detail
Scale: 1:20

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

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Landscape Planning
200 - 524 Columbia St.
Victoria, BC

Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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sheet title
Landscape Details

project no.	121.23
scale	AS SHOWN @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

L4.01