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9	REZONING & DP RESUBMISSION	1/7/24
8	REZONING & DP RESUBMISSION	7/1/24
7	REZONING & DP RESUBMISSION	6/8/24
6	REZONING & DP RESUBMISSION	3/5/24
5	REZONING & DP RESUBMISSION	2/26/24
4	REZONING & DP RESUBMISSION	8/24/23
3	REZONING & DP RESUBMISSION	1/10/23
2	REZONING & DP RESUBMISSION	11/8/22
1	REZONING & DP	2/4/23

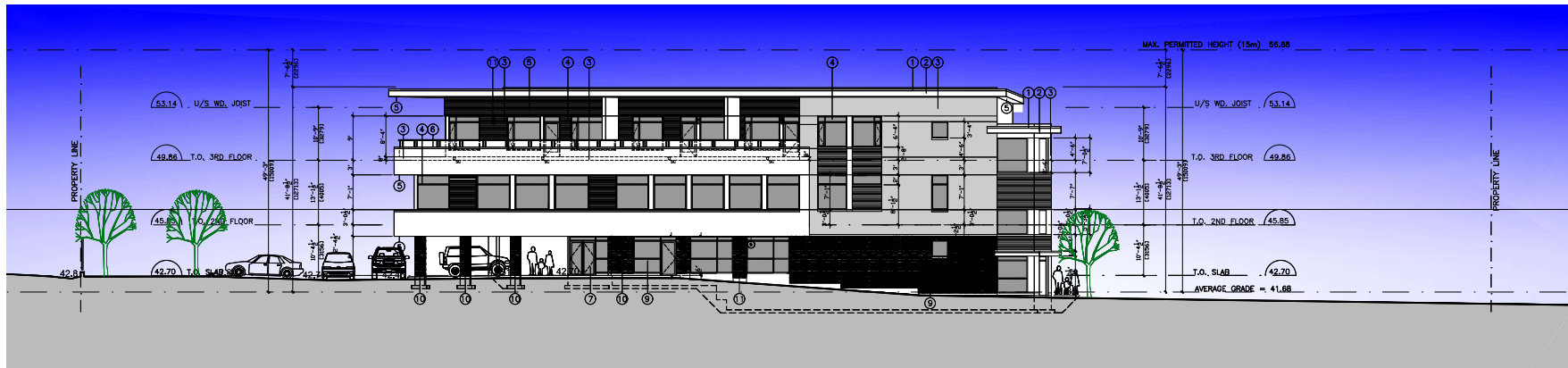
Drawing Title:

SITE PLAN
SITE DATA
CODE REVIEW

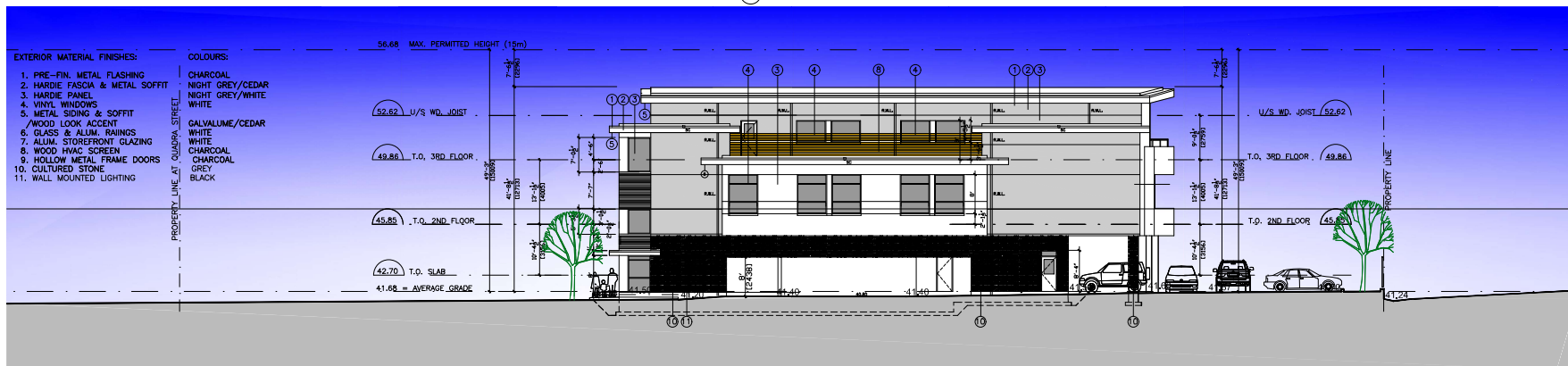


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Drawn By:	
Checked By:	
Project Number:	2001
Date:	NOV. 2020
Drawing Number:	

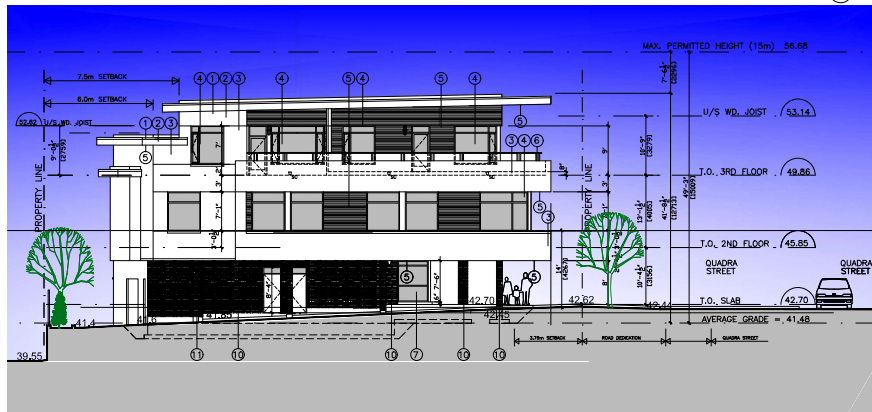
A01.1



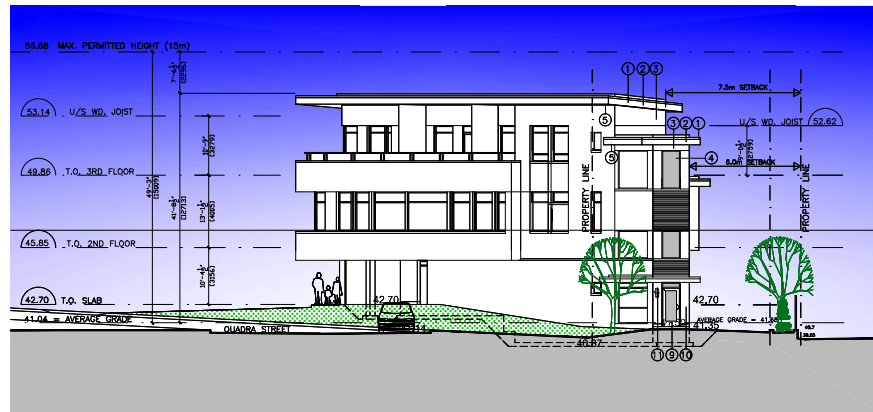
2 WEST ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



1 SOUTH ELEVATION



O.C.A. ARCHITECTURE INC.
2734 W. 14 AVENUE, VANCOUVER BC V6K 1H3
Tel: 604-408-8970 Email: info@oca-arch.com

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1		
Revisions:		
8	REVISION & IP PERMITS	7/27/24
7	REVISION & IP PERMITS	1/17/24
6	REVISION & IP PERMITS	5/9/24
5	REVISION & IP PERMITS	2/26/24
4	REVISION & IP PERMITS	8/24/23
3	REVISION & IP PERMITS	1/10/23
2	REVISION & IP PERMITS	11/14/22
1	REVISION & IP	3/1/22

Issued For:

4079 QUADRA STREET
SANNICH, B.C.

Drawing Title:

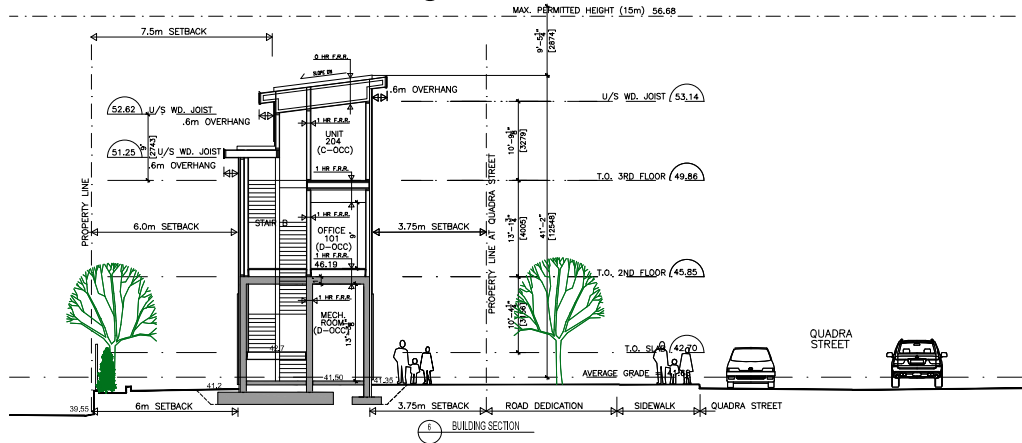
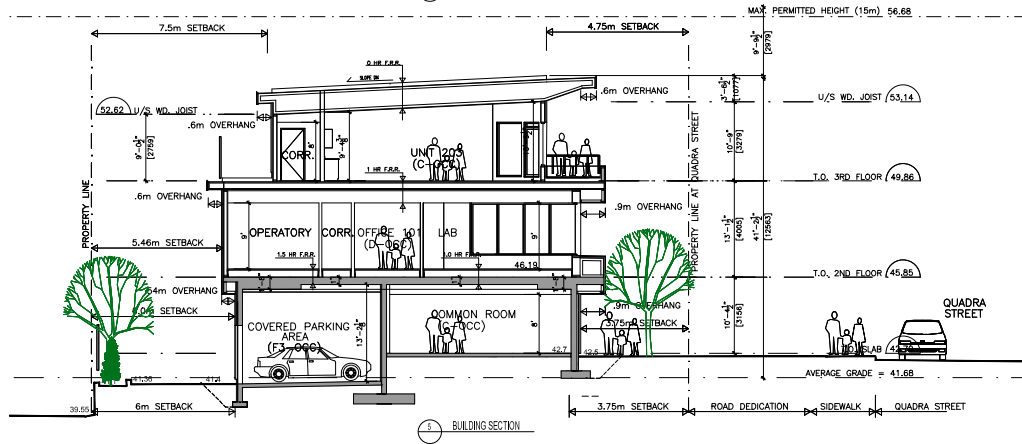
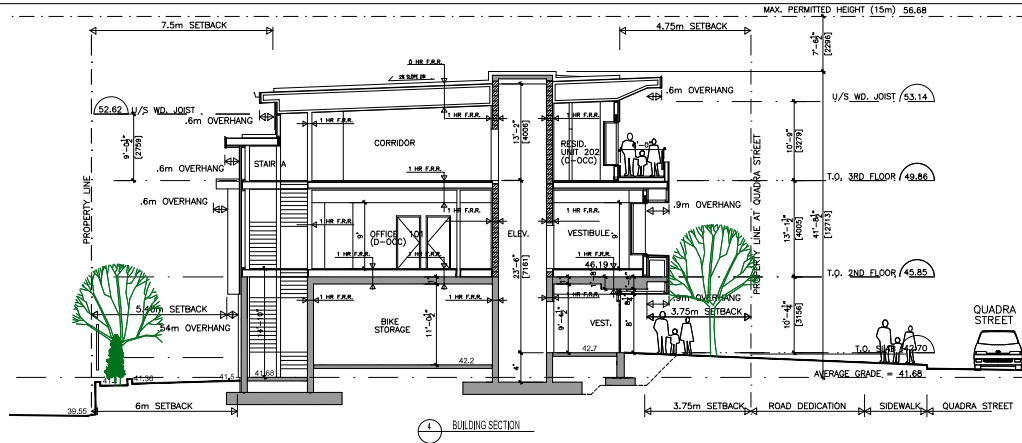
ELEVATIONS



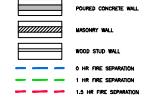
Scale: 1/8"=1'-0"
Drawn By:
Checked By:
Project Number: 2001
Date: NOV. 2020
Drawing Number:

A03.1

A04.1



WALL LEGEND:



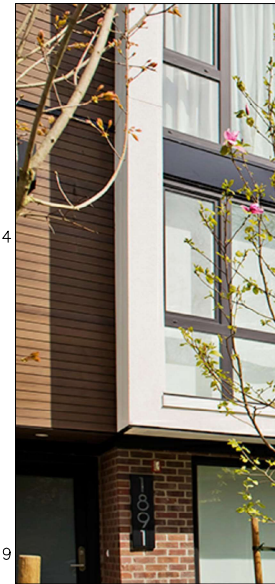
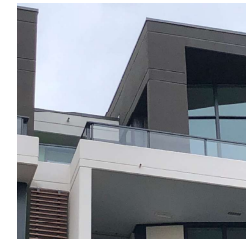
NOTES:
1. SEE S&L CONSTRUCTION SCHEDULE ON DWG. 27 FOR ASSUMPTIONS.
2. ALL WALLS TO BE BUILT IN CONJUNCTION WITH S&L ARCHITECTURAL, STRUCTURAL & LANDSCAPE DRAWINGS.

EXTERIOR MATERIAL FINISHES:

1. PRE-FIN. METAL FLASHING
2. HARDIE FASCIA & METAL SOFFIT
3. HARDIE PANEL
4. VINYL WINDOWS
5. METAL SIDING & SOFFIT / WOOD LOOK ACCENT
6. GLASS & ALUM. RAININGS
7. ALUM. STOREFRONT GLAZING
8. WOOD HVAC SCREEN
9. HOLLOW METAL FRAME DOORS
10. CULTURED STONE

COLOURS:

- CHARCOAL
NIGHT GREY/CEDAR
NIGHT GREY/WHITE
WHITE
GALVALUME/CEDAR
WHITE
CHARCOAL
CHARCOAL
GREY



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1		
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2	REVISION & DP PERMITS	11/4/22
1	REVISION & DP	2/4/22

Project:
4079 QUADRA STREET
SANNICH, B.C.

Drawing Title:
ELEVATIONS



Scale: 1/8"=1'-0"
Drawn By:
Checked By:
Project Number: 2001
Date: NOV. 2020
Drawing Number:

A04.2

1 MATERIAL & COLOUR BOARD



1 VIEW FROM NORTH-WEST @ QUADRA STREET



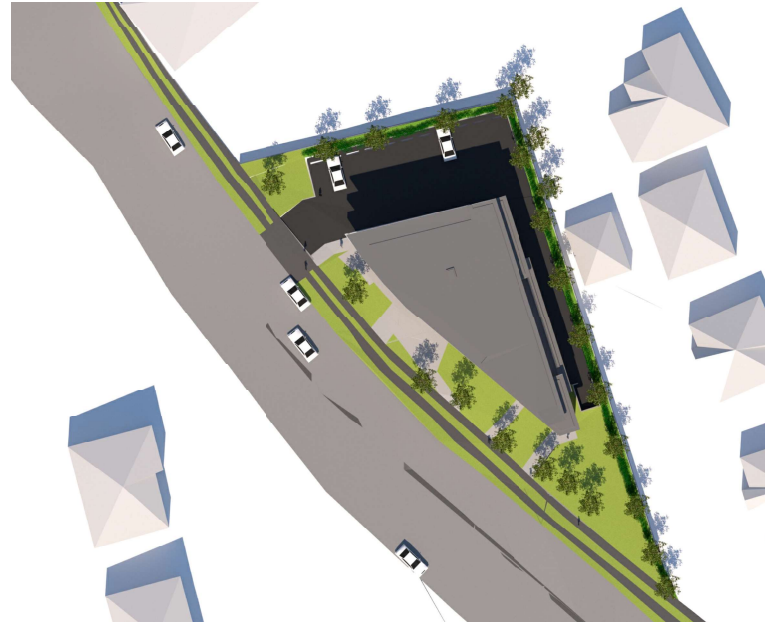
2 VIEW FROM SOUTH-WEST @ QUADRA STREET



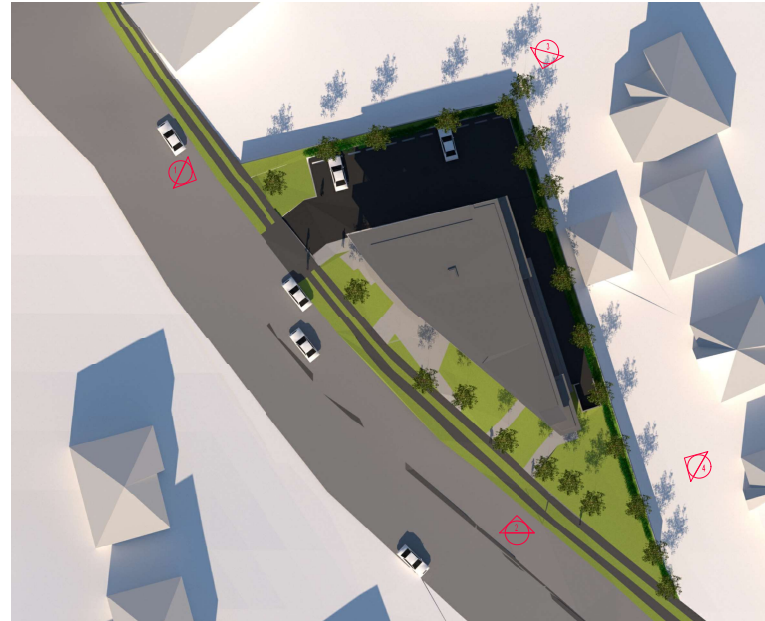
3 VIEW FROM NORTH-EAST



4 VIEW FROM SOUTH-EAST



5 MARCH SUN SHADING STUDY @ 3PM



6 SEPTEMBER SUN SHADING STUDY @ 3PM



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3	REZONING & DP PERMITS	1/15/23
2	REZONING & DP PERMITS	11/14/22
1	REZONING & DP	3/4/22

Issued For:

Project:

4079 QUADRA STREET
SAANICH, B.C.

Drawing Title:

RENDERINGS &
SUN SHADING STUDY

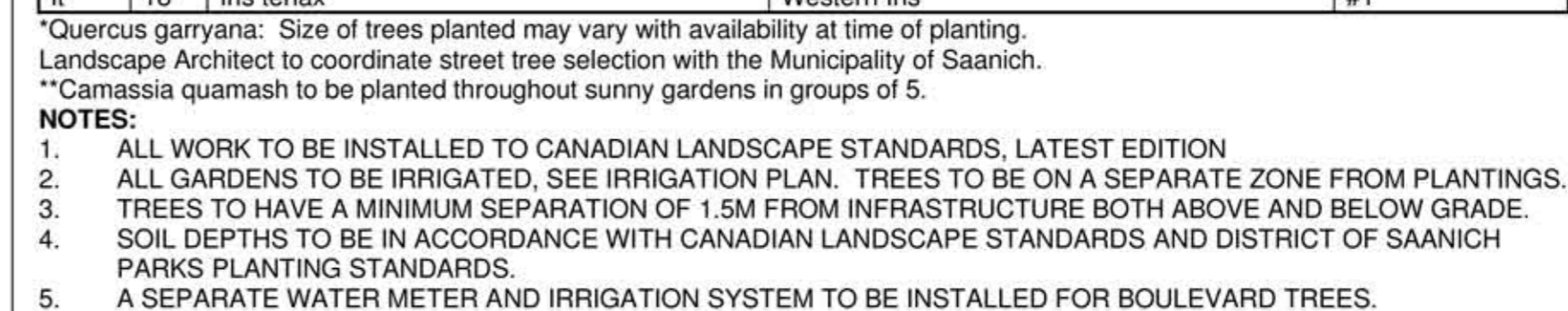


Scale: _____
Drawn By: _____
Checked By: _____
Project Number: 2001
Date: NOV. 2020
Drawing Number:

A05.1

REVISIONS:

L1 of 4





NORTH

For grading information, see Civil drawings.

NOTES:
ALL PLANTS AND PLANTING TO BE TO CANADIAN LANDSCAPE STANDARDS

REVISIONS:

Issued for DP - 2021Apr30

Tree Notes - 2021May17

Re-Issued for DP - 2022Jan31

Issued for BP Review - 2022May17

Issued for BP Review - 2022Jun06

Issued for BP - 2022Aug5

Revised for BP - 2022Sep13

Summary Letter - 2022Oct14

Summary Letter - 2022Nov1

For Review - 2022Nov8

Comments Summary Letter - 2022Nov10

Comments Summary Letter - 2022Nov16

Comments Summary Letter - 2023Jan10

Revised for BP - 2023Aug11

Coordination for July 5 2023 Summary Letter Comments - 2023Aug18

Revised for July 5 2023 Summary Letter Comments - 2023Aug25

Issued for BP (Revised) - 2023Dec07

Comments Summary Letter - 2024Feb23

City Comments - 2024May7

Re-Issued for DP - 2024Jul11

DP Rev Boulevard Trees - 2024Jul25

City Comments - 2024Sep17

CONSULTANT:



PROJECT:

4079 QUADRA STREET
SAANICH, BC

SITE LEGAL DESCRIPTION:
LOT 1, SECTION 64,
VICTORIA DISTRICT
PLAN 22060

SHEET TITLE:

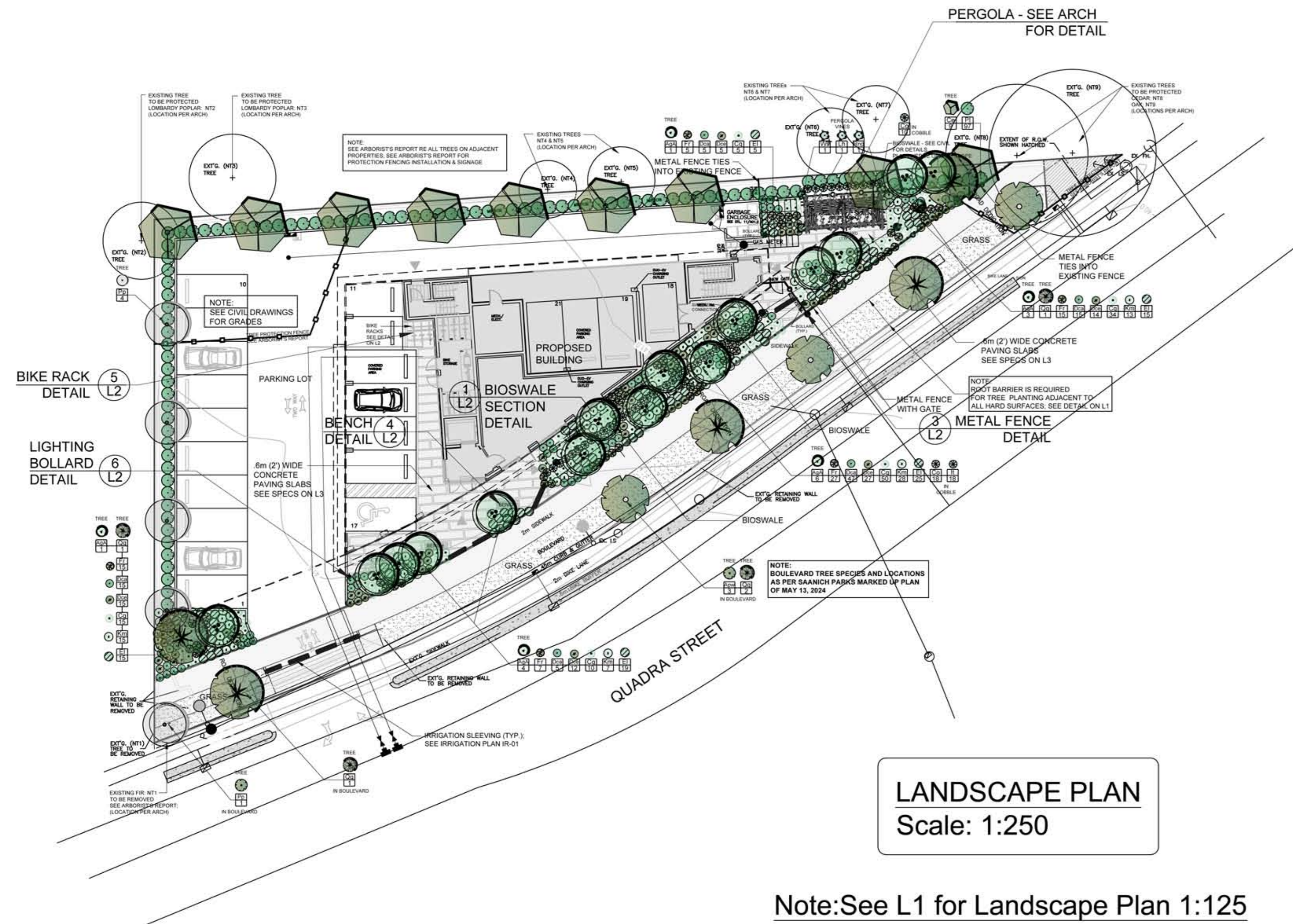
LANDSCAPE PLAN
Scale: 1:250

SCALE: 1:125 DATE: Apr. 29, 2021

DRAWN: DR CHECKED: VJD

PROJECT NUMBER:
QUADRA SAANICH 2021

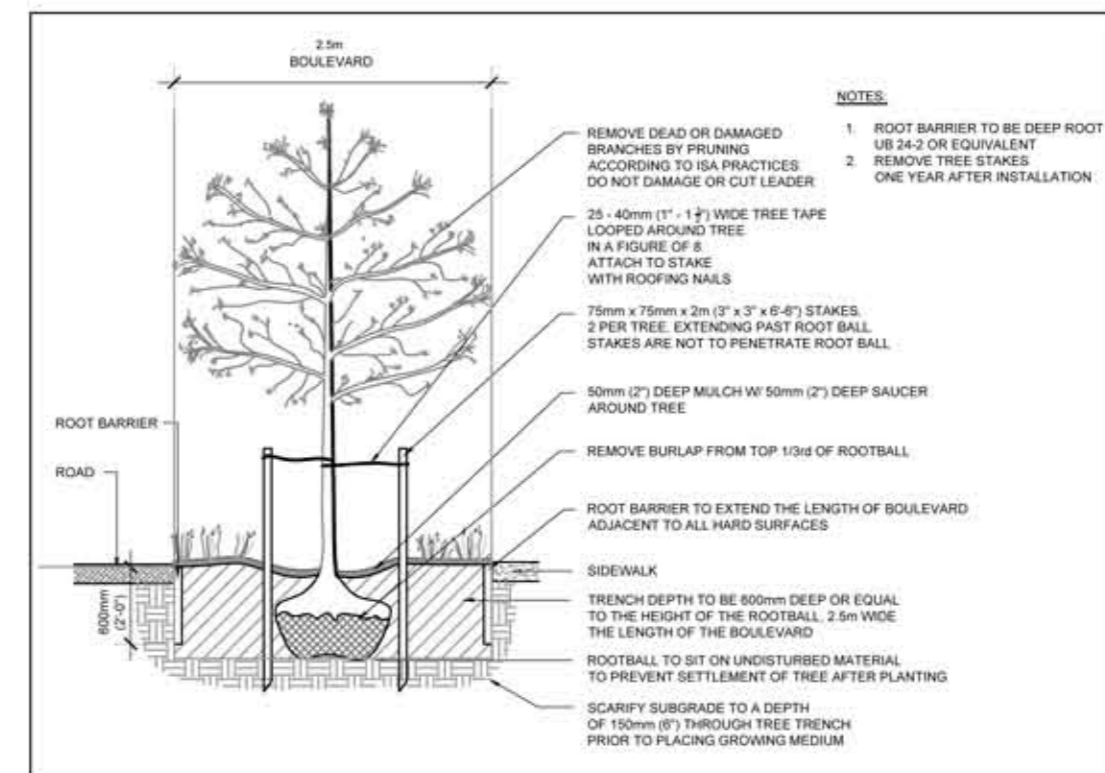
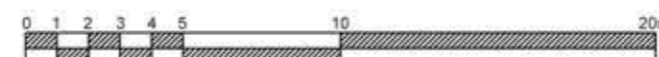
DRAWING NUMBER:
L1.1 of 4



LANDSCAPE PLAN
Scale: 1:250

Note:See L1 for Landscape Plan 1:125

NOTE:
PLANTING / PATHS ALONG QUADRA STREET
DESIGNED TO ACCOMMODATE FUTURE STREET
WORKS



BOULEVARD TREE PLANTING / ROOT BARRIER
DETAIL
Scale: N.T.S.

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot size
Deciduous Trees				
AgA	15	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	#10
Apw	3	Acer truncatum x A. platanoides 'Warrensred'	Pacific Sunset Maple	6 cm cal
Ce	9	Cornus 'Eddies White Wonder'	Eddies White Wonder Dogwood	6 cm cal
Pp	5	Parrotia persica 'Ruby Vase'	Persian Ironwood	6 cm cal
*Qg	5	Quercus garryana	Garry Oak	6 cm cal
Evergreen Hedge				
Pl	97	Prunus lusitanica	Portugal Laurel	#5 pot
Sunny Gardens				
Perennials				
**Cq	114	Camassia quamash	Common Camas	#1 pot
El	79	Eriophyllum lanatum	Woolly sunflower	#1 pot
Grasses				
Dca	66	Danthonia californica	California Oat Grass	#1 pot
Dce	70	Deschampsia cespitosa	Tufted Hair Grass	#1 pot
Fr	67	Festuca roemers	Roemers Fescue	#1 pot
Km	63	Koeleria macrantha	Junegrass	#1 pot
Vines				
Lh	1	Lonicera henryii	Evergreen Honeysuckle	#1
Rnd	1	Rosa New Dawn	New Dawn Climbing Rose	#1
Ws	1	Wisteria sinensis	Wisteria	#5
Bioswale				
Co	28	Carex obnupta	Slough Sedge	#1
It	18	Iris tenax	Western Iris	#1

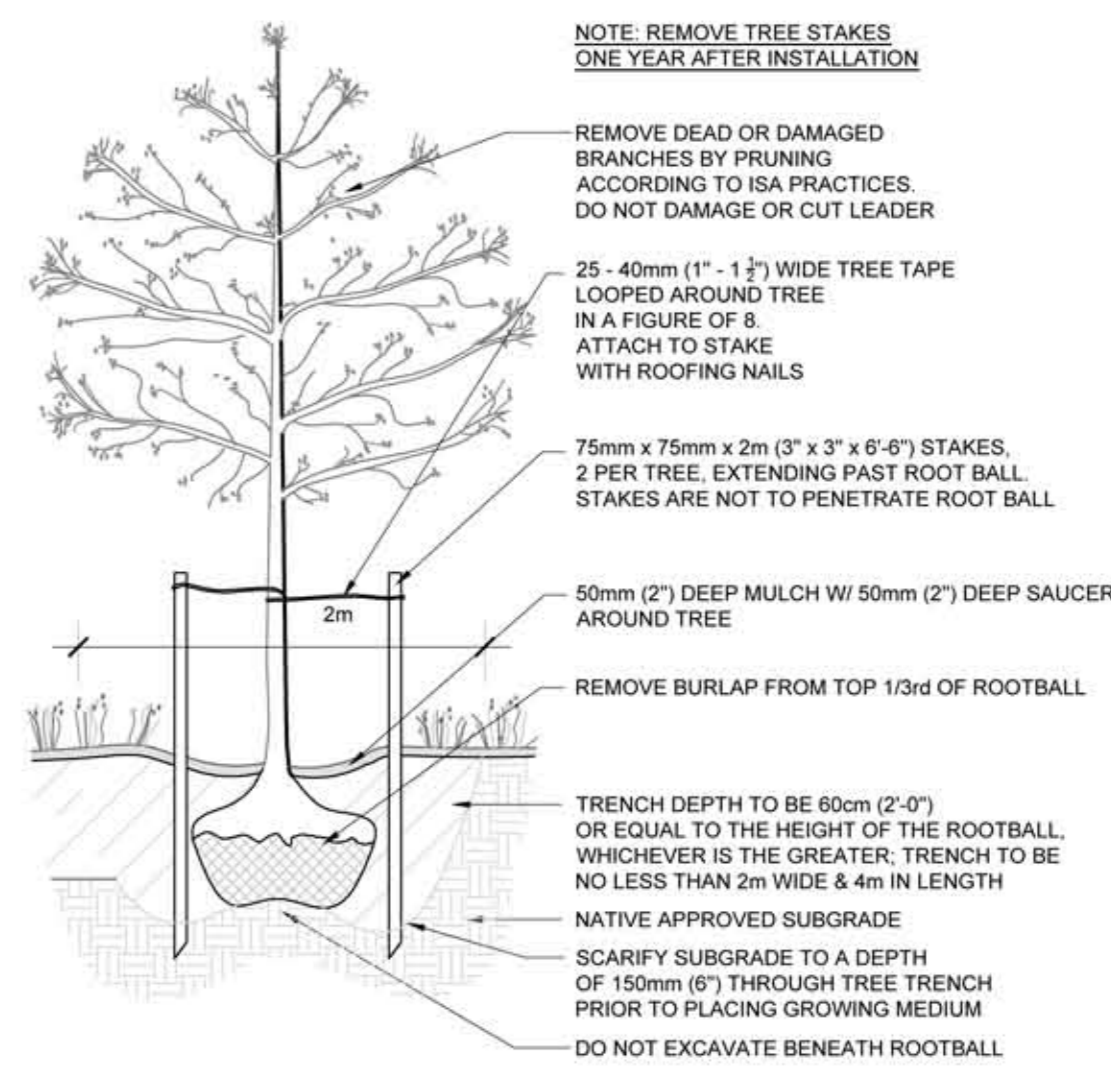
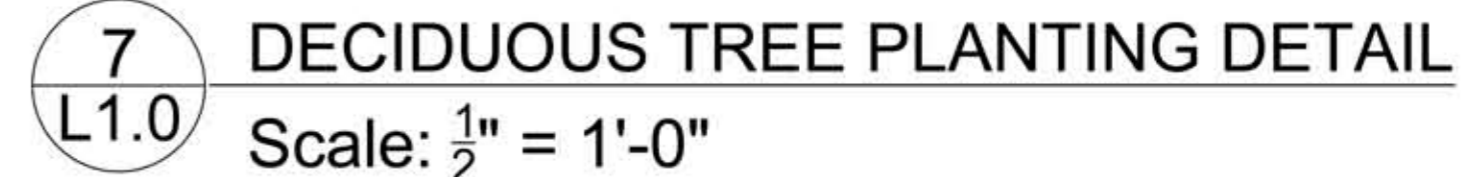
*Quercus garryana: Size of trees planted may vary with availability at time of planting.

Landscape Architect to coordinate street tree selection with the Municipality of Saanich.

**Camassia quamash to be planted throughout sunny gardens in groups of 5.

NOTES:

- ALL WORK TO BE INSTALLED TO CANADIAN LANDSCAPE STANDARDS, LATEST EDITION
- ALL GARDENS TO BE IRRIGATED, SEE IRRIGATION PLAN. TREES TO BE ON A SEPARATE ZONE FROM PLANTINGS.
- TREES TO HAVE A MINIMUM SEPARATION OF 1.5M FROM INFRASTRUCTURE BOTH ABOVE AND BELOW GRADE.
- SOIL DEPTHS TO BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS AND DISTRICT OF SAANICH PARKS PLANTING STANDARDS.
- A SEPARATE WATER METER AND IRRIGATION SYSTEM TO BE INSTALLED FOR BOULEVARD TREES.



REVIEWS:
Issued for DP - 2021Apr30
Tree Notes - 2021May17
Re-Issued for DP - 2022Jan31
Issued for BP Review - 2022May17
Issued for BP Review - 2022Jun06
Issued for BP - 2022Aug5
Revised for BP - 2022Sep13
Summary Letter - 2022Oct14
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Issued for BP (Revised) - 2023Dec07
Comments Summary Letter - 2024Feb23
City Comments - 2024May7
Re-Issued for DP - 2024Jul11
DP Rev Boulevard Trees - 2024Jul25
City Comments - 2024Sep17

PROJECT:
4079 QUADRA
STREET
SAANICH, BC

SITE LEGAL DESCRIPTION:
LOT 1, SECTION 64,
VICTORIA DISTRICT
PLAN 22060

SCALE: 1:125	DATE: Apr. 29, 2021
DRAWN: DR	CHECKED: VJD
PROJECT NUMBER: QUADRA SAANICH 2021	
DRAWING NUMBER: L2 of 4	

1.0. GENERAL
1.0.1. REFERENCES for all Landscape work: Canadian Landscape Standards, Latest Edition. The Landscape Contractor shall make him/herself aware of all prevailing standards referenced therein and execute work accordingly as it will govern all landscape preparations, execution and deficiencies.
1.0.2. SITE CONDITIONS Location of all existing utilities are to be verified prior to installation of landscape. Refer to Civil Engineering drawings (by others) and 'Call First Line at 1 800 474 6886.
1.0.3. SITE REVIEW MEETING Landscape Contractor to provide seven days' notice to Landscape Architect prior to commencement of landscape site work to allow for site meeting and drawing review, especially regarding possible building architect change orders and non-conforming site conditions.
2.0. PROTECTION OF EXISTING PLANT MATERIAL
2.0.1. All plant material to remain as noted on the plan is to be preserved by tree retention fencing prior to demolition of existing site features. 2.0.1.1 Fencing: i. Prior to construction taking place on the site install snow fencing as shown on the plan. ii. No soil, excavated materials, debris, chemicals, vehicles, site trailers, equipment, or construction materials shall be stored or parked within the tree protection fence line. iii. No mechanized cutting or filling will be permitted within the tree protection line.
2.0.2. The grades under the drip lines will remain unchanged. Any changes of grade required to meet new grades must be approved by the Landscape Architect.
3.0. GRADING
3.0.1. It shall be the responsibility of the General Contractor to establish all sub-grades to allow for the levels, profiles and contours required on the landscape drawings.
3.0.2. Remove and dispose to approved off-site disposal area all debris, building material, contaminated subsoil, visible invasive plants and anything else that may interfere with proper growth and development of planned finished landscape.
3.0.3. The sub-grade shall be scarified to a minimum depth of 150mm immediately before placing growing medium or drainage material.
3.0.4. Grade transitions of sub-grade shall be smooth and even, such that ponding cannot occur on sub-grade surface.
3.0.5. Rough grading to allow for the placing of growing medium to the appropriate specified depths while meeting all the requirements of applicable Building Code. Grade the sub-grade elevations to within the tolerances given below: 150mm for grassed areas, 300mm for ornamental grasses, perennials and groundcovers, 450mm for shrubs. For trees, see specific details on drawings.

10.0.2. SEEDING METHOD
10.0.2.1. Apply seed by Hydraulic Seeding method unless otherwise specified.
10.0.2.2. Base application rates of fertilizers, seed mix, mulch and tackifier on analysis of season, climate, terrain, soil, and establishment and maintenance conditions affecting project.
10.0.3. HYDROSEEDING (IF APPLICABLE)
10.0.3.1. Thoroughly mix seed, fertilizer and hydraulic mulch in water slurry and distribute normally over surface area with approved hydraulic mulcher.
10.0.3.2. Measure quantities of each material to be charged into hydraulic seeders/mulch tank accurately either by mass or by common accepted system of mass-calibrated volume measurements. Add materials to tank while it is being filled with water and in following sequence: seed, fertilizer and, where applicable, mulch. Thoroughly mix materials into homogeneous water slurry and distribute uniformly over surface area with hydraulic mulcher.
10.0.3.3. After charging, do not add water or other materials to mixture in hydraulic mulcher.
10.0.3.4. Do not leave seed, fertilizer, mulch and water slurry in tank for more than 4 hours. Slurry left in tank over maximum time to not be used for seeding; dispose off-site.
10.0.4. SEED MIXES
10.0.4.1 Seed Mixes in Boulevards to be as follows: Premier Pacific Low Maintenance (This mix is a low-growing option for areas that will not be fertilized or mowed often. The height of the mature grass canopy will generally be below 24 inches. It has a high drought tolerance and low fertility requirements making it useful for lawns, ground cover areas and low angle slopes for erosion control.) This mix contains: 15% Quatro Sheep's Fescue 15% Eureka II Hard Fescue 10% Chantilly Creeping Red Fescue 20% Creeping Red Fescue 20% Longefellow 3 Cheving's Fescue 20% Aspire Perennial Ryegrass
11.0. IRRIGATION / WATERING SPECIFICATIONS GENERAL
See Irrigation Plans
12.0. NA

4.0. GROWING MEDIUM
4.0.1. All topsoil, imported or on-site soil, shall be tested and modified as required. When bidding a contractor must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be done and signed by a pre-approved analytical laboratory. A copy of the soil analysis must be sent to the Landscape Architect's office.
4.0.2. Growing medium shall be placed at the following depths (where applicable): 150mm for seeded areas, 300mm for ornamental grasses, perennials and groundcovers, 450mm for shrubs. For trees, see specific details on drawings.
4.0.3. Where native soil remains in good condition additional topsoil needs to be added but it may be amended according to the recommendations on the soil test.
4.0.4. Topsoil shall not be worked in wet or frozen conditions or in any manner in which the soil structure is adversely affected.
5.0. PLANTING - GENERAL
5.0.1. All plants and planting to be to BCSLA/BONITA Standards, latest edition.
5.0.2. Plants shall be characteristic of the genus, species and cultivar as indicated on the construction drawings and specified herein.
5.0.3. All plants shall be nursery grown under similar climatic conditions to the project site. Plants shall not be pruned prior to delivery unless pre-approved by the Landscape Architect. Container stock shall have been established in the size of container specified for at least six (6) months prior to delivery. The roots shall not have grown beyond the limits of the container.
5.0.4. It is the Contractor's responsibility to verify and comply with all regulations regarding the inter-regional movement of plant material, including nursery stock, within the Province of British Columbia. Imported plant materials must be accompanied by copies of the necessary permits and import licences required by Federal and Provincial regulations.
5.0.5. Plants shall be properly proportioned; not weak, thin or elongated.
5.0.6. Plants shall have normal, well-developed branches and vigorous, fibrous root systems. They shall be healthy and free from defects, decay, girdling roots, sunscald injuries, abrasions of the bark, and plant diseases, insect pest eggs, borers and all forms of infestation.
5.0.7. Trees shall have straight stems unless uncharacteristic for the species/cultivar. Pruning wounds shall show healthy callous growth at the branch collar without bark tearing or fungal growth. Cambium tissue shall be moist and exhibit the correct colouration for the species. Plants exhibiting fungal staining shall be rejected.
5.0.8. All plant materials shall conform to the measurements specified in the drawings except that plants larger than specified may be used if approved by the Landscape Architect. The use of such plants shall not increase the contract price. If larger plants are used, the ball of earth shall be increased in proportion to the size of the plant. All plants shall be measured when the branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to root base or from branch tip to branch tip. Where trees are measured by caliper (c.c.), reference is made to the diameter of the trunk measured 300 mm above ground as the tree stands in the nursery.

13.0. MISCELLANEOUS
13.0.1. SITE FURNISHINGS
13.0.1.1. Benches to be Wishbone 5'0" Hutch Park Bench or approved equivalent. Colours: Walnut slats Black frame Installation: Install on a concrete pad according to manufacturer's instructions. https://wishboneintl.com/images/1-Site-Furnishings/SpecSheets/Hutch-Park-Bench-Spec-Sheet.pdf
13.0.1.2. Bollards to be Philips Lumec Lighting Bollard – B080-W Colour: Black
13.0.1.3. Bike Racks to be Wishbone Two Space Bike Rack or equivalent. Colour: Black Installation: Install on a concrete pad to manufacturer's instructions. https://wishboneintl.com/images/1-Site-Furnishings/SpecSheets/Pipeline-Two-Space-Bike-Rack-Spec-Sheet.pdf
13.0.2. PAVERS
13.0.2.1. Paving slabs to be Abbottford Aristokrat Series 2 cm Porcelain slabs or equivalent. Size: 24" x 48" Colour: Pacific Coast Granite Installation: Paving slabs to be laid in a running bond pattern with no gaps in between. Install according to manufacturer's instructions. https://www.pavingstones.com/products/slabs/aristokrat/C24-AF-series
14.0. LANDSCAPE MAINTENANCE
14.0.1. SCOPE Landscape Maintenance operations shall meet the Level 1 "Well-Groomed" Maintenance Level in accordance with the BC Landscape Standard, latest edition. Well Groomed Maintenance Level Definition Objectives: Main objective is first-class appearance, always impeccably clean and well groomed.

5.0.9. Native plants shall be propagated in nurseries and not harvested from wild sites, except where salvaged from an area where the native vegetation will be destroyed and authorization for harvest has been obtained. All collected native plants shall be held and maintained in a nursery until new roots have formed through the burlap or other suitable packing material or, in the case of containerized plants, until such time that the roots grow to fill and hold the soil within the container.
5.0.10. Collected plants shall not be used without prior approval in writing by the Landscape Architect.
5.0.11. Balled and burlapped conifers and trees in excess of 3 metres height must have been dug with a sufficiently large firm rootball to contain 75% of the fibrous and feeder root system. Rootballs shall be free of invasive weeds.
5.0.12. Keep plants in a moist condition at all times. Protect all plants against damage and/or drying out until they are planted on the site.
5.0.13. During loading, transportation, off-loading, and planting, protect all trees against damage to stems and branches. Protect bark against chafing from chains, cables, equipment, or other trees by a wrapping of cardboard or burlap. Separate entangled tree branches without damage to branches.
5.0.14. Plants with broken or abraded trunks or major branches will not be accepted. Prune damaged twigs to ISA pruning guidelines using secateurs.
5.0.15. Immediately cover and protect bare root stock from damage to roots by frost, sun, and wind.
5.0.16. Handle material supplied in pots and containers by the container only to reduce breakage of branches and leaves.
5.0.17. Handle balled and burlapped plant materials with caution to maintain the firmness of the balls. No plants shall be used when the ball of earth surrounding the roots has been cracked or broken preparatory to or during the process of planting, or when the burlap, staves, and ropes required in connection with their transplanting have been removed.
5.0.18. Do not lift trees supplied in wire baskets by the trunk.
5.0.19. During the growing season, store all plants in containers, balled & burlapped or wire basket in an upright position if not planted immediately and take care to provide enough space between plants such that light reaches all portions of the plant in order to avoid burning when planted.
5.0.20. Protect rootballs of balled and burlapped material by heeling in with material suitable to protect them from drying out (i.e., sawdust, peat moss, topsoil). Do not store containerized or balled & burlapped plants intended to be planted in the open in a building or in an area of low light intensity for a period exceeding 7 days. Keep all plants well-watered and protected from heat and frost.
5.0.21. Plants shall be acclimatized or "hardened off" against the environmental conditions of their final planting location and shall not be taken directly from shade houses or greenhouses and planted in drastically different environment. Preparation for the new environment should include an appropriate period of storage in an intermediate environment, managing fertilizer application to avoid excessively lush growth and provision of a graduated watering regime.
5.0.22. The Landscape Contractor shall leave the work areas clean, tidy and safe on a daily basis.
5.0.23. All plant materials shall be guaranteed in writing to the owner for one year against death due to unhealthy supply and/or improper installation conditions and/or wrong selection of species or variety of plants. One year period begins at date of landscape Contractor's final invoice.

Appearance Standard: Plants are kept "manicured" and in near-perfect health, lawns healthy, uniformly green and thoroughly groomed. The area is kept substantially free of weeds and invasive plants, and debris. Seasonal plantings kept lush and "very showy" throughout the seasons. Noxious weeds shall be eradicated.
14.0.2 The maintenance period shall be from the time of planting until one year from the date of Notice of Acceptance of the landscape works.
14.0.3. MAINTENANCE PRACTICE
14.0.3.1. Maintenance operations should, where possible, follow ecologically sound practices such as: (a) Integrated Pest Management (IPM) (b) Plant Health Care (PHC) (c) Composting (d) Application of Organic Mulches
14.0.3.2. Routine maintenance for trees, shrubs and groundcovers shall include: (a) Watering, weeding, pest and disease control, remedial pruning. (b) Plant replacements as required; (c) Supplemental fertilization as specified by the soil testing laboratory; (d) Spring and fall clean-up.
14.0.3.3. Routine maintenance for the seeded areas shall include: (a) Maintaining an even cover of seed; (b) Repairing and over seeding any damaged areas; (c) Watering to include germination period only.
14.0.4. PROTECTION
14.0.4.1. All existing and new plants, site services, curbs, paving, structures, finishes and all other features shall be protected against damage during the work.
14.0.4.2. Appropriate measures shall be taken to ensure that no spillage of fuels, fertilizers, toxic construction materials, or other toxic wastes occurs, and where use of such materials is necessary, to ensure that adequate containment facilities and clean-up equipment are utilized.
14.0.4.3. No toxic or waste materials, fuels and fertilizers shall be stored adjacent to or dumped into water courses or any other water body either on or off the job site, or in a location where spillage could result in seepage into a watercourse.
14.0.4.4. All toxic wastes and other material shall be disposed of in a manner acceptable to the Owner and in accordance with municipal, provincial and federal regulations.
14.0.5. TREES, SHRUBS AND GROUND COVERS
14.0.5.1. The Contractor shall undertake the following maintenance operations for trees, shrubs and ground covers for the duration of the maintenance period: (a) Maintain the mulched areas of shrub and ground cover beds, and at the bases of trees, in a clean, uncompacted, weed-free and grass-free condition. Ensure the total removal of all root parts of weeds. Do not mechanically cultivate over the root zone of any plant material.

6.0. TREE PLANTING
6.0.1. Tree planting pits shall be excavated to the dimensions indicated in the drawings. Pit sides wherever possible shall be dug with sloping sides at a preferred angle of 45°, scarified to remove glazing and providing a roughened soil interface. A minimum 300mm depth scarified layer of native soil shall be created in the bottom of the tree pit. Remove all stones larger than 75mm.
6.0.2. Roughen bottom and sloping side surfaces of tree pit to remove glazing and provide a roughened soil interface prior to placement of tree and subsoil. Adjust elevation under where tree is to be placed so that the nursery soil line on the tree trunk will be 50mm above finish grade to allow for settlement.
6.0.3. Remove wire basket prior to placement in planting pit. With the tree in the planting pit untie and remove burlap and cord from top 1/3 portion of a balled & burlapped rootball. Completely remove, with care, impermeable containers from container-grown or bag-grown trees.
6.0.4. Trees with the following defects shall be replaced at the Contractor's expense: (a) Lack of root ball integrity, (b) Broken or abraded structural or main roots, (c) Presence of fungal mass or fruiting bodies and root discoloration, (d) Poor root development with few fibrous roots, or (e) Any other evidence of pathogenic or accidental injury.
6.0.5. Unwrap and spread out encircling roots and tease out roots growing at the outside of the rootball.
6.0.6. The tree shall be installed plumb and faced by the provide the best appearance toward the primary viewing location, as determined by the Landscape Architect.
6.0.7. Place 2/3 depth of the topsoil and water to remove air voids.
6.0.8. If indicated in the construction drawings, and prior to completion of backfilling, place tree stakes, avoiding penetration of the root system. Stakes shall be driven plumb and to a sufficient depth in the subgrade that the portion exposed above finish grade equals 1 metre height.
6.0.9. Place remaining 1/3 of topsoil lightly foot tamping to remove air voids. Ensure soil level does not exceed original nursery soil line. Form earth saucer to retain water over rootball and water in the tree.
6.0.10. Secure tree to stakes with counter-tensioned, non-twisted loops of 19mm polypropylene webbing stapled to the stakes.
6.0.11. Place 75mm bark mulch over soil surface.
7.0. SHRUB AND GROUND COVER PLANTING
7.0.1. Shrub beds shall be a total of a 450 mm layer of amended topsoil and a 50mm layer of bark mulch.
7.0.2. Areas of ground covers shall be a total of a 300mm layer of amended topsoil and a 50mm layer of bark mulch.

(b) Remove fallen leaves, twigs and trimmings in a timely fashion to prevent rot, damage to the surrounding landscape, impeded area drainage, or public inconvenience.
(c) Pruning shall only be undertaken to remove broken or dying branches, or as recommended for a particular species in the technical horticultural literature, prune plant materials during the late autumn after leaf drop or in early spring prior to bud break. Prune shrubs which bloom on the previous year's growth, shortly after blooming.
(d) Do not fertilize trees planted in the spring until the following spring. Do not fertilize trees planted in the summer or fall until the following spring. Apply only a controlled release complete fertilizer, at the rate recommended by the soil testing laboratory.
(e) Fertilize shrub and ground cover beds with a complete slow release fertilizer in accordance with the recommendations of the soil testing laboratory.
(f) Trees which are staked shall be inspected periodically for state of repair, correct tensioning and for signs of stem abrasion or constriction. Unless otherwise instructed by the City Engineer, the stakes shall be removed by the Contractor prior to, and as a condition of, final payment at the end of the maintenance period.
14.0.6. BOULEVARD AND PARK KNOLL SEEDED AREAS
14.0.6.1. Provide sufficient water to keep the root zone moist until firmly rooted.
14.0.6.2. Keep soil moist during germination period and adequately water grassed areas until accepted by the Landscape Architect. Control water to prevent washouts. Seeded areas to be adequately protected with warning signs, temporary wire or twine fences, or other necessary means.
14.0.6.3. Topdress and reseed areas which are dead or bare and keep moist until fully established. Use a seed mix that matches the varieties found in the original seed mix.
14.0.6.4. Weeding must be done when isolated small weed patches (no greater than 4 patches per 5 sq. m) have a width of 150mm. Weeding (mechanical or chemical) shall kill or remove 90% of weeds or the process shall be repeated within the next two site visits.
14.0.6.5. Using a sharp edging tool, vertically cut an edge at the perimeter of all shrub beds and mulched areas under trees, three times during the growing season.
14.0.7. MEADOW MAINTENANCE
14.0.7.1. Weed out all invasive and undesirable plants.
14.0.7.2. Mow meadow at the end of summer or early fall after all the plants have flowered and dropped their seed.
14.0.7.3. Set the mower height at about 15 cm (6").

7.0.3. Excavate individual pits in the placed topsoil mix for shrubs, to the same depth as the container holding the shrub, and 1.5 times the width of the container. Place shrubs to show the best side towards the primary viewpoint. Water shrubs in the pits prior to backfilling with the planting medium.
7.0.4. Rake shrub and ground cover beds to a smooth surface prior to placement of 50mm depth bark mulch layer.
7.0.5. Plant ground covers through bark mulch layer into the 'A' horizon layer below. The Contractor shall not plant ground covers into the mulch layer without full root burial in the soil.
7.0.6. Rake mulch layer to a smooth finish grade and water bed.
8.0. PRUNING
8.0.1. Trees which, at the time of planting, require the removal of damaged or diseased branches larger than 12mm diameter, that have broken leaders, or that have a damaged trunk, will be rejected by the Landscape Architect.
8.0.2. Pruning shall be limited to the minimum necessary to remove dead or damaged secondary branches or twigs, or to provide safe headroom adjacent to streets and sidewalks. Pruning shall be done in such a manner as to preserve the natural character of the plant.
8.0.3. For pruning cuts 12mm diameter and smaller use clean sharp secateurs. The cut shall be perpendicular to the branch angle and located at the outside edge of the branch collar only, leaving no stub or bark tears.
8.0.4. Pruning cuts larger than 12mm shall be undertaken according to the current ISA Pruning Guidelines by a qualified person. The 3-cut method shall be employed using a clean sharp pruning saw.
9.0. MULCH
9.0.1. A well composted organic mulch, such as sea soil or equivalent, shall be 50mm deep. It shall be virtually free of invasive and noxious seeds and reproductive parts, soil, stones, salts or other harmful chemicals, or other extraneous matter that would prohibit seed germination or the healthy development of plant material.
10.0. SEEDING
10.0.1. SCHEDULING AND WORKMANSHIP
10.0.1.1. Seed grass during early spring or after the 15th of August to within two weeks of freeze-up.
10.0.1.2. Keep site well drained.
10.0.1.3. Perform work under optimum field conditions. Do not undertake seeding operation under adverse conditions including moisture, temperature, wind or scheduling related work.
10.0.1.4. Clean up immediately soil or debris spilled onto pavement and dispose of deleterious materials.

NOTES:
ALL PLANTS AND PLANTING TO BE TO CANADIAN LANDSCAPE STANDARDS

REVISIONS:

Issued for DP - 2021Apr30

Tree Notes - 2021May17

Re-Issued for DP - 2022Jan31

Issued for BP Review - 2022May17

Issued for BP Review - 2022Jun06

Issued for BP - 2022Aug5

Revised for BP - 2022Sep13

Summary Letter - 2022Oct14

Summary Letter - 2022Nov1

For Review - 2022Nov8

Comments Summary Letter - 2022Nov10

Comments Summary Letter - 2022Nov16

Comments Summary Letter - 2023Jan10

Revised for BP - 2023Aug11

Coordination for July 5 2023 Summary Letter Comments - 2023Aug18

Revised for July 5 2023 Summary Letter Comments - 2023Aug25

Issued for BP (Revised) - 2023Dec07

Comments Summary Letter - 2024Feb23

City Comments - 2024May7

Re-Issued for DP - 2024Jul11

DP Rev Boulevard Trees - 2024Jul25

City Comments - 2024Sep17

CONSULTANT:



PROJECT:
4079 QUADRA STREET SAANICH, BC

SITE LEGAL DESCRIPTION:
LOT 1, SECTION 64,
VICTORIA DISTRICT
PLAN 22060

SHEET TITLE:

LANDSCAPE SPECIFICATIONS

SCALE:
1:125

DATE:
Apr. 29, 2021

DRAWN:
DR

CHECKED:
VJD

PROJECT NUMBER:
QUADRA SAANICH 2021

DRAWING NUMBER:
L3 of 4