

DRAWING LIST

SHEET	DRAWING TITLE
L00	COVER SHEET
L01	GROUND LEVEL PLAN
L02	GROUND LEVEL PLANTING PLAN
L03	DETAILS

PRODUCT + MATERIAL NOTES

- All materials to be as specified or pre-approved equivalent.
- All material and products to be installed per manufacturer's specifications.

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All plants to be sourced from nurseries certified free of P. ramorum.
- Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
- All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
- All trees to be staked in accordance with CNLA Standards.
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.

IRRIGATION NOTES

- All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/build irrigation system, complete with Rain and Wind Sensor.
- The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
- System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost.
- System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
- Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
- Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost.
- Lawns shall be irrigated on separate zones from planted areas.
- Controller shall be located in mechanical room.
- PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule.
- Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
- Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing.
- Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
- Provide sleeves under all hard surfaces and as required through walls.
- Solenoid valves shall be first quality, compatible with the controller selected.
- Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.

GRAPHIC LEGEND

	CIP CONCRETE Light Broom Finish, Saw Cut Pattern Shown on Plan
	GRAVEL DRIP STRIP 3/4" Drain Rock Drip Strip with Decorative 1"-1/2 to 2" Rounded River Rock Mulch
	SOD LAWN REFER TO PLANT LIST
	NEW PLANTING REFER TO PLANT LIST

	PROPERTY LINE
	SETBACK LINE
	LINE OF OVERHANG
	'L933' BOLLARD LIGHT FROM MP LIGHTING Matte Clear Adonized, Pipe Stake Mount
	'L931' PLANT UPLIGHT FROM MP LIGHTING Matte Clear Adonized, Pipe Stake Mount
	IRRIGATION STUB OUT
	HOSE-BIB

PLANT LIST

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	1	<i>Acer x freemanii</i> 'Sienna Glen'	Sienna Glen Maple	7cm cal., B&B
	1	<i>Cercis canadensis</i>	Eastern Redbud	6cm cal., B&B
	3	<i>Cornus mas</i>	Cornelian Cherry	6cm cal., B&B
	1	<i>Picea omorika</i>	Serbian Spruce	2m Ht.
	1	<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	2m Ht.

SHRUBS

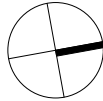
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
Bt	22	<i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	#2 pot, 28" o.c.
Btg	22	<i>Berberis thunbergii</i> 'Golden Nugget'	Golden Nugget Barberry	#2 pot, 24" o.c.
Cv	18	<i>Calluna vulgaris</i> 'Kinlochruel'	Kinlochruel Heather	#1 pot, 16" o.c.
Plb	13	<i>Philadelphus lewisii</i> 'Blizzard'	Blizzard mockorange	#2 pot, 4' o.c.
Phc	8	<i>Physocarpus capitatus</i>	Pacific Ninebark	#2 pot, 4' o.c.
Rs	29	<i>Ribes sanguineum</i>	Red Flowering Current	#2 pot, 36" o.c.
Vp	5	<i>Viburnum plicatum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	#3 pot, 4' o.c.

GROUNDCOVERS, GRASSES, FERNS & VINES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
Ca	18	<i>Calamagrotis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed grass	#2 pot, 24" o.c.
Sr	29	<i>Sedum rupestre</i> 'Sundance'	Sundance Stonecrop	#2 pot, 10" o.c.

FURNITURE LEGEND

	'MTB-0210-00029' PICNIC BENCH FROM MAGLIN 70"L x 66.5"D x 29.75"H, Cedar, Surface Mount
	'BOLA' BIKE RACK FROM LANDSCAPE FORMS Stainless Steel, Embedded



2	2024-07-26	DP INFO PER CITY REQ
1	2024-07-26	ISSUED FOR DPA

no.:	date:	item:
Revisions:		
Stamp:		



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BRADBURY ARCHITECTURE
108-2004 Fullerton Avenue
North Vancouver, B.C. Canada, V7P 3G8

CLIENT:
BOSA PROPERTIES

Project

Vanalman Ave

**765 VANALMAN AVENUE,
SAANICH, BC**

Drawn by:	SM
Checked by:	SV
Date:	JULY 2024
Scale:	N/A

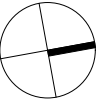
Drawing Title:

COVER SHEET

Project No.:
24035

Sheet No.:

L00



2	2024-07-26	DP INFO PER CITY REQ
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Revisions:

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CLIENT:
BOSA PROPERTIES

Project:

Vanalman Ave

**765 VANALMAN AVENUE,
SAANICH, BC**

Drawn by: SM

Checked by: SV

Date: JULY 2024

Scale: 1/16" = 1'-0"

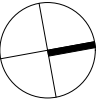
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**GROUND LEVEL
PLAN**

Project No.:
24035

Sheet No.:

L01



2	2024-07-26	DP INFO PER CITY REQ
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**GROUND LEVEL
PLANTING PLAN**

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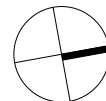
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1. All trees to be staked with 2 - 4" Ø x 5' long. Minimum depth of stake embedment is 3'-6". Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
2. Do not cut Tree Leader.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
5. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth	10 Cubic Meter - Soil Volume			5 Cubic Meter - Soil Volume		
Growing Medium Subgrade	Area (sq.ft)	SQUARE Size of Surface	CIRCLE Size of Surface	Area (sq.ft)	SQUARE Size of Surface	CIRCLE Size of Surface
1'-6"	235.43	15'-4" x 15'-4"	17'-3" Ø	117.72	10'-10" x 10'-10"	12'-2" Ø
2'-0"	178.57	13'-3" x 13'-3"	14'-11" Ø	88.29	9'-4" x 9'-4"	10'-7" Ø
2'-6"	141.26	11'-0" x 11'-0"	13'-4" Ø	70.63	8'-4" x 8'-4"	9'-5" Ø

9 BIKE RACK SPEC SHEET
1.08 Scale = NTS



L03