

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 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 first 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

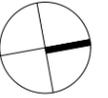
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
Bt	22	<i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	#2 pot, 28" o.c.
Btg	22	<i>Berberis thunbergii</i> 'Golden Nugget'	Golden Nugget Barberry	#2 pot, 24" o.c.
Cv	18	<i>Calluna vulgaris</i> 'Kinlochruel'	Kinlochruel Heather	#1 pot, 16" o.c.
Pib	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	2024-07-25	ISSUED FOR DPA

no.:	date:	item:
Revisions:		
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BRADBURY ARCHITECTURE
109-2004 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

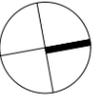
Drawing Title:

COVER SHEET

Project No.:
24035

Sheet No.:

L00



2	2024-07-26	DP INFO PER CITY REQ
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dk
 DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
 102 - 1837 West 5th Avenue Vancouver B.C. V6J 1N5
 P 604.684.4611 | F 604.684.0577 | www.dk.bc.ca

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

CLIENT:
 BOSSA PROPERTIES

Project:
Vanalman Ave

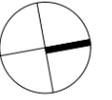
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 SAANICH, BC**

Drawn by: SM
 Checked by: SV
 Date: JULY 2024
 Scale: 1/16" = 1'-0"

Drawing Title:
**GROUND LEVEL
 PLAN**

Project No.:
24035
 Sheet No.:

L01



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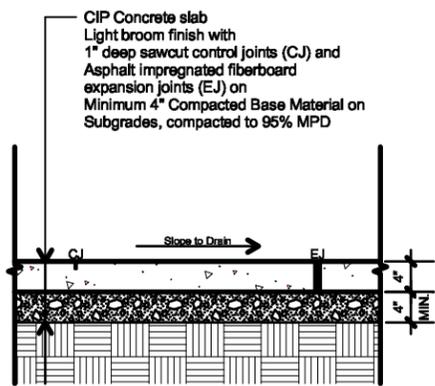
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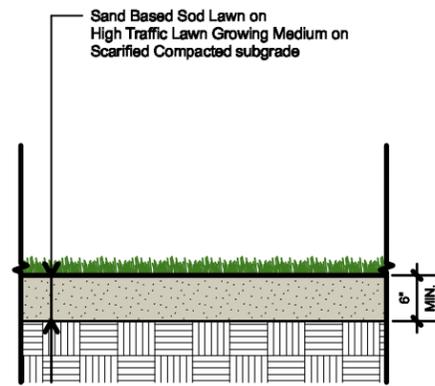
Drawing Title:
**GROUND LEVEL
 PLANTING PLAN**

Project No.:
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 Sheet No.:

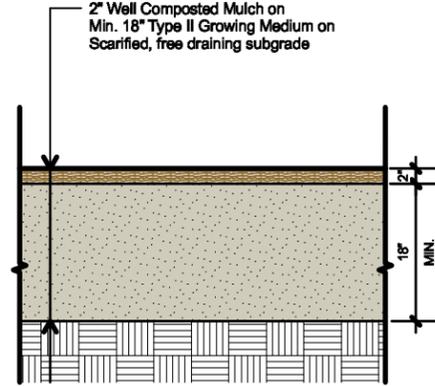
L02



1 CIP CONCRETE (PEDESTRIAN) - ON GRADE
 L03 Scale = 1/2" = 1'-0"



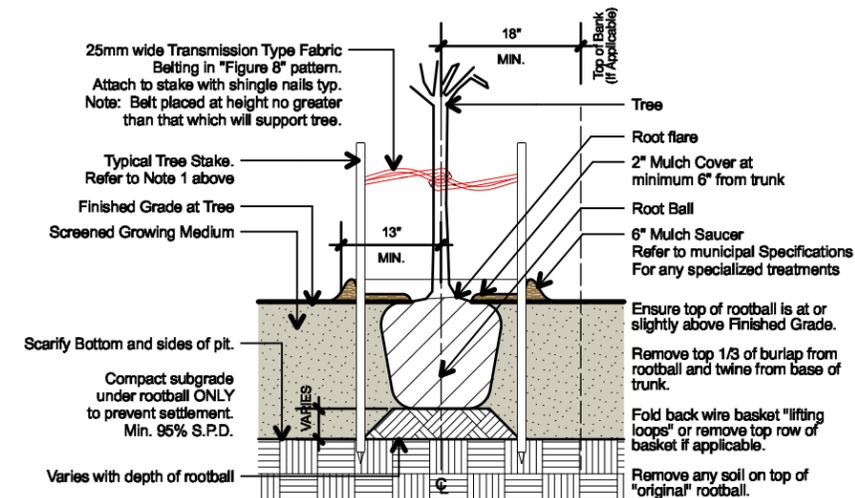
2 SOD LAWN - ON GRADE
 L03 Scale = 1/2" = 1'-0"



3 SHRUB PLANTING - ON GRADE
 L03 Scale = 1/2" = 1'-0"

TREE PLANTING NOTES

- 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.
- Do not cut Tree Leader.
- Ensure tree location does not conflict with Underground Services. "Call before digging".
- Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
- Refer to Growing Medium Chart below for surface area depth of Growing Medium.



Depth	10 Cubic Meter - Soil Volume			5 Cubic Meter - Soil Volume		
	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'-9" Ø	117.72	10'-10" x 10'-10"	12'-2" Ø
2'-0"	176.57	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

6 TYPICAL TREE PLANTING - ON GRADE
 L03 Scale = NTS

L933
 EXTERIOR
 Spotlight for landscape driveway, pathways, and gardens
 • Wet, damp, and dry location

Performance

Wattage	Forward Current	Power Consumption Budget per fixture (including driver)	LED output (lumens)	Fixture Output (lumens)
8W	700mA	8W	880 lm	107-837 lm

Application
 Environment: Wet / Damp / Dry Location approved: IP 65.
 Mounting: B3 pushed into ground with PS pipe stake, optional or mounts with 1-1/2" OD standard pipe (supplied by others).

Electrical
 Power Supplies: Remote LED drivers (120-277V AC input, constant current output). Fixtures to be wired in series.
 Control: Dimmable: 0-10V dimming with appropriate drivers. Other options (contact factory): TRACNAV, DMX, DALI, Coaxial, Power over Ethernet.

Luminaire Construction
 LED Light Source: W2N + CCT: 2700K, CRi (Ra) 90+, Color Consistency: 2SDCM
 W2M + CCT: 3000K, CRi (Ra) 90+, Color Consistency: 2SDCM
 Standard Compliance: • IESNA standard - Fixture SDC Color Quality
 Weight: N/A
 Material: Fixture: machined marine-grade aluminum or stainless steel 316
 Supplied with: N/A
 Warranty & LED Life: 5 years limited warranty. Estimated useful life of LED is 50,000 hours.
 Ordered Separately: System Components: Power supplies, remote driver. Please consult factory or visit www.lighting.com for available driver options.

4 BOLLARD LIGHT SPEC SHEET
 L03 Scale = NTS

L931
 EXTERIOR / INTERIOR
 Spotlight for surface mount on ground, ceilings, soffits & walls
 • Wet, damp and dry location

Performance

Wattage	Forward Current	Power Consumption Budget per fixture (including driver)	LED output (lumens)	Fixture Output (lumens)
8W	700mA	10W	880 lm	146-633 lm

Application
 Environment: Wet / Damp / Dry Location approved: IP 65.
 Mounting: B3: remote stake designed to be pushed into soil. B2: compatible with Pipe Stake (sold separately, 1-1/2" OD standard pipe (supplied by others), or mounts to surface with mounting brackets (sold separately). B1: compatible with Pipe Stake (sold separately, 1-1/2" OD standard pipe (supplied by others), or mounts to surface with mounting brackets (sold separately). B4: mounts to standard 4" rectangular back box (supplied by others) or MP Lighting back box (B3M-DCT1, unless separately).

Electrical
 Power Supplies: Remote LED drivers (120-277V AC input, constant current output). Fixtures to be wired in series.
 Control: Dimmable: 0-10V dimming with appropriate drivers. Other options (contact factory): TRACNAV, DMX, DALI, Coaxial, Power over Ethernet.

Luminaire Construction
 LED Light Source: W2N + CCT: 2700K, CRi (Ra) 90+, Color Consistency: 2SDCM
 W2M + CCT: 3000K, CRi (Ra) 90+, Color Consistency: 2SDCM
 Weight: N/A
 Material: Fixture: machined marine-grade aluminum
 Supplied with: N/A
 Warranty & LED Life: 5 years limited warranty. Estimated useful life of LED is 50,000 hours.
 Ordered Separately: System Components: Power supplies, remote driver. Please consult factory or visit www.lighting.com for available driver options.

5 UPLIGHT LIGHT SPEC SHEET
 L03 Scale = NTS

Mounting Options & Dimensions

Dimensions: Length: 30" View

Installation (shown with LED):
 Fixtures (L01):
 PPE-C with LED:
 2-1/2" diameter
 1-1/2" depth

Compatible Fixtures

Spotlights:
 LED with E27 (Standard) or E26 (US)
 Dry Location (Group)
 Wet Location (Group)

Spotlight Installation
 L933 B2 Landscape / During Installation
 L933 B2 Landscape / Complete Installation

7 PIPE STAKE FOR LIGHTS SPEC SHEET
 L03 Scale = NTS

200 SERIES
 MTB-0210-00029
 Legacy #MLP1210-S-RC-WCA

MATERIALS: Table frame is made from 3" x 2.3/8" structural I-Beam with mitered corners. Horizontal support beams are used for superior stability and structural integrity. Surface material is recycled plastic - Cedar color.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled. Holes (0.5") are provided for securing to base.

TO SPECIFY: Select MTB-0210-00029
 Choices:
 - Powdercoat Color

HEIGHT: 28.75" (740mm) LENGTH: 70" (1778mm) DEPTH: 66.4" (1690mm) WEIGHT: 384 lbs (174kg)

MAGLIN
 Site Furniture
 7-800-366-3666
 2000 E. Michigan Ave., Kalamazoo, MI 49008

8 PICNIC TABLE SPEC SHEET
 L03 Scale = NTS

Bola Bike Rack
 Product Data Sheet

Bike Rack
 • Capacity: 2 bikes
 • Bikes made of 1.3" x 1.3" x 1.3" wall stainless steel tubing, with a 41 series chrome-plated finish on base structural steel.
 • Bikes are also available in powdercoated steel.
 • Bikes can be embedded.
 • Bikes can secure two bicycles parked parallel to the rack.
 • The brackets can be headed in opposite directions, or in the same direction. The rack provides front support to prevent the bicycle from tipping over.
 • A standard C-shaped bike lock can secure both a wheel and the frame.

Finishes
 • All metal parts are finished with Landscape Forms' proprietary Permagrip 88 powder, powdercoat, a hard yet flexible finish that resists rubbing, chipping, staining and fading.
 • Call for selection color chart.

To Specify
 • Select three each style: Specify powdercoat color or stainless steel.

Designed by Brian Korte, OSA

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century Fund: ©2021 Landscape Forms, Inc. Phoenix, U.S.A.

1 Revised January 11, 2021 | Landscape Forms Inc. | 800.527.2146 | P. 200.381.2405 | 7000 E. Michigan Ave., Kalamazoo, MI 49008

9 BIKE RACK SPEC SHEET
 L03 Scale = NTS



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Vanalman Ave

**765 VANALMAN AVENUE,
 SAANICH, BC**

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DETAILS

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24035

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L03