

NOTES:
ALL PLANTS AND PLANTING TO BE TO BC SLA/BONTA STANDARDS, LATEST EDITION
For grading information, see Civil drawings.

- 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
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 - Summary Letter - 2022Oct14
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 - 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



PROJECT:
4079 QUADRA STREET
SAANICH, BC

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

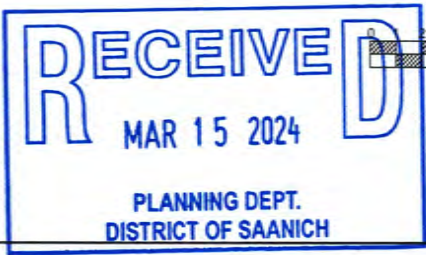
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LANDSCAPE PLAN
Scale: 1:125

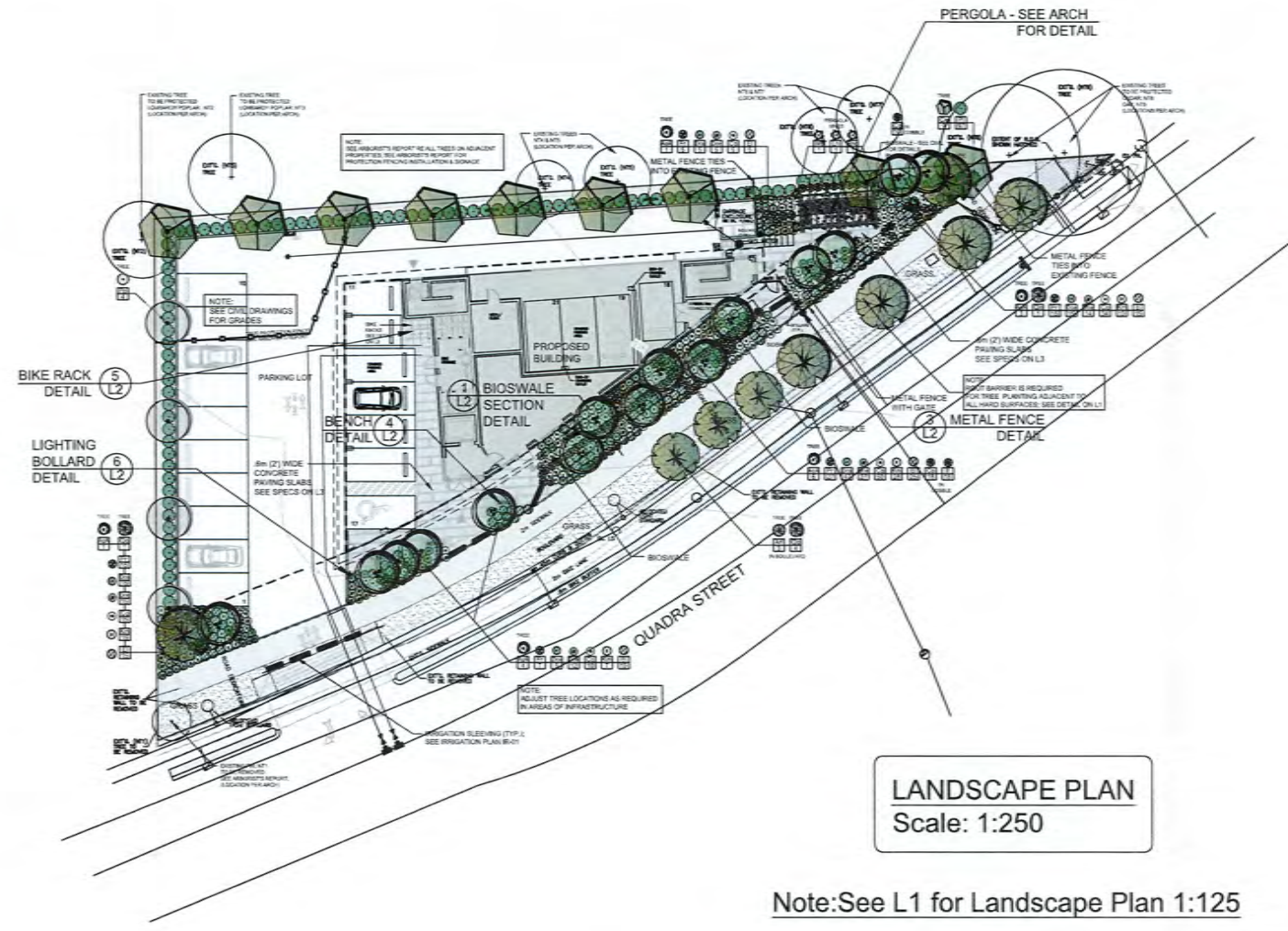
SCALE: 1:125
DATE: Apr. 29, 2021

DRAWN: DR
CHECKED: VJD

PROJECT NUMBER: QUADRA SAANICH 2021
DRAWING NUMBER: L1 of 4

- DRAWING LIST**
- L1: LANDSCAPE PLAN 1:125
 - L1.1 LANDSCAPE PLAN 1:250
 - L2: DETAILS
 - L3: LANDSCAPE SPECIFICATIONS

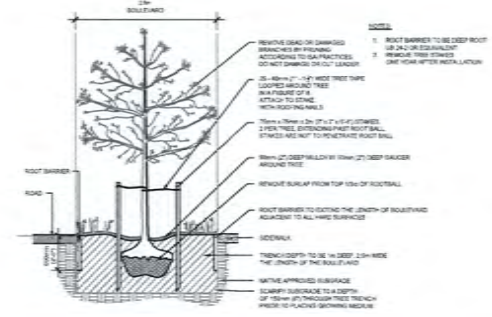




LANDSCAPE PLAN
Scale: 1:250

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
Ar	3	Acer rubrum 'Franksred'	Franksred Red Sunset Maple	6 cm cal
Ce	9	Cornus 'Eddies White Wonder'	Eddies White Wonder Dogwood	6 cm cal
Pp	4	Parrotia persica	Persian Ironwood	6 cm cal
Qg	6	Quercus garryana	Garry Oak	6 cm cal
Evergreen Hedge				
Pi	97	Prunus lusitanica	Portugal Laurel	#5 pot
Sunny Gardens				
Perennials				
Cq	114	Cassia quamash	Common Camas	#1 pot
Ei	79	Eniophyllum lanatum	Woolly sunflower	#1 pot
Grasses				
Dca	56	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 herryllii	Evergreen Honeysuckle	#1
Rnd	1	Rosa New Dawn	New Dawn Climbing Rose	#1
Ws	1	Wisteria sinensis	Wisteria	#5
Bioswale				
Co	28	Carex obrupta	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.
**Cassia quamash to be planted throughout sunny gardens in groups of 5.

NOTES:

- ALL WORK TO BE INSTALLED TO THE BC SLA/BCNTA 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 THE BC SLA/BCNTA LANDSCAPE STANDARDS AND DISTRICT OF SAANICH PARKS PLANTING STANDARDS.

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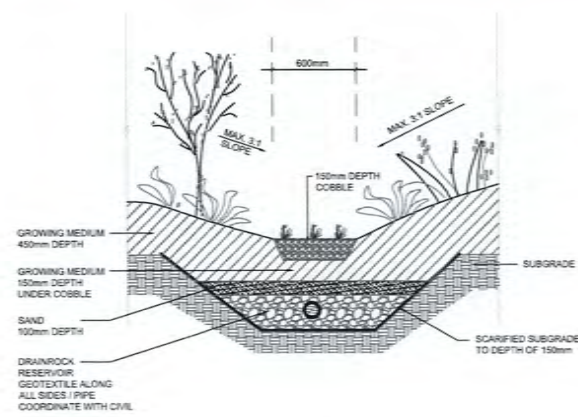


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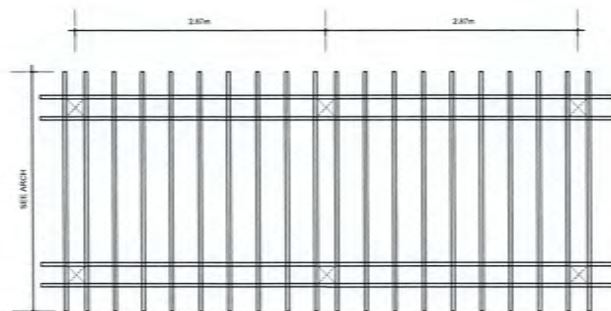
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PLAN
Scale: 1:250

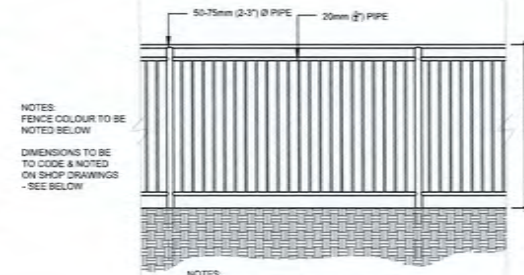
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1 BIOSWALE SECTION DETAIL
L1.0 Scale: N.T.S.



PLAN VIEW



ELEVATION / SECTION

3 METAL FENCE DETAIL
L1.0 Scale: N.T.S.

2 NOT APPLICABLE



HUTCH PARK BENCH
Model Number: 148-D-01-Bench, 148-D-01-148-D-01-148-D-01

Wishbone
site furnishings

PRODUCT SPECIFICATIONS

- 100% Recycled Plastic Slats
- Customizable Leg Ends with Graphics or Logo
- 10 YEAR LIMITED WARRANTY

CUSTOMIZED SOLUTIONS

- 20" up to 120" Lengths
- Customizable Leg Ends with Graphics or Logo

DESIGNER NOTES

AVAILABLE RECYCLED PLASTIC LUMBER COLORS

100% Canadian Made



PIPELINE 2 SPACE BIKE RACK
Model Number: P2B-02

Wishbone
site furnishings

PRODUCT SPECIFICATIONS

- Schedule 40 Aluminum Pipe
- Super Durable Powder Coated Aluminum Frame

DESIGNER NOTES

RECYCLED CONTENT

100% RECYCLABLE

100% Canadian Made



LUMEC
by @lignify

Urban
Bollard
BOLLARD Series

The BOLLARD Series offers a high illuminated and eye-illuminated design with a minimum of infrastructure and originality to any design.

Model	Height	Width	Material	Lighting	Notes
BOLLARD-001	1700mm	100mm	Aluminum	LED	Standard
BOLLARD-002	1500mm	100mm	Aluminum	LED	Standard
BOLLARD-003	1300mm	100mm	Aluminum	LED	Standard

DESIGNER NOTES

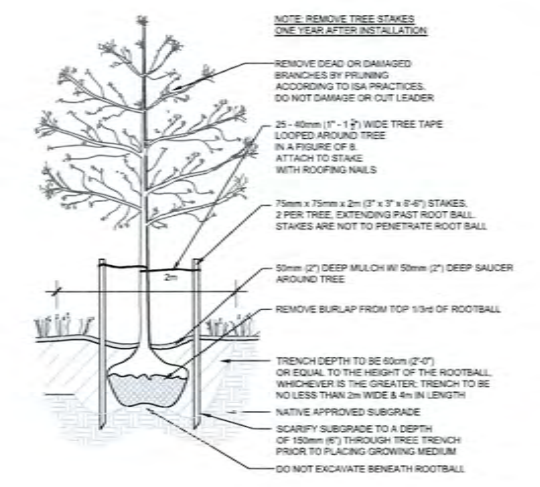
RECYCLED CONTENT

100% RECYCLABLE

100% Canadian Made

NOTES: FENCE COLOUR TO BE NOTED BELOW. DIMENSIONS TO BE TO CODE & NOTED ON SHOP DRAWINGS - SEE BELOW.

NOTES: ATTACHMENTS VARY WITH SITE CONDITIONS. PROVIDE SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.



7 DECIDUOUS TREE PLANTING DETAIL
L1.0 Scale: 1/2" = 1'-0"

5 BIKE RACK DETAIL
L1.0 Scale: N.T.S.

6 LIGHTING BOLLARD DETAIL
L1.0 Scale: N.T.S.

4 BENCH DETAIL
L1.0 Scale: N.T.S.

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PLAN 22060

SHEET TITLE:
DETAILS

SCALE: AS NOTED	DATE: Apr. 29, 2021
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DRAWING NUMBER: L2 of 4	

1.8. GENERAL

1.8.1. REFERENCES for all Landscape work: BCSLABCN TA Landscape Standard, Latest Edition. The Landscape Contractor shall make themselves aware of prevailing standards... 1.8.2. SITE CONDITIONS Location of all existing utilities are to be verified prior to installation of landscape... 1.8.3. SITE REVIEW MEETING Landscape Contractor to provide seven days' notice to Landscape Architect...

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. Fencing to construct taking place on the site install snow fencing as shown on the plan... 2.0.2. The grades under the slip lanes shall remain unchanged. Any changes of grade required to meet new grades must be approved by the Landscape Architect.

2.6. GRADING

2.6.1. 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... 2.6.2. Remove and dispose to approved off-site disposal area of debris, building material, contaminated soil, visible invasive plants and anything else that may interfere with proper growth and development of intended landscape... 2.6.3. The sub-grade shall be specified to a minimum depth of 150mm immediately before placing growing medium or drainage material... 2.6.4. Grade transitions of sub-grade shall be smooth and even, such that ponding cannot occur on sub-grade surface... 2.6.5. 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 tolerance given below: 150mm for grassed areas, 300mm for ornamental grasses, perennials and groundcovers, 450mm for shrubs. For trees, see specific details on drawings.

4.8. GROWING MEDIUM

4.8.1. All topsoil, imported or on-site soil, shall be tested and modified as required. When testing a contractor must test the proposed soil and include the required modifications in the price for the work... 4.8.2. Growing medium shall be placed at the following depths (where applicable): 150mm for meadow areas, 300mm for ornamental grasses, perennials and groundcovers, 450mm for shrubs. For trees, see specific details on drawings... 4.8.3. Where relative soil remains in good condition no additional topsoil needs to be added but it may be amended according to the recommendations on the soil test... 4.8.4. 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 BCSLABCN TA Standards, latest edition... 5.0.2. Plants shall be characteristic of the genus, species and cultivar as indicated on the construction drawings and specifications... 5.0.3. All plants shall be nursery grown under similar climatic conditions to the project site. Plants shall not be grown prior to delivery unless approved by the Landscape Architect... 5.0.4. It is the Contractor's responsibility to verify and comply with all regulations regarding the international movement of plant material, including nursery stock, within the Province of British Columbia... 5.0.5. Plants shall be properly proportioned, not weak, or elongated... 5.0.6. Plants shall have normal, well-developed branches and vigorous, fibrous root systems... 5.0.7. Trees shall have straight stems unless characteristic for the species/cultivar... 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.

5.0.9

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... 5.0.10. Collected plants shall not be used without prior approval in writing by the Landscape Architect... 5.0.11. Balled and burlapped containers 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... 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... 5.0.14. Plants with broken or abraded trunks or major branches will not be accepted... 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 to pots and containers by the contractor only to reduce breakage of trunks and leaves... 5.0.17. Handle balled and burlapped plant materials with caution to maintain the firmness of the balls... 5.0.18. Do not let trees supplied in wire baskets be 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... 5.0.20. Protect outside of balled and burlapped material by hawking in with material suitable to protect them from drying out... 5.0.21. Plants shall be acclimatized or "hardened off" against the environmental conditions of their final planting location... 5.0.22. The Landscape Contractor shall guarantee in writing to the owner for one year against death due to unsuitably supply and/or improper installation conditions and/or wrong selection of species or variety of plants.

6.0. TREE PLANTING

6.0.1. Tree planting jobs shall be executed to the dimensions indicated in the drawings... 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 soil... 6.0.3. Remove wire basket prior to placement in planting pit... 6.0.4. Trees with the following defects shall be rejected at the Contractor's expense... 6.0.5. Upright and spread out encroaching roots and lower soil roots growing at the outside of the rootball... 6.0.6. The tree shall be installed/planted and balled to provide the best appearance toward the primary viewing location... 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... 6.0.9. Place remaining 1/3 of topsoil lightly but tamping to remove air voids... 6.0.10. Secure tree to stakes with counter-balance, non-toxic coated tops of 10mm 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 200mm layer of amended topsoil and a 50mm layer of bark mulch.

7.0.3. Enclose individual jobs in the placed topsoil mix for shrubs, to the same depth as the container holding the shrub, and 1/3 times the width of the container... 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... 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 greater 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 limbs, or to provide safe headroom adjacent to streets and sidewalks... 8.0.3. For pruning cuts 12mm diameter and smaller use clean sharp secateurs... 8.0.4. Pruning cuts larger than 12mm shall be undertaken according to the current ISA Pruning Guidelines by a qualified person.

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 weeds and reproductive parts, roots, stems, stalks or other harmful chemicals, or other substances matter that would prohibit seed germination or the healthy development of plant material.

10.0. SEEDING

10.0.1. Seed grass during early spring or after the 15th of August to within two weeks of freeze-up... 10.0.2. Prepare work under optimum field conditions. Do not undertake seeding operation under adverse conditions including moisture, temperature, and/or scheduling related work... 10.0.3. Clear up immediately all soil or debris spilled onto pavement and dispose of deleterious material.

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 herbicides, seed mix, mulch and topsoil on analysis of species, 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/mulcher tanks accurately either by mass or by common accepted system of mass/volume measurements... 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... 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 long-growing option for areas that will not be fertilized or mowed often...)

13.0. MISCELLANEOUS

13.0.1. SITE FURNISHINGS 13.0.1.1. Benches to be Welbourn 'ST' Hutch Park Bench or approved equivalent... 13.0.1.2. Bollards to be Philips Lumex Lighting Bollard - 300 W... 13.0.1.3. Bike Racks to be Welbourn Two Space Bike Rack or equivalent... 13.0.2. PAVING 13.0.2.1. Paving slabs to be Abbotford Alkalimat Series 2 on Poroblen slabs or equivalent... 13.0.2.2. Paving slabs to be laid in a running bond pattern with no gaps in between... 13.0.2.3. Paving slabs to be laid in a running bond pattern with no gaps in between... 13.0.2.4. All loose wastes and other material shall be disposed of in a manner acceptable to the Owner and in accordance with municipal, provincial and federal regulations... 13.0.2.5. TREES, SHRUBS AND GROUND COVERS 13.0.2.5.1. The Contractor shall undertake the following maintenance operations for trees, shrubs and ground covers for the duration of the maintenance period... 13.0.2.5.2. Maintain the mulched areas of shrub and ground cover beds, and at the base of trees, in a clean, uncompacted, weed-free and grass-free condition... 13.0.2.5.3. Set the mower height at about 15 cm (6").

14.0. MAINTENANCE

14.0.1. Maintenance period shall be from the time of planting until one year from the date of Notice of Acceptance of the landscape works... 14.0.2. 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, removal/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) Watering an even cover of seed (b) Fertilizing and soil 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, lubricants, 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/or lubricants shall be stored adjacent to or dumped into water courses or any other water body either on or off the jobsite, 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... 14.0.5.2. Maintain the mulched areas of shrub and ground cover beds, and at the base of trees, in a clean, uncompacted, weed-free and grass-free condition... 14.0.5.3. Set the mower height at about 15 cm (6").

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... 14.0.6.3. Topdress and reseed areas which are dead or bare and keep moist until fully established... 14.0.6.4. Weeding must be done when seeded small weed patches (no greater than 2 patches per 5 sq. m) have a width of 100mm... 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... 14.0.7. MEADOW MAINTENANCE 14.0.7.1. Mow 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 stopped their seed... 14.0.7.3. Set the mower height at about 15 cm (6").

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11.0. IRRIGATION / WATERING SPECIFICATIONS GENERAL See Irrigation Plans 12.0. N/A

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... 14.0.5.2. Maintain the mulched areas of shrub and ground cover beds, and at the base of trees, in a clean, uncompacted, weed-free and grass-free condition... 14.0.5.3. Set the mower height at about 15 cm (6").

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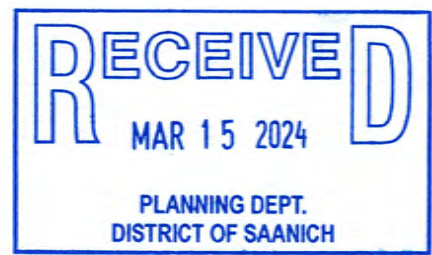
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10.0.3.2. Measure quantities of each material to be charged into hydraulic seeders/mulcher tanks accurately either by mass or by common accepted system of mass/volume measurements... 10.0.3.3. After charging, do not add water or other materials to mixture in hydraulic mulcher... 10.0.3.4. Do not leave seed, fertilizer, mulch and water slurry in tank for more than 4 hours... 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 long-growing option for areas that will not be fertilized or mowed often...)

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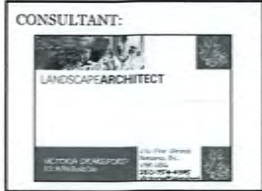
14.0.6. BOULEVARD AND PARK KNOLL SEEDED AREAS 14.0.6.1. Provide sufficient water to keep the root zone moist until firmly rooted... 14.0.6.2. Keep soil moist during germination period and adequately water grassed areas until accepted by the Landscape Architect... 14.0.6.3. Topdress and reseed areas which are dead or bare and keep moist until fully established... 14.0.6.4. Weeding must be done when seeded small weed patches (no greater than 2 patches per 5 sq. m) have a width of 100mm... 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... 14.0.7. MEADOW MAINTENANCE 14.0.7.1. Mow 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 stopped their seed... 14.0.7.3. Set the mower height at about 15 cm (6").

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NOTES: ALL PLANTS AND PLANTING TO BE TO BCSLABCN TA STANDARDS, LATEST EDITION For grading information, see Civil drawings.

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 - 2023Aug26 Issued for BP (Revised) - 2023Dec07 Comments Summary Letter - 2024Feb23



PROJECT: 4079 QUADRA STREET SAANICH, BC

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

SHEET TITLE: LANDSCAPE SPECIFICATIONS

SCALE: AS NOTED DATE: Apr. 29, 2021 DRAWN: DR CHECKED: VJD PROJECT NUMBER: QUADRA SAANICH 2021 DRAWING NUMBER: L3 of 4