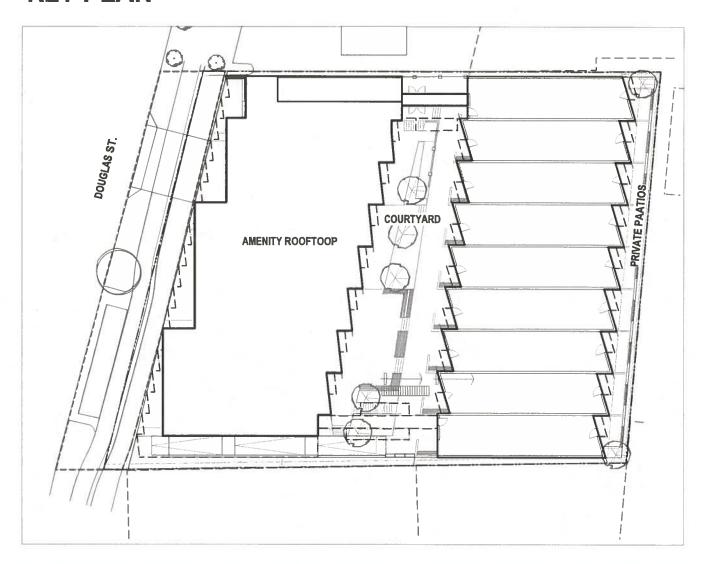
Aryze Developments Inc.

3319 Douglas Victoria, BC

KEY PLAN



_andscape Sheets		
Sheet No.	Sheet Title	
L0,00	Cover	
L0,01	General Information Sheet	
L1.01	Landscape Materials	
L1.02	Landscape Materials - Roof	
L3.01	Planting Plan	
L5.01	Landscape Sections	

DECEIVE

OCT 0 7 2021

PLANNING DEPT. DISTRICT OF SAANICH



3319 DOUGLAS STREET 3319 DOUGLAS ST VICTORIA, BC

Cover

		404.0
project no.		121.31
scale	1:###	@ 24"x3
drawn by		MD
chacked by		SA
revison no.	sheet no.	
A		0.00

GENERAL NOTES

- SENERGL 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 sits conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to
- 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
- disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor snail contact Landscape Architect for resolution.

 4. Contractor is responsible for repailing 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 correspond 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 Applied and convenient ansure.
- Architect and governing agency.

 5. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the ettention of the Landscape Architect, prior to 7. The drawings and specifications are complementary to one another and implied to correspond with
- one another. Any discrepencies should be brought to the attention of the Landscape Architect for
- resolution immediately.

 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 fending, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fending, and protection fending detail.

 2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

- 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
- 1 All read, public walkway and vehicular drive alses 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.
- Confirm all existing grades prior to contruction. 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 blesting rock to meet landscape subgrades. Contractor to

- IRRIGATION NOTES

 1. Contractor to provide irrigetion system for all planters to current IIABC Standards and Contract Specifications.

- Specifications.

 2. All specified work to meet the project specifications, and all standards or specifications established in the lestest edition of the Canadian Landscape Standard and IIABC standards.

 3. Design/build drawings for detailed implation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of imigation installation.

 1. Utilities Contractor to verify location of all on-let utilities, prior to construction, Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.

- representatives.

 Refer to electrical drawings for electrical service.

 Controller and bacdflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of intigation service.

 Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such date adversely affects the operation of the system.

 Sleeves shall be installed at the necessary depths, prior to prevenent construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shows.
- 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 completed in or linear to test.
- 11. Over spray onto hardscape areas to be minimized. Use drip intigation within small planting areas to
- 12. Trees within shrub or rain garden areas to be imigated with spray heads.

GROWING MEDIUM NOTES

- Refer to Landscape Specifications for growing medium properties by soil type.
 Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of
- 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.
- price for the work.

 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. 804-273-8226. 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
- 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.

- 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
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.

 3. Whitten 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

- GENERAL PLANTING NOTES

 1. Plant quantities on Plans shall take precedence over plant list quantities.

 2. Provide layout of all work for approvel by Contract Administrator prior to proceeding with work.

 3. Plant material, installation and maintenance to conform to the current edition of the Canadian
- 4. Plant quantities and species may change between issuance of DP and Construction due to plant
- 4. Praint quarrates 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 ebnormal freezing temperatures or hall which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate accilimatization 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. Particate 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
- Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire
- Boulevard trees will be piace a mannum of 1.5m from an above ground municipal service such as fire hydrant, streetight or driveway.

 Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualifies. Final selection of boulevard trees to be determined through consultation with municipal parks staff.

 Intigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless
- 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.

 8. 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,

METRE

LIST OF ABBREVIATIONS

		MAX	MAXIMUM
DΧ	APPROXIMATE	MH	MANHOLE
	ARCHITECT	MIN	MINIMUM
	AVERAGE	MISC	MISCELLANEOUS
	BALLED AND BURLAPPED	MM	MILLIMETRE
	BOTTOM OF CURB	N	NORTH
	BUILDING	NIC	NOT IN CONTRACT
	BENCHMARK	NO	NUMBER
	BOTTOM OF CURB	NOM	NOMINAL
	BOTTOM OF RAMP	NTS	NOT TO SCALE
	BOTTOM OF STEP	OC	
	BOTTOM OF WALL		ON CENTER
	CALIPER	OD PC	OUTSIDE DIAMETER
	CATCH BABIN		POINT OF CURVATURE
	CUBIC FEET	PE	POLYURETHANE
	CAST IN PLACE	P1	POINT OF INTERSECTION
	CENTER LINE	PL	PROPERTY LINE
	CLEARANCE	PT	POINT, POINT OF TANGEN
	CENTIMETER	PVC	POLYVINYL CHLORIDE
	CLEAN OUT	QTY	QUANTITY
	CONTINUOUS	R	RADIUS
		REF	REFERENCE
	CUBIC METRE	REINF	REINFORCE(D)
	DEGREE	REO'D	REQUIRE(D)
	DEMOLISH, DEMOLITION	REV	REVISION
	DIAMETER	ROW	RIGHT OF WAY
	DIMENSION	8	SOUTH
	DETAIL	SAN	BANITARY
	DRAWING	SD.	STORM DRAIN
	EAST	SF.	SQUARE FOOT (FEET)
	EACH	SHT	SHEET
	ELEVATION	SIM	SIMILAR
	ENGINEER	SPECS	
	EQUAL	SO M	SPECIFICATIONS
	ESTIMATE		SQUARE METRE
	EACH WAY	ST	STORM SEWER
	EXISTING	STA	BTATION
	EXPANSION, EXPOSED	STD	STANDARD
	FINISHED FLOOR ELEVATION	SYM	SYMMETRICAL
	FINISHED GRADE	TAB	TOP AND BOTTOM
	FLOW LINE	TC	TOP OF CURB
	FACE OF CURB	TF	TOP OF FOOTING
	FOOT (FEET)	TH	THICK
	FOOTING	TOPO	TOPOGRAPHY
	GALIGE	TR	TOP OF RAMP
	GENERAL	TB	TOP OF STEP
		TW	TOP OF WALL
	GRADE ELEVATION	TYP	TYPICAL
	HORIZONTAL	VAR	VARIES
	HIGH POINT	VOL	VOLUME
	HEIGHT	W	WITH
	INSIDE DIAMETER	WWO	WITHOUT
	INVERT ELEVATION	WT	WEIGHT
	INCH(ES)	WL.	WATER LEVEL
	INCLUDE(D)	WWE	WELDED WIRE FRAME
	JOHNT	YD	YARD
	LINEAR FEET	TU	AT

LINE TYPE LEGEND

_----

	Extent of Roof, a	above
	Extent of Parket	le, below
	Extent of Buildin	g
UNDERGROUP		
(Shown for reference	only - refer to Civil Engin	eer's drawings)
(Shown for reference EXISTING		eer's drawings). PROPOSED
		4.5

Water

Electrical

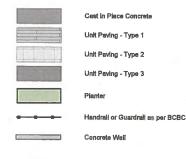
Gas

Hydro Tel

Property line

Right of Way

MATERIALS LEGEND



SITE FURNISHINGS LEGEND



Bicycle Repair Station



6-Stall Bike Rack

GRADING LEGEND

Civil Grade, provided for reference only Architectural grade, provided for reference 17.70 Proposed Landscape Grade

Existing Landscape Grade

IRRIGATION LEGEND



Irrigation Point of Connection Proposed irrigation Point of Connection. Provide water service and electrical service from

Irrigation Sieeva Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter, install inigation wiring in separate 2" electrical conduit. Extend ve 300 mm past edge of hard surface or walls.

LANDSCAPE DRAINAGE LEGEND

	Perforated Underdrein
	Sched 40 PVC
c/o	Clean out
LA	Rein Garden Overflow Drain
L-AD	8° Square drain with ductile iron grate.
	Trench Drain Aco K100 Trench Drain, Load Class 'A'.
DRAINS BY OTHERS	3
SD BL AD	Mechanical Drains (For reference only)



21.09.28 rev no description date





2021-09-28

ARYZE DEVELOPMENTS INC. 1839 FAIRFIELD ROAD VICTORIA, BC

3319 DOUGLAS STREET 3319 DOUGLAS ST VICTORIA, BC

General Information Sheet

project no. 121.31 @ 24"x36 drawn by MDI checked by SM

L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

OCT 0 7 2021

PLANNING DEPT.

DISTRICT OF SAAMICH



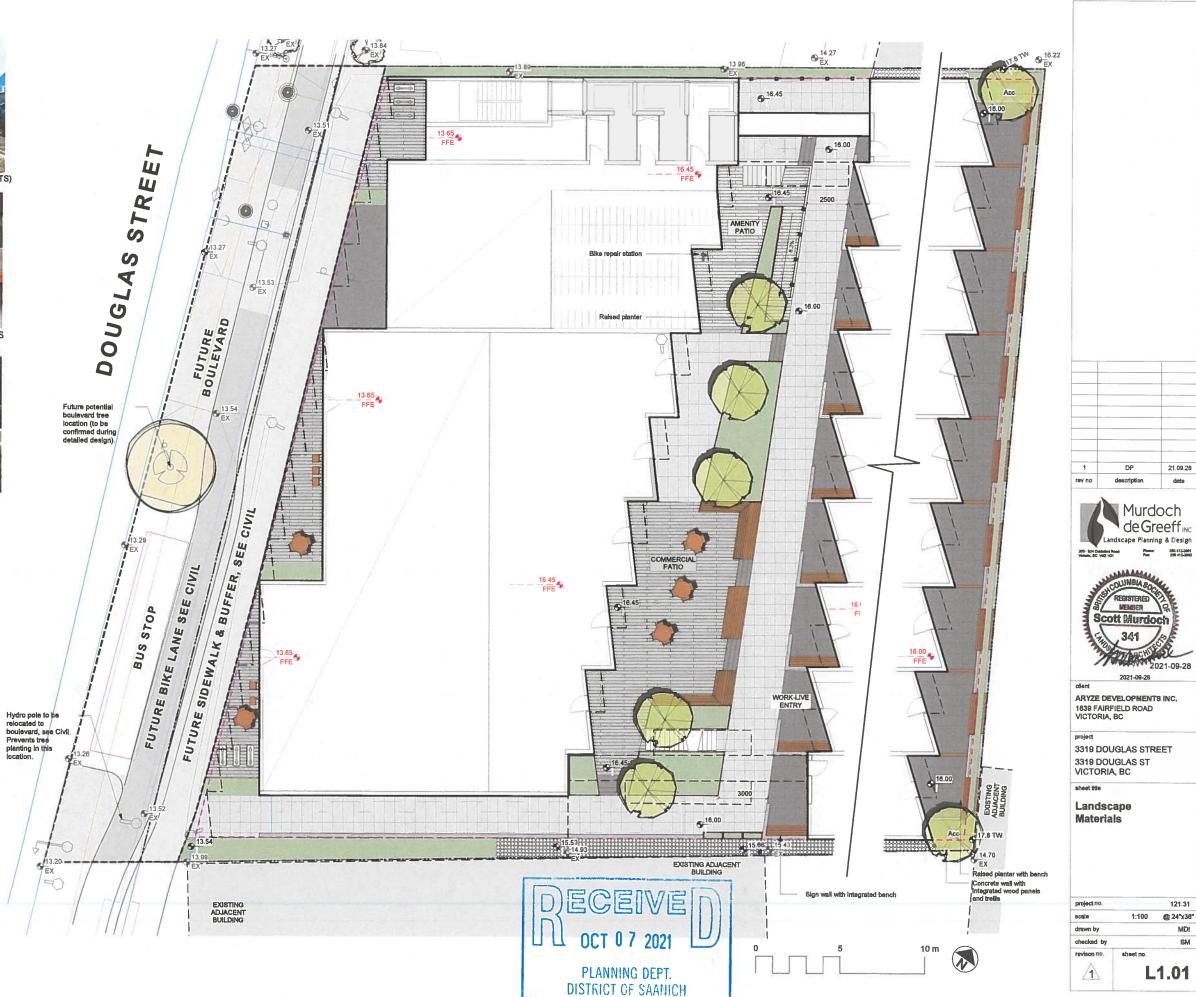
EXAMPLE ENTRY THRESHOLDS (LIVE/WORK UNITS)

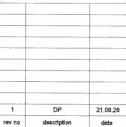


EXAMPLE PRIVATE REAR PATIOS WITH PLANTERS



EXAMPLE COURTYARD WITH PLANTER SEATING









ARYZE DEVELOPMENTS INC. 1839 FAIRFIELD ROAD VICTORIA, BC

project no.		121.31	
scale	1:100	1:100 @ 24"x36"	
drawn by		MDI	
checked by		SM	
revison no.	sheet no.		



BAR AND BBQ KITCHEN



WOOD DECKING AND PERGOLA



SEATING NOOKS WITH PLANTERS



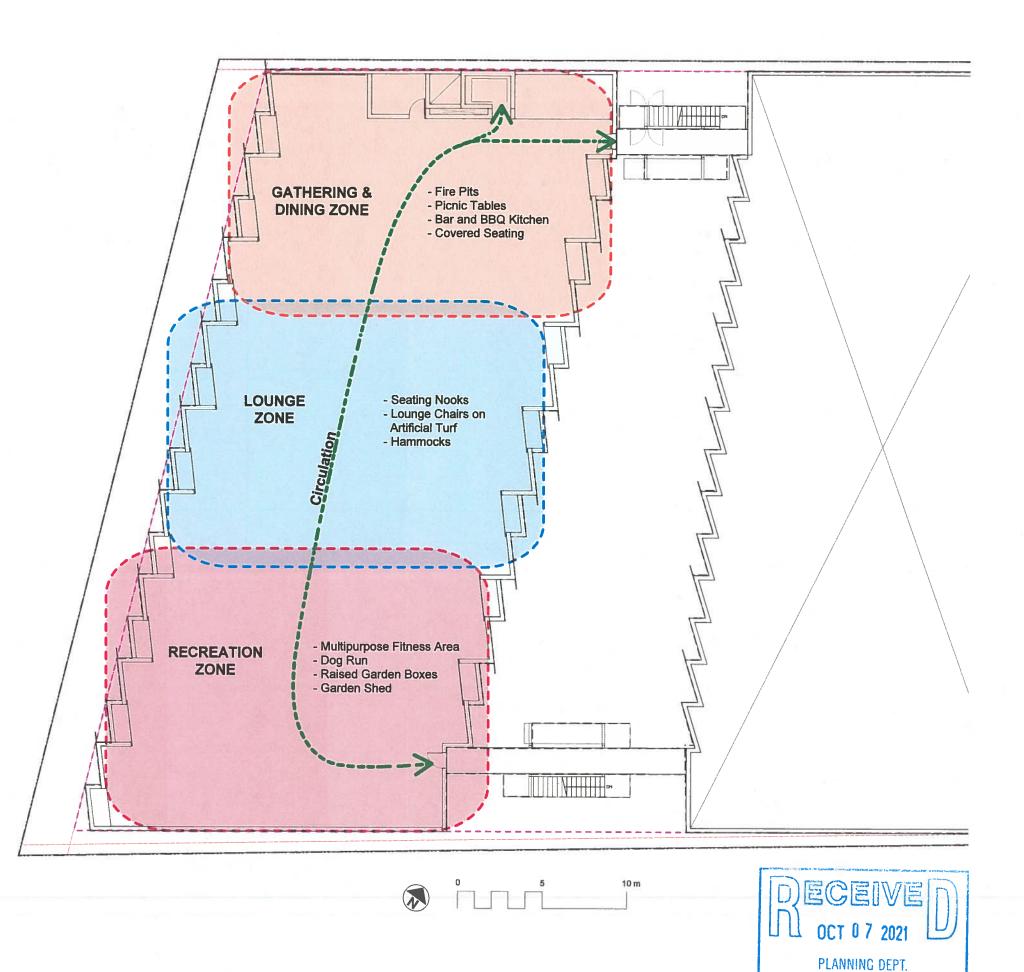
DOG RUN



MULTI-PURPOSE TURF SPACE



ALLOTMENT GARDEN BOXES



21.09.28

Murdoch de Greeff Inc ndscape Planning & Design thate 200.453-2004 1 15004 1 1

ARYZE DEVELOPMENTS INC. 1839 FAIRFIELD ROAD VICTORIA, BC

3319 DOUGLAS STREET 3319 DOUGLAS ST VICTORIA, BC

Landscape Materials - Roof

drawn by

checked by

revison no.

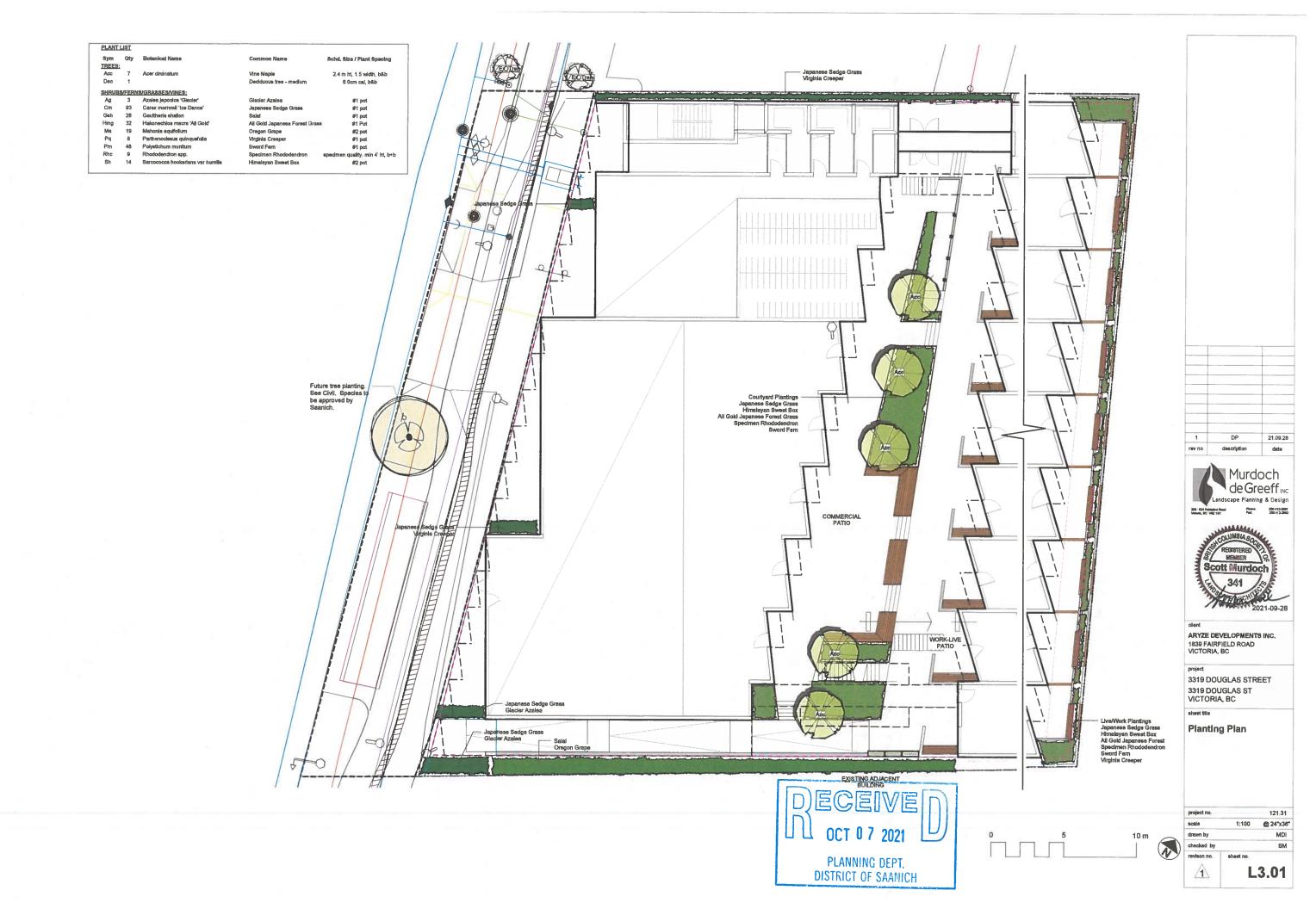
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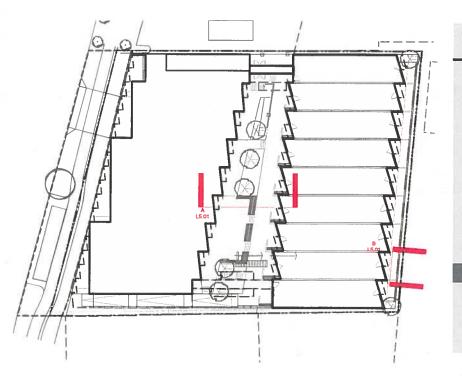
DISTRICT OF SAANICH

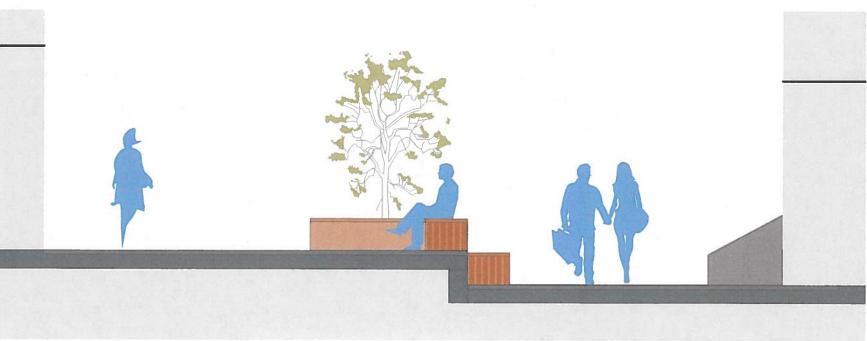
121,31 @ 24"x36"

MDI

L1.02







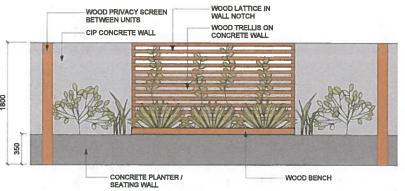
COMMERCIAL PATIO

PATHWAY

WORK-LIVE PATIO

KEY PLAN

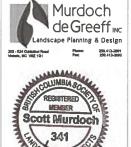
A SECTION AT COURTYARD SEATING WALL Scale: 1:25



B ELEVATION OF CONCRETE WALL WITH TRELLIS AND PLANTER Scale: 1:25







ARYZE DEVELOPMENTS INC. 1839 FAIRFIELD ROAD VICTORIA, BC

3319 DOUGLAS STREET 3319 DOUGLAS ST VICTORIA, BC

sheet title

Landscape Sections

project no.		121,31
scale	1:100	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
Δ	1.0	5.01