

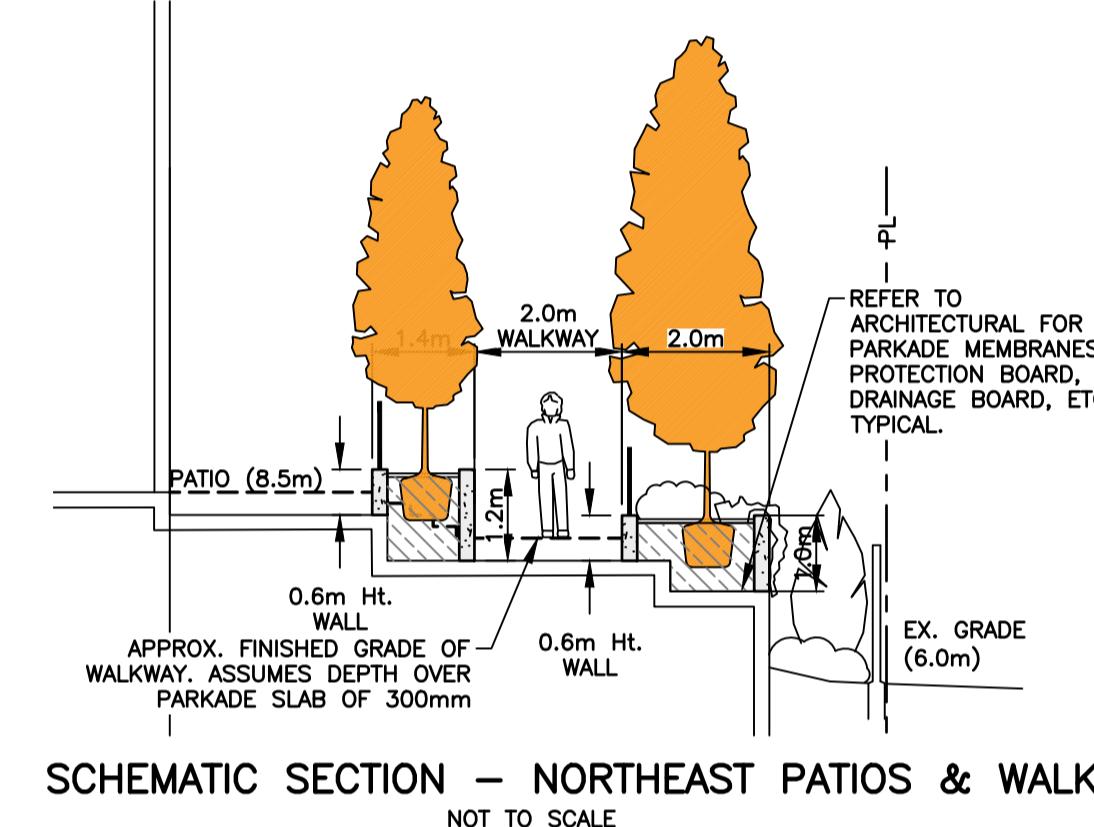


**DEVELOPMENT
PERMIT ONLY
Not for Construction**

GENERAL NOTES

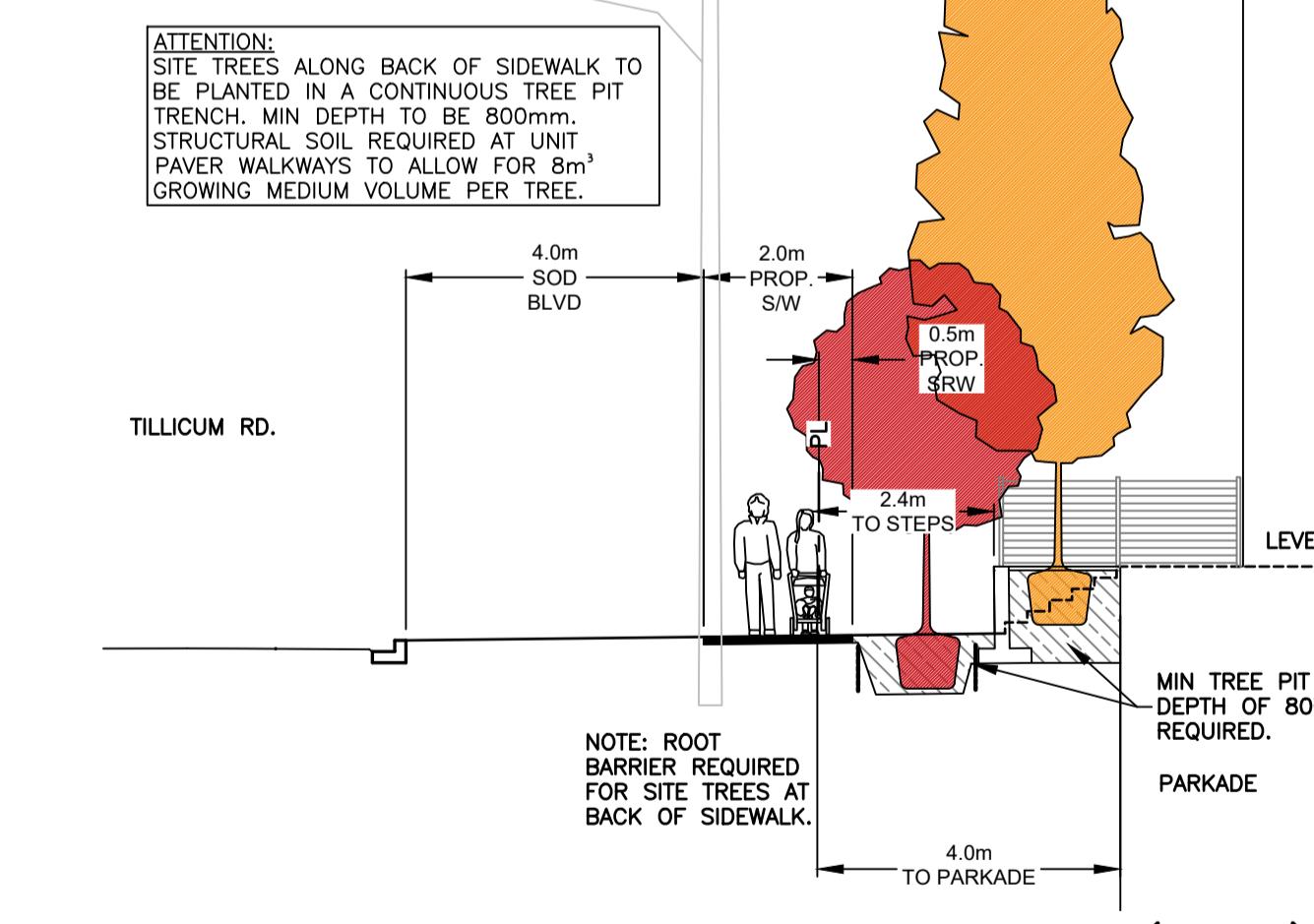
- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH ESQUIMALT STANDARD DRAWINGS & SPECIFICATIONS, MMCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
- CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
- CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
- EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
- FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- ALL PLANTERS OVER BUILDING SLAB REQUIRE DRAINS CONNECTED TO ROOF DRAINAGE SYSTEM. LOCATION TO BE REVIEWED BY DEVELOPER'S STRUCTURAL ENGINEER.
- 150mm DIAM. PVC IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS, SIDEWALKS, ETC. TO ENSURE ALL PLANTING BEDS MAY BE SERVICED BY SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK NEEDING TO BE REDONE AT CONTRACTOR'S EXPENSE. ALL WORK TO ESQUIMALT STANDARDS & BY-LAWS.
- AUTOMATIC WATERWISE IRRIGATION SYSTEM WITH TIMER & RAIN DELAY SENSOR REQUIRED FOR ALL PLANTING AREAS, SOD LAWNS & TREES.
- CONTRACTOR TO REMOVE ALL INVASIVE SPECIES FROM SITE & DISPOSE OF OFFSITE LOADS TO BE TARPED.

RECEIVED
APR 10 2024
CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



NOTE: REFER TO ARCHITECTURAL DRAWING A401 BY OTHERS FOR ADDITIONAL BUILDING SECTIONS WITH TERRACE INFORMATION.

SCHEMATIC SECTION - NORTHEAST PATIOS & WALKWAY
NOT TO SCALE



SCHEMATIC SECTION - TILLCUM RD. FRONTAGE (NORTH)
NOT TO SCALE



THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.



88FOUR DEVELOPMENT
Landscape Plan & Notes
Client: LIDA Construction Ltd.

207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 388-6919
FAX: (250) 381-6919
engineer@calid.ca

CANCEL PRINTS BEARING EARLIER LETTER

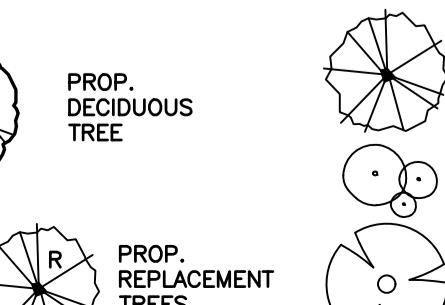
Drawn	Date
dp	February 22, 2022
Checked	Project #
Approved	0762
Designed	Scale
dp	AS NOTED
dp	Rev.

L1

11

PLANTING PLAN
SCALE 1:200
0m 5m 10m

LEGEND



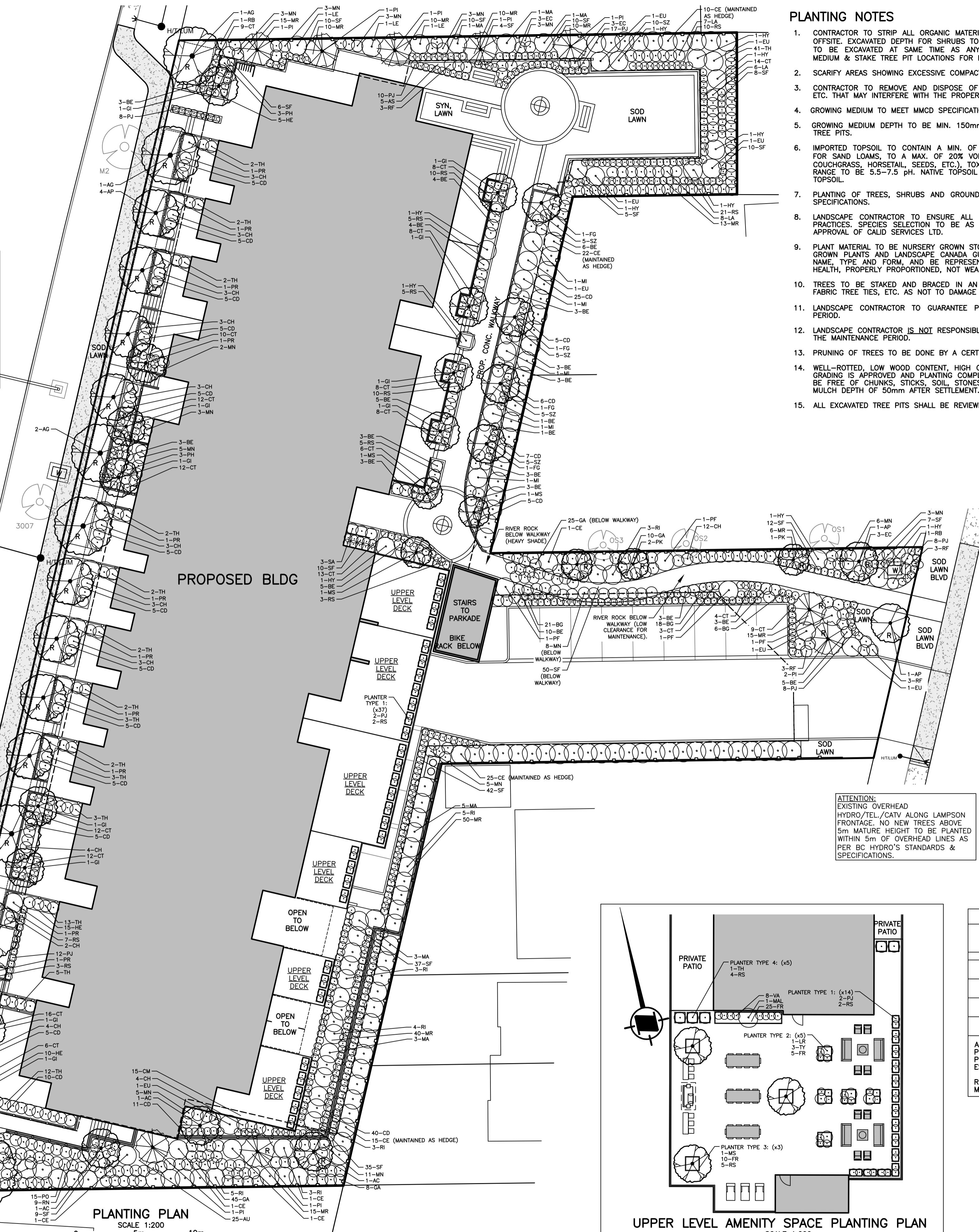
1.2m H. METAL FENCE (PIKEET STYLE)
1.8m PERIMETER WOOD FENCE
RAILING OR PRIVACY SCREEN (DESIGN BY OTHERS)
PROP. CONC. SIDEWALK

UNIT PAVERS
SLAB PAVERS
RIVER ROCK (COBBLES)

REV.	DATE	REVISIONS	BY	APPROVED
11	APR 09/24	TO DEVELOPMENT SERVICES COMMENTS	DP	
10	FEB 5/23	D.P. ISSUE DRAWINGS	DP	
9	JUN 26/23	TO ARCHITECTURAL CHANGES	DP	
8	MAY 31/23	TO TILLCUM FRONTAGES CHANGES	DP	
7	APR 17/23	TO REVISED TALMACK TREE REPORT	DP	
6	DEC 02/22	TO NEW STAIR & RET. WALL CHANGES	DP	
5	NOV 30/22	TO CIVIL & ARCH. CHANGES	DP	

ATTENTION:
EXISTING OVERHEAD
HYDRO/TEL/CATV ALONG TILLCUM
FRONTRAGE. NEW TREES PLANTED
TO EXCEED MATURE HEIGHT OF 5m
AS PER BC HYDRO'S STANDARDS &
SPECIFICATIONS.

NOTICE:
REFER TO CALID SERVICES LTD.'S
CIVIL DRAWING SET FOR OFFSITE
FRONTRAGE INFORMATION.

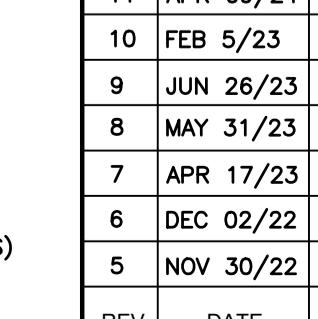
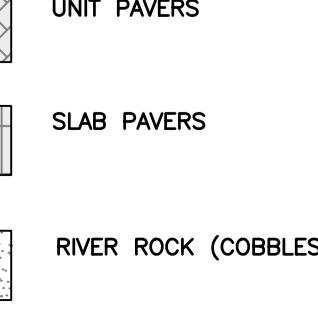
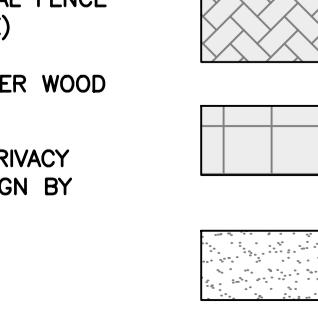
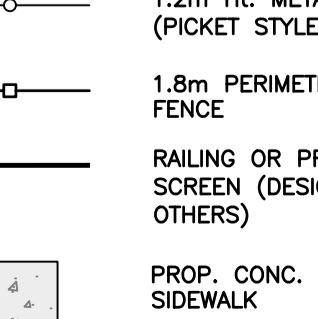
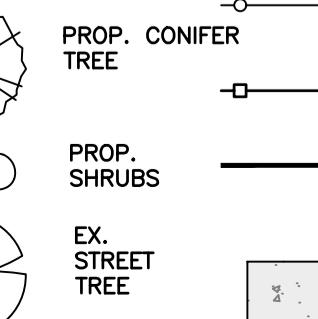
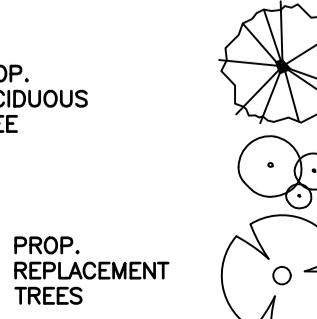
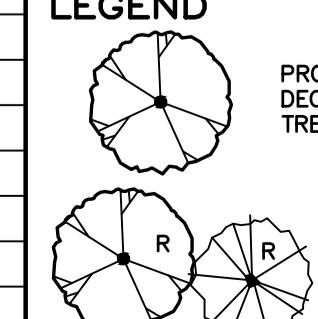


PLANTING PLAN

SCALE 1:200

0m 5m 10m

LEGEND



UPPER LEVEL AMENITY SPACE PLANTING PLAN

SCALE 1:200

PLANTING NOTES

- CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND DISPOSE OF OFFSITE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 450mm, DEPTH OF TREE PITS TO BE 800mm. (TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SERVICING/UTILITY TRENCHING IN AREA. BACKFILL WITH GROWING MEDIUM & STAKE TREE PIT LOCATIONS FOR LANDSCAPE CONTRACTOR.)
- SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
- CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
- GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
- GROWING MEDIUM DEPTH TO BE MIN. 150mm FOR SOD LAWNS, 450mm FOR PLANTING AREAS AND 800mm FOR TREE PITS.
- IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOxious WEEDS (GRASSGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.) TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5-7.5 PH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
- PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MMCD SECTION 02950 AND ESQUIMALT SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALID SERVICES LTD.
- PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
- TREES TO BE STAKED AND BRAZED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, ARBORITE FABRIC TREE TIES, ETC. AS NOT TO DAMAGE THE TREE. TREE STAKES TO BE 100mm.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
- LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD.
- PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
- WELL-ROTTED, LOW WOOD CONTENT, HIGH ORGANIC CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH RINGS REQUIRED FOR TREES IN SOD LAWNS. MULCH TO BE FREE OF CHUNGS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT. 1.2m² MULCH RINGS REQUIRED FOR ALL TREES IN LAWNS AREAS.
- ALL EXCAVATED TREE PITS SHALL BE REVIEWED BY CALID SERVICES LTD. PRIOR TO BACKFILLING.

IRRIGATION NOTES

- IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
- IRRIGATION POINT OF CONNECTION TO BE WITHIN MECHANICAL ROOM.
- SOD LAWNS, TREES AND PLANTING AREAS TO BE IRRIGATED. SOD LAWNS TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH Drip IRRIGATION. TREES SOD BLVD TO HAVE TWO (2) Emitter Loops PER TREE. TREES IN PRE-CAST PLANTERS OR RETAINED PLANTING BEDS TO HAVE ONE (1) Emitter Loop TO PREVENT OVER SATURATION.
- IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALID SERVICES LTD. FOR REVIEW.
- ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MMCD AND IABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW CENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
- IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
- IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
- IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
- IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW.
- IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER.
- IRRIGATION CONTRACTOR TO INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICING.
- 150mm² PVC IRRIGATION SLEEVES REQUIRED AT ALL HARD SURFACES (SIDEWALKS, DRIVEWAYS, RETAINING WALLS, ETC.) TO ENSURE ALL LAWNS & PLANTING AREAS CAN BE CONNECTED TO IRRIGATION SYSTEM. FAILURE TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE.
- IRRIGATION CONTRACTOR TO PROVIDE MAINTENANCE MANUAL FOR IRRIGATION SYSTEM, TIMER, ETC. TO DEVELOPER FOR OWNER/STRATA ALONG WITH A BRIEF DESCRIPTION OF THE RECOMMENDED WATERING SCHEDULE. ATTENTION: IT SHALL BE THE RESPONSIBILITY OF THE OWNER/STRATA TO REPLACE ANY DEAD PLANT MATERIAL (INCLUDING TREES) RESULTING FROM THEIR FAILURE TO OPERATE THE IRRIGATION SYSTEM TO THE WATERING SCHEDULE PROGRAMMED BY THE IRRIGATION CONTRACTOR AT PROJECT TURNOVER.

Plant List

Trees:	Code	Qty.	Size	Accent Plants, Perennials & Grasses	Code	Qty.	Size
<i>Acer circinatum 'Pacific Fire'</i> (Vine Maple)	AC	3	4cm Cal.	<i>Carex testacea 'Orange Flame'</i> (Sedge)	CT	172	#1 Pot
<i>Acer griseum</i> (Paperbark Maple)	AG	5	5cm Cal.	<i>Carex morrowii 'Ice Dance'</i> (Sedge)	CM	15	#1 Pot
<i>Acer palmatum 'Bloodgood'</i> (Japanese Maple)	AP	10	5cm Cal.	<i>Echinacea</i> (Purple Coneflower)	EC	9	#2 Pot
<i>Acer rubrum 'Red Rocket'</i> (Columnar Red Maple)	AR	1	6cm Cal.	<i>Hemerocallis 'Stella de Oro'</i> (Day Lily)	HE	30	#1 Pot
<i>Fagus sylvatica 'Dawyck Gold'</i> (Columnar Golden Beech)	FG	4	5cm Cal.	<i>Lavandula angustifolia 'Hidcote'</i> (English Lavender)	LA	21	#2 Pot
<i>Ginkgo biloba 'Goldspire'</i> (Columnar Ginkgo Tree)	GI	11	5cm Cal.	<i>Miscanthus sinensis 'Adagio'</i> (Wwarf Maiden Grass)	MI	5	#5 Pot
<i>Magnolia stellata 'Royal Star'</i> (Star Magnolia)	MS	6	5cm Cal.	<i>Rosemarinus officinalis 'Prostratus'</i> (Trailing Rosemary)	RS	153	#1 Pot
<i>Picea omorika 'Brun's'</i> (Serbian Spruce)	PI	9	3.0m Ht.	<i>Rudbeckia fulgida 'Goldstrum'</i> (Black-eyed Susan)	RF	9	#3 Pot
<i>Prunus 'Amangon'</i> (Columnar Flowering Cherry)	PR	11	5cm Cal.	<i>Shizostylis coccinea</i> (Crimson Flag Lily)	SZ	30	#1 Pot

Shrubs:

<i>Arctostaphylos uva-ursi</i> (Kinnickinnick)	AU	25	#1 Pot	<i>Thuya occidentalis</i> (Emerald Arborvitae)	TH	96	1.2m Ht.
<i>Ceanothus</i> (California Lilac)	CE	77	#3 Pot	<i>Berberis thunbergii 'Golden Nugget'</i> (Dwarf Yellow Barberry)	BG	45	#1 Pot
<i>Gaultheria shallon</i> (Salal)	GA	88	#1 Pot	<i>Berberis thunbergii 'Rose Glow'</i> (Barberry)	BE	74	#2 Pot
<i>Leucothoe axillaris</i> (Coastal Leucothoe)	LE	3	#3 Pot	<i>Choisya ternata</i> (Mexican Orange Blossom)	CH	50	#3 Pot
<i>Mahonia aquifolium</i> (Oregon Grape)	MA	14	#3 Pot	<i>Cotoneaster dammeri</i> 'Coral Beauty' (Trailing Cotoneaster)	CD	170	#1 Pot
<i>Mahonia nervosa</i> (Cascade Oregon Grape)	MN	69	#1 Pot	<i>Euonymus alata 'Ruby Haag'</i> (Winged Burning Bush)	EU	8	#5 Pot
<i>Mahonia repens</i> (Creeping Oregon Grape)	MR	194	#1 Pot	<i>Hydrangea macrophylla 'Balmier'</i> (Hydrangea)	HY	11	#3 Pot
<i>Polystichum munitum</i> (Sword Fern)	SF	280	#1 Pot	<i>Philadelphus lewisi 'Miniature Snowflake'</i> (Dwarf Mock Orange)	PH	6	#1 Pot
<i>Potentilla fruticosa</i> (Shrubby Cinquefoil)	PO	15	#2 Pot	<i>Pieris japonica 'Cavatine'</i> (Dwarf Lily-of-the-Valley Shrub)	PJ	155	#1 Pot
<i>Ribes sanguineum</i> (Red Flowering Currant)	RI	33	#2 Pot	<i>Rhododendron 'Baden Baden'</i> (Dwarf Rhododendron)	RB	2	#3 Pot
<i>Rosa Nutkana</i> (Nootka Rose)	RN	20	#2 Pot	<i>Sarcococca humilis</i> (Sweetbox)	SA	3	#3 Pot

Rooftop Amenity Space:

<i>Fragaria chiloensis</i> (Coastal Strawberry)	FR	80	#1 Pot	1. Plants to be irrigated with an automatic irrigation system.
<i>Lauris nobilis</i> (Bay Laurel Cone Topiary Form)	LR	5	#5 Pot	2. Changes to plant size, quantity, or type to be reviewed & approved in writing by Calid Services Ltd.
<i>Magnolia stellata 'Royal Star'</i> (Star Magnolia)	MS	3	#5 Pot	3. Contractor to allow for 50 additional #1 Pot size shrubs when pricing job.
<i>Malus domestica</i> (Domestic Apple Tree, Espalier Form)	MAL	1	1.5m Ht.	4. Refer to Tree Replacement Table this page for replacement tree and cash-in-lieu information.
<i>Vaccinium corymbosum 'Northsky'</i> (Dwarf Blueberry)	VA	8	#2 Pot	
<i>Rosemarinus officinalis 'Prostratus'</i> (Trailing Rosemary)	RS	63	#1 Pot	
<i>Thuya occidentalis</i> (Emerald Arborvitae)	TH	5	1.2m Ht.	
<i>Thymus vulgaris</i> (French Thyme)	TY	15	#2 Pot	

TREE REPLACEMENT TABLE

TREES FOR REMOVAL (INCLUDES BLVD.)	QTY.	REPLACEMENT RATIO	REPLACEMENT TREES
14	REFER TO TALMACK REPORT FOR INFORMATION	30	
			TOTAL REQUIRED REPLACEMENT TREES: 29
			TOTAL PROP. TREES: 54
			TOTAL ELIGIBLE AS REPLACEMENT TREES: 25
			CASH IN LIEU TREES REQUIRED: 4

AS PER ESQUIMALT'S TREE REPLACEMENT BY LAW, NO REPLACEMENT TREE SHALL BE PLANTED WITHIN 2m OF FOUNDATION WALL OR BUILDING OR WITHIN 1m OF PROPERTY LINE. TO BE REVIEWED FURTHER BY CALID SERVICES LTD., DEVELOPER, ESQUIMALT PARKS & PLANNING.

REFER TO TALMACK URBAN FORESTRY LTD. REZONING IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN DATED MARCH 15, 2023 FOR ADDITIONAL INFORMATION.

DEVELOPMENT
PERMIT ONLY
Not for Construction

NOTICE:
LANDSCAPE DESIGN IS ONLY VALID
IF REVIEWED DURING CONSTRUCTION
BY CALID SERVICES LTD.

NOTICE:
EXISTING & PROPOSED MUNICIPAL
SERVICES ARE NOT SHOWN ON THIS
DRAWING, REFER TO DRAWINGS BY
OTHERS.

THE CONTRACTOR IS TO CALL B.C.
ONE CALL, AND HAVE EXISTING U/G
SERVICES STAKED PRIOR TO ANY
CONSTRUCTION.

BC
1
CALL
1-800-474-6886
CELLULAR *6886

RECEIVED
APR 10 2024
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

88FOUR DEVELOPMENT
Planting Plan & Notes
Client: LIDA Construction Ltd.

CALID Services Ltd.

Drawn dp February 22, 2022
Checked Project # 0762
Approved Scale AS NOTED
Designed dp

L2 Rev. 10

207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 381-6919
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CANCEL PRINTS BEARING EARLIER LETTER

