BC LAND SURVEYORS SITE PLAN OF:

Civic: 2558 Quadra Street

Legal: Lot A, Section 4,

Victoria District, Plan 11029

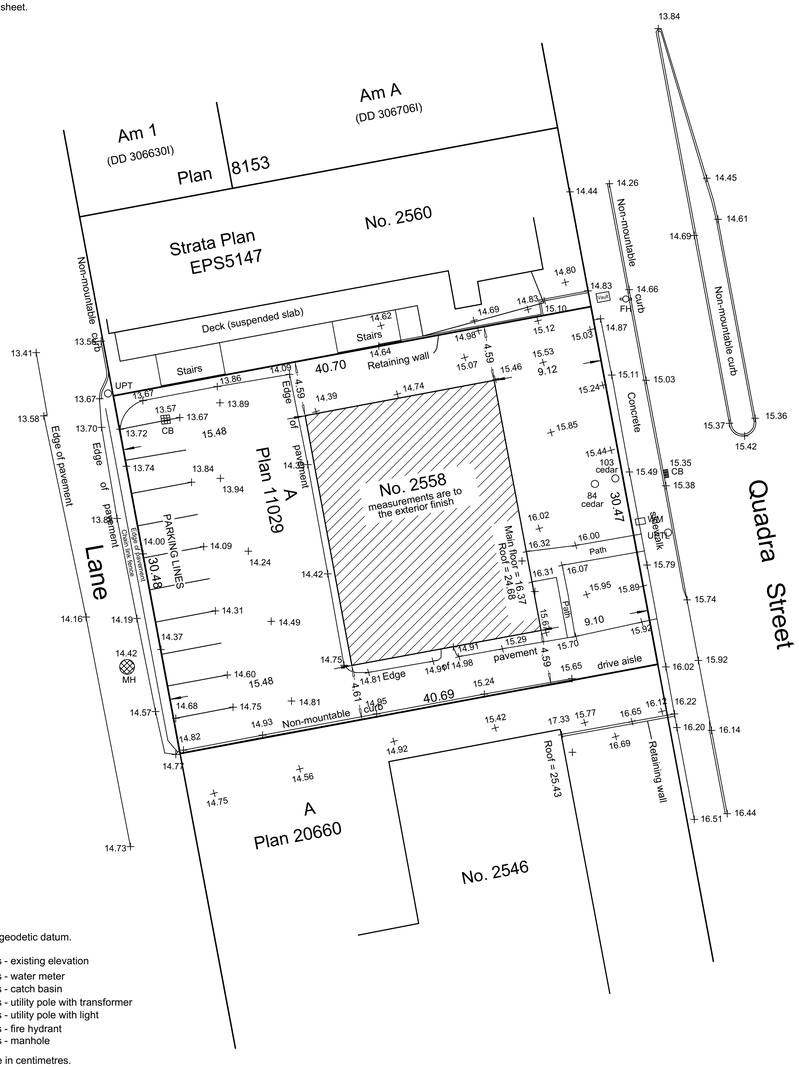
Parcel Identifier: 005-121-299 in the City of Victoria

SCALE 1 : 3 0 0

0 2 5 10 15 20

All distances are shown in metres.

Plot on 11" x 17" sheet.



LEGEND

Elevations are to geodetic datum.

- + - denotes - existing elevation
- WM - denotes - water meter
- CB - denotes - catch basin
- UPT - denotes - utility pole with transformer
- UPL - denotes - utility pole with light
- FH - denotes - fire hydrant
- MH - denotes - manhole

Tree diameters are in centimetres.

Lot Area = 1240 m2

August 3, 2018

File : 12,827 - 25

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

The following non-financial charges are shown on the current title and may affect the property.

M76301 - Undersurface rights

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

2 A001 Site Survey
NTS

N

PROJECT INFORMATION

CIVIC ADDRESS
2558 QUADRA STREET

LEGAL DESCRIPTION
LOT A, SECTION 4, VICTORIA DISTRICT PLAN 11029

SITE AREA
1239.7 SM

PROJECT DESCRIPTION
4 STOREYS OF RESIDENTIAL AFFORDABLE HOUSING ABOVE ONE STOREY OF GROUND FLOOR COMMERCIAL WITH ONE LEVEL OF BELOW GRADE PARKADE.

BUILDING HEIGHT
5 STOREYS, 17 M

BUILDING AREA
706 SM

GROSS BUILDING FLOOR AREA

PARKADE	880 SM
GROUND FLOOR LEVEL 1	525 SM
LEVELS 2 - 5	605 SM X 4 = 2420 SM
TOTAL (EXCLUDING PARKADE)	2945 SM

RESIDENTIAL UNIT SUMMARY
16 STUDIO @ 36 SM
4 ACCESSIBLE STUDIO @ 48 SM
16 ONE BED @ 56 SM
4 TWO BED @ 81 SM
40 TOTAL

VEHICLE PARKING

PARKADE	22
SURFACE	8
TOTAL	30

BICYCLE PARKING

LONG TERM	48
SHORT TERM	7
TOTAL	55

VICTORIA ZONING BYLAW SUMMARY

ZONING (CURRENT)
C1-QV, QUADRA VILLAGE DISTRICT

USE
COMMERCIAL
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA/ SITE AREA
2850/1239.7 = 2.3

SITE COVERAGE
BUILDING AREA/ SITE AREA
706/1239.7 = 57%

OPEN SITE SPACE
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
1239.7 - (706 + 199) = 336.7
OPEN SITE SPACE/ SITE AREA
334.7/ 1239.7 = 27%

AVERAGE GRADE: 15.03 M (GEODETIC)
SEE SITE PLAN FOR GRADE CALCULATION

HEIGHT OF BUILDING: 17.97 M AS MEASURED FROM AVERAGE GRADE.

VEHICLE PARKING

< 40 SM	.2 X 16 = 3
40 - 70 SM	.5 X 20 = 10
> 70 SM	.75 X 4 = 3
VISITOR	.1 X 40 = 4
COMMERCIAL	337/55 = 6
TOTAL REQUIRED	26
PROVIDED	30

BICYCLE PARKING
LONG TERM

< 40 SM	1 X 16 = 16
> 40 SM	1.25 X 24 = 30
COMMERCIAL	337/150 = 2
TOTAL LONG TERM REQUIRED	48
TOTAL PROVIDED	48

SHORT TERM

RESIDENTIAL (THE GREATER OF)	.1 X 40 OR 6
OFFICE	337/400 = 1
TOTAL SHORT TERM REQUIRED	7
TOTAL PROVIDED	7

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2012, DIVISION B - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
BELOW GRADE PARKADE -
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL
GROUND FLOOR COMMERCIAL RETAIL UNIT (CRU) - ANY OF THE FOLLOWING -
GROUP A2 - ASSEMBLY
GROUP D - BUSINESS AND PERSONAL SERVICES
GROUP E - MERCANTILE
LEVELS 2 - 5 -
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE FLOORS ABOVE BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.
A2/C - 1 HOUR
A2/D - 1 HOUR
A2/E - 2 HOUR
C/D - 1 HOUR
C/E - 2 HOUR
D/E - NONE REQUIRED

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.24 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULLY SPINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - ANY
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 m
ALLOWABLE AREA - 1440 m2 (BASED ON FIVE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.56 - GROUP D, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - 8640 m2 (BASED ON FIVE STOREYS)
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.62 - GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULL SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

ACTUAL SIZE AND CONSTRUCTION
PARKADE -
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 880 m2
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

BUILDING -
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS, 17 m
AREA - 706 m2
CONSTRUCTION
LEVEL 1 - NON COMBUSTIBLE (INCLUDING FLOOR ABOVE)
LEVELS 2 - 5 - COMBUSTIBLE (EXCEPT LEVEL 2 FLOOR)
FLOOR ASSEMBLY
LEVEL 2 - 2 HOUR (NON COMBUSTIBLE)
LEVELS 3 - 5 - 1 HOUR
SUPPORTING WALLS AND STRUCTURE
LEVEL 1 - 2 HOUR
LEVELS 2 - 5 - 1 HOUR
ROOF ASSEMBLY - NONE

DRAWING INDEX

ARCHITECTURAL
A001 PROJECT INFORMATION

A101 ARCHITECTURAL SITE PLAN
A102 PARKADE PLAN
A201 LEVEL 1 PLAN
A202 LEVELS 2 - 5 PLANS
A203 ROOF PLAN
A301 EXTERIOR ELEVATIONS
A401 BUILDING SECTIONS
A402 BUILDING SECTIONS
A501 STREETSCAPE

1 A001 Location Plan
NTS

N

CITY OF VICTORIA
Original Submission
Received Date: July 7/19

Rev.	Date	Description

plot date	MAY 2019	drawing file	1828 A100
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR REZONING

dHKarchitects
VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-585-5810

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Project Information

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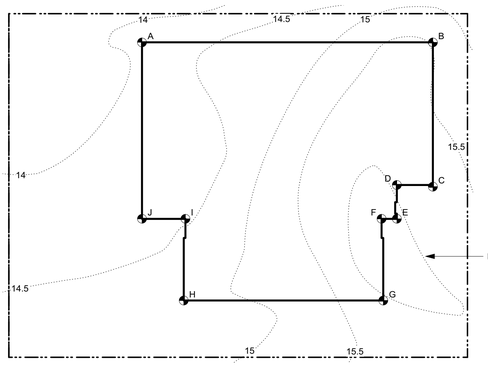
drawing no. A001

revision no. -



2 / A101 Average Average Grade Calculation
Scale: 1:100

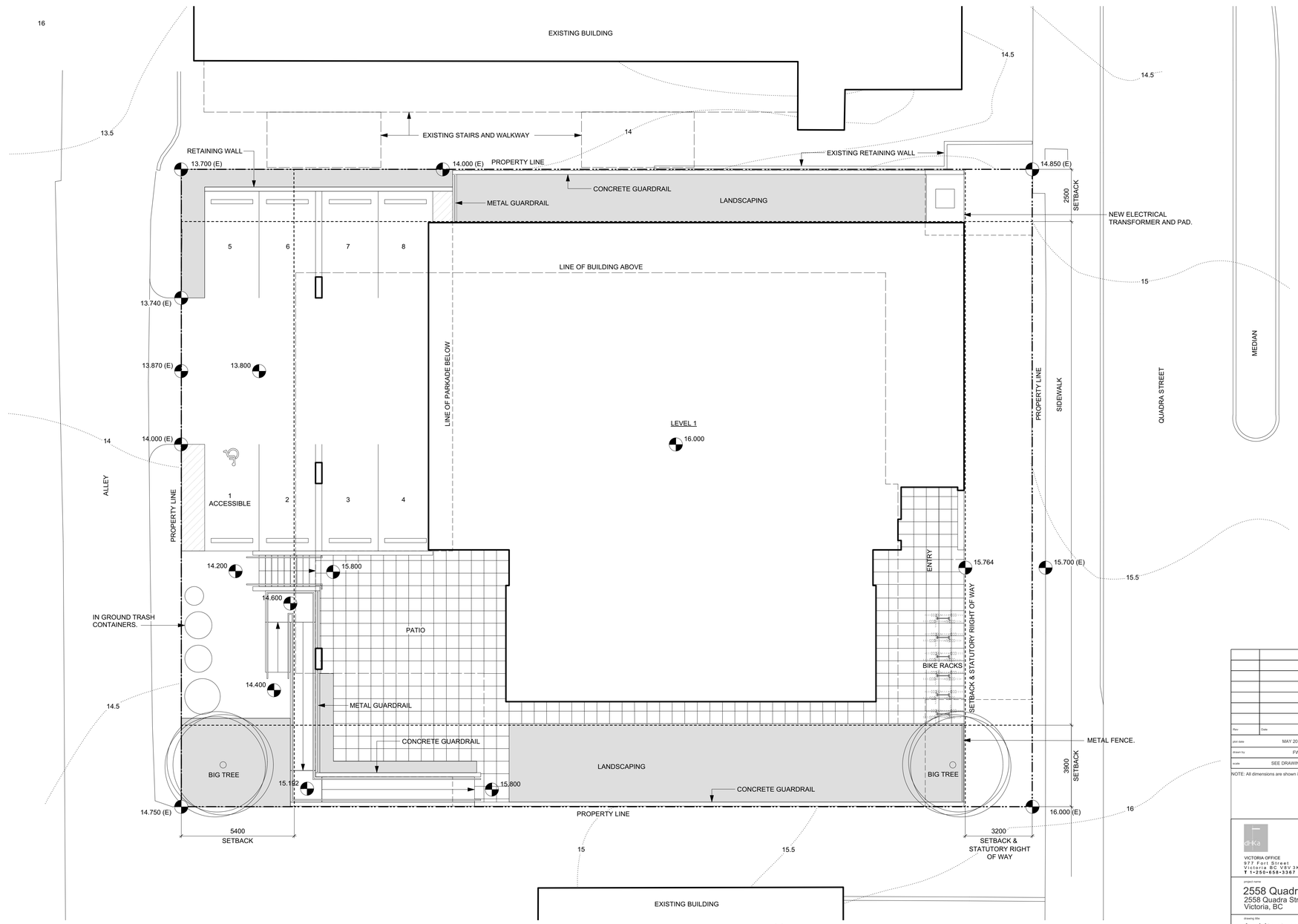
N

GRADE CALCULATION

POINTS	AVERAGE		DISTANCE		TOTAL
A&B	((14 + 15.5)/2)	X	25.8	=	380.55
B&C	((15.5 + 16)/2)	X	12.8	=	201.6
C&D	((16 + 16)/2)	X	3.2	=	51.2
D&E	((16 + 16)/2)	X	3.0	=	48
E&F	((16 + 16)/2)	X	1.2	=	19.2
F&G	((16 + 15.7)/2)	X	7.25	=	114.91
G&H	((15.7 + 14.75)/2)	X	17.7	=	269.48
H&I	((14.75 + 14.5)/2)	X	7.25	=	106.03
I&J	((14.5 + 14.4)/2)	X	3.85	=	55.63
J&A	((14.4 + 14)/2)	X	15.65	=	222.23
TOTAL			97.7		1468.83

AVERAGE GRADE 1468.83 / 97.7 = 15.03

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C1-QV
PROPOSED ZONE	NEW ZONE
SITE AREA (SM)	1239.7
TOTAL FLOOR AREA (SM)	2945
COMMERCIAL FLOOR AREA (SM)	335
FLOOR SPACE RATIO	2.3
SITE COVERAGE (%)	57
OPEN SITE SPACE (%)	27
HEIGHT OF BUILDING (M)	17 (17.97 AS MEASURED FROM AVERAGE GRADE)
NUMBER OF STOREYS	5
PARKING STALLS (NUMBER) ON SITE	30
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	55
BUILDING SETBACKS (M)	
FRONT YARD	3.2 / 6.4
REAR YARD	5.4
SIDE YARD (NORTH)	2.5 / 4.9
SIDE YARD (SOUTH)	3.9
COMBINED SIDE YARDS	6.4 / 8.8
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	40
UNIT TYPE	STUDIO, ONE BEDROOM, TWO BEDROOM
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA (SM)	36
TOTAL RESIDENTIAL FLOOR AREA (SM)	2008



1 / A101 Site Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description

plot date	MAY 2019	drawing file	1828 A100
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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Architectural Site Plan

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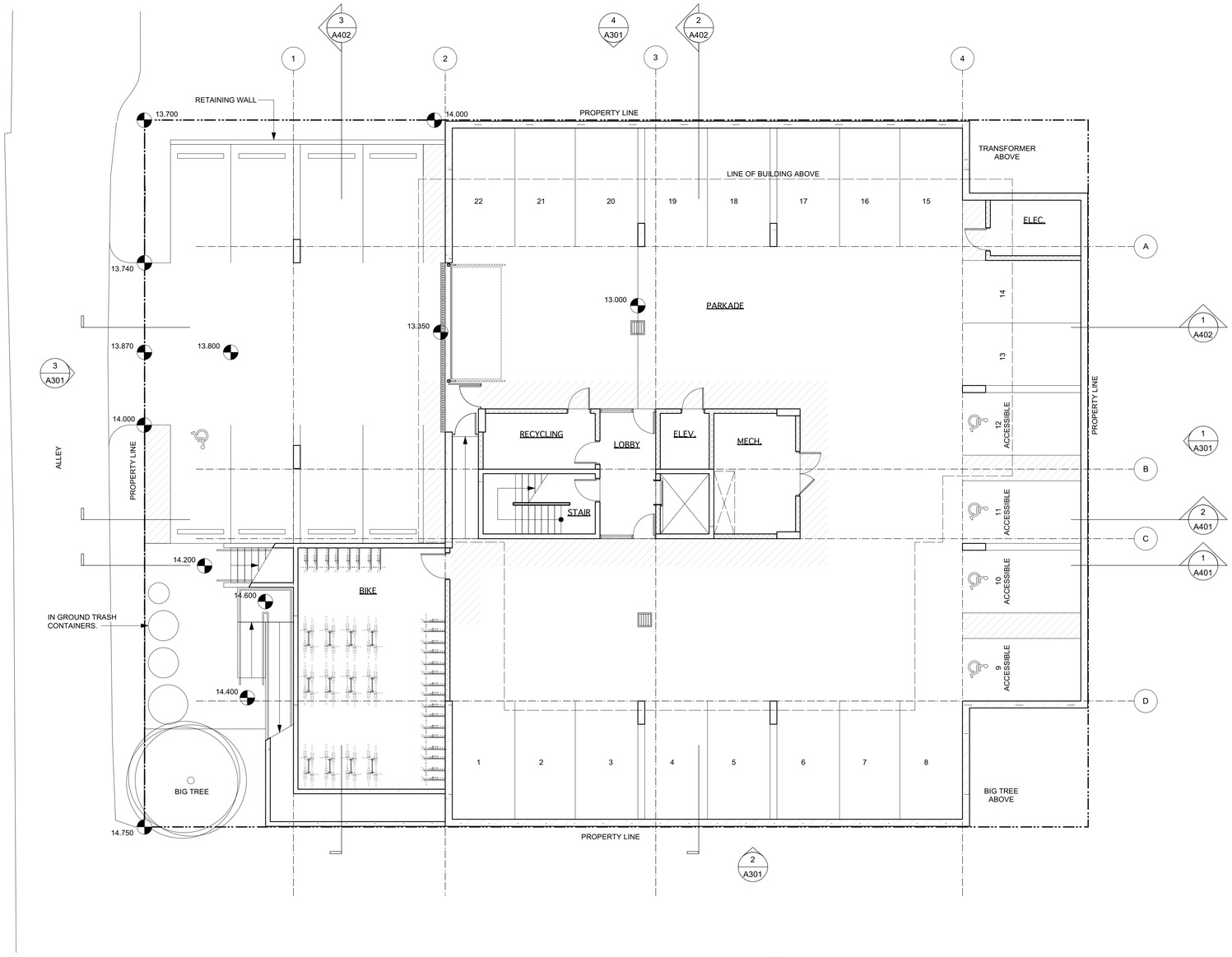
drawing no. A101

revision no. -



1 / A102 Parkade Plan
Scale: 1:100

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1 : 100

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Rev	Date	Description

plot date	MAY 2019	drawing file	1828 A100
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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Parkade Plan

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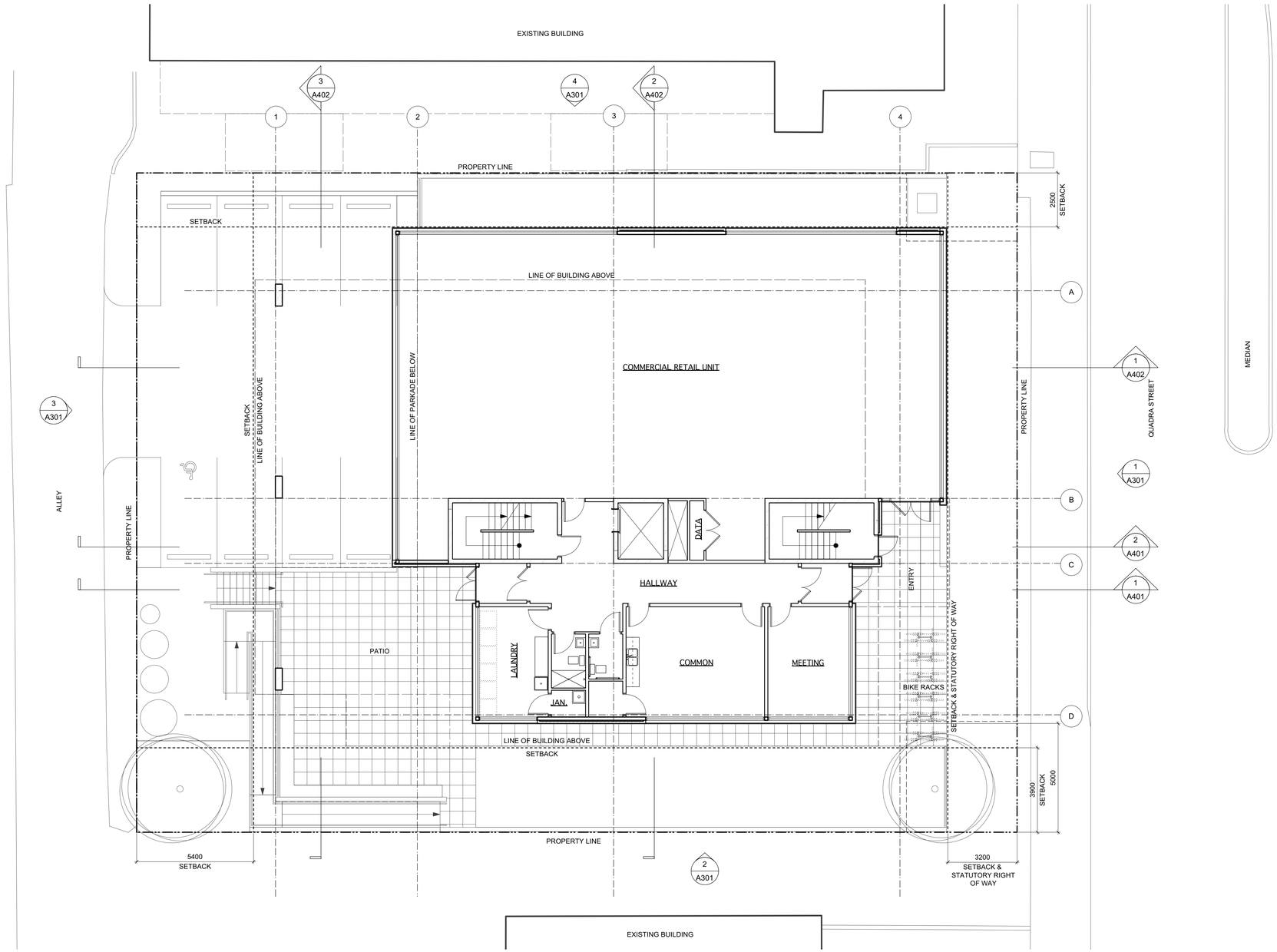
drawing no. A102

revision no. -



1 A201 Level 1 Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description

plot date	MAY 2019	drawing file	1828 A100
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Victoria, BC

drawing title
Level 1 Plan

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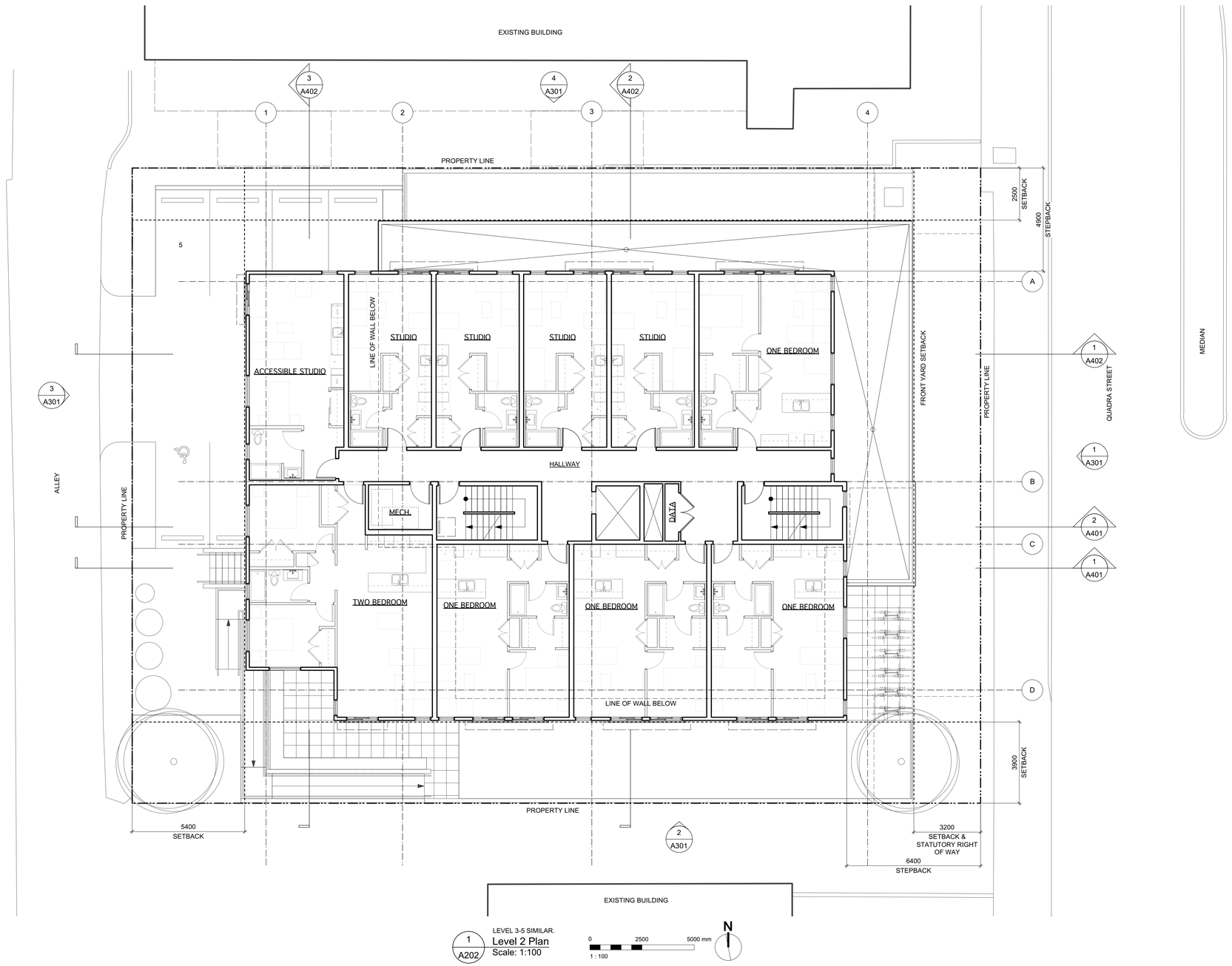
drawing no. A201

revision no. -



1 / A202 LEVEL 3-5 SIMILAR.
Level 2 Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description

plot date	MAY 2019	drawing file	1828 A100
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2558 Quadra Street
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drawing title
Levels 2-5 Plans

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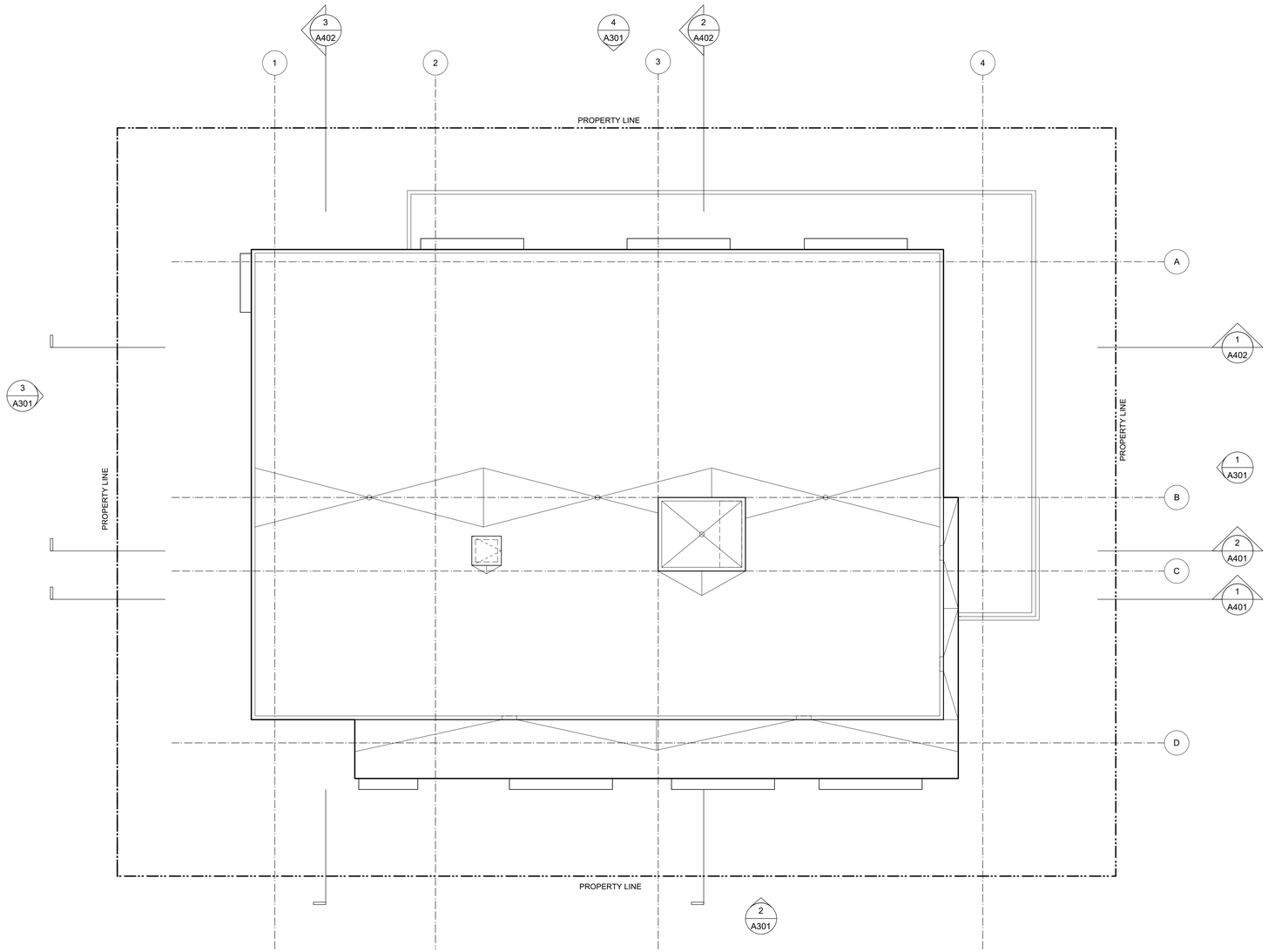
revision no. -



1 A203 Roof Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description

plot date	MAY 2019	drawing file	1828 A100
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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Roof Plan

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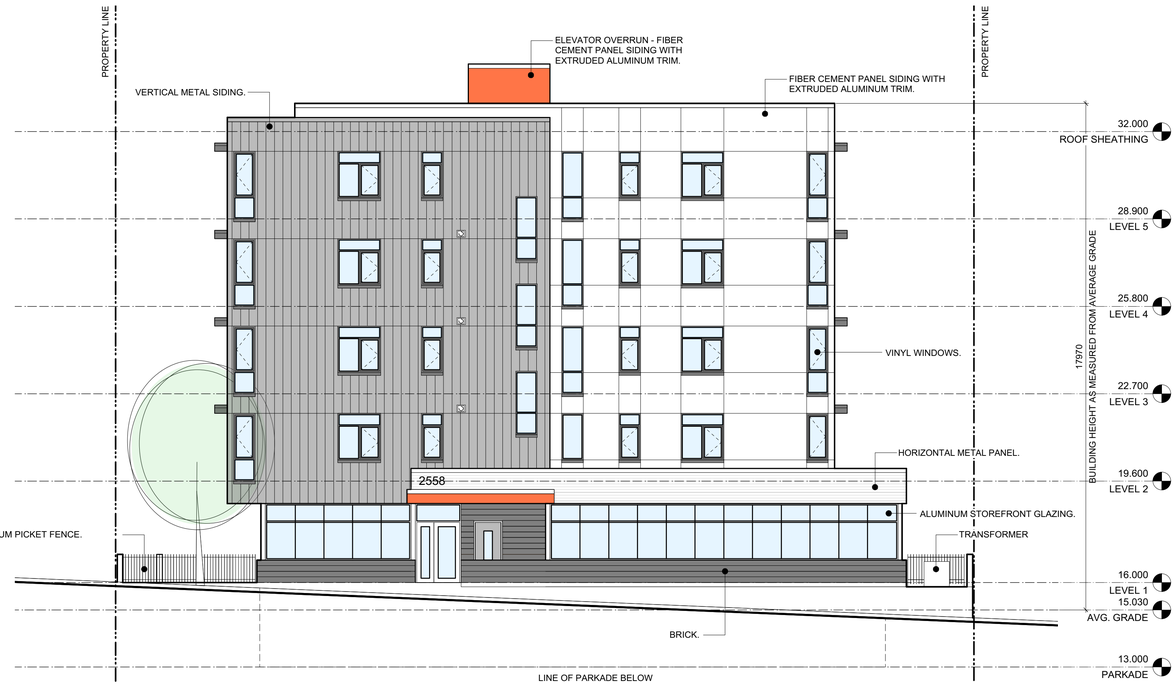
drawing no.
A203

revision no.
-

4 A301 North Elevation
Scale: 1:100
0 2500 5000 mm
1 : 100

2 A301 South Elevation
Scale: 1:100
0 2500 5000 mm
1 : 100

3 A301 West Elevation
Scale: 1:100
0 2500 5000 mm
1 : 100



1 A301 East Elevation
Scale: 1:100
0 2500 5000 mm
1 : 100

Rev.	Date	Description

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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Exterior Elevations

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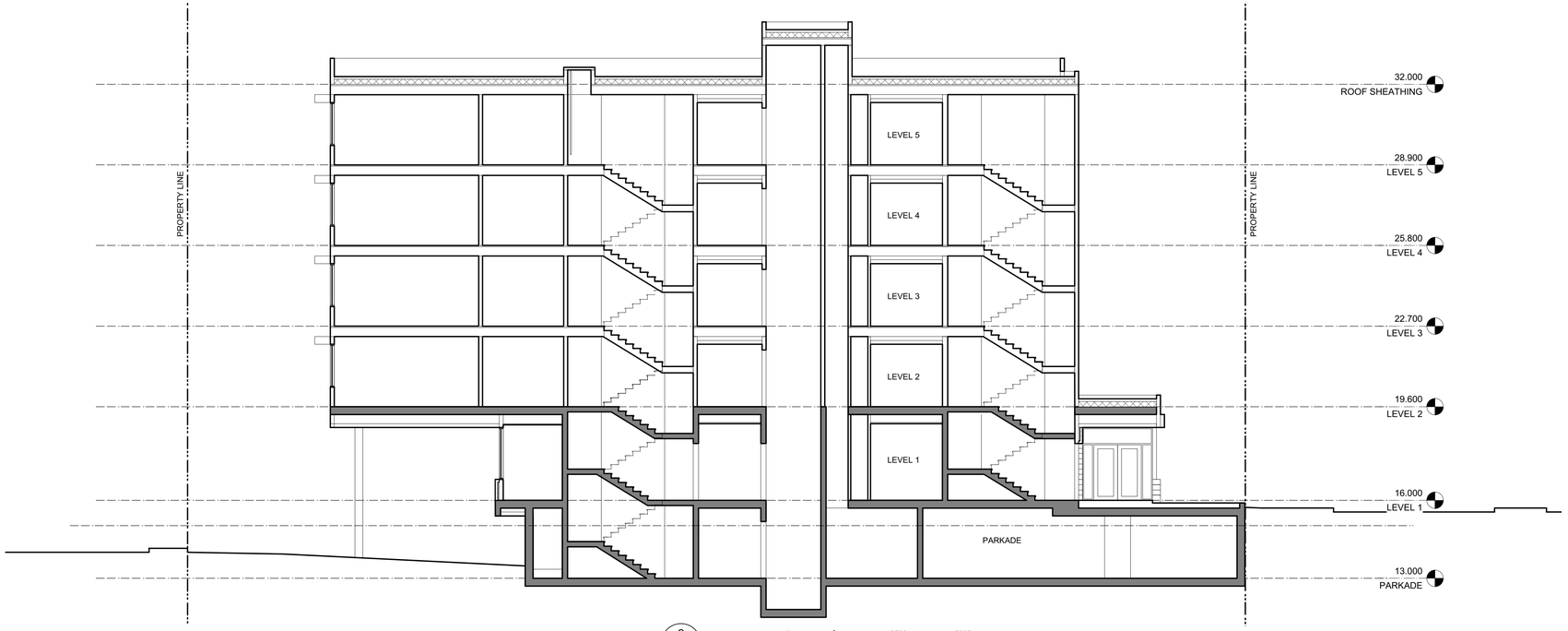
revision no. -



2 A401 Longitudinal Section
Scale: 1:100
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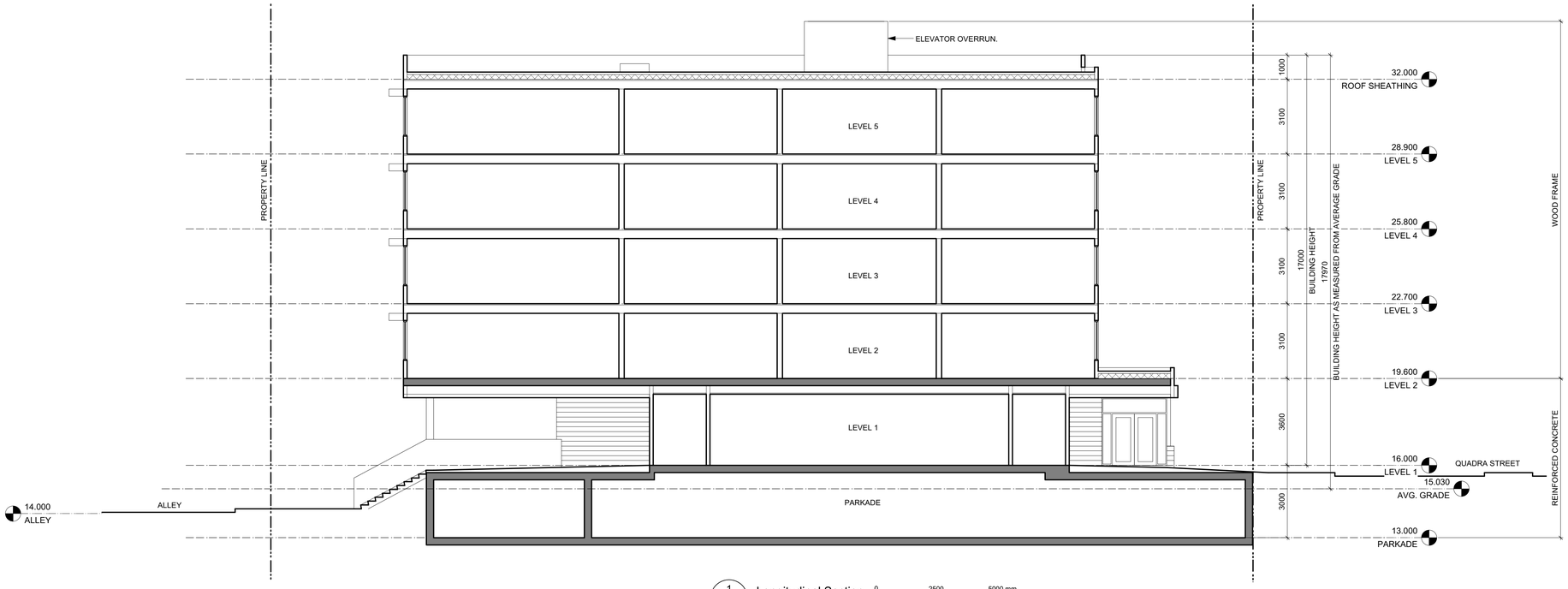

1 A401 Longitudinal Section
Scale: 1:100
0 2500 5000 mm
1 : 100

Rev.	Date	Description

plot date	MAY 2019	drawing file	1828 A100
drawn by	FWP	checked by	CRK
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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Building Sections

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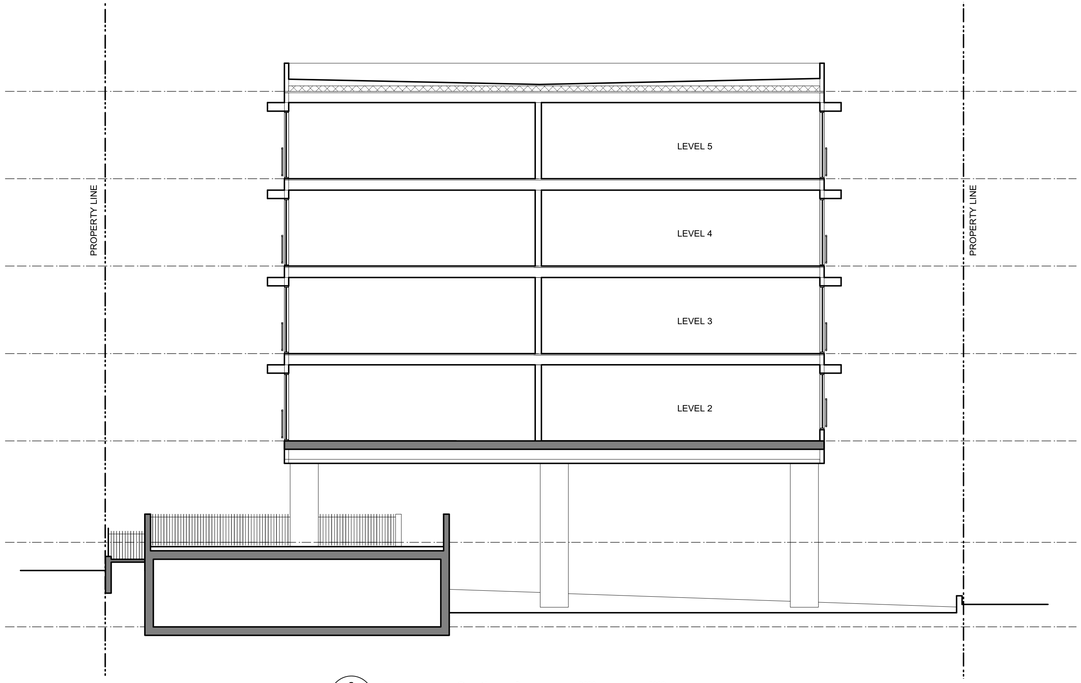
drawing no. A401

revision no. -



3 A402 Transverse Section
Scale: 1:100
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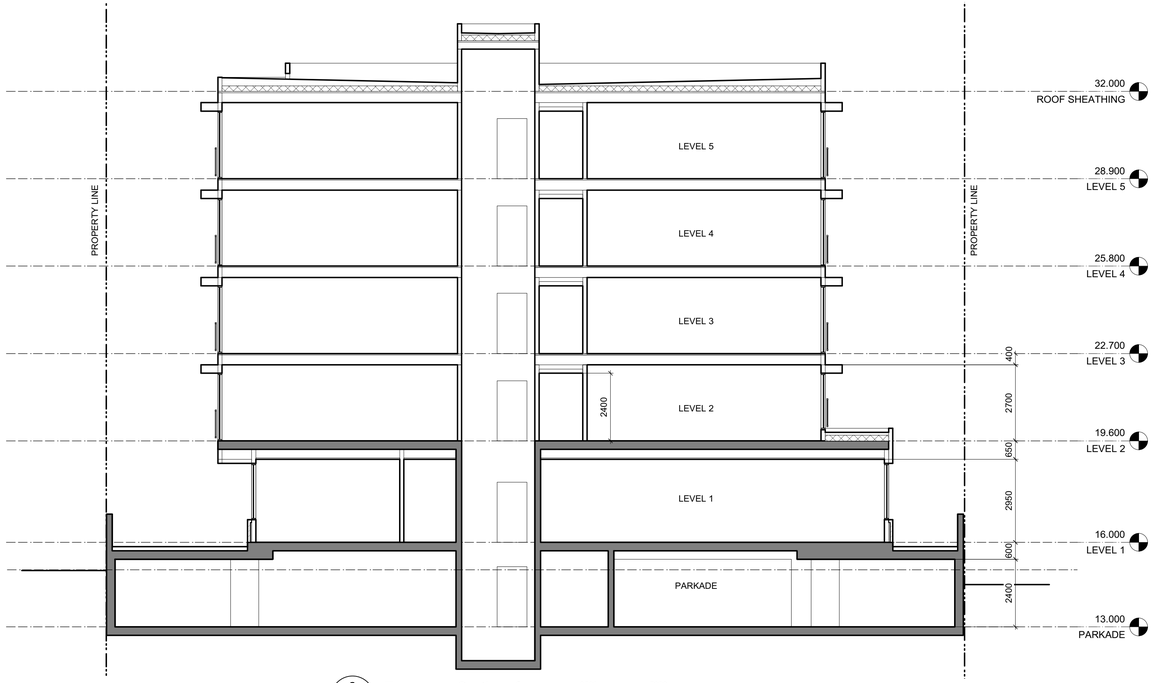
1 : 100



2 A402 Transverse Section
Scale: 1:100
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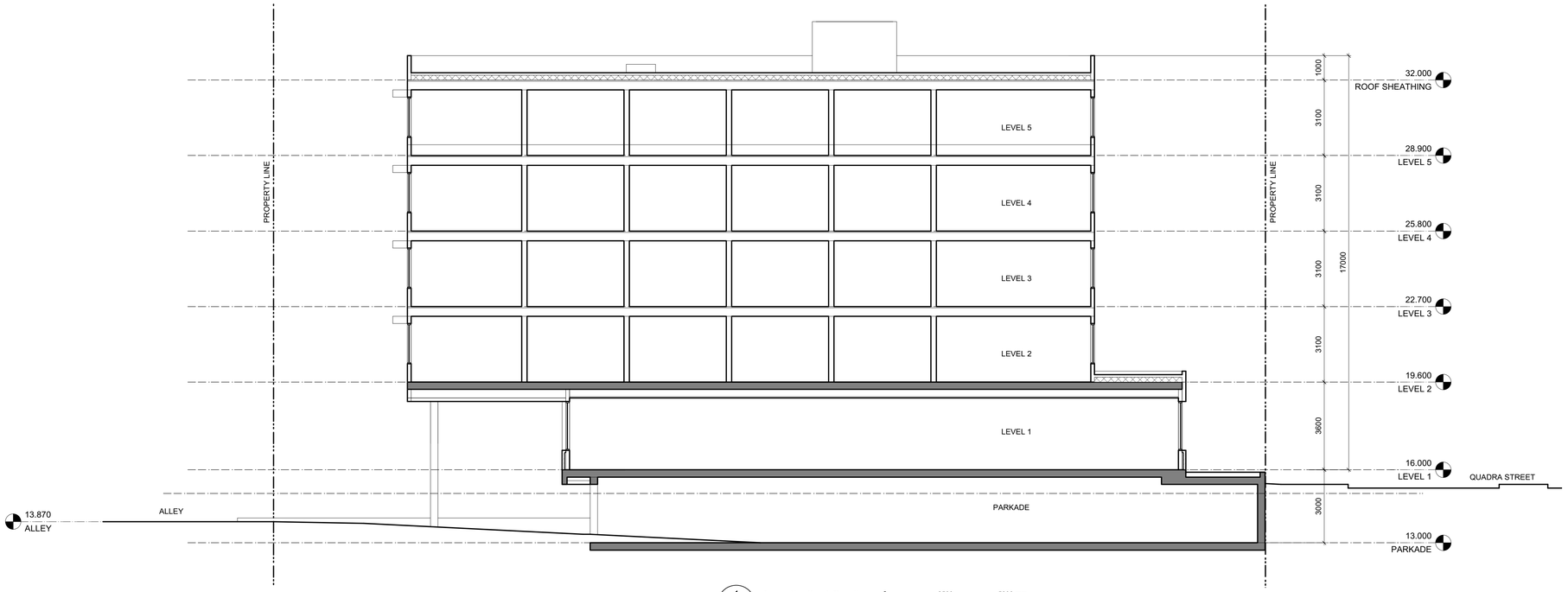
1 : 100



1 A402 Longitudinal Section
Scale: 1:100
0 2500 5000 mm
1 : 100

Rev.	Date	Description

plot date	MAY 2019	drawing file	1828 A100
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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Building Sections

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drawing no. A402

revision no. -

2 / A501 Existing Quadra Street Elevation
NTS

1 / A501 Quadra Street Elevation
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev.	Date	Description

plot date	MAY 2019	drawing file	1828 A100
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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Streetscape

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drawing no. A501

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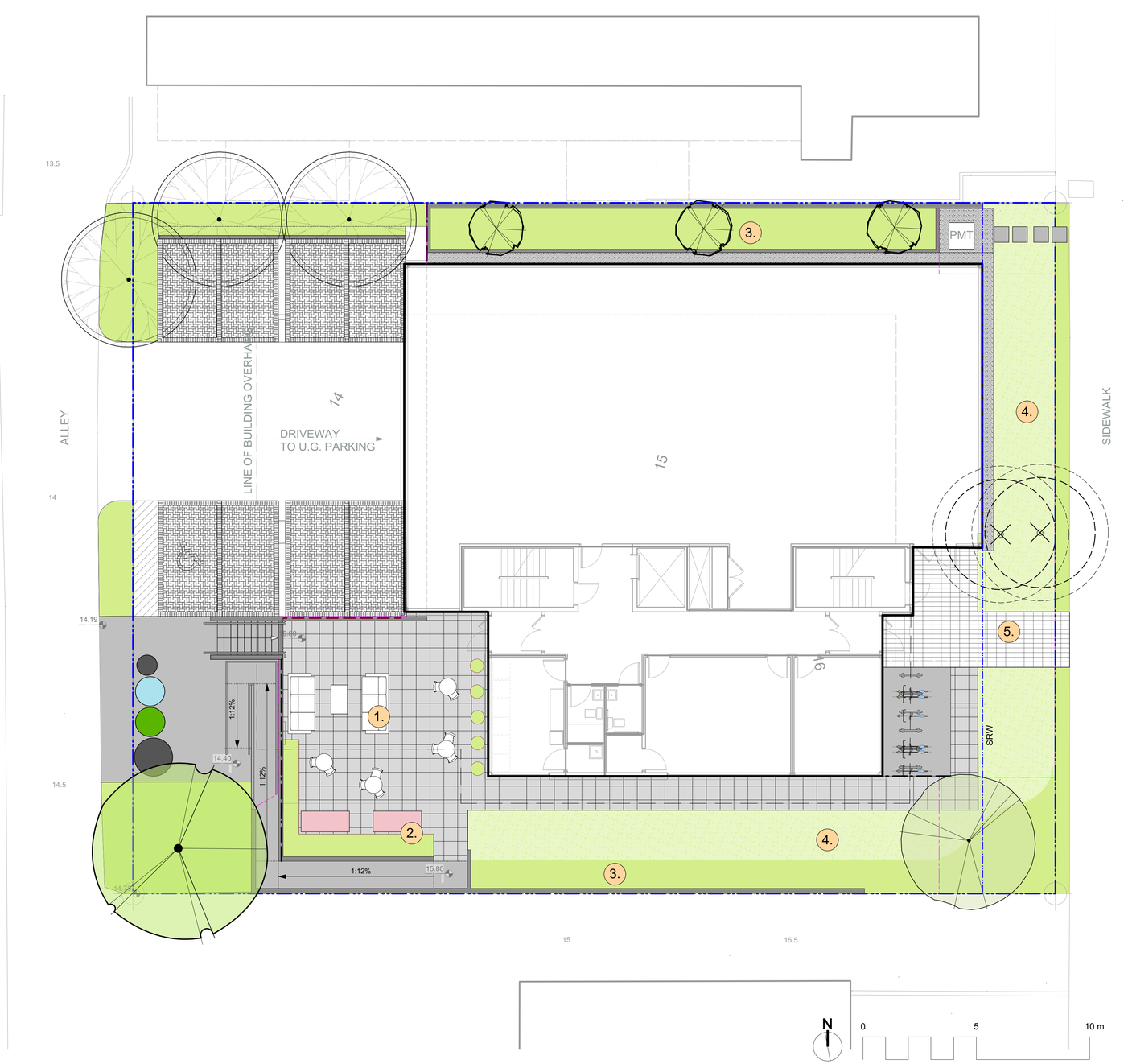


LANDSCAPE TYPOLOGIES

1. Common Patio:
Concrete unit pavers with outdoor couches and bistro tables. Wood screen and community bulletin board at parking.

2. Allotment Gardens and Herb Box:
Located in sunniest portion of patio.

3. Tall Screening Plantings:
Planters with deeper soil to grow evergreen shrubs and tall grasses as screening between properties.

4. Rooftop Meadow:
Shallow growing medium planted with low-maintenance perennial flowers and grasses.

5. Welcoming Entry:
Concrete unit pavers, bike racks, and ornamental plantings.

LEGEND

- Property line
- Extent of Parkade
- Proposed Contour Line
  1 m interval, typ.
- Existing Contour Line
- 17.7 — Architectural grade, provided for reference only
- 17.7 / 17.5 — Proposed Landscape Grade / Existing Grade
  - TW Top of Wall
  - BW Bottom of Wall
  - TC Top of Curb
  - BC Bottom of Curb
  - TP Top of Pool
  - BP Bottom of Pool
  - TS Top of Stairs
  - BS Bottom of Stairs

UNDERGROUND UTILITIES

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	

LANDSCAPE MATERIALS

- Wood Screen, 1800 mm height , to meet BCBC Guardrail req's. Potential to incorporate resident bulletin board.
- Metal Guard Rail
- Cast in Place Concrete Wall, height varies
- Unit Paving: Courtyard
- Unit Paving: Entry
- Permeable Unit Paving: Surface Parking
- Granular Paving / Building Maintenance Strip
- Cast in place concrete paving
- Ornamental Planting Area
  450 mm growing medium
- Shallow Soil Ornamental Planting Area
  200 mm growing medium

LANDSCAPE FURNISHINGS

- Bike Rack
- Prefabricated Planter
- Allotment Garden Bed
- In-Ground Waste Sorting
- 53 — Existing Tree to be Removed
  - Critical Root Zone (CRZ)
  - Tree Tag #

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. 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.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

rev no	description	date
1	Rezoning/DP	19.07.03

Murdoch deGreeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

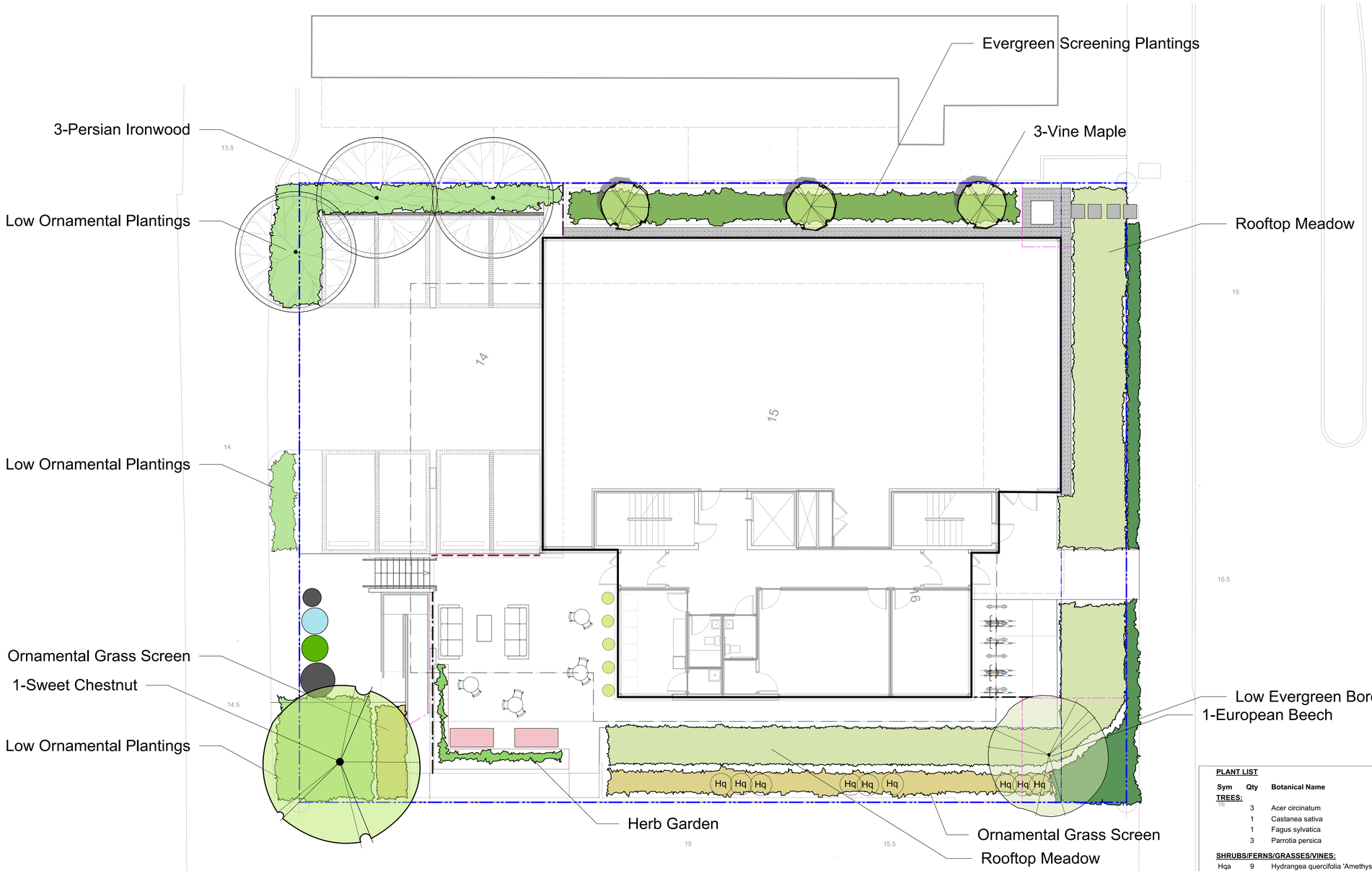
July 3, 2019

client
GVHS
2326 Government St.
Victoria, BC

project
GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

sheet title
Landscape Materials

project no.	118.26
scale	1: 100 @ 24"x36"
drawn by	TB
checked by	SM/PdG
revison no.	1
sheet no.	L1.01



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PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	3	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
	1	Castanea sativa	Sweet Chestnut	5.0cm cal, b&b
	1	Fagus sylvatica	European Beech	5.0cm cal, b&b
	3	Parrotia persica	Persian Ironwood	5.0cm cal, b&b
SHRUBS/FERNS/GRASSES/VINES:				
Hqa	9	Hydrangea quercifolia 'Amethyst'	Oak-Leaved Hydrangea	#5 pot
Lp	67	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	21	Mahonia aquifolium	Oregon Grape	#2 pot
Mn	20	Mahonia nervosa	Oregon Grape Holly	0.4
Msa	33	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Ol	7	Origanum laevigatum 'Herrenhausen'	Garden Oregano	0.4
Rs	18	Ribes sanguineum	Red Flowering Currant	#3 pot
Rof	4	Rosmarinus officinalis	Rosemary	0.6
Rp	35	Rubus pentalobus	Taiwan Creeping Rubus	Sp3 30cm o.c.
Sto	7	Salvia officinalis 'purpurascens'	Purple Sage	0.5
Vo	9	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	0			
ROOFTOP MEADOW PERENNIALS:				
Ami	351	Achillea millefolium 'red velvet'	Yarrow 'red velvet'	#1 pot
Atc	90	Achillea 'terra cotta'	Yarrow	#1 pot
Aa-1	22	Allium acuminatum	Purple chives	Sp3, 30cm o.c.
Si-1	4	Artemisia schmidtiana 'silvermound'	Silvermound sagebrush	#1 pot
Crl	88	Crocosmia 'lucifer'	crocosmia	#1 pot
Icr	56	Impirata cylindrica 'Red Baron'	Japanese blood grass	#1 pot
Pht-1	14	Kniphofia 'Mango Popsicle'	Mango-coloured Red Hot Poker	#5 pot
Saj	22	Sedum 'Autumn Joy'	Autumn Stonecrop	#1 pot
Sm	127	Sedum 'Matrona'	Autumn Stonecrop	#1 pot
Ssc	33	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	Sp3, 30cm o.c.
Sl-1-1	90	Stachys byzantina	Lamb's ears	#1 pot
St	110	Stipa tenuissima	Mexican Feathergrass	#1 pot

IRRIGATION NOTES

1. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
2. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
3. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Resoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to mechanical drawings for irrigation point of connection.
6. Refer to electrical drawings for electrical service.
7. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
8. 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 completeition of inspection or test.
9. Trees within shrub or rain garden areas to be irrigated with spray heads.

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