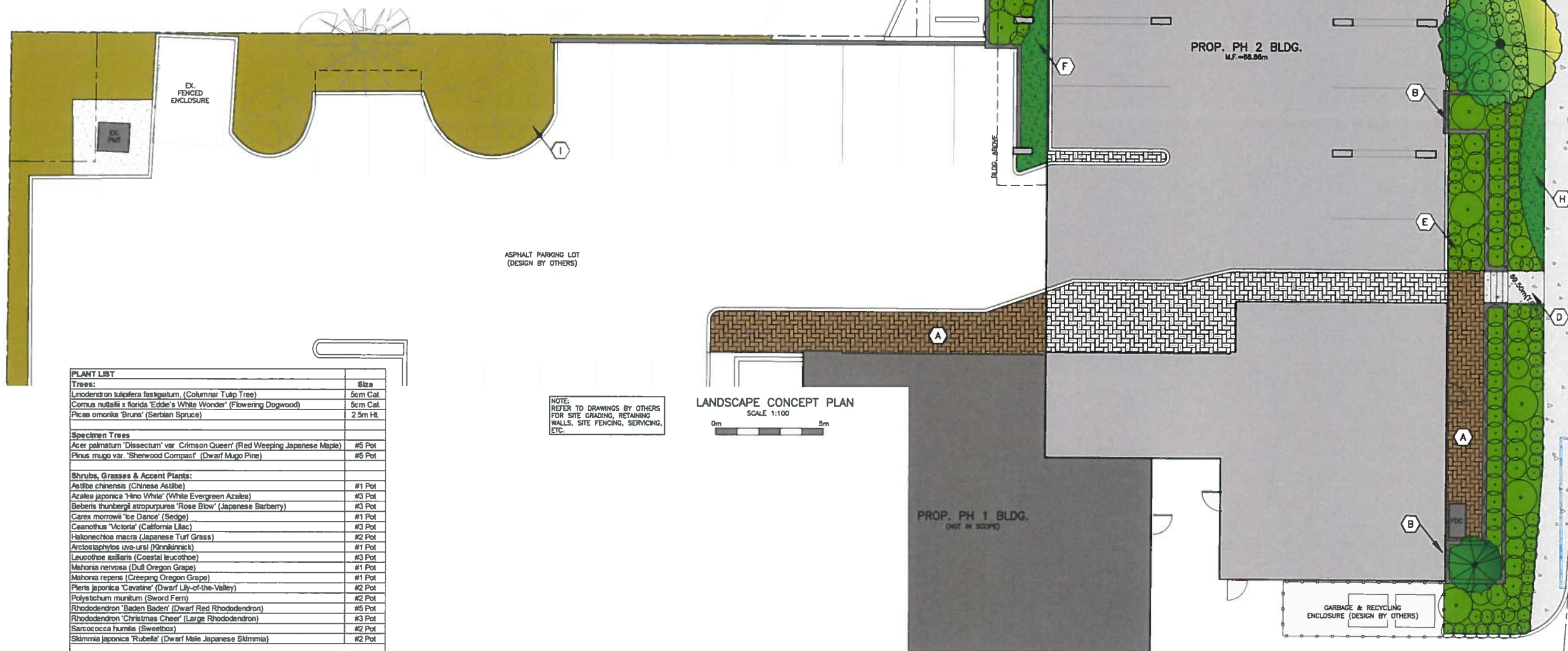


GENERAL NOTES

- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH DISTRICT OF SAANICH SPECIFICATIONS AND STANDARD DRAWINGS, IMCD 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.
- THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
- AUTOMATIC IRRIGATION SYSTEM WITH PRESSURE SENSOR, TIMER & RAIN DELAY REQUIRED FOR ALL PLANTING BEDS, LAWN AREAS & TREES. ALL WORK TO SAANICH IRRIGATION STANDARDS & SPECIFICATIONS, IMCD, IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC), ELECTRICAL CODE & PLUMBING CODE. DESIGN TO MEET OR EXCEED IABC DESIGN STANDARDS.
- 150mm SCHEDULE 40 PVC IRRIGATION SLEEVES REQUIRED AT ALL SIDEWALKS, WALKWAYS, DRIVEWAYS, RETAINING WALLS, ETC. TO ALLOW FOR ALL PLANTING BEDS, LAWNS, TREES TO BE SERVED BY THE SITE'S AUTOMATIC IRRIGATION SYSTEM.

KEY NOTES

- PROPOSED UNIT PAVEMENT SIDEWALK. DESIGN BY OTHERS. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
- CONCRETE PLANTER WALL C/W FLOWERING ACCENT PLANTS & NATIVE SHRUBS. EXPOSED WALL HEIGHT NOT TO EXCEED 800mm.
- PLANTING AREA C/W TREES, NATIVE & SHADE TOLERANT PLANTS, ORNAMENTAL GRASSES & DROUGHT TOLERANT FLOWERING SHRUBS.
- EMERGENCY EXIT STAIR FROM MEETING ROOM. (DESIGN BY OTHERS)
- SHADE GARDEN C/W NATIVE & SHADE TOLERANT ACCENT PLANTS.
- EVERGREEN GROUNDCOVER BORDER C/W EDGER.
- EXIT STAIR C/W BROOM FINISHED CONCRETE WALKWAY. (DESIGN BY OTHERS)
- PROP. RETAINING WALL. (DESIGN BY OTHERS)
- PERIMETER PLANTING BED C/W EXISTING TREES TO BE RETAINED. EXTENT OF REPLANTING IN THIS AREA TO BE REVIEWED ONCE ADDITIONAL SURVEY PROVIDED.



PLANT LIST	
Trees:	Size
Unodendron tulipifera fastigiatum, (Columnar Tulip Tree)	5cm Cal
Cornus nuttallii x florida 'Eddie's White Wonder' (Flowering Dogwood)	5cm Cal
Picea omorika 'Bruni' (Serbian Spruce)	2 5m Ht.
Specimen Trees	
Acer palmatum 'Dissectum' var 'Crimson Queen' (Red Weeping Japanese Maple)	#5 Pot
Pinus mugo var. 'Sherwood Compact' (Dwarf Mugo Pine)	#5 Pot
Shrubs, Grasses & Accent Plants:	
Astilbe chinensis (Chinese Astilbe)	#1 Pot
Azalea japonica 'Hino White' (White Evergreen Azalea)	#3 Pot
Berberis thunbergii atropurpurea 'Rose Glow' (Japanese Barberry)	#3 Pot
Carex momowii 'be Dance' (Sedge)	#1 Pot
Ceanothus 'Victoria' (California Lilac)	#3 Pot
Halonchloa macra (Japanese Turf Grass)	#2 Pot
Arctostaphylos uva-ursi (Kinnikinnick)	#1 Pot
Leucothoe axillaris (Coastal leucothoe)	#3 Pot
Mahonia nervosa (Dull Oregon Grape)	#1 Pot
Mahonia repens (Creeping Oregon Grape)	#1 Pot
Pieris japonica 'Cavatine' (Dwarf Lily-of-the-Valley)	#2 Pot
Polystichum munitum (Sword Fern)	#2 Pot
Rhododendron 'Baden Baden' (Dwarf Red Rhododendron)	#5 Pot
Rhododendron 'Christmas Cheer' (Large Rhododendron)	#3 Pot
Sarcococca humilis (Sweetbox)	#2 Pot
Skimmia japonica 'Rubella' (Dwarf Male Japanese Skimmia)	#2 Pot
Groundcovers	
Vinca minor (Periwinkle)	#1 Pot
Hypericum calycinum (Creeping St. John's Wort)	#1 Pot
Notes:	
1 Plants to be irrigated with an automatic irrigation system	
2 Changes to plant size, quantity, or type to be reviewed & approved in writing by Calid Services Ltd.	

LEGEND



REV.	DATE	ISSUES/REVISIONS	BY	APPROVED
3	JULY 05/22	ISSUED FOR DEVELOPMENT PERMIT	DP	
2	JUN 13/22	TO ADDITIONAL SURVEY & NEW ARCH. DWG.	DP	
1	MAR 23/22	TO CLIENT'S COMMENTS	DP	



ROYAL OAK HOTEL REDEVELOPMENT
PH 2 BLDG. Landscape Concept Plan
Client: 576885 BC Ltd.



207-2750 QUADRA ST.
VICTORIA, B.C. V8T 4E8
PHONE: (250) 388-8919
FAX: (250) 381-8919
engineer@calid.ca

Drawn	Date	Rev.
dp	March 11, 2022	
Checked	Project #	
Approved	Scale	
Designed	As Noted	
dp		
L1		3

CANCEL PRINTS BEARING EARLIER LETTER