CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153
planning@colwood.ca | www.colwood.ca

File: DPA00002

DEVELOPMENT PERMIT AMENDMENT DPA00002

THIS PERMIT, issued **DECEMBER 20, 2023** is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*, 3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act* , RSBC 2015, Chapter 1

ISSUED TO: **COLWOOD (LATORIA BLVD) NOMINEE LTD., INC. BC1194838**
200-8809 Heather Street
Vancouver, BC V6P 3T1

(the "Permittee")

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1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

   Lot 2, Sections 39 and 40, Esquimalt Land District, Plan EPP65598
   3554 Ryder Hesjedal Way

   (the "Lands")

2. This Development Permit regulates the development of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), and amends Development Permit No. DP-20-012 to ensure the form and character considerations for the construction of a garbage enclosure and associated site improvements, are consistent with the guidelines for areas designated as "Centres" in the City of Colwood Official Community Plan (Bylaw No. 1700).

3. This Development Permit is **NOT** a Building Permit or a subdivision approval.

4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically varied by Council or supplemented by this Permit

5. The Director of Development Services or their delegate may approve minor variations to the plans and specifications attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the

form and character of the development authorized by those plans.

6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.

7. All conditions of Development Permit DP-20-012 will also apply.

8. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form part of this permit:

Schedule 1	Site Plan and Architectural Drawings prepared by MCM Architects, dated October 6th, 2023.
Schedule 2	Landscape and Lighting Plan prepared by LADR Landscape Architects, dated October 5th, 2023.
Schedule 3	Post-construction Landscaping additions prepared by LADR Landscape Architects, dated December 11th, 2023.

9. This Development Permit amends Development Permit No. DP-20-012 and authorizes the construction of a garbage enclosure and associated site improvements. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER

General

9.1 This Development is to be constructed in accordance with the Site Plan and Architectural Drawings prepared by MCM Architects dated October 6th, 2023 (Schedule 1).

Landscaping

9.2 The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape drawing set prepared by LADR Landscape Architects dated October 5th, 2023 (Schedule 2) and the post-construction landscaping additions dated December 11th, 2023 (Schedule 3).

9.3 The landscape security deposit collected under DP-20-012, in the amount of **$179,300.00**, shall be returned upon receipt of a signed statement of substantial completion from a landscape architect to the satisfaction of the Director of Engineering & Development Services.

ISSUED ON THIS 20 DAY OF DECEMBER 2023.

John Rosenberg, AScT
Director of Engineering & Development Services

Schedule 1

DATA INFORMATION TABLE

RESIDENCE AT LATORIA- COLWOOD - Site Statistics	
Civic address	3554 Ryder Hesjedal Way, Colwood, British Columbia
Legal Description	LOT 2 SECTIONS 39 & 40 ESQUIMALT DISTRICT PLAN EPP65598
PID	030-310-521
Zone	CD31

Lot Area		
	Permitted minimum lot area- apartment lots	**Proposed/ existing lot area**
Hectare	0.7	0.727
Square meters	7,000	7,270
Square feet	75,347	78,253.60

Gross Floor Area		
	SF	**SM**
Gross floor area - Building A		
Ground	12,430	1,154.78
2	12,380	1,150.14
3	12,380	1,150.14
4	12,380	1,150.14
5	12,350	1,147.35
Mechanical Penthouse	200	18.58
Total- Building A	**62,120**	**5,771.14**

Commercial (Retail) Floor Space (SM)		
	GFA - SF	**GFA - SM**
Principal Building	N/A	
Total	**1,755**	163.04

Floor Area Ratio	
Maximum Permitted FAR	**Proposed FAR**
1.4	5771.14 SM / 7270 SM = **0.79**

Development Density	
Maximum Permitted	**Proposed**
105 units per hectare for apartment housing	**72 Units**
105 x 0.727 = 76.33 = **76 units**	

Coverage	
Maximum Permitted Coverage	**Proposed Coverage**
30%	1148.75 SM / 7270 SM (LOT AREA) **= 16%**

Setbacks- Principal Building		
	Minimum Setback Required	**Setback Proposed**
Front Yard -Latoria	6 M	6.2 M
Rear Yard	6 M	49.9 M
Side Yard- Exterior-RHW	6 M	6.9 M
Side Yard	13 M	13.7 M

Number of Principal Building Storeys		
	Maximum Permitted Number of Storeys	**Proposed Number of Storeys**
Principal Building	N/A	5

Building Heights		
	Maximum Permitted Height	**Proposed Height**
Principal Building	16.5 M	15 M

Units Count - Principal Building				
	Studio	**One Bed.**	**One Bed. + Den**	**Two Bed.**
Ground	–	8	–	2
2	2	7	3	4
3	2	7	3	4
4	–	7	3	5
5	–	7	3	5
Total units - Principal Building	**4**	**36**	**12**	**20**
		72		
Unit Mix %	6%	50%	17%	28%

Minimum required parking	Proposed parking		
1.6 spaces per dwelling unit in Residential Apartments Use	ADDITIONAL UNDERGROUND PARKADE	STANDARD	**15**
		SMALL CAR	**11**
1.6 spaces X 72 dwelling units= **115.2= 115 spaces**	TOP OF SLAB SURFACE PARKING	STANDARD	**29**
		SMALL CAR	**4**
29 spaces for small cars = 20%	UNDERGROUND PARKING	STANDARD	**38**
		SMALL CAR	**0**
1 space per 23 m2 of gross commercial floor area	ORIGINAL SURFACE PARKING	STANDARD	**21**
		SMALL CAR	**5**
Total required 122 spaces	**115 RESIDENTIAL + 7 COMMERCIAL = 122 spaces**		

Parking Spaces for Persons with Disabilities	
Minimum required parking	**Proposed parking**
4	**4 Spaces**

Bicycle Parking	
Class I bicycle Parking	
Minimum required parking	**Proposed parking**
1.spaces per dwelling unit in Residential Apartments Zone	**73 spaces**
1 spaces X 72 dwelling units= **72 spaces**	
50% of 1 per 250SM Gross Floor Area (GFA) for first 5000SM	
50% x (163/250)= **1 space**	
Class II bicycle Parking	
Minimum required parking	**Proposed parking**
6 space rack at each entrance of a Residential Apartment Dwelling	**12 spaces**
6 x 1 =**6 spaces**	
50% of 1 per 250SM Gross Floor Area (GFA) for first 5000SM	
50% x (163/250)= **1 space**	

CONSULTANT LIST

OWNER/ CLIENT
Company DISTRICT GROUP
Address 200 - 8809 HEATHER STREET, VANCOUVER, BC
T: 604-322-5762

ARCHITECT
Company Musson Cattell Mackey Partnership
Address 1900 - 1066 West Hastings Street, Vancouver, BC.
T: 604-687-2990

LANDSCAPE ARCHITECT
Company LADR Landscape Architects Ltd.
Address #3-864 Queens Ave. Victoria B.C.
T: 250-598-0105

CIVIL CONSULTANT
Company Aplin & Martin Consultants Ltd.
Address 1818 - 1177 W Hastings St Suite 1818, Vancouver, BC.
T: 604-678-9434

SURVEYOR
Company McIlvaney Riley Land Surveying Inc.
Address #113-2244 Sooke RD., Victoria, BC
T: 250-474-5538

DRAWING INDEX

ARCHITECTURAL

SHEET #	DRAWING DESCRIPTION	SCALE	15 MAY 2020 ISSUED FOR DEVELOPMENTS PERMIT	10 AUGUST 2020 RE-ISSUED FOR DEVELOPMENTS PERMIT	27 JULY 2022 ISSUED FOR DEVELOPMENTS PERMIT MA	06 OCTOBER 2023 ISSUED FOR DEVELOPMENTS PERMIT MA
A001	COVER SHEET & PROJECT INFO.	N.T.S	●	●	●	●
A1.01	OVERALL SITE PLAN	1/16"=1'-0"	●	●	●	●
A003	LEVEL P1 (PARKING SITE PLAN)	1/16"=1'-0"	●	●	●	
A201	BUILDING FLOOR PLANS	1/8"=1'-0"	●	●	●	
A202	BUILDING FLOOR PLANS	1/8"=1'-0"	●	●	●	
A203	ROOF LEVEL	1/8"=1'-0"	●	●	●	
A301	BUILDING ELEVATIONS	1/8"=1'-0"	●	●	●	
A302	BUILDING ELEVATIONS	1/8"=1'-0"	●	●	●	
A303	BUILDING ELEVATIONS	1/8"=1'-0"	●	●	●	●
A315	WASTE AND RECYCLING ENCLOSURE ELEVATIONS	3/8"=1'-0"	●	●	●	
A321	BUILDING SECTIONS	1/16"=1'-0"	●	●	●	
A380	MATERIAL BOARD	N.T.S	●	●	●	
A2.02	LOWER LEVEL- NEW PARKING	1/8"=1'-0"			●	
A2.03	UPPER LEVEL- NEW PARKING	1/8"=1'-0"			●	

LANDSCAPE

LANDSCAPE	LANDSCAPE CONCEPT PLAN		●	●	●	●
	LANDSCAPE LIGHTING PLAN			●	●	●

CIVIL

18-5199-00	COVER	N.T.S	●	●		
18-5199-01	GENERAL NOTES	N.T.S	●	●		
18-5199-02	KEY PLAN	1:250 METRIC	●	●		
18-5199-03	GRADING PLAN	1:250 METRIC	●	●	●	
18-5199-04	SERVICING PLAN	1:250 METRIC	●	●		
18-5199-05	STORM D1-D2 PLAN & PROFILE	1:250 METRIC		●		
18-5199-06	EAST STORM &SANITARY PLAN & PROFILE	1:250 METRIC		●		
18-5199-07	CENTER PARKING AREA PLAN & PROFILE	1:250 METRIC	●	●		
18-5199-08	PARKADE RAMP PLAN & PROFILE	1:250 METRIC	●	●		
18-5199-09	NORTH PARKING PLAN & PROFILE	1:250 METRIC	●	●		
18-5199-10	FIRE PLAN	1:250 METRIC		●		
18-5199-11	WEST CROSS - SECTIONS	1:250 METRIC		●		
18-5199-12	SOUTH CROSS - SECTIONS	1:250 METRIC		●		
18-5199-13	DETAILS	N.T.S	●	●		
18-5199-14	STORMWATER MANAGEMENT PLAN	1:250 METRIC	●	●		
18-5199	FIRE FLOW CALCULATION	N.T.S		●		

SURVEY

6174 SITE			●	●		

ISSUE LOG

ISSUE LOG KEY:
" ● " DENOTES ISSUED AS PART OF SET

SITE CONTEXT

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

200-8809 Heather Street,
Vancouver,
British Columbia
Canada V6P 3T1
T.604.322.5762
districtgroup.ca

2023 OCTOBER 06
Issued for Development Permit MA

Revisions YYYY-MM-DD

Seal

360 LATORIA BLVD. COLWOOD

Project

PROJECT INFORMATION

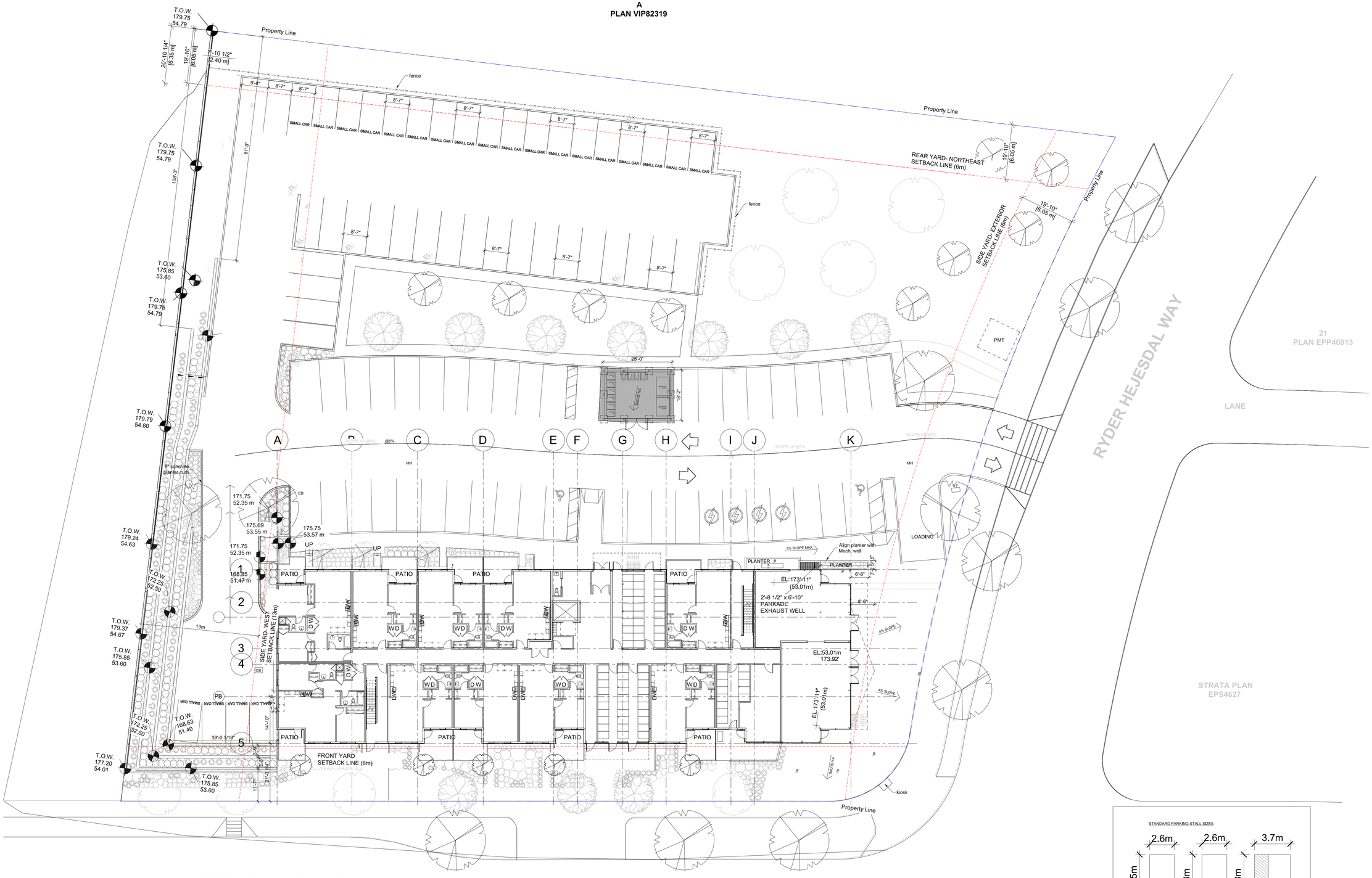
Drawing

Scale

Project

Sheet A001

A
PLAN VIP82319



1 / A1.01 OVERALL SITE PLAN
SCALE - 1/16" = 1'-0"

MCM

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200-8809 Heather Street, Vancouver, British Columbia
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districtgroup.ca

807-318 HOMER ST. VANCOUVER, BC.
604.669.1300 F 604.669.1303

UNLESS SEALED BY REGISTERED ARCHITECT THIS DRAWING SET IS NOT TO BE USED FOR PERMIT OR CONSTRUCTION

2023 OCTOBER 06
Issued for Development Permit MA

Revisions YYYY-MM-DD

Seal

Project

OVERALL SITE PLAN

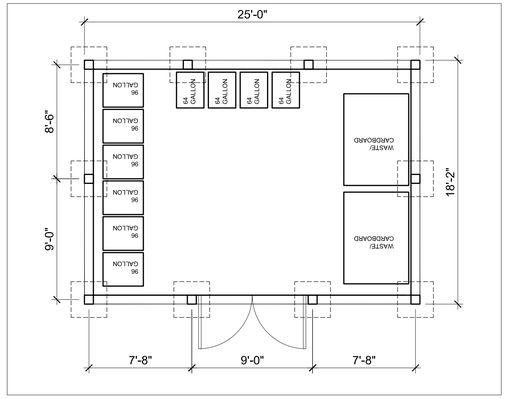
Drawing

Scale 1/16" = 1'-0"

Project T19021

Sheet A1.01

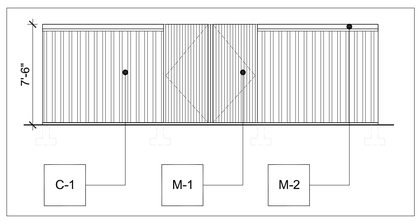
2022-05-19 3:49:24 PM



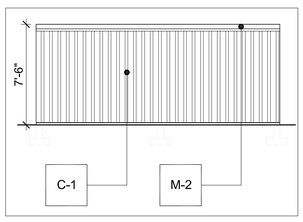
5 A315 FLOOR PLAN
3/16" = 1'

MATERIALS LEGEND

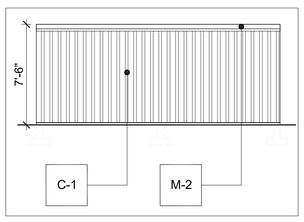
C-1	CEMENT PANEL- DARK GRAY
M-1	METAL PICKET DOOR
M-2	METAL CAP



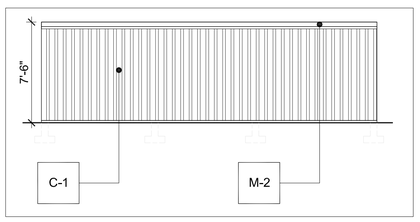
1 A315 NORTH ELEVATION
3/16" = 1'



2 A315 EAST ELEVATION
3/16" = 1'



3 A315 WEST ELEVATION
3/16" = 1'



4 A315 SOUTH ELEVATION
3/16" = 1'

4' 2' 0" 2' 4' 8' 12'

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2023 OCTOBER 06
Issued for Development Permit MA

Revisions YYYY-MM-DD

Seal

COLWOOD

Project

RECYCLING ENCLOSURE

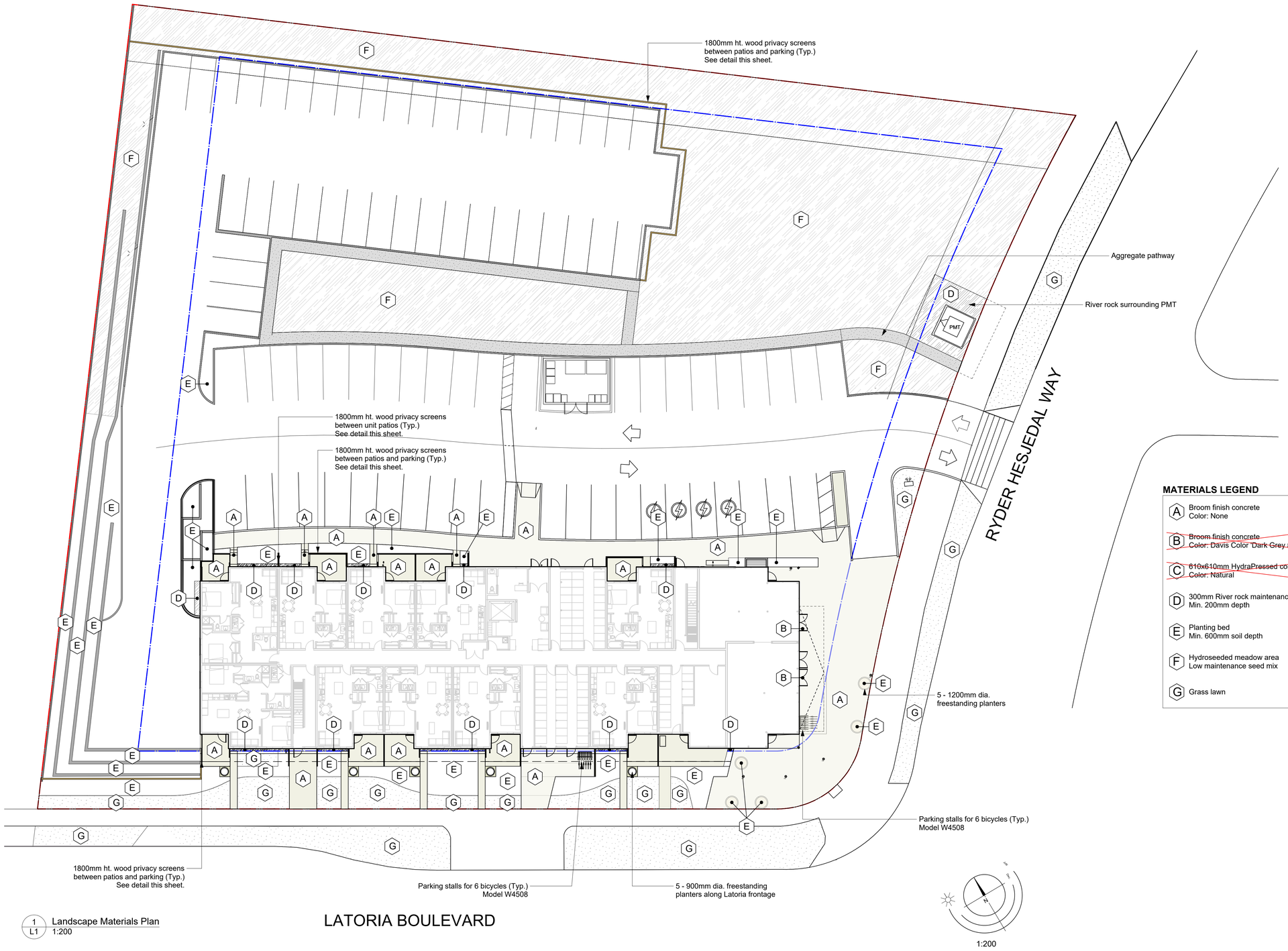
Drawing

Scale 3/16" = 1'-0"

Project 218071

Sheet A315

Schedule 2



1 L1 Landscape Materials Plan
1:200

MATERIALS LEGEND

- A — Broom finish concrete Color: None
- B — ~~Broom finish concrete Color: Davis Color 'Dark Grey #860'~~
- C — ~~610x610mm HydraPressed concrete slabs Color: Natural~~
- D — 300mm River rock maintenance strip Min. 200mm depth
- E — Planting bed Min. 600mm soil depth
- F — Hydroseeded meadow area Low maintenance seed mix
- G — Grass lawn

7	Oct 05-23	As-Built
6	Dec 21-22	Re-issued for Construction
5	Oct 05-22	Issued for Site Instruction No. 2
4	Sep 16-22	Re-issued for Construction
3	Apr 13-21	PMT Notes Added
2	Jan 18-21	Issued for Construction
1	Sept 29-20	Issued for FT

REVISIONS

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

3554 Ryder Hesjedal Way
Royal Bay
Colwood, BC

TITLE

Landscape Materials Plan

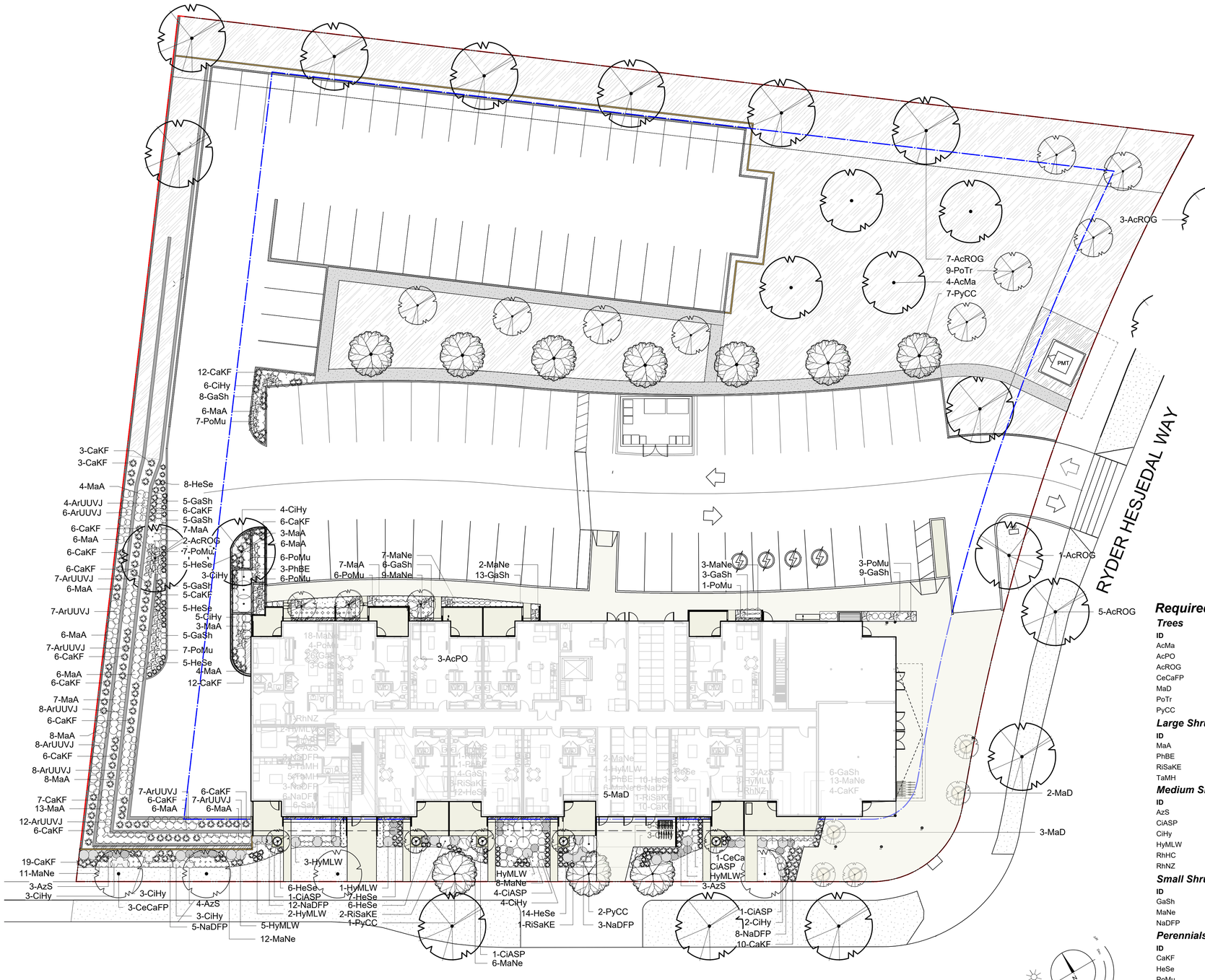
SCALE 1:200

DRAWN CW
CHECKED BW

PROJECT No. 2003

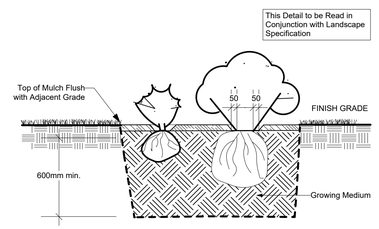
DATE Aug 24-20

SHEET L1 of 4

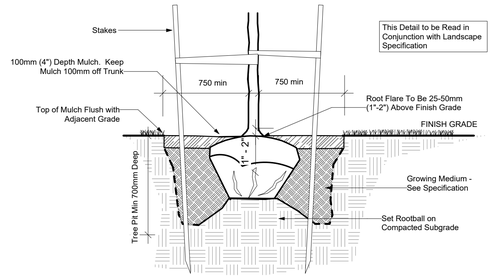


1 L2 Planting Plan
1:200

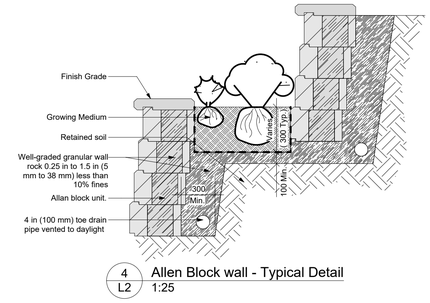
1:200



2 L2 Shrub Planting - Typical Detail
1:25



3 L2 Tree Staking - Typical Detail
1:25



4 L2 Allen Block wall - Typical Detail
1:25

Required Plant List

Trees

ID	Quantity	Botanical Name	Common Name	Size
AcMa	4	Acer macrophyllum	Big Leaf Maple	6cm cal.
AcPO	3	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal.
AcROG	10	Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.
CeCaFP	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
MaD	10	Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
PoTr	9	Populus tremuloides	Quaking Aspen	6cm cal.
PyCC	10	Pyrus calleryana 'Chanticleer'	Callery Pear	6cm cal.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
MaA	112	Mahonia aquifolium	Tall Oregon Grape	#5 pot
PhBE	5	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange	#10 pot
RiSaKE	7	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
TaMH	10	Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AzS	22	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
CiASP	10	Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#5 pot
CiHy	36	Cistus x hybridus	White Rockrose	#5 pot
HyMLW	24	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#7 pot
RhHC	3	Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot
RhNZ	3	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	#7 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaSh	98	Gaultheria shallon	Salal	#1 pot
MaNe	97	Mahonia nervosa	Low Oregon Grape	#1 pot
NaDFP	46	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
CaKF	157	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
HeSe	81	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
PoMu	47	Polystichum munitum	Sword Fern	#1 pot
SaM	11	Salvia mainacht	May Night Sage	#1 pot

Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
ArUUVJ	81	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot

Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

7	Oct 05-23	As-Built
6	Dec 21-22	Re-issued for Construction
5	Oct 05-22	Issued for Site Instruction No. 2
4	Sep 16-22	Re-issued for Construction
3	Apr 13-21	PMT Notes Added
2	Jan 18-21	Issued for Construction
1	Sept 29-20	Issued for FT

REVISIONS

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT
3554 Ryder Hesjedal Way
Royal Bay
Colwood, BC

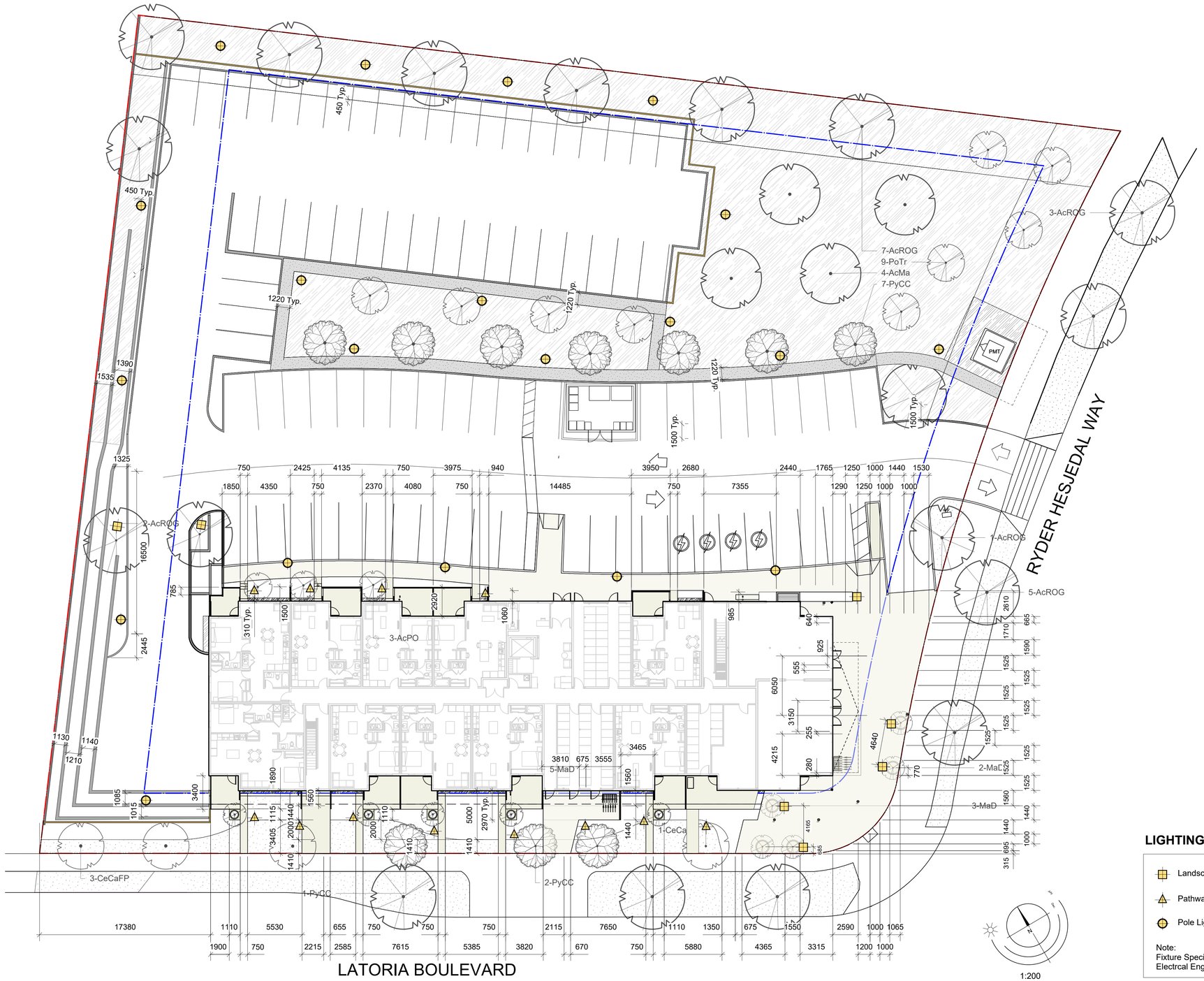
TITLE
Landscape Planting Plan

SCALE 1:200
DRAWN CW
CHECKED BW

PROJECT No. 2003

DATE Aug 24-20

SHEET L2 of 4



1 / L3 Layout and Lighting plan
1:200

LIGHTING LEGEND

- Landscape Feature Lighting | Total: 7
- Pathway Light | Total: 12
- Pole Light (Lamp Standard) | Total: 20

Note:
Fixture Specifications TBD, to be coordinated with Electrcal Engineer

7	Oct 05-23	As-Built
6	Dec 21-22	Re-issued for Construction
5	Oct 05-22	Issued for Site Instruction No. 2
4	Sep 16-22	Re-issued for Construction
3	Apr 13-21	PMT Notes Added
2	Jan 18-21	Issued for Construction
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REVISIONS

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

3554 Ryder Hesjedal Way
Royal Bay
Colwood, BC

TITLE

Landscape Layout
& Lighting Plan

SCALE 1:200

DRAWN CW
CHECKED BW

PROJECT No. 2003

DATE Aug 24-20

L3 of 4
SHEET

LANDSCAPE SPECIFICATION

1. GENERAL NOTES

1.1 All landscape works to be completed to CSLA Landscape Standard current (2nd) edition. Landscape Contractor to be familiar with and in possession of Landscape Standard. Any discrepancies between these drawings and the Standard should be brought to the Landscape Architect's attention.
1.2 Do not scale drawing.
1.3 Confirm location of retained trees within 5m of site, and of site services, sidewalks, curbs, finishes, and structures on or immediately adjacent site prior to placing topsoil and planting and protect against damage during the work.
1.4 The Contractor shall warranty all materials, except irrigation system items and workmanship, for a period of one year after Acceptance. Irrigation system products to be purchased through a British Columbia distributor and warrantied for five (5) years. Five-year irrigation system warranty to begin at Acceptance.
1.5 All plants to be purchased from commercial nurseries in British Columbia, Oregon or Washington. Confirmation of nursery source may be required.
1.6 All plants to arrive on site with identification labels intact. Lack of identification labels may be considered grounds for plant rejection and may result in plant removal and replacement at Contractor's expense.
1.7 Finish topsoil grade at all foundations walls to be a minimum of 200mm (8") below finish floor slab or as required by British Columbia Building Code.
1.8 Any discrepancies between the contract documents and recognized industry 'Best Practice' should be brought to the Landscape Architect's attention at once. Should there be a discrepancy between the planting plan and plant list, the planting plan takes precedence.
1.9 All areas, on or off-site, that fall outside the limit of construction and/or property line and become damaged during construction must be returned to their pre-construction state or better.
1.10 Ensure coordination with municipal requirements for acceptable seasonal planting timetables (this includes requirements for seeding and sodding).
1.11 This specification is to be read in conjunction with all other specifications for this project.

2. GROWING MEDIUM

2.1 GROWING MEDIUM DEPTH OVER PREPARED NON-COMPACTED SUBGRADE
Landscape Contractor to place growing medium to following depths and to 50mm below finished grade:
a) grass bed (sod) depth of 225mm.
b) shrub and perennial bed depth of 600mm.
c) tree pit depth of 750mm & 20m2 (i.e. 15m3 soil per tree)
2.2 GROWING MEDIUM DEPTH OVER PARKING SLAB
Landscape Contractor to place growing medium over waterproofing, protection board and drainage layer installed on top of parking slab, so that top of growing medium is 50mm below finish grade in all planting and sod beds. Depth of growing medium may vary depending on elevation difference between top of parking slab and finished floor. Contractor to provide as much growing medium over slab as possible.
2.3 IMPORTED GROWING MEDIUM
2.3.1 Required Properties of Growing Medium over Prepared Non-Compacted Subgrade:
(%'s are dry weight of growing medium excluding gravel)
a) "loamy sand" to "loamy sandy' as per the Canadian System of Soil Classification and as per criteria in the Canadian Landscape Standard for 'Groomed Area'.
b) 50-70% sand for lawn areas and tree pits (larger than 0.05mm and smaller than 2mm)
c) 40-80% sand for planting beds (larger than 0.05mm and smaller than 2mm)
d) maximum 25% clay
e) maximum 35% fines (clay and silt combined)
f) 3-10% organic content for lawn areas and tree pits
g) 10-20% organic content for planting beds
h) 6.0-7.0 Acidity (pH) for lawn areas and tree pits
i) 4.5-6.5 Acidity (pH) for planting beds
2.3.2 Required Properties of Growing Medium over Parking Structure:
(%'s are dry weight of growing medium excluding gravel)
a) "sand" to "loamy sand" as per the Canadian System of Soil Classification and as per criteria in the Canadian Landscape Standard for 'Well Groomed Area'.
b) 50-70% sand (larger than 0.05mm and smaller than 2mm) for planting beds, tree pits and lawns
c) maximum 20% clay
d) maximum 25% fines (clay and silt combined)
e) 3-10% organic content for lawn areas and tree pits
f)10-20% organic content for planting beds
g) 6.0 - 7.0 Acidity (pH) for lawn areas
h) 4.5 - 6.5 Acidity (pH) for planting beds
2.4.3 Nutrients:
a) Growing medium shall require no more than 0.5kg/m² (0.10lb/ft²) of dolomite lime to reach the required pH level.
b) Fertility (nitrogen and potassium) and pH may be modified either during mixing and screening, or after growing medium is placed.
c) Salinity - the saturation extract conductivity shall not exceed 3.0 milliohms/cm at 25ºC (77Fº). If higher it shall be leached with fresh water through irrigation or precipitation prior to planting.
d) Boron - the concentration in the saturation extract shall not exceed 1.0ppm.
e) Sodium - the sodium adsorption ratio (SAR) as calculated by analysis of the saturation extract shall not exceed 8.0
f) Total Nitrogen (N) shall be 0.2% to 0.6% by weight.
g) Available Phosphorous (P) shall be 20 to 250ppm.
h) Available Potassium (K) shall be 50 to 1000ppm.
i) Carbon to Nitrogen Ratio shall not exceed 40:1.
2.5 SOIL AMENDMENTS AND FERTILIZERS
2.4.1 Soil amendments to be comprised of 100% recycled material and to be virtually free from subsoil, sawdust, commercial wood products, stones, lumps, plant roots and seeds, building materials, invasive or noxious plants, and their reproductive parts, non composted wood, wood waste, insect pests, plant pathogenic organisms, chemical pollutants, or substances at levels toxic to plants, and other extraneous materials that detract from the desirable physical and chemical properties required for landscaping purposes.
2.4.2 Use of commercially prepared reconstituted vegetable waste (vegetable compost) for the organic material component is recommended. Commercially prepared compost shall be virtually free from all viable weed and invasive plants and their seeds or other plant reproductive parts, coliform, pathogens, and chemical or organic contaminates that may be detrimental to plant or animal health. Commercially prepared compost shall contain less than 0.5% by volume of contaminants such as rocks, plastic, metal or glass.
2.4.3 Manure, fish compost and/or municipal sewage sludge are not to be used on this project.
2.4.4 Do not use sterile soil for organic matter.
2.4.5 Sand used as an inorganic soil component or amendment shall be a clean locally available material that is free from impurities, chemical or organic matter, and of a particle size such that:
i. 95-100% pass a USBS No.4 (4.76mm) standard sieve
ii. 0-40% pass a USBS No.35 (0.5mm) standard sieve
iii. 0-5% (fines) pass a USBS No.270 (0.053mm) standard sieve
2.4.6 Types, formulations and rates of application of fertilizers and liming agents to be as recommended by a laboratory soil specialist and to be based on test results of growing medium. Substitutions or variations in fertilizers or methods shall be made only with Landscape Architect's approval. Fertilizers to be phosphorous free or contain less than 1% phosphorous. Landscape Contractor to advise laboratory of this project's Specification requirements when submitting soil samples for testing.
2.4.7 Fertilizers shall meet the requirements of the Federal Fertilizer Act, be in granular, pellet or pill form, dry and free flowing and have a guaranteed N-P-K analysis.
2.4.8 Fertilizers to be approved by the Landscape Architect before application.
2.4.9 Fertilizers to be distributed evenly over the placed growing medium with an appropriate mechanical spreader, then cultivated or raked into the medium to a depth of 50mm (2"). There should be a minimum of at least three weeks of separation between the application of lime and fertilizers.
2.4.10 Fertilizers shall be packed in standard waterproof containers and clearly marked with the name of the manufacturer, weight and analysis.
2.4.11 Fertilizers shall be stored in a weatherproof storage place that will ensure it stays dry with its effectiveness unimpaired.
2.4.12 The Landscape Contractor shall provide the Landscape Architect with written documentation confirming the date, type and rate of all fertilizer and liming applications.
2.5 SOIL AND COMPOST TESTING
2.5.1 The Landscape Contractor is to have all growing medium and compost that is to be used for landscaping purposes on this project tested by an accredited commercial laboratory. Choice of laboratory to be mutually acceptable to Landscape Architect and Landscape Contractor. The laboratory report is to be forwarded to the Landscape Architect immediately upon receipt. The laboratory report is to provide soil fertility and particle test results in the same terms as used in this Specification and is to include fertilizer and amendment recommendations as necessary for the tested soil to meet the requirements of this Specification.
2.5.2 Growing medium shall not be brought to the project site without the Landscape Architect's approval.
2.5.3 Payment for soil testing and modification is the Landscape Contractor's responsibility and is to be included in the Landscape Contractor's tender price. The Landscape Contractor is responsible for modifying the growing medium through screening and the admixture of other components as recommended by the laboratory and Landscape Architect. Modification of growing medium, as required, is to be done thoroughly by a mechanized screening process prior to bringing growing medium to the site.
2.5.4 Failure to test and provide appropriate documentation of test results may be considered grounds for rejection of a proposed growing medium and may result in the removal of the rejected material at the Landscape Contractor's expense.
2.5.5 The Landscape Contractor shall guarantee that the soil submitted for laboratory testing is a representative sample taken from the soil that will be delivered to the site. Soil to be tested within 45 days of delivery to site. Soil tests previously obtained for other projects will not be acceptable.
2.6 DELIVERY AND PLACEMENT
2.6.1 Delivery of growing medium to site to be coordinated with General Contractor.
2.6.2 Delivery of soil and/or Landscape Contractor's presence on site indicates their Acceptance of sub grade conditions.
2.6.3 Growing medium to be delivered on day of installation. Installation of growing medium is to be coordinated with General Contractor.
2.6.4 If planting areas are not planted immediately after installation of growing medium, cover with a clean tarp to protect from wind, rain, debris and other contamination.
2.6.5 Growing medium to be moist but not wet when placed; do not handle growing medium in a wet or frozen condition.
2.6.6 Placement of Growing Medium over Sub-grade:
a) Growing medium is to be placed over sub-grades to depths of as specified under the Growing Medium Depth section.
b) Placed growing medium shall be compacted by light rolling such that it is firm against deep footprints prior to planting. Compaction shall not be more than is necessary to meet this requirement.

3. PLANTS AND PLANTING

3.1 DELIVERY OF PLANTS
3.1.1 The Landscape Contractor shall coordinate delivery of plants to site with the General Contractor. The scheduling shall ensure that it will be possible to safely unload, and conveniently and securely store and maintain until planted, all plants delivered to the project site. In no instance shall the period of storage on site exceed thirty-six hours.
3.1.2 When plants are transported via a refrigerated truck, temperatures must be maintained as uniformly as possible to prevent frost damage to roots. Appropriate temperature range is between 0°C and 10 °C.
3.1.3 All plants are to be kept well watered and protected from damage and extremes in temperature while stored. All nursery stock is to be stored in an upright position, with care to provide enough space between plants to allow light to reach all around to bottom of plant in order to prevent sunscald or burning when plants are planted out.
3.1.4 The Landscape Contractor shall be responsible for ensuring that all nursery stock delivered to the site is as specified in the contract documents.
3.2 PLANTS
3.2.1 Plants shall be nursery grown and, as a minimum, comply with the requirements of the Canadian Nursery Landscape Association *Canadian Standards for Nursery Stock*, except where modified by the requirements of the contract documents.
3.2.2 Plants shall be true to name, type and form, and representative of their species or variety. They shall be compact and properly proportioned, not weak or thin, or injured by being planted too close in nursery rows; plants shall have healthy tops to a size proportionate to the root requirements typical of the species or variety. Roots of container grown plants shall be sufficient to fill and hold the soil in the container.
3.2.3 Root balls of all trees over 4cm caliper to be in Wire Baskets or Balled and Burlapped (B&B). Rootballs over 600mm (24") to be secured with either daisy baskets or wire baskets, or drum toed with twine or rope. Tying material and burlap shall not be wrapped around the trunk or collar of the tree.
3.2.4 All plants are to be reviewed and approved by the Landscape Architect after delivery to site and **prior** to planting. Landscape Architect to be advised of scheduled delivery to site a minimum of five working days in advance of delivery. Do not remove identification labels from nursery stock until plants have been reviewed and Accepted by the Landscape Architect.
3.2.5 Plants shall not be root bound.
3.3 PLANTING
3.3.1 Water all containerized plants before removing them from their containers. If roots have circled the root ball, gently loosen them or cut them with a sharp knife vertically in one or two places before planting.
3.3.2 Plant shrubs and groundcovers such that, after settlement, the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. Roots of all plants to be gently spread and soil firmly compacted around them to ensure good root to soil contact and plant stabilization. Plants that are not properly planted will be rejected.
3.3.3 Tree pit to be 750mm (30") deep, except immediately under the root ball where the pit is to be dug only to the depth of the root ball to keep the root ball from settling. In all situations, the total depth of the root ball is to be planted in growing medium but do not cover the top of the root ball with soil.
3.3.4 Trees are to be planted such that the trunk flare is 25 to 50mm (1"-2") visible at the top of the root ball. Trees where the flare is not visible will be rejected.
3.3.5 Growing medium to be watered in at tree pits when medium has been placed two-thirds up the rootball, and allowed to settle around the roots. After the water has been absorbed, the backfilling shall be completed and tamped lightly. Any settling shall be corrected by raising the tree.
3.3.6 Plants shall be irrigated immediately after planting to the full depth of their root systems, and thereafter when required and in quantities relative to their needs and growing medium type to maintain available soil moisture through the root zone. Tree may require supplemental watering (additional to irrigation delivery) during the first growing season.
3.3.7 All plants to be planted with identification labels intact. Nursery labels to be removed after installation has been Accepted.
3.3.8 All debris and materials resulting from planting to be removed promptly from site and properly disposed of.
3.4 TREE STAKING
3.4.1 Immediately after planting, brace trees in upright in position such that the crown of each tree is permitted free movement but normal forces such as wind or forces applied by human hands will not disturb the buttress root system or cause the rootball to shift in the growing medium.
3.4.2 Stakes to be pressure treated wood, pointed one end, 50mm diameter x 2.0 m ht.
3.4.3 Use two stakes per tree and set stakes perpendicular to major wind force - confirm on site with Landscape Architect. All stakes to be in same direction.
3.4.4 All stakes to be driven outside the edge of the root ball. Ties used to secure trees to stakes to be of a material that will not damage the bark. Ties to be minimum 25mm wide and to remain soft and pliable in all weather conditions. Ties may be proprietary devices or may be adapted products such as rubber belts or tubing, provided they meet above requirements. Wire in hose will not be accepted.
3.5 MULCH
3.5.1 Planting bed to be finished with 50mm (2") layer of approved mulch such as leaf mulch, approved vegetative compost, or small bark ships. Mulch must not be so fine that it is easily blown away when dry.
3.5.2 If compost is used, source of compost must be provided to Landscape Architect, and approval for use of compost must be received from Landscape Architect prior to purchase and delivery to site. Payment for compost testing, if required, is the Landscape Contractor's responsibility and will not be compensated for in the Contract. Compost to be commercially prepared, virtually free from all viable weed seeds, or other plant reproductive parts, coliform pathogens and chemical or toxic contaminates. Total carbon to nitrogen ratio shall not exceed 40:1.
3.6 PLANT SUBSTITUTIONS
3.6.1 There shall be no substitutions of plants or plant sizes without prior approval from Landscape Architect.
3.6.2 Requests for substitution approvals to be made in writing, and to be received by the Landscape Architect a minimum of five working days prior to start of planting.

4. SOD

4.1 Turfgrass sod to be installed in areas indicated as 'G' on L1 Layout and Materials Plan.
4.2. Laying of Sod
a) Excavate and/or fill and prepare subgrade to a sufficient depth below finish grade to accommodate 225mm (9") topsoil plus the thickness of the sod.
b) Scarify top 75mm surface of subgrade to produce an even loose-textured surface free of stones larger than 75mm. Remove and dispose of all roots and branches, and all plant parts of blackberry, horsetail, morning glory, Canada thistle or other noxious weeds. Remove and dispose of all paving materials, tar, building materials or other deleterious substances.
c) The Contractor shall inform the Owner of any existing sub-grade conditions which will adversely affect the work in this section.
d) The depth to compacted sub-grade shall be approved by the Landscape Architect prior to placement of topsoil.
e) Topsoil shall not be placed when in a wet or frozen condition.
f) Spread topsoil evenly over the approved sub-grade and compact to maximum 85% modified dry density.
g) Where the soil analysis indicates the addition of granulated lime it shall be incorporated into the soil at the depth and rate specified by the soil testing laboratory at least 1 week prior to the application of fertilizer.
h) A turf starter fertilizer, as specified by the soil testing laboratory, shall be incorporated into the soil, at the depth and rate specified, a minimum of 48 hours prior to the laying of sod.
i) Immediately prior to sod placement, the finished topsoil grade shall be smooth, firm against footprints, with a fine loose-texture.
j) Lay sod in rows, perpendicular to slope, smooth and even with adjacent areas and surfaces, and with joints staggered. Butt sections closely without overlapping or leaving open joints between pieces.
k) Water immediately after sod laying to obtain moisture penetration through sod into top 100 mm (4") of topsoil mix.
l) When sod and soil has dried sufficiently to prevent damage, provide close contact between sod and soil by means of a 150 kg roller. Heavy rolling to correct irregularities in grade is not acceptable.
m) Provide adequate marking of sodded areas with warning signs, to be removed by the Contractor when sodding work has given a Notice of Acceptance.
4.3 The quality and source of nursery sod shall comply with standards outlined in 'British Columbia Standard for Turfgrass Sod' published by Canadian Nursery Trades Association, and the BCLNA Landscape Standard, latest edition. Sod to be Class 1 (Lawn), No. 1 Premium Standard unless shown otherwise on the drawings. The turfgrass sod shall be grown from a seed mixture containing Kentucky Bluegrass (Poa pratense) or Turf-type Perennial Ryegrass (Lolium perenne) and not less than 40% by weight of Creeping Red Fescue (Festuca rubra). At time of site delivery, the sod shall contain not more than 2% of other strains or species of grass or clovers, and no visible broadleaf weeds, and shall be of sufficient density that no surface soil is visible when mowed to a height of 38mm.
4.4 The source of the sod shall be pre-approved by the Landscape Architect. Source substitutions shall not be made without the written approval of the Landscape Architect.
4.5 Sod to be installed within 24 hours of delivery to site, and within 36 hours of harvest.

5. SEED

5.1 The area identified as 'F' on L1 Landscape Layout and Materials Plan is to be hydroseeded with 'Integrity Low Maintenance Mix' as available from Integrity Sales, Keating X Road, Saanichton. Mix to be Canada #1 Lawn Seed and comprise:
20% Hard Fescue
15% Quatro's Sheep Fescue
15% Chewing's Fescue
15% Chantilly Creeping Red Fescue
15% Creeping Red Fescue
20% Stamina Perennial Ryegrass

6. SITE FURNITURE

6.1 Bike Racks: Two (2) Cora Bike Racks model W4508; bike racks to be installed where shown on L1 Landscape Materials Plan (Contact: 604.437.4415). Bike racks to be installed as per manufacturer's specifications for surface mounting. Metal Finish: Black Powdercoat
NOTE: Each bike rack to be installed centred in user space of 0.9m x1.8m. Racks to be 1.8m o.c.
6.2 Free Standing Planters:
6.2.1 Five (5) 1200mm diameter free standing planters to be placed where indicated on L1 Landscape Layout and Materials Plan. Planters to be Tournesol Downtown Collection DS-4800 (FRP). Colour: Pitch Semi-gloss Powdercoat.
6.2.2 Five (5) 900mm diameter free standing planters to be placed where indicated on L1 Landscape Layout and Materials Plan. Planters to be Tournesol Downtown Collection DS-3600 (FRP). Colour: Pitch Semi-gloss Powdercoat.
6.2.3 Install as per manufacturer's specifications. Contact Tournesol at 1-800-542-2282, or western Canada rep John Denman at jdenman@tournesol.com

7. LANDSCAPE ROCK

7.1 River rock maintenance strip to be placed where indicated as 'D' on L1 Landscape Layout and Materials Plan. All River Rock to be approximately100mm (4") diameter in size. River rock to be distributed to a minimum depth of 200mm. River Rock to be retained by western red cedar 38x150 boards staked every 900mm and at all corners and splices. River rock to be as supplied by Peninsula Landscape Supplies, 2078 Henry St. West, Sidney, B.C. 250-656-6719, or approved alternate.

8. ROOT BARRIERS

8.1 450mm (18") deep root barriers to be installed for all trees on municipal bulevards and within 2.5m of pathways, municipal sidewalks, and seating nodes. Trees are shown on L2 Planting Plan. Root barriers to be installed tight and parallel to paving, and to extend 2m to either side of the tree trunk (4m total length per tree).
8.2 Root barriers to be 'DeepRoot UB-18'. Alternate products must be approved by Landscape Architect prior to installation.

9. CONCRETE WALKS & PATIOS

9.1 Decorative concrete slabs to be placed where indicated as 'C' on L1 Landscape Materials Plan. Pavers to be 610mm x 610mm x 60mm thick 'Texada' HydraPress Slabs as manufactured by Abbotsford Concrete Ltd., 3422 McCallum Road, Abbotsford, British Columbia, tel: 1-800-663-4091. Colour,: Natural. Set pavers on 50mm bedding sand over compacted gravel. Top of slabs to be flush with feach other - areas with lippage will be rejected. Secure slabs in place with slurry under perimeter edge of area and/or install a wood or proprietary edger, as approved by Owner and Landscape Architect. All slabs to be secured in place in the same manner.
9.2 Areas indicated by 'A' and 'B' in Legend on L1 Landscape Materials Plan to be broom finish concrete to Civil specifications; pencil edge trowel all edges and then brush afterward so that smooth trowel edge is not visible.
9.2.1 Area 'B' to be coloured with Davis Colors 'Dark Grey #860' or approved alternate. Dry dose rate of Davis Color #860 is 5 pounds per 94 pound sack of cement. Color to be mixed and concrete installed as per manufacturer's recommendations. Colour sample minimum 1m x 1m to be approved by Landscape Architect prior to full installation. Contact Davis Colors at 1-800-356 -4848; www.daviscolors.com

10.0 IRRIGATION

10.1 General
10.1.1 An automatic irrigation system is to be provided for all newly planted areas (lawn, trees and planting beds), including on Colwood land. On site and off-site trees, planting beds, and grass lawns to be zoned separately from Colwood lands. The existing irrigation system is to be re-used wherever possible, and all damaged pipes, sprinkler heads and other components are to be replaced. New irrigation lines are to be tied into the existing system.
10.1.2 The system shall be installed in accordance with applicable electrical, plumbing and health codes. Design and installation to meet or exceed IIABC design standards. Contractor to be a member in good standing of the IIABC (Irrigation Industry Association of B.C.).The system design shall meet or exceed IIABC design standards.
10.1.3 Lawns, planting beds, and trees to be zoned separately. System to provide 100% coverage of planted areas shown on landscape plans without overthrow onto roadways or sidewalks.
10.1.4 All trees are to have one 1.82m diameter emitter loop and one 1.00m diameter emitter loop per tree.
10.1.5 A drain valve is to be installed for each emitter PVC footer, and vacuum release is to be installed on each emitter head.
10.1.6 All pipe to be CSA approved and installed as per manufacturer's directions. Care must be taken during installation to size pipe to keep velocity or flow rate at less than 5 ft. per second. The following minimum coverage is to be provided over piping where soil depths permit:
300 mm (12") in planting beds;
200 mm (8") in grass lawns.
10.1.7 Trenches to be free of rock, debris or sharp articles. Pipe and control wiring to be embedded in a layer of sand a minimum of 200 mm (8") deep. Trench settlement to be corrected during warranty period.
10.2 On-Site
10.2.1 As part of bid price, Irrigation Contractor is to:
a) provide backflow preventer on system
b) connect system to power and water supplies
c) carry out flushing and pressure testing
d) provide one complete 'blow-out' (winterization) and spring start up
e) provide Owner with an 'as-built' irrigation drawing within 14 days of installation. Location, types and sizes of all pipes, valves, heads, controllers and splices are to be recorded on the drawings.
10.2.2 Final inspection of the system may be undertaken by the Landscape Architect or a certified irrigation designer and installer who is a member in good standing of the IIABC.
10.2.3 Workmanship of the installed system shall be guaranteed for one year, and all irrigation system products shall be guaranteed for five years, from the date of Acceptance.
10.3 Off-Site
10.3.1 Irrigation of off-site trees and planted areas to be provided by an underground automatic irrigation system from a City of Colwood source that is separate from the source providing on-site irrigation. All costs associated with the source and irrigation system are the responsibility of the Developer.
10.3.2 Where there is a discrepancy between the industry standards as set by the IIABC, and the City of Colwood standards, the City of Colwood standards will prevail.
10.3.3 A manufacturer's warranty is required for all irrigation equipment outlined in the specifications and on the irrigation drawings (as-builts).
10.3.4 A one year warranty will apply for materials and workmanship.
10.3.5 Design drawings shall be submitted to Colwood for review and approval, 30 days prior to scheduled installation. Drawings to indicate all components, models and materials from water supply to irrigation heads. Zones are to be clearly indicated. Precipitation rates are to be indicated.
10.3.6 Upon completion, electronic as-built irrigation system drawings are to be submitted to City of Colwood Parks Division. Drawings to show all connection points. backflow preventers, sleeves, main lines, lateral lines, valves, controllers and any other component installed. Zones are to be clearly indicated. Precipitation rates are to be indicated. Dimensionally locate all pressurized components from buildings, curb lines or other fixed features.
10.3.7 All off-site irrigation systems will require inspection by the City of Colwood. Inspections require 24 hour notice. Landscape Contractor to contact City of Colwood directly to arrange inspection.

Irrigation Inspection Requirements:
1st: Sleeving
2nd: Open Trench Main Line & Pressure Test
3rd: Open trench Lateral Line
4th: Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report required. Backflow Assembly is to have inspection tag completed and attached

10.3.8 After the off-site tree irrigation system is inspected and approved by the City of Colwood, it will become the City's to maintain. Landscape Contractor to contact directly to arrange inspection.

11. SUBSTANTIAL COMPLETION, ACCEPTANCE AND PLANT WARRANTY

11.1 The Landscape Contractor is responsible for plant maintenance including weeding, watering, the removal and replacement of dead plants and plants that are not in healthy growing condition, for a period of sixty (60) days from the date of Substantial Completion of the landscape work.
11.2 A maintenance schedule shall be provided by the Landscape Contractor for review by the Landscape Architect. Written approval of the submitted schedule must be obtained by the Landscape Contractor prior to obtaining Substantial Completion.
11.3 Plant material will be Accepted by the Landscape Architect after the sixty (60) day maintenance period is complete provided that the plant material exhibits healthy growing condition and is free from disease, insects and fungal organisms. In addition to receiving water through automatic irrigation, trees may need to be watered by hand during the early establishment period. Watering after Acceptance is not the Landscape Contractor's responsibility. After Acceptance, the one (1) year warranty period for all planting material and paved areas and the five (5) year warranty of the irrigation system begins.
11.4 Lawn area to be maintained by Landscape Contractor for a period of 60 days. The Landscape Architect will only accept the areas when it has been mown at least twice to a height of 50mm (2"), providing it is in good health, relatively free of weeds and does not show shrinkage, deterioration or bare spots. Not more than 1/3 of the blade is to be cut at anyone mowing.
11.5 Plants that are found to be failing or in poor condition are to be replaced by the Landscape Contractor within thirty (30) days of notification, if the cause is not due to Acts of God (extremely unusual climatic conditions). The sixty (60) days early establishment period for individual plants begins anew after replacement.
11.6 All off-site landscape to be reviewed for approval by the City of Colwood. Contractor to organise review directly with the City.

7	Oct 05-23	As-Built
6	Dec 21-22	Re-issued for Construction
5	Oct 05-22	Issued for Site Instruction No. 2
4	Sep 16-22	Re-issued for Construction
3	Apr 13-21	PMT Notes Added
2	Jan 18-21	Issued for Construction
1	Sept 29-20	Issued for FT

REVISIONS

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT
3554 Ryder Hesjedal Way
Royal Bay
Colwood, BC

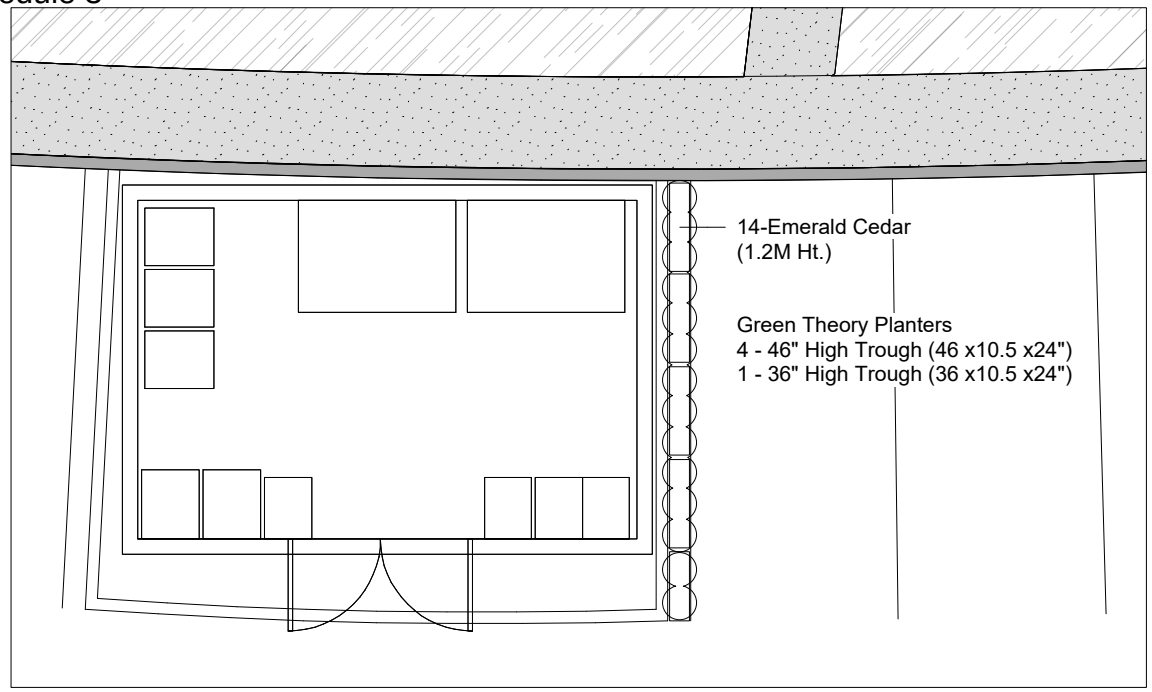
TITLE
Landscape Specification

SCALE n/a
DRAWN CW
CHECKED BW

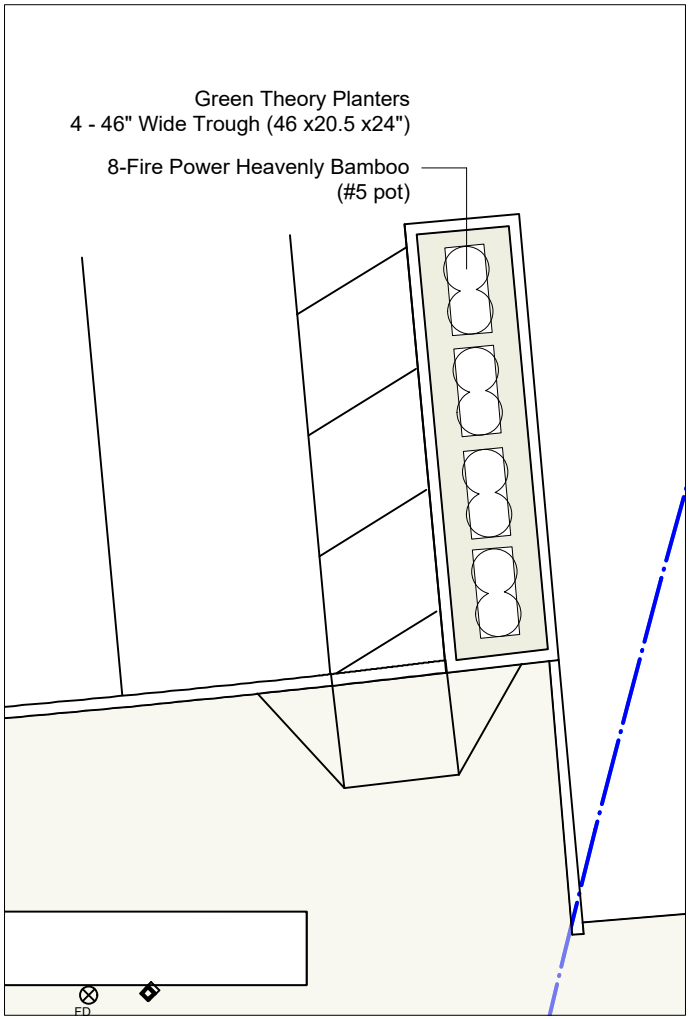
PROJECT No. 2003

DATE Sept 29-20

Schedule 3



1 Garbage Enclosure - Freestanding Planters
1:100



2 Loading Area - Freestanding Planters
1:100

GENERAL NOTES
1. All freestanding aluminum planters to be supplied by Green Theory. Planters to be sized as noted.
2. Planter finish and color to be powdercoated 'Rust' (Standard Color).
3. Drip trays not required

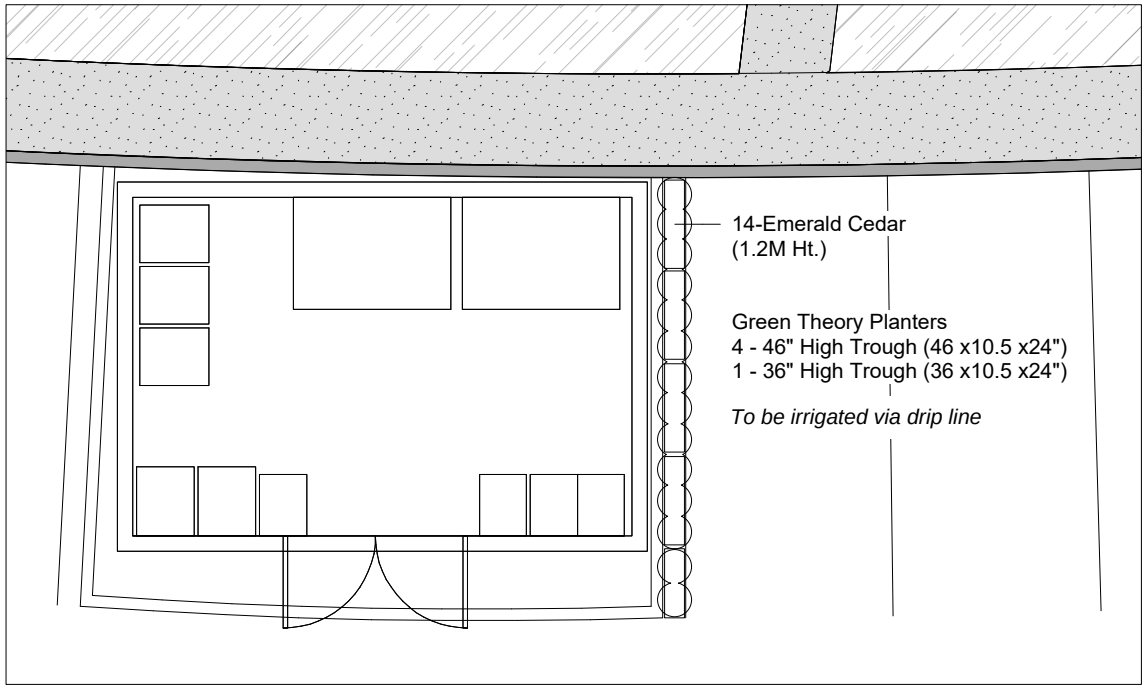
PROJECT: 3554 Ryder Hesjedal Way

DRAWING TITLE: Post Construction - Additional Freestanding Planters

DRAWING #: SK-L04

DATE: December 1, 2023

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



1 Garbage Enclosure - Freestanding Planters
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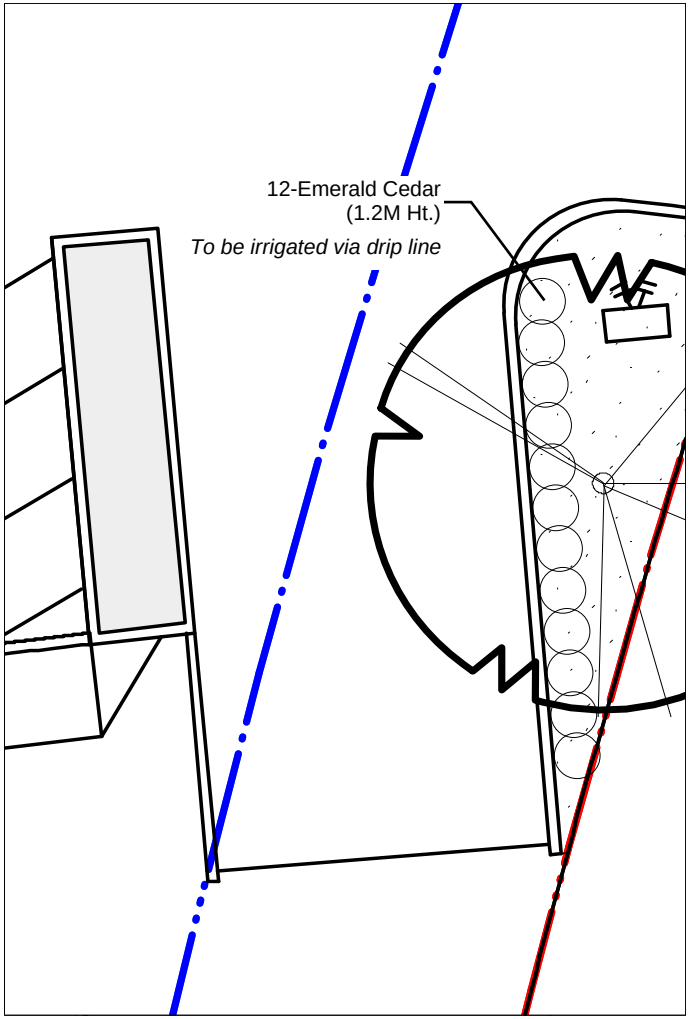

2 Loading Bay - Hedge Planting
1:100

GENERAL NOTES
1. All freestanding aluminum planters to be supplied by Green Theory. Planters to be sized as noted.
2. Planter finish and color to be powdercoated 'Rust' (Standard Color).
3. Drip trays not required

PROJECT: 3554 Ryder Hesjedal Way

DRAWING TITLE: Post Construction - Additional Freestanding Planters

DRAWING #: SK-L04

DATE: December 11, 2023

LADR LANDSCAPE ARCHITECTS

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