



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

CONTACTS

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Revisions

Received Date:
February 1, 2023

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ARYZE

1733-1737 Fairfield Rd

JAN 26, 2023

Project #	2123	Date	JAN 26, 2023
Sheet #	A-000	Revision	4



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INC

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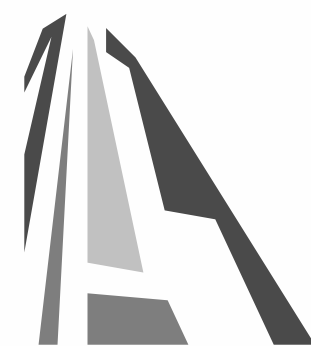


1 BEECHWOOD ELEVATION PERSPECTIVE
SCALE = 1 : 100



2 FAIRFIELD PEDESTRIAN VIEW
SCALE = 1 : 100

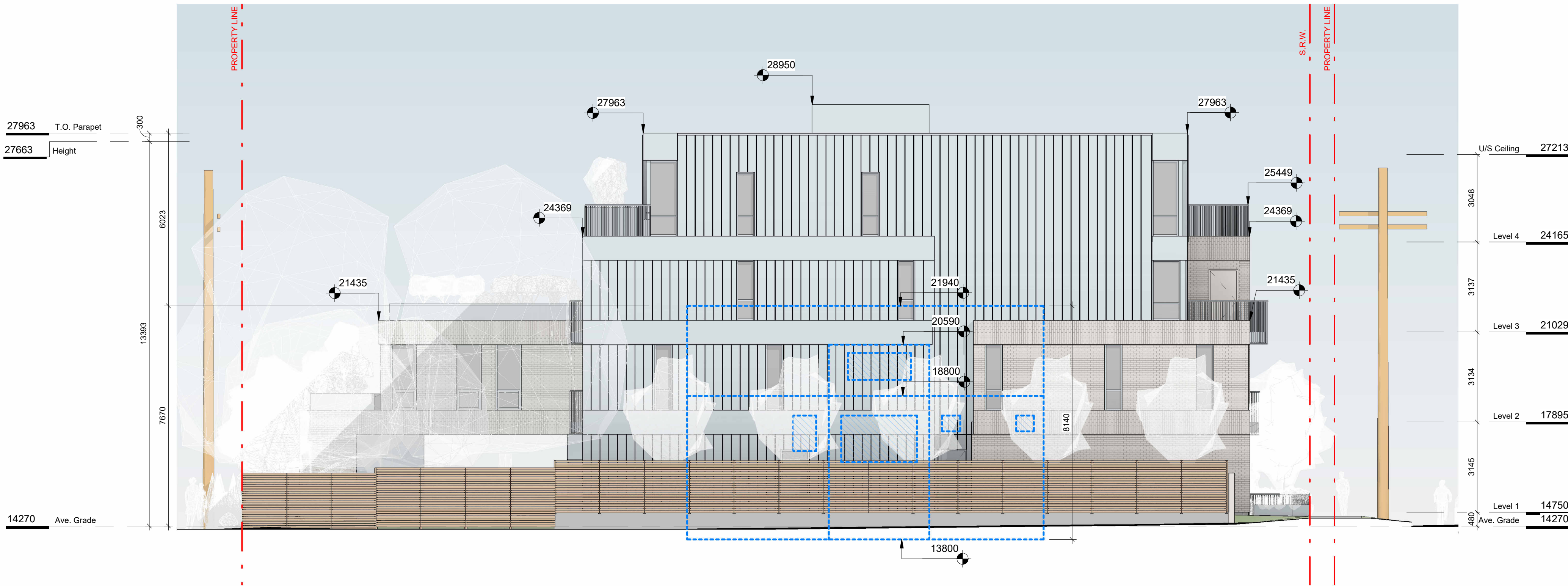
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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		ARYZE	
Sheet Name		PERSPECTIVES	
Date		JAN 26, 2023	
Scale		1 : 100	Project # 2123
		Revision	4
		2023-01-26	A-009
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1 WINDOW OVERLAY NE ELEVATION
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE
SCALE = 1 : 100

4	DPIRZ Rev2	Jan 26, 2023
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NO.	DESCRIPTION	DATE

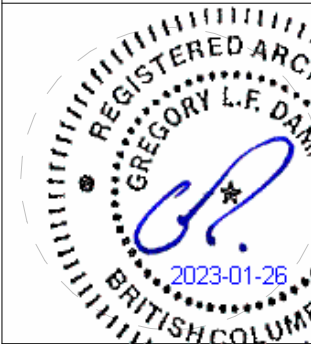


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PERSPECTIVE & WINDOW OVERLAY	
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1 : 100	2123
Revision	Sheet #
26, 2023	4
A-010	

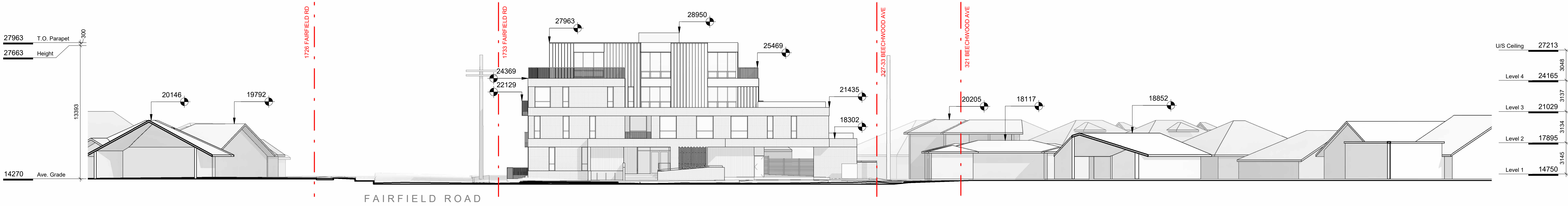
DRAFT





1 CONTEXT PERSPECTIVE FAIRFIELD ROAD
SCALE = 1 : 100

2 CONTEXT PERSPECTIVE BEECHWOOD AVE
SCALE = 1 : 100



3 CONTEXT ELEVATION - BEECHWOOD AVENUE
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD
SCALE = 1 : 200

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Project

1733-1737 Fairfield Rd

ARYZE

Sheet Name

CONTEXT ELEVATIONS & PERSPECTIVES

Date

JAN 26, 2023

Scale

As indicated

Project #

2123

Revision

2023-01-26

Sheet #

4

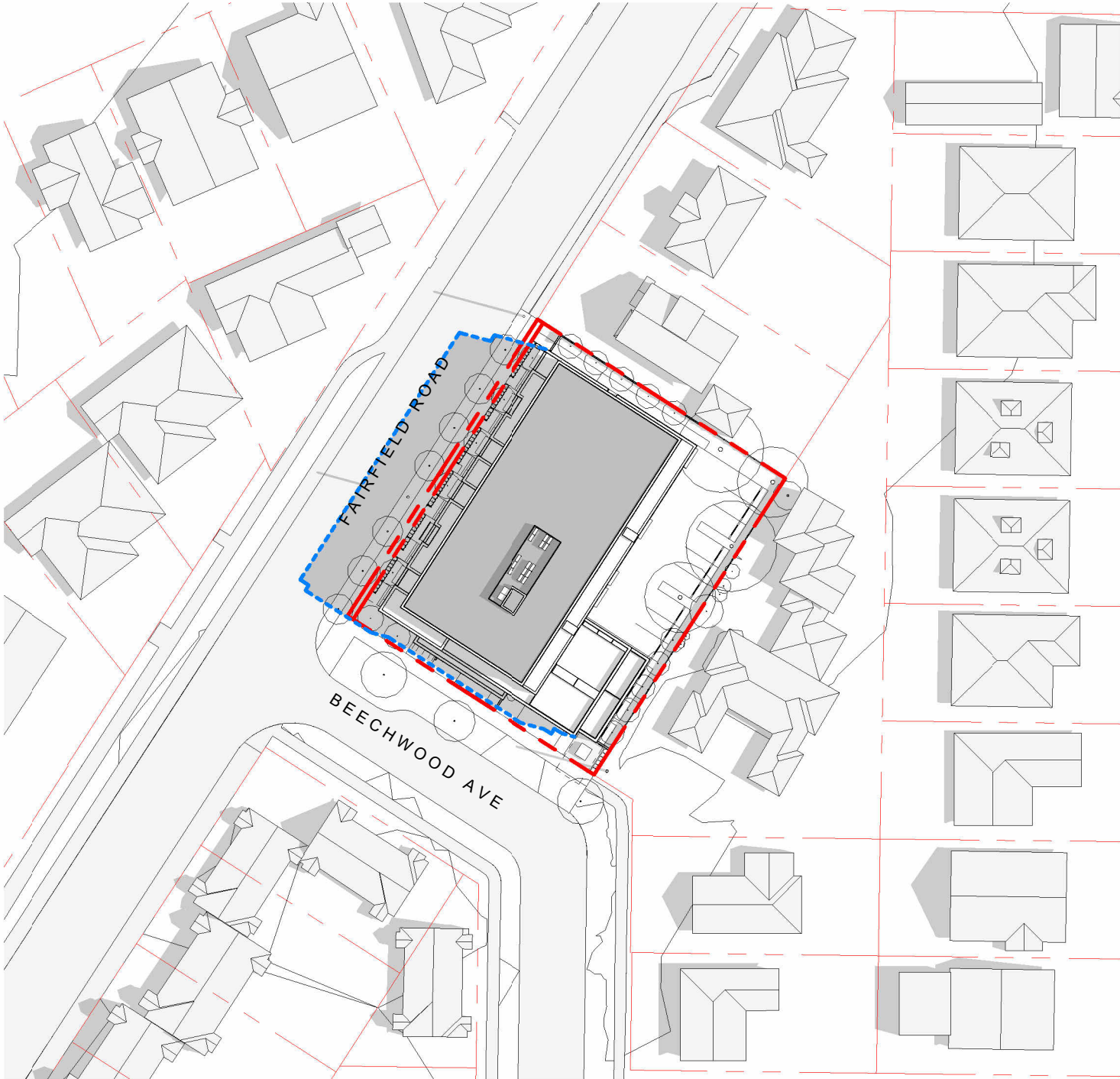
REGISTERED ARCHITECT

BRITISH COLUMBIA

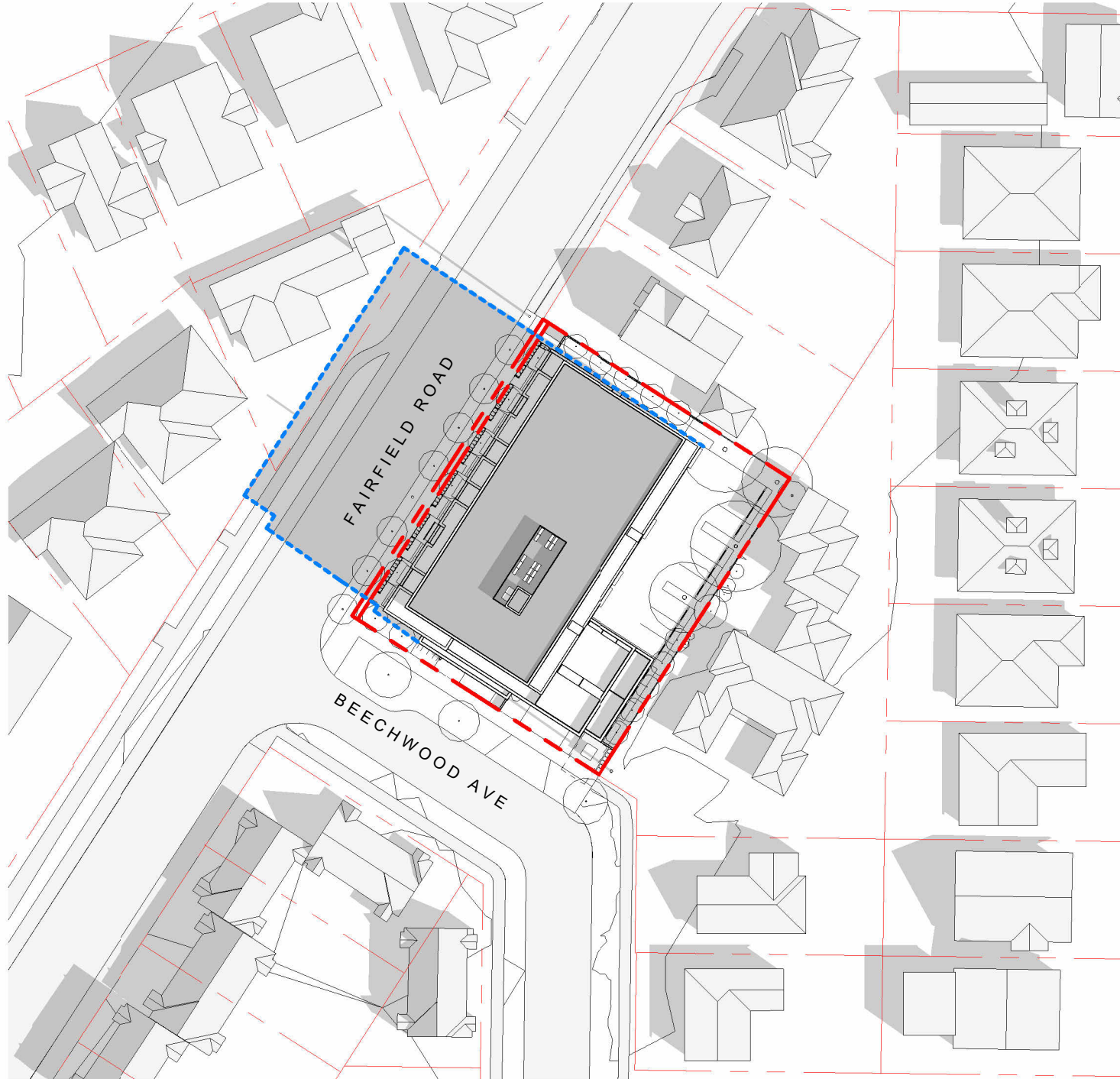
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A-011

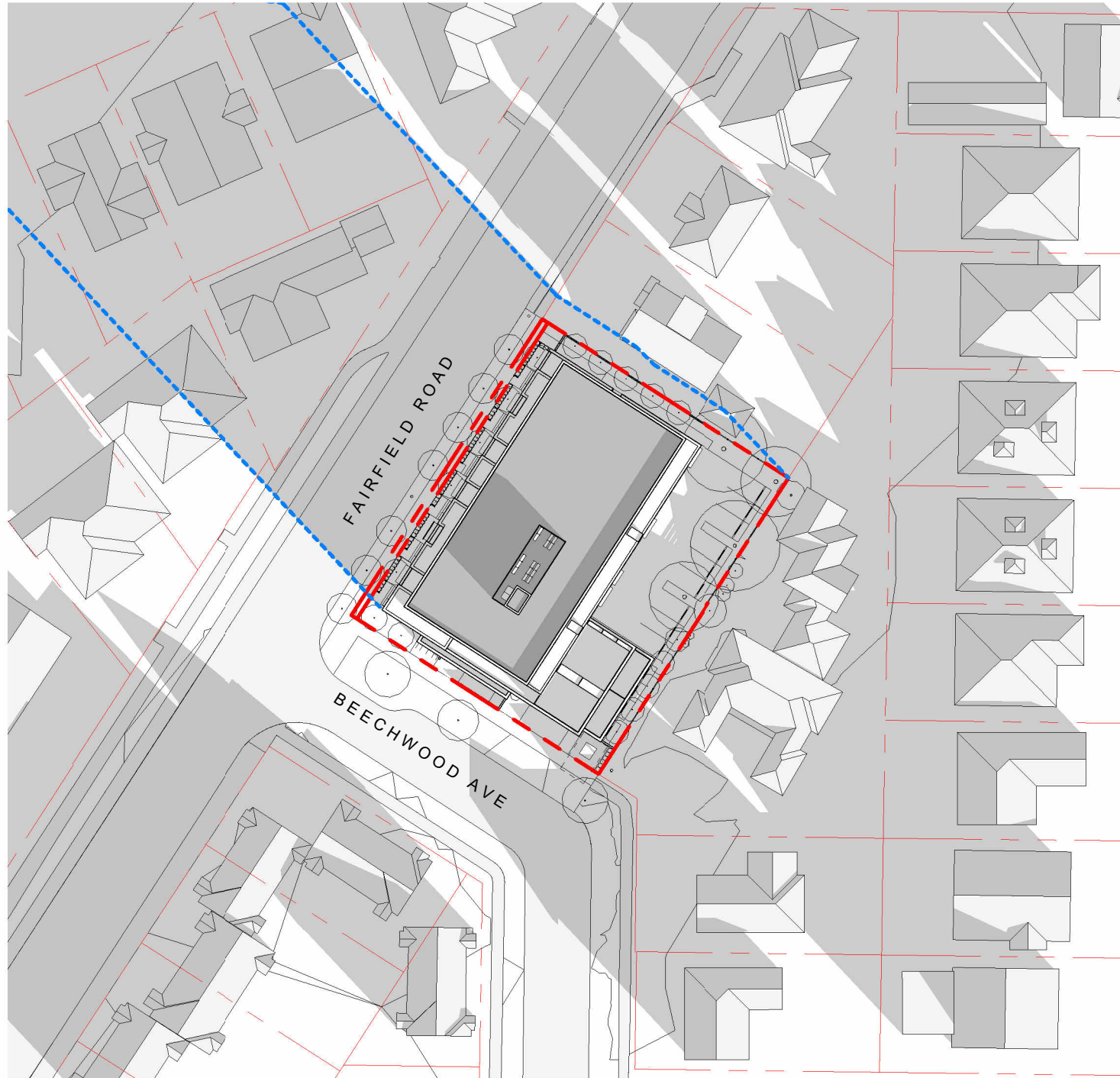
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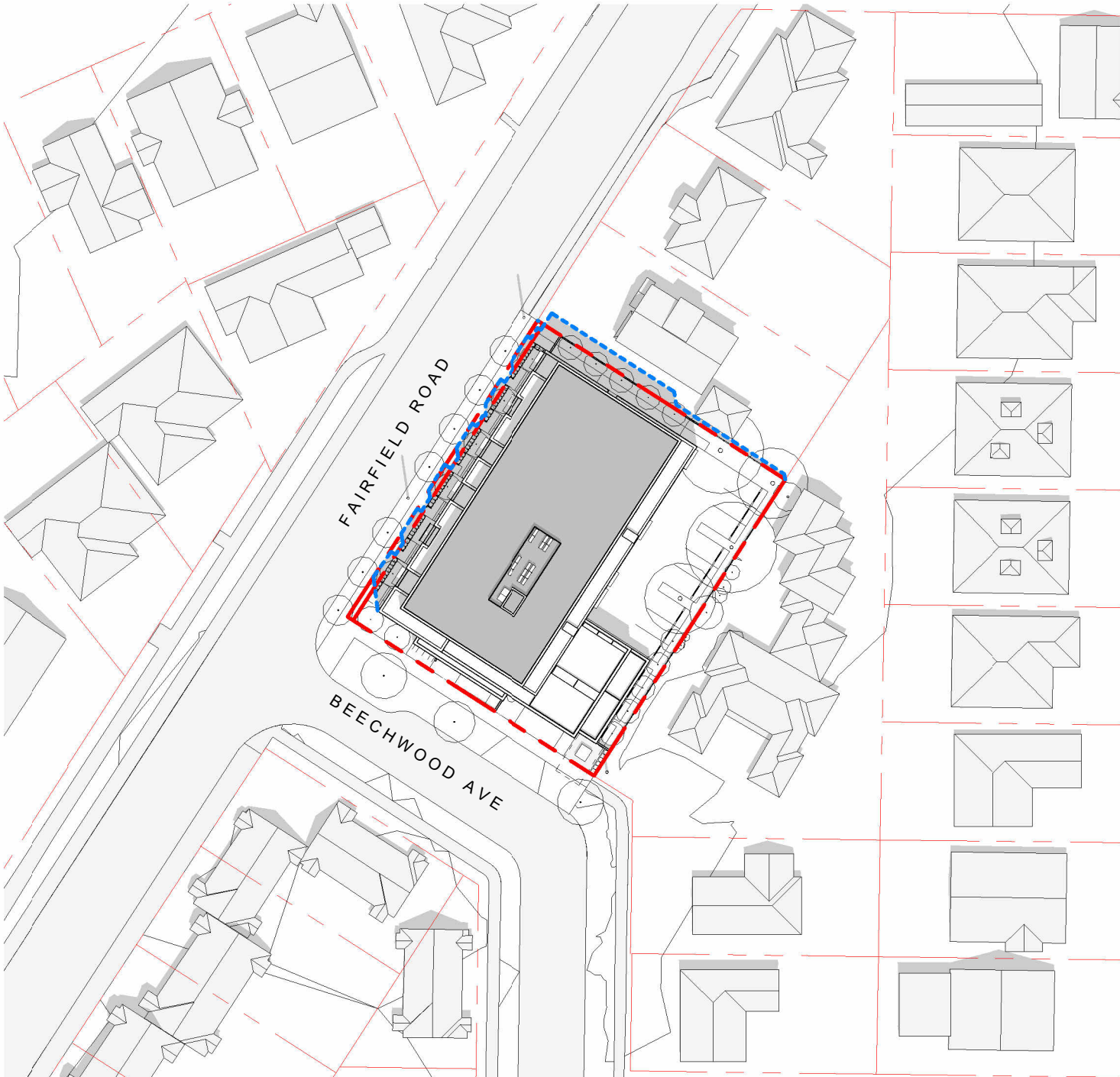
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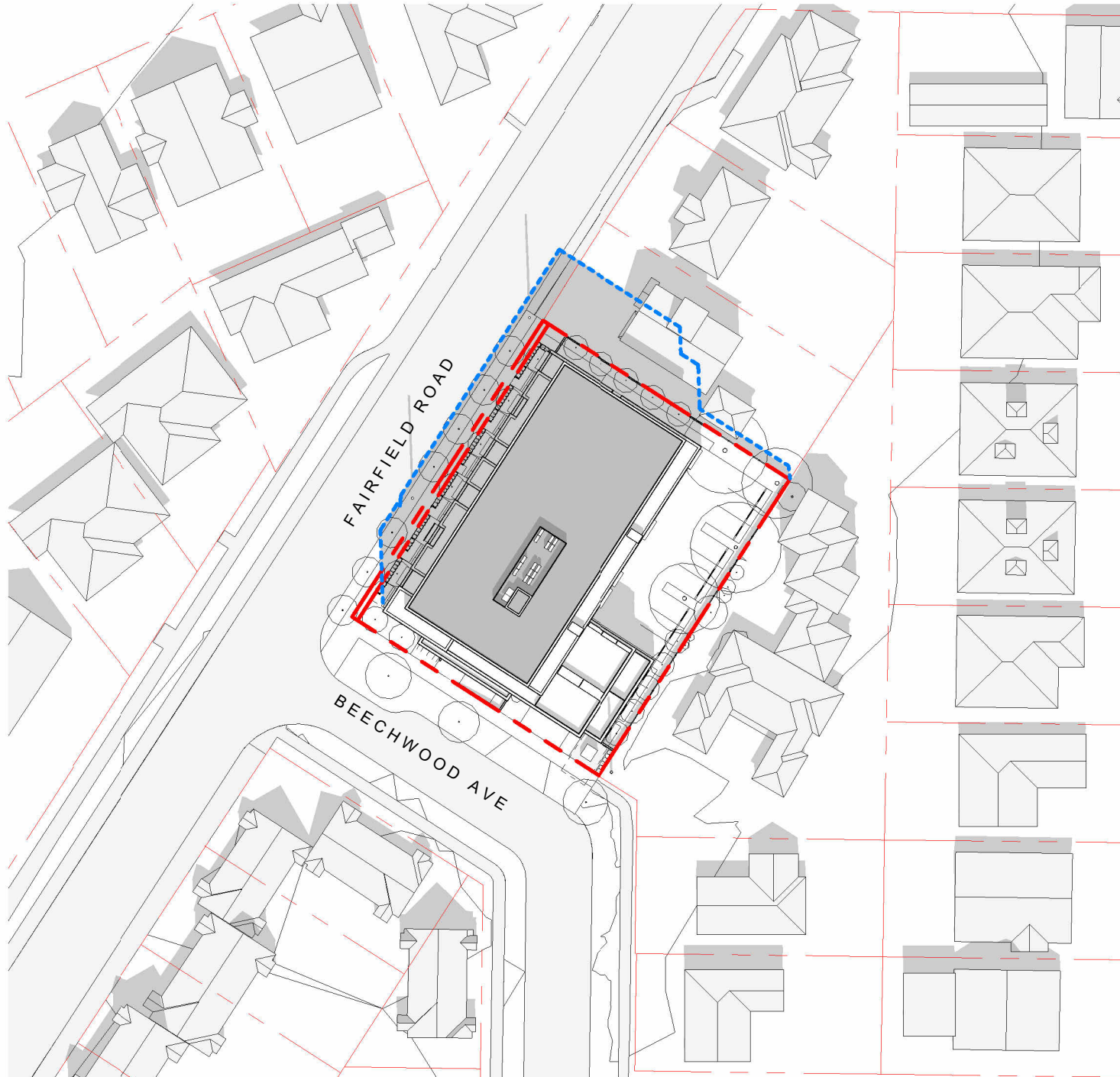
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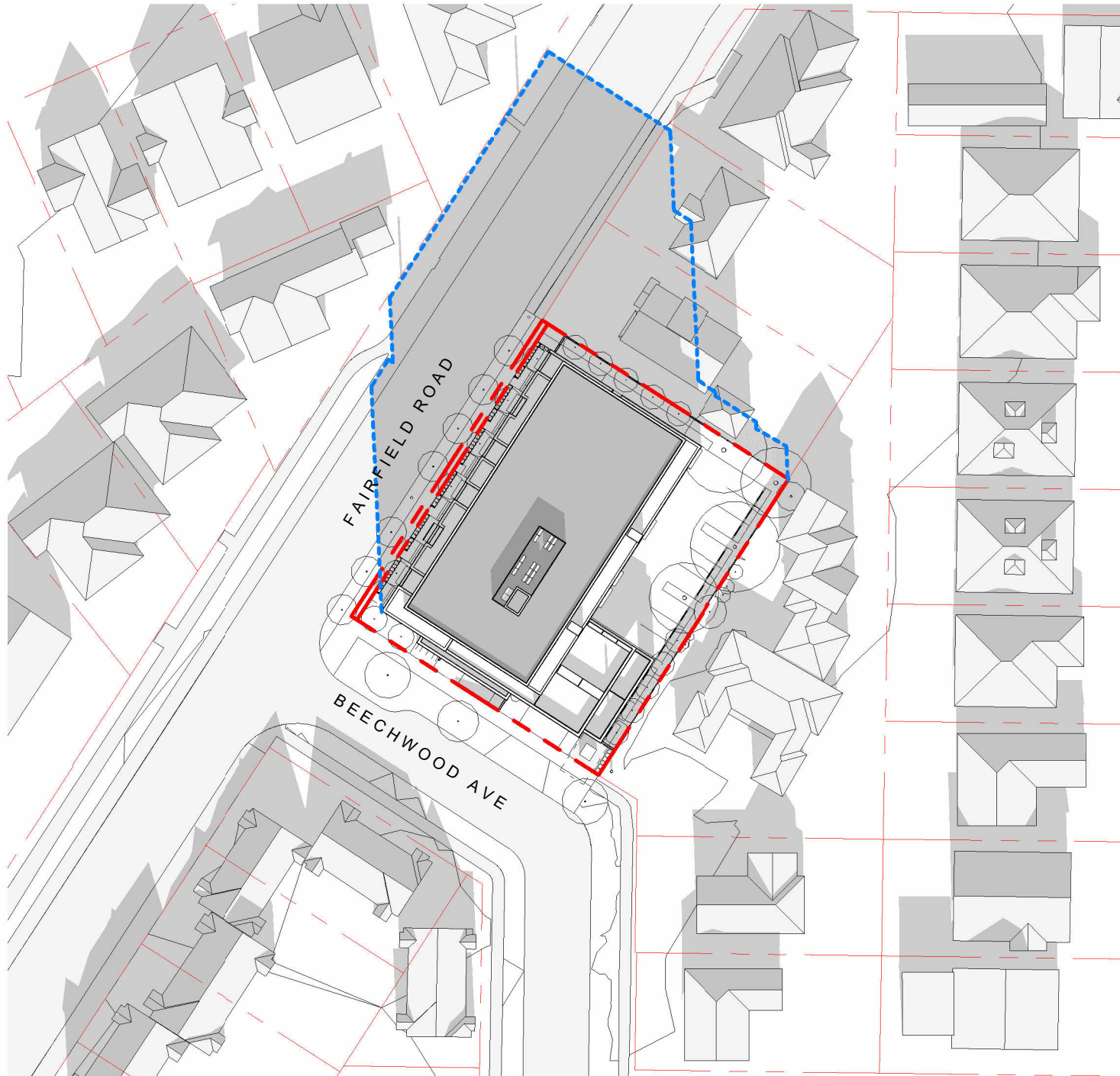
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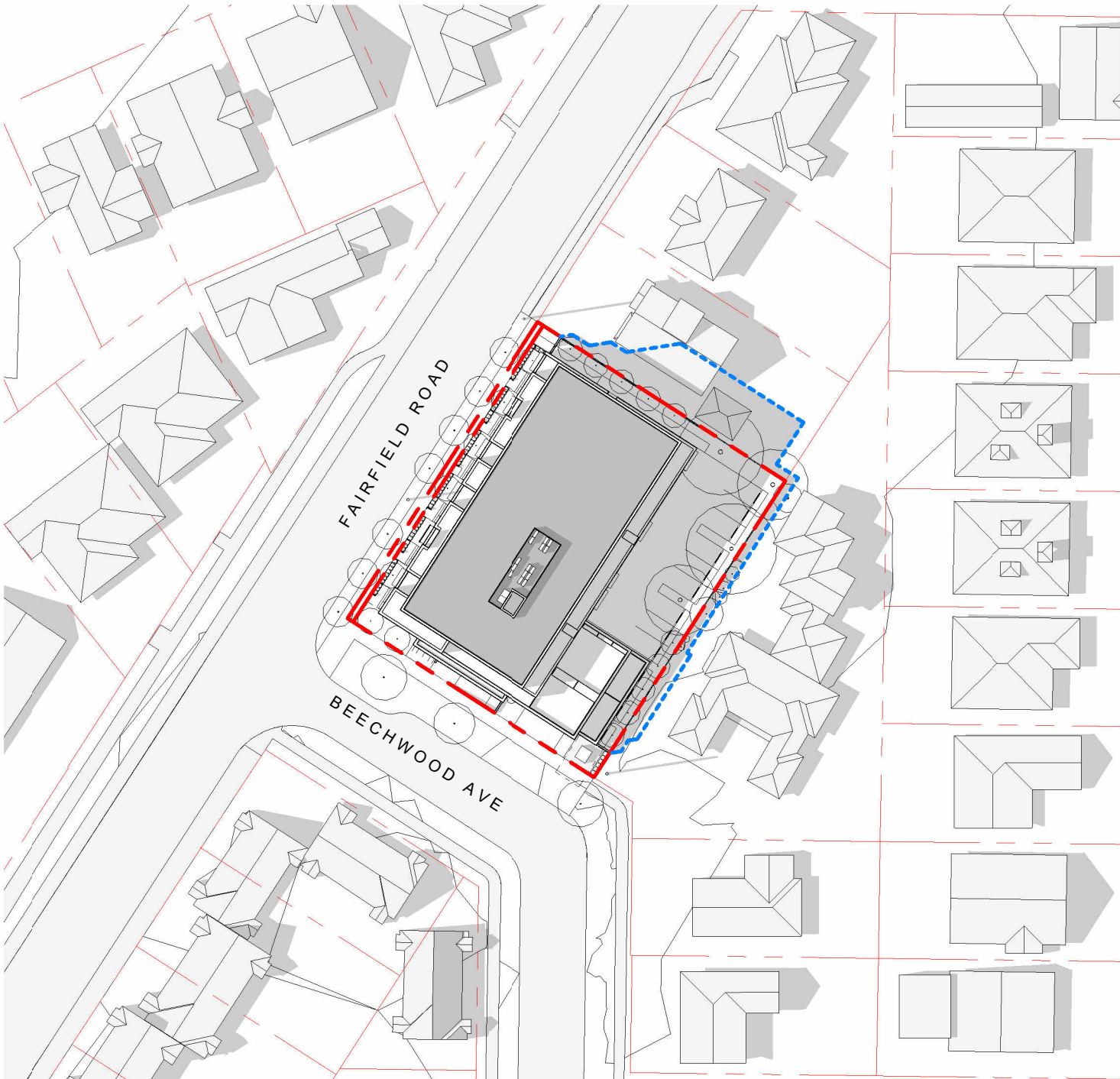
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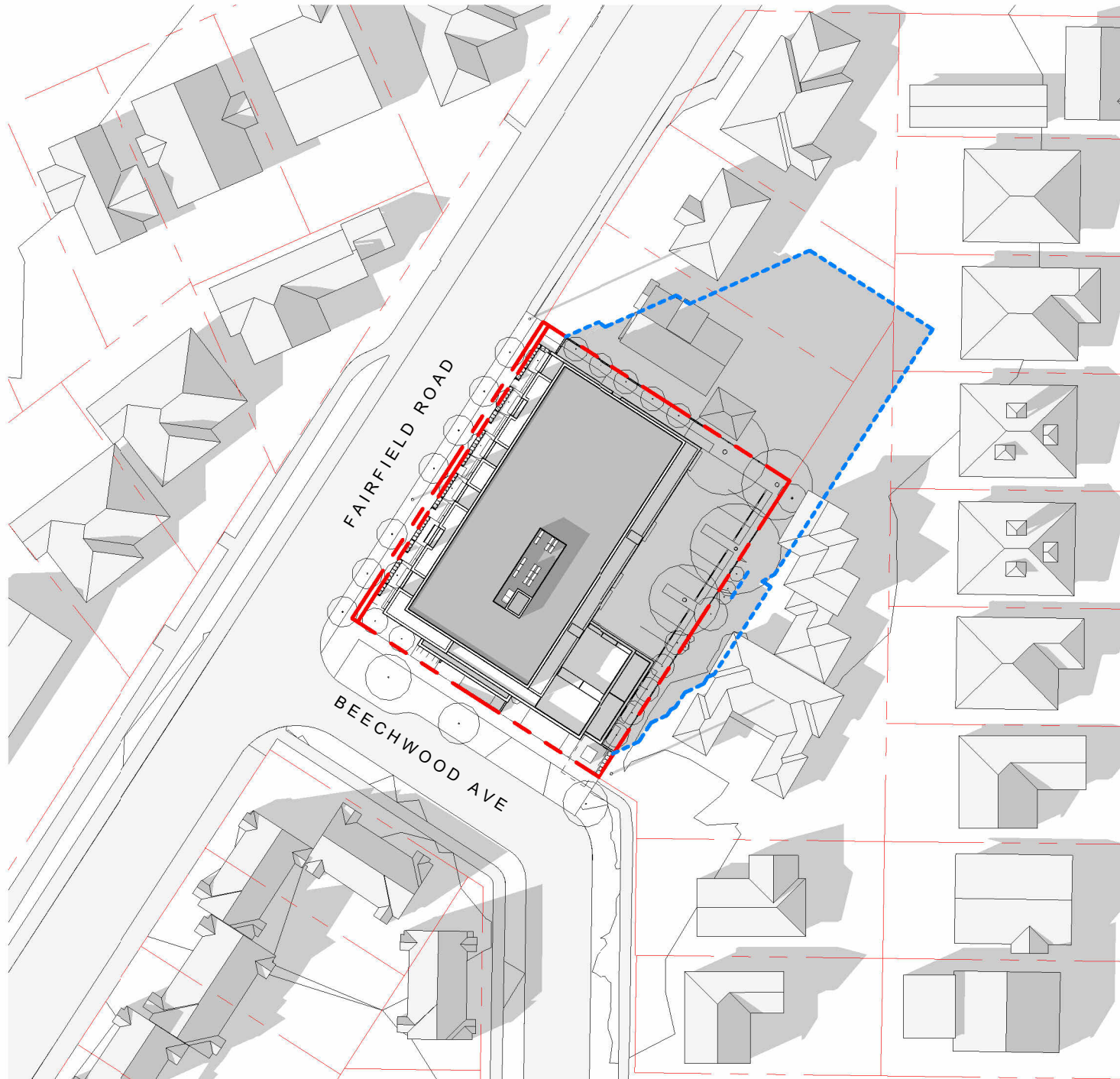
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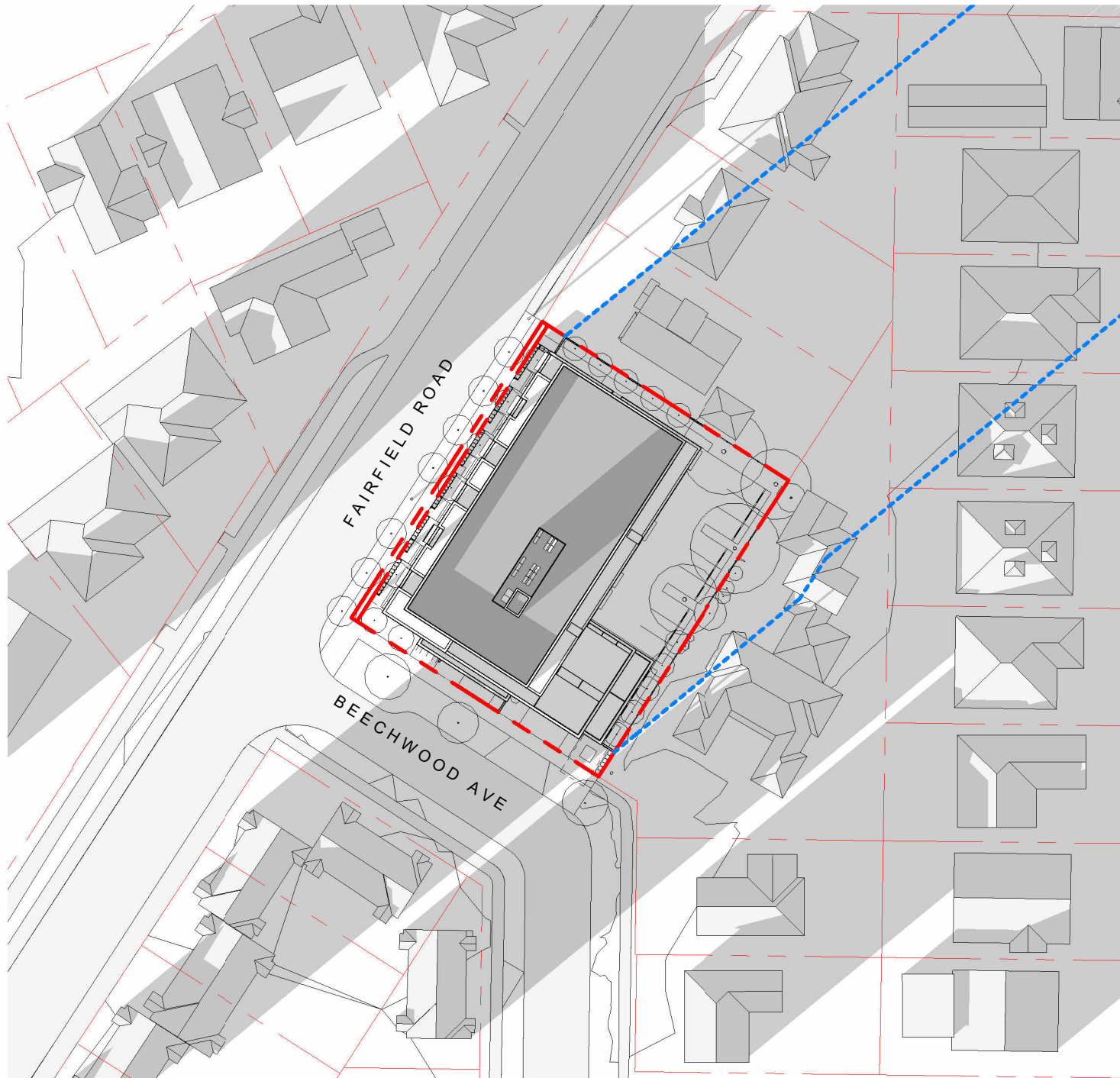
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SUMMER SOLSTICE 4:00 PM

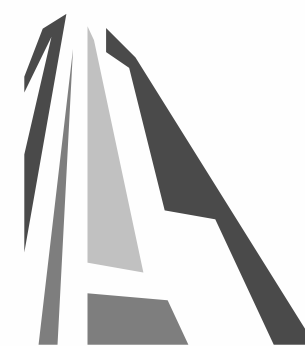


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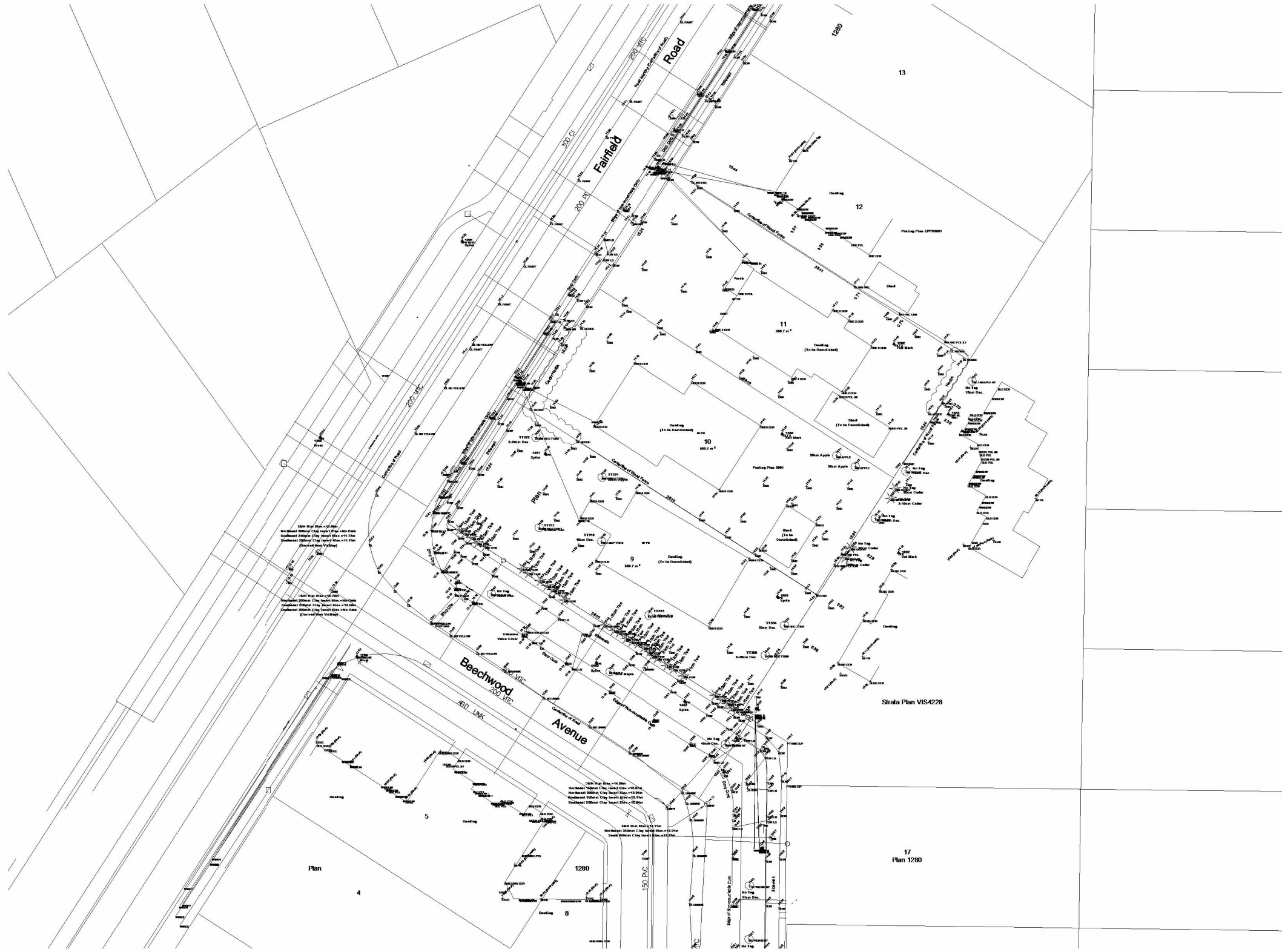
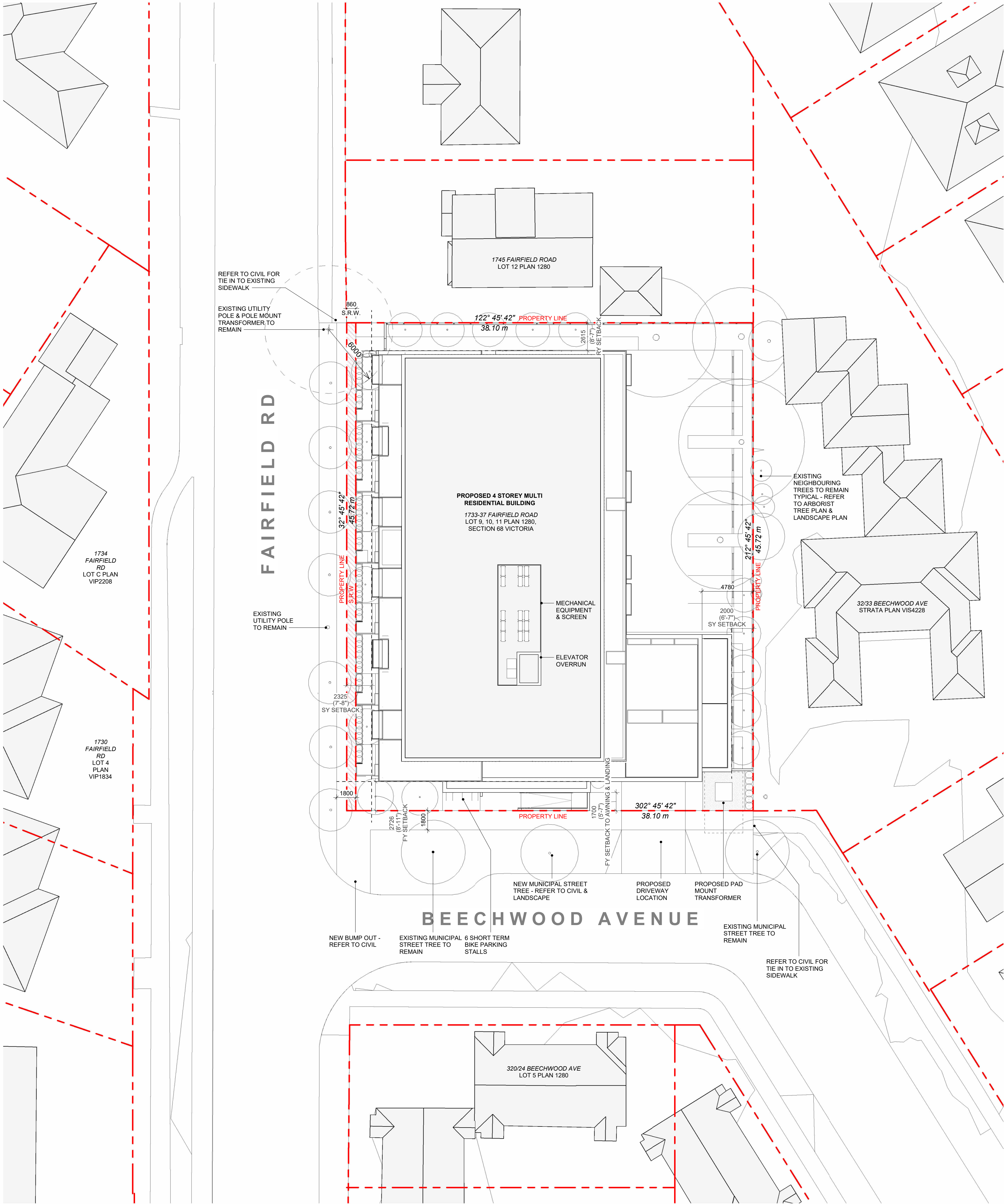
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Project		1733-1737 Fairfield Rd	
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Sheet Name			
SHADOW STUDIES			
Date		JAN 26, 2023	
Scale	1 : 750	Project #	2123
Revision		4	
2023-01-26		2023-01-26	
REGISTERED ARCHITECT BRITISH COLUMBIA		A-012	
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1 EXISTING SURVEY
SCALE = 1 : 500

DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1733-37 FAIRFIELD ROAD, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 88 VICTORIA
PROJECT DESCRIPTION	4 STOREY MULTI UNIT RESIDENTIAL BUILDING

PROJECT INFORMATION

ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m²)	1,741.93m²	
TOTAL FLOOR AREA (m²)	3019.65m²	
COMMERCIAL FLOOR AREA (m²)	0	
FLOOR SPACE RATIO	1.73:1	
SITE COVERAGE (%)	64%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	13.39m	
NUMBER OF STOREYS	4	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE		20
PARKING STALLS - VISITOR (#) ON SITE	3	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	37	52

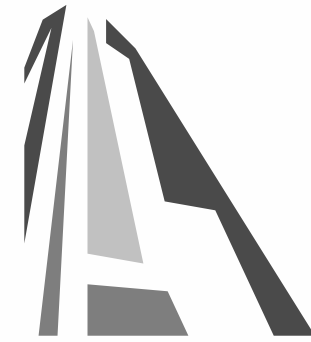
BUILDING SETBACKS (m)

	PROPOSED
FRONT YARD (BEECHWOOD AVE)	2.73m
FRONT YARD (TO AWNING/LANDING)	1.70m
INTERNAL SIDE YARD (TO BALCONY)	2.00m
INTERNAL SIDE YARD (TO BUILDING FACE)	4.78m
SIDE YARD (FAIRFIELD RD)	2.33m
REAR YARD	2.62m
COMBINED SIDE YARDS	4.33m

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	30
UNIT TYPE	TOWNHOMES (6), STUDIO (2), 1 BEDS (13), 2 BEDS (7), 3 BEDS (2)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m²)	41m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	1975m²

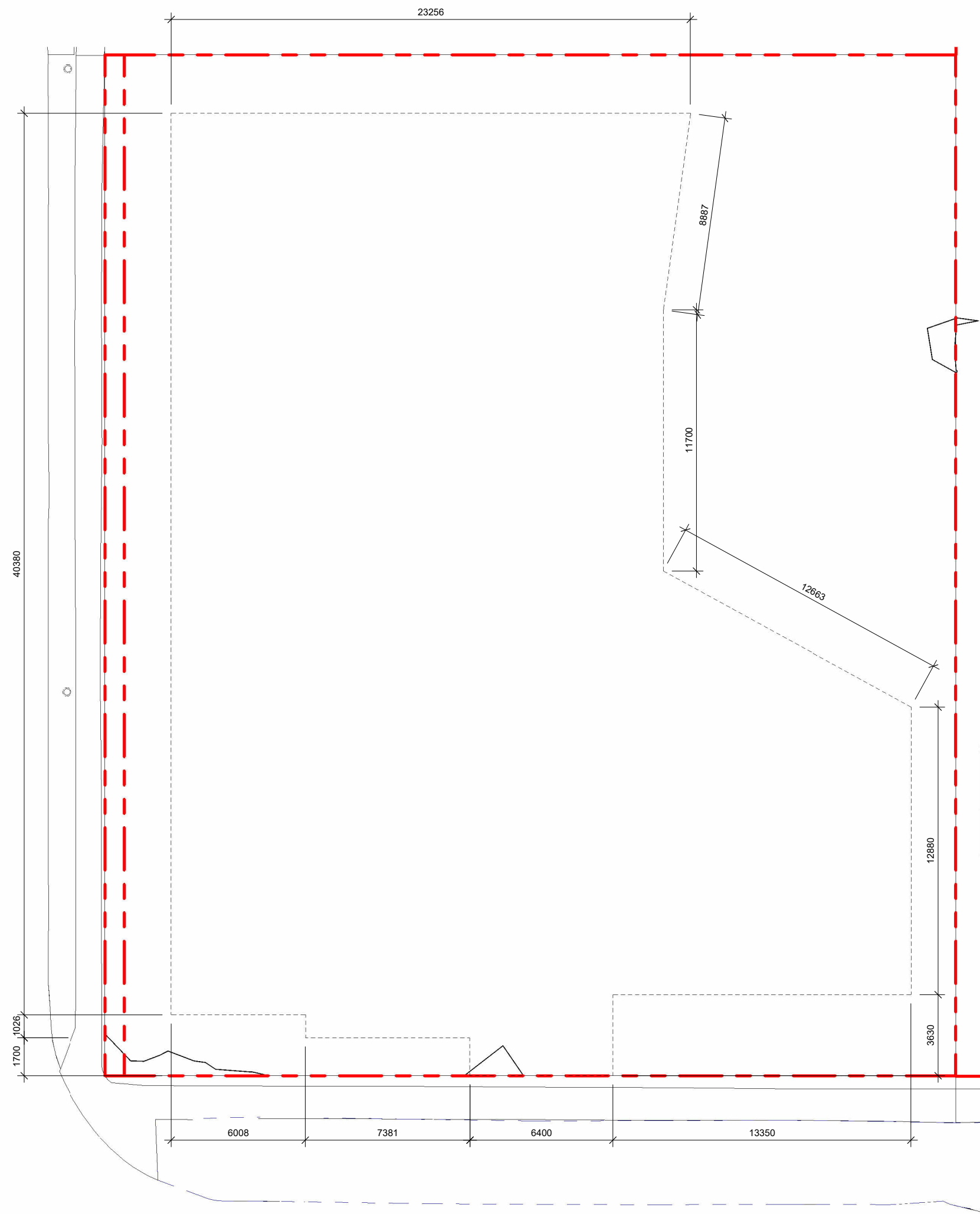
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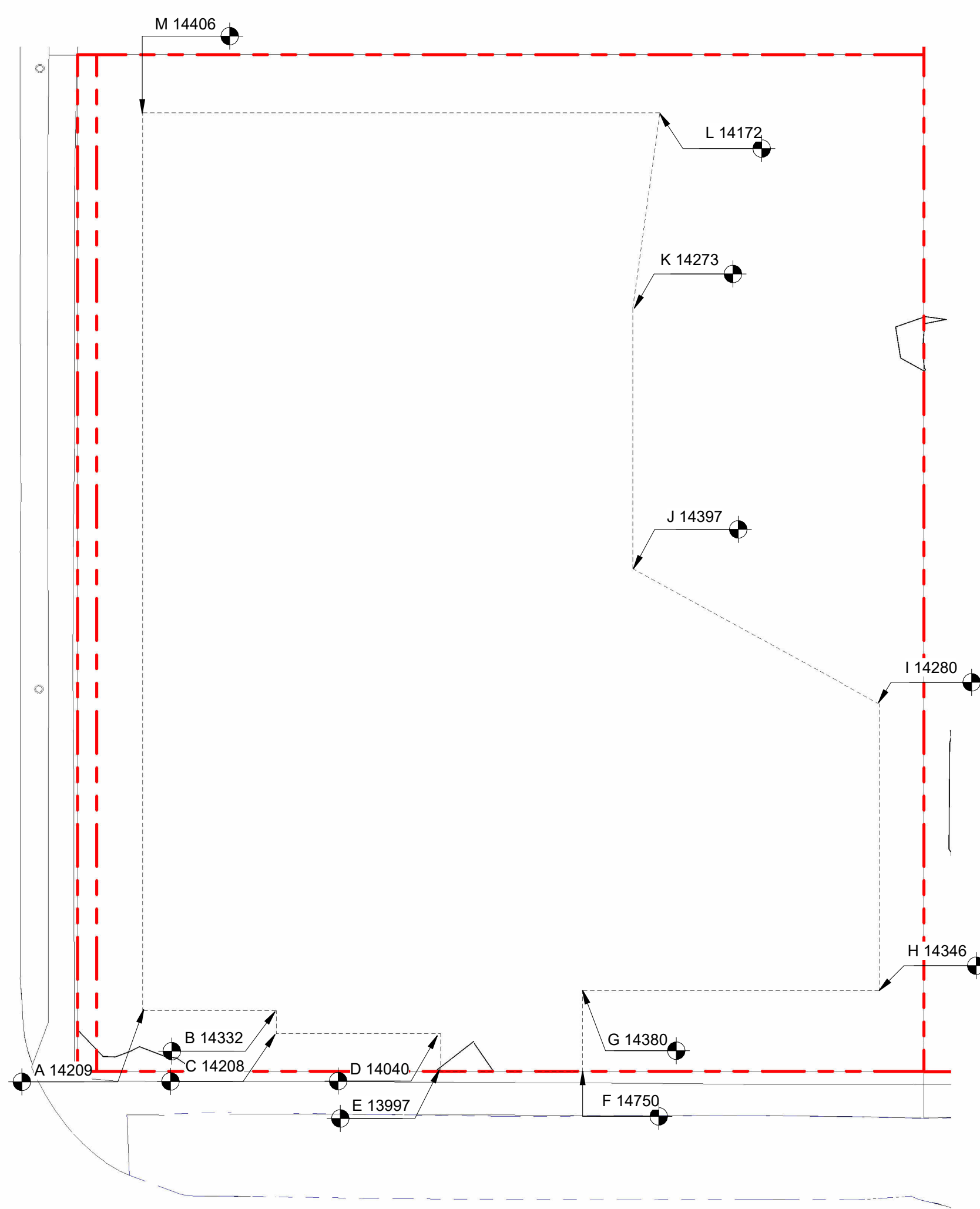
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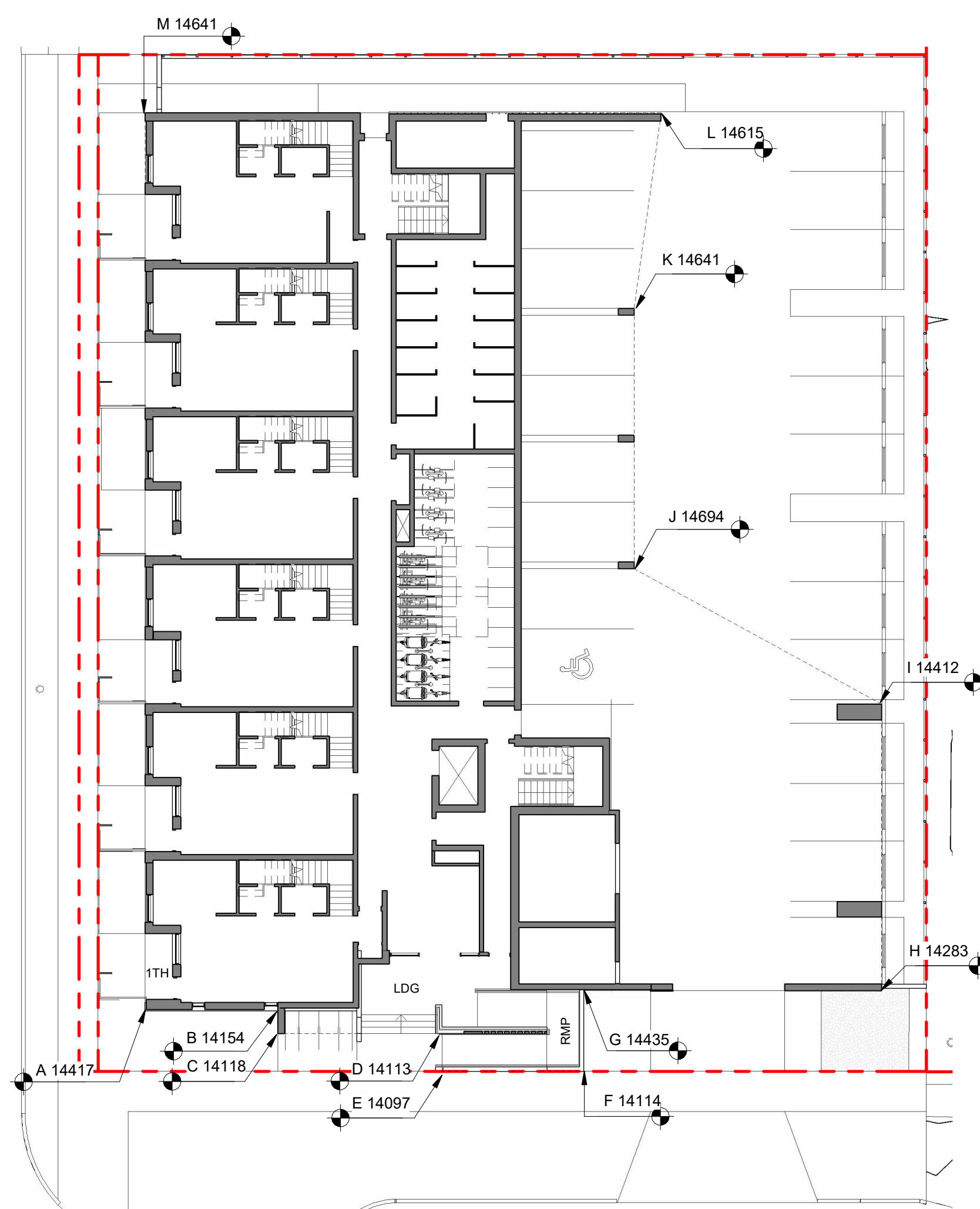
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SITE PLAN & PROJECT DATA	
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A-050	



1 DISTANCE BTWN POINTS KEY PLAN
SCALE = 1 : 200



2 NATURAL GRADE KEY PLAN
SCALE = 1 : 200

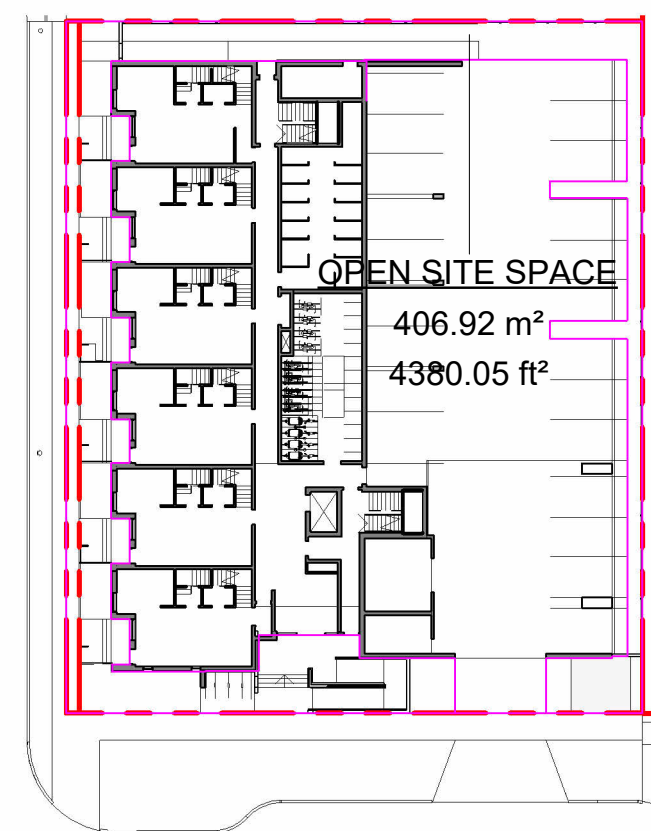


3 PROPOSED GRADE KEY PLAN
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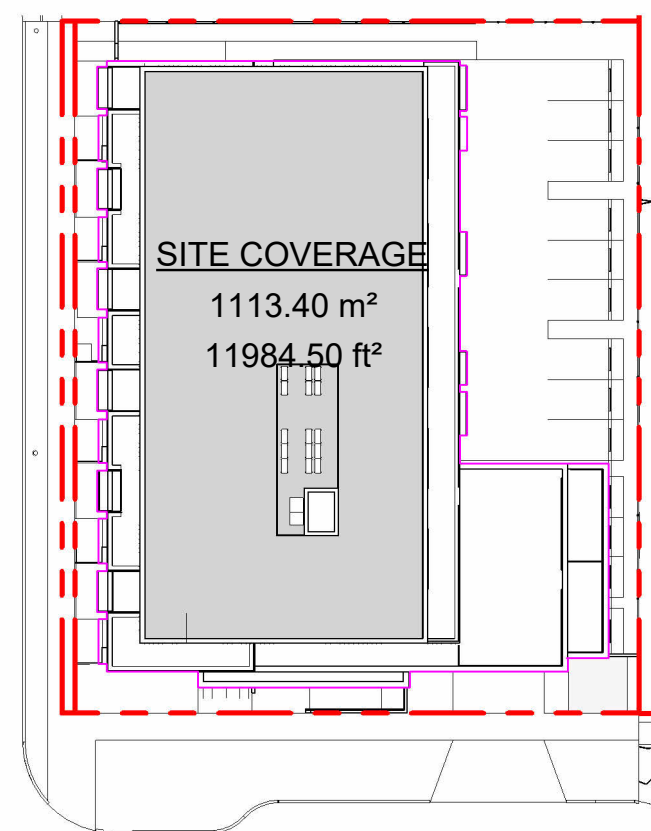
POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS		AVE. OF POINTS
A	14.209	14.42	Point A & B	6.008	85.20
B	14.332	14.15	Point B & C	1.026	14.50
C	14.208	14.12	Point C & D	7.381	103.92
D	14.04	14.11	Point D & E	1.7	23.83
E	13.997	14.10	Point E & F	6.4	89.96
F	14.75	14.11	Point F & G	3.63	51.72
G	14.38	14.44	Point G & H	13.35	191.33
H	14.346	14.28	Point H & I	12.88	183.90
I	14.273	14.41	Point I & J	12.663	181.52
J	14.397	14.69	Point J & K	11.7	167.72
K	14.273	14.64	Point K & L	8.887	126.40
L	14.172	14.62	Point L & M	23.256	332.30
M	14.406	14.64	Point M & N	40.38	577.74

Total	149.26	2130.03
Average Grade	14.27	

*NOTE: Lowest grade point governs per Schedule A definition



4 OPEN SITE SPACE
SCALE = 1 : 500



5 SITE COVERAGE
SCALE = 1 : 500

SUPPORTING CALCULATIONS

ZONING REGULATION BYLAW FLOOR AREAS

Level 1	586.06 m²
Level 2	951.08 m²
Level 3	785.79 m²
Level 4	682.07 m²
Grand total: 4	3005.00 m²

FLOOR SPACE RATIO

3005.00m² / 1741.93m² = 1.725
FSR - 1.73 : 1

SITE COVERAGE

1113.4m² / 1741.93m² = 0.64 (64%)

OPEN SITE SPACE

406.92m² / 1741.93m² = 0.23 (23%)

HEIGHT OF PATIOS, STAIRS, & RAMP TO EXISTING & PROPOSED GRADE REFER TO GRADE KEY PLANS

1TH PATIO
(WORST CASE GRADING ALONG FAIRFIELD RD - THEREFORE ALL <600mm)
14750 - 14200(PROPOSED) = 550mm
14750 - 14171(EXISTING) = 579mm

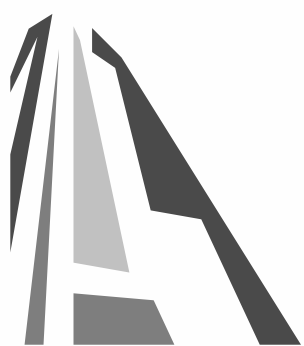
LDG (LANDING AT PRIMARY ENTRANCE)

14750 - 14114(PROPOSED) = 636mm
14750 - 14040 (EXISTING) = 710mm

RMP (INTERMEDIARY RAMP LANDING)

14507 - 14114(PROPOSED) = 393mm
14507 - 14280 (EXISTING) = 227mm

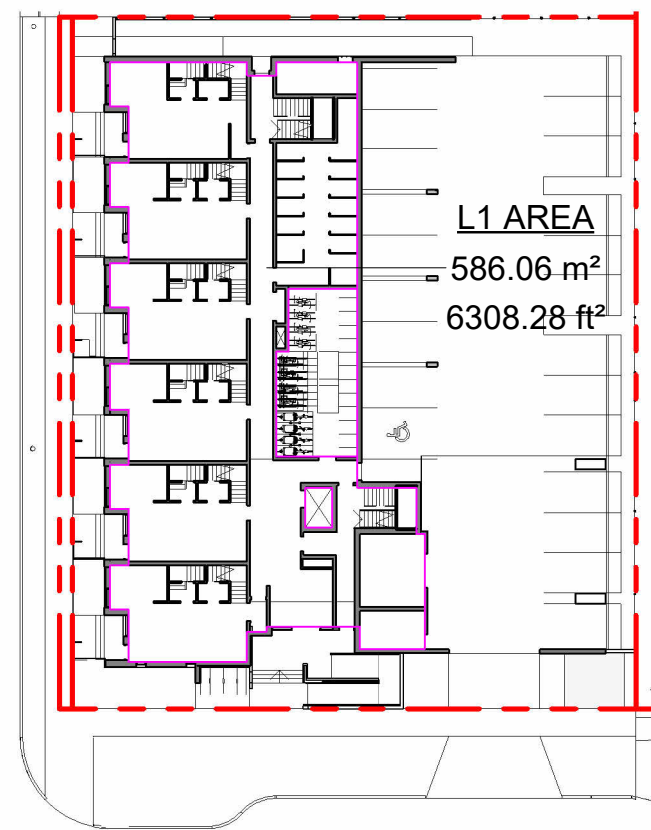
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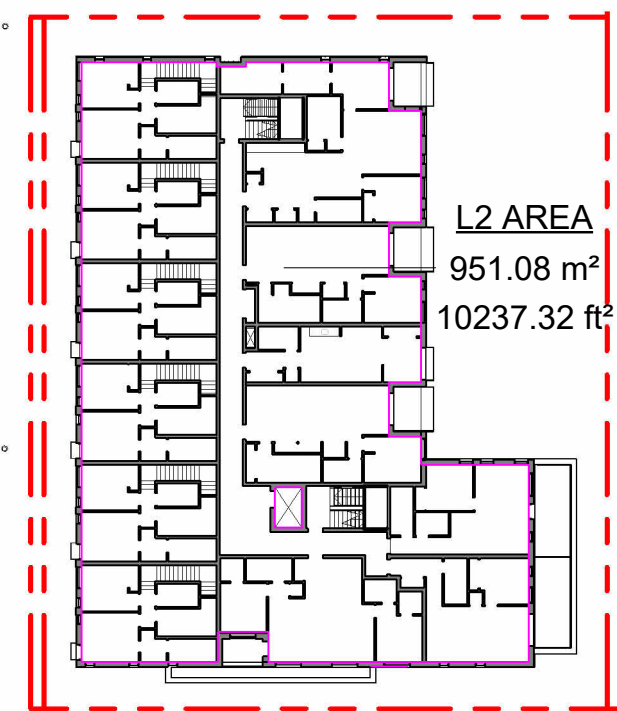
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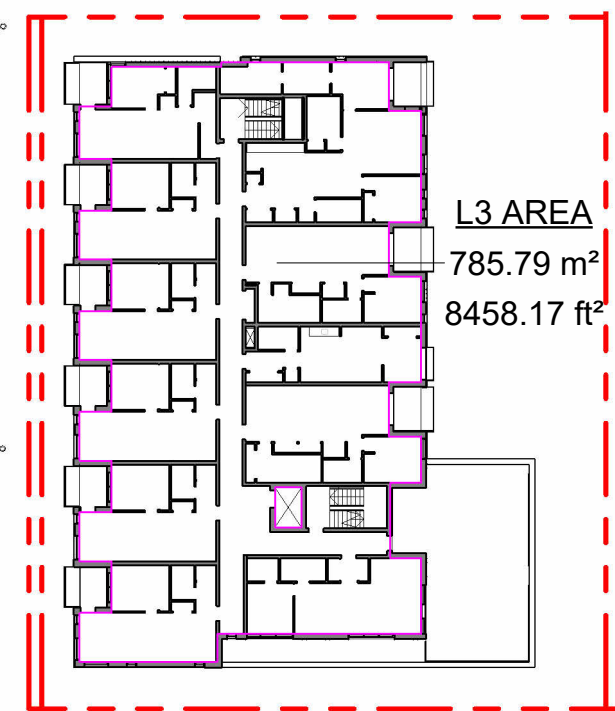
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ZONING CALCULATIONS	
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JAN 26, 2023	
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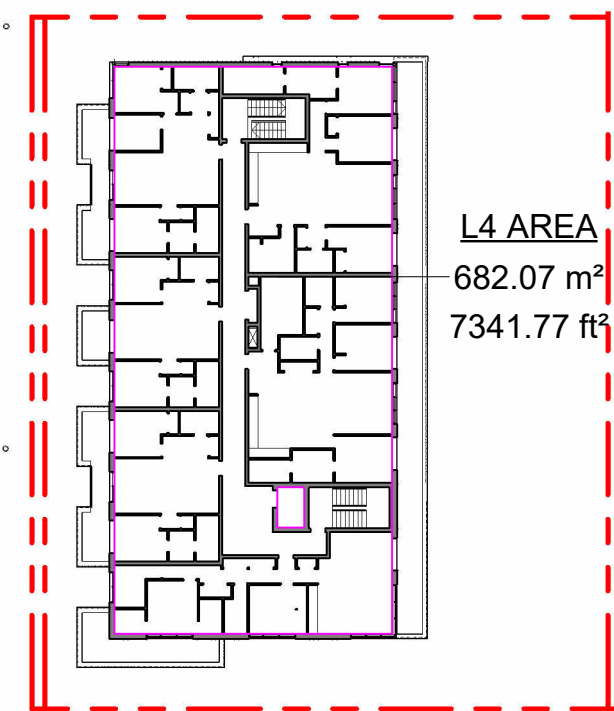
6 L1 FLOOR AREA
SCALE = 1 : 500



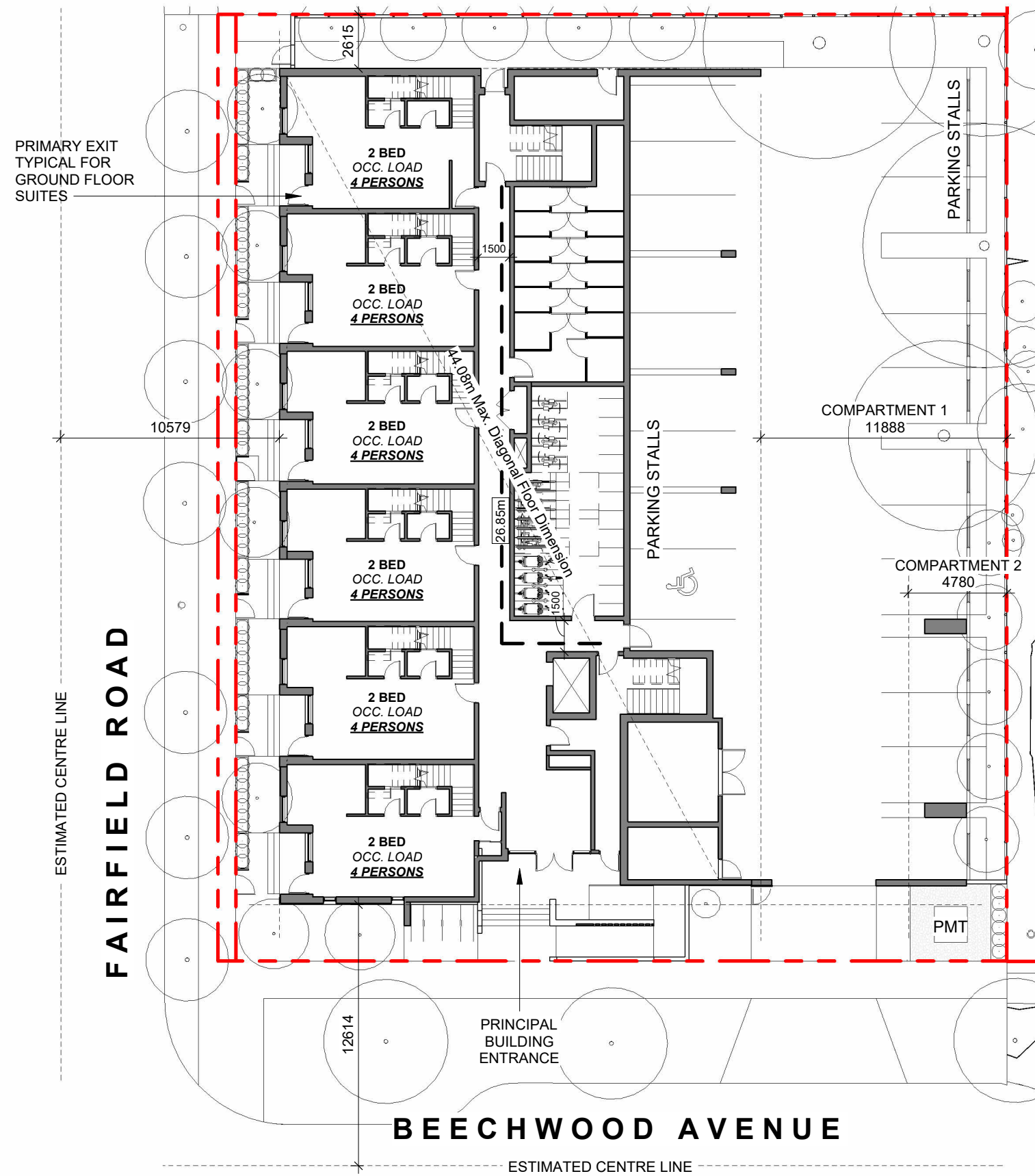
7 L2 FLOOR AREA
SCALE = 1 : 500



8 L3 FLOOR AREA
SCALE = 1 : 500



9 L4 FLOOR AREA
SCALE = 1 : 500

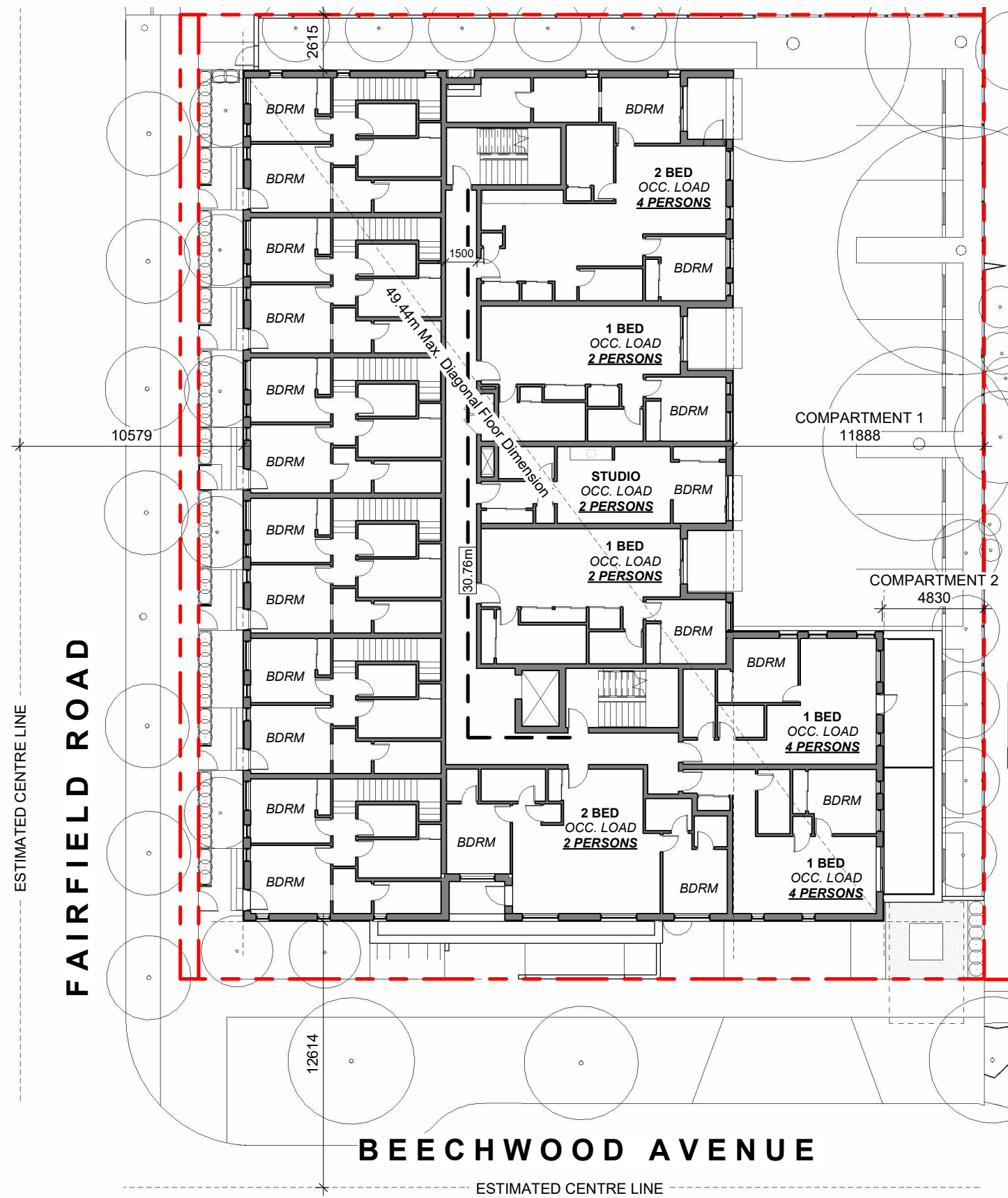


OCCUPANT LOAD:
Occupancy: Group C
12 Bedrooms x 2 persons/bedroom
= 24 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 24 = 146.4mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 24 = 192.0mm
or 1100mm

1 L1 CODE REVIEW KEY PLAN
SCALE = 1 : 250



OCCUPANT LOAD:
Occupancy: Group C
9 Bedrooms x 2 persons/bedroom
= 18 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 18 = 109.8mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 18 = 144.0mm
or 1100mm

2 L2 CODE REVIEW KEY PLAN
SCALE = 1 : 250

BUILDING CODE ANALYSIS

PROJECT TYPE	☒ NEW CONSTRUCTION	☐ RENOVATION	☐ ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	☒ PART 3	☐ PART 9
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐	3.1.2.1
BUILDING AREA	1051	m ² (approx)	1.4.1.2
GRADE	18.75	m geodetic	1.4.1.2
BUILDING HEIGHT (STOREYS)	4	STOREYS ABOVE GRADE	1.4.1.2
	0	STOREYS BELOW GRADE	

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, UP TO 4 STOREYS, SPRINKLERED		3.2.2.51
MAXIMUM BUILDING AREA	1800	m ²	3.2.2.51
No. OF STREETS FACING	1	(BEECHWOOD AVE UNDER 9M MINIMUM STREET WIDTH)	3.2.2.10
CONSTRUCTION TYPES PERMITTED	☒ COMBUSTIBLE	☐ NON-COMBUSTIBLE	3.2.2.51
FIRE ALARM SYSTEM	YES	NO	3.2.4.1
STANDPIPE SYSTEM	YES	NO	3.2.5.8
HIGH BUILDING	YES	NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES	NO	EXCEPT WITHIN AT GRADE RESIDENTIAL UNITS 3.2.8

FIRE RESISTANCE RATINGS

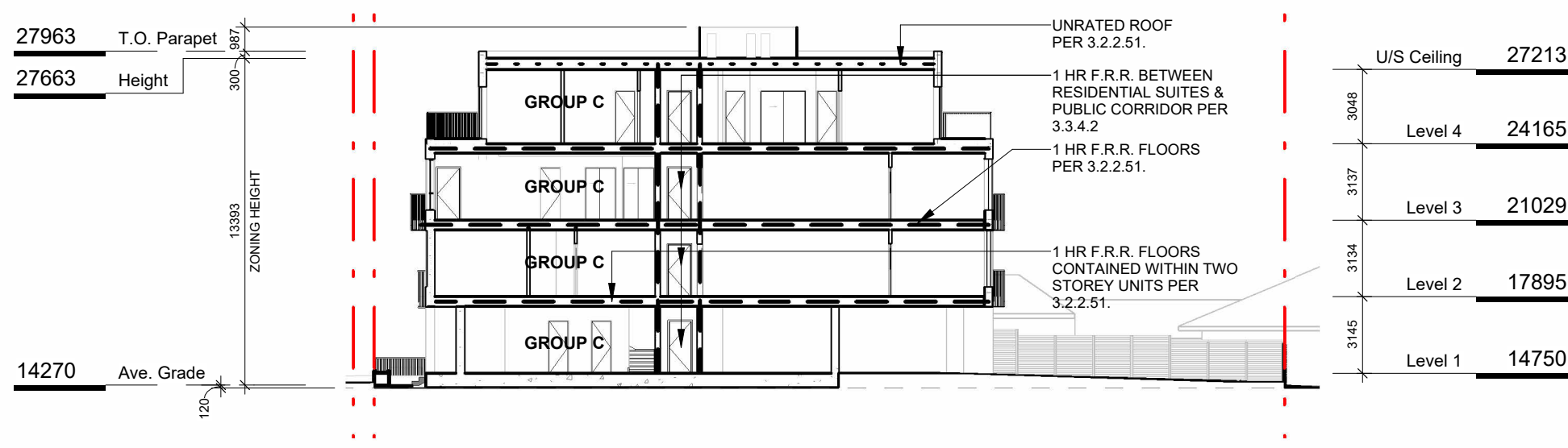
HORIZONTAL SEPARATIONS	1 hr	FLOORS	1 hr	MEZZANINE	Unrated	ROOF	3.2.2.51
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr	(NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)					3.2.2.51
EXITS	1 hr						3.4.4.1

EXITS FROM FLOOR AREAS

NUMBER OF EXITS REQUIRED	2	3.4.2.1
SEPARATION OF EXITS (MIN.)	1/2 MAX. DIAGONAL FLOOR AREA, BUT NEED NOT BE > 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	45 m, GROUP C	3.4.2.5
MEZZANINE	YES NO	3.2.8

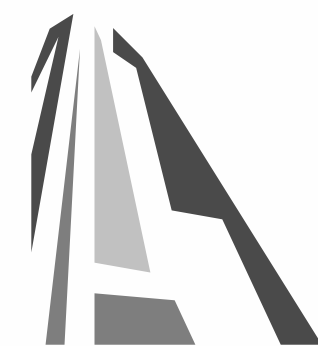
FIRE RESISTANCE RATING - KEY

----	UNRATED FIRE SEPERATIONS
- - - - -	45 MIN
----	1 HOUR
- - - - -	1.5 HOUR
.....	2 HOUR



5 CODE REVIEW KEY SECTION
SCALE = 1 : 250

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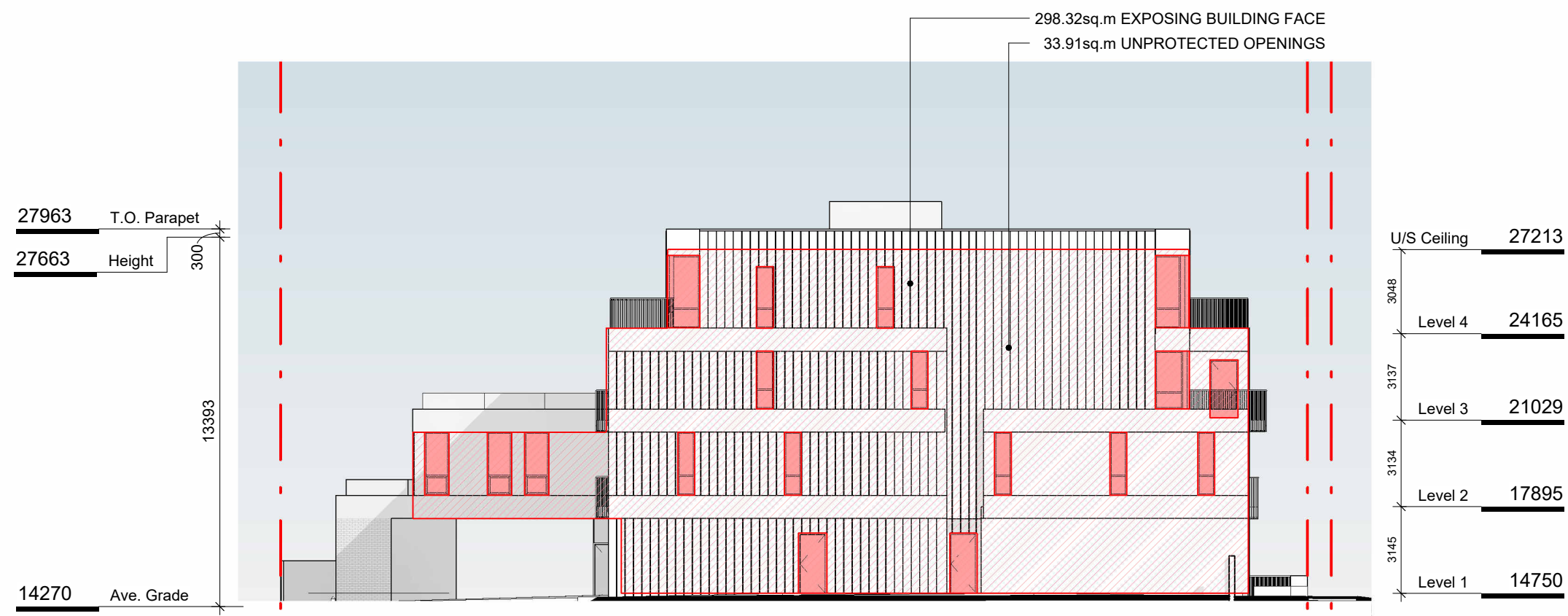
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Sheet Name	CODE REVIEW		
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Scale	As indicated	Project #	2123
		Revision	4
REGISTERED ARCHITECT BRITISH COLUMBIA 2023-01-26		Sheet #	A-052



NW ELEVATION

<u>TABLE 3.2.3.1.-D</u>	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	10.60m (>9m)	100	496.26	213.77	43
<u>TABLE 3.2.3.7</u>	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	10.12m (>9m)	100	45 minutes	Any	Any

1 NW ELEVATION - LD KEY
SCALE = 1 : 200



NE ELEVATION

<u>TABLE 3.2.3.1.-D</u>	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	2.62m (>2m)	16	298.32	33.91	11.4
<u>TABLE 3.2.3.7</u>	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	10 - 25	1 hr	Any	Noncombustible

2 NE ELEVATION - LD KEY
SCALE = 1 : 200



SE ELEVATION

<u>TABLE 3.2.3.1.-D</u> COMPARTMENT 1	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	11.89m (>9m)	100	453.14	150.24	33.2
<u>TABLE 3.2.3.7</u> COMPARTMENT 1	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	50 - 100	45 minutes	Any	Any
<u>TABLE 3.2.3.1.-D</u> COMPARTMENT 2	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	4.78m (>4m)	56	43.20	17.70	41.0
<u>TABLE 3.2.3.7</u> COMPARTMENT 2	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	50 - 100	45 minutes	Any	Any

4 SE ELEVATION - LD KEY
SCALE = 1 : 200



SW ELEVATION

<u>TABLE 3.2.3.1.-D</u>	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	12.61m (>9m)	100	296.42	84.24	28.4
<u>TABLE 3.2.3.7</u>	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	100	45 minutes	Any	Any

3 SW ELEVATION - LD KEY
SCALE = 1 : 200

4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
SPATIAL SEPARATION			
Date			
JAN 26, 2023			
Scale		Project #	
1 : 200		2123	
		Revision	
		Jan 26, 2023	
		Sheet #	
		4	
		A-053	
2023-01-26 4:46:28 PM			



4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd		
		ARYZE		
Sheet Name				
LEVEL 1 PROPOSED PLAN				
Date		JAN 26, 2023		
Scale	1 : 100	Project #	2123	
		Revision	4	
2023-01-26		A-101		
2023-01-26 4:46:33 PM				



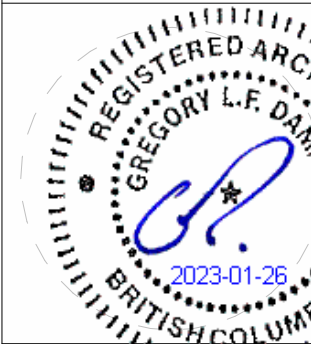
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 2 PROPOSED PLAN			
Date			
JAN 26, 2023			
Scale		Project #	2123
1 : 100		Revision	4
2023-01-26		Sheet #	A-102





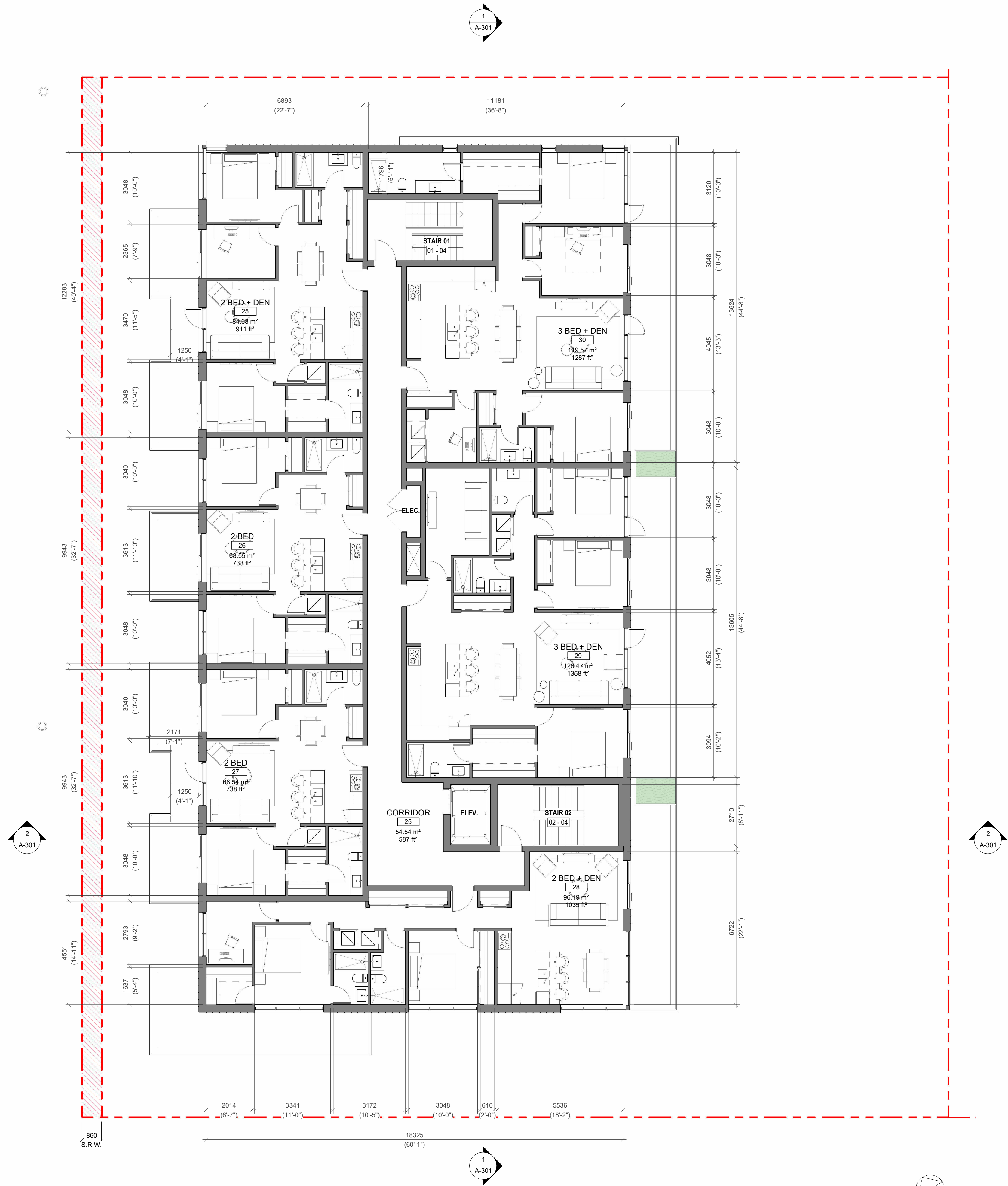
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 3 PROPOSED PLAN			
Date		JAN 26, 2023	
Scale	1 : 100	Project #	2123
		Revision	4
2023-01-26		Sheet #	A-103



4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 4 PROPOSED PLAN			
Date		JAN 26, 2023	
Scale		1 : 100	Project #
			2123
Revision		4	
		2023-01-26	
		Sheet #	
		A-104	



1 NW ELEVATION
SCALE = 1 : 100

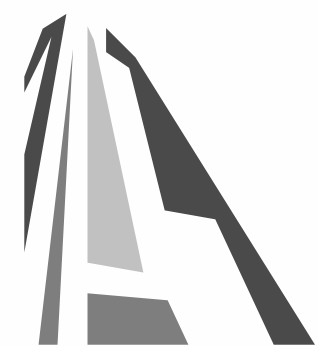


2 SW ELEVATION
SCALE = 1 : 100

FINISH SCHEDULE

01. BRICK
LIGHT FINISH
02. PREFINISHED METAL
FLAT PANEL
03. PREFINISHED METAL
STANDING SEAM
04. METAL PICKET GUARD
05. GLAZING
06. WOOD GRAIN FINISH
07. HORIZONTAL WOOD FENCE

4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
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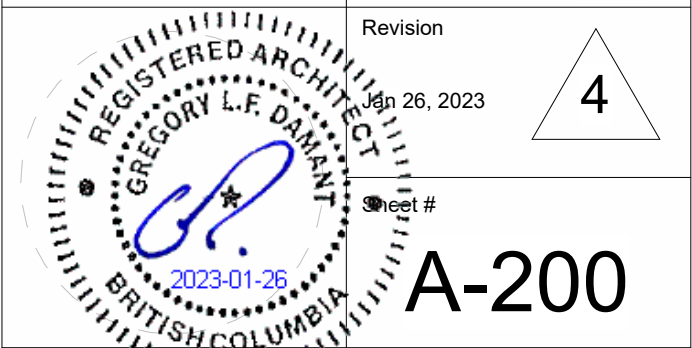
Project
1733-1737 Fairfield Rd
ARYZE

Sheet Name
EXTERIOR ELEVATIONS

Date
JAN 26, 2023

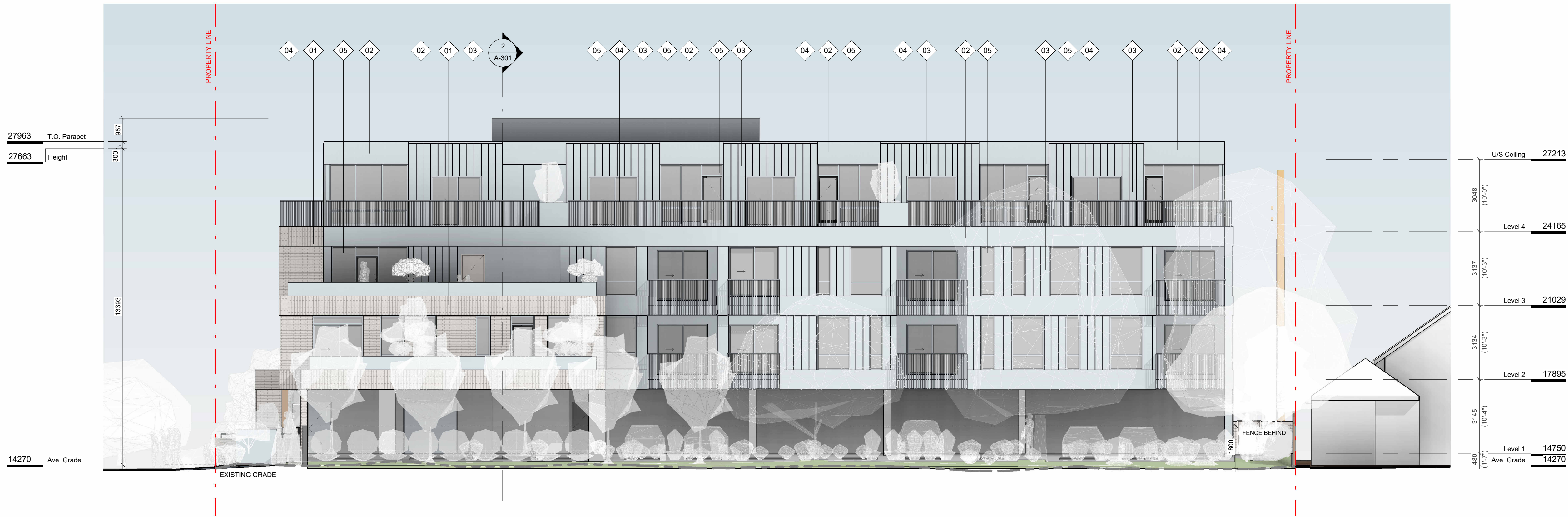
Scale
As indicated

Project #
2123

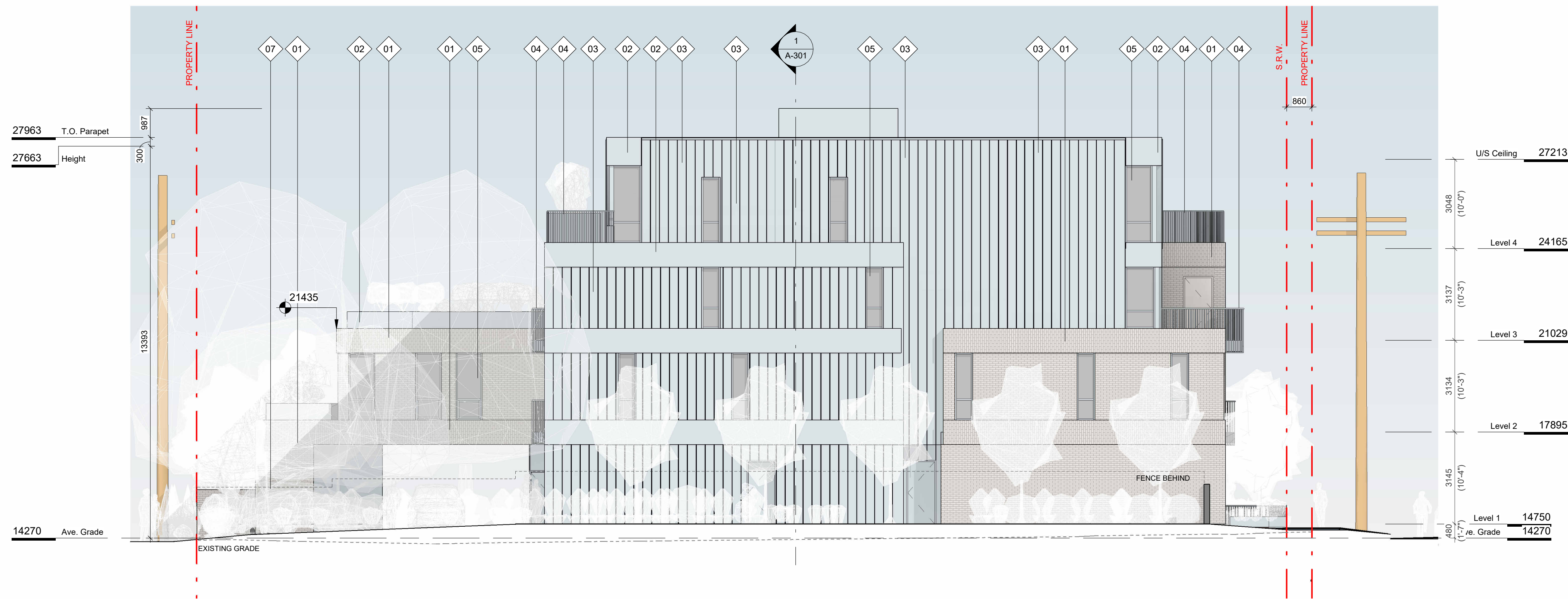


A-200

2023-01-26 4:47:21 PM



1 SE ELEVATION
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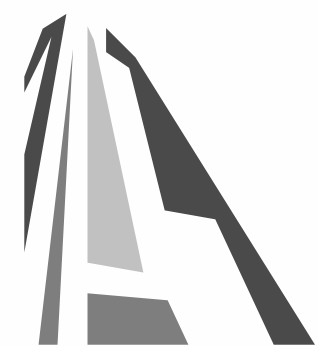


2 NE ELEVATION
SCALE = 1 : 100

FINISH SCHEDULE

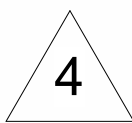
01. BRICK
LIGHT FINISH
02. PREFINISHED METAL
FLAT PANEL
03. PREFINISHED METAL
STANDING SEAM
04. METAL PICKET GUARD
05. GLAZING
06. WOOD GRAIN FINISH
07. HORIZONTAL WOOD FENCE

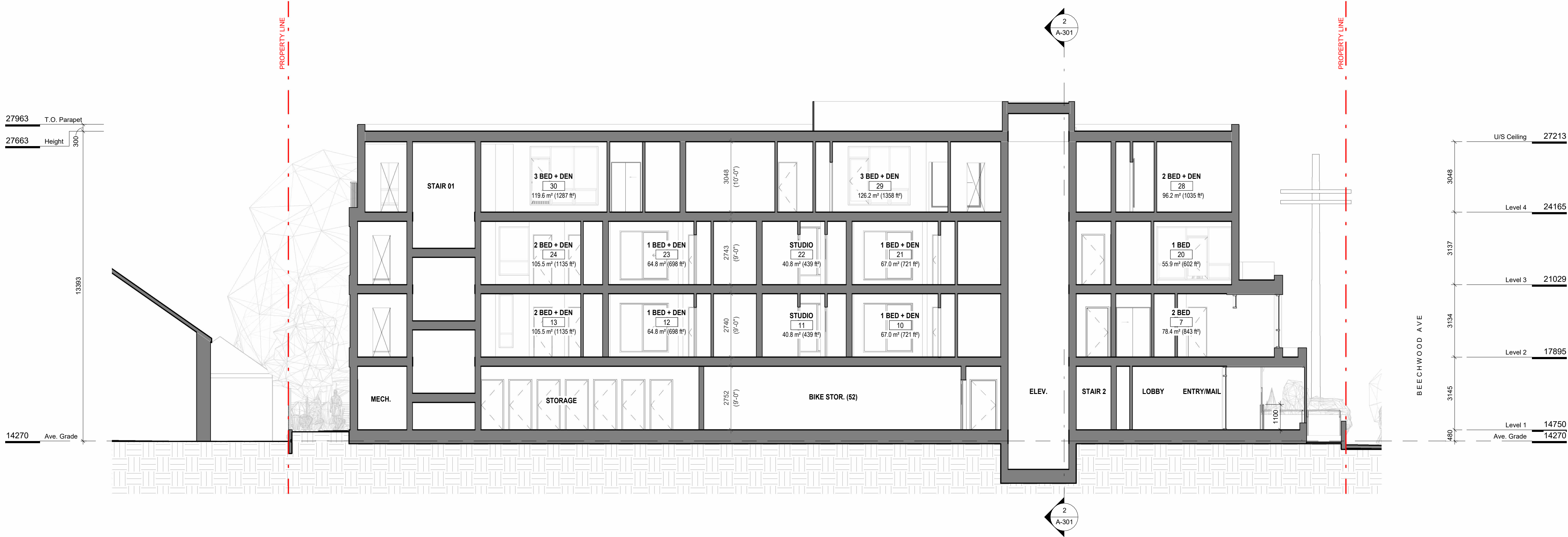
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



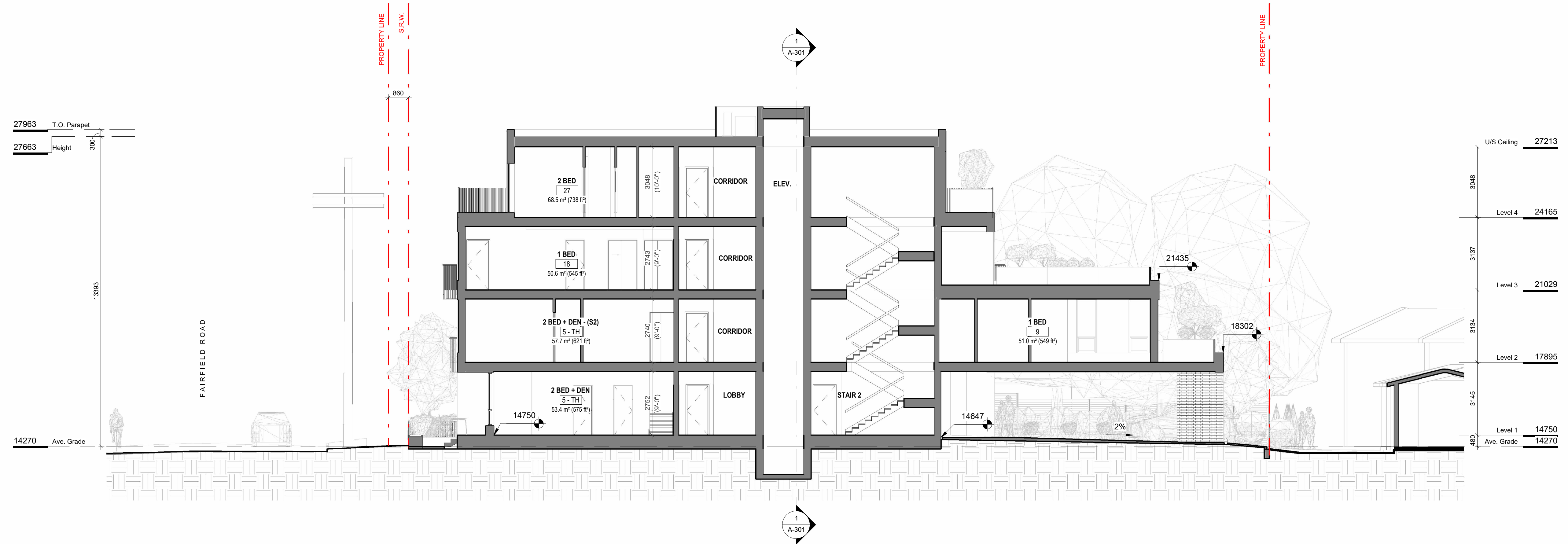
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
EXTERIOR ELEVATIONS			
Date			
		JAN 26, 2023	
Scale		Project #	
As indicated		2123	
		Revision	
		Jan 26, 2023	
			
		Sheet #	
		A-201	

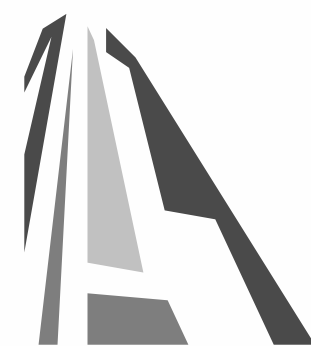


1 BUILDING SECTION 1
SCALE = 1 : 100



2 BUILDING SECTION 2
SCALE = 1 : 100

4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

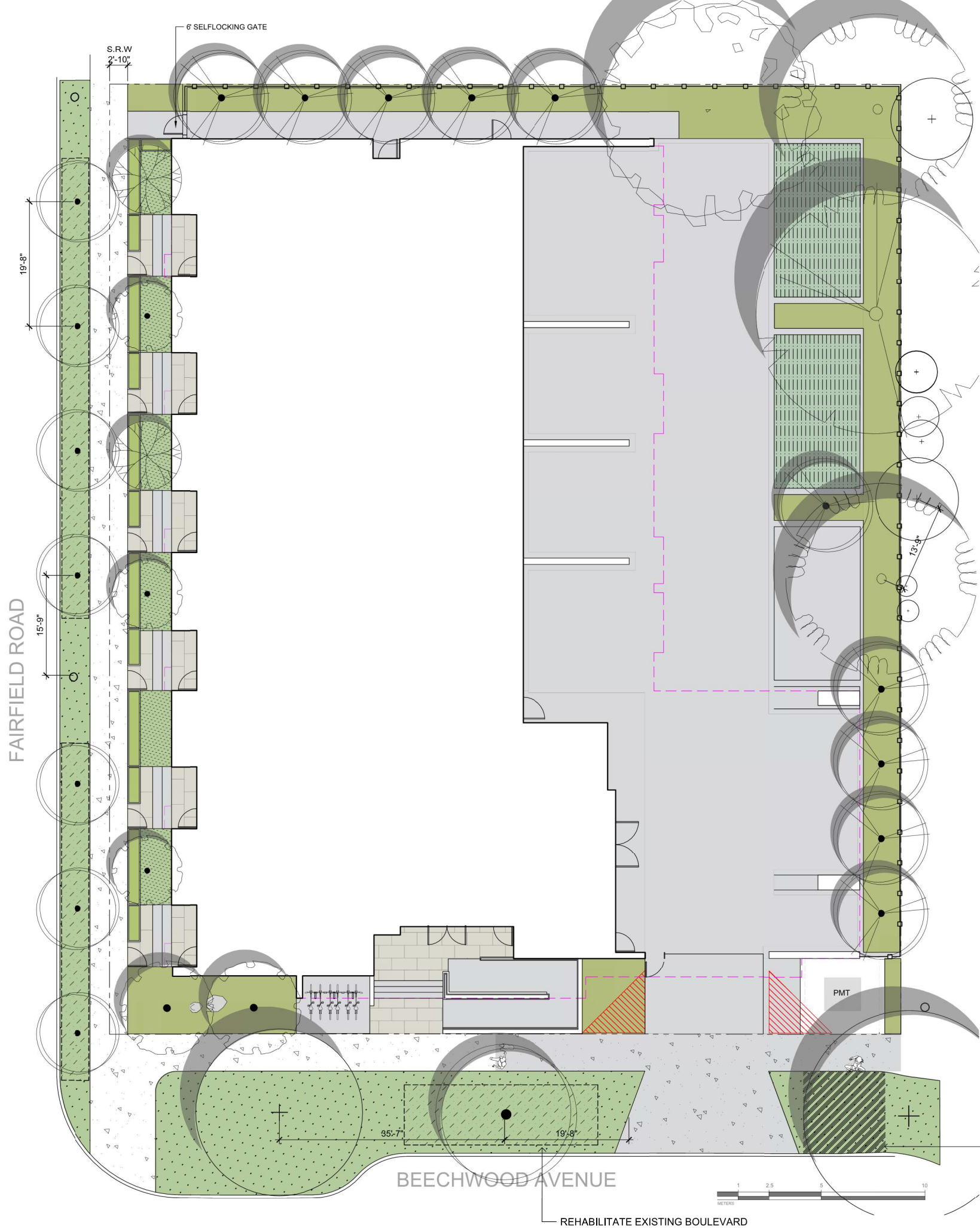


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Project		1733-1737 Fairfield Rd		ARYZE	
Sheet Name		BUILDING SECTIONS			
Date		JAN 26, 2023			
Scale		1 : 100	Project #	2123	
			Revision	Jan 26, 2023	
			Sheet #	4	
				A-301	





LEGEND

- PROPERTY LINE
- ROOF OVERHANG
- ON-SITE LANDSCAPE AREA
 - 1000 mm DEPTH PLANTING AREAS
 - GROWING MEDIUM (MMCD)
 - 50 mm DEPTH MULCH
- RAISED PLANTER
 - 450 mm DEPTH PLANTER
 - GROWING MEDIUM
 - 50 mm DEPTH MULCH
- PARKING STALL PAVER
 - NEWSTONE DORADO DRAIN PAVERS
 - COLOR: CHARCOAL
- GROUNFLOOR PATIO AND UPPER LEVEL BALCONY PAVER
 - ARISTOKRAT™ SERIES
 - COLOR: CASCADE GRANITE
 - SIZE: 24" X 48"
- SOD MUNICIPAL BOULEVARD AREA
 - 150 mm DEPTH HIGH TRAFFIC LAWN
 - GROWING MEDIUM (MMCD)
 - SOD
- SOD MUNICIPAL BOULEVARD AREA
 - 1000 mm DEPTH LOW TRAFFIC LAWN
 - GROWING MEDIUM (MMCD)
 - SOD
- SOD ON SITE
 - 1000 mm DEPTH PLANTING AREAS GROWING MEDIUM (MMCD) FOR LAWN AREA WITH TREES + SOD
 - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD) FOR AREA WITHOUT TREES + SOD
- MUNICIPAL SIDEWALK
 - GP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS
- CONCRETE PATH AND DRIVEWAY
- TREE PIT WITH 1000mm DEPTH GROWING MEDIUM FOR BOULEVARD TREES
- BIKE RACK
 - SURFACE MOUNT ON CONCRETE PAD
- LANDSCAPE BOULDER
 - VANCOUVER ISLAND GRANITE OR BASALT
- FENCE
 - 6' HT SOLID CEDAR WOOD FENCE
 - STAIN: HEMLOCK GREY
- EXISTING BOULEVARD TREE TO BE RETAINED
- PROPOSED BOULEVARD TREE TO BE SPECIFIED BY CITY OF VICTORIA PARKS
- PROPOSED TREES

SITE PERMEABILITY

TOTAL SITE AREA: 1703 m²
 LANDSCAPED AREA: 223 m²
 PERMEABLE PAVED AREA: 484 m²
 SITE PERMEABILITY RATIO: 41.6%

SITE PAVER SELECTION

FRONT PATIOS ON FAIRFIELD



ARISTOKRAT™ SERIES
CASCADE GRANITE

PARKING STALLS



NEWSTONE DORADO DRAIN
CHARCOAL

- NOTES:
- BOULEVARD TREE PLANTING TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-043, AND CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRAWING S-P4
 - REHABILITATE EXISTING BOULEVARD TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-042 AND SUPPLEMENTARY STANDARD DETAIL DRAWING SD-P3
 - SEPARATE IRRIGATION SERVICE AND AUTOMATIC IRRIGATION TO BE PROVIDED TO MUNICIPAL BOULEVARD TREES IF TREE LOCATIONS ARE APPROVED BY CITY ENGINEERING AND BC HYDRO

PLEASE NOTE: THERE IS INSUFFICIENT SETBACK FROM PROPOSED UTILITIES. IF WE USE SMALL CALIPER TREES (20mm) WITH A ROOT BALL OF 400 mm DIAMETER MAXIMUM, WE BELIEVE WE CAN ACCOMMODATE THE REQUIRED 1.0m OFFSET FROM THE ROOT BALL TO THE BC HYDRO UTILITY BUT NOT THE REQUIRED OFFSET TO THE PROPOSED STREET LIGHT CONDUIT.



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
**1733 FAIRFIELD,
 VICTORIA, BC**

DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **KIM TANG**

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22.03.04
2	ISSUED FOR RZDP	22.06.02
3	ISSUED FOR COORDINATION	22.07.18
4	ISSUED FOR RZJ DP	22.07.20
5	ISSUED FOR RZJ DP RESUBMISSION	23.01.24

SEAL



NORTH ARROW



DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:

SCALE: **AS NOTED**

L1

PARKING STALL



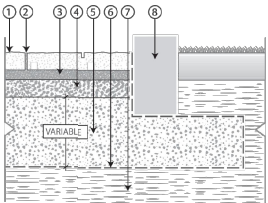
Dorado Drain Paver



Installation

FULL EXFILTRATION

- 1 Dorado Drain Paver
- 2 Joint filling material ASTM No 8 (CSA 2.5-10mm) aggregate
- 3 Bedding course 1 1/2" to 2" (40 to 50 mm) ASTM No 8 (CSA 2.5-10mm) aggregate
- 4 Base course 4" (100mm) ASTM No 57 (CSA 5-28mm) aggregate foundation thickness
- 5 Subbase course ASTM No 2 (CSA 40-60mm) aggregate
- 6 Geotextile (optional)
- 7 Subgrade
- 8 Concrete Edge

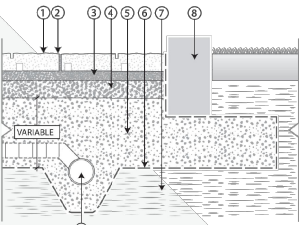


SINGLE COLOURS



PARTIAL EXFILTRATION

- 1 Dorado Drain Paver
- 2 Joint filling material ASTM No 8 (CSA 2.5-10mm) aggregate
- 3 Bedding course 1 1/2" to 2" (40 to 50 mm) ASTM No 8 (CSA 2.5-10mm) aggregate
- 4 Base course 4" (100mm) ASTM No 57 (CSA 5-28mm) aggregate foundation thickness
- 5 Subbase course ASTM No 2 (CSA 40-60mm) aggregate
- 6 Geotextile (optional)
- 7 Subgrade
- 8 Concrete Edge
- 9 Perforated drain connected to drainage system



Sizes



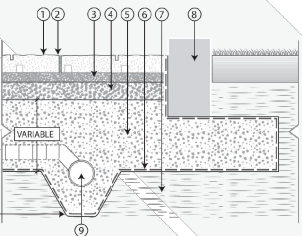
9" x 12" x 3-1/8"
228mm x 304mm x 80mm
Including 3 mm Spacer Bars
Area: 1.3 stones/ft² - 14.35 stones/m²

Specifications

WEIGHT
3-1/8 (80 mm): approx. 23.8 lbs/ft² (120kg/m²)

NO EXFILTRATION

- 1 Dorado Drain Paver
- 2 Joint filling material ASTM No 8 (CSA 2.5-10mm) aggregate
- 3 Bedding course 1 1/2" to 2" (40 to 50 mm) ASTM No 8 (CSA 2.5-10mm) aggregate
- 4 Base course 4" (100mm) ASTM No 57 (CSA 5-28mm) aggregate foundation thickness
- 5 Subbase course ASTM No 2 (CSA 40-60mm) aggregate
- 6 Geotextile (optional)
- 7 Subgrade
- 8 Concrete Edge
- 9 Perforated drain connected to drainage system
- 10 Impermeable membrane



RECOMMENDED APPLICATIONS



Permeable Paver



Walkways



Residential Driveway/Parking

7393 HOPCOTT ROAD, DELTA, BC V4E 1B7 | 604-332-4030

NEWSTONEGROUP.CA

Colours in photographs are not exact representations, but are given to provide close reference. Measurements and product dimension are nominal.

PATIOS ON FAIRFIELD + BALCONIES ON UPPER LEVELS

Aristokrat® Series

The Aristokrat® Series is perfect for terraces, roof decks, patios, court yards, swimming pools, water features or any traditional hardscape areas. Porcelain slabs deliver performance, style, versatility and are resistant to staining, fading, marking, chemicals and extreme weather. It is the ideal choice for residential or commercial outdoor applications but can also be used indoors for aesthetic continuity.



WALKWAY / PATH



PATIO



POOL AREA



PEDESTAL USE

Aristokrat® Series



60 x 60cm

24 x 24" Nominal



60 x 120cm

24 x 40" Nominal



Buttnose Coping

30x60cm
12x24" Nominal



Step Tread

30x60cm
12x24" Nominal

Available At



View Gallery

COLORS



ARCTIC MIST



BLACKSTONE



BLUESTONE



CARRARA MARBLE



CASCADE GRANITE



COFFEE CREAM



DOVER GREY



GLACIER GRANITE



ONYX



PACIFIC COAST GRANITE



SIENNA TRAVERTINE



SALT AND PEPPER



TUSCAN TRAVERTINE



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:

ARYZE DEVELOPMENTS

PROJECT ADDRESS:

1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22-03-04
2	ISSUED FOR RZ/DP	22-06-02
3	ISSUED FOR COORDINATION	22-07-18
4	ISSUED FOR RZ/DP	22-07-20
5	ISSUED FOR RZ/DP RESUBMISSION	23-01-24

SEAL



NORTH ARROW



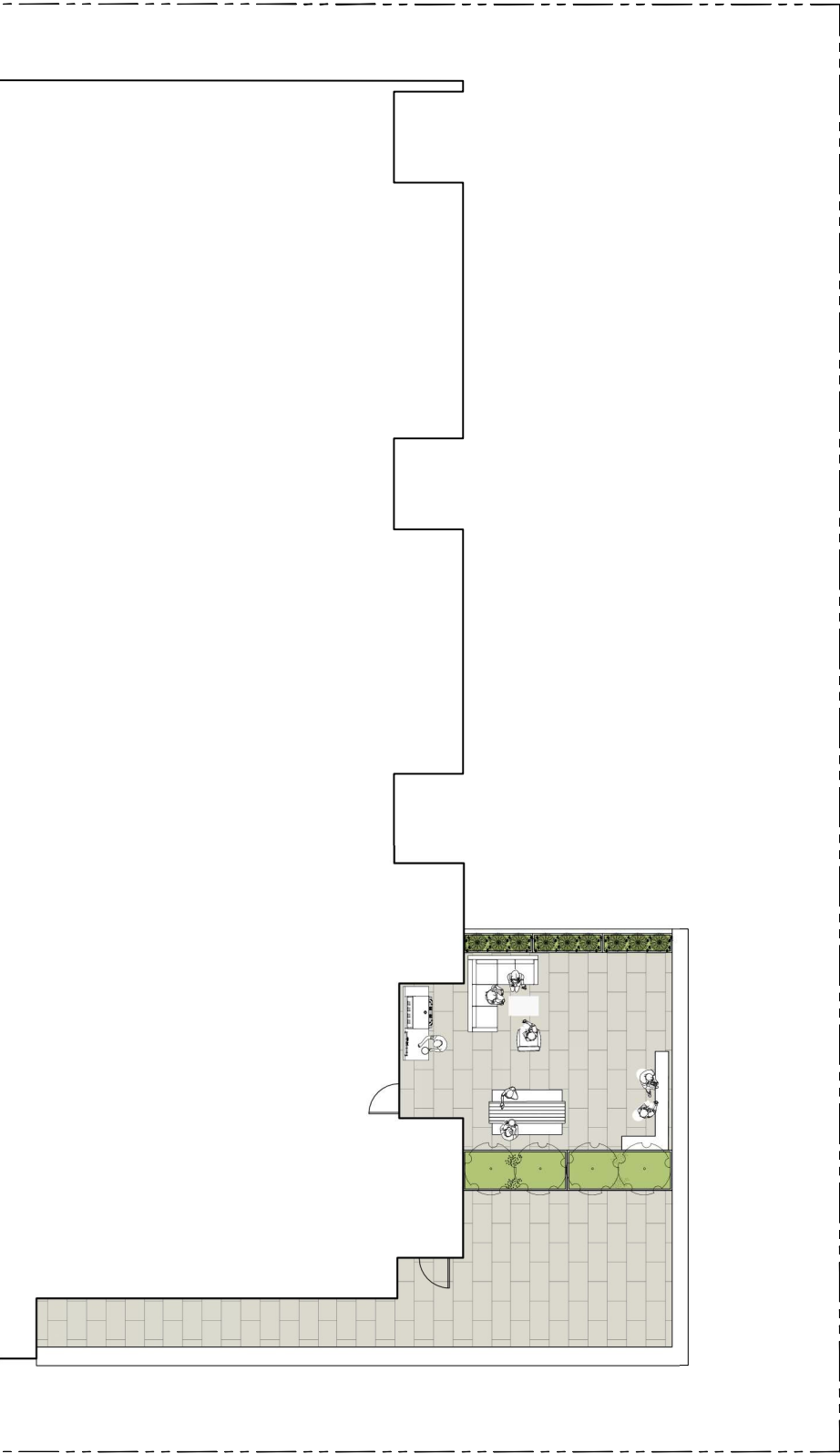
DRAWING TITLE:

PAVEMENT
SPECIFICATIONS

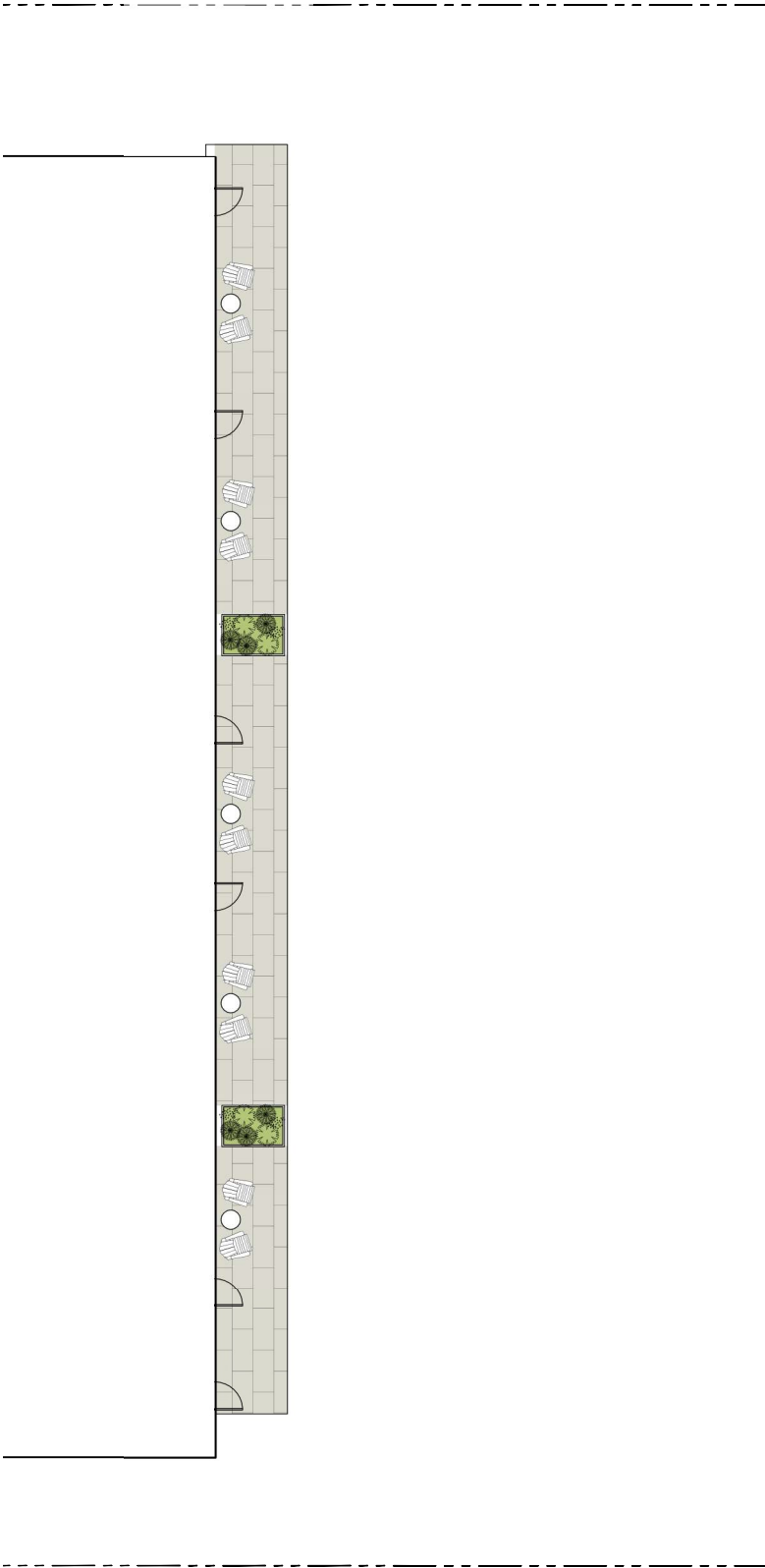
DWG NO:

SCALE: AS NOTED

L1.1



1 LEVEL 3 BALCONY & PLANTER
L2 1:100



2 LEVEL 4 BALCONY & PLANTER
L2 1:100

LEGEND

- PROPERTY LINE
- RAISED PLANTER
- 450 mm DEPTH PLANTER GROWING MEDIUM
 - 50 mm DEPTH MULCH
 - 4' HEIGHT
 - POWDER-COATED ALUMINUM WITH AGED BRONZE
- BALCONY PAVER
- ARISTOKRAT™ SERIES
 - COLOR: CASCADE GRANITE
 - SIZE: 24" X 48"

NOTE: PATIO FURNITURE CONCEPTUAL ONLY. TO BE DETERMINED AT THE BUILDING PERMIT STAGE.



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22.03.04
2	ISSUED FOR RZ/DP	22.06.02
3	ISSUED FOR COORDINATION	22.07.18
4	ISSUED FOR RZ/DP	22.07.20
5	ISSUED FOR RZ/DP RESUBMISSION	23.01.24

SEAL



NORTH ARROW



DRAWING TITLE:
UPPER LEVEL
LANDSCAPE PLAN

DWG NO:

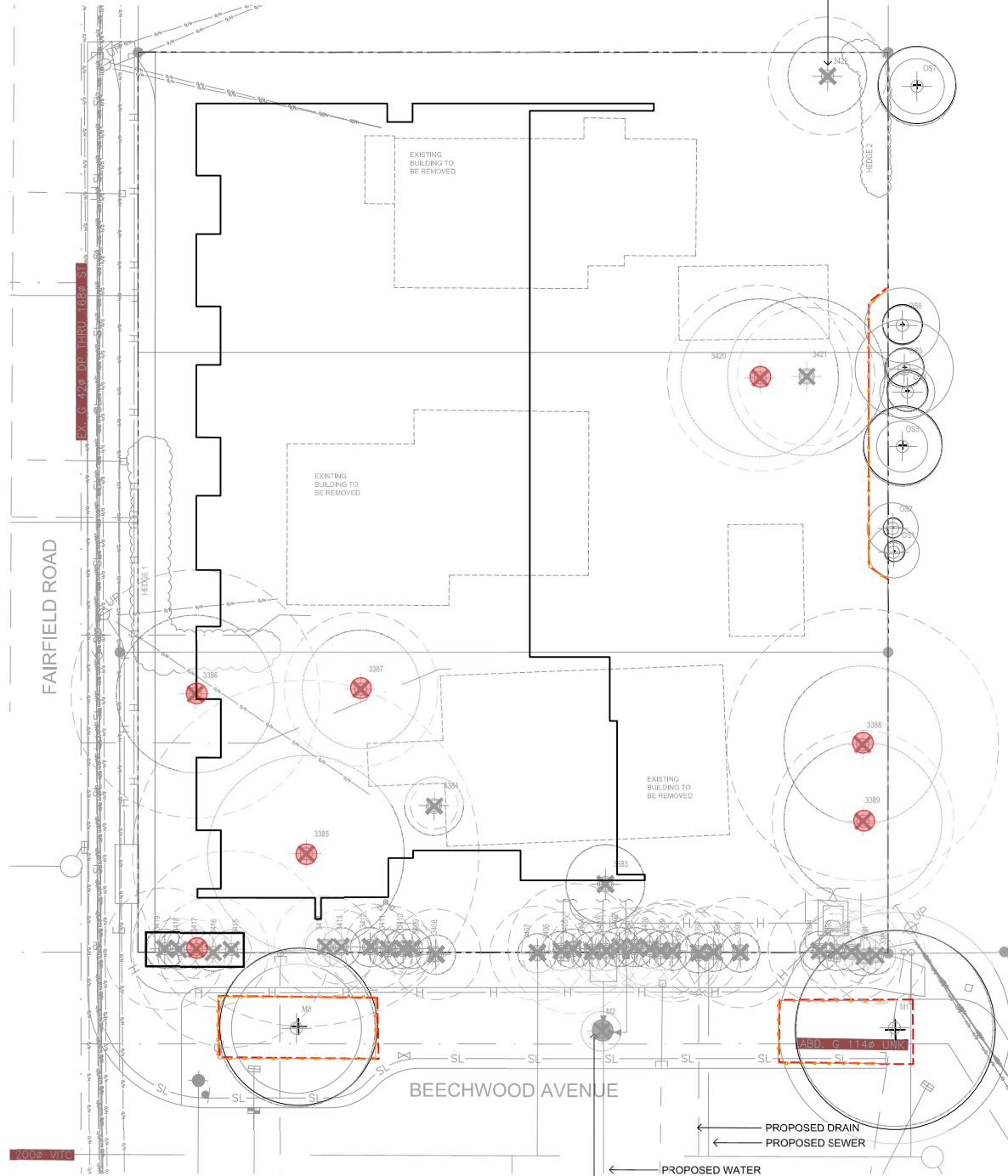
SCALE: AS NOTED

L2

Table 1. Tree Inventory

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Street, City)	Bylaw protected ? (Yes / No / City)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Drillpipe radius (m)	Condition		Retention Suitability (costs, trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
					Common	Botanical					Health	Structural					
	M1	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	47	10	5.9	5	Good	Fair/poor		Moderate	Multiple stems form at 3m above grade - included bark at main stem union with active response growth, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone. Will be impacted by the installation of the proposed water line.	Retain
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum</i>	5	6	0.6	1	Good	Good		Moderate	Recently planted - still staked, included bark at stem unions. Multiple stems form at 4m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay.	"Possible for transplant."	Remove*
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	26	6	3.3	4	Good	Fair/poor		Moderate	Codominant stems form at 3m above grade - included bark - not active, historic pruning wounds with associated decay.	Project arborist to supervise all excavation required within the critical root zone.	Retain
313	3383	Yes	On	No	Fig	<i>Ficus sp.</i>	11.8, 6	5	2	2	Good	Fair	Unsuitable	Good	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark.	Located within the footprint of the proposed building.	Remove
316	3384	Yes	On	No	Japanese maple	<i>Acer palmatum</i>	3.3, 6, 5	1.2	1.5		Good	Fair	Unsuitable	Moderate	Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building.	Remove
317	3385	Yes	On	Yes	Pacific dogwood	<i>Cornus nuttallii</i>	28, 23, 34, 32	8	8.8	4	Fair	Fair/poor	Unsuitable	Moderate	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building.	Remove
322	3386	Yes	On	Yes	Golden chan tree	<i>Laburnum sp.</i>	21, 28	7	6.3	4	Fair	Poor	Unsuitable	Poor		Will be heavily impacted by excavation required to construct the foundation of the proposed building. Also located within the footprint of the proposed parking stall.	Remove
321	3387	Yes	On	Yes	Apple	<i>Malus sp.</i>	14, 23	10	3.9	3	Fair	Poor	Unsuitable	Moderate		Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will also be impacted by excavation for the proposed parking stall.	Remove
334	3388	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	55	5	6.9	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, multiple stems form at 2m above grade - narrow angles of attachment, main stem topped historically at 4m above grade - large topping wound.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
298	3389	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	19, 25	5	4.6	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, codominant stems form at base - crossing at 5m above grade, large heading cuts.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3390	Yes	On	No		English yew	<i>Taxus baccata</i>	10.8, 8.6	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3391	Yes	On	No		English yew	<i>Taxus baccata</i>	5.5, 5.5	5	1.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3392	Yes	On	No		English yew	<i>Taxus baccata</i>	10.8, 9	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3393	Yes	On	No		English yew	<i>Taxus baccata</i>	8.8, 4.3	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3394	Yes	On	No		English yew	<i>Taxus baccata</i>	10.9, 9.4	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3395	Yes	On	No		English yew	<i>Taxus baccata</i>	11, 16	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3396	Yes	On	No		English yew	<i>Taxus baccata</i>	18	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3397	Yes	On	No		English yew	<i>Taxus baccata</i>	12, 8	5	2.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3398	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 10, 8.8	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3399	Yes	On	No		English yew	<i>Taxus baccata</i>	14, 8	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3400	Yes	On	No		English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3401	Yes	On	No		English yew	<i>Taxus baccata</i>	8.8, 5.5	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3402	Yes	On	No		English yew	<i>Taxus baccata</i>	8.8, 5.4	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3403	Yes	On	No		English yew	<i>Taxus baccata</i>	8.6, 5.4	5	1.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3404	Yes	On	No		English yew	<i>Taxus baccata</i>	10.8, 5.4	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3405	Yes	On	No		English yew	<i>Taxus baccata</i>	14, 10, 10	5	3.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3406	Yes	On	No		English yew	<i>Taxus baccata</i>	16	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3407	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 10, 5.5, 5	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3408	Yes	On	No		English yew	<i>Taxus baccata</i>	12.5, 5.5	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3409	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 4	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3410	Yes	On	No		English yew	<i>Taxus baccata</i>	5.5, 4.4, 4.5	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3411	Yes	On	No		English yew	<i>Taxus baccata</i>	8.8, 8.5, 5.5	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3412	Yes	On	No		English yew	<i>Taxus baccata</i>	8.8, 8.5	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3413	Yes	On	No		English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3414	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 12, 5.9	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3415	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	11, 33	5	5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3416	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	22	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3417	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	5.5, 5.6, 6	5	1.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3418	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	13	5	1.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3419	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	12, 13, 8.5, 4	5	3.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
Hedge 1	Yes	On	No		Emerald cedar	<i>Thuja occidentalis 'marquii'</i>	5-10cm	5	0.5	0.5	Fair	Fair	Unsuitable	Moderate	Hedge row consisting of approximately 30 individual stems - no bylaw stems.	Located within the footprint of the proposed building.	Remove
314	3420	Yes	On	Yes	Apple	<i>Malus sp.</i>	21, 25*	5	4.7	4	Fair	Fair/poor	Unsuitable	Moderate	Codominant stems form at 3m above grade - no major weaknesses visible at stem union, ivy covered trunk.	Located within the footprint of the proposed parking stall.	Remove
315	3421	Yes	On	No	Apple	<i>Malus sp.</i>	28*	5	3.5	4	Fair	Fair/poor	Unsuitable	Moderate	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed parking stall.	Remove
OS1	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'marquii'</i>	10-	4	1.3	0.5	Fair	Fair		Moderate	Juvenile hedge tree growing within narrow planting strip.	"Paving stall proposed within the crz. Project arborist to supervise all excavator required."	Retain*

WINDMILL PALM REQUESTED TO BE TRANSPLANTED / REMOVED BY LANDSCAPE TO ALLOW FOR PLANTING OF LARGE CANOPY TREE



BOULEVARD TREE M2 TO BE REMOVED AND RELOCATED BY CITY OF VICTORIA FOR INSTALLATION OF PROPOSED WATER CONNECTION (SEE CIVIL). REMOVAL TO BE PAID FOR BY DEVELOPER.

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Street, City)	Bylaw protected ? (Yes / No / City)	Name	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Drillpipe radius (m)	Condition	Health	Structural	Retention Suitability (costs, trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
OS2	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'marquii'</i>		10-	4	1.3	0.5	Fair	Fair		Moderate		Juvenile hedge tree growing within narrow planting strip.	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain*
OS3	Yes	Off	No		Honey locust	<i>Gleditsia plicanthes</i>		10-	8	1.3	2	Good	Good		Moderate		Juvenile hedge tree growing within narrow planting strip.	"Project arborist to supervise all excavation required within the crz. Project arborist to supervise all excavation required within the crz."	Retain
OS4	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'marquii'</i>		5.5, 5.5	5	1.4	1	Good	Fair		Moderate		Multiple stems 'wedge tree growing within narrow planting strip.	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain
OS5	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'marquii'</i>		8.8, 14, 4-	5	2.5	1	Good	Fair		Moderate		Multiple stems 'wedge tree growing within narrow planting strip.	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain*
OS6	Yes	Off	No		Cherry	<i>Prunus sp.</i>		8.6, 6-	5	1.9	1	Good	Fair		Moderate		Flowering cherry, growing within narrow planting strip.	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain*
Hedge 2	Yes	On	No		Emerald cedar	<i>Thuja occidentalis 'marquii'</i>		5-10cm	5	0.5	0.5	Good	Fair		Moderate		Hedge row consisting of 14 individual stems. No bylaw stems.	Will be heavily impacted by excavation required to construct the proposed parking stalls. Project arborist to supervise all excavation required within the crz. Project arborist to supervise all excavation required within the crz."	Remove
OS7	Yes	Off	No		Japanese maple	<i>Acer palmatum</i>		5.5, 5.4, 4	5	1.4	2	Good	Fair		Moderate		Multiple stems 'wedge tree growing within narrow planting strip.	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain
3422	No	On	No		Windmill palm	<i>Trachycarpus fortunei</i>		29	4	3.0	2	Good	Fair	Unstable	Good		Crown raised approx. 50%.	"CRZ calculated above and drawn as follows on Tree Management Plan (T1). CRZ = 8.5" ± b.h. (drawn from the center of the stem)"	Retain*

NOTE: SEE ORIGINAL TREE INVENTORY AND TABLES IN REPORT PREPARED BY TALBOT & MACKENZIE



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 59C 1156

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUE	FOR DEVELOPMENT TRACKER	YYMMDD
1	ISSUED FOR RZDP	220304	
2	ISSUED FOR RZDP	220502	
3	ISSUED FOR COORDINATION	220718	
4	ISSUED FOR RZ/DP	220720	
5	ISSUED FOR RZ/DP RESUBMISSION	230124	

SEAL



NORTH ARROW

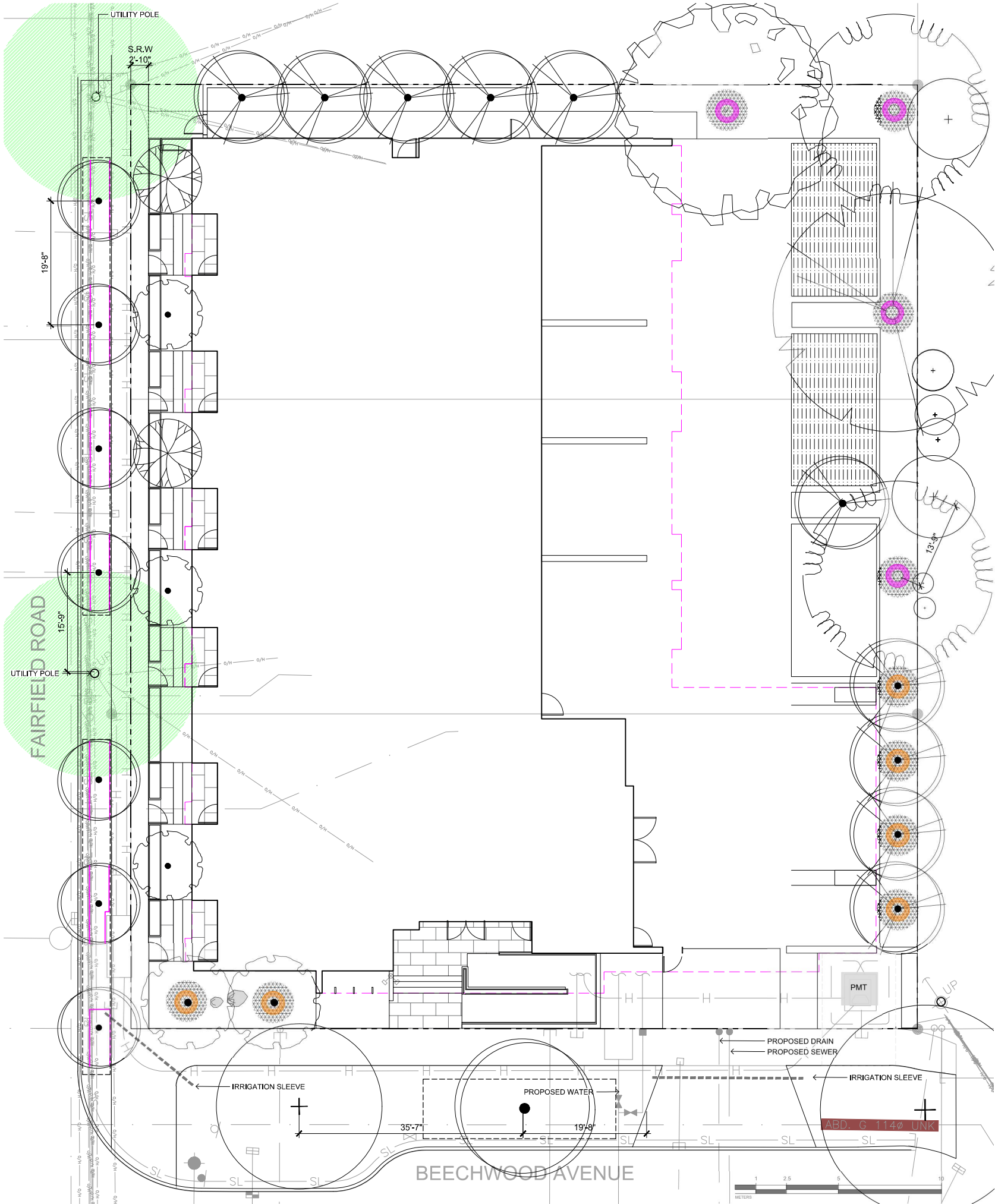


DRAWING TITLE:
TREE REMOVAL &
PROTECTION PLAN

DWG NO:

SCALE: 1:150

L3



LEGEND

- OVERHEAD POWER LINE
- ROOT BARRIER
- 1:1 DESIGNATED REPLACEMENT TREE
- 2:1 DESIGNATED REPLACEMENT TREE
- TREE PIT WITH 1000mm DEPTH GROWING MEDIUM FOR BOULEVARD TREES
- TREE PLANTING RESTRICTIONS
- 5.0 m OFFSET FROM HYDRO OR LIGHT POLE
- 1.0 m OFFSET AREA

TREE SCHEDULE										
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native	Remarks	Height at Maturity (m)	Spread at Maturity (m)
5		Acer griseum	Paperbark Maple	B&B	6 cm	>2 m		full/part sun	6-9	5-7
2		Fraxinus americana 'Autumn Applause'	Autumn Applause white ash	B&B	6 cm	>2 m		Medium	12-15	7-9
1		Liriodendron tulipifera	Tulip tree	B&B	6 cm	>2 m		full sun	18-24	9-12
10		Parrotia persica 'Ruby Vase'	Ruby Vase Parrotia	B&B	6 cm	>2 m		full sun	7-9	4-6
2		Styrax japonicus	Japanese snowbell	B&B	6 cm	>2 m		full sun - part shade	7.0	7.0
1		Quercus palustris	Pin Oak	B&B	6 cm	>2 m		full sun	10	10
8		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	TBD					
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.										



PAPERBARK MAPLE



AUTUMN APPLAUSE WHITE ASH



RUBY VASE PERSIAN



TULIP TREE



JAPANESE SNOWBELL



PIN OAK

TREE IMPACT SUMMARY TABLE						
TREE STATUS	TOTAL	TO BE RETAINED	TO BE REMOVED	REPLACEMENTS REQUIRED	MINIMUM REQUIRED FOR LOT SIZE	PROPOSED
ON-SITE TREES AND SHRUBS BYLAW PROTECTED	7	0	7	7	9	7
MUNICIPAL TREES	3	2	1	1		8
NEIGHBORING TREES, BYLAW PROTECTED	0	0	0	0		0

ACTUAL NUMBER : 10
2 x LARGE TREE (1:1)
2 x MEDIUM TREE (1:1)
6 x SMALL TREE (2:1)

REPLACEMENT TREES TO BE PLANTED ON SITE	7
REPLACEMENT TREE SHORTFALL	2
TOTAL PROPOSED TREES ON SITE (REPLACEMENT (ACTUAL) + OTHER)	21

- NOTES:**
- IRRIGATION SYSTEM ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C.
 - IRRIGATION INSPECTION REQUIREMENTS:
 - a. THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
 - b. IRRIGATION SLEEVING PRIOR TO BACKFILLING*
 - c. OPEN TRENCH MAIN LINE AND PRESSURE TEST
 - d. OPEN TRENCH LATERAL LINE
 - e. IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.
 - 100MM SDR 28 PIPE WILL BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. INSTALL WILL BE AT 400MM DEPTH.



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4	ISSUED FOR RZ DP	220720
5	ISSUED FOR RZ DP RESUBMISSION	230124

SEAL



NORTH ARROW

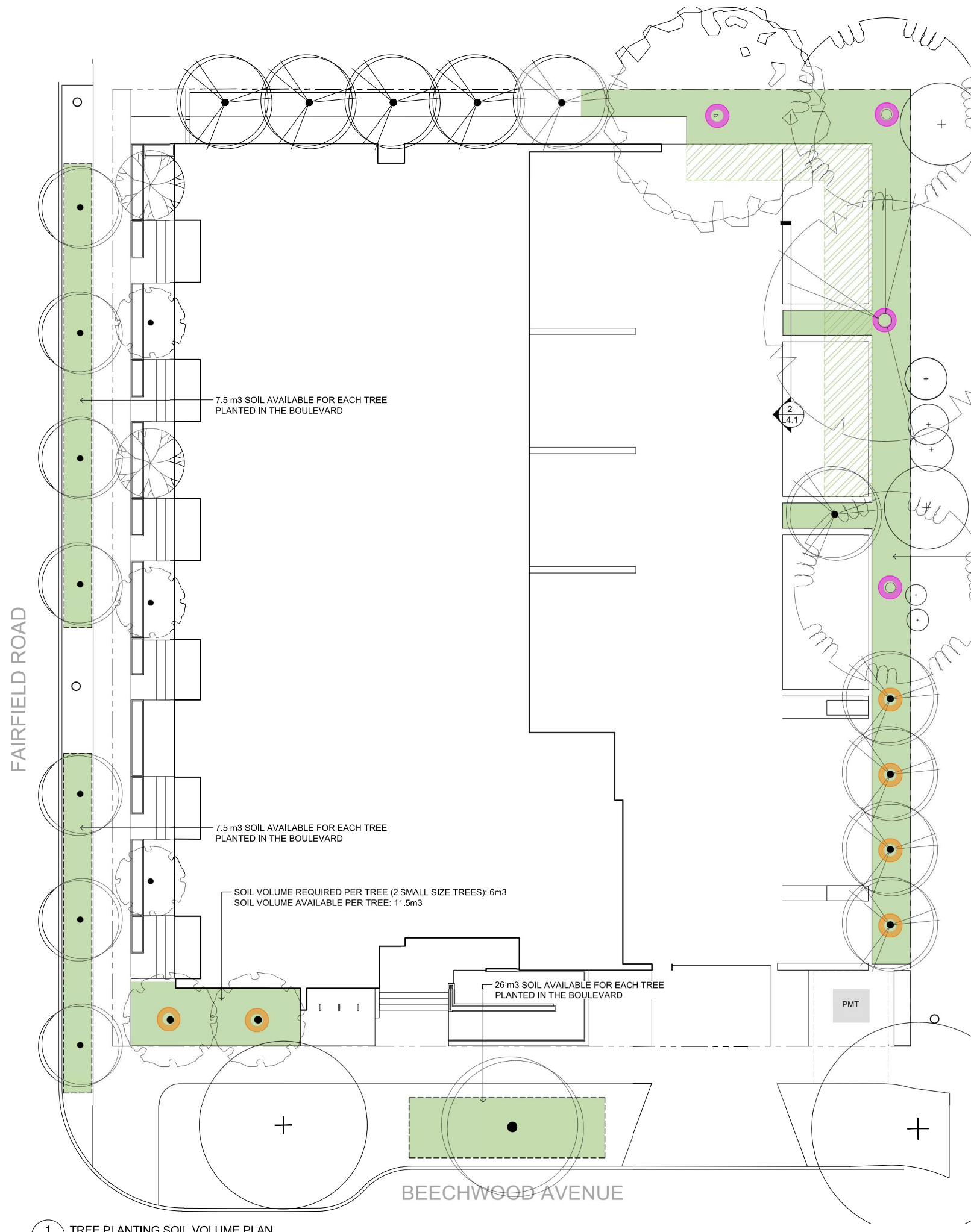


DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

L4

SCALE: 1:100

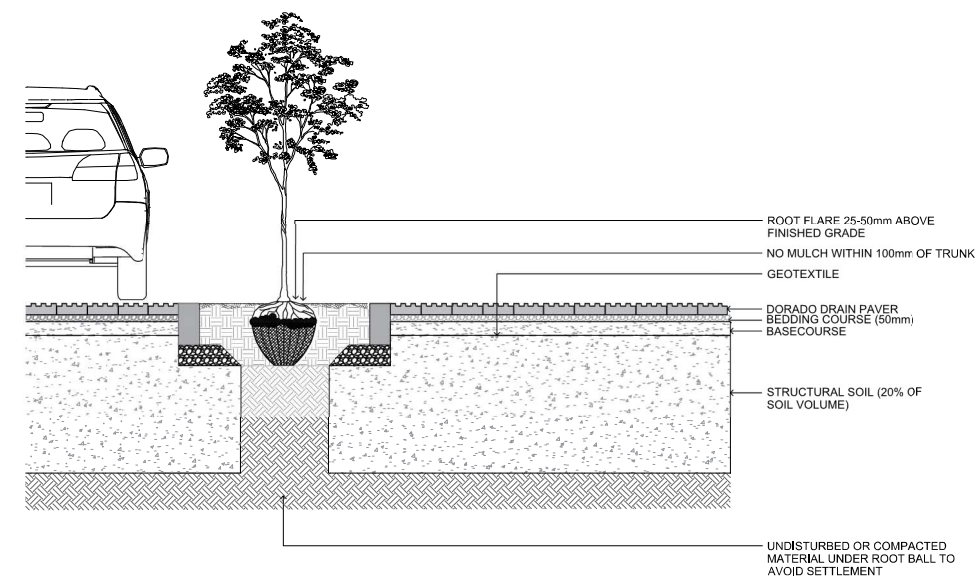


LEGEND

- 1:1 DESIGNATED REPLACEMENT TREE
- 2:1 DESIGNATED REPLACEMENT TREE
- 1m DEPTH SOIL IN PLANTING BED
- 1m DEPTH STRUCTURAL SOIL UNDER HARDSCAPE
- TREE PIT WITH 1000mm DEPTH GROWING MEDIUM FOR BOULEVARD TREES

SOIL VOLUME REQUIRED PER TREE (2 LARGE SIZE TREES, 2 MEDIUM SIZE TREES, 6 SMALL SIZE TREES): 126m³

SOIL VOLUME IN PLANTING BED: 119m³
STRUCTURAL SOIL VOLUME COVERAGE AREA: 50m² (COUNTS 20% OF SOIL VOLUME 10m³)



1 TREE PLANTING SOIL VOLUME PLAN
L4.1 1:100

2 STRUCTURAL SOIL DETAIL
L4.1 NTS



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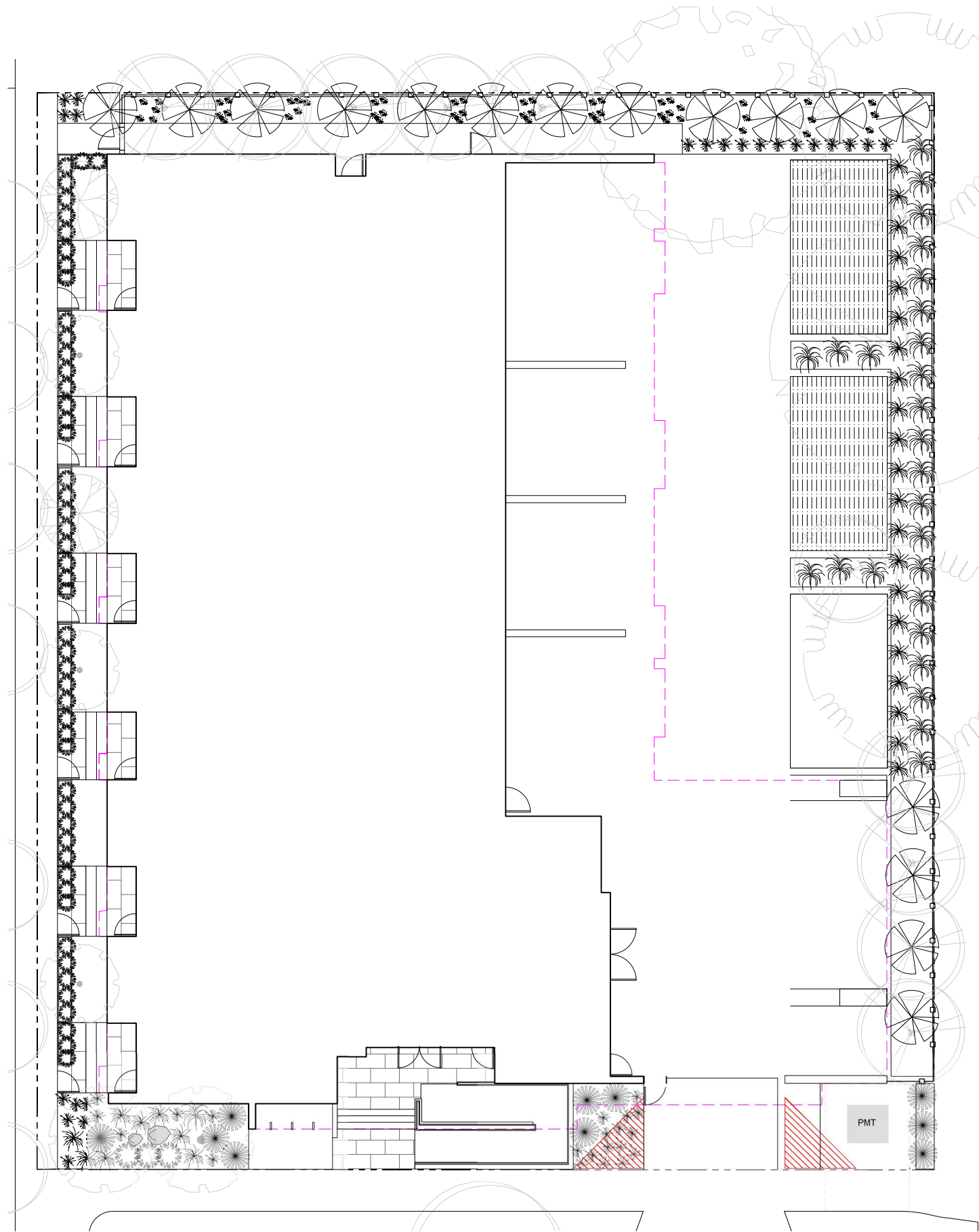
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DRAWING TITLE:
SOIL VOLUME ANALYSIS

DWG NO:
SCALE: AS NOTED
L4.1



PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
12		Armeria maritima 'Alba'	White-flowered Thrift	10cm		y
24		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	10cm	y	y
30		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
10		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
16		Choisya ternata	Mexican mock orange	#3		y
50		Hebe pinguifolia 'Sutherlandii'	Hebe Sutherlandii	#1		
30		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#1		
25		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#1		
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		Y
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.						



WHITE FLOWERED THRIFT



KINNIKINNICK



NEW ZEALAND HAIR SEDGE



SPREADING PLUM YEW



MEXICAN ORANGE BLOSSOM



HEBE SUTHERLANDII



CHINESE SILVER GRASS



HURON LIGHT MAIDEN GRASS



DWARF PURPLETOP



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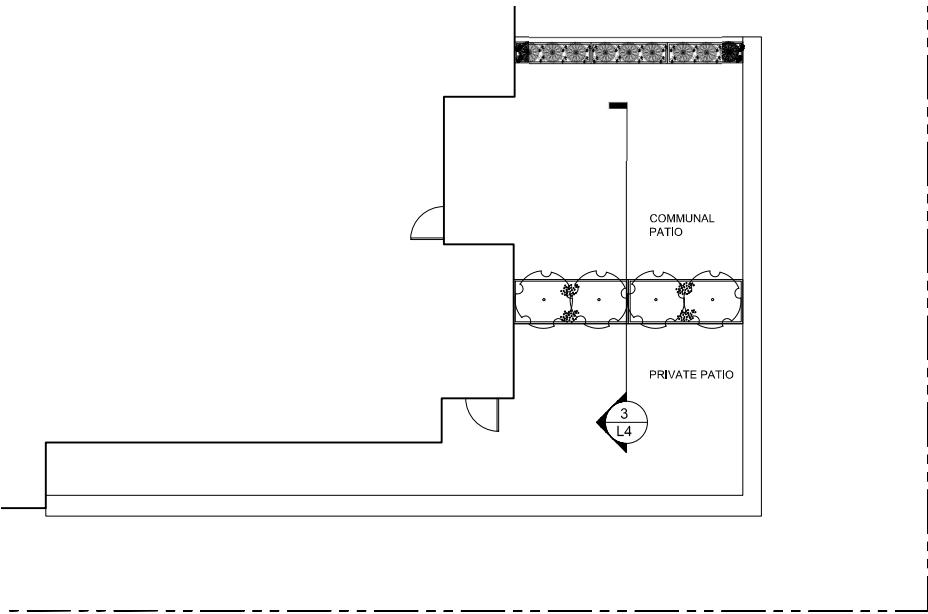
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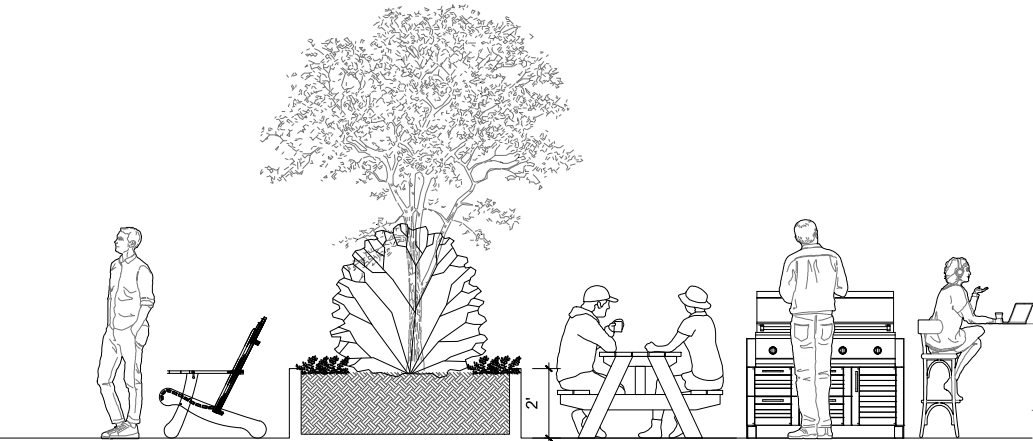
DRAWING TITLE:
GROUND FLOOR
PLANTING PLAN

DWG NO:
L5

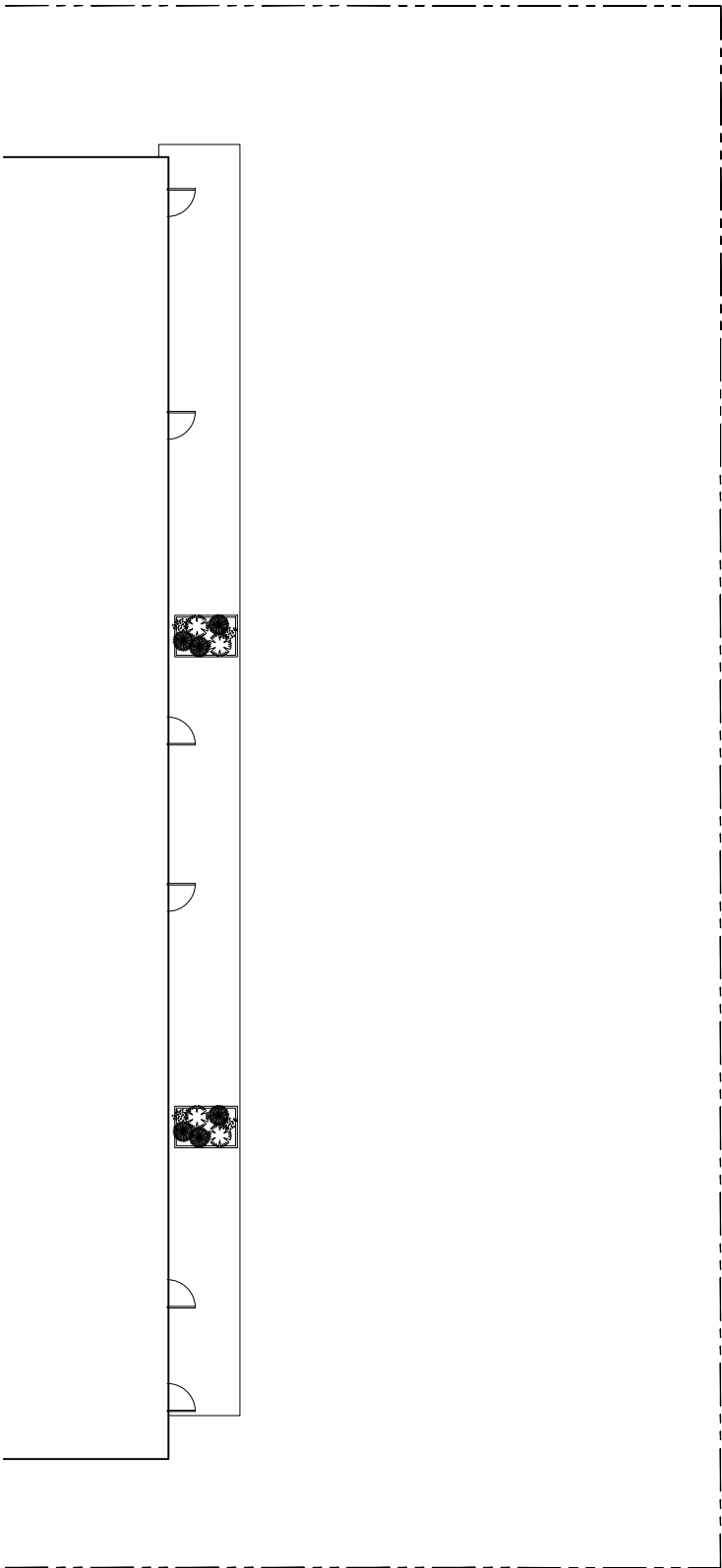
SCALE: 1:100



1 LEVEL THREE PLAN
L6 1:100



3 LEVEL 3 SECTION THROUGH PRIVATE PATIO AND COMMUNAL PATIO
L6 NTS



2 LEVEL FOUR PLAN
L6 1:100

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
6		Armeria maritima 'Alba'	White-flowered Thrift	10cm		y
10		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	10cm	y	y
4		Choisya ternata	Mexican Orange Blossom	#3		y
15		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
4		Rhododendron x	Bloom-A-Thon® White Reblooming Azalea	#1		y
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.						



WHITE FLOWERED THRIFT



KINNIKINNICK



MEXICAN ORANGE BLOSSOM



HORSFORD DWARF EASTERN
WHITE PINE



WHITE REBLOOMING AZALEA



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22.03.04
2	ISSUED FOR RZDP	22.05.02
3	ISSUED FOR COORDINATION	22.07.18
4	ISSUED FOR RZJ DP	22.07.20
5	ISSUED FOR RZJ DP RESUBMISSION	23.01.24

SEAL



NORTH ARROW

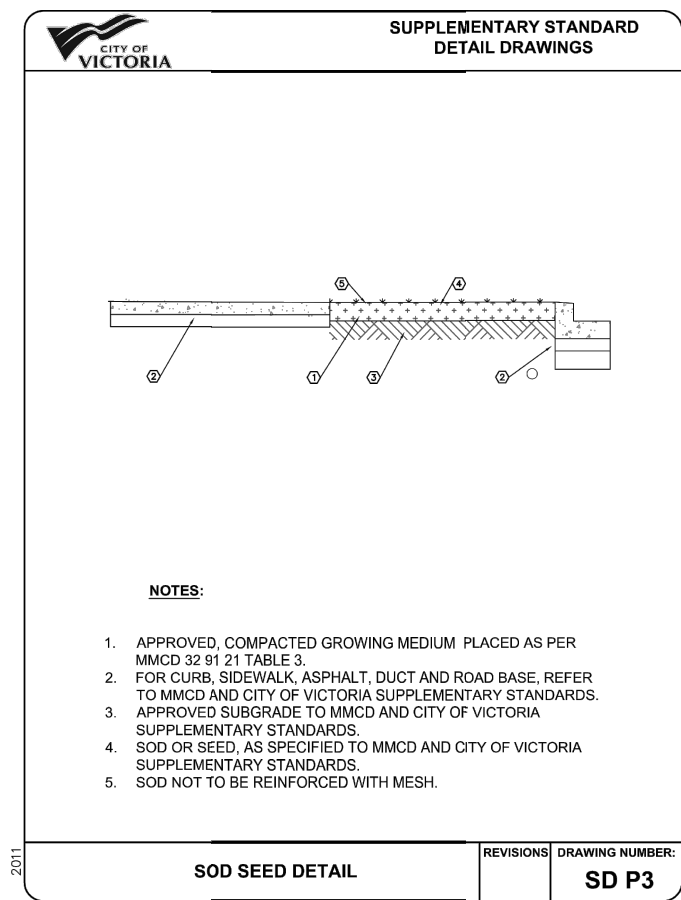


DRAWING TITLE:
UPPER LEVEL
PLANTING PLANS

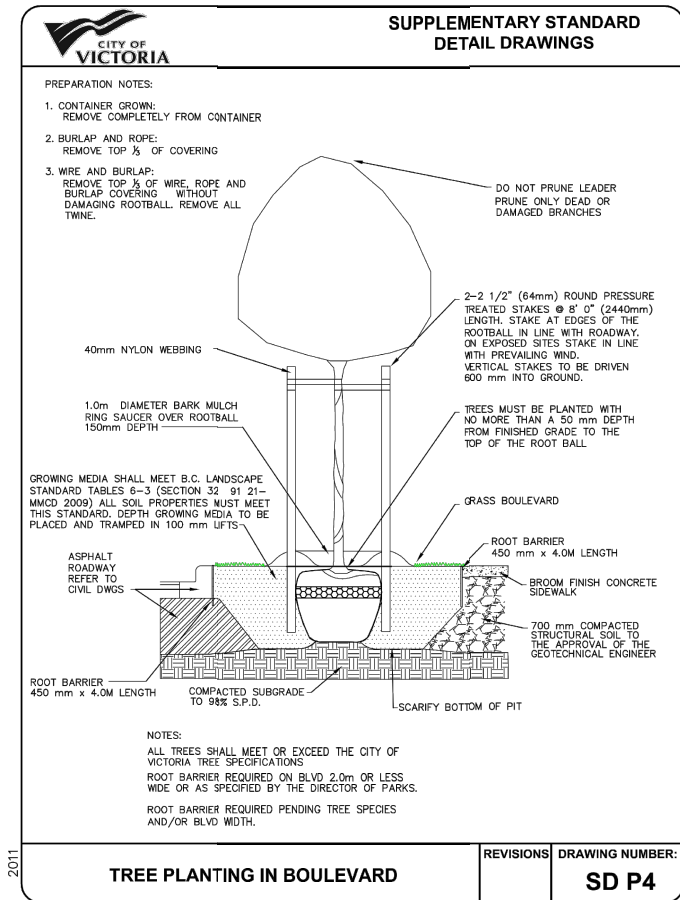
DWG NO:

SCALE: AS NOTED

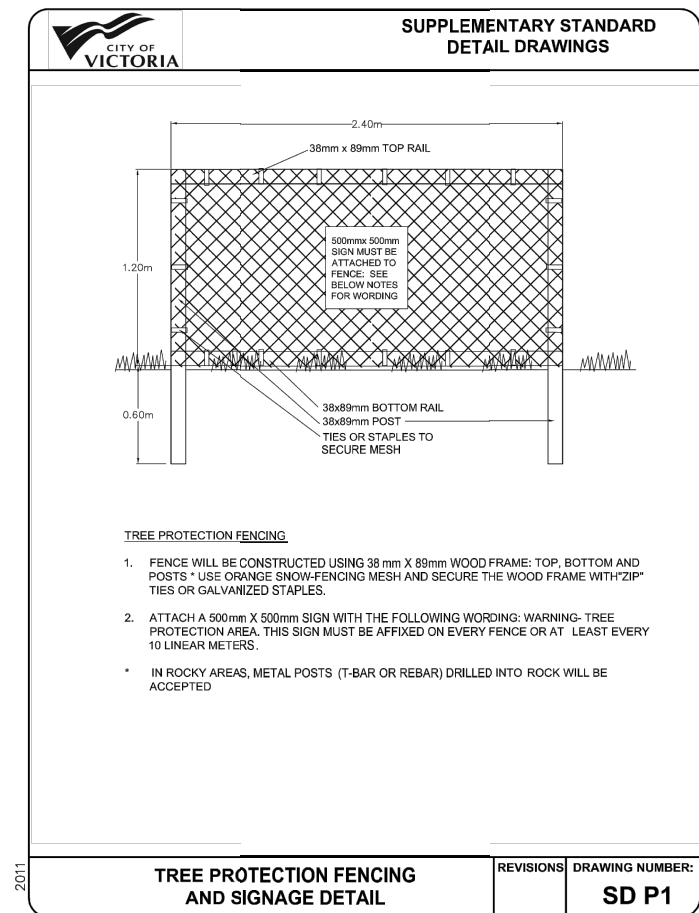
L6



1 SOD SEED DETAIL
L5 NTS



2 TREE PLANTING IN BOULEVARD
L5 NTS



3 TREE PROTECTION FENCING AND SIGNAGE DETAIL
L5 NTS



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SEAL



NORTH ARROW



DRAWING TITLE:

DETAILS

DWG NO:

SCALE: **AS NOTED**

L7