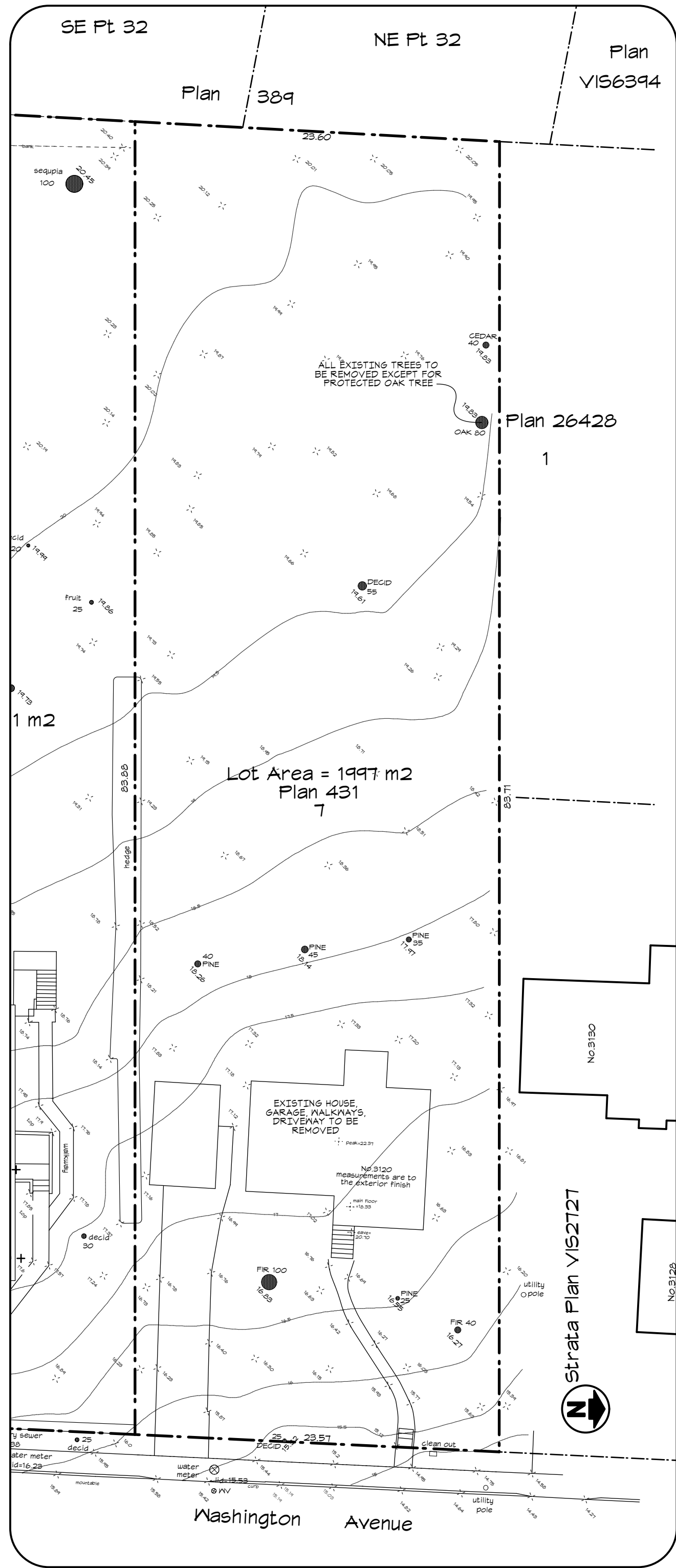
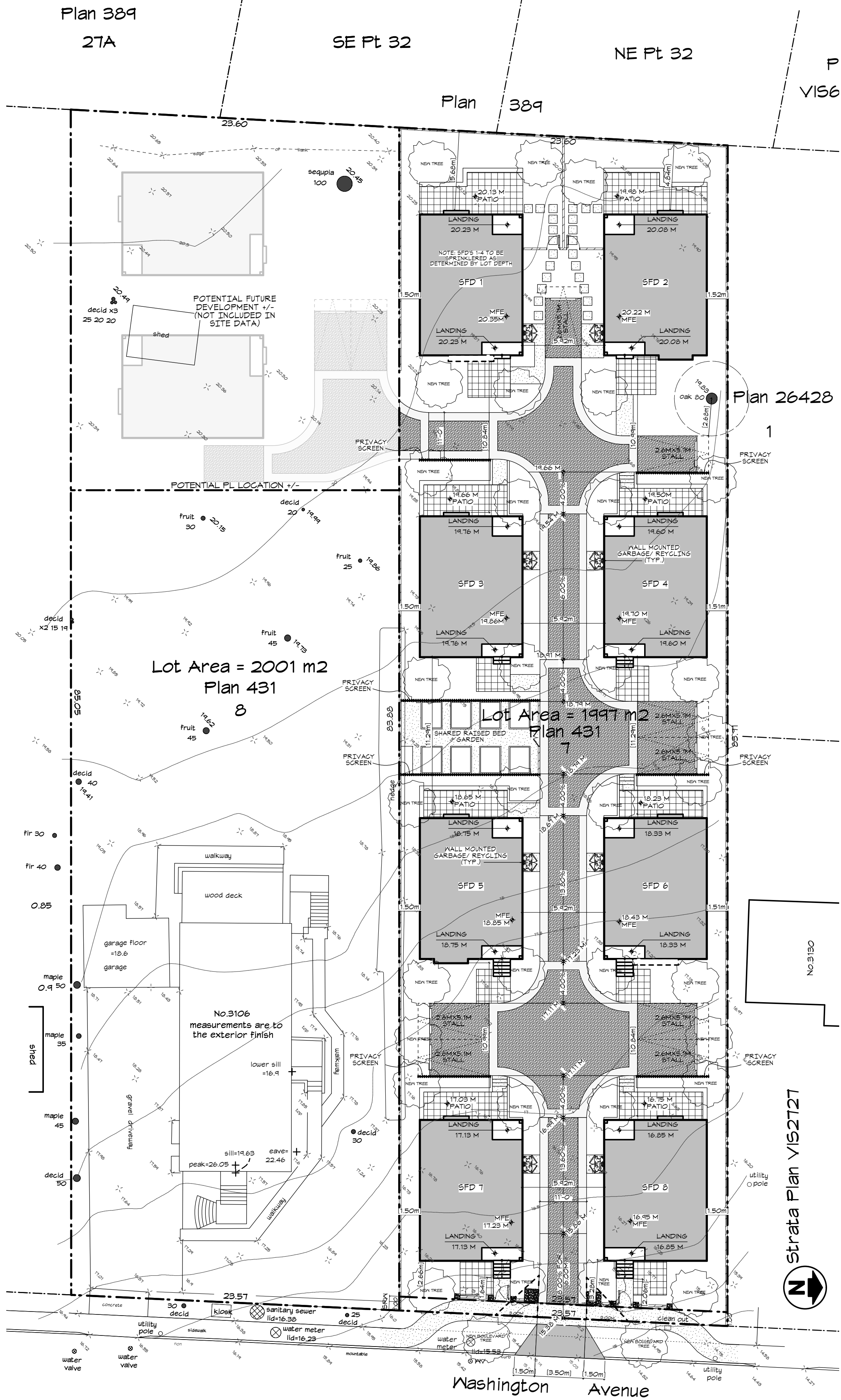




SITE PLAN - EXISTING
Scale: 1:250



SITE PLAN - PROPOSED
Scale: 1:200

SITE DATA - 3120 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - Lot 7, Section 7A, Victoria District, Plan 431					
EXISTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	1974.06 M2 (21248.61 FT2)				
LOT DEPTH (AVG.)	23.54 M (77.38')				
SETBACKS	84.80 M (278.20')				
FRONT (E)		10.84 M (35.56') TO SFD 3	10.99 M (36.05') TO SFD 4	11.29 M (37.04') TO SFD 5	11.29 M (37.04') TO SFD 6
REAR (W)	5.68 M (18.64')	5.68 M (18.64')	4.48 M (14.70')	10.84 M (35.56') TO SFD 1	10.84 M (35.56') TO SFD 2
SIDE (S)	1.50 M (4.92')	5.92 M (19.42') TO SFD 1	5.92 M (19.42') TO SFD 1	1.50 M (4.92')	5.92 M (19.42') TO SFD 3
SIDE (N)	5.92 M (19.42') TO SFD 2	1.52 M (5.00')	1.52 M (5.00')	5.92 M (19.42') TO SFD 4	1.51 M (4.95')
SIDE (COMBINED)	7.57 M (24.84')	7.57 M (24.84')	7.44 M (24.41')	7.57 M (24.84')	7.43 M (24.38')
AVG. GRADE	19.98 M (65.55 FT)	19.98 M (65.55 FT)	19.81 M (64.99 FT)	19.45 M (63.81 FT)	19.19 M (62.76 FT)
BUILDING HEIGHT	6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.70 M (21.98 FT)	6.66 M (21.85 FT)
STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
FLOOR AREA	(COMBINED)				
UPPER FLOOR	546.29 M2 (5880.24 FT2)	69.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)
MAIN FLOOR	498.88 M2 (5369.89 FT2)	61.73 M2 (664.51 FT2)	62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRAWLSPACE EXCLUDED	424.16 M2 (4565.62 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED
TOTAL FLOOR AREA	1045.17 M2 (11250.12 FT2)	130.31 M2 (1402.64 FT2)	130.31 M2 (1402.64 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)
FLOOR AREA RATIO	0.529	0.066	0.066	0.065	0.065
SITE COVERAGE	30.64 % (605.86 M2)	3.84 % (75.93 M2)	3.80 % (75.17 M2)	3.78 % (74.76 M2)	3.80 % (75.07 M2)
OPEN SITE SPACE	47.54 % (949.45 M2)				
PARKING	8 SPACES	1 SPACE	1 SPACE	1 SPACE	1 SPACE
LOT AREA	PROPOSED - SFD 5	PROPOSED - SFD 6	PROPOSED - SFD 7	PROPOSED - SFD 8	
LOT WIDTH					
LOT DEPTH (AVG.)					
SETBACKS					
FRONT (E)	10.99 M (36.05') TO SFD 1	10.84 M (35.56') TO SFD 6	1.64 M (5.38')	2.06 M (6.75')	
REAR (W)	11.29 M (37.04') TO SFD 3	11.29 M (37.04') TO SFD 4	10.99 M (36.05') TO SFD 5	10.84 M (35.56') TO SFD 6	
SIDE (S)	1.50 M (4.92')	5.92 M (19.42') TO SFD 5	1.50 M (4.92')	5.92 M (19.42') TO SFD 7	
SIDE (N)	5.92 M (19.42') TO SFD 6	1.51 M (5.00')	5.92 M (19.42') TO SFD 6	1.50 M (4.92')	
SIDE (COMBINED)	7.57 M (24.84')	7.43 M (24.38')	7.57 M (24.84')	7.42 M (24.34')	
AVG. GRADE	17.96 M (58.92 FT)	17.64 M (57.87 FT)	16.43 M (53.90 FT)	16.15 M (52.99 FT)	
BUILDING HEIGHT	7.18 M (23.56 FT)	7.04 M (23.23 FT)	7.04 M (23.23 FT)	7.04 M (23.23 FT)	
STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	
FLOOR AREA					
UPPER FLOOR	67.95 M2 (731.42 FT2)	69.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	
MAIN FLOOR	62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	
CRAWLSPACE EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	
TOTAL FLOOR AREA	130.31 M2 (1402.64 FT2)	130.31 M2 (1402.64 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)	
FLOOR AREA RATIO	0.066	0.066	0.065	0.065	
SITE COVERAGE	3.87 % (76.41 M2)	3.90 % (77.16 M2)	3.83 % (75.68 M2)	3.83 % (75.68 M2)	
OPEN SITE SPACE					
PARKING	1 SPACE	1 SPACE	1 SPACE	1 SPACE	



LOCATION MAP
Scale: 1/8" = 1'-0"

DRAWING LIST:			
DP01	SITE PLAN & DATA	DP08	SFD-5
DP02	AVERAGE GRADE	DP09	SFD-6
DP03	AVERAGE GRADE	DP010	SFD-7
DP04	SFD-1	DP011	SFD-8
DP05	SFD-2	DP12	STREETSCAPE
DP06	SFD-3	DP13	COLOUR BOARD
DP07	SFD-4		



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FEB 26, 2020

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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

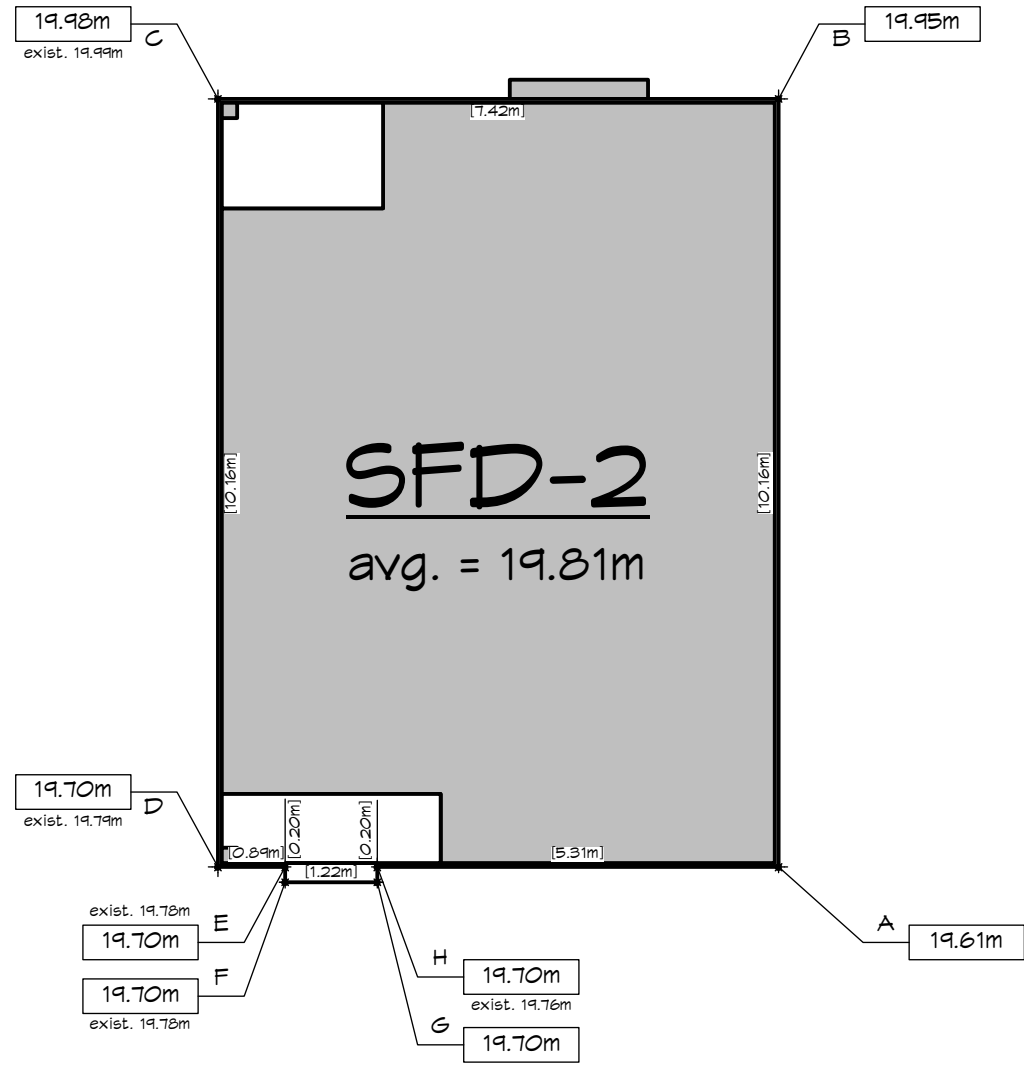
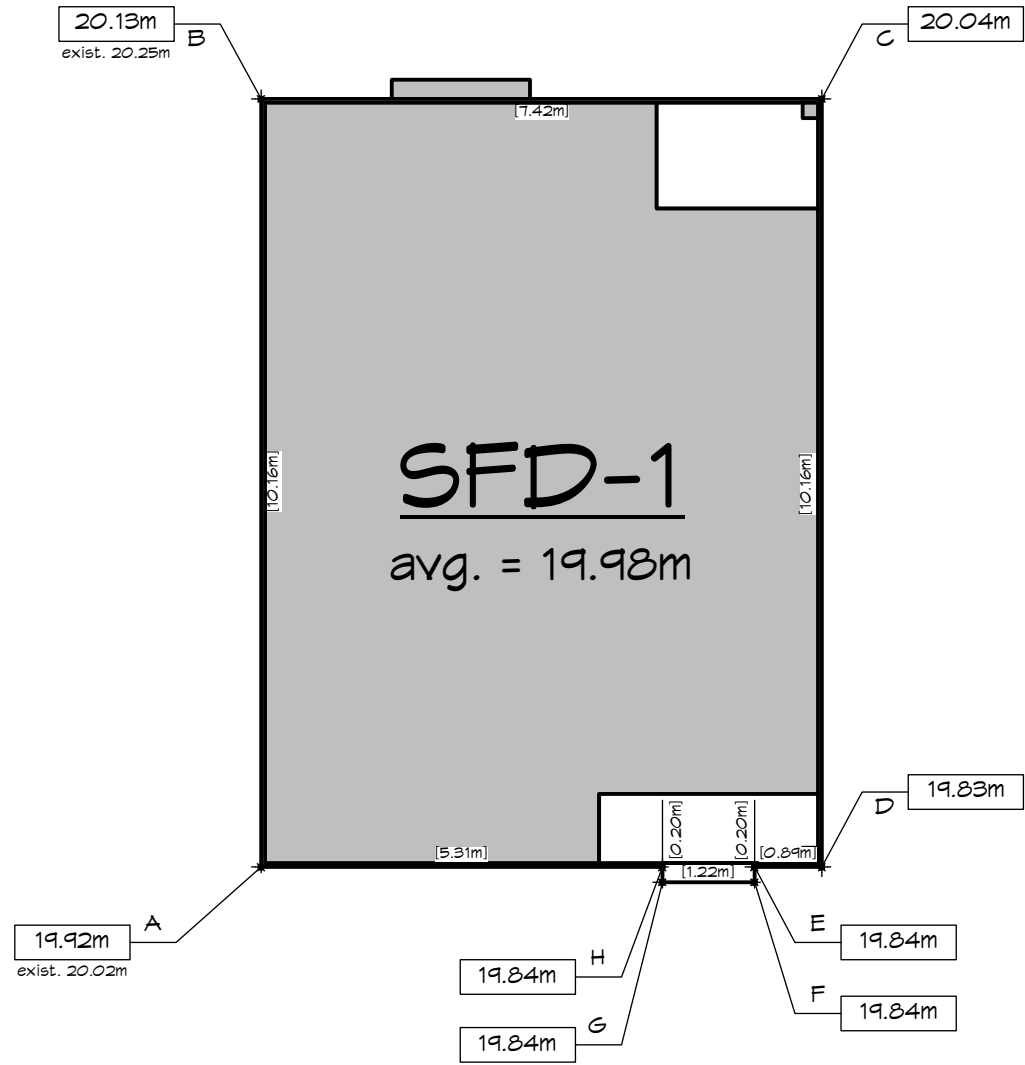
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SITE PLAN & DATA

Revision: Sheet:

DP01

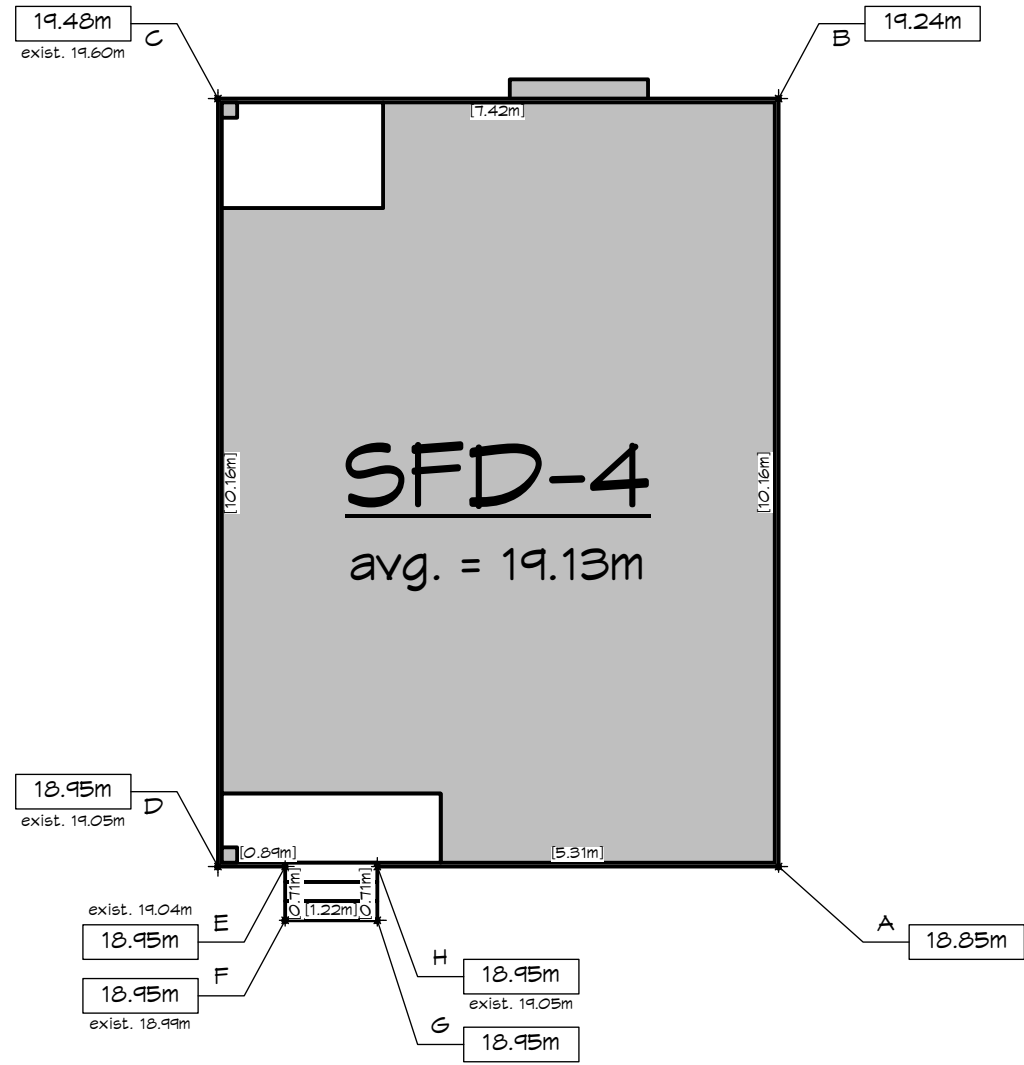
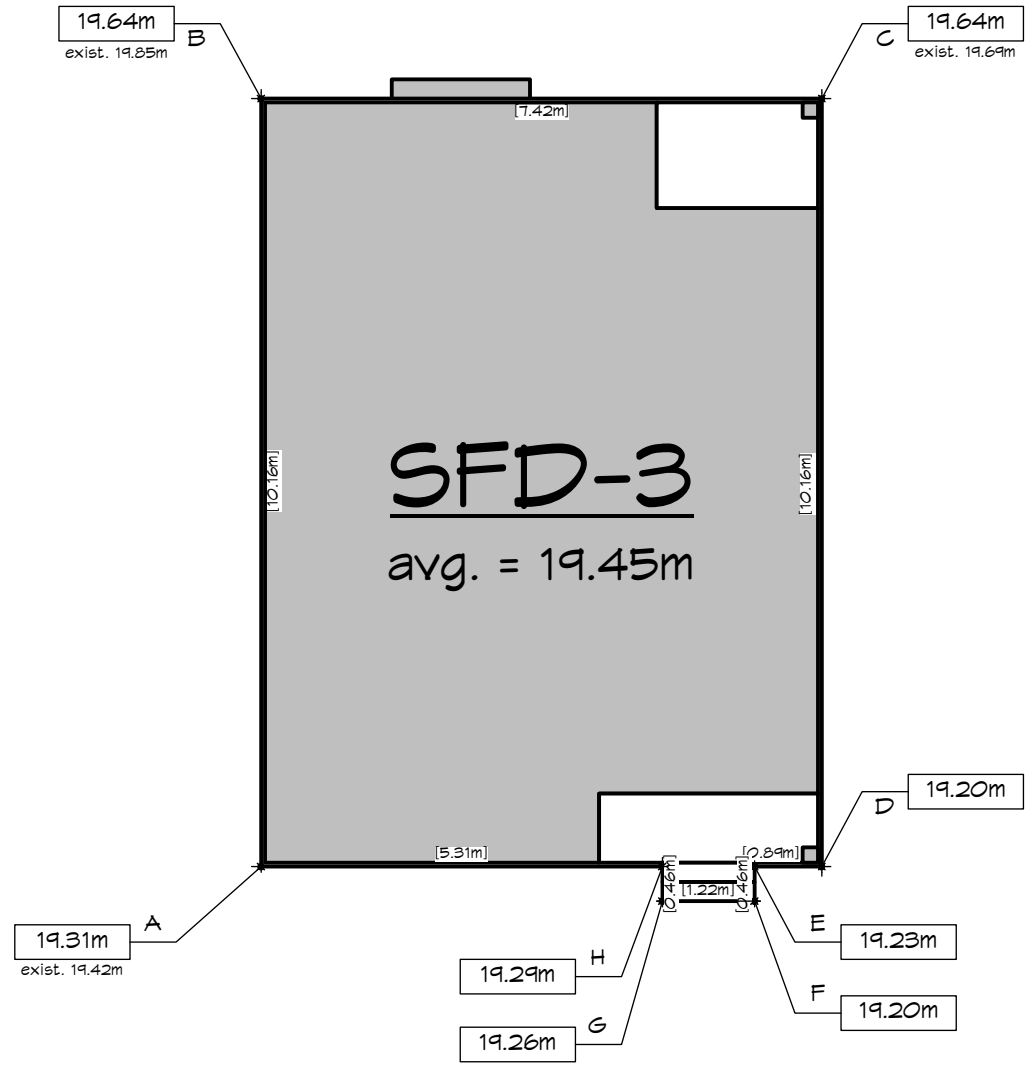
Proj.No. #####

SFD 1 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.92	20.13	20.03	10.16	203.45	710.38	35.56	19.977
BC	20.13	20.04	20.09	7.42	149.03			
CD	20.04	19.83	19.94	10.16	202.54			
DE	19.83	19.84	19.84	0.89	17.65			
EF	19.84	19.84	19.84	0.20	3.97			
FG	19.84	19.84	19.84	1.22	24.20			
GH	19.84	19.84	19.84	0.20	3.97			
HA	19.84	19.92	19.88	5.31	105.56			
			TOTAL	35.56	710.38			
							19.98	



SFD 2 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.61	19.95	19.78	10.16	200.96	704.49	35.56	19.811
BC	19.95	19.98	19.97	7.42	148.14			
CD	19.98	19.70	19.84	10.16	201.57			
DE	19.70	19.70	19.70	0.89	17.53			
EF	19.70	19.70	19.70	0.20	3.94			
FG	19.70	19.70	19.70	1.22	24.03			
GH	19.70	19.70	19.70	0.20	3.94			
HA	19.70	19.61	19.66	5.31	104.37			
			TOTAL	35.56	704.49			
							19.81	

SFD 3 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.31	19.64	19.48	10.16	197.87	701.65	36.08	19.447
BC	19.64	19.64	19.64	7.42	145.73			
CD	19.64	19.20	19.42	10.16	197.31			
DE	19.20	19.23	19.22	0.89	17.10			
EF	19.23	19.20	19.22	0.46	8.84			
FG	19.20	19.26	19.23	1.22	23.46			
GH	19.26	19.29	19.28	0.46	8.87			
HA	19.29	19.31	19.30	5.31	102.48			
			TOTAL	36.08	701.65			
							19.45	



SFD 4 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.85	19.24	19.05	10.16	193.50	699.85	36.58	19.132
BC	19.24	19.48	19.36	7.42	143.65			
CD	19.48	18.85	19.22	10.16	195.22			
DE	18.85	18.85	18.85	5.31	100.62			
EF	18.85	18.85	18.85	0.71	13.45			
FG	18.85	18.85	18.85	1.22	23.12			
GH	18.85	18.85	18.85	0.71	13.45			
HA	18.85	18.85	18.80	0.89	16.82			
			TOTAL	36.58	699.85			
							19.13	

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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
AVERAGE GRADE

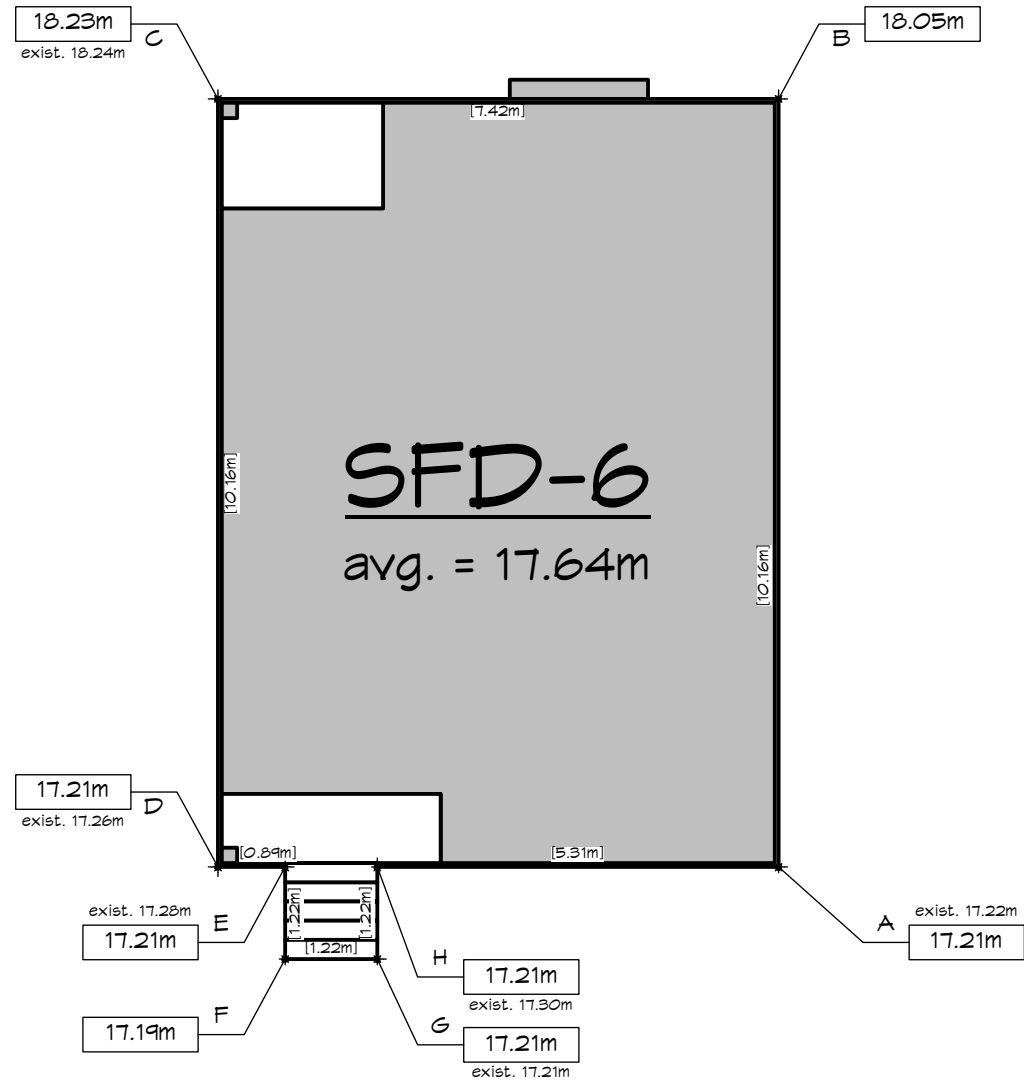
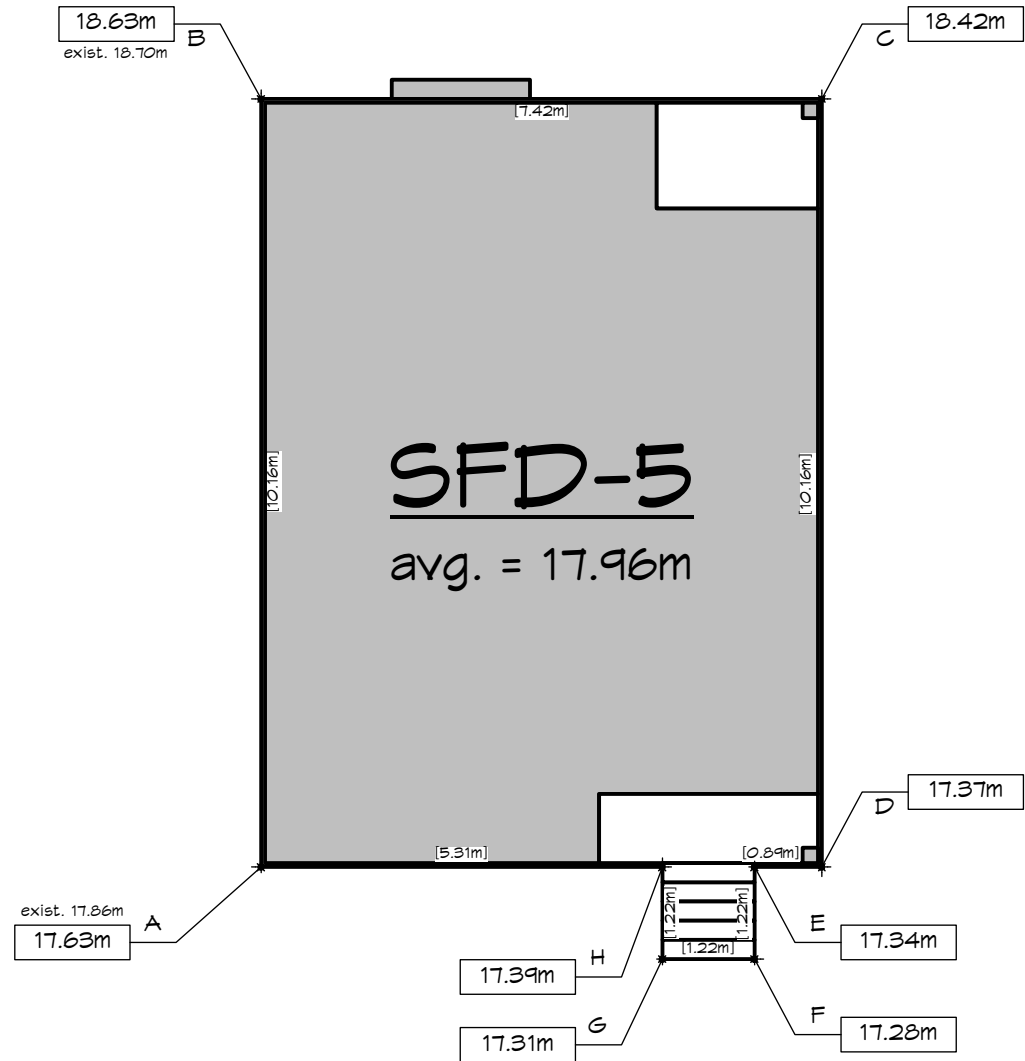
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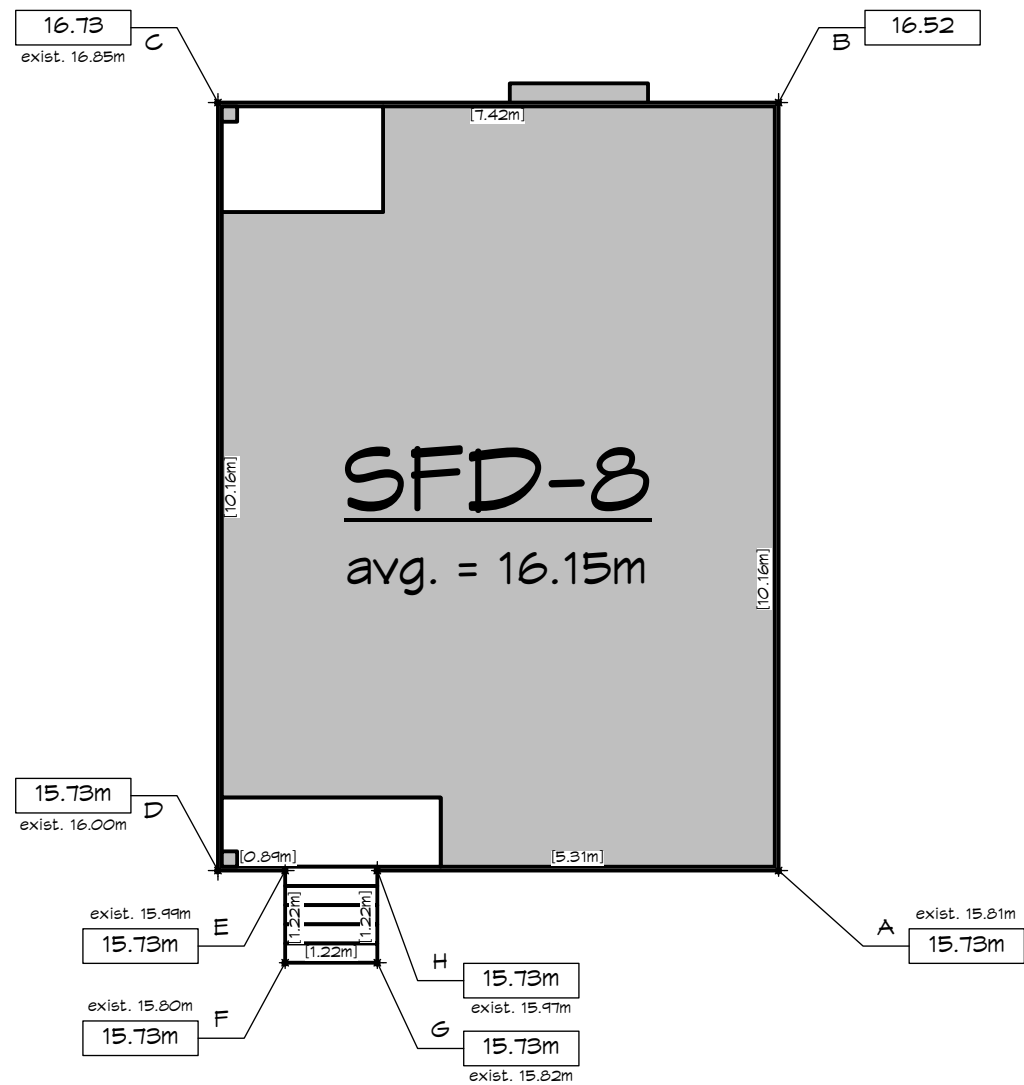
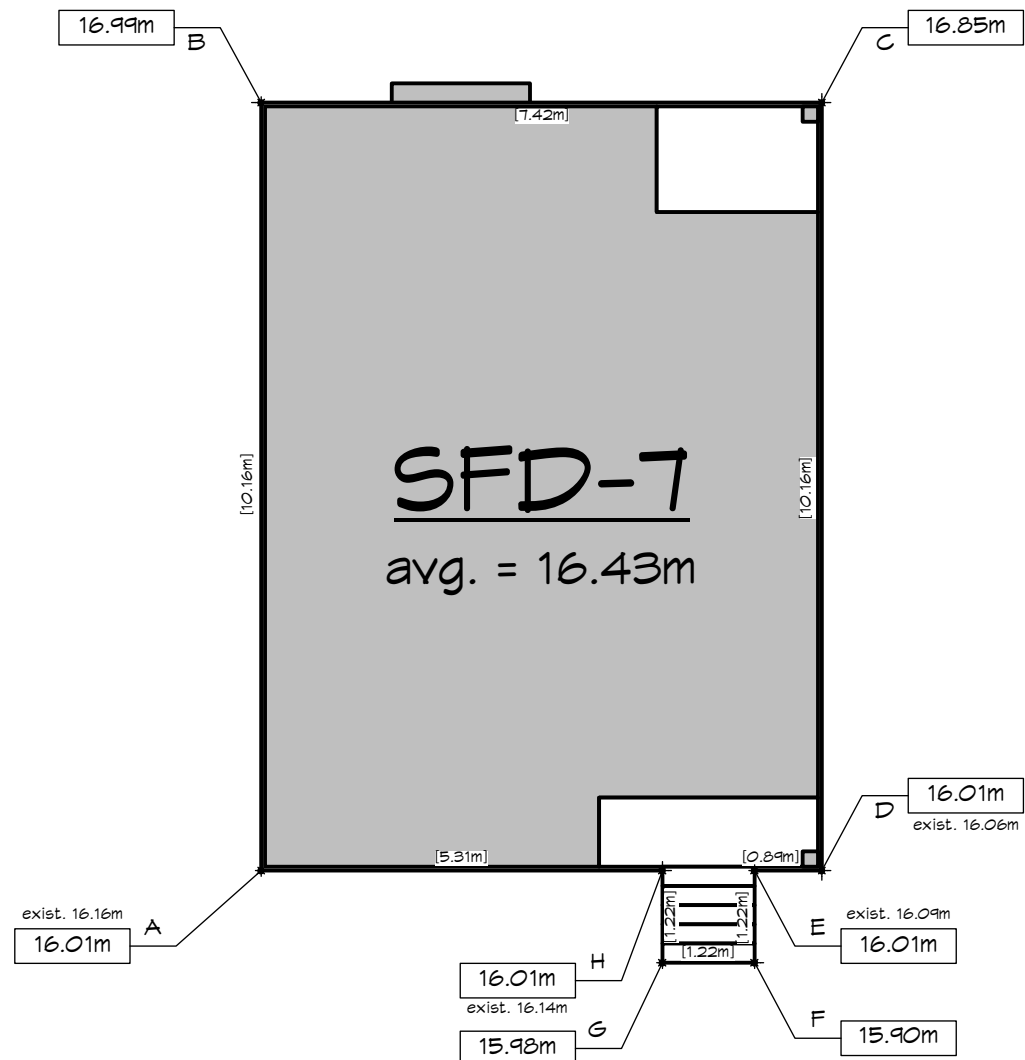
Proj.No. #####

SFD 5 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.63	18.63	18.13	10.16	184.20	675.28	37.60	17.960
BC	18.63	18.42	18.53	7.42	137.46			
CD	18.42	17.37	17.90	10.16	181.81			
DE	17.37	17.34	17.36	0.89	15.45			
EF	17.34	17.28	17.31	1.22	21.12			
FG	17.28	17.31	17.30	1.22	21.10			
GH	17.31	17.39	17.35	1.22	21.17			
HA	17.39	17.63	17.51	5.31	92.98			
			TOTAL	37.60	675.28		17.96	



SFD 6 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.21	18.05	17.63	10.16	179.12	663.42	37.60	17.644
BC	18.05	18.23	18.14	7.42	134.60			
CD	18.23	17.21	17.72	10.16	180.04			
DE	17.21	17.21	17.21	5.31	91.39			
EF	17.21	17.19	17.20	1.22	20.98			
FG	17.19	17.21	17.20	1.22	20.98			
GH	17.21	17.21	17.21	1.22	21.00			
HA	17.21	17.21	17.21	0.89	15.32			
			TOTAL	37.60	663.42		17.64	

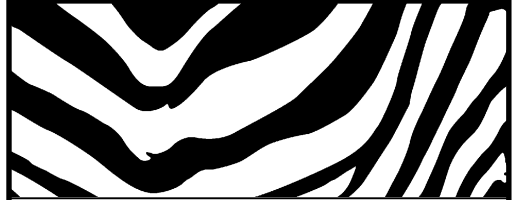
SFD 7 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	16.01	16.99	16.50	10.16	167.64	617.80	37.60	16.431
BC	16.99	16.85	16.92	7.42	125.55			
CD	16.85	16.01	16.43	10.16	166.93			
DE	16.01	16.01	16.01	0.89	14.25			
EF	16.01	15.90	15.96	1.22	19.47			
FG	15.90	15.98	15.94	1.22	19.45			
GH	15.98	16.01	16.00	1.22	19.51			
HA	16.01	16.01	16.01	5.31	85.01			
			TOTAL	37.60	617.80		16.43	



SFD 8 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	15.73	16.52	16.13	10.16	163.83	607.18	37.60	16.148
BC	16.52	16.73	16.63	7.42	123.36			
CD	16.73	15.73	16.23	10.16	164.90			
DE	15.73	15.73	15.73	0.89	14.00			
EF	15.73	15.73	15.73	1.22	19.19			
FG	15.73	15.73	15.73	1.22	19.19			
GH	15.73	15.73	15.73	1.22	19.19			
HA	15.73	15.73	15.73	5.31	83.53			
			TOTAL	37.60	607.18		16.15	

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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

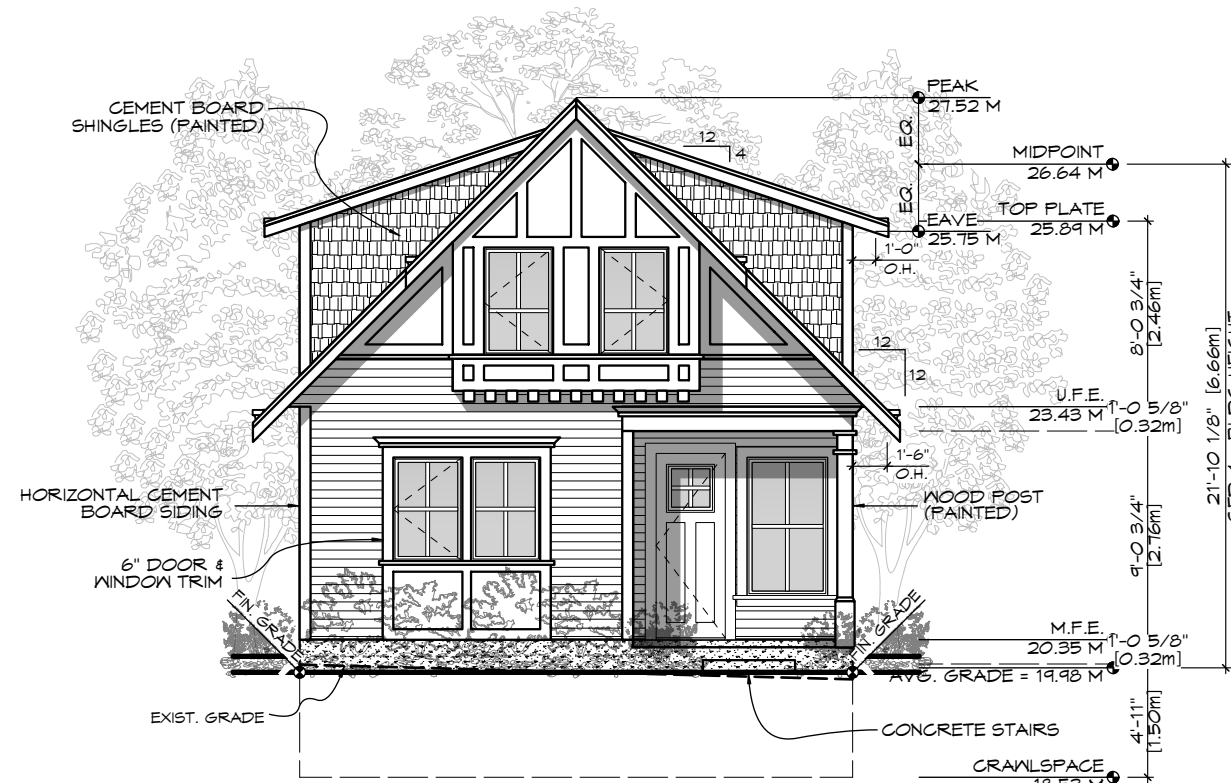
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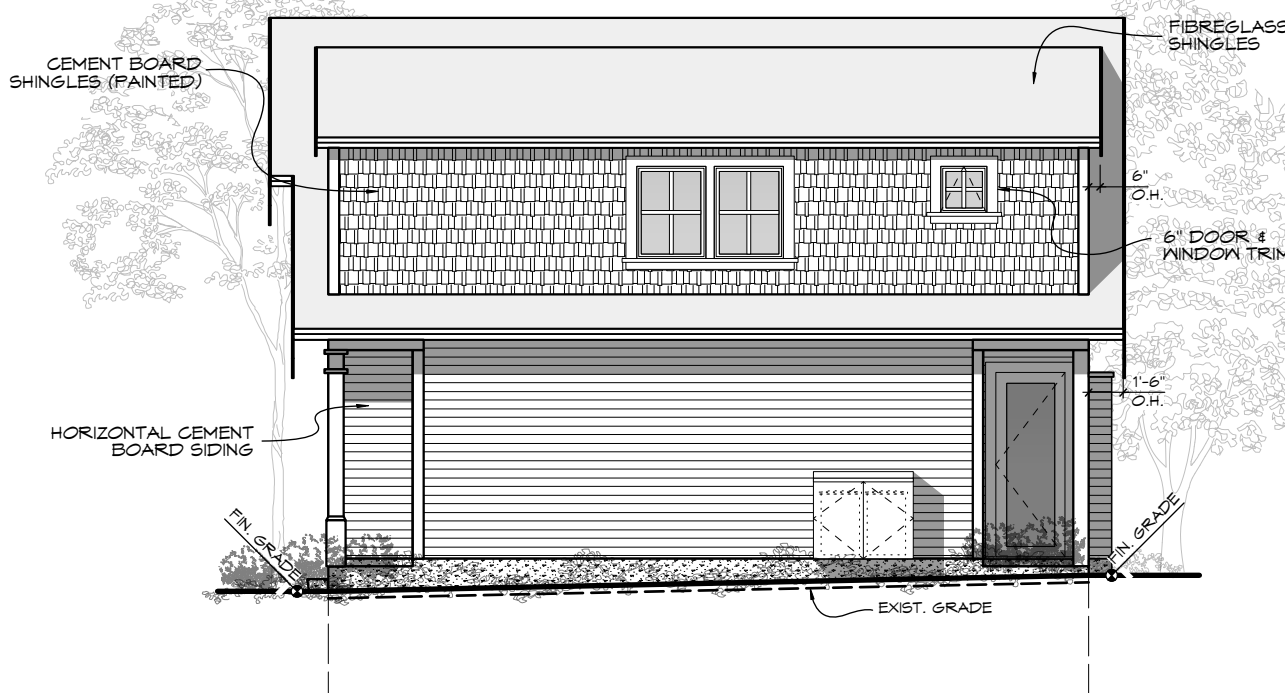
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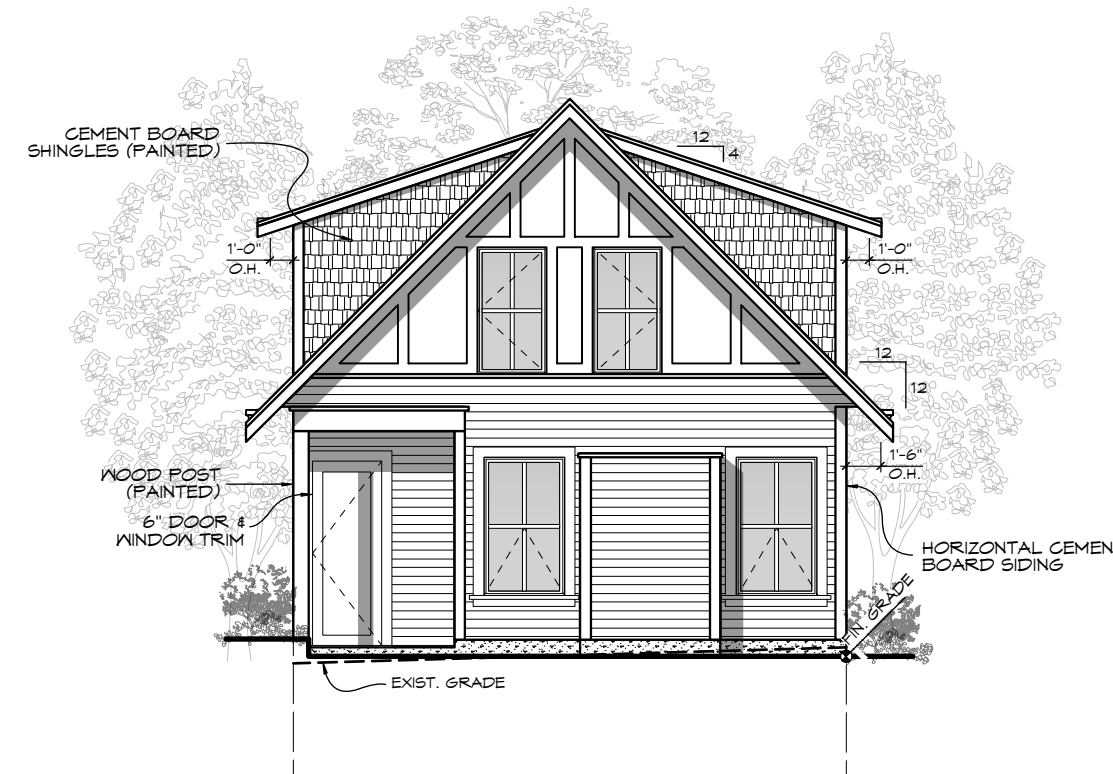
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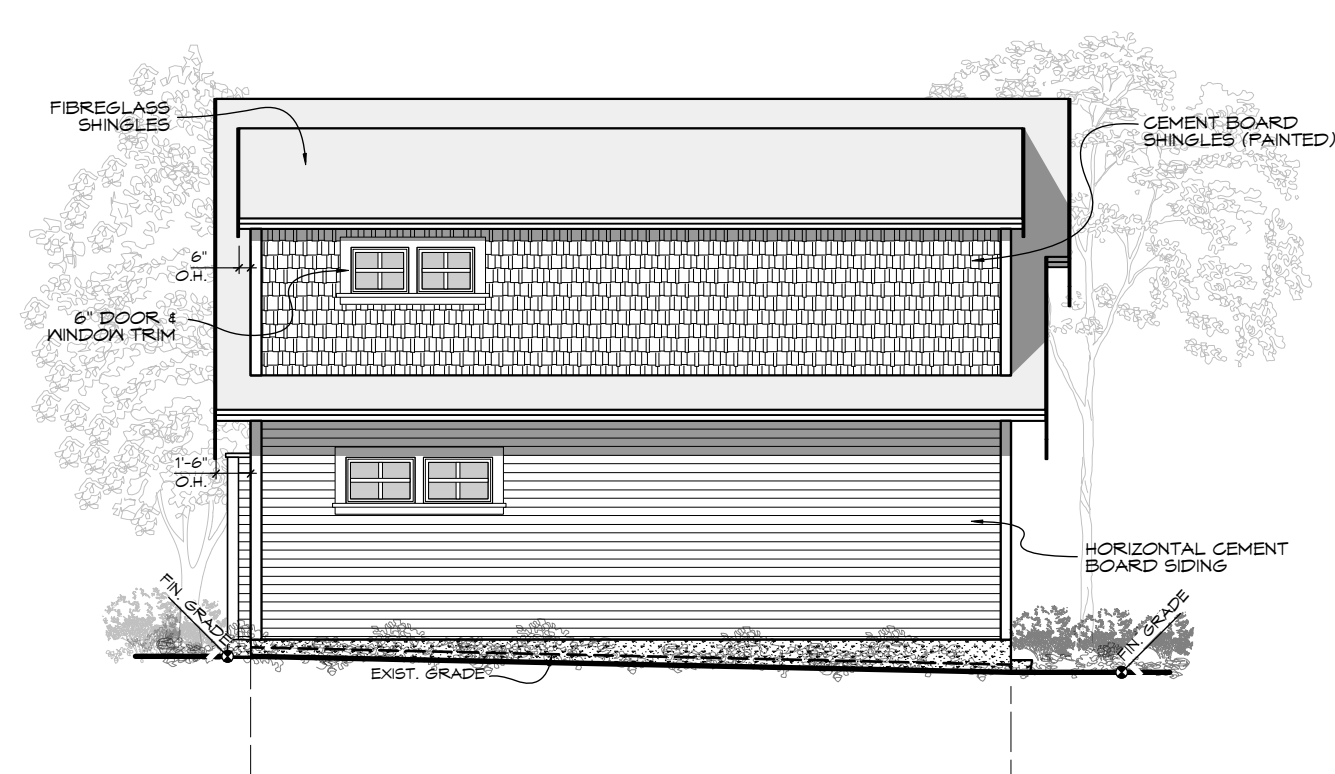
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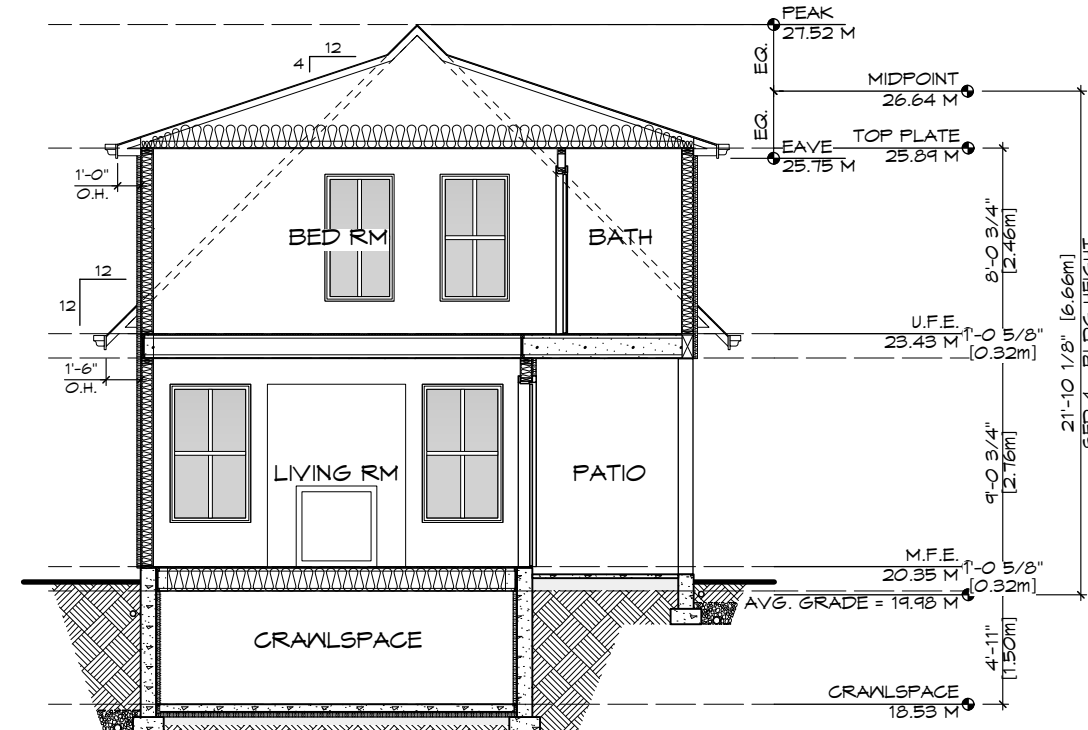
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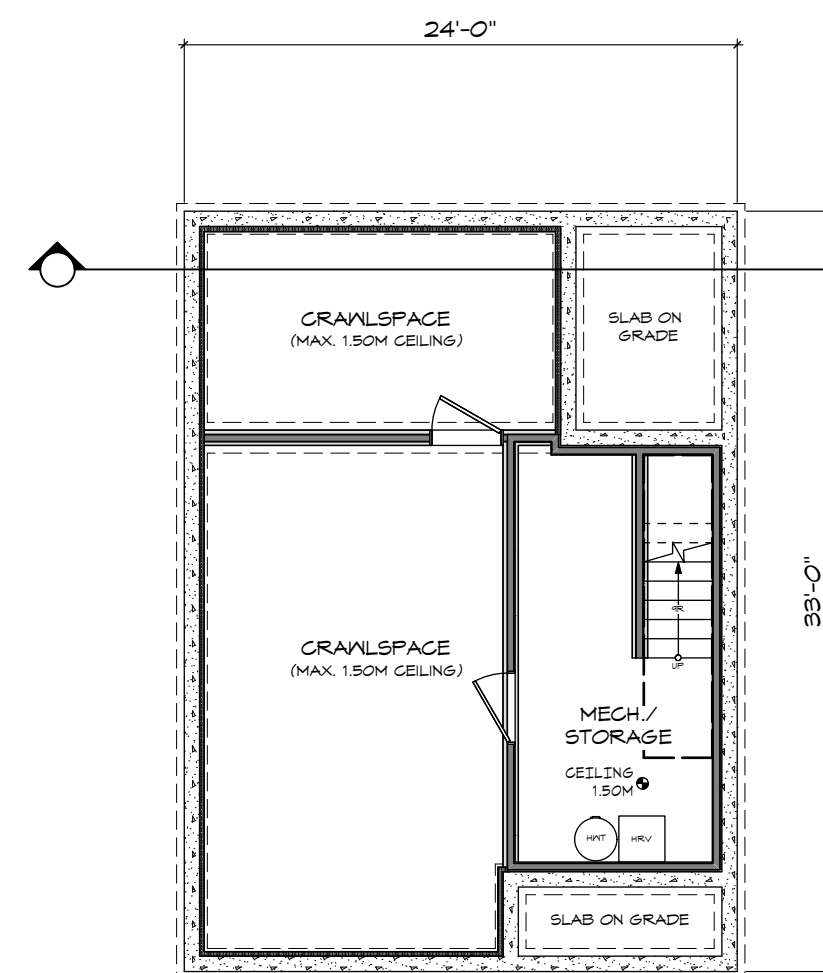
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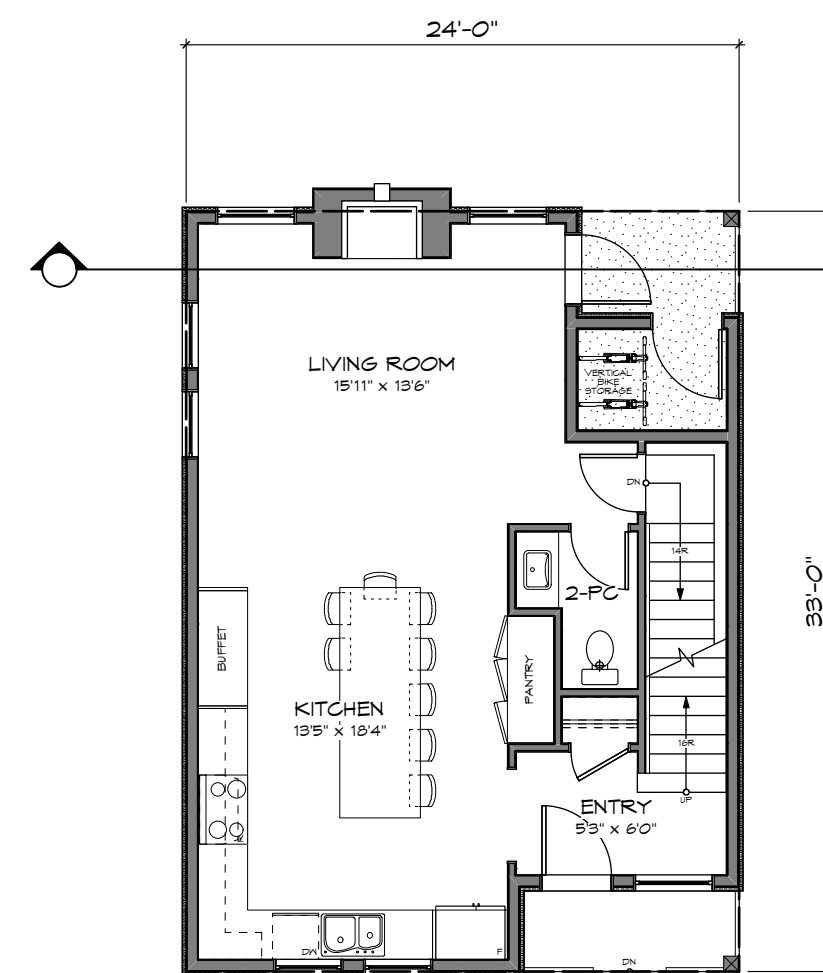
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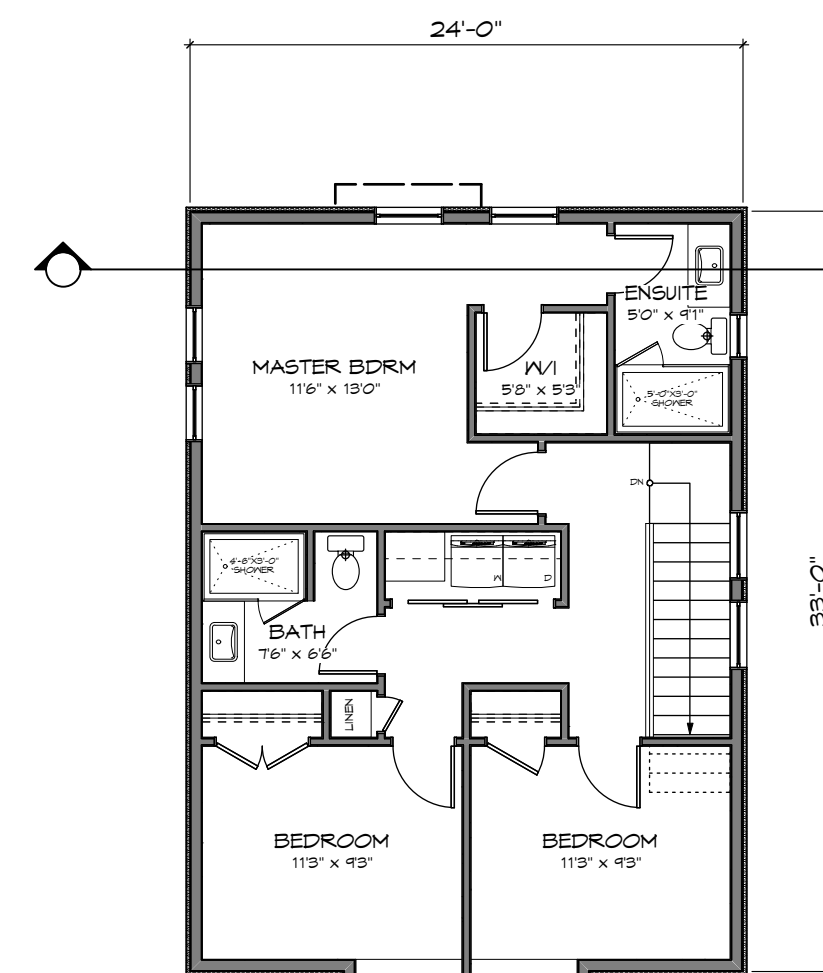
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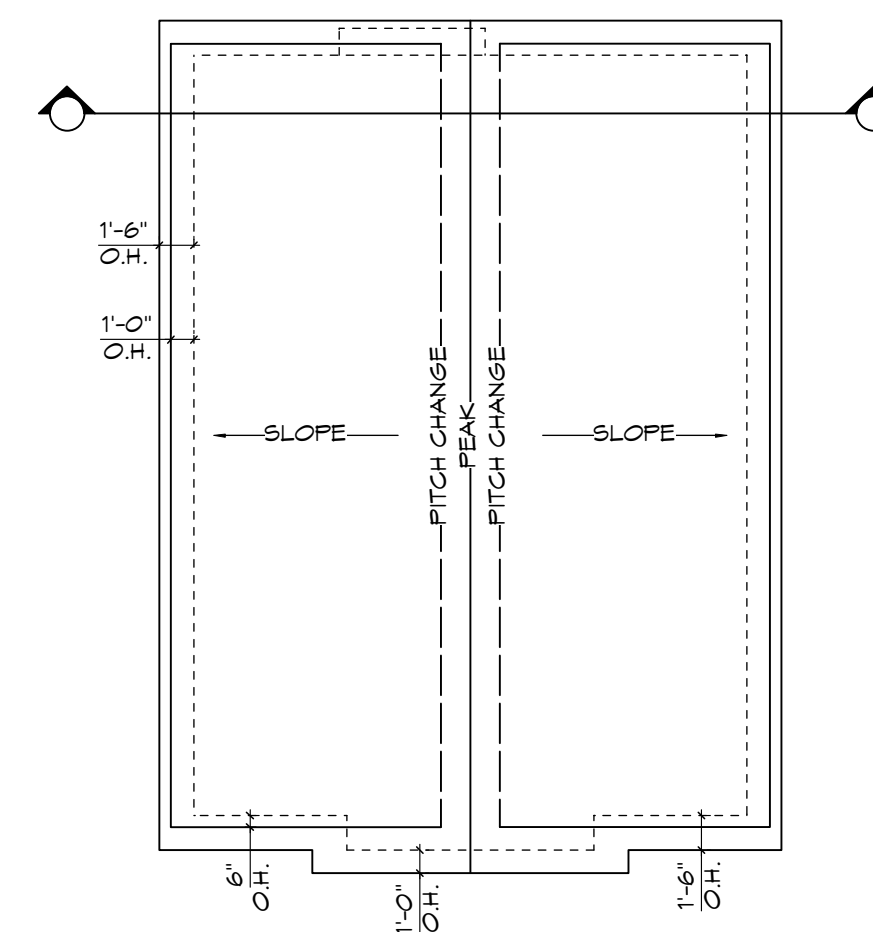
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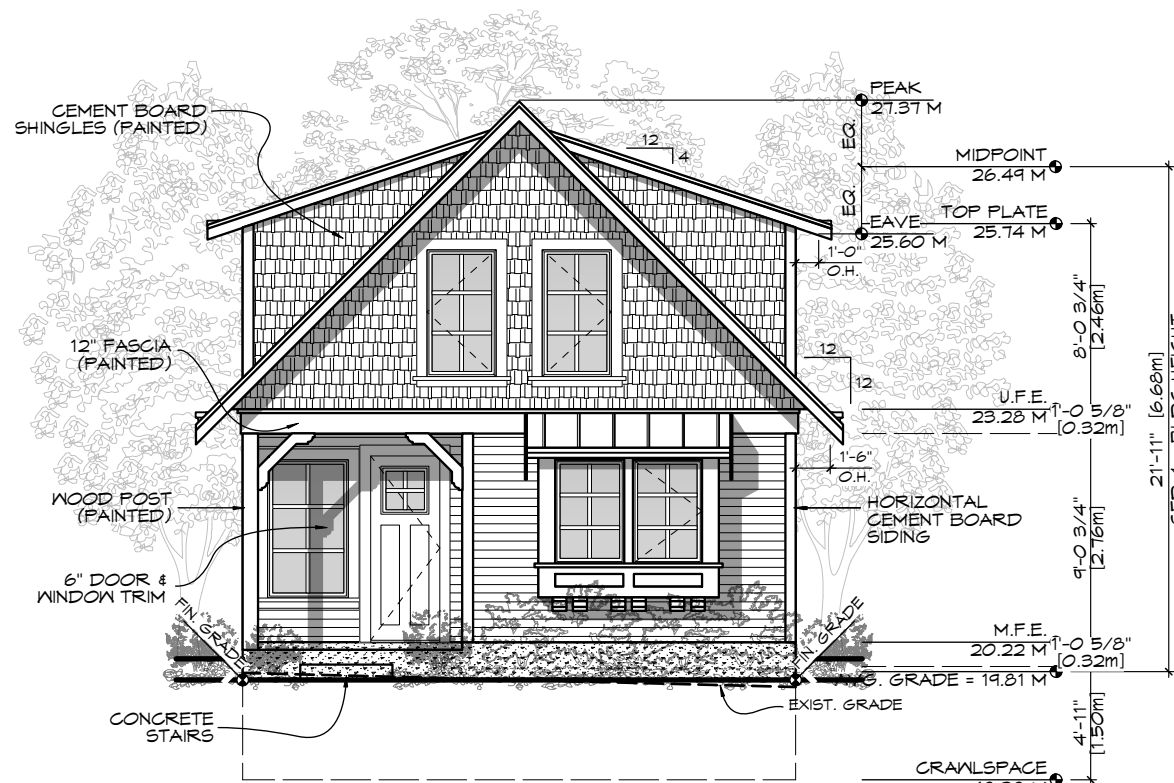
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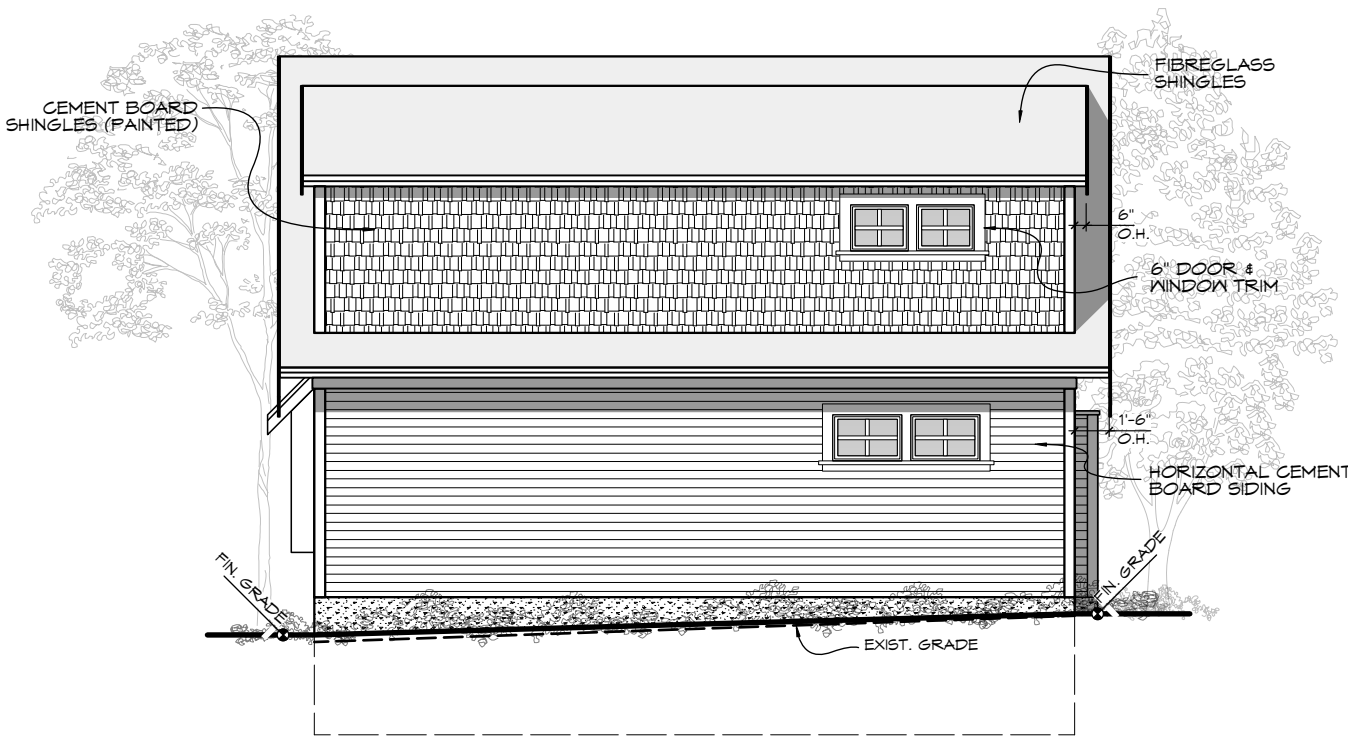
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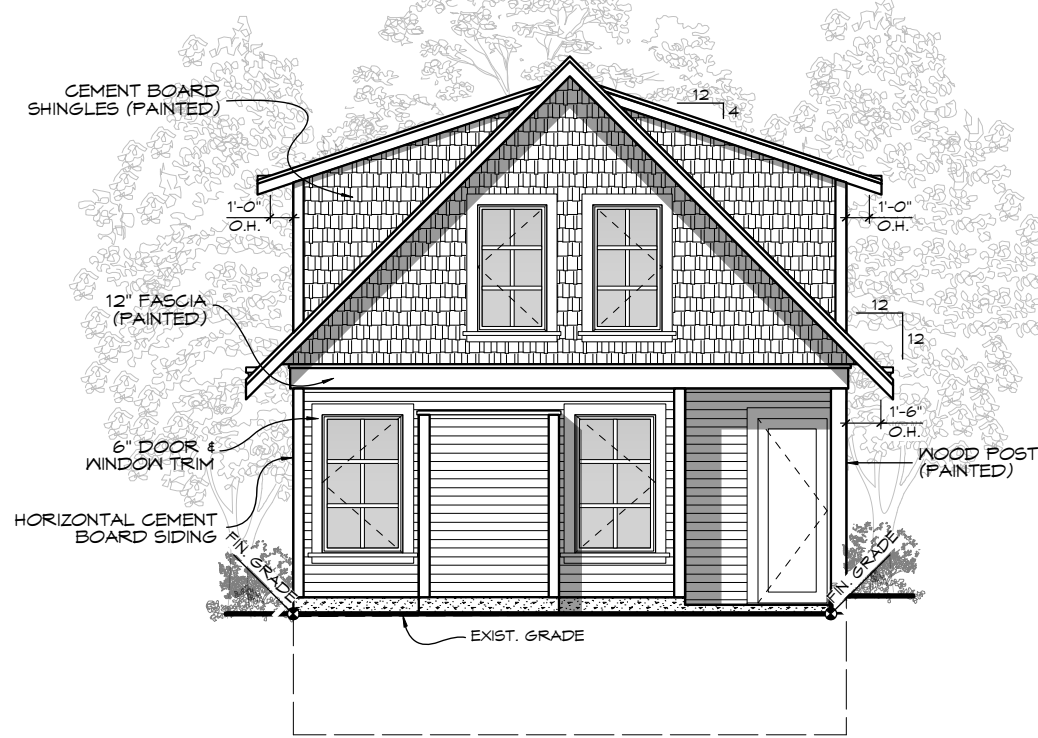
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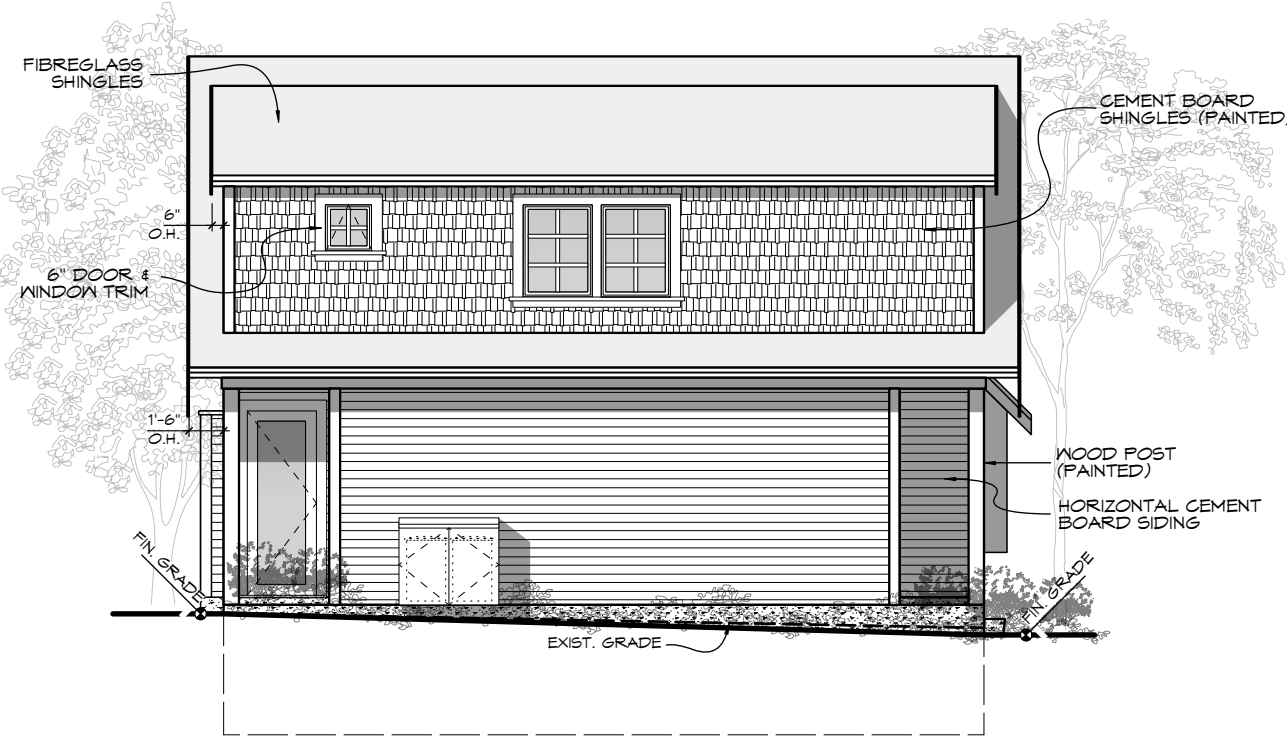
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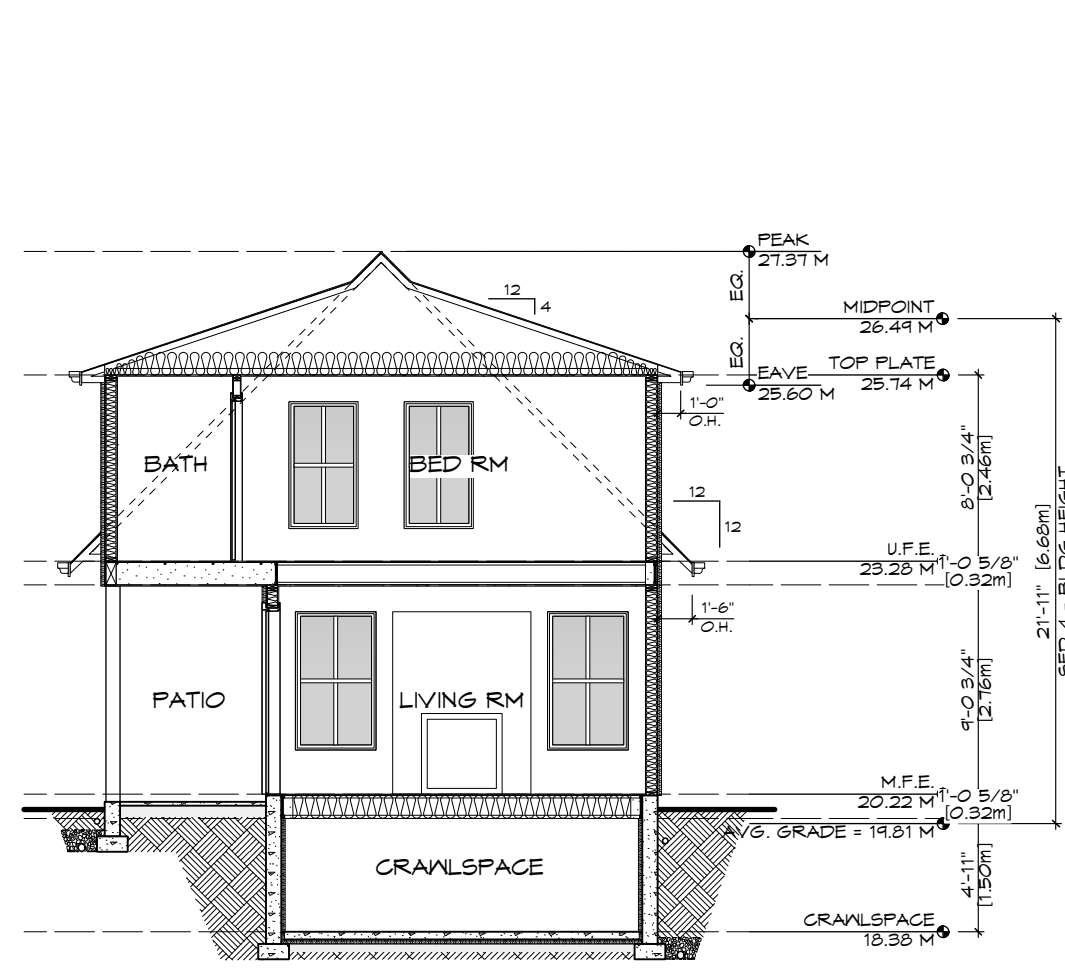
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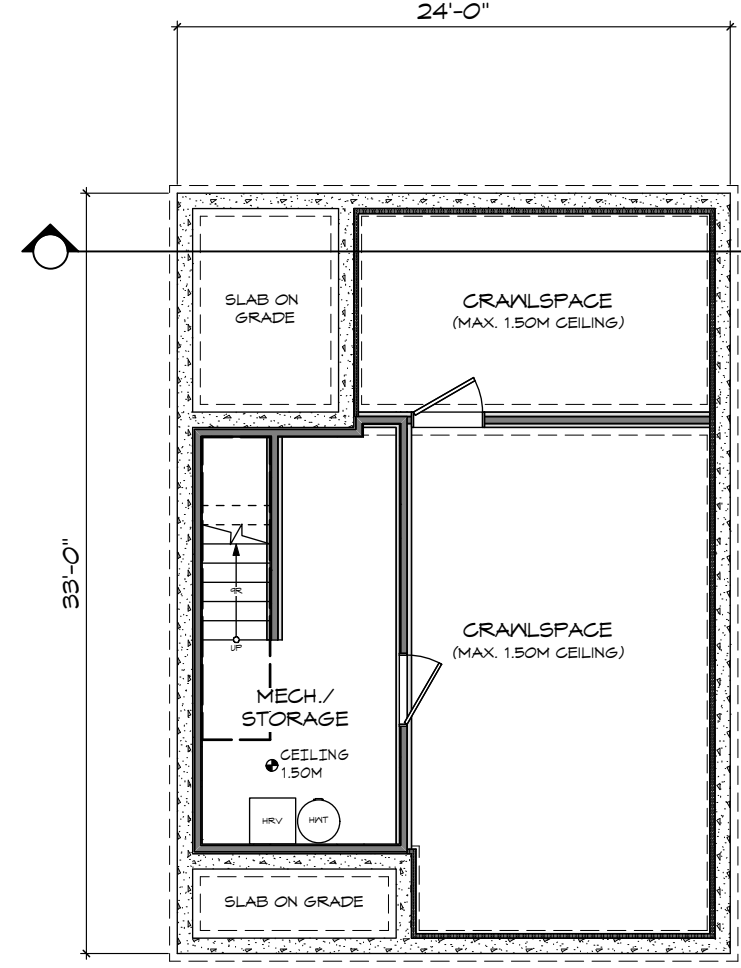
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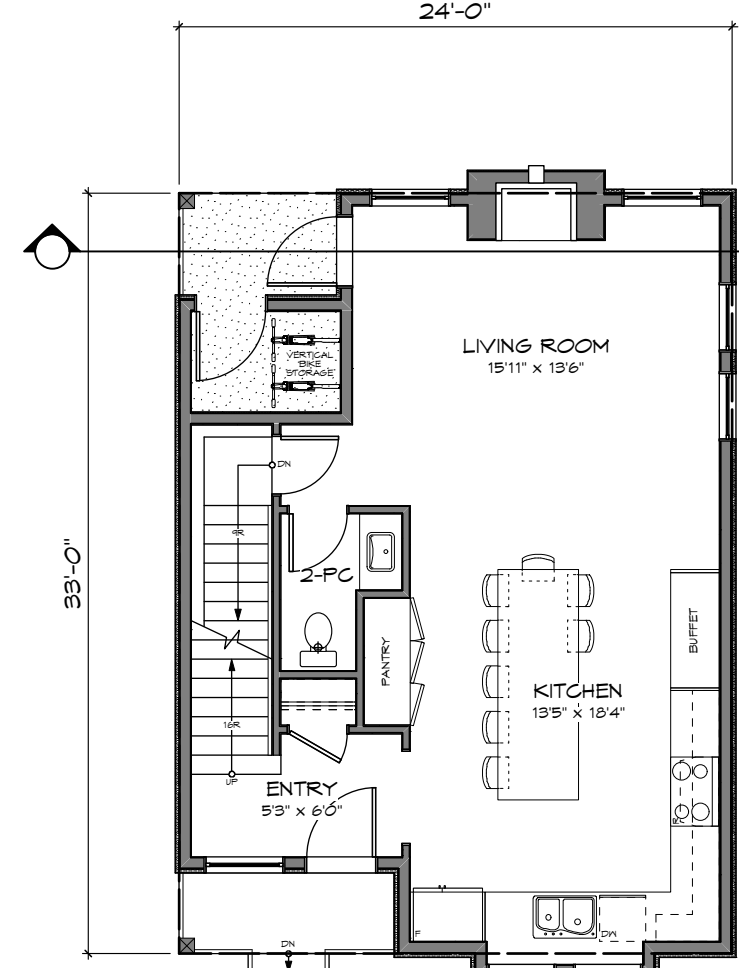
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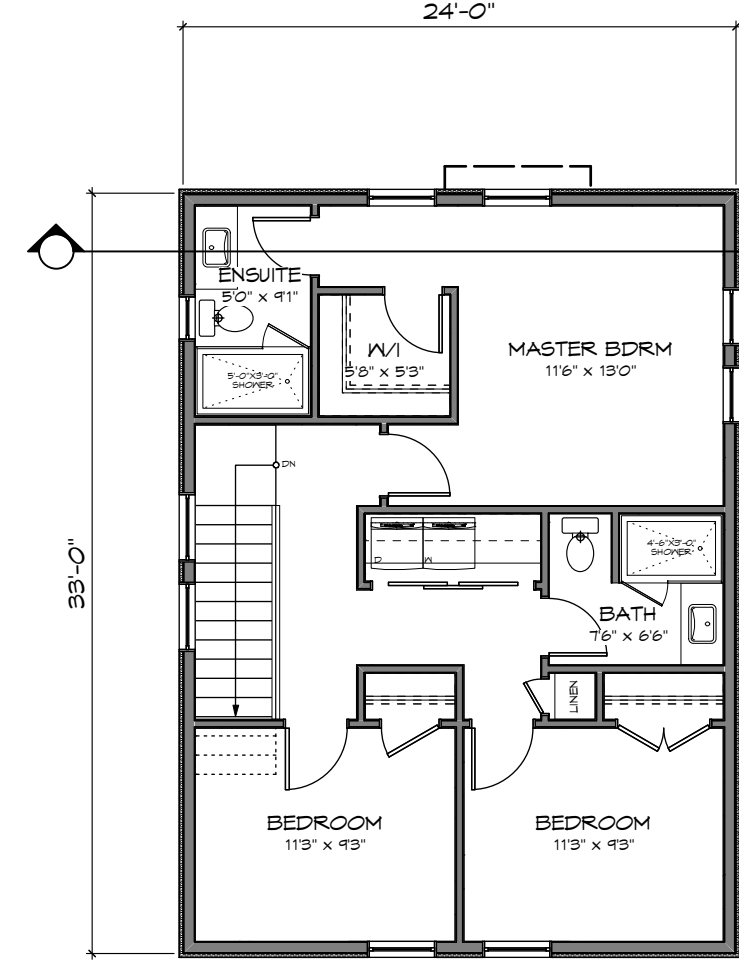
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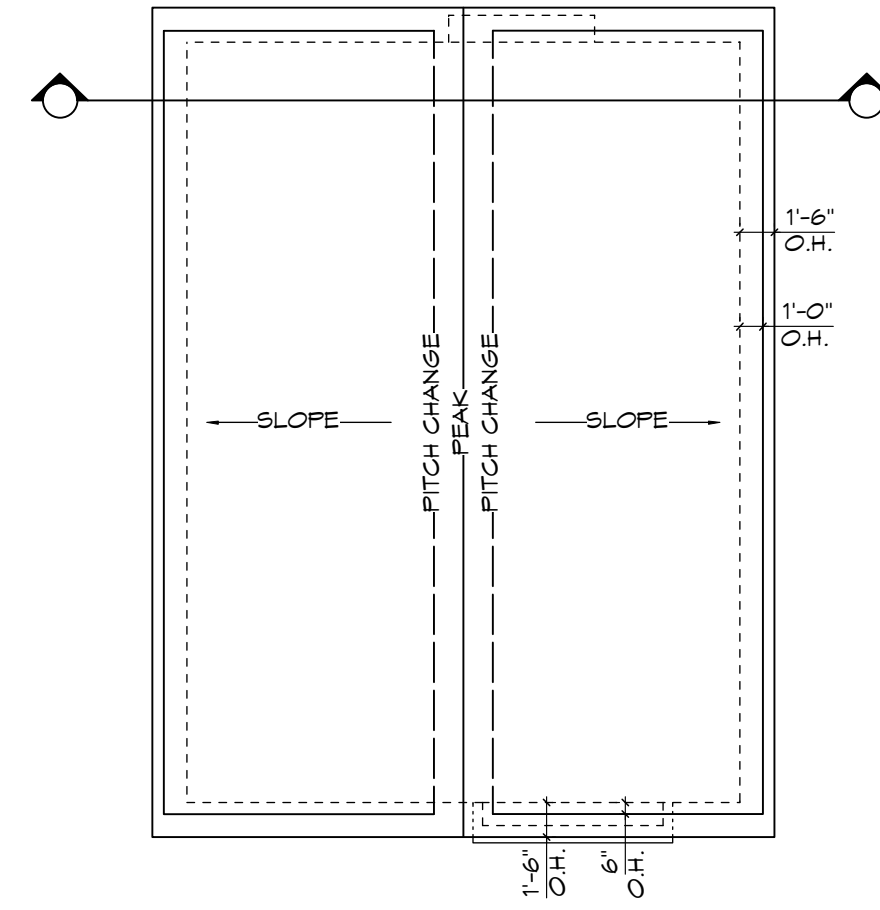
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MAIN FLOOR
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UPPER FLOOR
Scale: 1:100



ROOF PLAN
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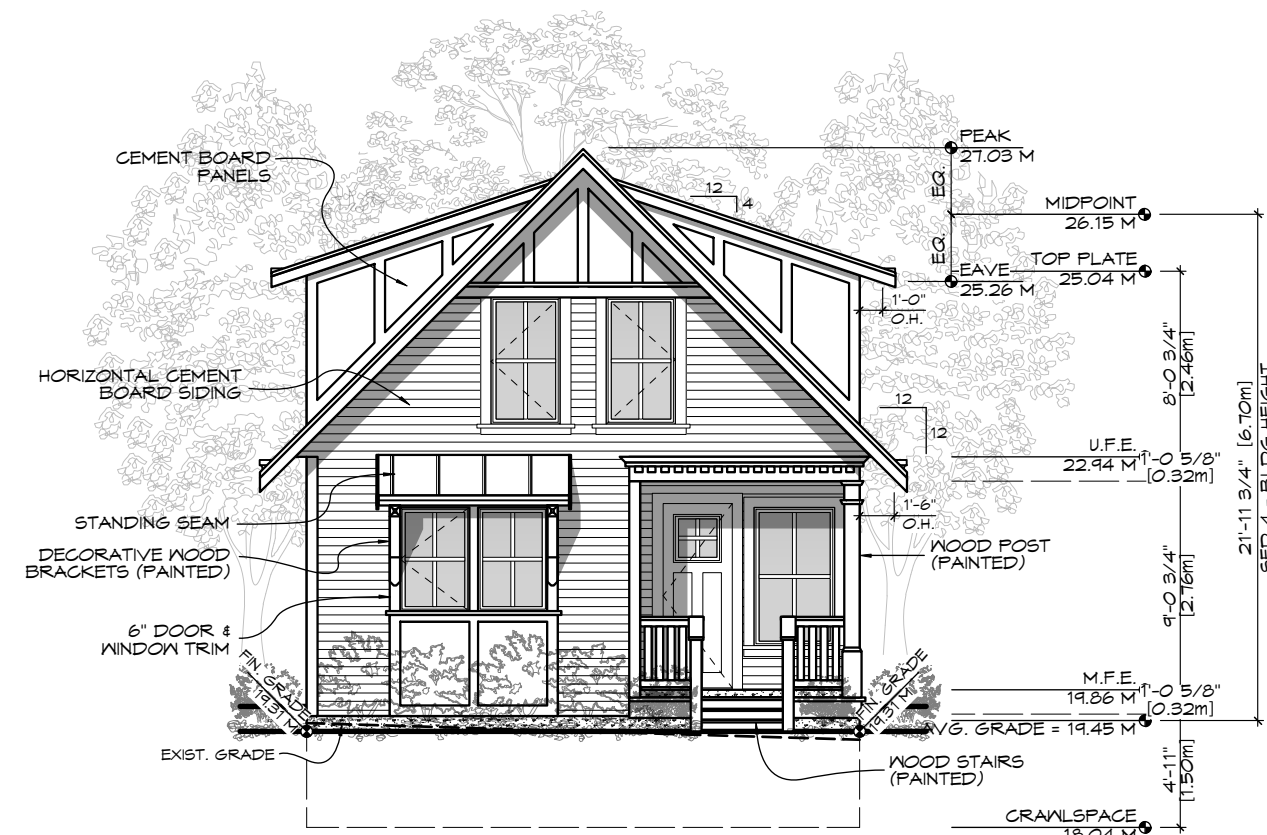
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Drawn By: C.C.
Date: FEB 26, 2020
Scale: AS NOTED
Project:
3120 WASHINGTON
AVENUE - REZONING

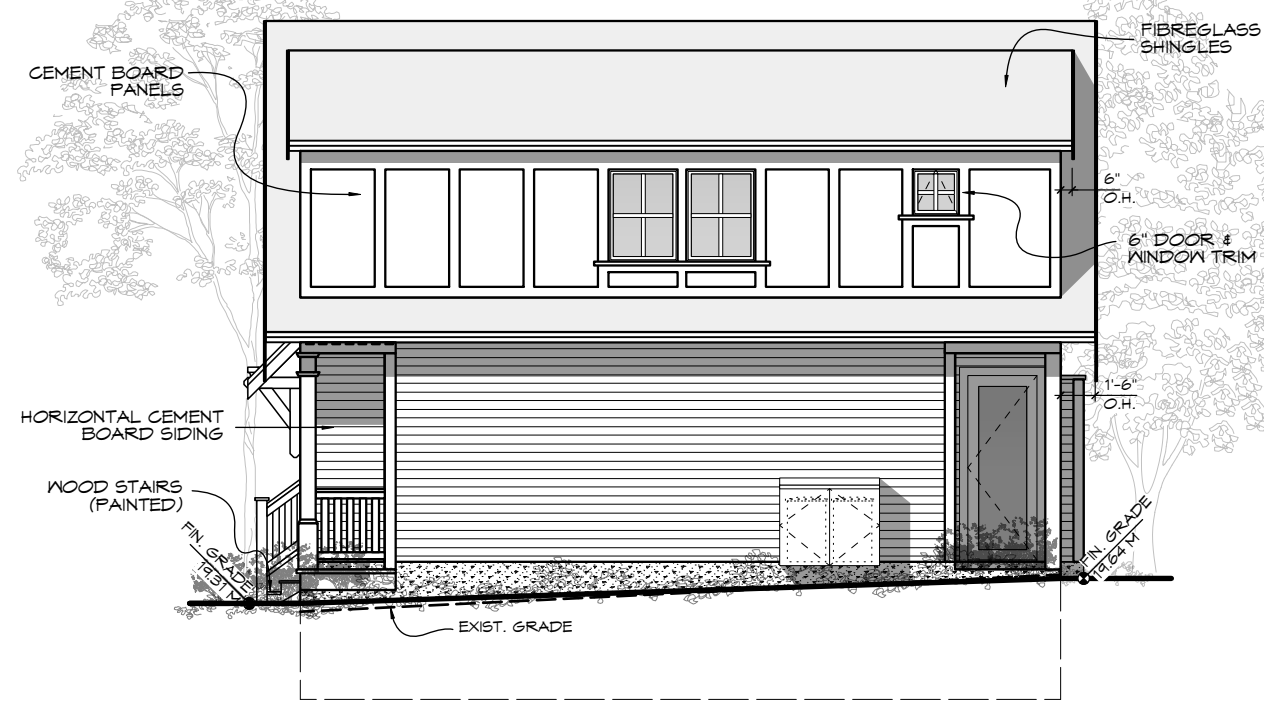
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FLOOR PLANS &
ELEVATIONS -
SFD 2

Revision: Sheet:

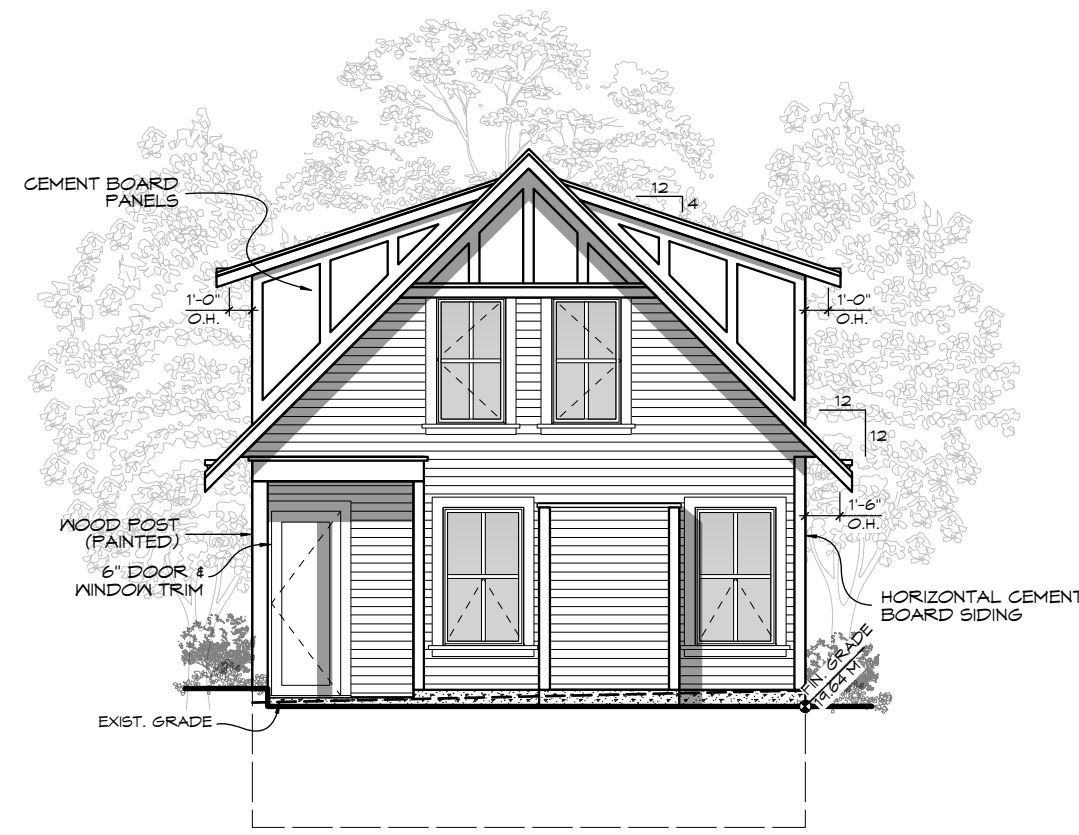
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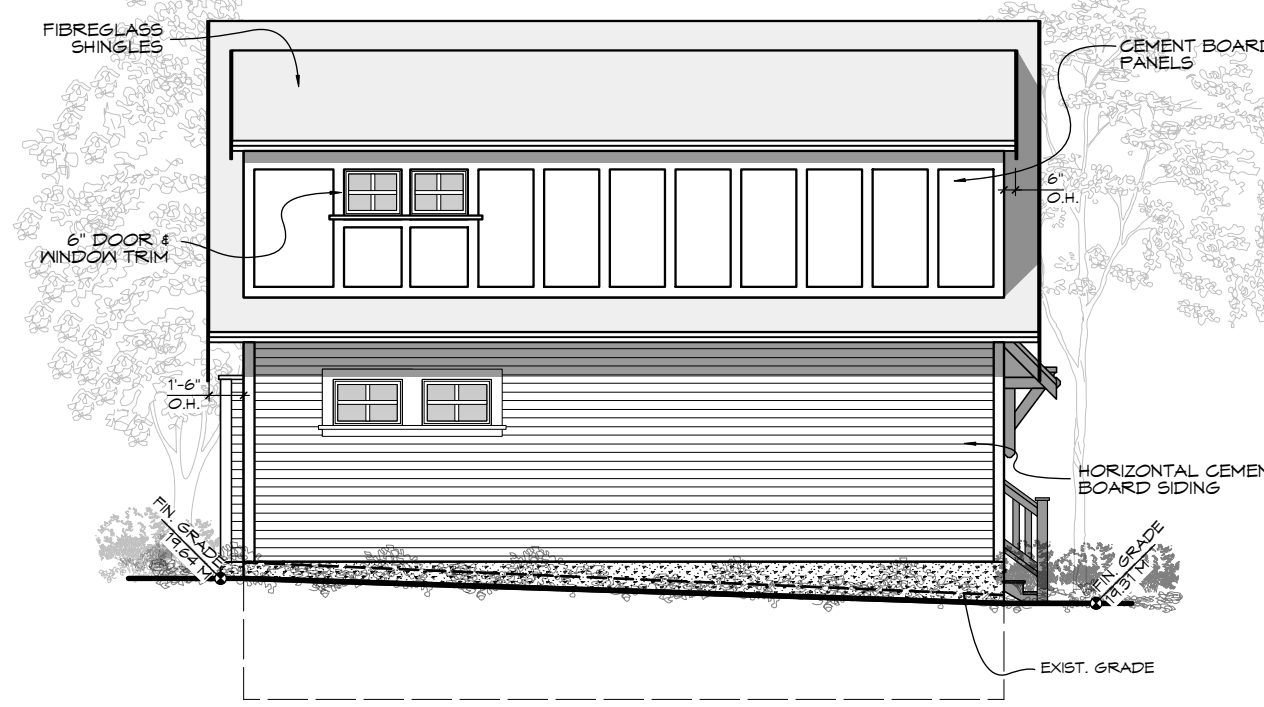
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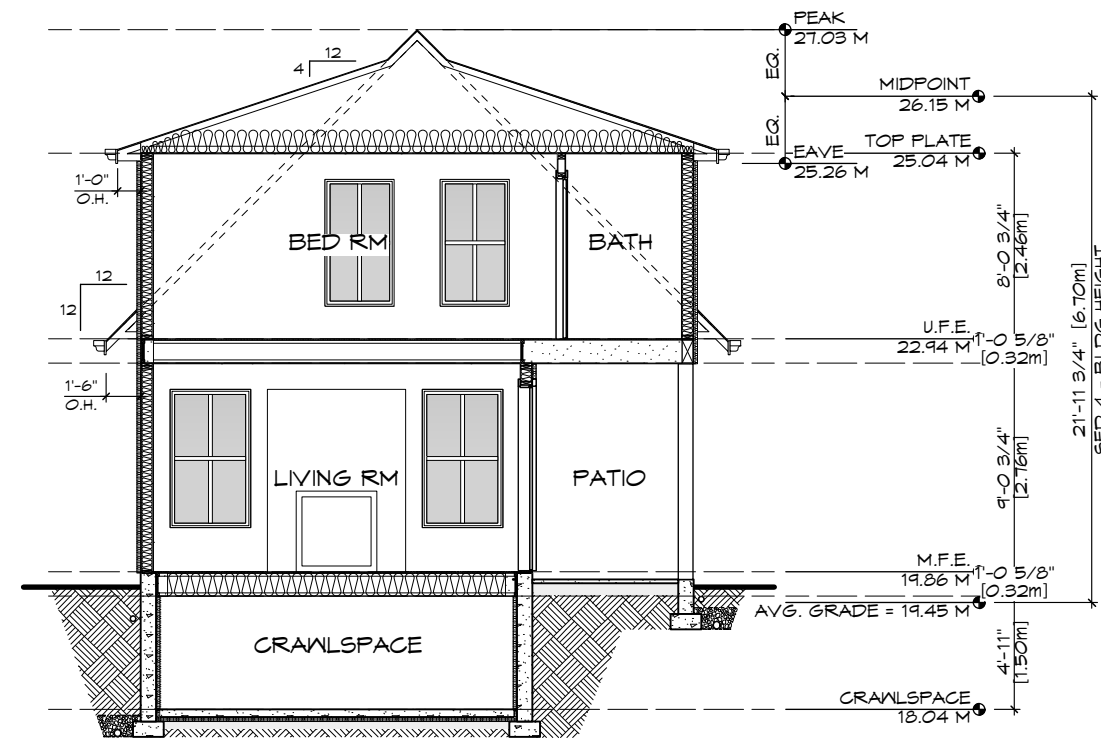
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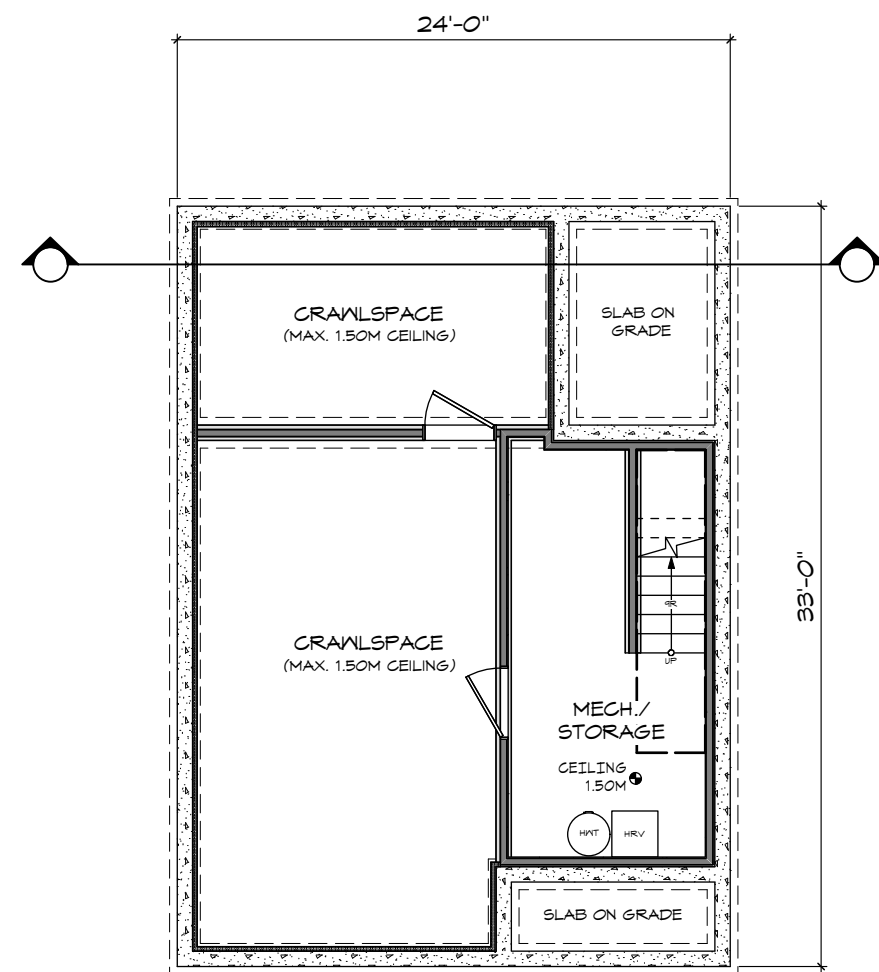
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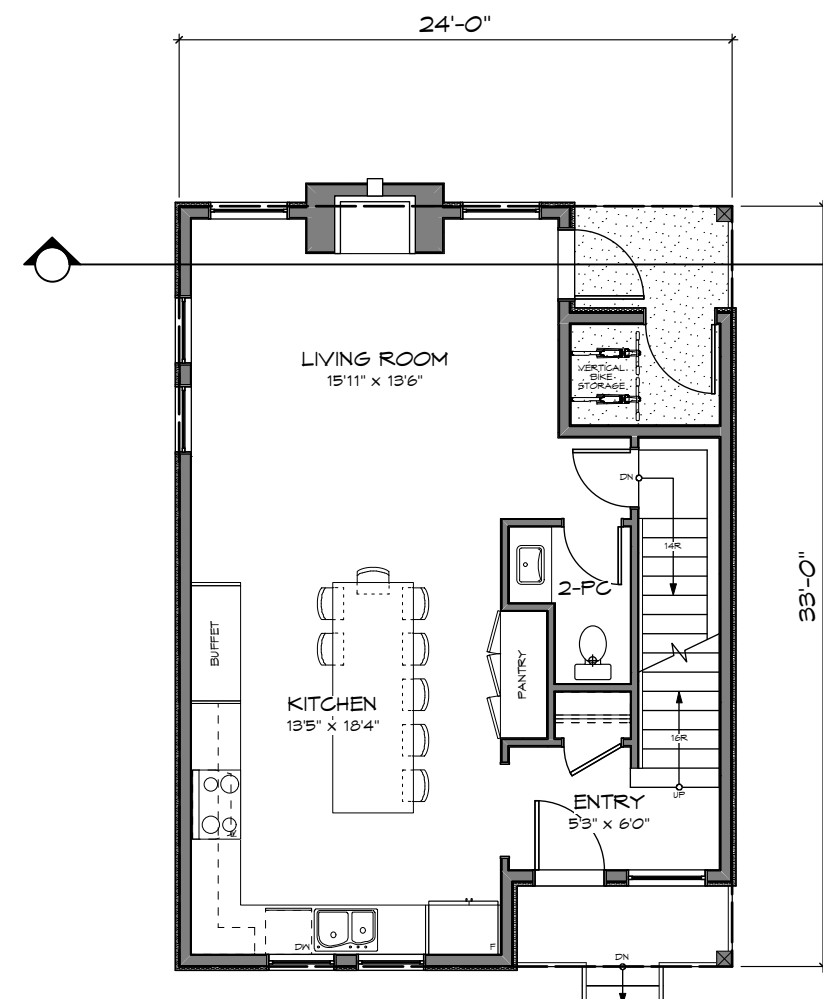
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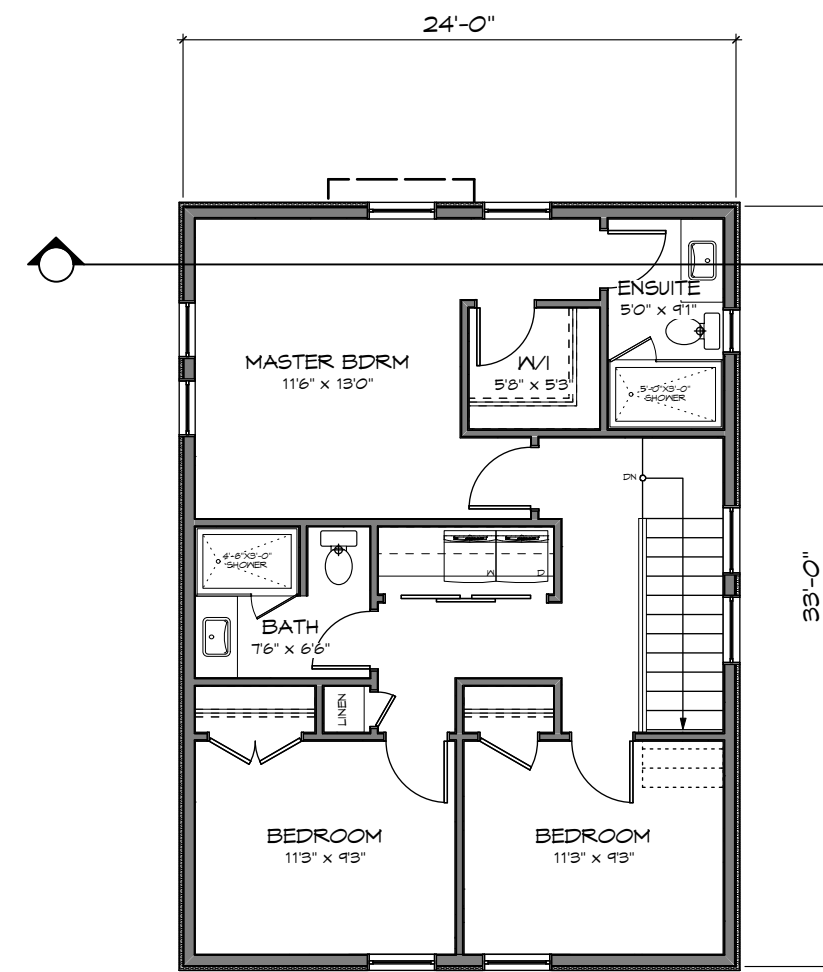
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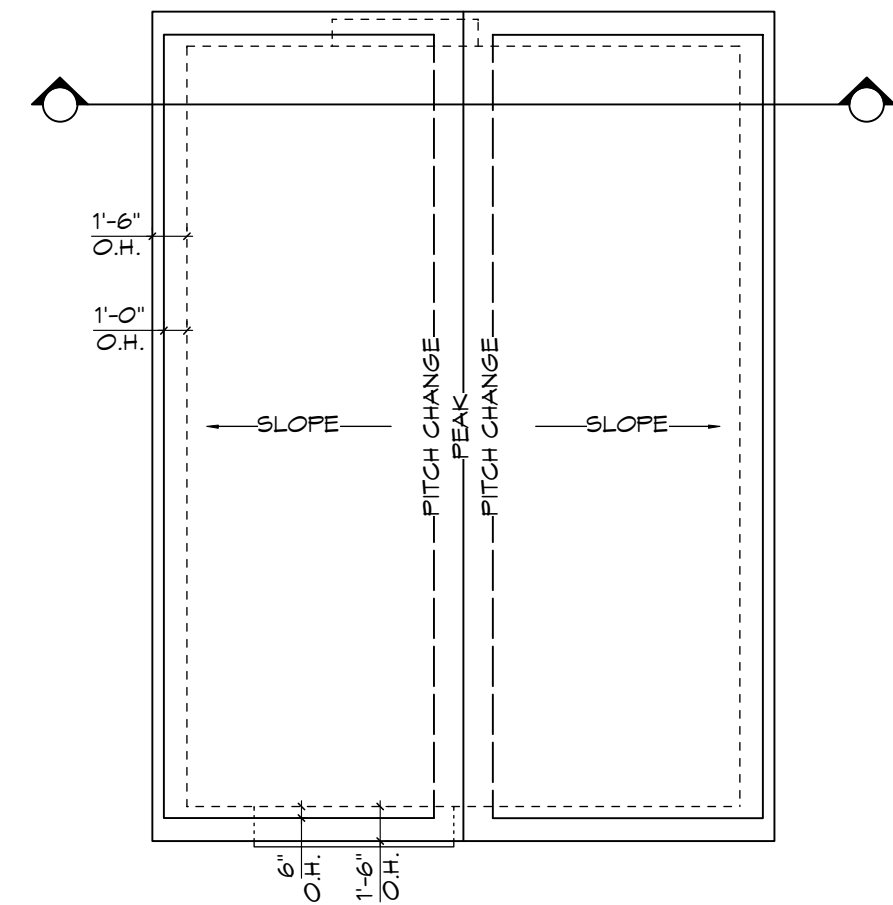
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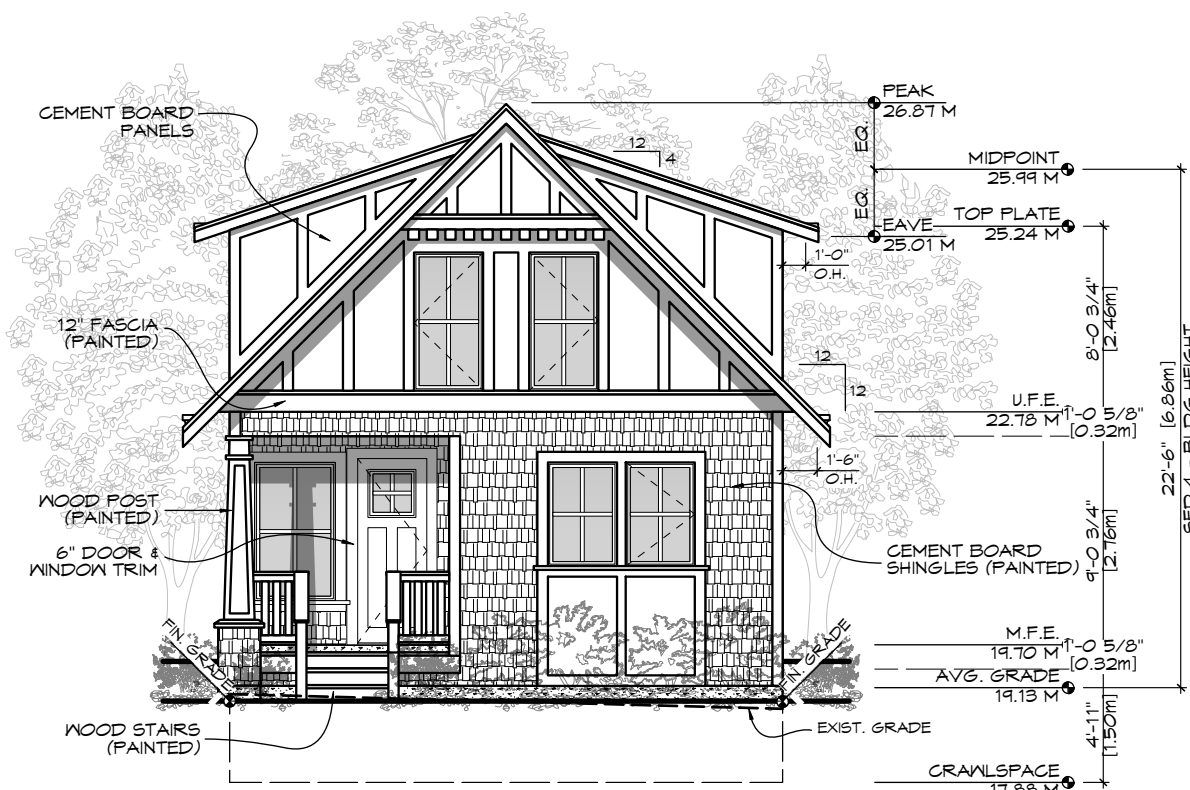
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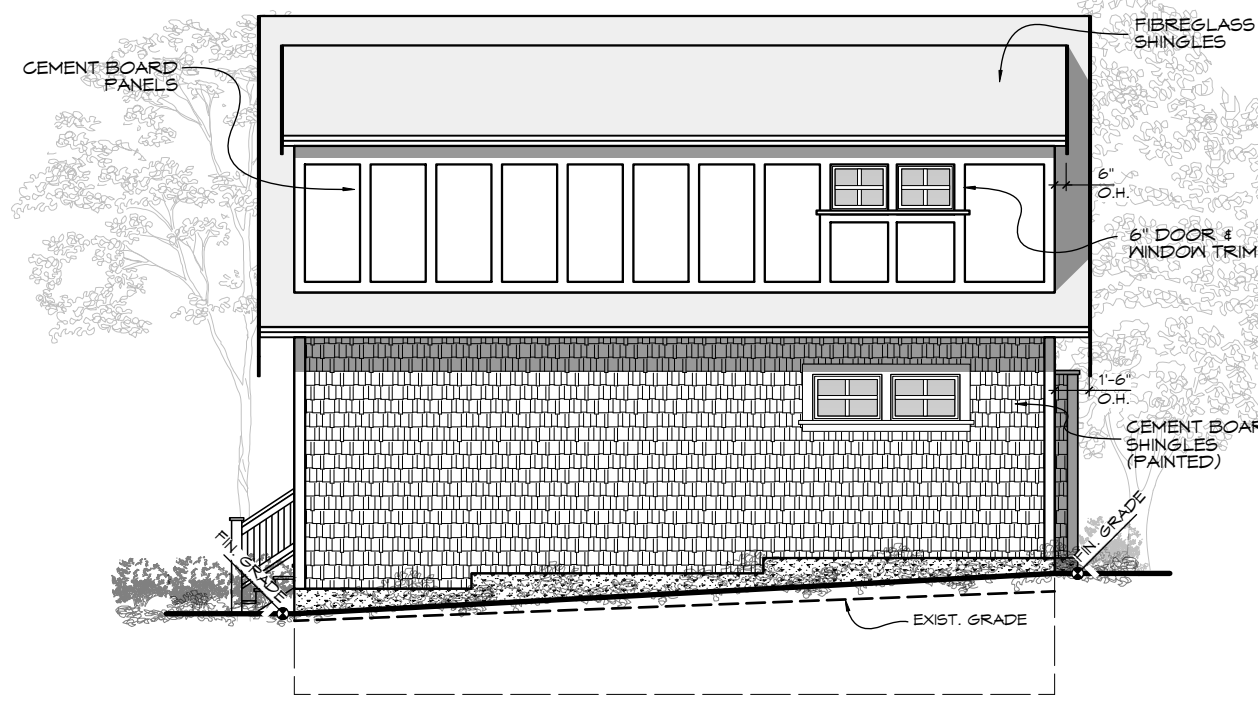
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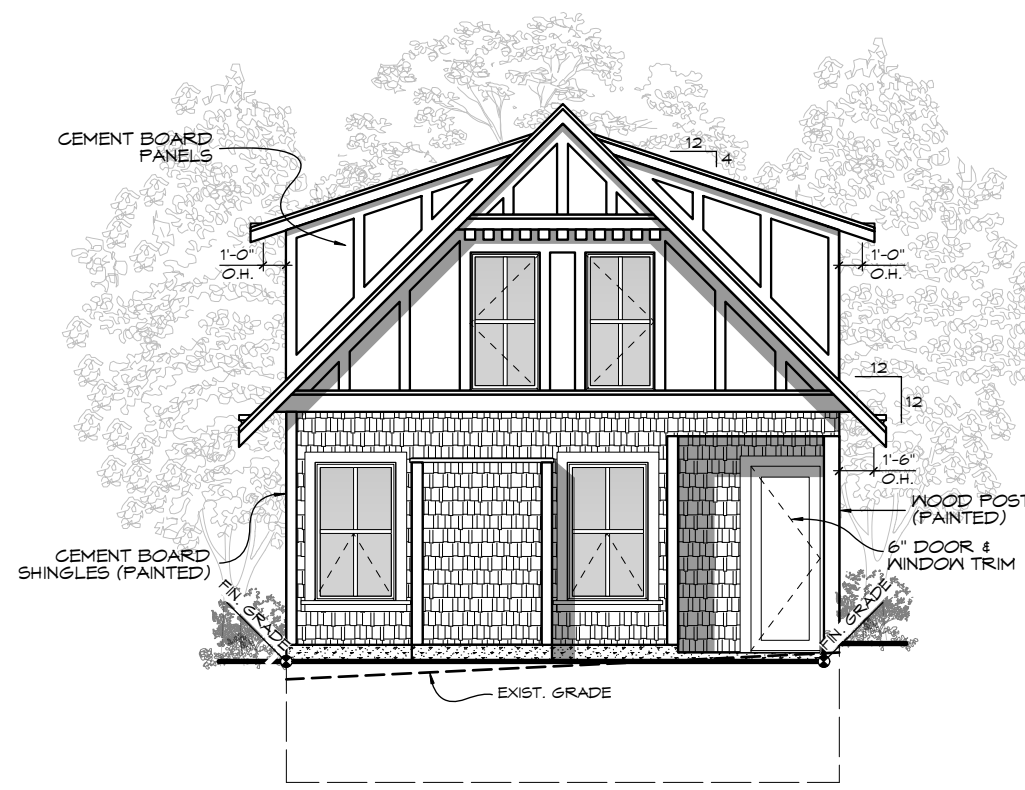
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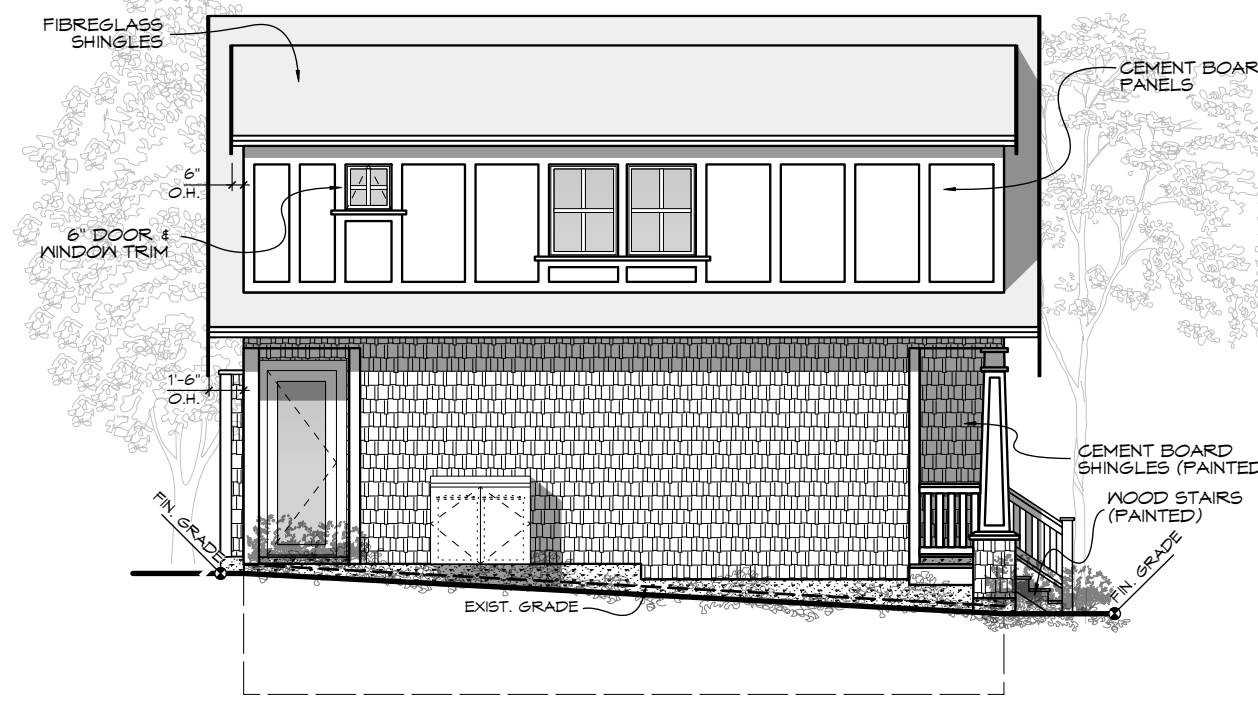
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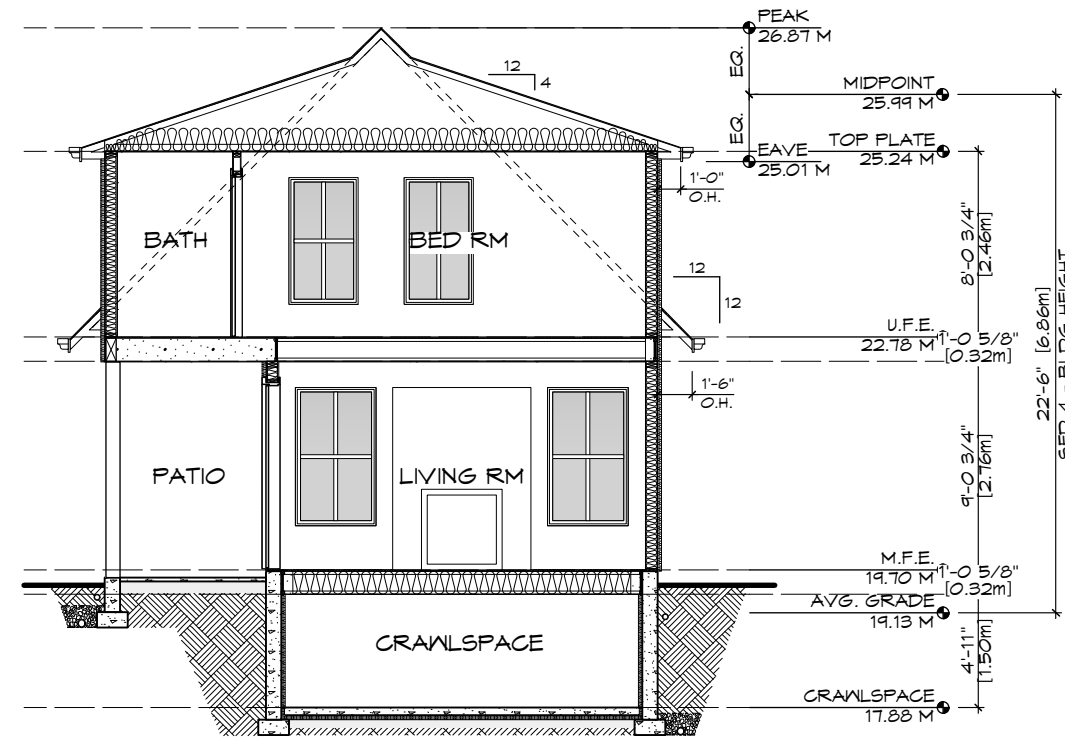
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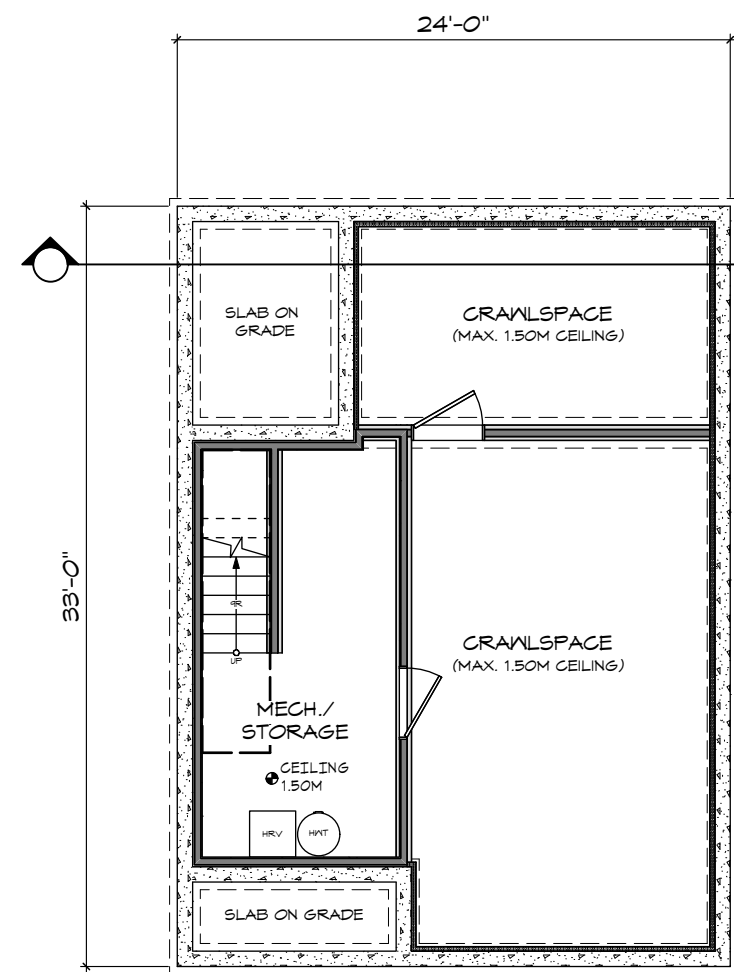
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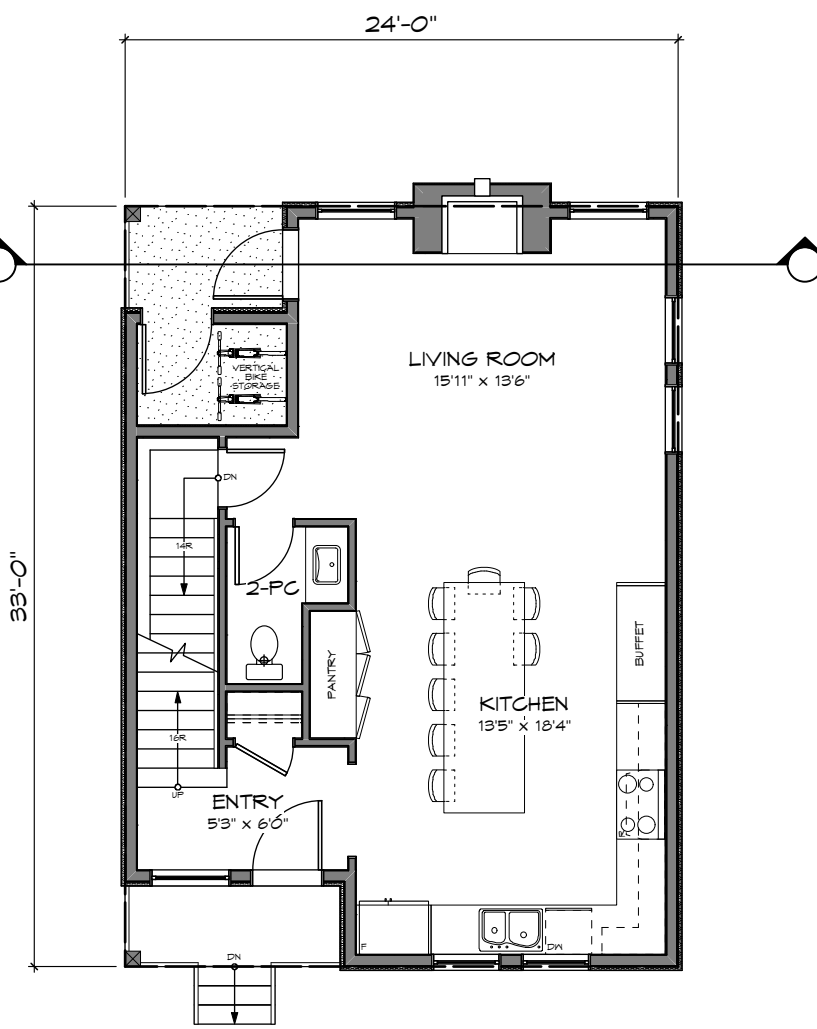
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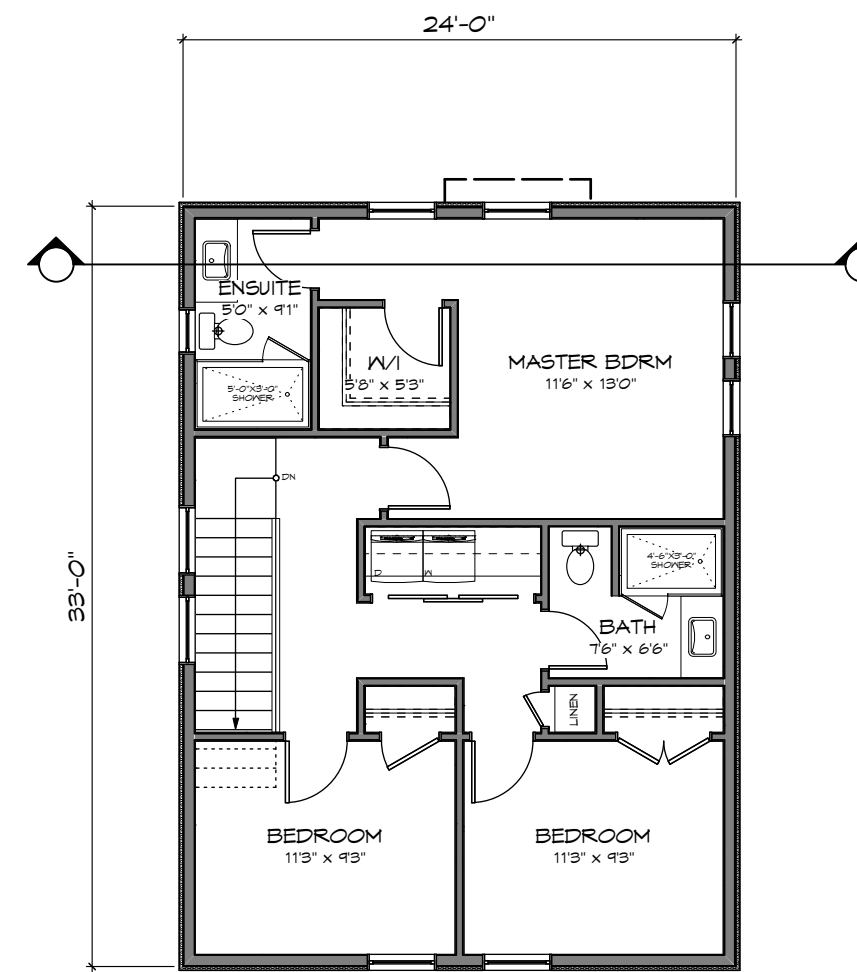
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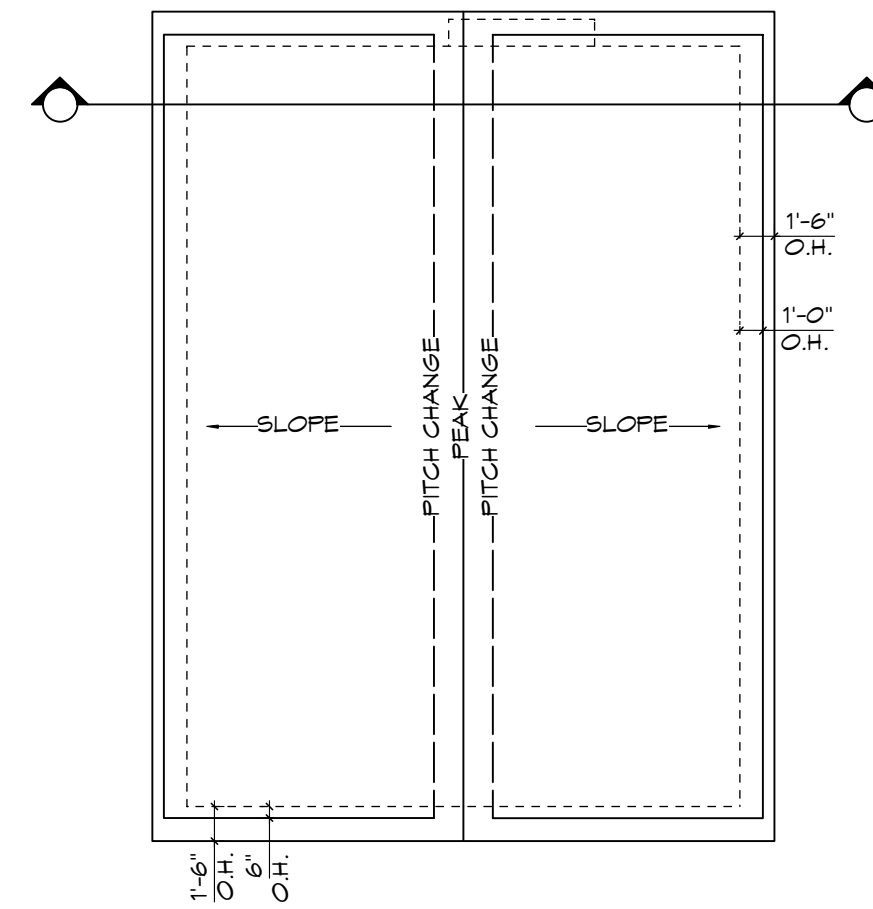
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MAIN FLOOR
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UPPER FLOOR
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ROOF PLAN
Scale: 1:100

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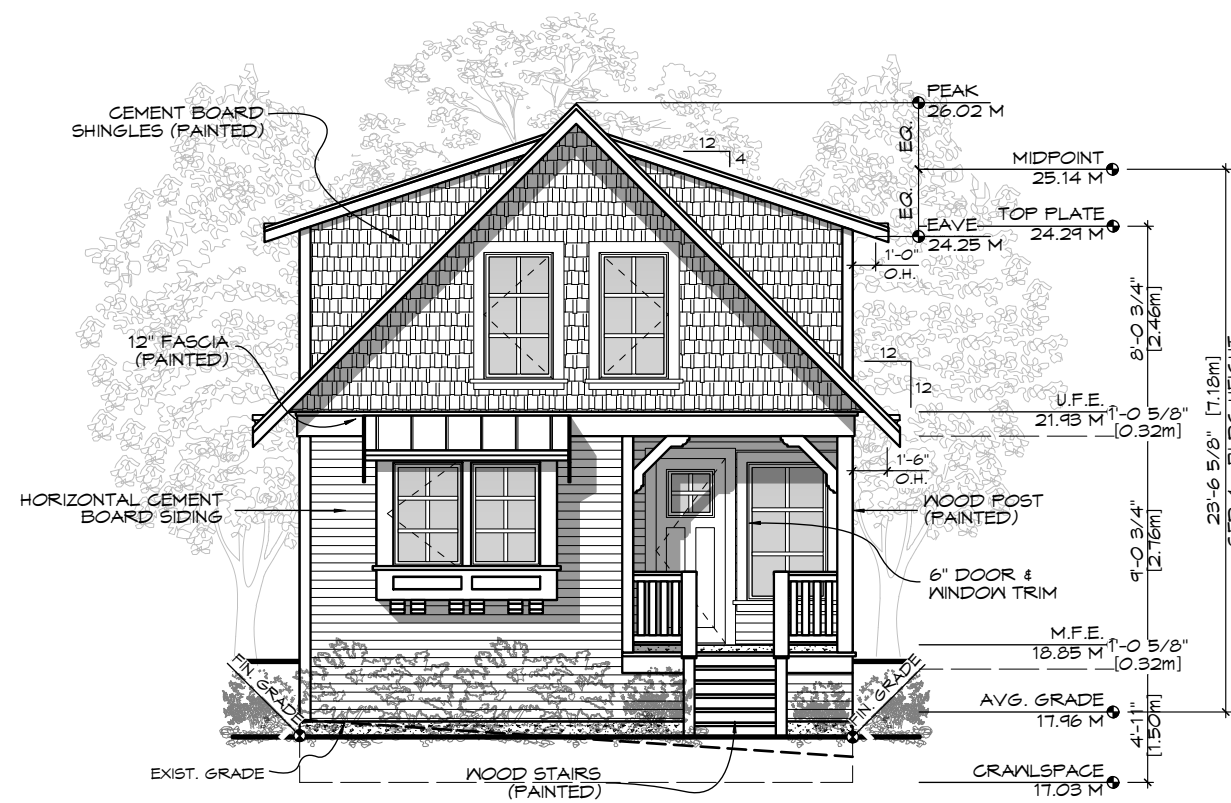
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SFD 4

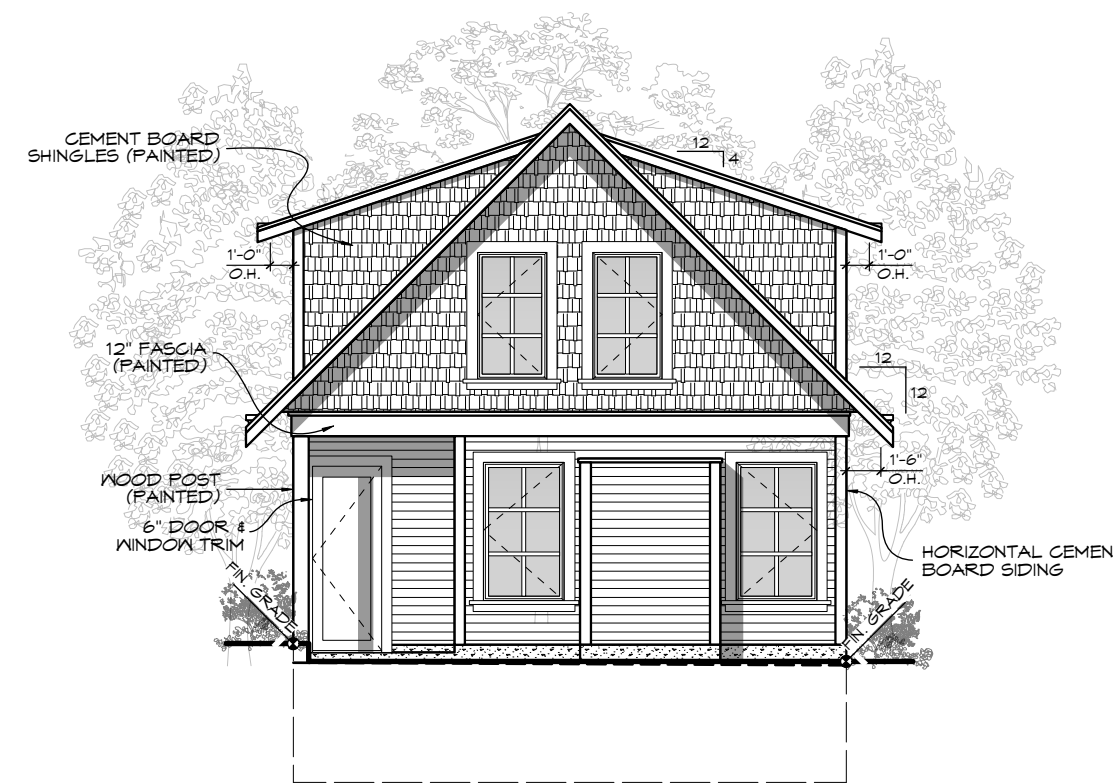
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DP07
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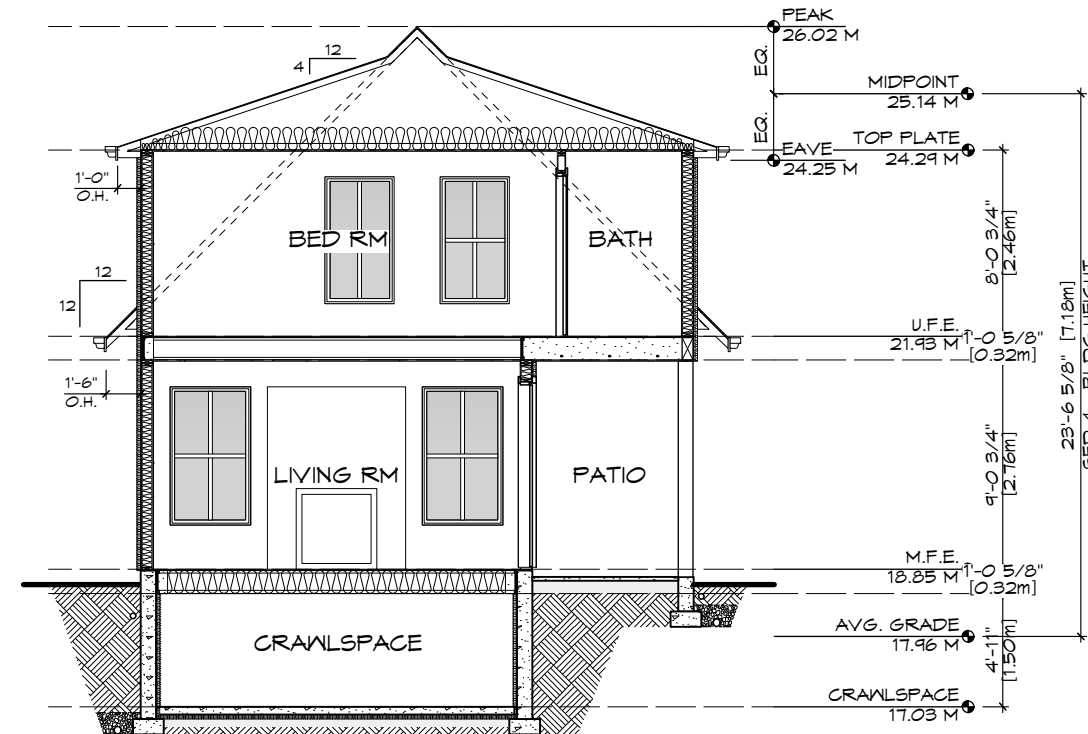
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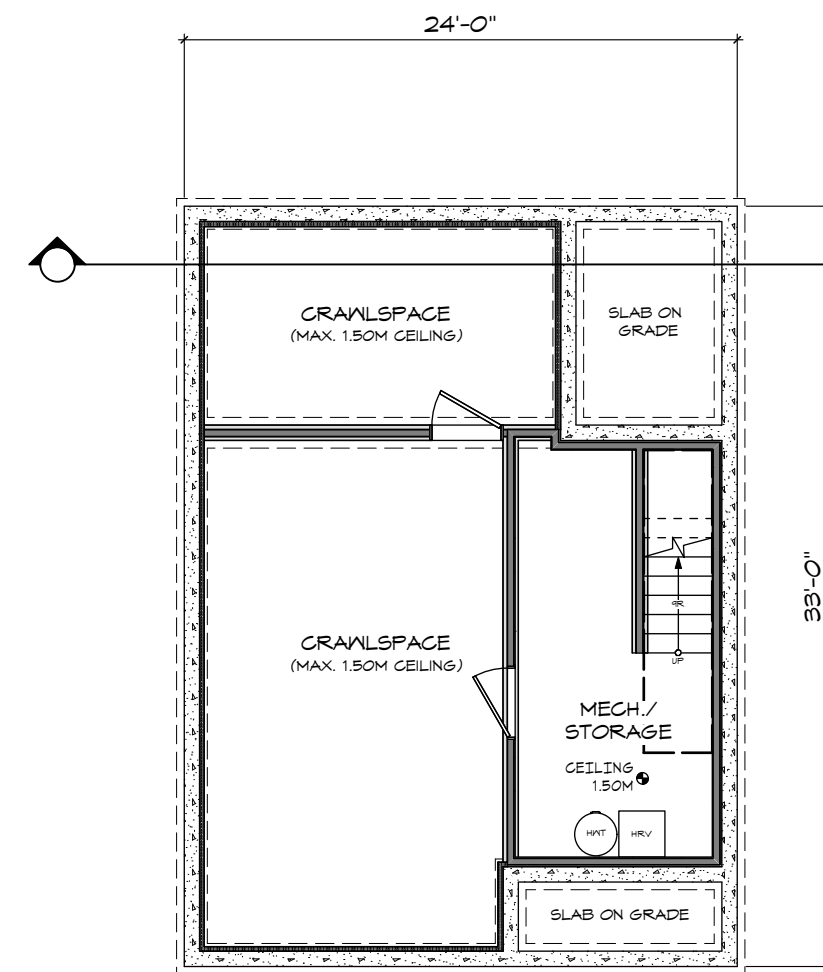
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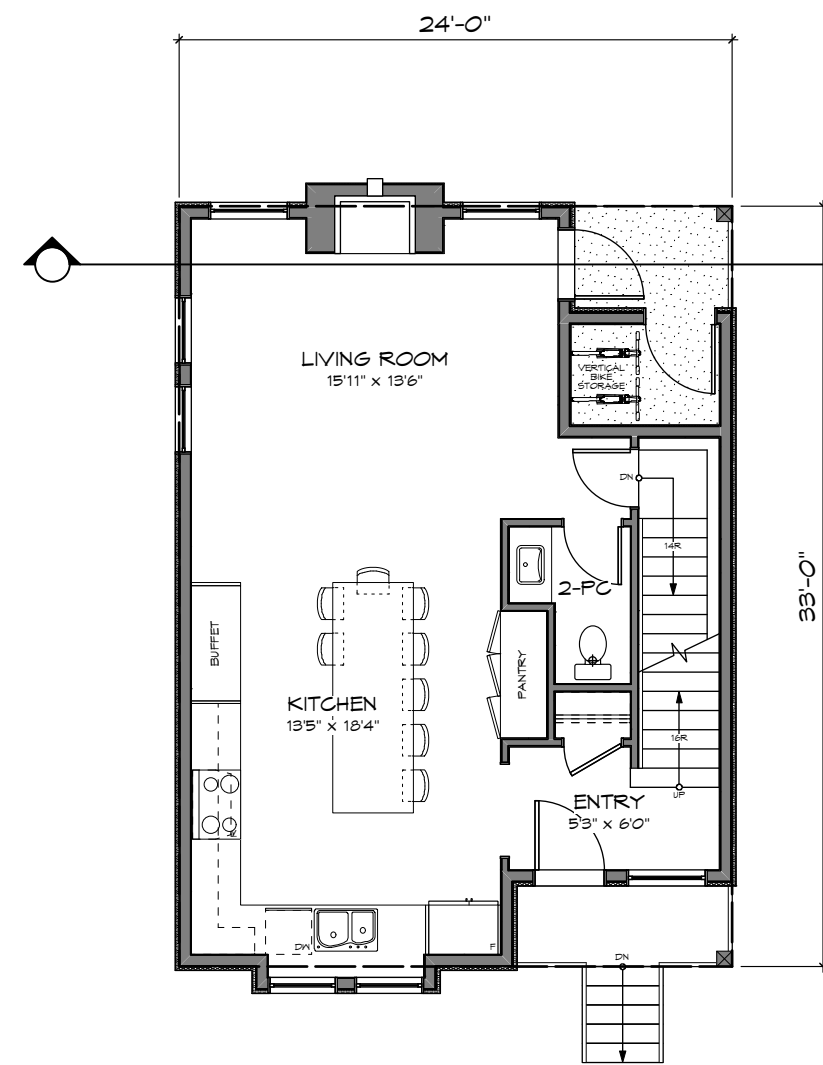
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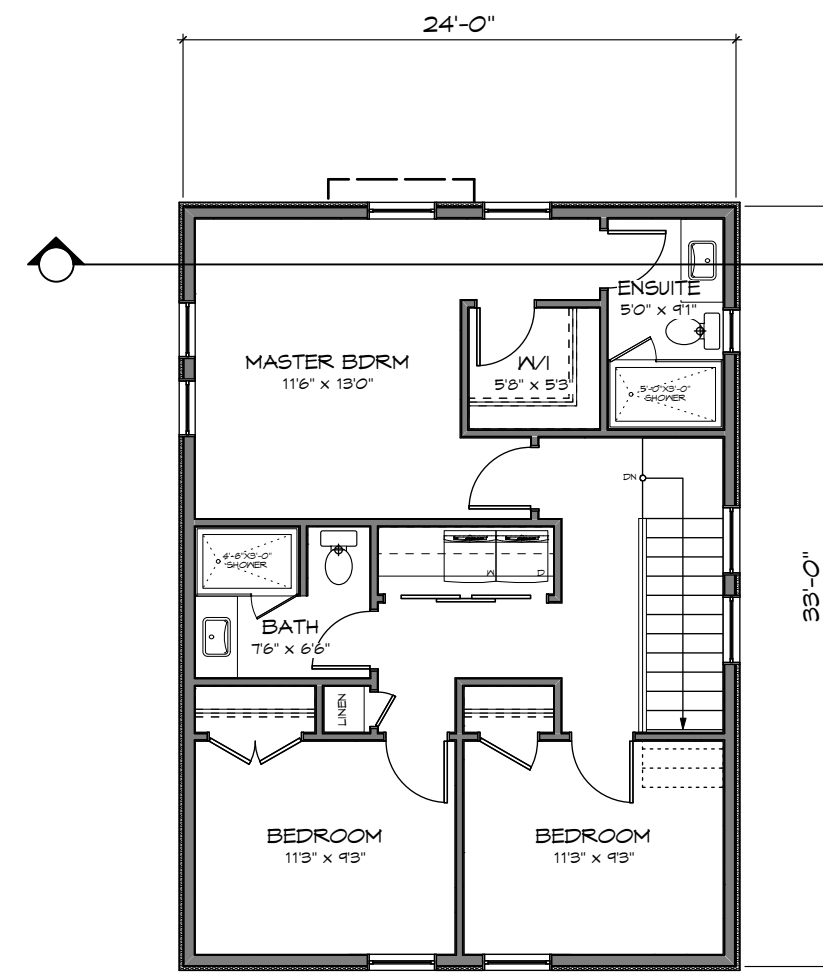
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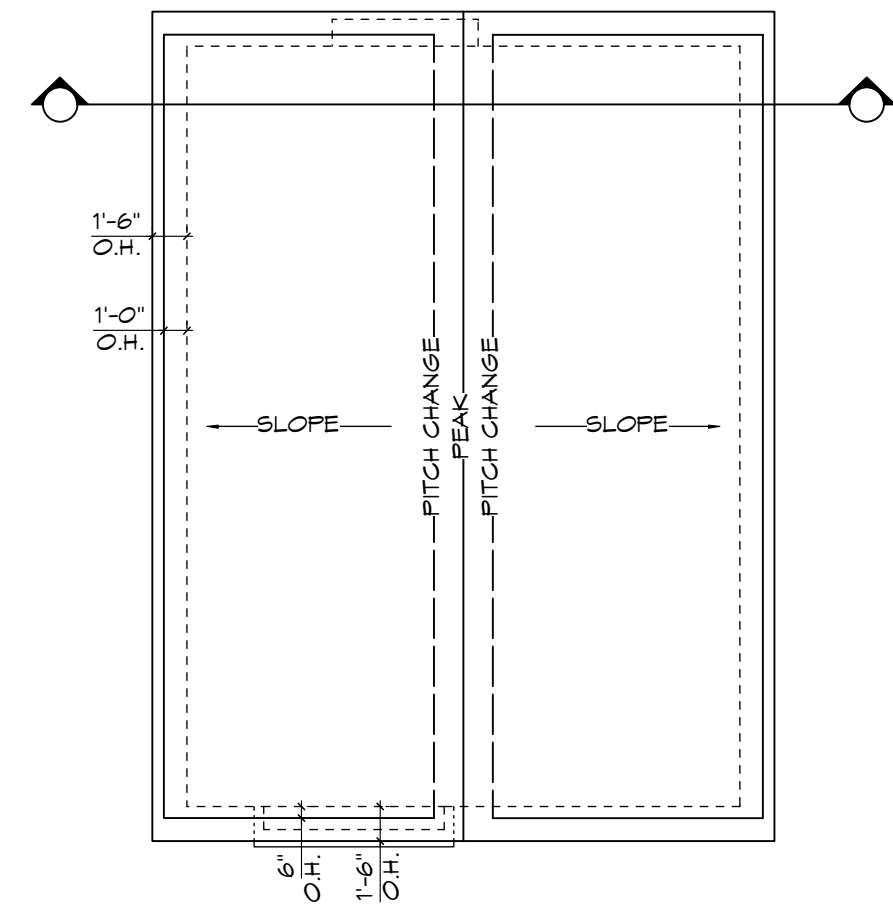
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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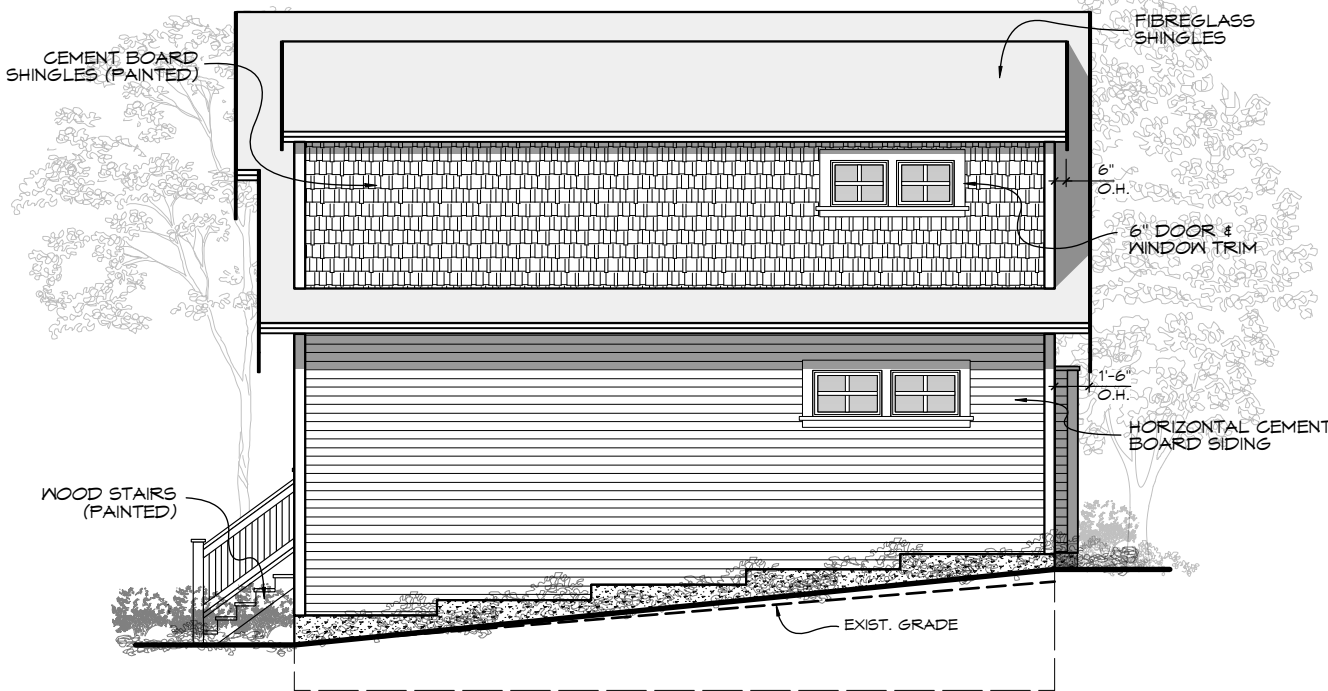
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Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 5

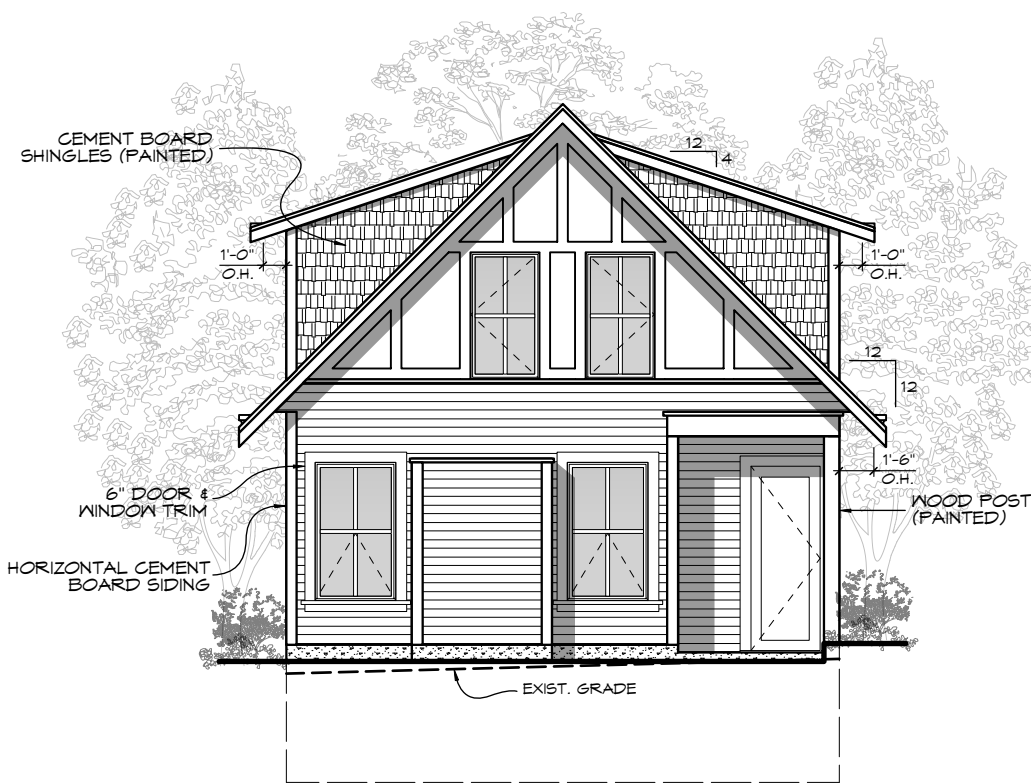
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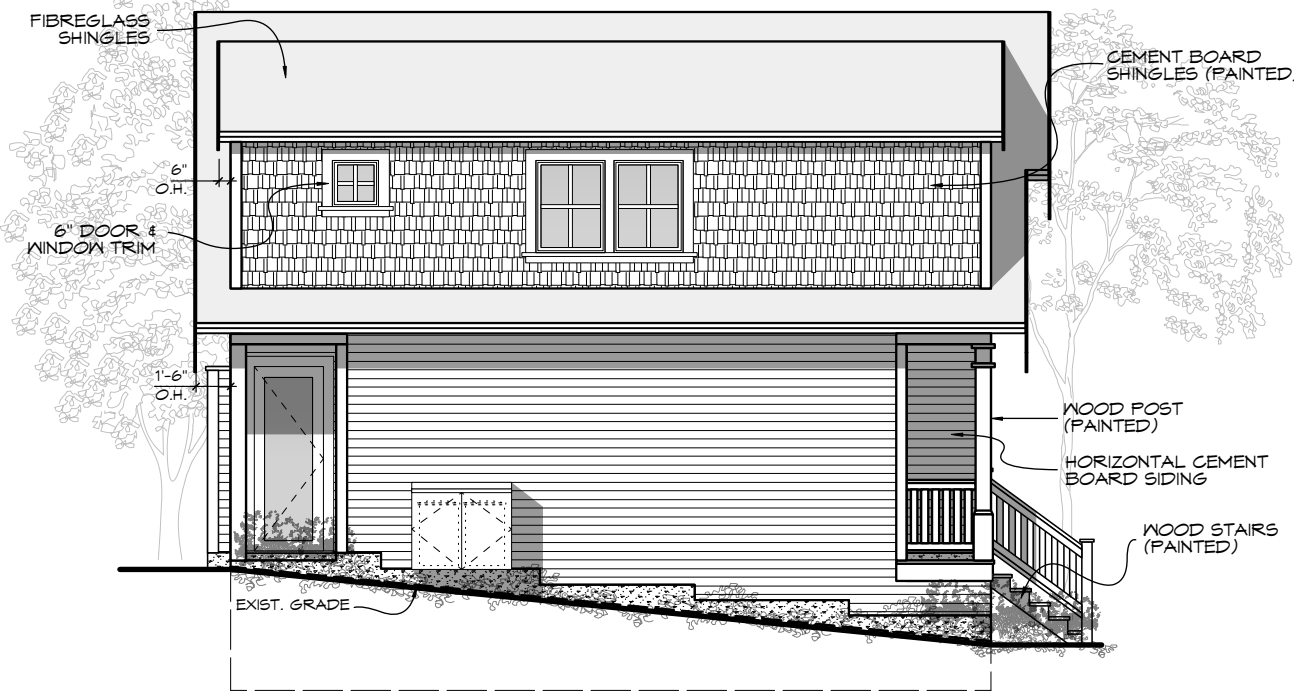
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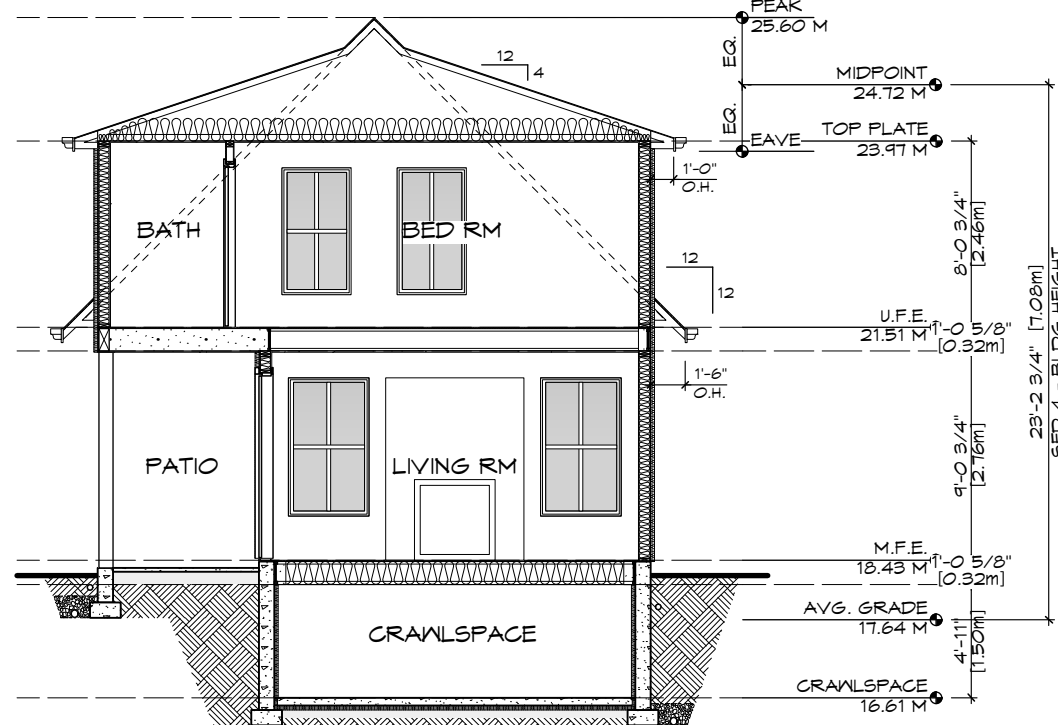
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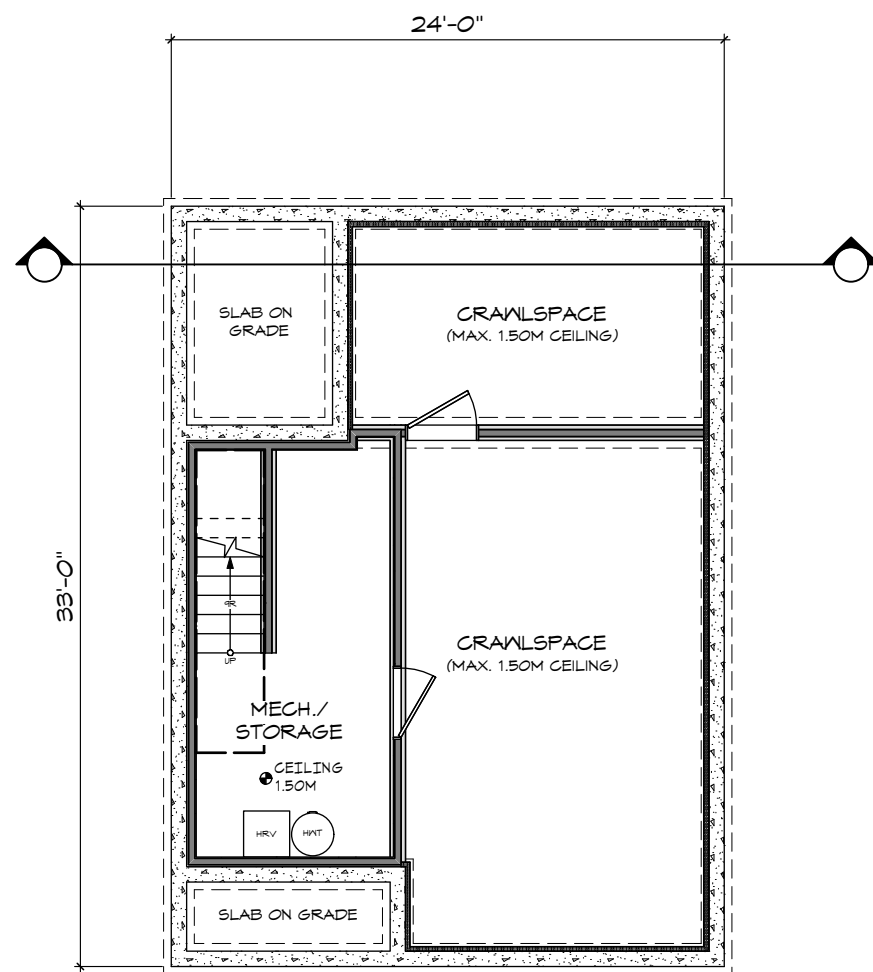
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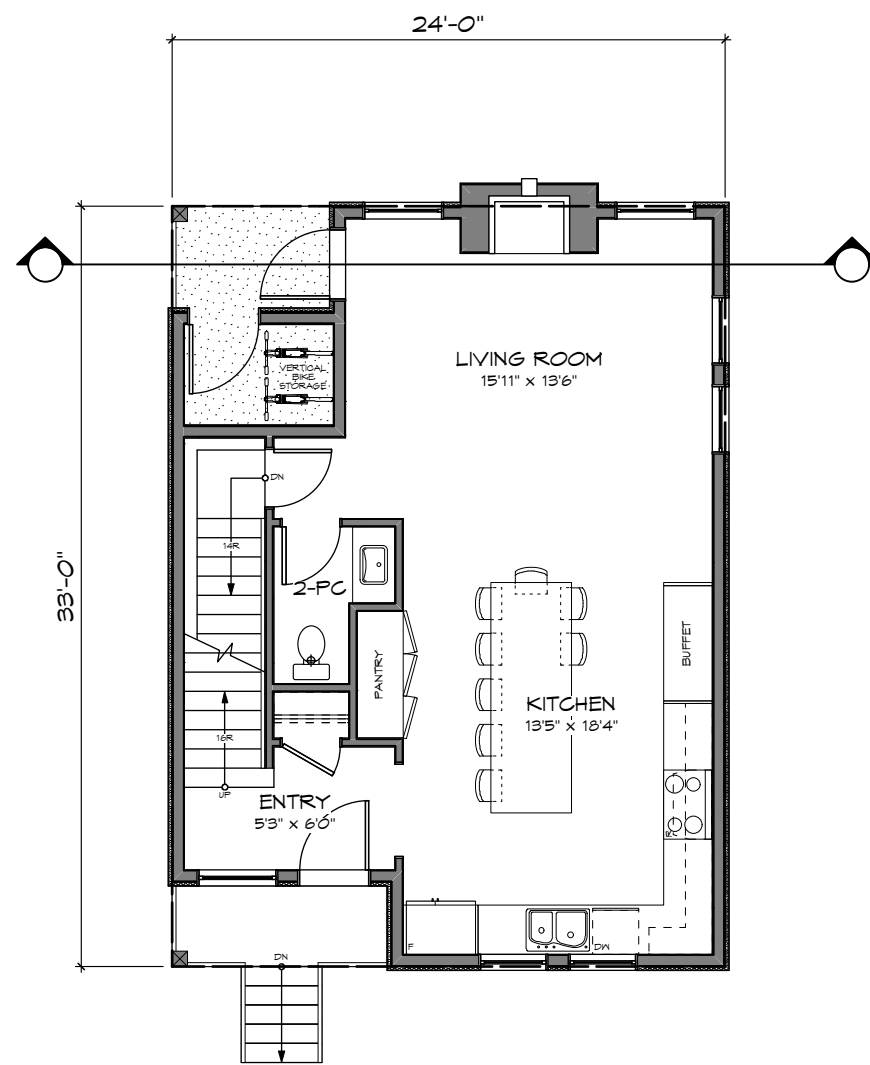
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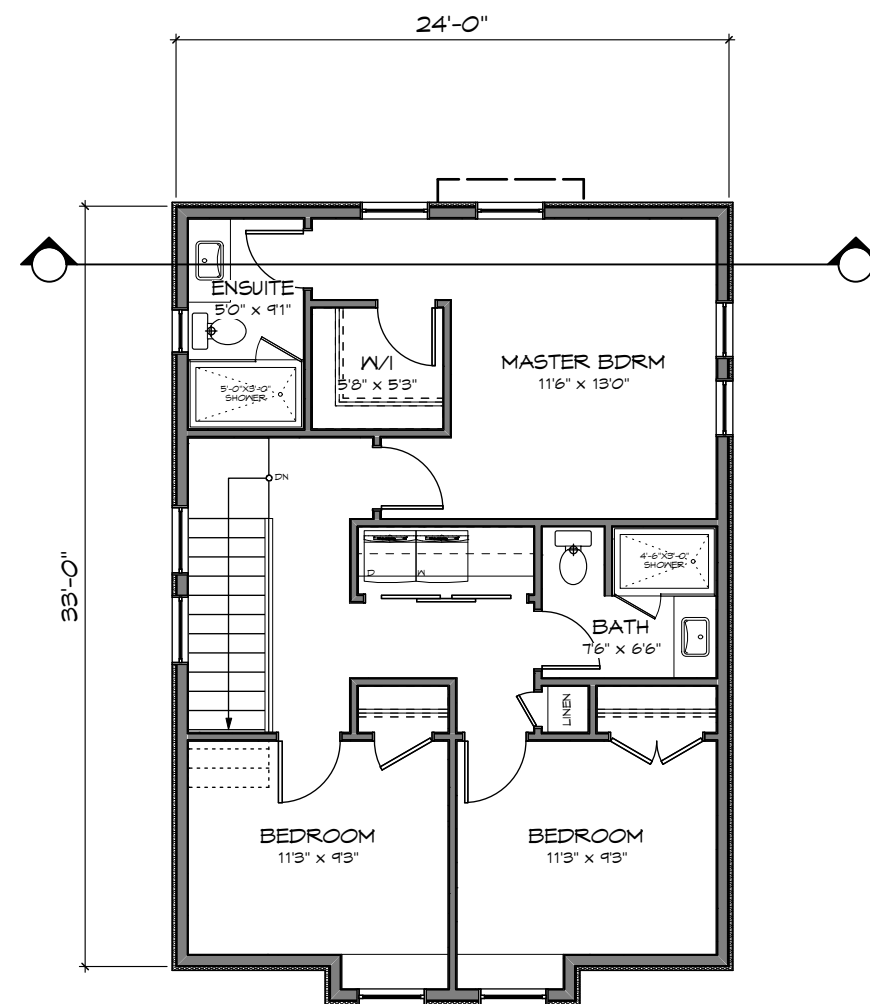
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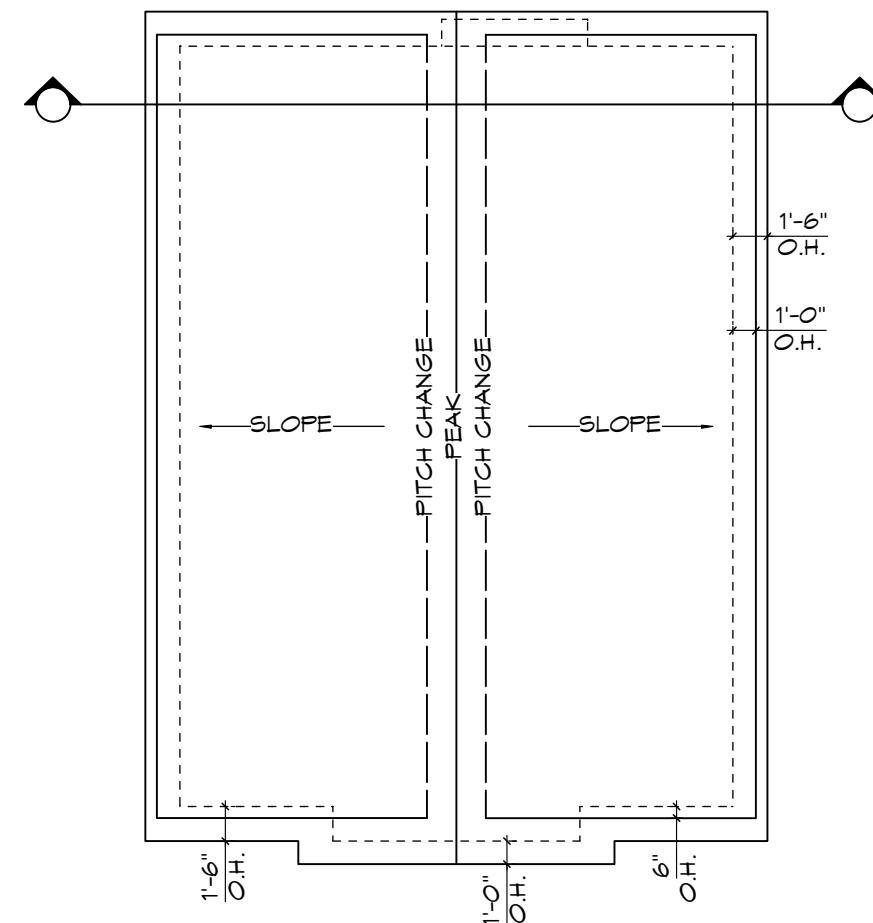
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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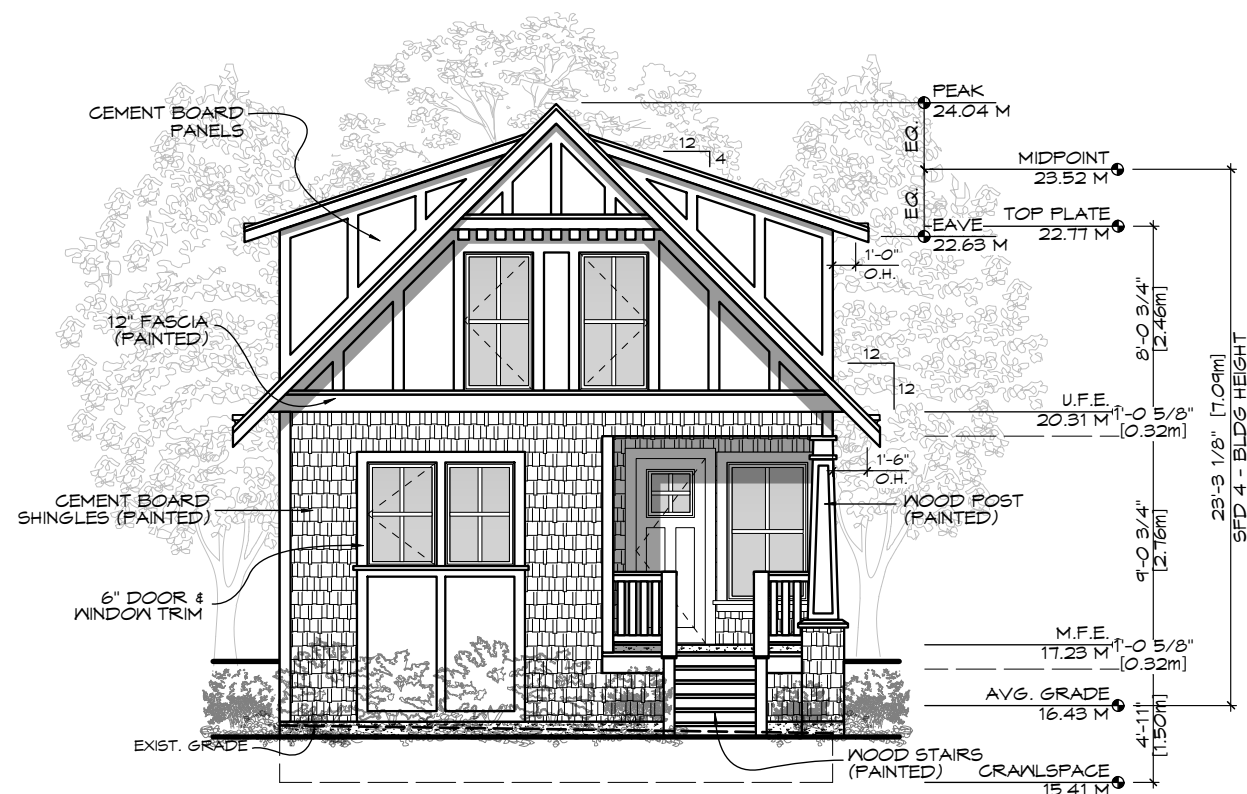
Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 6

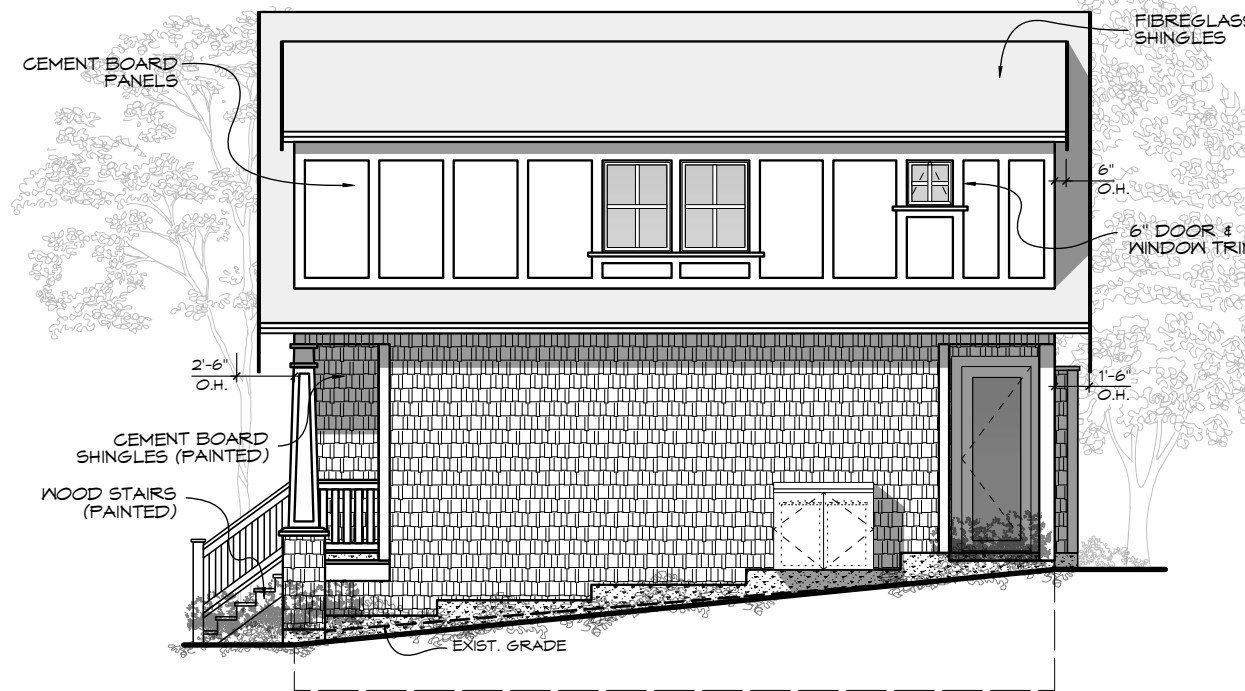
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DPO9

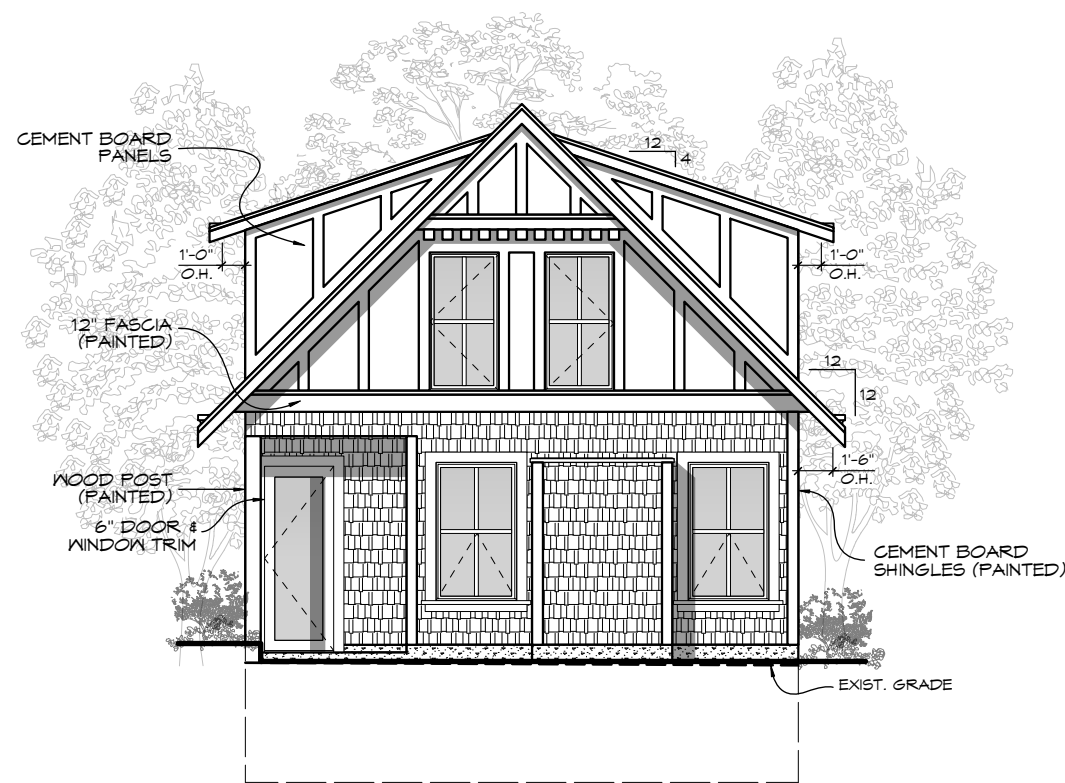
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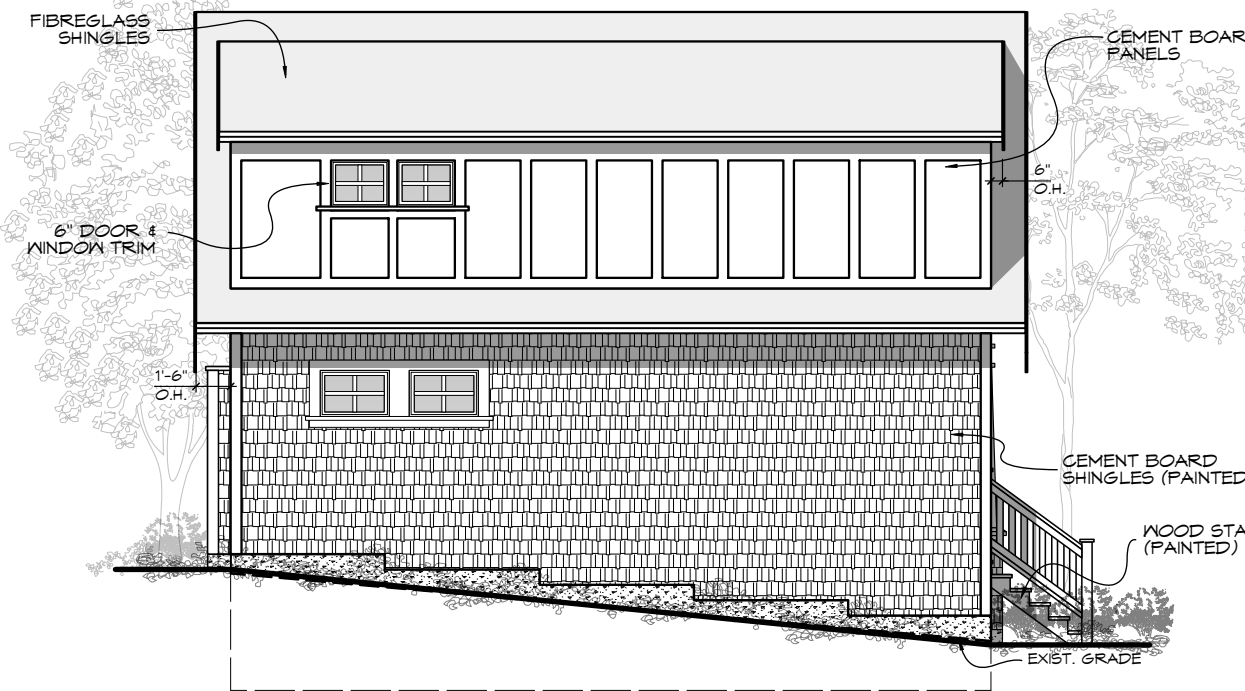
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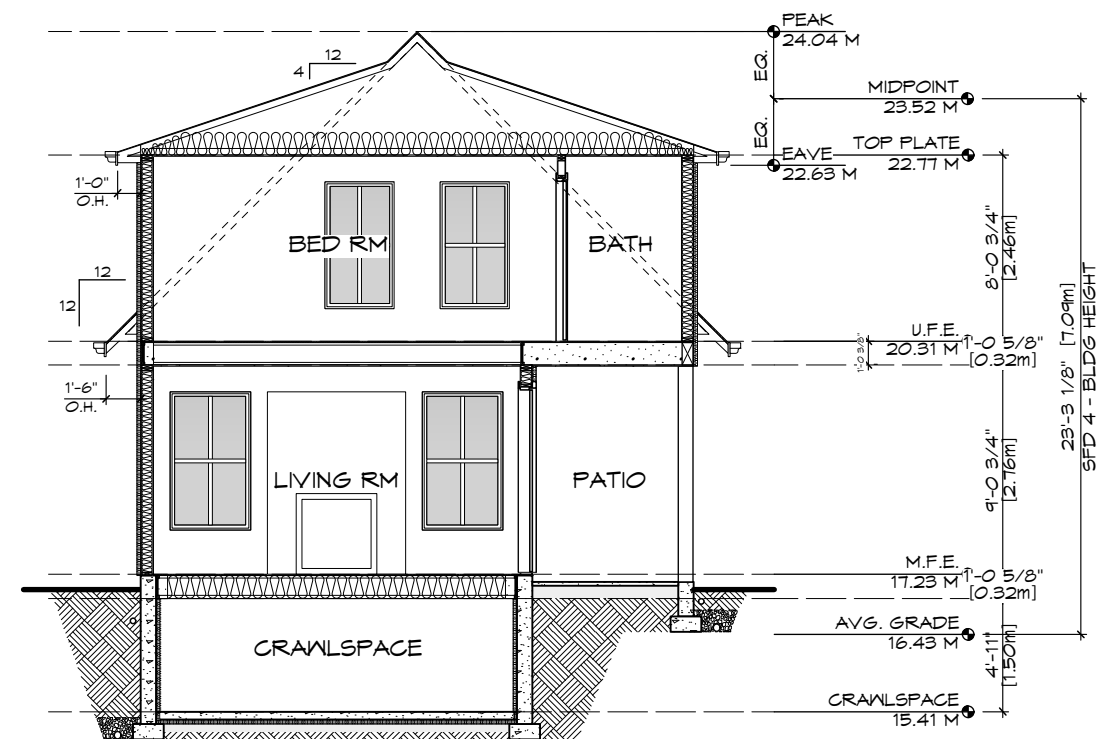
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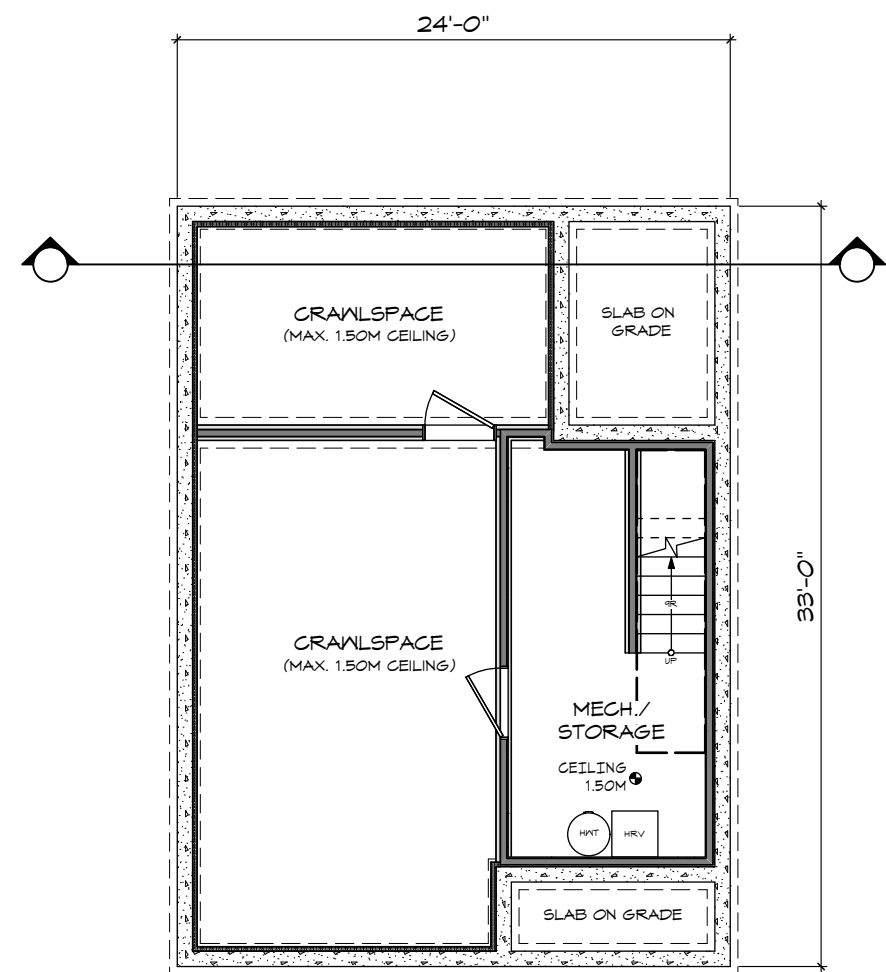
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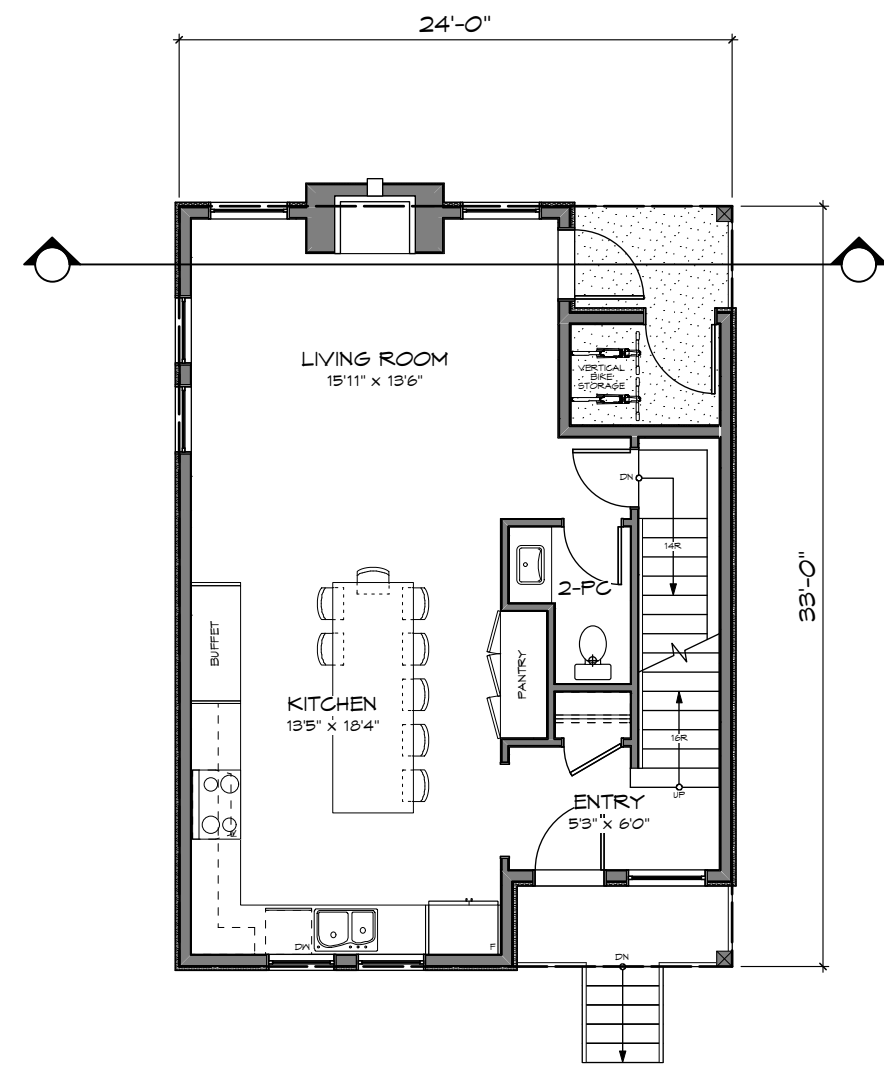
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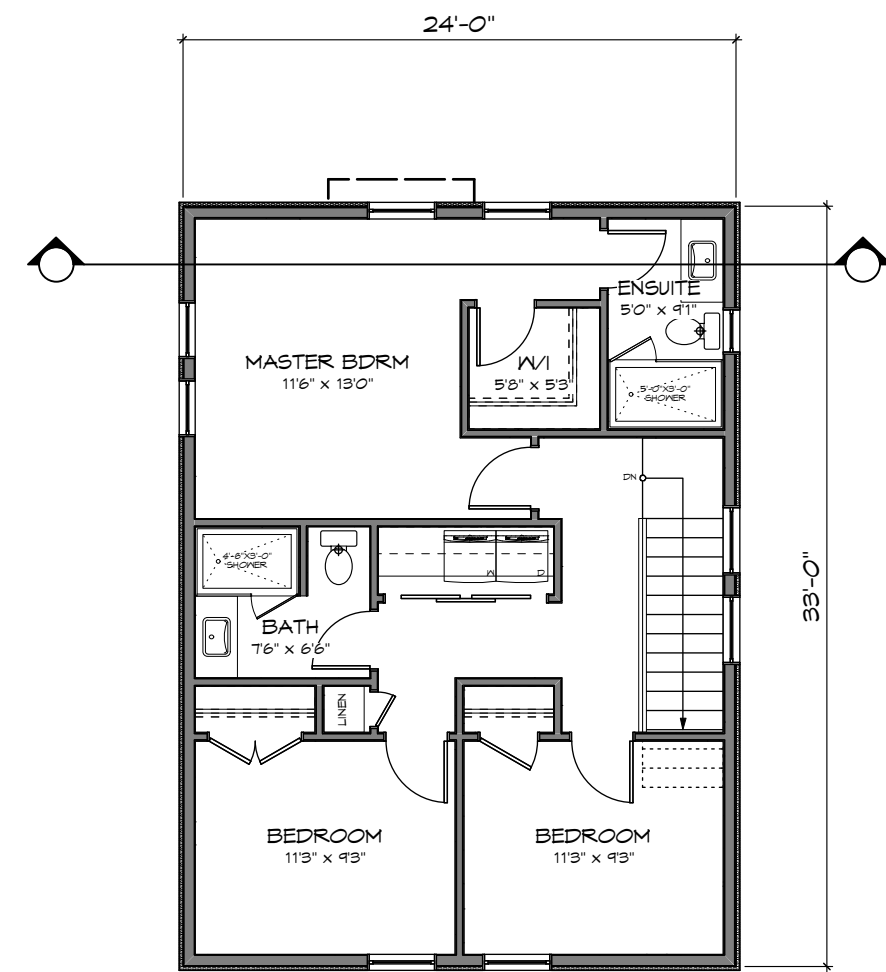
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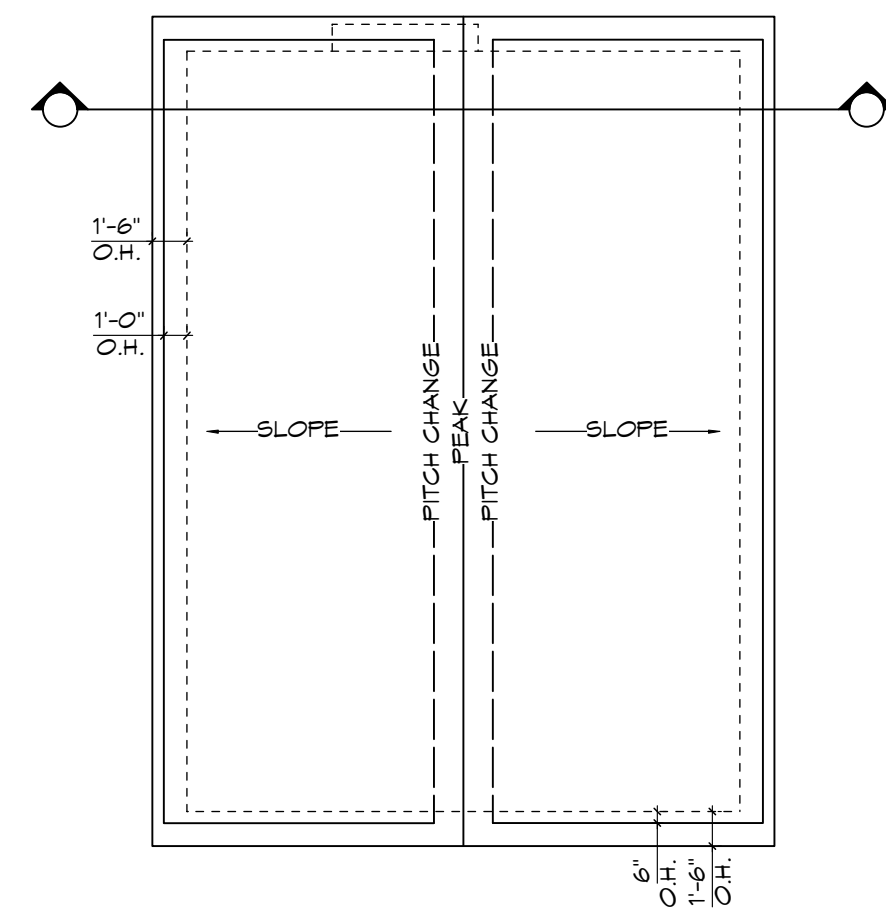
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Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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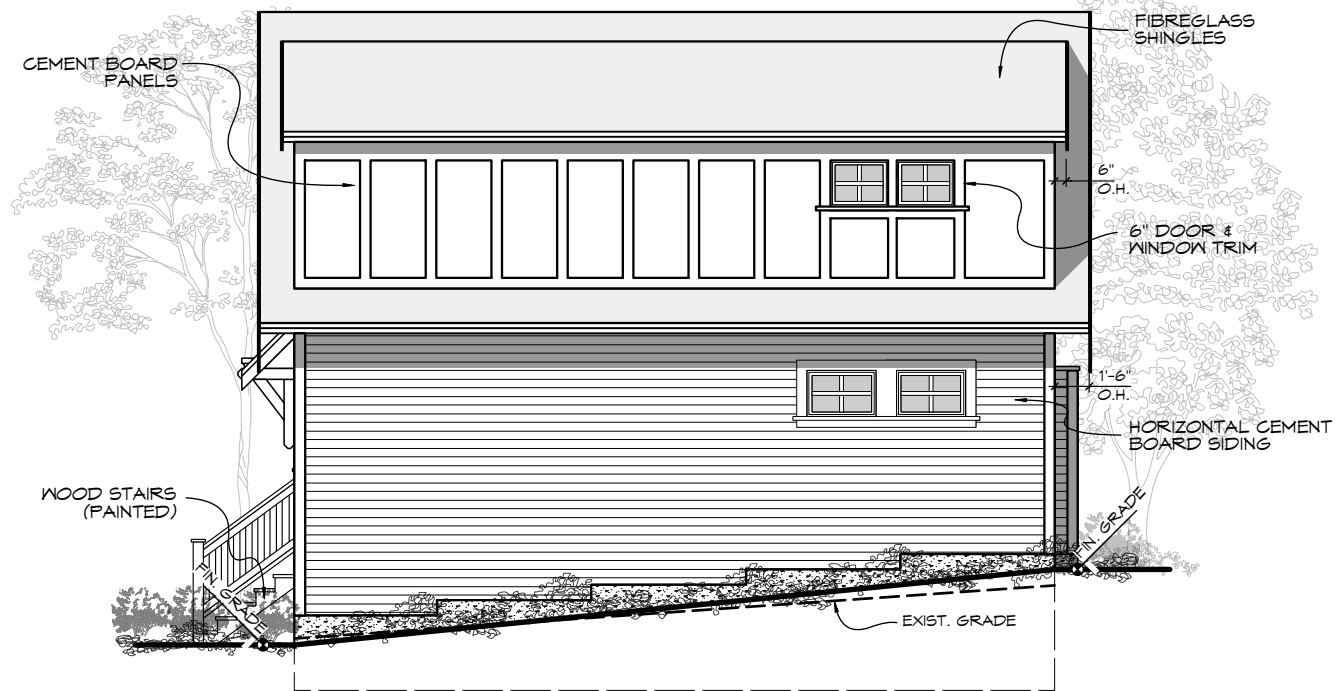
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Date: FEB 26, 2020
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Project:
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Title:
FLOOR PLANS &
ELEVATIONS -
SFD 7

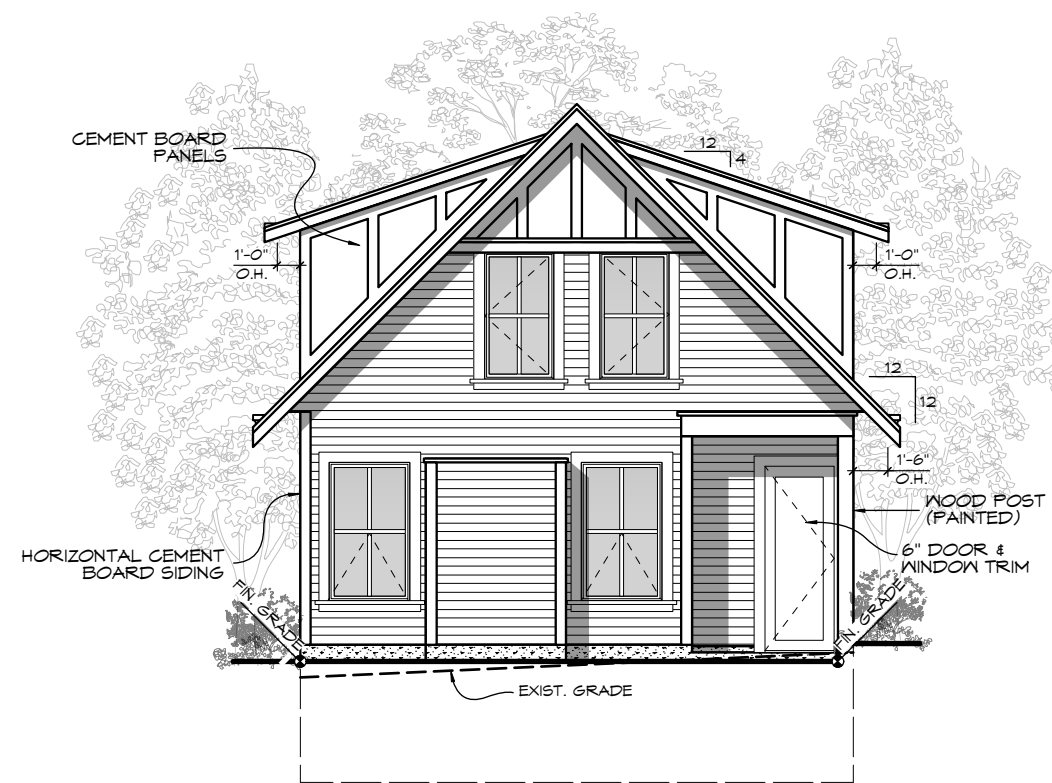
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	DP10
	Proj.No. ####



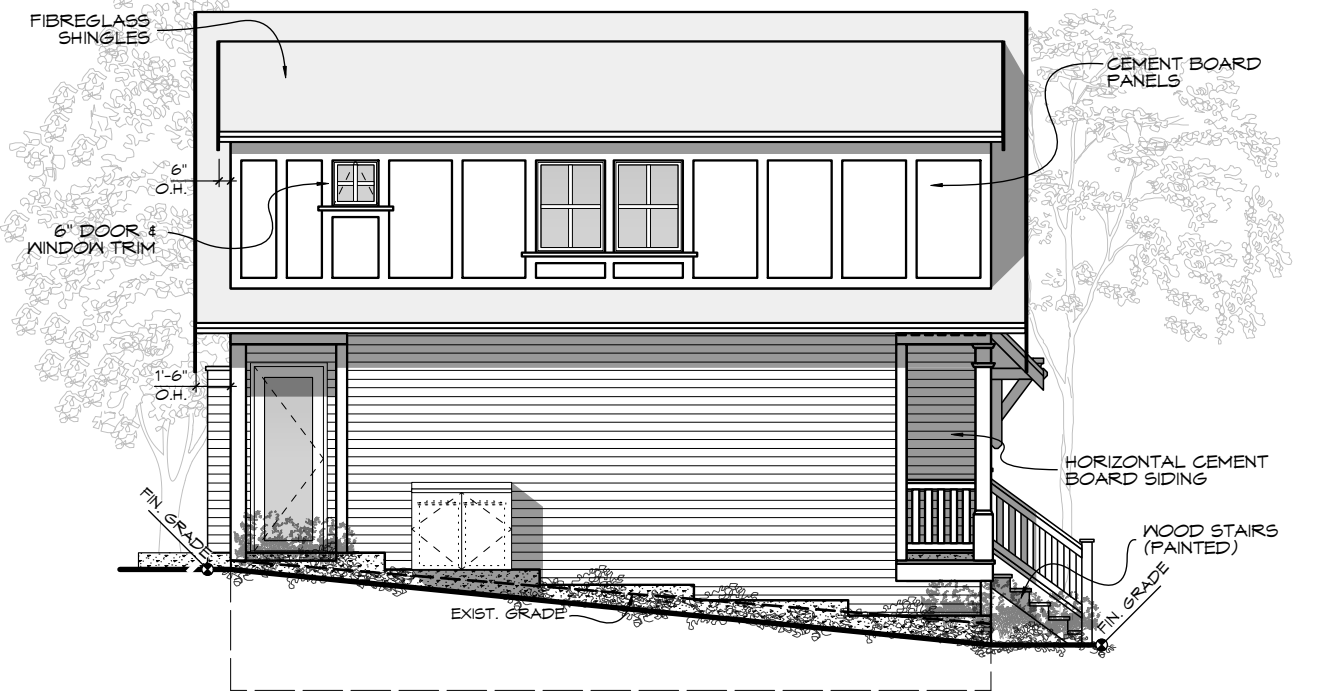
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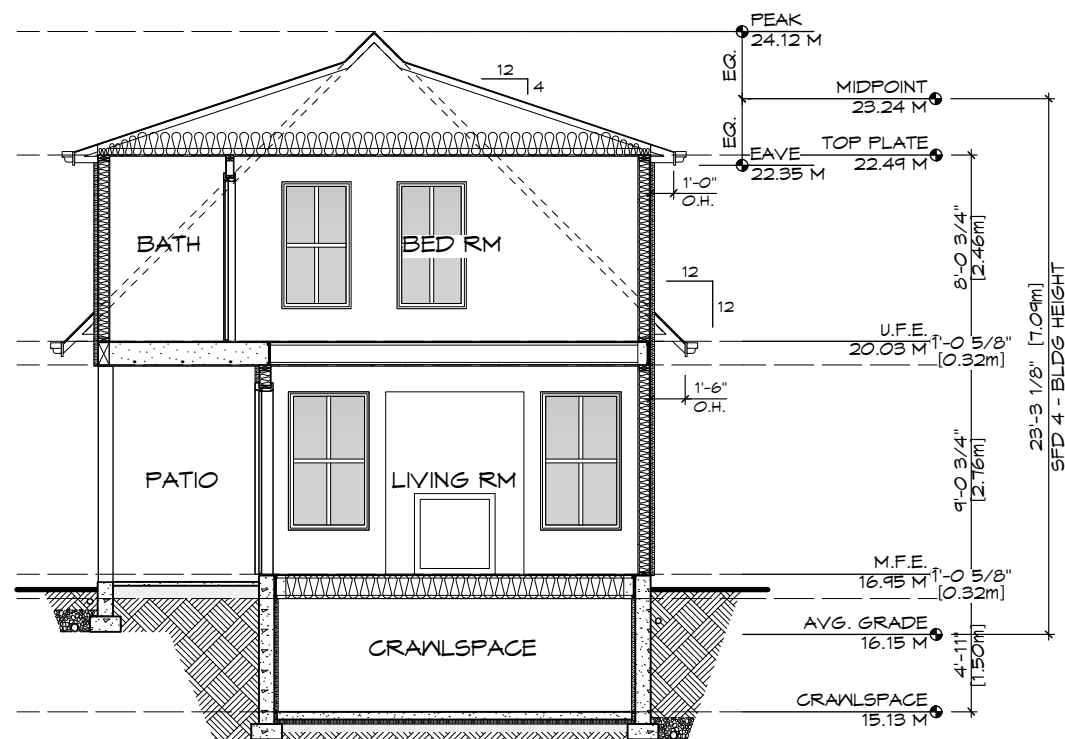
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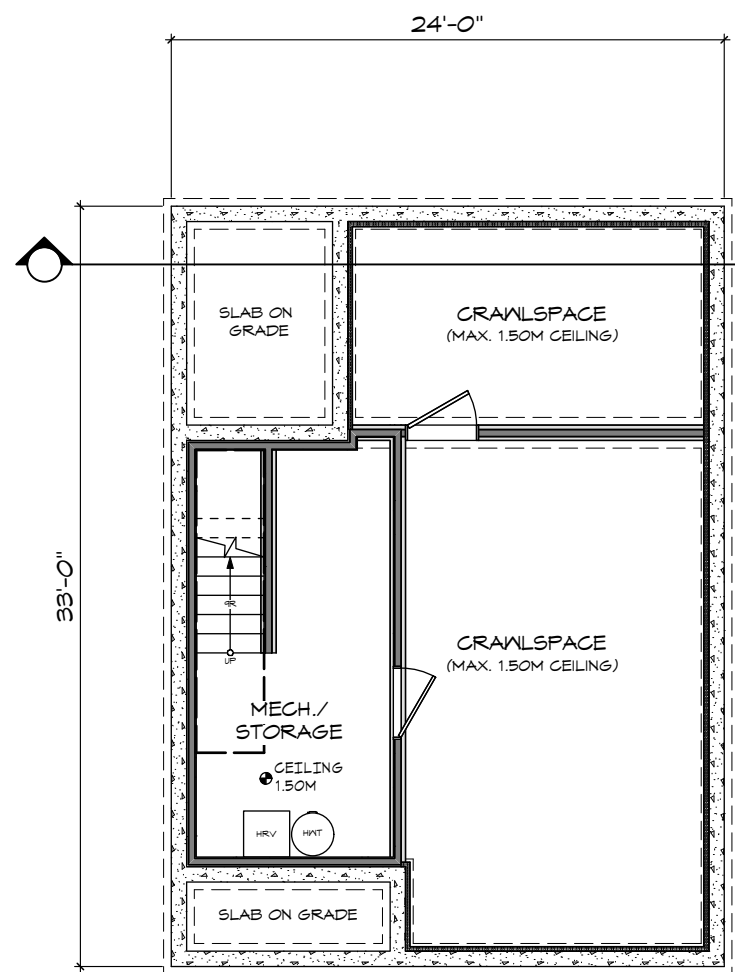
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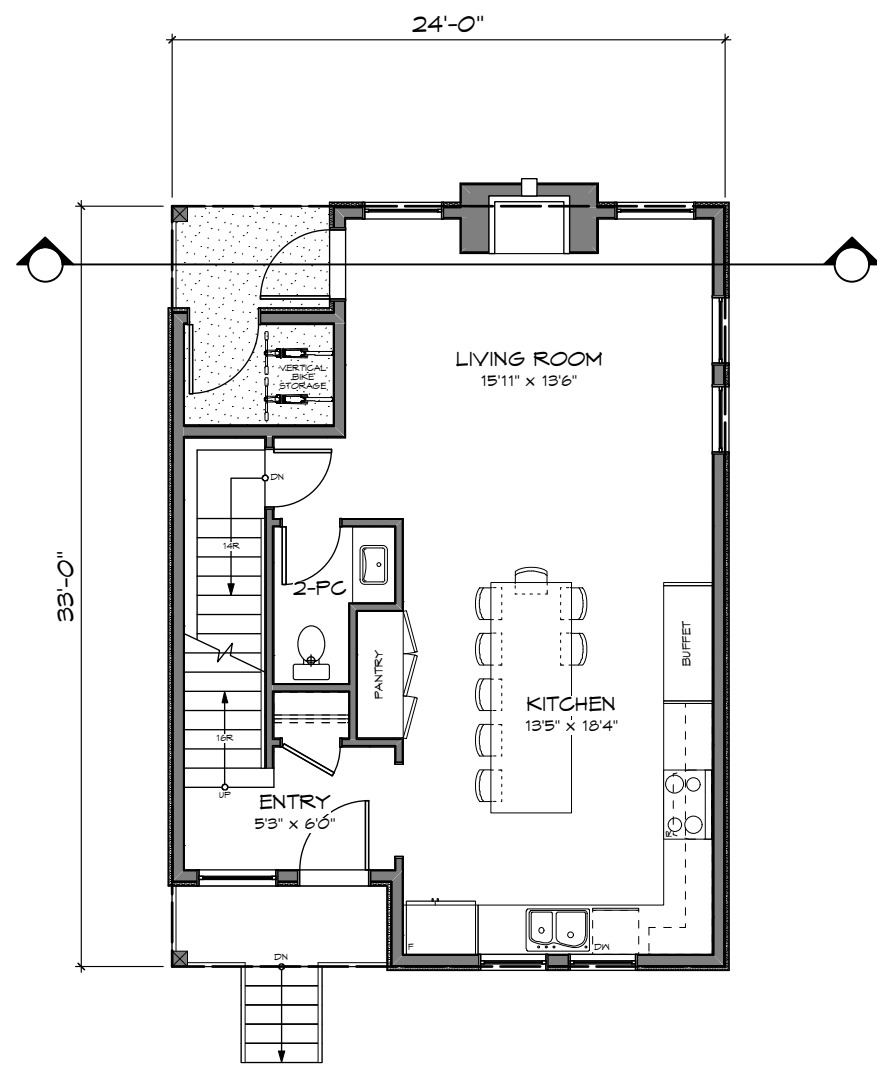
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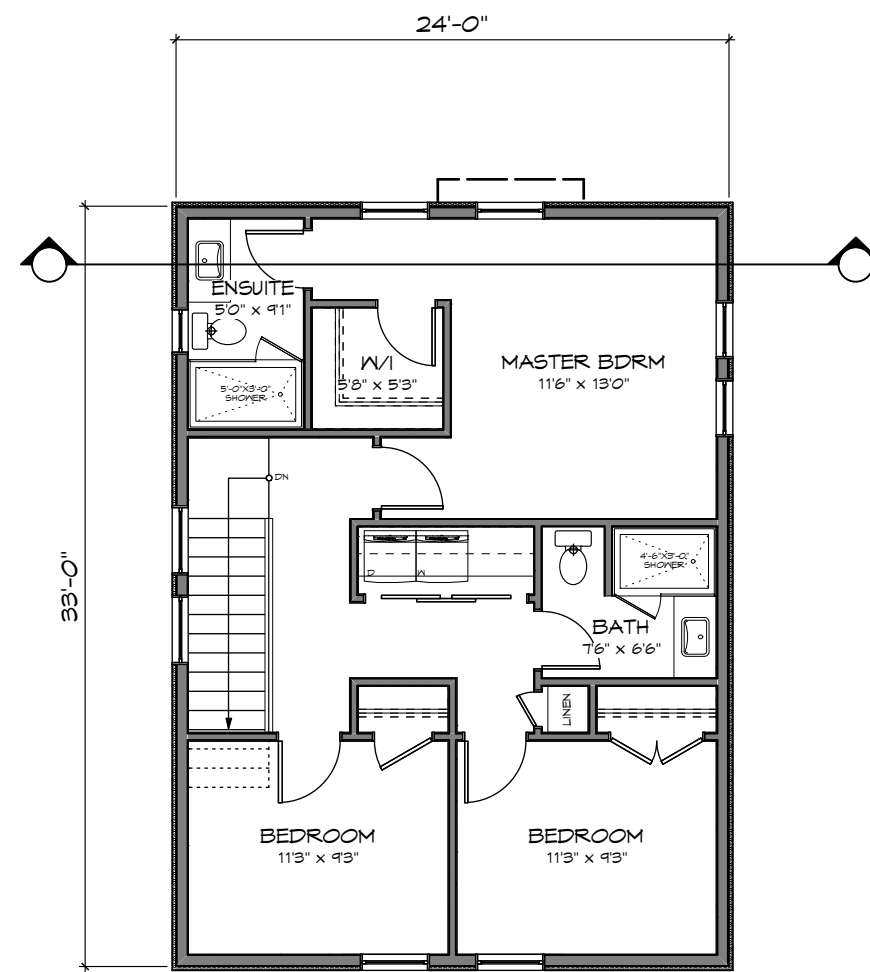
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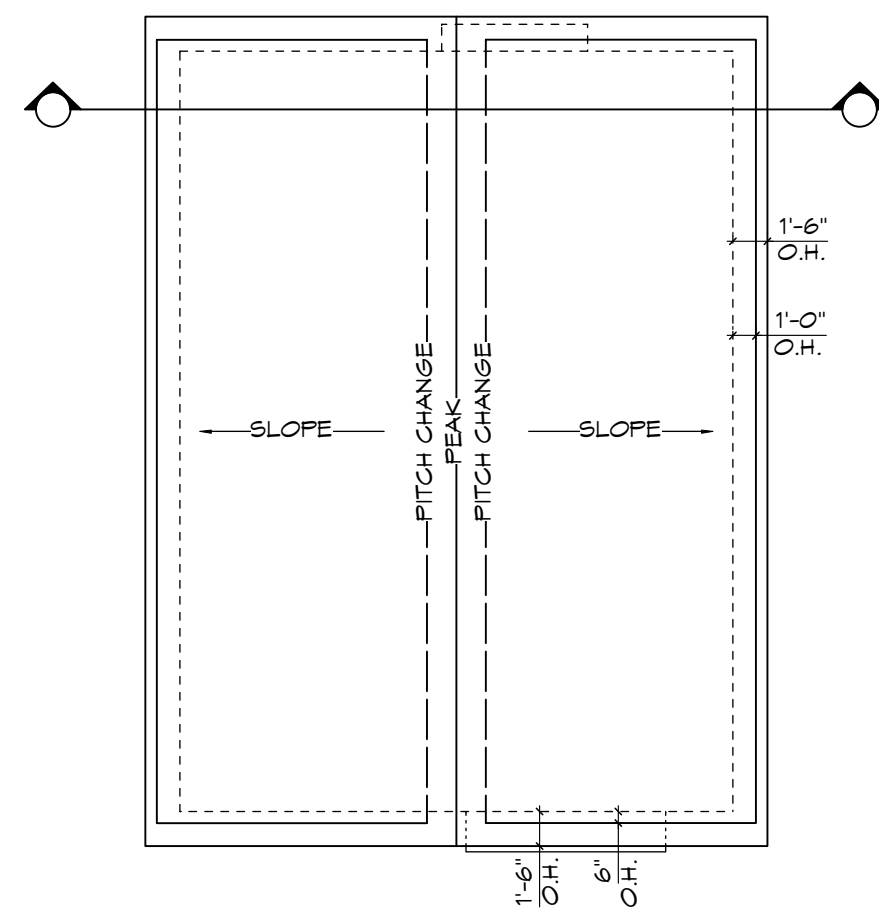
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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Project:
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SFD 8

Revision: Sheet:
DP11
Proj.No. #####



STREETSCAPE
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Project:
3120 WASHINGTON
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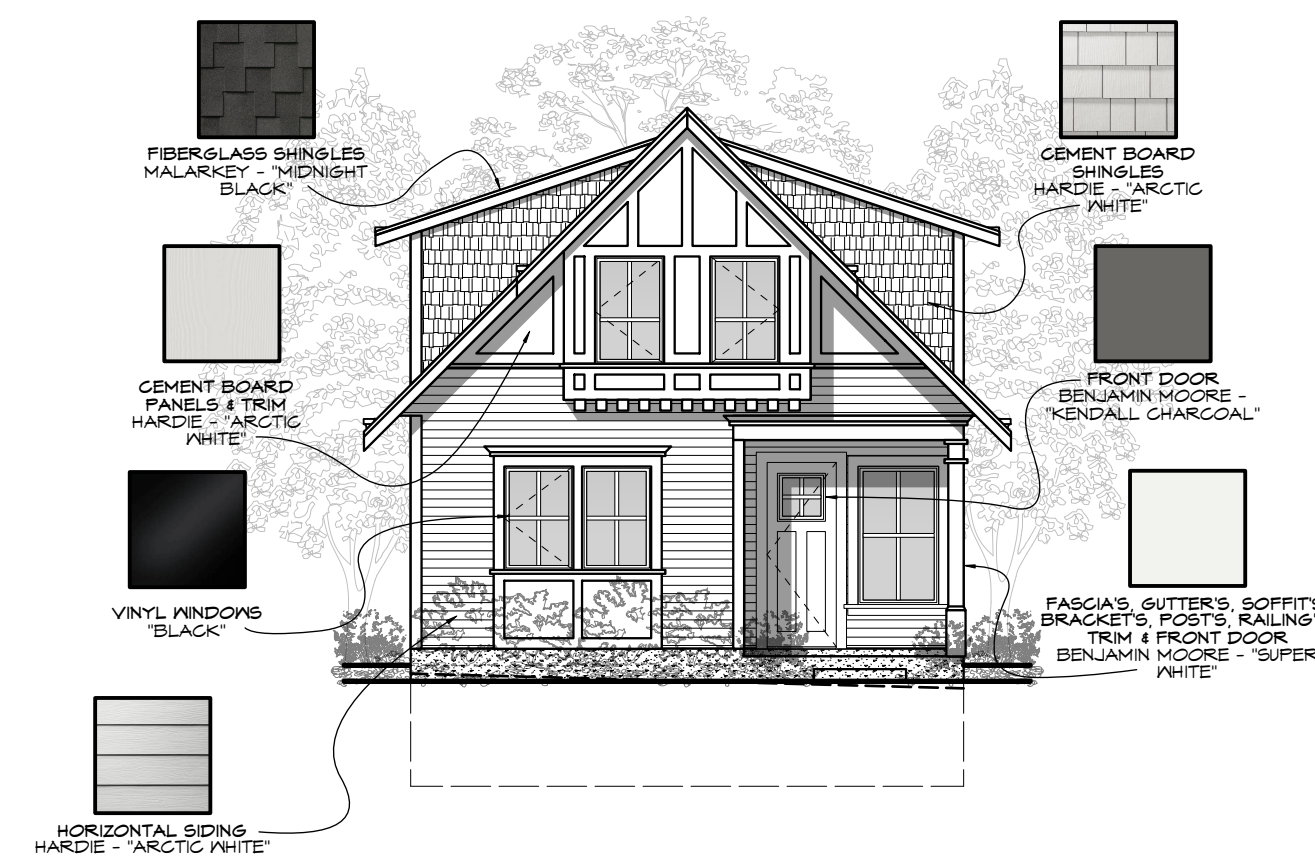
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Revision:

Sheet:

DP12

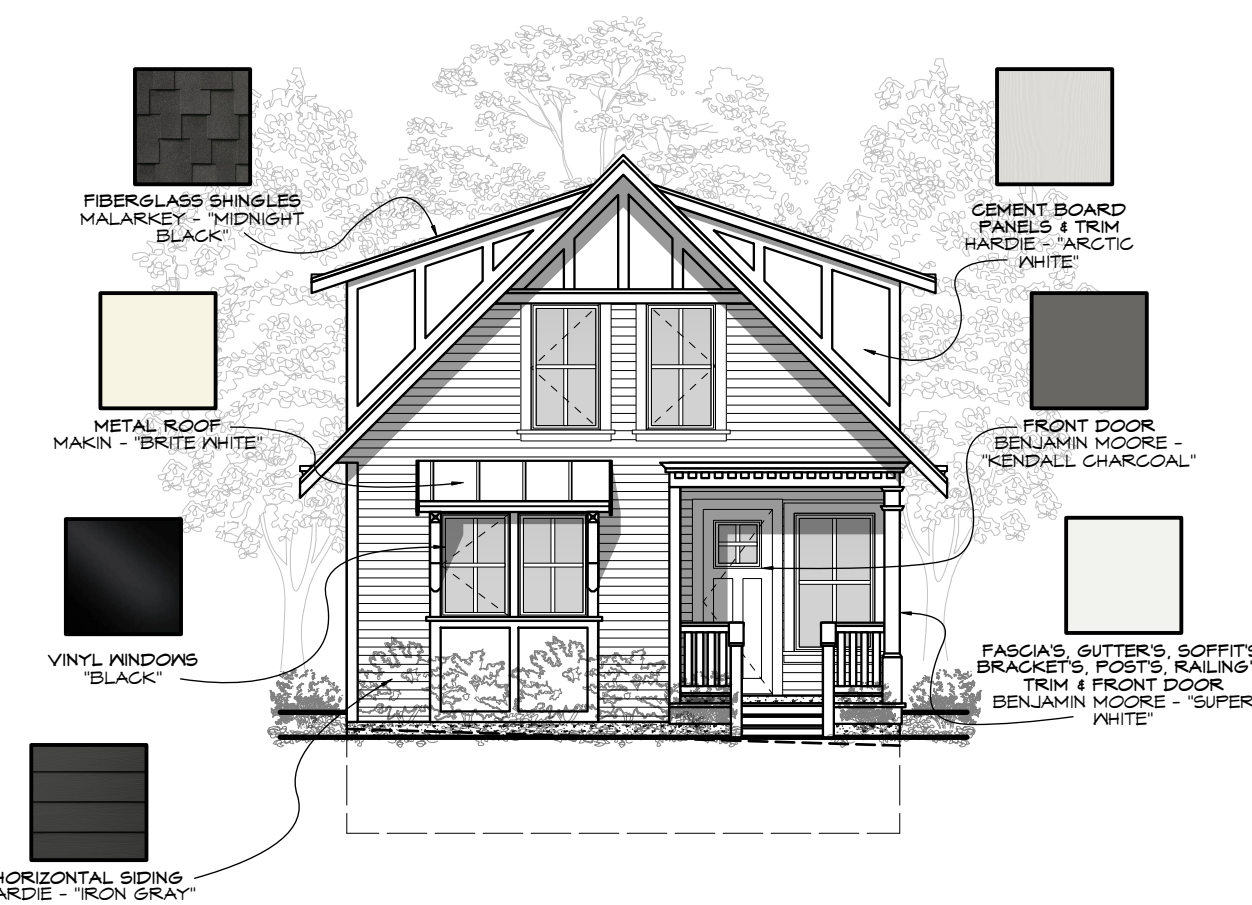
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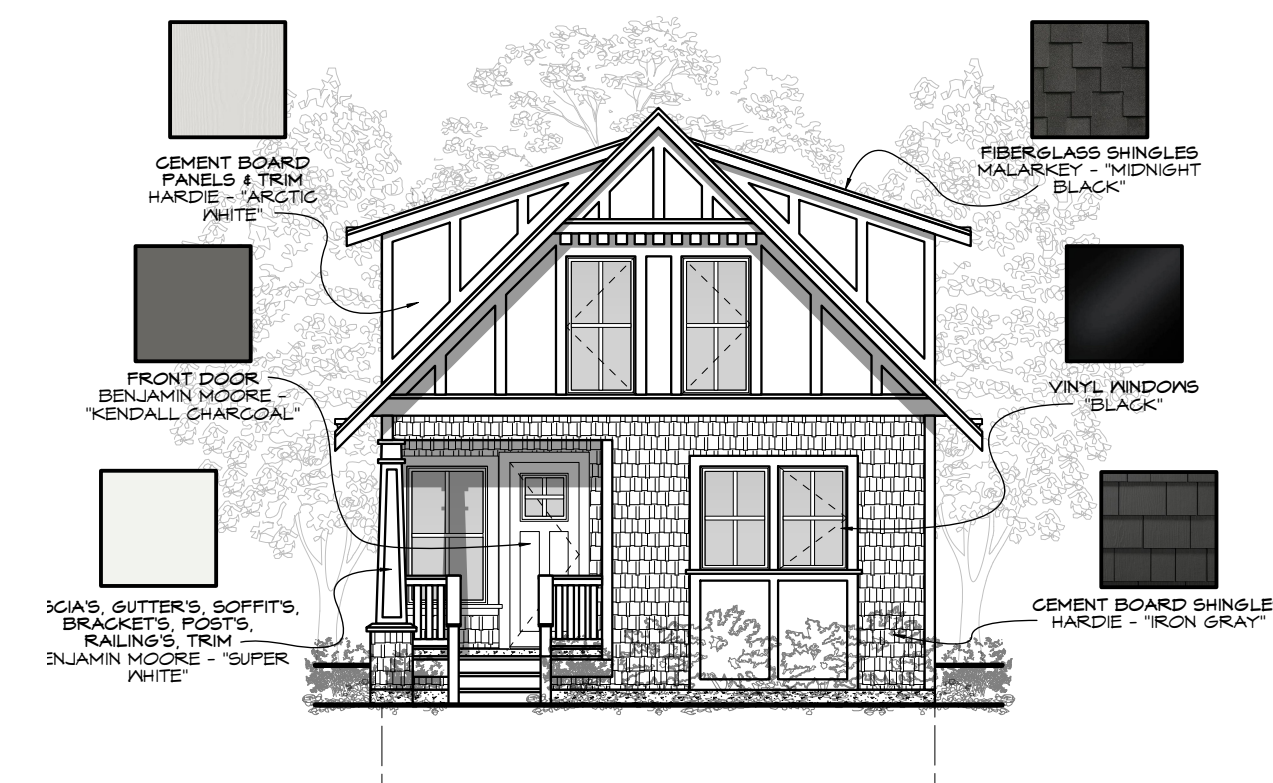
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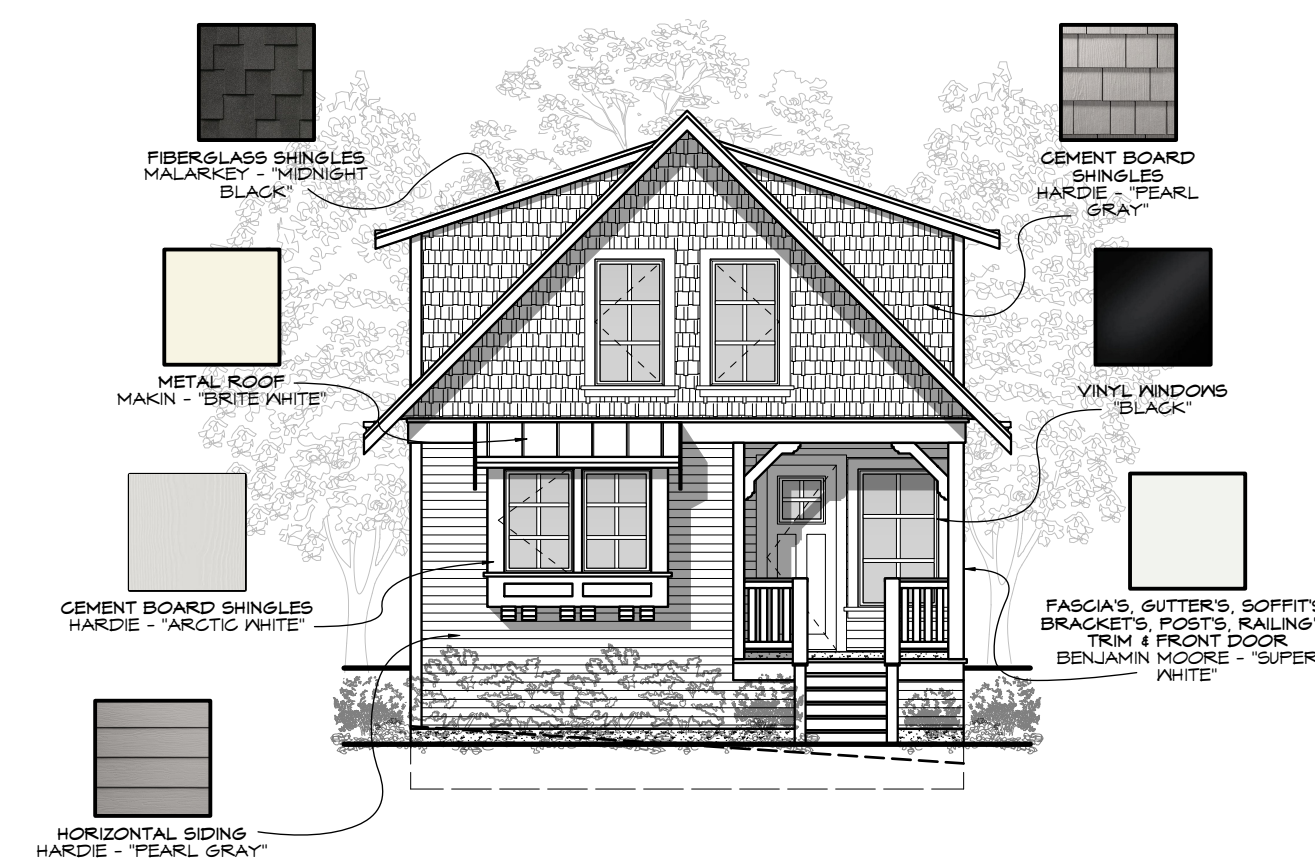
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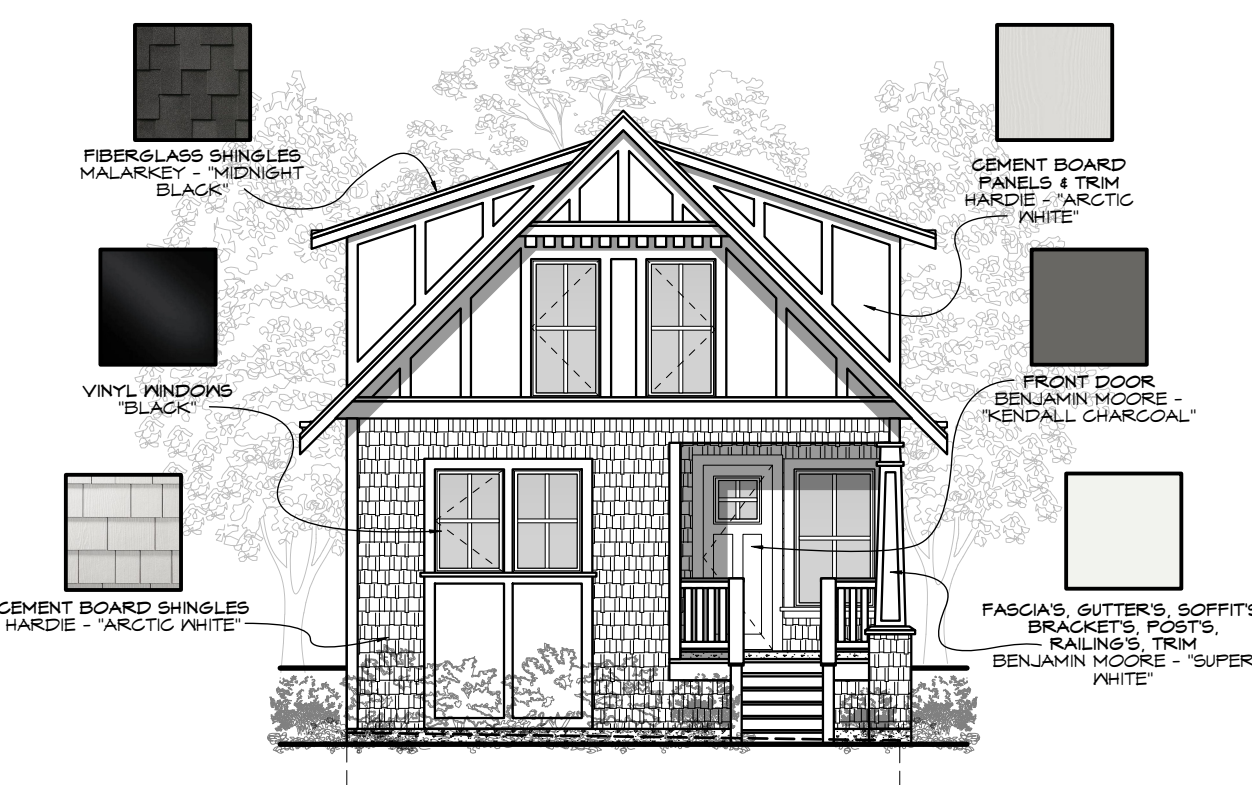
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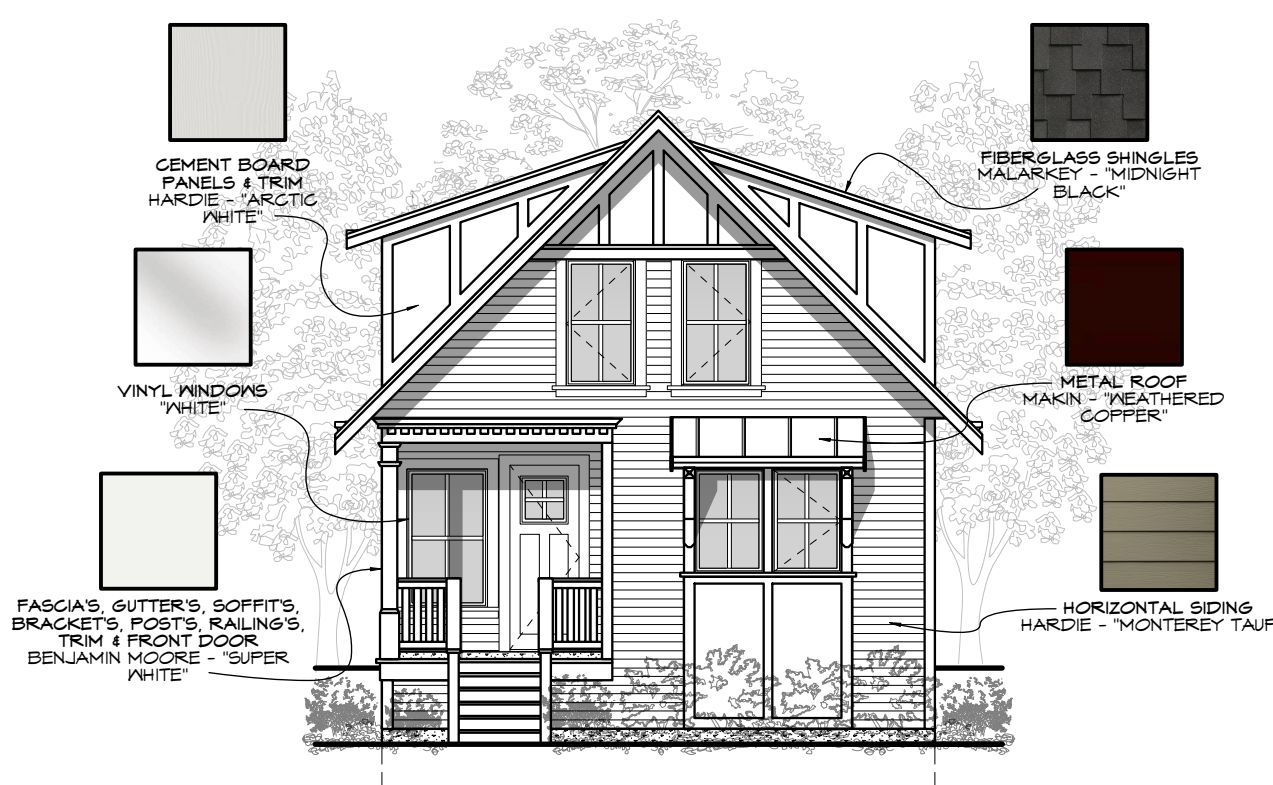
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SFD-7 COLOURS
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SFD-8 COLOURS
Scale: 1:100

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Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
COLOUR BOARD

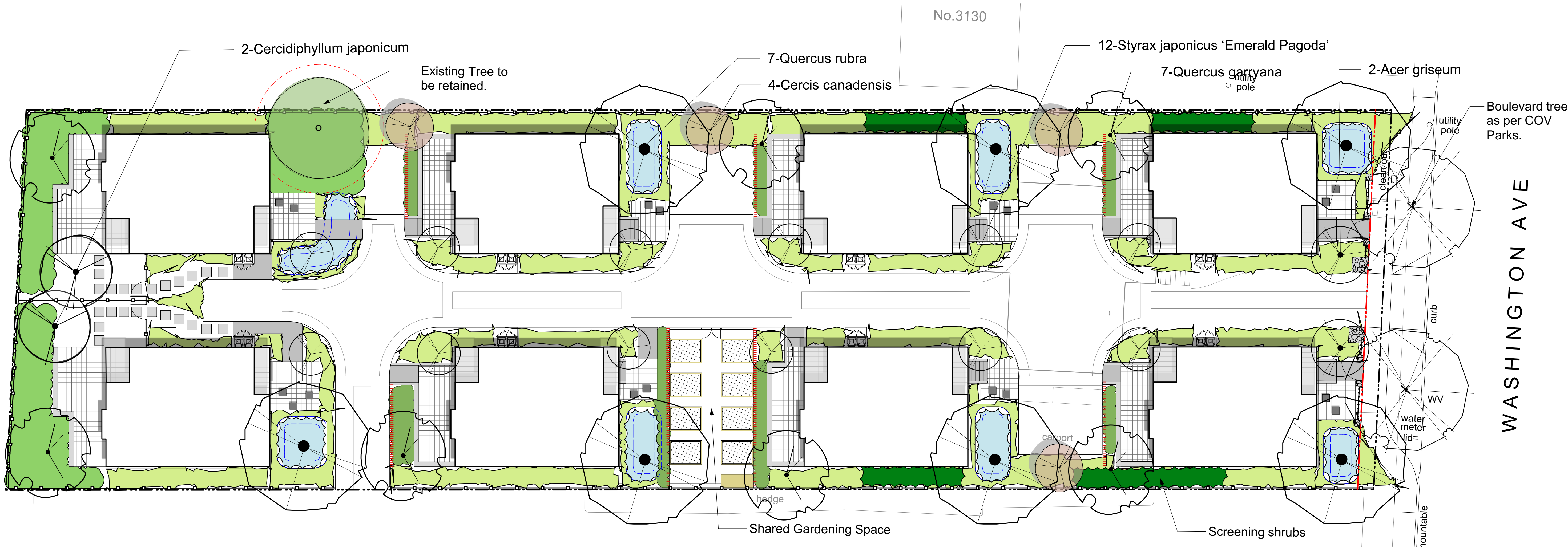
Revision: Sheet:

DP13

Proj.No. #####



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



LEGEND

----- Property line

PROPOSED VEGETATION

PLANT LIST				
Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
TREES:				
2		Acer griseum	Paperbark Maple	2.4m, multi-stem, b&b
2		Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parks	5.0cm cal, b&b
2		Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
4		Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
7		Quercus garryana	Garry Oak	5.0cm cal, b&b
7		Quercus rubra	Red Oak	6.0cm cal, b&b
12		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
0				

Hedge Plantings

Hybrid Yew (*Taxus x media*)
Boxwood (*Buxus microphylla*)

Rain Garden Plantings

Total area approx. 77 sq m. Planting areas planted @ 2 x #3 pots / sq. m.

Recommended Species:
Privet honeysuckle (*Lonicera pileata*)
Carman's Grey Blue Rush(*Juncus patens 'Carman's Grey'*)
Black-Eyed Susan (*Rudbeckia fulgida*)
Tall Verbena (*Verbena bonariensis*)
Crimson Flag (*Schizostyis coccinea 'Oregon Sunset'*)

Naturalized Shrub Plantings

Total area approx. 90 sq m. Planting areas planted @ 1 x #5 pot OR 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Sword fern (*Polystichum munitum*)
Oregon Grape (*Mahonia aquifolium*)
Salal (*Gaultheria shallon*)
Red Flowering Current (*Ribes sanguineum*)
Nootka Rose (*Rosa nutkana*)
Snowberry (*Symphoricarpos albus*)
Evergreen huckleberry (*Vaccinium ovatum*)

Mixed Shrub and Perennial Plantings

Total area approx. 340 sq m. Planting areas planted @ 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Rose Creek Abelia (*Abelia x chinensis 'Rose Creek'*)
Glacier Azalea (*Azalea japonica 'Glacier'*)
Beautyberry (*Callicarpa bodinieri var. giraldui Profusion'*)
Sageleaf Rockrose (*Cistus salvifolius*)
Witchhazel (*Hamamelis mollis*)
Strawberry Tree (*Arbutus Unedo*)
Barrenwort (*Epimedium x rubrum*)
Newport Dwarf Escallonia (*Escallonia 'Newport Dwarf'*)
Topiarist's hebe (*Hebe topiaria*)
Lily turf (*Liriope muscari*)
Sword Fern (*Polystichum munitum*)
Soft Shield Fern (*Polystichum setiferum*)

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site or to permeable pavement in drive aisle.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

Permeable paving is used to manage onsite vehicular impervious surfaces. All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

PLANTING RATIONALE

The planting plan is designed to meet the City's Food-Bearing, Pollinator and Native Plant Landscape Design Guidelines and offers a variety of ornamental and amenity planting areas with native and appropriate non-native species that are adapted to site conditions, climate and design intent and provide pollinator habitat.

SHARED GARDENING SPACE

The site plan includes a shared gardening space that includes one raised gardening box per dwelling unit, a small shed and potting area.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Landscape within boulevard areas to be irrigated (unless otherwise indicated).
- Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
- Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- All trees within boulevard to be irrigated with double ring drip irriation system c/w double check valve.

IRRIGATION AND LIGHTING NOTES

- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown on plan.
- Arborist to review (prior to installation) sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
- Placement of electrical conduit through site to be coordinated with arborist.
- Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

0 5 10 m

NOT FOR CONSTRUCTION

1	DP	20 FEB. 2020
rev no	description	date

Murdoch
de Greeff
INC
Landscape Planning & Design
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Victoria, BC V8Z 1G1
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client
CUBE DEVELOPMENTS
2272 MILLSTREAM ROAD
VICTORIA, BC

project
3120 WASHINGTON AVENUE
DEVELOPMENT
VICTORIA, BC

sheet title
Planting Plan

project no.	120.03
scale	1:250 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
1	L3.01