



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

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Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:  
July 26, 2022

LIST OF DRAWINGS

ARCHITECTURAL

- A-000 COVER
- A-009 PERSPECTIVES
- A-010 PERSPECTIVE & WINDOW OVERLAY
- A-011 CONTEXT ELEVATIONS & PERSPECTIVES
- A-012 SHADOW STUDIES
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- A-104 LEVEL 4 PROPOSED PLAN
- A-200 EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS
- A-301 BUILDING SECTIONS

CIVIL

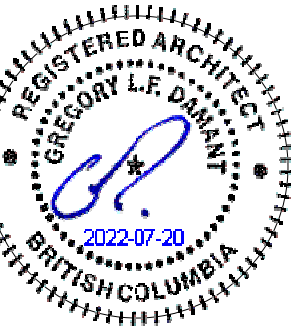
- C-1 PRELIMINARY CIVIL PLAN

LANDSCAPE

- L-0 TREE REMOVAL & PROTECTION PLAN
- L-1 LANDSCAPE SITE PLAN
- L-2 TREE PLANTING PLAN
- L-3 GROUND FLOOR PLANTING PLAN
- L-4 UPPER LEVEL PLANTING PLANS
- L-5 DETAILS

ARYZE  
1733-1737 Fairfield Rd  
JULY 20, 2022

Project #	Date	Revision
2123	JULY 20, 2022	3
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CASCADIA ARCHITECTS INC  
101 - 804 Broughton Street  
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1 BEECHWOOD ELEVATION PERSPECTIVE  
SCALE = 1 : 100



2 FAIRFIELD PEDESTRIAN VIEW  
SCALE = 1 : 100

1.14.6.5

3	DPI/RZ Rev1	July 20, 2022
2	DPI/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



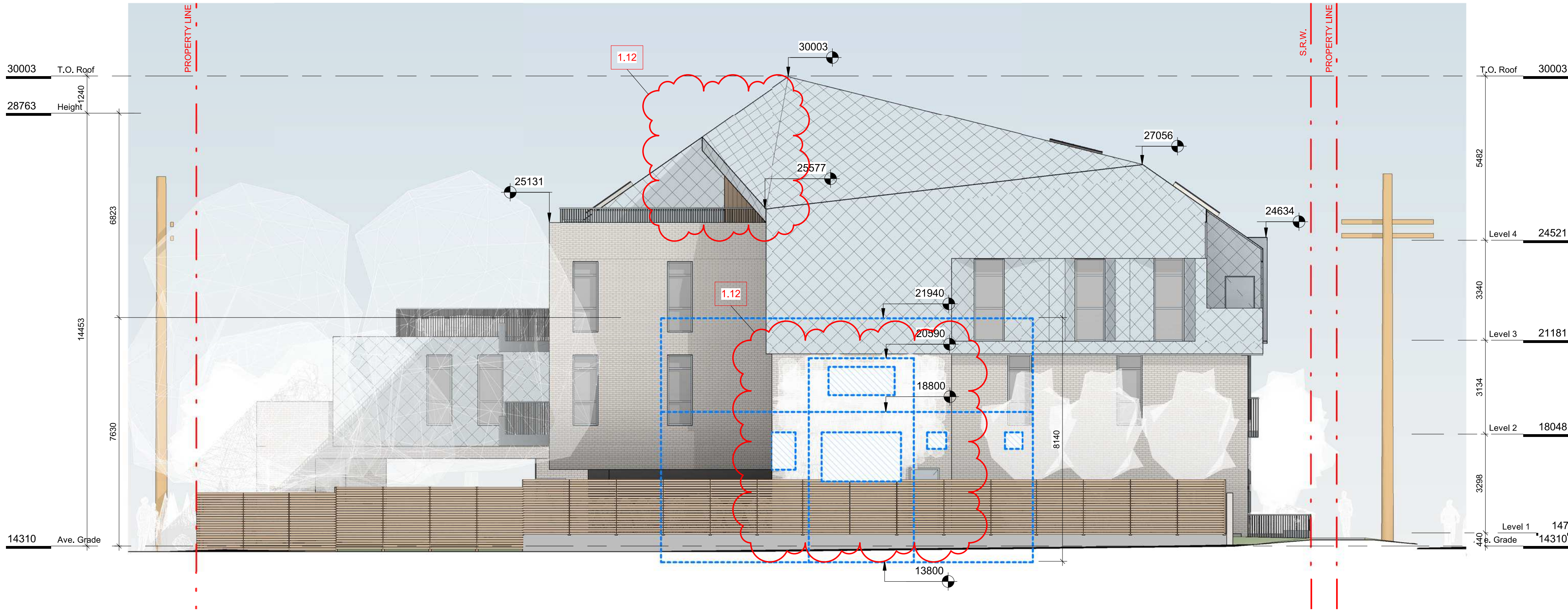
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Project	
1733-1737 Fairfield Rd	
ARYZE	
Sheet Name	
PERSPECTIVES	
Date	
JULY 20, 2022	
Scale	Project #
1 : 100	2123
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A-009	







1 WINDOW OVERLAY NE ELEVATION  
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE  
SCALE = 1 : 100

3	DP/RZ Rev1	July 20, 2022
NO.	DESCRIPTION	DATE

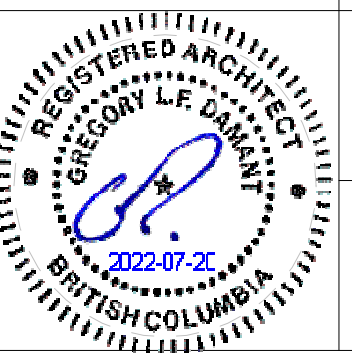


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Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	PERSPECTIVE & WINDOW OVERLAY	
Date	JULY 20, 2022	
Scale	1 : 100	Project # 2123
Revision	July 20, 2022	3
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DRAFT

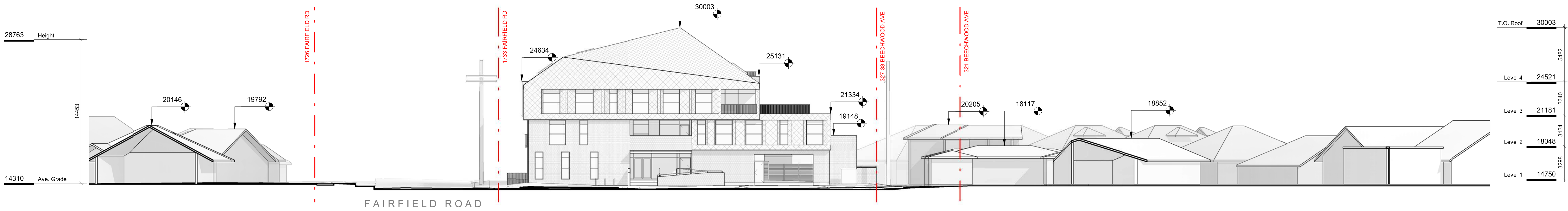






1 CONTEXT PERSPECTIVE FAIRFIELD ROAD  
SCALE = 1 : 100

2 CONTEXT PERSPECTIVE BEECHWOOD AVE  
SCALE = 1 : 100



3 CONTEXT ELEVATION - BEECHWOOD AVENUE  
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD  
SCALE = 1 : 200

2	DPiRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
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Project

1733-1737 Fairfield Rd

ARYZE

Sheet Name

CONTEXT ELEVATIONS & PERSPECTIVES

Date

JULY 20, 2022

Scale

As indicated

Project #

2123

Revision

April 29, 2022

Sheet #

2

REGISTERED ARCHITECT

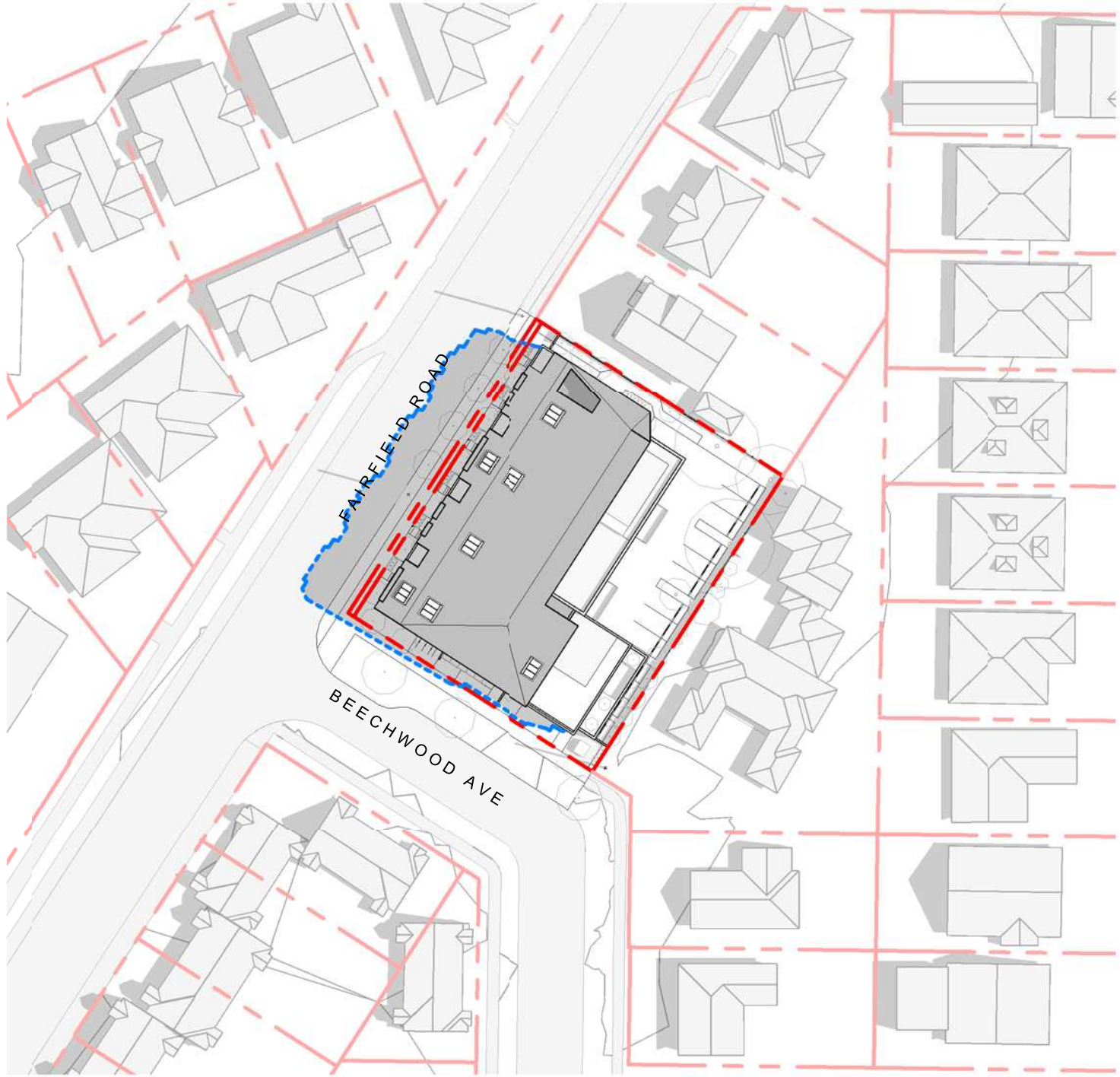
GREGORY L.F. GUNN

2022-07-20

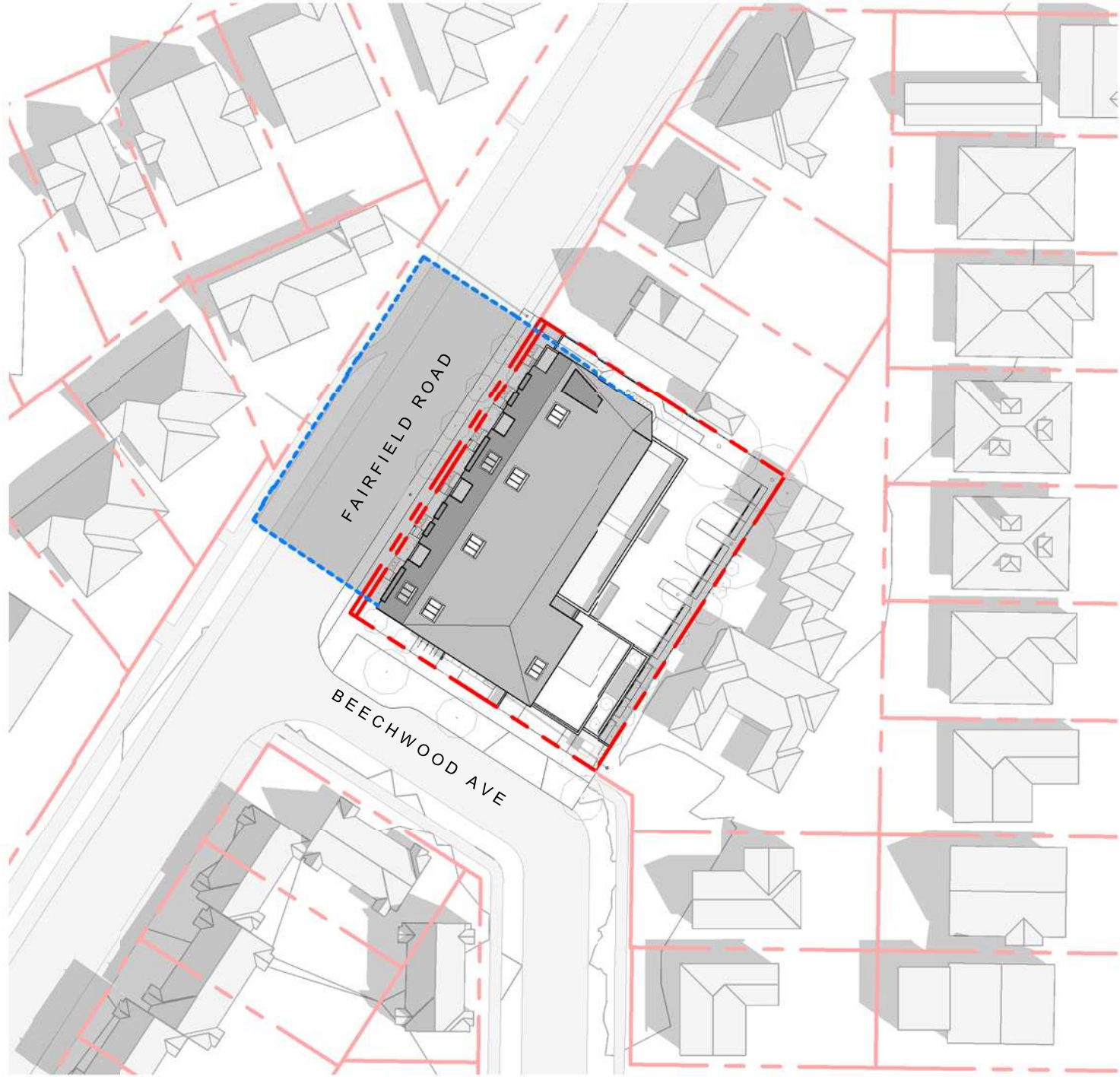
BRITISH COLUMBIA

A-011





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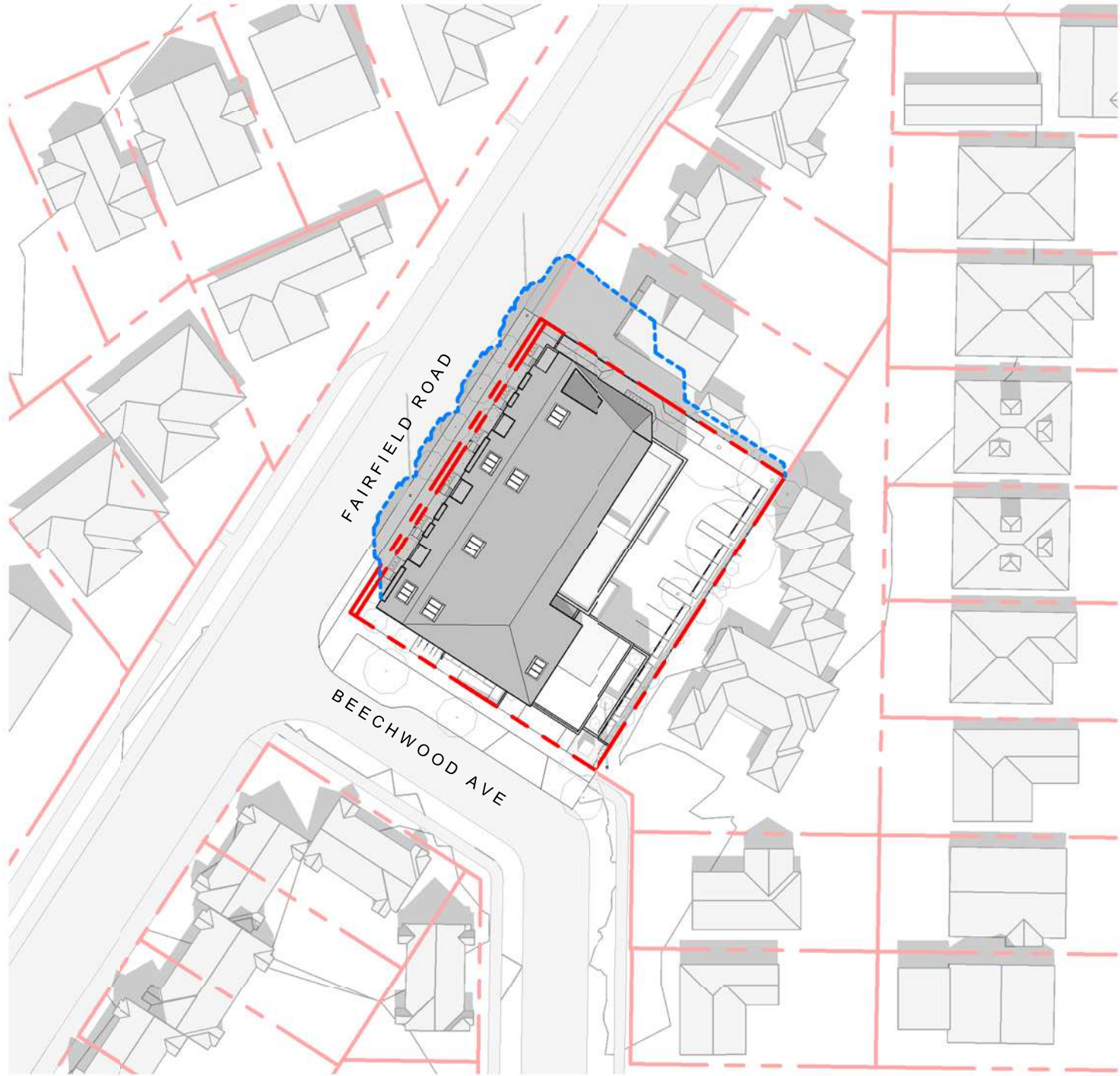
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WINTER SOLSTICE 9:00 AM



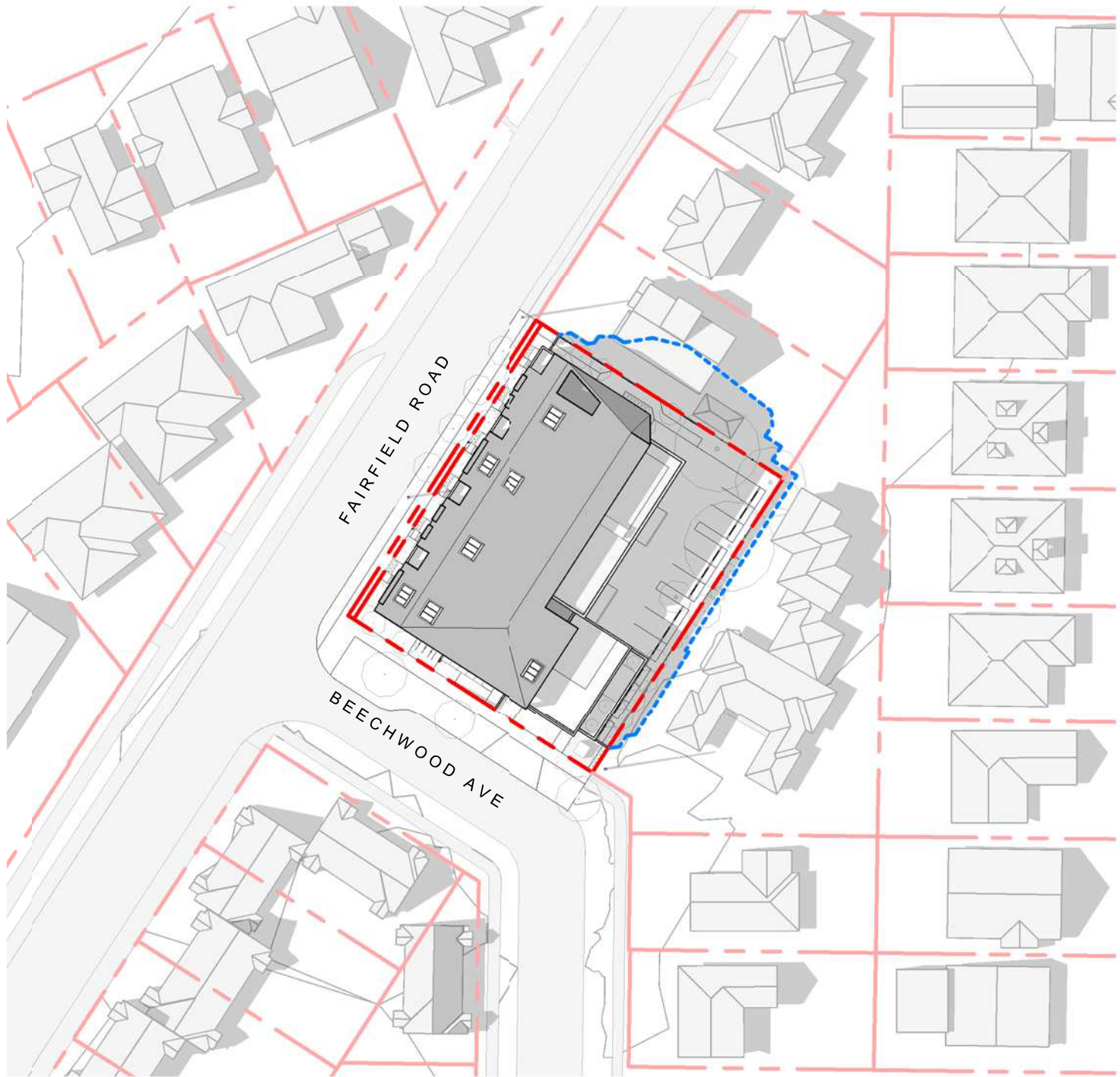
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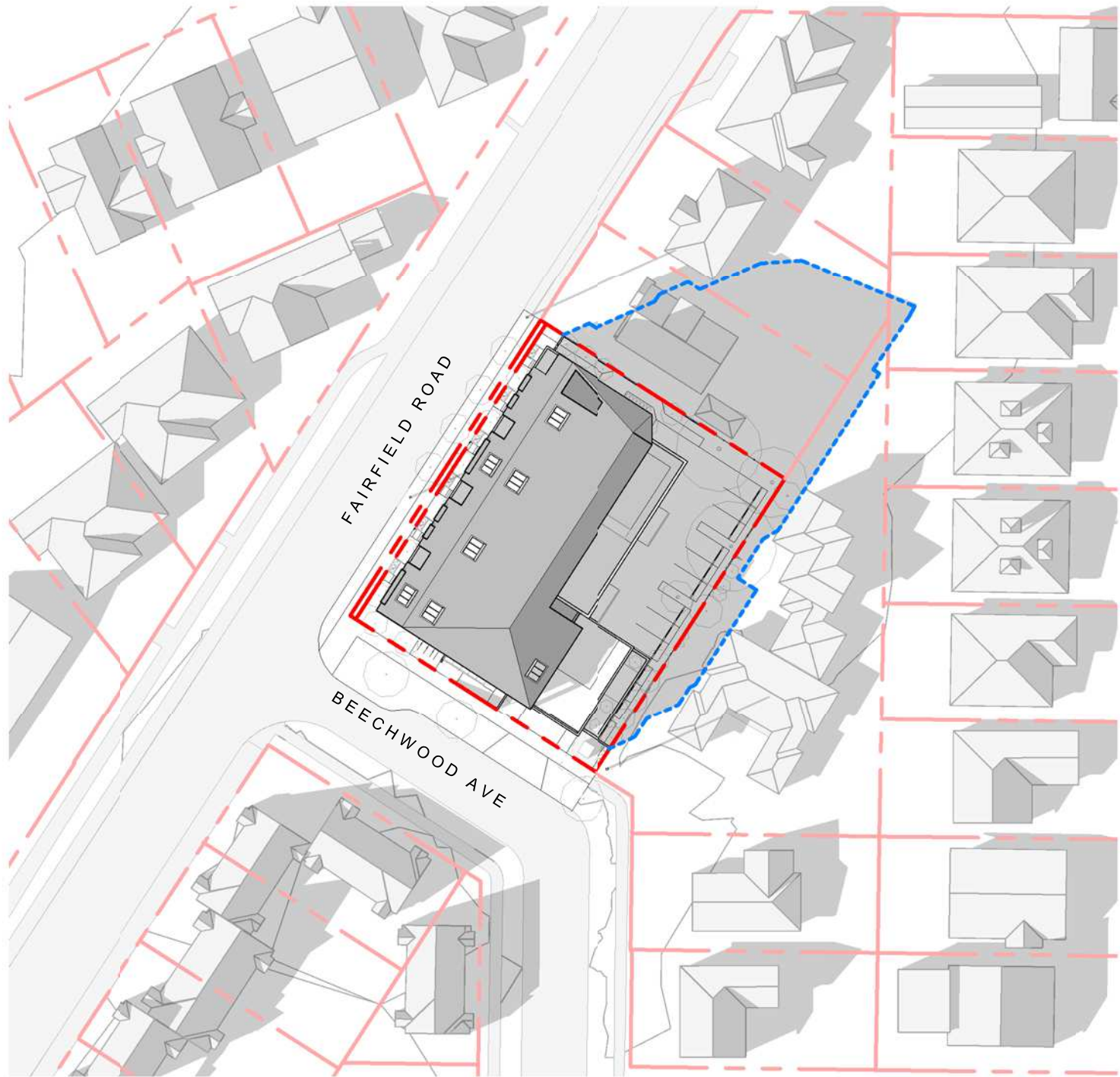
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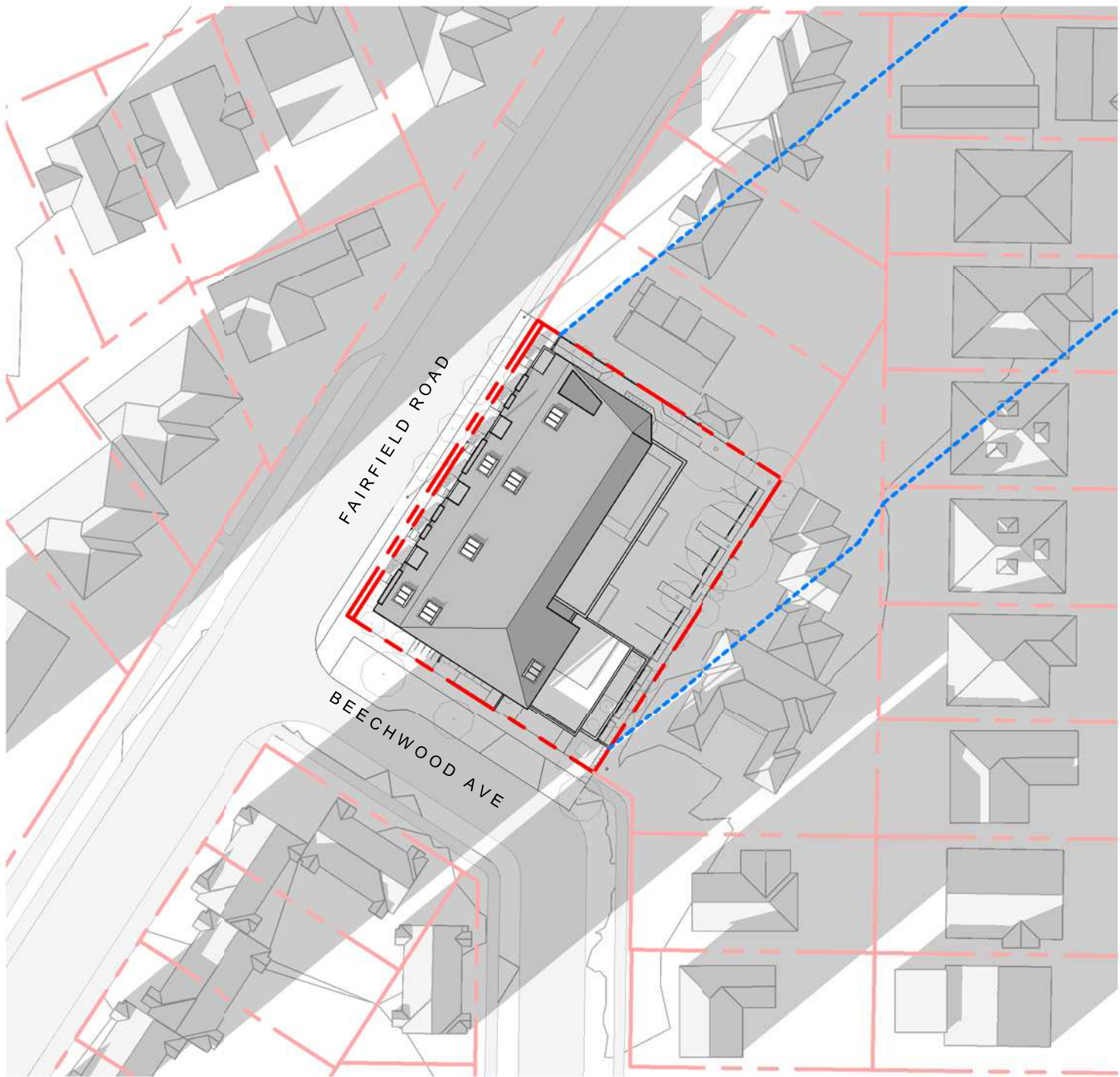
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SUMMER SOLSTICE 4:00 PM

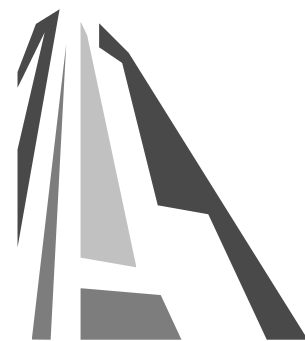


EQUINOX 4:00 PM



WINTER SOLSTICE 4:00 PM

2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
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Project  
1733-1737 Fairfield Rd

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Sheet Name  
SHADOW STUDIES

Date  
JULY 20, 2022

Scale  
1 : 750

Project #  
2123

Revision  
April 29, 2022

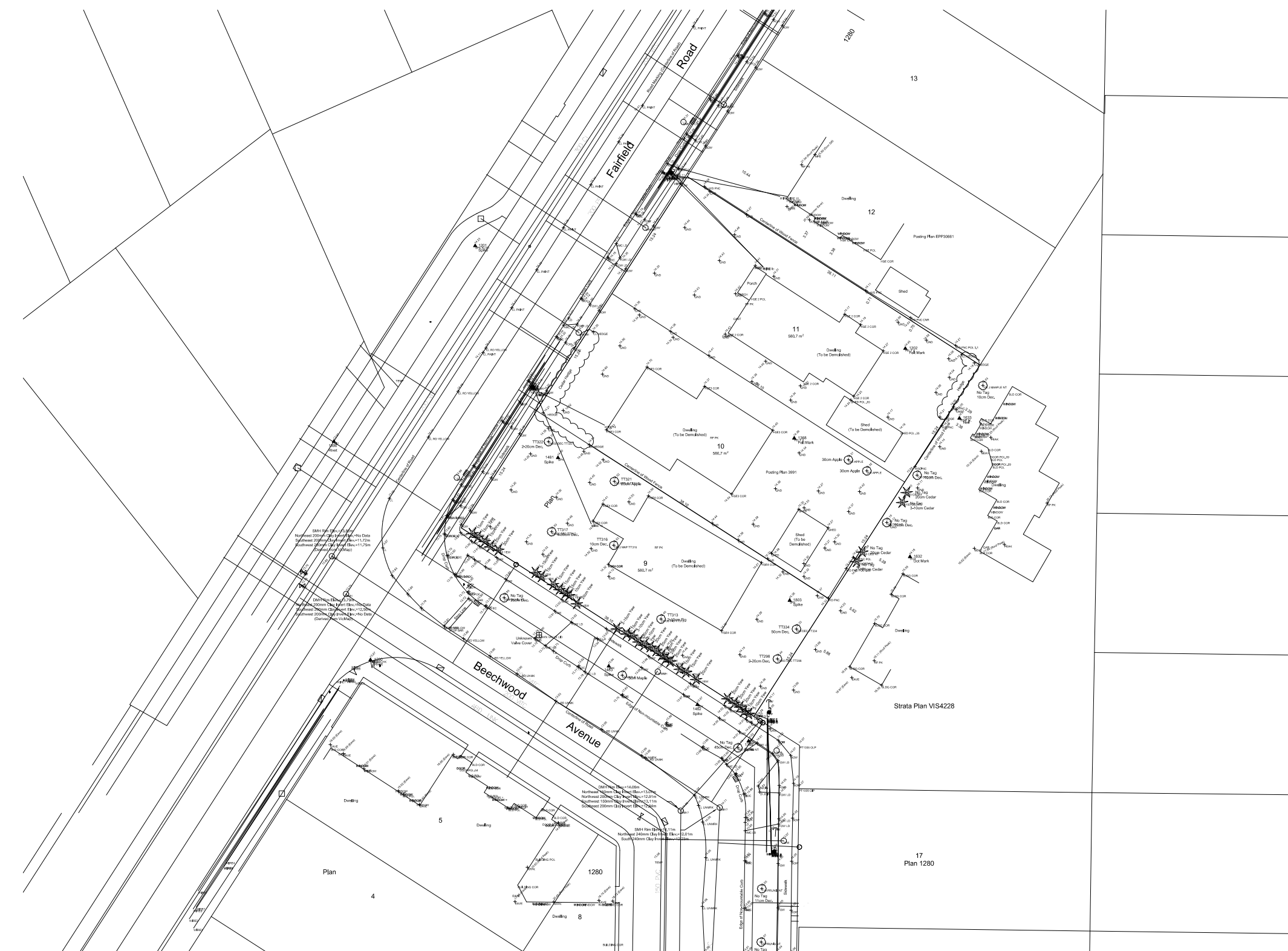
Sheet #  
2

2022-07-20

A-012

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SCALE = 1 : 500

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1733-37 FAIRFIELD ROAD, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	4 STOREY MULTI UNIT RESIDENTIAL BUILDING

ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m <sup>2</sup> )	1,741.93m <sup>2</sup>	
TOTAL FLOOR AREA (m <sup>2</sup> )	2931.43m <sup>2</sup>	1.12
COMMERCIAL FLOOR AREA (m <sup>2</sup> )	0	
FLOOR SPACE RATIO	1.67:1	
SITE COVERAGE (%)	65%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	14.45m	
NUMBER OF STOREYS	4	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	28	20
PARKING STALLS - VISITOR (#) ON SITE	2	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	24	30

FRONT YARD		2.36m
REAR YARD (TO BALCONY)	1.18.5	2.00m
REAR YARD (TO BUILDING FACE)		4.54m
INTERNAL SIDE YARD		2.34m
SIDE YARD (TO AWNING/LANDING)		1.70m
SIDE YARD (TO BUILDING FACE)		2.40m
COMBINED SIDE YARDS		4.74m

TOTAL NUMBER OF UNITS	19
UNIT TYPE	3BD+DEN(1), 3BD(1), 2BD(11), 2BD+DEN(1), 1 BD(1), 1BD +DEN(4)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	74m <sup>2</sup>
TOTAL RESIDENTIAL FLOOR AREA (m <sup>2</sup> )	2430m <sup>2</sup>





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1733-1737 Fairfield Rd

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Date JULY 20, 2022

Scale	Project #
As indicated	2123

	Revision July 20, 2022	
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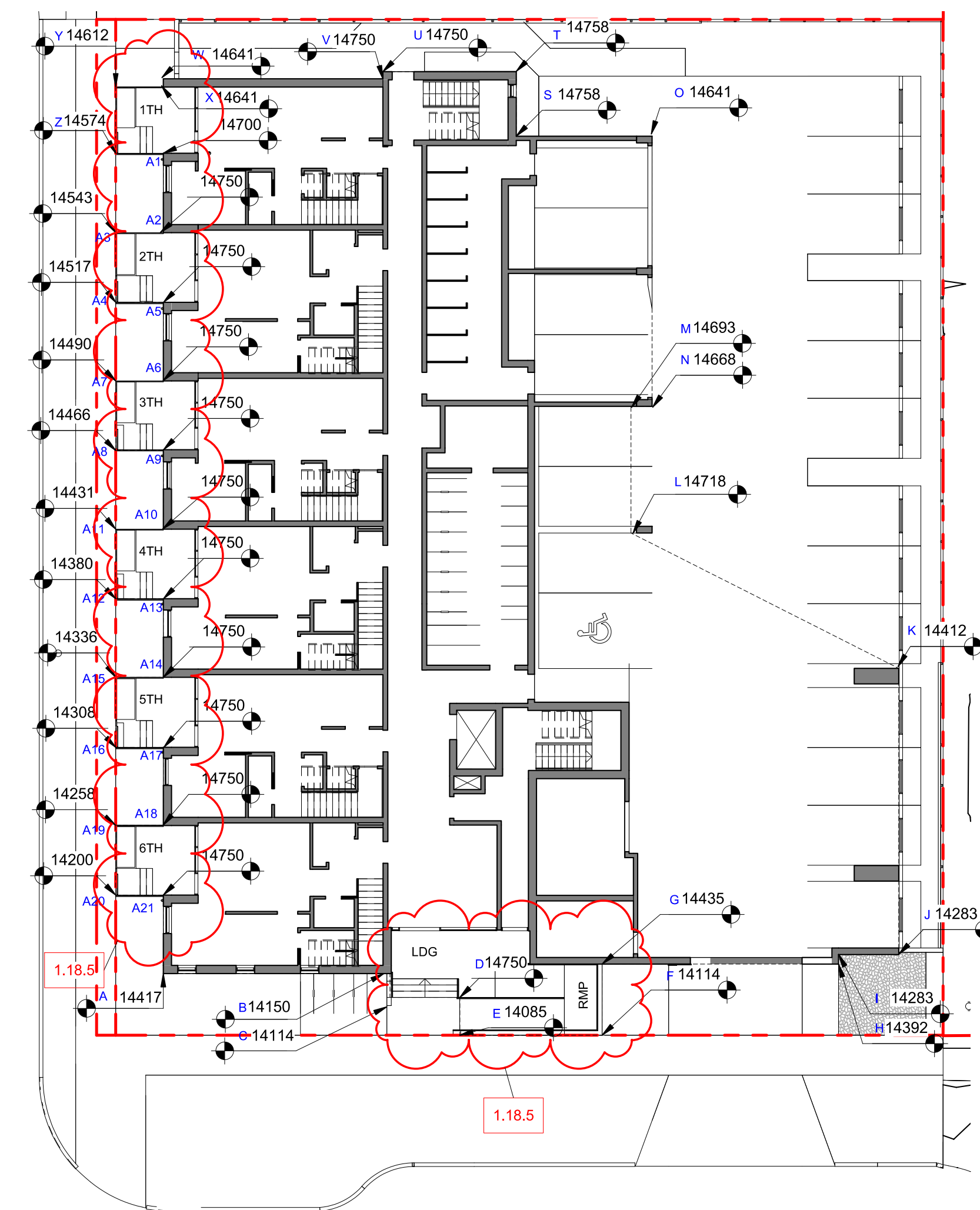
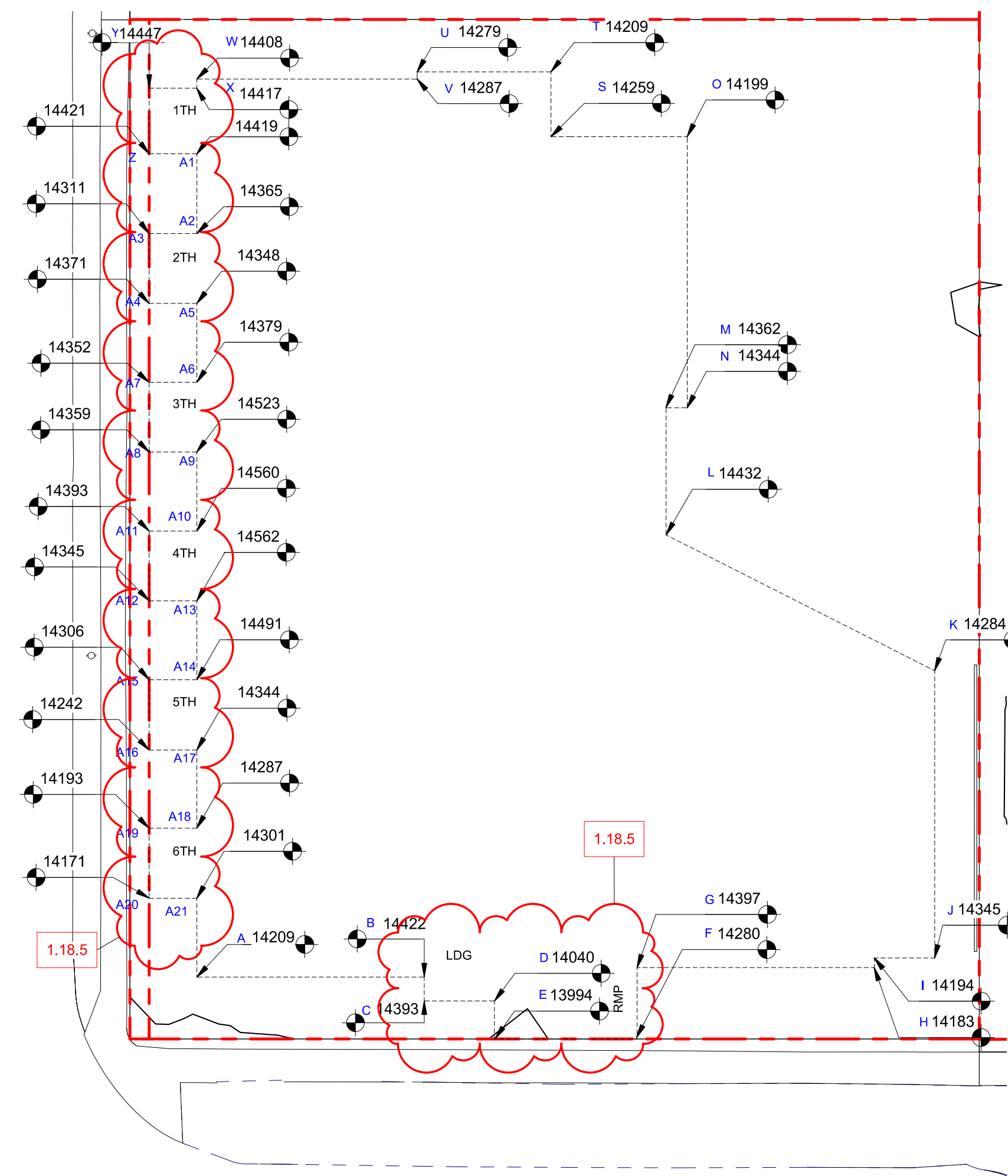
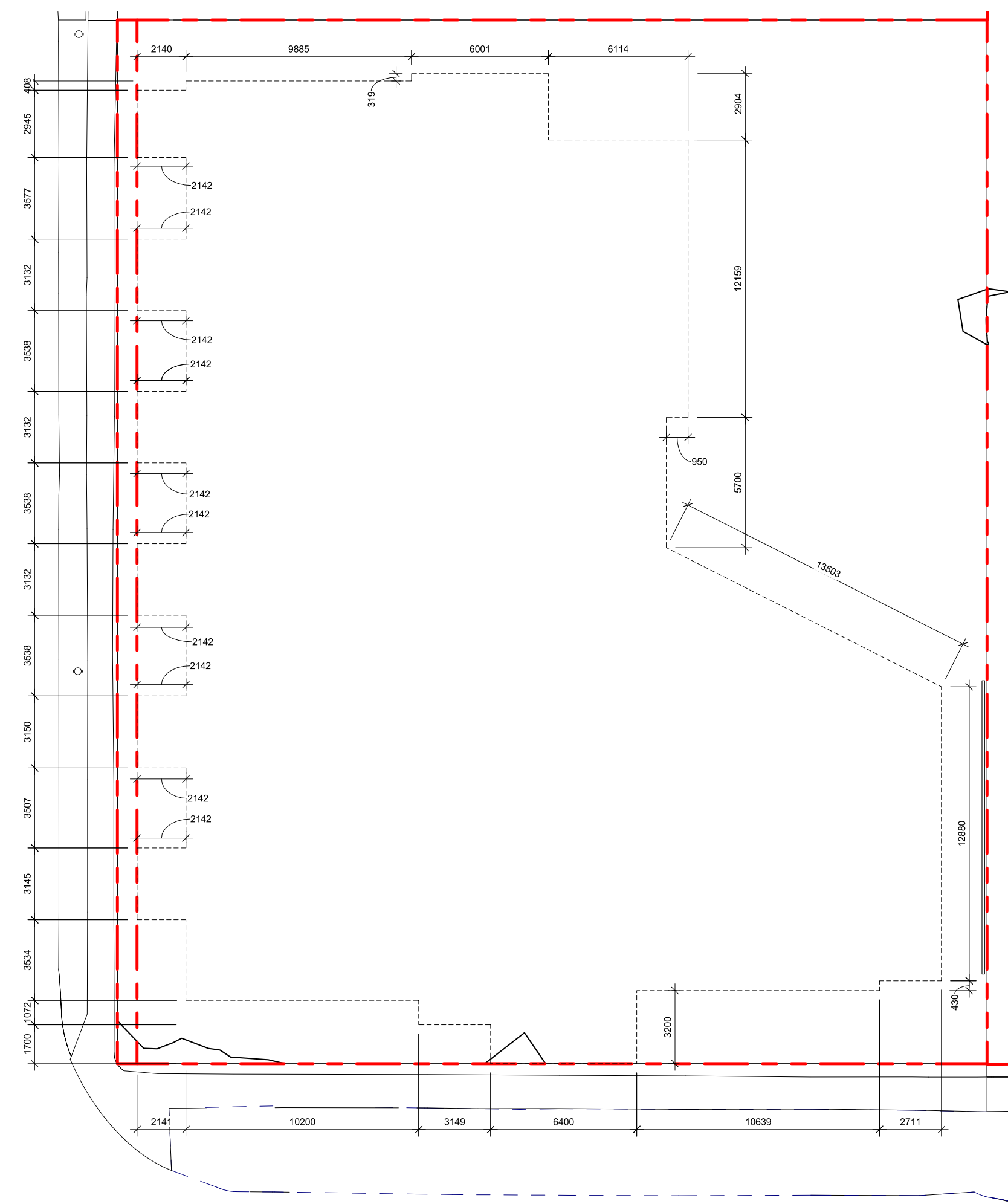
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2022-07-21  
BRITISH COLUMBIA

A-050

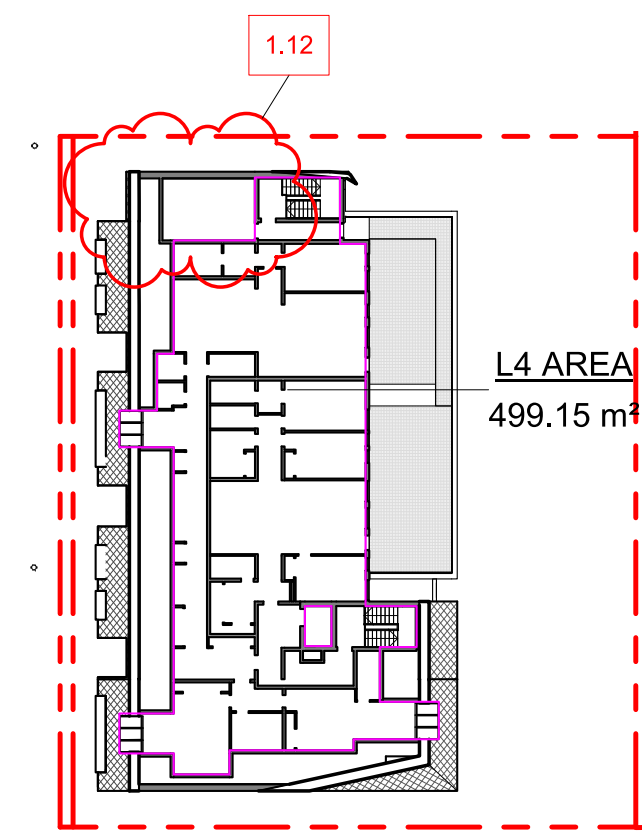
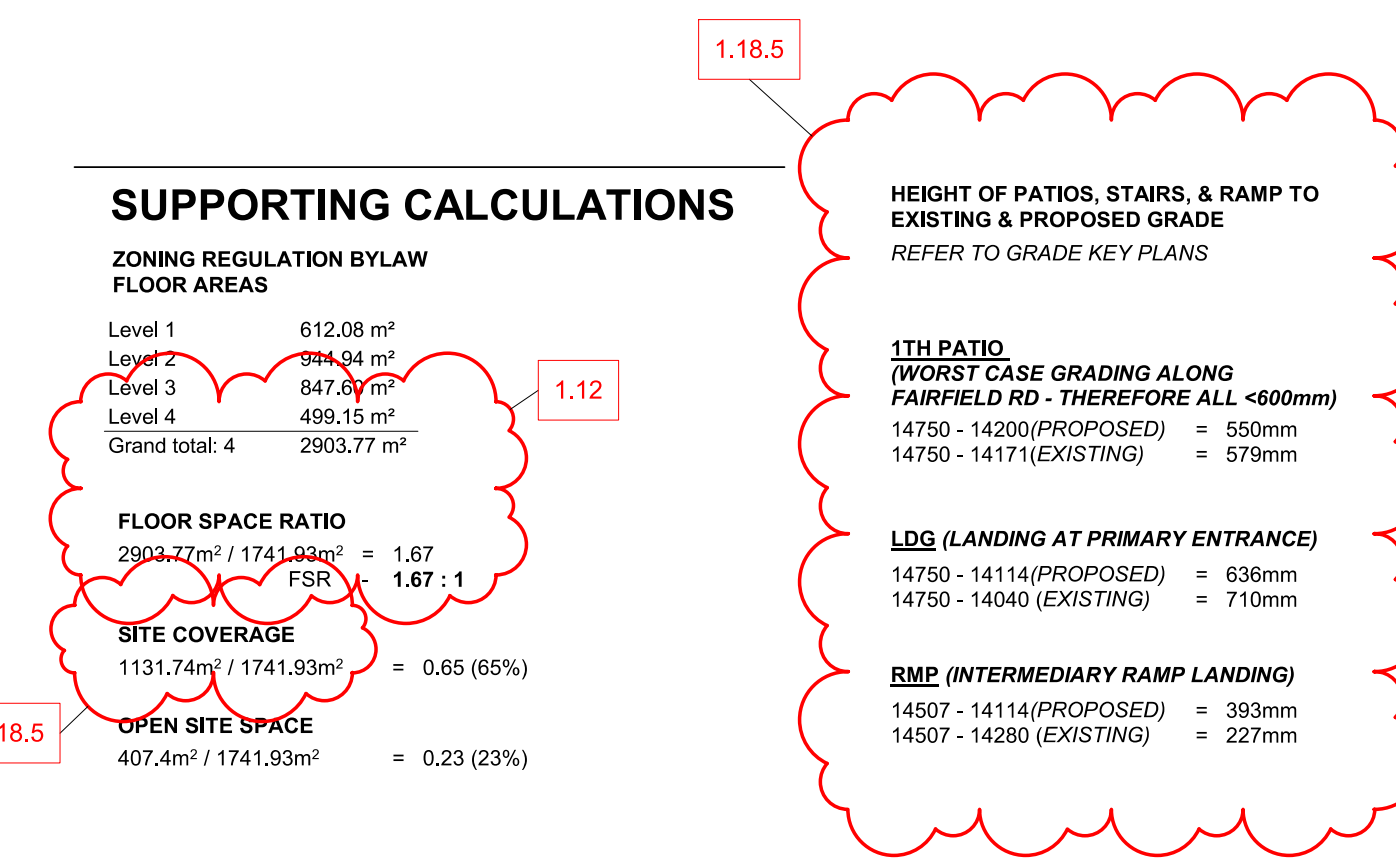
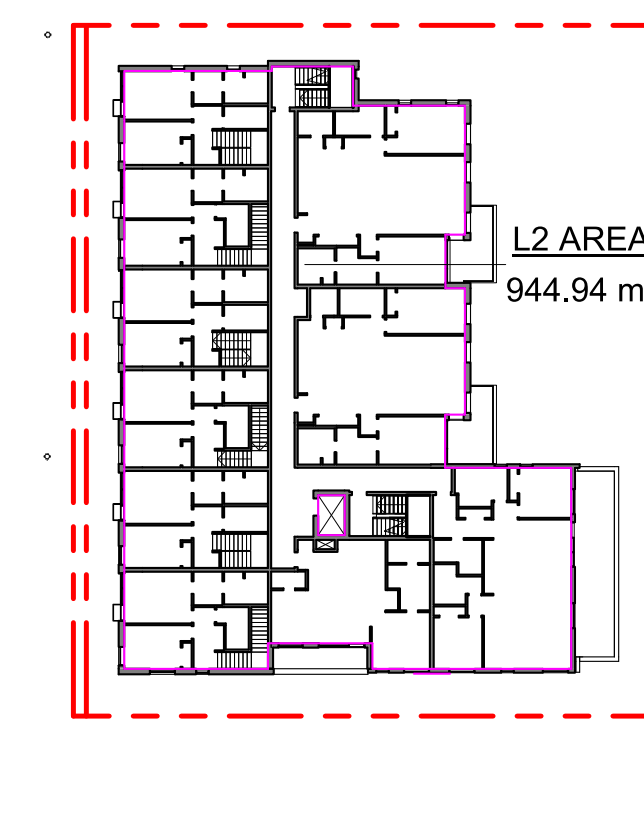
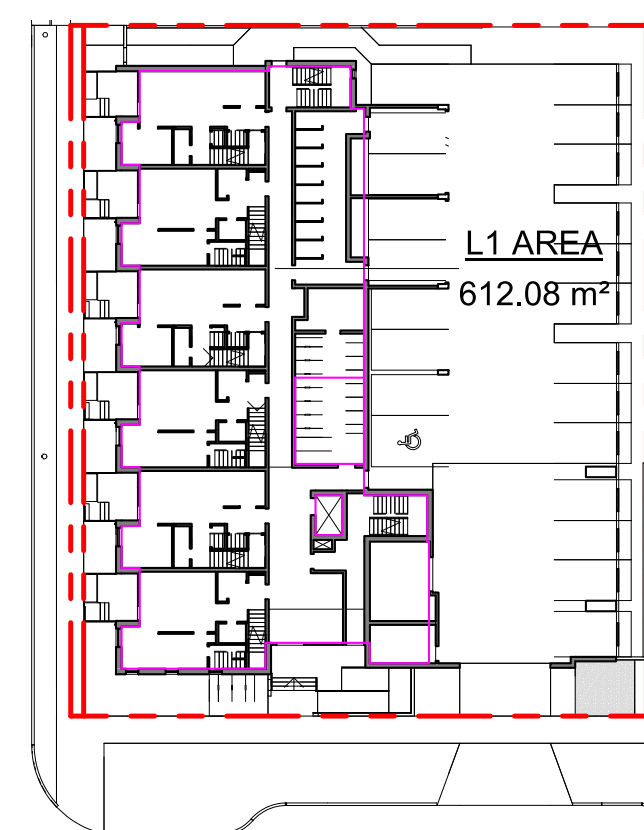
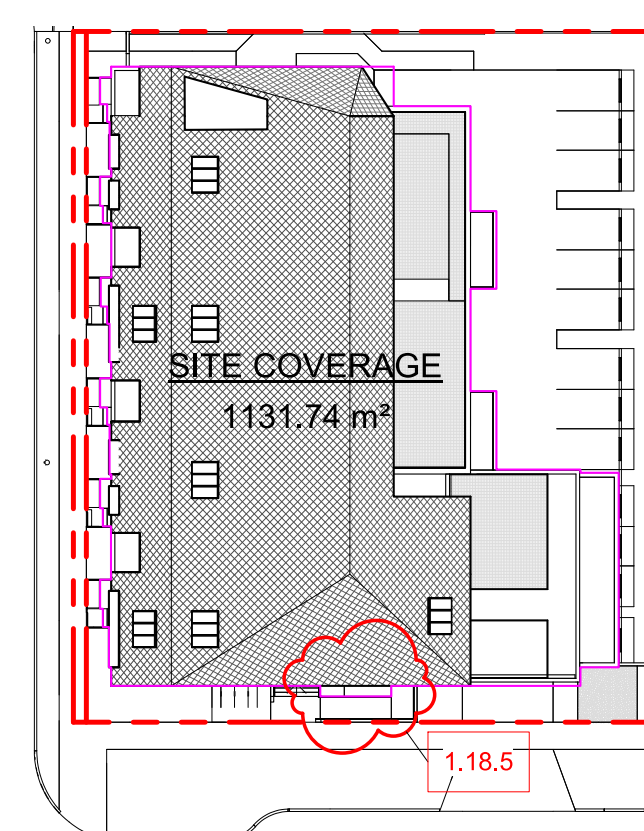
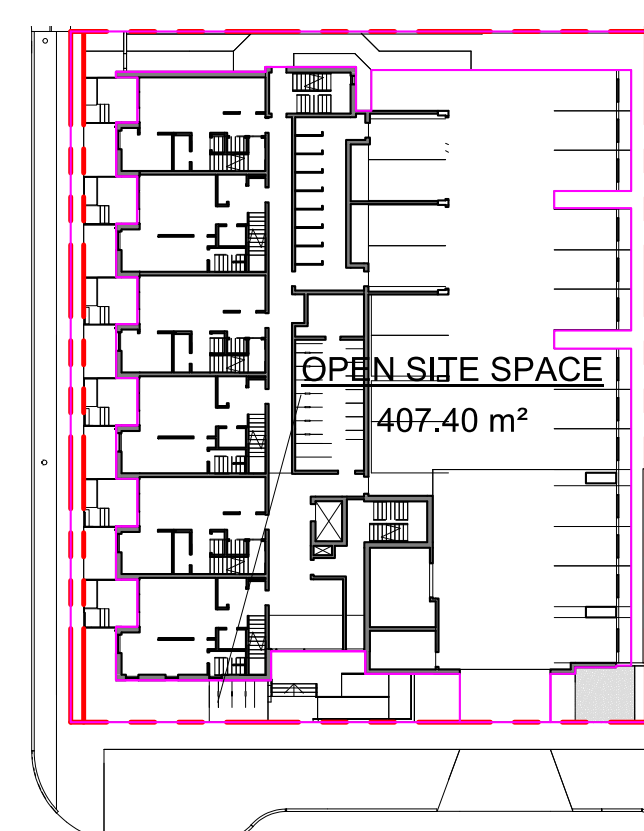
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POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS		AVE. OF POINTS
A	14.209	14.42	Point A & B	10.207	144.73
B	14.422	14.15	Point B & C	1.072	15.15
C	14.393	14.11	Point C & D	3.143	44.24
D	14.04	14.75	Point D & E	1.7	23.83
E	13.995	14.09	Point E & F	6.4	89.95
F	14.238	14.11	Point F & G	3.2	45.62
G	14.397	14.44	Point G & H	10.809	154.46
H	14.183	14.39	Point H & I	0.403	5.72
I	14.194	14.28	Point I & J	2.541	36.18
J	14.345	14.28	Point J & K	12.88	184.17
K	14.315	14.41	Point K & L	13.503	194.09
L	14.432	14.72	Point L & M	5.7	82.06
M	14.362	14.69	Point M & N	0.905	12.99
N	14.344	14.67	Point N & O	12.159	173.53
O	14.199	14.64	Point O & S	6.114	87.00
S	14.259	14.76	Point S & T	2.904	41.34
T	14.209	14.76	Point T & U	5.629	80.18
U	14.279	14.75	Point U & V	0.319	4.56
V	14.287	14.75	Point V & W	9.885	141.83
W	14.408	14.64	Point W & X	0.4	5.77
X	14.417	14.64	Point X & Y	2.14	30.88
Y	14.447	14.61	Point Y & Z	2.96	42.72
Z	14.421	14.57	Point Z & A1	2.14	30.86
A1	14.419	14.70	Point A1 & A2	3.554	51.15
A2	14.365	14.75	Point A2 & A3	2.14	30.68
A3	14.311	14.54	Point A3 & A4	3.14	45.03
A4	14.371	14.52	Point A4 & A5	2.14	30.73
A5	14.348	14.75	Point A5 & A6	3.545	51.00
A6	14.425	14.75	Point A6 & A7	2.14	30.79
A7	14.352	14.49	Point A7 & A8	3.13	44.93
A8	14.359	14.47	Point A8 & A9	2.14	30.90
A9	14.523	14.75	Point A9 & A10	3.54	51.48
A10	14.56	14.75	Point A10 & A11	2.14	30.98
A11	14.393	14.43	Point A11 & A12	3.125	44.90
A12	14.345	14.44	Point A12 & A13	2.142	30.96
A13	14.562	14.75	Point A13 & A14	3.545	51.50
A14	14.491	14.75	Point A14 & A15	2.142	30.84
A15	14.306	14.34	Point A15 & A16	3.15	44.96
A16	14.242	14.31	Point A16 & A17	2.14	30.59
A17	14.344	14.75	Point A17 & A18	3.507	50.20
A18	14.287	14.75	Point A18 & A19	3	42.72
A19	14.193	14.26	Point A19 & A20	3.145	44.60
A20	14.171	14.20	Point A20 & A21	3.00	42.72
A21	14.301	14.75	Point A21 & A	3.534	50.74

Total	177.15	2534.26
Average Grade	14.31	



## SUPPORTING CALCULATIONS

## ZONING REGULATION BYLAW FLOOR AREAS

Level 1	612.08 m <sup>2</sup>
Level 2	944.94 m <sup>2</sup>
Level 3	847.60 m <sup>2</sup>
Level 4	499.15 m <sup>2</sup>
Grand total: 4	2903.77 m <sup>2</sup>

**FLOOR SPACE RATIO**  
 $2902.77\text{m}^2 / 1741.93\text{m}^2 = 1.67$

FSR - 1.67

## SITE COVERAGE

$$1131.74\text{m}^2 / 1741.93\text{m}^2 = 0.6498$$

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

**1TH PATIO**

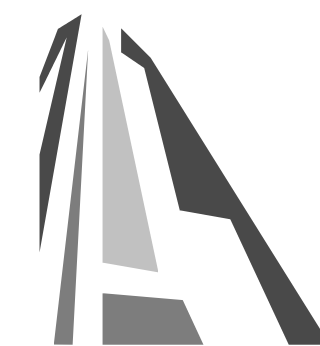
(WORST CASE GRADING ALONG  
FAIRFIELD RD - THEREFORE ALL <600mm)

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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3	DP/RZ Rev1	July 20, 2021
2	DP/RZ Submission	April 29, 2021
1	Development Tracker Application	March 7, 2021
NO.	DESCRIPTION	DATE

Project


1733-1737 Fairfield Road

ARYZ

Sheet Name **ZONING CALCULATIONS**

Date JULY 20, 202

Scale	Project #
As indicated	2123

	Revision July 20, 2022	
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Sheet #









NW ELEVATION

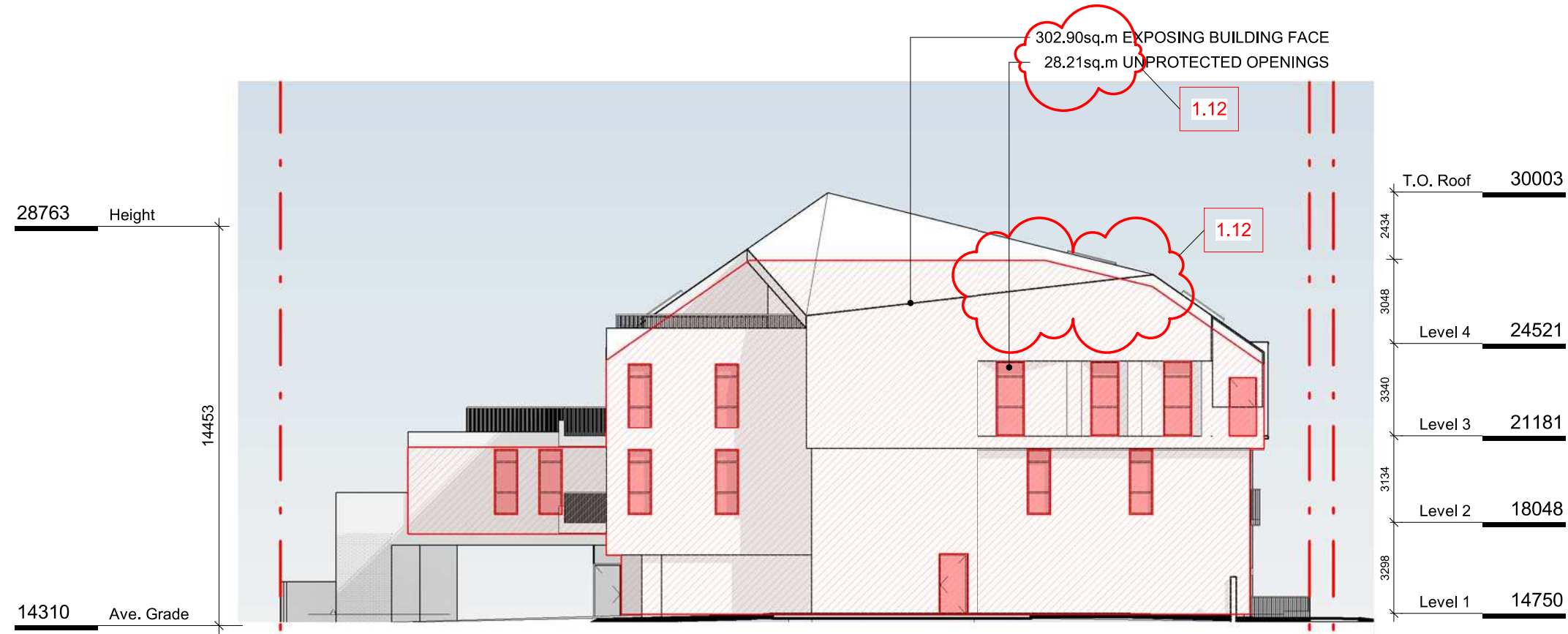
TABLE 3.2.3.1 - D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
10,12m (>9m)	100	520.98	222.94	43

TABLE 3.2.3.7

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

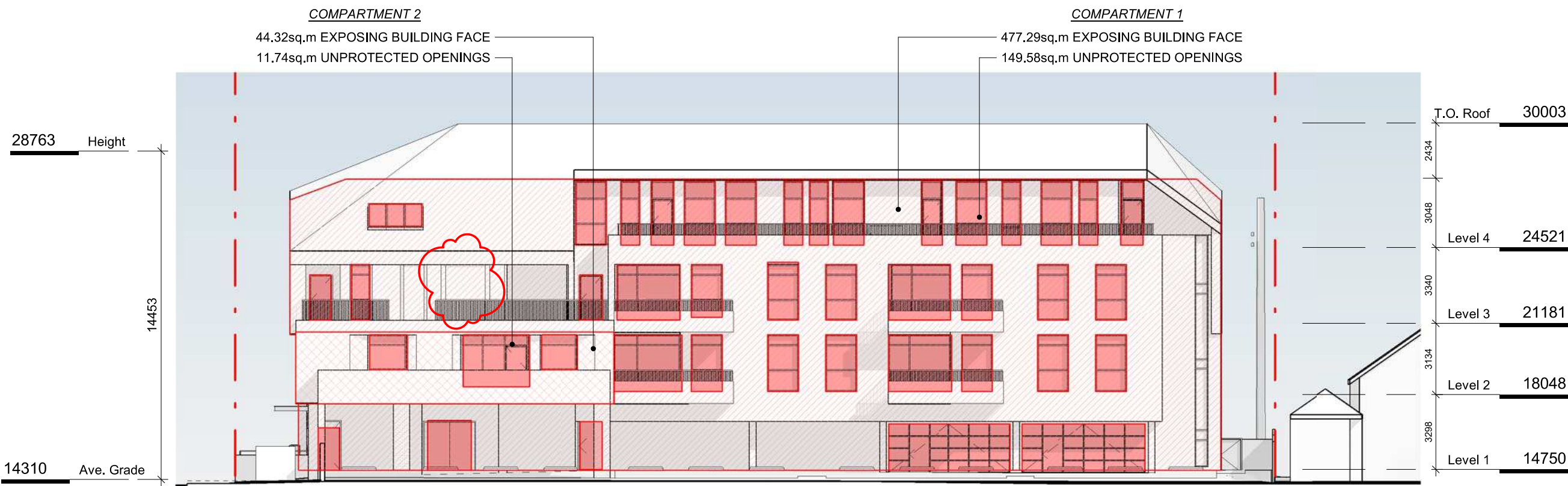
TABLE 3.2.3.1 - D

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2,34m (>2m)	16	302.90	28.21	9.3

TABLE 3.2.3.7

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

TABLE 3.2.3.1 - D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
11,82m (>9m)	100	477.29	149.58	31.3

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	50 - 100	45 minutes	Any	Any

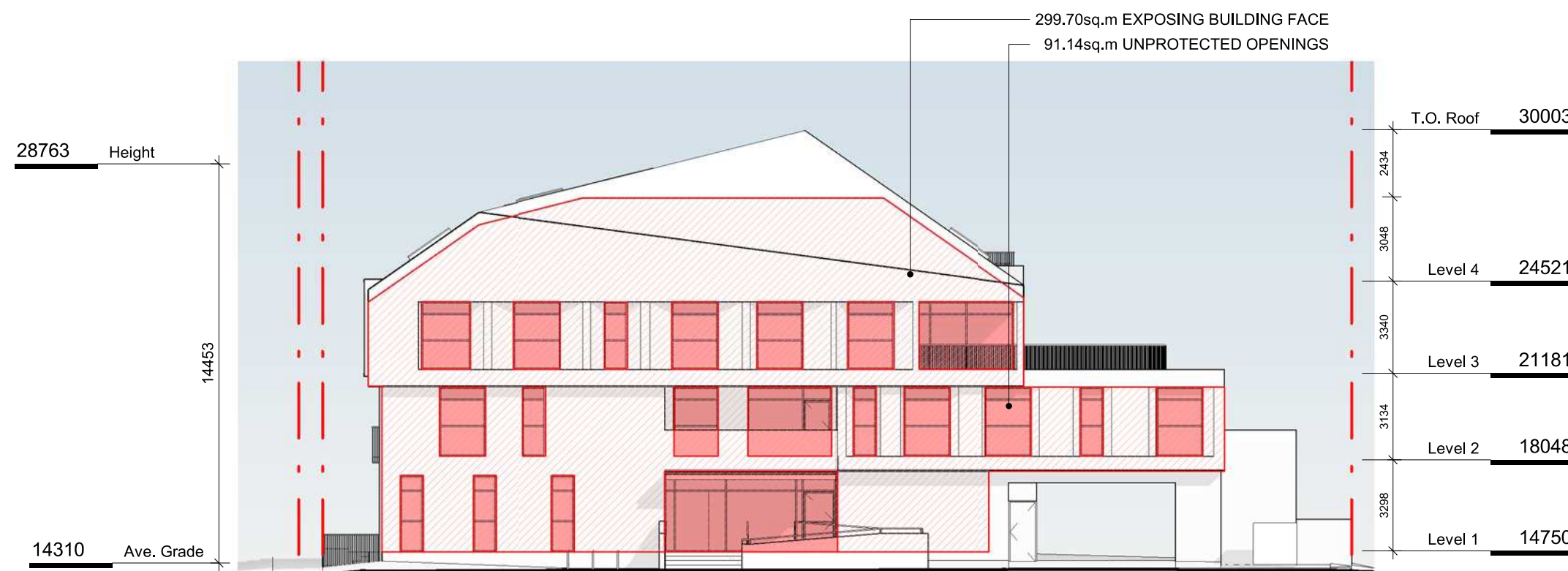
TABLE 3.2.3.1 - D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
4,59m (>4m)	56	44.32	11.74	26.5

TABLE 3.2.3.7

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

TABLE 3.2.3.1 - D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
12,29m (>9m)	100	299.70	91.14	30.4

TABLE 3.2.3.7

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

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Project	
1733-1737 Fairfield Rd	
ARYZE	
Sheet Name	
SPATIAL SEPARATION	
Date	
JULY 20, 2022	
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1 : 200	2123
Revision	3
July 20, 2022	
Sheet #	A-053







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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**LEVEL 1 PROPOSED PLAN**

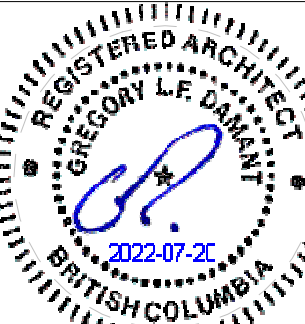
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JULY 20, 2022

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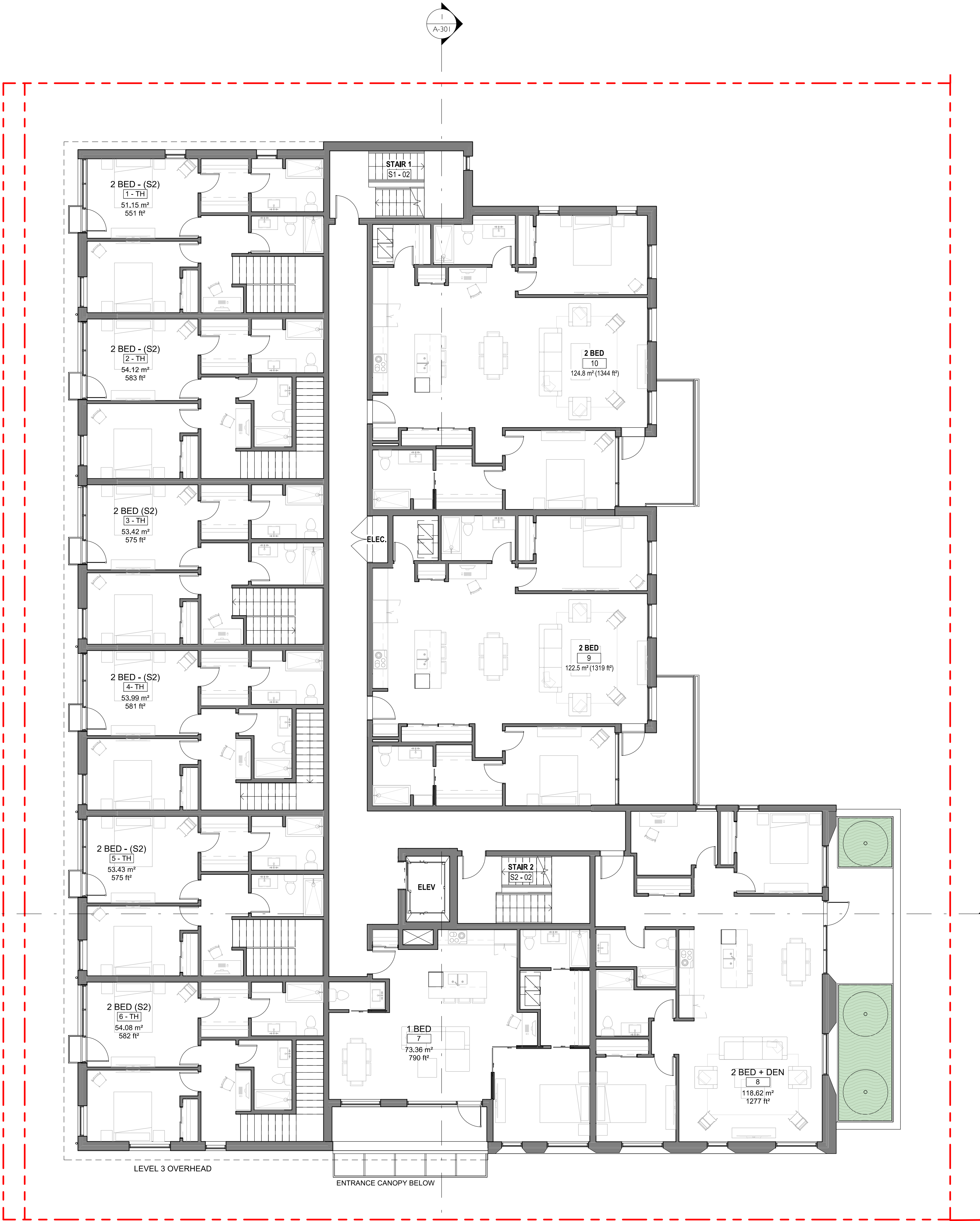
Project #  
2123

Revision  
July 20, 2022  
**3**

Sheet #  
**A-101**







2	DPIRZ Submission	April 29, 2022
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1733-1737 Fairfield Rd  
ARYZE

Sheet Name  
LEVEL 2 PROPOSED  
PLAN

Date  
JULY 20, 2022

Scale  
1 : 100  
Project #  
2123

Revision  
April 29, 2022  
2

Sheet #  
A-102







3	DPI/RZ Rev1	July 20, 2022
2	DPI/RZ 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**

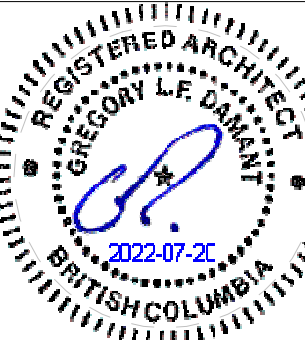
Date  
**JULY 20, 2022**

Scale  
**1 : 100**

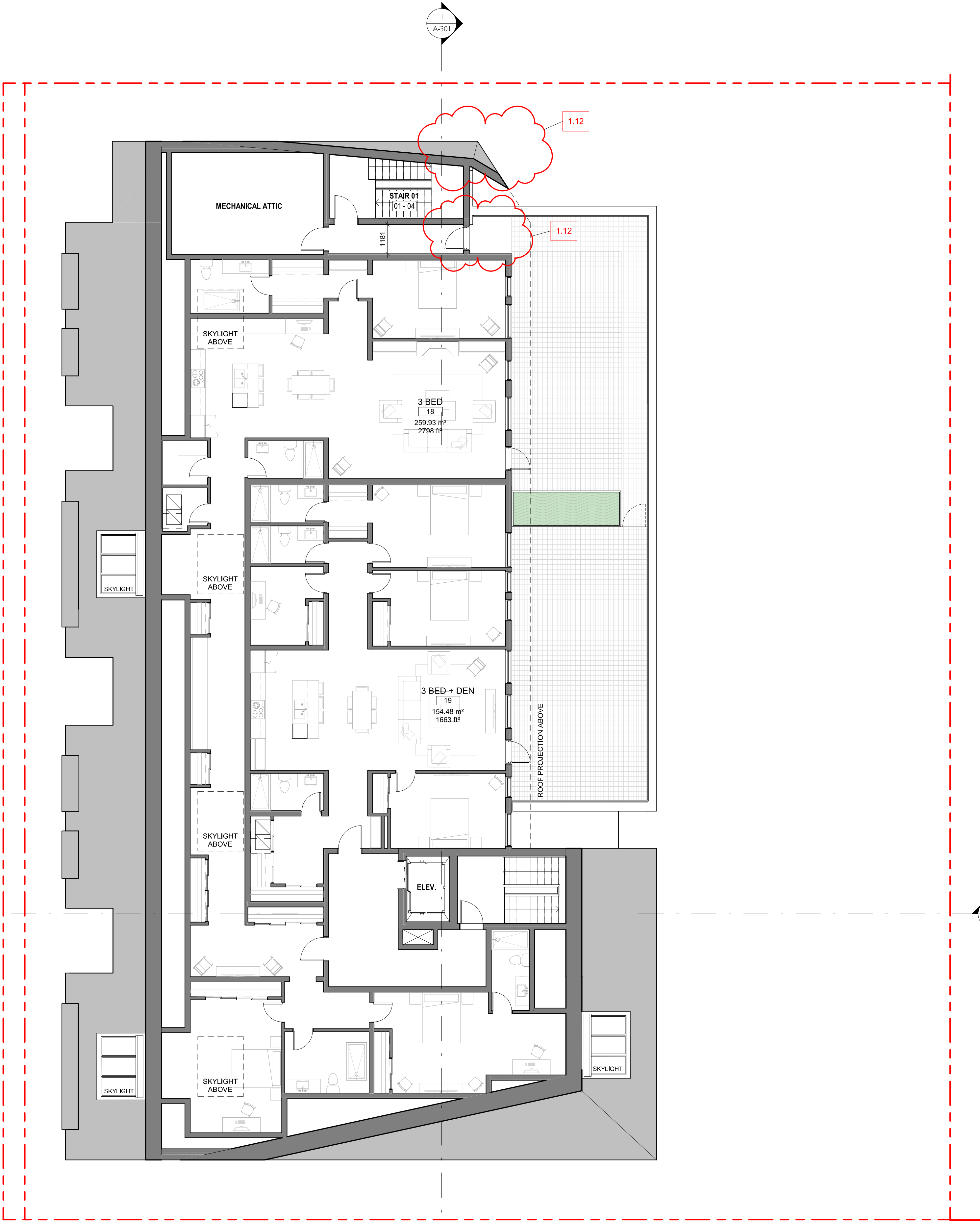
Project #  
**2123**

Revision  
**3**

Sheet #  
**A-103**







3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

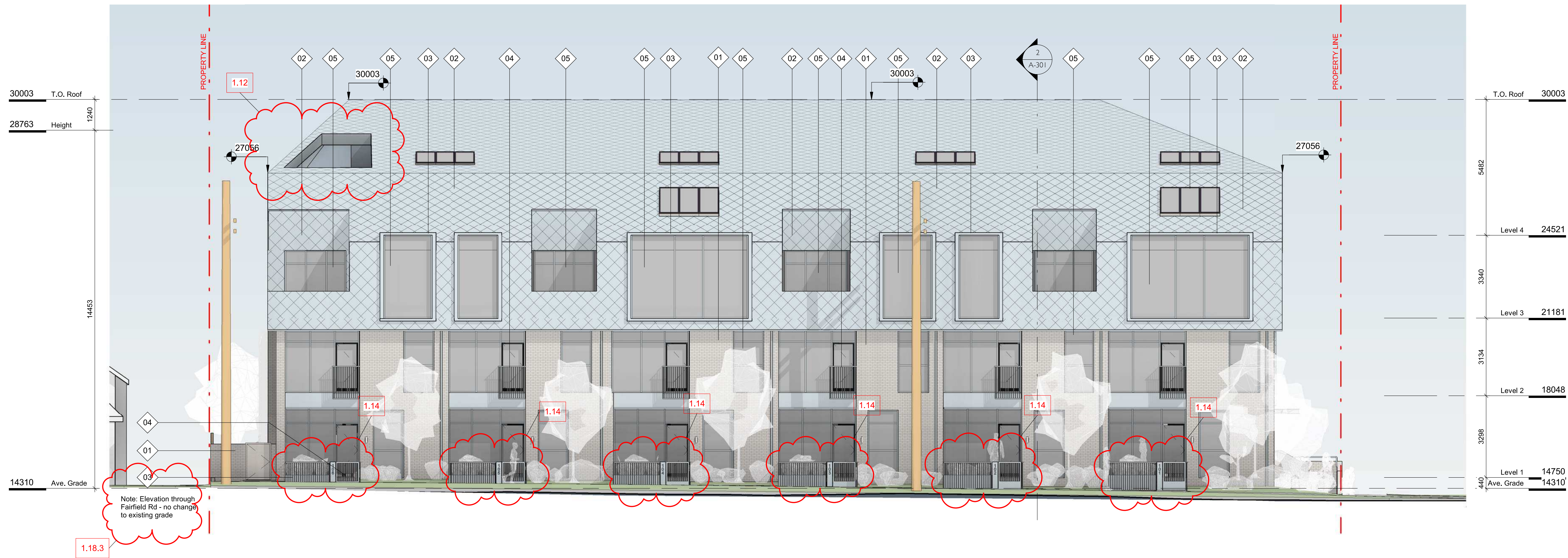
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 4 PROPOSED PLAN	
Date	JULY 20, 2022	
Scale	1 : 100	Project # 2123
	Revision	July 20, 2022 3
	Sheet #	A-104

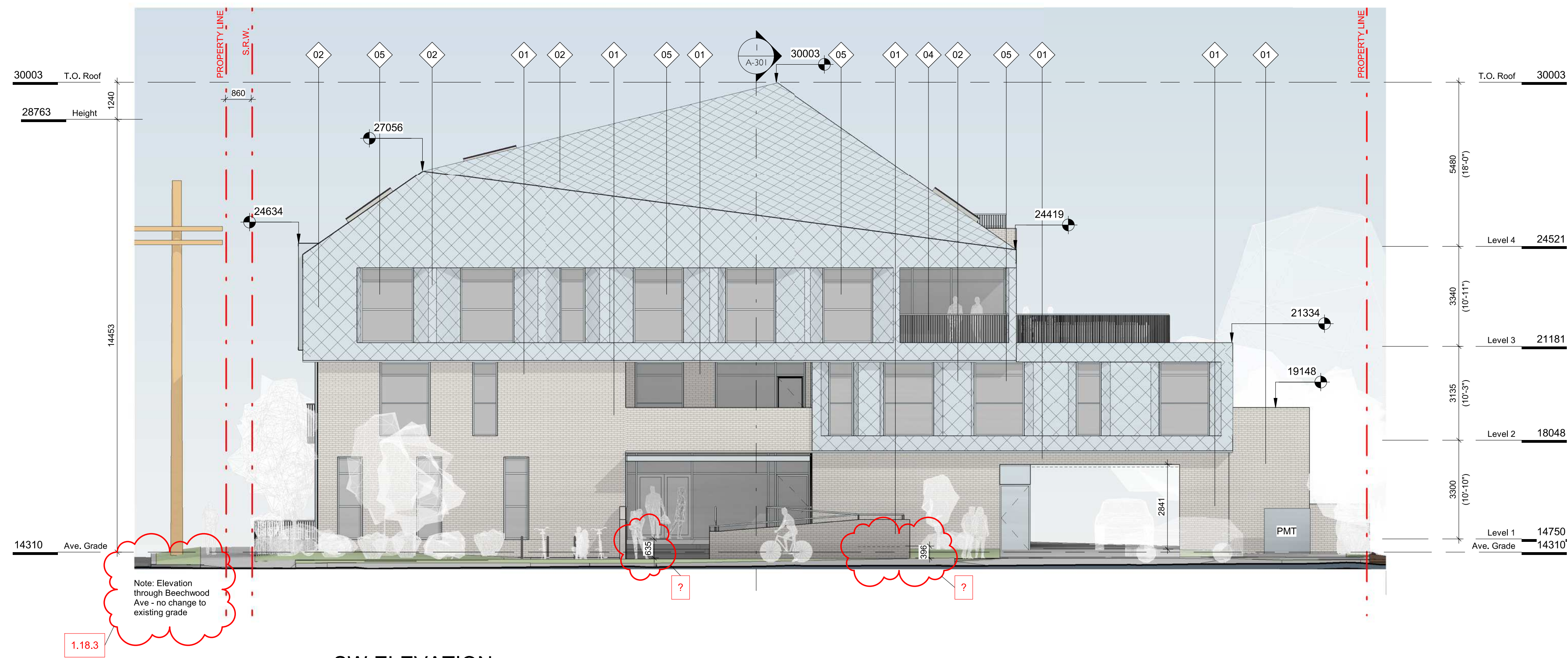




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1 NW ELEVATION  
SCALE = 1 : 100



2 SW ELEVATION  
SCALE = 1 : 100

#### FINISH SCHEDULE

01. BRICK  
LIGHT FINISH
02. PREFINISHED METAL  
FISHSCALE SHINGLE  
ZINC FINISH
03. PREFINISHED METAL  
ZINC FINISH
04. METAL PICKET GUARD  
ZINC FINISH
05. GLAZING  
TRANSPARENT
06. T&G WOOD  
CLEAR FINISH
07. HORIZONTAL WOOD FENCE  
CLEAR FINISH

3	DPI/RZ Rev1	July 20, 2022
2	DPI/RZ 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  
JULY 20, 2022

Scale  
As indicated

Project #  
2123

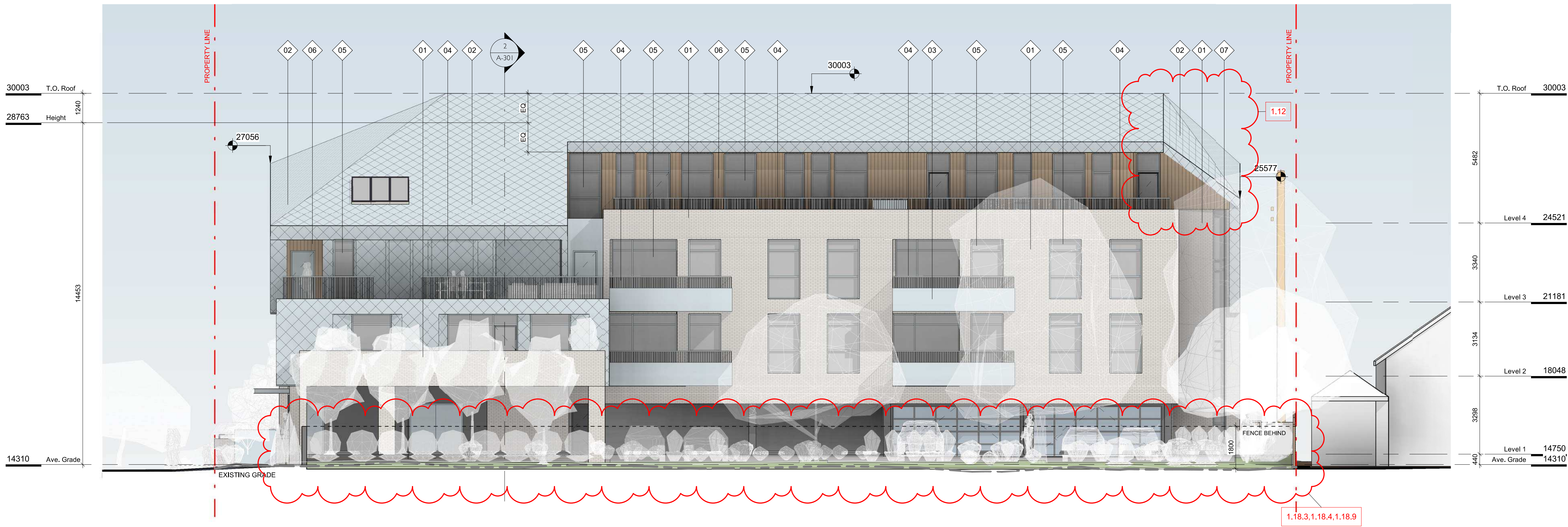
Revision  
July 20, 2022

Sheet #  
A-200

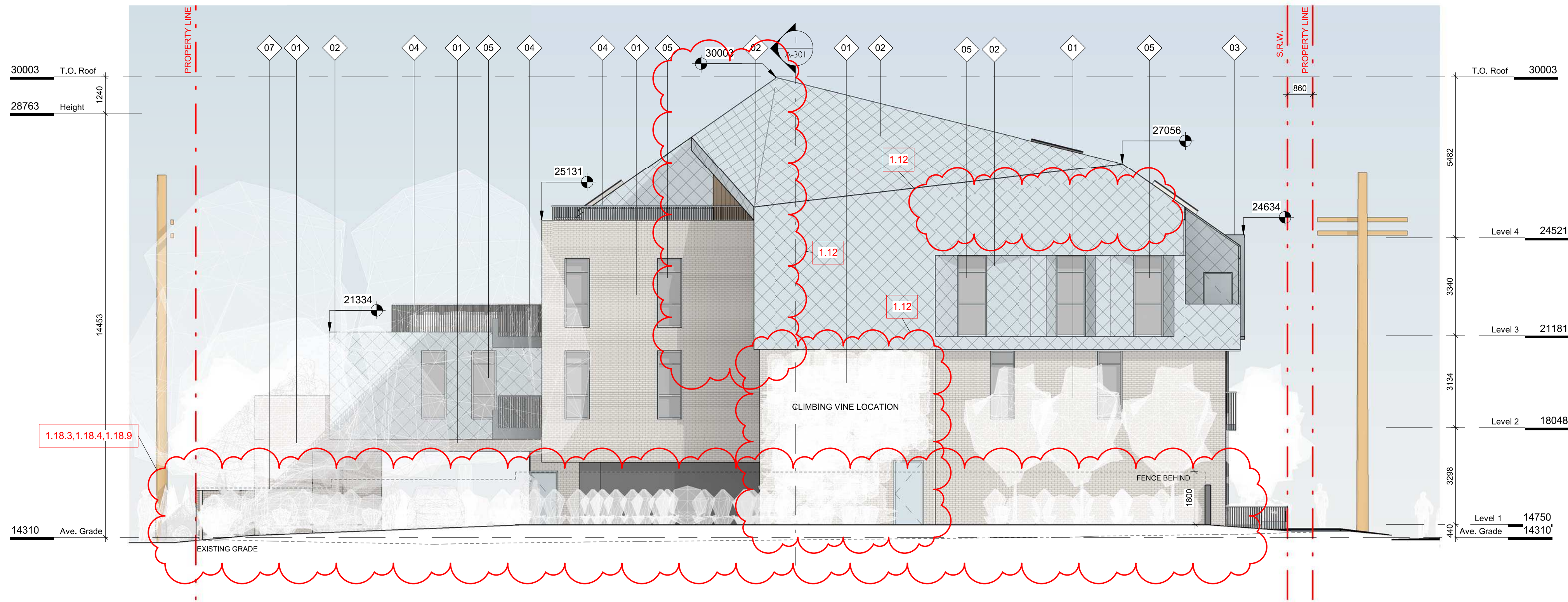


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1 SE ELEVATION  
SCALE = 1 : 100



2 NE ELEVATION  
SCALE = 1 : 100

#### FINISH SCHEDULE

01. BRICK  
LIGHT FINISH
02. PREFINISHED METAL  
FISHSCALE SHINGLE  
ZINC FINISH
03. PREFINISHED METAL  
ZINC FINISH
04. METAL PICKET GUARD  
ZINC FINISH
05. GLAZING  
TRANSPARENT
06. T&G WOOD  
CLEAR FINISH
07. HORIZONTAL WOOD FENCE  
CLEAR FINISH

3	DPI/RZ Rev1	July 20, 2022
2	DPI/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
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Project  
1733-1737 Fairfield Rd  
ARYZE

Sheet Name  
EXTERIOR ELEVATIONS

Date  
JULY 20, 2022

Scale  
As indicated

Project #  
2123

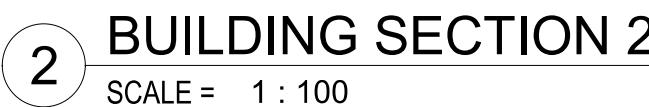
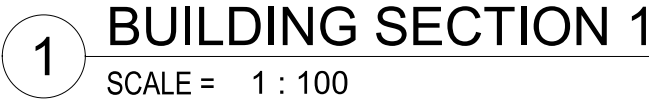
Revision  
July 20, 2022

3

Sheet #  
A-201





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(X.X) REVISIONS TO TRG COMMENTS  
(MAY 24, 2022 MEETING)

JULY 20, 2022

ISSUED FOR  
REZONING

SEE ARCHITECTURAL AND LANDSCAPE  
DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC  
SURVEY PROVIDED BY J.E.  
ANDERSON & ASSOCIATES

PROJECT:  1733 FAIRFIELD ROAD, VICTORIA, BC	SCALE HORIZ: 1:200	VERT:
	PROJECT NO. 21-187	ISSUED/REVISION 2
TITLE:  PRELIMINARY CIVIL PLAN	APPROVING AUTHORITY FILE NO.  DRAWING NO. 21-187-CSP	

2	2022-07-20	ND	ISSUED FOR REZONING				
1	2022-04-27	ND	ISSUED FOR DEVELOPMENT PERMIT				
NO.	_DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

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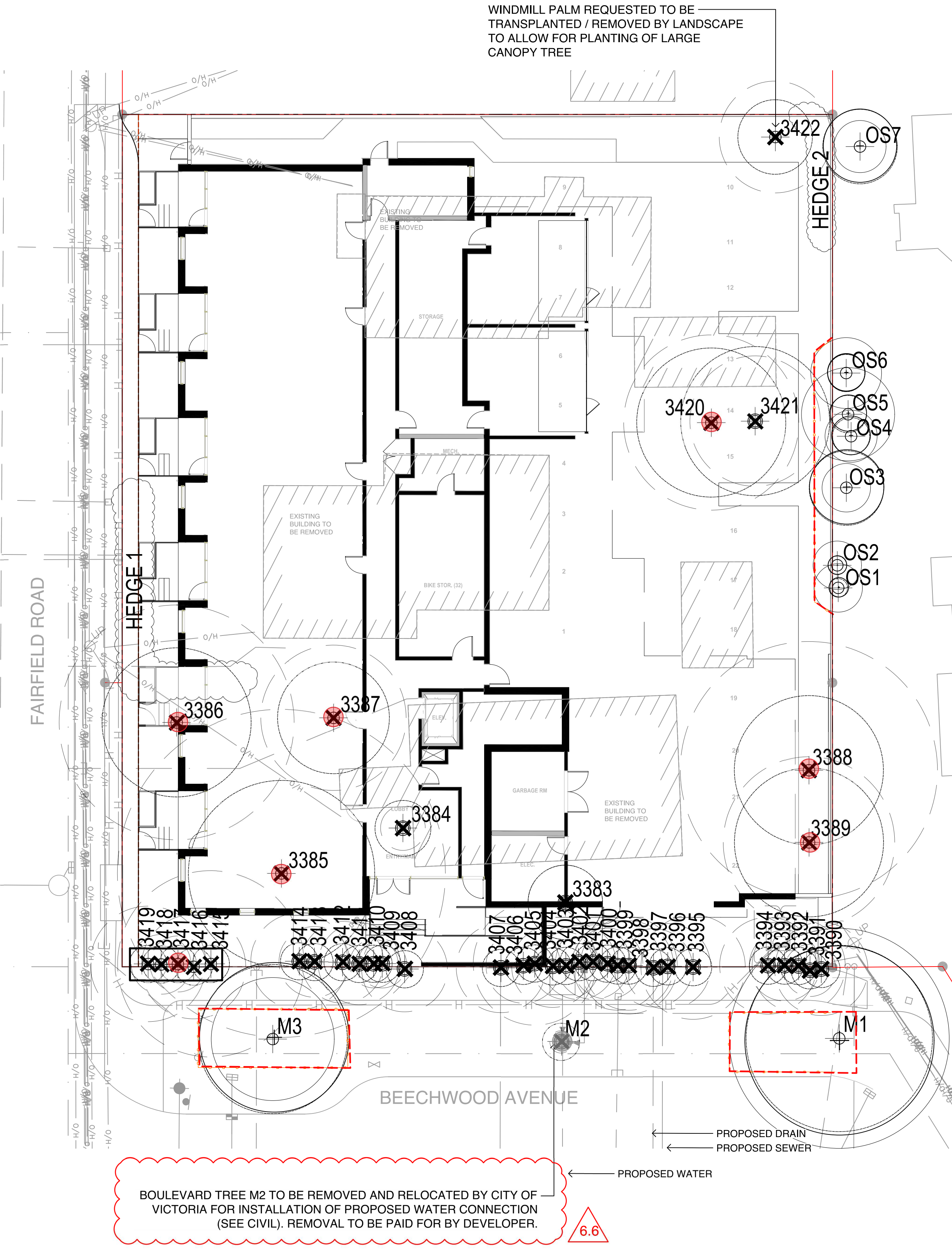
**McElhanney**

500 - 3960 QUADRA STREET  
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL



Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off Shared, City)	Bylaw protected ? (Yes / No / City)	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Drigline radius (m)	Condition	Health	Structural	Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
	M1	Yes	City	City	Purple leaf cherry plum	<i>Prunus coronaria</i>	47	10	5.9	5	Good	Fair/poor	Good	Moderate	Moderate	Multiple stems form at 3m above grade - included bark at 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 proposed water line.	Retain
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum 'Pacific sunset'</i>	5	6	0.6	1	Good	Good	Good	Moderate	Moderate	Recently planted - still staked, included bark at stem union.	Project arborist to supervise all excavation required within the critical root zone. Will be impacted by the proposed water line. "Possible for transplant."	Remove*
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus coronaria</i>	26	6	3.3	4	Good	Fair/poor	Good	Moderate	Moderate	Multiple stems form at 4m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface 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, 6, 6	5	2	2	Good	Fair	Unsuitable	Good	Good	Codominant stems form at 3m above grade - included bark - not active, historic pruning wounds with associated decay.	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	1.5	Good	Fair	Unsuitable	Moderate	Moderate	Growing within close proximity to existing building.	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	Moderate	Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utility clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building.	Remove
322	3386	Yes	On	Yes	Golden chain tree	<i>Laburnum sp.</i>	21, 28	7	6.3	4	Fair	Poor	Unsuitable	Poor	Poor	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	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	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
334	3388	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	55	5	6.9	4	Fair	Fair/poor	Unsuitable	Moderate	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	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	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	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	Moderate	Moderate	Growing within a hedge row of 5 year 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	1.4	1	Fair	Fair/poor	Unsuitable	Moderate	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 13 year 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	Moderate	Moderate	Growing within a hedge row of 7 year 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	Moderate	Moderate	Growing within a hedge row of 7 year 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	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Moderate	Moderate	Growing within a hedge row of 7 year 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, 5, 5	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Moderate	Moderate	Growing within a hedge row of 7 year 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	Moderate	Moderate	Growing within a hedge row of 7 year 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	Moderate	Moderate	Growing within a hedge row of 7 year 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, 5, 5	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Moderate	Moderate	Growing within a hedge row of 7 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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	Moderate	Moderate	Growing within a hedge row of 5 year 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 'smaragd'</i>	5	10cm	5	0.5	0.5	Fair	Fair	Unsuitable	Moderate	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	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	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 'smaragd'</i>	10*	4	1.3	0.5	0.5	Fair	Fair	Unsuitable	Moderate	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. Possible for retention or transplanted elsewhere. Project arborist to supervise all excavation required within the crz."	Retain*



Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off Shared, City)	Bylaw protected ? (Yes / No / City)	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Drigline radius (m)	Condition	Health	Structural	Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
OS2	Yes	Off	No	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10*	4	1.3	0.5	Fair	Fair	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	No	Honey locust	<i>Gleditsia triacanthos 'Thupa occidentalis 'smaragd'</i>	10*	8	1.3	2	Good	Good	Good	Good	Moderate	Juvenile hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain
OS4	Yes	Off	No	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5, 5, 5, 5*	5	1.4	1	Good	Fair	Fair	Fair	Moderate	Multiple stems hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain
OS5	Yes	Off	No	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	8, 8, 10, 4*	5	2.5	1	Good	Fair	Fair	Fair	Moderate	Multiple stems hedge 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	No	Cherry	<i>Prunus sp.</i>	8, 8, 6*	5	1.9	1	Good	Fair	Fair	Fair	Moderate	Flowering cherry, growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain*
Hedge 2	Yes	On	No	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5-10cm	5	0.5	0.5	Good	Fair	Fair	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.	Remove
OS7	Yes	Off	No	No	Japanese maple	<i>Acer palmatum</i>	5, 5, 5, 4, 4	5	1.4	2	Good	Fair	Fair	Fair	Moderate	Multiple stems form at 5m above grade.	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain
3422	No	On	No	No	Windmill palm	<i>Trachycarpus fortunei</i>	29	4	3.0	2	Good	Fair	Unsuitable	Good	Good	Crown raised approx. 50%.	Project arborist to supervise all excavation required within the crz.	Retain*

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

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



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

OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

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

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KARIANNE HOWARTH**

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20



DRAWING TITLE:  
**TREE REMOVAL & PROTECTION PLAN**

DWG NO: **L0**

SCALE: **1:150**





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: **KARIANNE HOWARTH**

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20

SEAL



NORTH ARROW



DRAWING TITLE:  
**LANDSCAPE SITE PLAN**

DWG NO:

SCALE: **AS NOTED**

**L1**

LEGEND

PROPERTY LINE

ON-SITE LANDSCAPE AREA

- 450 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS)
- 50 mm DEPTH MULCH

RAISED PLANTER

- 450 mm DEPTH PLANTER
- GROWING MEDIUM
- 50 mm DEPTH MULCH

PERMEABLE PAVERS (GRASSED)

- NEWSTONE DORADO DRAIN PAVERS
- COLOUR: CHARCOAL

PERMEABLE PAVERS

- COLOUR: MULTI GREY

ENHANCED PAVING

- CONCRETE PAVERS
- COLOUR: MULTI GREY

PAVERS ON PEDESTALS

- CERAMIC PAVERS ON PEDESTALS
- COLOUR: CHARCOAL

CONCRETE WALKWAY

SOD MUNICIPAL BOULEVARD AREA

- 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MAGD)
- SOD

MUNICIPAL SIDEWALK

- CIP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS

BIKE RACK

- 3 X
- SURFACE MOUNT ON EMBEDDED CONCRETE POST

LANDSCAPE BOULDER

- VANCOUVER ISLAND GRANITE OR BASALT

FENCE

- 6' HT SOLID CEDAR WOOD FENCE
- STAIN: HEMLOCK GREY

GATE

- 6' HT SOLID CEDAR WOOD GATE
- SELF LOCKING
- STAIN: HEMLOCK GREY

EXISTING BOULEVARD TREE TO BE RETAINED

PROPOSED BOULEVARD TREE TO BE SPECIFIED BY CITY OF VICTORIA PARKS

PROPOSED TREES



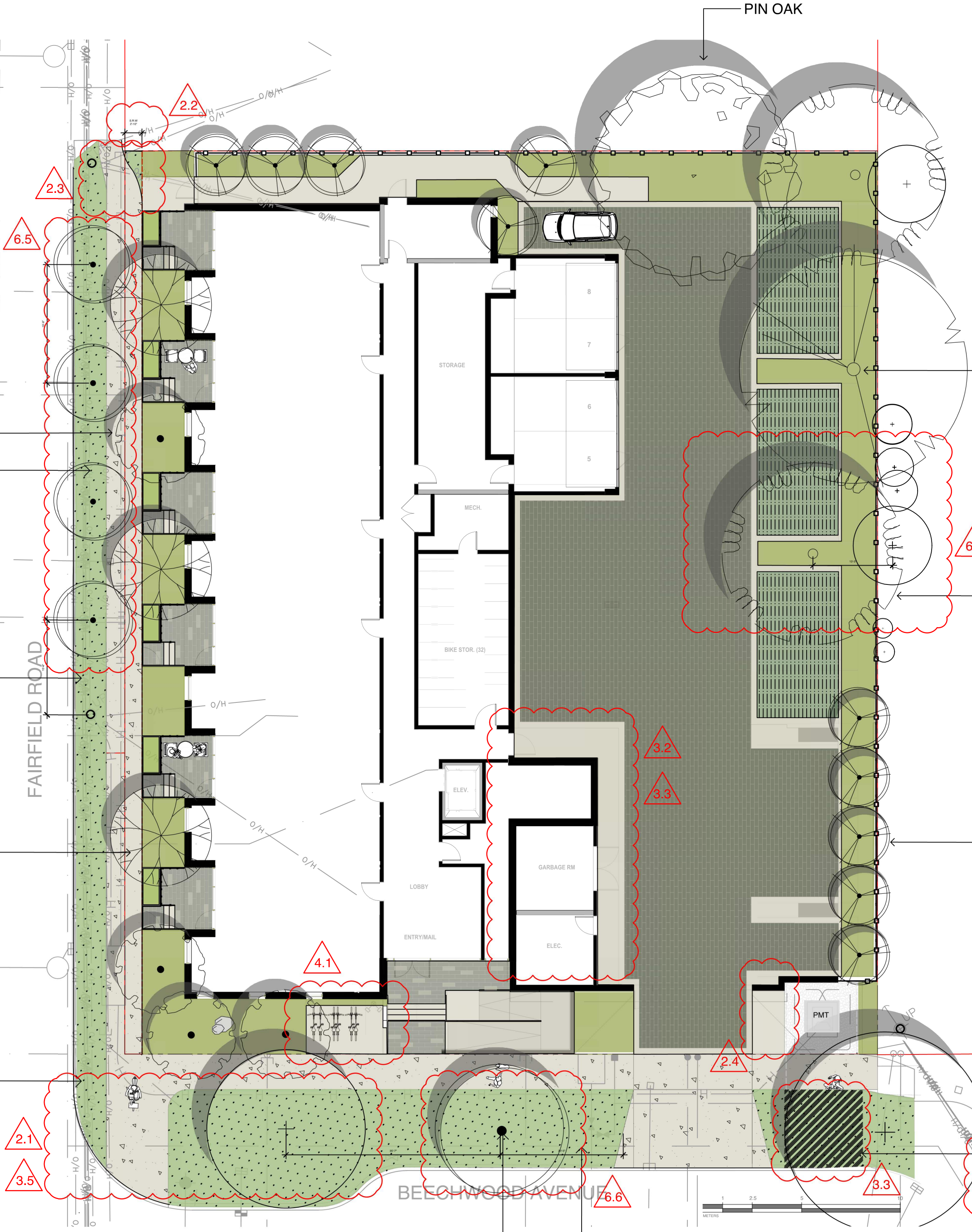
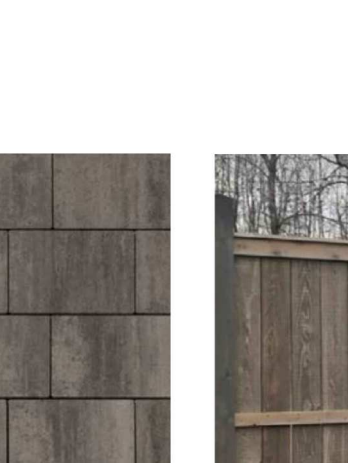
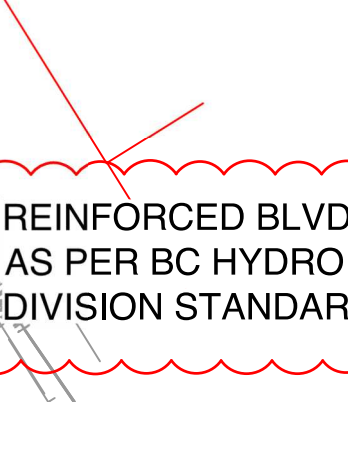
TULIP TREE



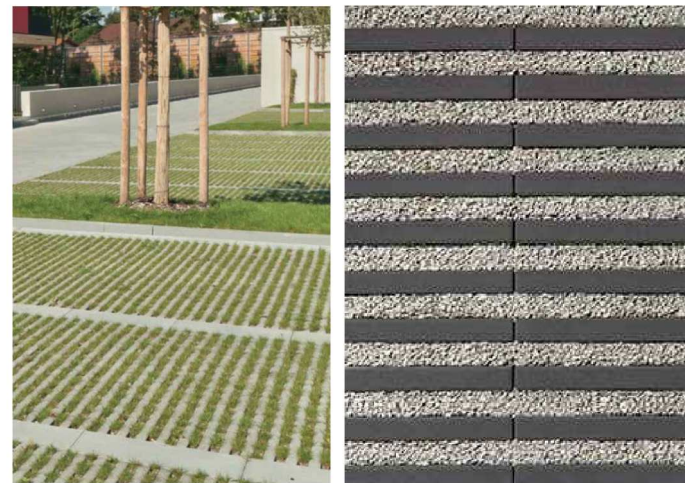
WHITE ASH



COLUMNAR TREMBLING ASPEN



4 GROUND FLOOR LANDSCAPE SITE PLAN  
L1 1:150



NEWSTONE DORADO DRAIN PAVES



SF RIMA™ GRID - GRAY



ARISTOKRAT® PORCELAIN SLABS - ARCTIC MIST



PEDESTAL PAVES



STAINED F/S/P WOOD FENCE

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

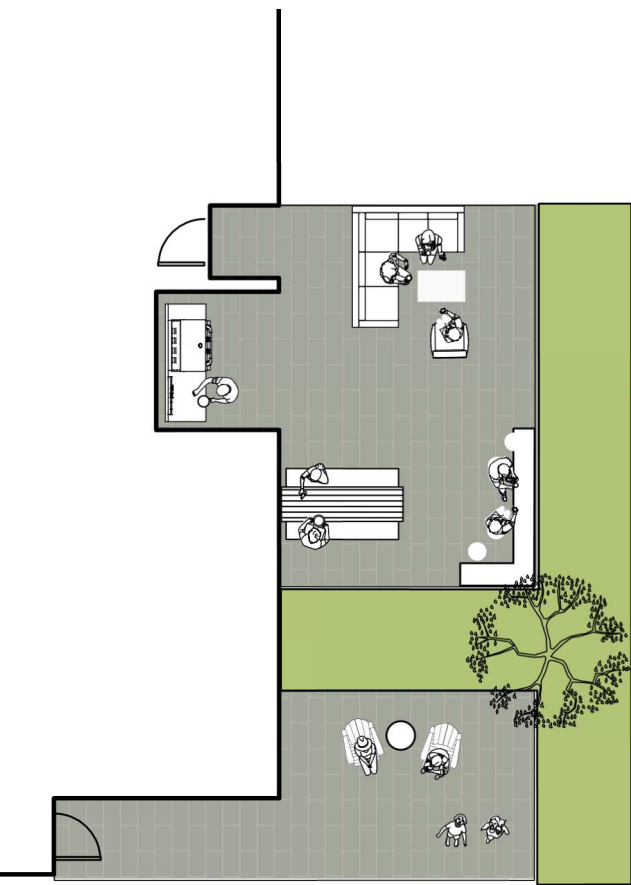
PLEASE NOTE: THERE IS INSUFFICIENT SETBACK FROM PROPOSED UTILITIES. IF WE USE SMALL CALIPER TREES (20mm) WITH A ROOT BALL OF 400 mm DIAMETER MAXIMUM, WE BELIEVE WE CAN ACCOMMODATE THE REQUIRED 1.0m OFFSET FROM THE ROOT BALL TO THE BC HYDRO UTILITY BUT NOT THE REQUIRED OFFSET TO THE PROPOSED STREET LIGHT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

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

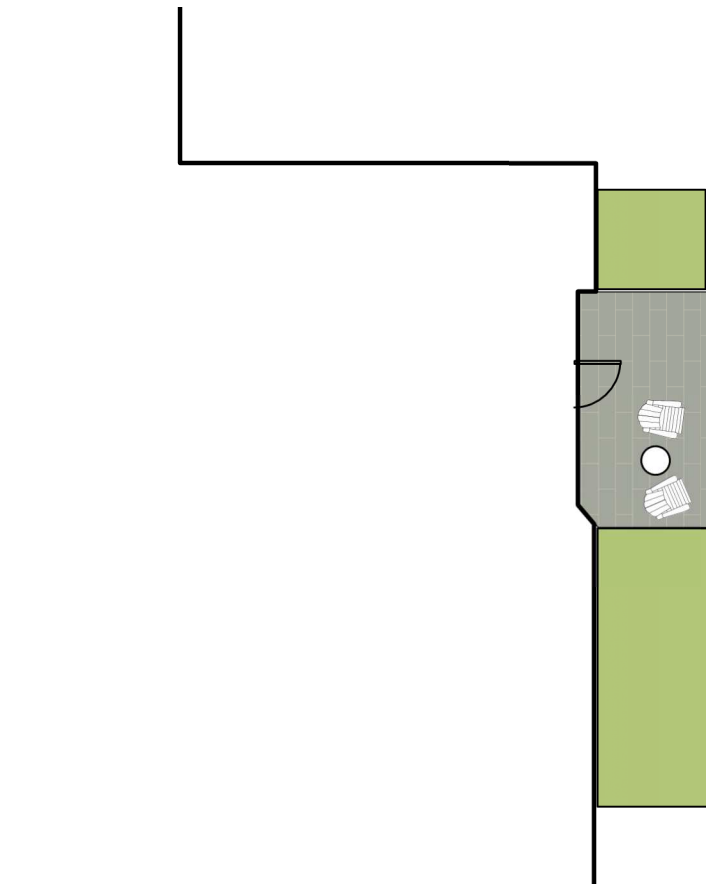
SEPARATE IRRIGATION SERVICE AND AUTOMATIC IRRIGATION TO BE PROVIDED TO MUNICIPAL BOULEVARD TREES IF TREE LOCATIONS ARE APPROVED BY CITY ENGINEERING AND BC HYDRO

NO BOULEVARD TREES ARE PROPOSED FOR THIS SECTION OF THE BOULEVARD; REQUIRED BC HYDRO CLEARANCES CAN NOT BE MET. PLEASE ADVISE IF BC HYDRO UTILITIES MAY BE SHIFTED EASTWARD INTO THE SRW.

1 LEVEL 4 PATIOS & PLANTER  
L1 1:150



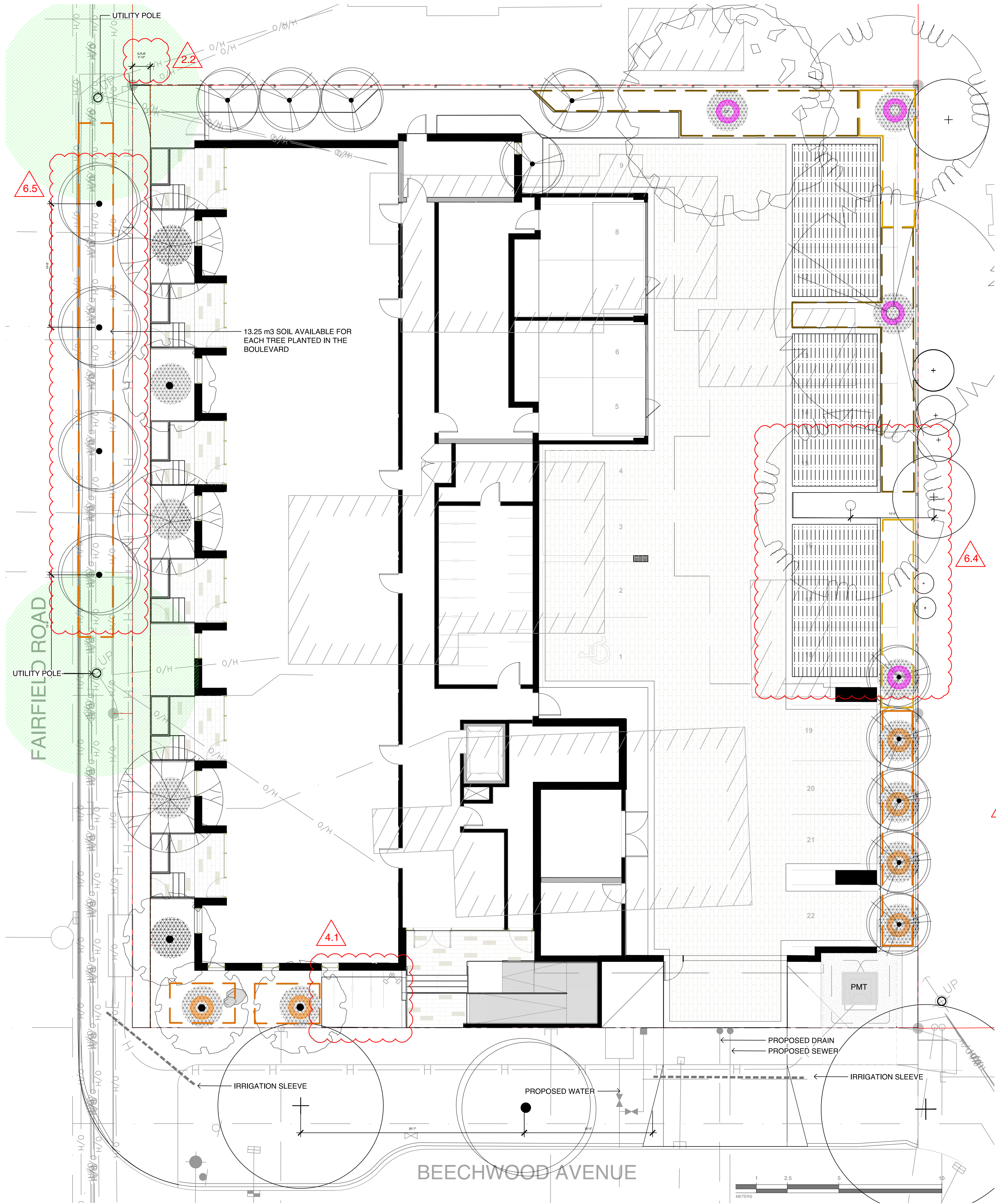
2 LEVEL 3 PATIOS & PLANTER  
L1 1:150



3 LEVEL 2 PATIO & PLANTERS  
L1 1:150







**LEGEND**

OVERHEAD POWER LINE

1:1 DESIGNATED REPLACEMENT TREE

2:1 DESIGNATED REPLACEMENT TREE

**TREE PLANTING RESTRICTIONS**

5.0 m OFFSET FROM HYDRO OR LIGHT POLE

1.0 m OFFSET AREA

**SOIL VOLUME ANALYSIS**

SMALL TREE: 6.0

MEDIUM TREE: 15.0

LARGE TREE: 30.0

NOTE: REQUIRED SOIL VOLUMES ARE DETERMINED BASED ON A MINIMUM 1.0 METER SOIL DEPTH, AND 1.0 M DEPTH.

TREE SCHEDULE										
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native	Remarks	Height at Maturity (m)	Spread at Maturity (m)
4		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		Populus tremuloides 'Erecta'	Swedish Columnar Aspen	B&B	6 cm	>2 m		full sun	9-12	1.8-2.5
3		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
5		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	TBD					
<div>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.</div>										

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

ACTUAL NUMBER : 7  
4 x LARGE TREE (1:1)  
6 x SMALL TREE (2:1)



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DRAWN BY: **KARIANNE HOWARTH**

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3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20

SEAL



NORTH ARROW



DRAWING TITLE:  
**TREE PLANTING PLAN**

DWG NO:

SCALE: 1:100

**L2**





PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		Amelanchier canadensis	serviceberry	#5	y	y
1		Armeria maritima 'Alba'	White-flowered Thrift	tray		y
2		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	tray	y	y
130		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
20		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Cerastium tomentosum	Snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
20		Festuca glauca 'Elijah Blue'	Elijah Blue fescue	#1		
5		Hebe rakaiensis	Shrubby veronica	#1		y
35		Ilex crenata 'Compacta'	Compact Japanese Holly	#2		
35		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#2		
33		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#2		
5		Pinus mugo 'Gnom'	Dwarf mountain pine	#2		
10		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
9		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		Y
3		Hydrangea petiolaris	Climbing hydrangea	#1		Y

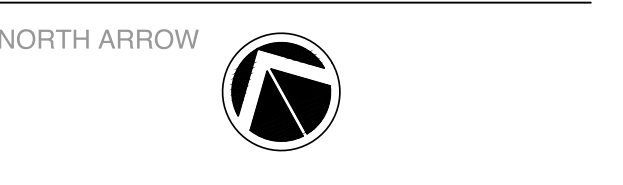
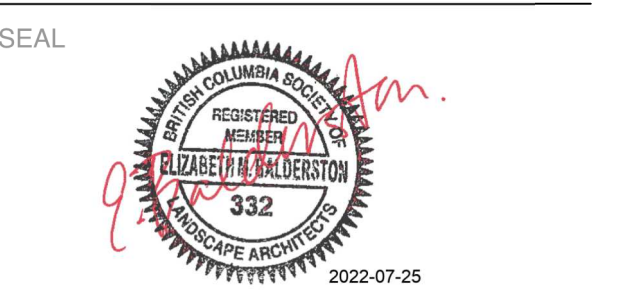
NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

PROJECT ADDRESS:  
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VICTORIA, BC**

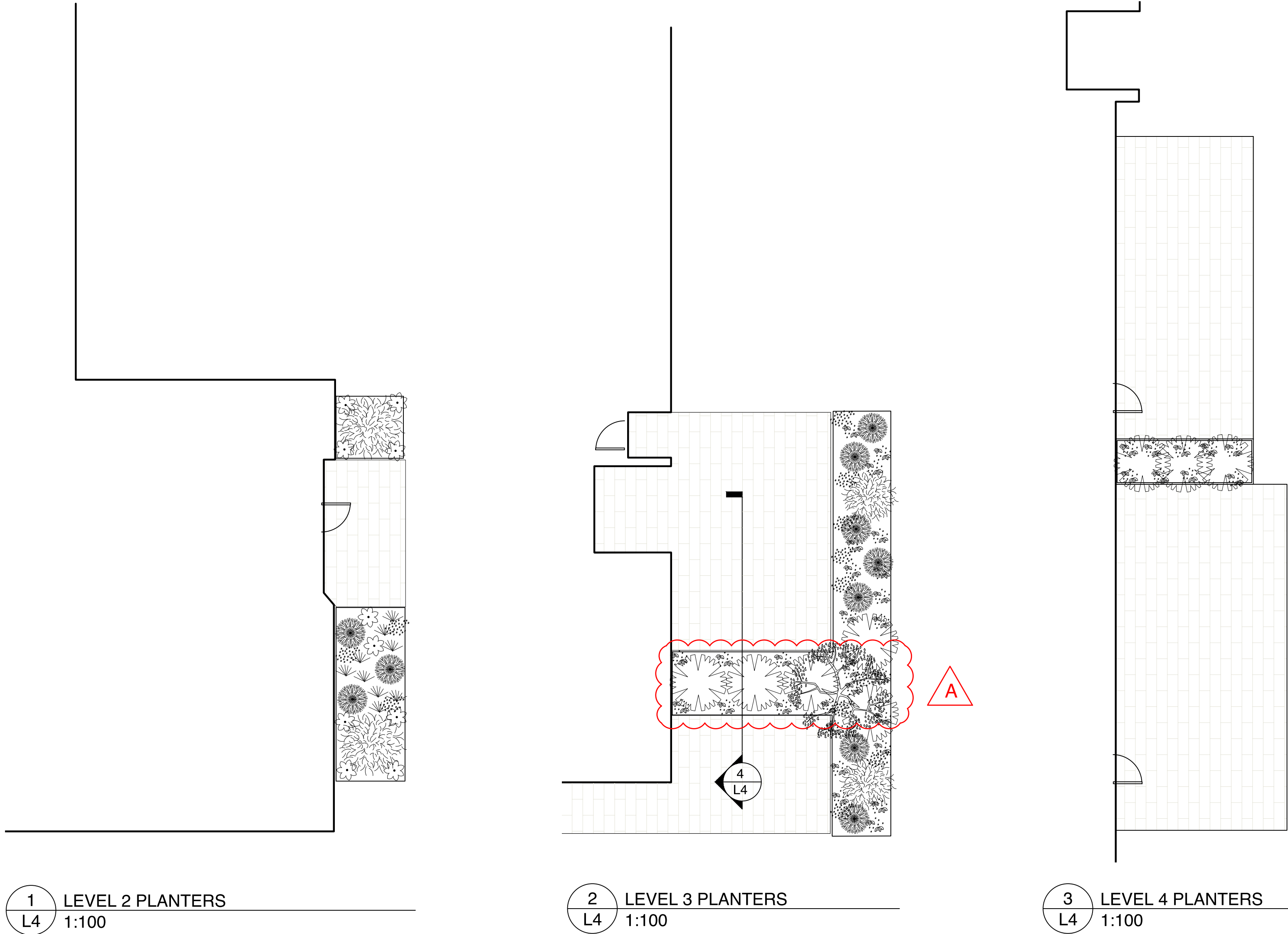
DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KARIANNE HOWARTH**

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
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4	ISSUED FOR R2/ DP	22/07/20

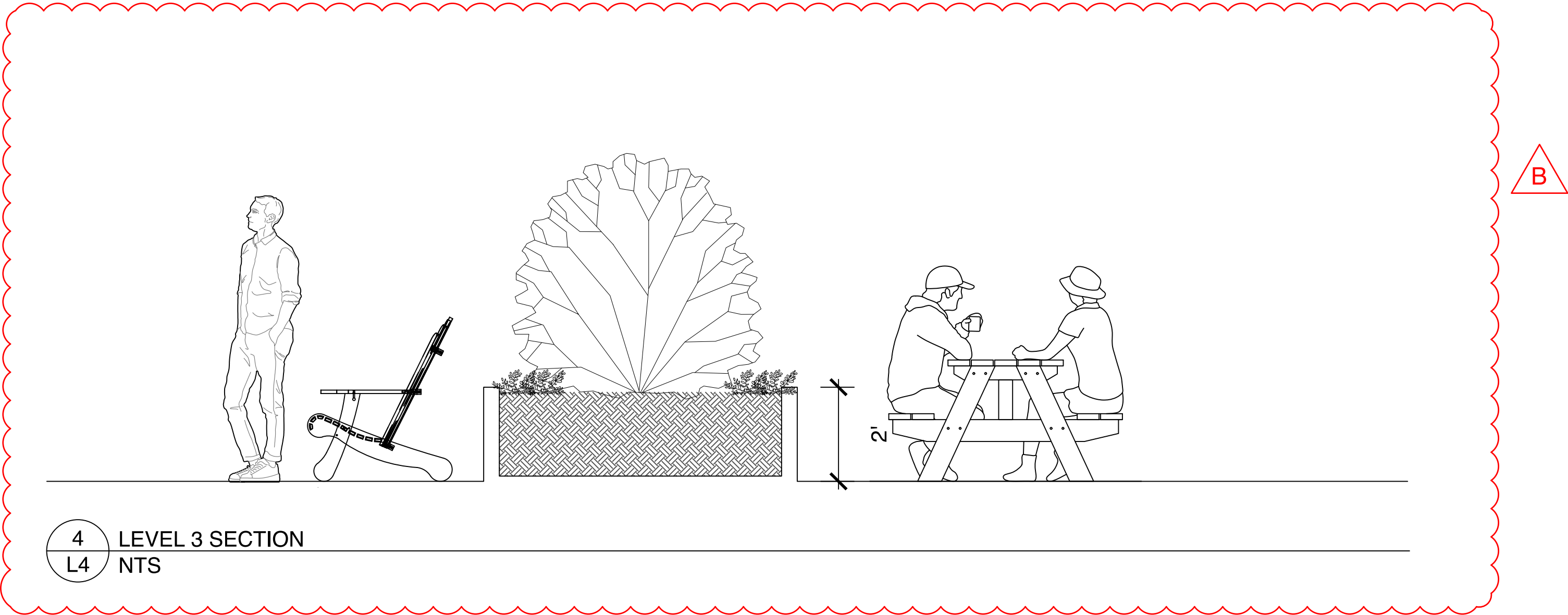


DRAWING TITLE:  
**GROUND FLOOR  
PLANTING PLAN**





PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		Amelanchier canadensis	serviceberry	#5	y	y
1		Armeria maritima 'Alba'	White-flowered Thrift	tray		y
2		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	tray	y	y
130		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
20		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Cerastium tomentosum	Snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
20		Festuca glauca 'Elijah Blue'	Elijah Blue fescue	#1		
5		Hebe rakaiensis	Shrubby veronica	#1		y
35		Ilex crenata 'Compacta'	Compact Japanese Holly	#2		
35		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#2		
33		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#2		
5		Pinus mugo 'Gnom'	Dwarf mountain pine	#2		
10		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
9		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		y
3		Hydrangea petiolaris	Climbing hydrangea	#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.						



- REVISIONS:
- A. TREE WAS MOVED TOWARDS EAST. TALL SHRUBS WERE PROPOSED FOR PRIVACY
  - B. A SECTION THROUGH THE PATIOS AND PLANTER WAS ADDED.



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SEAL



NORTH ARROW



DRAWING TITLE:  
UPPER LEVEL  
PLANTING PLANS

DWG NO:

SCALE: AS NOTED

L4



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1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
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3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20

SEAL



NORTH ARROW



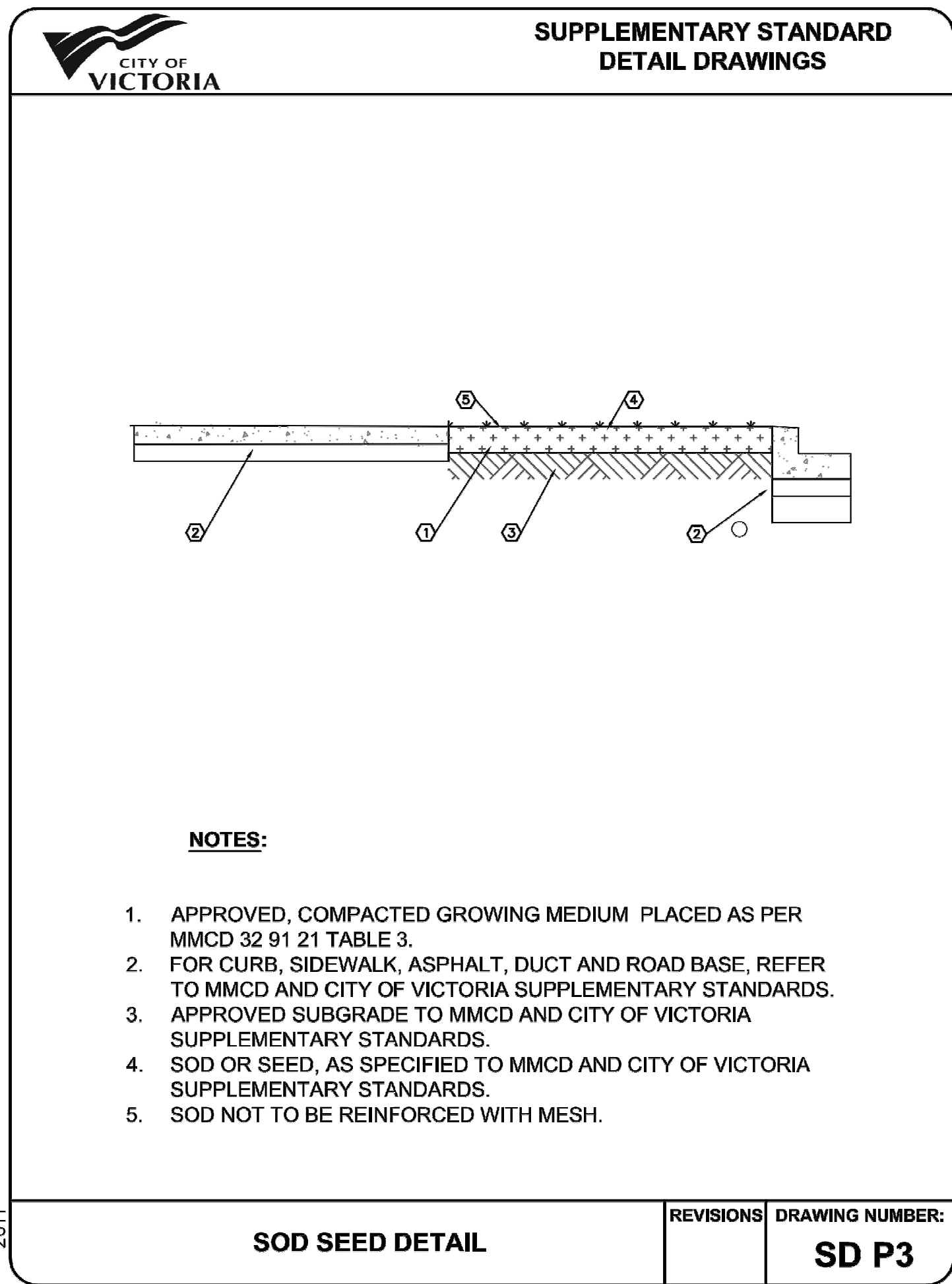
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DETAILS

DWG NO:

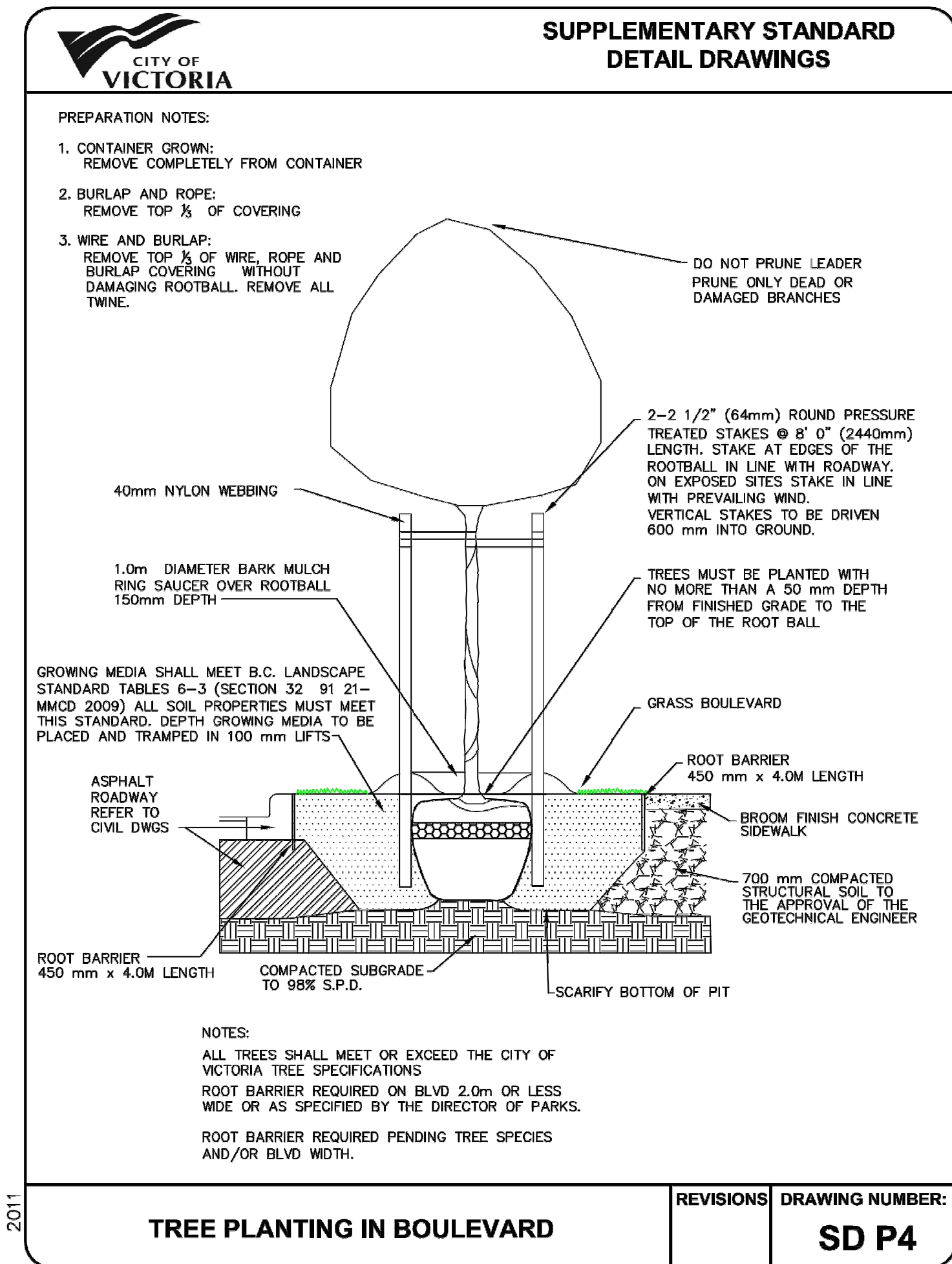
SCALE: AS NOTED

L5

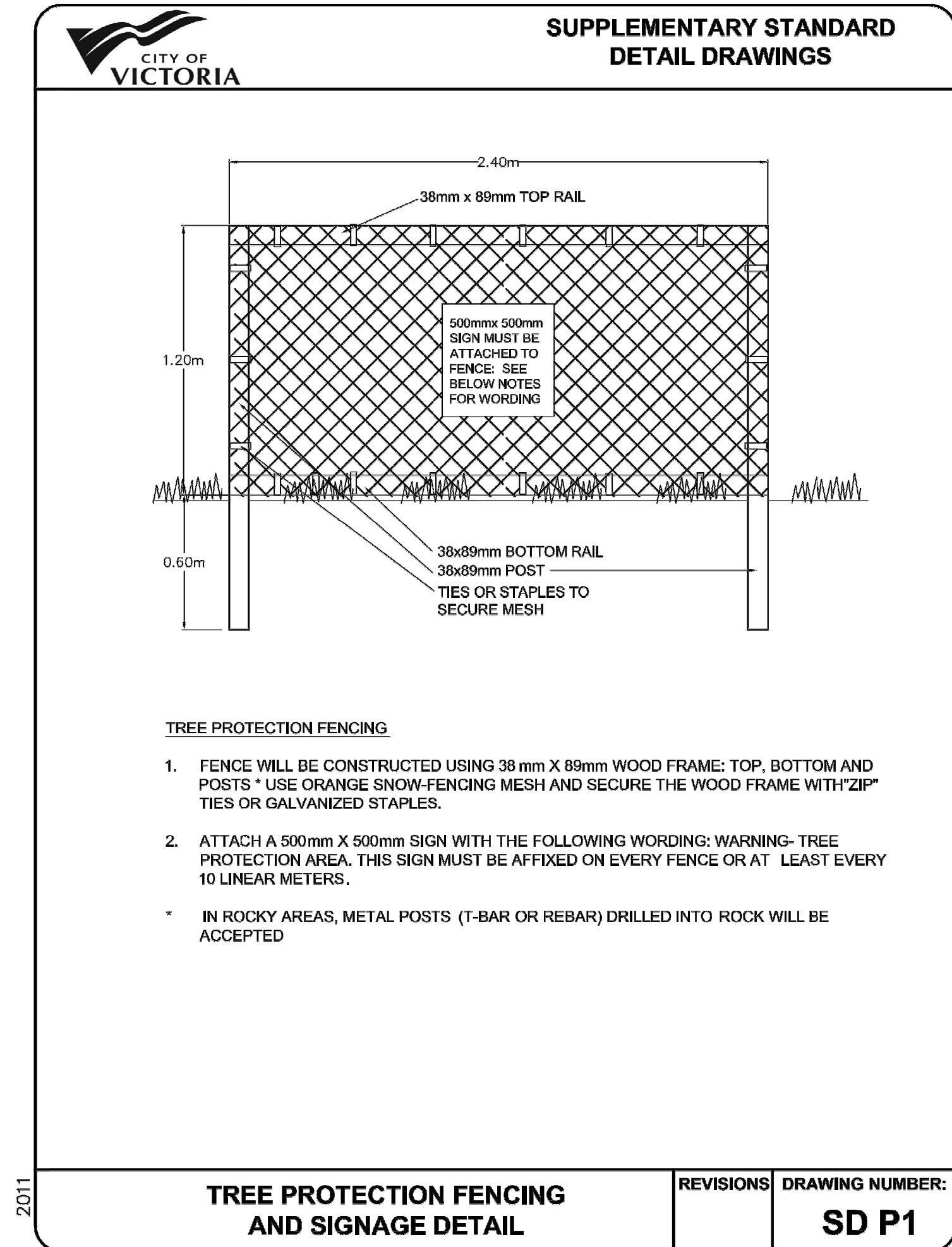
2.4 6.5



1 SOD SEED DETAIL  
L5 NTS



2 TREE PLANTING IN BOULEVARD  
L5 NTS



3 TREE PROTECTION FENCING AND SIGNAGE DETAIL  
L5 NTS