



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

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Revisions

Received Date:
January 22, 2024

LIST OF DRAWINGS

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 - A-010 PERSPECTIVE & WINDOW OVERLAY
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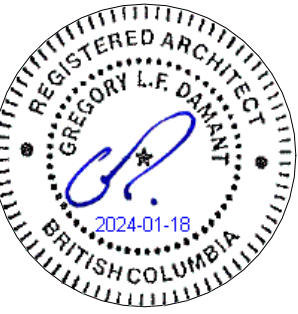
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ARYZE

1733-1737 Fairfield Rd

JANUARY 18, 2024

Date	JANUARY 18, 2024	13
Revision	Jan 18, 2024	
Project #	2123	A-000
Sheet #		



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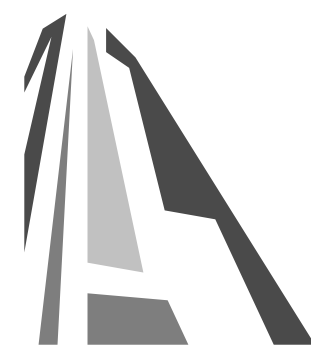


1 BEECHWOOD ELEVATION PERSPECTIVE
SCALE = 1 : 100




2 FAIRFIELD PEDESTRIAN VIEW
SCALE = 1 : 100

13	DPIRZ Rev4	Jan 18, 2024
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		PERSPECTIVES	
Date		JANUARY 18, 2024	
Scale	1 : 100	Project #	2123
		Revision	13
		Sheet #	A-009

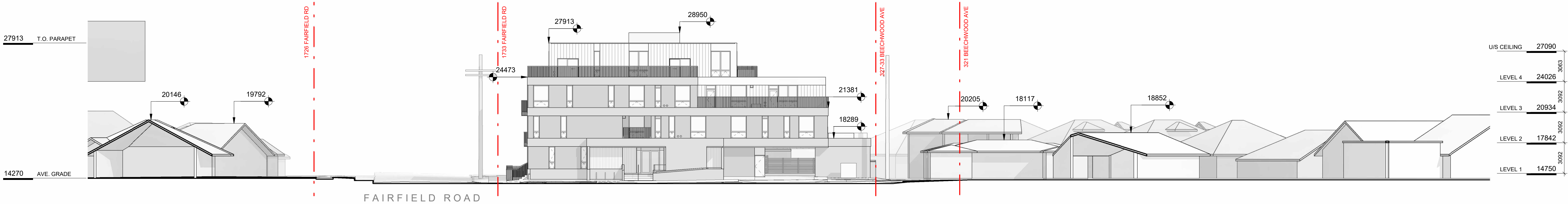


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1 CONTEXT PERSPECTIVE FAIRFIELD ROAD
SCALE = 1 : 100

2 CONTEXT PERSPECTIVE BEECHWOOD AVE
SCALE = 1 : 100

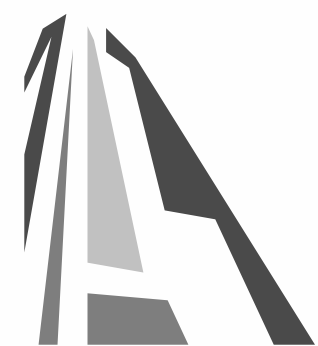


3 CONTEXT ELEVATION - BEECHWOOD AVENUE
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD
SCALE = 1 : 200

13	DPIRZ Rev4	Jan 18, 2024
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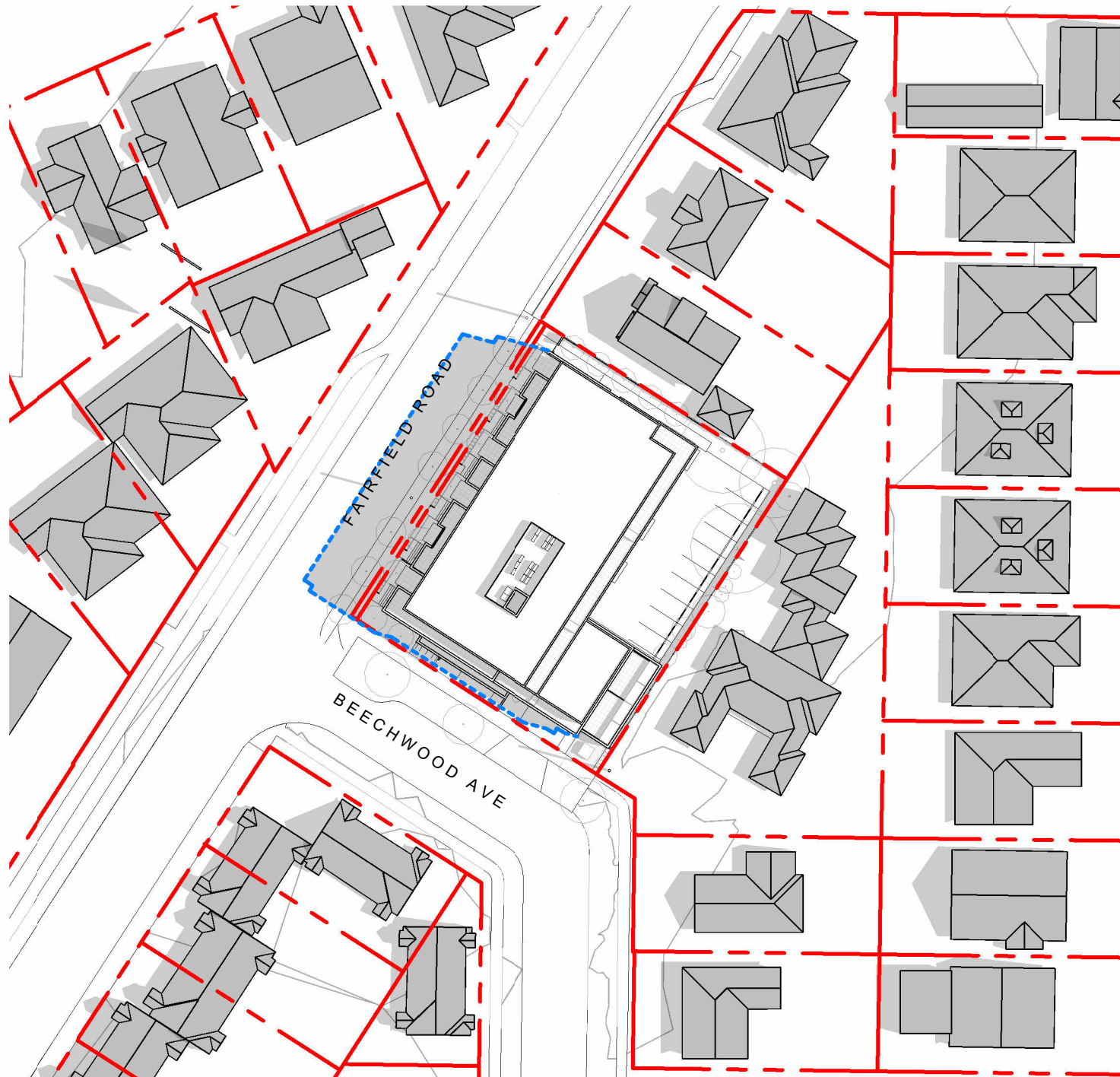


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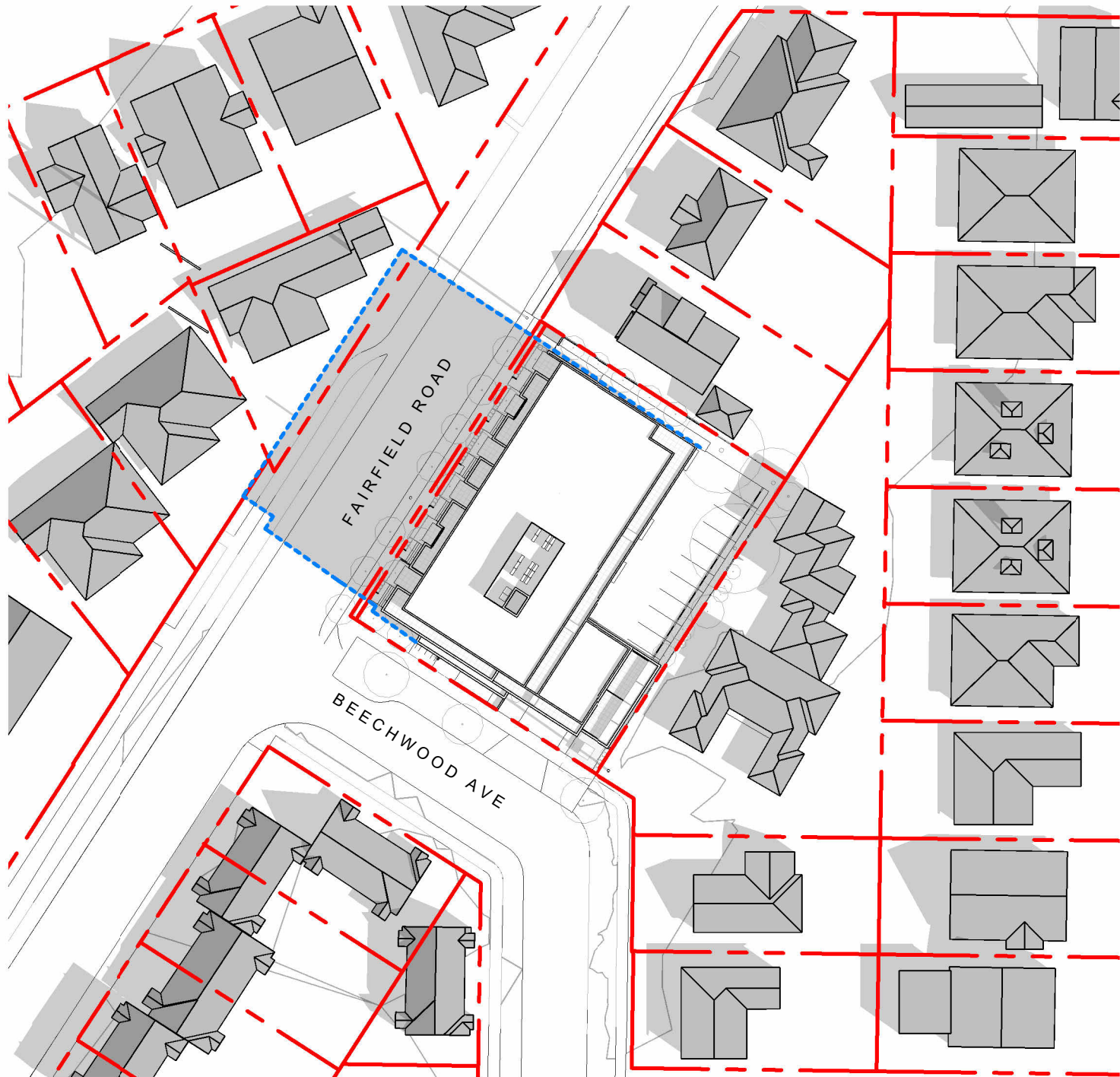
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Project 1733-1737 Fairfield Rd		ARYZE
Sheet Name CONTEXT ELEVATIONS & PERSPECTIVES		
Date JANUARY 18, 2024		
Scale As indicated	Project # 2123	Revision 13
Sheet # A-011		





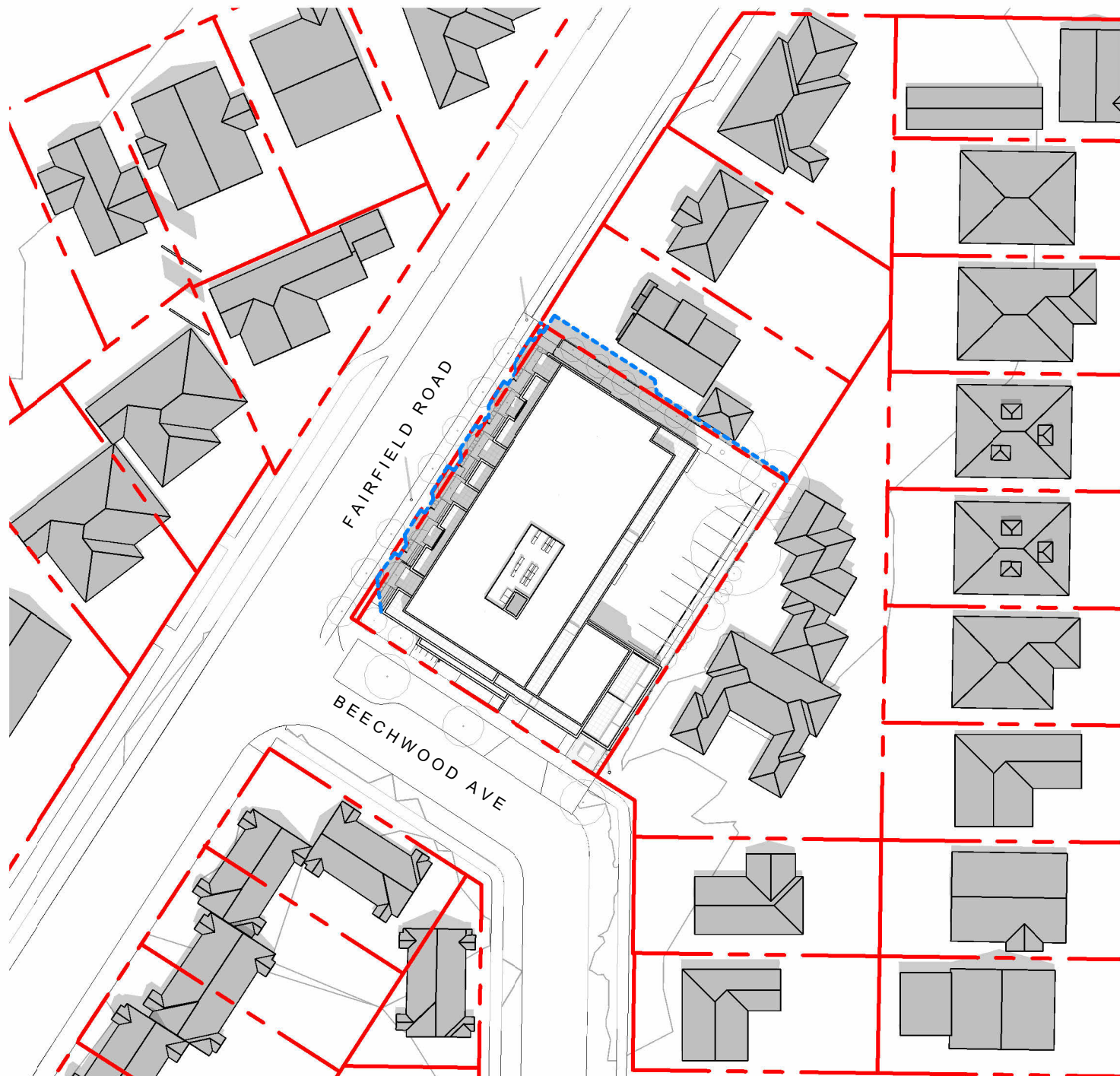
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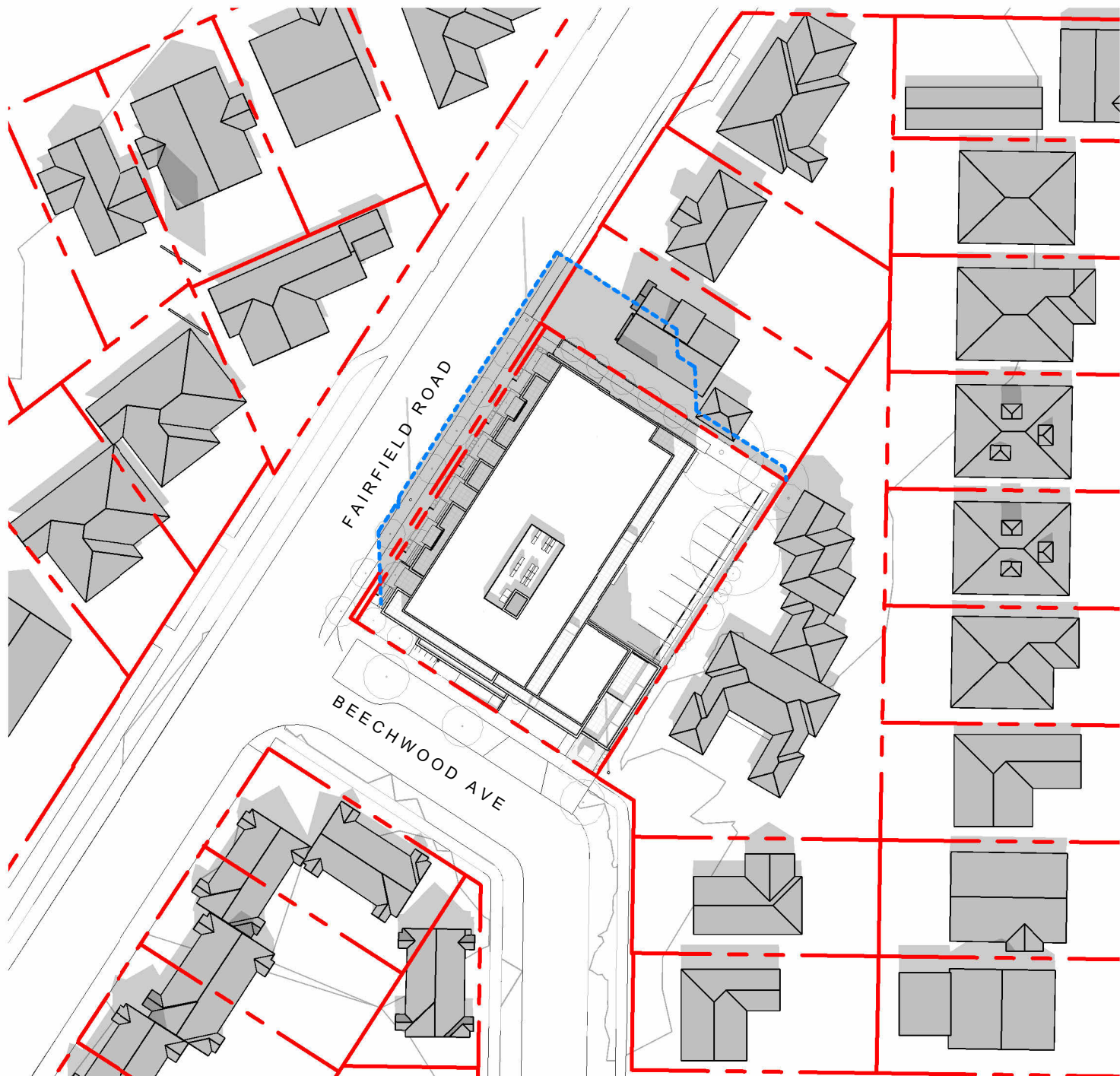
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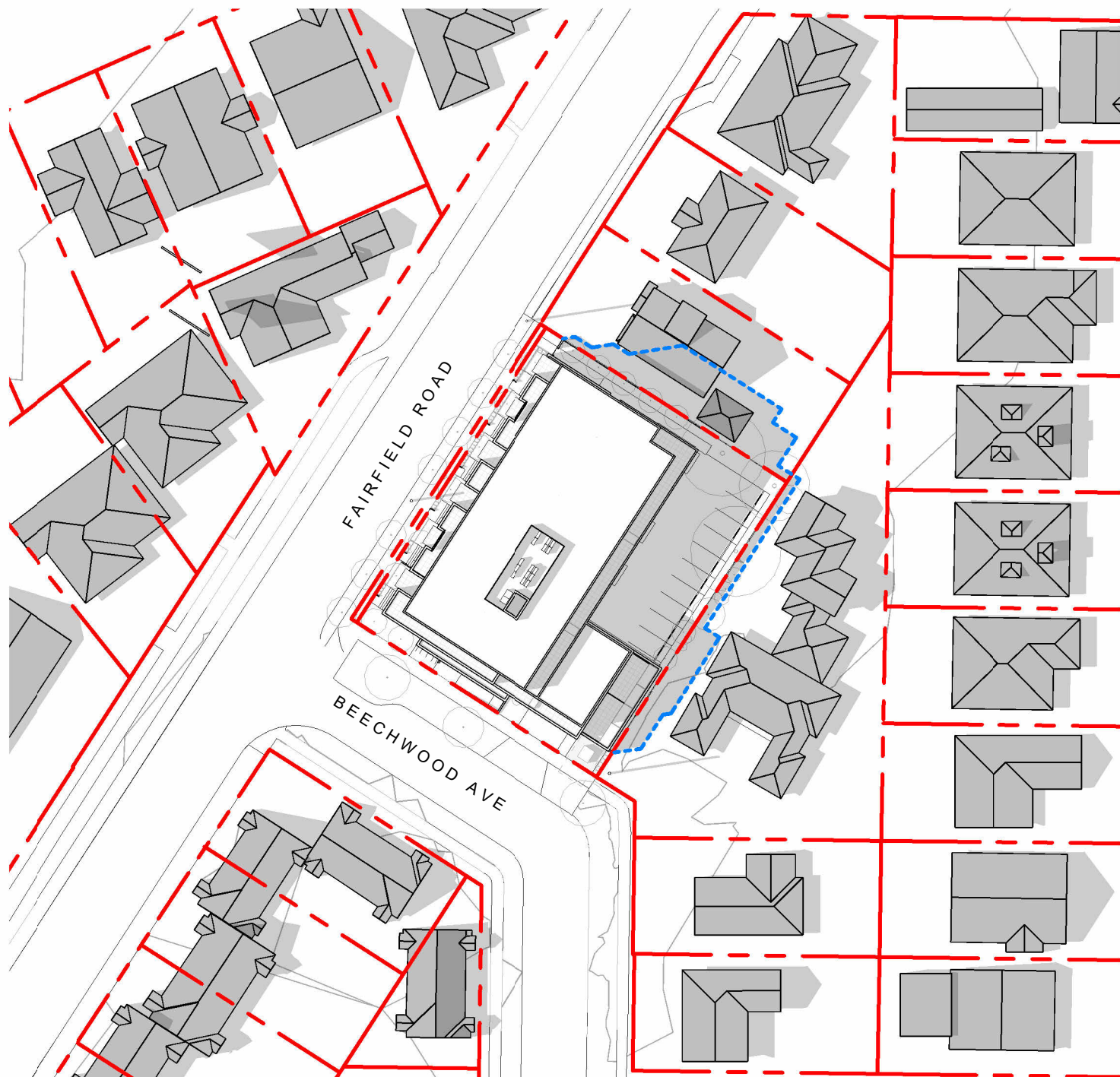
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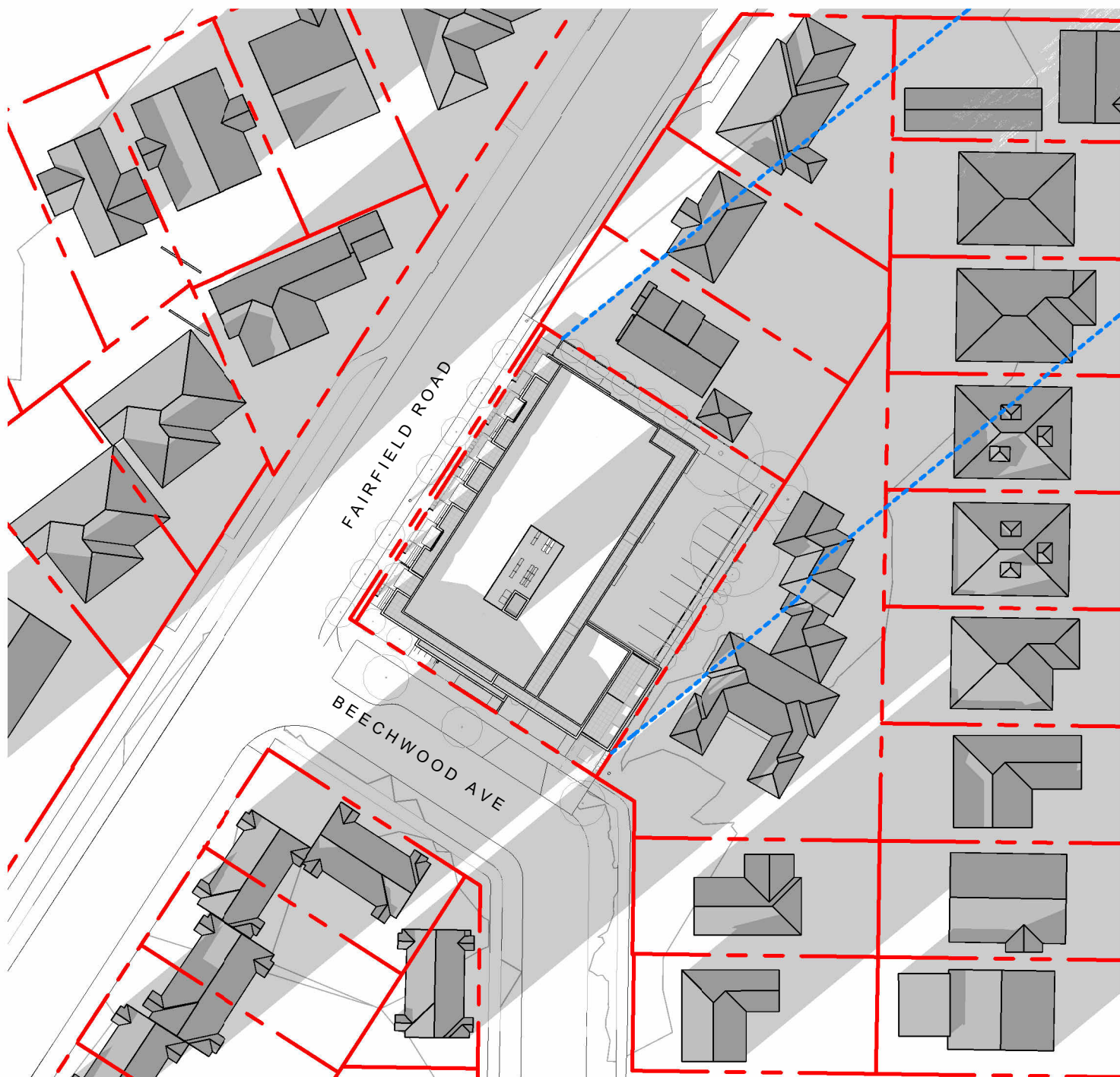
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SUMMER SOLSTICE 4:00 PM

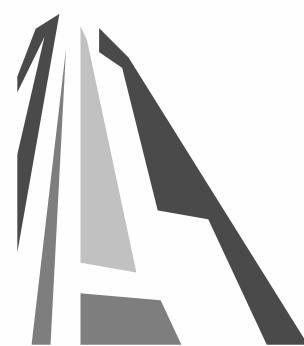


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4	DPIRZ Rev2	Jan 26, 2023
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Project	
1733-1737 Fairfield Rd	
ARYZE	
Sheet Name	
SHADOW STUDIES	
Date	JANUARY 18, 2024
Scale	1 : 750
Project #	2123
Revision	Jan 26, 2023
Sheet #	A-012



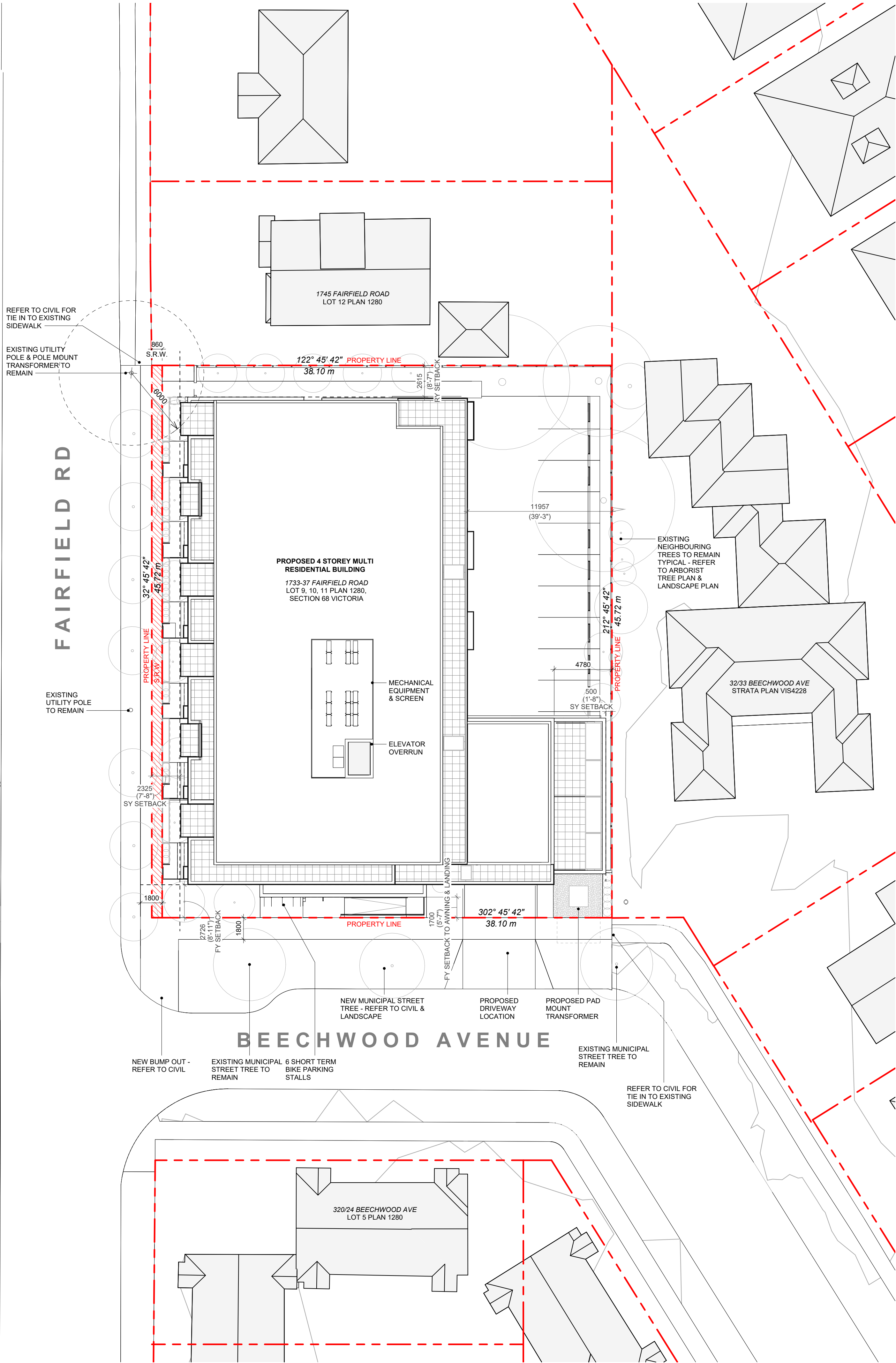
Autodesk Docs\1733-1737 Fairfield Rd\1733 Fairfield Road BP 31 Units.rvt



2

PROPOSED SITE PLAN

SCALE = 1 : 200



DATA

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

PROJECT INFORMATION

ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m²)	1,741.93m²	
TOTAL FLOOR AREA (m²)	3118.36m²	
COMMERCIAL FLOOR AREA (m²)	0	
FLOOR SPACE RATIO	1.79:1	
SITE COVERAGE (%)	65%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	13.39m	
NUMBER OF STOREYS	4	
	REQUIRED	PROVIDED
PARKING STALLS (#) TOTAL ON SITE		23 (+1sm)
PARKING STALLS - VISITOR (#) ON SITE	3	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	37	51

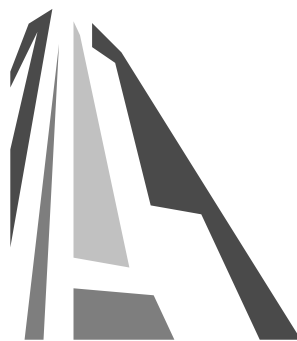
BUILDING SETBACKS (m)

	PROPOSED
FRONT YARD (BEECHWOOD AVE)	2.73m
FRONT YARD (TO AWNING/LANDING)	1.70m
INTERNAL SIDE YARD (TO BALCONY)	0.50m
INTERNAL SIDE YARD (TO BUILDING FACE)	4.78m
SIDE YARD (FAIRFIELD RD)	2.33m
REAR YARD	2.62m
COMBINED SIDE YARDS	2.83m

RESIDENTIAL USE DETAILS


TOTAL NUMBER OF UNITS	29
UNIT TYPE	TOWNHOMES (6), 1 BEDS (10), 2 BEDS (13).
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m²)	51m²

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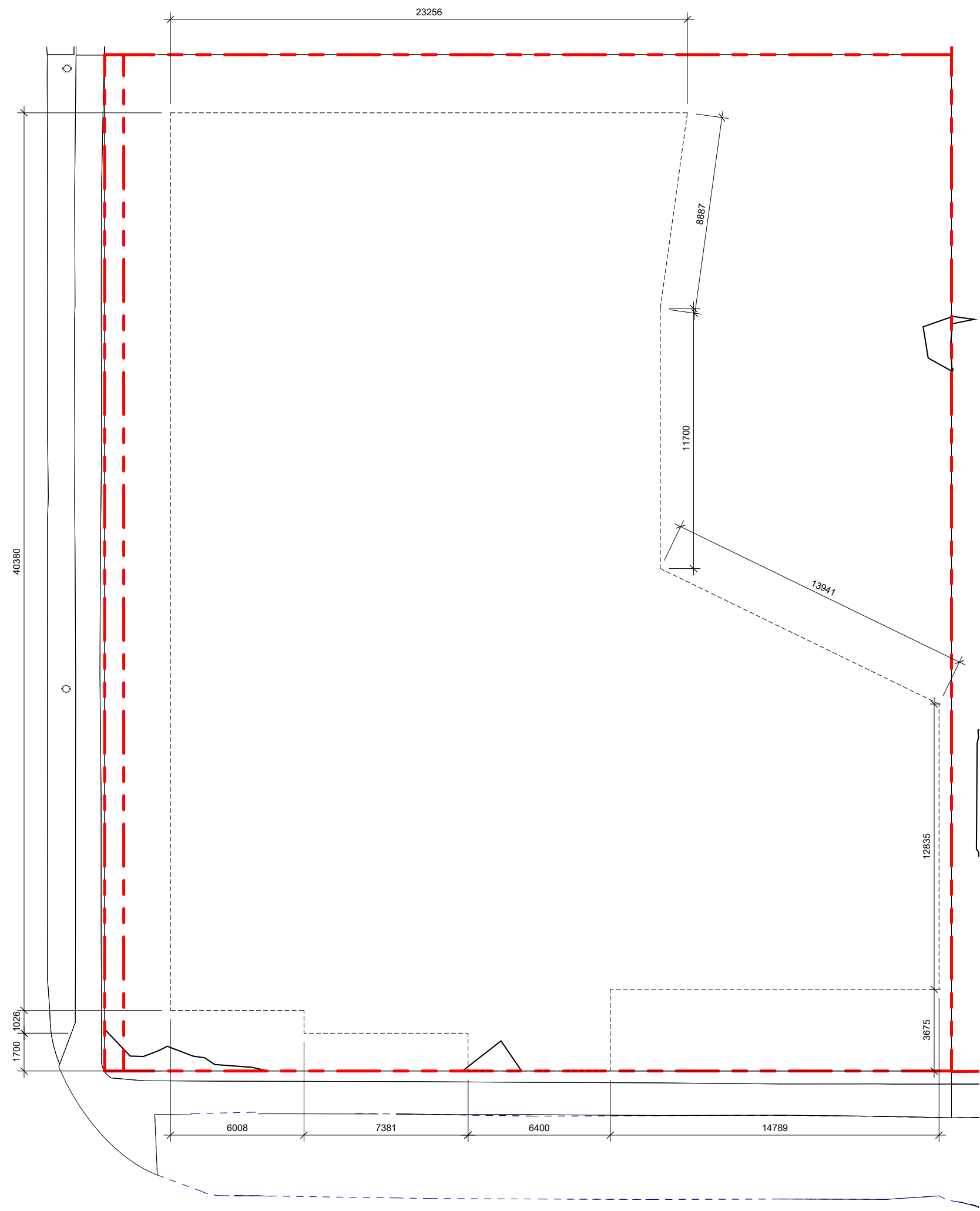


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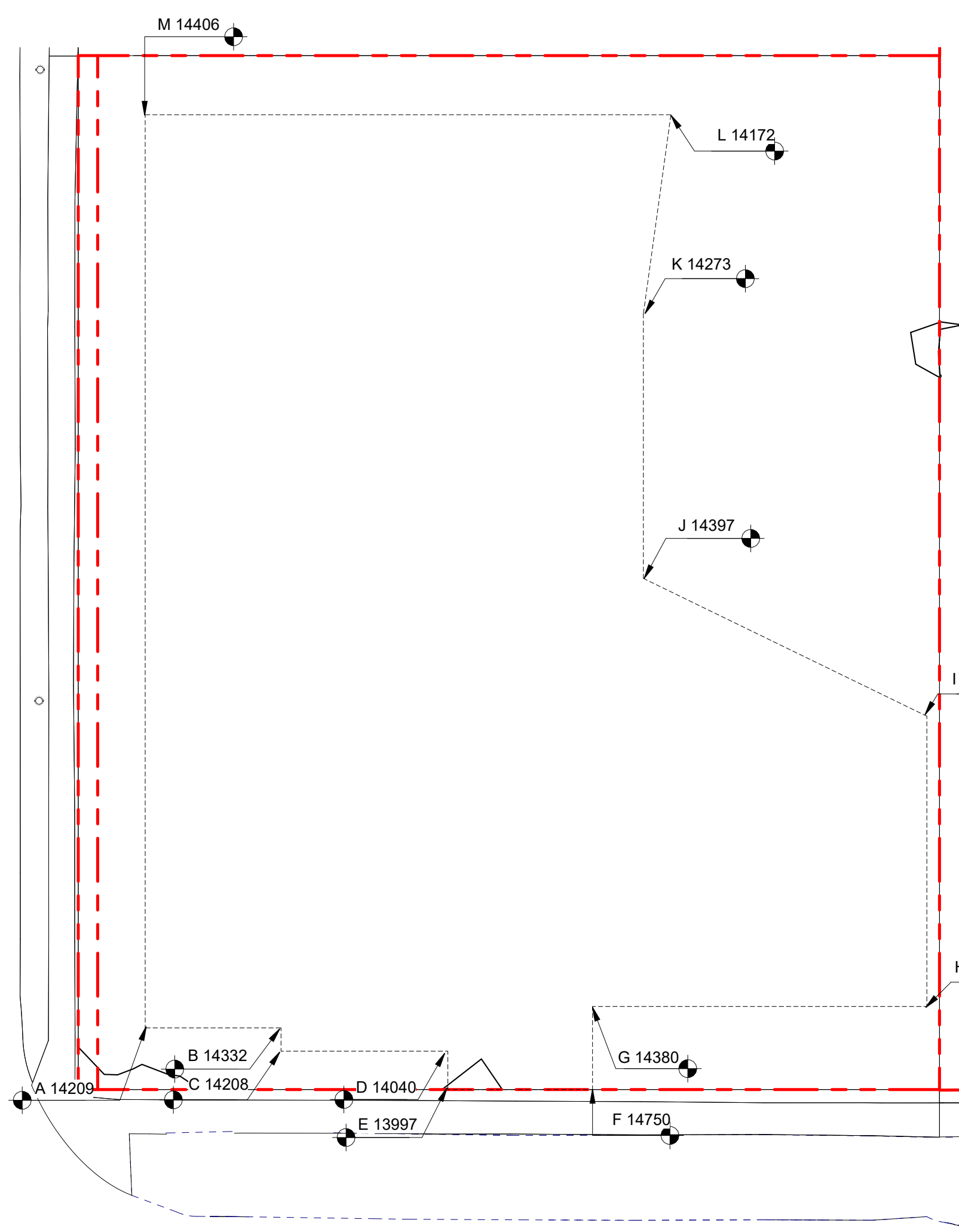
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
SITE PLAN & PROJECT DATA			
Date		JANUARY 18, 2024	
Scale	As indicated	Project #	2123
		Revision	<div>13</div>
		Jan 18, 2024	
		Sheet #	A-050

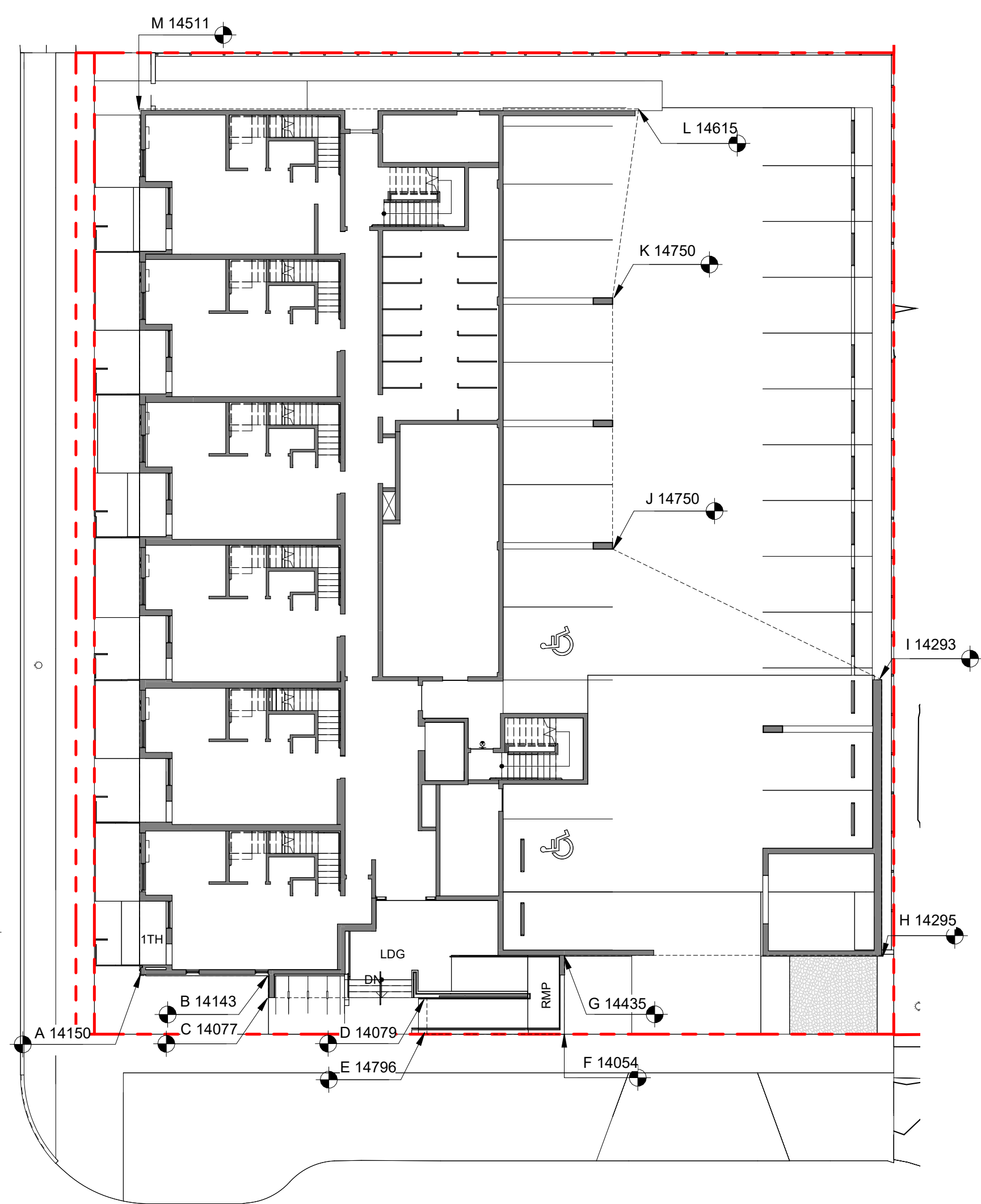
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1 DISTANCE BTWN POINTS KEY PLAN
SCALE = 1 : 200



2 NATURAL GRADE KEY PLAN
SCALE = 1 : 200

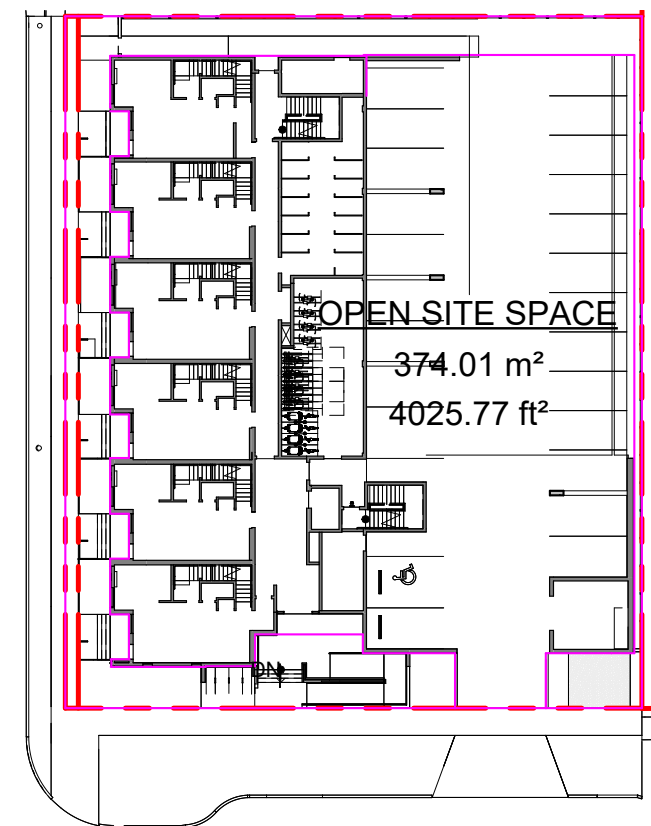


3 PROPOSED GRADE KEY PLAN
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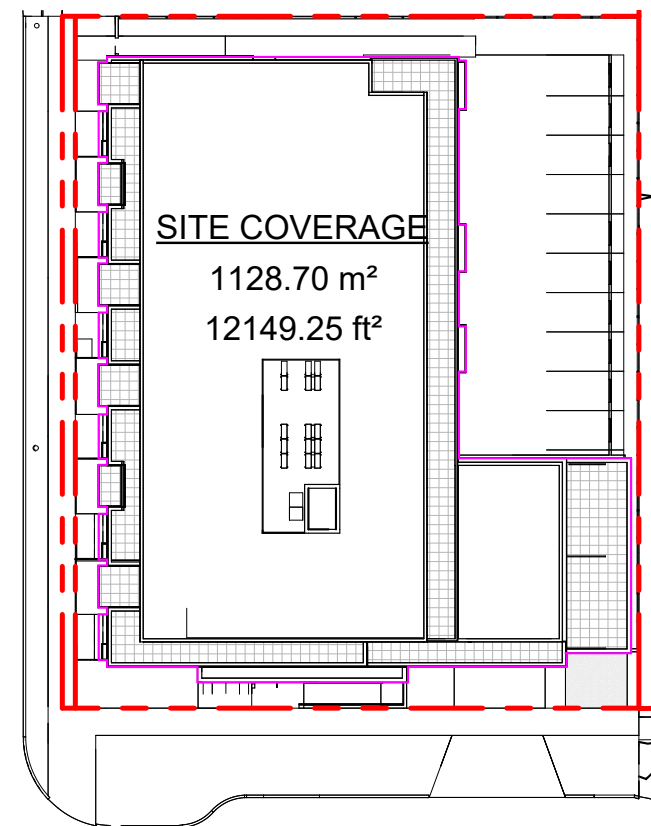
POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS		AVE. OF POINTS
A	14.209	14.42	Point A & B	6.008	85.20
B	14.332	14.15	Point B & C	1.026	14.50
C	14.208	14.12	Point C & D	7.381	103.92
D	14.04	14.11	Point D & E	1.7	23.83
E	13.997	14.10	Point E & F	6.4	89.96
F	14.75	14.11	Point F & G	3.63	51.72
G	14.38	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	539.26 m ²
LEVEL 2	21.29 m ²
LEVEL 3	901.18 m ²
LEVEL 4	692.82 m ²
Grand total: 5	3118.36 m ²

FLOOR SPACE RATIO

3118.36m ² / 1741.93m ²	= 1.790
FSR	- 1.79 : 1

SITE COVERAGE

1128.70m ² / 1741.93m ²	= 0.65 (65%)
---	--------------

OPEN SITE SPACE

395.01m ² / 1741.93m ²	= 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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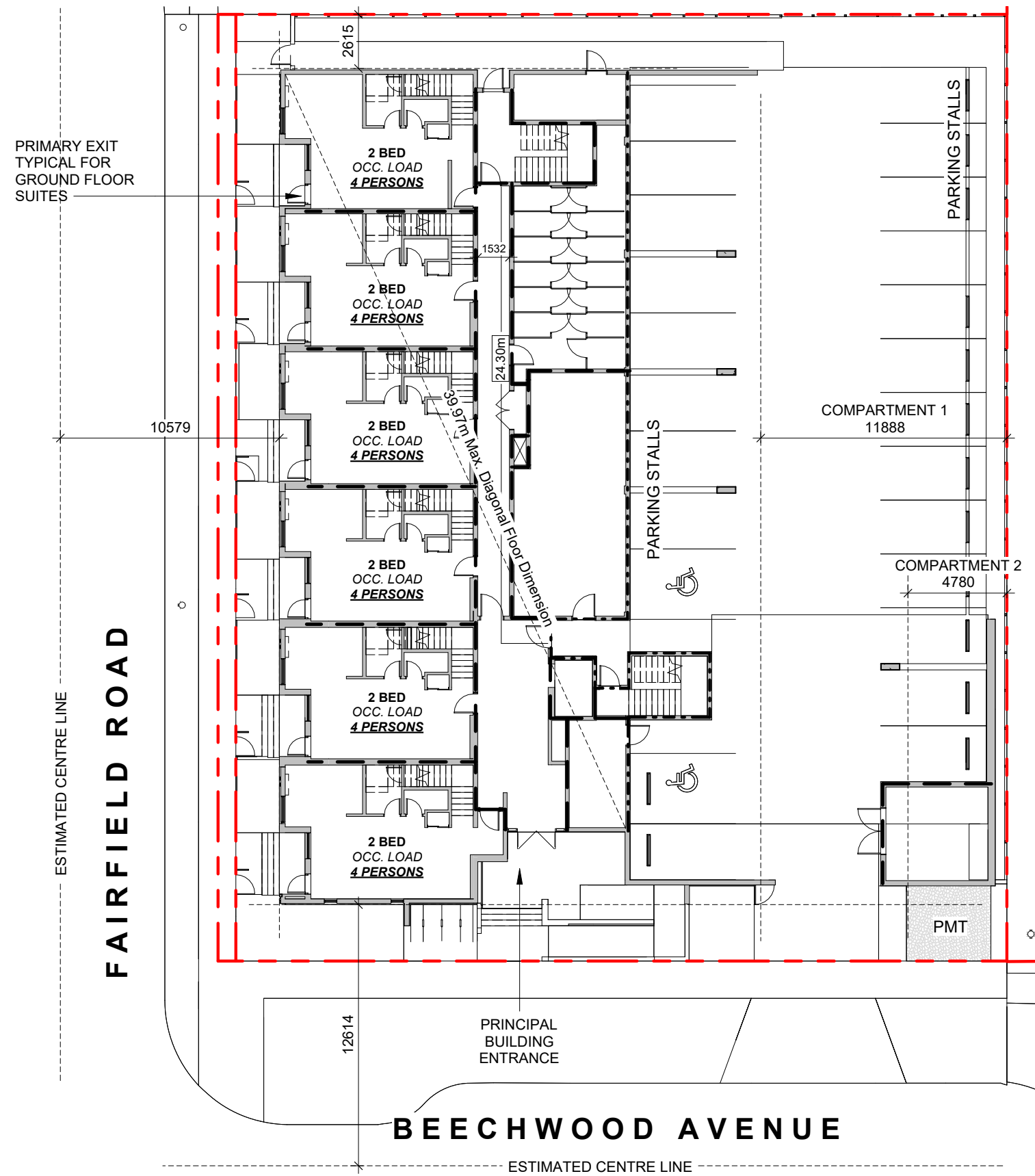
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Sheet Name		ZONING CALCULATIONS	
Date	Project #	JANUARY 18, 2024	
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		Jan 18, 2024	13
		Sheet #	A-051



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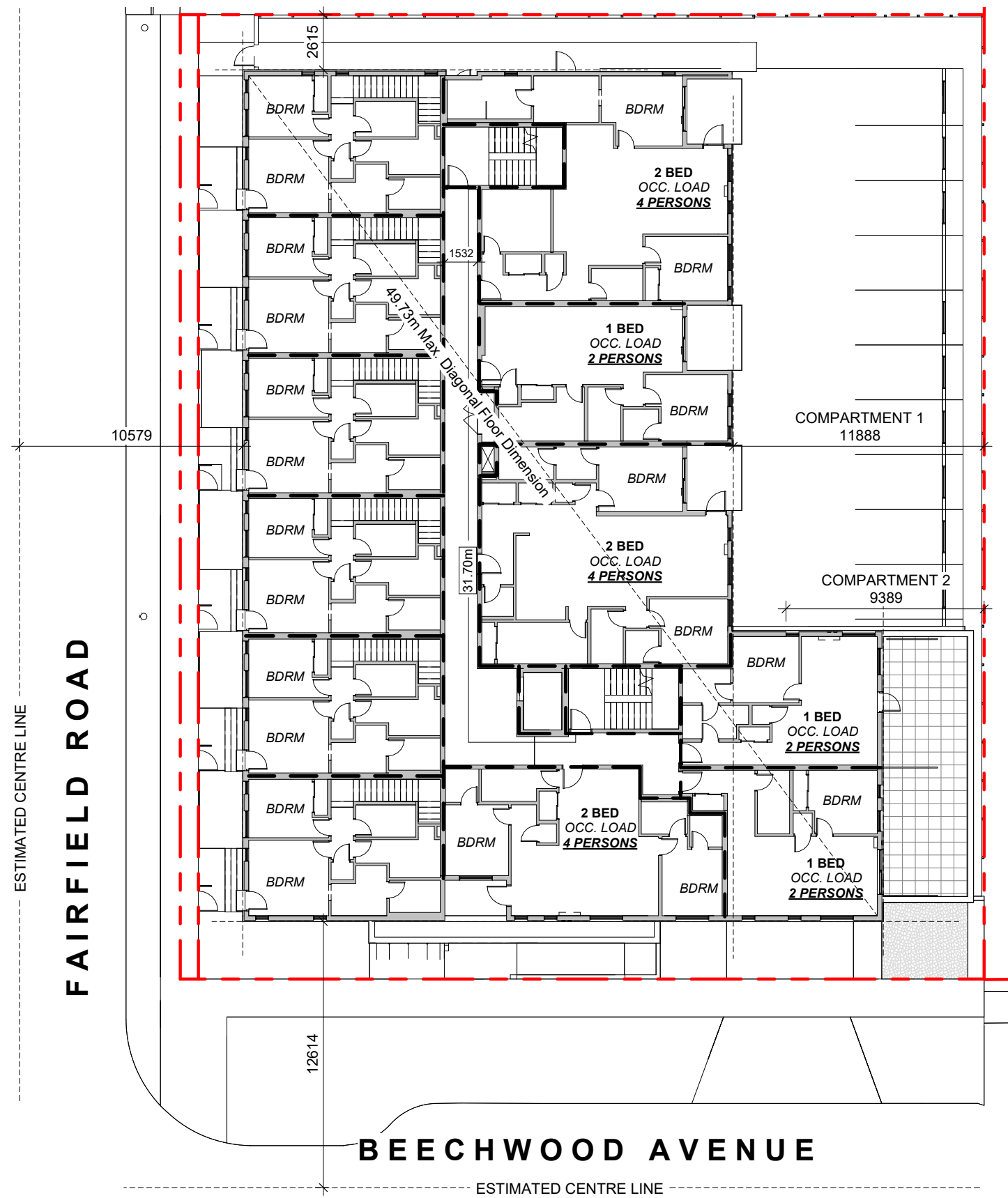


OCCUPANT LOAD:
Occupancy: Group C
12 Bedrooms x 2 persons/bedroom
= 24 persons

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	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3.1.2.1
BUILDING AREA	1116	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	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> 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

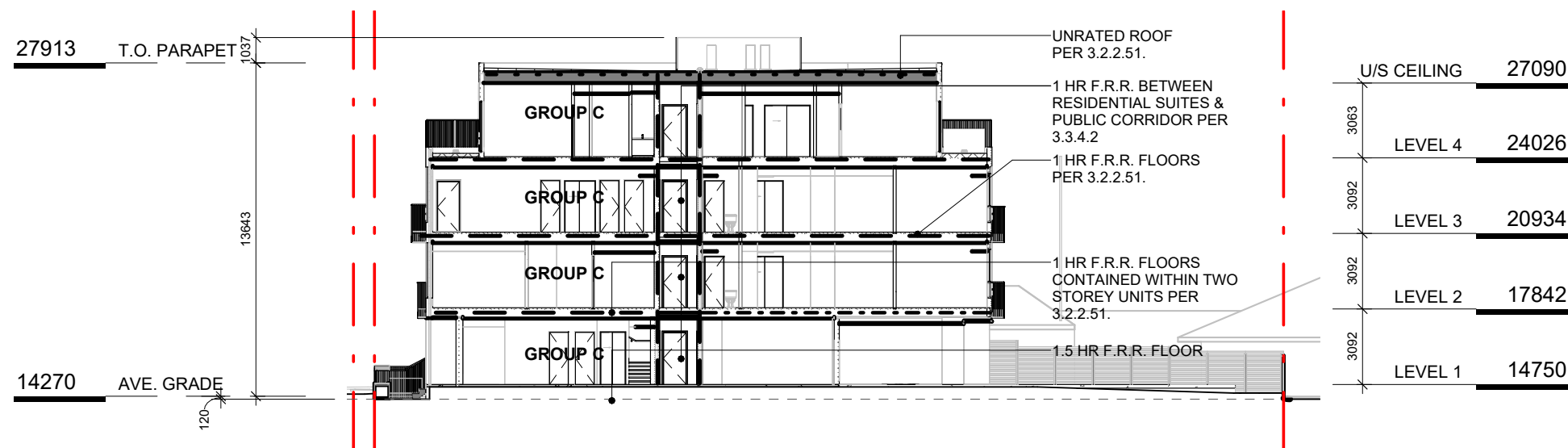
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE Unrated ROOF	3.2.2.51
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.51
EXITS	1 hr	3.4.4.1

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

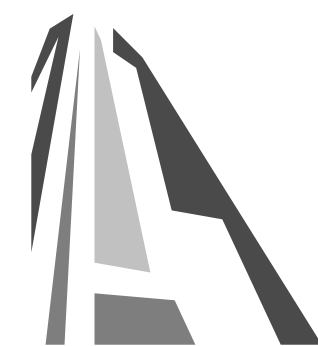
FIRE RESISTANCE RATING - KEY

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



5 CODE REVIEW KEY SECTION
SCALE = 1 : 250

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Sheet Name	CODE REVIEW	
Date	JANUARY 18, 2024	
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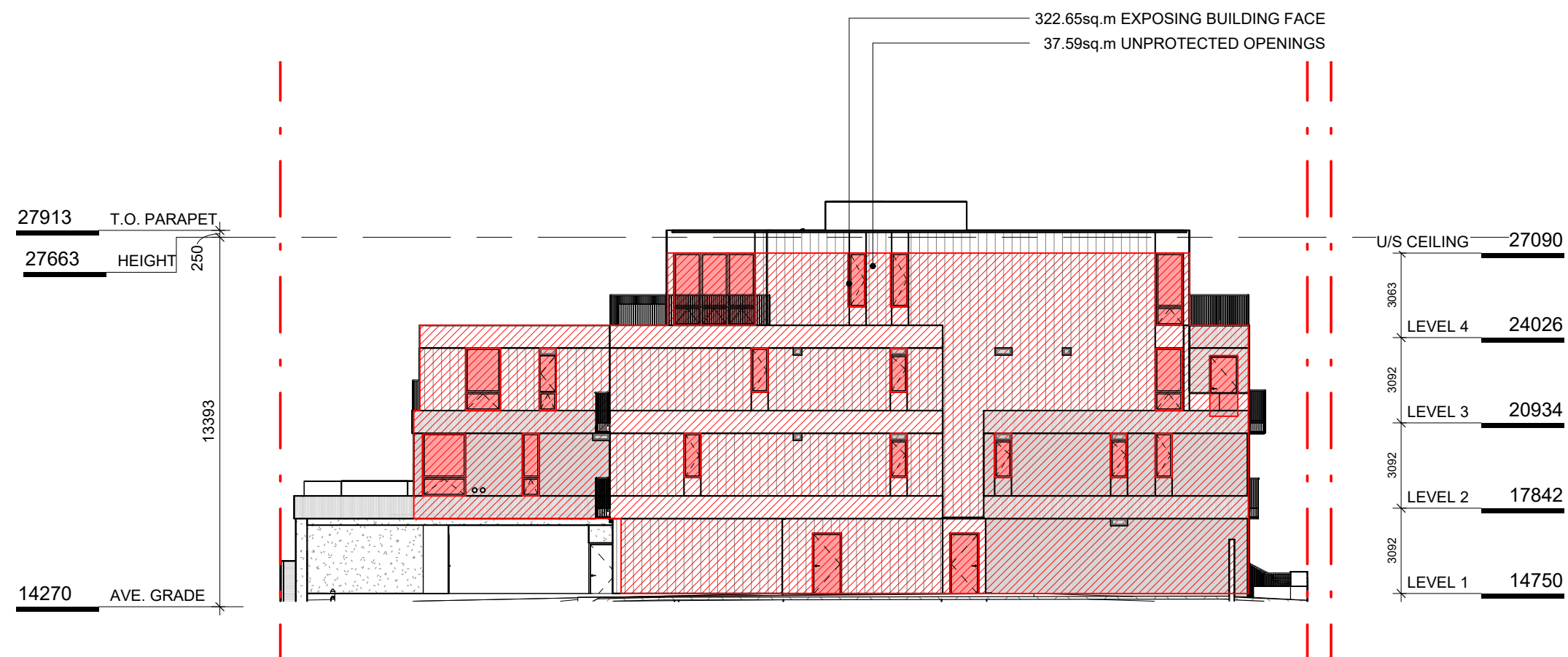
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NW ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	10.60m (>9m)	100	491.12	205.14	42
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

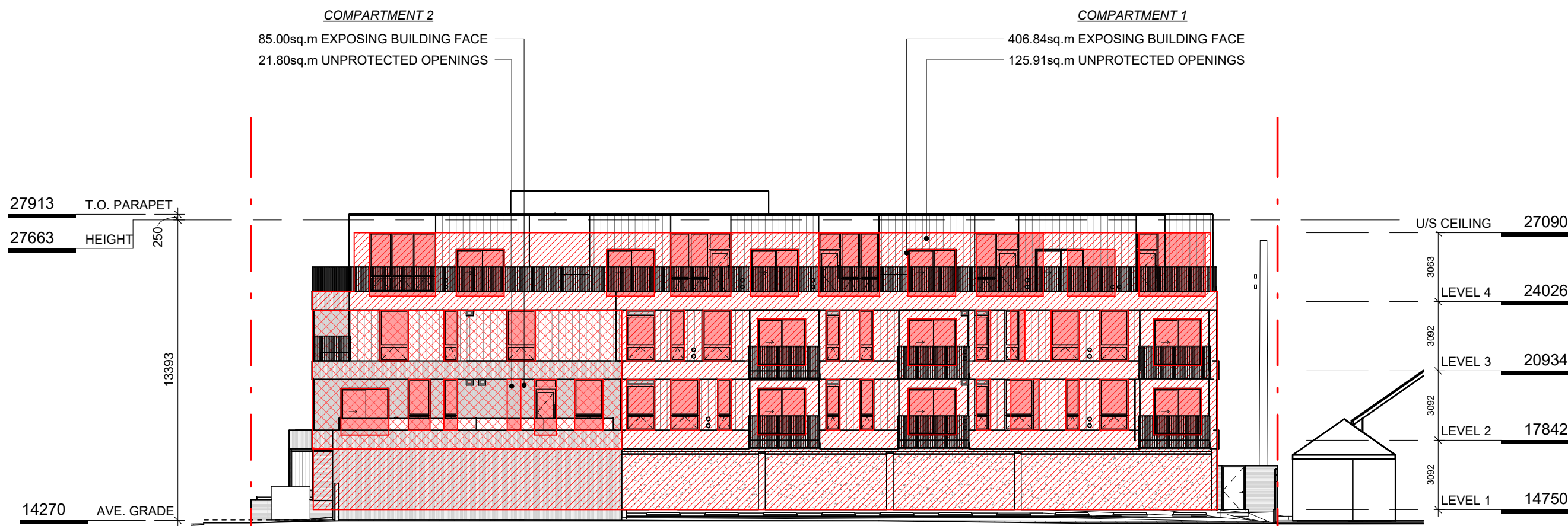
1 NW ELEVATION - LD KEY
SCALE = 1 : 200



NE ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	2.62m (>2m)	16	322.65	37.59	11.7
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

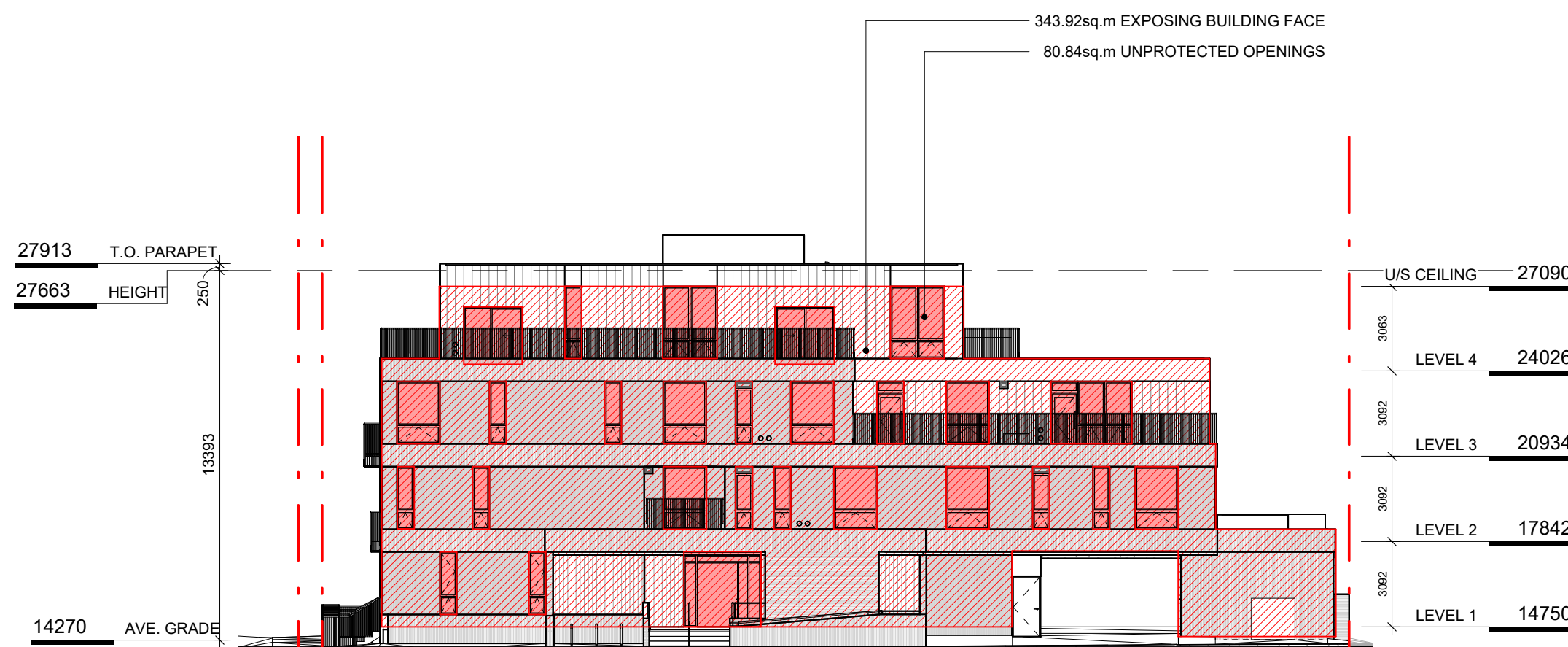
2 NE ELEVATION - LD KEY
SCALE = 1 : 200



SE ELEVATION

TABLE 3.2.3.1.-D COMPARTMENT 1	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	11.89m (>9m)	100	406.84	125.91	30.9
TABLE 3.2.3.7 COMPARTMENT 1	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 COMPARTMENT 2	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	4.78m (>4m)	56	85.00	21.80	25.6
TABLE 3.2.3.7 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

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	12.61m (>9m)	100	343.92	80.84	23.5
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

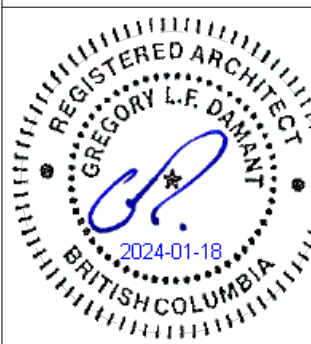
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2	DPIRZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE

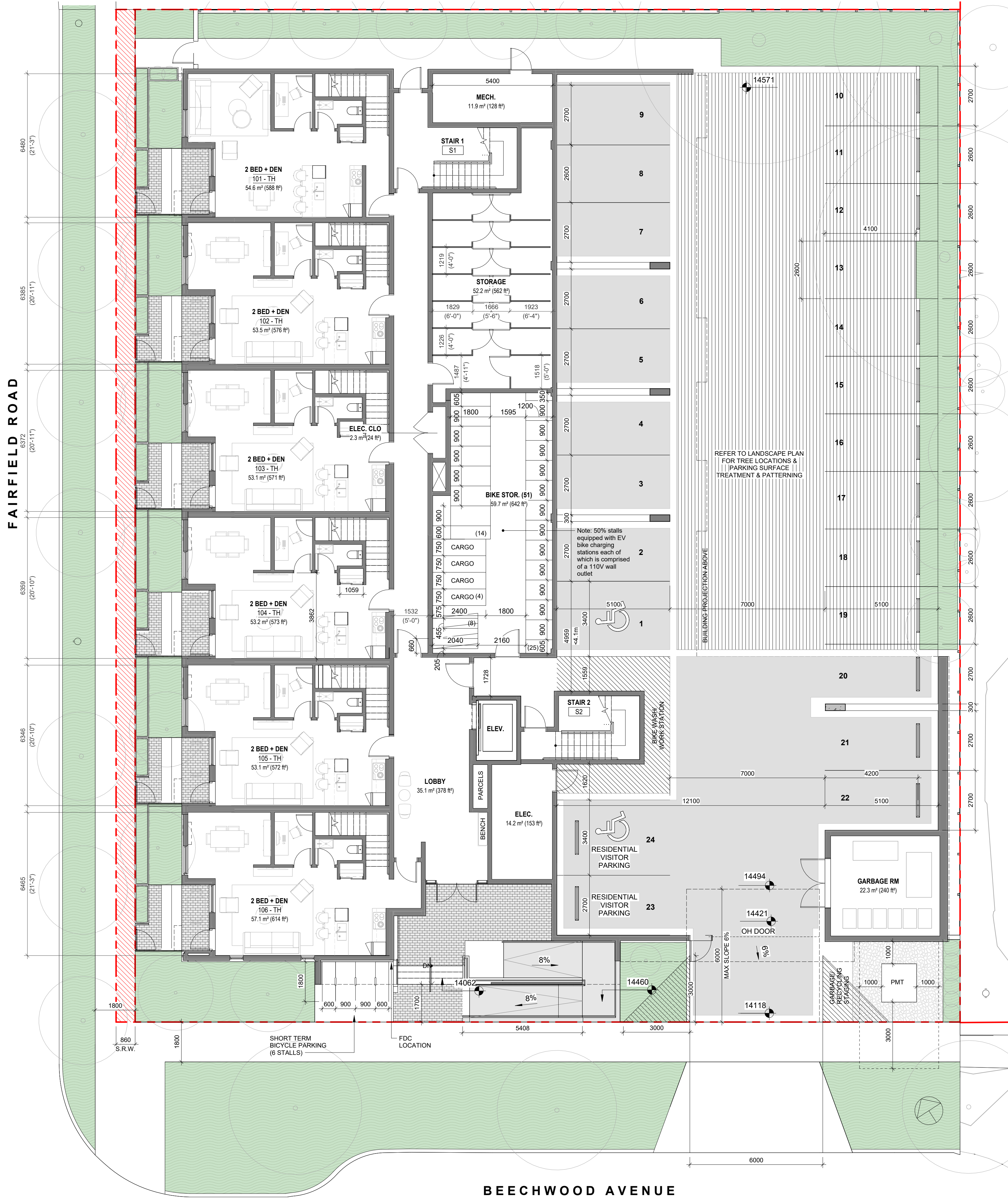


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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	SPATIAL SEPARATION	
Date	JANUARY 18, 2024	
Scale	1 : 200	Project # 2123
	Revision	Aug 10, 2023 5
	Sheet #	A-053





1 L1 PROPOSED PLAN
SCALE = 1 : 100

13	DPIRZ Rev4	Jan 18, 2024
5	DPIRZ Rev3	Aug 10, 2023
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

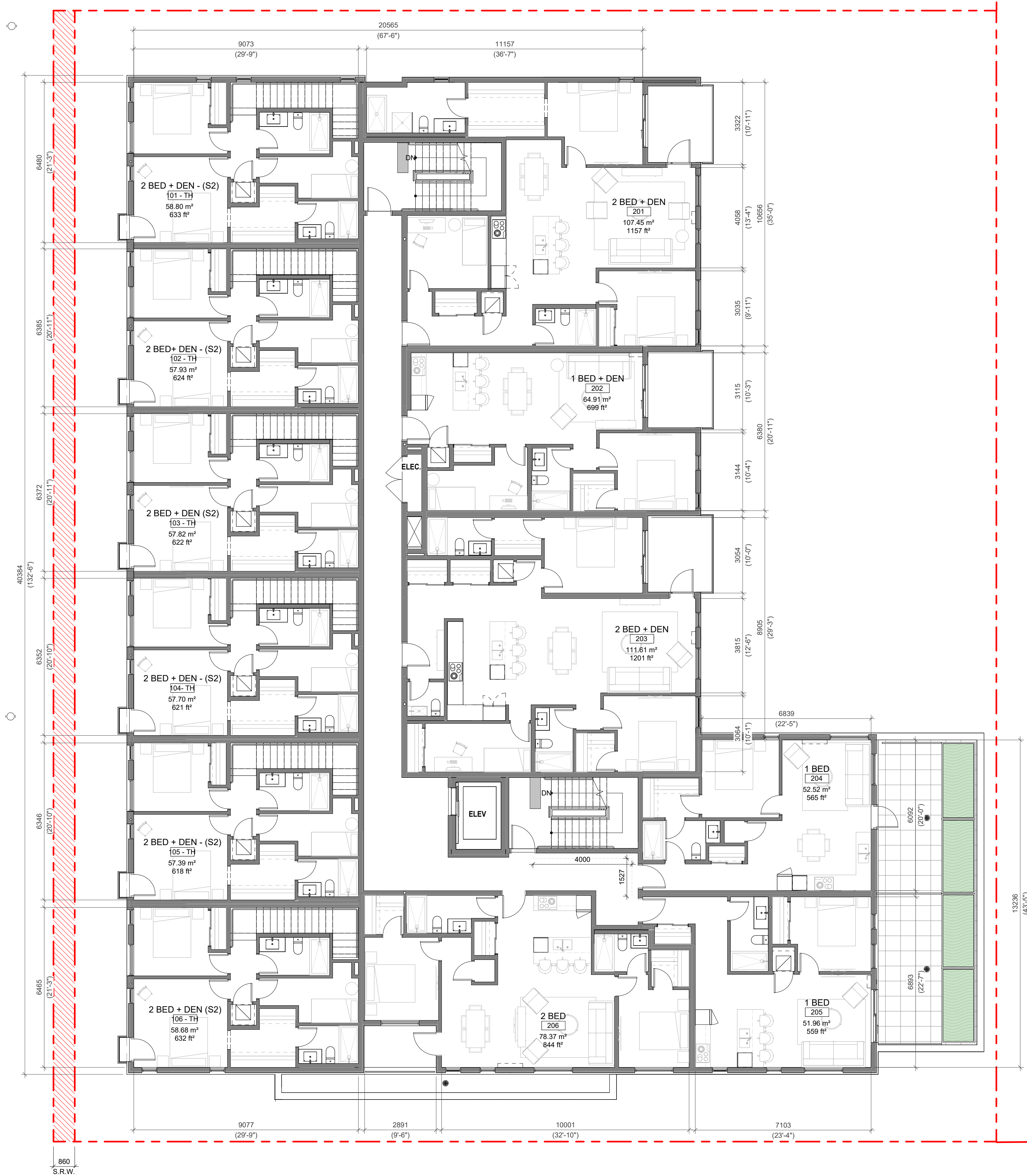


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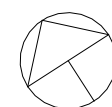
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 1 PROPOSED PLAN	
Date	JANUARY 18, 2024	
Scale	1 : 100	Project #
		2123
		Revision
		Jan 18, 2024
		13
		Sheet #
		A-101





1 L2 PROPOSED PLAN
SCALE = 1 : 100



13	DPIRZ Rev4	Jan 18, 2024
5	DPIRZ Rev3	Aug 10, 2023
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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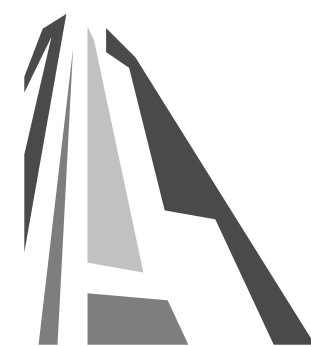
Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name LEVEL 2 PROPOSED PLAN		
Date JANUARY 18, 2024		
Scale 1 : 100	Project # 2123	Revision Jan 18, 2024 13
Sheet # A-102		





1 L3 PROPOSED PLAN
SCALE = 1 : 100

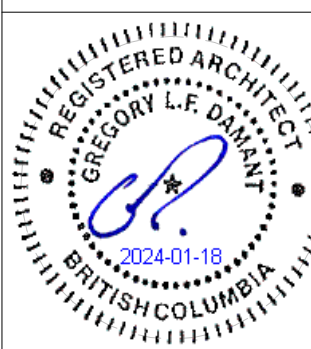
13	DPIRZ Rev4	Jan 18, 2024
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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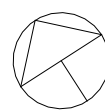
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 3 PROPOSED PLAN			
Date		JANUARY 18, 2024	
Scale		Project #	2123
1 : 100		Revision	13
		Jan 18, 2024	
		Sheet #	A-103





1 L4 PROPOSED PLAN
SCALE = 1 : 100



13	DPIRZ Rev4	Jan 18, 2024
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
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 4 PROPOSED PLAN	
Date	JANUARY 18, 2024	
Scale	1 : 100	Project # 2123
	Revision	13
	Sheet #	A-104



1 NW ELEVATION
SCALE = 1 : 100



2 SW ELEVATION
SCALE = 1 : 100

FINISH SCHEDULE

01. PANELIZED CEMENTITIOUS CLADDING
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

13	DPIRZ Rev4	Jan 18, 2024
5	DPIRZ Rev3	Aug 10, 2023
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name EXTERIOR ELEVATIONS		
Date JANUARY 18, 2024		
Scale As indicated	Project # 2123	Revision Jan 18, 2024 13
Registered Architect GREGORY L.F. DUNN 2024-01-18 BRITISH COLUMBIA		Sheet # A-200



1 SE ELEVATION
SCALE = 1 : 100

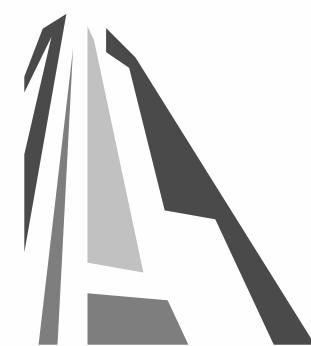


2 NE ELEVATION
SCALE = 1 : 100

FINISH SCHEDULE

- 01. PANELIZED CEMENTITIOUS CLADDING
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

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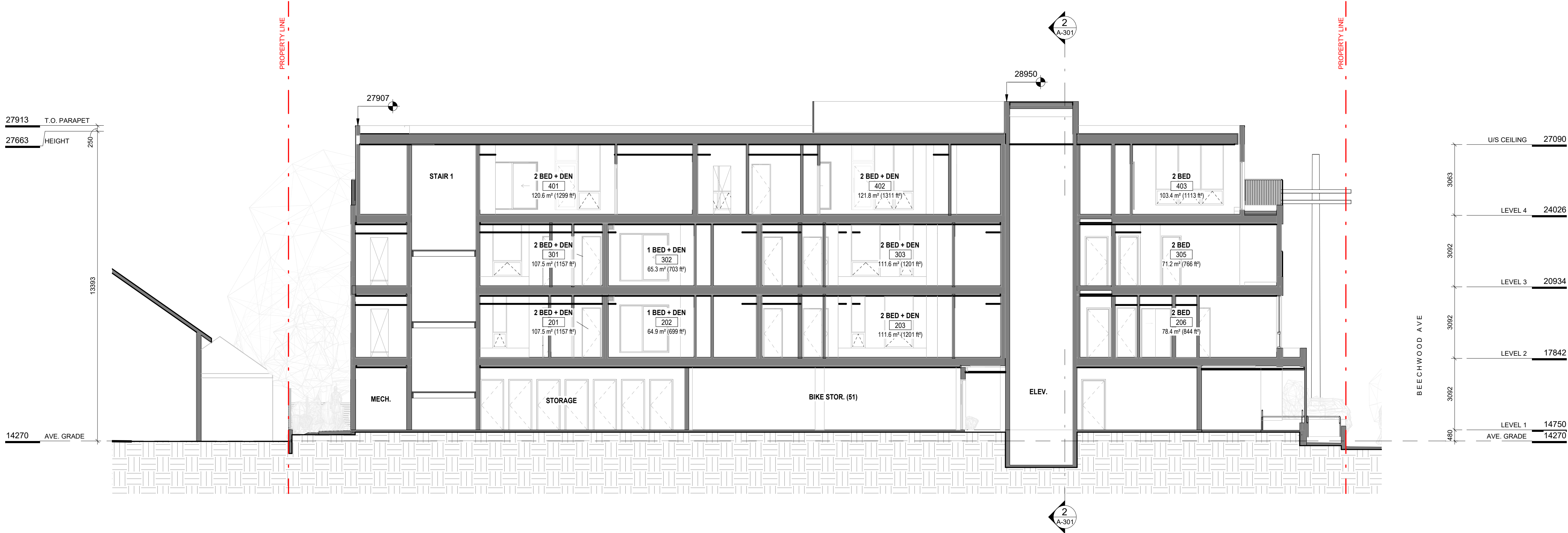


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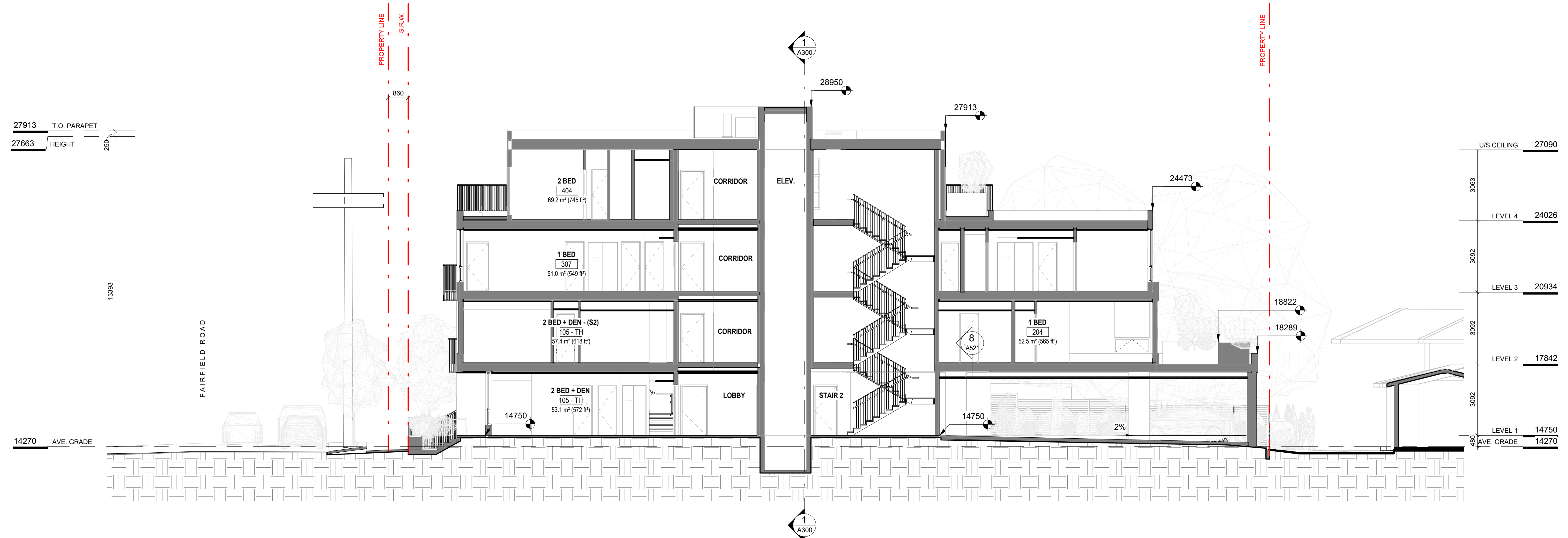
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name EXTERIOR ELEVATIONS		
Date	JANUARY 18, 2024	
Scale	As indicated	Project # 2123
	Revision	13
	Sheet #	A-201

Autodesk Docs: 1733-1737 Fairfield Rd\1733-1737 Fairfield Road\BP 31 Units.rvt



1 BUILDING SECTION 1
SCALE = 1 : 100



2 BUILDING SECTION 2
SCALE = 1 : 100

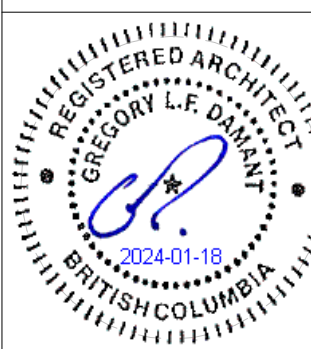
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name BUILDING SECTIONS		
Date JANUARY 18, 2024	Project # 2123	Revision 13
Scale 1 : 100	Revision Jan 18, 2024	Sheet # A-301



1733 FAIRFIELD

1733 FAIRFIELD ROAD, VICTORIA, BC

SHEET LIST

L0.1 TREE MANAGEMENT & REMOVAL PLAN

L1.1 MATERIALS PLAN - LEVEL 1

L1.2 MATERIALS PLAN - UPPER LEVELS

L2.1 LAYOUT PLAN

L3.1 GRADING PLAN

L4.1 SOIL VOLUME PLAN

L4.2 TREE PLANTING PLAN

L4.3 PLANTING PLAN - LEVEL 1

L4.4 PLANTING PLAN - UPPER LEVELS

L5.1 LIGHTING PLAN

L6.1 IRRIGATION PLAN - LEVEL 1

L6.2 IRRIGATION PLAN - UPPER LEVELS

L7.1 PAVING DETAILS

L7.2 SITE FURNISHINGS DETAILS

L7.3 PLANTING DETAILS

GENERAL LANDSCAPE NOTES

- GENERAL:
- DO NOT PROCEED IN UNCERTAINTY.
 - DO NOT SCALE DRAWINGS.
 - DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
 - ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
 - CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
 - CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
 - CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
 - CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

- STANDARDS:
- ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
 - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS SCHEDULE 'B' TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042
 - CITY OF VICTORIA SUPPLEMENTAL DRAWINGS
 - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE CURRENT EDITION OF THE *Canadian Landscape Standard* (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
 - ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO: PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE *Western Municipal Construction Documents Association PLATINUM EDITION* (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
 - IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
 - LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
 - GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 6.
 - IRRIGATION DESIGN AND INSTALLATION TO IAABC STANDARDS AND CLS Section 5.

- COORDINATION:
- CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

- SUBMITTALS:
- CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
 - SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

- GROWING MEDIUM TESTING:
- GROWING MEDIUM TEST RESULTS ARE MANDATORY.
 - TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 6.2.7 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
 - TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 6.3.5 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
 - TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
 - RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyager Way, Richmond, BC V6X 3G9.

- COMPACTION TESTING:
- COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

- INSPECTIONS:
- CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

- SUBSTITUTIONS:
- REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
 - PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

- WARRANTY:
- CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

- ENVIRONMENTAL PROTECTION:
- CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

ELECTRICAL - DESIGN BUILD

- LANDSCAPE LIGHTING:
- IT IS THE INTENTION OF THE PROJECT THAT THE LANDSCAPE CONTRACTOR FURNISH A FUNCTIONAL LIGHTING SYSTEM AS DESCRIBED ON THE DRAWINGS AND IN THIS SECTION.
 - THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF LOW VOLTAGE LIGHTING PRODUCTS, CABLING, TRANSFORMER(S) / POWER SUPPLIES / DRIVERS AND ELECTRICAL SLEEVES.
 - ELECTRICAL CONTRACTOR IS TO INCLUDE POWER (CONDUIT AND CONDUCTORS) TO LOW VOLTAGE TRANSFORMERS/DRIVERS IN SUPPORT OF THE LANDSCAPE LIGHTING PLAN. THE NUMBER OF CONNECTION POINTS IS NOT DETERMINED – THIS DEPENDS ON HOW THE LANDSCAPE CONTRACTOR LAYS OUT THE SYSTEM, BUT WILL NOT EXCEED 5. REFER TO THE LANDSCAPE LIGHTING PLAN FOR GENERAL INFORMATION.
 - 15A 1P CIRCUIT FROM HOUSE PANEL, SWITCHED BY A PROGRAMMABLE TIMER INSTALLED IN THE ELECTRICAL ROOM.
 - TRANSFORMER TO BE ADEQUATELY SIZED FOR THE LOAD PLUS 40% RESERVE CAPACITY. TRANSFORMERS TO BE ARRANGED SUCH THAT NO LOAD REQUIRES WIRING IN EXCESS OF 75'.
 - TIMER FUNCTION ON TRANSFORMER TO BE DISABLED IF PROVIDED.
 - TRANSFORMERS, DRIVERS AND POWER SUPPLIES ARE TO BE INSTALLED IN GROUND JUNCTION BOXES, SUPPLIED AND INSTALLED BY THIS DIVISION.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR AC CIRCUIT TO EACH JUNCTION BOX LOCATION AND WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF ELECTRICAL SLEEVES.
 - THE USE OF GEL FILLED WIRE NUTS IS REQUIRED.

- IRRIGATION COORDINATION:
- ELECTRICAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER AND IRRIGATION DESIGNER/INSTALLER TO PROVIDE ELECTRICAL FOR THE OPERATION OF AN AUTOMATIC IRRIGATION SYSTEM AND CONTROLLER.

MATERIAL SPECIFICATIONS

- ON-SITE GROWING MEDIUM:
- GROWING MEDIUM TESTING, MIXING, HANDLING AND PLACEMENT TO CLS SECTION 6.
 - ON SITE GROWING MEDIUM TYPE TO BE: AS PER DRAWING LEGEND.
 - PLANTER GROWING MEDIUM TO BE:
 - 50% BY VOLUME 1H HIGH TRAFFIC LAWN GROWING MEDIUM
 - 50% BY VOLUME Pro-Mix HP Mycorrhizae OR APPROVED EQUAL
- OFF-SITE GROWING MEDIUM:
- BOULEVARD GROWING MEDIUM TO BE:
 - MMCD Planting Areas Growing Medium to City of Victoria Supplementary Specifications Schedule 'B', Table 2.
 - AS PER MUNICIPAL STANDARD.
 - IF NO MUNICIPAL STANDARD, GROWING MEDIUM TO CLS SECTION 6 - 2L LOW TRAFFIC LAWN AREAS.

- MULCH:
- MULCH IN ALL OTHER AREAS TO BE: Mitchell Excavating Ltd. Fine Bark Mulch - fir/hemlock OR APPROVED EQUAL.
 - HANDLING AND PLACEMENT TO CLS Section 10 - Mulching/Mulch

- SOD:
- MUNICIPAL SOD TO BE: No. 1 Premium Grade Nursery Turfgrass.
 - HANDLING AND PLACEMENT TO BCLS Section 8 - Turfgrass Sod.
 - SHALL BE SUITED TO THE LOCALITY, SITE CONDITIONS AND INTENDED FUNCTION OF THE PROJECT AREA.

- ROOT BARRIER:
- ROOT BARRIER TO BE: Deeptroot 18" Universal Guide OR APPROVED EQUAL.

- GEOTEXTILE:
- FILTER FABRIC TO BE: Soprema Soprafilte non-woven geotextile OR APPROVED EQUAL.
 - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.

- AGGREGATE:
- PLANTER DRAIN ROCK TO BE: 19 mm MINUS GRANULAR BASE (TO MMCD SPECIFICATION)
 - GREEN ROOF DRAIN ROCK TO BE: 6 mm WASHED DRAIN ROCK

- PLANT MATERIAL AND PLANTING:
- ALL PRODUCTS AND WORKMANSHIP, INCLUDING: PLANT MATERIAL, TRANSPORTATION, HANDLING AND PROTECTION, SCHEDULING AND STORAGE, WATERING AND IRRIGATION, TIME OF PLANTING, PLANTING, CONDITIONS FOR ACCEPTANCE, AND INSECTS PESTS AND DISEASE CONTROL, TO BCLS SECTION 9 - PLANTS AND PLANTING, WRITTEN SPECIFICATIONS AND LANDSCAPE DETAILS.
 - CONDITIONS FOR TOTAL PERFORMANCE TO MMCD SECTION - PLANTING OF TREES, SHRUBS AND GROUNDCOVERS.
 - IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES LISTED ON THE PLANTING PLAN AND IN THE PLANT LIST, THE PLANTING PLAN QUANTITIES TO TAKE PRECEDENCE.

- CAST IN PLACE CONCRETE:
- ALL CAST IN PLACE CONCRETE AND ASSOCIATED WORK AND MATERIALS TO CONFORM TO MMCD SPECIFICATIONS; ASSOCIATED WORK INCLUDES GRADING, SUBGRADE COMPACTION, GRANULAR BASE MATERIALS AND COMPACTION.

IRRIGATION - DESIGN BUILD

- IRRIGATION:
- IT IS THE INTENTION OF THE PROJECT THAT THE LANDSCAPE CONTRACTOR FURNISH A FUNCTIONAL AUTOMATIC IRRIGATION SYSTEM TO ALL ON-SITE AND OFF SITE LANDSCAPE AREAS AS DESCRIBED ON THE LANDSCAPE DRAWINGS AND IN THIS SECTION.
 - THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF BACKFLOW PREVENTER, CONTROLLER, ALL IRRIGATION COMPONENTS, IRRIGATION SLEEVES, **YEAR MAINTENANCE WARRANTY** (SEE WRITTEN SPECIFICATIONS AND REQUIREMENTS BELOW) AND AN OPERATION MANUAL.
 - THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR THE INSTALLATION OF IRRIGATION SLEEVES.

- MAINTENANCE
- UPON COMPLETION OF IRRIGATION INSTALLATION, CONTRACTOR TO SUBMIT AS-CONSTRUCTED DRAWINGS, OPERATION AND MAINTENANCE MANUAL, TOOLS PROVIDED BY THE MANUFACTURER AND BASE IRRIGATION SCHEDULE TO IAABC STANDARDS (SECTION 5 OF BCLS).
 - INSPECT AND CALIBRATE IRRIGATION SYSTEM AS PER SEASONAL REQUIREMENTS.
 - INSPECT GROWING MEDIUM FREQUENTLY **MINIMUM MONTHLY AND WEEKLY DURING PERIODS OF DROUGHT AND HIGH HEAT** FOR MOISTURE CONTENT AND ADJUST IRRIGATION SCHEDULE AS OFTEN AS REQUIRED TO MAINTAIN THE HEALTH OF THE PLANT MATERIAL DUE TO: RAPID DRAINAGE IN THE GROWING MEDIUM, ABSENCE OF A WATER TABLE, FINITE AMOUNT OF GROWING MEDIUM, AND EXPOSURE TO CLIMATIC CONDITIONS.
 - CONTRACTOR TO COORDINATE WITH THE OWNER'S MAINTENANCE REPRESENTATIVE AND TOGETHER PERFORM ONE WINTERIZATION AND ONE SPRING START-UP DURING THE ONE YEAR WARRANTY PERIOD.

SUBMITTALS

SUBMITTALS					
SPECIFICATION SECTION	TITLE	SHOP DRAWINGS	MOCK-UP	SUBMITTALS	FOR APPROVAL
MMCD 03 30 20	CONCRETE WALKS, CURBS AND GUTTERS				
MMCD 03 30 53	CAST IN PLACE CONCRETE				
MMCD 31 02 17	AGGREGATES AND GRANULAR MATERIALS				
MMCD 31 22 01	SITE GRADING				
MMCD 31 24 13	ROADWAY EXCAVATION, EMBANKMENT AND COMPACTION				
MMCD 32 11 23	GRANULAR BASE				
MMCD 32 14 01	UNIT PAVING		yes	yes	product cut sheets, mockup 3.0m paved area on site
CLS 4	GRADING AND DRAINAGE				
CLS 5	IRRIGATION	yes			irrigation design for approval
CLS 6	GROWING MEDIUM			yes	supplier name, growing medium test results
CLS 7	LAWNS AND GRASS (HYDRAULIC SEEDING)			yes	supplier name, product information
CLS 8	TURFGRASS SOD			yes	supplier name, product information
CLS 9	PLANTS AND PLANTING		yes	yes	nursery name, tree and shrub layout on site prior to planting
CLS 10	MULCHING			yes	
CLS 11	LANDSCAPE OVER STRUCTURES - GREEN ROOFS				
CLS 12	CONTAINER GROWN PLANTS				



Table 1. Tree Inventory

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No / City)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (on-site 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/good		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.	Retain
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum Pacific sunset</i>	5	6	0.6	1	Good	Good		Moderate	Recently planted - still staked, included bark at stem union. Multiple stems form at 4m above grade - no major weaknesses visible at stem union, historic pruning wounds with associated surface decay.	Will be impacted by the installation of the proposed water line. "Possible for transplant.	Remove"
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	26	6	3.3	4	Good	Fair/good		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	Located within the footprint of the proposed building.	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	Growing within close proximity to existing building.	Located within the footprint of the proposed building.	Remove
317	3385	Yes	On	Yes	Pacific dogwood	<i>Cornut nuttallii</i>	28, 23, 34, 32	8	8.8	4	Fair	Fair/poor	Unsuitable	Moderate	Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with slougging bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with slougging 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	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building.	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 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	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. Also located within the footprint 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	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, 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	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, 5, 5	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 'smaragd'</i>	5 - 10cm	5	0.5	0.5	Fair	Fair	Unsuitable	Moderate	Hedge row consisting of approximately 30 individual stems - no bylaw stems above grade - no major weaknesses visible at stem union, ivy covered trunk.	Located within the footprint of the proposed building.	Remove	
314	3420	Yes	On	Yes	Apple	<i>Malus sp.</i>	21, 29*	5	4.7	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
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 building.	Remove
OS1	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</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"	

FAIRFIELD ROAD

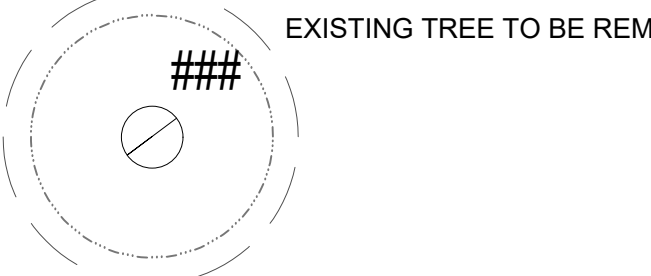


WINDMILL PALM REQUESTED TO BE TRANSPLANTED / REMOVED BY LANDSCAPE TO ALLOW FOR PLANTING OF LARGE CANOPY TREE

TREE STATUS LEGEND

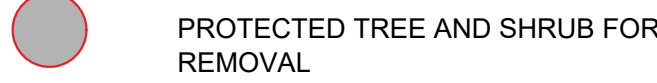


EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

- TREE PROTECTION FENCING
- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
 - TO MUNICIPAL STANDARD



PROTECTED TREE AND SHRUB FOR REMOVAL



MUNICIPAL TREE FOR REMOVAL

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, Shared, City)	Bylaw protected ? (Yes / No / City)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Condition		Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status	
					Common	Botanical				Health	Structural						
	OS2	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10-4	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 triacanthos</i>	10-5	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.	Retain	
	OS4	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5, 5, 5-10	5	1.4	1	Good	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	
	OS5	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	8, 8, 10, 4-	5	2.5	1	Good	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	Cherry	<i>Prunus</i> sp.	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 'smaragd'</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	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 form at 5m above grade.	Project arborist to supervise all excavation required within the crz. Possible for retention or transplanted elsewhere.	Retain	
	3422	No	On	No	Windmill palm	<i>Trachycarpus fortunei</i>	29	4	3.0	2	Good	Fair	Unsuitable	Good	Crown raised approx. 50%	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain"

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



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

OWNER/CLIENT:

ARYZE DEVELOPMENTS

PROJECT ADDRESS:

1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: TYLER YESTAL

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
5	ISSUED FOR RZ/ DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/ DP RESUBMISSION	2023/08/18
7	25% BUILDING PERMIT	2023/10/10
8	ISSUED FOR BP COORDINATION	2023/11/24
9	DP/RZ REV 4	2024/01/12

SEAL

NORTH ARROW



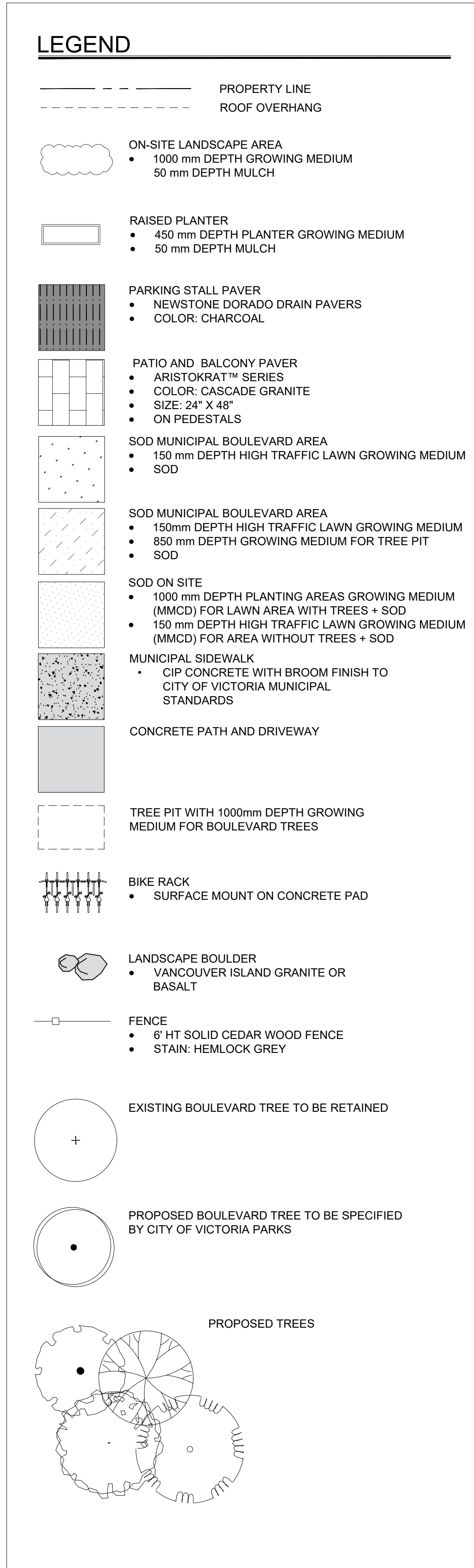
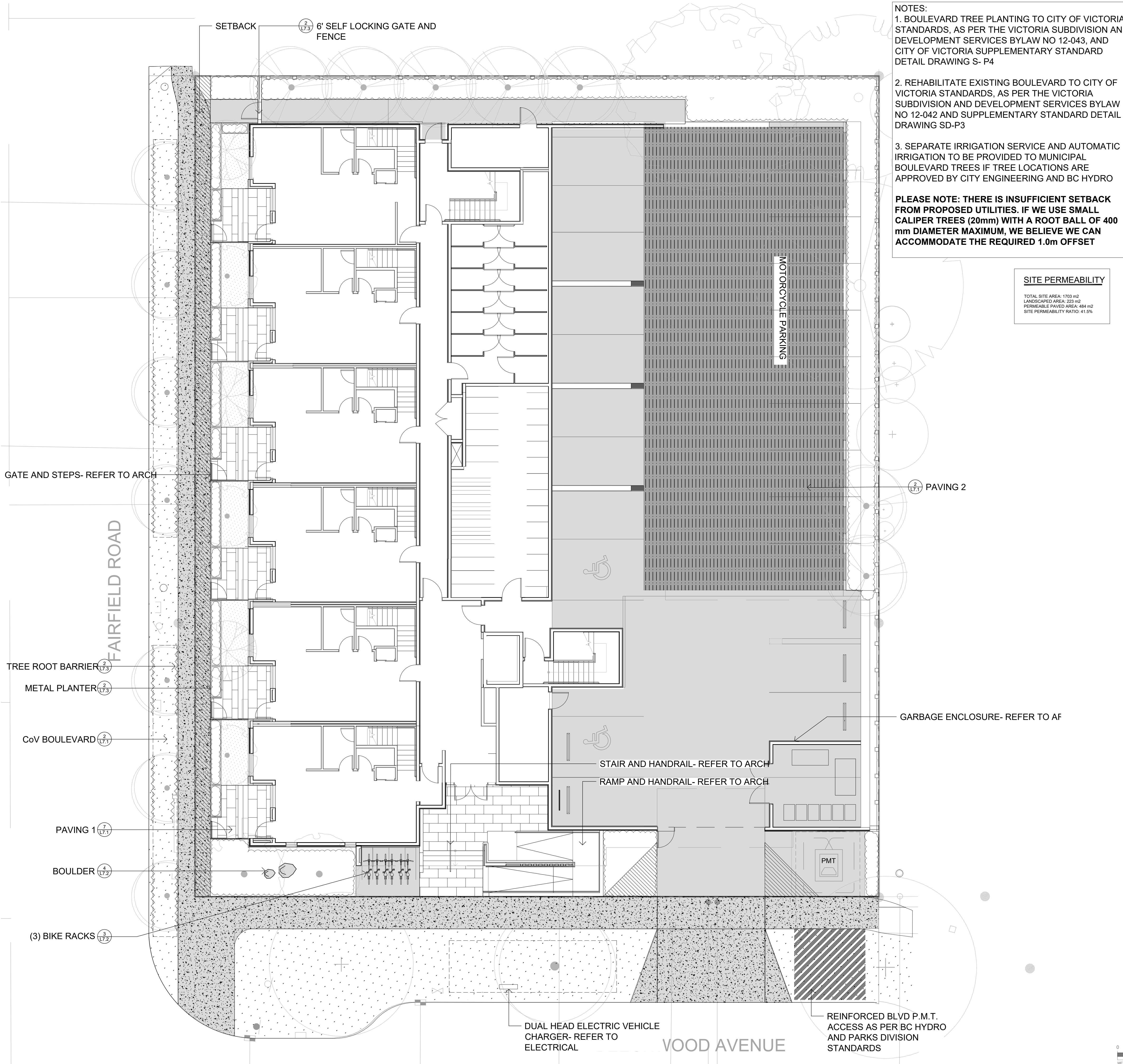
DRAWING TITLE:

TREE REMOVAL &
PROTECTION PLAN

DWG NO:

SCALE: 1:150

L0.1



1608 Camosun Street, Victoria BC V8T 3E6
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SEAL

NORTH ARROW

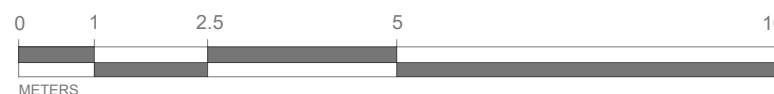


DRAWING TITLE:
LANDSCAPE SITE PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

L1.1





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DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **TYLER YESTAL**

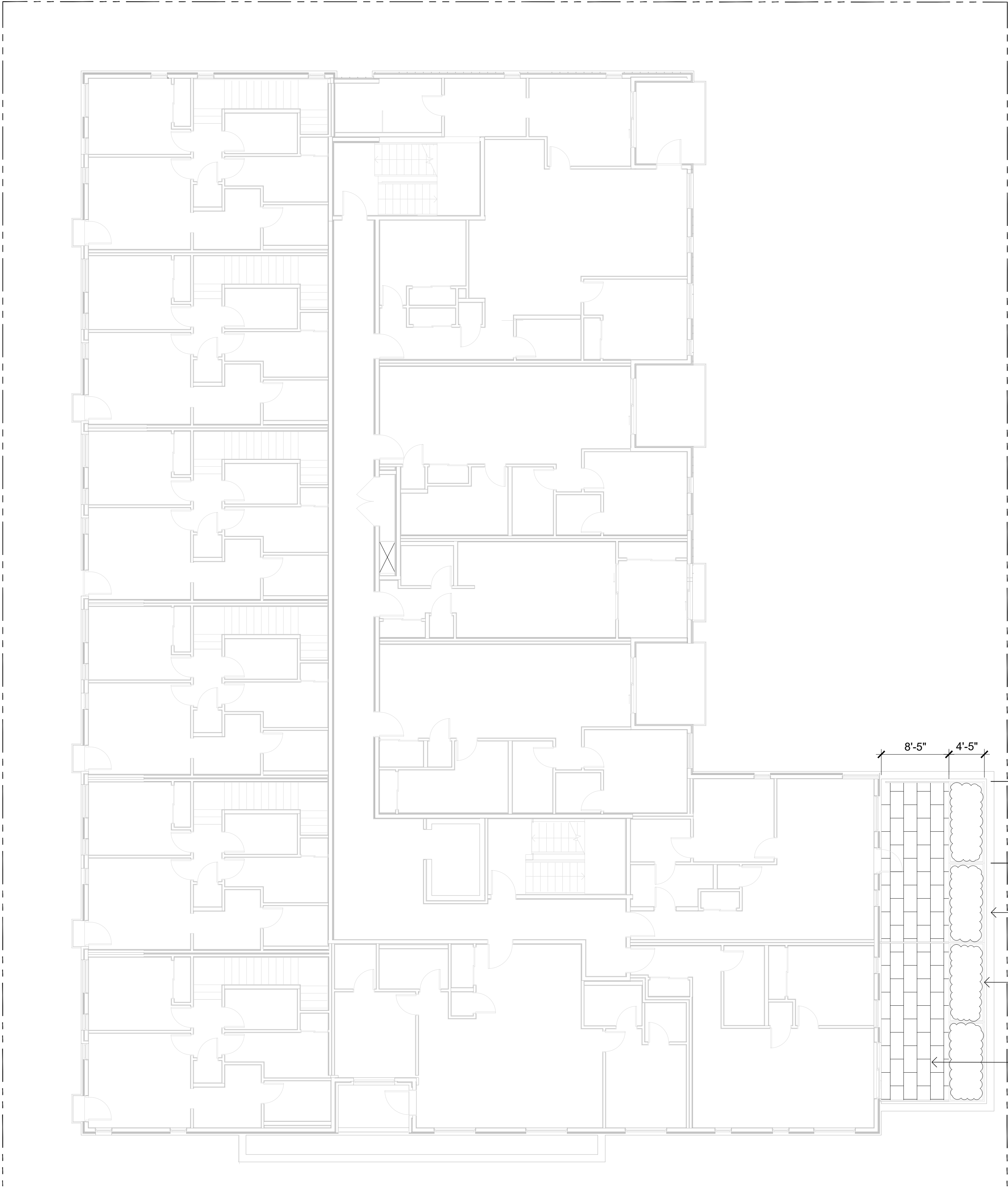
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SEAL

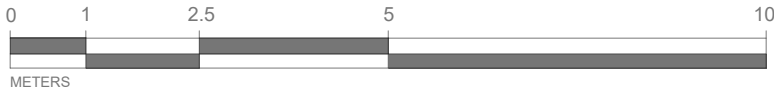


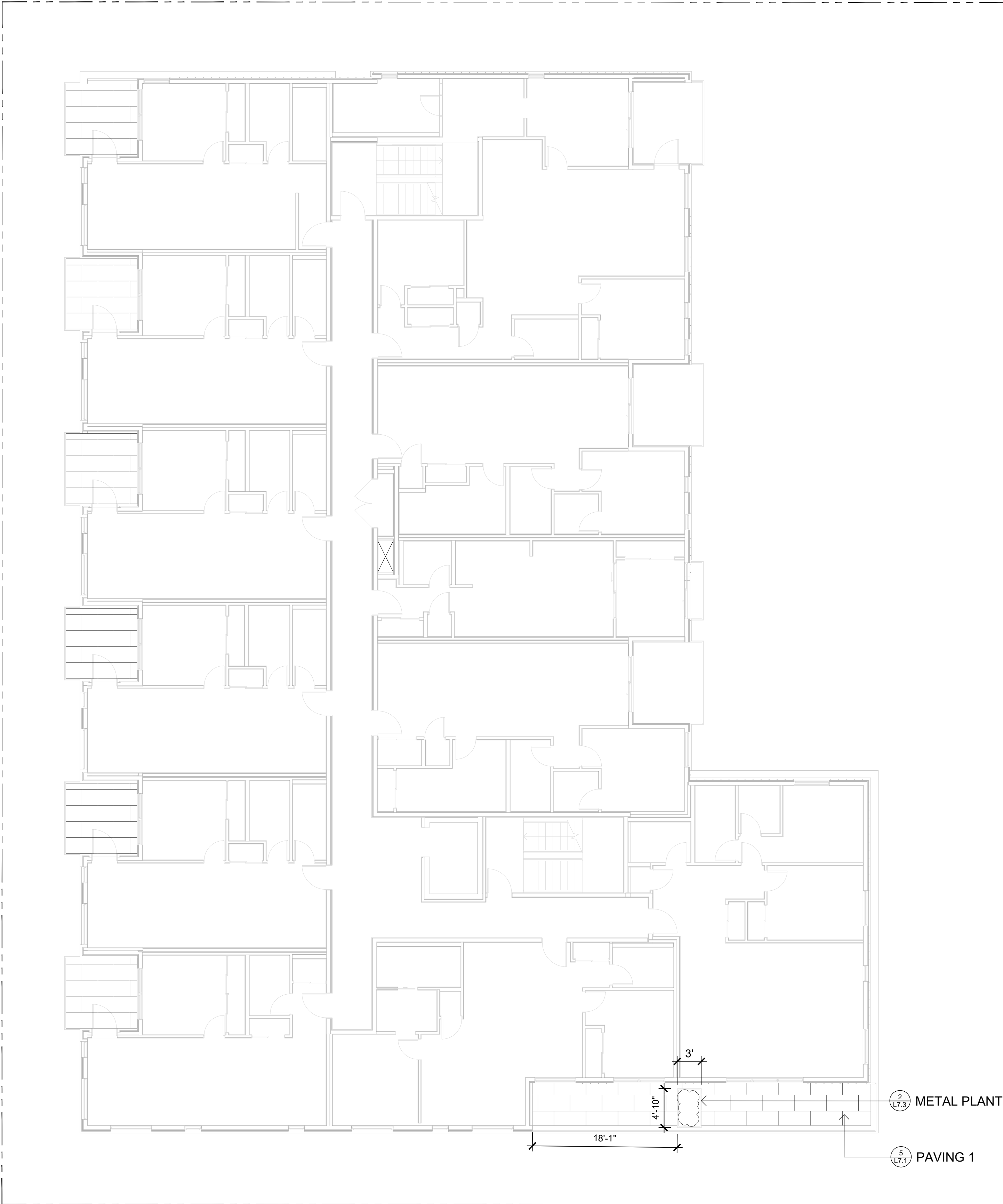
DRAWING TITLE:
**LANDSCAPE MATERIALS
AND LAYOUT PLAN
LEVELS 2, 3, & 4**

DWG NO:
L1.2
SCALE: **AS NOTED**

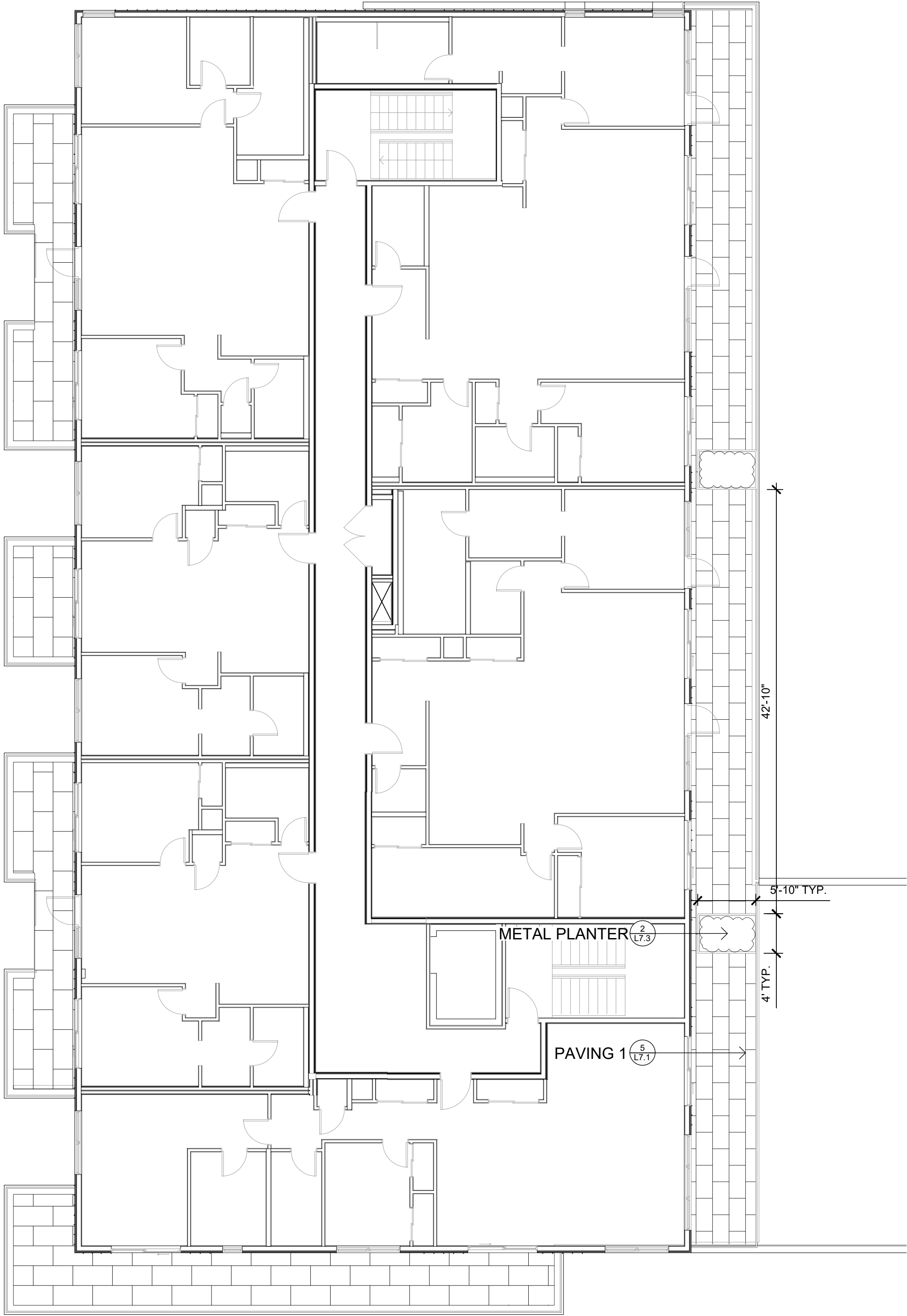


1 LEVEL 2 BALCONY & PLANTER
L2 1:100

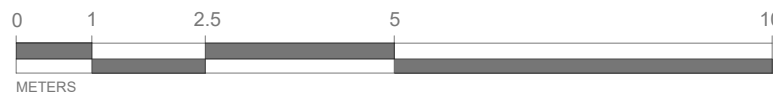




1 LEVEL 3 BALCONY & PLANTER
L1.3 1:100



2 LEVEL 4 BALCONY & PLANTER
L1.3 1:100



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9	DP/RZ REV 4	2024/01/12

SEAL

NORTH ARROW

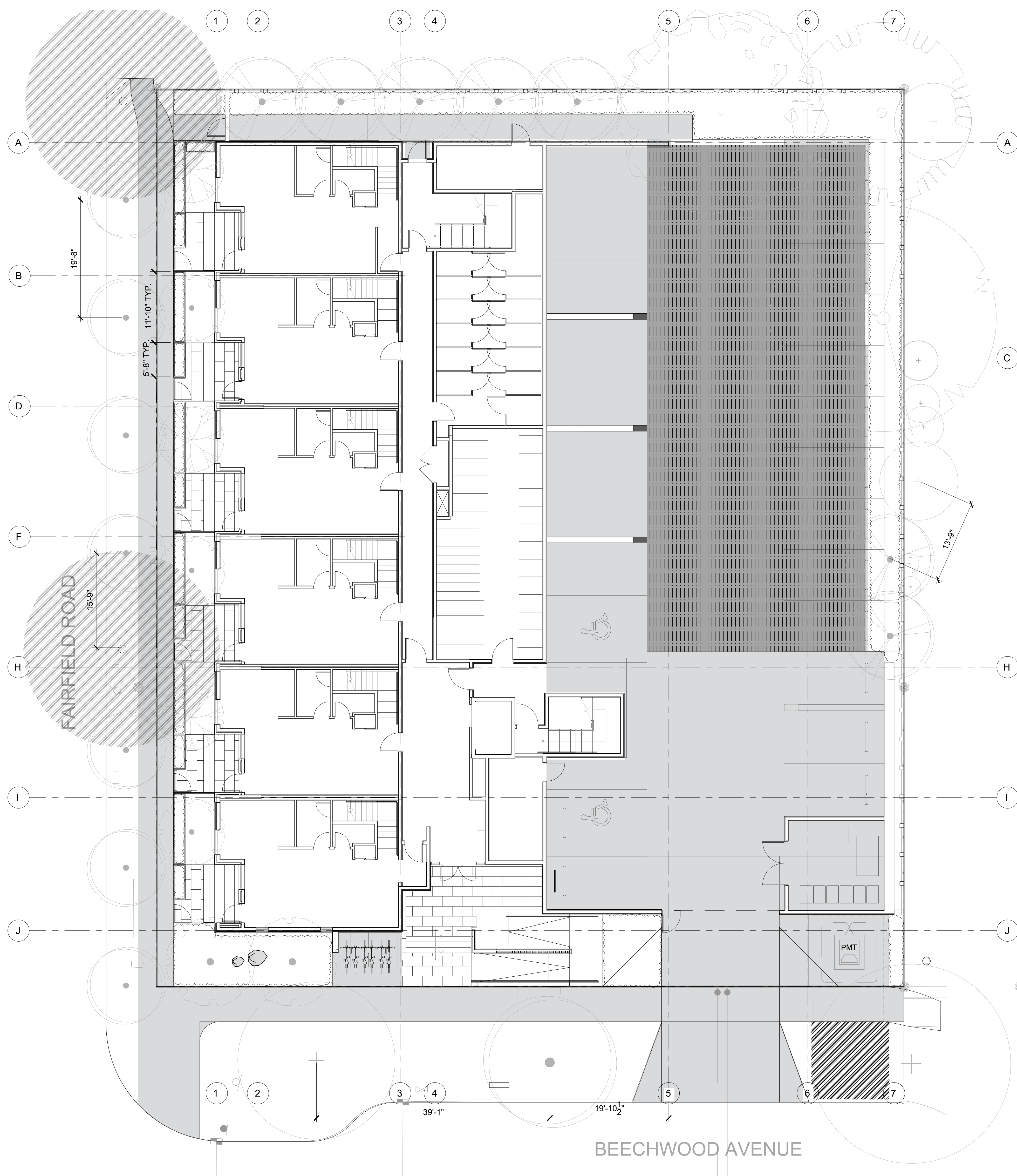


DRAWING TITLE:
**LANDSCAPE MATERIALS
AND LAYOUT PLAN
LEVELS 2, 3, & 4**

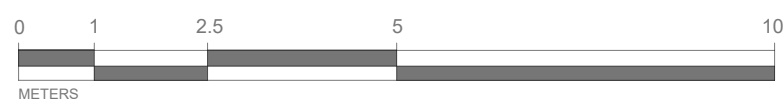
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SCALE: AS NOTED

L1.2



- LAYOUT PLAN NOTES
1. ALL DIMENSIONS ARE NOMINAL
 2. REFER TO GRADING PLAN FOR ELEVATIONS
 3. ALL SITE FURNISHINGS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



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SEAL

NORTH ARROW



DRAWING TITLE:
LAYOUT PLAN

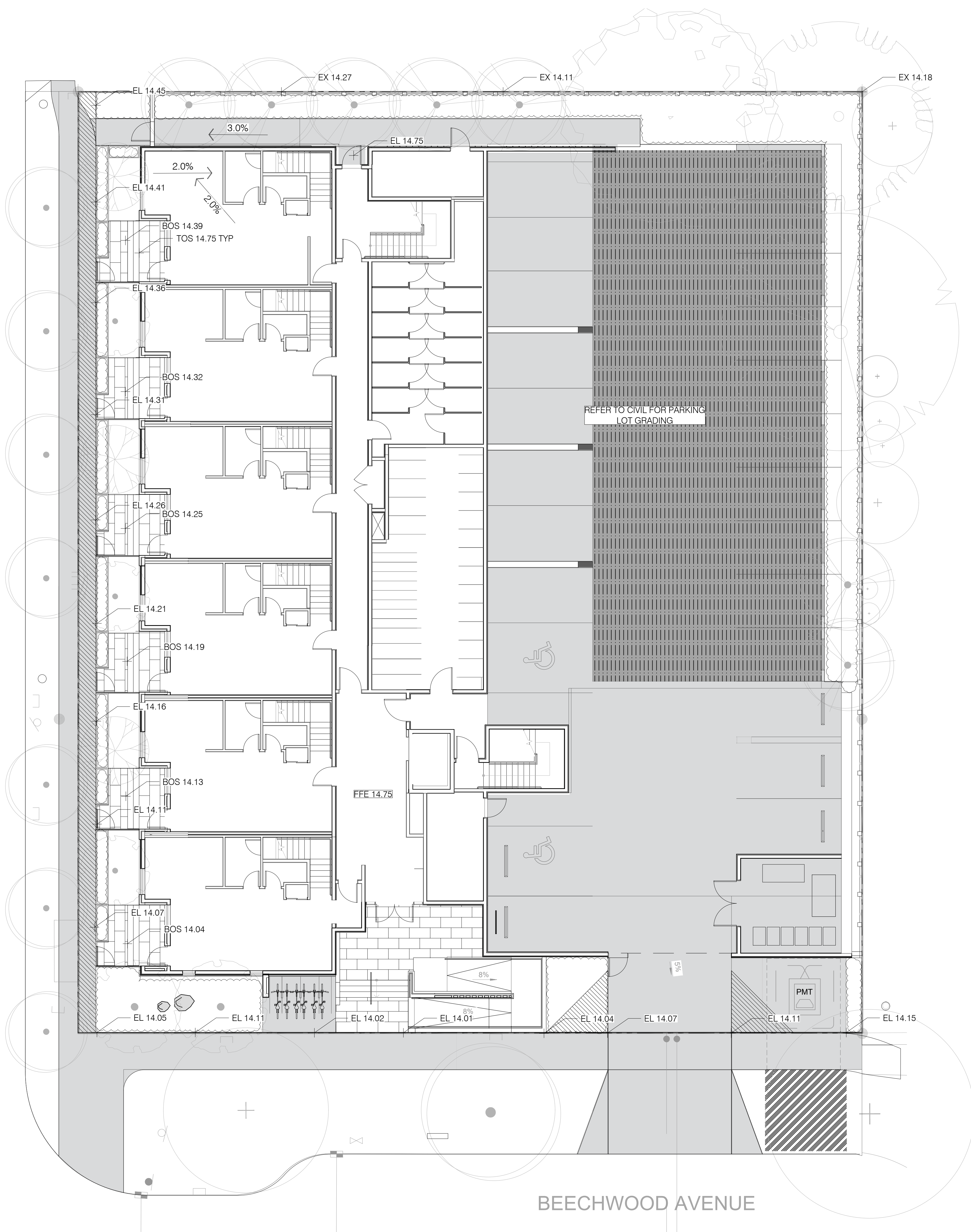
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L2.1

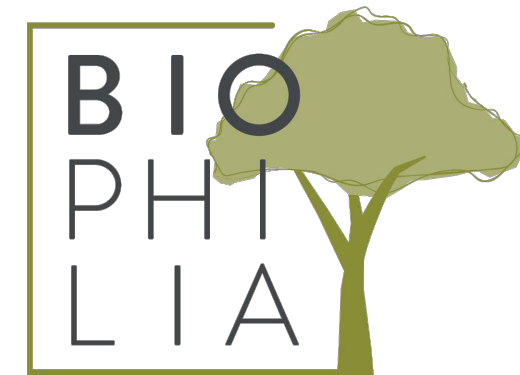
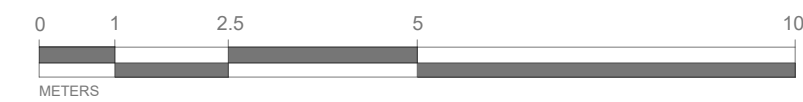
FAIRFIELD ROAD

BEECHWOOD AVENUE



GRADING PLAN NOTES

1. ALL ELEVATIONS ARE NOMINAL. CONTRACTOR TO VERIFY SPOT ELEVATION PRIOR THE START OF CONSTRUCTION.
2. ALL ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
3. REFER TO CIVIL FOR ALL OFFSITE AND PARKING LOT GRADING.
4. REFER TO ARCH FOR ONSITE PATIO GRADING.



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: TYLER YESTAL

NO.	ISSUE	YYMMDD
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6	ISSUED FOR RZ/ DP RESUBMISSION	2023/08/18
7	25% BUILDING PERMIT	2023/10/10
8	ISSUED FOR BP COORDINATION	2023/11/24
9	DPIRZ REV 4	2024/01/12

SEAL

NORTH ARROW



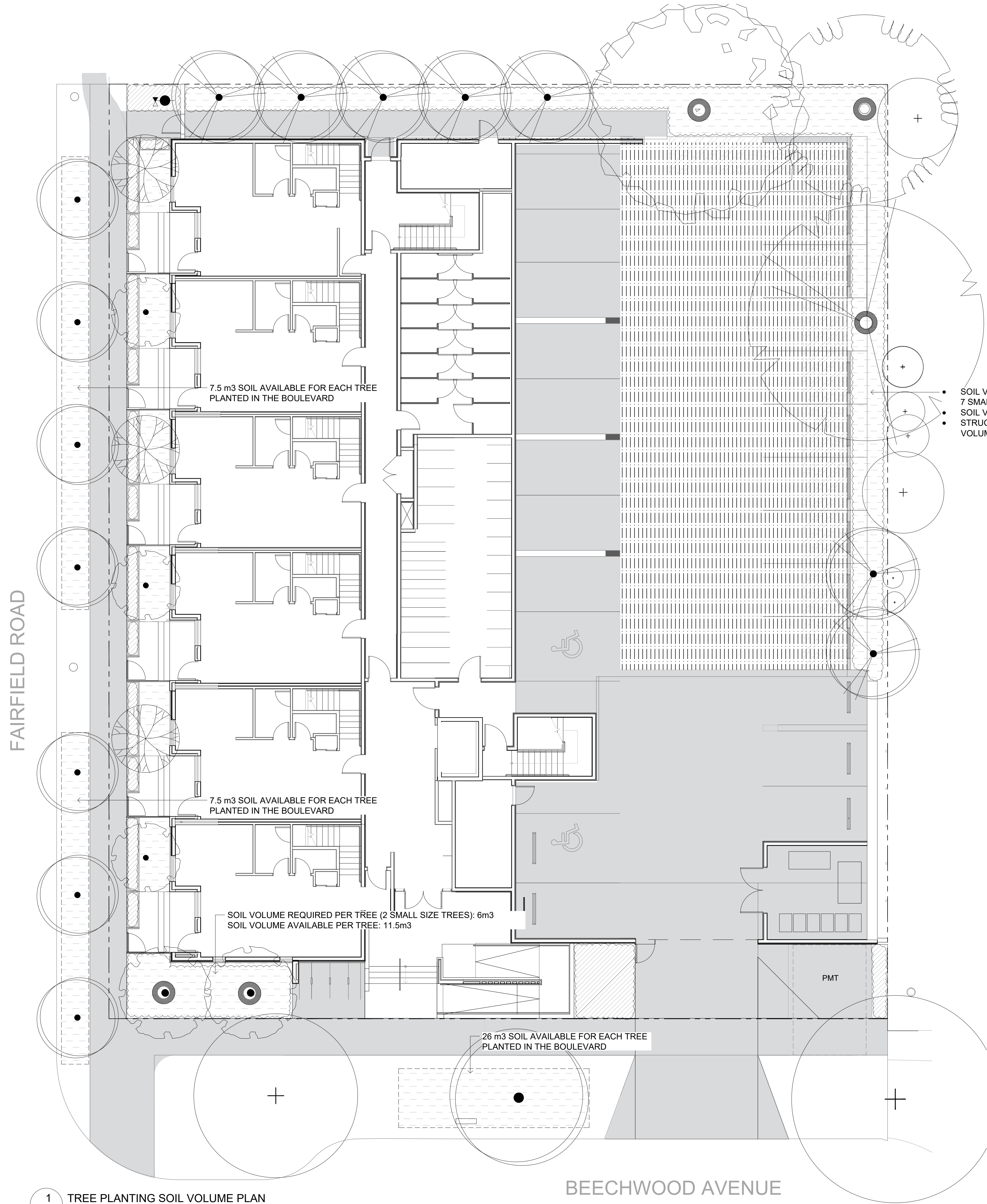
DRAWING TITLE:

GRADING PLAN

DWG NO:

L3.1

SCALE: 1:100



LEGEND

- 1:1 DESIGNATED REPLACEMENT TREE
- 2:1 DESIGNATED REPLACEMENT TREE
- 1.0m DEPTH SOIL IN PLANTING BED
- 0.60m DEPTH SOIL
- 1.0m DEPTH STRUCTURAL SOIL UNDER HARDSCAPE
- TREE PIT WITH 1.0m DEPTH GROWING MEDIUM FOR BOULEVARD TREES

NOTE:
- ALL UPPER LEVELS TO RECEIVE 600mm SOIL DEPTH IN METAL PLANTERS

- SOIL VOLUME REQUIRED PER TREE (2 LARGE SIZE TREES, 1 MEDIUM SIZE TREE, 7 SMALL SIZE TREES): 117 m³
- SOIL VOLUME IN PLANTING BED: 102 m³
- STRUCTURAL SOIL VOLUME COVERAGE AREA: 75m² (COUNTS 20% OF SOIL VOLUME 15 m³)



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SEAL

NORTH ARROW

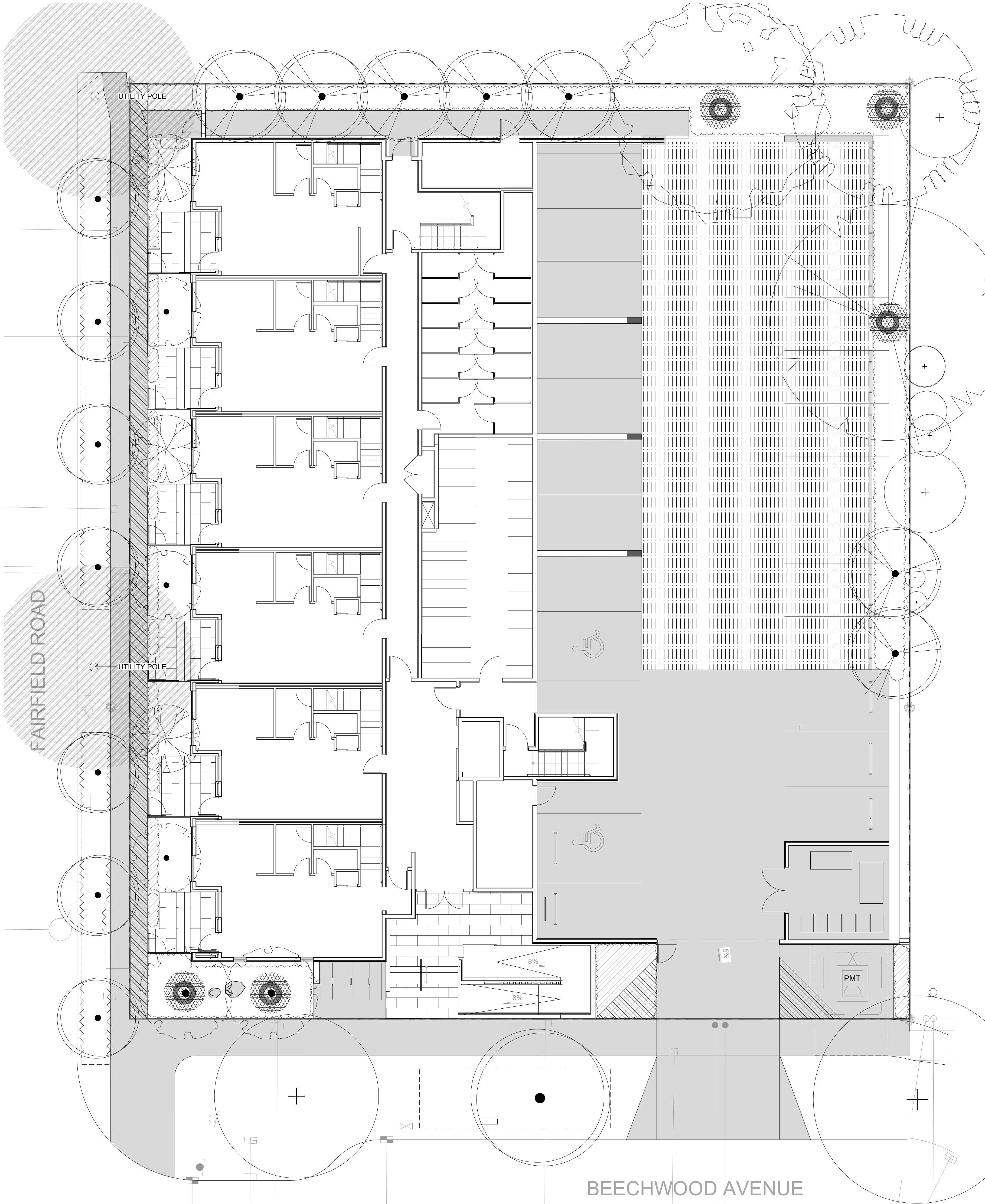


DRAWING TITLE:
SOIL VOLUME PLAN

DWG NO:

SCALE: AS NOTED

L4.1



LEGEND

0/A

5/A

OVERHEAD POWER LINE

ROOT BARRIER

1:1 DESIGNATED REPLACEMENT TREE

2:1 DESIGNATED REPLACEMENT TREE

TREE PIT WITH 1.0 m DEPTH GROWING MEDIUM FOR BOULEVARD TREES

TREE PLANTING RESTRICTIONS

5.0 m OFFSET FROM HYDRO OR LIGHT POLE

1.0 m OFFSET AREA

5632657157

TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native
5		Acer griseum	Paperbark Maple	B&B	6 cm	>2 m	
1		Fraxinus americana 'Autumn Applause'	Autumn Applause white ash	B&B	6 cm	>2 m	
1		Liriodendron tulipifera	Tulip tree	B&B	6 cm	>2 m	
7		Parrotia persica 'Ruby Vase'	Ruby Vase Parrotia	B&B	6 cm	>2 m	
3		Styrax japonicus	Japanese snowbell	B&B	6 cm	>2 m	
1		Quercus palustris	Pin Oak	B&B	6 cm	>2 m	
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.							

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	4
MUNICIPAL TREES	3	2	1	1		8
NEIGHBORING TREES, BYLAW PROTECTED	0	0	0	0		0
REPLACEMENT TREES TO BE PLANTED ON SITE	4					
REPLACEMENT TREE SHORTFALL	3					
TOTAL PROPOSED TREES ON SITE (REPLACEMENT (ACTUAL) + OTHER)	18					

ACTUAL NUMBER : 5
2 x LARGE TREE (1:1)
1 x MEDIUM TREE (1:1)
2 x SMALL TREE (2:1)

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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SEAL

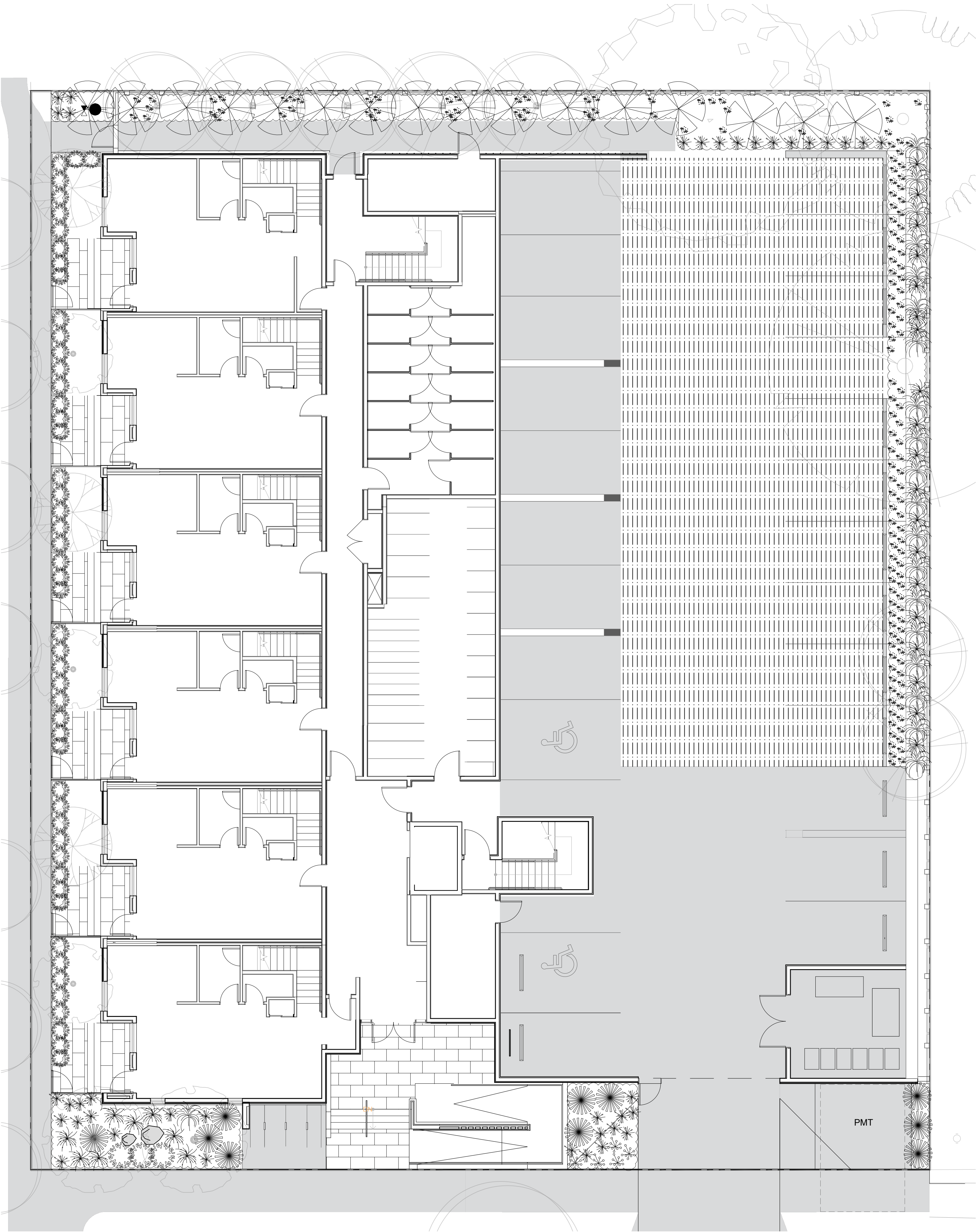
NORTH ARROW

DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

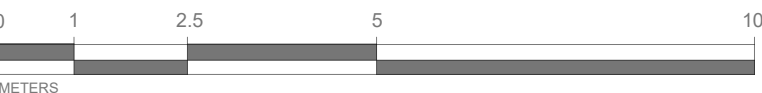
SCALE: 1:100

L4.2



PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
12		Armeria maritima 'Alba'	White-flowered Thrift	10cm		y
60		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.						

- PLANTING PLAN NOTES
- ALL PLANT MATERIAL TO BCSLA STANDARDS.
 - THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
 - CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
 - ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
 - ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS.
 - REFER TO CIVIL AND MECHANICAL FOR DRAINS.
 - ALL ONSITE AND OFF-SITE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION TO BE SUPPLIED BY CONTRACTOR
 - PLANTING AROUND EXISTING CRITICAL TREE ROOT ZONES TO BE INSTALLED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



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SEAL

NORTH ARROW

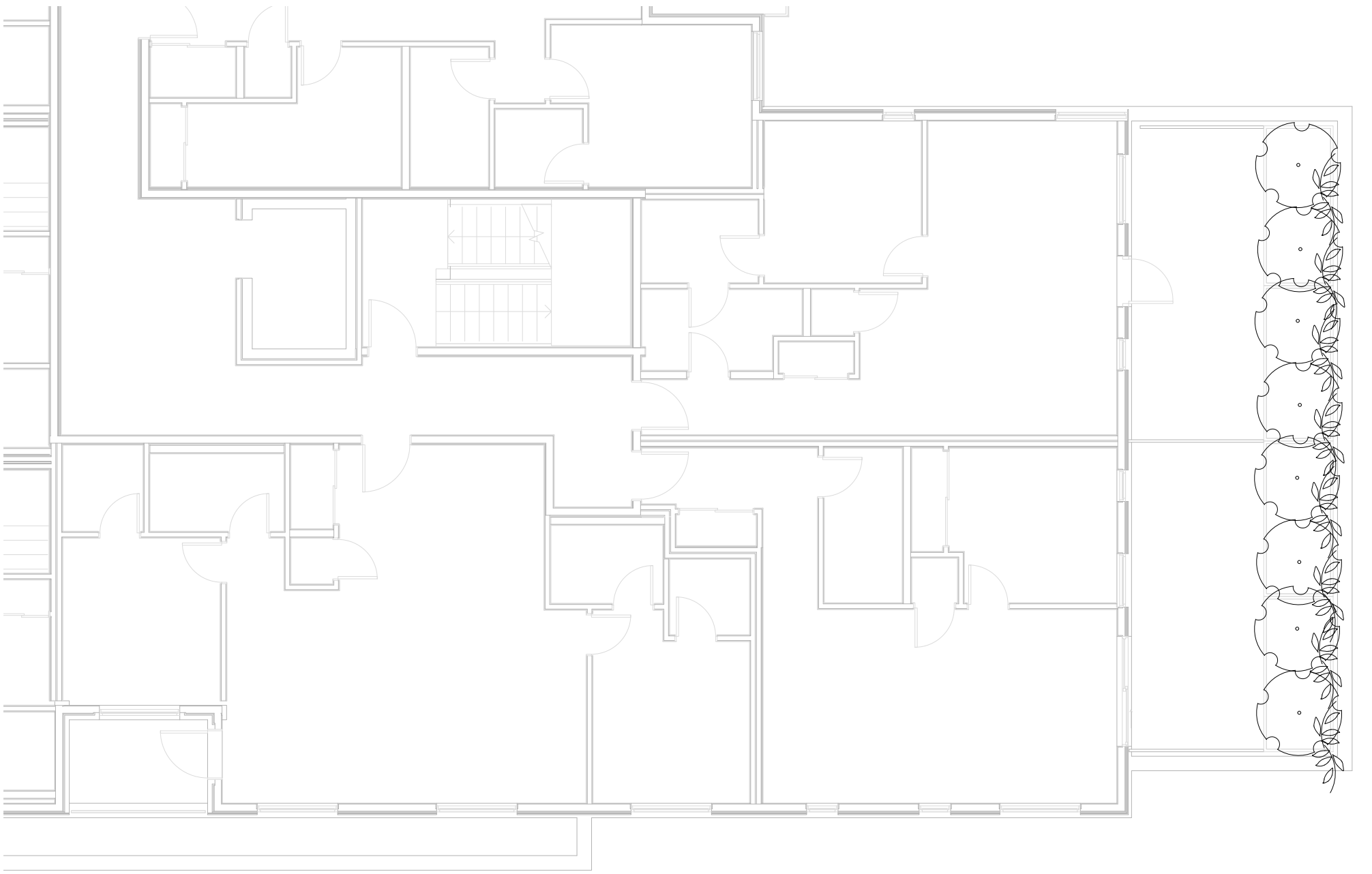


DRAWING TITLE:
SHRUB PLANTING PLAN
LEVEL 1

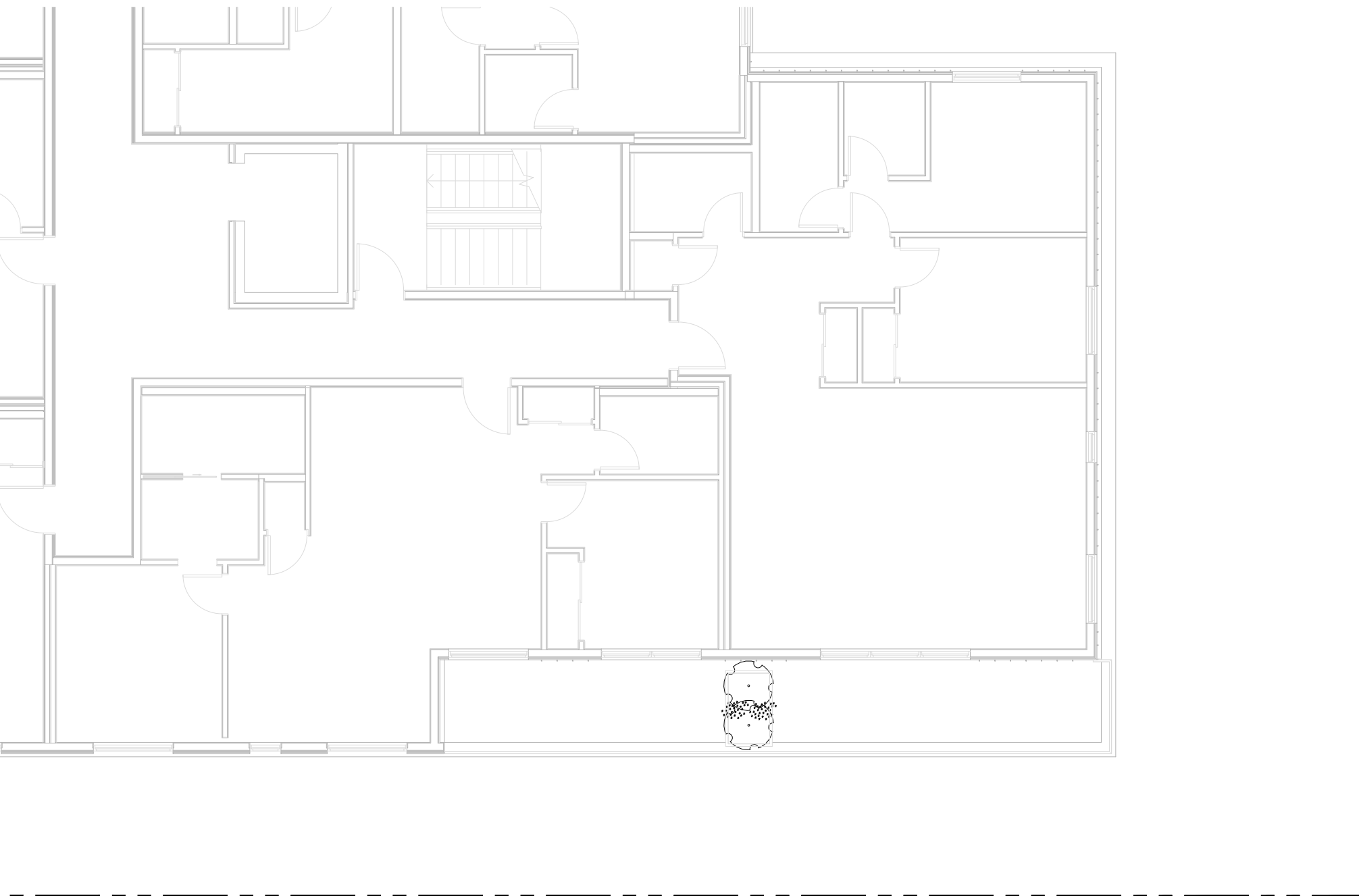
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L4.3

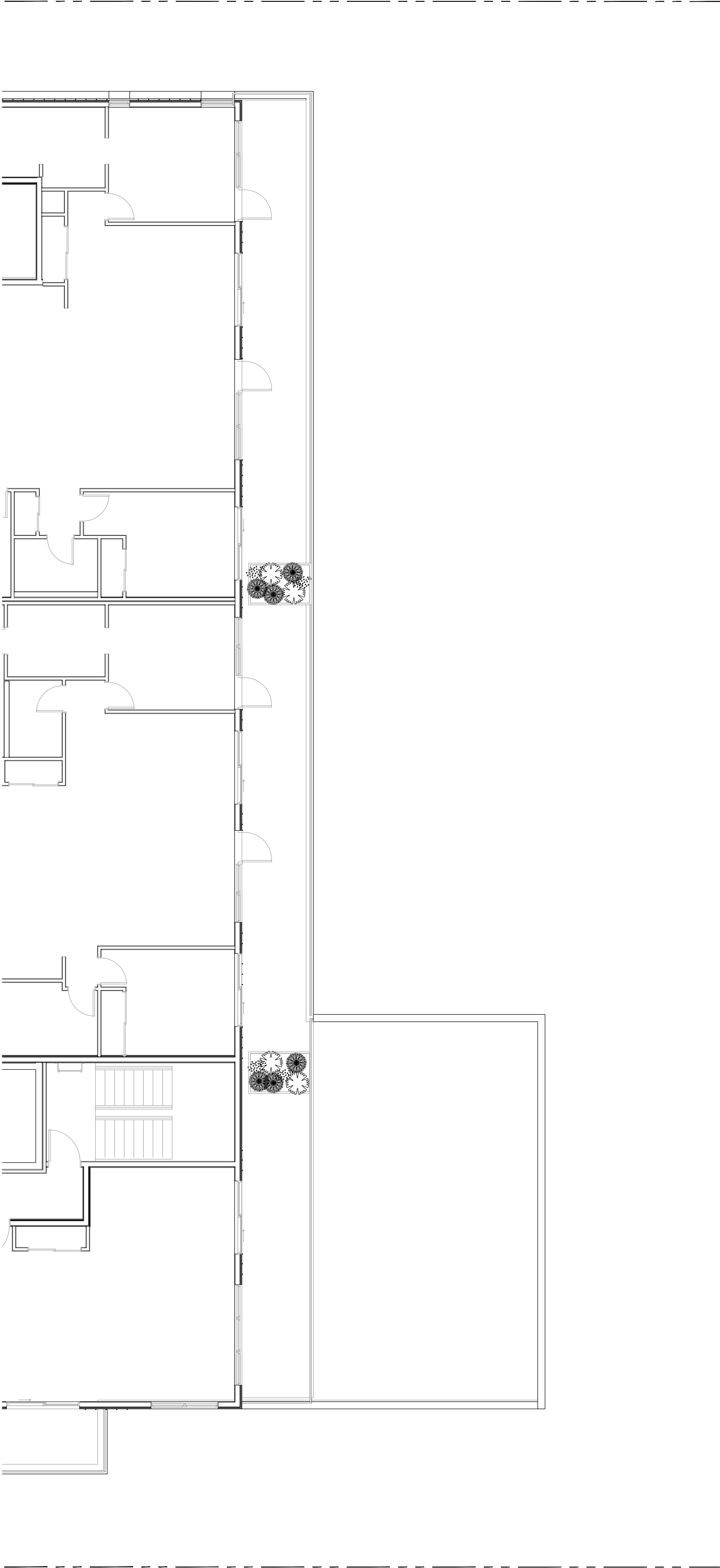
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1 LEVEL TWO PLANTING PLAN
L6 1:100



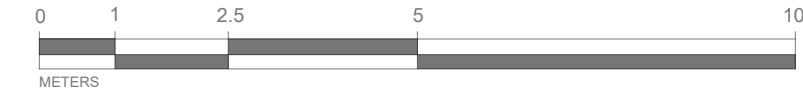
2 LEVEL THREE PLANTING PLAN
L6 1:100



3 LEVEL FOUR PLANTING 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		Choisya ternata	Mexican Orange Blossom	#3		y
6		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
4		Rhododendron x	Bloom-A-Thon® White Reblooming Azalea	#1		y
8		Parthenocussus quinquefolia	Virginia Creeper	#2		
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 - REFER TO CIVIL AND MECHANICAL FOR DRAINS.
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 - PLANTING AROUND EXISTING CRITICAL TREE ROOT ZONES TO BE INSTALLED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



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SEAL

NORTH ARROW



DRAWING TITLE:
SHRUB PLANTING PLAN
LEVELS 2, 3, & 4

DWG NO:

SCALE: AS NOTED

L4.4

FAIRFIELD ROAD

BEECHWOOD AVENUE

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	WAC Landscape Lighting 5111 LED Accent Mini Landscape Spotlight Order code: 5111, Aluminum Alloy, (BK) Black on Aluminum, Mounting Stake Lamp: 5111 Integrated LED, 18W/23VA, 2700K, Beamspread: Narrow Accessories: Additional Mounting Stake	3	



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NORTH ARROW

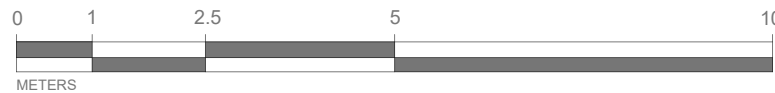


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LANDSCAPE LIGHTING PLAN
LEVEL 1

DWG NO:

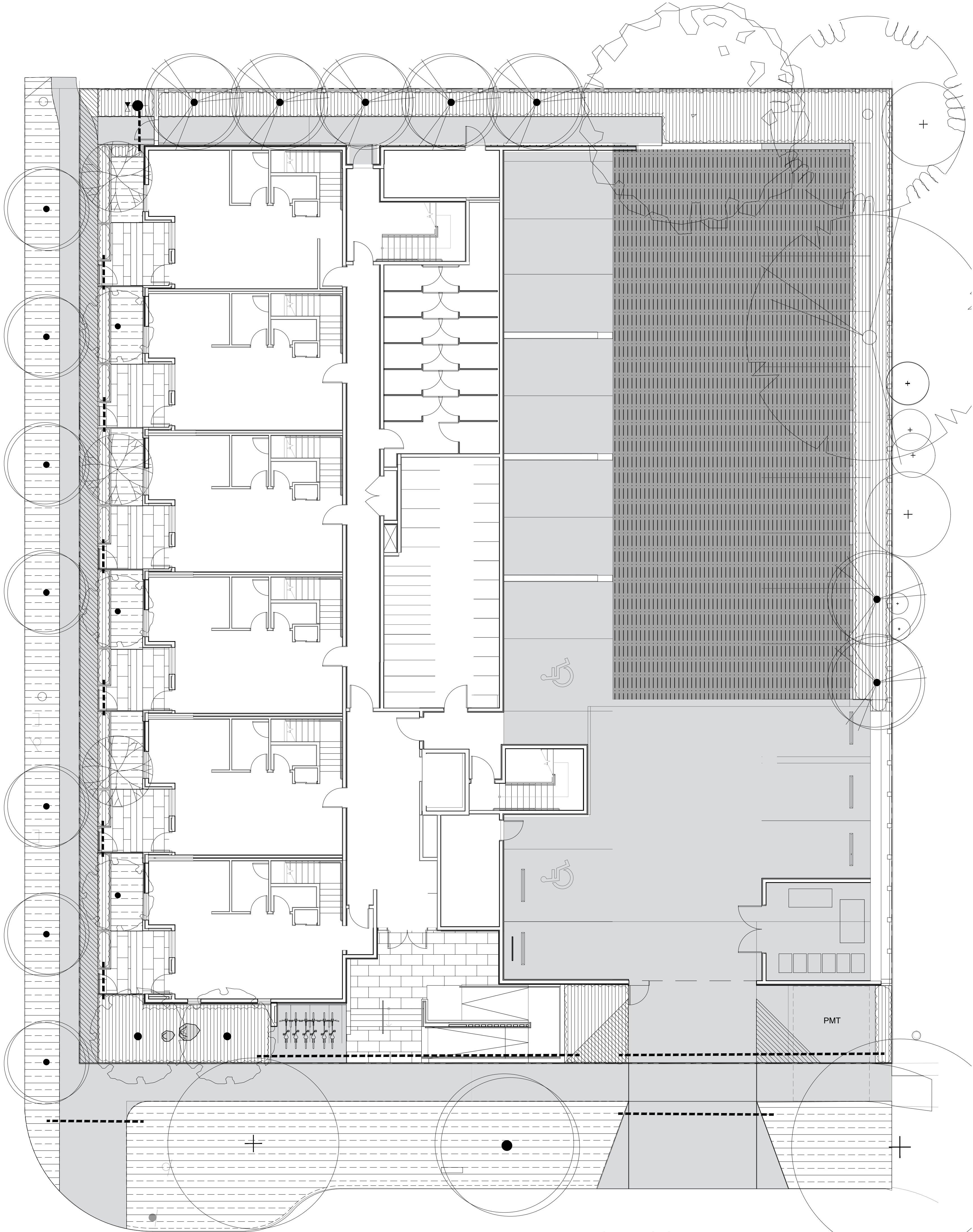
L1.1

SCALE: 1:100



FAIRFIELD ROAD

BEECHWOOD AVENUE



LEGEND

- PIPE SLEEVE: PVC SCHEDULE 40 TWICE THE SIZE OF THE INTERIOR PIPE OF MIN. 50MM DIA.
- HOSE BIB
- SHUT OFF VALVE
- 2" PVC POINT OF CONNECTION
- AREA TO RECEIVE DRIPLINE- RAIN BIRD XFS-CV-09-12 SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY .3 BAR CHECK VALVE. 3.41 LPH EMITTERS AT 30CM O.C. DRIPLINE LATERALS SPACED AT 30CM APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS
- TREES IN THIS AREA TO RECEIVE IRRIGATION

NOTES

- IRRIGATION PLANS TO BE SUBMITTED A BUILDING PERMIT SUBMISSION.
- OFFSITE TREES TO BE IRRIGATED BY SEPARATE IRRIGATION SYSTEM.
- ALL OFFSITE IRRIGATION TO FOLLOW THE CITY OF VICTORIA STANDARDS
- IRRIGATION DRIPLINE TO BE INSTALLED SUB-SURFACE AND SLEEVED UNDER METAL PLANTERS
- REFER TO MECHANICAL FOR HOSEBIB LOCATIONS



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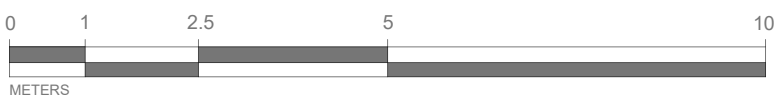


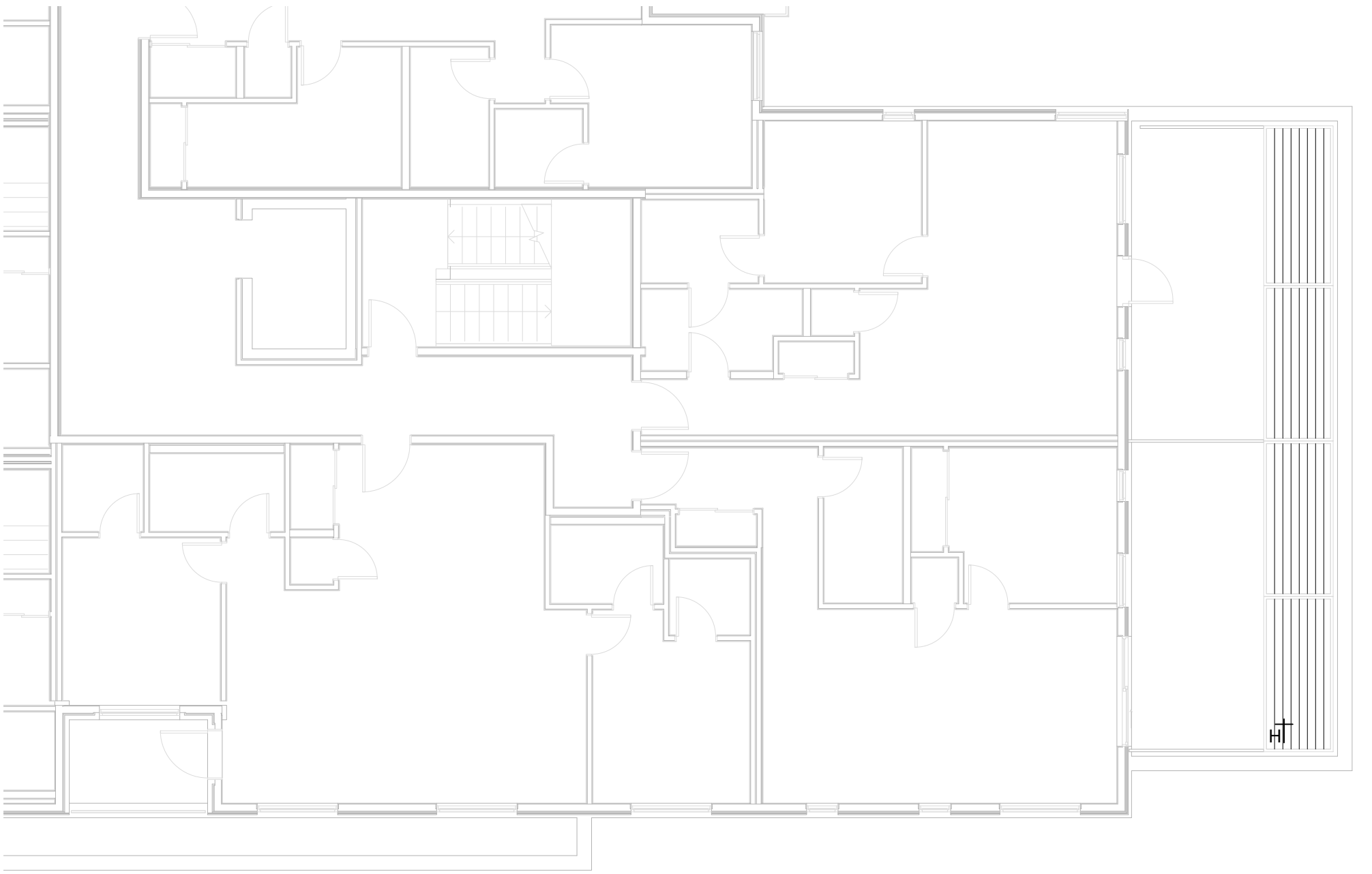
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**IRRIGATED AREAS PLAN
LEVEL 1**

DWG NO:

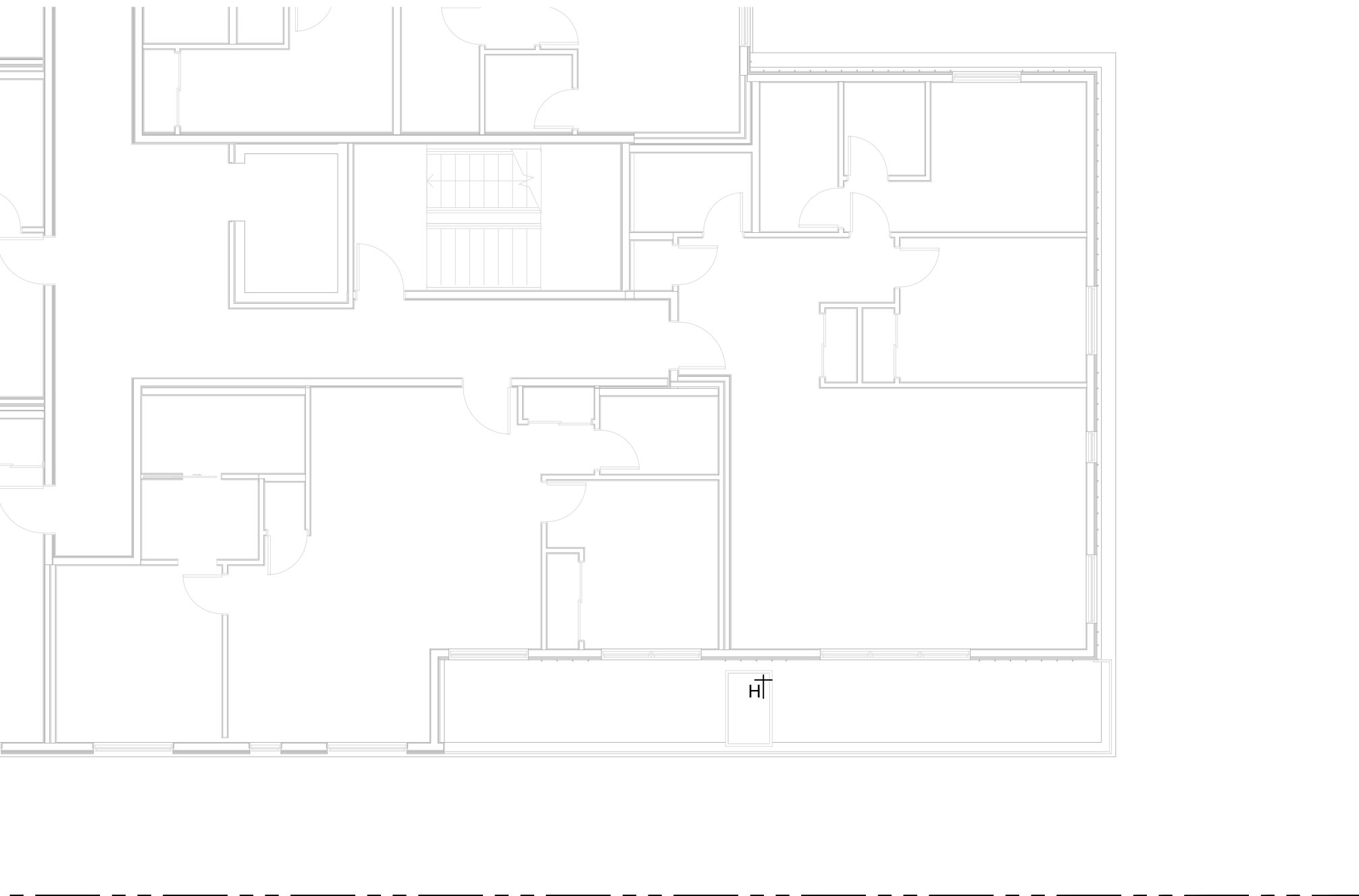
L6.1

SCALE: 1:100

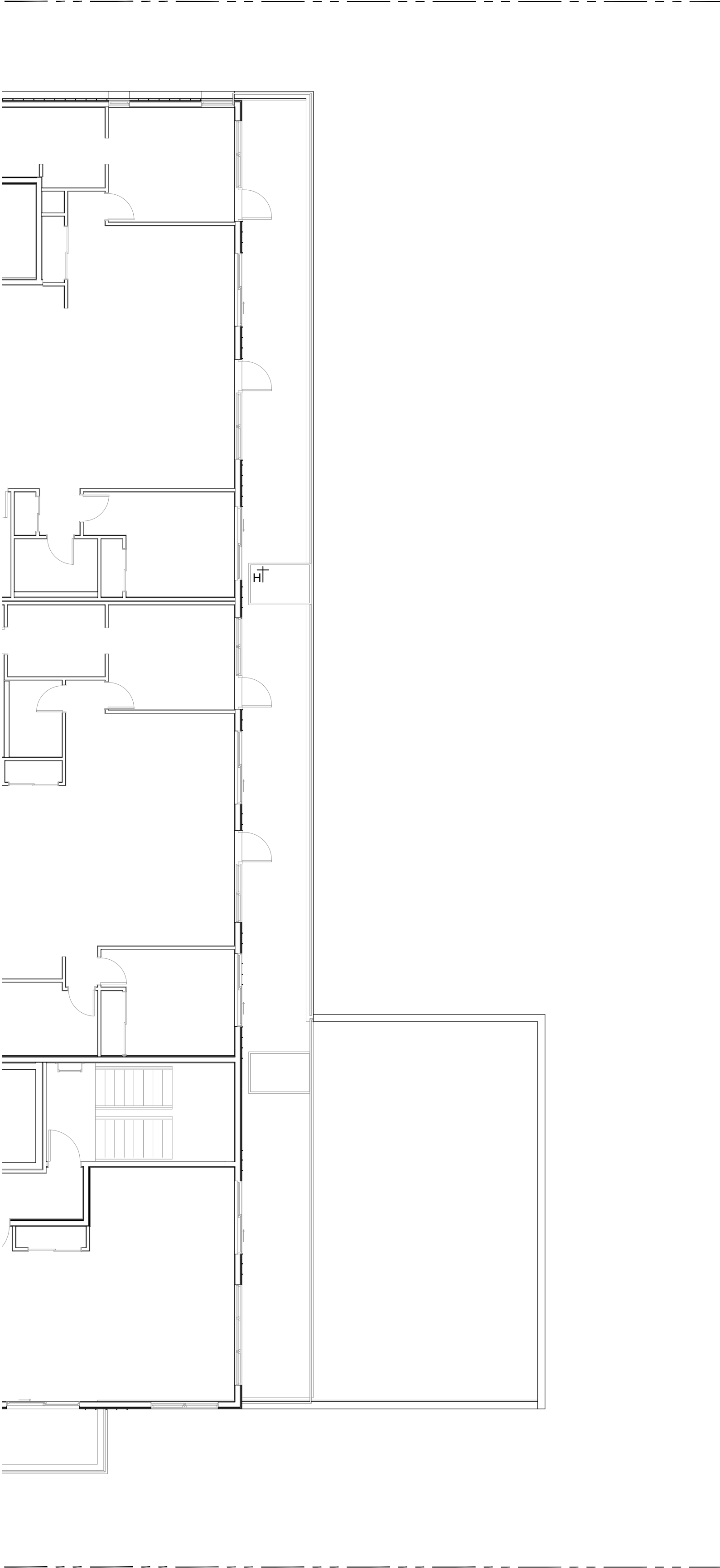




1 LEVEL TWO IRRIGATION PLAN
L6.2 1:100



2 LEVEL THREE IRRIGATION PLAN
L6.2 1:100



3 LEVEL FOUR IRRIGATION PLAN
L6.2 1:100

LEGEND

----- PIPE SLEEVE: PVC SCHEDULE 40 TWICE THE SIZE OF THE INTERIOR PIPE OF MIN. 50MM DIA.

HOSE BIB

SHUT OFF VALVE

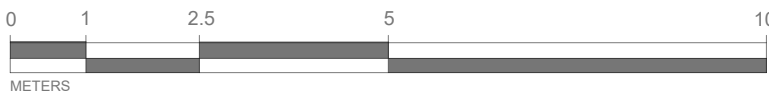
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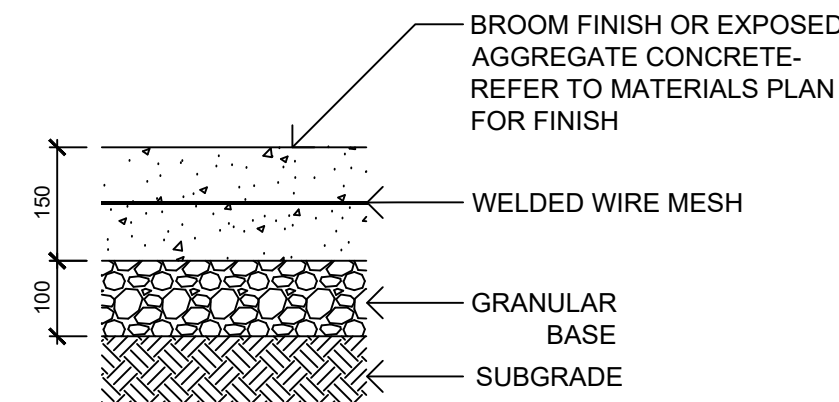


DRAWING TITLE:
IRRIGATED AREAS PLAN
LEVELS 2, 3, & 4

DWG NO:

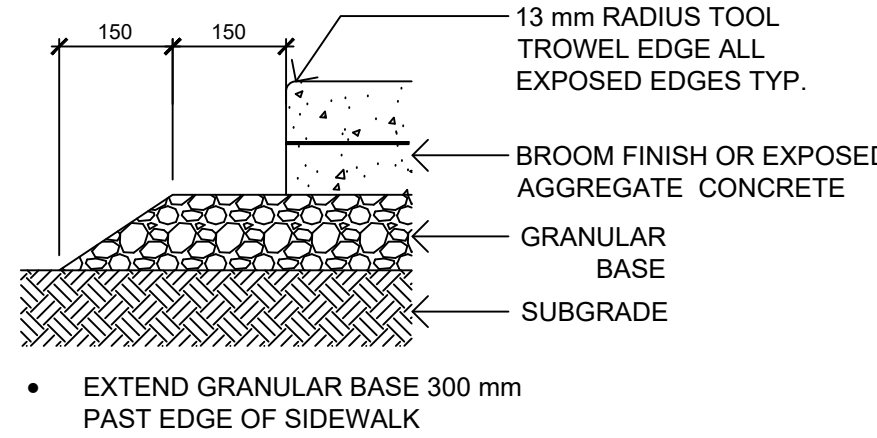
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L6.2



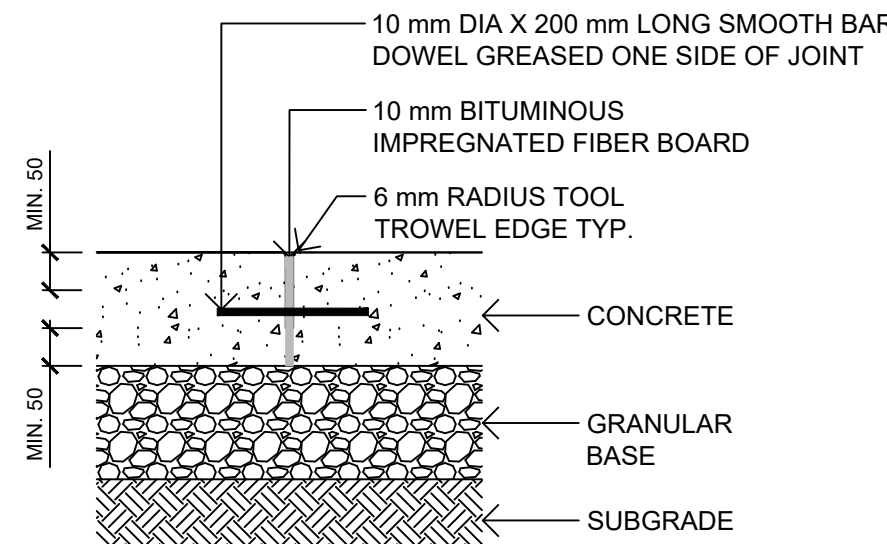
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS
- WELDED WIRE REINFORCEMENT MESH TO BE 6 X 6 X W2.9 X W2.9 (152 x 152 MW18.7/18.7) AND TO BE INSTALLED PER NRC NBC AND CAC STANDARDS
- MIN 50 mm COVER ABOVE AND BELOW MESH.

1 CIP CONCRETE
1:10



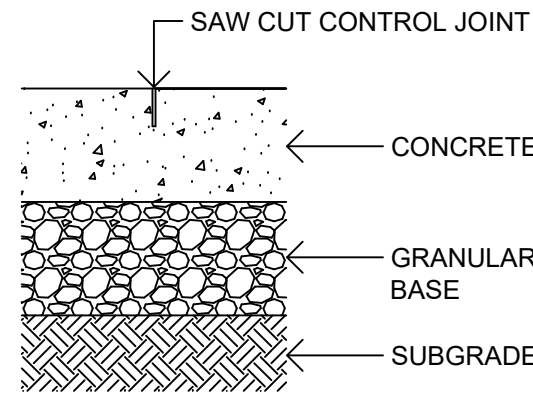
- EXTEND GRANULAR BASE 300 mm PAST EDGE OF SIDEWALK

2 CONCRETE EDGE
1:10



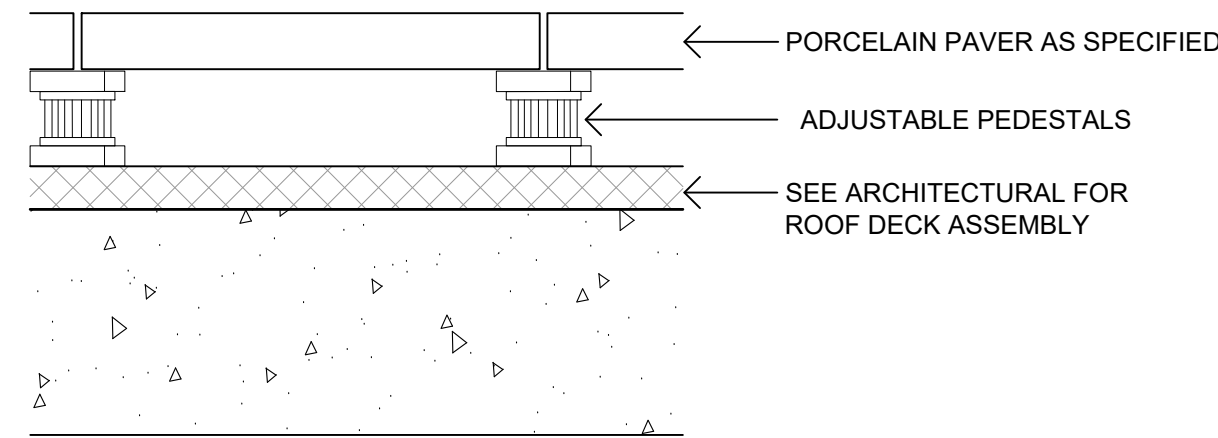
- BAR DOWELS @ 450 mm O.C. AND STARTING 300 mm FROM OUTSIDE EDGE OF CONCRETE - CENTER IN CONCRETE SLAB (MIN. 50 mm COVER)
- ISOLATION JOINT MAXIMUM SPACING 9.0 m
- JOINTING AS PER LAYOUT PLAN AND AT ALL ABUTTING CONCRETE STRUCTURES

3 CONCRETE EXPANSION JOINT
1:10



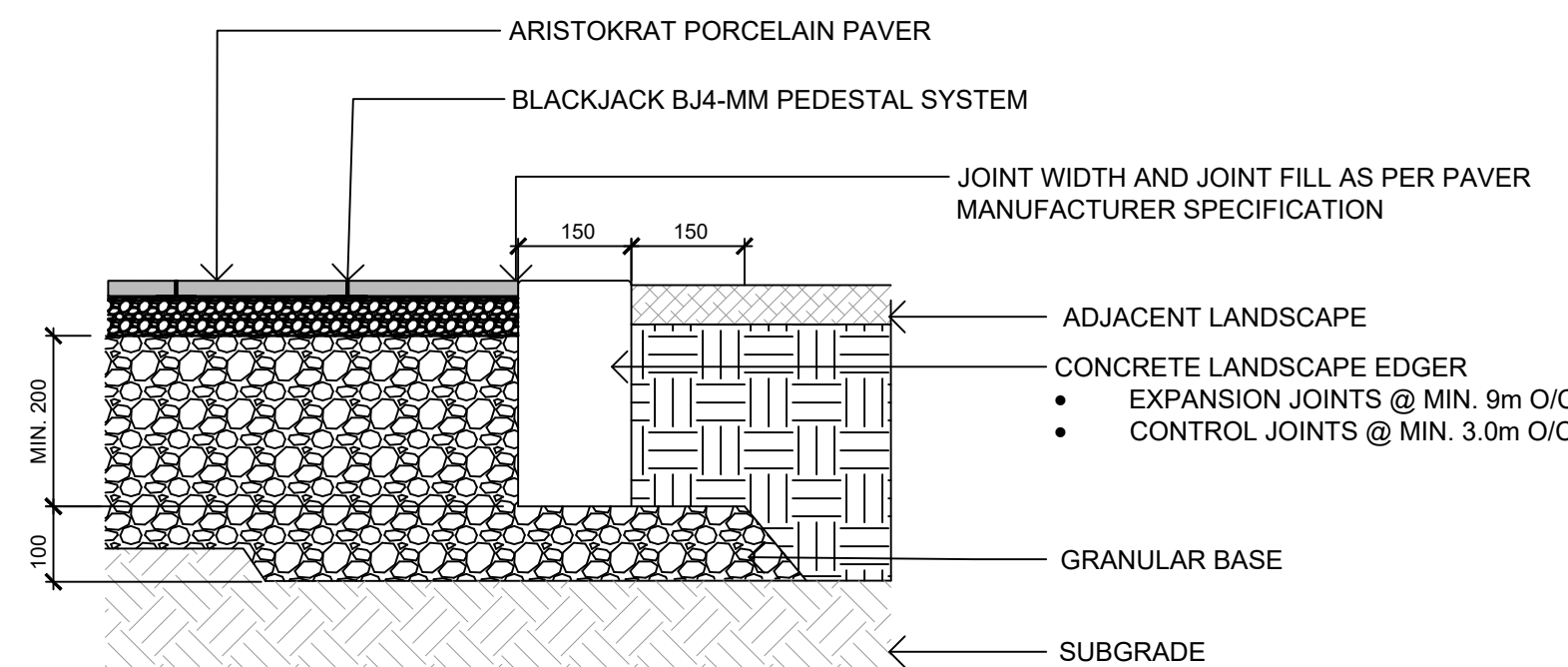
- JOINT DEPTH 1/3 SLAB THICKNESS
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

4 CONCRETE CONTROL JOINT
1:10



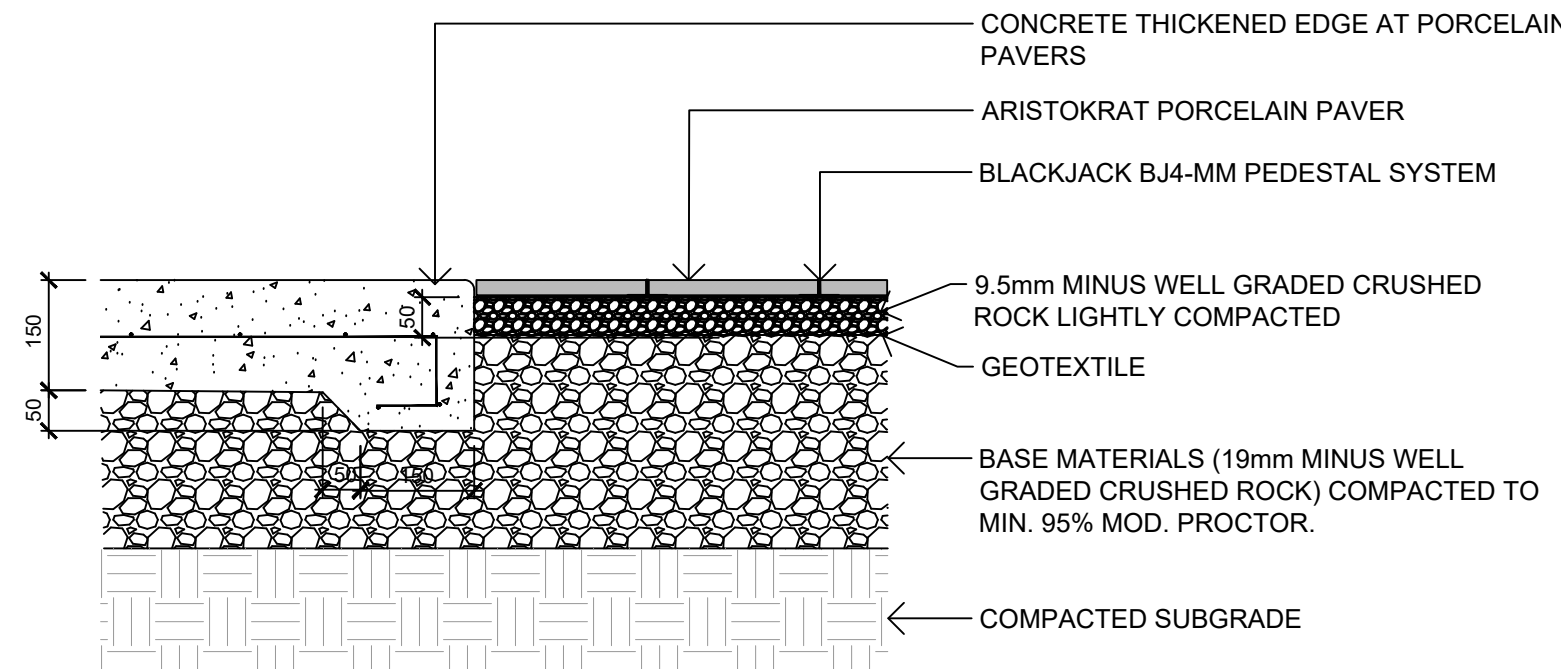
- PRIOR TO INSTALLATION, CONTRACTOR TO CONFIRM WITH ARCHITECTURAL / MEMBRANE CONSULTANT IF PROTECTION BOARD IS REQUIRED FOR PAVER PEDESTAL INSTALLATION. IF PROTECTION BOARD IS REQUIRED AND HAS NOT BEEN INSTALLED BY ARCHITECTURAL, CONTRACTOR TO NOTIFY GENERAL CONTRACTOR.
- ADJUSTABLE PEDESTALS TO BE BlackJack OneStep or BlackJack ScrewJack PEDESTALS AS REQUIRED OR APPROVED EQUAL.
- INSTALLATION TO MANUFACTURER'S SPECIFICATIONS.

5 PORCELAIN PAVER ON PEDESTAL
1:10



- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE TO MMCD SPECIFICATION UNLESS NOTED OTHERWISE.

6 PAVER EDGER
1:10



7 PAVER 1
1:10

- REFER TO PAVER MANUFACTURER FOR INSTALLATION
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

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.



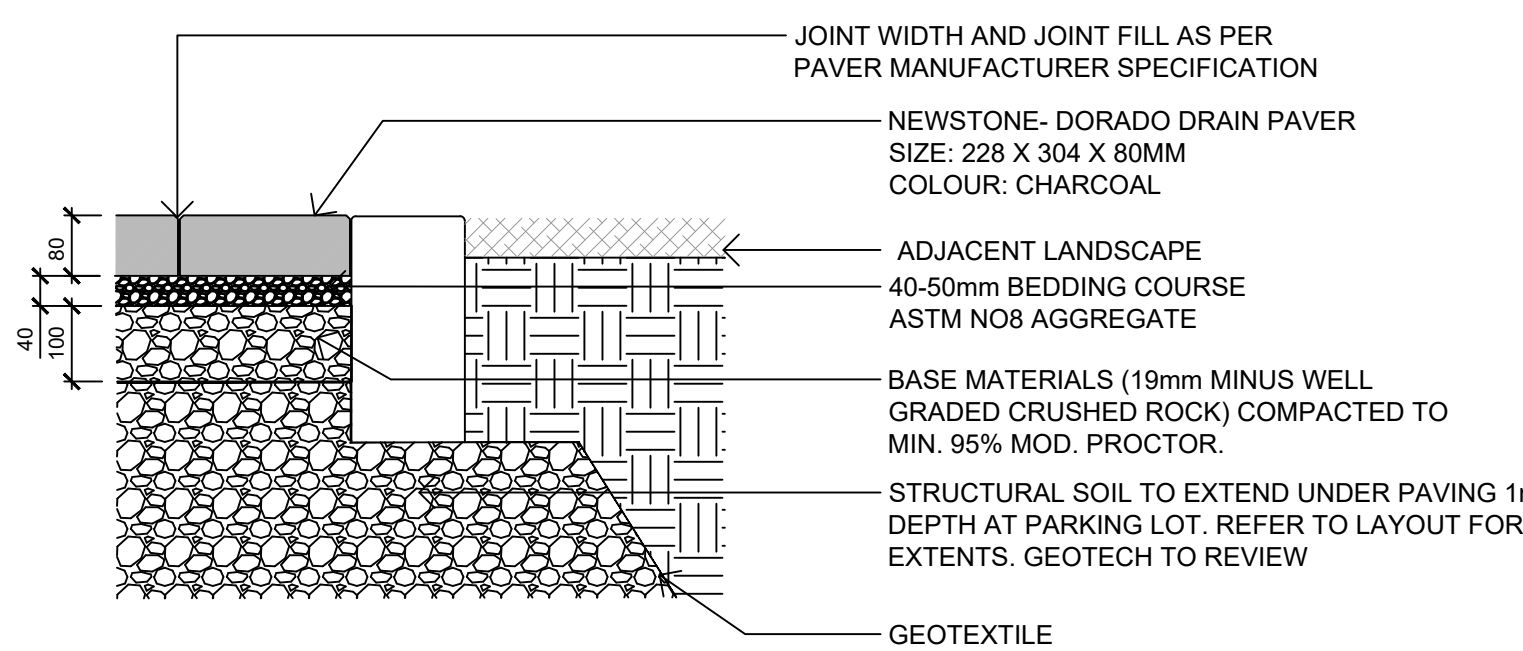
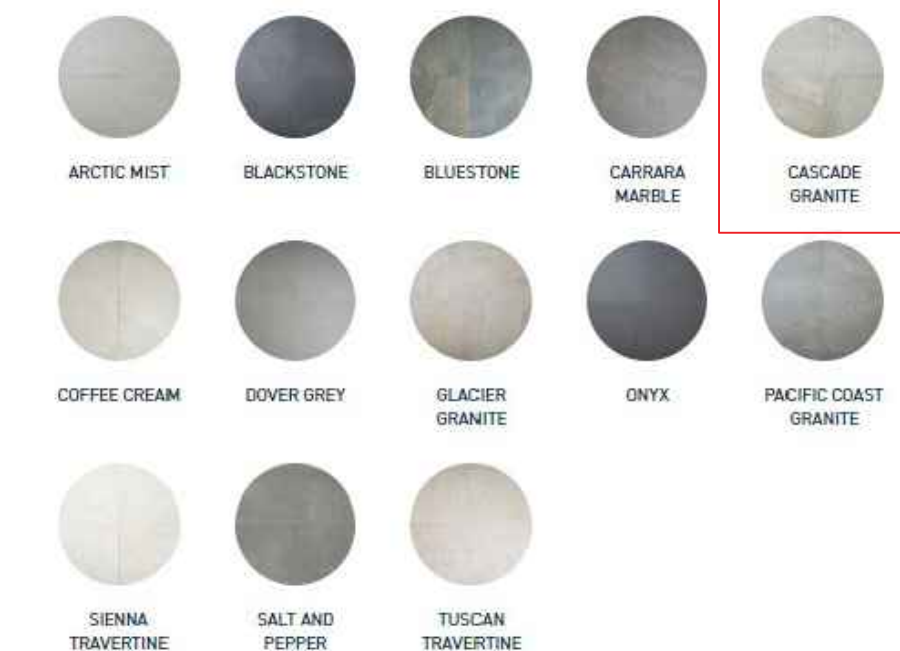
Aristokrat® Series



Available At



COLORS

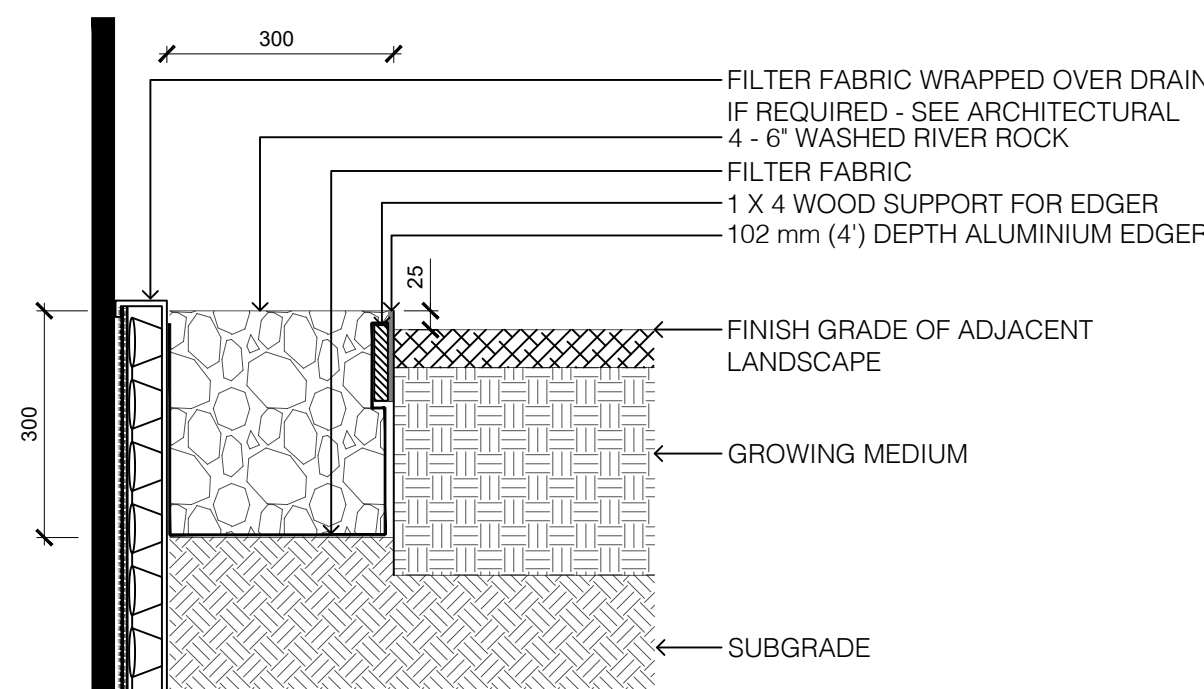
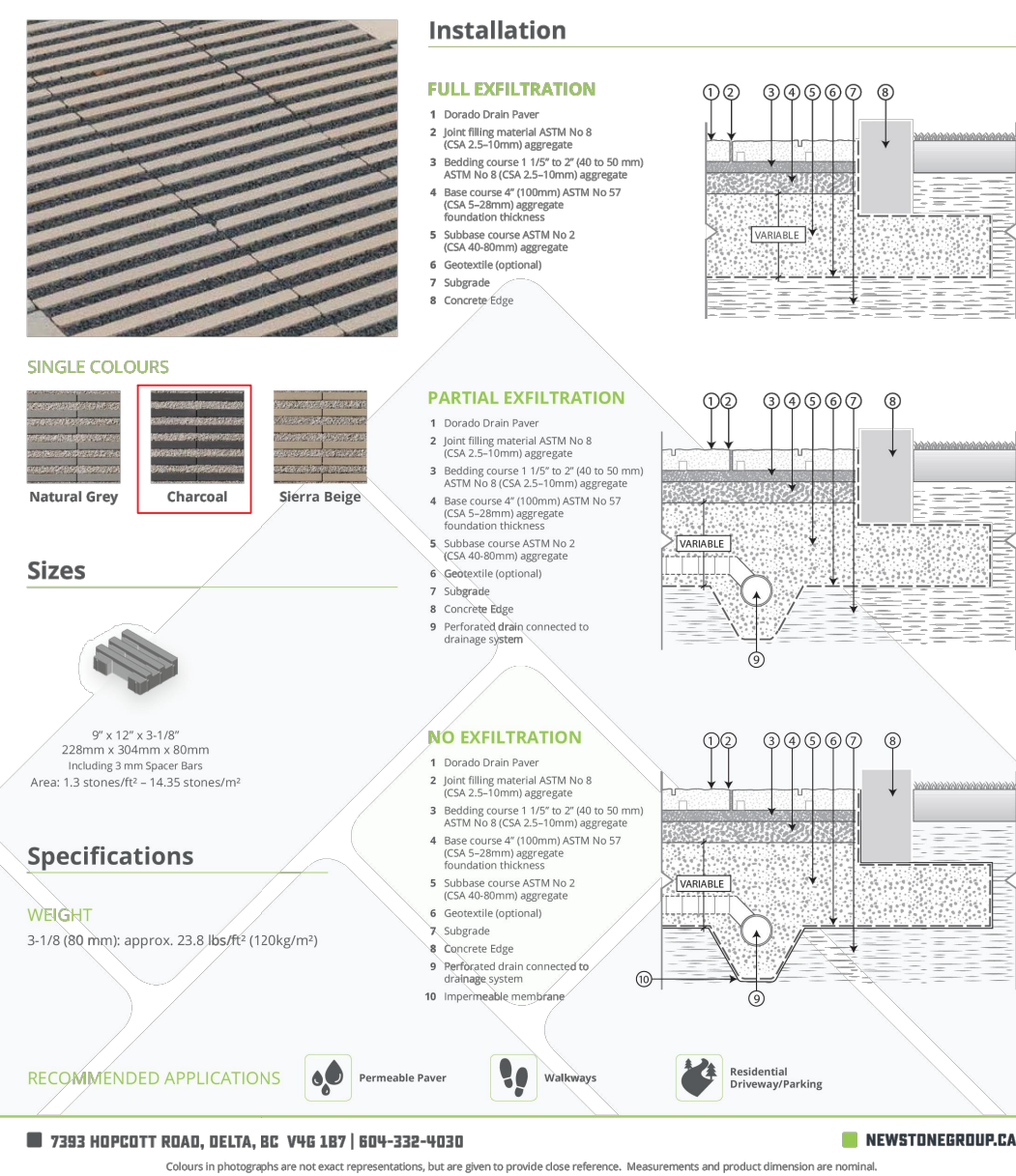


- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- GRANULAR BASE TO BE COMPACTED IN MAX. 100mm LIFTS.
- PAVER AND PAVER INSTALLATION TO MMCD AND MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
- GEOTECH TO REVIEW PRIOR TO INSTALLATION.

8 PAVER 2
1:10

NEWSTONE GROUP

Dorado Drain Paver



- NOTES:
- LANDSCAPE EDGER TO BE: PERMALOC CleanLine Commercial Grade Landscape Edging OR APPROVED EQUAL.
 - 4.8mm (3/16") THICKNESS, 102mm (4") HEIGHT; 4.8m (16') LENGTH; NATURAL MILL FINISH; 305mm (12") STAKE.
 - INSTALL EDGER AS PER MANUFACTURER'S INSTRUCTIONS
 - 1 X 4 WOOD SUPPORT TO BE STAKED IN PLACE AND USED TO ENSURE EDGER IS INSTALLED IN A STRAIGHT LINE AND MAINTAINS A STRAIGHT ALIGNMENT DURING THE INSTALLATION OF GROWING MEDIUM AND RIVER ROCK. MAY BE SCRAP WOOD AS LONG AS IT IS STRAIGHT.
 - FILTER FABRIC TO BE POLYPROPYLENE FIBRE NONWOVEN GEOTEXTILE, SUCH AS NILEX 4551 OR APPROVED EQUAL

9 DRIP STRIP
1:10



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: **TYLER YESTAL**

NO.	ISSUE	YY/MM/DD
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
5	ISSUED FOR RZ/DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/DP RESUBMISSION	2023/08/18
7	25% BUILDING PERMIT	2023/10/10

SEAL

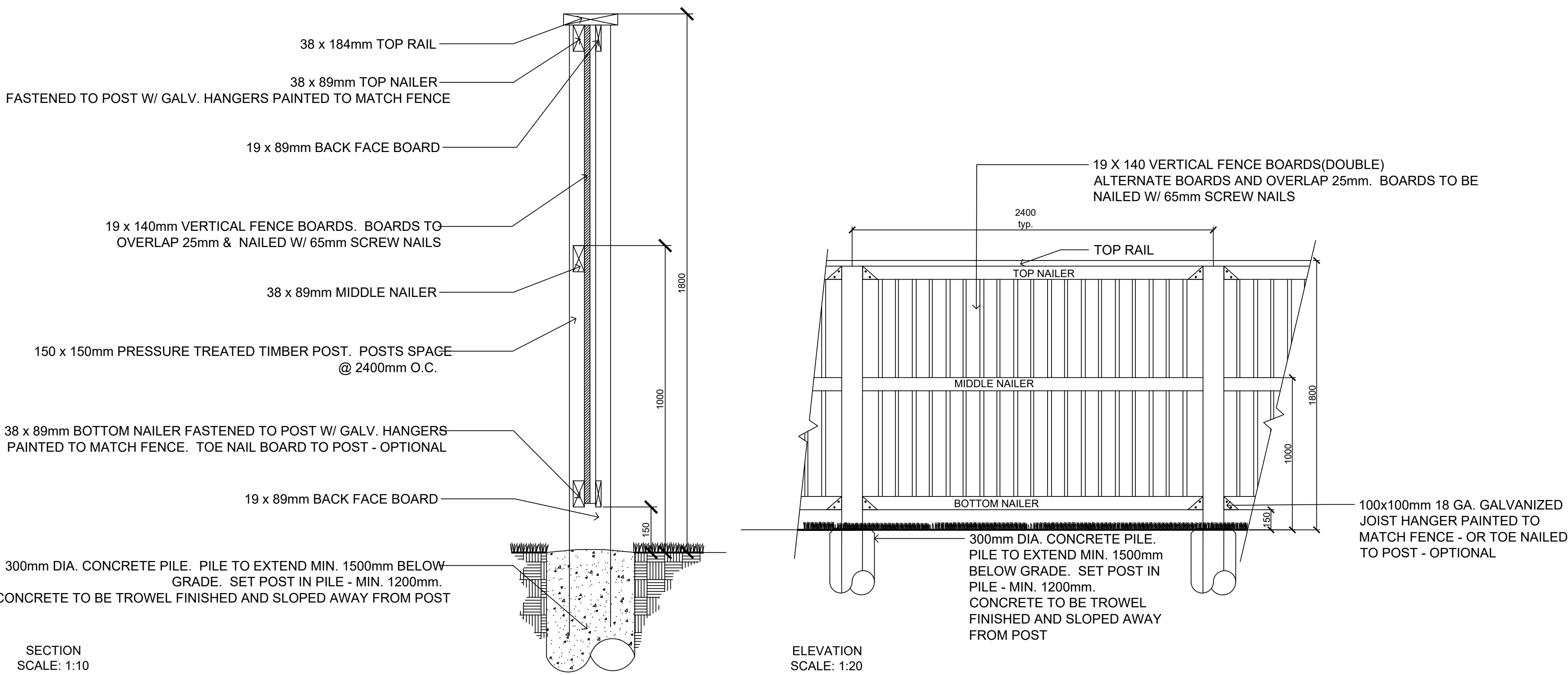
NORTH ARROW

DRAWING TITLE:
PAVING DETAILS

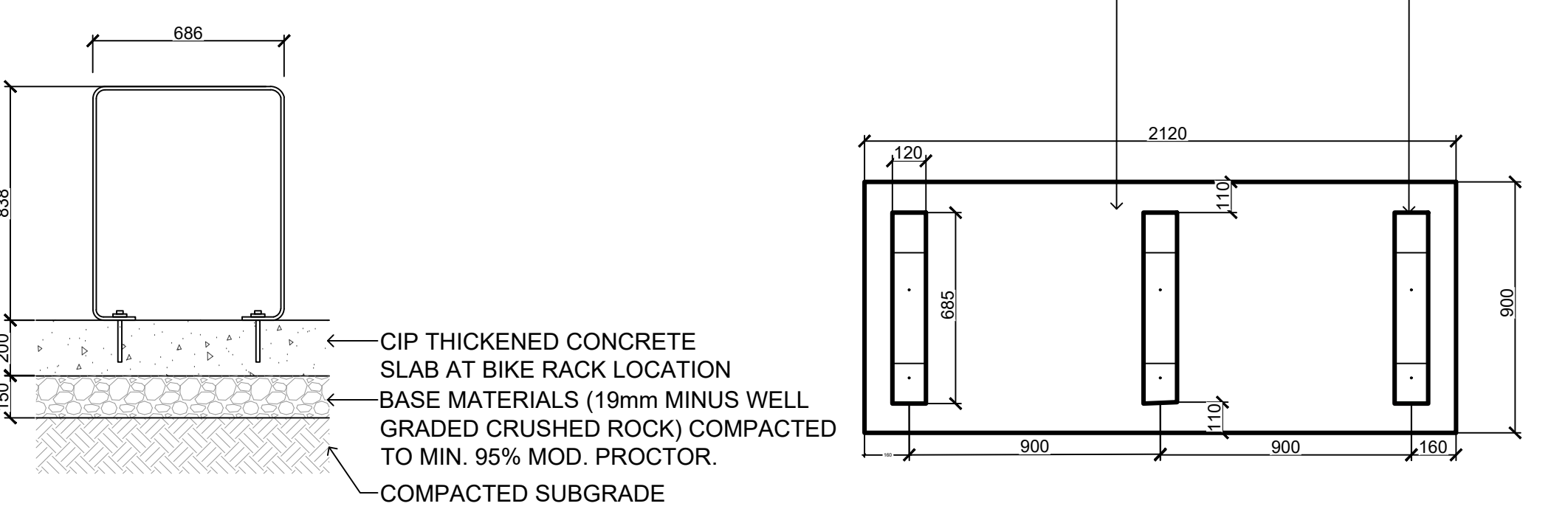
DWG NO:

SCALE: **AS NOTED**

L7.1

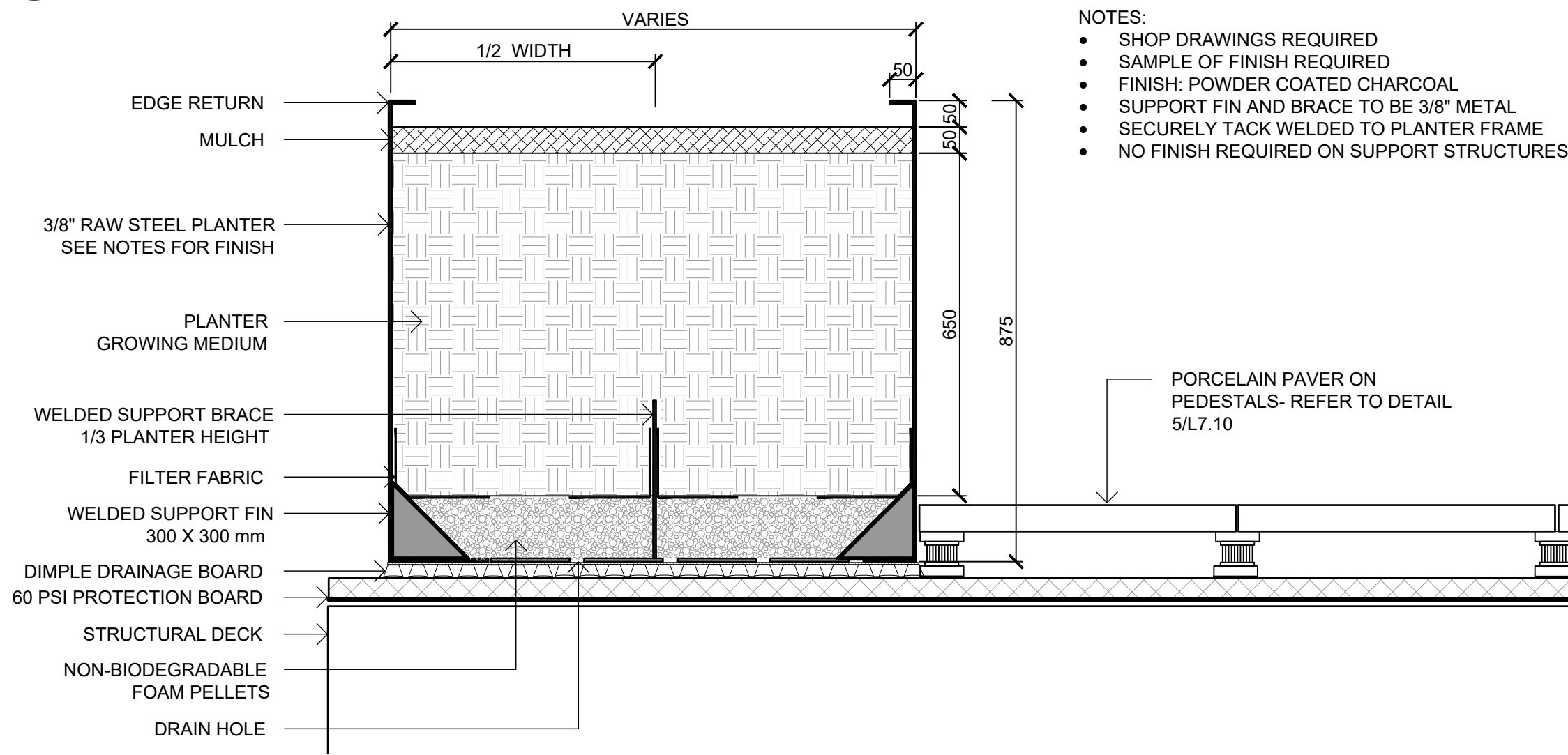


1 6' FENCE AND GATE
AS NOTED

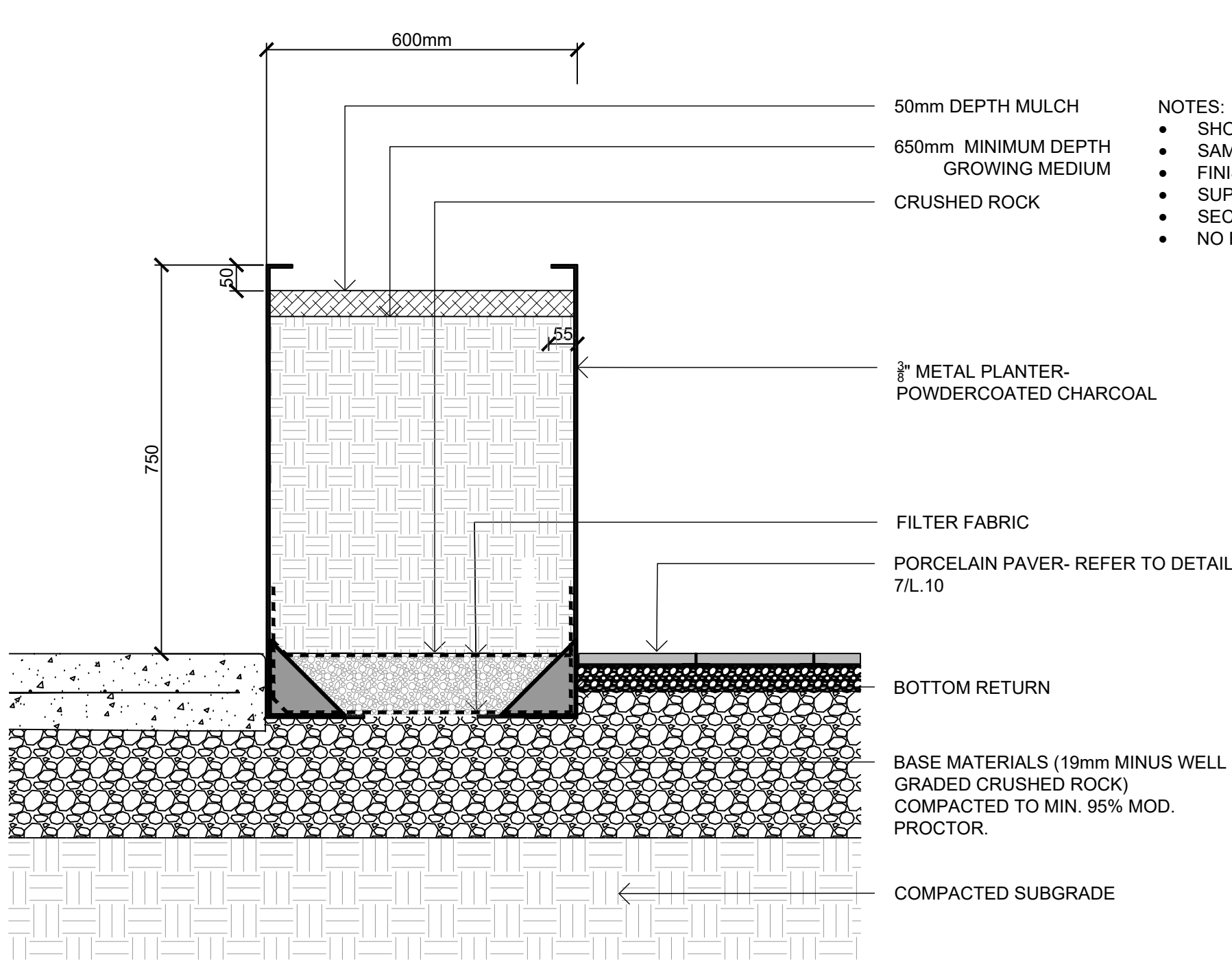


- NOTES:
- STEEL TO BE 50/10 THICKNESS; HOT-DIPPED GALVANIZED AS PER ASTM A123 AND HAND GROUND AFTER GALVANIZATION, PRIMED WITH A ZINC-RICH EPOXY PRIMER AND POWDERCOATED WITH A POLYESTER TRY-GLICIDYLISOCYANURATE (TGIC) FINISH 4mm THICK. COLOUR: AGED BRONZE.
 - SURFACE MOUNT WITH TAMPERPROOF BOLTS.
 - SHOP DRAWING REQUIRED FOR APPROVAL PRIOR TO FABRICATION.

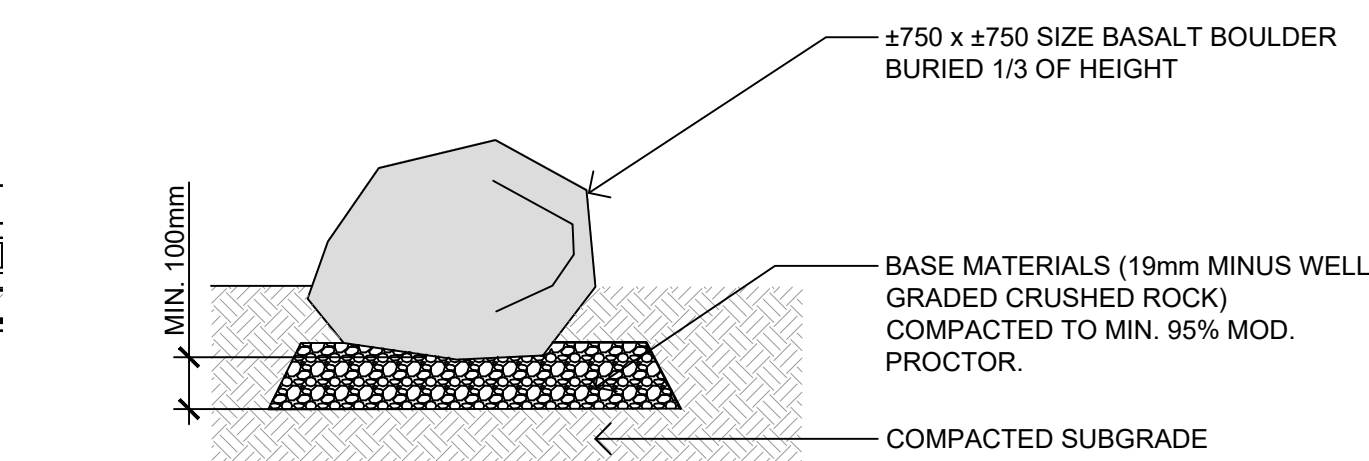
3 CUSTOM BIKE RACK ON CIP CONCRETE
1:20



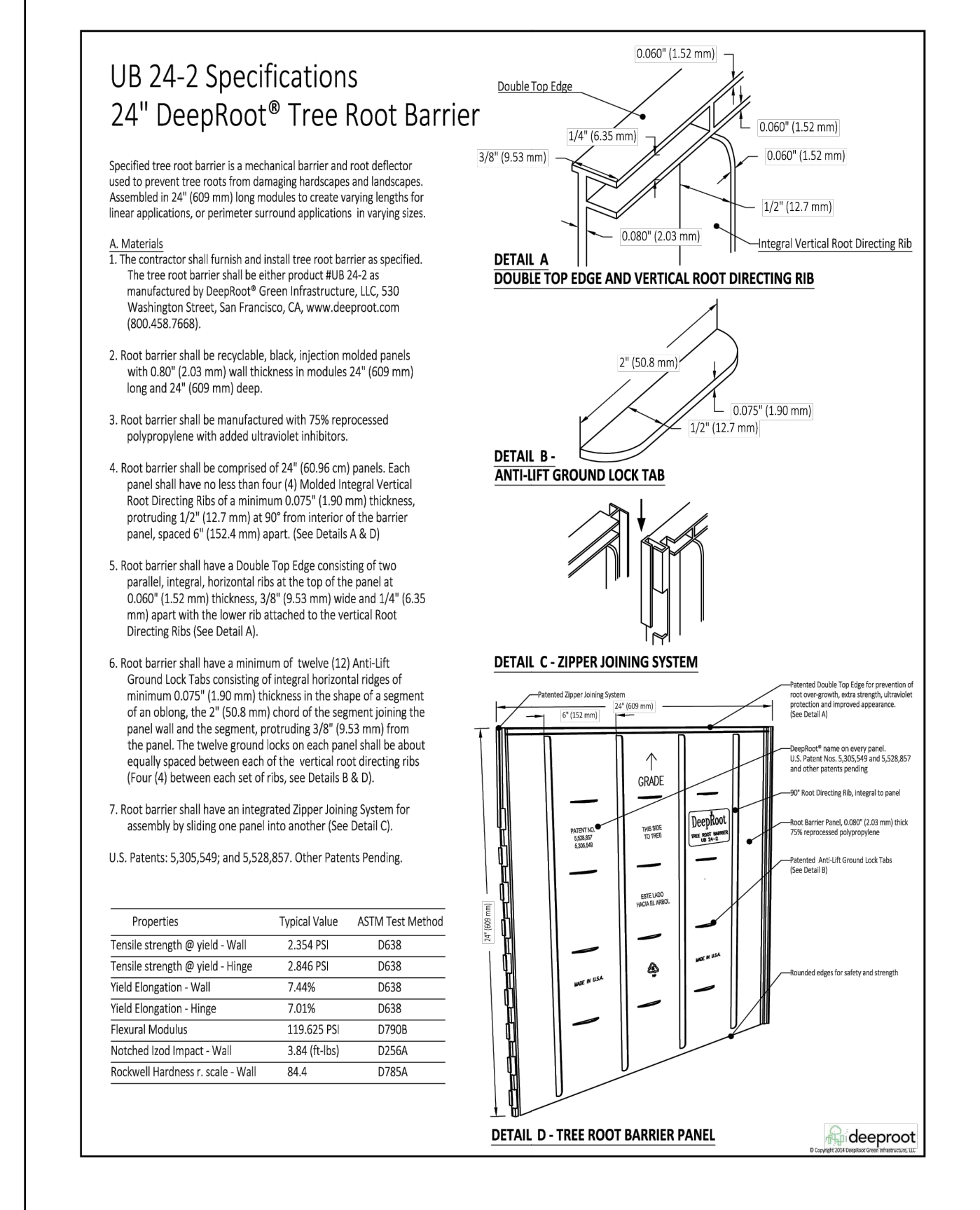
5 METAL PLANTER-UPPER LEVELS
1:10



4 METAL PLANTER AT GROUND LEVEL
1:10



6 LANDSCAPE BOULDER AT PAVERS
1:20



2 ROOT BARRIER
1:20



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DESIGNED BY: BIANCA BODLEY
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SEAL

NORTH ARROW

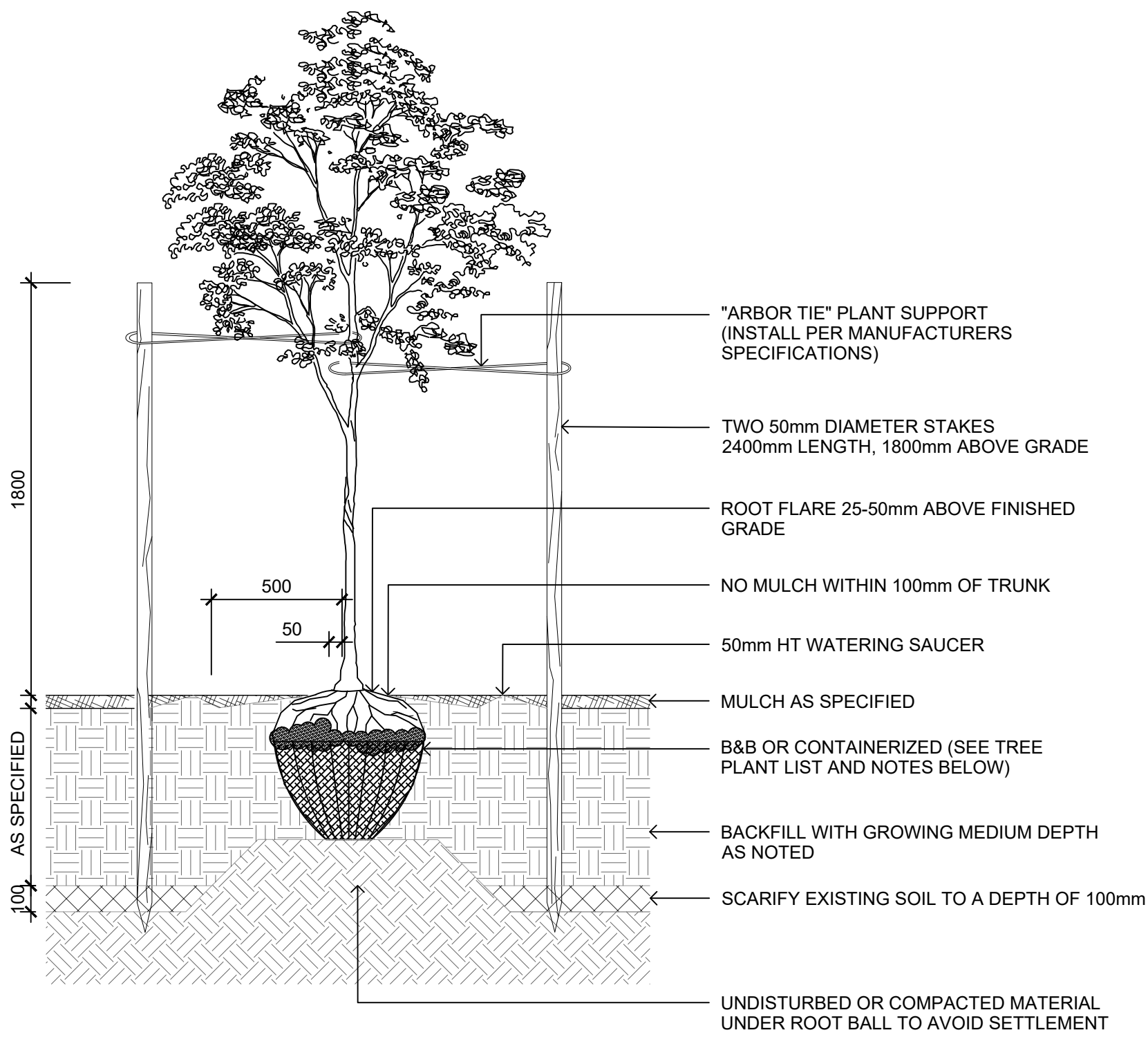
DRAWING TITLE:

SITE FURNISHINGS
DETAILS

DWG NO:

SCALE: AS NOTED

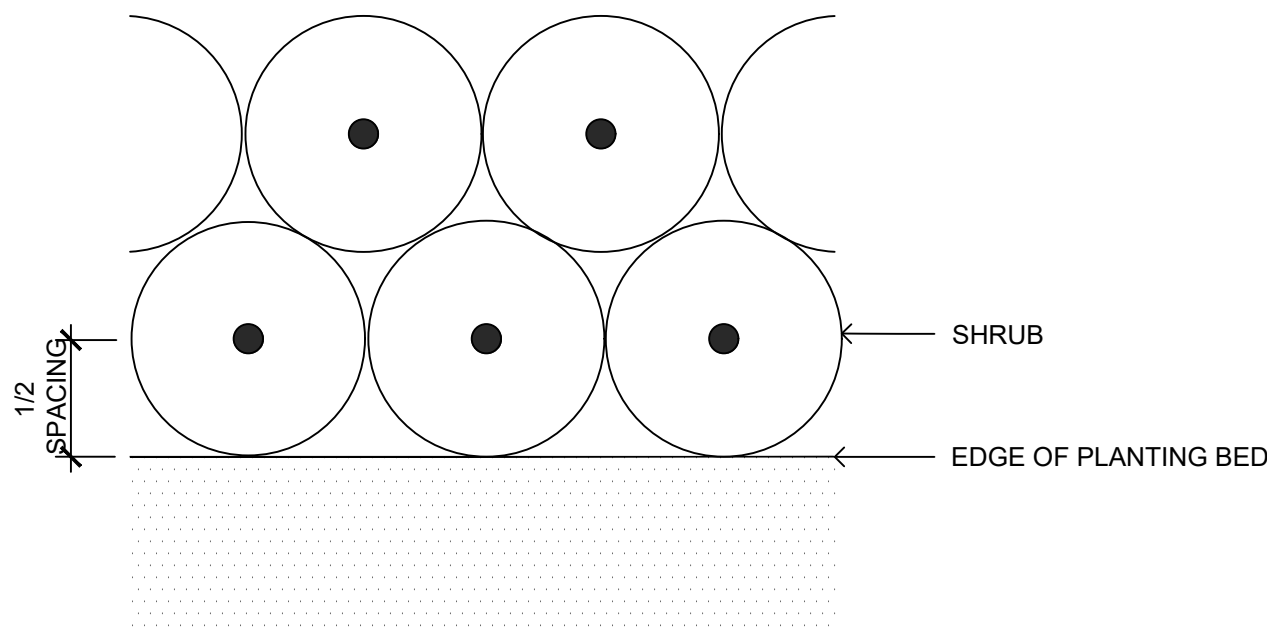
L7.2



- NOTES:
1. CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
 2. FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM
 3. FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
 4. INSTALL TREE TIE AT APPROX. 50% OF TREE HT. FOR CONIFERS LESS THAN 3m HT. AND 100mm BELOW LOWEST BRANCH FOR DECIDUOUS LESS THAN 100mm CAL. DO NOT REMOVE OR CONSTRAIN ANY BRANCHES.
 5. STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS
 6. TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL

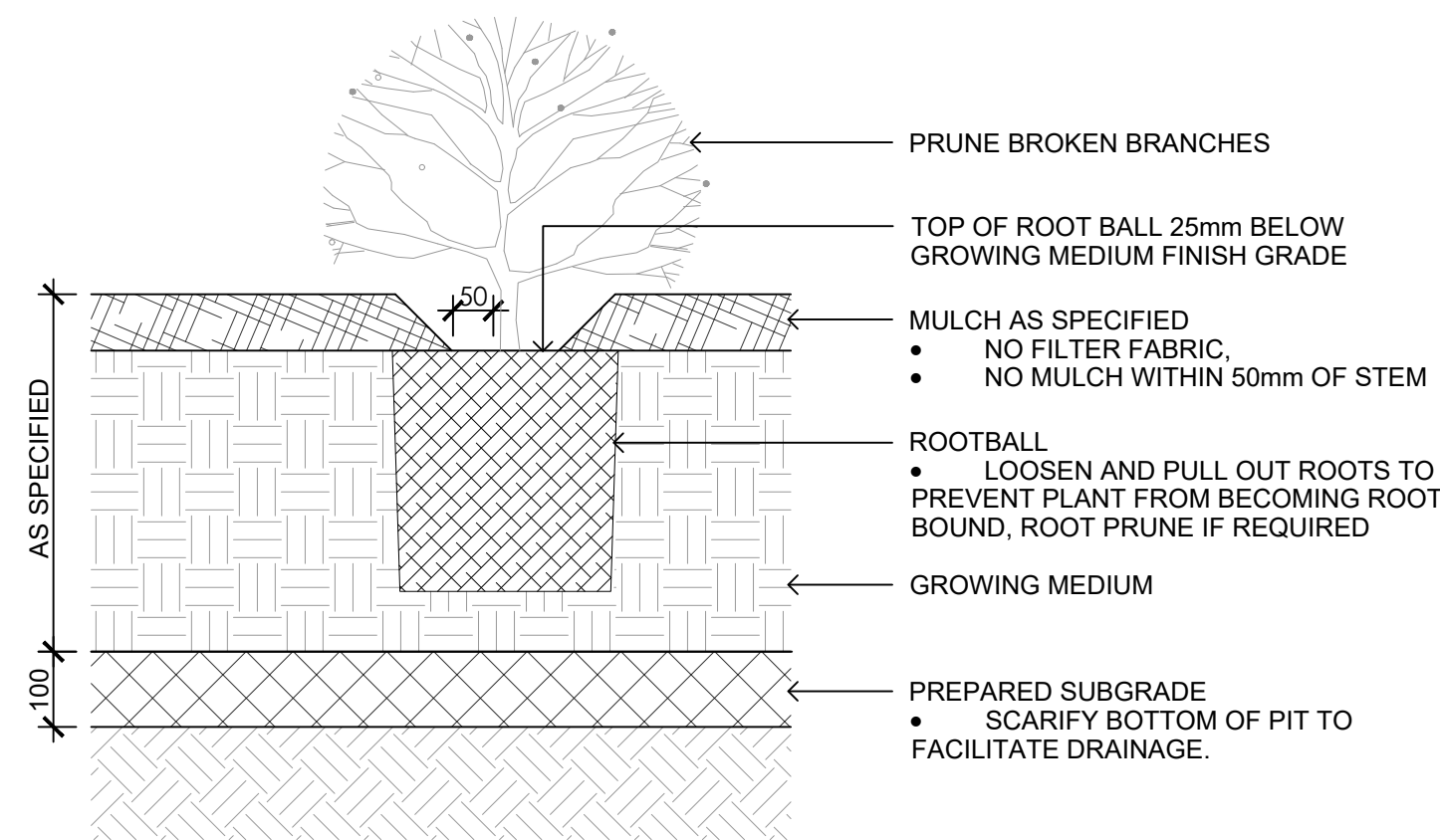
1 TREE PLANTING ON GRADE

1:20



4 PLANT SPACING PLAN

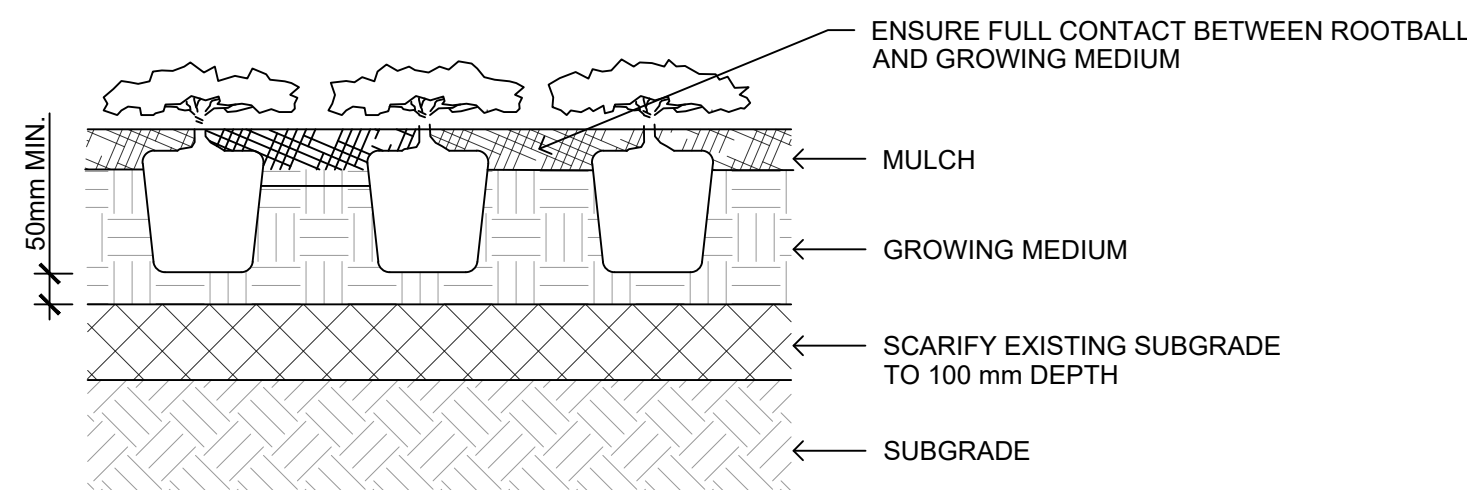
1:10



- NOTES:
1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
 2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

2 SHRUB PLANTING

1:10



- NOTES:
1. PLACE AND COMPACT SUBGRADE AS PER WRITTEN SPECIFICATIONS
 2. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% M.P.D.
 3. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

3 GROUNDCOVER PLANTING

1:10



1608 Camosun Street, Victoria BC V8T 3E6
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VICTORIA, BC**

DESIGNED BY: **BIANCA BODLEY**
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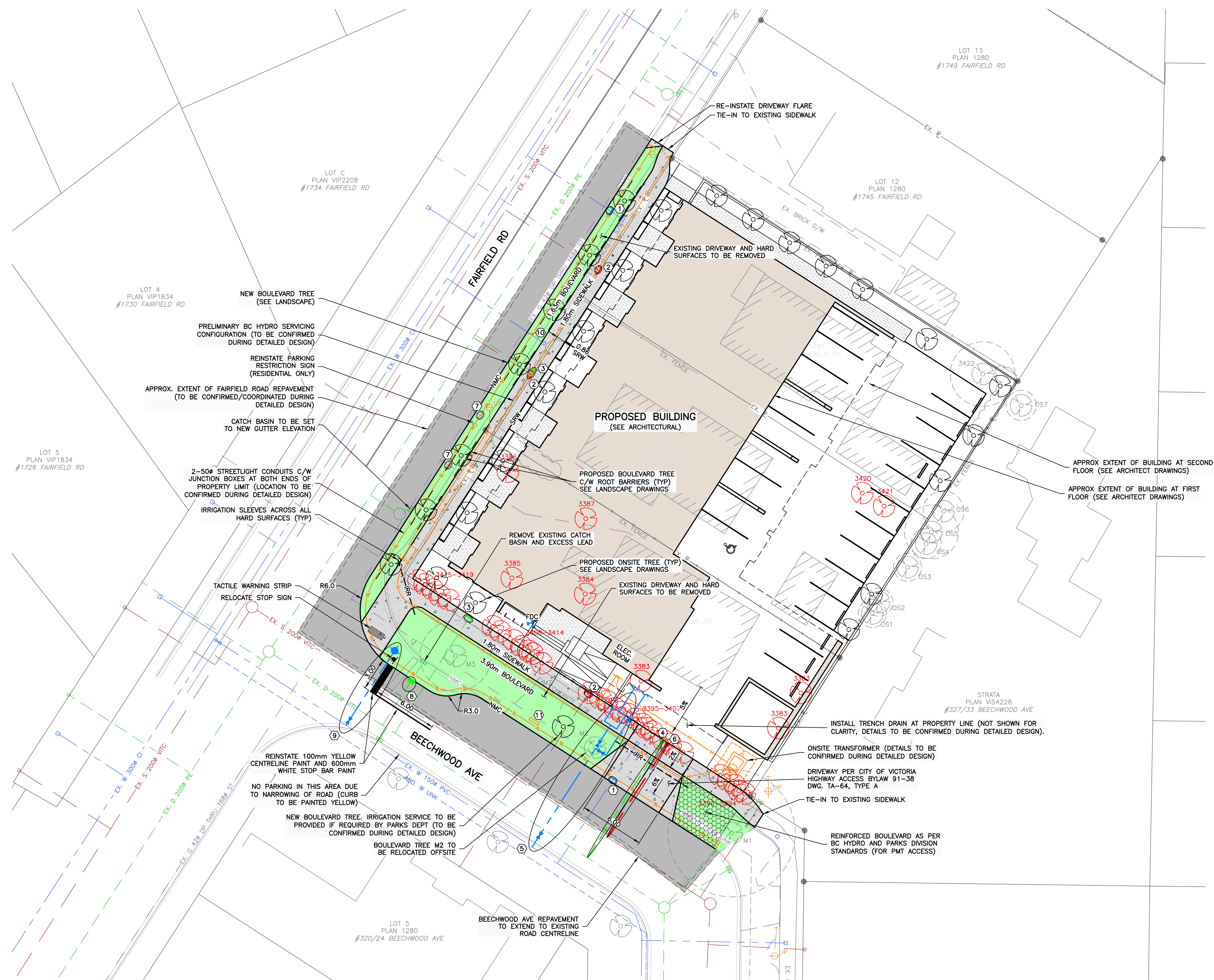
NORTH ARROW

DRAWING TITLE:
PLANTING DETAILS


DWG NO:


SCALE: **AS NOTED**

L7.3



SHEET NOTES	
No.	DESCRIPTION
1	EXISTING HYDRO SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. HYDRO POLE TO BE SUPPORTED DURING CONSTRUCTION.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
4	NEW 150mm STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
5	NEW 150mm FIRE SERVICE c/w METER CHAMBER AS PER CoV STD. DWG. SD W2G AND 50mm DOMESTIC WATER SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW 150mm SANITARY SERVICE c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
8	NEW CATCH BASIN PER CoV STD. DWG. SD S110 BY DEVELOPER'S CONTRACTOR. ENSURE OUTLET ELEVATION IS SET TO ACHIEVE MIN. 2% GRADE TO MAIN. 150mm PVC CATCH BASIN LEAD ADJUSTMENT AND CONNECTION BY CoV FORCES AT DEVELOPER'S EXPENSE.
9	NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE. LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.
10	EXISTING WATER SERVICE TO BE RE-USED FOR IRRIGATION. BACKFLOW PREVENTOR TO BE INSTALLED.
11	NEW DUAL HEAD ELECTRIC VEHICLE CHARGER (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).

 EXISTING TREE TO BE REMOVED.

 EXISTING TREE TO REMAIN.

NOTES:

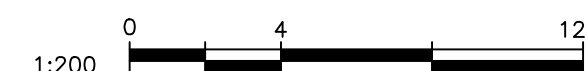
- FOR BUILDING INFORMATION, SEE DRAWINGS BY CASCADIA ARCHITECTS INC.
- FOR LANDSCAPING, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE.
- FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
- UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
- ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, FENCES, HEDGES, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
- BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA (VICTORIA). ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BOONECALL).
- ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

SEE ARCHITECTURAL AND LANDSCAPE
DRAWINGS FOR ADDITIONAL INFORMATION

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

AUGUST 21, 2023
**ISSUED FOR
REZONING**



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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
3	2023-08-21	ND	ISSUED FOR REZONING				
2	2023-01-25	ND	ISSUED FOR REZONING				
1	2022-04-27	ND	ISSUED FOR DEVELOPMENT PERMIT				

**McElhanney**

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221

SEAL

PROJECT:
1733 FAIRFIELD ROAD, VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE HORIZ: 1:200	VERT:
PROJECT NO. 21-187	ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 21-187-CSP	