

**GENERAL NOTES**

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2007 VANCOUVER BUILDING BY-LAW (VBBL), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES.
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS.
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD. UNLESS NOTED OTHERWISE.
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE. UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS. UNLESS NOTED OTHERWISE.

**DRAWING INDEX**

**ARCHITECTURAL**

SHEET NO.	SHEET TITLE	SCALE
A0.00	Cover Sheet	As Noted
A0.02	Site Context	AS NOTED
A1.01	Existing Site Plan	AS NOTED
A1.02	Site Plan	As Noted
A2.01	Main Floor Plan	As Noted
A2.02	2nd Floor Plan	As Noted
A2.03	3rd Floor Plan	As Noted
A2.04	4th Floor Plan	As Noted
A2.05	5th Floor Plan	As Noted
A2.06	6th Floor Plan	As Noted
A2.07	Roof Plan	As Noted
A3.01	Building Elevations	As Noted
A3.02	Building Elevations	As Noted
A3.03	Building Elevations	As Noted
A3.04	Building Elevations	As Noted
A4.01	Building Sections 1	As Noted
A7.01	Perspectives	As Noted
A8.01	Window Schedule	As Noted
A8.02	Door Schedule	As Noted
A8.03	Door Schedule	As Noted

**PROJECT TEAM**

**DEVELOPER**

**NVision Properties**  
 301-1106 Cook St.,  
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 V8V 3Z9  
 T 250.883.5579

**ARCHITECT**

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 604-688-5585

**LANDSCAPE ARCHITECT**

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**SURVEYOR**

Powell & Associates  
 250-2950 Douglas Street  
 Victoria BC  
 V8T 4N4  
 250.382.8855



**1301 HILLSIDE**  
 1301 Hillside Ave.  
 Victoria, BC

**REZONING APPLICATION**

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No.	Date	Issue Notes

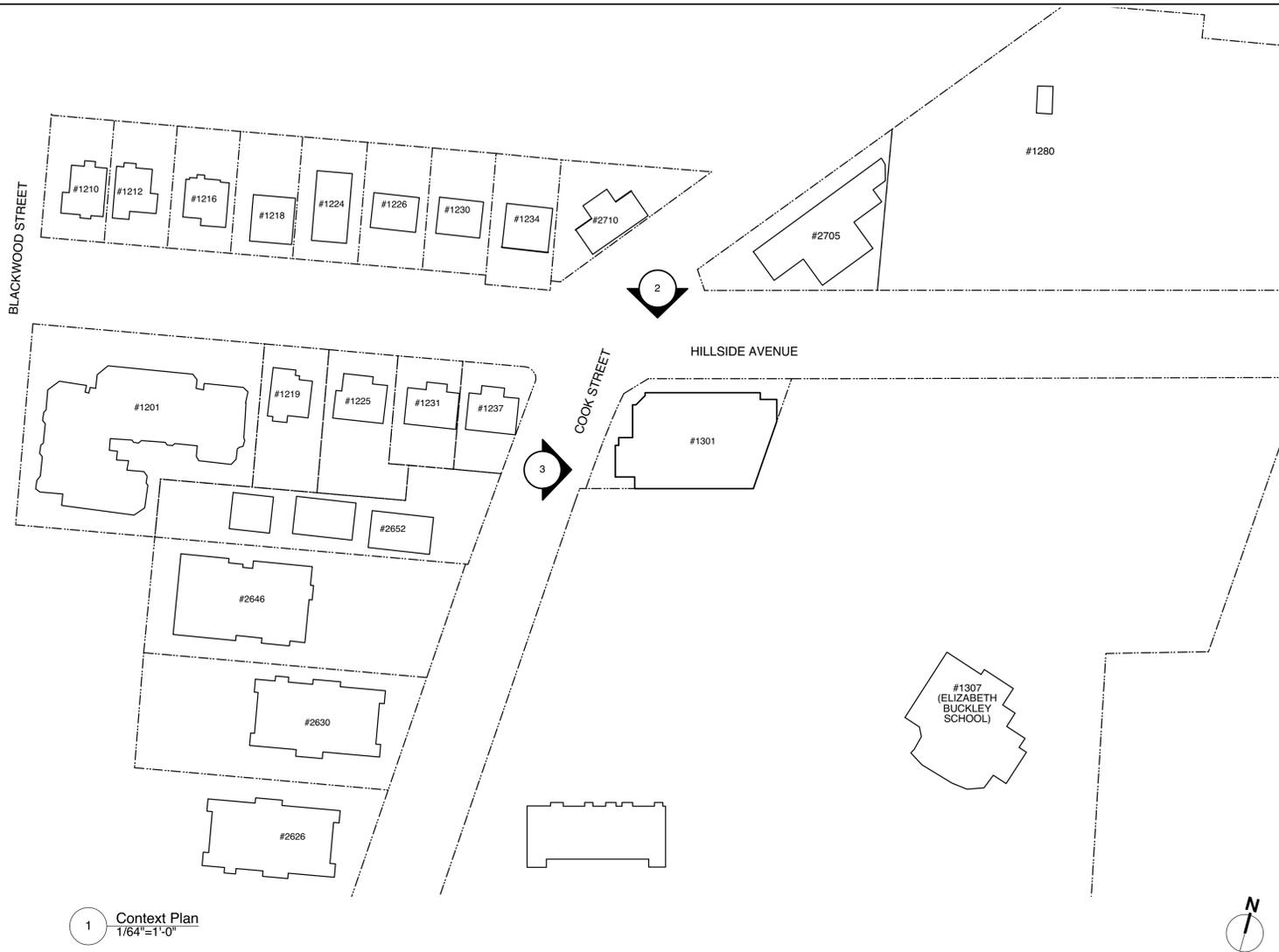
Issues	Consultant

Architect  
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Seal  
 Project Title  
**1301 Hillside Ave.**  
  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**Cover Sheet**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A0.00</b>
Designed By NR	Reviewed By NR	
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision



1 Context Plan  
1/64"=1'-0"



4 Birdview looking East  
NTS



5 Streetview looking East  
NTS



2 Streetscape 1 from Hillside Avenue  
1/32"=1'-0"



3 Streetscape 2 from Cook Street  
1/32"=1'-0"

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND  
NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes

Issues  
Consultant

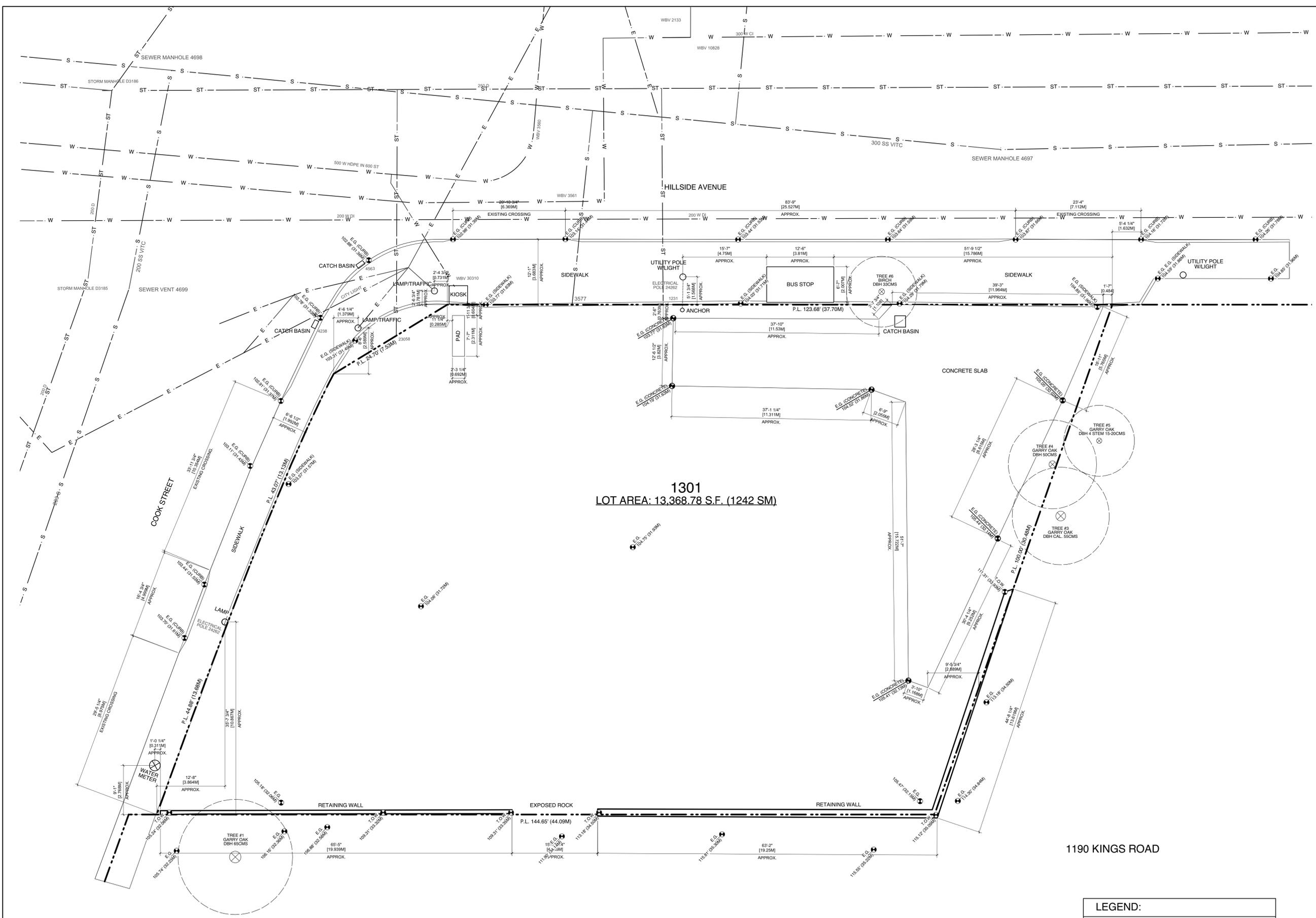
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Project Title  
**1301 Hillside Ave.**  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**Site Context**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A0.02</b>
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By OEM	Checked By NR	
Project ID 217.29	Scale AS NOTED	

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1301  
 LOT AREA: 13,368.78 S.F. (1242 SM)

1 Existing Site Plan  
 Scale: 1/8" = 1'-0"

LEGEND:	
WATER LINE	---
STORM LINE	-ST-
SEWER LINE	-S-
ELECTRICITY LINE	-E-

No.	Date	Issue Notes

Architect  
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Project Title  
**1301 Hillside Ave.**

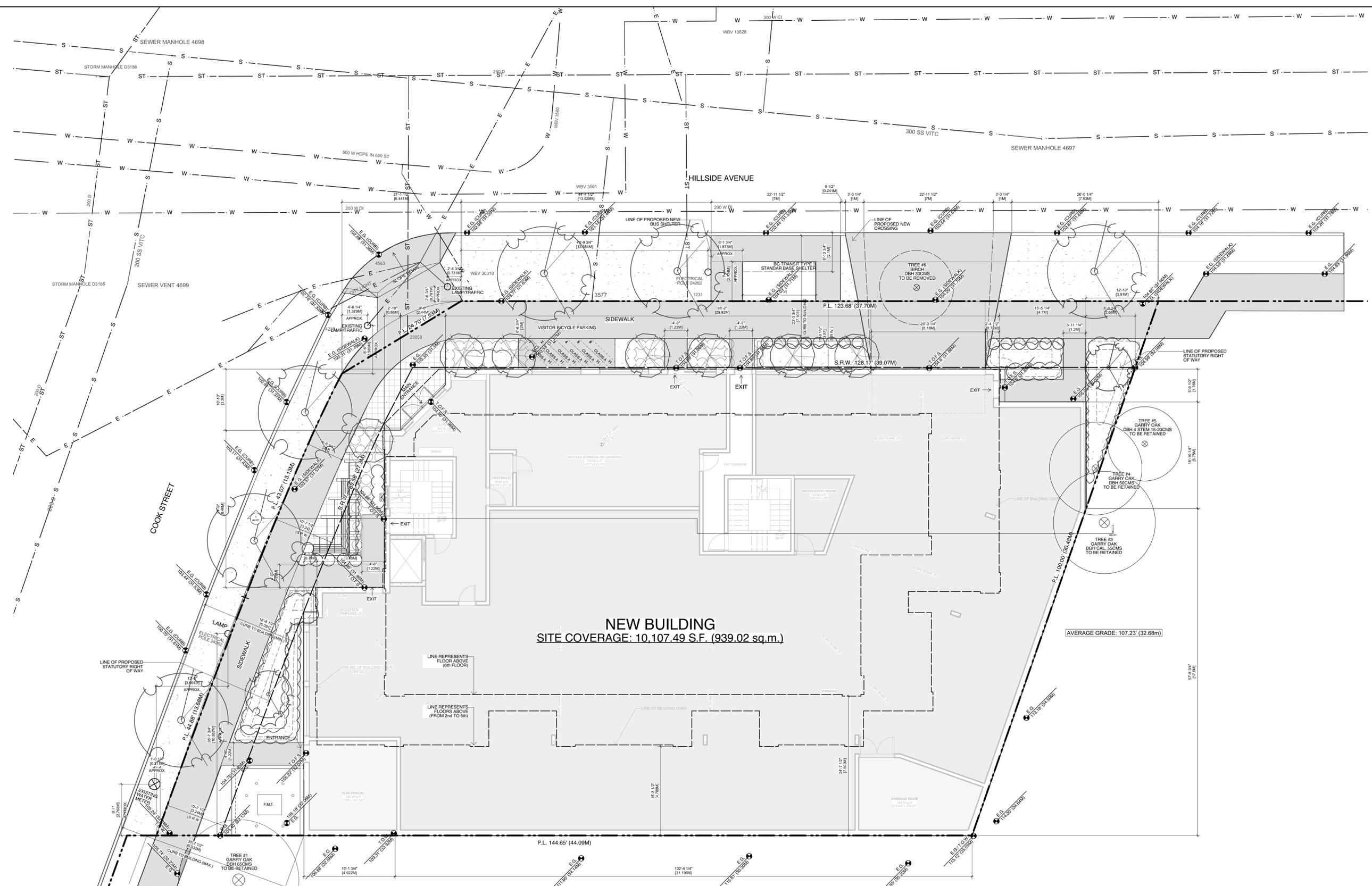
1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**Existing Site Plan**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A1.01</b>
Designed By NR	Reviewed By NR	
Drawn By OEM	Checked By NR	
Project ID 217.29	Scale AS NOTED	Issue/Revision

File name: 2018.02.27 1301 Hillside\_jmarchi.mxd

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**NEW BUILDING**  
 SITE COVERAGE: 10,107.49 S.F. (939.02 sq.m.)

AVERAGE GRADE: 107.23' (32.68M)

**SITE DATA**

Civic Address	1301 HILLSIDE AVENUE VICTORIA, BC
Legal Address	PID 014-979-675 LOTS A, SECTION 4, VICTORIA DISTRICT, PLAN 38000
Site Area	13368.78 sq.ft. [1242 sq.m.]
Site Coverage	10107.49 sq.ft. [939.02 sq.m.] (75.6%)
Open Site Space	3261.29 sq.ft. [302.984 sq.m.] (24.4%)

**DEVELOPMENT STATISTICS**

Zoning Uses	C-SS (CA Proposed) Multiple Dwelling
Number of Units	1 SERVICE STATION
Number of Storeys	46
Height	36'11" [11 M]
Front Yard Setback	4.5 M
Rear Yard Setback	4.5 M
Side Yard (West)	4.5 M
Side Yard (East)	4.5 M
Combined Side Yards	9 M
Parking Spaces	4
Bicycle Spaces	0

**FSR SUMMARY**

TOTAL SITE AREA	13,368.78 sq.ft.
CURRENT ZONE:	C-SS
MAIN FLOOR	0.00 sq.ft.
SECOND FLOOR	6,906.56 sq.ft. [641.64 sq.m.]
THIRD FLOOR	6,625.77 sq.ft. [615.55 sq.m.]
FOURTH FLOOR	6,625.77 sq.ft. [615.55 sq.m.]
FIFTH FLOOR	6,625.77 sq.ft. [615.55 sq.m.]
SIXTH FLOOR	4,425.12 sq.ft. [411.11 sq.m.]
GROSS FSR	0.00
TOTAL	0.00 sq.ft. 32,235.54 sq.ft. [2,994.78 sq.m.]
RESIDENTIAL FLOOR AREA	32,235.54 sq.ft. [2,994.78 sq.m.]
COMMERCIAL FLOOR AREA	0.00 sq.ft. [0.00 sq.m.]

**PROPOSED UNIT MAKEUP**

	BACH	1BR	2BR
SECOND	6	1	3
THIRD	6	1	3
FOURTH	6	1	3
FIFTH	6	1	3
SIXTH	0	4	2
<b>TOTAL</b>	<b>24</b>	<b>8</b>	<b>14</b>
<b>TOTAL UNITS</b>	<b>46</b>	<b>(52% BACH, 17% 1BR, 31% 2BR)</b>	
MIN. UNIT FLOOR AREA	360.8 sq.ft. [33.52 sq.m.]		

**AVERAGE GRADE CALCULATION**

$$\left[ \frac{(115.12' \text{ (SE CORNER)} + 104.99' \text{ (NE CORNER)})}{2} \right] \times \left[ \frac{19.91\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[ \frac{(104.99' \text{ (NE CORNER)} + 103.35' \text{ (NW CORNER)})}{2} \right] \times \left[ \frac{29.38\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[ \frac{(103.35' \text{ (NW CORNER)} + 105.40' \text{ (SW CORNER)})}{2} \right] \times \left[ \frac{20.38\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[ \frac{(105.40' \text{ (SW CORNER)} + 115.12' \text{ (SE CORNER)})}{2} \right] \times \left[ \frac{30.33\%}{\% \text{ OF PERIMETER}} \right] +$$

AVERAGE GRADE = 107.23'

Proposed Site Plan  
 Scale: 1/8" = 1'-0"



No.	Date	Issue Notes

Issues  
 Consultant  
 Architect

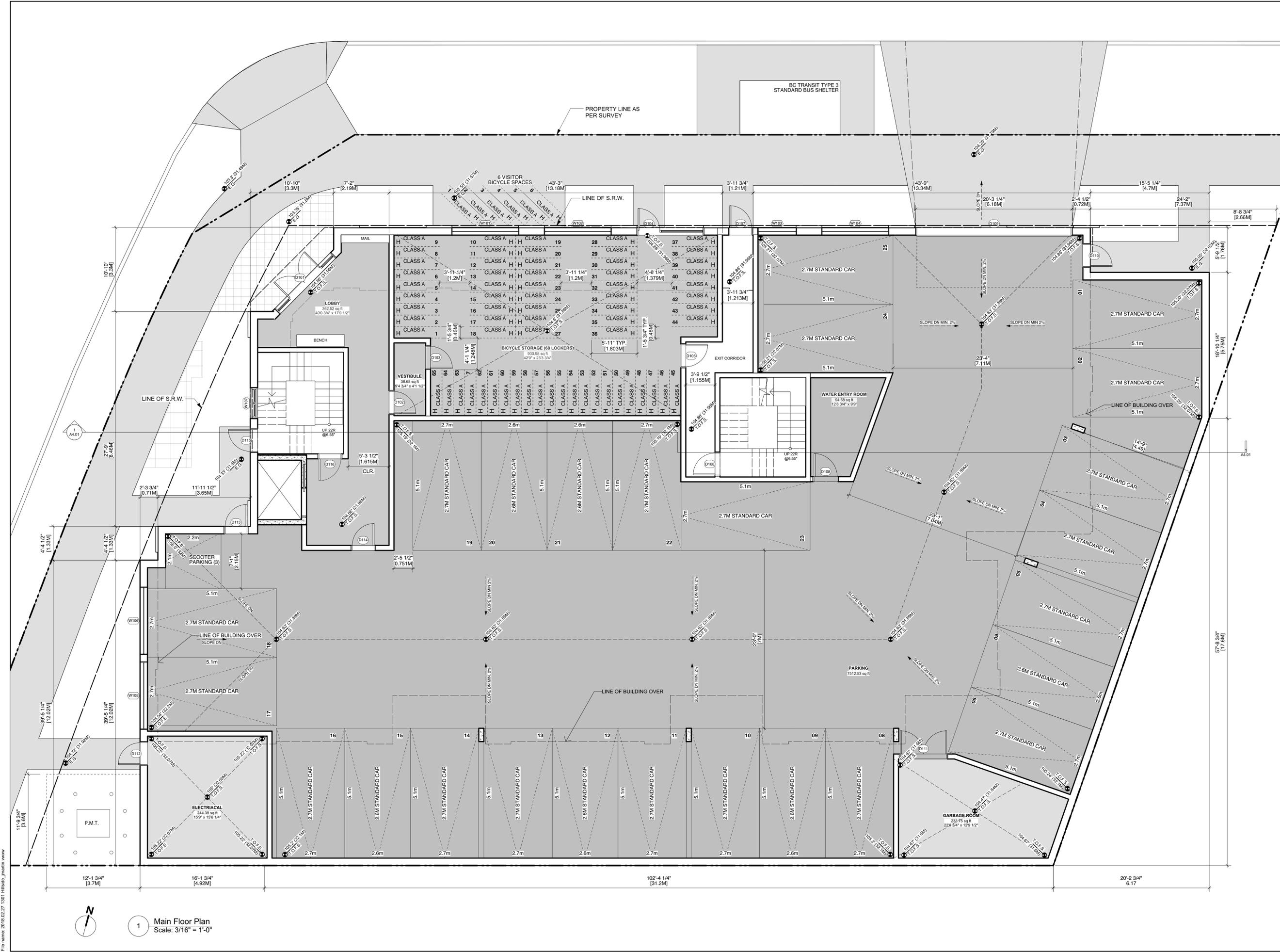
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Seal  
 Project Title  
**1301 Hillside Ave.**  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**Site Plan**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A1.02</b>
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	
217.29	As Noted	

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No.	Date	Issue Notes

Architect  
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Project Title  
**1301 Hillside Ave.**

Sheet Title  
**Main Floor Plan**

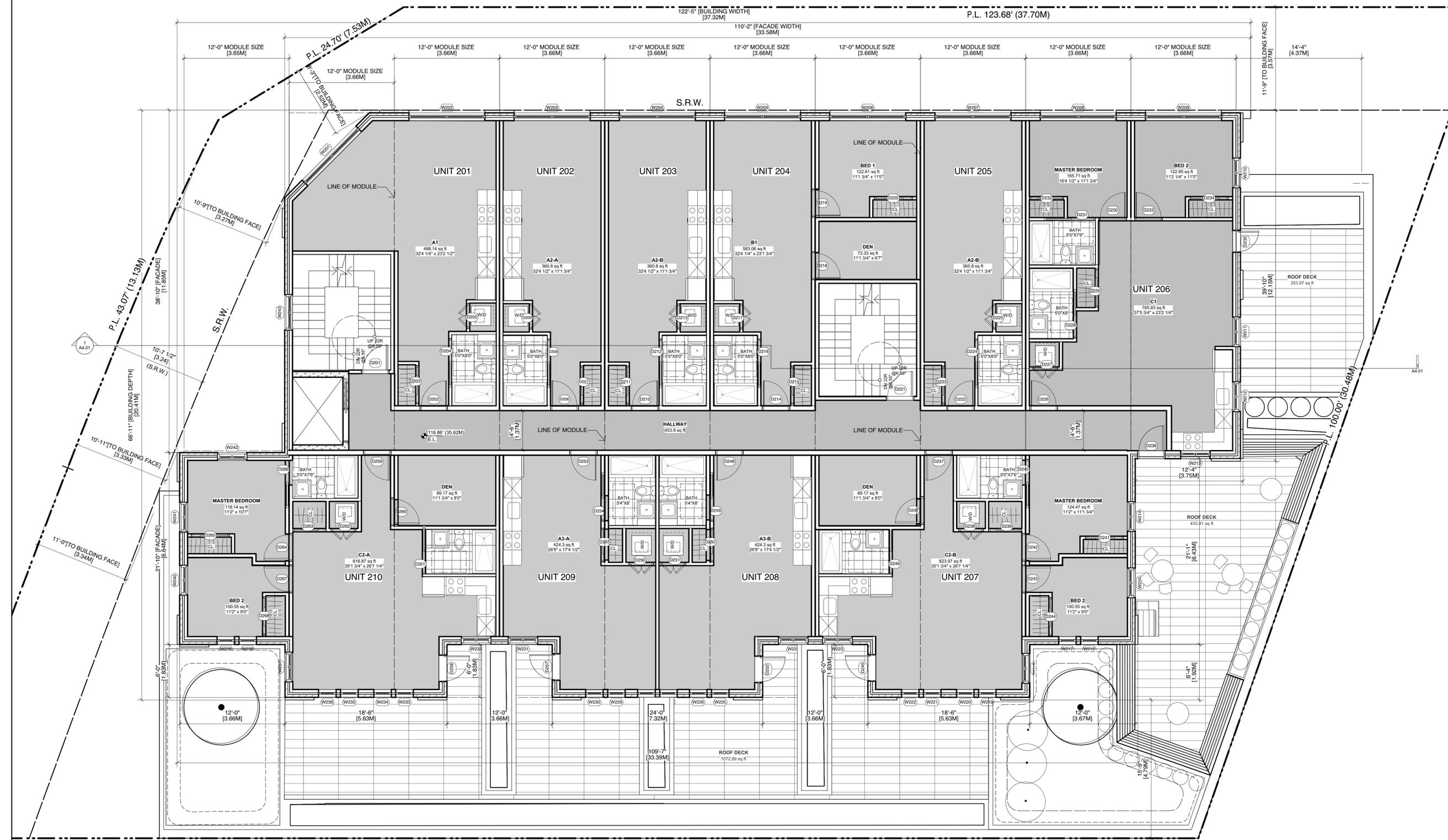
Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A2.01</b>
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

File Name: 2018.02.27.1301 Hillside\_main.fla



1 Main Floor Plan  
 Scale: 3/16" = 1'-0"

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Project Title  
**1301 Hillside Ave.**  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**2nd Floor Plan**

**PROPOSED UNIT MAKEUP**

	BACH	1BR	2BR
SECOND	6	1	3
THIRD	6	1	3
FOURTH	6	1	3
FIFTH	6	1	3
SIXTH	0	4	2
<b>TOTAL</b>	<b>24</b>	<b>8</b>	<b>14</b>
<b>TOTAL UNITS</b>	<b>46</b>	<b>(52% BACH, 17% 1BR, 31% 2BR)</b>	
MIN. UNIT FLOOR AREA	360.8 sq.ft [33.52 sq.m.]		

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A2.02</b>

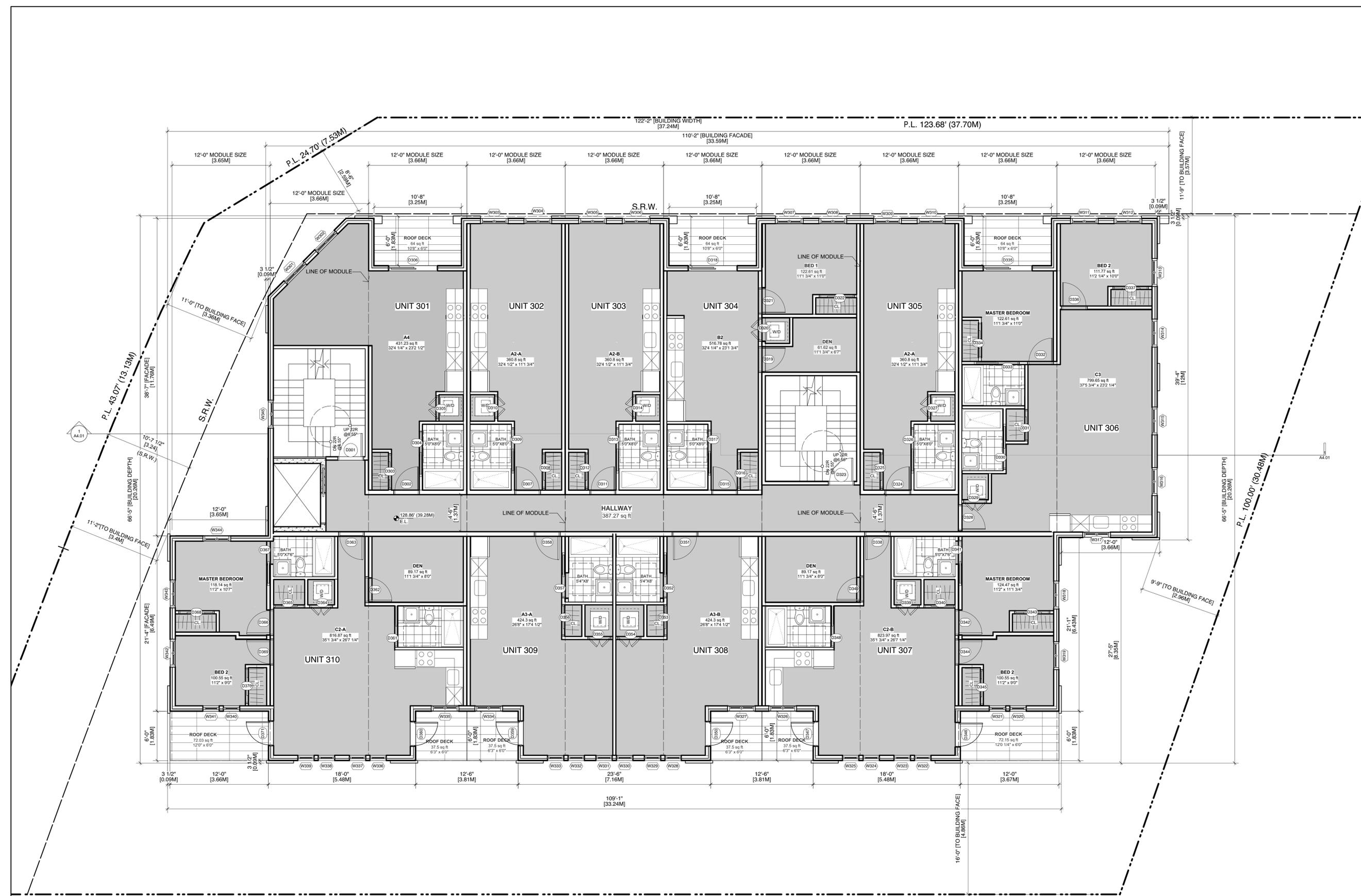
Designed By: NR  
 Drawn By: JM  
 Project ID: 217.29  
 Reviewed By: NR  
 Checked By: NR  
 Scale: As Noted  
 Issue/Revision:  

File Name: 2018.01.30\_1301 Hillside\_jmarch.jvw



1 Second Floor Plan  
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

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Project Title  
**1301 Hillside Ave.**  
  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**3rd Floor Plan**

**PROPOSED UNIT MAKEUP**

	BACH	1BR	2BR
SECOND	6	1	3
THIRD	6	1	3
FOURTH	6	1	3
FIFTH	6	1	3
SIXTH	0	4	2
<b>TOTAL</b>	<b>24</b>	<b>8</b>	<b>14</b>
<b>TOTAL UNITS</b>	<b>46</b>	<b>(52% BACH, 17% 1BR, 31% 2BR)</b>	
MIN. UNIT FLOOR AREA	360.8 sq.ft. [33.52 sq.m.]		

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A2.03</b>

Designed By: NR  
 Drawn By: JM  
 Project ID: 217.29

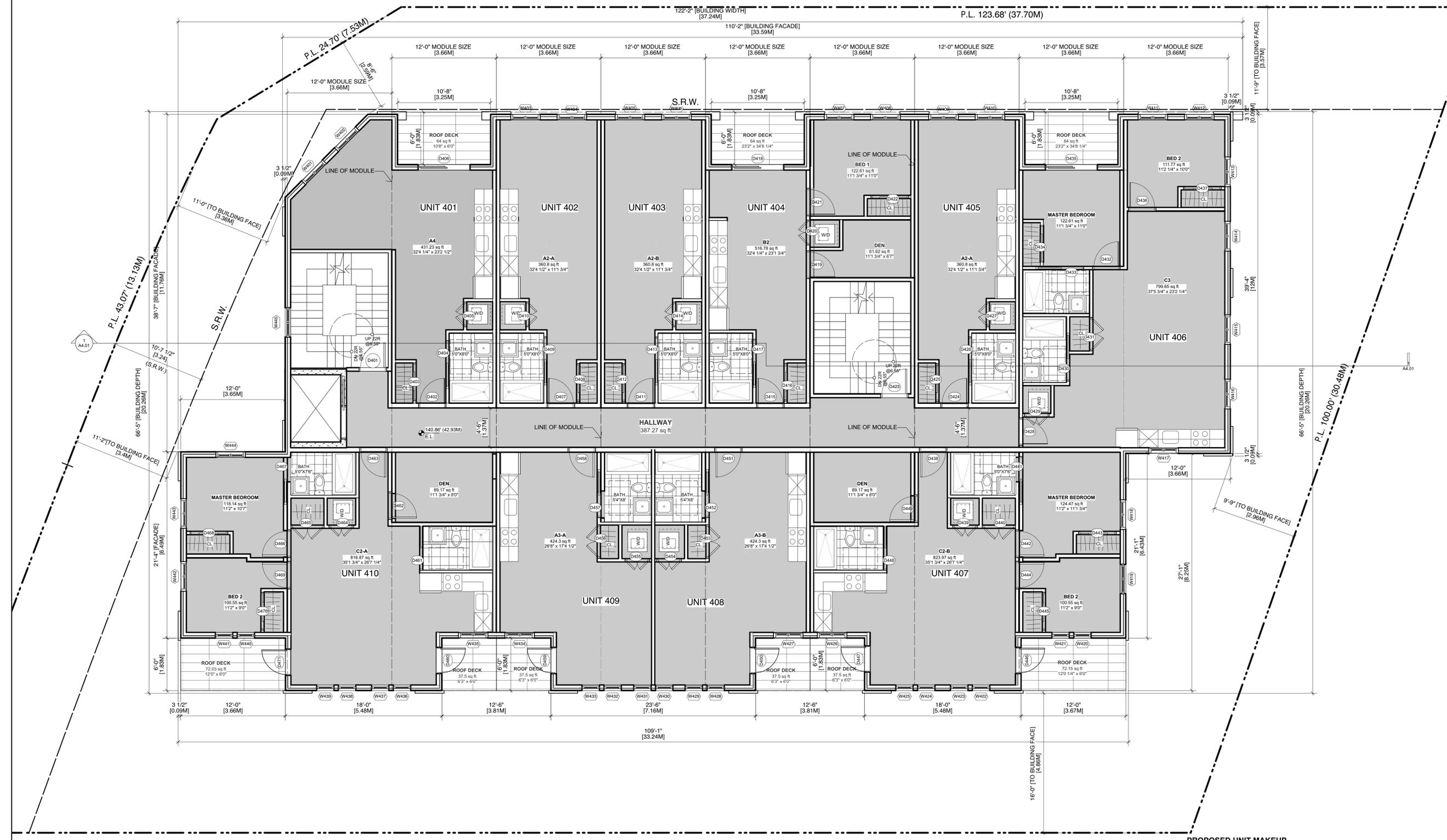
Reviewed By: NR  
 Checked By: NR  
 Scale: As Noted  
 Issue/Revision:  

File name: 2018.01.30\_1301 Hillside\_jmarch.jvw



1 Third Floor Plan  
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

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Project Title  
**1301 Hillside Ave.**  
  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**4th Floor Plan**

**PROPOSED UNIT MAKEUP**

	BACH	1BR	2BR
SECOND	6	1	3
THIRD	6	1	3
FOURTH	6	1	3
FIFTH	6	1	3
SIXTH	0	4	2
<b>TOTAL</b>	<b>24</b>	<b>8</b>	<b>14</b>
<b>TOTAL UNITS</b>	<b>46</b>	<b>(52% BACH, 17% 1BR, 31% 2BR)</b>	
MIN. UNIT FLOOR AREA	360.8 sq.ft [33.52 sq.m.]		

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A2.04</b>

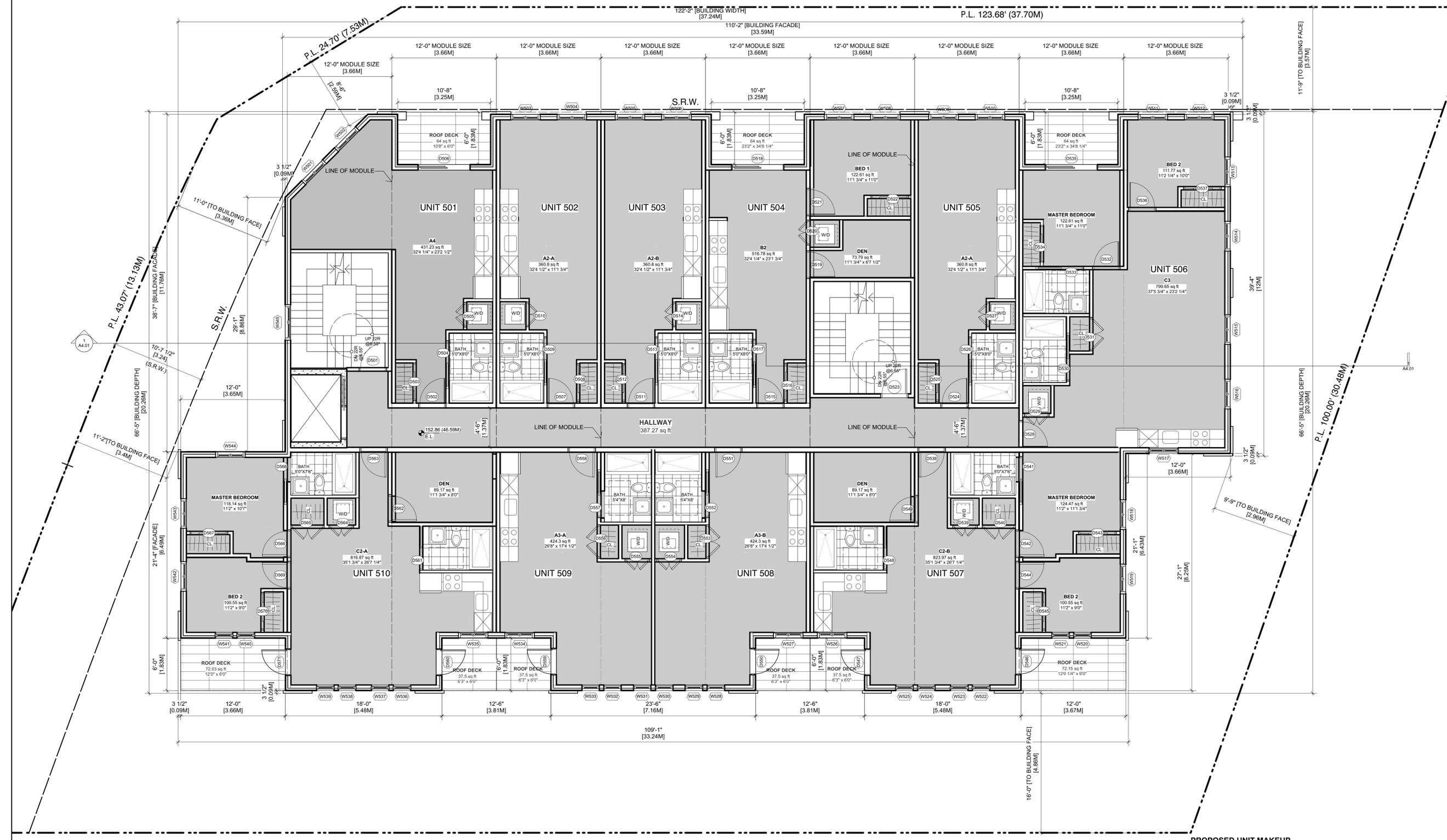
Designed By	Reviewed By
NR	NR
Drawn By	Checked By
JM	NR
Project ID	Scale
217.29	As Noted
Issue/Revision	

File name: 2018.01.30\_1301 Hillside\_jmarch.mxd



1 Fourth Floor Plan  
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Architect

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Project Title

**1301 Hillside Ave.**

1301 Hillside Ave.  
 Victoria, BC

Sheet Title

**5th Floor Plan**

**PROPOSED UNIT MAKEUP**

	BACH	1BR	2BR
SECOND	6	1	3
THIRD	6	1	3
FOURTH	6	1	3
FIFTH	6	1	3
SIXTH	0	4	2
<b>TOTAL</b>	<b>24</b>	<b>8</b>	<b>14</b>
<b>TOTAL UNITS</b>	<b>46</b>	<b>(52% BACH, 17% 1BR, 31% 2BR)</b>	
MIN. UNIT FLOOR AREA	360.8 sq.ft [33.52 sq.m.]		

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A2.05</b>

Designed By: NR  
 Reviewed By: NR  
 Drawn By: JM  
 Checked By: NR  
 Project ID: 217.29  
 Scale: As Noted  
 Issue/Revision:  

File name: 2018.01.30\_1301 Hillside\_jmarchi.rvt



1 Fifth Floor Plan  
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Architect  
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Project Title  
**1301 Hillside Ave.**  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**6th Floor Plan**

**PROPOSED UNIT MAKEUP**

	BACH	1BR	2BR
SECOND	6	1	3
THIRD	6	1	3
FOURTH	6	1	3
FIFTH	6	1	3
SIXTH	0	4	2
<b>TOTAL</b>	<b>24</b>	<b>8</b>	<b>14</b>
<b>TOTAL UNITS</b>	<b>46</b>	<b>(52% BACH, 17% 1BR, 31% 2BR)</b>	
MIN. UNIT FLOOR AREA	360.8 sq.ft [33.52 sq.m.]		

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A2.06</b>

Designed By: NR  
 Drawn By: JM  
 Project ID: 217.29  
 Reviewed By: NR  
 Checked By: NR  
 Scale: As Noted  
 Issue/Revision:  

File name: 2018.01.30\_1301 Hillside\_jmarchd.rvt



1 Sixth Floor Plan  
 Scale: 3/16" = 1'-0"

P.L. 144.65' (44.09M)



**EXTERIOR FINISH SCHEDULE**

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B STUCCO CLADDING- IVORY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C HARDI PANEL CLADDING-GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E BLACK POWDER COATED STEEL GUARDS
- F CURTAIN WALL GLAZING
- G PILASTER-BRICK CLADDING
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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No.	Date	Issue Notes

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Project Title

**1301 Hillside Ave.**

1301 Hillside Ave.  
 Victoria, BC

Sheet Title

**Building Elevations**

1 North Elevation  
 Scale: 3/16" = 1'-0"

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A3.01</b>
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

File Name: 2018.01.30\_1301\_Hillside\_jmarch\_max

**EXTERIOR FINISH SCHEDULE**

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B STUCCO CLADDING- IVORY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C HARDI PANEL CLADDING-GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E BLACK POWDER COATED STEEL GUARDS
- F CURTAIN WALL GLAZING
- G PILASTER-BRICK CLADDING
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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No.	Date	Issue Notes

Issues  
 Consultant  
 Architect

**SH**  
**A**  
**STUART HOWARD**  
**ARCHITECTS INC.**  
 MEMBERS AIBC - RAIC - AIA  
 405 - 375 West 5th Avenue  
 phone - 604.688.2585  
 Vancouver B.C. V5Y 1J6  
 fax - 604.688.7486

Project Title  
**1301 Hillside Ave.**  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**Building Elevations**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A3.02</b>
Designed By NR	Reviewed By NR	
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	
Issue/Revision		

File name: 2018.01.30\_1301 Hillside\_jmarch.mxd

**EXTERIOR FINISH SCHEDULE**

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B STUCCO CLADDING- IVORY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C HARDI PANEL CLADDING-GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E BLACK POWDER COATED STEEL GUARDS
- F CURTAIN WALL GLAZING
- G PILASTER-BRICK CLADDING
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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1 East Elevation  
 Scale: 3/16" = 1'-0"

No.	Date	Issue Notes

Architect

**SH**  
**A** **STUART HOWARD ARCHITECTS INC.**  
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Project Title

**1301 Hillside Ave.**

1301 Hillside Ave.  
 Victoria, BC

Sheet Title

**Building Elevations**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A3.03</b>
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

File Name: 2018.01.30\_1301 Hillside\_jmarch.mxd

**EXTERIOR FINISH SCHEDULE**

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B STUCCO CLADDING- IVORY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C HARDI PANEL CLADDING-GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E BLACK POWDER COATED STEEL GUARDS
- F CURTAIN WALL GLAZING
- G PILASTER-BRICK CLADDING
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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No.	Date	Issue Notes

Issues  
 Consultant  
 Architect

**SH**  
**A**  
**STUART HOWARD ARCHITECTS INC.**  
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Seal  
 Project Title  
**1301 Hillside Ave.**

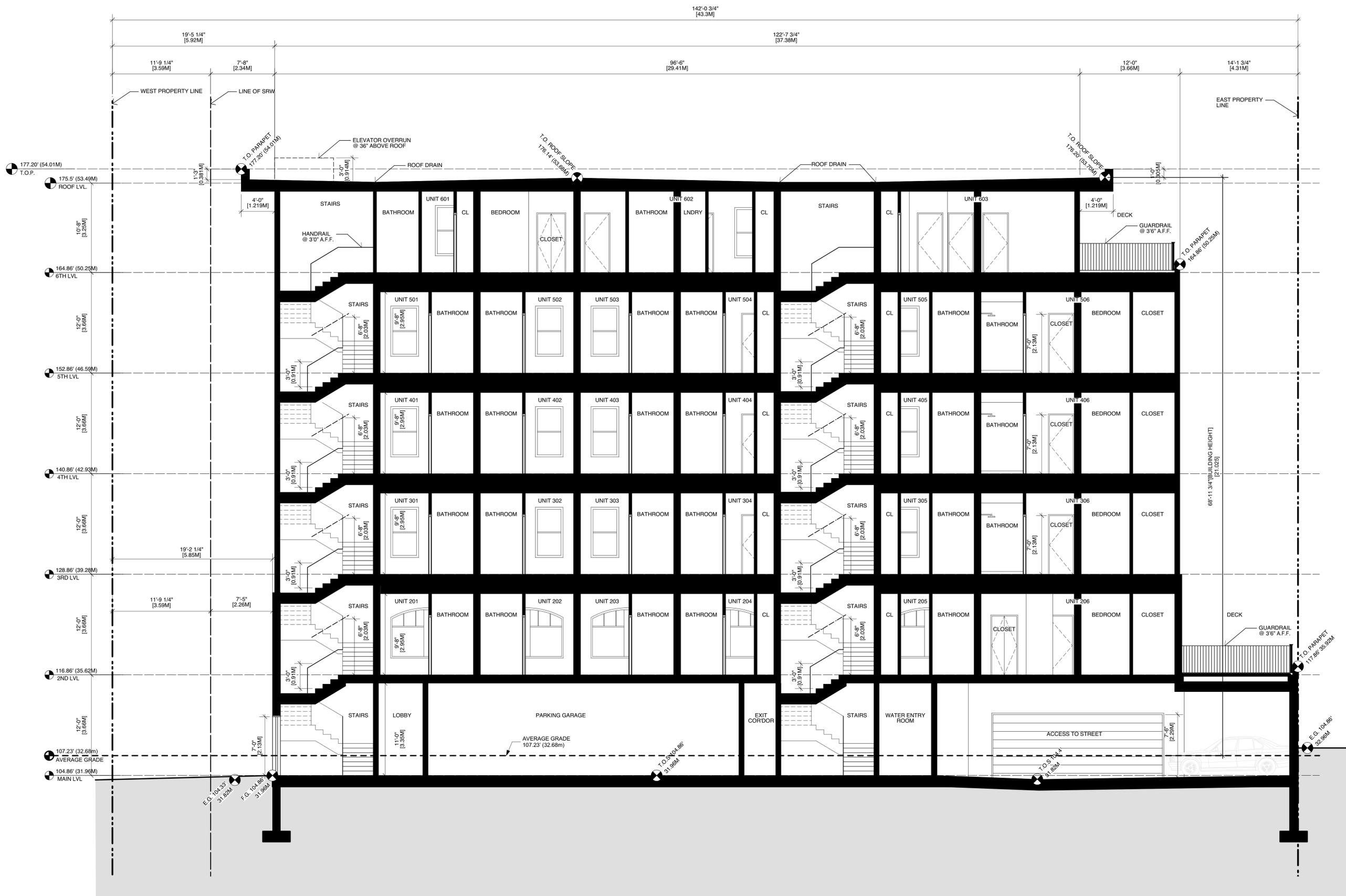
1301 Hillside Ave.  
 Victoria, BC  
 Sheet Title  
**Building Elevations**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A3.04</b>
Designed By NR	Reviewed By NR	
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	
Issue/Revision		

File Name: 2018.01.30\_1301\_Hillside\_jmarch.mxd

1 West Elevation  
 Scale: 3/16" = 1'-0"

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1 SECTION VIEW (FROM SOUTH)  
 Scale: 3/16" = 1'-0"

No.	Date	Issue Notes

Architect

**SH**  
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Project Title

**1301 Hillside Ave.**

1301 Hillside Ave.  
 Victoria, BC

Sheet Title

**Building Sections 1**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A4.01</b>
Designed By NR	Reviewed By NR	
Drawn By AS	Checked By NR	
Project ID 217.29	Scale As Noted	
	Issue/Revision	

File Name: 2018.02.27.1301 Hillside\_jmarchi.rvt



1 NW Corner - Aerial  
NTS



3 SW Corner - Aerial  
NTS



2 NW Corner - Street Level  
NTS



4 NE - Aerial  
NTS

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No.	Date	Issue Notes

Issues

Consultant

Architect  
**SH**  
**A**  
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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.  
Victoria, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A7.01</b>
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

**WINDOW SCHEDULE**

QUANTITY	WINDOW NO.	WINDOW SPEC.		Size		Window Data			
		WINDOW ID.		O.A. WIDTH	O.A. Height	Mfr	Model No.	Accessories	Notes
1		W101		88"	76"				
1		W102		88"	76"				
1		W103		60"	76"				
1		W104		88"	76"				
1		W105		88"	76"				
1		W106		88"	76"				
1		W107		40"	40"				
1		W108		88"	70"				
1		W109		88"	70"				
1		W110		88"	70"				
1		W111		88"	70"				
1		W112		88"	70"				
1		W113		88"	70"				
1		W114		88"	70"				
1		W115		88"	70"				
1		W116		88"	70"				
1		W117		88"	70"				
1		W118		88"	70"				
1		W119		88"	70"				
1		W120		88"	70"				
1		W121		88"	70"				
1		W122		88"	70"				
1		W123		88"	70"				
1		W124		88"	70"				
1		W125		88"	70"				
1		W126		88"	70"				
1		W127		88"	70"				
1		W128		88"	70"				
1		W129		88"	70"				
1		W130		88"	70"				
1		W131		88"	70"				
1		W132		88"	70"				
1		W133		88"	70"				
1		W134		88"	70"				
1		W135		88"	70"				
1		W136		88"	70"				
1		W137		88"	70"				
1		W138		88"	70"				
1		W139		88"	70"				
1		W140		88"	70"				
1		W141		88"	70"				
1		W142		88"	70"				
1		W143		88"	70"				
1		W144		88"	70"				
1		W145		88"	70"				
1		W146		88"	70"				
1		W147		88"	70"				
1		W148		88"	70"				
1		W149		88"	70"				
1		W150		88"	70"				
1		W151		88"	70"				
1		W152		88"	70"				
1		W153		88"	70"				
1		W154		88"	70"				
1		W155		88"	70"				
1		W156		88"	70"				
1		W157		88"	70"				
1		W158		88"	70"				
1		W159		88"	70"				
1		W160		88"	70"				
1		W161		88"	70"				
1		W162		88"	70"				
1		W163		88"	70"				
1		W164		88"	70"				
1		W165		88"	70"				
1		W166		88"	70"				
1		W167		88"	70"				
1		W168		88"	70"				
1		W169		88"	70"				
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1		W171		88"	70"				
1		W172		88"	70"				
1		W173		88"	70"				
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1		W176		88"	70"				
1		W177		88"	70"				
1		W178		88"	70"				
1		W179		88"	70"				
1		W180		88"	70"				
1		W181		88"	70"				
1		W182		88"	70"				
1		W183		88"	70"				
1		W184		88"	70"				
1		W185		88"	70"				
1		W186		88"	70"				
1		W187		88"	70"				
1		W188		88"	70"				
1		W189		88"	70"				
1		W190		88"	70"				
1		W191		88"	70"				
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1		W194		88"	70"				
1		W195		88"	70"				
1		W196		88"	70"				
1		W197		88"	70"				
1		W198		88"	70"				
1		W199		88"	70"				
1		W200		88"	70"				

1	W440	20"	60"						
1	W441	20"	60"						
1	W442	34"	60"						
1	W443	34"	60"						
1	W444	34"	60"						
1	W445	34"	60"						
1	W501	34"	70"						
1	W502	34"	70"						
1	W503	34"	70"						
1	W504	34"	70"						
1	W505	34"	70"						
1	W506	34"	70"						
1	W507	34"	70"						
1	W508	34"	70"						
1	W509	34"	70"						
1	W510	34"	70"						
1	W511	34"	70"						
1	W512	34"	70"						
1	W513	34"	60"						
1	W514	34"	60"						
1	W515	34"	60"						
1	W516	34"	60"						
1	W517	34"	46"						
1	W518	34"	60"						
1	W519	34"	60"						
1	W520	20"	60"						
1	W521	20"	60"						
1	W522	20"	60"						
1	W523	20"	60"						
1	W524	20"	60"						
1	W525	20"	60"						
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1	W527	34"	46"						
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1	W529	20"	60"						
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1	W531	20"	60"						
1	W532	20"	60"						
1	W533	20"	60"						
1	W534	34"	46"						
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1	W541	20"	60"						
1	W542	34"	60"						
1	W543	34"	60"						
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1	W602	34"	70"						
1	W603	34"	70"						
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1	W609	34"	70"						
1	W610	34"	70"						
1	W611	34"	70"						
1	W613	34"	70"						
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1	W615	34"	46"						
1	W616	34"	46"						
1	W617	34"	60"						
1	W618	34"	60"						
1	W619	34"	60"						
1	W620	34"	60"						
1	W621	34"	60"						
1	W622	34"	60"						
1	W623	34"	60"						
1	W624	34"	60"						
1	W625	34"	60"						
1	W626	34"	60"						
1	W627	34"	46"						
1	W628	34"	34"						

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No.	Date	Issue Notes

Issues  
 Consultant  
 Architect

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Project Title  
**1301 Hillside Ave.**  
 1301 Hillside Ave.  
 Victoria, BC

Sheet Title  
**Window Schedule**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A8.01</b>
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AS	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

**DOOR SCHEDULE**

QUANTITY	DOOR SPEC.			NOMINAL SIZE			DOOR STYLE		DOOR			HARDWARE DESCRIPTION		Notes
	Door Name	DOOR NO.	DOOR NO.	DOOR TYPE	LEAF WIDTH	LEAF HEIGHT	THICKNESS	Door Operation	Slab Style	JAMB THICK	JAMB DEPTH	Accessories		
351	0			1127	2399	47		351		42	156		0	35
1		D 104		3	8	0	Swing Simple							
1		D 109		20	7	0	Overhead							
1		D 107		3	8	0	Swing Simple							
1		D 112		3	7	0	Swing Simple							
1		D 110		3	7	0	Swing Simple							
1		D 108		3	7	0	Swing Simple							
1		D 106		3	7	0	Swing Simple							
1		D 114		3	7	0	Swing Simple							
1		D 102		3	7	0	Swing Simple							
1		D 101		6	8	0	Swing Bi-part							
1		D 116		3	7	0	Swing Simple							
1		D 111		6	7	0	Swing Bi-part							
1		D 108		3	7	0	Swing Simple							
1		D 113		3	7	0	Swing Simple							
1		D 103		3	7	0	Swing Simple							
1		D 115		3	7	0	Swing Simple							
1		D 242		3	7	0	Swing Simple							
1		D 243		3	7	0	Swing Simple							
1		D 241		4	7	0	Slider							
1		D 244		4	7	0	Slider							
1		D 239		4	7	0	Slider							
1		D 238		3	7	0	Swing Bi-part							
1		D 245		3	7	0	Pocket Simple							
1		D 240		3	7	0	Pocket Simple							
1		D 247		3	7	0	Swing Simple							
1		D 264		3	7	0	Swing Simple							
1		D 267		3	7	0	Swing Simple							
1		D 268		3	7	0	Pocket Simple							
1		D 260		3	7	0	Swing Simple							
1		D 265		4	7	0	Slider							
1		D 268		4	7	0	Slider							
1		D 263		4	7	0	Slider							
1		D 262		3	7	0	Swing Bi-part							
1		D 261		3	7	0	Pocket Simple							
1		D 231		3	7	0	Pocket Simple							
1		D 230		3	7	0	Swing Simple							
1		D 233		3	7	0	Swing Simple							
1		D 228		3	7	0	Pocket Simple							
1		D 226		3	7	0	Swing Simple							
1		D 232		4	7	0	Slider							
1		D 234		4	7	0	Slider							
1		D 227		3	7	0	Swing Bi-part							
1		D 229		4	7	0	Slider							
1		D 219		3	7	0	Swing Simple							
1		D 218		3	7	0	Swing Simple							
1		D 214		3	7	0	Swing Simple							
1		D 216		3	7	0	Pocket Simple							
1		D 215		4	7	0	Slider							
1		D 217		3	7	0	Swing Bi-part							
1		D 220		4	7	0	Slider							
1		D 249		3	7	0	Pocket Simple							
1		D 251		3	7	0	Swing Bi-part							
1		D 250		4	7	0	Slider							
1		D 254		3	7	0	Pocket Simple							
1		D 256		3	7	0	Swing Bi-part							
1		D 255		4	7	0	Slider							
1		D 202		3	7	0	Swing Simple							
1		D 204		3	7	0	Pocket Simple							
1		D 203		4	7	0	Slider							
1		D 205		3	7	0	Swing Bi-part							
1		D 208		3	7	0	Pocket Simple							
1		D 207		4	7	0	Slider							
1		D 209		3	7	0	Swing Bi-part							
1		D 206		3	7	0	Swing Simple							
1		D 221		3	7	0	Swing Simple							
1		D 201		3	7	0	Pocket Simple							
1		D 213		3	7	0	Pocket Simple							
1		D 211		4	7	0	Slider							
1		D 213		3	7	0	Swing Bi-part							
1		D 210		3	7	0	Swing Simple							
1		D 224		3	7	0	Pocket Simple							
1		D 223		4	7	0	Slider							
1		D 225		3	7	0	Swing Bi-part							
1		D 222		3	7	0	Swing Simple							
1		D 253		3	7	0	Swing Simple							
1		D 248		3	7	0	Swing Simple							
1		D 259		3	7	0	Swing Simple							
1		D 237		3	7	0	Swing Simple							
1		D 257		3	8	0	Swing Simple							
1		D 258		3	8	0	Swing Simple							
1		D 245		3	8	0	Swing Simple							
1		D 252		3	8	0	Swing Simple							
1		D 236		3	8	0	Swing Simple							
1		D 238		3	7	0	Swing Simple							
1		D 366		3	7	0	Swing Simple							
1		D 369		3	7	0	Swing Simple							
1		D 367		3	7	0	Pocket Simple							
1		D 368		4	7	0	Slider							
1		D 370		4	7	0	Slider							
1		D 365		4	7	0	Slider							
1		D 364		3	7	0	Swing Bi-part							
1		D 361		3	7	0	Pocket Simple							
1		D 362		3	7	0	Swing Simple							
1		D 334		4	7	0	Slider							
1		D 339		3	7	0	Swing Simple							
1		D 338		3	7	0	Swing Simple							
1		D 332		3	7	0	Swing Simple							
1		D 333		3	7	0	Pocket Simple							
1		D 329		3	7	0	Swing Bi-part							
1		D 331		4	7	0	Slider							
1		D 330		3	7	0	Pocket Simple							
1		D 336		3	7	0	Swing Simple							
1		D 337		4	7	0	Slider							
1		D 342		3	7	0	Swing Simple							
1		D 344		3	7	0	Swing Simple							
1		D 343		4	7	0	Slider							
1		D 345		4	7	0	Slider							
1		D 340		4	7	0	Slider							
1		D 339		3	7	0	Swing Bi-part							
1		D 348		3	7	0	Pocket Simple							
1		D 341		3	7	0	Pocket Simple							
1		D 349		3	7	0	Swing Simple							
1		D 317		3	7	0	Pocket Simple							
1		D 315		3	7	0	Swing Simple							
1		D 322		4	7	0	Slider							
1		D 316		4	7	0	Slider							
1		D 321		3	7	0	Swing Simple							
1		D 320		3	7	0	Swing Bi-part							
1		D 319		3	7	0	Swing Simple							
1		D 305		3	7	0	Swing Bi-part							
1		D 303		4	7	0	Slider							
1		D 302		3	7	0	Swing Simple							

1	D	650	5	7	0	Slider		0	0	
1	D	651	3	7	0	Swing Simple		0	0	
1	D	628	6	8	0	Slider	-	0	1	-
1	D	617	3	8	0	Swing Simple		0	1	
1	D	627	3	8	0	Swing Simple		0	1	
1	D	602	3	8	0	Swing Simple		0	1	
1	D	601	3	7	0	Swing Simple		0	0	
1	D	634	6	8	0	Slider	-	0	1	-
1	D	639	3	8	0	Swing Simple		0	1	
1	D	646	3	8	0	Swing Simple		0	1	
1	D	653	6	8	0	Slider	-	0	1	-
1	D	629	3	8	0	Swing Simple		0	1	
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1	D	603	3	7	0	Swing Simple		0	1	
1	D	621	3	7	0	Swing Simple		0	1	
1	D	620	3	7	0	Swing Simple		0	1	
1	D	636	3	7	0	Swing Simple		0	1	
1	D	645	3	7	0	Swing Simple		0	1	
1	D	637	3	7	0	Pocket Simple		0	0	
1	D	626	2	7	0	Slider Simple		0	0	
1	D	633	4	7	0	Slider		0	0	
1	D	632	3	7	0	Swing Simple		0	0	
1	D	634	3	7	0	Swing Simple		0	0	
1	D	631	3	7	0	Pocket Simple		0	0	
1	D	630	4	7	0	Slider		0	0	
1	D	635	4	7	0	Slider		0	0	

NOTES:  
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 NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.  
 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND  
 NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
Issues		

Consultant

Architect



**STUART HOWARD ARCHITECTS INC.**  
 MEMBERS AIBC - RAIC - AIA  
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6  
 phone - 604.688.2585 fax - 604.688.7486

Seal

Project Title

**1301 Hillside Ave.**

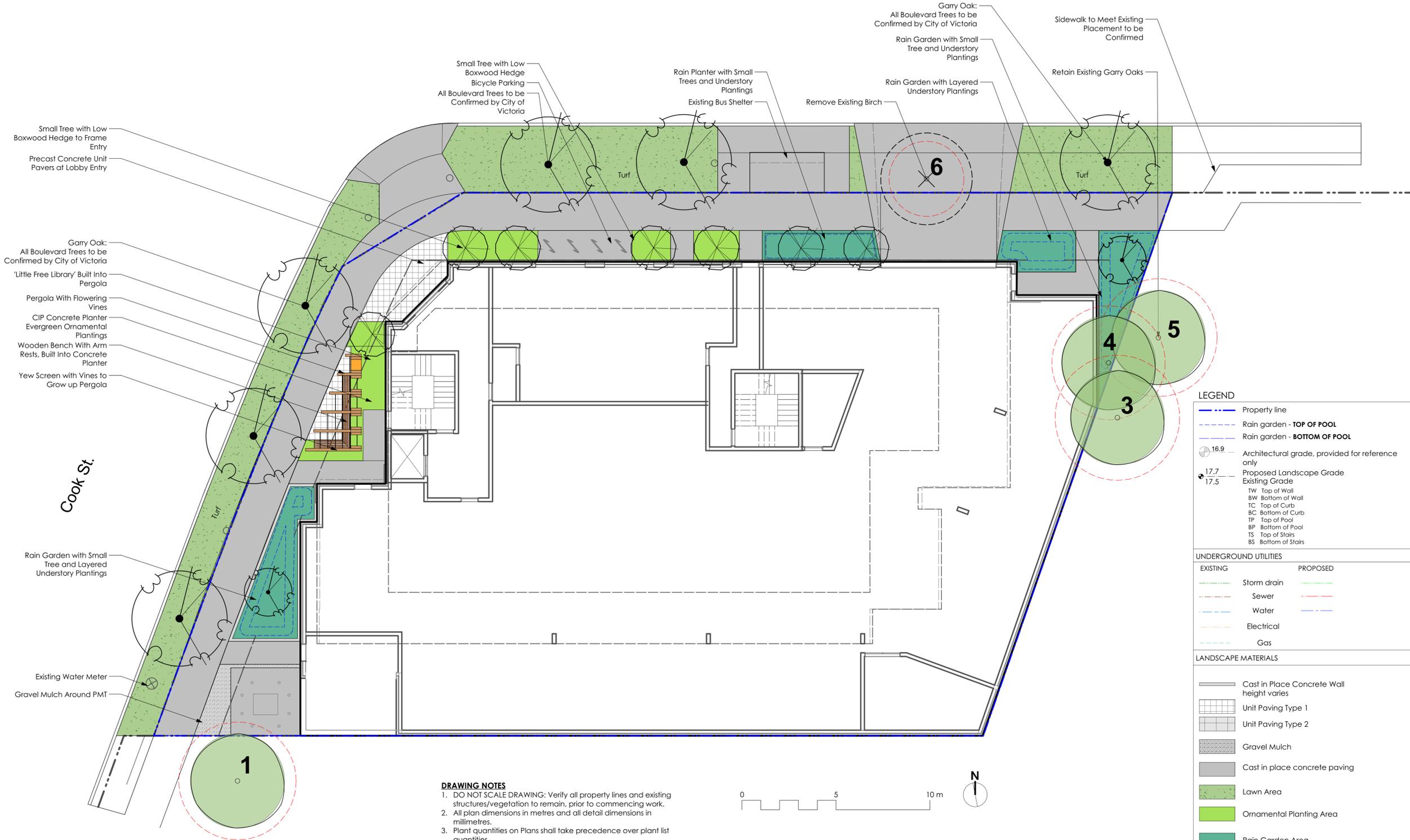
1301 Hillside Ave.  
 Victoria, BC

Sheet Title

**Door Schedule**

Issue Date	Plot Date	Sheet No.
	2018.02.01	<b>A8.03</b>
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AS	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

# Hillside Ave



Small Tree with Low Boxwood Hedge to Frame Entry  
Precast Concrete Unit Pavers at Lobby Entry

Garry Oak: All Boulevard Trees to be Confirmed by City of Victoria  
'Little Free Library' Built Into Pergola  
Pergola With Flowering Vines  
CIP Concrete Planter Evergreen Ornamental Plantings  
Wooden Bench With Arm Rests, Built Into Concrete Planter  
Yew Screen with Vines to Grow up Pergola

Rain Garden with Small Tree and Layered Understory Plantings

Existing Water Meter  
Gravel Mulch Around PMT

Garry Oak: All Boulevard Trees to be Confirmed by City of Victoria  
Rain Garden with Small Tree and Understory Plantings  
Remove Existing Birch  
Rain Garden with Layered Understory Plantings  
Retain Existing Garry Oaks  
Sidewalk to Meet Existing Placement to be Confirmed

- DRAWING NOTES**
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  - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

**LEGEND**

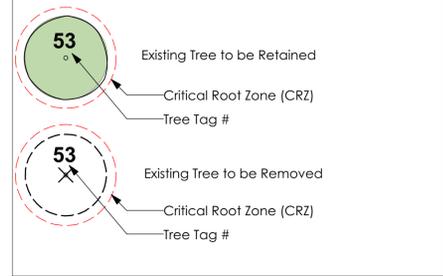
- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- Existing Grade
- TW Top of Wall
- BW Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TP Top of Pool
- BP Bottom of Pool
- TS Top of Stairs
- BS Bottom of Stairs

**UNDERGROUND UTILITIES**

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	Gas

**LANDSCAPE MATERIALS**

- Cast in Place Concrete Wall height varies
- Unit Paving Type 1
- Unit Paving Type 2
- Gravel Mulch
- Cast in place concrete paving
- Lawn Area
- Ornamental Planting Area
- Rain Garden Area



NOT FOR CONSTRUCTION

rev no	description	date
1	DP	2018.01.26

**Murdoch de Greeff INC**  
Landscape Planning & Design  
200 - 524 Columbia Road  
Victoria, BC V8T 1G1  
Phone: 250.412.2891  
Fax: 250.412.2892

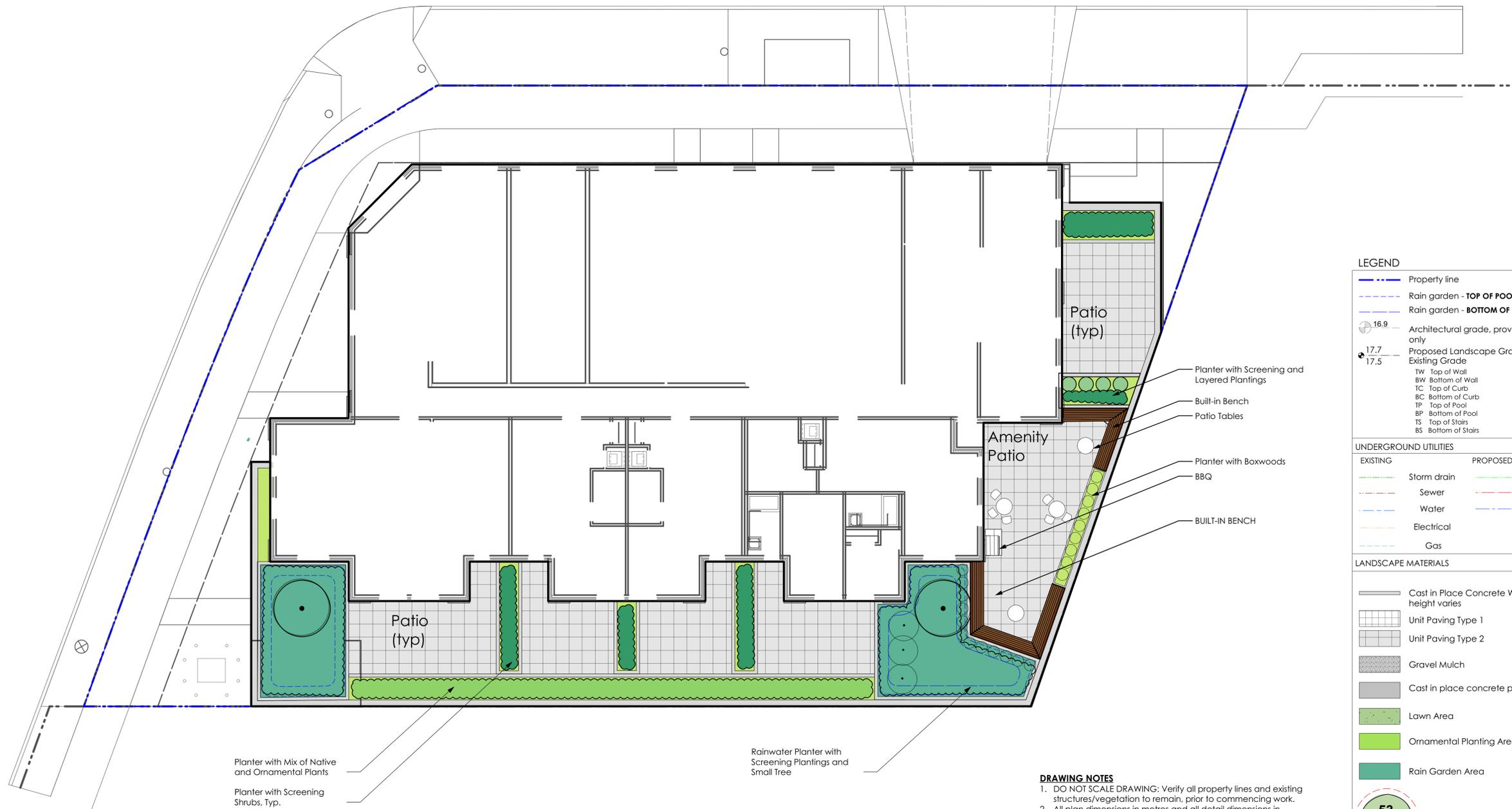
client  
**NVision Properties**

project  
1301 Hillside Ave.  
VICTORIA, BC

sheet title  
**Ground Floor Landscape Materials**

project no.	117.31
scale	1:100
drawn by	TB
checked by	SM/PdG
revision no.	sheet no.

**L1.01**



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.



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**LEGEND**

- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- Existing Grade
- TW Top of Wall
- BW Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TP Top of Pool
- BP Bottom of Pool
- TS Top of Stairs
- BS Bottom of Stairs

**UNDERGROUND UTILITIES**

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	Gas

**LANDSCAPE MATERIALS**

- Cast in Place Concrete Wall height varies
- Unit Paving Type 1
- Unit Paving Type 2
- Gravel Mulch
- Cast in place concrete paving
- Lawn Area
- Ornamental Planting Area
- Rain Garden Area

**Tree Callouts:**

- 53 Existing Tree to be Retained
- Critical Root Zone (CRZ)
- Tree Tag #
- 53 Existing Tree to be Removed
- Critical Root Zone (CRZ)
- Tree Tag #

NOT FOR CONSTRUCTION

rev no	description	date
1	DP	2018.01.26

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client  
**NVision Properties**

project  
1301 Hillside Ave.  
VICTORIA, BC

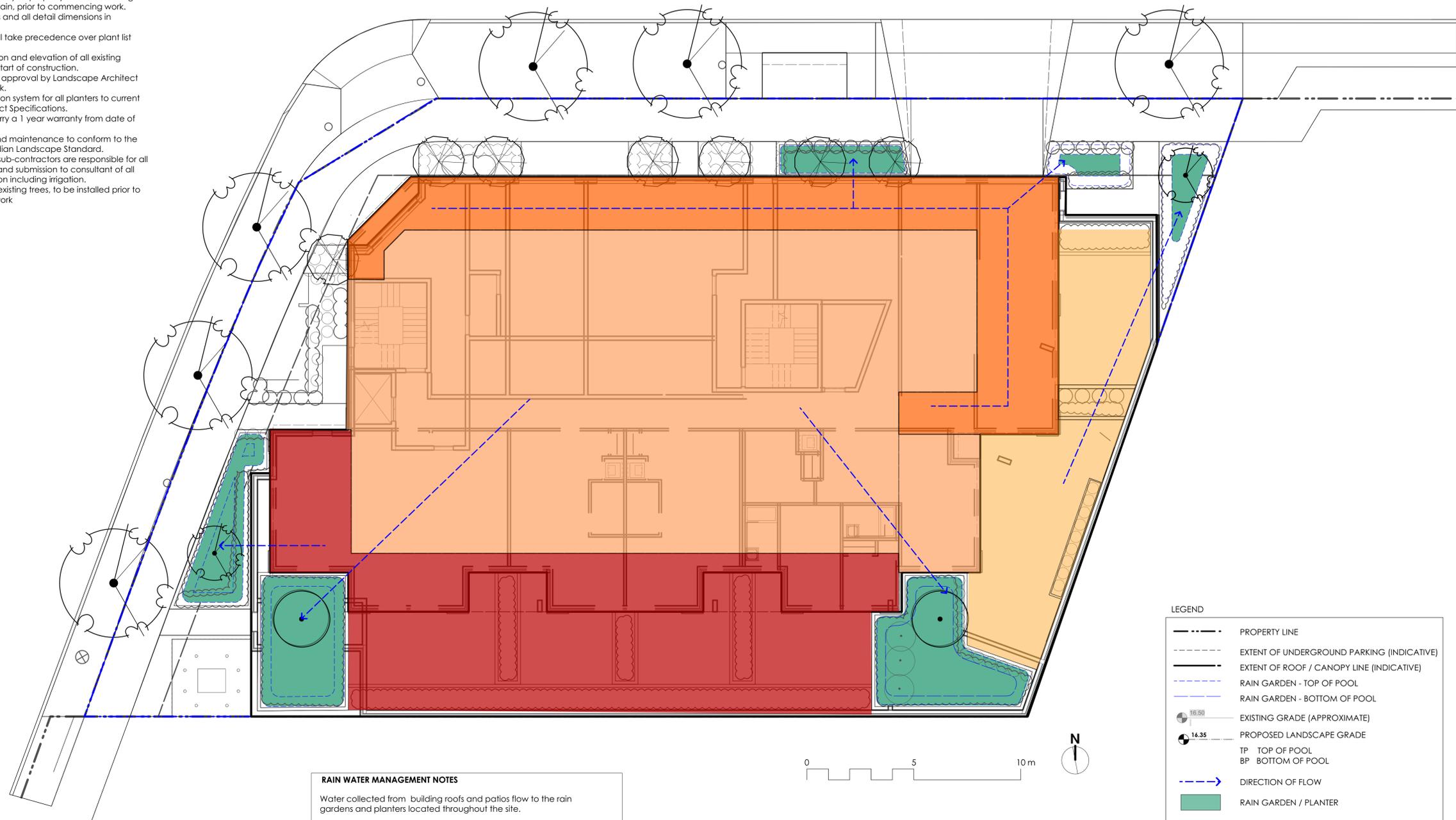
sheet title  
**2nd Floor  
Landscape  
Materials**

project no.	117.31
scale	1:100
drawn by	TB
checked by	SM/PdG
revision no.	sheet no.

**L1.02**

**DRAWING NOTES**

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10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



**RAIN WATER MANAGEMENT NOTES**

Water collected from building roofs and patios flow to the rain gardens and planters located throughout the site.

Rain gardens and planters are integrated landscapes that are designed to capture, slow flows, and treat runoff from roofs and patios.

The rain gardens and planters are sized such that the bottom of the rain garden/planter is a minimum of 5% of the impervious area (as per City of Victoria Stormwater Guidelines).

Rain gardens and planters will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.



**ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.**

**LEGEND**

- PROPERTY LINE
- - - - - EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- - - - - EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- - - - - RAIN GARDEN - TOP OF POOL
- - - - - RAIN GARDEN - BOTTOM OF POOL
- 16.50 EXISTING GRADE (APPROXIMATE)
- 14.35 PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- - - - - DIRECTION OF FLOW
- RAIN GARDEN / PLANTER

**IMPERVIOUS AREAS**

- ROOF DRAINS TO LEVEL 2 RAIN PLANTER
- ROOF DRAINS TO GROUND LEVEL RAIN GARDEN / PLANTER

**NOT FOR CONSTRUCTION**

rev no	description	date
1	TB	2018.01.26

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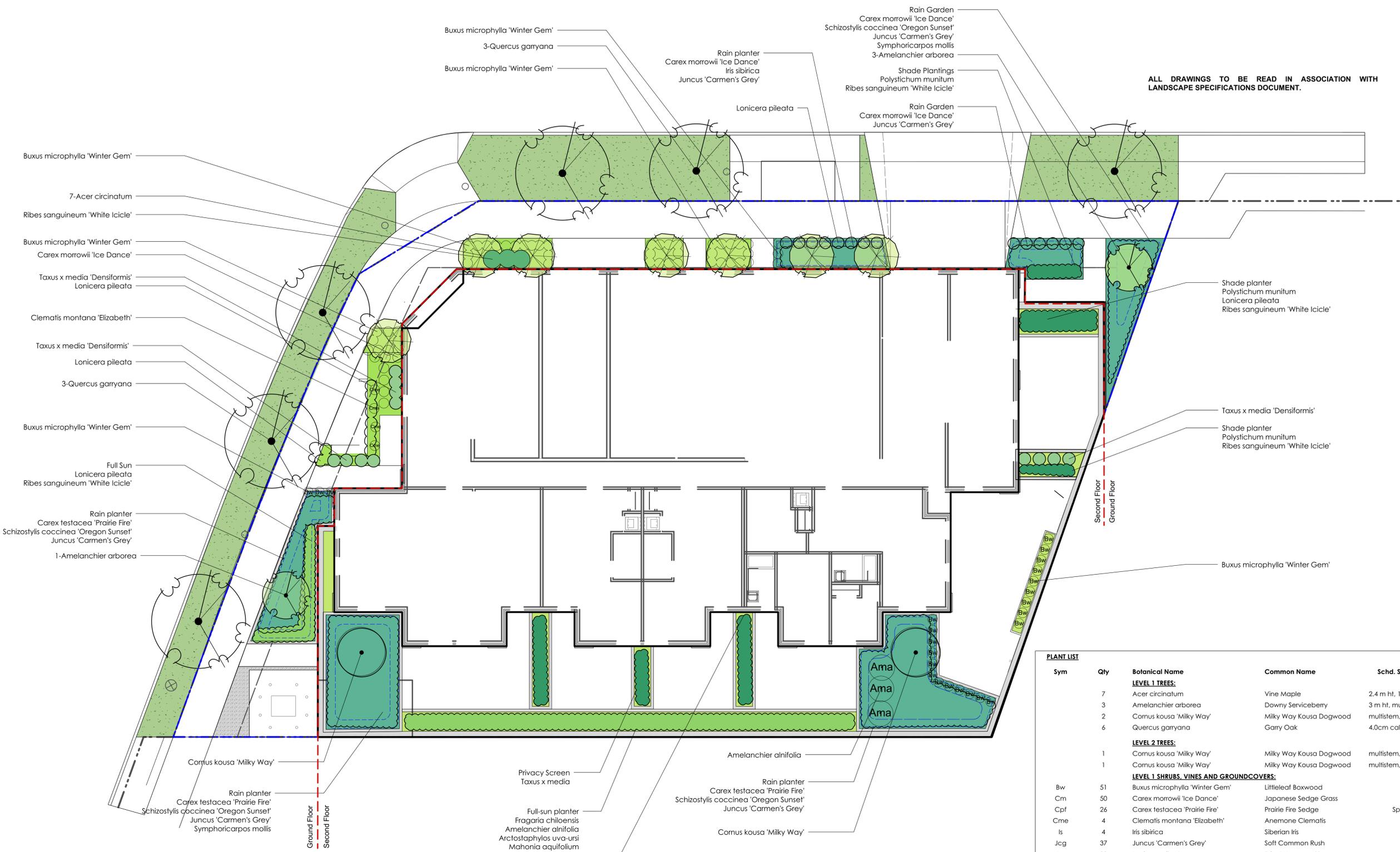
client  
**NVision Properties**

project  
1301 Hillside Ave.  
VICTORIA, BC

sheet title  
**Stormwater Plan**

project no.	117.31
scale	1:100
drawn by	TB
checked by	SM/PdG
revision no.	sheet no.

**L1.03**



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NOT FOR CONSTRUCTION

1	DP	18.01.26
rev no	description	date

**Murdoch de Greeff INC**  
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Fax: 250.412.2892

client  
**NVision Properties**

project  
1301 Hillside Ave.  
VICTORIA, BC

sheet title  
**Planting Plan**

project no. 117.31  
scale SCALE

drawn by  
checked by SM/PdG

revision no. sheet no.  
**L3.01**

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>LEVEL 1 TREES:</b>				
	7	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
	3	Amelanchier arborea	Downy Serviceberry	3 m ht, multi-stem, b+b
	2	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
	6	Quercus garryana	Garry Oak	4.0cm cal, b&b
<b>LEVEL 2 TREES:</b>				
	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
<b>LEVEL 1 SHRUBS, VINES AND GROUNDCOVERS:</b>				
Bw	51	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Cm	50	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	#1 pot
Cpf	26	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3 / 30 cm O.C.
Cme	4	Clematis montana 'Elizabeth'	Anemone Clematis	#2 pot
Is	4	Iris sibirica	Siberian Iris	#1 pot
Jcg	37	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	33	Lonicera pileata	Privet Honeysuckle	#2 pot
Pm	2	Polystichum munitum	Sword Fern	#1 pot
Rs	13	Ribes sanguineum 'White Icicle'	White Flowering Currant	#3 pot
Sco	12	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Sym	6	Symphoricarpos mollis	Creeping Snowberry	#1 pot
Tmd	8	Taxus x media 'Densiflora'	Dense Yew - male only	#3 pot, 2' max ht, male only
	0			
<b>LEVEL 2 SHRUBS AND GROUNDCOVERS:</b>				
Ama	7	Amelanchier alnifolia	Saskatoon Serviceberry	#3 pot
Arc	32	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Bw	21	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Cpf	114	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3 / 30 cm O.C.
Fc	27	Fragaria chiloensis	Coast Strawberry	Sp3 30cm o.c.
Jcg	55	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	9	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	27	Mahonia aquifolium	Oregon Grape	#2 pot
Pm	7	Polystichum munitum	Sword Fern	#1 pot
Rs	4	Ribes sanguineum 'White Icicle'	White Flowering Currant	#3 pot
Sco	28	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Sym	64	Symphoricarpos mollis	Creeping Snowberry	#1 pot
Tax	13	Taxus x media	Hybrid Yew	#5 pot
Tmd	4	Taxus x media 'Densiflora'	Dense Yew - male only	#3 pot, 2' max ht, male only
	0			

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