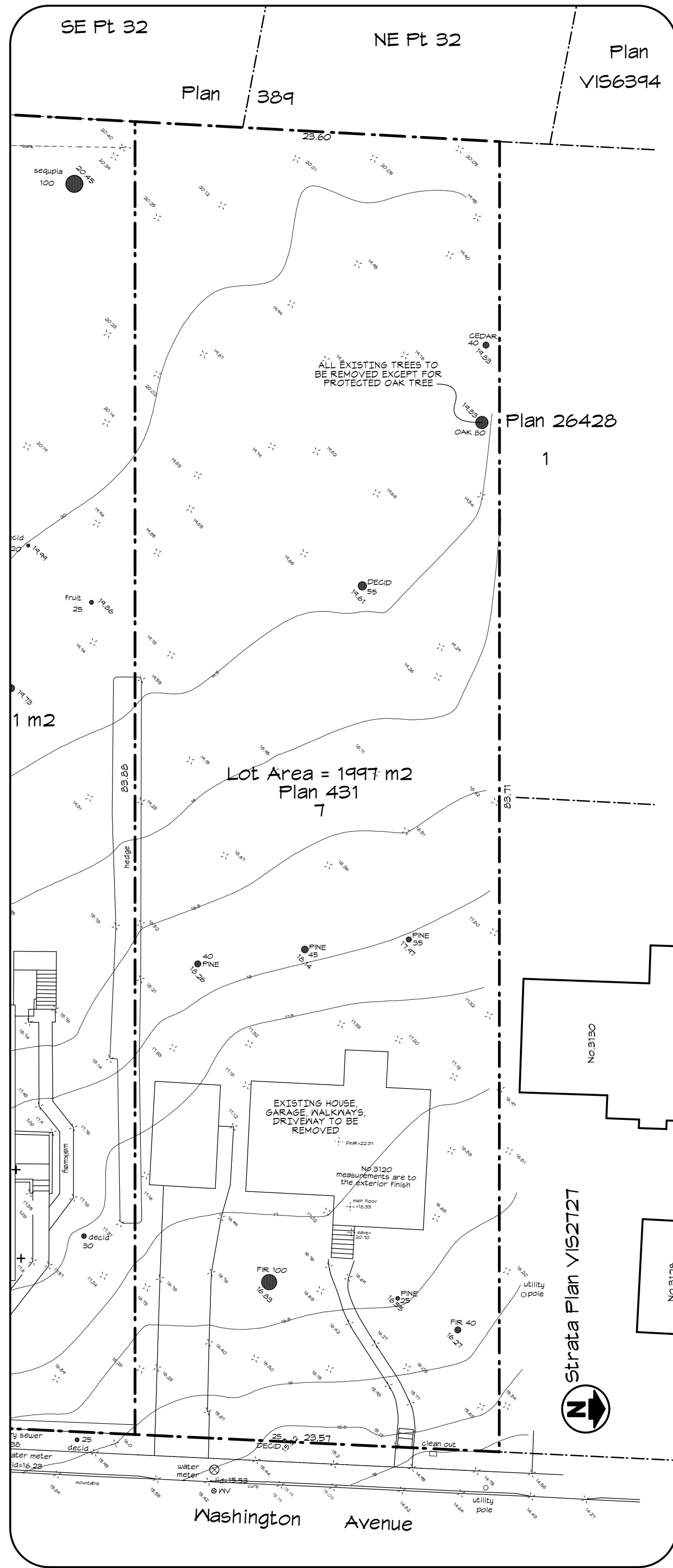
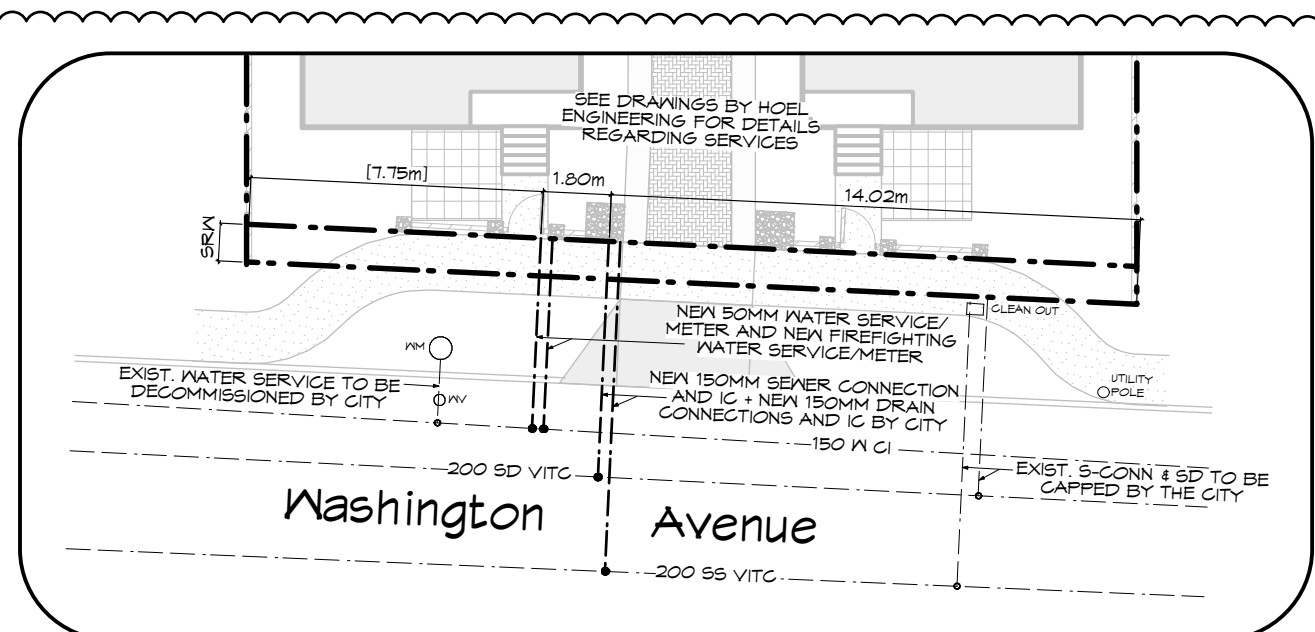
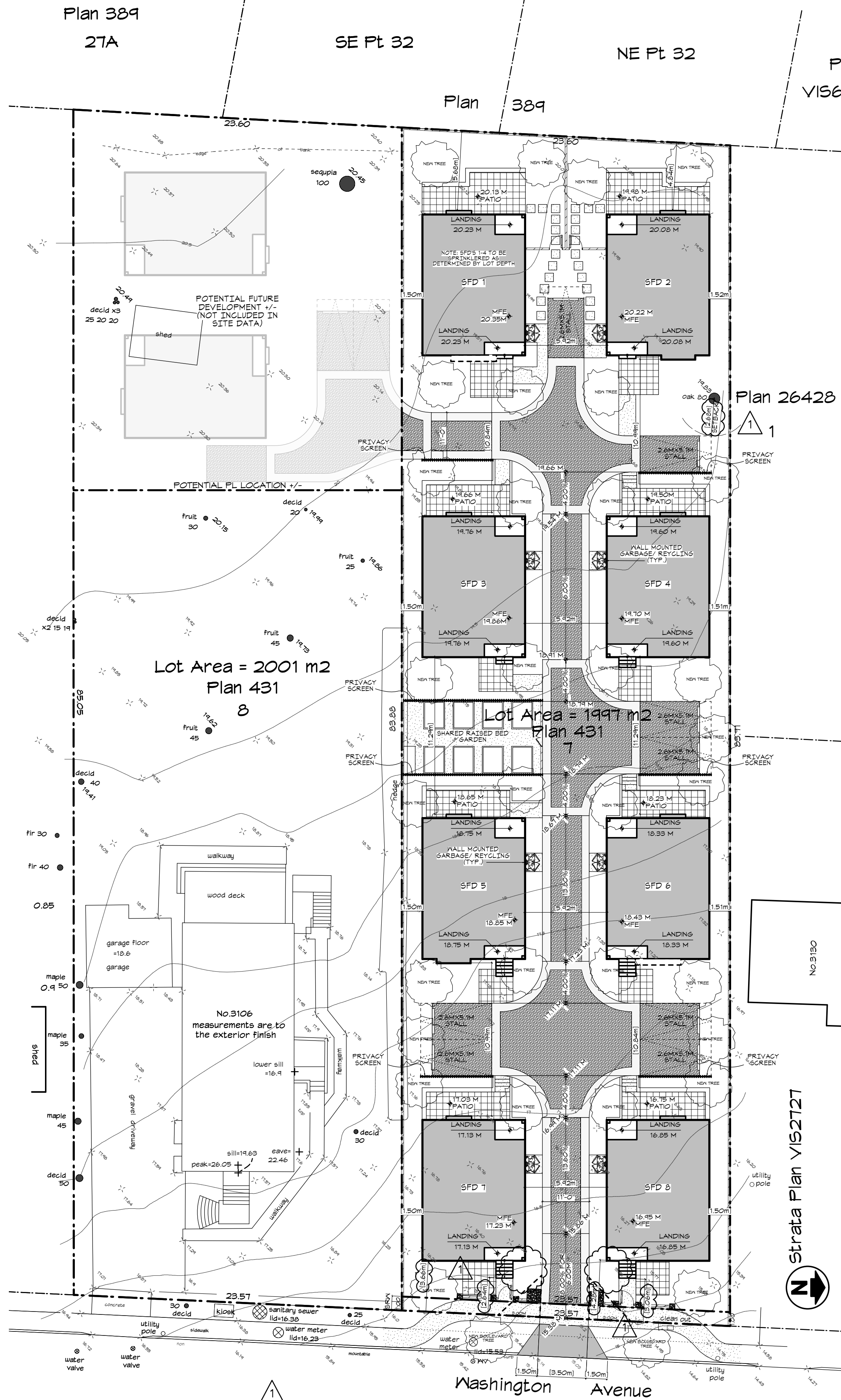




SITE PLAN - EXISTING
Scale: 1:250



SITE PLAN - SERVICES
Scale: 1:200



SITE PLAN - PROPOSED
Scale: 1:200

SITE DATA - 3120 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - Lot 7, Section 7A, Victoria District, Plan 431					
EXISTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	18.63 M (61.12 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)
LOT DEPTH (AVG.)	23.54 M (77.39 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)
SETBACKS	84.80 M (278.20 FT)	10.84 M (35.56 FT) TO SFD 3	10.84 M (35.56 FT) TO SFD 4	10.84 M (35.56 FT) TO SFD 5	10.84 M (35.56 FT) TO SFD 6
FRONT (E)		5.68 M (18.64 FT)	4.48 M (14.70 FT)	4.48 M (14.70 FT)	4.48 M (14.70 FT)
REAR (W)		1.50 M (4.92 FT)	5.92 M (19.42 FT) TO SFD 1	5.92 M (19.42 FT) TO SFD 1	5.92 M (19.42 FT) TO SFD 1
SIDE (S)		5.92 M (19.42 FT) TO SFD 2	1.52 M (5.00 FT)	1.52 M (5.00 FT)	1.52 M (5.00 FT)
SIDE (N)		1.52 M (5.00 FT)	1.52 M (5.00 FT)	1.52 M (5.00 FT)	1.52 M (5.00 FT)
SIDE (COMBINED)		7.51 M (24.84 FT)	7.44 M (24.41 FT)	7.44 M (24.41 FT)	7.44 M (24.41 FT)
AVG. GRADE		19.48 M (63.91 FT)	19.48 M (63.91 FT)	19.48 M (63.91 FT)	19.48 M (63.91 FT)
BUILDING HEIGHT		6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.66 M (21.85 FT)
STOREYS		2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
FLOOR AREA	(COMBINED)				
UPPER FLOOR	546.29 M2 (5880.24 FT2)	69.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)
MAIN FLOOR	498.88 M2 (5369.89 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRAWLSPACE EXCLUDED	424.16 M2 (4565.62 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED
TOTAL FLOOR AREA	1045.17 M2 (11250.12 FT2)	130.31 M2 (1402.64 FT2)	130.31 M2 (1402.64 FT2)	130.31 M2 (1402.64 FT2)	130.31 M2 (1402.64 FT2)
FLOOR AREA RATIO	0.528	0.528	0.528	0.528	0.528
SITE COVERAGE	30.32 % (605.86 M2)	3.80 % (75.93 M2)	3.76 % (75.17 M2)	3.74 % (74.78 M2)	3.75 % (75.07 M2)
OPEN SITE SPACE	48.02 % (961.33 M2)				
PARKING	8 SPACES	1 SPACE	1 SPACE	1 SPACE	1 SPACE
LOT AREA	PROPOSED - SFD 5	PROPOSED - SFD 6	PROPOSED - SFD 7	PROPOSED - SFD 8	
LOT WIDTH	10.99 M (36.05 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	
LOT DEPTH (AVG.)	11.29 M (37.04 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	10.84 M (35.56 FT)	
SETBACKS					
FRONT (E)					
REAR (W)					
SIDE (S)					
SIDE (N)					
SIDE (COMBINED)					
AVG. GRADE					
BUILDING HEIGHT					
STOREYS					
FLOOR AREA					
UPPER FLOOR					
MAIN FLOOR					
CRAWLSPACE EXCLUDED					
TOTAL FLOOR AREA					
FLOOR AREA RATIO					
SITE COVERAGE					
OPEN SITE SPACE					
PARKING					



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

DRAWING LIST:			
DP01	SITE PLAN & DATA	DP08	SFD-5
DP02	AVERAGE GRADE	DP09	SFD-6
DP03	AVERAGE GRADE	DP10	SFD-7
DP04	SFD-1	DP11	SFD-8
DP05	SFD-2	DP12	STREETSCAPE
DP06	SFD-3	DP13	COLOUR BOARD
DP07	SFD-4		

REV. NO.	DESCRIPTION	DATE
1	1. AREA OF SRM INCORPORATED BACK INTO LOT AREA; SITE DATA REVISED TO SUIT 2. FRONT YARD SETBACKS NO LONGER TAKEN TO LINE OF SRM 3. NOTE ADDED TO SITE PLAN: FENCES IN FRONT YARD NOT TO EXCEED 1.22M IN HEIGHT 4. DIMENSION FROM GARRY OAK LABELED AS SETBACK (TO PARKING STALL) FOR CLARITY (THIS DIMENSION IS NOT SHOWING GRZ) 5. SERVICING PLAN ADDED TO DP01 6. 2 PROPOSED TREES REMOVED TO CONFORM TO NEW SERVICING PLAN	MAY 29/20

Revisions
Bubble areas indicate revisions compared to the previously submitted plans
Received Date
July 6, 2020

RE-ISSUED FOR DP
MAY 29, 2020

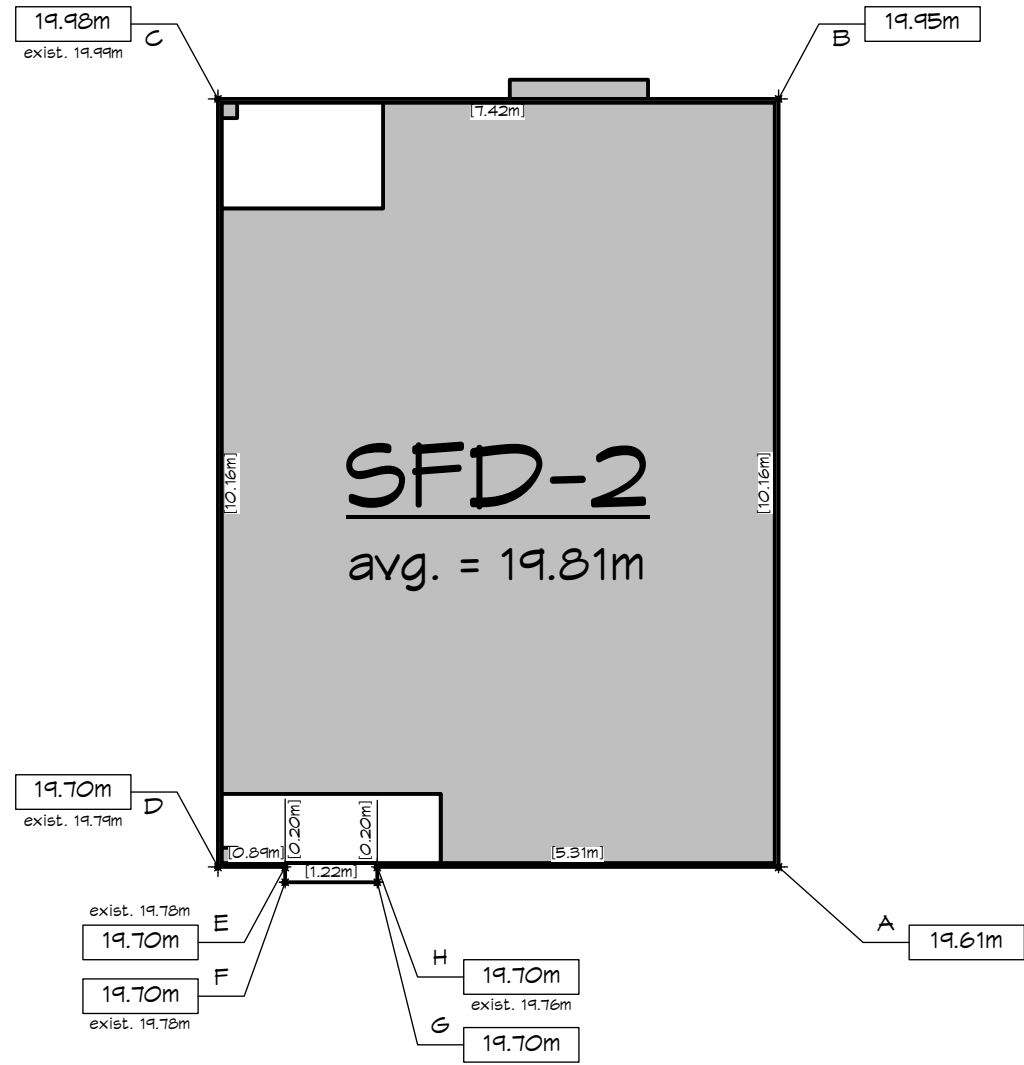
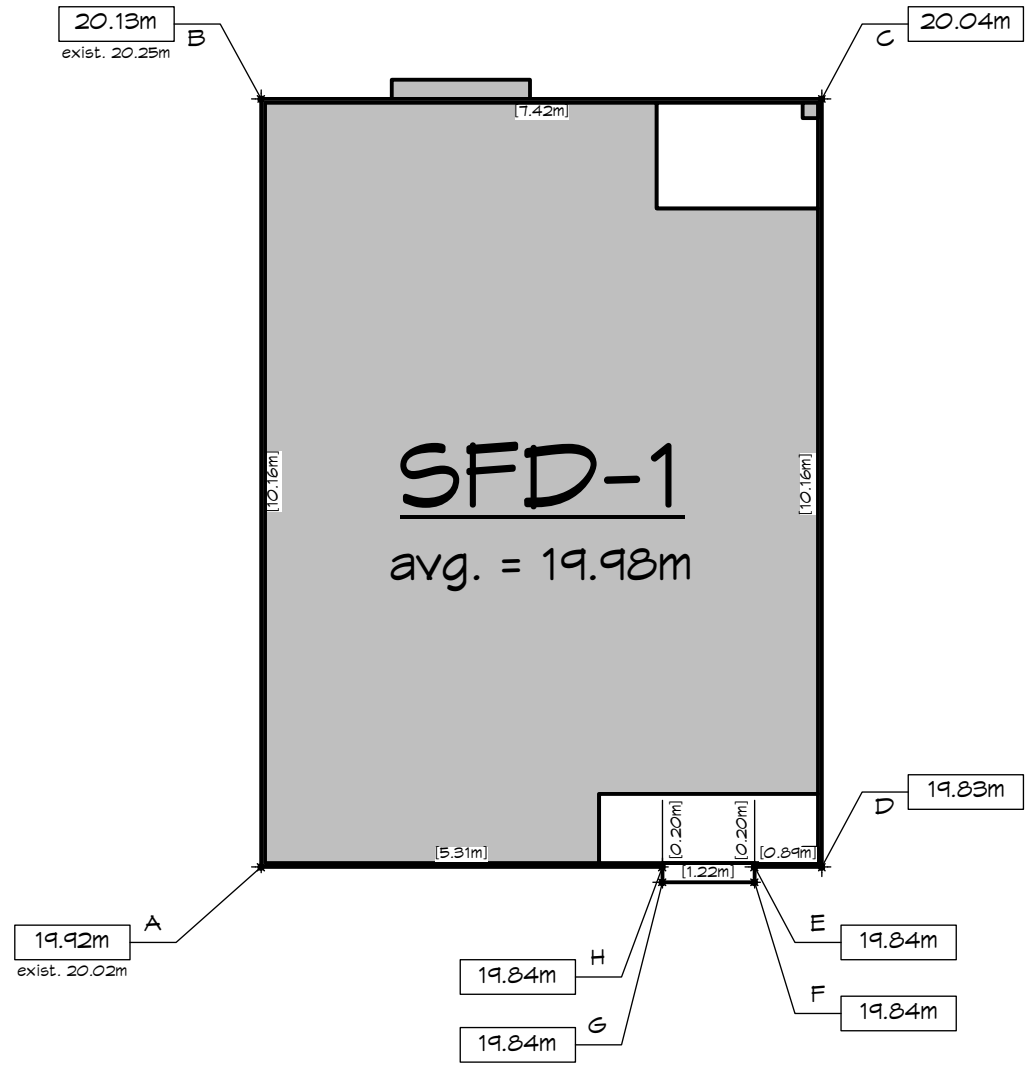


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Scale: AS NOTED
Project:
3120 WASHINGTON AVENUE - REZONING

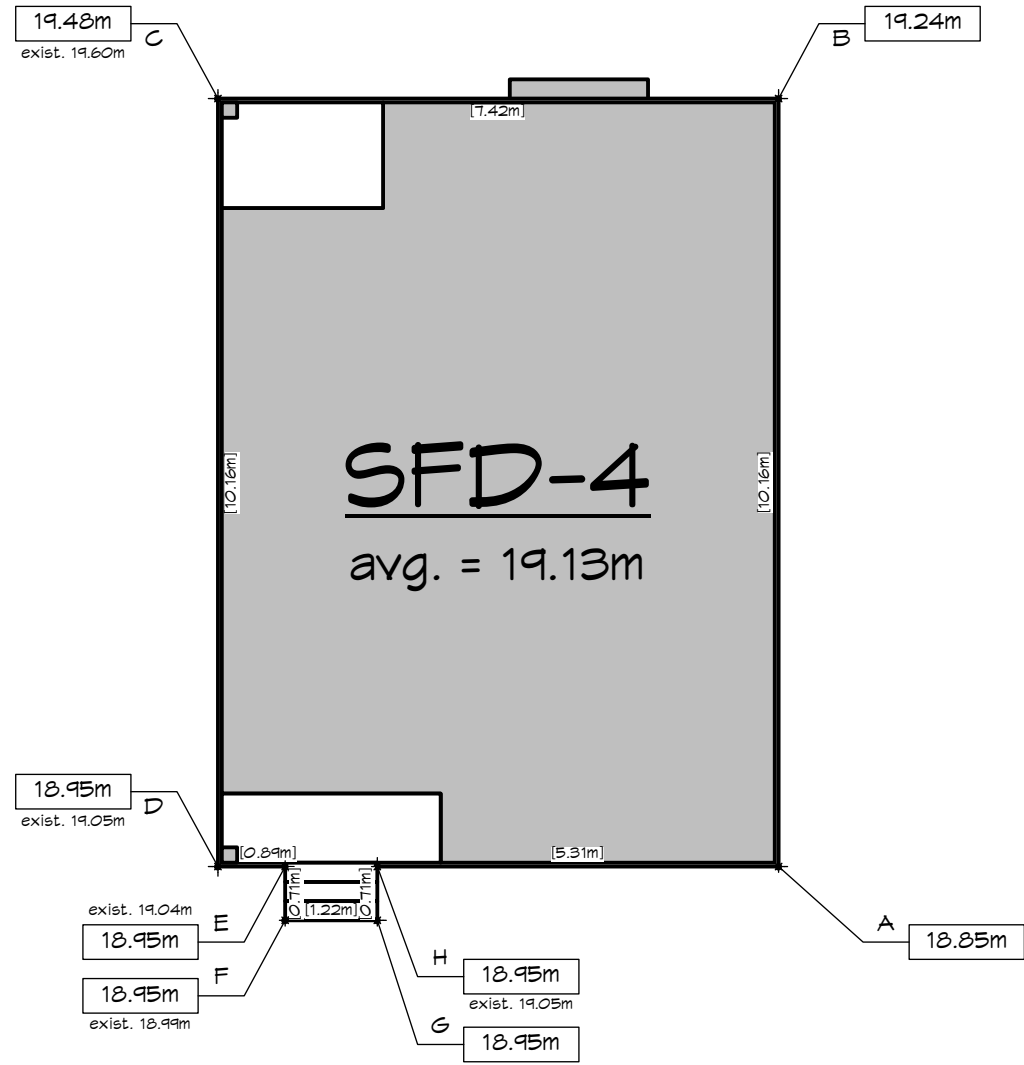
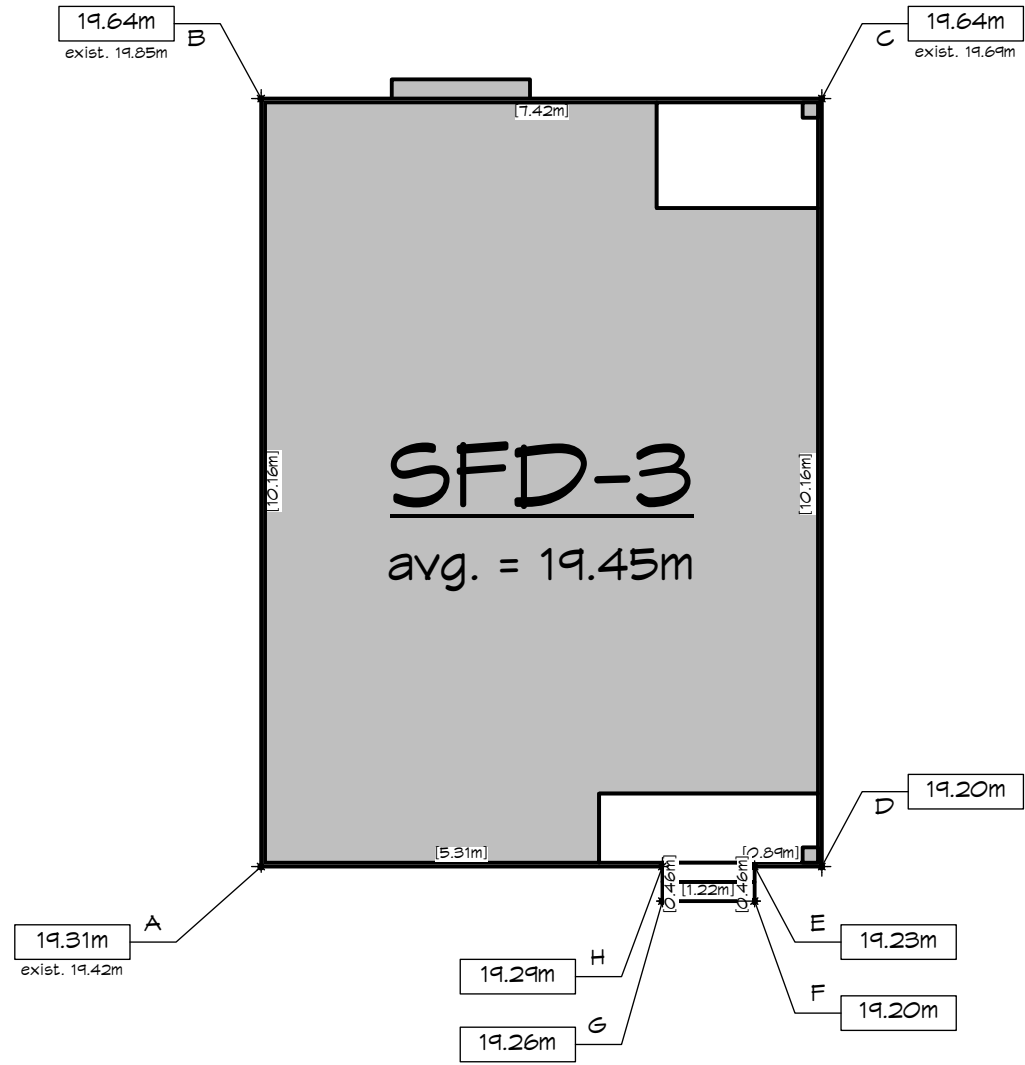
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SFD 1 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.92	20.13	20.03	10.16	203.45	710.38	35.56	19.977
BC	20.13	20.04	20.09	7.42	149.03			
CD	20.04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



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

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



SFD 4 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.85	19.24	19.05	10.16	193.50	699.85	36.58	19.132
BC	19.24	19.48	19.36	7.42	143.65			
CD	19.48	18.95	19.22	10.16	195.22			
DE	18.95	18.95	18.95	5.31	100.62			
EF	18.95	18.95	18.95	0.71	13.45			
FG	18.95	18.95	18.95	1.22	23.12			
GH	18.95	18.95	18.95	0.71	13.45			
HA	18.95	18.85	18.90	0.89	16.82			
			TOTAL	36.58	699.85			
							19.13	

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Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
AVERAGE GRADE

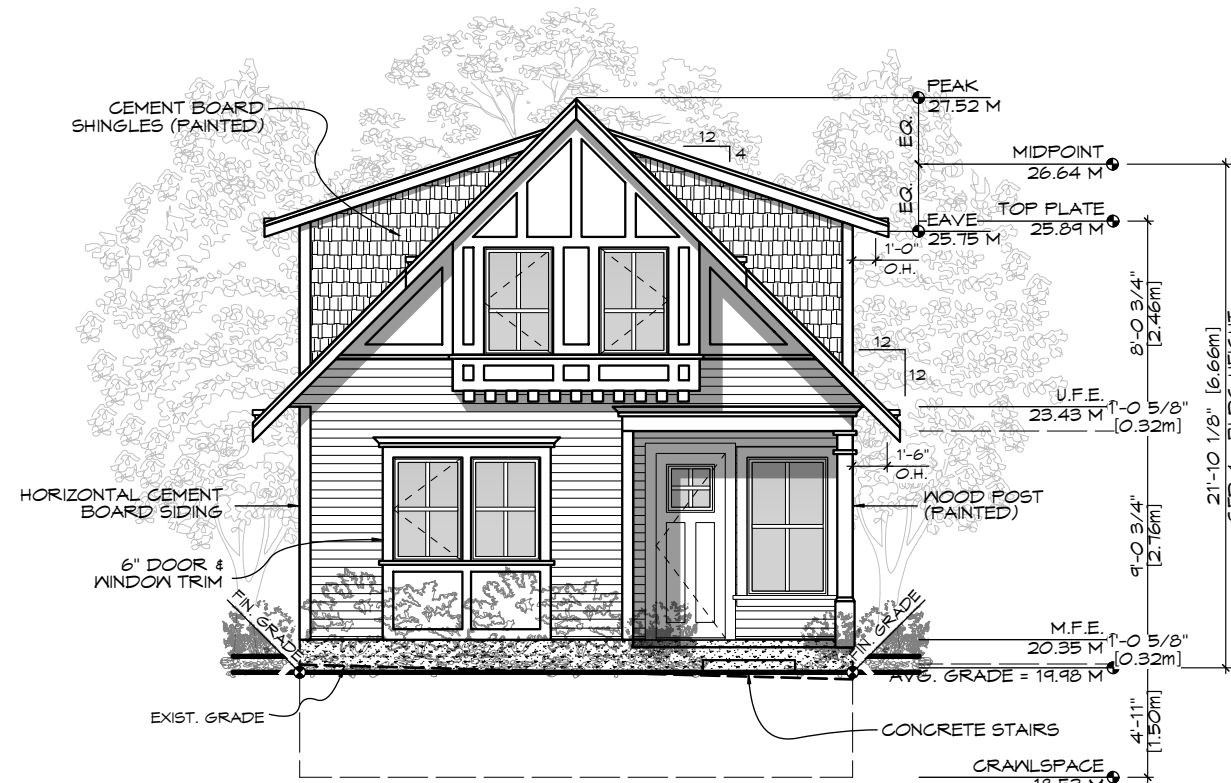
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Rev 1:
MAY 29/20

Sheet:

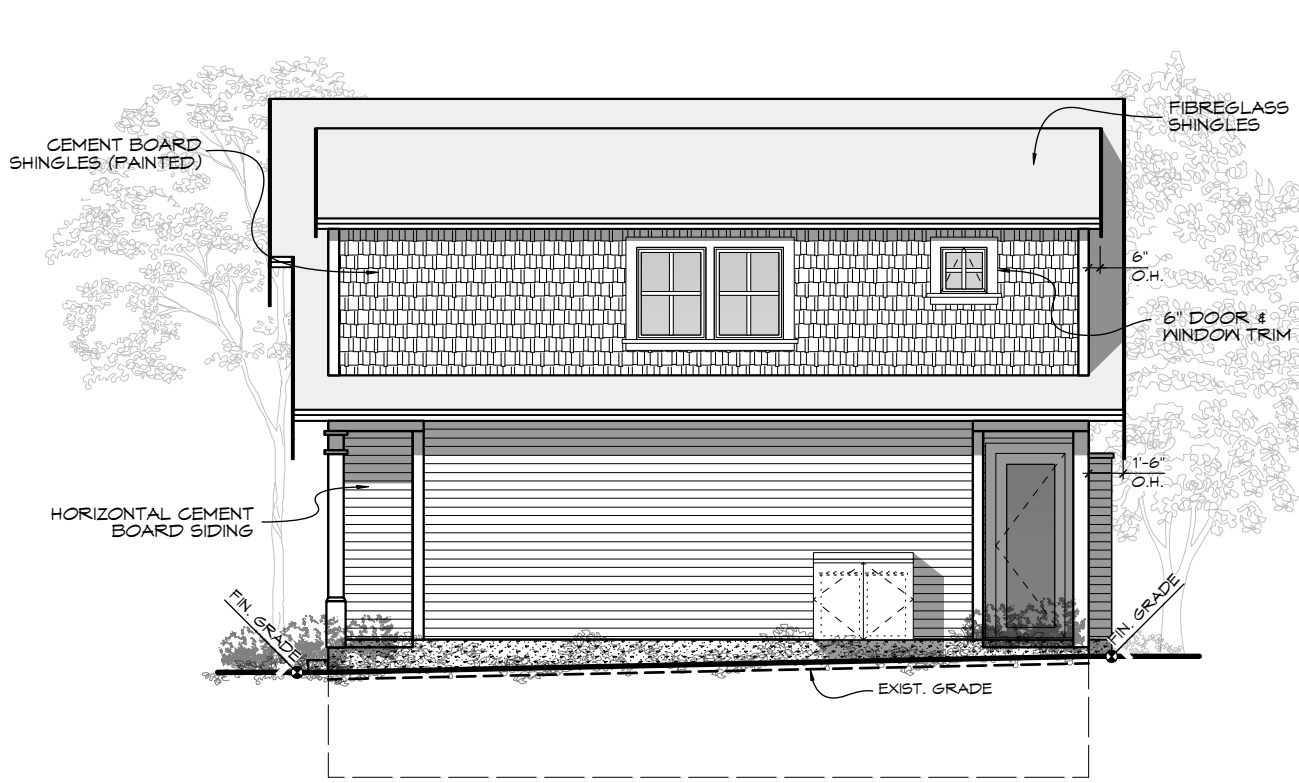
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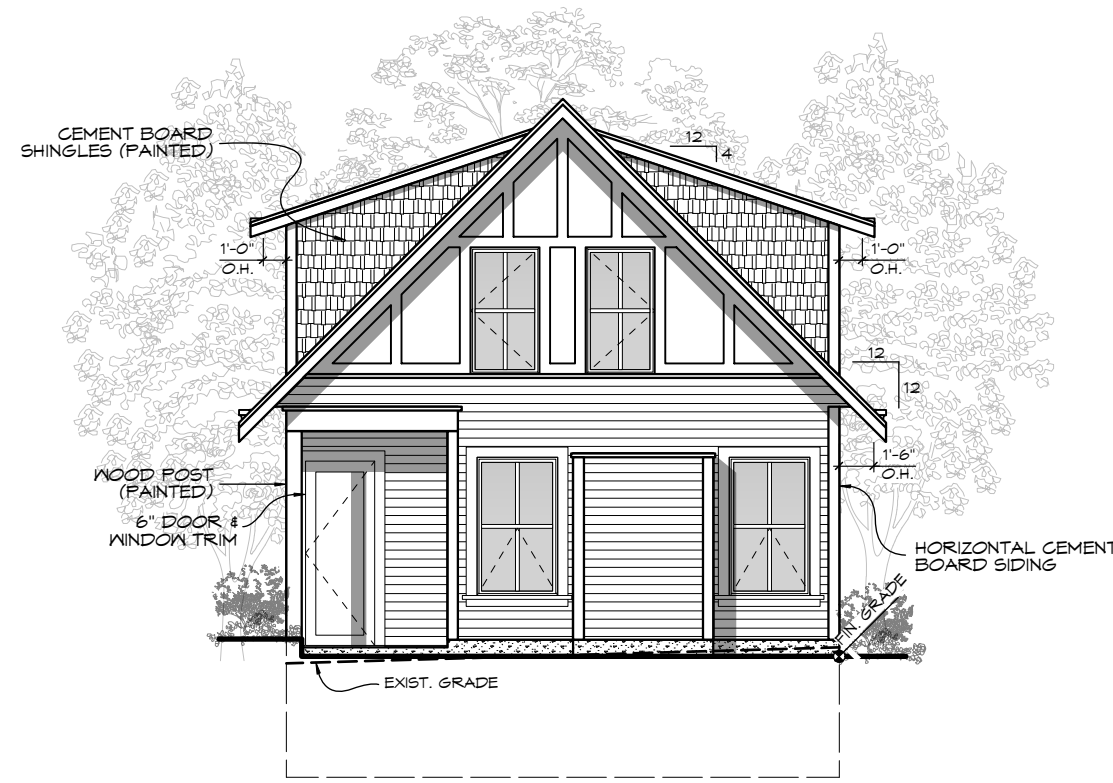
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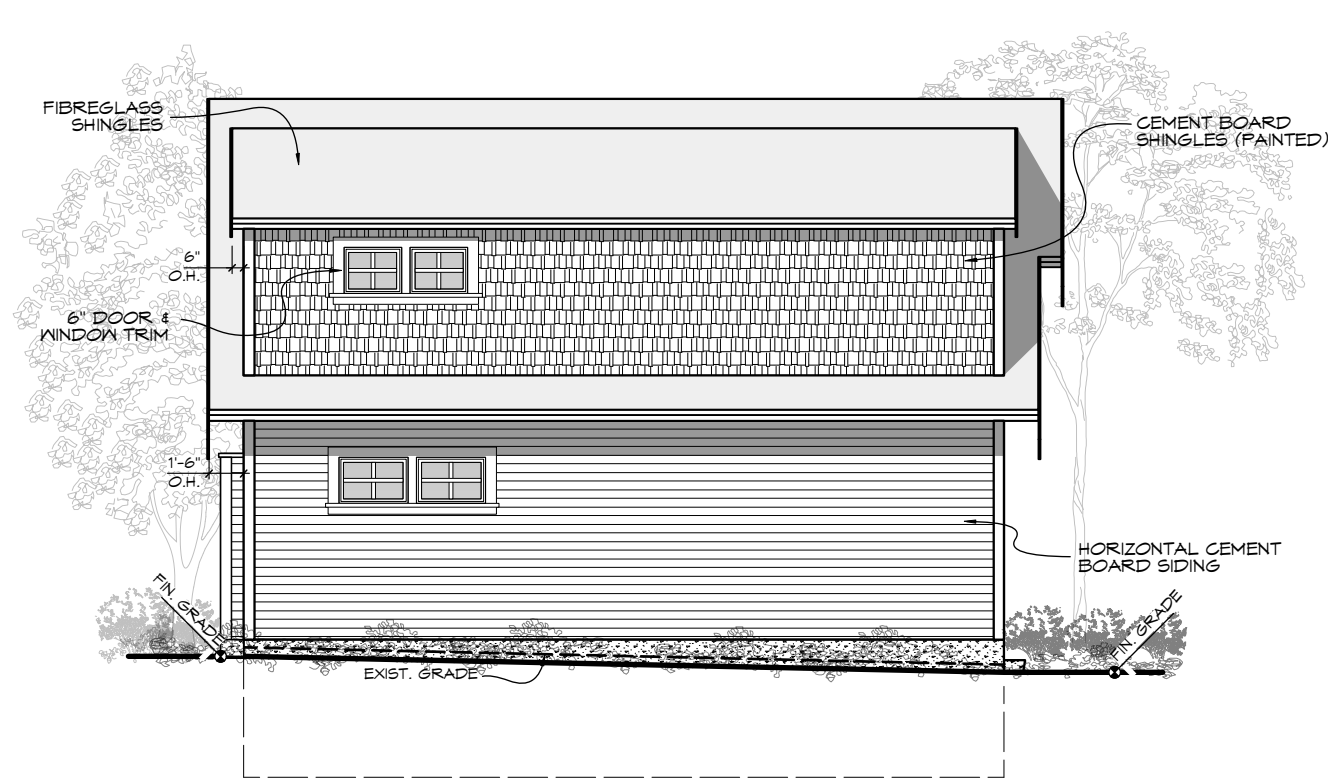
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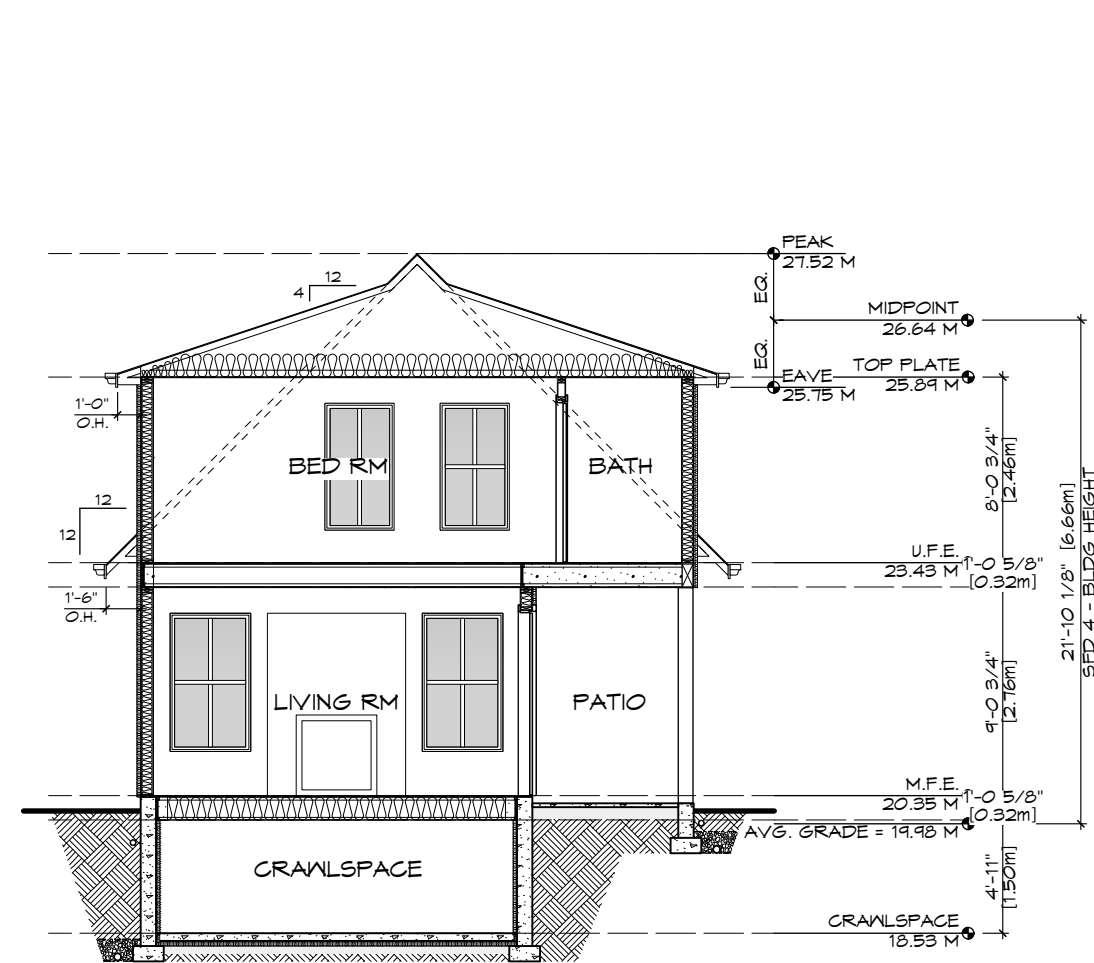
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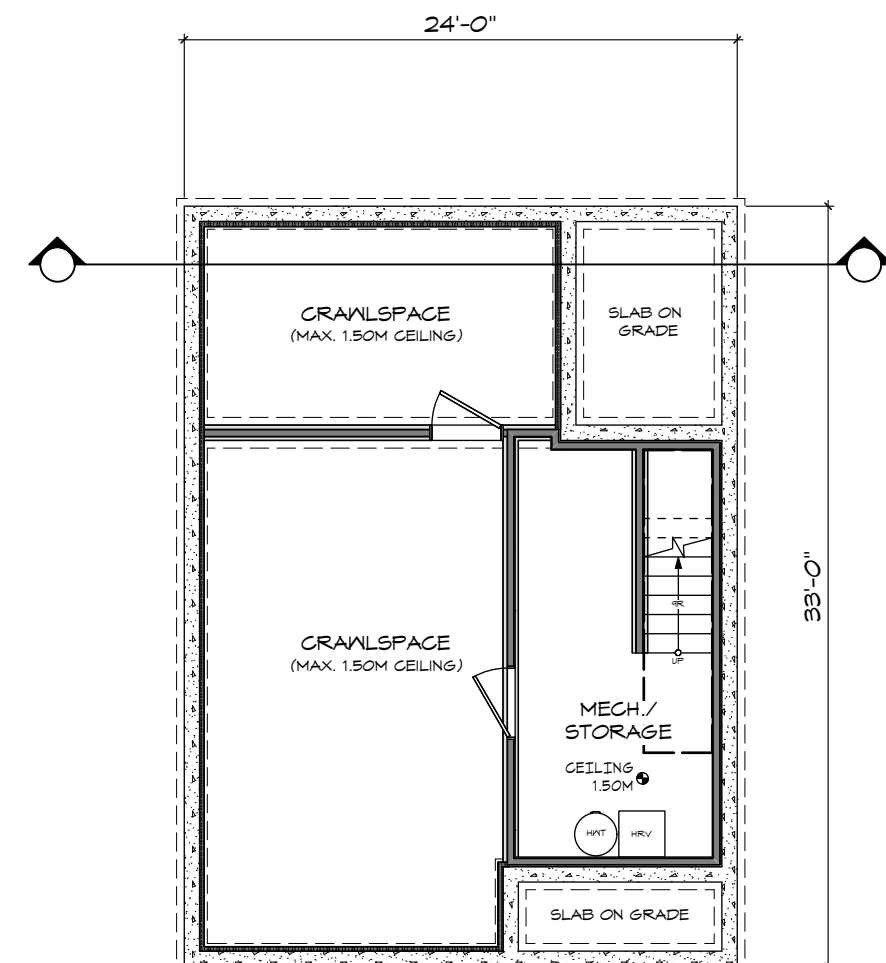
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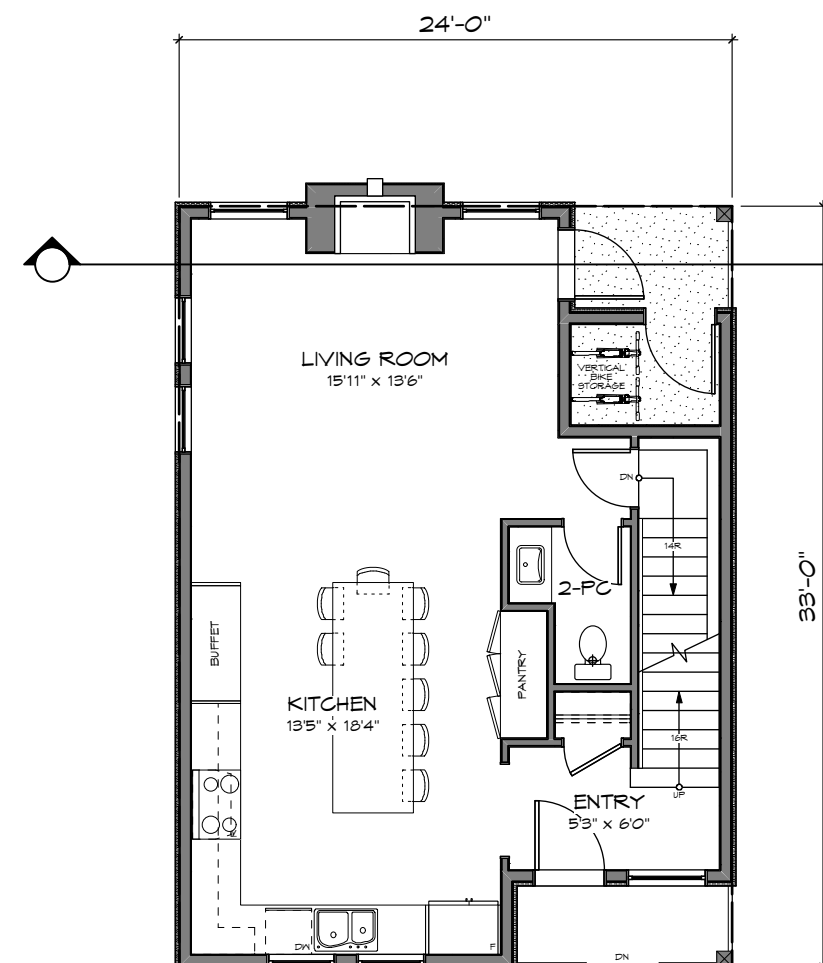
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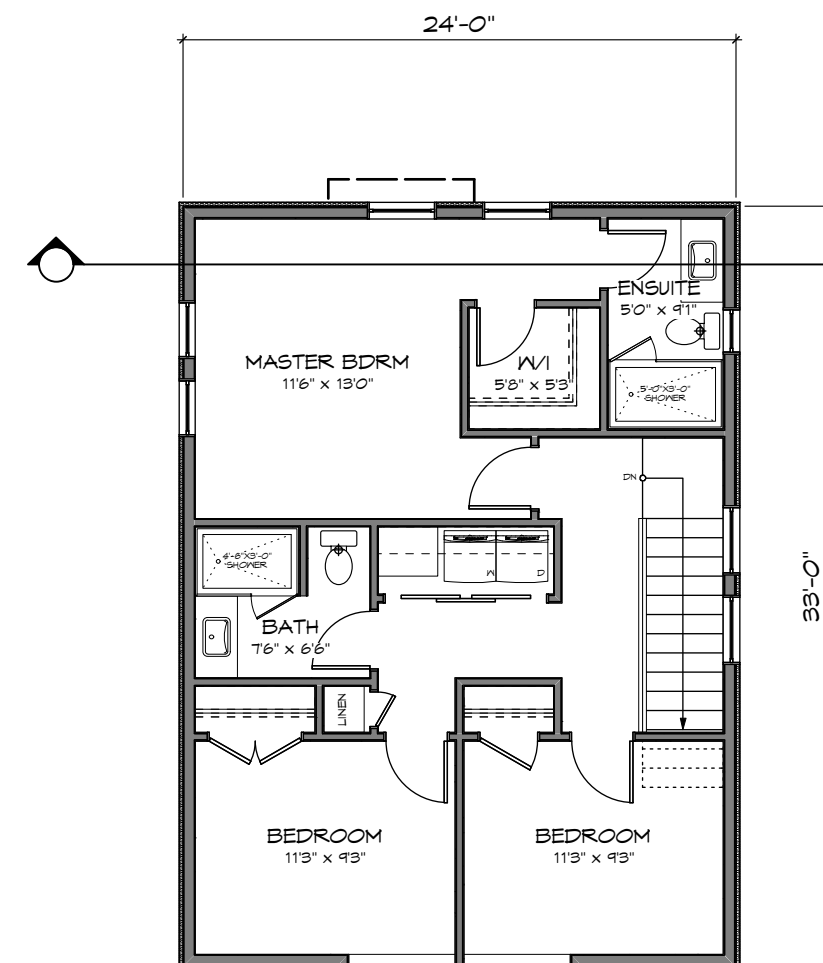
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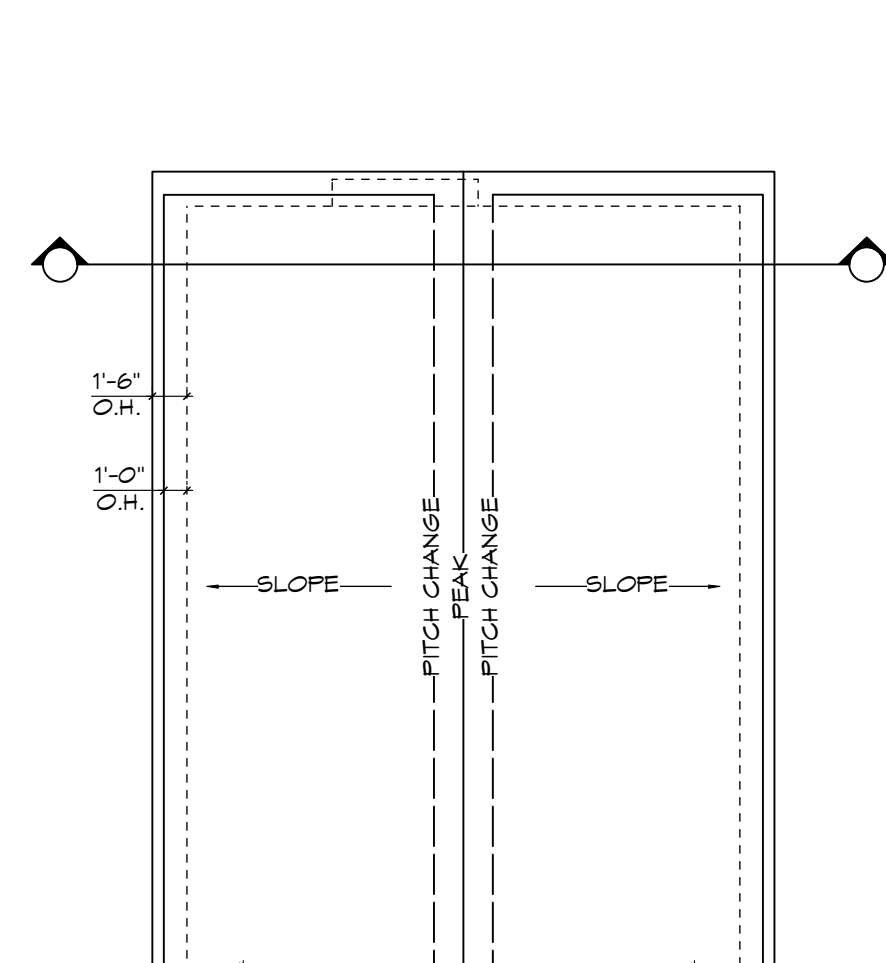
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MAIN FLOOR
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UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 1

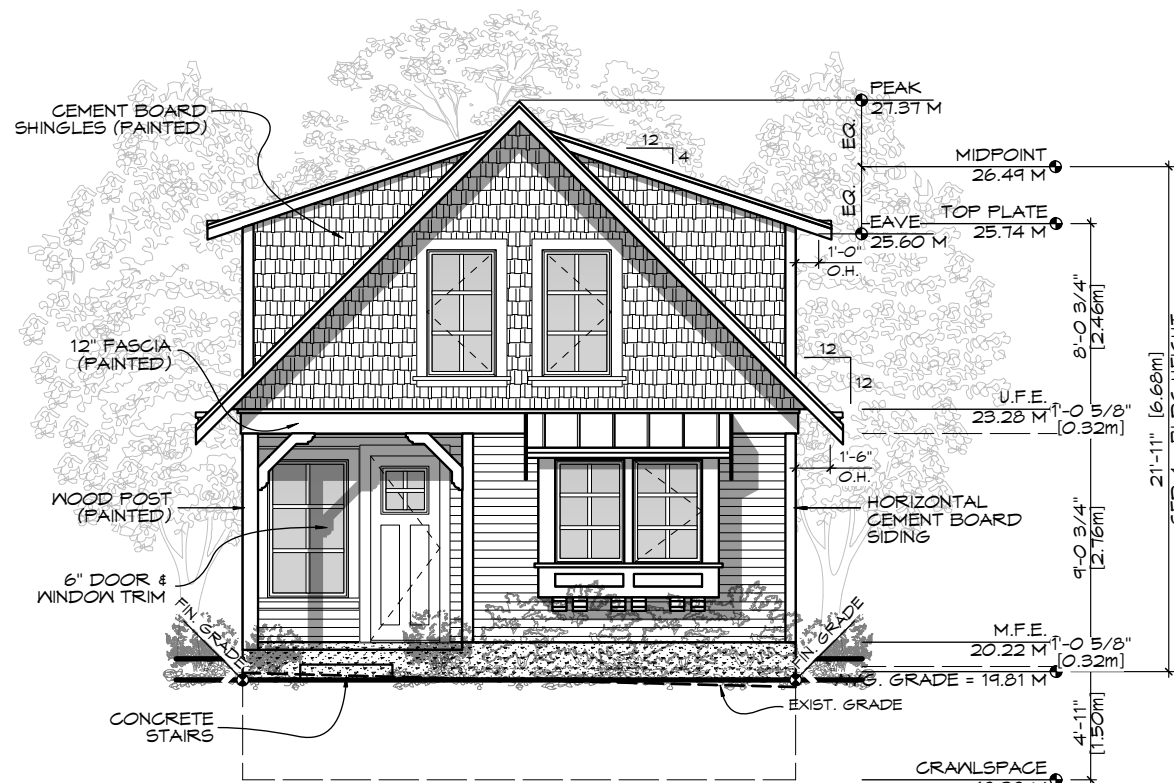
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Rev 1:
MAY 29/20

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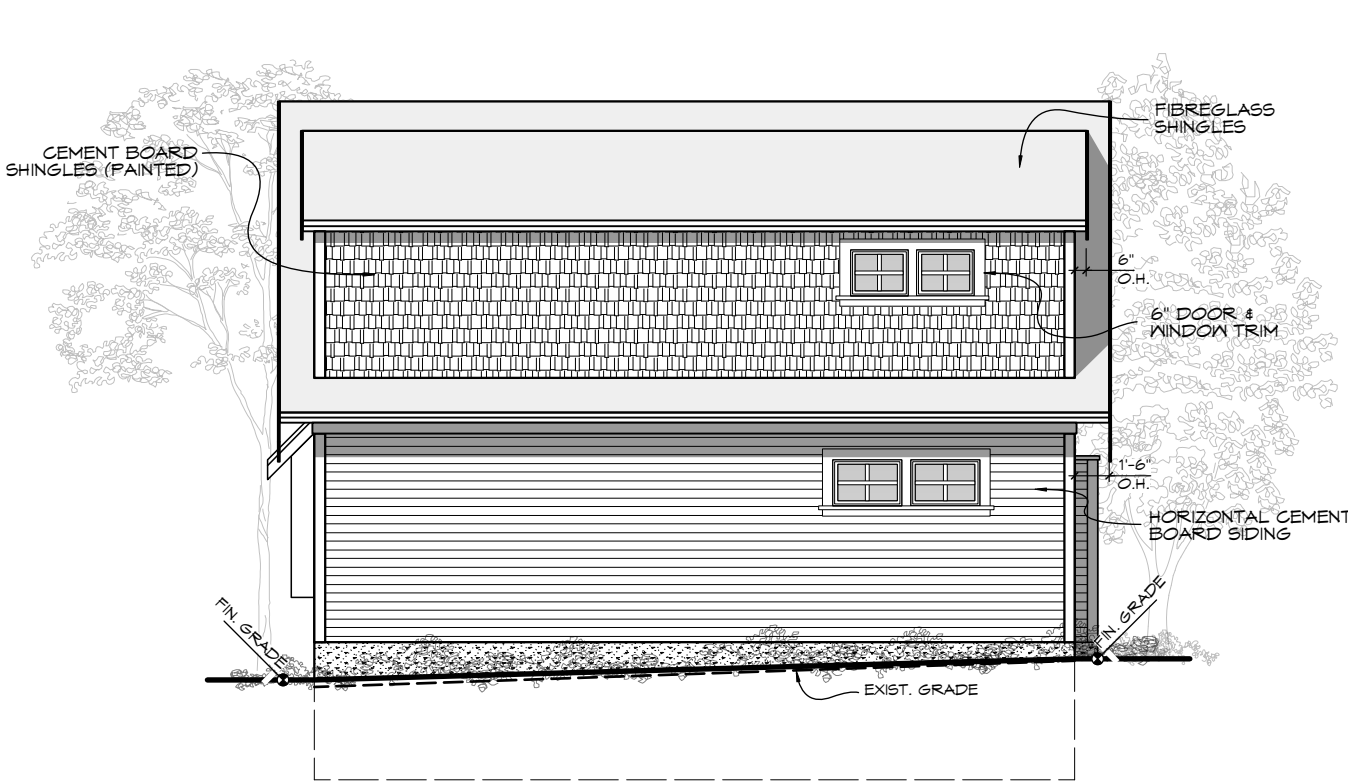
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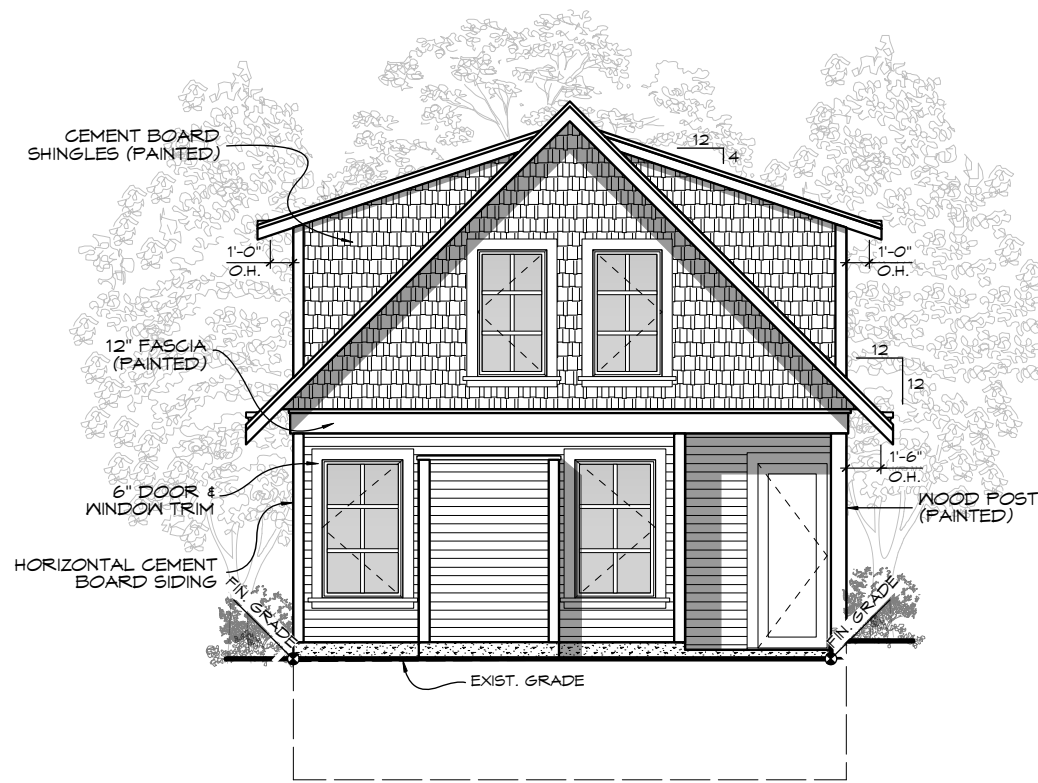
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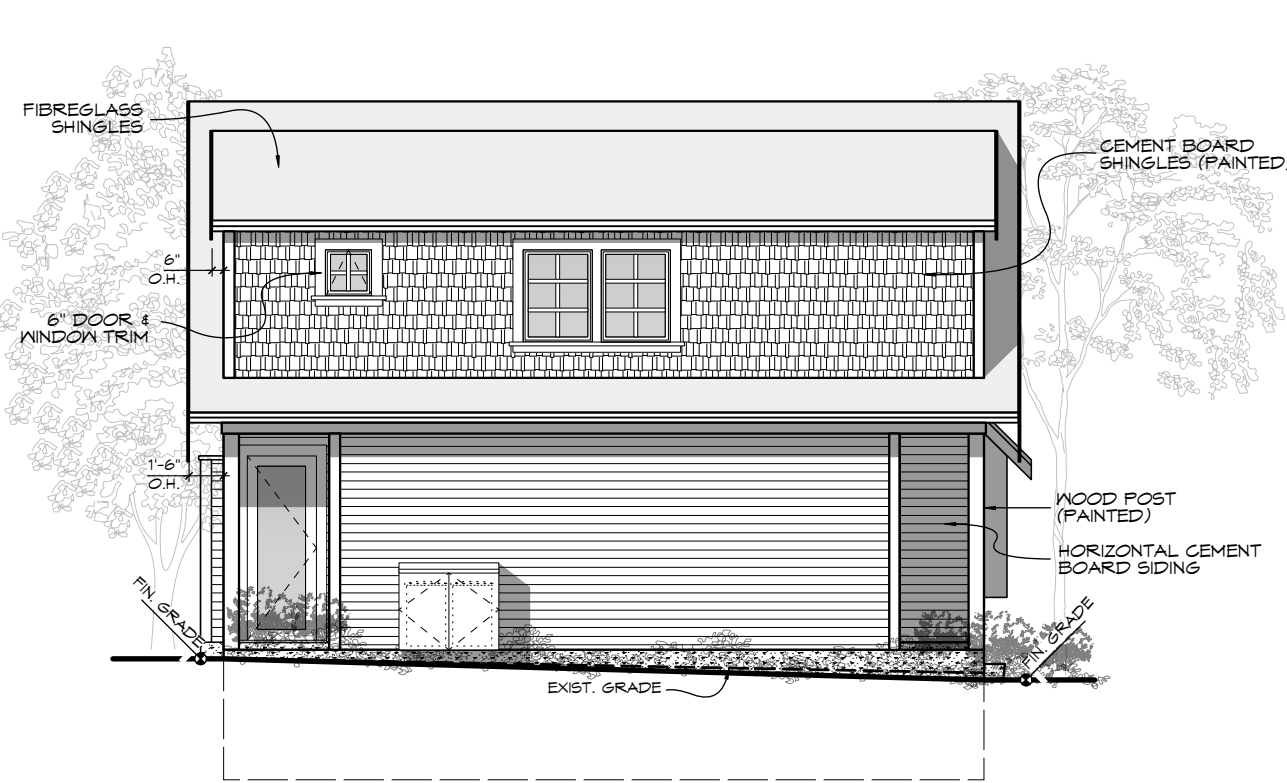
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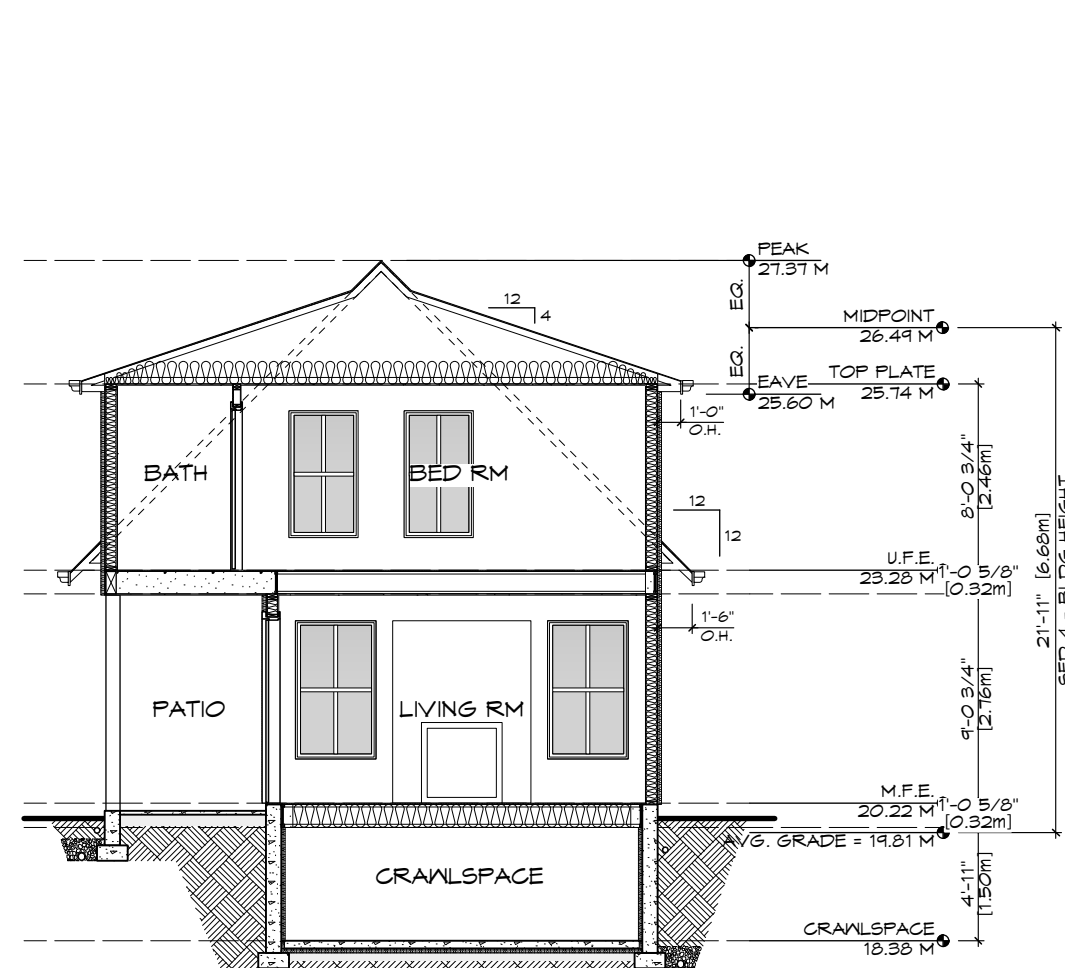
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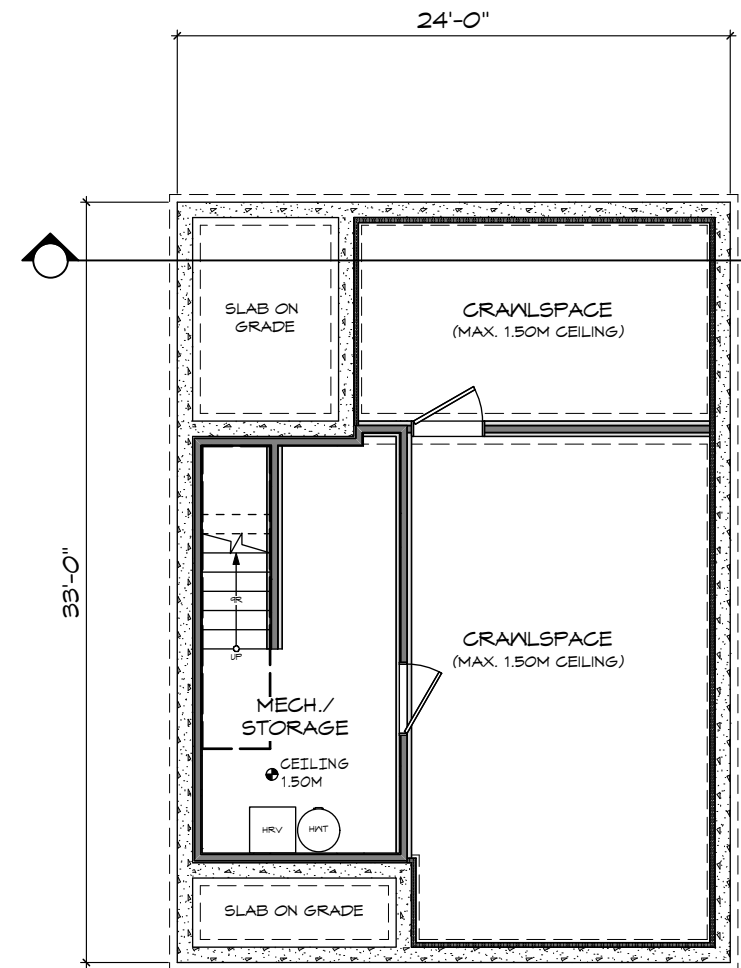
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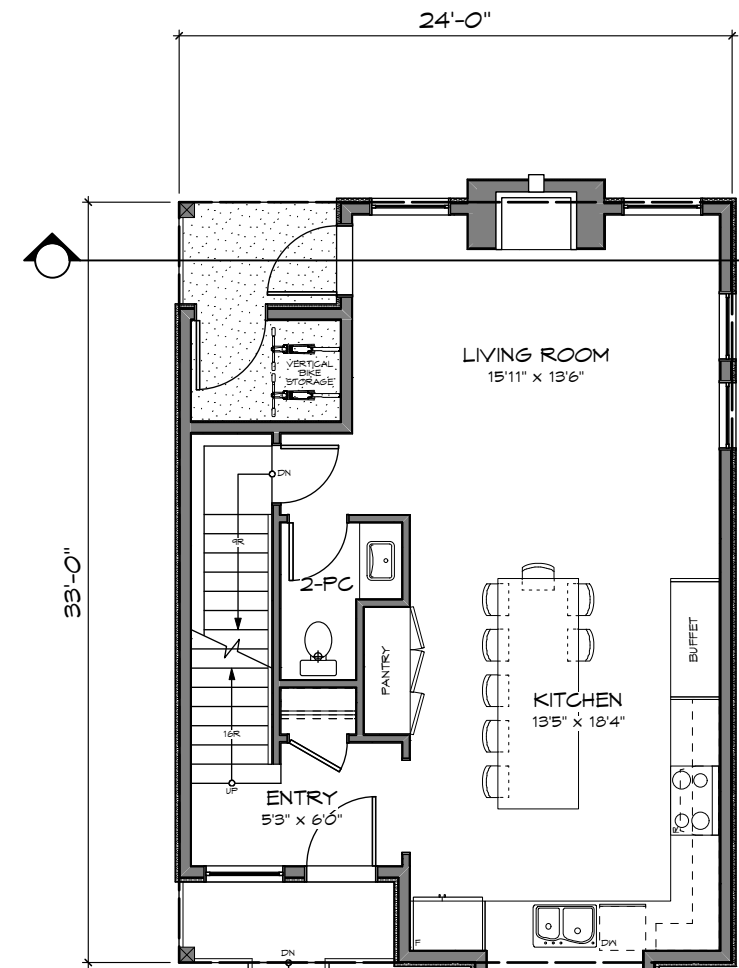
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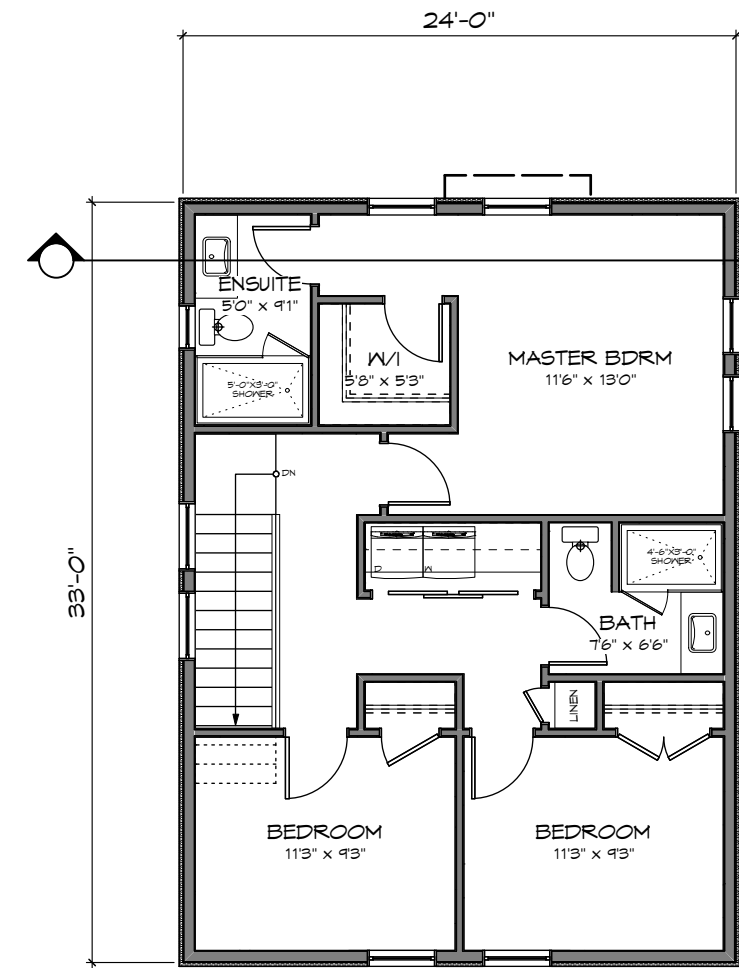
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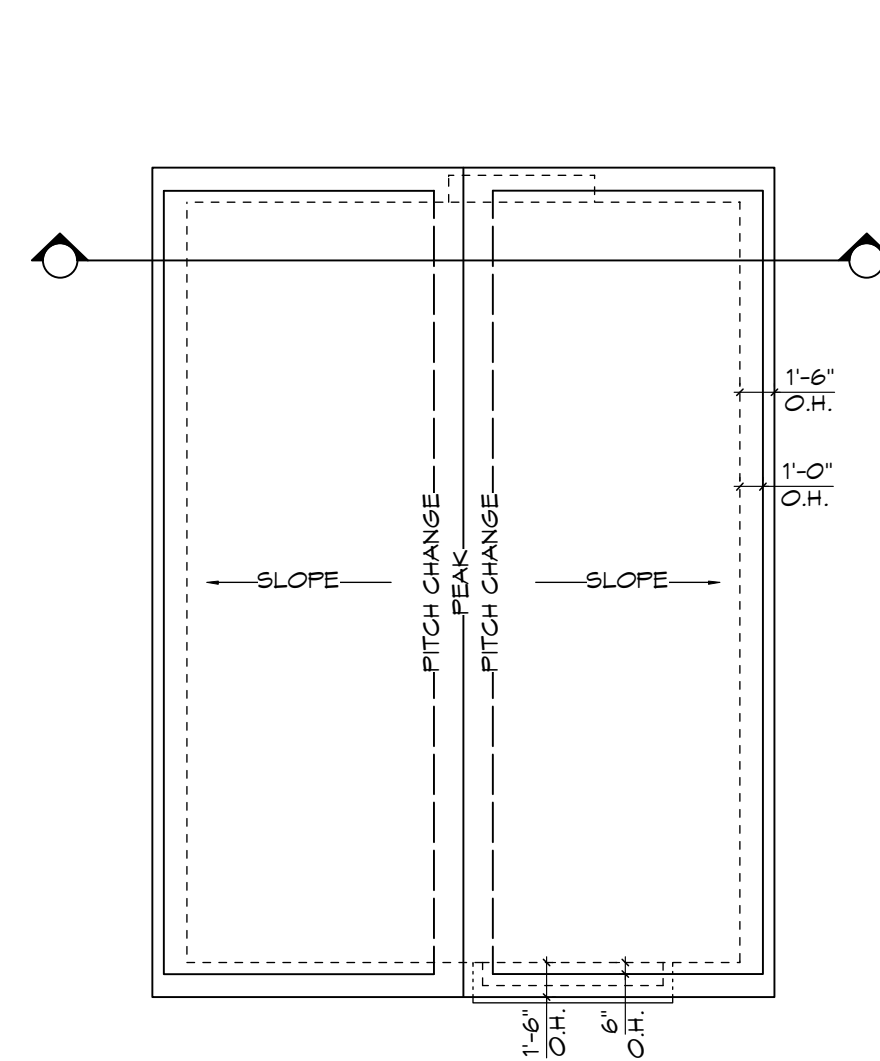
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 2

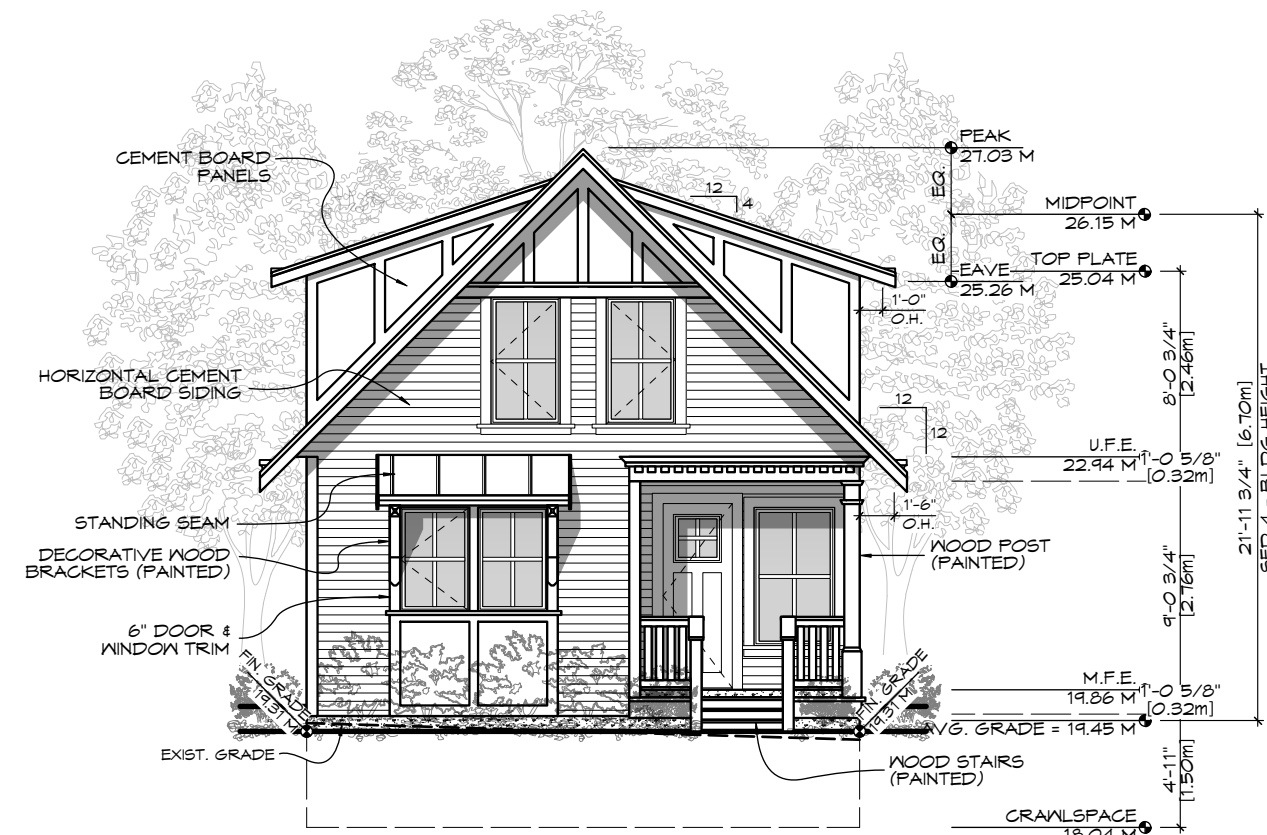
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Rev 1:
MAY 29/20

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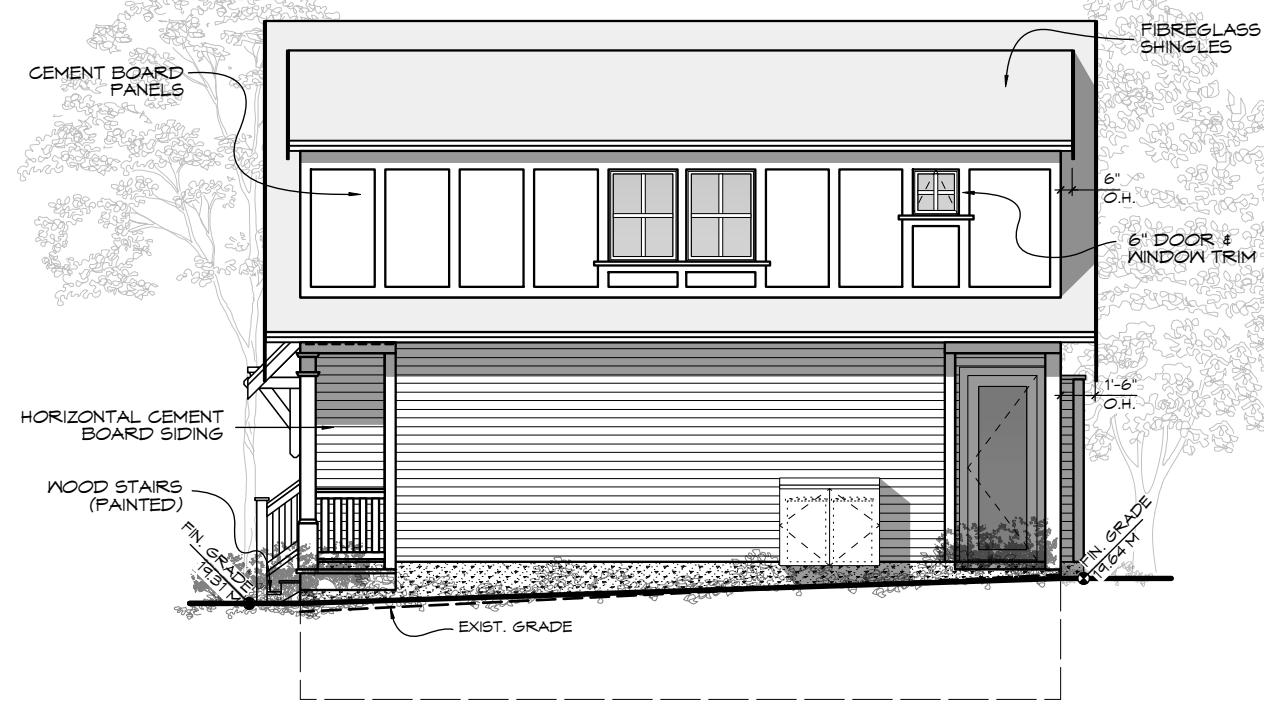
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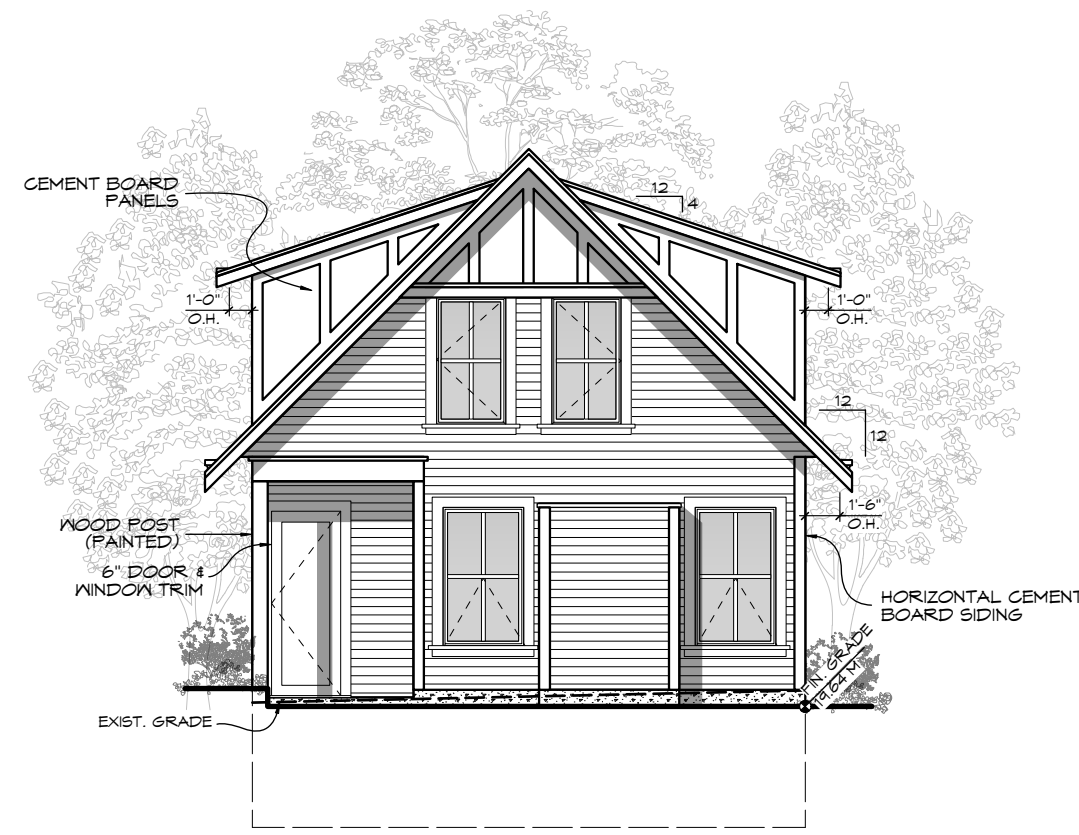
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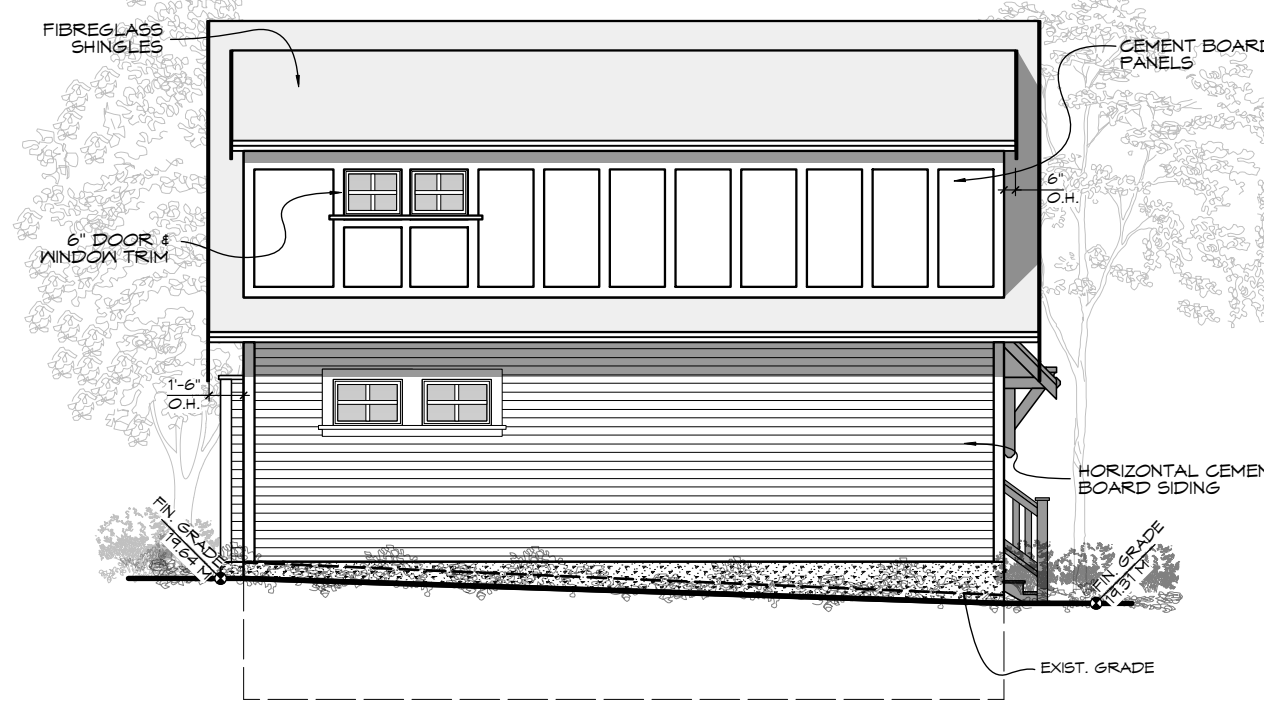
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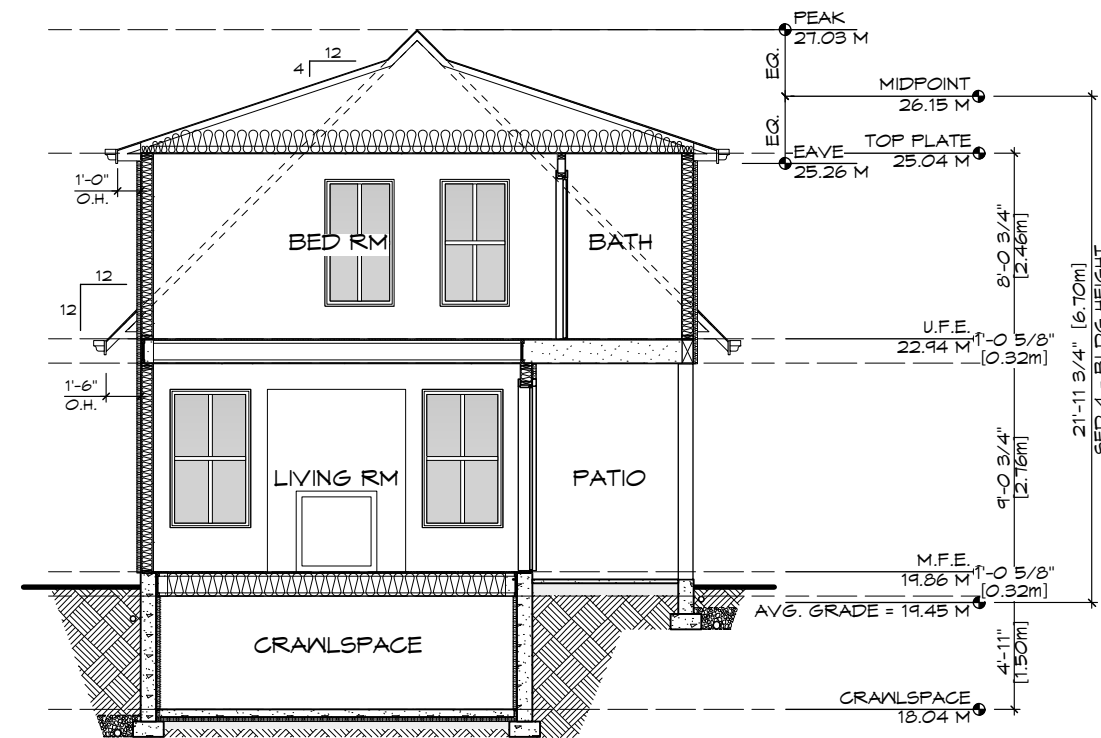
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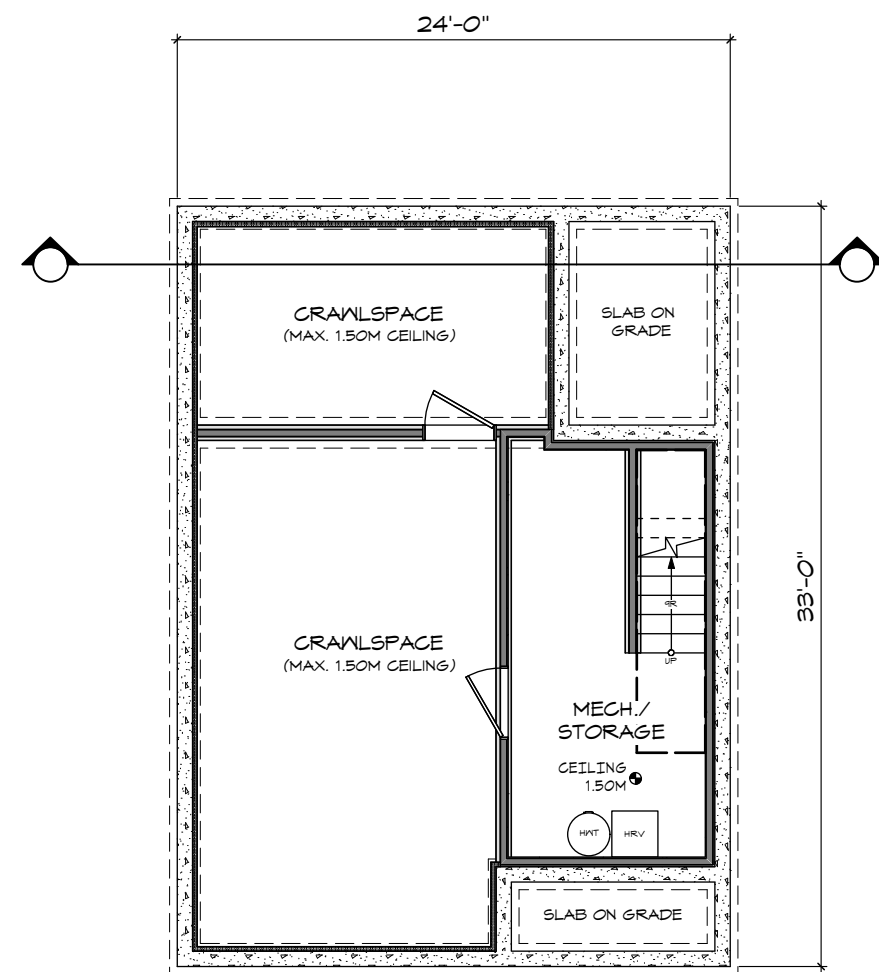
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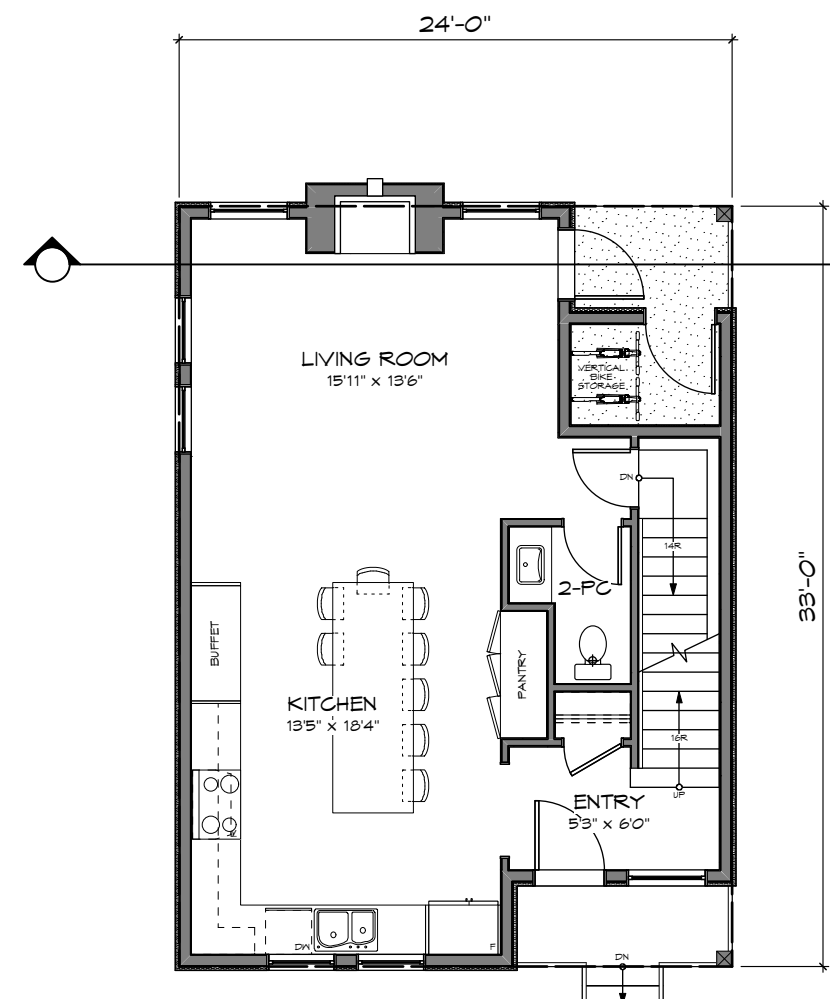
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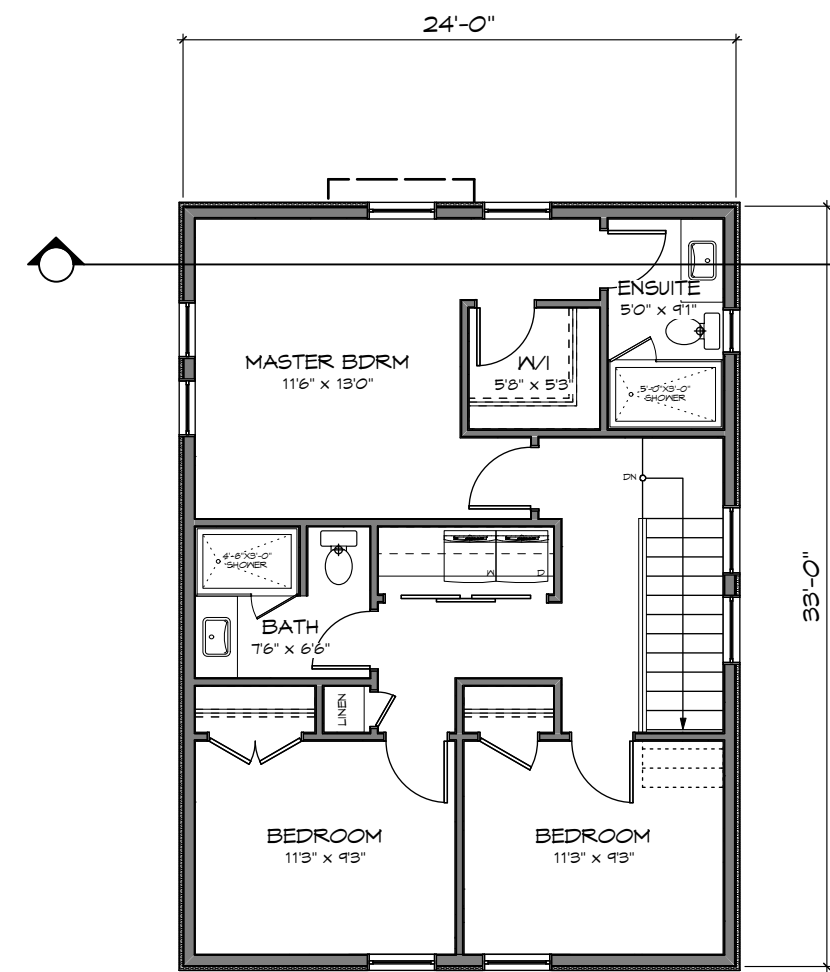
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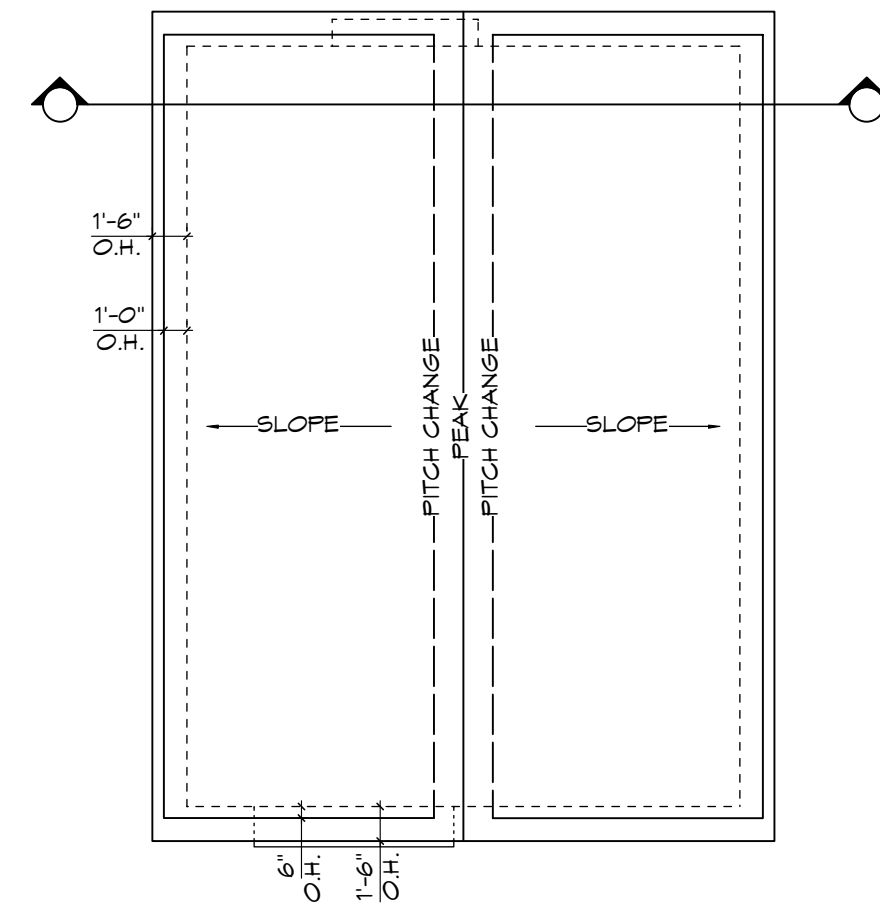
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 3

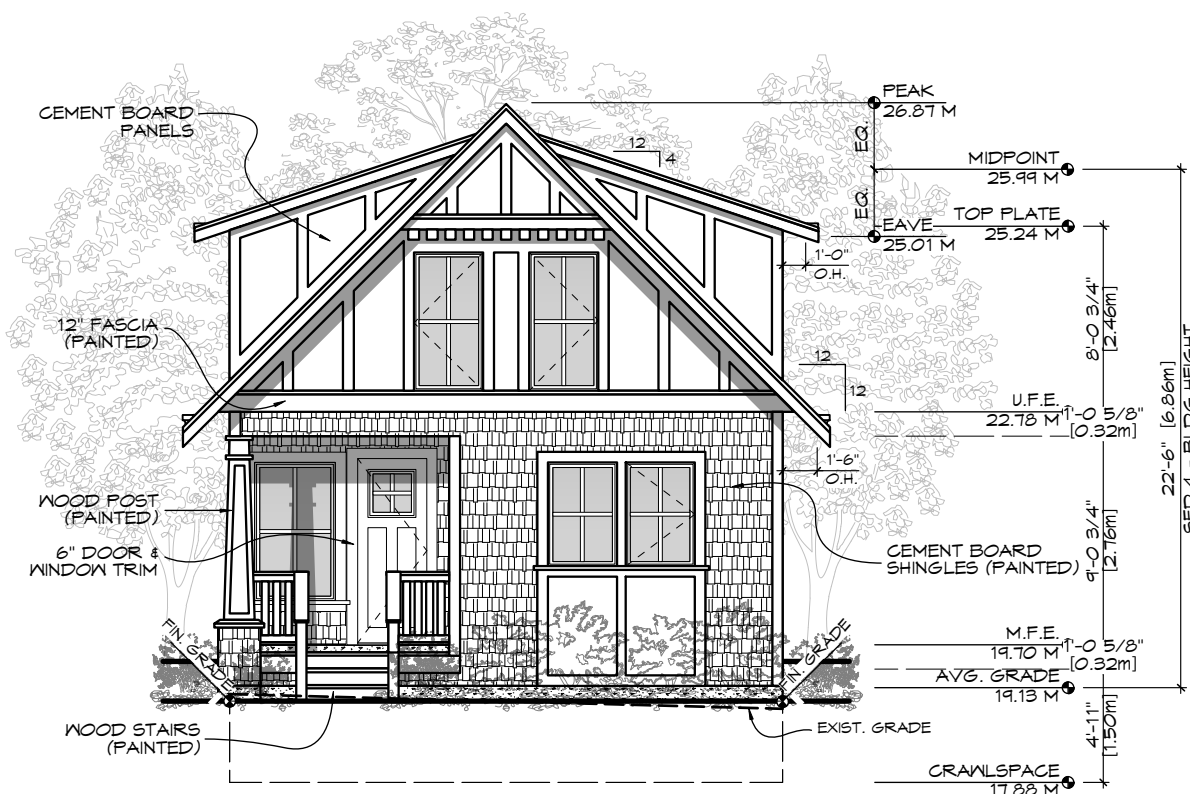
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Rev 1:
MAY 29/20

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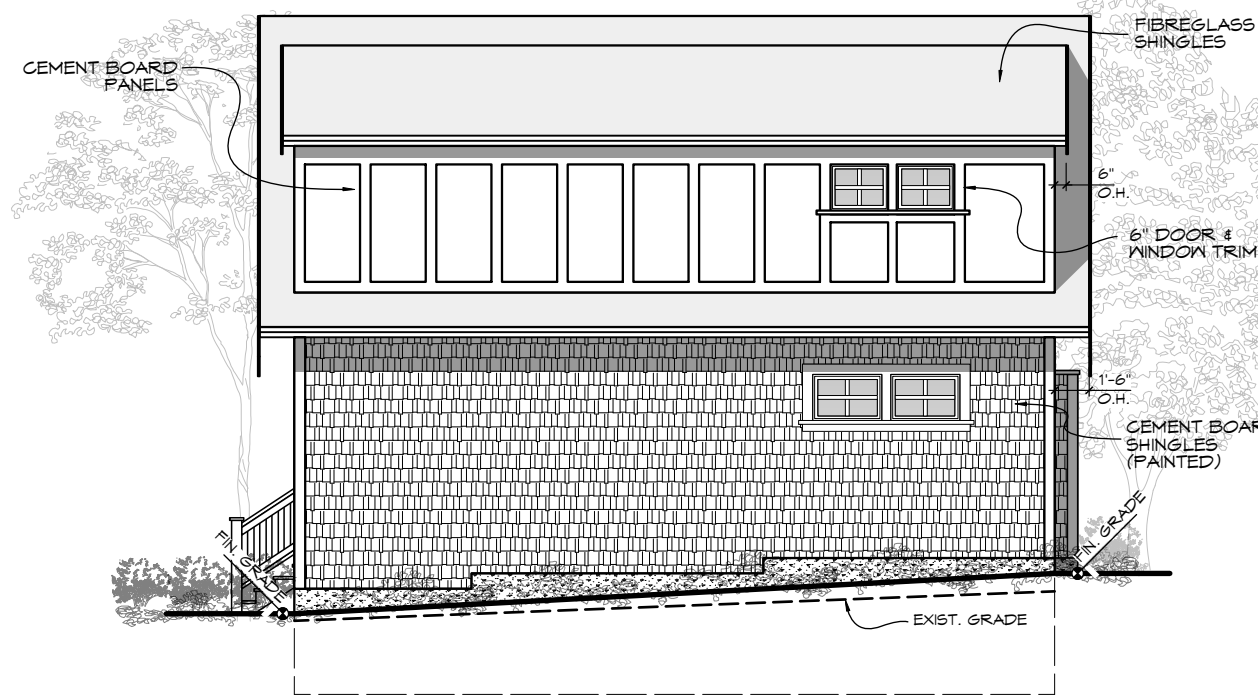
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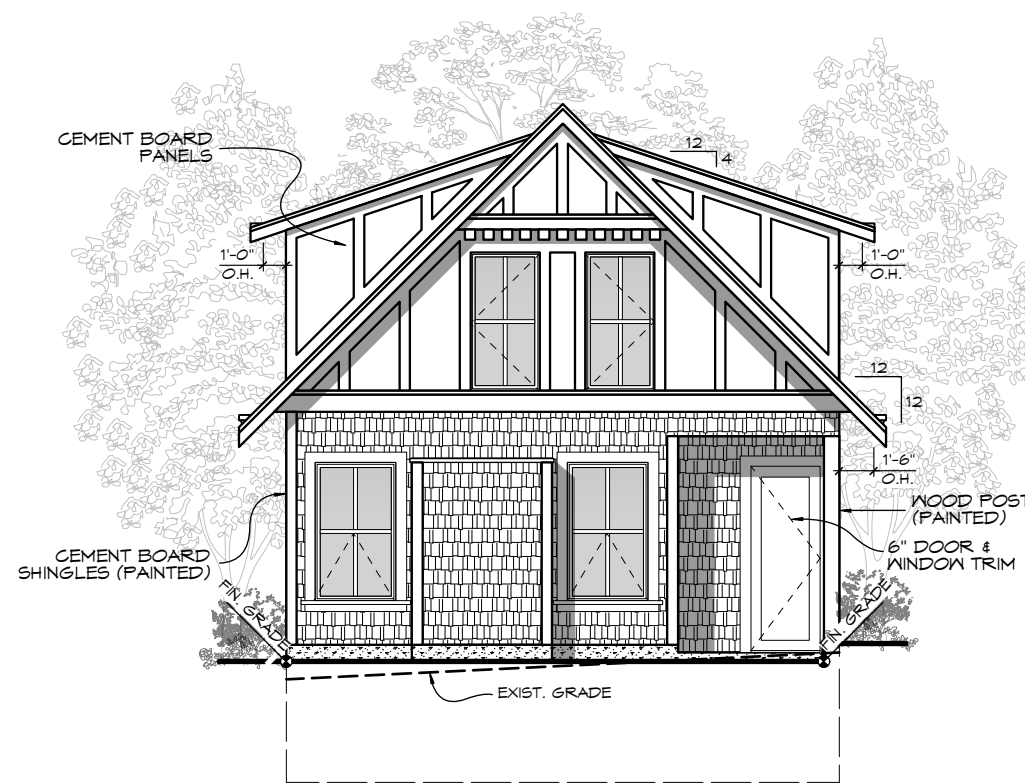
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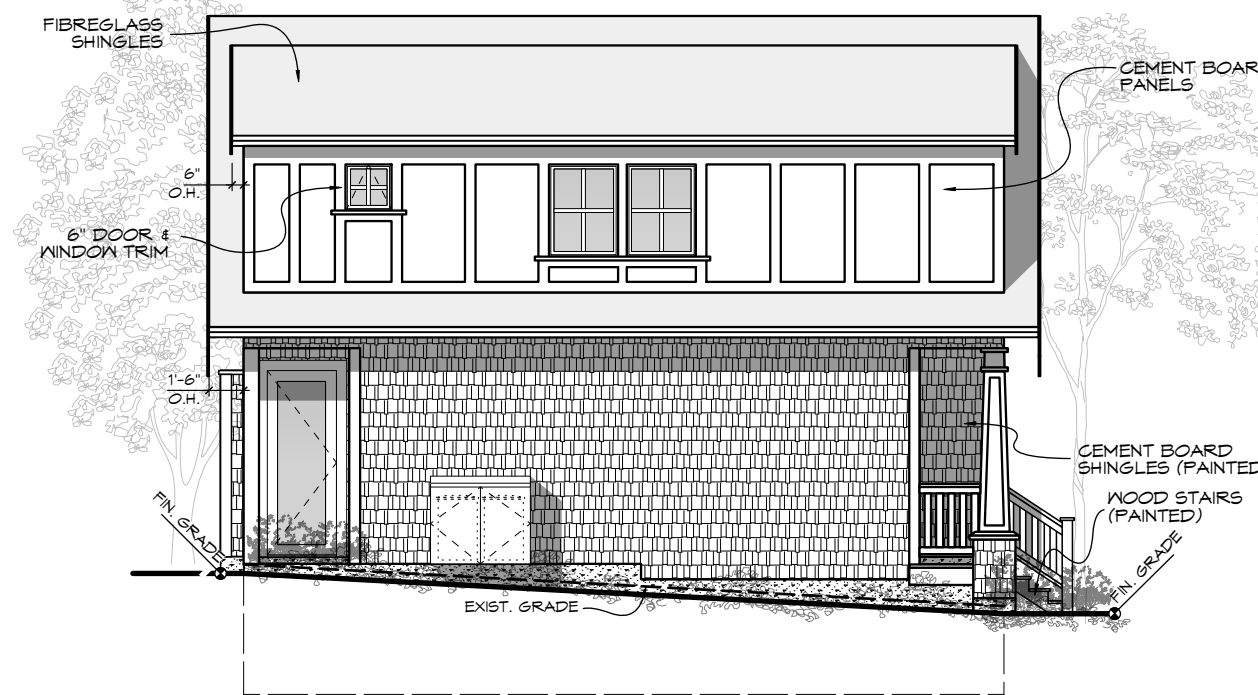
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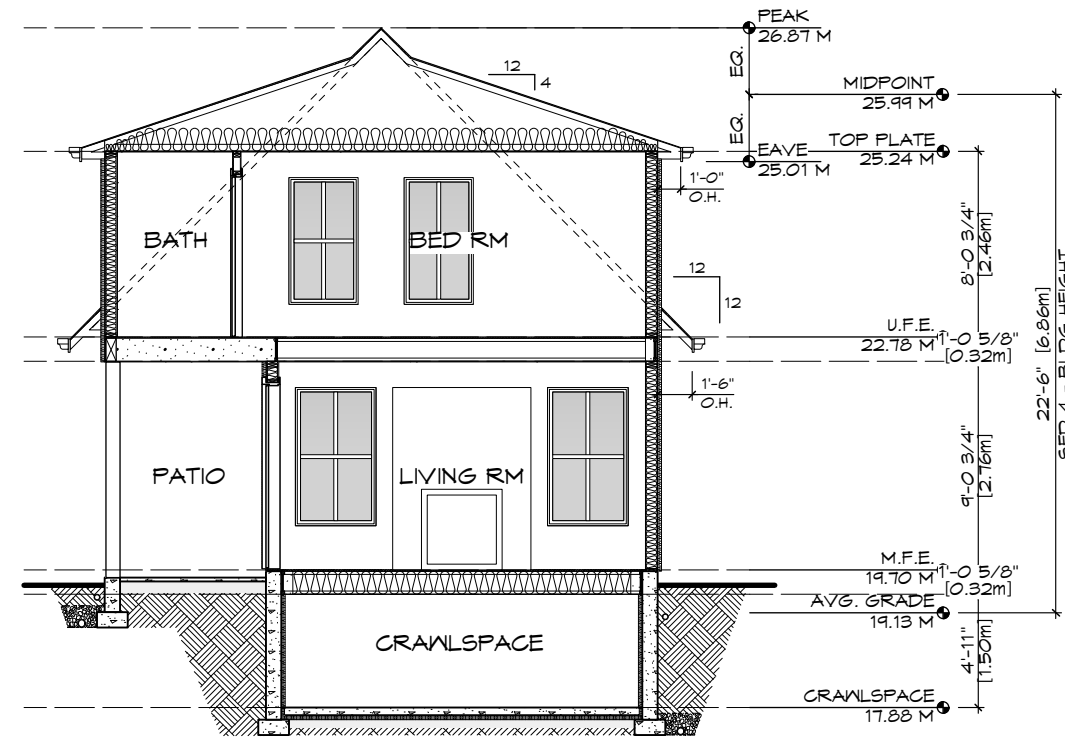
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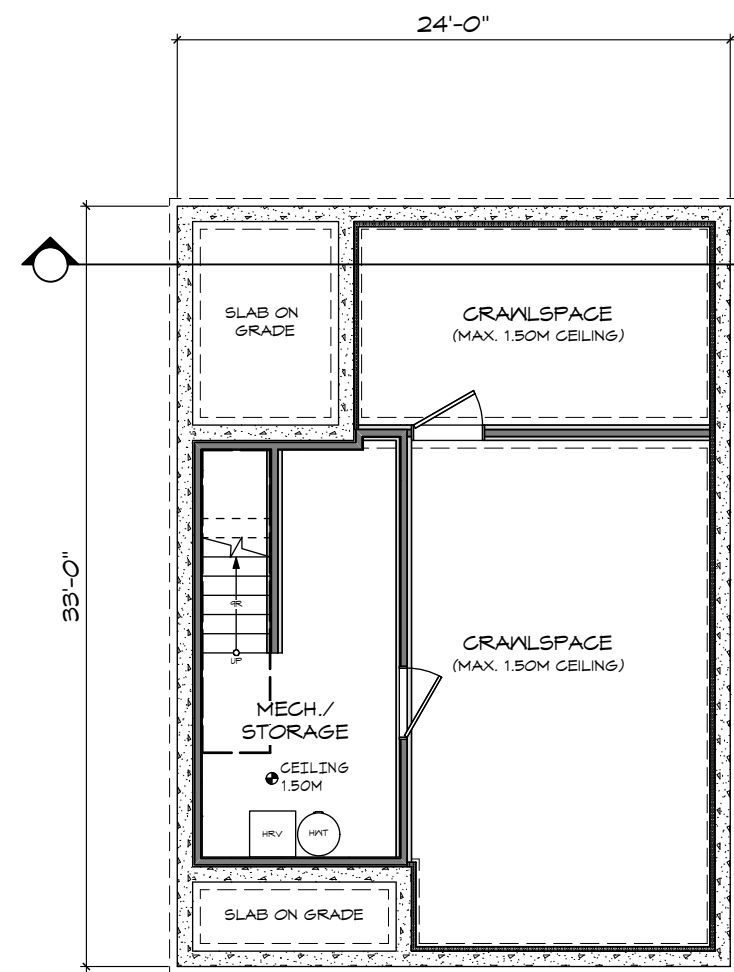
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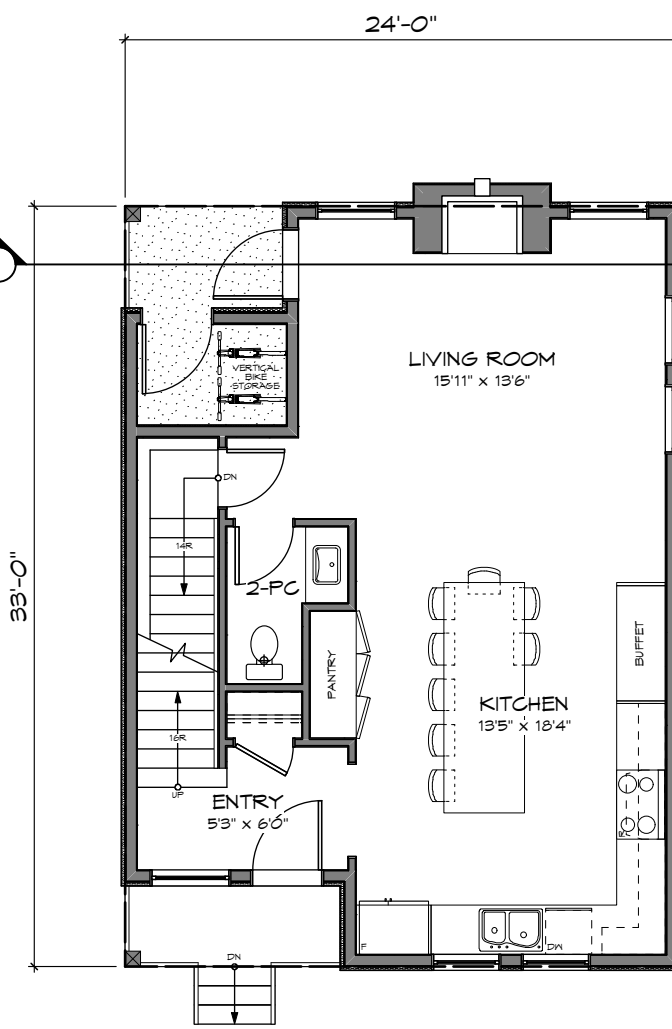
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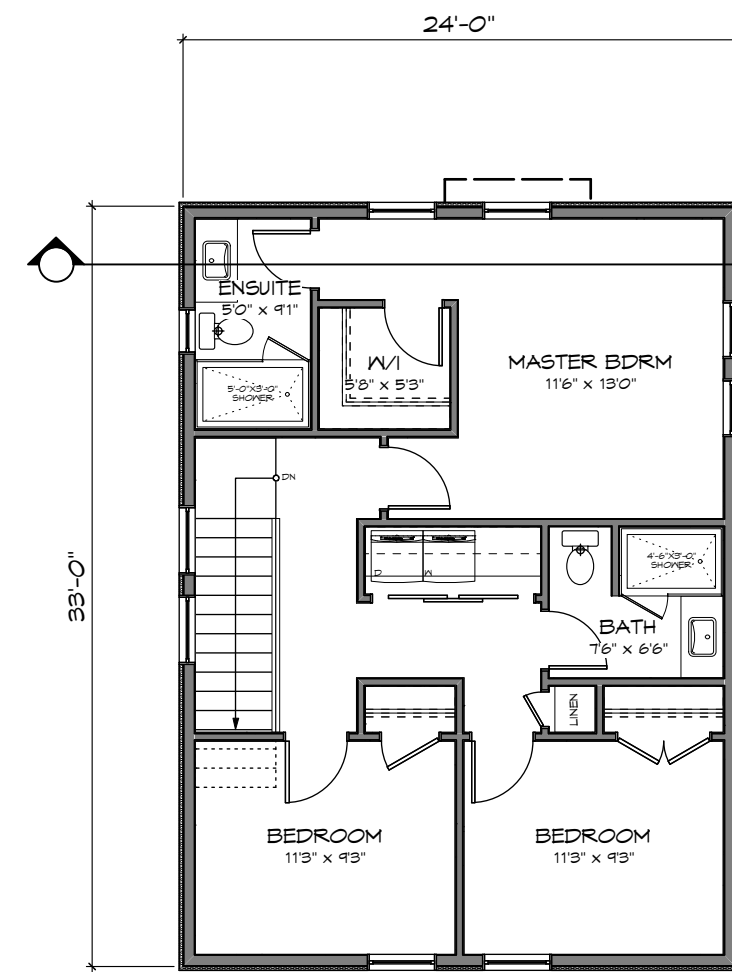
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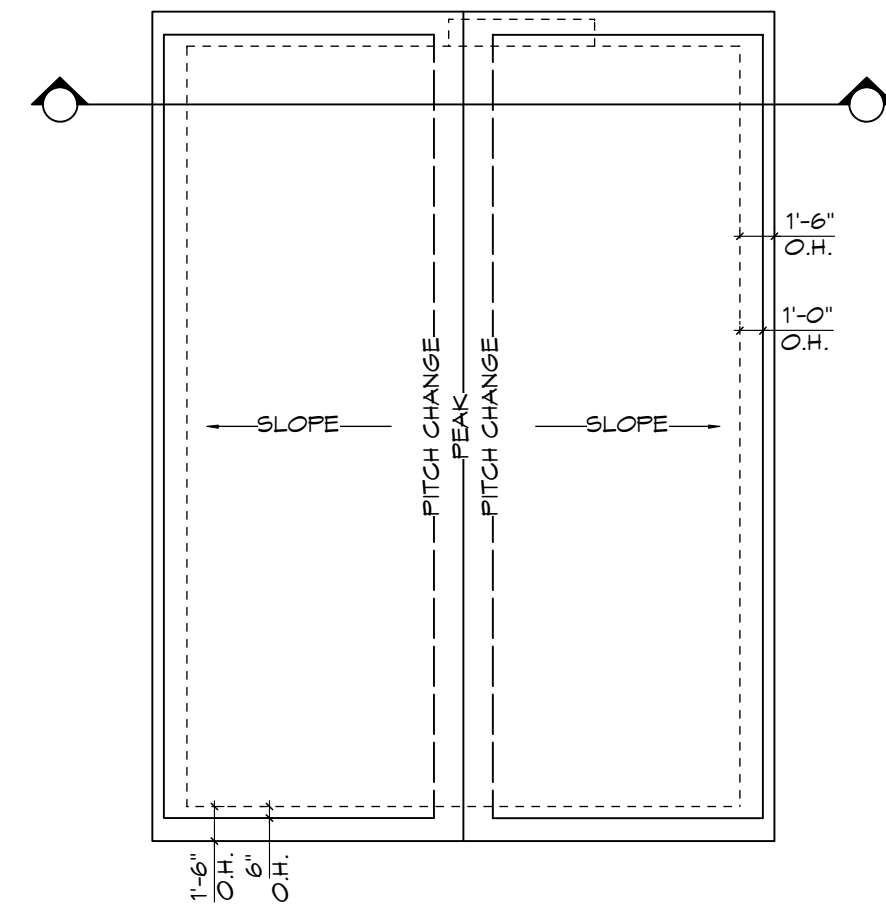
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
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ZEBRADESIGN

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Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 4

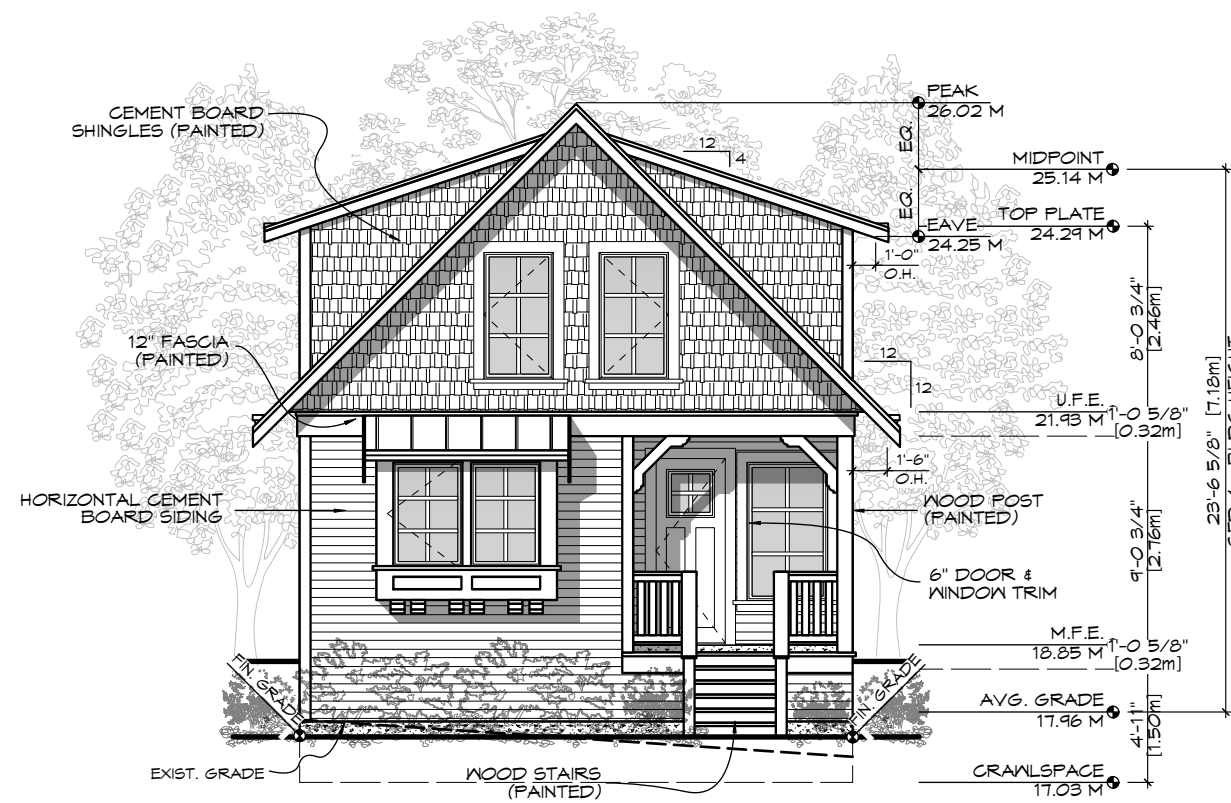
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MAY 29/20

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DP07

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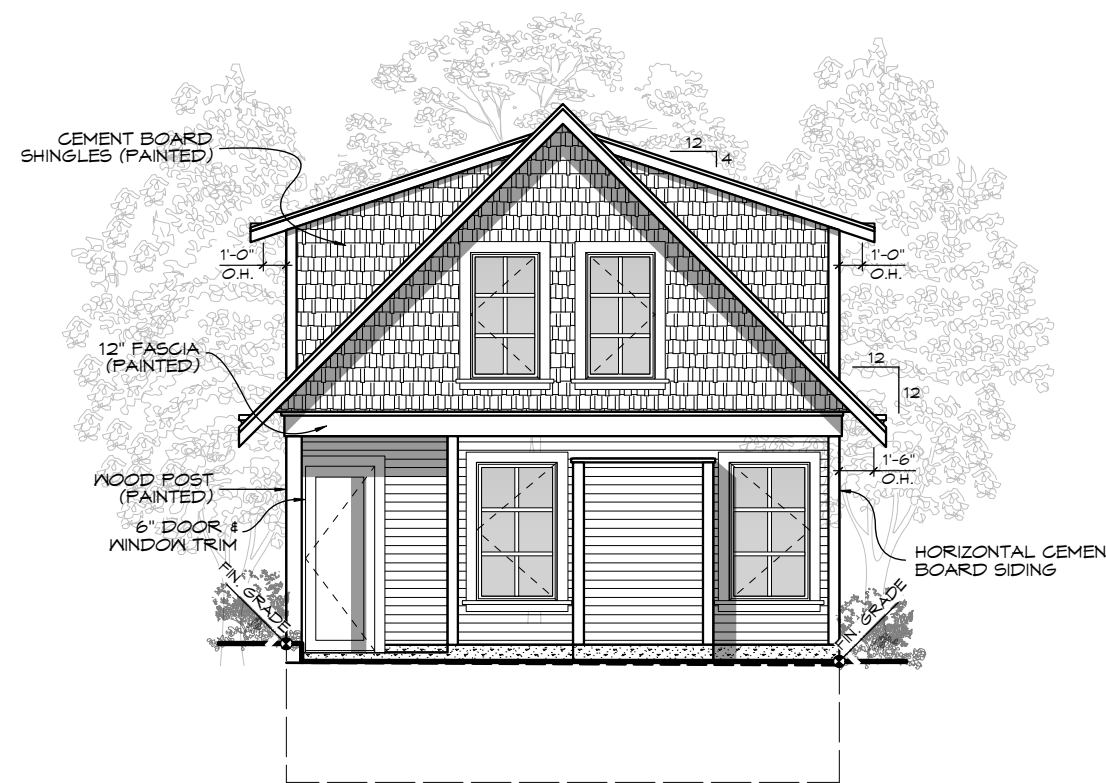
REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20



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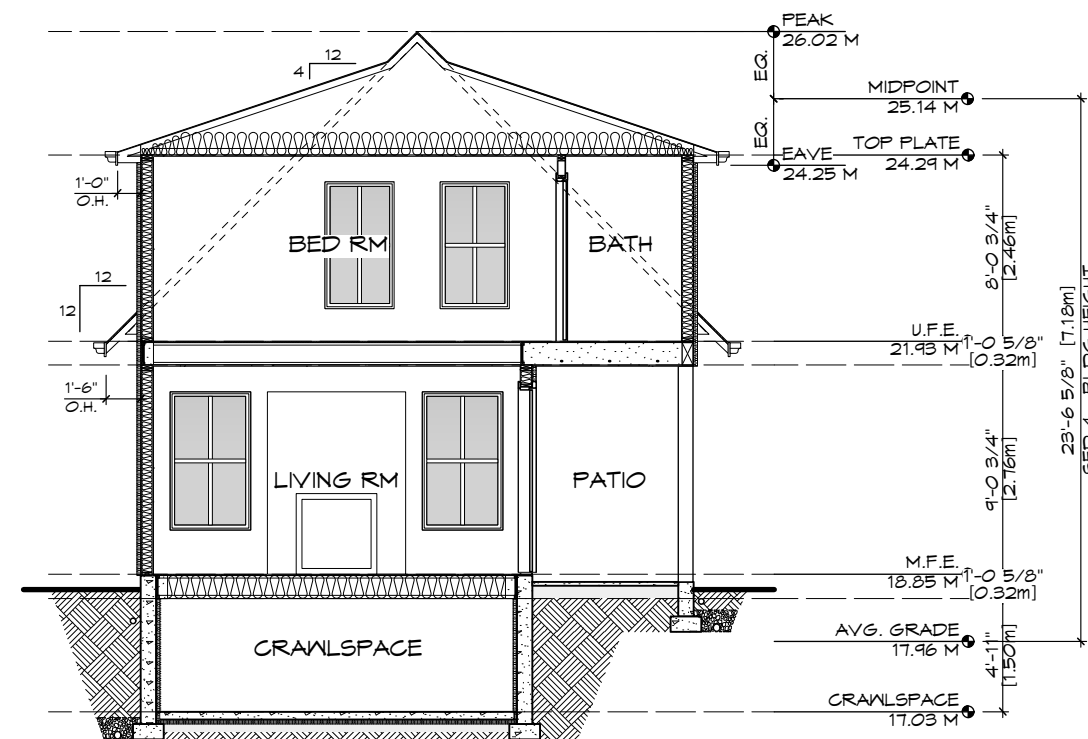
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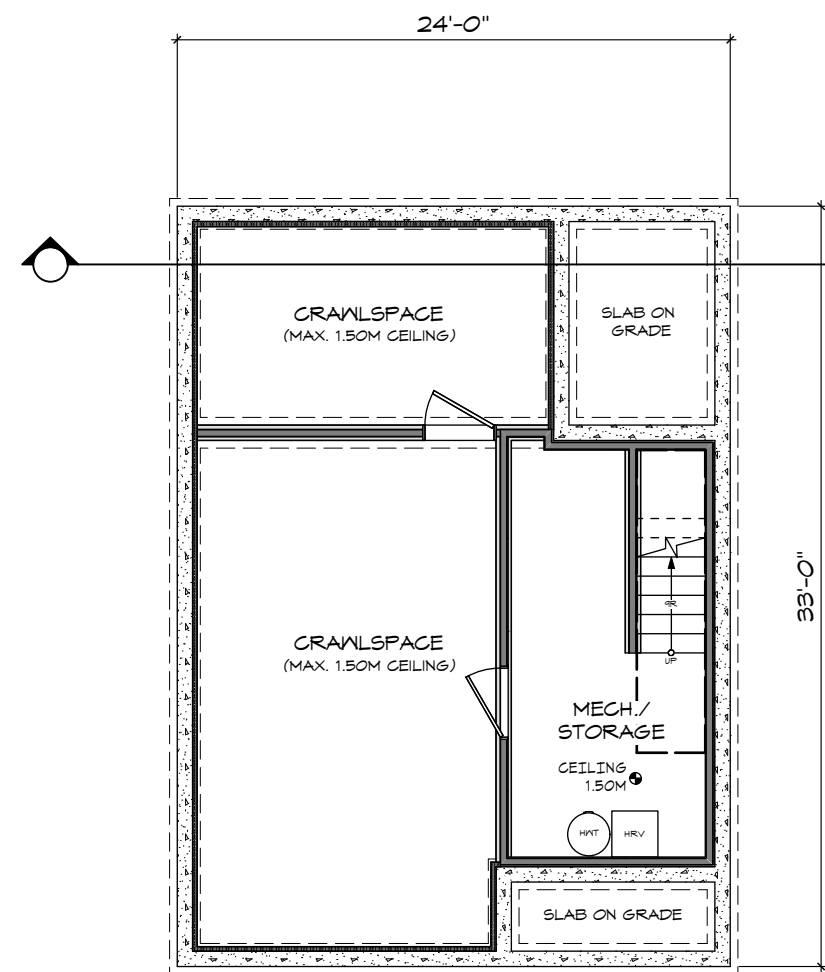
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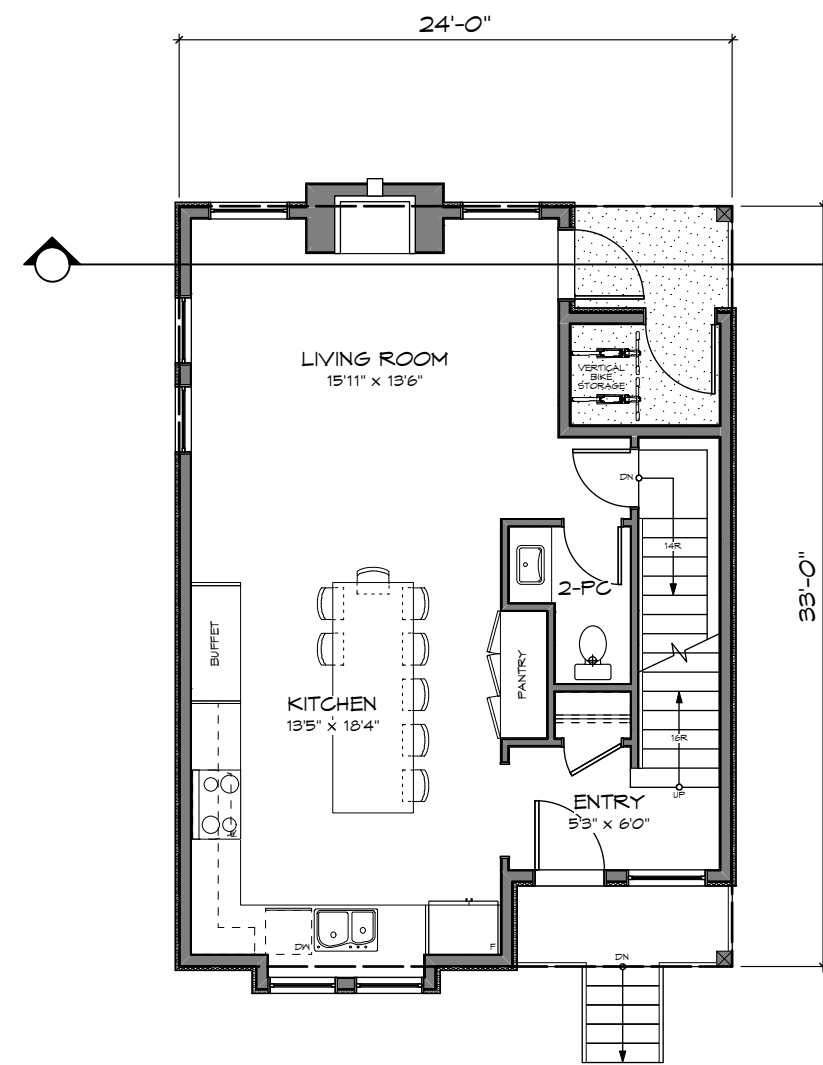
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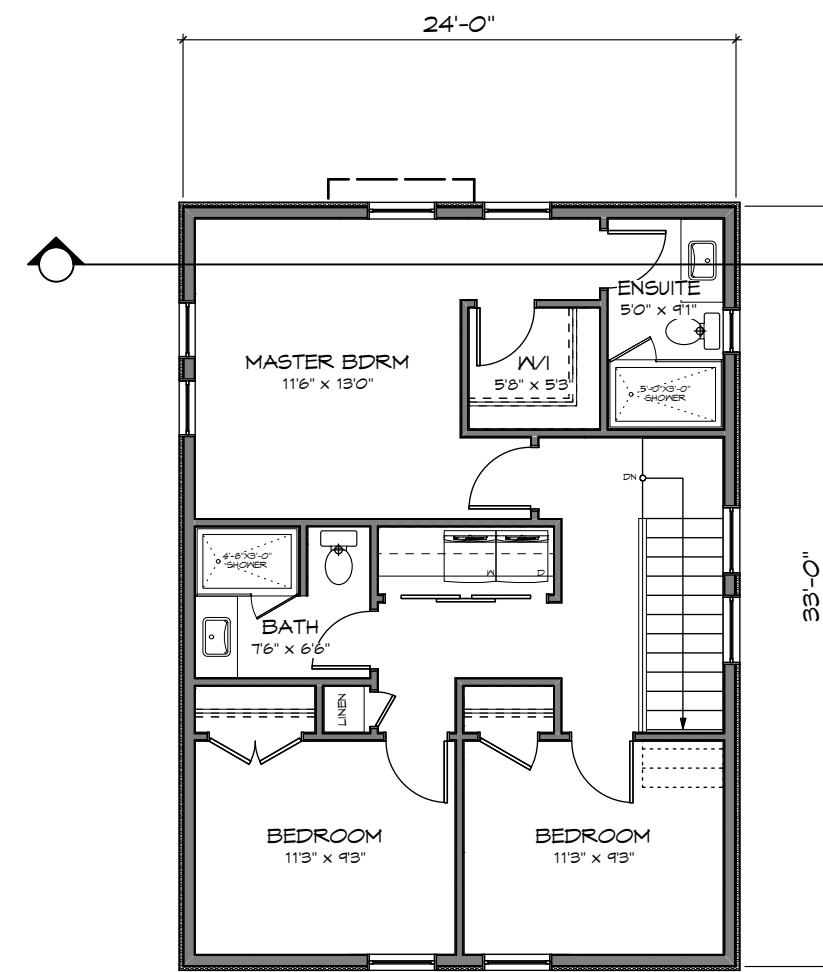
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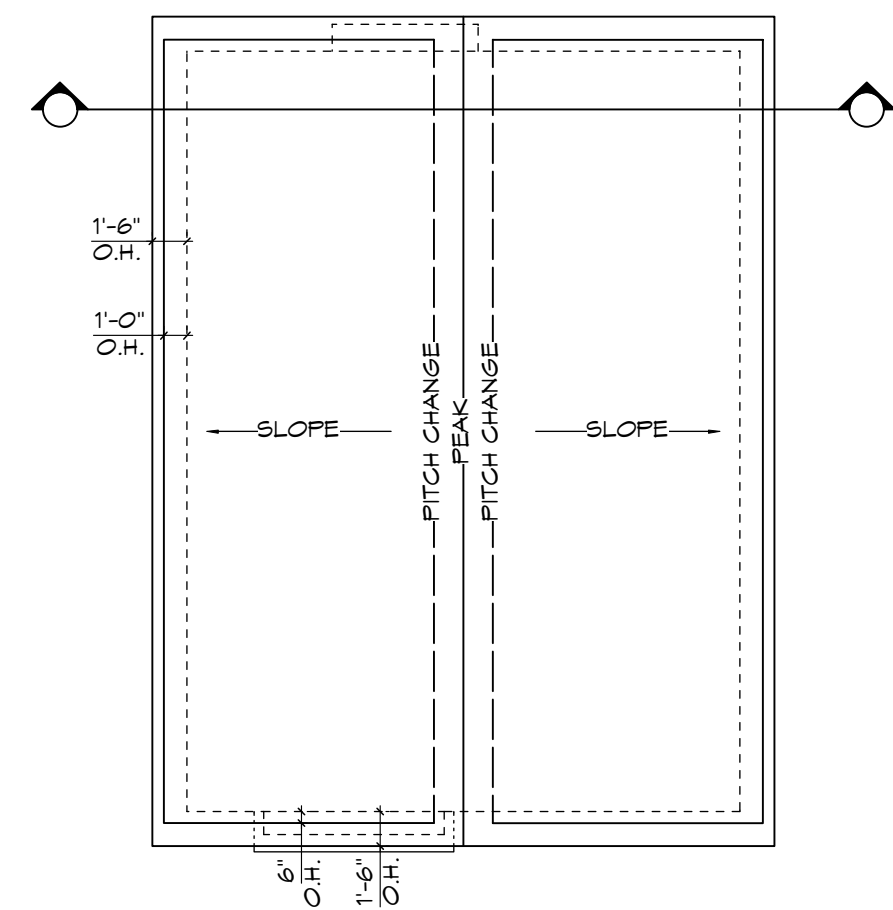
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAY 29, 2020

ZEBRADDESIGN

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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 5

Revision:
Rev 1:
MAY 29/20

Sheet:

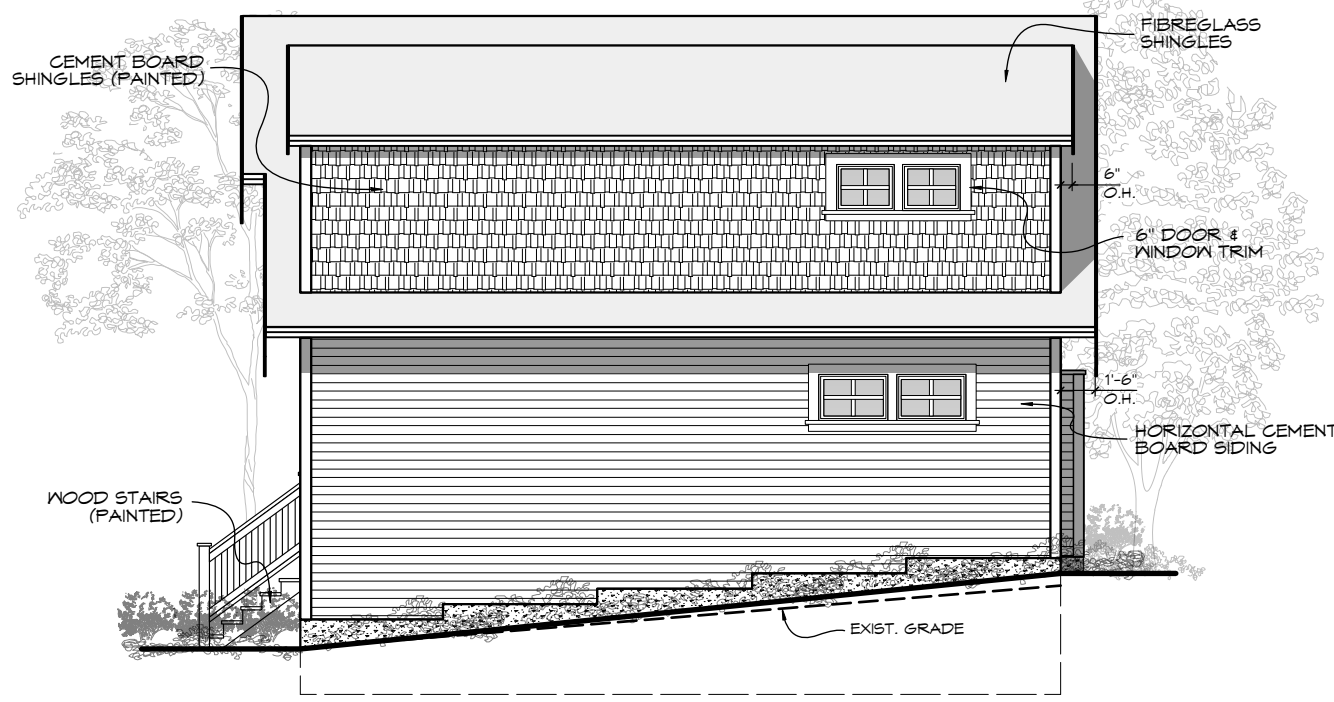
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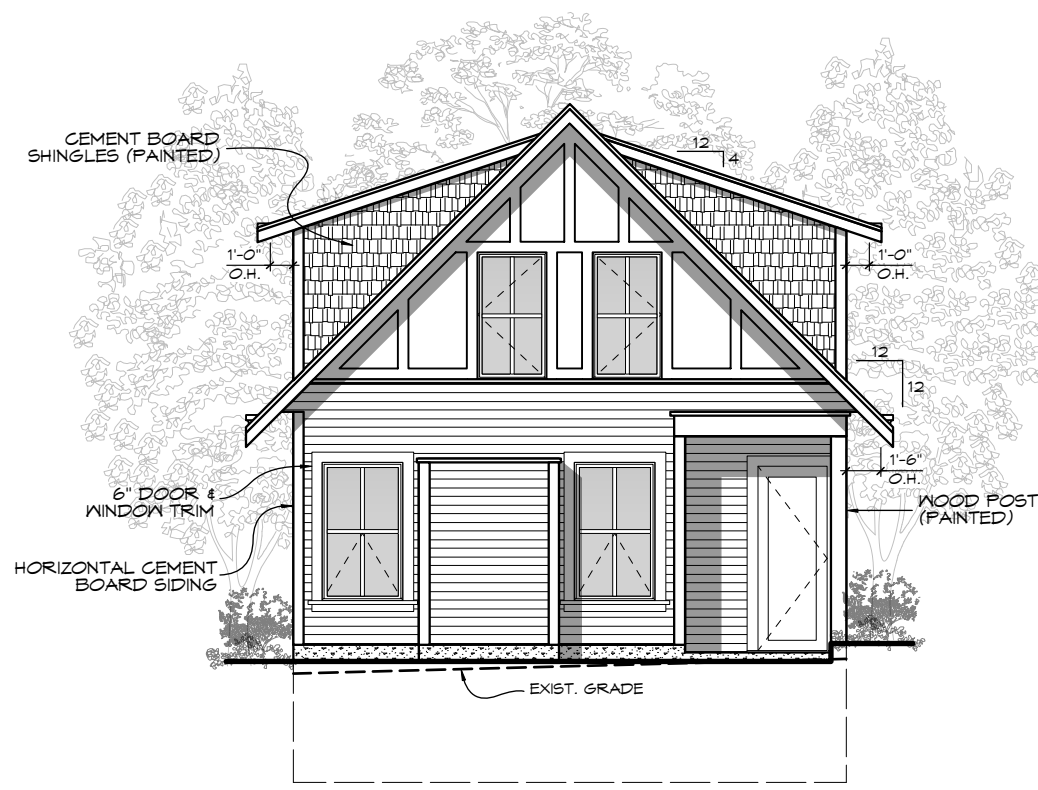
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1	NO CHANGES	MAY 29/20



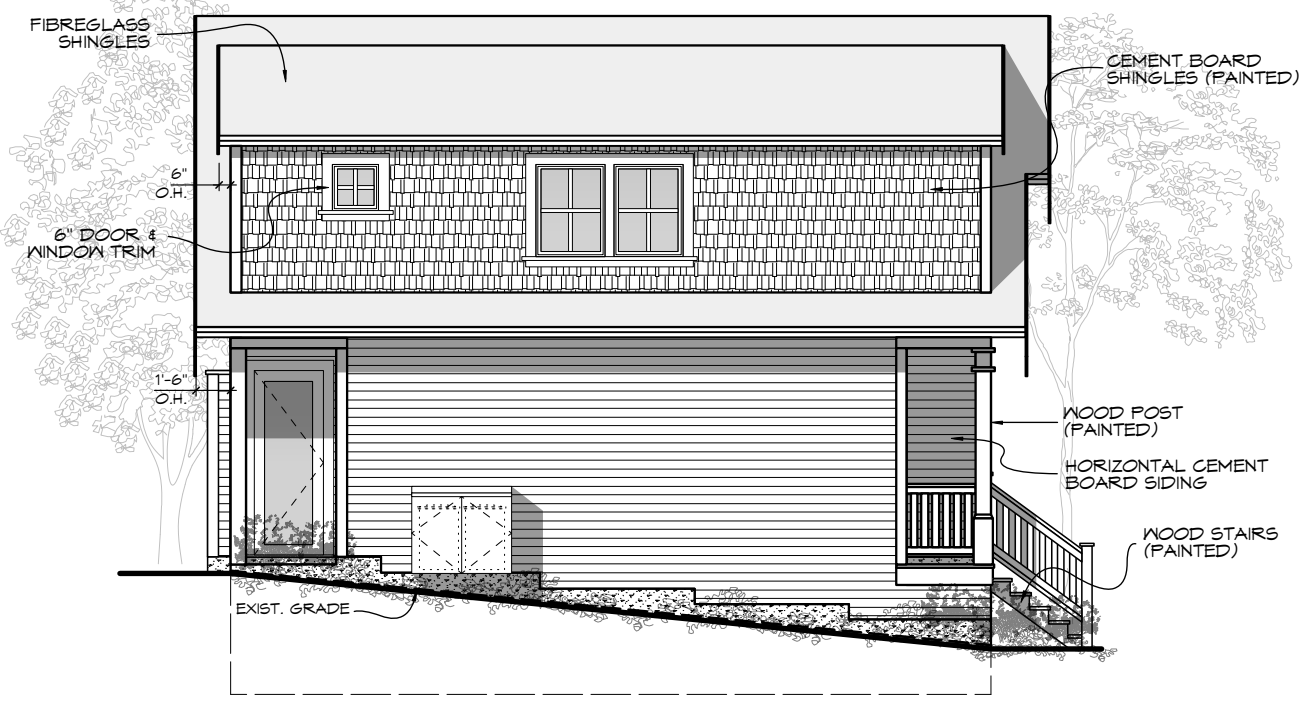
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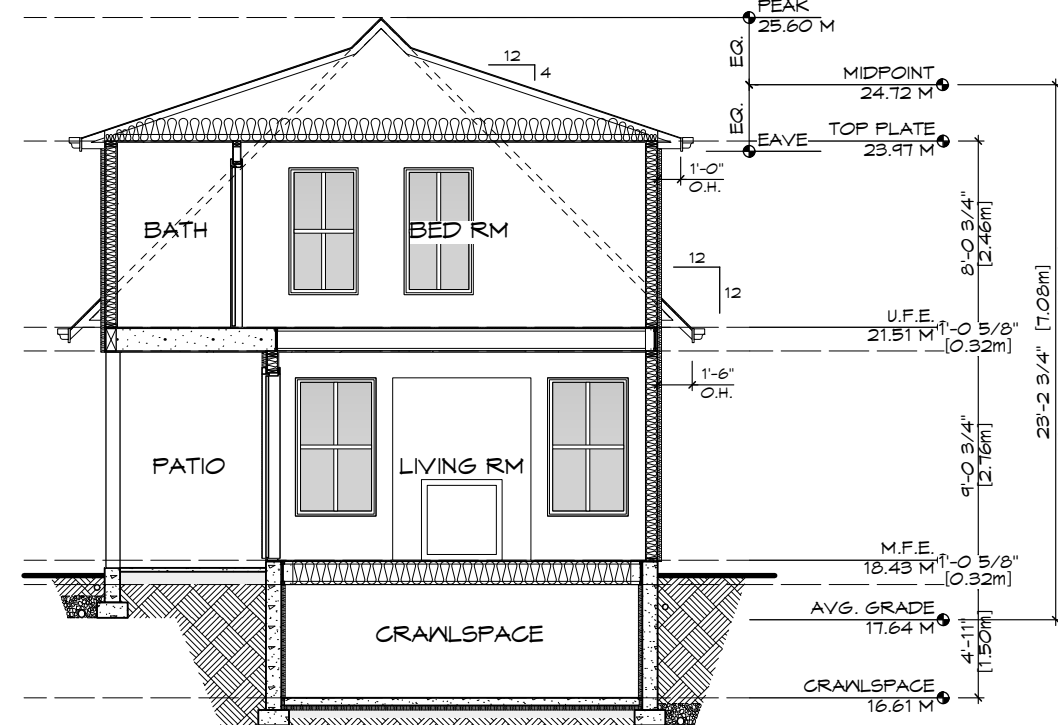
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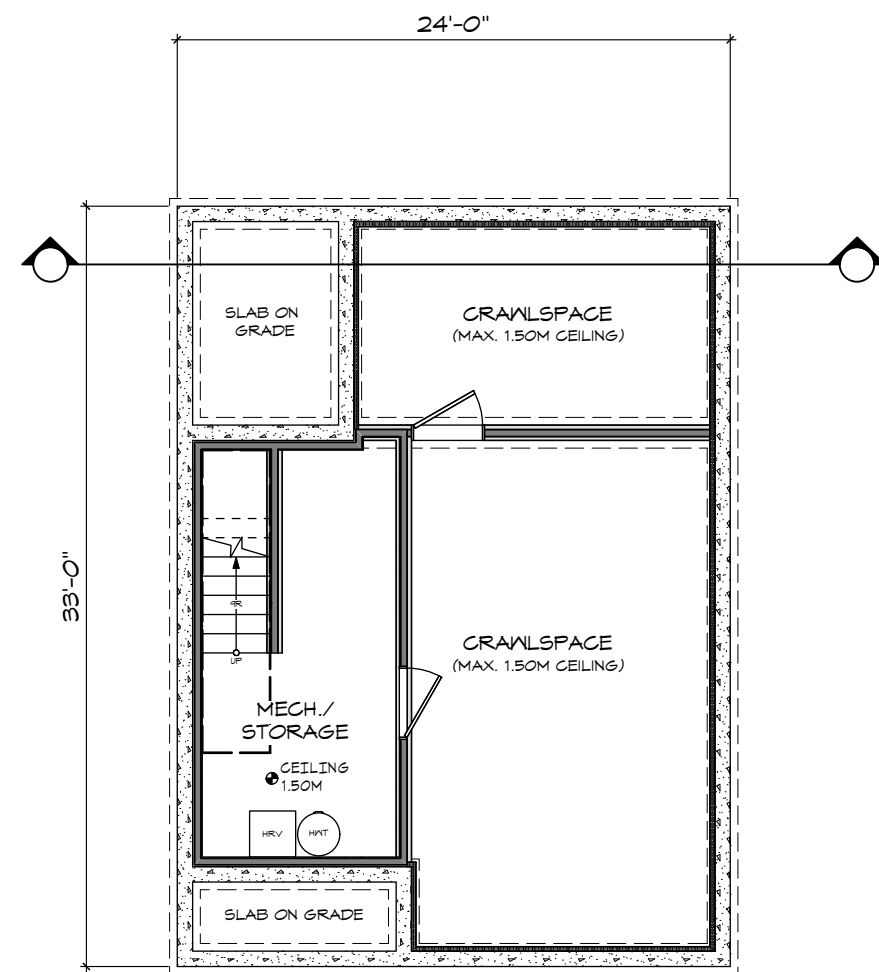
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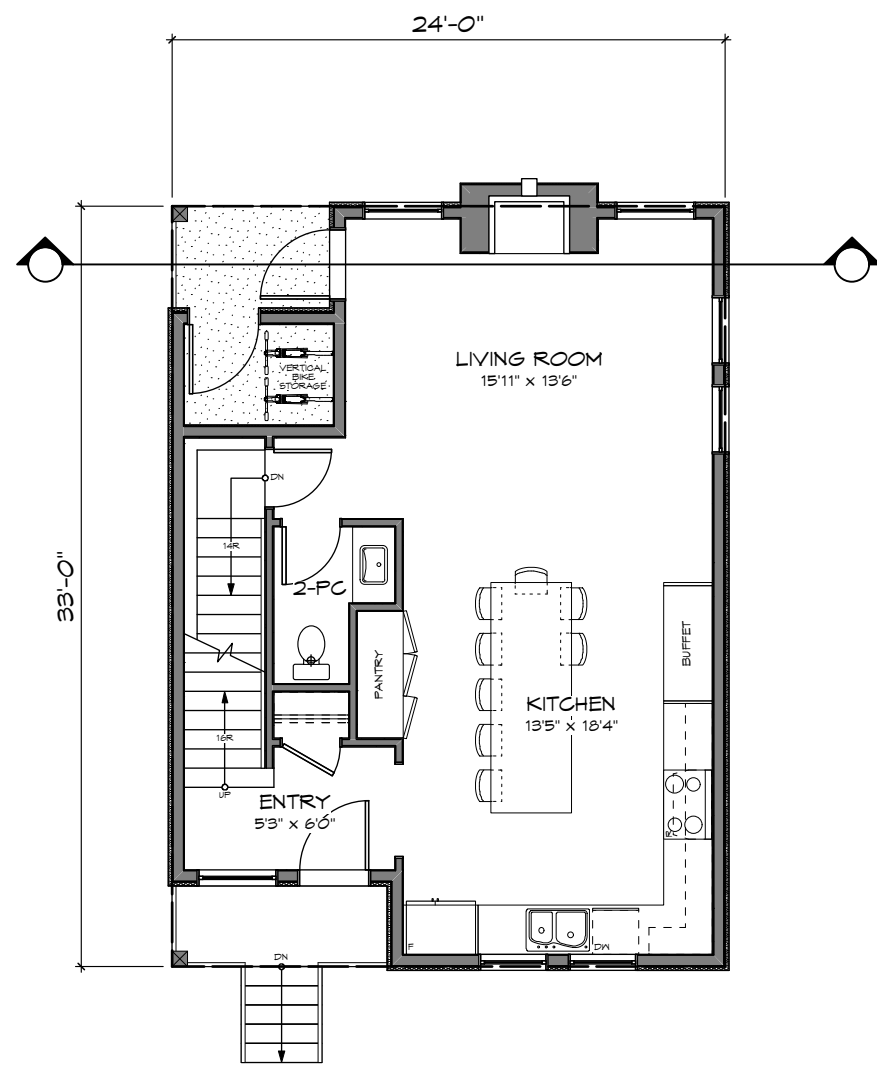
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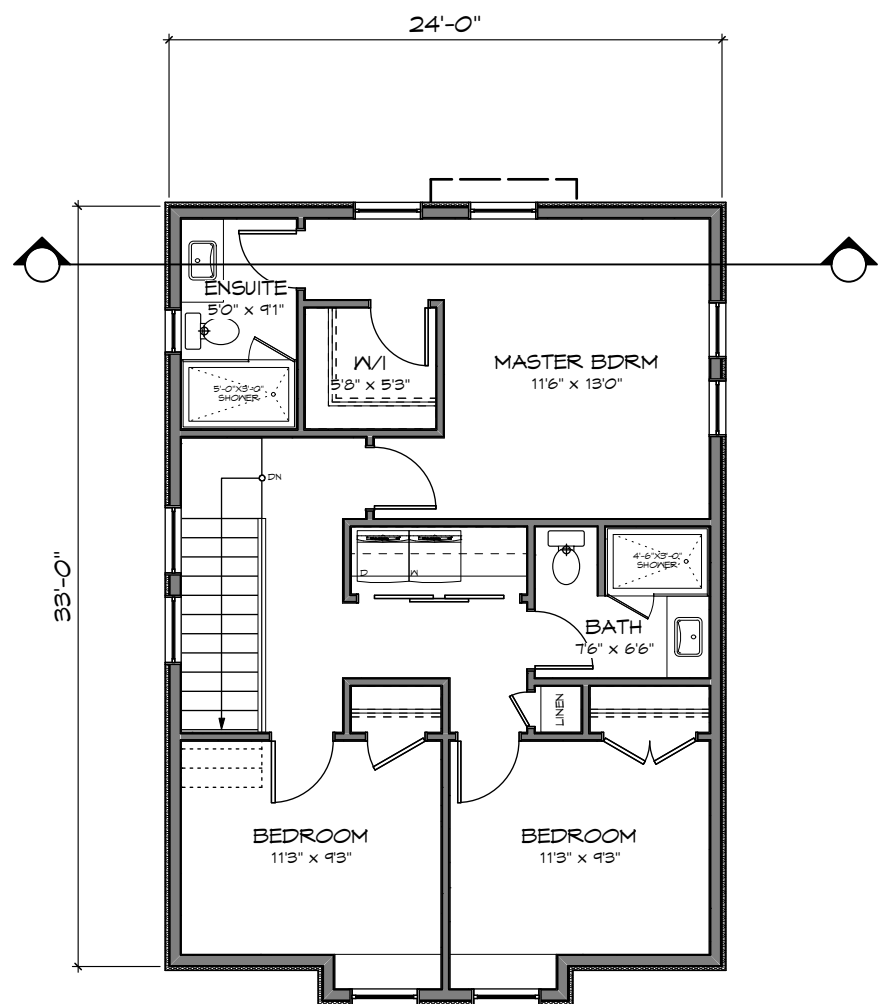
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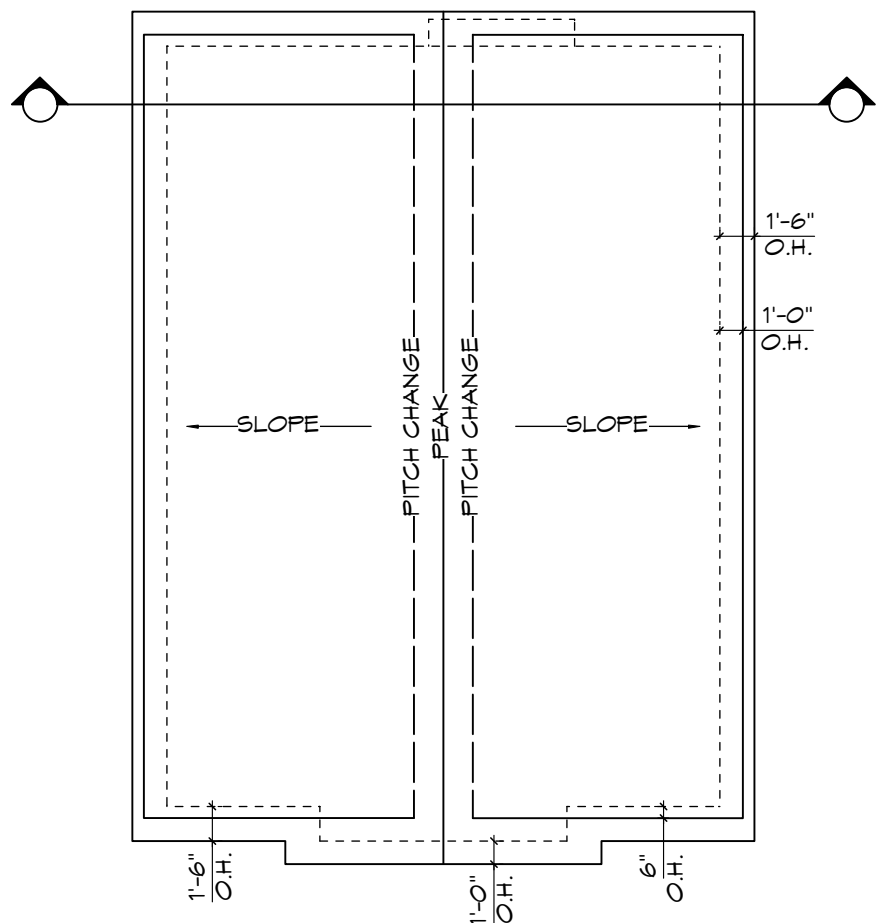
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 6

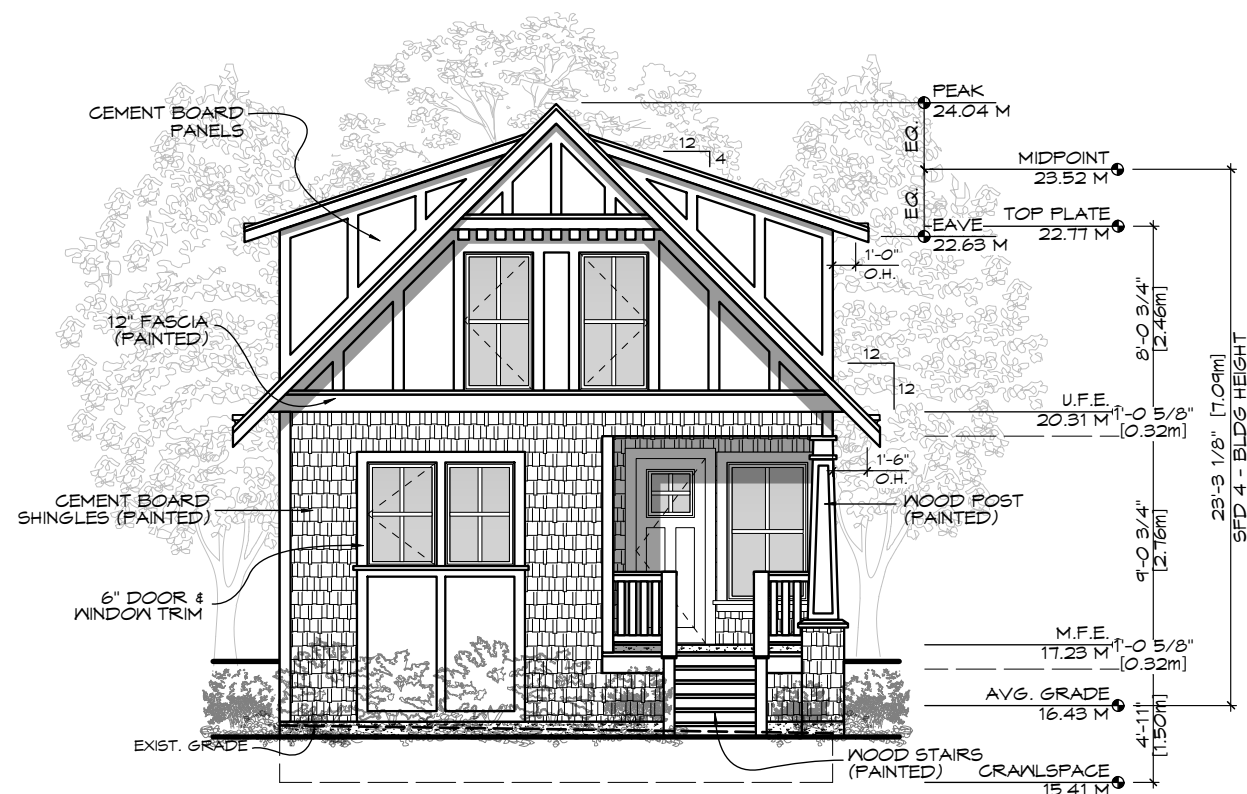
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MAY 29/20

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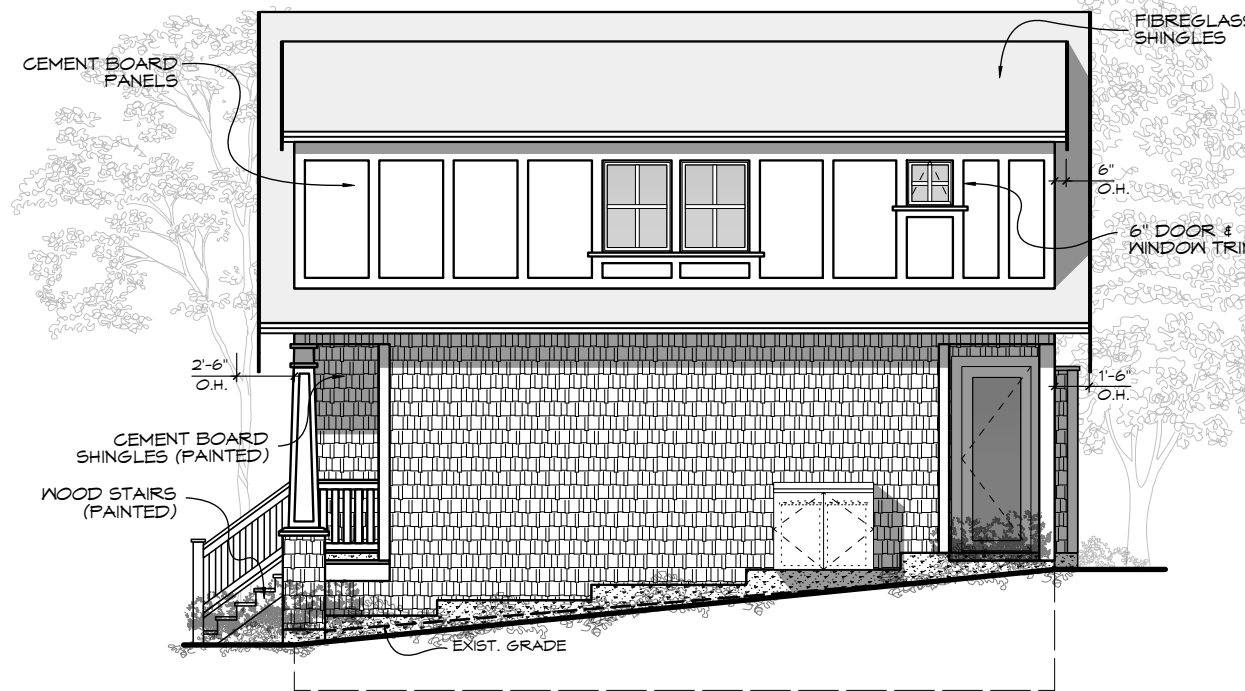
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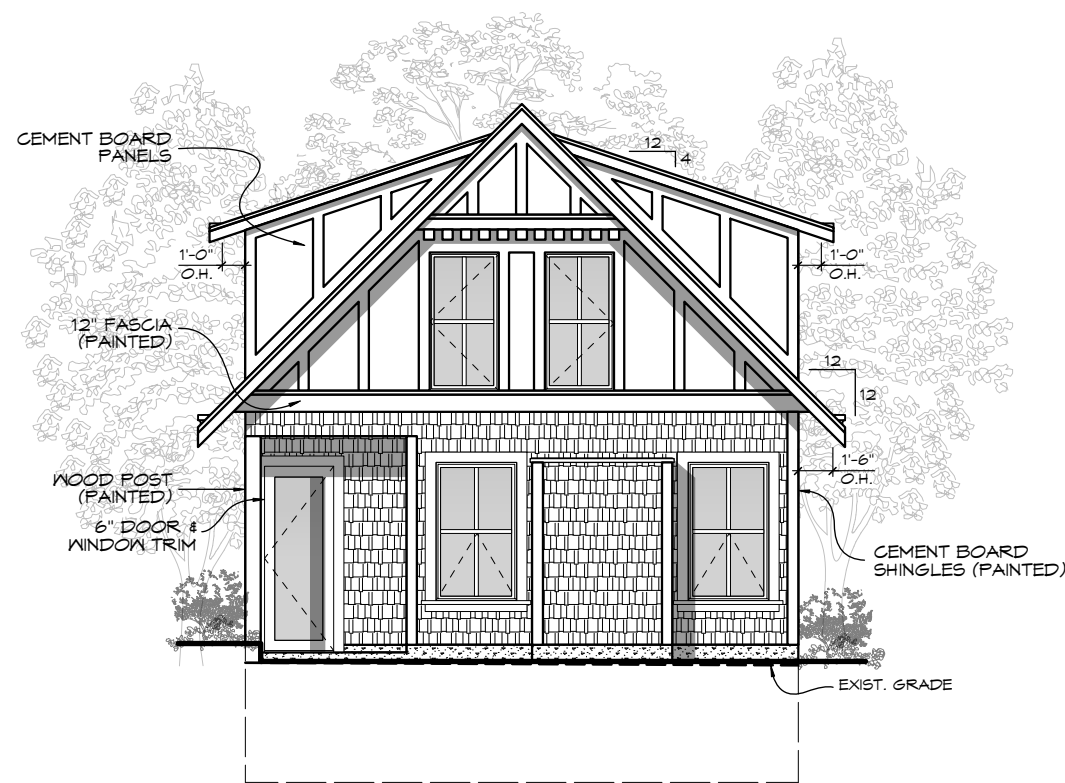
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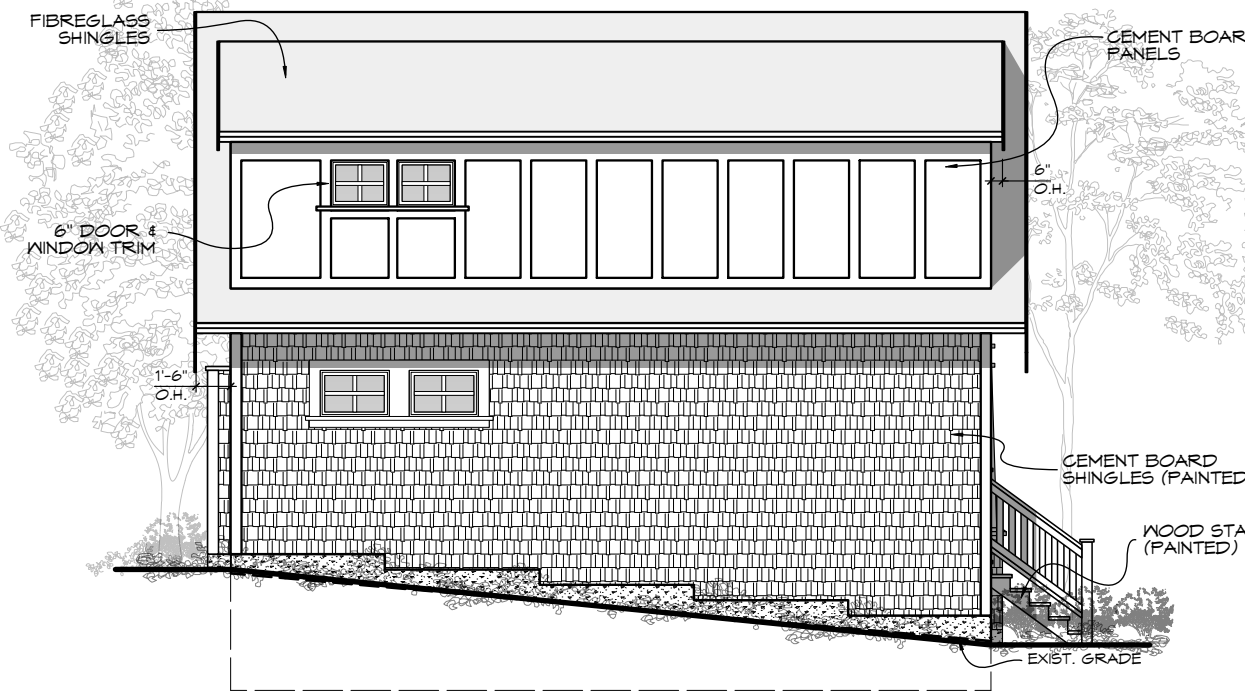
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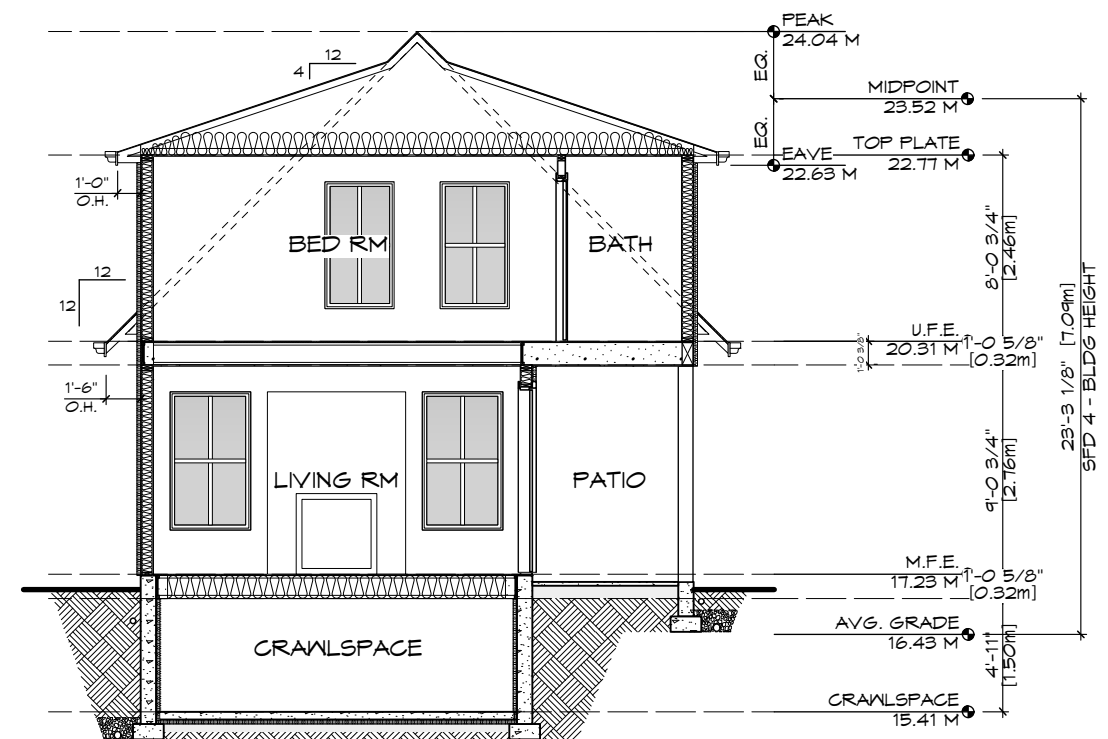
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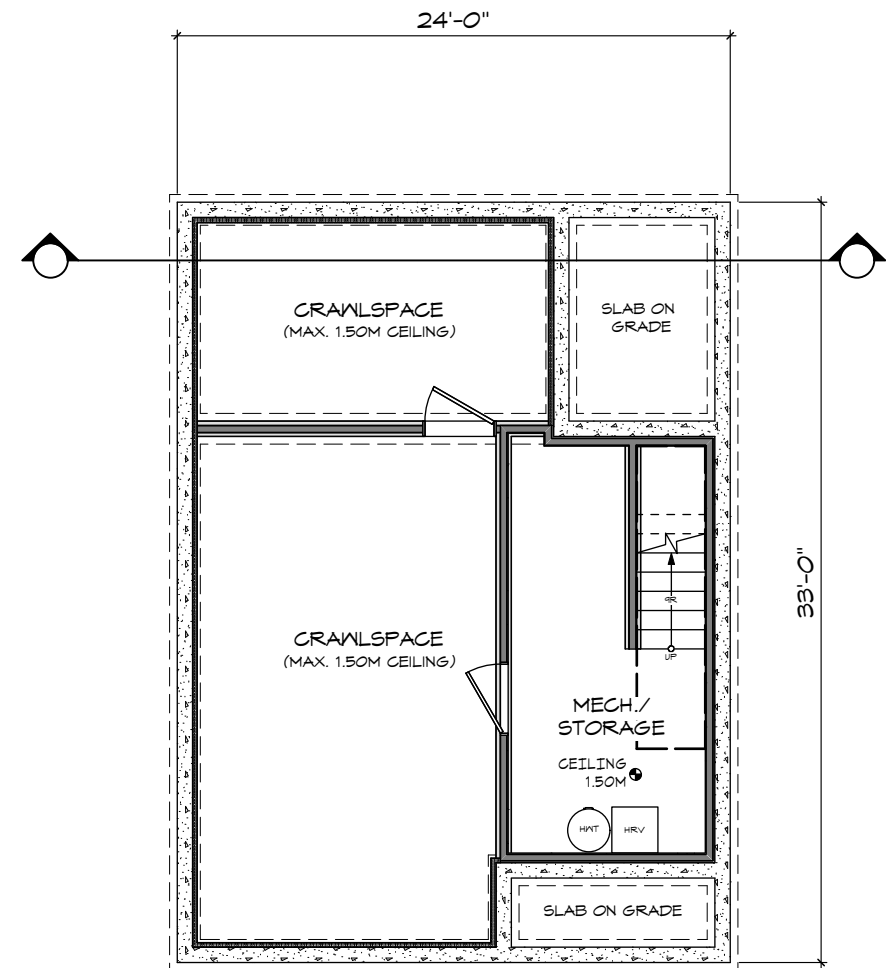
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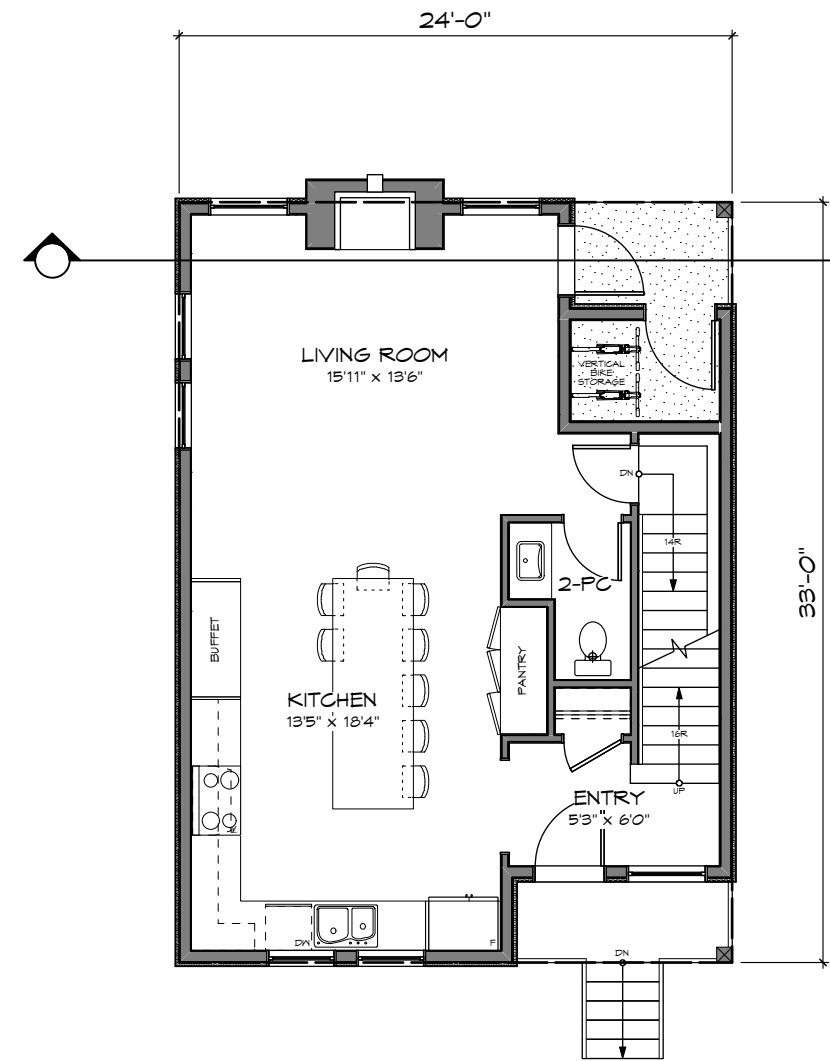
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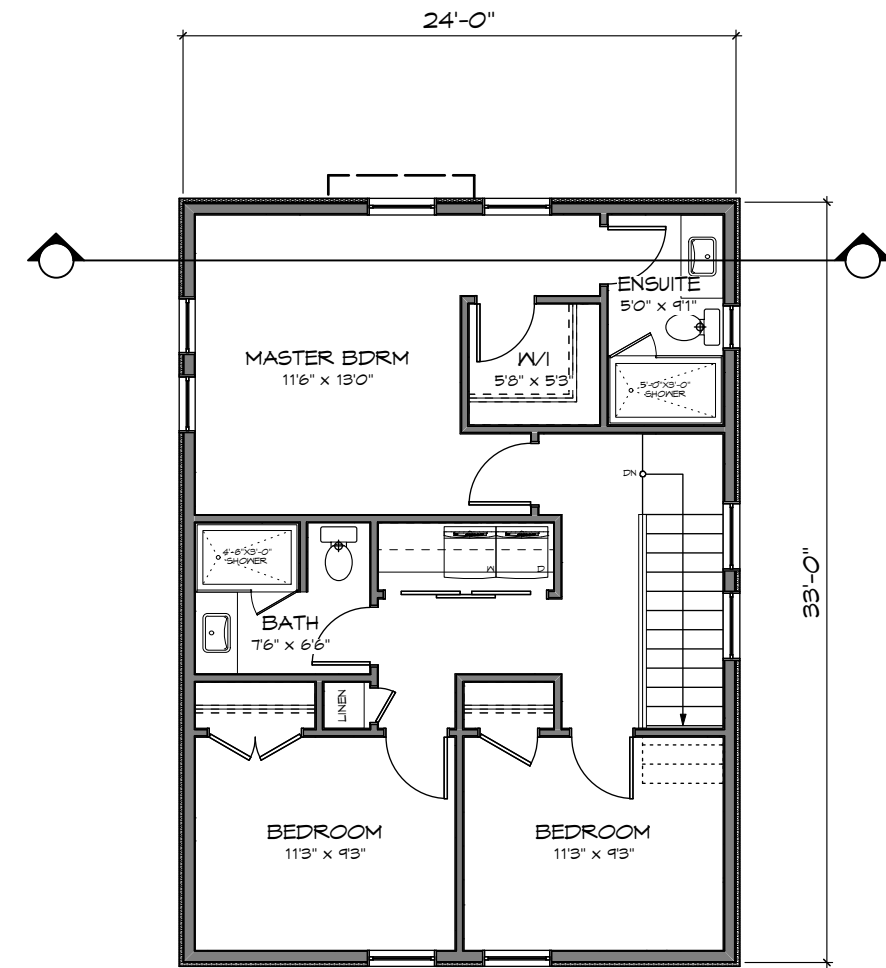
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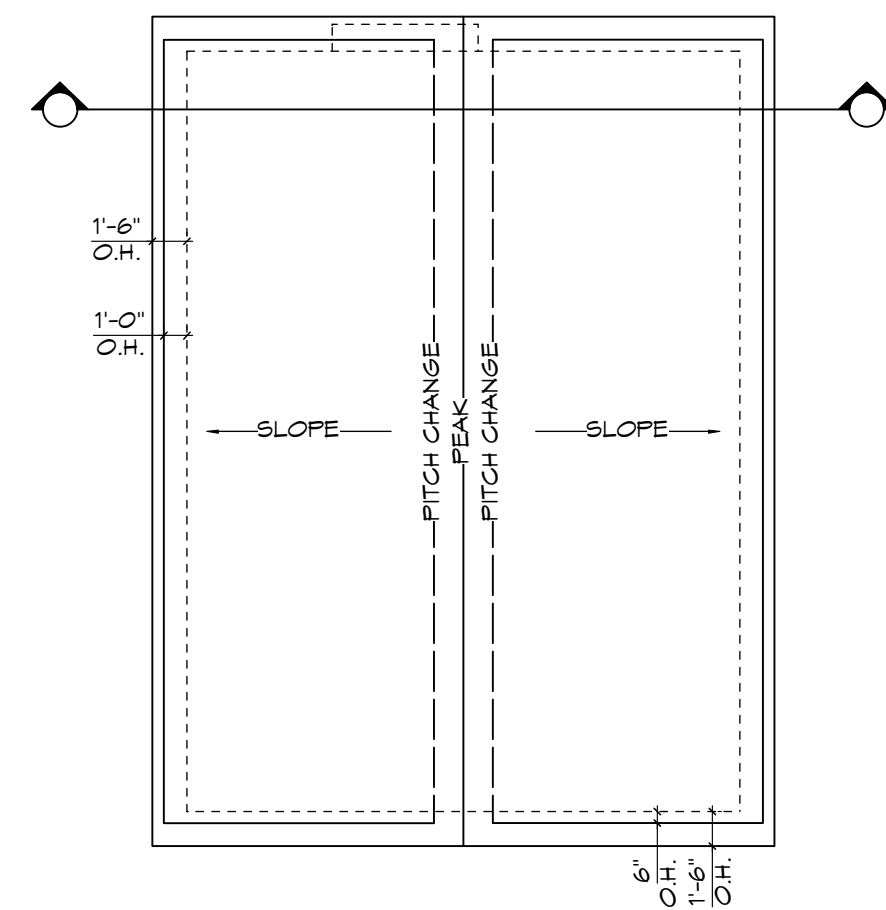
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAY 29, 2020



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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 7

Revision:
Rev 1:
MAY 29/20

Sheet:

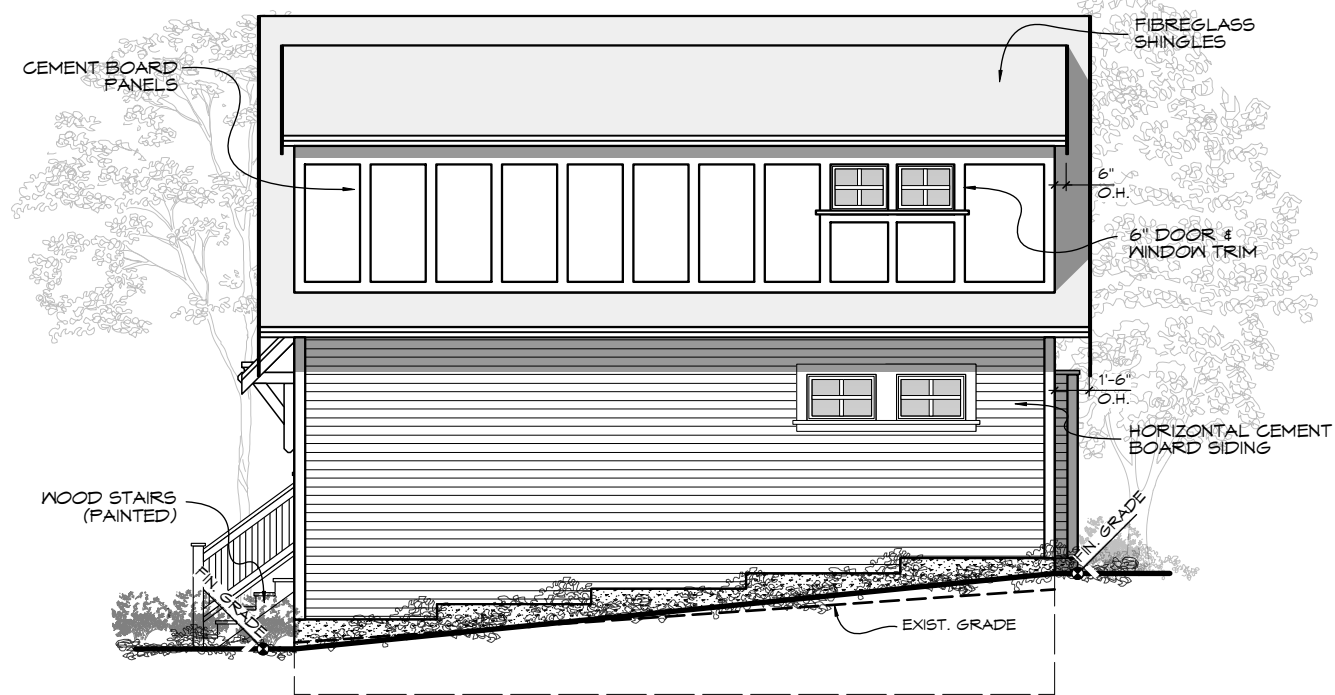
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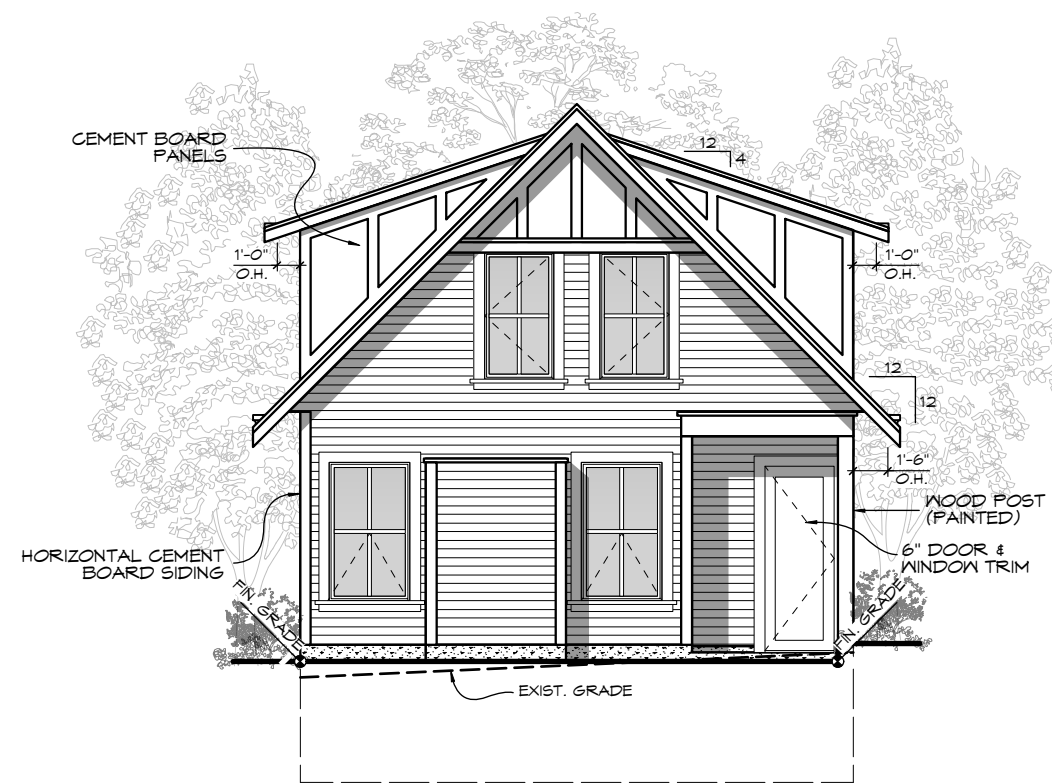
REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20



FRONT (E) ELEVATION
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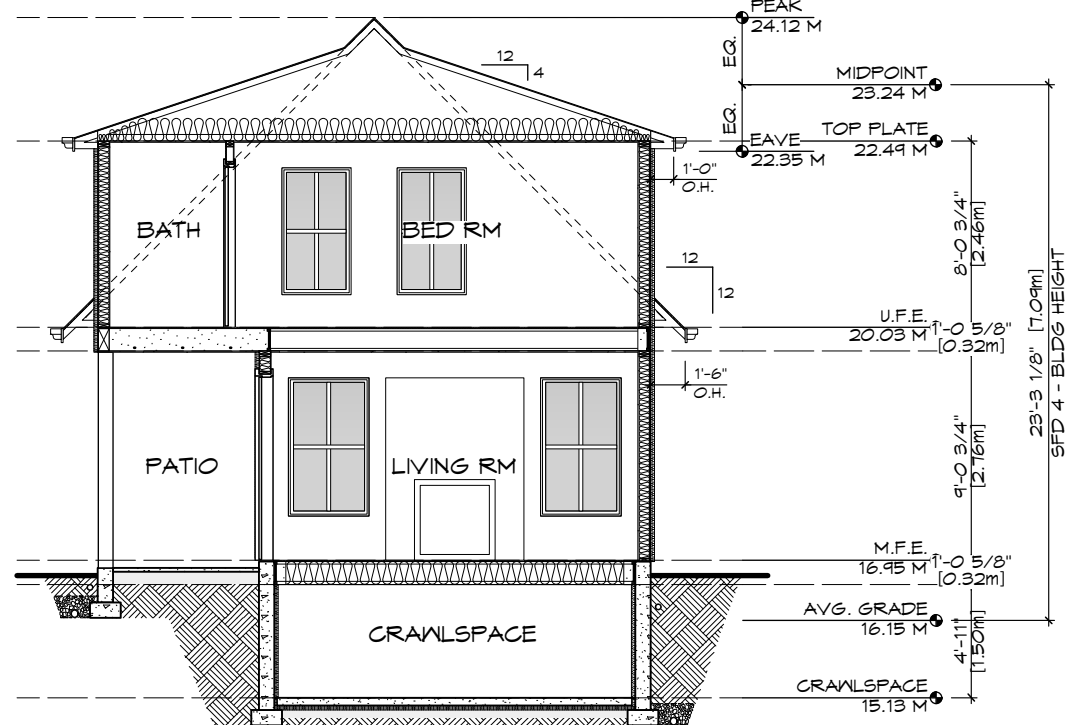
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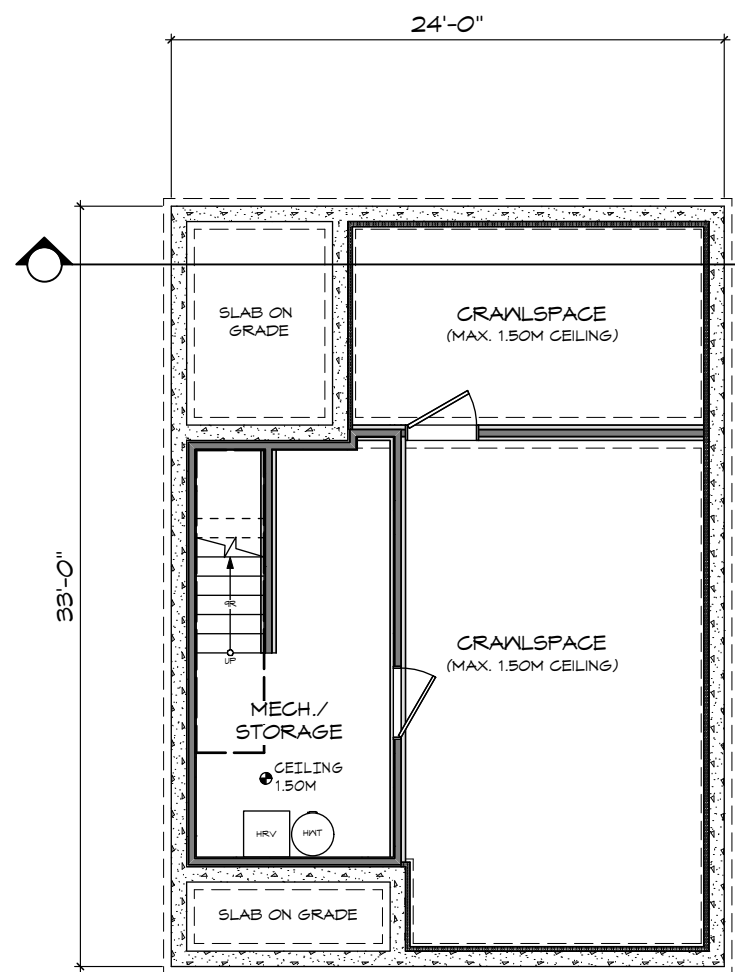
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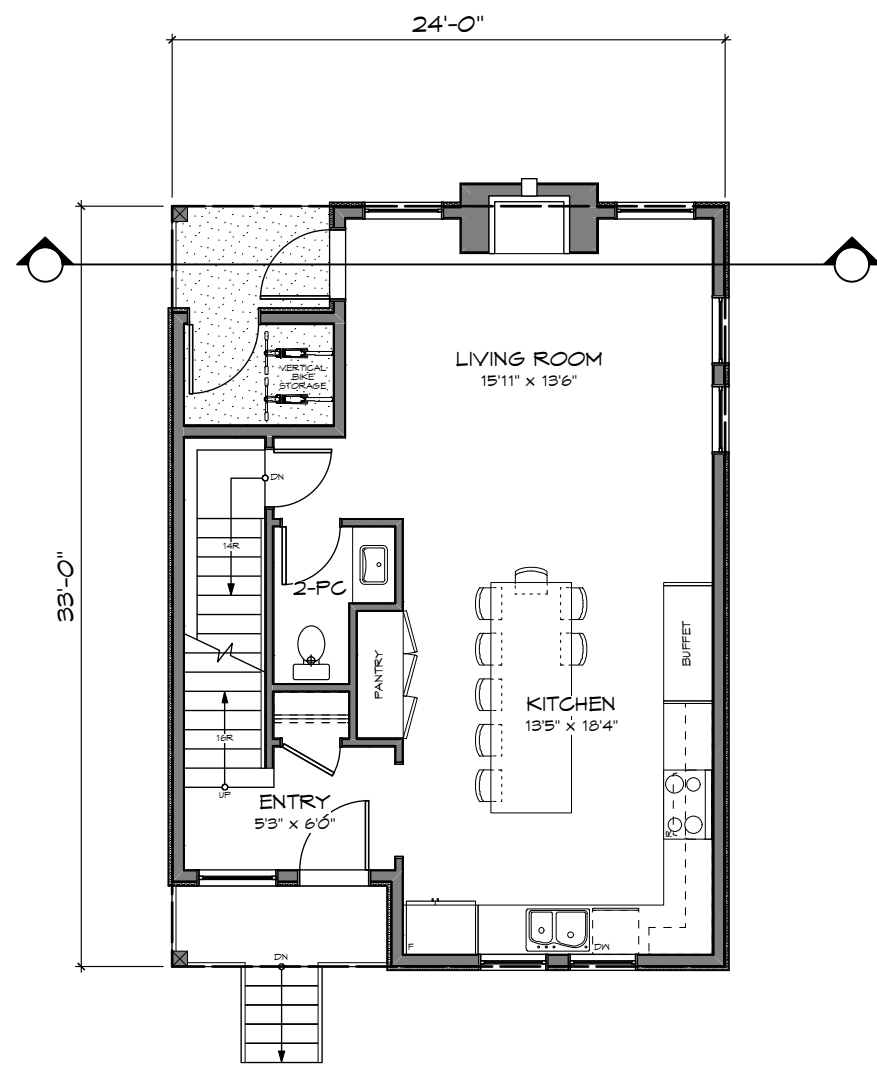
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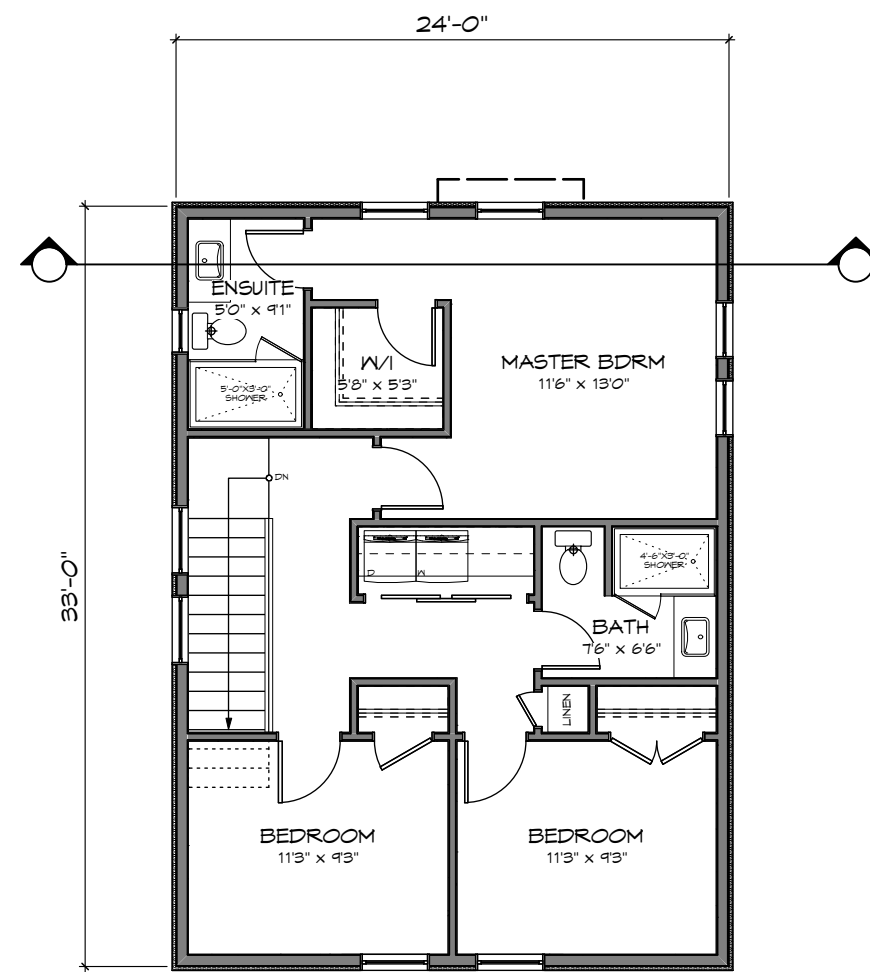
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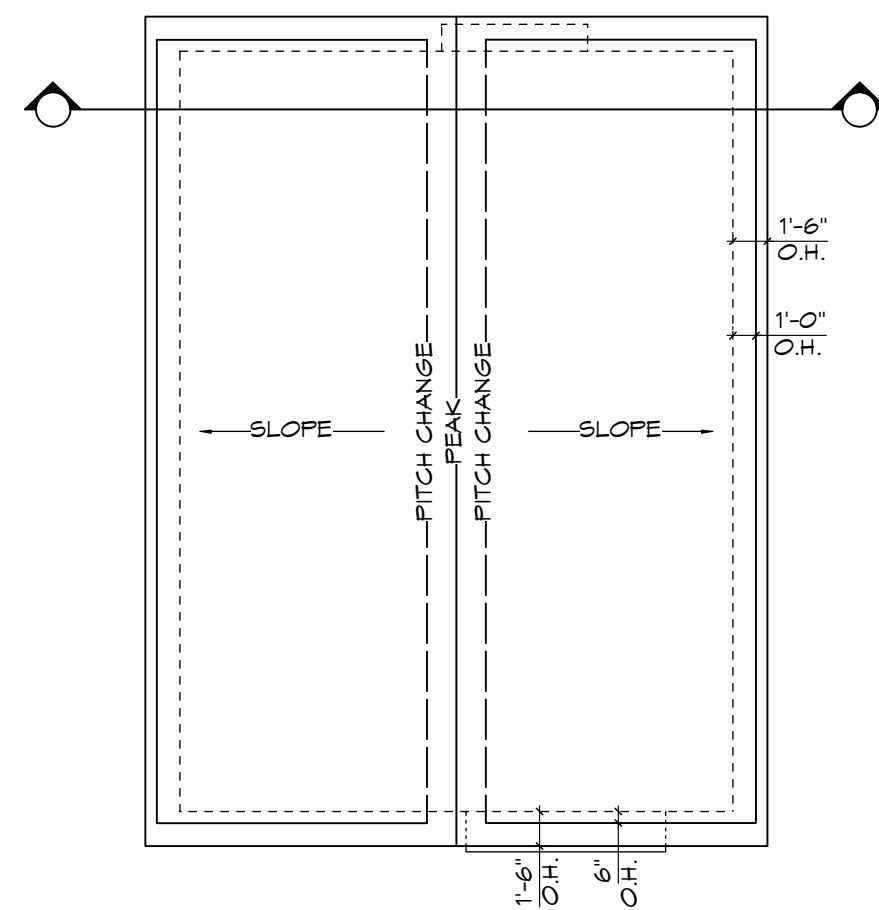
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Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20



STREETSCAPE
Scale: 1:85

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MAY 29, 2020

ZEBRADESIGN

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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
STREETSCAPE

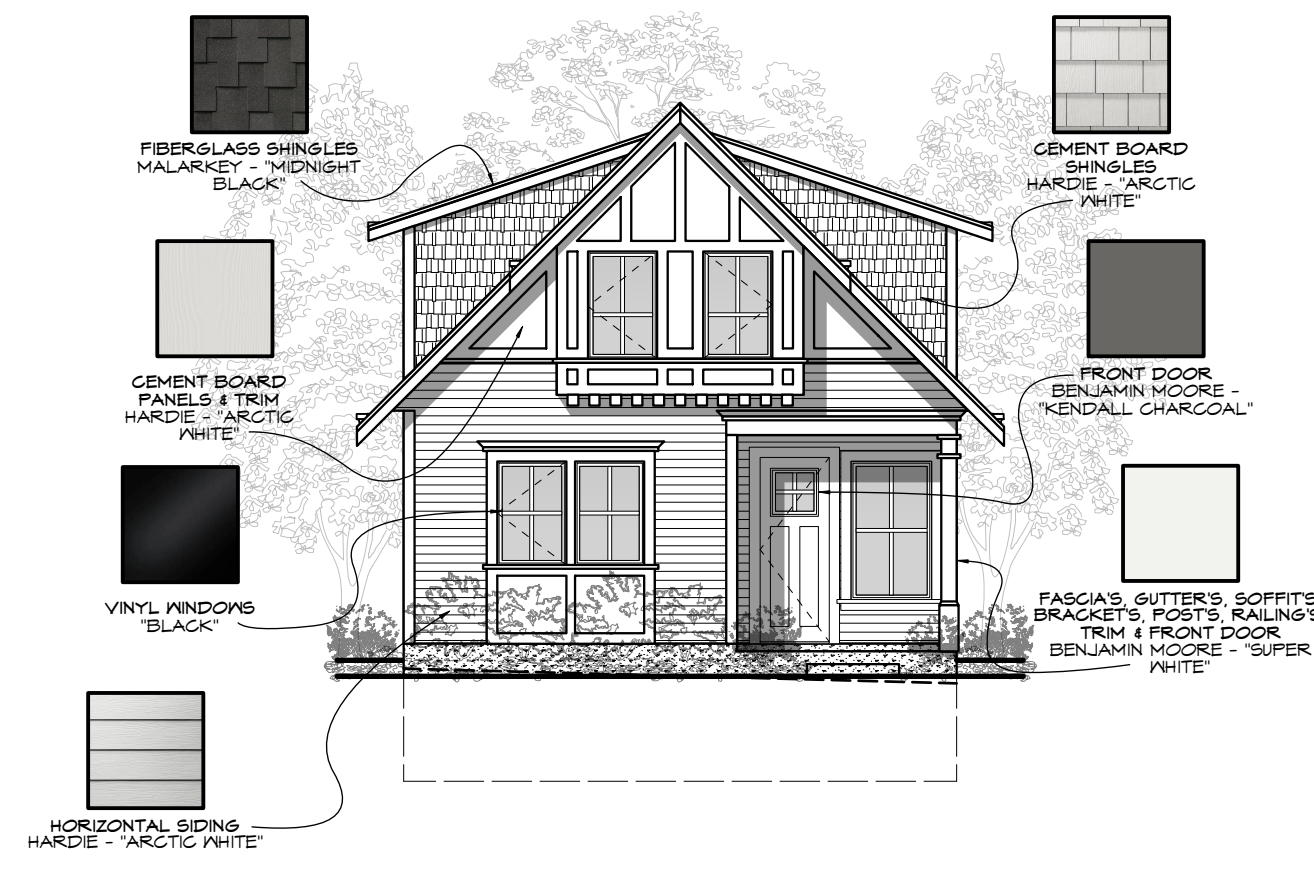
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Rev 1:
MAY 29/20

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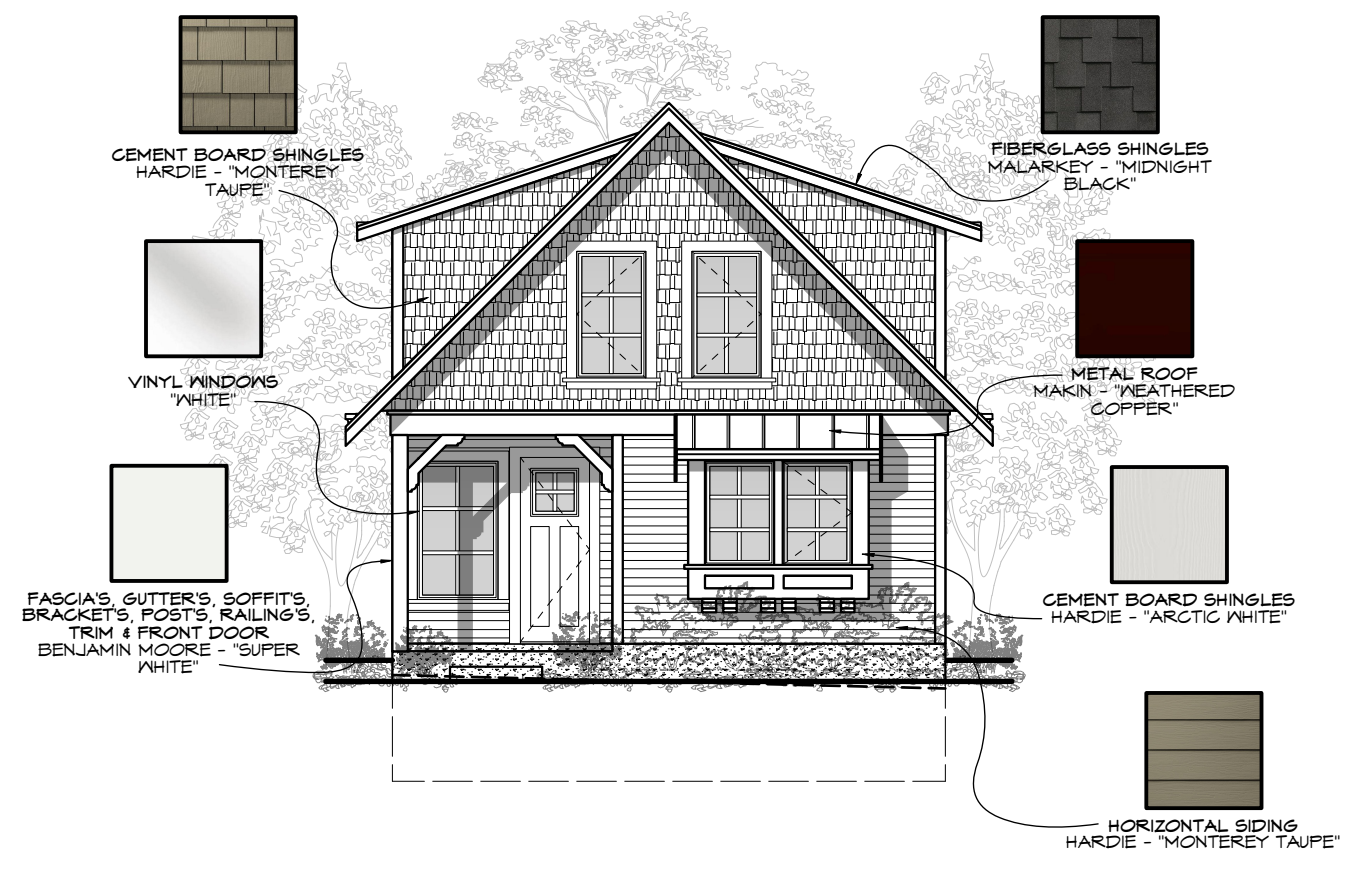
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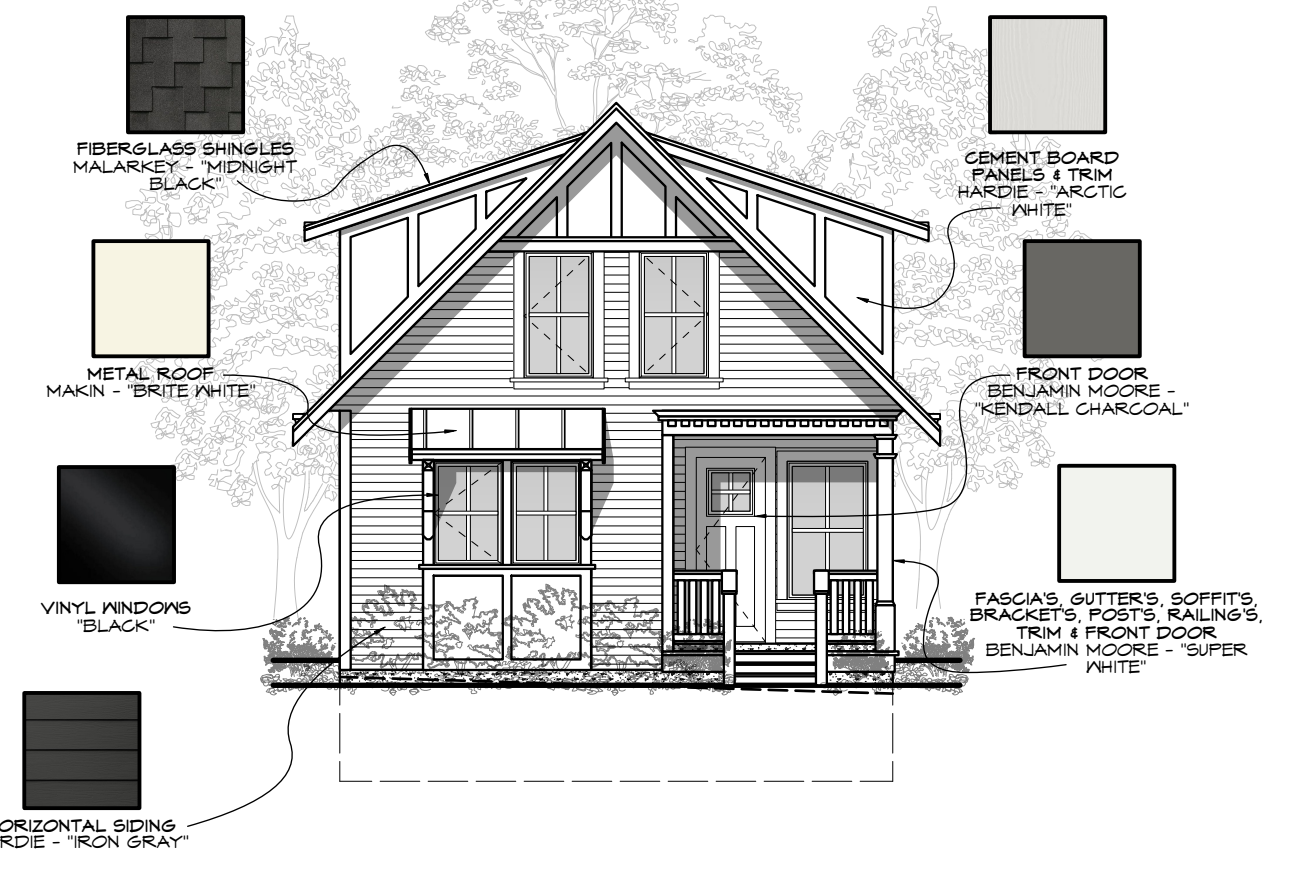
REV. NO.	DESCRIPTION	DATE
1	1.2 PROPOSED TREES REMOVED TO CONFORM TO NEW SERVING PLAN	MAY 29/20



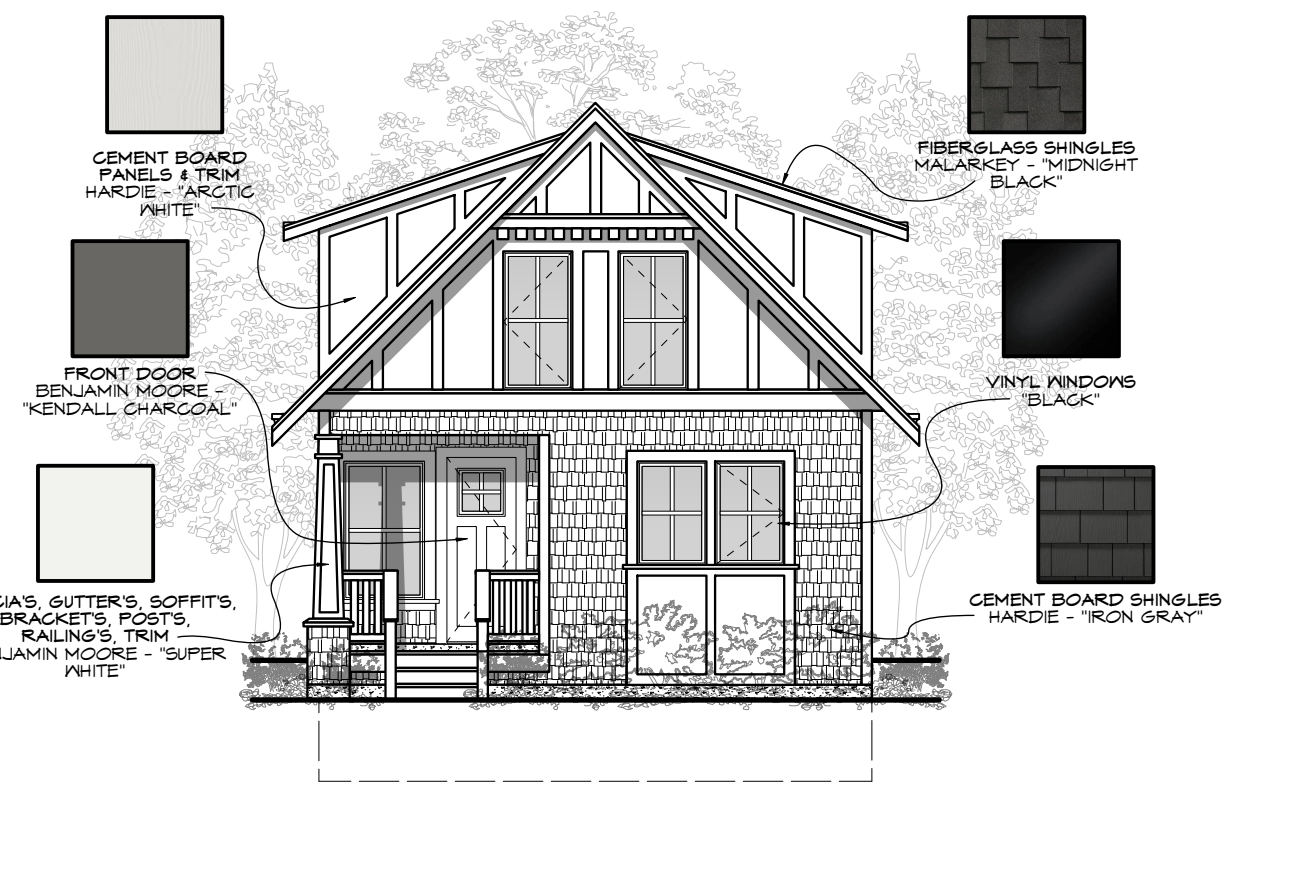
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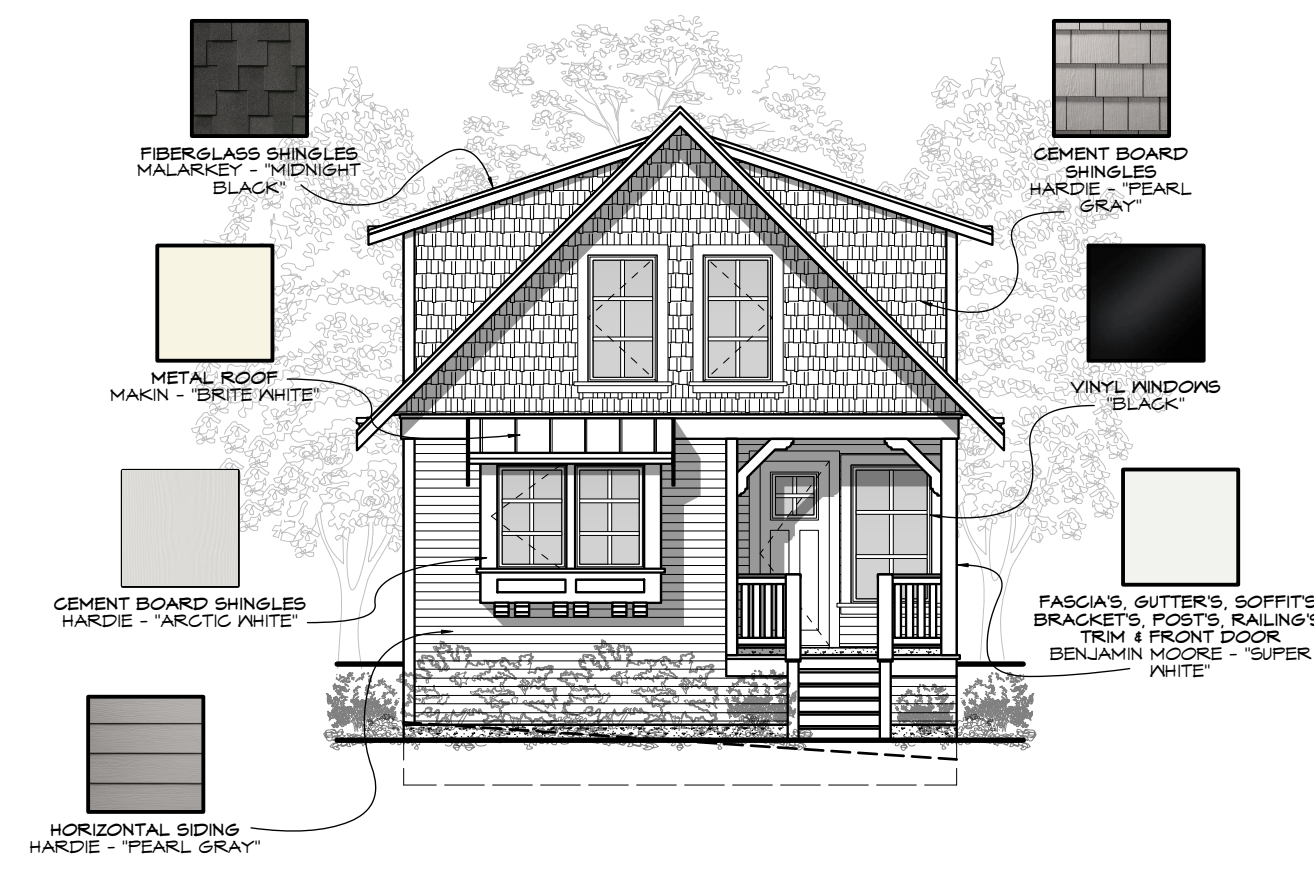
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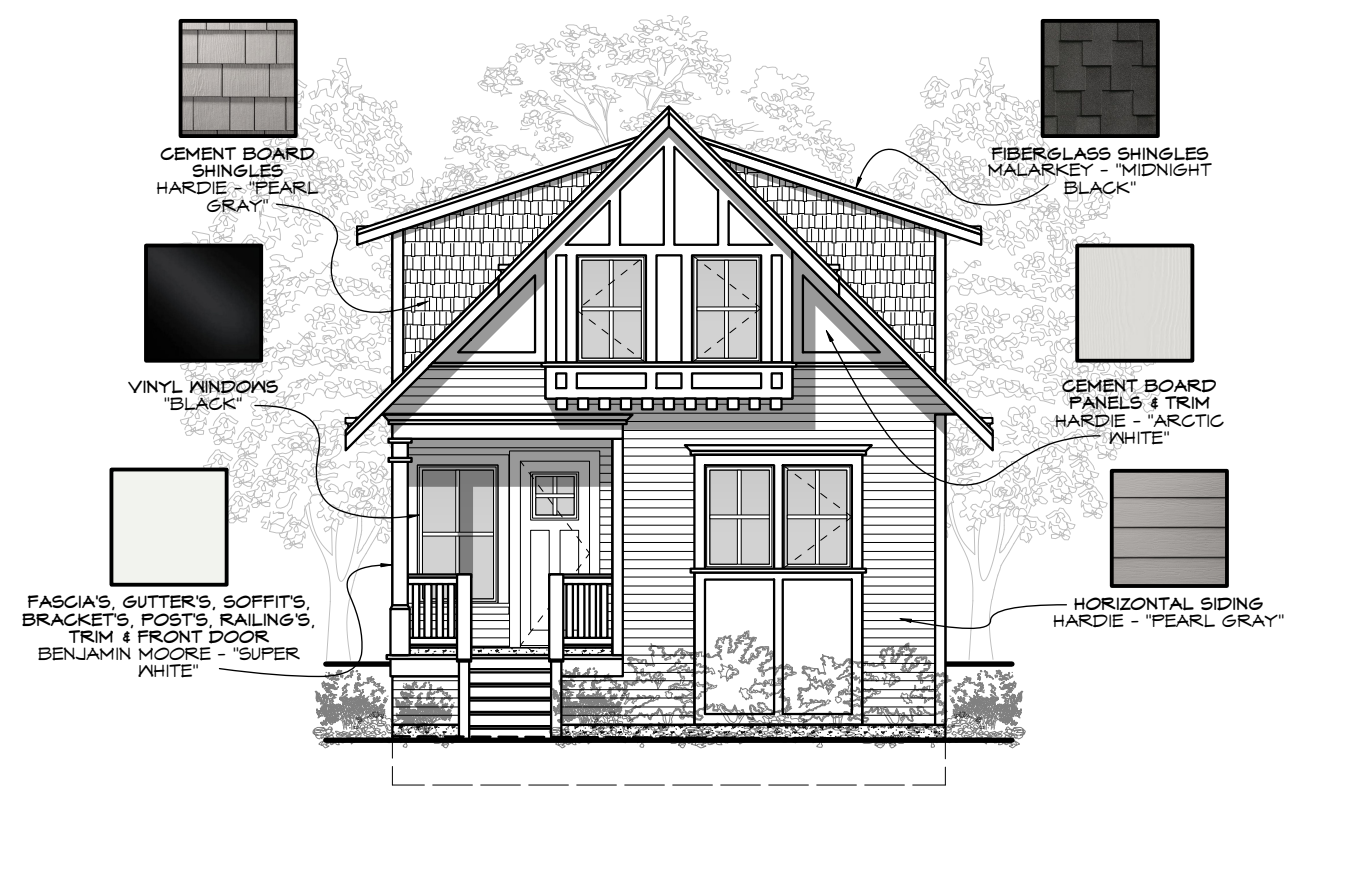
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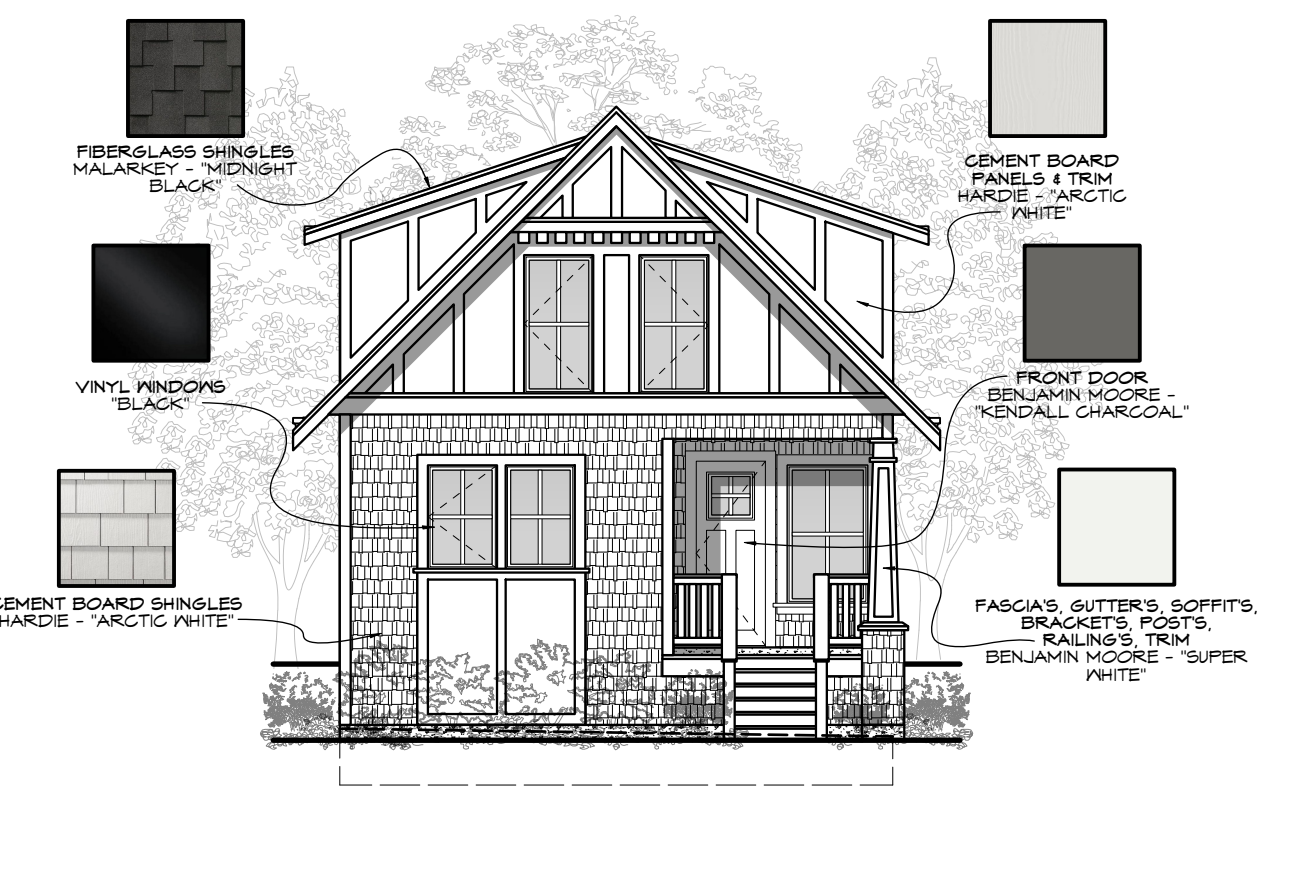
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SFD-5 COLOURS
Scale: 1:100



SFD-6 COLOURS
Scale: 1:100



SFD-7 COLOURS
Scale: 1:100



SFD-8 COLOURS
Scale: 1:100

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MAY 29, 2020



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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
COLOUR BOARD

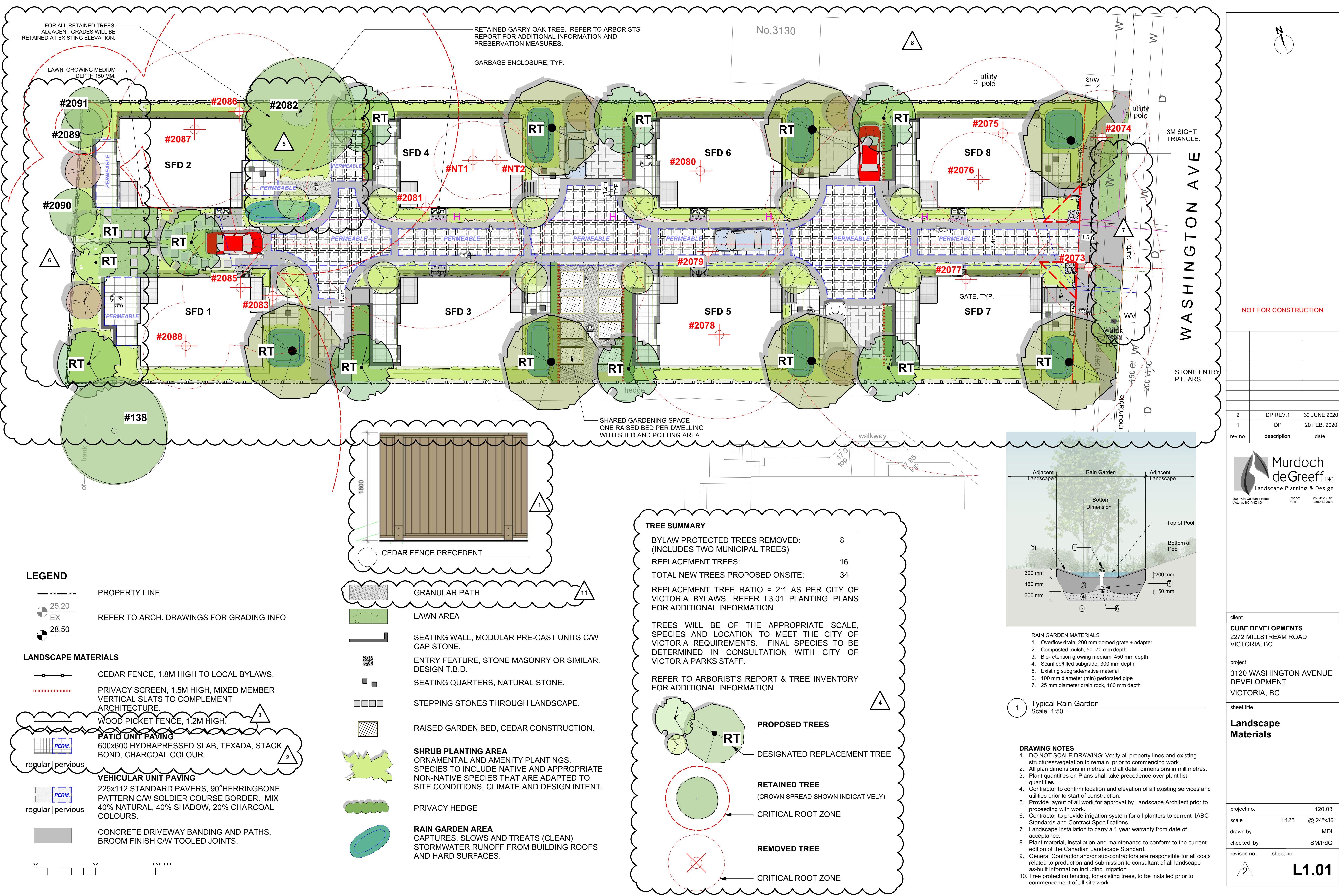
Revision: Rev 1
MAY 29/20

Sheet:

DP13

Proj.No. #####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20



LEGEND

- PROPERTY LINE
- 25.20 EX
- 28.50
- REFER TO ARCH. DRAWINGS FOR GRADING INFO

LANDSCAPE MATERIALS

- CEDAR FENCE, 1.8M HIGH TO LOCAL BYLAWS.
- PRIVACY SCREEN, 1.5M HIGH, MIXED MEMBER VERTICAL SLATS TO COMPLEMENT ARCHITECTURE.
- WOOD PICKET FENCE, 1.2M HIGH.
- PATIO UNIT PAVING
600x600 HYDRAPRESSED SLAB, TEXADA, STACK BOND, CHARCOAL COLOUR.
- VEHICULAR UNIT PAVING
225x112 STANDARD PAVERS, 90°HERRINGBONE PATTERN C/W SOLDIER COURSE BORDER. MIX 40% NATURAL, 40% SHADOW, 20% CHARCOAL COLOURS.
- CONCRETE DRIVEWAY BANDING AND PATHS, BROOM FINISH C/W TOOLED JOINTS.

CEDAR FENCE PRECEDENT

- GRANULAR PATH
- LAWN AREA
- SEATING WALL, MODULAR PRE-CAST UNITS C/W CAP STONE.
- ENTRY FEATURE, STONE MASONRY OR SIMILAR. DESIGN T.B.D.
- SEATING QUARTERS, NATURAL STONE.
- STEPPING STONES THROUGH LANDSCAPE.
- RAISED GARDEN BED, CEDAR CONSTRUCTION.
- SHRUB PLANTING AREA
ORNAMENTAL AND AMENITY PLANTINGS. SPECIES TO INCLUDE NATIVE AND APPROPRIATE NON-NATIVE SPECIES THAT ARE ADAPTED TO SITE CONDITIONS, CLIMATE AND DESIGN INTENT.
- PRIVACY HEDGE
- RAIN GARDEN AREA
CAPTURES, SLOWS AND TREATS (CLEAN) STORMWATER RUNOFF FROM BUILDING ROOFS AND HARD SURFACES.

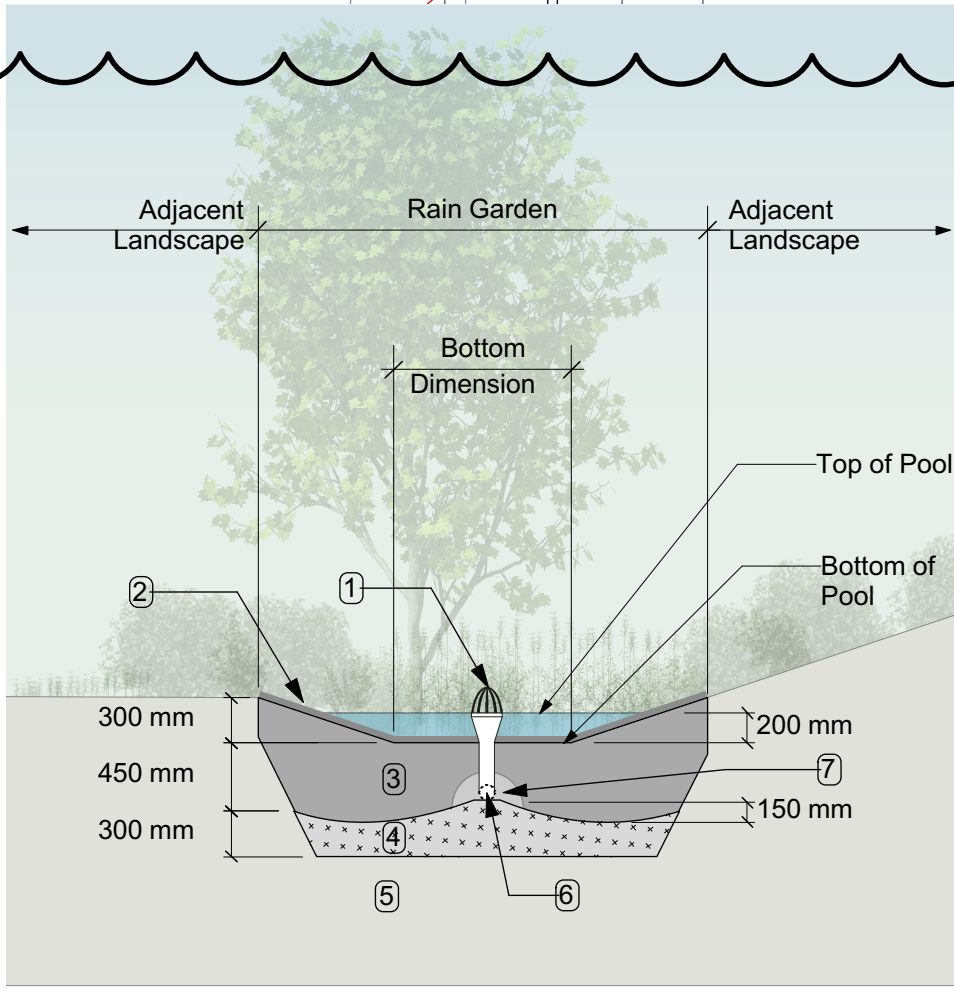
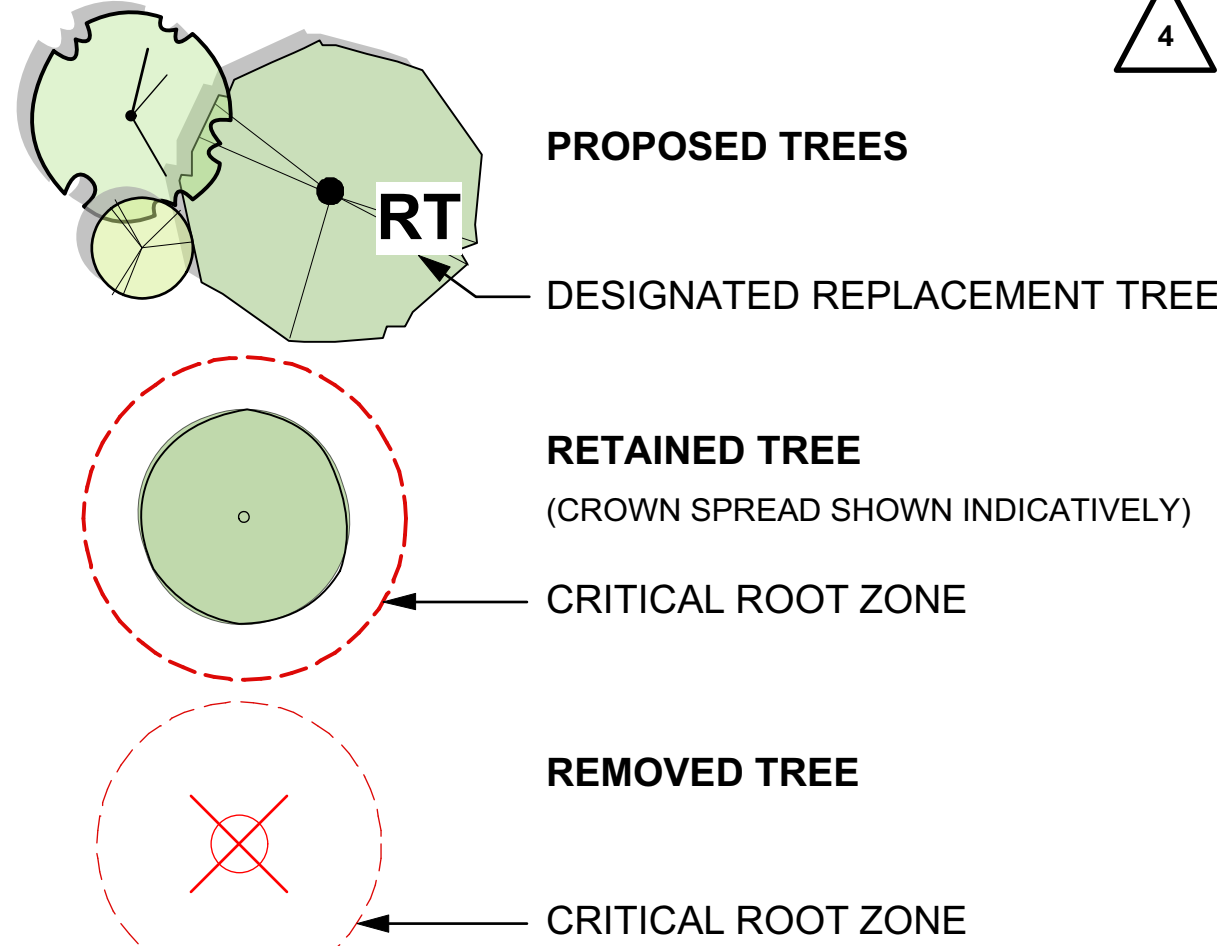
TREE SUMMARY

BYLAW PROTECTED TREES REMOVED: 8
(INCLUDES TWO MUNICIPAL TREES)
REPLACEMENT TREES: 16
TOTAL NEW TREES PROPOSED ONSITE: 34

REPLACEMENT TREE RATIO = 2:1 AS PER CITY OF VICTORIA BYLAWS. REFER L3.01 PLANTING PLANS FOR ADDITIONAL INFORMATION.

TREES WILL BE OF THE APPROPRIATE SCALE, SPECIES AND LOCATION TO MEET THE CITY OF VICTORIA REQUIREMENTS. FINAL SPECIES TO BE DETERMINED IN CONSULTATION WITH CITY OF VICTORIA PARKS STAFF.

REFER TO ARBORIST'S REPORT & TREE INVENTORY FOR ADDITIONAL INFORMATION.



- RAIN GARDEN MATERIALS
- 1. Overflow drain, 200 mm domed grate + adapter
 - 2. Composted mulch, 50 -70 mm depth
 - 3. Bio-retention growing medium, 450 mm depth
 - 4. Scarified/tilled subgrade, 300 mm depth
 - 5. Existing subgrade/native material
 - 6. 100 mm diameter (min) perforated pipe
 - 7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

DRAWING NOTES

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

NOT FOR CONSTRUCTION

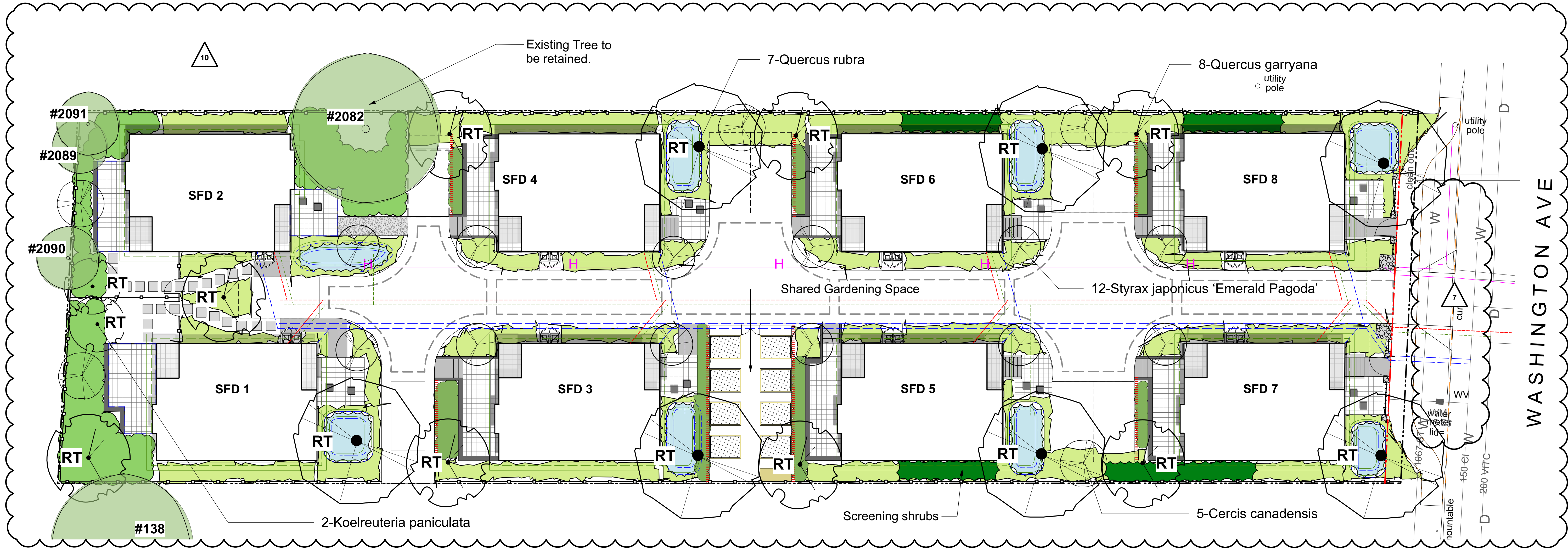
2	DP REV.1	30 JUNE 2020
1	DP	20 FEB. 2020
rev no	description	date

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

project
3120 WASHINGTON AVENUE
DEVELOPMENT
VICTORIA, BC

sheet title	Landscape Materials
project no.	120.03
scale	1:125 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
2	L1.01



LEGEND

Property line

PROPOSED VEGETATION

PLANT LIST				
Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
TREES:				
5		Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
2		Koelreuteria paniculata	Panicled Goldenraintree	5.0cm cal, b&b
8		Quercus garryana	Garry Oak	5.0cm cal, b&b
7		Quercus rubra	Red Oak	6.0cm cal, b&b
12		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
0				

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

Rain Garden Plantings

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

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

Naturalized Shrub Plantings

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

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

Mixed Shrub and Perennial Plantings

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

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

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

RAIN WATER MANAGEMENT NOTES

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

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

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

PLANTING RATIONALE

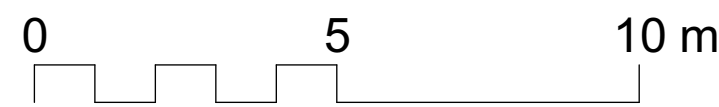
The planting plan is designed to meet the City's Food-Bearing, Pollinator and Native Plant Landscape Design Guidelines and offers a variety of ornamental and amenity planting areas with native and appropriate non-native species that are adapted to site conditions, climate and design intent and provide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

SHARED GARDENING SPACE

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

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

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



NOT FOR CONSTRUCTION

2	DP REV.1	30 JUNE 2020
1	DP	20 FEB. 2020
rev no	description	date

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2272 MILLSTREAM ROAD
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project
3120 WASHINGTON AVENUE
DEVELOPMENT
VICTORIA, BC

sheet title
Planting Plan

project no.	120.03
scale	1:125 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
	L3.01

