



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

CONTACTS

OWNER

Aryze Developments Inc.  
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Victoria, BC V85 1G9

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LANDSCAPE DESIGNER

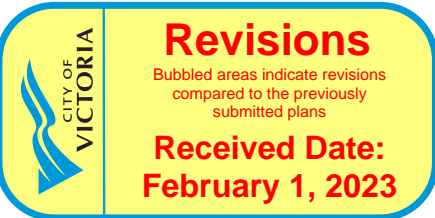
Biophilia  
1608 Camosun Street  
Victoria, BC V8T 3E6

Bianca Bodley  
bianca@biophiliacollective.ca  
250.590.1156

CIVIL ENGINEER

McElhanney  
500 - 3960 Quadra Street  
Victoria, BC V8X 4A3

Nathan Dunlop  
ndunlop@mcelhanney.com  
778.746.7417



LIST OF DRAWINGS

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- A-010 PERSPECTIVE & WINDOW OVERLAY
- A-011 CONTEXT ELEVATIONS & PERSPECTIVES
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ARYZE  
1733-1737 Fairfield Rd  
JAN 26, 2023

Project #	2123	Date	JAN 26, 2023
Sheet #	A-000	Revision	4



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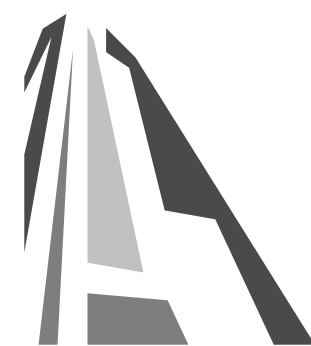


1 **BEECHWOOD ELEVATION PERSPECTIVE**  
SCALE = 1 : 100



2 **FAIRFIELD PEDESTRIAN VIEW**  
SCALE = 1 : 100

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



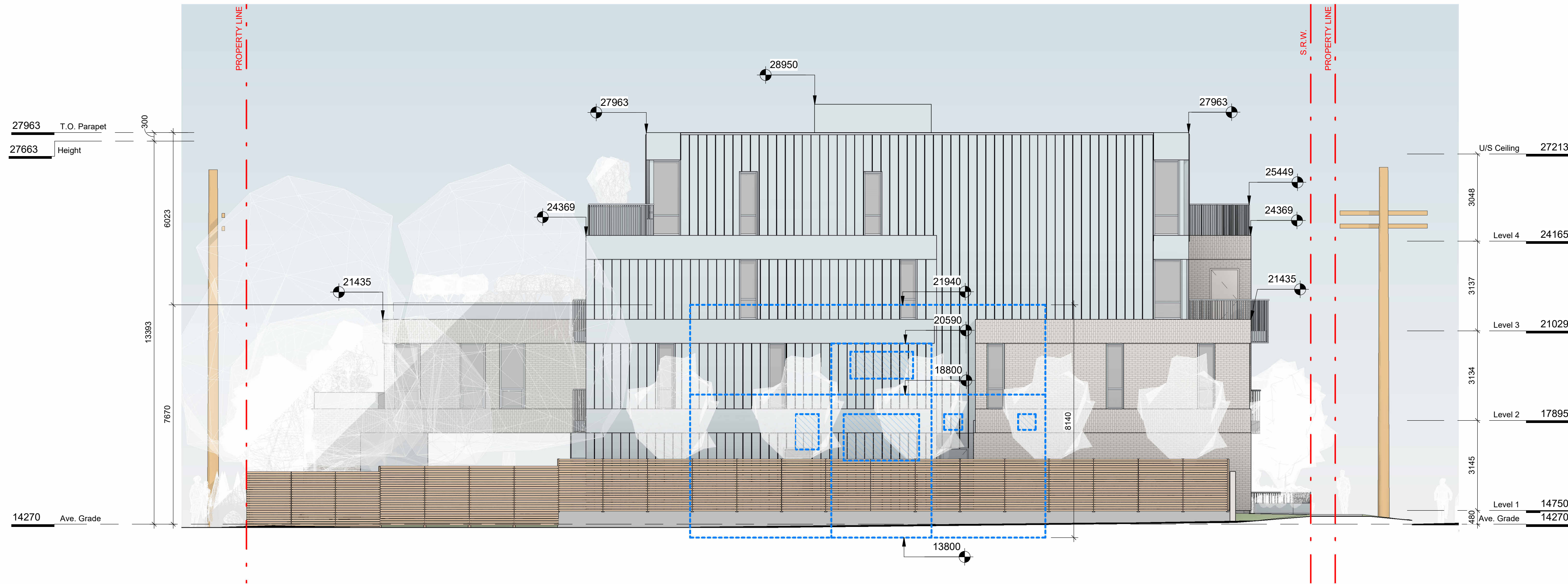
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Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	PERSPECTIVES	
Date	JAN 26, 2023	
Scale	1 : 100	Project # 2123
Revision	Jan 26, 2023	4
Sheet #	A-009	





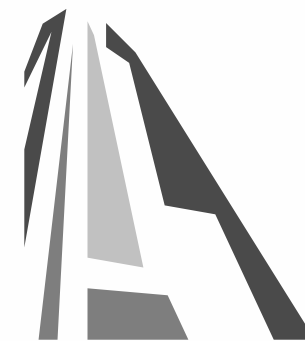


1 WINDOW OVERLAY NE ELEVATION  
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE  
SCALE = 1 : 100

4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
NO.	DESCRIPTION	DATE

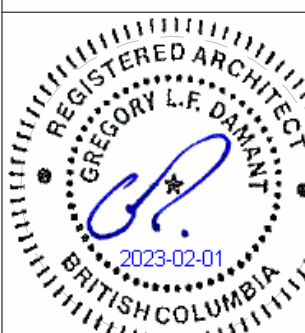


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Project		1733-1737 Fairfield Rd	ARYZE
Sheet Name		PERSPECTIVE & WINDOW OVERLAY	
Date		JAN 26, 2023	
Scale	1 : 100	Project #	2123
Revision		Jan 26, 2023	4
Sheet #		A-010	

DRAFT

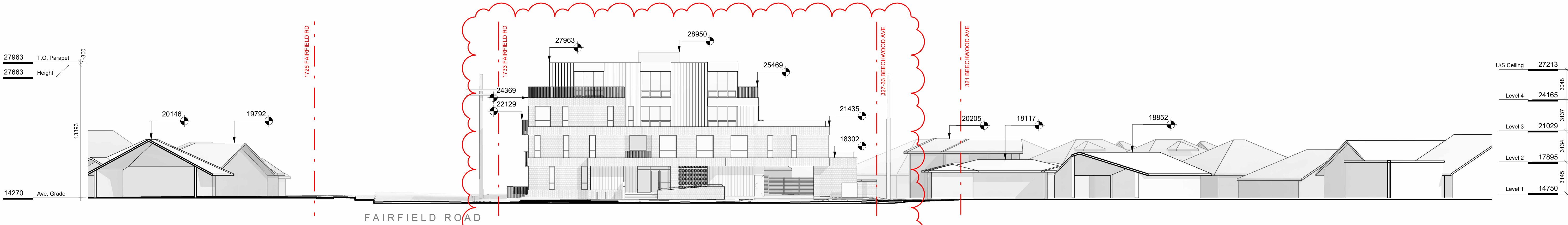






1 CONTEXT PERSPECTIVE FAIRFIELD ROAD  
SCALE = 1 : 100

2 CONTEXT PERSPECTIVE BEECHWOOD AVE  
SCALE = 1 : 100



3 CONTEXT ELEVATION - BEECHWOOD AVENUE  
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD  
SCALE = 1 : 200

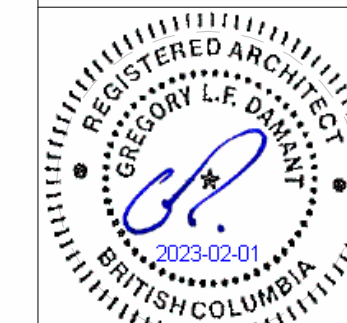
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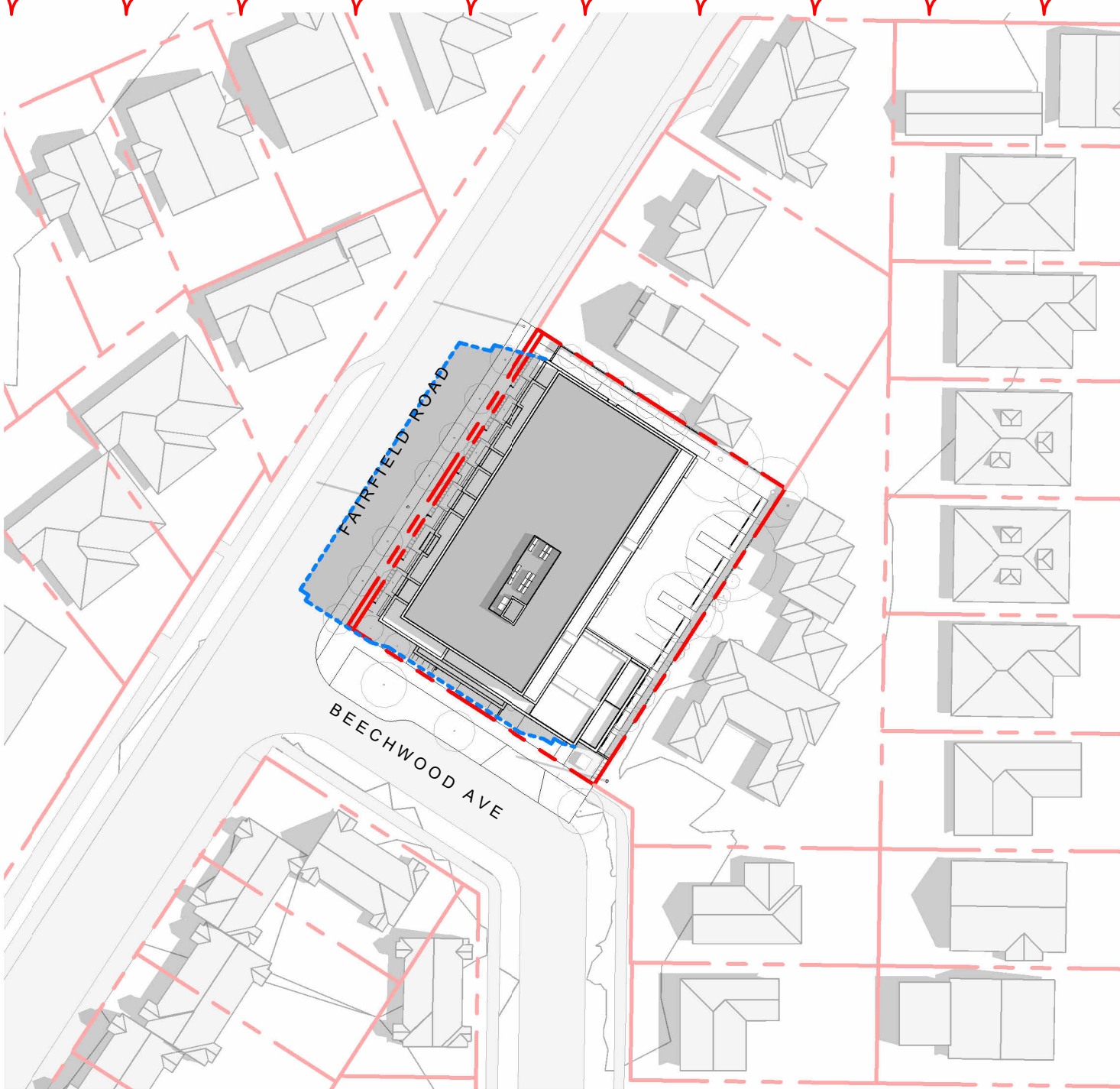
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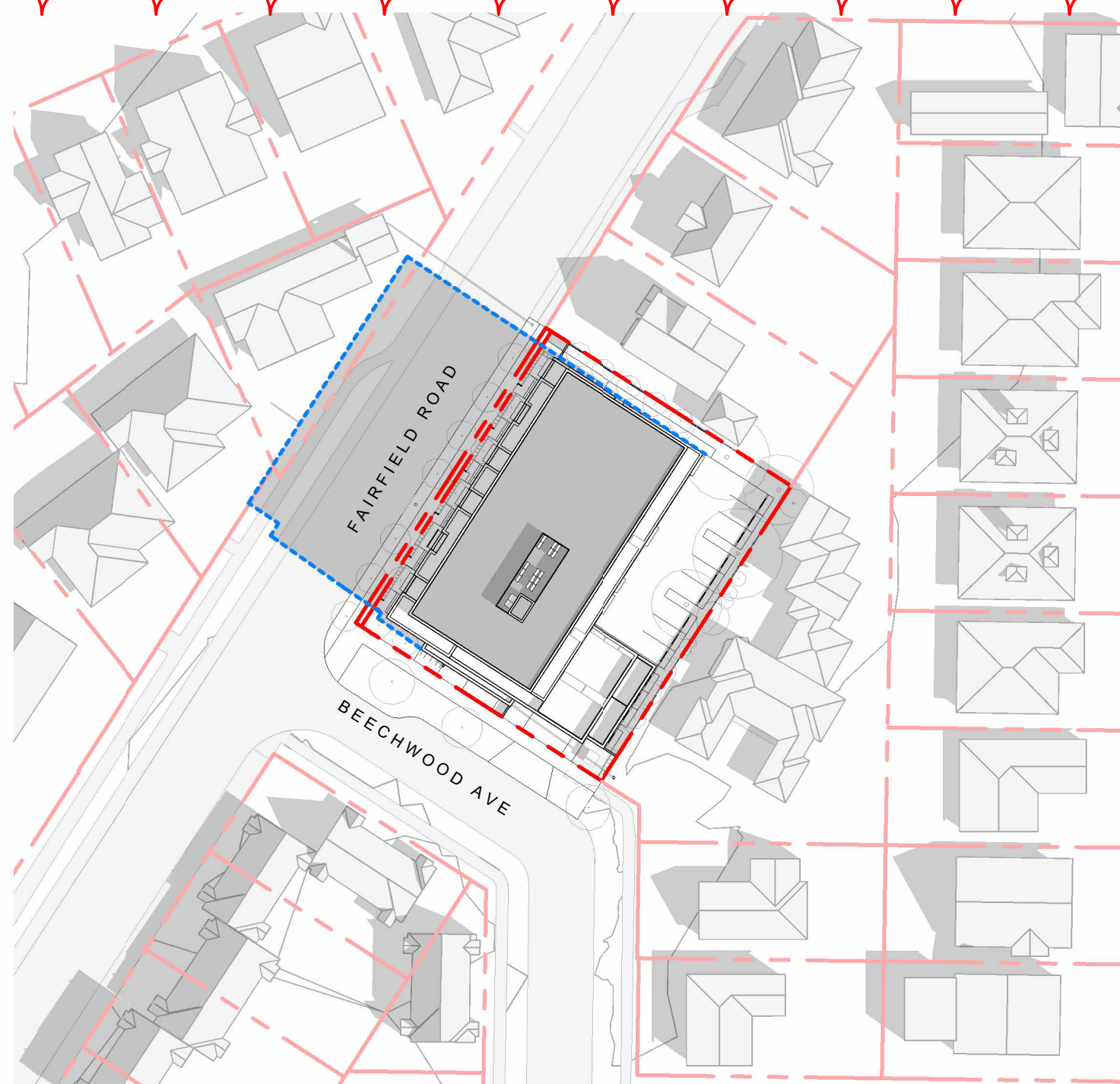
Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name CONTEXT ELEVATIONS & PERSPECTIVES		
Date	JAN 26, 2023	
Scale	As indicated	Project # 2123
Revision	Jan 26, 2023	4
Sheet #	A-011	



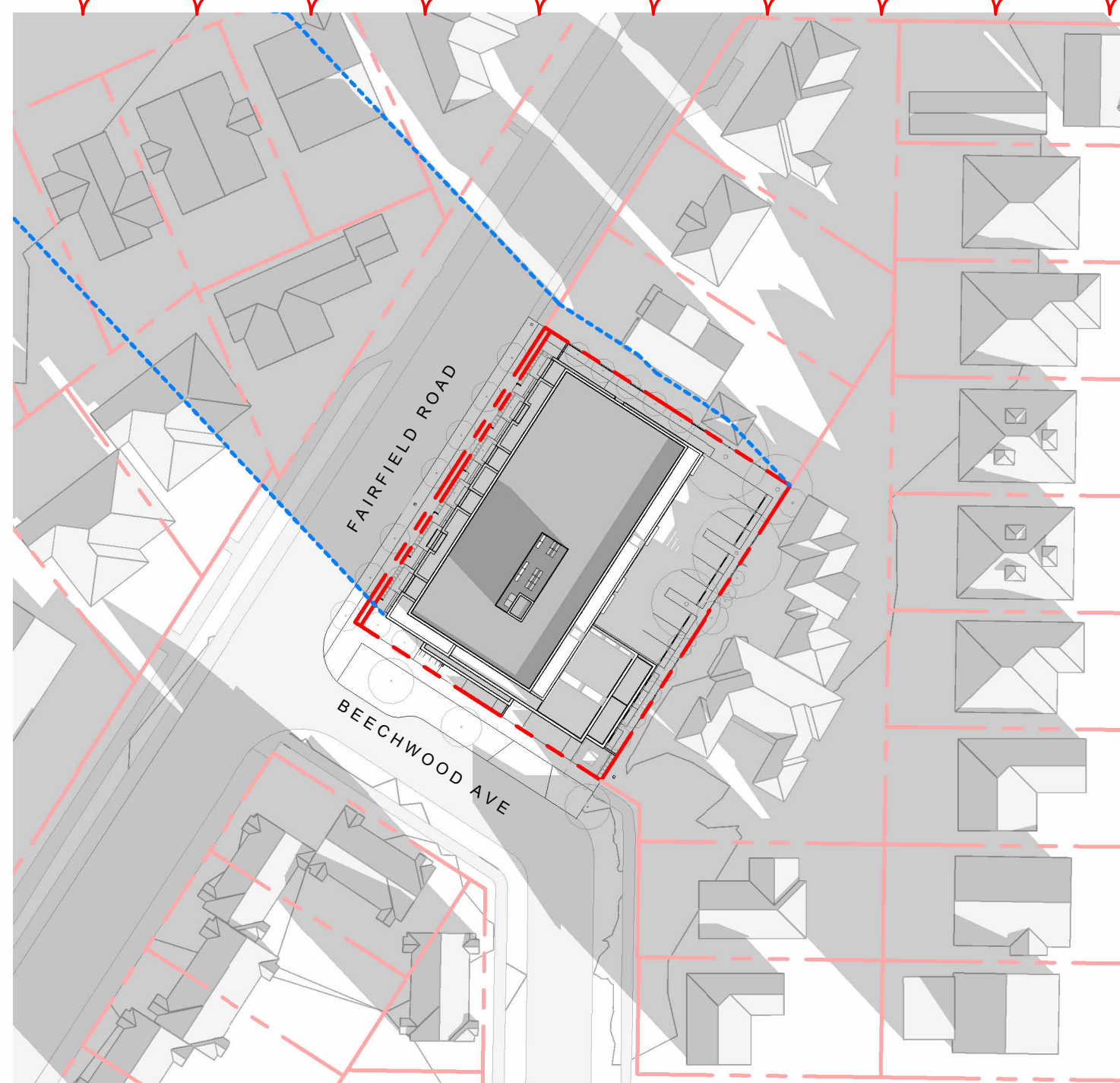




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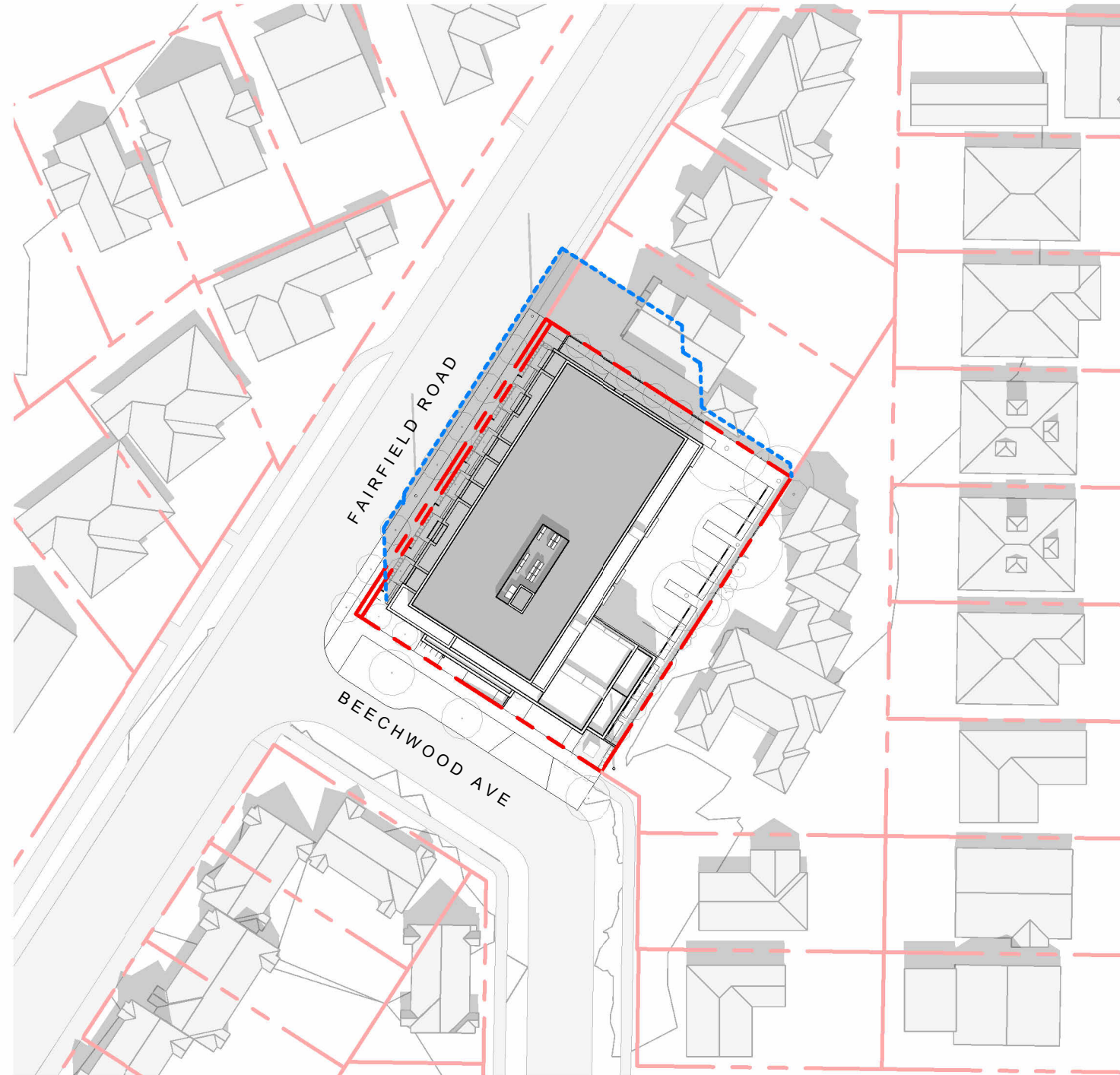
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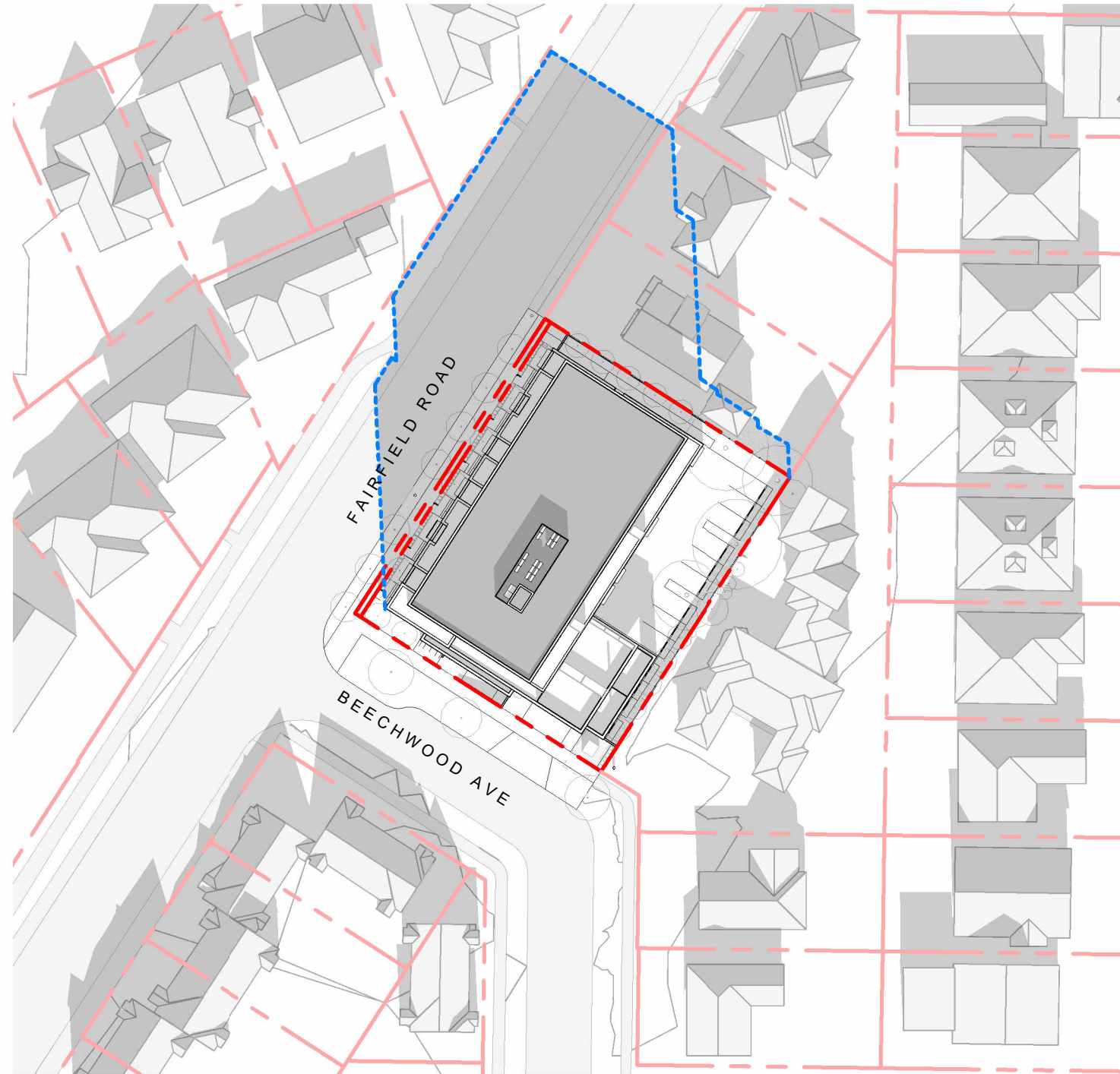
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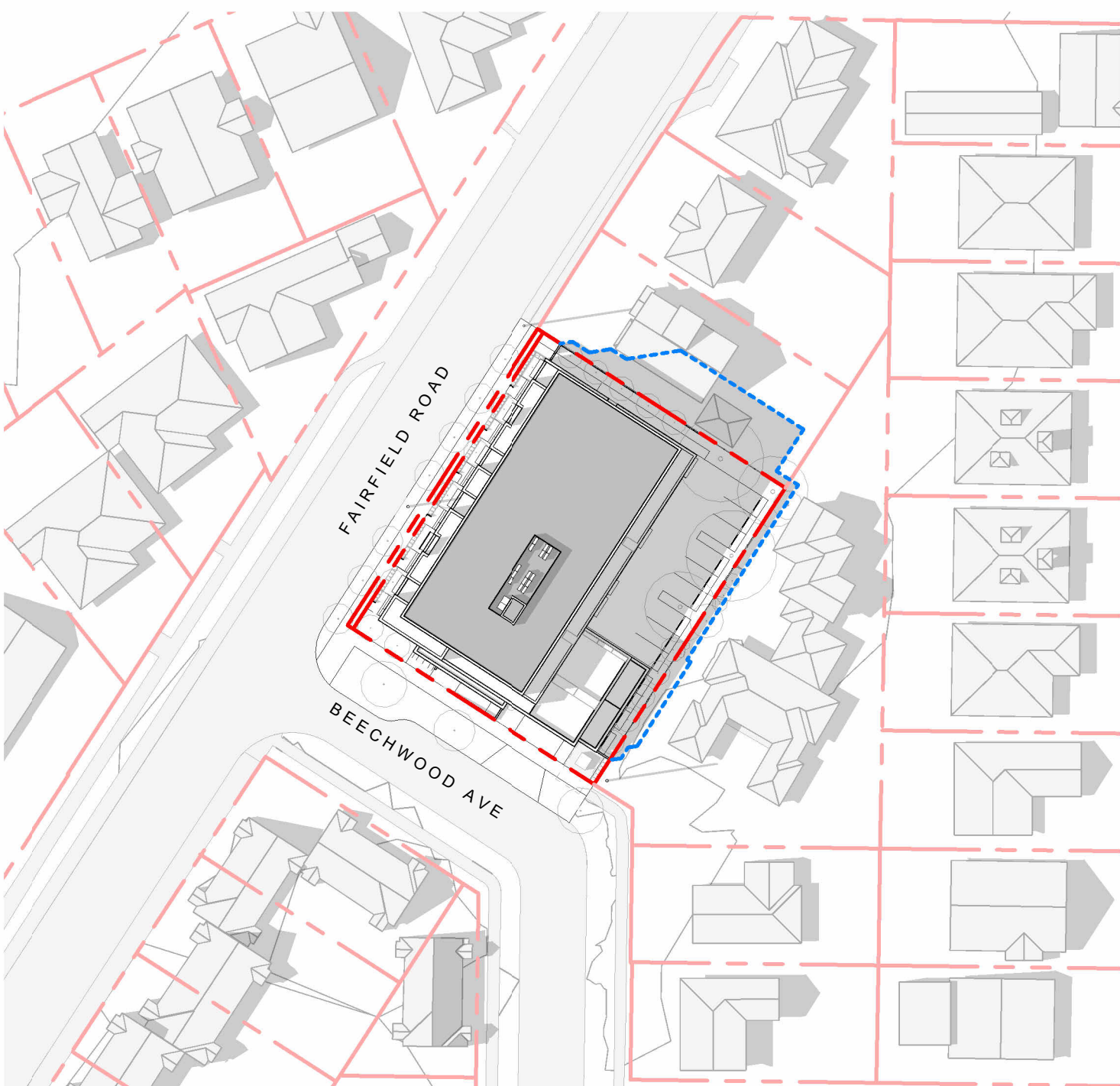
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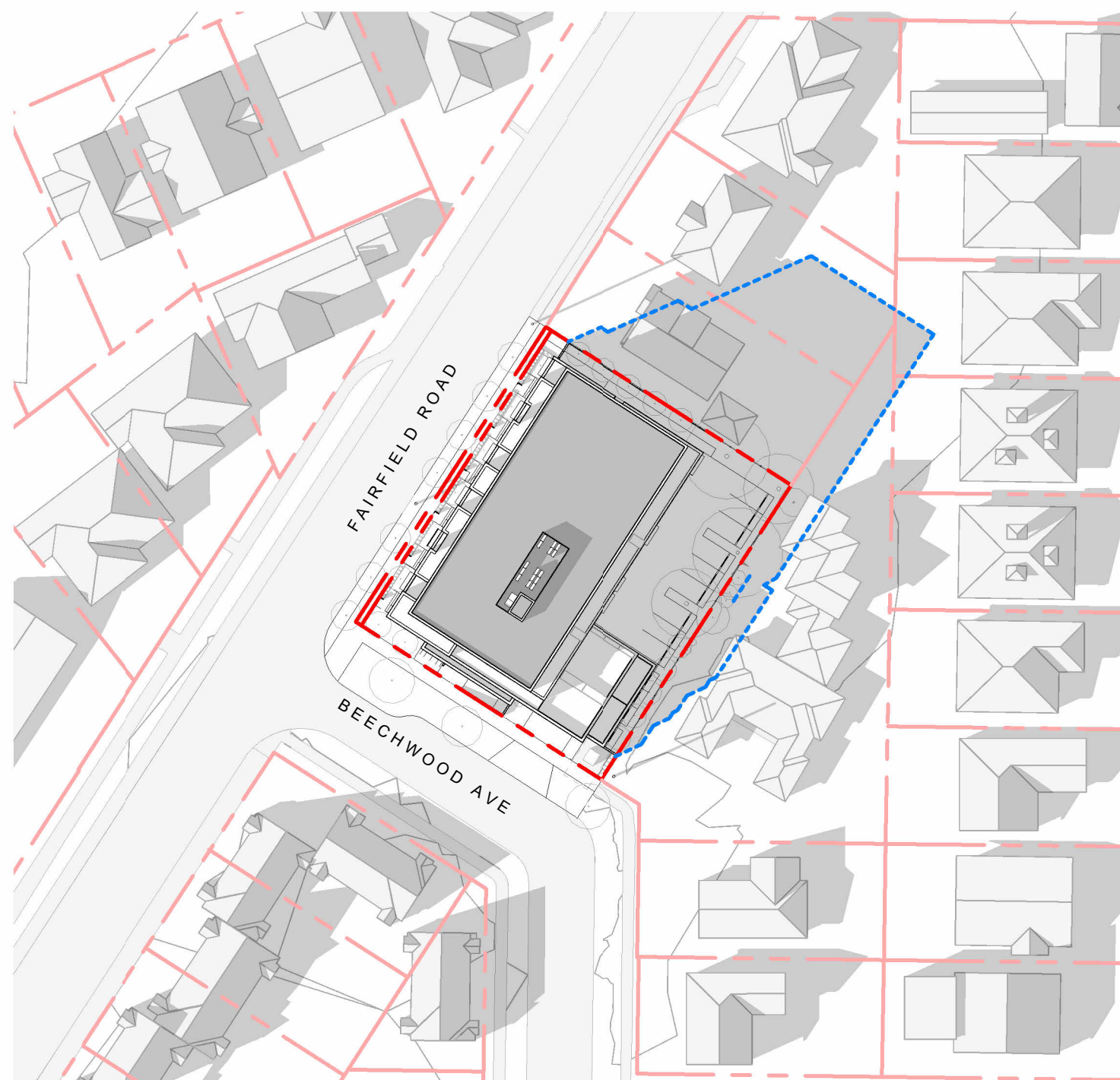
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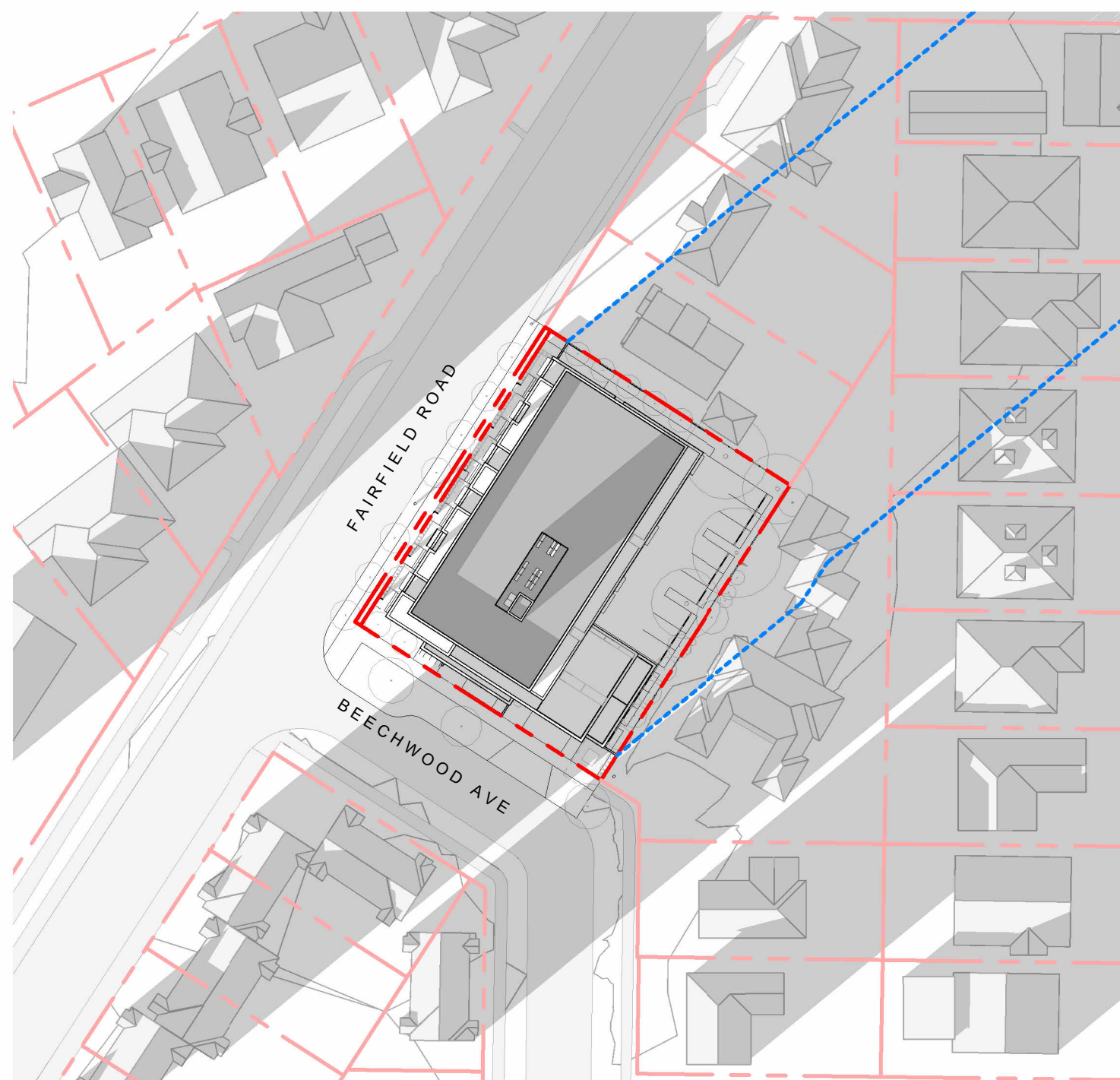
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SUMMER SOLSTICE 4:00 PM

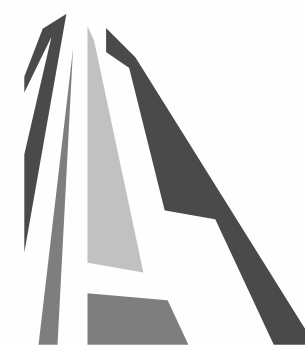


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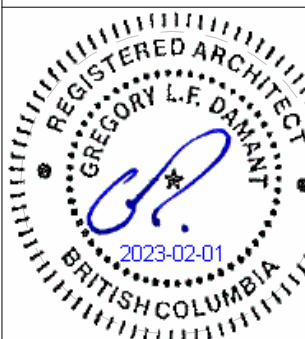
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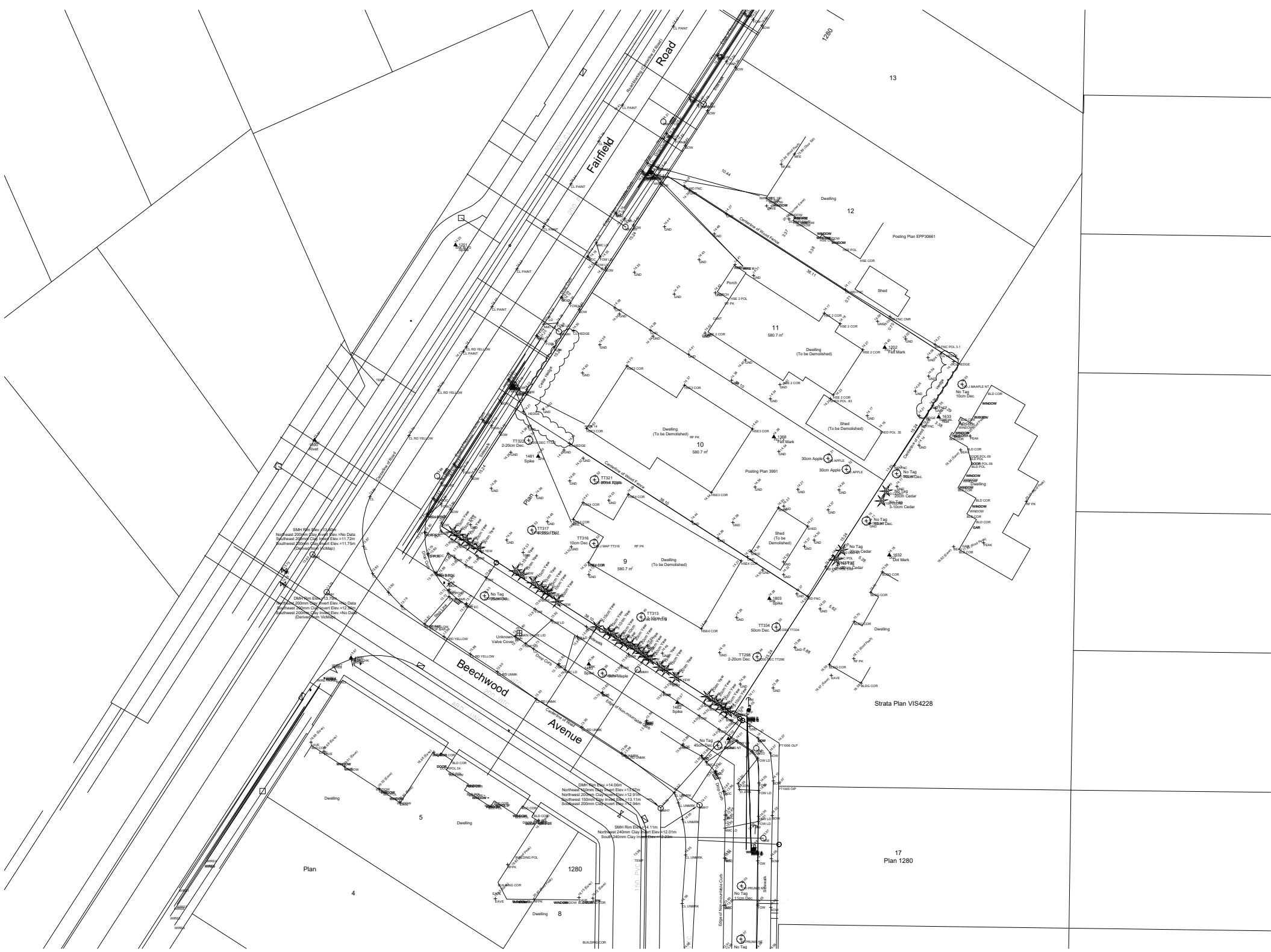
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	SHADOW STUDIES	
Date	JAN 26, 2023	
Scale	1 : 750	Project # 2123
	Revision	4
	Jan 26, 2023	
	Sheet #	A-012



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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

ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m <sup>2</sup> )	1,741.93m <sup>2</sup>	
TOTAL FLOOR AREA (m <sup>2</sup> )	3019.65m <sup>2</sup>	
COMMERCIAL FLOOR AREA (m <sup>2</sup> )	0	
FLOOR SPACE RATIO	1.73:1	
SITE COVERAGE (%)	64%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	13.39m	
NUMBER OF STOREYS	4	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE		20
PARKING STALLS - VISITOR (#) ON SITE	3	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	37	52

	PROPOSED
FRONT YARD (BEECHWOOD AVE)	2.73m
FRONT YARD (TO AWNING/LANDING)	1.70m
INTERNAL SIDE YARD (TO BALCONY)	2.00m
INTERNAL SIDE YARD (TO BUILDING FACE)	4.78m
SIDE YARD (FAIRFIELD RD)	2.33m
REAR YARD	2.62m
COMBINED SIDE YARDS	4.33m


TOTAL NUMBER OF UNITS	30
UNIT TYPE	TOWNHOMES (6), STUDIO (2), 1 BEDS (13), 2 BEDS (7), 3 BEDS (2)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	41m <sup>2</sup>
TOTAL RESIDENTIAL FLOOR AREA (m <sup>2</sup> )	1975m <sup>2</sup>

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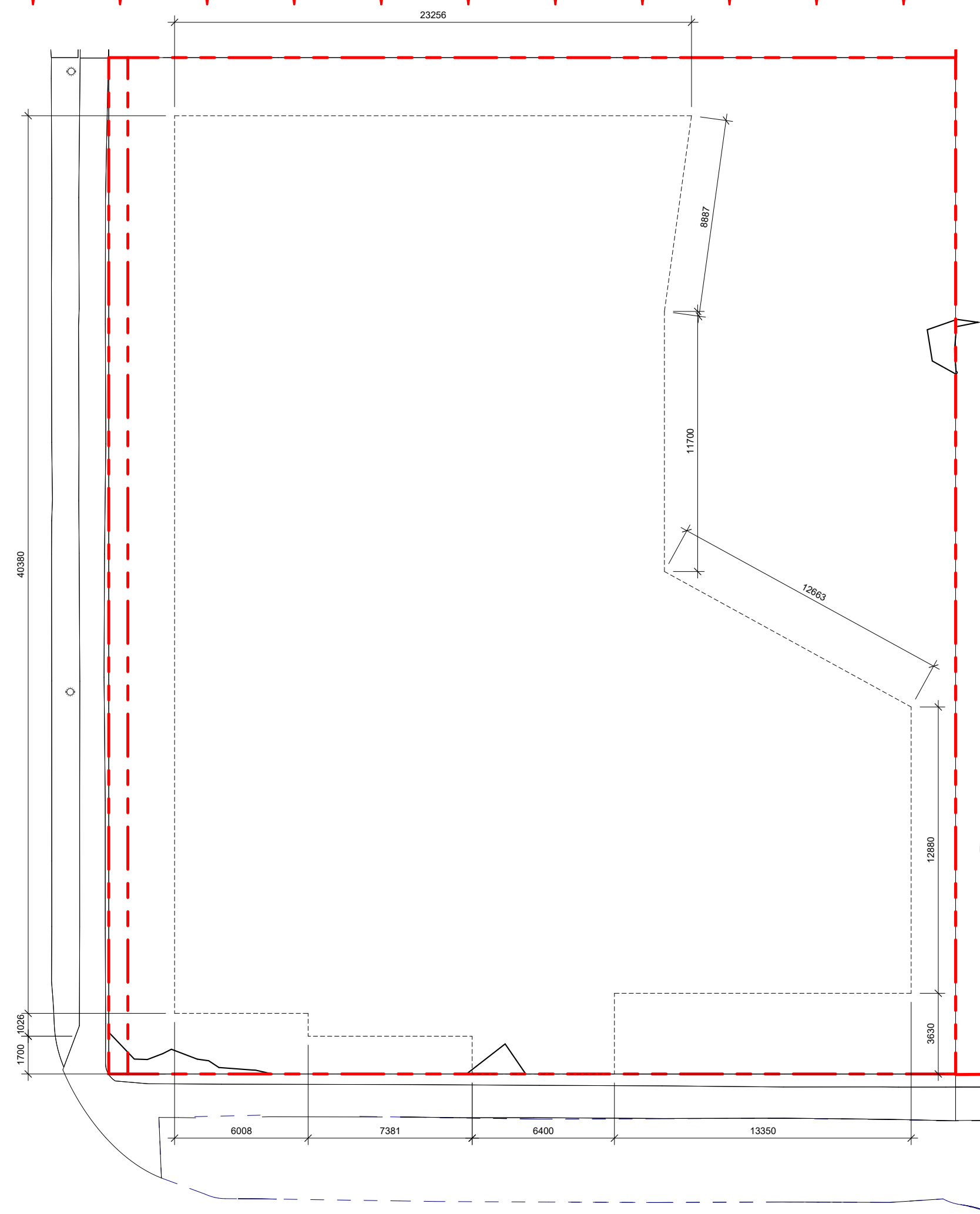
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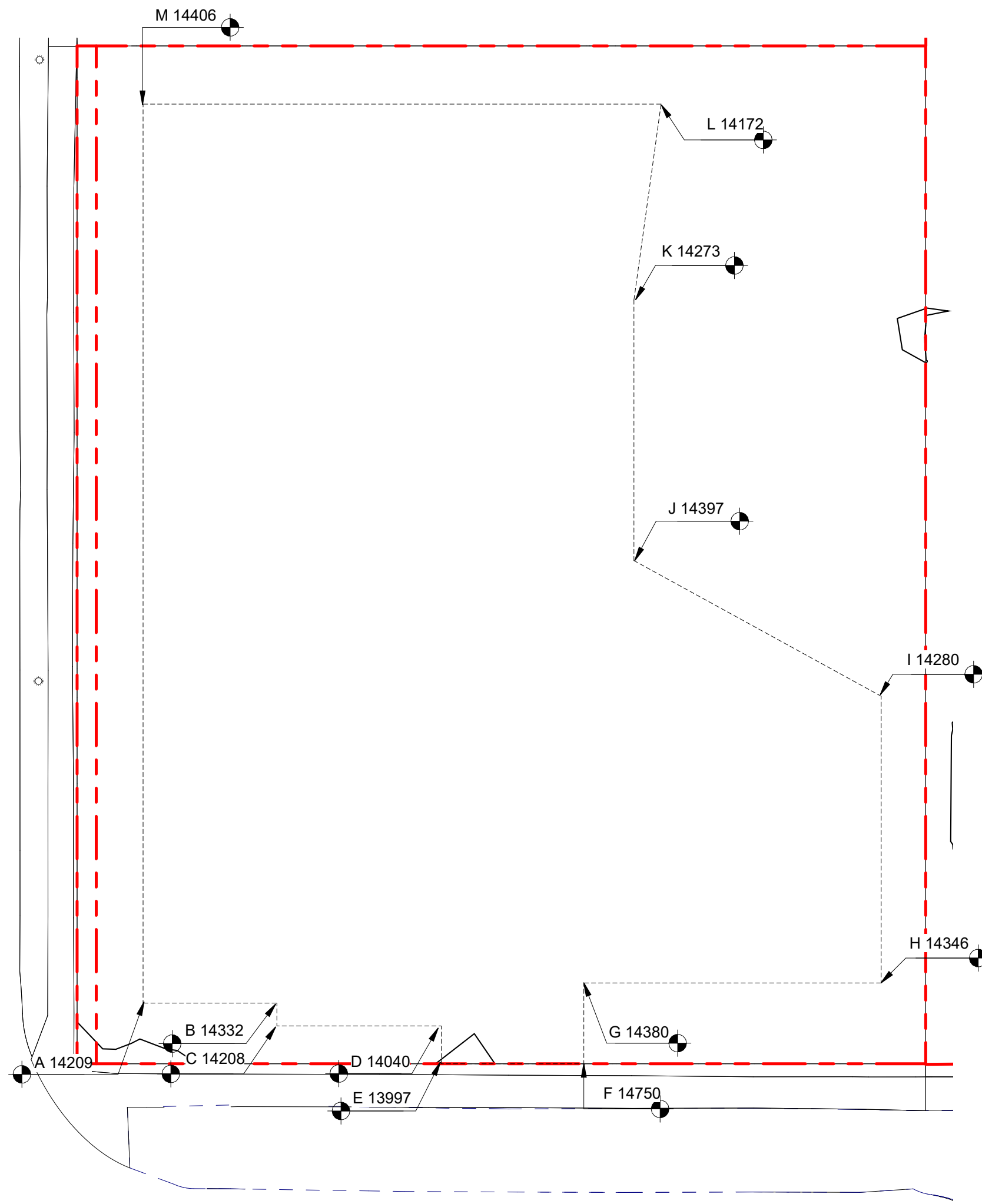
Project		1733-1737 Fairfield Rd  ARYZE	
Sheet Name <b>SITE PLAN &amp; PROJECT DATA</b>			
Date		JAN 26, 2023	
Scale	As indicated	Project #	2123
		Revision	<div style="text-align: center;">△ 4</div>
		Jan 26, 2023	
		Sheet #	A-050

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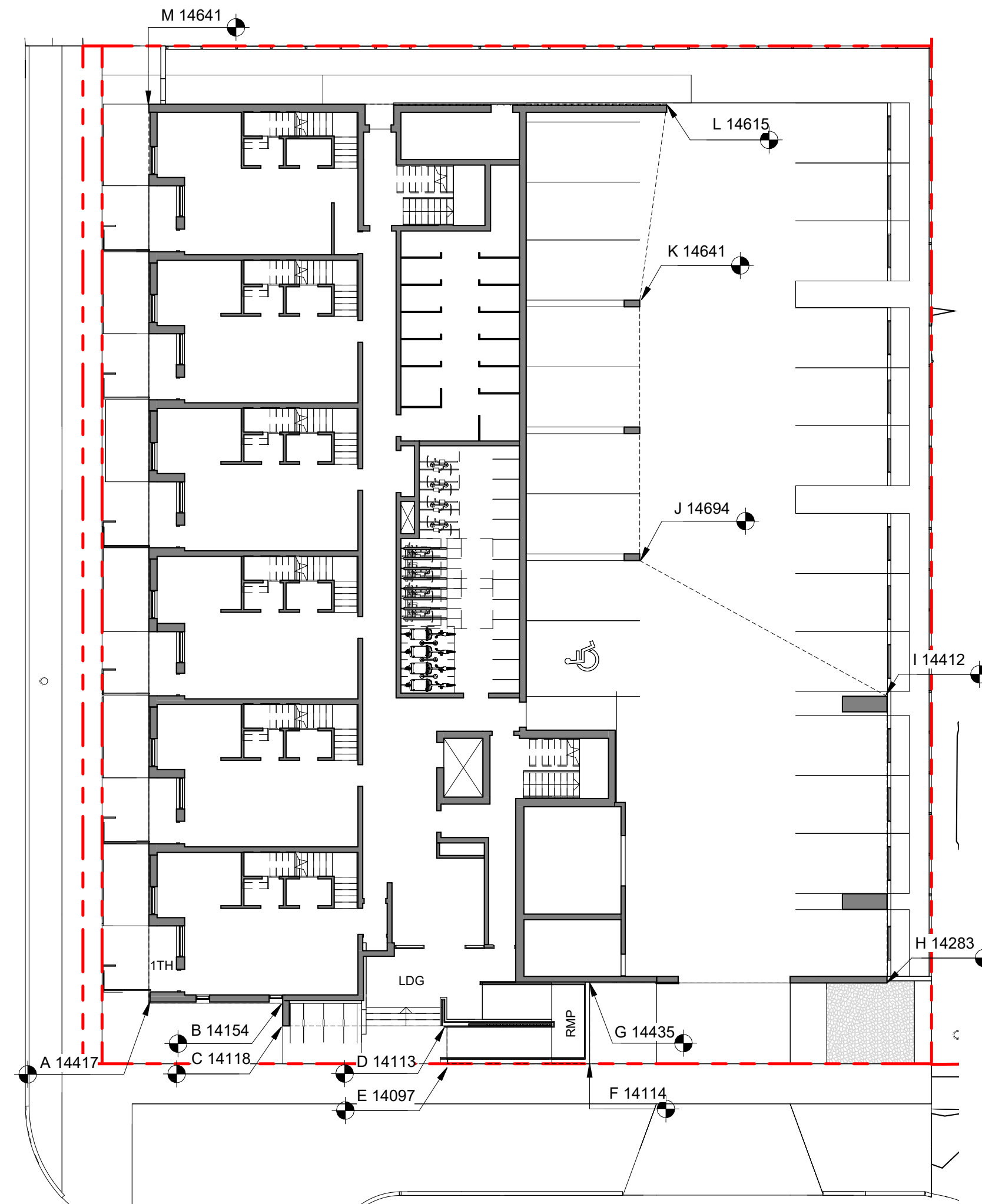




1 DISTANCE BTWN POINTS KEY PLAN  
SCALE = 1 : 200



2 NATURAL GRADE KEY PLAN  
SCALE = 1 : 200

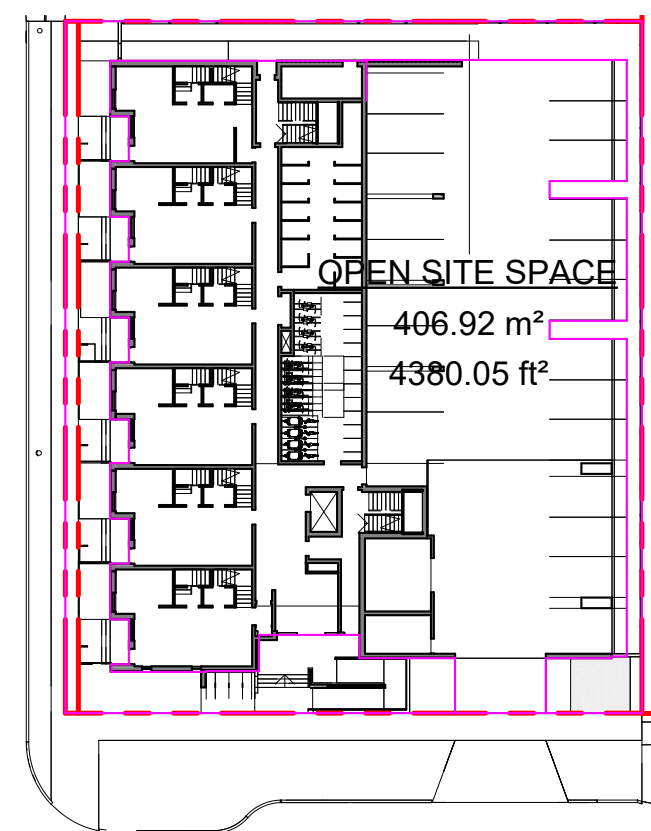


3 PROPOSED GRADE KEY PLAN  
SCALE = 1 : 200

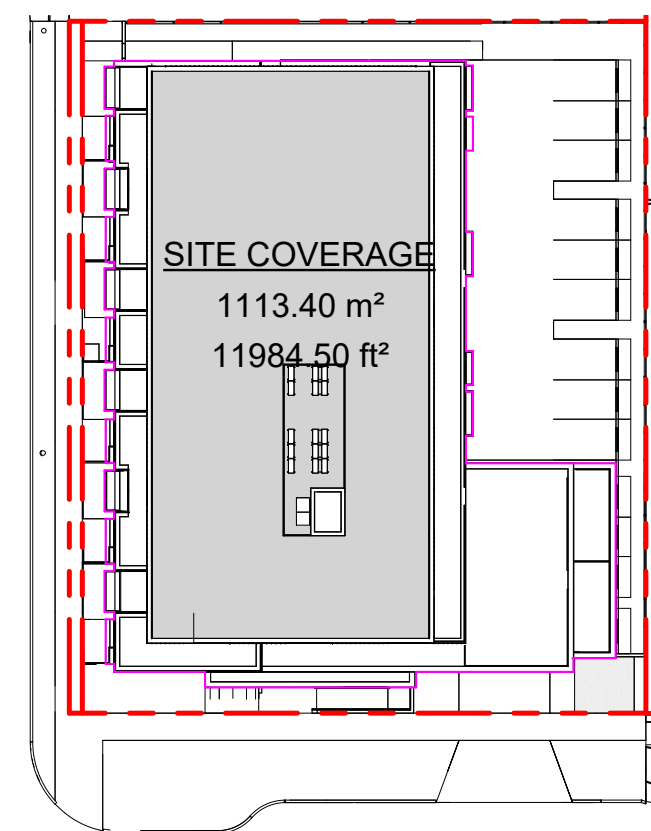
POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS		AVE. OF POINTS
A	14.209	14.42	Point A & B	6.008	85.20
B	14.332	14.15	Point B & C	1.026	14.50
C	14.208	14.12	Point C & D	7.381	103.92
D	14.04	14.11	Point D & E	1.7	23.83
E	13.997	14.10	Point E & F	6.4	89.96
F	14.75	14.11	Point F & G	3.63	51.72
G	14.38	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	586.06 m²
Level 2	951.08 m²
Level 3	785.79 m²
Level 4	682.07 m²
Grand total: 4	3005.00 m²

#### FLOOR SPACE RATIO

3005.00m² / 1741.93m² = 1.725

FSR - 1.73 : 1

#### SITE COVERAGE

1113.40m² / 1741.93m² = 0.64 (64%)

#### OPEN SITE SPACE

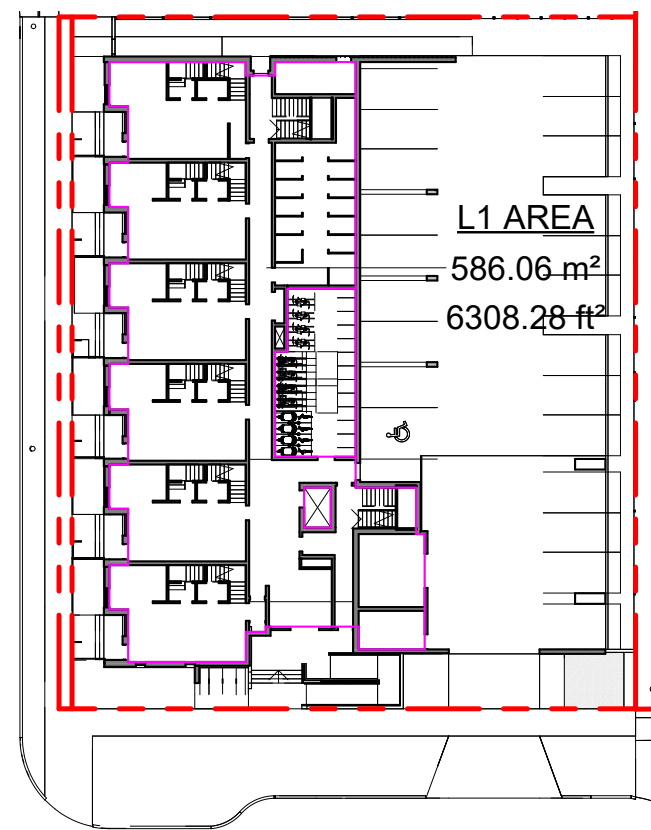
406.92m² / 1741.93m² = 0.23 (23%)

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

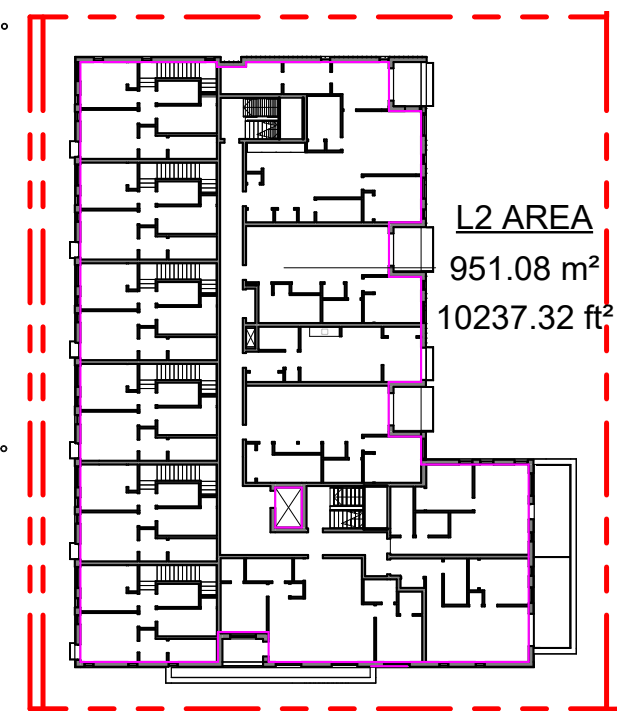
**1TH PATIO**  
(WORST CASE GRADING ALONG FAIRFIELD RD - THEREFORE ALL <600mm)  
14750 - 14200(PROPOSED) = 550mm  
14750 - 14171(EXISTING) = 579mm

**LDG (LANDING AT PRIMARY ENTRANCE)**  
14750 - 14114(PROPOSED) = 636mm  
14750 - 14040 (EXISTING) = 710mm

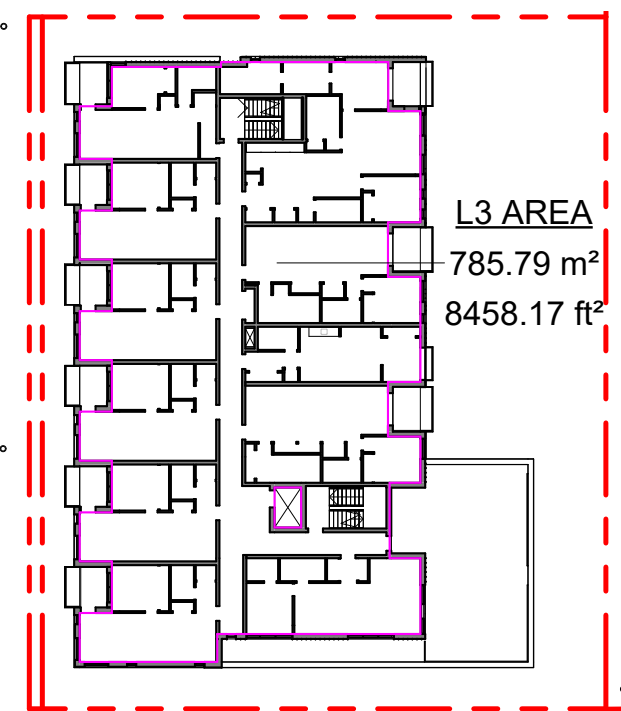
**RMP (INTERMEDIARY RAMP LANDING)**  
14507 - 14114(PROPOSED) = 393mm  
14507 - 14280 (EXISTING) = 227mm



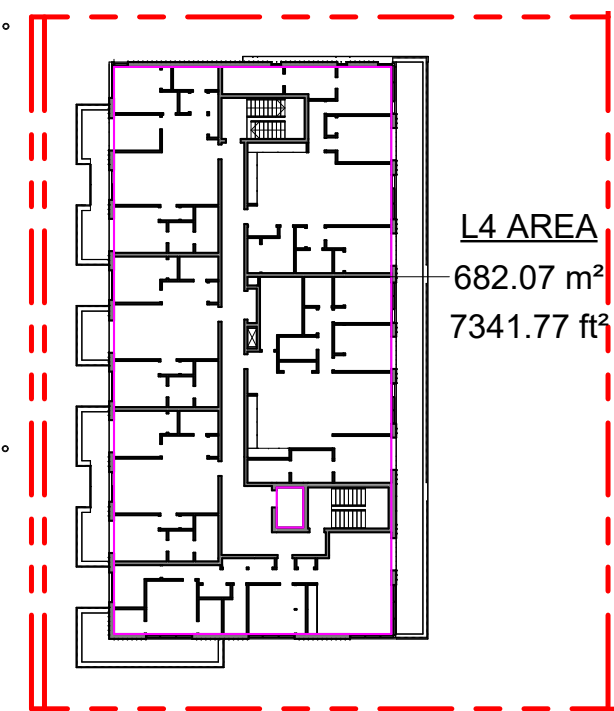
6 L1 FLOOR AREA  
SCALE = 1 : 500



7 L2 FLOOR AREA  
SCALE = 1 : 500



8 L3 FLOOR AREA  
SCALE = 1 : 500



9 L4 FLOOR AREA  
SCALE = 1 : 500

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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name		ZONING CALCULATIONS	
Date		JAN 26, 2023	
Scale	As indicated	Project #	2123
		Revision	4
		Jan 26, 2023	
		Sheet #	A-051

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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	1051	m <sup>2</sup> (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 <sup>2</sup> 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 <input type="checkbox"/> NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> 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

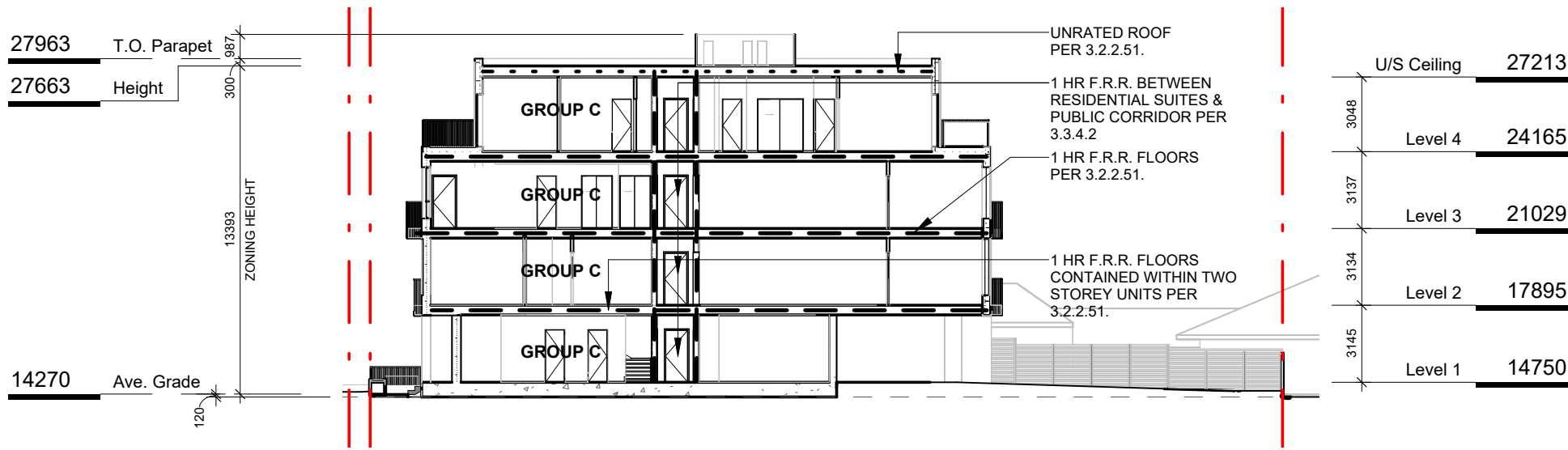
NUMBER OF EXITS REQUIRED	2	3.4.2.1
SEPARATION OF EXITS (MIN.)	1/2 MAX. DIAGONAL FLOOR AREA, BUT NEED NOT BE > 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	45 m, GROUP C	3.4.2.5
MEZZANINE	YES <input type="checkbox"/> NO	3.2.8

FIRE RESISTANCE RATING - KEY

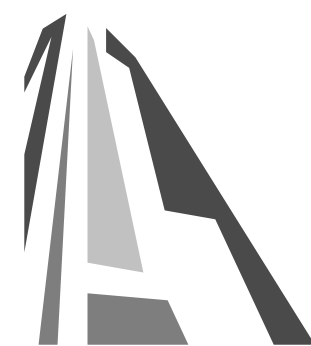
----	UNRATED FIRE SEPERATIONS
- - - - -	45 MIN
----	1 HOUR
- - - - -	1.5 HOUR
.....	2 HOUR

5 CODE REVIEW KEY SECTION

SCALE = 1 : 250



4	DPIRZ Rev2	Jan 26, 2023
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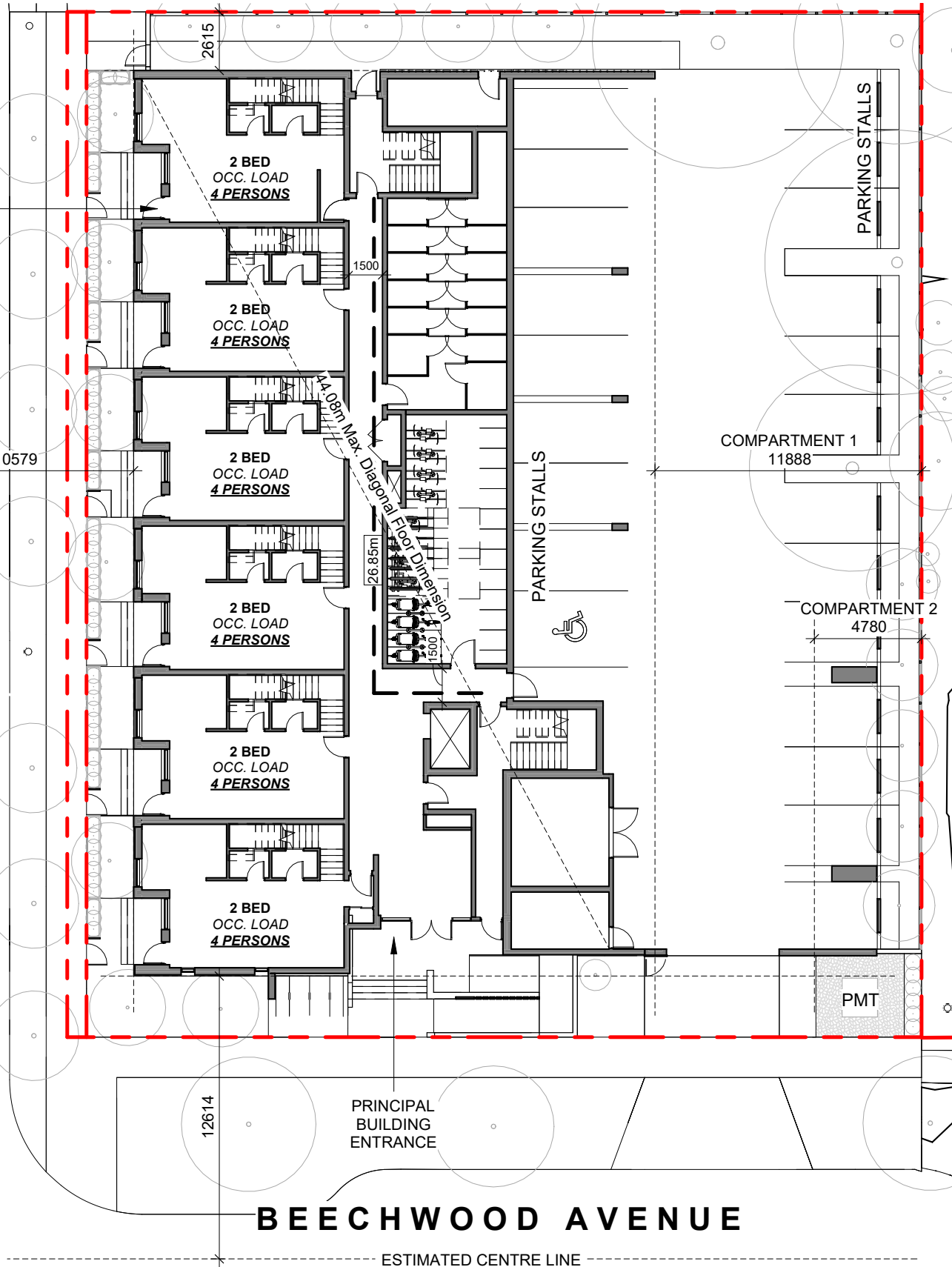
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Project	1733-1737 Fairfield Rd
	ARYZE
Sheet Name	CODE REVIEW
Date	JAN 26, 2023
Scale	As indicated
Project #	2123
Revision	Jan 26, 2023 4
Sheet #	A-052



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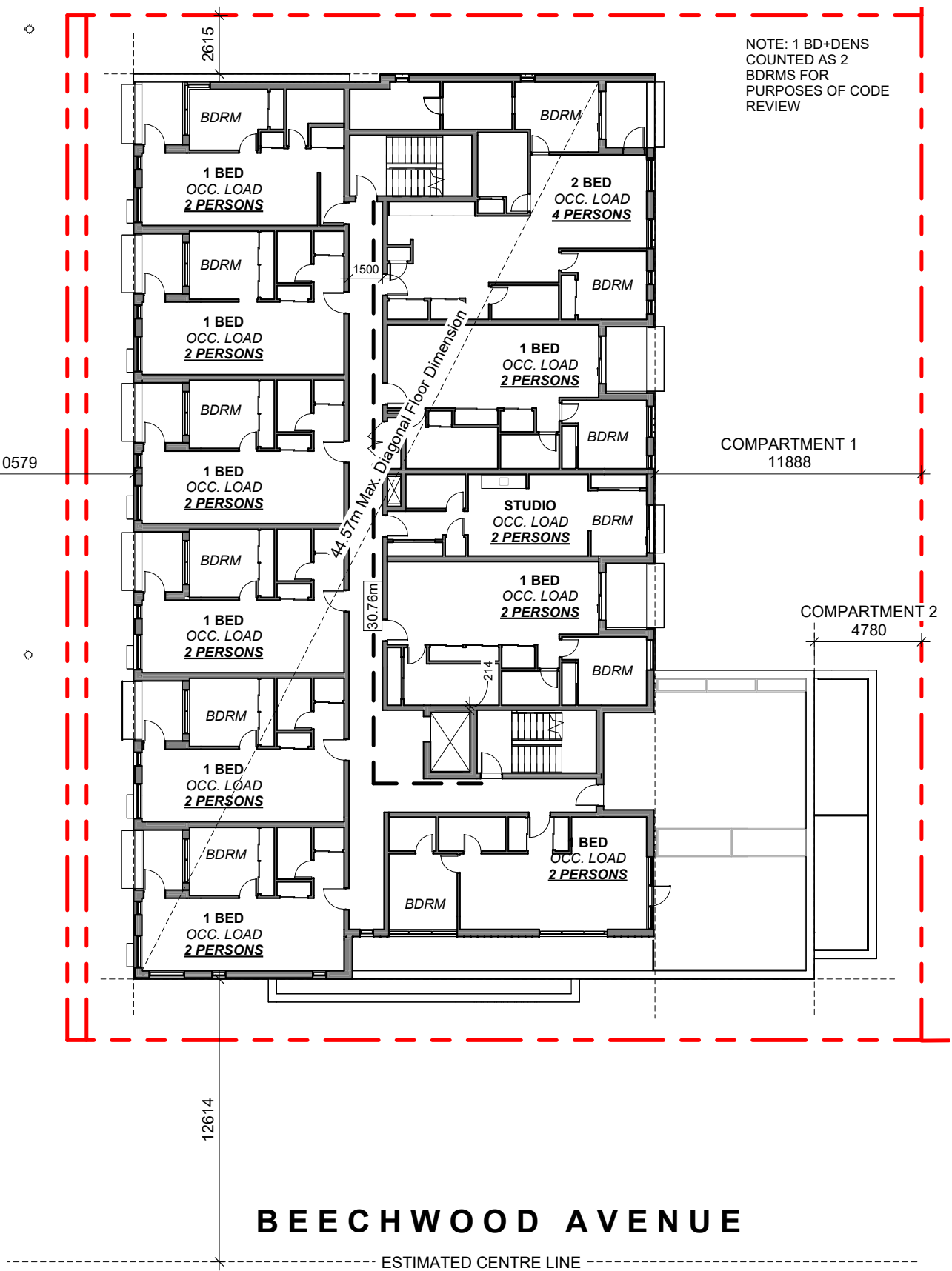
OCCUPANT LOAD:  
Occupancy: Group C  
12 Bedrooms x 2 persons/bedroom  
= 24 persons

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



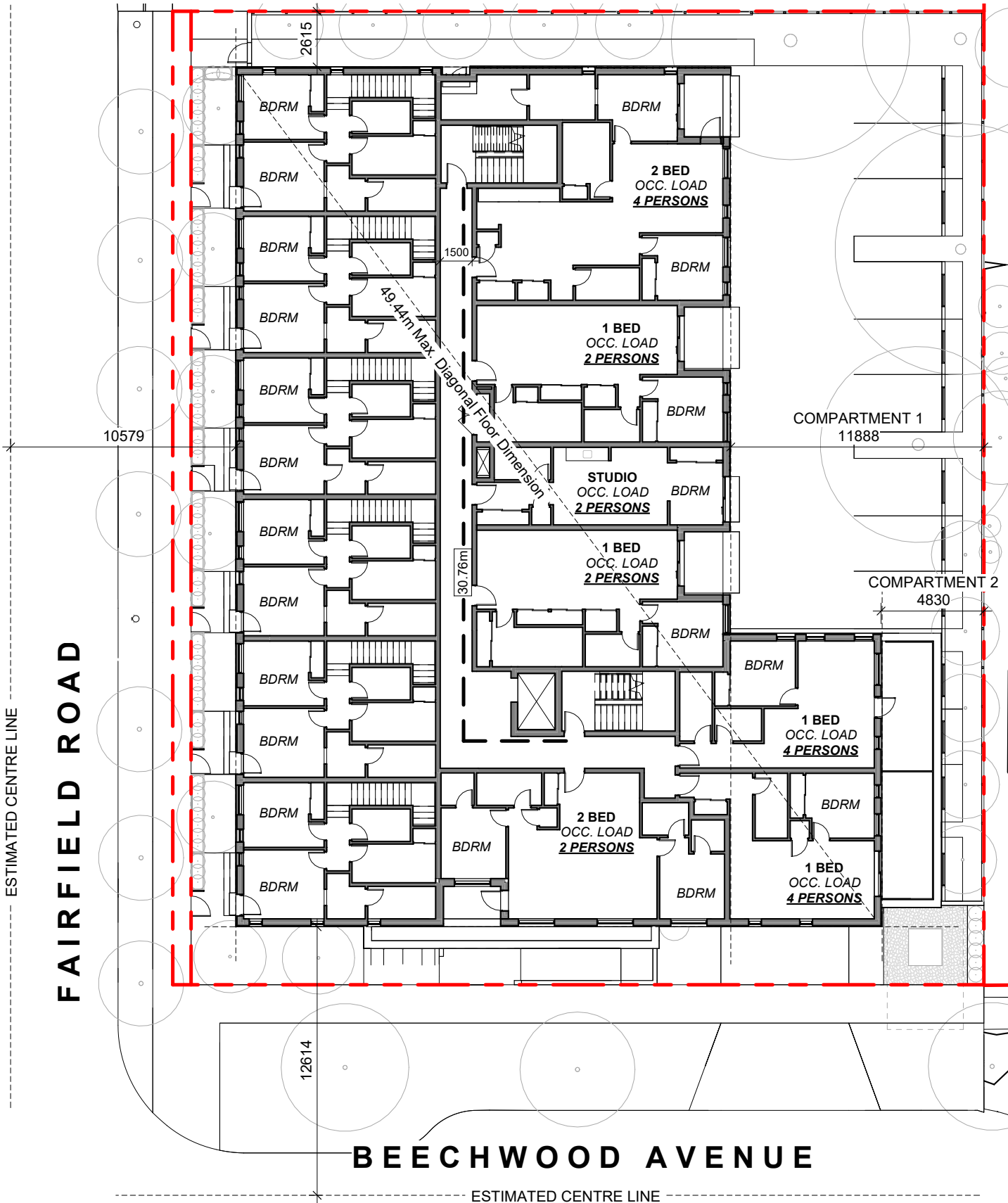
OCCUPANT LOAD:  
Occupancy: Group C  
12 Bedrooms x 2 persons/bedroom  
= 24 persons

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

3 L3 CODE REVIEW KEY PLAN

SCALE = 1 : 250



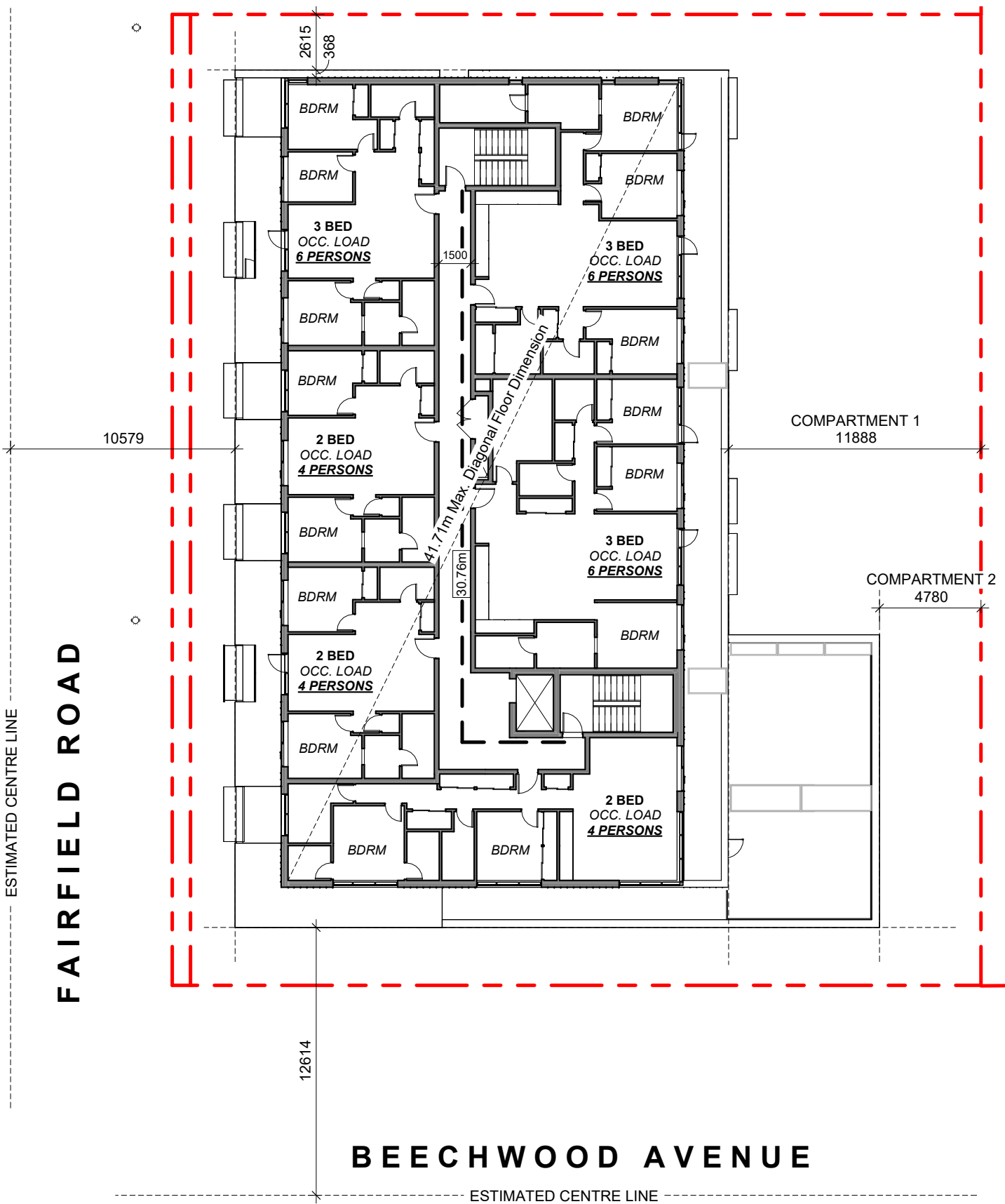
OCCUPANT LOAD:  
Occupancy: Group C  
9 Bedrooms x 2 persons/bedroom  
= 18 persons

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



OCCUPANT LOAD:  
Occupancy: Group C  
15 Bedrooms x 2 persons/bedroom  
= 30 persons

MINIMUM EXIT WIDTH:  
Ramps, Corridors, Passageways  
the greater of 6.1mm x 30 = 183.0mm  
or 1100mm (minimum 1500mm for  
accessible path of travel)

Stairs  
the greater of 8mm x 30 = 240.0mm  
or 1100mm

4 L4 CODE REVIEW KEY PLAN

SCALE = 1 : 250

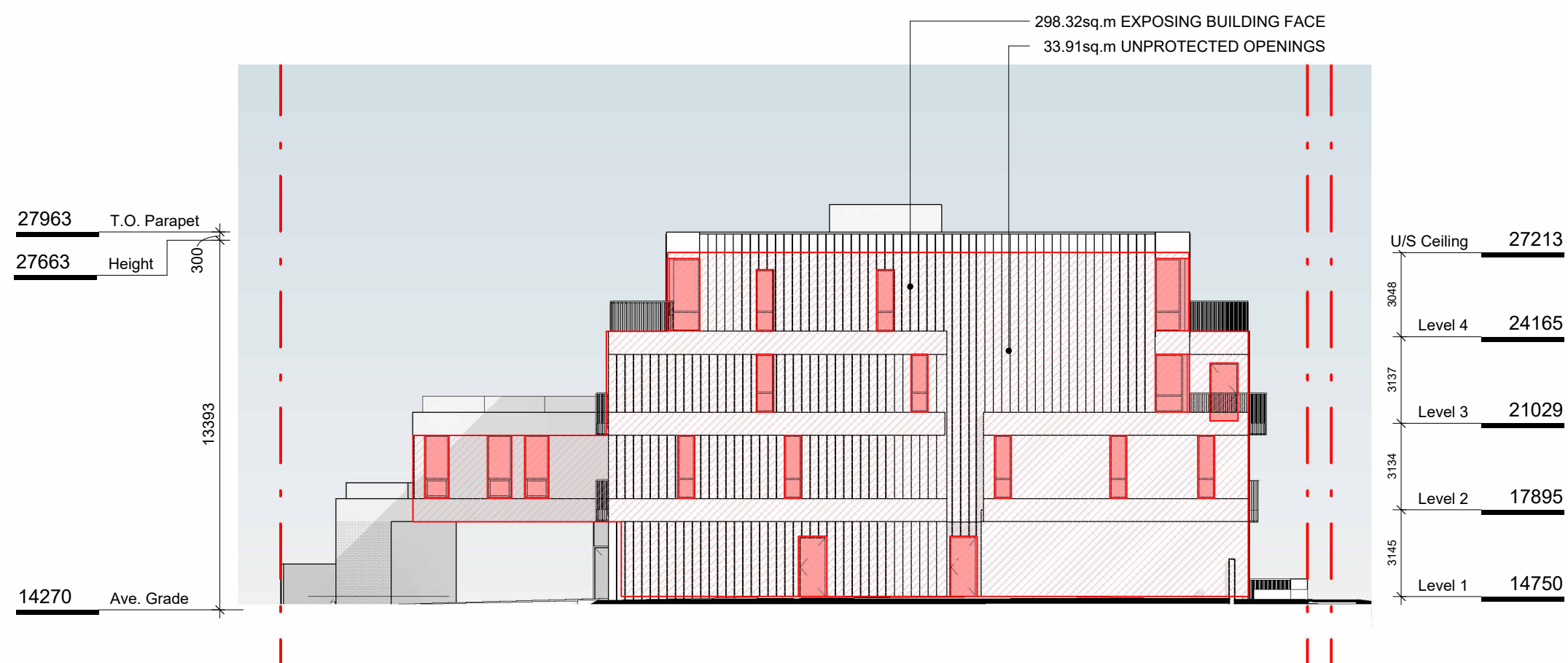




NW ELEVATION

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	496.26	213.77	43
TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	10.12m (>9m)	100	45 minutes	Any	Any

1 NW ELEVATION - LD KEY  
SCALE = 1 : 200



NE ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	2.62m (>2m)	16	298.32	33.91	11.4
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

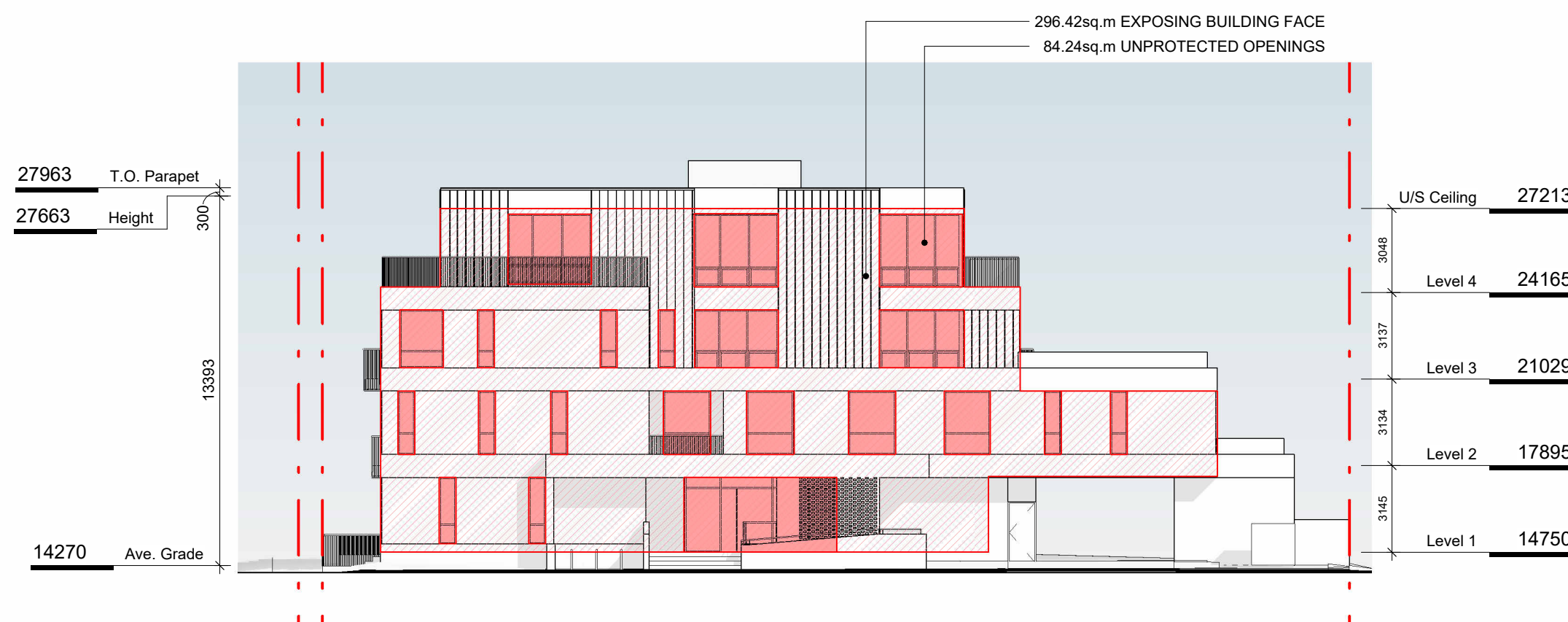
2 NE ELEVATION - LD KEY  
SCALE = 1 : 200



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	453.14	150.24	33.2
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	43.20	17.70	41.0
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	296.42	84.24	28.4
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	100	45 minutes	Any	Any


3 SW ELEVATION - LD KEY  
SCALE = 1 : 200

4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



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Project <b>1733-1737 Fairfield Rd</b>		
ARYZE		
Sheet Name <b>SPATIAL SEPARATION</b>		
Date JAN 26, 2023		
Scale 1 : 200	Project # 2123	Revision Jan 26, 2023 <b>4</b>
		Sheet # <b>A-053</b>

2023-02-01 9:56:13 AM





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



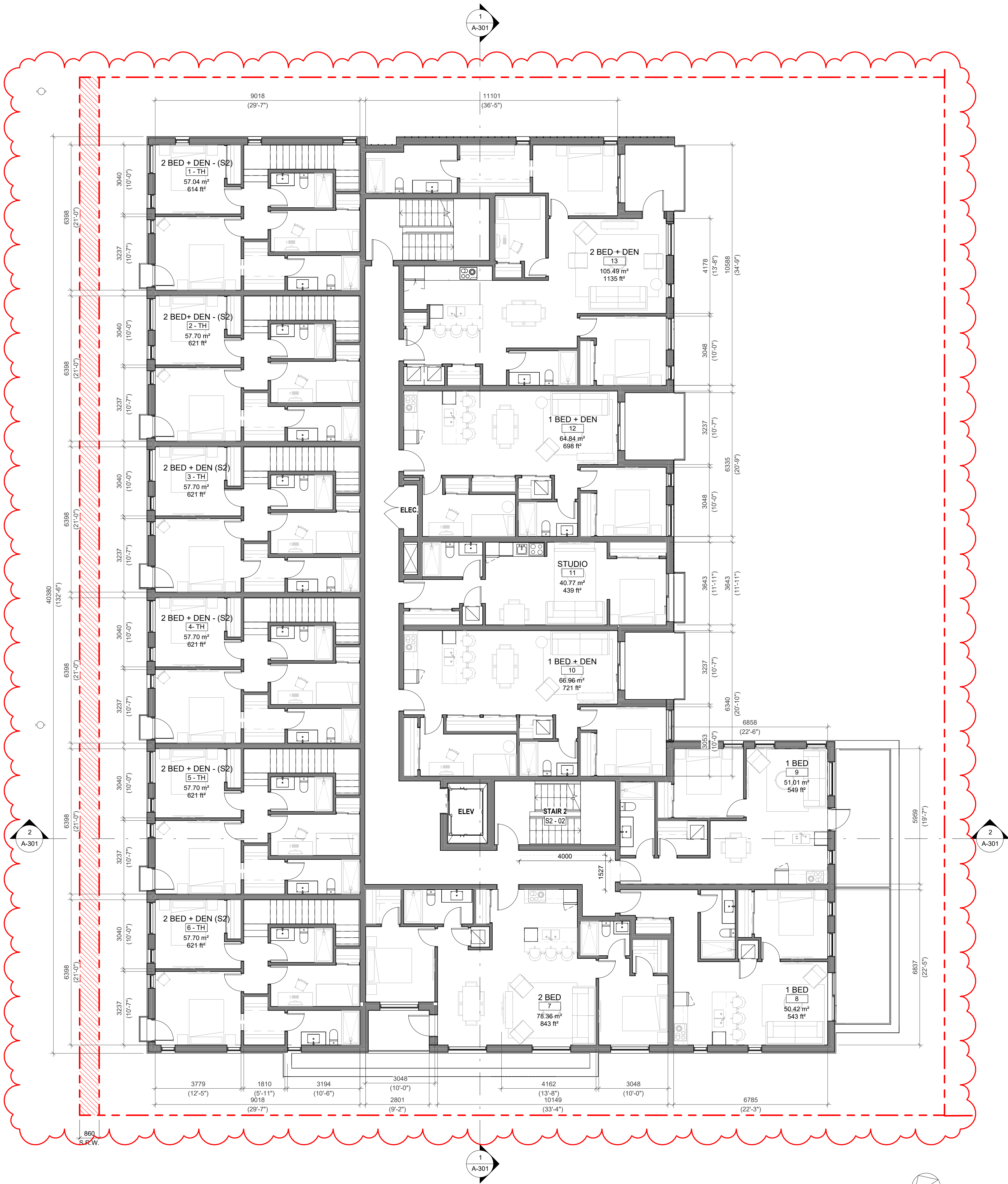
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 1 PROPOSED PLAN			
Date			
JAN 26, 2023			
Scale		Project #	2123
1 : 100		Revision	4
Date		Jan 26, 2023	4
Sheet #		A-101	







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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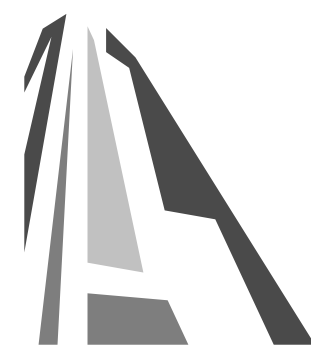
Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 2 PROPOSED PLAN			
Date			
JAN 26, 2023			
Scale		Project #	2123
1 : 100		Revision	4
		Jan 26, 2023	
		Sheet #	A-102







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



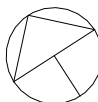
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 3 PROPOSED PLAN	
Date	JAN 26, 2023	
Scale	1 : 100	Project # 2123
	Revision	4
	Jan 26, 2023	
	Sheet #	A-103

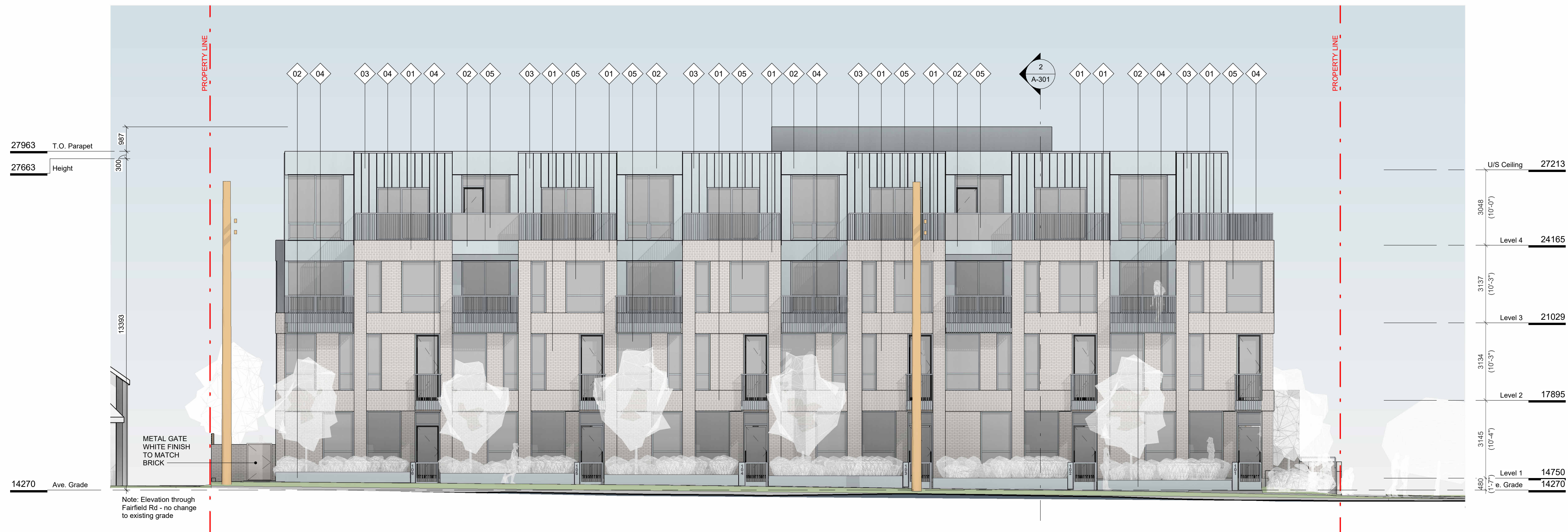






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1 NW ELEVATION  
SCALE = 1 : 100



2 SW ELEVATION  
SCALE = 1 : 100

#### FINISH SCHEDULE

01. BRICK  
LIGHT FINISH
02. PREFINISHED METAL  
FLAT PANEL
03. PREFINISHED METAL  
STANDING SEAM
04. METAL PICKET GUARD
05. GLAZING
06. WOOD GRAIN FINISH
07. HORIZONTAL WOOD FENCE

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

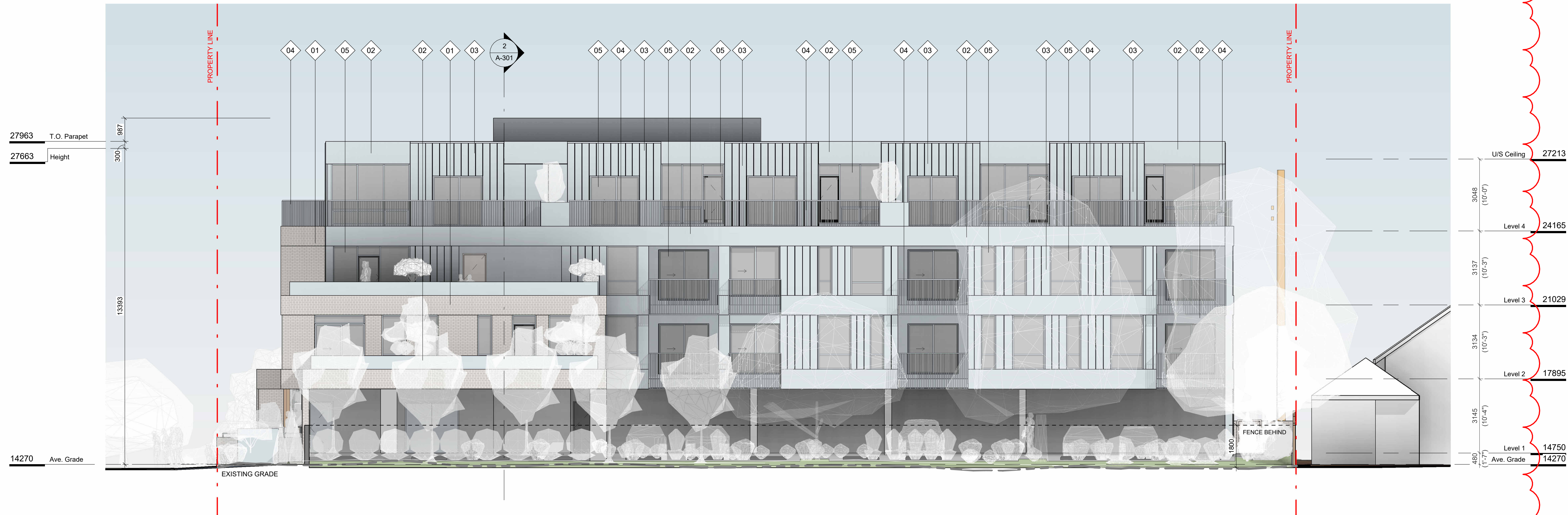


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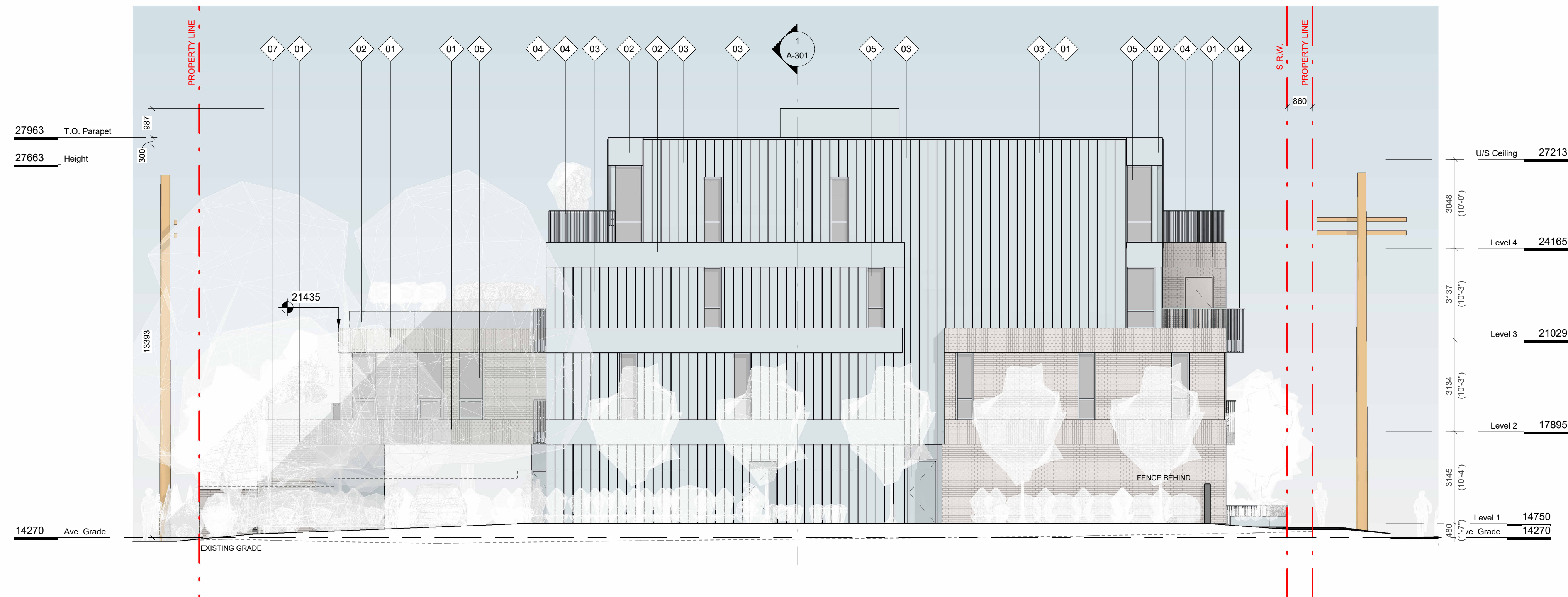
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name EXTERIOR ELEVATIONS		
Date JAN 26, 2023	Project # 2123	
Scale As indicated	Revision Jan 26, 2023	4
Sheet # A-200		





1 SE ELEVATION  
SCALE = 1 : 100

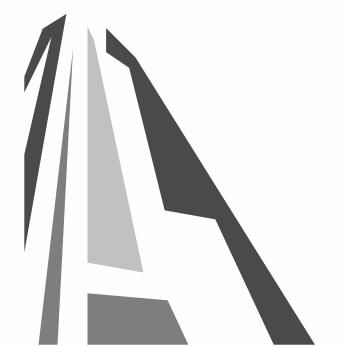


2 NE ELEVATION  
SCALE = 1 : 100

#### FINISH SCHEDULE

01. BRICK  
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

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

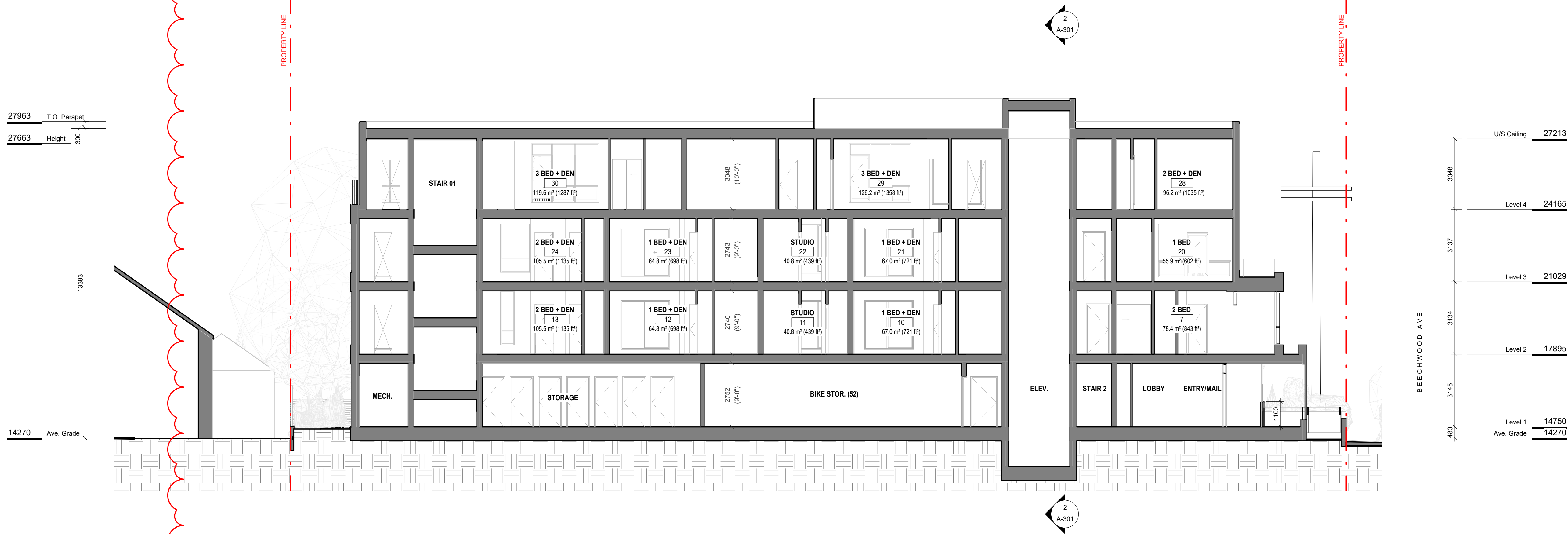


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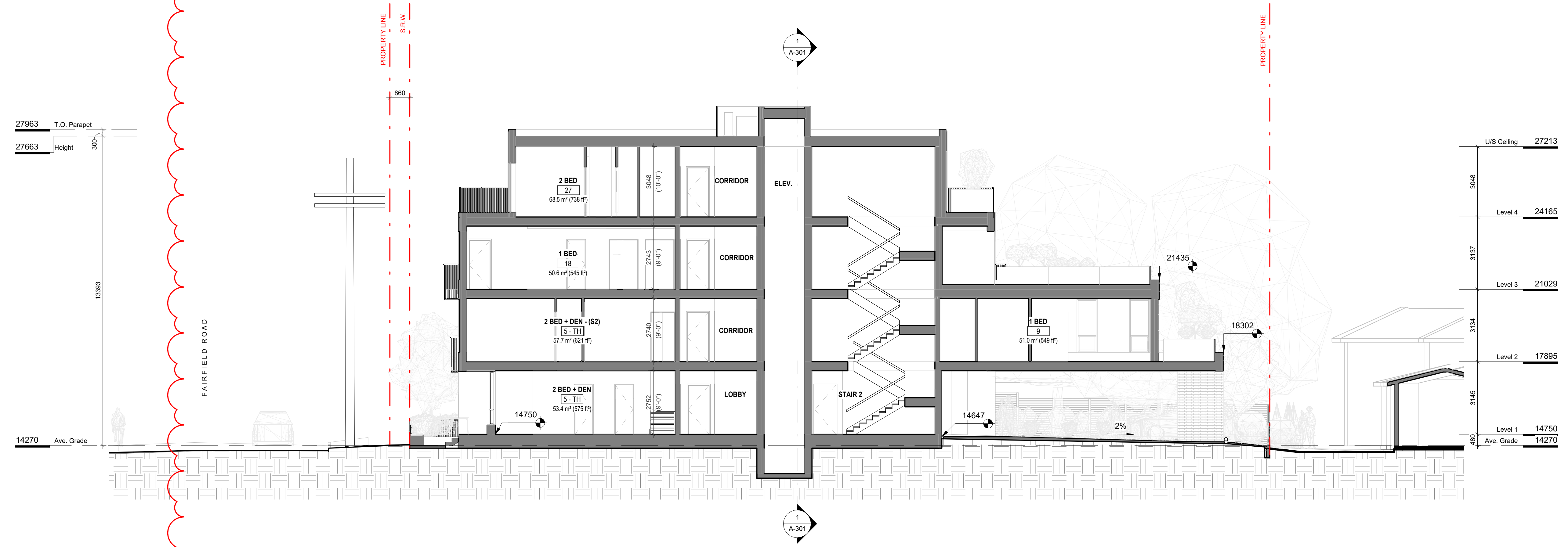
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name EXTERIOR ELEVATIONS		
Date	JAN 26, 2023	
Scale	As indicated	Project # 2123
Revision Jan 26, 2023		4
Sheet # A-201		





1 BUILDING SECTION 1  
SCALE = 1 : 100



2 BUILDING SECTION 2  
SCALE = 1 : 100

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



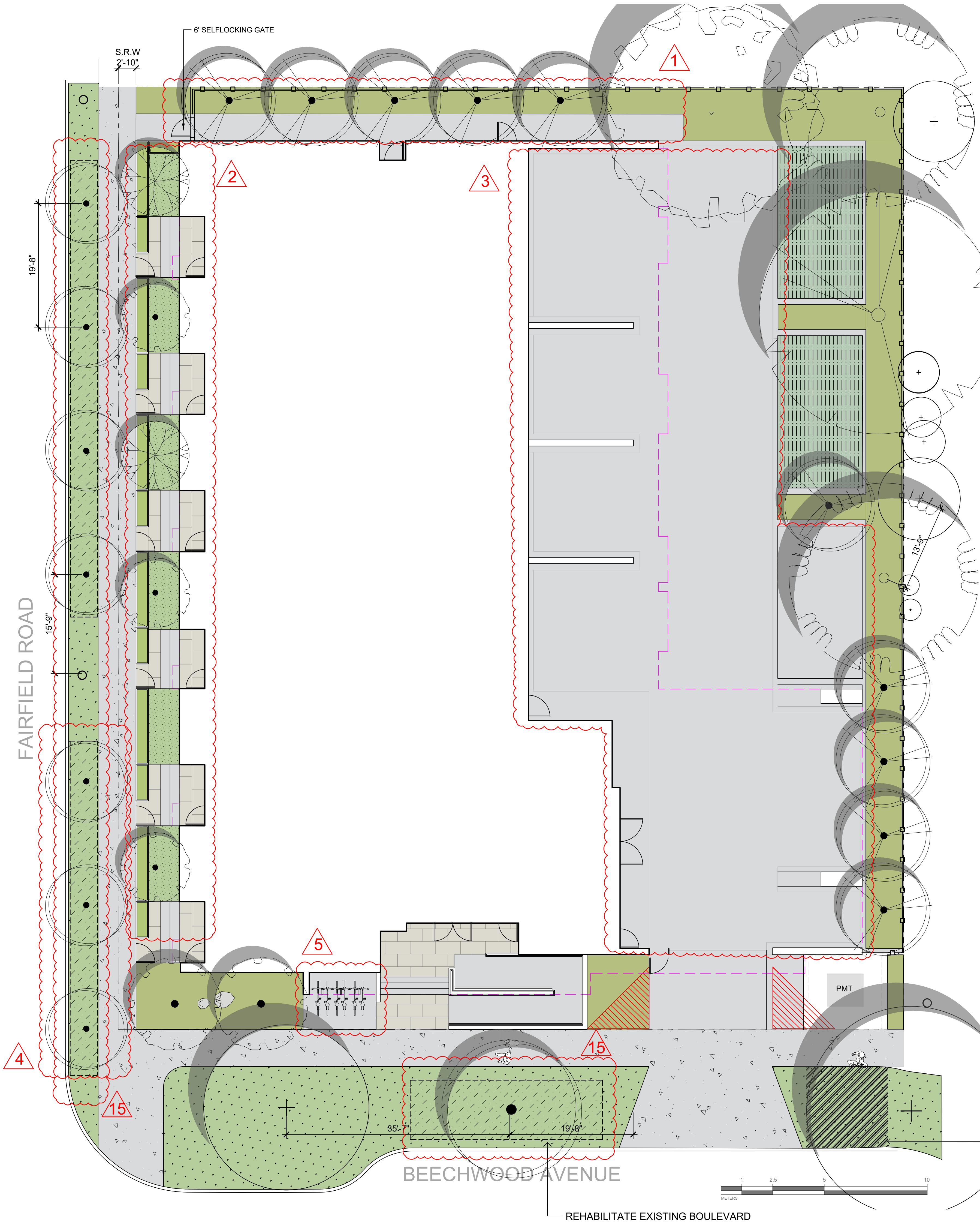
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name BUILDING SECTIONS		
Date JAN 26, 2023	Scale 1 : 100	Project # 2123
Revision Jan 26, 2023 4	Sheet # A-301	







LEGEND

- PROPERTY LINE
- ROOF OVERHANG
- ON-SITE LANDSCAPE AREA
  - 1000 mm DEPTH PLANTING AREAS GROWING MEDIUM (MMCD)
  - 50 mm DEPTH MULCH
- RAISED PLANTER
  - 450 mm DEPTH PLANTER GROWING MEDIUM
  - 50 mm DEPTH MULCH
- PARKING STALL PAVER
  - NEWSTONE DORADO DRAIN PAVERS
  - COLOR: CHARCOAL
- GROUND FLOOR PATIO AND UPPER LEVEL BALCONY PAVER
  - ARISTOKRAT™ SERIES
  - COLOR: CASCADE GRANITE
  - SIZE: 24" X 48"
- SOD MUNICIPAL BOULEVARD AREA
  - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - SOD
- SOD MUNICIPAL BOULEVARD AREA
  - 1000 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - SOD
- SOD ON SITE
  - 1000 mm DEPTH PLANTING AREAS GROWING MEDIUM (MMCD) FOR LAWN AREA WITH TREES + SOD
  - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD) FOR AREA WITHOUT TREES + SOD
- MUNICIPAL SIDEWALK
  - CIP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS
- CONCRETE PATH AND DRIVEWAY
- TREE PIT WITH 1000mm DEPTH GROWING MEDIUM FOR BOULEVARD TREES
- BIKE RACK
  - SURFACE MOUNT ON CONCRETE PAD
- LANDSCAPE BOULDER
  - VANCOUVER ISLAND GRANITE OR BASALT
- FENCE
  - 6' HT SOLID CEDAR WOOD FENCE
  - STAIN: HEMLOCK GREY
- EXISTING BOULEVARD TREE TO BE RETAINED
- PROPOSED BOULEVARD TREE TO BE SPECIFIED BY CITY OF VICTORIA PARKS
- PROPOSED TREES

SITE PERMEABILITY

TOTAL SITE AREA: 1703 m<sup>2</sup>  
LANDSCAPED AREA: 223 m<sup>2</sup>  
PERMEABLE PAVED AREA: 484 m<sup>2</sup>  
SITE PERMEABILITY RATIO: 41.5%

REINFORCED BLVD P.M.T. ACCESS  
AS PER BC HYDRO AND PARKS  
DIVISION STANDARDS

SITE PAVER SELECTION

FRONT PATIOS ON FAIRFIELD



ARISTOKRAT™ SERIES  
CASCADE GRANITE

PARKING STALLS



NEWSTONE DORADO DRAIN  
CHARCOAL

NOTES:

- BOULEVARD TREE PLANTING TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-043, AND CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRAWING S-P4
- REHABILITATE EXISTING BOULEVARD TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-042 AND SUPPLEMENTARY STANDARD DETAIL DRAWING SD-P3
- SEPARATE IRRIGATION SERVICE AND AUTOMATIC IRRIGATION TO BE PROVIDED TO MUNICIPAL BOULEVARD TREES IF TREE LOCATIONS ARE APPROVED BY CITY ENGINEERING AND BC HYDRO

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



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: KIM TANG

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

SEAL

NORTH ARROW



DRAWING TITLE:  
**LANDSCAPE SITE PLAN**

DWG NO:

SCALE: AS NOTED

L1





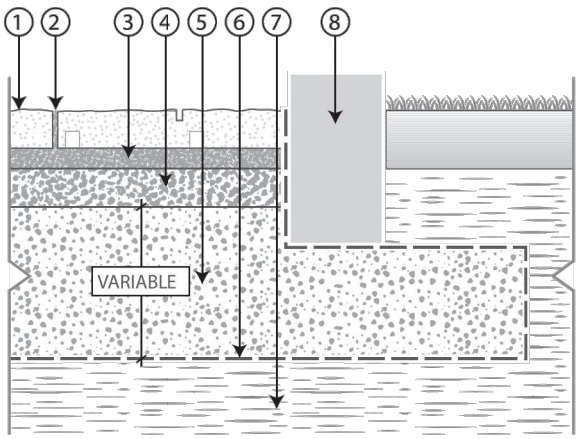
Dorado Drain Paver



Installation

FULL EXFILTRATION

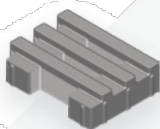
- 1 Dorado Drain Paver
- 2 Joint filling material ASTM No 8 (CSA 2.5-10mm) aggregate
- 3 Bedding course 1 1/5" to 2" (40 to 50 mm) ASTM No 8 (CSA 2.5-10mm) aggregate
- 4 Base course 4" (100mm) ASTM No 57 (CSA 5-28mm) aggregate foundation thickness
- 5 Subbase course ASTM No 2 (CSA 40-80mm) aggregate
- 6 Geotextile (optional)
- 7 Subgrade
- 8 Concrete Edge



SINGLE COLOURS



Sizes



9" x 12" x 3-1/8"  
228mm x 304mm x 80mm  
Including 3 mm Spacer Bars  
Area: 1.3 stones/ft² - 14.35 stones/m²

Specifications

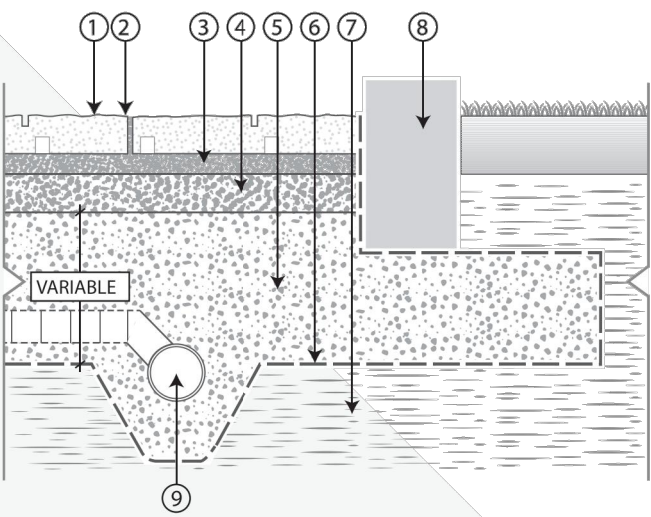
**WEIGHT**  
3-1/8 (80 mm): approx. 23.8 lbs/ft² (120kg/m²)

RECOMMENDED APPLICATIONS



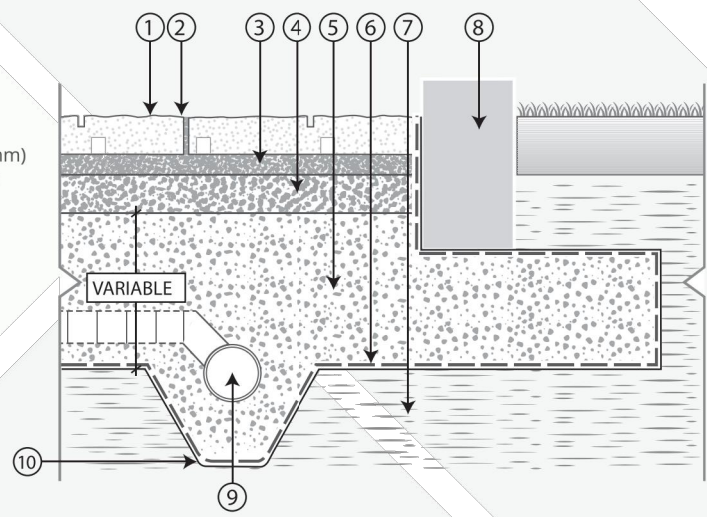
PARTIAL EXFILTRATION

- 1 Dorado Drain Paver
- 2 Joint filling material ASTM No 8 (CSA 2.5-10mm) aggregate
- 3 Bedding course 1 1/5" to 2" (40 to 50 mm) ASTM No 8 (CSA 2.5-10mm) aggregate
- 4 Base course 4" (100mm) ASTM No 57 (CSA 5-28mm) aggregate foundation thickness
- 5 Subbase course ASTM No 2 (CSA 40-80mm) aggregate
- 6 Geotextile (optional)
- 7 Subgrade
- 8 Concrete Edge
- 9 Perforated drain connected to drainage system



NO EXFILTRATION

- 1 Dorado Drain Paver
- 2 Joint filling material ASTM No 8 (CSA 2.5-10mm) aggregate
- 3 Bedding course 1 1/5" to 2" (40 to 50 mm) ASTM No 8 (CSA 2.5-10mm) aggregate
- 4 Base course 4" (100mm) ASTM No 57 (CSA 5-28mm) aggregate foundation thickness
- 5 Subbase course ASTM No 2 (CSA 40-80mm) aggregate
- 6 Geotextile (optional)
- 7 Subgrade
- 8 Concrete Edge
- 9 Perforated drain connected to drainage system
- 10 Impermeable membrane



7393 HOPCOTT ROAD, DELTA, BC V4G 1B7 | 604-332-4030

NEWSTONEGROUP.CA

Colours in photographs are not exact representations, but are given to provide close reference. Measurements and product dimension are nominal.

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



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: KIM TANG

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

SEAL

NORTH ARROW



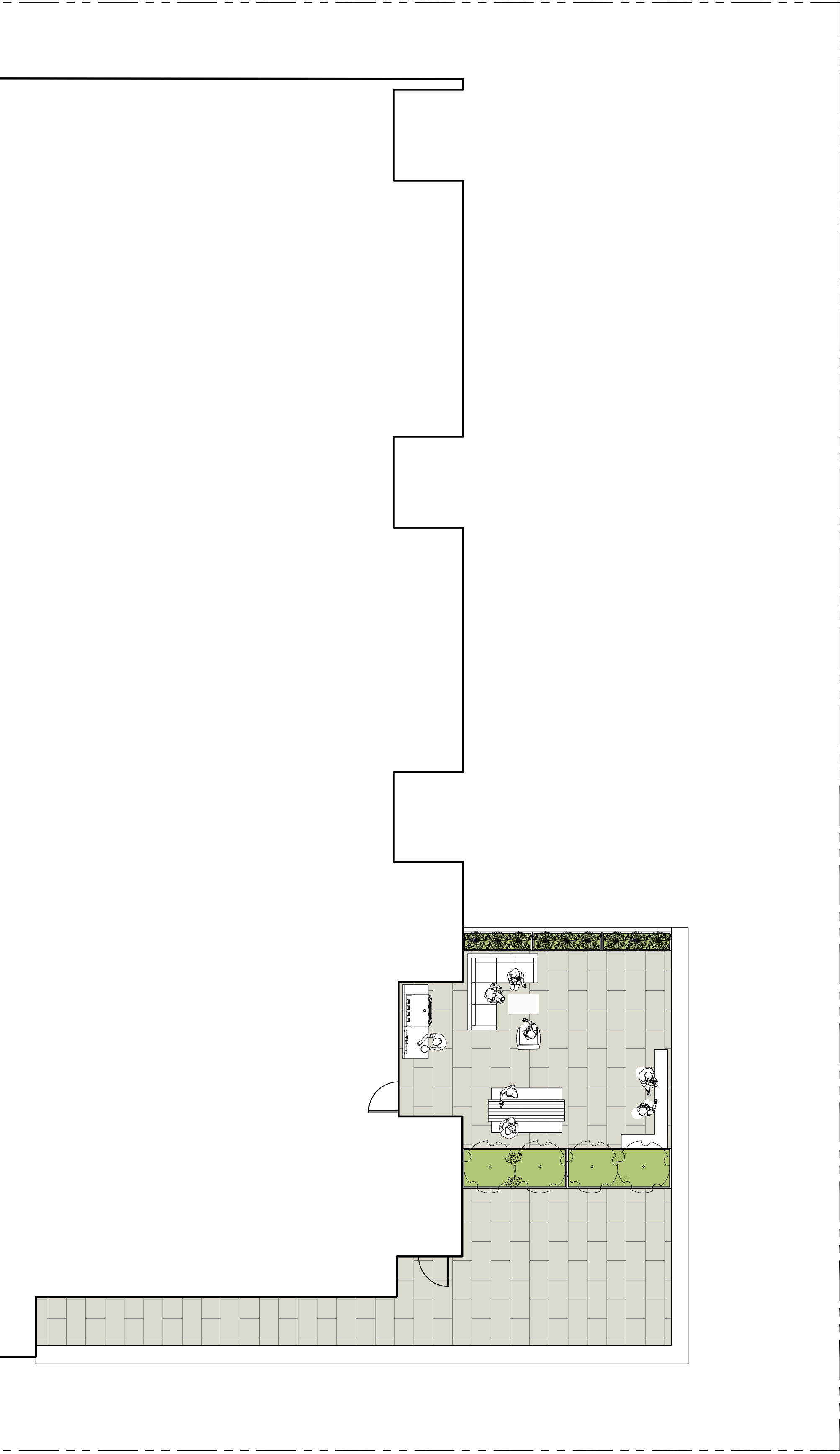
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PAVEMENT  
SPECIFICATIONS

DWG NO:

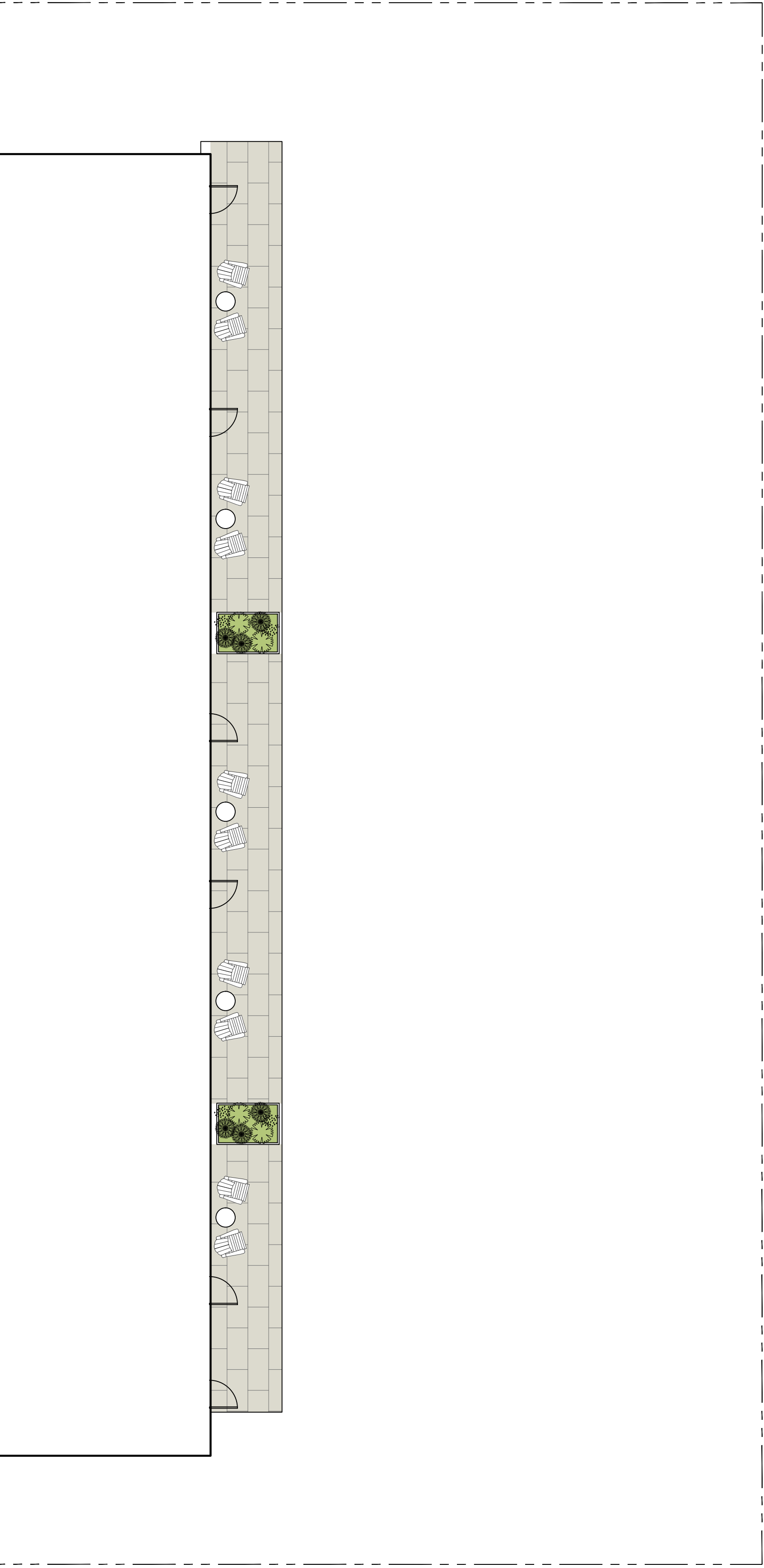
SCALE: AS NOTED

L1.1





1  
L2 LEVEL 3 BALCONY & PLANTER  
1:100



2  
L2 LEVEL 4 BALCONY & PLANTER  
1:100

### LEGEND

- PROPERTY LINE
- RAISED PLANTER
- 450 mm DEPTH PLANTER GROWING MEDIUM
  - 50 mm DEPTH MULCH
  - 4' HEIGHT
  - POWDER-COATED ALUMINUM WITH AGED BRONZE
- BALCONY PAVER
- ARISTOKRAT™ SERIES
  - COLOR: CASCADE GRANITE
  - SIZE: 24" X 48"

NOTE: PATIO FURNITURE CONCEPTUAL ONLY. TO BE DETERMINED AT THE BUILDING PERMIT STAGE.



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: KIM TANG

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

SEAL

NORTH ARROW



DRAWING TITLE:  
**UPPER LEVEL  
LANDSCAPE PLAN**

DWG NO:

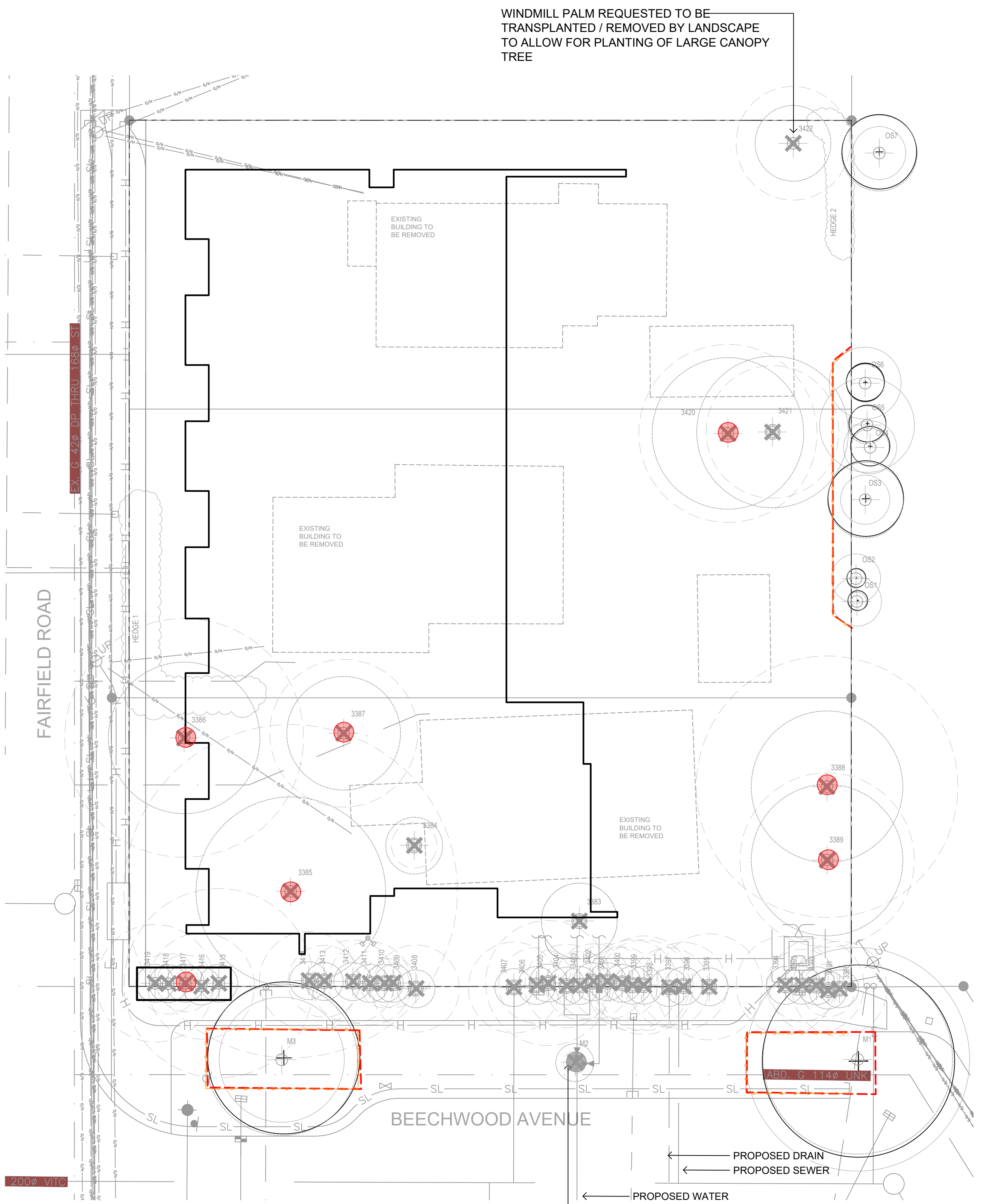
SCALE: AS NOTED

L2



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)	Drip/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/poor		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. Will be impacted by the installation of the proposed water line.	Retain
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum 'Pacific sunset'</i>	5	6	0.6	1	Good	Good		Moderate	Recently planted - still staked, included bark at stem unions. Multiple stems form at 4m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay. Codominant stems form at 3m above grade - included bark - not active, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone. Possible for transplant.	Remove*
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	26	6	3.3	4	Good	Fair/poor		Moderate	Multiple stems form at 4m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay. Codominant stems form at 3m above grade - included bark - not active, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone. Located within the footprint of the proposed building.	Retain
313	3383	Yes	On	No	Fig	<i>Ficus sp.</i>	11, 8, 6	5	2	2	Good	Fair	Unsuitable	Good	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building. Will be heavily impacted by excavation required to construct the foundation of the proposed building. Also located within the footprint of the proposed parking stall.	Remove
316	3384	Yes	On	No	Japanese maple	<i>Acer palmatum</i>	3, 3, 6	5	1.2	1.5	Good	Fair	Unsuitable	Moderate	Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
317	3385	Yes	On	Yes	Pacific dogwood	<i>Cornus nuttallii</i>	28, 23, 34, 32	8	8.8	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, multiple stems form at 2m above grade - narrow angles of attachment, main stem topped historically at 5m above grade - large topping wound.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will also be impacted by excavation for the proposed parking stall.	Remove
322	3386	Yes	On	Yes	Golden chain tree	<i>Laburnum sp.</i>	21, 28	7	8.3	4	Fair	Poor	Unsuitable	Poor	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. Will also be impacted by excavation for the proposed parking stall.	Remove
321	3387	Yes	On	Yes	Apple	<i>Malus sp.</i>	14, 23	10	3.9	3	Fair	Poor	Unsuitable	Moderate	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
334	3388	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	55	5	6.9	4	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
298	3389	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	19, 25	5	4.6	4	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
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	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, 5	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	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, 5, 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. Codominant stems form at 3m above grade - no major weaknesses visible at stem union, ivy covered trunk. Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building. Will be heavily impacted by excavation required to construct the foundation 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	Flowering cherry, multiple stems form at 2m above grade - narrow angles of attachment, main stem topped historically at 5m above grade - large topping wound.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will also be impacted by excavation for the proposed parking stall.	Remove
315	3421	Yes	On	No	Apple	<i>Malus sp.</i>	28*	5	3.5	4	Fair	Fair/poor	Unsuitable	Moderate	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
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*



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	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Drip/radius (m)	Health	Structural	Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
	OS2	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10'-	4	1.3	0.5	1	Fair	Fair		Moderate	Juvenile hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain*
	OS3	Yes	Off	No	Honey locust	<i>Gleditsia triacanthos</i>	10'-	8	1.3	2	1	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, 5-	5	1.4	1	1	Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain
	OS5	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	8, 8, 10, 4-	5	2.5	1	1	Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain*
	OS6	Yes	Off	No	Cherry	<i>Prunus sp.</i>	8, 6, 6-	5	1.9	1	1	Good	Fair		Moderate	Flowering cherry, growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain*
	Hedge 2	Yes	On	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5'-10cm	5	0.5	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. Project arborist to supervise all excavation required within the crz.	Remove
	OS7	Yes	Off	No	Japanese maple	<i>Acer palmatum</i>	5, 5, 5, 4, 4	5	1.4	2	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	No	Windmill palm	<i>Trachycarpus fortunei</i>	29	4	3.0	2	2	Good	Fair	Unsuitable	Good	Crown raised approx. 50% CRZ calculated above and drawn as follows on Tree Management Plan (T1). CRZ + 0.5' d.b.h. (drawn from the center of the stem)		

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: KIM TANG

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

SEAL

NORTH ARROW



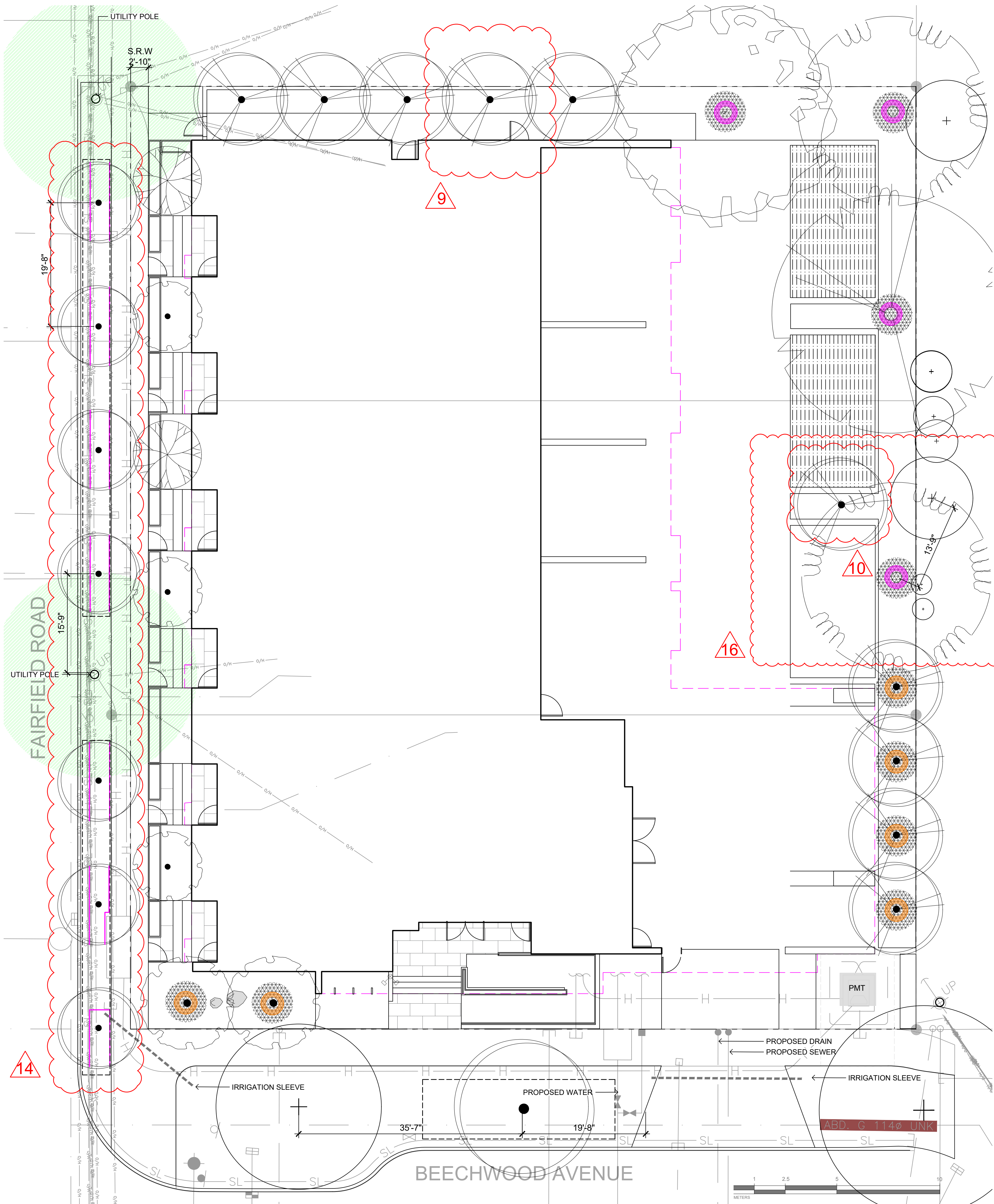
DRAWING TITLE:  
TREE REMOVAL &  
PROTECTION PLAN

DWG NO:

SCALE: 1:150

L3





**LEGEND**

- OVERHEAD POWER LINE
- ROOT BARRIER
- 1:1 DESIGNATED REPLACEMENT TREE
- 2:1 DESIGNATED REPLACEMENT TREE
- TREE PIT WITH 1000mm DEPTH GROWING MEDIUM FOR BOULEVARD TREES
- TREE PLANTING RESTRICTIONS
  - 5.0 m OFFSET FROM HYDRO OR LIGHT POLE
  - 1.0 m OFFSET AREA










PAPERBARK MAPLE



AUTUMN APPLAUSE  
WHITE ASH



RUBY VASE PERSIAN

TREE SCHEDULE										
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native	Remarks	Height at Maturity (m)	Spread at Maturity (m)
5		Acer griseum	Paperbark Maple	B&B	6 cm	>2 m		full/part sun	6-9	5-7
2		Fraxinus americana 'Autumn Applause'	Autumn Applause white ash	B&B	6 cm	>2 m		Medium	12-15	7-9
1		Liriodendron tulipifera	Tulip tree	B&B	6 cm	>2 m		full sun	18-24	9-12
10		Parrotia persica 'Ruby Vase'	Ruby Vase Parrotia	B&B	6 cm	>2 m		full sun	7-9	4-6
2		Styrax japonicus	Japanese snowbell	B&B	6 cm	>2 m		full sun - part shade	7.0	7.0
1		Quercus palustris	Pin Oak	B&B	6 cm	>2 m		full sun	10	10
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.										



TULIP TREE



JAPANESE SNOWBELL



PIN OAK

TREE IMPACT SUMMARY TABLE						
TREE STATUS	TOTAL	TO BE RETAINED	TO BE REMOVED	REPLACEMENTS REQUIRED	MINIMUM REQUIRED FOR LOT SIZE	PROPOSED
ON-SITE TREES AND SHRUBS BYLAW PROTECTED	7	0	7	7	9	7
MUNICIPAL TREES	3	2	1	1		8
NEIGHBORING TREES, BYLAW PROTECTED	0	0	0	0		0
REPLACEMENT TREES TO BE PLANTED ON SITE	7					
REPLACEMENT TREE SHORTFALL	2					
TOTAL PROPOSED TREES ON SITE (REPLACEMENT (ACTUAL) + OTHER)	21					

ACTUAL NUMBER : 10  
2 x LARGE TREE (1:1)  
2 x MEDIUM TREE (1:1)  
6 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:
    - THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
    - IRRIGATION SLEEVING PRIOR TO BACKFILLING\*
    - OPEN TRENCH MAIN LINE AND PRESSURE TEST
    - OPEN TRENCH LATERAL LINE
    - 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

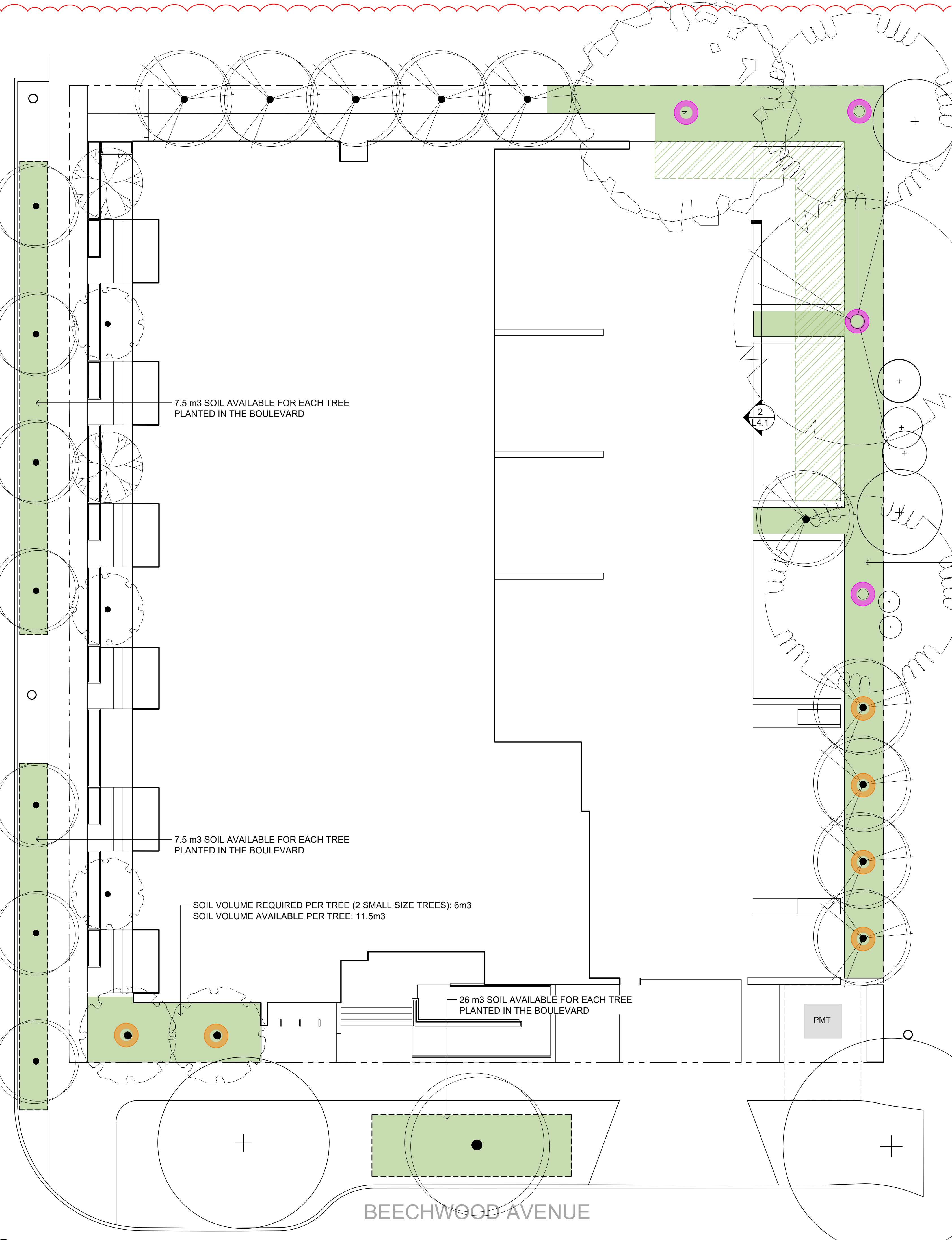
**L4**



FAIRFIELD ROAD

BEECHWOOD AVENUE

1 TREE PLANTING SOIL VOLUME PLAN  
L4.1 1:100

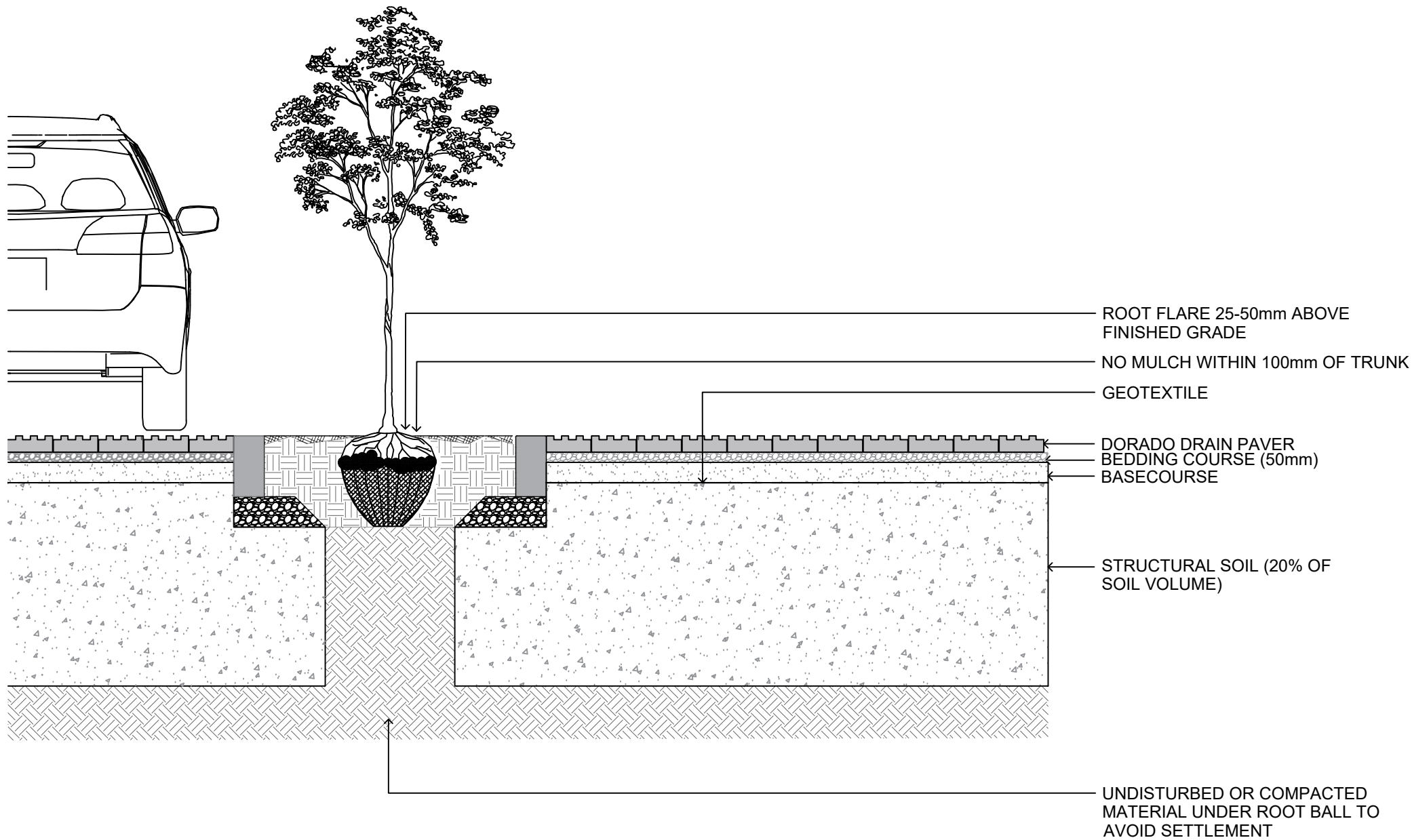


**LEGEND**

- 1:1 DESIGNATED REPLACEMENT TREE
- 2:1 DESIGNATED REPLACEMENT TREE
- 1m DEPTH SOIL IN PLANTING BED
- 1m DEPTH STRUCTURAL SOIL UNDER HARDSCAPE
- TREE PIT WITH 1000mm DEPTH GROWING MEDIUM FOR BOULEVARD TREES

SOIL VOLUME REQUIRED PER TREE (2 LARGE SIZE TREES, 2 MEDIUM SIZE TREES, 6 SMALL SIZE TREES): 126m<sup>3</sup>

SOIL VOLUME IN PLANTING BED: 119m<sup>3</sup>  
STRUCTURAL SOIL VOLUME COVERAGE AREA: 50m<sup>2</sup> (COUNTS 20% OF SOIL VOLUME 10m<sup>3</sup>)



2 STRUCTURAL SOIL DETAIL  
L4.1 NTS

11



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

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SEAL

NORTH ARROW



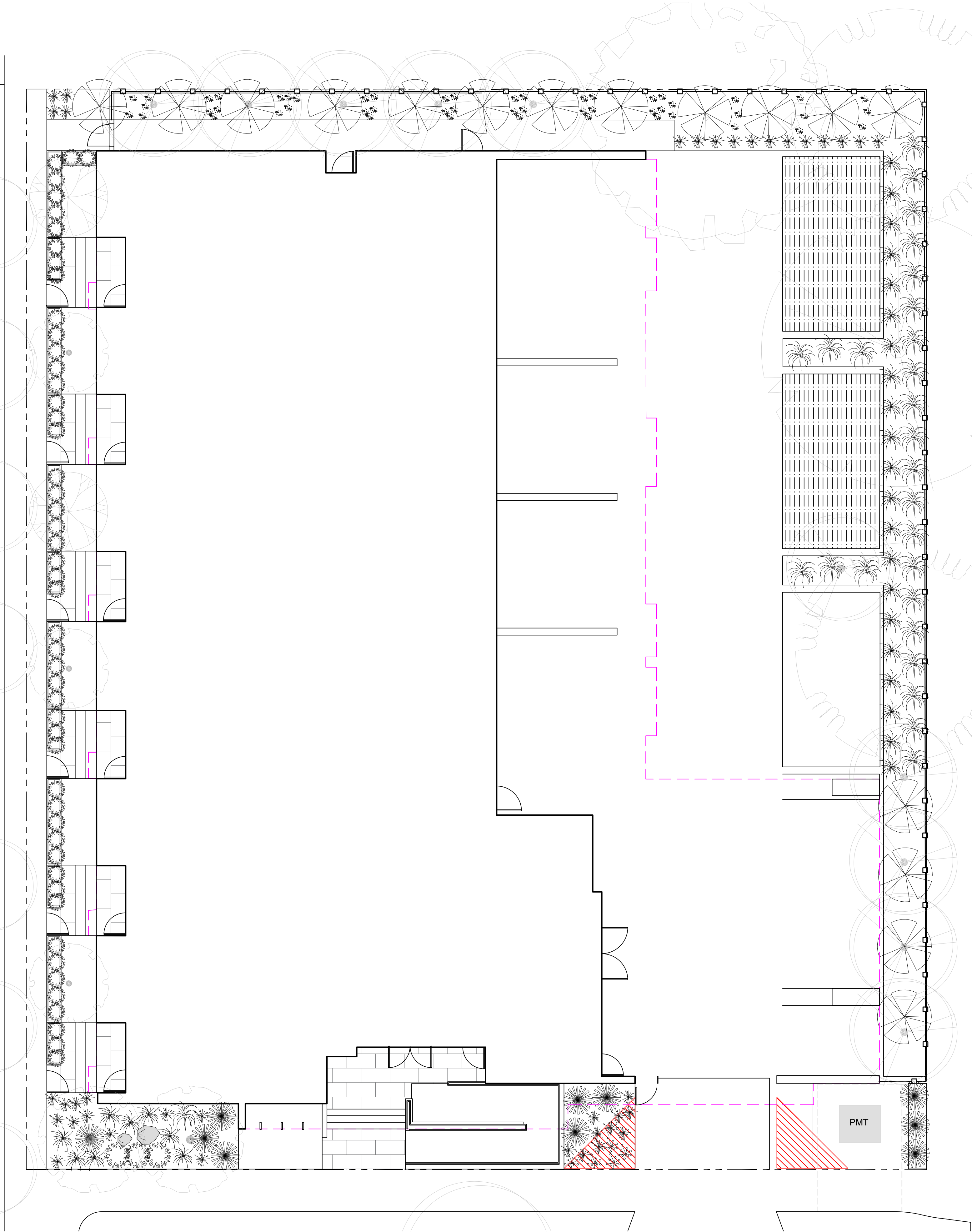
DRAWING TITLE:  
**SOIL VOLUME ANALYSIS**

DWG NO:

SCALE: AS NOTED

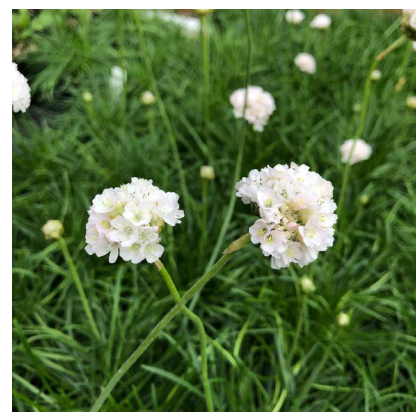
L4.1



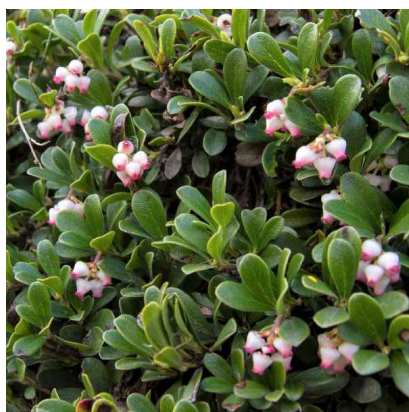


PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
12		Armeria maritima 'Alba'	White-flowered Thrift	10cm		y
24		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	10cm	y	y
30		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
10		Cephalotaxus harringtonia '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.						

12



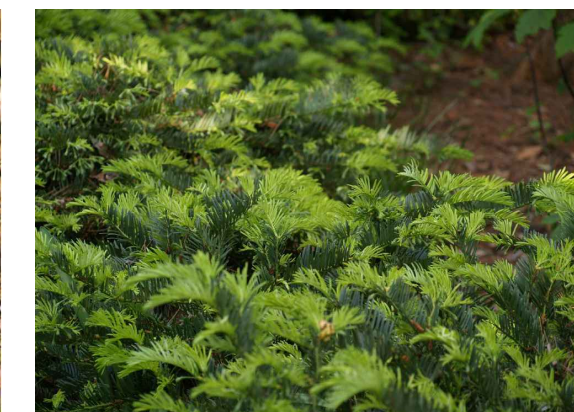
WHITE FLOWERED THRIFT



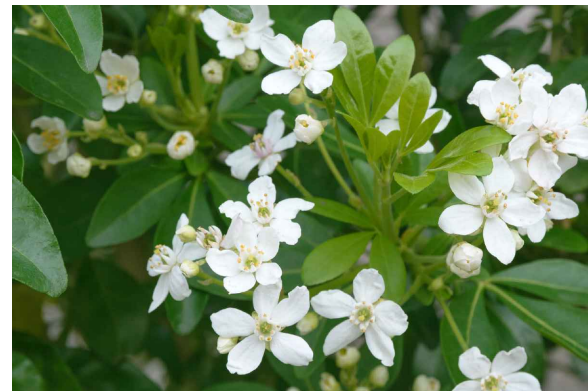
KINNIKINNICK



NEW ZEALAND HAIR SEDGE



SPREADING PLUM YEW



MEXICAN ORANGE BLOSSOM



HEBE SUTHERLANDII



CHINESE SILVER GRASS



HURON LIGHT MAIDEN GRASS



DWARF PURPLETOP

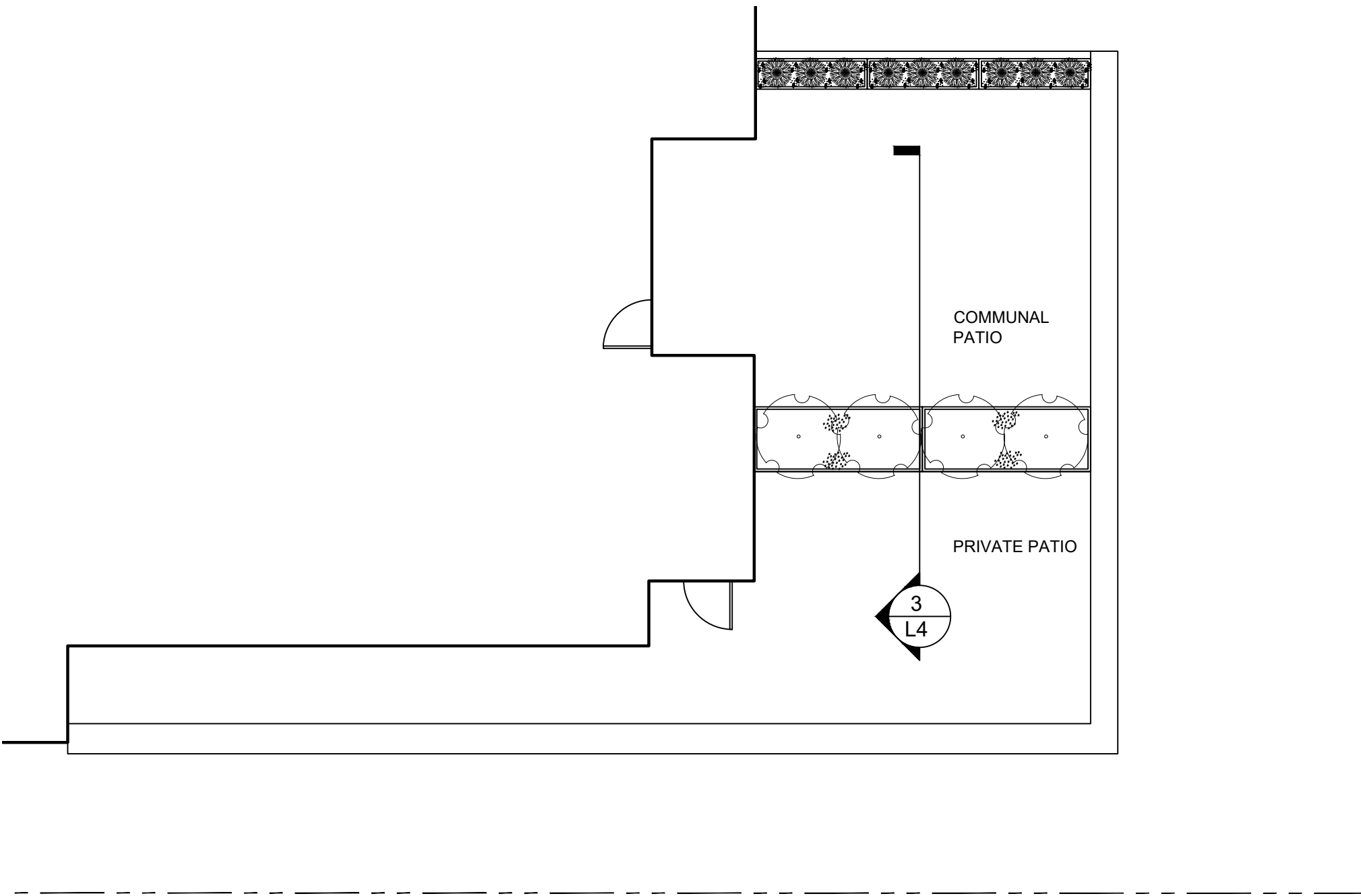
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1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20
5	ISSUED FOR RZ/ DP RESUBMISSION	23/01/24

SEAL

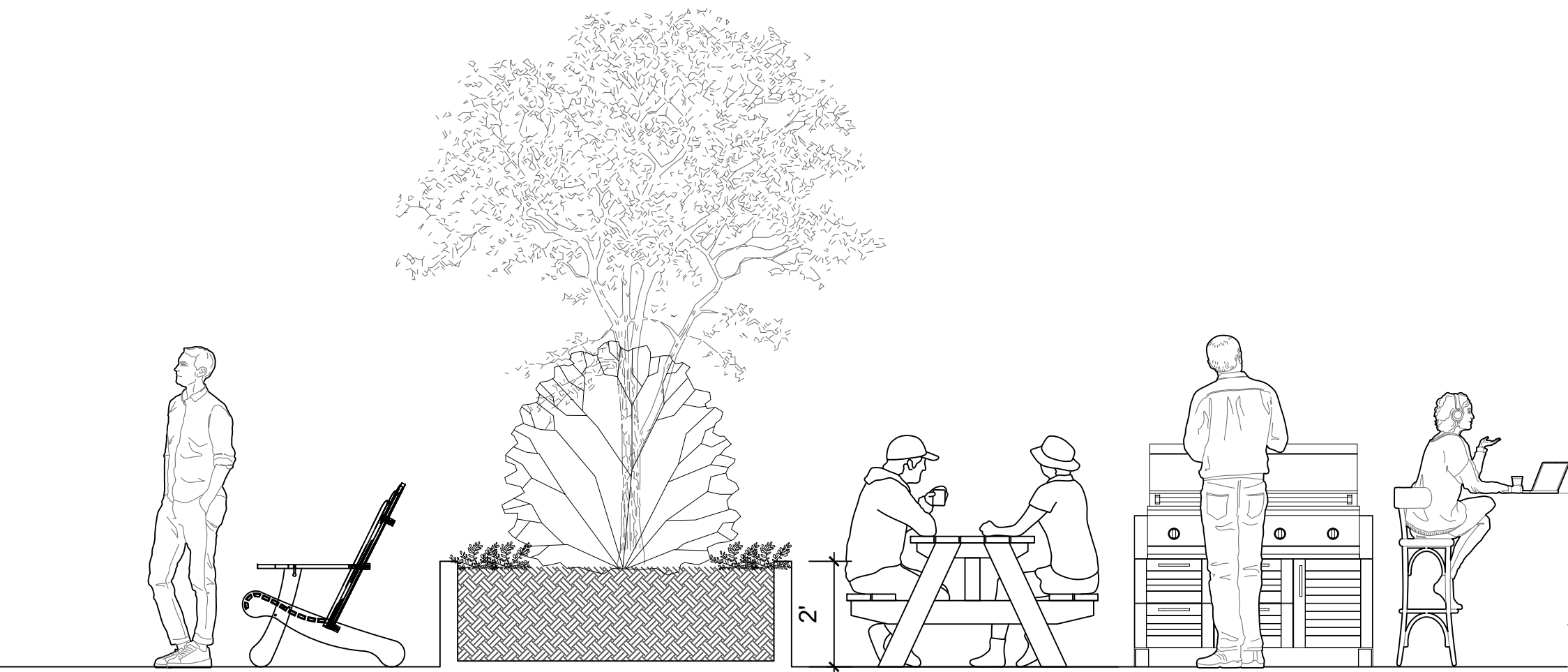
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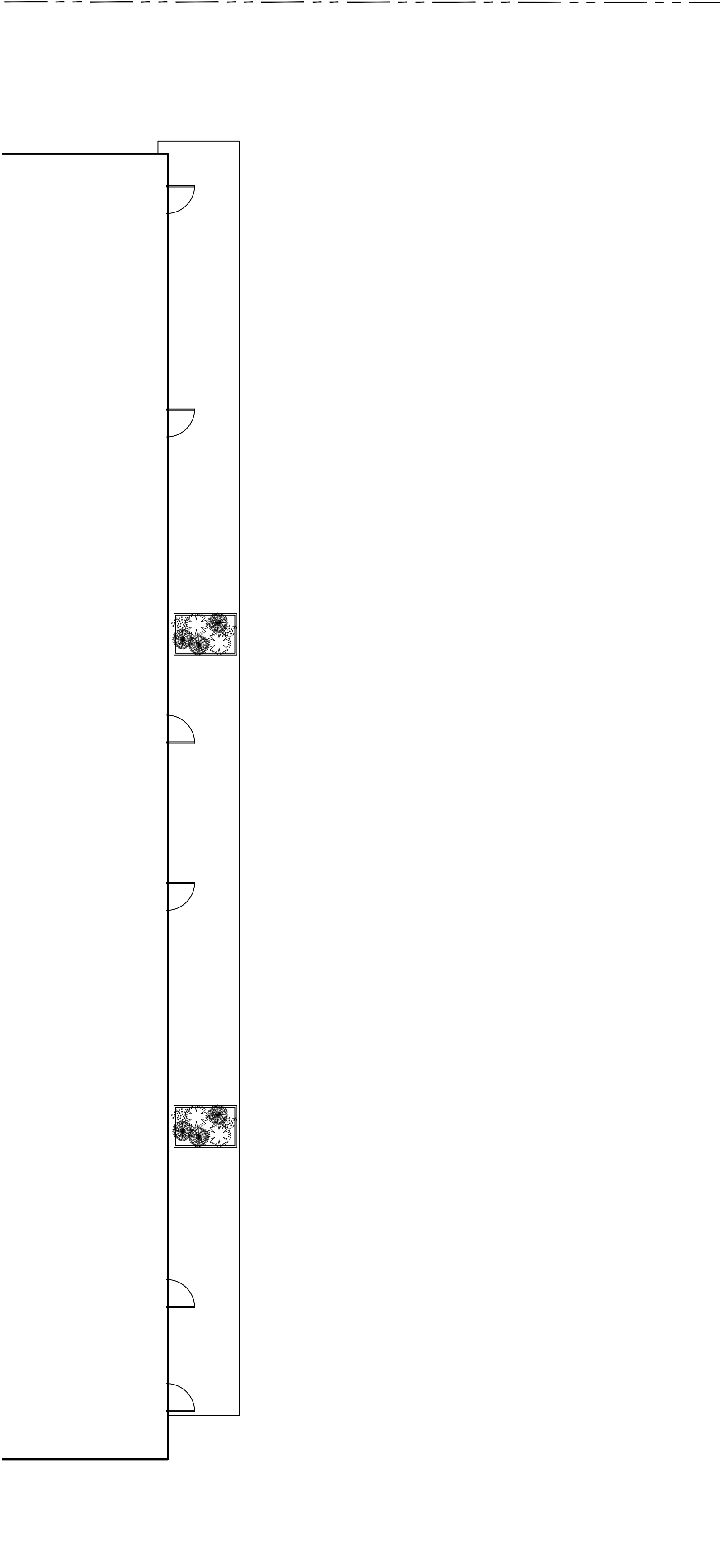




1 LEVEL THREE PLAN  
L6 1:100



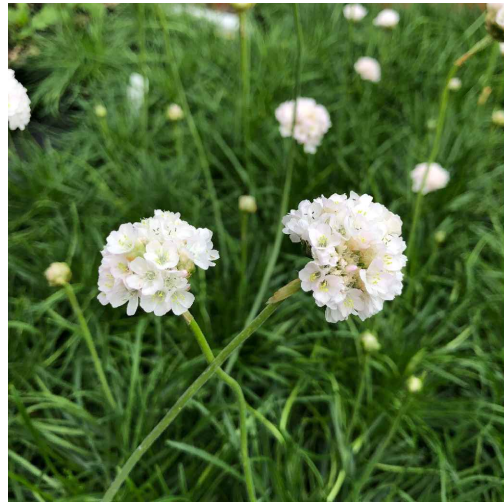
3 LEVEL 3 SECTION THROUGH PRIVATE PATIO AND COMMUNAL PATIO  
L6 NTS



2 LEVEL FOUR 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		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	10cm	y	y
4		Choisya ternata	Mexican Orange Blossom	#3		y
15		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
4		Rhododendron x	Bloom-A-Thon® White Reblooming Azalea	#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.						

13



WHITE FLOWERED THRIFT



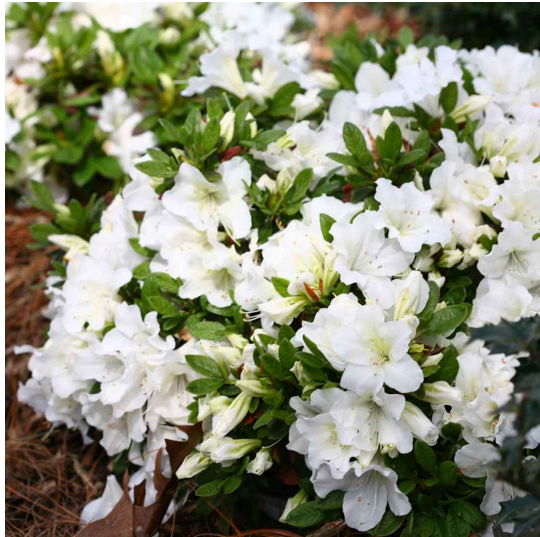
KINNIKINNICK



MEXICAN ORANGE BLOSSOM



HORSFORD DWARF EASTERN WHITE PINE



WHITE REBLOOMING AZALEA



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

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

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SEAL

NORTH ARROW



DRAWING TITLE:  
UPPER LEVEL  
PLANTING PLANS

DWG NO:

SCALE: AS NOTED

L6





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SEAL

NORTH ARROW



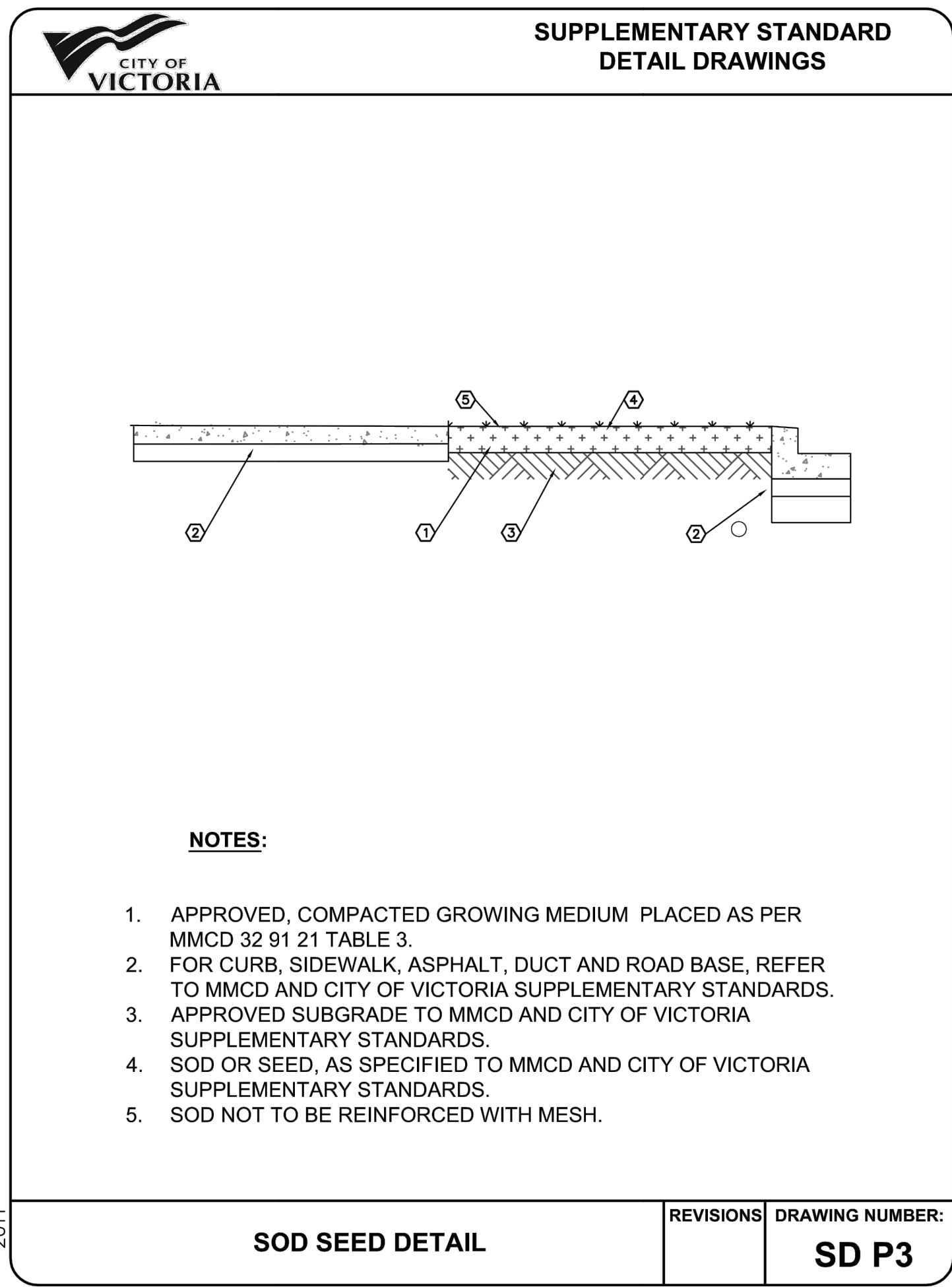
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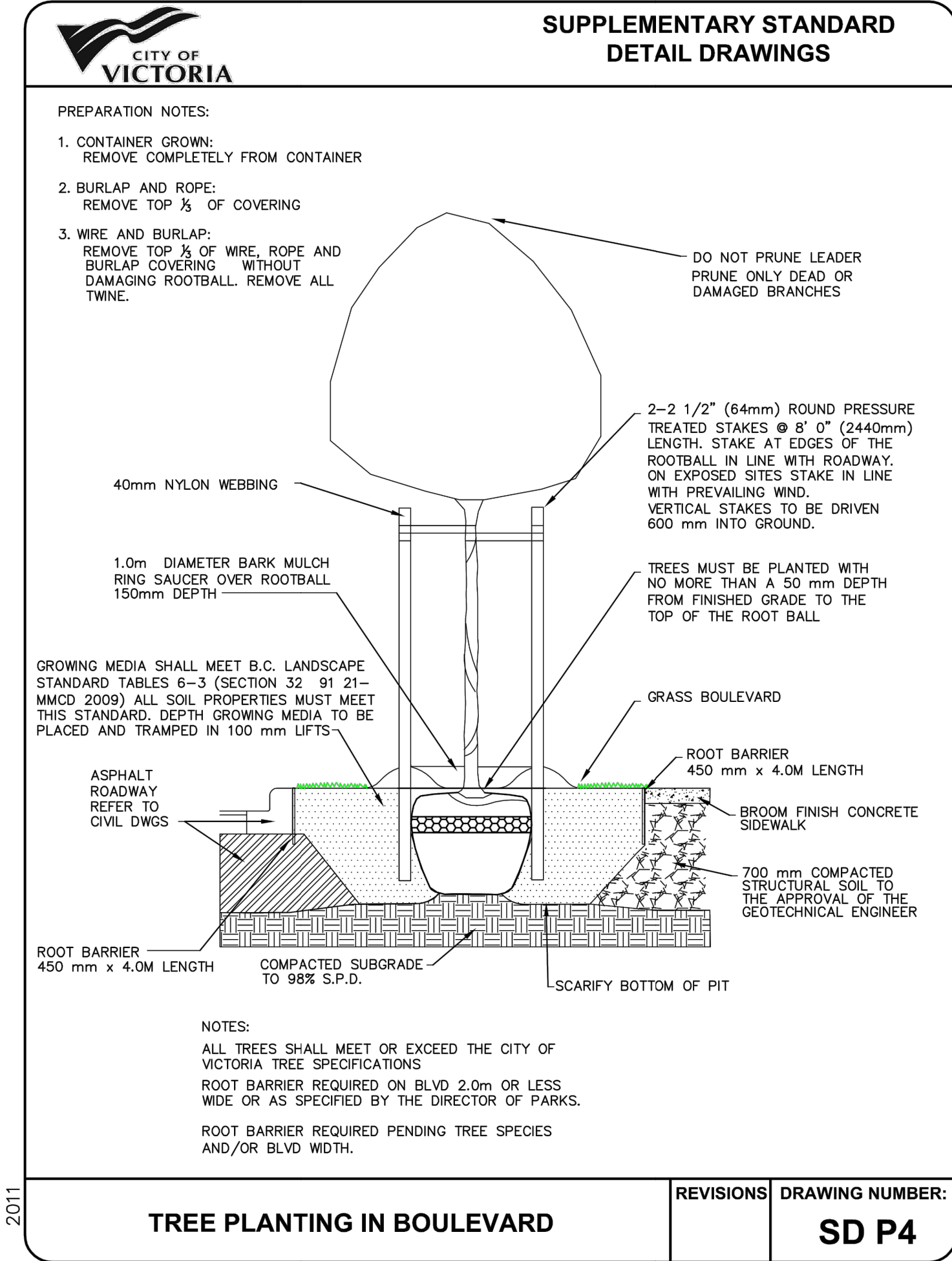
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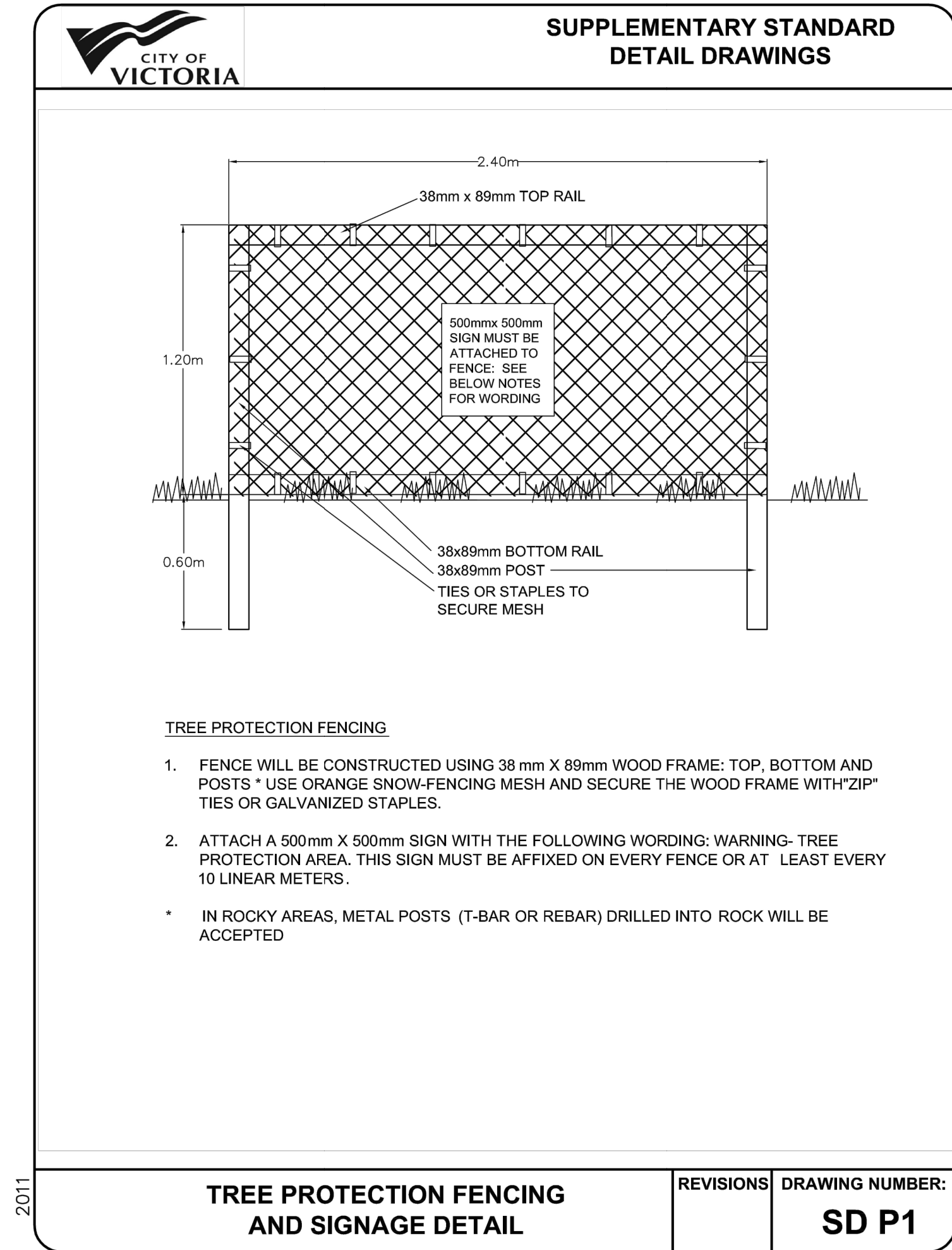
L7



1  
L5 SOD SEED DETAIL  
NTS



2  
L5 TREE PLANTING IN BOULEVARD  
NTS



3  
L5 TREE PROTECTION FENCING AND SIGNAGE DETAIL  
NTS