

List of Drawings

Architectural

D'Ambrosio architecture + urbanism
2960 Jutland Road
Victoria, BC
V8T 5K2

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+ Grade Calculation

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D'AMBROSIO
architecture + urbanism

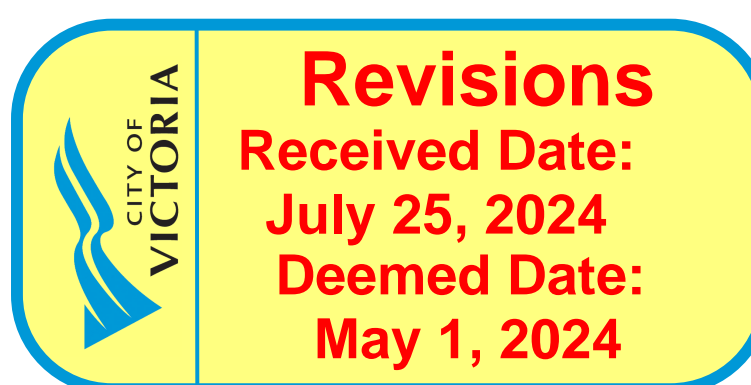
2960 Jutland Road
Victoria BC Canada V8T5K2

tel 250.384.2400
fax 250.384.7893
eml mail@fdarc.ca
web www.fdarc.ca

902 Foul Bay Road Victoria B.C.

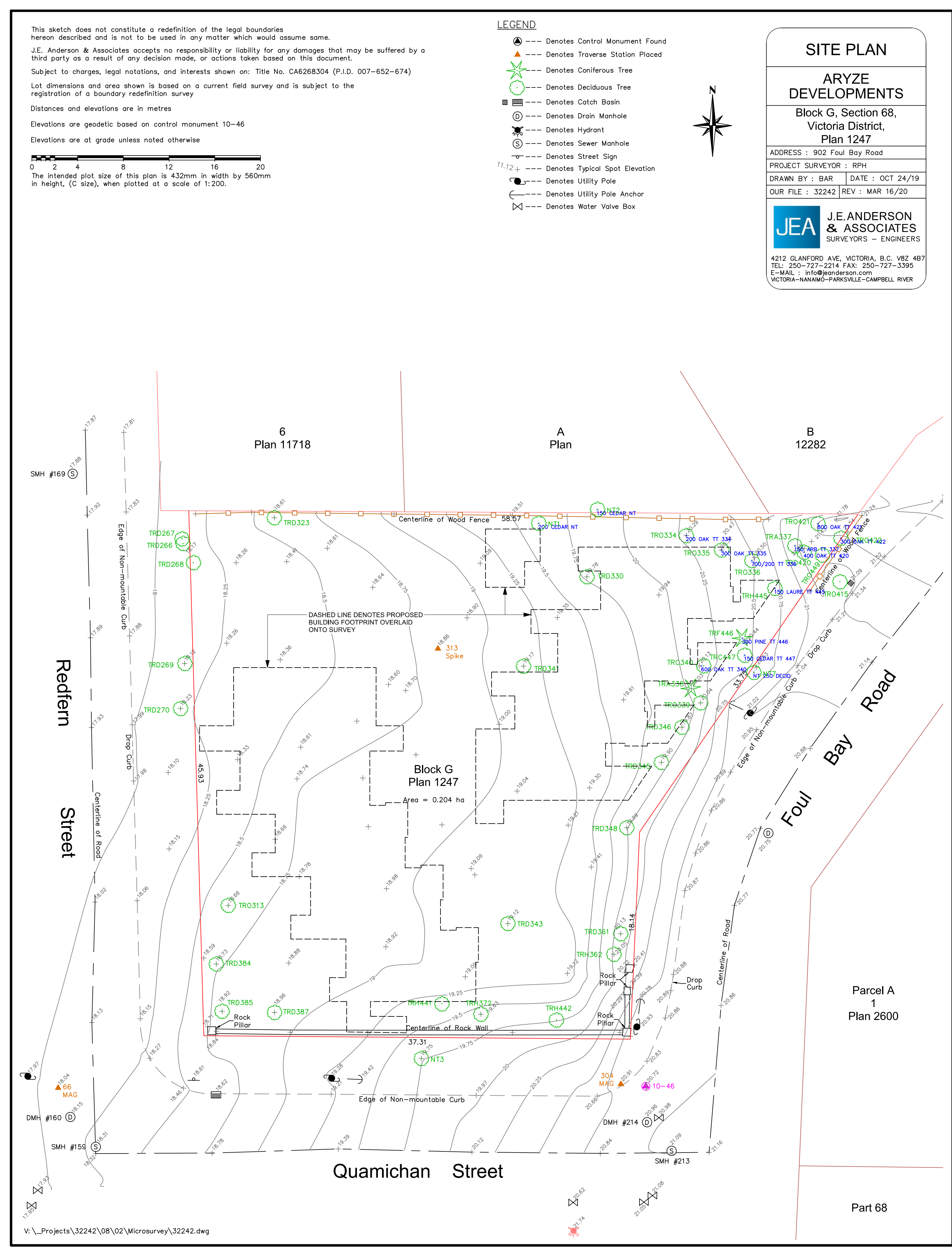


REVISED D.P. DRAWINGS
July 19, 2024





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SITE PLAN

ARYZE DEVELOPMENTS

Block G, Section 68,
Victoria District,
Plan 1247

ADDRESS : 902 Foul Bay Road
PROJECT SURVEYOR : RPH
DRAWN BY : BAR DATE : OCT 24/19
OUR FILE : 32242 REV : MAR 16/20

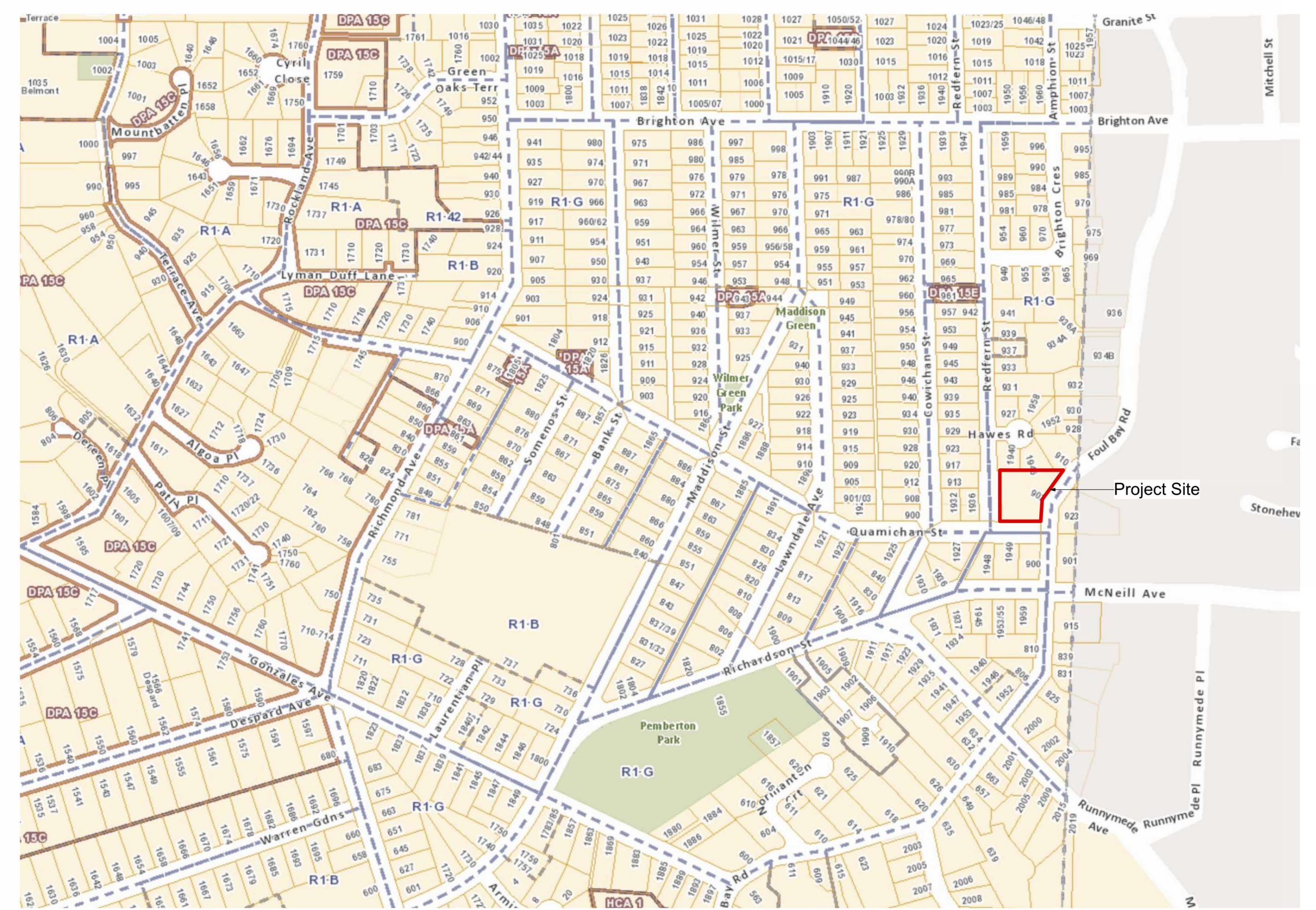
JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

4212 CLANFORD AVE. VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jea.com
VICTORIA-NANAIMO-PARKVILLE-CAMPBELL RIVER

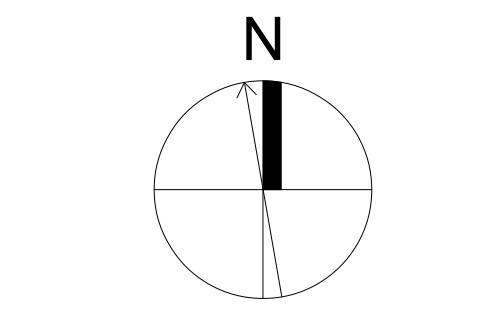
1 Site Survey
Scale: 1:200



2 Context Plan
Scale: 1:500



3 Location / Zoning Plan
Scale: nts



rev no	description	date
1	REVISED D.P.	24.07.19
2	DRAWINGS	24.06.20
3	ISSUED FOR CONSTRUCTION	24.06.20
4	TENDER ADDENDUM 001	24.06.20
5	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
**Site Survey, Context,
Location / Zoning Plan**

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A0.1



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Graphics Legend

- 18.10 (F.N.) Geodetic Grade Elevation, Finished and Natural (Excerpted from survey by J.E. Anderson, dated Oct. 24, 2019)
- 18.10 (E.X.) Geodetic Grade Elevation, Finished and Existing (Excerpted from survey by J.E. Anderson, dated Oct. 24, 2019)
- A 1 Data Point for Grade Calculation
- Existing Tree, Retain
- Existing Tree, Remove

GARAGE ENCLOSURE & SPRINKLER CLOSET
Average Grade Calculation

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
01	18.10	18.10	4.742	84.664
02	18.10	18.10	2.841	51.351
03	18.10	18.10	2.214	40.077
04	18.10	18.10	1.317	23.979
05	18.10	18.10	1.317	23.979
06	18.10	18.10	1.317	23.979
07	18.10	18.10	1.317	23.979
08	18.10	18.10	1.317	23.979
09	18.10	18.10	1.317	23.979
10	18.10	18.10	1.317	23.979
11	18.10	18.10	1.317	23.979
12	18.10	18.10	1.317	23.979
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93	18.10	18.10	1.317	23.979
94	18.10	18.10	1.317	23.979
95	18.10	18.10	1.317	23.979
96	18.10	18.10	1.317	23.979
97	18.10	18.10	1.317	23.979
98	18.10	18.10	1.317	23.979
99	18.10	18.10	1.317	23.979
100	18.10	18.10	1.317	23.979
TOTAL			18.487	335.588
AVERAGE GRADE				18.18 m

WEST BUILDING
Average Grade Calculation

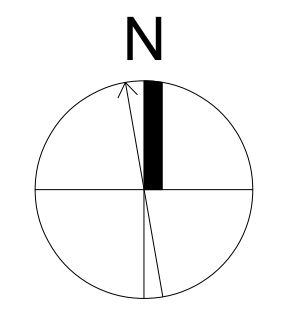
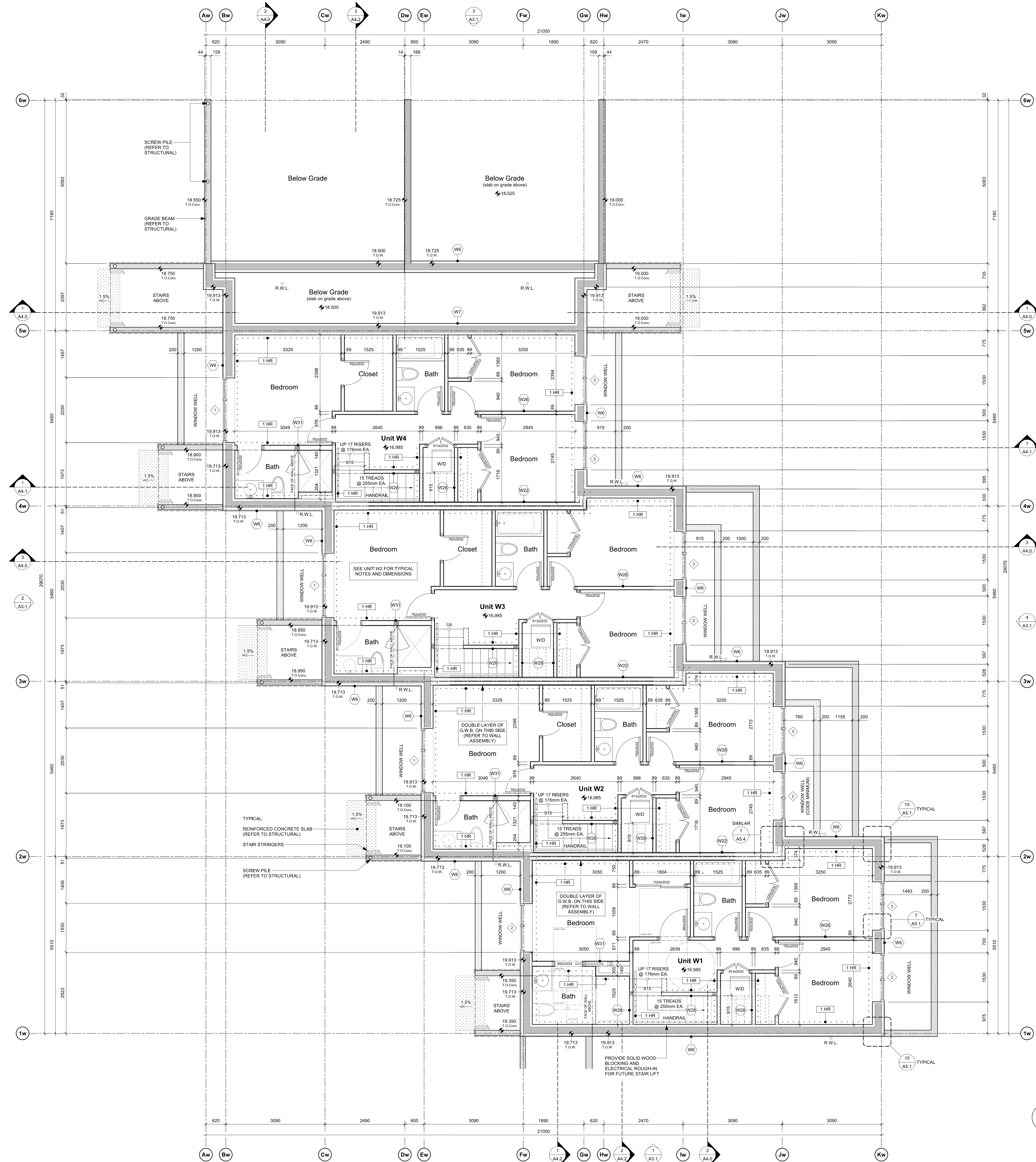
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
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2	18.000	18.000	1.000	18.000
3	18.000	18.000	1.000	18.000
4	18.000	18.000	1.000	18.000
5	18.000	18.000	1.000	18.000
6	18.000	18.000	1.000	18.000
7	18.000	18.000	1.000	18.000
8	18.000	18.000	1.000	18.000
9	18.000	18.000	1.000	18.000
10	18.000	18.000	1.000	18.000
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12	18.000	18.000	1.000	18.000
13	18.000	18.000	1.000	18.000
14	18.000	18.000	1.000	18.000
15	18.000	18.000	1.000	18.000
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27	18.000	18.000	1.000	18.000
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93	18.000	18.000	1.000	18.000
94	18.000	18.000	1.000	18.000
95	18.000	18.000	1.000	18.000
96	18.000	18.000	1.000	18.000
97	18.000	18.000	1.000	18.000
98	18.000	18.000	1.000	18.000
99	18.000	18.000	1.000	18.000
100	18.000	18.000	1.000	18.000
TOTAL			104.661	2,643,937
AVERAGE GRADE				18.32

EAST BUILDING
Average Grade Calculation

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
1	18.100	18.100	1.210	21.831
2	18.100	18.100	1.210	21.831
3	18.100	18.100	1.210	21.831
4	18.100	18.100	1.210	21.831
5	18.100	18.100	1.210	21.831
6	18.100	18.100	1.210	21.831
7	18.100	18.100	1.210	21.831
8	18.100	18.100	1.210	21.831
9	18.100	18.100	1.210	21.831
10	18.100	18.100	1.210	21.831
11	18.100	18.100	1.210	21.831
12	18.100	18.10		



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rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

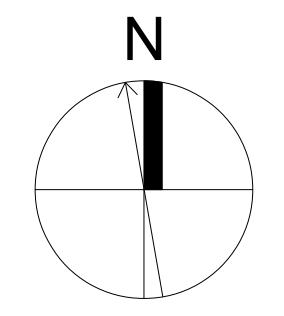
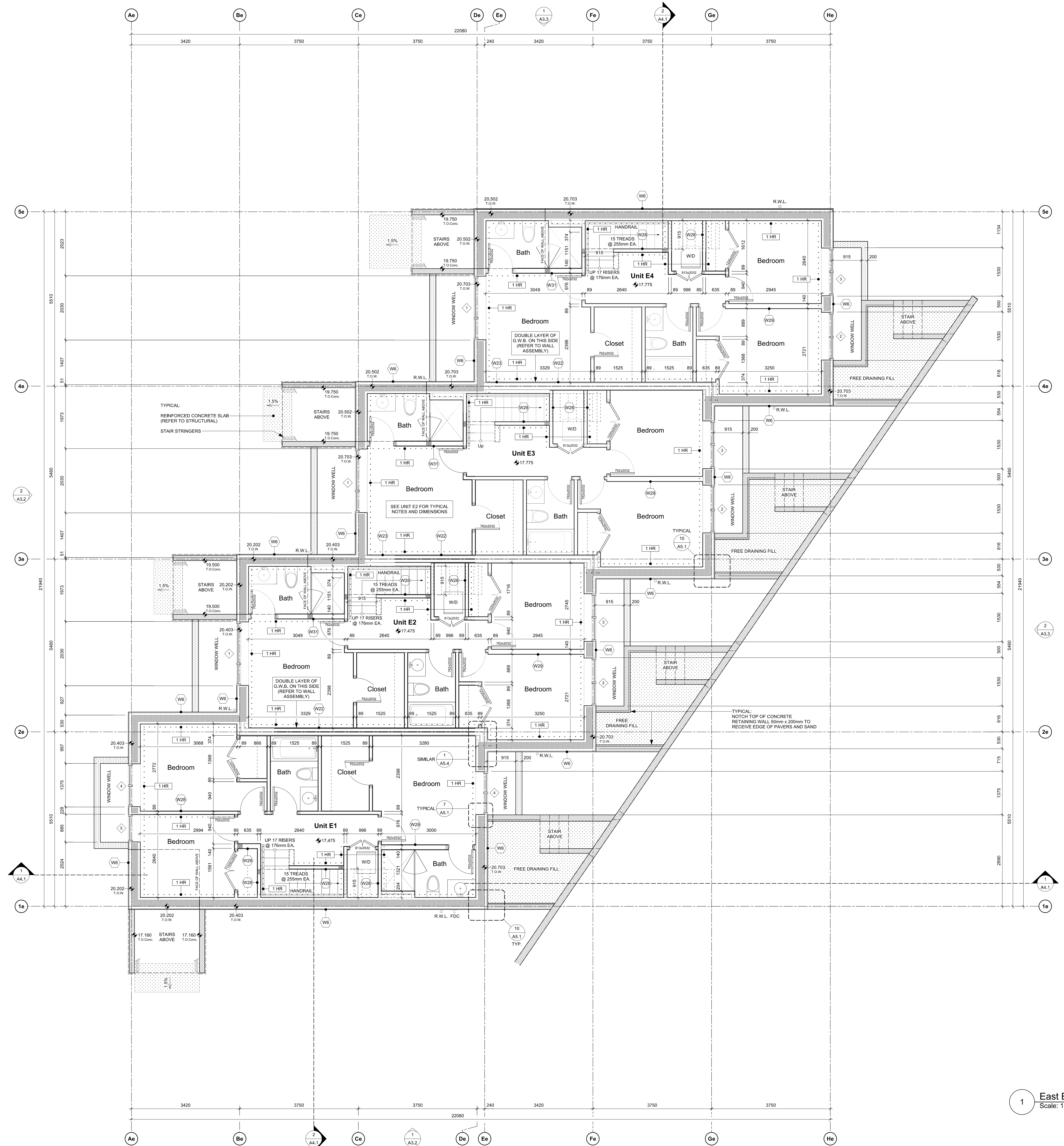
sheet title
West Bldg - Basement Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A2.0w

1 West Bldg. - Basement Plan
Scale: 1:50



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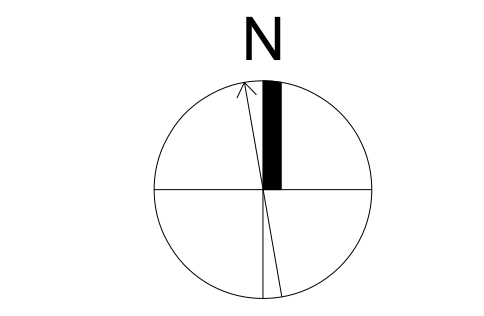
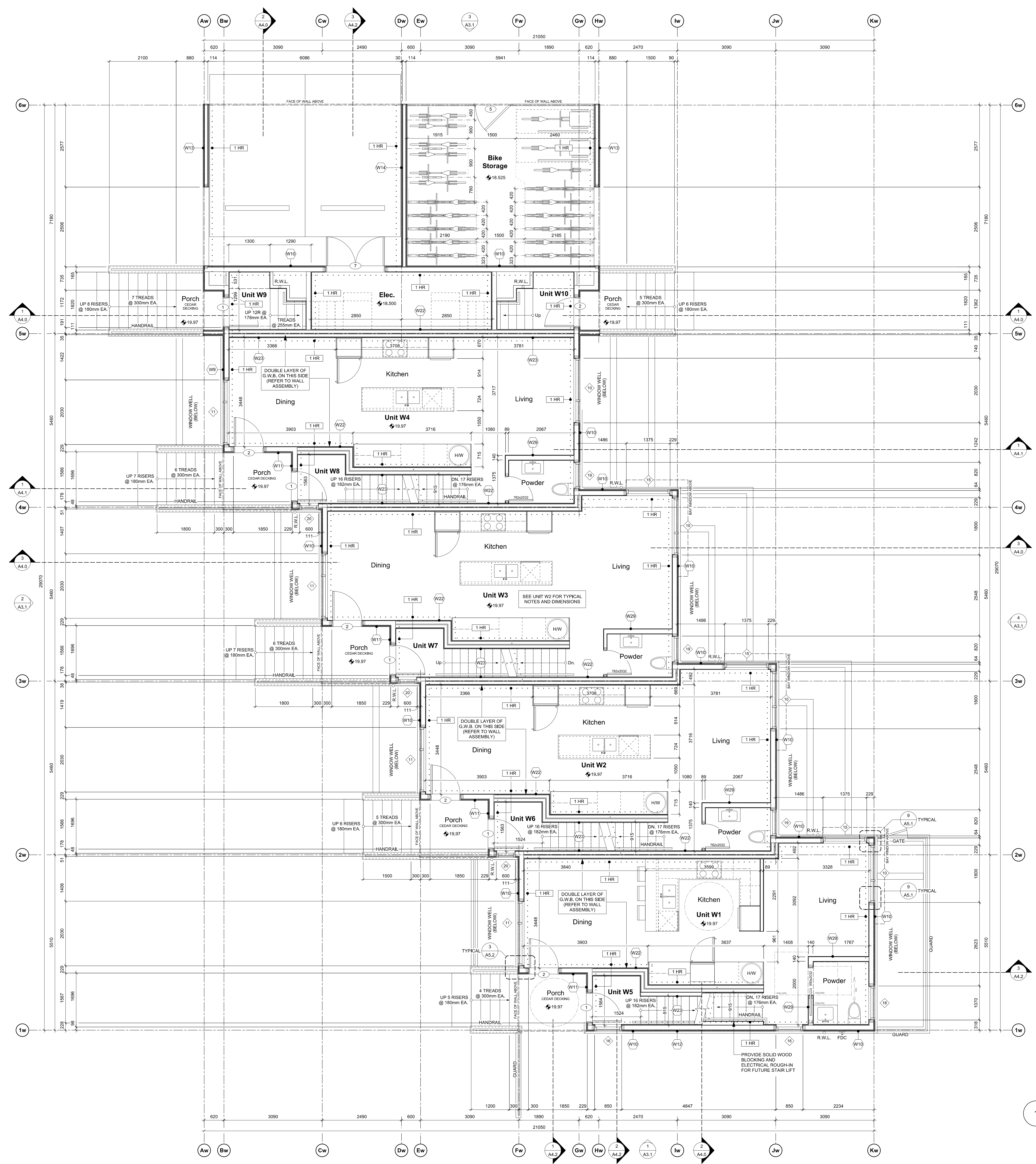
sheet title
East Building - Basement Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A2.0e

1 East Bldg. - Basement Plan
Scale: 1:50



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Victoria, BC

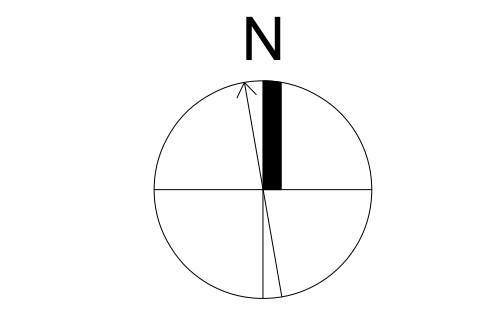
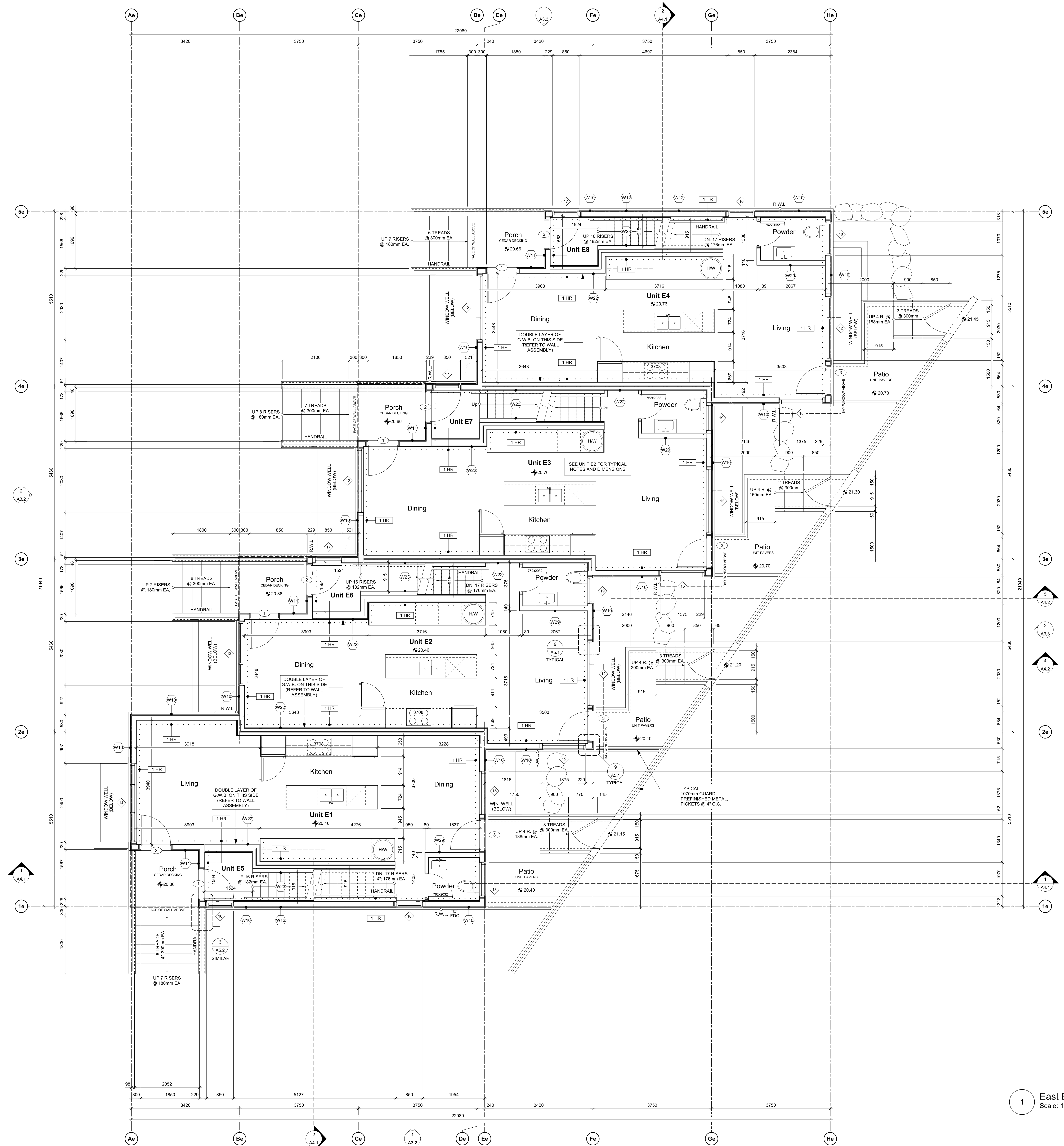
sheet title
West Building - Level 1 Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A2.1w

1 West Bldg. - Level 1 Plan
Scale: 1:50



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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 1 Plan

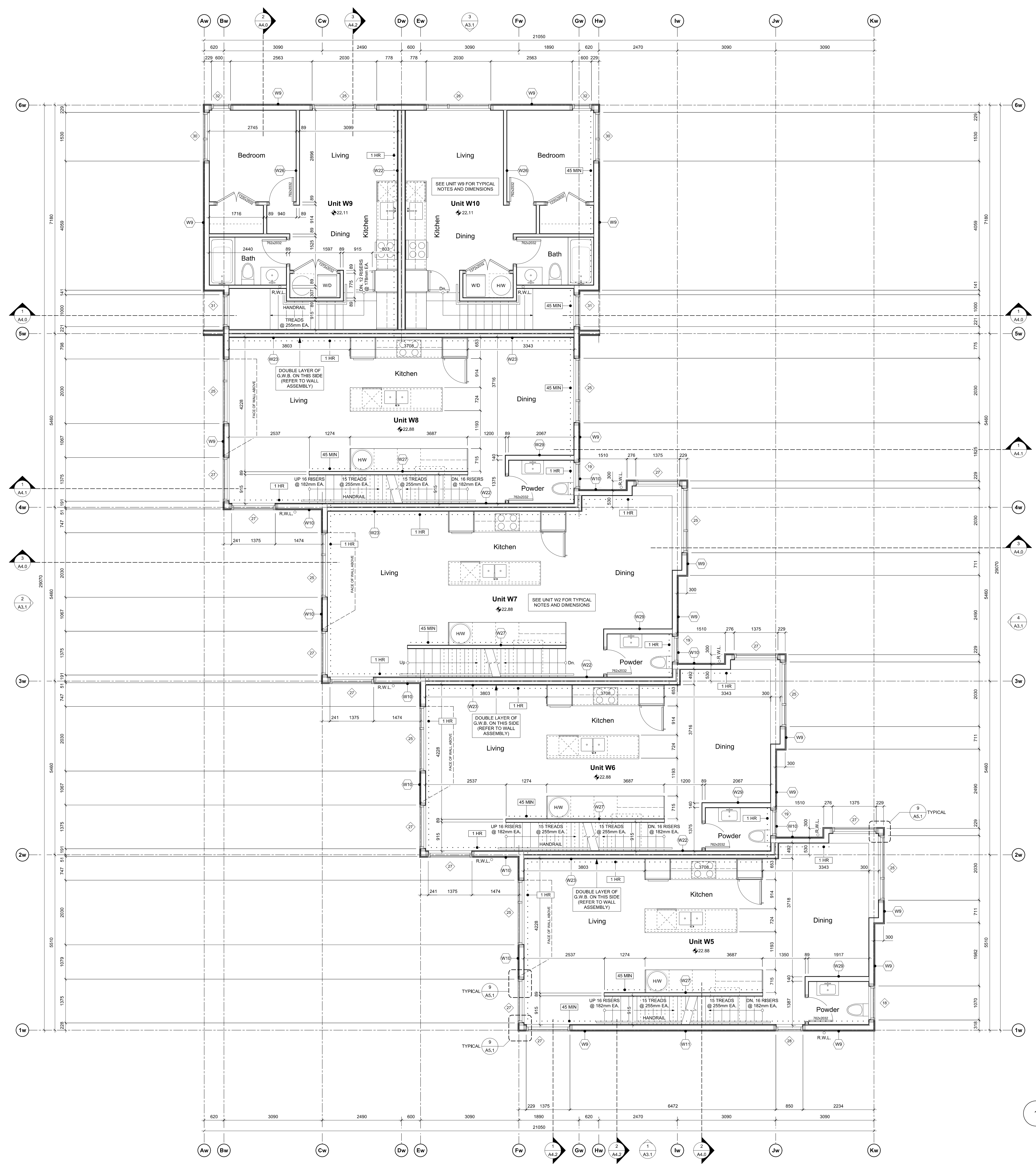
project no. 1933
drawing file -
scale As Noted
drawn by JH
date 24.07.19

sheet no.
A2.1e

1 East Bldg. - Level 1 Plan
Scale: 1:50



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1 West Bldg. - Level 2 Plan
Scale: 1:50

rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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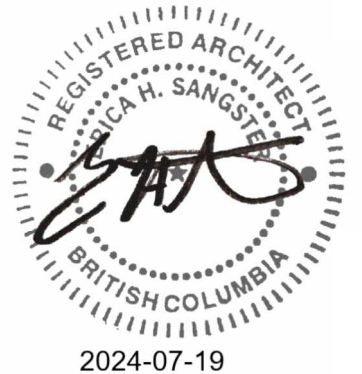
project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Level 2 Plan

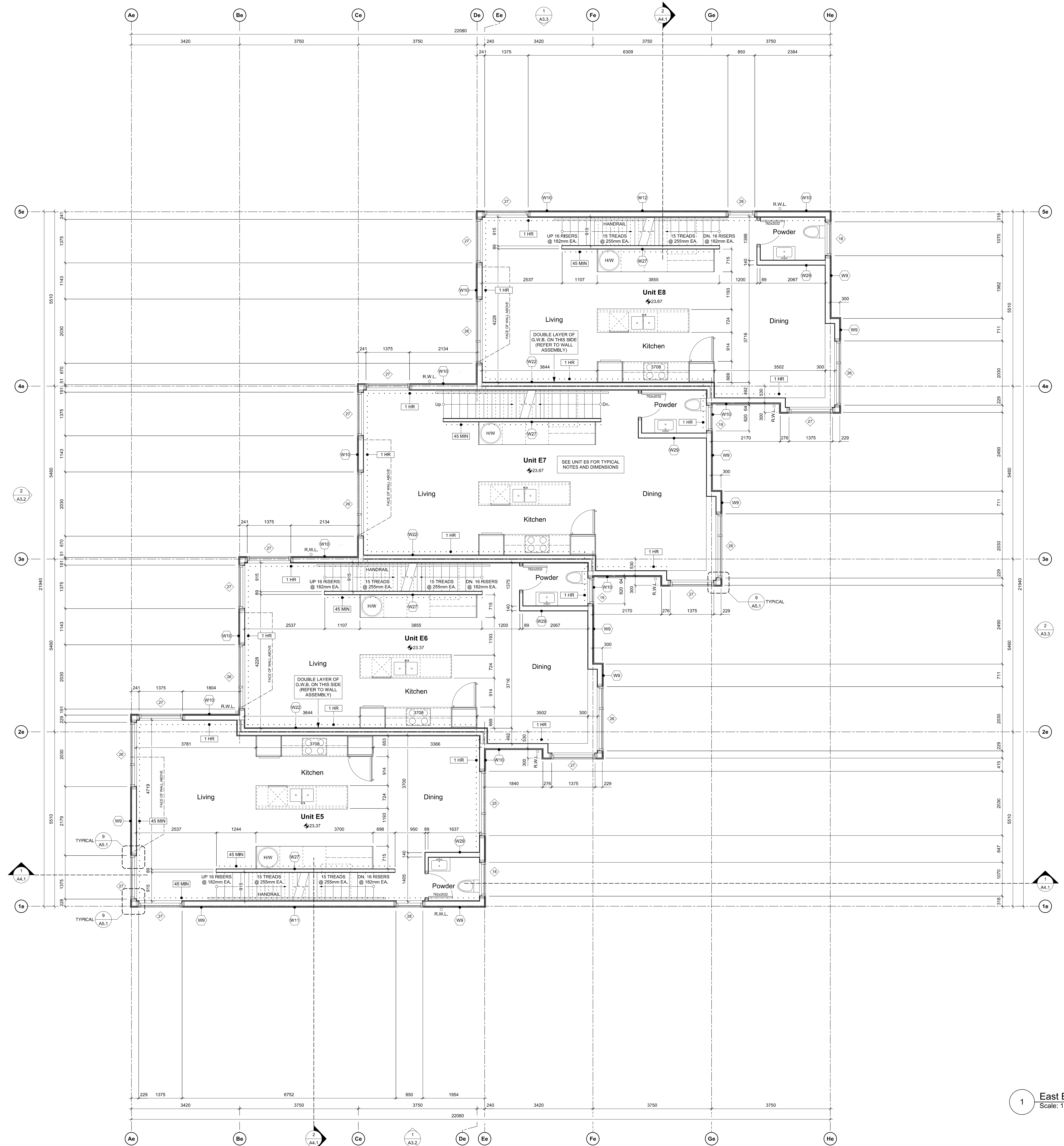
project no. 1933
drawing file -

scale As Noted
drawn by JH

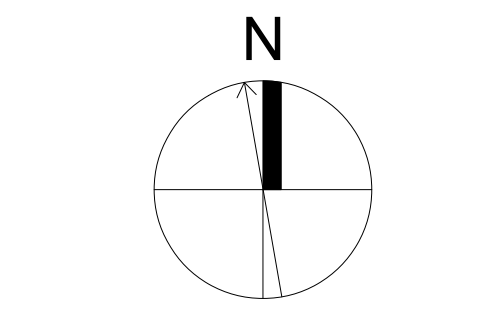
date 24.07.19
sheet no. A2.2w



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1 East Bldg. - Level 2 Plan
Scale: 1:50



rev no	description	date
1	REVISED D.P.	24.07.19
2	DRAWINGS	24.06.20
3	ISSUED FOR CONSTRUCTION	24.06.20
4	TENDER ADDENDUM 001	24.06.20
5	REVISIONS TO D.P.	24.06.18

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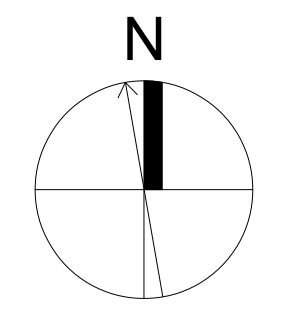
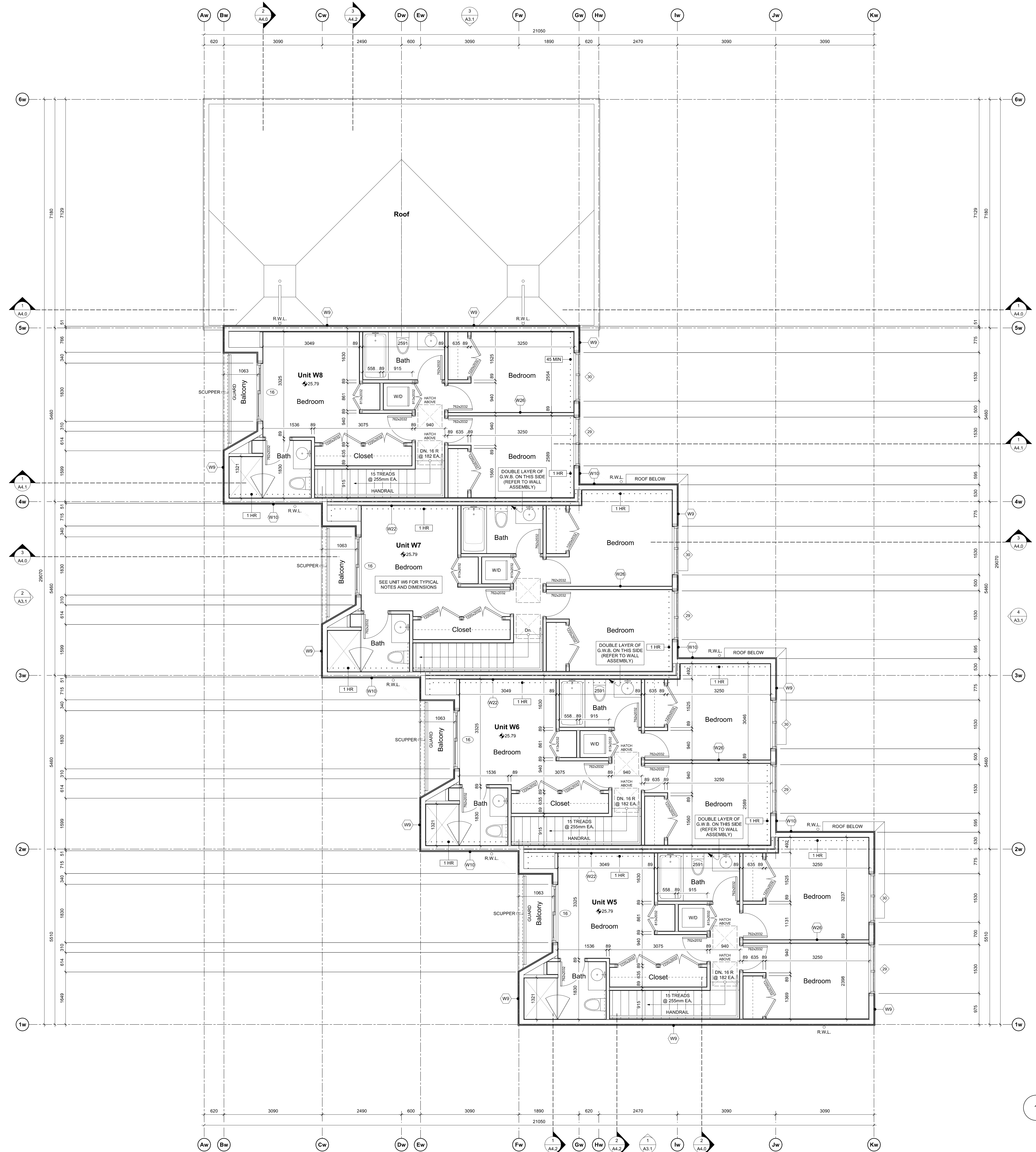
project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 2 Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A2.2e



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rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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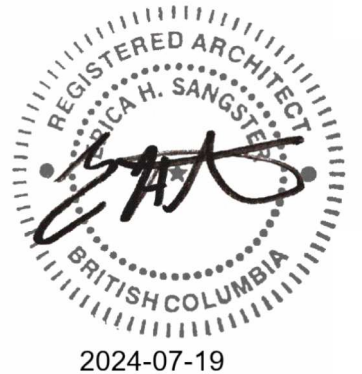
project name
902 Foul Bay Road
Victoria, BC

sheet title
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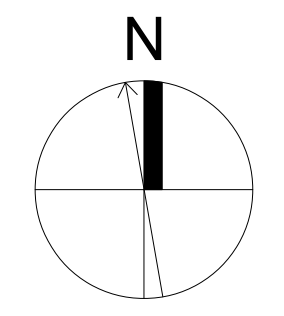
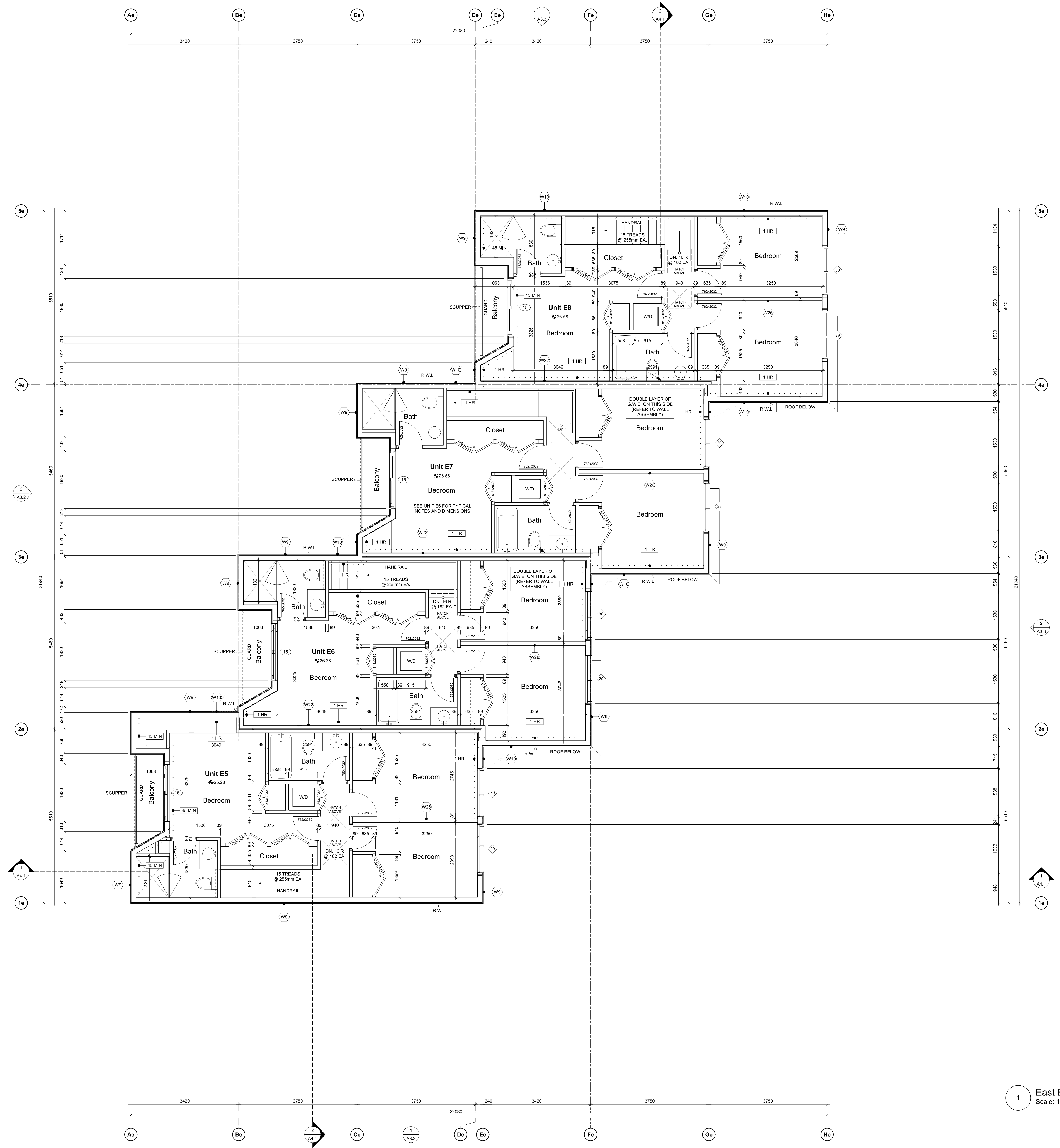
project no. 1933
drawing file -
scale As Noted
drawn by JH

date 24.07.19
sheet no. **A2.3w**

1 West Bldg. - Level 3 Plan
Scale: 1:50



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rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 3 Plan

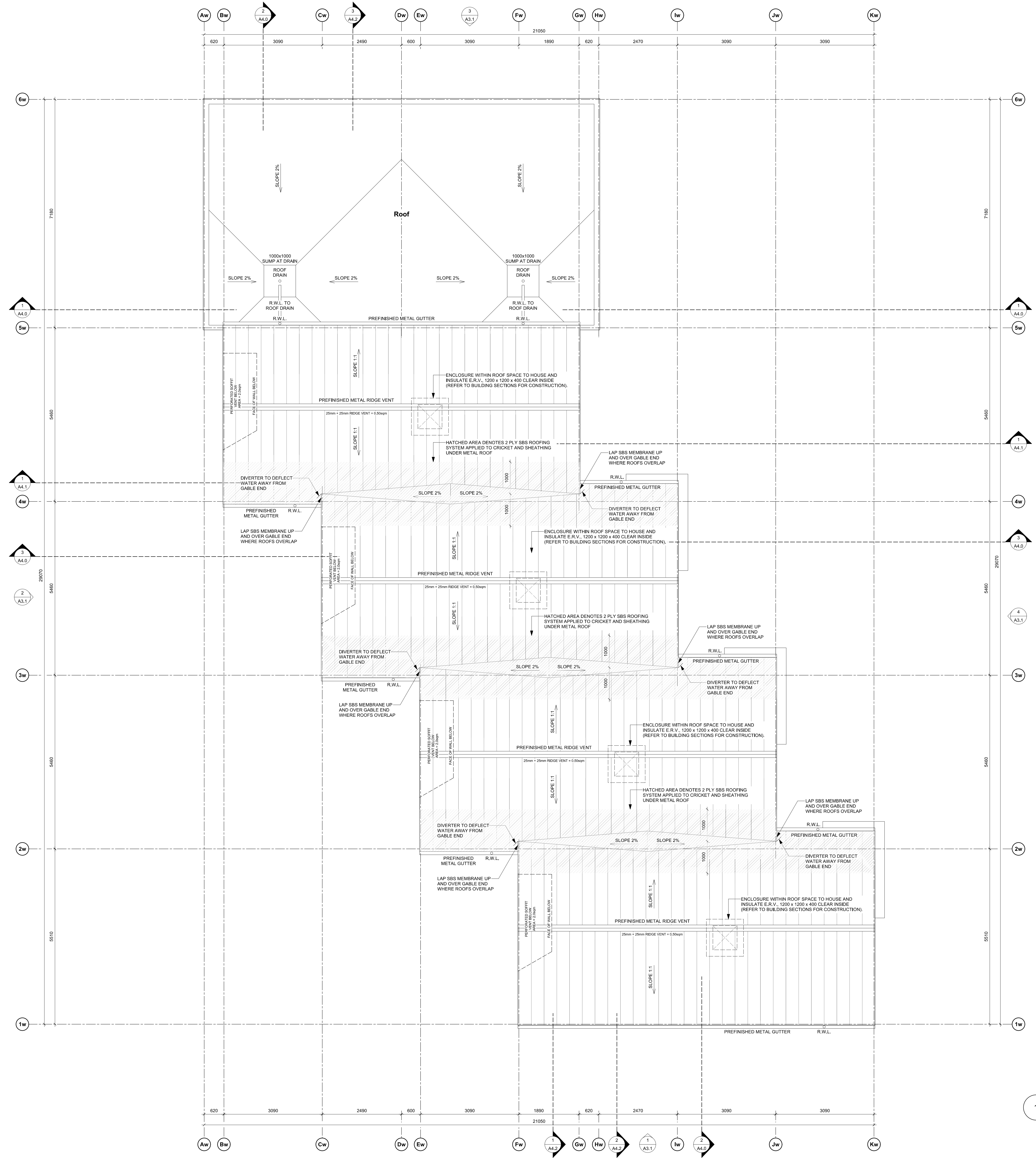
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drawing file -
scale As Noted
drawn by JH

date 24.07.19
sheet no. **A2.3e**

1 East Bldg. - Level 3 Plan
Scale: 1:50

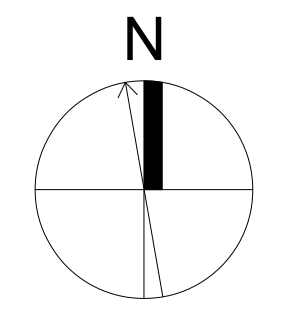


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ROOF VENTILATION
1/300 OF INSULATED CEILING AREA: 223.1 / 300 = 0.74sqm
BOTTOM VENTING: 2.0sqm
TOP VENTING: 2.0sqm

1 West Bldg. - Roof Plan
Scale: 1:50



rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Roof Plan

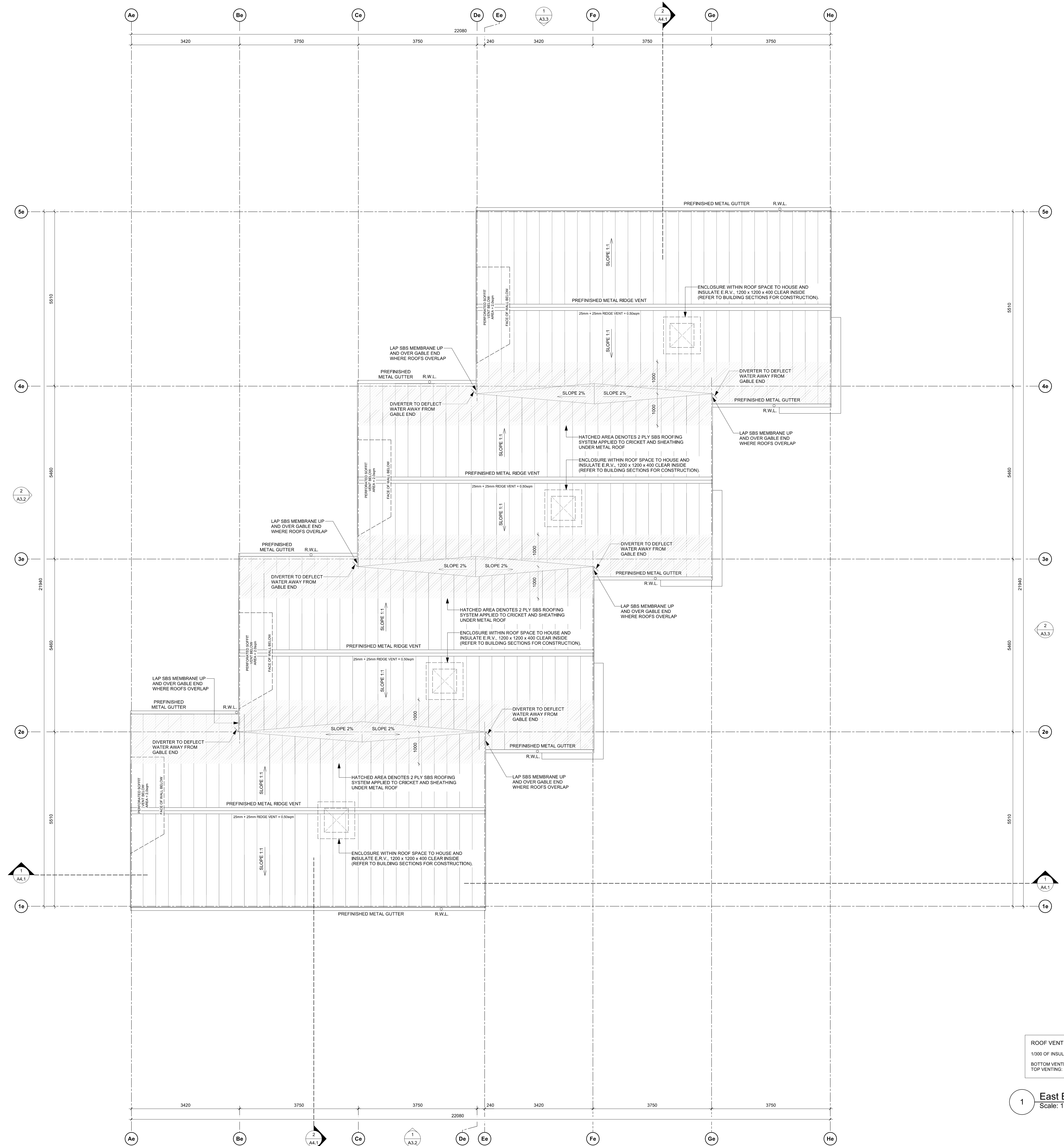
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drawing file -
scale As Noted

drawn by JH
date 24.07.19

sheet no.
A2.4w

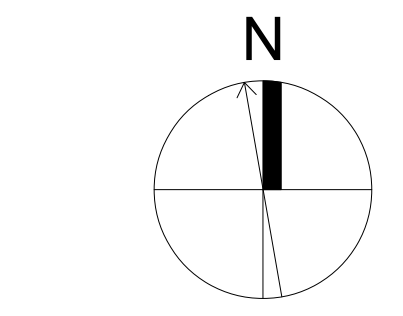


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ROOF VENTILATION
1300 OF INSULATED CEILING AREA: 224.8 / 300 = 0.75sqm
BOTTOM VENTING: 2.0sqm
TOP VENTING: 2.0sqm

1 East Bldg. - Roof Plan
Scale: 1:50



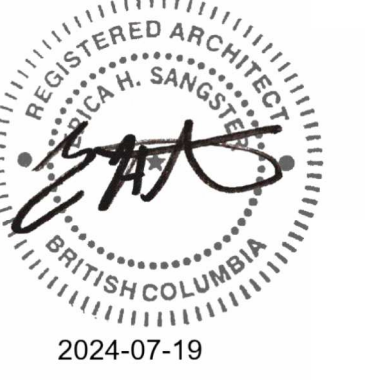
rev no	description	date
1	REVISED D.P.	24.07.19
2	DRAWINGS ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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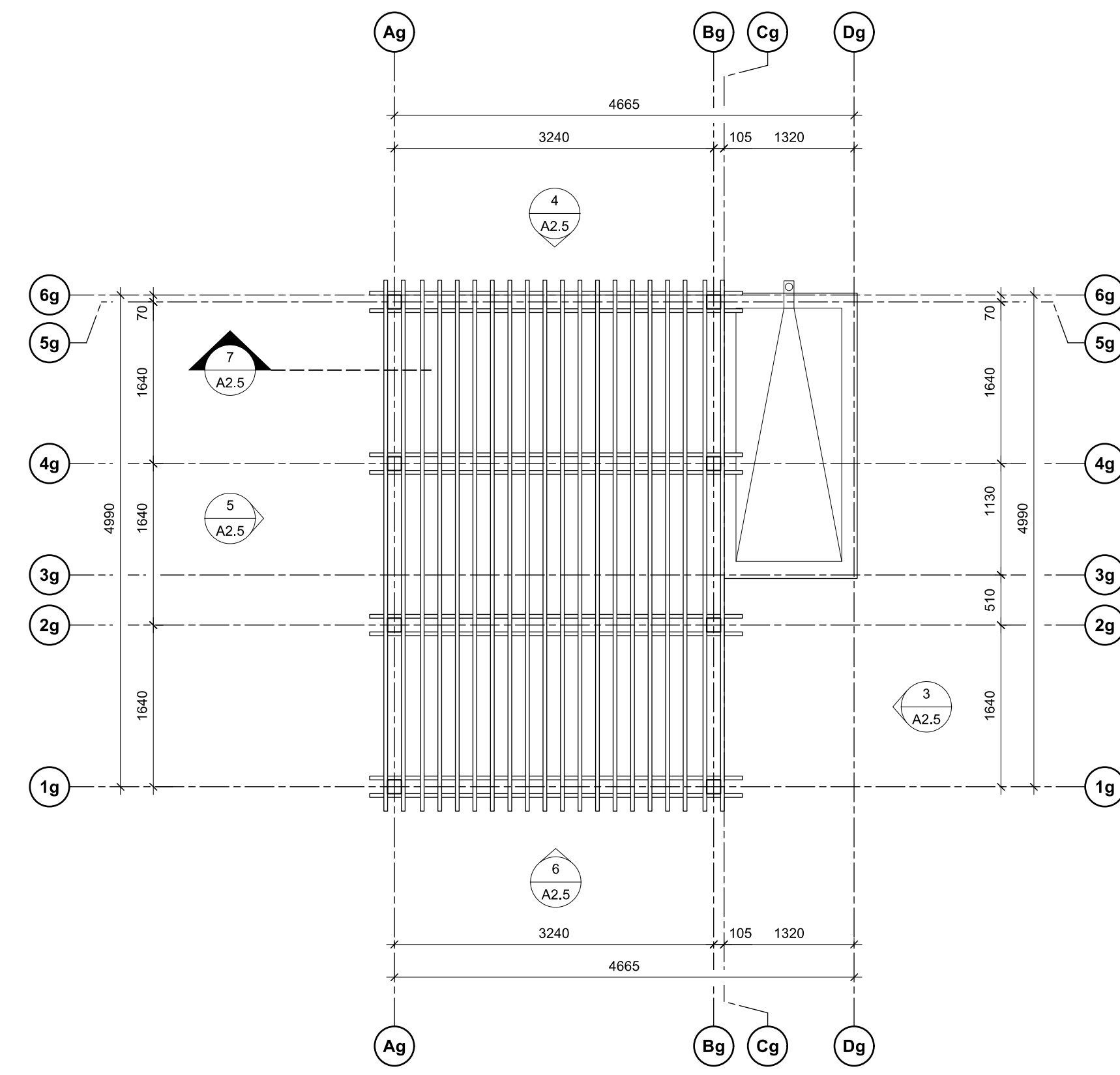
project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Roof Plan

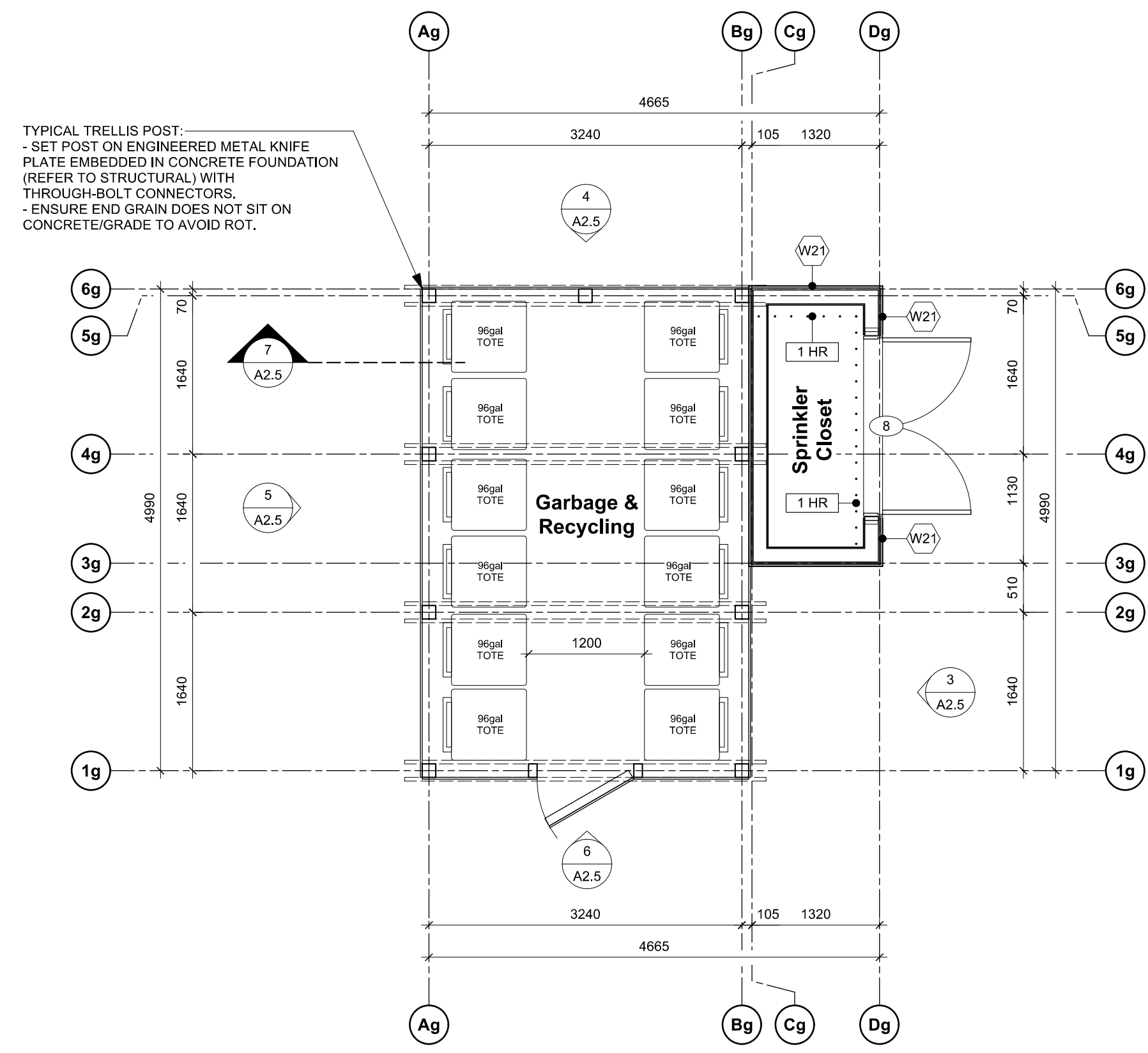
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drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A2.4e



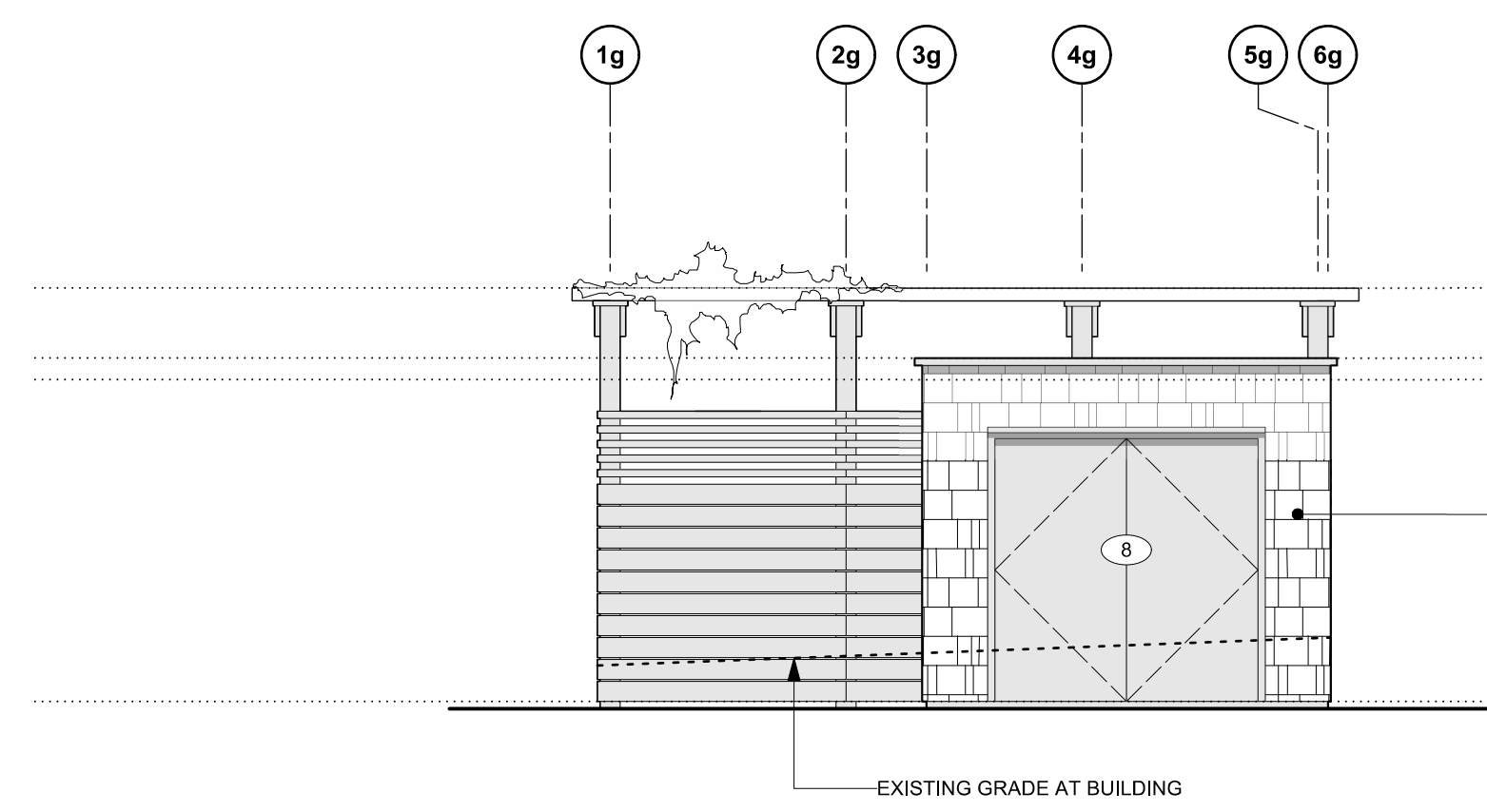
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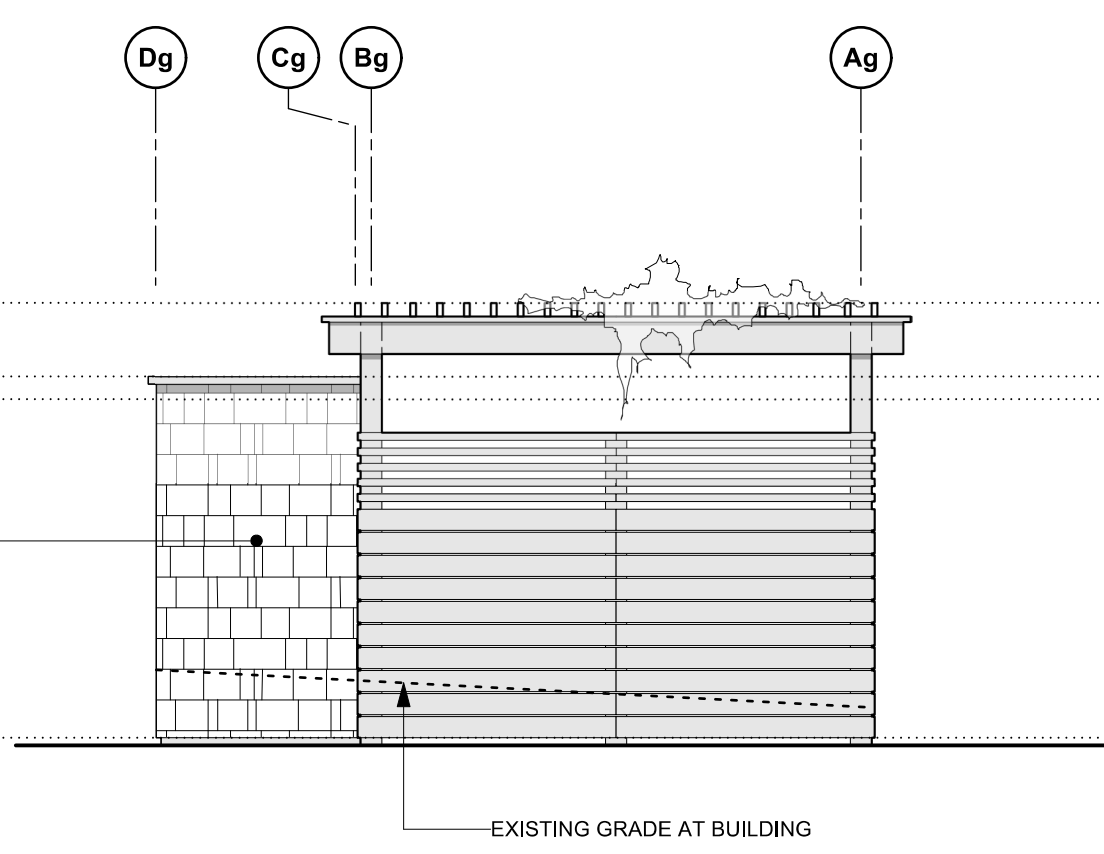
2 Garbage Enclosure - Roof Plan
Scale: 1:50



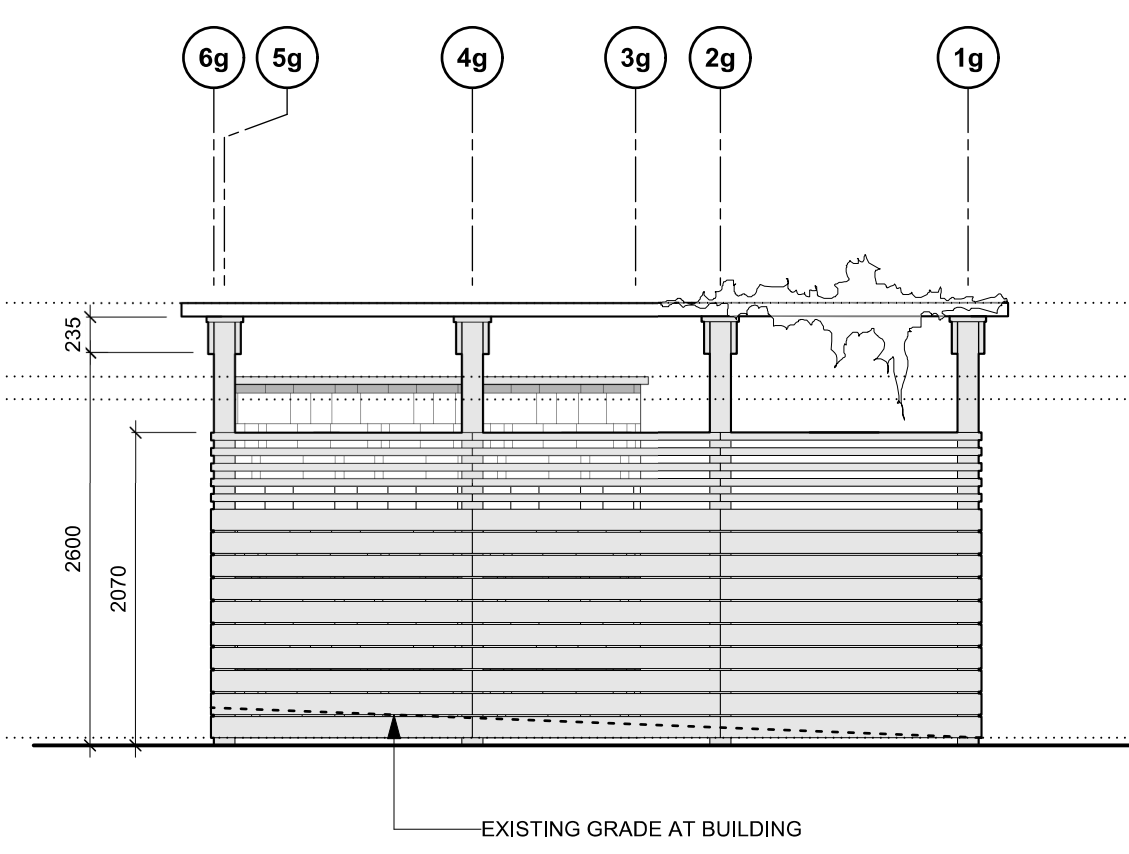
1 Garbage Enclosure - Plan
Scale: 1:50



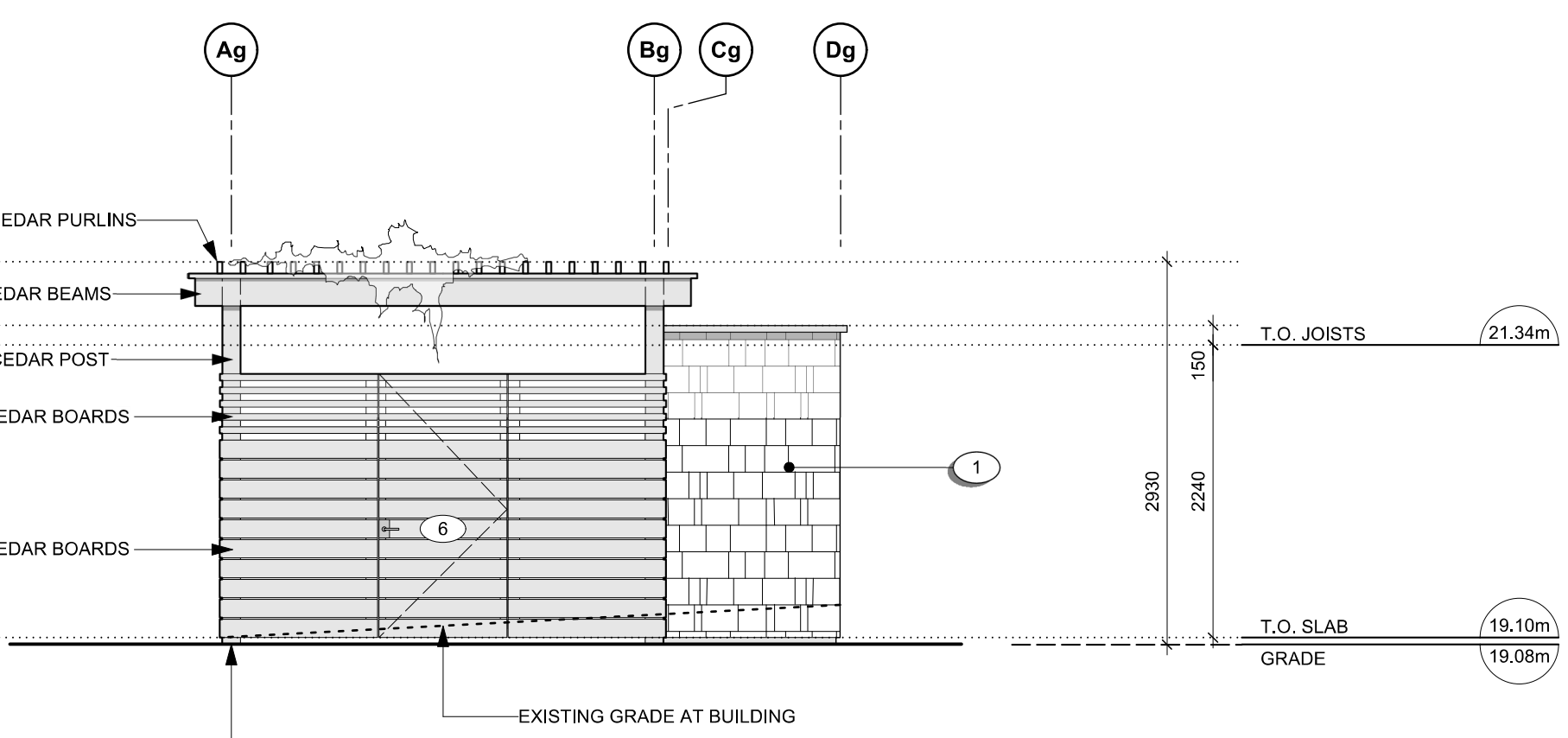
3 Garbage Enclosure - East Elevation
Scale: 1:50



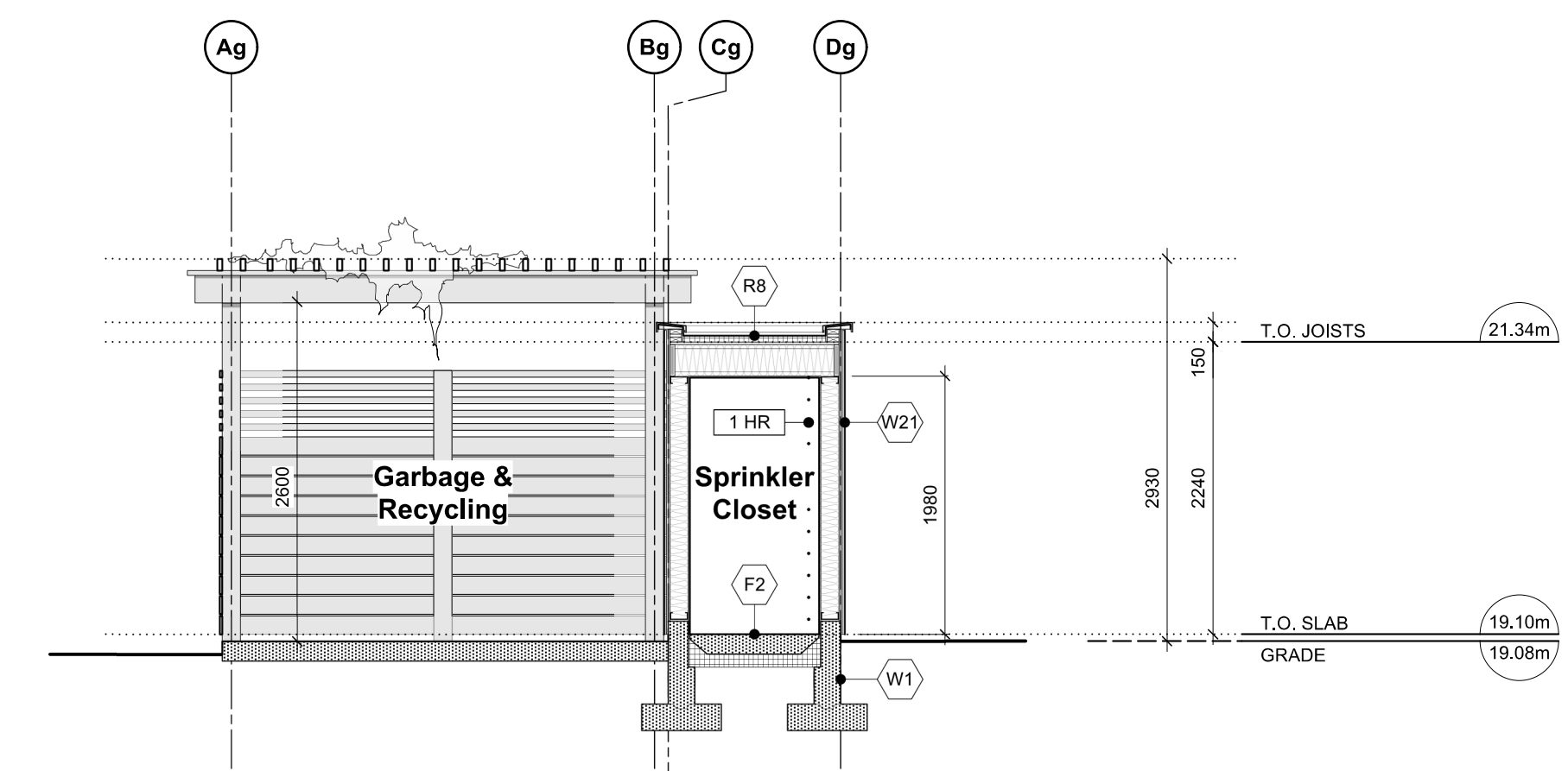
4 Garbage Enclosure - North Elevation
Scale: 1:50



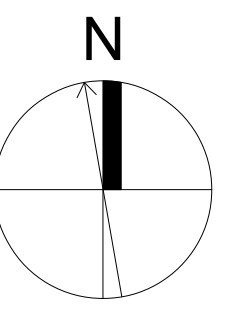
5 Garbage Enclosure - West Elevation
Scale: 1:50



6 Garbage Enclosure - South Elevation
Scale: 1:50



7 Garbage Enclosure - E-W Section
Scale: 1:50



rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Garbage Enclosure & Sprinkler Closet

project no. 1933
drawing file -
scale As Noted
drawn by JH

date 24.07.19
sheet no. A2.5



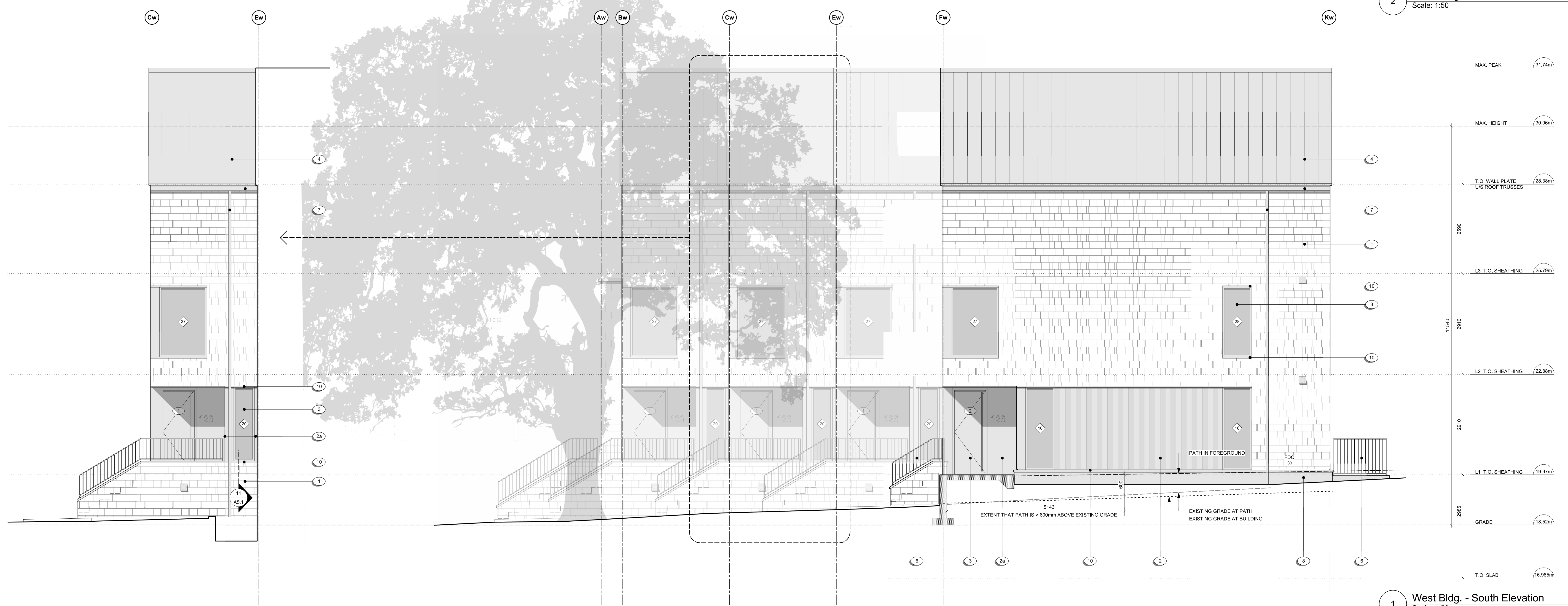
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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

2 West Bldg. - West Elevation
Scale: 1:50



1 West Bldg. - South Elevation
Scale: 1:50

rev no	description	date
17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
19	TENDER ADDENDUM 001	24.06.20
20	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Elevations

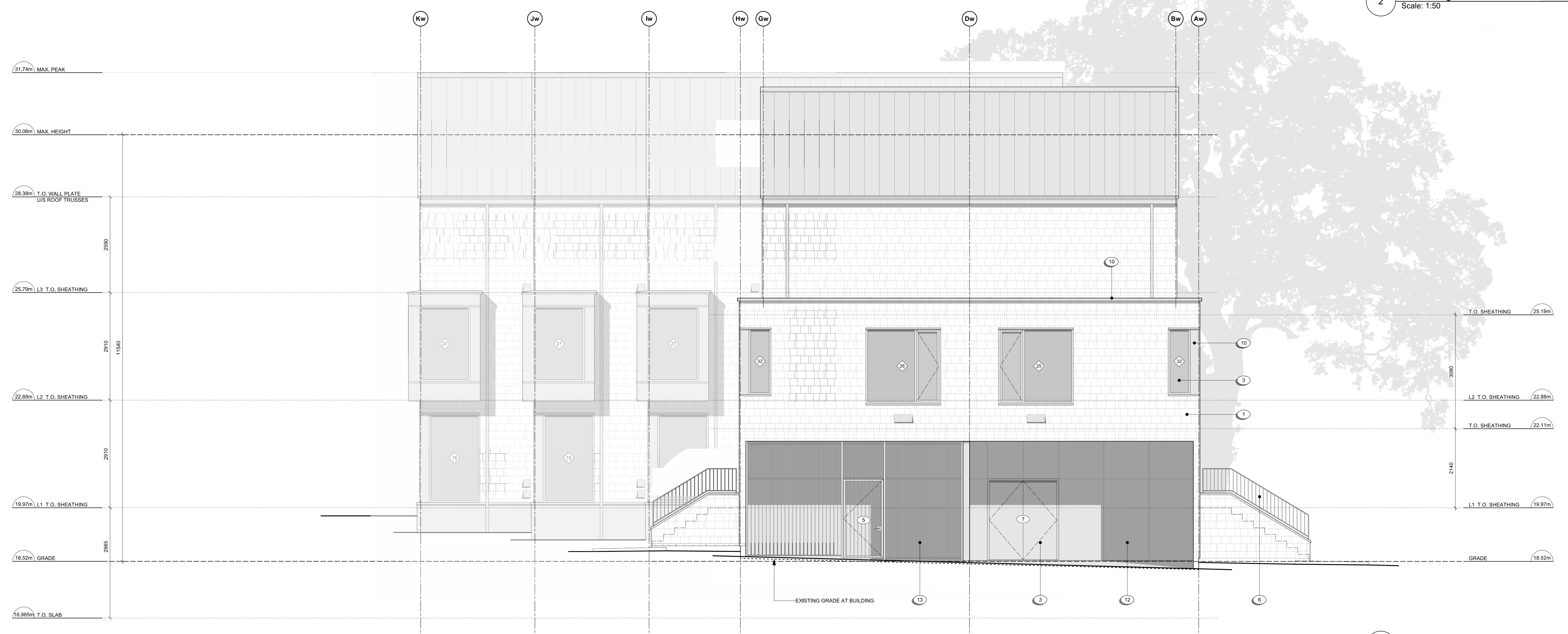
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A3.0



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2 West Bldg. - East Elevation
Scale: 1:50



1 West Bldg. - North Elevation
Scale: 1:50

MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
13	REVISED D.P. DRAWINGS	24.07.19
12	ISSUED FOR CONSTRUCTION	24.06.20
11	TENDER ADDENDUM 001	24.06.20
10	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Elevations

project no. 1933

drawing file -

scale As Noted

drawn by JH

date 24.07.19

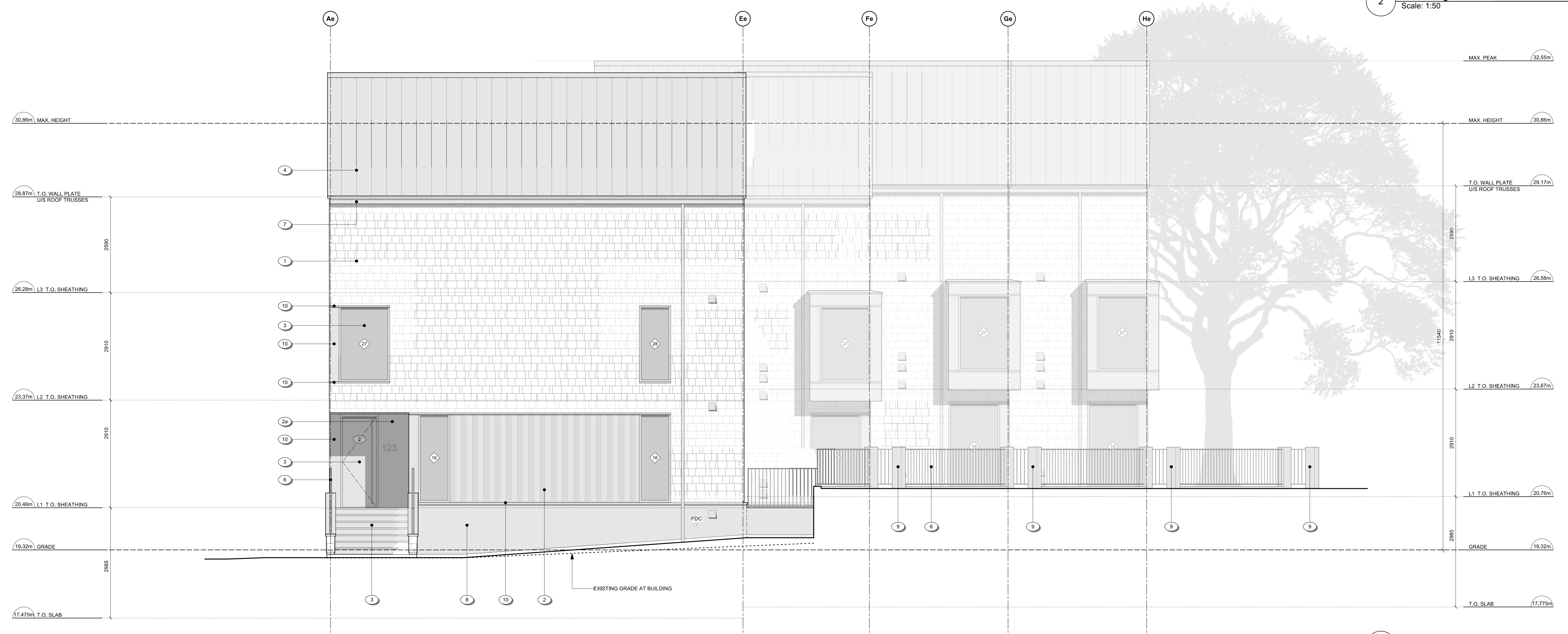
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2 East Bldg. - West Elevation
Scale: 1:50



1 East Bldg. - South Elevation
Scale: 1:50

MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
19	TENDER ADDENDUM 001	24.06.20
20	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Elevations

project no. 1933
drawing file -
scale As Noted
drawn by JH
date 24.07.19

sheet no.
A3.2



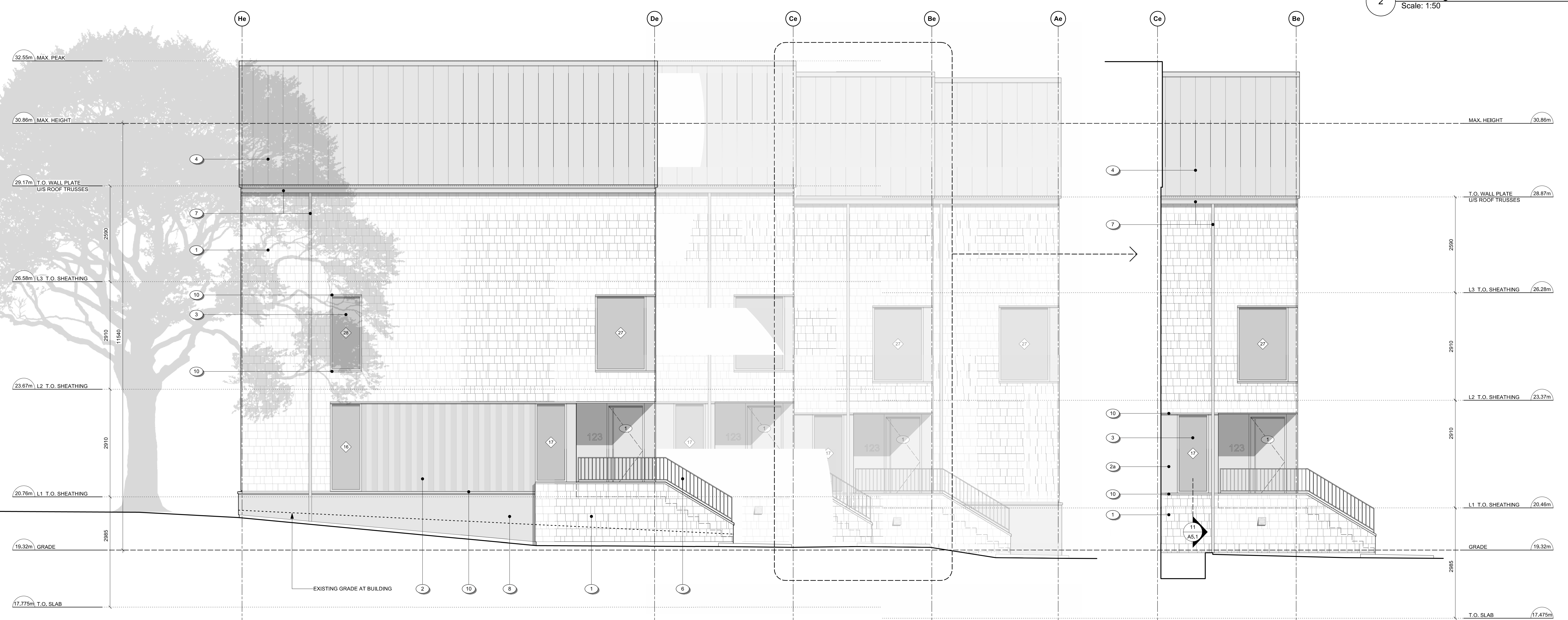
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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL



2 East Bldg. - East Elevation
Scale: 1:50



1 East Bldg. - North Elevation
Scale: 1:50

rev no	description	date
17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
19	TENDER ADDENDUM 001	24.06.20
20	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Elevations

project no. 1933

drawing file -

scale As Noted

drawn by JH

date 24.07.19 sheet no. A3.3



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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
15	TENDER ADDENDUM 001	24.06.20
14	REVISIONS TO D.P.	24.06.18

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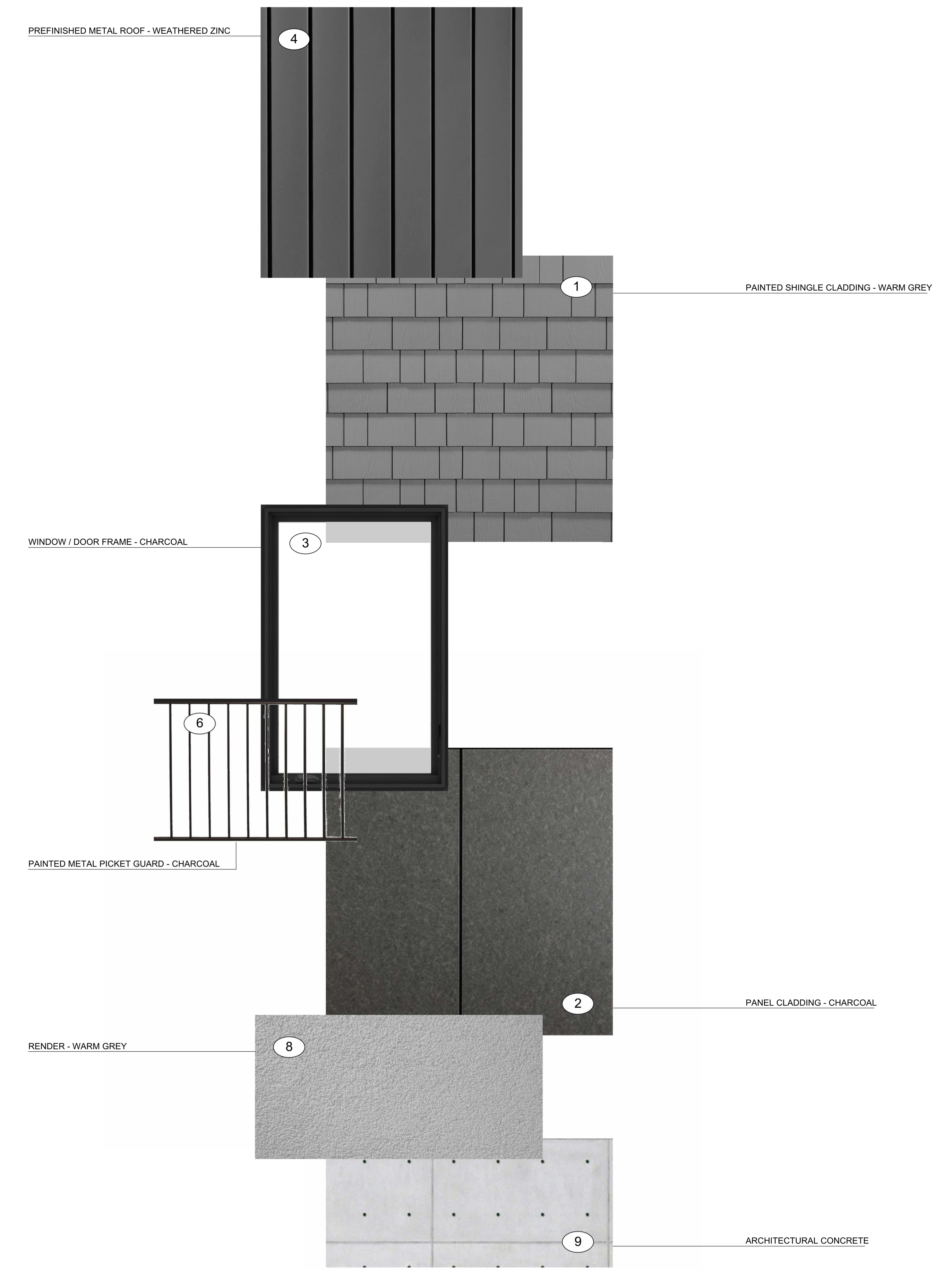
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902 Foul Bay Road Victoria, BC	
sheet title	
Materials Palette	
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A3.4

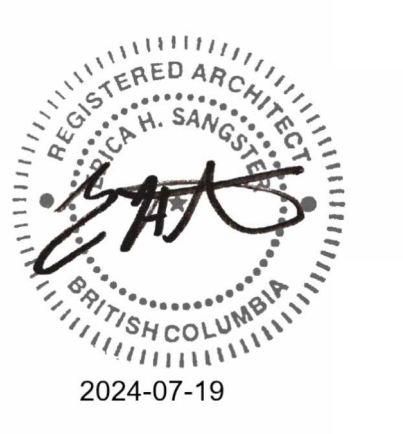


1 Corner of Quamichan and Redfern
SCALE: nts

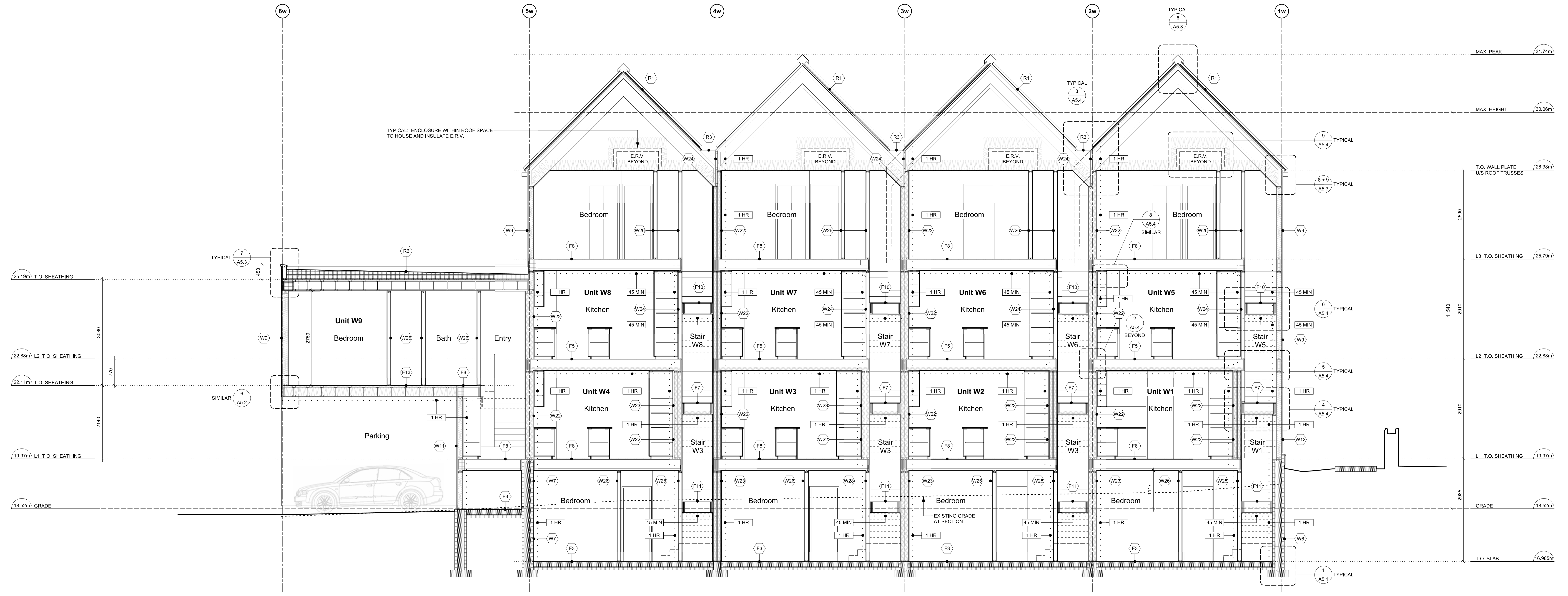


2 Redfern Looking Southeast
SCALE: nts

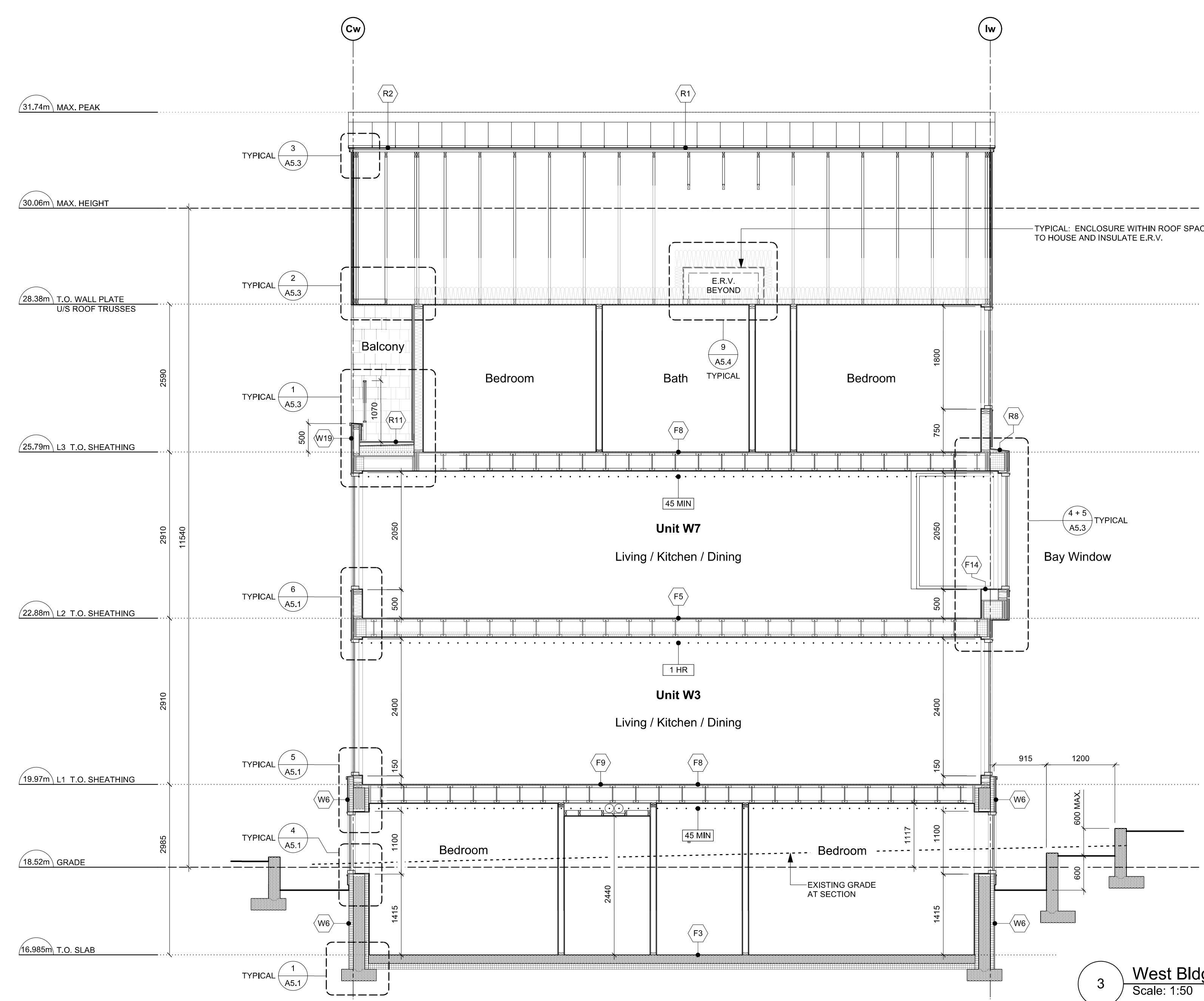




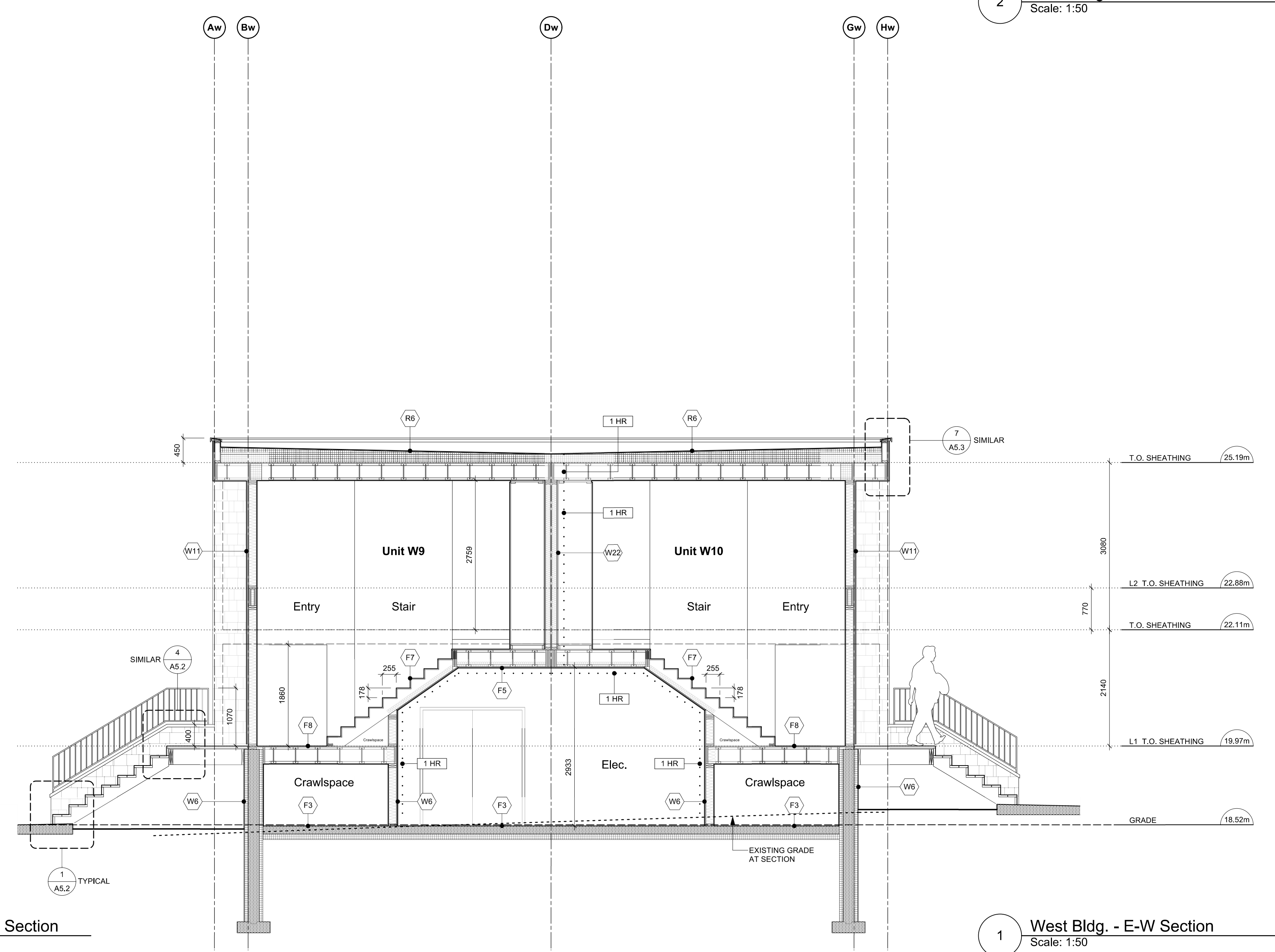
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2 West Bldg. - N-S Section
Scale: 1:50



3 West Bldg. - E-W Section
Scale: 1:50



1 West Bldg. - E-W Section
Scale: 1:50

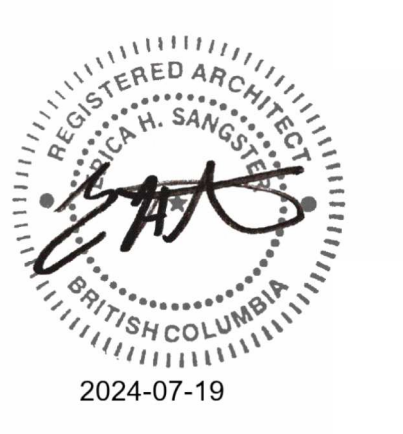
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1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Sections

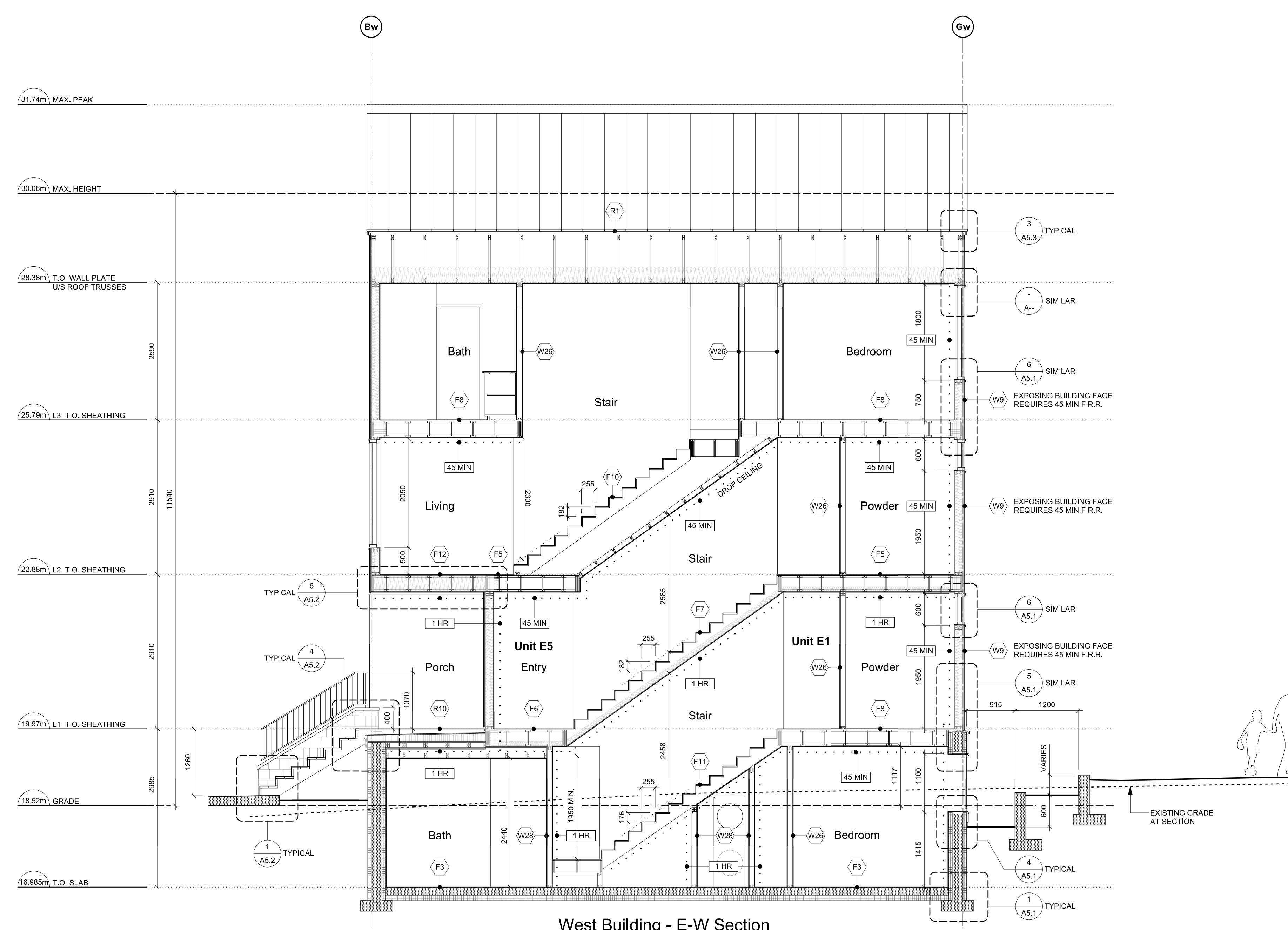
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A4.0



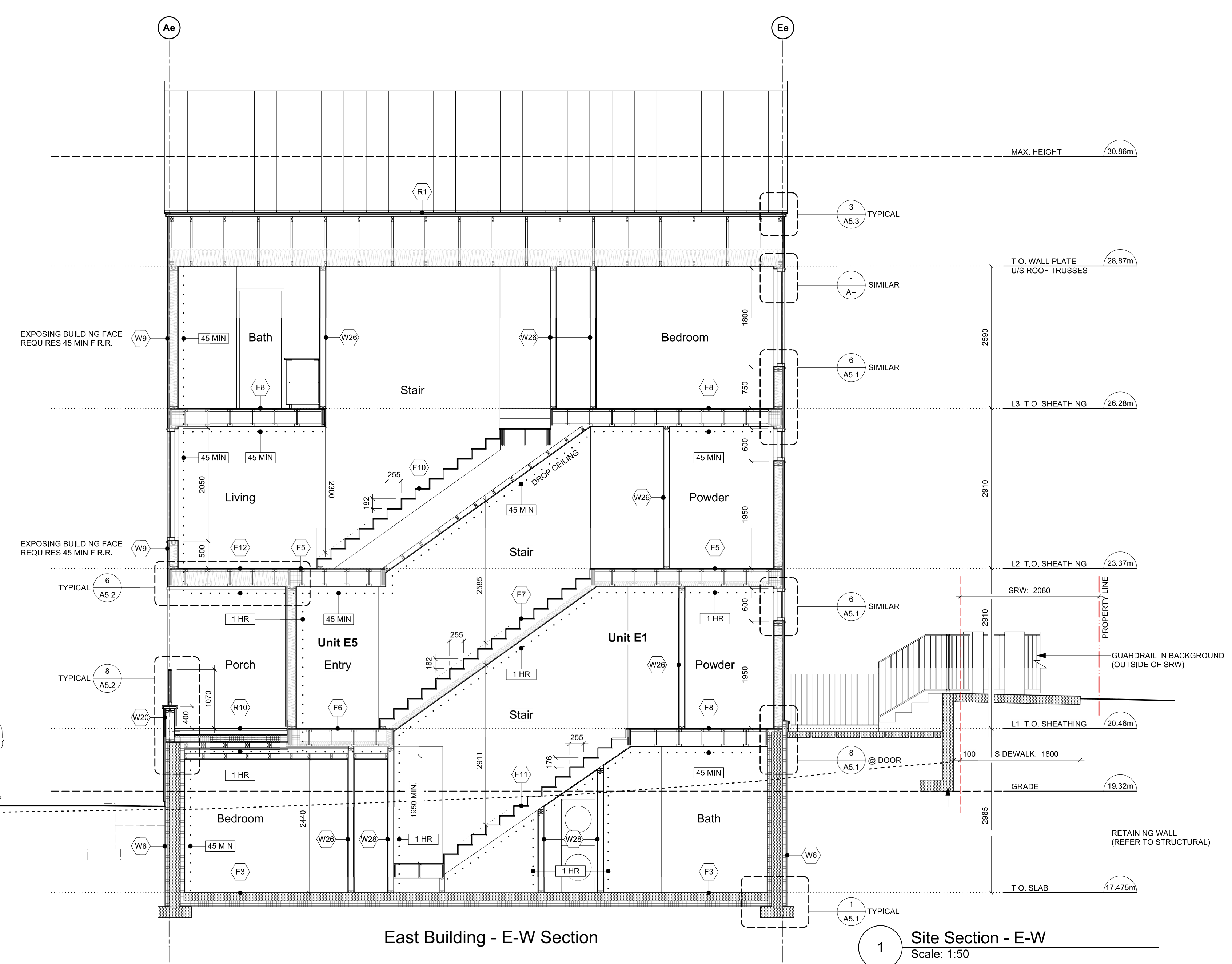
THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



2 East Bldg - N-S Section
Scale: 1:50



West Building - E-W Section



East Building - E-W Section

1 Site Section - E-W
Scale: 1:50

rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Sections
Site Section

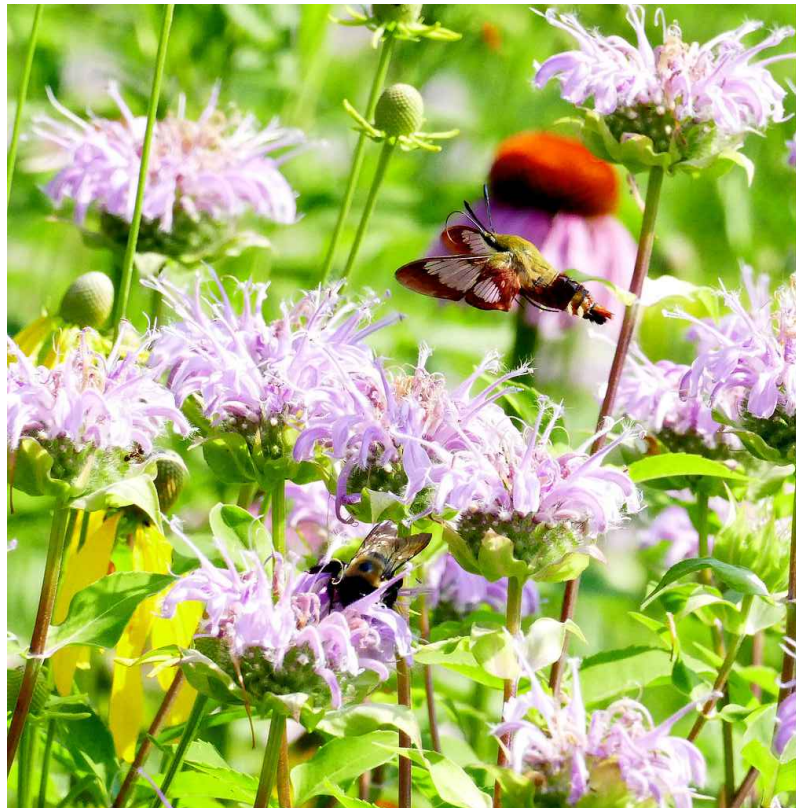
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scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A4.1

902 Foul Bay Rd

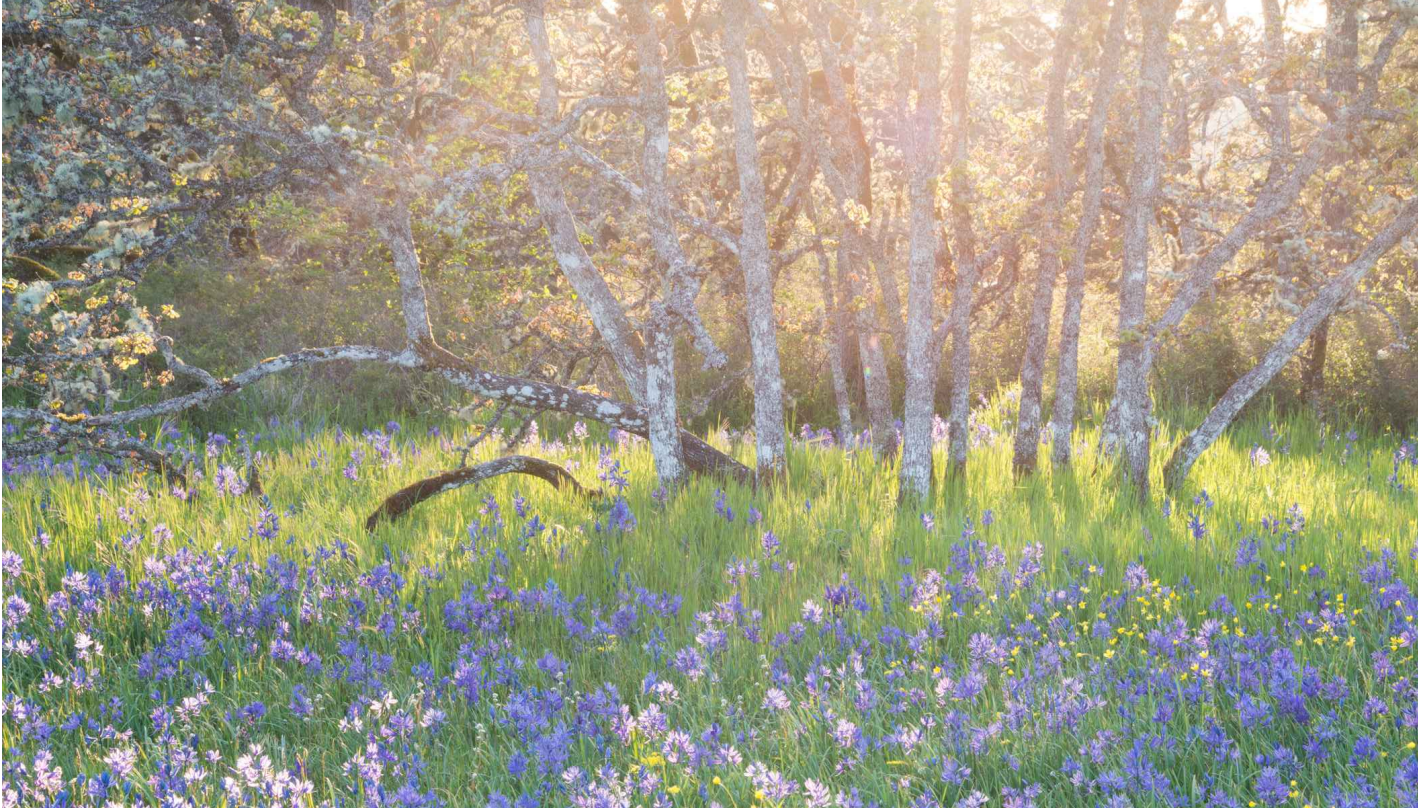
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR



GARRY OAK MEADOW



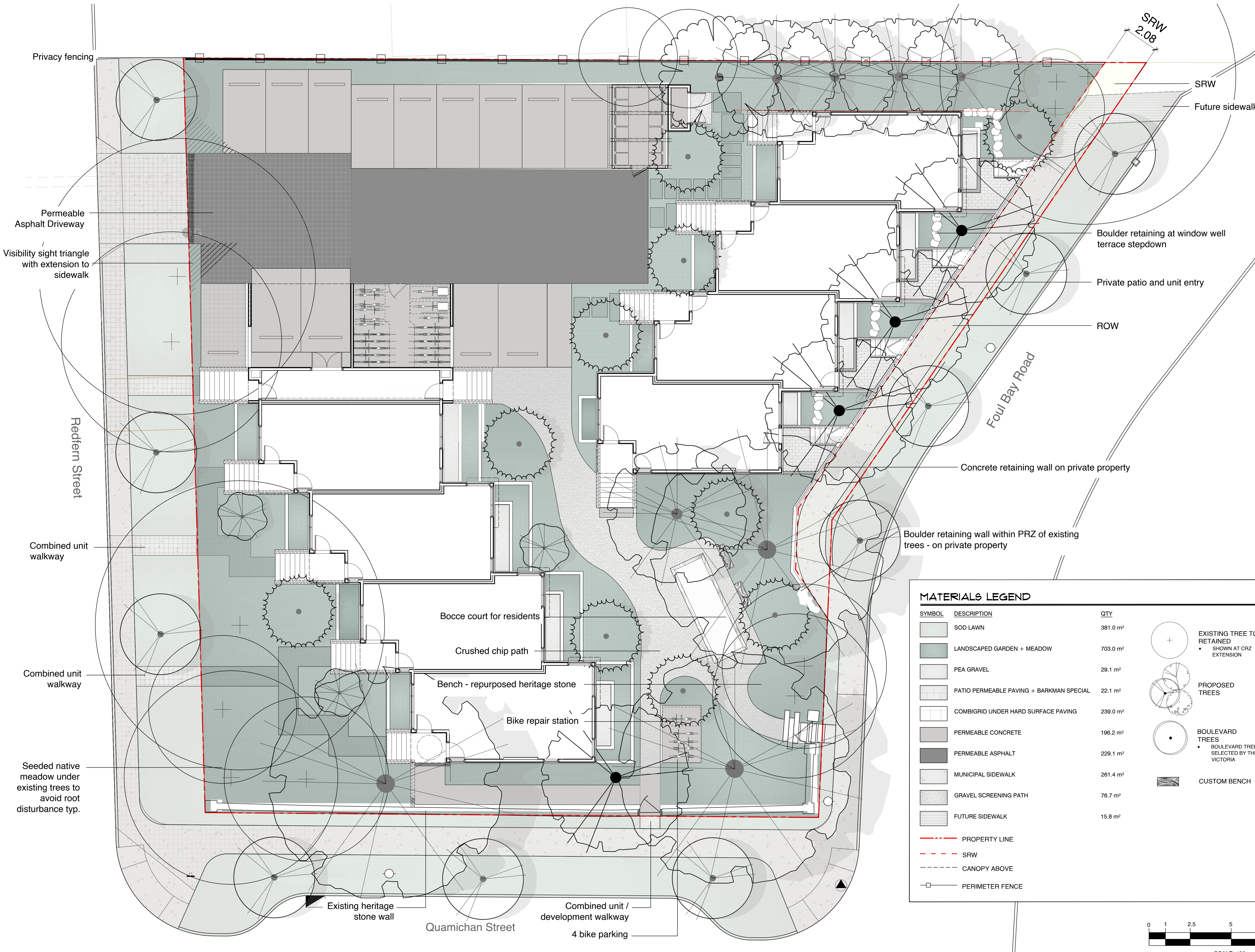
GRANITE STONE WALL PRESERVATION

Revised and Re-Issued For:
DEVELOPMENT PERMIT
July 16, 2024



BIOPHILIA
design collective



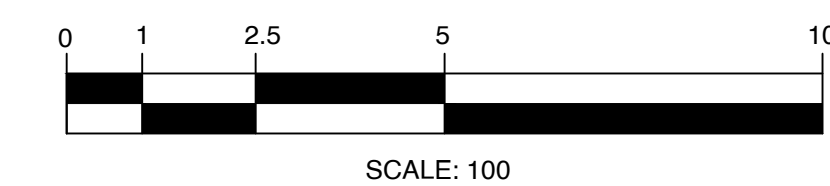


MATERIALS LEGEND

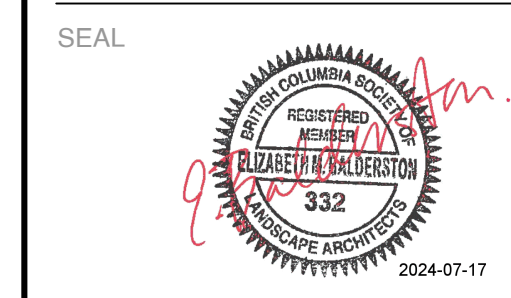
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[Symbol]	SOD LAWN	381.0 m ²
[Symbol]	LANDSCAPED GARDEN + MEADOW	703.0 m ²
[Symbol]	PEA GRAVEL	29.1 m ²
[Symbol]	PATIO PERMEABLE PAVING + BARKMAN SPECIAL	22.1 m ²
[Symbol]	COMBIGRID UNDER HARD SURFACE PAVING	239.0 m ²
[Symbol]	PERMEABLE CONCRETE	196.2 m ²
[Symbol]	PERMEABLE ASPHALT	229.1 m ²
[Symbol]	MUNICIPAL SIDEWALK	261.4 m ²
[Symbol]	GRAVEL SCREENING PATH	76.7 m ²
[Symbol]	FUTURE SIDEWALK	15.8 m ²

[Symbol]	EXISTING TREE TO BE RETAINED	• SHOWN AT CRZ EXTENSION
[Symbol]	PROPOSED TREES	
[Symbol]	BOULEVARD TREES	• BOULEVARD TREE SPECIES TO BE SELECTED BY THE CITY OF VICTORIA
[Symbol]	CUSTOM BENCH	

[Symbol]	PROPERTY LINE
[Symbol]	SRW
[Symbol]	CANOPY ABOVE
[Symbol]	PERIMETER FENCE



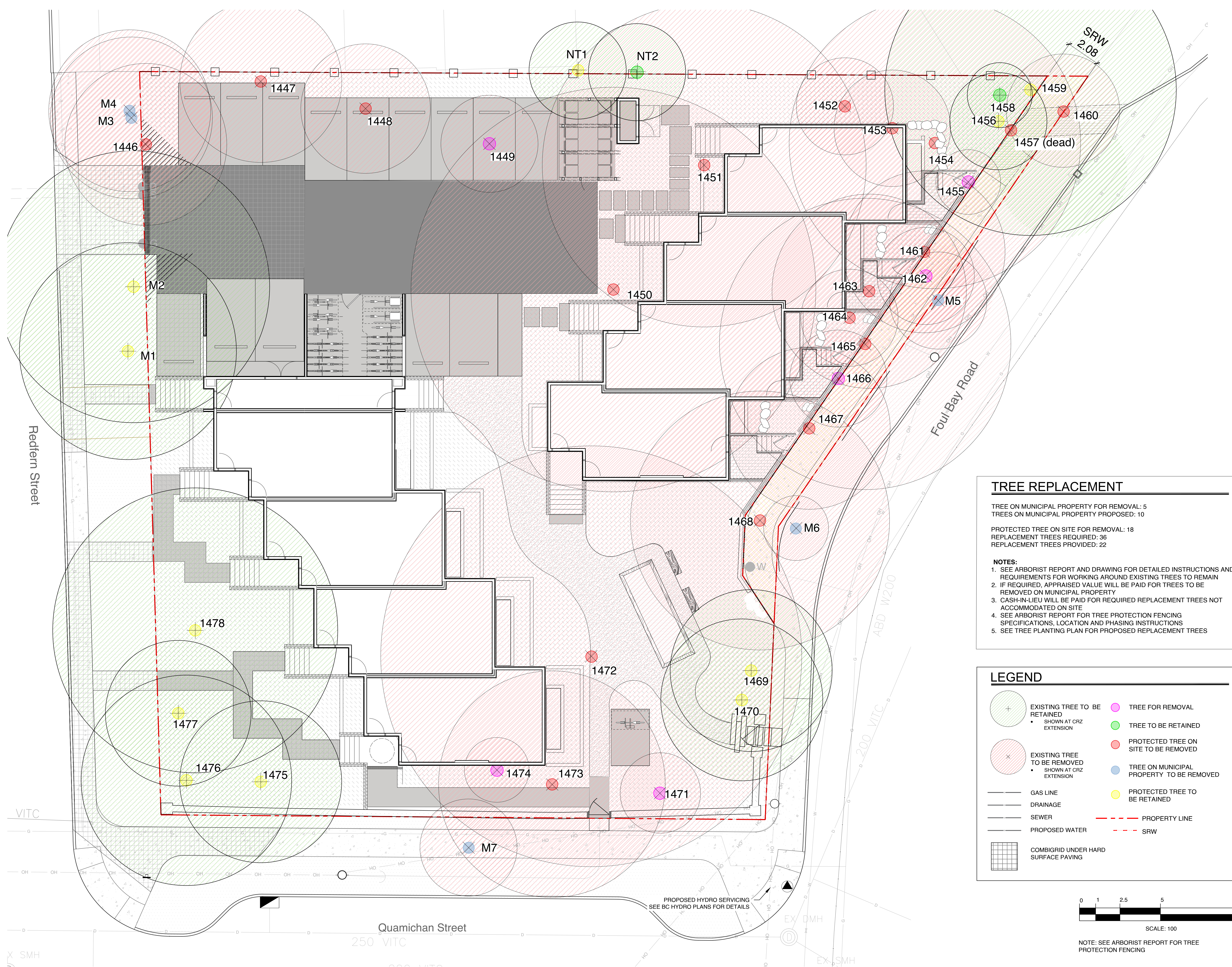
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5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YYMMDD



DRAWING TITLE:
Landscape Site Plan

DWG NO:
L1

SCALE: 1:100



TREE REPLACEMENT

TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

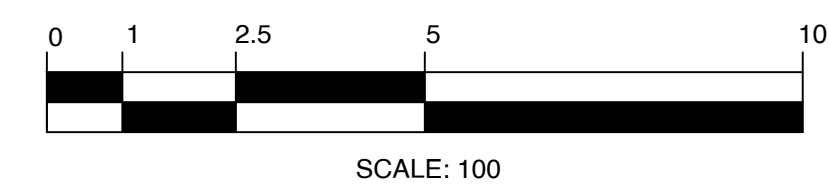
PROTECTED TREE ON SITE FOR REMOVAL: 18
REPLACEMENT TREES REQUIRED: 36
REPLACEMENT TREES PROVIDED: 22

NOTES:

- SEE ARBORIST REPORT AND DRAWING FOR DETAILED INSTRUCTIONS AND REQUIREMENTS FOR WORKING AROUND EXISTING TREES TO REMAIN
- IF REQUIRED, APPRAISED VALUE WILL BE PAID FOR TREES TO BE REMOVED ON MUNICIPAL PROPERTY
- CASH-IN-LIEU WILL BE PAID FOR REQUIRED REPLACEMENT TREES NOT ACCOMMODATED ON SITE
- SEE ARBORIST REPORT FOR TREE PROTECTION FENCING SPECIFICATIONS, LOCATION AND PHASING INSTRUCTIONS
- SEE TREE PLANTING PLAN FOR PROPOSED REPLACEMENT TREES

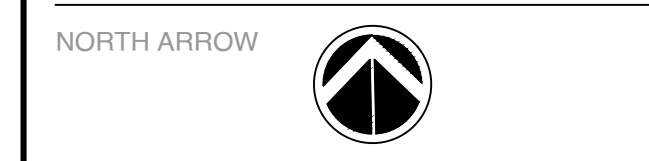
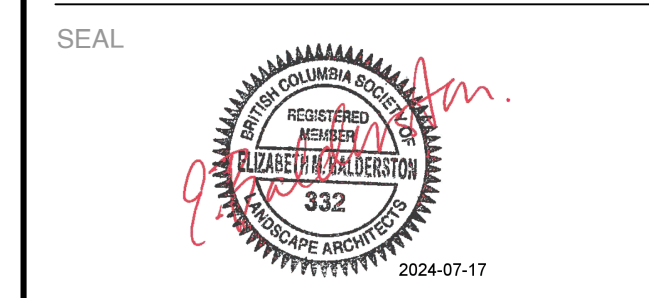
LEGEND

- EXISTING TREE TO BE RETAINED (Green circle with cross)
- EXISTING TREE TO BE REMOVED (Red circle with cross)
- GAS LINE (Solid line)
- DRAINAGE (Dashed line)
- SEWER (Dotted line)
- PROPOSED WATER (Long dashed line)
- COMBIGRID UNDER HARD SURFACE PAVING (Grid pattern)
- TREE FOR REMOVAL (Pink circle with cross)
- TREE TO BE RETAINED (Green circle)
- PROTECTED TREE ON SITE TO BE REMOVED (Red circle)
- TREE ON MUNICIPAL PROPERTY TO BE REMOVED (Blue circle)
- PROTECTED TREE TO BE RETAINED (Yellow circle)
- PROPERTY LINE (Red dashed line)
- SRW (Red dash-dot line)



NOTE: SEE ARBORIST REPORT FOR TREE PROTECTION FENCING

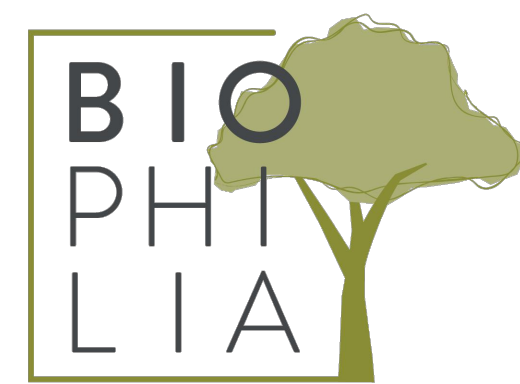
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3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YYMMDD



DRAWING TITLE:
Tree Removal and Retention Plan

DWG NO:
L2

SCALE: 1:100



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

OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

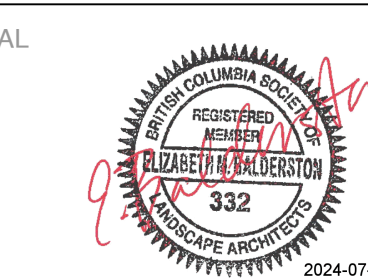
Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
266	Trembling aspen	<i>Populus tremuloides</i>	26,37	8.0	5.0	Moderate	Fair	Fair	Co-dominant, smaller stem dead, large deadwood, ivy on trunk	Municipal	X	Impacts from parking and changes in drainage.
267	Trembling aspen	<i>Populus tremuloides</i>	41.0	7.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on main trunk, broken limb in canopy	Municipal	X	Impacts from parking and changes in drainage.
268	Trembling aspen	<i>Populus tremuloides</i>	46.0	9.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on trunk, canker	Yes	X	Impacts from parking and changes in drainage.
269	Horse chestnut	<i>Aesculus hippocastanum</i>	33,34,35,45	8.0	8.4	Good	Fair	Fair/poor	Multi stem at 1 meter, included bark in stem unions.	Municipal	Retain	
270	Horse chestnut	<i>Aesculus hippocastanum</i>	84.0	14.0	6.7	Good	Fair	Fair/poor	Multi-stem at 3 meters. Internal crack in limb on south side	Municipal	Retain	
313	Garry oak	<i>Quercus garryana</i>	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	<i>Aesculus hippocastanum</i>	51.0	9.0	5.0	Good	Fair	Fair	Ivy on main trunk, insect damage, canker, possible root disturbance from previous structure removal.	Yes	X	Parking and structure.
330	Garry oak	<i>Quercus garryana</i>	106.0	9.0	10.0	Good	Poor	Poor	Cambium dieback and decay in main trunk. Previously reduced, cavities in trunk.	Yes	X	In building
334	Garry oak	<i>Quercus garryana</i>	26.0	8.0	3.0	Good	Good	Fair	Asymmetric crown, canker on trunk	Yes	X	Too close to excavation for building
335	Garry oak	<i>Quercus garryana</i>	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	X	In building
336	Garry oak	<i>Quercus garryana</i>	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	X	In building
337	Arbutus	<i>Arbutus menziesii</i>	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
338	Arbutus	<i>Arbutus menziesii</i>	18.0	4.0	3.0	Poor	Good	Good		Yes	X	Too close to excavation for building
339	Garry oak	<i>Quercus garryana</i>	52,62	13.0	9.0	Good	Fair	Fair	co-dominant at 1.3 meters, ivy on trunk, asymmetric crown.	Yes	X	Too close to excavation for building
340	Garry oak	<i>Quercus garryana</i>	62.0	9.0	6.0	Good	Fair	Fair	Some large deadwood	Yes	X	In building
341	European Beech	<i>Fagus sylvatica</i>	85.0	17.0	12.5	Poor	Fair	Fair	Stunted growth at top, some epicormic growth, possible minor root injury from old house removal.	Yes	X	In building
343	European Beech	<i>Fagus sylvatica</i>	89.0	15.0	13.0	Poor	Fair	Fair	Aerialia fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Yes	X	Too close to excavation for building
345	Horse chestnut	<i>Aesculus hippocastanum</i>	64.0	10.0	5.0	Good	Fair	Fair	Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Yes	X	Too close to excavation for building
346	Holly	<i>Ilex aquifolium</i>	28.0	4.0	3.0	Good	Good	Fair		No	X	Too close to excavation for building
348	European Birch	<i>Betula pendula</i>	65.0	9.0	8.0	Poor	Fair	Fair	Some tip dieback, possibly insect related	Yes	X	Too close to excavation for building, services.
361	Horse chestnut	<i>Aesculus hippocastanum</i>	62.0	9.0	5.0	Good	Fair	Fair	Pruned for utilities	Yes	Retain	
362	Holly	<i>Ilex aquifolium</i>	52.0	8.0	5.0	Good	Good	Fair/poor		Yes	Retain	
372	European Birch	<i>Betula pendula</i>	59.0	11.0	7.0	Poor	Fair	Fair/poor	Possible cavity in lower trunk. Closer examination recommended if retained	Yes	X	Too close to excavation for building
384	Horse chestnut	<i>Aesculus hippocastanum</i>	54.0	8.0	4.5	Good	Fair	Fair/poor	Multi stem at 2.5 meters	Yes	Retain	
385	Horse chestnut	<i>Aesculus hippocastanum</i>	80.0	12.0	6.5	Good	Fair	Fair	Multi stem, ivy on trunks	Yes	Retain	
387	Horse chestnut	<i>Aesculus hippocastanum</i>	66.0	9.0	5.0	Good	Fair	Fair/poor	Large stubbed off limbs	Yes	Retain	
420	Garry oak	<i>Quercus garryana</i>				Dead	Dead	Dead	Dead	Yes	X	Dead
421	Garry oak	<i>Quercus garryana</i>	91.0	13.0	9.0	Good	Fair/poor	Fair	Ivy on main trunk, tip dieback, sparse foliage	Yes	Retain	
422	Garry oak	<i>Quercus garryana</i>	34.0	4.0	3.5	Good	Poor	Poor	Very few live buds remaining	Yes	X	Poor specimen to retain.

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
441	Holly	<i>Ilex aquifolium</i>	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	X	Too close to excavation for building
442	Holly	<i>Ilex aquifolium</i>	17,17	5.0	2.5	Good	Fair/poor	Fair/poor		No	X	Landscaping choice, replace with a healthy young tree of a better species.
445	Holly	<i>Ilex aquifolium</i>	13.0	4.0	2.0	Good	Good	Good		No	X	Too close to excavation for building
446	Douglas fir	<i>Pseudotsuga menziesii</i>	30.0	8.0	5.0	Poor	Fair	Good	Young tree, some thinning foliage	Yes	X	Too close to excavation for building
447	Western Red cedar	<i>Thuja plicata</i>	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	X	Too close to excavation for building
448 (N.L.7)	Laburnum	<i>Laburnum anagyroides</i>	17,15,11	4.0	3.0	Moderate	Poor	Poor	Decay on 17 cm stem	Municipal	X	Remove as requested by city staff.
N.L.1	Chamaecyparis	<i>Chamaecyparis sp.</i>	22.0	5.0	3.0	Poor	Fair/poor	Fair	Sparse foliage, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.L.2	Laburnum	<i>Laburnum anagyroides</i>	20, 10, 10	5.0	3.0	Moderate	Fair	Fair	Multi stem, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.L.3	English hawthorn	<i>Crataegus laevigata</i>	28.0	6.0	3.0	Good	Fair	Fair	Ivy on trunk, municipal tree, suckering at base.	Municipal	X	Municipal sidewalk conflict
N.L.4	Holly	<i>Ilex aquifolium</i>	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.L.5	Laurel hedge	<i>Prunus laurocerasus</i>	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.L.6	Holly	<i>Ilex aquifolium</i>	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
N.L.8	Holly	<i>Ilex aquifolium</i>	14.0	3.0	2.0	Good	Fair	Good		Municipal	X	Remove as requested by city staff.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmreehelp@gmail.com

6.	ISSUED FOR DP RESUBMISSION	2024/07/16
5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



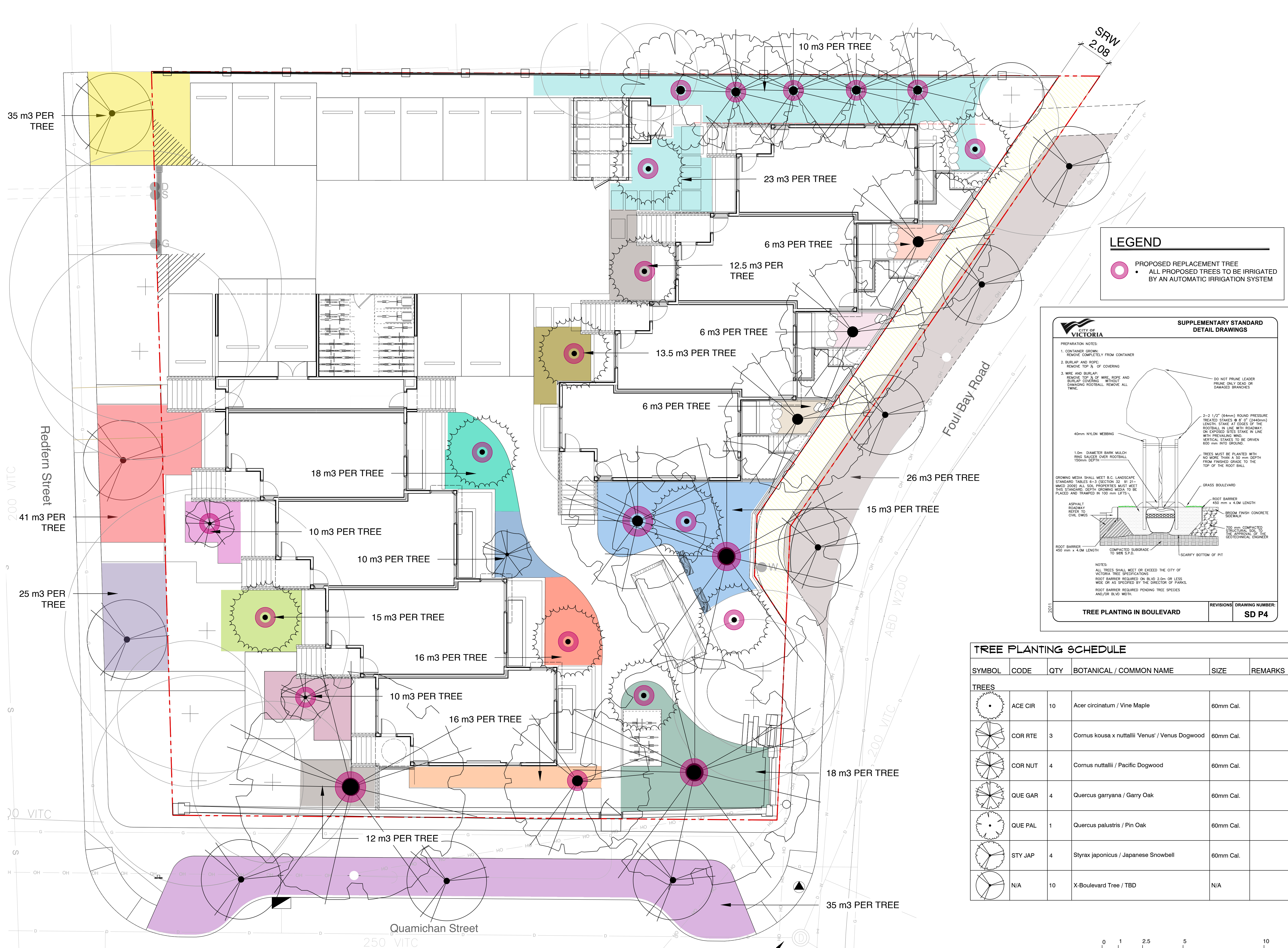
DRAWING TITLE:

Arborist Report of Existing Trees

DWG NO:

SCALE: NTS

L3



LEGEND

- PROPOSED REPLACEMENT TREE
- ALL PROPOSED TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

CITY OF VICTORIA

PREPARATION NOTES:

- CONTAINER GROWING: REMOVE COMPLETELY FROM CONTAINER
- BURLAP AND ROPE: REMOVE TOP 1/3 OF COVERING
- WIRE AND BURLAP: REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER
PRUNE ONLY DEAD OR DAMAGED BRANCHES

2-2 1/2" (64mm) ROUND PRESSURE TREATED STAKES @ 8" (204mm) LENGTH STAKE AT EDGES OF THE ROOTBALL IN LINE WITH ROADWAY ON EXPOSED SIDES STAKE IN LINE WITH PREVAILING WIND. VERTICAL STAKES TO BE DRIVEN 600 mm INTO GROUND.

40mm NYLON WEBBING

1.0m DIAMETER BARK MULCH RING SAUCER OVER ROOTBALL 150mm DEPTH

TREES MUST BE PLANTED WITH NO MORE THAN A 50 mm DEPTH FROM FINISHED GRADE TO THE TOP OF THE ROOT BALL.

GRASS BOULEVARD

ROOT BARRIER 450 mm x 4.0m LENGTH

BROOM FINISH CONCRETE SIDEWALK

700 mm COMPACTED STRUCTURAL SOIL TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER

ASPHALT ROADWAY REFER TO CIVIL DWGS

ROOT BARRIER 450 mm x 4.0m LENGTH TO SIDE S.P.D.

COMPACTED SUBGRADE TO SIDE S.P.D.

SCARIFY BOTTOM OF PIT

NOTES:

ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS.

ROOT BARRIER REQUIRED ON BLDG 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.

ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLDG WIDTH.

2011

TREE PLANTING IN BOULEVARD

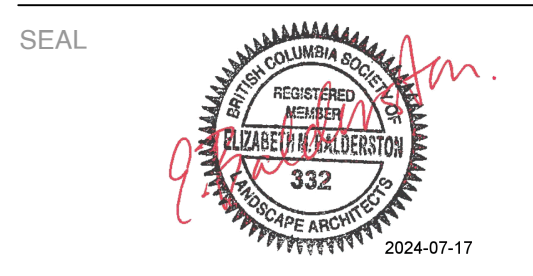
REVISIONS

DRAWING NUMBER: **SD P4**

TREE PLANTING SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	ACE CIR	10	Acer circinatum / Vine Maple	60mm Cal.	
	COR RTE	3	Cornus kousa x nuttallii 'Venus' / Venus Dogwood	60mm Cal.	
	COR NUT	4	Cornus nuttallii / Pacific Dogwood	60mm Cal.	
	QUE GAR	4	Quercus garryana / Garry Oak	60mm Cal.	
	QUE PAL	1	Quercus palustris / Pin Oak	60mm Cal.	
	STY JAP	4	Styrax japonicus / Japanese Snowbell	60mm Cal.	
	N/A	10	X-Boulevard Tree / TBD	N/A	

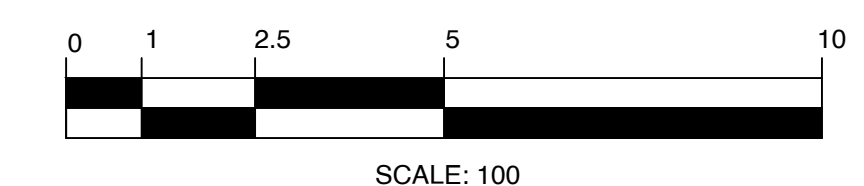
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5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YYMMDD

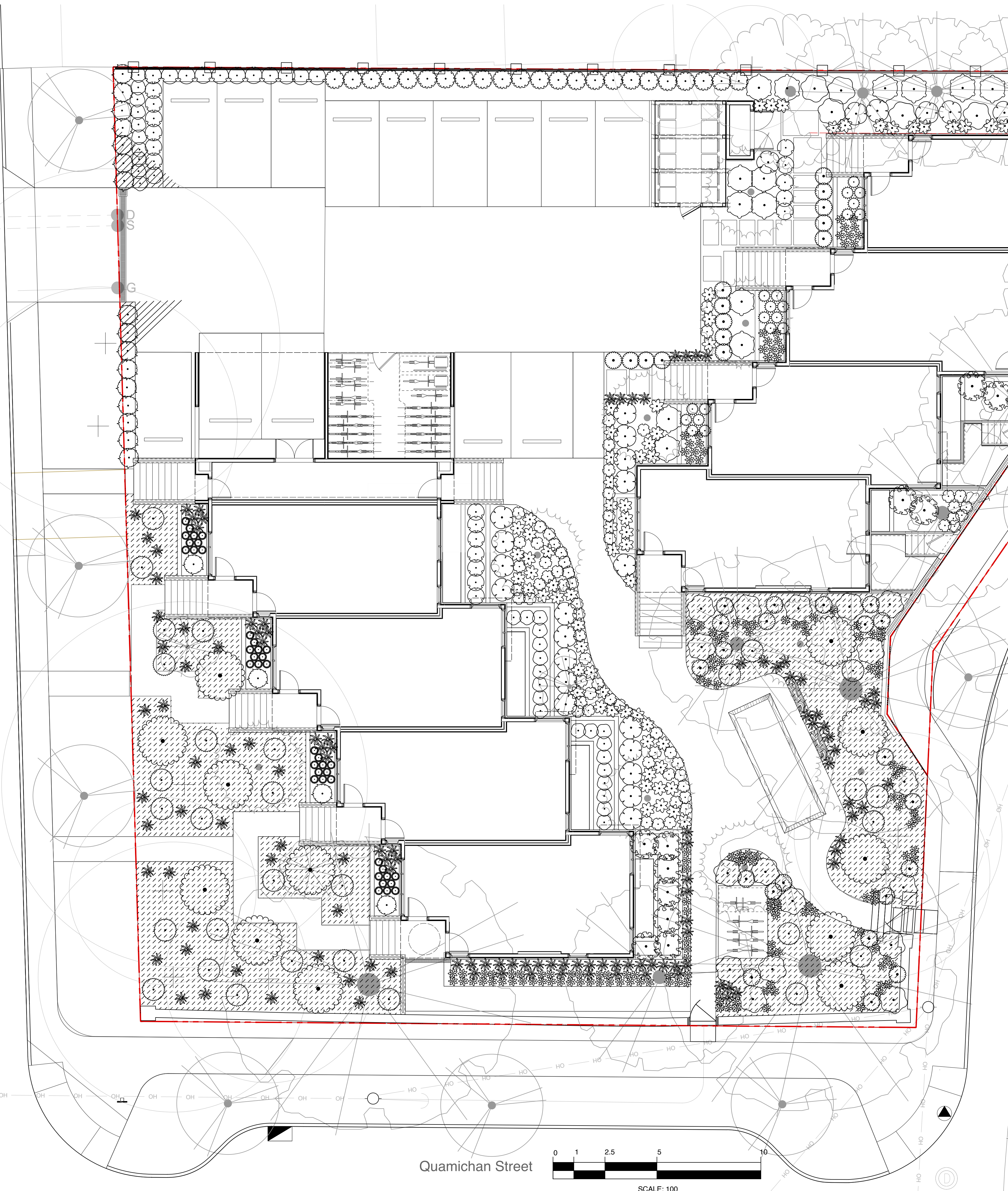


DRAWING TITLE:
Tree Planting + Soil Volumes Plan

DWG NO.: **L4**

SCALE: **1:100**





PLANT CATEGORIES	
Pollinator	flower producing shrub or perennial
Food bearing	Edible for animals or people
Native	On a recognized Southern Vancouver Island plant list

SHRUB PLANT CATEGORY PERCENTAGE (combined plant list and seed mix)	
Total plant quantity	797 + 2,914 = 3,711
Pollinator	60%
Food bearing	21%
Native	80%
Non-native	12%

NATIVE SEED MIX - PLANT CATEGORY PERCENTAGE (by plant ft²)	
Plant Quantity	270.8m² = 2,914ft²
Pollinator	61%
Food bearing	15%
Native	100%
Non-native	0%

SHRUB LIST CATEGORY PERCENTAGE (by plant quantity)	
Plant Quantity	797
Pollinator	60%
Food bearing	38%
Native	41%
Non-native	58%

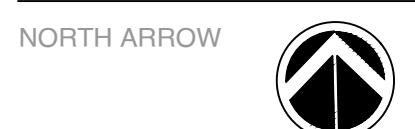
SHRUB PLANTING SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	POLLINATOR	FRUIT BEARING
	ARB COM	12	Arbutus unedo 'Compacta' / Compact Strawberry Tree	#3 POT		Y	Y
	ARC BSR	30	Arctostaphylos edmundsii 'Big Sur' / Big Sur Little Sur Manzanita	#1 POT			
	ARC MAS	20	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	10 cm.		Y	
	GAU SHA	95	Gaultheria shallon / Salal	#1 POT	Y	Y	Y
	MYR GAL	27	Myrica gale / Sweetgale	#3 POT	Y	Y	
	POL MUN	87	Polystichum munitum / Western Sword Fern	#1 POT	Y		
	RHA MIN	35	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	#3 POT	Y	Y	Y
	RHO CUW	30	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#5 POT		Y	
	RHO GLG	9	Rhododendron macrophyllum / Pacific Rhododendron	#5 POT	Y	Y	
	RUD BLA	157	Rudbeckia fulgida / Coneflower	#1 POT		Y	
	SAM ELD	18	Sambucus canadensis / American Elderberry	#3 POT	Y	Y	Y
	SAR ITE	30	Sarcococca hookeriana / Sweetbox	#2 POT			
	SAR RUS	31	Sarcococca ruscifolia / Fragrant Sweetbox	#2 POT			
	STI GIG	125	Stipa gigantea / Giant Feather Grass	#1 POT			
	VAC OVA	16	Vaccinium ovatum / Evergreen Huckleberry	#3 POT	Y	Y	Y
		15	Rhododendron x 'Glowing Embers' / Glowing Embers Rhododendron	#5 POT		Y	
		40	Calamagrostis canadensis / Bluejoint Grass	#1 POT	Y		
		20	Filipendula rubra 'Venusta' / Queen of the Prairie	#2 POT		Y	Y

NATIVE SEED MIX - GARRY OAK MEADOW

NATIVE SEED MIX - GARRY OAK MEADOW		270.8 m² (equal number of seeds per species)
	Nodding Onion	native / pollinator / edible bulb
	Great Camas	native / pollinator / edible bulb
	Field Chickweed	native / pollinator
	Farewell-to-Spring	native / pollinator
	California Oatgrass	native / pollinator
	Woolly Sunflower	native / pollinator
	Roemer's fescue	native
	Barestem Desert-Parsley	native / pollinator / edible roots and shoots
	Prairie Woodrush	native
	Sea Blush	native / pollinator
	Graceful Cinquefoil	native / pollinator
	Self-heal	native / pollinator
	Blue-eyed Grass	native

6.	ISSUED FOR DP RESUBMISSION	2024/07/16
5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:
Shrub Planting Plan

DWG NO.:

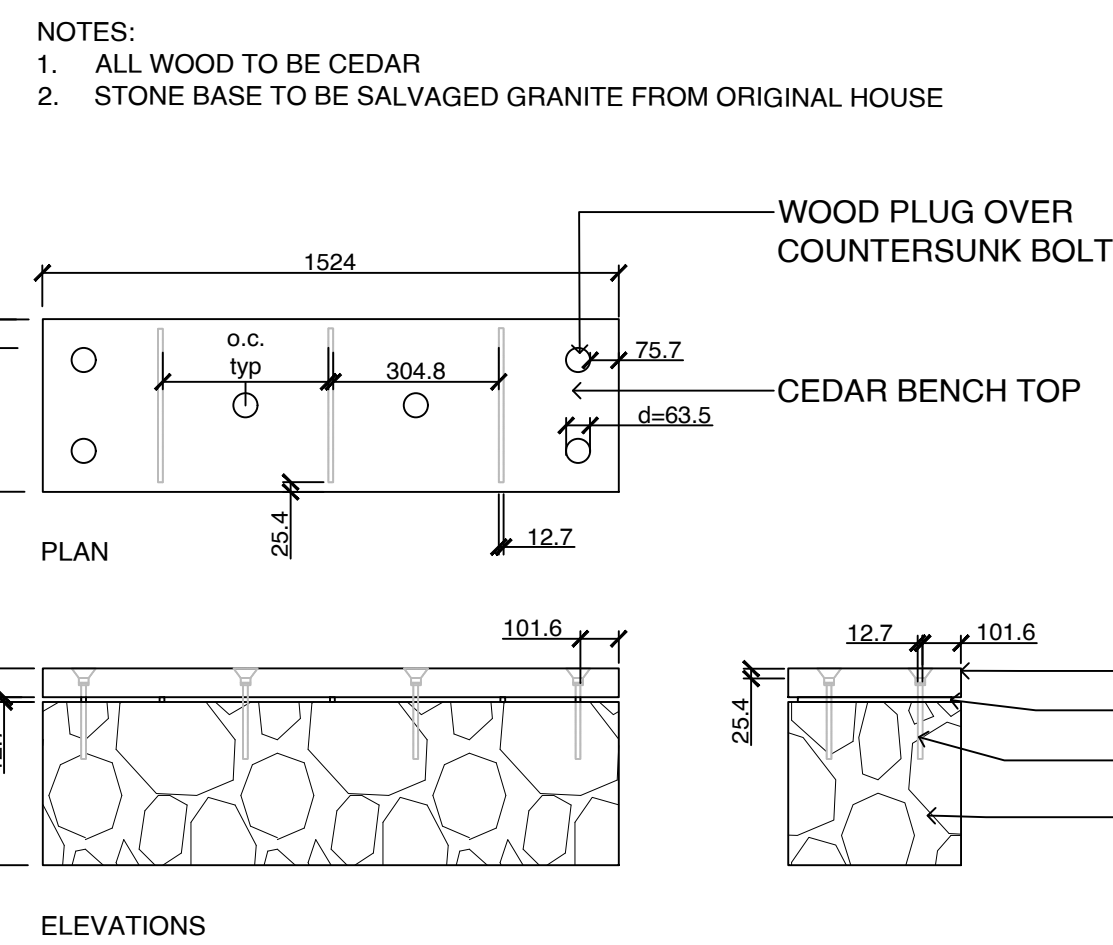
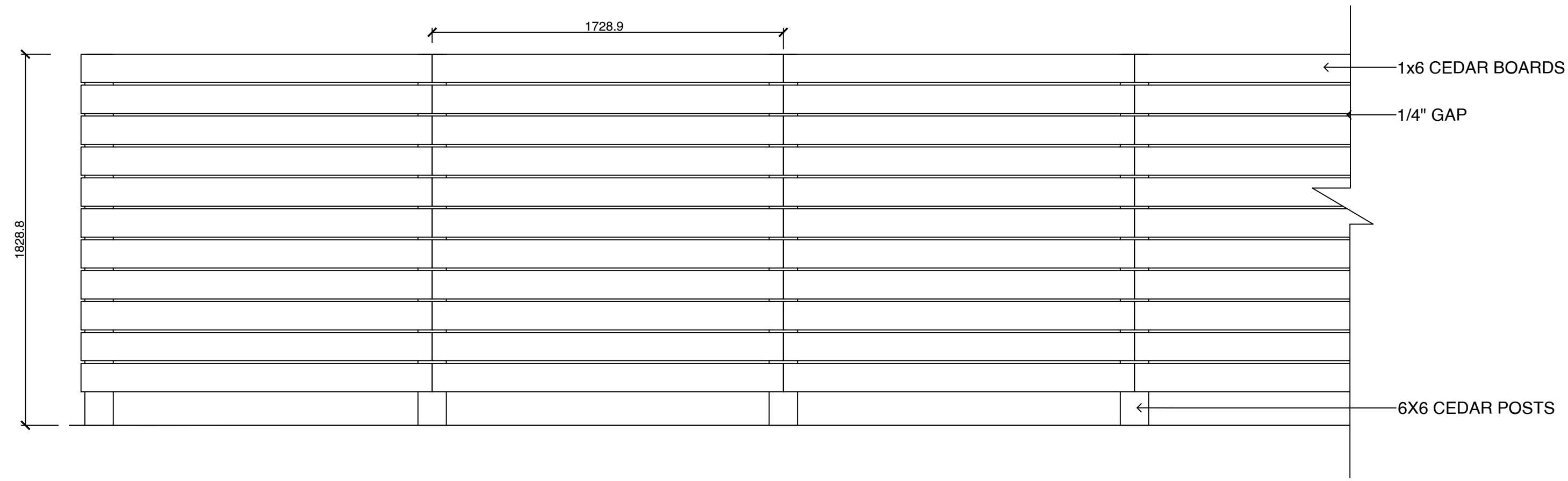
L5

SCALE: 1:100

Quamichan Street



SCALE: 100

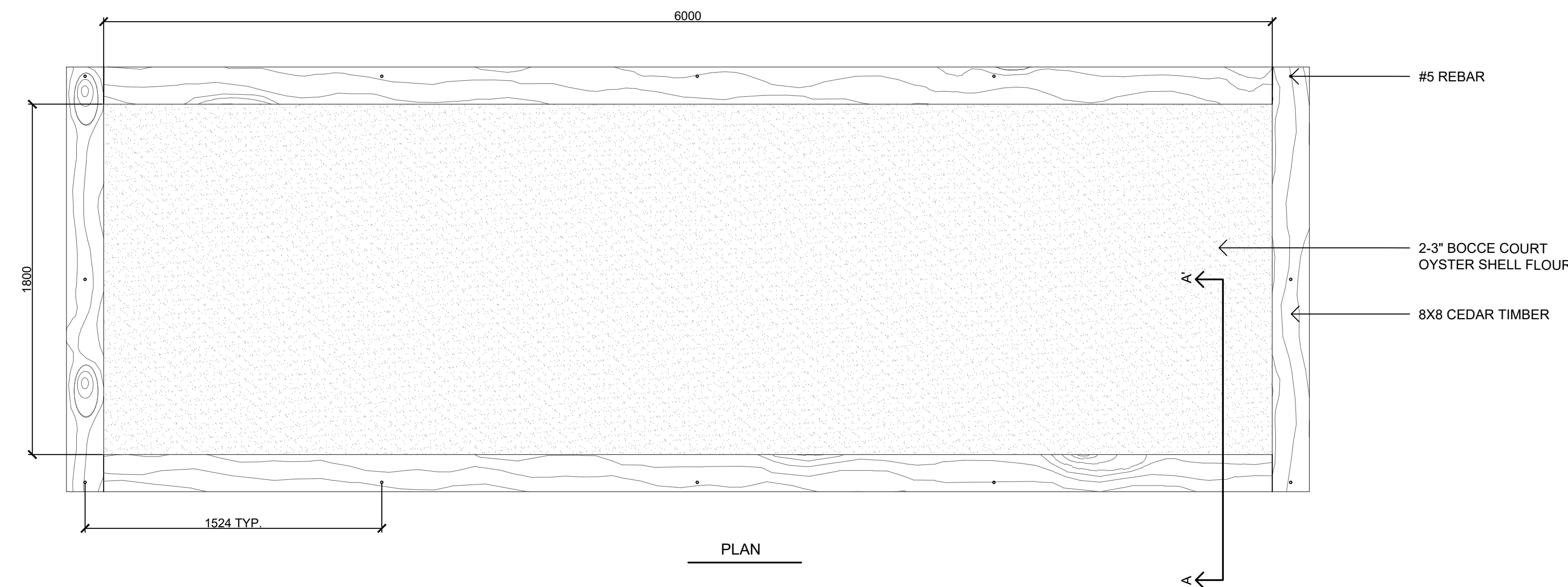
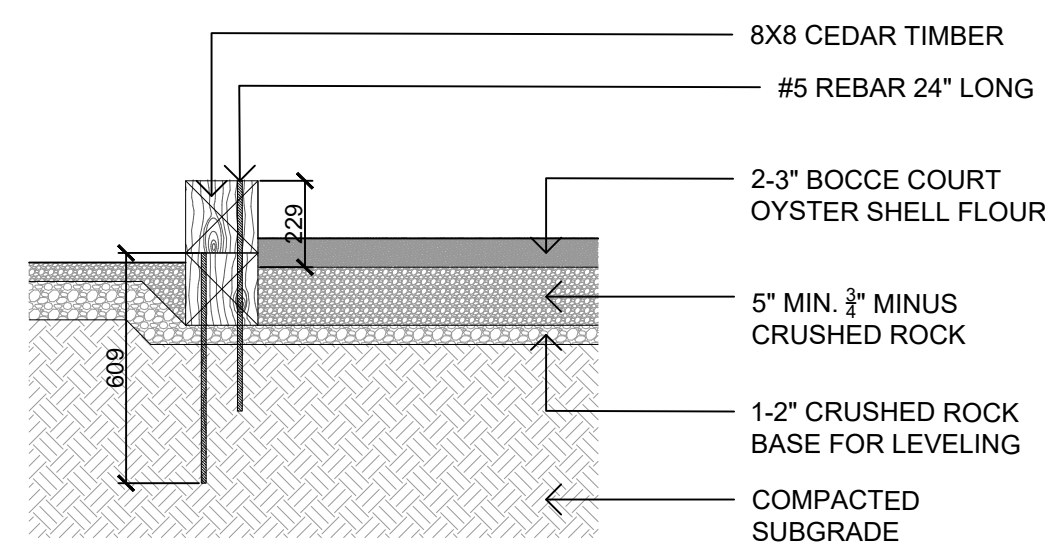


BENCH CHARACTER IMAGE

1 6 FT HT PERIMETER FENCE
1:20

2 CUSTOM BENCH - BENCH WITH REPURPOSED HERITAGE STONE
1:20

NOTES:
1. CEDAR TO BE GRADE C CLEAR OR BETTER.
3. WOOD: CEDAR.
4. FINISH: NANO PENETRATING WOOD SEALER
[HTTPS://SEAL-ONCE.COM/NANO-PENETRATING-WOOD-SEALER-WOOD-STAIN/SHOP-DRAWINGS-REQUIRED](https://seal-once.com/nano-penetrating-wood-sealer-wood-stain/shop-drawings-required)
5. WOOD STAIN TINT: CLEAR MATE.
6. SHOP DRAWINGS TO BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



3 BOCCE COURT
1:20



Arbutus unedo 'Compacta', Dwarf Strawberry

Sarcococca hookeriana, Sweetbox

Camassia, Camas

Plectritis, Sea blush

Vaccinium ovatum, Evergreen huckleberry

Arctostaphylos uva-ursi, Kinninnick

Rhododendron, Cunningham's white

4 PLANT IMAGERY
NTS



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Info@biophilialcollective.ca 250 590 1156

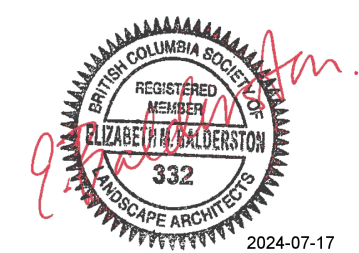
OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

NO	ISSUE	YY/MM/DD
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1.	ISSUED FOR DP	2022/07/25
NO	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



DRAWING TITLE:

DESIGN DETAIL

DWG NO:

SCALE: AS NOTED

L6