



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

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ARYZE  
1733-1737 Fairfield Rd  
JUNE 25, 2024

Project #	Date	Revision
2123	JUNE 25, 2024	17



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



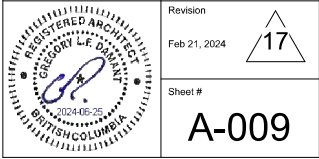
2 FAIRFIELD PEDESTRIAN VIEW  
SCALE = 1 : 100

17	DPRZ Rev5	Feb 21, 2024
13	DPRZ Rev4	Jan 18, 2024
4	DPRZ Rev2	Jan 26, 2023
3	DPRZ Rev1	July 20, 2022
2	DPRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



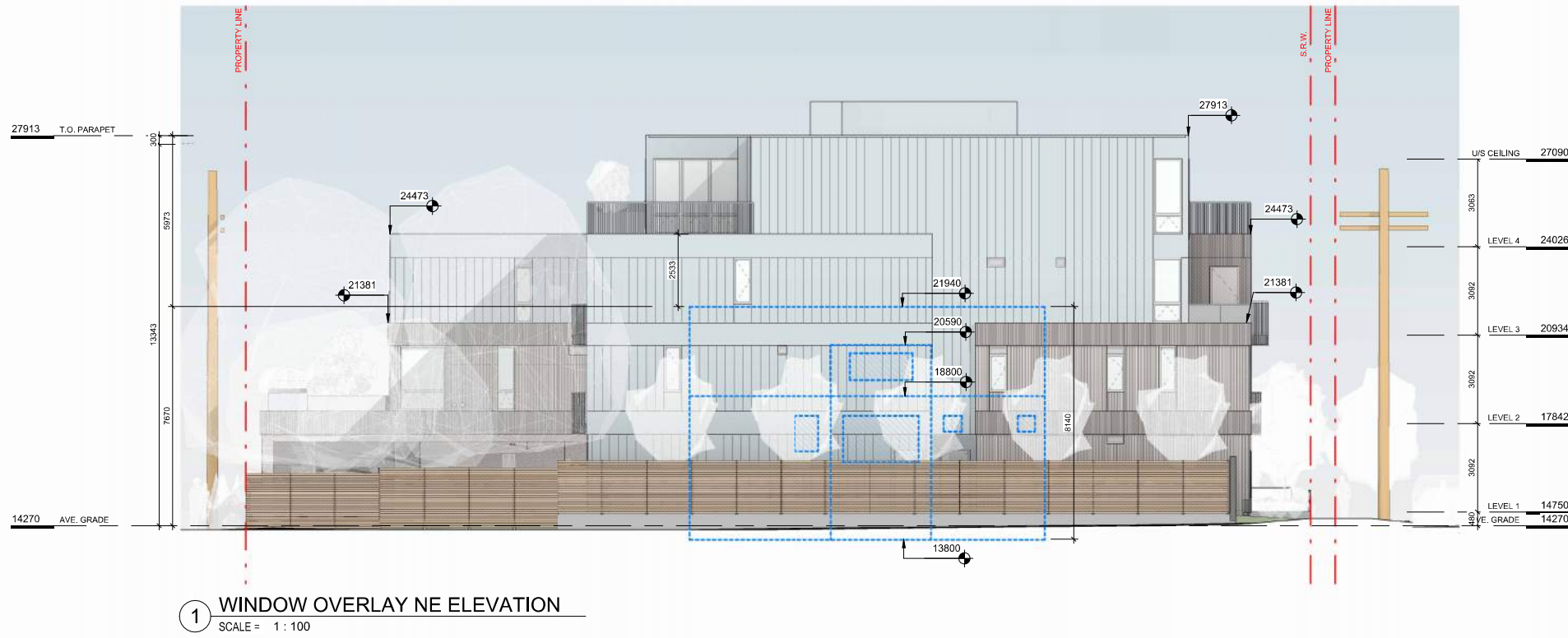
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Project		1733-1737 Fairfield Rd
		ARYZE
Sheet Name		PERSPECTIVES
Date		JUNE 25, 2024
Scale	1 : 100	Project # 2123
Revision		Feb 21, 2024 17
Sheet #		A-009



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17	DPR2 Rev5	Feb 21, 2024
13	DPR2 Rev4	Jan 15, 2024
4	DPR2 Rev2	Jan 26, 2023
3	DPR2 Rev1	July 20, 2022



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Project

1733-1737 Fairfield Rd

ARYZE

Sheet Name

PERSPECTIVE & WINDOW OVERLAY

Date

JUNE 25, 2024

Scale

1 : 100

Project #

2123


Revision

Feb 21, 2024

17

Sheet #

A-010



DRAFT

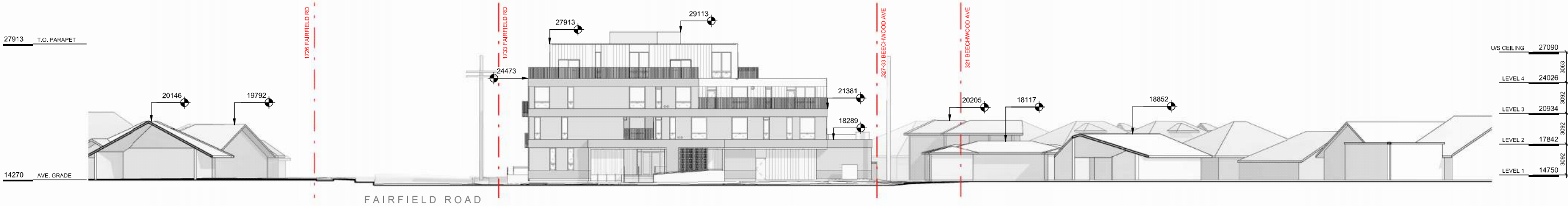




1 CONTEXT PERSPECTIVE FAIRFIELD ROAD  
SCALE = 1 : 100



2 CONTEXT PERSPECTIVE BEECHWOOD AVE  
SCALE = 1 : 100



3 CONTEXT ELEVATION - BEECHWOOD AVENUE  
SCALE = 1 : 200

U/S CEILING	27090
LEVEL 4	24026
LEVEL 3	20934
LEVEL 2	17842
LEVEL 1	14750

17	DPIR2 Rev5	Feb 21, 2024
13	DPIR2 Rev4	Jan 18, 2024
4	DPIR2 Rev2	Jan 28, 2023
2	DPIR2 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	CONTEXT ELEVATIONS & PERSPECTIVES	
Date	JUNE 25, 2024	
Scale	As indicated	Project # 2123
	Revision	Feb 21, 2024 17
	Sheet #	A-011



4 CONTEXT ELEVATION - FAIRFIELD ROAD  
SCALE = 1 : 200

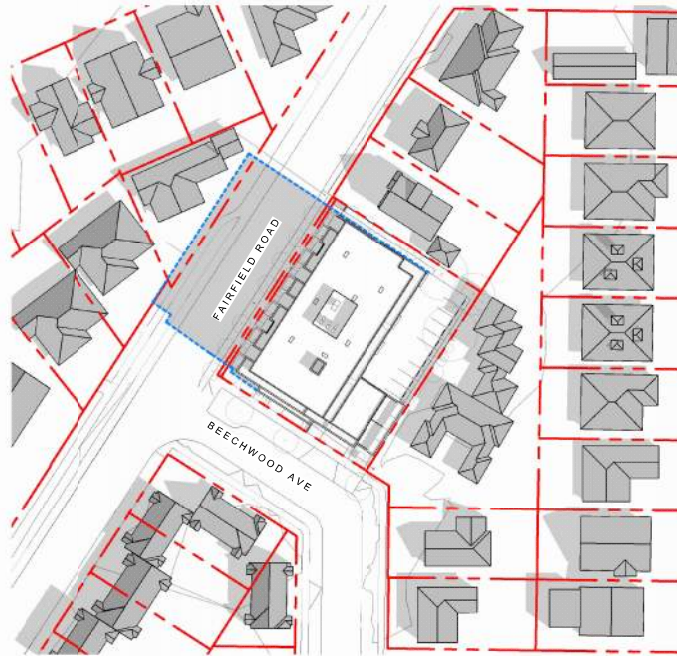
U/S CEILING	27090
LEVEL 4	24026
LEVEL 3	20934
LEVEL 2	17842
LEVEL 1	14750







SUMMER SOLSTICE 9:00AM



EQUINOX 9:00 AM



WINTER SOLSTICE 9:00 AM



SUMMER SOLSTICE 12:00 PM



EQUINOX 12:00 PM



WINTER SOLSTICE 12:00 PM



SUMMER SOLSTICE 4:00 PM



EQUINOX 4:00 PM



WINTER SOLSTICE 4:00 PM

4	DP/RZ Rev2	Jan 26, 2023
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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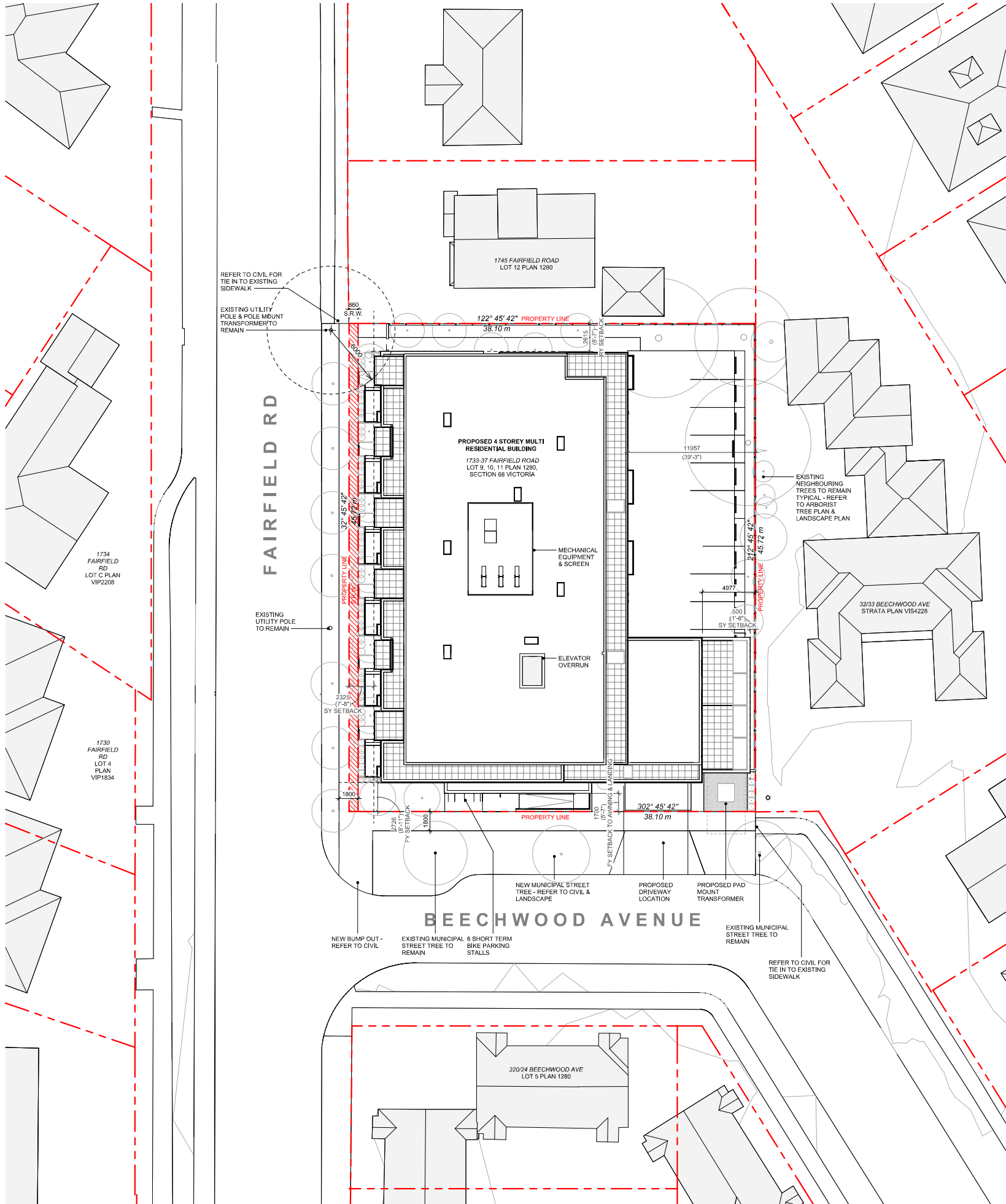
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name		SHADOW STUDIES	
Date		JUNE 25, 2024	
Scale	1 : 750	Project #	2123
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Jan 26, 2023			
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2 PROPOSED SITE PLAN  
SCALE = 1 : 200

#### DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1733-37 FAIRFIELD ROAD, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	4 STOREY MULTI UNIT RESIDENTIAL BUILDING

#### PROJECT INFORMATION

ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m <sup>2</sup> )	1,741.93m <sup>2</sup>	
TOTAL FLOOR AREA (m <sup>2</sup> )	3113.67m <sup>2</sup>	
COMMERCIAL FLOOR AREA (m <sup>2</sup> )	0	
FLOOR SPACE RATIO	1.79:1	
SITE COVERAGE (%)	85%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	13.39m	
NUMBER OF STOREYS	4	
	REQUIRED	PROVIDED
PARKING STALLS (#) TOTAL ON SITE		23 (+1sm)
PARKING STALLS - VISITOR (#) ON SITE	3	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	37	51

#### BUILDING SETBACKS (m)

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

#### RESIDENTIAL USE DETAILS

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

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



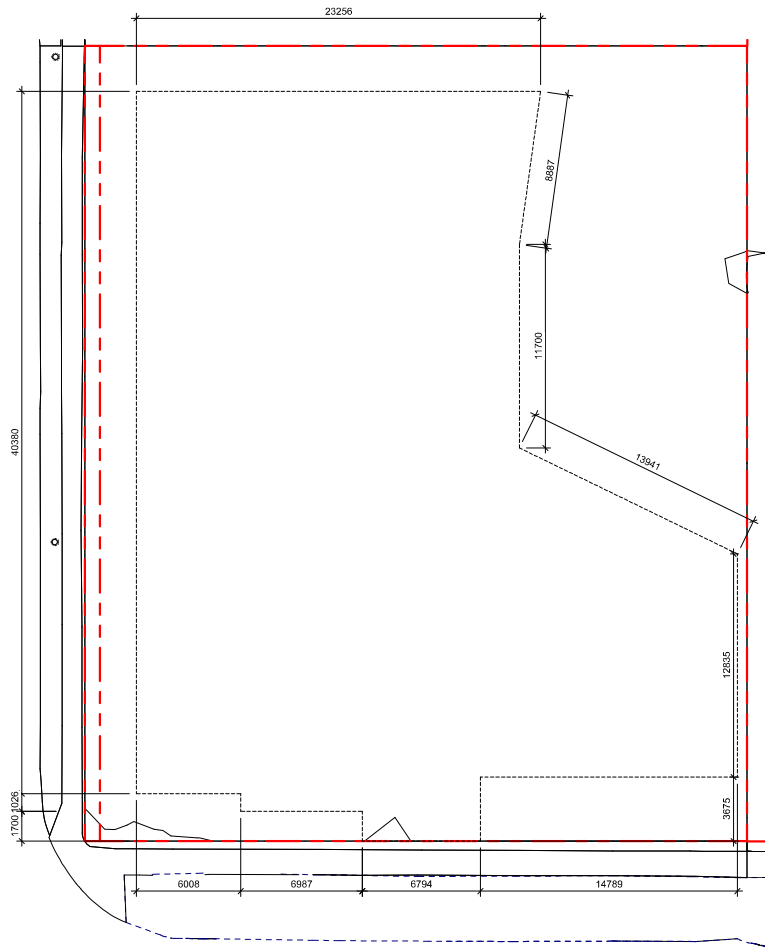
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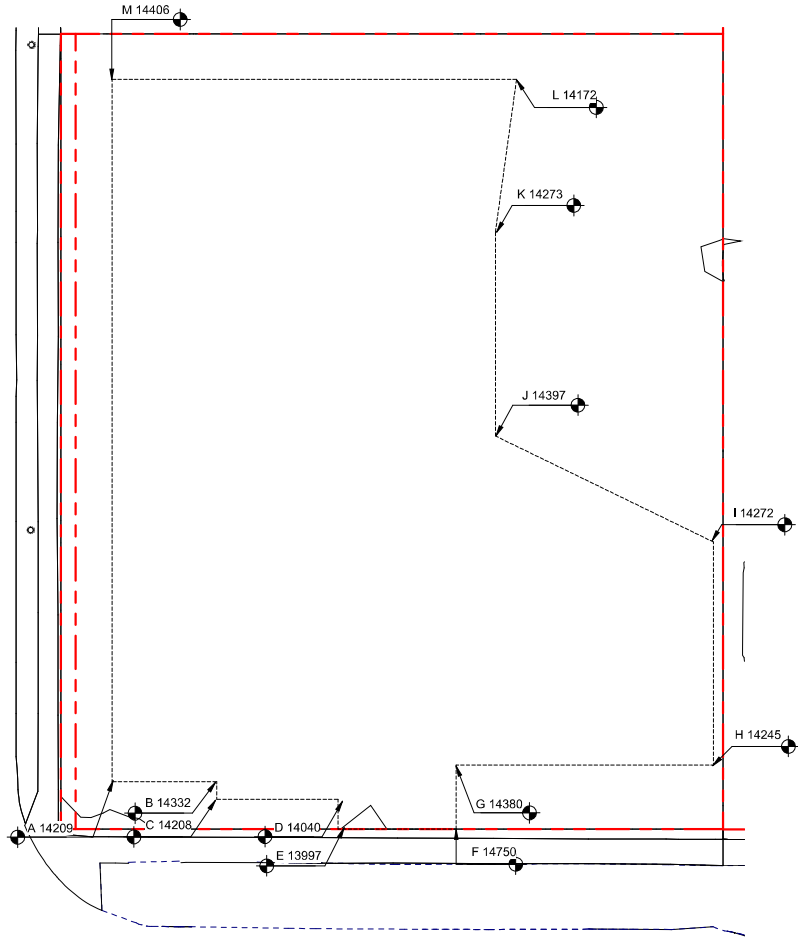
Project		1733-1737 Fairfield Rd
		ARYZE
Sheet Name		SITE PLAN & PROJECT DATA
Date		JUNE 25, 2024
Scale	As indicated	Project # 2123
		Revision 17
		Feb 21, 2024
		Sheet # A-050



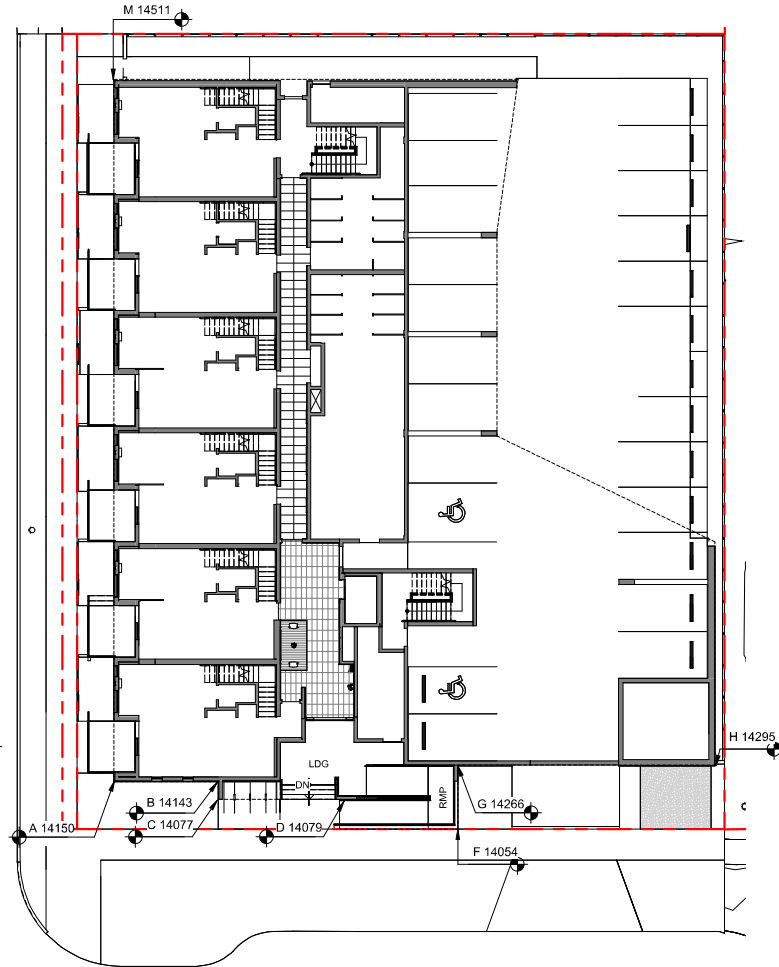




1 DISTANCE BTWN POINTS KEY PLAN  
SCALE = 1 : 200



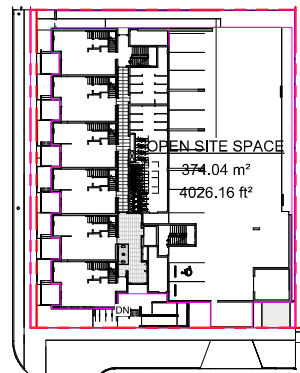
2 NATURAL GRADE KEY PLAN  
SCALE = 1 : 200



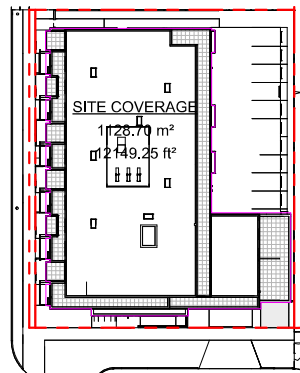
3 PROPOSED GRADE KEY PLAN  
SCALE = 1 : 200

POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS	AVE. OF POINTS
A	14.209	14.42	Point A & B	6.008
B	14.332	14.15	Point B & C	1.026
C	14.208	14.12	Point C & D	7.381
D	14.04	14.11	Point D & E	1.7
E	13.997	14.10	Point E & F	6.4
F	14.75	14.11	Point F & G	3.63
G	14.38	14.44	Point G & H	13.35
H	14.346	14.28	Point H & I	12.88
I	14.273	14.41	Point I & J	12.663
J	14.397	14.69	Point J & K	11.7
K	14.273	14.64	Point K & L	8.887
L	14.172	14.62	Point L & M	23.256
M	14.406	14.64	Point M & N	40.38
Total				149.26
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	543.81 m²
LEVEL 2	21.29 m²
LEVEL 3	955.88 m²
LEVEL 4	899.87 m²
LEVEL 4	692.82 m²
Grand total: 5	3113.87 m²

FLOOR SPACE RATIO	3113.87 m² / 1741.93 m² = 1.787
FSR	1.79 : 1

SITE COVERAGE	1128.70 m² / 1741.93 m² = 0.65 (65%)
---------------	--------------------------------------

OPEN SITE SPACE	395.01 m² / 1741.93 m² = 0.23 (23%)
-----------------	-------------------------------------

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

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

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

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

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2	DPRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022



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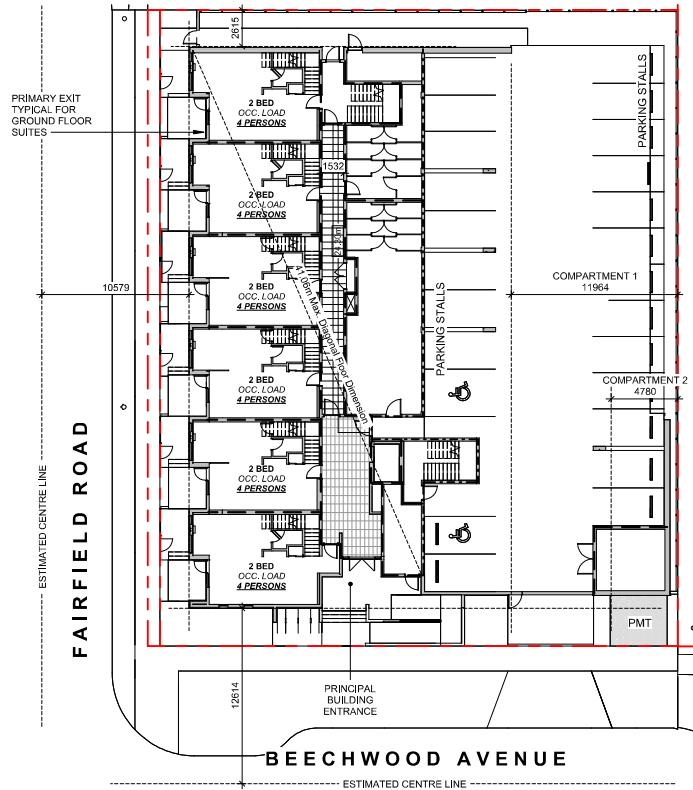
Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	ZONING CALCULATIONS	
Date	JUNE 25, 2024	
Scale	As indicated	Project # 2123
Revision	Feb 21, 2024	17
Sheet #	A-051	



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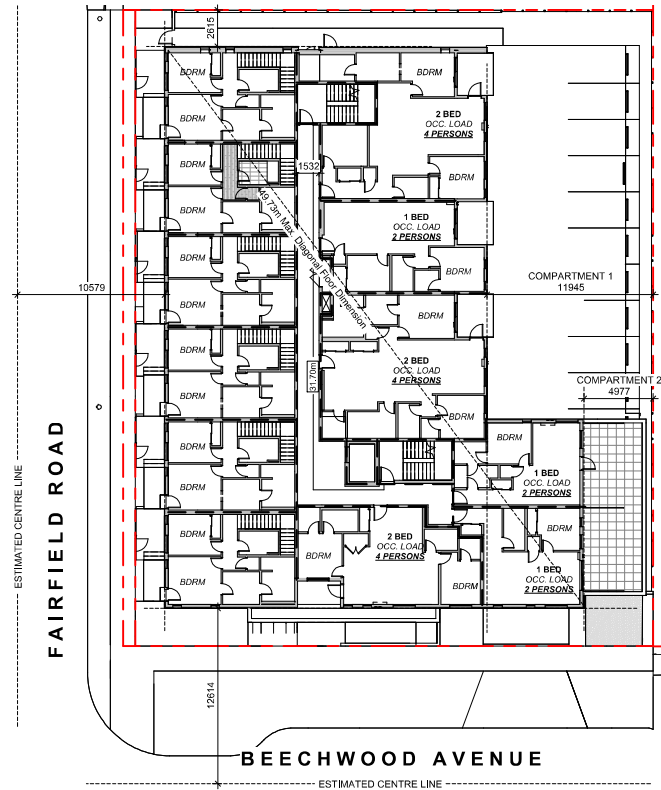


**OCCUPANT LOAD:**  
Occupancy Group C  
12 Bedrooms x 2 persons/bedroom  
= 24 persons

**MINIMUM EXIT WIDTH:**  
Ramps, Corridors, Passageways  
the greater of 6.1mm x 24 = 146.4mm  
or 1100mm (minimum 1500mm for  
accessible path of travel)

Stairs  
the greater of 8mm x 24 = 192.0mm  
or 1100mm

1 L1 CODE REVIEW KEY PLAN  
SCALE = 1 : 250

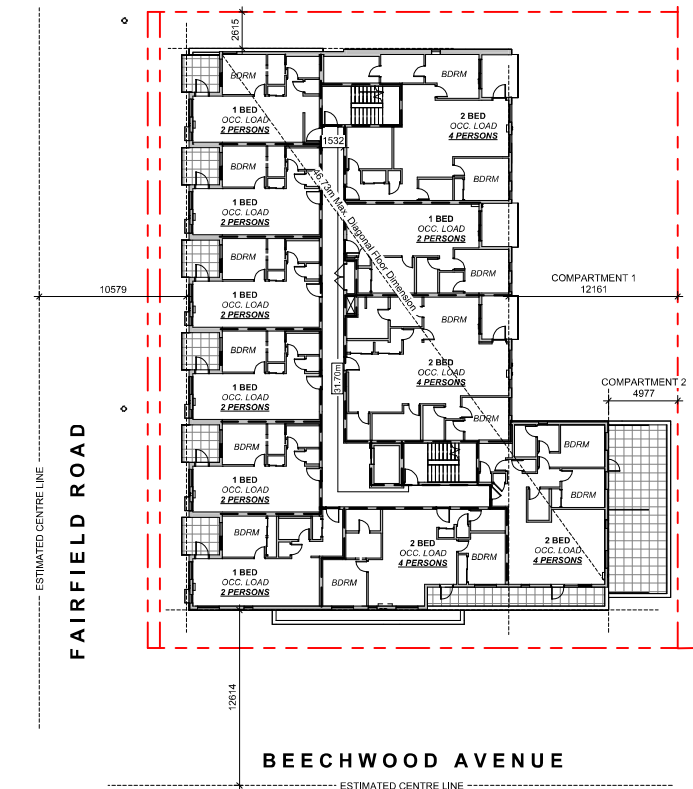


**OCCUPANT LOAD:**  
Occupancy Group C  
9 Bedrooms x 2 persons/bedroom  
= 18 persons

**MINIMUM EXIT WIDTH:**  
Ramps, Corridors, Passageways  
the greater of 5.1mm x 18 = 105.8mm  
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

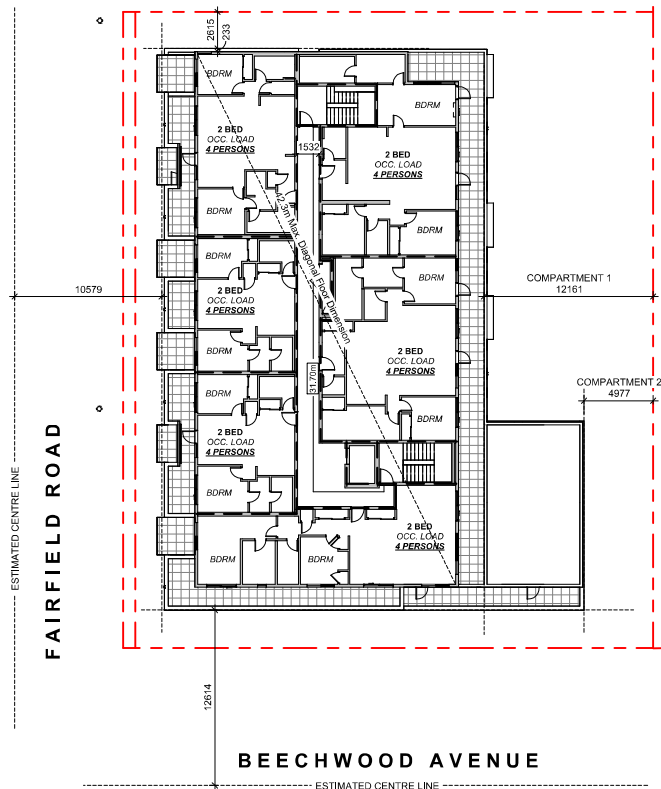


**OCCUPANT LOAD:**  
Occupancy Group C  
15 Bedrooms x 2 persons/bedroom  
= 30 persons

**MINIMUM EXIT WIDTH:**  
Ramps, Corridors, Passageways  
the greater of 6.1mm x 30 = 183mm  
or 1100mm (minimum 1500mm for  
accessible path of travel)

Stairs  
the greater of 8mm x 30 = 240mm  
or 1100mm

3 L3 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

4 L4 CODE REVIEW KEY PLAN  
SCALE = 1 : 250

## BUILDING CODE ANALYSIS

PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE <input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9	
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	3.1.2.1
BUILDING AREA	1,004 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 0 STOREYS BELOW GRADE	1.4.1.2

## 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 NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO EXCEPT WITHIN AT GRADE RESIDENTIAL UNITS	3.2.8

## FIRE RESISTANCE RATINGS

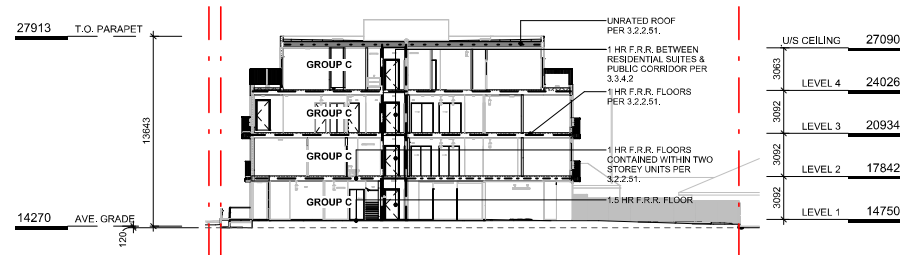
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE Unrated ROOF	3.2.2.51
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.51
EXITS	1 hr	3.4.4.1

## EXITS FROM FLOOR AREAS

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

## FIRE RESISTANCE RATING - KEY

--- UNRATED FIRE SEPARATIONS  
--- 45 MIN  
--- 1 HOUR  
--- 1.5 HOUR  
--- 2 HOUR



5 CODE REVIEW KEY SECTION  
SCALE = 1 : 250

4	DPRZ Rev2	Jan 26, 2023
2	DPRZ Submission	April 29, 2022



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Project	1733-1737 Fairfield Rd
	ARYZE

Sheet Name	CODE REVIEW
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Date	JUNE 25, 2024
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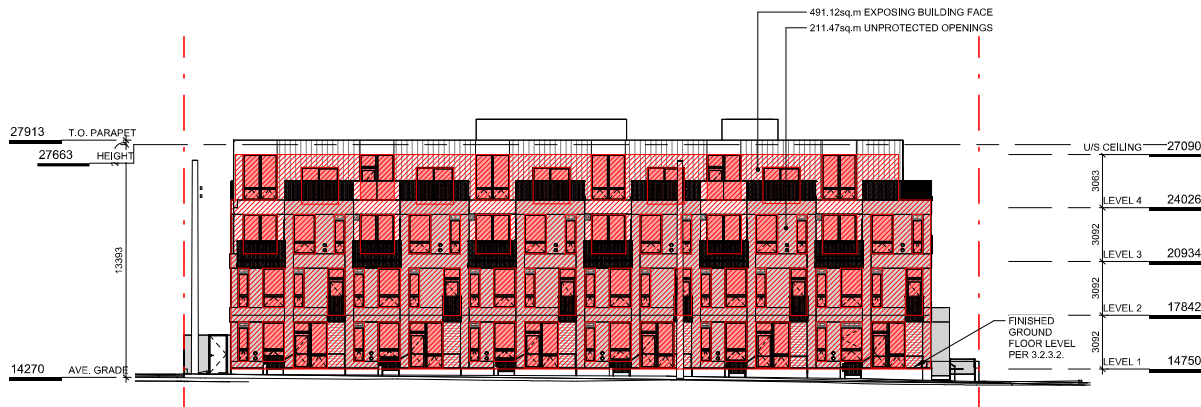
Scale	As indicated	Project #	2123
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Revision	4
Jan 26, 2023	

Sheet #	A-052
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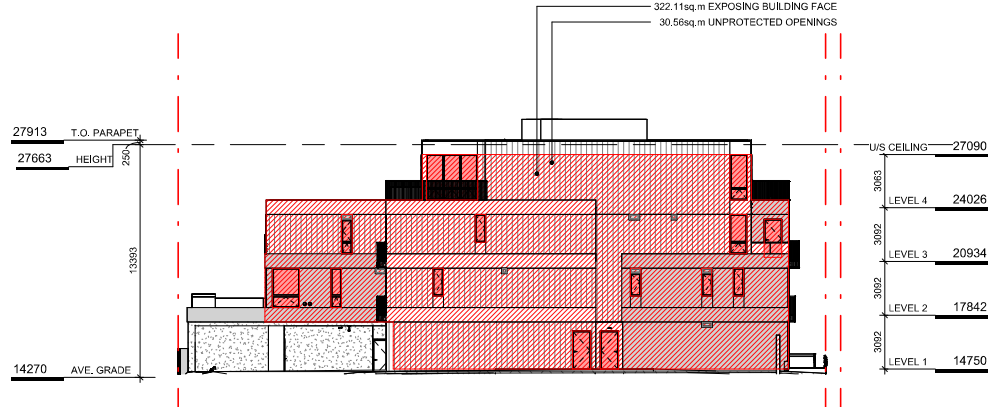
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NW ELEVATION

TABLE 3.2.3.1 - D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	10.60m (>9m)	100	491.12	211.47	43.1
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

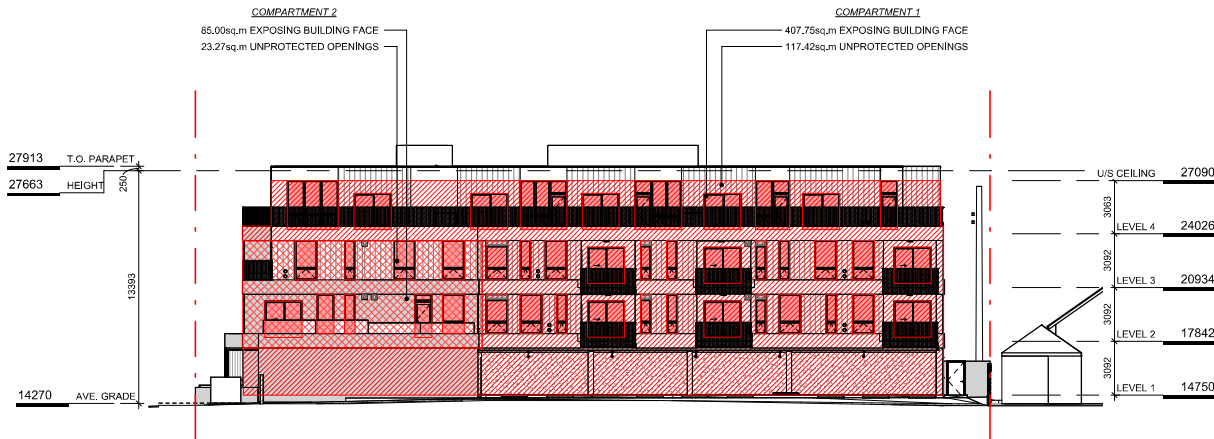


NE ELEVATION

TABLE 3.2.3.1 - D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	2.62m (>2m)	16	322.11	30.56	9.4
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

1 NW ELEVATION - LD KEY  
SCALE = 1 : 200

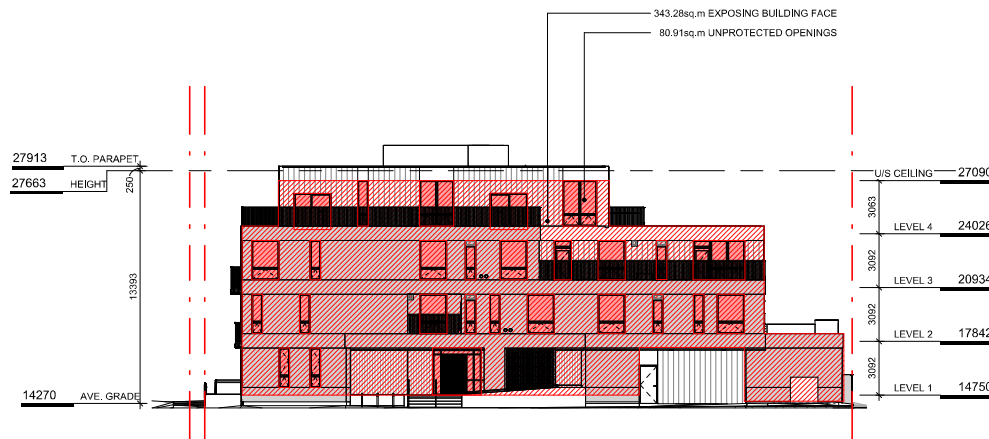
2 NE ELEVATION - LD KEY  
SCALE = 1 : 200



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 (%)
	11.95m (>9m)	100	407.75	117.42	28.8
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 (%)
	4.98m (>4m)	56	85.00	23.27	27.4
TABLE 3.2.3.7 COMPARTMENT 2	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	50 - 100	45 minutes	Any	Any

4 SE ELEVATION - LD KEY  
SCALE = 1 : 200



SW ELEVATION

TABLE 3.2.3.1 - D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	12.61m (>9m)	100	343.28	80.91	23.6
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

5	DP/RZ Rev3	Aug 10, 2023
4	DP/RZ Rev2	Jun 26, 2023
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



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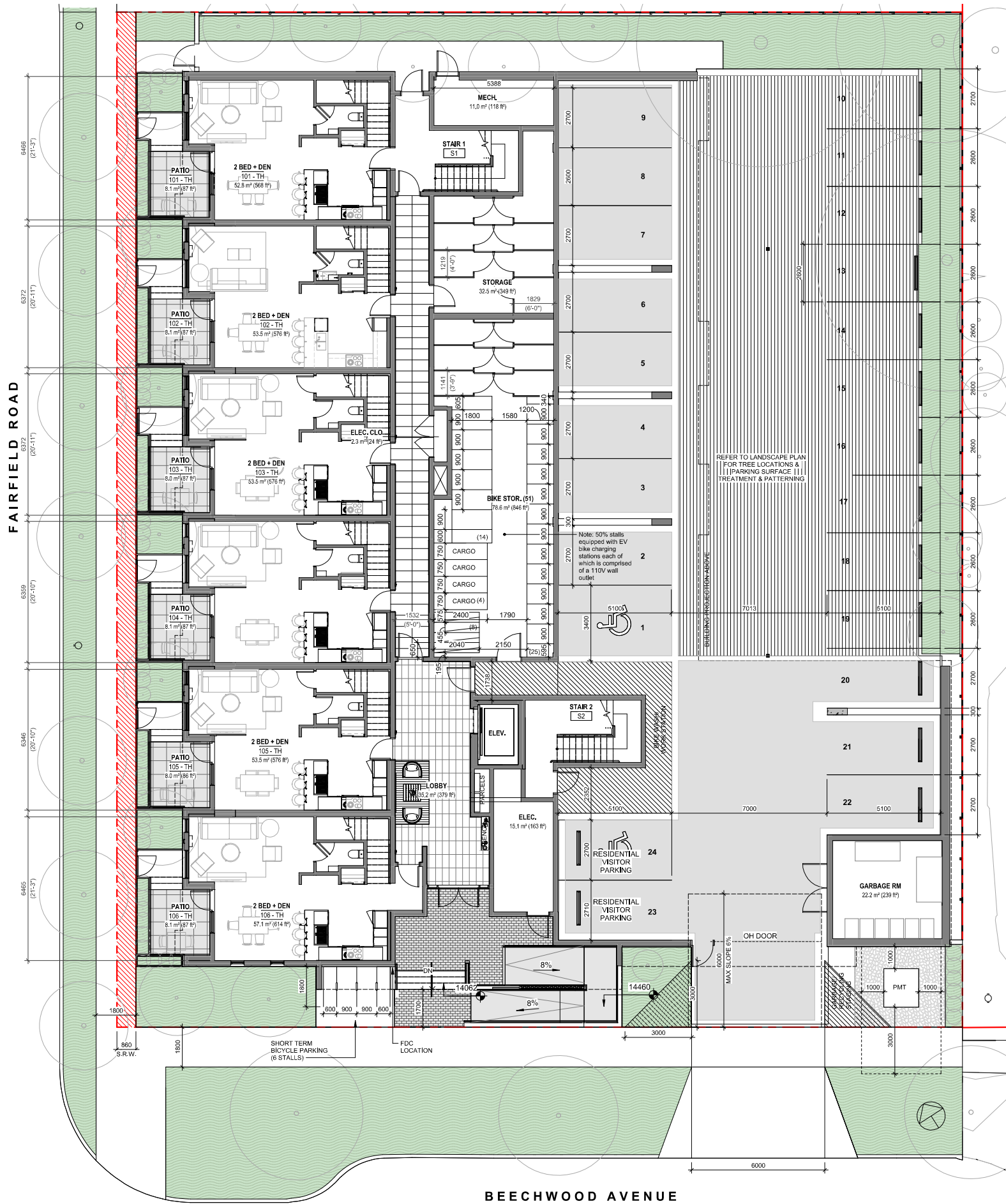
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name SPATIAL SEPARATION			
Date JUNE 25, 2024			
Scale 1 : 200	Project # 2123	Revision Aug 10, 2023	
5		Sheet # A-053	



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1 L1 PROPOSED PLAN  
SCALE = 1 : 100

19	DPRZ Rev6	May 27, 2024
17	DPRZ Rev5	Feb 21, 2024
13	DPRZ Rev4	Jan 18, 2024
5	DPRZ Rev3	Aug 10, 2023
4	DPRZ Rev2	Jan 26, 2023
3	DPRZ Rev1	July 20, 2022
2	DPRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022

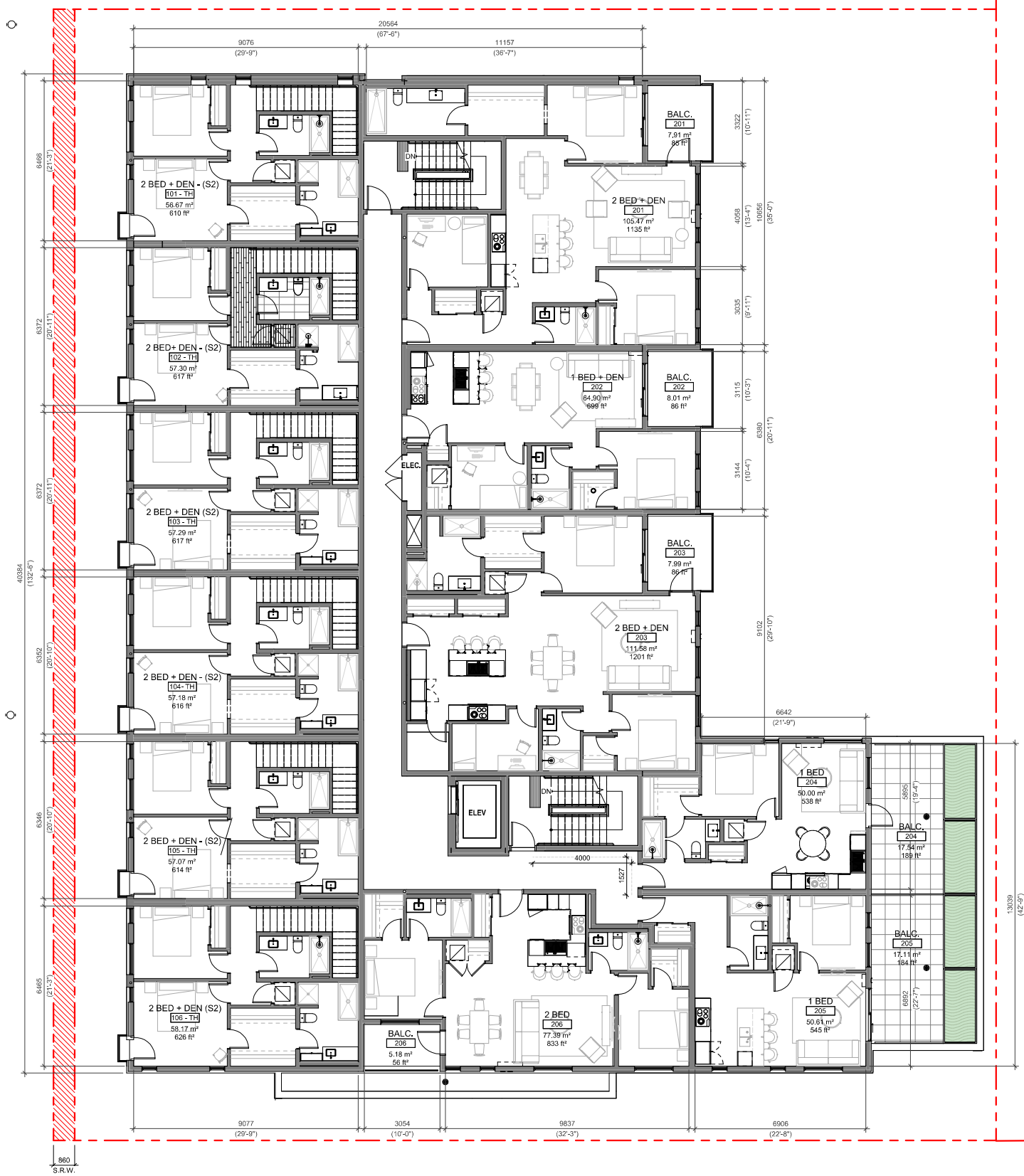


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Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	LEVEL 1 PROPOSED PLAN	
Date	JUNE 25, 2024	
Scale	1 : 100	Project # 2123
Revision	May 27, 2024	19
Sheet #	A-101	







1 L2 PROPOSED PLAN  
SCALE = 1 : 100

19	DPRZ Rev6	May 27, 2024
13	DPRZ Rev4	Jan 18, 2024
5	DPRZ Rev3	Aug 10, 2023
4	DPRZ Rev2	Jan 26, 2023
3	DPRZ Rev1	July 20, 2022
2	DPRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



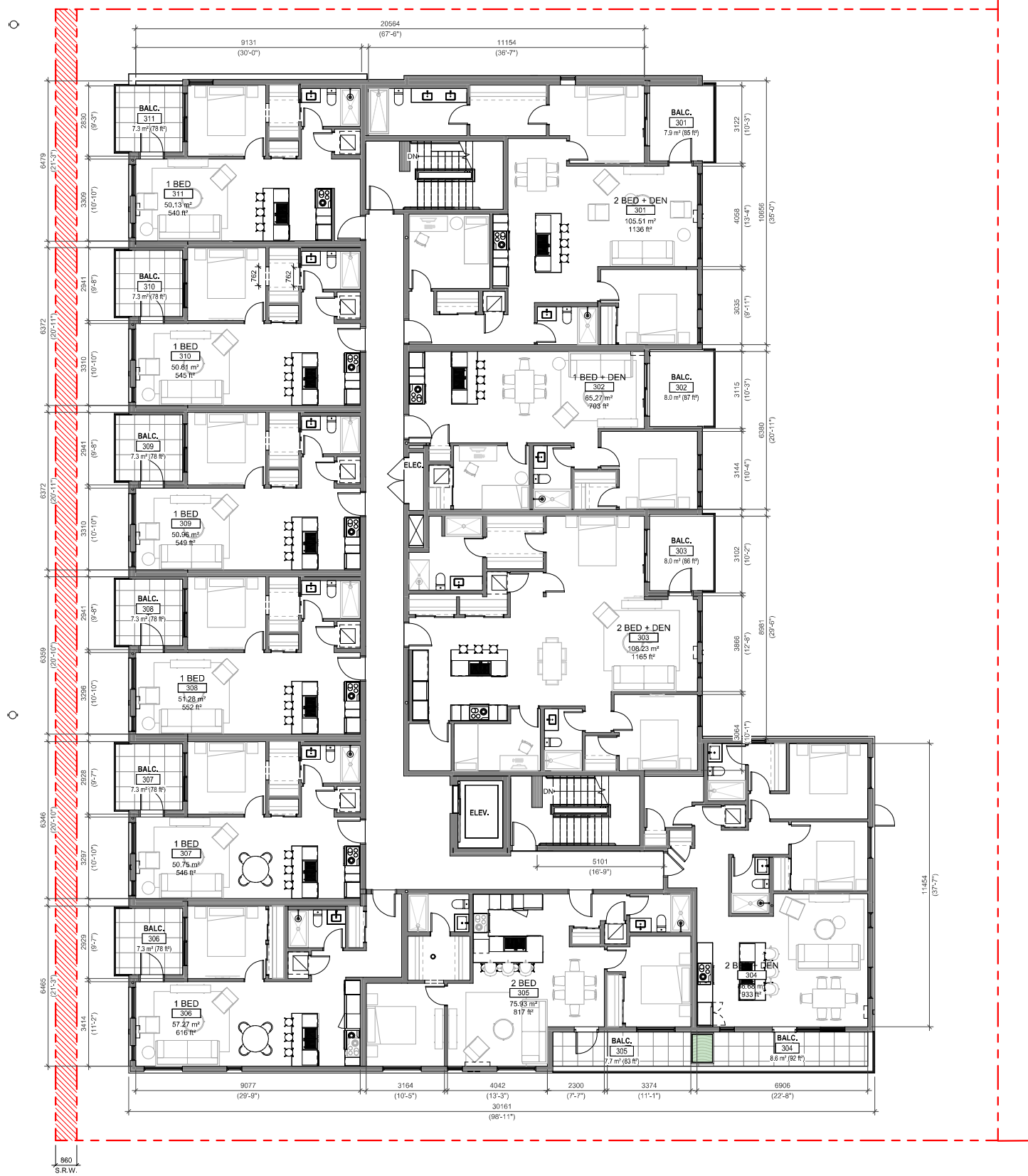
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 2 PROPOSED PLAN	
Date	JUNE 25, 2024	
Scale	1 : 100	Project # 2123
	Revision	19
	May 27, 2024	
	Sheet #	A-102

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1 L3 PROPOSED PLAN  
SCALE = 1 : 100

19	DPRZ Rev6	May 27, 2024
13	DPRZ Rev4	Jan 18, 2024
4	DPRZ Rev2	Jan 26, 2023
3	DPRZ Rev1	July 20, 2022
2	DPRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



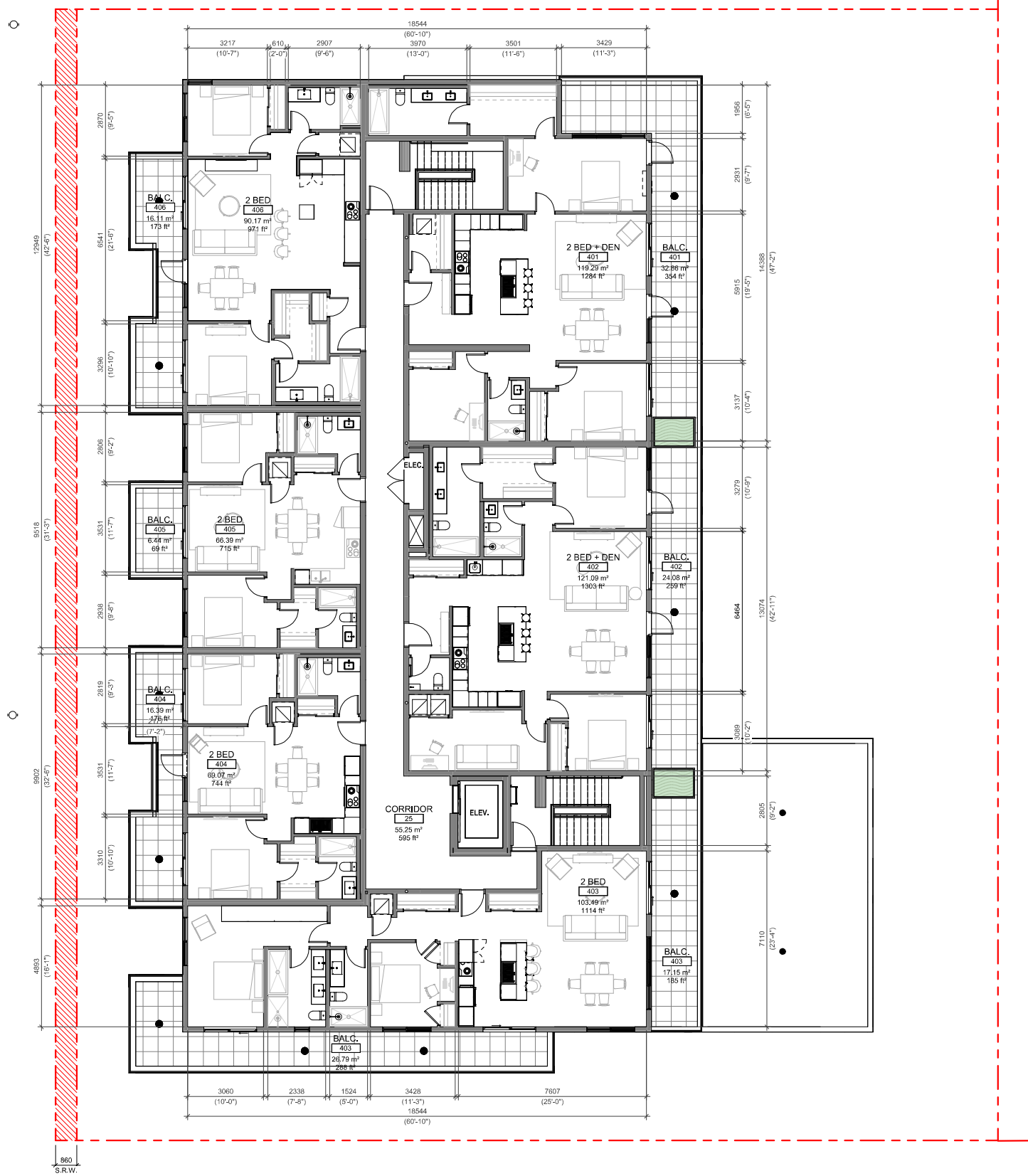
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Project	1733-1737 Fairfield Rd
	ARYZE
Sheet Name	LEVEL 3 PROPOSED PLAN
Date	JUNE 25, 2024
Scale	1 : 100
Project #	2123
Revision	May 27, 2024 19
Sheet #	A-103







1 L4 PROPOSED PLAN  
SCALE = 1 : 100

19	DPRZ Rev6	May 27, 2024
13	DPRZ Rev4	Jan 18, 2024
4	DPRZ Rev2	Jan 26, 2023
3	DPRZ Rev1	July 23, 2022
2	DPRZ 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 4 PROPOSED PLAN
Date	JUNE 25, 2024
Scale	1 : 100
Project #	2123
Revision	May 27, 2024
Sheet #	A-104





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1 NW ELEVATION  
SCALE = 1 : 100



2 SW ELEVATION  
SCALE = 1 : 100

#### FINISH SCHEDULE

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

19	DPRZ Rev6	May 27, 2024
17	DPRZ Rev5	Feb 21, 2024
13	DPRZ Rev4	Jan 18, 2024
5	DPRZ Rev3	Aug 10, 2023
4	DPRZ Rev2	Jan 26, 2023
3	DPRZ Rev1	July 20, 2022
2	DPRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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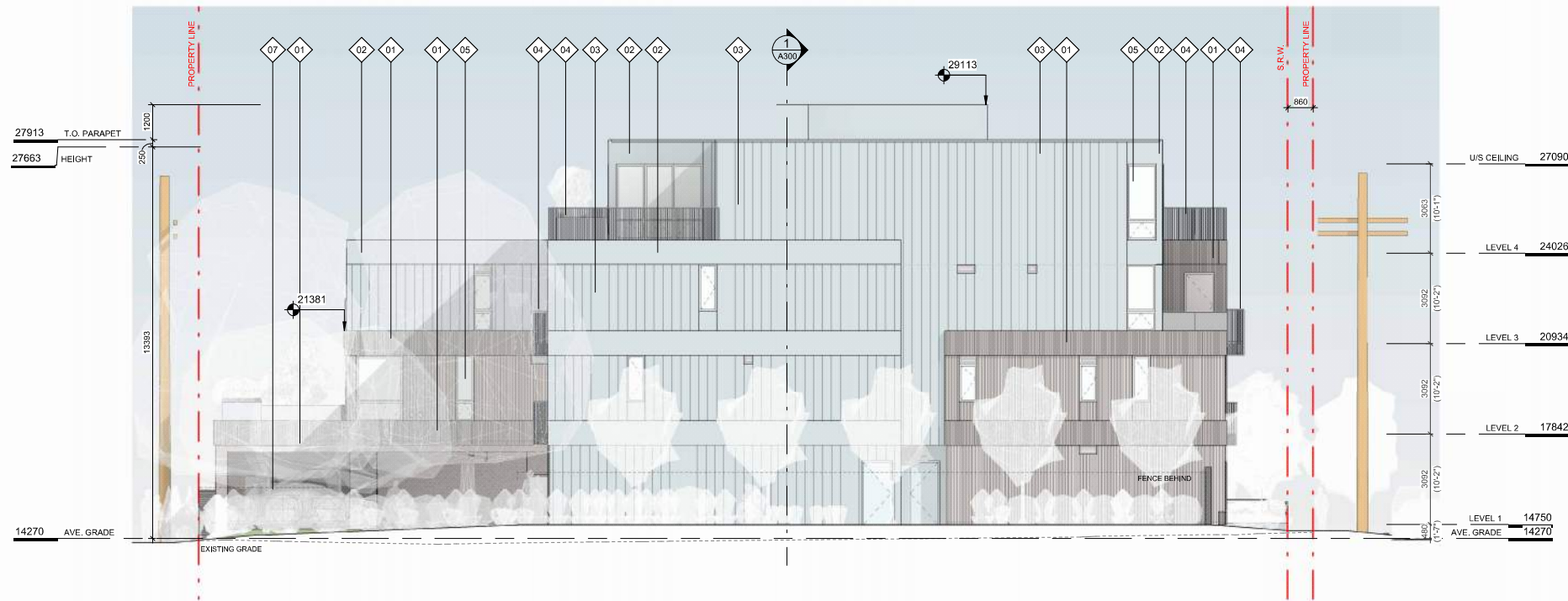
Project		
1733-1737 Fairfield Rd		
ARYZE		
Sheet Name		
EXTERIOR ELEVATIONS		
Date		
JUNE 25, 2024		
Scale	Project #	
As indicated	2123	
Revision		
May 27, 2024		19
Sheet #		
A-200		

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1 SE ELEVATION  
SCALE = 1 : 100



2 NE ELEVATION  
SCALE = 1 : 100

#### FINISH SCHEDULE

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

19	DP/RZ Rev6	May 27, 2024
17	DP/RZ Rev5	Feb 21, 2024
13	DP/RZ Rev4	Jan 18, 2024
5	DP/RZ Rev3	Aug 10, 2023
4	DP/RZ Rev2	Jan 26, 2023
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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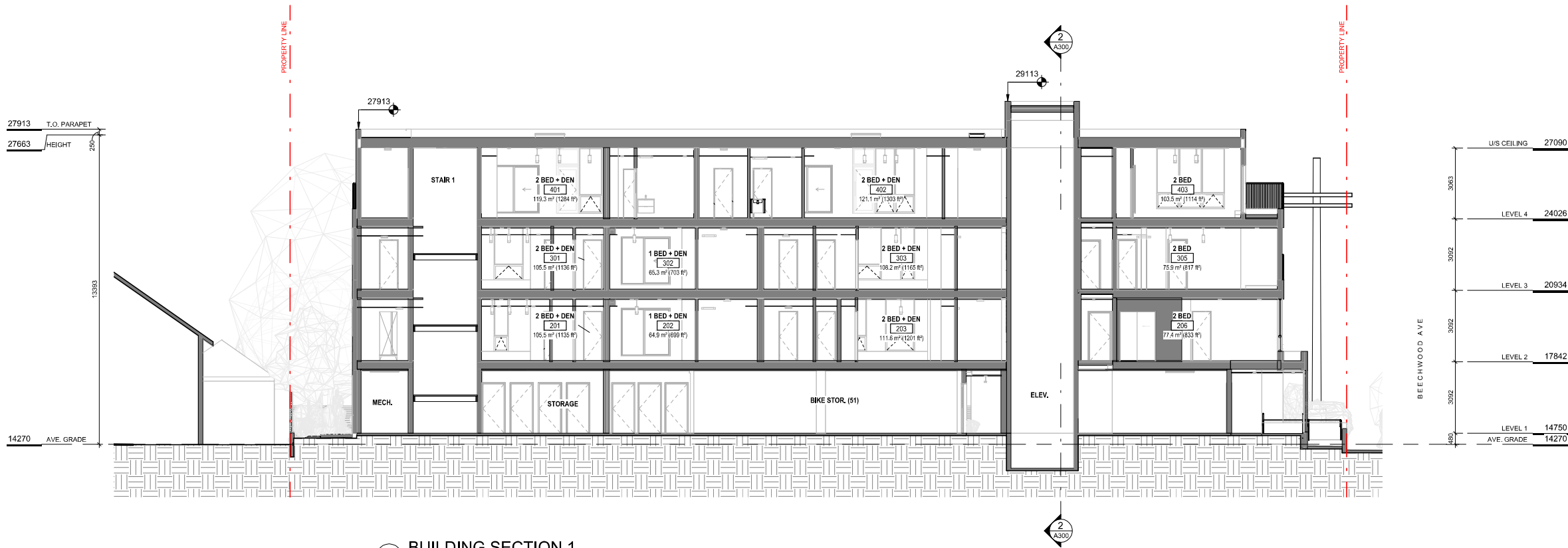
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	EXTERIOR ELEVATIONS	
Date	JUNE 25, 2024	
Scale	As indicated	Project # 2123
	Revision	19
	May 27, 2024	
Sheet #	A-201	

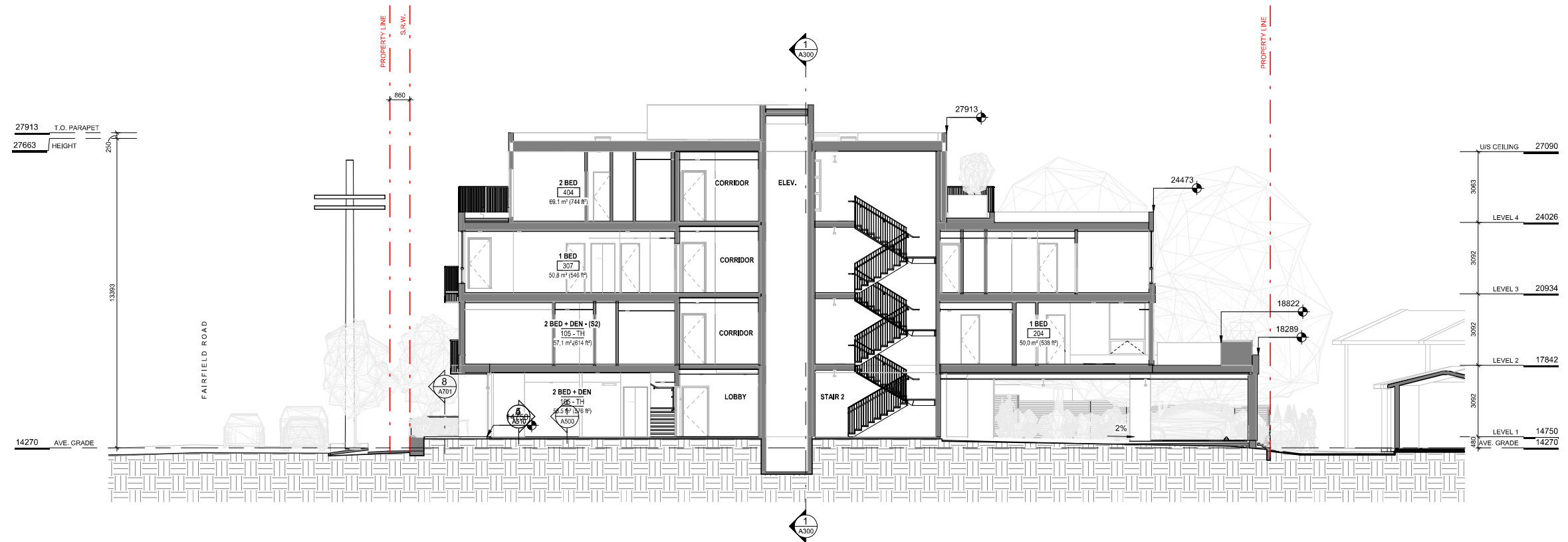
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1 BUILDING SECTION 1  
SCALE = 1 : 100



2 BUILDING SECTION 2  
SCALE = 1 : 100

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



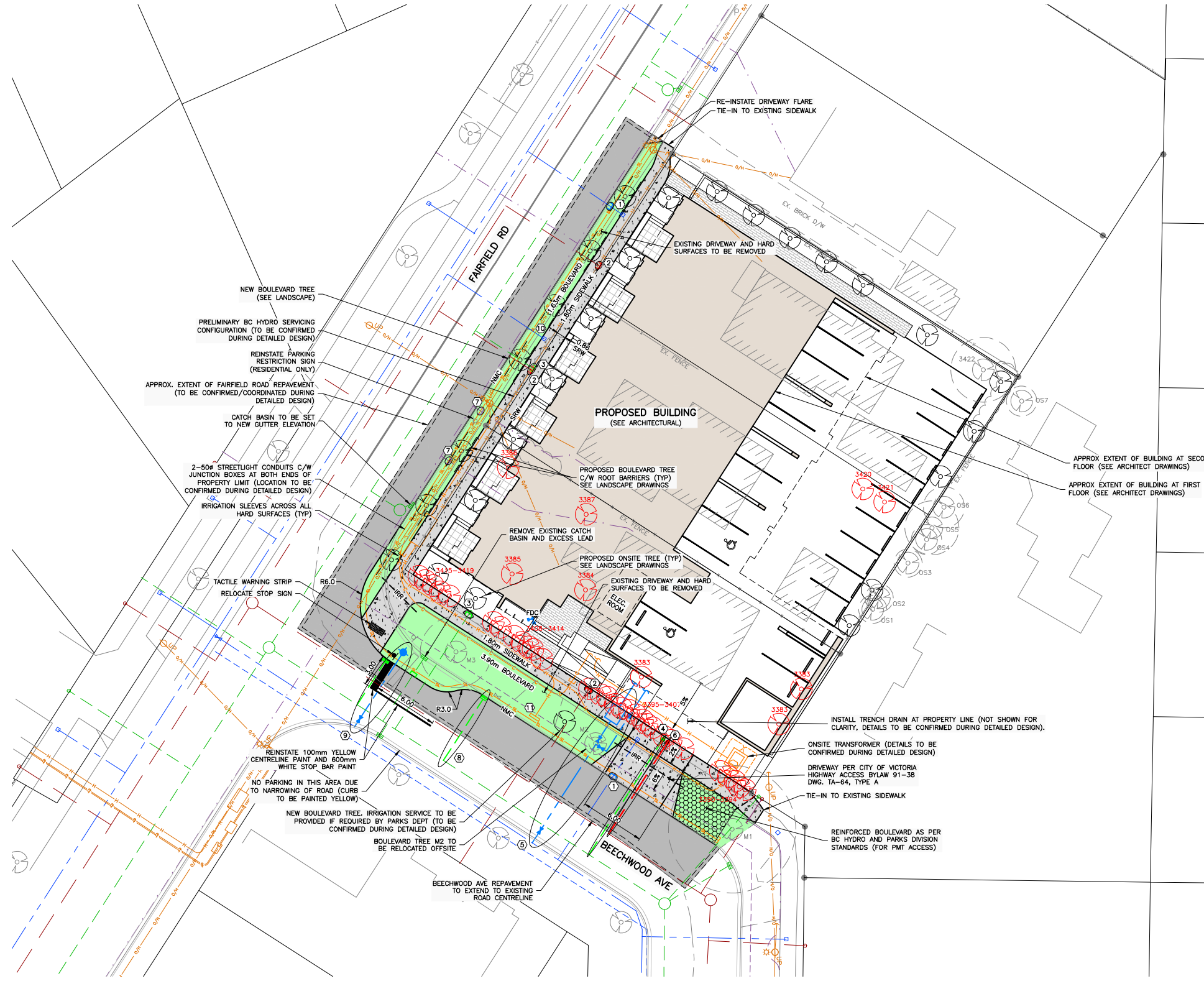
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Project		1733-1737 Fairfield Rd
		ARYZE
Sheet Name		BUILDING SECTIONS
Date		JUNE 25, 2024
Scale	1 : 100	Project # 2123
Revision		Jan 18, 2024 13
Sheet #		A-301

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SHEET NOTES	
No.	DESCRIPTION
1	EXISTING HYDRO SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. HYDRO POLE TO BE SUPPORTED DURING CONSTRUCTION.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
4	NEW 150# STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
5	NEW 150# FIRE SERVICE c/w METER CHAMBER AS PER CoV STD. DWG. SD W26 AND 50# DOMESTIC WATER SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW 150# SANITARY SERVICE c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
8	NEW CATCH BASIN PER CoV STD. DWG. SD S11a BY DEVELOPER'S CONTRACTOR. ENSURE OUTLET ELEVATION IS SET TO ACHIEVE MIN. 2% GRADE TO MAIN. 150# PVC CATCH BASIN LEAD AND CONNECTION BY CoV FORCES AT DEVELOPER'S EXPENSE.
9	NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE. LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.
10	EXISTING WATER SERVICE TO BE RE-USED FOR IRRIGATION. BACKFLOW PREVENTOR TO BE INSTALLED.
11	NEW DUAL HEAD ELECTRIC VEHICLE CHARGER (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).
	EXISTING TREE TO BE REMOVED.
	EXISTING TREE TO REMAIN.

JULY 3, 2024  
**ISSUED FOR  
REZONING**

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

SEE ARCHITECTURAL AND LANDSCAPE  
DRAWINGS FOR ADDITIONAL INFORMATION

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



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

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
4	2024-07-03	ND	ISSUED FOR REZONING				
3	2023-08-21	ND	ISSUED FOR REZONING				
2	2023-01-25	ND	ISSUED FOR REZONING				
1	2022-04-27	ND	ISSUED FOR DEVELOPMENT PERMIT				

**McElhanney**  
500 - 3960 QUADRA STREET  
VICTORIA, BC V8X 4A3  
PH (250) 370-9221



PROJECT:	1733 FAIRFIELD ROAD, VICTORIA, BC	SCALE HORIZ: 1:200	VER:1
TITLE:	PRELIMINARY CIVIL PLAN	PROJECT NO. 21-187	ISSUED/REVISION 4
		APPROVING AUTHORITY FILE NO.	
		DRAWING NO.	21-187-CSP





Revisions

Received Date:

July 22, 2024

Deemed Date:

July 4, 2024

# 1733 FAIRFIELD

1733 FAIRFIELD ROAD, VICTORIA, BC

## SHEET LIST

L0.1 TREE MANAGEMENT & REMOVAL PLAN

L1.1 MATERIALS PLAN - LEVEL 1

L1.2 MATERIALS PLAN - UPPER LEVELS

L2.1 LAYOUT PLAN

L3.1 GRADING PLAN

L4.1 SOIL VOLUME PLAN

L4.2 TREE PLANTING PLAN

L4.3 PLANTING PLAN - LEVEL 1

L4.4 PLANTING PLAN - UPPER LEVELS

L5.1 LIGHTING PLAN

L6.1 IRRIGATION PLAN - LEVEL 1

L6.2 IRRIGATION PLAN - UPPER LEVELS

L7.1 PAVING DETAILS

L7.2 SITE FURNISHINGS DETAILS

L7.3 PLANTING DETAILS

## GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

## ELECTRICAL - DESIGN BUILD

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

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

## MATERIAL SPECIFICATIONS

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

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

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

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

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

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

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

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

## IRRIGATION - DESIGN BUILD

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

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

## SUBMITTALS

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





Table 1. Tree Inventory

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On / Off / Shared, City)	Bylaw protected ? (Yes / No / City)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Drip-line 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	Prunus cerasifera	47	10	5.9	5	Good	Fair/good		Moderate	Multiple stems form at 2m above grade - included bark of 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	Acer truncatum 'Pace sunser'	5	6	0.6	1	Good	Good		Moderate	Recently planted - still staked, included bark at stem union. Multiple stems form at 4m above grade - no major weaknesses visible at stem union, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone. "Possible for transplant."	Remove*
	M3	Yes	City	City	Purple leaf cherry plum	Prunus cerasifera	26	6	3.3	4	Good	Fair/good		Moderate	Codominant stems form at 3m above grade - included bark - not active, historic pruning wounds with associated decay.	Project arborist to supervise all excavation required within the critical root zone.	Retain
313	3383	Yes	On	No	Fig	Ficus sp.	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.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
316	3384	Yes	On	No	Japanese maple	Acer palmatum	3.3, 6	5	1.2	1.5	Good	Fair	Unsuitable	Moderate	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.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
317	3385	Yes	On	Yes	Pacific dogwood	Cornus nuttallii	28, 23, 34, 32	8	8.8	4	Fair	Fair/poor	Unsuitable	Moderate	Topped historically at 7m above grade for overhead utilities clearance. stem decay with sloughing bark.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
322	3386	Yes	On	Yes	Golden chan tree	Laburnum sp.	21, 28	7	6.3	4	Fair	Poor	Unsuitable	Poor	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
321	3387	Yes	On	Yes	Apple	Malus sp.	14, 23	10	3.9	3	Fair	Poor	Unsuitable	Moderate	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will also be impacted by excavation for the proposed parking stall.	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
334	3388	Yes	On	Yes	Cherry	Prunus sp.	55	5	6.9	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, multiple stems form at 2m above grade - narrow angles of attachment, main stem topped historically at 4m above grade - large topping wound.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Also located within the footprint of the proposed building. Will also be impacted by excavation for the proposed parking stall.	Remove
298	3389	Yes	On	Yes	Cherry	Prunus sp.	19, 25	5	4.6	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, codominant stems form at base - crossing at 5m above grade, large heading cuts.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will also be impacted by excavation for the proposed parking stall.	Remove
3390	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3391	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3392	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3393	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3394	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3395	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3396	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3397	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3398	Yes	On	No	English yew	Taxus baccata		10, 10, 8.8	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3399	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3400	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3401	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3402	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3403	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3404	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3405	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3406	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3407	Yes	On	No	English yew	Taxus baccata		10, 10, 5, 5, 5	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3408	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3409	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3410	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3411	Yes	On	No	English yew	Taxus baccata		8.8, 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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3412	Yes	On	No	English yew	Taxus baccata		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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3413	Yes	On	No									r	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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3414	Yes	On	No									r	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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3415	Yes	On	Ye									r	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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3416	Yes	On	Ye									r	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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3417	Yes	On	Ye									r	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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3418	Yes	On	Ye									r	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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3419	Yes	On	Ye									r	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. Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
Hedge 1	Yes	On	No										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.	Located within the footprint of the proposed building. Located within the footprint of the proposed parking stall.	Remove
314	3420	Yes	On	Ye								r	Unsuitable	Moderate	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building. Located within the footprint of the proposed parking stall.	Remove
315	3421	Yes	On	No								r	Unsuitable	Moderate	Juvenile hedge tree growing within narrow planting strip.	Located within the footprint of the proposed building. Located within the footprint of the proposed parking stall.	Remove
OS1	Yes	Off	No											Moderate	Juvenile hedge tree growing within narrow planting strip.	Project arborist to supervise all excavator 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)
	OS2	Yes
	OS3	Yes
	OS4	Yes
	OS5	Yes
	OS6	Yes
	Hedge 2	Yes
	OS7	Yes
	3422	No

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

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

FAIRFIELD ROAD

BEECHWOOD AVENUE

## TREE STATUS LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING
  - TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
  - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
  - TO MUNICIPAL STANDARD
- PROTECTED TREE AND SHRUB FOR REMOVAL
- MUNICIPAL TREE FOR REMOVAL



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophiliacollective.ca 250 59C 1156

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: TYLER YESTAL

NO.	ISSUE	YY/MM/DD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20
5	ISSUED FOR RZ/ DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/ DP RESUBMISSION	2023/08/18
7	25% BUILDING PERMIT	2023/10/10
8	ISSUED FOR BP COORDINATION	2023/11/24
9	DP/RZ REV 4	2024/01/12
10	DP/RZ REV 5	2024/02/21
11	ISSUED FOR BUILDING PERMIT	2024/03/01
12	DP/RZ REV 6	2024/07/03

SEAL



NORTH ARROW



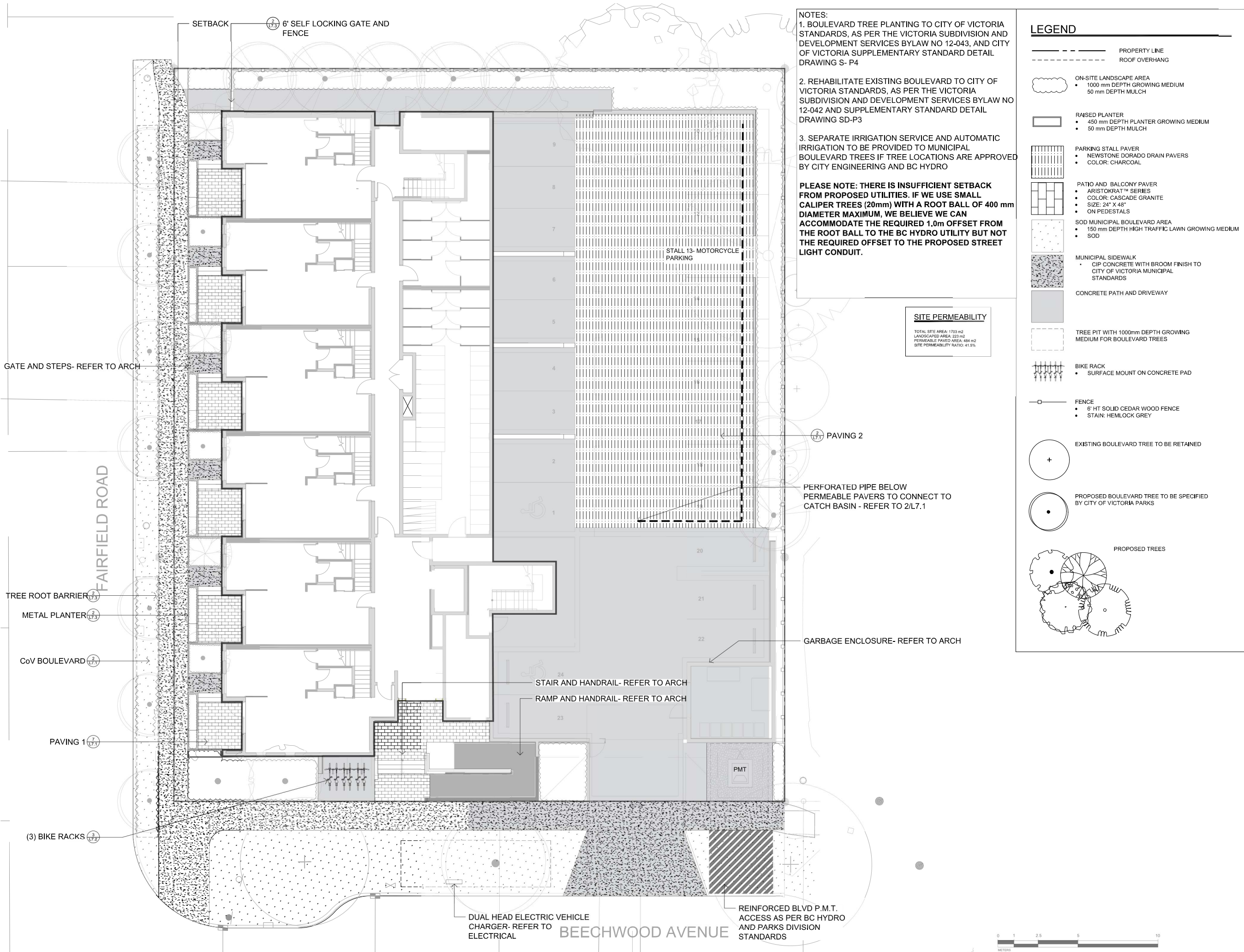
DRAWING TITLE:  
TREE REMOVAL &  
PROTECTION PLAN

DWG NO:

L0.1

SCALE: 1:150









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9	DPIRZ REV 4	2024/01/12
10	DPIRZ REV 5	2024/02/21
11	ISSUED FOR BUILDING PERMIT	2024/03/01
12	DPIRZ REV 6	2024/07/03

SEAL



NORTH ARROW

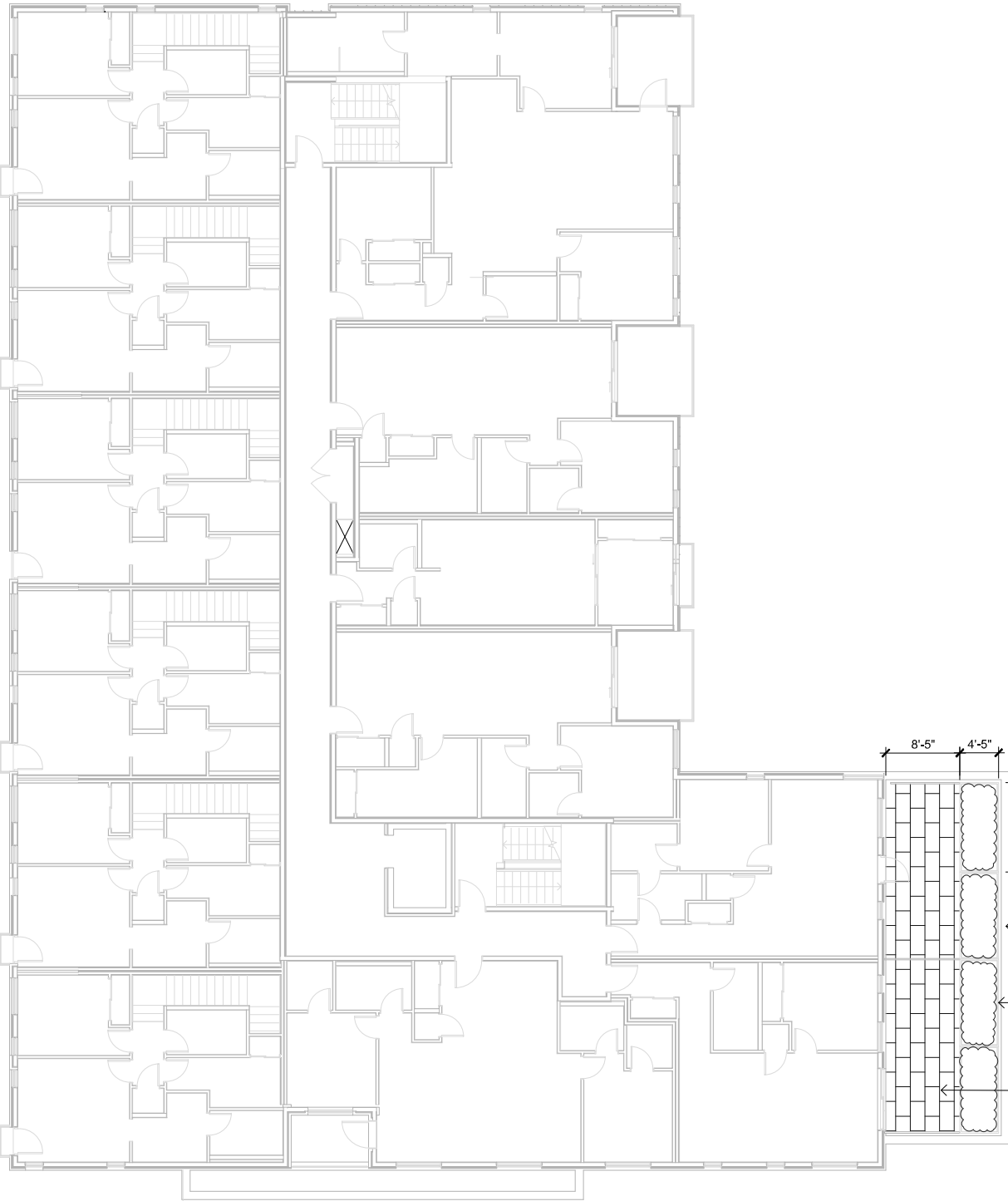


DRAWING TITLE:  
LANDSCAPE MATERIALS  
AND LAYOUT PLAN  
LEVELS 2, 3, & 4

DWG NO:

SCALE: AS NOTED

L1.2



GUARDRAIL- REFER  
TO ARCH

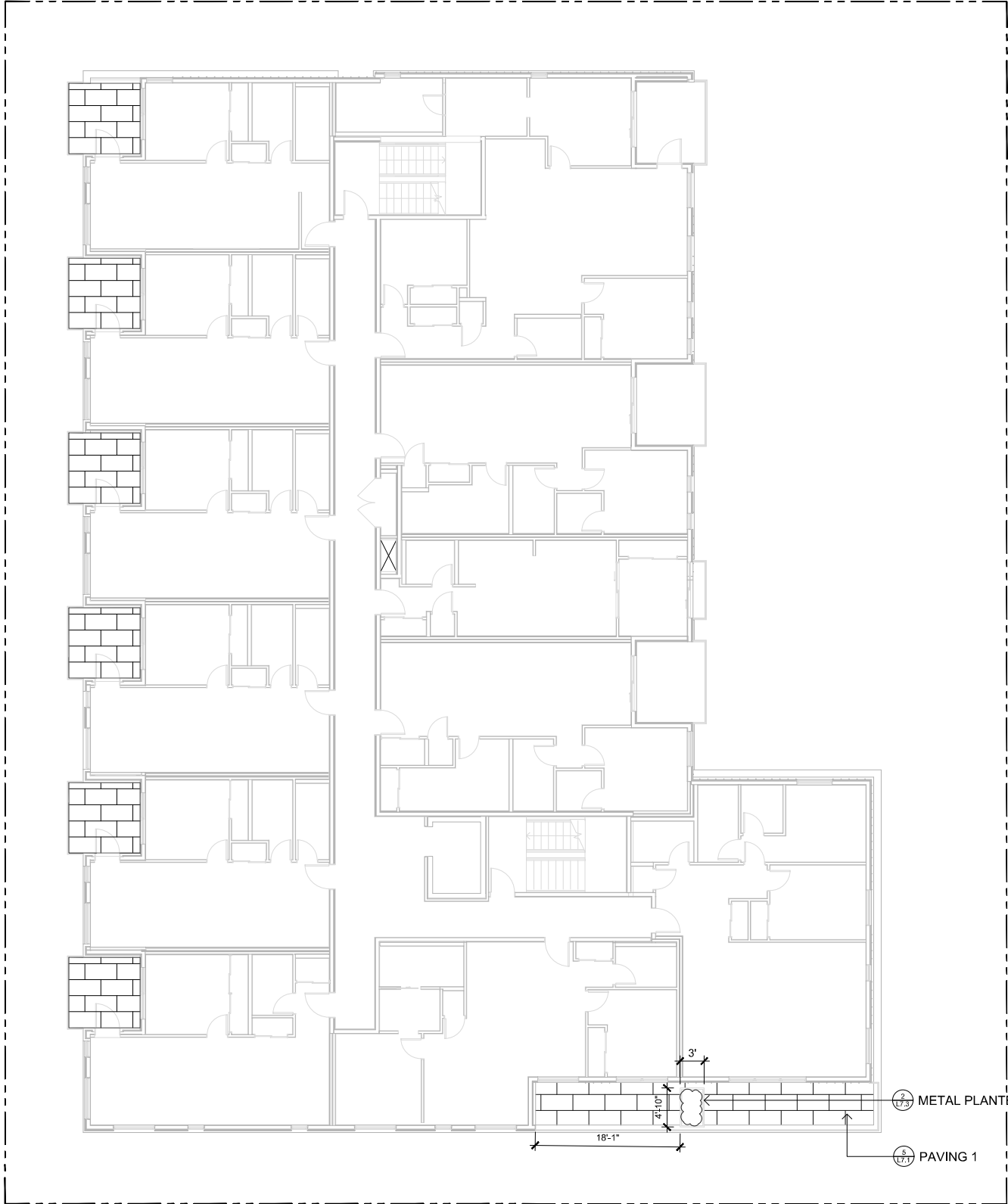
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1.75  
METAL PLANTER

3  
1.75  
PAVING 1

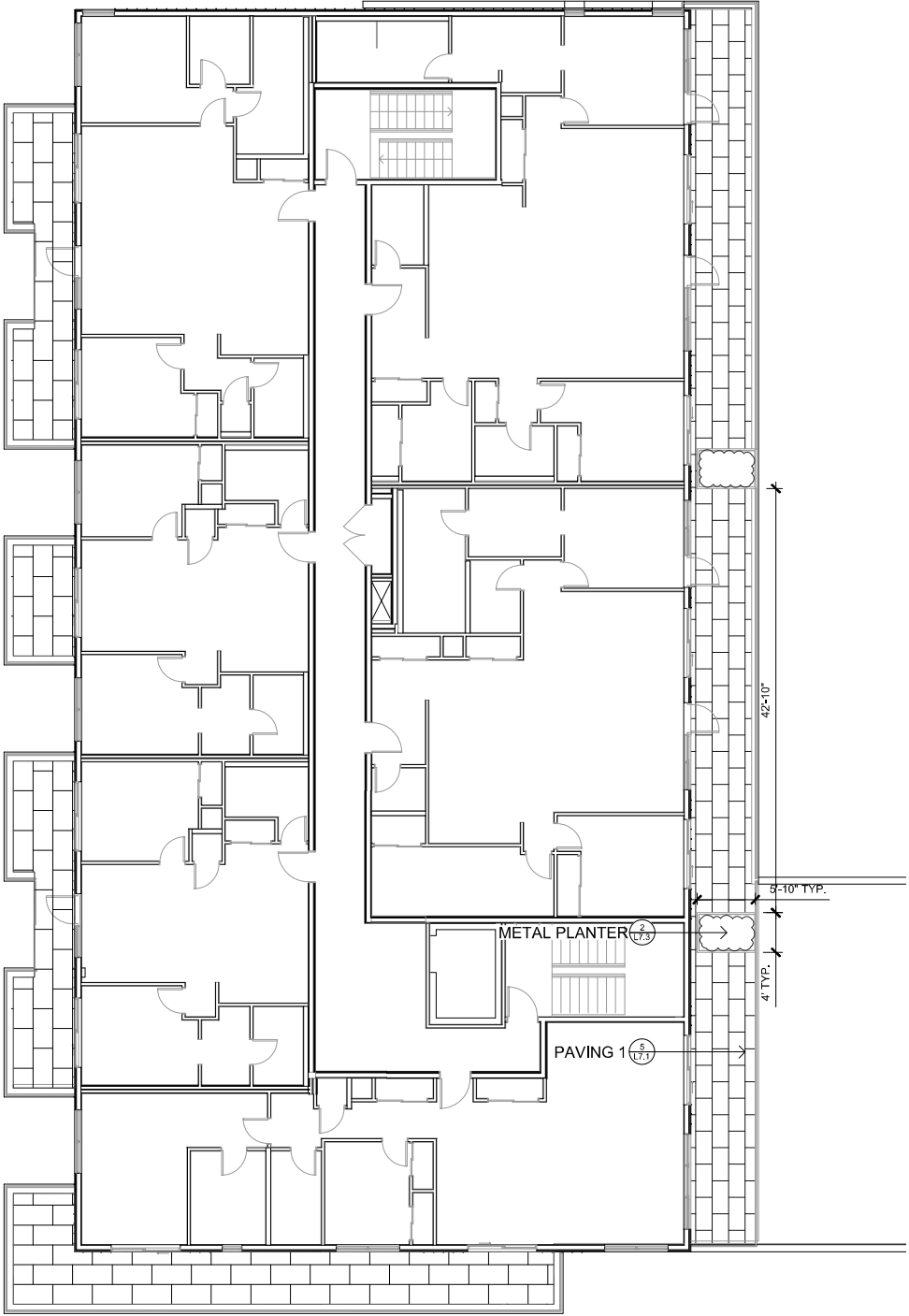
1  
L2  
LEVEL 2 BALCONY & PLANTER  
1:100







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



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



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11	ISSUED FOR BUILDING PERMIT	2024/03/01
12	DPIRZ REV 6	2024/07/03

SEAL



NORTH ARROW



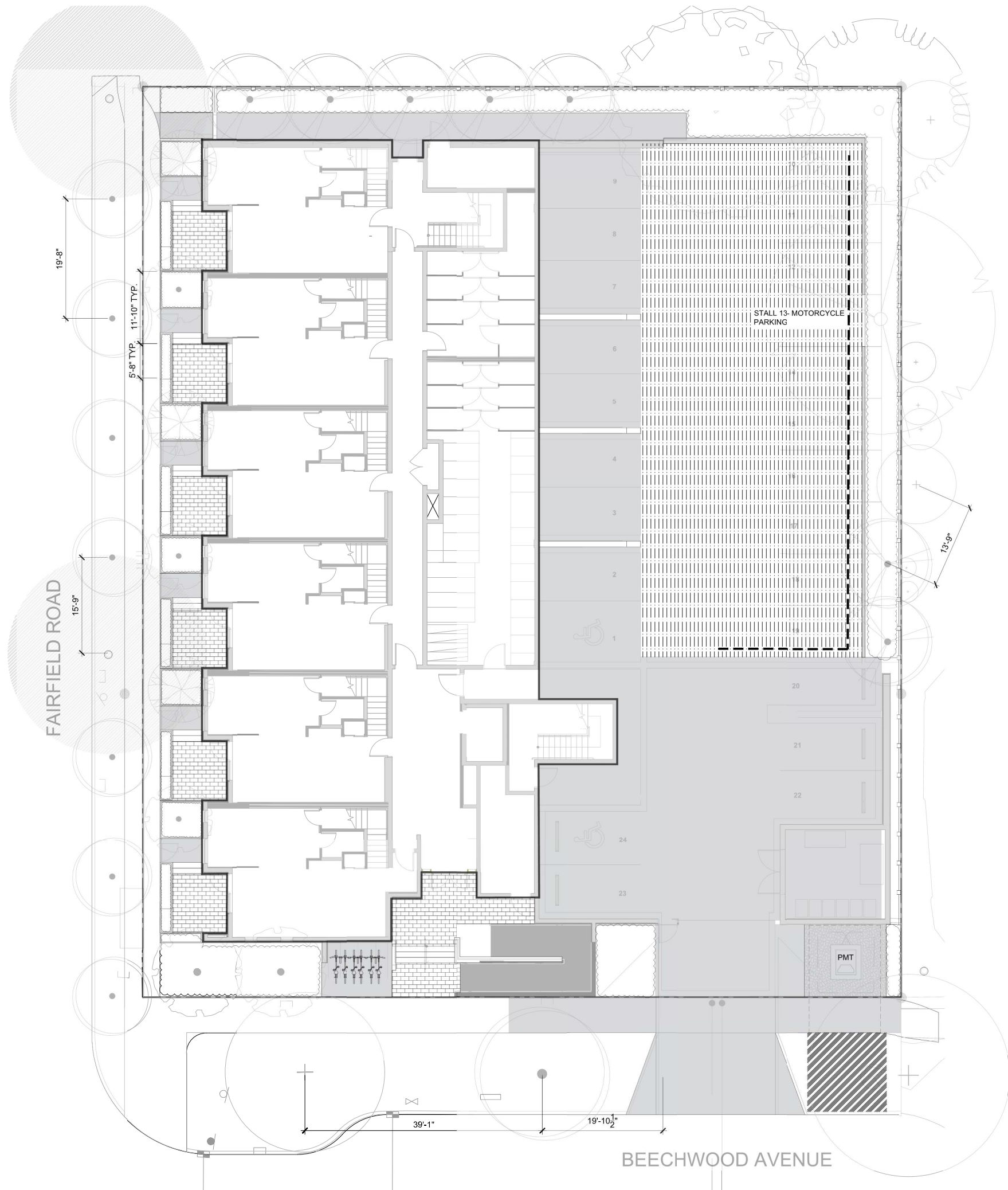
DRAWING TITLE:  
LANDSCAPE MATERIALS  
AND LAYOUT PLAN  
LEVELS 2, 3, & 4

DWG NO:

L1.2

SCALE: AS NOTED





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10	DPIRZ REV 5	2024/02/21
11	ISSUED FOR BUILDING PERMIT	2024/03/01
12	DPIRZ REV 6	2024/07/03

SEAL



NORTH ARROW



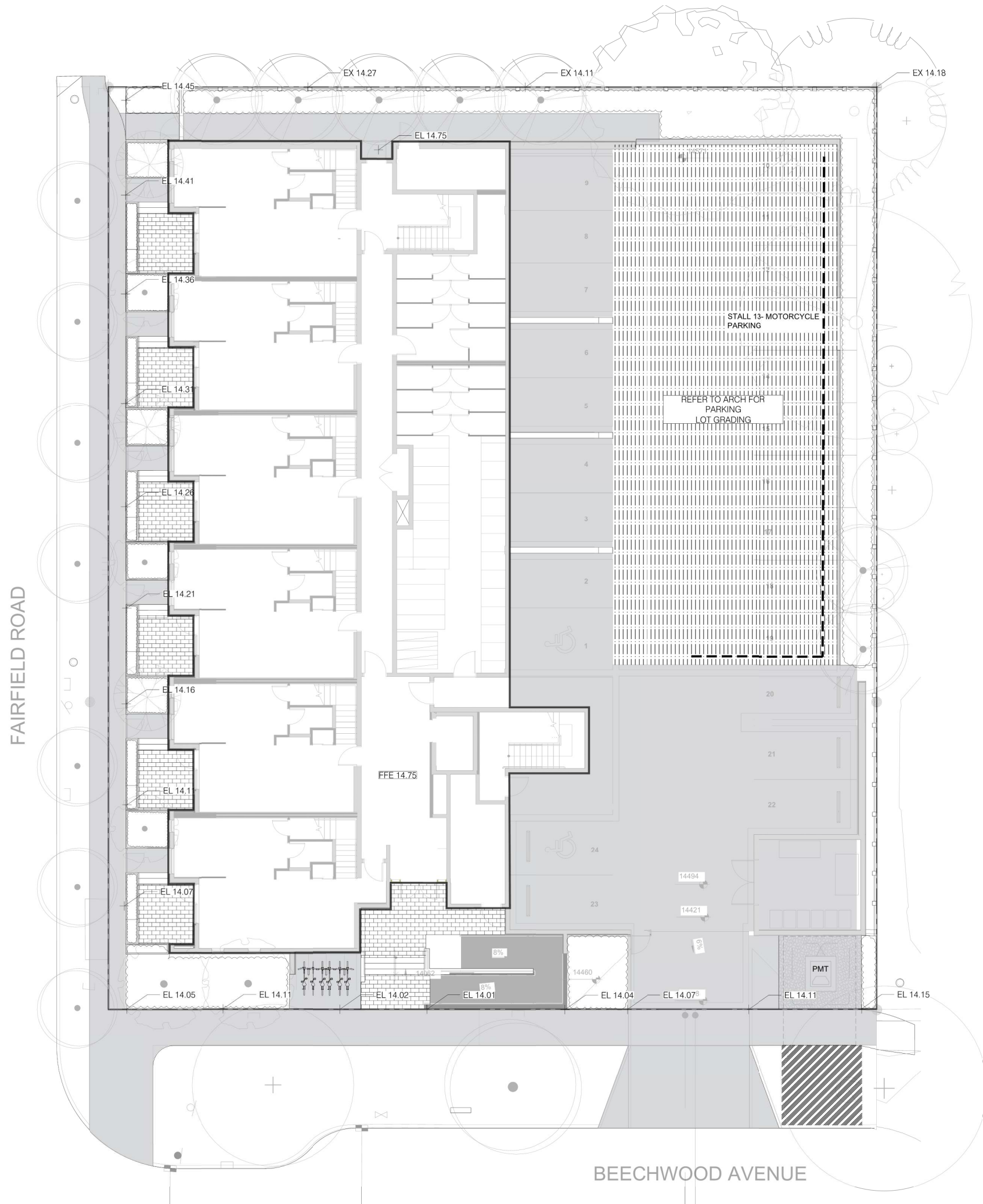
DRAWING TITLE:  
**LAYOUT PLAN**

DWG NO:

**L2.1**

SCALE: 1:100





- GRADING PLAN NOTES
1. ALL ELEVATIONS ARE NOMINAL. CONTRACTOR TO VERIFY SPOT ELEVATION PRIOR THE START OF CONSTRUCTION.
  2. ALL ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
  3. REFER TO CIV/L FOR ALL OFFSITE AND PARKING LOT GRADING.
  4. REFER TO ARCH FOR ONSITE HARDSCAPE GRADING.



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

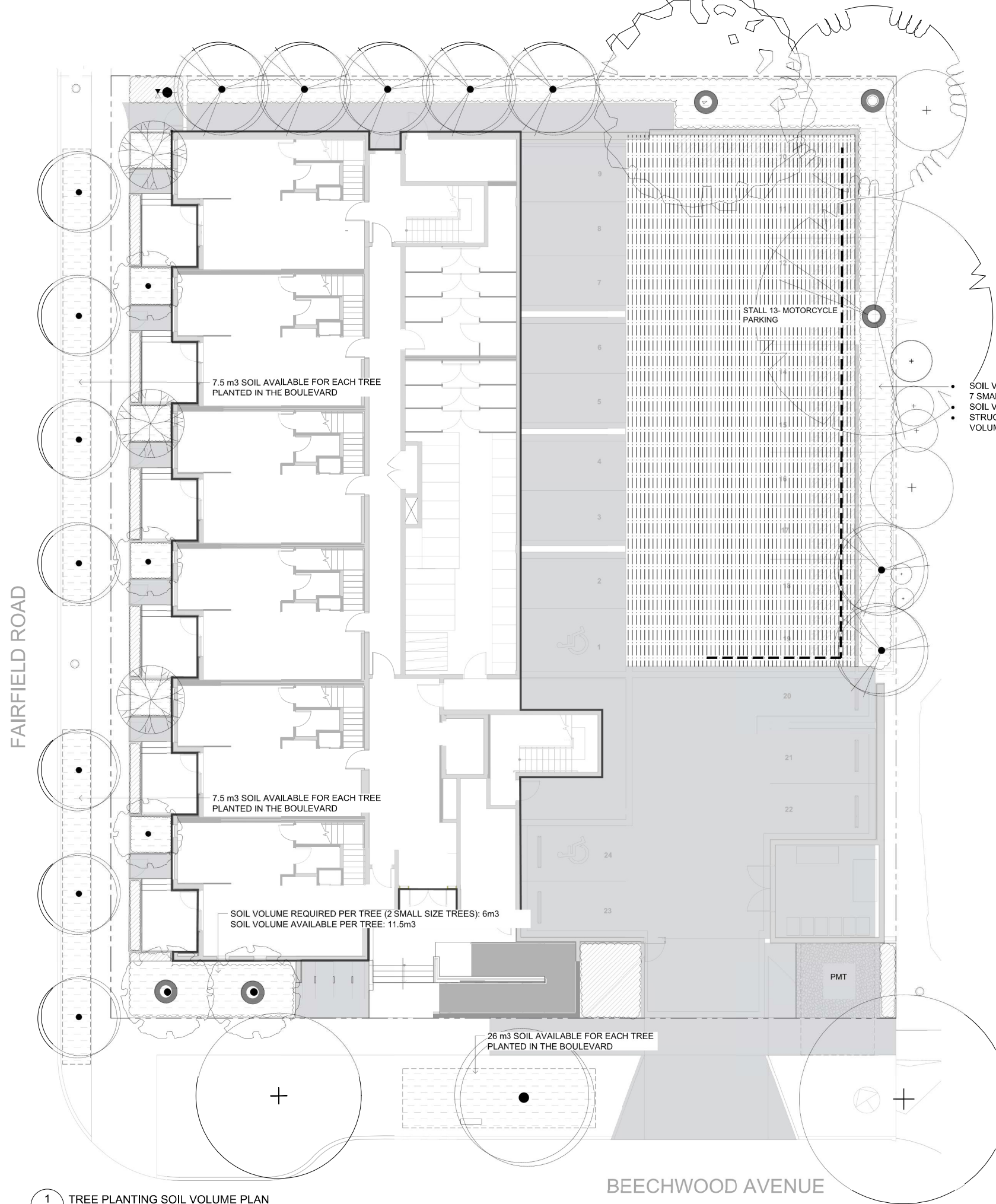
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6	ISSUED FOR RZ/ DP RESUBMISSION	2023/08/18
7	25% BUILDING PERMIT	2023/10/10
8	ISSUED FOR BP COORDINATION	2023/11/24
9	DPIRZ REV 4	2024/01/12
10	DPIRZ REV 5	2024/02/21
11	ISSUED FOR BUILDING PERMIT	2024/03/01
12	DPIRZ REV 6	2024/07/03



DRAWING TITLE:  
**GRADING PLAN**

DWG NO:  
**L3.1**

SCALE: 1:100



**LEGEND**

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

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

- SOIL VOLUME REQUIRED PER TREE (2 LARGE SIZE TREES, 1 MEDIUM SIZE TREE, 7 SMALL SIZE TREES): 117 m<sup>3</sup>
- SOIL VOLUME IN PLANTING BED: 102 m<sup>3</sup>
- STRUCTURAL SOIL VOLUME COVERAGE AREA: 75m<sup>2</sup> (COUNTS 20% OF SOIL VOLUME 15 m<sup>3</sup>)



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

OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

PROJECT ADDRESS:  
**1733 FAIRFIELD,  
VICTORIA, BC**

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: TYLER YESTAL

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SEAL



NORTH ARROW



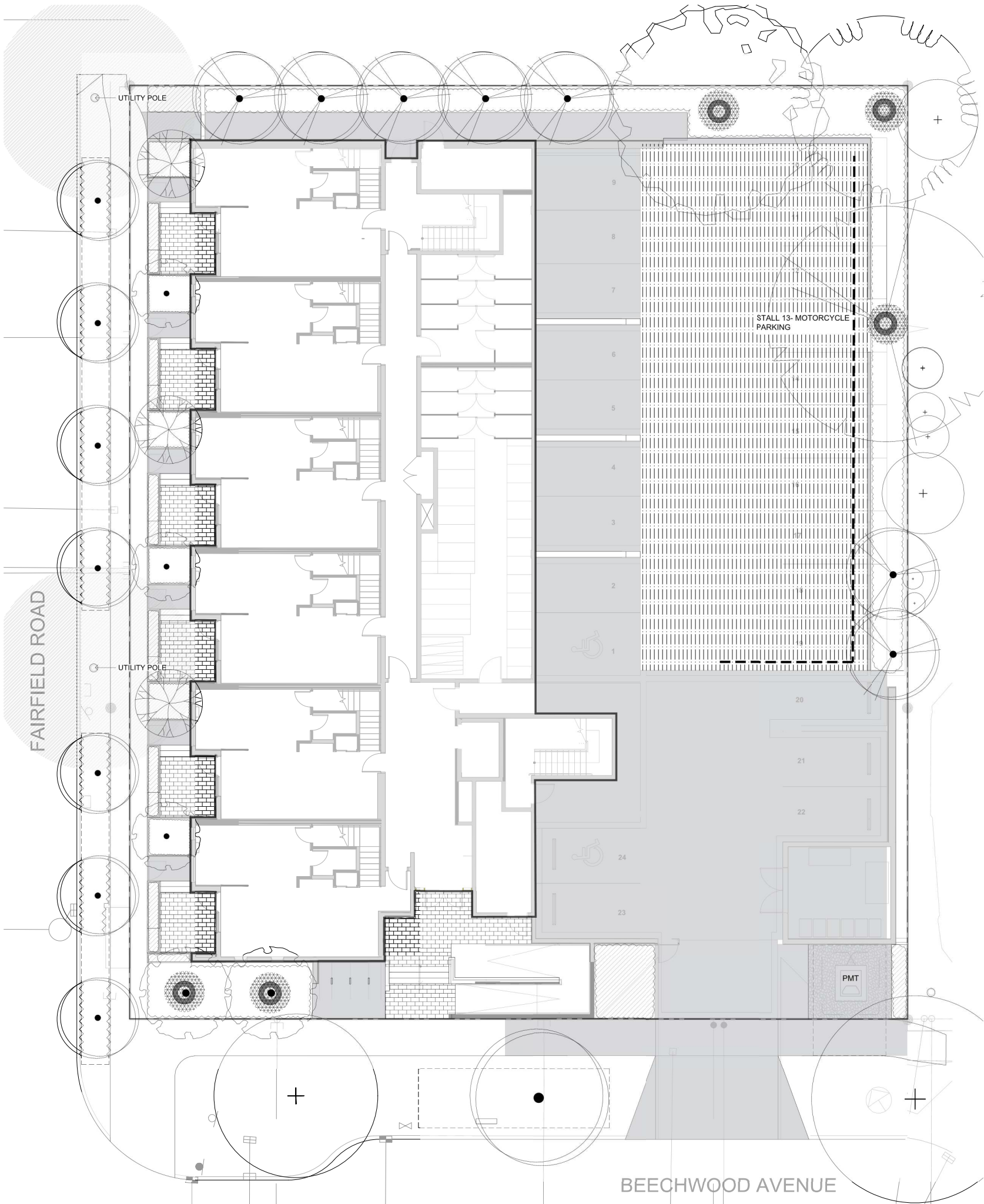
DRAWING TITLE:  
**SOIL VOLUME PLAN**

DWG NO:

SCALE: AS NOTED

**L4.1**





LEGEND

— 6kV — 6kV —

OVERHEAD POWER LINE

~~~~~

ROOT BARRIER

○

1:1 DESIGNATED REPLACEMENT TREE

○

2:1 DESIGNATED REPLACEMENT TREE

---

TREE PIT WITH 1.0 m DEPTH GROWING MEDIUM FOR BOULEVARD TREES

---

TREE PLANTING RESTRICTIONS

---

5.0 m OFFSET FROM HYDRO OR LIGHT POLE

---

1.0 m OFFSET AREA

TREE SCHEDULE

| Quantity | Symbol | Latin Name                                     | Common Name               | Container | Caliper | Size | Native |
|----------|--------|------------------------------------------------|---------------------------|-----------|---------|------|--------|
| 5        |        | Acer griseum                                   | Paperbark Maple           | B&B       | 6 cm    | >2 m |        |
| 1        |        | Fraxinus americana 'Autumn Applause'           | Autumn Applause white ash | B&B       | 6 cm    | >2 m |        |
| 1        |        | Liriodendron tulipifera                        | Tulip tree                | B&B       | 6 cm    | >2 m |        |
| 7        |        | Parrotia persica 'Ruby Vase'                   | Ruby Vase Parrotia        | B&B       | 6 cm    | >2 m |        |
| 3        |        | Styrax japonicus                               | Japanese snowbell         | B&B       | 6 cm    | >2 m |        |
| 1        |        | Quercus palustris                              | Pin Oak                   | B&B       | 6 cm    | >2 m |        |
| 8        |        | BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP |                           |           | B&B     | TBD  |        |

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

TREE IMPACT SUMMARY TABLE

| TREE STATUS                              | TOTAL | TO BE RETAINED | TO BE REMOVED | REPLACEMENTS REQUIRED | MINIMUM REQUIRED FOR LOT SIZE | PROPOSED |
|------------------------------------------|-------|----------------|---------------|-----------------------|-------------------------------|----------|
| ON-SITE TREES AND SHRUBS BYLAW PROTECTED | 7     | 0              | 7             | 7                     | 9                             | 4        |
| MUNICIPAL TREES                          | 3     | 2              | 1             | 1                     |                               | 8        |
| NEIGHBORING TREES, BYLAW PROTECTED       | 0     | 0              | 0             | 0                     |                               | 0        |

REPLACEMENT TREES TO BE PLANTED ON SITE

|                                                             |    |
|-------------------------------------------------------------|----|
| REPLACEMENT TREE SHORTFALL                                  | 4  |
|                                                             | 3  |
|                                                             |    |
| TOTAL PROPOSED TREES ON SITE (REPLACEMENT (ACTUAL) + OTHER) | 18 |

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

- NOTES:
- IRRIGATION SYSTEM ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C.
  - IRRIGATION INSPECTION REQUIREMENTS:
    - THE IRRIGATION SYSTEM AND SLEEVE INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
    - IRRIGATION SLEEVE 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 SLEEVE 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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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
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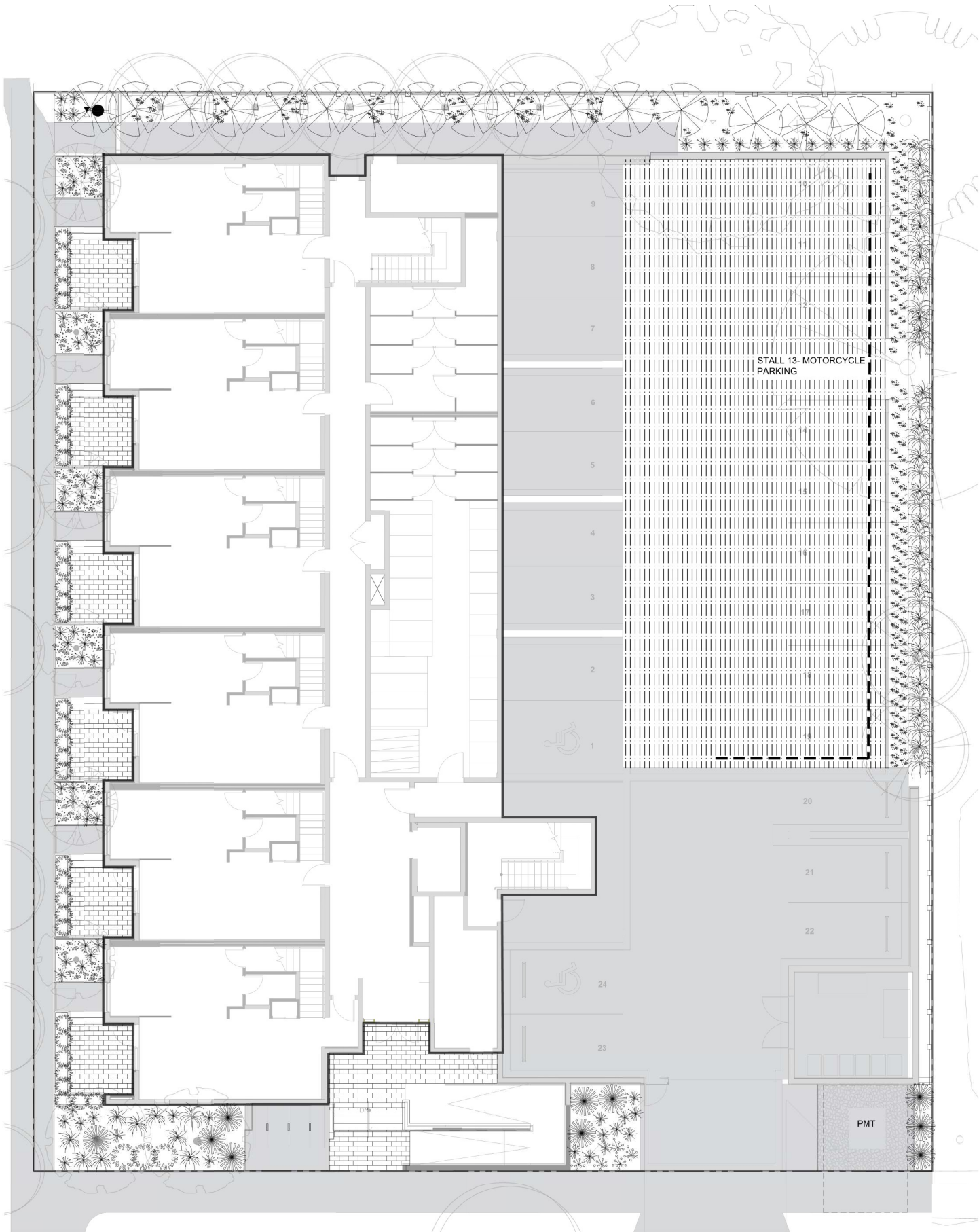
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| 11  | ISSUED FOR BUILDING PERMIT     | 2024/03/01 |
| 12  | DP/RZ REV 6                    | 2024/07/03 |



DRAWING TITLE:  
TREE PLANTING PLAN

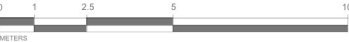
DWG NO:  
L4.2

SCALE: 1:100



| PLANT SCHEDULE                                                                                                                                                                                                                        |        |                                               |                                       |           |        |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------------|---------------------------------------|-----------|--------|------------|
| Quantity                                                                                                                                                                                                                              | Symbol | Latin Name                                    | Common Name                           | Container | Native | Pollinator |
| 12                                                                                                                                                                                                                                    |        | Armeria maritima<br>'Alba'                    | White-flowered Thrift                 | 10cm      |        | y          |
| 182                                                                                                                                                                                                                                   |        | Arctostaphylos<br>Uva-Ursi<br>'Massachusetts' | Kinnikinnick                          | 10cm      | y      | y          |
| 69                                                                                                                                                                                                                                    |        | Carex testacea<br>'Prairie Fire'              | New Zealand hair<br>sedge             | #1        |        |            |
| 10                                                                                                                                                                                                                                    |        | Cephalotaxus<br>harringtonia<br>'Prostrata'   | Spreading Japanese<br>plum yew        | #2        |        |            |
| 16                                                                                                                                                                                                                                    |        | Choisya ternata                               | Mexican mock orange                   | #3        |        | y          |
| 36                                                                                                                                                                                                                                    |        | Hebe pinguifolia<br>'Sutherlandii'            | Hebe Sutherlandii                     | #1        |        |            |
| 30                                                                                                                                                                                                                                    |        | Miscanthus sinensis<br>'Huron Light'          | Huron Light maiden<br>grass           | #1        |        |            |
| 20                                                                                                                                                                                                                                    |        | Miscanthus sinensis<br>'Morning Light'        | Chinese silver grass<br>Morning Light | #1        |        |            |
| 5                                                                                                                                                                                                                                     |        | Verbena bonariensis<br>'Lollipop'             | Dwarf purpletop                       | #1        |        | Y          |
| NOTES:<br>1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION. |        |                                               |                                       |           |        |            |

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



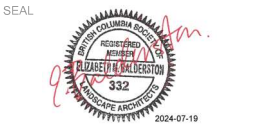
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ARYZE DEVELOPMENTS

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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: TYLER YESTAL

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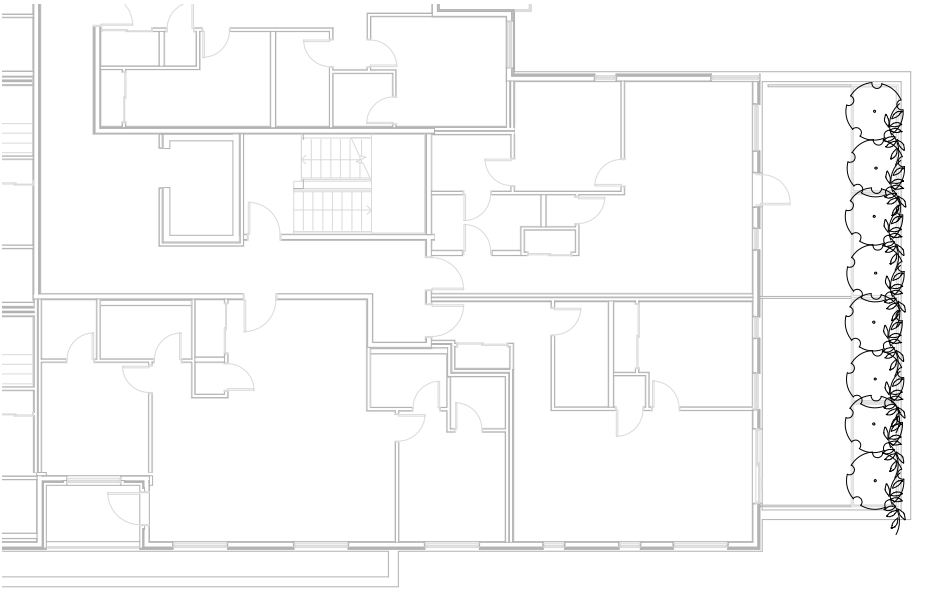


DRAWING TITLE:  
SHRUB PLANTING PLAN  
LEVEL 1

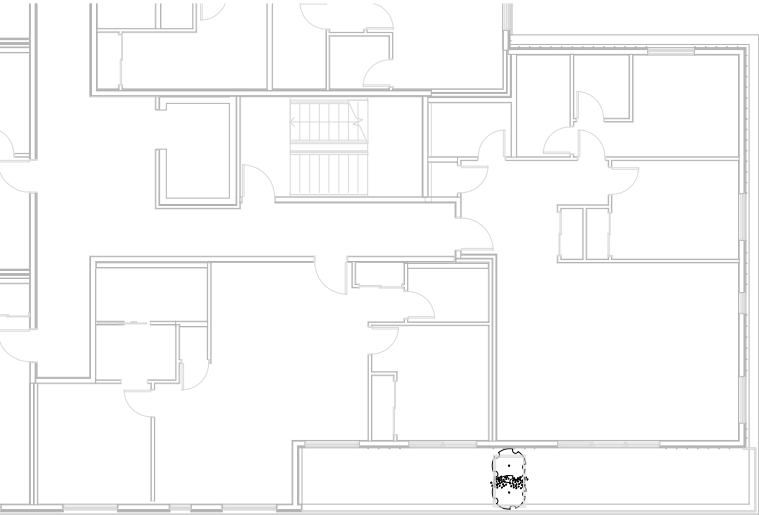
DWG NO:  
L4.3

SCALE: 1:100

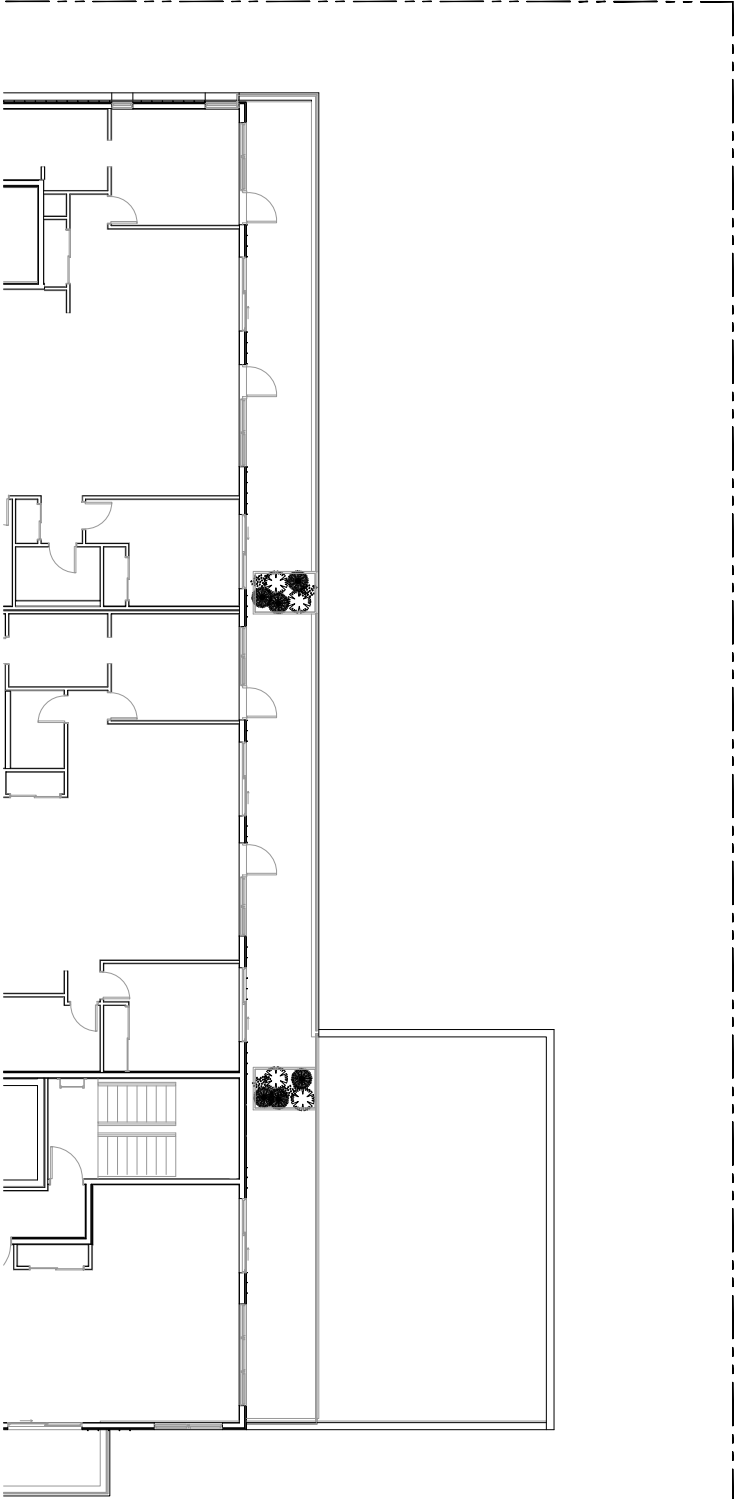




1 LEVEL TWO PLANTING PLAN  
L6 1:100



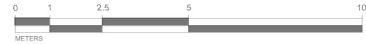
2 LEVEL THREE PLANTING PLAN  
L6 1:100



3 LEVEL FOUR PLANTING PLAN  
L6 1:100

| PLANT SCHEDULE                                                                                                                                                                                                                        |        |                                   |                                          |           |        |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------|------------------------------------------|-----------|--------|------------|
| Quantity                                                                                                                                                                                                                              | Symbol | Latin Name                        | Common Name                              | Container | Native | Pollinator |
| 6                                                                                                                                                                                                                                     |        | Armeria maritima<br>'Alba'        | White-flowered Thrift                    | 10cm      |        | y          |
| 10                                                                                                                                                                                                                                    |        | Choisya ternata                   | Mexican Orange Blossom                   | #3        |        | y          |
| 6                                                                                                                                                                                                                                     |        | Pinus strobus<br>'Horsford Dwarf' | Horsford Dwarf<br>Eastern white pine     | #2        |        |            |
| 4                                                                                                                                                                                                                                     |        | Rhododendron x                    | Bloom-A-Thon® White<br>Reblooming Azalea | #1        |        | y          |
| 8                                                                                                                                                                                                                                     |        | Parthenocussus<br>quinquefolia    | Virginia Creeper                         | #2        |        |            |
| NOTES:<br>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. |        |                                   |                                          |           |        |            |

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  - ALL ONSITE AND OFF-SITE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION TO BE SUPPLIED BY CONTRACTOR
  - PLANTING AROUND EXISTING CRITICAL TREE ROOT ZONES TO BE INSTALLED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



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SEAL



NORTH ARROW

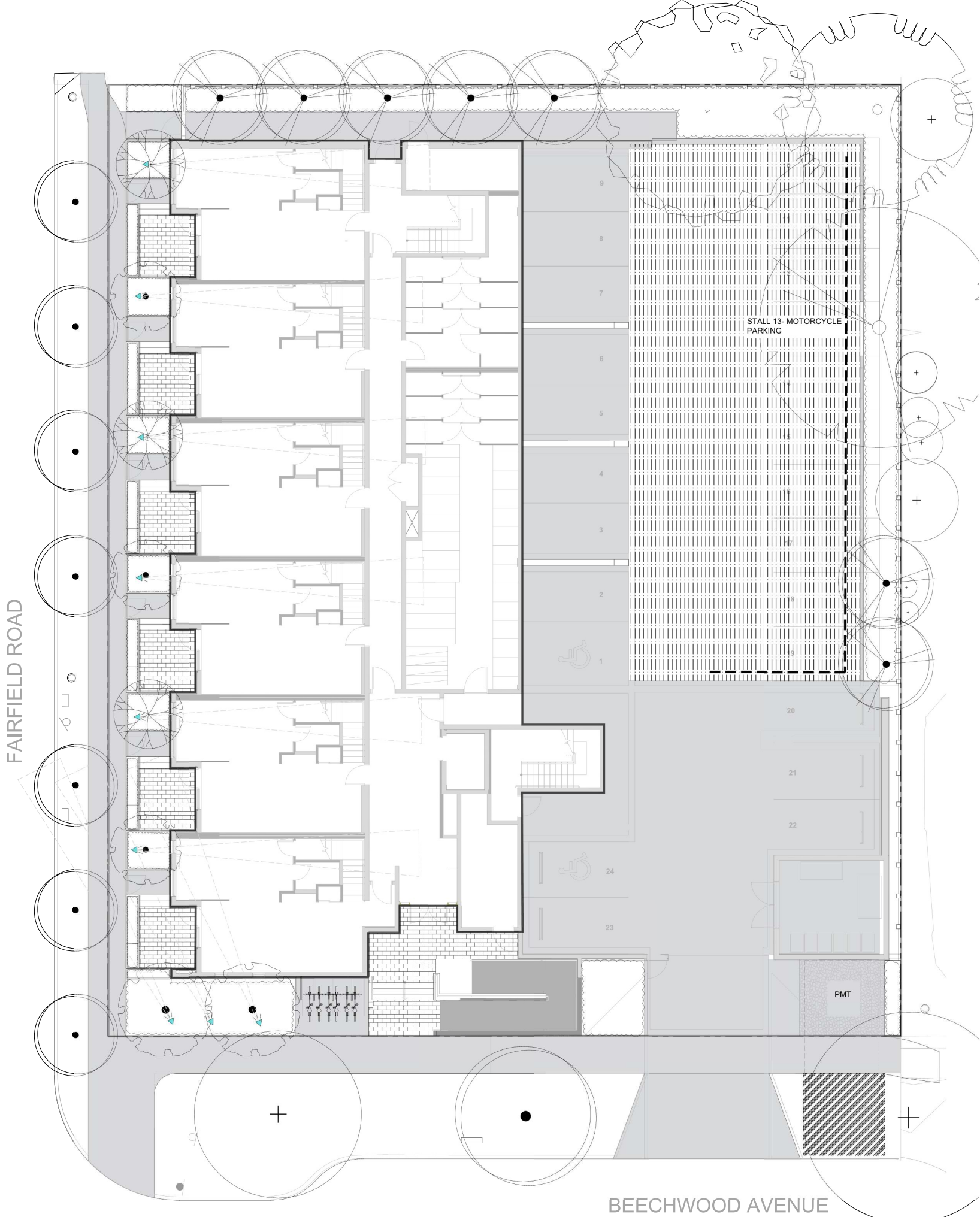


DRAWING TITLE:  
SHRUB PLANTING PLAN  
LEVELS 2, 3, & 4

DWG NO:

SCALE: AS NOTED

L4.4



LIGHTING SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                            | QTY | DETAIL |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|
|        | WAC Landscape Lighting 5111<br>LED Accent Mini Landscape Spotlight<br>Order code: 5111, Aluminum Alloy, (BK) Black on Aluminum, Mounting Stake<br>Lamp: 5111 Integrated LED, 18W/23VA, 2700K, Beamsread: Narrow<br>Accessories: Additional Mounting Stake | 9   |        |



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SEAL



NORTH ARROW



DRAWING TITLE:  
LANDSCAPE LIGHTING PLAN  
LEVEL 1

DWG NO:

L5.1

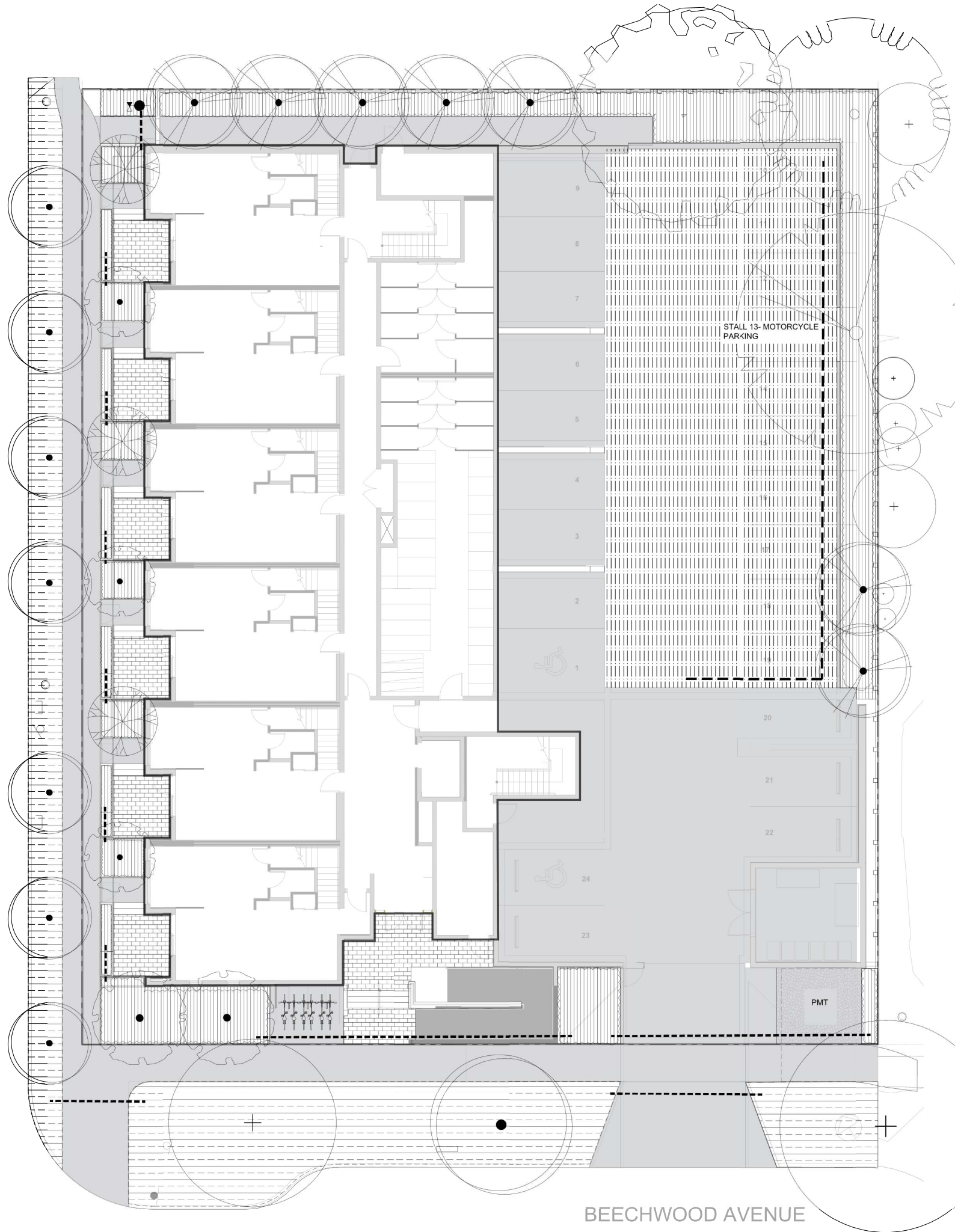
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FAIRFIELD ROAD

BEECHWOOD AVENUE



### LEGEND

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

HT HOSE BIB

SHUT OFF VALVE

2" PVC POINT OF CONNECTION

AREA TO RECEIVE DRIPLINE- RAIN BIRD XFS-CV-09-12 SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY .3 BAR CHECK VALVE. 3.41 LPH EMITTERS AT 30CM O.C. DRIPLINE LATERALS SPACED AT 30CM APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS

TREES IN THIS AREA TO RECEIVE ROTOR IRRIGATION

### NOTES

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



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SEAL



NORTH ARROW

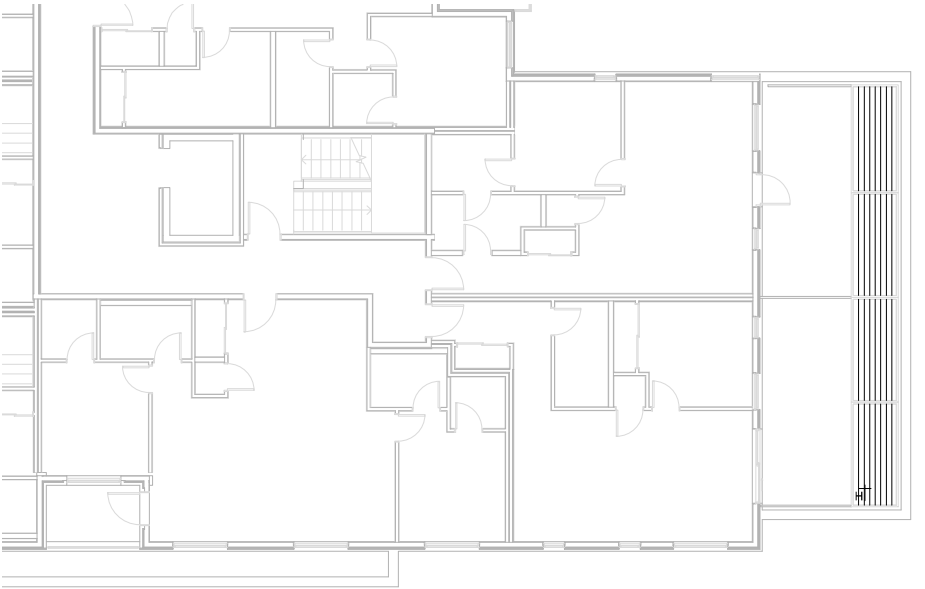


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**IRRIGATED AREAS PLAN  
LEVEL 1**

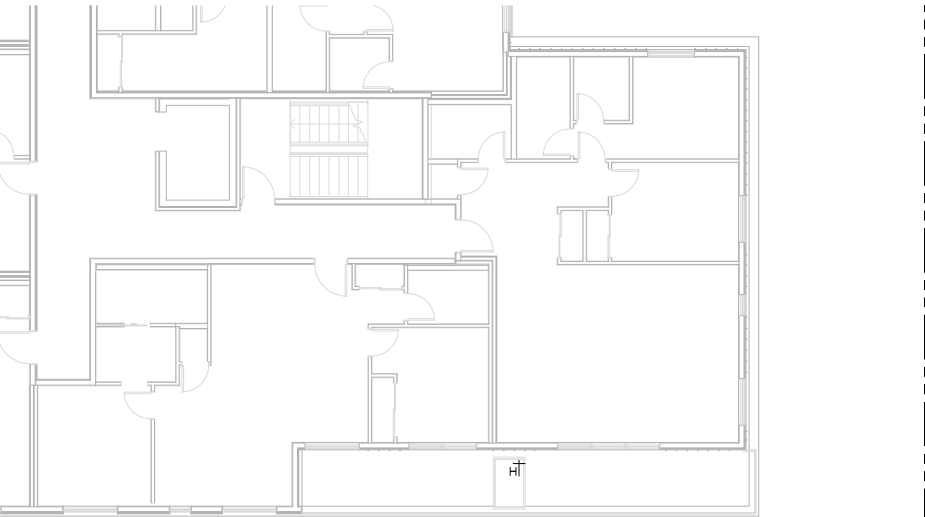
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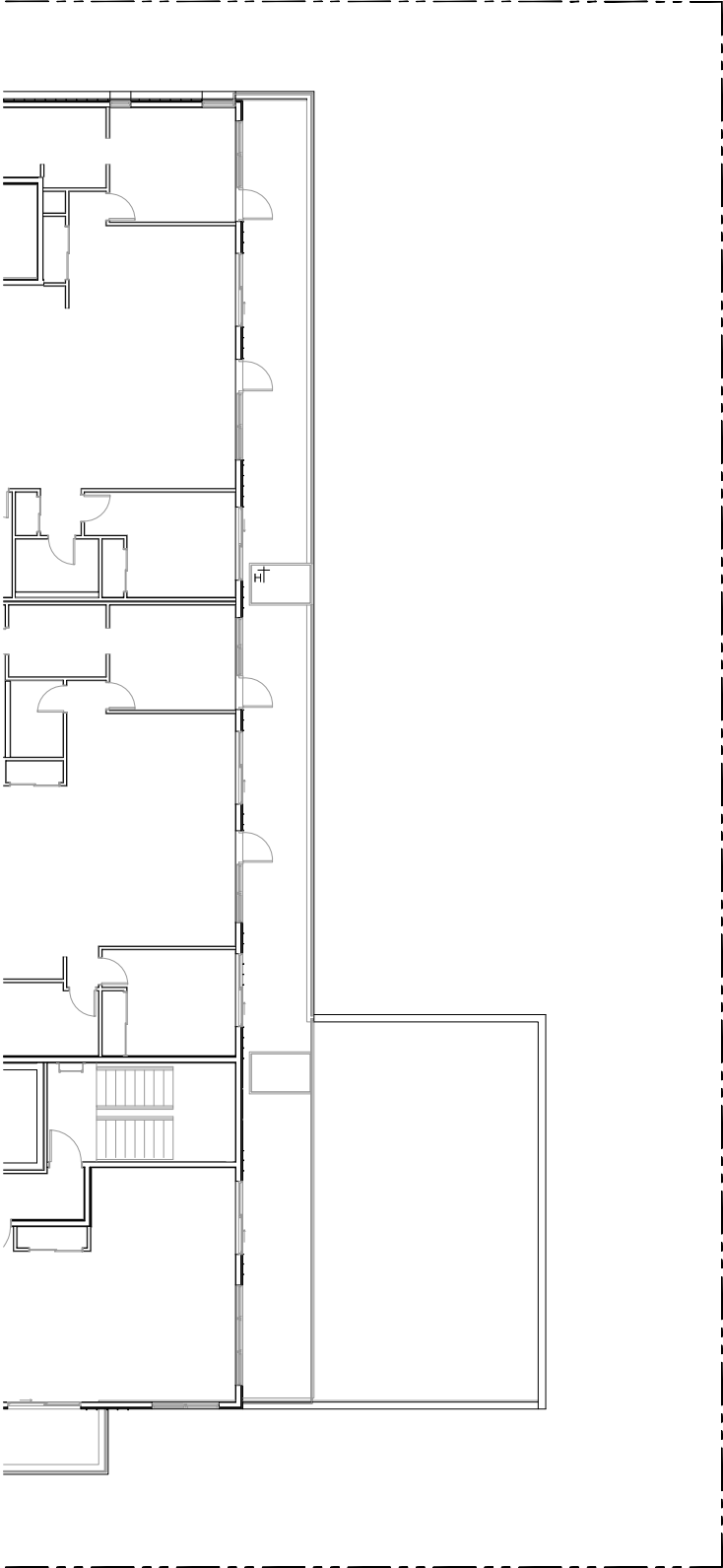
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1  
L6.2 LEVEL TWO IRRIGATION PLAN  
1:100



2  
L6.2 LEVEL THREE IRRIGATION PLAN  
1:100



3  
L6.2 LEVEL FOUR IRRIGATION PLAN  
1:100

LEGEND

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

HT

HOSE BIB

SHUT OFF VALVE

2" PVC POINT OF CONNECTION

AREA TO RECEIVE DRIPLINE- RAIN BIRD  
XFS-CV-09-12 SUB-SURFACE LANDSCAPE  
DRIPLINE WITH A HEAVY-DUTY 3 BAR  
CHECK VALVE. 3.41 LPH EMITTERS AT 30CM  
O.C. DRIPLINE LATERALS SPACED AT 30CM  
APART, WITH EMITTERS OFFSET FOR  
TRIANGULAR PATTERN. SPECIFY XF INSERT  
FITTINGS

TREES IN THIS AREA TO RECEIVE ROTOR  
IRRIGATION

NOTES

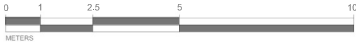
- IRRIGATION PLANS TO BE UPDATED PRIOR TO IFC.

- OFFSITE TREES TO BE IRRIGATED BY SEPARATE IRRIGATION SYSTEM.

- ALL OFFSITE IRRIGATION TO FOLLOW THE CITY OF VICTORIA STANDARDS

- IRRIGATION DRIPLINE TO BE INSTALLED SUB-SURFACE AND SLEEVED UNDER METAL PLANTERS

REFER TO MECHANICAL FOR HOSEBIB LOCATIONS



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

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: TYLER YESTAL

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| 8   | ISSUED FOR BP COORDINATION     | 2023/11/24 |
| 9   | DPIRZ REV 4                    | 2024/01/12 |
| 10  | DPIRZ REV 5                    | 2024/02/21 |
| 11  | ISSUED FOR BUILDING PERMIT     | 2024/03/01 |
| 12  | DPIRZ REV 6                    | 2024/07/03 |

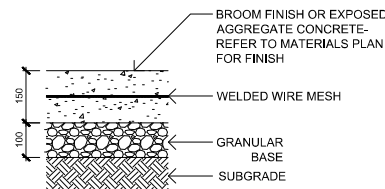


DRAWING TITLE:  
IRRIGATED AREAS PLAN  
LEVELS 2, 3, & 4

DWG NO:  
SCALE: AS NOTED

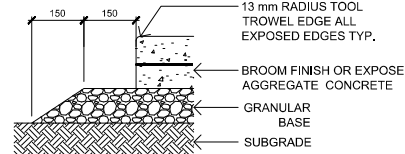
L6.2





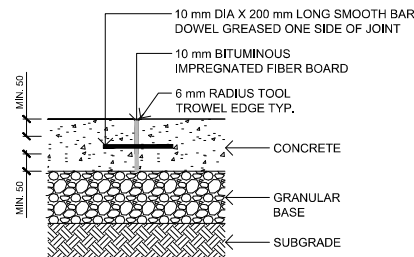
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS
- WELDED WIRE REINFORCEMENT MESH TO BE 6 X 6 X W2.9 X W2.9 (152 x 152 MW18.7/18.7) AND TO BE INSTALLED PER NRC NBC AND CAC STANDARDS.
- MIN 50 mm COVER ABOVE AND BELOW MESH.

1 CIP CONCRETE  
1:10



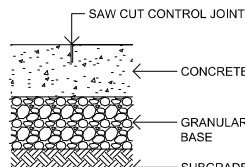
- EXTEND GRANULAR BASE 300 mm PAST EDGE OF SIDEWALK

2 CONCRETE EDGE  
1:10



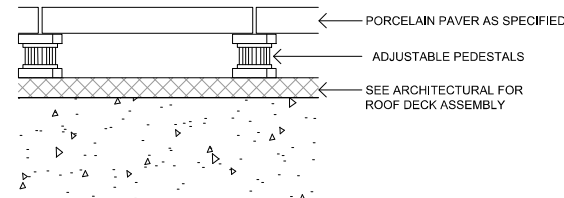
- BAR DOWELS @ 450 mm O.C. AND STARTING 300 mm FROM OUTSIDE EDGE OF CONCRETE - CENTER IN CONCRETE SLAB (MIN. 50 mm COVER)
- ISOLATION JOINT MAXIMUM SPACING 9.0 m
- JOINTING AS PER LAYOUT PLAN AND AT ALL ABUTTING CONCRETE STRUCTURES

3 CONCRETE EXPANSION JOINT  
1:10



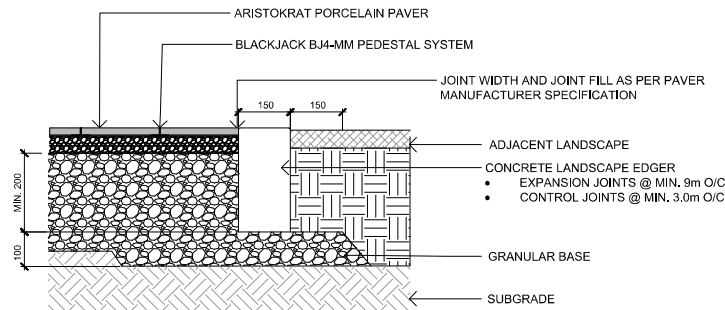
- JOINT DEPTH 1/3 SLAB THICKNESS
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

4 CONCRETE CONTROL JOINT  
1:10



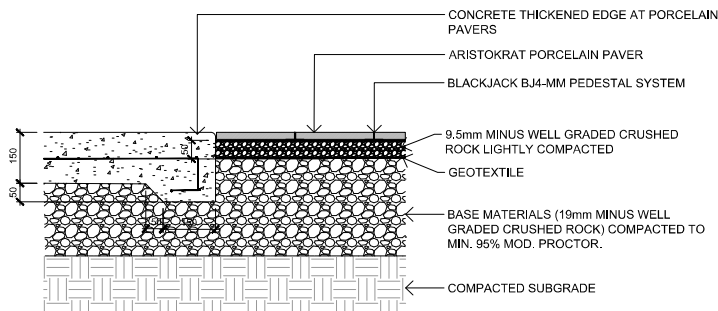
- PRIOR TO INSTALLATION, CONTRACTOR TO CONFIRM WITH ARCHITECTURAL / MEMBRANE CONSULTANT IF PROTECTION BOARD IS REQUIRED FOR PAVER PEDESTAL INSTALLATION; IF PROTECTION BOARD IS REQUIRED AND HAS NOT BEEN INSTALLED BY ARCHITECTURAL, CONTRACTOR TO NOTIFY GENERAL CONTRACTOR.
- ADJUSTABLE PEDESTALS TO BE BlackJack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

5 PORCELAIN PAVER ON PEDESTAL  
1:10



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

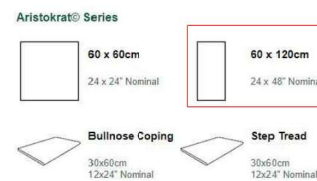
6 PAVER EDGER  
1:10



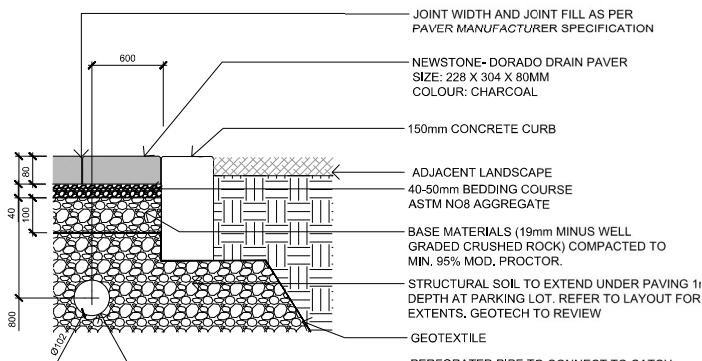
7 PAVER 1  
1:10

### 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.

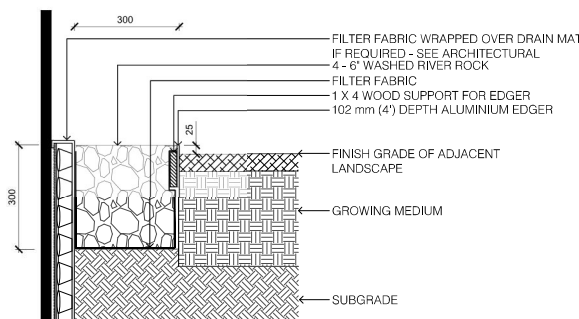
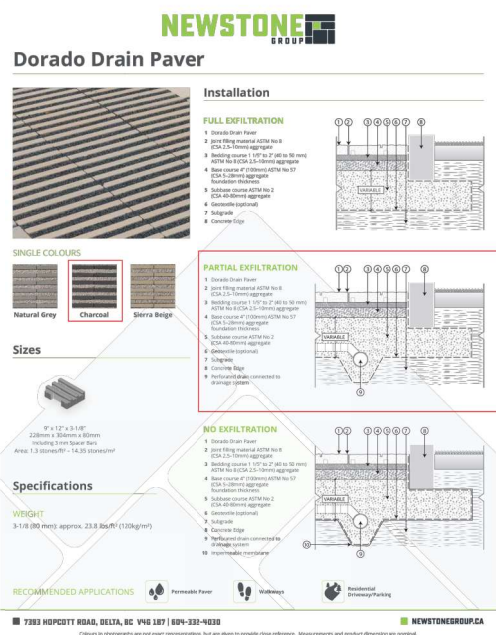


### COLORS



- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- GRANULAR BASE TO BE COMPACTED IN MAX. 100mm LIFTS.
- PAVER AND PAVER INSTALLATION TO MMCD AND MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
- GEOTECH TO REVIEW PRIOR TO INSTALLATION.
- REFER TO CIVIL FOR CATCH BASIN LOCATIONS.
- DIAMETER OF PERFORATED PIPE TO BE DETERMINED BY STORMWATER ENGINEER.

8 PAVER 2  
1:10



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

9 DRIP STRIP  
1:10



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| 8   | ISSUED FOR RZ/DP REV 5         | 2024/02/21 |
| 8   | ISSUED FOR RZ/DP REV 6         | 2024/07/19 |

SEAL



NORTH ARROW

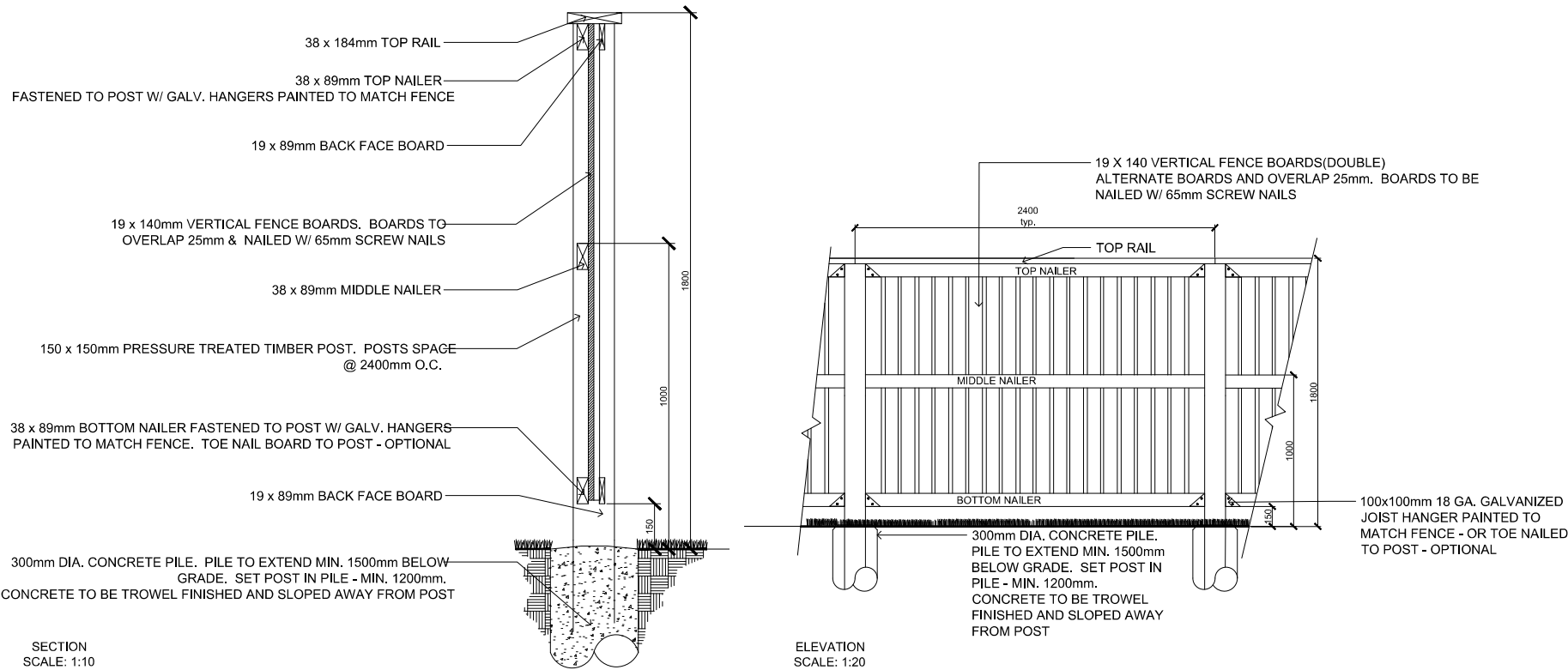


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PAVING DETAILS

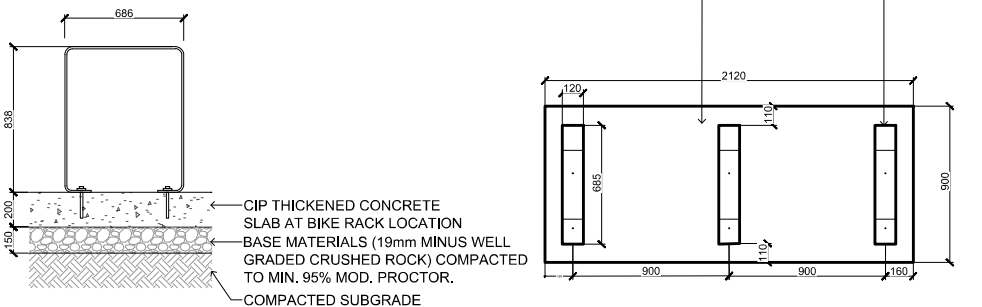
DWG NO:

SCALE: AS NOTED

L7.1

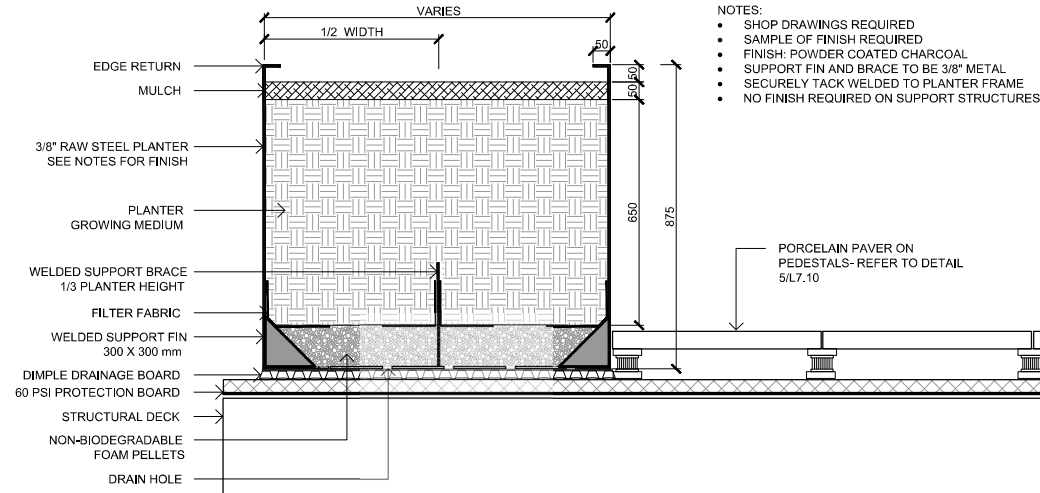


1 6' FENCE AND GATE  
AS NOTED

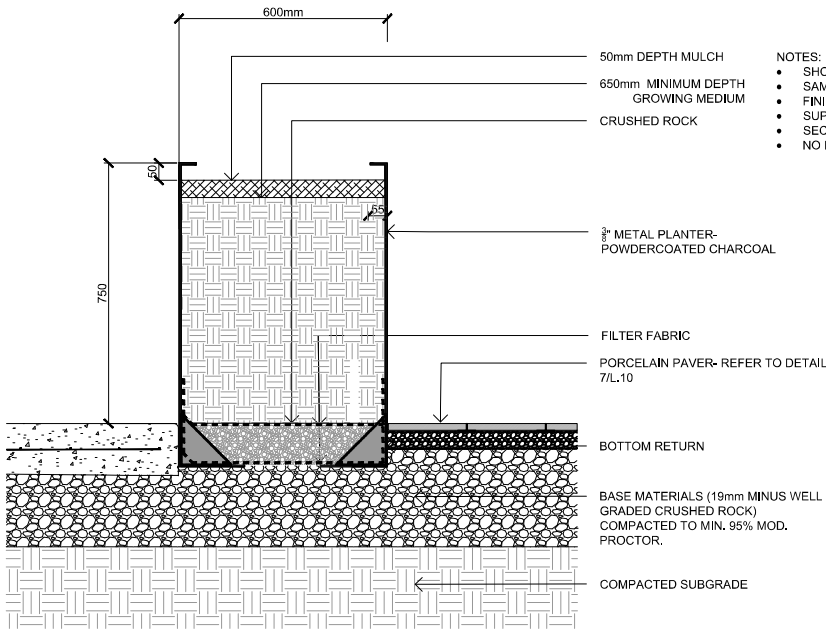


- NOTES:
- STEEL TO BE 50/10 THICKNESS; HOT-DIPPED GALVANIZED AS PER ASTM A123 AND HAND GROUND AFTER GALVANIZATION, PRIMED WITH A ZINC-RICH EPOXY PRIMER AND POWDERCOATED WITH A POLYESTER TRY-GLICIDYLISOCYANURATE (TGIC) FINISH 4mm THICK. COLOUR: AGED BRONZE.
  - SURFACE MOUNT WITH TAMPERPROOF BOLTS.
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

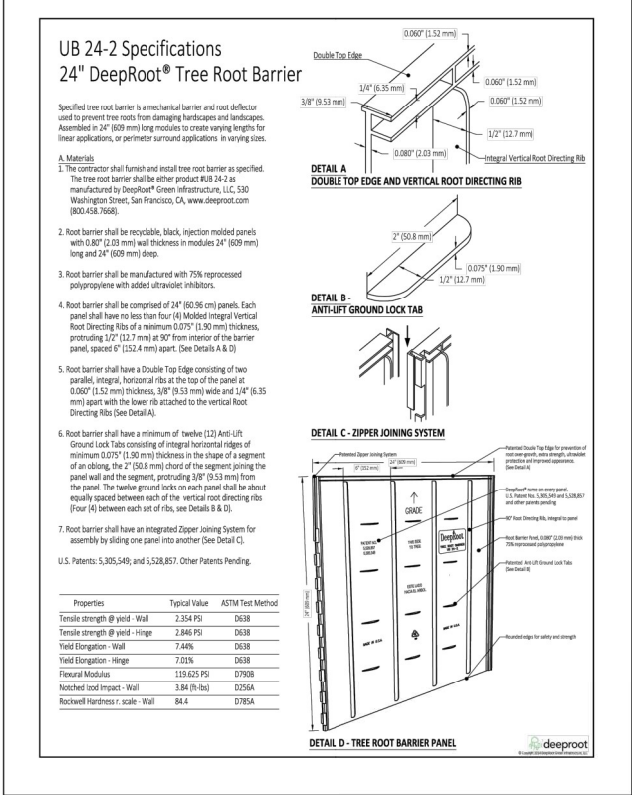
3 CUSTOM BIKE RACK ON CIP CONCRETE  
1:20



5 METAL PLANTER-UPPER LEVELS  
1:10



4 METAL PLANTER AT GROUND LEVEL  
1:10



2 ROOT BARRIER  
1:20

- NOTES:
- SHOP DRAWINGS REQUIRED
  - SAMPLE OF FINISH REQUIRED
  - FINISH: POWDER COATED CHARCOAL
  - SUPPORT FIN AND BRACE TO BE 3/8" METAL
  - SECURELY TACK WELDED TO PLANTER FRAME
  - NO FINISH REQUIRED ON SUPPORT STRUCTURES



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SEAL



NORTH ARROW



DRAWING TITLE:

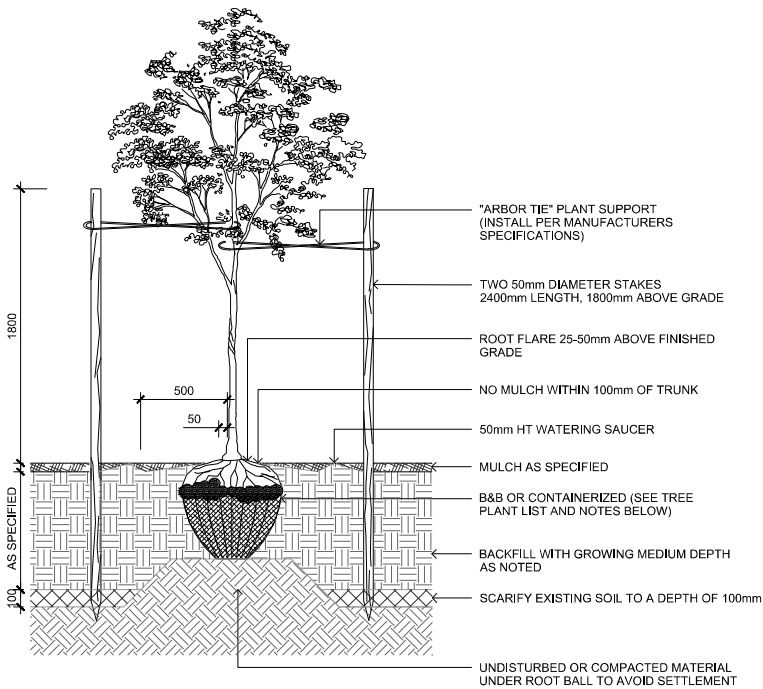
SITE FURNISHINGS  
DETAILS

DWG NO:

SCALE: AS NOTED

L7.2

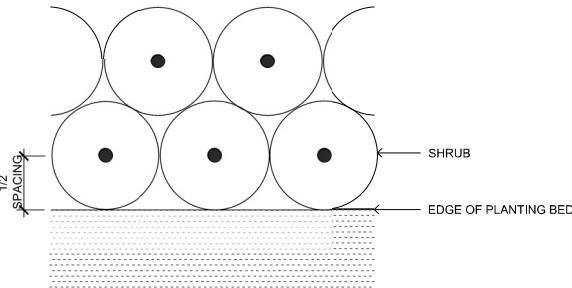




- NOTES:
1. CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
  2. FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM
  3. FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
  4. INSTALL TREE TIE AT APPROX.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

#### 1 TREE PLANTING ON GRADE

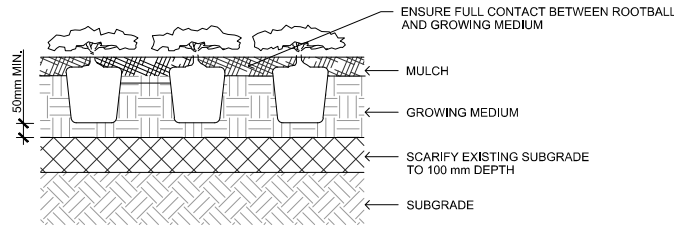
1:20



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

#### 2 SHRUB PLANTING

1:10



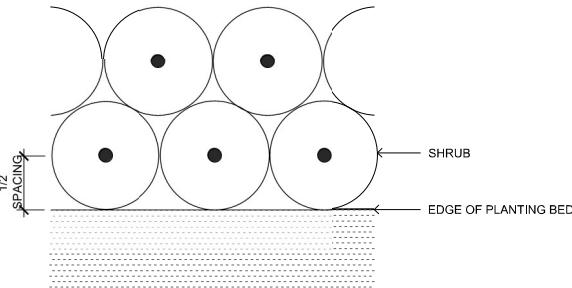
- NOTES:
1. PLACE AND COMPACT SUBGRADE AS PER WRITTEN SPECIFICATIONS
  2. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% M.P.D
  3. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

#### 3 GROUNDCOVER PLANTING

1:10

#### 4 PLANT SPACING PLAN

1:10



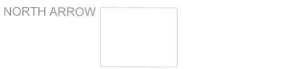
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DRAWING TITLE:  
PLANTING DETAILS

DWG NO:  
SCALE: AS NOTED

# L7.3