



# 1045 Yates Street Landscape Drawings

Issued For DP - May 22, 2020

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- L3.11 - Landscape Details | Paving & Stairs
- L3.12 - Landscape Details | Site Furnishings
- L3.13 - Landscape Details | Planting

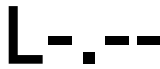
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Harris Green Village  
1045 Yates Street  
Victoria, BC

Cover Page

Date	May. 22/20	Drawing Number
Project No.	1932	
Scale		
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# Landscape Rationale



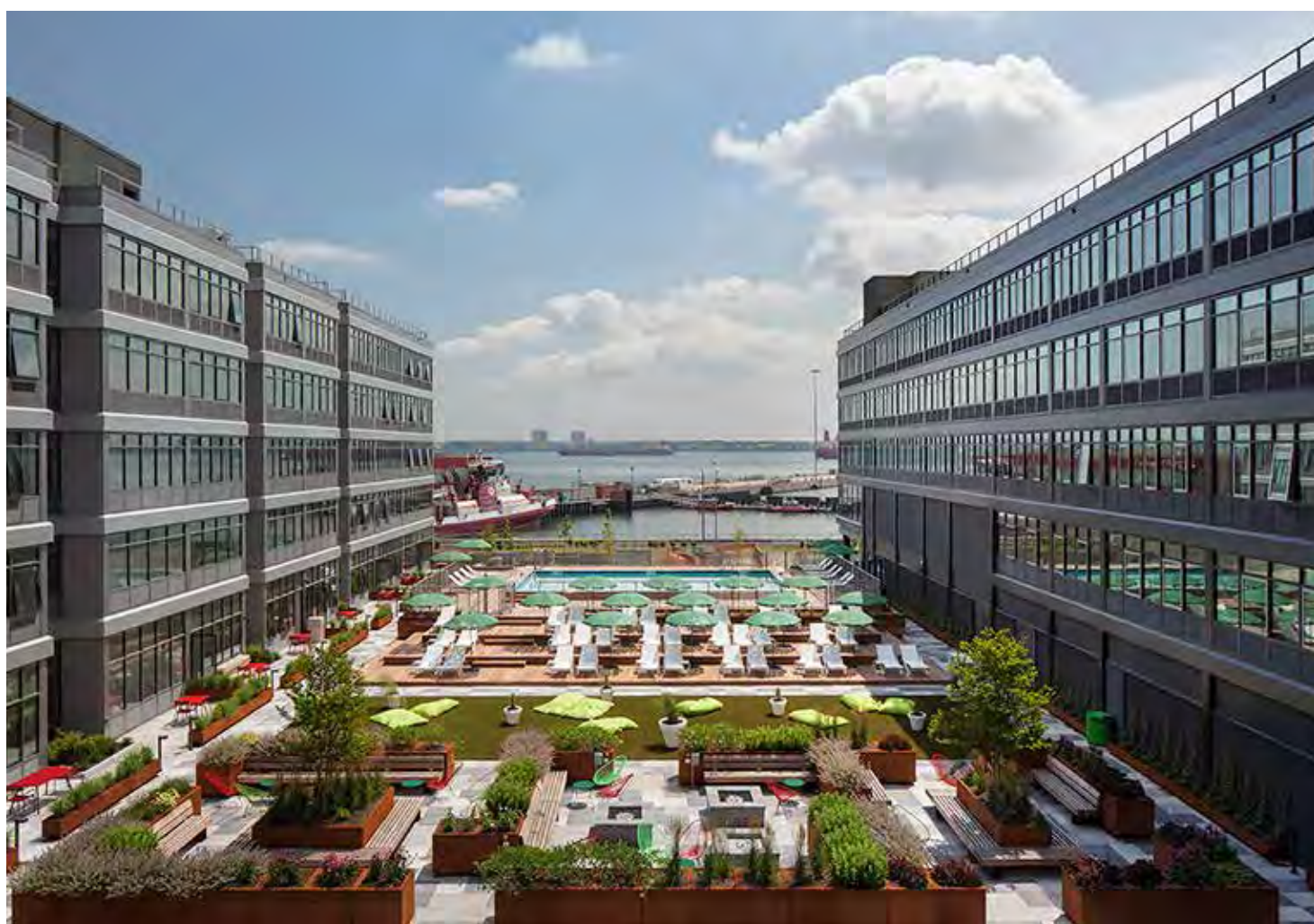
## Connections

Incorporate the site into a larger network, which becomes the backbone of the Town Centre. Design elements on the streetscape will draw from and expand on the New Town Standard to allow for better integration into the existing urban fabric.



## Edge Enclosure

Utilize design elements to enclose the sidewalk and commercial frontage zone making it feel contained and comfortable. Street trees, rain gardens and site furnishings in the streetscape will assist in creating this sense of enclosure.



## Flexibility

Accomodate a wide variety of activities including small scale events and the every day in amenity areas on the podium and rooftops. Including urban agriculture, a variety of seating types, site furnishings, lounge and recreational areas.



## Invitation

Design the commercial frontage zone and outdoor amenity areas to be welcoming and inviting for people of all different ages, interests and backgrounds. Lush roof terrace planting provide inviting spaces for residents.



## Protection

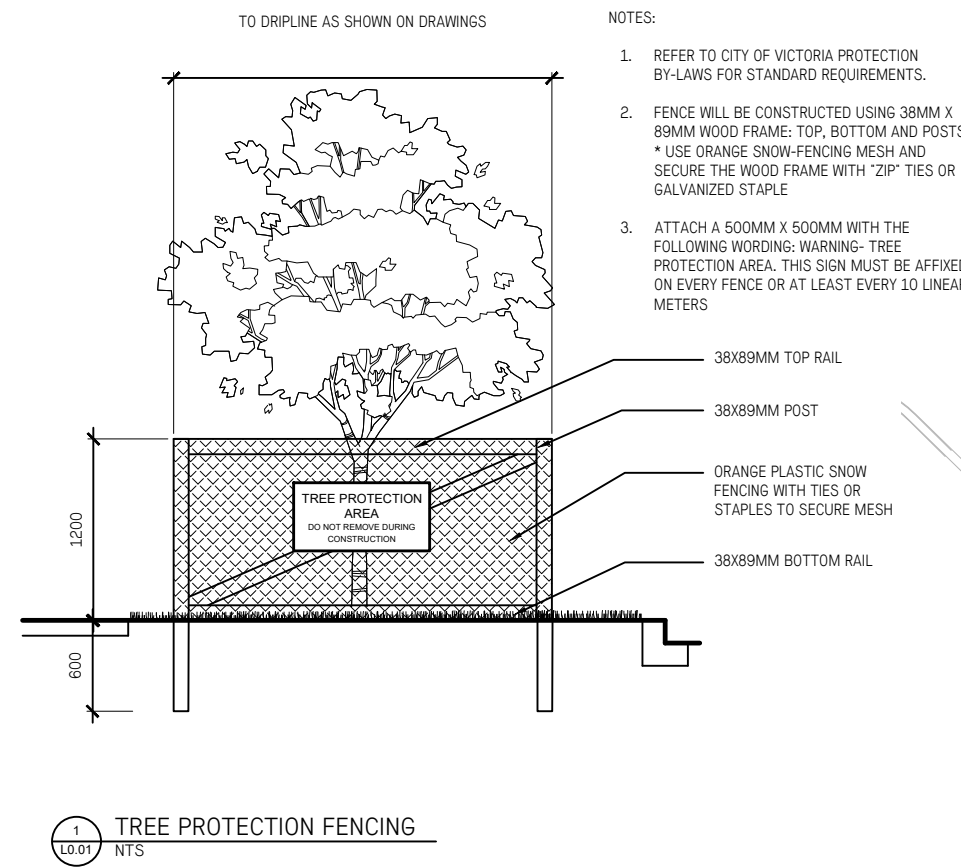
Generous sidewalk widths, rain garden planting and street trees can assist in protecting and buffering pedestrian areas and the commercial frontage zone from vehicular traffic and noise from busy streets.



## Comfort

Incorporate weather protection for all seasons, adequate lighting and plenty of seating to provide comfort for end users to allow them linger.





#### TREE PROTECTION LEGEND

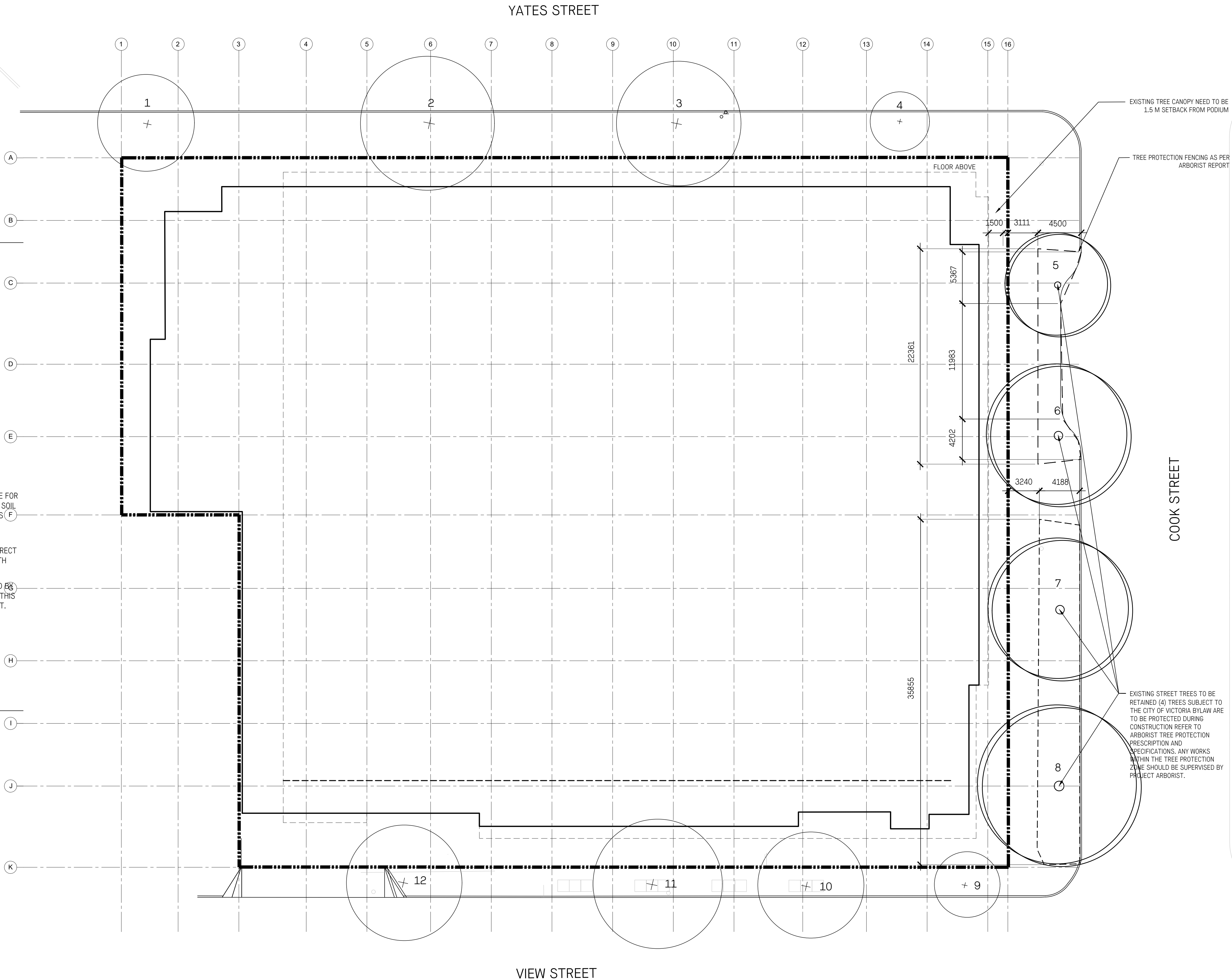
QTY.	DESCRIPTION
4	EXISTING STREET TREE TO REMAIN
8	EXISTING STREET TREE TO REMOVE
	TREE PROTECTION FENCING

#### NOTES

1. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
3. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
4. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
5. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.

#### TREE INVENTORY

	TREE I.D.	DBH (cm)
1	Nt53(26217)	39
2	Nt55(26215)	48
3	Nt56(26214)	42
4	Nt57(26213)	19
5	Nt1(26314)	75
6	Nt2(26317)	74
7	Nt3(26316)	84
8	Nt4(26238)	74
9	Nt5(26233)	43
10	Nt6(26232)	54
11	Nt7(26231)	56
12	Nt8(26230)	53



# HAPA COLLABORATIVE

403 - 375 West Fifth Avenue  
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Landscape Architecture  
Urban Design

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Harris Green Village  
1045 Yates Street  
Victoria, BC

#### Tree Management Level 1

Date May. 22/20 Drawing Number

Project No. 1932

Scale 1:200

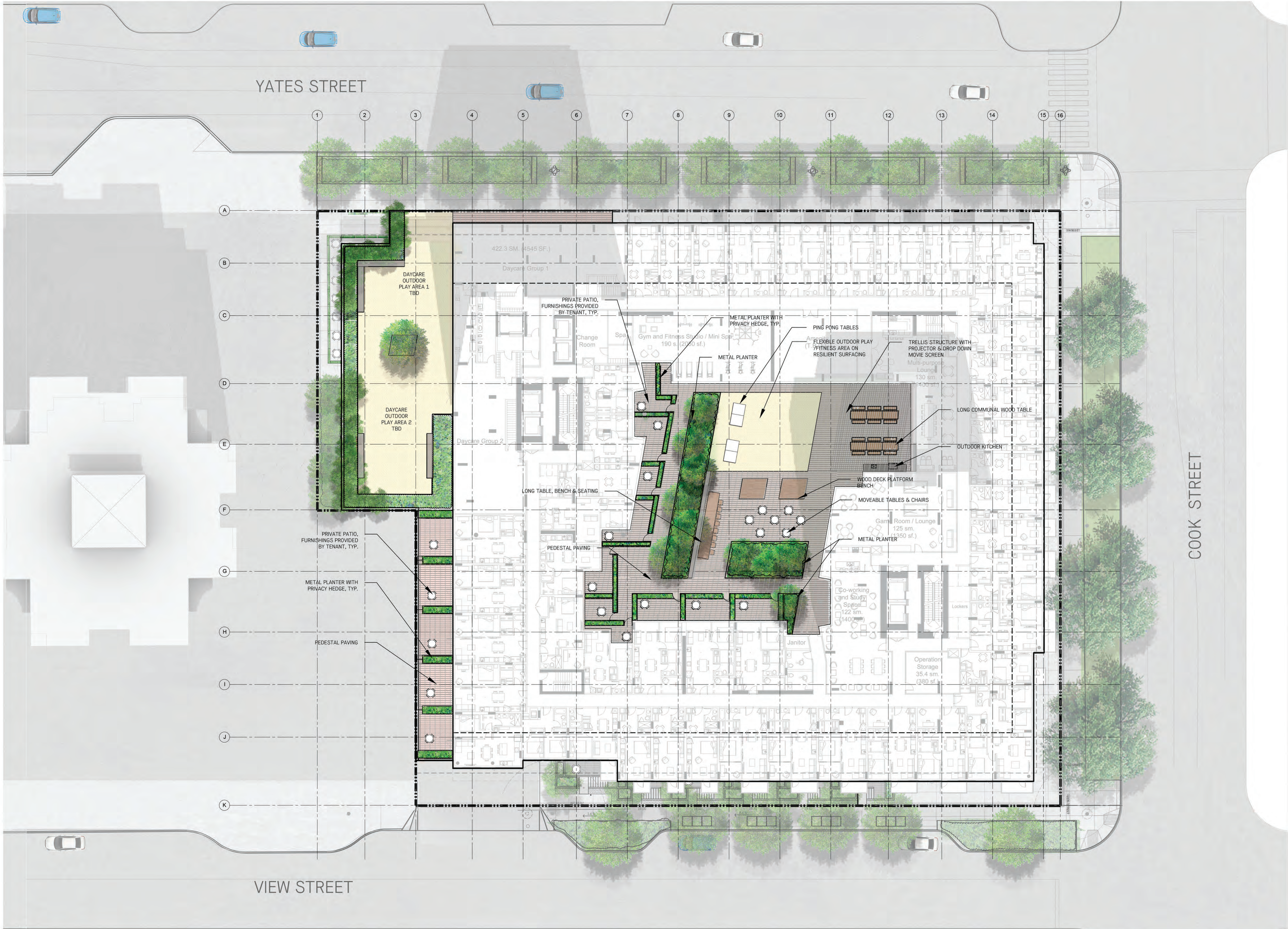
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L0.01









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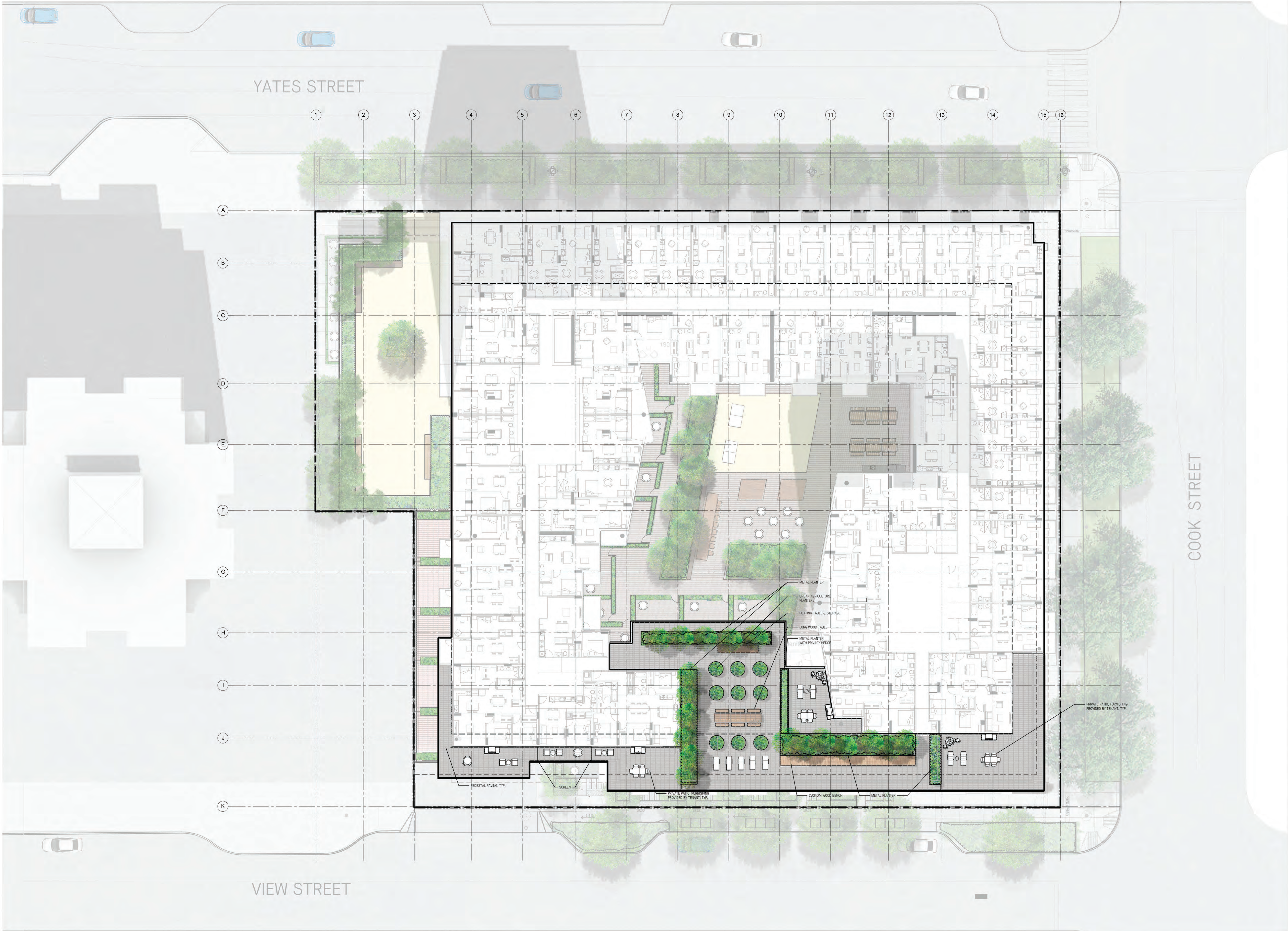
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Harris Green Village  
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Illustrative Plan  
Level 2

Date	05, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.02
Drawn/Checked/At	gc   JF	





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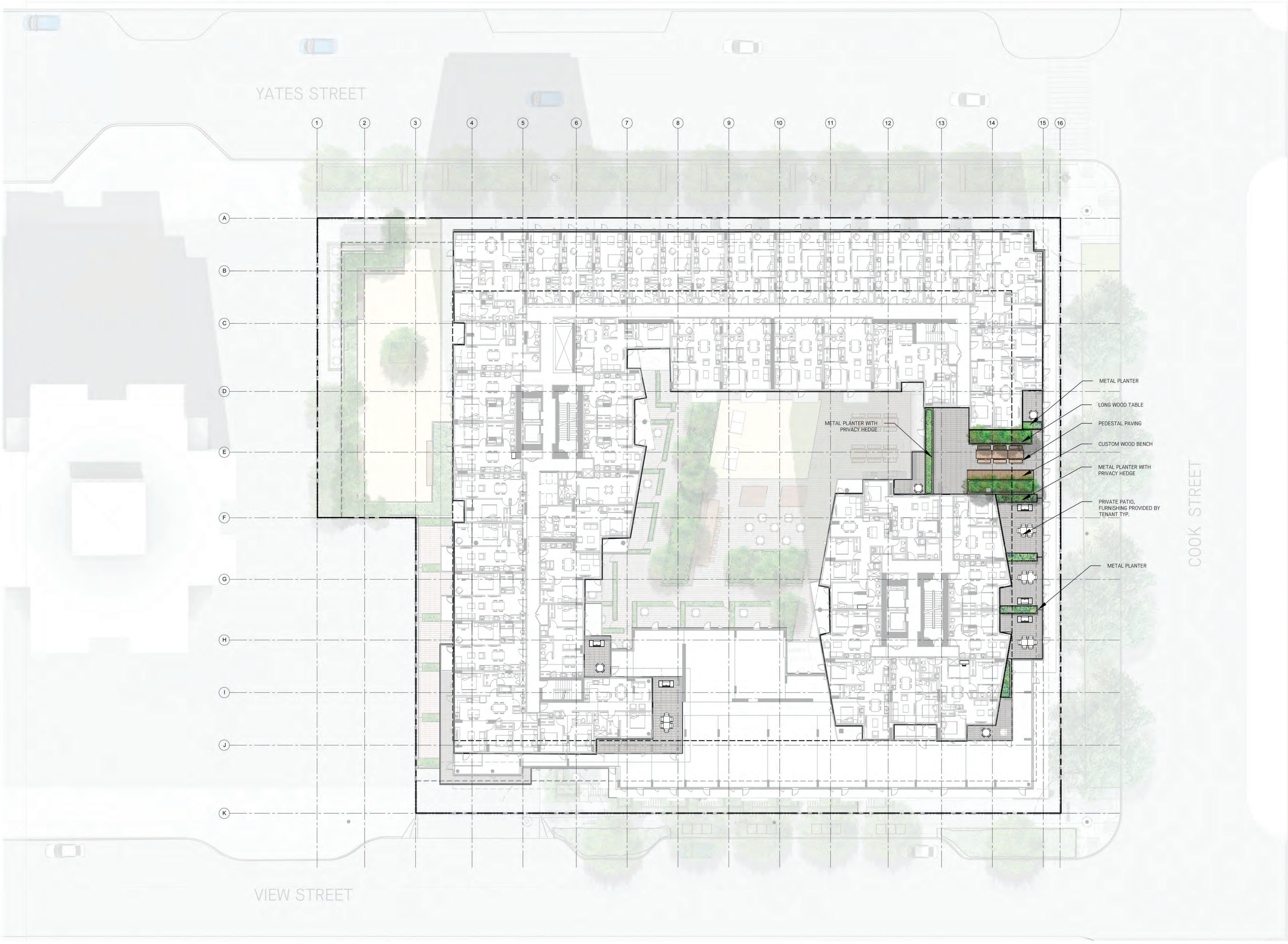
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Illustrative Plan  
Level 5

Date	05, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.03
Drawn/Checked	gc   JF	





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**Illustrative Plan**  
Level 6

Date	05, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	<b>L1.04</b>
Drawn/Checked	al   gc   JF	





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**Illustrative Plan**  
Level 7

Date	05. 22/20	Drawing Number
Project No.	1932	
Scale	1:200	<b>L1.05</b>
Drawn/Checked	gc   JF	



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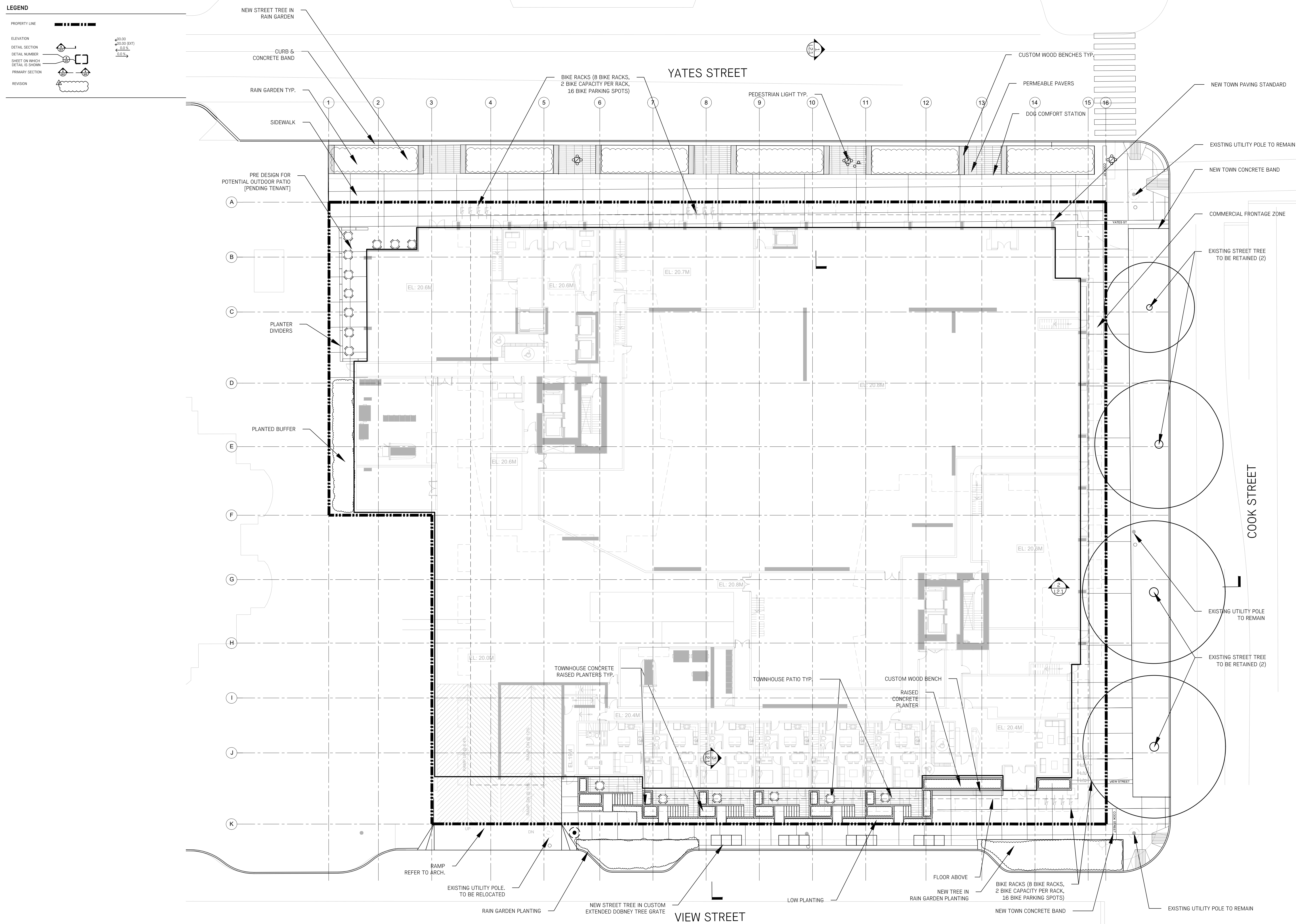
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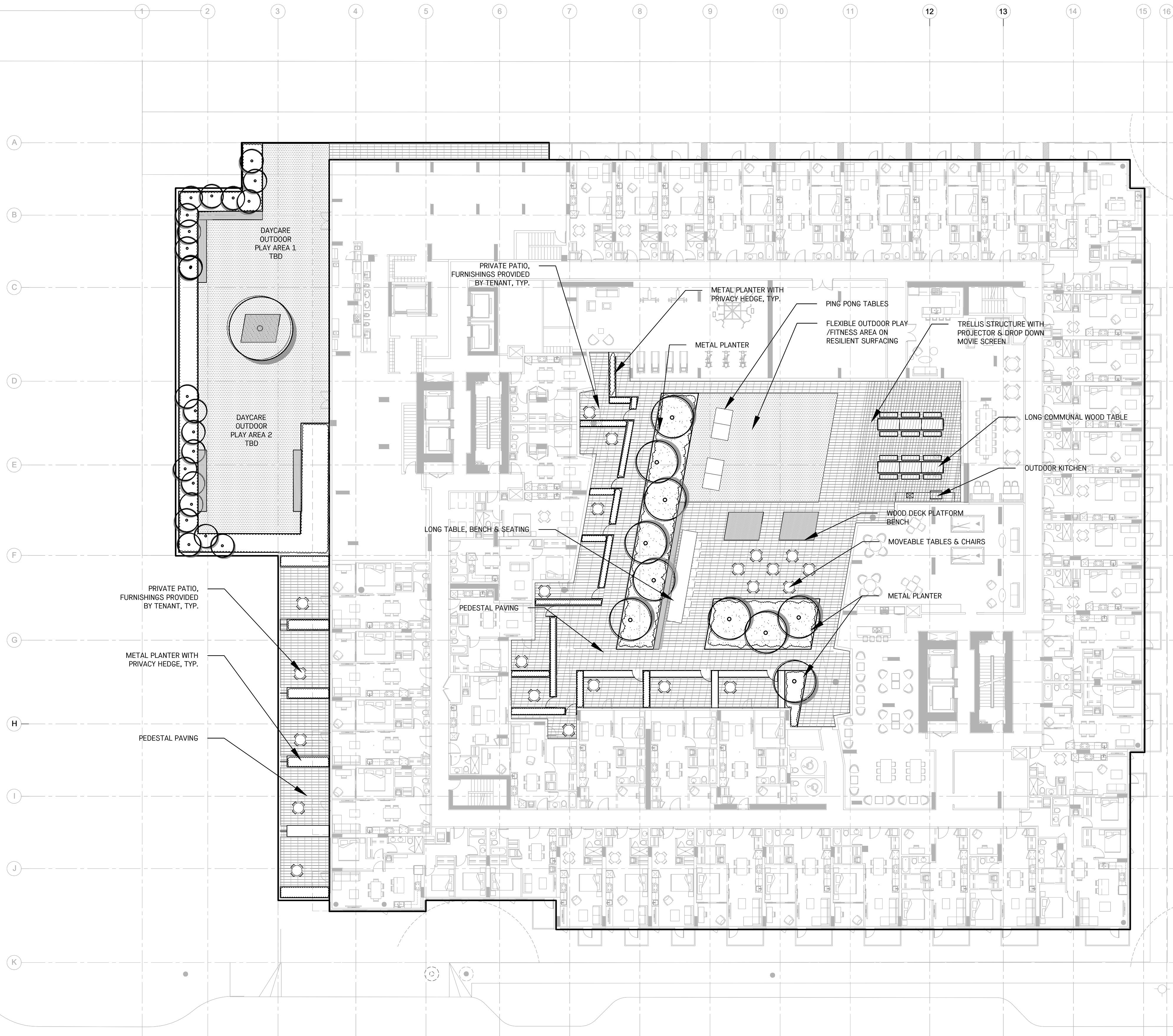
## Materials Plan

### Level 1

Date **May. 22/20** Drawing Number  
 Project No. **1932**  
 Scale **1:200** **L1.11**  
 Drawn|Checked **al | gc | JF**







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Materials Plan  
Level 2

Date May, 22/20 Drawing Number  
Project No. 1932  
Scale 1:200  
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L1.12

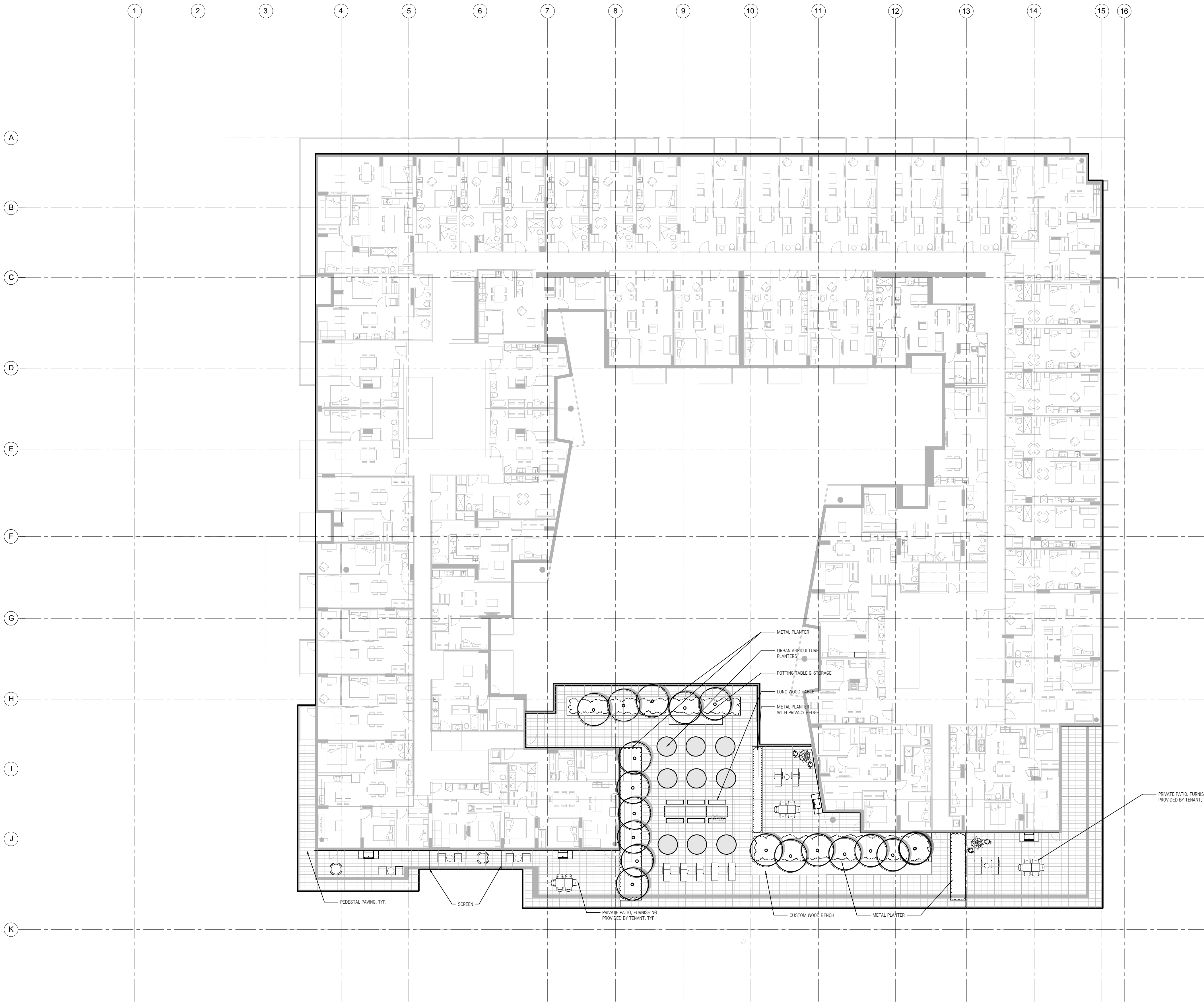
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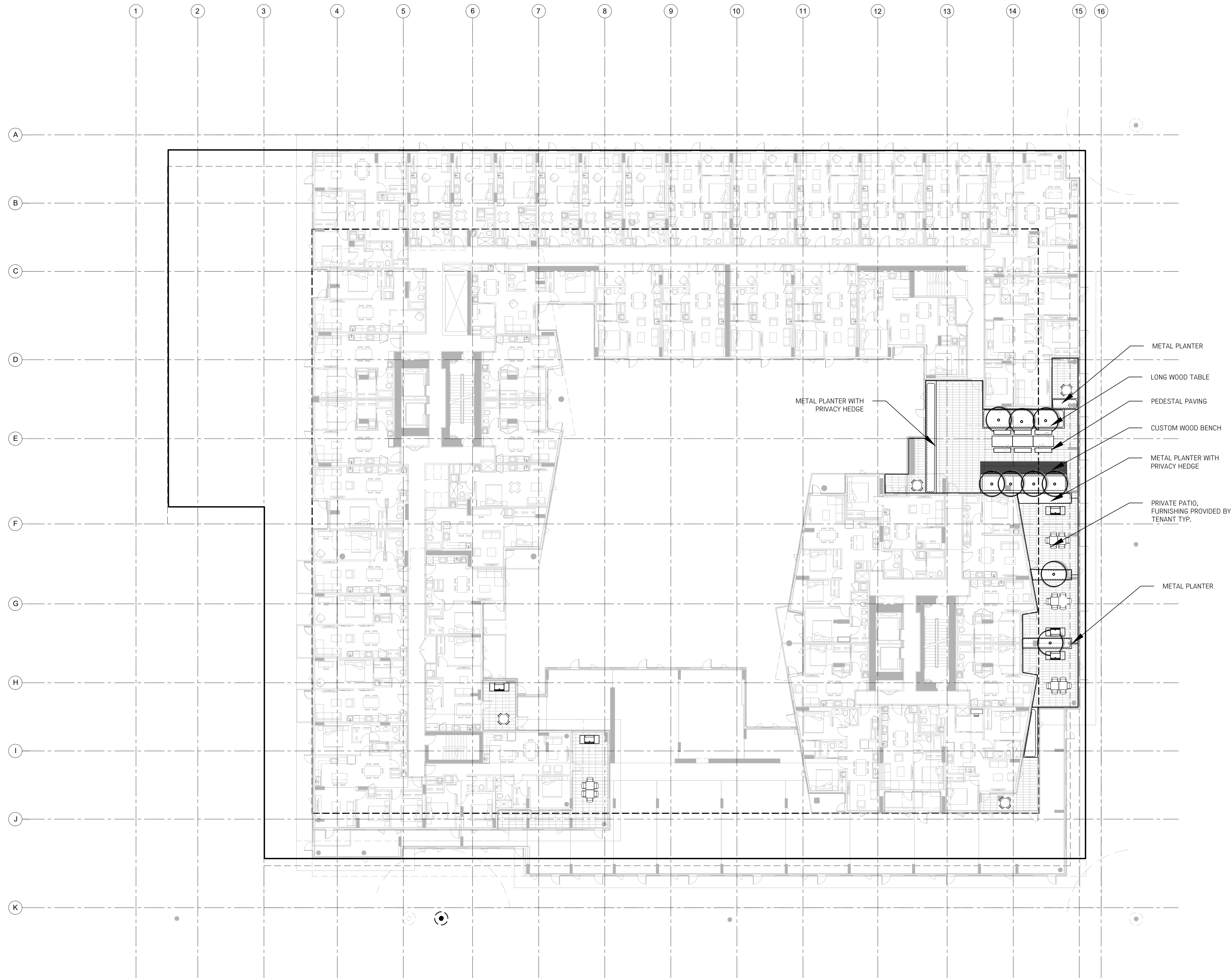
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Materials Plan  
Level 5

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.13
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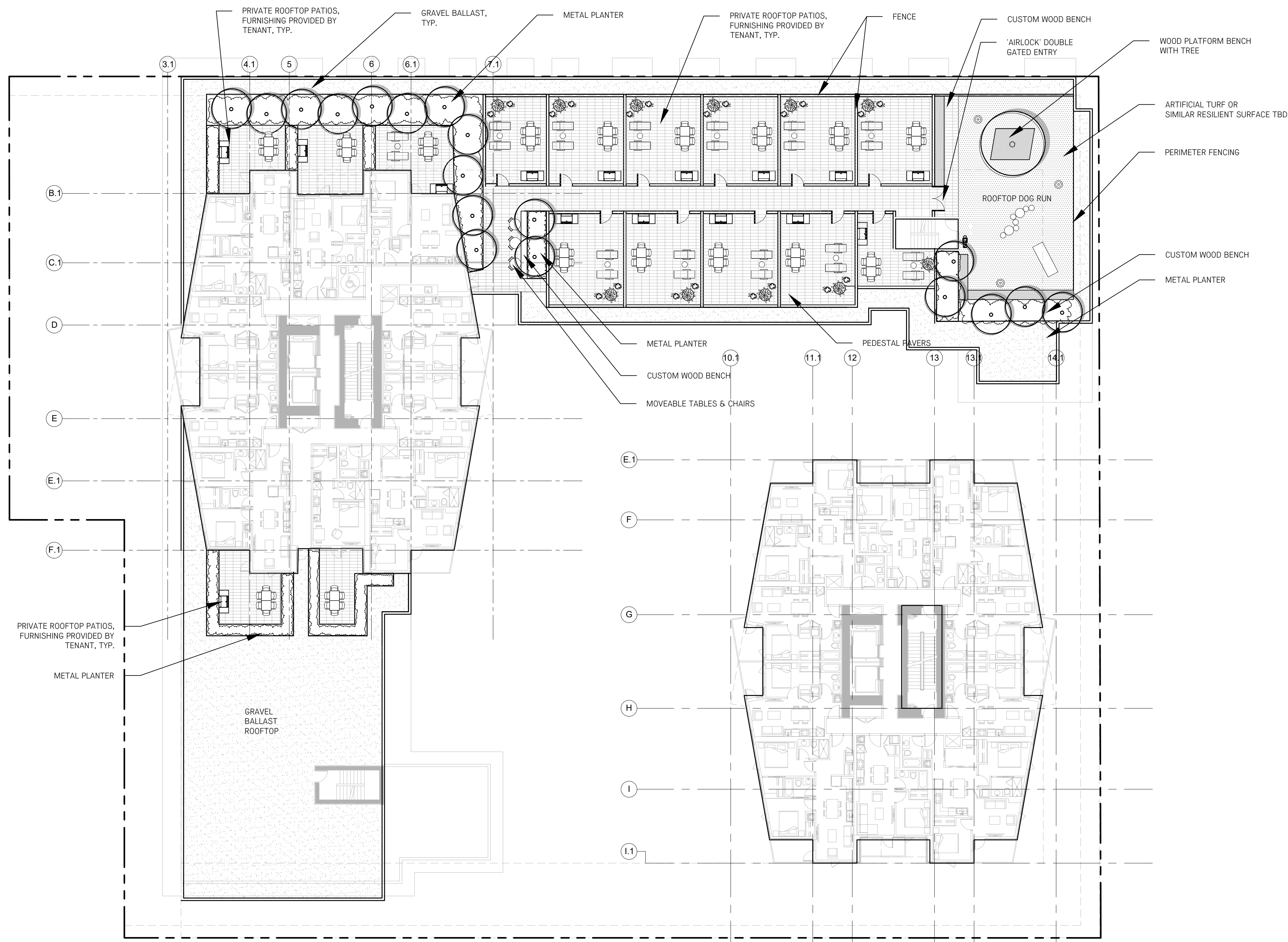
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Materials Plan  
Level 6

Date	May, 22/20	Drawing Number
Project No.	1932	L1.14
Scale	1:200	
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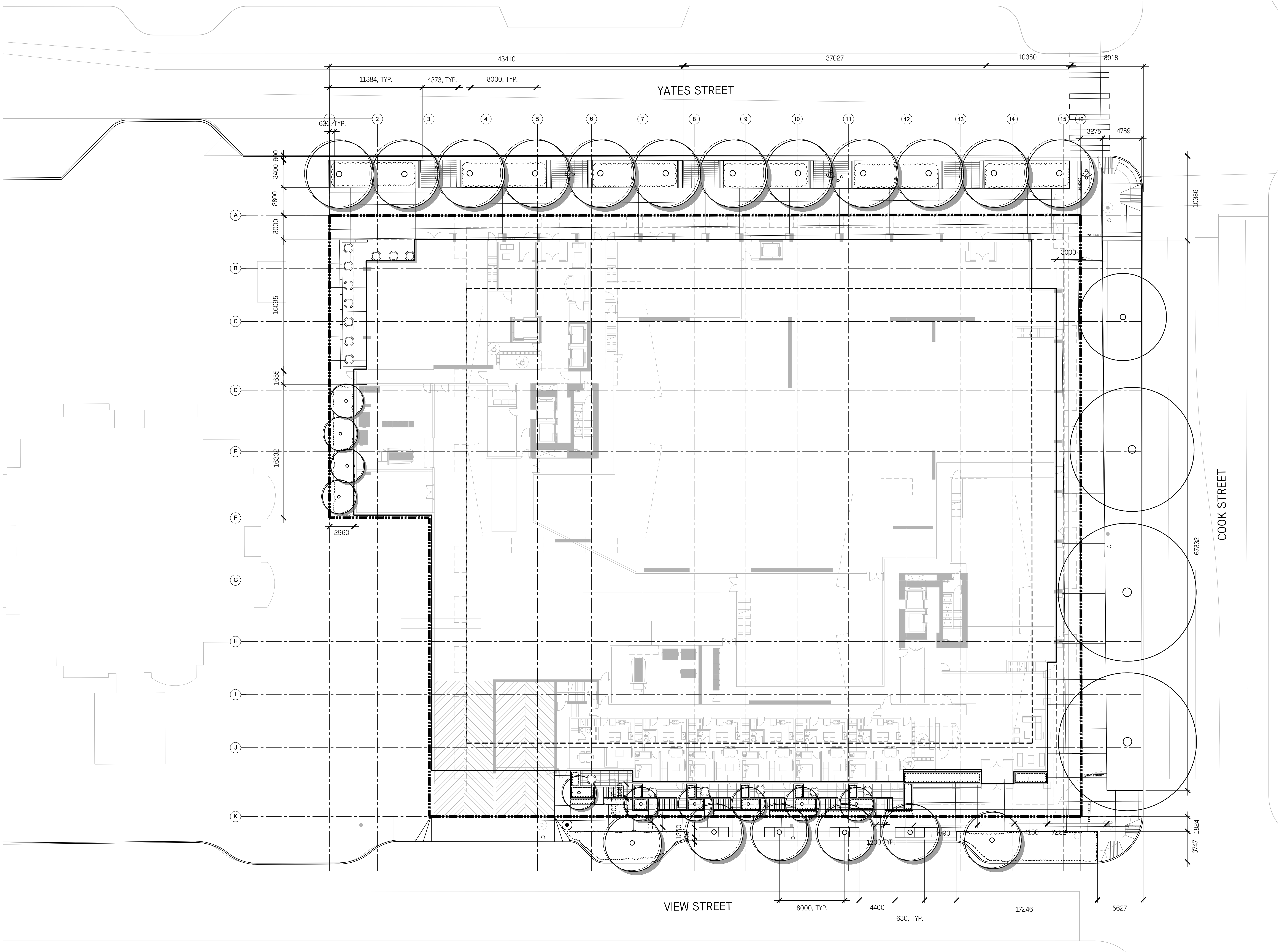
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Materials Plan  
Level 7

Date	May, 22/20	Drawing Number
Project No.	1932	L1.15
Scale	1:200	
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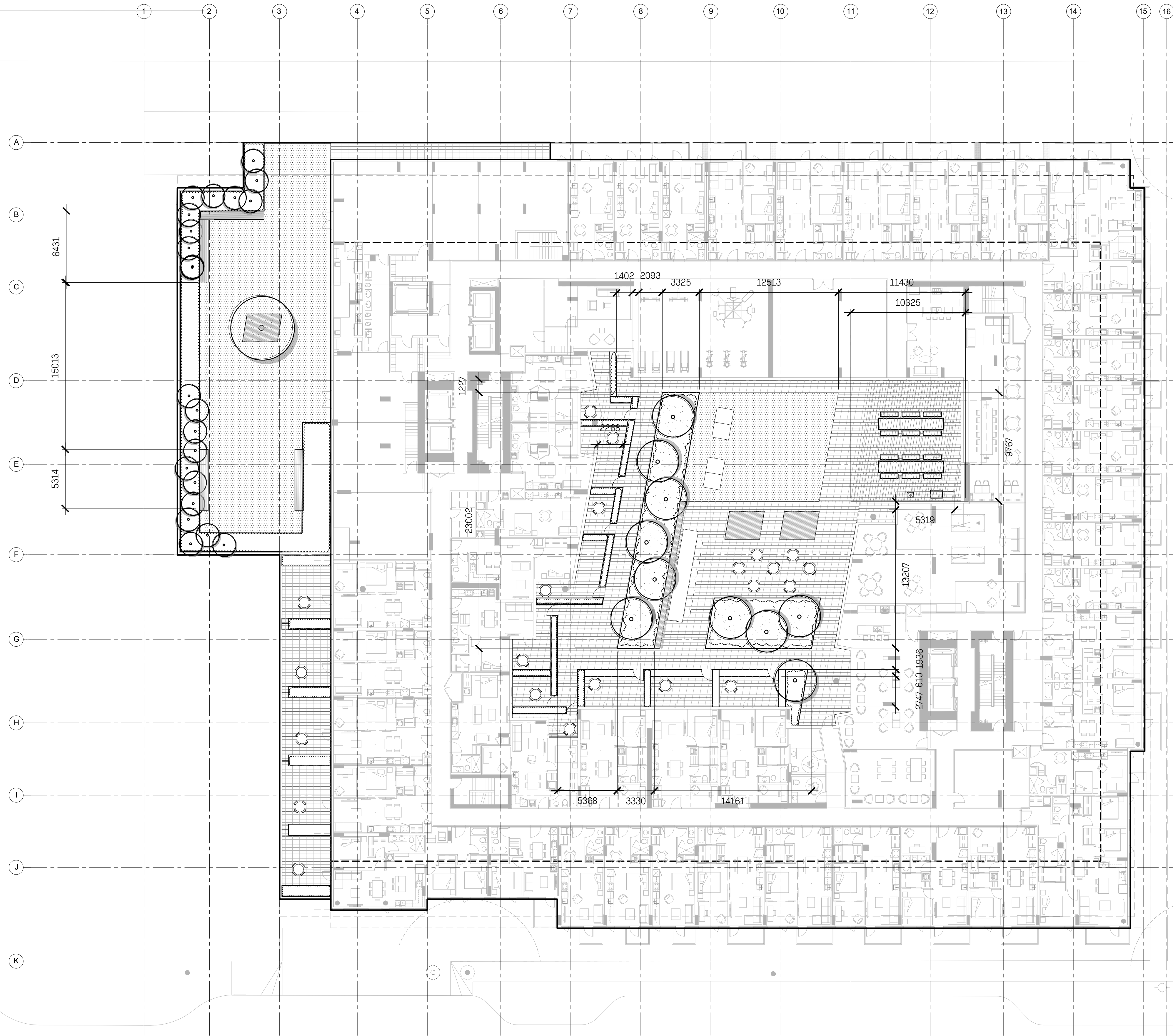
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Layout Plan  
Level 1

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.21
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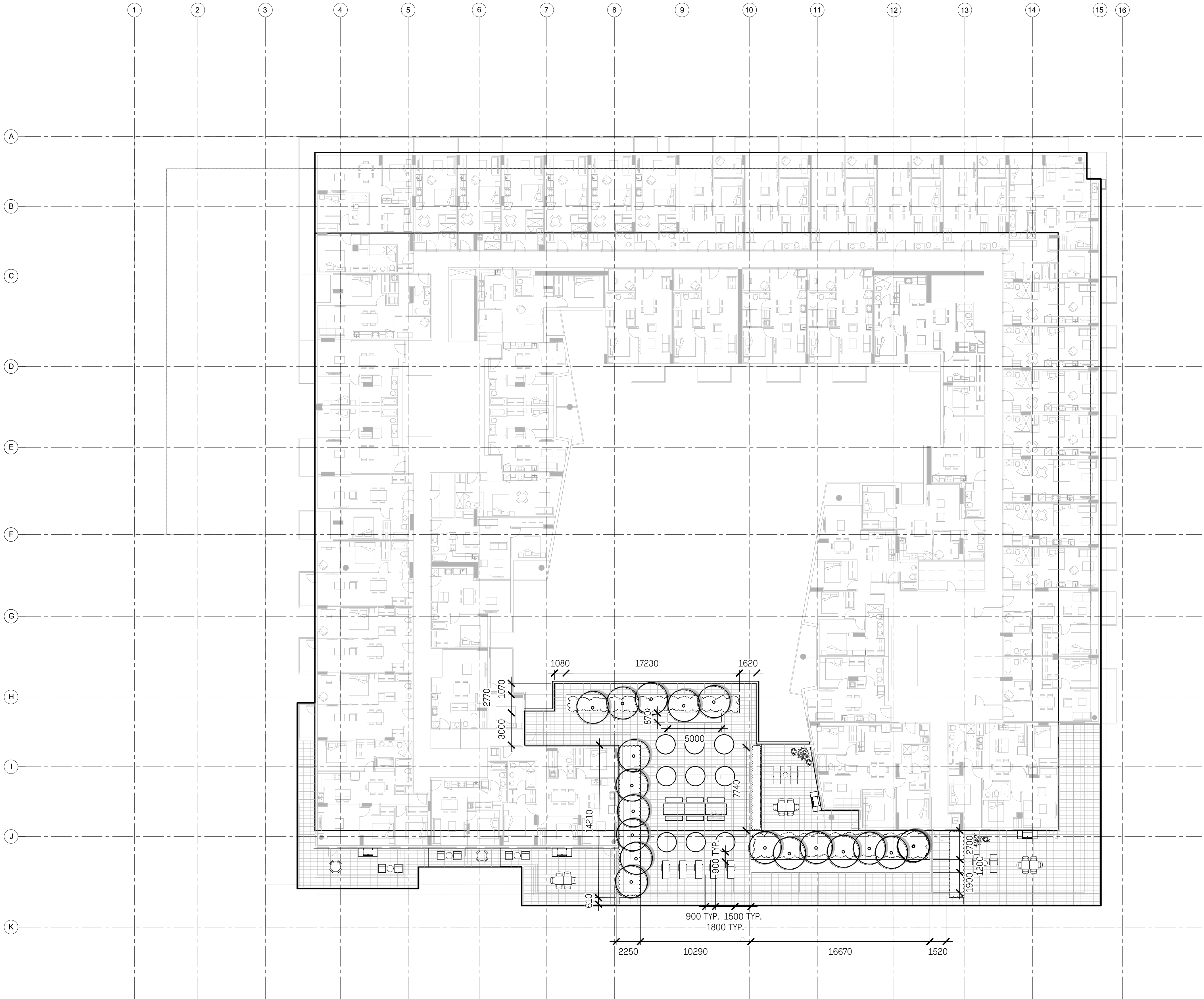
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**Harris Green Village**  
1045 Yates Street  
Victoria, BC

**Layout Plan**  
Level 2

Date **May, 22/20** Drawing Number  
Project No. **1932**  
Scale **1:200**  
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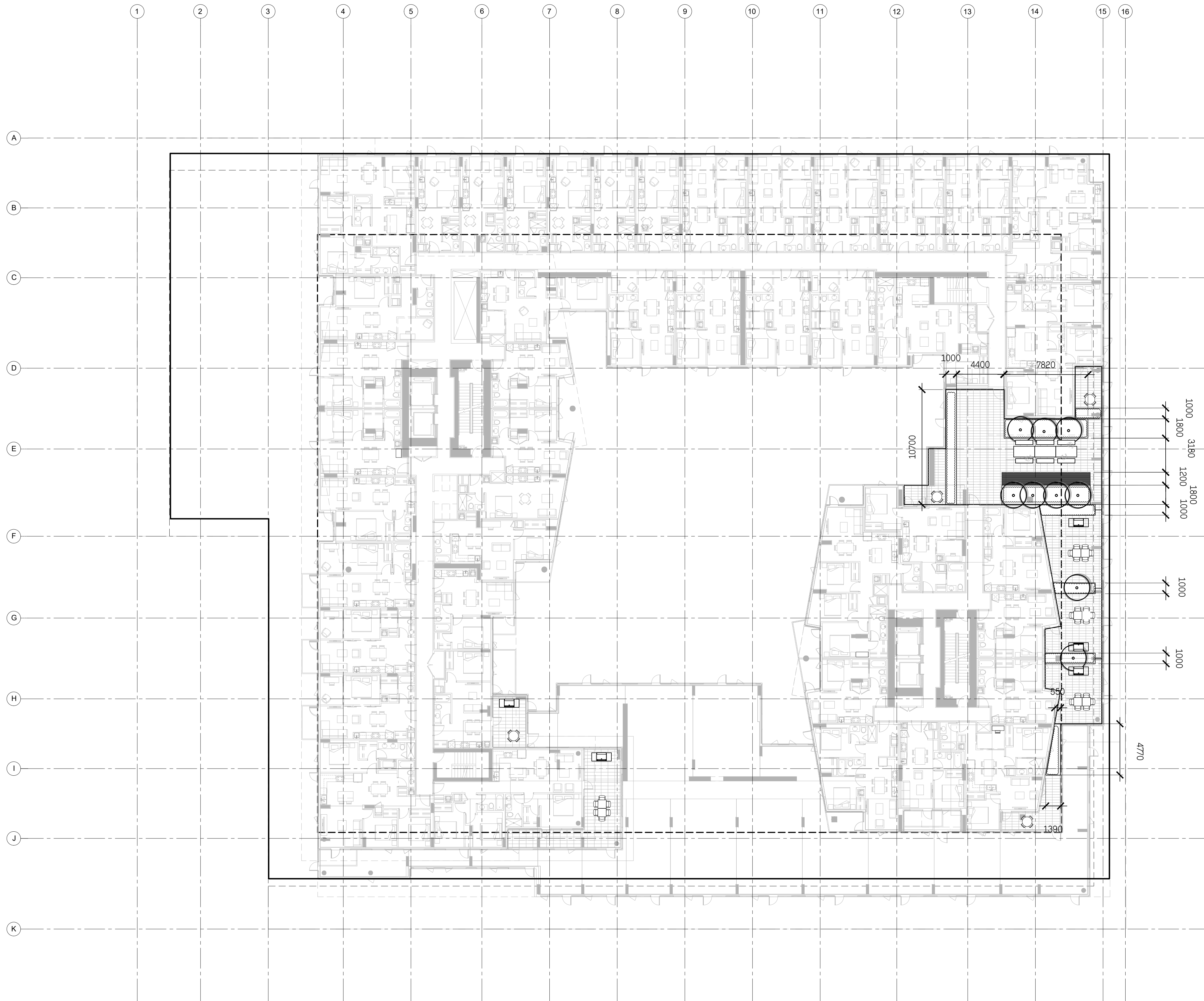
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Harris Green Village  
1045 Yates Street  
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Layout Plan  
Level 5

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.23
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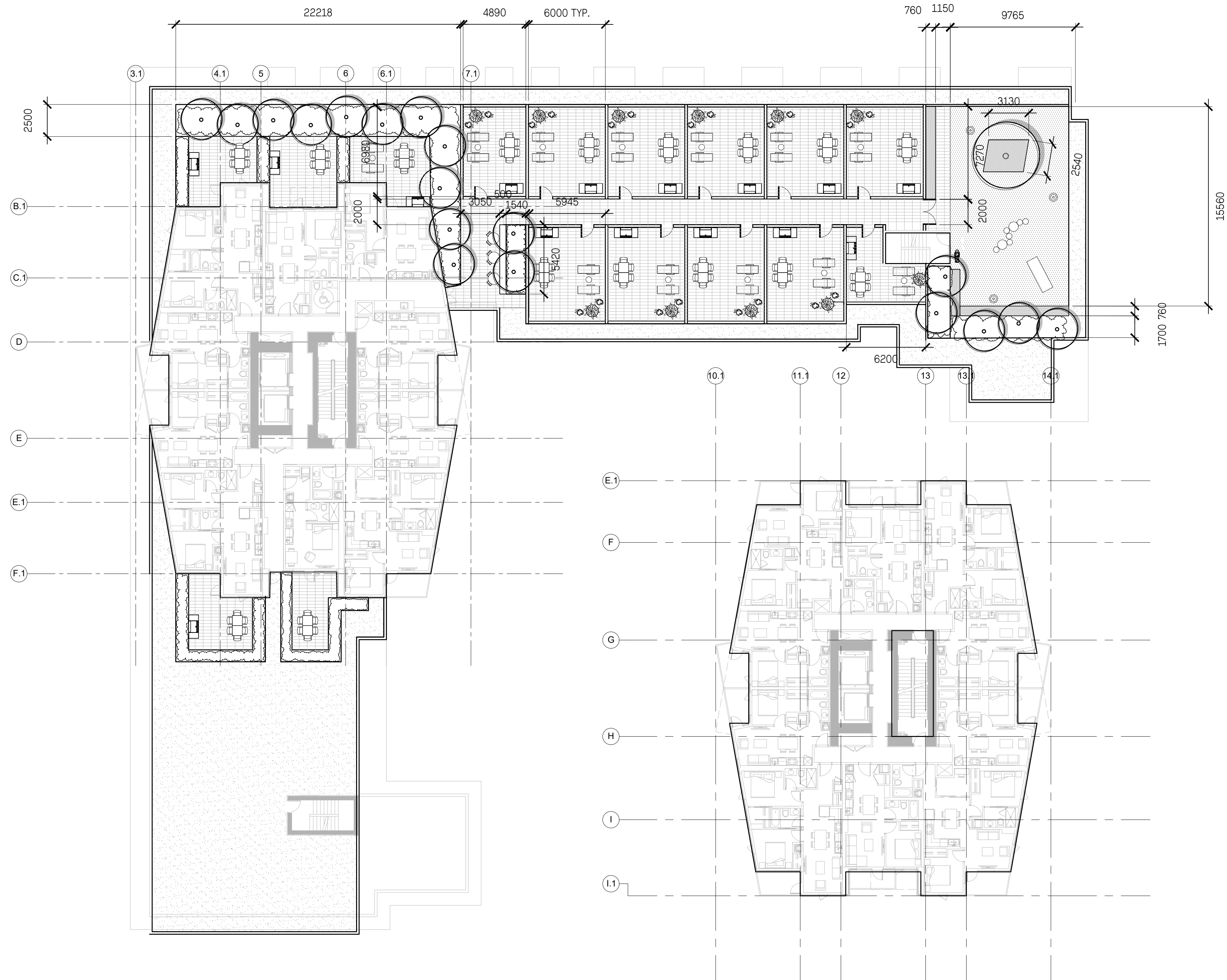
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**Harris Green Village**  
1045 Yates Street  
Victoria, BC

**Layout Plan**  
Level 6

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	<b>L1.24</b>
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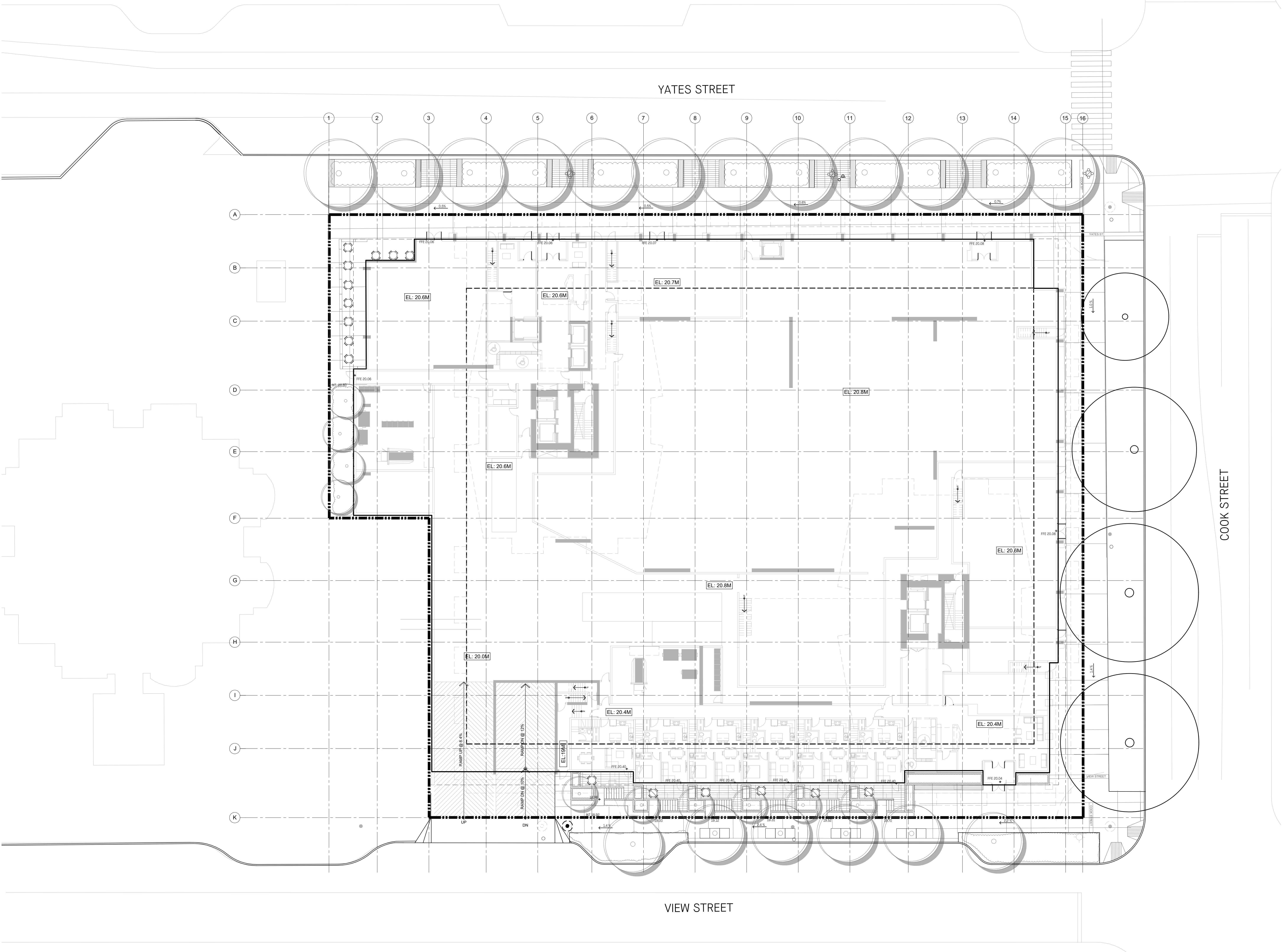
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Harris Green Village  
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Layout Plan  
Level 7

Date	May, 22/20	Drawing Number
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Scale	1:200	L1.25
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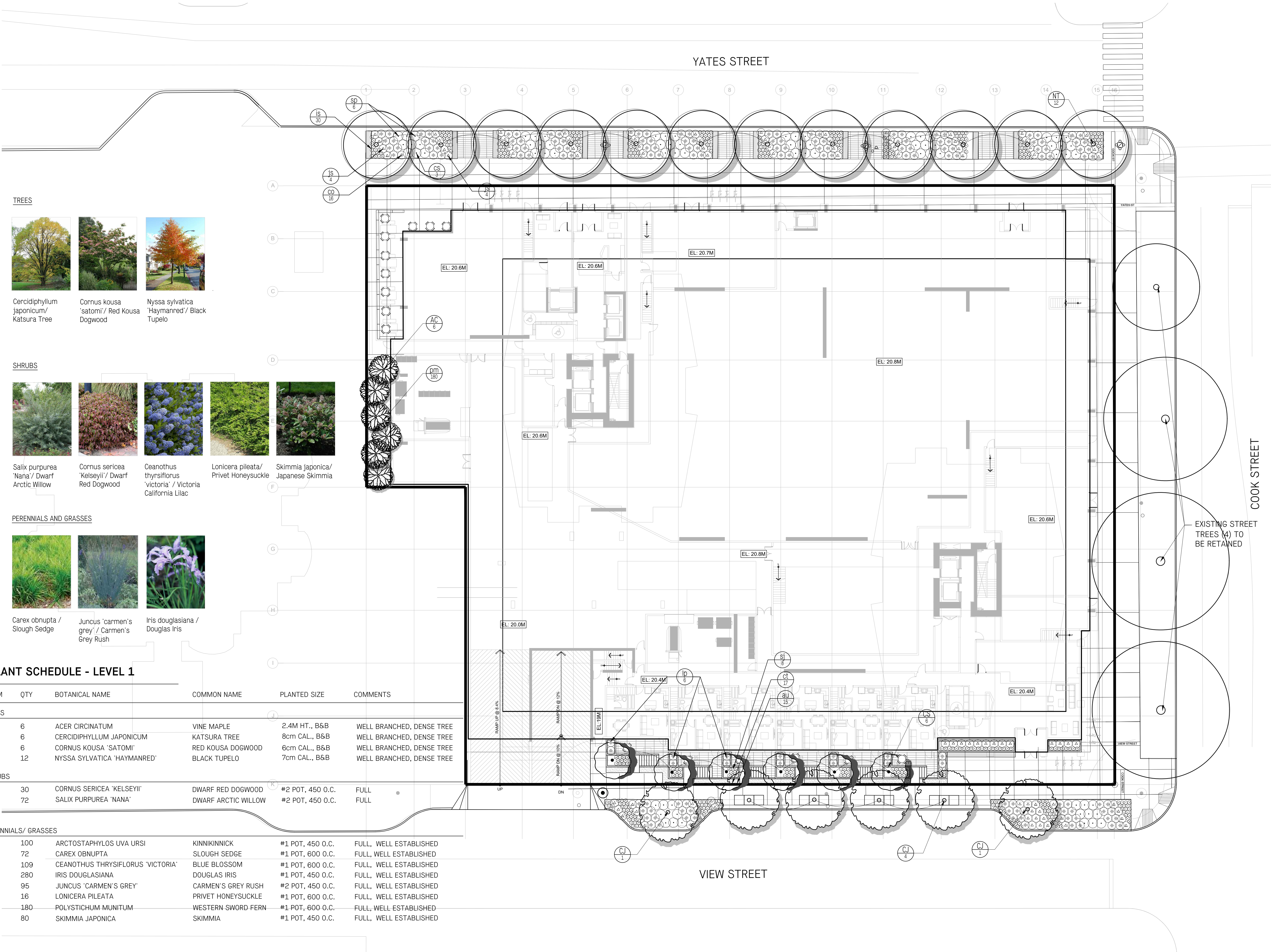
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**Harris Green Village**  
1045 Yates Street  
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**Grading Plan**  
L1.31 Level 1

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	----
Drawn/Checked	al   gc   JF	





TREES



Cercidiphyllum japonicum/ Katsura Tree  
Cornus kousa 'satomi'/ Red Kousa Dogwood  
Nyssa sylvatica 'Haymanred'/ Black Tupelo

SHRUBS



Salix purpurea 'Nana'/ Dwarf Arctic Willow  
Cornus sericea 'Kelseyii'/ Dwarf Red Dogwood  
Ceanothus thyrsiflorus 'victoria'/ Victoria California Lilac  
Lonicera pileata/ Privet Honeysuckle  
Skimmia japonica/ Japanese Skimmia

PERENNIALS AND GRASSES



Carex obnupta / Slough Sedge  
Juncus 'carmen's grey' / Carmen's Grey Rush  
Iris douglasiana / Douglas Iris

PLANT SCHEDULE - LEVEL 1

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
AC	6	ACER CIRCINATUM	VINE MAPLE	2.4M HT., B&B	WELL BRANCHED, DENSE TREE
CJ	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8cm CAL., B&B	WELL BRANCHED, DENSE TREE
CS	6	CORNUS KOUSA 'SATOMI'	RED KOUSA DOGWOOD	6cm CAL., B&B	WELL BRANCHED, DENSE TREE
NT	12	NYSSA SYLVATICA 'HAYMANRED'	BLACK TUPELO	7cm CAL., B&B	WELL BRANCHED, DENSE TREE
SHRUBS					
cs	30	CORNUS SERICEA 'KELSEYII'	DWARF RED DOGWOOD	#2 POT, 450 O.C.	FULL
sp	72	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	#2 POT, 450 O.C.	FULL
PERENNIALS/ GRASSES					
au	100	ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED
co	72	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
ct	109	CEANOTHUS THYRSIFLORUS 'VICTORIA'	BLUE BLOSSOM	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
is	280	IRIS DOUGLASIANA	DOUGLAS IRIS	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED
js	95	JUNCUS 'CARMEN'S GREY'	CARMEN'S GREY RUSH	#2 POT, 450 O.C.	FULL, WELL ESTABLISHED
lp	16	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
pm	180	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
sj	80	SKIMMIA JAPONICA	SKIMMIA	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED

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Harris Green Village  
1045 Yates Street  
Victoria, BC

Planting Plan  
Level 1

Date	May, 22/20	Drawing Number
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Scale	1:200	L1.41
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PLANT SCHEDULE - LEVEL 2

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
AP	4	ACER PALMATUM 'OSAZUKI'	JAPANESE MAPLE	6cm CAL., B&B	WELL BRANCHED, DENSE TREE
SP	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	5cm CAL., B&B	WELL BRANCHED, DENSE TREE

PERENNIALS/ GRASSES/ HEDGES					
pm	680	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
hm	150	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT, 450 O.C.	FULL
ho	200	HELLEBORUS ORIENTALIS	LENTEN ROSE	#2 POT, 450 O.C.	FULL, WELL ESTABLISHED
tm	88	TAXUS X MEDIA	YEW	1.5M HT.	FULL, WELL ESTABLISHED
cm	160	CAREX MUSKINGUMENSIS	PALM SEDGE	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED

TREES



Acer palmatum 'osazuki' / Japanese Maple

HEDGE



Taxus x media / Yew

FERNS, GRASSES & GROUDNCOVERS



Polystichum munitum / Western Swordfern



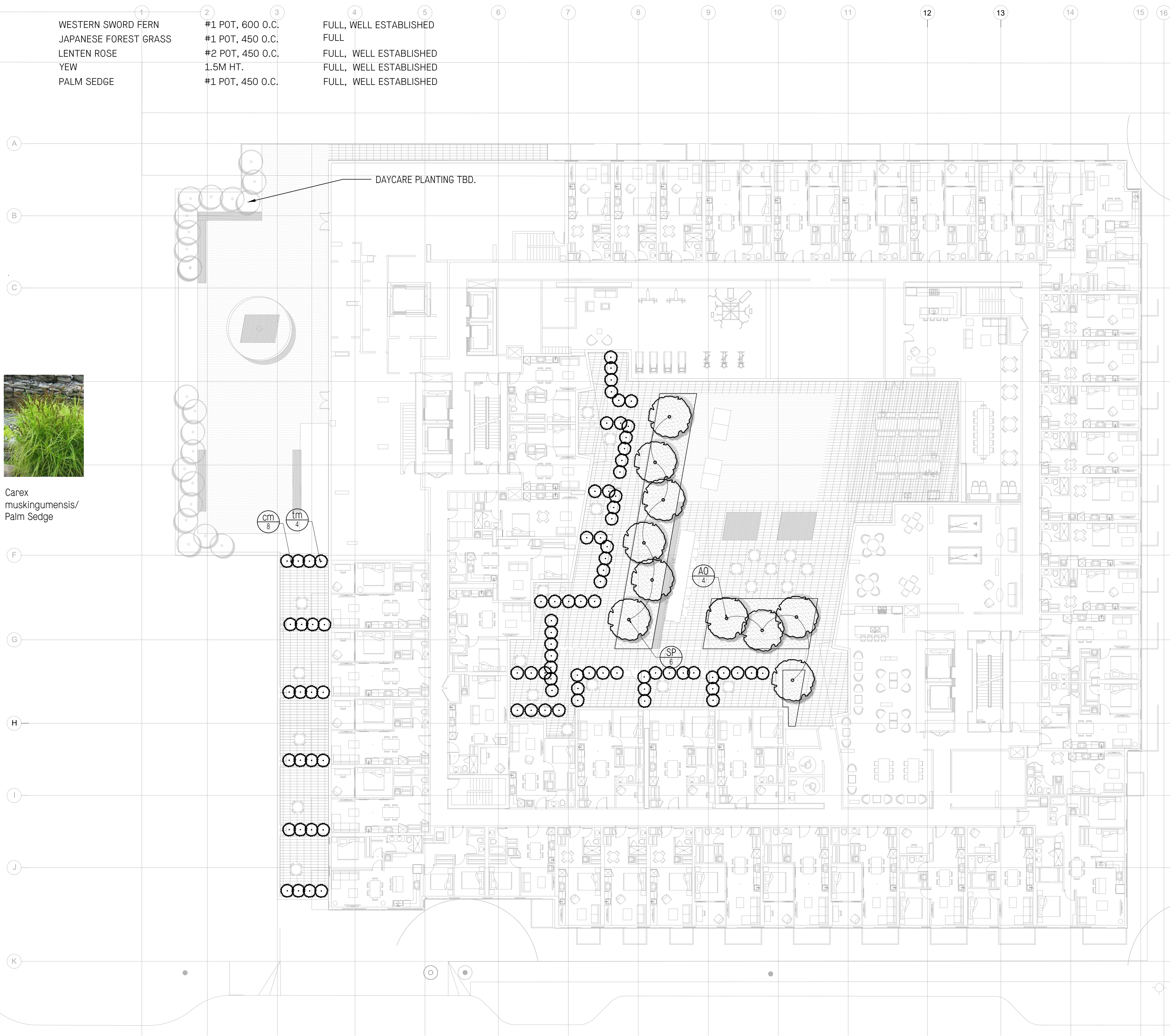
Hakonechloa macra / Japanese Forest Grass



Helleborus orientalis / Lenten Rose



Carex muskingumensis / Palm Sedge



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Harris Green Village  
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Planting Plan  
Level 2

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.42
Drawn/Checked	al   gc   JF	



PLANT SCHEDULE - LEVEL 5

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
AC	6	ACER CIRCINATUM	VINE MAPLE	2.4M HT., B&B	WELL BRANCHED, DENSE TREE
CN	15	CORNUS NUTTALLII	PACIFIC DOGWOOD	5cm CAL., B&B	WELL BRANCHED, DENSE TREE
PERENNIALS/ GRASSES/ HEDGES					
lp	225	LONICERA PILEATA	HONEYSUCKLE	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
pm	85	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
hm	15	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED
ho	40	HELLEBORUS ORIENTALIS	LENTEN ROSE	#2 POT, 450 O.C.	FULL, WELL ESTABLISHED
tm	12	TAXUS X MEDIA	YEW	1.5M HT.	FULL, WELL ESTABLISHED
cm	60	CAREX MUSKINGUMENSIS	PALM SEDGE	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED
fg	120	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED

TREES



Acer circinatum/  
Vine Maple

HEDGE



Taxus x media/  
Yew

FERNS, GRASSES & GROUNDCOVERS



Polystichum  
munitum/  
Western Swordfern



Hakonechloa  
macra/ Japanese  
Forest Grass



Helleborus  
orientalis/ Lenten  
Rose



Carex  
muskingumensis/  
Palm Sedge

A

B

C

F

G

H

I

J

K

6

7

8

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10

11

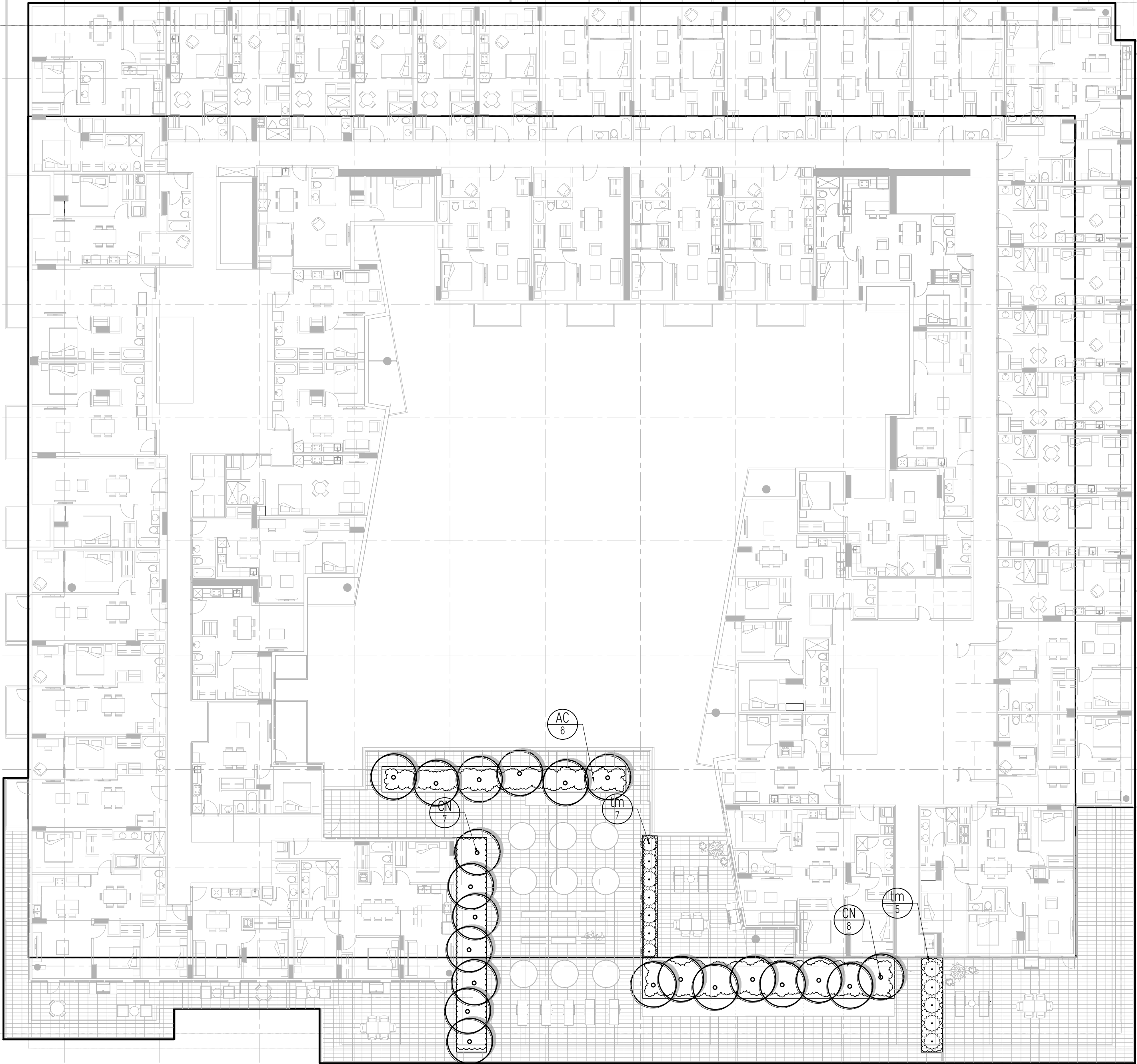
12

13

14

15

16





PLANT SCHEDULE - LEVEL 6

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
AP	3	ACER PALMATUM 'OSAZUKI'	JAPANESE MAPLE	6cm CAL., B&B	WELL BRANCHED, DENSE TREE
AC	5	ACER CIRCINATUM	VINE MAPLE	2.4m HT., B&B	WELL BRANCHED, DENSE TREE
SHRUBS/ GRASSES/ HEDGES					
lp	20	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
tm	13	TAXUS X MEDIA	YEW	1.5M HT.	FULL, WELL ESTABLISHED
cm	60	CAREX MUSKINGUMENSIS	PALM SEDGE	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED
pm	33	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
ra	30	RHODODENDRON X 'HINO WHITE'	HINO WHITE AZALEA	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED

TREES



Acer palmatum 'osazuki' / Japanese Maple

HEDGE



Taxus x media/ Yew



Lonicera pileata/ Privet Honeysuckle

SHRUBS, FERNS & GRASSES



Carex muskingumensis/ Palm Sedge



Polystichum munitum/ Western Swordfern



Rhododndron x ' Hino-white' / White Hino Azalea



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No.	Description	Date

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Victoria, BC

Planting Plan  
Level 6

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.44
Drawn/Checked	al   gc   JF	



PLANT SCHEDULE - LEVEL 7

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
SJ	7	STYRAX JAPONICUS	JAPANESE SNOWBELL	6cm CAL., B&B	WELL BRANCHED, DENSE TREE
AC	5	ACER CIRCINATUM	VINE MAPLE	2.4M HT., B&B	WELL BRANCHED, DENSE TREE
AP	1	ACER PALMATUM 'OSAZUKI'	JAPANESE MAPLE	9cm CAL., B&B	SPECIMEN QUALITY
CN	9	CORNUS NUTTALLII	PACIFIC DOGWOOD	5cm CAL., B&B	WELL BRANCHED, DENSE TREE

SHRUBS/ GRASSES/ HEDGES

lp	20	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
tm	45	TAXUS X MEDIA	YEW	1.5M HT.	FULL, WELL ESTABLISHED
cm	120	CAREX MUSKINGUMENSIS	PALM SEDGE	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED
pm	300	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#1 POT, 600 O.C.	FULL, WELL ESTABLISHED
hm	80	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT, 450 O.C.	FULL, WELL ESTABLISHED
ho	100	HELLEBORUS ORIENTALIS	LENTEN ROSE	#2 POT, 450 O.C.	FULL, WELL ESTABLISHED

TREES



Acer palmatum 'osazuki' / Japanese Maple



Styrax japonicus/ Japanese Snowbell



Taxus x media/ Yew



Lonicera pileata/ Privet Honeysuckle

HEDGE

FERNS, GRASSES & GROUNDCOVERS



Carex muskingumensis/ Palm Sedge



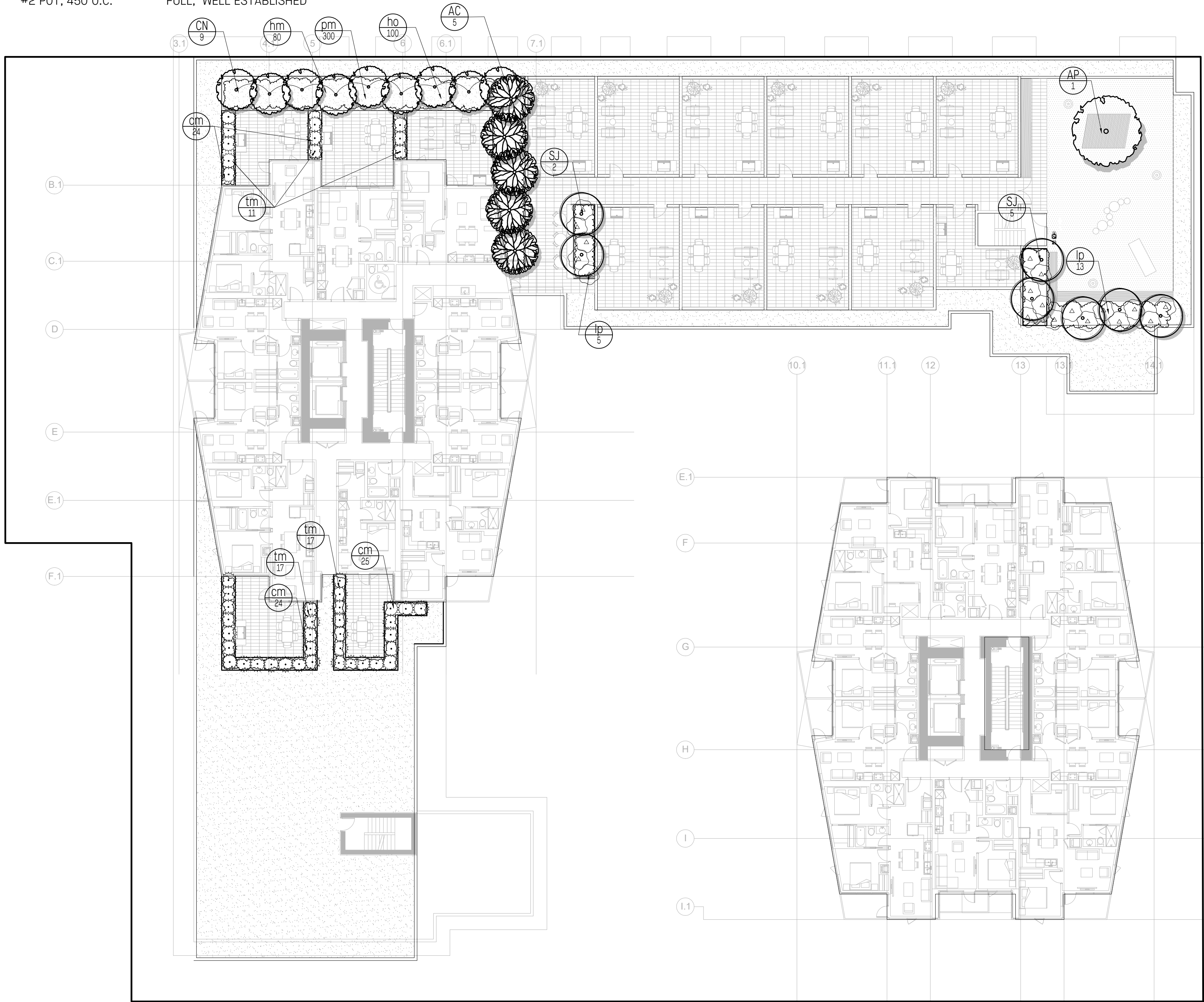
Polystichum munitum/ Western Swordfern



Hakonechloa macra/ Japanese Forest Grass



Helleborus orientalis/ Lenten Rose



1	Issued for DP	May 22/20
No.	Description	Date

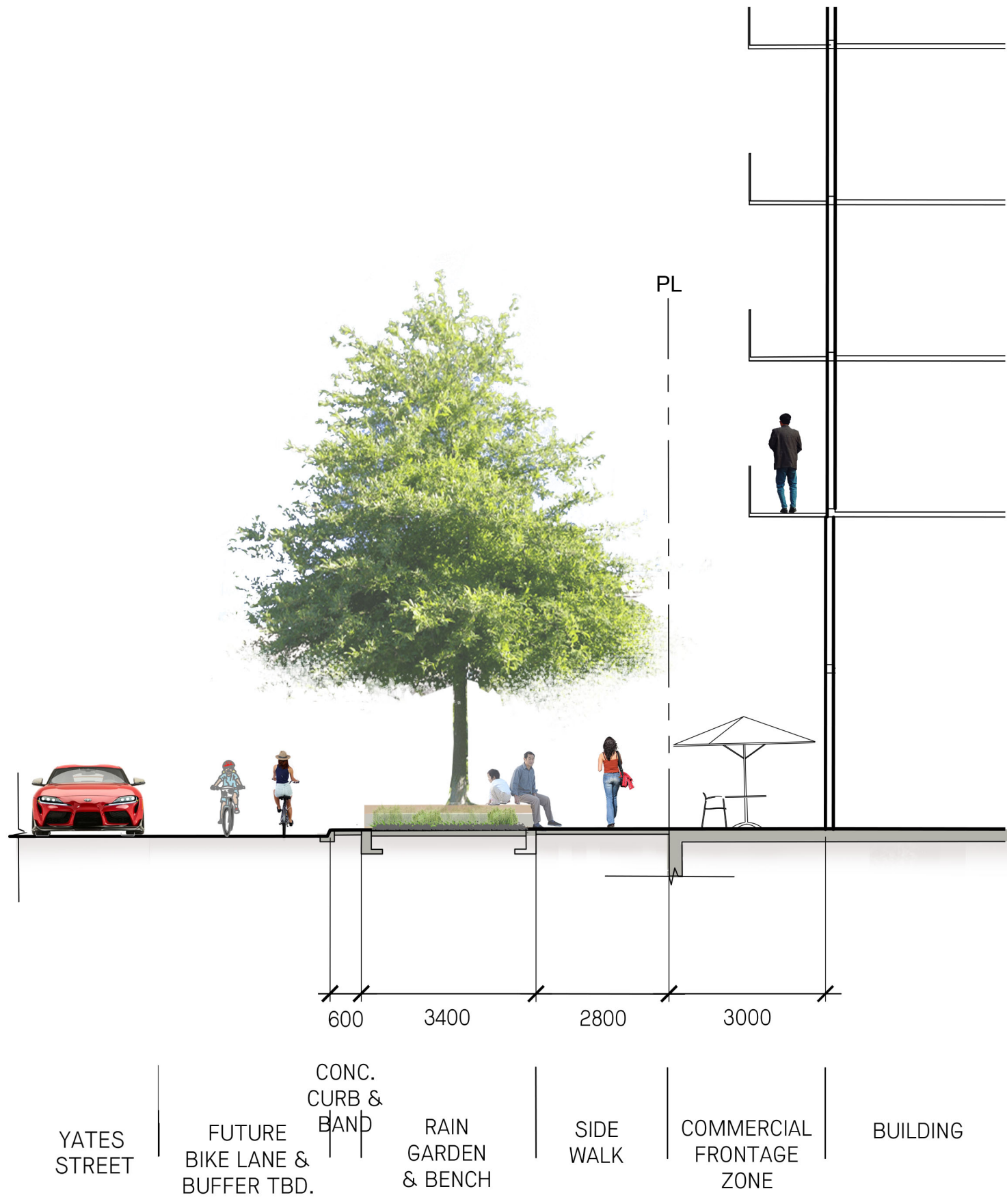
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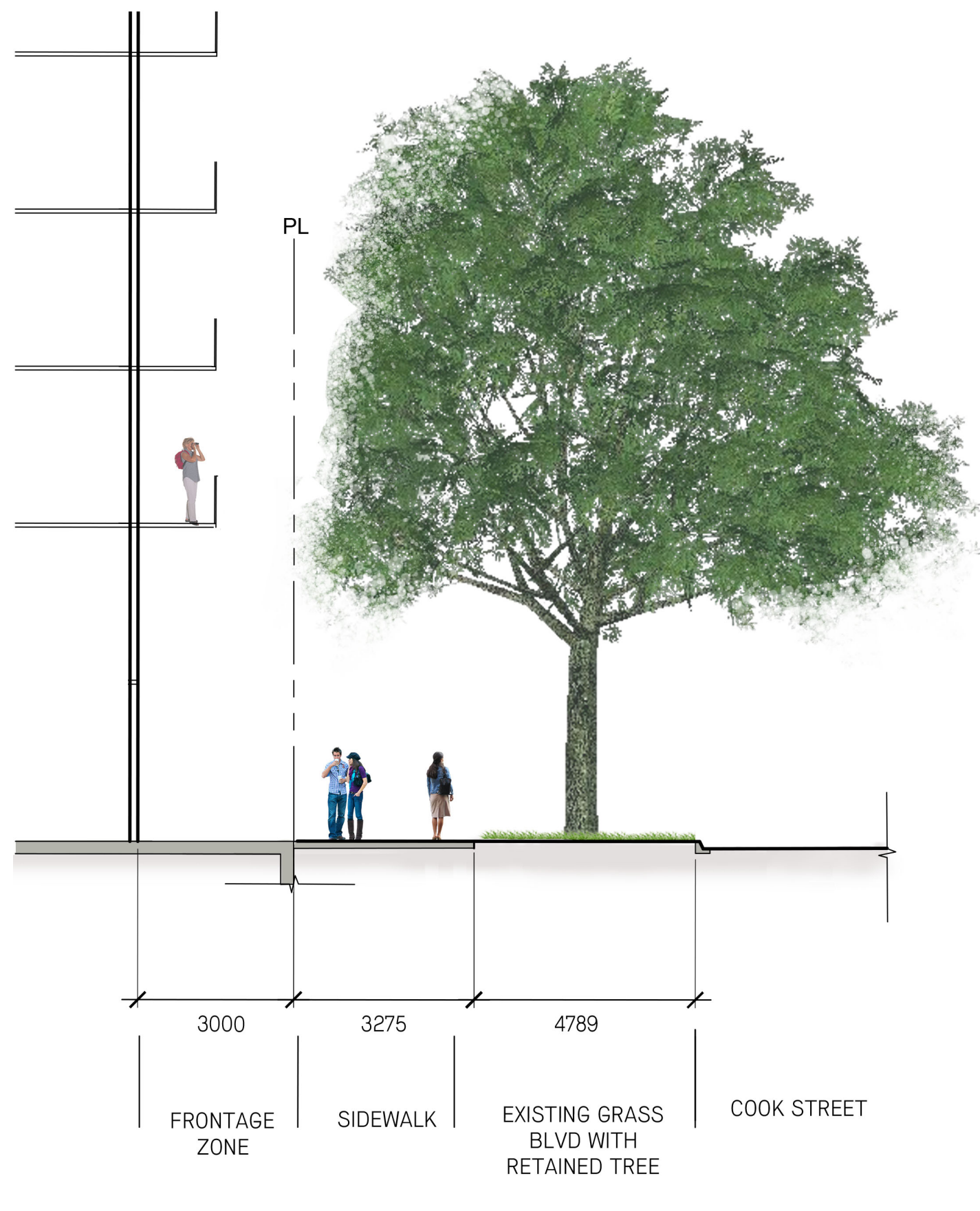
Planting Plan  
Level 7

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.45
Drawn/Checked	al   gc   JF	

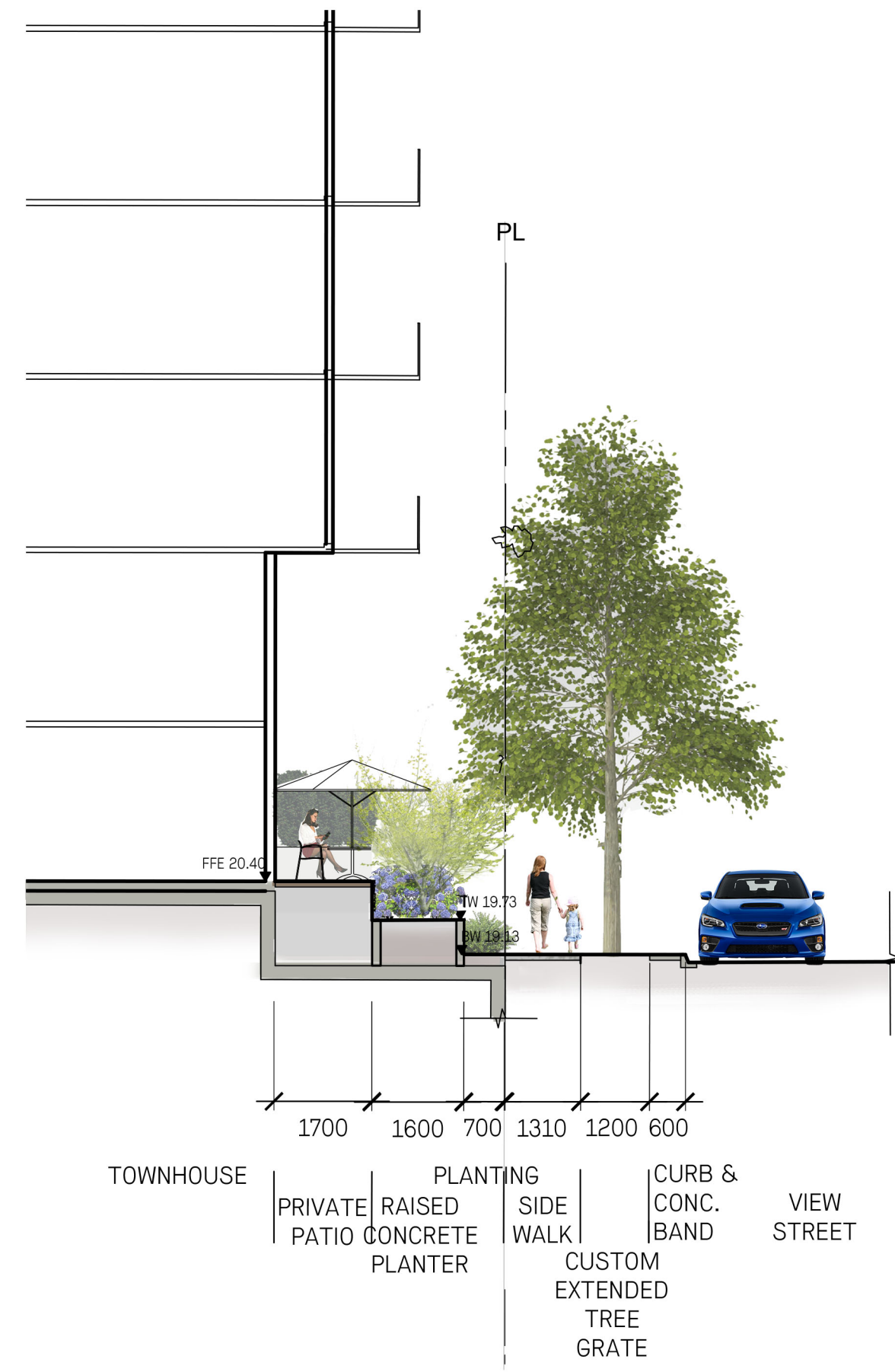




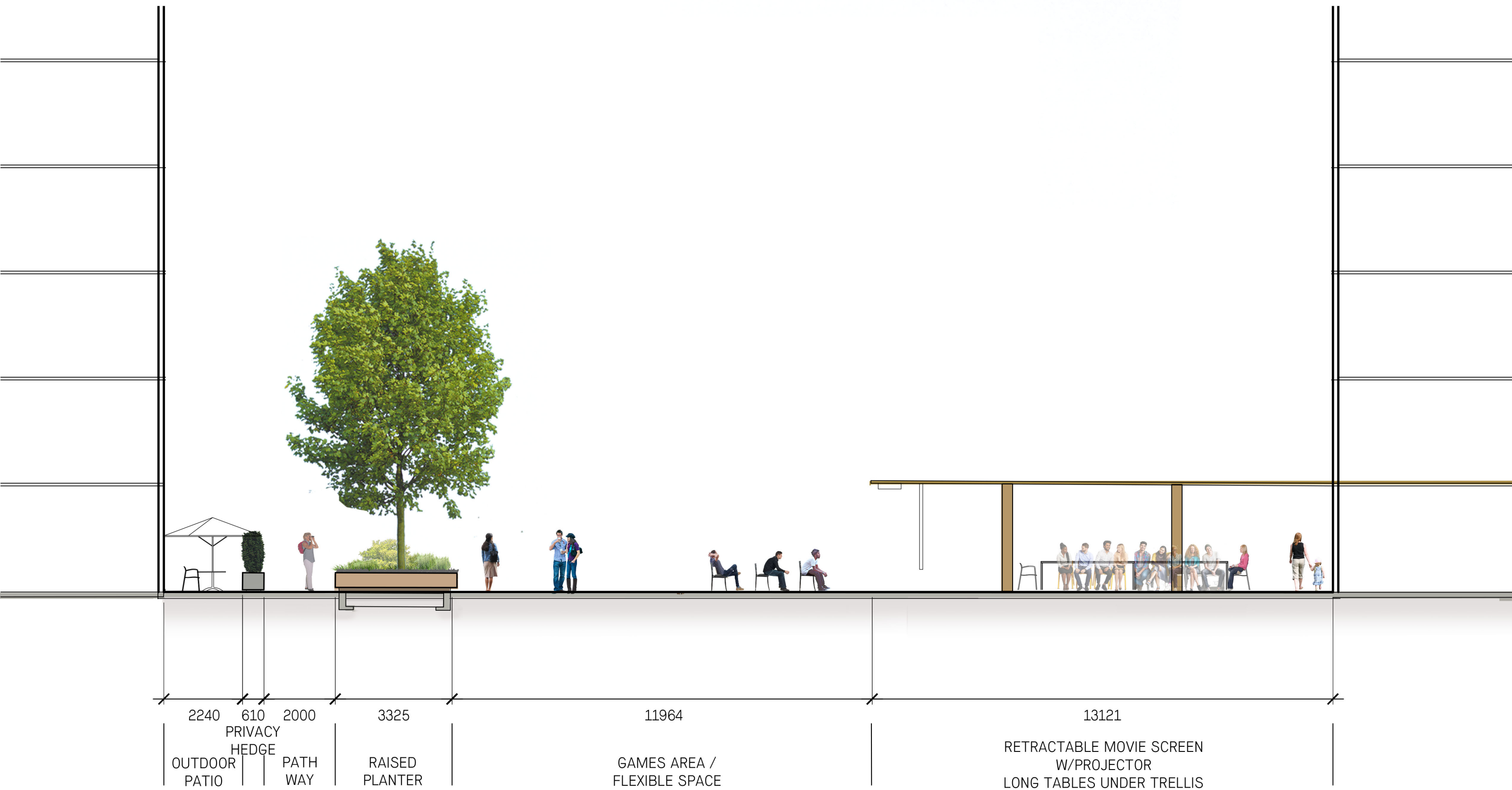
1  
L2.11  
YATES STREET  
1:100



2  
L2.11  
COOK STREET  
1:100



3  
L2.11  
VIEW STREET  
1:100



4  
L2.11  
LEVEL 2 AMENITY  
1:100

Information on this Record Drawing regarding the locations of landscape architectural features is based on the IFC drawings, Change Orders and Site Instructions issued after the issuance of the IFC drawings, and on information provided by the Contractor. This drawing is intended for general guidance only; no guarantee is given of its accuracy.

1	Issued for Review	May 9/20
No.	Description	Date

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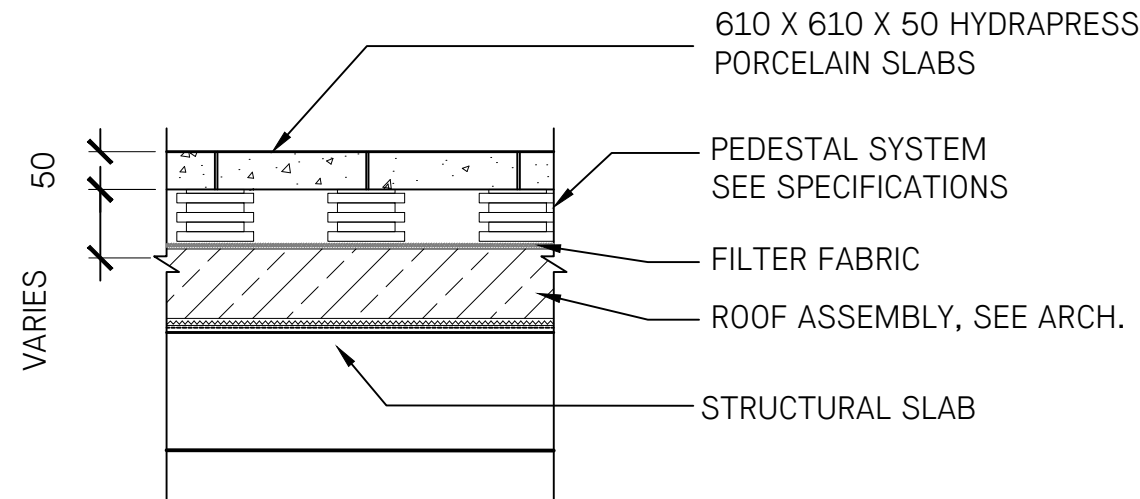
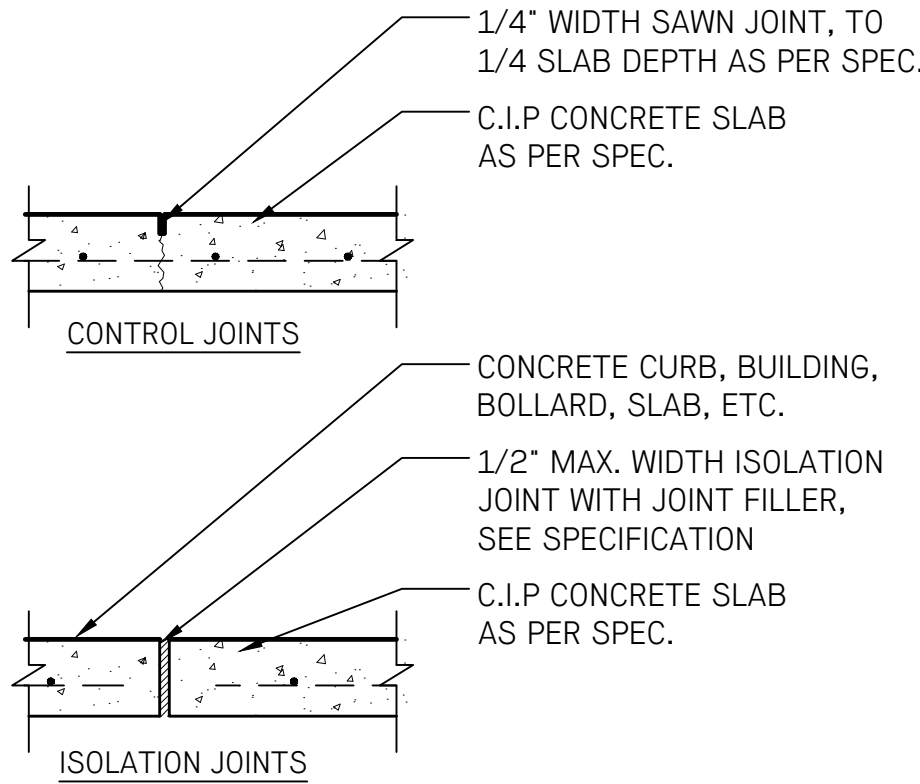
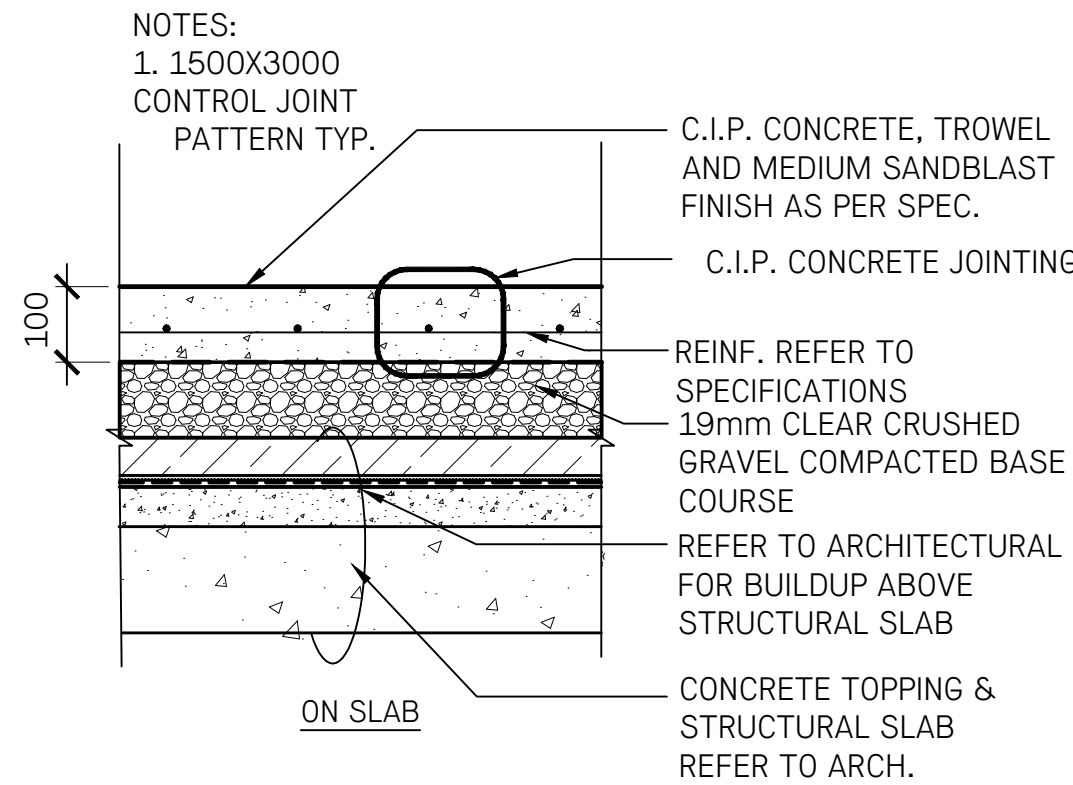
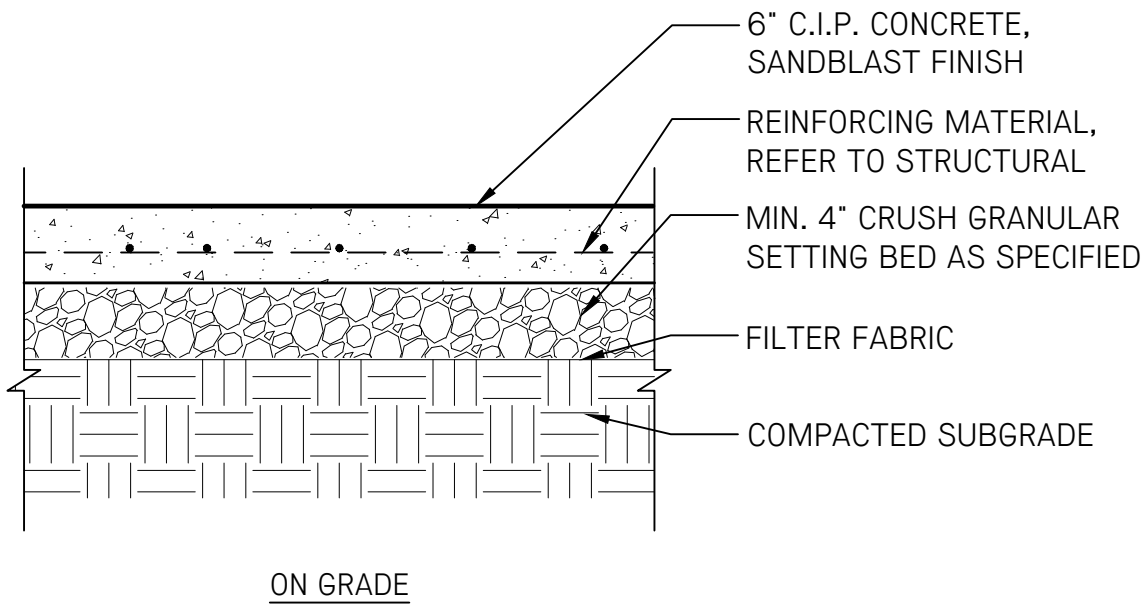
**Harris Green Village**  
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**Sections**  
Ground Level & Level 2

Date	Oct. 28/19	Drawing Number
Project No.	1932	<b>L2.11</b>
Scale	1:100	
Drawn/Checked	al   gc   JF	



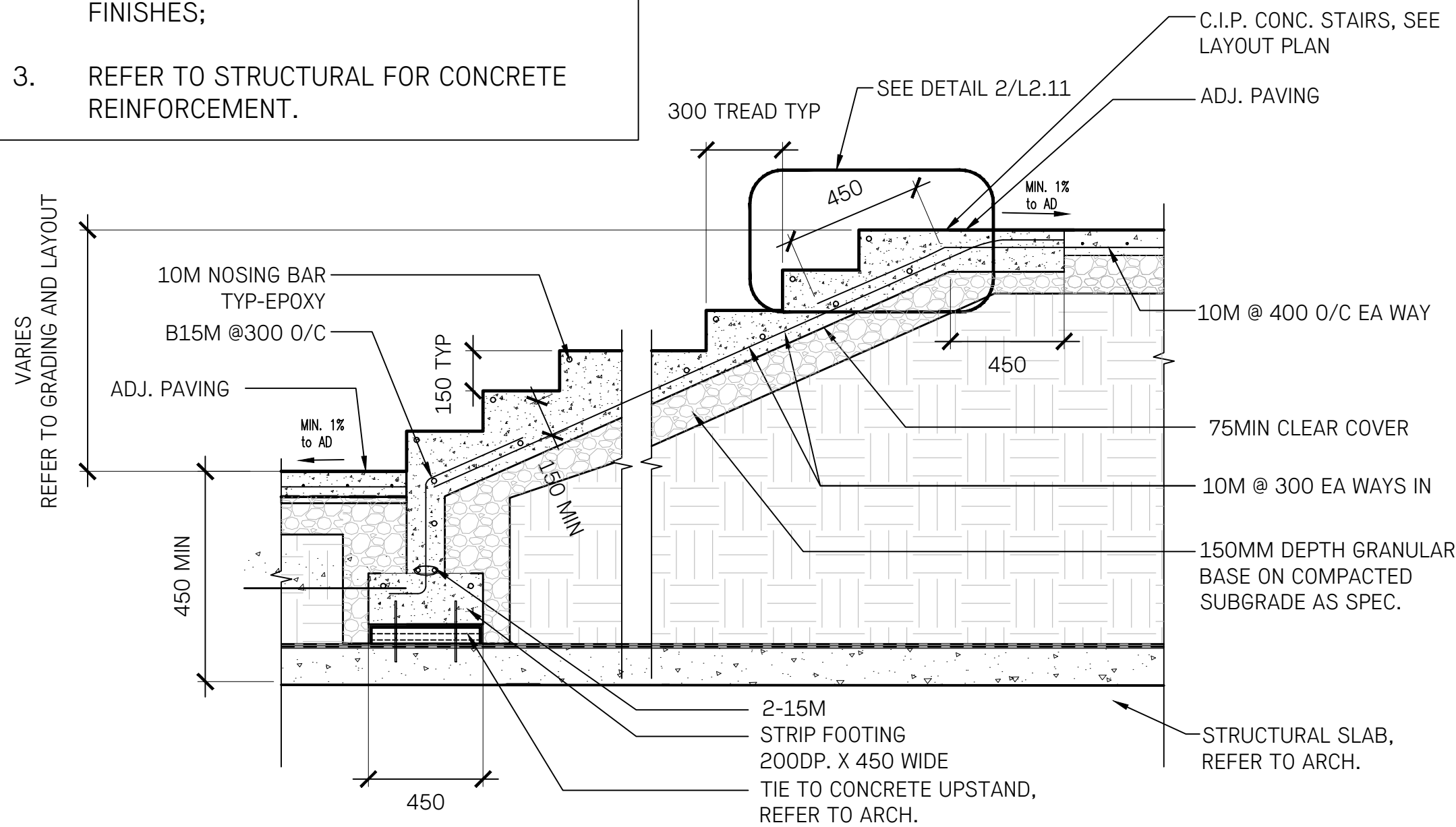
- NOTES:
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS;
  - CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH;
  - CUT JOINTS BEFORE RANDOM CRACKING OCCURS.



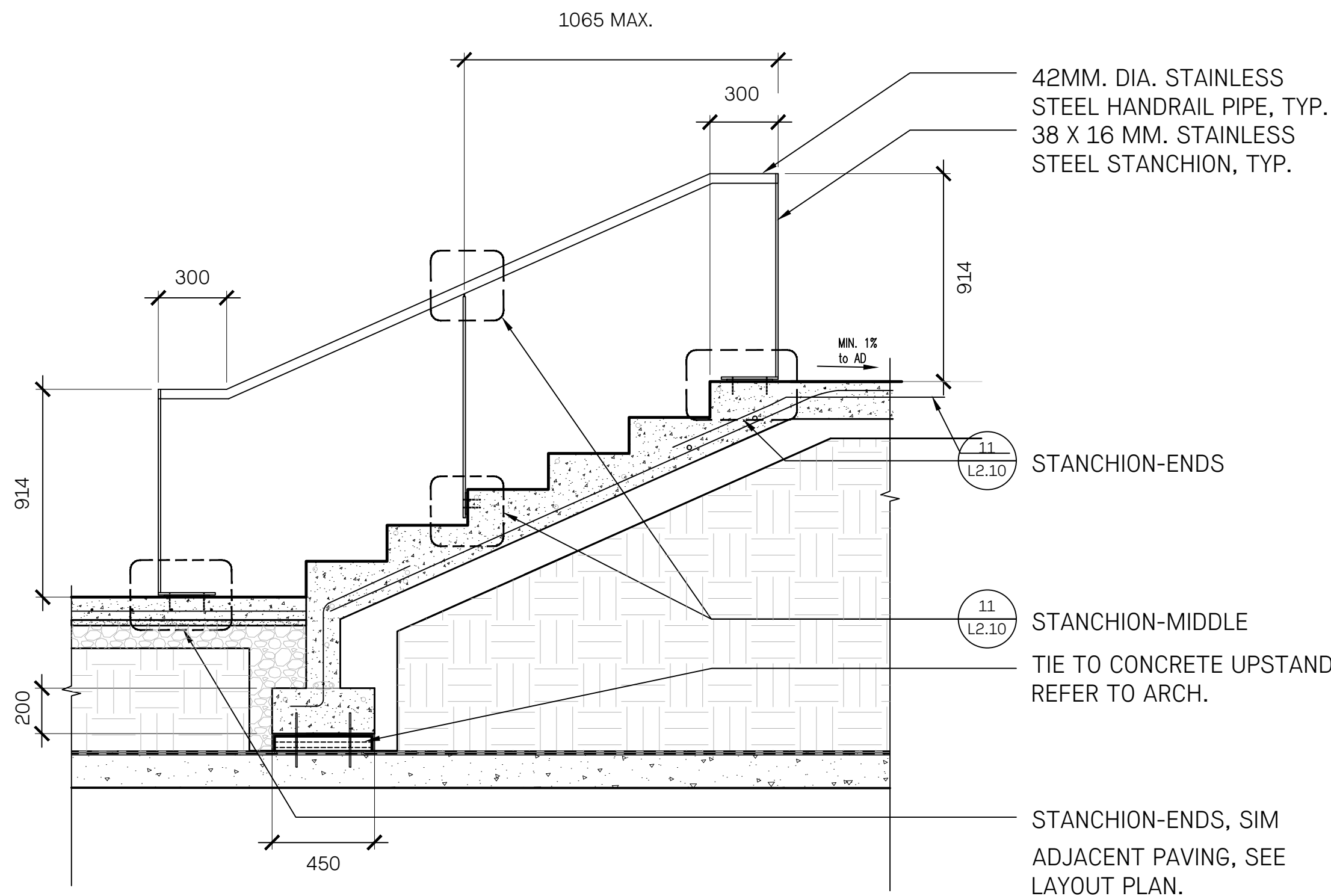
1  
L2.10  
1:10  
C.I.P. CONCRETE, TYP.

2  
L2.10  
1:10  
PAVING ON PEDESTALS

- NOTES:
- REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS;
  - REFER TO SPECIFICATIONS FOR CONCRETE FINISHES;
  - REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.



3  
L2.10  
1:20  
C.I.P. CONCRETE STAIRS, TYP.



4  
L2.10  
1:20  
HANDRAIL, TYP.

1	Issued for DP	May 22/20
No.	Description	Date

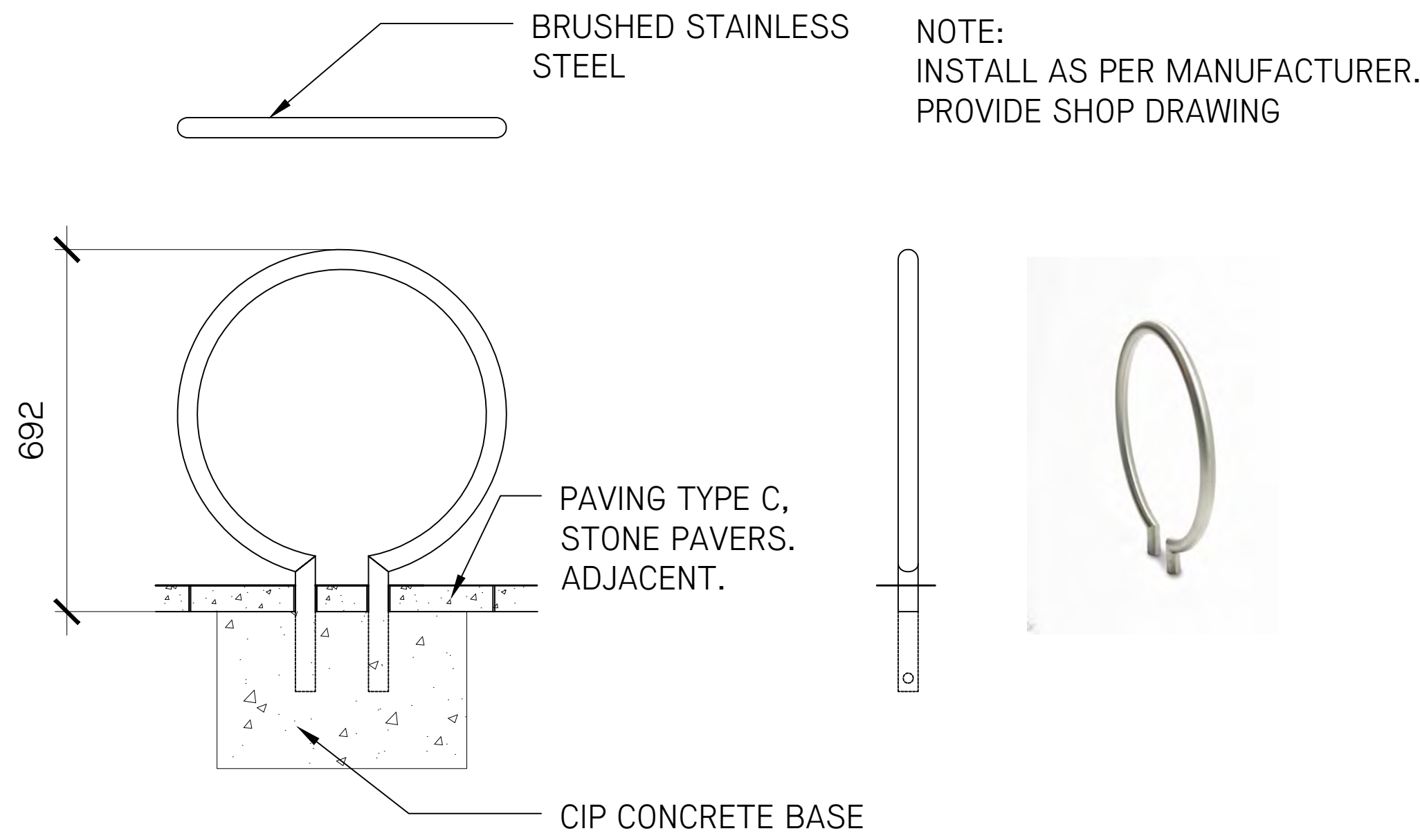
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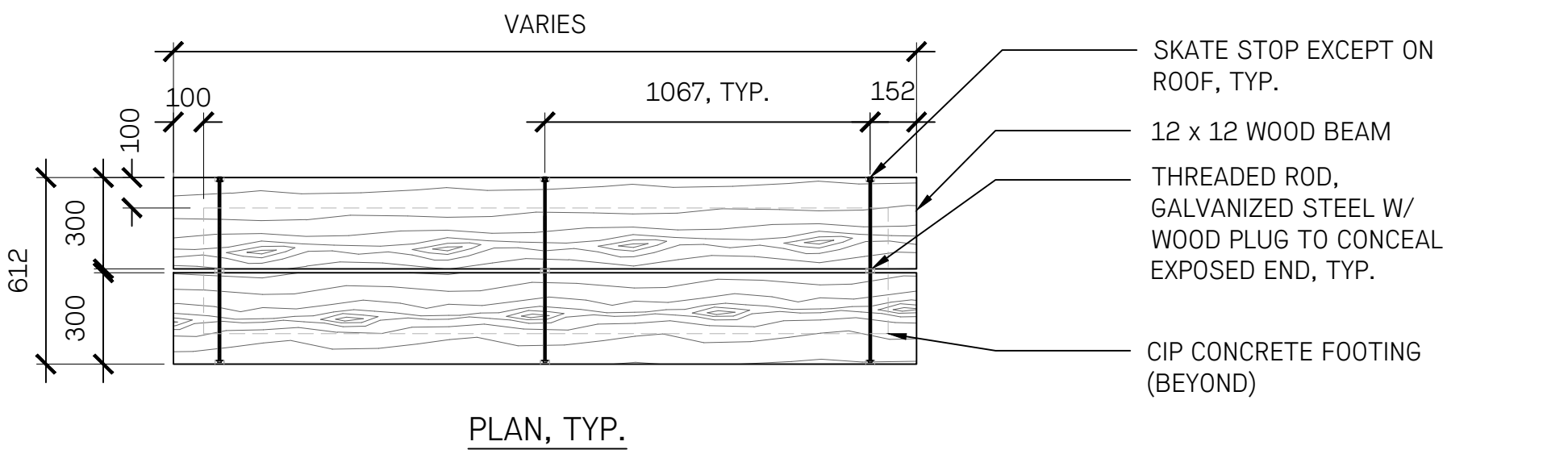
Details  
Paving

Date	May. 22/20	Drawing Number
Project No.	1932	
Scale	As Shown	L3.11
Drawn/Checked	al   gc   JF	

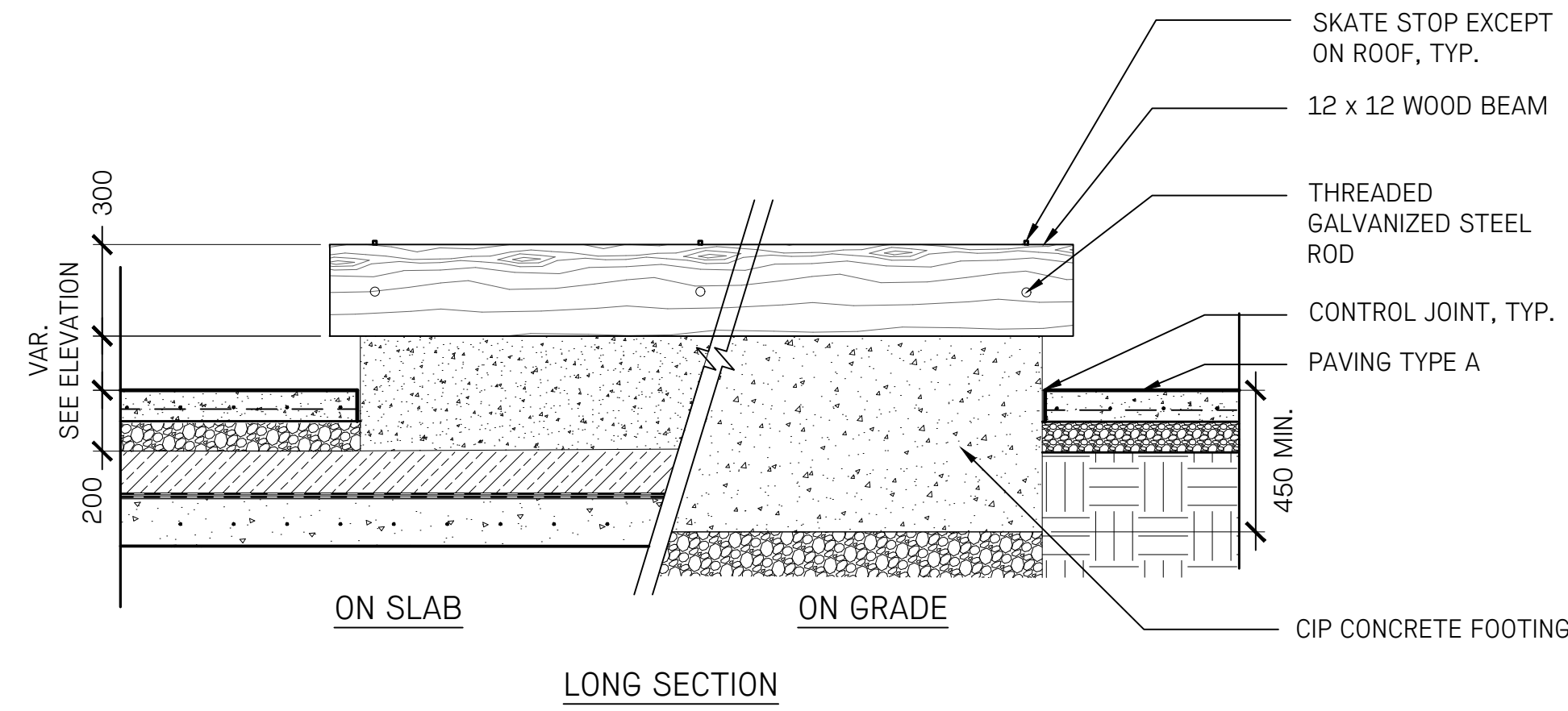
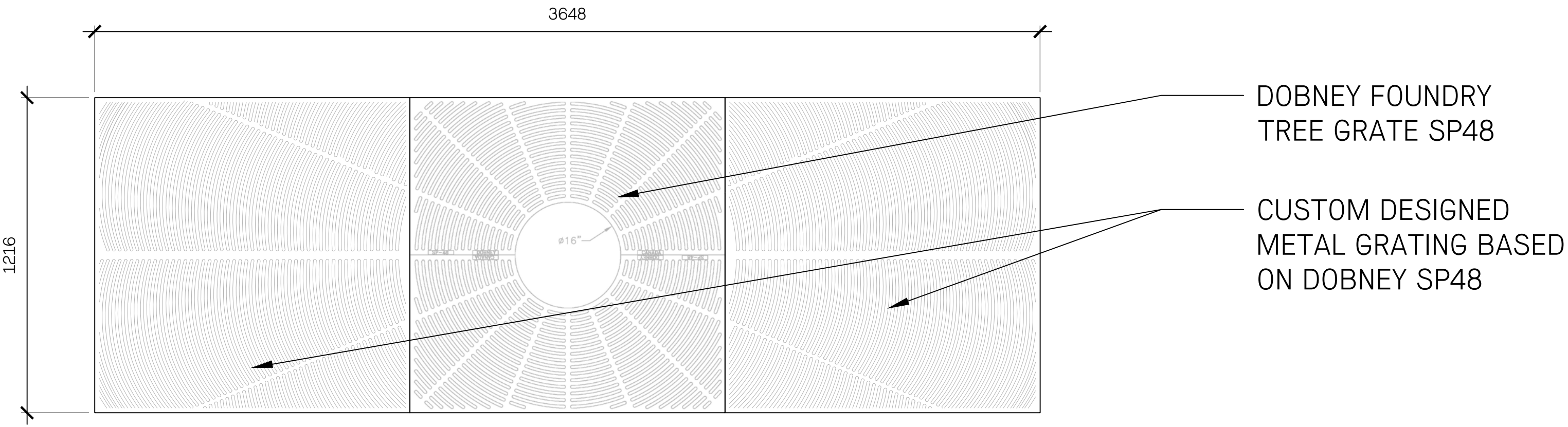




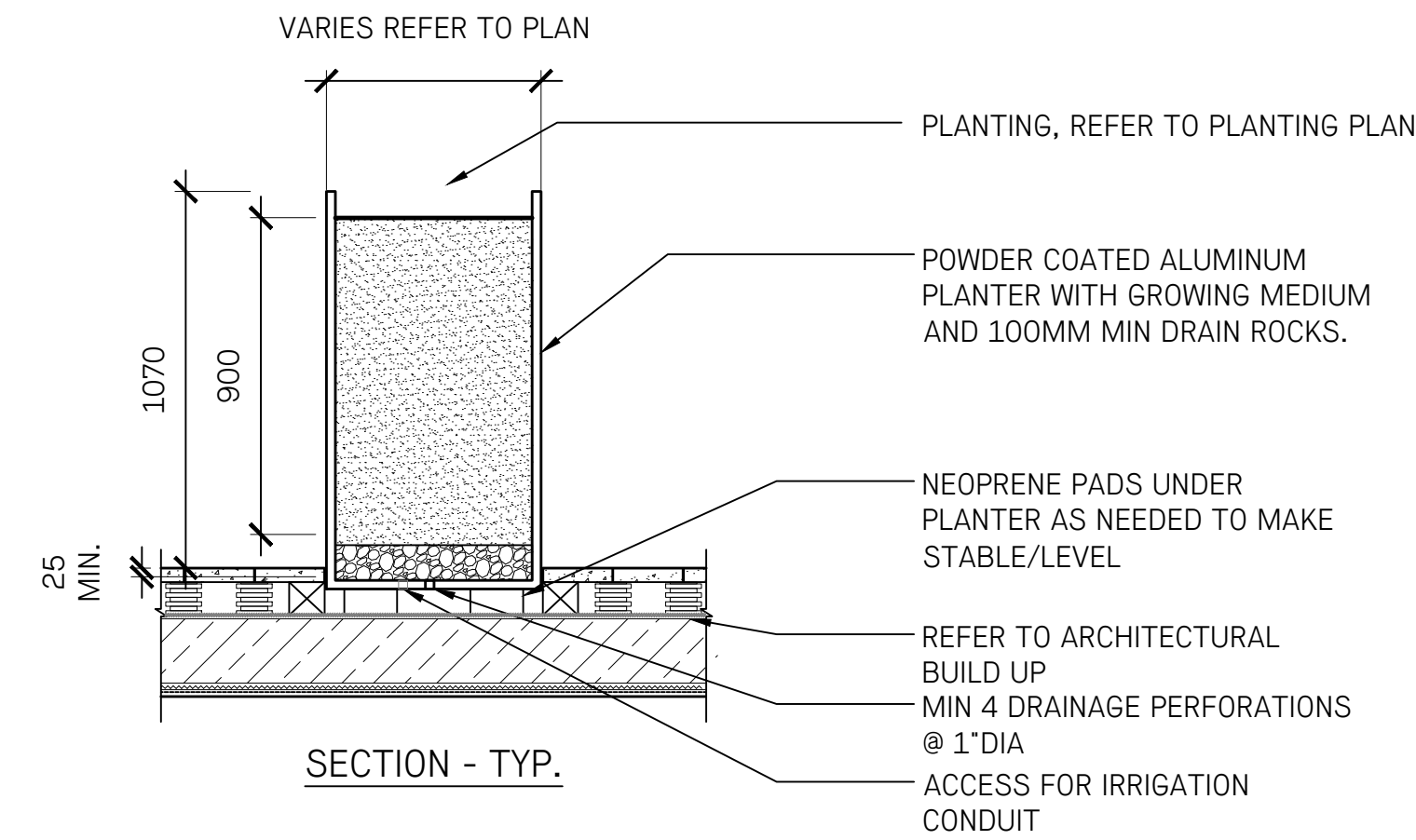
1 RING BIKE RACK  
L2.11 NTS



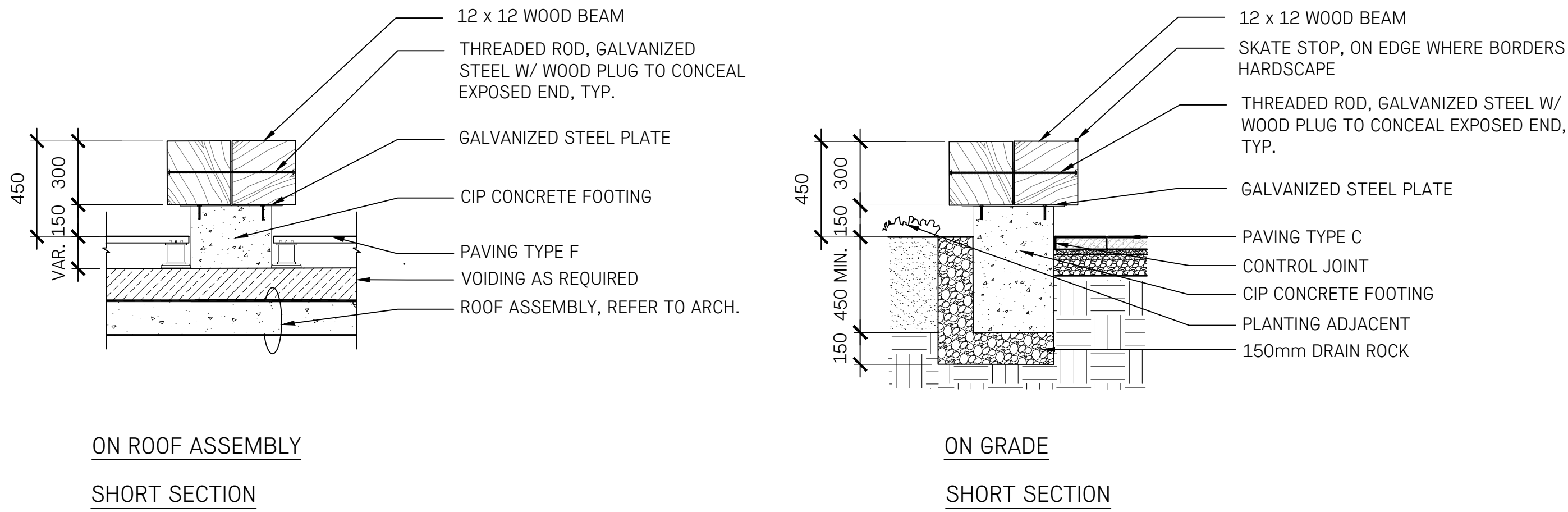
2 CUSTOM EXTENDED TREE GRATE  
L2.11 1:15



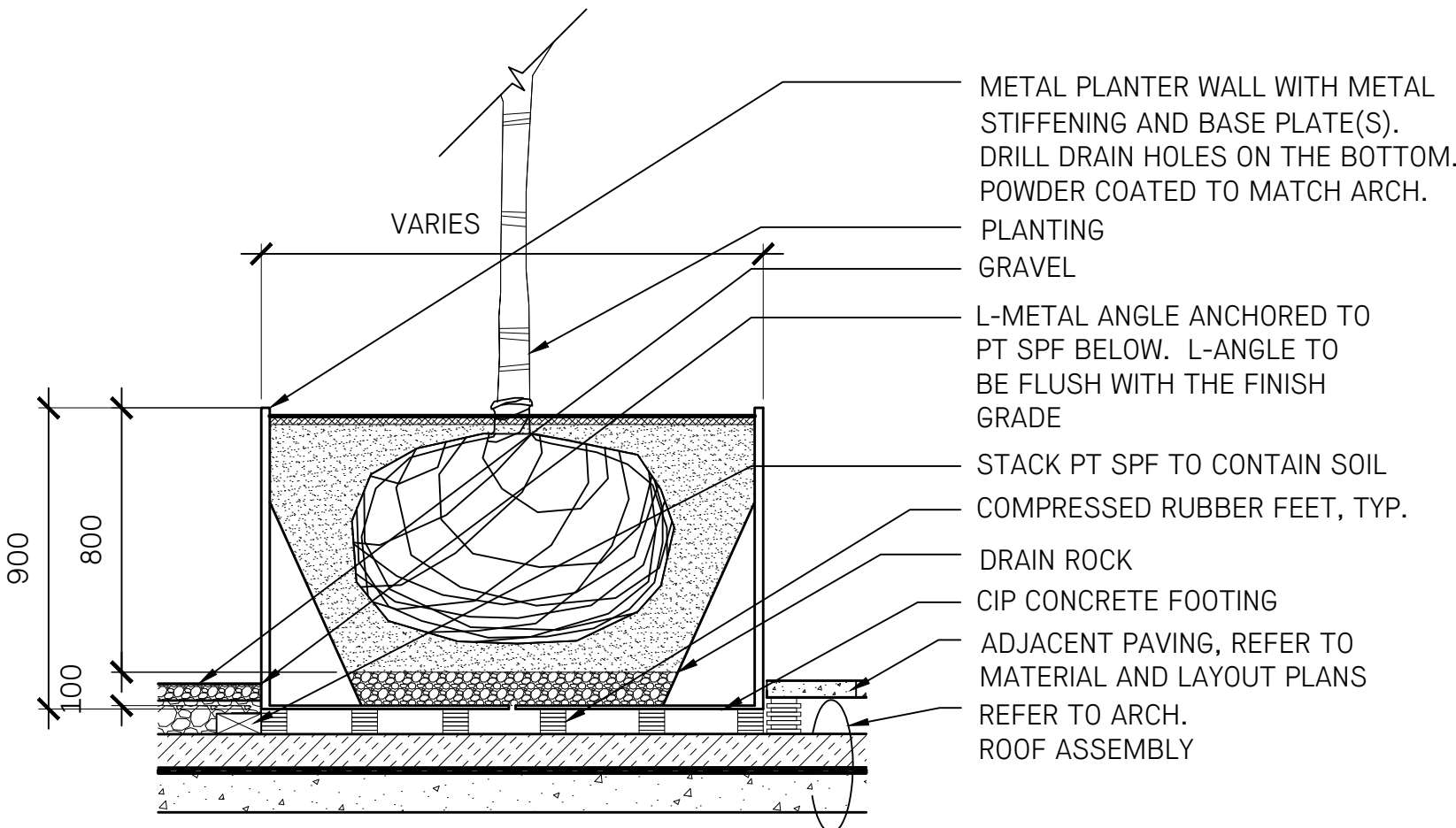
3 CUSTOM WOOD BENCH TYPE I, TYP.  
L2.11 1:20



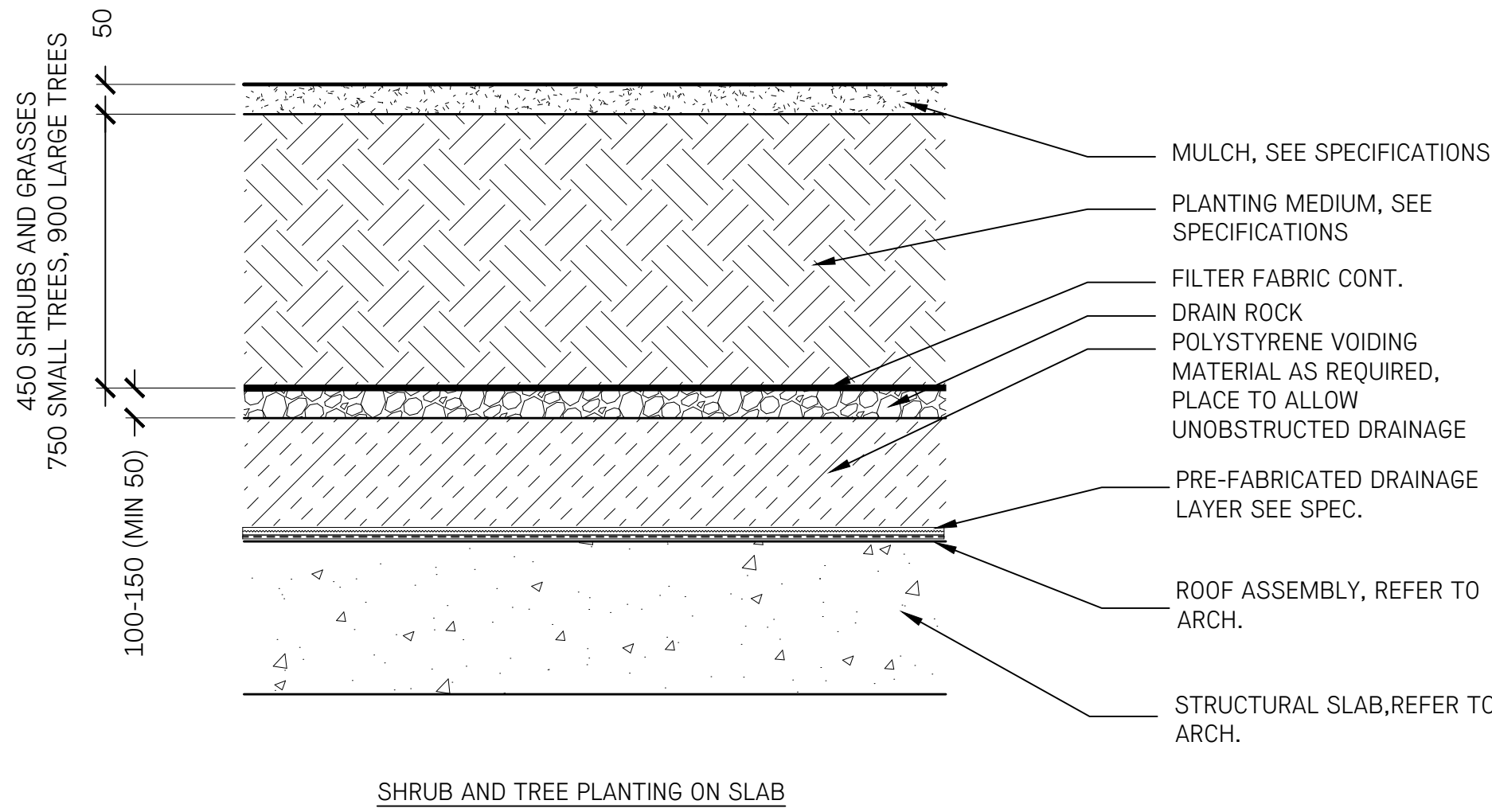
4 METAL PLANTER, TYP.  
L2.11 1:20



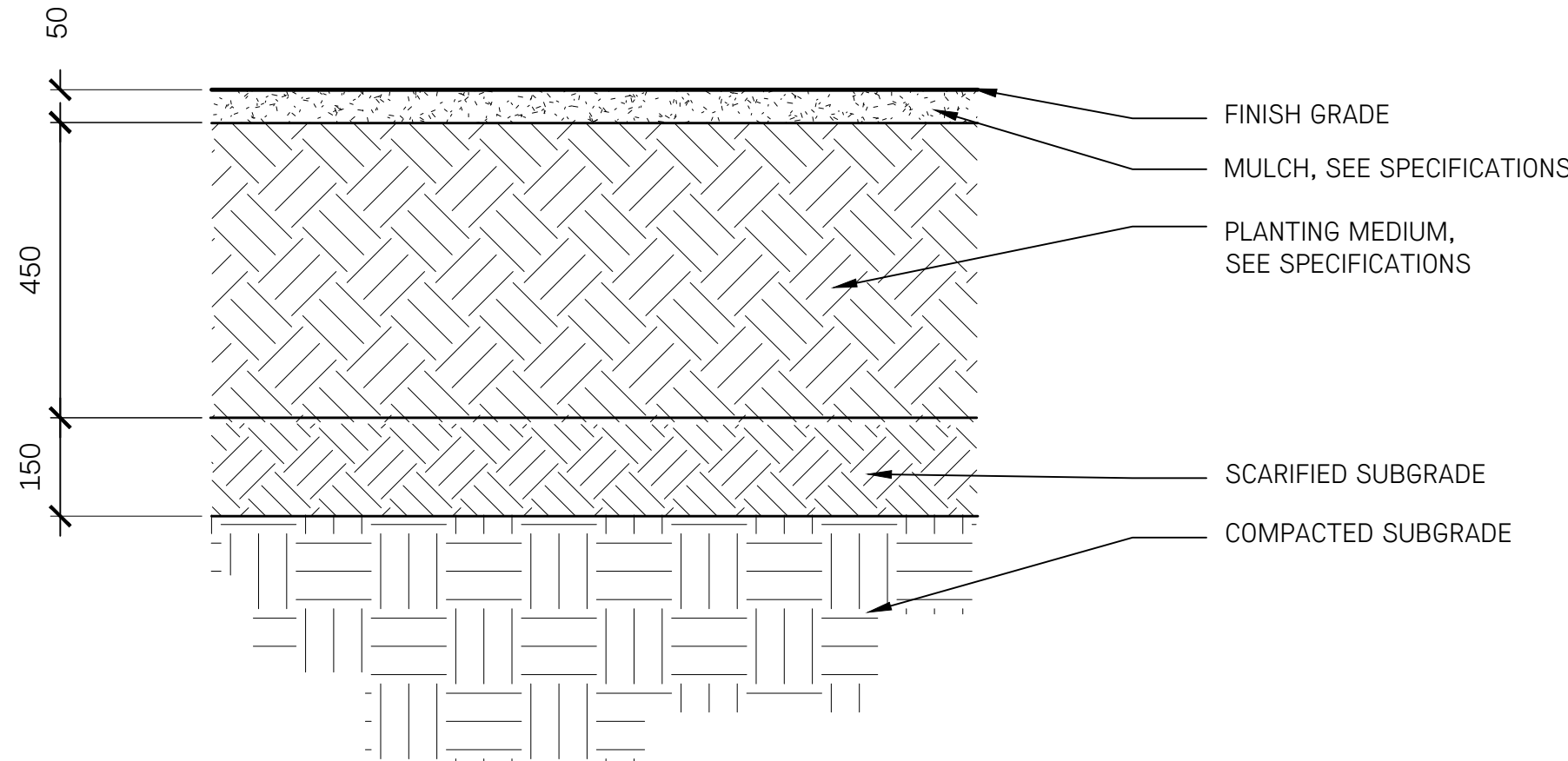
5 METAL PLANTER - TREE  
L2.11 1:20







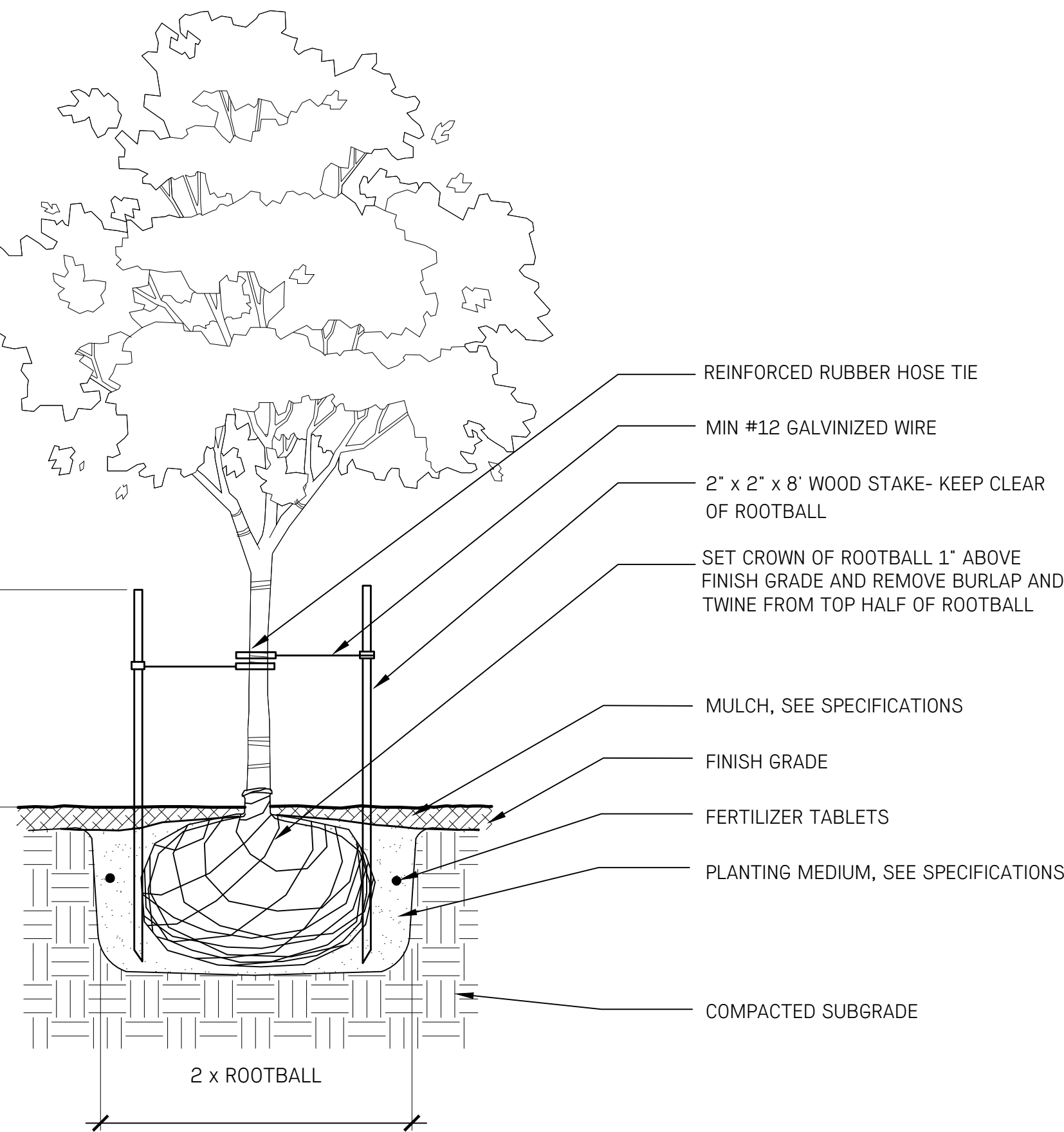
SHRUB AND TREE PLANTING ON SLAB



SHRUB PLANTING AREAS

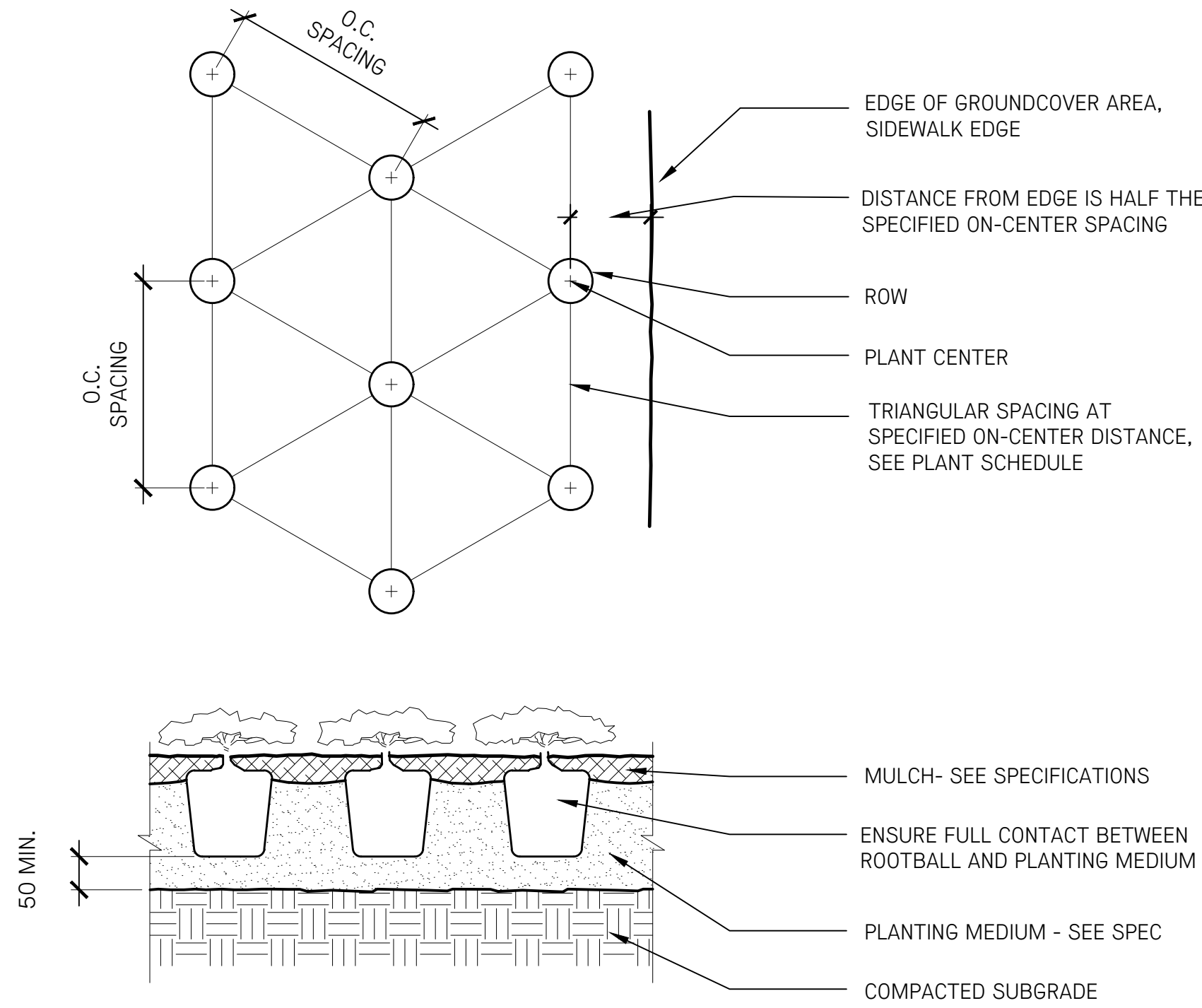
1  
L2.12

SOIL PROFILES



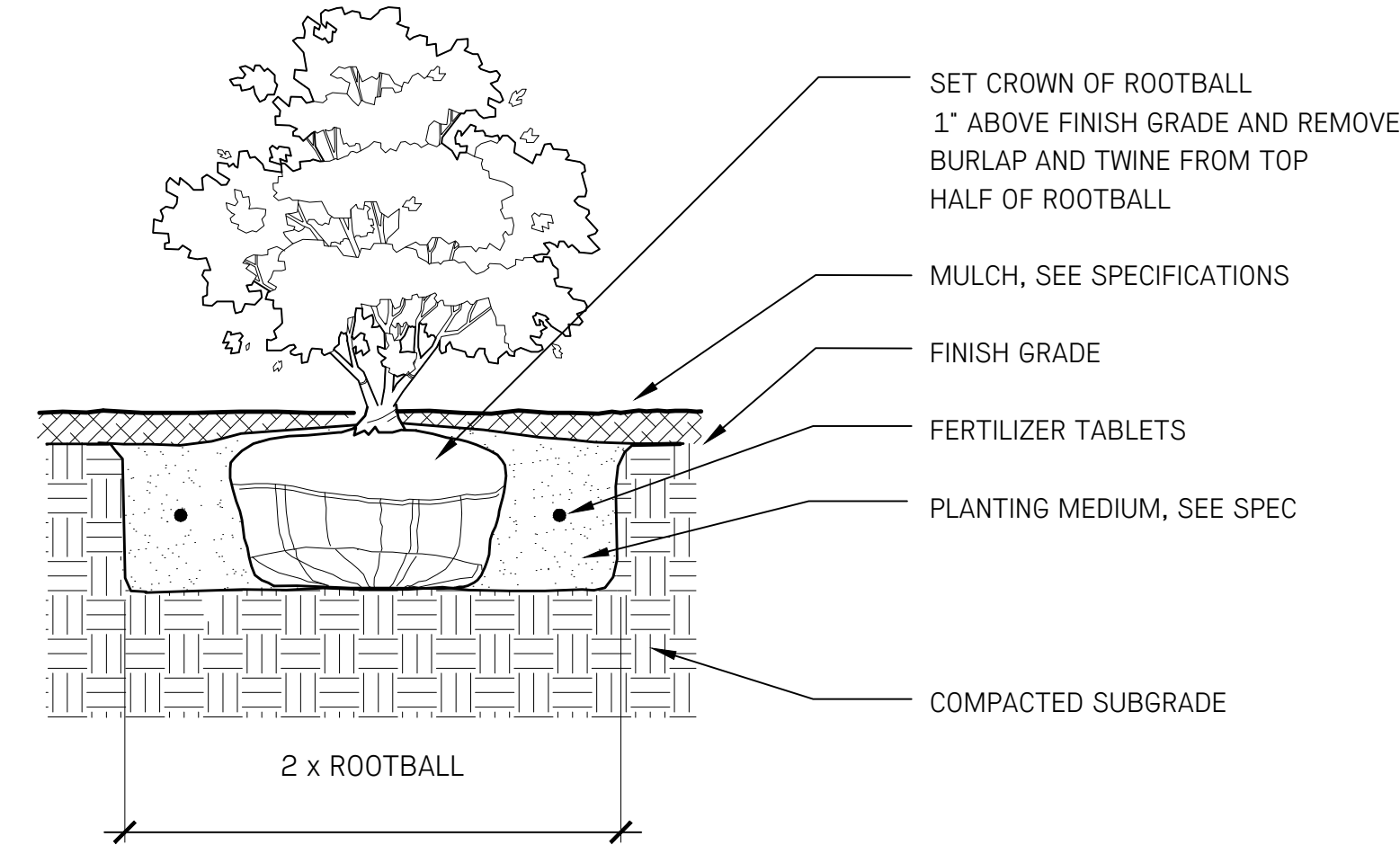
4  
L2.11

TREE PLANTING - ON GRADE



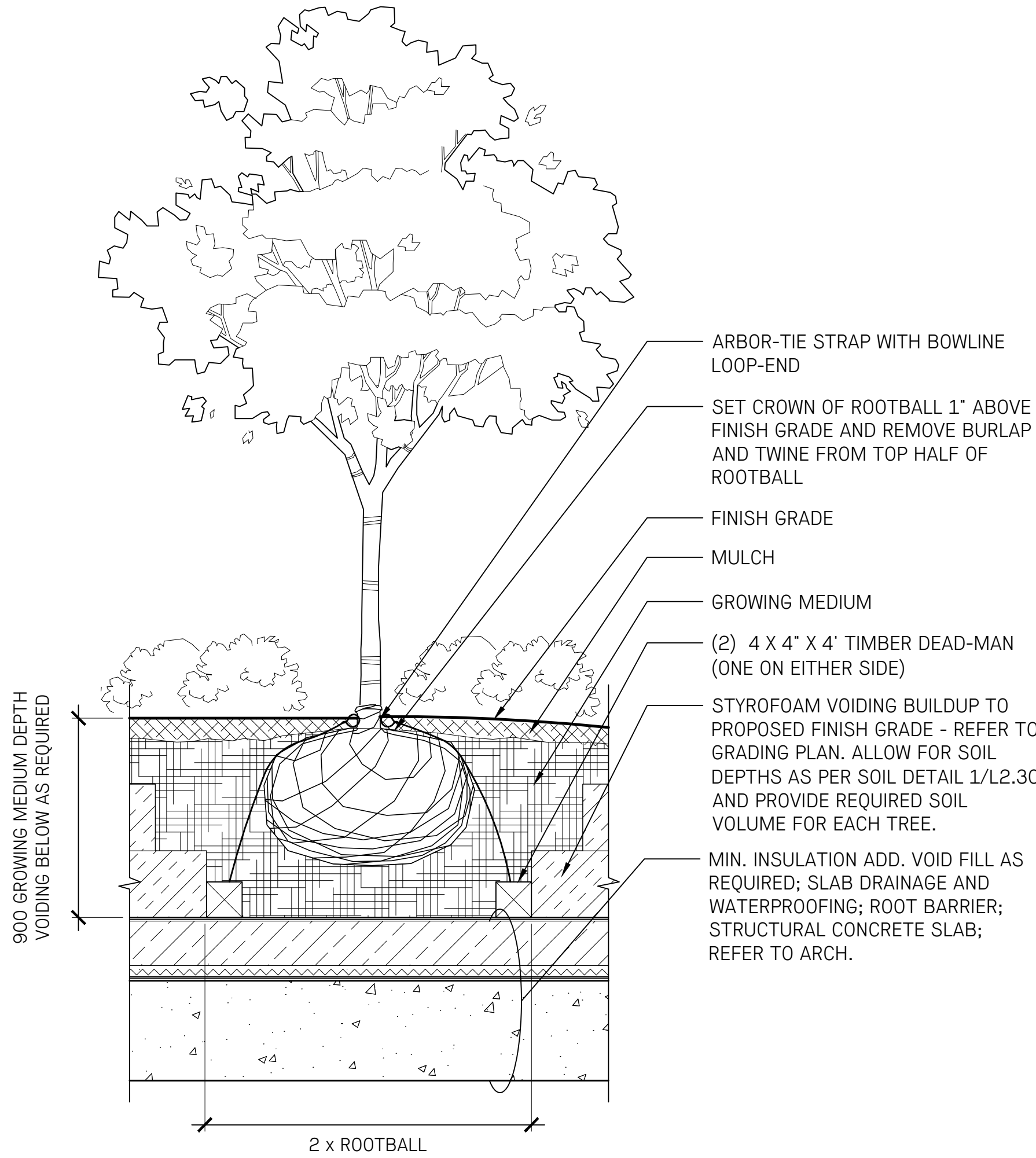
2  
L2.11

GROUNDCOVER PLANTING



3  
L2.11

SHRUB PLANTING



5  
L2.11

TREE PLANTING - ON SLAB

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Details  
Planting

Date May, 22/20 Drawing Number  
Project No. 1932  
Scale As Shown  
Drawn/Checked al | gc | JF

L3.13