



1778-82 ADANAC ST, VICTORIA BC
NORTH JUBILEE HOUSEPLEXES

MULTI-SUITE RESIDENTIAL, NEW CONSTRUCTION

Residential development providing dwelling units, divided into two separate houseplexes situated around a multi-use drive aisle and common outdoor area. Each block contains 2 one bedroom units at the ground level with 2 two level three bedroom units and 2 two level two bedroom units above. The development spans across two lots which are to be consolidated.

PROJECT INFORMATION	
Zone	GRD-1 General Residential District
OCP Land Use	Single Family Dwelling District
Address	1778 Adanac St, Victoria BC 1782 Adanac St, Victoria BC
Legal Description	Lot 22, Section 25, Victoria District, Plan 339 Lot 21, Section 25, Victoria District, Plan 339
PID	009-128-841 009-128-816
Description (Change of Use)	New Construction - Multi-family Dwelling
Code Ref and Part	Part 9
Occupancy	Residential

PROJECT DIRECTORY

OWNER

Cascara Construction
Rob Duncan
rob@cascaraconstruction.com

ARCHITECTURAL

Fold Architects Inc.
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CIVIL

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LANDSCAPE

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Erin Renwick
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DRAWING LIST

ARCHITECTURAL - DP

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LANDSCAPE

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CIVIL

1 OF 1 SITE SERVICING

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Do not scale these drawings.

[illegible]

FOLD

1778-82 ADANAC ST.

COVER

Project number	25001
Date	250814
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Checked by	MW

A - 000

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1778-82 ADANAC ST.

CODE REVIEW

Project number	25001
Date	250814
Drawn by	SA/MA
Checked by	MW

A - 009

Scale	AS NOTED
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BCBC 2024 - CODE REVIEW TABLE							
ITEM	BC BUILDING CODE MATRIX PARTS 3 & 9				BCBC REFERENCE		
1	PROJECT DESCRIPTION						
	☐ CHANGE OF USE	☒ NEW	☐ ADDITION	☐ ALTERATION	☐ PART 3	☒ PART 9	
2	MAJOR OCCUPANCY(S)						
	GROUP C - RESIDENTIAL OCCUPANCIES				3.1.2.1.(1)	9.10.2	
3	BUILDING AREA (m²)						
	BUILDING A - WEST:	251 m²			1.4.1.2		
	BUILDING B - EAST:	251 m²					
4	NUMBER OF STOREYS						
	ABOVE GRADE	3			3.2.1.1 &	9.10.4	
	BELOW GRADE	0			3.2.2.15		
5	HEIGHT OF UPPERMOST FLOOR LEVEL (m)						
	6.30 m	MEASURED FROM GRADE			1.4.1.2		
6	NUMBER OF STREETS/ACCESS ROUTES						
	1				3.2.2.10 &	9.10.20.3	
					3.2.5.5		
7	SPRINKLER SYSTEM PROPOSED						
	☐ ENTIRE BUILDING				3.2.2.20 -90	9.10.8.2	
	☐ BASEMENT ONLY				3.2.1.5		
	☐ IN LIEU OF ROOF RATING				3.2.2.17		
	☒ NOT REQUIRED						
8	STANDPIPE REQUIRED						
	☐ YES	☒ NO			3.2.5.8	9.10.1.3	
9	FIRE ALARM REQUIRED						
	☐ YES	☒ NO			3.2.4	9.10.18.2	
10	WATER SERVICE SUPPLY IS ADEQUATE						
	☐ YES	☐ NO			3.2.5.7		
11	HIGH BUILDING						
	☐ YES	☒ NO			3.2.6		
12a	PERMITTED CONSTRUCTION						
	☐ COMBUSTIBLE				3.2.2.20-90	9.10.14	
	☐ NON-COMBUSTIBLE						
	☒ BOTH						
12b	PERMITTED CLADDING						
	☐ COMBUSTIBLE					9.10.14	
	☒ NON-COMBUSTIBLE						
	☐ BOTH						
	NOTE: REFER TO LIMITING DISTANCE SHEET FOR SPATIAL SEPARATION CALCULATIONS						
13	MEZZANINE(S) AREA (m²)						
	N/A				3.2.1.1.(3)-(7)	9.10.4.1	
14	OCCUPANT LOAD BASED ON						
	☐ m²/PERSON	☒ DESIGN OF BUILDING			3.1.17	9.9.1.3	
	TOTAL OCC. 24 PERSONS PER BUILDING						
	NOTE: REFER TO OCCUPANT LOAD TABLE (BELOW) FOR CALCULATIONS						
15	BARRIER-FREE DESIGN						
	☐ YES	☒ NO			3.8	9.5.2	
16	HAZARDOUS SUBSTANCES						
	☐ YES	☒ NO			3.3.1.2.(1)	9.10.1.3.(4)	
17	REQUIRED FIRE RESISTANCE RATING (FRR)						
	HORIZONTAL ASSEMBLIES FRR		LISTED DESIGN NO. OR DESCRIPTION		3.2.2.20-90 &	9.10.8.1	
	FLOORS	1 HR	FLOORS BETWEEN SUITES ONLY		3.2.1.4		
	ROOF	-	PER 9.10.9.16				
	MEZZANINE	N/A					
	FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO. OR DESCRIPTION				
	LOAD BEARING WALLS	1 HR	SUPPORTING RATED FLOORS ONLY			9.10.8.3	
	PARTY WALLS	1 HR	PER 9.10.9.16			9.10.9.15	
19	ACOUSTIC SEPARATION						
	ADJOINING WALLS		50 STC MIN.			9.11.1	
	HORIZONTAL CONSTRUCTION		50 STC MIN.				
	WALLS		50 STC MIN.				
20	OTHER						
	EGRESS		L1 UNITS		2 EXITS	9.9.9.1.(1)-(3)	
			L2-3 UNITS		2 EXITS VIA PRIVATE OR SHARED		
					EXTERIOR STAIR TO GRADE		
			BEDROOMS: ALL UNITS		EGRESS WINDOW ALL BEDROOMS PER 9.9.10.1		

OCCUPANT LOAD PER FLOOR BASED ON BCBC 9.9.1.3:
2 PERSONS/SLEEPING ROOM
2 PERSONS / 1BED, 4 PERSONS / 2BED, 6 PERSONS / 3BED

RESIDENTIAL SUITES	1 BEDROOM		2 BEDROOM		3 BEDROOM		TOTAL OCCUPANT LOAD
	# UNITS	# OCC	# UNITS	# OCC	# UNITS	# OCC	
LEVEL 1	2	4	-	-	-	-	4
LEVEL 2 / 3	-	-	2	8	2	12	20
-	-	-	-	-	-	-	-
							24 TOTAL

Occupant Load Table

1 : 1

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER
	EGRESS PATH

NOTES:

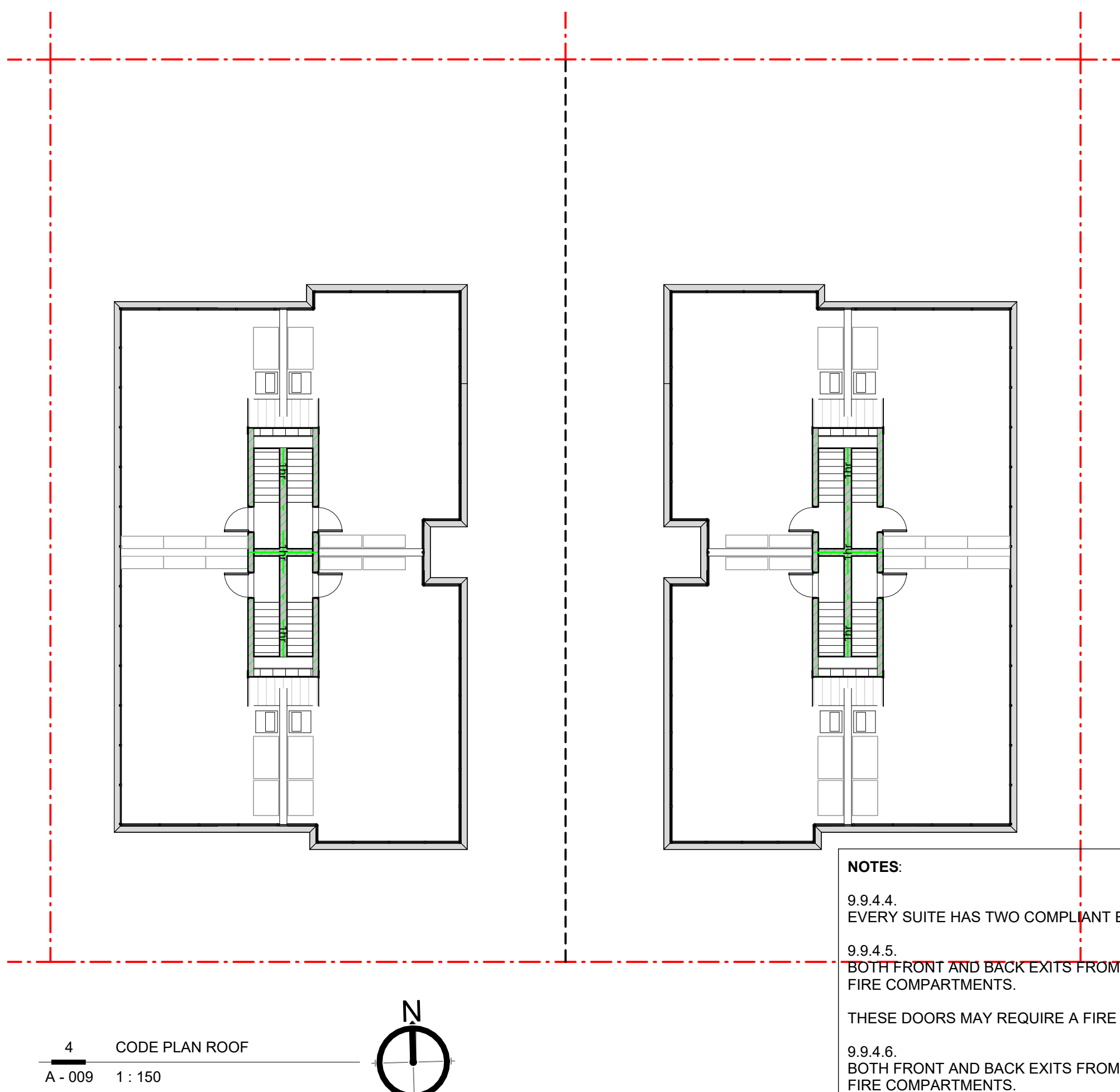
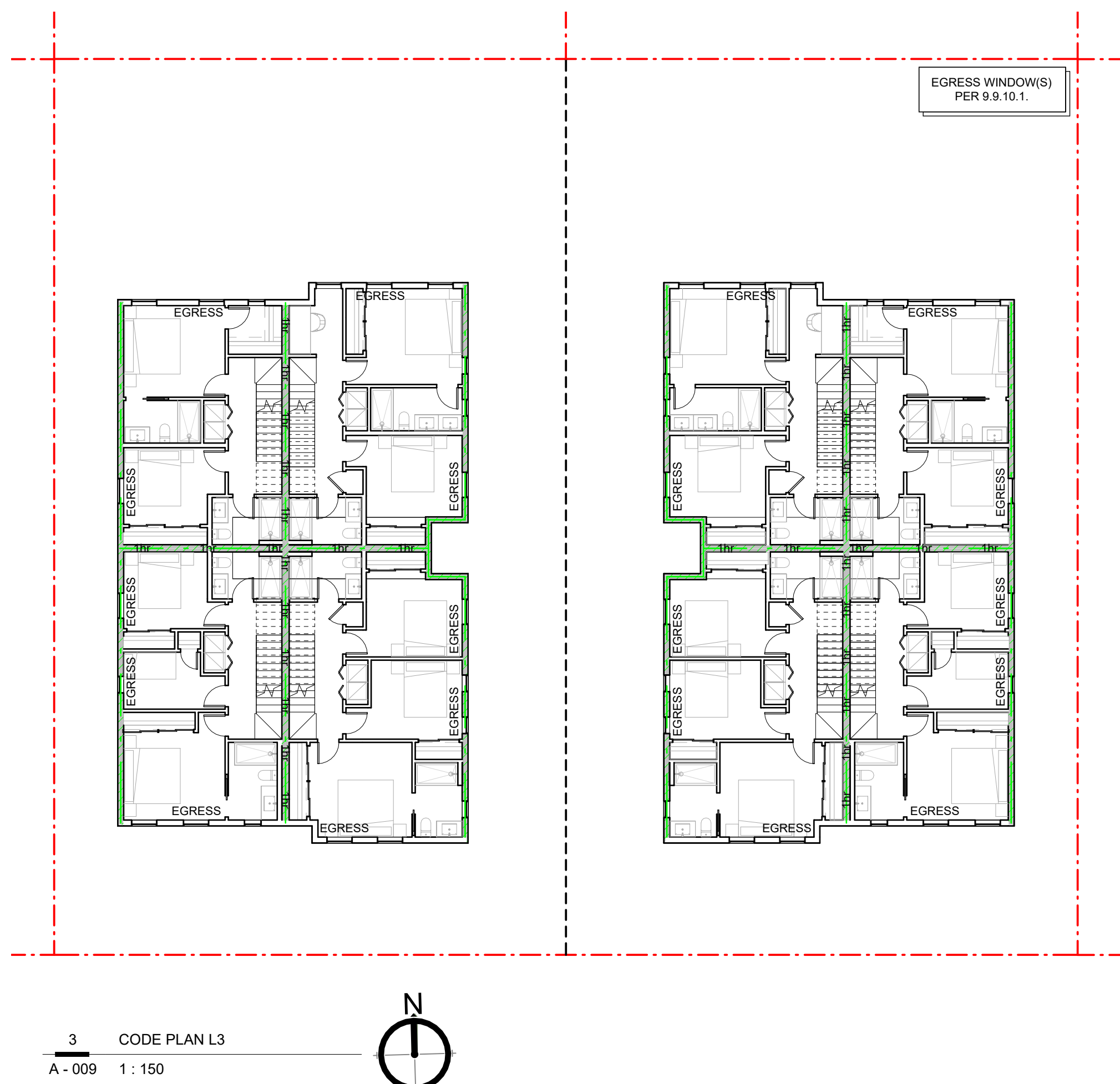
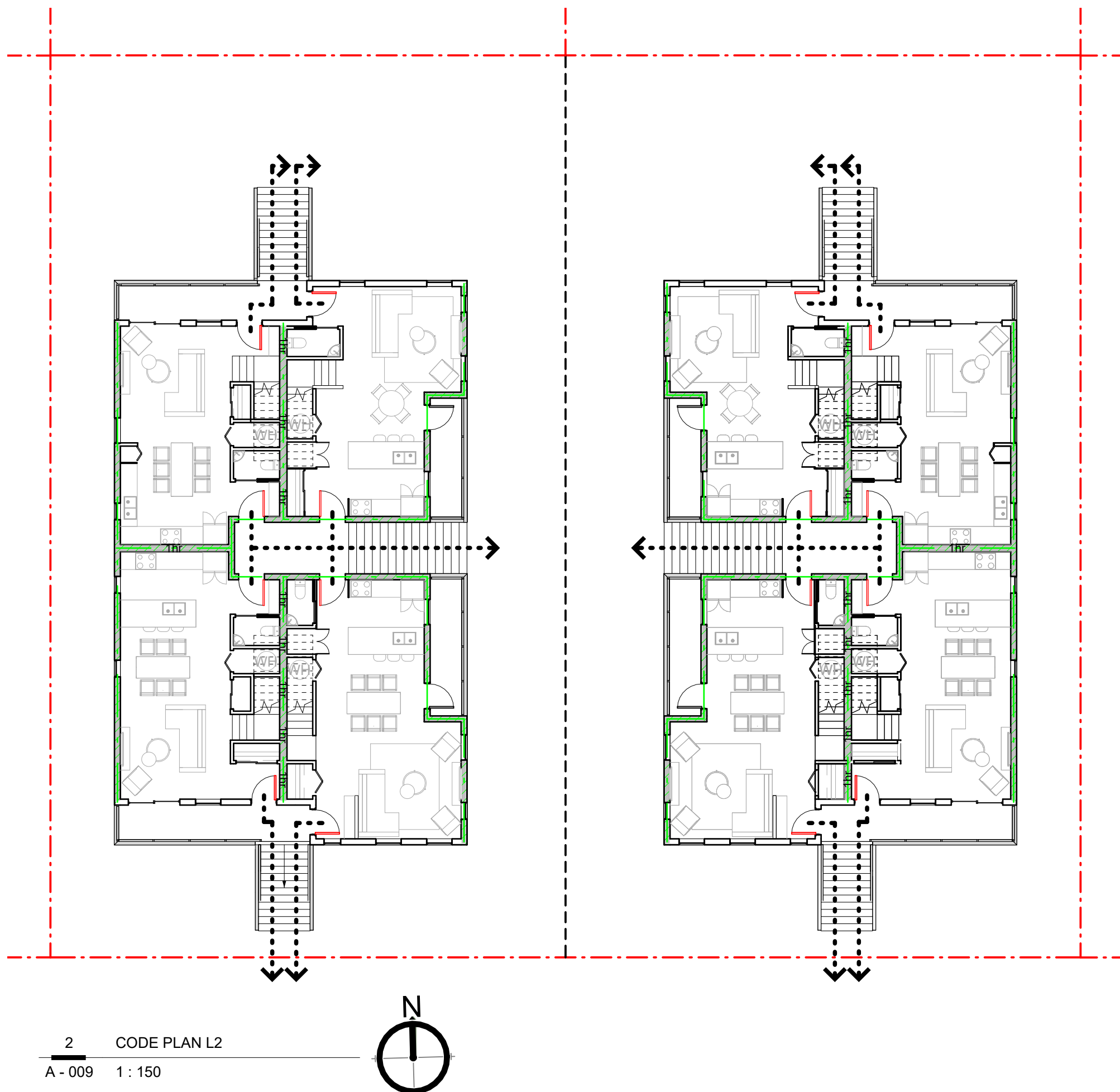
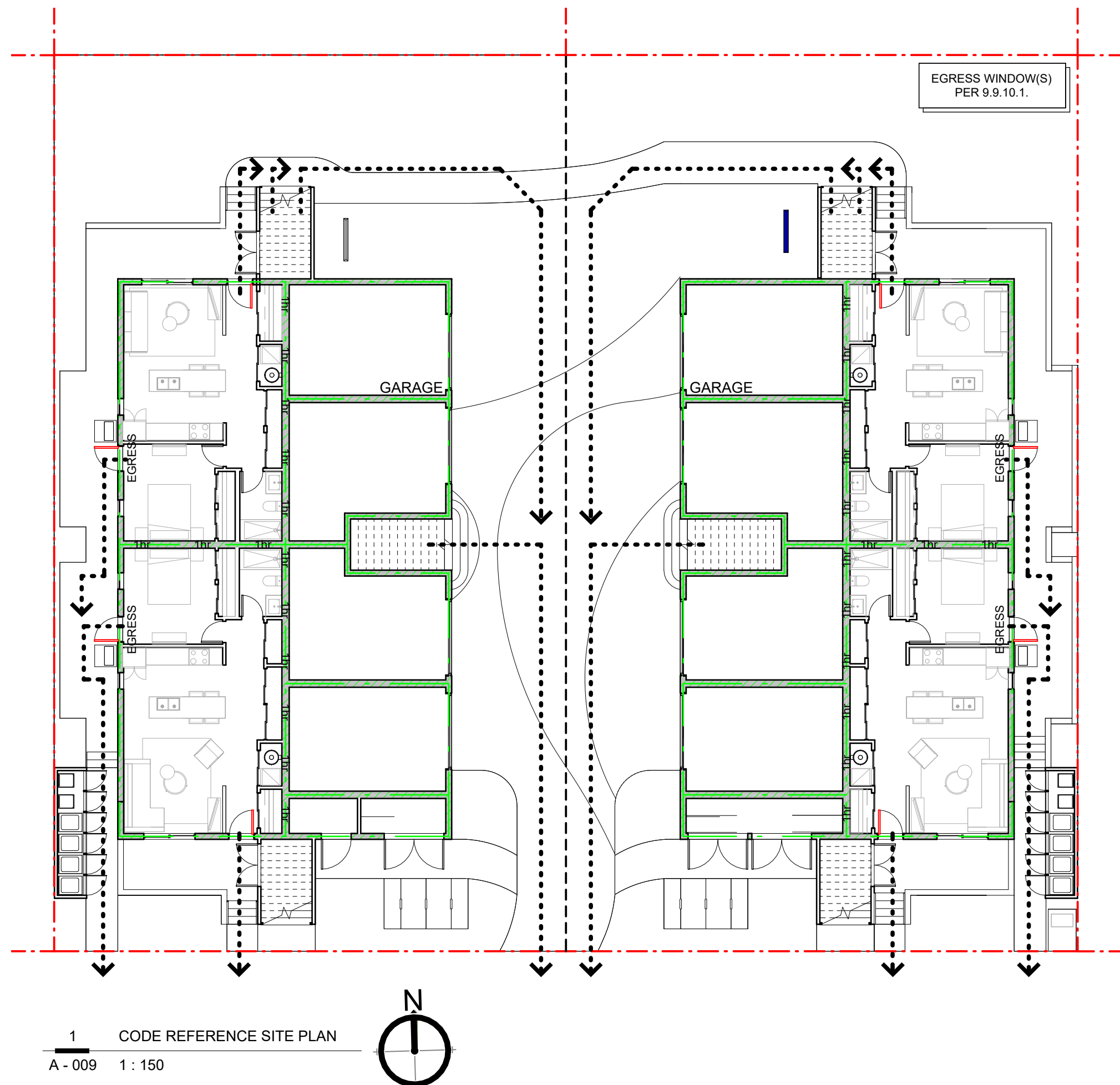
9.9.4.4. EVERY SUITE HAS TWO COMPLIANT EXITS. NO EXIT PROVIDES THE ONLY MEANS OF EGRESS.

9.9.4.5. ~~BOTH FRONT AND BACK EXITS FROM L2 SUITES ARE EXPOSED BY DOORS SERVING OTHER FIRE COMPARTMENTS.~~

THESE DOORS MAY REQUIRE A FIRE RATING, WHICH CAN BE PROVIDED.

9.9.4.6. BOTH FRONT AND BACK EXITS FROM L2 SUITES ARE EXPOSED BY DOORS SERVING OTHER FIRE COMPARTMENTS.

THESE DOORS WILL REQUIRE A FIRE RATING OF 45min CONFORMING TO THE 1hr FRR OF THE ASSEMBLIES PER 9.10.9.16





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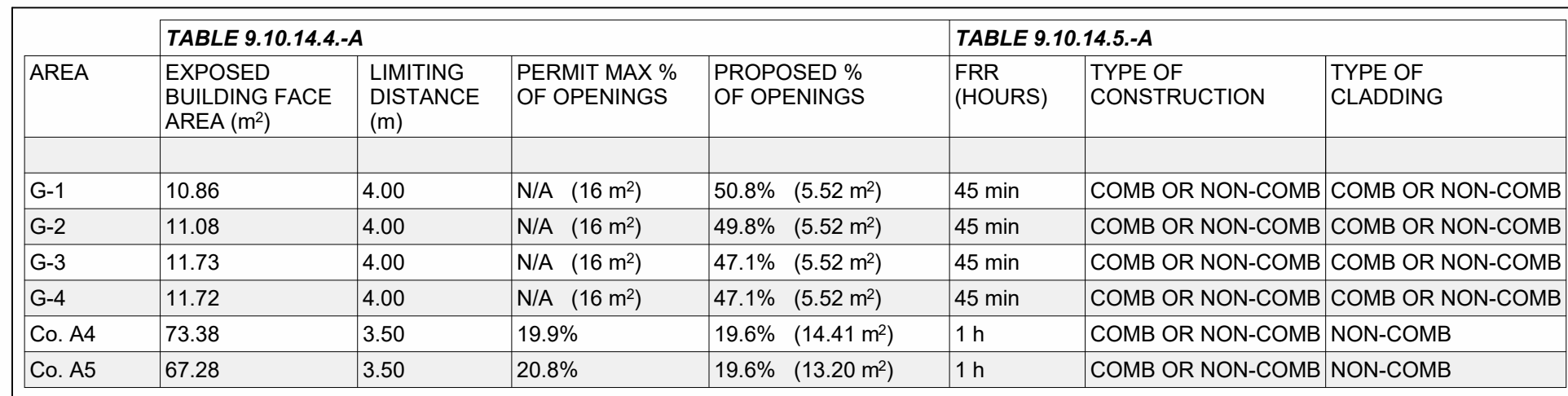
FOLD

LIMITING DISTANCE CALCULATIONS

Drawn by	SA
Checked by	MW

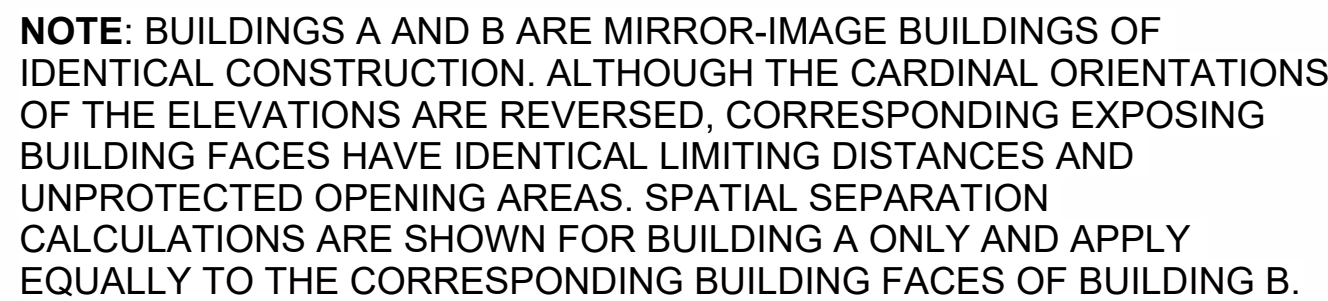
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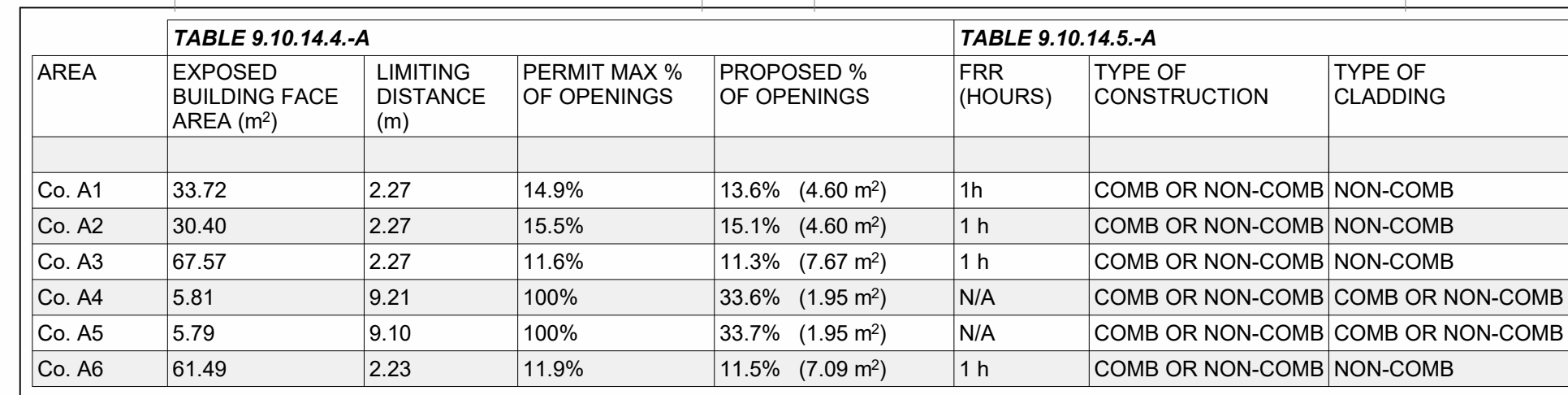


NOTE: UNPROTECTED OPENINGS FOR GARAGE UNITS WITH A 4.0m LIMITING DISTANCE ARE CALCULATED USING THE ALTERNATIVE METHOD PERMITTED BY BCBC 2024 SENTENCE 9.10.14.4.(1)(b) (MAXIMUM ALLOWABLE AREA = LIMITING DISTANCE²).

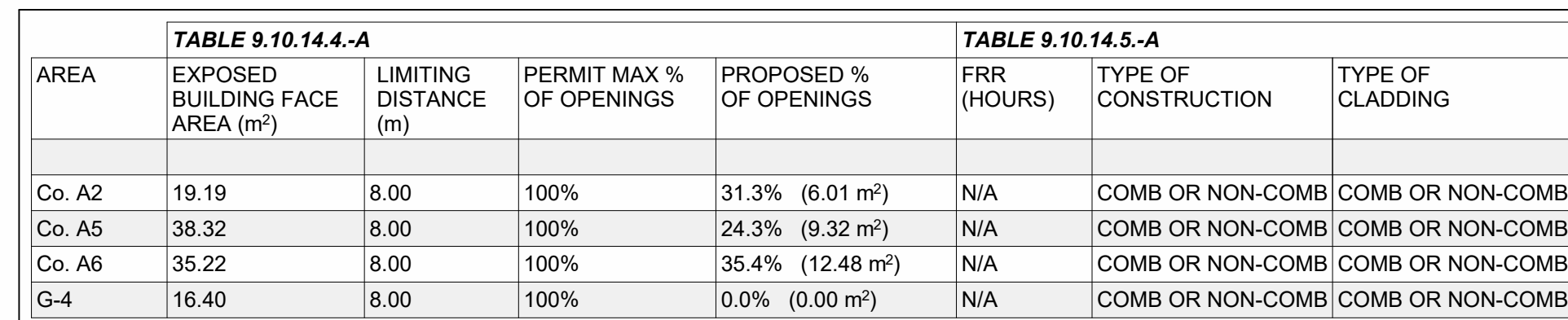
6 LD BLDG A EAST ELEVATION
A - 010 1 : 100



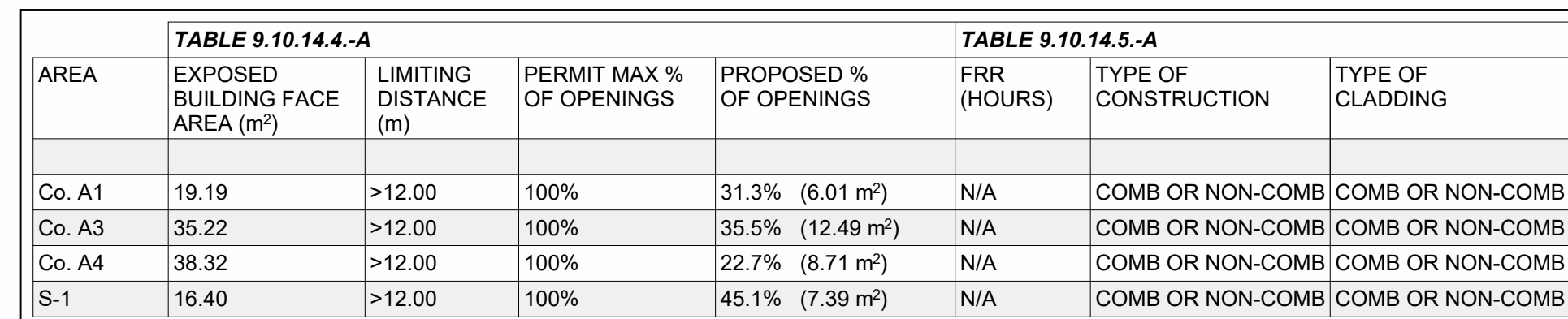
1 LIMITING DISTANCE KEY PLAN
A - 010 1 : 200



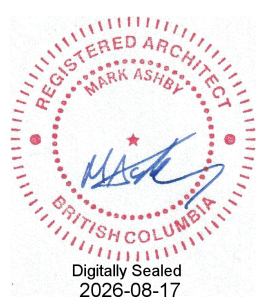
5 LD BLDG A WEST ELEVATION
A - 010 1 : 100



3 LD BLDG A NORTH ELEVATION
A - 010 1 : 100



4 LD BLDG A SOUTH ELEVATION
A - 010 1 : 100



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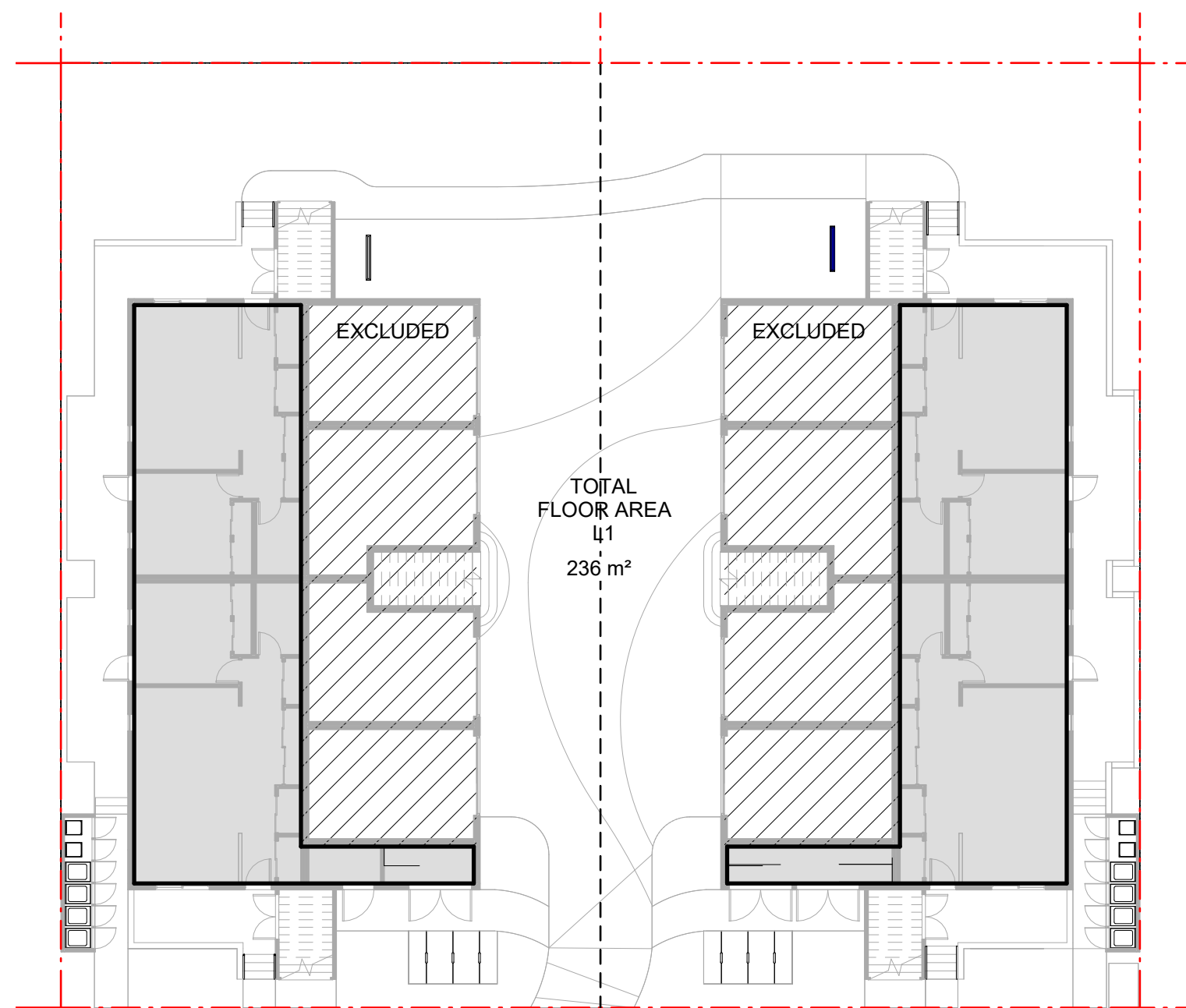
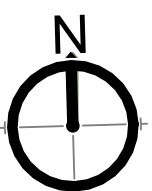
1778-82 ADANAC ST.

ZONING CALCULATIONS

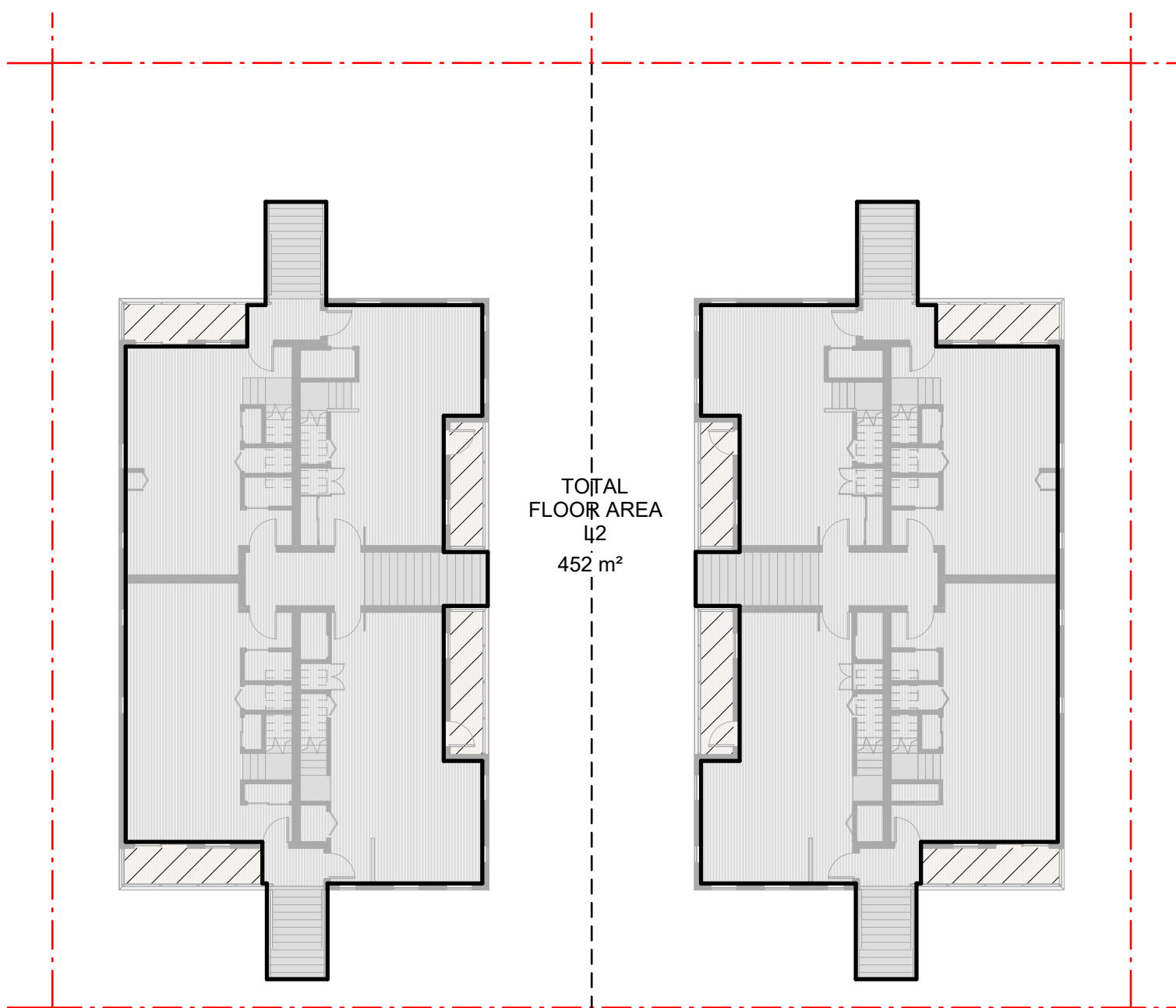
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Date	250814
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A - 012

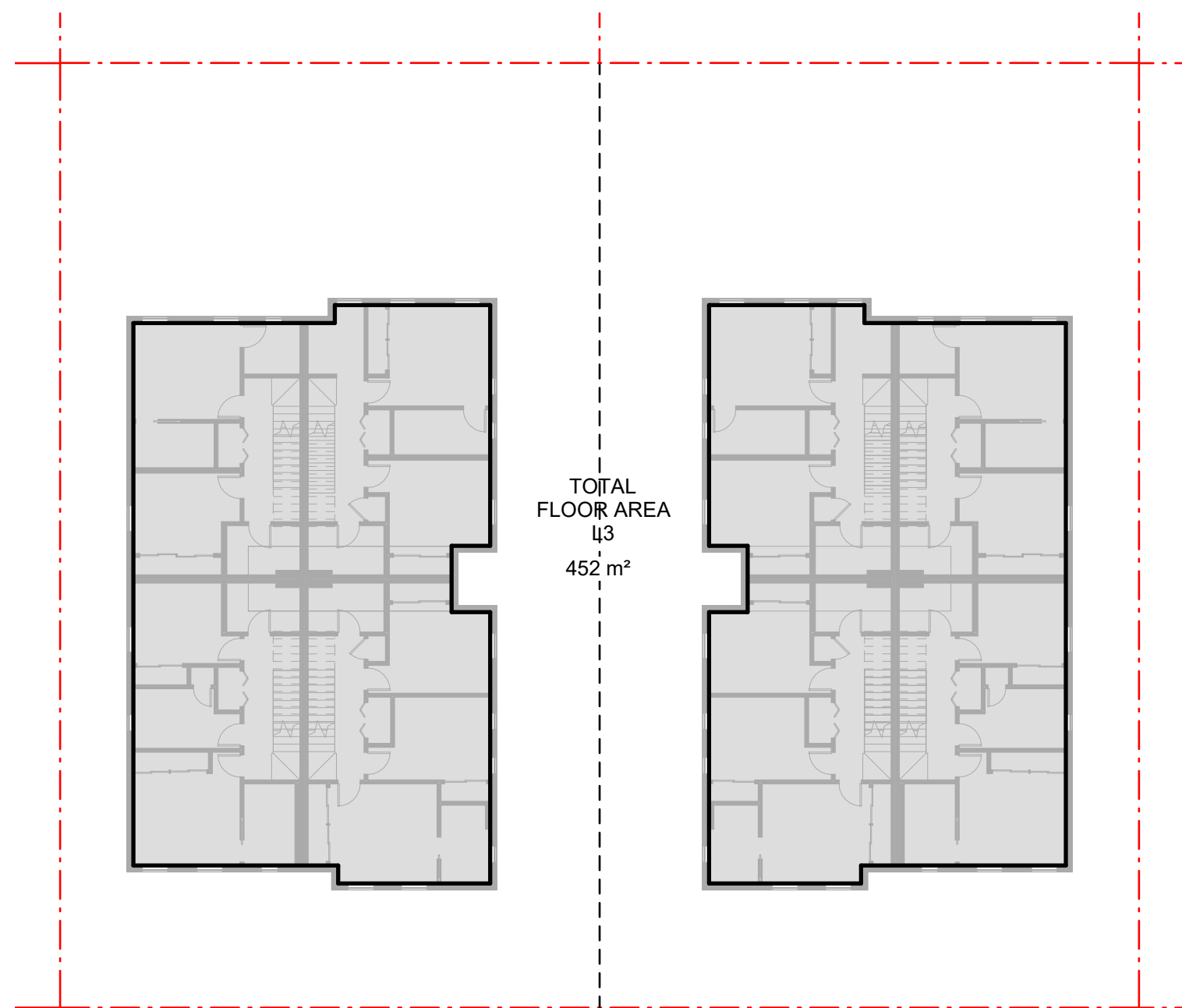
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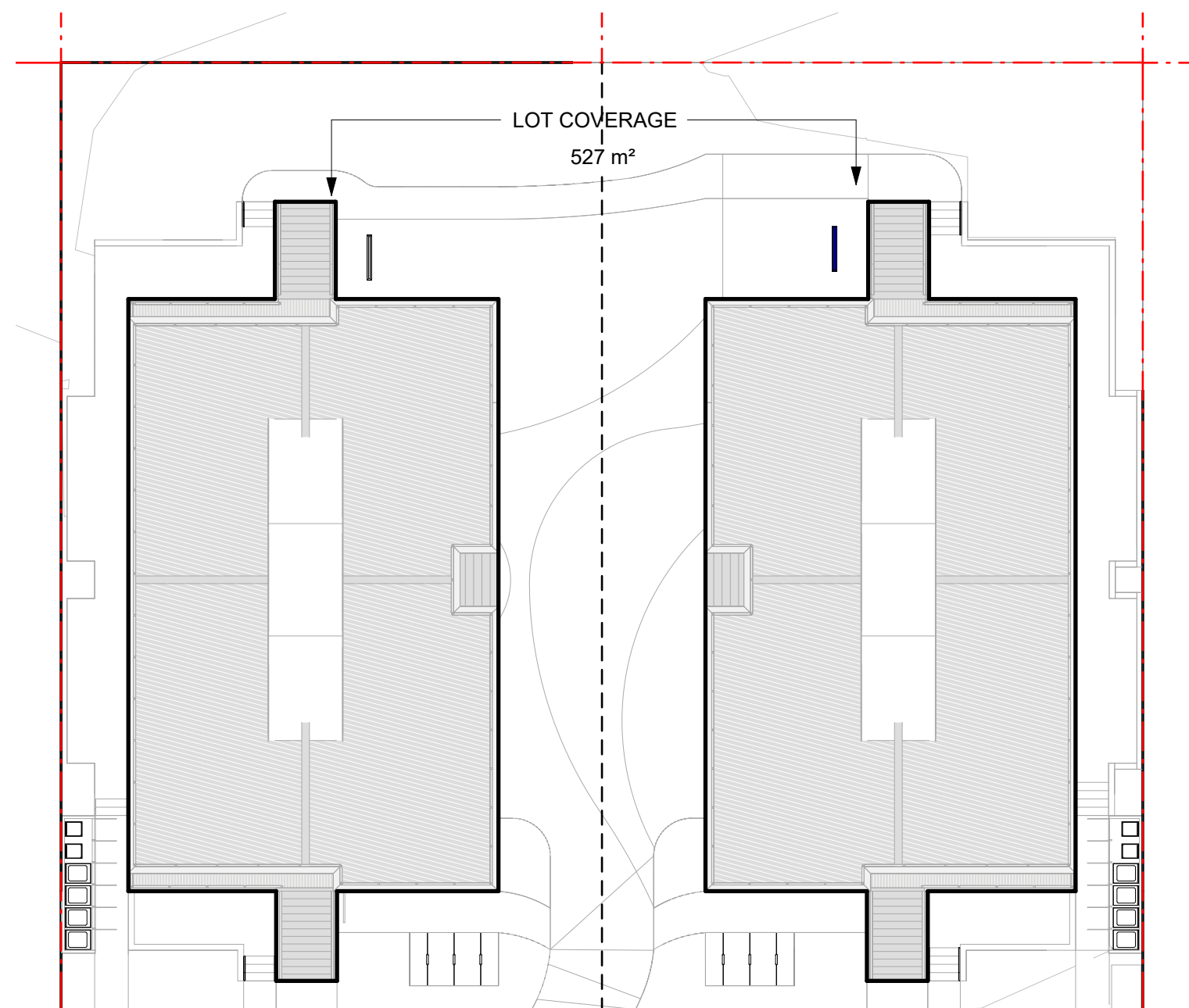
1 LEVEL 1 FSR CALC
A - 012 1 : 200



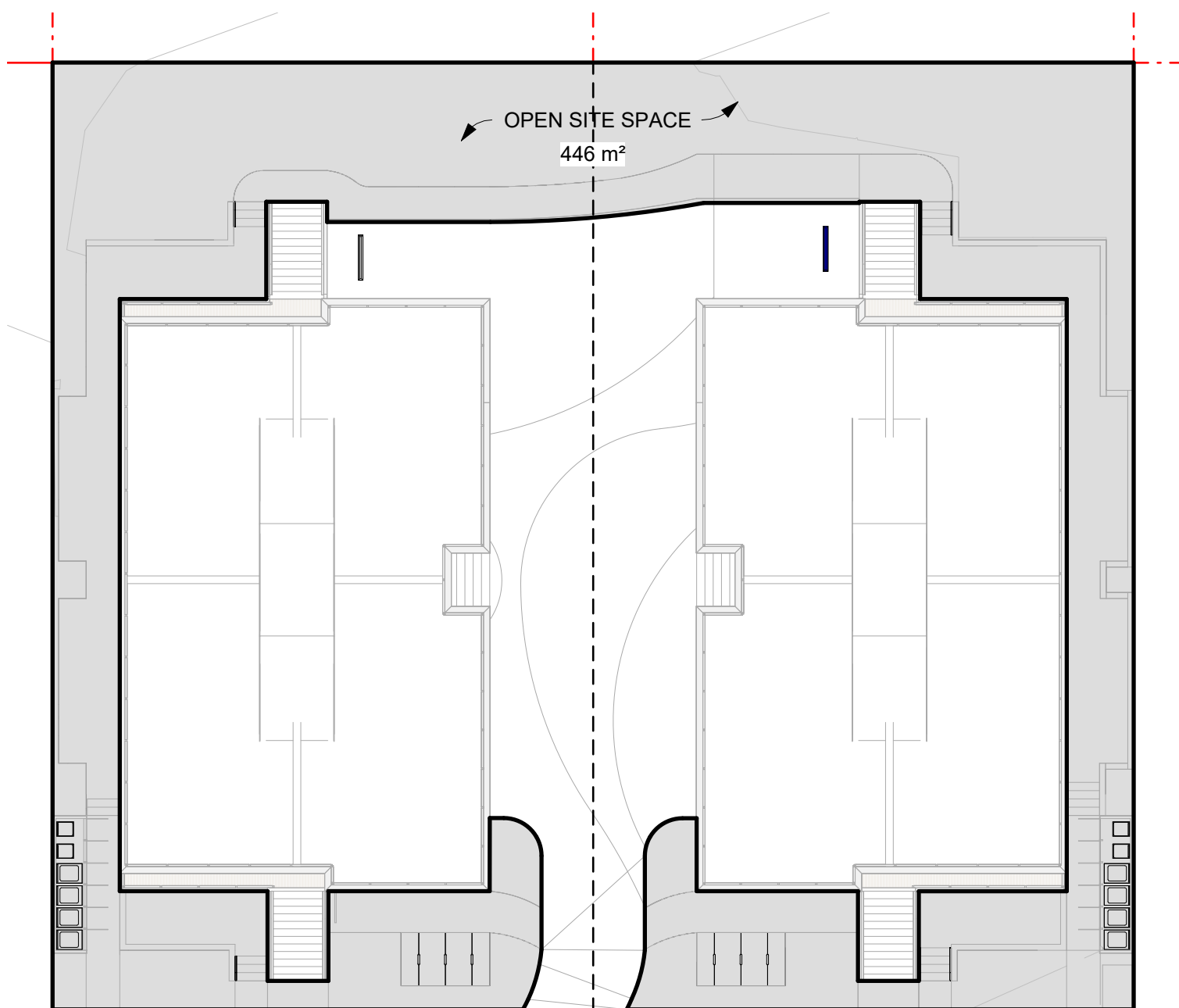
2 LEVEL 2 FSR CALC
A - 012 1 : 200



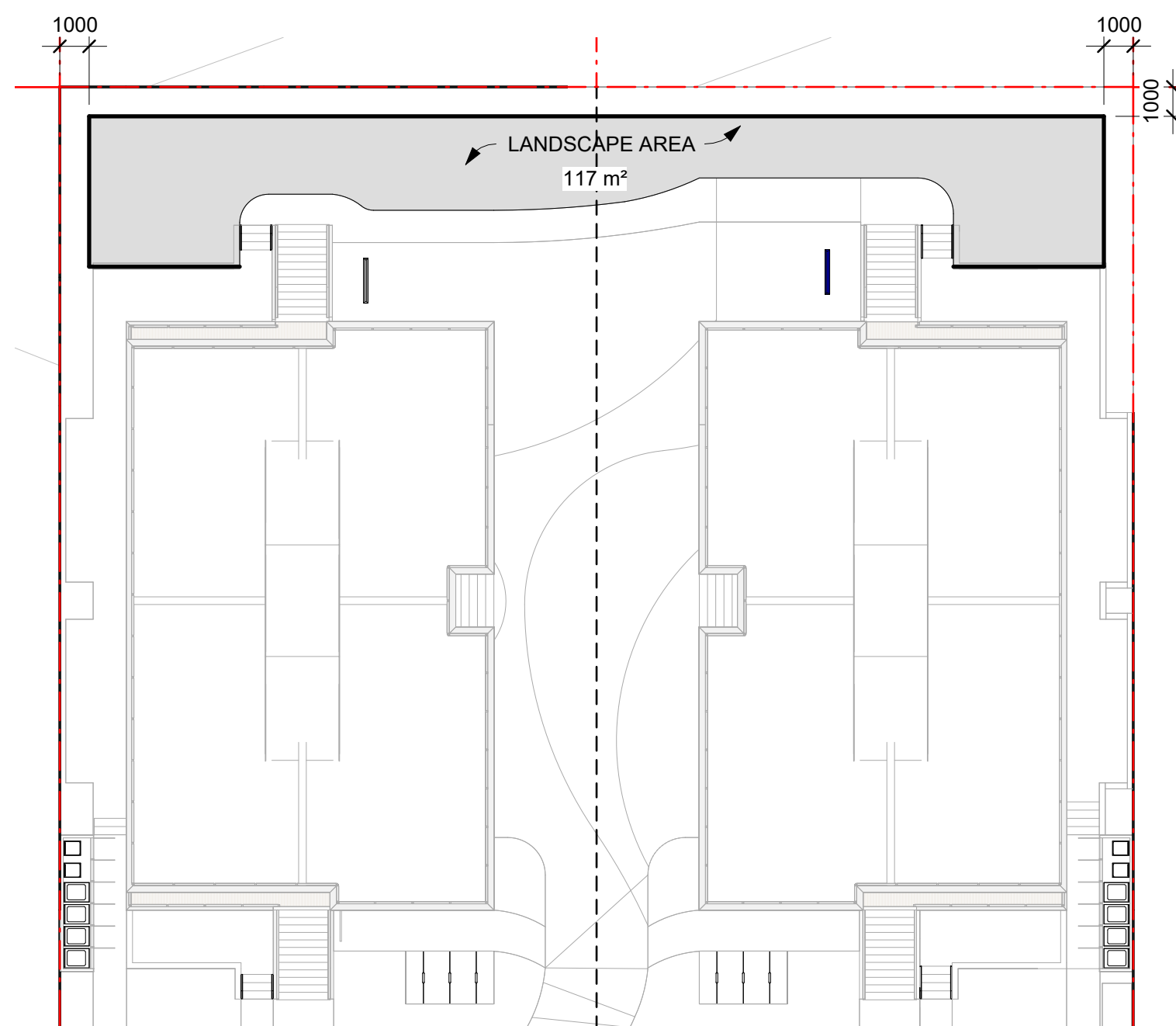
3 LEVEL 3 FSR CALC
A - 012 1 : 200



4 LOT COVERAGE
A - 012 1 : 200



5 OPEN SITE SPACE
A - 012 1 : 200



6 LANDSCAPE AREA
A - 012 1 : 200

PER VICTORIA ZONING BYLAW USE DEFINITIONS

FSR CALCULATION

BUILDING A		BUILDING B		TOTAL	
LEVEL 1	118m²	LEVEL 1	118m²	LEVEL 1	236m²
LEVEL 2	226m²	LEVEL 2	226m²	LEVEL 2	452m²
LEVEL 3	226m²	LEVEL 3	226m²	LEVEL 3	452m²
LEVEL 4	-	LEVEL 4	-	LEVEL 4	-

TOTAL FLOOR AREA 1,140m² / SITE AREA 1,171.3m²

BALCONIES, ROOF STRUCTURES, AND ENCLOSED VEHICLE PARKING EXCLUDED FROM FSR PER ZONING BYLAW DEFINITION

PER PART 5 VICTORIA ZONING BYLAW

VEHICLE PARKING CALCULATIONS

TOTAL ACC. STANDARD STALLS	REQUIRED
6-25 SPACES REQUIRED = 0 STALLS	0 STALLS

TOTAL ACC. VAN STALLS	REQUIRED
6-25 SPACES REQUIRED = 1 STALL	1 STALL

TOTAL STANDARD STALLS	REQUIRED
0.77 SPACES PER DWELLING UNIT	9.24 STALLS

TOTAL VISITOR STALLS	REQUIRED
0.1 SPACES PER DWELLING UNIT	1.2 STALLS

BICYCLE PARKING CALCULATIONS

TOTAL LONG TERM STALLS	REQUIRED
1 PER DWELLING UNIT EXCEPT WHERE THE	4 STALLS

TOTAL SHORT TERM STALLS	REQUIRED
GREATER OF 6 SPACES PER BUILDING OR	12 STALLS

12 UNITS x 0.1 = 1.2 STALLS
2 BUILDINGS x 6 = 12 STALLS

PER VICTORIA ZONING BYLAW USE DEFINITIONS

SITE DATA CALCULATIONS

TOTAL LOT COVERAGE 527m² / SITE AREA 1,171.3m²

TOTAL OPEN SITE SPACE 446m² / SITE AREA 1,171.3m²

TOTAL LANDSCAPE AREA 117m² / SITE AREA 1,171.3m²

REFER TO PROJECT INFORMATION TABLE FOR PERCENTAGES

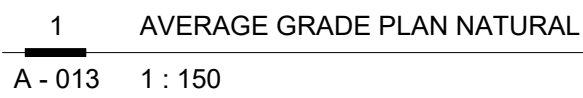


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AVERAGE GRADE CALCULATIONS

A - 013

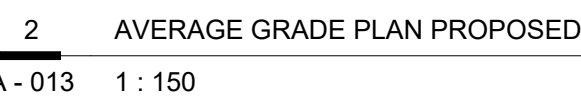


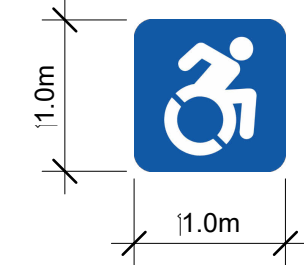
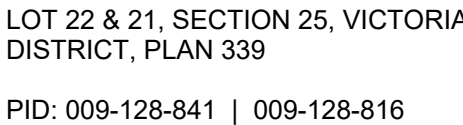
AVERAGE GRADE - BUILDING A CALCULATED

AVERAGE GRADE (BUILDING A CALCULATED): 1514.29 / 77.91
19.436m

AVERAGE GRADE - BUILDING B CALCULATED

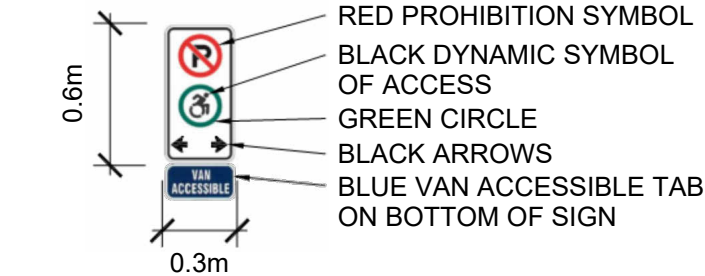
AVERAGE GRADE (BUILDING B CALCULATED): 1524.69 / 77.91
19.570m





BLUE PAVEMENT MARKING TO BE
1m x 1m MIN. WITH HIGH TONAL
CONTRAST TO SURFACE MATERIAL
USING THE UPDATED DYNAMIC
SYMBOL OF ACCESS

VERTICAL VAN ACCESSIBLE PARKING SPACE SIGN



NOTE: A STANDALONE VERTICAL SIGN MUST BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE IN ACCORDANCE WITH THE SPECIFICATIONS ILLUSTRATED.

THE LOWEST PART OF THE SIGN MUST BE LOCATED 2.1m MIN.
ABOVE FINISHED GRADE

ACCESSIBLE PARKING SPACE SIGNAGE

N.T.S.

PROJECT INFORMATION TABLE

**NOTE - req'd/allowed references lots where principal building is 3 storeys or less with 3 units or more*

BUILDING/SITE DATA	PROPOSED	REQ'D/ALLOWED*	VARIANCE
SITE AREA (m ²)	1,171.3 m ²	360 m ² min	-
TOTAL FLOOR AREA (m ²)	1,140.0 m ²	-	-
COMMERCIAL FLOOR AREA (m ²)	N/A	-	-
FLOOR SPACE RATIO	0.97-1	1.6-1	-
LOT COVERAGE (% MAX)	45%	45%	NO
OPEN SITE SPACE (% MIN)	35%	35%	NO
LANDSCAPE AREA (%)	10%	10%	NO
HEIGHT OF BUILDING A (m)	10.9 m	12.0 m	NO
HEIGHT OF BUILDING B (m)	10.8 m	12.0 m	NO

BUILDING SETBACKS (m)

FRONT YARD	4.0	4.0	NO
REAR YARD	8.0	8.0	NO
SIDE YARD (WEST)	2.3	1.5	NO
SIDE YARD (EAST)	2.3	1.5	NO
COMBINED SIDE YARDS	4.6	4.6	NO

BICYCLE AND VEHICLE PARKING

ACC. VEHICLE STALLS (VAN)	1	1	NO
ACC. VEHICLE STALLS (STANDARD)	0	0	NO
VISITOR VEHICLE STALLS	1	1.2	NO
STANDARD VEHICLE STALLS	9	9.2	NO
TOTAL ON SITE VEHICLE STALLS	10	10.4	NO
SHORT TERM BICYCLE STALLS	12	12	NO
LONG TERM BICYCLE STALLS	4	4	NO

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	12
UNIT TYPE	1 BD (4) 2 BD (4) 3 BD (4)
GROUND ORIENTATED UNITS	4 UNITS
MINIMUM UNIT AREA (m ²)	52 m ²
TOTAL RES. FLOOR AREA (m ²)	1,121.0 m ²

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1778-82 ADANAC ST.

SITE PLAN

Project number	25001
Date	250814
Drawn by	SH/SA
Checked by	MW

A - 100

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PROPOSED LEVEL 1

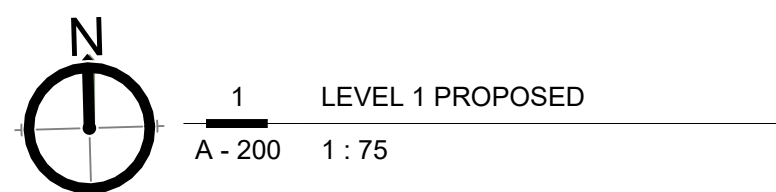
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Date	250814
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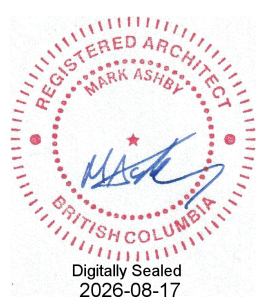
A - 200

Scale	AS NOTED
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	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER
	EGRESS PATH





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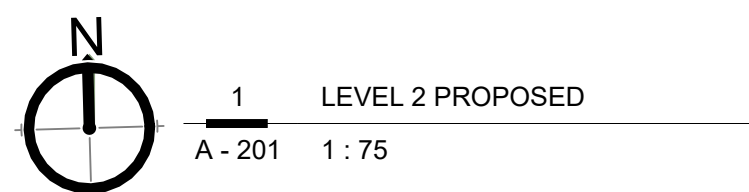
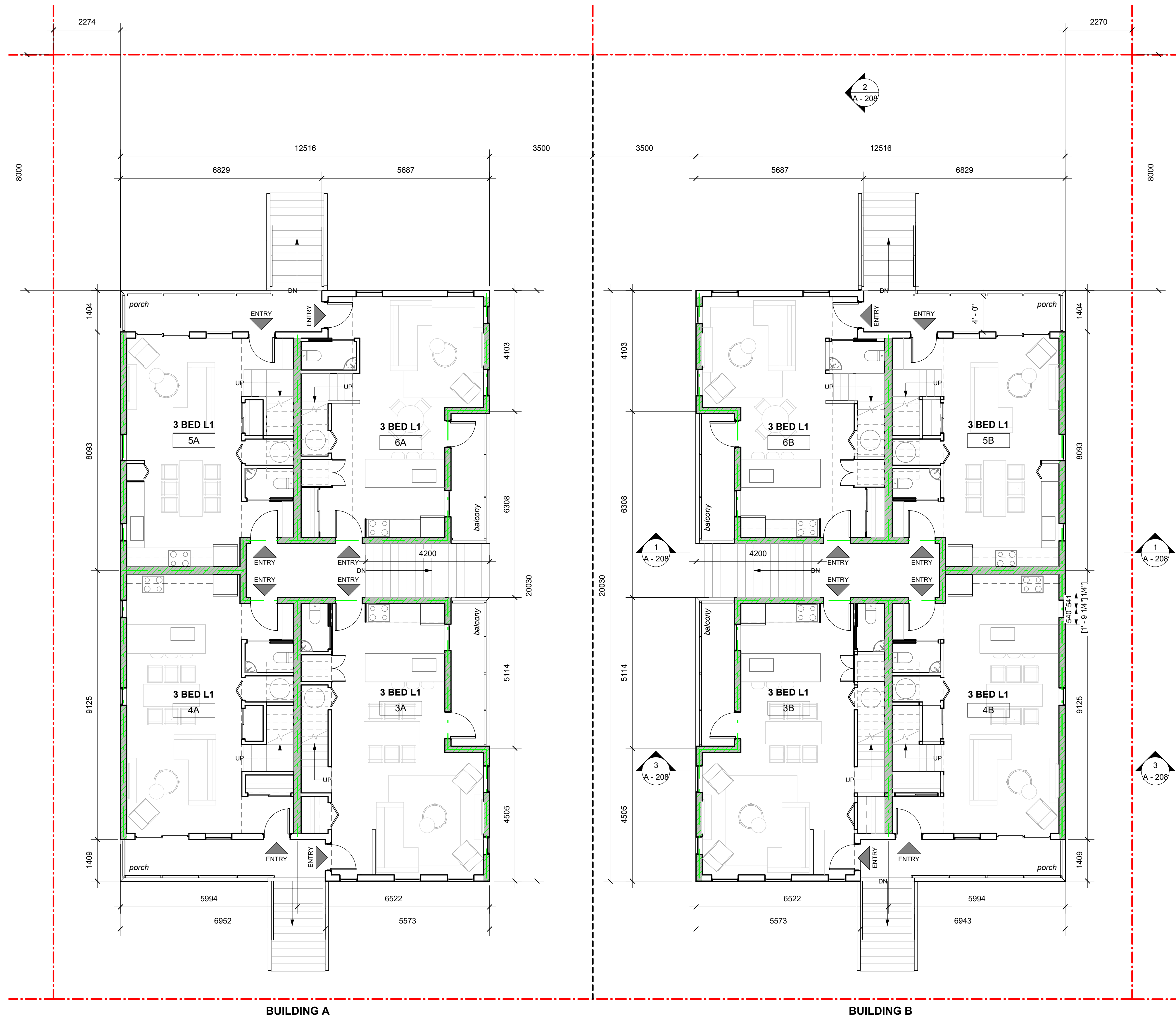
1778-82 ADANAC ST.

PROPOSED LEVEL 2

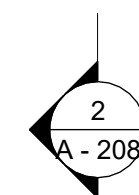
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A - 201

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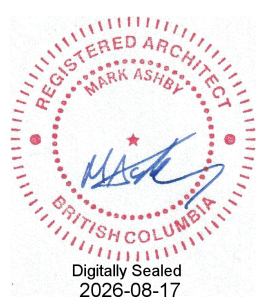
BUILDING A



BUILDING B

FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER
	EGRESS PATH



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FOLD

1778-82 ADANAC ST.

PROPOSED LEVEL 3

Project number	25001
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Date	250814
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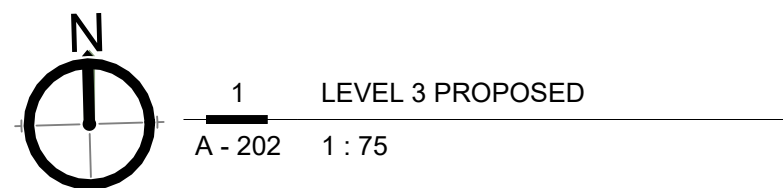
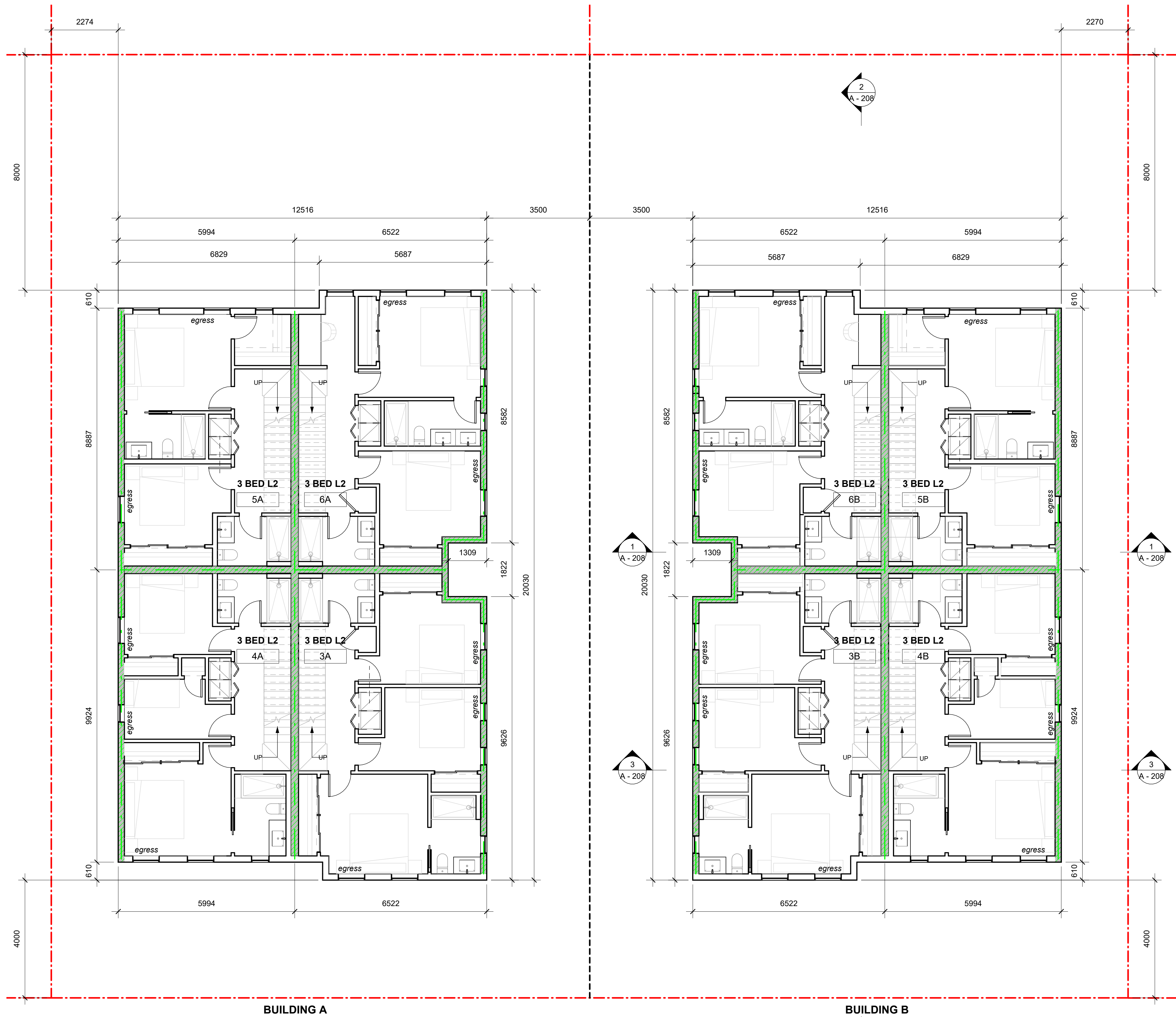
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Checked by	MW
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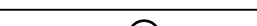
A - 202

Scale	AS NOTED
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Printed 2026-08-14 8:46:37 AM



FIRE RESISTANCE RATING LEGEND

	0.75 HR
	1 HR
	1.5 HR
	2 HR
	4 HR
	WATERCURTAIN SPRINKLER
	EGRESS PATH



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FOLD

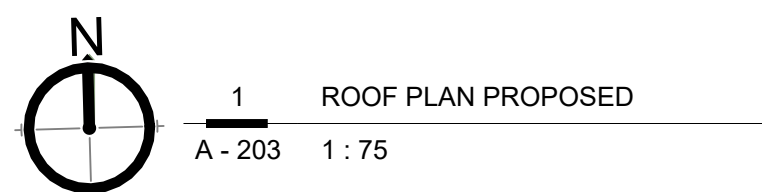
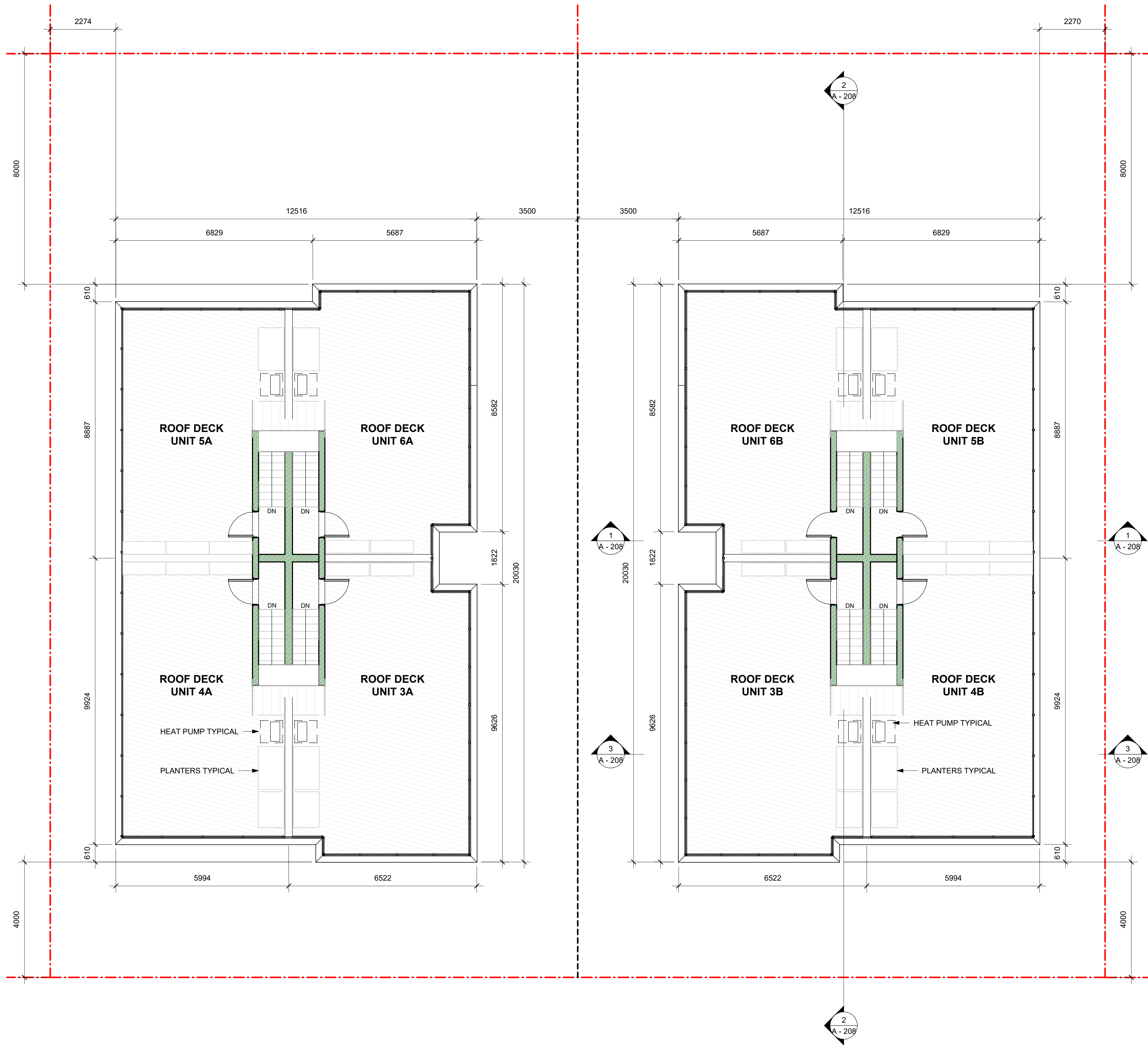
1778-82 ADANAC ST.

PROPOSED ROOF PLAN

Project number	25001
Date	250814
Drawn by	SH/AG
Checked by	MW

A - 203

Scale	1 : 75
Printed	2026-08-14 8:46:37 AM



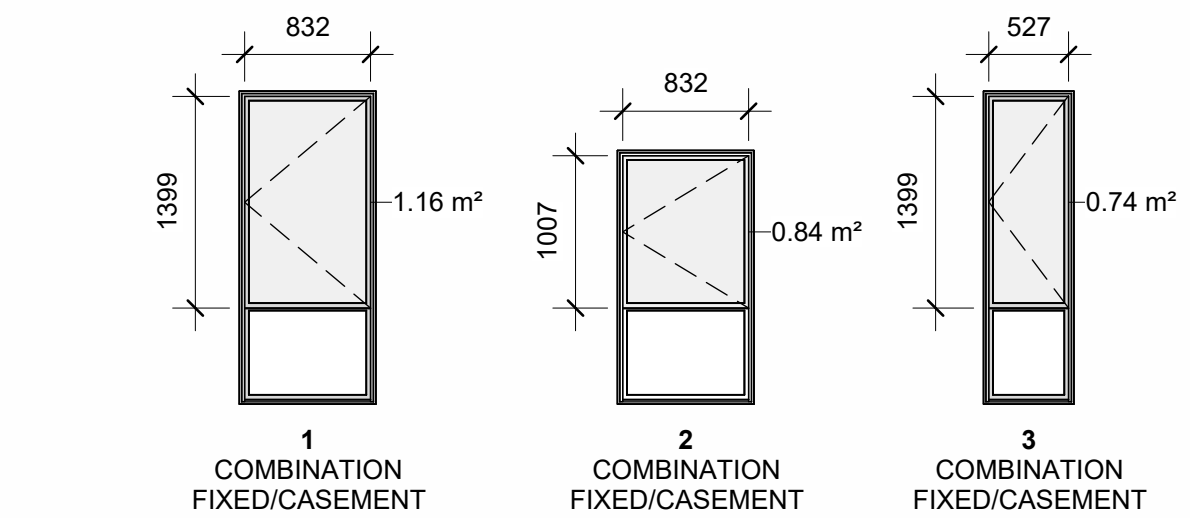


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FOLD	
1778-82 ADANAC ST.	
BUILDING ELEVATIONS	
Project number	25001
Date	250814
Drawn by	SA
Checked by	MW
A - 204	
Scale	AS NOTED
Printed	2026-08-14 8:47:01 AM



WINDOW NOTES:

1. ALL GLASS WITHIN 300MM OF FINISHED FLOOR OR WALKING SURFACE TO BE TEMPERED.
2. PROVIDE OPENING RESTRICTORS AT OPERABLE WINDOWS TO LIMIT THE CLEAR OPENING TO 100mm MAXIMUM, UNLESS EXEMPTED BY BCBC 9.8.8.1(5).

1 **CEMENTITIOUS SHINGLE**
LIGHT COLOUR

2 **CEMENTITIOUS SHINGLE**
MEDIUM COLOUR

3 **WOOD GRAIN FINISH**
VERTICAL ORIENTATION
CLEAR STAIN

4 **STUCCO - ACCENT FINISH 1**
DEEP COLOUR

5 **STUCCO - ACCENT FINISH 2**
DEEP COLOUR

6 **VINYL WINDOW**
LIGHT GREY FINISH

7 **EXTERIOR DOOR**
LIGHT GREY FINISH

8 **EXTERIOR SLIDING DOOR**
GLAZED WITH LIGHT GREY
PREFINISHED MULLIONS

9 **GLASS GUARD**
TRANSPARENT GLAZING
WITH METAL FRAME



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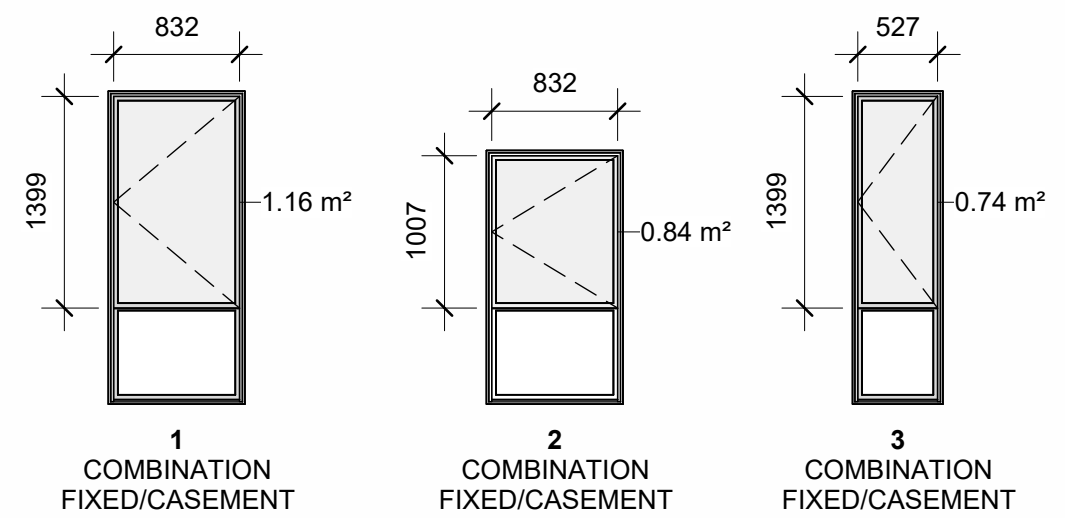
FOLD

BUILDING ELEVATIONS

Project number	25001
Date	250814
Drawn by	SA
Checked by	MW

A - 205

Scale	AS NOTED
Printed	2026-08-14 8:47:22 AM



WINDOW NOTES:

1. ALL GLASS WITHIN 300MM OF FINISHED FLOOR OR WALKING SURFACE TO BE TEMPERED.
2. PROVIDE OPENING RESTRICTORS AT OPERABLE WINDOWS TO LIMIT THE CLEAR OPENING TO 100mm MAXIMUM, UNLESS EXEMPTED BY BCBC 9.8.8.1.(5).

1 **CEMENTITIOUS SHINGLE**
LIGHT COLOUR

2 **CEMENTITIOUS SHINGLE**
MEDIUM COLOUR

3 **WOOD GRAIN FINISH**
VERTICAL ORIENTATION
CLEAR STAIN

4 **STUCCO - ACCENT FINISH 1**
DEEP COLOUR

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GLAZED WITH LIGHT GREY
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WITH METAL FRAME



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FOLD

1778-82 ADANAC ST.

BUILDING ELEVATIONS

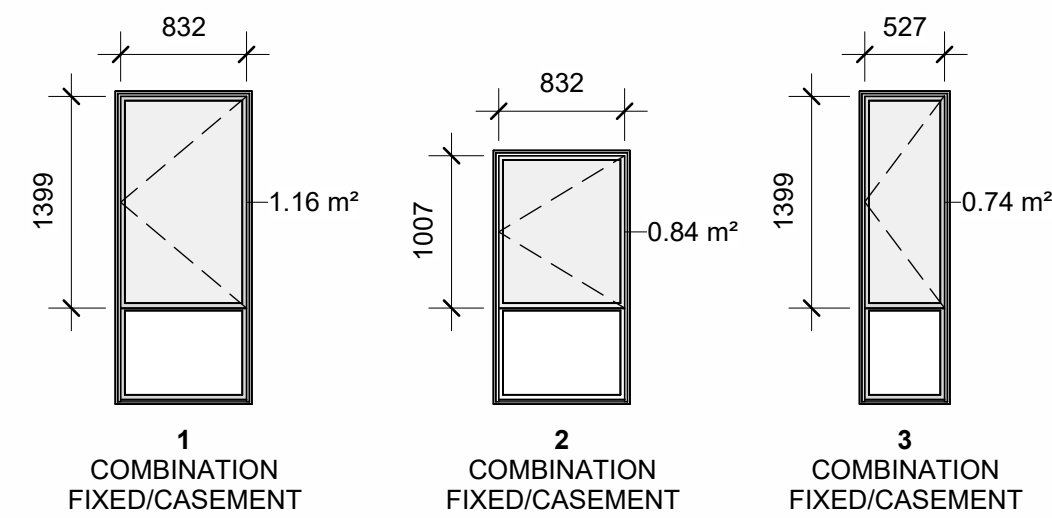
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Date	250814
Drawn by	SA
Checked by	MW

A - 206

Scale	AS NOTED
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1 EAST ELEVATION - BUILDING A
A - 206 1 : 75



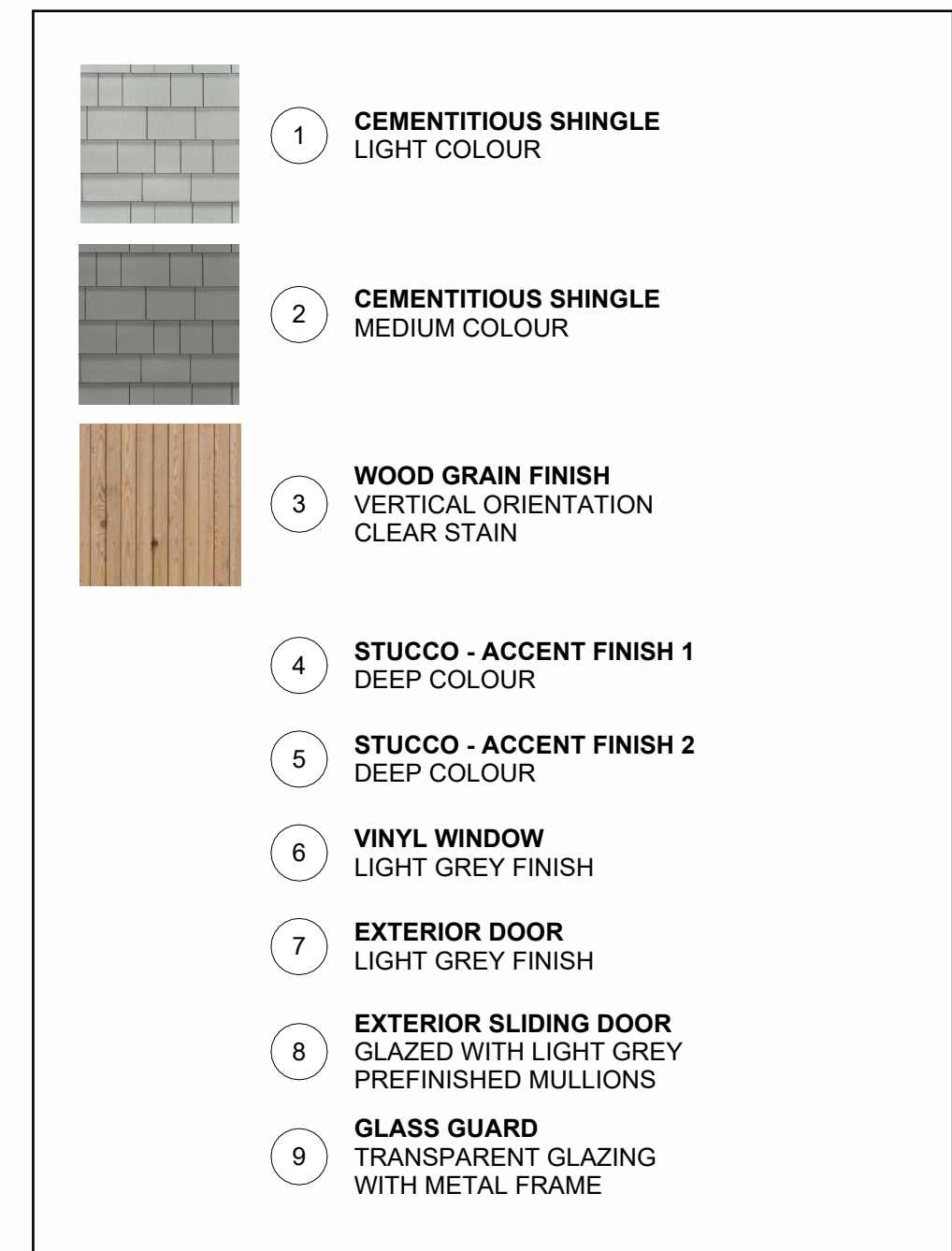
WINDOW NOTES:

1. ALL GLASS WITHIN 300MM OF FINISHED FLOOR OR WALKING SURFACE TO BE TEMPERED.
2. PROVIDE OPENING RESTRICTORS AT OPERABLE WINDOWS TO LIMIT THE CLEAR OPENING TO 100mm MAXIMUM, UNLESS EXEMPTED BY BCBC 9.8.8.1.(5).

MATERIAL FINISHES



2 WEST ELEVATION - BUILDING B
A - 206 1 : 75

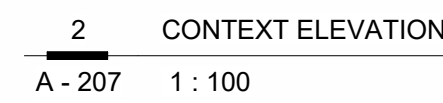


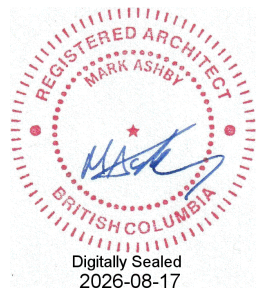


Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimension and report all discrepancies to the Architect.

[illegible]

Scale	1 : 100
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[illegible]

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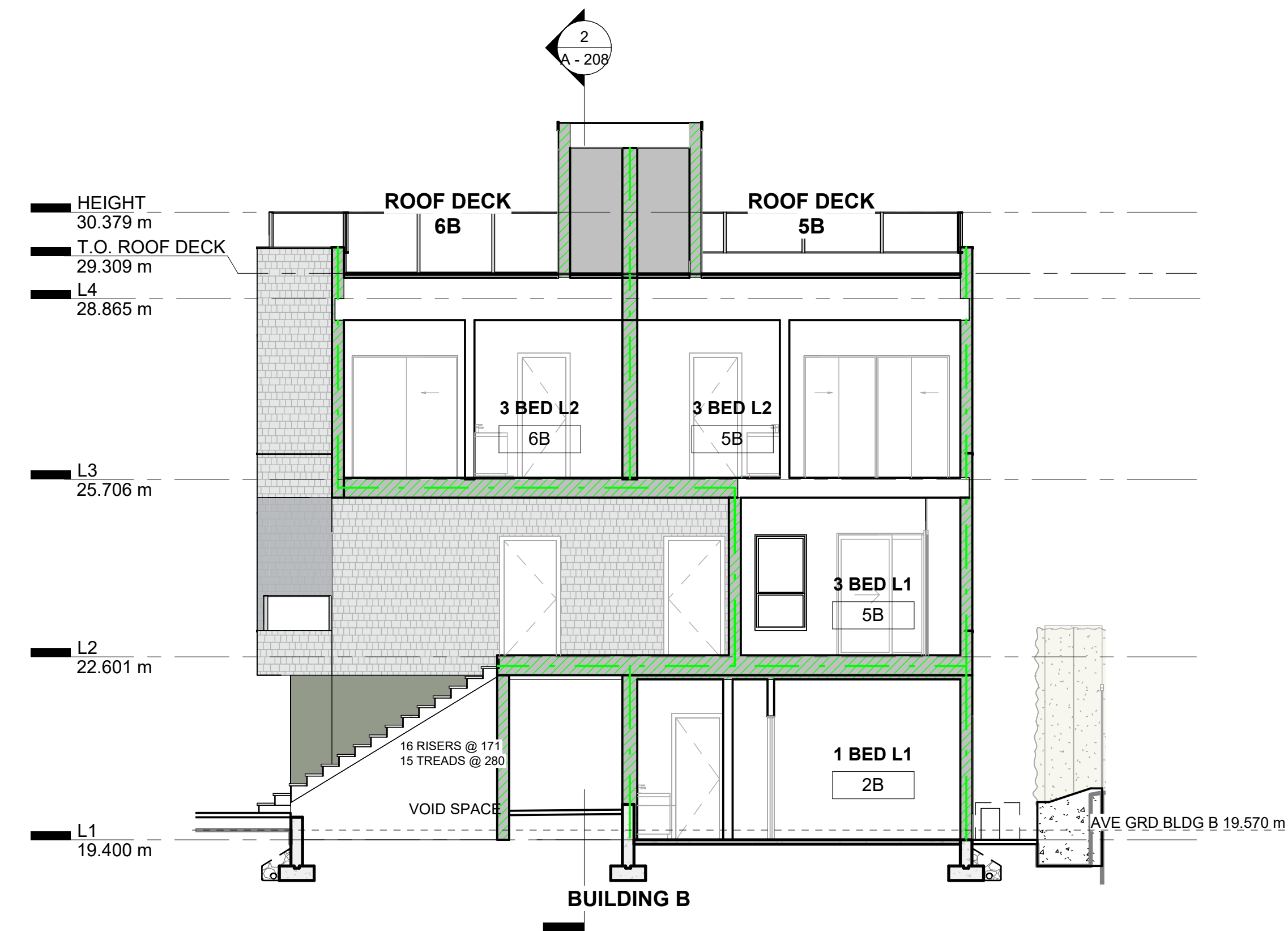
1778-82 ADANAC ST.

SITE SECTIONS

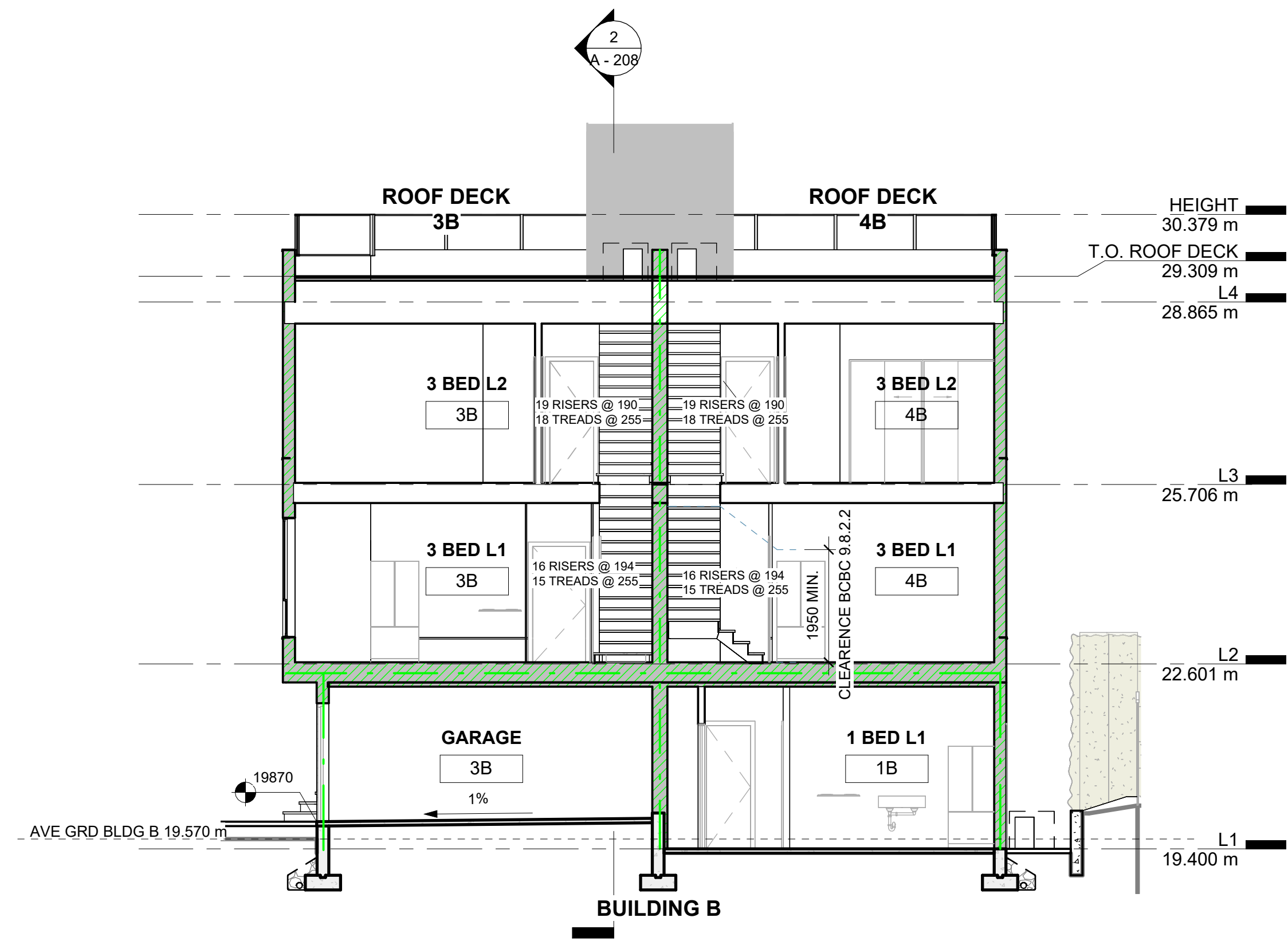
Project number	25001
Date	250814
Drawn by	SA/AG
Checked by	MW

A - 208

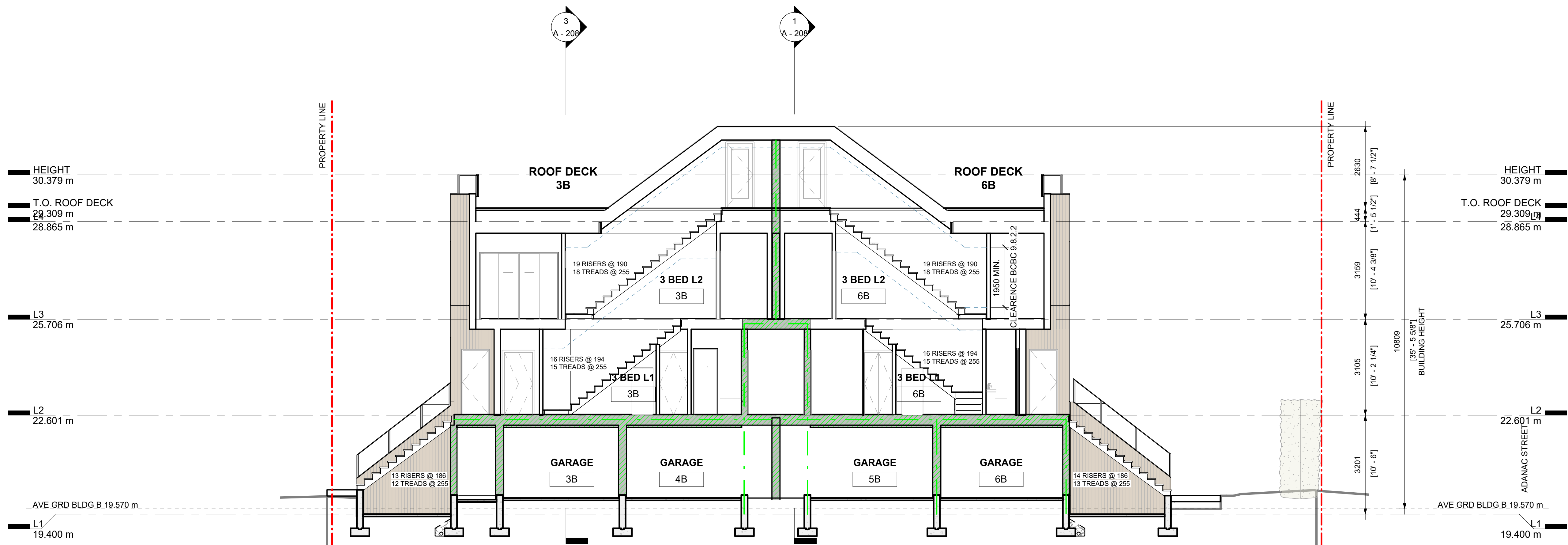
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1 BUILDING SECTION 1
A - 208 1 : 75

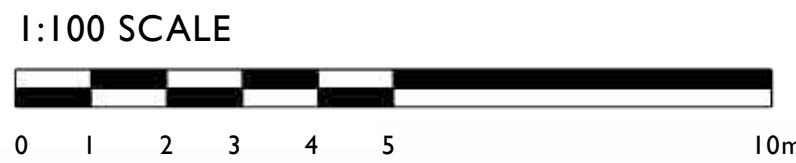
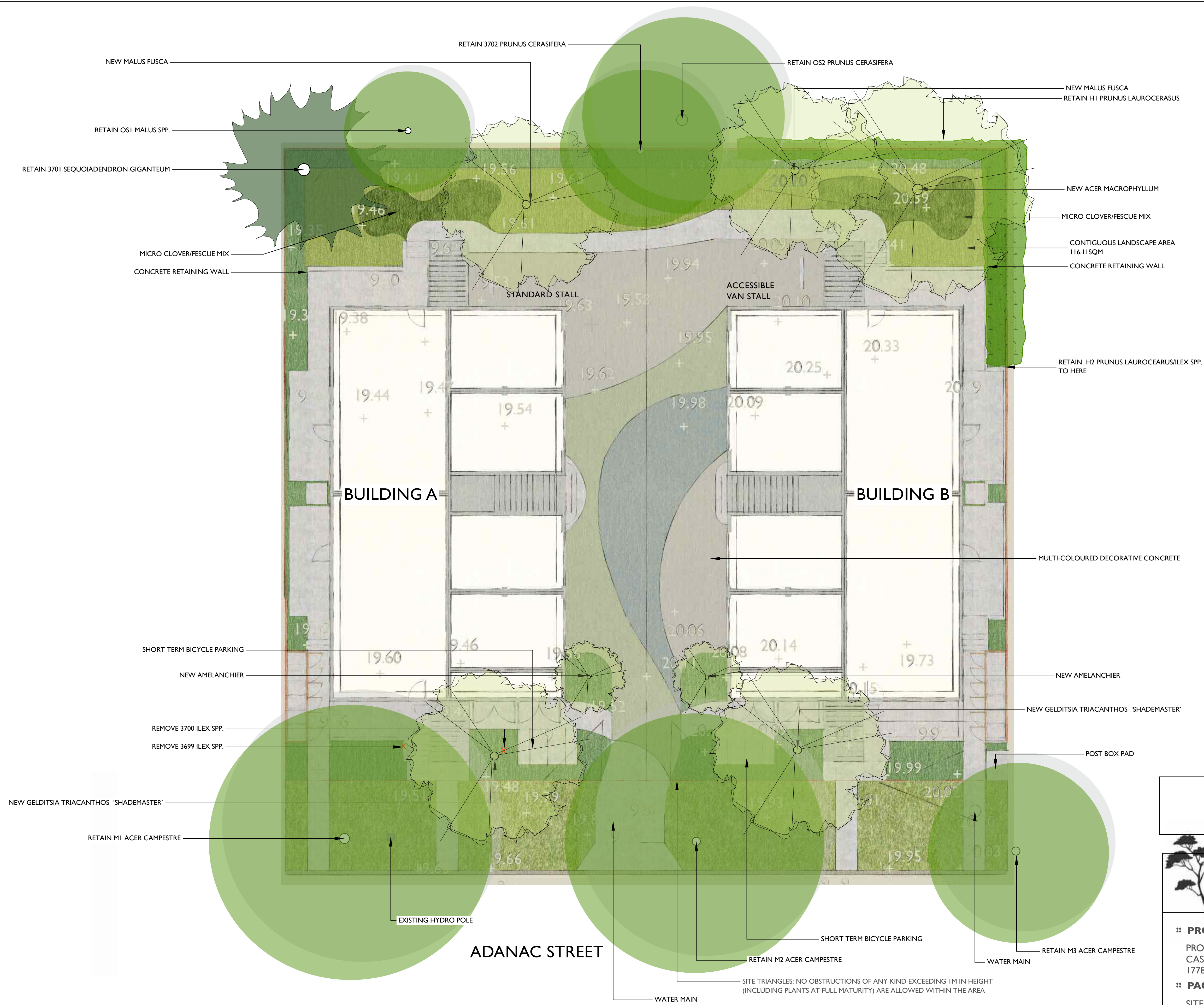


3 BUILDING SECTION 2
A - 208 1 : 75



2 BUILDING SECTION 3
A - 208 1 : 75

1778-82 ADANAC STREET — CONCEPT PLAN

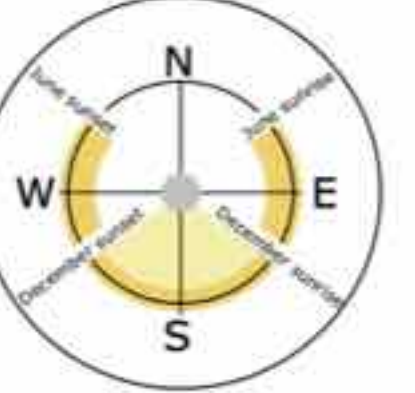


PROJECT TITLE ::
PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1778-82 ADANAC STREET, VICTORIA, BC

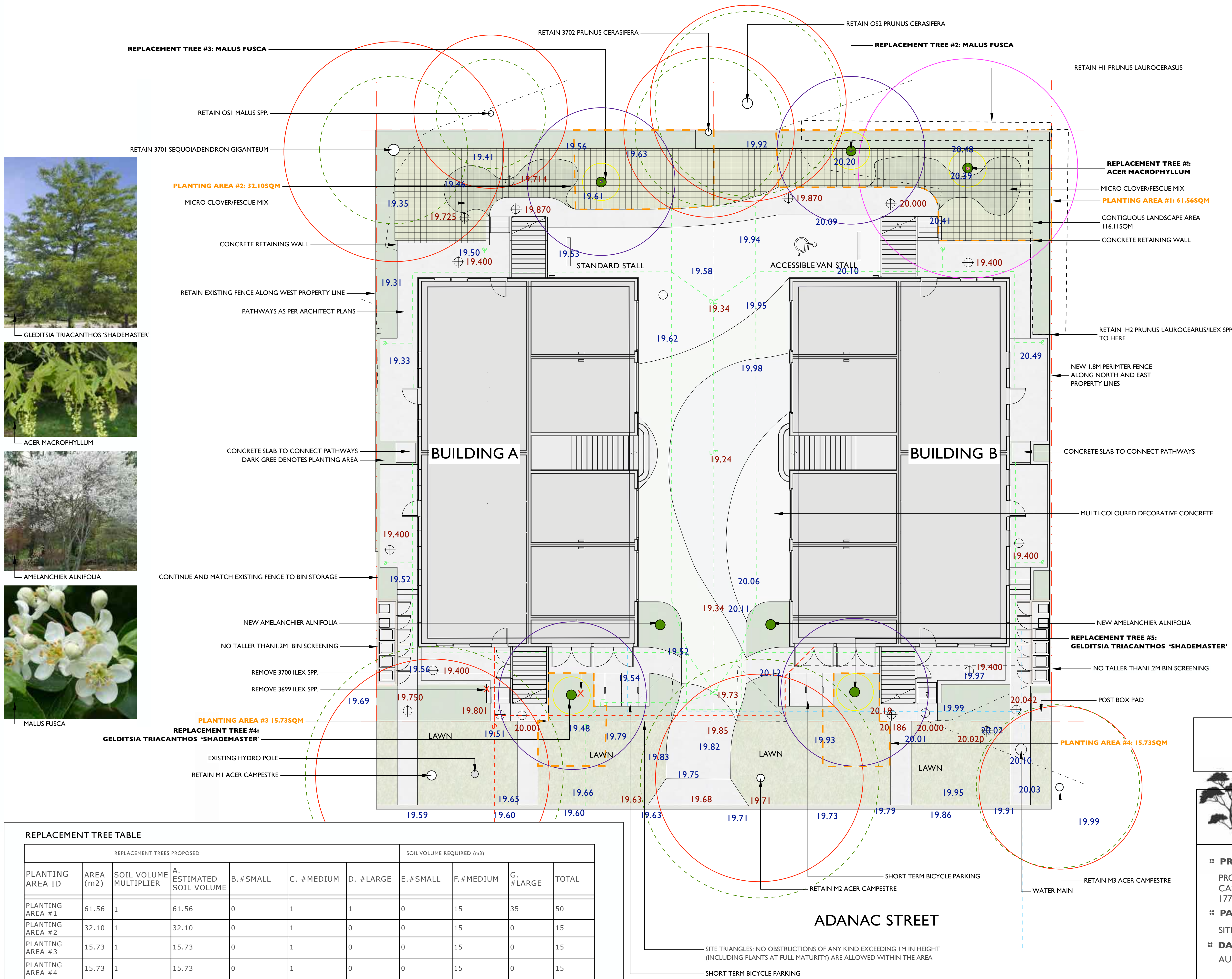
PAGE TITLE ::
SITE AND TREE PLAN, PAGE ONE of FIVE

DATE ::
AUGUST 13, 2026

SCALE ::
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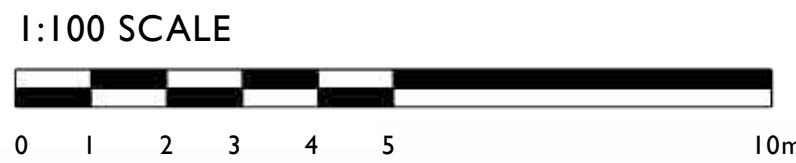


1778-82 ADANAC STREET — SITE AND TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN



SITE LEGEND

- PROPERTY LINE
- PLANTING AREA
- TREES TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRILINE OF TREE
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED NEW TREE
- 1M RADIUS
- 4M RADIUS
- 6M RADIUS
- DRAIN/STORM
- SEWER
- WATER
- CONTIGUOUS LANDSCAPE AREA



PROJECT TITLE :
PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1778-82 ADANAC STREET, VICTORIA, BC

PAGE TITLE :
SITE AND TREE PLAN, PAGE TWO of FIVE

DATE :
AUGUST 13, 2026

SCALE :
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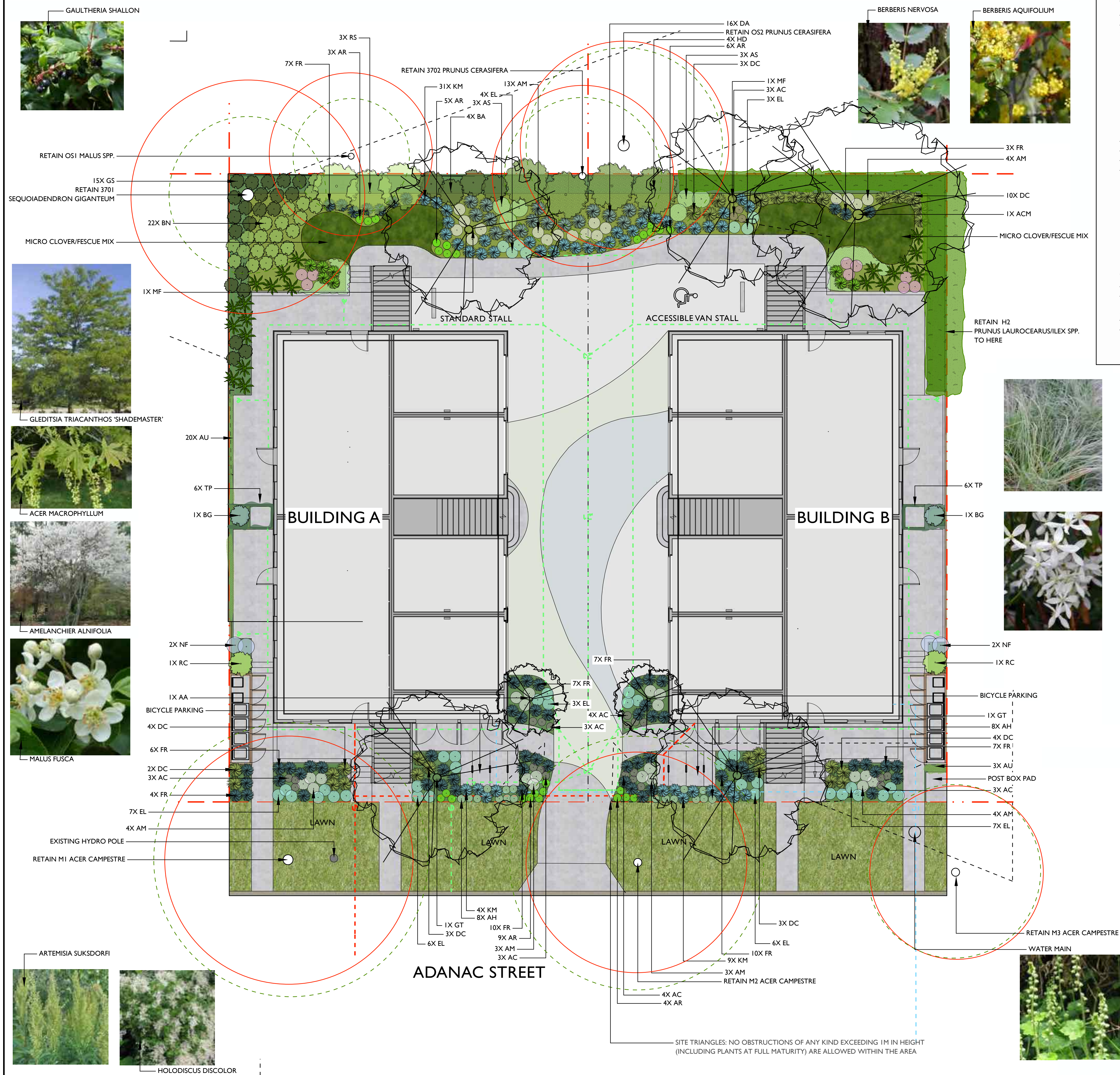


REPLACEMENT TREE TABLE

REPLACEMENT TREES PROPOSED							SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. # SMALL	F. # MEDIUM	G. # LARGE	TOTAL
PLANTING AREA #1	61.56	1	61.56	0	1	1	0	15	35	50
PLANTING AREA #2	32.10	1	32.10	0	1	0	0	15	0	15
PLANTING AREA #3	15.73	1	15.73	0	1	0	0	15	0	15
PLANTING AREA #4	15.73	1	15.73	0	1	0	0	15	0	15

**ALL BEDS TO BE IRRIGATED

1778-82 ADANAC STREET — PLANTING PLAN



ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES					
ACM	1	6cm.	ACER MACROPHYLLUM	BIG LEAF MAPLE	YES
AA	2	6cm.	AMELANCHIER ALNIFOLIA	SERVICE BERRY	YES
GT	2	6cm.	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	YES
MF	2	6cm.	MALUS FUSCA	PACIFIC CRABAPPLE	YES
SHRUBS					
BA	4	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
BG	2	#5	BRACHYGLOTTIS GREYI	DAISY BUSH	YES
HD	4	#5	HOLODISCUS DISCOLOR	OCEANSPRAY	YES
RC	2	#3	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	YES
RS	3	#5	RIBES SANGUINEUM	FLOWERING RED CURRANT	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
AM	37	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
AC	23	4"	ALLIUM CERNUUM	NODDING ONION	YES
AR	27	#1	ARMERIA MARITIMA	SEA THRIFT	YES
AS	6	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT	YES
DA	16	#1	DANTHONIA CALIFORNICA	CALIFORNIA OAT GRASS	YES
DC	29	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	YES
DF	9	#1	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	YES
EL	39	#1	ERIOPHYLLUM LANATUM	WOOLLY SUNFLOWER	YES
FO	8	#1	FESTUCA OCCIDENTALIS	WESTERN FESCUE	YES
FR	61	#1	FESTUCA ROMERI	ROEMER'S FESCUE	YES
KM	44	#1	KOELERIA MICRANTHA	JUNE GRASS	YES
NF	4	#1	NEPETA X FASSENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	YES
PM	21	#1	POLYSTICHUM MUNITUM	SWORD FERN	YES
GROUNDCOVERS AND VINES					
AH	16	4"	ANTENNARIA HOWELLII	HOWELL'S PUSSYTOES	YES
AU	23	4"	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	YES
BN	22	#1	BERBERIS NERVOSA	DULL OREGON GRAPE	YES
GS	21	#1	GAULTHERIA SHALLON	SALAL	YES
TG	20	4"	TELLIMA GRANDIFLORA	FRINGECUP	YES
TP	12	4"	THYMUS PSEUDOLANUGINOSUS	WOOLY THYME	YES



1:100 SCALE



Greenspace Designs
Sustainable Landscape Design

:: PROJECT TITLE ::

PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1778-82 ADANAC STREET, VICTORIA, BC

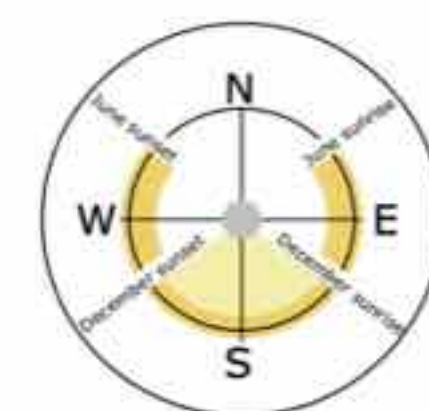
⋮ PAGE TITLE ⋮

PLANTING PLAN, PAGE THREE of FIVE

:: DATE ::

:: SCALE ::

1:100



1778-82 ADANAC STREET — ROOF TOP PLANTING PLAN



PITTOSPORUM TENUIFOLIUM 'WRINKLED BLUE'



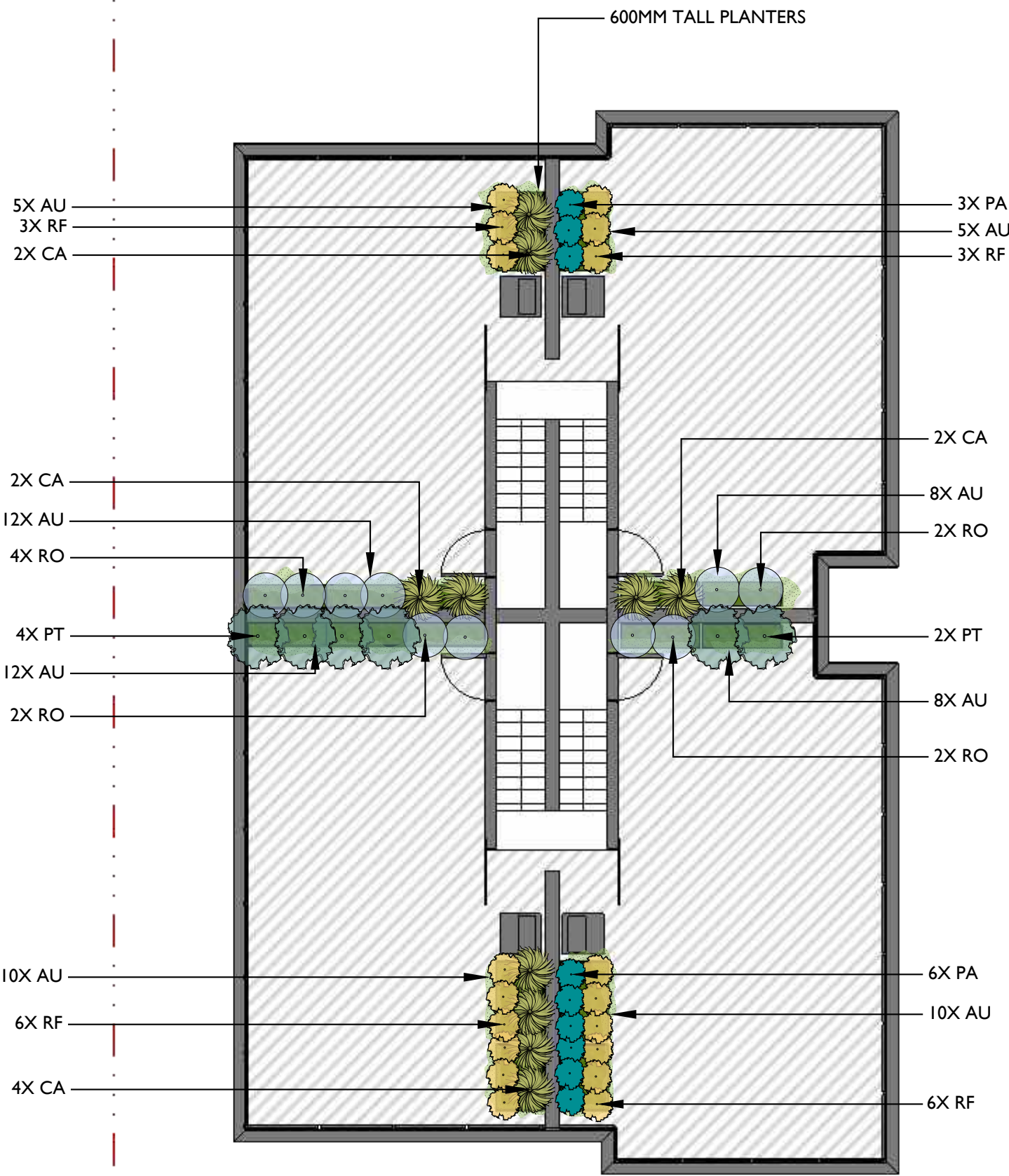
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'



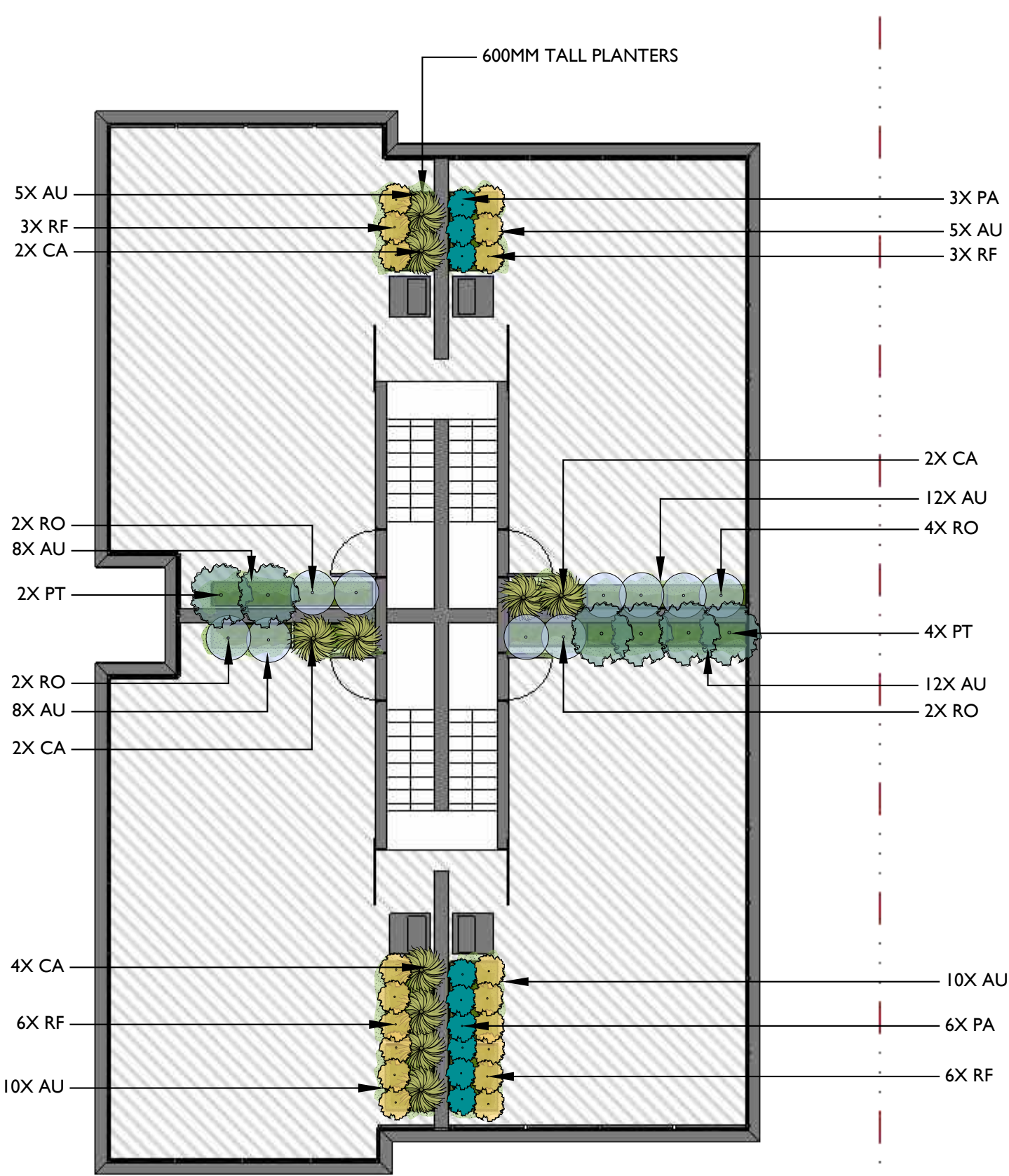
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'

ON-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
SHRUBS					
PT	12	#3	PITTOSPORUM TENUIFOLIUM 'WRINKLED BLUE'	WRINKLED BLUE PITTOSPORUM	NO
RO	20	#3	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	YES
PERENNIALS AND GRASSES					
CA	20	#1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO
PA	18	#1	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	YES
RF	36	#1	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	YES
GROUNDCOVERS					
AU	140	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	YES

BUILDING A



BUILDING B



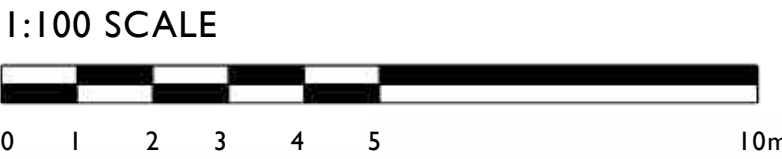
PEROVSKIA ATRIPLICIFOLIA



RUDBECKIA FULGIDA 'GOLDSTURM'



ARCTOSTAPHYLOS UVA-URSI



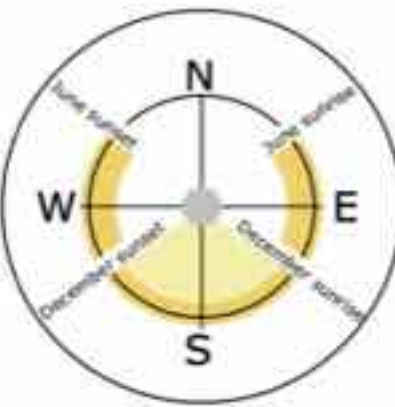
Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE ::
PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1778-82 ADANAC STREET, VICTORIA, BC

PAGE TITLE ::
ROOF TOP PLANTING PLAN, PAGE FOUR of FIVE

DATE ::
AUGUST 13, 2026

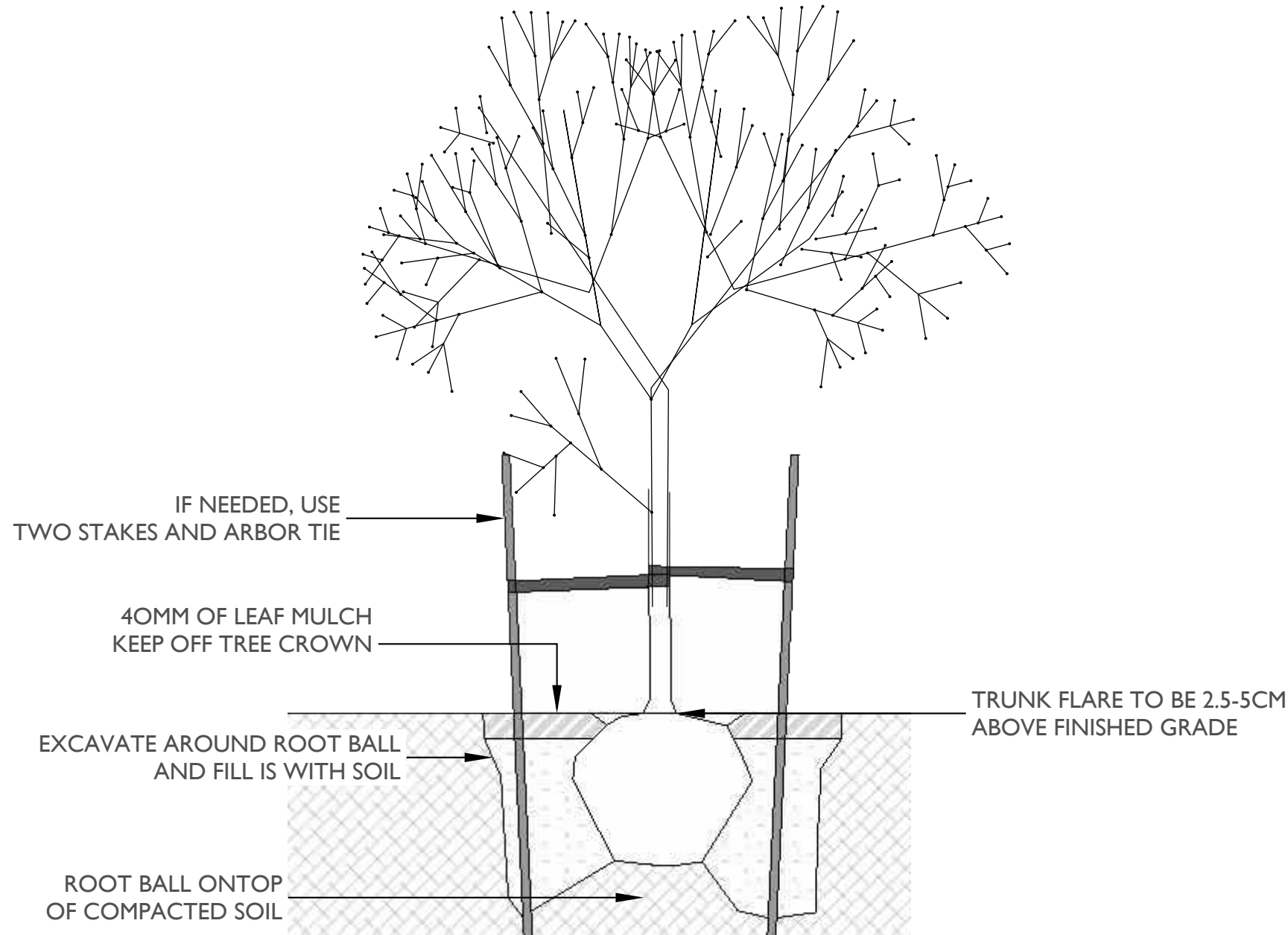
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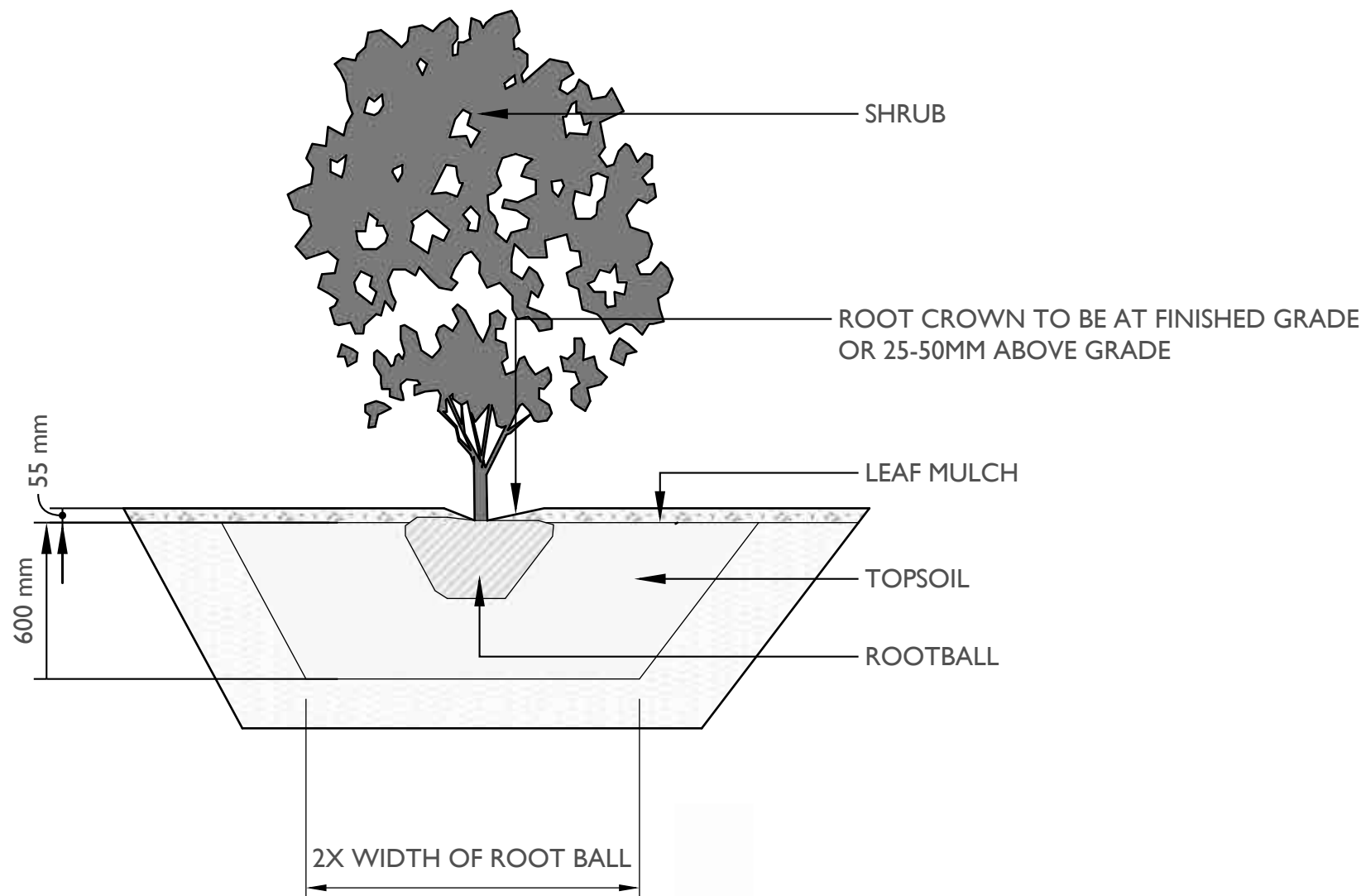
OVERALL NOTES

1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

TREE PLANTING DETAILS



PLANTING DETAILS



STOCKPILES

1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
2. Ideally, the growing medium is delivered on the day of installation.
3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

TOPSOIL

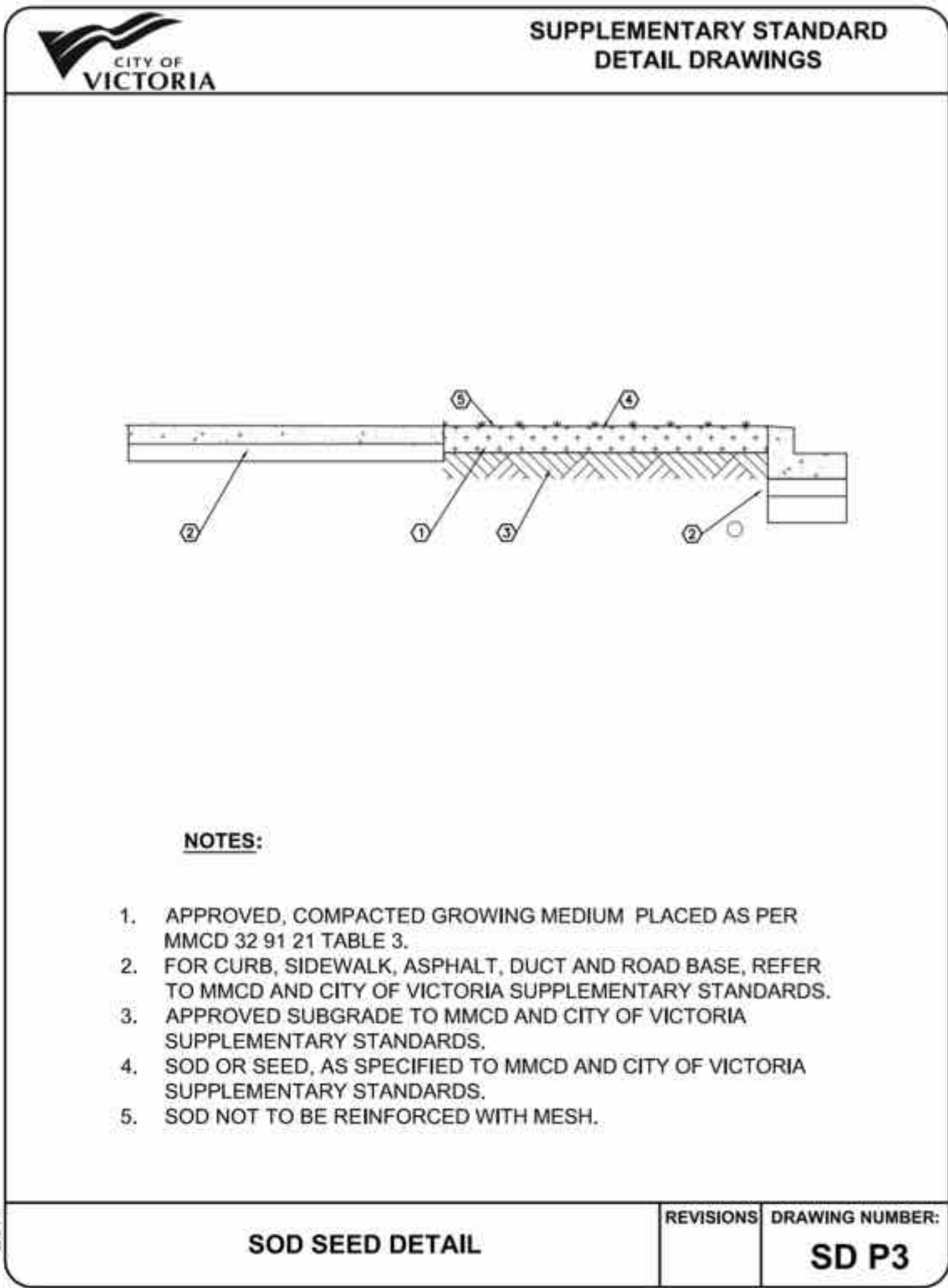
1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.

5. MULCH

1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
5. Mulch is to be of a type suitable for the material planted.

PLANTING.

1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
3. Growing media settlement should be corrected prior to mulching.
4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
6. Planting debris and materials shall be removed promptly from the site.
7. Plants must be watered immediately after planting to the depth of their root systems.
8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
9. Plants should spend a minimal amount of time in the storage on site.



SEED

1. All grass areas shall be seed.
2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
5. Add a light dressing of peat moss, just as a measure to retain moisture.
6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix would be 30% Kentucky blue, 30% perennial rye and 40% tall fescue. These do well in cool-season climates such as ours.
7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
8. After application seed should be lightly and gently raked.
9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
4. All irrigation materials and installation methods shall conform to IIABC standards.
5. Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
6. Backflow preventer requirements for irrigation lines shall conform to Victoria municipality requirements.
7. The Irrigation Contractor shall test the irrigation system and ensure that it is fully c

CITY OF VICTORIA IRRIGATION NOTES

Irrigation Systems on City property shall comply to City of Victoria Supplementary Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks are required tsherbo@victoria.ca 48 hours prior to the required inspection time. Irrigation Inspection Requirements.

- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Irrigation Sleeving prior to backfilling*
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
- Report required, Backflow Assembly is to have an inspection tag completed and attached.
- Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree

WATERING

1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
3. Watering should reach the depth of the root zone.
4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
5. Soil moisture should be maintained at 50 to 100 percent field capacity.



:: PROJECT TITLE ::

PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1778-82 ADANAC STREET,VICTORIA, BC

:: PAGE TITLE ::

LANDSCAPE NOTES,PAGE FIVE of FIVE

:: DATE ::

AUGUST 13, 2026

