



## PROJECT DESCRIPTION

**CIVIC ADDRESS:**  
1921, 1929, 1933 and 1935 ASHGROVE ST, 1900 RICHMOND RD

**LEGAL DESCRIPTION:**  
 • PARCEL A (DD 82534) OF LOTS 39 AND 40 SECTION 76 VICTORIA DISTRICT PLAN 257  
 • STRATA LOTS A AND B SECTION 76 VICTORIA DISTRICT STRATA PLAN VIS5007  
 • PARCEL A (DD 411251) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257  
 • LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

## REGISTERED OWNER

Amica Oak Bay Inc.  
3200-20 Queen Street  
Toronto, ON  
M5H 3R3  
tel: 604-761-5939  
email: drmilliken@millikendevelopments.com

**ARCHITECT**  
de Hoog & Kierulf architects  
977 Fort Street  
Victoria, BC  
V8V 3K3  
Mr. Charles Kierulf Architect AIBC MRAIC  
tel: 250-658-3367  
fax: 250-658-3397  
email: crk@dhk.ca

**CIVIL ENGINEER**  
McElhanney  
Suite 500, 3960 Quadra Street  
Victoria, B.C.  
V8X 4A3  
Mr. Colin Davis  
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email: cdavis@mcelhanney.com

**LANDSCAPE ARCHITECT**  
LADR  
3-864 Queens Avenue  
Victoria, B.C.  
V8T 1M5  
Mr. Chris Windjack  
tel: 250-598-0105  
email: cwindjack@ladrfa.ca

## SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying  
1834C Oak Bay Ave #138  
Victoria, BC  
V8R 0A4  
File: 1332-06  
Ms. Michelle Blake  
tel: 250-412-3513

## LIST OF DRAWINGS

**Architectural**  
 A0.0 Cover Sheet  
 A1.0 Project Data  
 A1.1 ZONING DATA  
 A2.0 Parkade Plan  
 A2.1 Main Floor Plan  
 A2.2 L2 to L4 Plan  
 A2.3 L5 Plan  
 A2.4 L6 PLAN  
 A2.5 Roof Plan  
 A3.0 Elevations  
 A3.1 Street Context Elevations  
 A3.2 Street Context Elevation (Birch)  
 A3.3 Elevation Overlay PH1 on PH2  
 A4.0 Building Sections  
 A5.0 Model Views  
 A5.1 Model Views  
 A5.2 Model Views  
 A5.3 Model Views  
 A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice  
 A7.0 Colour & Materials

**Civil**  
22036-DP Conceptual Site Servicing Plan

**Landscape**  
 L1 Landscape Concept Plan  
 L2 Tree Management Plan

## BUILDING CODE SUMMARY

REFERENCED DOCUMENT :  
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3.

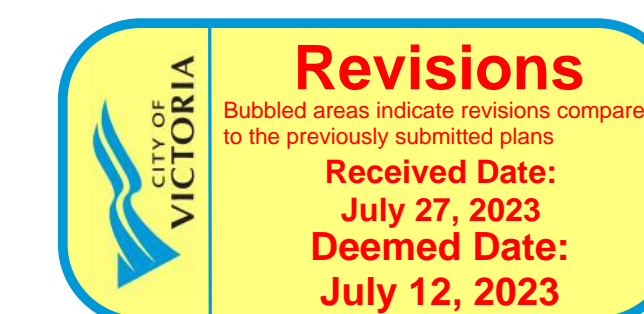
MAJOR OCCUPANCY CLASSIFICATION:  
 • RESIDENTIAL - GROUP C  
 • PARKADE - GROUP F3  
 • EXISTING PH1 - GROUP B3

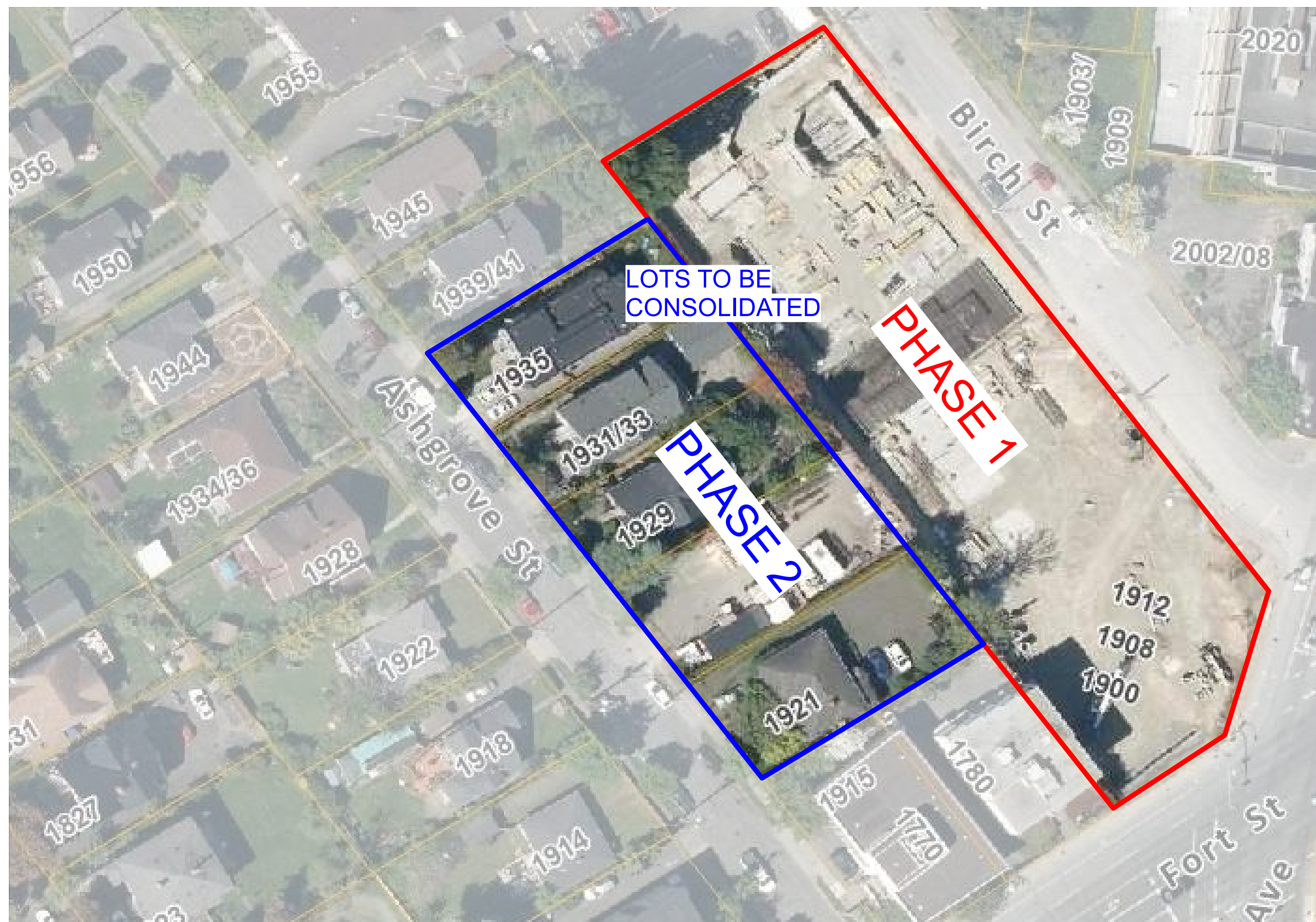
MAJOR OCCUPANCY FIRE SEPARATIONS:  
 • C - B3 <-> F3 - 1 hr.

BUILDING AREA:  
 • 1 135 m2 (PH2)

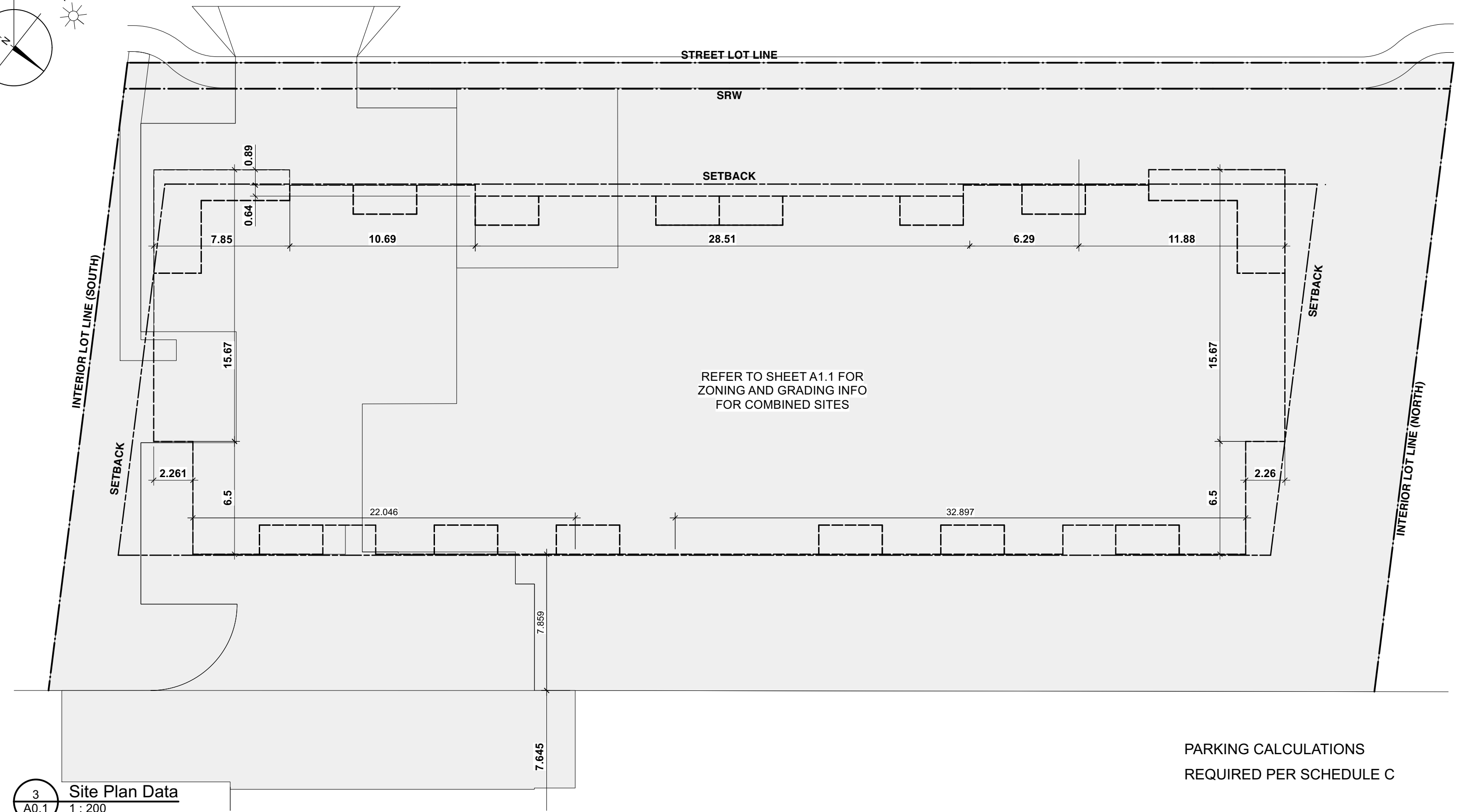
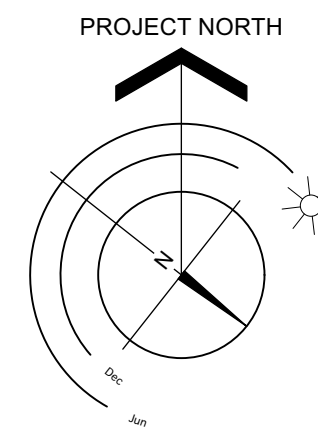
BUILDING HEIGHT:  
 • 6 STOREYS

NUMBER OF STREETS FACING:  
 • 1





1 Location Plan  
 A0.1 1:500



3 Site Plan Data  
 A0.1 1:200

PARKING CALCULATIONS  
 REQUIRED PER SCHEDULE C

CLASS : ASSISTED LIVING FACILITY

PROJECT INFORMATION TABLE	PHASE 2	PHASE 1 EXISTING	COMBINED SITES
ZONE (EXISTING)	R3-2, R1-B, C1-R	C1-R	
PROPOSED ZONE			NEW ZONE
SITE AREA (M2)	2,769 m2	4,065 m2	6834.0 m2
TOTAL FLOOR AREA INCL COMMERCIAL (M2)	6,585 m2	10,771 m2	17,356 m2
COMMERCIAL FLOOR AREA (M2)		170 m2	170 m2
FLOOR SPACE RATIO	2.38	2.65	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	53.3 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	36.2 %
HEIGHT OF BUILDING (M)	26.58 m	20.6 m	26.58 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	55	47	<b>101 (15 ACCESSIBLE)</b>
BICYCLE PARKING NUMBER	CLASS 1 5	8	13
	CLASS 2 6	2	8

PHASE 2 - 88 SUITES  
 PHASE 1 - 125 SUITES  
 TOTAL - 213 SUITES

VEHICLES - 213 X 0.35 = 74.55  
 VISITORS - 213 X 0.1 = 21.30  
 RETAIL PH1 PER 50m2= 3.40  
 TOTAL = 99.25  
 NEAREST WHOLE = 99 STALLS

BICYCLES  
 LONG-TERM :  
 213 @ 1 PER 20 = 10.65  
 = 11

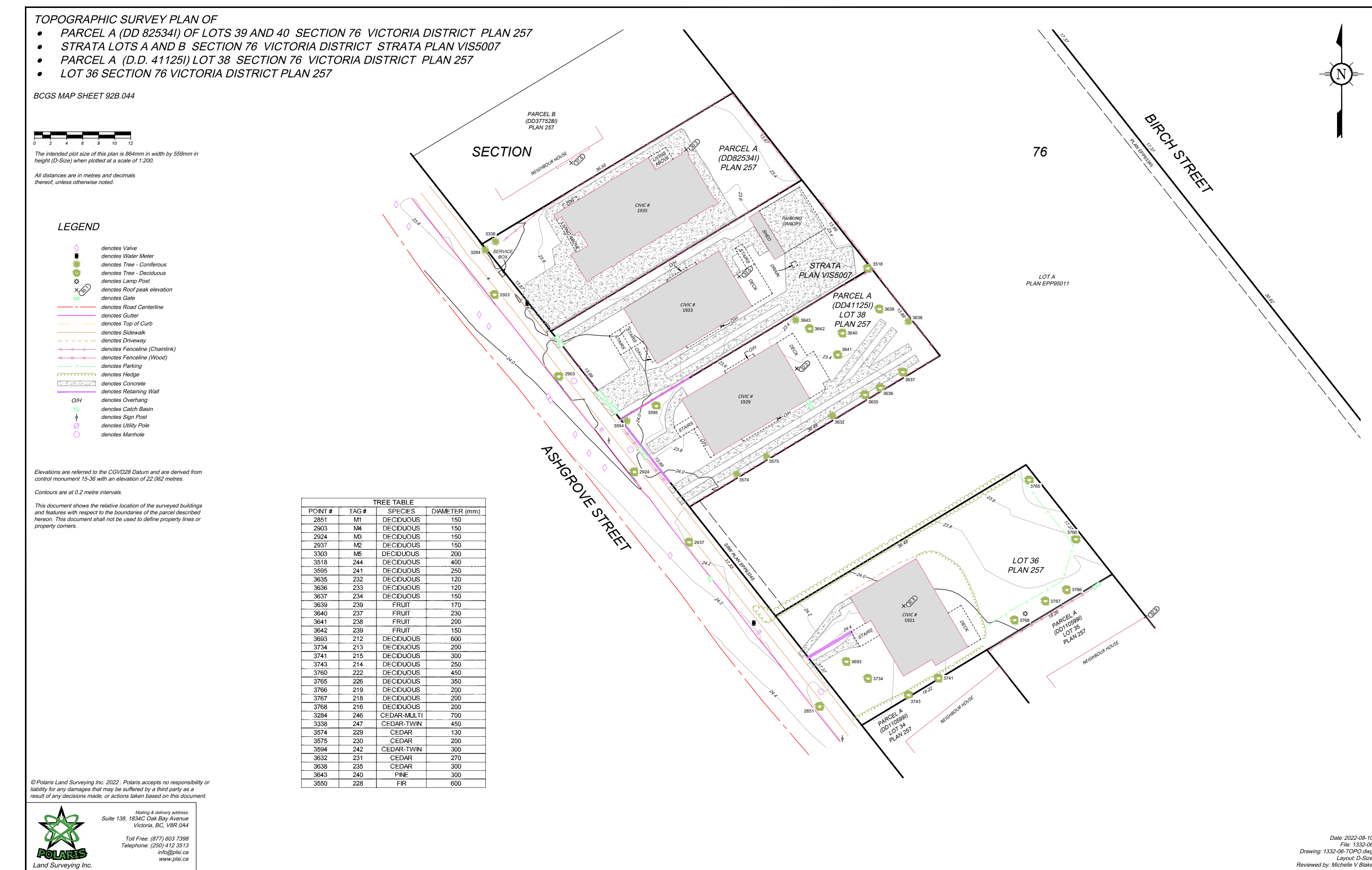
SHORT-TERM  
 213 @ 1 PER 50 = 4.26  
 = 4

BUILDING SETBACKS (M)	
STREET LOT LINE	7.05 m Project WEST
INTERIOR LOT LINE	5.63 m Project NORTH
INTERIOR LOT LINE	4.27 m Project SOUTH

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	88
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 1-Bedroom + Den, 2-Bedroom
GROUND-ORIENTATED UNITS	8
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2
TOTAL RESIDENTIAL FLOOR AREA (M2)	5,165.9 m2

EV CHARGING:  
 1 PER VEHICLE SPACE = 43 STALLS  
 (PHASE 2 NEW CONSTRUCTION ONLY)

**ACCESSIBLE PARKING :**  
 75 VEHICLES @ 15% = 11.25 = 11 R  
 (9 REG + 2 VAN )  
 21 VEHICLES @ 15% = 3.15 = 3 V  
 (2 VISITOR AND 1 VISITOR VAN )  
 TOTAL VEHICLE UA REQ'D = 11  
 (9 REG + 2 VISITOR)  
 TOTAL VAN UA REQ'D = 3  
 (2 REG + 1 VISITOR)  
 TOTAL REQUIRED = 14  
 TOTAL PROVIDED = 15

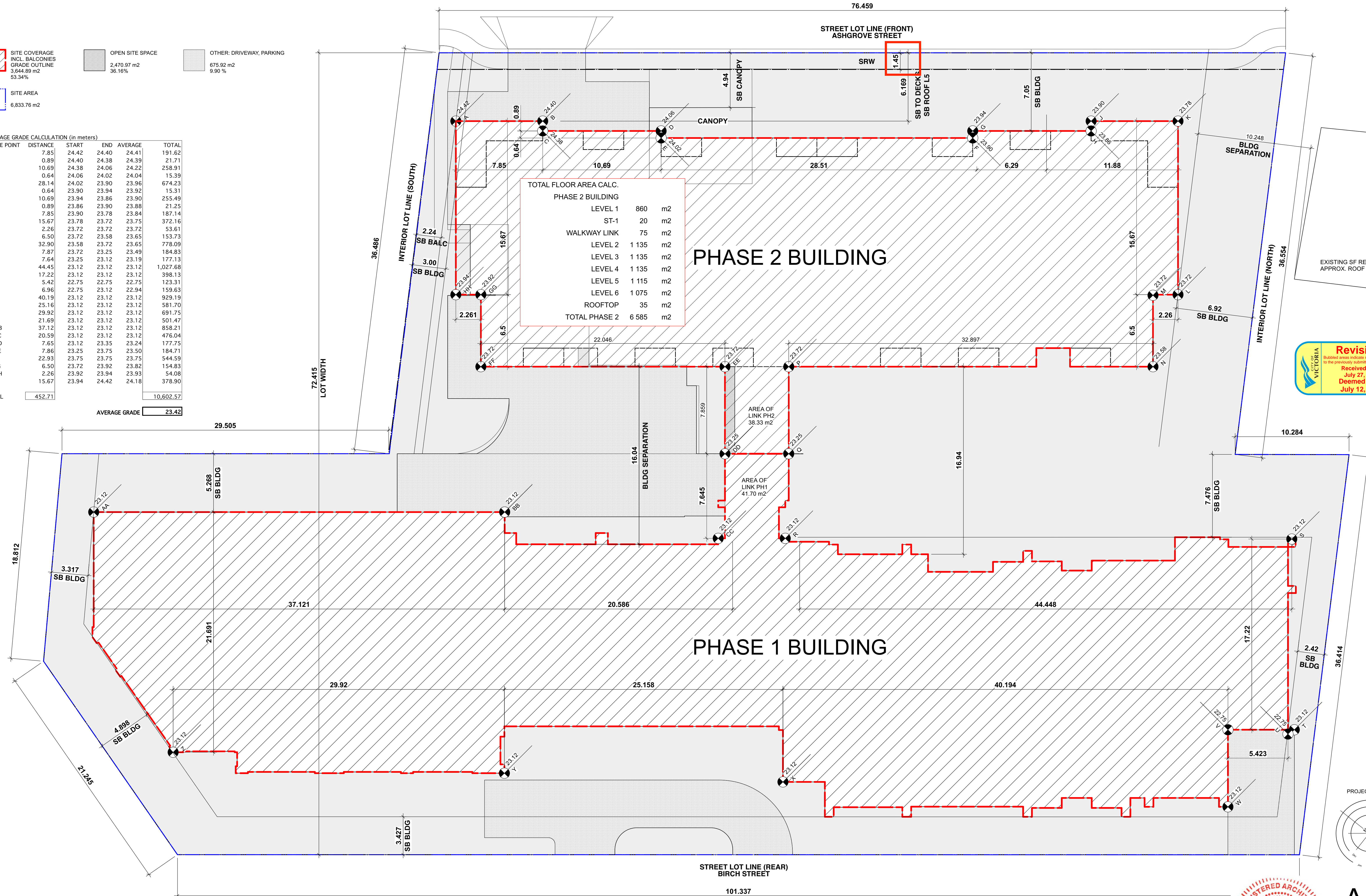


	SITE COVERAGE INCL. BALCONIES GRADE OUTLINE 3,644.89 m <sup>2</sup> 53.34%
	OPEN SITE SPACE 2,470.97 m <sup>2</sup> 36.16%
	OTHER: DRIVEWAY, PARKING 675.92 m <sup>2</sup> 9.90%
	SITE AREA 6,833.76 m <sup>2</sup>

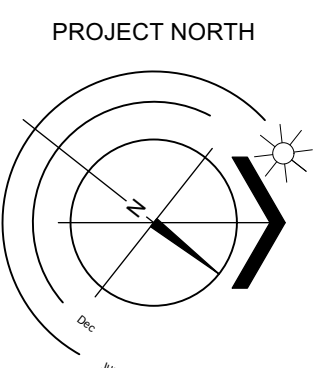
AVERAGE GRADE CALCULATION (in meters)					
GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	23.94	23.86	23.90	255.49
H-J	0.89	23.86	23.90	23.88	21.25
J-K	7.85	23.90	23.78	23.84	187.14
K-L	15.67	23.78	23.72	23.75	372.16
L-M	2.26	23.72	23.72	23.72	53.61
M-N	6.50	23.72	23.58	23.65	153.73
N-P	32.90	23.58	23.72	23.65	778.09
P-Q	7.87	23.72	23.25	23.49	184.83
Q-R	7.64	23.25	23.12	23.19	177.13
R-S	44.45	23.12	23.12	23.12	1,027.68
S-T	17.22	23.12	23.12	23.12	398.13
U-V	5.42	22.75	22.75	22.75	123.31
V-W	6.96	22.75	23.12	22.94	159.63
W-X	40.19	23.12	23.12	23.12	929.19
X-Y	25.16	23.12	23.12	23.12	581.70
Y-Z	29.92	23.12	23.12	23.12	691.75
Z-AA	21.69	23.12	23.12	23.12	501.47
AA-BB	37.12	23.12	23.12	23.12	858.21
BB-CC	20.59	23.12	23.12	23.12	476.04
CC-DD	7.65	23.12	23.35	23.24	177.75
DD-EE	7.86	23.25	23.75	23.50	184.71
EE-FF	22.93	23.75	23.75	23.75	544.59
FF-GG	6.50	23.72	23.92	23.82	154.83
GG-HH	2.26	23.92	23.94	23.93	54.08
HH-A	15.67	23.94	24.42	24.18	378.90
TOTAL	452.71				10,602.57

AVERAGE GRADE 23.42

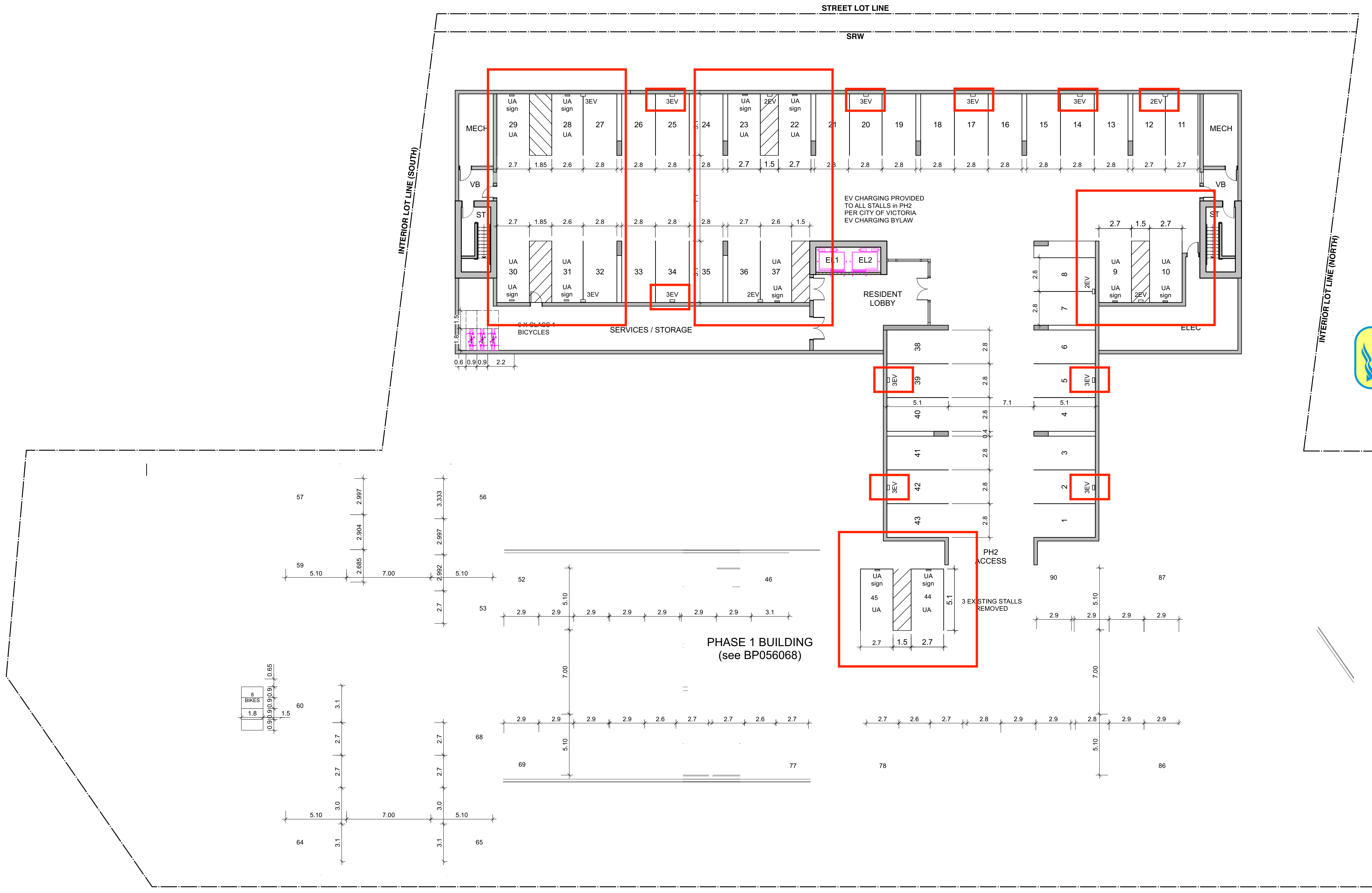
TOTAL FLOOR AREA CALC.		
PHASE 2 BUILDING		
LEVEL 1	860	m <sup>2</sup>
ST-1	20	m <sup>2</sup>
WALKWAY LINK	75	m <sup>2</sup>
LEVEL 2	1 135	m <sup>2</sup>
LEVEL 3	1 135	m <sup>2</sup>
LEVEL 4	1 135	m <sup>2</sup>
LEVEL 5	1 115	m <sup>2</sup>
LEVEL 6	1 075	m <sup>2</sup>
ROOFTOP	35	m <sup>2</sup>
<b>TOTAL PHASE 2</b>	<b>6 585</b>	<b>m<sup>2</sup></b>



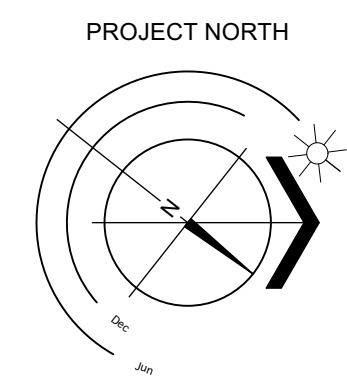
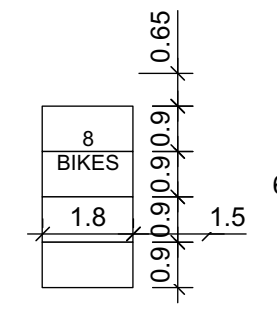
**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans.  
 Received Date: July 27, 2023  
 Deemed Date: July 12, 2023

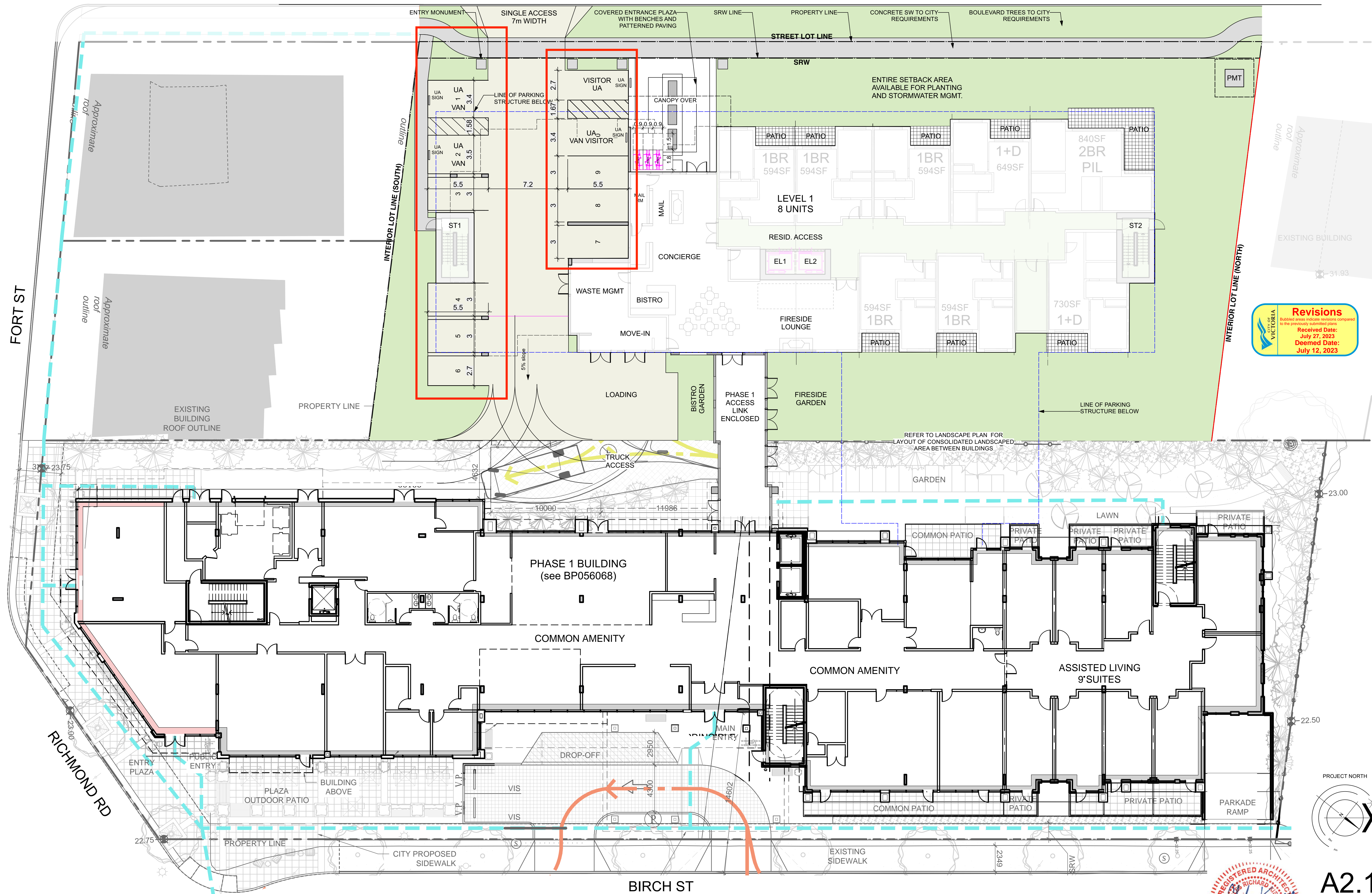


**A1.1**

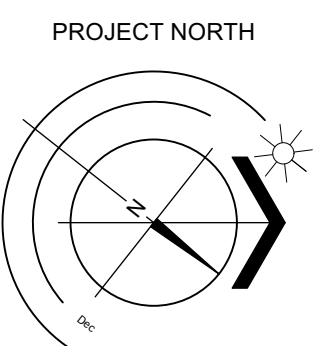


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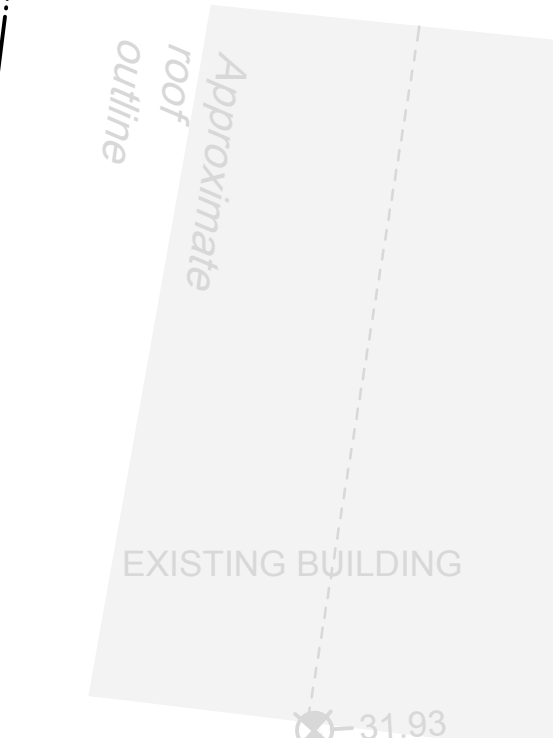
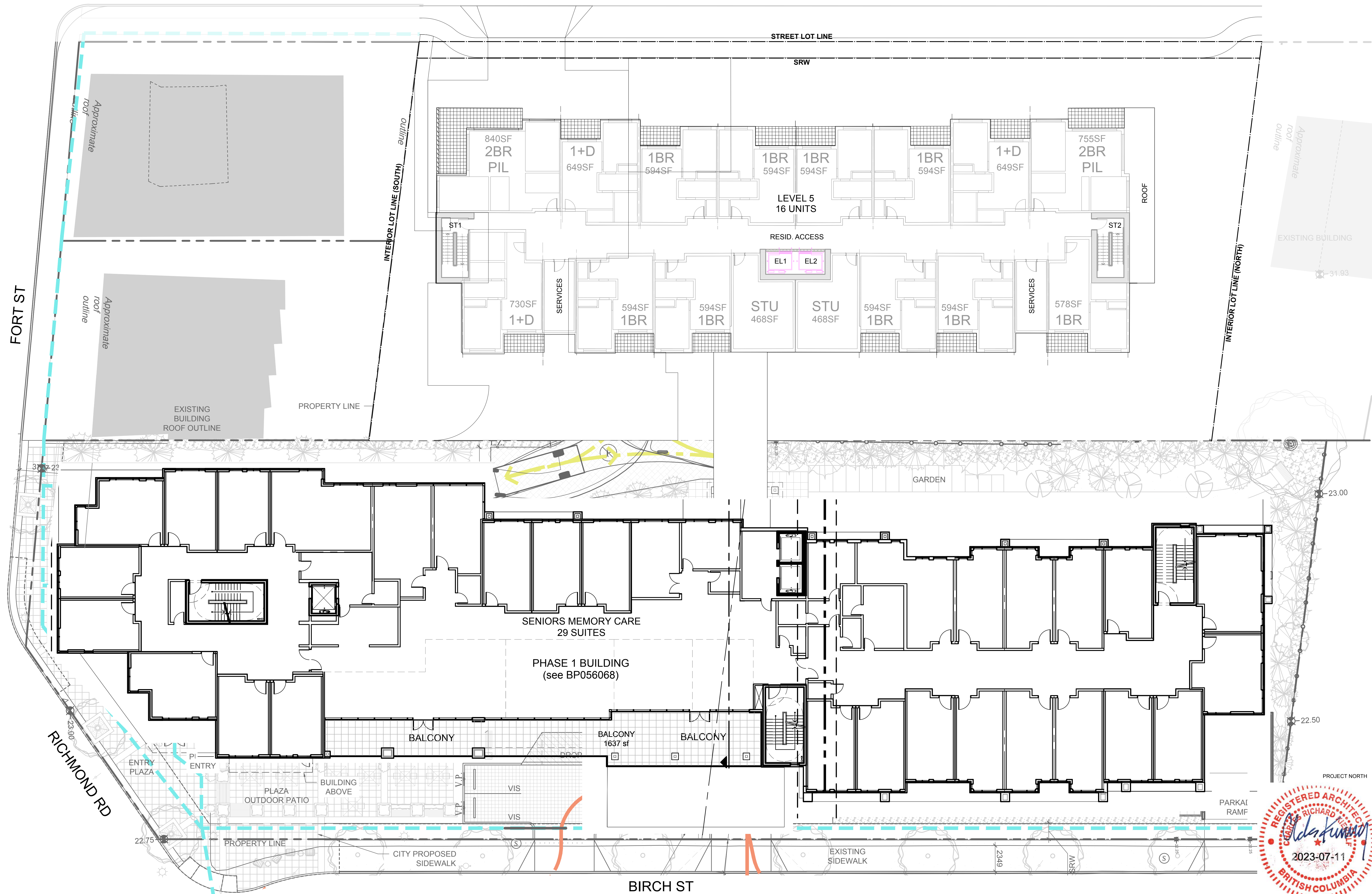
**Revisions**  
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 Received Date: July 27, 2023  
 Deemed Date: July 12, 2023



A2.1

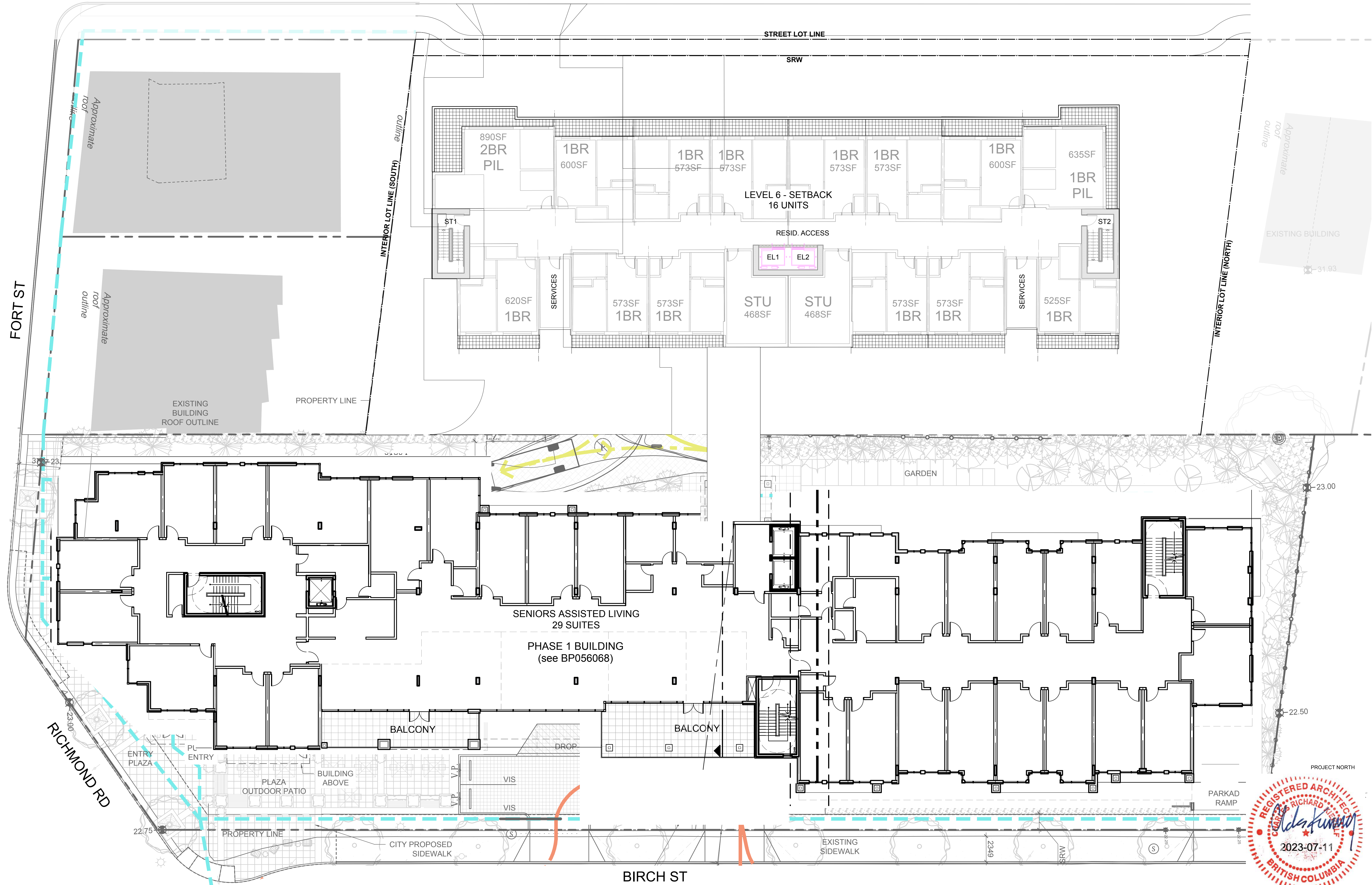






AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L5 Plan

RE-ISSUED FOR REZONING & DP : 11 JULY 2023



AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L6 Plan

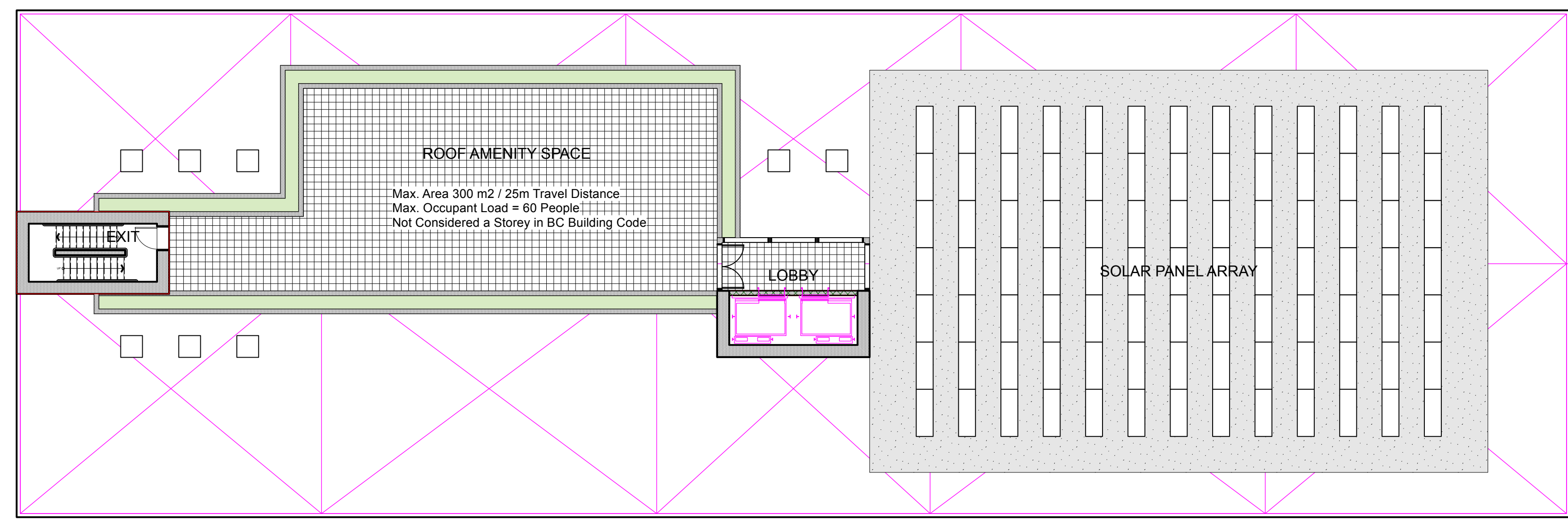
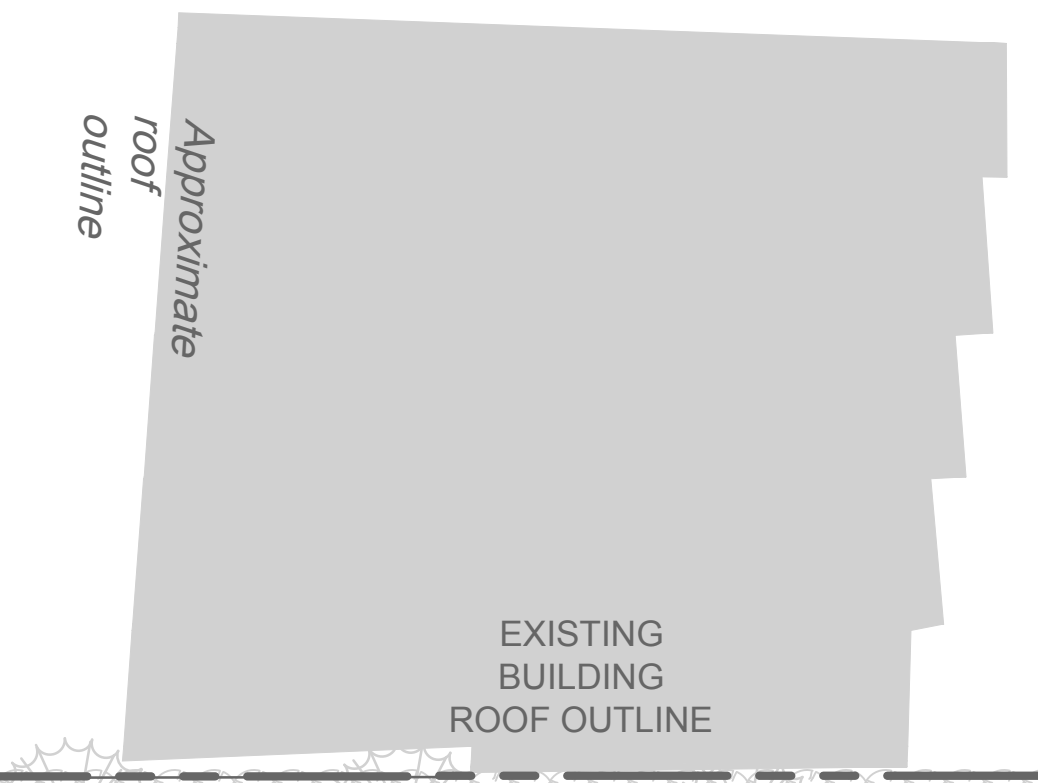
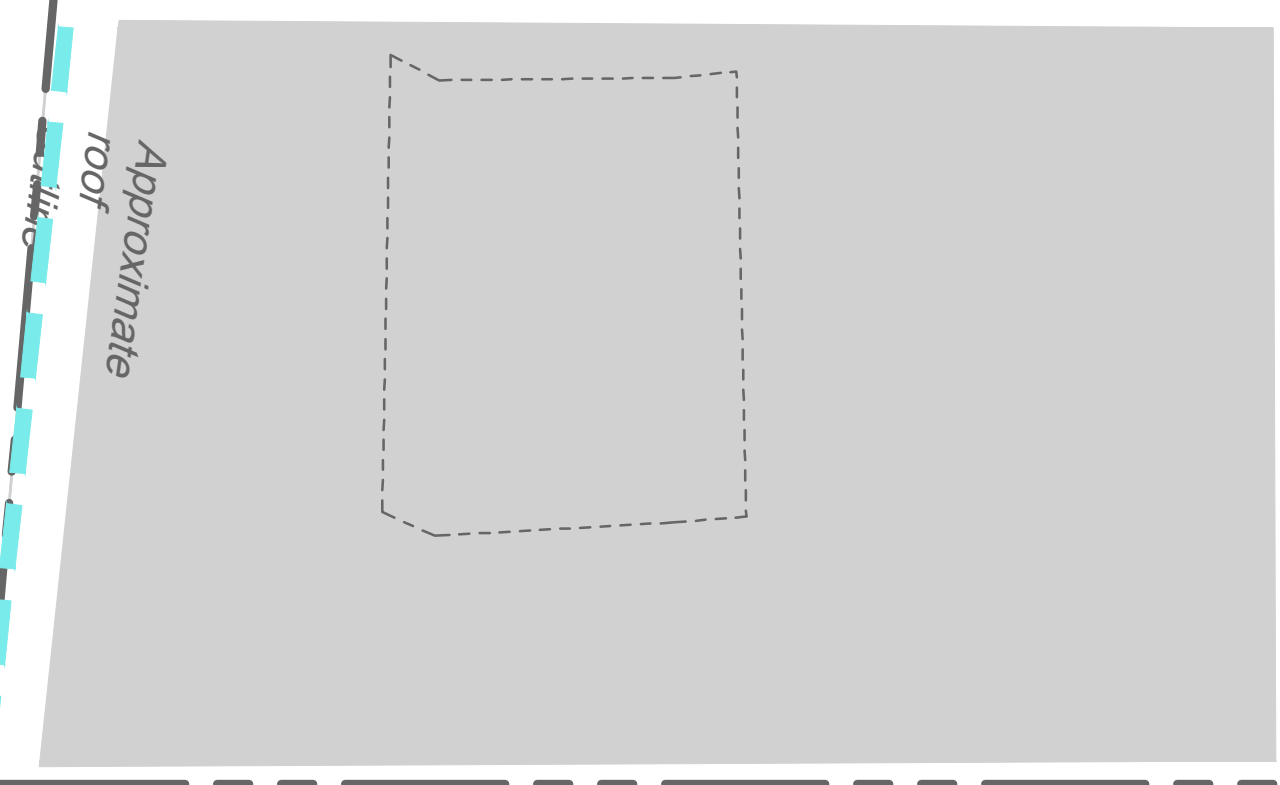
RE-ISSUED FOR REZONING & DP : 11 JULY 2023

STREET LOT LINE

SRW

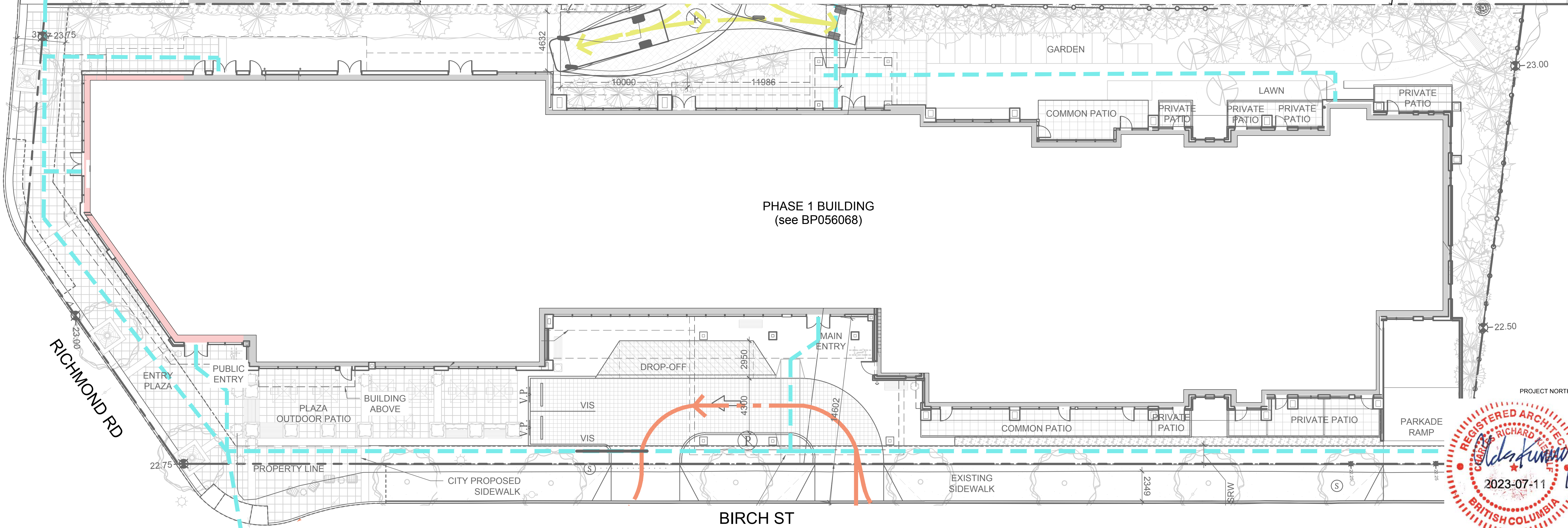
INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



PROPERTY LINE

EXISTING BUILDING ROOF OUTLINE



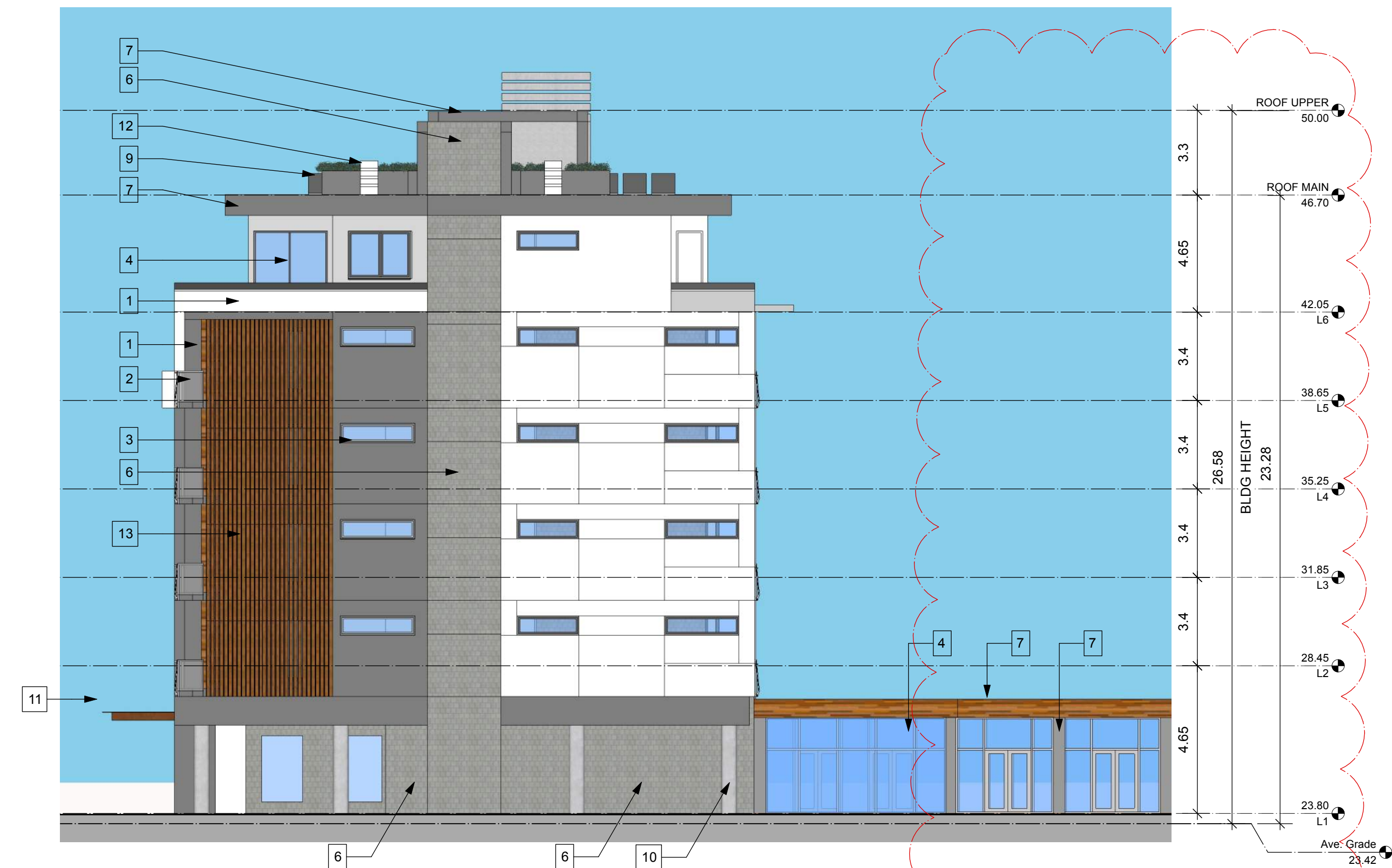
PHASE 1 BUILDING (see BP056068)





WEST ELEVATION

- MATERIALS KEY :
1. Cementitious Panel Siding - various colours - with colour-matched trims.
  2. Aluminum and Glass guard.
  3. High-Performance Vinyl windows with coloured frames.
  4. High-Performance aluminum and glass window-wall system.
  5. Metal siding with printed wood grain pattern.
  6. Smooth face masonry cladding.
  7. Prefinished metal cladding.
  8. Rooftop solar PV array.
  9. Rooftop amenity area with planters.
  10. Concrete column.
  11. Steel and glass canopy.
  12. Rooftop beekeeping hives.
  13. Louvre Screen Wall



SOUTH ELEVATION

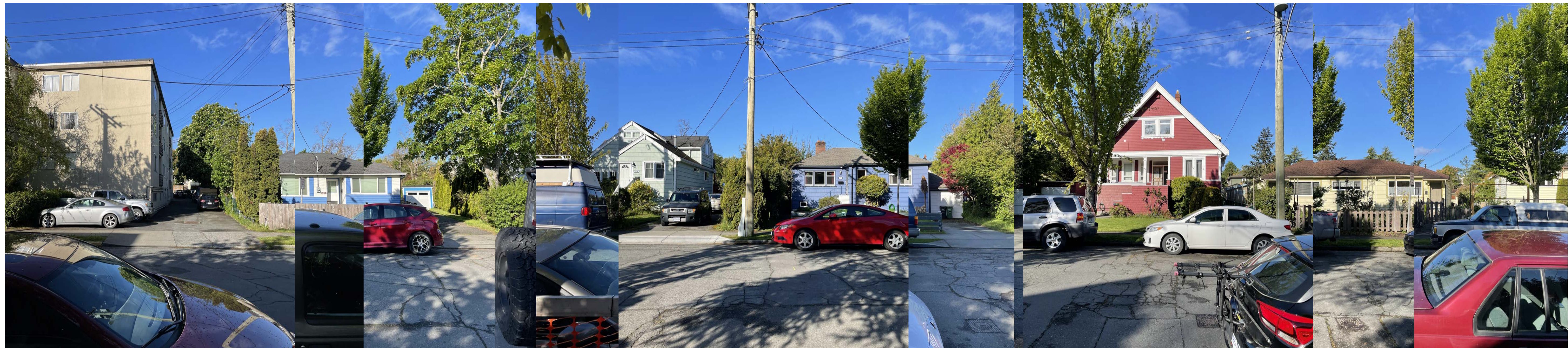


EAST ELEVATION



NORTH ELEVATION





1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST





Street Context Elevation - Birch Street - Phase 2 in background  
(Phase 1 and context masked 60%)

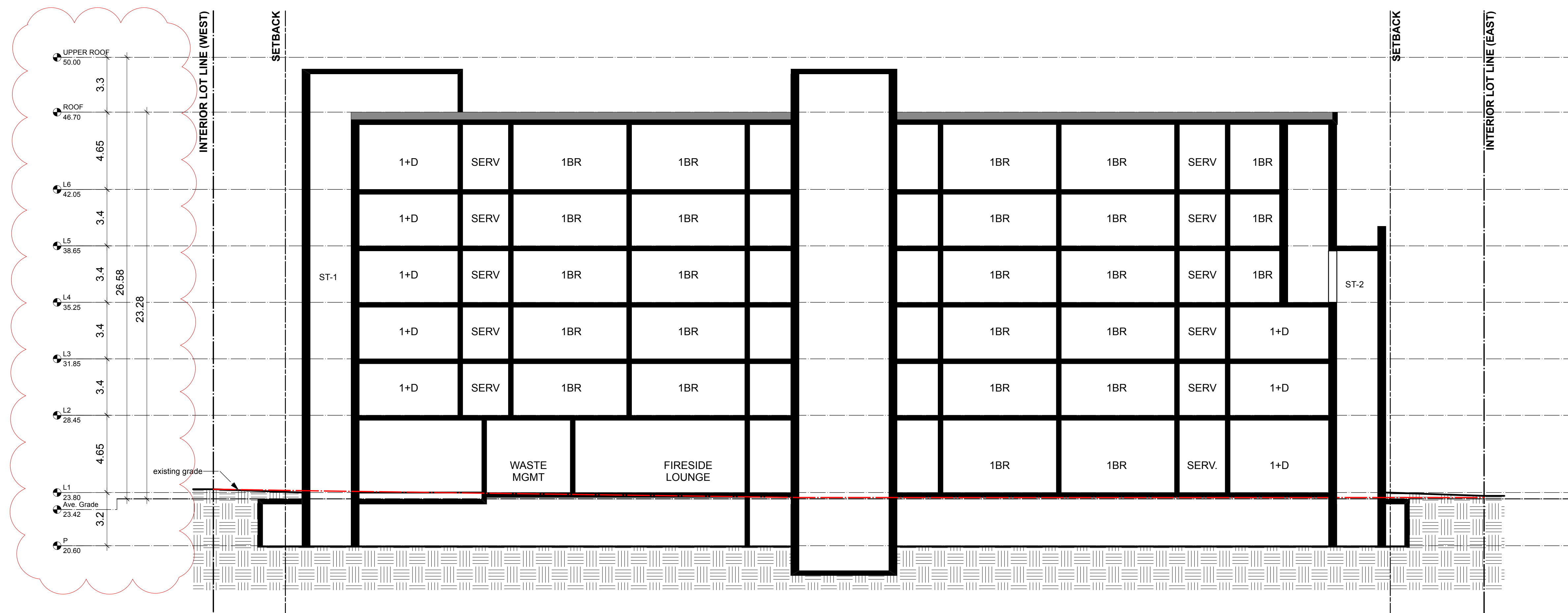




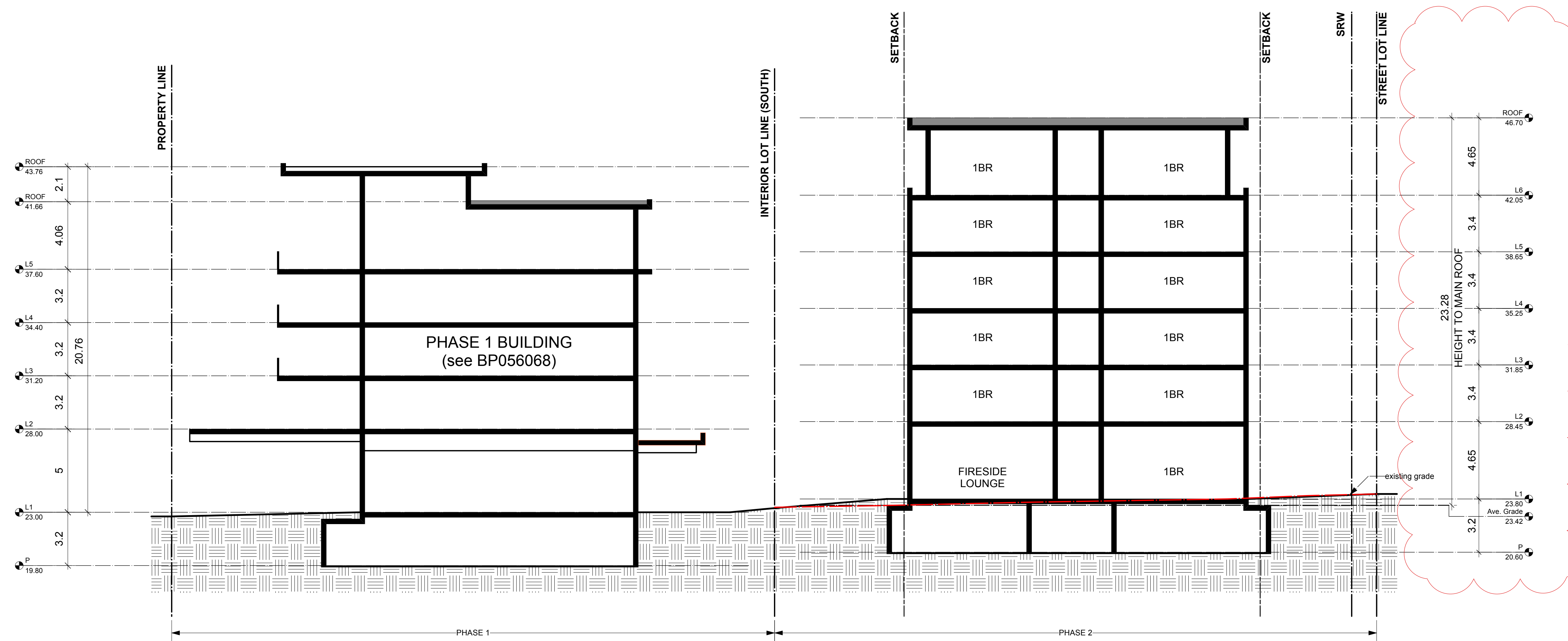
PHASE 1 WINDOW / GLAZING  
LOCATION TYP.

EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID





SECTION WEST - EAST



SECTION SOUTH - NORTH





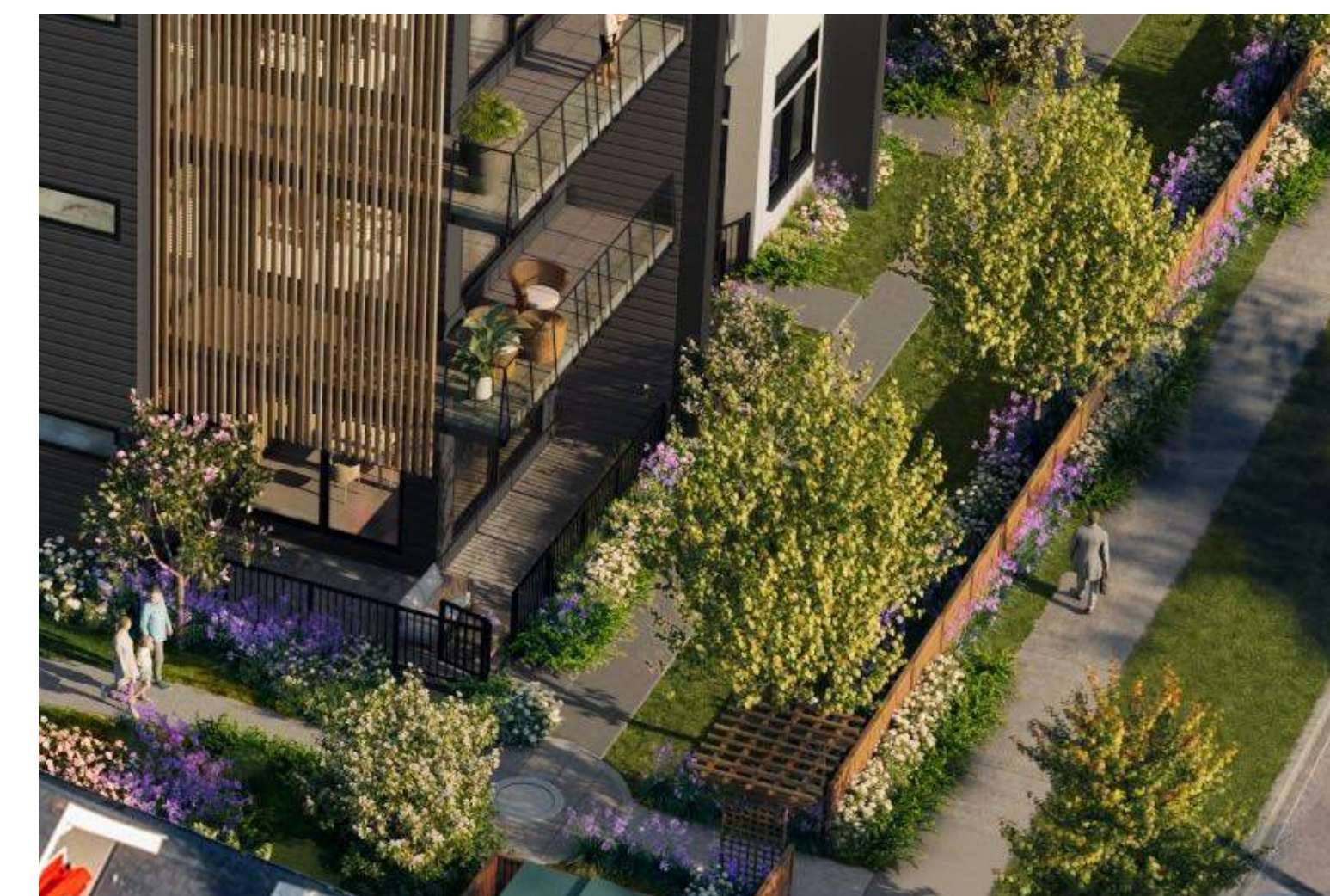
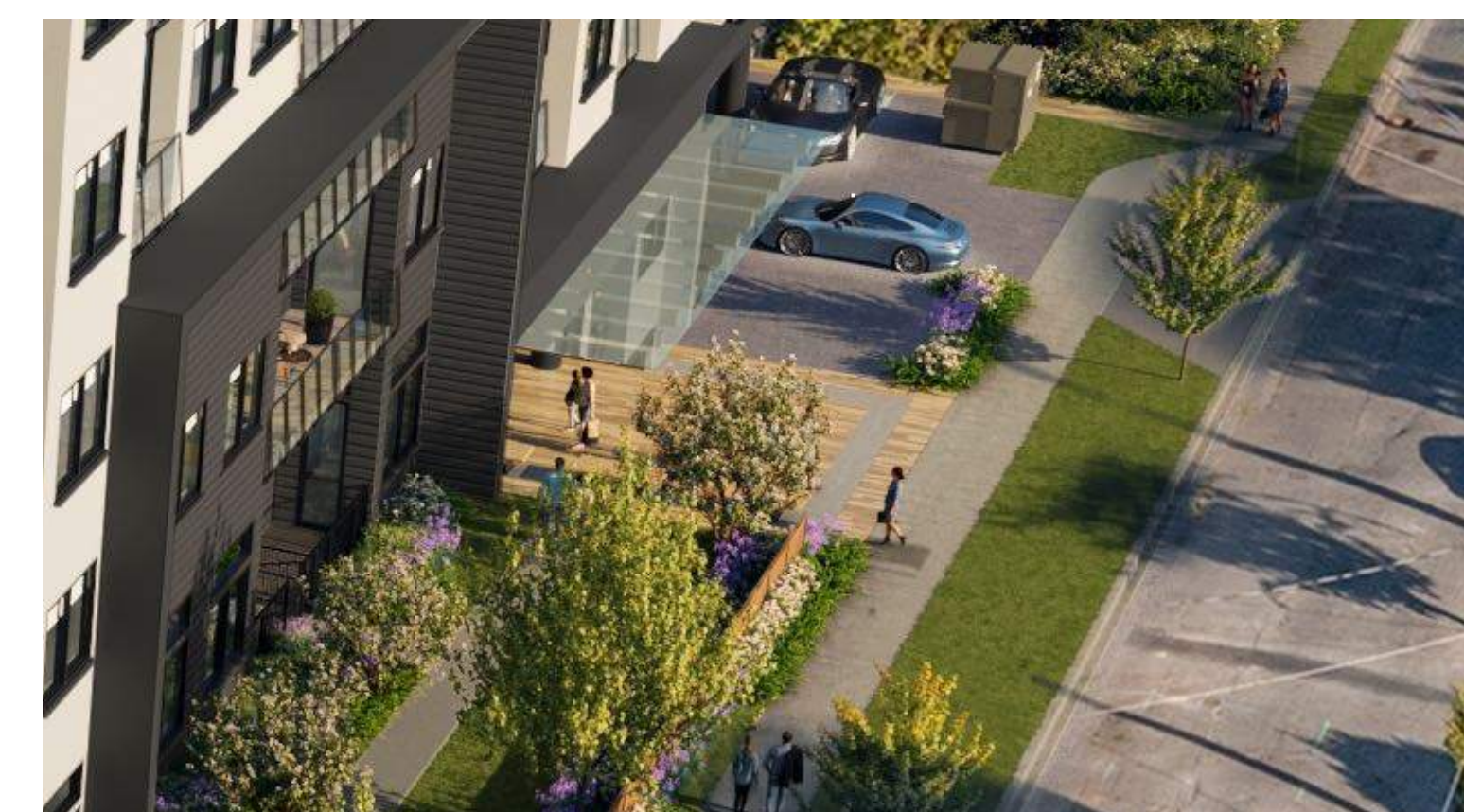
Aerial View - Looking West from Richmond Road  
Phase 1 in Foreground



Aerial View - Looking South West from Richmond Road  
Phase 1 in Foreground

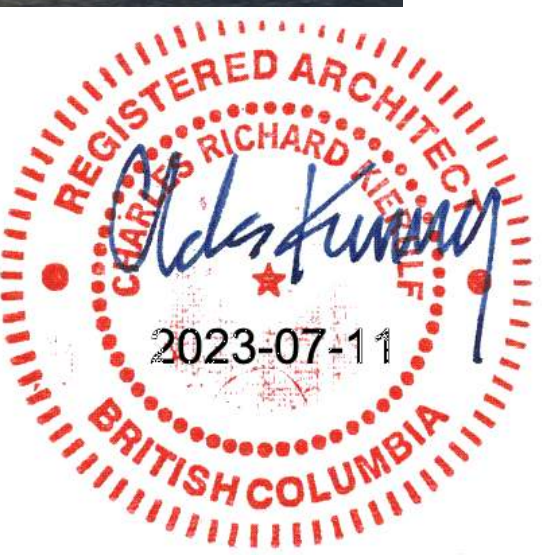


Aerial View - Looking South East from Ashgrove Street  
Phase 1 in Background





Street View - Looking North from Richmond Street  
 Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street



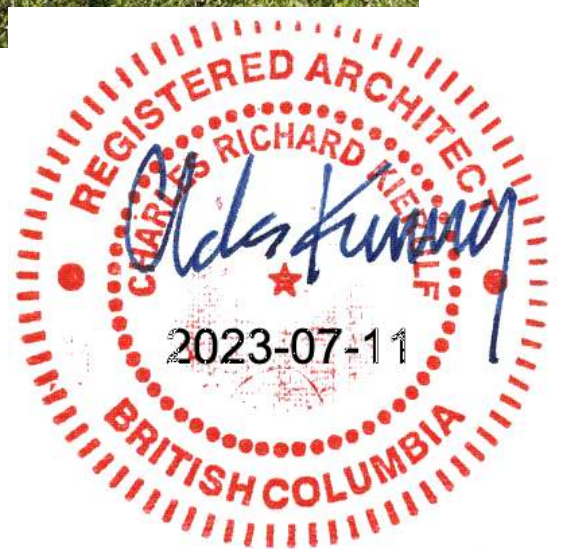


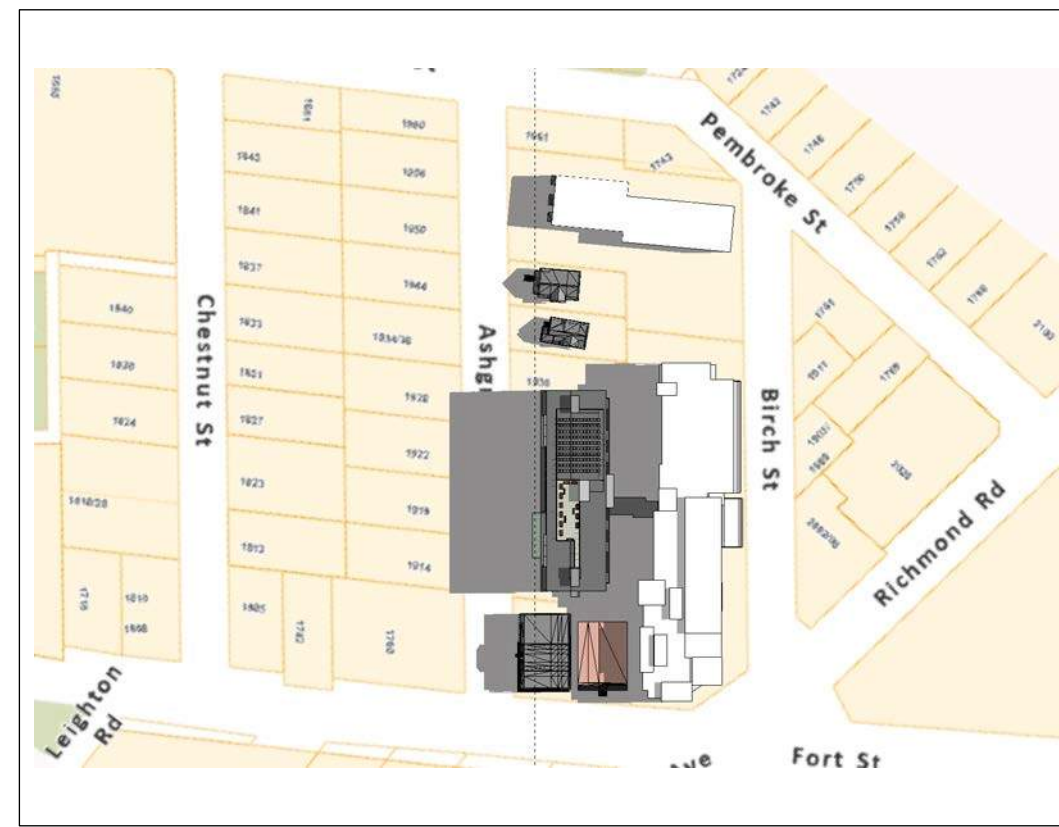
Street View - Looking South along Ashgrove Street



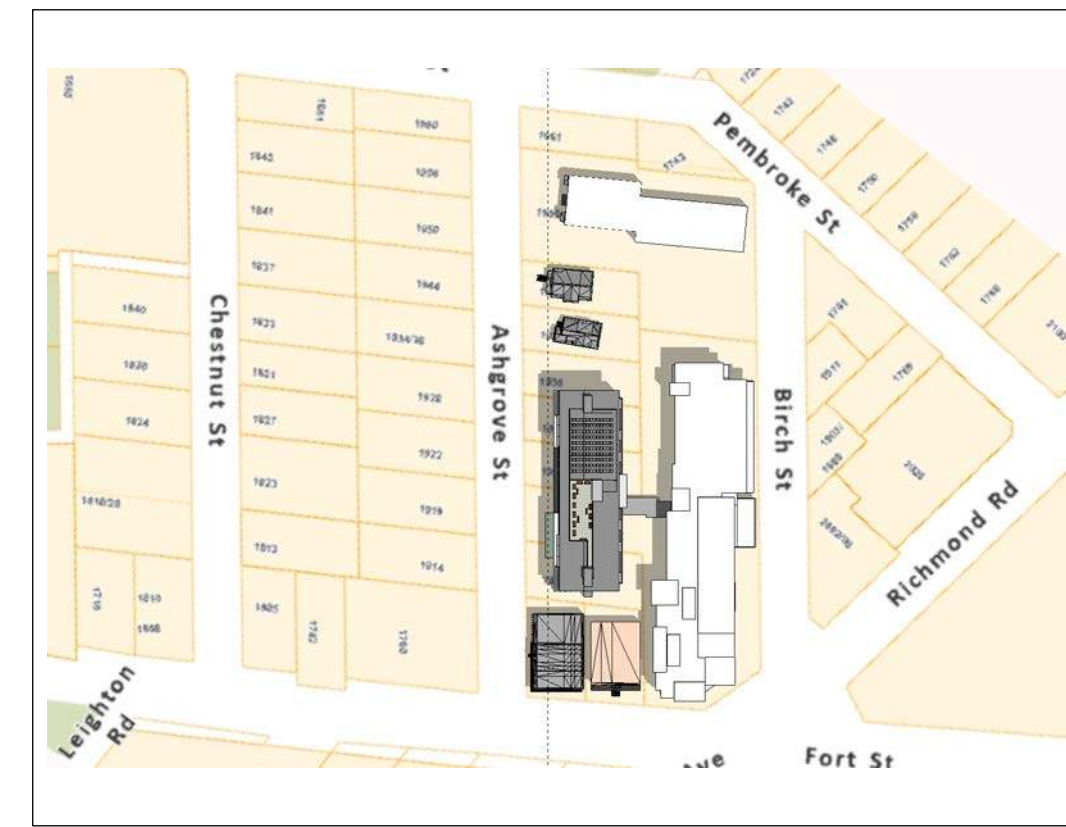


Aerial View - Looking East over Fort Street with RJH Buildings in Background

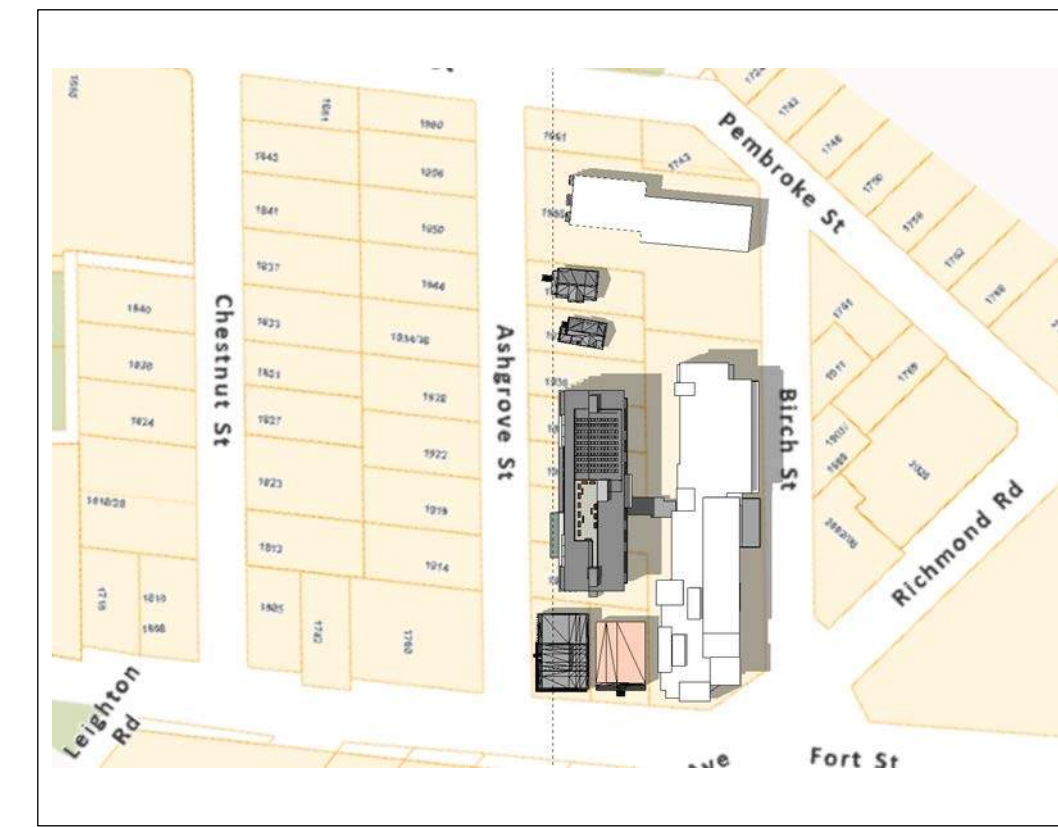




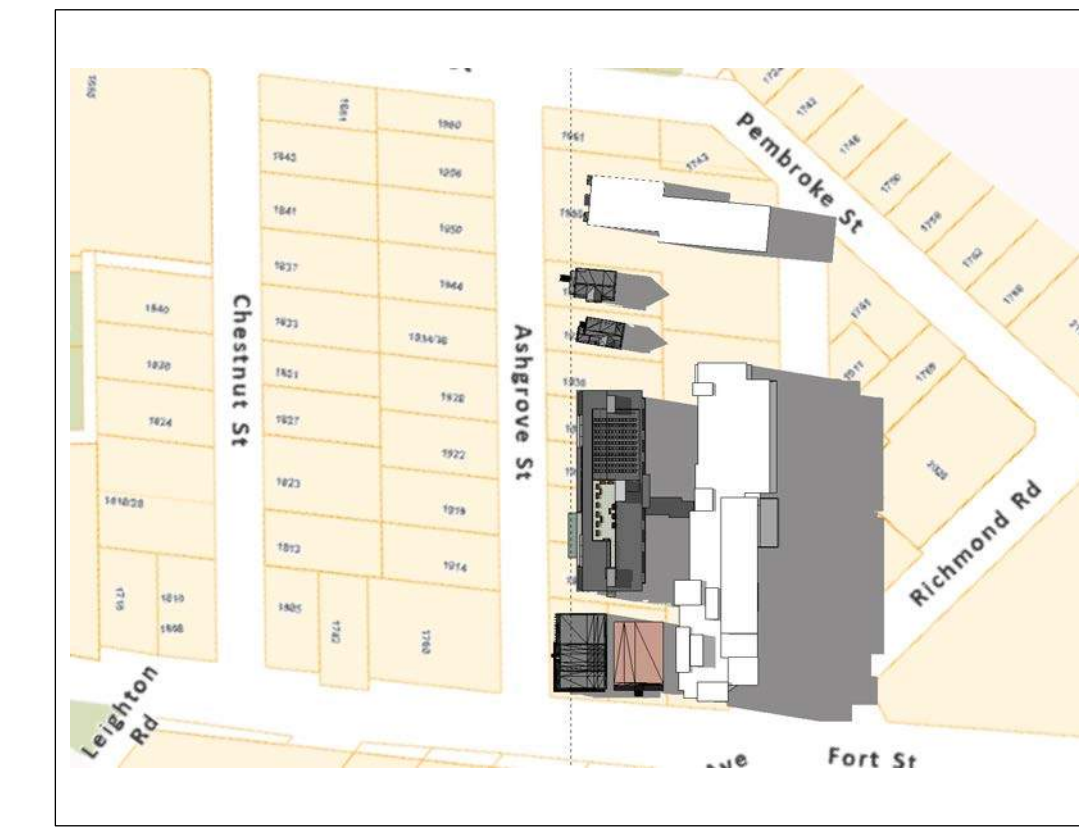
JUNE 21 - 08:00



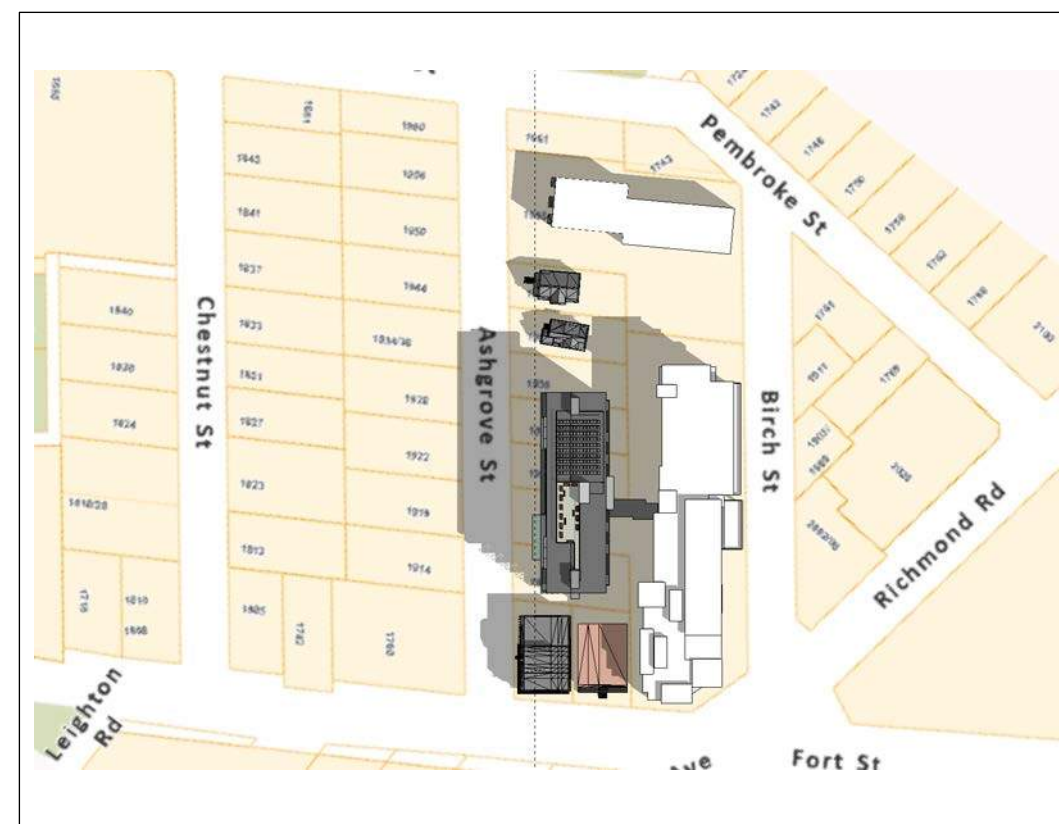
JUNE 21 - 11:00



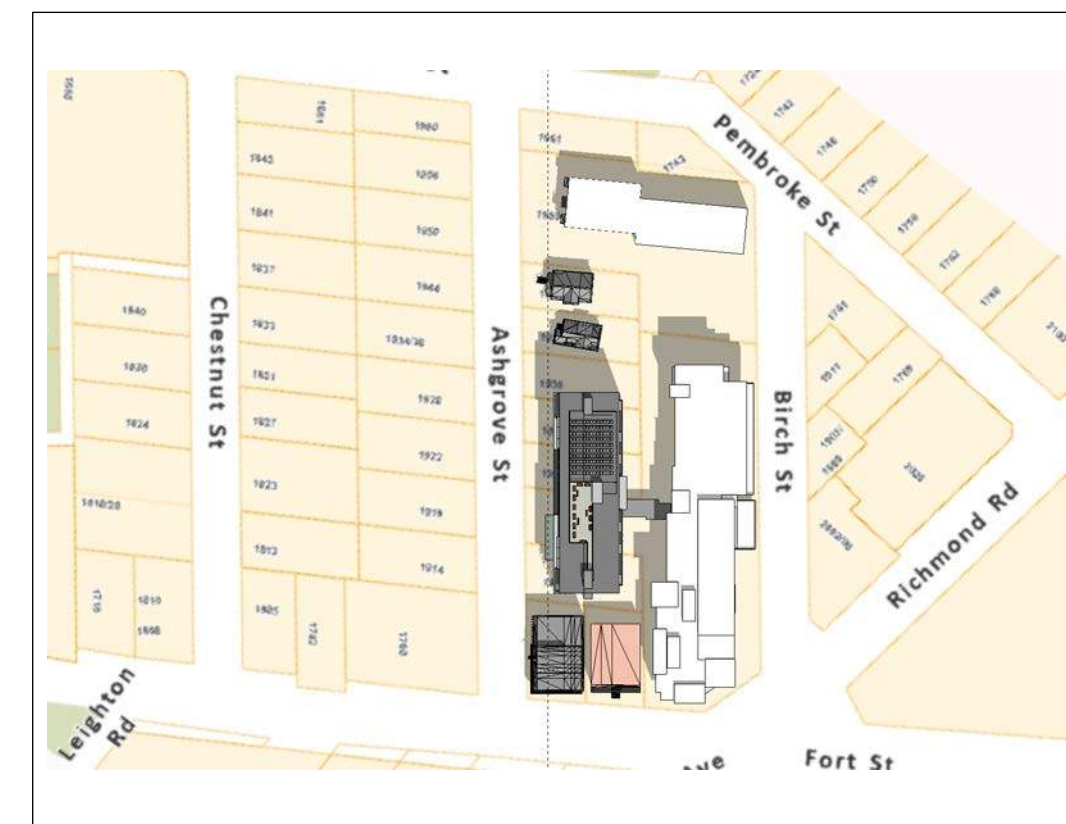
JUNE 21 - 14:00



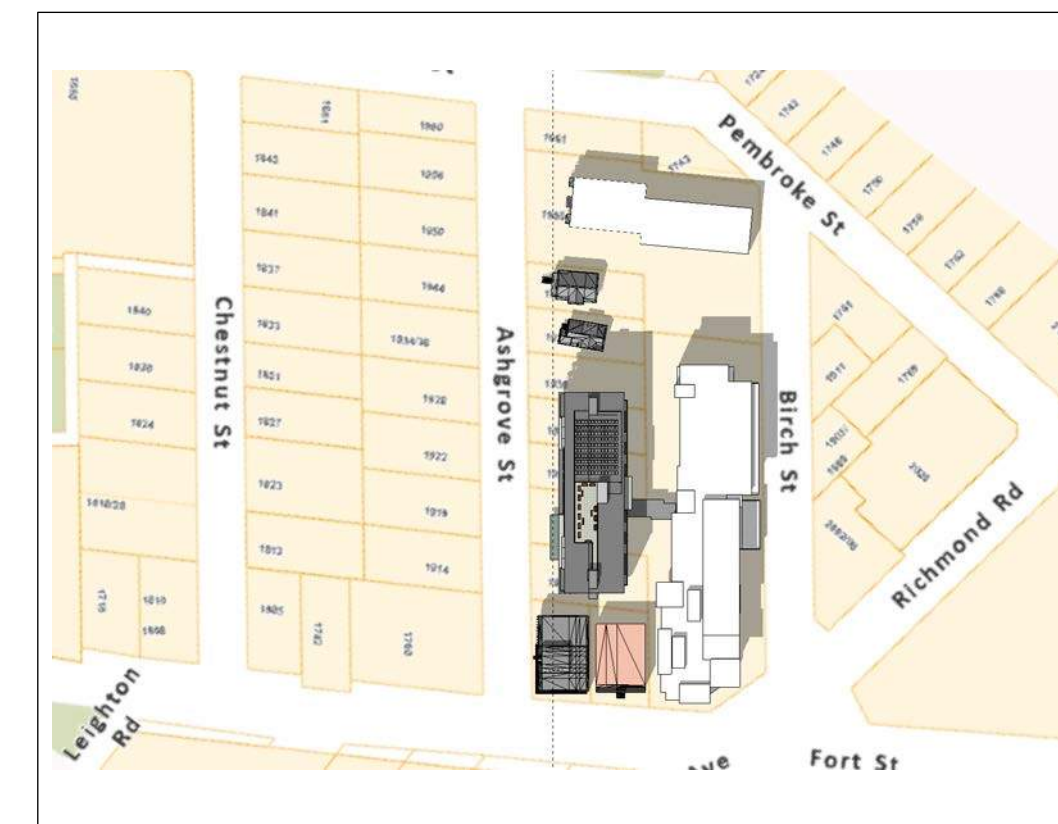
JUNE 21 - 17:00



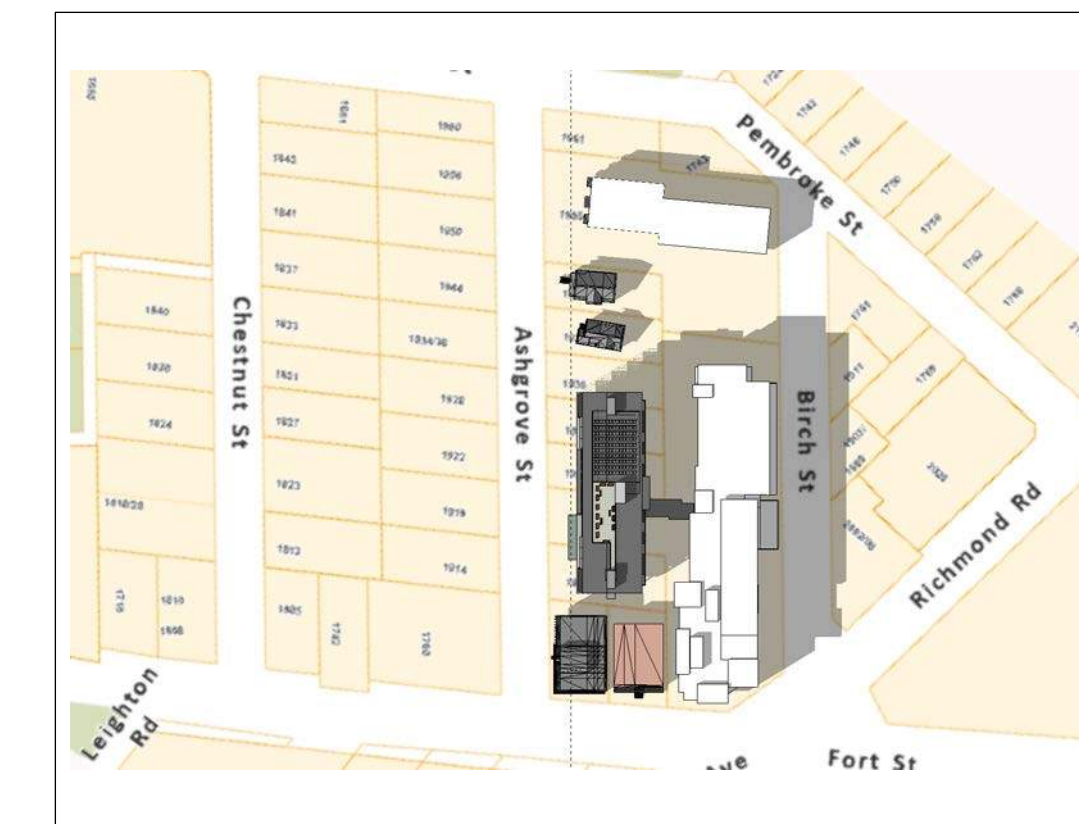
SEPTEMBER 23 - 09:00



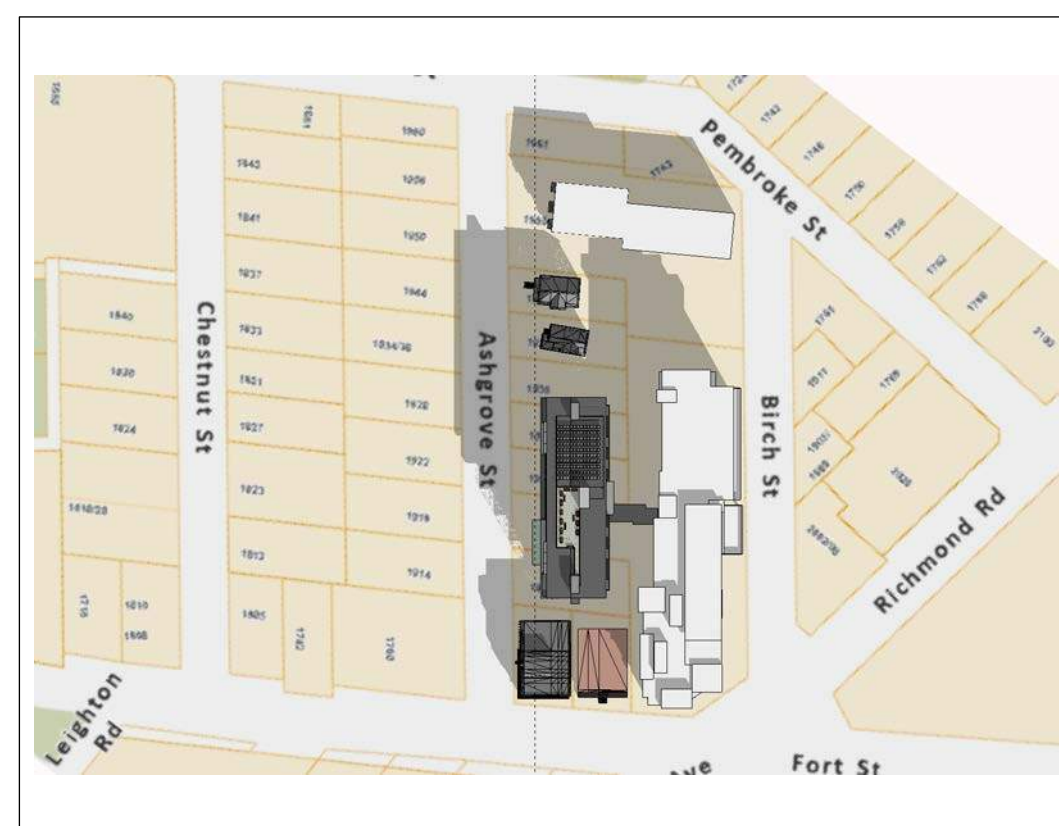
SEPTEMBER 23 - 11:00



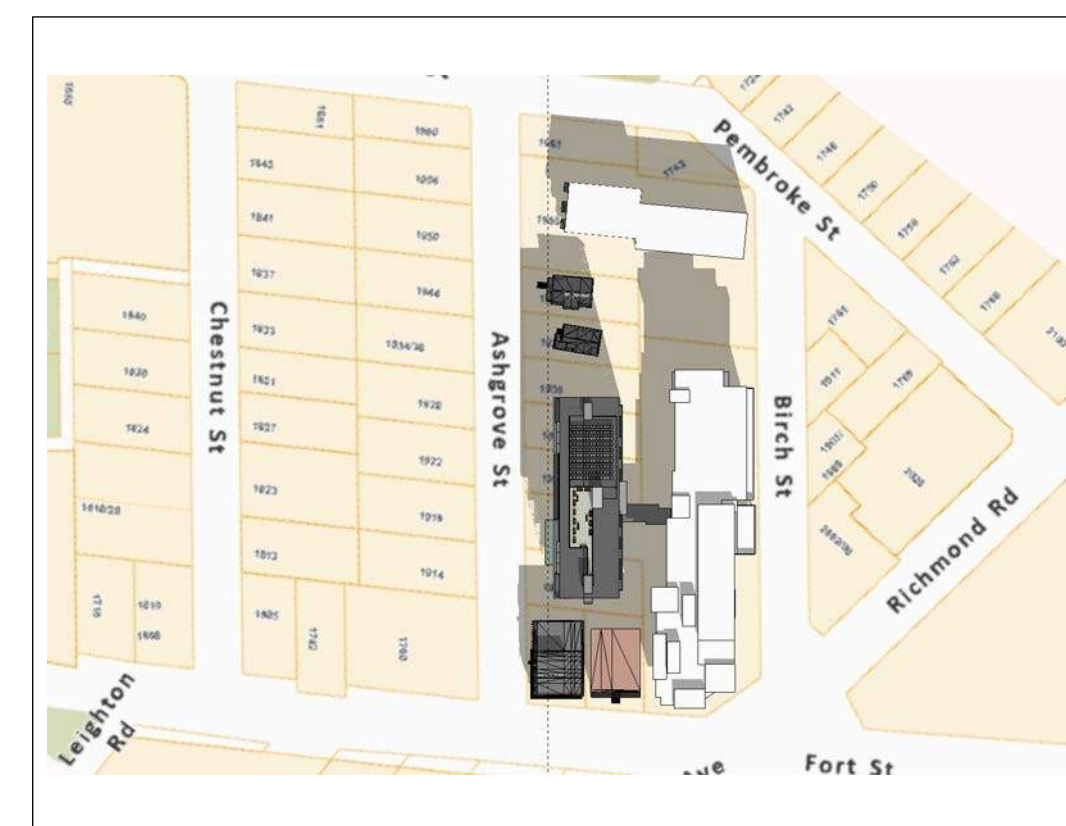
SEPTEMBER 23 - 13:00



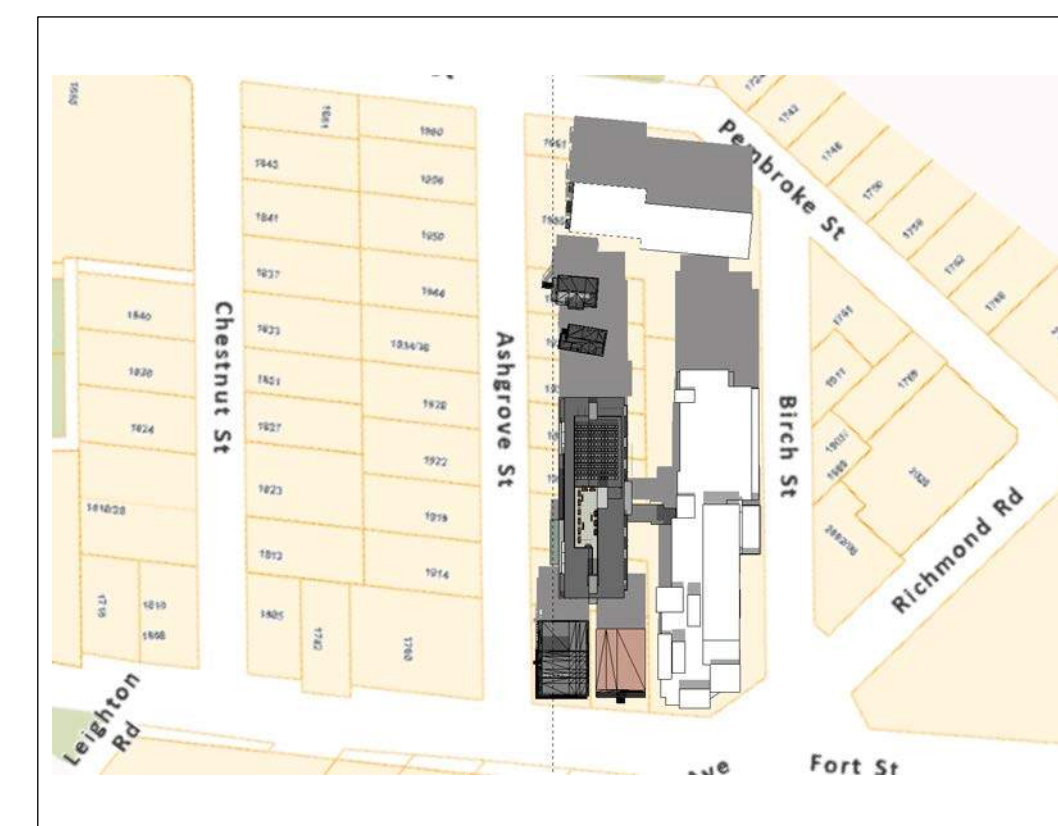
SEPTEMBER 23 - 15:00



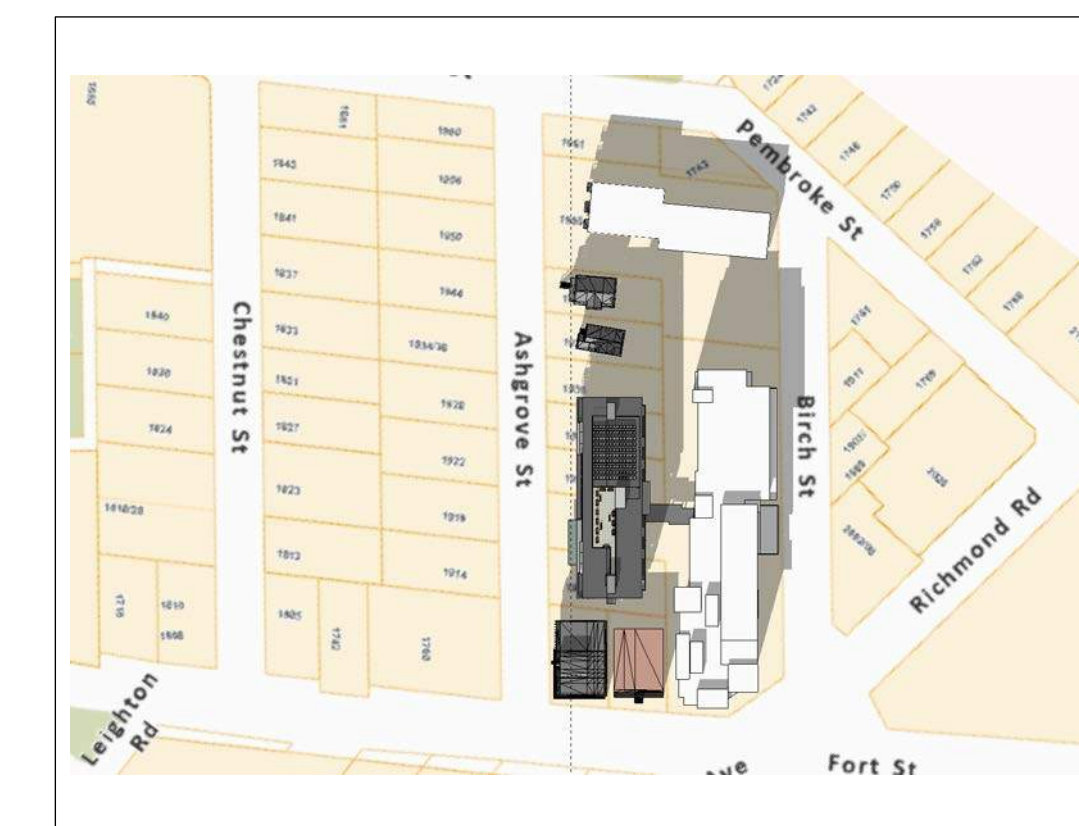
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00





Vertical Louver Screen Wall  
North and South Elevations



High-Performance aluminium and  
glass window-wall system



Rooftop solar PV array



Rooftop amenity area with planters



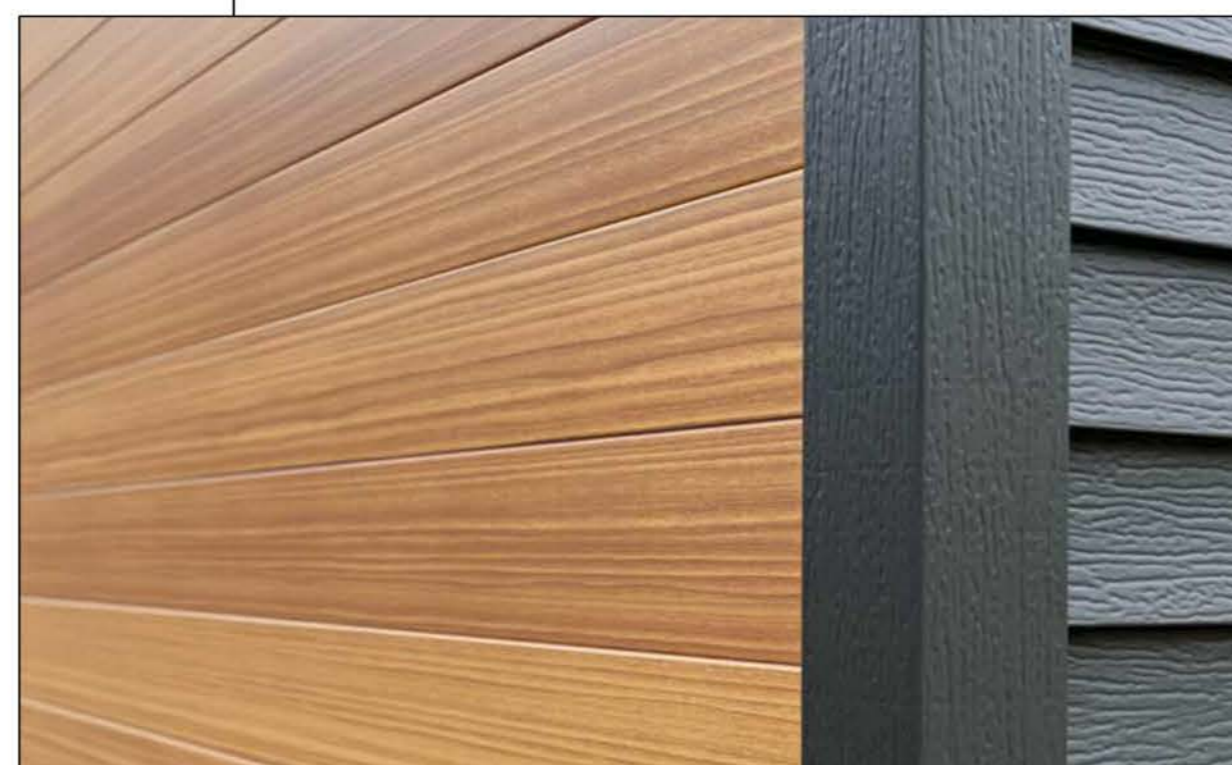
Cementitious Panel Siding- Various colours-  
with colour matching trims



High-Performance vinyl windows with coloured  
frames



Aluminium and Glass guard



Metal Siding (inside face of vertical fins) and all Soffits  
with printed wood grain finish



Steel and glass canopy



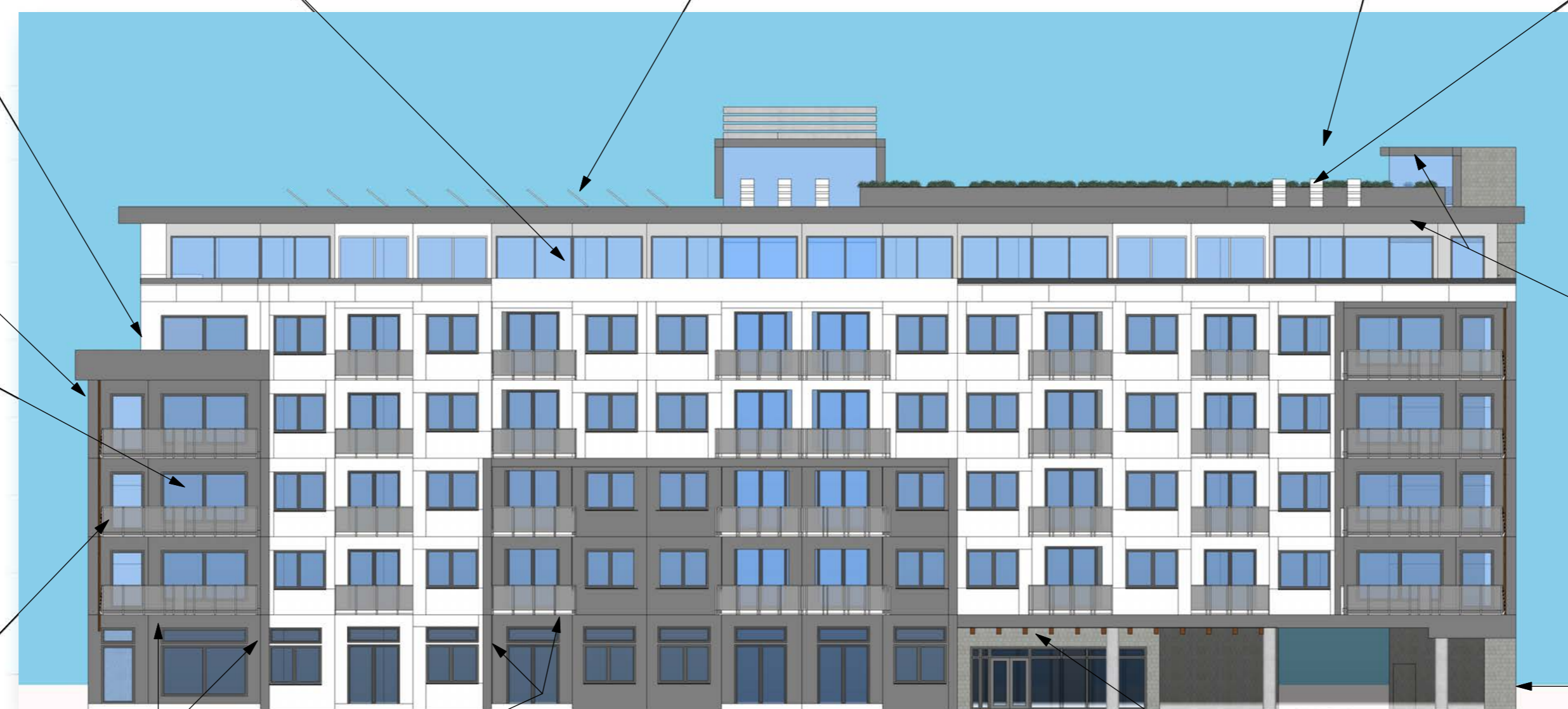
Rooftop beekeeping hives



Prefinished metal cladding



Smooth face masonry cladding



WEST ELEVATION

DATE: 2023-02-22, 22:17 FILE: X:\2241\City\Projects\2241-22036-00\Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-00-ALL.dwg

**Revisions**  
 Received Date:  
**July 26, 2023**  
 Deemed Date:  
**July 12, 2023**

**CONSTRUCTION NOTES**

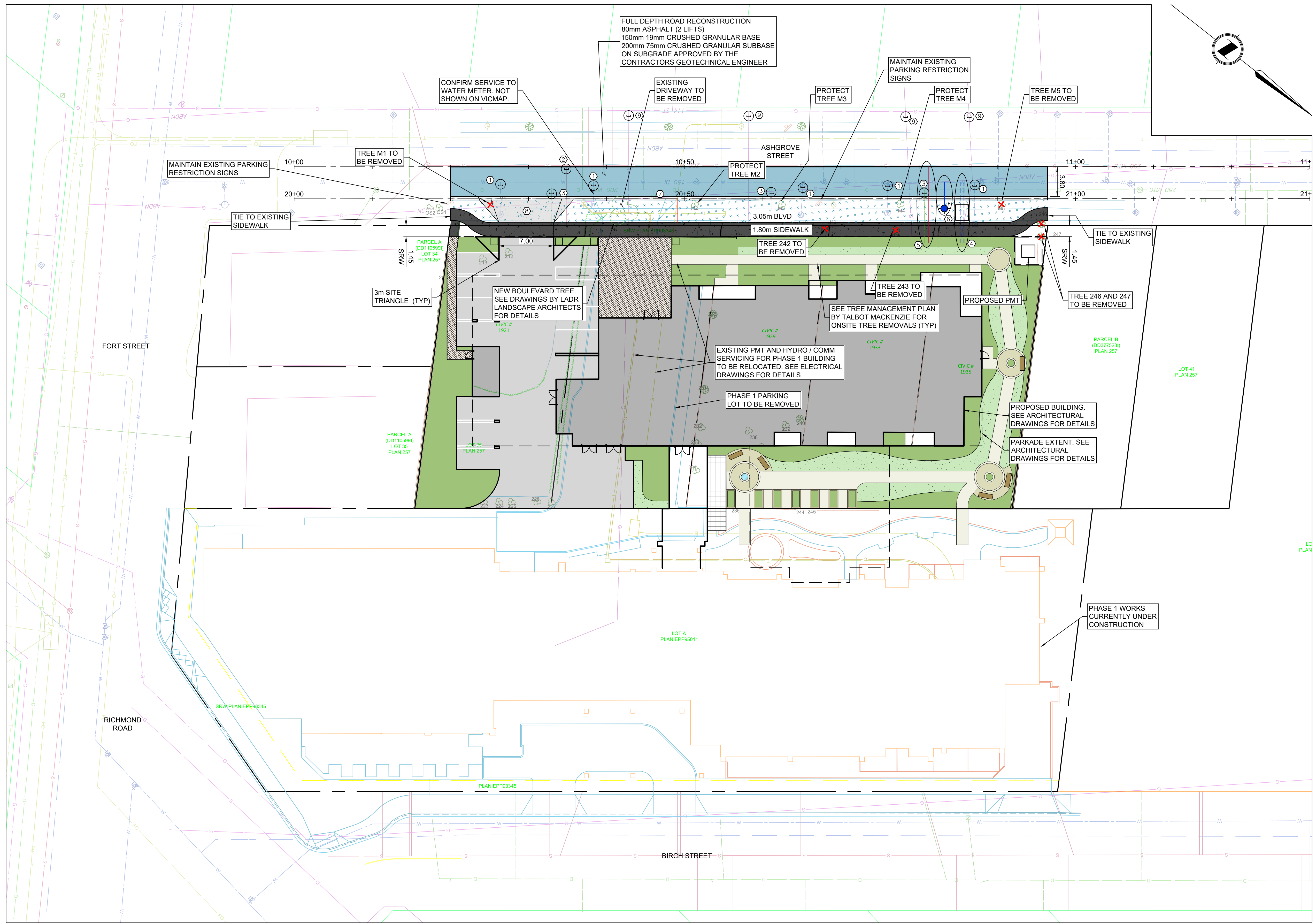
- ① EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ② EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ③ EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ④ NEW xØ DOMESTIC WATER SERVICE CONNECTION c/w xØ WATER METER AND 150Ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2h.
- ⑤ NEW xxØ STORM SERVICE AND xxØ NEW SANITARY SERVICE IN COMMON TRENCH BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
- ⑥ NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- ⑦ EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.
- ⑧ NEW DRIVEWAY PER CoV STD. DWG. SDC7b WITH WIDTHS AS NOTED ON PLAN
- ⑨ EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE

**LEGEND**

- NEW ROAD CONSTRUCTION
  - 80mm ACP (2 LIFTS)
  - 150mm BASE COURSE
  - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK
- NEW SOD BOULEVARD

**SHEET NOTES:**

1. FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS.
2. EXISTING TOPOGRAPHIC SURVEY SHOWN WAS PROVIDED BY POLARIS LAND SURVEYING INC.
3. UTILITY SERVICE SIZES AND LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.
4. EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PAVED AREAS, FENCES ETC. TO BE REMOVED ARE NOT SHOWN FOR CLARITY.
5. ALL OFFSITE TREES NOT NOTED FOR REMOVAL TO BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE DETERMINED BY PROJECT ARBORIST DURING DETAILED DESIGN.
6. SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS

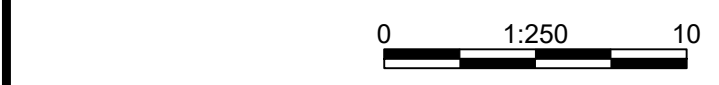


Rev	Date	Description	Drawn	Design	App'd
1	2023-02-22	REVISED FOR DP / REZONING	GP	CD	CD
0	2022-12-09	ISSUED FOR DP / REZONING	GP	CD	CD

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

**McElhanney**

Suite 500  
 3960 Quadra Street  
 Victoria BC  
 Canada V8X 4A3  
 T 250 370 9221

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

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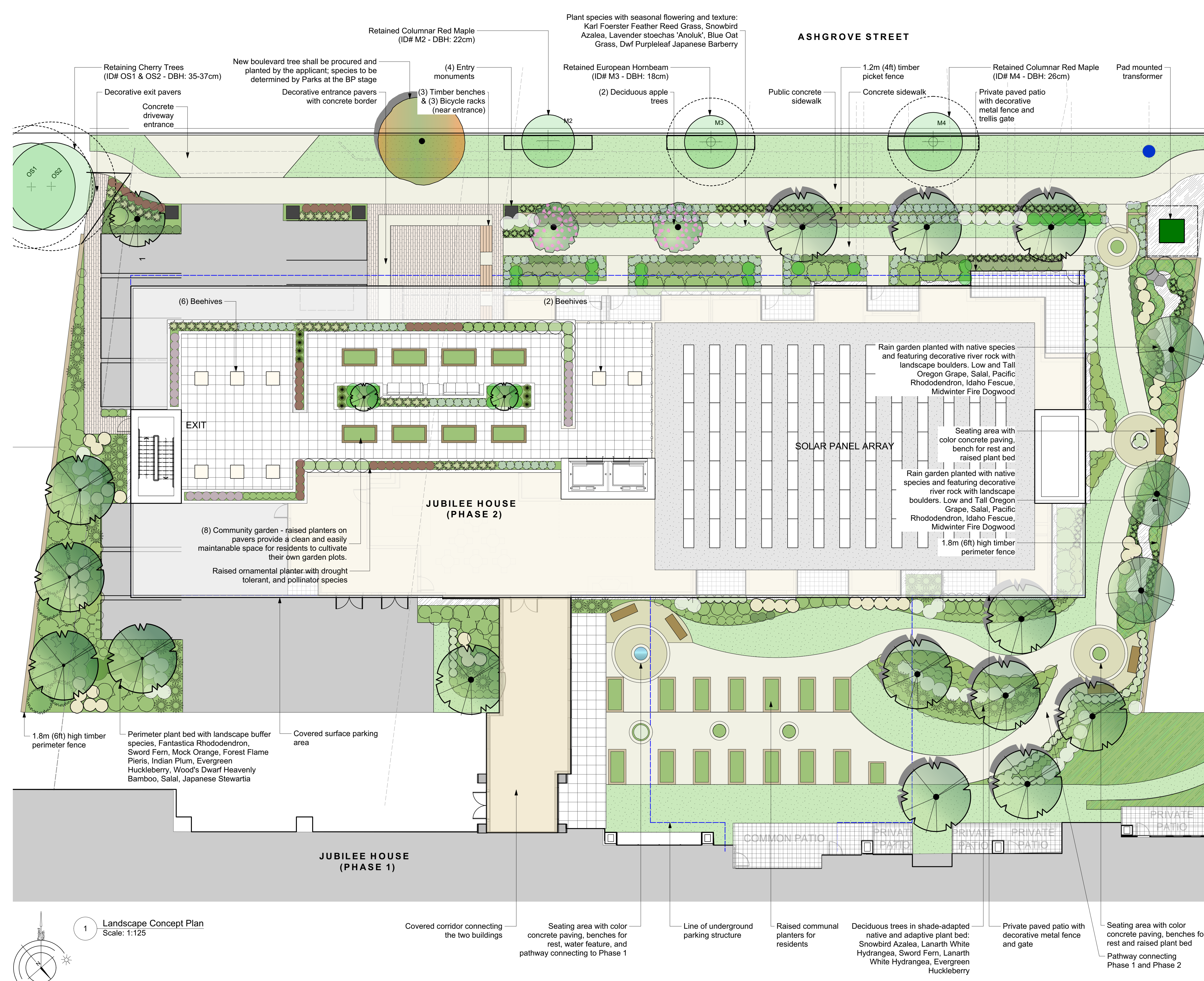
**MILLIKEN DEVELOPMENTS**  
 #100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

**AMICA JUBILEE HOUSE PHASE 2  
 CONCEPTUAL SITE SERVICING PLAN**

Drawing No. **22036-DP**

Project Number 2241-22036-00 Rev. 1

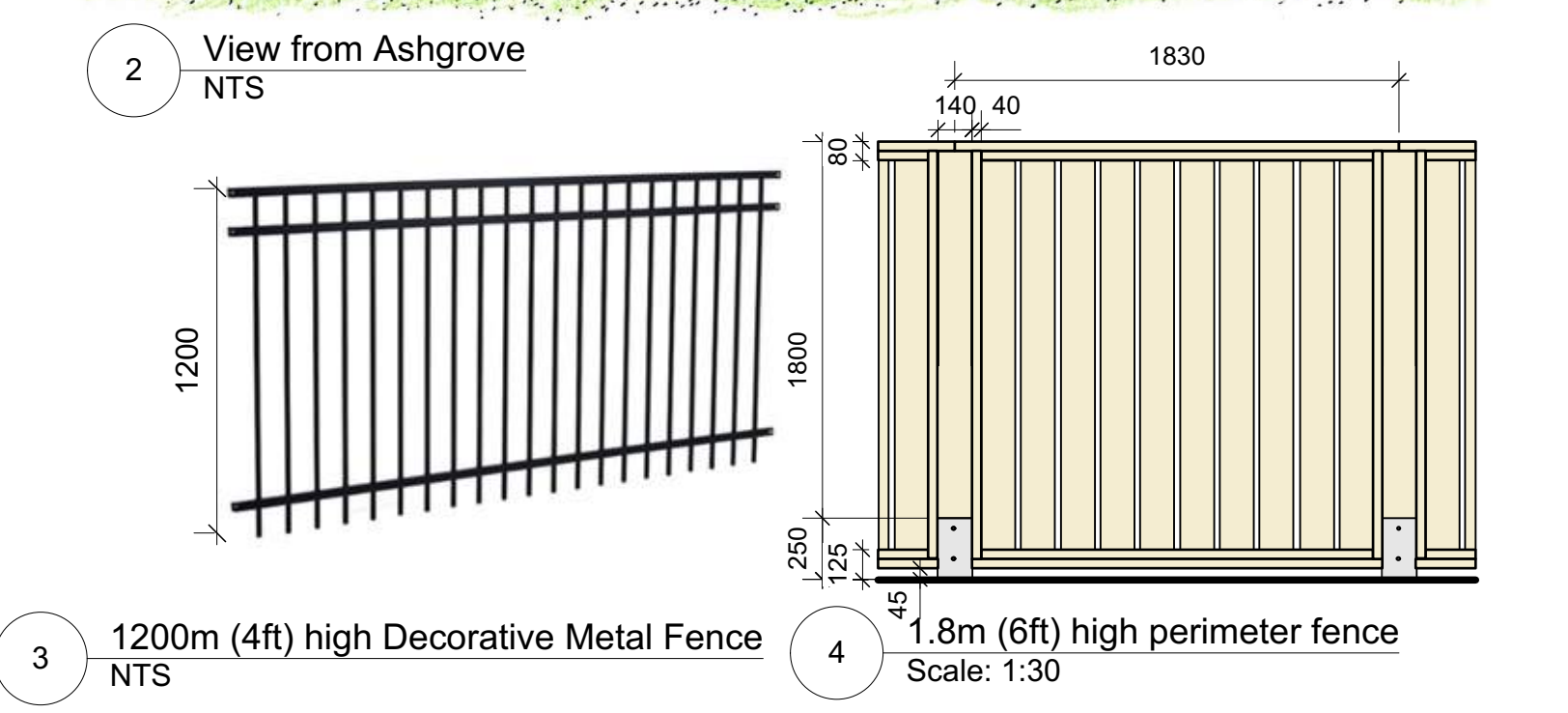
DESTROY ALL PRINTS BEARING PREVIOUS REVISION



### Recommended Nursery Stock

Trees	Quantity	Botanical Name	Common Name	Size
	3	Alnus rubra (Lrg / 1:1)	Red Alder	6cm cal.
	1	Boulevard Street Tree	Species to be determined	6cm cal.
	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
	5	Cercis canadensis (Med. / 1:1)	Eastern Redbud	6cm cal.
	2	Cornus x 'Venus' (1:1 Structure)	Venus Cornus	4cm cal.
	2	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
	1	Stewartia pseudocamellia (Sm. / 2:1)	Japanese Stewartia	6cm cal.
<b>Large Shrubs</b>				
Total:	72			
		Botanical Name	Common Name	Size
		Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
		Choisya ternata	Mexican Orange Blossom	#5 pot
		Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#5 pot
		Oemleria cerasiformis	Indian Plum	#5 pot
		Philadelphus lewisii	Mock Orange	#5 pot
		Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
		Vaccinium ovatum	Evergreen Huckleberry	#5 pot
<b>Medium Shrubs</b>				
Total:	150			
		Botanical Name	Common Name	Size
		Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
		Mahonia aquifolium	Tall Oregon Grape	#5 pot
		Rhododendron 'Fantastica'	Fantastica Rhododendron	#5 pot
		Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
		Ribes sanguineum	Red Flowering Currant	#5 pot
		Symphoricarpos albus	Snowberry	#5 pot
<b>Small Shrubs</b>				
Total:	561			
		Botanical Name	Common Name	Size
		Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
		Azalea 'Snowbird'	Snowbird Azalea	#1 pot
		Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwf Purpleleaf Japanese Barberry	#1 pot
		Ceanothus 'Blue Sapphire'	Blue Sapphire Ceanothus	#1 pot
		Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
		Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
		Gaultheria shallon	Salal	#1 pot
		Hebe odora 'New Zealand Gold'	New Zealand Hebe	#1 pot
		Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
		Lavandula angustifolia 'Munstead'	Munstead English Lavender	#1 pot
		Lavender stoechas 'Anoluk'	Anouk Spanish Lavender	#1 pot
		Mahonia nervosa	Low Oregon Grape	#1 pot
		Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
		Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot
<b>Perennials, Annuals and Ferns</b>				
Total:	207			
		Botanical Name	Common Name	Size
		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
		Festuca idahoensis	Idaho Fescue	#1 pot
		Helictotrichon sempervirens	Blue Oat Grass	#1 pot
		Perovskia atriplicifolia	Russian Sage	#1 pot
		Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
		Polystichum munilum	Sword Fern	#1 pot
		Stipa tenuissima	Mexican Feather Grass	#1 pot

**Notes:**  
 1. All work to be completed to current CSLA Landscape Standards  
 2. All soft landscape to be irrigated with an automatic irrigation system



1 Landscape Concept Plan Scale: 1:125

1:125  
 Revision F | Issued for DP ReSubmission I June 8/23  
 Revision E | Issued for DP ReSubmission I Apr. 11/23  
 Revision D | Issued for Draft DP ReSubmission I Feb. 24/23  
 Revision C | Issued for Draft DP Submission I Dec. 15/22  
 Revision B | Issued for Coordination I Dec. 7/22  
 Revision A | Issued for Rezoning I Sept. 16/22

# Landscape Concept Plan - Jubilee House Phase 2

