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CIVIL

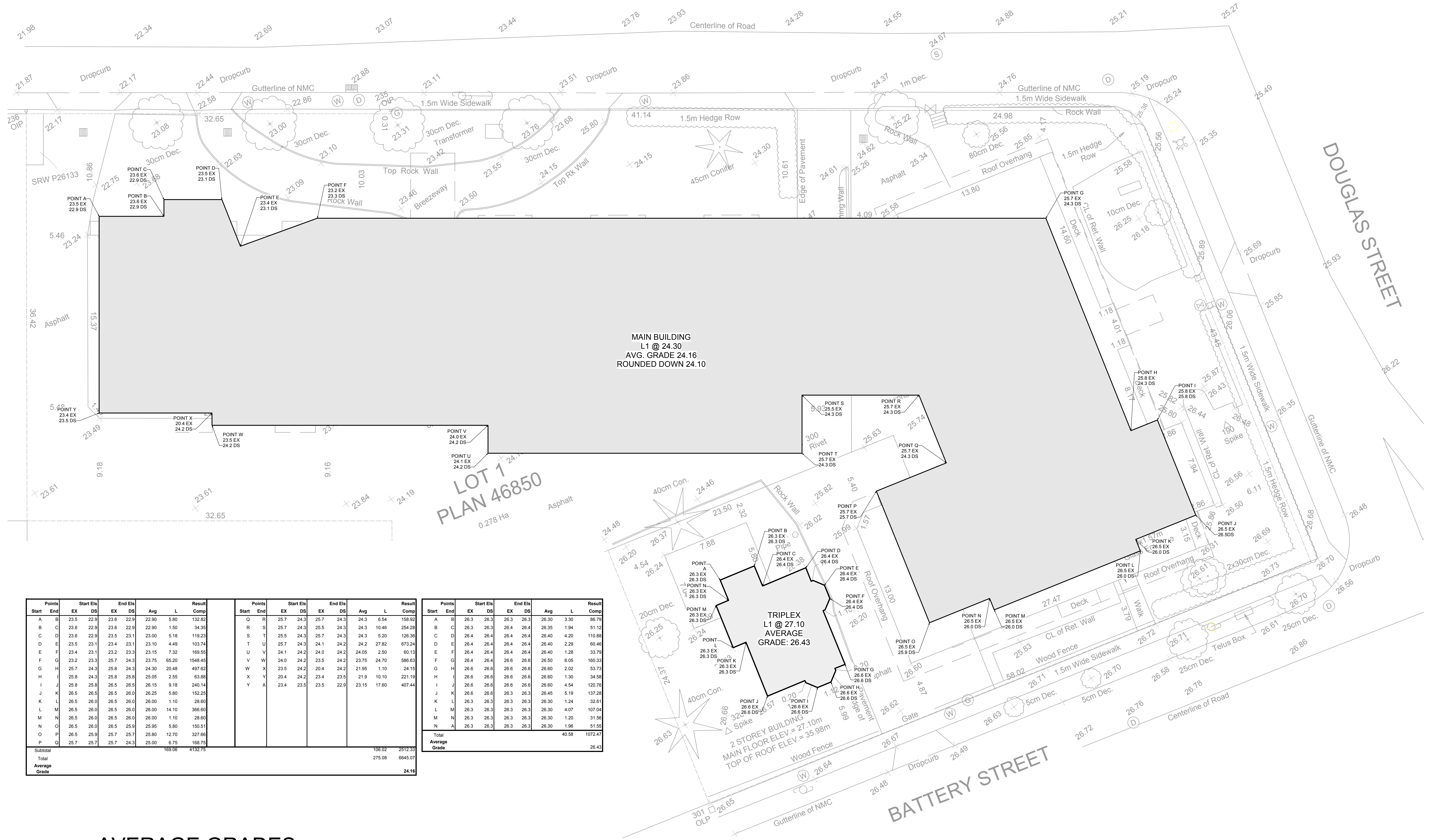
- 01 CONCEPTUAL SERVICING



DOUGLAS HOUSE SENIOR CARE EXPANSION | VICTORIA, BC

15 MAY 2023

NIAGARA STREET



Points Start	Points End	Start Elev	End Elev	Avg	L	Result	Comp
A	B	23.5	22.9	23.2	5.80	132.82	
B	C	23.6	22.9	23.25	1.50	34.35	
C	D	23.6	22.9	23.25	5.18	119.23	
D	E	23.5	23.1	23.3	4.49	103.74	
E	F	23.4	23.1	23.25	7.32	169.55	
F	G	23.2	24.3	23.75	65.20	1548.45	
G	H	25.7	24.3	24.30	20.48	497.62	
H	I	25.8	25.8	25.80	2.55	63.88	
I	J	25.8	26.5	26.15	9.18	240.14	
J	K	26.5	26.0	26.25	5.80	152.25	
K	L	26.5	26.0	26.25	1.10	28.60	
L	M	26.5	26.0	26.25	14.10	366.60	
M	N	26.5	26.0	26.25	1.10	28.60	
N	O	26.5	26.0	26.25	5.80	150.51	
O	P	26.5	25.7	26.10	12.70	327.66	
P	Q	25.7	24.3	25.00	6.75	168.75	
Subtotal				169.06	4132.75		
Total				275.08	6645.07		
Average Grade						24.16	

Points Start	Points End	Start Elev	End Elev	Avg	L	Result	Comp
Q	R	25.7	24.3	25.0	6.54	158.92	
R	S	25.7	24.3	25.0	10.46	254.26	
S	T	25.5	24.3	24.9	5.20	126.36	
T	U	25.7	24.3	25.0	27.82	673.24	
U	V	24.1	24.2	24.15	2.50	60.13	
V	W	24.0	24.2	24.1	24.2	586.63	
W	X	23.5	24.2	23.85	1.10	24.15	
X	Y	20.4	24.2	22.3	10.10	221.19	
Y	A	23.4	23.5	23.45	22.9	407.44	
Total				40.58	1072.47		
Average Grade						26.43	

AVERAGE GRADES Scale N.T.S.

BUILDING CODE SUMMARY

Applicable Building Code:	BCBC 2018
Streets Facing	3
High Building (3.2.6)	Yes
Sprinklered	Yes
Standpipe System	Yes
Fire Alarm System	Two-stage
Operational Notes	No Treatment, no moving residents in beds
Ancillary Uses	Group A2 (Dining), Group D (Administration)
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance
Loadbearing Fire Rating	Same as Supported Assembly

Major Occupancy	B2	F3
Size / Construction Subsection	3.2.2.38	3.2.2.80
Description	Care	Parking
Levels	L1-L6	P1
Separate Building	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited
Actual Building Height	6 storeys	-1 storeys
Type of Construction	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h
Unoccupied Roof Rating	0h	0h
Occupied Roof Rating	2h	2h
Minimum Corridor Width	1.65 m	1.1 m
Min Exit Corridor Width	1.1 m	1.1 m
Minimum Exit Stair Width	1.65 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m
Dead-end corridors	None	6.0 m
Travel Distance	45 m	45 m

Fire Separations	
0h	Sleeping rooms, sprinklered janitor rooms
1h	Sleeping room zones, Combustible refuse storage, Service rooms with fuel fired appliance
1.5h	Parking to other occupancies
2h	Exit enclosures, Elevator shafts, Occupied roof, Em Gen room, Unsprinklered electrical equipment room

High Building Requirements	
	Above and below grade stairs separated with 2h fire separation
	Below-grade stair pressurization
	Above-grade stair venting
	Above and below grade smoke venting
	At least one fire-fighter elevator
	Emergency Electrical Conductors 1h fire rated
	Plus additional electrical and communications measures
B2 Special Provisions	
	Sleeping room floor areas split into min. Two compartments
	Maximum 1,000 sm in area per 3.3.3.5 (2)
	Impeded Egress zones permitted
	No dead-end corridors serving sleeping rooms permitted

Suite Summary							
Occ.	Floor	Constr. GFA	CoV "Floor Area"	Studio 420 sf	1-Bed 550 sf	Leasable	Eff.
Assisted Living	L6	20,437.0	19,413.0	24	4	12,280	60%
	L5	24,583.0	23,415.0	29	7	16,030	65%
	L4	24,583.0	23,415.0	28	7	15,610	63%
Memory Care	L3	24,583.0	23,415.0	30	6	15,900	65%
	L2	24,583.0	23,415.0	30	6	15,900	65%
MAIN	L1	21,583.0	20,415.0	0	0	0	0%
Total		140,352.0	133,488.0	141	30	75,720	54%

Total Units	171
Site Area	52,892.4
FAR	2.56
% Studios - AL	82% (80% tgt.)
% Studios - MC	83% (85% tgt.)

ZONING SUMMARY

Existing Zone	R3-2
Proposed Zone	Site-specific
High Building Site (3.2.6)	Yes
Site Area (sm)	4,913.9
Gross Floor Area	12,558.5
Floor Area Ratio	2.56

New Building Footprint	2,489.1
Htg. House Footprint	85.24
Total Structural Footprint*	2,574.4
Site Coverage	52.4%
Open Site space**	40.7%

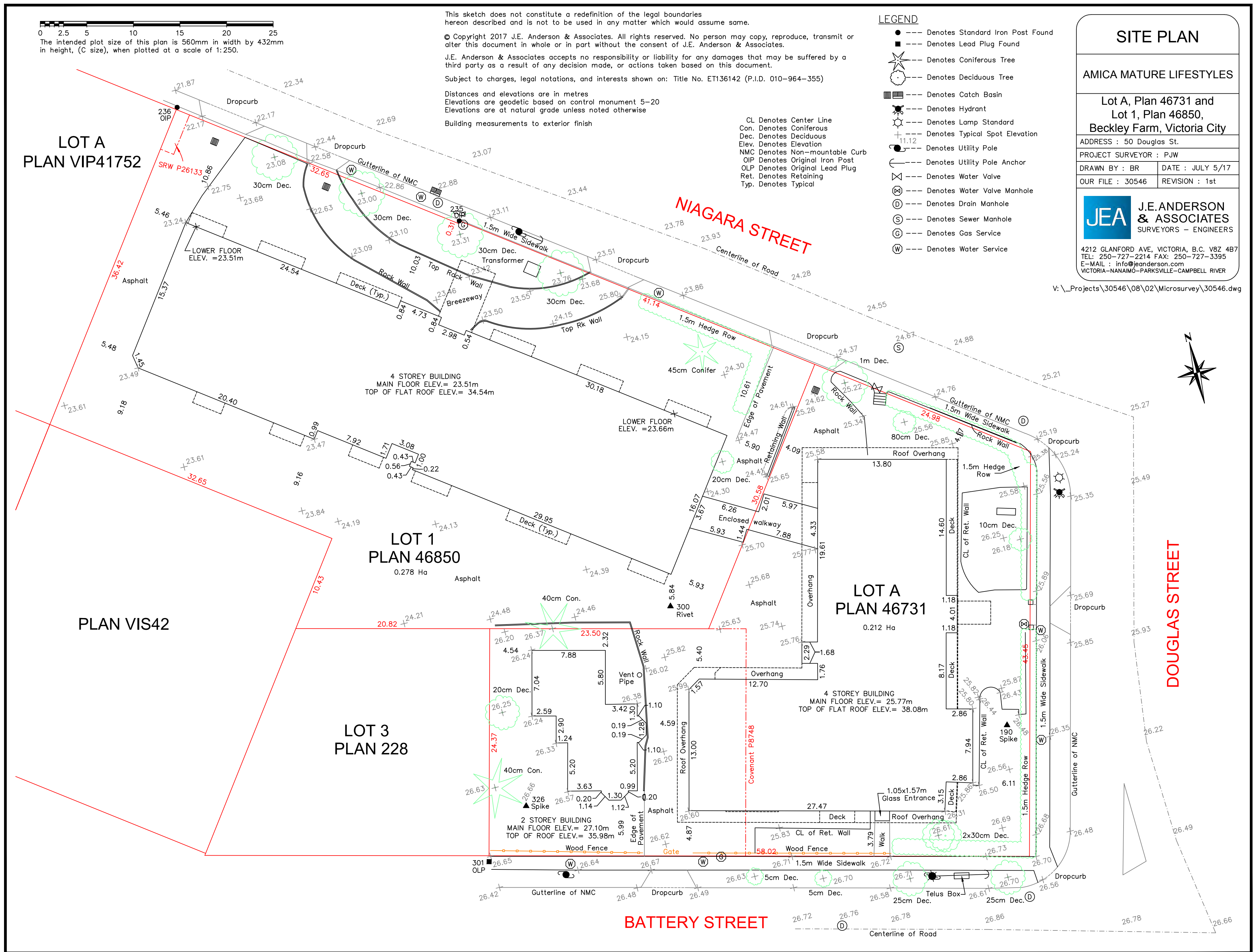
Roof Height (m geo.)	47.8
(Average) Grade (m geo.)	24.1
(Building) Height (m)	23.7
Storeys	6

Number of Units	170
Car parking provided	80
Short term bike spaces	4
Long Term bike spaces	9

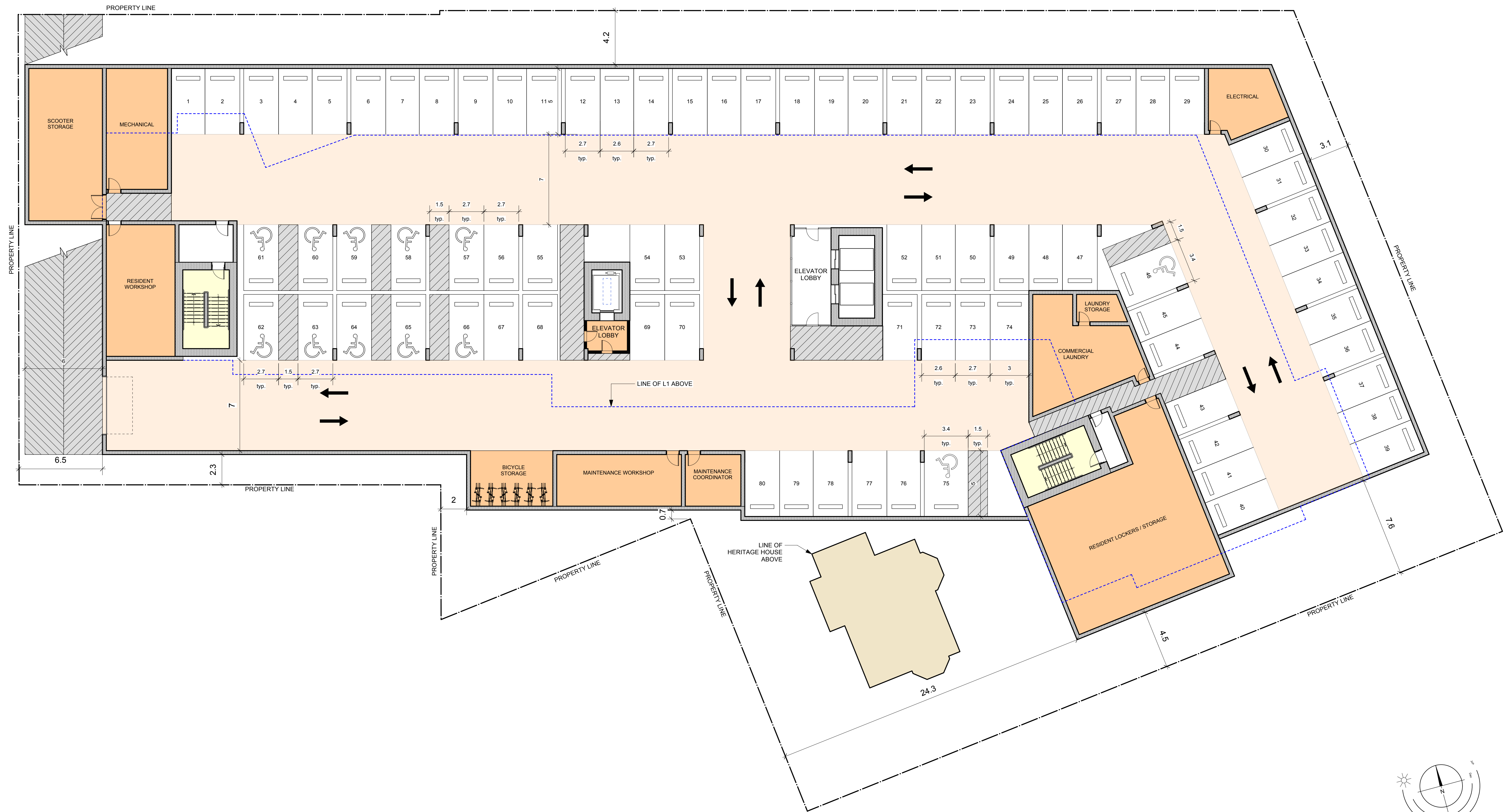
Area by Floor	
L6	1,803.5
L5	2,175.3
L4	2,175.3
L3	2,175.3
L2	2,175.3
L1	1,896.6
Triplex L2	85
Triplex L1	85
Total	12,571.3

Minimum Setbacks (m)	
Front Yard (north / Niagara)	5.5
Rear Yard (south / Battery)	6.5
Side Yard (west)	6.4
Side Yard (east / Douglas)	7.0

* including all deck footprints
 ** includes all open site space excluding drive surfaces



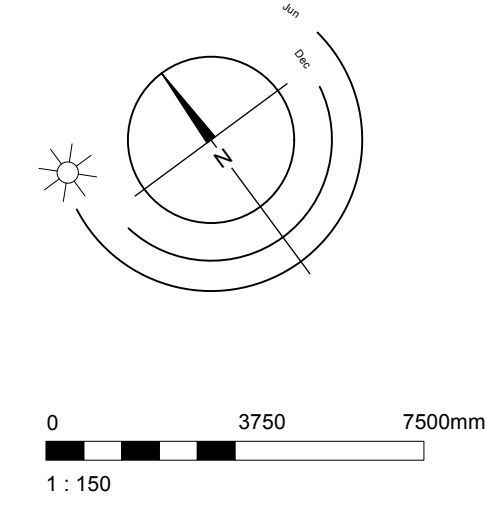
BUILDING CODE & ZONING SUMMARY, SURVEY Scale 1:250



PARKING PLAN Scale 1:150

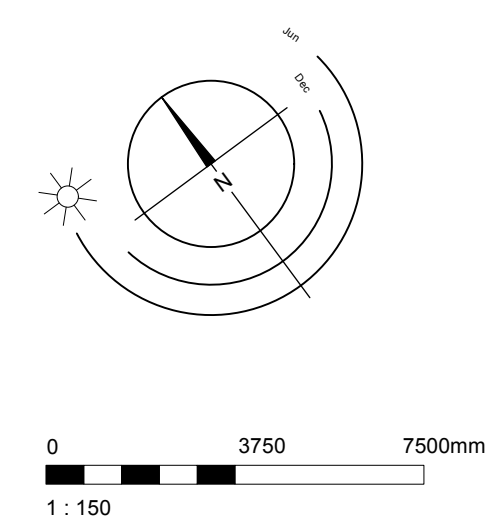


LEVEL 2 & LEVEL 3 PLAN Scale 1:150
Memory Care



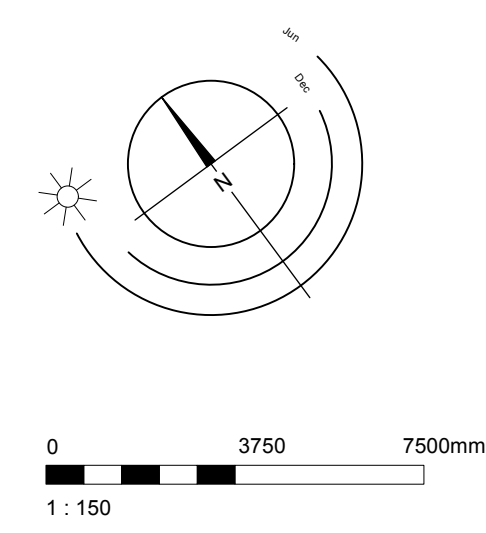


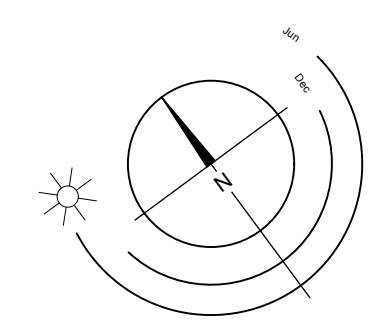
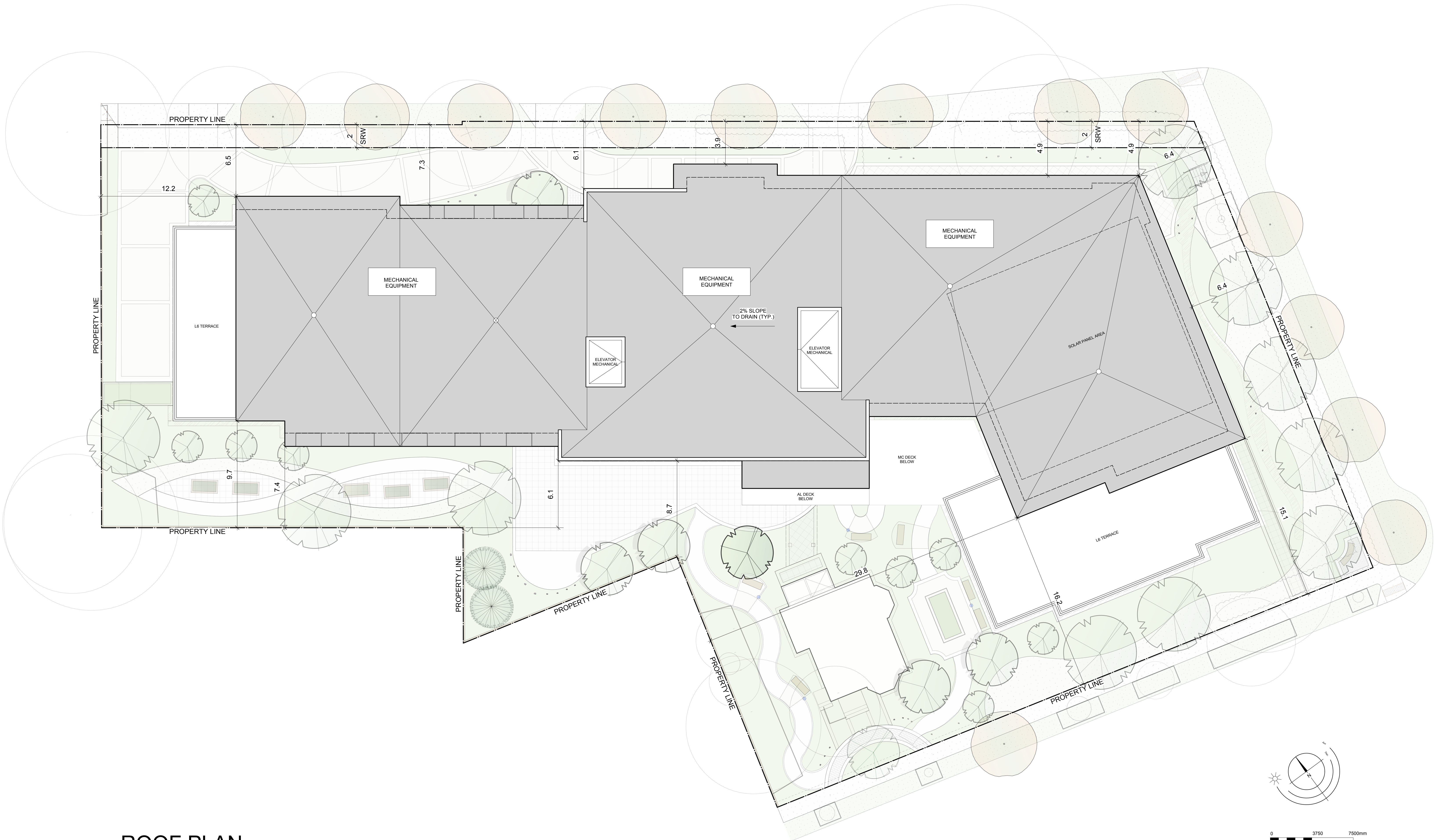
LEVEL 4 PLAN Scale 1:150
Assisted Living



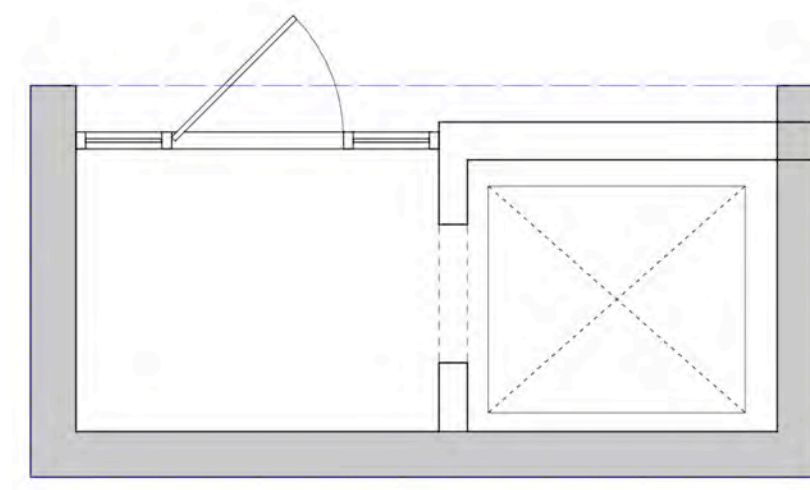


LEVEL 5 PLAN Scale 1:150
Assisted Living





ROOF PLAN Scale 1:150



3 Courtyard Level
A211 SCALE: 1 : 50



WEST VIEW



NORTH VIEW



EAST ELEVATION



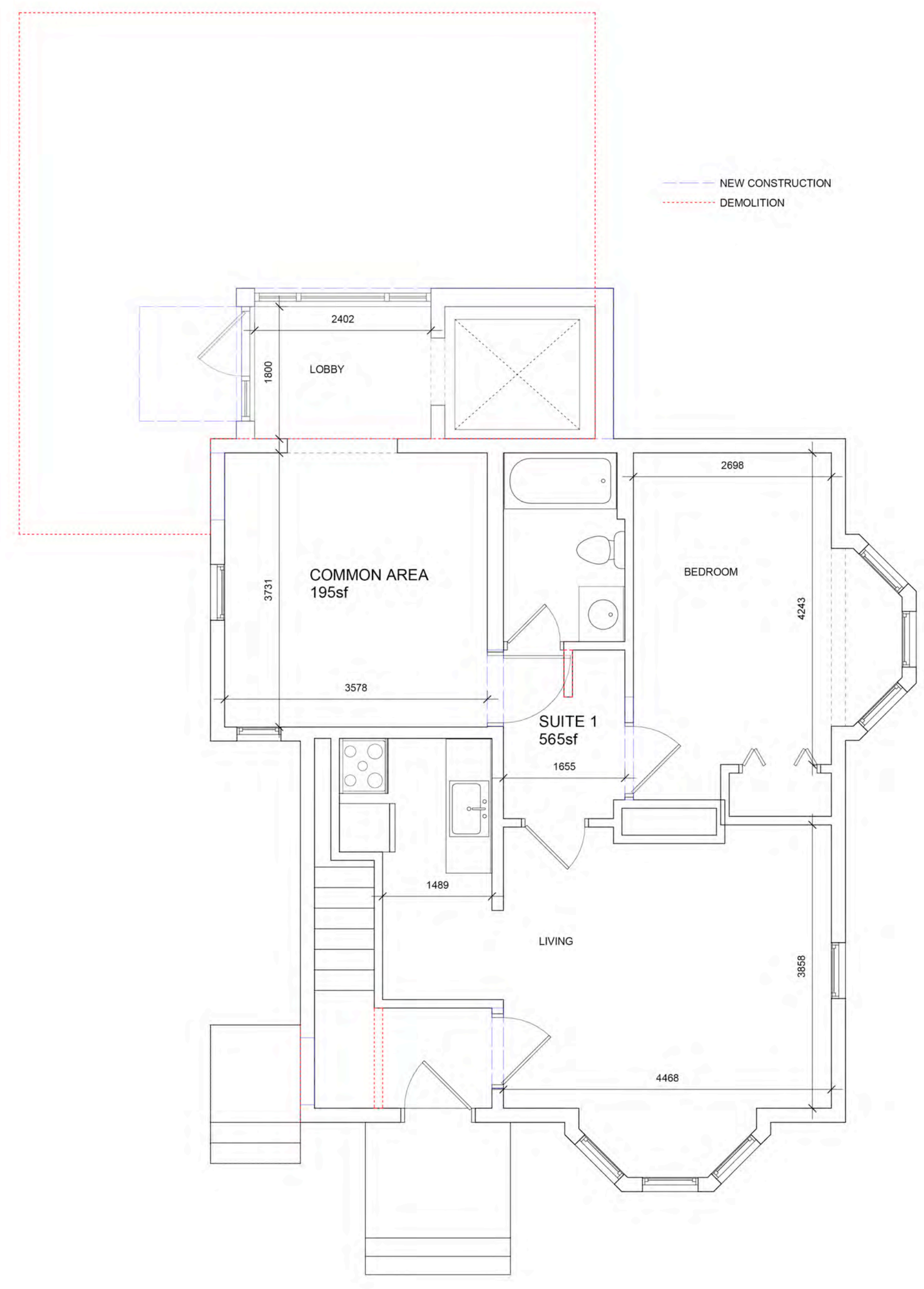
WEST ELEVATION



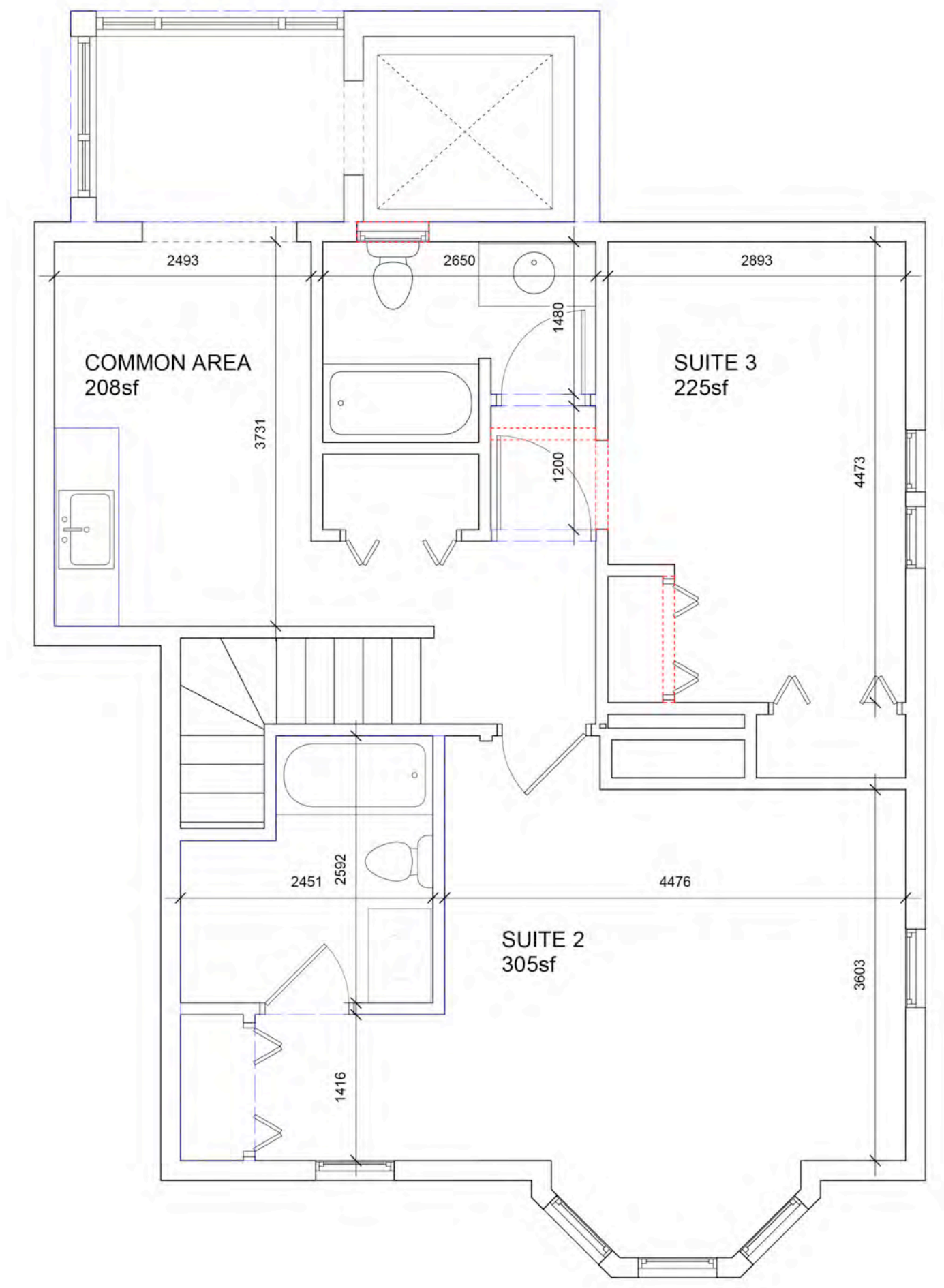
NORTH ELEVATION



SOUTH ELEVATION



1 Level 1 - Renovation
A211 SCALE: 1 : 50



2 Level 2 - Renovation
A211 SCALE: 1 : 50

COLOUR LEGEND	
ELEMENT	COLOUR
WOOD SIDING	PENDRELL VERDIGRIS
WOOD WINDOW SASHES, WOOD COLUMNS, ROLLED COVES	PENDRELL GREEN
WOOD WINDOW TRIM	GLOSS BLACK

HERITAGE HOUSE Scale: As Noted



01 NORTH ELEVATION



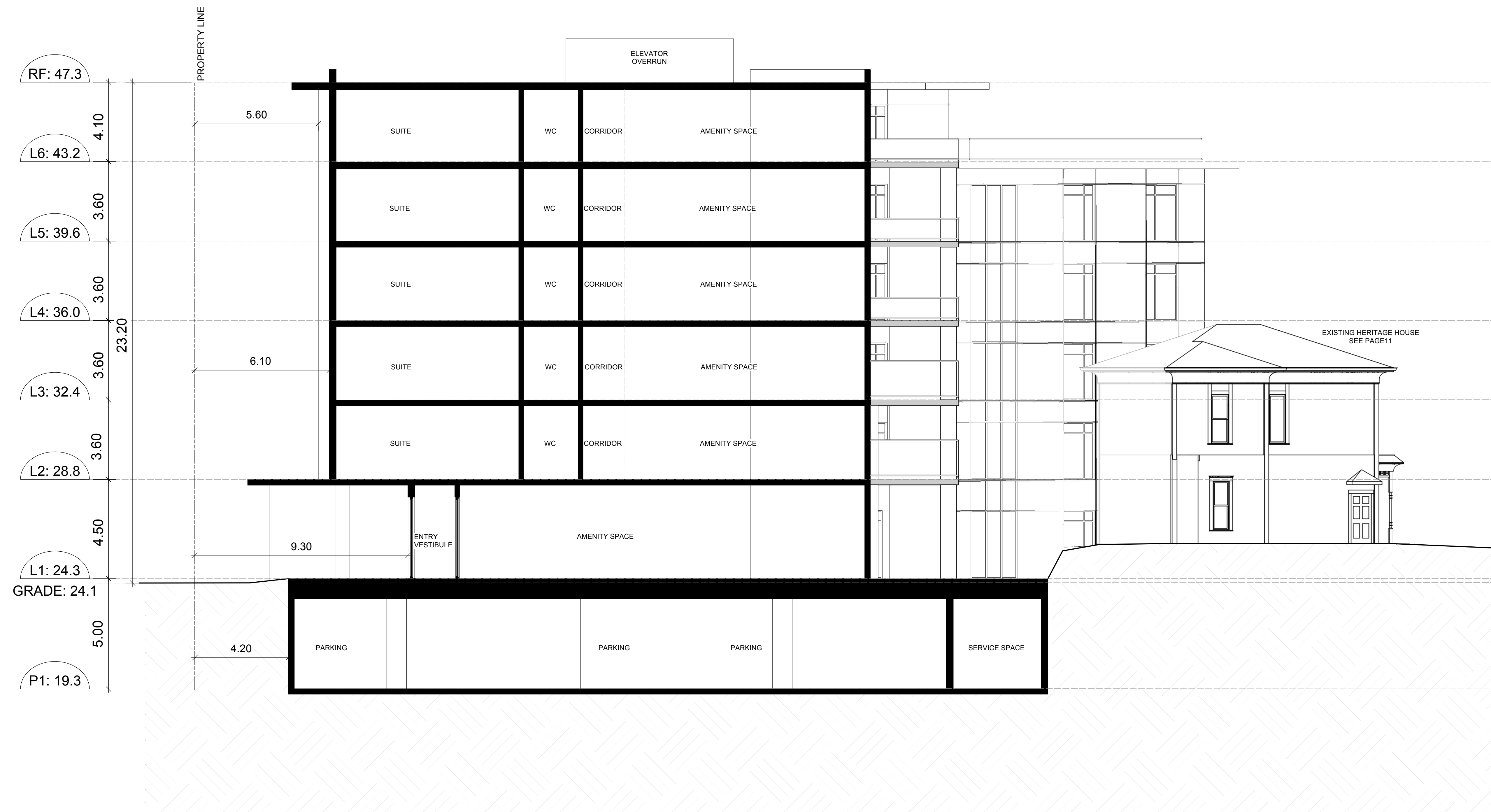
03 EAST ELEVATION



02 SOUTH ELEVATION



04 WEST ELEVATION



SECTION Scale 1:100



Douglas Street



Niagara Street



Battery Street

STREETSCAPES Scale N.T.S.



PERSPECTIVES Scale N.T.S.



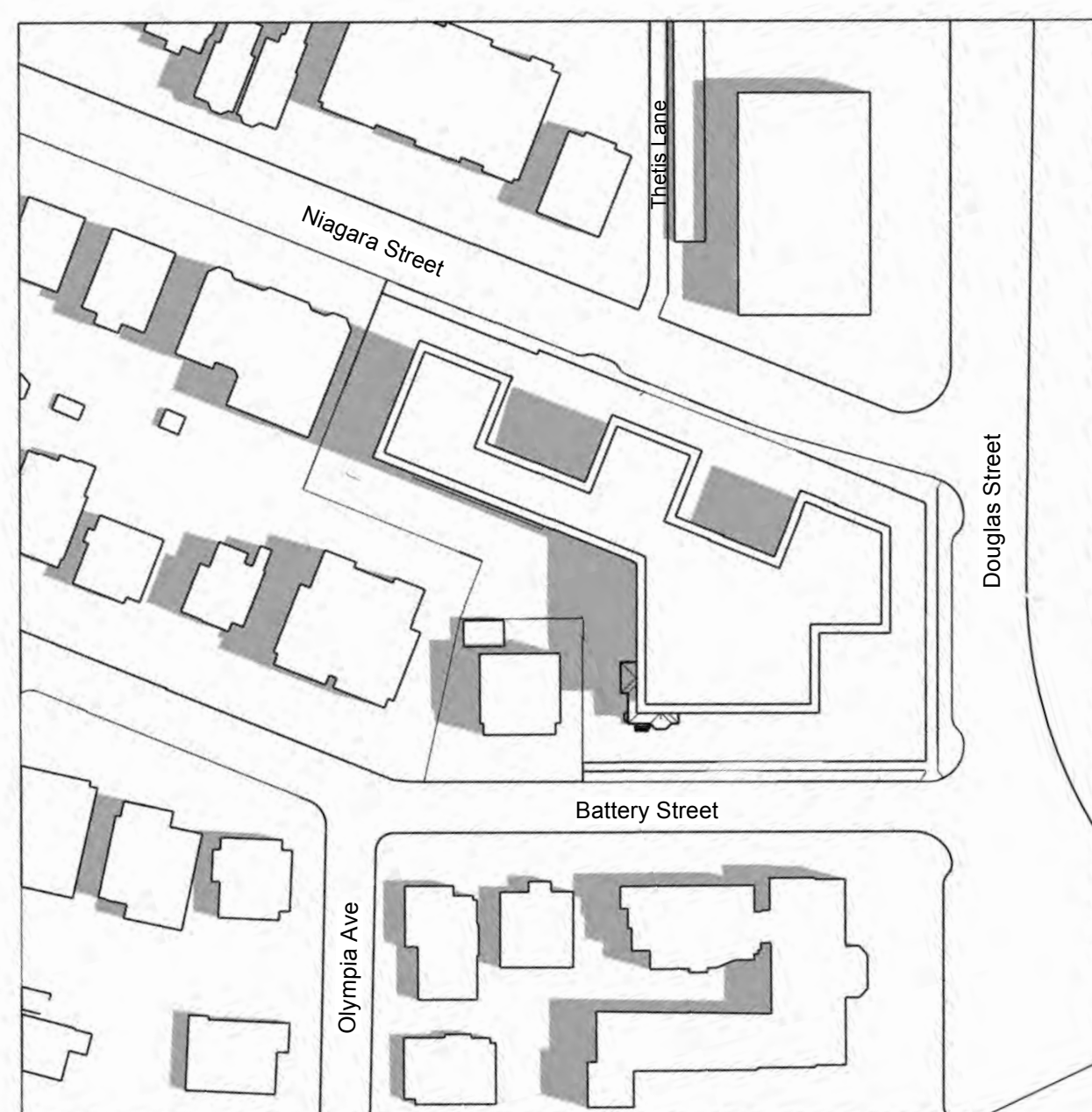
Existing Zone - March / September 10am



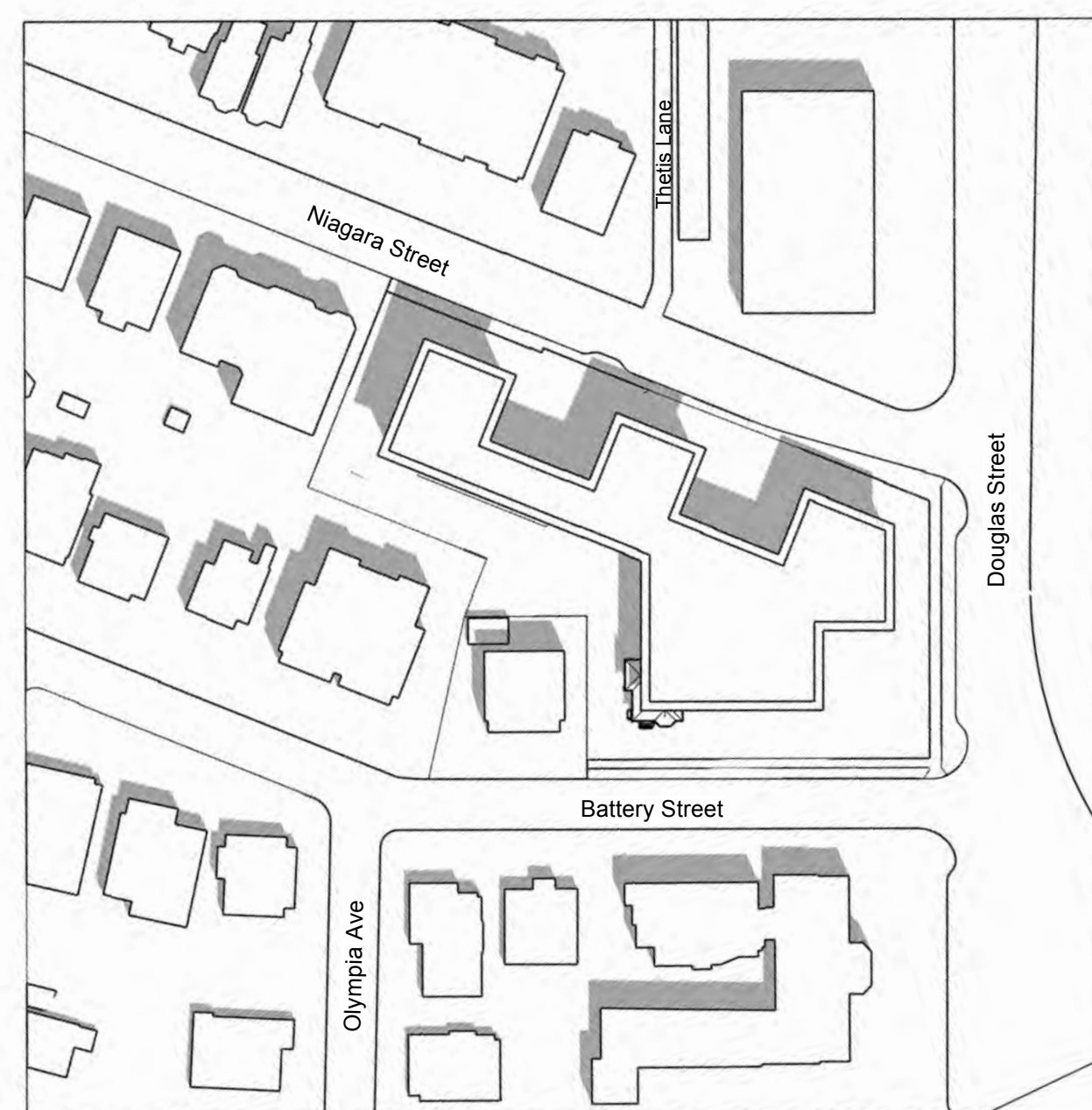
Existing Zone - March / September Noon



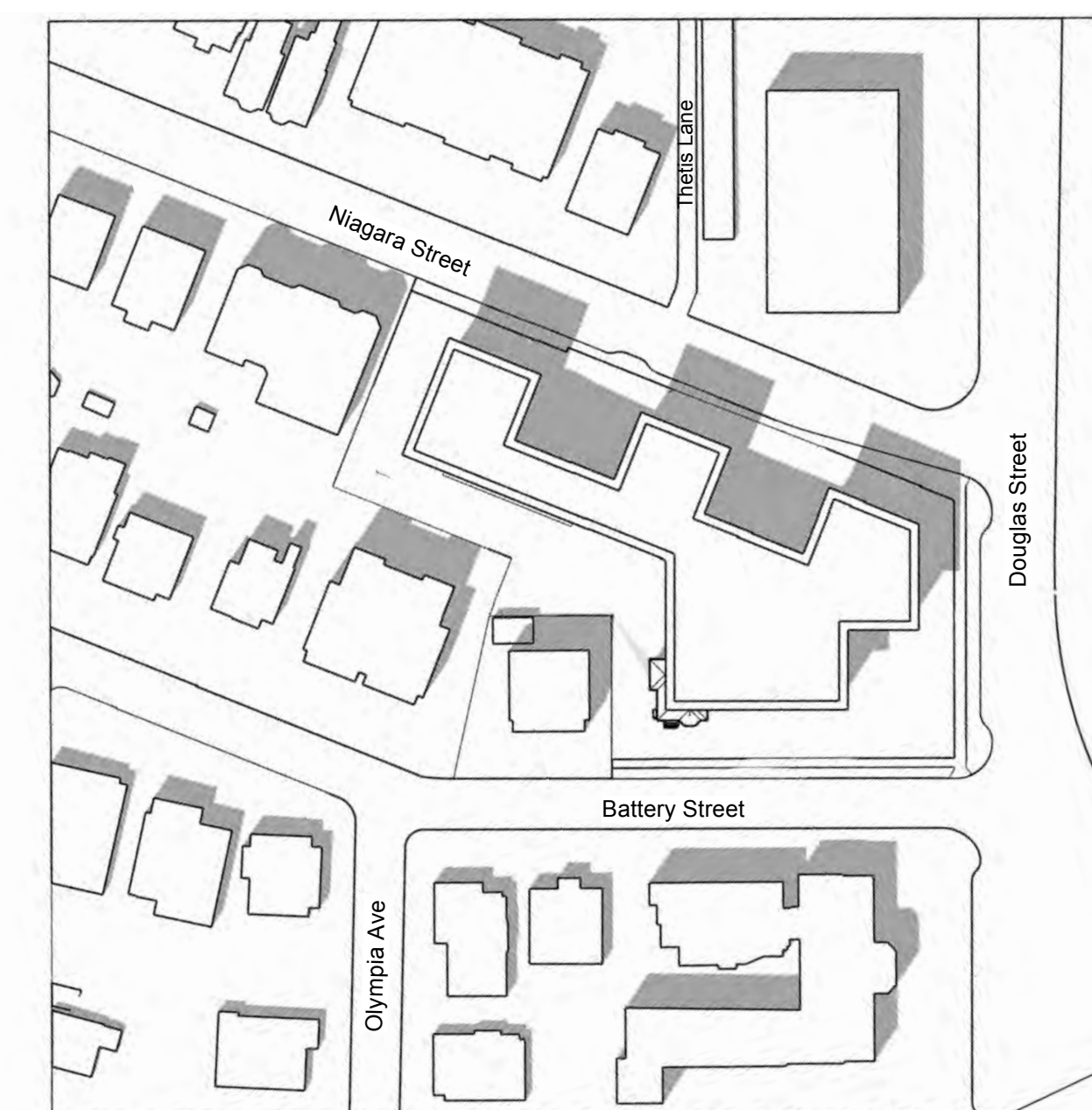
Existing Zone - March / September 2pm



Existing Zone - June 10am

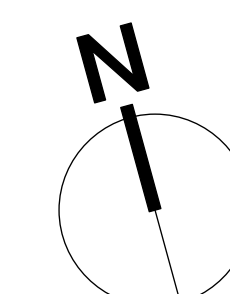


Existing Zone - June Noon



Existing Zone - June 2pm

SHADOW STUDY Scale N.T.S.





Existing Zone - December 10am

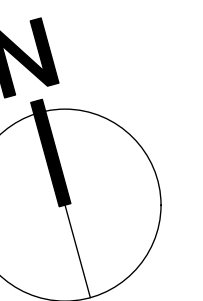


Existing Zone - December Noon



Existing Zone - December 2pm

SHADOW STUDY Scale N.T.S.





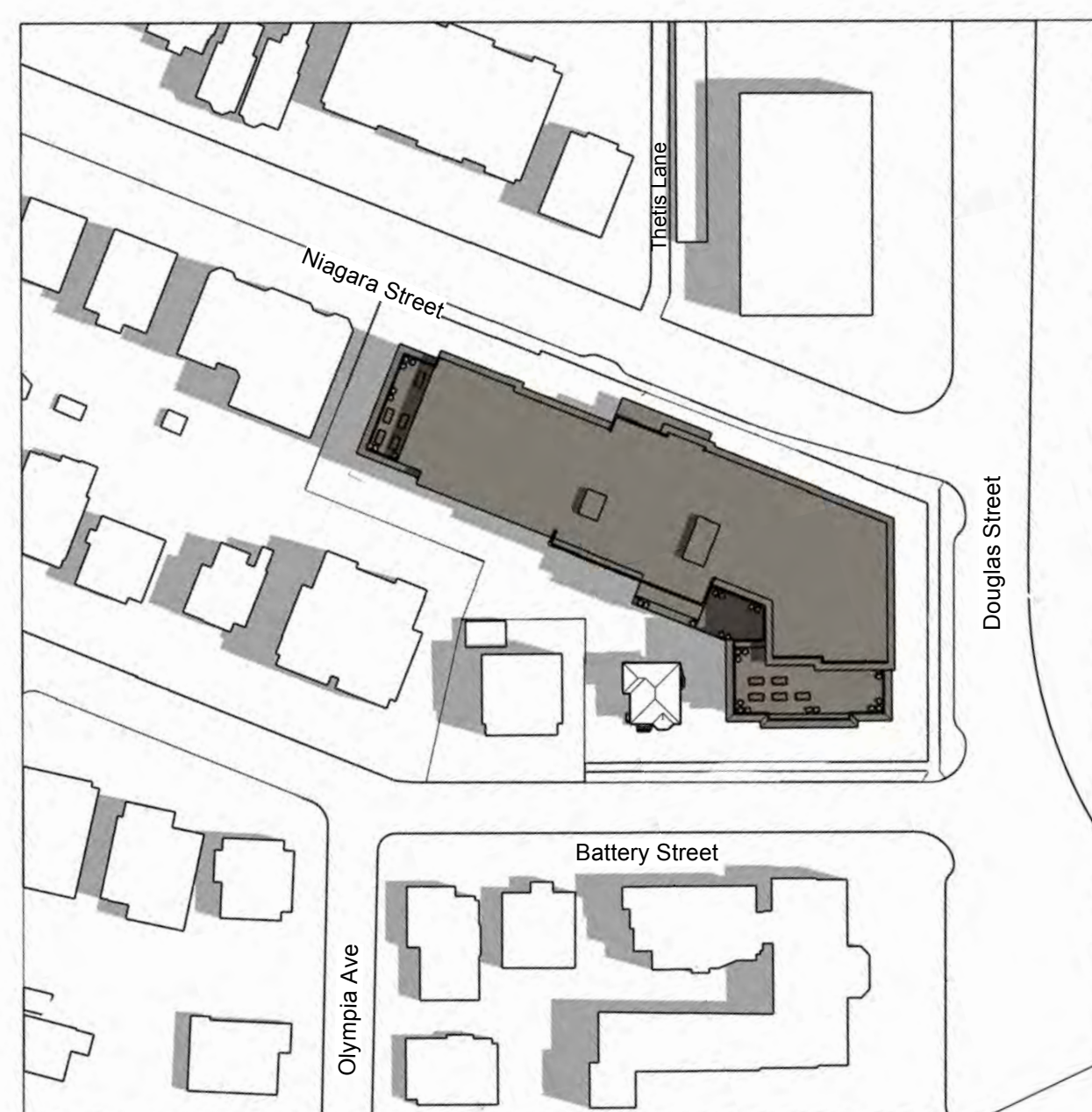
Proposed Amica House - March / September 10am



Proposed Amica House - March / September Noon



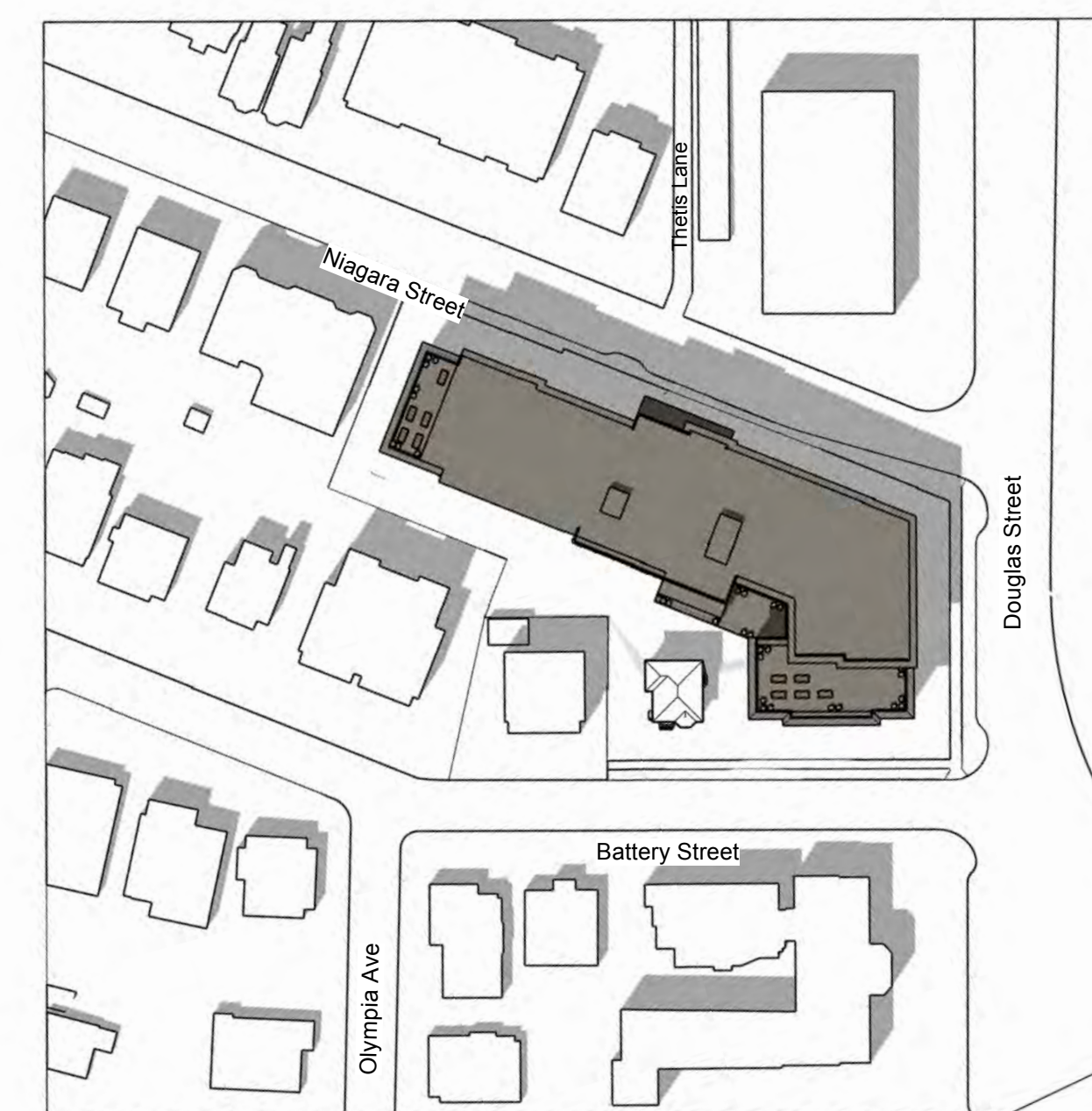
Proposed Amica House - March / September 2pm



Proposed Amica House - June 10am

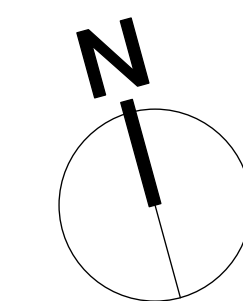


Proposed Amica House - June Noon



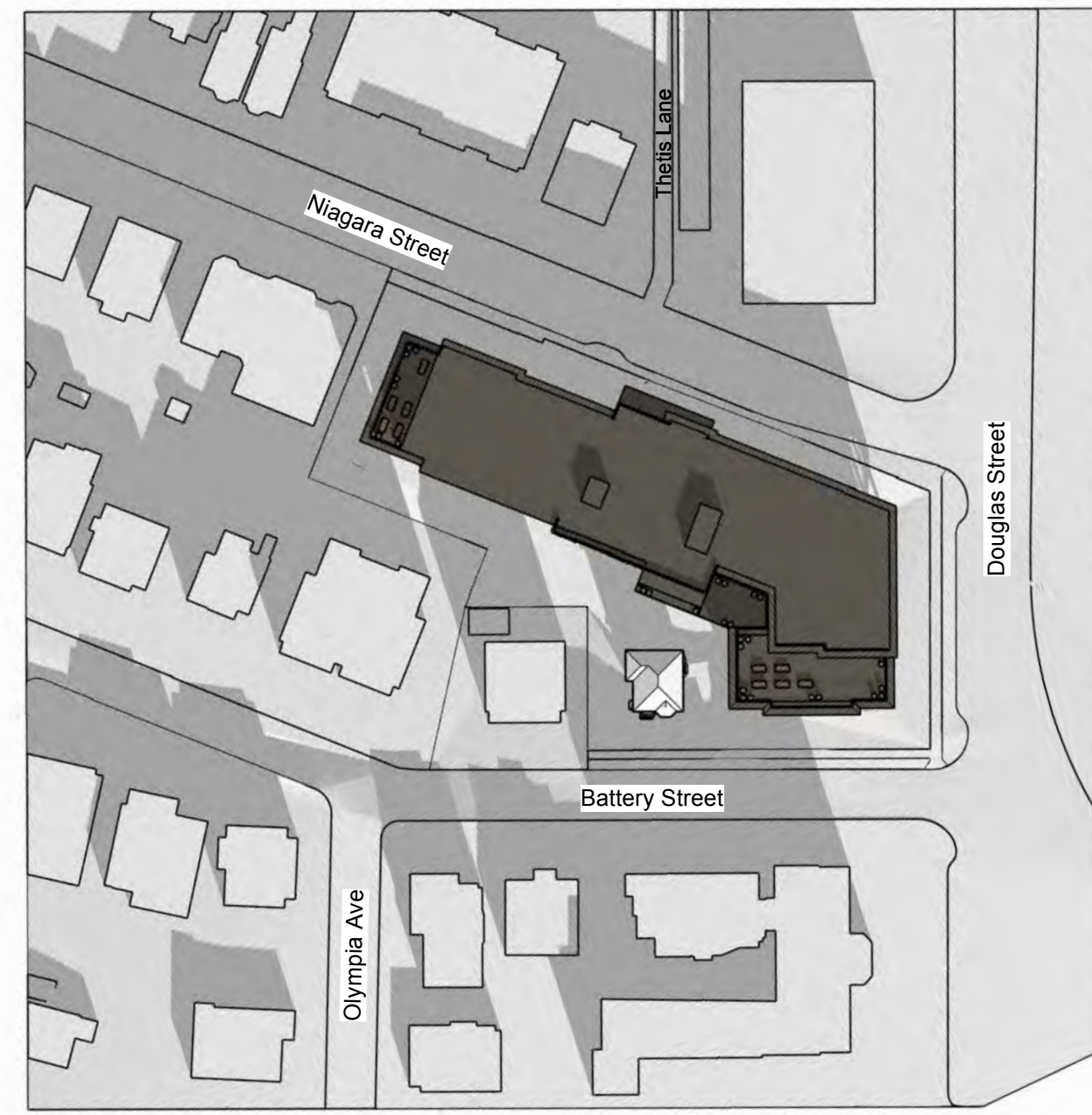
Proposed Amica House - June 2pm

SHADOW STUDY Scale N.T.S.





Proposed Amica House - December 10am

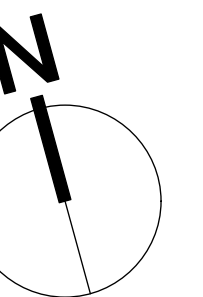


Proposed Amica House - December Noon



Proposed Amica House - December 2pm

SHADOW STUDY Scale N.T.S.



Recommended Nursery Stock

Trees

Total: 43

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	4cm cal.
Acer rubrum 'Armstrong'	Armstrong Maple	6cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.
Boulevard Tree	To Be Determined by Parks	6cm cal.
Cercidiphyllum japonicum	Katsura Tree	6cm Cal.
Cercis canadensis	Eastern Redbud	6cm Cal.
Magnolia Galaxy	Galaxy Magnolia	6cm cal.
Pseudotsuga menziesii	Douglas Fir	2M Ht.
Quercus rubra	Red Oak	6cm cal.

Large Shrubs

Total: 167

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
Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m ht.
Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Medium Shrubs

Total: 285

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
Mahonia aquifolium	Tall Oregon Grape	#3 pot
Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#3 pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
Ribes sanguineum	Red Flowering Currant	#3 pot
Rosa nutkana	Nootka Rose	#3 pot
Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
Symphoricarpos albus	Snowberry	#3 pot

Small Shrubs

Total: 749

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#1 pot
Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwarf Purpleleaf Japanese Barberry	#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
Lavandula officinalis	English Lavender	#1 pot
Lavandula x intermedia 'Provence'	Provence French 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

Perennials, Annuals and Ferns

Total: 247

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
Polystichum munium	Sword Fern	#1 pot

Notes:

- All work to be completed to current CSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- Boulevard Trees to be procured and planted by applicant
- The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
 - Tree Planting Inspections
 - Excavated tree pits, soil cells, root barriers
 - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)



Raised Garden Planters



Concrete with Border



Rain Garden Swale



Decorative Rock Walls

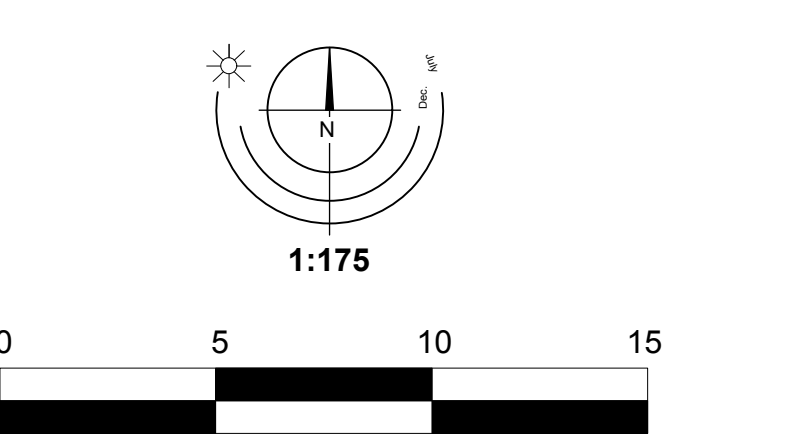
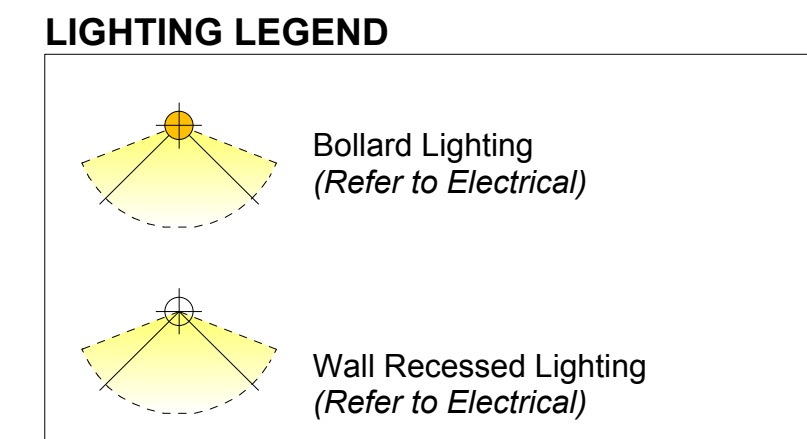
CHARACTER IMAGES

Revision E: April 24/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec. 15/21



Project No: 2160 7 Dec 2021

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



Landscape Concept Plan - 50 Douglas Street

Soil Volume Compliance Table

Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	Replacement Trees Proposed					Soil Volume Required (m3)			Compliance (Y / N)
				B # Small	C # Medium	D # Large	E # Small	F # Medium	G # Large	Total		
1	400	0.75	300	3.0	2.0	5.0	24.0	40.0	175.0	239.0	Y	
2	57.5	0.75	43.125	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
3	10.7	0.75	8.025	1.0	0.0	0.0	0.0	8.0	0.0	8.0	Y	
4	84	0.75	63	2.0	1.0	0.0	0.0	16.0	20.0	36.0	Y	
5	204	0.75	153	2.0	1.0	2.0	16.0	20.0	70.0	106.0	Y	
6	13	0.75	9.75	1.0	0.0	0.0	0.0	8.0	0.0	8.0	Y	
7	44.7	0.75	33.525	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
8	13.4	0.75	10.05	1.0	0.0	0.0	0.0	8.0	0.0	8.0	Y	
9	246	0.75	184.5	0.0	0.0	4.0	0.0	0.0	140.0	140.0	Y	
10	48	0.75	36	0.0	0.0	1.0	0.0	0.0	35.0	35.0	Y	
11	59	0.75	44.25	3.0	0.0	0.0	0.0	24.0	0.0	24.0	Y	
12	40.6	0.75	30.45	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y	
13	18.4	0.75	13.8	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y	
14	50.4	0.75	37.8	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y	
15	141	0.75	105.75	0.0	4.0	0.0	0.0	0.0	80.0	80.0	Y	
16	106	0.75	79.5	0.0	1.0	0.0	0.0	0.0	20.0	20.0	Y	
TOTAL			2305.05						TOTAL	1568.0		

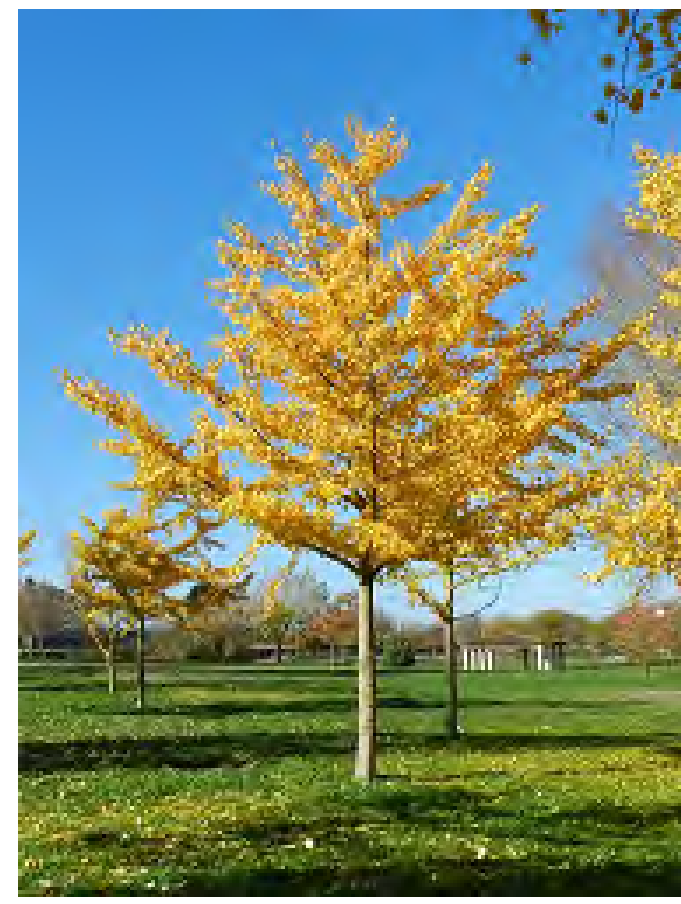
Inventory of Existing Trees

Tag #	Retention / Removal	Location	Species	DBH	Height	Condition	Notes	Retention / Removal					
M1	Yes	City	City	Heathorn	Crataegus	31	8	3.3	6	Fair	Fair/Very	Good	Remove
M2	Yes	City	City	Heathorn	Crataegus	16	5	1.7	2	Fair	Fair	Good	Remove
M3	Yes	City	City	Heathorn	Crataegus	10	5	1.1	2	Fair	Fair	Good	Remove
M4	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M5	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M6	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M7	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M8	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M9	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M10	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M11	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M12	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M13	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M14	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M15	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M16	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M17	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M18	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M19	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M20	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M21	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M22	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M23	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M24	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M25	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M26	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M27	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M28	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M29	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M30	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M31	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M32	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M33	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
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M35	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M36	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M37	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M38	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M39	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M40	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M41	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M42	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M43	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M44	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M45	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M46	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M47	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M48	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
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M51	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M52	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M53	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M54	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M55	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M56	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M57	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M58	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M59	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M60	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M61	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M62	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M63	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M64	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
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M66	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M67	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M68	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M69	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M70	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M71	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M72	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M73	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M74	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
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M76	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M77	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M78	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M79	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M80	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M81	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M82	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M83	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M84	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M85	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M86	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M87	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M88	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M89	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M90	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M91	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M92	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M93	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M94	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M95	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M96	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M97	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M98	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M99	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove
M100	Yes	City	City	Heathorn	Crataegus	4	5	0.4	0.6	Fair	Fair	Good	Remove



Existing Trees Legend:

- Retained Tree**
 - Green circle with crosshair
 - Crown Spread
 - Tree Tag #. See Tree Inventory for assessment.
 - Critical Root Zone
- Removed Tree**
 - Red circle with crosshair
 - Crown Spread
 - Tree Tag #. See Tree Inventory for assessment.
 - Critical Root Zone
- Tree Protection Fence**
 - Dashed line
 - See Arborist Tree Protection Detail
</



Princeton Sentry Ginkgo



Evergreen Huckleberry



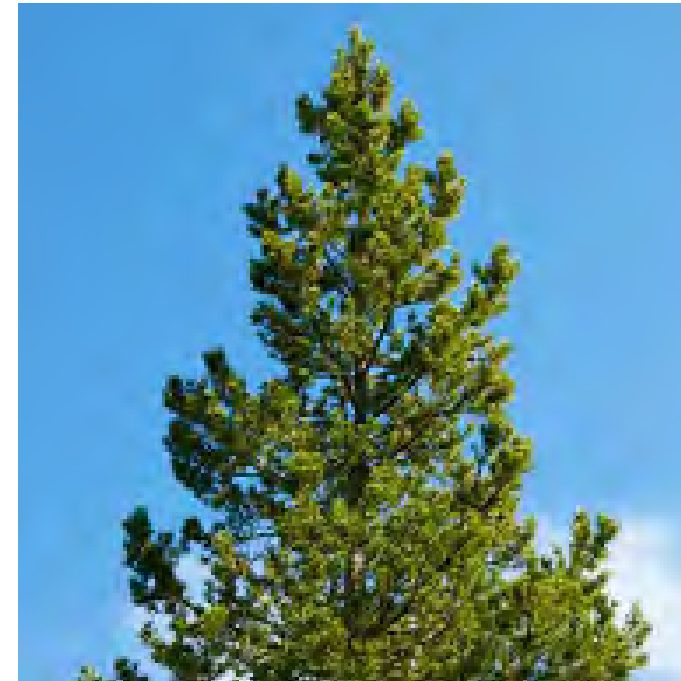
Silver Pink Rock Rose



Salal



Sword Fern



Shore Pine



Pacific Ninebark



Tall Oregon Grape



Snowberry



Karl Foerster Feather Reed Grass



Bowhall Red Maple



Indian Plum



Nootka Rose



Low Oregon Grape



Blue Oat Grass



Katsura Tree



Pacific Rhododendron



Red Flowering Currant

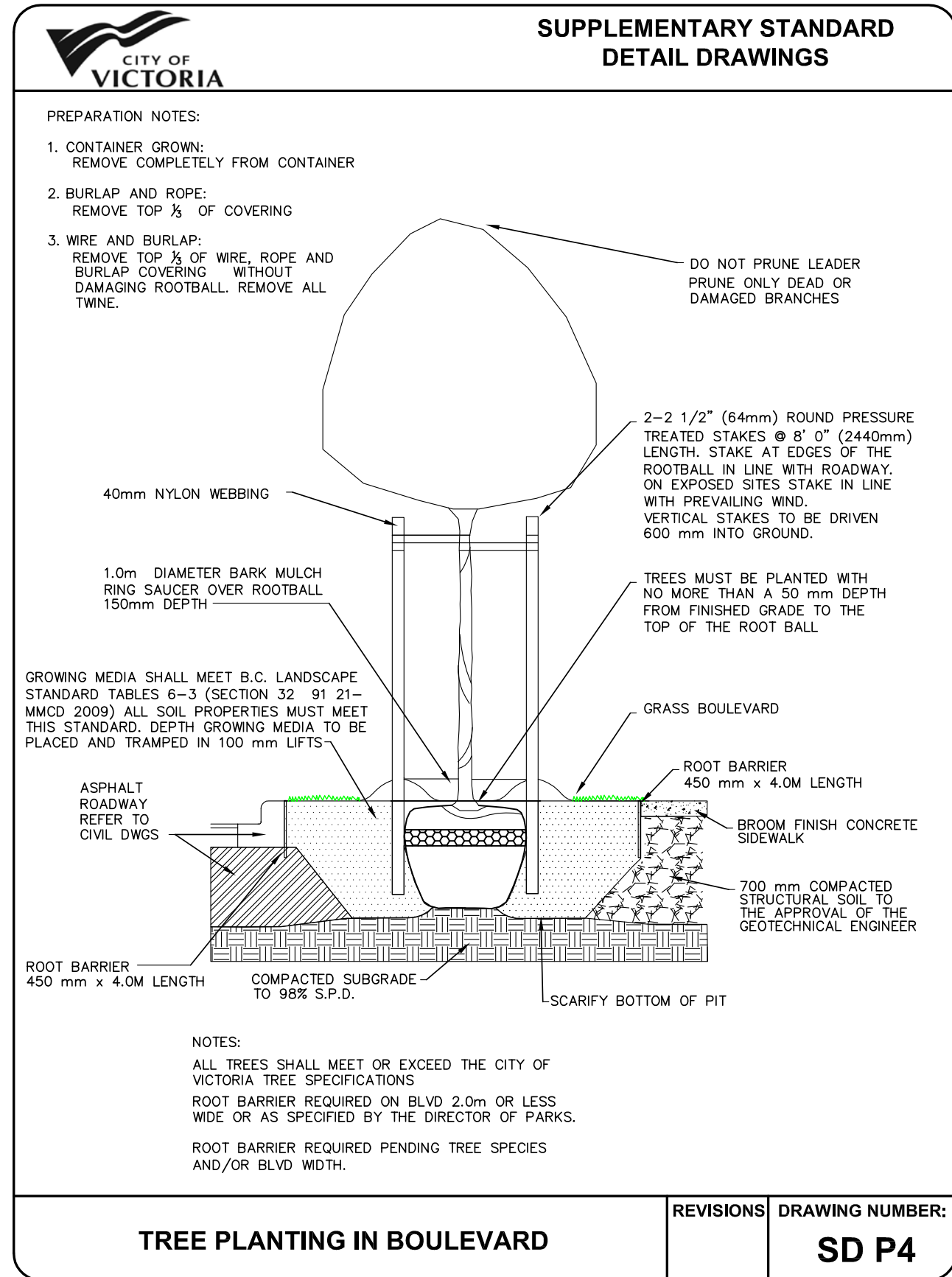
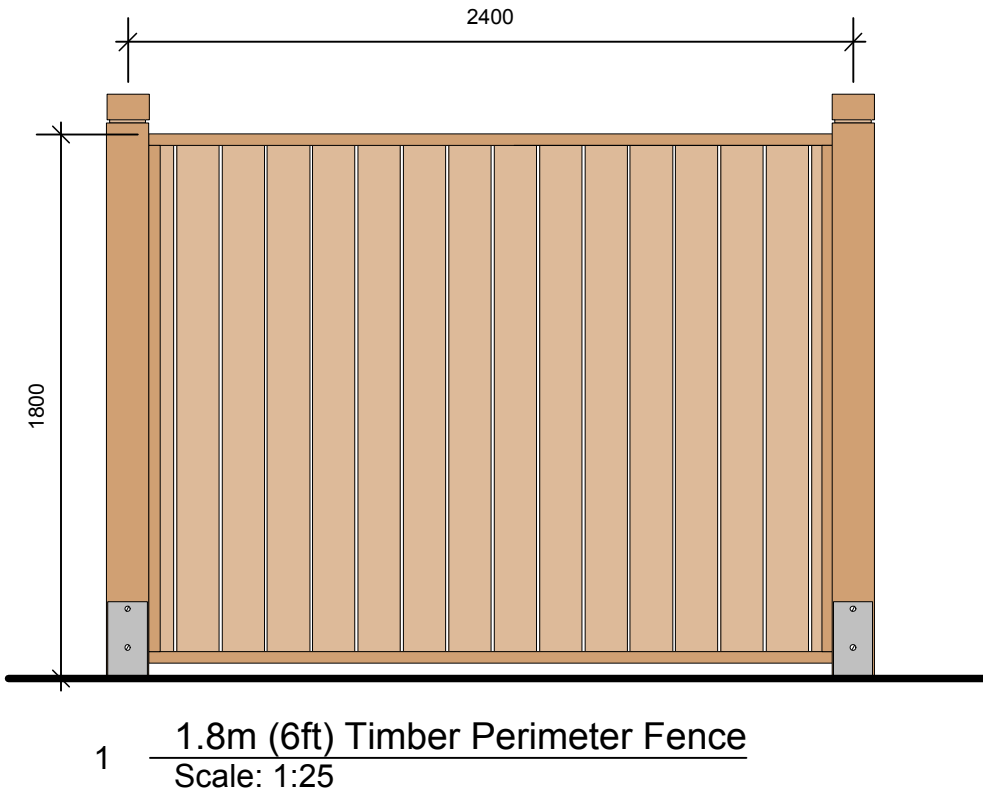


English Lavender



Dwarf Sweet Box

PLANT PALETTE



Benches

SITE FURNISHINGS

Landscape Character Images - 50 Douglas Street

