





1 BEECHWOOD ELEVATION PERSPECTIVE

SCALE = 1 : 100



2 FAIRFIELD PEDESTRIAN VIEW

SCALE = 1 : 100

3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022

NO. DESCRIPTION DATE



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Project 1733-1737 Fairfield Rd

ARYZE

Sheet Name PERSPECTIVES

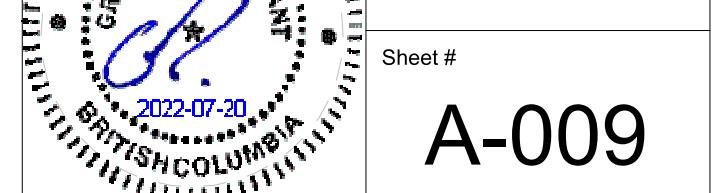
Date JULY 20, 2022

Scale 1 : 100 Project # 2123

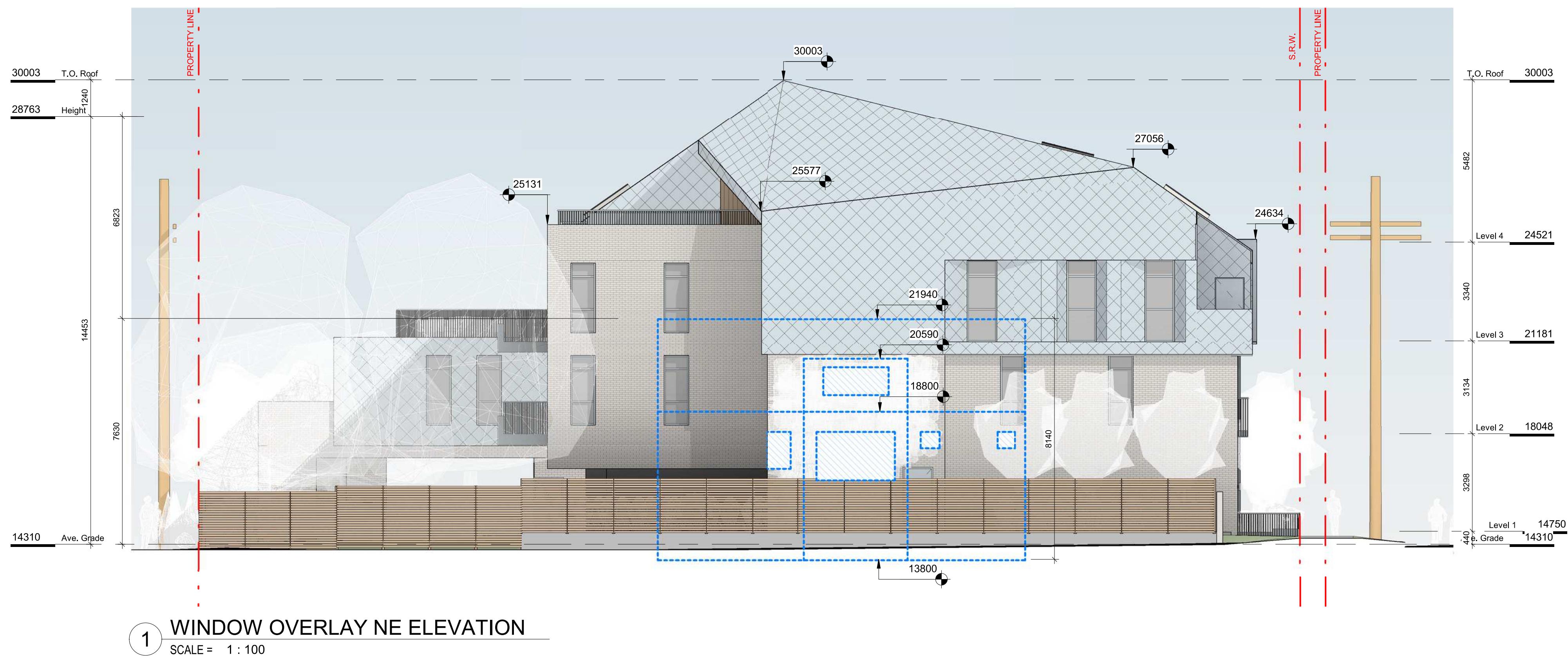
Revision 3

July 20, 2022

Sheet # A-009



7/20/2022 4:25:25 PM



**2 FAIRFIELD NORTH PERSPECTIVE**  
SCALE = 1 : 100

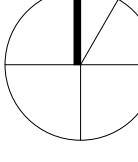
SCALE = 1 : 100

# DRAFT

3	DP/RZ Rev1	July 20, 2022
NO.	DESCRIPTION	DATE

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Project	1733-1737 Fairfield Rd	
		ARYZE
Sheet Name	PERSPECTIVE & WINDOW OVERLAY	
Date	JULY 20, 2022	
Scale	1 : 100	Project #
		2123
		Revision
		July 20, 2022
		Sheet #
A-010		

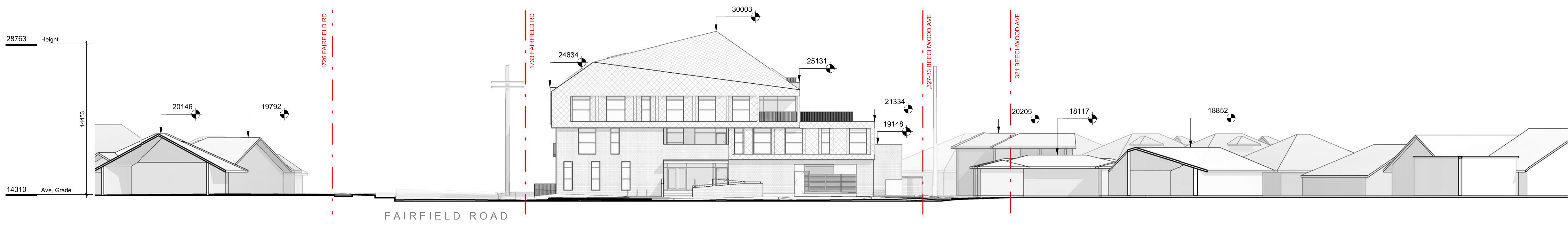
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1 CONTEXT PERSPECTIVE FAIRFIELD ROAD  
SCALE = 1 : 100



2 CONTEXT PERSPECTIVE BEECHWOOD AVE  
SCALE = 1 : 100



3 CONTEXT ELEVATION - BEECHWOOD AVENUE  
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD  
SCALE = 1 : 200

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2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
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**CASCADIA ARCHITECTS INC**

Project: 1733-1737 Fairfield Rd

ARYZE

Sheet Name: CONTEXT ELEVATIONS & PERSPECTIVES

Date: JULY 20, 2022

Scale: As indicated

Project # 2123

Revision: April 29, 2022

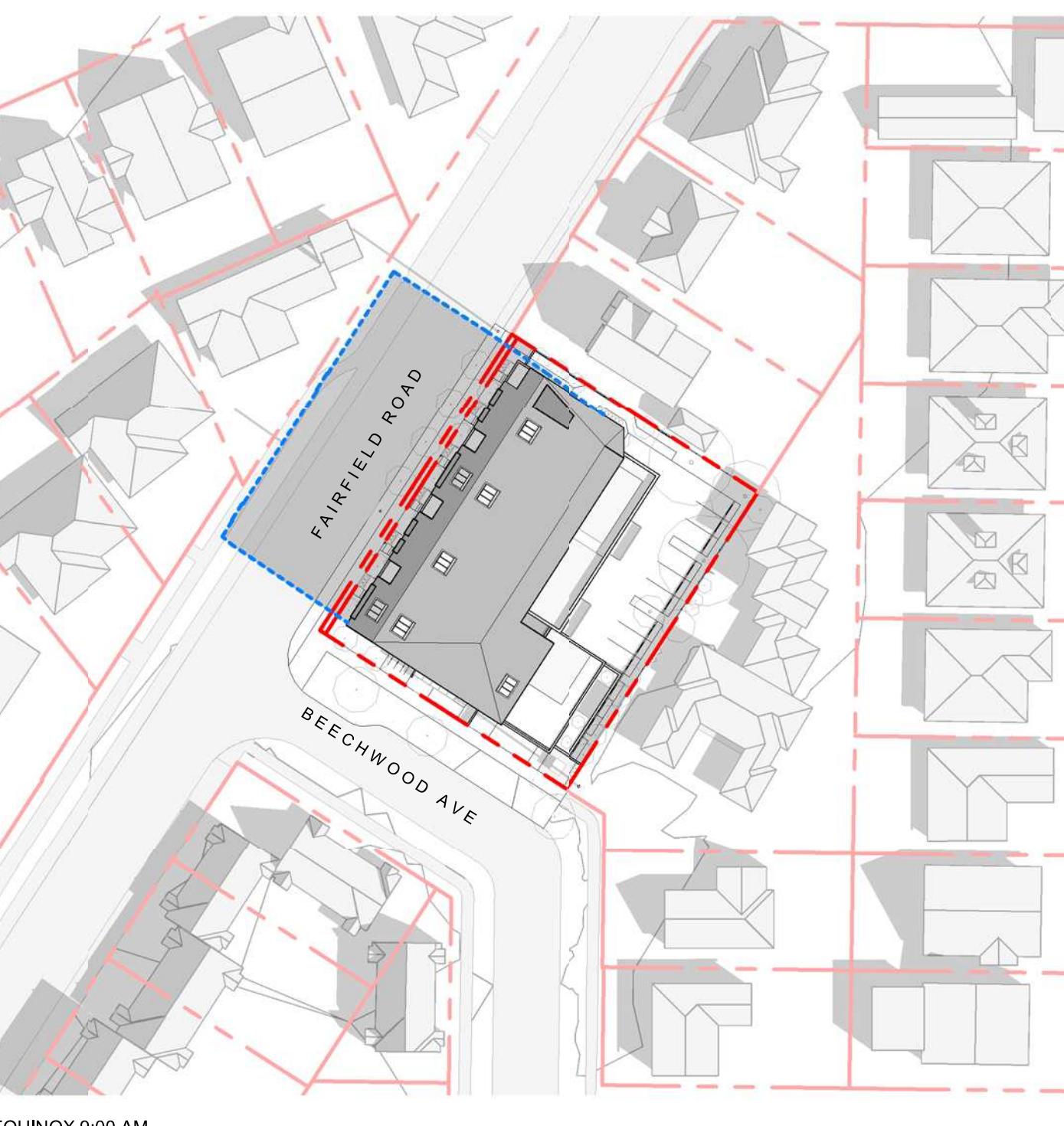
Sheet # 2

REGISTERED ARCHITECT  
GEORGE L. BROWN  
BRITISH COLUMBIA  
2020-07-30

A-011



SUMMER SOLSTICE 9:00AM



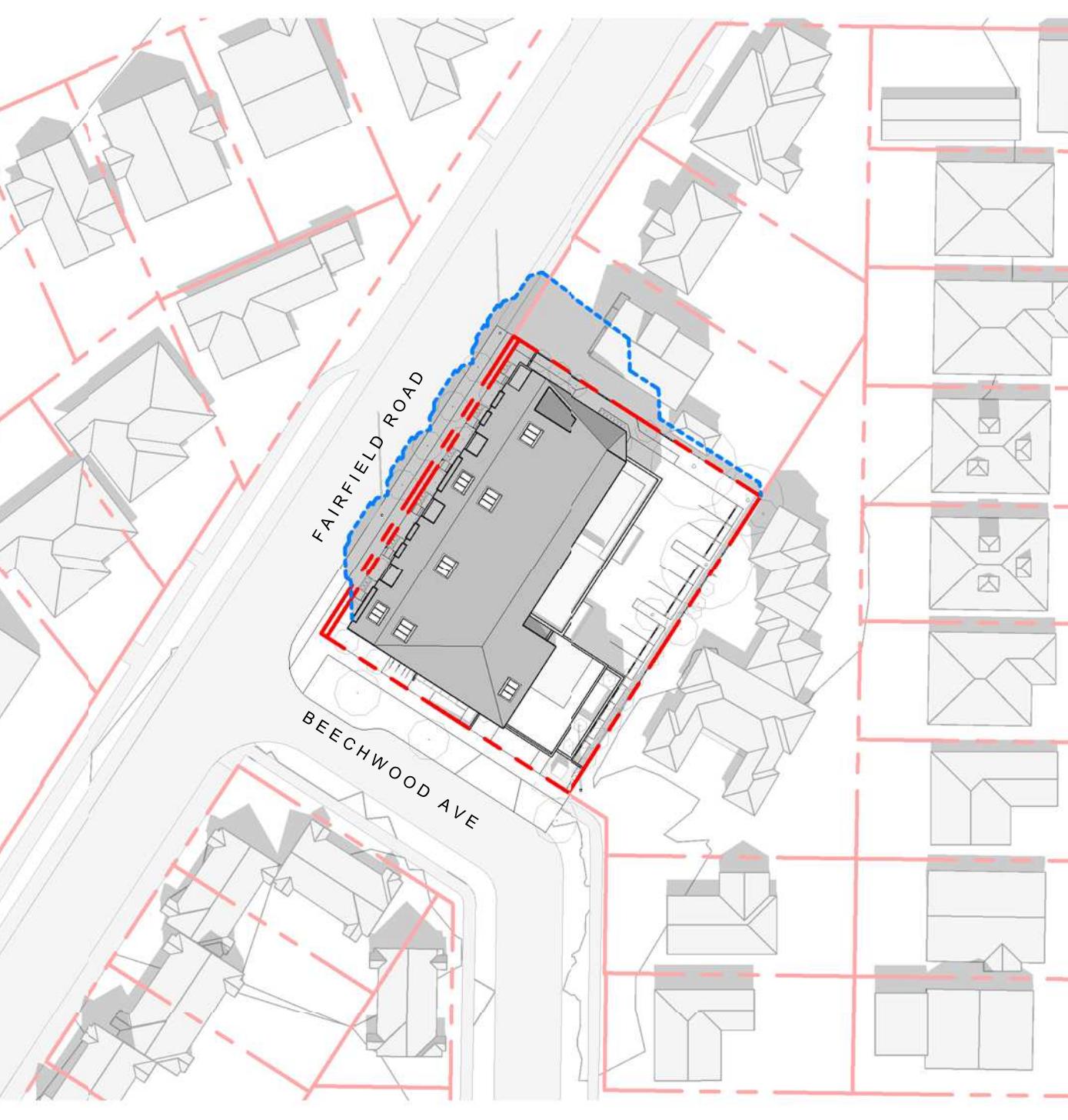
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WINTER SOLSTICE 9:00 AM



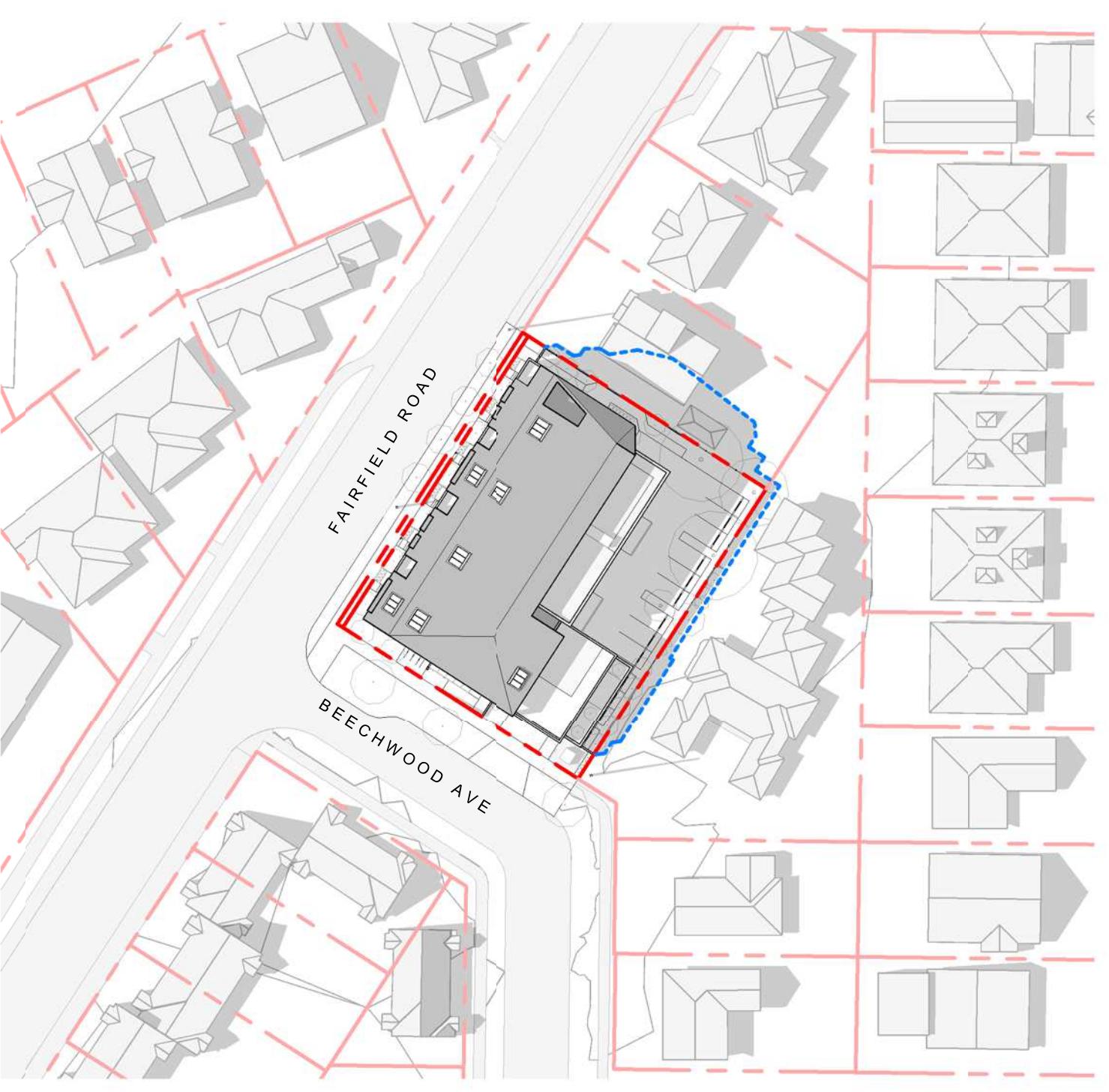
SUMMER SOLSTICE 12:00 PM



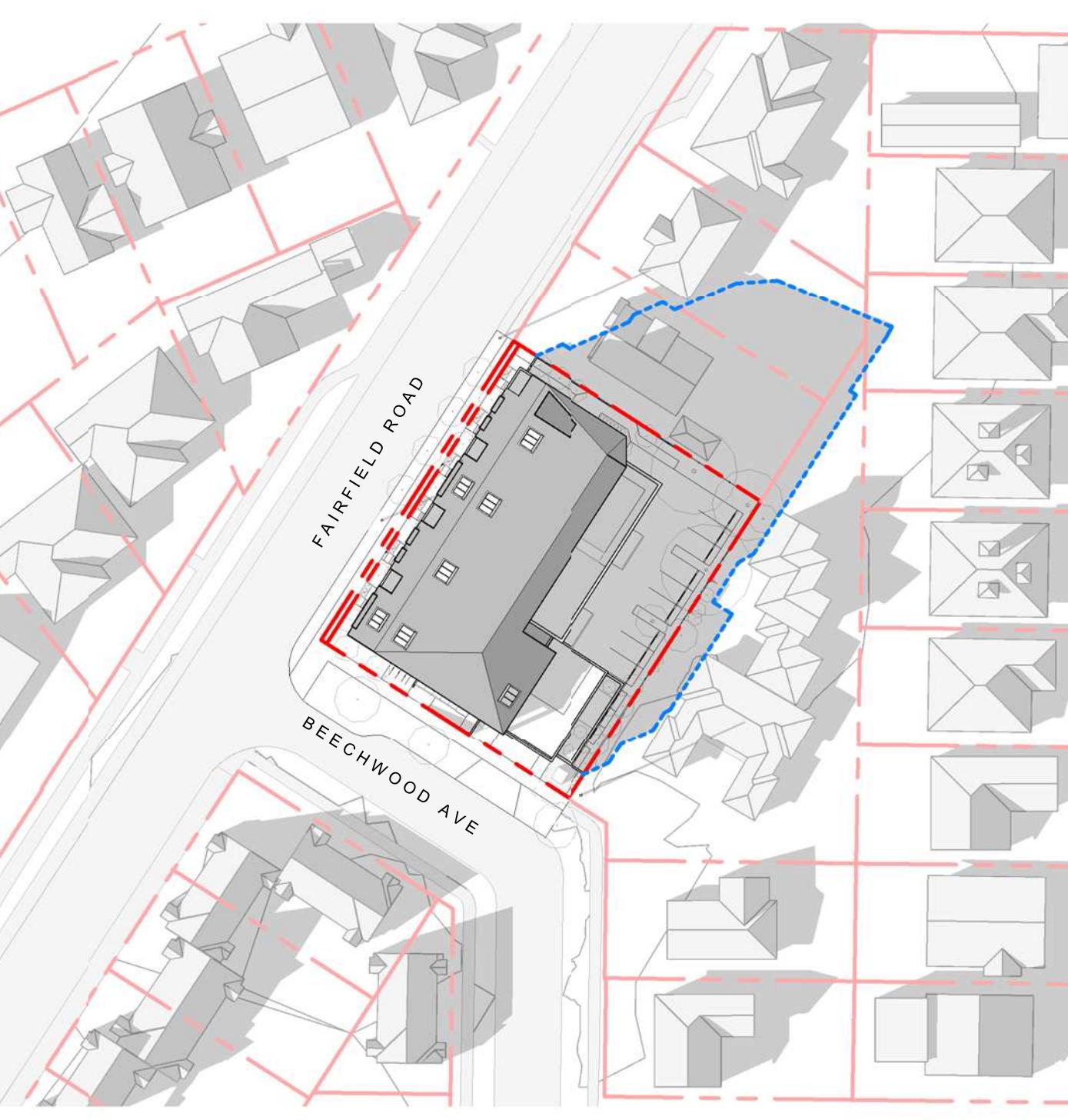
EQUINOX 12:00 PM



WINTER SOLSTICE 12:00 PM



SUMMER SOLSTICE 4:00 PM



EQUINOX 4:00 PM



WINTER SOLSTICE 4:00 PM

2	DP/RZ Submission	April 29, 2022
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Project 1733-1737 Fairfield Rd

ARYZE

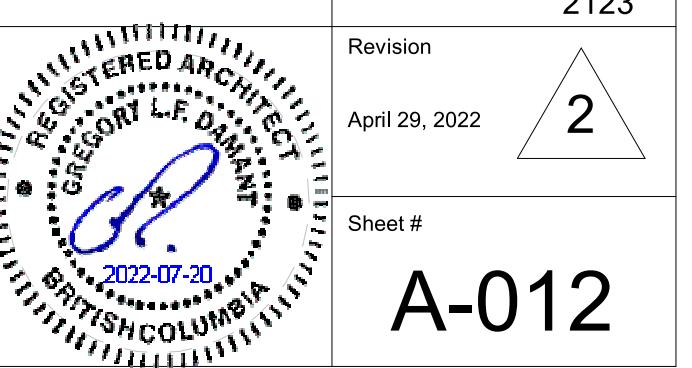
Sheet Name SHADOW STUDIES

Date JULY 20, 2022

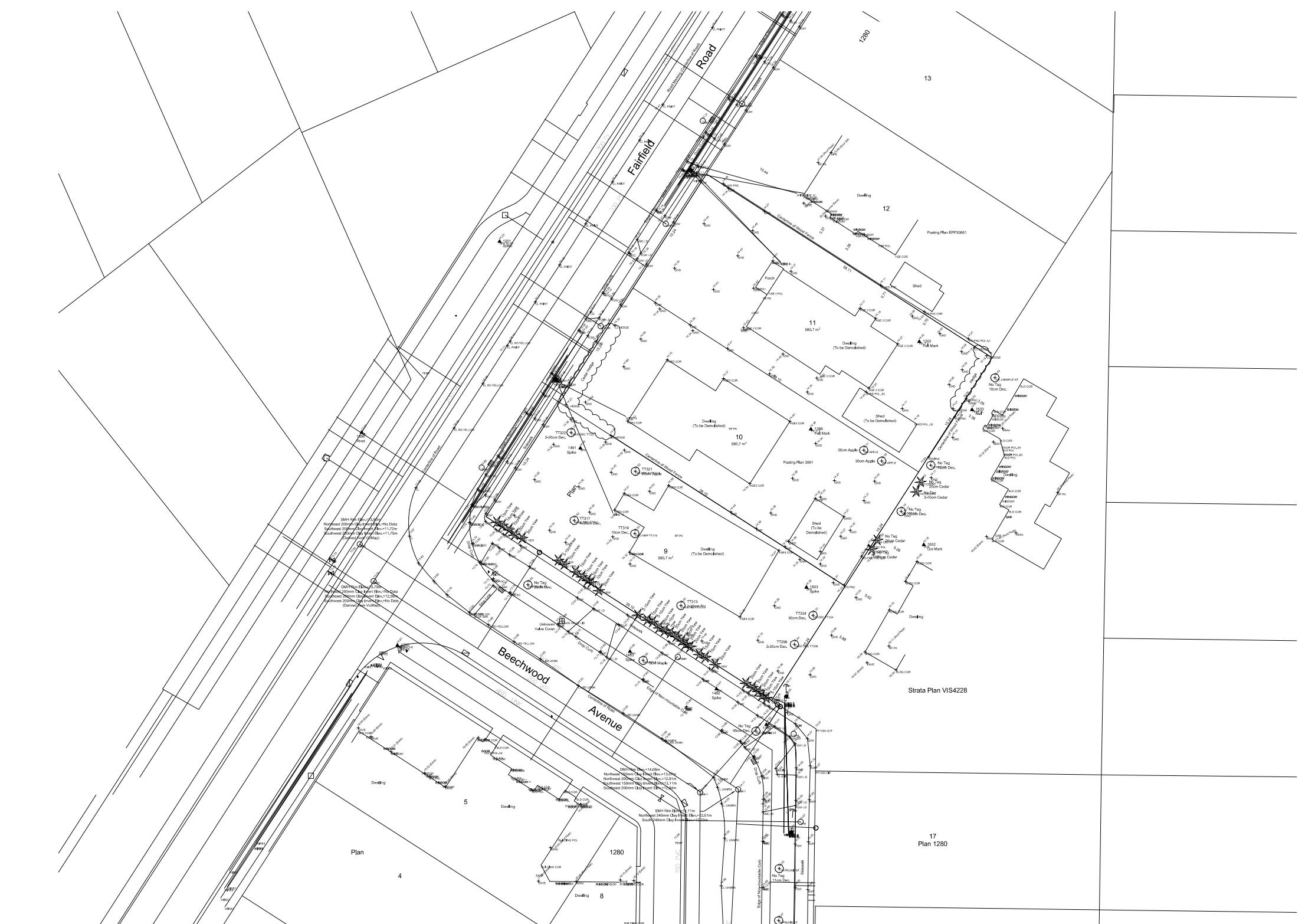
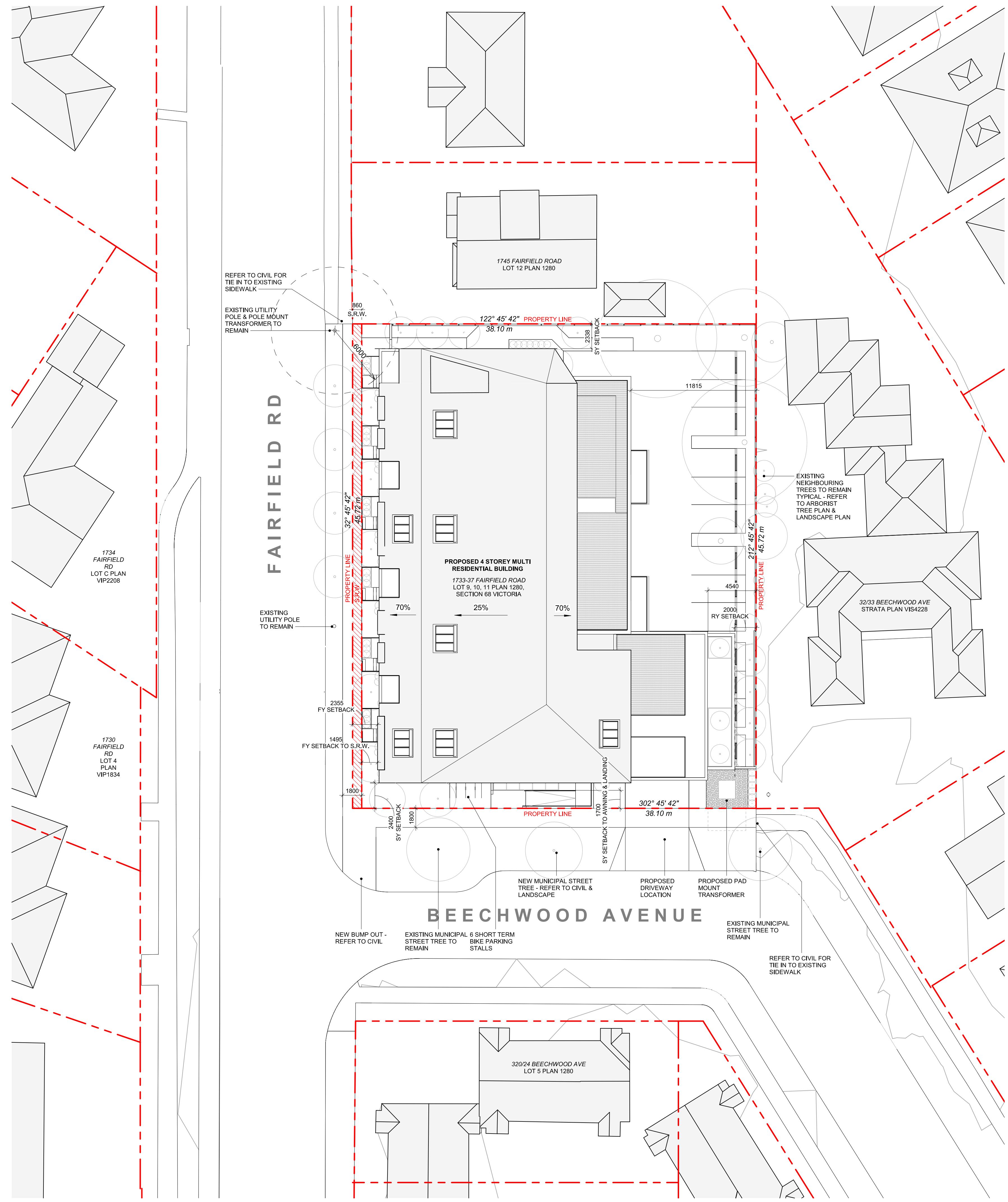
Scale 1 : 750 Project # 2123

Revision April 29, 2022 Sheet # 2

A-012



7/20/2022 4:26:58 PM



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

PROJECT INFORMATION		
ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m <sup>2</sup> )	1,741.93m <sup>2</sup>	
TOTAL FLOOR AREA (m <sup>2</sup> )	2931.43m <sup>2</sup>	
COMMERCIAL FLOOR AREA (m <sup>2</sup> )	0	
FLOOR SPACE RATIO	1.67:1	
SITE COVERAGE (%)	65%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	14.45m	
NUMBER OF STOREYS	4	
REQUIRED	PROVIDED	
PARKING STALLS (#) ON SITE	28	20
PARKING STALLS - VISITOR (#) ON SITE	2	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	24	30

BUILDING SETBACKS (m)	
FRONT YARD	2.36m
REAR YARD (TO BALCONY)	2.00m
REAR YARD (TO BUILDING FACE)	4.54m
INTERNAL SIDE YARD	2.34m
SIDE YARD (TO AWNING/LANDING)	1.70m
SIDE YARD (TO BUILDING FACE)	2.40m
COMBINED SIDE YARDS	4.74m

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	19
UNIT TYPE	3BD+DEN(1), 3BD(1), 2BD(11), 2BD+DEN(1), 1 BD(1), 1BD +DEN(4)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	74m <sup>2</sup>
TOTAL RESIDENTIAL FLOOR AREA (m <sup>2</sup> )	2430m <sup>2</sup>

3	DP/RZ Rev1	July 20, 2022
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Project **1733-1737 Fairfield Rd**  
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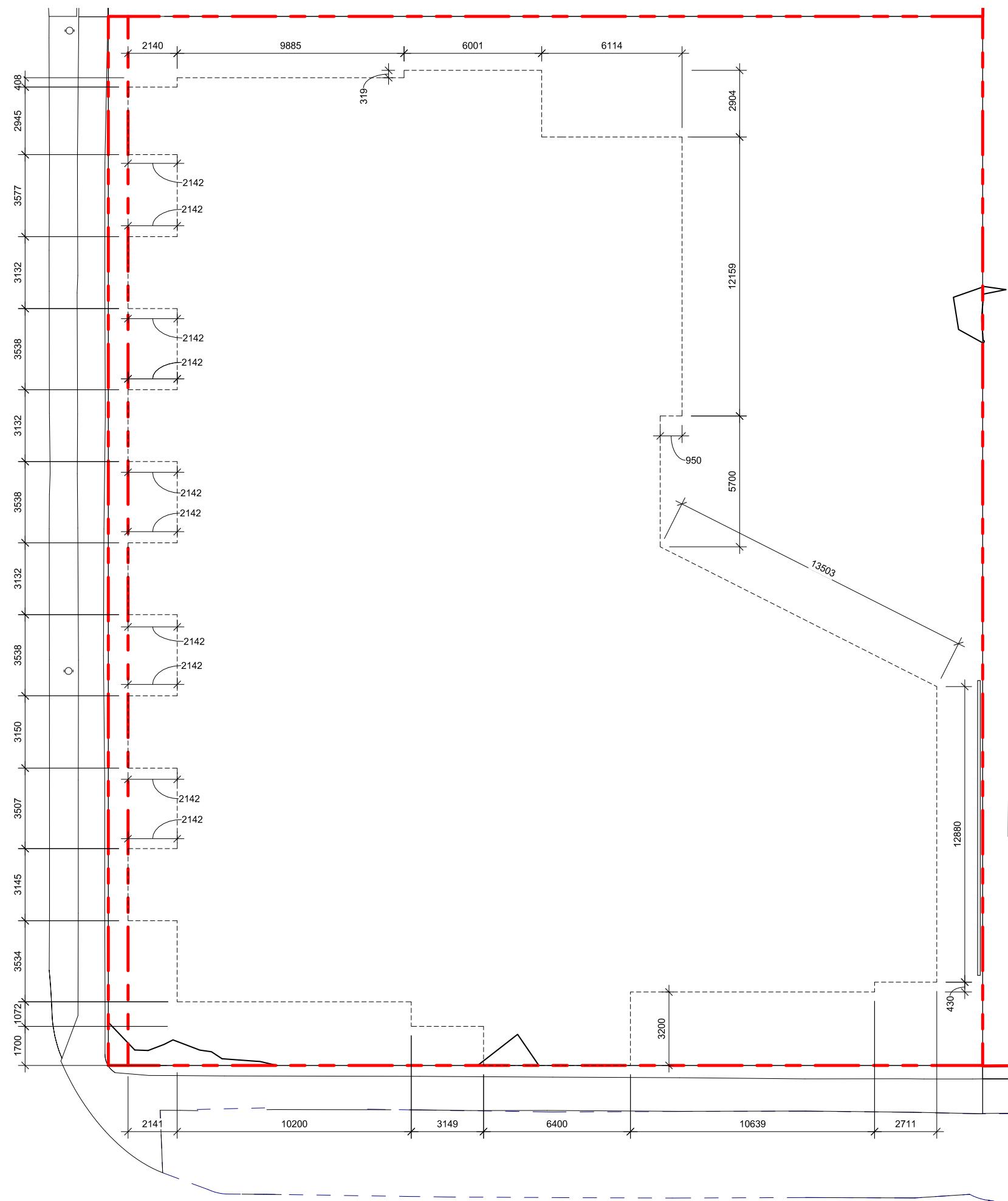
Sheet Name **SITE PLAN & PROJECT DATA**

Date **JULY 20, 2022**

Scale **As indicated** Project # **2123**

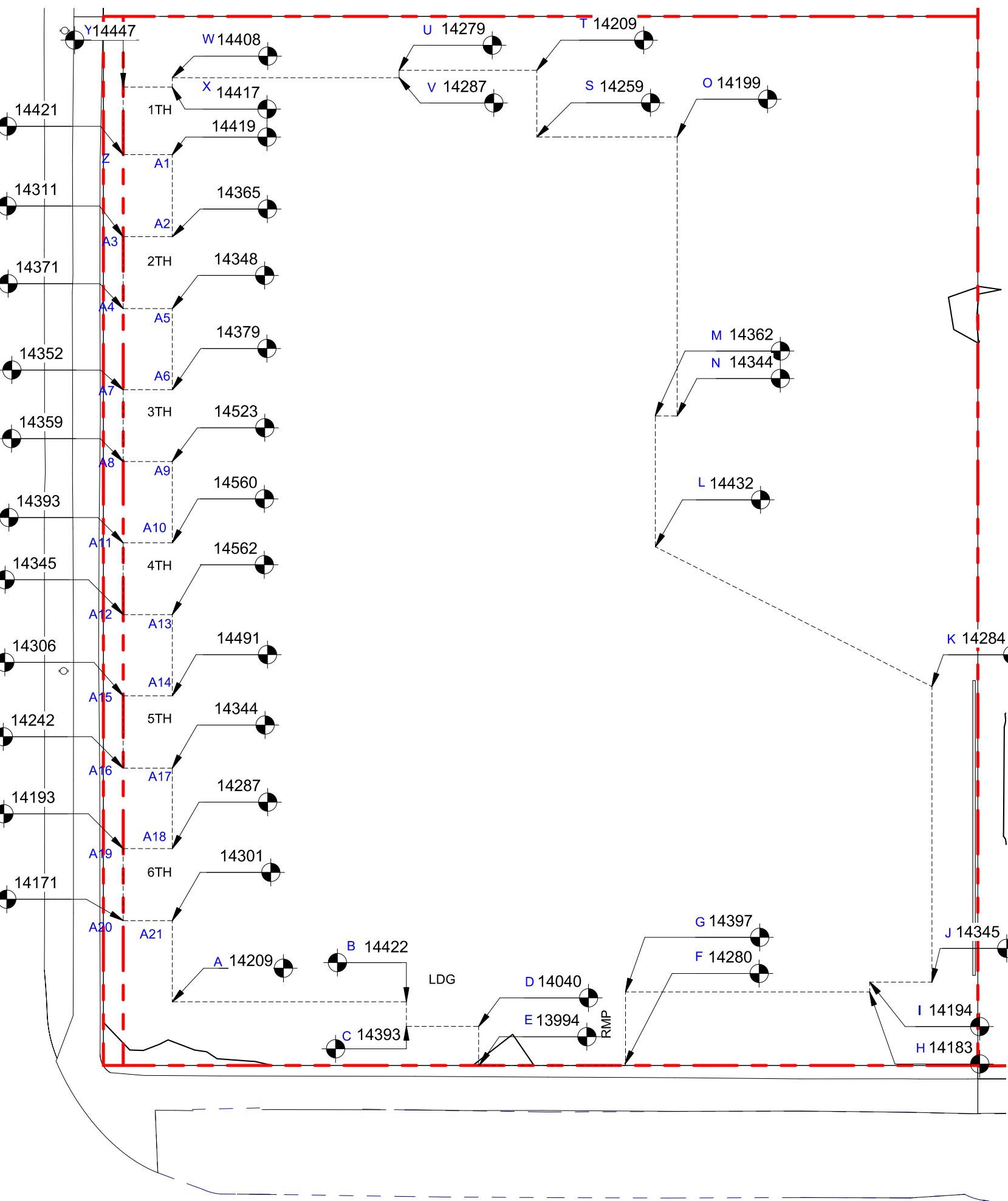
Revision **3** July 20, 2022

Sheet # **A-050**

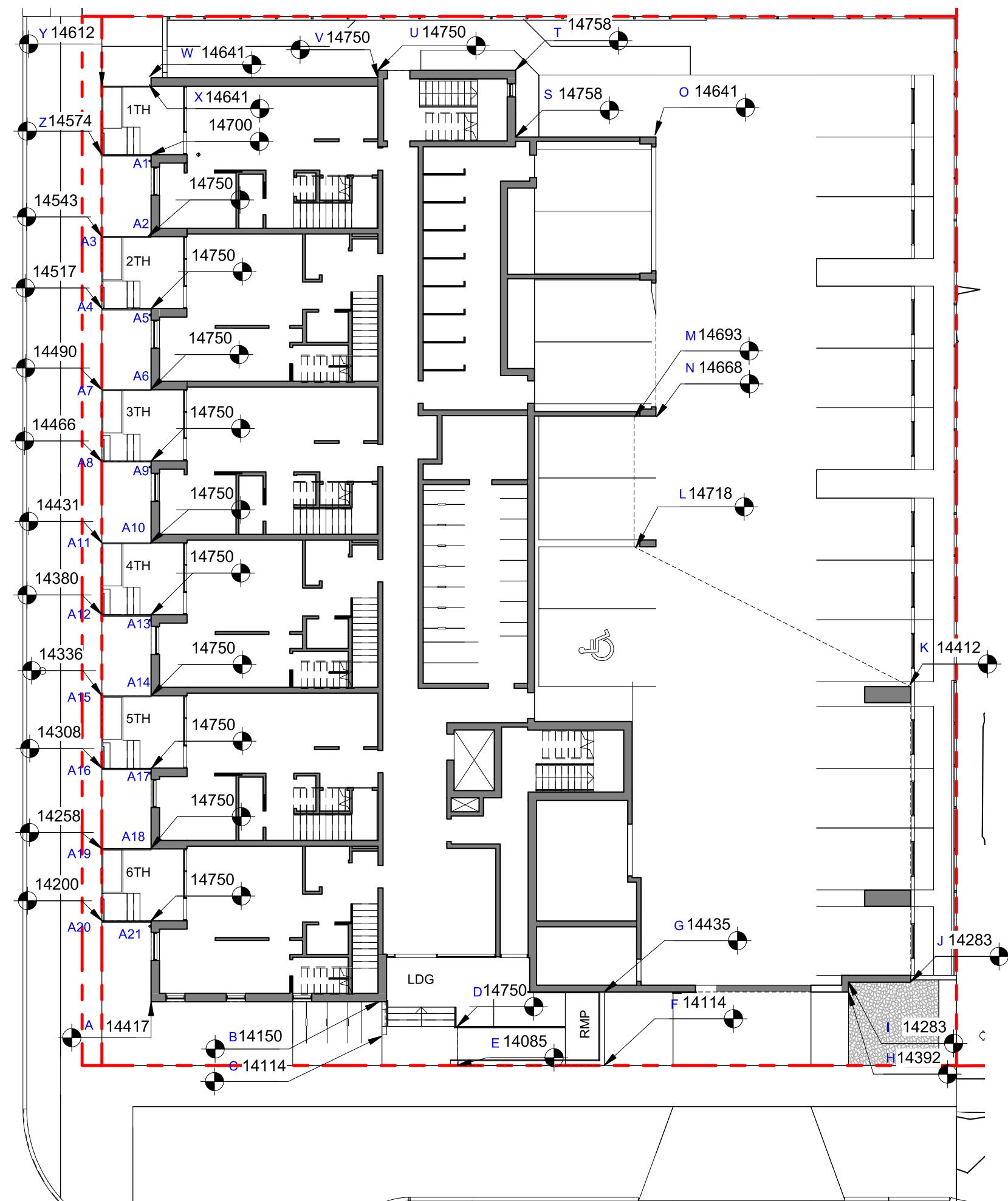


1 DISTANCE BTWN POINTS KEY PLAN  
SCALE = 1 : 200

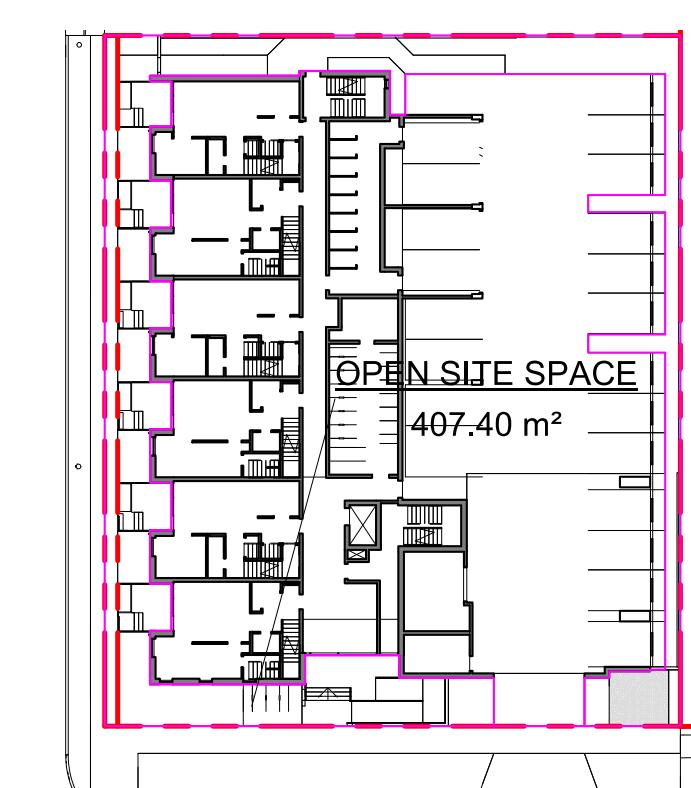
POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS	AVE. OF POINTS
A	14.209	14.42	Point A & B	10.207
B	14.422	14.15	Point B & C	1.072
C	14.393	14.11	Point C & D	3.143
D	14.04	14.75	Point D & E	1.7
E	13.995	14.09	Point E & F	6.4
F	14.238	14.11	Point F & G	3.2
G	14.397	14.44	Point G & H	10.809
H	14.183	14.39	Point H & I	0.403
I	14.194	14.28	Point I & J	2.541
J	14.345	14.28	Point J & K	12.88
K	14.315	14.41	Point K & L	13.503
L	14.432	14.72	Point L & M	5.7
M	14.362	14.69	Point M & N	0.905
N	14.344	14.67	Point N & O	12.159
O	14.199	14.64	Point O & S	6.114
S	14.259	14.76	Point S & T	2.904
T	14.209	14.76	Point T & U	5.629
U	14.279	14.75	Point U & V	0.319
V	14.287	14.75	Point V & W	9.885
W	14.408	14.64	Point W & X	0.4
X	14.417	14.64	Point X & Y	2.14
Y	14.447	14.61	Point Y & Z	2.96
Z	14.421	14.57	Point Z & A1	2.14
A1	14.419	14.70	Point A1 & A2	3.554
A2	14.365	14.75	Point A2 & A3	2.14
A3	14.311	14.54	Point A3 & A4	3.14
A4	14.371	14.52	Point A4 & A5	2.14
A5	14.348	14.75	Point A5 & A6	3.545
A6	14.425	14.75	Point A6 & A7	2.14
A7	14.352	14.49	Point A7 & A8	3.13
A8	14.359	14.47	Point A8 & A9	2.14
A9	14.523	14.75	Point A9 & A10	3.54
A10	14.56	14.75	Point A10 & A11	2.14
A11	14.393	14.43	Point A11 & A12	3.125
A12	14.345	14.44	Point A12 & A13	2.142
A13	14.562	14.75	Point A13 & A14	3.545
A14	14.491	14.75	Point A14 & A15	2.142
A15	14.306	14.34	Point A15 & A16	3.15
A16	14.242	14.31	Point A16 & A17	2.14
A17	14.344	14.75	Point A17 & A18	3.507
A18	14.287	14.75	Point A18 & A19	3
A19	14.193	14.26	Point A19 & A20	3.145
A20	14.171	14.20	Point A20 & A21	3.00
A21	14.301	14.75	Point A21 & A	3.534
Total		177.15	2534.26	
Average Grade		14.31		



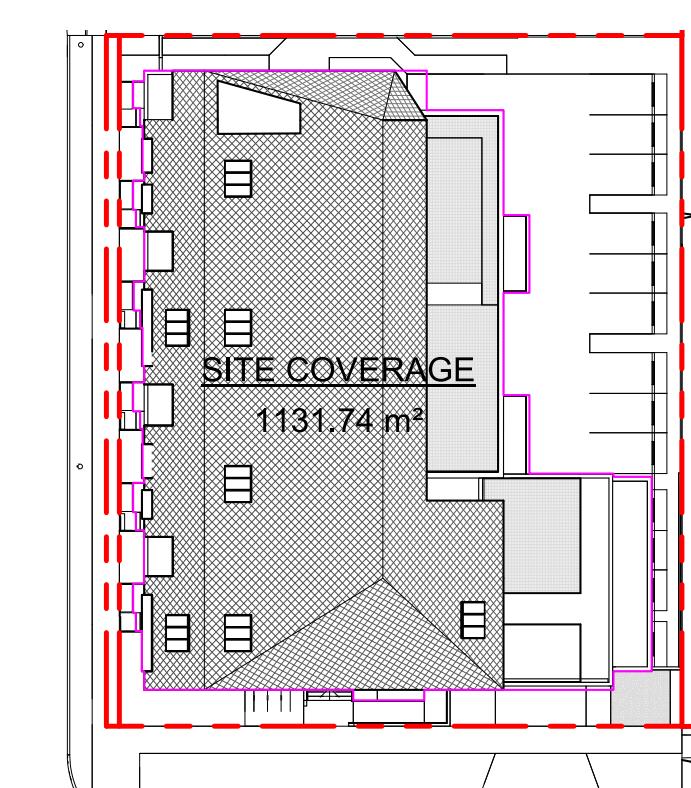
2 NATURAL GRADE KEY PLAN  
SCALE = 1 : 200



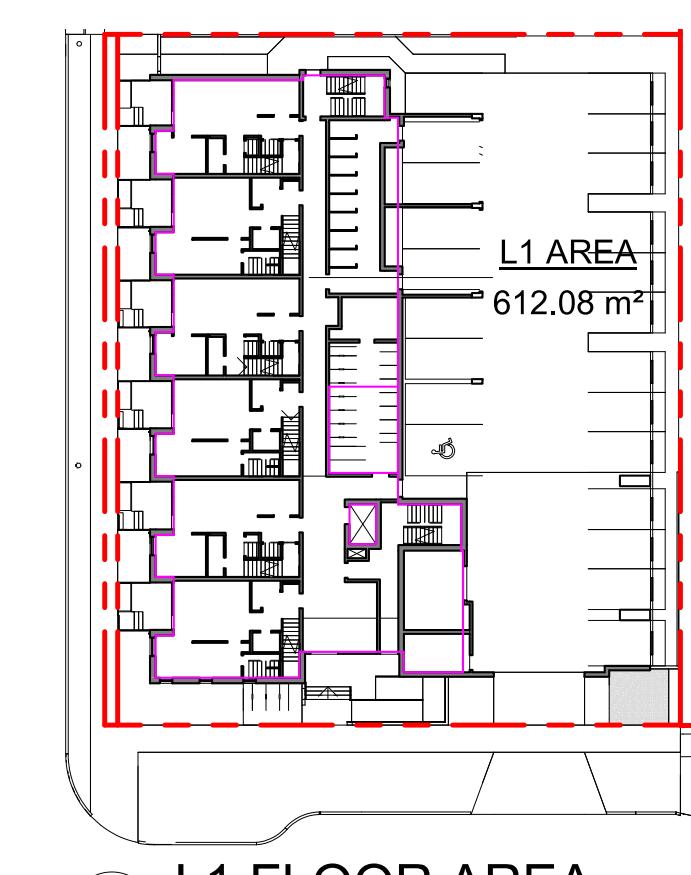
3 PROPOSED GRADE KEY PLAN  
SCALE = 1 : 200



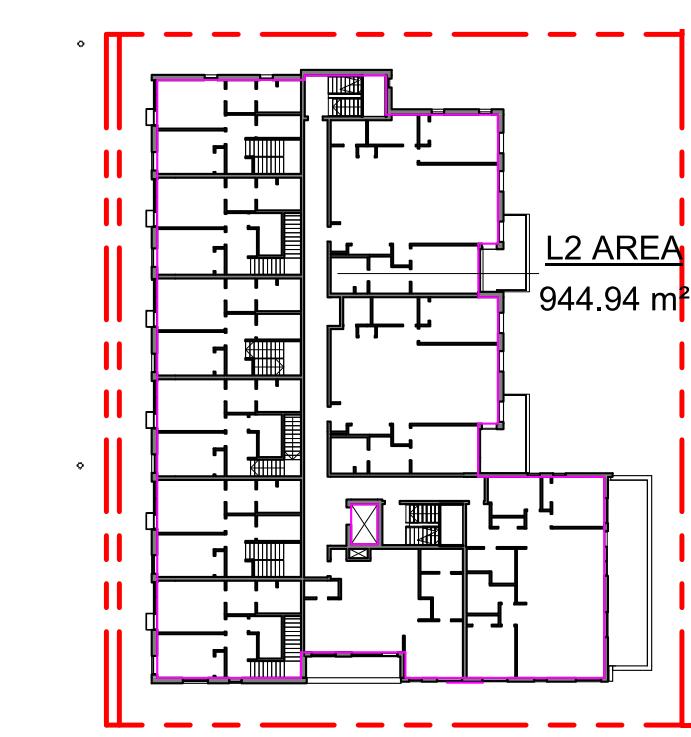
4 OPEN SITE SPACE  
SCALE = 1 : 500



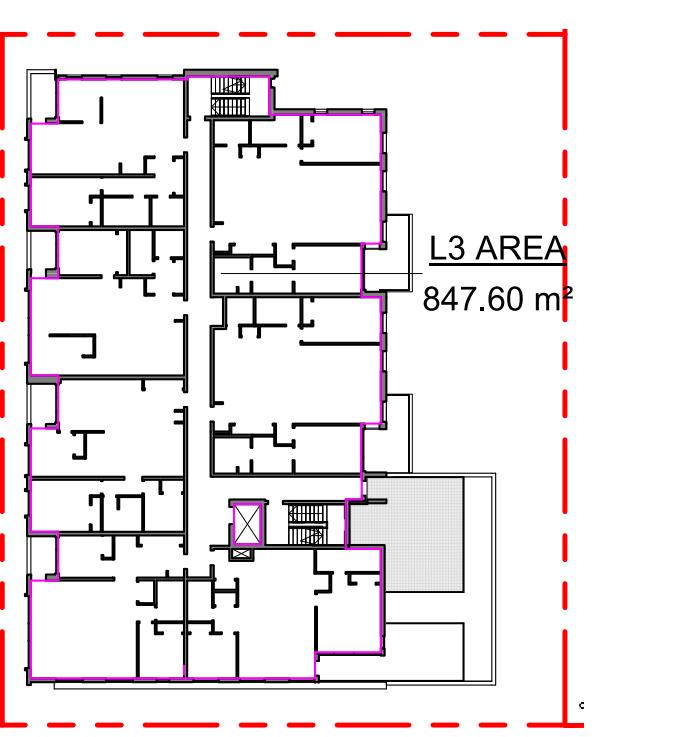
5 SITE COVERAGE  
SCALE = 1 : 500



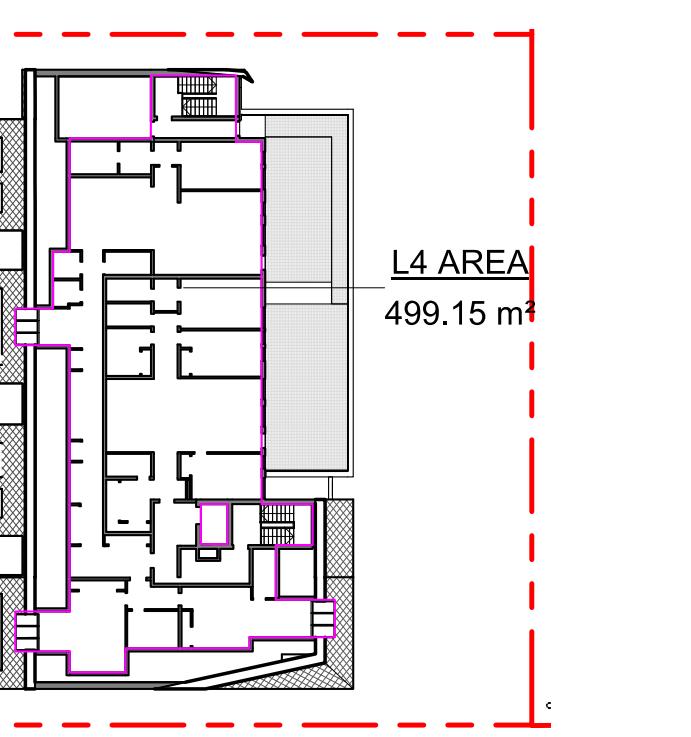
6 L1 FLOOR AREA  
SCALE = 1 : 500



7 L2 FLOOR AREA  
SCALE = 1 : 500



8 L3 FLOOR AREA  
SCALE = 1 : 500



9 L4 FLOOR AREA  
SCALE = 1 : 500

#### SUPPORTING CALCULATIONS

##### ZONING REGULATION BY LAW

##### FLOOR AREAS

Level 1 612.08 m²  
Level 2 944.94 m²  
Level 3 847.60 m²  
Level 4 499.15 m²  
Grand total: 4 2903.77 m²

**1TH PATIO**  
(WORST CASE GRADING ALONG FAIRFIELD RD - THEREFORE ALL <600mm)  
14750 - 14200 (PROPOSED) = 550mm  
14750 - 14171 (EXISTING) = 575mm

##### FLOOR SPACE RATIO

2903.77 m² / 174.93 m² = 1.67  
FSR - 1.67 : 1

##### LDG (LANDING AT PRIMARY ENTRANCE)

14750 - 14114 (PROPOSED) = 636mm  
14750 - 14040 (EXISTING) = 710mm

##### SITE COVERAGE

1131.74 m² / 1741.93 m² = 0.65 (65%)

OPEN SITE SPACE

407.40 m² / 1741.93 m² = 0.23 (23%)

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

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NO.	DESCRIPTION	DATE



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Project 1733-1737 Fairfield Rd  
ARYZE

Sheet Name ZONING CALCULATIONS

Date JULY 20, 2022

Scale As indicated Project # 2123

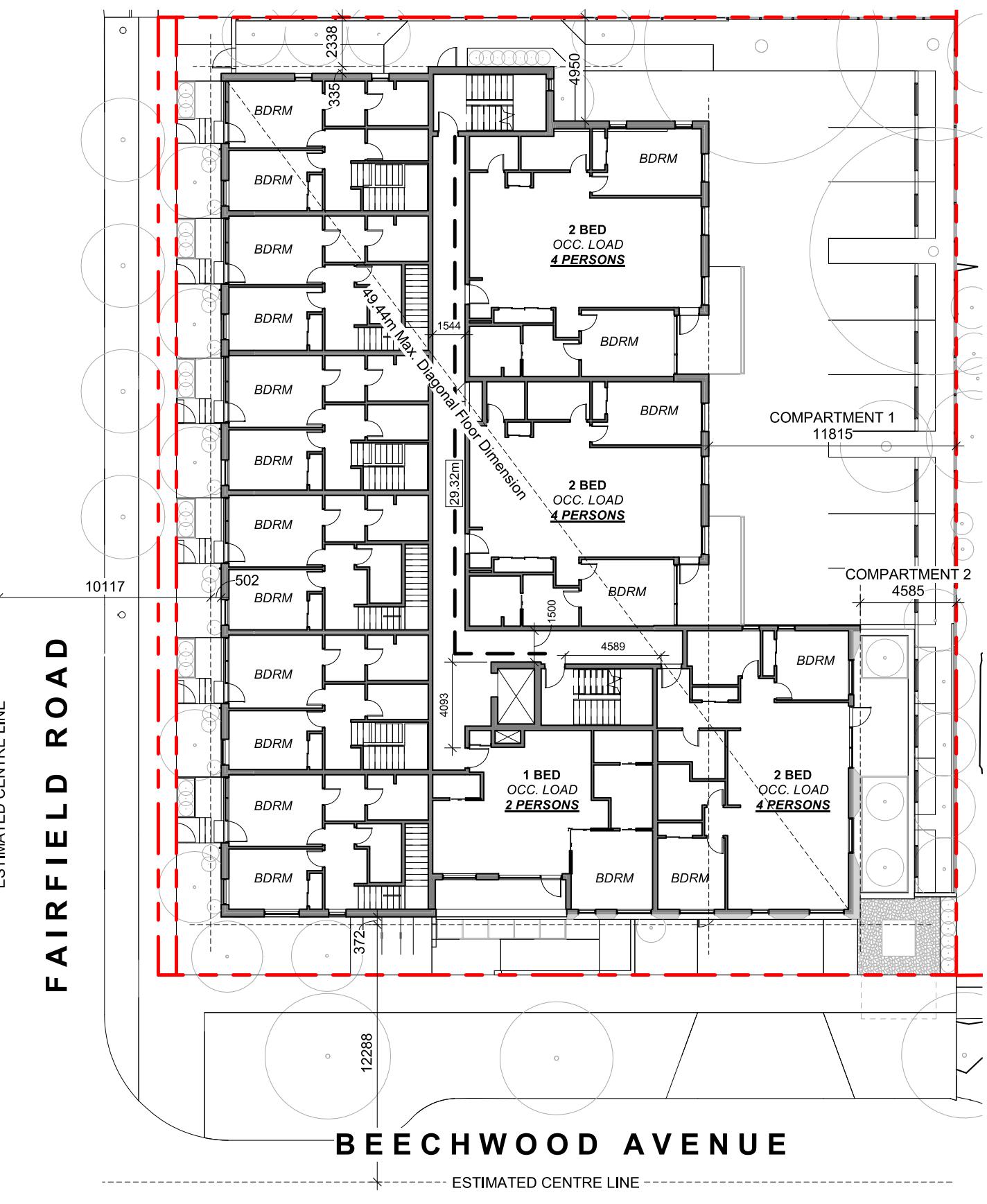
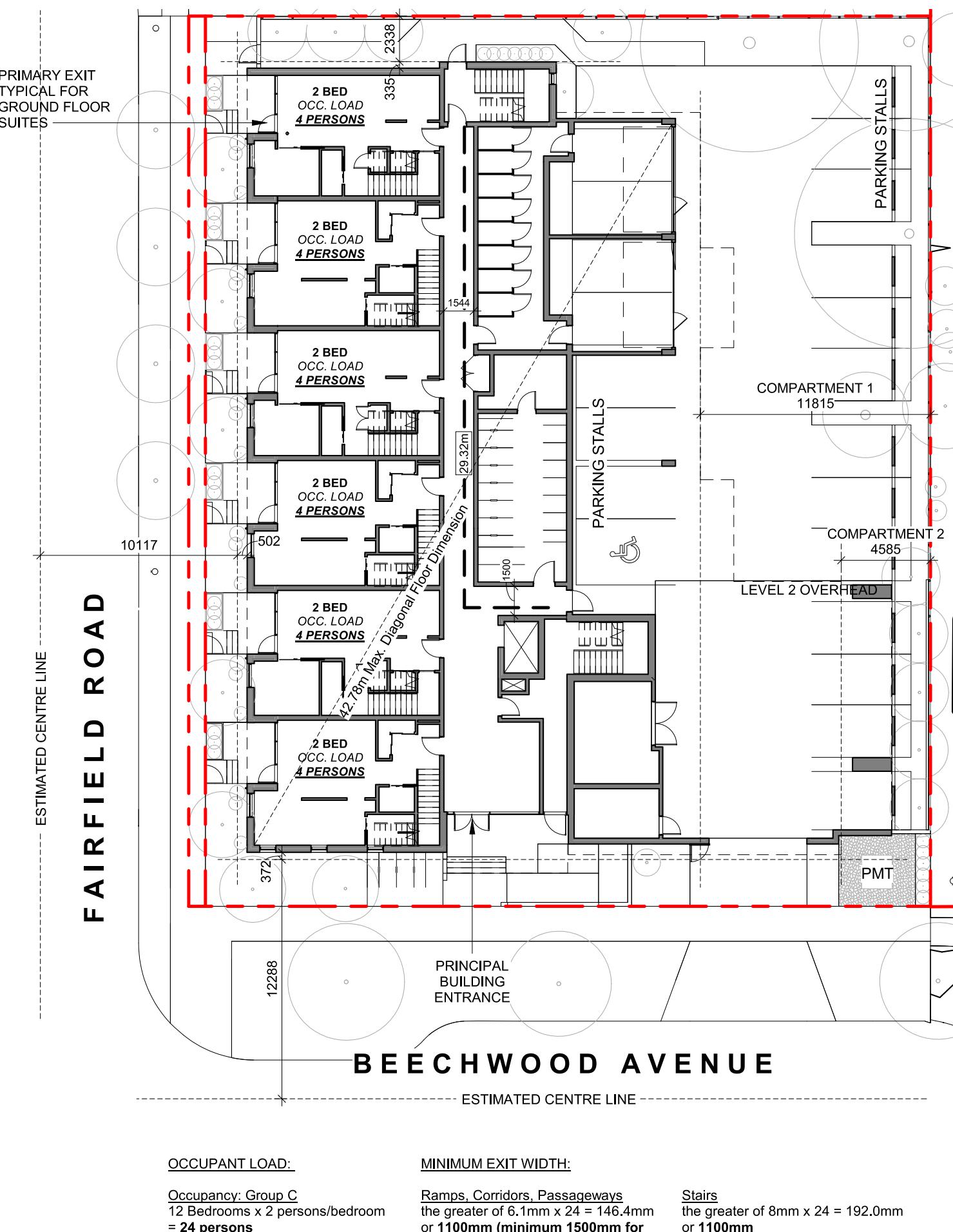
Revision 3

July 20, 2022

Sheet # A-051

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Client/Contractor/Design 2020-03 CENTRAL 1733-1737 Fairfield Rd, #2, Rev. Called: Contract/Recon/Permit

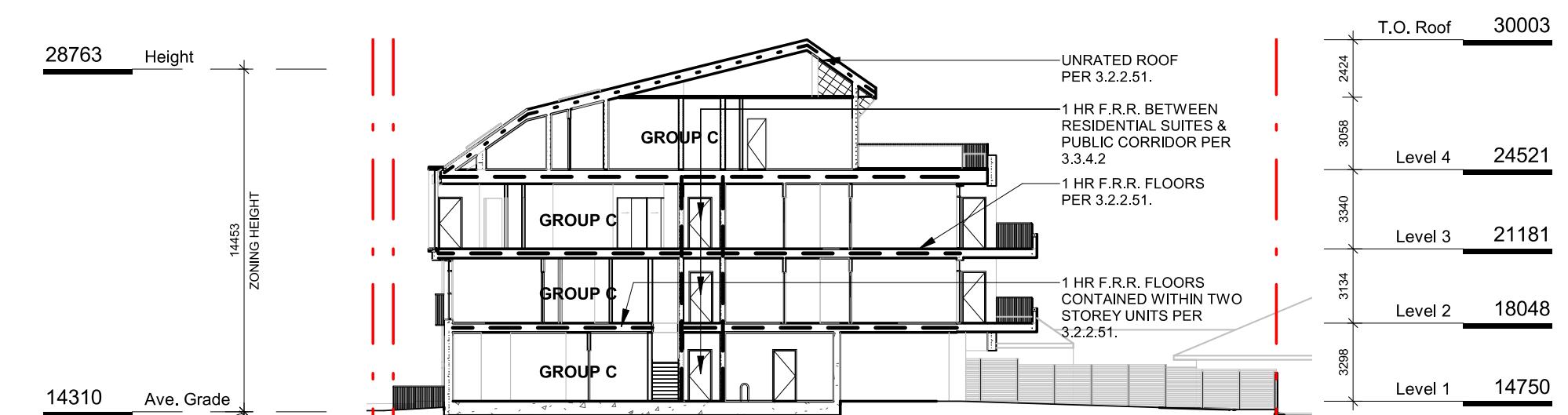
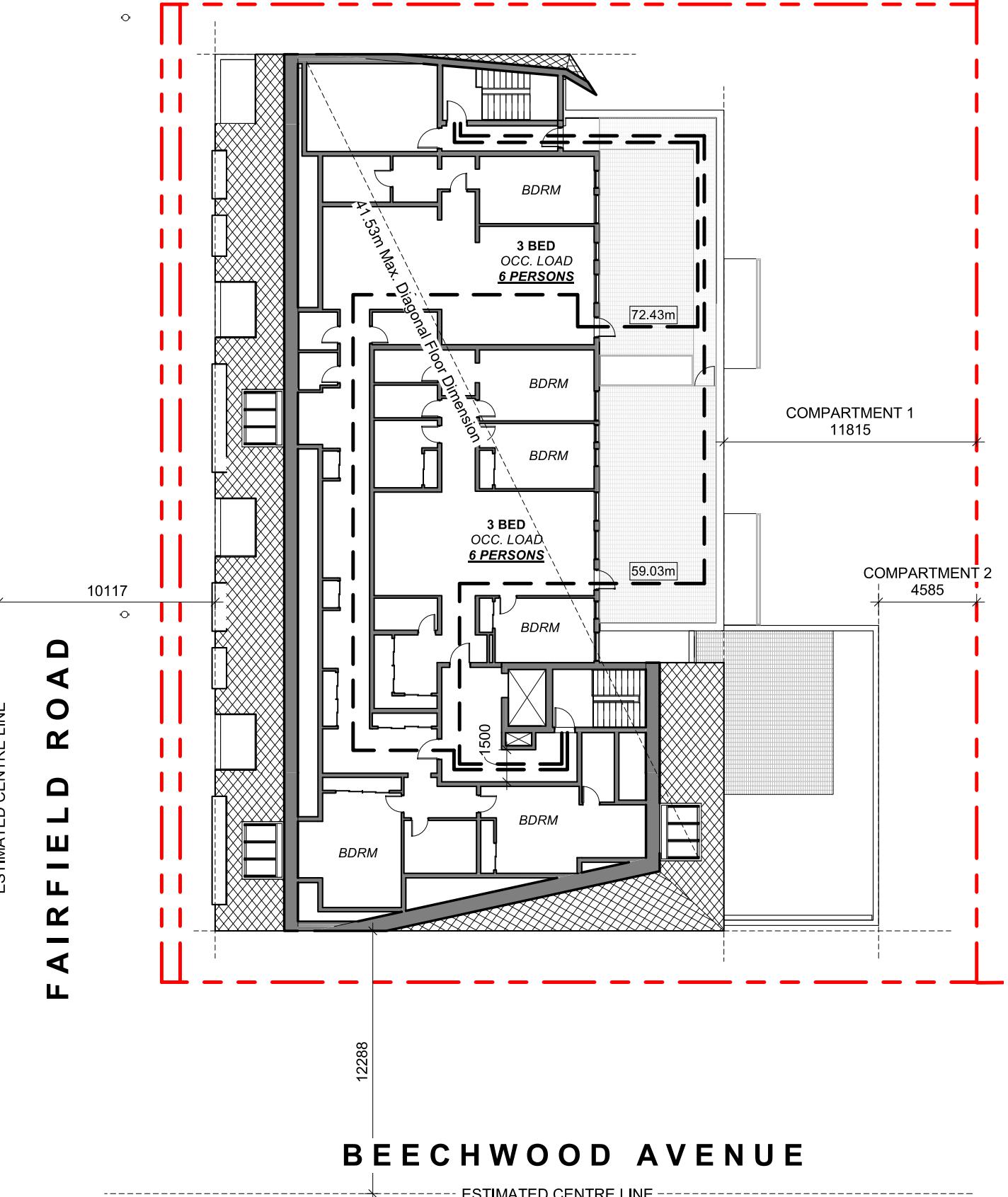
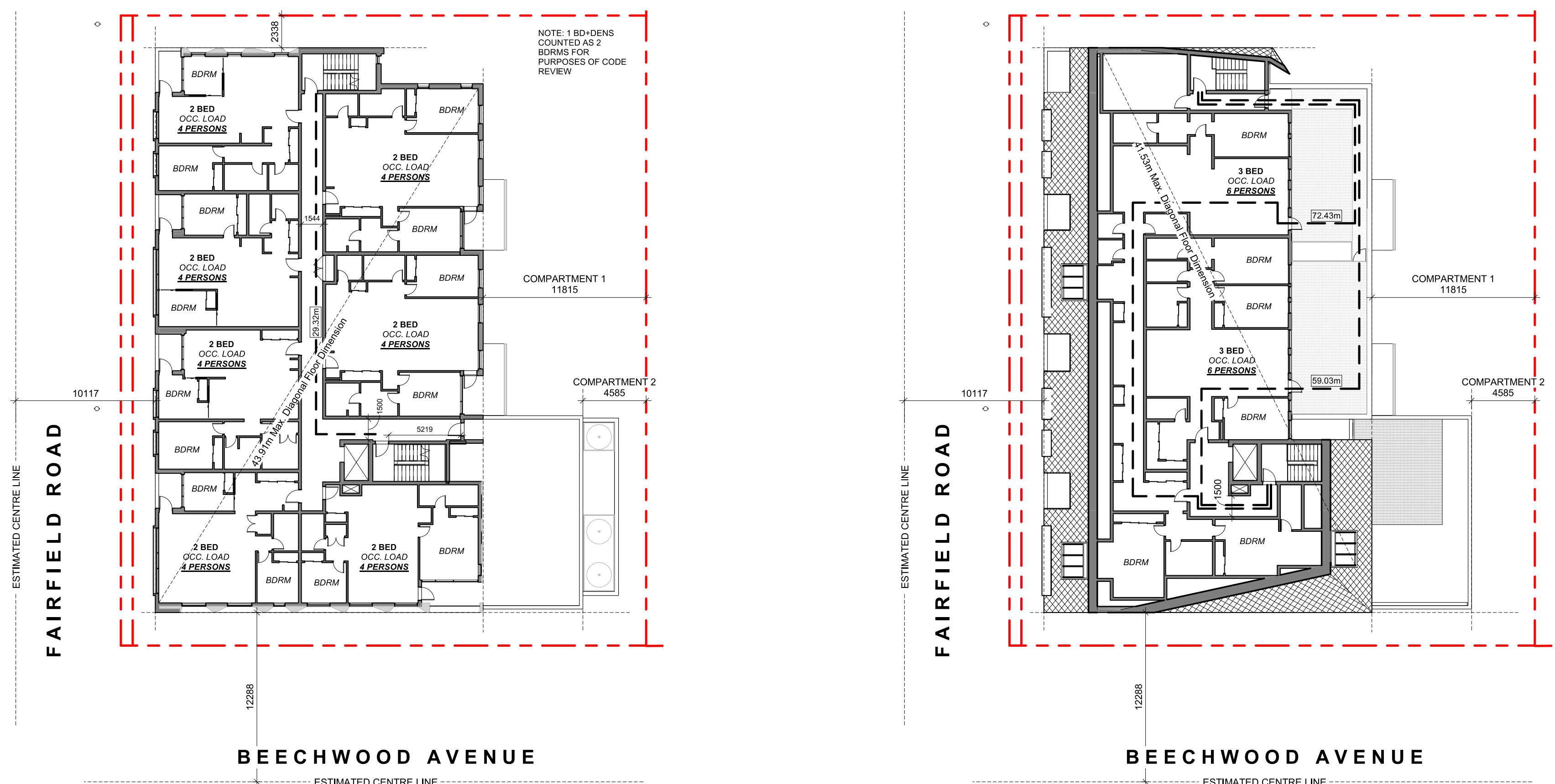
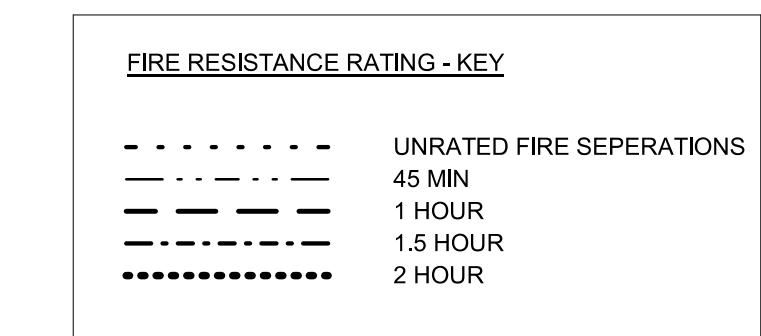


PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION										
GOVERNING BUILDING CODE	2018 BC BUILDING CODE												
MAJOR OCCUPANCY	<input type="checkbox"/> A1	<input type="checkbox"/> A2	<input type="checkbox"/> A3	<input type="checkbox"/> A4	<input type="checkbox"/> B1	<input type="checkbox"/> B2	<input type="checkbox"/> B3	<input checked="" type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> F1	<input type="checkbox"/> F2	<input type="checkbox"/> F3
BUILDING AREA	1051 m <sup>2</sup> (approx)												
GRADE	18.75 m geodetic												
BUILDING HEIGHT (STOREYS)	4 STOREYS ABOVE GRADE												
	0 STOREYS BELOW GRADE												

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION													
CLASSIFICATION	GROUP C, UP TO 4 STOREYS, SPRINKLERED												
MAXIMUM BUILDING AREA	1800 m <sup>2</sup>												
No. OF STREETS FACING	I (BEECHWOOD AVE UNDER 9M MINIMUM STREET WIDTH)												
CONSTRUCTION TYPES PERMITTED	<input checked="" type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> NON-COMBUSTIBLE											
FIRE ALARM SYSTEM	<input type="checkbox"/> YES	<input type="checkbox"/> NO											
STANDPIPE SYSTEM	<input type="checkbox"/> YES	<input type="checkbox"/> NO											
HIGH BUILDING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO											
INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	EXCEPT WITHIN AT GRADE RESIDENTIAL UNITS										

FIRE RESISTANCE RATINGS													
HORIZONTAL SEPARATIONS	<input type="checkbox"/> 1 hr	<input type="checkbox"/> FLOORS	<input type="checkbox"/> 1 hr	<input type="checkbox"/> MEZZANINE	<input type="checkbox"/> Unrated	<input type="checkbox"/> ROOF	3.2.2.51						
LOADBEARING WALLS, COLUMNS & ARCHES	<input type="checkbox"/> 1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)												
EXITS	<input type="checkbox"/> 1 hr												

EXITS FROM FLOOR AREAS													
NUMBER OF EXITS REQUIRED	<input type="checkbox"/> 2												
SEPARATION OF EXITS (MIN.)	1/2 MAX. DIAGONAL FLOOR AREA, BUT NEED NOT BE > 9 m												
MAX. TRAVEL DISTANCE ALLOWED	45 m, GROUP C												
MEZZANINE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	3.2.8										



**5 CODE REVIEW KEY SECTION**  
SCALE = 1 : 250

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**Project** 1733-1737 Fairfield Rd  
**ARYZE**

**Sheet Name** CODE REVIEW  
**Date** JULY 20, 2022  
**Scale** As indicated  
**Project #** 2123  
**Revision** 2  
**Sheet #** A-052

**2 DP/RZ Submission** April 29, 2022

**REGISTERED ARCHITECT** GREGORY LEE  
BRITISH COLUMBIA  
APRIL 2020  
2024-20



**NW ELEVATION**

**TABLE 3.2.3.1-D**

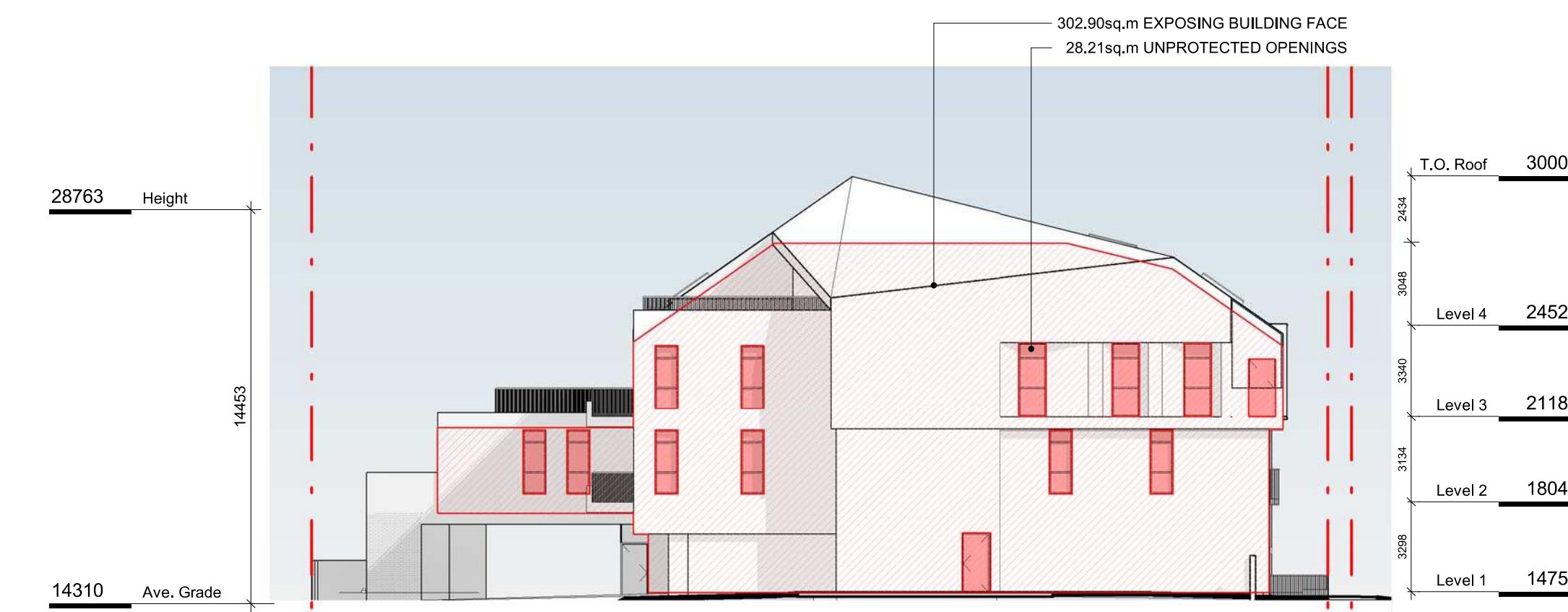
LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
10.12m (>9m)	100	520.98	222.94	43

**TABLE 3.2.3.7**

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
10.12m (>9m)	100	45 minutes	Any	Any

**1 NW ELEVATION - LD KEY**

SCALE = 1 : 200



**NE ELEVATION**

**TABLE 3.2.3.1-D**

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2.34m (>2m)	16	302.90	28.21	9.3

**TABLE 3.2.3.7**

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	10 - 25	1 hr	Any	Noncombustible

**2 NE ELEVATION - LD KEY**

SCALE = 1 : 200



**SE ELEVATION**

**TABLE 3.2.3.1-D**

Ccompartment 1	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
11.82m (>9m)	100	477.29	149.58	31.3	

**TABLE 3.2.3.7**

Ccompartment 1	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	50 - 100	45 minutes	Any	Any	

**TABLE 3.2.3.1-D**

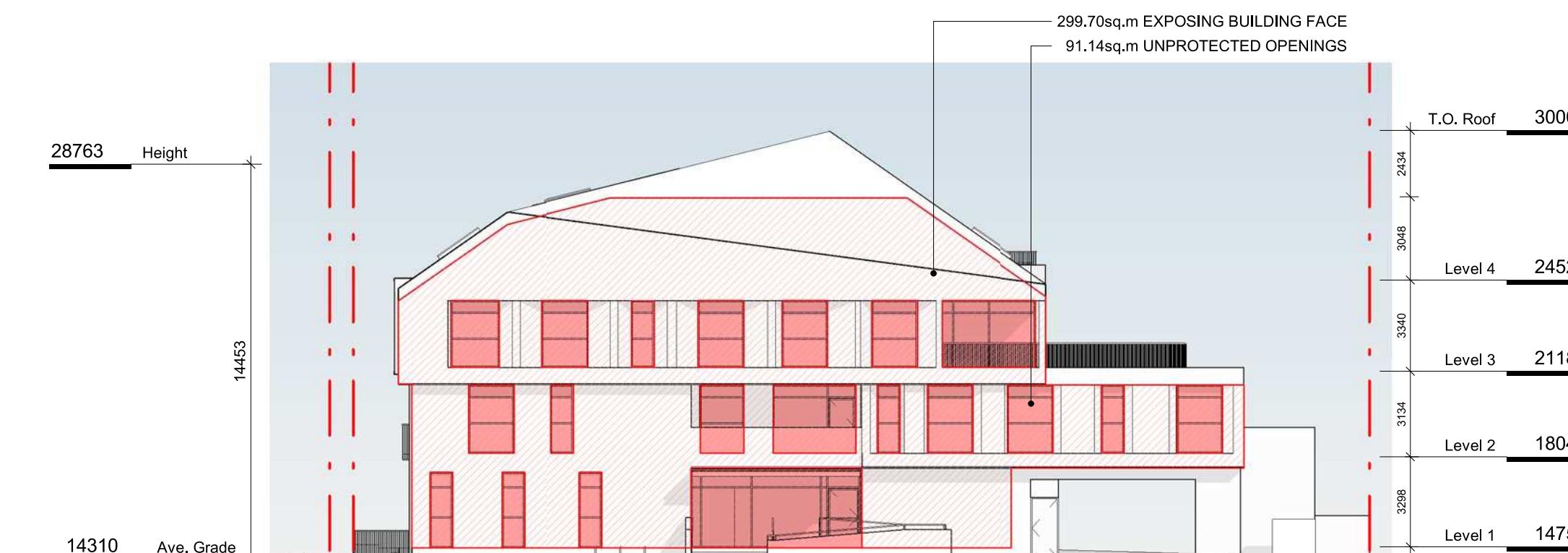
Ccompartment 2	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
4.59m (>4m)	56	44.32	11.74	26.5	

**TABLE 3.2.3.7**

Ccompartment 2	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	50 - 100	45 minutes	Any	Any	

**4 SE ELEVATION - LD KEY**

SCALE = 1 : 200



**SW ELEVATION**

**TABLE 3.2.3.1-D**

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
12.29m (>9m)	100	299.70	91.14	30.4

**TABLE 3.2.3.7**

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	Any

**3 SW ELEVATION - LD KEY**

SCALE = 1 : 200

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Project **1733-1737 Fairfield Rd**  
ARYZE

Sheet Name **SPATIAL SEPARATION**

Date **JULY 20, 2022**

Scale **1 : 200** Project # **2123**

Revision **3** July 20, 2022

Sheet # **A-053**

REGISTERED ARCHITECT  
BRITISH COLUMBIA

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DP/RZ Rev1	July 20, 2022
DP/RZ Submission	April 29, 2022
Development Tracker Application	March 7, 2022
<b>DESCRIPTION</b>	<b>DATE</b>

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1733-1737 Fairfield Rd

1755 1757 Fairfield Rd

ARYZE

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## 1 FVFI 1 PROPOSED

## LEVEL IV PROPOSED PLAN

PEAN

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JULY 20, 2022

1-100	Project #
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1 : 100 2123

TERED ARCH Revision

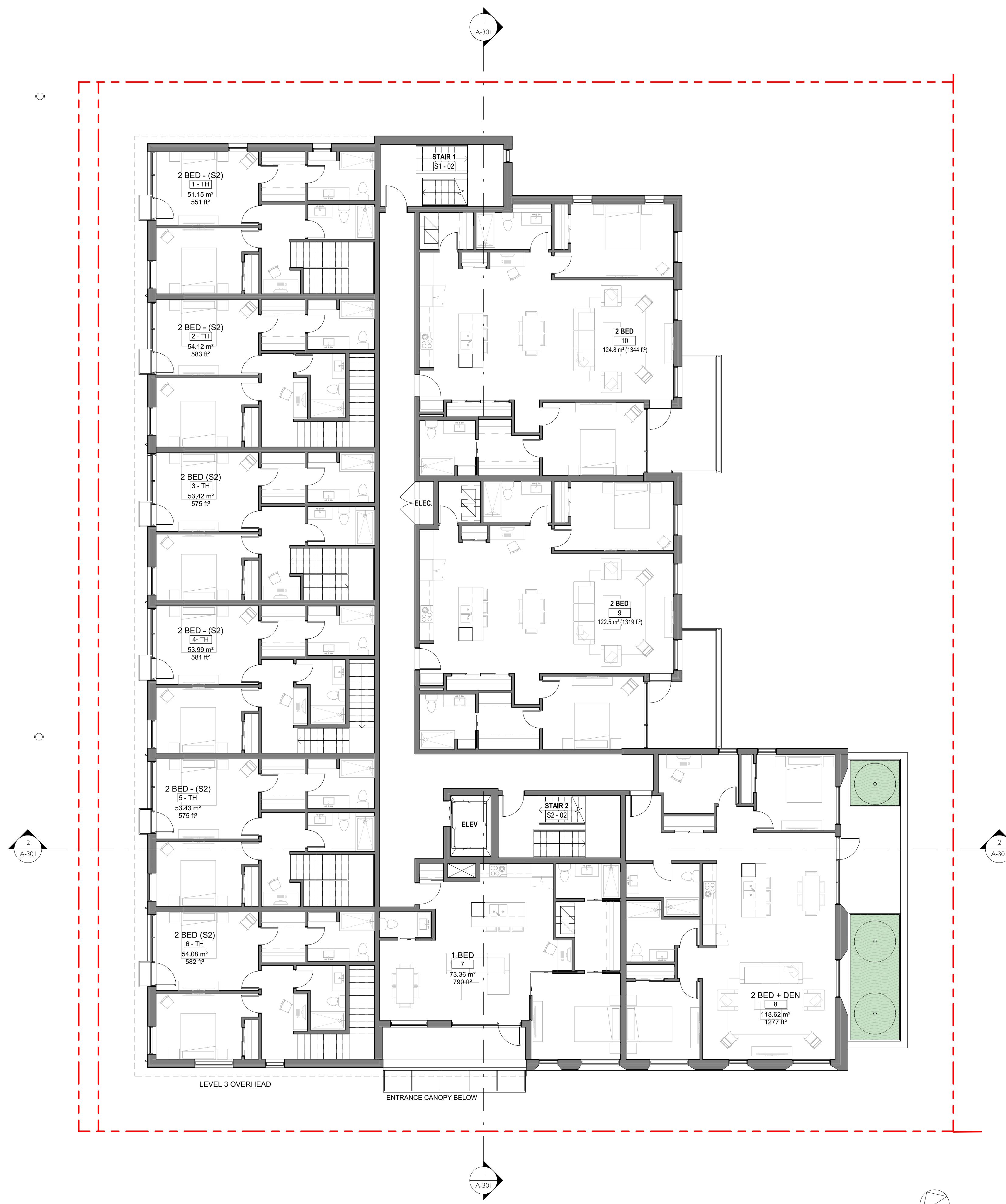
July 20, 2022 3

Sheet #

2022-07-20

# W 101

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2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

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Project: 1733-1737 Fairfield Rd

Sheet Name: LEVEL 2 PROPOSED PLAN

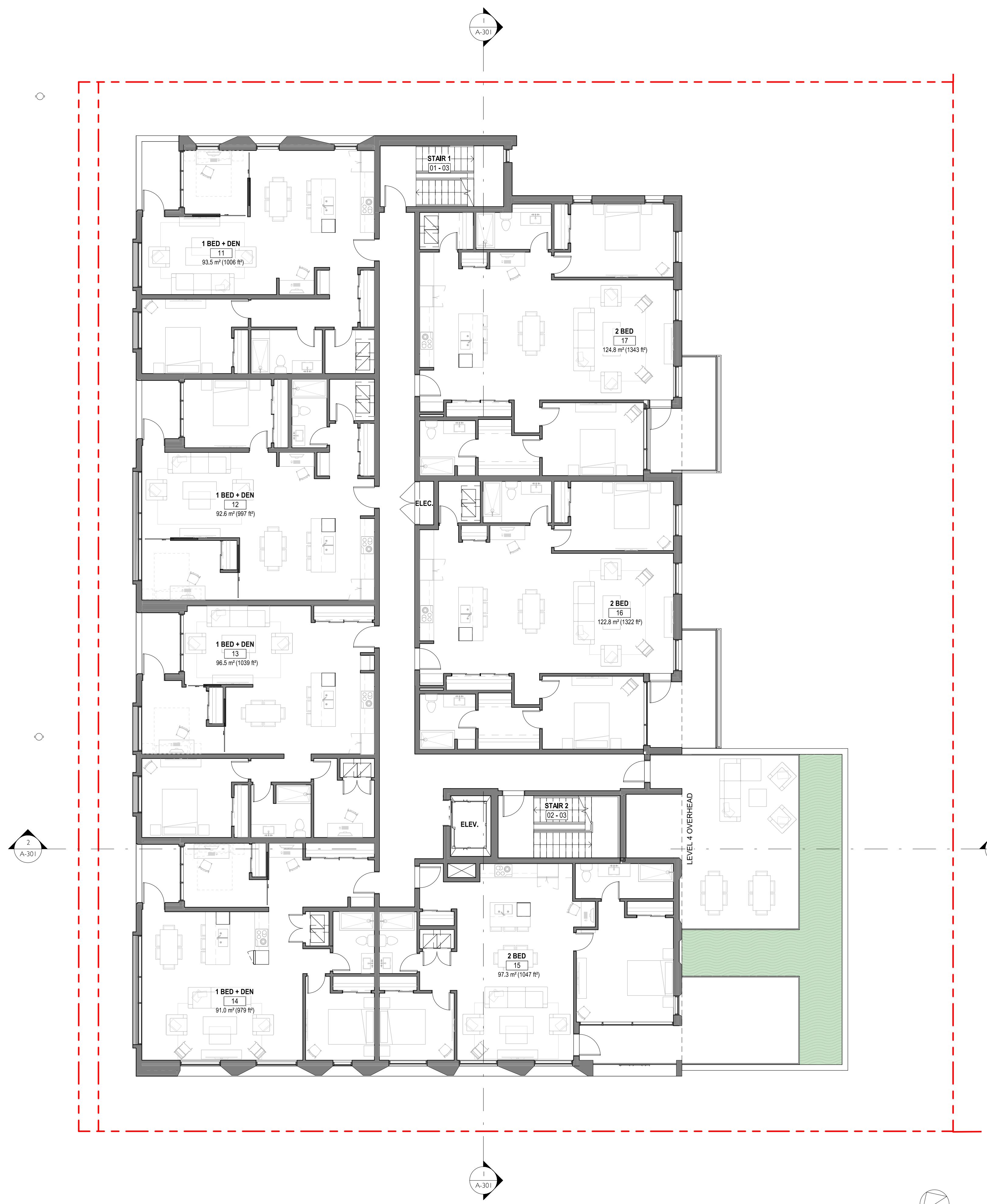
Date: JULY 20, 2022

Scale: 1 : 100 Project # 2123

Revision: April 29, 2022

Sheet #: 2

**REGISTERED ARCHITECT**  
BRITISH COLUMBIA  
2020-07-30



3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

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Project # 1733-1737 Fairfield Rd

ARYZE

Sheet Name LEVEL 3 PROPOSED PLAN

Date JULY 20, 2022

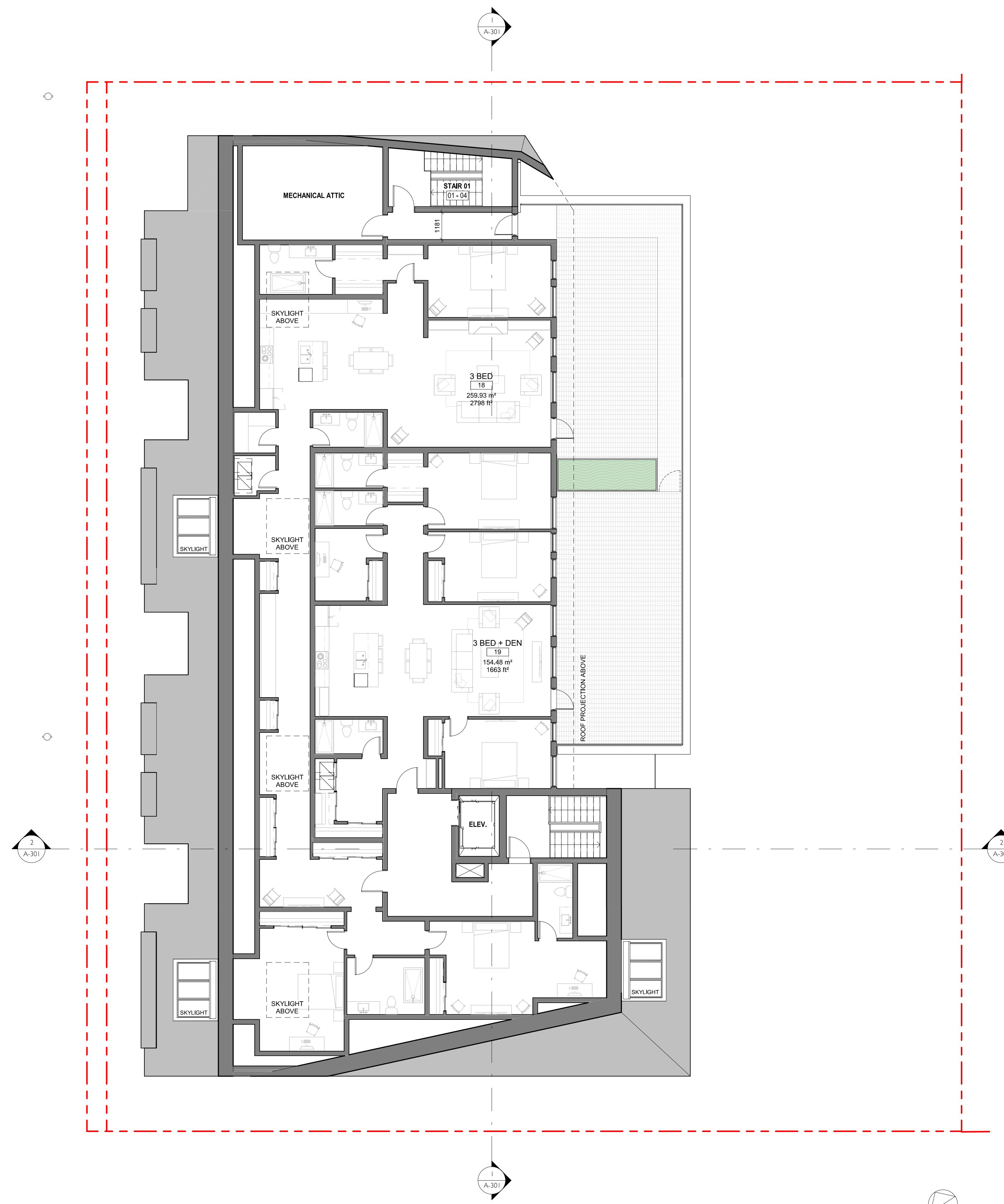
Scale 1 : 100 Project # 2123

Revision July 20, 2022

Sheet # 3

REGISTERED ARCHITECT  
BRITISH COLUMBIA  
GREGORY L. BROWN  
2020-07-30

**A-103**



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3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

**CASCADIA ARCHITECTS INC**

Project **1733-1737 Fairfield Rd**  
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Sheet Name **LEVEL 4 PROPOSED PLAN**

Date **JULY 20, 2022**

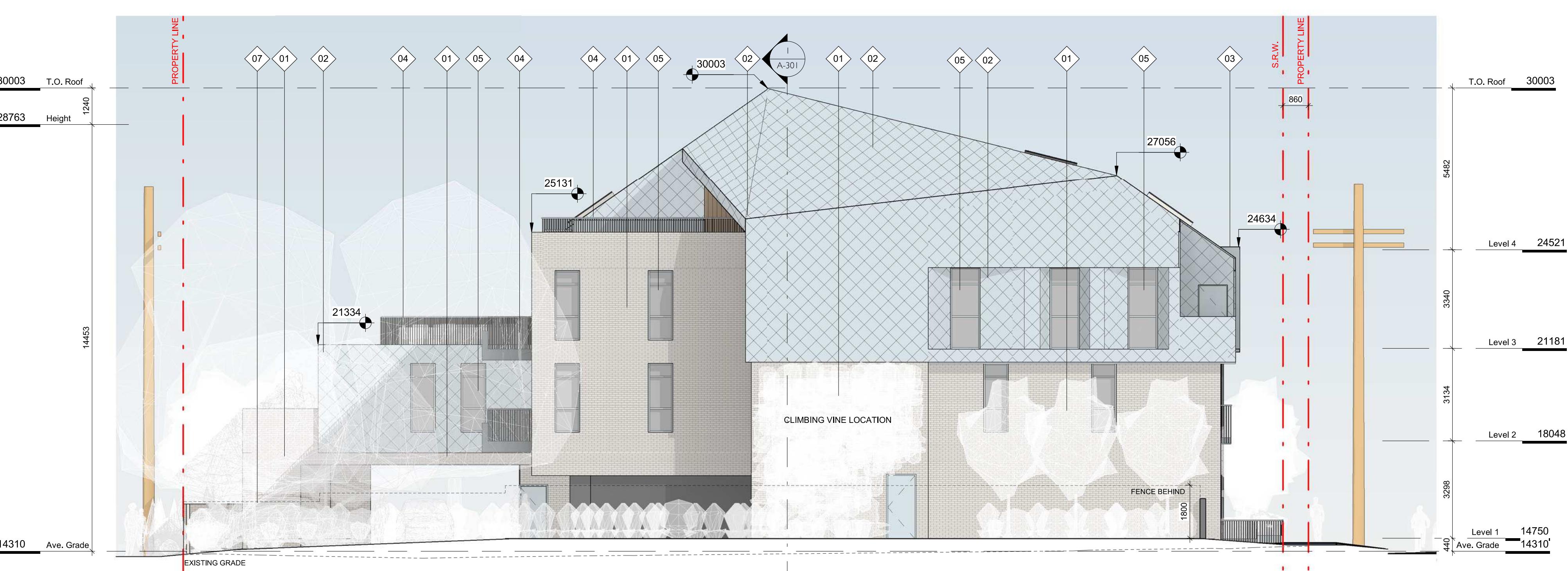
Scale **1 : 100** Project # **2123**

Revision **July 20, 2022** 3

Sheet # **A-104**

**REGISTERED ARCHITECT**  
• GREGORY L. BROWN •  
• BRITISH COLUMBIA •  
• 2020-07-30 •





#### FINISH SCHEDULE

01. BRICK LIGHT FINISH
02. PREFINISHED METAL FISHSCALE SHINGLE ZINC FINISH
03. PREFINISHED METAL ZINC FINISH
04. METAL PICKET GUARD ZINC FINISH
05. GLAZING TRANSPARENT
06. T&G WOOD CLEAR FINISH
07. HORIZONTAL WOOD FENCE CLEAR FINISH

NO.	DESCRIPTION	DATE
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022



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Project 1733-1737 Fairfield Rd  
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Sheet Name EXTERIOR ELEVATIONS

Date JULY 20, 2022

Scale As indicated Project # 2123

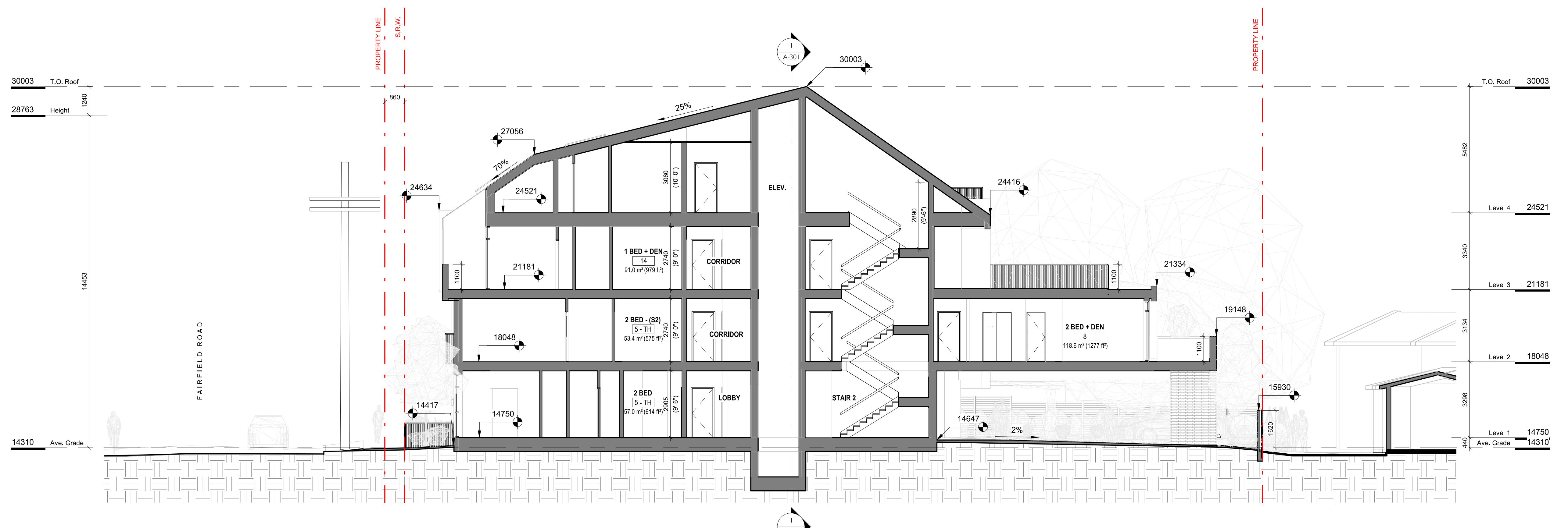
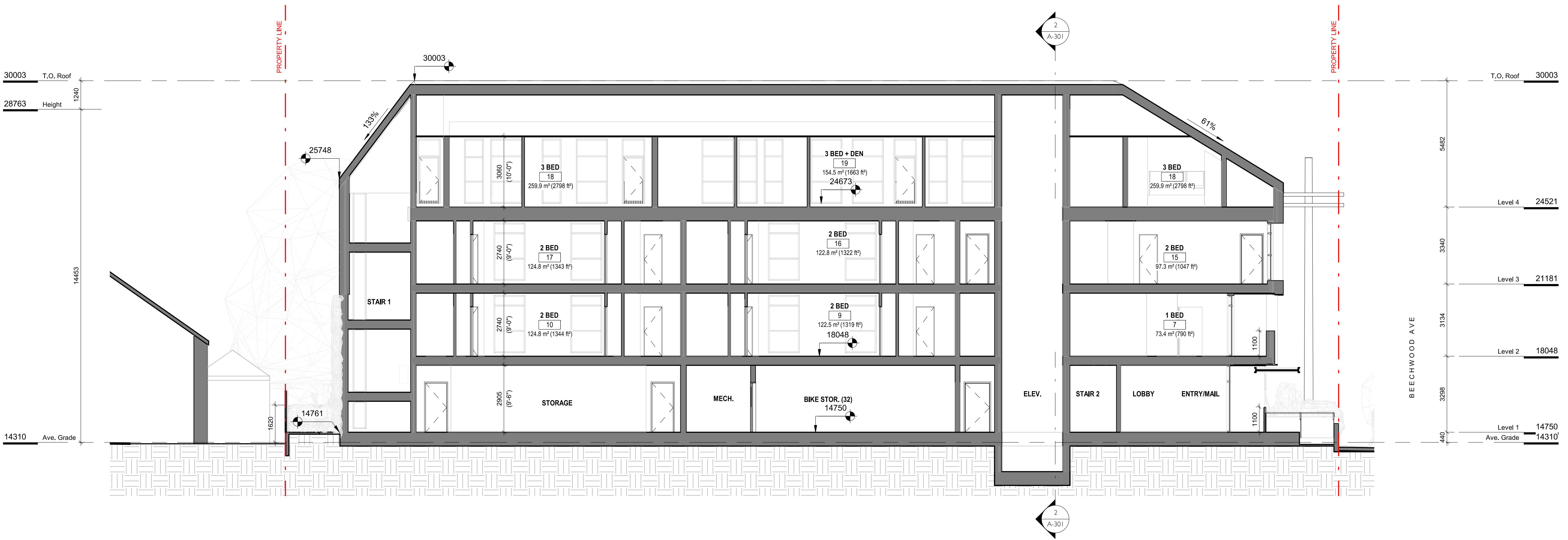
Revision July 20, 2022

Sheet # 3

REGISTRATION NO. B0024730  
BRITISH COLUMBIA

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A-201



NO.	DESCRIPTION	DATE
	DP/RZ Rev1	July 20, 2022
	DP/RZ Submission	April 29, 2022
	Development Tracker Application	March 7, 2022

# CASCADIA ARCHITECTS INC

Written consent of Cascadia Architects.

# Project 1733-1737 Fairfield Rd

ANSWER

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Sheet Name

## BUILDING SECTIONS

\_\_\_\_\_

Date JULY 20, 2022

Scale	Project #
1 : 100	2123

	2123
REFRED AREA	Revision <input type="text"/>

July 20, 2022 3

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2022-07-20

BRITISH COLUMBIA

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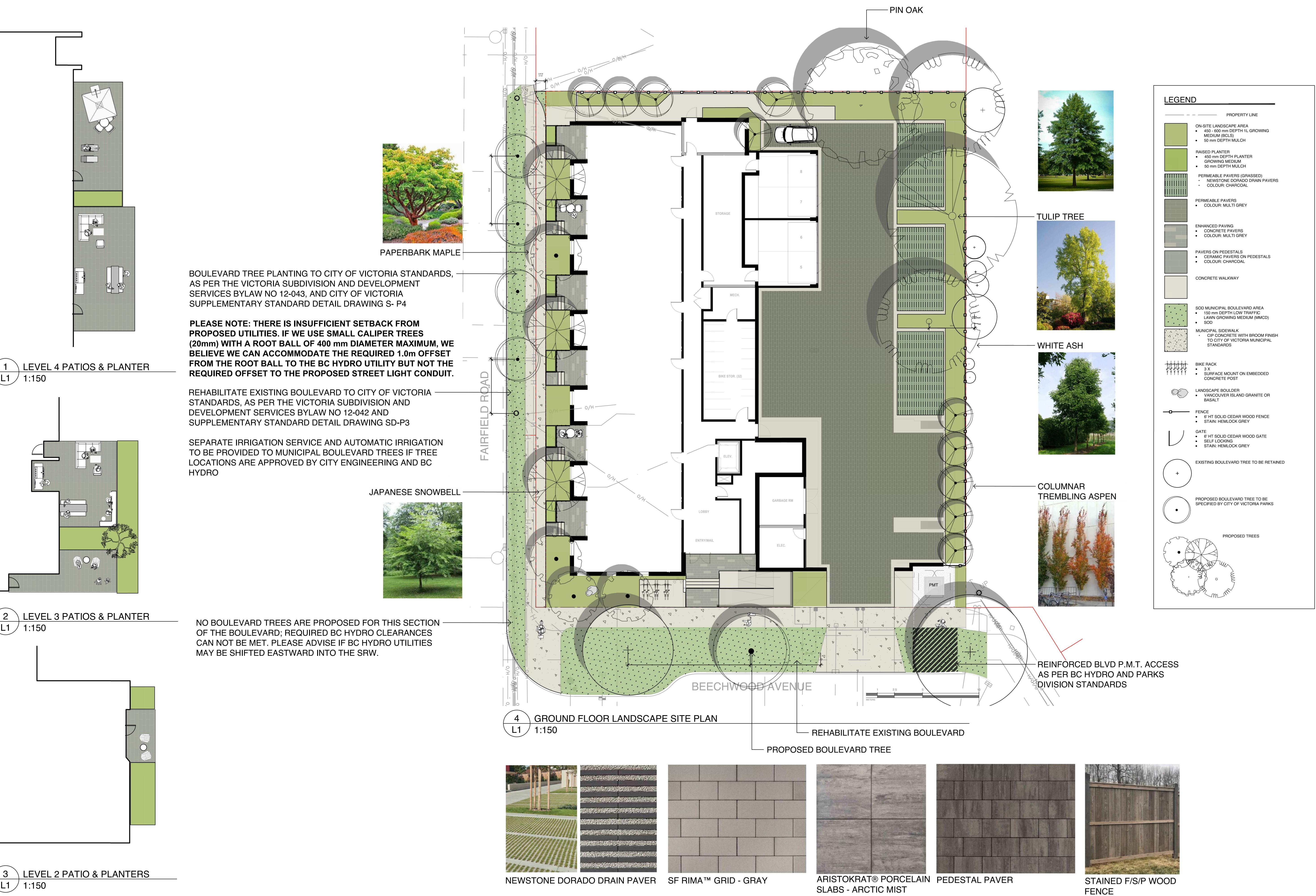
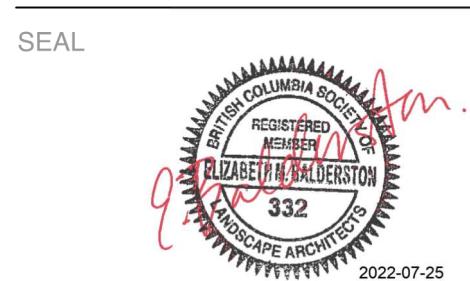
# 2 BUILDING SECTION 2

SCALE = 1 : 100



Previous tag #	Tag or ID #	Surveyed? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes / No / City)	Name		Critical root zone radius (cm)	Dripline radius (m)	Condition	Retention Suitability (outside trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status				
					Common	Botanical												
	M1	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	47	10	5.9	5	Good	Fair/good	Moderate	Multiple stems form at 3m above grade - no major weaknesses visible at stem union, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone.	Retain*		
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum 'Pacific sunset'</i>	5	6	0.6	1	Good	Good	Moderate	Recently planted - still staked, included bark at stem unions.	Will be impacted by the installation of the proposed parking stall.	Retain*		
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	26	6	3.3	4	Good	Fair/good	Moderate	Godomaint stems form at 3m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone.	Retain*		
313	3383	Yes	On	No	Fig	<i>Ficus sp.</i>	11, 8, 6	5	2	2	Good	Fair	Unstable	Good	Located within the footprint of the proposed parking stall.	Remove		
316	3384	Yes	On	No	Japanese maple	<i>Acer palmatum</i>	3, 3, 6	5	1.2	1.5	Good	Fair	Unstable	Moderate	Growing within close proximity to driveway.	Multiple stems form at 1m above grade - narrow angles of attachment.	Remove	
317	3385	Yes	On	Yes	Pacific dogwood	<i>Cornus nuttallii</i>	28, 22, 34, 32	8	8.8	4	Fair	Fair/poor	Unstable	Moderate	Topped historically at 7m above grade - multiple regrowth leaders from at tapping locations.	Topped historically at 7m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay.	Remove	
322	3386	Yes	On	Yes	Golden chain tree	<i>Laburnum sp.</i>	21, 28	7	6.3	4	Fair	Poor	Unstable	Poor	Topped historically at 7m above grade - multiple regrowth leaders from at tapping locations.	Topped historically at 5m above grade - multiple regrowth leaders from at tapping locations.	Remove	
321	3387	Yes	On	Yes	Apple	<i>Malus sp.</i>	14, 23	10	3.9	3	Fair	Poor	Unstable	Moderate	Flowering cherry, multiple stems form at 0.5 above grade - narrow angles of attachment.	Flowering cherry, multiple stems form at 0.5 above grade - narrow angles of attachment.	Remove	
	334	3388	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	55	5	6.9	4	Fair	Fair/poor	Unstable	Moderate	Flowering cherry, multiple stems form at 0.5 above grade - narrow angles of attachment.	Flowering cherry, multiple stems form at 0.5 above grade - narrow angles of attachment.	Remove
	298	3389	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	10, 25	5	4.6	4	Fair	Fair/poor	Unstable	Moderate	Flowering cherry, multiple stems form at base - crossing at .5m above grade, large heading cuts.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Also located within the footprint of the proposed parking stall.	Remove
	3390	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 8, 6	5	2.5	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3391	Yes	On	No	English yew	<i>Taxus baccata</i>	5, 5, 5	5	1.4	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3392	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 8, 9	5	2.5	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3393	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 4, 3	5	1.9	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3394	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 9, 9, 4	5	2.6	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3395	Yes	On	No	English yew	<i>Taxus baccata</i>	11, 16	5	2.8	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3396	Yes	On	No	English yew	<i>Taxus baccata</i>	18	5	2.3	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3397	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 8	5	2.1	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3398	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 10, 8, 8	5	2.6	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3399	Yes	On	No	English yew	<i>Taxus baccata</i>	14, 8	5	2.4	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3400	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3401	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 5, 5	5	2	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3402	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 6, 4	5	2	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3403	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 6, 5, 4	5	1.8	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3404	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 8, 5, 4	5	2.2	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3405	Yes	On	No	English yew	<i>Taxus baccata</i>	14, 10	5	3.3	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3406	Yes	On	No	English yew	<i>Taxus baccata</i>	16	5	2	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3407	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 10, 5, 5	5	2.4	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3408	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5, 6, 5	5	2.3	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3409	Yes	On	No	English yew	<i>Taxus baccata</i>	6, 4	5	1.3	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3410	Yes	On	No	English yew	<i>Taxus baccata</i>	5, 4, 4	5	1.3	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3411	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 5, 5	5	2.2	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3412	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 8	5	2.2	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3413	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3414	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 12, 5, 5	5	2.6	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3415	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	11, 33	5	5	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3416	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	22	5	2.8	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3417	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	5, 5, 6, 6, 6	5	1.5	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3418	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	13	5	1.6	1	Fair	Fair/poor	Unstable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3419	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	12, 13, 6, 5, 4	5	3.1	1	Fair	Fair/poor	Unstable	Moderate	Hedge row consisting of approximately 30 individual stems and stems.	Codimentum stems form at 3m above grade - no major weaknesses visible at stem union, ivy covered trunk.	Remove	
	Hedge 1	Yes	On	No	Emerald cedar	<i>Thujopsis occidentalis 'Smaragd'</i>	5-10cm	5	0.5	0.5	Fair	Fair	Unstable	Moderate	Hedge row consisting of approximately 30 individual stems and stems.	Codimentum stems form at 3m above grade - no major weaknesses visible at stem union, ivy covered trunk.	Remove	
	314	3420	Yes	On	Yes	Apple	<i>Malus sp.</i>	21, 2										

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	220304
2	ISSUED FOR RZ/DP	220502
3	ISSUED FOR COORDINATION	220718
4	ISSUED FOR RZ/DP	220720





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

OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

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

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KARIANNE HOWARTH

LEGEI

OVERHEAD POWER LINE

5

TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native
4		<i>Acer griseum</i>	Paperbark Maple	B&B	6 cm	>2 m	
2		<i>Fraxinus americana 'Autumn Applause'</i>	Autumn Applause white ash	B&B	6 cm	>2 m	
1		<i>Liriodendron tulipifera</i>	Tulip tree	B&B	6 cm	>2 m	
10		<i>Populus tremuloides 'Erecta'</i>	Swedish Columnar Aspen	B&B	6 cm	>2 m	
3		<i>Styrax japonicus</i>	Japanese snowbell	B&B	6 cm	>2 m	
1		<i>Quercus palustris</i>	Pin Oak	B&B	6 cm	>2 m	
5		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	TBD		
NOTES:							
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION							
Remarks	Height at Maturity (m)	Spread at Maturity (m)					
full/part sun	6-9	5-7					
Medium	12-15	7-9					
full sun	18-24	9-12					
full sun	9-12	1.8-2					
full sun - part shade	7.0	7.0					
full sun	10	10					

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

### TREE IMPACT SUMMARY TABLE

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

ACTUAL NUMBER : 7  
4 x LARGE TREE (1:1)  
6 x SMALL TREE (2:1)

NO.	ISSUE	YY\MM\DD
1	ISSUED FOR DEVELOPMENT TRACKER	22\03\04
2	ISSUED FOR RZ/DP	22\05\02
3	ISSUED FOR COORDINATION	22\07\18
4	ISSUED FOR RZ/ DP	22\07\20

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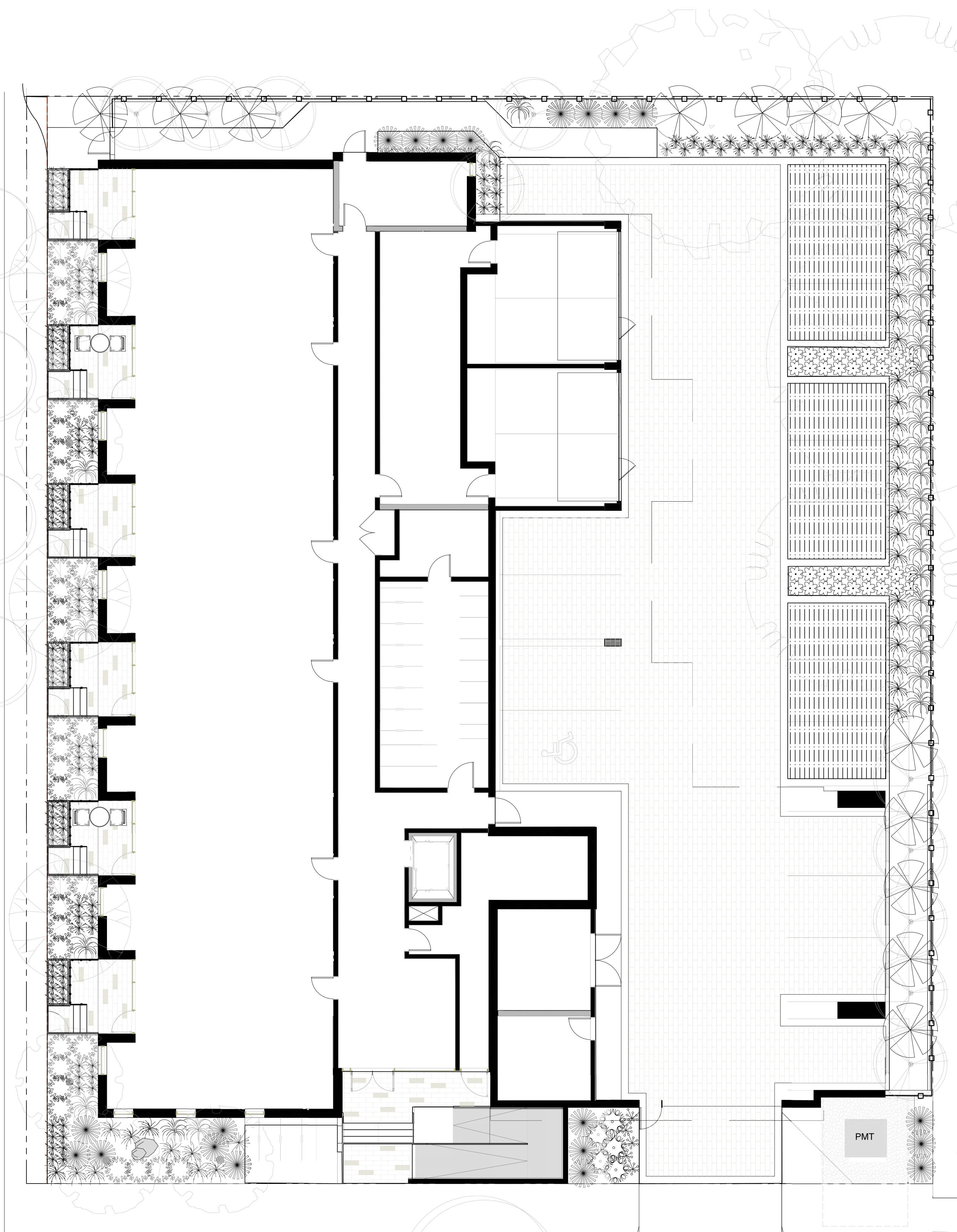
NORTH ARROW

## DRAWING TITLE:

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DWG NO:

L2

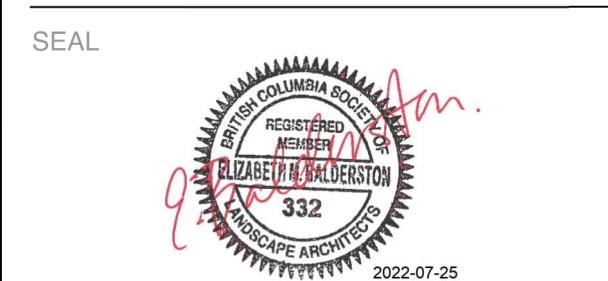


PLANT SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		Amelanchier canadensis	serviceberry	#5	y	y
1		Armeria maritima 'Alba'	White-flowered Thrift	tray		y
2		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	tray	y	y
130		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
20		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Cerastium tomentosum	Snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
20		Festuca glauca 'Elijah Blue'	Elijah Blue fescue	#1		
5		Hebe rakaiensis	Shrubby veronica	#1		y
35		Ilex crenata 'Compacta'	Compact Japanese Holly	#2		
35		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#2		
33		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#2		
5		Pinus mugo 'Gnom'	Dwarf mountain pine	#2		
10		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
9		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		Y
3		Hydrangea petiolaris	Climbing hydrangea	#1		Y

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

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	220304
2	ISSUED FOR RZ/DP	220502
3	ISSUED FOR COORDINATION	220718
4	ISSUED FOR RZ/DP	220720



DRAWING TITLE:  
GROUND FLOOR  
PLANTING PLAN

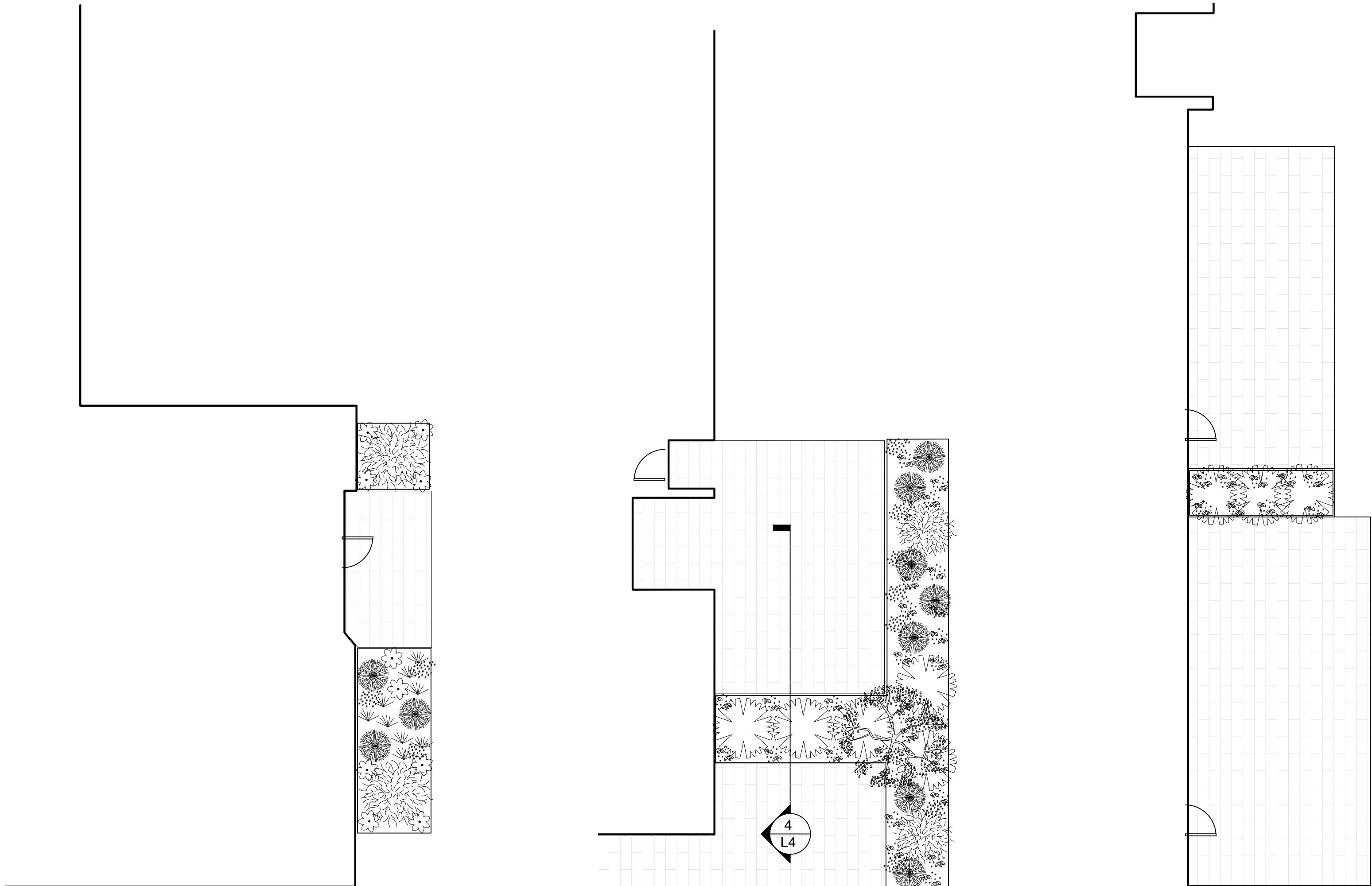
DWG NO:

1:100  
L3

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KARIANNE HOWARTH



1 LEVEL 2 PLANTERS  
L4 1:100

2 LEVEL 3 PLANTERS  
L4 1:100

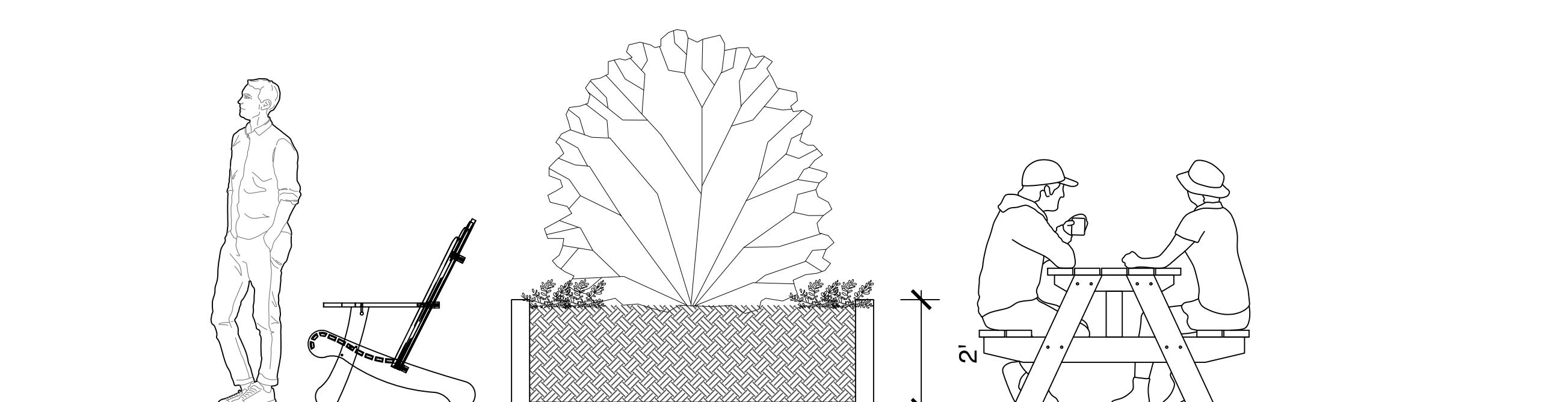
3 LEVEL 4 PLANTERS  
L4 1:100



PLANT SCHEDULE

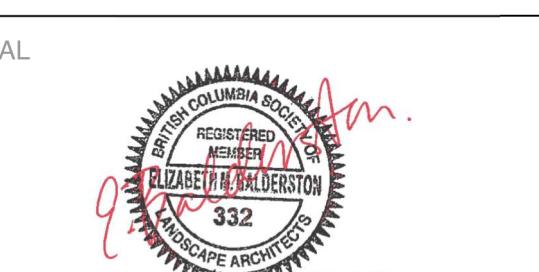
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		Amelanchier canadensis	serviceberry	#5	y	y
1		Armeria maritima 'Alba'	White-flowered Thrift	tray		y
2		Arcostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	tray	y	y
130		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
20		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Ceratostigma tomentosum	Snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
20		Festuca glauca 'Elijah Blue'	Elijah Blue fescue	#1		
5		Hebe rakaensis	Shrubby veronica	#1		y
35		Ilex crenata 'Compacta'	Compact Japanese Holly	#2		
35		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#2		
33		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#2		
5		Pinus mugo 'Gnom'	Dwarf mountain pine	#2		
10		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
9		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		Y
3		Hydrangea petiolaris	Climbing hydrangea	#1		Y

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE  
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4 LEVEL 3 SECTION  
L4 NTS

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	220304
2	ISSUED FOR RZ/DP	220502
3	ISSUED FOR COORDINATION	220718
4	ISSUED FOR RZ/DP	220720



NORTH ARROW



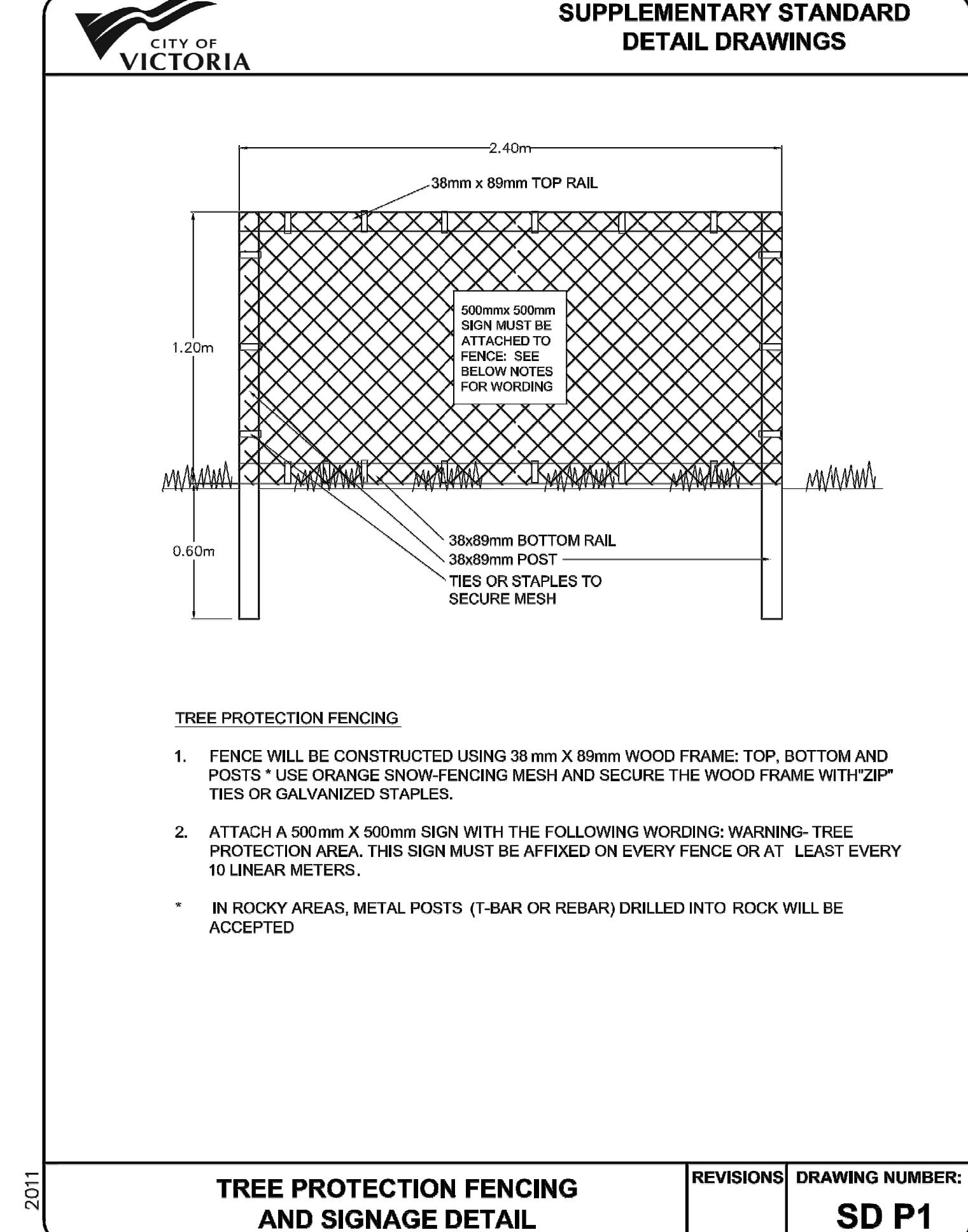
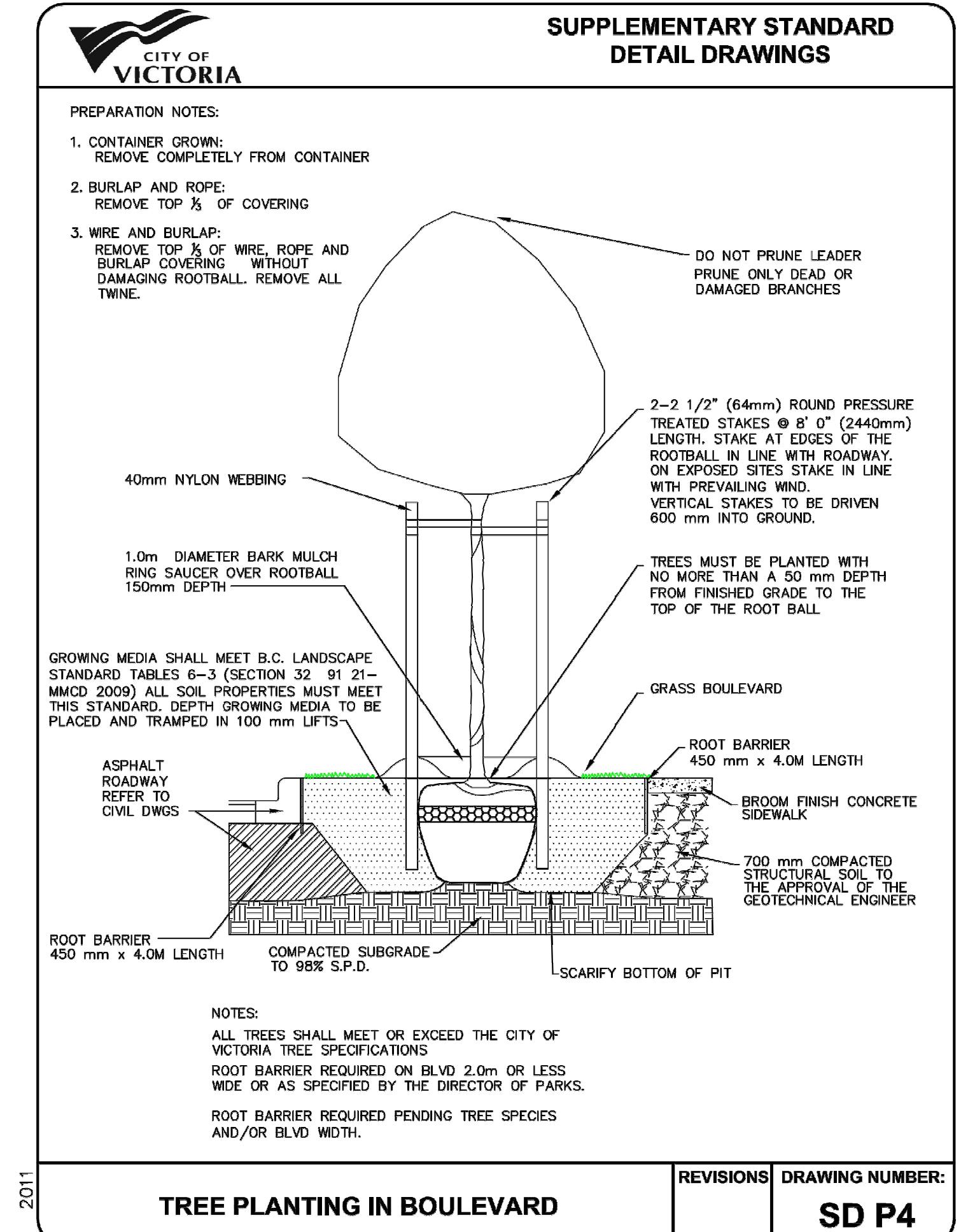
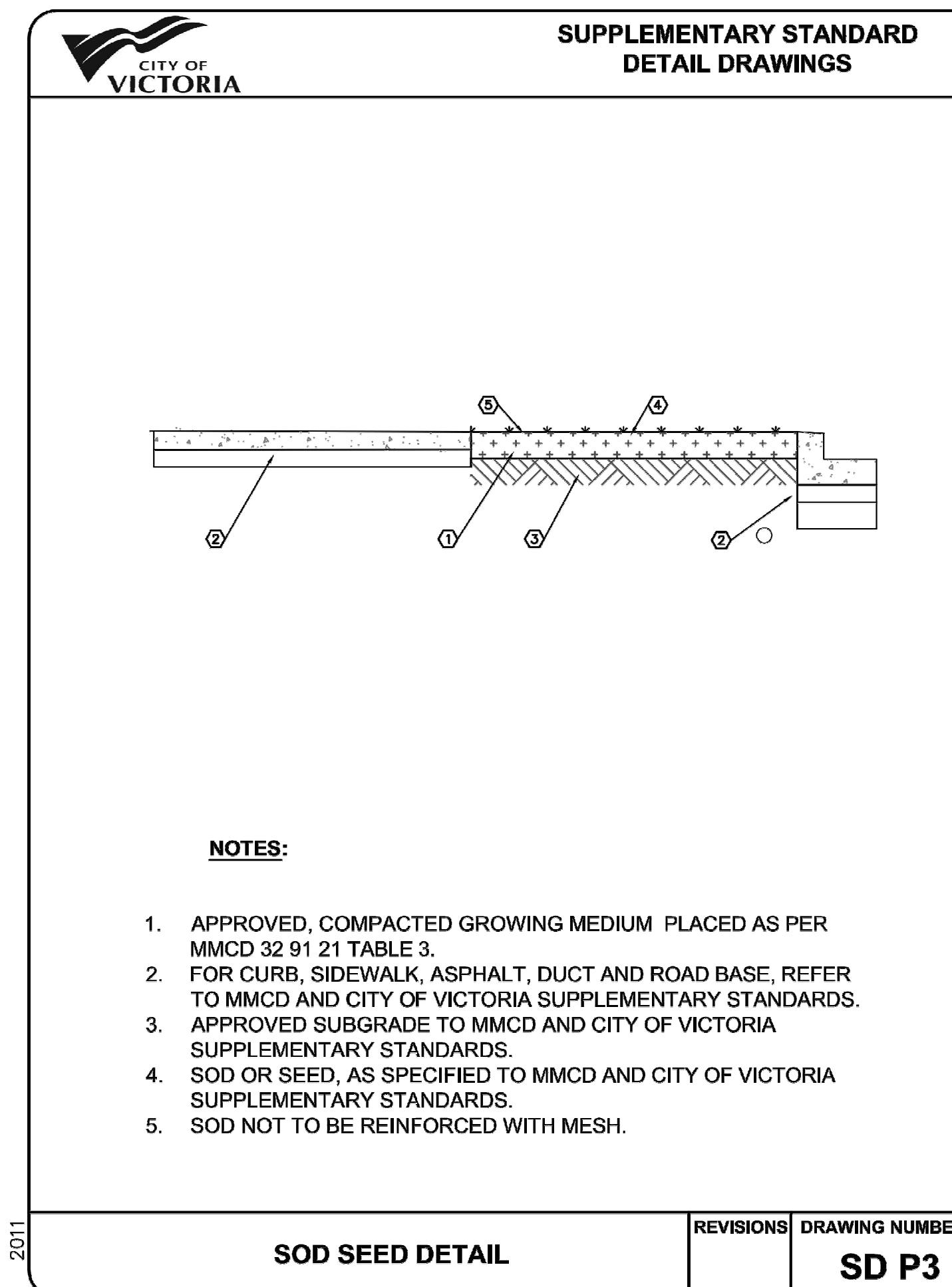
DRAWING TITLE:

UPPER LEVEL  
PLANTING PLANS

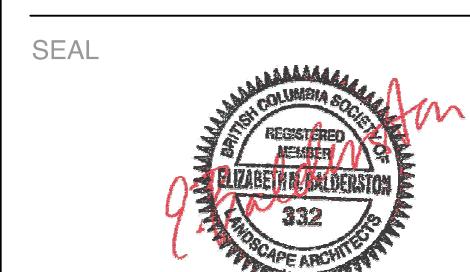
DWG NO:

L4

SCALE: AS NOTED



NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	220304
2	ISSUED FOR RZ/DP	220502
3	ISSUED FOR COORDINATION	220718
4	ISSUED FOR RZ/DP	220720



NORTH ARROW



DRAWING TITLE:  
DETAILS

DWG NO:

**L5**

SCALE: AS NOTED