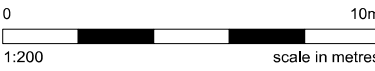




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NOTES:

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1 Fort Street Context Elev.

Scale 1:200



2 Belcher Ave Context Elev.

Scale 1:200

6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date
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project name		
Rental Housing		
1693 Fort Street		
sheet title		
Context Elevations		
project no.	20-17	
drawing file	20-17 1693 Fort Street CURRENT.vwx	
date issued	May 25, 2022	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	sheet no.	
6	A4.4	



1693 Fort Street
Victoria, B.C.



2960 Jutland Road
Victoria BC Canada V8T 5K2

tel 250.384.2400
eml mail@daustudio.ca
web www.daustudio.ca

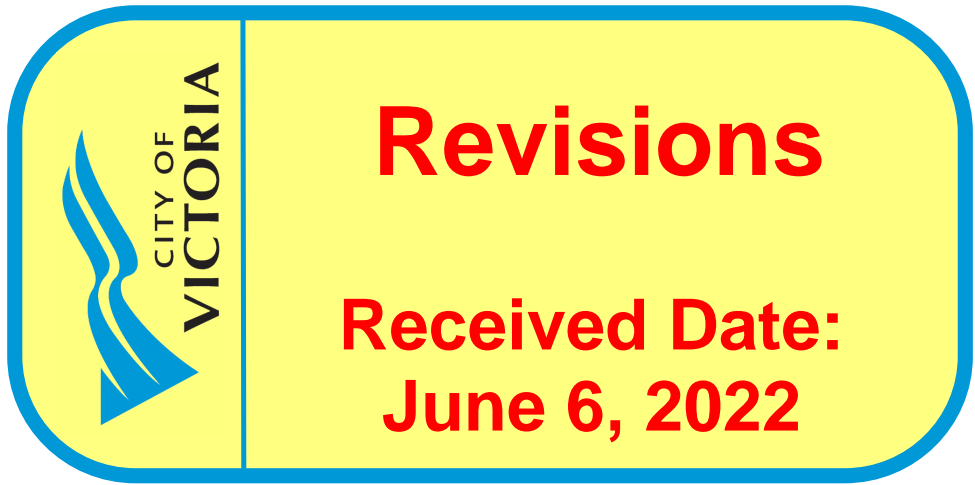
Re-Zoning and Development
Permit Resubmission
May 25, 2022

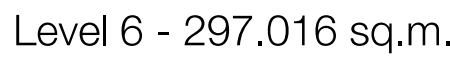
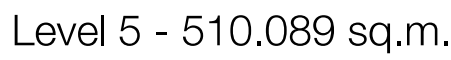
Aryze Developments Inc.

Contacts

List of Drawings

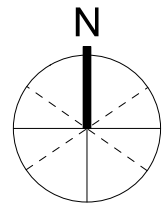
Developer	Architectural	Landscape	Civil
Aryze Developments 1839 Fairfield Road Victoria, BC V8S 1G9 T: (250) 940-3568	A0.0 Cover Sheet A0.1 Code Summary A0.2 Average Grade A0.3 Shadow Studies A0.4 Perspective Views A0.5 Perspective Views	L0 Tree Removal and Protection Plan L1 Landscape Site Plan L2 Tree Planting Plan L3 Planting Plan	C1 Conceptual Servicing Drawing
Architect	A1.0 Survey		
D'Ambrosio architecture + urbanism 2960 Jutland Road Victoria, BC V8T 5K2 T: (250) 384-2400	A2.0 Site Plan / L1 Floorplan A2.1 L2 & L3 Floorplan A2.2 L4 & L5 Floorplan A2.3 L6 Floorplan & Roof Plan		
Landscape Architect	A4.1 North & West Elevations & Materials A4.2 South & East Elevations & Materials A4.3 Building Sections A4.4 Context Elevations		
Biophilia Design Collective 1608 Camosun Street Victoria, BC V8T 3E6 T: (250) 590-1156			
Civil			
McElhanney Suite 500 3960 Quadra Street Victoria, BC V8X 4A3 T: (250) 370-9221			
Surveyor			
J.E. Anderson & Associates 4212 Glenford Ave Victoria, BC V8Z 4B7 T: (250) 727-2214			







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0 5m
1:100 scale in metres

6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
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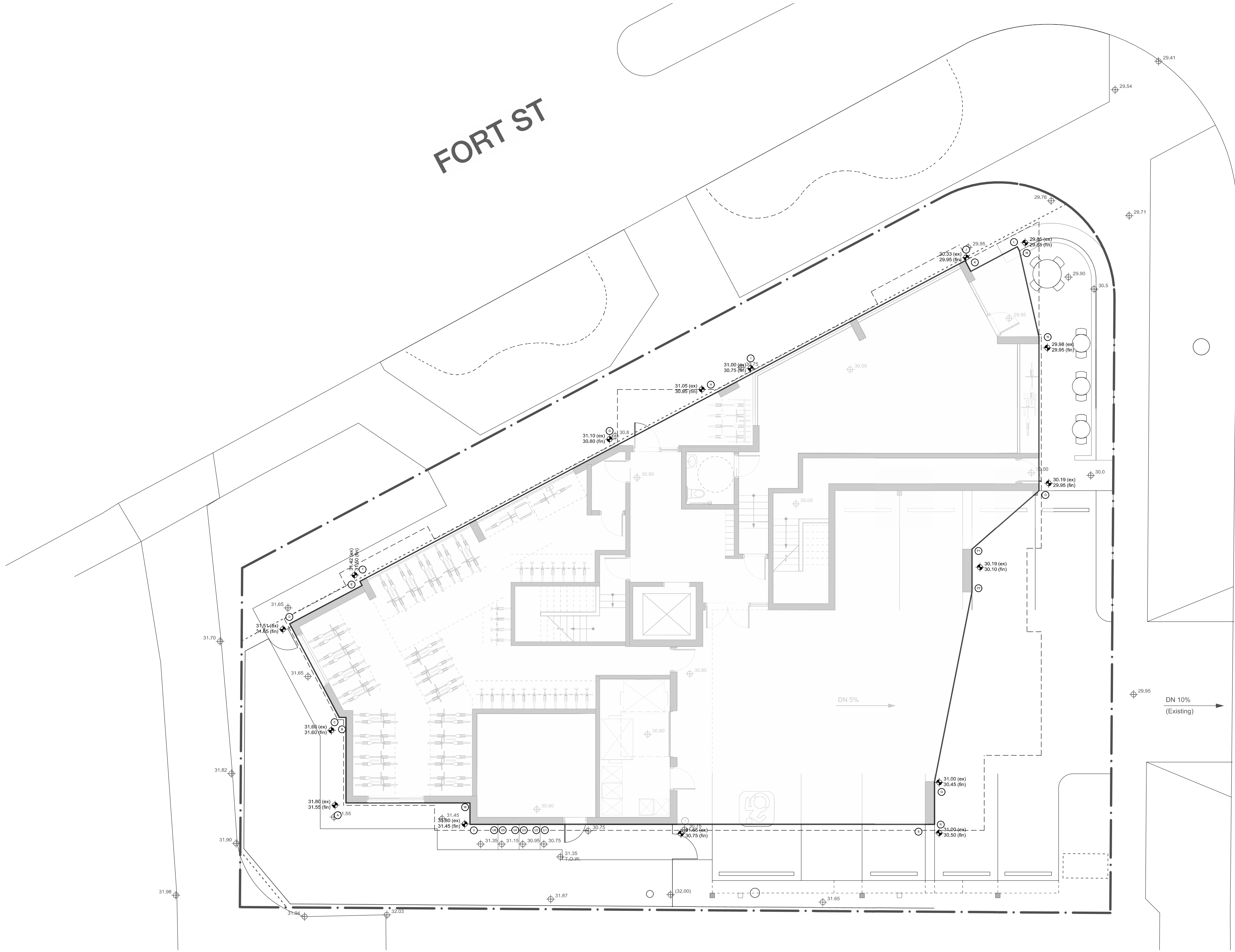
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project name	
Rental Housing	
1693 Fort Street	
sheet title	
Average Grade	
project no. 20-17	
drawing file 20-17 1693 Fort Street CURRENT.vwx	
date issued May 25, 2022	
scale As Noted	
drawn by MZ	
checked by ES	
revision no.	sheet no.
6	A0.2

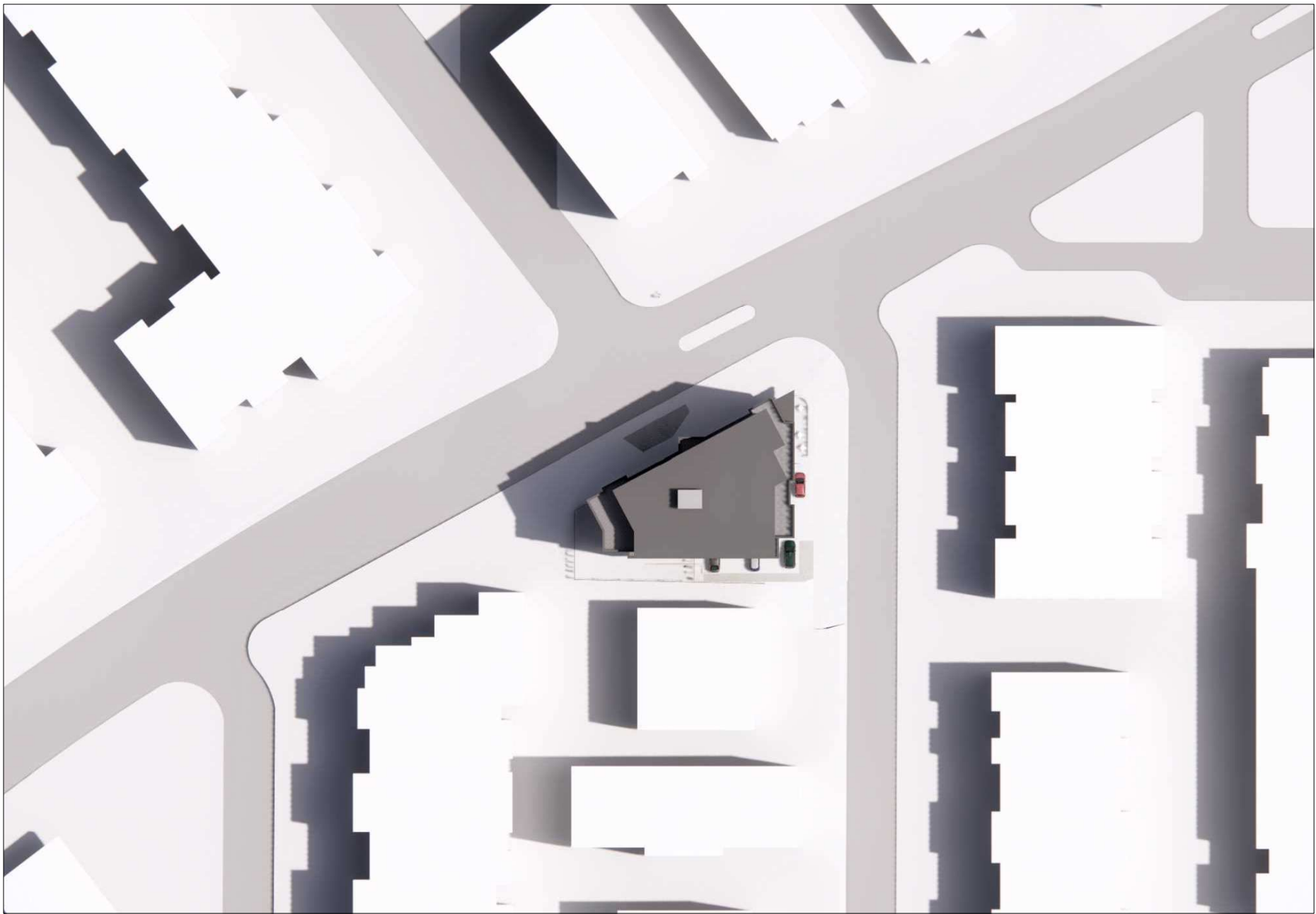
1693 Fort Street - Student Housing
Project Data 2020-10-24

Average Grade = 30.607

ID	Grade (m)	Interval	Average Grade	Distance (m)	Subtotal
A	30.55	A-B	30.575	3.661	111.93508
B	30.6	B-C1	30.625	0.288	8.82
C	30.65	C-D	31.08	4.524	140.60592
D	31.51	D-E	31.465	3.504	110.25336
E	31.42	E-F	31.42	0.2	6.284
F	31.42	F-G	31.11	12.4	385.764
G	30.8	G-H	30.775	4.911	151.13603
H	30.75	H-I	30.725	1.699	52.201775
I	30.7	I-J	30.325	10.262	311.19515
J	29.95	J-K	29.95	0.515	15.42425
K	29.95	K-L	29.9	2.249	67.2451
L	29.85	L-M	29.85	0.2	5.97
M	29.85	M-N	29.9	3.766	112.6034
N	29.95	M-N	29.95	6.579	197.04105
O	29.95	N-O	30.025	3.8	114.095
P1	30.1	P1-P2	30.1	1.83	55.083
P2	30.1	P2-Q	30.275	8.26	250.0715
Q	30.45	Q-R	30.475	1.83	55.76925
R	30.5	R-S	30.5	0.4	12.2
S	30.5	S-T	30.625	10.602	324.68625
T	30.75	T-U	30.75	5.852	179.949
U1	30.75	U1-U2	30.85	0	0
U2	30.95	U2-U3	30.95	0.9	27.855
U3	30.95	U3-U4	31.05	0	0
U4	31.15	U4-U5	31.15	0.9	28.035
U5	31.15	U5-U6	31.25	0	0
U6	31.35	U6-V	31.4	1.2	37.68
V	31.45	V-W	31.45	0.915	28.77675
W	31.45	V-A	31	5.3	164.3
Subtotal			96.547		2954.9799



1 Average Grade Calculation
Scale 1:100



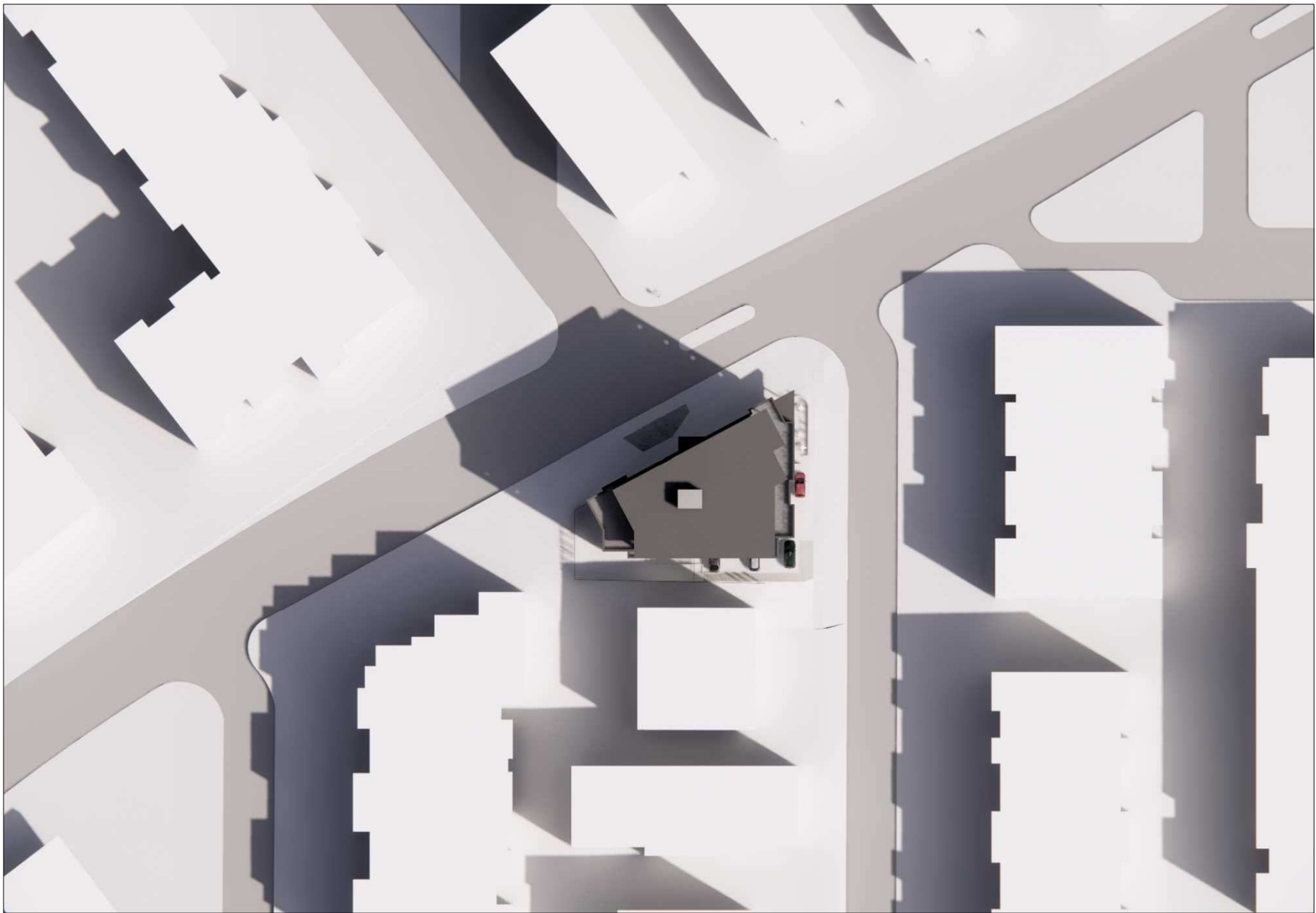
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Scale: NTS



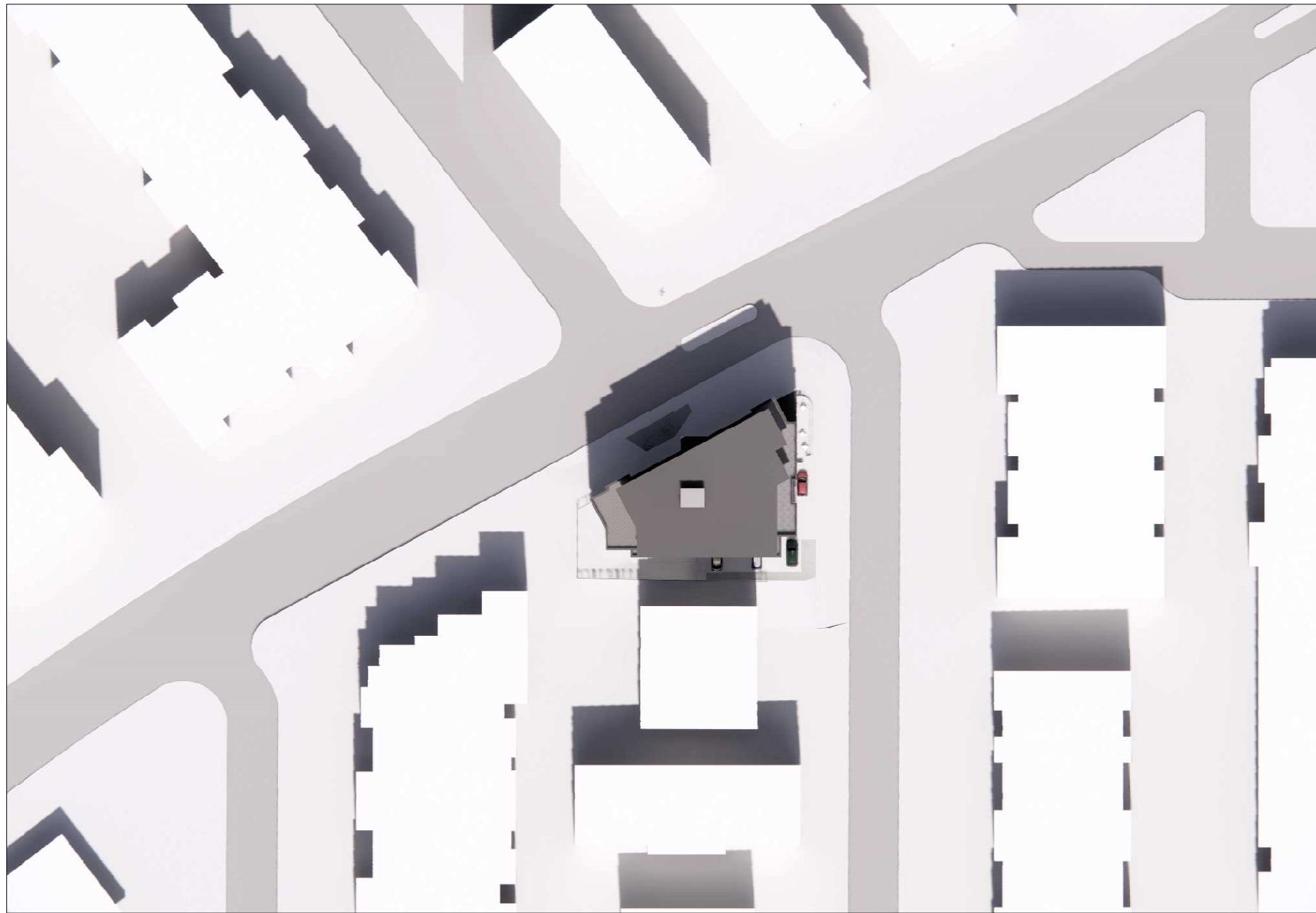
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Scale: NTS



3 June 21 - 5:00pm
Scale: NTS



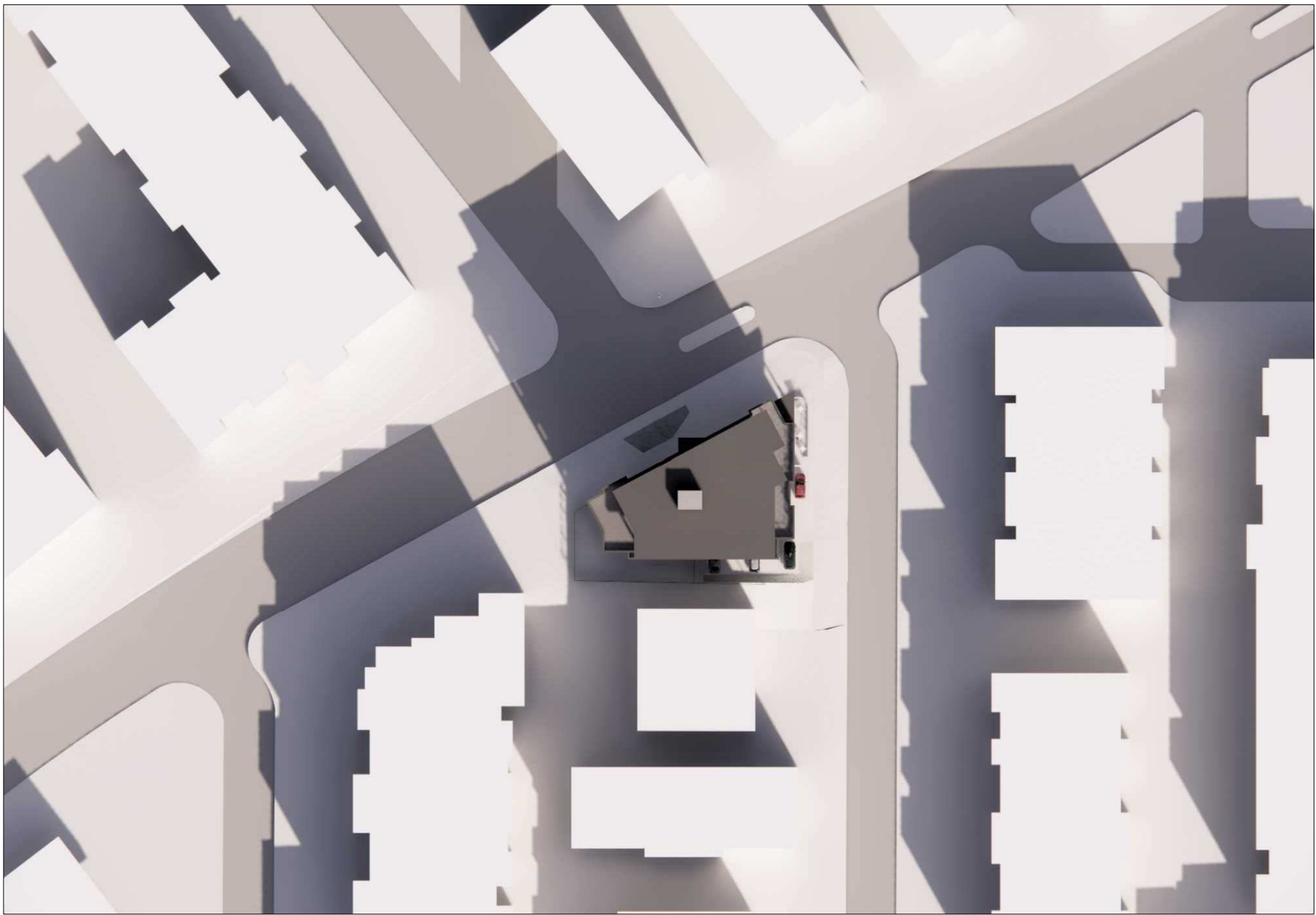
4 March/Sept 21 - 9:00am
Scale: NTS



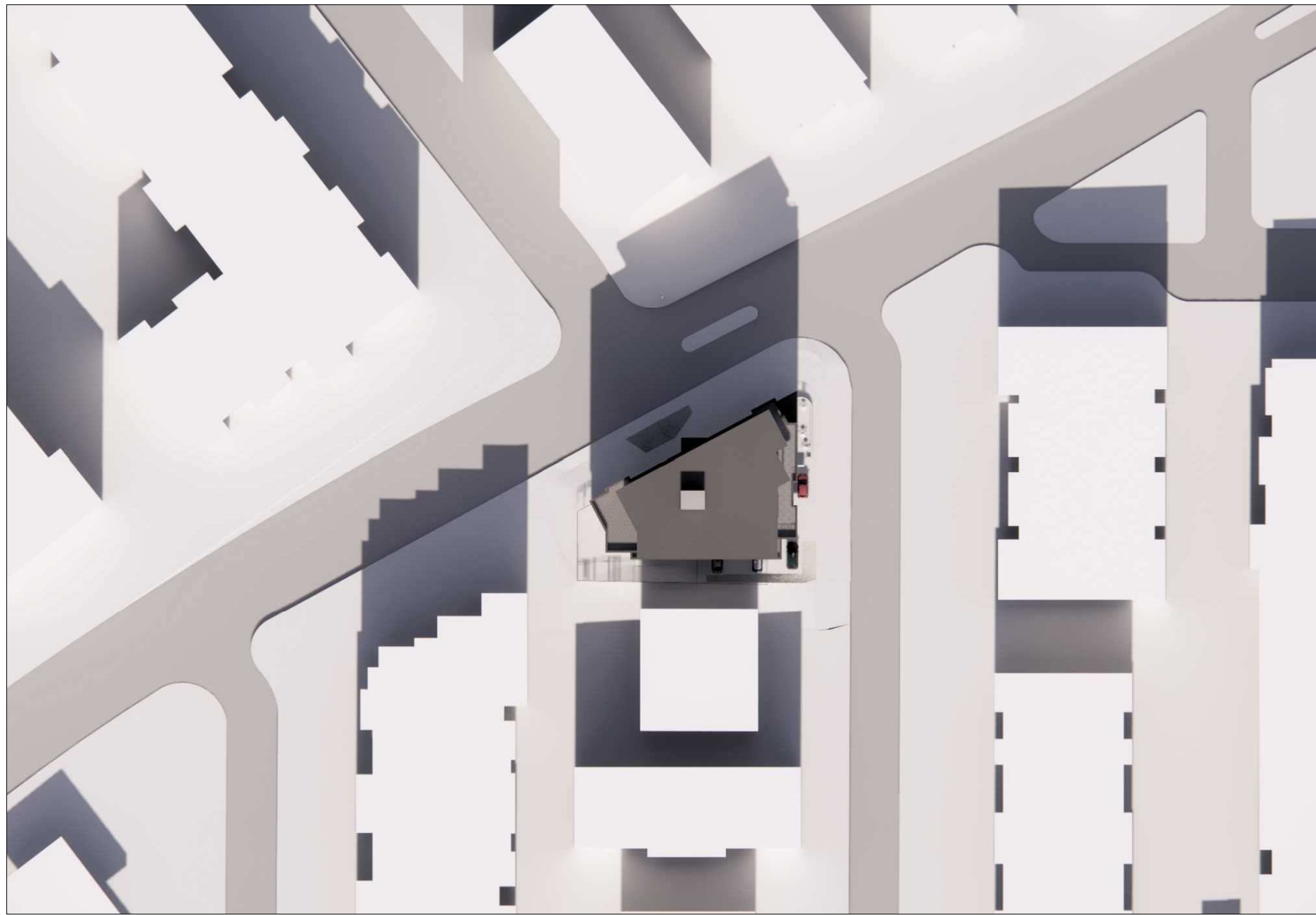
5 March/Sept 21 - 12:00pm
Scale: NTS



6 March/Sept 21 - 5:00pm
Scale: NTS



7 December 21 - 9:00am
Scale: NTS



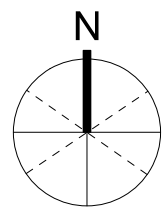
8 December 21 - 12:00pm
Scale: NTS



9 December 21 - 3:00pm
Scale: NTS



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6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date

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project name
Rental Housing
1693 Fort Street

sheet title
Shadow Studies

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.



A0.3

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1 View from Northeast
Scale: NTS



2 View from Northwest
Scale: NTS



2 View from Southeast
Scale: NTS

6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date
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project name		
Rental Housing		
1693 Fort Street		
sheet title		
Perspective Views		
project no.		20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx	
date issued	May 25, 2022	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	sheet no.	
	A0.4	



1 View from East
Scale: NTS



2 View from Northwest
Scale: NTS



3 View from Southwest
Scale: NTS



4 View from North
Scale: NTS



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6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
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project name
Rental Housing
1693 Fort Street

sheet title
Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

6	Rezoning and DP	22/05/21
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1	Rezoning and DP	21/01/20
0	Rezoning and DP	20/11/18

rev no	description	date
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project name	
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Rental Housing

1693 Fort Street

Survey

project no.	20-17
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drawing file 20-17 1693 Fort Street CURRENT.wvr

date issued	May 25, 2022
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scale	As Noted
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drawn by MZ

checked by ES

revision no.	sheet no.
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	A10
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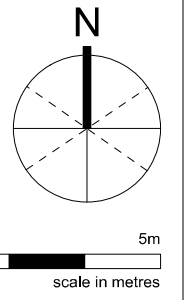
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6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
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2	Rezoning and DP	21/04/29
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0	Rezoning and DP	20/11/18
rev no	description	date

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project name

Rental Housing

1693 Fort Street

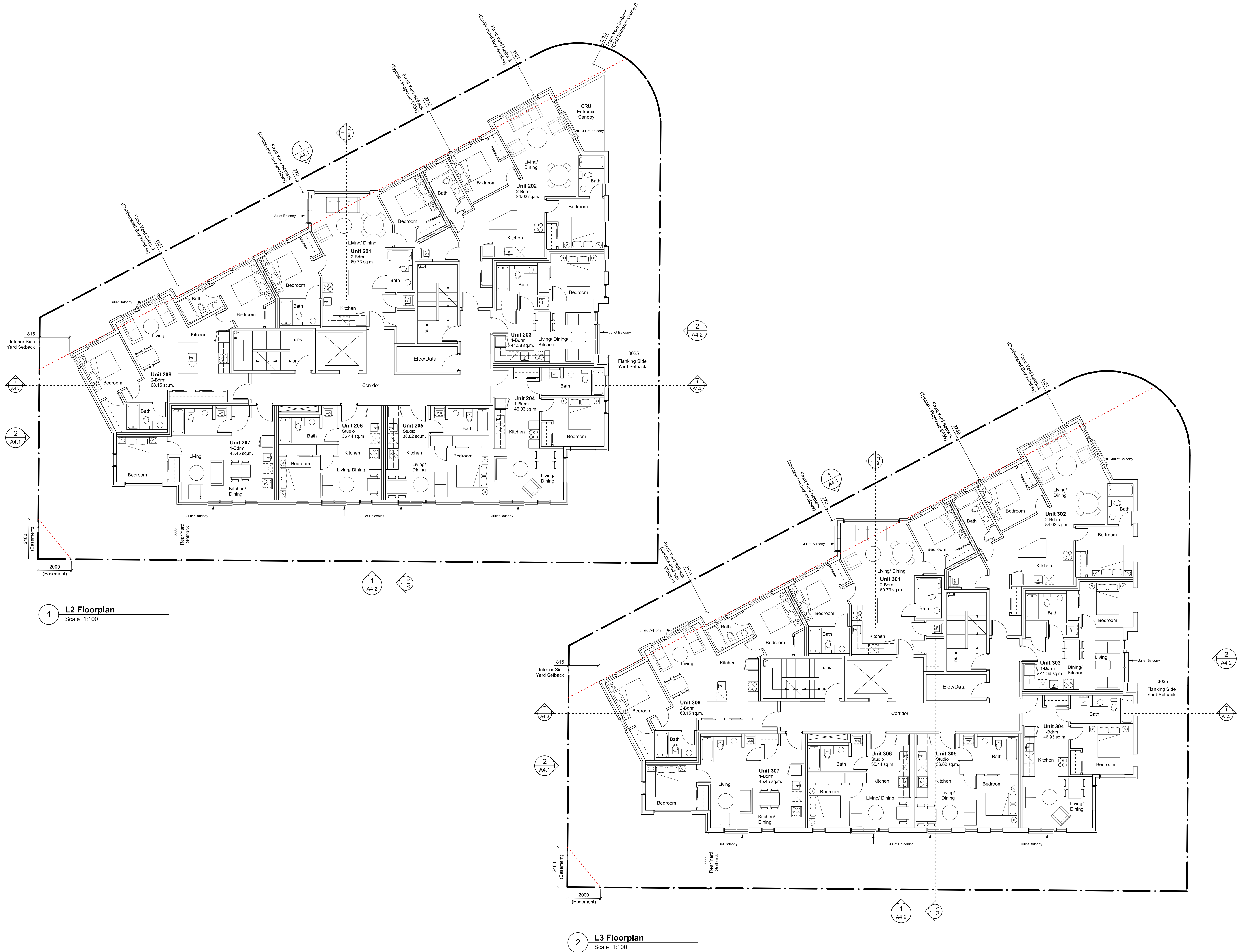
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L2 & L3 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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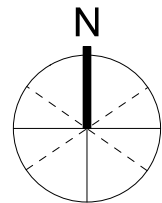




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NOTES:

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0 5m
1:100 scale in metres

6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date

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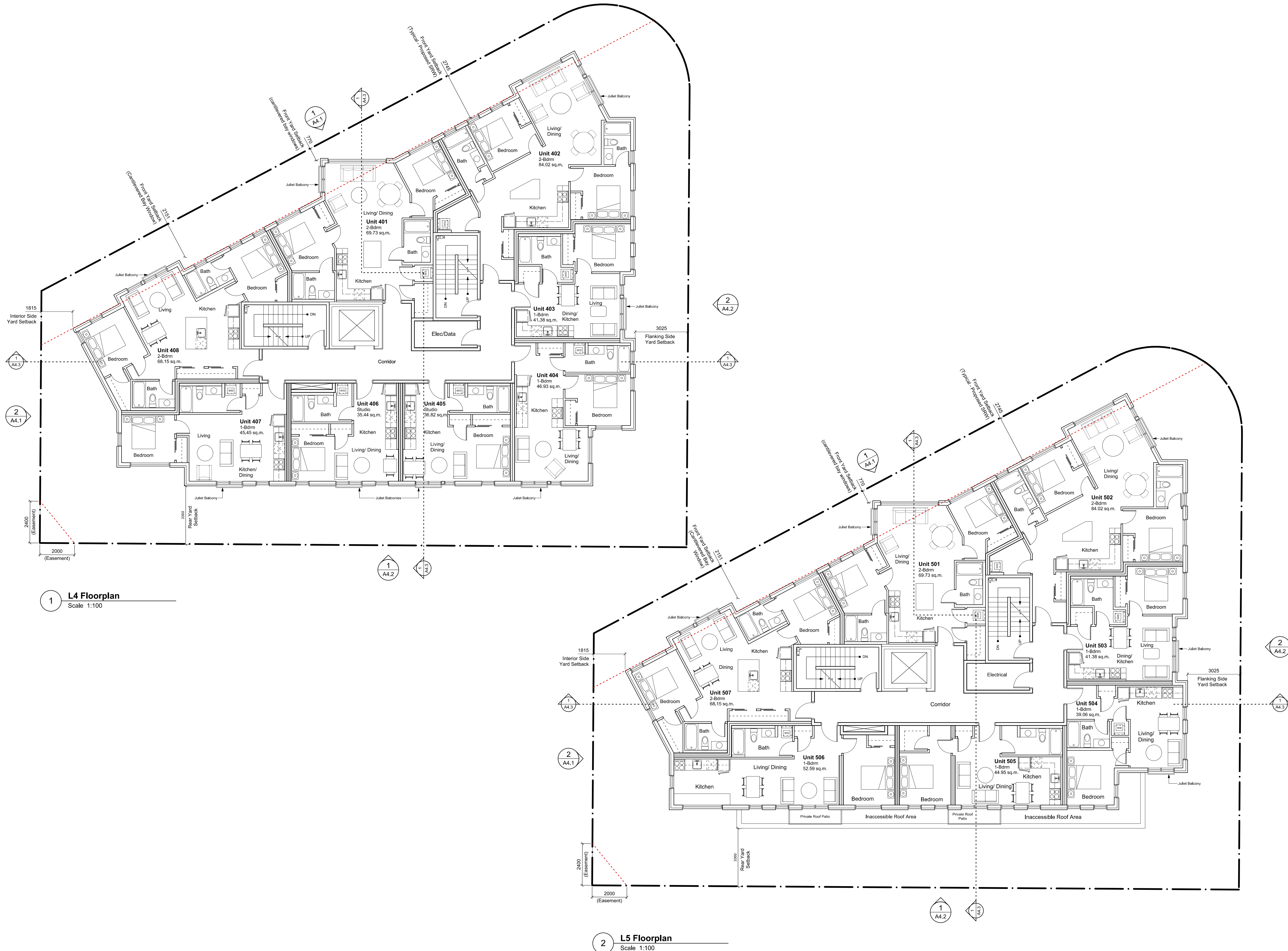
project name
Rental Housing
1693 Fort Street

sheet title
L4 & L5 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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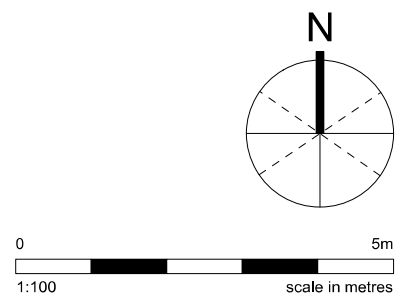
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- NOTES:
- General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.
 - Refer to landscape architectural drawings for paving and plant materials information.
 - Unit 601 conforms to BCBC 2018 accessible design requirements.



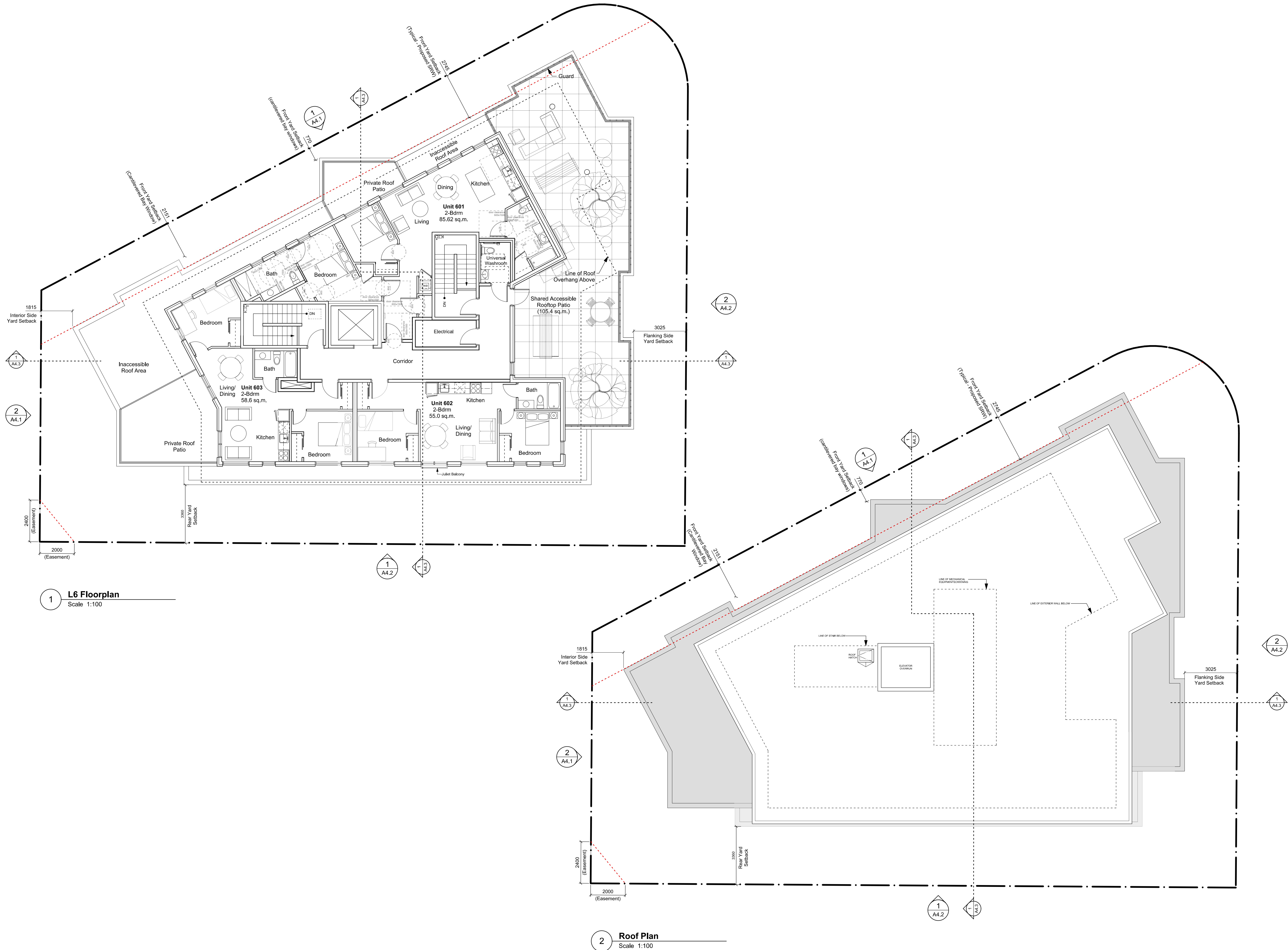
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5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

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project name
Rental Housing
1693 Fort Street
sheet title
L6 & Roof Floorplans

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.vwx
date issued May 25, 2022
scale As Noted
drawn by MZ
checked by ES
revision no. sheet no.

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A2.3



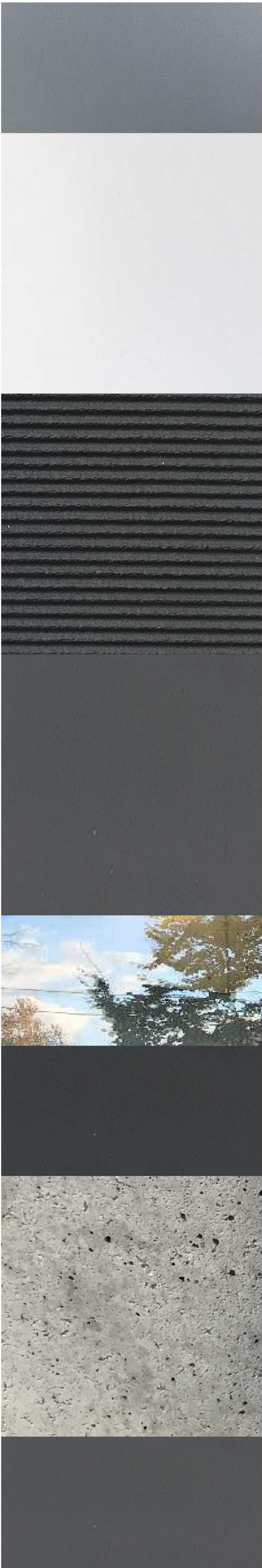


1 North Elevation
Scale 1:100



2 West Elevation
Scale 1:100

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard

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0 5m
1:100 scale in metres

6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date

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project name
Rental Housing

1693 Fort Street

sheet title
Elevations - North and West

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.vwx
date issued May 25, 2022
scale As Noted
drawn by MZ
checked by ES
revision no. sheet no.
A4.1



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6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
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project name
Rental Housing
1693 Fort Street

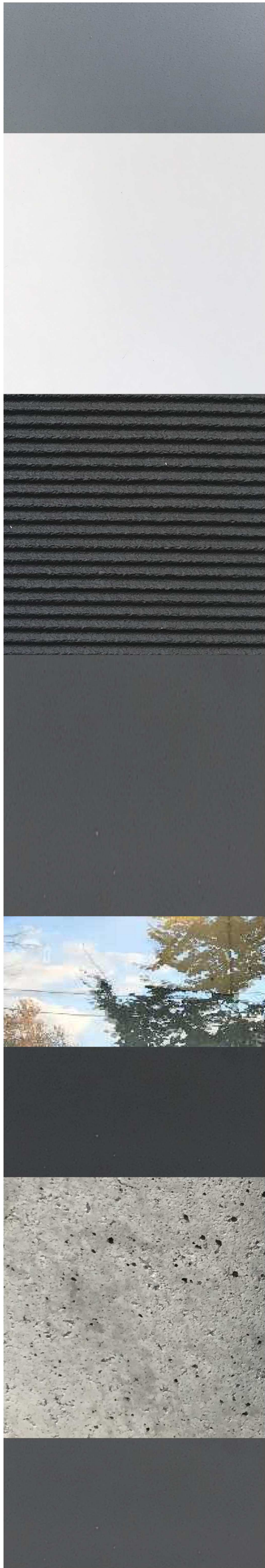
sheet title
Elevations - South and East

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.vwx
date issued May 25, 2022
scale As Noted
drawn by MZ
checked by ES
revision no. sheet no.

6

A4.2

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard



1 South Elevation
Scale 1:100



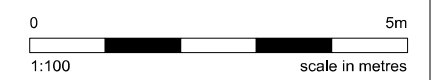
2 East Elevation
Scale 1:100



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6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

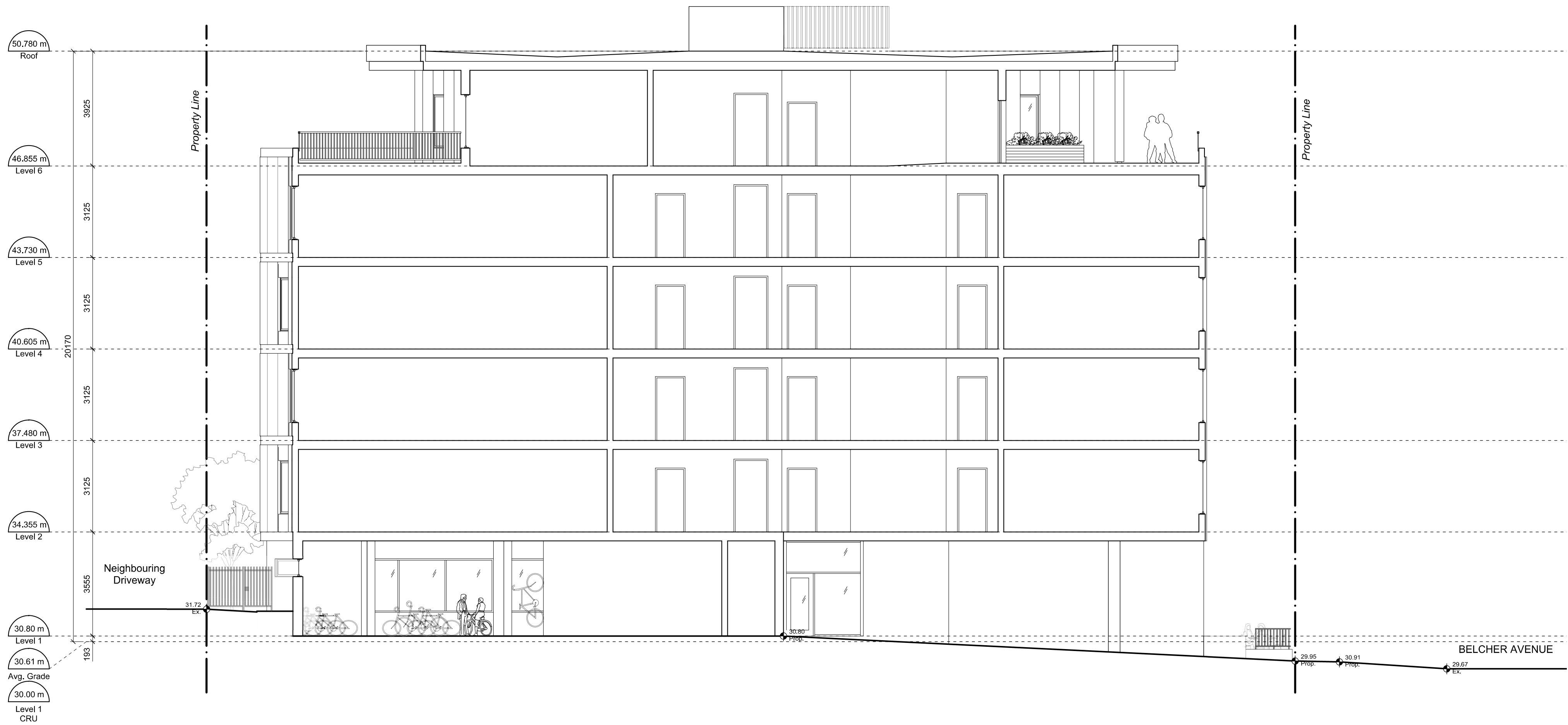
rev no	description	date
6	copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.	

project name
Rental Housing
1693 Fort Street

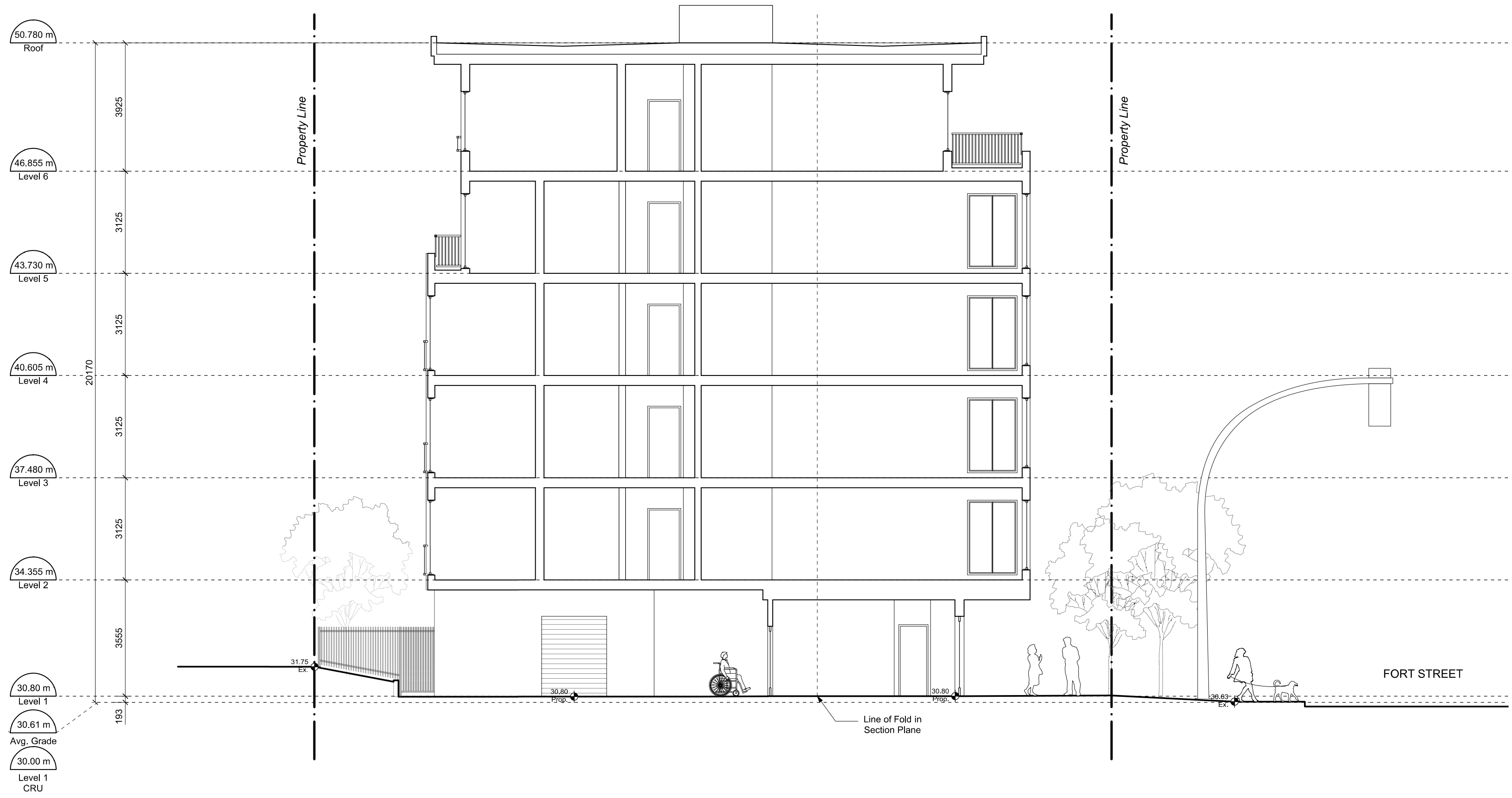
sheet title
Building Sections

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES

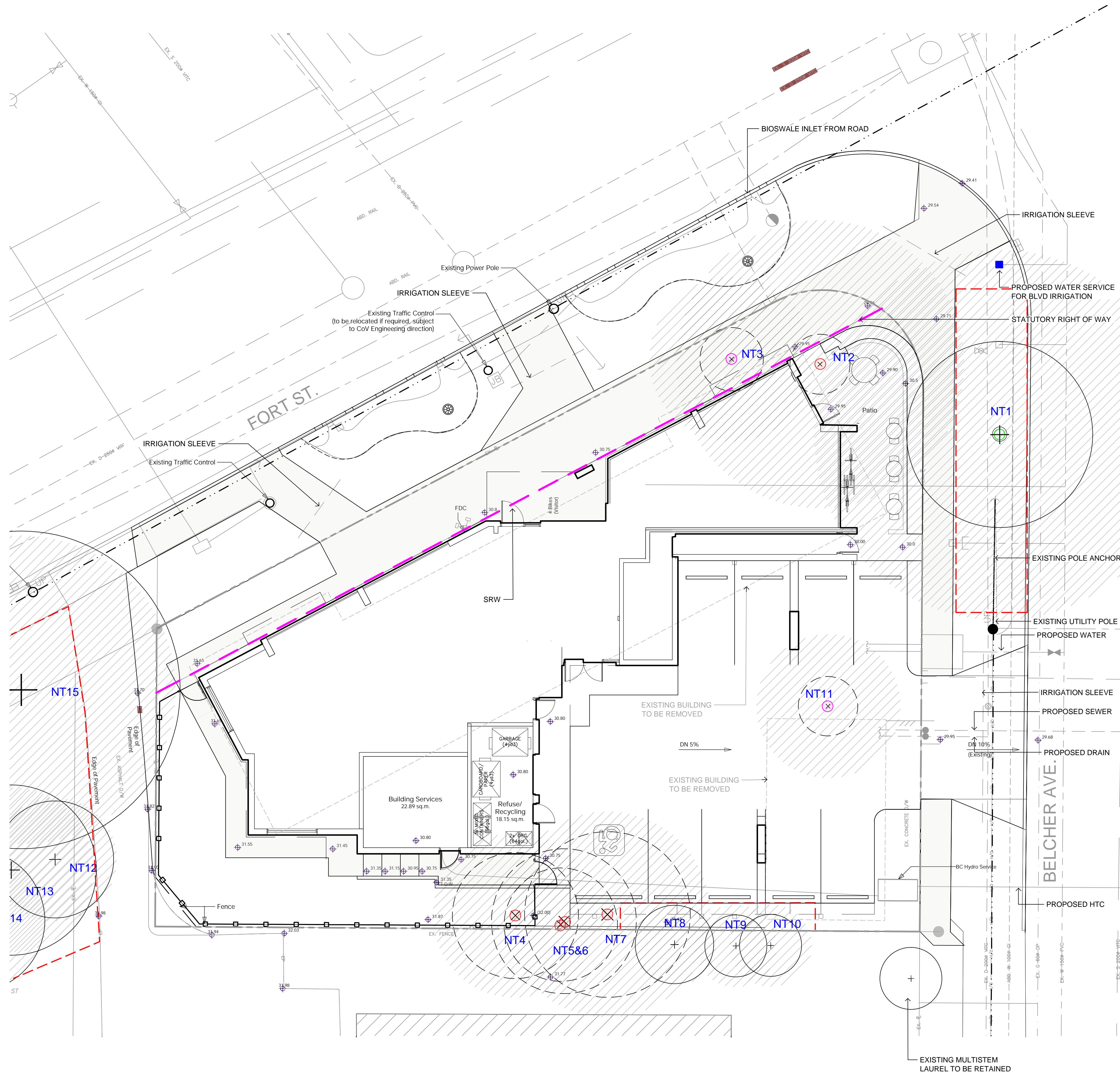
revision no.	sheet no.
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1 **Section 1**
Scale 1:100

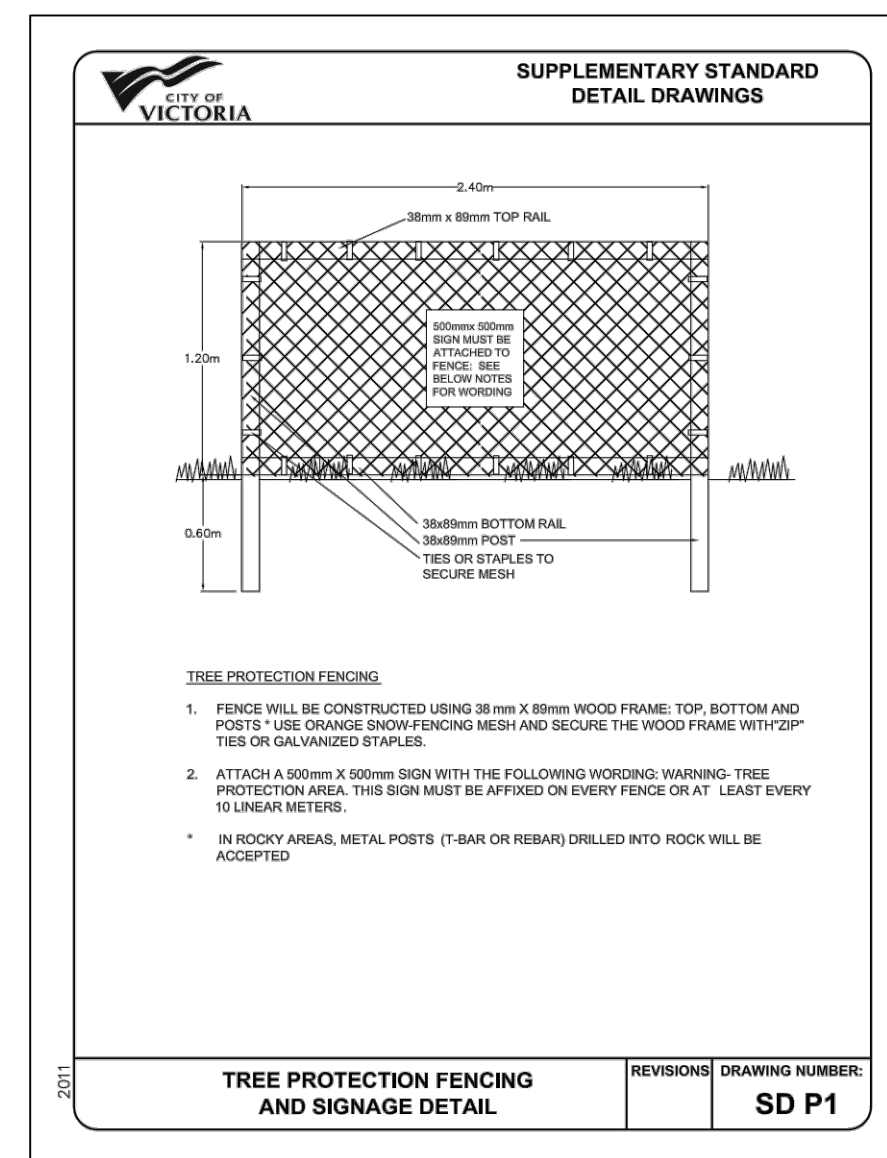
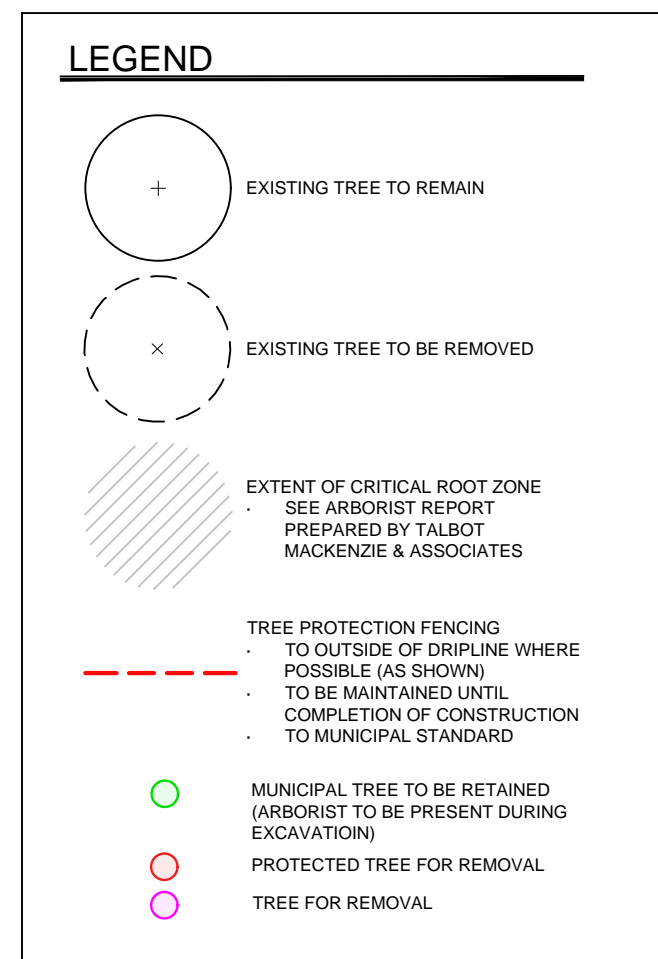


2 **Section 2**
Scale 1:100



TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
ON-SITE TREES, NOT BYLAW PROTECTED	2		2		
MUNICIPAL TREES	1	1		0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	8	7	10	12

REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2



Inventory date: September 9, 2020

Tree Resource Spreadsheet - 1693 Fort Street

Page 1 of 2

Tree ID	Common Name	Latin Name	DBH (cm) -- approximate	Crown Spread (meters in round)	CRZ (radius in meters)	Relative Endurance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
NT1	Cherry	<i>Prunus</i> spp.	73 below union	10.0	9.0	Moderate	Fair	Fair-poor	Municipal tree. Decay in most pruning wounds.	Yes (municipal)	Retain*	Water services, sidewalk
NT2	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	47.125 - 60% of 20, 16)	3.0	7.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	Yes (by multi-scan calculation)	X	Within building footprint
NT3	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	27.0	3.0	4.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	No	X	Within sidewalk footprint
NT4	Elm	<i>Ulmus</i> spp.	33.0	6.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to be 3 more in the row that were removed to the west.	Yes	X	Conflict with foundation, sidewalk
NT5	Elm	<i>Ulmus</i> spp.	34.0	7.0	4.0	Moderate	Fair	Fair	Topped previously. Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk
NT6	Elm	<i>Ulmus</i> spp.	33.0	5.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk
NT7	Elm	<i>Ulmus</i> spp.	43.0	8.0	5.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk, and parking lot
NT8	Crabapple	<i>Malus</i> spp.	~20	4.0	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT9	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT10	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT11	Beech (purple)	<i>Fagus sylvatica</i>	23	4	3.5	Poor	Good	Good	Close proximity to carport foundation. Some clearance pruning previously.	No	X	Within parking lot footprint
NT12	Austrian Pine	<i>Pinus nigra</i>	~30	7.0	3.0	Good	Fair	Good	Asymmetric crown. Elevated from subject property 45cm, protected by retaining wall. Barrier fencing due to development on neighbouring property.	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT13	Austrian Pine	<i>Pinus nigra</i>	~40	8	4.0	Good	Fair	Fair-poor	Codominant leaders with included bark, swelling from reaction wood. Asymmetric crown	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT14	Austrian Pine	<i>Pinus nigra</i>	~35	9	3.5	Good	Fair	Good	Asymmetric crown.	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT15	Garry Oak	<i>Quercus garryana</i>	~60	15	6.0	Good	Good	Fair	May be municipal or co-owned. Codominant leaders with included bark. Barrier fencing due to development on neighbouring property.	Yes	Retain	Driveway widening/resurfacing

ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com



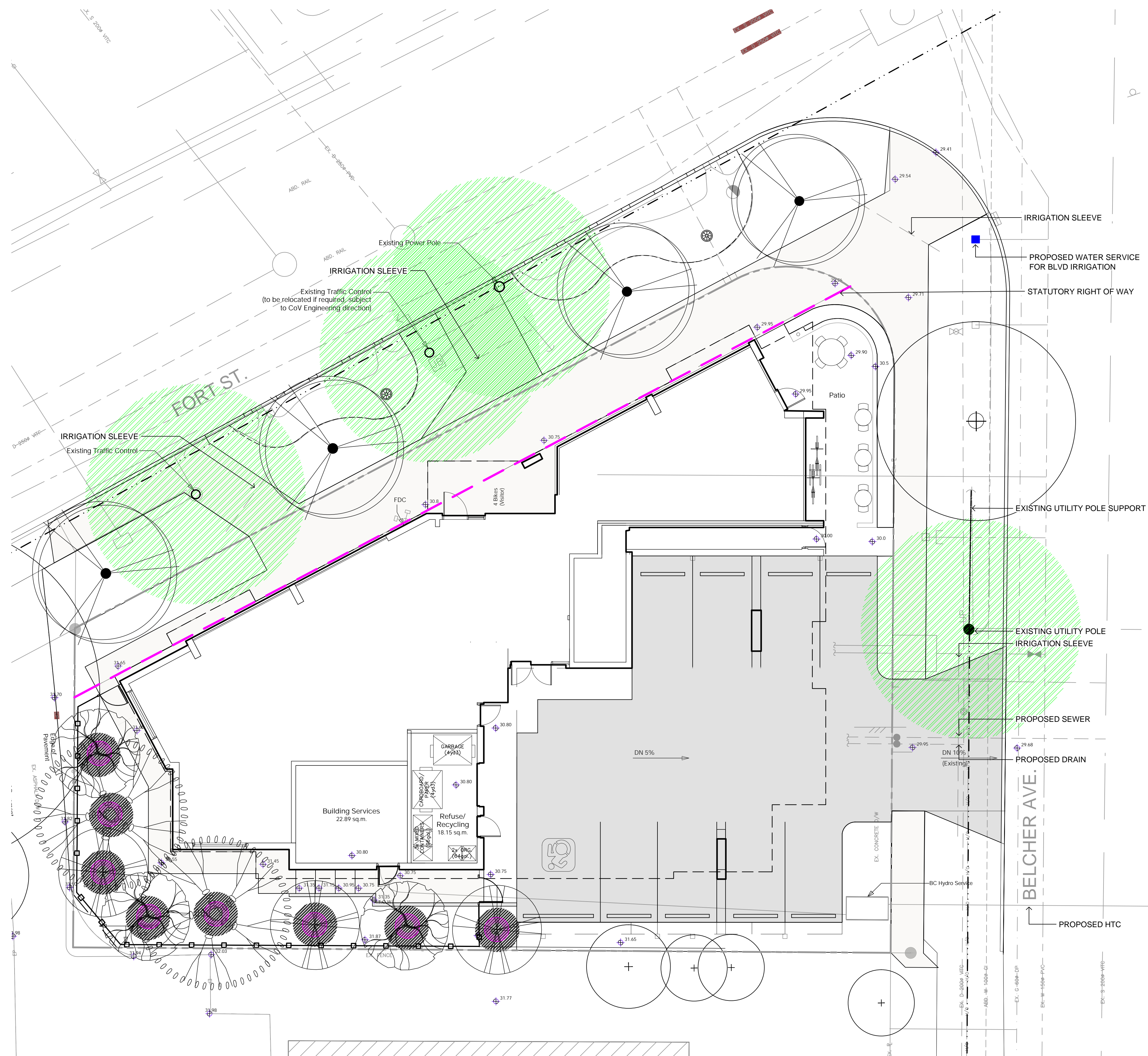
ROOF TOP PATIO




LEGEND

	PROPERTY LINE		RAISED BEEHIVE CATCHBASIN
	STATUTORY RIGHT OF WAY		BIOSWALE RIPRAP
	ROOF OVERHANG		150 - 300 mm DIA. RIVER ROCK
	IRRIGATION SLEEVE		PROPOSED SITE TREES
	WEST COAST FOREST PLANTINGS 600 mm DEPTH 1L GROWING MEDIUM (BCLS) 75 mm DEPTH MULCH		PROPOSED BOULEVARD TREES
	GARRY OAK MEADOW PLANTINGS 600 mm DEPTH 1L GROWING MEDIUM (BCLS) 75 mm DEPTH MULCH		TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
	MEADOW SEED MIX AREA: 35 m2 1 lb for 1000 m2; 0.35 lbs required		TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
	RAINWATER MANAGEMENT AREA BIOSWALE 600 mm DEPTH GROWING MEDIUM AND SHRUBS		TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (S2 03 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL, DRAWINGS SD P3 AND SD P4)
	ASPHALT DRIVE AISLE		PARKS WILL REQUIRE 3 INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, DRAWINGS SD P3 AND SD P4
	PEDESTAL PAVERS 12X24X2" NEWSTONE MANHATTAN COLOUR: NATURAL GREY		INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION
	CAST IN PLACE CONCRETE		THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.
	MUNICIPAL SIDEWALK CIP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS		BOULEVARD IRRIGATION SEE IRRIGATION PLAN
	SOD MUNICIPAL BOULEVARD AREA 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD) SOD		MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW
			IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION. DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
			THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1) LBSERVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.







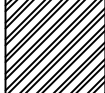
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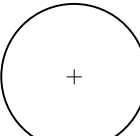
 REPLACEMENT TREE

TREE PLANTING RESTRICTIONS

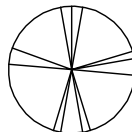
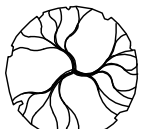
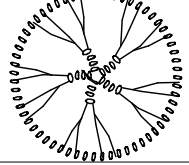

 OVERHEAD POWER LINE

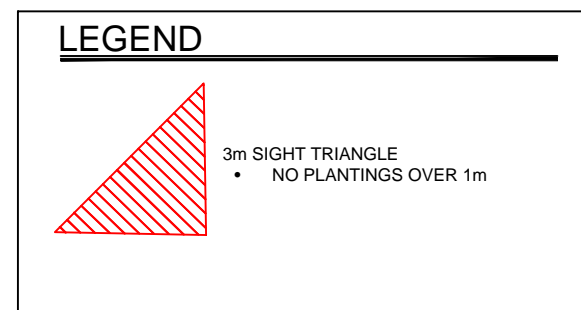
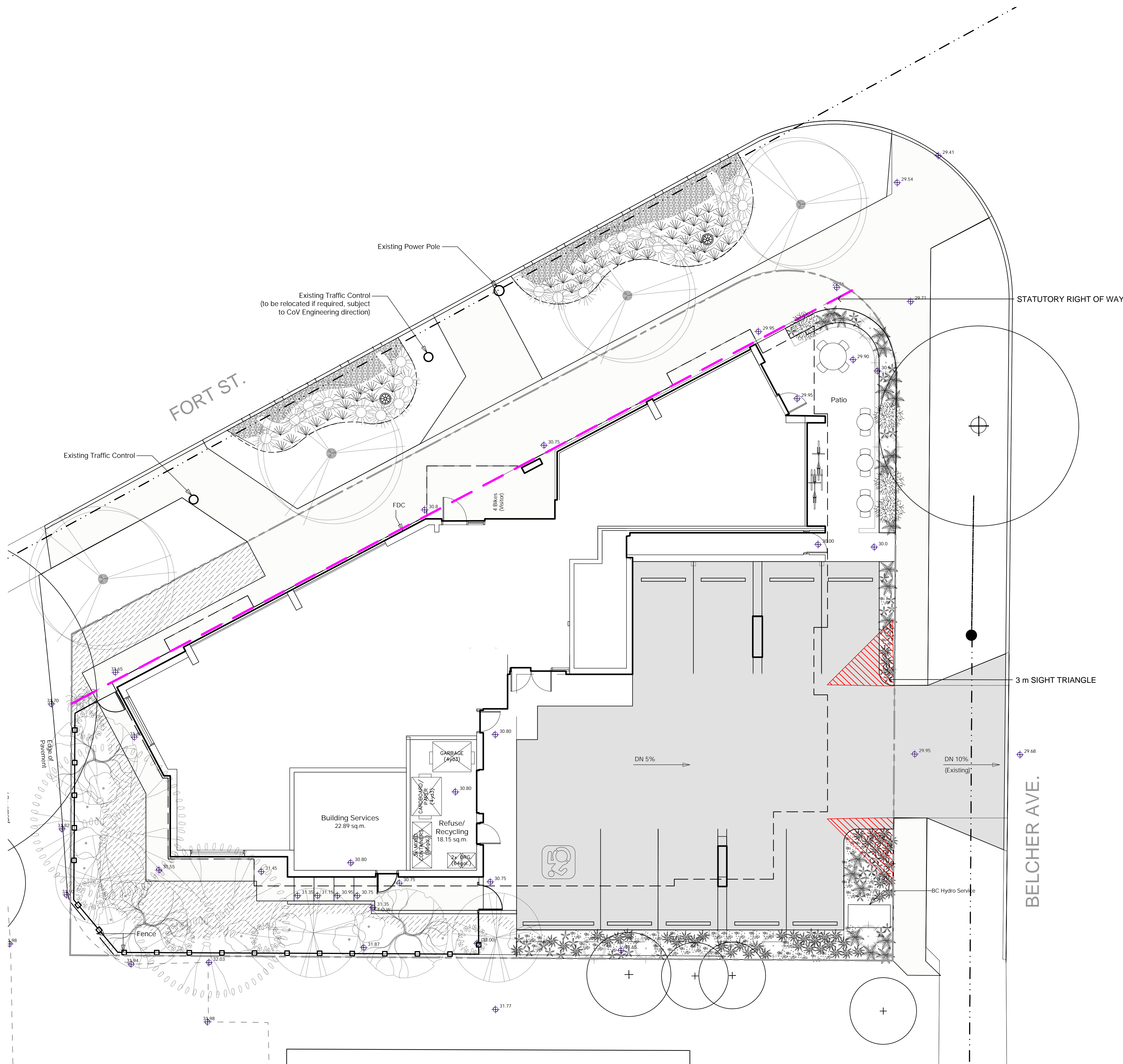
 5.0 m OFFSET FROM HYDRO OR LIGHT POLE

 1.0 m OFFSET FROM PAVING & UTILITIES

 EXISTING TREE TO REMAIN

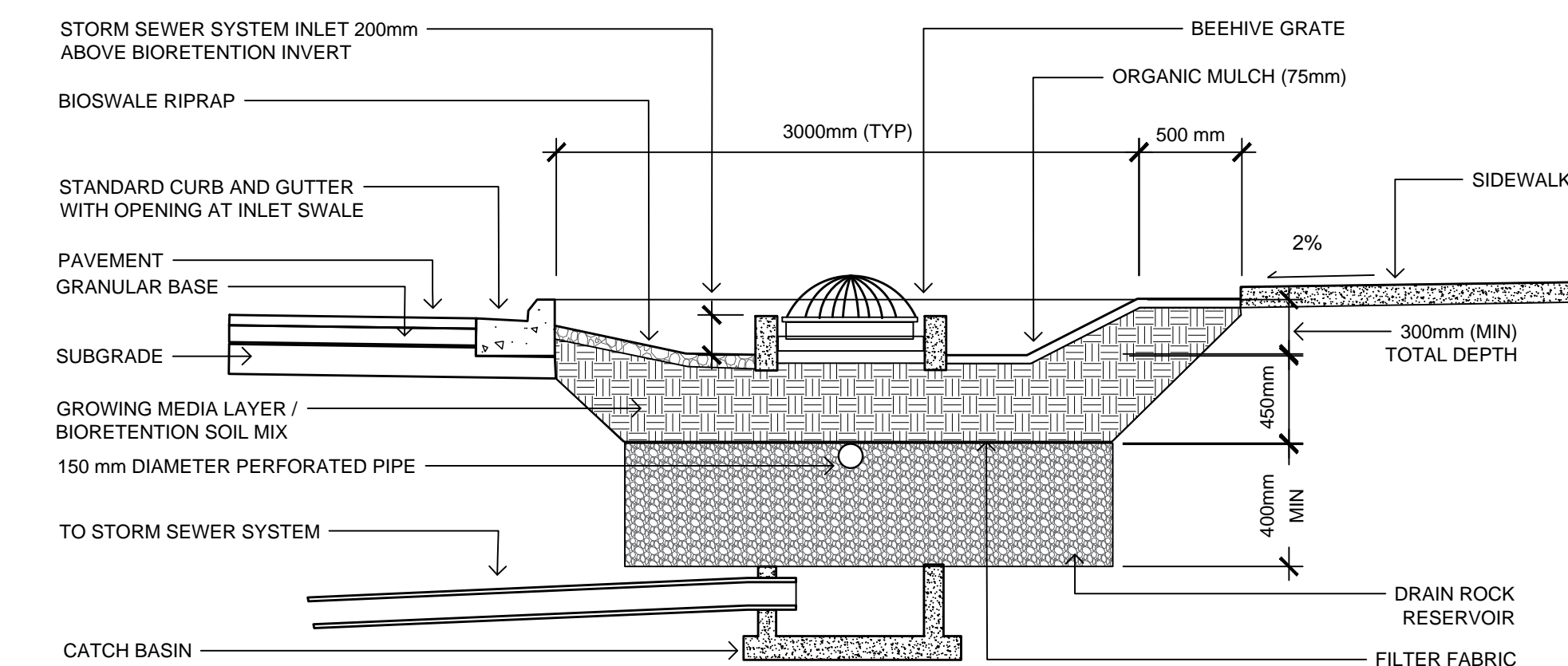
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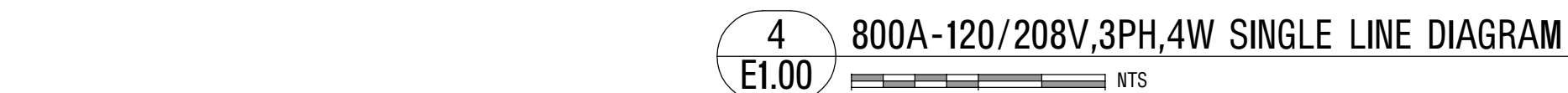
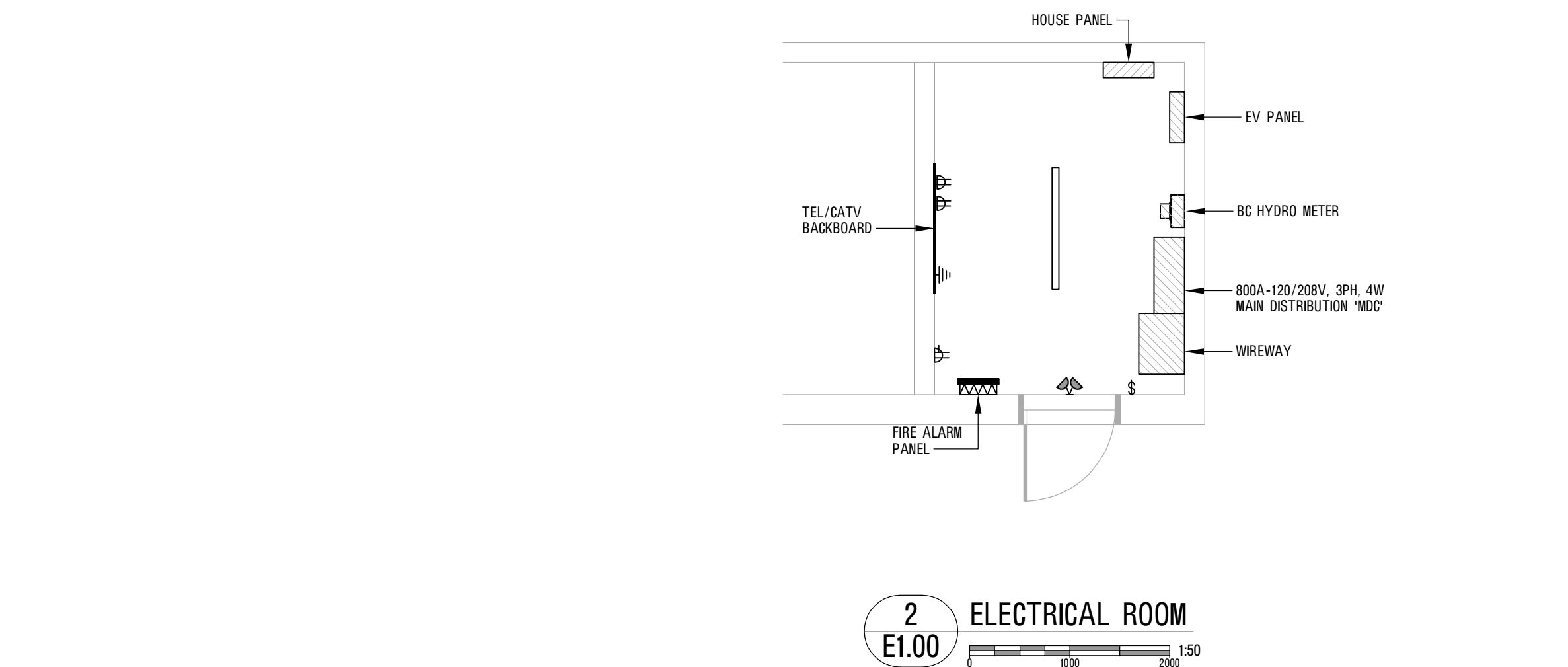
TREE SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native
3		Acer circinatum	Vine maple	B&B	4cm	yes
3		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Flowering Dogwood	B&B	4cm	yes
2		Quercus garryana	Garry oak	B&B	4 cm	yes
MUNICIPAL						
4		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	4cm	




PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
44	✱	Blechnum spicant	Deer Fern	#1	y	
2	✱	Cornus canadensis	Creeping dogwood	tray	y	y
22	☀	Cornus sericea 'Kelseyi'	Kelseyi dogwood	#2		
7	☀	Gaultheria shallon	Salal	#2	Y	
58	✱	Juncus effusus	Common rush	#1	y	
51	✱	Mahonia nervosa	Oregon Grape	#1	y	
4	✱	Pinus Mugo	Dwarf Mugo pine	#2		
26	✱	Ploystichum munitum	Western sword fern	#1	y	
6	☀	Ribes sanguineum	Red-flowering currant	#2		y
14	☀	Symphoricarpos albus	Snowberry	#2	y	y
	✱	Native Meadow Seed Mix		hydro-seed	y	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.





SHEET NOTES	
No.	DESCRIPTION
①	150# SANITARY SERVICE AND 200# STORM SERVICE IN SHARED TRENCH C/W INSPECTION CHAMBERS. WORK BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
②	100# DOMESTIC AND 150# FIRE SERVICE C/W METER AND VAULT BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
③	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
④	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
⑤	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
⑥	200# STORM SERVICE C/W LAWN BASIN BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
 EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.	

 EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.

TRAFFIC SIGNAL AND BASE
TO BE REPLACED

APPROX SAWCUT LINE AND EXTENT
OF NEW ASPHALT
NOTE: CONCRETE ROAD BASE

CURB CUTOUTS TO ALLOW ROAD
RUNOFF INTO RAIN GARDENS (TYP)

RAIN GARDENS ALONG FORT STREET (EXTENT /
CONFIGURATION TO BE CONFIRMED DURING DETAILED DESIGN)

PROPOSED BOULEVARD TREE
(SEE LANDSCAPE)

EXISTING SIDEWALK TO BE REMOVED

- CONNECT TO EXISTING SIDEWALK /
LETDOWN. CONNECTION DETAILS TO BE
CONFIRMED DURING DETAILED DESIGN.

- EXISTING WATER SERVICE TO BE REMOVED. NEW 250 IRRIGATION SERVICE TO BE INSTALLED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.

RECENTLY CONSTRUCTED
CURB TO REMAIN

APPROX SAWCUT LINE AND
EXTENT OF NEW ASPHALT

6.0m WIDE DRIVEWAY AS PER
VICTORIA STD. DWG. C7a

IRRIGATION SLEEVE (TYP)

MARCH 10, 2022

ISSUED FOR
REZONING AND DP

LEGAL PLAN & AND SURVEY
INFORMATION PROVIDED BY J.E.
ANDERSON & ASSOCIATES

SEE ARCHITECTURAL AND
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4. FOR ARBORIST INFORMATION, SEE REPORT BY TALBOT MACKENZIE & ASSOCIATES.
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PH (250) 370-9221

SEAL

PROJECT:
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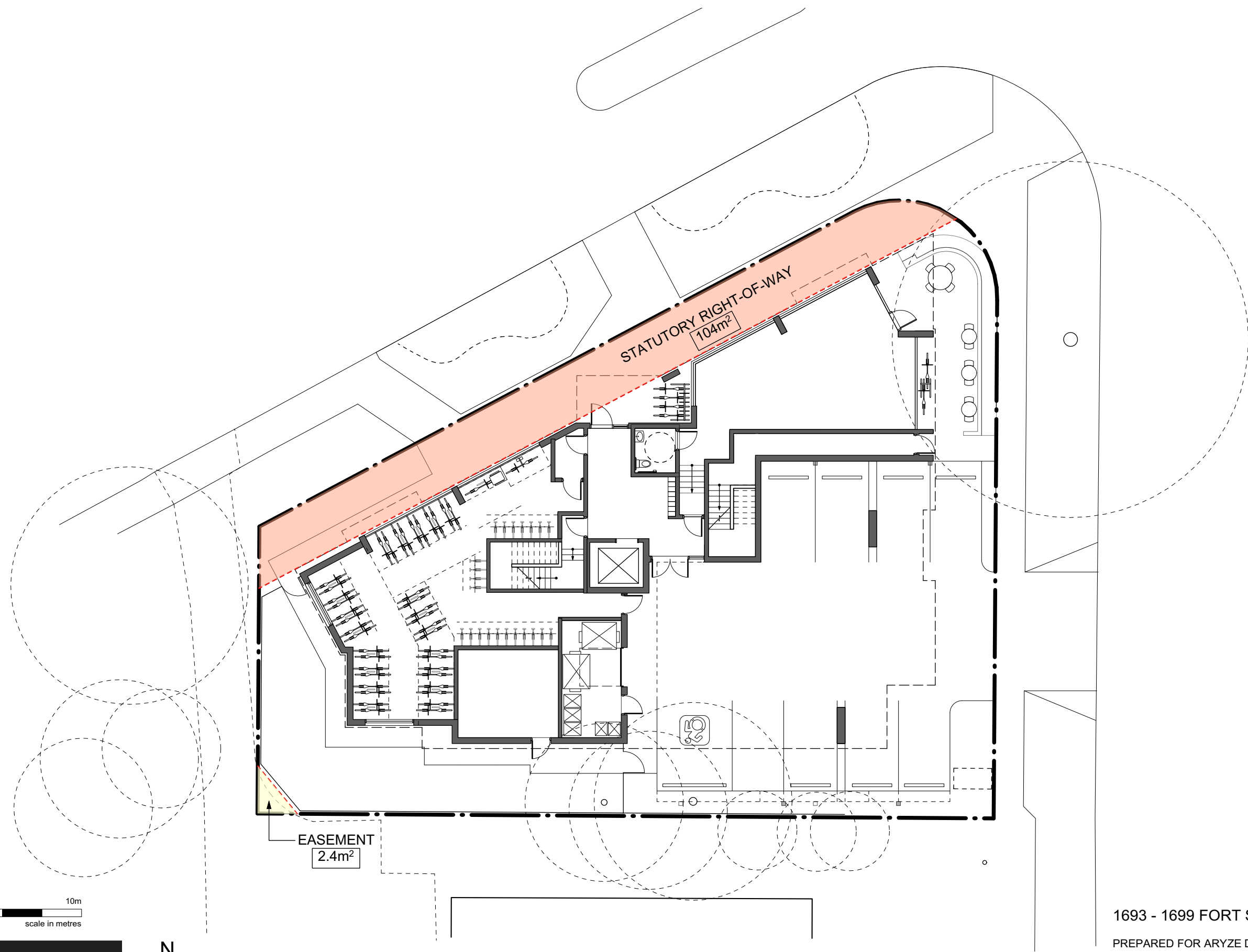
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SCALE
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PROJECT NO. 20-118	ISSUED/REVISION
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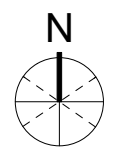
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APPROVING AUTHORITY FILE NO.	

DRAWING NO.
20-118-C1



0 10m
scale in metres

D'AMBROSIO
architecture + urbanism



1693 - 1699 FORT STREET SITE DIAGRAM

PREPARED FOR ARYZE DEVELOPMENTS

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