



1693 Fort Street
Victoria, B.C.



2960 Jutland Road
Victoria BC Canada V8T 5K2

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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 D'Ambrosio architecture + urbanism 2960 Jutland Road Victoria, BC V8T 5K2 T: (250) 384-2400	A1.0 Survey A2.0 Site Plan / L1 Floorplan A2.1 L2 & L3 Floorplan A2.2 L4 & L5 Floorplan A2.3 L6 Floorplan & Roof Plan		
Landscape Architect Biophilia Design Collective 1608 Camosun Street Victoria, BC V8T 3E6 T: (250) 590-1156	A4.1 North & West Elevations & Materials A4.2 South & East Elevations & Materials A4.3 Building Sections A4.4 Context Elevations		
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			



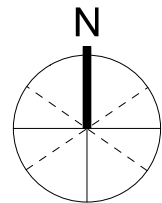
Revisions

Received Date:
July 12, 2022

Deemed Date:
June 6, 2021



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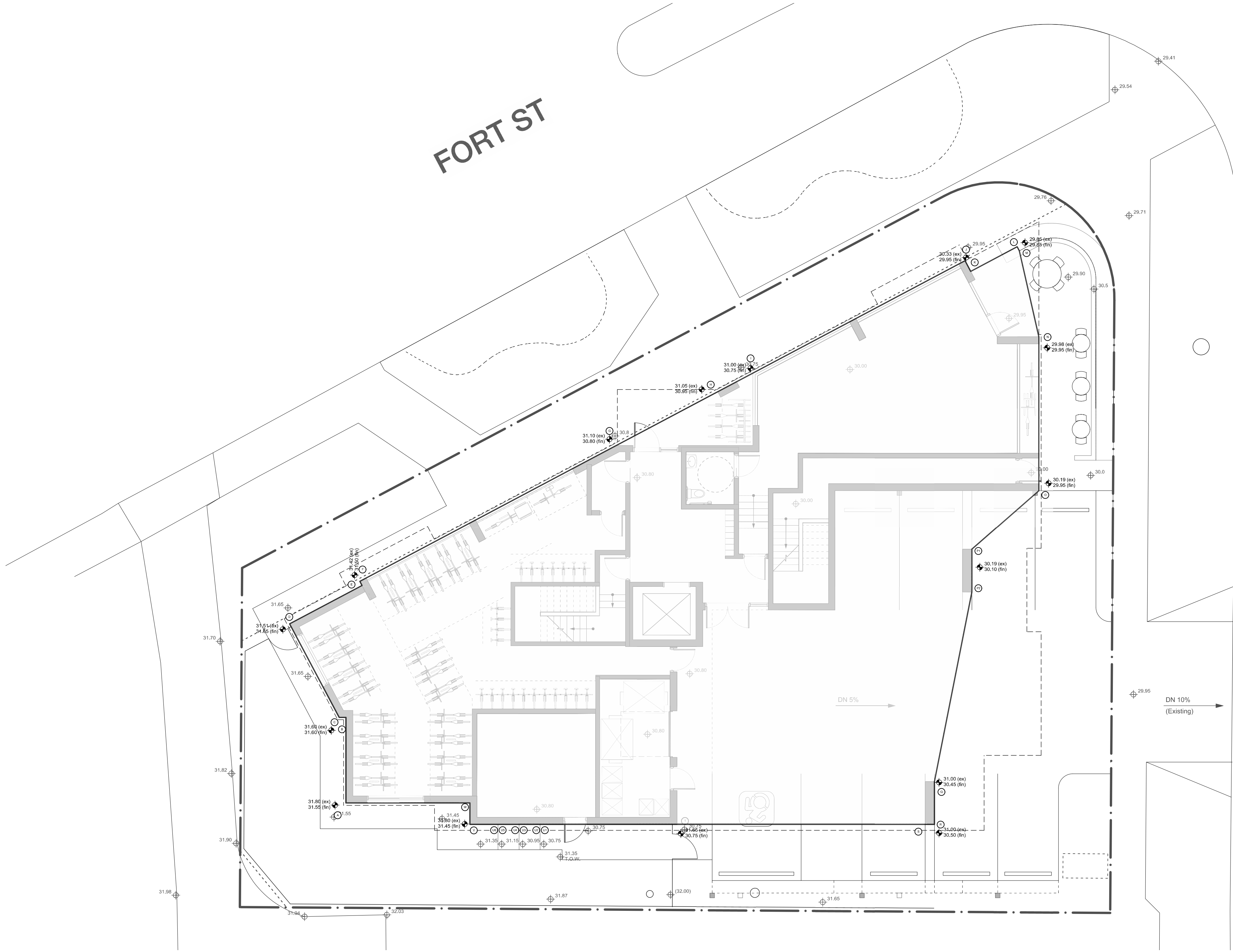
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project name	
Rental Housing	
1693 Fort Street	
sheet title	
Average Grade	
project no. 20-17	
drawing file 20-17 1693 Fort Street CURRENT.vwx	
date issued May 25, 2022	
scale As Noted	
drawn by MZ	
checked by ES	
revision no.	sheet no.
6	A0.2

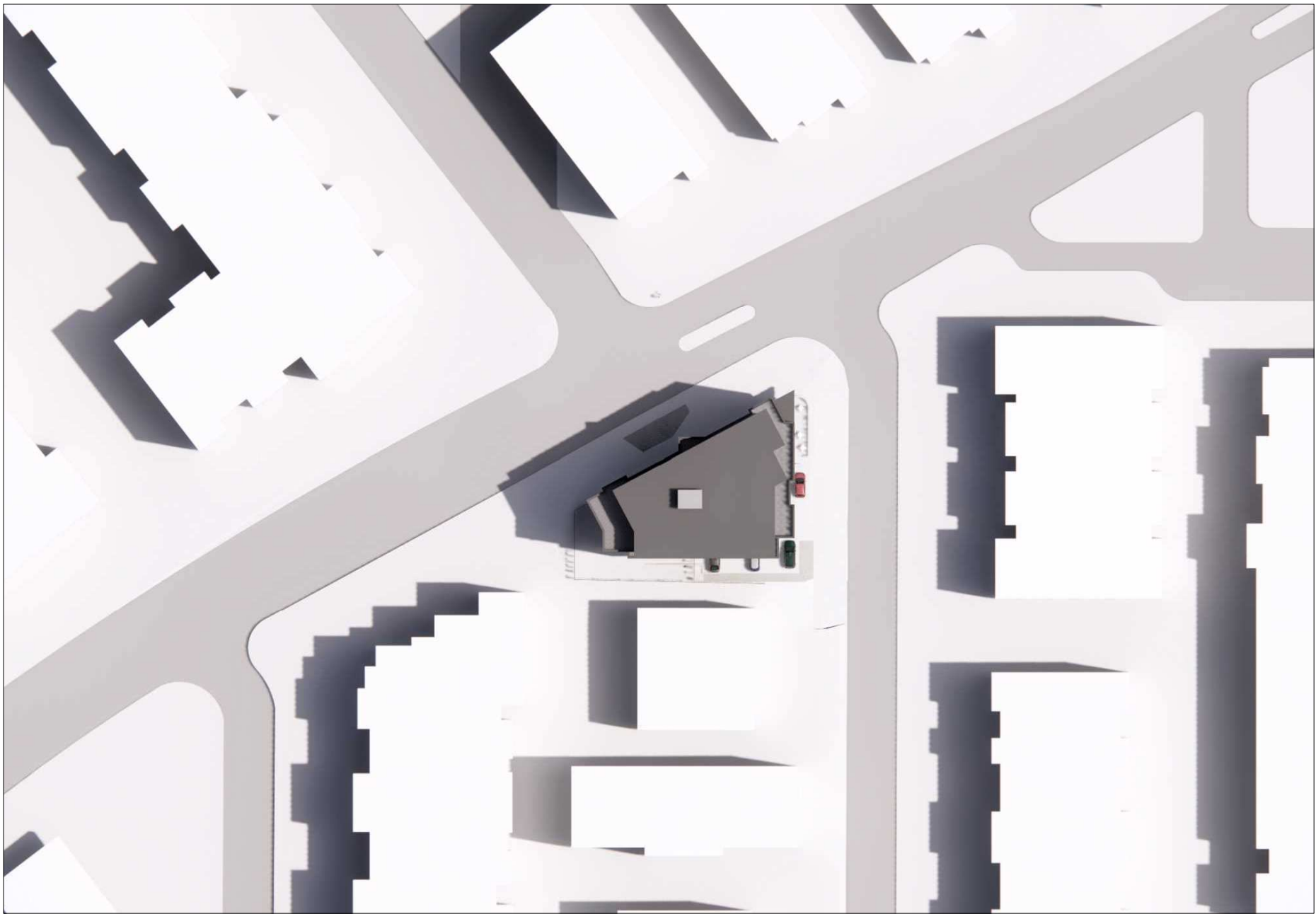
1693 Fort Street - Student Housing
Project Data 2020-10-24

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



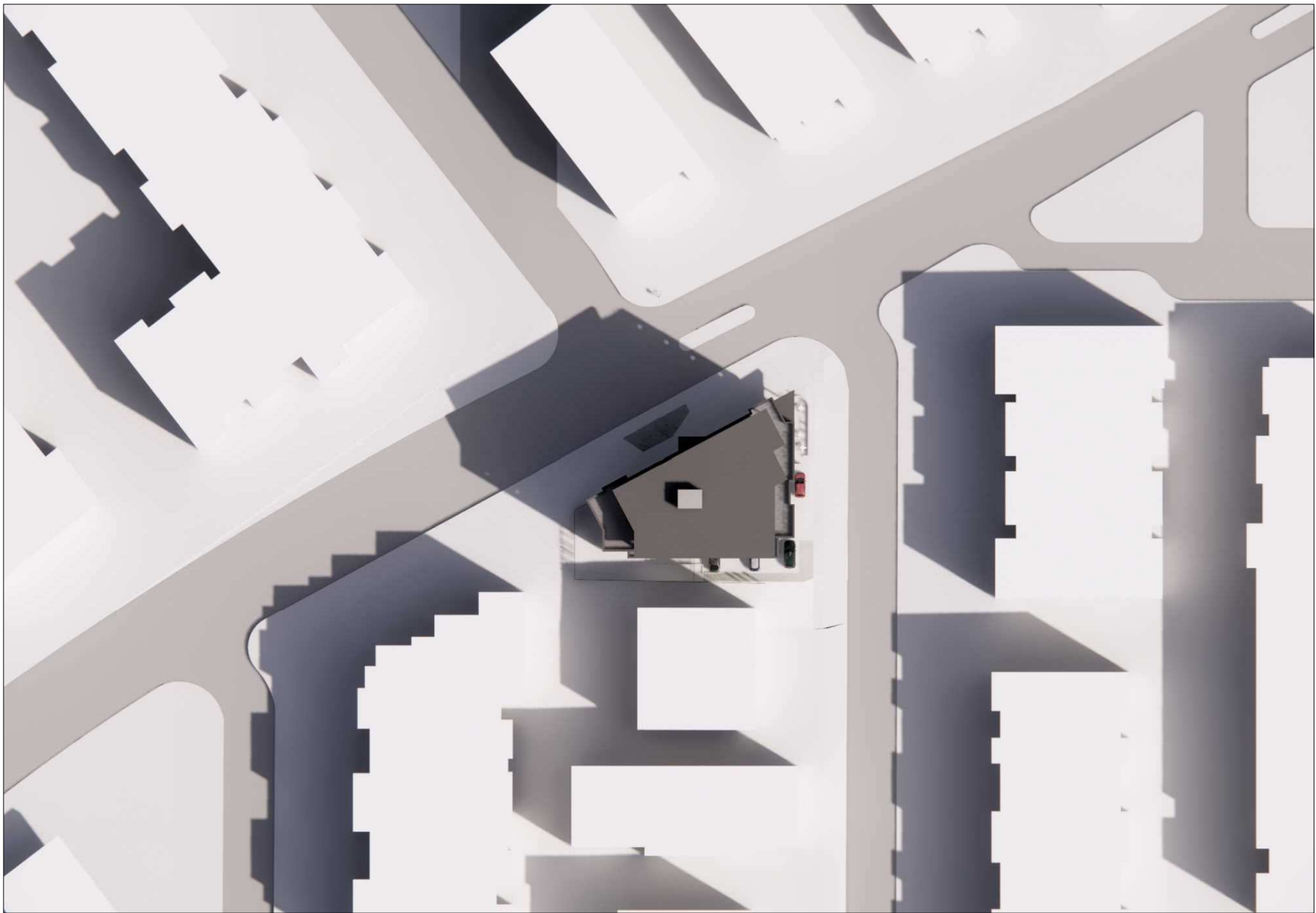
1 June 21 - 9:00am
Scale: NTS



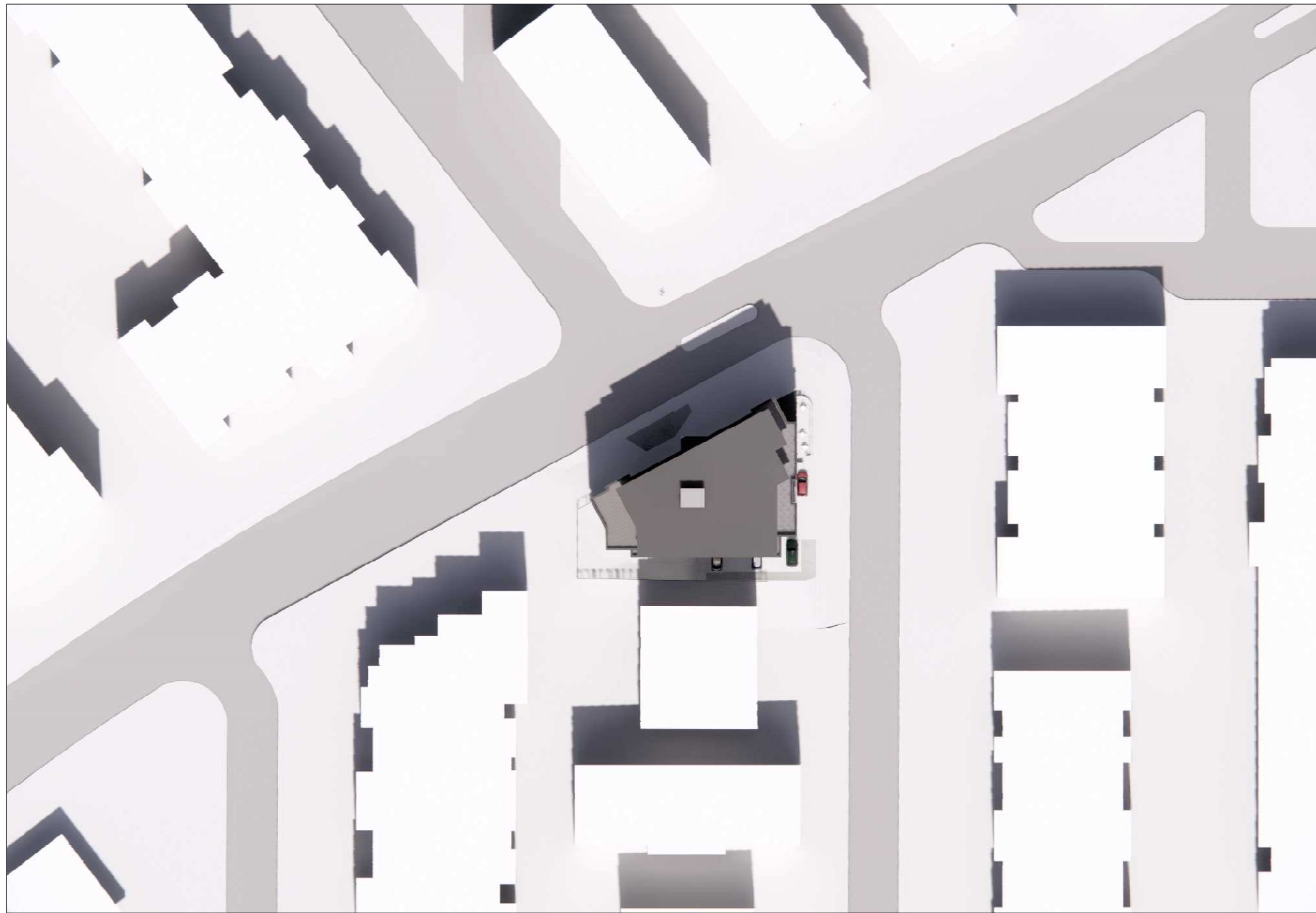
2 June 21 - 12:00pm
Scale: NTS



3 June 21 - 5:00pm
Scale: NTS



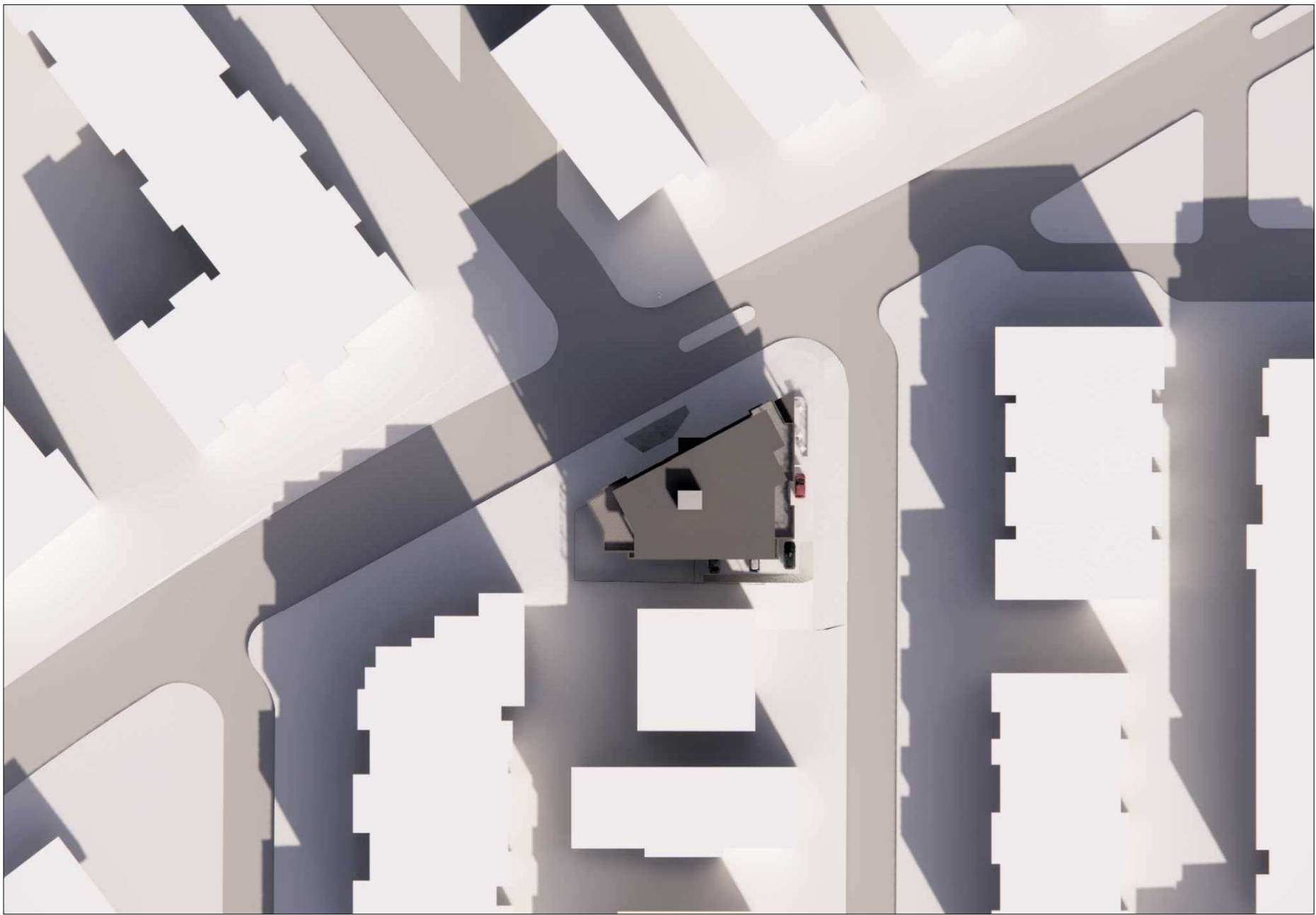
4 March/Sept 21 - 9:00am
Scale: NTS



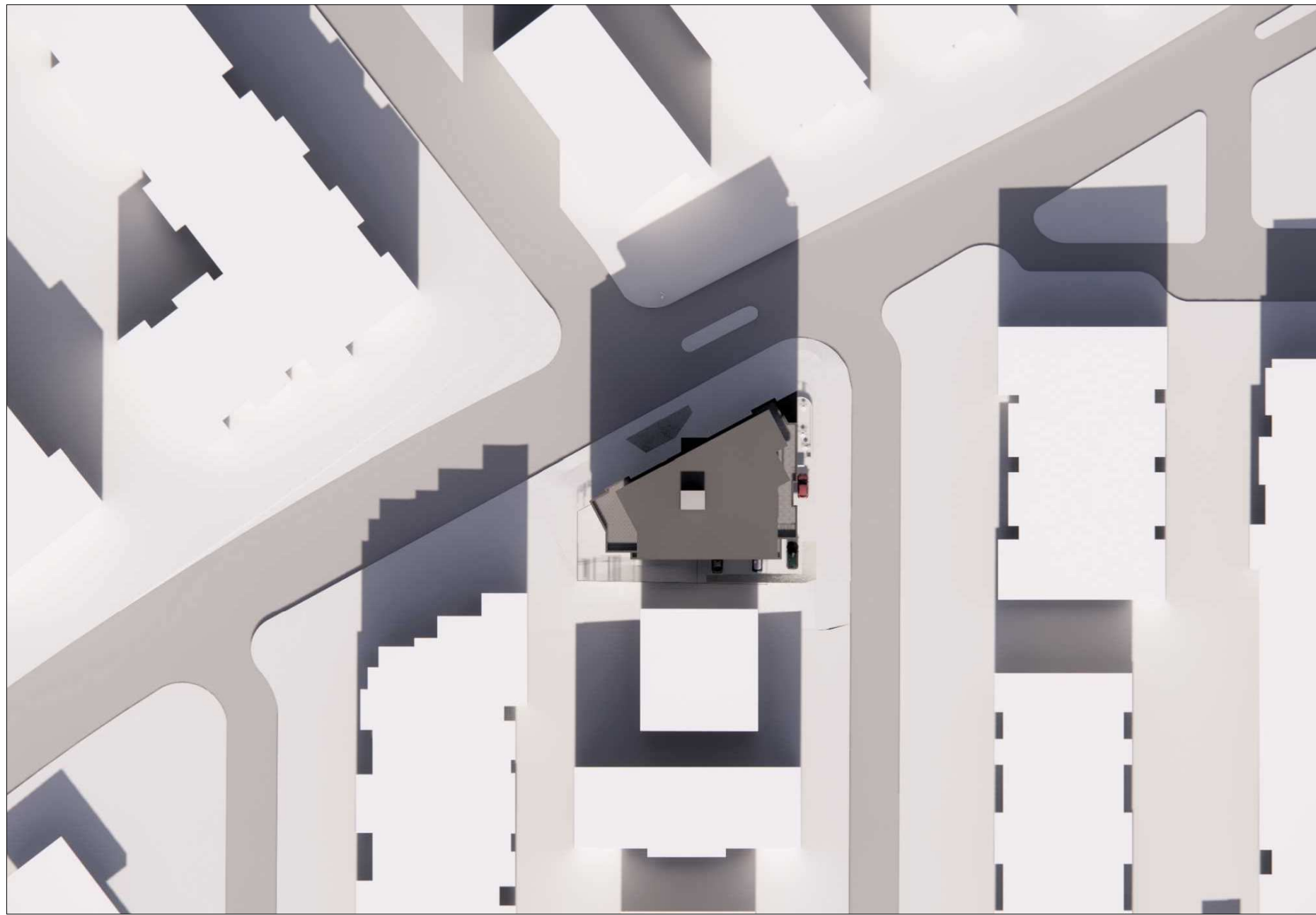
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Scale: NTS



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



7 December 21 - 9:00am
Scale: NTS



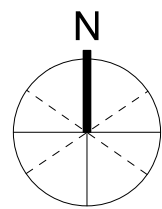
8 December 21 - 12:00pm
Scale: NTS



9 December 21 - 3:00pm
Scale: NTS



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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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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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1693 Fort Street		
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Perspective Views		
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date issued		May 25, 2022
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drawn by		MZ
checked by		ES
revision no.		sheet no.
6		A0.5

6	Rezoning and DP	22/05/21
5	Rezoning and DP	22/03/19
4	Rezoning and DP	21/11/07
3	Rezoning and DP	21/05/17
2	Rezoning and DP	21/04/20
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0	Rezoning and DP	20/11/18

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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.vw

date issued	May 25, 2022
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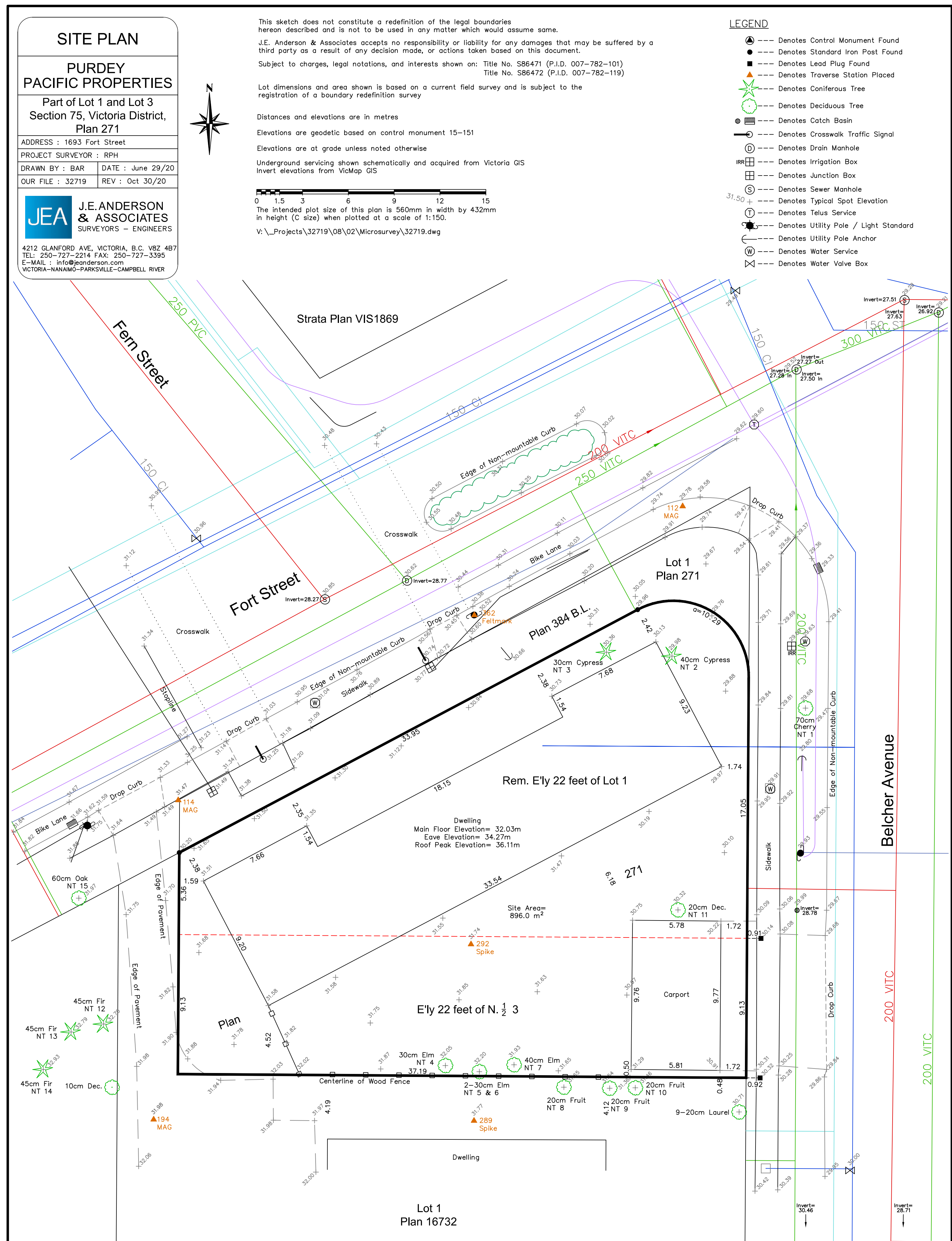
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drawn by MZ

checked by	ES
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revision no.	sheet no.
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6 A1.0



Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m2)	896
Total floor area (m2)	2456.70
Commercial floor area (m2)	77.26
Floor space ratio	2.74
Site Coverage (%)	61.15%
Open site space (%)	30.54%
Height of building (m)	19.72
Number of storeys	6
Parking stalls (number) on site	9
Bicycle parking number (Class 1 & 2)	Class 1 = 63 Class 2 = 6
Building Setbacks (m)	
Front yard	0.771
Rear yard	3.36
Side yard (Flanking Street)	3.025
Side yard (Interior)	1.815
Combined side yards	4.84
Residential Use Details	
Total number of units	34
Unit type, e.g., 1 bedroom	Studio, 1-Bdrm and 2-Bdrm
Ground-oriented units	None
Minimum unit floor area (m2)	35.44
Total residential floor area (m2)	2379.44

SCHEDULE C PARKING CALCULATIONS

Vehicle Parking Calculations (Residential)

Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m. (Market)	0.6	9	5.4	0.9
< 45 sq.m. (Affordable)	0.2	3	0.6	0.3
45 to 70 sq.m. (Market)	0.7	16	11.2	1.6
45 to 70 sq.m. (Affordable)	0.5	1	0.5	0.1
> 70 sq.m. (Market)	1.1	5	5.5	0.5
Totals			23.2	3.4

Vehicle Parking Calculations (Commercial)

Use	Pkg Rate	Area	ST
Services/Store	1 per 40 sq.m.	77.3 sq.m.	1.9
Totals			1.9

Bicycle Parking Calculations (Residential)

Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m.	1.0	12	12	1.2
> 45 sq.m.	1.25	22	27.5	2.2
Totals			39.5	3.4

Bicycle Parking Calculations (Commercial)

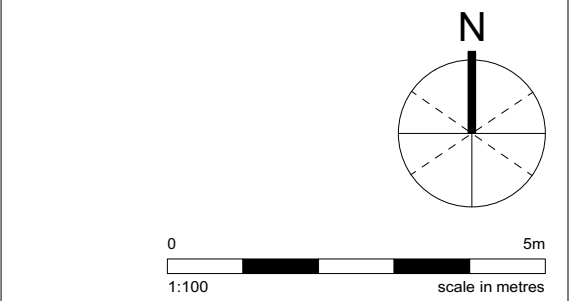
Stall Type	Pkg Rate	Qty	LT	ST
Long Term	1 per 400 sq.m.	77.3	0.2	
Short Term	1 per 100 sq.m.	77.3		0.8
Totals			0.2	0.8

30 Market Rentals + 4 Affordable Rentals
+ CRU - Urban Village



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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.



rev no	description	date
7	Rezoning and DP	22/07/11
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
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0	Rezoning and DP	20/11/18

project name
Rental Housing
1693 Fort Street
sheet title
Site Plan / L1 Floorplan

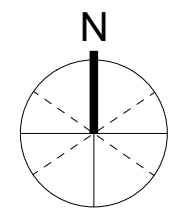
project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	July 11, 2022
scale	As Noted
drawn by	MZ
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revision no.	sheet no.
7	A2.0



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0 5m
1:100 scale in metres

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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

sheet title
L2 & L3 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	July 11, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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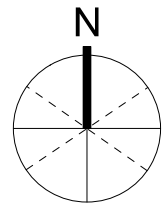
1 **L2 Floorplan**
Scale 1:100

2 **L3 Floorplan**
Scale 1:100



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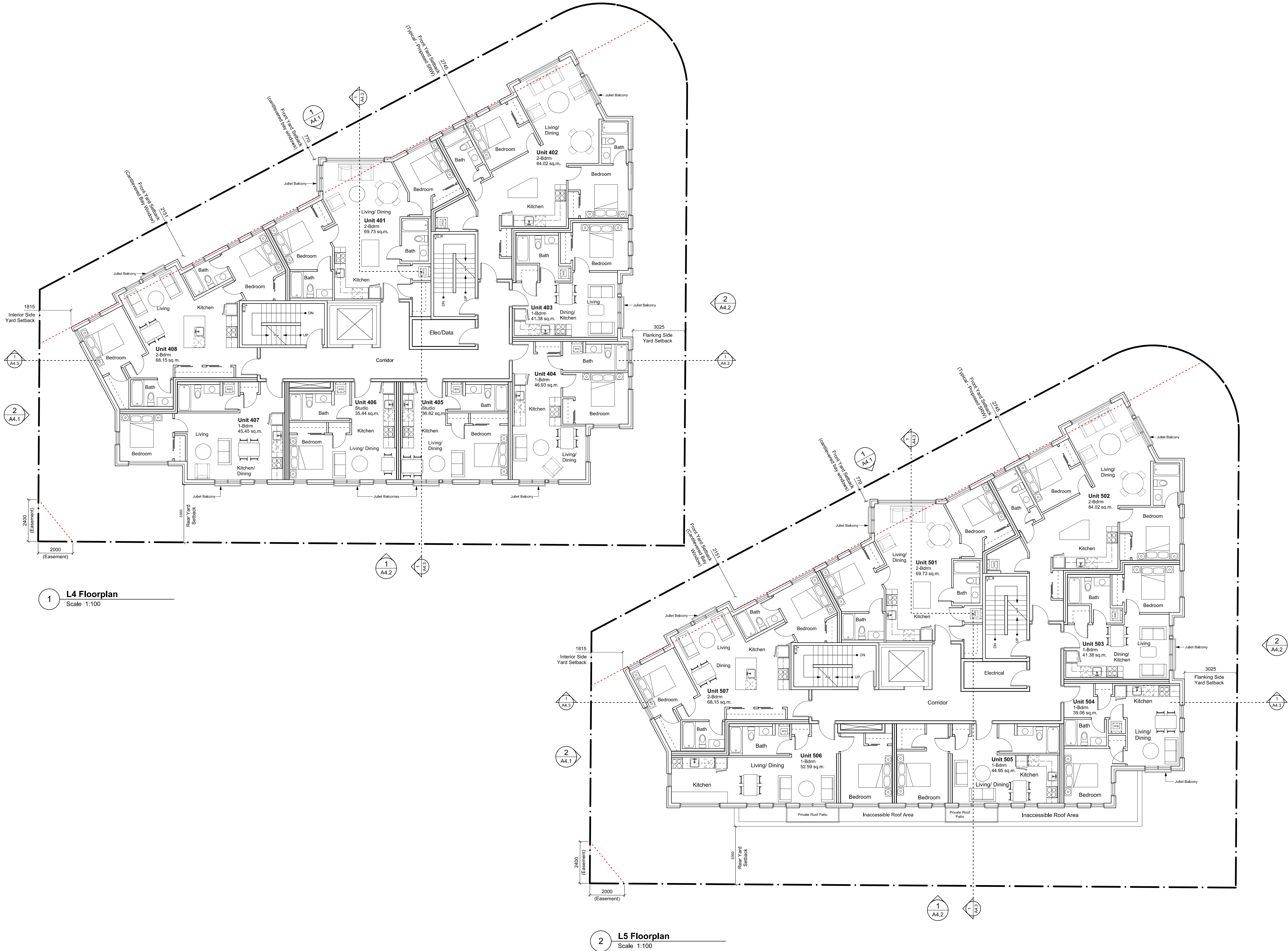


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rev no	description	date

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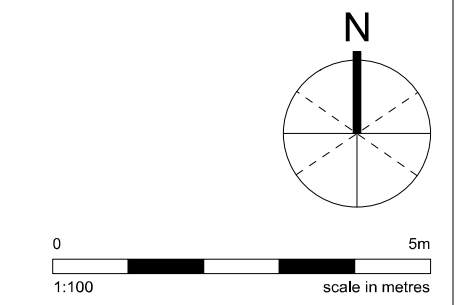
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Rental Housing	
1693 Fort Street	
sheet title	
L4 & L5 Floorplans	
project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
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revision no.	sheet no.
6	A2.2





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 - Unit 601 conforms to BCBC 2018 accessible design requirements.



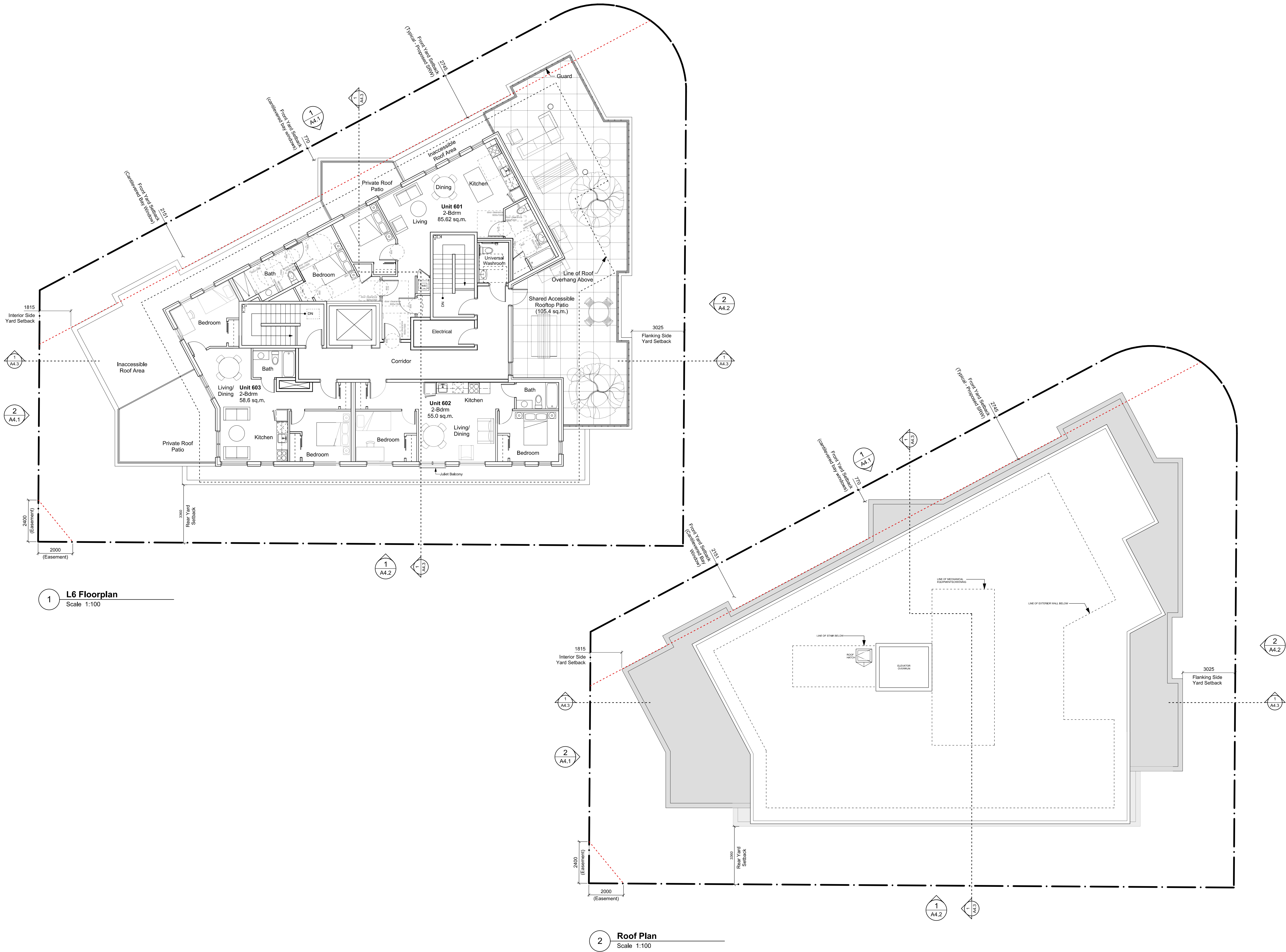
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0	Rezoning and DP	20/11/18
rev no	description	date

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

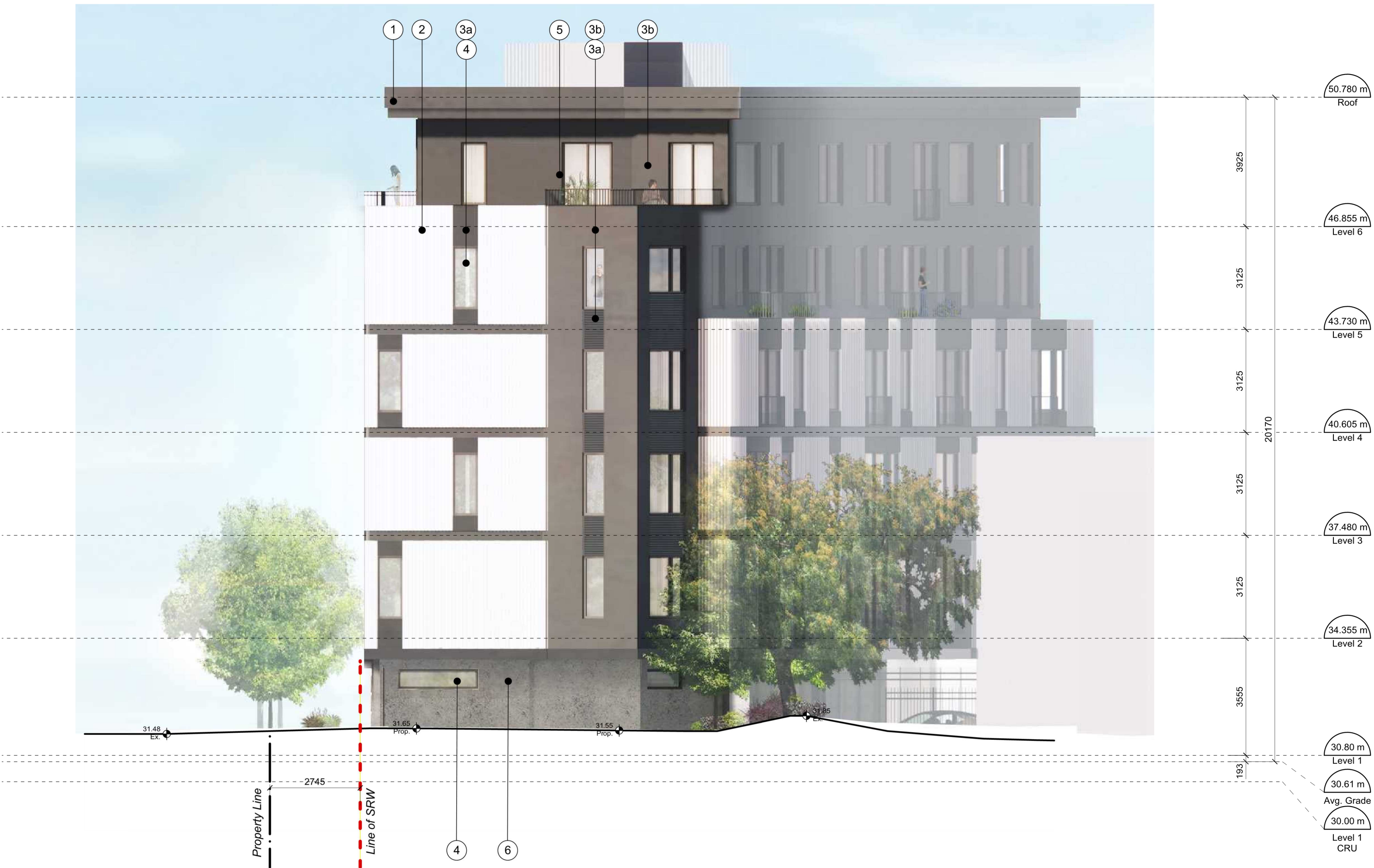
project no. 20-17
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revision no. sheet no.

6 **A2.3**



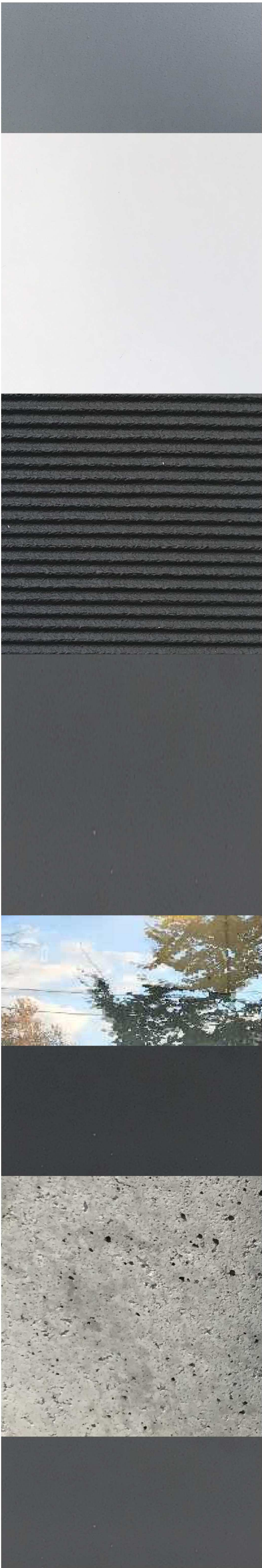


1 North Elevation
Scale 1:100



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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Rental Housing		
1693 Fort Street		
sheet title		
Elevations - North and West		
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6		A4.1



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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

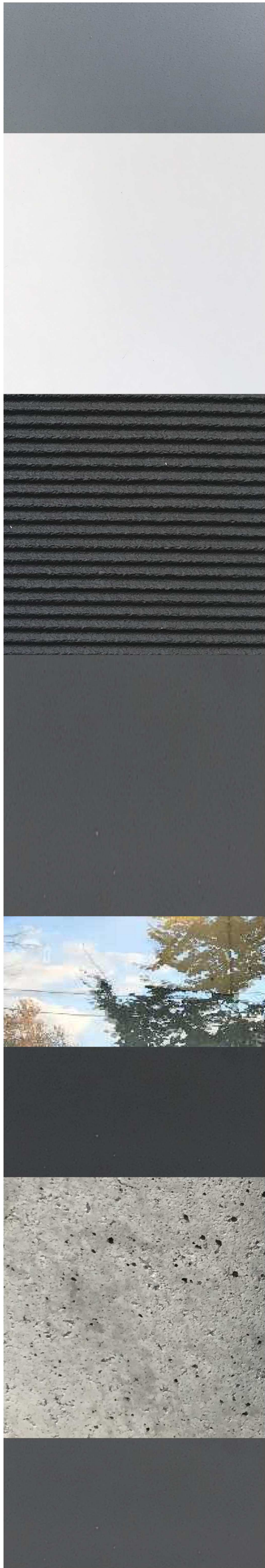
sheet title
Elevations - South and East

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



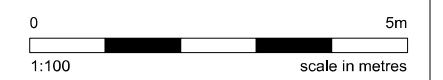
2 East Elevation
Scale 1:100



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NOTES:

1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



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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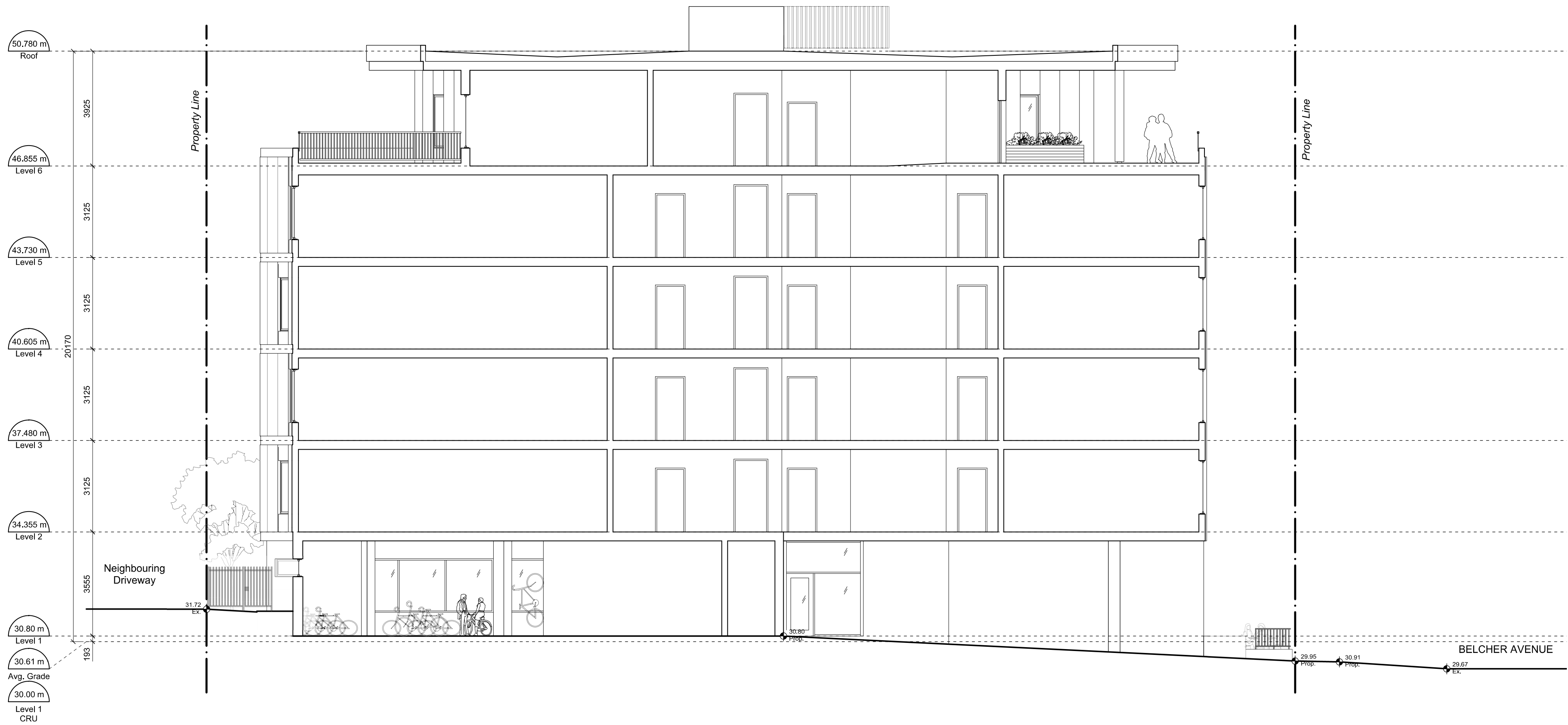
project name
Rental Housing
1693 Fort Street

sheet title
Building Sections

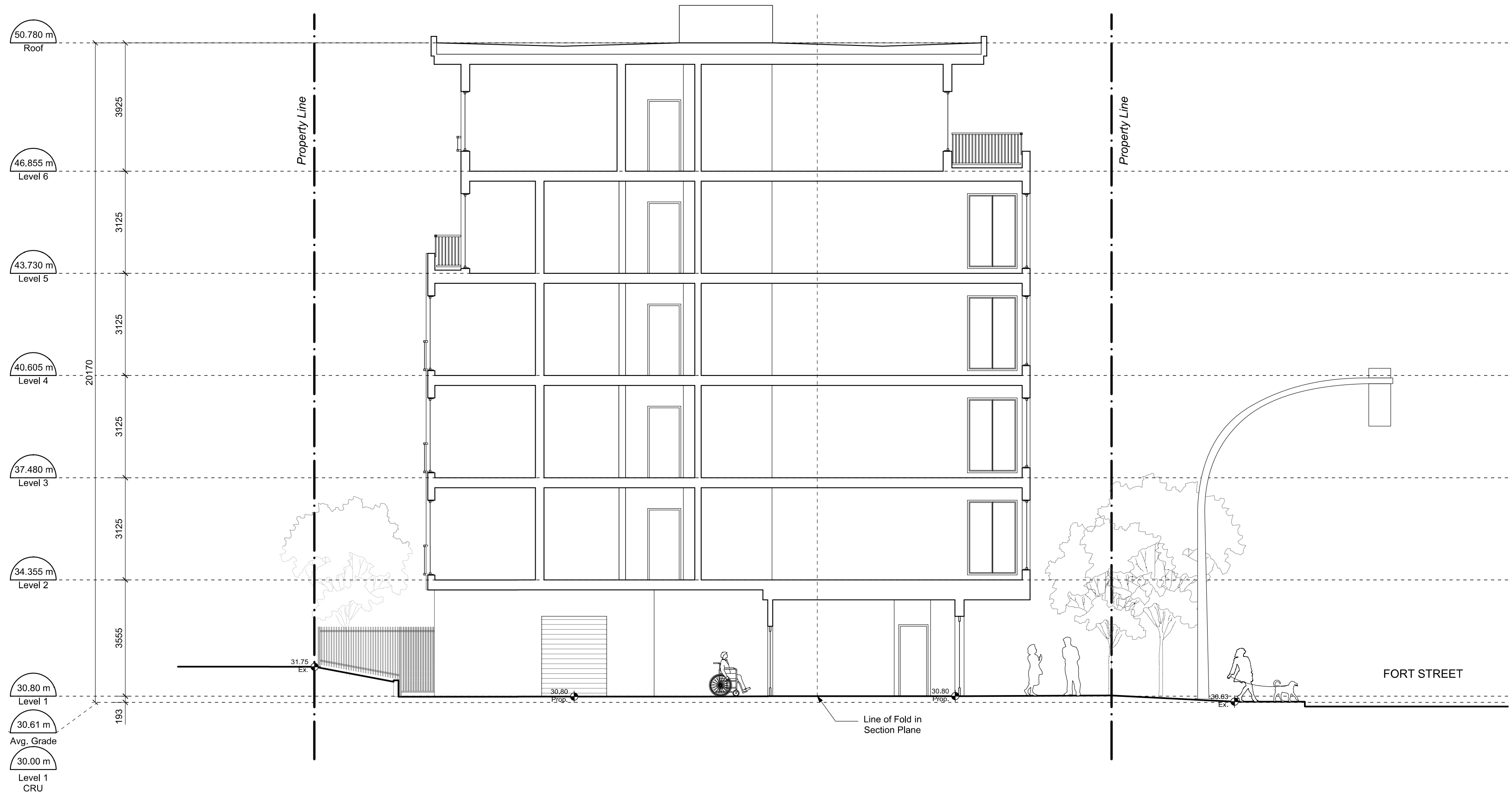
project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES

revision no.	sheet no.
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6
A4.3



1 **Section 1**
Scale 1:100



2 **Section 2**
Scale 1:100



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1 Fort Street Context Elev.

Scale 1:200

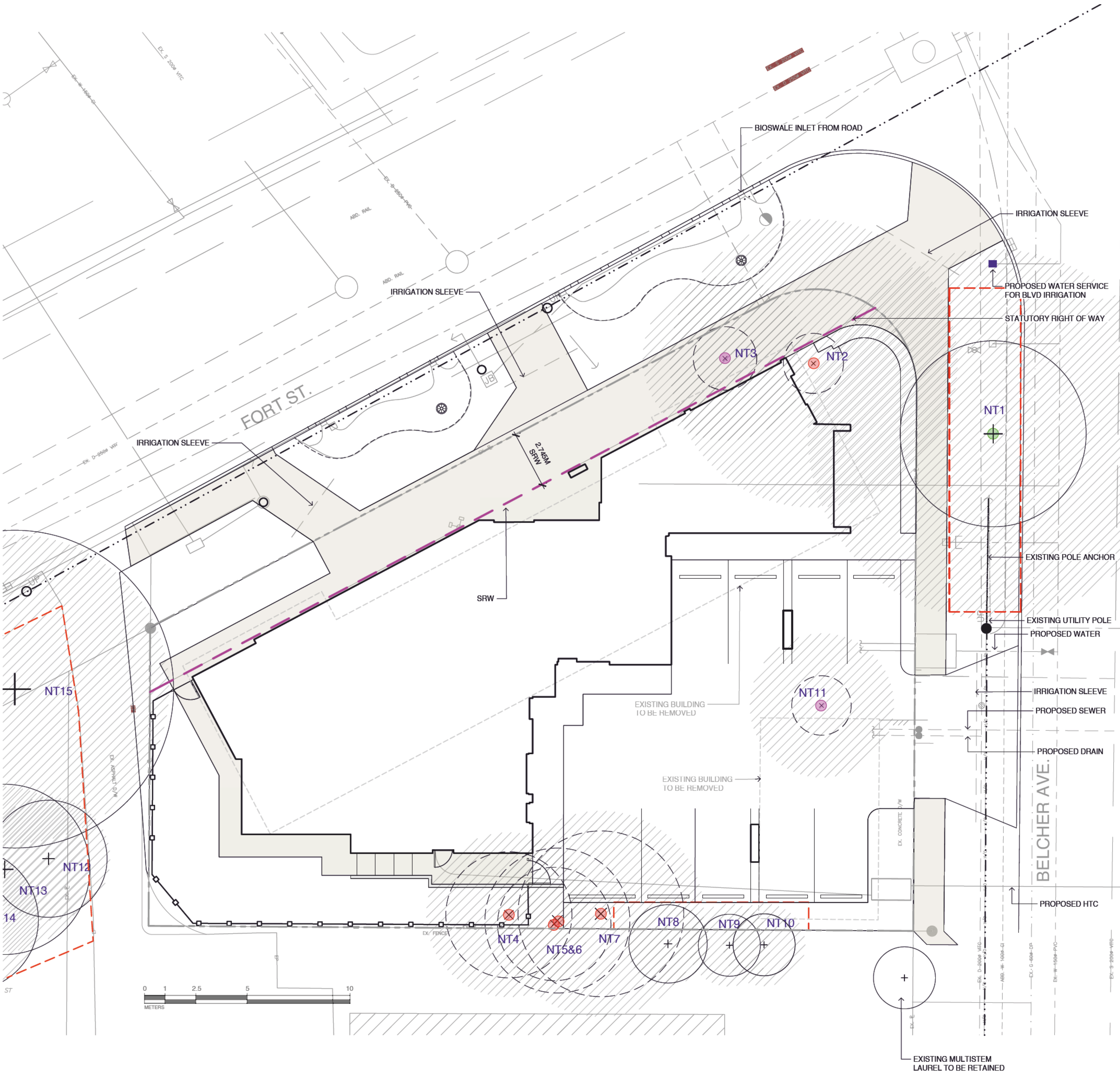
0 10m
1:200 scale in metres



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	



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

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
SEE ARBORIST REPORT
PREPARED BY TALBOT
MACKENZIE & ASSOCIATES
- TREE PROTECTION FENCING
TO OUTSIDE OF DRIPLINE WHERE
POSSIBLE (AS SHOWN)
TO BE MAINTAINED UNTIL
COMPLETION OF CONSTRUCTION
TO MUNICIPAL STANDARD
- MUNICIPAL TREE TO BE RETAINED
(ARBORIST TO BE PRESENT DURING
EXCAVATION)
- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL

**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**

TREE PROTECTION FENCING AND SIGNAGE DETAIL

1. FENCE WILL BE CONSTRUCTED USING 30mm X 80mm WOOD FRAME, TOP, BOTTOM AND
POSTS USE ORANGE SAFETY STRIPES. FENCE MUST BE 1.20m HIGH AND 0.40m
WIDE. FENCE MUST BE ATTACHED TO POSTS USING GALVANIZED STAPLES.
2. ATTACH A SIGN TO FENCE WITH THE FOLLOWING WORDING: WARNING: TREE
PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY
TO 10M METERS.

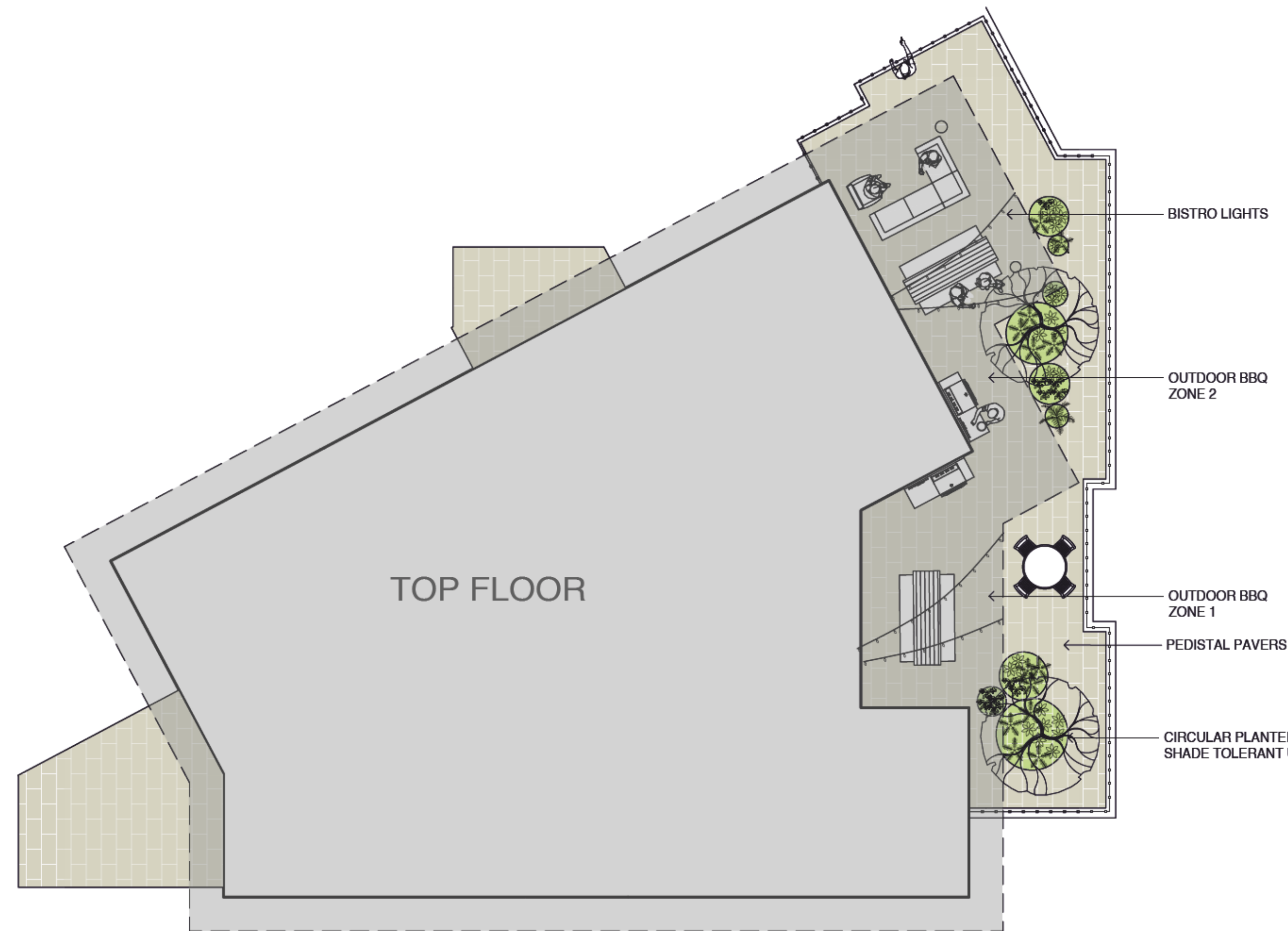
IN ROCKY AREAS, METAL POSTS (1.5M CHISEL) DRILLED INTO ROCK WILL BE
ACCEPTED

REVISIONS: DRAWING NUMBER: SD P1

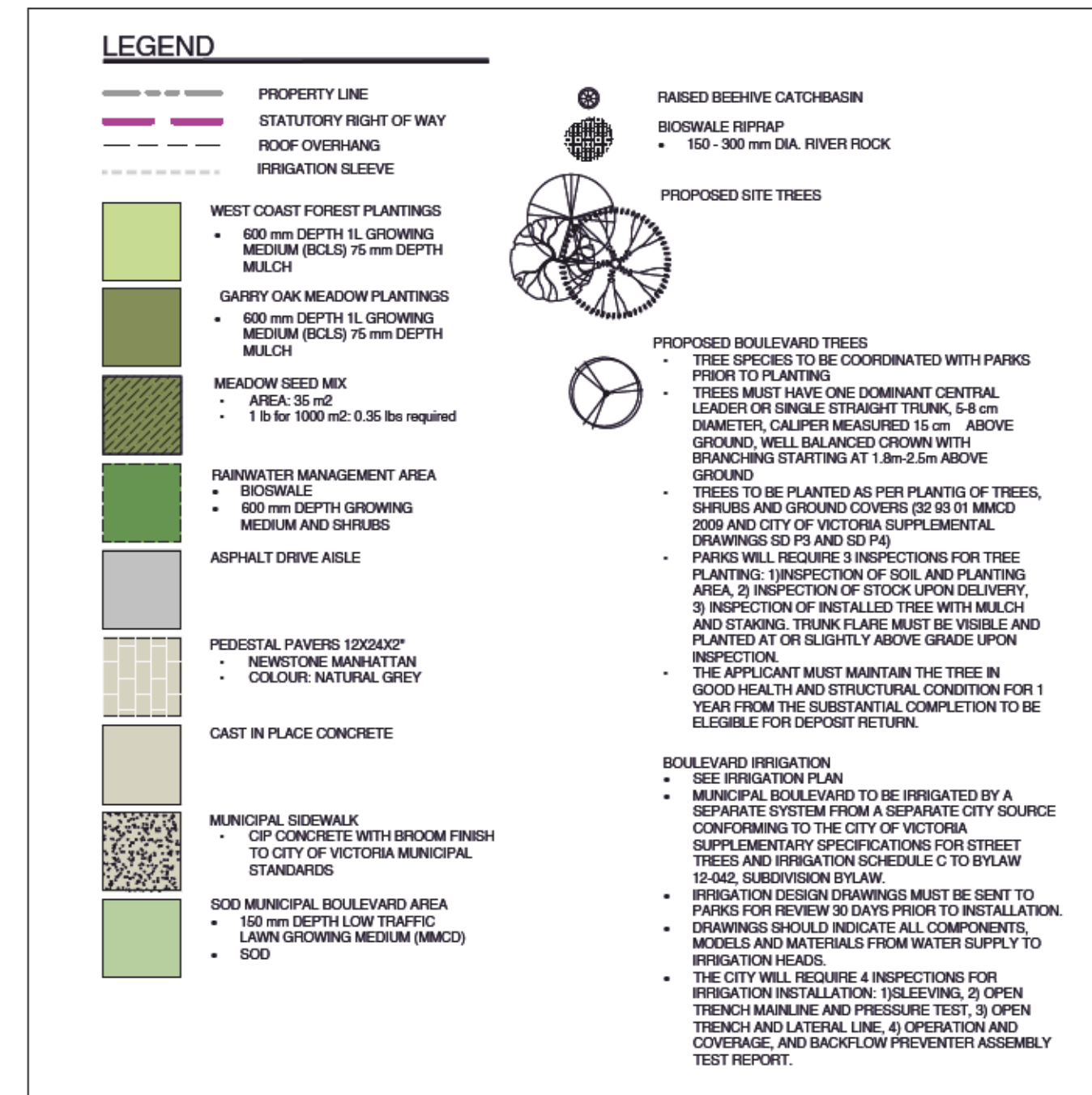
Common Name	Latin Name	DBH (cm)	Canopy Spread (m)	CRZ (m)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
Cherry	Prunus spp.	75	10.0	9.0	Moderate	Fair-poor	Municipal tree. Decay in most pruning wounds.	Yes (municipal)	Retain*	Water services, sidewalk.
Larson Cypress	Chamaecyparis lasiocarpa	47 (2) + 40 (2) = 87	3.0	7.0	Poor	Good	Close proximity to building foundation. Shored and topped.	Yes (for multi-story buildings)	X	Water services, sidewalk.
Larson Cypress	Chamaecyparis lasiocarpa	27.0	3.0	4.0	Poor	Good	Close proximity to building foundation. Shored and topped.	No	X	Water services, sidewalk.
Elm	Ulmus spp.	33.0	6.0	4.0	Moderate	Fair	Leaf minor cosmetic damage. Surface moss. Appears to be 7 years in the row that were removed in the row.	Yes	X	Cracks with foundation, sidewalk.
Elm	Ulmus spp.	34.0	7.0	4.0	Moderate	Fair	Trapped previously. Leaf minor cosmetic damage. Surface moss. Appears to have been 7 years in the row that were removed in the row.	Yes	X	Cracks with foundation, sidewalk.
Elm	Ulmus spp.	33.0	5.0	4.0	Moderate	Fair	Leaf minor cosmetic damage. Surface moss. Appears to have been 7 years in the row that were removed in the row.	Yes	X	Cracks with foundation, sidewalk.
Elm	Ulmus spp.	43.0	6.0	5.0	Moderate	Fair	Leaf minor cosmetic damage. Surface moss. Appears to have been 7 years in the row that were removed in the row.	Yes	X	Cracks with foundation, sidewalk, and parking lot.
Crabapple	Malus spp.	-20	4.0	2.0	Good	Fair	Character: good. Neighbor's tree. Try to connect.	No	Retain	Parking lot.
Crabapple	Malus spp.	-20	3	2.0	Good	Fair	Character: good. Neighbor's tree. Try to connect.	No	Retain	Parking lot.
Crabapple	Malus spp.	-20	3	2.0	Good	Fair	Character: good. Neighbor's tree. Try to connect.	No	Retain	Parking lot.
Black Spruce	Picea canadensis	23	4	3.5	Poor	Good	Close proximity to carpet foundation. Some character pruning present.	No	X	Water services, sidewalk.
Aspen	Picea nigra	-30	7.0	3.0	Good	Fair	Aspenic crown. Elevated from subject property 40cm. protected by retaining wall. Better timing due to development on neighboring property.	Yes (if retained in correct)	Retain	Water services, sidewalk.
Aspen	Picea nigra	-40	8	4.0	Good	Fair-poor	Character: good. Elevated from subject property 40cm. protected by retaining wall. Better timing due to development on neighboring property.	Yes (if retained in correct)	Retain	Water services, sidewalk.

Common Name	Latin Name	DBH (cm)	Canopy Spread (m)	CRZ (m)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
Aspen	Picea nigra	-30	9	3.5	Good	Fair	Aspenic crown.	Yes (if retained in correct)	Retain	Water services, sidewalk.
Crabapple	Malus spp.	-40	15	4.0	Good	Fair	Character: good. Elevated from subject property 40cm. protected by retaining wall. Better timing due to development on neighboring property.	Yes	Retain	Water services, sidewalk.

ed by:
Mackenzie & Associates
ified and Consulting Arborists
(250) 479-8733
(250) 479-7050
treehelp@gmail.com



ROOF TOP PATIO

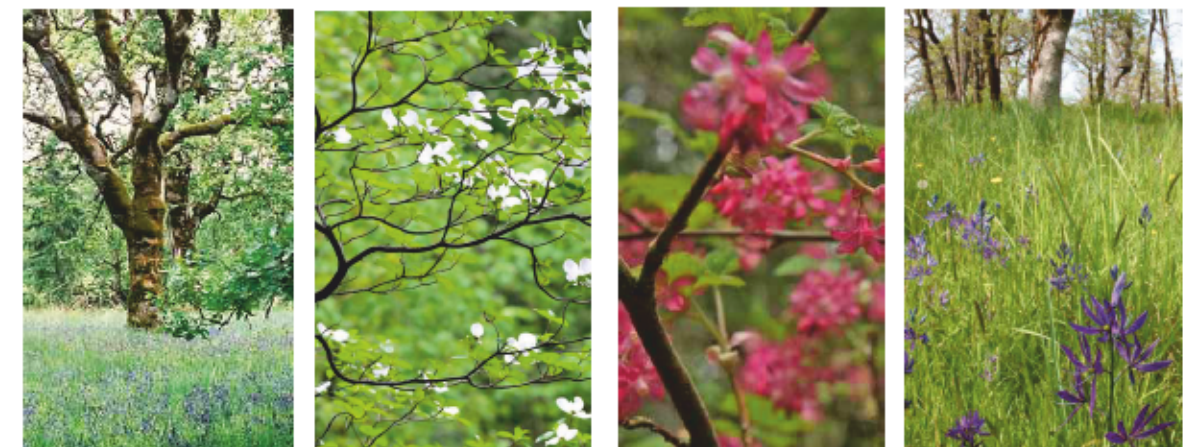


BIOSWALE RIP RAP
BEEHIVE DRAIN
VEGETATED BIOSWALE

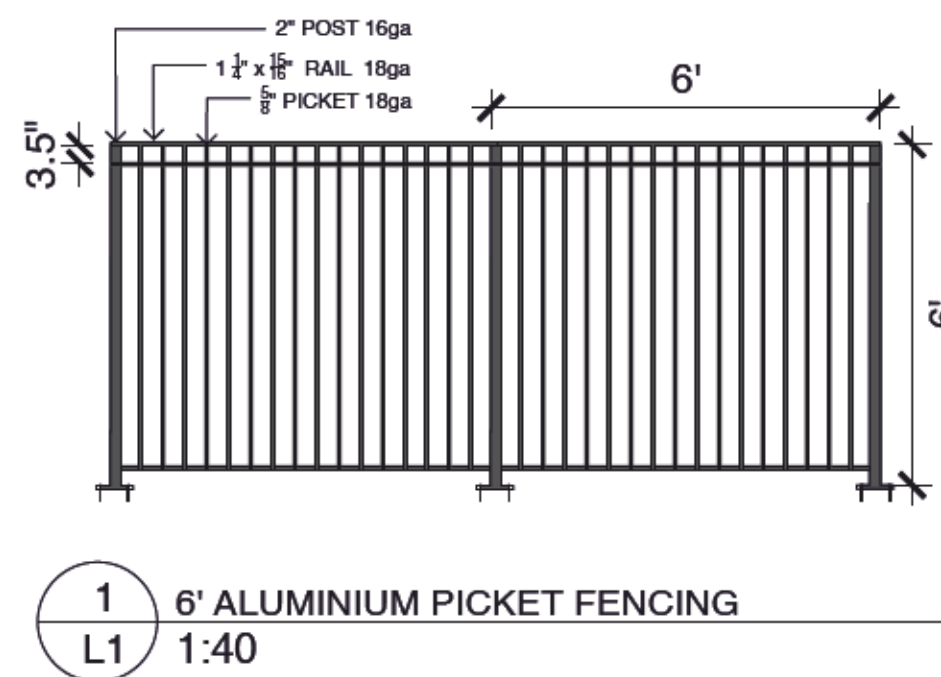
LOW MAINTENANCE RAIN GARDEN PLANTS:
COMMON RUSH, DWARF RED-TWIG DOGWOOD



GARRY OAK ECOSYSTEM PLANTING:
LOW MAINTENANCE GARRY OAK TREES WITH PACIFIC DOGWOOD
UNDERSTORY (REPLACEMENT TREES)
WILDLIFE SHRUBS: RED FLOWERING CURRANT & SNOWBERRY
GARRY OAK MEADOW SEED MIX WITH GRASSES/FLOWERING FORBS



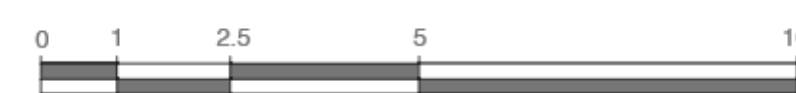
IRRIGATION SLEEVE
PROPOSED WATER SERVICE
FOR BLVD IRRIGATION
STATUTORY RIGHT OF WAY



EXISTING UTILITY POLE ANCHOR
EXISTING UTILITY POLE



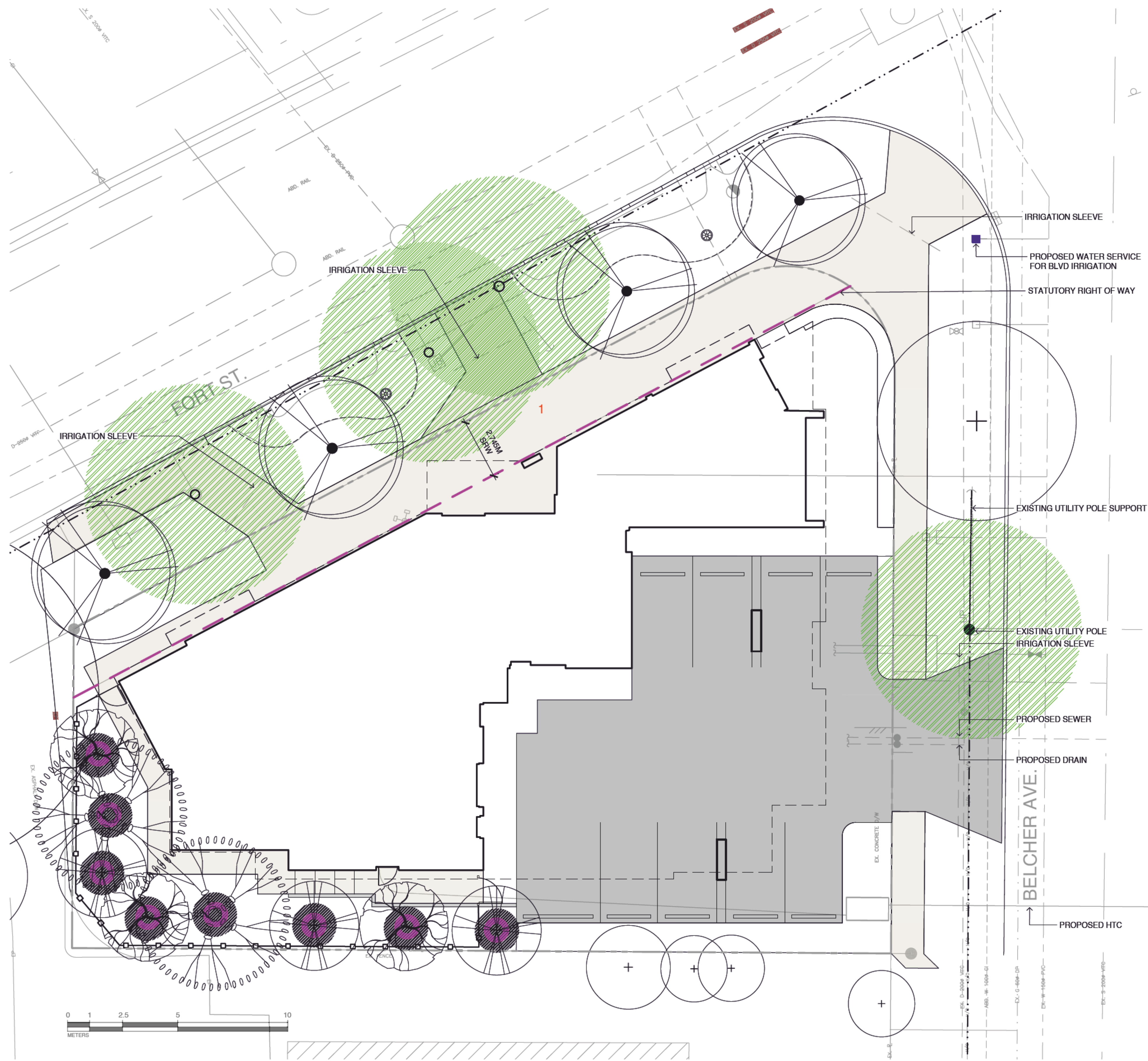
LOW MAINTENANCE SHADE TOLERANT WEST
COAST FOREST PLANTINGS:
DWARF SALAL, SWORD FERN, DEER FERN,
OREGON GRAPE, BUNCHBERRY



6' ALUMINIUM PICKET FENCING
(RESTRICTED ACCESS)

RETAINED EXISTING TREES
ON ADJACENT PROPERTY





LEGEND

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

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

TREE SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native
3		Acer circinatum	Vine maple	B&B	4cm	yes
3		Cornus 'Eddies 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	

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
ARYZE Developments

PROJECT
Rental Housing

ADDRESS
1693 Fort St.
Victoria BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH

REVISIONS:
#1 SRW CLARIFICATION 2022-07-11

Resubmission Revisions: Refer
to document "1693 Fort Street
Revision Letter 220711.PDF"

RE-ISSUED FOR
REZONING AND
DEVELOPMENT PERMIT
JULY 11, 2022

Scale: 1:100



L2 Tree Planting
Plan

CLIENT NAME
ARYZE Developments

PROJECT
Rental Housing

ADDRESS
1693 Fort St.
Victoria BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KH

REVISIONS:
#1 SRW CLARIFICATION 2022-07-11

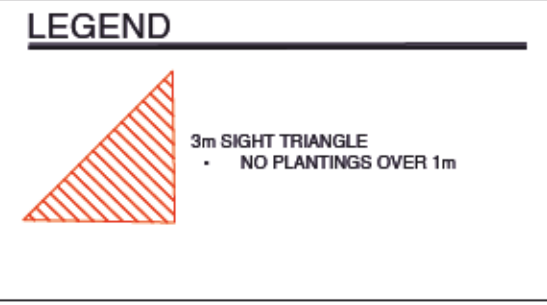
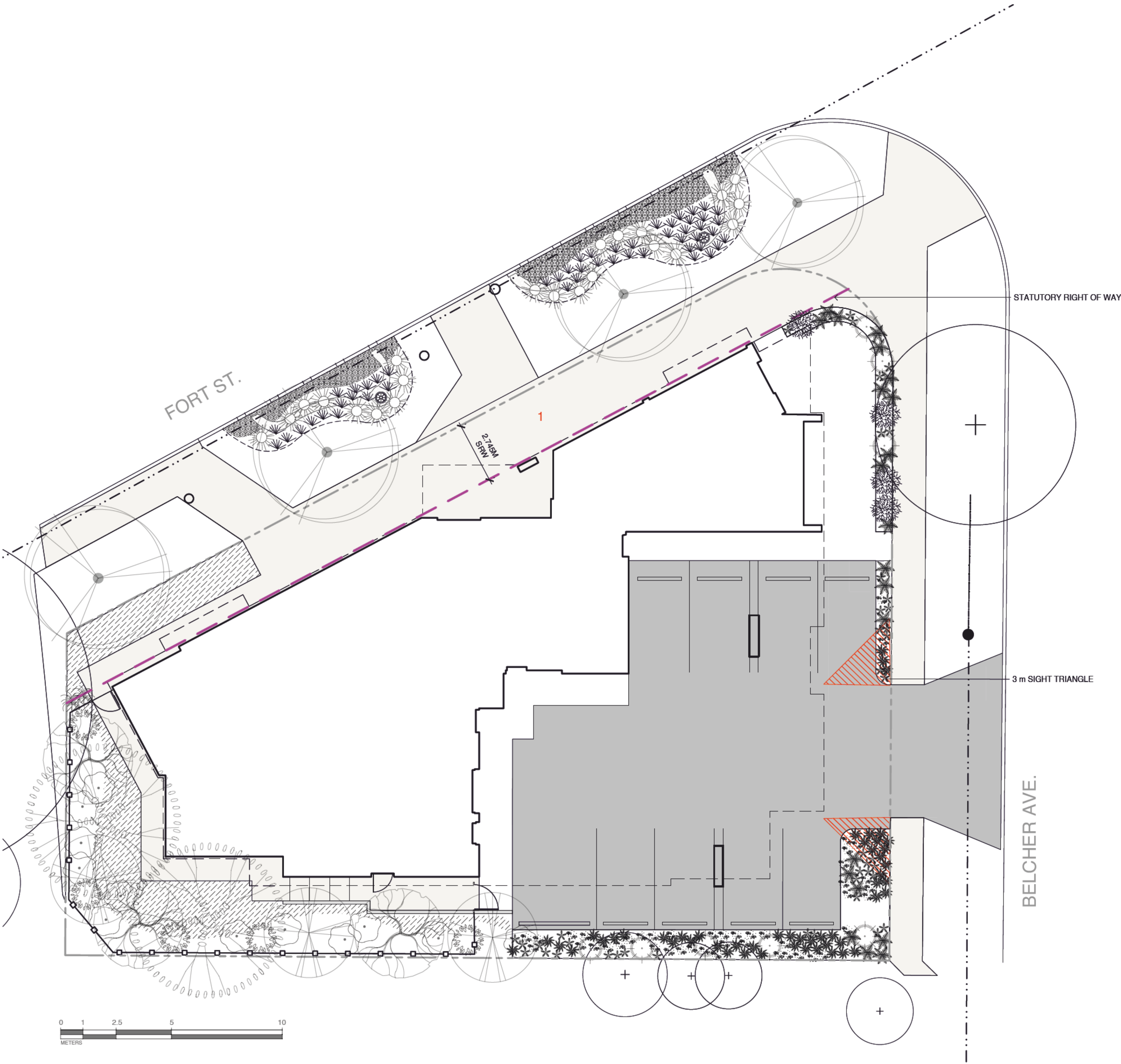
Resubmission Revisions: Refer
to document "1693 Fort Street
Revision Letter 220711.PDF"

RE-ISSUED FOR
REZONING AND
DEVELOPMENT PERMIT
JULY 11, 2022

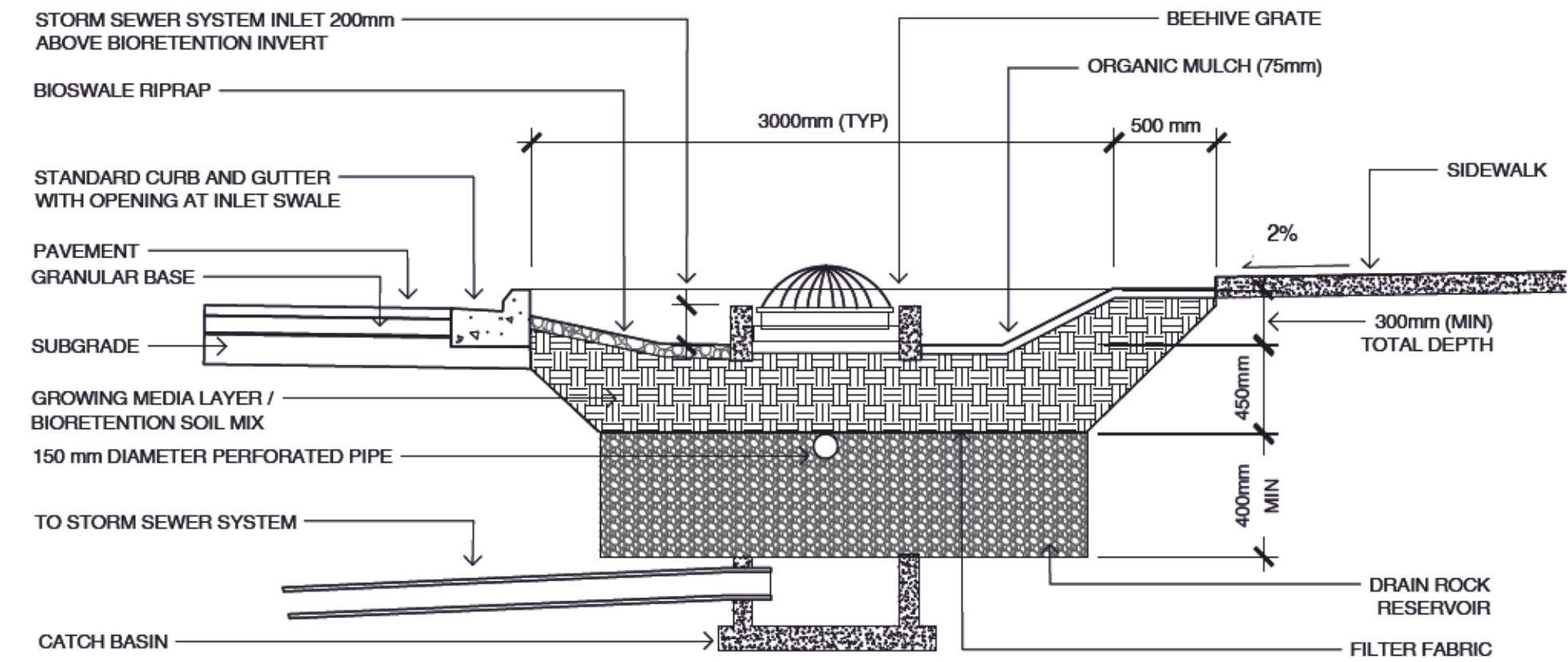
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L3 Planting Plan



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 'Kelsey'	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.						



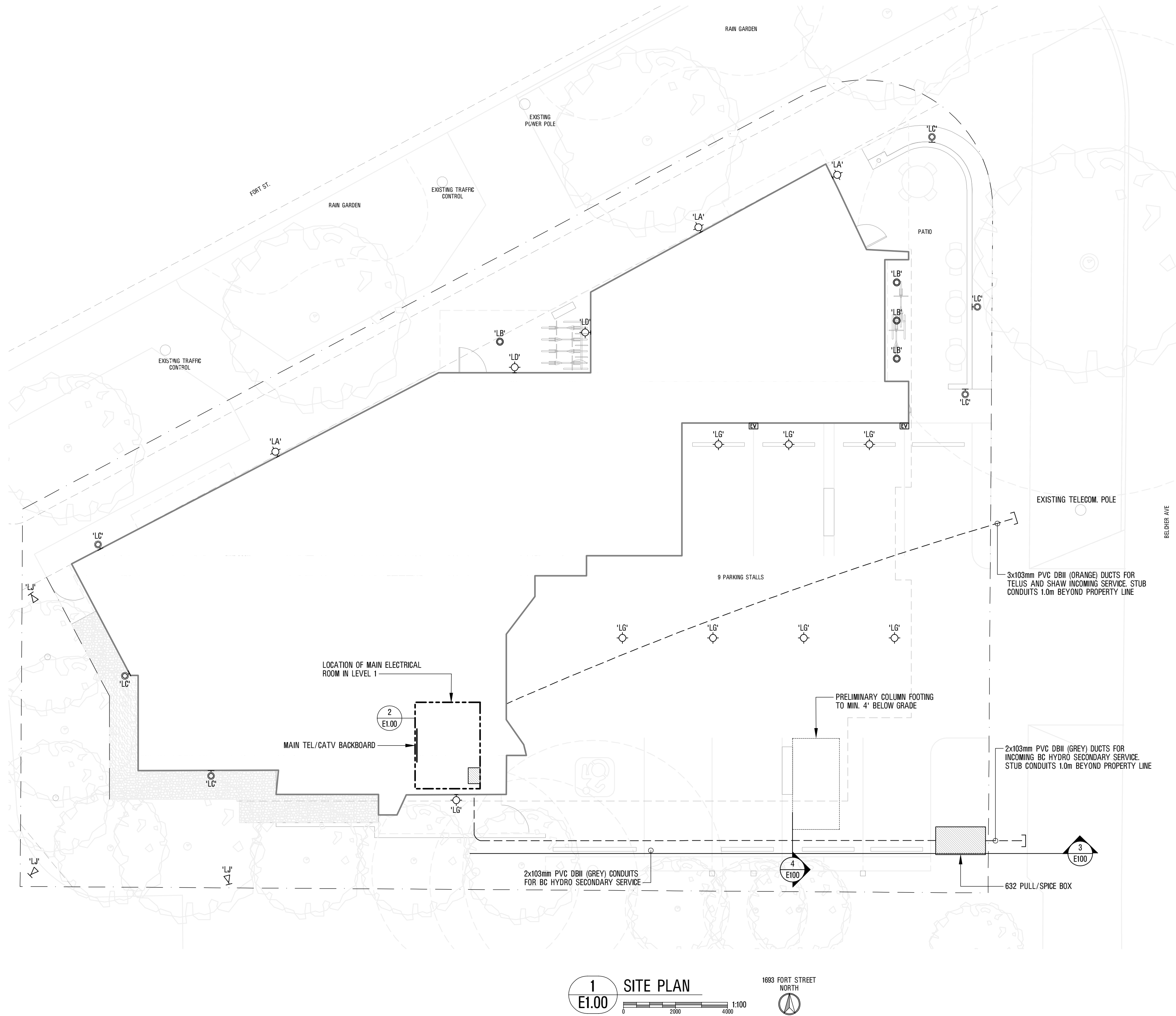
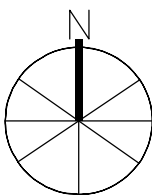
1 BIOSWALE DETAIL
SCALE NTS

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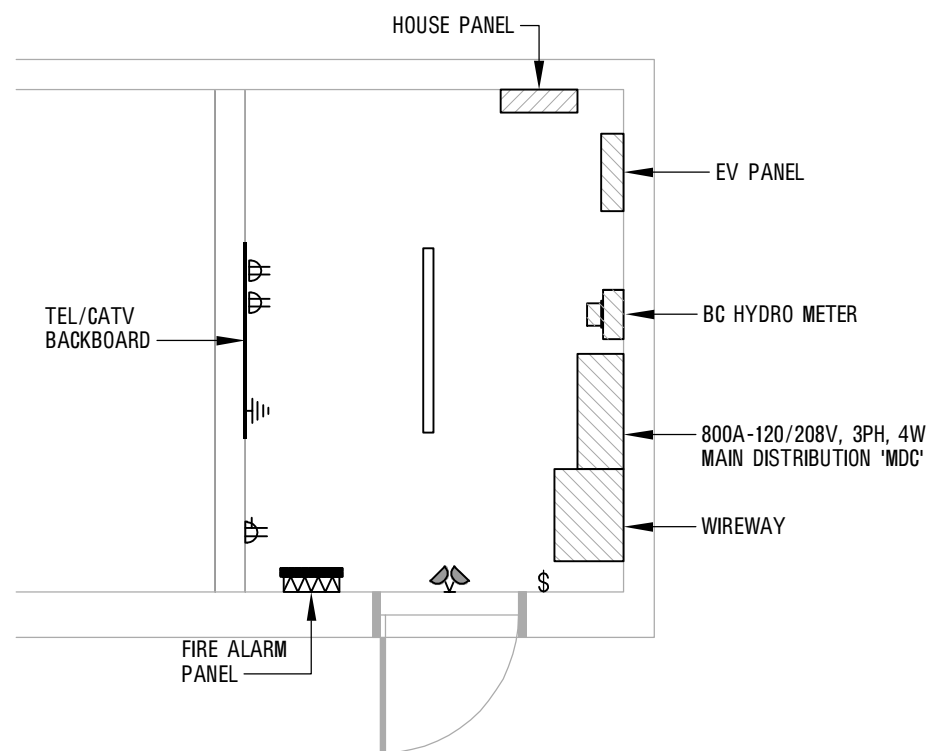
e2 Engineering Inc.
530 Herald Street, Victoria BC V8W 1A6
201-5180 Duilun Way, Nanaimo BC V9T 0H2
778-423-8391
EGBC P2P-1001513

* NOT FOR PRICING *

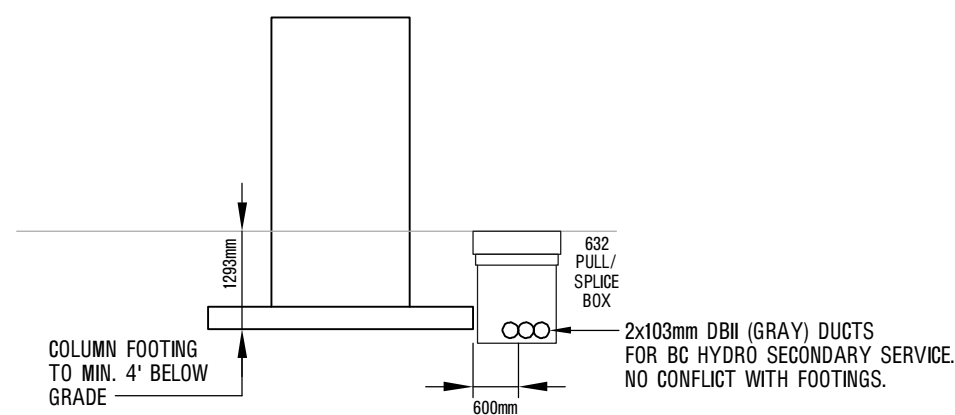
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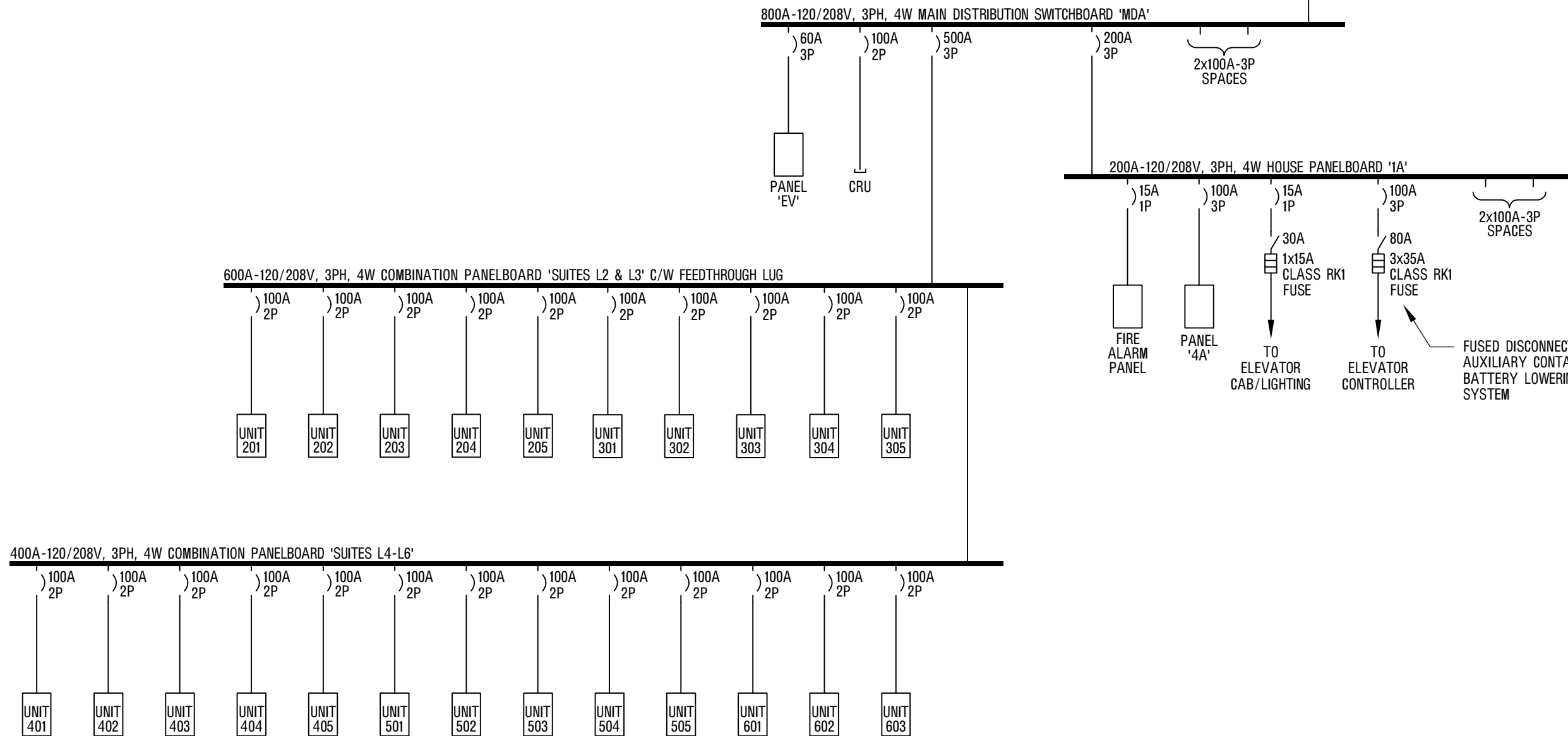
1 SITE PLAN
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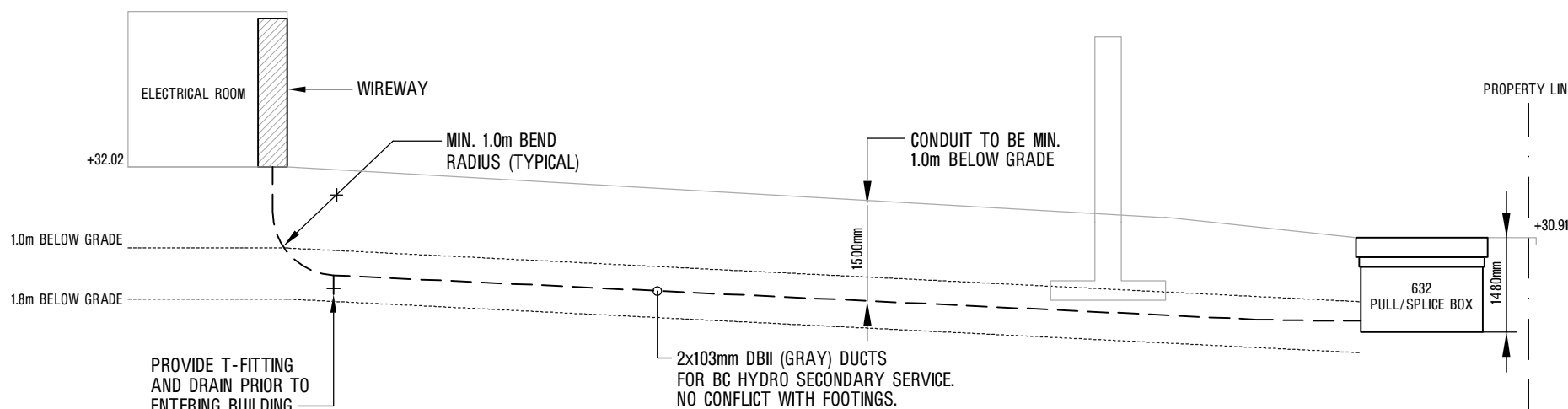
2 ELECTRICAL ROOM
E1.00



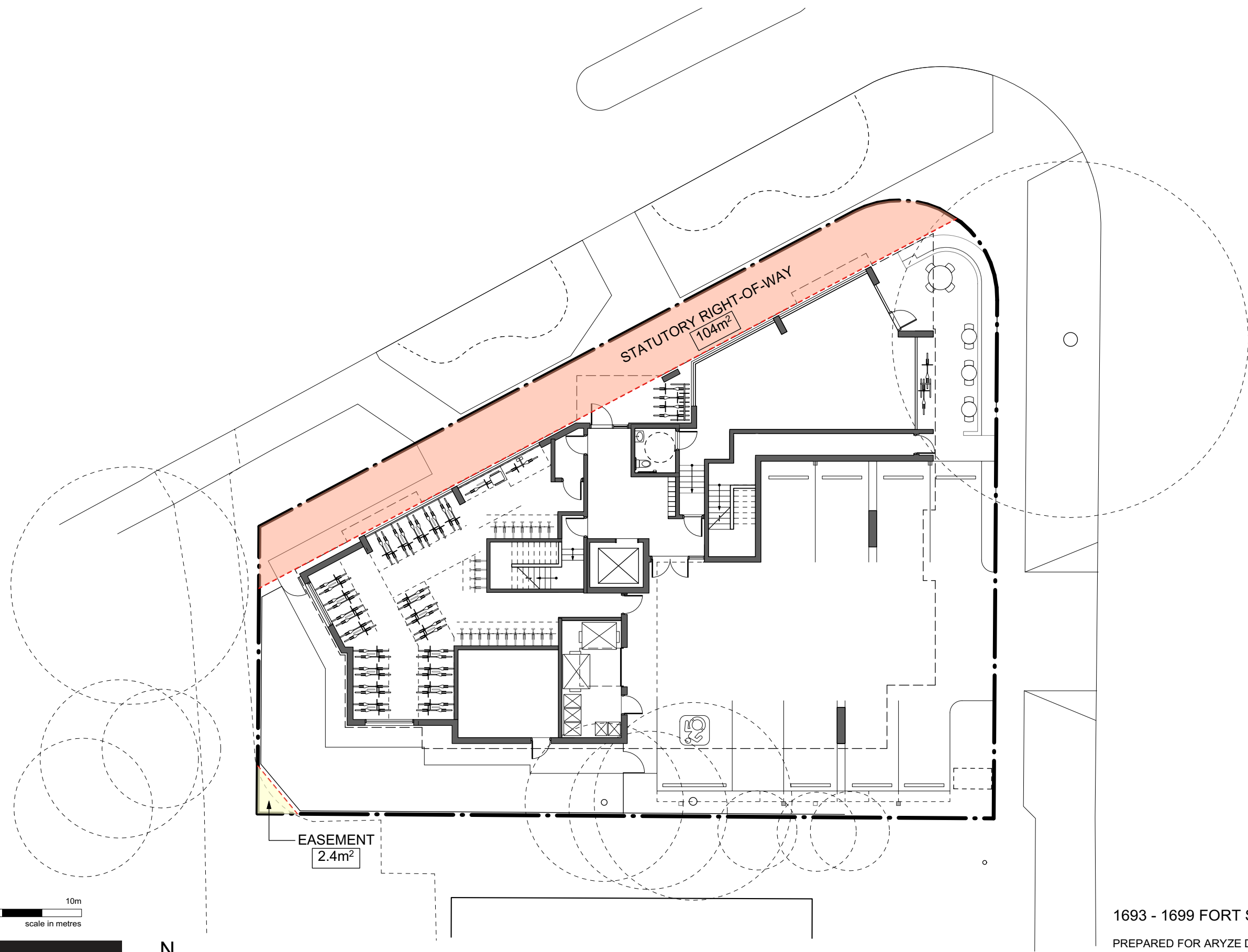
4 BC HYDRO SECTION DETAIL - WEST ELEVATION
E1.00



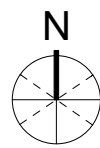
4 800A-120/208V,3PH,4W SINGLE LINE DIAGRAM
E1.00 NTS



3 BC HYDRO SECTION DETAIL - NORTH ELEVATION
E1.00



D'AMBROSIO
architecture + urbanism



1693 - 1699 FORT STREET SITE DIAGRAM

PREPARED FOR ARYZE DEVELOPMENTS

GENERAL INFORMATION, DIMENSIONS AND SPECIFICATIONS ON THIS DRAWING ARE SUBJECT TO CONFIRMATION AND ARE NOT TO BE USED AS A PART OF CONSTRUCTION CONTRACT DOCUMENTATION