



VIEW FROM SOUTH

Architectural DP

A000

COVER

A001

SURVEY + PROJECT DATA

A002

BUILDING CODE REVIEW

A004

3D VIEWS

A005

3D VIEWS

A006

MATERIALS

A007

MASSING DIAGRAMS

A008

SETBACK DIAGRAMS

A100

SITE PLAN

A200

FLOOR PLAN - UNDERGROUND PARKING

A201

FLOOR PLAN - GROUND FLOOR

A202

FLOOR PLAN - LEVELS 2 + 3

A203

FLOOR PLAN - LEVEL 3

A204

FLOOR PLAN - LEVEL 4

A205

FLOOR PLAN - LEVEL 5

A206

ROOF PLAN

A300

ELEVATIONS

A301

ELEVATIONS

A400

BUILDING SECTIONS

A401

BUILDING SECTIONS

A910

ELEVATIONS - WINDOW OVERLAY

Civil DP

C100

GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN

C200

SITE SERVICING PLAN

C300

GRADING PLAN

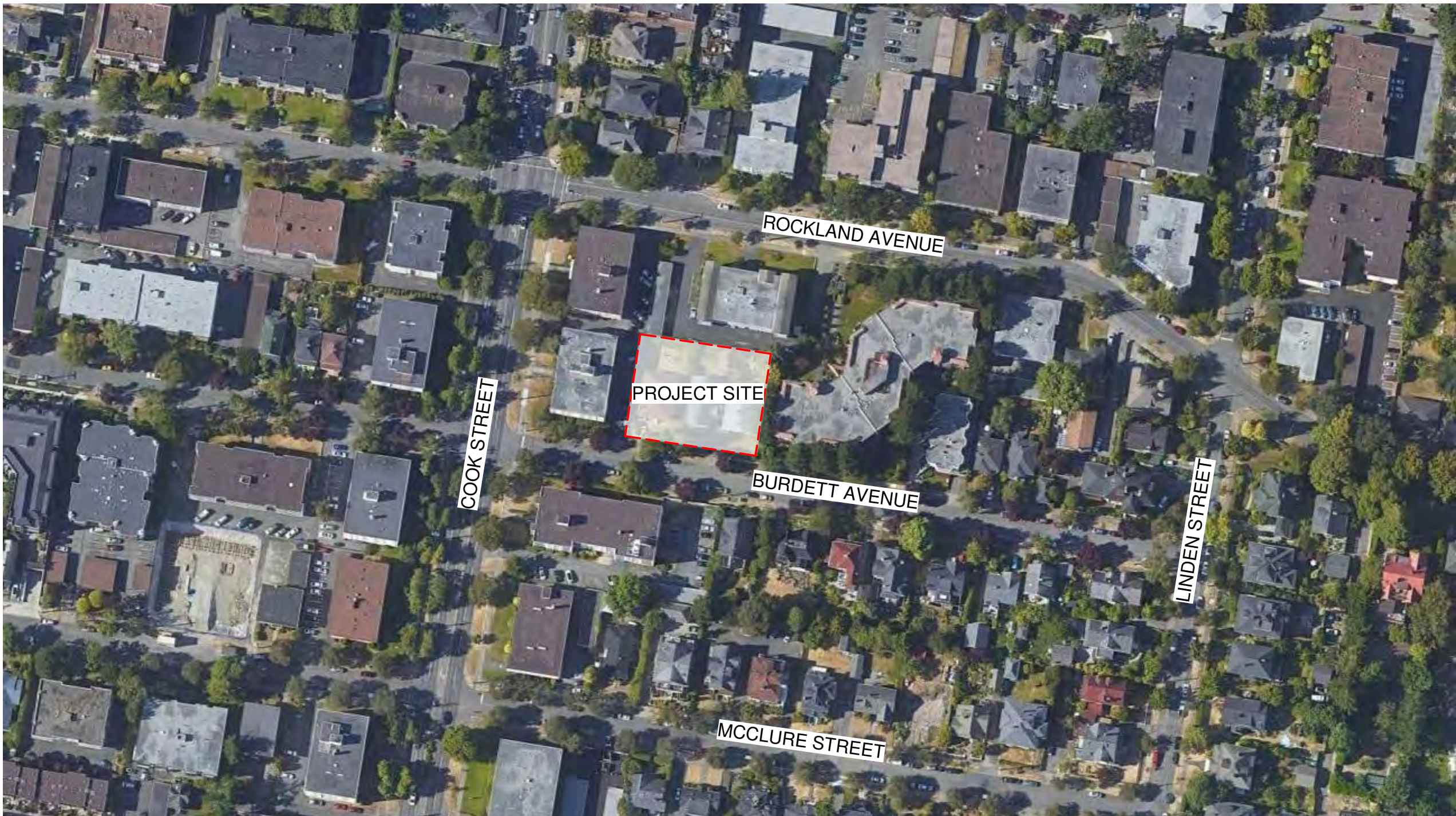
Landscape DP

L-1

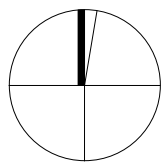
LANDSCAPE CONCEPT PLAN

L-2

TREE PRESERVATION PLAN



SITE CONTEXT PLAN



PROJECT TEAM

APPLICANT

Empresa Properties
204-655 Tyee Road
Victoria BC
V9A 6X5
778.678.2561

Karl Robertson
krobertson@empresaproperties.com

Curate Developments
Curate Developments
841 Fort Street
Victoria BC
V8W 1H8

Sam Ganong
sam@curatedevelopments.com
250.589.3254

ARCHITECT
Cascadia Architects
101-804 Broughton Street
Victoria BC
V8W 1E4

Contacts:
Gregory Damant, Architect AIBC
greg@cascadiaarchitects.ca

Peter Johannknecht, Architect AIBC
peter@cascadiaarchitects.ca

Hayley Johnson, Intern Architect AIBC
hayley@cascadiaarchitects.ca

CIVIL ENGINEER
Herold Engineering
1051 Vancouver Street
Victoria BC
V8V 4T6
250.590.4875

Contact:
Sarah Campden, CTech, RTMgr
SCampden@heroldengineering.com

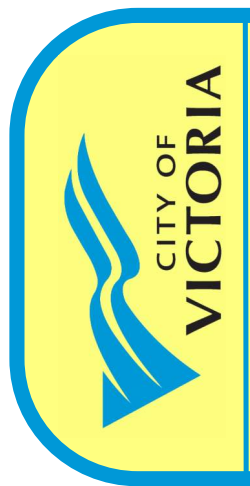
LANDSCAPE ARCHITECT
LADR Landscape Architects
3-864 Queens Avenue
Victoria BC
V8T 1M5
250.598.0105

Contact:
Chris Windjack, BCSLA, CSLA, MLA
cwindjack@ladrla.ca

Bev Windjack, BCSLA, AALA, CSLA, ASLA, LEED
AP BD+C, ERPCS
bwindjack@ladrla.ca

ARBORIST
Talbot Mackenzie & Associates
Box 48153 RPO Uptown
Victoria BC
V8Z 7H6
250.479.8733

Contact:
Graham Mackenzie
tmreehelp@gmail.com



Revisions

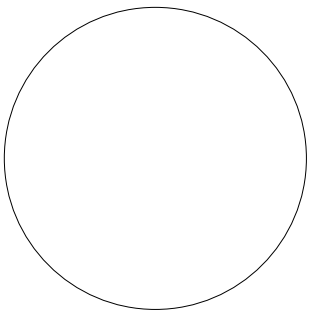
Received Date:
June 16, 2020

Empresa Properties

Burdett Apartments

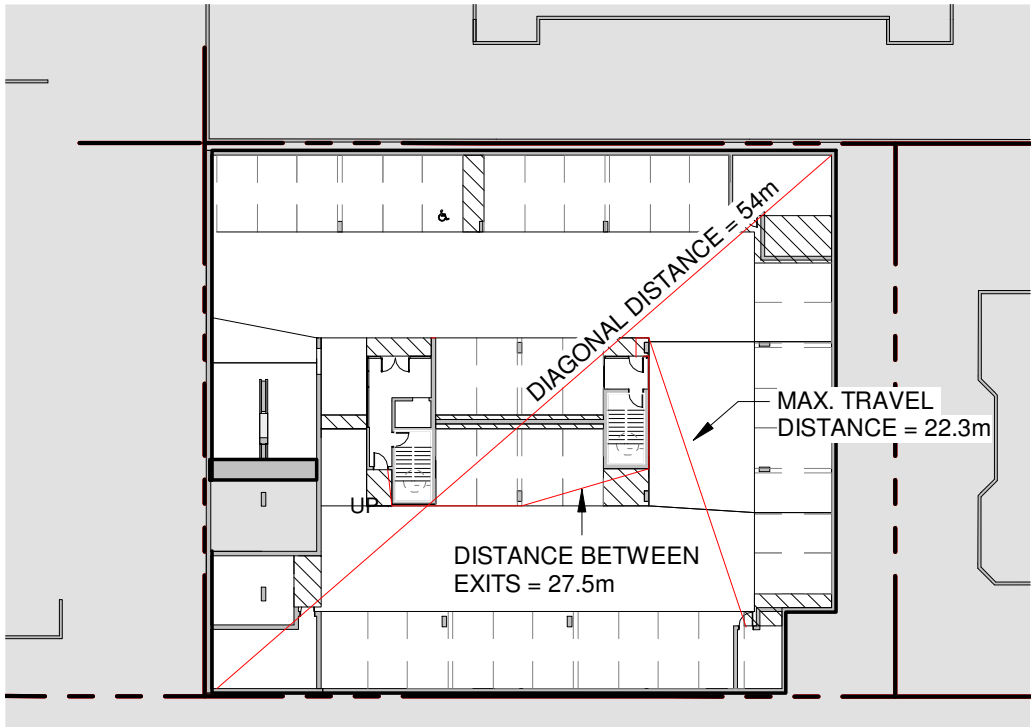
Rezoning & DP Revision 1 - May 15, 2020

Project #	Date	Revision
	5/15/2020 3:06:42 PM	
Sheet #	1922	A000

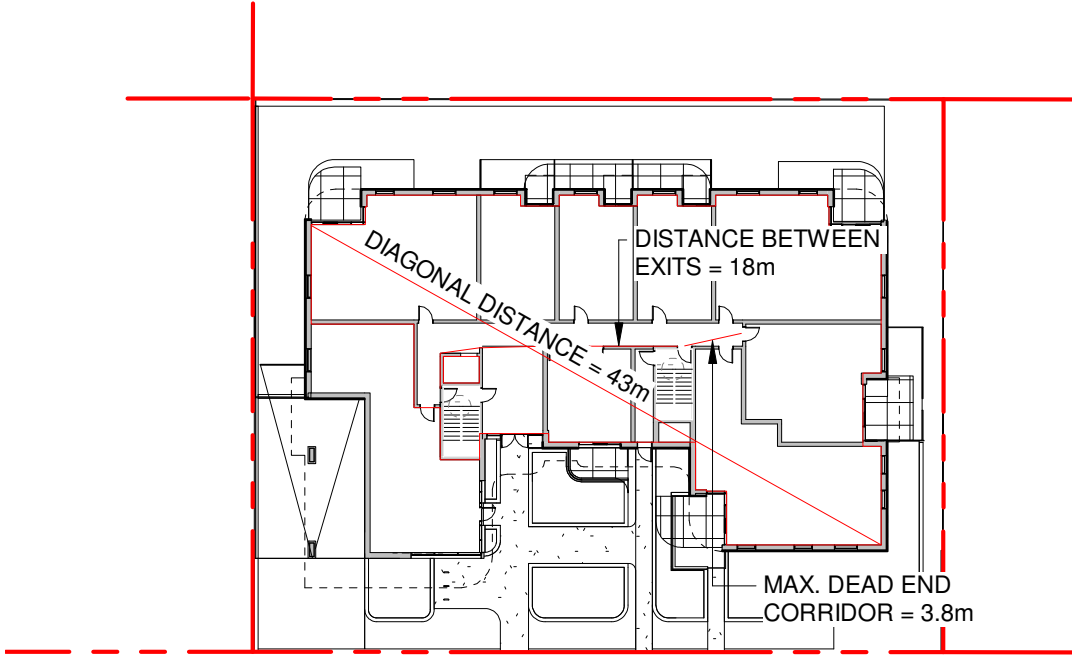


CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca

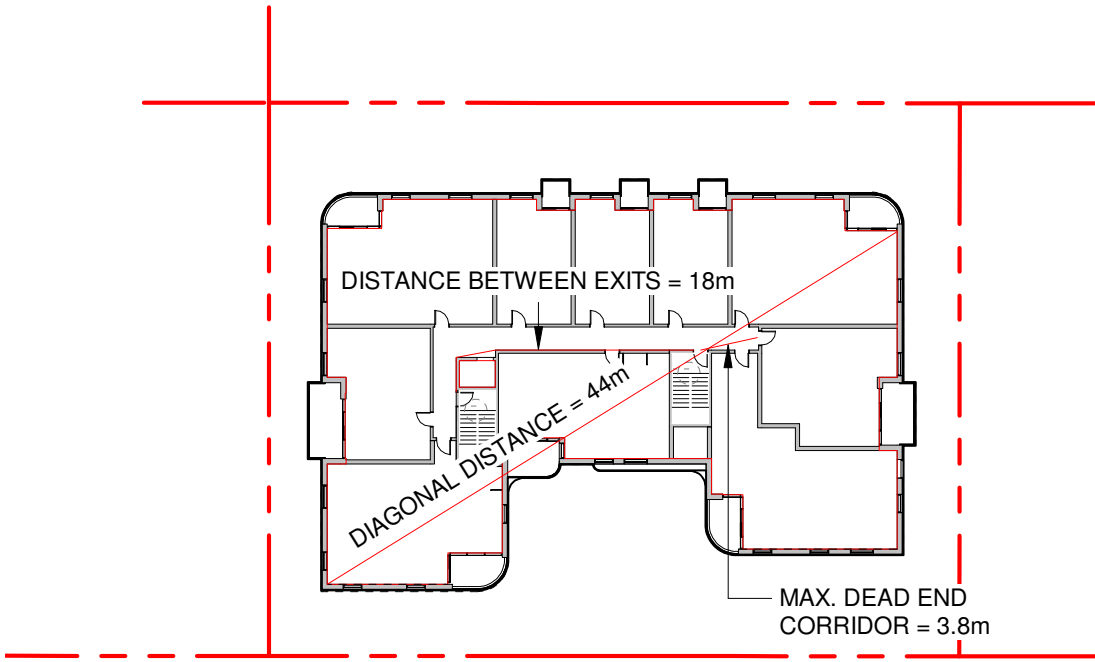




1 Level 0 - Parkade Code Plan
SCALE = 1 : 500



2 Level 1 Code Plan
SCALE = 1 : 500



3 Level 2 Code Plan
SCALE = 1 : 500

PARKADE

Min. Separation of Exits: 27m

Max. Travel: 45m

Occupancy: Storage Garage

Occupant Load:

Net Area: 1420 m²

Storage Garage: 46 sq.m/person

1420/46 = 31 people

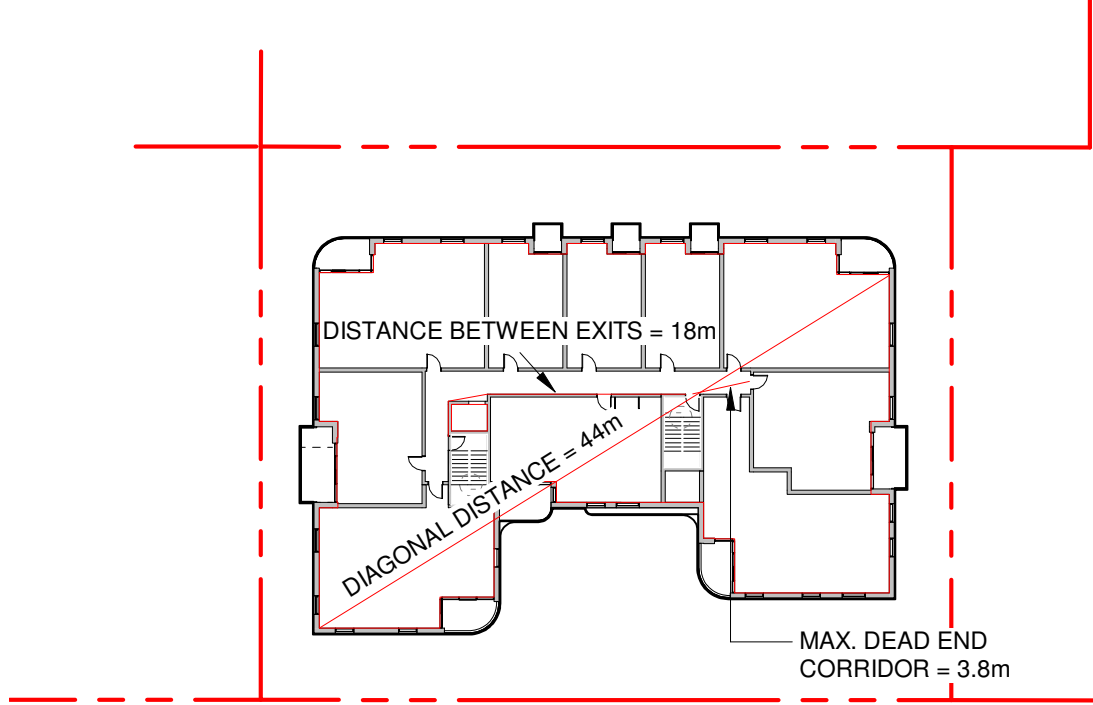
Min. Exit Width:

Ramps, Corridors, Passageways

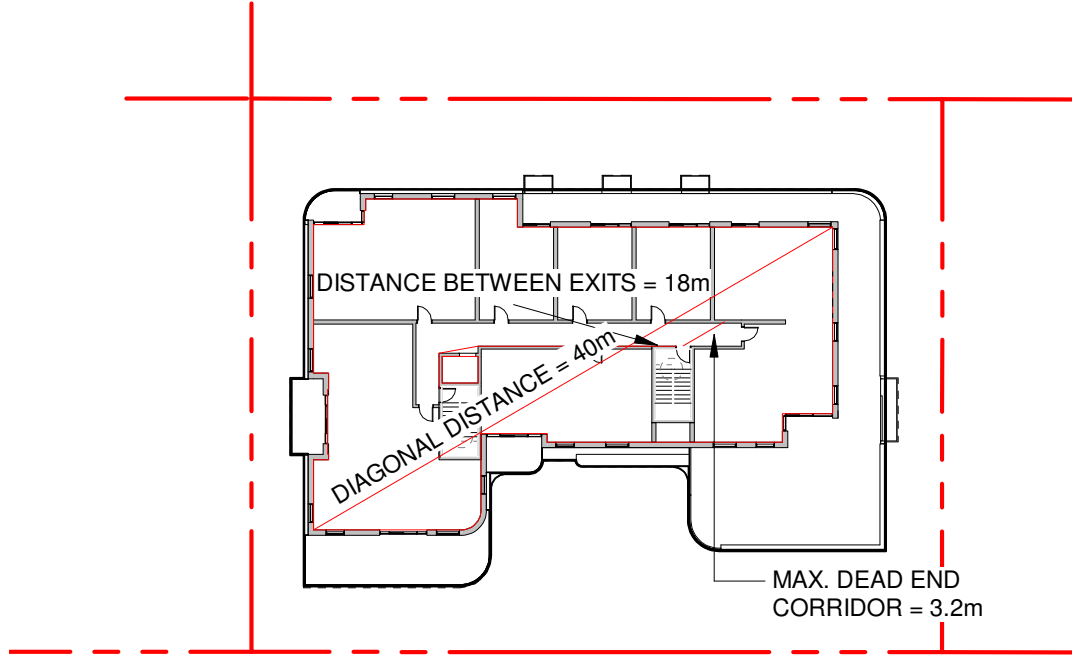
6.1mm/person x 31 = 189mm

Stairs

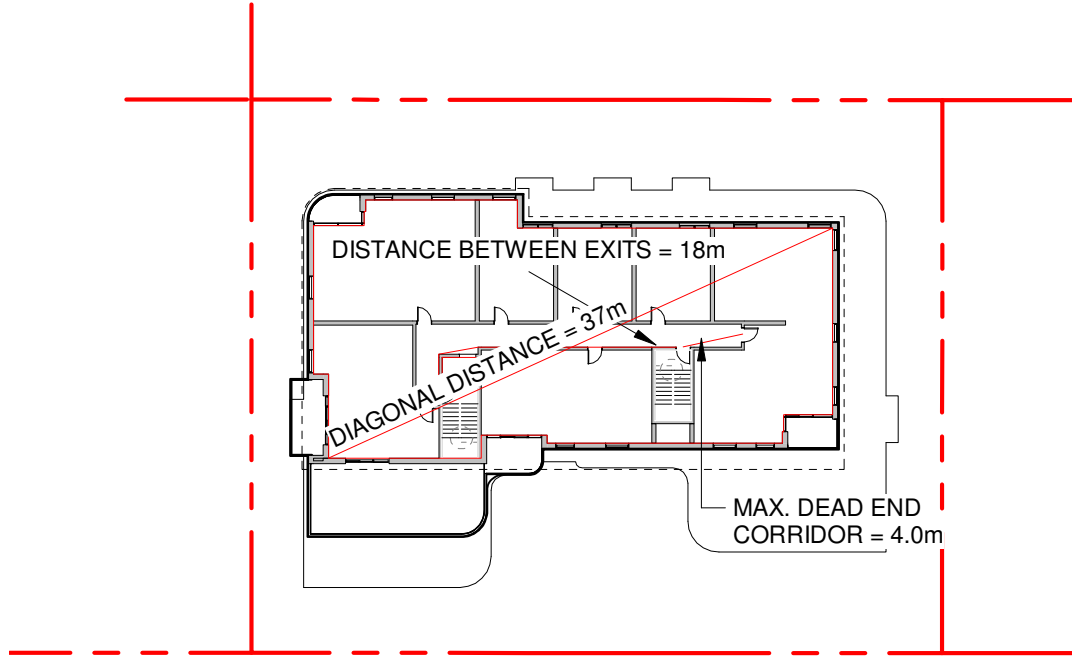
8mm/person x 31 = 248mm



4 Level 3 Code Plan
SCALE = 1 : 500



5 Level 4 Code Plan
SCALE = 1 : 500



6 Level 5 Code Plan
SCALE = 1 : 500

GROUND FLOOR

Occupancy: Group C

Occupant Load:

11 Bedrooms x 2 people/bedroom

= 22 people

Min. Exit Width:

Ramps, Corridors, Passageways

6.1mm/person x 22 = 134mm

Stairs

8mm/person x 22 = 176mm

Min. Separation of Exits: 9m

Area: 608.25 m²

LEVEL 4

Occupancy: Group C

Occupant Load:

12 Bedrooms x 2 people/bedroom

= 24 people

Min. Exit Width:

Ramps, Corridors, Passageways

6.1mm/person x 24 = 146mm

Stairs

8mm/person x 24 = 192mm

Min. Separation of Exits: 9m

Area: 555.25 m²

LEVEL 5

Occupancy: Group C

Occupant Load:

10 Bedrooms x 2 people/bedroom

= 20 people

Min. Exit Width:

Ramps, Corridors, Passageways

6.1mm/person x 20 = 122mm

Stairs

8mm/person x 20 = 160mm

Min. Separation of Exits: 9m

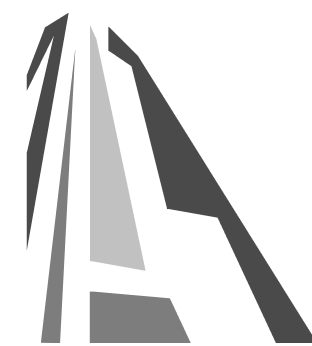
Area: 502.25 m²

BUILDING CODE ANALYSIS

GENERAL INFORMATION		
PROJECT TYPE	NEW CONSTRUCTION ☒	
	RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	
MAJOR OCCUPANCIES	A1 ☐ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☒ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.
MULTIPLE MAJOR OCCUPANCIES	YES ☐ NO ☒	3.1.2.
BUILDING AREA (BCBC 1.4.1)	763 m²	1.4.1.2.
AVG. GRADE (COV ZONING BYLAW 2018)	20.3 m	
BUILDING HEIGHT (STOREYS, m)	5 STOREYS ABOVE GRADE 16.5 m 1 STOREYS BELOW GRADE	1.4.1.2.
HIGH BUILDING	YES ☐ NO ☒	3.2.6.
FIRE ALARM & DETECTION SYSTEM	YES ☒ NO ☐	3.2.4.
AUTOMATIC SPRINKLER SYSTEM	YES ☒ NO ☐	3.2.2.18. 3.2.5.12.
MEZZANINE(S) / AREA	YES ☐ NO ☒	3.2.8.
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☒	3.2.8
NUMBER OF STREETS FACING	1	3.2.2.10
FIRE DEPARTMENT ACCESS	YES ☒ NO ☐	3.2.5.4.
ROOF ACCESS	YES ☐ NO ☒	3.2.5.3.
STANDPIPE SYSTEM	YES ☒ NO ☐	3.2.5.8.
LIGHTING AND EMERGENCY POWER	YES ☒ NO ☐	3.2.7.4.
EMERGENCY GENERATOR	YES ☐ NO ☒	3.2.7.8.
BARRIER-FREE DESIGN	YES ☒ NO ☐	3.8.2.
ALTERNATIVE SOLUTION(S)	YES ☒ NO ☐ EXITING THROUGH LOBBY	3.1.2.

BUILDING CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.50.
MAX. BUILDING AREA PERMITTED	MAX 1,800 m²	3.2.2.50.
CONSTRUCTION TYPE PERMITTED	NONCOMBUSTIBLE ☒ COMBUSTIBLE ☒	3.2.2.50.
FIRE RATINGS AND SEPARATIONS		
HORIZONTAL SEPARATIONS	N/A BETWEEN STORAGE GARAGE & RESIDENTIAL	3.2.1.2.
	1 HR FLOORS N/A MEZZANINE 1 HR ROOF	3.2.2.50
	N/A ROOF THAT SUPPORTS OCCUPANCY	3.2.2.13.
LOADBEARING STRUCTURE	F.R.R. NOT LESS THAN SUPPORTED ASSEMBLY	3.2.2.48.
BETWEEN SUITES	1 HR	3.3.1.1.
BETWEEN SUITES & PUBLIC CORRIDOR	1 HR	3.3.4.2.
STORAGE ROOMS	1 HR	3.3.4.3.
STORAGE GARAGE FROM OTHER OCCUPANCIES	1.5 HR	3.3.5.6.
EXIT ENCLOSURES	1 HR	3.4.4.1.
ELEVATOR HOISTWAY	1 HR	3.5.3.1.
SERVICE ROOMS (CONTAINING FUEL FIRED APPLIANCES)	1 HR	3.6.2.1.
COMBUSTIBLE REFUSE STORAGE	1 HR	3.6.2.5.
VERTICAL SERVICE SPACES	1 HR	3.6.3.1.
FIREWALL(S)	YES ☐ NO ☒	3.2.3.4

Issued for Rezoning and DP Permit		Mar. 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		BUILDING CODE REVIEW	
Date		May 15, 2020	
Scale	As indicated	Project #	1922
		Revision	
		Sheet #	A002



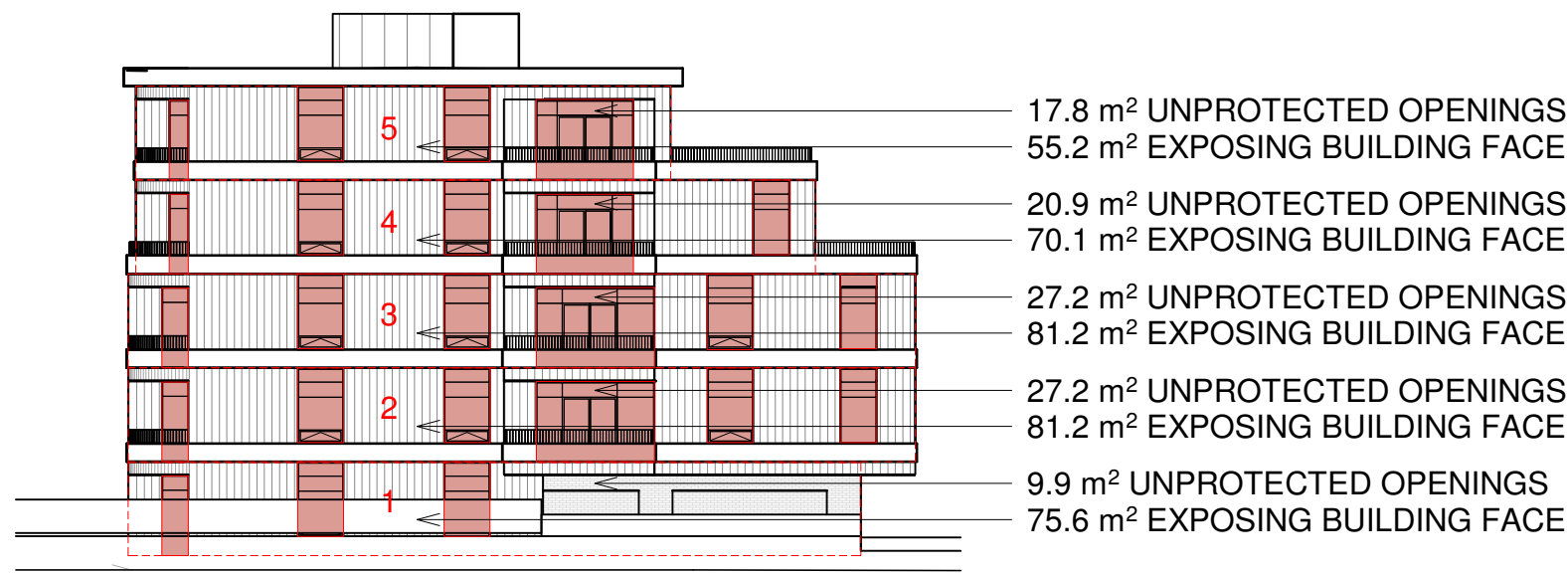
1 North Elevation
SCALE = 1 : 250



2 East Elevation
SCALE = 1 : 250



3 South Elevation
SCALE = 1 : 250



4 West Elevation
SCALE = 1 : 250

TABLE 3.2.3.1.-D (BCBC 2018)

EXPOSING BUILDING FACE:	575 m ²
LIMITING DISTANCE:	5.87m (FROM EXPOSING FACE TO PROPERTY LINE)
ACTUAL AREA OF OPENINGS:	256 m ²
MAX. % AREA OF OPENING PERMITTED:	50.4% INTERPOLATED
ACTUAL % AREA OF OPENINGS:	44.5%

TABLE 3.2.3.7 (BCBC 2018)

MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	NONCOMBUSTIBLE

TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE (FROM EXPOSING FACE TO PROPERTY LINE)	AREA OF EXPOSING BUILDING FACE	MAX % OPENING	ACTUAL % OPENING
1	3.75 m	74 m ²	40.6 % INTERPOLATED	35.7%
2	3.75 m	74 m ²	40.6 % INTERPOLATED	35.7%
3	3.75 m	74 m ²	40.6 % INTERPOLATED	35.7%
4	6.9 m	46.4 m ²	100%	25.2%
5	6.9 m	46.4 m ²	100%	25.2%

TABLE 3.2.3.7 (BCBC 2018)

COMPARTMENTS 1-3	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	NONCOMBUSTIBLE

COMPARTMENTS 4-5	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE

TABLE 3.2.3.1.-D (BCBC 2018)

EXPOSING BUILDING FACE:	579.7 m ²
LIMITING DISTANCE:	8.84m (TO CENTRE LINE OF BURDETT AVE)
ACTUAL AREA OF OPENINGS:	214.4 m ²
MAX. % AREA OF OPENING PERMITTED:	100%
ACTUAL % AREA OF OPENINGS:	37.0%

TABLE 3.2.3.7 (BCBC 2018)

MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE

TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE (FROM EXPOSING FACE TO PROPERTY LINE)	AREA OF EXPOSING BUILDING FACE	MAX % OPENING	ACTUAL % OPENING
1	3.5 m	75.6 m ²	36.2 % INTERPOLATED	13.1%
2	3.5 m	81.2 m ²	34.8 % INTERPOLATED	33.5%
3	3.5 m	81.2 m ²	34.8 % INTERPOLATED	33.5%
4	3.5 m	70.1 m ²	38 % INTERPOLATED	29.8%
5	3.5 m	55.2 m ²	43.5% INTERPOLATED	32.2%

TABLE 3.2.3.7 (BCBC 2018)

ALL COMPARTMENTS	
MIN. FIRE RESISTANCE RATING:	45 MIN
TYPE OF CONSTRUCTION REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE
TYPE OF CLADDING REQ'D:	COMBUSTIBLE/ NONCOMBUSTIBLE

NO.	Issued for Rezoning and DP Permit	Mar. 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Burdett Apartments	
Empresa Properties	
1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name	
LIMITING DISTANCE	
Date	
May 15, 2020	
Scale	Project #
1 : 250	1922
Revision	
Sheet #	
A003	

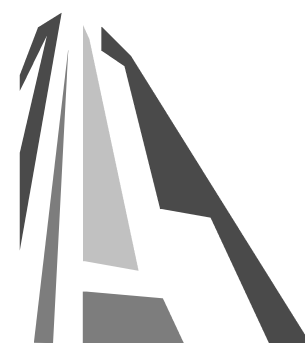


VIEW FROM SOUTHEAST



VIEW FROM SOUTH

	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar. 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		3D VIEWS	
Date		May 15, 2020	
Scale	Project #	1922	
	Revision		
	Sheet #	A004	



VIEW FROM SOUTH



VIEW FROM SOUTHWEST

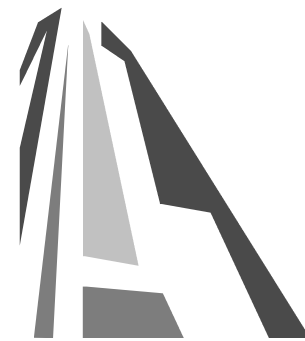


AERIAL VIEW FROM NORTHWEST



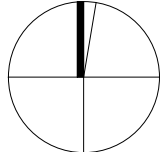
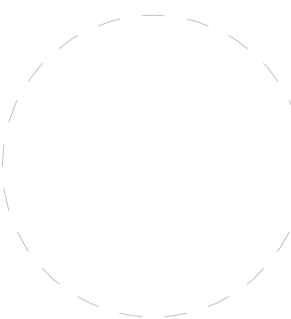
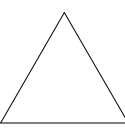
AERIAL VIEW FROM NORTHEAST

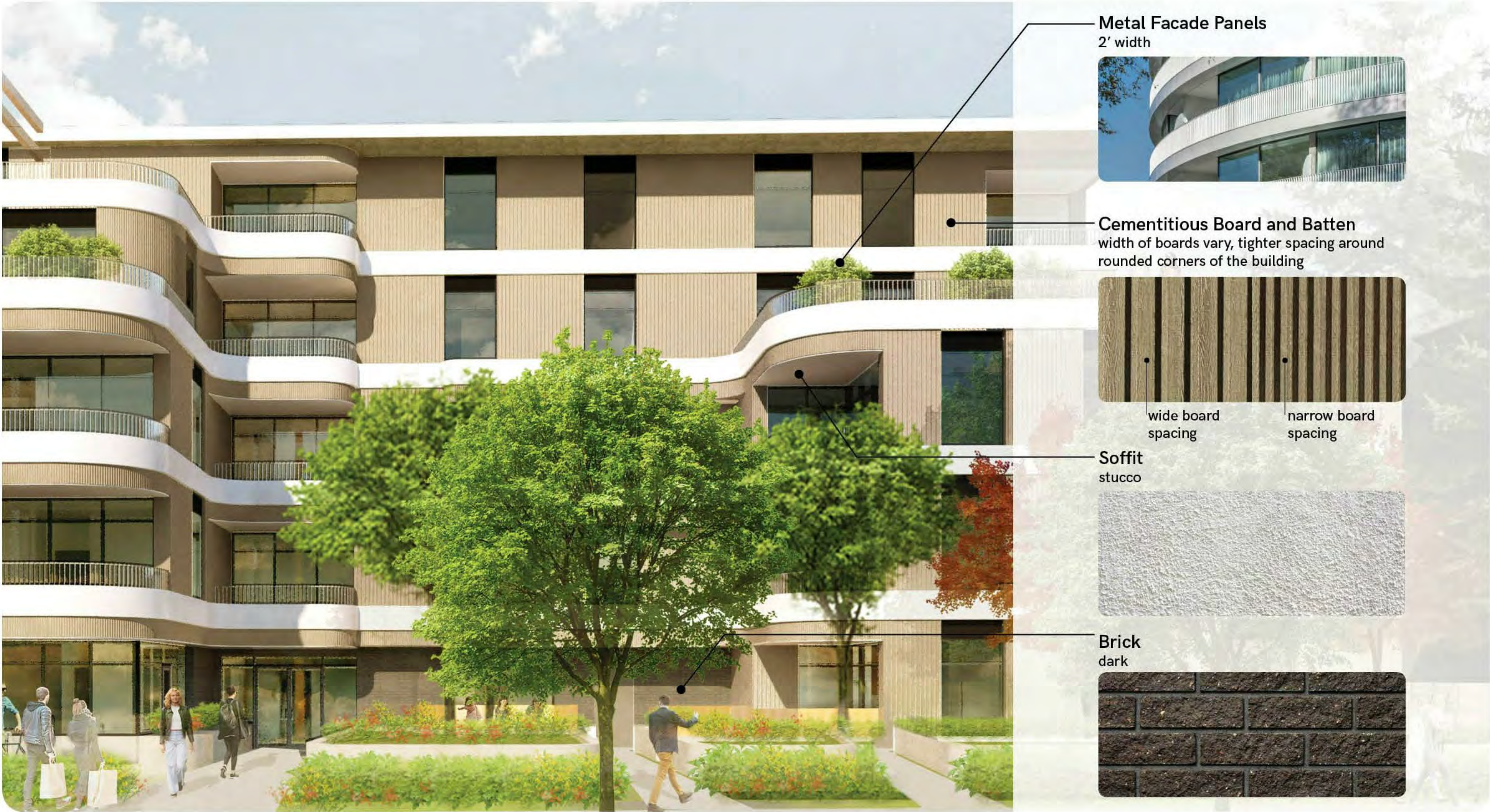
Issued for Rezoning and DP Permit		Mar. 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		3D VIEWS	
Date		May 15, 2020	
Scale		Project #	1922
		Revision	
		Sheet #	A005



Metal Facade Panels
2' width



Cementitious Board and Batten
width of boards vary, tighter spacing around rounded corners of the building



wide board
spacing

narrow board
spacing

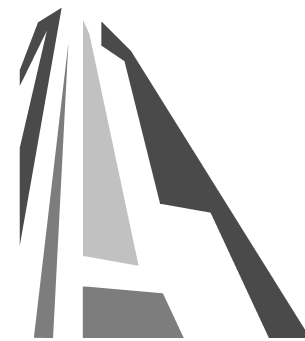
Soffit
stucco



Brick
dark

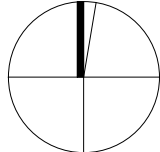
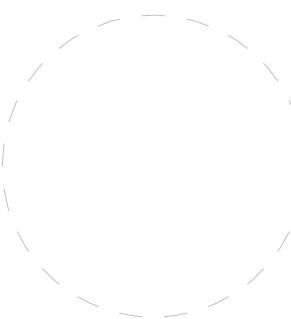
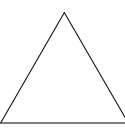


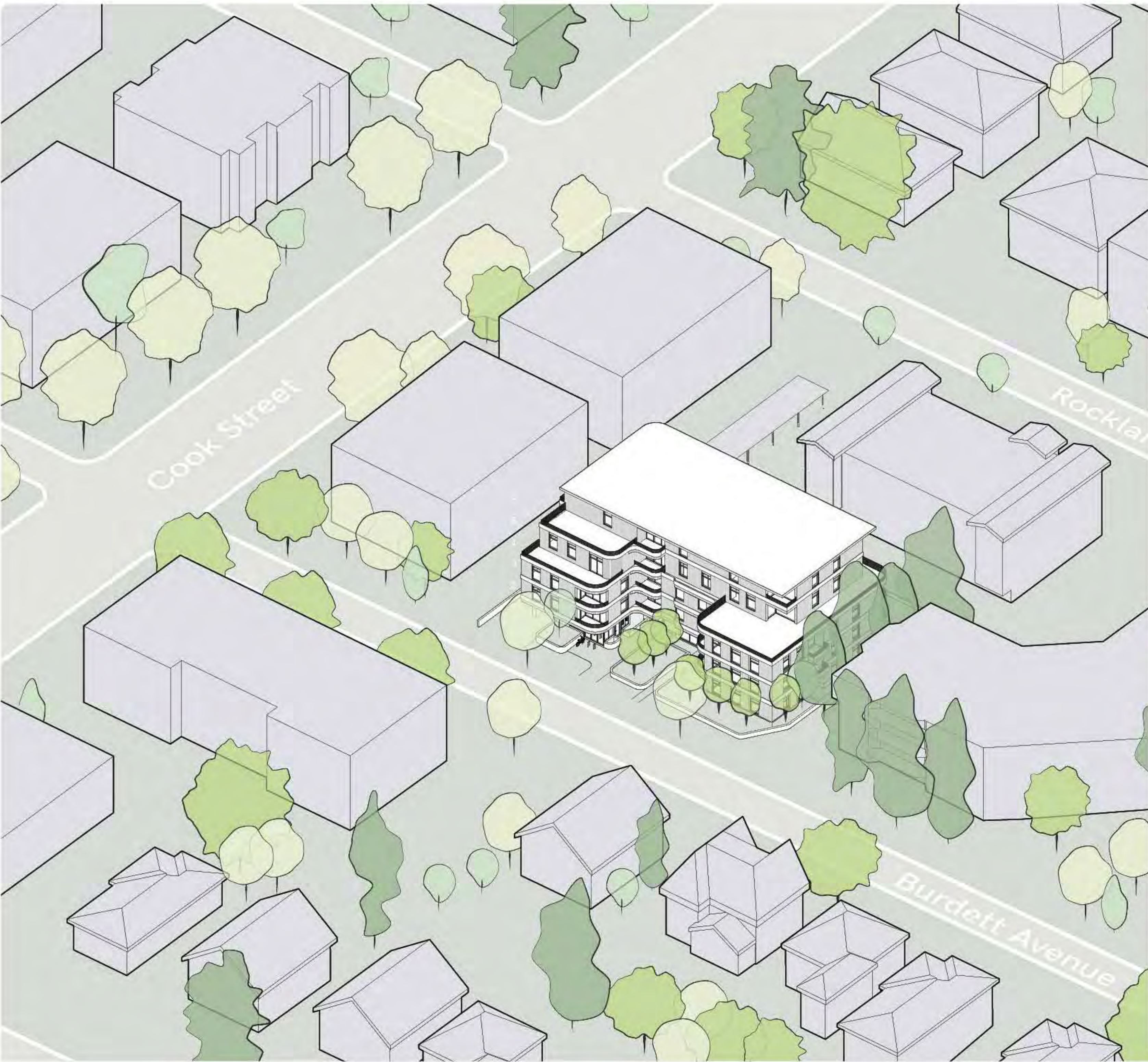
	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

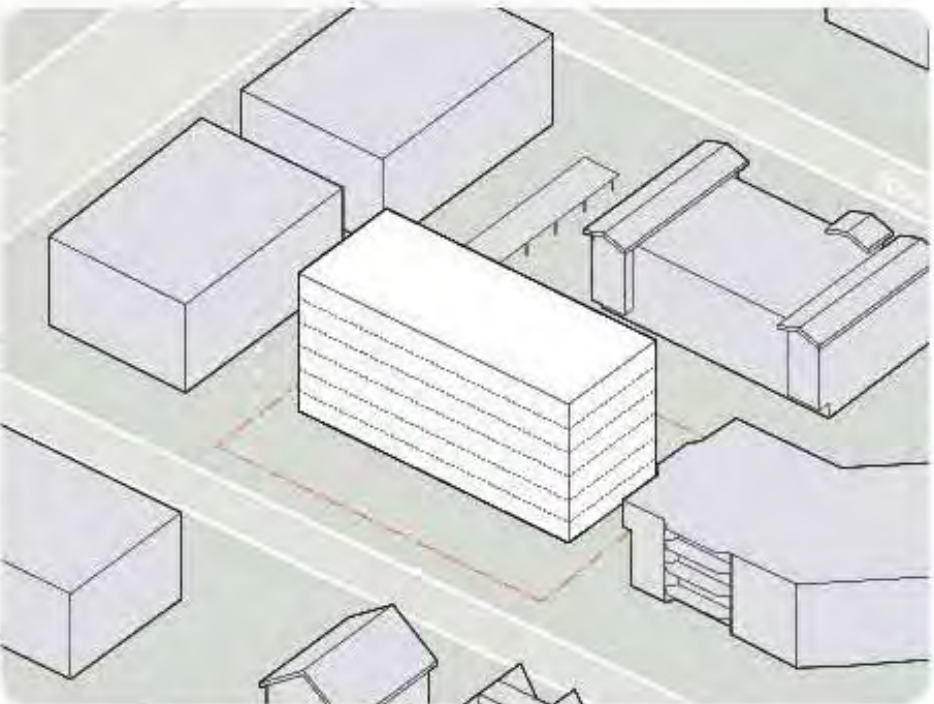
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		MATERIALS	
Date		May 15, 2020	
Scale	Project #	1922	
		Revision	
		Sheet #	A006



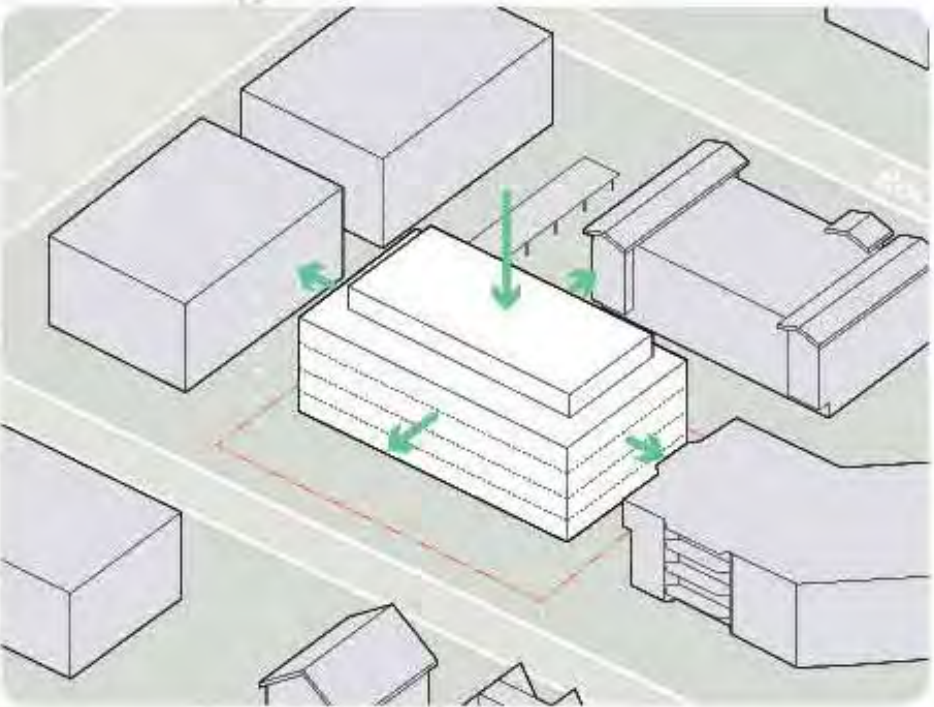
**Massing Logic Step 1
Addition**

- LAP Maximum Zoning Envelope
- 6 storeys
 - FSR= 2:1



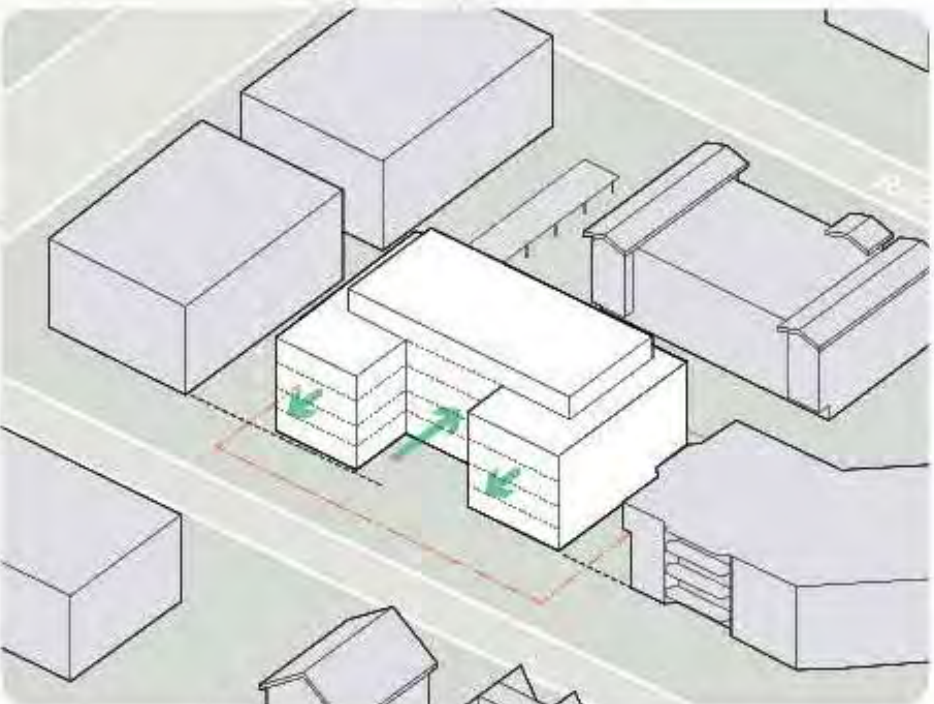
**Massing Logic Step 2
Subtract**

- Reduce to 5 storeys
- Increase setbacks at upper level



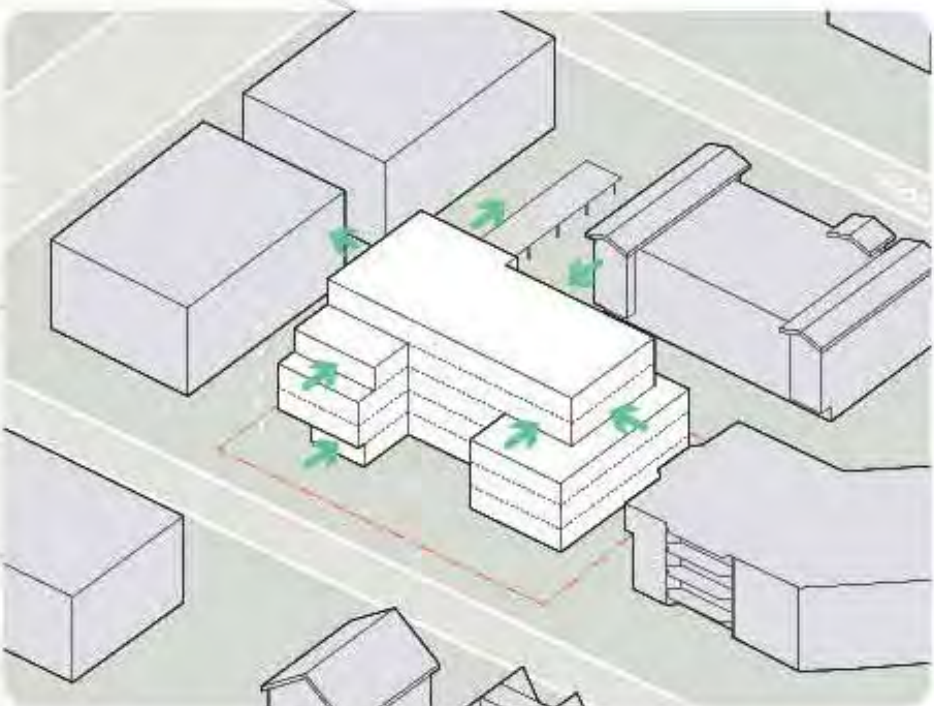
**Massing Logic Step 3
Subtract**

- Introduce courtyard garden
- Align setbacks with neighbouring buildings

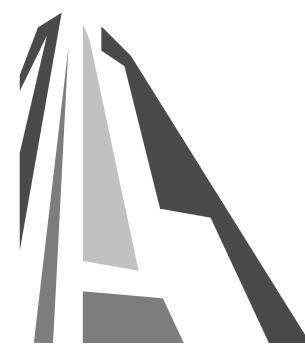


**Massing Logic Step 4
Subtract**

- Setback level 5 from neighbouring buildings



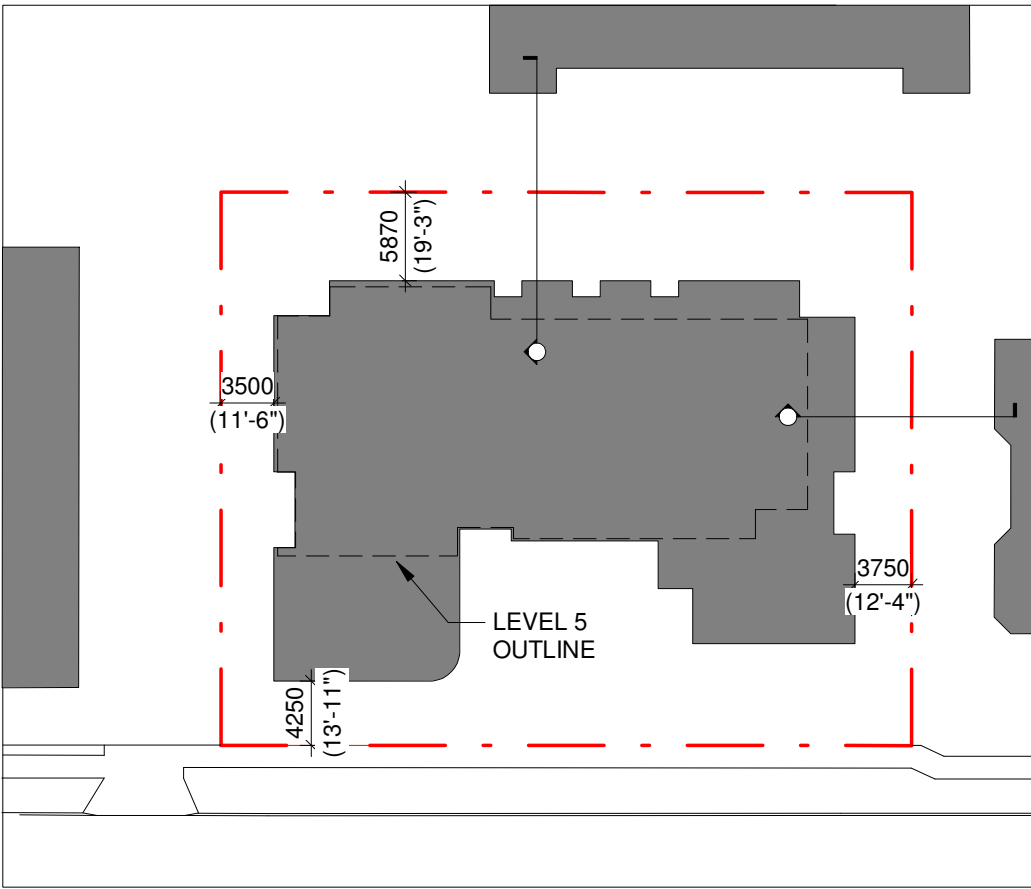
Issued for Rezoning and DP Permit		Mar. 27, 2020
NO.	DESCRIPTION	DATE



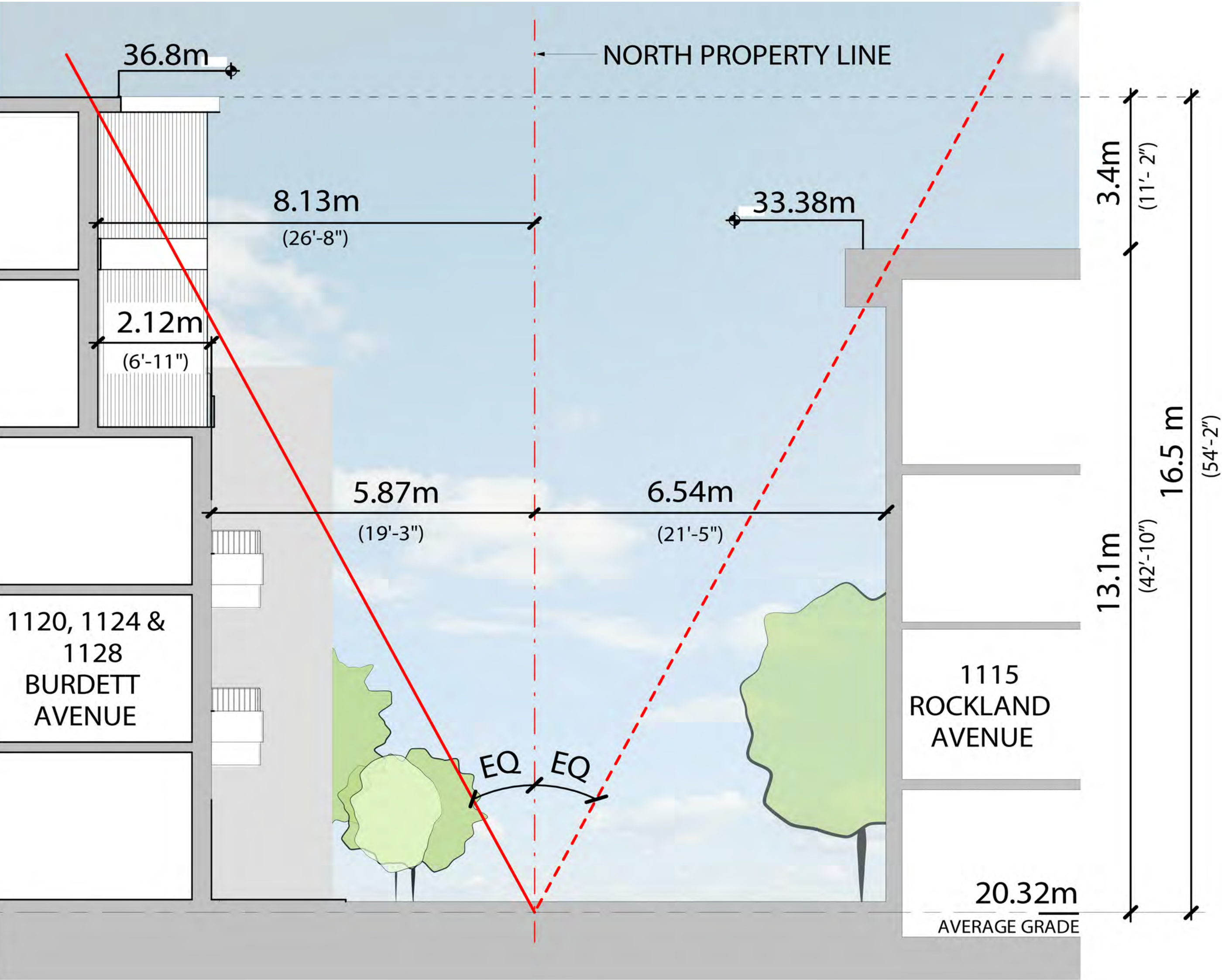
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

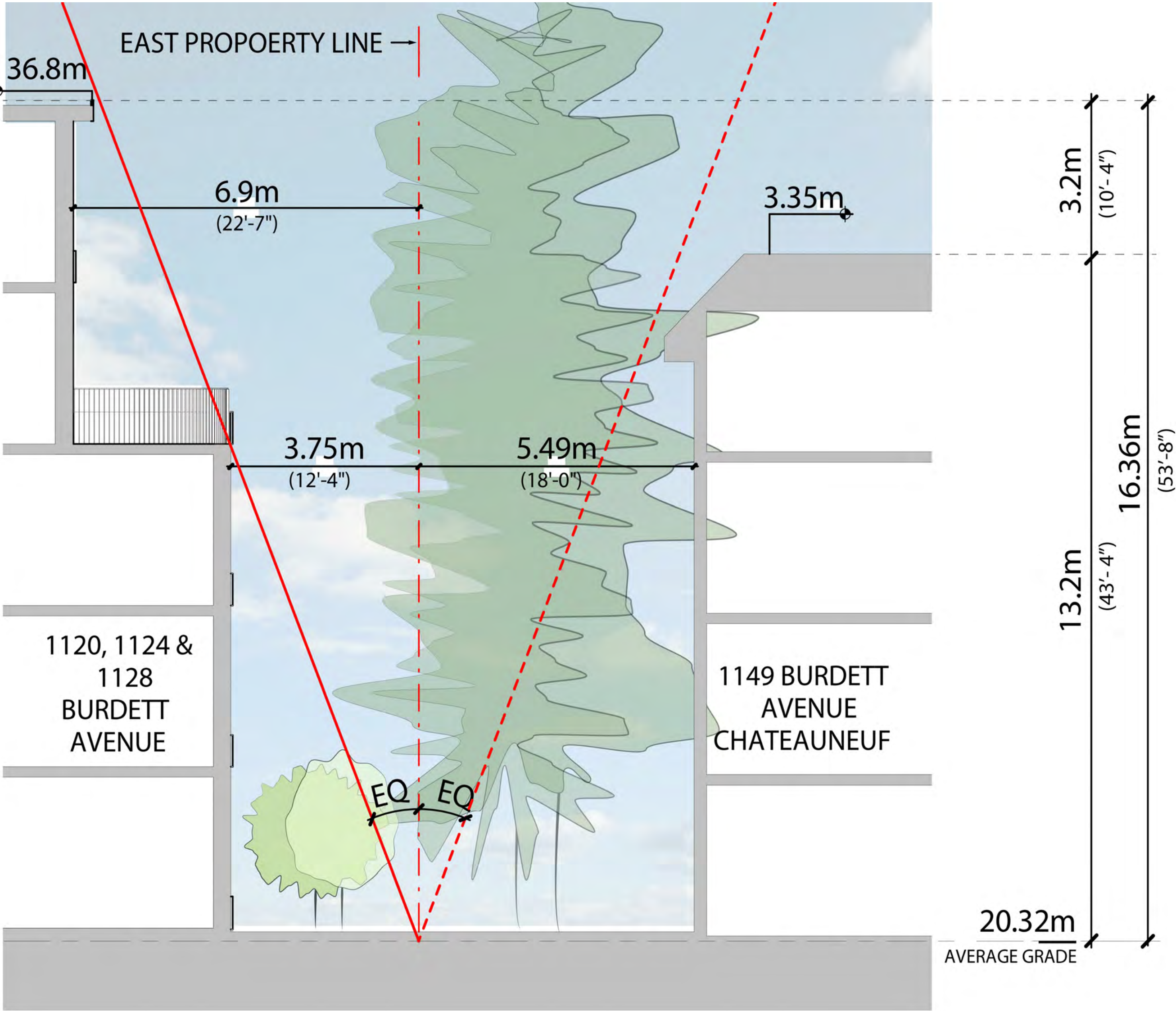
Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		MASSING DIAGRAMS	
Date		May 15, 2020	
Scale		Project #	1922
		Revision	
		Sheet #	A007



KEY PLAN

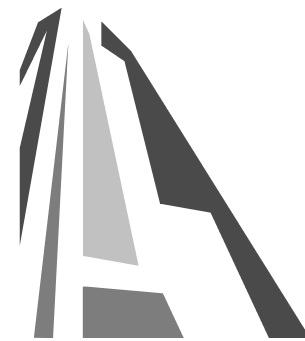


NORTH PROPERTY BOUNDARY SECTION DIAGRAM



EAST PROPERTY BOUNDARY SECTION DIAGRAM

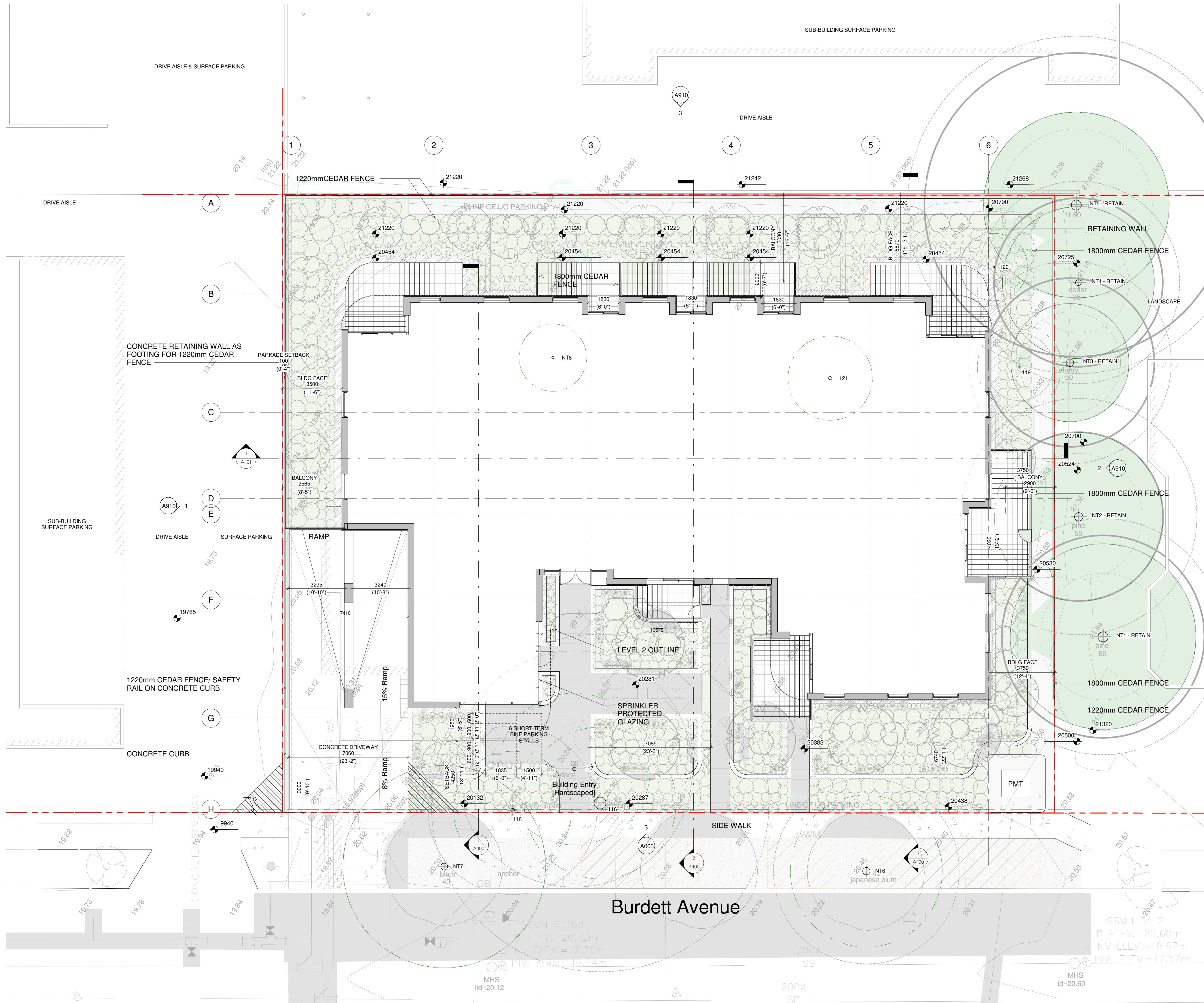
Issued for Rezoning and DP Permit			Mar. 27, 2020
NO.	DESCRIPTION	DATE	



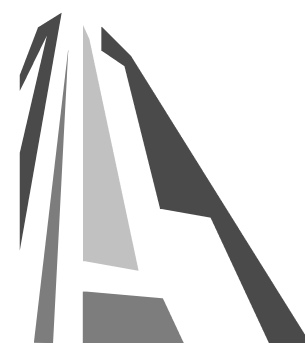
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project			
Burdett Apartments			
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC			
Sheet Name			
SETBACK DIAGRAMS			
Date			
May 15, 2020			
Scale	1 : 500	Project #	1922
		Revision	
Sheet #		A008	



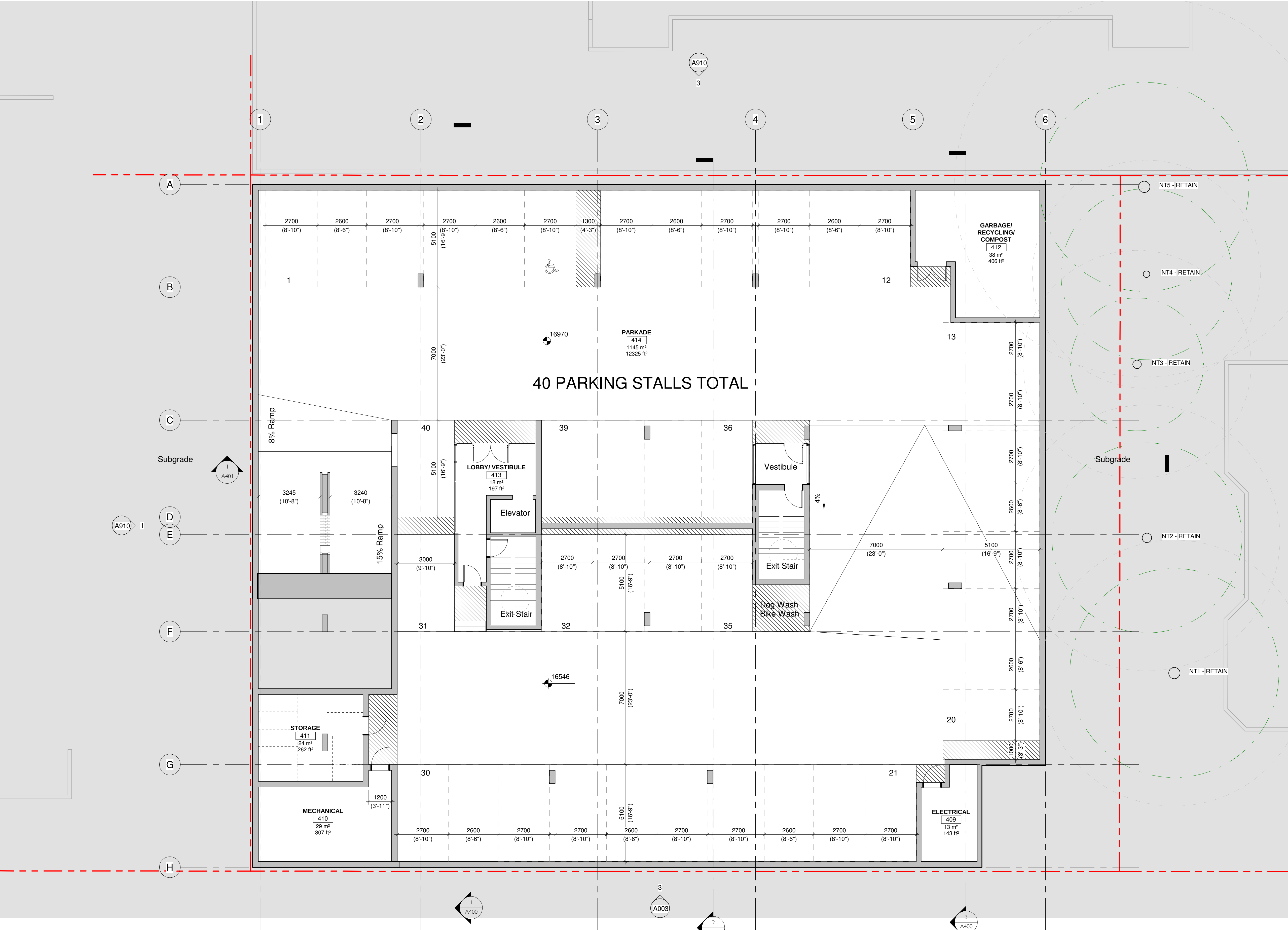
	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



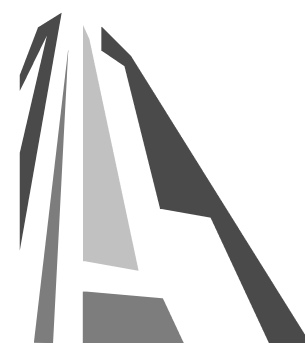
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	Burdett Apartments	
	Empresa Properties	
	1120 - 1128 Burdett Avenue	
	Victoria, BC	
Sheet Name	SITE PLAN	
Date	May 15, 2020	
Scale	1 : 100	Project #
		1922
	Revision	
	Sheet #	A100



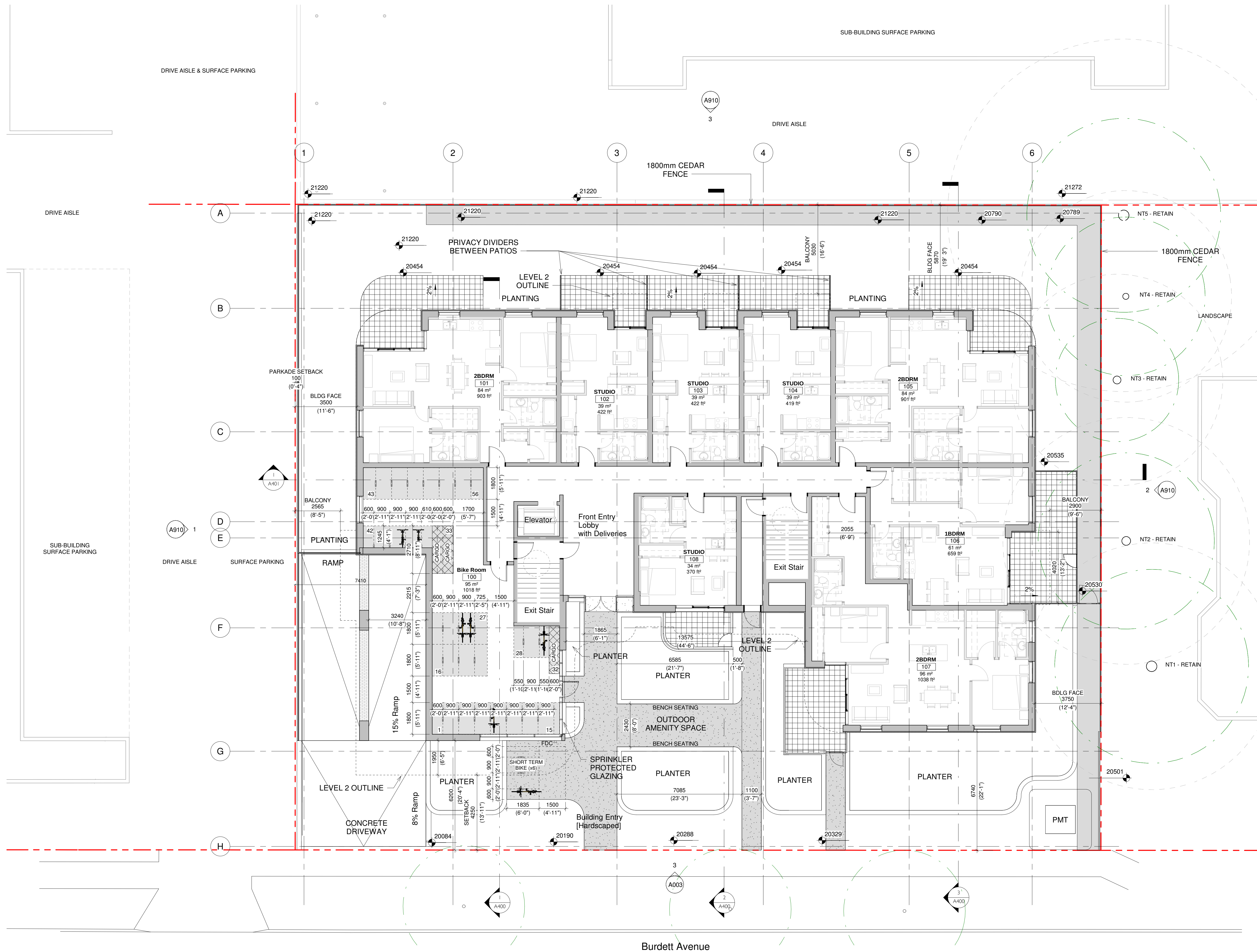
NO.	DESCRIPTION	DATE
	Issued for Rezoning and DP Permit	Mar. 27, 2020



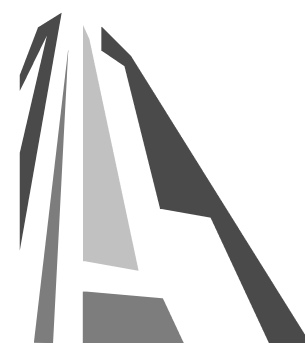
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		
Burdett Apartments		
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC		
Sheet Name		
FLOOR PLAN - UNDERGROUND PARKING		
Date		
May 15, 2020		
Scale		Project #
1 : 100		1922
Revision		
Sheet #		
		A200



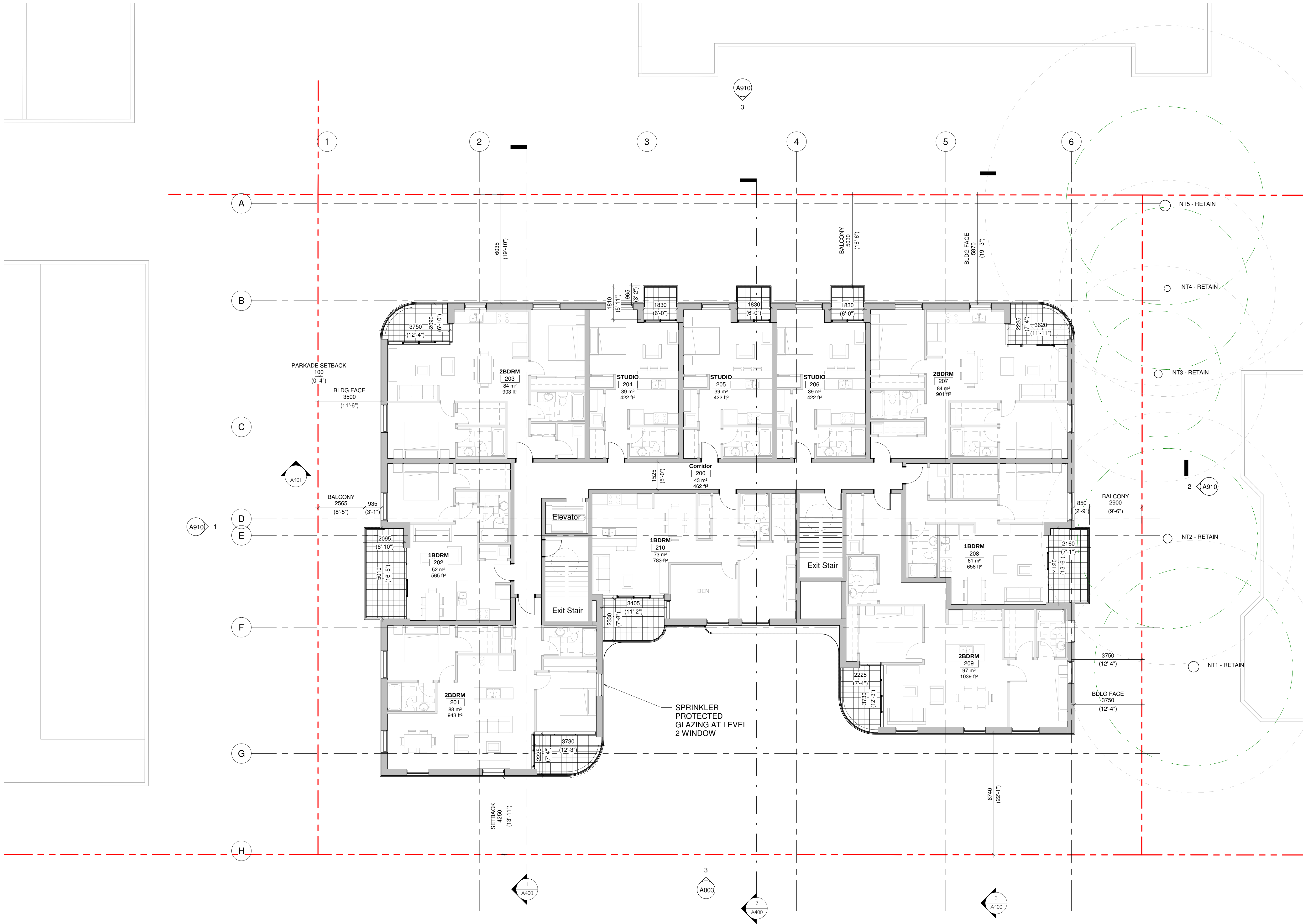
	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



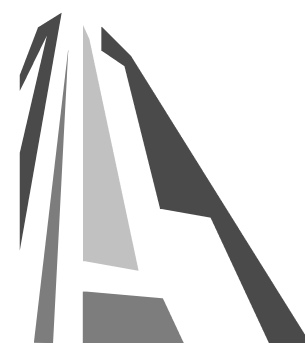
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		FLOOR PLAN - GROUND FLOOR	
Date		May 15, 2020	
Scale	1 : 100	Project #	1922
		Revision	
		Sheet #	A201



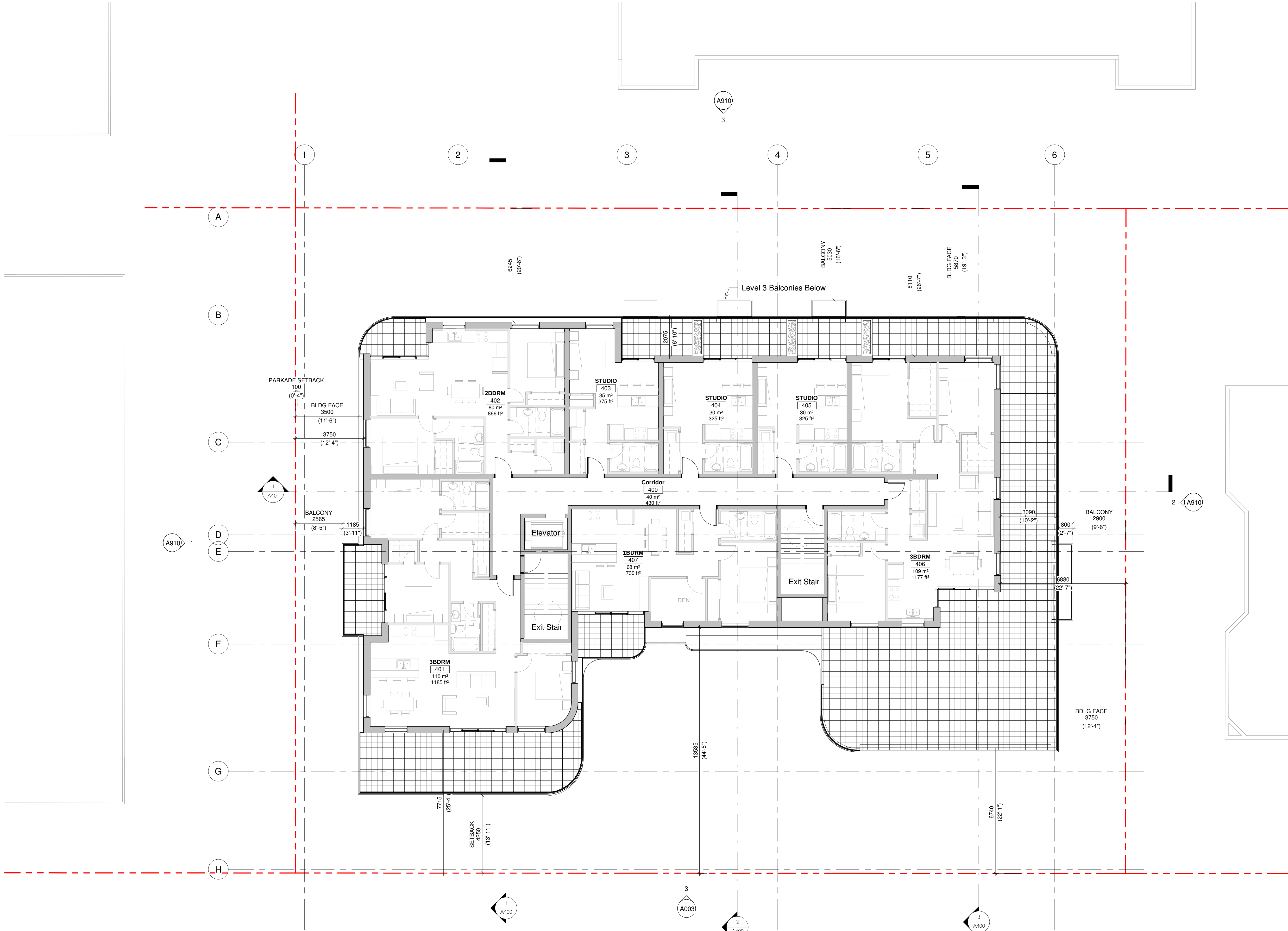
	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



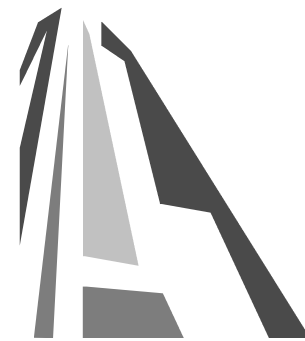
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		FLOOR PLAN - LEVELS 2 + 3	
Date		May 15, 2020	
Scale	1 : 100	Project #	1922
Revision		Sheet #	
		A202	



	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Burdett Apartments

Empresa Properties
1120 - 1128 Burdett Avenue
Victoria, BC

Sheet Name

FLOOR PLAN - LEVEL 4

Date

May 15, 2020

Scale

1 : 100

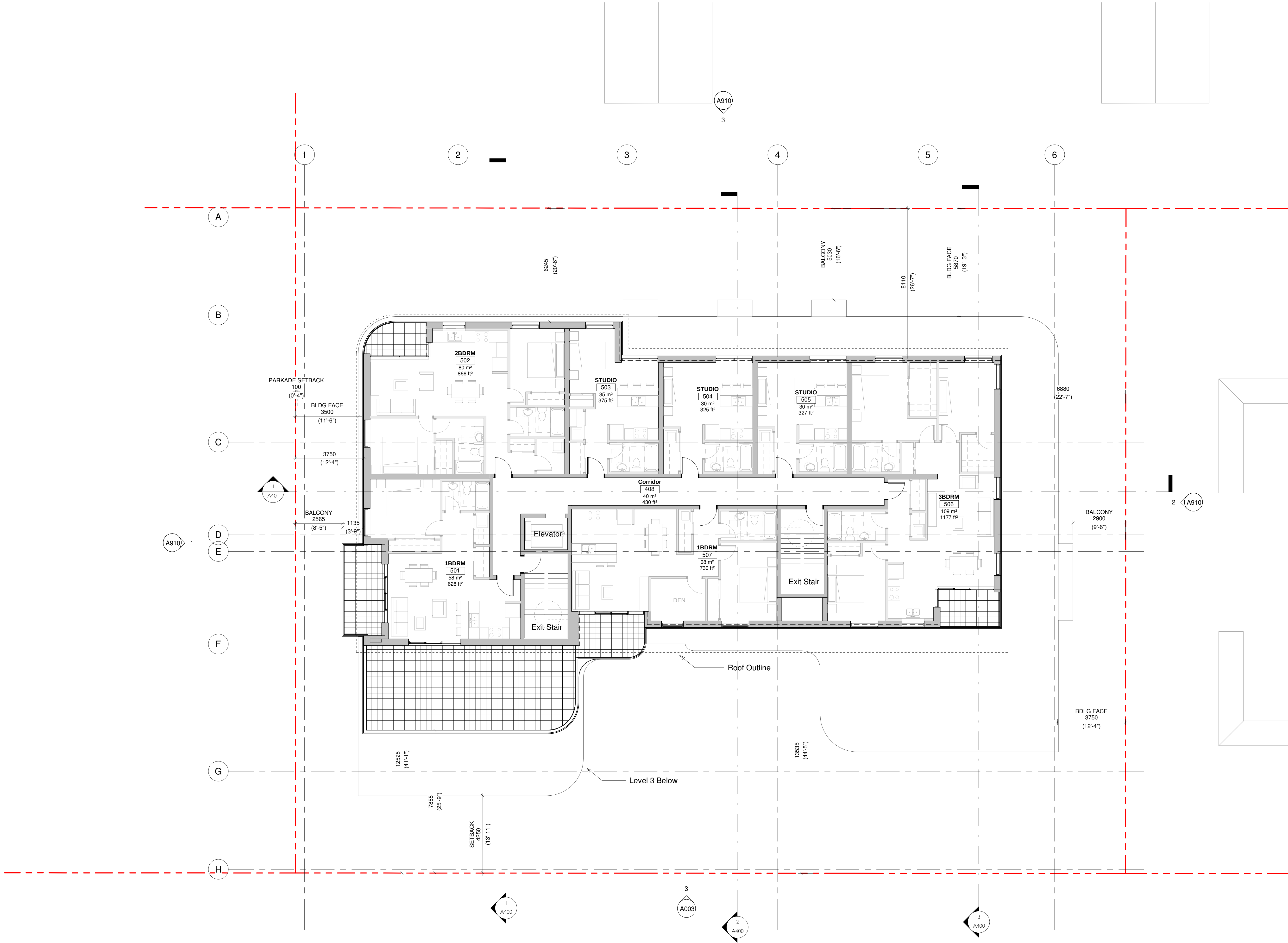
Project #

1922

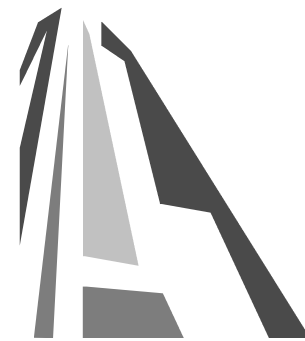
Revision

Sheet #

A204



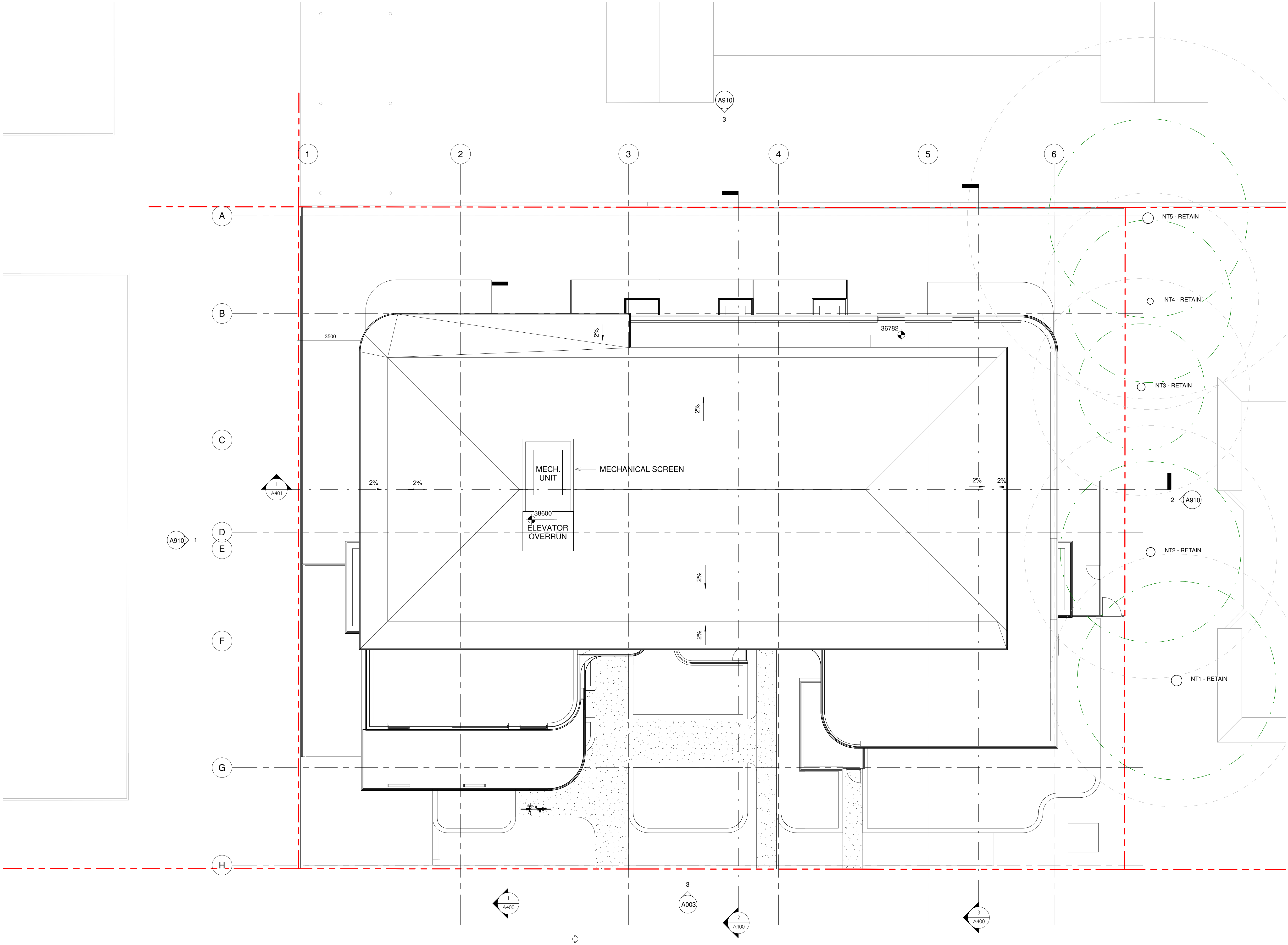
	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



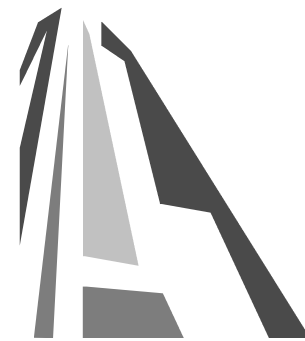
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		
Burdett Apartments		
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC		
Sheet Name FLOOR PLAN - LEVEL 5		
Date May 15, 2020		
Scale 1 : 100	Project # 1922	
	Revision 	
	Sheet # A205	



Issued for Reasoning and DP Permit		
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

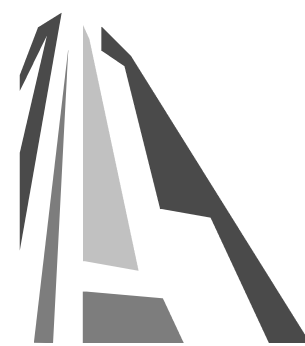
Project		
Burdett Apartments		
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC		
Sheet Name		
ROOF PLAN		
Date		
May 15, 2020		
Scale	Project #	
1 : 100	1922	
	Revision	
	Sheet #	A206



- MATERIALS LIST**
- 1 CEMENTITIOUS BOARD + BATTEN - WIDE BOARD SPACING
 - 2 CEMENTITIOUS BOARD + BATTEN - NARROW BOARD SPACING
 - 3 METAL PANEL
 - 4 PREFINISHED ALUMINUM PICKET
 - 5 LIGHT STUCCO SOFFITS
 - 6 VINYL WINDOW SYSTEM
 - 7 DARK EXHAUST PANEL INTEGRATED W/ WINDOW SYSTEM
 - 8 PREFINISHED METAL FLASHING
 - 9 ARCHITECTURAL CONCRETE
 - 10 CEDAR FENCE

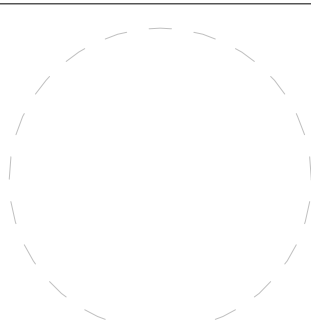
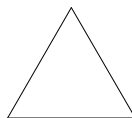
1 South Elevation Building
SCALE = 1 : 100

	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Burdett Apartments	
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name	
ELEVATIONS	
Date	
May 15, 2020	
Scale	Project #
As indicated	1922
	Revision
	
Sheet #	A300

5/15/2020 3:07:23 PM



Context Elevation
SCALE = 1 : 200



1 West Elevation
SCALE = 1 : 100



2 East Elevation
SCALE = 1 : 100



3 North Elevation
SCALE = 1 : 100

MATERIALS LIST

- 1 CEMENTITIOUS BOARD + BATTEN - WIDE BOARD SPACING
- 2 CEMENTITIOUS BOARD + BATTEN - NARROW BOARD SPACING
- 3 METAL PANEL
- 4 PREFINISHED ALUMINUM PICKET
- 5 LIGHT STUCCO SOFFITS
- 6 VINYL WINDOW SYSTEM
- 7 DARK EXHAUST PANEL INTEGRATED W/ WINDOW SYSTEM
- 8 PREFINISHED METAL FLASHING
- 9 ARCHITECTURAL CONCRETE
- 10 CEDAR FENCE

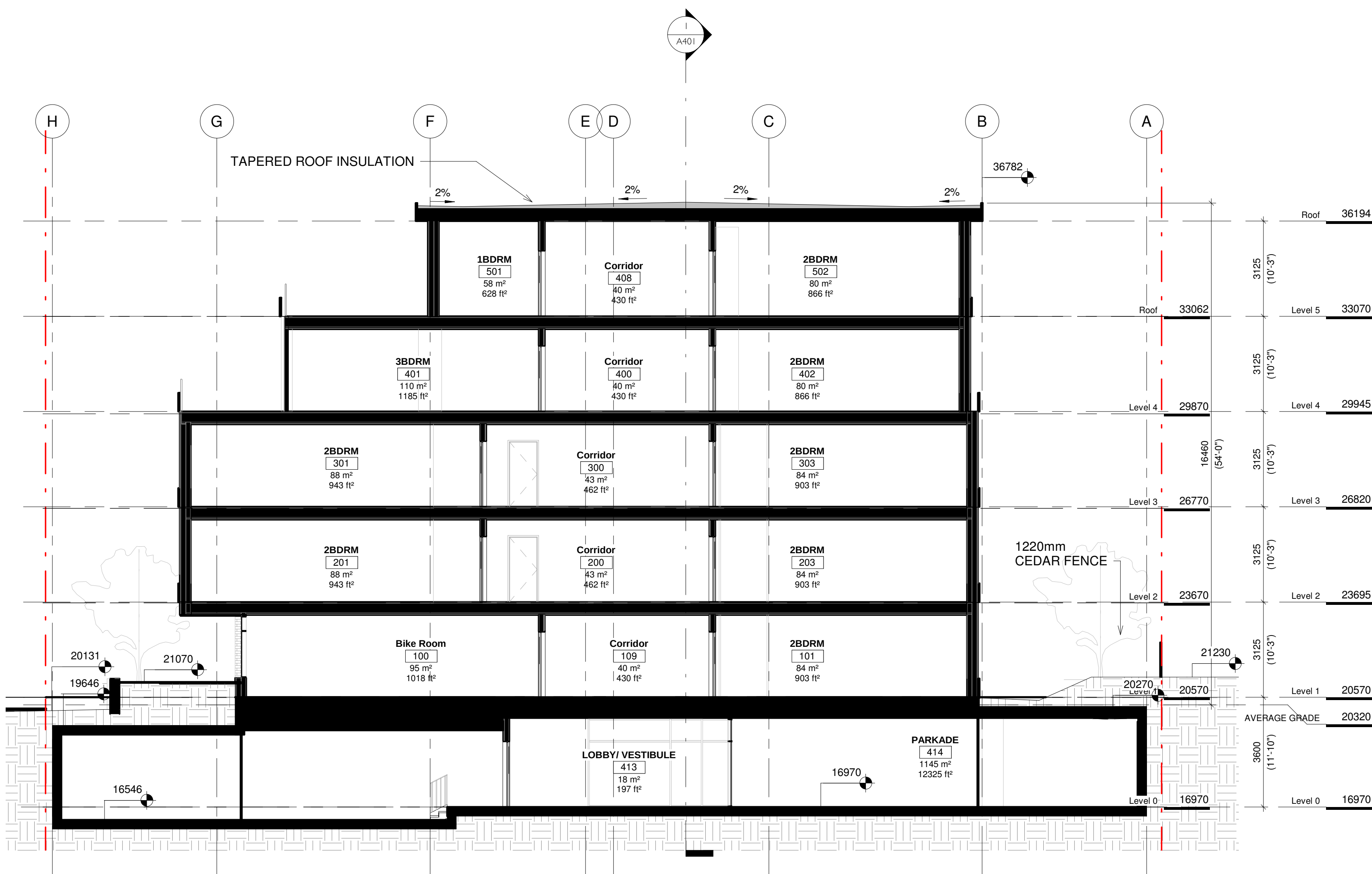
	Issued for Rezoning and DP Revision 1	May 15, 2020
	Issued for Rezoning and DP Permit	Mar 27, 2020
NO.	DESCRIPTION	DATE



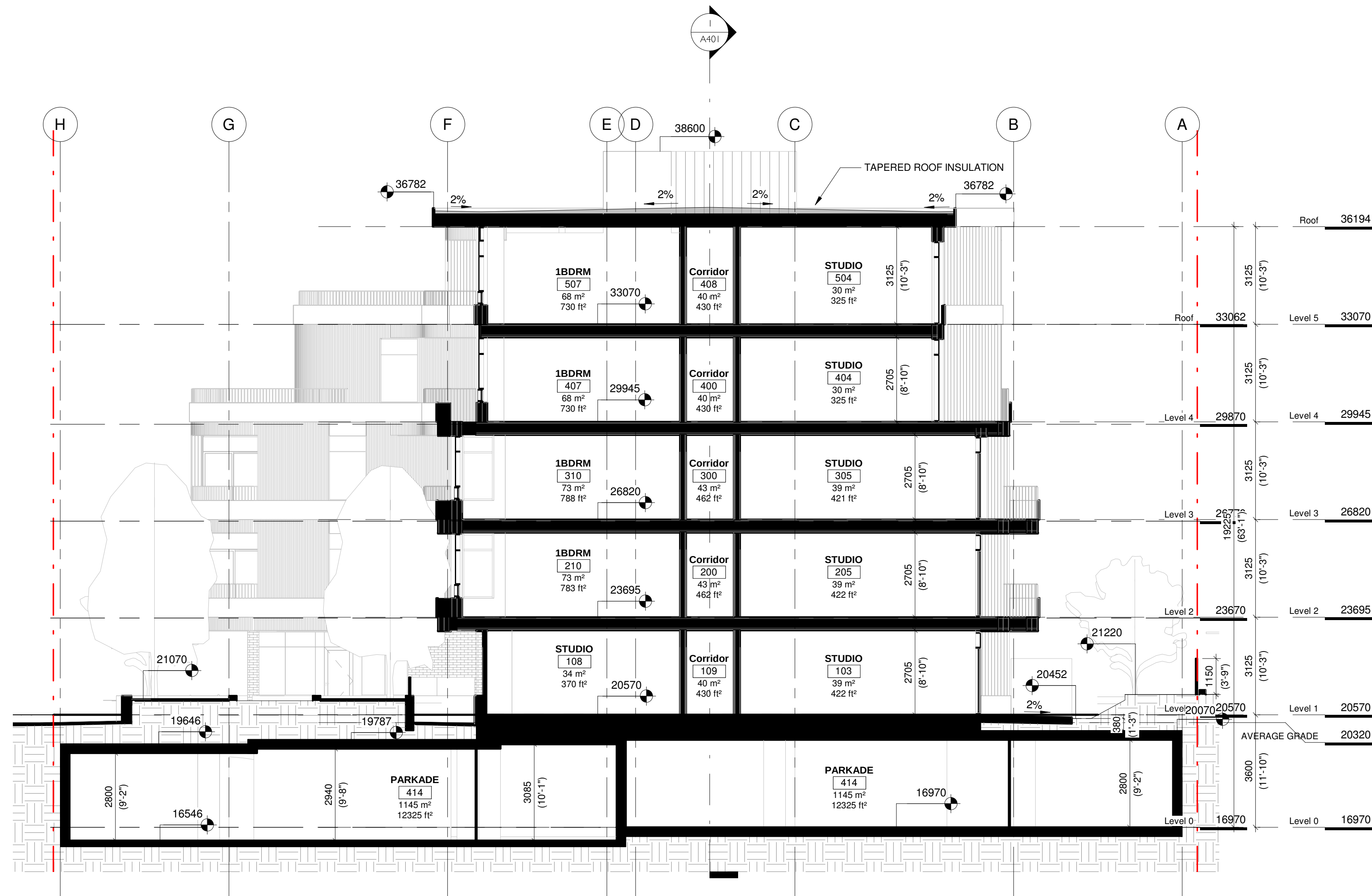
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

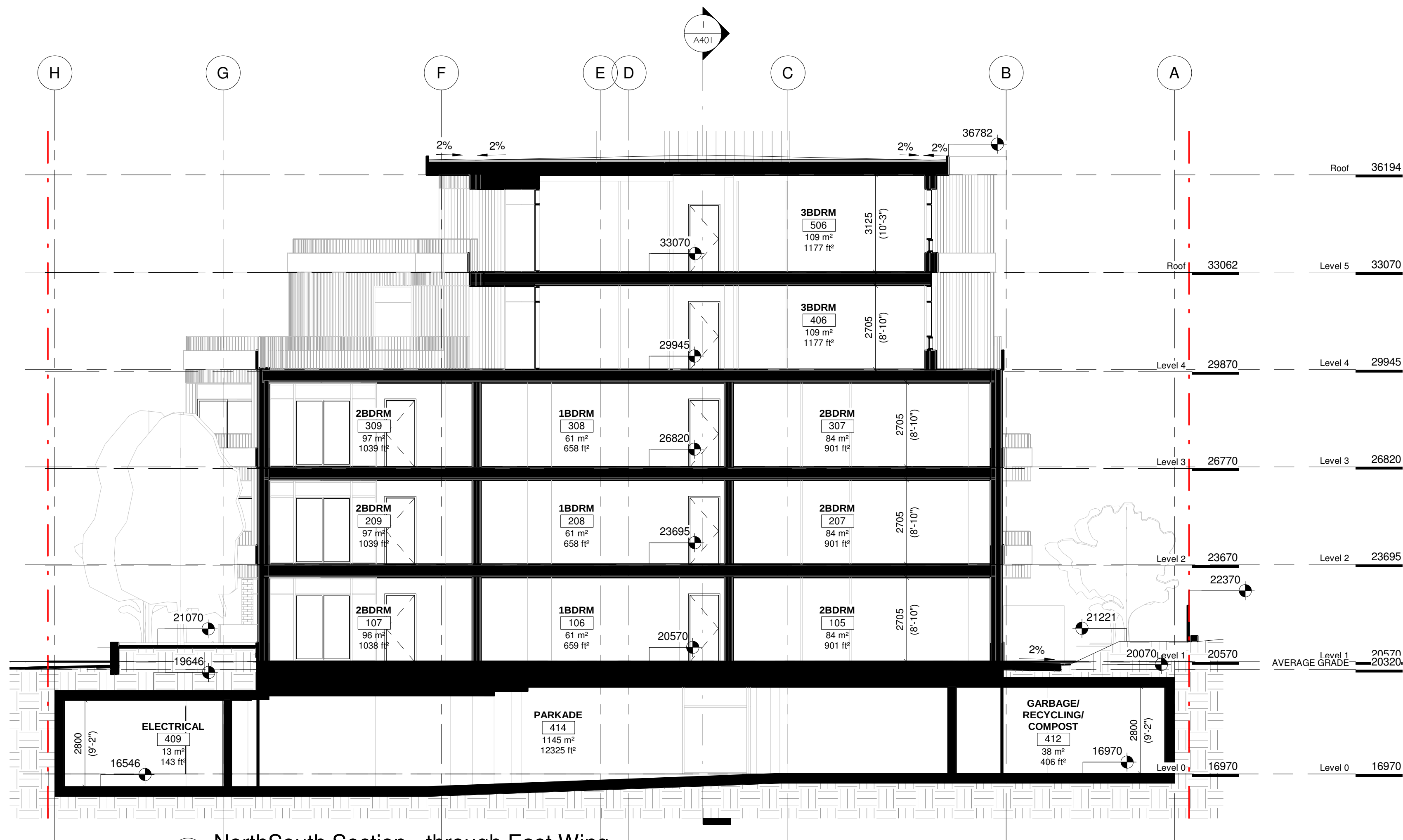
Project		Burdett Apartments	
Sheet Name		ELEVATIONS	
Date		May 15, 2020	
Scale	As indicated	Project #	1922
Revision		Revision	
Sheet #		A301	



1 NorthSouth Section - through West Wing
SCALE = 1 : 100



2 NorthSouth Section - through front courtyard
SCALE = 1 : 100



3 NorthSouth Section - through East Wing
SCALE = 1 : 100

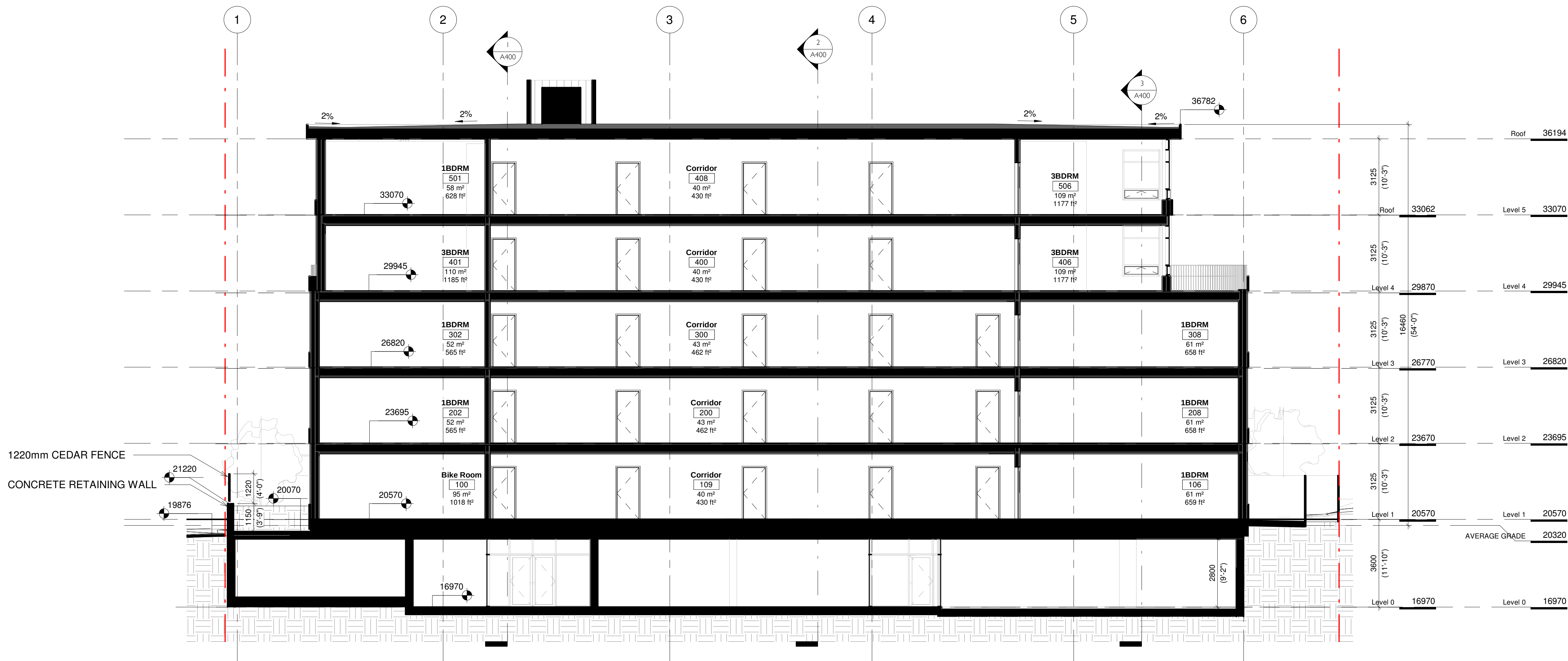
Issued for Reasoning and DP Permit		Mar 27, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties	
		1120 - 1128 Burdett Avenue	
		Victoria, BC	
Sheet Name		BUILDING SECTIONS	
Date		May 15, 2020	
Scale	1 : 100	Project #	1922
Revision			
Sheet #		A400	



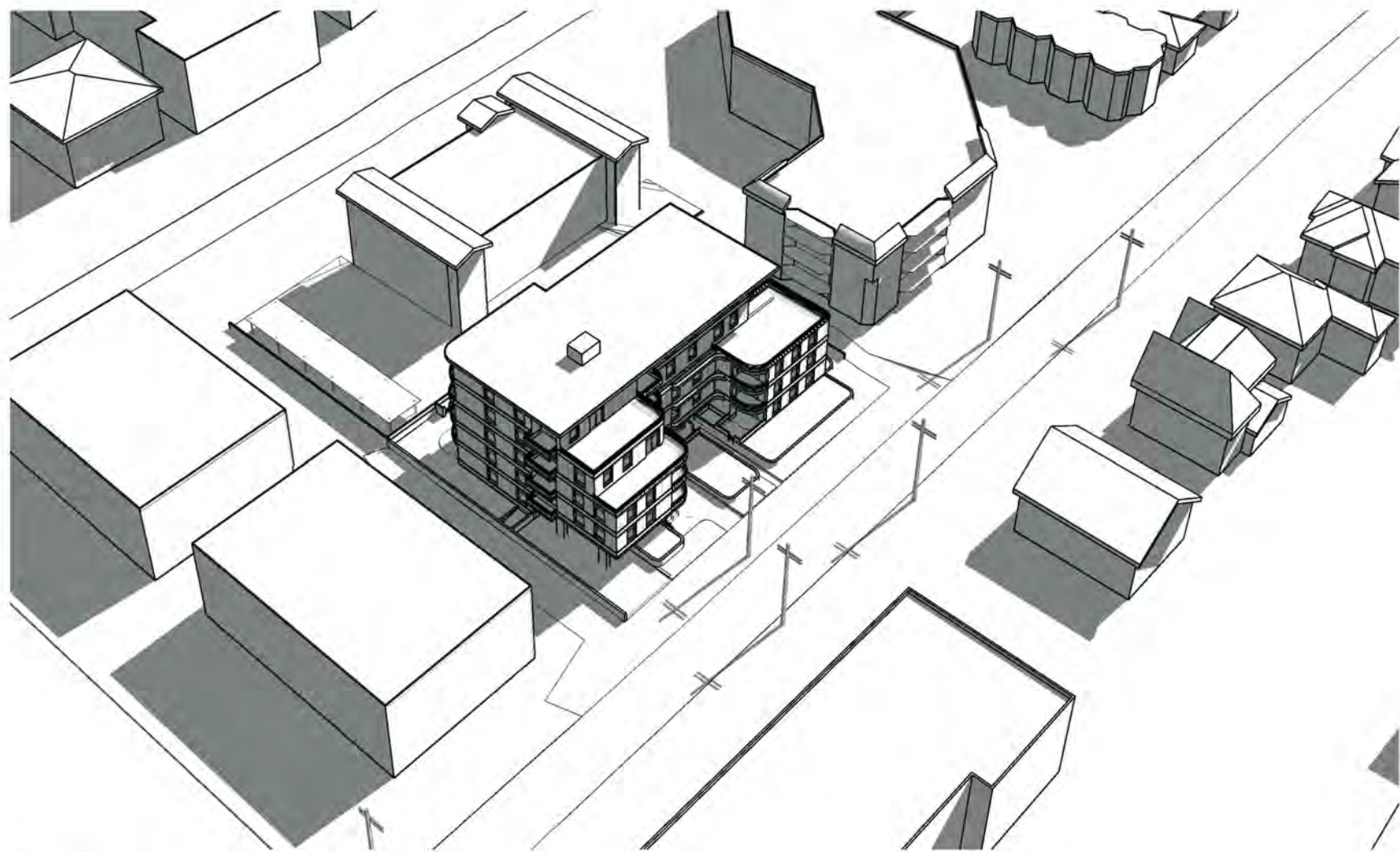
Issued for Rezoning and DP Permit		
NO.	DESCRIPTION	DATE



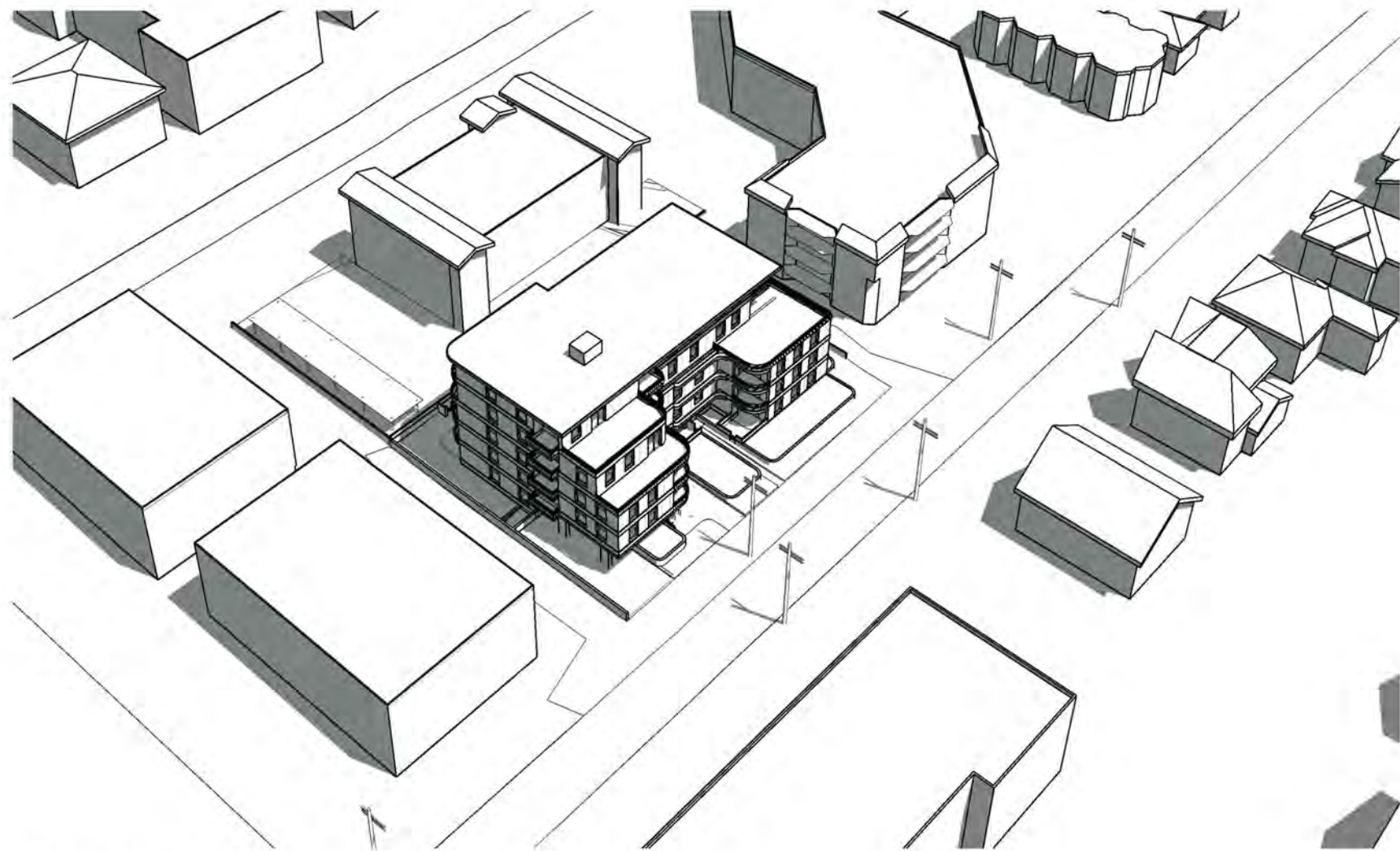
CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

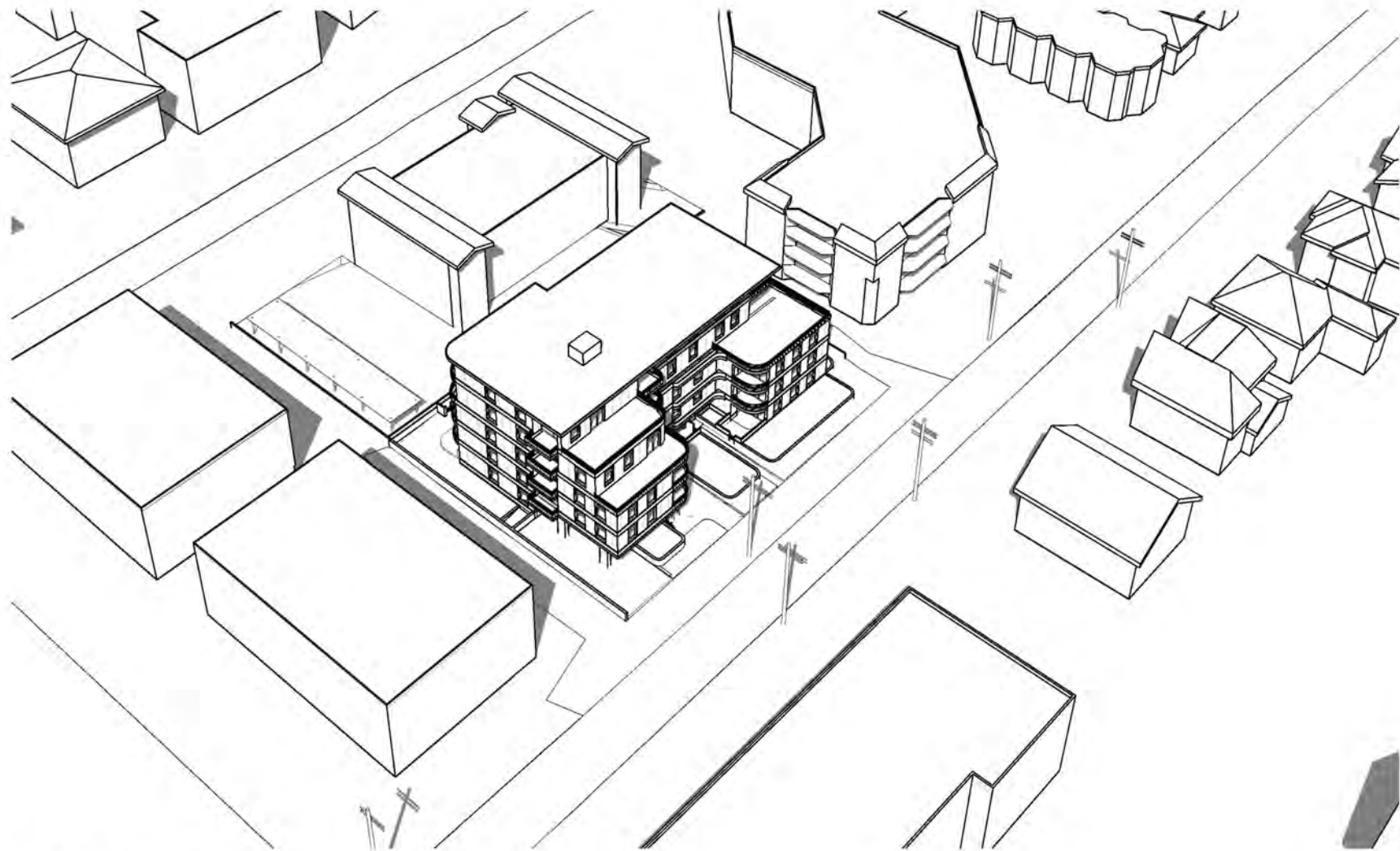
Project		Burdett Apartments	
		Empresa Properties	
		1120 - 1128 Burdett Avenue	
		Victoria, BC	
Sheet Name		BUILDING SECTIONS	
Date		May 15, 2020	
Scale	1 : 100	Project #	1922
Revision			
Sheet #		A401	



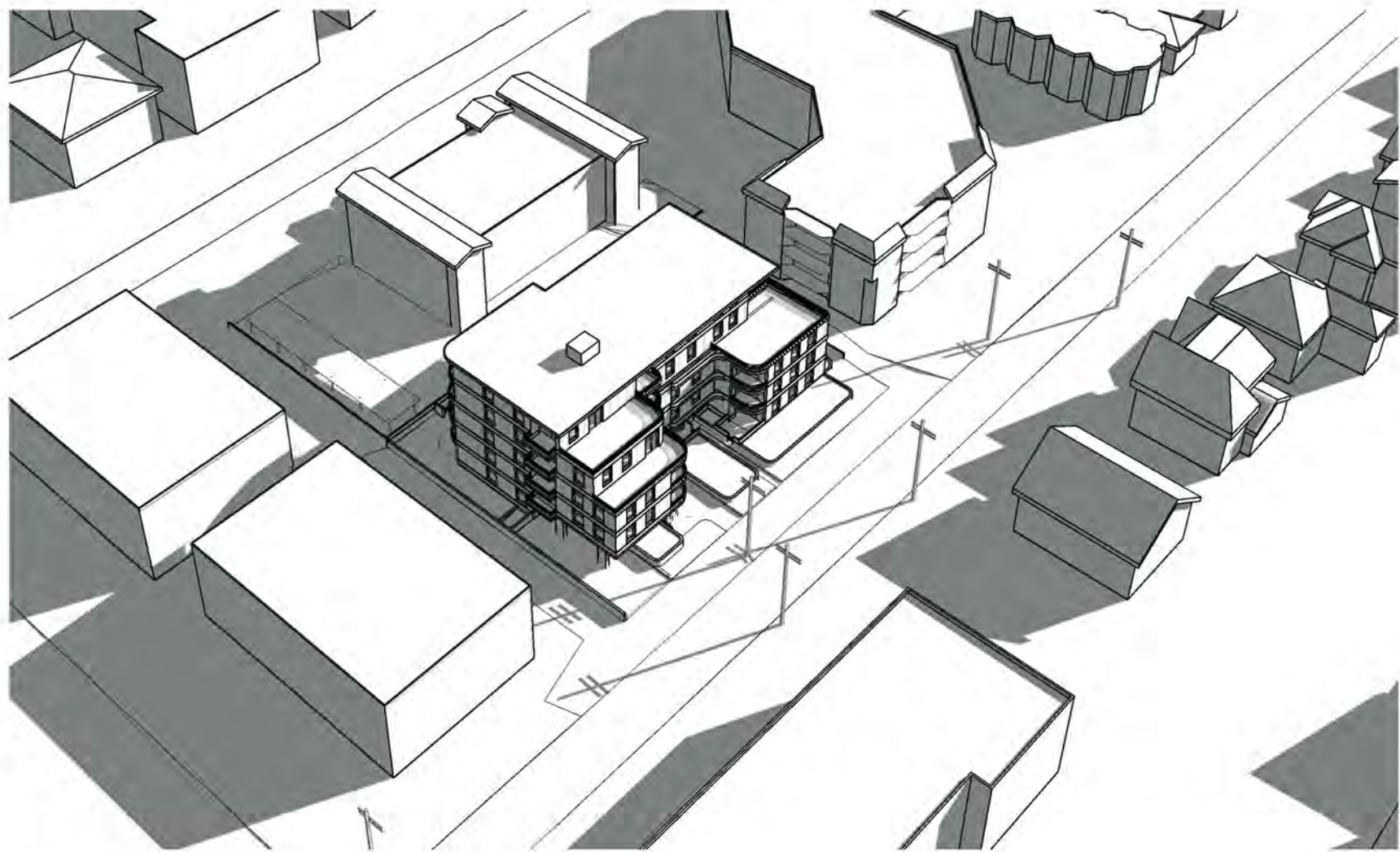
9 am Summer Solstice



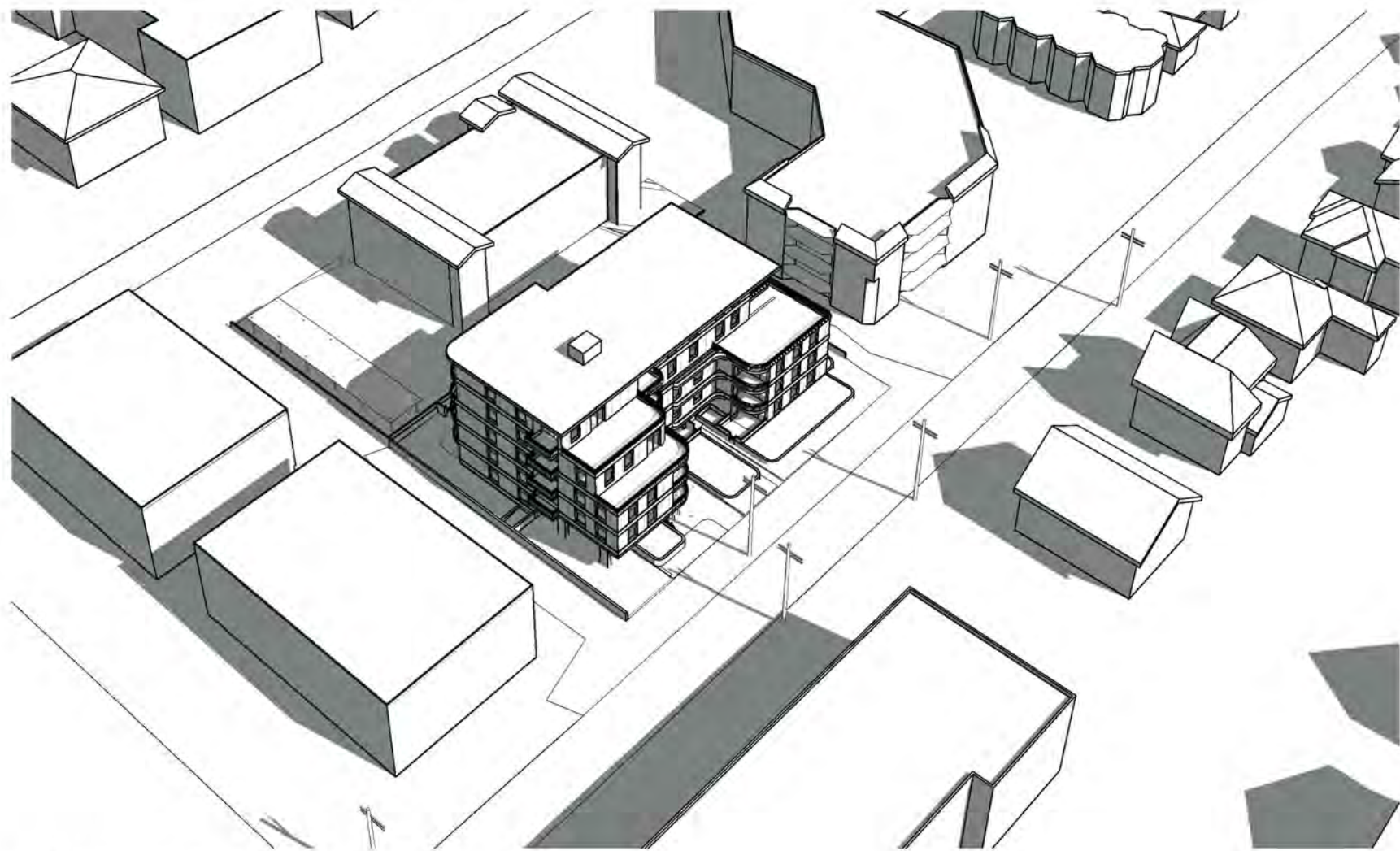
Noon Summer Solstice



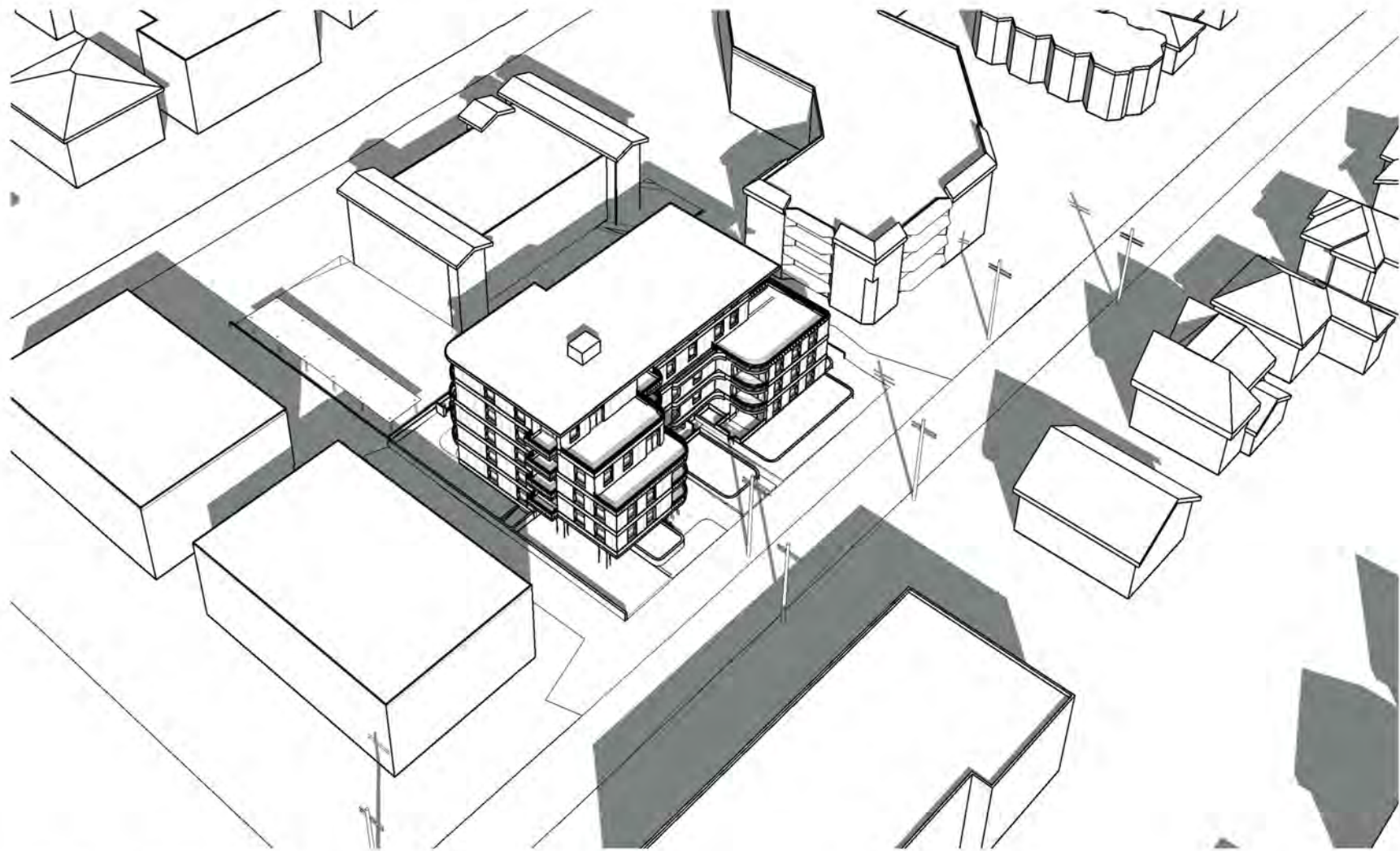
3 pm Summer Solstice



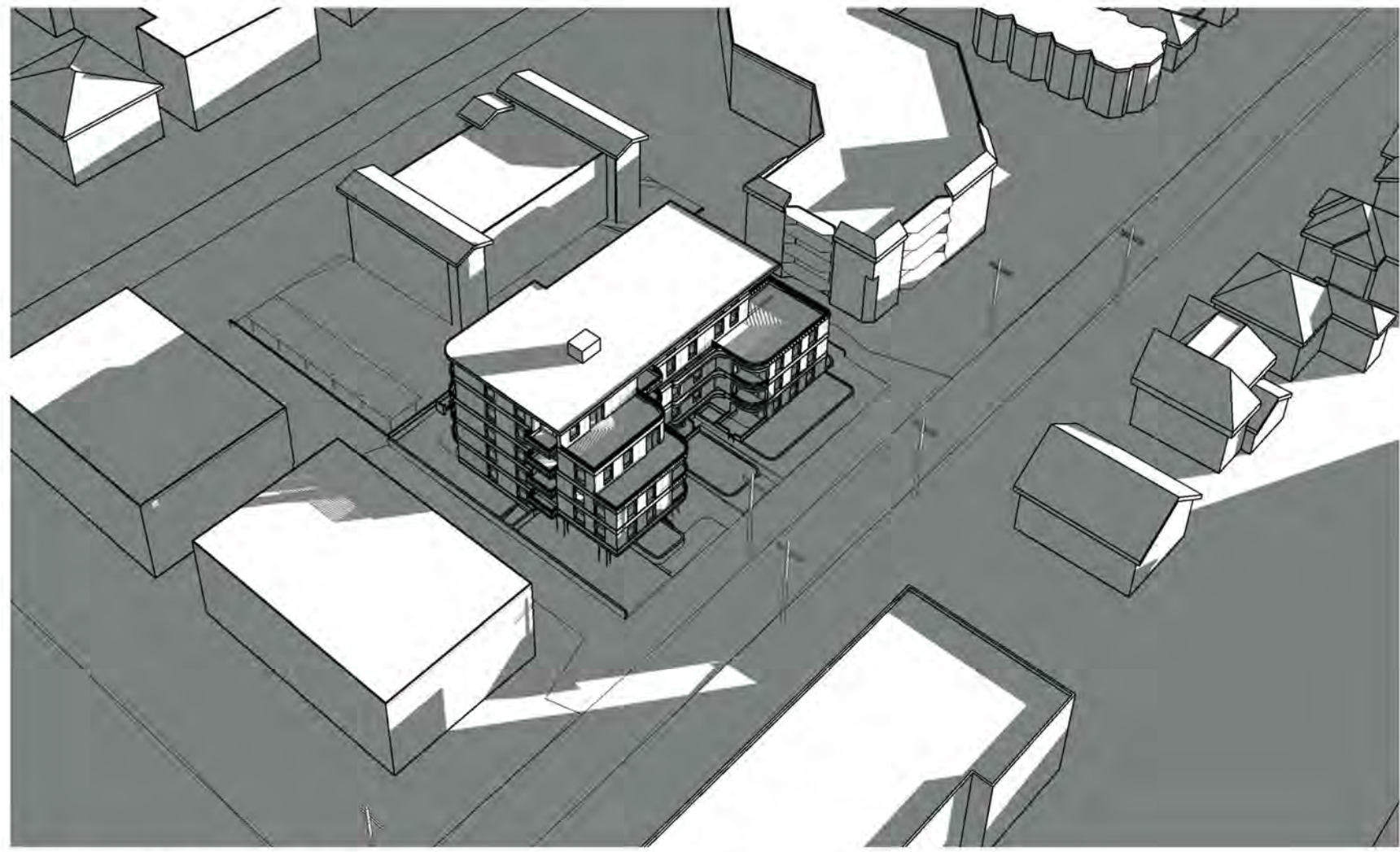
9 am Equinox



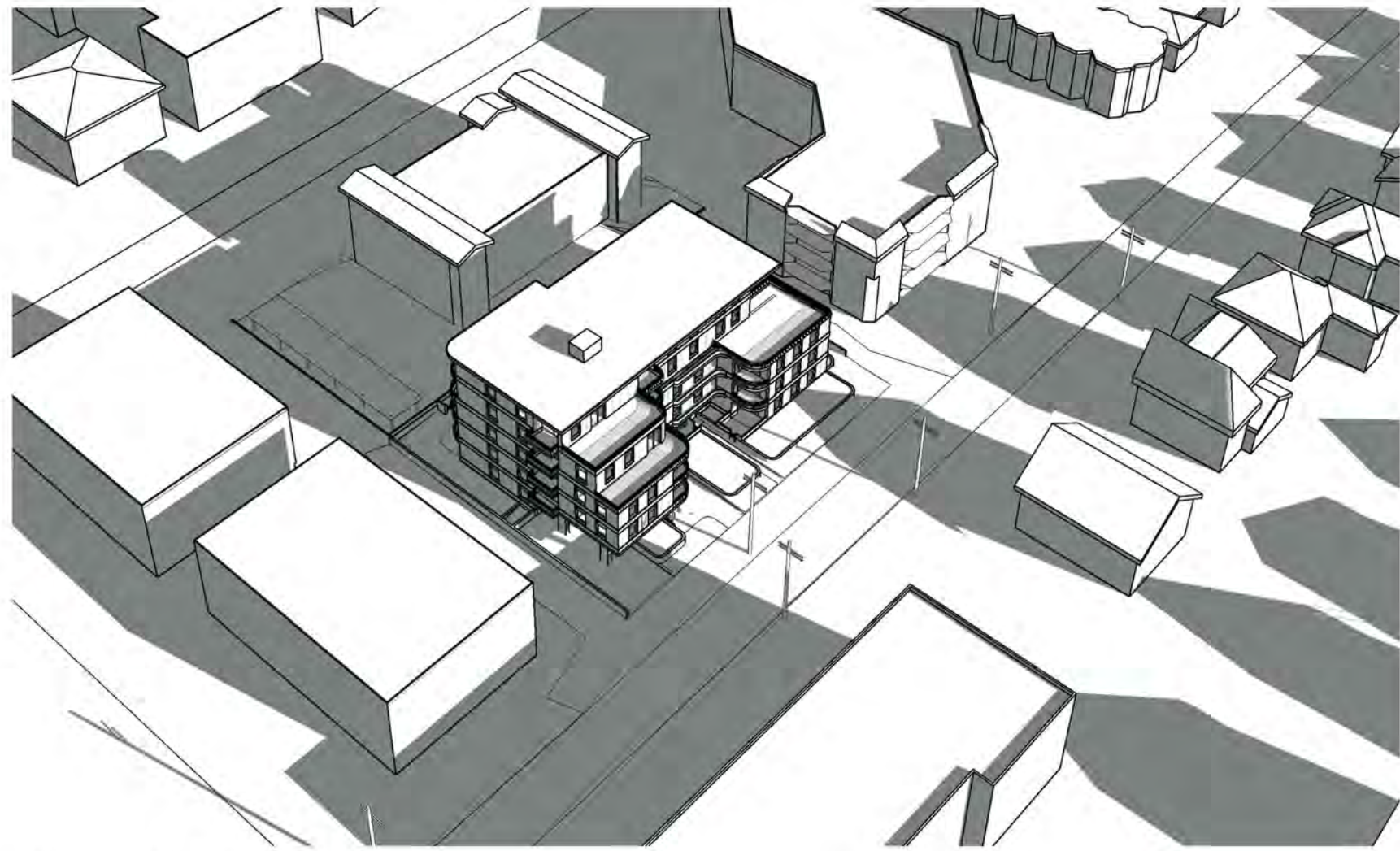
Noon Equinox



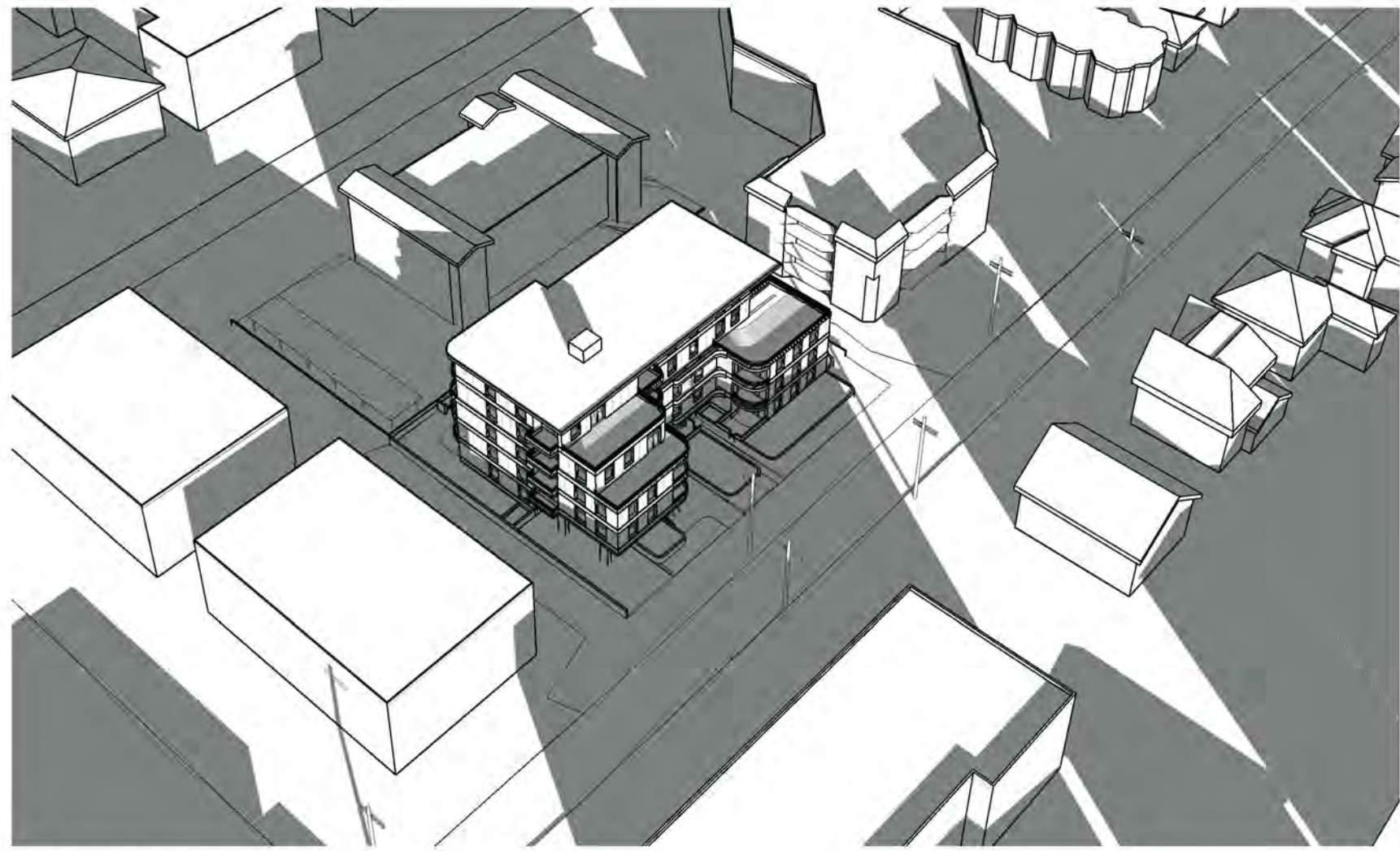
3 pm Equinox



9 am Winter Solstice

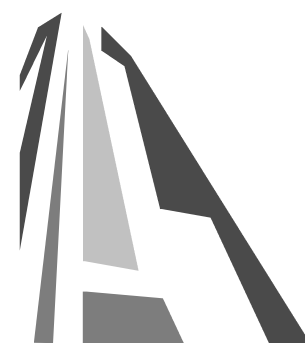


Noon Winter Solstice



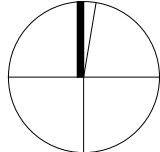
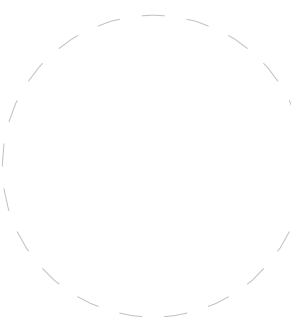
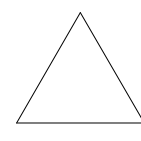
3 pm Winter Solstice

Issued for Rezoning and DP Permit		
NO.	DESCRIPTION	DATE
		Mar. 27, 2020



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Burdett Apartments	
		Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC	
Sheet Name		SHADOW STUDIES	
Date		May 15, 2020	
Scale	Project #	1922	
		Revision	
		Sheet #	A900



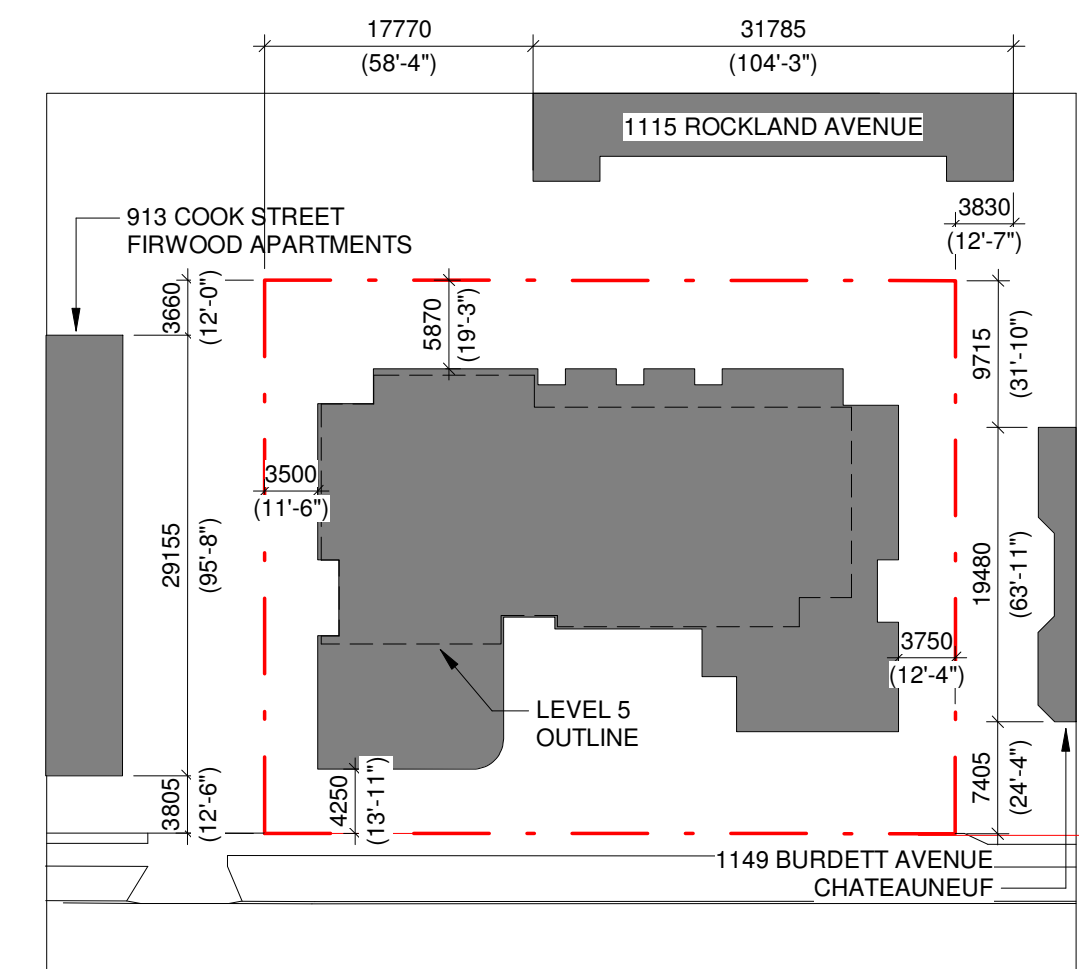
1 West Elevation - Window Overlay
SCALE = 1 : 100



2 East Elevation - Window Overlay
SCALE = 1 : 100

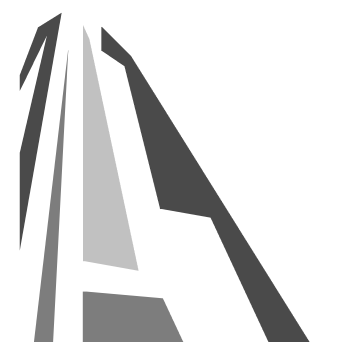


3 North Elevation - Window Overlay
SCALE = 1 : 100



Window Overlay Key Plan
SCALE = 1 : 500

NO.	DESCRIPTION	DATE
	Issued for Rezoning and DP Revision 1	May 15, 2020



CASCADIA ARCHITECTS INC

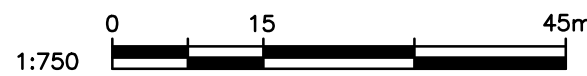
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		
Burdett Apartments		
Empresa Properties 1120 - 1128 Burdett Avenue Victoria, BC		
Sheet Name		
ELEVATIONS - WINDOW OVERLAY		
Date		
May 15, 2020		
Scale	As indicated	Project #
		1922
Revision		
Sheet #		
		A910

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE
		CAPPED END			UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/LS ETC.)			MONUMENT
		MANHOLE			PROPERTY LINE
		CLEANOUT			CENTERLINE AND STATIONING
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			SANITARY SEWER SERVICE CONNECTION AT MAIN
		JUNCTION BOX			ELEVATIONS
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			NEW ASPHALT

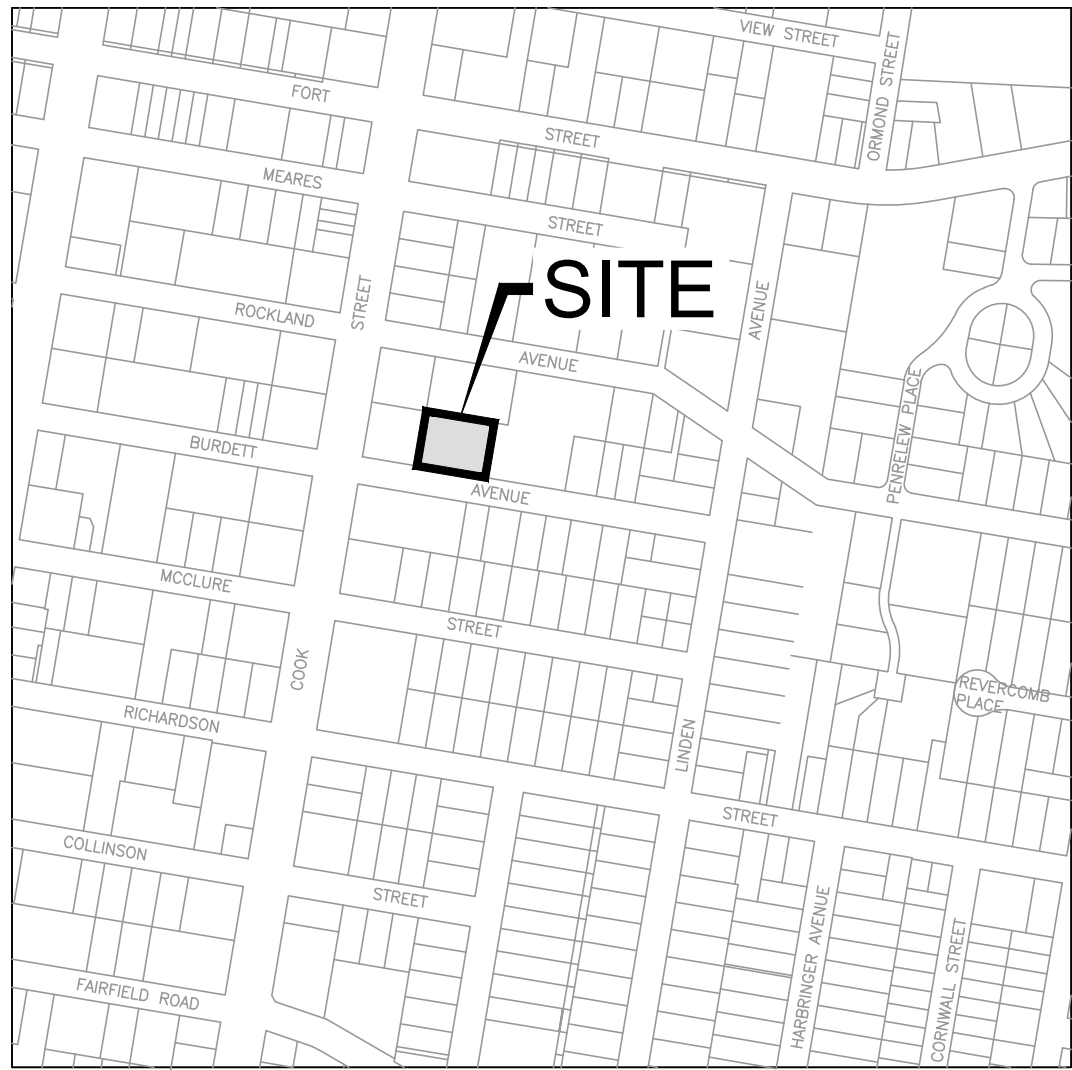


KEY PLAN
1:500



LIST OF DRAWINGS

DWG No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN
C200	SITE SERVICING PLAN
C300	GRADING PLAN



LOCATION PLAN
NTS

ADDRESS: 1120, 1124 AND 1128 BURDETT AVENUE
LEGAL: LOT 11, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
PARCEL B (DD 177944) OF LOT 12,
FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
PARCEL A (DD 81442) OF LOTS 12 & 13,
FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 392
R1-B AND R3-AM-1
ZONING: RESIDENTIAL
LAND USE: 42 UNIT 5 STOREY CONDOMINIUM
PROPOSED: 1673m²
SITE AREA: 763m²
DWELLING FOOTPRINT AREA: 20.3m
MAIN FLOOR ELEVATION: 20.3m

PLAN TO ACCOMPANY REZONING AND DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
- PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. THERE PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO CITY OF VICTORIA INTEGRATED SURVEY MONUMENT 16-102 AT THE CORNER OF VANCOUVER AND JOHNSON. ELEVATION = 23.488m.
- DATA SOURCES:
 - TOPOGRAPHIC SURVEY COMPLETED BY BRAD CUNNIN LAND SURVEYING, APRIL 21 2014.
 - DIGITAL ASBUILTS PROVIDED BY CoV.

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV STANDARDS AND MMCD.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG BURDETT AVENUE DURING CONSTRUCTION.
- ROAD RESTORATION FOR BURDETT AVENUE TO CoV SUPPLEMENTAL DWG. No. SD G5b.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON ARCHITECTURAL DRAWINGS.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.

STORM DRAIN AND SANITARY SEWER NOTES:

- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 150# PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
- SANITARY SEWER CONNECTION TO BE 200# PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
- STORM DRAIN CATCH BASIN TO BE AS PER CoV STD. DWG. No. S11a SS.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
- CoV LAMP STANDARDS TO BE REPLACED AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX. TO BE COORDINATED WITH CoV FORCES.
- CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2020.03.11	INFORMATION
2	2020.03.23	APPROVAL
3	2020.05.14	DEVELOPMENT PERMIT

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

BURDETT APARTMENTS
1120 AND 1128 BURDETT AVENUE

CITY OF VICTORIA

EMPRESA PROPERTIES

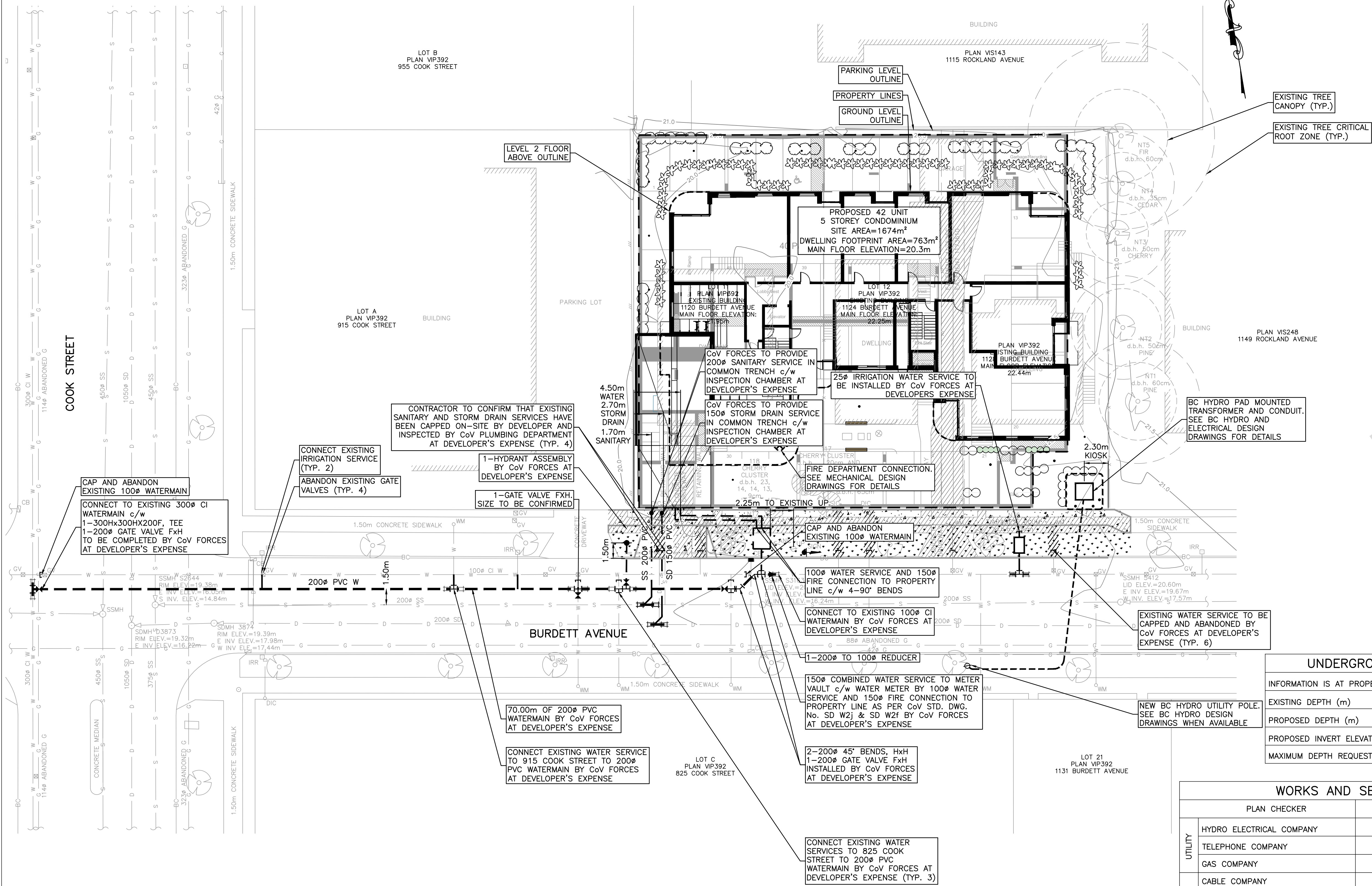
HEROLD
ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

GENERAL NOTES,
LOCATION PLAN,
LEGEND AND KEY PLAN

DESIGNED JR	ENGINEER'S SEAL
DESIGN REVIEW ----	
DRAFTED SAC	
DRAFTING REVIEW	
PROJECT No. 3836-005	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C100	REVISION 1 OF 3 3

File: \\Projects\3836-005 1120 Burdett Avenue\04c Drawings\3836-005 Civil\dwg Plot Time: May. 15. 20 1:41 PM User: Sarah Compden



NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
3. FOR SHALLOW UTILITIES DESIGN, SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
4. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO CITY OF VICTORIA INTEGRATED SURVEY MONUMENT AT THE CORNER OF COOK STREET AND BURDETT AVENUE ELEVATION = 20.08m
5. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
6. BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWING 5XXX-XXX-XXXXX FOR DETAILS.

ISSUES		
No.	DATE	ISSUED FOR
1	2020.03.11	INFORMATION
2	2020.03.23	APPROVAL
3	2020.05.14	DEVELOPMENT PERMIT

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

BURDETT APARTMENTS
1120 AND 1128 BURDETT AVENUE

CITY OF VICTORIA

EMPRESA PROPERTIES

**HEROLD
ENGINEERING**
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

SITE SERVICING PLAN

DESIGNED JR	ENGINEER'S SEAL
DESIGN REVIEW ----	
DRAFTED SAC	
DRAFTING REVIEW	
PROJECT No. 3836-005	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C200	REVISION 2 OF 3 3

UNDERGROUND SERVICE INFORMATION

INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
EXISTING DEPTH (m)	UNKNOWN	UNKNOWN
PROPOSED DEPTH (m)	2.30m	3.69m
PROPOSED INVERT ELEVATION (m)	18.70m	16.33m
MAXIMUM DEPTH REQUESTED	☒ YES	☒ NO

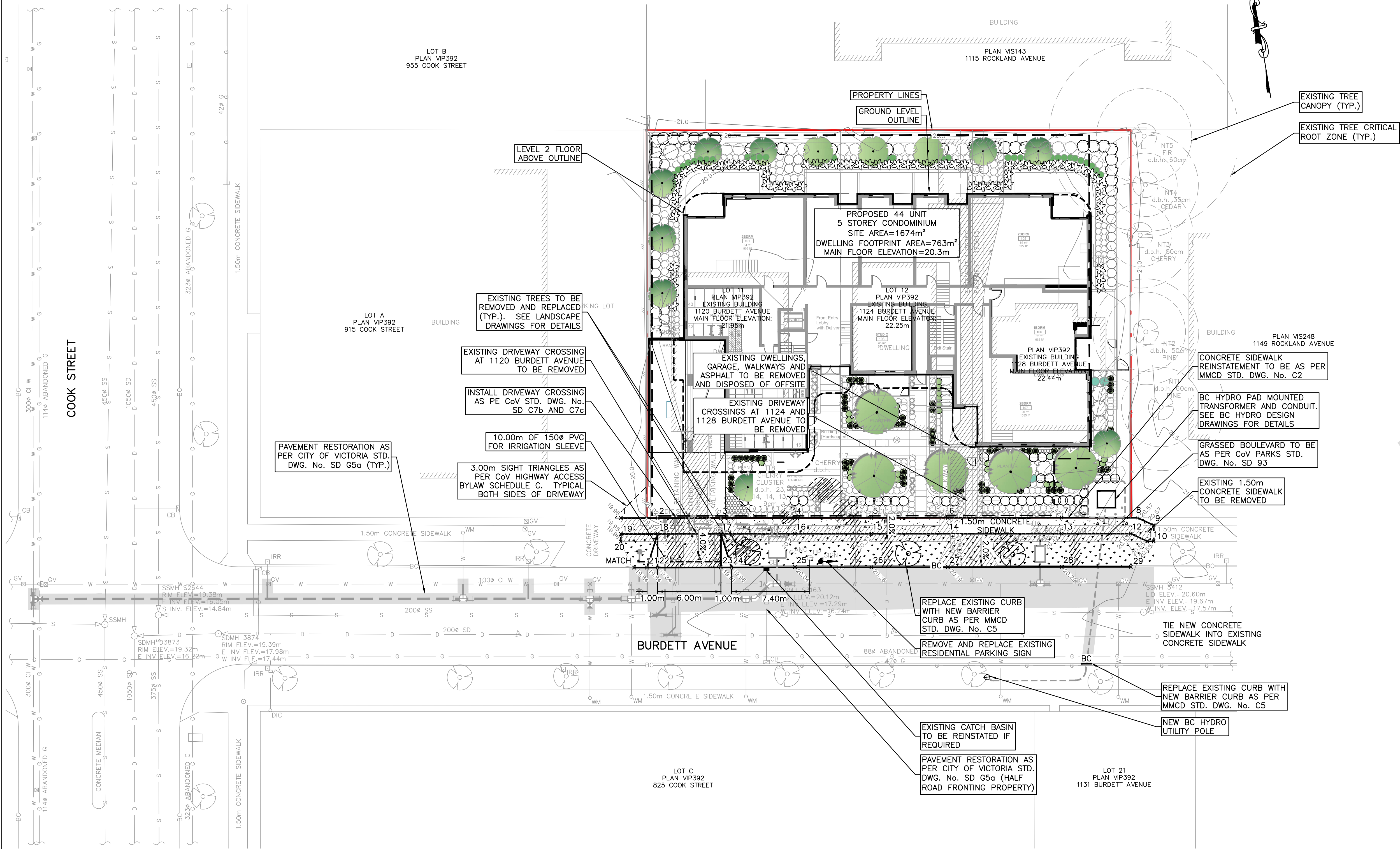
WORKS AND SERVICES CHECKLIST

	PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
		NAME	NAME	
UTILITY	HYDRO ELECTRICAL COMPANY			
	TELEPHONE COMPANY			
	GAS COMPANY			
MUNICIPAL	CABLE COMPANY			
	UNDERGROUND SERVICES			
	TRAFFIC HIGHWAYS			

1:200 0 4 12

SITE SERVICING PLAN
1:200

File: \\Projects\3836-005 1120 Burdett Avenue\04c Drawings\3836-005 Civil\dwg Plot Time: May. 15, 20 1:41 PM User: Sarah Compden



GRADING PLAN
1:200



ISSUES		
No.	DATE	ISSUED FOR
1	2020.03.11	INFORMATION
2	2020.03.23	APPROVAL
3	2020.05.14	DEVELOPMENT PERMIT

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

BURDETT APARTMENTS
1120 AND 1128 BURDETT AVENUE

CITY OF VICTORIA

EMPRESA PROPERTIES

HEROLD ENGINEERING
1051 Vancouver St. Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

GRADING PLAN

DESIGNED JR	ENGINEER'S SEAL
DESIGN REVIEW ----	
DRAFTED SAC	
DRAFTING REVIEW	
PROJECT No. 3836-005	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C300	REVISION 3 OF 3 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

1120 Burdett Ave | Landscape Concept Plan



Recommended Nursery Stock

Trees

Size	Common Name	Botanical Name
20	Vine Maple	Acer circinatum
6cm cal.	Coral Bark Japanese Maple	Acer palmatum 'Sango Kaku'
6cm cal.	Boulevard Tree	TBD
6cm cal.	Small Replacement Tree	TBD
6cm cal.	Medium Replacement Tree	TBD

Large Shrubs

Size	Common Name	Botanical Name
#7 pot	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'
#7 pot	Anah Kruschke Rhododendron	Rhododendron 'Anah Kruschke'
#7 pot	Spring Bouquet Viburnum	Viburnum tinus 'Spring Bouquet'

Medium Shrubs

Size	Common Name	Botanical Name
#3 pot	Green Mountain Boxwood	Buxus 'Green Mountain'
#3 pot	Lanarth White Hydrangea	Hydrangea macrophylla 'Lanarth White'

Small Shrubs

Size	Common Name	Botanical Name
#1 pot	Herbert Evergreen Azalea	Azalea japonica 'Herbert'
#1 pot	Kelsey Dogwood	Cornus stolonifera 'Kelsey' (N)
#1 pot	Salal	Gaultheria shallon (N)
#1 pot	English Lavender	Lavandula officinalis
#1 pot	Creeping Mahonia	Mahonia repens (N)
#1 pot	Fire Power Heavenly Bamboo	Nandina domestica 'Fire Power'
#1 pot	Prelude Pieris	Pieris japonica 'Prelude'
#1 pot	Dwarf Arctic Blue Leaf Willow	Salix purpurea 'Nana'
#1 pot	Dwarf Sweet Box	Sarcococca hookeriana var. humilis
#1 pot	Sweet Box	Sarcococca ruscifolia

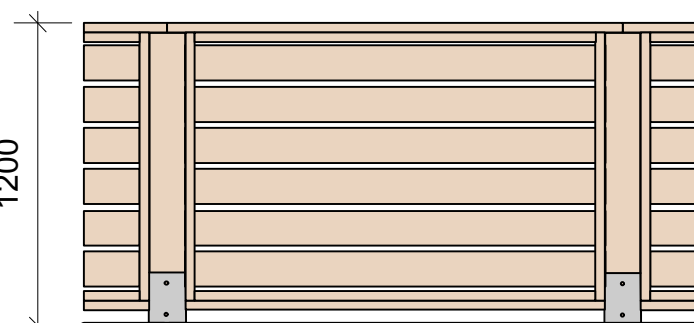
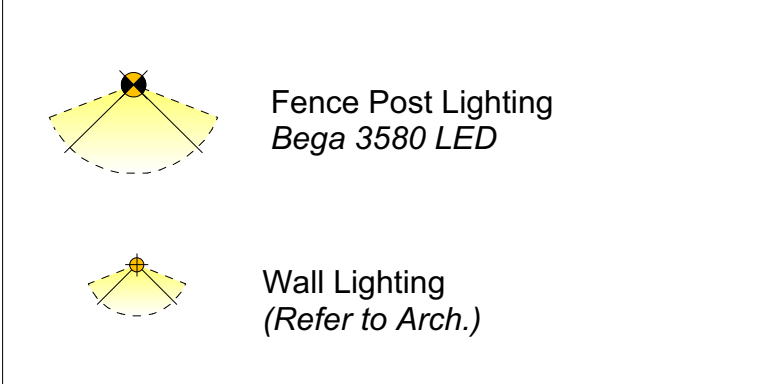
Perennials, Annuals and Ferns

Size	Common Name	Botanical Name
#1 pot	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
#1 Pot	Variegated Sedge	Carex 'Ice Dance'
#1 pot	Blue Oat Grass	Helictotrichon sempervirens
#1 pot	Russian Sage	Perovskia atriplicifolia
#1 pot	Sword Fern	Polystichum munitum

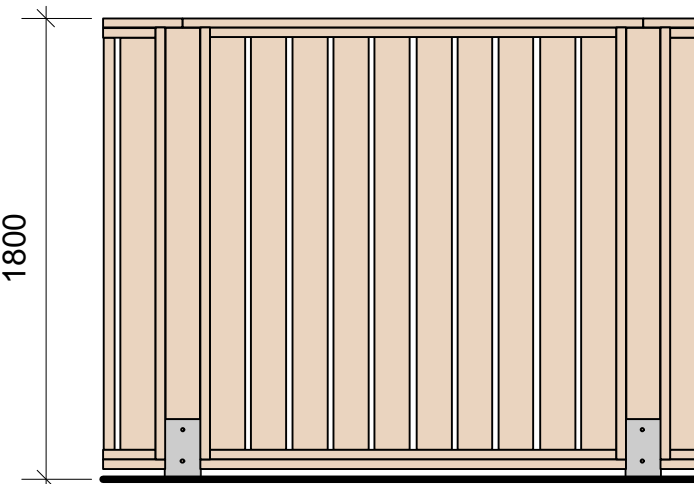
Groundcovers

Size	Common Name	Botanical Name
#1 pot	Coastal Strawberry	Fragaria chiloensis

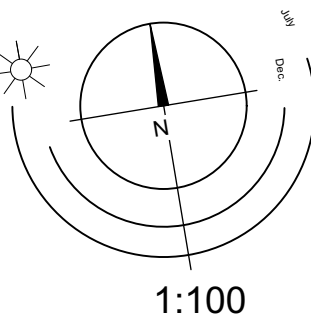
LIGHTING LEGEND



1 1.2m (4ft) High Cedar Screen Fence Scale: 1:30



2 1.8m (6ft) High Cedar Perimeter Fence Scale: 1:30





Existing Trees Legend:

Retained Tree

Crown Spread

Tree Tag #. See Tree Inventory for assessment.

Critical Root Zone

Removed Tree

Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

Inventory of Existing Trees

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (approximate in metres)	CRZ (radius in metres)	Relative Tolerance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
116	Western Red Cedar	<i>Thuja plicata</i>	71	9	~10	P	Fair	Good	Pruned for hydro lines. Possibly shared with municipality. Trunk wound.	Protected	Removal	Underground parkade
117	Sawara Cypress	<i>Chamaecyparis pisifera</i>	29, 21, 9	9	7.0	M	Fair	Fair/poor	Codominant unions with included bark and heavily endweighted stems. Tearout wound at base from previous stem failure.	Protected	Removal	Underground parkade
118	Cherry	<i>Prunus</i> species	23, 14, 14, 13, 9	7	5.0	M	Fair	Fair/poor	Possibly shared with municipality. Codominant unions with included bark at base. One stem topped for hydro clearance.	Protected	Removal	Underground parkade
119	Cherry	<i>Prunus</i> species	10	5	2.0	M	Fair	Fair		No	Removal	Pathway/landscaping
120	Palm	<i>Arecaceae</i> species	11, 11 (+multistem)	2	2.0	M	Good	Good		No	Removal	Underground parkade
121	Apple	<i>Malus</i> species	19	5	2.5	M	Good	Fair	Fruit tree pruned	No	Removal	Underground parkade
NT 01	Austrian Pine	<i>Pinus nigra</i>	~60	11.0	7.0	M	Fair/poor	Fair/poor	Neighbour's. Multiple tops. Small and chlorotic foliage; health stress	Protected	Retain	Minor canopy pruning
NT 02	Austrian Pine	<i>Pinus nigra</i>	~60	10.0	7.0	M	Good	Good	Neighbour's.	Protected	Retain	Canopy pruning, patio
NT 03	Cherry	<i>Prunus</i> species	~50	7.0	6.0	M	Fair/poor	N/A	Neighbour's. Competing for light with cedar #4 and California Lilac. Most of tree obscured	Protected	Retain	Minor canopy pruning for path
NT 04	Zebrina Cedar	<i>Thuja plicata 'Zebrina'</i>	~40	9.0	6.0	P	Good	Good	Neighbour's	Protected	Retain	Minor canopy pruning for path
NT 05	Douglas-fir	<i>Pseudotsuga menziesii</i>	~70	11.0	~10	P	Fair	Good	Neighbour's. Lower branch stubs. Somewhat sparse branching in upper canopy	Protected	Retain *	Underground parkade 5m from trunk
NT 06	Purple Leaf Plum	<i>Prunus cerasifera</i>	44.0	9.0	5.5	M	Fair	Fair	Municipal ID: 16082. Small <i>Ganoderma</i> fruiting bodies on east side at base and 1m above ground on north side of trunk.	Protected	Removal	Parkade excavation, irrigation
NT 07	Paper Birch	<i>Betula papyrifera</i>	41.0	12.0	6.0	P	fair	Fair	Municipal ID: 16080. Pruned for overhead hydro with large removal wound. Decayed pruning wounds. Codominant structure above 2m.	Protected	Removal	Driveway flare ~1.5m west, parkade excavation
NT 08	Cherry	<i>Prunus</i> species	~14	4.0	2.0	M	Fair	Fair	Beside fence, blackberries around base	No	Removal	Underground parkade

Prepared by:
Talbot Mackenzie & Associates
ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtrehelp@gmail.com

