



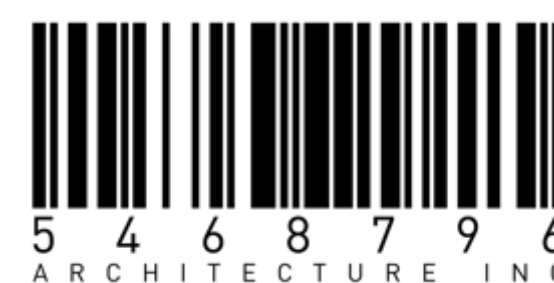
# 822 CATHERINE STREET + 304 LANGFORD STREET

VICTORIA, BC

02.06.2022 ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVIEW SUMMARY RESPONSE 03

# ARYZE

ARYZE DEVELOPMENT  
1839 Fairfield Road  
Victoria, BC, V8S 1G9  
P: 250.940.3568



5468796 ARCHITECTURE INC.  
266 McDermot Avenue  
Winnipeg, MB, R3B 0S8  
P: 204.480.8421  
E: info@5468796.ca

	<p><b>Final Approved Plans</b></p> <p><b>Adopted Date: August 4, 2022</b></p>
	<p><b>Revisions</b></p> <p><b>Received Date: June 9, 2022</b></p>



ARCHITECTURAL



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Colin Neufeld | Principal Architect  
E: colin@5468796.ca

Pablo Batista | Architect  
E: pablo@5468796.ca

- AG.0 GENERAL NOTES  
AG.1 RENDERINGS  
AG.2 SHADOW STUDIES  
AG.3 SITE SURVEY  
AG.4 CONTEXT SITE PLAN  
AG.5 CONTEXT BUILDING ELEVATIONS  
AG.6 WINDOW SCHEDULE

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A0.2 PROPOSED SITE / ROOF PLAN  
A0.3 AVERAGE GRADE CALCULATION

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A1.2 LEVEL 01 PLAN  
A1.3 LEVEL 02 PLAN  
A1.4 LEVEL 03 PLAN  
A1.5 LEVEL 3.5 PLAN

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A2.2 BUILDING ELEVATION  
A2.3 BUILDING ELEVATION  
A2.4 BUILDING ELEVATION  
A2.5 BUILDING ELEVATION  
A2.6 BUILDING ELEVATION

- A3.1 BUILDING SECTION  
A3.2 BUILDING SECTION

DEVELOPER

**ARYZE**

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CONCEPTUAL SERVICING

LANDSCAPE



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- L0 TREE REMOVAL & PROTECTION PLAN  
L1 LANDSCAPE SITE PLAN  
L2 TREE PLANTING PLAN  
L3 PLANTING PLAN

ELECTRICAL



e2 ENGINEERING  
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PETER XU  
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- E1.00 PRELIMINARY EXTERIOR  
LIGHTING PROPOSAL

SYMBOL LEGEND:

WALL TYPE  
WINDOW TYPE  
DOOR NUMBERS  
EXISTING DOOR

NEW DOOR  
FINISH TYPE  
FLOOR TYPE

ROOF TYPE

NOTES  
GRIDLINE MARKER

BUILDING SECTIONS:  
DRAWING NUMBER  
SHEET NUMBER  
DIRECTION TO WHICH  
SECTION IS LOOKING

SECTIONS:  
DRAWING NUMBER  
SHEET NUMBER  
DIRECTION TO WHICH  
SECTION IS LOOKING

DETAILS:  
DRAWING NUMBER  
SHEET NUMBER

ROOM LABELS:  
ROOM LABEL  
ROOM NUMBER

INTERIOR ELEVATIONS:  
DRAWING NUMBER  
SHEET NUMBER

FLOOR CONSTRUCTION ELEVATIONS:  
ELEVATION  
LOCATION

TITLES:  
NORTH ARROW  
DRAWING NUMBER  
DRAWING TITLE  
DRAWING SCALE  
SHEET NUMBER

ABBREVIATIONS:

&  
ABV  
AFF  
ALUM  
ANOD  
B  
ARCH  
AT  
AVB

BUILDING  
BLOCKING  
BRG  
BS  
B TO B

CB  
CF  
CG  
CJ  
CL  
CLG  
CLR  
COL  
CONC  
CONN  
CONT  
CORR  
CT  
C/W

Ø  
DIM  
DN  
DRWG  
DTL

EL  
EW  
EA  
ELEC  
EQ  
EXIST  
EJ  
EXT

FDN  
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FEJ  
FIN  
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FFD  
FF  
FLEX  
FO  
FR  
FRR

G  
GA  
GWB  
GCB  
GC  
GL

HM  
HMI  
HORIZ  
HR  
HSDG  
HSS  
HSTG  
HT  
HVAC

ID  
IF  
INSUL  
INT

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m  
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MAT'L  
MAX  
MDF  
MECH  
MET  
MIN  
MISC  
MN  
MO

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NOM  
NTS

OC  
OD  
OPN'G  
OH  
OPP  
OTA  
OTB  
OV

METRE  
MILLIMETRE  
MOUNT  
MATERIAL  
MAXIMUM  
MEDIUM DENSITY FIBREBOARD  
MECHANICAL  
METAL  
MINIMUM  
MISCELLANEOUS  
MINUTE  
MASONRY OPENING  
NOT IN CONTRACT  
NUMBER  
NOMINAL  
NOT TO SCALE

ON CENTRE  
OUTSIDE DIAMETER  
OPENING  
OVERHEAD  
OPPOSITE  
OPEN TO ABOVE  
OPEN TO BELOW  
OVEN

PLAM  
PLBG  
PR  
PREF  
PS  
PT  
PTF  
PL

R  
RD  
REINF  
REQ'D  
REV  
RO

SH  
SIM  
SPC'D  
SQ  
ST  
STD  
STN  
STRUCT  
SUSP

TEMP  
TG  
TO  
TYP

U/N  
U/S

V  
VERT

W  
W/  
W/D  
WO  
WHC  
WSC

WIDE, WIDTH  
WITH  
WASHER/DRYER  
WOOD  
WOOD HOLLOW CORE  
WOOD SOLID CORE

UNLESS OTHERWISE NOTED  
UNDERSIDE  
VARNISHED FINISH  
VERTICAL

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4 Iss. for Review Summary Response 02 03.11.2021  
3 Iss. for Review Summary Response 01 16.07.2021  
2 Iss. for Rezoning & Dev. Permit 12.05.2021  
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822 CATHERINE STREET  
+ 304 LANGFORD STREET  
VICTORIA, BC  
GENERAL NOTES Project 0646 Sheet AG.0





RENDER 1. SIDEWALK PEDESTRIAN EXPERIENCE



RENDER 2. STREETVIEW - BELLA STREET



RENDER 3. STREETVIEW - LANGFORD STREET AND MARY STREET



RENDER 4. STREETVIEW - CATHERINE STREET

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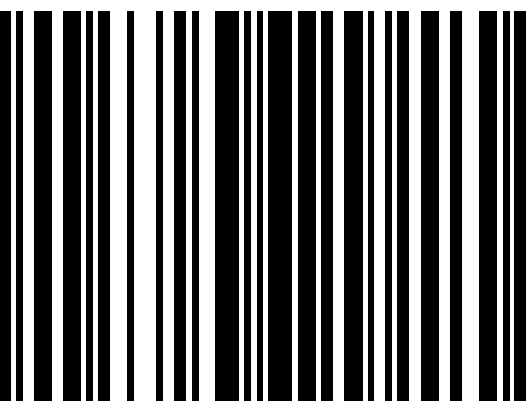
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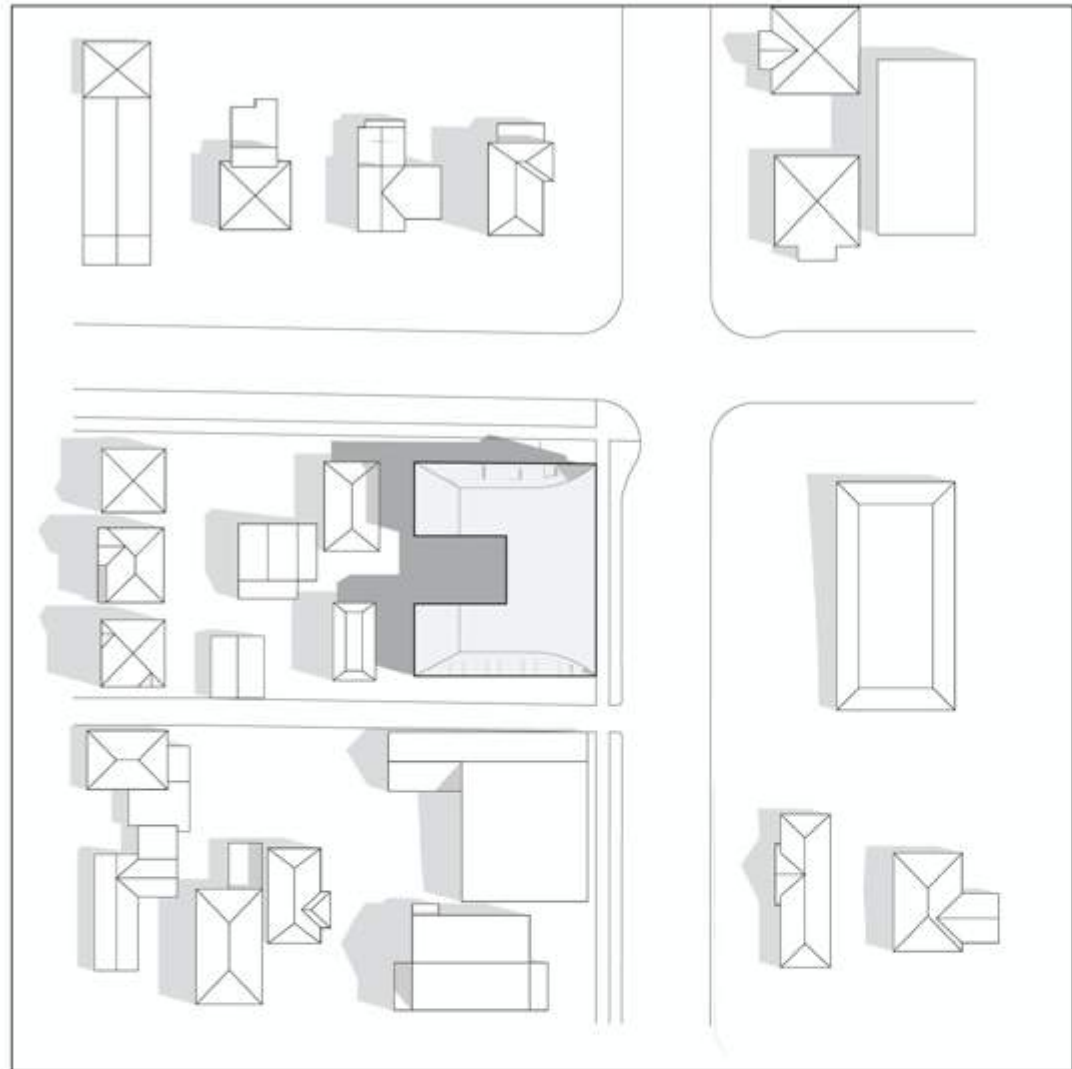
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+ 304 LANGFORD STREET

VICTORIA, BC

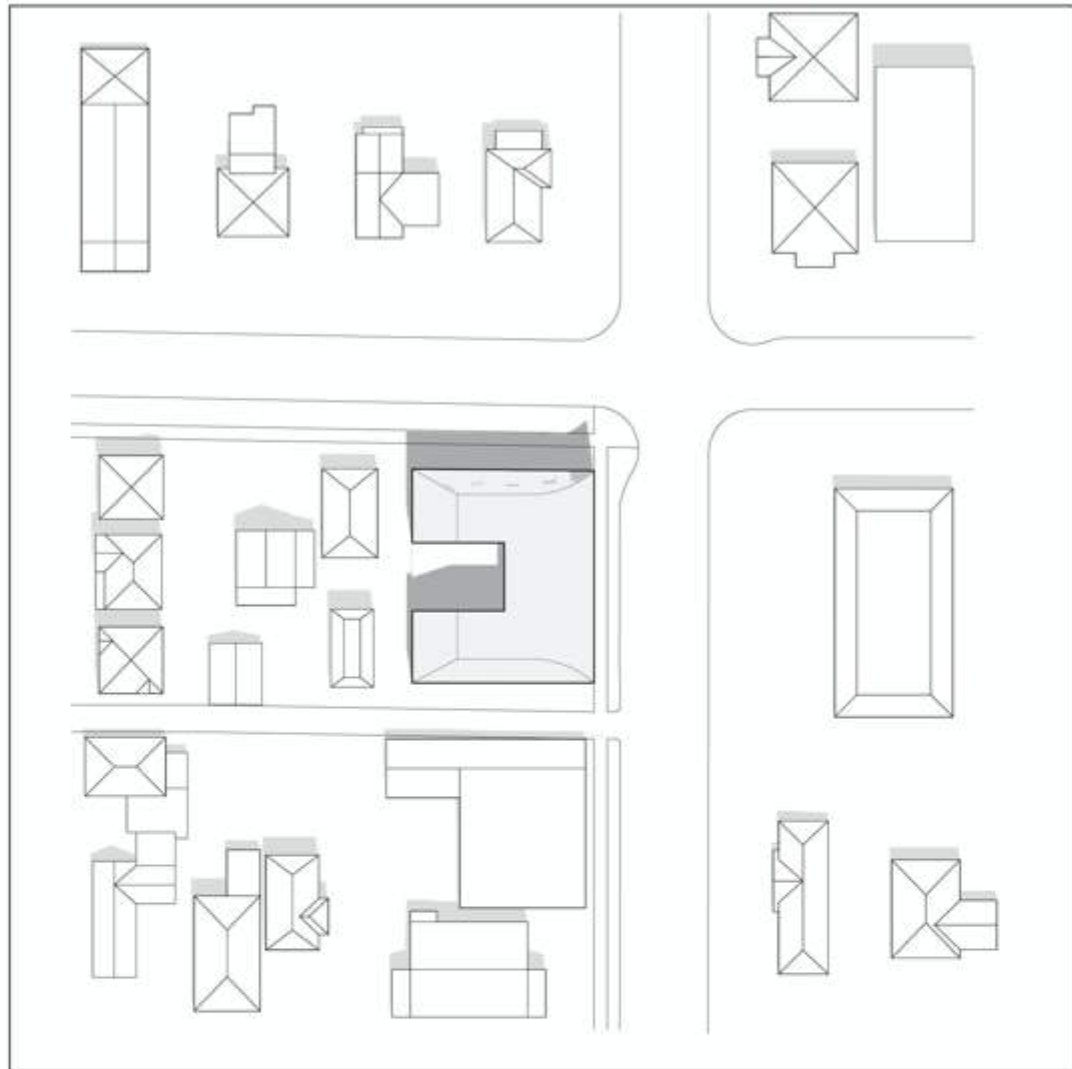
RENDERINGS  
Project  
0646  
Sheet

AG.1

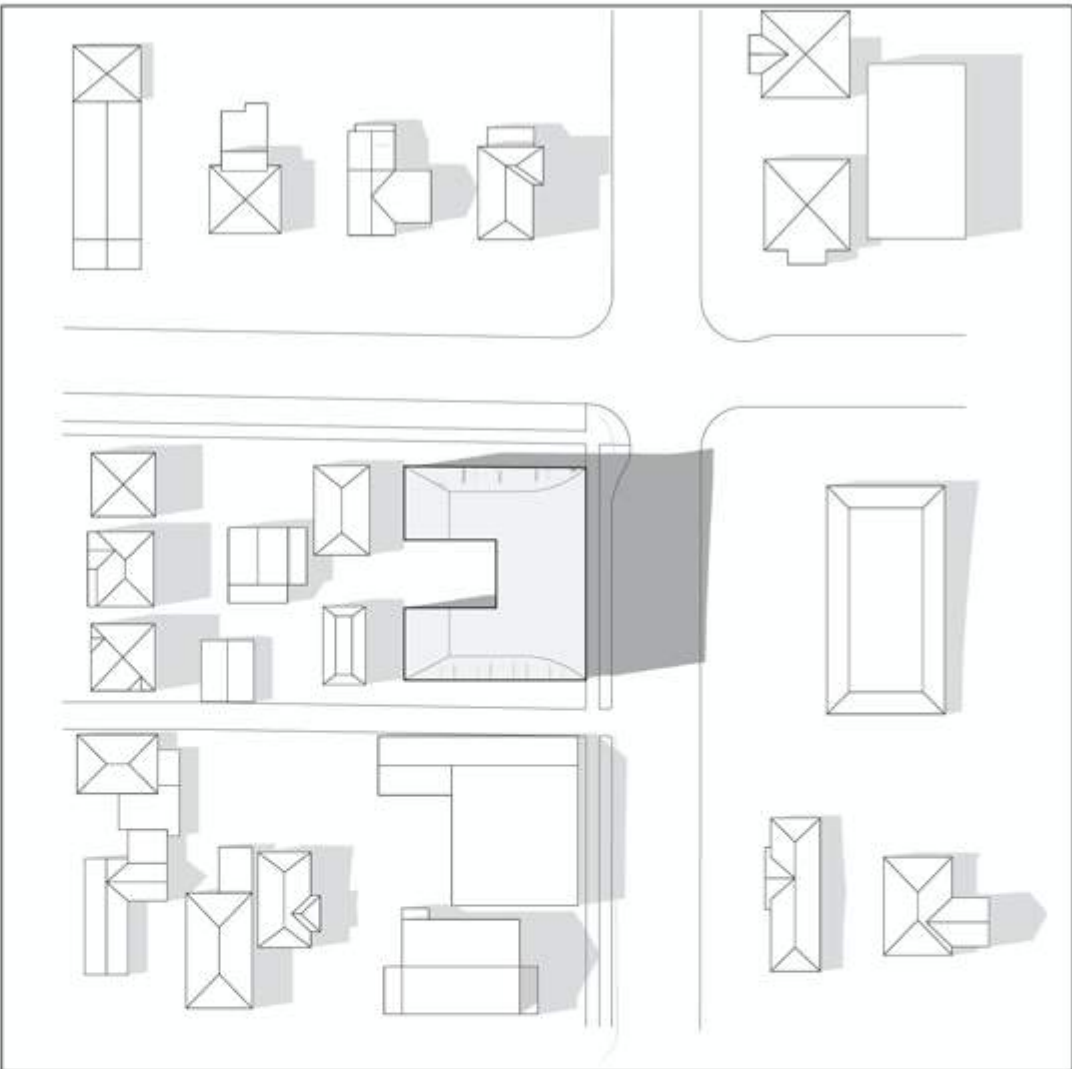




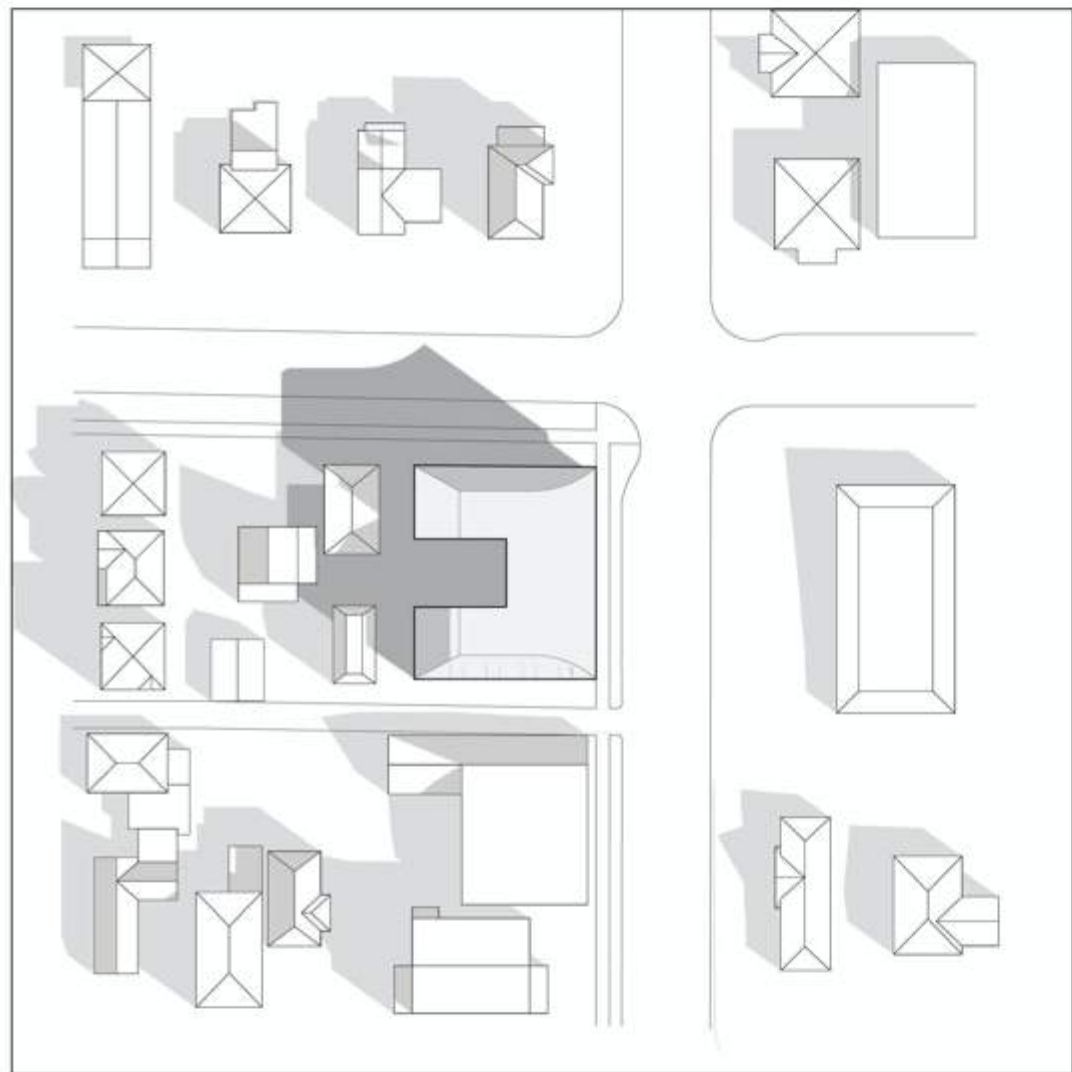
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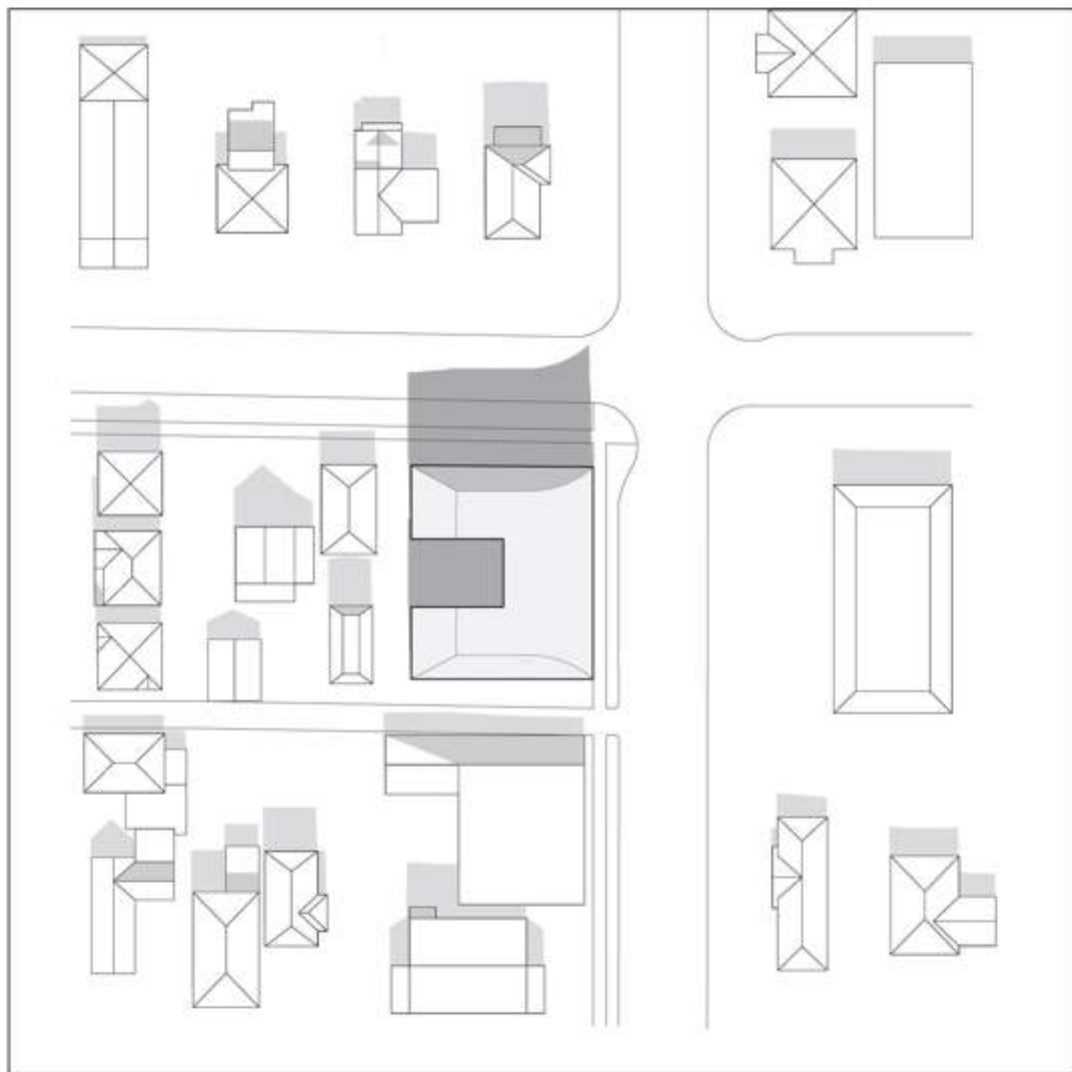
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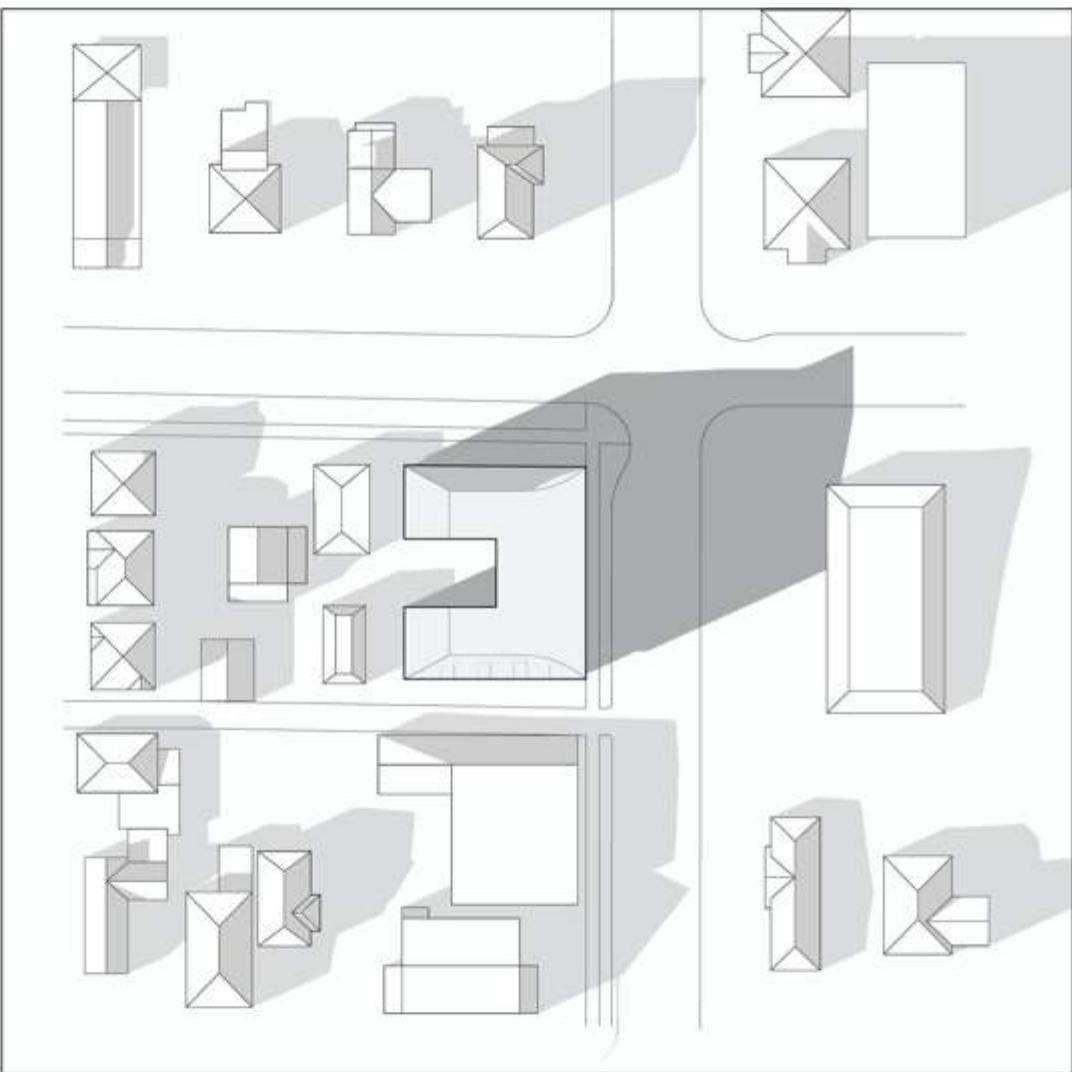
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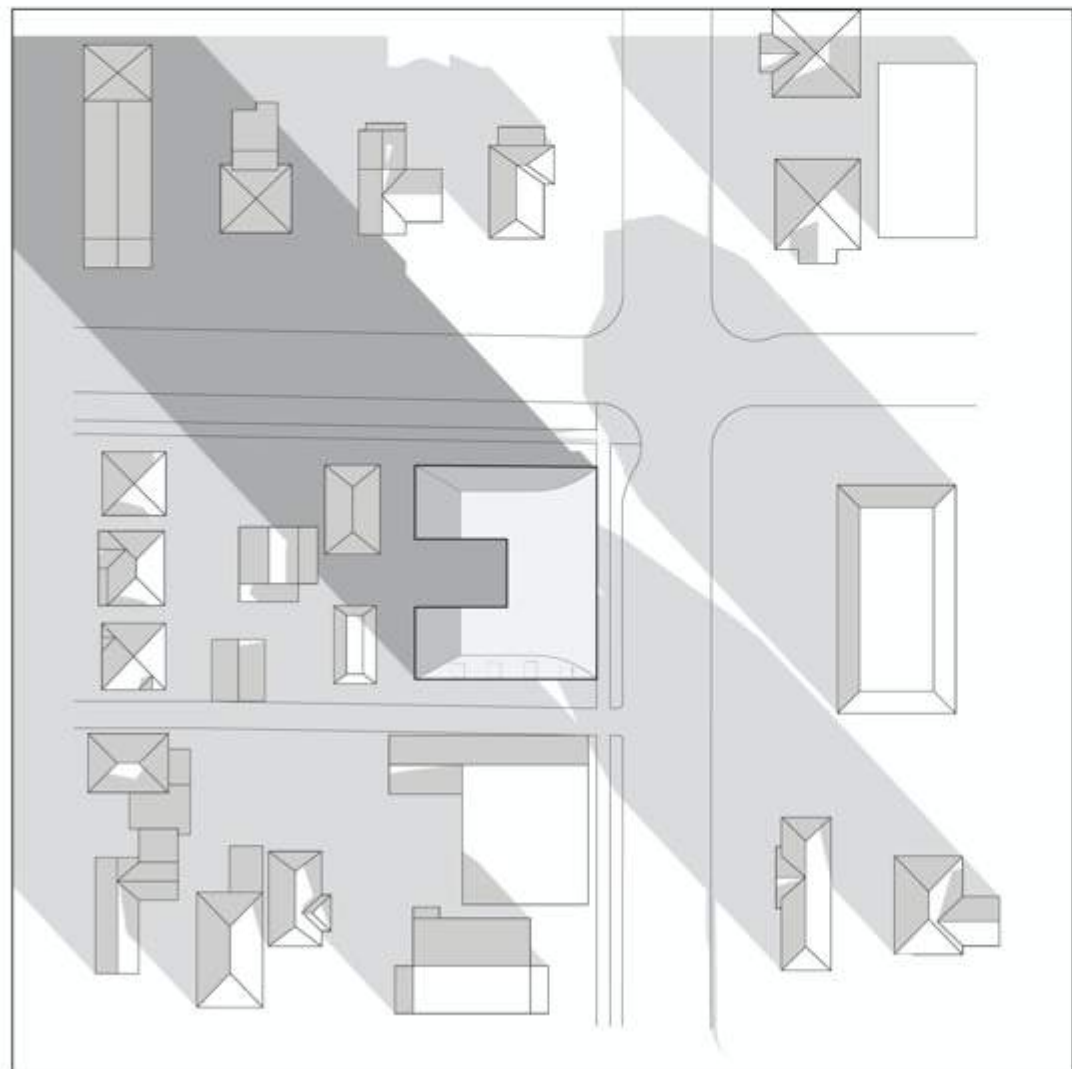
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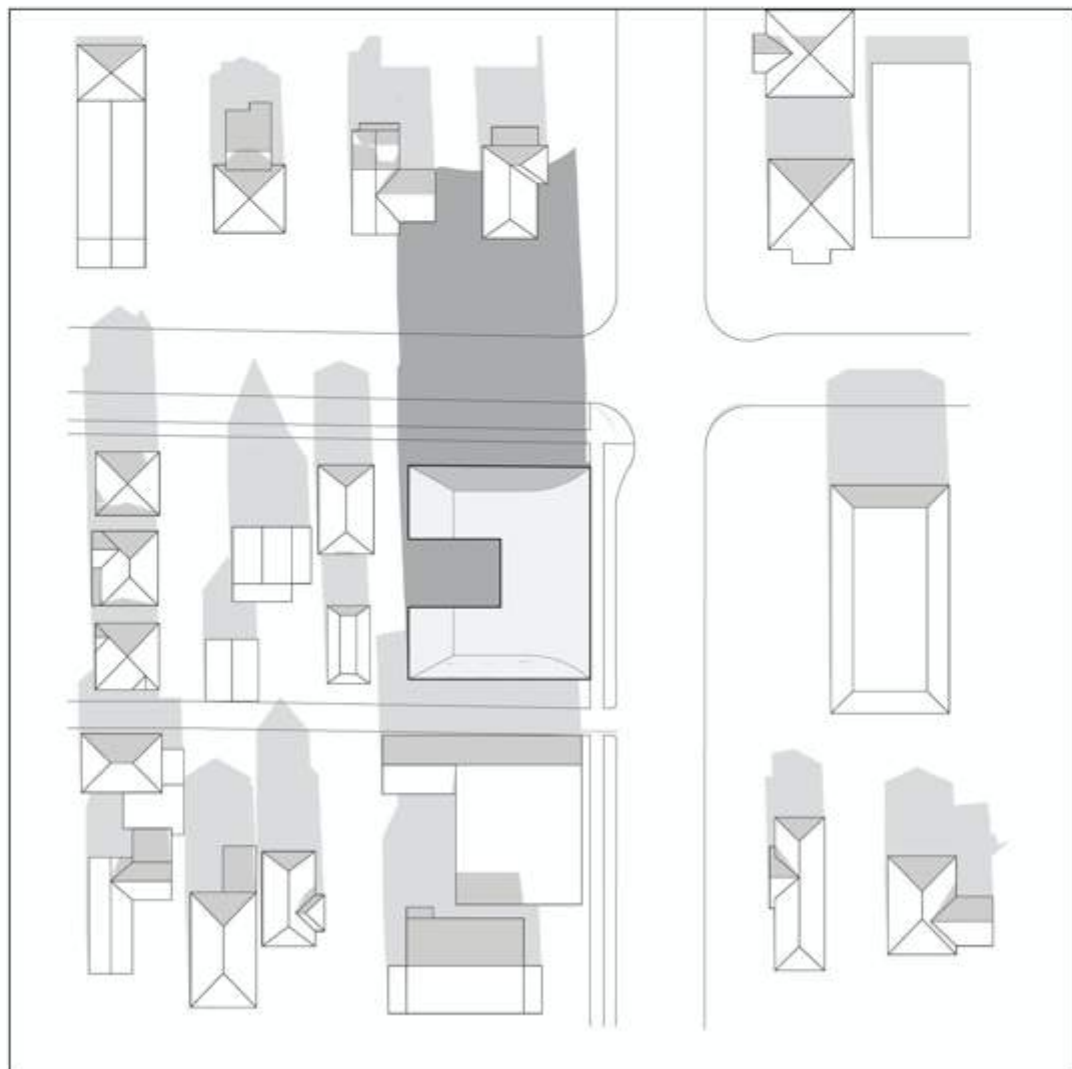
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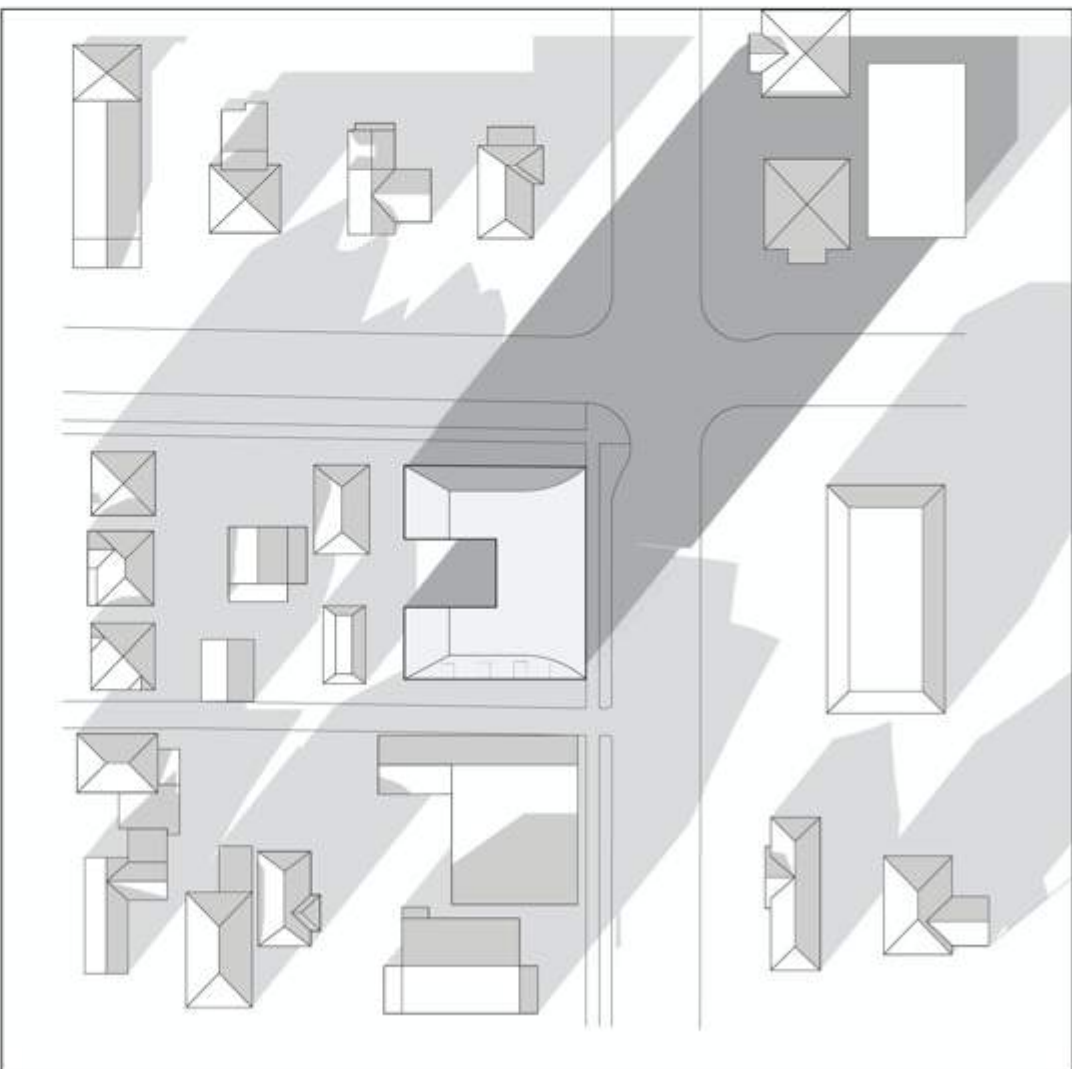
MARCH 20/SEPTEMBER 22 4:00 PM



DECEMBER 21 9:00 AM



DECEMBER 21 12:00 PM



DECEMBER 21 3:00 PM

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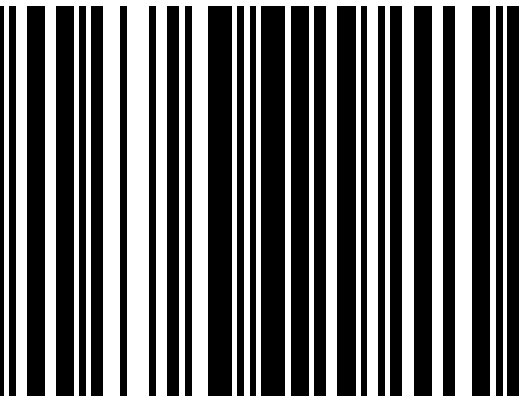
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822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC  
SHADOW STUDIES Project  
0646 Sheet



This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. EL27581 (P.I.D. 000-500-879)

Underground servicing shown schematically and aquired from VICMAP GIS.

- LEGEND**
- Denotes Control Monument Found
  - Denotes Traverse Station Placed
  - Denotes Cleanout
  - Denotes Coniferous Tree
  - Dec. --- Denotes Deciduous Tree
  - Denotes Hydrant
  - Denotes Lamp Standard
  - Denotes Sewer Manhole
  - Denotes Street Sign
  - Denotes Typical Spot Elevation
  - Denotes Utility Pole
  - Denotes Water Service
  - Denotes Water Valve Box

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:150.

Distances and elevations are in metres

Elevations are geodetic based on control monument 24-82

Elevations are at grade unless noted otherwise

Dimensions to property line are from siding

## SITE PLAN

### DIMMA PACIFIC PROPERTIES LTD

Lot C, (DD 3386541),  
Block N, Section 31,  
Esquimalt District, Plan 549

ADDRESS : 822 Catherine Street

PROJECT SURVEYOR : RPH

DRAWN BY : BAR DATE : SEPT 15/20

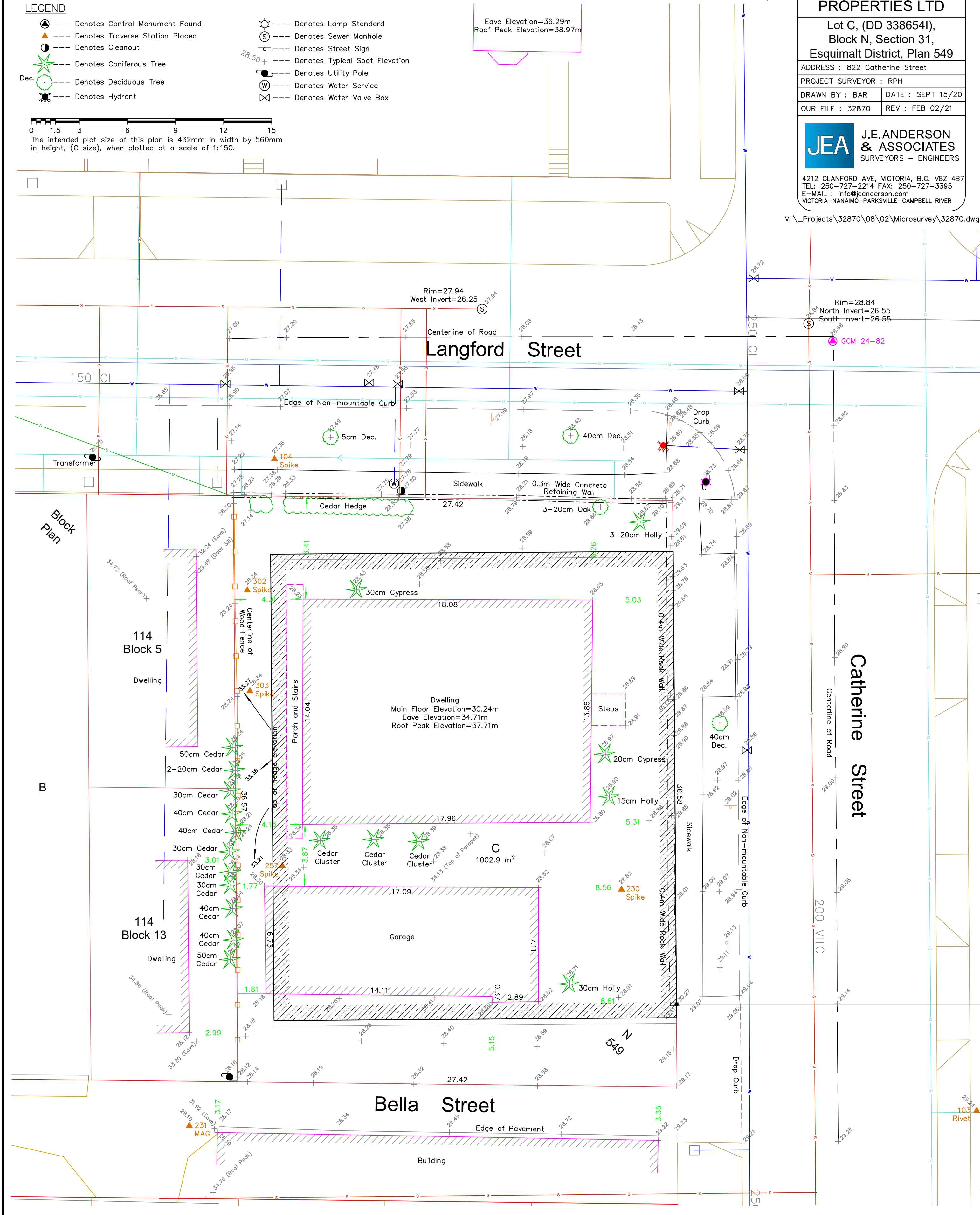
OUR FILE : 32870 REV : FEB 02/21



**J.E. ANDERSON & ASSOCIATES**  
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7  
TEL: 250-727-2214 FAX: 250-727-3395  
E-MAIL: info@jeaanderson.com  
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:\Projects\32870\08\02\Microsurvey\32870.dwg



SITE INFORMATION			
LEGAL DESCRIPTION			
CIVIC ADDRESS			
ZONING			
SITE AREA [m <sup>2</sup> ]			
GROSS FLOOR AREA [m <sup>2</sup> ]			
FLOOR SPACE RATIO			
SITE COVERAGE [%]			
OPEN SITE SPACE [%]			
AVERAGE GRADE			
BUILDING HEIGHT			
SETBACKS			
FRONT			
SIDE			
COMBINED SIDE YARD			
SIDE YARD, CORNER LOT (FLANKING ST)			
REAR			

BUILDING DATA			
UNIT TYPES			
COMMERCIAL UNIT			
BACHELOR			
1 BEDROOM UNIT			
2 BEDROOM UNIT			
TOTAL			
TOTAL RENTABLE AREA			

RESIDENTIAL UNIT MIX		
BACHELOR		
1 BEDROOM UNIT		
2 BEDROOM UNIT		

SITE DATA	
AREA [m <sup>2</sup> ]	
LEVEL 00	
LEVEL 01	
LEVEL 02	
LEVEL 03	
LEVEL 03.5	
TOTAL GROSS FLOOR AREA	
BUILDING FOOTPRINT	

REQUIRED VEHICULAR PARKING*			
RESIDENTIAL			
UNIT < 45 M <sup>2</sup>			
UNIT 45-70 M <sup>2</sup>			
UNIT > 70 M <sup>2</sup>			
VISITOR			
COMMERCIAL			
RESTAURANT			
RETAIL			
TOTAL REQUIRED			
TOTAL PROPOSED			

REQUIRED BIKE PARKING			
LONG TERM			
UNIT < 45 M <sup>2</sup>			
UNIT > 45 M <sup>2</sup>			
RESTAURANT			
RETAIL			
TOTAL REQUIRED			
TOTAL PROPOSED			
SHORT TERM			
RESIDENTIAL			
RESTAURANT			
RETAIL			
TOTAL REQUIRED			
TOTAL PROPOSED			

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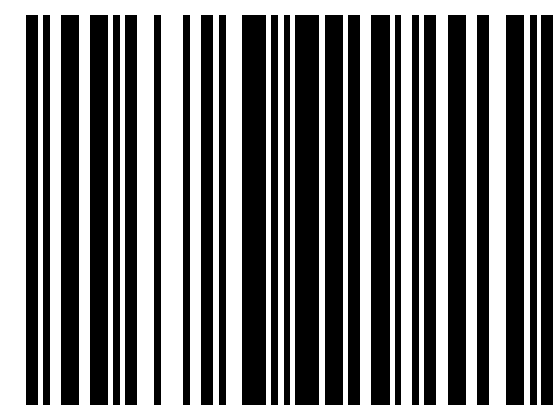
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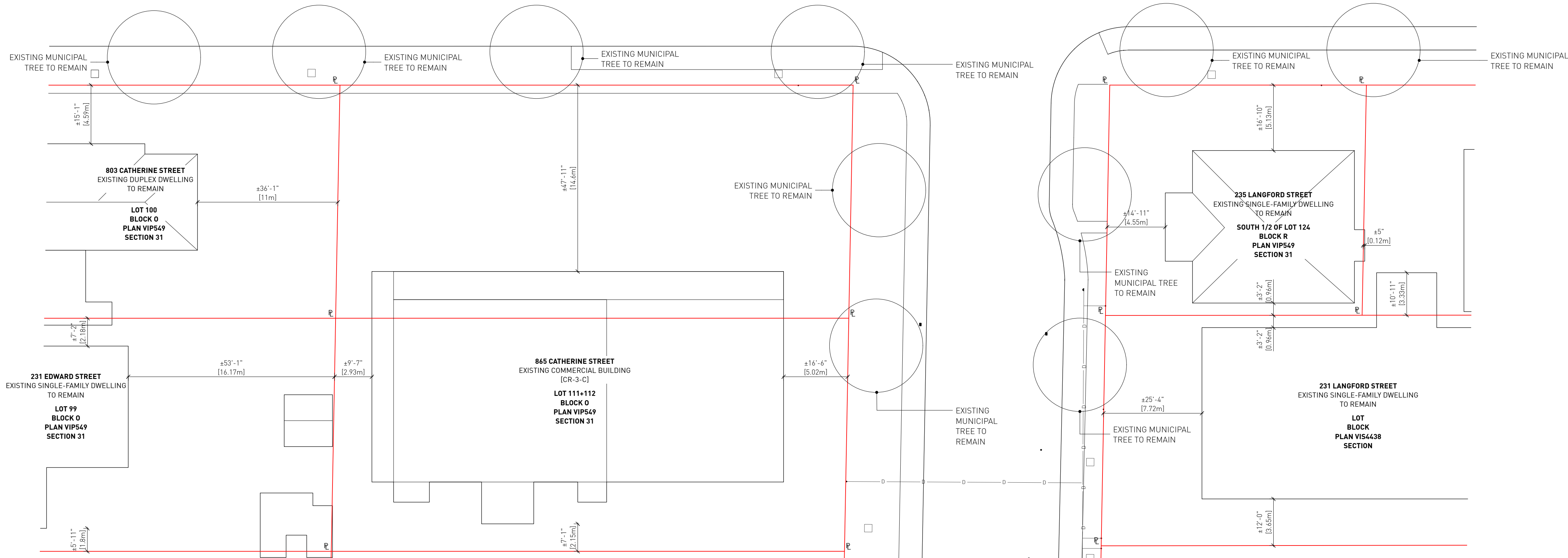
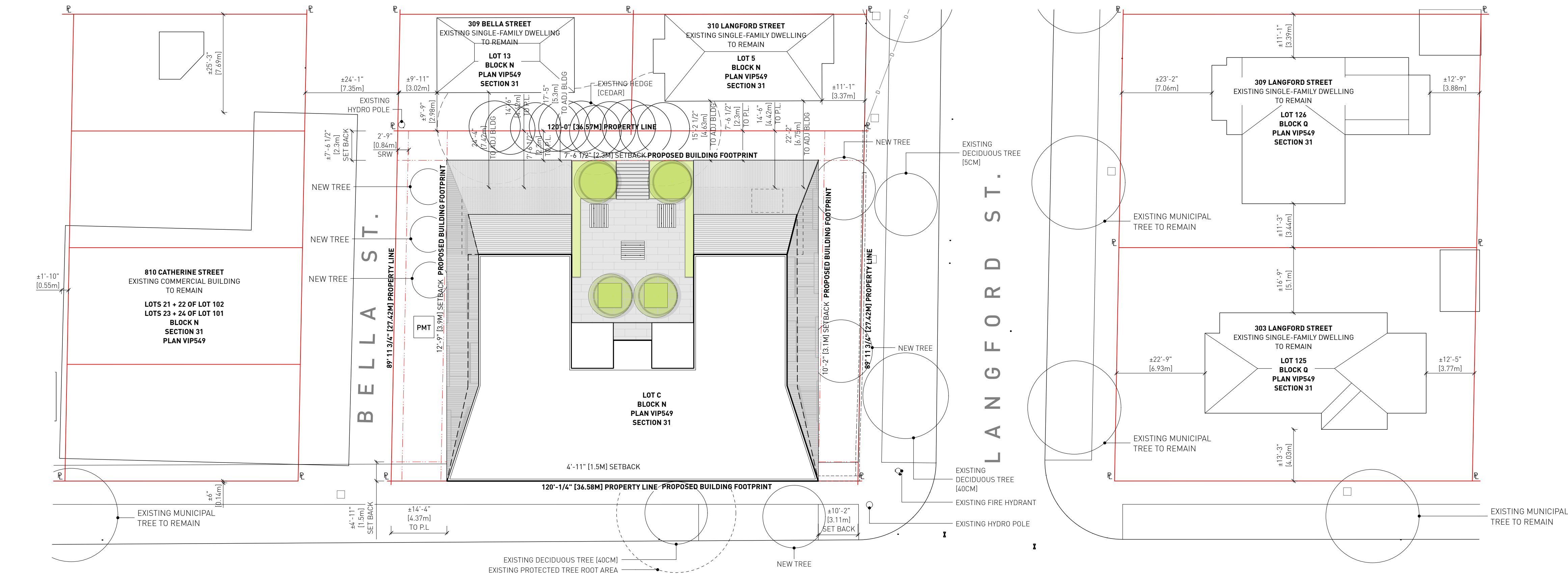
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822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC

SITE SURVEY Project  
0646  
Sheet  
AG.3





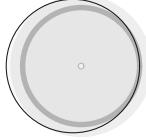
LEGEND:

PROPERTY LINE

SETBACK LINE

PROPOSED BUILDING

PROPOSED LANDSCAPE



TREE



EXISTING HYDRO POLE



EXISTING FIRE HYDRANT

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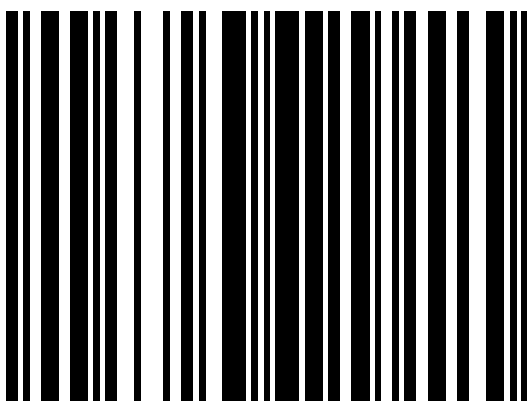
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VICTORIA, BC  
CONTEXT SITE PLAN Project  
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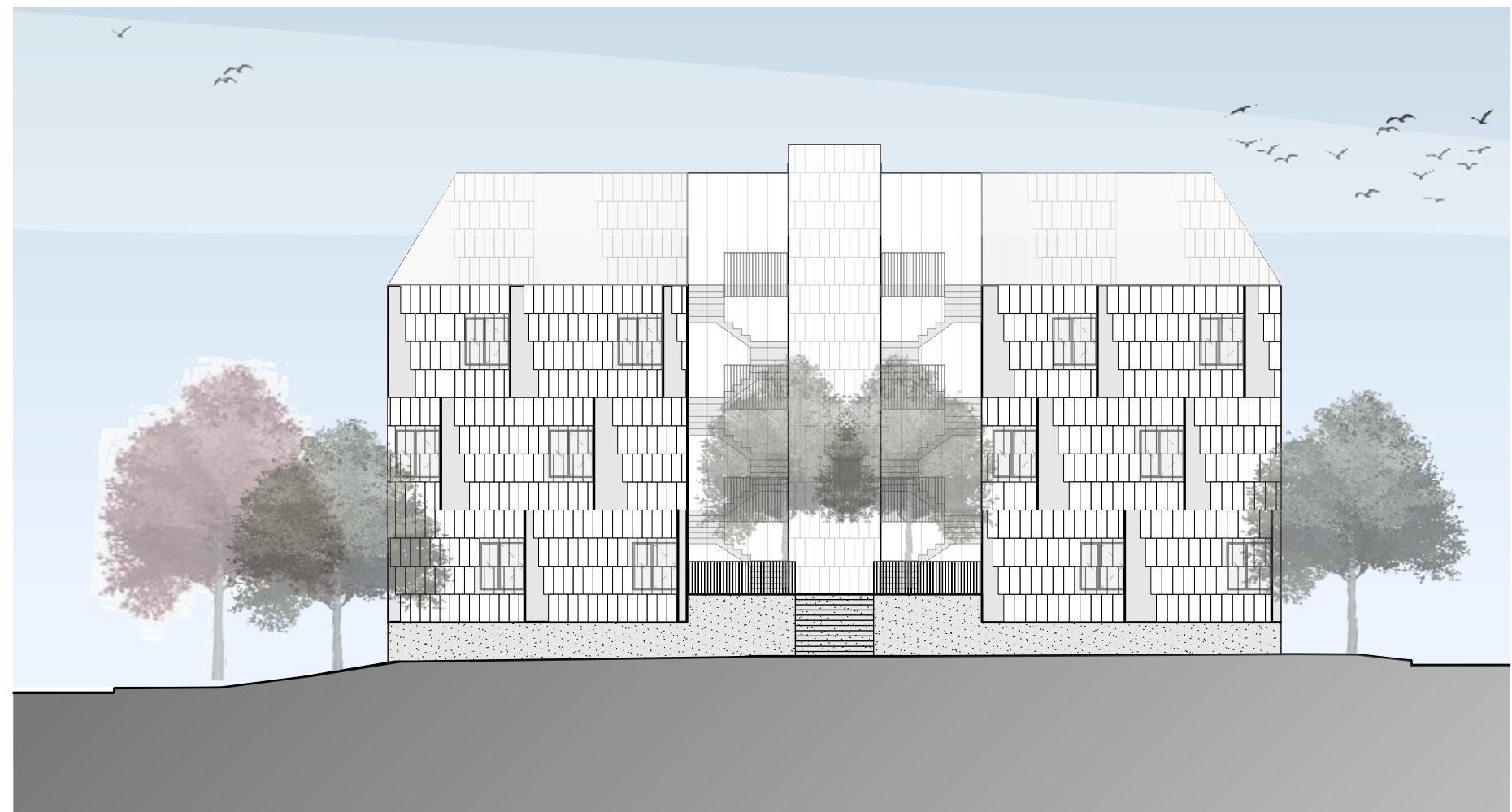




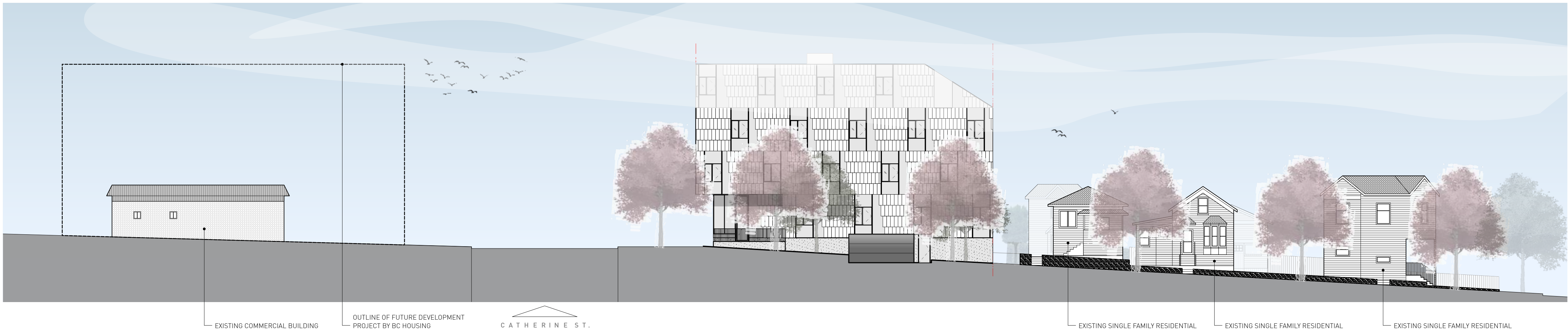
1 SOUTH ELEVATION (BELLA)  
AG.5 SCALE: 1:200



2 EAST ELEVATION (CATHERINE)  
AG.5 SCALE: 1:200



3 WEST ELEVATION (COURTYARD)  
AG.5 SCALE: 1:200



4 NORTH ELEVATION (LANGFORD)  
AG.5 SCALE: 1:200

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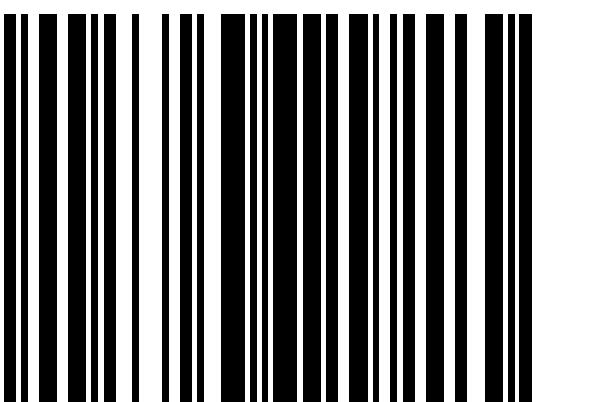
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VICTORIA, BC  
CONTEXT BUILDING  
ELEVATIONS  
Project  
0646  
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AG.5

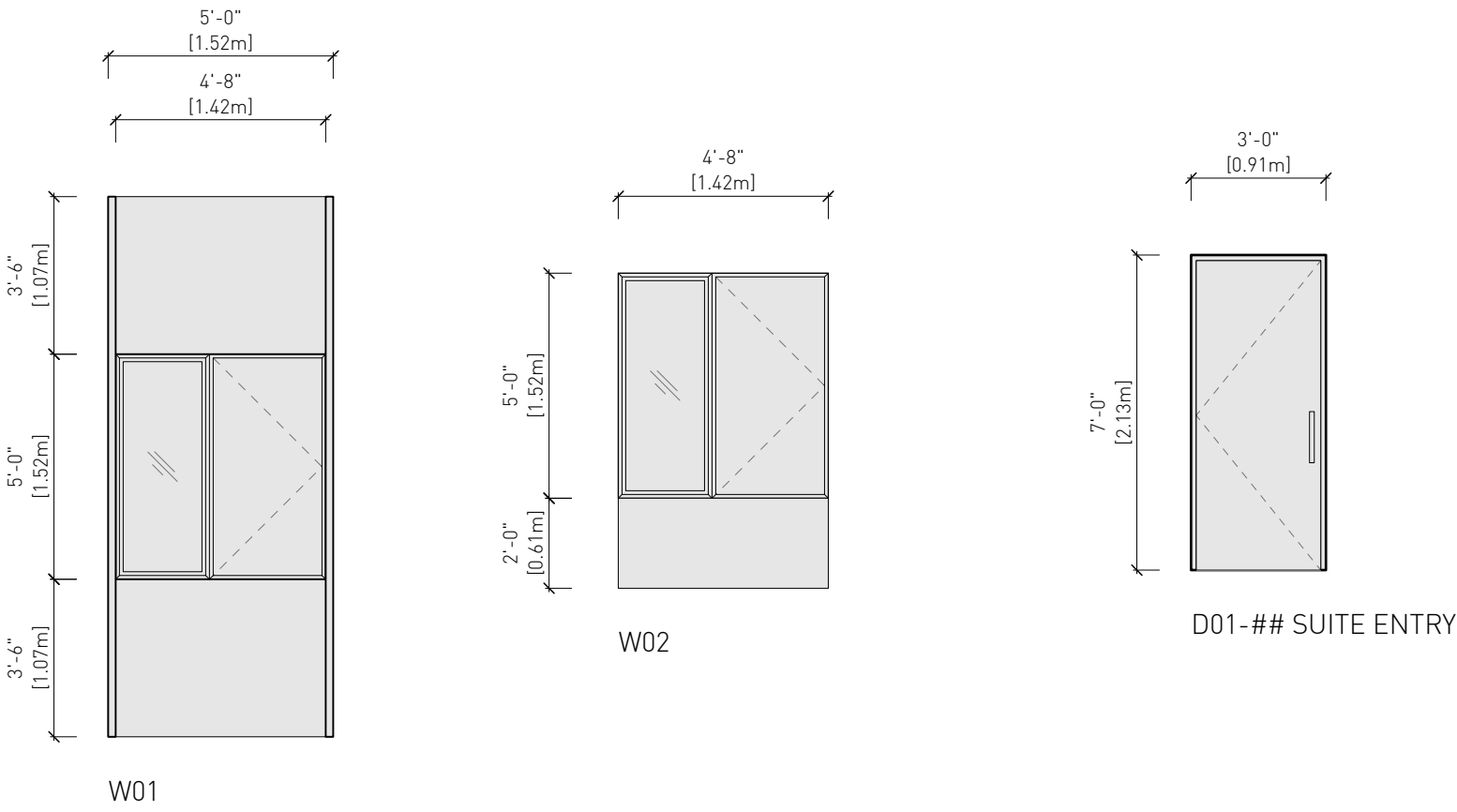


RESIDENTIAL WINDOW & DOOR SCHEDULE

PICTURE / AWNING WINDOW  
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

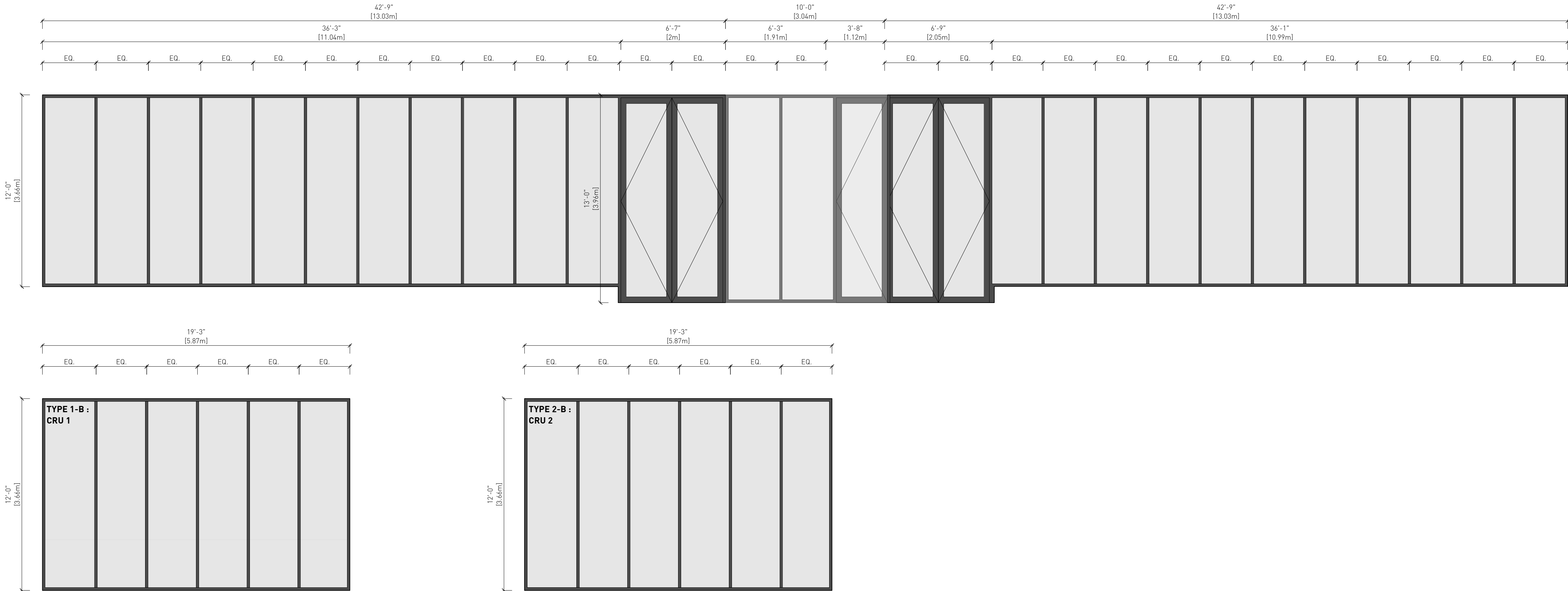
CASEMENT WINDOW  
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

EXTERIOR DOOR  
DESCRIPTION: WEATHER STRIPPING, 1 FLOOR STOP, 1 CONCEALED LEAF CONTINUOUS HINGE 1 BAR PULL, 1 CLOSER



COMMECIAL GLAZING SCHEDULE

CURTAIN WALL  
DESCRIPTION: ALUMICOR, THERMALLY BROKEN ALUMINUM STOREFRONT  
TEMPERED, DUAL PANE, LOW E COATING, ARGON FILL, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE  
PRE-FINISHED ALUMINUM FLASHING AT HEADS AND SILLS



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VICTORIA, BC  
WINDOW SCHEDULE  
Project 0646  
Sheet



CONCRETE



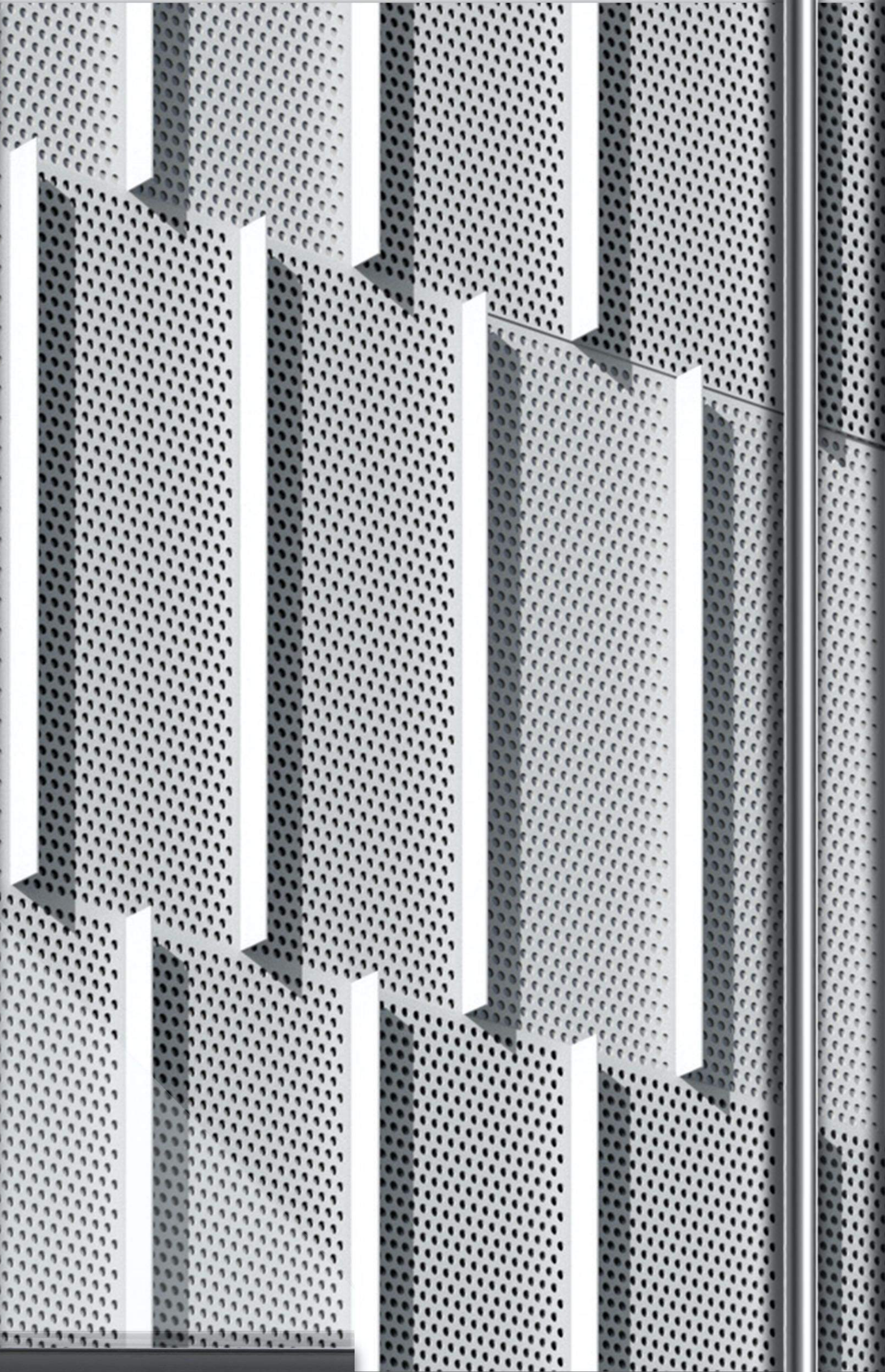
FLAT ANODIZED ALUMINUM PANEL



CUSTOM ALUMINUM SHINGLE

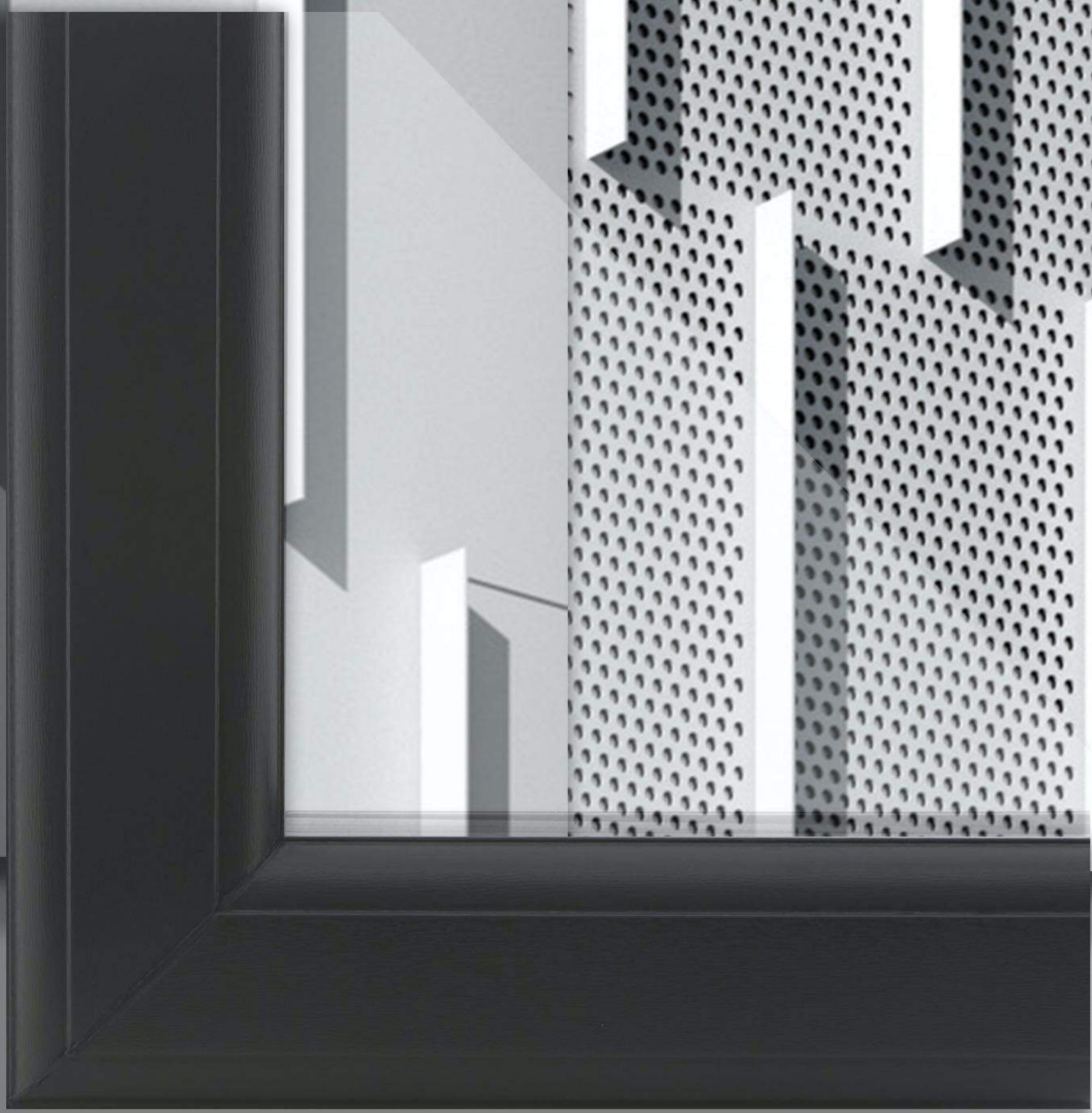


CUSTOM PERFORATED ALUMINUM SHINGLE



GLASS

METAL RAILING



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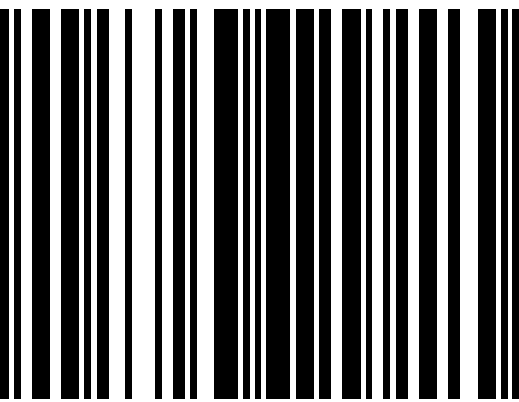
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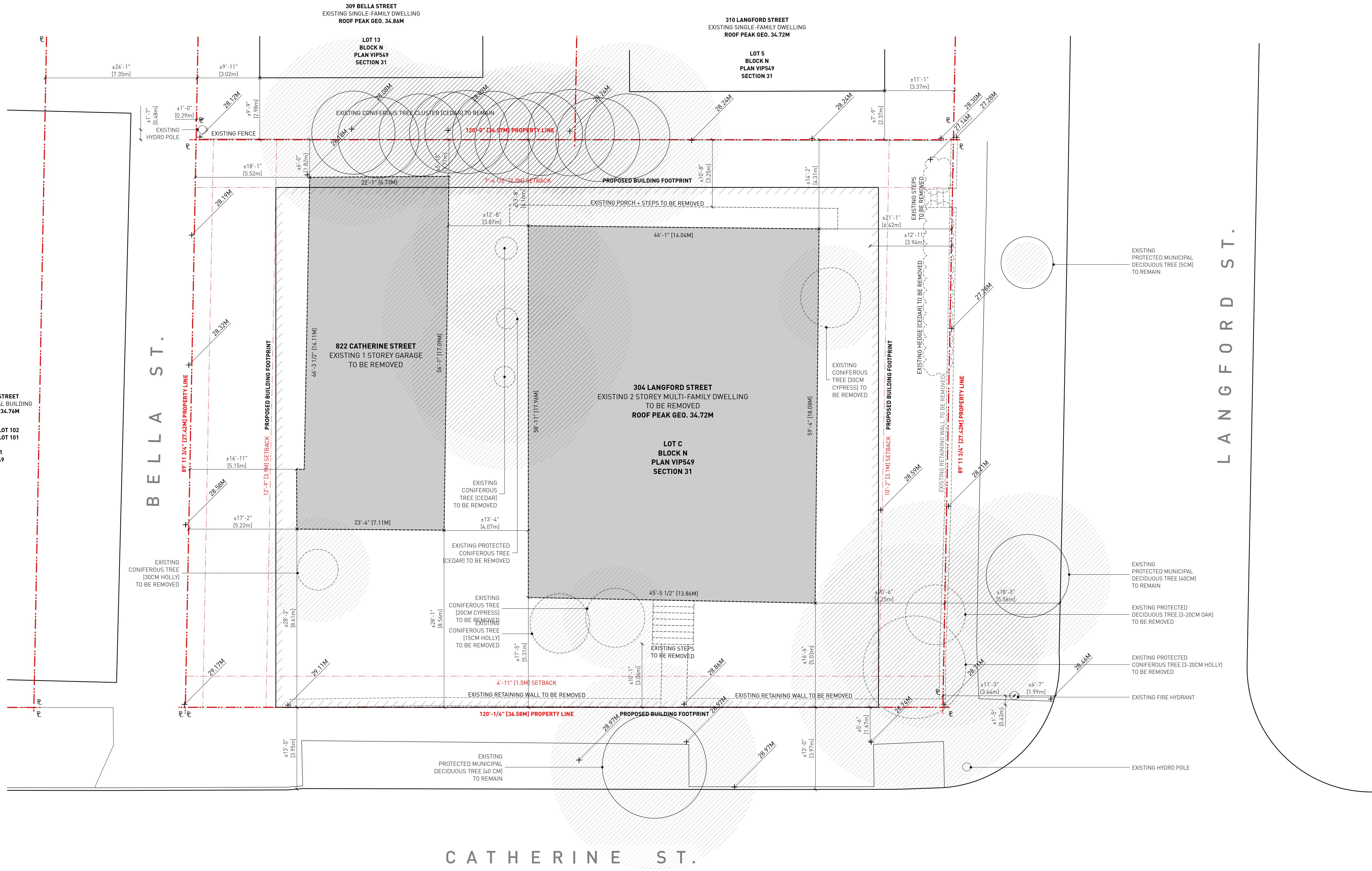


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1 EXISTING SITE PLAN  
A0.1 SCALE: 1:100

**LEGEND:**

- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED LANDSCAPE
- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE (TO REMAIN)
- EXISTING TREE ROOT AREA
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT

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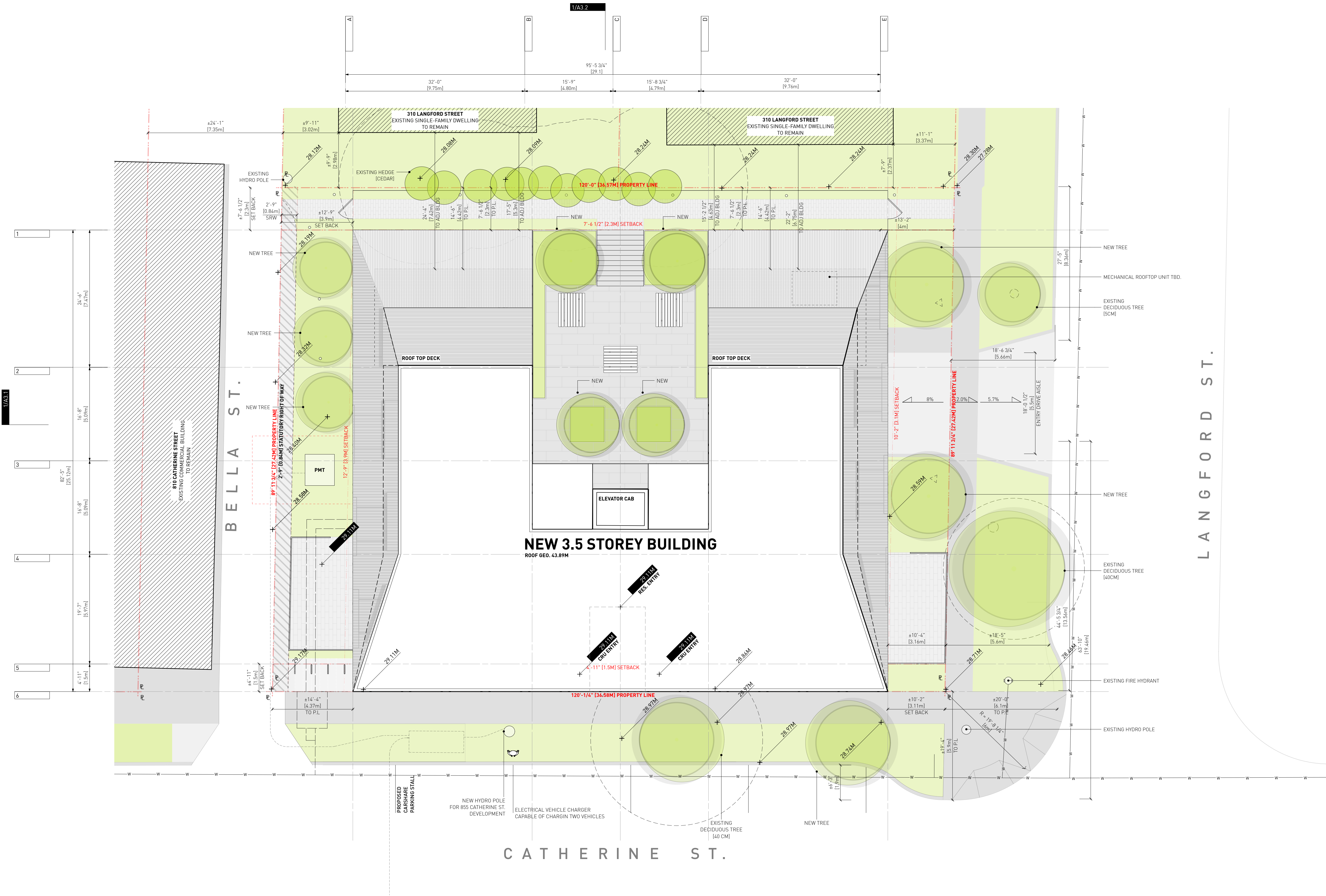
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+ 304 LANGFORD STREET





1 PROPOSED SITE / ROOF PLAN  
A0.2 SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

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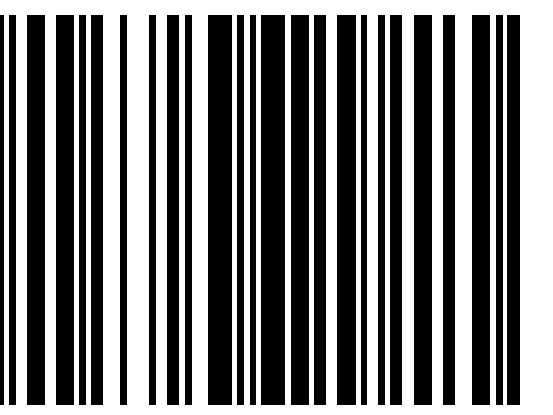
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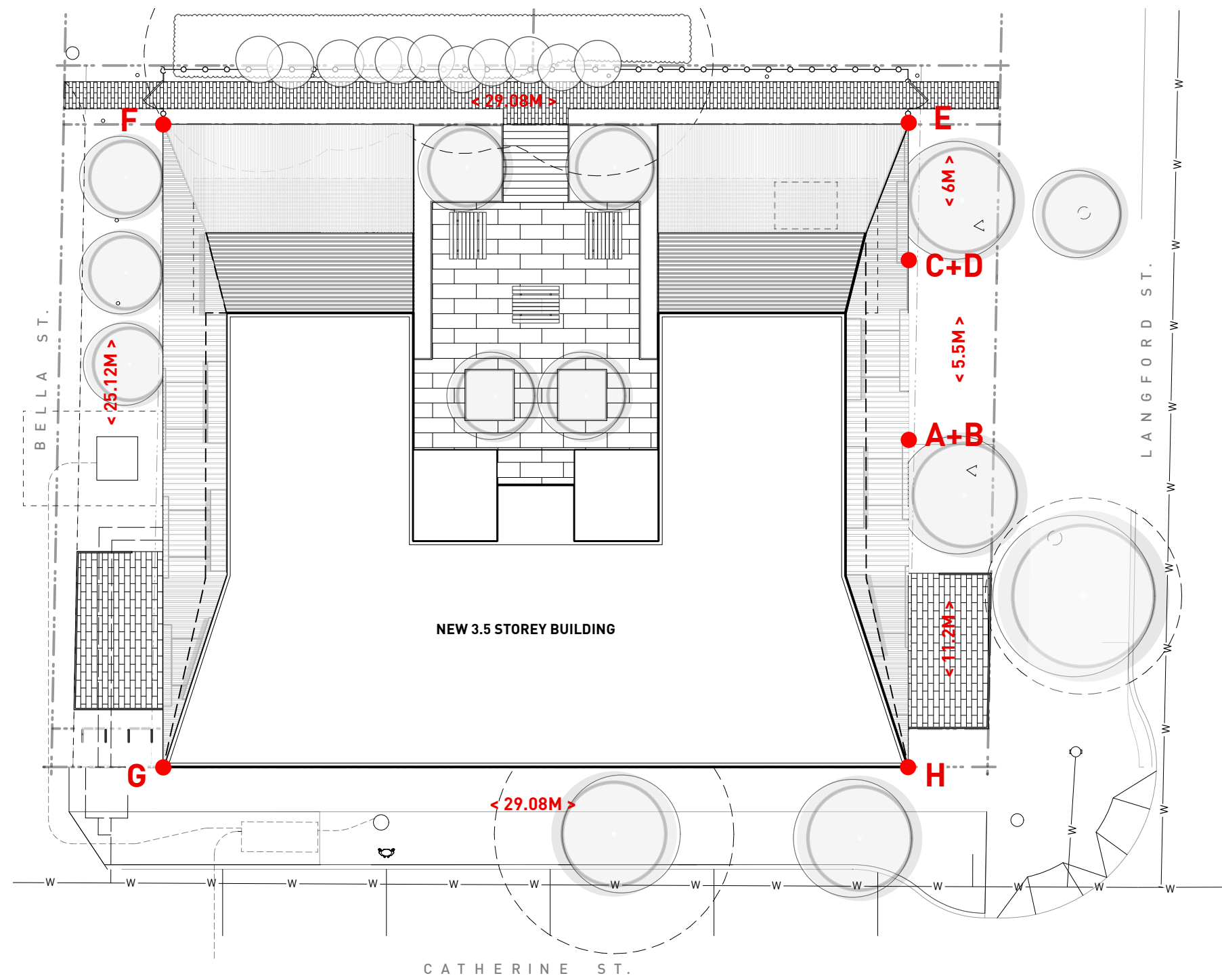
VICTORIA, BC

PROPOSED SITE / ROOF  
PLAN

Project  
0646  
Sheet

A0.2





1 AVERAGE GRADE  
A0.3 SCALE: 1:200

GRADE POINTS:		BUILDING PERIMETER:	
A = 27.08M		108.4M	
B = 27.59M			
C = 27.32M			
D = 27.40M			
E = 28.24M			
F = 28.18M			
G = 29.11M			
H = 28.74M			
CALCULATION:			
GRADE POINTS	AVERAGES	DISTANCES	TOTALS
B + C	$[(27.59M + 27.40M) \div 2]$	X 5.5M	= 151.2M
D + E	$[(27.08M + 28.24M) \div 2]$	X 6.0M	= 166.0M
E + F	$[(28.24M + 28.18M) \div 2]$	X 29.08M	= 820.3M
F + G	$[(28.18M + 29.11M) \div 2]$	X 25.12M	= 719.6M
G + H	$[(29.11M + 28.74M) \div 2]$	X 29.08M	= 841.1M
H + A	$[(28.74M + 27.08M) \div 2]$	X 11.2M	= 312.6M
			= 3,010.8M
AVERAGE GRADE:			
$3,010.8M \div 108.4M = 27.77M$			



2 AVERAGE GRADE  
A0.3 SCALE: 1:100

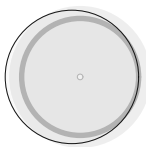
LEGEND:

PROPERTY LINE

SETBACK LINE

PROPOSED BUILDING

PROPOSED LANDSCAPE



TREE



EXISTING HYDRO POLE



EXISTING FIRE HYDRANT

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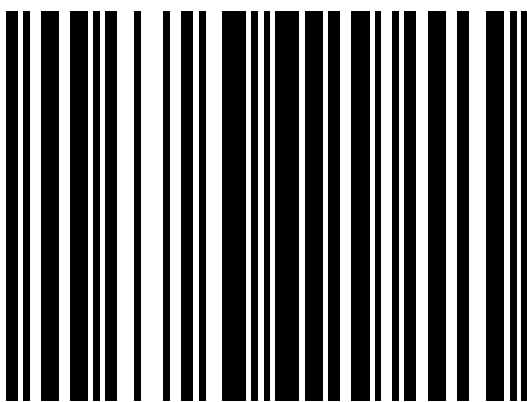
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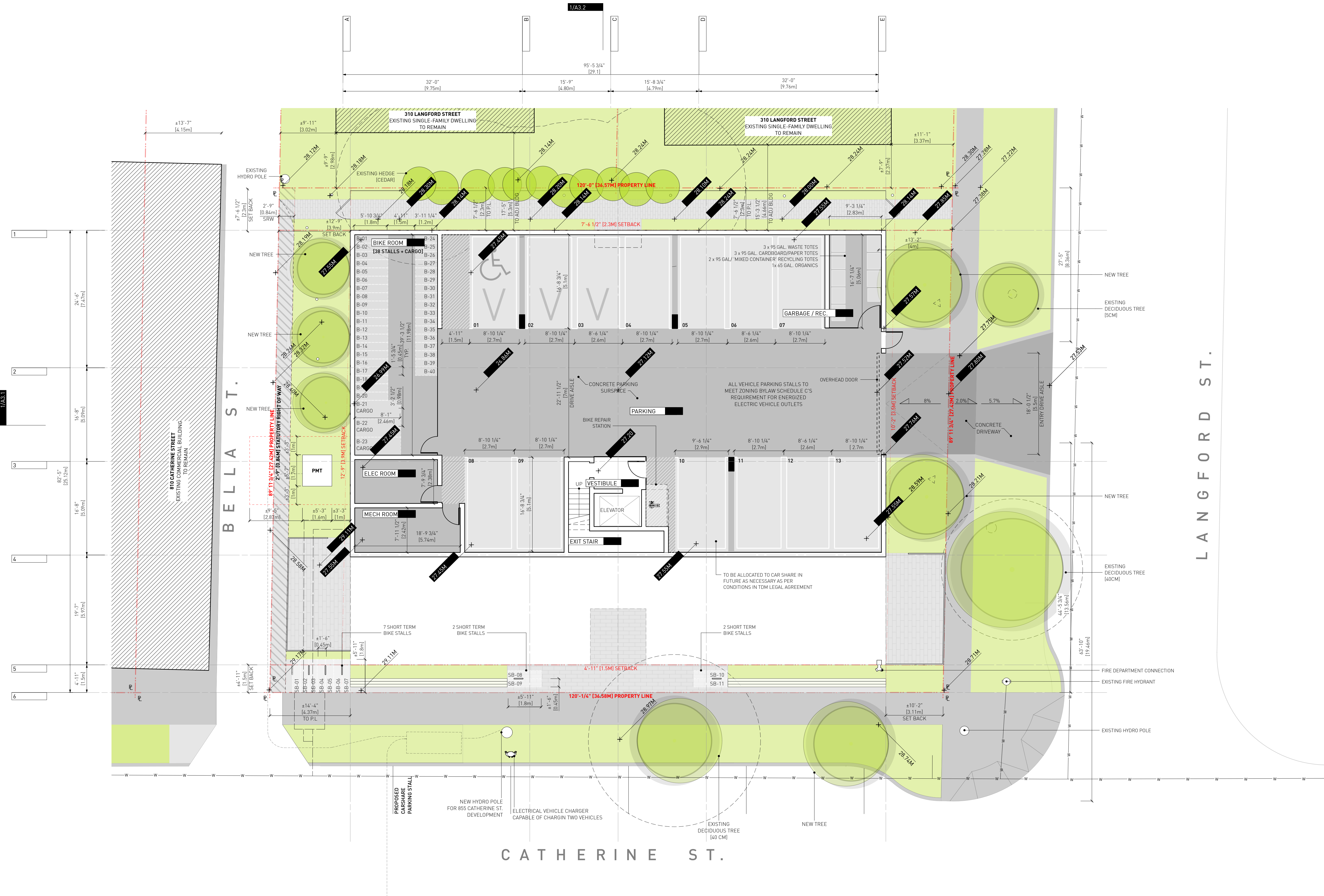
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AVERAGE GRADE  
CALCULATION  
Project  
0646  
Sheet

A0.3





LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

VISITOR PARKING

COMMERCIAL PARKING

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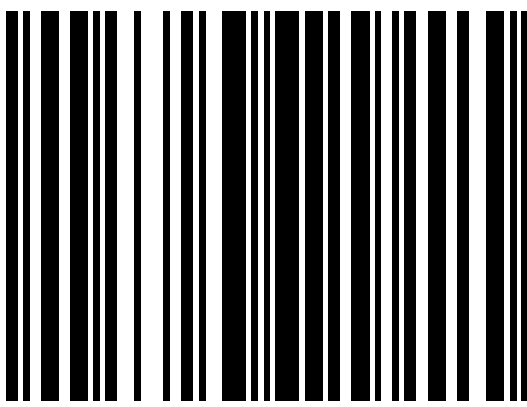
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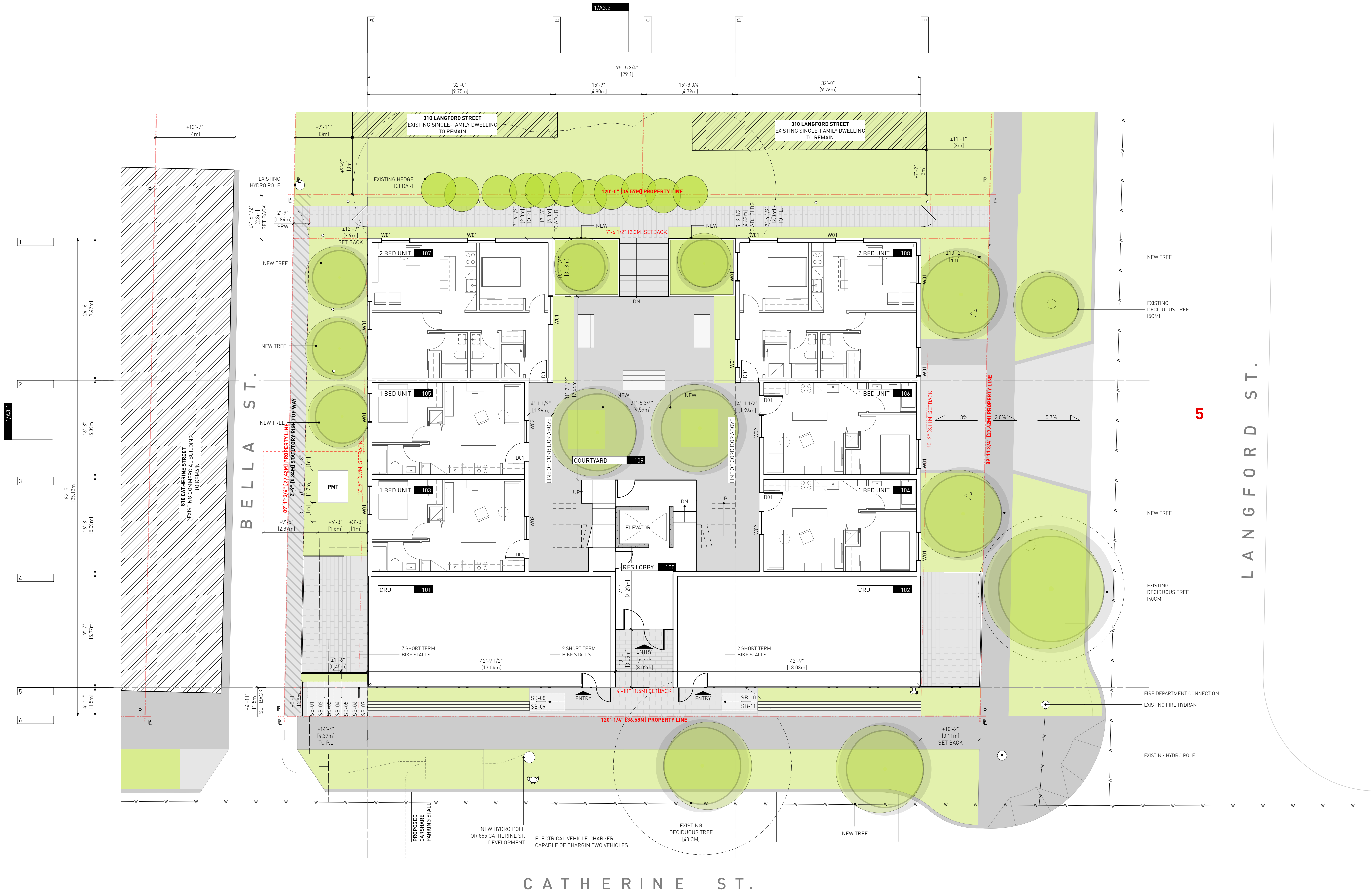
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+ 304 LANGFORD STREET

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LEVEL 00 PLAN  
Project  
0646  
Sheet

A1.1





LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

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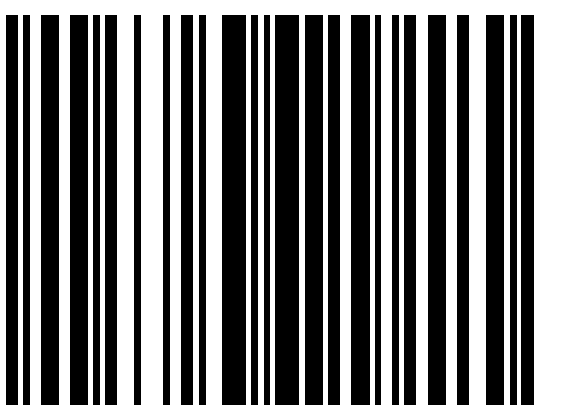
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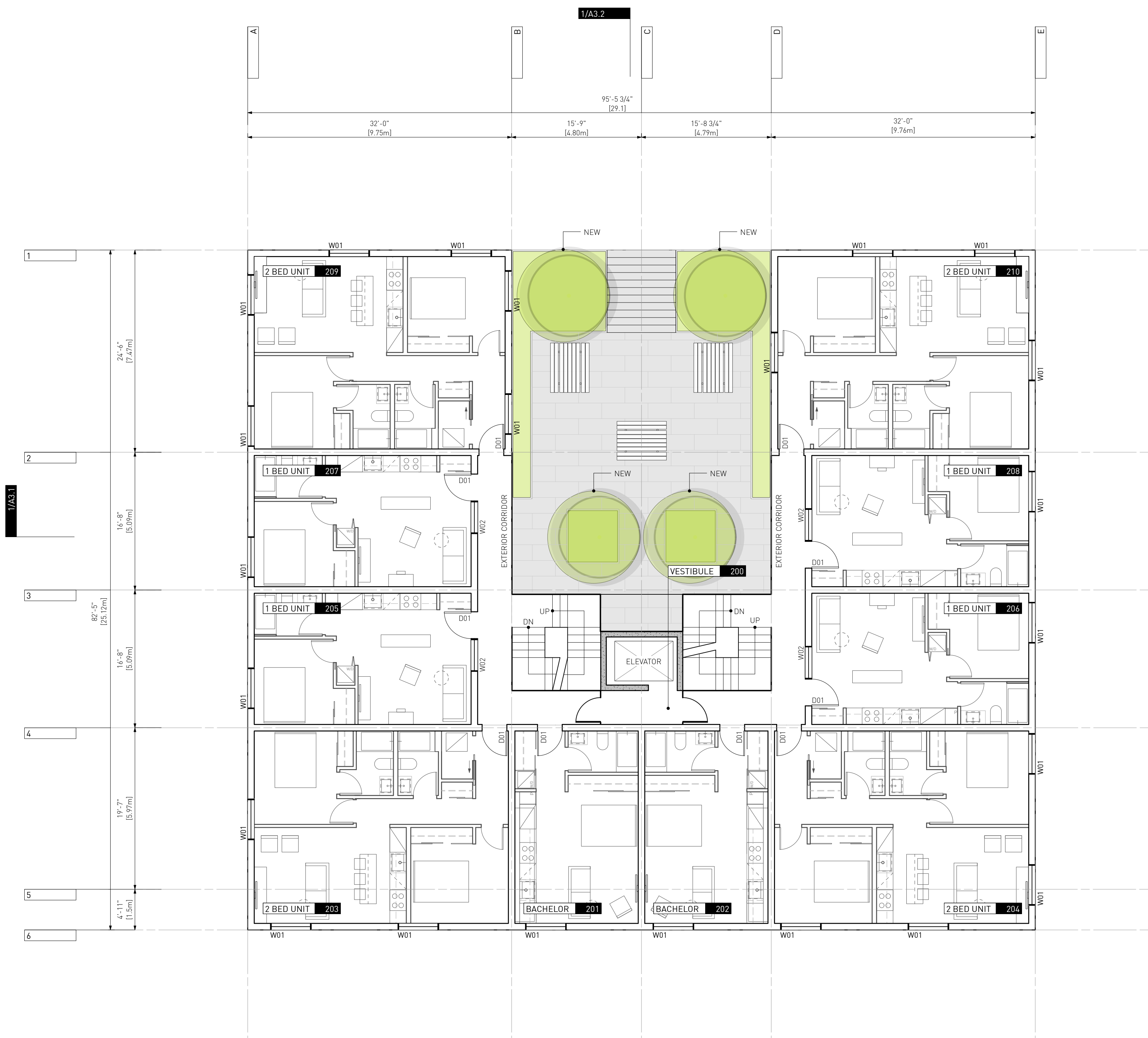
VICTORIA, BC

LEVEL 01 PLAN

Project  
0646  
Sheet

A1.2





1 LEVEL 02 PLAN  
A1.3 SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE



EXISTING HYDRO POLE



EXISTING FIRE HYDRANT



PROPOSED BENCH

SHORT TERM BIKE PARKING

- |   |  |            |
|---|--|------------|
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| 4 | Iss. for Review Summary Response 02                  | 03.11.2021 |
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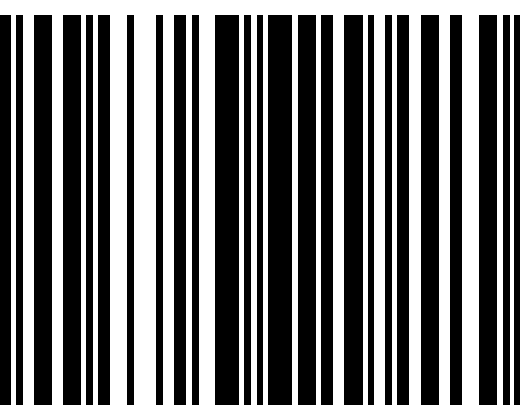
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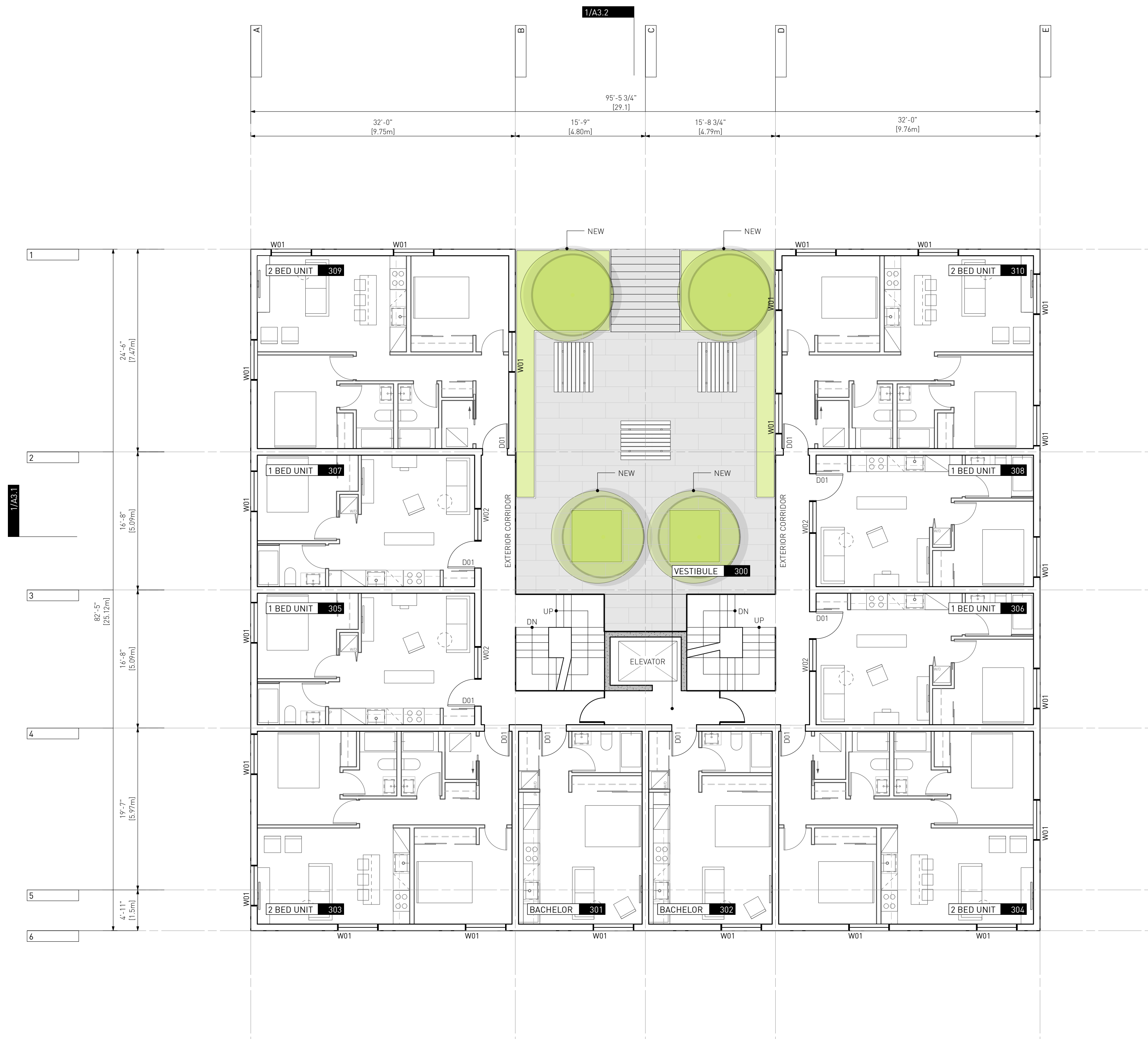
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LEVEL 02 PLAN

Project  
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A1.3





1 LEVEL 03 PLAN  
A1.4 SCALE: 1:100

LEGEND:

BELOW

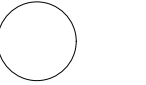
ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE



EXISTING HYDRO POLE



EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

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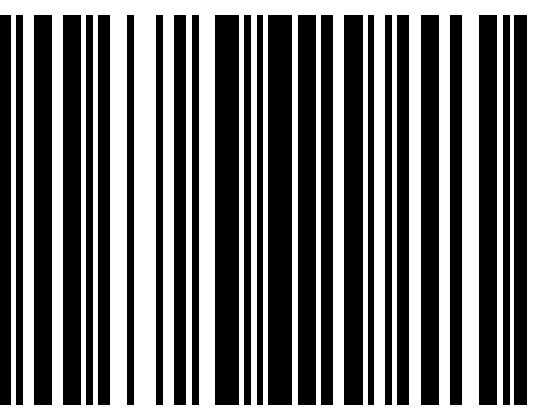
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LEVEL 03 PLAN  
Project  
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A1.4





1  
A1.5 LEVEL 3.5 PLAN  
SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE



EXISTING HYDRO POLE



EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

- |  |            |
|--|------------|
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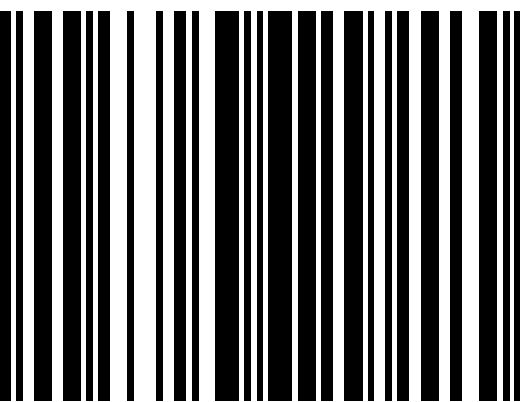
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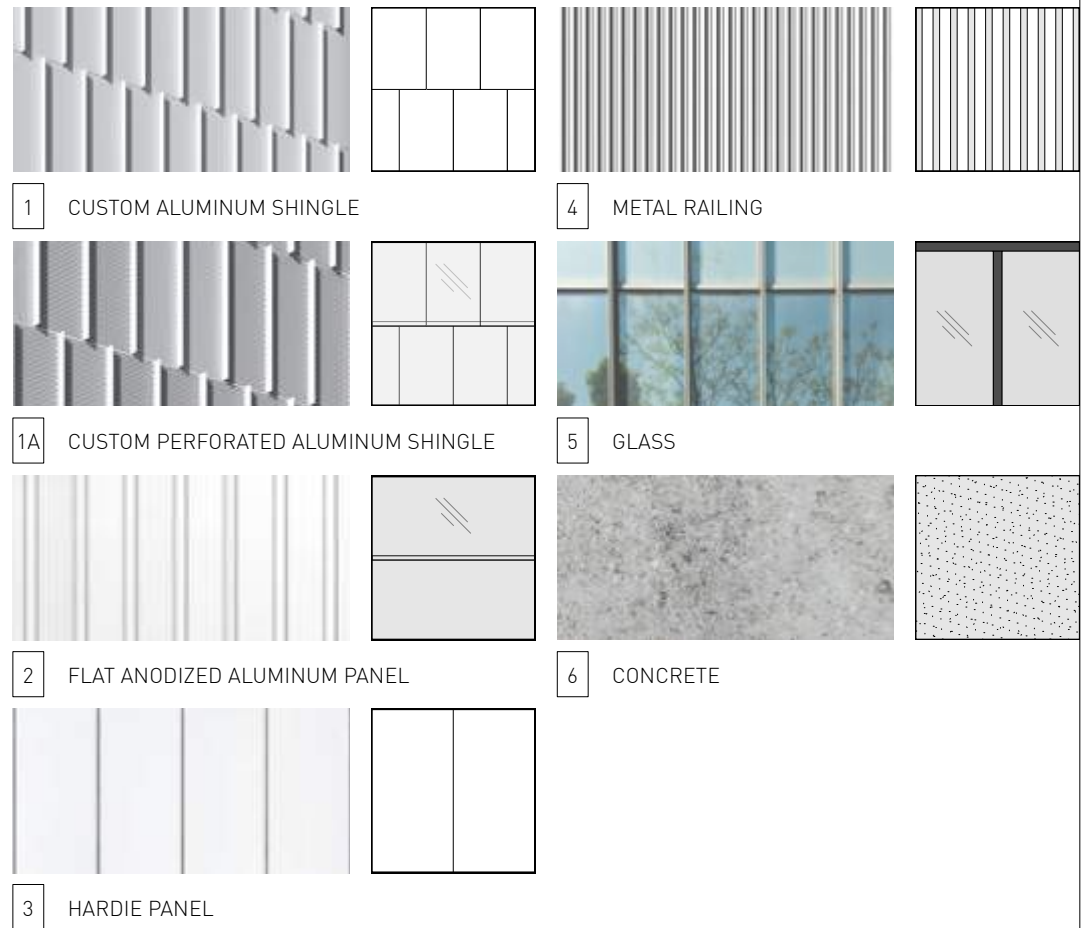
LEVEL 3.5 PLAN

Project  
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A1.5



LEGEND



1 SOUTH ELEVATION (BELLA)  
A2.1 SCALE: 1:100

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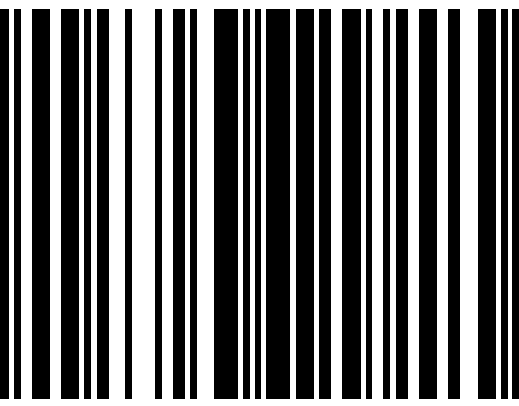
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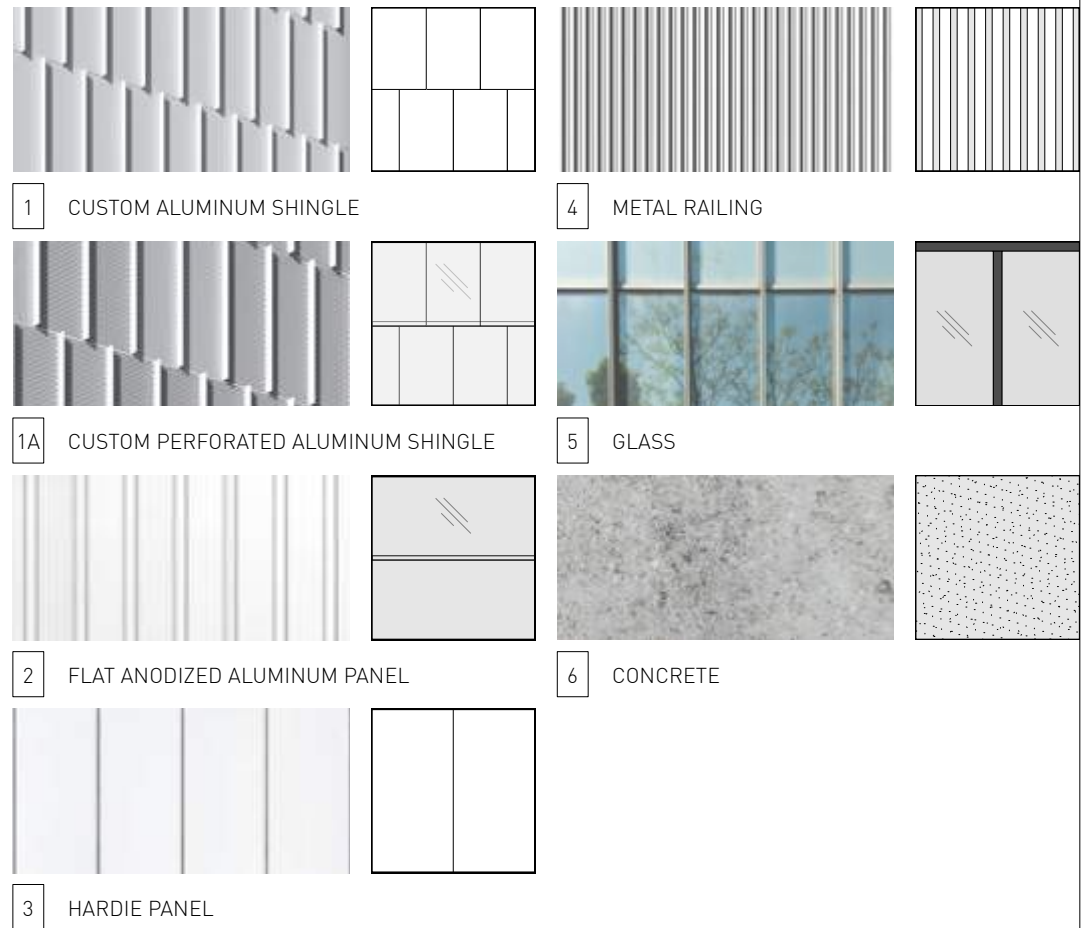
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VICTORIA, BC  
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LEGEND



1 EAST ELEVATION (CATHERINE)  
A2.2 SCALE: 1:100

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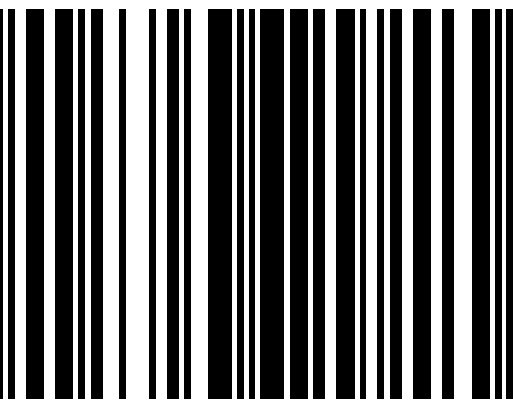
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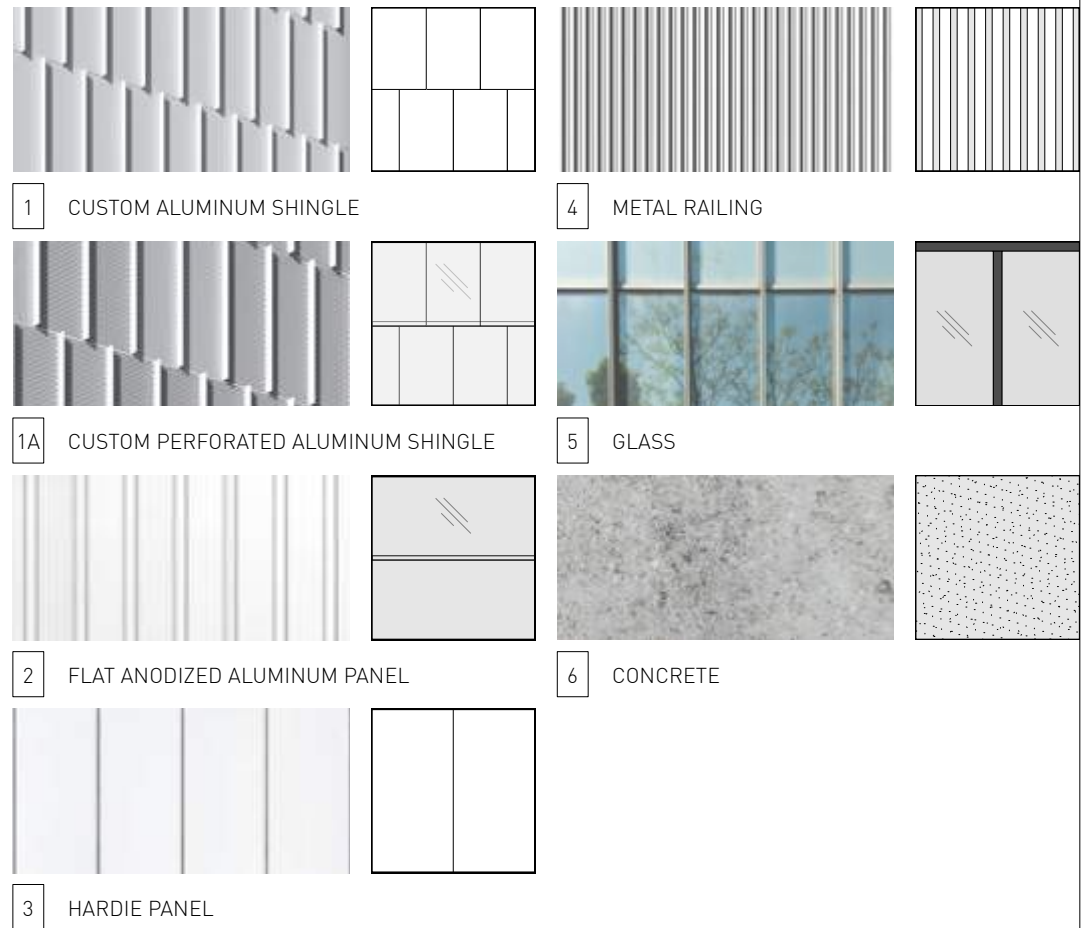
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VICTORIA, BC  
BUILDING ELEVATION Project  
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A2.2



LEGEND



1 NORTH ELEVATION (LANGFORD)  
A2.3 SCALE: 1:100

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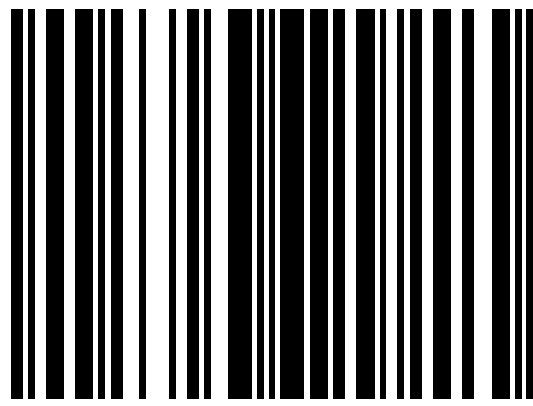
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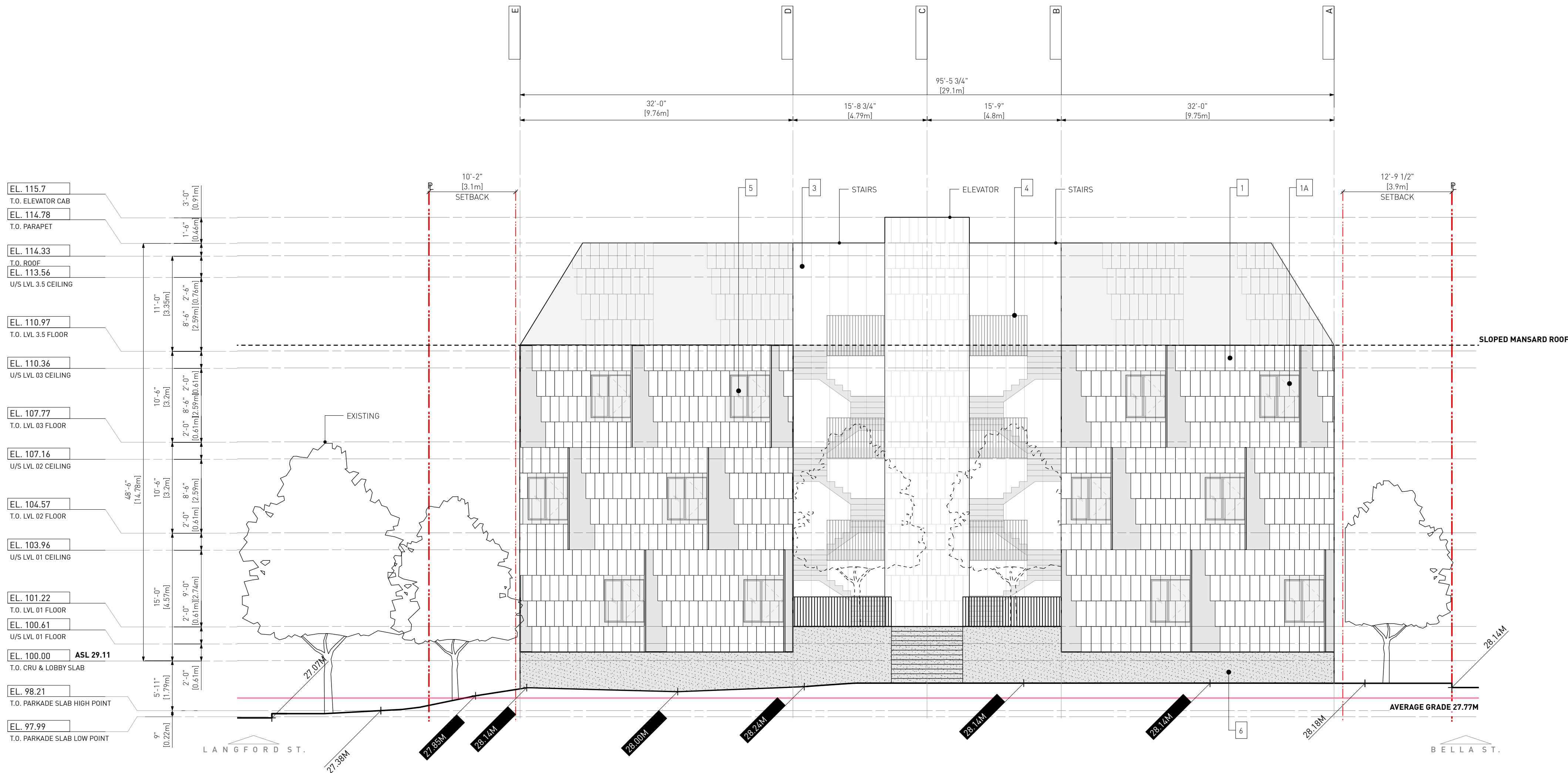
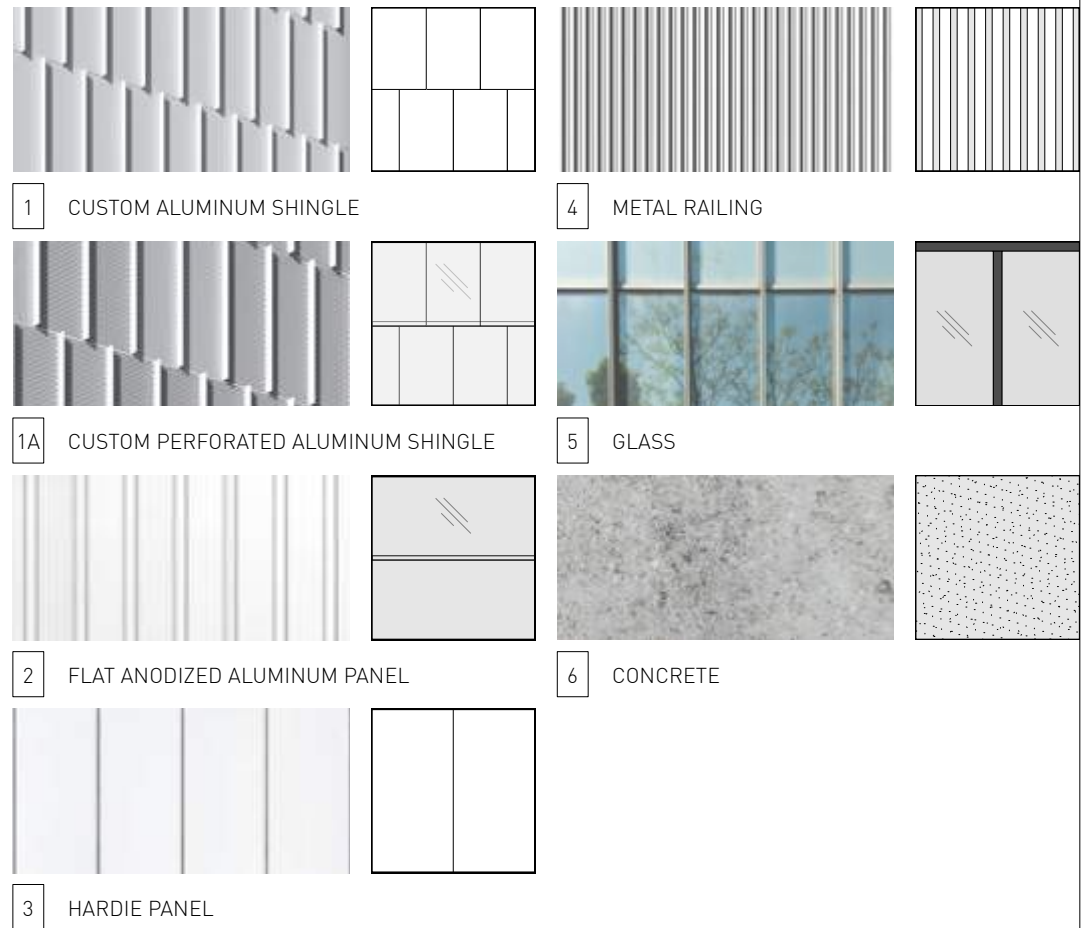
266 MCDERMOT AVE  
Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876

822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC  
BUILDING ELEVATION  
Project 0646  
Sheet



LEGEND



1 WEST ELEVATION (COURTYARD)  
A2.4 SCALE: 1:100

5	Iss. for Review Summary Response 03	02.06.2022
4	Iss. for Review Summary Response 02	03.11.2021
3	Iss. for Review Summary Response 01	16.07.2021
2	Iss. for Rezoning & Dev. Permit	12.05.2021
1	Iss. for Rezoning & Dev. Permit App Community Review	17.03.2021

Drawn By: AR/ JY  
Checked By: PB  
Printing Date: 02/06/2022

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

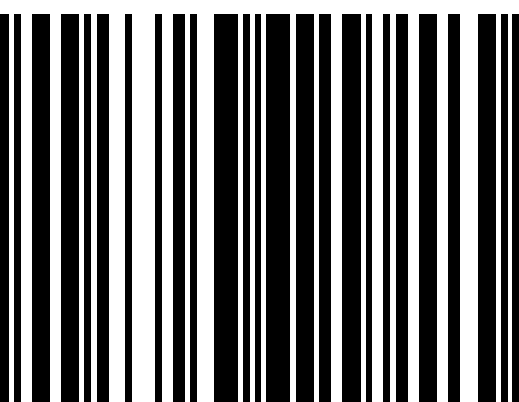
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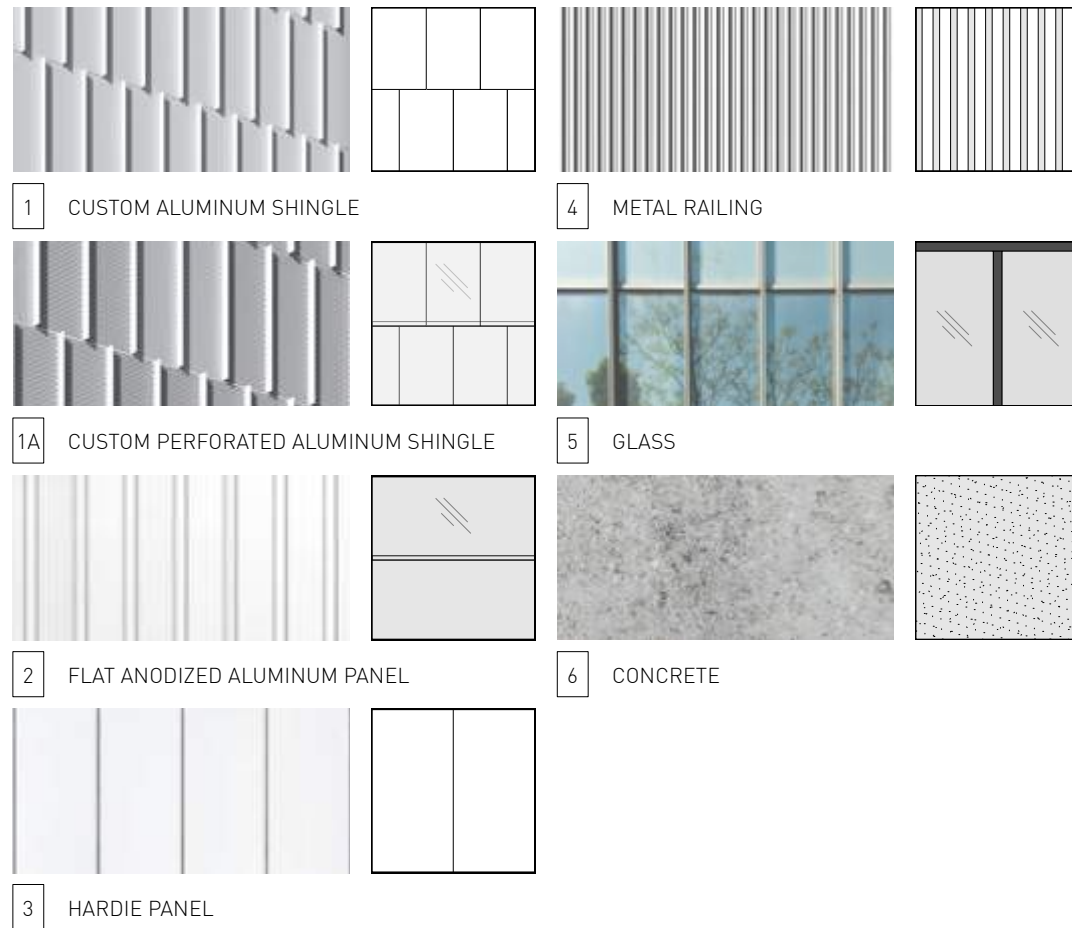
5 4 6 8 7 9 6  
ARCHITECTURE INC  
266 MCDERMOT AVE  
Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876

822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC  
BUILDING ELEVATION  
Project 0646  
Sheet



LEGEND



1 NORTH ELEVATION (COURTYARD)  
A2.5 SCALE: 1:100

- 5 Iss. for Review Summary Response 03 02.06.2022
- 4 Iss. for Review Summary Response 02 03.11.2021
- 3 Iss. for Review Summary Response 01 16.07.2021
- 2 Iss. for Rezoning & Dev. Permit 12.05.2021
- 1 Iss. for Rezoning & Dev. Permit App Community Review 17.03.2021

Drawn By: AR/ JY  
Checked By: PB  
Printing Date: 02/06/2022

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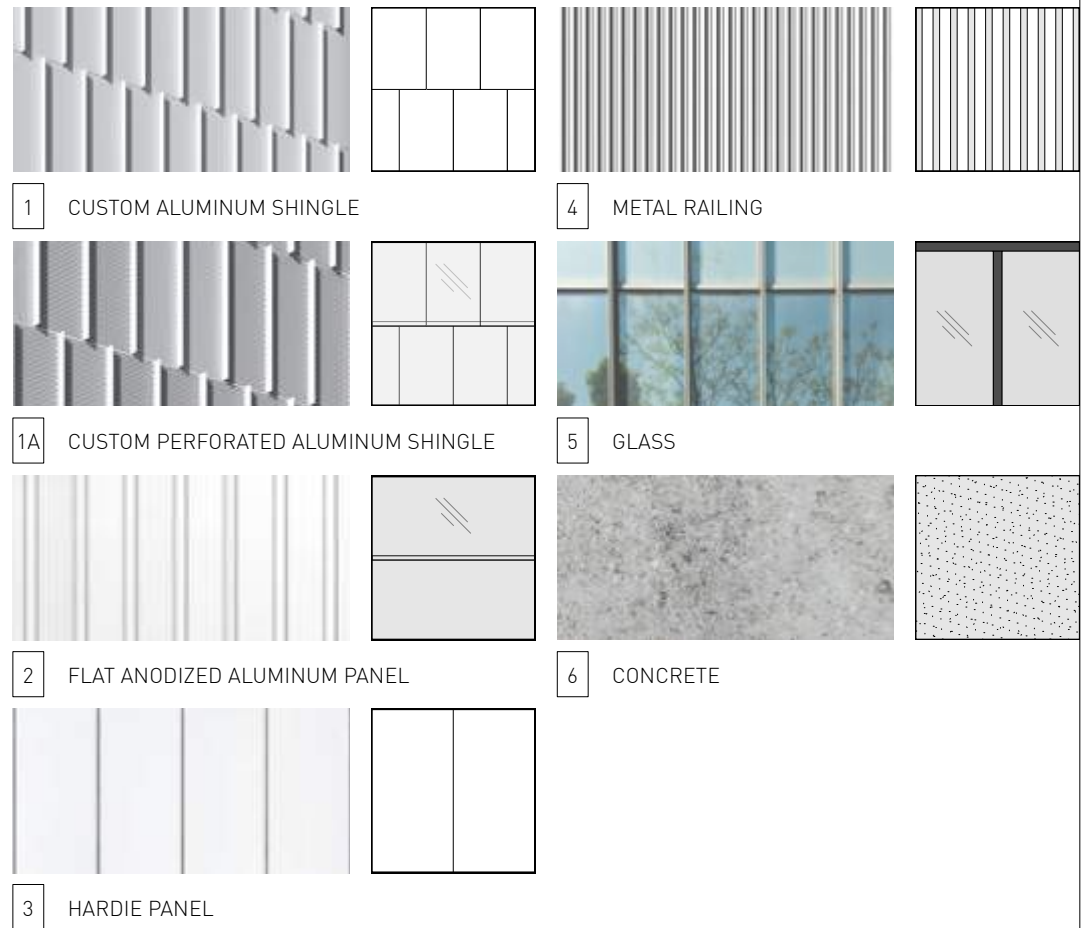
822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC  
BUILDING ELEVATION Project 0646 Sheet

A2.5



LEGEND



1 SOUTH ELEVATION (COURTYARD)  
A2.6 SCALE: 1:100

- |  |            |
|--|------------|
| 5 Iss. for Review Summary Response 03                  | 02.06.2022 |
| 4 Iss. for Review Summary Response 02                  | 03.11.2021 |
| 3 Iss. for Review Summary Response 01                  | 16.07.2021 |
| 2 Iss. for Rezoning & Dev. Permit                      | 12.05.2021 |
| 1 Iss. for Rezoning & Dev. Permit App Community Review | 17.03.2021 |

Drawn By: AR/ JY  
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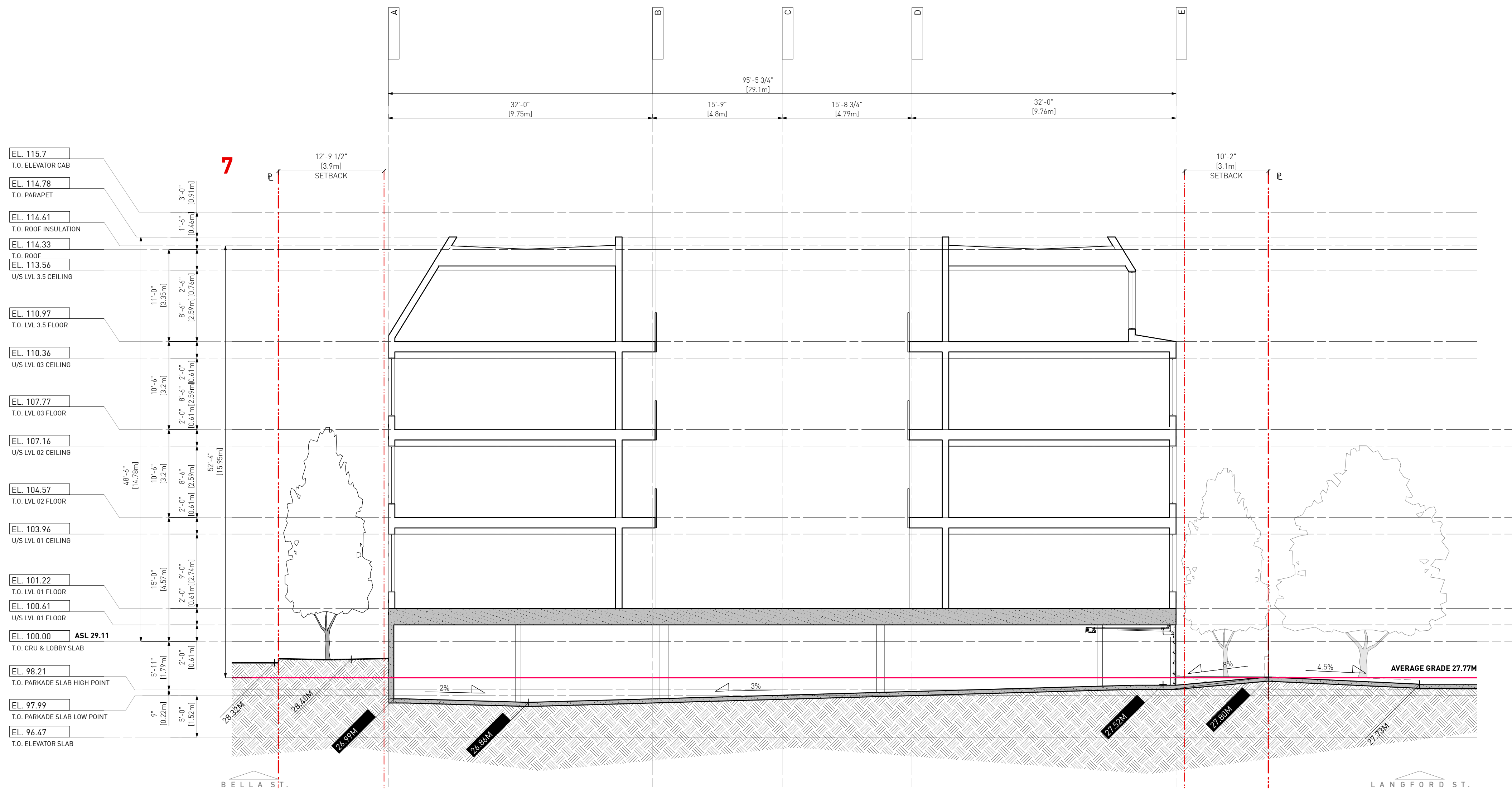
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CONSTRUCTION



822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC  
BUILDING ELEVATION Project 0646 Sheet





1 SECTION 10 PARKADE ENTRY  
A3.1 SCALE: 1:100

- |  |            |
|--|------------|
| 5 Iss. for Review Summary Response 03                  | 02.06.2022 |
| 4 Iss. for Review Summary Response 02                  | 03.11.2021 |
| 3 Iss. for Review Summary Response 01                  | 16.07.2021 |
| 2 Iss. for Rezoning & Dev. Permit                      | 12.05.2021 |
| 1 Iss. for Rezoning & Dev. Permit App Community Review | 17.03.2021 |

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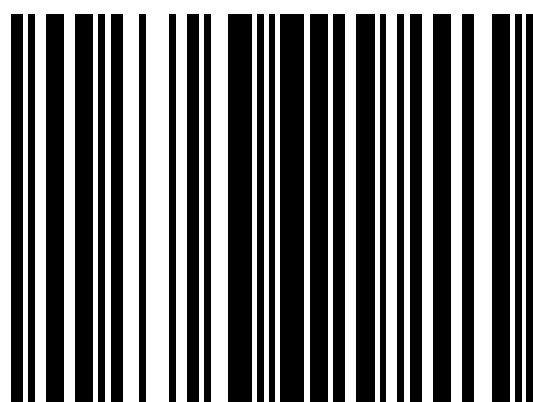
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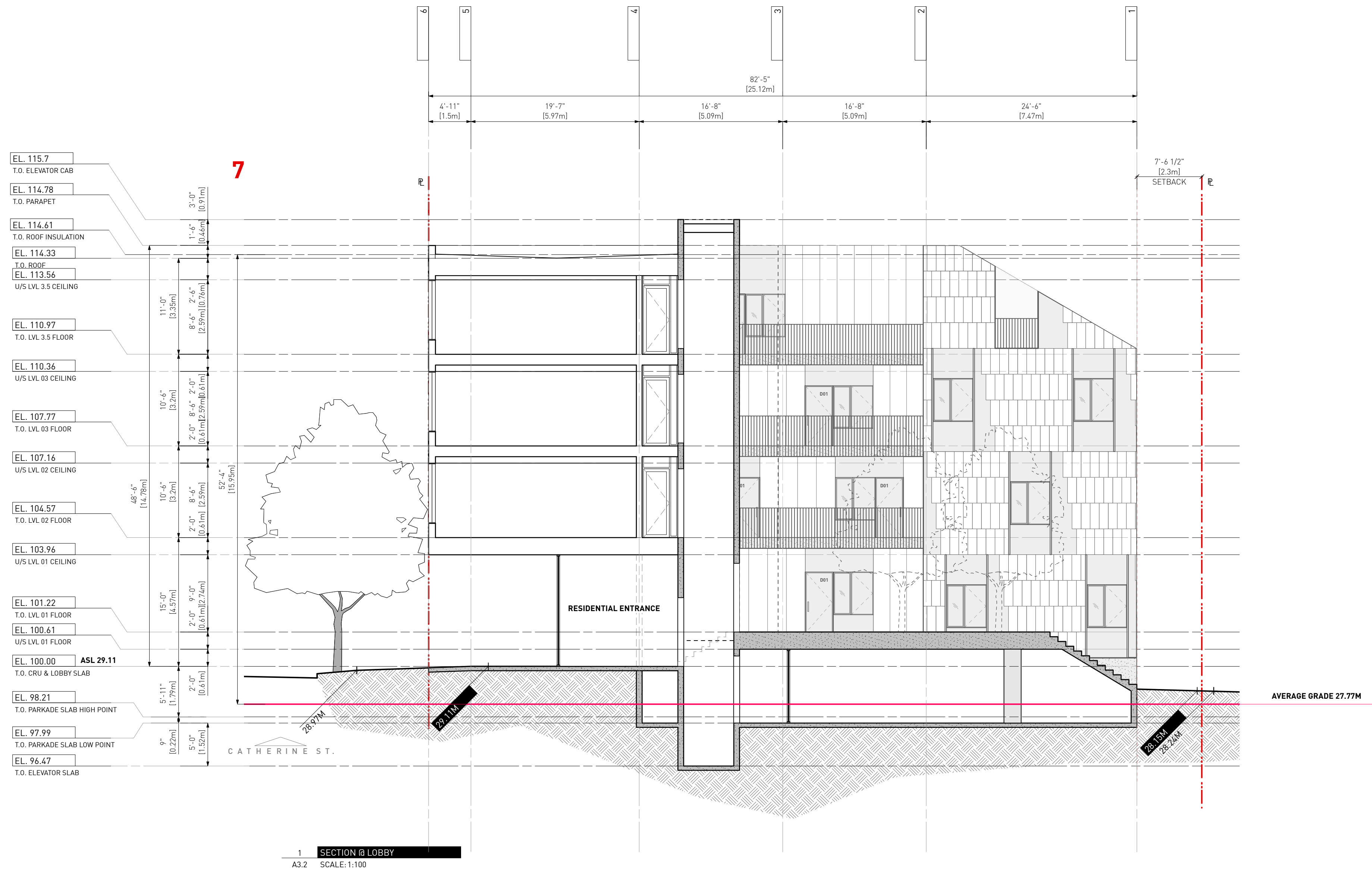
822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC

BUILDING SECTION  
Project  
0646  
Sheet

A3.1





5 Iss. for Review Summary Response 03 02.06.2022

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3 Iss. for Review Summary Response 01 16.07.2021

2 Iss. for Rezoning & Dev. Permit 12.05.2021

1 Iss. for Rezoning & Dev. Permit App Community Review 17.03.2021

Drawn By: AR/ JY  
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Printing Date: 02/06/2022

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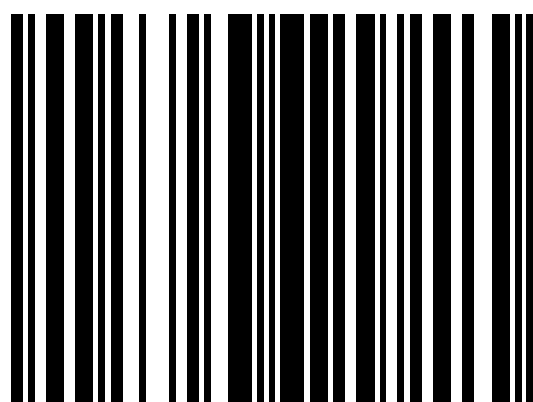
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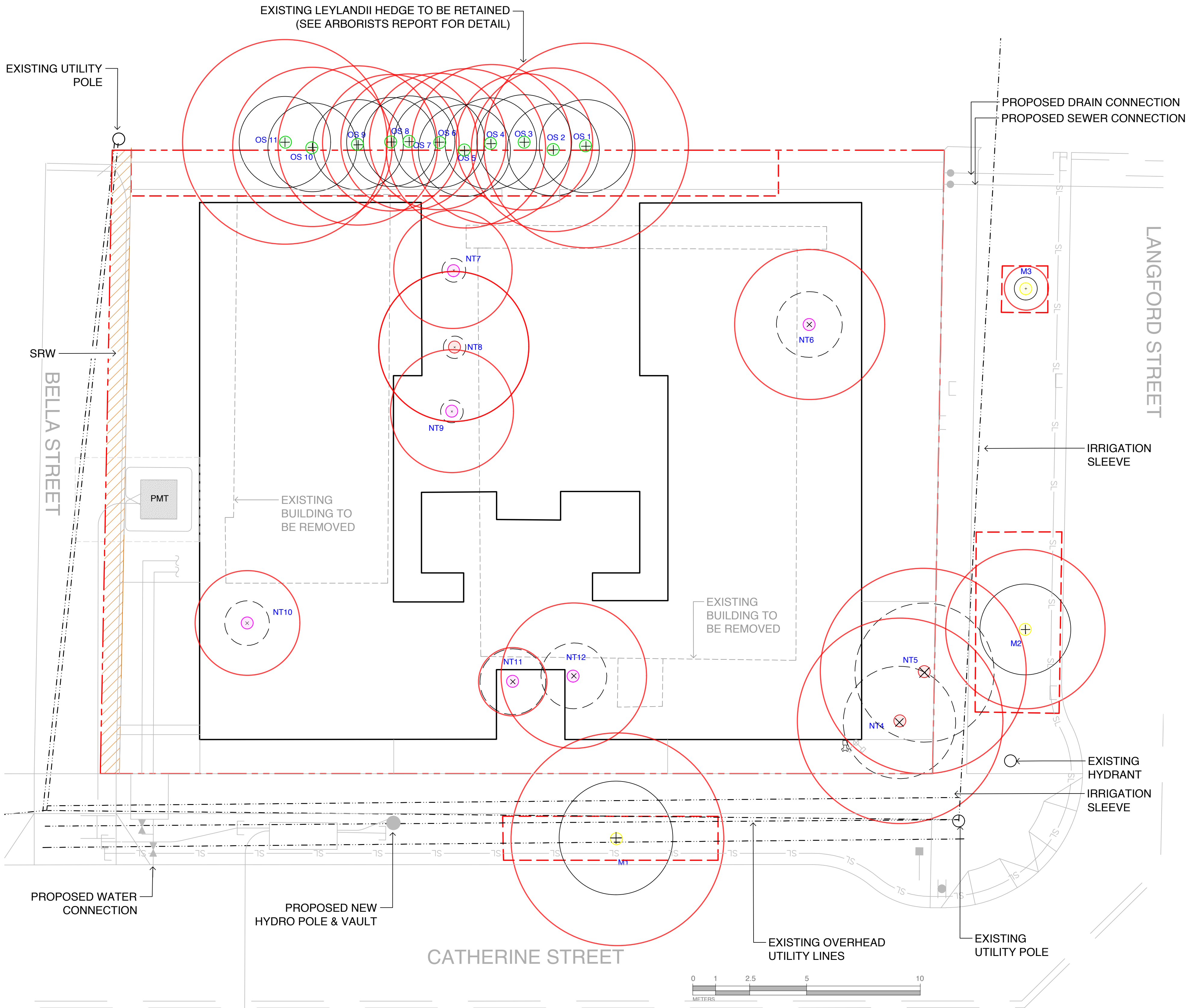
822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC

BUILDING SECTION Project  
0646  
Sheet

A3.2





TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	3		3	6	5
ON-SITE TREES, NOT BYLAW PROTECTED	6		6		
MUNICIPAL TREES	3	3			1
NEIGHBORING TREES, BYLAW PROTECTED	11	11			
NEIGHBORING TREES, NOT BYLAW PROTECTED					
PROPOSED NON REPLACEMENT TREES (ON-SITE TREES IN PLANTERS)					4
TOTAL	23	14	9	6	10

REPLACEMENT TREES REQUIRED	6
REPLACEMENT TREES PROPOSED	5
REPLACEMENT TREE SHORTFALL	1

**LEGEND**

- PROPERTY LINE
- NEW BUILDING FOOTPRINT
- EXISTING HEDGE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF PROTECTED ROOT ZONE  
SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES
- TREE PROTECTION FENCING  
TO OUTSIDE OF DRINK LINE WHERE POSSIBLE (AS SHOWN)  
TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION TO MUNICIPAL STANDARD
- PROTECTED TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- MUNICIPAL TREE TO RETAIN
- TREE FOR REMOVAL

**SUPPLEMENTARY STANDARD  
DETAIL DRAWINGS**

0.40m

1.20m

0.60m

38mm x 88mm TOP RAIL

600mm 500mm 500mm MUST BE ATTACHED TO FENCE. USE HELLO WIRE FOR WORKING

38mm BOTTOM RAIL

38mm POST

TIES OR STAPLES TO SECURE MESH

TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm x 88mm WOOD FRAME. TOP, BOTTOM AND POSTS - USE ORANGE SHOWN FENCING MESH AND SECURE THE WOOD FRAME WITH 22P TIES OR GALVANIZED STAPLES.

2. ATTACH A 600mm x 600mm SIGN WITH THE FOLLOWING WORDING: WARNING: TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

• IN ROCKY AREAS, METAL POSTS (1-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

2011

TREE PROTECTION FENCING  
AND SIGNAGE DETAIL

REVISIONS

DRAWING NUMBER:  
SD P1

Inventory date: September 17, 2020 | November 1, 2021

822 Catherine Street - Tree Resource Spreadsheet

1 of 2

Prev. Tag #	Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name Common	Botanical	dbh (cm)	Critical root zone radius (m)	Original diameter (m)	Condition Health	Structural	Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status	
NT1	M1	Yes	Municipal	Municipal	Cherry Plum	<i>Prunus cerasifera</i>	39	4.7	5	Fair-poor	Fair-poor		Moderate	Dieback, decay in 2 of 4 scaffold limbs.	May be impacted by sidewalk construction. Municipal ID# 32333.	Retain	
NT2	M2	Yes	Municipal	Municipal	Cherry Plum	<i>Prunus cerasifera</i>	32	3.8	4	Fair	Fair		Moderate	Canopy competition with NT4.	Municipal ID# 32334.	Retain	
NT3	M3	Yes	Municipal	Municipal	Cherry Plum	<i>Prunus cerasifera</i>	2	1	1	Fair	Fair		Moderate	Newly planted.	Municipal ID# 32335.	Retain	
	NT4	Yes	On-site	Yes	English Holly	<i>Ilex aquifolium</i>	21,21.1	9	4.5	5	Fair	Fair	Suitable	Good	Fill and green waste in CRZ.	Conflict with building footprint.	X
	NT5	Yes	On-site	Yes	European Hawthorn	<i>Crataegus monogyna</i>	~30.25	4.5	6	Fair	Fair	Suitable	Good	Pruning stubs, sapsucker damage.	Conflict with building footprint.	X	
	NT6	Yes	On-site	No	Chinese Juniper	<i>Juniperus chinensis</i>	22	3.3	4	Fair	Fair	Suitable	Poor	Codominant leaders, sparse foliage. Close proximity to existing building.	Within building footprint.	X	
	NT7	Yes	On-site	No	Pyramidal Cedar	<i>Thuja occidentalis</i>	9.8,8.7	3.3	2.6	1	Fair	Fair	Suitable	Good	Maintained as shrub.	Within building footprint.	X
	NT8	Yes	On-site	Yes	Pyramidal Cedar	<i>Thuja occidentalis</i>	11,11.7	7.6,6	3.3	1	Fair	Fair	Suitable	Good	Maintained as shrub.	Within building footprint.	X
	NT9	Yes	On-site	No	Pyramidal Cedar	<i>Thuja occidentalis</i>	12,11.6	4.4	2.7	1	Fair	Fair	Suitable	Good	Maintained as shrub.	Within building footprint.	X
	NT10	Yes	On-site	No	English Holly	<i>Ilex aquifolium</i>	23	2.3	2	Fair-poor	Fair-poor	Suitable	Good	Pruning stubs, topped historically, new leaders.	Within building footprint.	X	
	NT11	Yes	On-site	No	English Holly	<i>Ilex aquifolium</i>	15	1.5	3	Fair	Fair	Suitable	Good	Deflected trunk, close proximity to existing building.	Within building footprint.	X	
	NT12	Yes	On-site	No	Chinese Juniper	<i>Juniperus chinensis</i>	21	3.2	3	Fair-poor	Fair-poor	Suitable	Poor	Multiple leaders, sparse foliage.	Within building footprint.	X	

Prev. Tag #	Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name Common	Botanical	dbh (cm)	Critical root zone radius (m)	Original diameter (m)	Condition Health	Structural	Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
NT13	OS1	Yes	Off-site	Yes	Leyland Cypress	<i>Cupressopsis leylandii</i>	45	4.5	4	Good	Fair		Good	Part of hedge now located at 310 Langford St.	May be impacted by foundation excavations.	TBD
NT13	OS2	Yes	Off-site	Yes	Leyland Cypress	<i>Cupressopsis leylandii</i>	36	3.6	4	Good	Fair		Good	Part of hedge now located at 310 Langford St.	May be impacted by foundation excavations.	TBD
NT13	OS3	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~30	3	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS4	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~35	3.5	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS5	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~35	3.5	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS6	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~30	3	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS7	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~30	3	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS8	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~30	3	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS9	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~35	3.5	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS10	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~35	3.5	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD
NT13	OS11	Yes	Off-site	Yes (if estimate is correct)	Leyland Cypress	<i>Cupressopsis leylandii</i>	~45	4.5	4	Good	Fair		Good	Part of hedge now located at 309 Bella St.	May be impacted by foundation excavations.	TBD

Prepared by:  
Talbot Mackenzie and Associates  
Box 48153 RPO Uptown  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 • Fax: (250) 479-7050  
Email: tm@treehelp@gmail.com



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

OWNER/CLIENT:

ARYZE

PROJECT NAME:

822 CATHERINE STREET  
+ 304 LANGFORD STREET

PROJECT ADDRESS:

822 CATHERINE ST.  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: KH

6		
5	REVISED AND RE-ISSUED FOR RZ/DP	22/06/22
4	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22/02/11
3	ISSUED FOR REVIEW SUMMARY RESPONSE 02	21/11/23
2	ISSUED FOR TRD RESPONSE	21/07/14
1	ISSUED FOR RZ/DP	21/05/12
NO.	ISSUE	YYMMDD

SEAL

NORTH ARROW



DRAWING TITLE:

TREE REMOVAL &  
PROTECTION

DWG NO:

SCALE: 1:100

L0





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

OWNER/CLIENT:

ARYZE

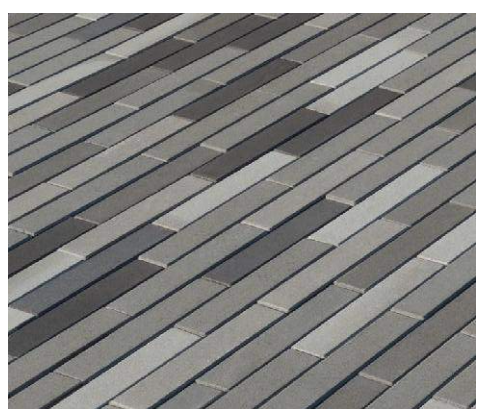
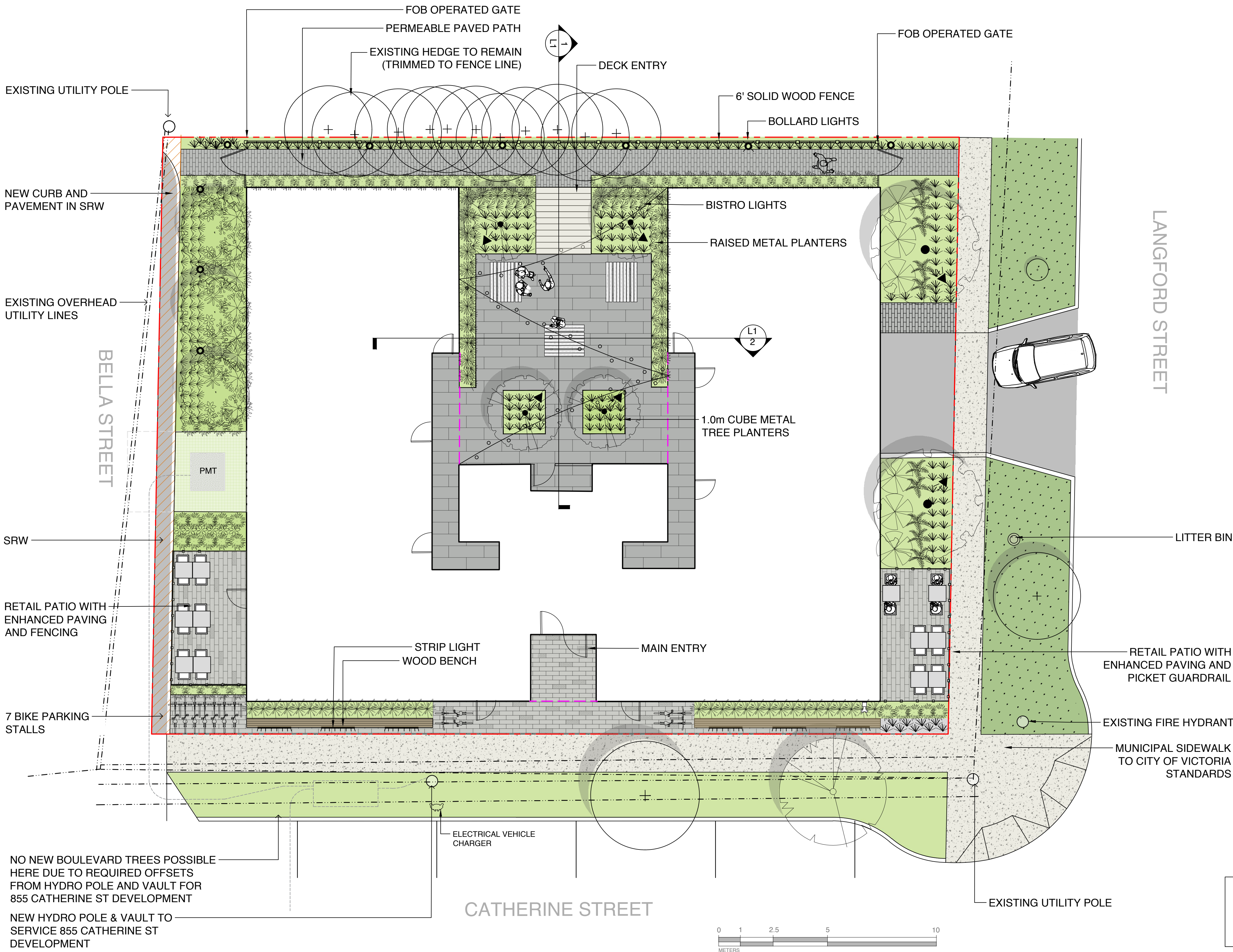
PROJECT NAME:

822 CATHERINE STREET  
+ 304 LANGFORD STREET

PROJECT ADDRESS:

822 CATHERINE ST.  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KH



#### LEGEND

- PROPERTY LINE
- OVERHANG
- SOD
  - 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - SOD
  - TO CITY OF VICTORIA MUNICIPAL STANDARDS
- ON-SITE LANDSCAPE AREA
  - 450 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS)
  - 50 mm DEPTH MULCH
- RAISED PLANTER
  - 450 mm DEPTH PLANTER
  - GROWING MEDIUM
  - 50 mm DEPTH MULCH
- ENHANCED PAVING
  - CONCRETE PAVERS
  - COLOUR: MULTI GREY
- PAVERS ON PEDESTALS
  - CERAMIC PAVERS ON PEDESTALS
  - COLOUR: CHARCOAL
- BARKMAN BOARDWALK PERMEABLE PAVERS
  - COLOUR: GREY
  - ROMEX PERMEABLE GROUT
- ASPHALT DRIVE AISLE
- MUNICIPAL SIDEWALK
  - CIP CONCRETE WITH BRUSH FINISH TO CITY OF VICTORIA STANDARDS
- BENCH
  - CONCRETE BASE WITH WOOD SEAT
  - COLOUR: BLACK WOOD STAIN
- BIKE RACK
  - 6' X
  - SURFACE MOUNT ON EMBEDDED CONCRETE POST
- LITTER/RECYCLING STATION
- BOLLARD LIGHT
  - LED LOW LEVEL LIGHT
- TREE UP-LIGHT
- UNDER BENCH STRIP LIGHT
- BISTRO LIGHTS
  - EXTERIOR RATED LED
- FENCE
  - 6' HT SOLID WOOD FENCE
  - COLOUR: BLACK WOOD STAIN
  - 6' INSIDE PROPERTY LINE
- FENCE
  - 6' WOOD SLAT FENCE
- GATE
  - SELF LOCKING FOB OPERATED
  - BLACK POWDERCOAT METAL
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

#### SITE PERMEABILITY

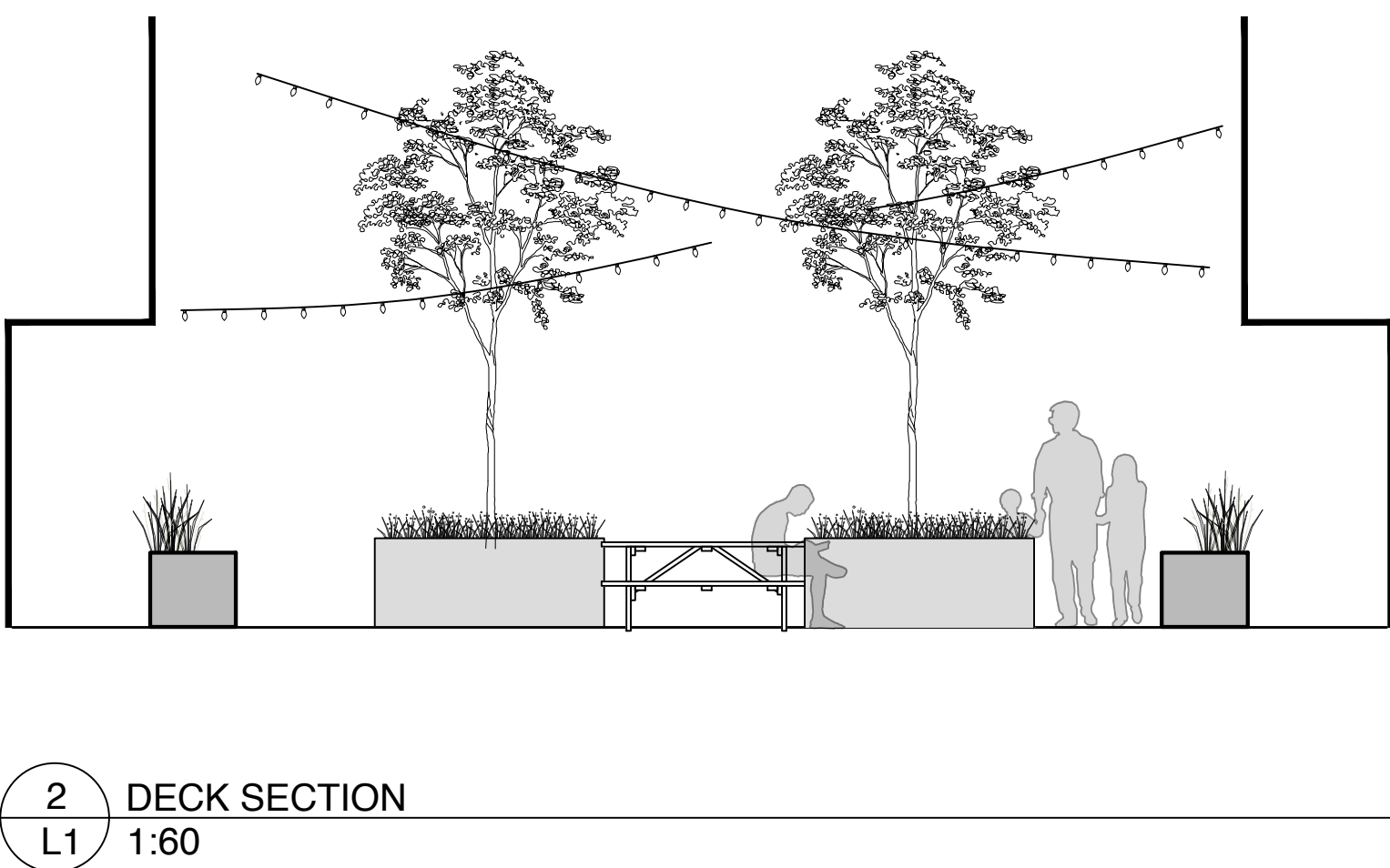
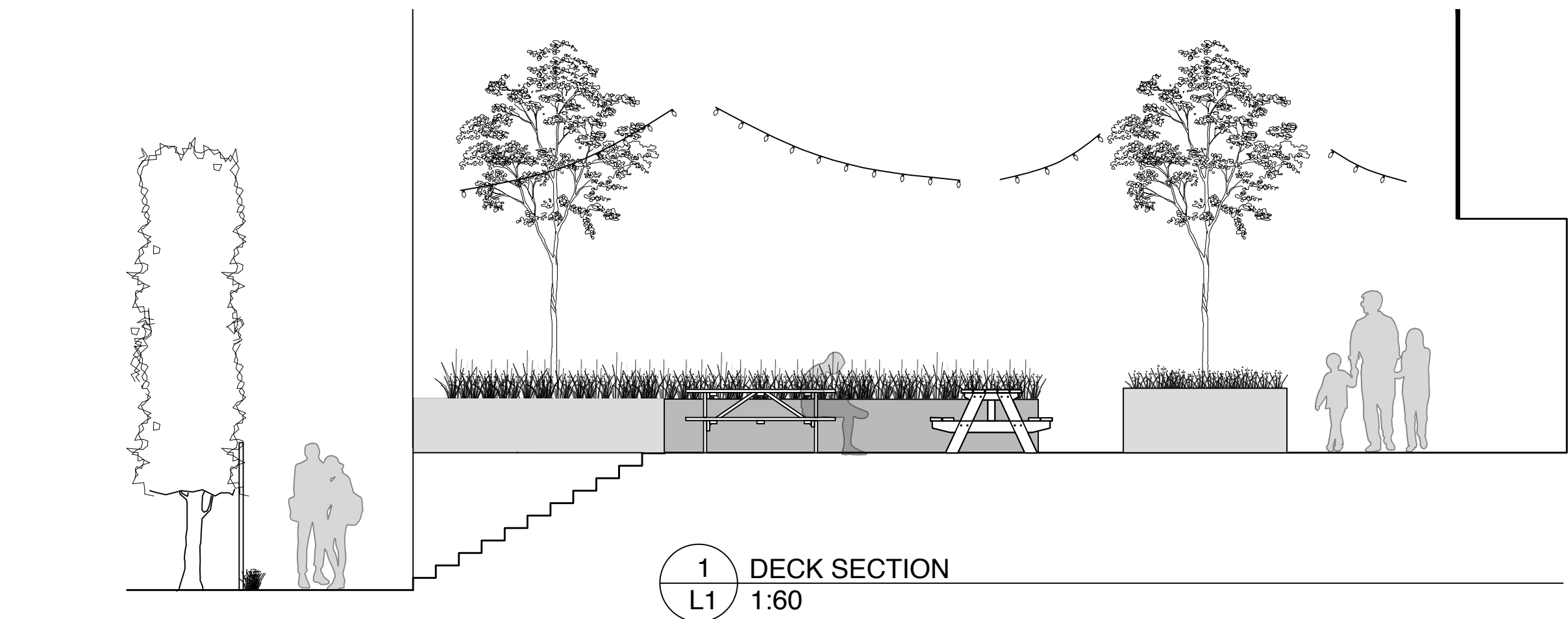
TOTAL SITE IMPERVIOUS AREA FOR ENTIRE PRIVATE PROPERTY: 772 m<sup>2</sup>  
TOTAL SITE PERVIOUS AREA FOR ENTIRE PRIVATE PROPERTY: 193 m<sup>2</sup>

#### LANDSCAPE NOTES

- PROPOSED BOULEVARD TREES
  - TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
  - 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
  - TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
  - PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION.
  - 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.
- BOULEVARD IRRIGATION
  - SEE IRRIGATION PLAN
  - ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
  - IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
  - IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER, AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
  - THE LANGFORD STREET BOULEVARD LAWN IRRIGATION SYSTEM AND THE NEW STREET TREE ON CATHERINE ST ARE TO BE INSTALLED BY THE DEVELOPPER, AND SHALL BE IRRIGATED FROM A CITY WATER SOURCE AND MAINTAINED BY THE CITY.
  - THE CATHERINE ST BOULEVARD LAWN AREA SHALL BE IRRIGATED FROM A PRIVATE WATER SOURCE UNDER A PERMIT FROM THE CITY ENGINEERING DEPARTMENT. THE MAINTENANCE OF THE CATHERINE BOULEVARD LAWN IS THE RESPONSIBILITY OF THE PROPERTY OWNER AS WOULD BE THE PRIVATE IRRIGATION SYSTEM.

NO NEW BOULEVARD TREES POSSIBLE  
HERE DUE TO REQUIRED OFFSETS  
FROM HYDRO POLE AND VAULT FOR  
855 CATHERINE ST DEVELOPMENT

NEW HYDRO POLE & VAULT TO  
SERVICE 855 CATHERINE ST  
DEVELOPMENT



6		
5	REVISED AND RE-ISSUED FOR R2/DP	22/06/02
4	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22/02/11
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2	ISSUED FOR TRD RESPONSE	21/07/14
1	ISSUED FOR R2/DP	21/05/12
NO.	ISSUE	YY/MM/DD

SEAL

NORTH ARROW



DRAWING TITLE:

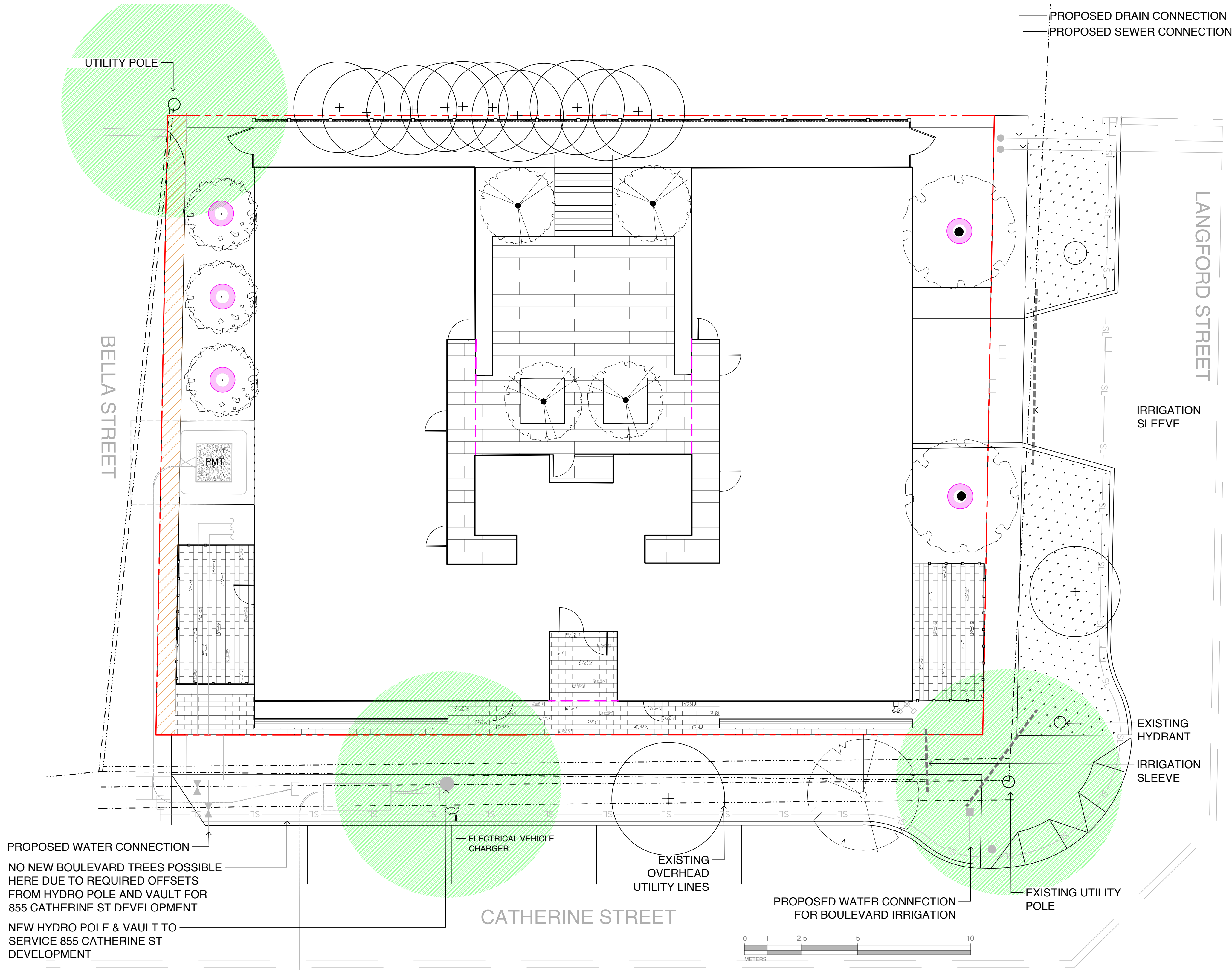
LANDSCAPE SITE PLAN

DWG NO:

SCALE: 1:100

L1





**LEGEND**

- OVERHEAD POWER LINE
- DESIGNATED REPLACEMENT TREE
- 5.0 m OFFSET FROM HYDRO OR LIGHT POLE

REPLACEMENT TREES REQUIRED	6
REPLACEMENT TREES PROPOSED	5
REPLACEMENT TREE SHORTFALL	1

Tree Planting Schedule					
Quantity	Symbol	Latin Name	Common Name	Container	Caliper
4		Acer Griseum	Paperbark Maple	B&B	5 cm
3		Stewartia rostrata	Stewartia	B&B	5 cm
2		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	B&B	70 cm
1		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	6 cm

**LANDSCAPE NOTES**

PROPOSED BOULEVARD TREES

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- 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
- TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION.
- 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.

BOULEVARD IRRIGATION

- SEE IRRIGATION PLAN
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER, AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- THE LANGFORD STREET BOULEVARD LAWN IRRIGATION SYSTEM AND THE NEW STREET TREE ON CATHERINE ST ARE TO BE INSTALLED BY THE DEVELOPPER, AND SHALL BE IRRIGATED FROM A CITY WATER SOURCE AND MAINTAINED BY THE CITY.
- THE CATHERINE ST BOULEVARD LAWN AREA SHALL BE IRRIGATED FROM A PRIVATE WATER SOURCE UNDER A PERMIT FROM THE CITY ENGINEERING DEPARTMENT. THE MAINTENANCE OF THE CATHERINE BOULEVARD LAWN IS THE RESPONSIBILITY OF THE PROPERTY OWNER AS WOULD BE THE PRIVATE IRRIGATION SYSTEM.



1608 Camosun Street, Victoria BC V8T 3E6  
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OWNER/CLIENT:  
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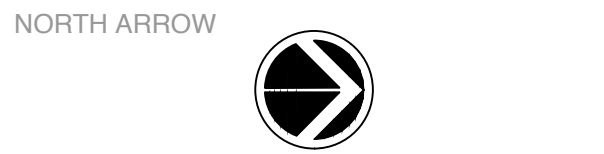
PROJECT NAME:  
822 CATHERINE STREET  
+ 304 LANGFORD STREET

PROJECT ADDRESS:  
822 CATHERINE ST.  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KH

6		
5	REVISED AND RE-ISSUED FOR RZ/DP	22/06/02
4	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22/02/11
3	ISSUED FOR REVIEW SUMMARY RESPONSE 02	21/11/03
2	ISSUED FOR TRD RESPONSE	21/07/14
1	ISSUED FOR RZ/DP	21/05/12
NO.	ISSUE	YY/MM/DD

SEAL



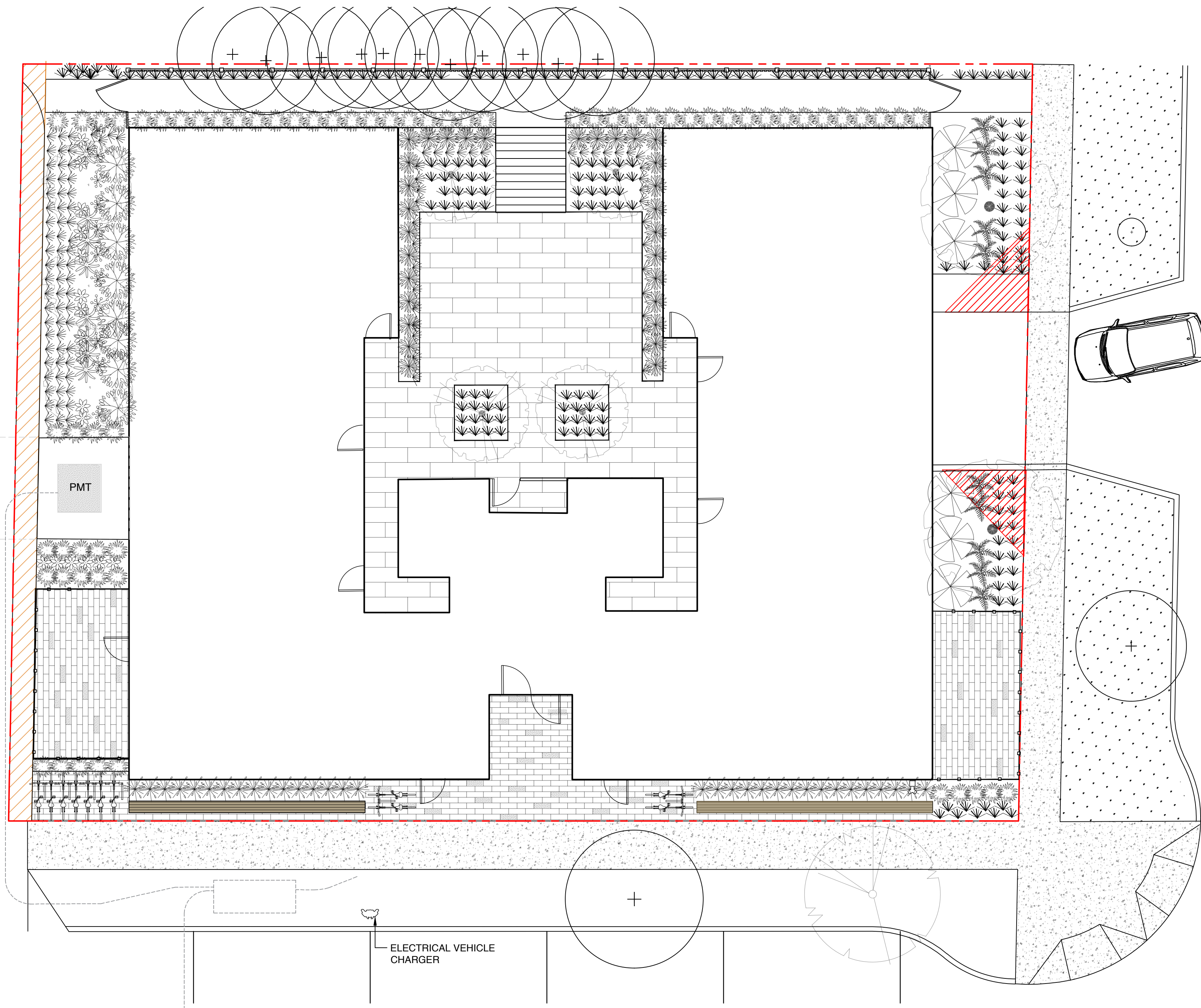
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TREE PLANTING PLAN

DWG NO:

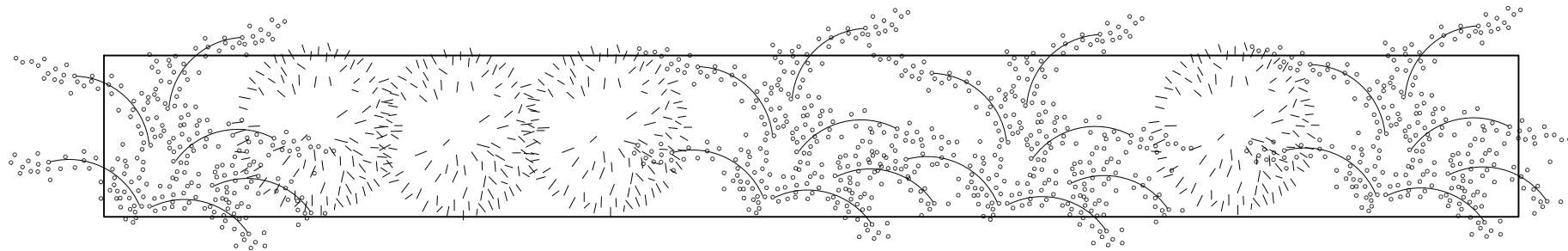
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L2





PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
11		Anaphalis margaritacea	Pearly everlasting	#1	yes	
32		Sesleria autumnalis	Autumn moor grass	#1		
65		Calamagrostis acutiflora 'Karl Forester'	Karl Forester feather reed grass	#2		
8		Choisya ternata	Mexican mock orange	#2		
11		Echinacea purpurea	Purple coneflower	#1		yes
		Hebe 'Green Gem'	Green Gem hebe			
10		Liriope muscari	Liriope	TRAY		
14		Liriope muscari 'Variegata'	Variegated liriope	TRAY		
10		Ploystichum munitum	Western sword fern	#1	y	
30		Prostanthera cuneata	Australian mint	#1		
8		Rosmarinus officinalis 'Prostratus'	Creeping rosemary			
6		Vaccinium ovatum	Evergreen huckleberry		y	
8		Verbena bonariensis	Tall verbenas	#1		yes
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 L3 PLANTER PLANTING DESIGN



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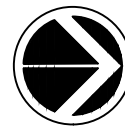
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NO.	ISSUE	YYMMDD

SEAL

NORTH ARROW



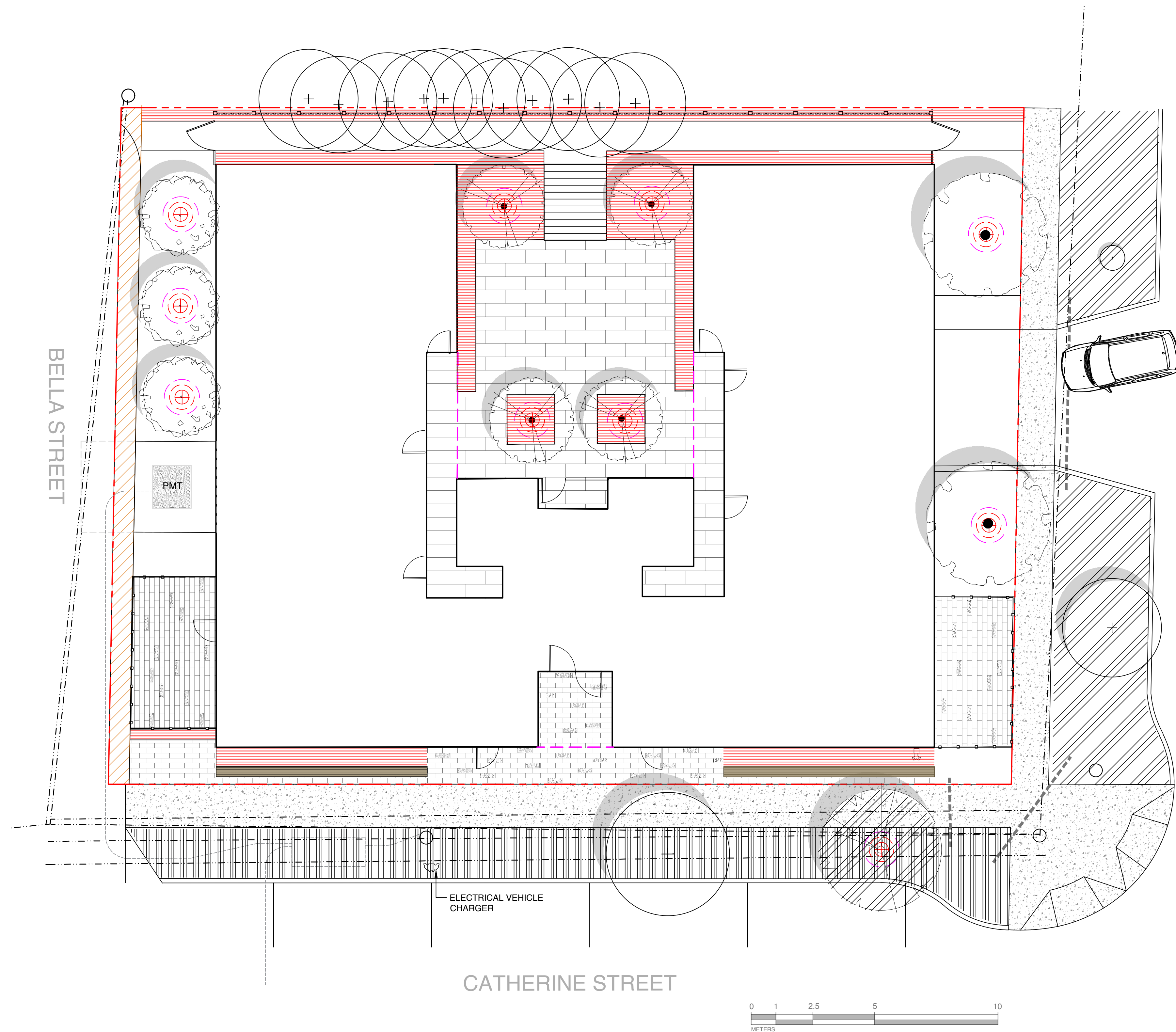
DRAWING TITLE:  
PLANTING PLAN

DWG NO:

SCALE: 1:100

L3





**LEGEND: OFF-SITE IRRIGATION**

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"  
 IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"  
 IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"

(TURF) RAIN BIRD 1804 12 SERIES MPR  
 (TURF) RAIN BIRD 1804 12 SERIES MPR

RAIN BIRD PGA GLOBE 25MM  
 RAIN BIRD 3-RC 20MM  
 WATTS 007 25MM  
 RAIN BIRD TB052-CM4  
 NETAFIM DF075-120 20MM  
 POINT OF CONNECTION 25MM

DURA-FLO DRIP TREE RING @ 18GPH

AREA TO RECEIVE DRIPLINE

IRRIGATION SLEEVE  
 SEE IRRIGATION PLAN  
 COORDINATE INSTALLATION WITH GENERAL CONTRACTOR

**LEGEND: ON-SITE IRRIGATION**

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"  
 IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"  
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 POINT OF CONNECTION 25MM

DURA-FLO DRIP TREE RING @ 18GPH

AREA TO RECEIVE DRIPLINE

IRRIGATION SLEEVE  
 SEE IRRIGATION PLAN  
 COORDINATE INSTALLATION WITH GENERAL CONTRACTOR

BOULEVARD LAWN AREA ON LANGFORD ST AND ONE NEW TREE ON CATHERINE ST TO BE IRRIGATED FROM A CITY WATER SOURCE AND MAINTAINED BY THE CITY

BOULEVARD LAWN AREA ON CATHERINE ST TO BE IRRIGATED FROM A PRIVATE WATER SOURCE AND MAINTAINED BY THE OWNER



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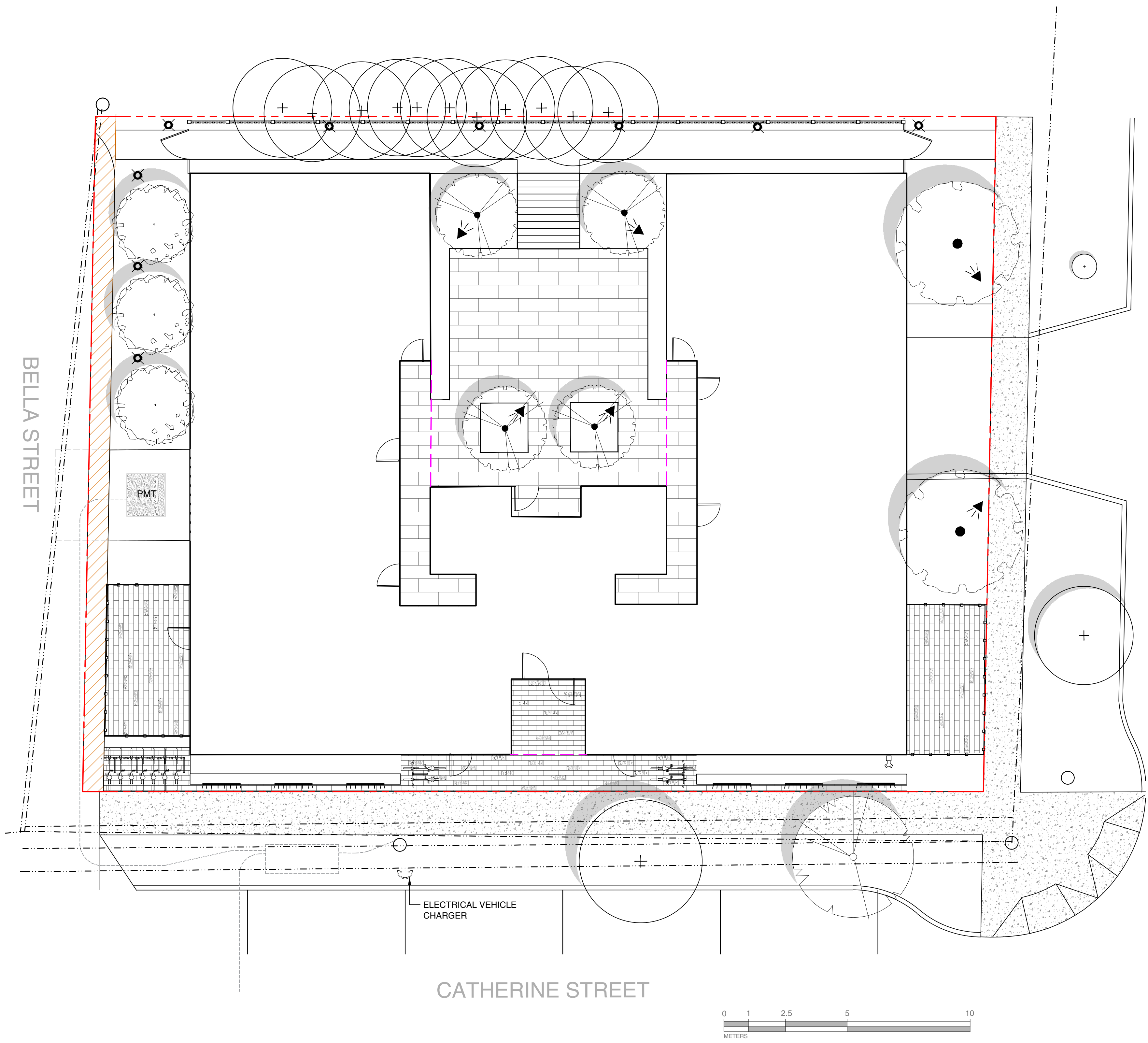
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DRAWING TITLE:  
 IRRIGATION PLAN

DWG NO:  
 SCALE: 1:100  
 L4





**LEGEND: LIGHTING**

--- PROPERTY LINE

- BOLLARD LIGHTING (9)
  - BRONZE FINISH
  - WARM WHITE LED
- UPLIGHT (TRESS) (6)
  - MATTE BRONZE FINISH
  - WARM WHITE LED
- HORIZONTAL STEP LIGHT (6)
  - BRONZE FINISH
  - WARM WHITE LED
- STRIP LIGHT (6)
  - TEXTURED BRONZE
  - WARM WHITE LED



15501 - Atlantis - 4W 1 LED Round Small Bollard - 2 Inches Wide by 20 Inches High by Hinkley Lighting

Specs	
Family/Collection:	Atlantis
Width/Diameter (in):	2.00"
Height:	20.00"
Design Style:	Modern
Voltage Rating:	12 V
Style and Option 1	
Style:	Bronze Finish with Etched Glass
Item #:	15501BZ
Price:	\$169.00
Style and Option 2	
Style:	Titanium Finish with Etched Glass
Item #:	15501TT
Price:	\$169.00



16501 - Hardy Island - Low Voltage 1 Light Small Spot Light - 1.75 Inches Wide by 2.5 Inches High by Hinkley Lighting

Specs	
Family/Collection:	Hardy Island
Length:	4.75"
Width/Diameter (in):	1.75"
Height:	2.50"
Weight:	2.06 lbs
Installation Sheet:	<a href="http://images.canadialightingexperts.com/supplier/hinkley-lighting/specsheets/16501-wsl.pdf">http://images.canadialightingexperts.com/supplier/hinkley-lighting/specsheets/16501-wsl.pdf</a>
# of Bulbs:	1
Standard Wattage:	36 Watts
Bulb Type:	MR11
Design Style:	Modern
Voltage Rating:	12 V
Low Voltage:	Yes
Material:	Cast Brass
Style and Option 1	
Style:	Matte Bronze Finish
Item #:	16501BZ
Price:	\$159.00



15508 - Luna - 12V 3.8W LED Horizontal Step Light - 4.5 Inches Wide by 3 Inches High by Hinkley Lighting

Specs	
Family/Collection:	Luna
Length:	0.59"
Width/Diameter (in):	4.59"
Height:	3.09"
Depth/Extension:	0.59"
Weight:	0.70 lbs
# of Bulbs:	1
Standard Wattage:	3.8 Watts
Bulb Type:	LS-4
Lumens:	200
Color Temperature:	2700 Kelvin
Voltage Rating:	12 V
Low Voltage:	Yes
Material:	Zinc Aluminum Alloy
ADA Approved:	Yes
Bulbs Included:	Yes
Style and Option 1	
Style:	Bronze Finish
Item #:	15508BZ
Price:	\$99.00



16103 - 2.7W 24 LED Hardscape Light 0.75 inches tall by 3 inches wide by Kichler Lighting

Specs	
Length:	18.00"
Width/Diameter (in):	3.00"
Height:	0.75"
Weight:	0.95 lbs
Installation Sheet:	<a href="http://images.canadialightingexperts.com/supplier/kichler-lighting-canada/specsheet/16103-inst.pdf">http://images.canadialightingexperts.com/supplier/kichler-lighting-canada/specsheet/16103-inst.pdf</a>
# of Bulbs:	24
Standard Wattage:	2.7 Watts
Bulb Type:	LED
Voltage Rating:	12 V
Material:	Aluminum
Bulbs Included:	Yes
Style and Option 1	
Style:	Textured Architectural Bronze Finish
Item #:	16103AZT
Price:	\$179.99



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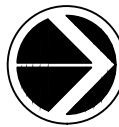
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SEAL

NORTH ARROW



DRAWING TITLE:

LIGHTING PLAN

DWG NO:

SCALE: 1:100

L5



