

List of Drawings

Architectural

D'Ambrosio architecture + urbanism
2960 Jutland Road
Victoria, BC
V8T 5K2

- A0.0 Cover Sheet
- A0.1 Site Survey + Location Plan
- A0.2 Shadow Analysis
- A0.3 3D Shadow Analysis

- A1.0 Site Plan + Project Information
+ Grade Calculation
- A2.0 Basement Plan
- A2.1 First Storey Plan
- A2.2 Second Storey Plan
- A2.3 Third Storey Plan
- A2.4 Roof Plan

- A3.0 East Building Elevations
- A3.1 West Building Elevations
- A3.2 Street/Context Elevations
- A3.3 Materials Palette

- A4.0 Building Sections
- A4.1 Roof Sections

Landscape

Biophilia Design Collective Ltd.
1608 Camosun Street
Victoria, BC
V8T 3E6

- L0 Cover Page
- L1 Landscape Site Plan
- L2 Green Roof on Parking Facility
- L3 Green Roof over Second Storey
- L4 Existing Tree Removal and Retention Plan
- L5 Arborist Report of Existing Trees
- L6 Tree Planting Plan
- L7 Shrub Planting Plan
- L8 Planting Imagery
- L9 Design Detail

Civil

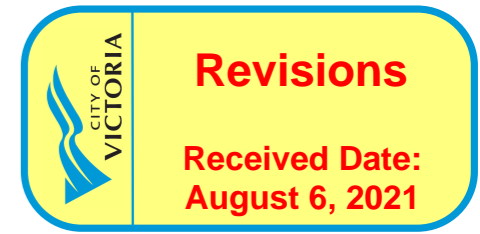
J.E. Anderson
4212 Glenford Ave.
Victoria, BC
V8Z 4B7

- C1 Site Servicing Plan

D'AMBROSIO
architecture + urbanism

2960 Jutland Road
Victoria BC Canada V8T5K2

tel 250.384.2400
fax 250.384.7893
eml mail@fdarc.ca
web www.fdarc.ca



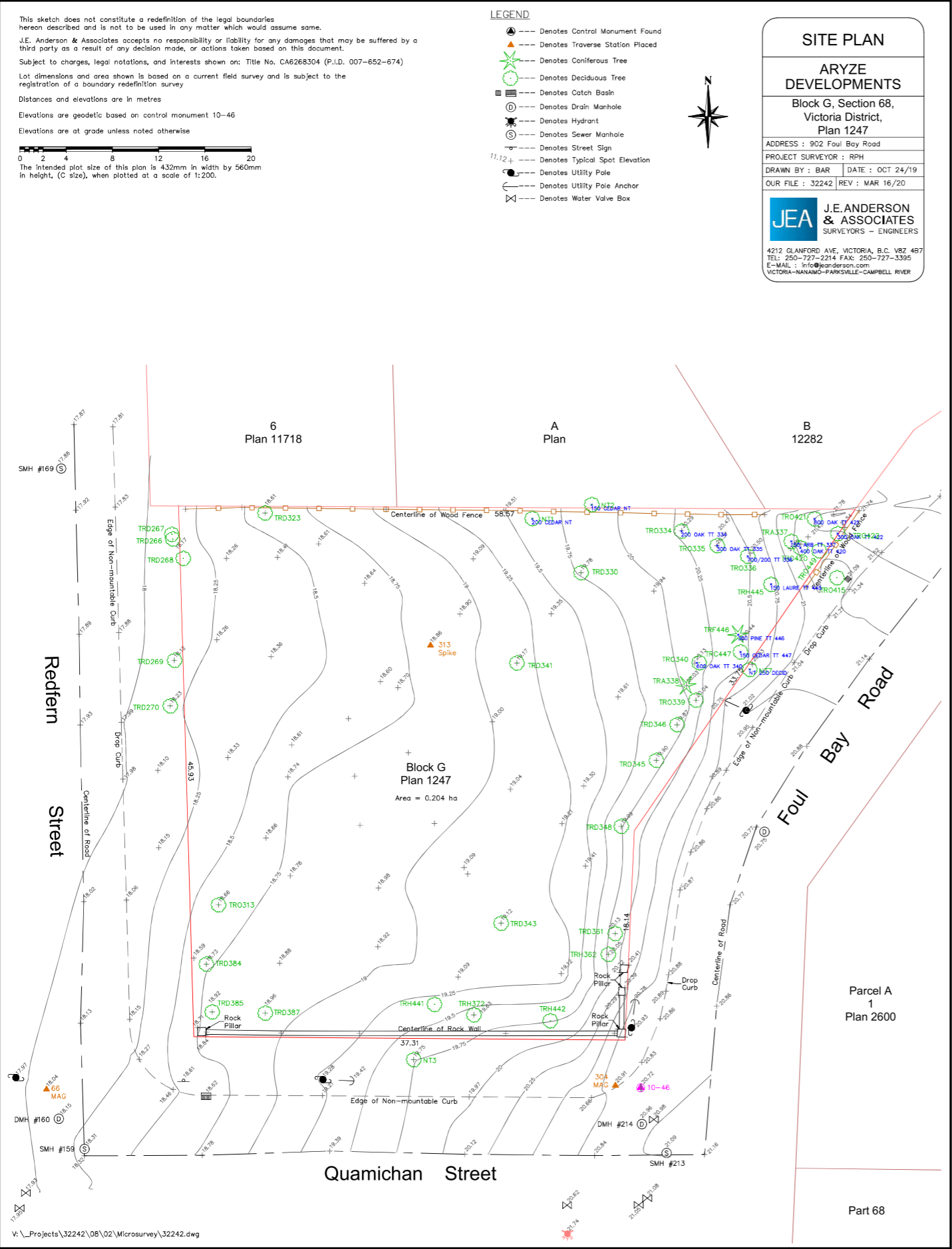
902 Foul Bay Road

Victoria B.C.

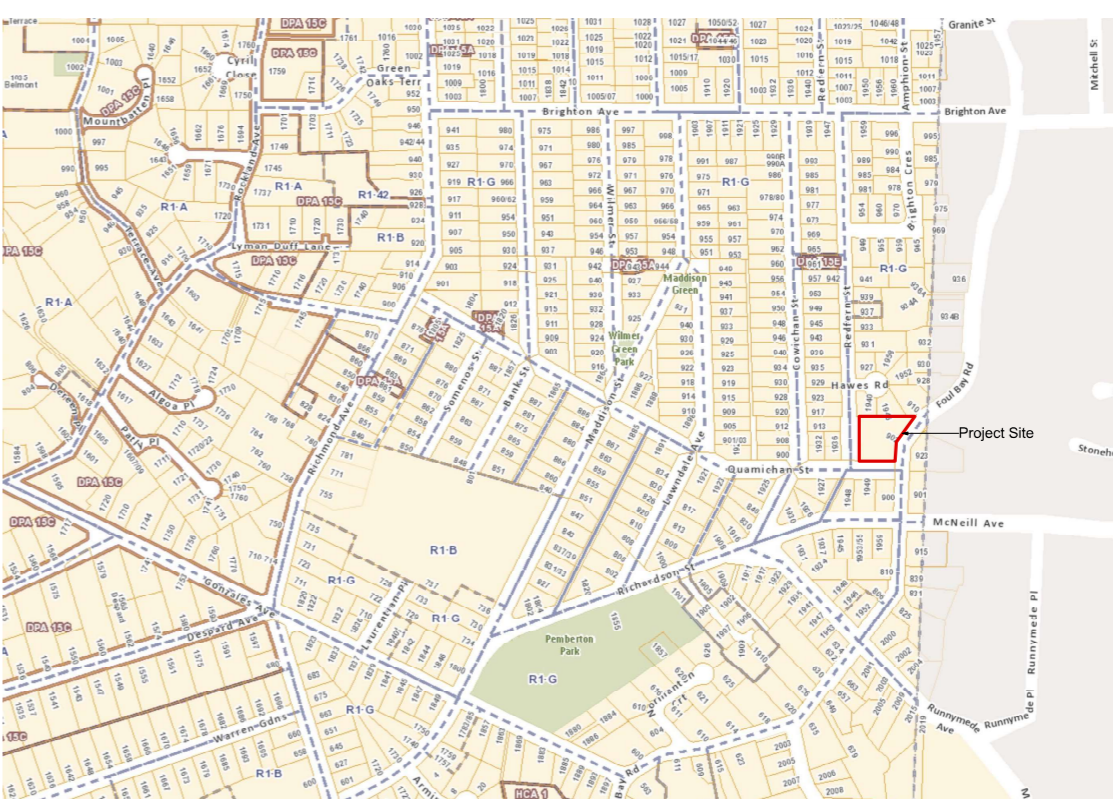


Revised Rezoning III
July 29, 2021

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2 Context Plan
SCALE: 1:500



3 Location / Zoning Plan
SCALE: nts

1 Site Survey
SCALE: 1:200

rev no	description	date
4	REVISED REZONING SUBMISSION III	21.07.29
3	REVISED REZONING SUBMISSION II	21.01.12
2	REVISED REZONING SUBMISSION	20.07.16
1	ISSUED FOR REZONING	20.04.17

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project name
902 Foul Bay Road
Victoria, BC

sheet title
**Site Survey, Context,
Location / Zoning Plan**

project no. 1933

drawing file

date 21.01.12

scale 1:100

drawn by JDH

checked by ES

revision no. 4 sheet no. A0.1



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1 June 21 • 9:00am
SCALE: nts



2 June 21 • 12:00pm
SCALE: nts



3 June 21 • 5:00pm
SCALE: nts



4 March 21 • 9:00am
SCALE: nts



5 March 21 • 12:00pm
SCALE: nts



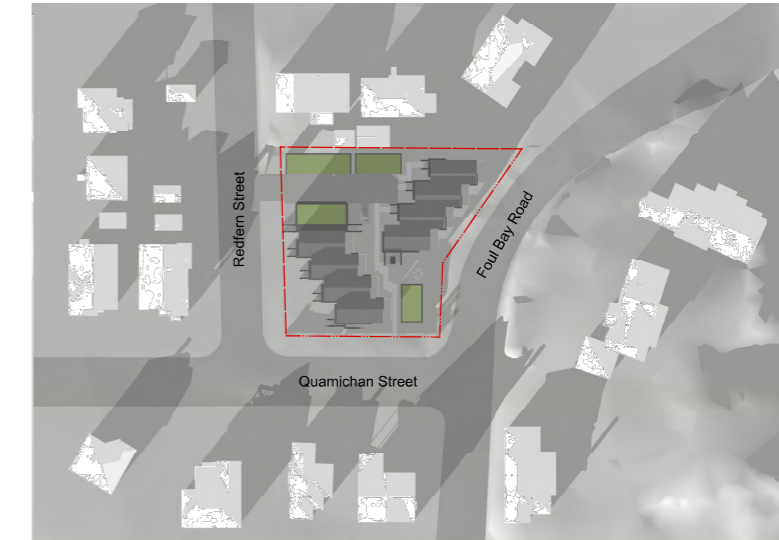
6 March 21 • 5:00pm
SCALE: nts



7 December 21 • 10:00am
SCALE: nts



8 December 21 • 12:00pm
SCALE: nts



9 December 21 • 3:00pm
SCALE: nts

rev no	description	date
4	REVISED REZONING SUBMISSION III	21.07.29
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1	ISSUED FOR REZONING	20.04.17

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Shadow Studies

project no. 1933
drawing file
date 21.01.12
scale 1:100
drawn by JDH
checked by ES

revision no. 4 sheet no. A0.2



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1 June 21 • 9:00am
SCALE: nts



2 June 21 • 12:00pm
SCALE: nts



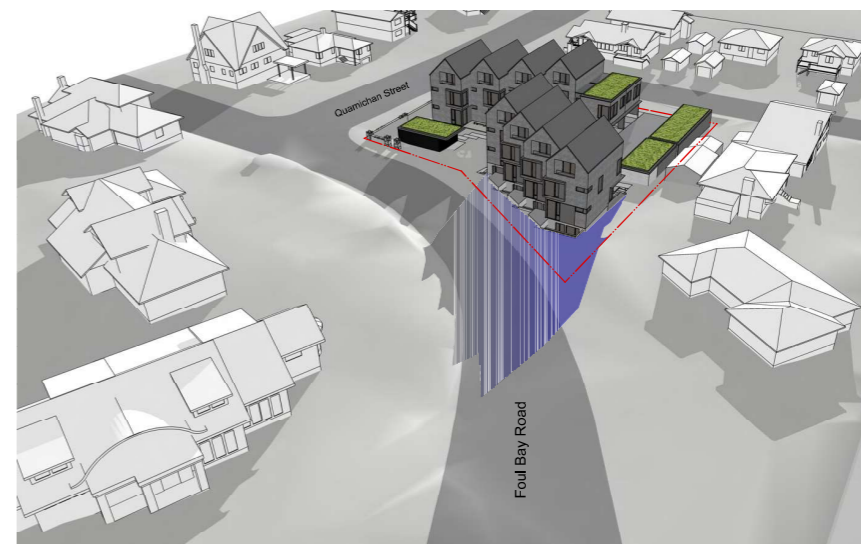
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SCALE: nts



4 March 21 • 9:00am
SCALE: nts



5 March 21 • 12:00pm
SCALE: nts



6 March 21 • 5:00pm
SCALE: nts



7 December 21 • 10:00am
SCALE: nts



8 December 21 • 12:00pm
SCALE: nts



9 December 21 • 3:00pm
SCALE: nts

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project name
902 Foul Bay Road
Victoria, BC

sheet title
3D Shadow Studies

project no. 1933

drawing file

date 21.01.12

scale 1:100

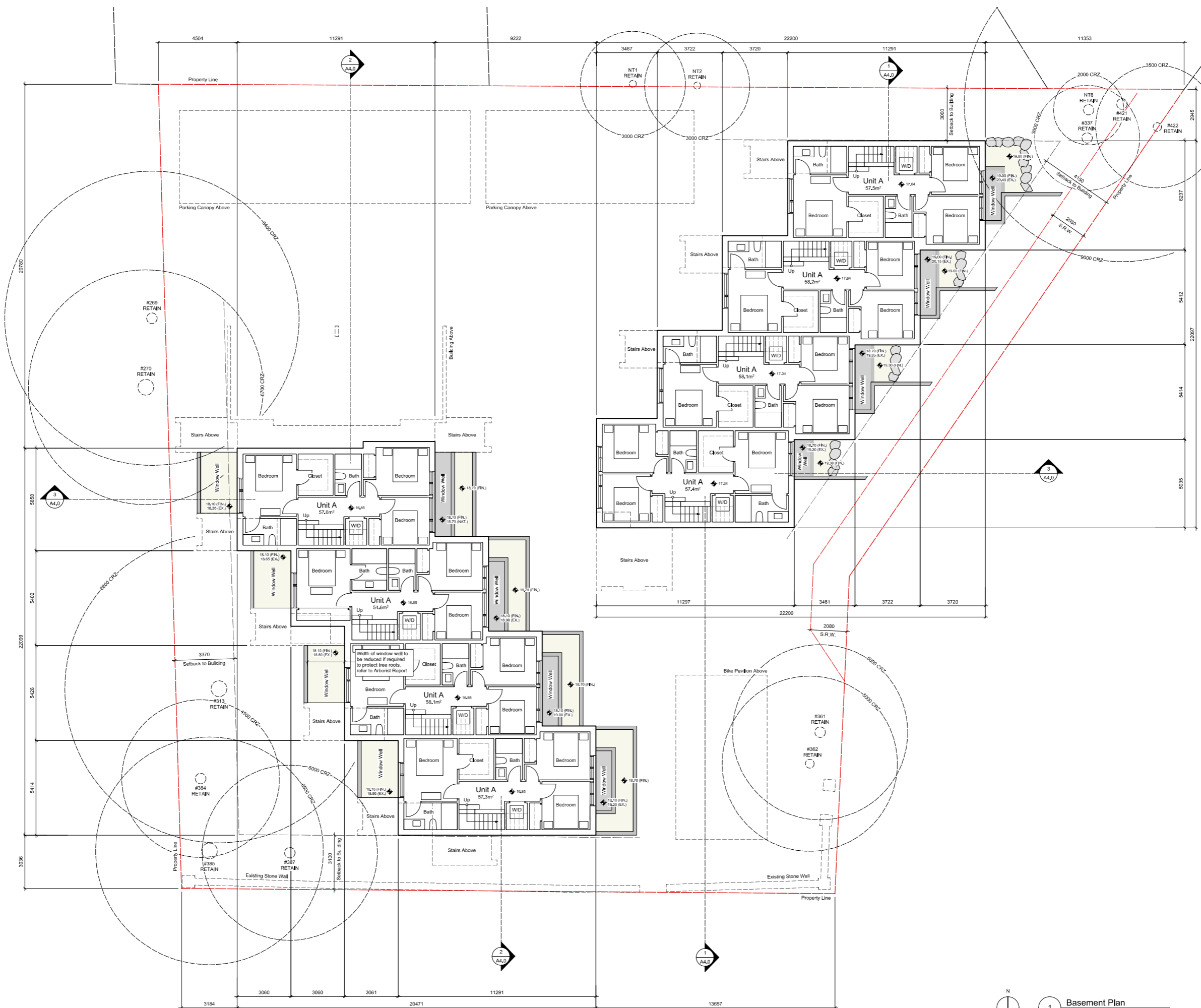
drawn by JDH

checked by ES

revision no. 4 sheet no. **A0.3**



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project name
902 Foul Bay Road
Victoria, BC

sheet title
Basement Plan

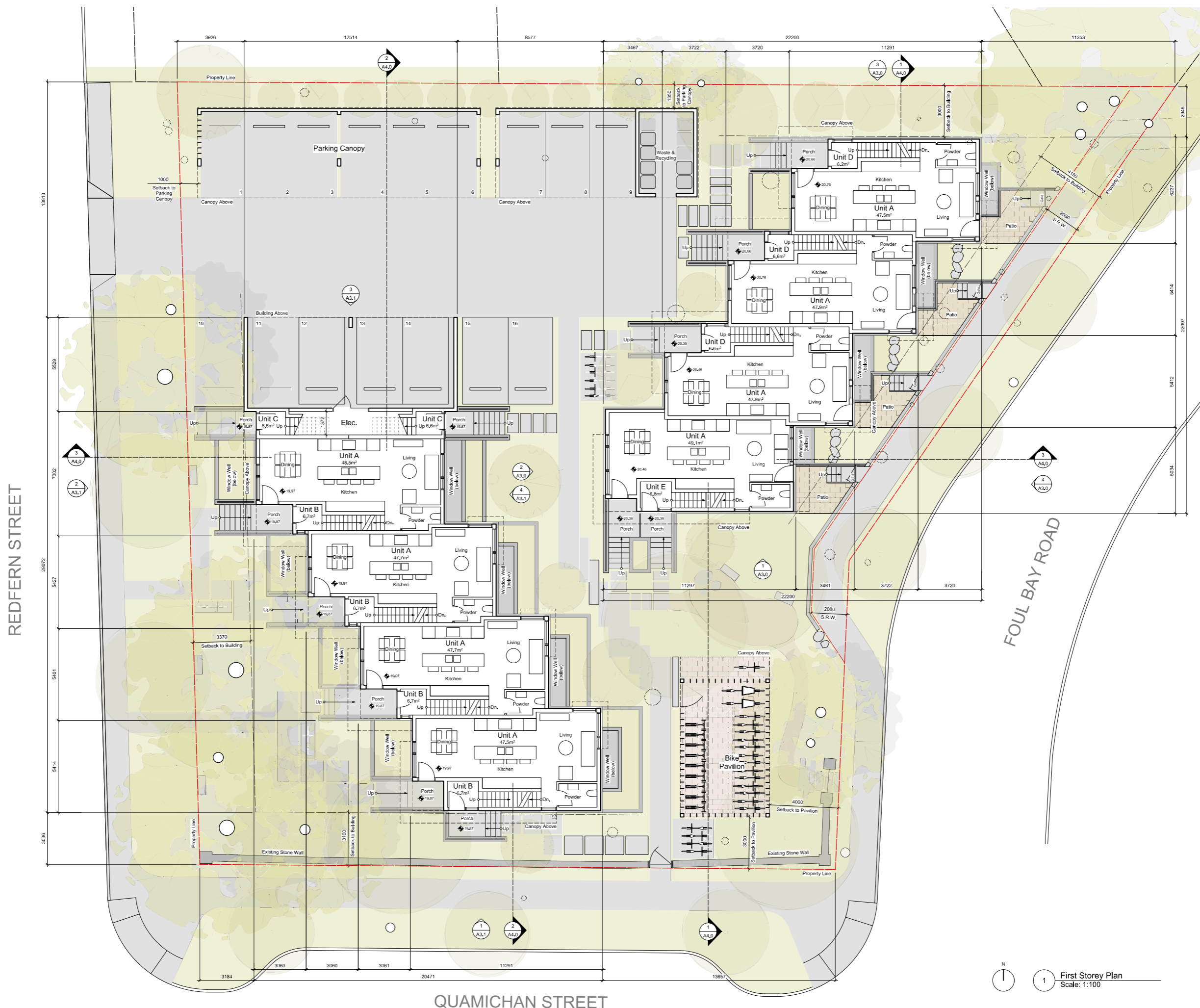
project no. 1933
drawing file
date 21.01.12
scale 1:100
drawn by JDH
checked by ES
revision no. sheet no.

1 Basement Plan
Scale: 1:100

4 A2.0



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project name
902 Foul Bay Road
Victoria, BC

sheet title
First Storey Plan

project no. 1933
drawing file
date 21.01.12
scale 1:100
drawn by JDH
checked by ES
revision no. sheet no.

4 A2.1

1 First Storey Plan
Scale: 1:100

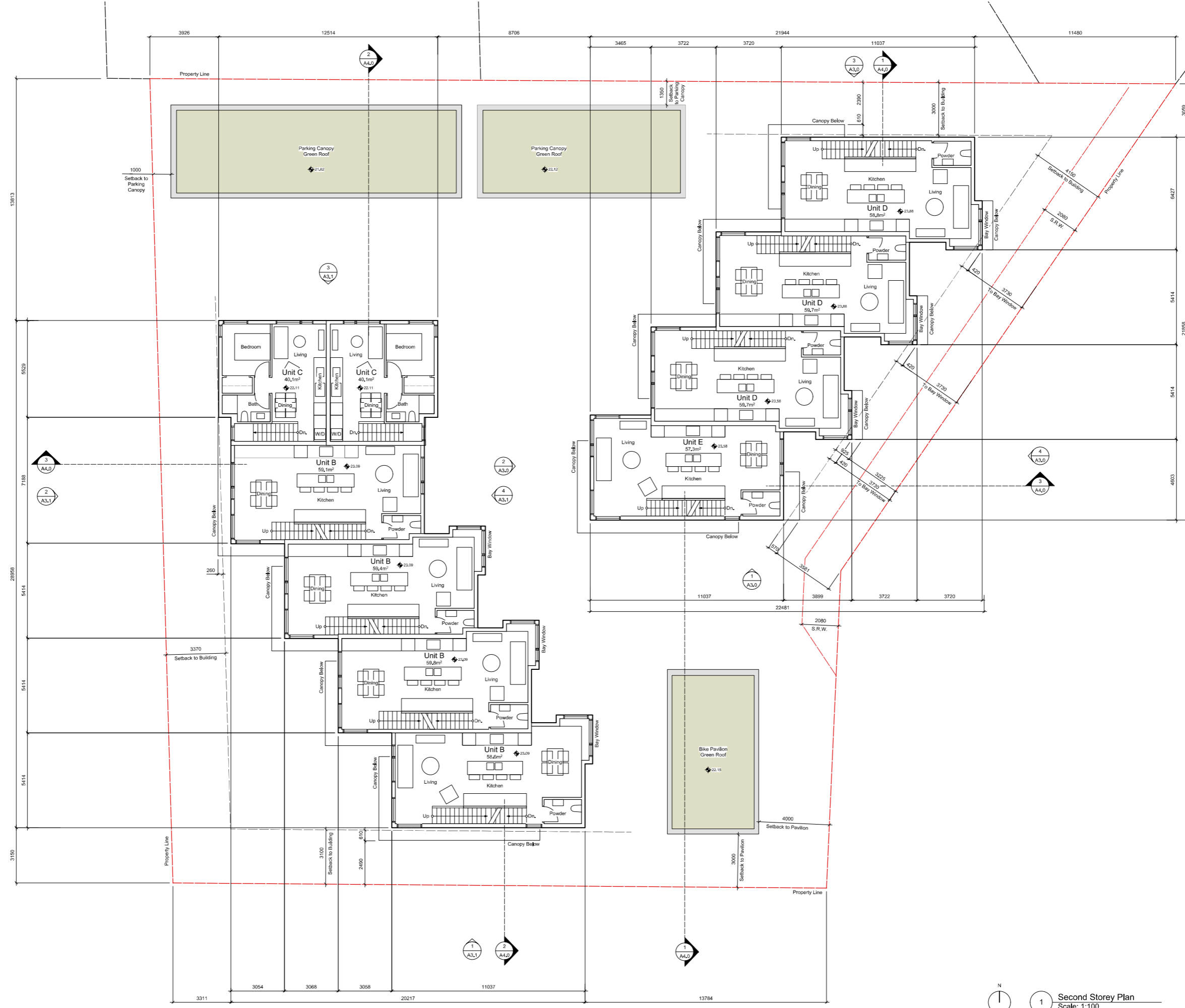
QUAMICHAN STREET

REDFERN STREET

FOUL BAY ROAD



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1 Second Storey Plan
Scale: 1:100

rev no	description	date
4	REVISED REZONING SUBMISSION III	21.07.29
3	REVISED REZONING SUBMISSION II	21.01.12
2	REVISED REZONING SUBMISSION	20.07.16
1	ISSUED FOR REZONING	20.04.17

project name
902 Foul Bay Road
Victoria, BC

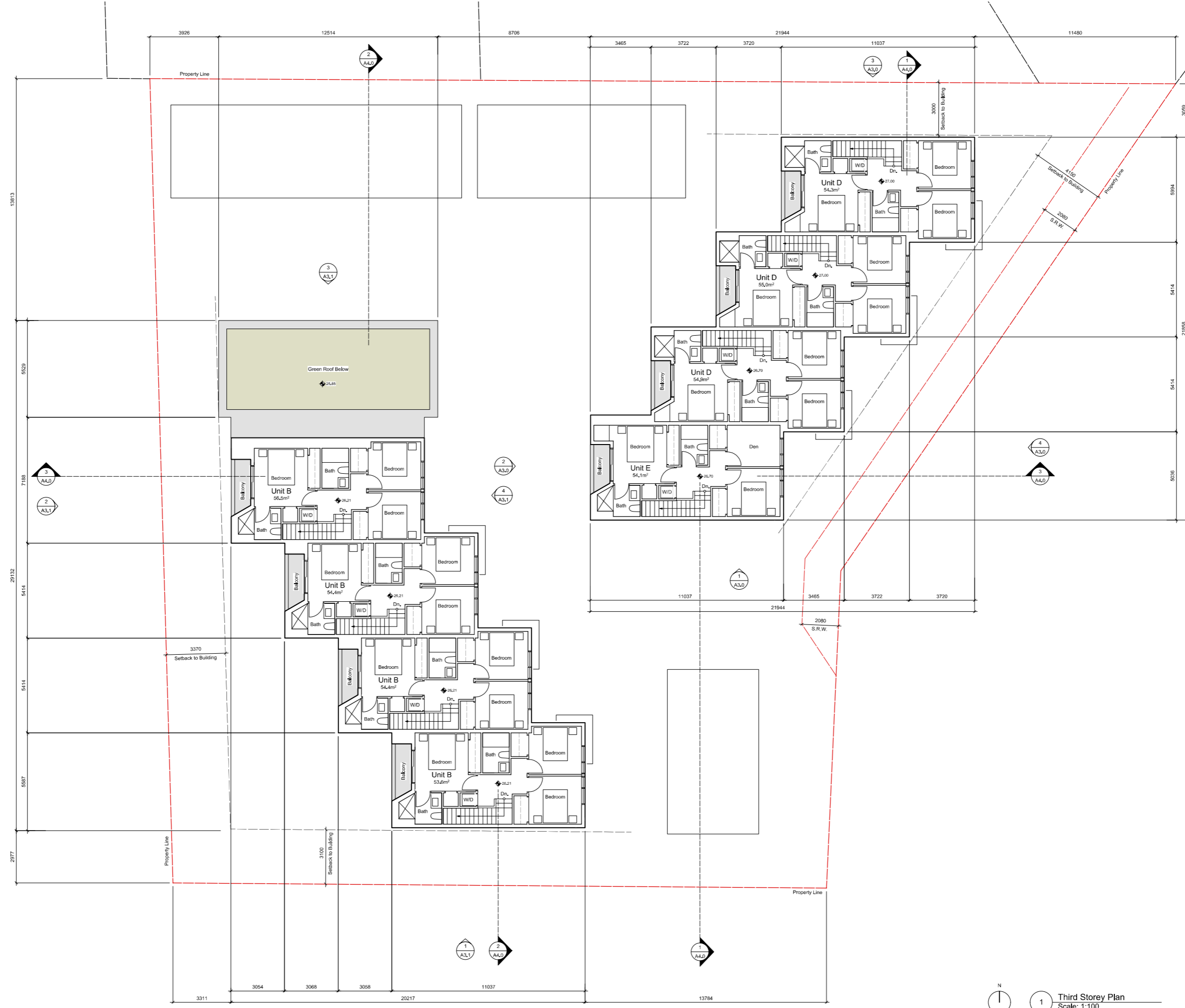
sheet title
Second Storey Plan

project no. 1933
drawing file
date 21.01.12
scale 1:100
drawn by JDH
checked by ES

revision no. sheet no.
4 A2.2



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1	ISSUED FOR REZONING	20.04.17

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Third Storey Plan

project no. 1933

drawing file

date 21.01.12

scale 1:100

drawn by JDH

checked by ES

revision no. sheet no.

1 Third Storey Plan
Scale: 1:100

4 A2.3



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1 Roof Plan
Scale: 1:100

rev no	description	date
4	REVISED REZONING SUBMISSION III	21.07.29
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project name
902 Foul Bay Road
Victoria, BC

sheet title
Roof Plan

project no. 1933
drawing file
date 21.01.12
scale 1:100
drawn by JDH
checked by ES

revision no. 4 sheet no. A2.4



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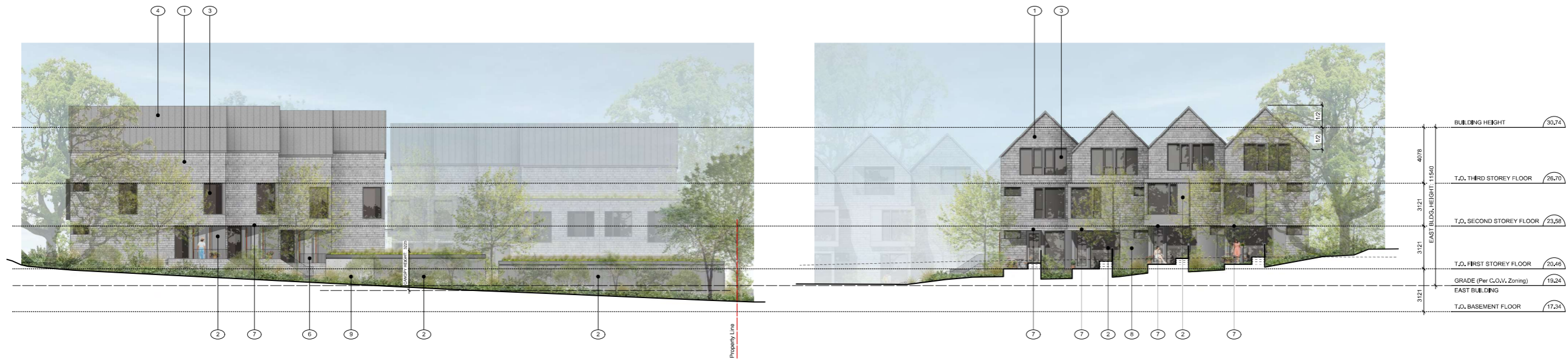
Materials Key

- 1 Painted Shingle Cladding - Warm Grey
- 2 Panel Cladding - Charcoal
- 3 Windows / Doors - Charcoal
- 4 Prefinished Metal Roof - Weathered Zinc
- 5 Painted Wood Steps - Warm Grey
- 6 Painted Metal Picket Guard - Charcoal
- 7 Painted Metal Plate Awning - Charcoal
- 8 Render - Warm Grey
- 9 Architectural Concrete



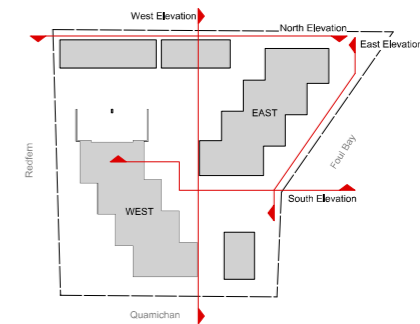
1 East Building • South Elevation
Scale: 1:150

2 East Building • West Elevation
Scale: 1:150



3 East Building • North Elevation
Scale: 1:150

4 East Building • East Elevation (Foul Bay)
Scale: 1:150



rev no	description	date
4	REVISED REZONING SUBMISSION III	21.07.29
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1	ISSUED FOR REZONING	20.04.17

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building Elevations

project no. 1933
drawing file
date 21.01.12
scale 1:150
drawn by JDH
checked by ES

revision no. 4 sheet no. A3.0



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Materials Key

- 1 Painted Shingle Cladding - Warm Grey
- 2 Panel Cladding - Charcoal
- 3 Windows / Doors - Charcoal
- 4 Prefinished Metal Roof - Weathered Zinc
- 5 Painted Wood Steps - Warm Grey
- 6 Painted Metal Picket Guard - Charcoal
- 7 Painted Metal Plate Awning - Charcoal
- 8 Render - Warm Grey
- 9 Architectural Concrete



1 West Building • South Elevation (Quamichan)
Scale: 1:150



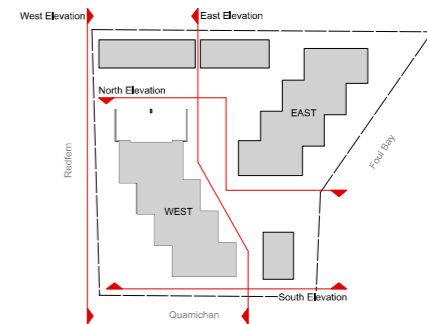
2 West Building • West Elevation (Redfern)
Scale: 1:150



3 West Building • North Elevation
Scale: 1:150



4 West Building • East Elevation
Scale: 1:150



rev no	description	date
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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building Elevations

project no. 1933

drawing file

date 21.01.12

scale 1:150

drawn by JDH

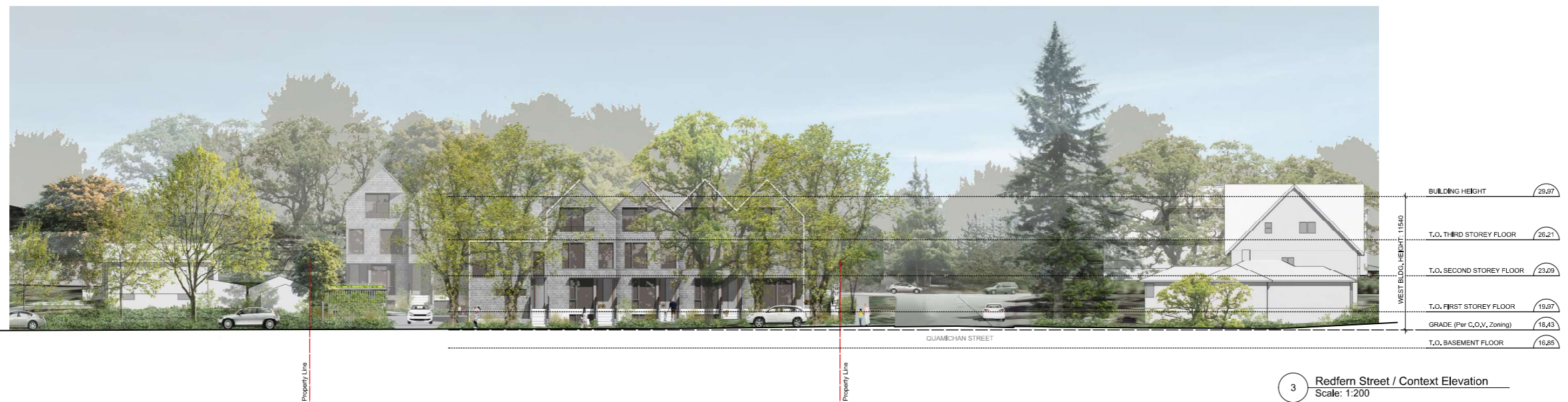
checked by ES

revision no. sheet no.

4 A3.1



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project name
902 Foul Bay Road
Victoria, BC

sheet title
Street/Context Elevations

project no. 1933

drawing file

date 21.01.12

scale 1:200

drawn by JDH

checked by ES

revision no. 4 sheet no. A3.2



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Materials Key

- ① Painted Shingle Cladding - Warm Grey
- ② Panel Cladding - Charcoal
- ③ Windows / Doors - Charcoal
- ④ Prefinished Metal Roof - Weathered Zinc
- ⑤ Painted Wood Steps - Warm Grey
- ⑥ Painted Metal Picket Guard - Charcoal
- ⑦ Painted Metal Plate Awning - Charcoal
- ⑧ Render - Warm Grey
- ⑨ Architectural Concrete



① Corner of Quamichan and Redfern
SCALE: nts



② Redfern Looking Southeast
SCALE: nts



rev no	description	date
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project name
902 Foul Bay Road
Victoria, BC

sheet title
Materials Palette

project no. 1933

drawing file

date 21.01.12

scale

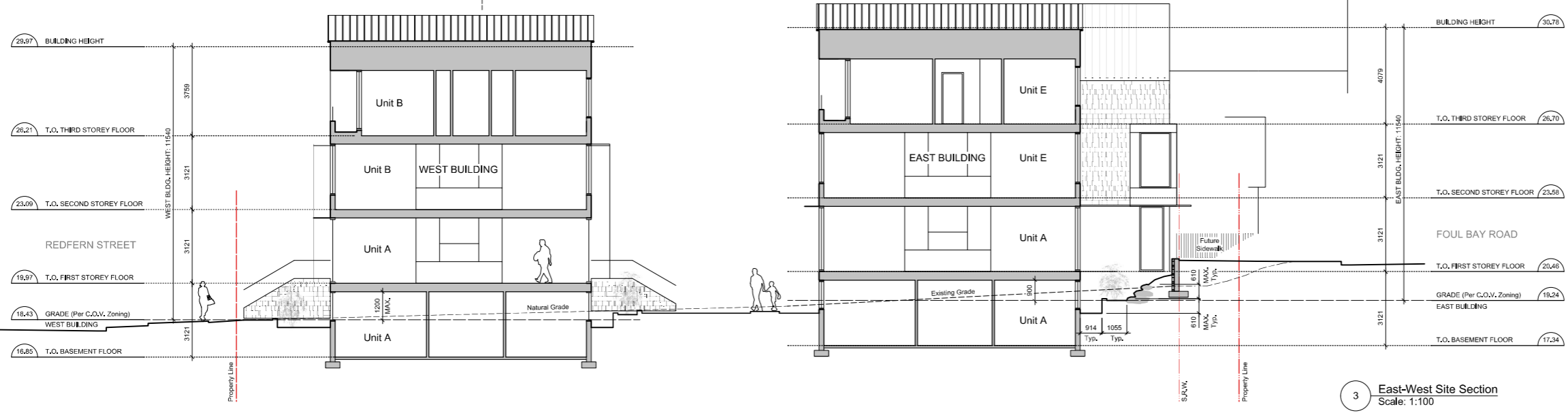
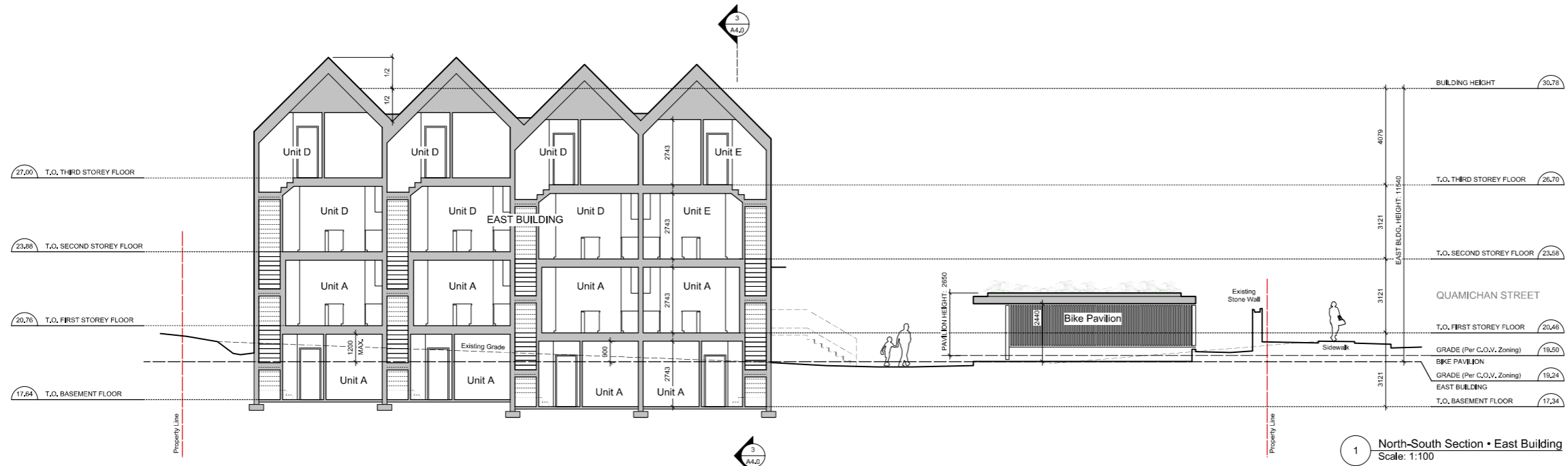
drawn by JDH

checked by ES

revision no. ④ sheet no. A3.3



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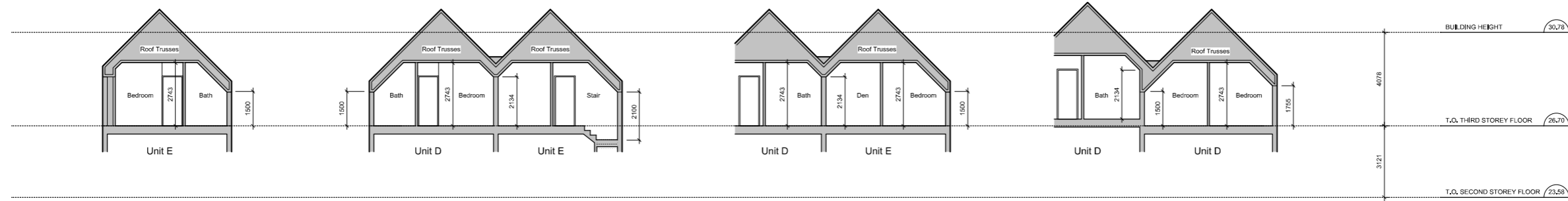


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project name		902 Foul Bay Road Victoria, BC
sheet title		Building Sections
project no.	1933	
drawing file		
date	21.01.12	
scale	1:100	
drawn by	JDH	
checked by	ES	
revision no.	sheet no.	
4	A4.0	



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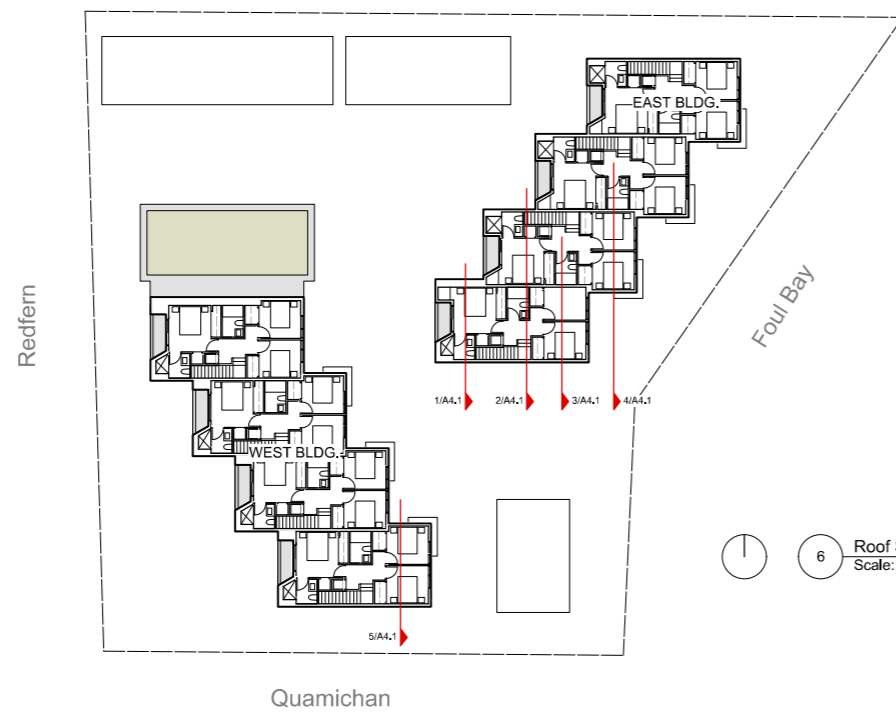


1 Roof Section • East Building
Scale: 1:100

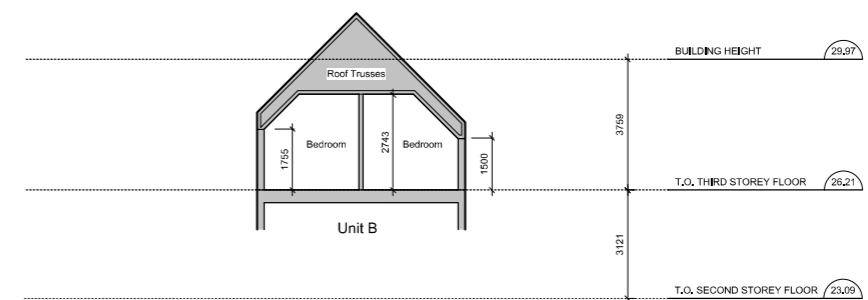
2 Roof Section • East Building
Scale: 1:100

3 Roof Section • East Building
Scale: 1:100

4 Roof Section • East Building
Scale: 1:100



6 Roof Section Key Plan
Scale: 1:250



5 Roof Section • West Building
Scale: 1:100

rev no	description	date
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project name
902 Foul Bay Road
Victoria, BC

sheet title
Roof Sections

project no. 1933

drawing file

date 21.01.12

scale 1:100

drawn by JDH

checked by ES

revision no. 4 sheet no. A4.1

902 Foul Bay Rd

Victoria, BC



STORM WATER MANAGEMENT - INDIGENOUS PLANTED GREEN ROOFS



NATURAL PLAY AREA



POLLINATOR



GARRY OAK MEADOW



GRANITE STONE WALL PRESERVATION

Issued For:
Revised Rezoning III
August 4, 2021



BIOPHILIA
design collective





ISSUED FOR
REVISED ZONING III
AUGUST 4, 2021

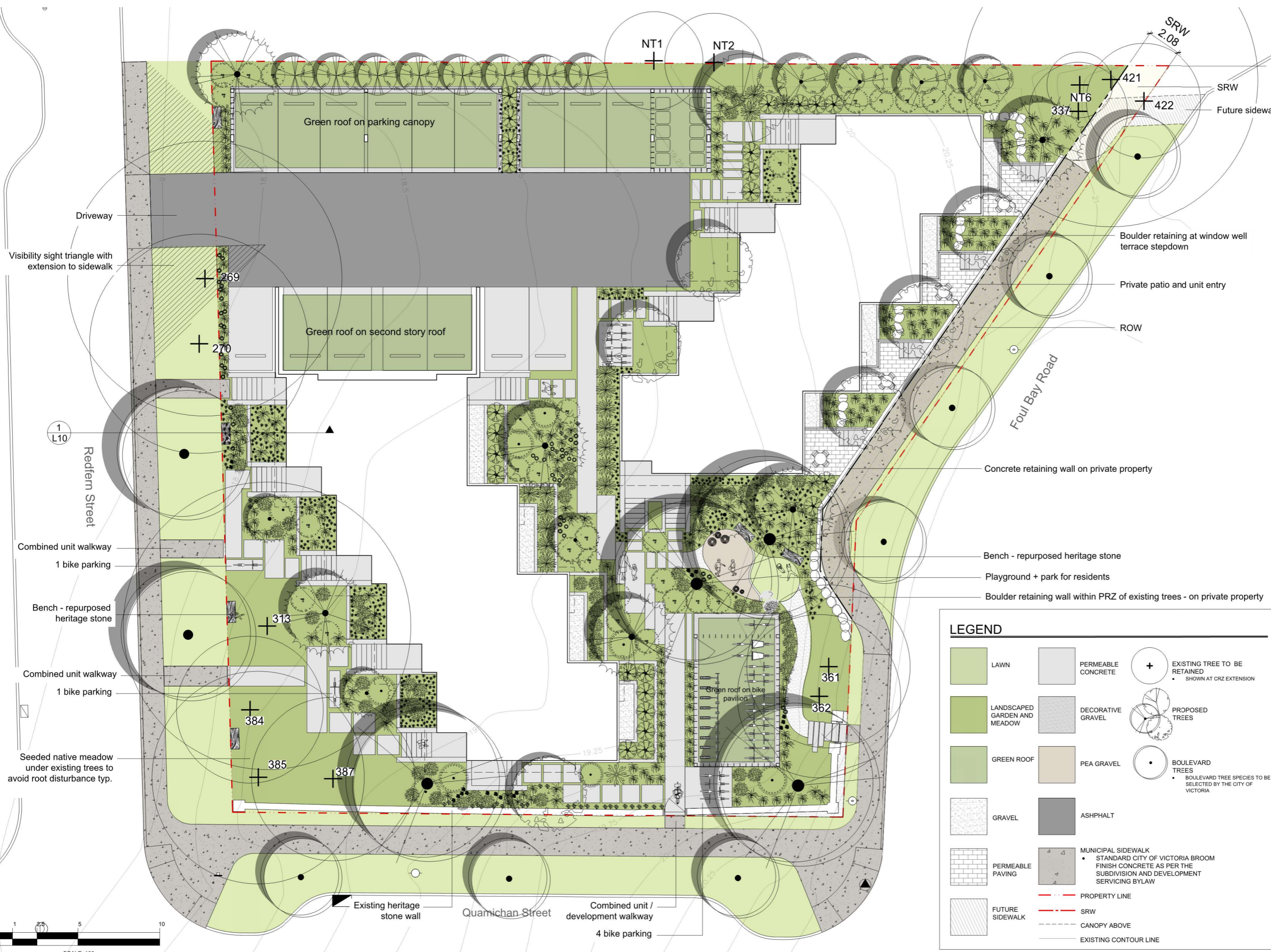


NORTH

Scale: 1:100

L1 Landscape Site
Plan

DATE
August 4, 2021



LEGEND

	LAWN		PERMEABLE CONCRETE		EXISTING TREE TO BE RETAINED • SHOWN AT CRZ EXTENSION
	LANDSCAPED GARDEN AND MEADOW		DECORATIVE GRAVEL		PROPOSED TREES
	GREEN ROOF		PEA GRAVEL		BOULEVARD TREES • BOULEVARD TREE SPECIES TO BE SELECTED BY THE CITY OF VICTORIA
	GRAVEL		ASHPHALT		
	PERMEABLE PAVING		MUNICIPAL SIDEWALK • STANDARD CITY OF VICTORIA BROOM FINISH CONCRETE AS PER THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW		
	FUTURE SIDEWALK		PROPERTY LINE		
			SRW		
			CANOPY ABOVE		
			EXISTING CONTOUR LINE		





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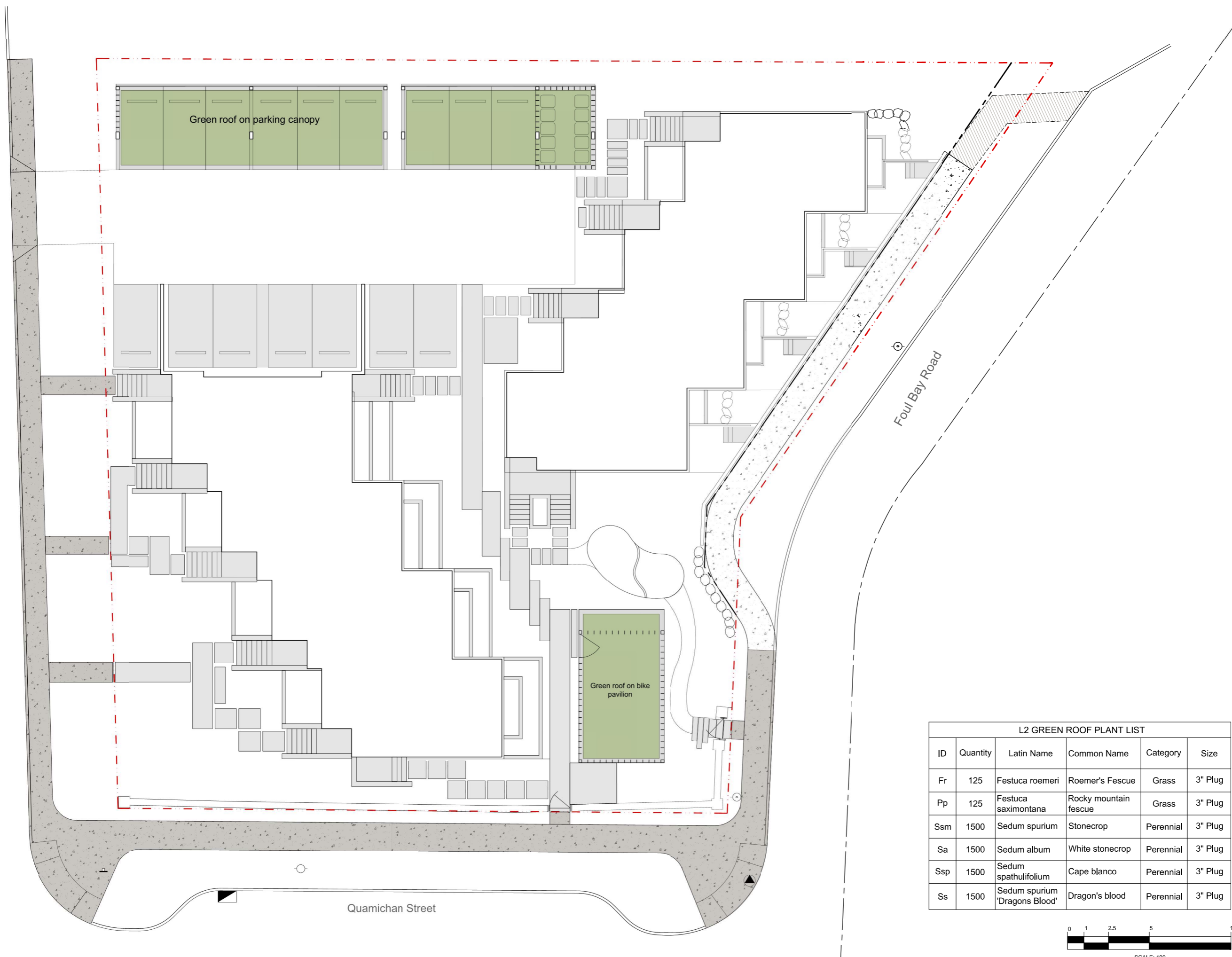


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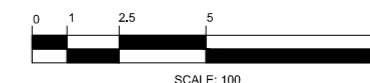
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L2 Green Roof on
Parking Facility

DATE
August 4, 2021



L2 GREEN ROOF PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
Fr	125	Festuca roemerii	Roemer's Fescue	Grass	3" Plug
Pp	125	Festuca saximontana	Rocky mountain fescue	Grass	3" Plug
Ssm	1500	Sedum spurium	Stonecrop	Perennial	3" Plug
Sa	1500	Sedum album	White stonecrop	Perennial	3" Plug
Ssp	1500	Sedum spathulifolium	Cape blanco	Perennial	3" Plug
Ss	1500	Sedum spurium 'Dragons Blood'	Dragon's blood	Perennial	3" Plug



Redfern Street

Quamichan Street

Foul Bay Road

Green roof on parking canopy

Green roof on bike pavilion



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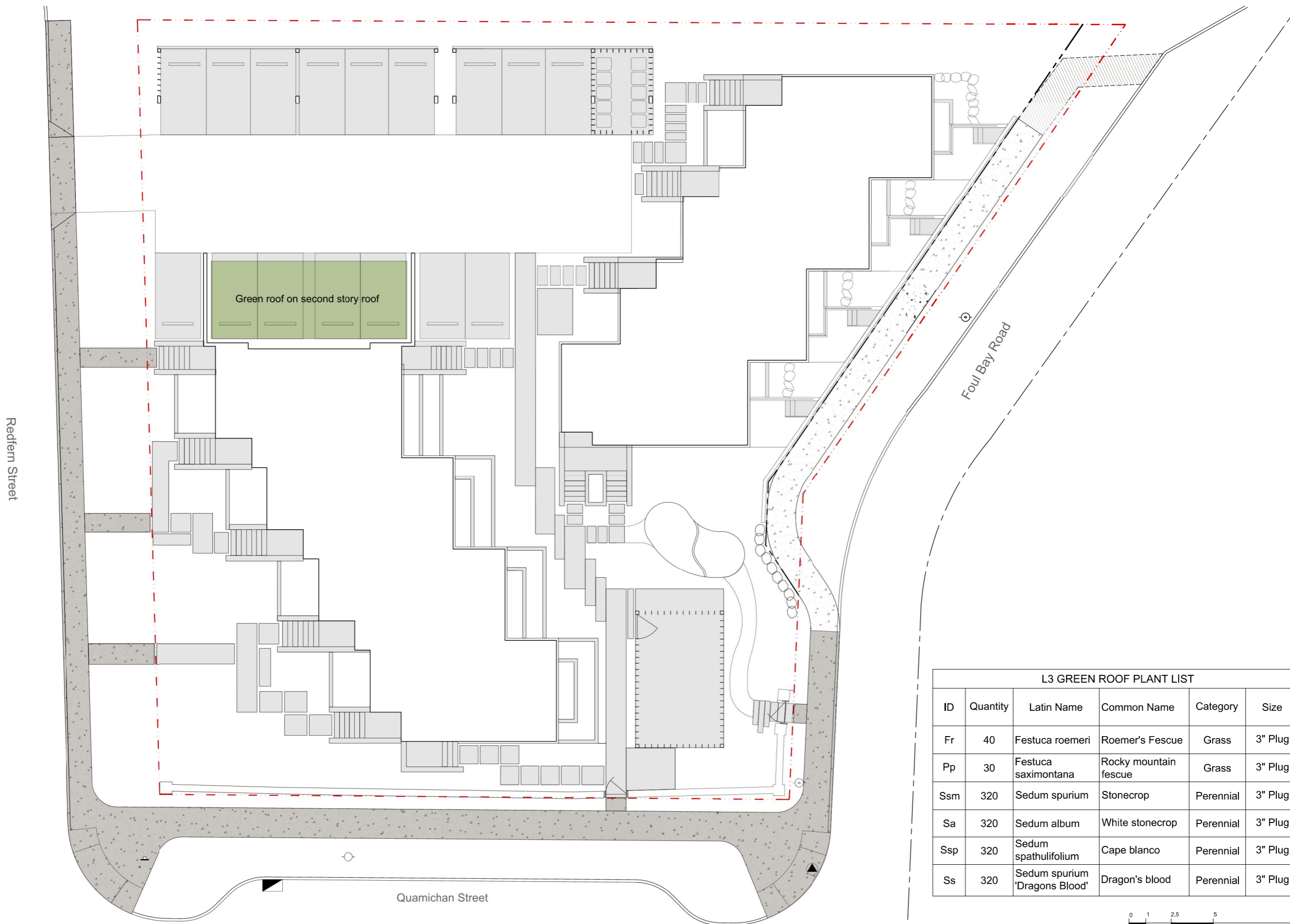


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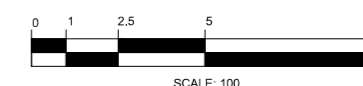
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L3 Green Roof over
Second Storey

DATE
August 4, 2021



L3 GREEN ROOF PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
Fr	40	<i>Festuca roemerii</i>	Roemer's Fescue	Grass	3" Plug
Pp	30	<i>Festuca saximontana</i>	Rocky mountain fescue	Grass	3" Plug
Ssm	320	<i>Sedum spurium</i>	Stonecrop	Perennial	3" Plug
Sa	320	<i>Sedum album</i>	White stonecrop	Perennial	3" Plug
Ssp	320	<i>Sedum spathulifolium</i>	Cape blanco	Perennial	3" Plug
Ss	320	<i>Sedum spurium</i> 'Dragons Blood'	Dragon's blood	Perennial	3" Plug





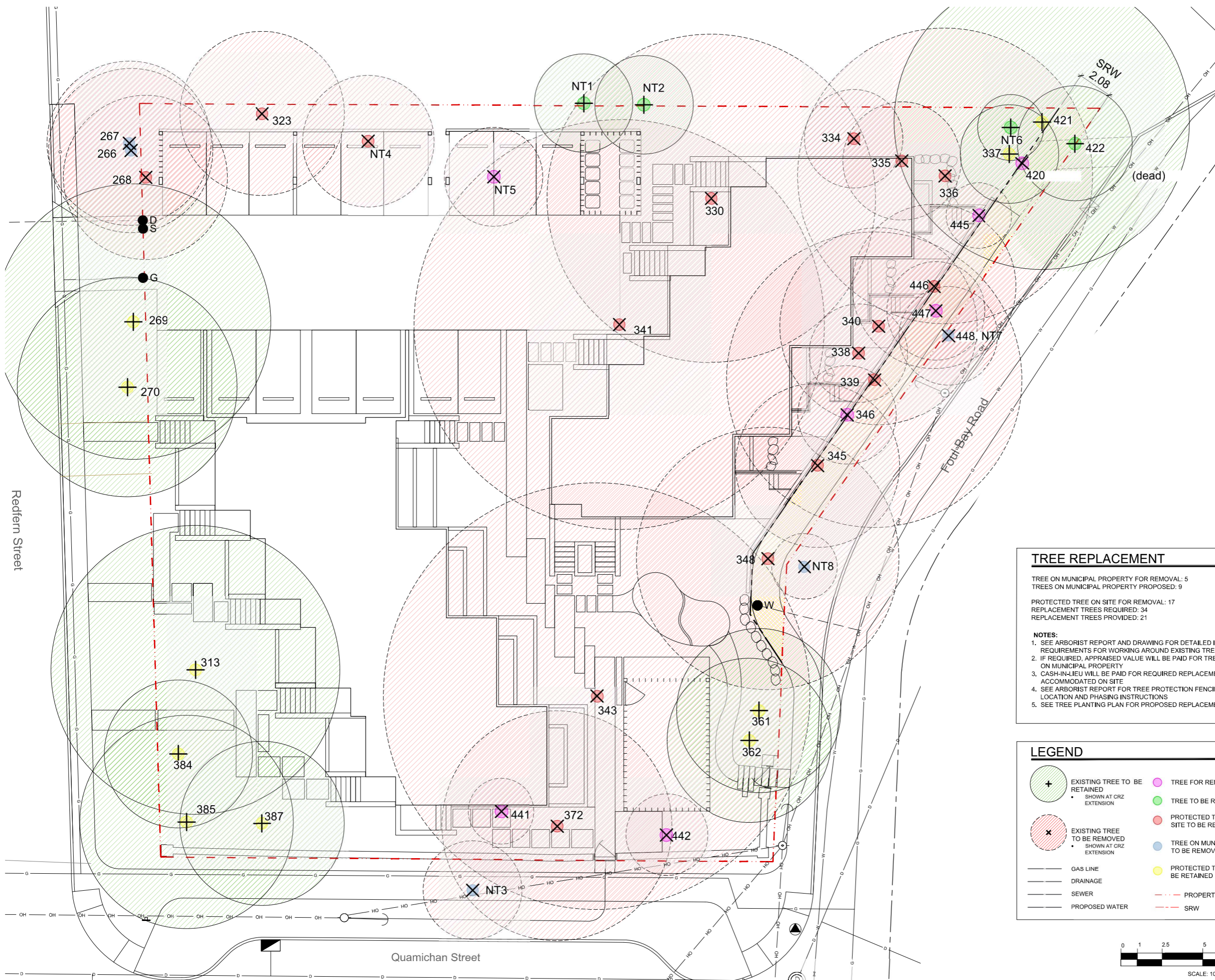
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L4 Tree Removal and
Retention Plan

DATE
August 4, 2021



TREE REPLACEMENT

TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 9

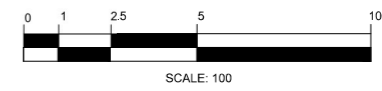
PROTECTED TREE ON SITE FOR REMOVAL: 17
REPLACEMENT TREES REQUIRED: 34
REPLACEMENT TREES PROVIDED: 21

NOTES:

- SEE ARBORIST REPORT AND DRAWING FOR DETAILED INSTRUCTIONS AND REQUIREMENTS FOR WORKING AROUND EXISTING TREES TO REMAIN
- IF REQUIRED, APPRAISED VALUE WILL BE PAID FOR TREES TO BE REMOVED ON MUNICIPAL PROPERTY
- CASH-IN-LIEU WILL BE PAID FOR REQUIRED REPLACEMENT TREES NOT ACCOMMODATED ON SITE
- SEE ARBORIST REPORT FOR TREE PROTECTION FENCING SPECIFICATIONS, LOCATION AND PHASING INSTRUCTIONS
- SEE TREE PLANTING PLAN FOR PROPOSED REPLACEMENT TREES

LEGEND

	EXISTING TREE TO BE RETAINED		TREE FOR REMOVAL
	SHOWN AT CRZ EXTENSION		TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED		PROTECTED TREE ON SITE TO BE REMOVED
	SHOWN AT CRZ EXTENSION		TREE ON MUNICIPAL PROPERTY TO BE REMOVED
	GAS LINE		PROTECTED TREE TO BE RETAINED
	DRAINAGE		PROPERTY LINE
	SEWER		SRW
	PROPOSED WATER		



Tree Resource Spreadsheet
902 Foul Bay Road

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
266	Trembling aspen	<i>Populus tremuloides</i>	26,37	8.0	5.0	Moderate	Fair	Fair	Co-dominant, smaller stem dead, large deadwood, ivy on trunk	Municipal	X	Impacts from parking and changes in drainage.
267	Trembling aspen	<i>Populus tremuloides</i>	41.0	7.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on main trunk, broken limb in canopy	Municipal	X	Impacts from parking and changes in drainage.
268	Trembling aspen	<i>Populus tremuloides</i>	46.0	9.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on trunk, canker	Yes	X	Impacts from parking and changes in drainage.
269	Horse chestnut	<i>Aesculus hippocastanum</i>	33,34,35,45	8.0	8.4	Good	Fair	Fair/poor	Multi stem at 1 meter, included bark in stem unions.	Municipal	Retain	
270	Horse chestnut	<i>Aesculus hippocastanum</i>	84.0	14.0	6.7	Good	Fair	Fair/poor	Multi-stem at 3 meters. Internal crack in limb on south side	Municipal	Retain	
313	Garry oak	<i>Quercus garryana</i>	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	<i>Aesculus hippocastanum</i>	51.0	9.0	5.0	Good	Fair	Fair	Ivy on main trunk, insect damage, canker, possible root disturbance from previous structure removal.	Yes	X	Parking and structure.
330	Garry oak	<i>Quercus garryana</i>	106.0	9.0	10.0	Good	Poor	Poor	Cambium dieback and decay in main trunk. Previously reduced, cavities in trunk.	Yes	X	In building
334	Garry oak	<i>Quercus garryana</i>	26.0	8.0	3.0	Good	Good	Fair	Asymmetric crown, canker on trunk	Yes	X	Too close to excavation for building
335	Garry oak	<i>Quercus garryana</i>	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	X	In building
336	Garry oak	<i>Quercus garryana</i>	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	X	In building
337	Arbutus	<i>Arbutus menziesii</i>	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
338	Arbutus	<i>Arbutus menziesii</i>	18.0	4.0	3.0	Poor	Good	Good		Yes	X	Too close to excavation for building
339	Garry oak	<i>Quercus garryana</i>	52,62	13.0	9.0	Good	Fair	Fair	co-dominant at 1.3 meters, ivy on trunk, asymmetric crown.	Yes	X	Too close to excavation for building
340	Garry oak	<i>Quercus garryana</i>	62.0	9.0	6.0	Good	Fair	Fair	Some large deadwood	Yes	X	In building
Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
341	European Beech	<i>Fagus sylvatica</i>	85.0	17.0	12.5	Poor	Fair	Fair	Stunted growth at top, some epicormic growth, possible minor root injury from old house removal.	Yes	X	In building
343	European Beech	<i>Fagus sylvatica</i>	89.0	15.0	13.0	Poor	Fair	Fair	Armillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Yes	X	Too close to excavation for building
345	Horse chestnut	<i>Aesculus hippocastanum</i>	64.0	10.0	5.0	Good	Fair	Fair	Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Yes	X	Too close to excavation for building
346	Holly	<i>Ilex aquifolium</i>	28.0	4.0	3.0	Good	Good	Fair		No	X	Too close to excavation for building
348	European Birch	<i>Betula pendula</i>	65.0	9.0	8.0	Poor	Fair	Fair	Some tip dieback, possibly insect related	Yes	X	Too close to excavation for building, services.
361	Horse chestnut	<i>Aesculus hippocastanum</i>	62.0	9.0	5.0	Good	Fair	Fair	Pruned for utilities	Yes	Retain	
362	Holly	<i>Ilex aquifolium</i>	52.0	8.0	5.0	Good	Good	Fair/poor		Yes	Retain	
372	European Birch	<i>Betula pendula</i>	59.0	11.0	7.0	Poor	Fair	Fair/poor	Possible cavity in lower trunk. Closer examination recommended if retained	Yes	X	Too close to excavation for building
384	Horse chestnut	<i>Aesculus hippocastanum</i>	54.0	8.0	4.5	Good	Fair	Fair/poor	Multi stem at 2.5 meters	Yes	Retain	
385	Horse chestnut	<i>Aesculus hippocastanum</i>	80.0	12.0	6.5	Good	Fair	Fair	Multi stem, ivy on trunks	Yes	Retain	
387	Horse chestnut	<i>Aesculus hippocastanum</i>	66.0	9.0	5.0	Good	Fair	Fair/poor	Large stubbed off limbs	Yes	Retain	
420	Garry oak	<i>Quercus garryana</i>				Dead	Dead	Dead	Dead	Yes	X	Dead
421	Garry oak	<i>Quercus garryana</i>	91.0	13.0	9.0	Good	Fair/poor	Fair	Ivy on main trunk, tip dieback, sparse foliage	Yes	Retain	
422	Garry oak	<i>Quercus garryana</i>	34.0	4.0	3.5	Good	Poor	Poor	Very few live buds remaining	Yes	Retain	

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
441	Holly	<i>Ilex aquifolium</i>	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	X	Too close to excavation for building
442	Holly	<i>Ilex aquifolium</i>	17,17	5.0	2.5	Good	Fair/poor	Fair/poor		No	X	Landscaping choice, replace with a healthy young tree of a better species.
445	Holly	<i>Ilex aquifolium</i>	13.0	4.0	2.0	Good	Good	Good		No	X	Too close to excavation for building
446	Douglas fir	<i>Pseudotsuga menziesii</i>	30.0	8.0	5.0	Poor	Fair	Good	Young tree, some thinning foliage	Yes	X	Too close to excavation for building
447	Western Red cedar	<i>Thuja plicata</i>	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	X	Too close to excavation for building
448 (N.t.7)	Laburnum	<i>Laburnum anagyroides</i>	17,15,11	4.0	3.0	Moderate	Poor	Poor	Decay on 17 cm stem	Municipal	X	Remove as requested by city staff.
N.t. 1	Chamaecyparis	<i>Chamaecyparis sp.</i>	22.0	5.0	3.0	Poor	Fair/poor	Fair	Sparse foliage, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.t. 2	Laburnum	<i>Laburnum anagyroides</i>	20, 10, 10	5.0	3.0	Moderate	Fair	Fair	Multi stem, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.t. 3	English hawthorn	<i>Crataegus laevigata</i>	28.0	6.0	3.0	Good	Fair	Fair	Ivy on trunk, municipal tree, suckering at base.	Municipal	X	Municipal sidewalk conflict
N.t. 4	Holly	<i>Ilex aquifolium</i>	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.t. 5	Laurel hedge	<i>Prunus laurocerasus</i>	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.t.6	Holly	<i>Ilex aquifolium</i>	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
N.t.8	Holly	<i>Ilex aquifolium</i>	14.0	3.0	2.0	Good	Fair	Good		Municipal	X	Remove as requested by city staff.

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



Biophilia design collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
Purdey Group

ADDRESS
902 Foul Bay Rd
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KT



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L5 Arborist Report of
Existing Trees

DATE
August 4, 2021



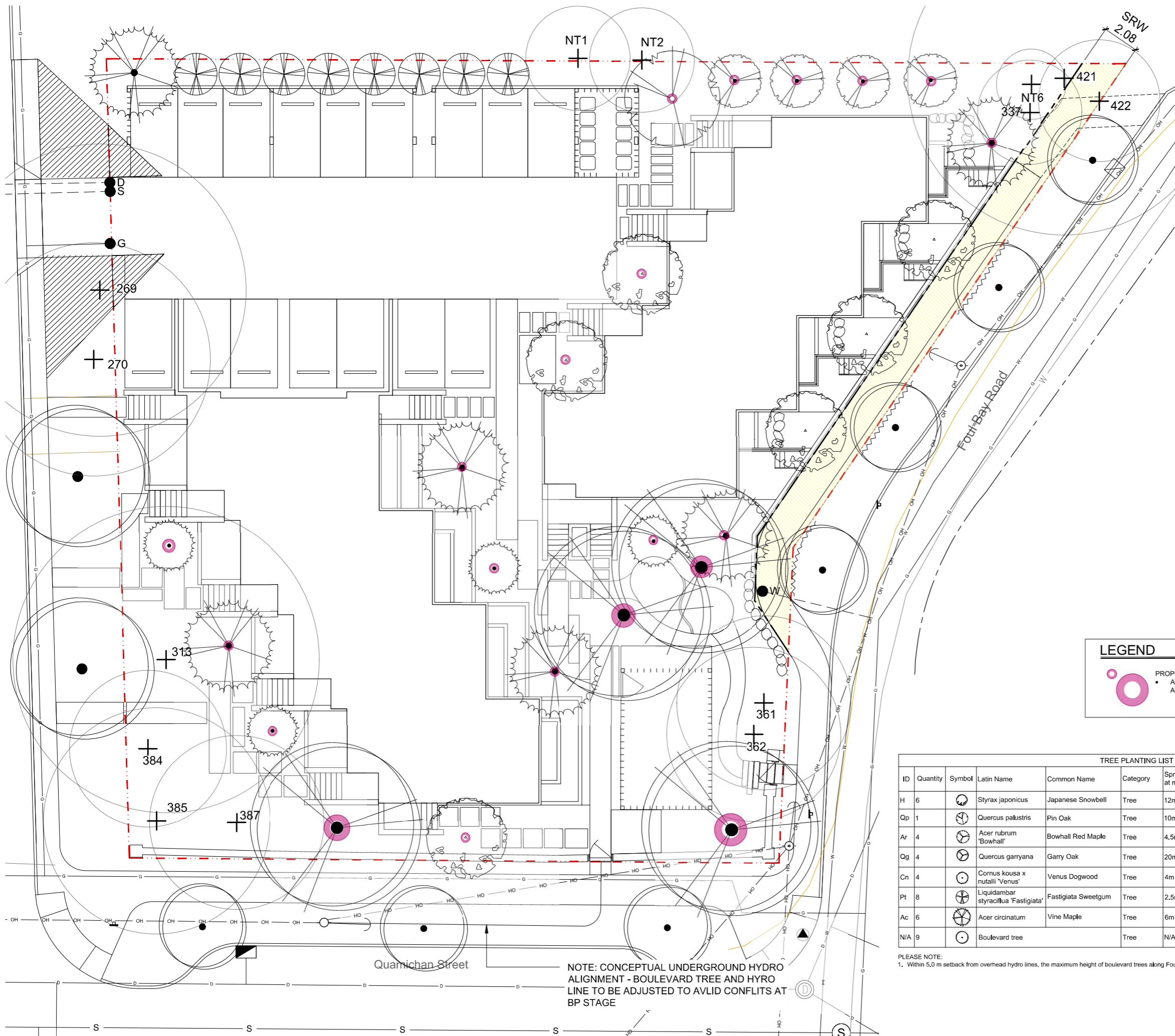
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L6 Tree Planting Plan

DATE
August 4, 2021

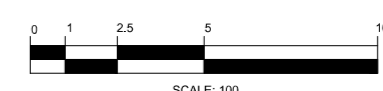


LEGEND

- PROPOSED REPLACEMENT TREE
- ALL PROPOSED TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM

TREE PLANTING LIST											
ID	Quantity	Symbol	Latin Name	Common Name	Category	Spread width at maturity	Height at maturity	Pollinator	Food bearing	Native	Non-native
H	6		<i>Styrax japonicus</i>	Japanese Snowbell	Tree	12m	8m	X			X
Qp	1		<i>Quercus palustris</i>	Pin Oak	Tree	10m	18m				X
Ar	4		<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	Tree	4.5m	15m				X
Qg	4		<i>Quercus garryana</i>	Garry Oak	Tree	20m	20m			X	
Cn	4		<i>Cornus kousa</i> x <i>nutalli</i> 'Venus'	Venus Dogwood	Tree	4m	5m	X			X
Pt	8		<i>Liquidambar styraciflua</i> 'Fastigiata'	Fastigiata Sweetgum	Tree	2.5m	13m				X
Ac	6		<i>Acer circinatum</i>	Vine Maple	Tree	6m	8m			X	
N/A	9		Boulevard tree		Tree	N/A	N/A	N/A	N/A	N/A	N/A

PLEASE NOTE:
1. Within 5.0 m setback from overhead hydro lines, the maximum height of boulevard trees along Foul Bay Rd is 5.0 m.



NOTE: CONCEPTUAL UNDERGROUND HYDRO ALIGNMENT - BOULEVARD TREE AND HYDRO LINE TO BE ADJUSTED TO AVOID CONFLICTS AT BP STAGE



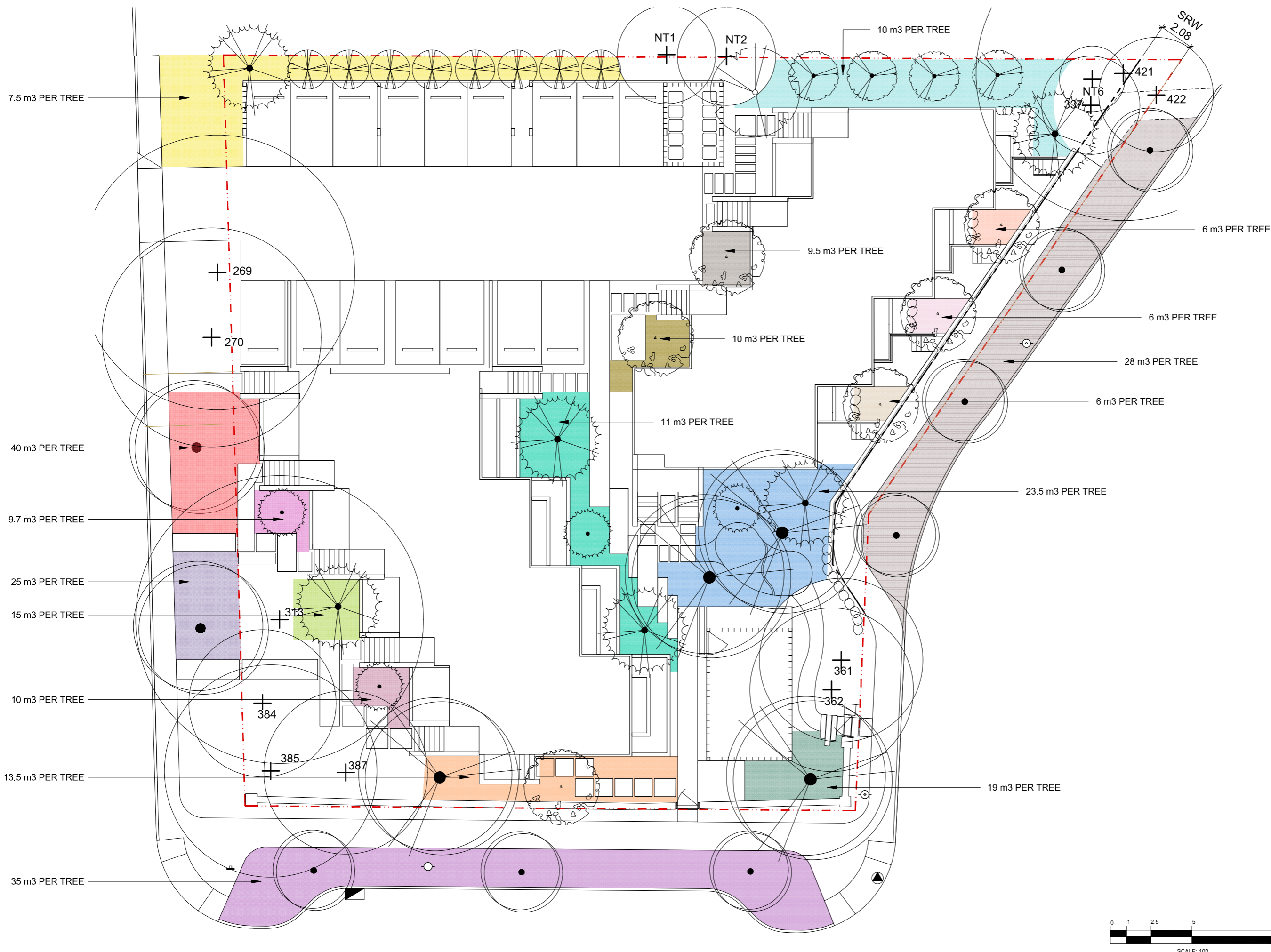
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L7 Soil Volume Analysis
for Tree Planting

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August 4, 2021





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L8 Shrub Planting Plan

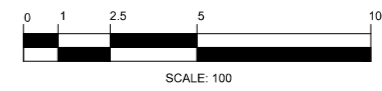
DATE
August 4, 2021



PLANT CATEGORIES	
Pollinator	flower producing shrub or perennial
Food bearing	Edible for animals or people
Native	On a recognized Southern Vancouver Island plant list

PLANT CATEGORY PERCENTAGE (by plant quantity)	
Total plant quantity	872
Pollinator	47%
Food bearing	27%
Native	64%
Non-native	36%

SHRUB PLANT LIST										
ID	Quantity	Symbol	Latin Name	Common Name	Category	Spread width at maturity	Pollinator	Food bearing	Native	Non-native
S	10	⊙	Sambucus	Elderberry	Shrub	1.8m		X	X	
Rg	29	⊙	Rhododendron - glowing embers	Glowing Embers	Perennial	1.3m	X			X
Rc	2	⊙	Rhododendron - cunningham's white	Cunningham's White Rhododendron	Perennial	1.8m	X			X
I	58	⊙	Ilex	Gem Box	Shrub	0.75m				X
Sh	19	⊙	Sarcococca hookeriana	Sweetbox	Shrub	0.9m	X			X
Sr	24	⊙	Sarcococca ruscifolia	Sweetbox	Shrub	0.9m	X	X		X
Cc	58	⊙	Calamagrostis canadensis	Bluejoint Grass	Grass	0.9m			X	
Pp	138	⊙	Festuca saximontana	Rocky Mountain Fescue	Grass	0.7m			X	
Rh	100	⊙	Rubus hayata-koidzumii	Creeping Raspberry	Ground cover	1.5m		X		X
Au	100	⊙	Arctostaphylos uva-ursi	Kinnikinnick	Ground cover	0.9m		X	X	
P	25	⊙	PlectritisPlectritis congesta	Sea Blush	Perennial	0.3m	X		X	
D	25	⊙	Primula sect. Dodecatheon	Shooting Star	Perennial	0.3m	X		X	
E	25	⊙	Erythronium	Fawn Lily	Perennial	0.2m	X		X	
C	20	⊙	Camassia quamash	Common Camas	Perennial	0.3-0.6m	X		X	
A	20	⊙	Allium cernuum	Nodding Onion	Perennial	0.15-0.2m	X		X	
F	20	⊙	Fritillaria affinis	Chocolate Lily	Perennial	0.17-0.2m	X		X	
T	35	⊙	Triteleia grandiflora	Triplet Lilies	Perennial	0.2-0.4m	X		X	
L	35	⊙	Lilium columbianum	Columbia Lily	Perennial	0.25-0.35m	X		X	
M	35	⊙	Mimulus guttatus	Monkey Flower	Perennial	0.25-0.30m	X		X	
Fr	40	⊙	Filipendula rubra	Queen of the Prairie	Perennial	0.9-1.2m	X			X
Ep	40	⊙	Echinacea purpurea	White Swan	Perennial	0.45m	X			X
Hd	14	⊙	Holodiscus discolor	Ocean Spray	Shrub	1.5m	X		X	





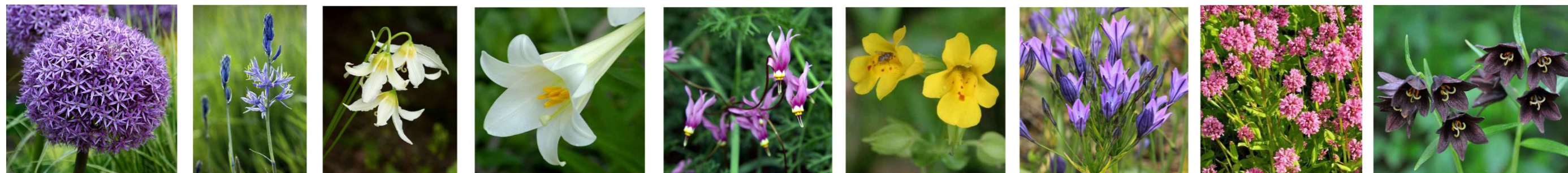
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L9 Planting Imagery

DATE
August 4, 2021

spring blooming bulbs



Allium, Onion

Camassia, Camas

Erythronium, Fawn lily

Liliium, Lily

Dodecatheon, Shooting stars

Mimulus, Monkey flower

Tritelia, Triplet lilies

Plectritis, Sea blush

Fritillaria, Chocolate lily

summer blooming bulbs



Echinacea purpurea, White swan

Filipendula rubra, Queen of the prairie

Grass



Festuca saximontana, Rocky Mountain grass

Calamagrostis canadensis, Bluejoint grass

sun plant palette



Philadelphus coronarius, Mock orange

Sambucus, Elderberry

shade plant palette



Sarcococca hookeriana, Sweetbox

sun + shade plant palette



Vaccinium ovatum, Evergreen huckleberry

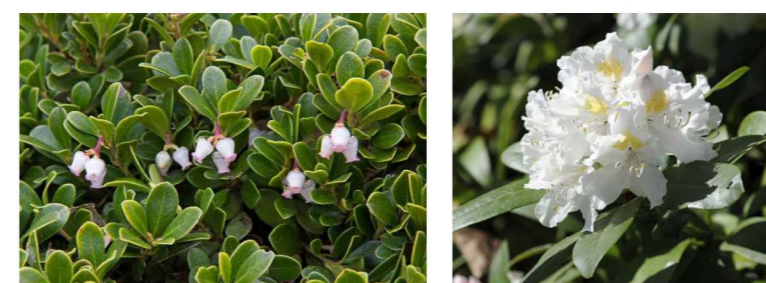
Rhododendron, Glowing embers



Rubus hayata-koidzumii, Creeping raspberry

Ilex, Gem box

Arbutus unedo 'Compacta', Dwarf Strawberry



Arctostaphylos uva-ursi, Kinninnick

Rhododendron, Cunningham's white

tree



Hamamelis, Witch-hazel

Cornus nuttallii, Eddie's white wonder

Acer pseudosieboldianum, Korean maple

Sedum



Sedum spurium, Dragon's blood

Sedum spathulifolium, Cape blanco

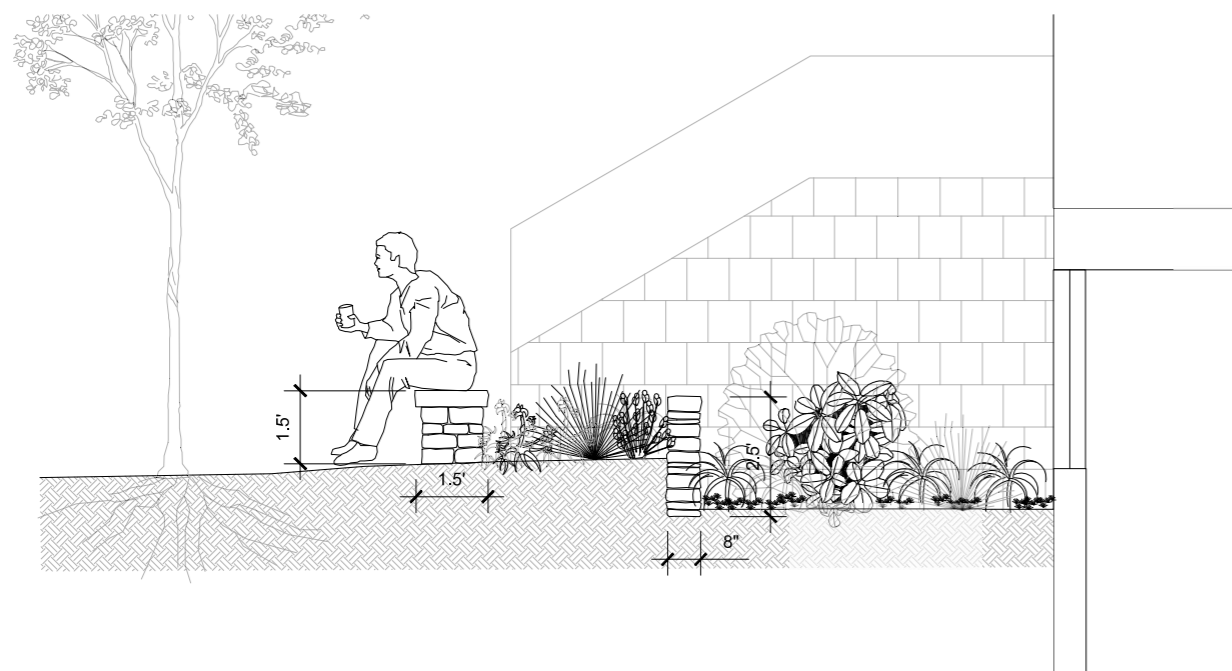
Sedum album, White stonecrop

CLIENT NAME
Purdey Group

ADDRESS
902 Foul Bay Rd
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KT



1 WINDOW WELL DETAIL DESIGNED TO MINIMIZE IMPACTS ON THE CRITICAL ROOT ZONE OF ADJACENT TREES



MORTARED HERITAGE STONE ROCK WALL FOR WINDOW WELL RETENTION



BENCH WITH REPURPOSED HERITAGE STONE



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L10 DESIGN
DETAIL

DATE
August 4, 2021