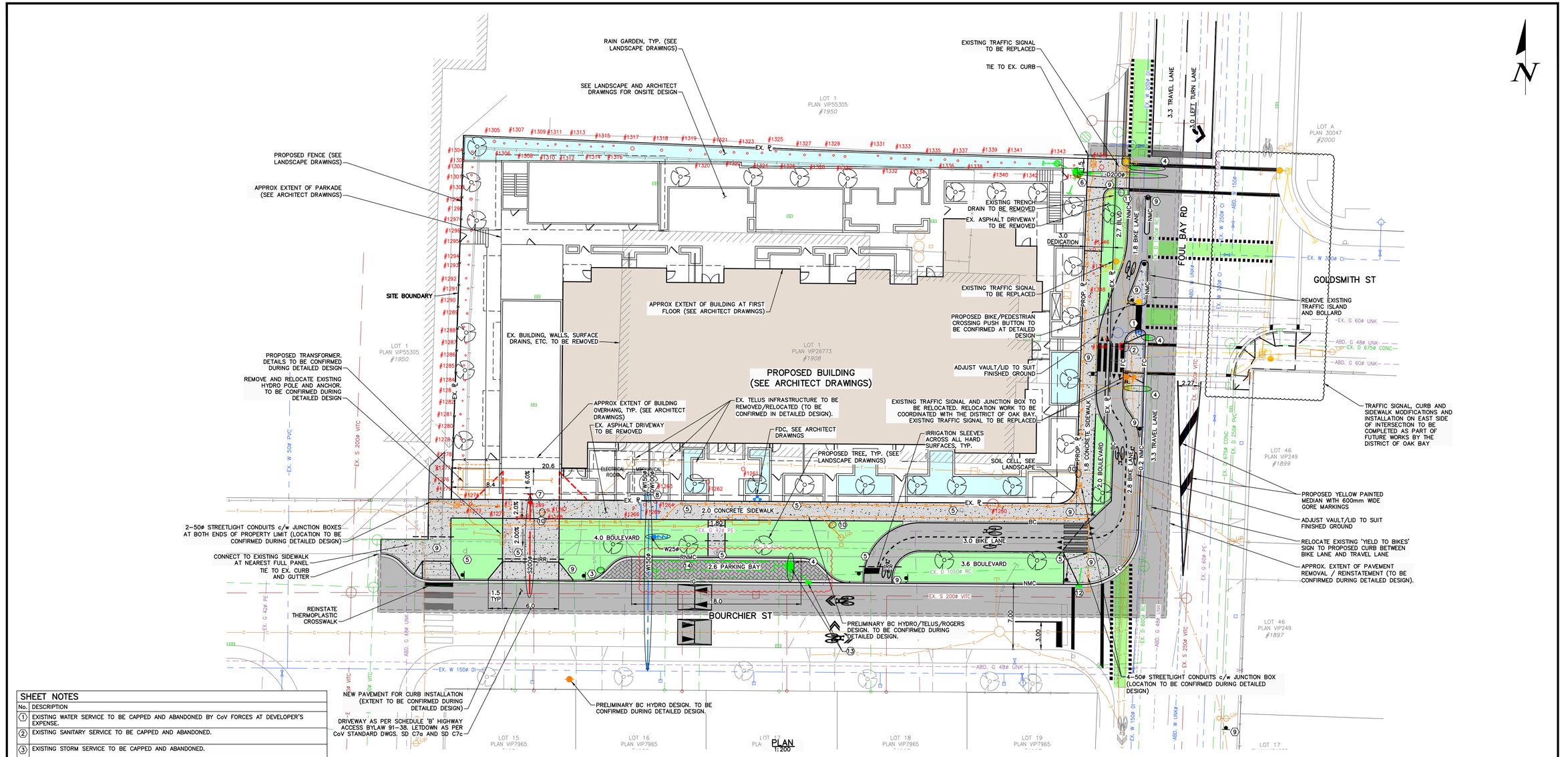



## SHEET NOTES

| No. | DESCRIPTION |
|---|---|
| 1 | EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 2 | EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED. |
| 3 | EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED. |
| 4 | REMOVE EXISTING CATCH BASIN, REMOVE OR CAP & ABANDON EXISTING CATCH BASIN LEAD. REPLACE WITH NEW CATCH BASIN AS PER CoV STD. DWG. SD11B c/w 150ø PVC LEAD. |
| 5 | EXISTING SIGN TO BE REMOVED / REINSTATED |
| 6 | NEW 200ø STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 7 | NEW 200ø SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 8 | NEW 100ø DOMESTIC WATER SERVICE CONNECTION AND 150ø FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W21), METER SIZE TO BE CONFIRMED AT DETAILED DESIGN, AND 25ø IRRIGATION SERVICE c/w BACKFLOW PREVENTOR BY CoV FORCES AT DEVELOPERS EXPENSE. |
| 9 | CROSSWALK LETDOWN CONFIGURATIONS, SIGNAGE, AND WARNING STRIPS TO BE CONFIRMED DURING DETAILED DESIGN. |
| 10 | EXISTING H/T/C SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN). |
| 11 | EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN). |
| 12 | NEW CATCH BASIN c/w 150ø PVC LEAD AS PER CoV STD. DWG. SD11B. |
| 13 | NEW OFFSET CATCH BASIN c/w 150ø DI LEADS AS PER CoV STD. DWG. SD11C. OFFSET POT TO OUTLET TO ROCK INFILTRATION PIT AND HAVE AN OVERFLOW CONNECTION TO EXISTING 1050ø STORM MAIN. CONNECTION DETAILS TO BE CONFIRMED AT DETAILED DESIGN. |
| 14 | NEW 550mm DEEP ROCK INFILTRATION PIT c/w NON-WOVEN GEOTEXTILE SURROUND AND 150ø D.I. OVERFLOW CONNECTION AT MIN. 2% TO EXISTING 1050ø STORM MAIN. DETAILS TO BE CONFIRMED AT DETAILED DESIGN. |
| ○ | EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT) |
| ○# | EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT) |

PLAN NOTES:
1) FOR BUILDING INFORMATION, SEE DRAWINGS BY RLA ARCHITECTS.
2) FOR LANDSCAPING, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
3) FOR TREE INFORMATION, SEE ARBORIST REPORT BY TALBOT MACKENZIE AND ASSOCIATES.
4) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5) ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
6) ALL EXISTING SERVICES TO BE CAPPED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE UNLESS OTHERWISE NOTED.
7) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
8) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

**CAUTION:** EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED BY GEOVERRA

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

## PRELIMINARY STORM WATER CALCULATIONS*

| | |
|---|---|
| TOTAL SITE AREA (T.A.) | 2,505 m² |
| APPROX IMPERVIOUS AREA (I.A.) | 2,118 m² |
| REQUIRED RAIN GARDEN BASE AREA (I.A. x 5%)* | 106 m² |

*CALCULATIONS ARE BASED ON THE CITY OF VICTORIA RAINWATER MANAGEMENT RAIN GARDEN SIZING FOR WATER QUALITY TREATMENT. SIZING IS BASED ON 32 mm OF RAINFALL FLOWING THROUGH THE GROWING MEDIUM OF THE RAIN GARDEN WITH THE ASSUMPTION THAT LONG-TERM HYDRAULIC CONDUCTIVITY OF THE GROWING MEDIUM IS 20 mm/hr WHICH RESULTS IN A SIZING FACTOR OF 5% WHEN 200mm OF PONDING IS ALLOWED TO DRAIN IN 48 hrs FROM START OF RAINFALL EVENT.

NOTE:
"REQUIRED RAIN GARDEN BASE AREA" RELATES TO THE TOTAL SITE IMPERVIOUS AREA. RAIN GARDENS ARE DISTRIBUTED AMONG THE SITE CATCHMENT AREAS TO MANAGE RUNOFF FROM THEIR RESPECTIVE CONTRIBUTING AREAS AND ARE SIZED IN ACCORDANCE WITH THE ABOVE CALCULATION. REFER TO LANDSCAPE PLANS FOR INDIVIDUAL RAIN GARDEN LOCATIONS, SIZING, AND DETAILS. FINAL SIZING, LOCATIONS AND DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

OCTOBER 06, 2026

# ISSUED FOR DEVELOPMENT PERMIT

1:200 0 4 12m

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| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| 8 | 2026-10-06 | NKO | ISSUED FOR DEVELOPMENT PERMIT |
| 7 | 2026-08-26 | NKO | ISSUED FOR DEVELOPMENT PERMIT |
| 6 | 2026-03-17 | NKO | ISSUED FOR DEVELOPMENT PERMIT |
| 5 | 2025-12-11 | NKO | ISSUED FOR DEVELOPMENT PERMIT |
| 4 | 2025-09-16 | NKO | ISSUED FOR DEVELOPMENT PERMIT |
| 3 | 2025-05-27 | NKO | ISSUED FOR DEVELOPMENT PERMIT |
| 2 | 2025-05-14 | NKO | ISSUED FOR DEVELOPMENT PERMIT |

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 397-9221

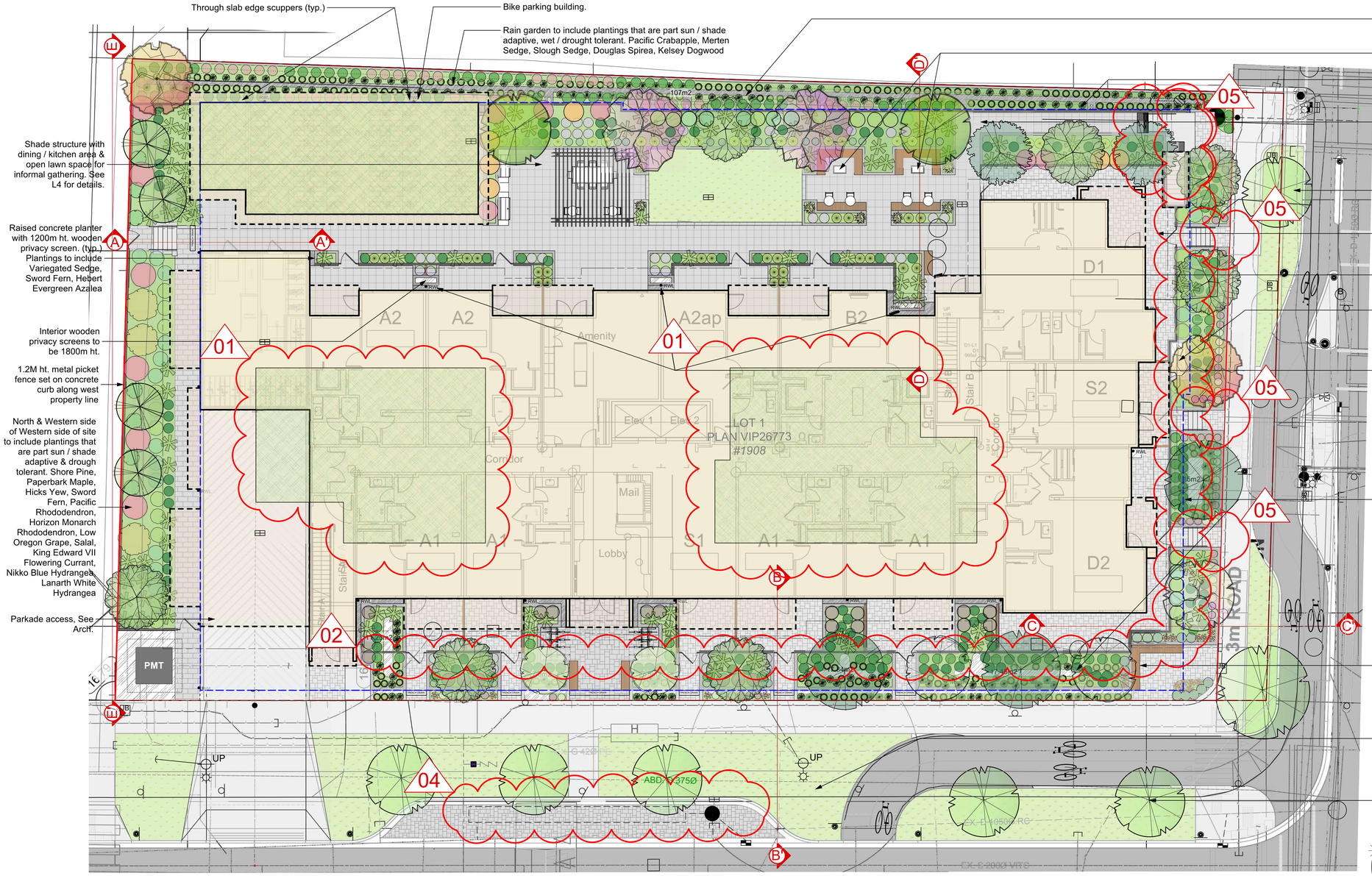
SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA J.N. DUNDON # 49015 ENGINEER
2026-10-06

PROJECT: 1908 FOUL BAY ROAD, VICTORIA, BC

TITLE: PRELIMINARY CIVIL PLAN

SCALE HORIZ: 1:200 VERT: N/A
PROJECT NO. 24-103
ISSUED/REVISION 8
APPROVING AUTHORITY FILE NO.
DRAWING NO. 24-103-CSP

X:\2241\PROJECTS\24103000 1908 FOUL BAY ROAD\07-DRAWINGS\01-SHEETS\24-103-CSP.DWG 10/6/2026 5:12 PM CSP




## Recommended Nursery Stock

### Trees

On Site Total: 27

| Botanical Name | Common Name | Size |
|---|---|---|
| Acer griseum | Paperbark Maple | 6cm cal. |
| Betula nigra 'BNMTF' | Dura Heat River Birch | 6cm cal. |
| Cercis canadensis 'Forest Pansy' | Forest Pansy Redbud | 6cm cal. |
| Cornus 'Eddie's White Wonder' | Eddie's White Wonder Dogwood | 6cm cal. |
| Cornus 'Venus' | Venus Dogwood | 6cm Cal. |
| Crataegus douglasii | Black Hawthorn | 6cm cal. |
| Magnolia kobus | Kobus Magnolia | 6cm cal. |
| Malus fusca | Pacific Crabapple | 6cm cal. |
| Ostrya virginiana | Ironwood | 6cm cal. |
| Pinus contorta | Shore Pine | 2m ht. |

Off Site Total: 8

| | | |
|---|---|---|
| Street Trees - Species to be determined | by the City of Victoria Parks Dept. | |

### Large Shrubs

Total: 11

| Botanical Name | Common Name | Size |
|---|---|---|
| Rhododendron 'Horizon Monarch' | Horizon Monarch Rhododendron | #5 pot |
| Taxus x media 'Hicksii' | Hicks Yew | 1.2m ht. |

### Medium Shrubs

Total: 93

| Botanical Name | Common Name | Size |
|---|---|---|
| Hydrangea macrophylla 'Lanarth White' | Lanarth White Hydrangea | #3 Pot |
| Hydrangea macrophylla 'Nikko Blue' | Nikko Blue Hydrangea | #3 Pot |
| Lavandula angustifolia 'Hidcote Blue' | English Lavender | #3 pot |
| Rhododendron macrophyllum | Pacific Rhododendron | #3 Pot |
| Rhododendron Nancy Evans | Nancy Evans Rhododendron | #3 pot |

### Small Shrubs

Total: 326

| Botanical Name | Common Name | Size |
|---|---|---|
| Azalea japonica 'Herbert' | Herbert Evergreen Azalea | #1 pot |
| Cornus stolonifera 'Kelseyi' | Kelsey Dogwood | #1 Pot |
| Gaultheria shallon | Salal | #1 pot |
| Lavandula officinalis | English Lavender | #1 pot |
| Spiraea douglasii | Douglas Spiraea | #1 pot |

### Perennials, Annuals and Ferns

Total: 545

| Botanical Name | Common Name | Size |
|---|---|---|
| Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | #1 Pot |
| Carex 'Ice Dance' | Variegated Sedge | #1 Pot |
| Carex mertensii | Merten's Sedge | #1 pot |
| Carex obnupta | Slough Sedge | #1 pot |
| Echinacea purpurea 'Magnus' | Purple Coneflower | #1 pot |
| Fetuca glauca | Common Blue Fescue | #1 pot |
| Polystichum munitum | Sword Fern | #1 Pot |

### Groundcovers

Total: 74

| Botanical Name | Common Name | Size |
|---|---|---|
| Erica carnea 'December Red' | December Red Heather | #1 Pot |
| Erica carnea 'Springwood White' | Springwood White Heather | #1 Pot |

**Notes:**

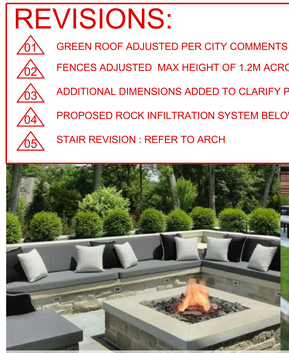
1. All work to be completed to current (CLS) Canadian Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

### PLANTING PALETTE

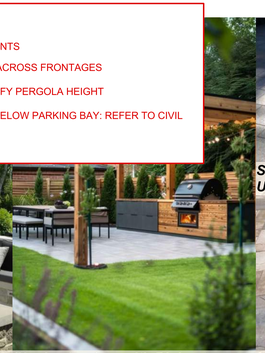



## REVISIONS:

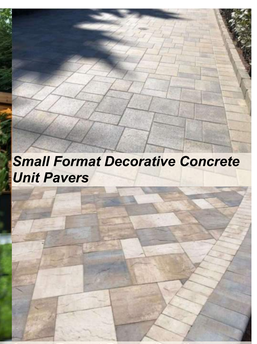
- 01 GREEN ROOF ADJUSTED PER CITY COMMENTS
- 02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES
- 03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT
- 04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
- 05 STAIR REVISION : REFER TO ARCH



*Fire & Seating Nodes with Raised Planters*



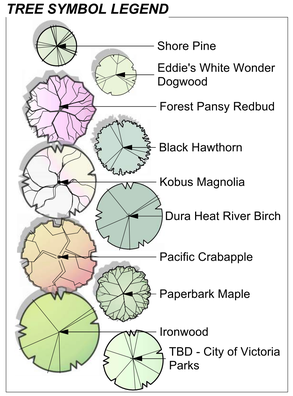
*Shade structure with Dining / Kitchen Area*



*Small Format Decorative Concrete Unit Pavers*

*Large Format Decorative Concrete Unit Pavers*

### TREE SYMBOL LEGEND

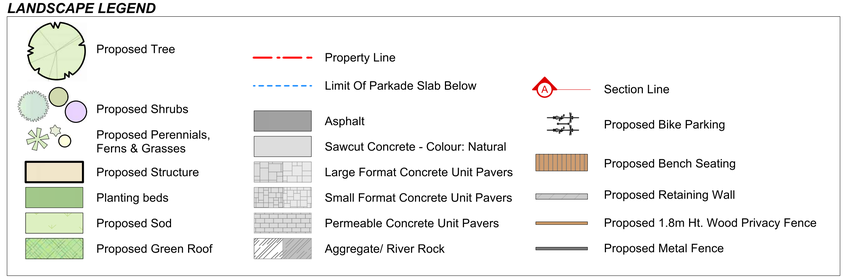



SCALE 1:125

0 1 2 5 10

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

### LANDSCAPE LEGEND




Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L1/14

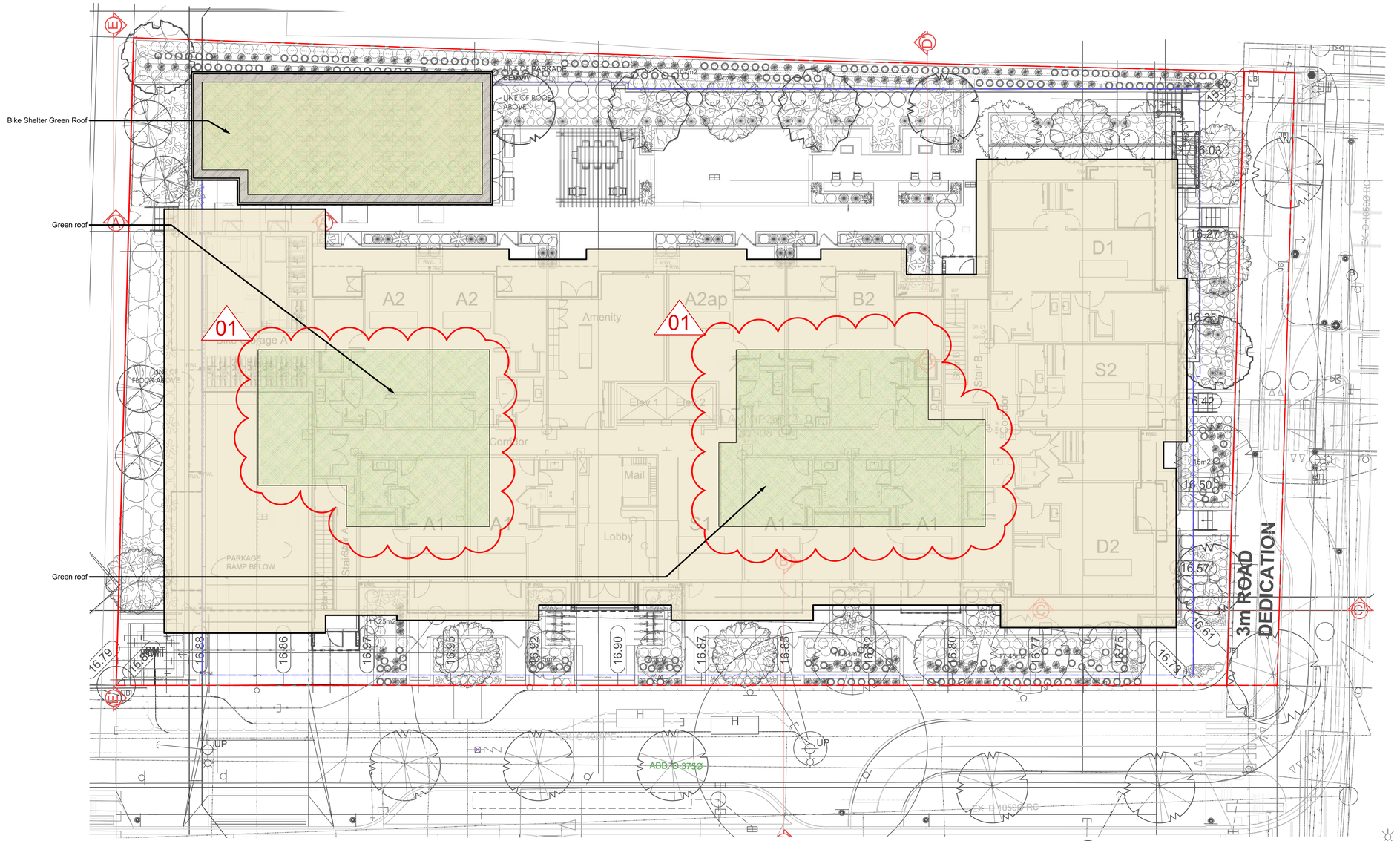
# Landscape Concept Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7


LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105




**LANDSCAPE LEGEND**

- Property Line
- Proposed Structure
- Proposed Green Roof
- Aggregate/ River Rock

1 Landscape Concept Plan | Green Roof Plan
Scale: 1:125

SCALE 1:125

0 1 2 5 10

N

## REVISIONS:

- 01 GREEN ROOF ADJUSTED PER CITY COMMENTS
- 02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES
- 03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT
- 04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
- 05 STAIR REVISION : REFER TO ARCH

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L2/14

# Green Roof Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 2423 10-03-2024

(4) Medium Bylaw Replacement Trees - Ironwood, Forest Pansy Redbud
(1) Small Bylaw Replacement Tree - Paperbark Maple

(3) Small Bylaw Replacement Trees - Paperbark Maple, Black Hawthorn

(1) Medium Bylaw Replacement Trees - Pacific Crabapple

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Medium Bylaw Replacement Tree - Shore Pine

(1) Medium Class Street Tree - Species TBD by CoV Parks

(1) Medium Bylaw Replacement Tree - Shore Pine

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Medium Bylaw Replacement Tree - Shore Pine

(1) Medium Bylaw Replacement Tree - Pacific Crabapple

(1) Medium Bylaw Replacement Tree - Shore Pine

(1) Medium Bylaw Replacement Tree - Dura Heat River Birch

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Medium Bylaw Replacement Tree - Kobus Magnolia

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Small Bylaw Replacement Tree - Venus Dogwood

(1) Medium Bylaw Replacement Tree - Dura Heat River Birch

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Small Bylaw Replacement Tree - Venus Dogwood

(1) Large Class Street Tree, Species TBD by CoV Parks

(2) Small Non-Replacement Trees - Eddie's White Wonder Dogwood

(1) Medium Bylaw Replacement Tree - Dura Heat River Birch

(2) Medium Street Tree: Species TBD by CoV Parks Department

(4) Medium Class Street Trees, Species TBD by CoV Parks

## TREE MANAGEMENT LEGEND

Retained Tree
CRZ (Critical Root Zone)
Tree Tag #. See Tree Inventory for assessment.
Drip Line

Removed Tree
Critical Root Zone
Tree Tag #. See Tree Inventory for assessment.

1 Tree Management Plan | 1908 Foul Bay Rd.
Scale: 1:125

SCALE 1:125
0 1 2 5 10

## TREE SYMBOL LEGEND

Ironwood
Kobus Magnolia
Dura Heat River Birch
Pacific Crabapple
Paperbark Maple
TBD - City of Victoria Parks

## REVISIONS:

01 GREEN ROOF ADJUSTED PER CITY COMMENTS
02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES
03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT
04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
05 STAIR REVISION : REFER TO ARCH

**TREE CONSERVATION SUMMARY**

| | Count | Multiplier | | Total |
|---|---|---|---|---|
| **Minimum replacement tree requirement** | | | | |
| Protected Trees Removed | 12 | x 1 | A. | 12 |
| Replacement Trees Proposed per Schedule "E", Part 1 | 14 | x 1 | B. | 14 |
| Replacement Trees Proposed per Schedule "E", Part 2 | 13 | x 0.5 | C. | 6.5 |
| Replacement Trees Proposed per Schedule "E", Part 3 | 0 | x 1 | D. | 0 |
| Replacement trees proposed (B+C+D) Round down to nearest whole number | | | E. | 20.5 |
| Replacement tree deficit (A-E) Record 0 if negative number | | | F. | 0 |
| **ONSITE Minimum trees per lot requirement (onsite trees)** | | | | |
| G. Tree minimum on lot | | | G. | 13 |
| H. Protected trees retained (other than specimen trees) | | x 1 | H. | 0 |
| I. Specimen trees retained | 0 | x 3 | I. | 0 |
| J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number | | | J. | 0 |
| **OFFSITE Minimum replacement tree requirement (offsite trees)** | | | | |
| K. Protected trees Removed | | x 1 | K. | 0 |
| L. Replacement trees proposed per Schedule "E" Part 1 or Part 3 | | x 1 | L. | 0 |
| M. Replacement trees proposed from Schedule "E" Part 2 | 0 | x 0.5 | M | 0 |
| N. Total replacement trees proposed (L+M) Round down to nearest whole number | | | N. | 0 |
| O. Offsite replacement tree deficit (K-N) Record 0 if negative number | | | O. | 0 |
| **Cash-in-lieu requirement** | | | | |
| P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number | | | P. | 0 |
| Q. Offsite trees proposed for cash-in-lieu. Enter O | | | Q. | |
| R. Cash-in lieu proposed ((P+Q) x $2000) | | | R. | |

## LANDSCAPE LEGEND

Proposed Tree
Proposed Shrubs
Proposed Perennials, Ferns & Grasses
Proposed Structure
Planting beds
Proposed Sod
Proposed Green Roof

Property Line
Limit Of Parkade Slab Below
Asphalt
Sawcut Concrete - Colour: Natural
Large Format Concrete Unit Pavers
Small Format Concrete Unit Pavers
Permeable Concrete Unit Pavers
Aggregate/ River Rock

Section Line
Proposed Bike Parking
Proposed Bench Seating
Proposed Retaining Wall
Proposed 1.8m Ht. Wood Privacy Fence
Proposed Metal Fence

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L3/14

# Tree Management Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 2423 10-03-2024

| Tag or ID # | Survey(d? (Yes/No) | Location (On, Off, Shared, Municipal) | Bylaw protected (Yes/No) | Name | | DBH(cm) | Ht (m) | Critical Root Zone Radius (m) | Dripline radius (m) | Condition | | Retention Suitability (onsite trees) | Relative tolerance | Remarks | Tree Retention/Location Comments | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Common | Botanical | | | | | Health | Structural | | | | | |
| M1 (1260) | Yes | Municipal | M | Giant sequoia | Sequoiadendron giganteum | 120 | 20 | 12 | 6 | Good | Fair/good | Suitable | Good | Hydro clearance pruned to trunk on South side of crown - from 10 - 15m above grade., crown asymmetry on North side due to historic building clearance pruning, some surface root of and soil compaction, existing manhole within North side of CRZ - 2.5m from root collar, existing building foundation within. Roth side of CRZ - 4m from root collar, elevation increases to the North. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking. Additional root impacts are likely due to municipal frontage improvements. The pruning to install the proposed bike lane and municipal sidewalk would likely significantly alter the structure of the canopy and may result in more than 25% canopy removal. | Remove |
| 1261 | Yes | On | Yes | Douglas-fir | Pseudotsuga menziesii | 40 | 20 | 6 | 5 | Good | Fair/poor | Unsuitable | Poor | Asymmetric crown on North side due to historic building clearance pruning, heavily surface rooted on South side, appears to have been topped historically - deflected central leader at 20m above grade | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1262 | Yes | On | Yes | Douglas-fir | Pseudotsuga menziesii | 44 | 20 | 6.6 | 5 | Poor | Fair/poor | Unsuitable | Poor | Asymmetric crown on North side due to historic building clearance pruning, heavily surface rooted on South side, appears to have been topped historically - deflected central leader at 20m above grade. Declining health - sparse foliage in upper canopy - heavy cone crop, - branch and twig dieback. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1263 | Yes | On | Yes | Douglas-fir | Pseudotsuga menziesii | 39 | 20 | 5.85 | 5 | Fair/poor | Fair/poor | Conditional | Poor | Codominant stems form at 2m above grade - included bark - not active, asymmetric crown on North side due to historic building clearance pruning, heavily surface rooted on South side, appears to have been topped historically - deflected central leader at 20m above grade - Declining health - sparse foliage in upper canopy - h | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1264 | Yes | On-M | Yes | Douglas-fir | Pseudotsuga menziesii | 34 | 20 | 5.1 | 5 | Fair | Fair/poor | Conditional | Poor | Codominant crown with 1263 - asymmetric crown on North side due to shading, appears to have been topped historically - deflected cr leal leader at 20m above grade. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M2 (1265) | Yes | Municipal | M | Douglas-fir | Pseudotsuga menziesii | 30 | 15 | 4.5 | 4 | Fair | Fair/poor | | Poor | Suppressed by 1264 - asymmetric crown on East side due to shading - poor trunk taper, appears to have been topped historically at 15m above grade - deflected central leader | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M3 (1266) | Yes | Municipal | M | Douglas-fir | Pseudotsuga menziesii | 22 | 7 | 3.3 | 4 | Fair | Poor | | Poor | Suppressed by 1265 - poor trunk taper, appears to have been topped historically at 5m above grade - deflected central leader | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M4 (1267) | Yes | Municipal | M | Douglas-fir | Pseudotsuga mecavisii | 26 | 3 | 3.9 | 2 | Fair | Poor | | Poor | Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M5 (1268) | Yes | Municipal | M | Douglas-fir | Pseudotsuga mecavisii | 13 | 3 | 1.95 | 2 | Fair | Poor | | Poor | Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M6 (1269) | Yes | Municipal | M | Douglas-fir | Pseudotsuga mecavisii | 15 | 3 | 2.25 | 2 | Fair | Poor | | Poor | Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M7 (1270) | Yes | Municipal | M | Douglas-fir | Pseudotsuga mecavisii | 11 | 3 | 1.65 | 2 | Fair | Poor | | Poor | Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M8 (1271) | Yes | Municipal | M | Douglas-fir | Pseudotsuga menziesii | 13 | 3 | 1.95 | 2 | Fair | Poor | | Poor | Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M9 (1272) | Yes | Municipal | M | Douglas-fir | Pseudotsuga menziesii | 15 | 3 | 2.25 | 2 | Fair | Poor | | Poor | Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| M10 (1273) | Yes | Municipal | M | Douglas-fir | Pseudotsuga menziesii | 31 | 10 | 4.65 | 3 | Fair | Poor | | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1274 | Yes | On-M | Yes | Douglas-fir | Pseudotsuga menziesii | 31 | 10 | 4.65 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1275 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 14 | 10 | 2.1 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1276 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 19 | 10 | 2.85 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1277 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 27 | 10 | 4.05 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1278 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 20 | 10 | 3 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1279 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 18 | 10 | 2.7 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1280 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 15 | 10 | 2.25 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1281 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 20 | 10 | 3 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1282 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 14 | 10 | 2.1 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1283 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 16 | 10 | 2.4 | 2 | Dead | Dead | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Dead tree proposed for removal to eliminate hazards | Remove |
| 1284 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 18 | 10 | 2.7 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1285 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 19 | 10 | 2.85 | 2 | Dead | Dead | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Dead tree proposed for removal to eliminate hazards | Remove |
| 1286 | Yes | On | No | Douglas-fir | Pseudotsuga mecavisii | 17 | 10 | 2.55 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1287 | Yes | On | No | Douglas-fir | Pseudotsuga mecavisii | 18 | 10 | 2.7 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1288 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 18 | 10 | 2.7 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1289 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 21 | 10 | 3.15 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1290 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 12 | 10 | 1.8 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1291 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 17 | 10 | 2.55 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1292 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 18 | 10 | 2.7 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1293 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 15 | 10 | 2.25 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1294 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 19 | 10 | 2.85 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1295 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 18 | 10 | 2.7 | 2 | Dead | Dead | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Dead tree proposed for removal to eliminate hazards | Remove |
| 1296 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 18 | 10 | 2.7 | 2 | Poor | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1297 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 17 | 10 | 2.55 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1298 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 12 | 10 | 1.8 | 2 | Poor | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1299 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 28 | 10 | 4.2 | 2 | Poor | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1300 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 14 | 10 | 2.1 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1301 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 21 | 10 | 3.15 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1302 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 16 | 10 | 2.4 | 2 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1303 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 16 | 10 | 2.4 | 2 | Poor | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1304 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 23 | 10 | 3.45 | 3 | Poor | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking. Also, underground utilities pose structure and health | Remove |
| 1305 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 29 | 10 | 4.35 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1306 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 19 | 10 | 2.85 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1307 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 12 | 10 | 1.8 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1308 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 15 | 10 | 2.25 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1309 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 15 | 10 | 2.25 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1310 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 12 | 10 | 1.8 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1311 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 18 | 10 | 2.7 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1312 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 15 | 10 | 2.25 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1313 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 16 | 10 | 2.4 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1314 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 16 | 10 | 2.4 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1315 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 15 | 10 | 2.25 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1316 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 17 | 10 | 2.55 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1317 | Yes | On | Yes | Excelsa cedar | Thuja plicata 'excelsa' | 39 | 10 | 5.85 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1318 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 27 | 10 | 4.05 | 3 | Poor | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining health - branch dieback, basal decay. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1319 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 25 | 10 | 3.75 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1320 | Yes | On | No | Douglas-fir | Pseudotsuga menziesii | 20 | 10 | 3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1321 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 24 | 10 | 3.6 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1322 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 23 | 10 | 3.45 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1323 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 23 | 10 | 3.45 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1324 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 20 | 10 | 3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1325 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 19 | 10 | 2.85 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1326 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 11,17 | 10 | 3.54 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1327 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 20 | 10 | 3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1328 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 20 | 10 | 3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1329 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 20 | 10 | 3 | 3 | Poor | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining heath - chlorotic foliage - branch dieback, basal decay. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1330 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 24 | 10 | 3.6 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1331 | Yes | On | Yes | Excelsa cedar | Thuja plicata 'excelsa' | 17,18 | 10 | 4.23 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1332 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 20 | 10 | 3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1333 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 23 | 10 | 3.45 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1334 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 20 | 10 | 3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1335 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 19 | 10 | 2.85 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1336 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 22 | 10 | 3.3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1337 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 22 | 10 | 3.3 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1338 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 16 | 10 | 2.4 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1339 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 16,17 | 10 | 3.99 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1340 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 19 | 10 | 2.85 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1341 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 19 | 10 | 2.85 | 3 | Poor | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining heath - chlorotic foliage - branch dieback basal decay. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1342 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 23 | 10 | 3.45 | 3 | Fair | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1343 | Yes | On | Yes | Excelsa cedar | Thuja plicata 'excelsa' | 14,16 | 10 | 3.66 | 3 | Poor | Poor | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, 13cm stem is entirely dead. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1344 | Yes | On | Yes | Excelsa cedar | Thuja plicata 'excelsa' | 18,18 | 10 | 4.32 | 3 | Dead | Dead | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining health - chloroform foliage. | Dead tree proposed for removal to eliminate hazards | Remove |
| 1345 | Yes | On | Yes | Excelsa cedar | Thuja plicata 'excelsa' | 36 | 10 | 5.4 | 4 | Dead | Dead | Conditional | Poor | Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location. | Dead tree proposed for removal to eliminate hazards | Remove |
| 1346 | Yes | On | Yes | Purple leaf plum | Prunus cerasifera | 33 | 10 | 3.3 | 4 | Good | Fair/good | Suitable | Good | Growing within shrub planting bed, codominant crown with adjacent plums - asymmetric crown due to shading, multiple stems form at 1.5m above grade - included bark- not active. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1347 | Yes | On | Yes | Purple leaf plum | Prunus cerasifera | 10,11,20 | 10 | 3.26 | 4 | Good | Fair/good | Suitable | Good | Growing within shrub planting bed, codominant crown with adjacent plums - asymmetric crown due to shading, multiple stems form at 1.4m above grade - included bark- not active. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1348 | Yes | On | No | Purple leaf plum | Prunus cerasifera | 27 | 10 | 2.7 | 4 | Good | Fair/good | Suitable | Good | Growing within shrub planting bed, codominant crown with adjacent plums - asymmetric crown due to shading, multiple stems form at 1.5m above grade - included bark- not active. | Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking | Remove |
| 1349 | Yes | On | No | Excelsa cedar | Thuja plicata 'excelsa' | 25 | 10 | 3.75 | 3 | Good | Fair | Conditional | Poor | Topped historically at 3M above grade - small regrowth arises from tipping location, confined rooting environment - concrete on all sides, abnormal trunk form. | Likely significantly impacted by the excavation to facilitate sidewalks and municipal frontage upgrades | Remove |

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L4/14

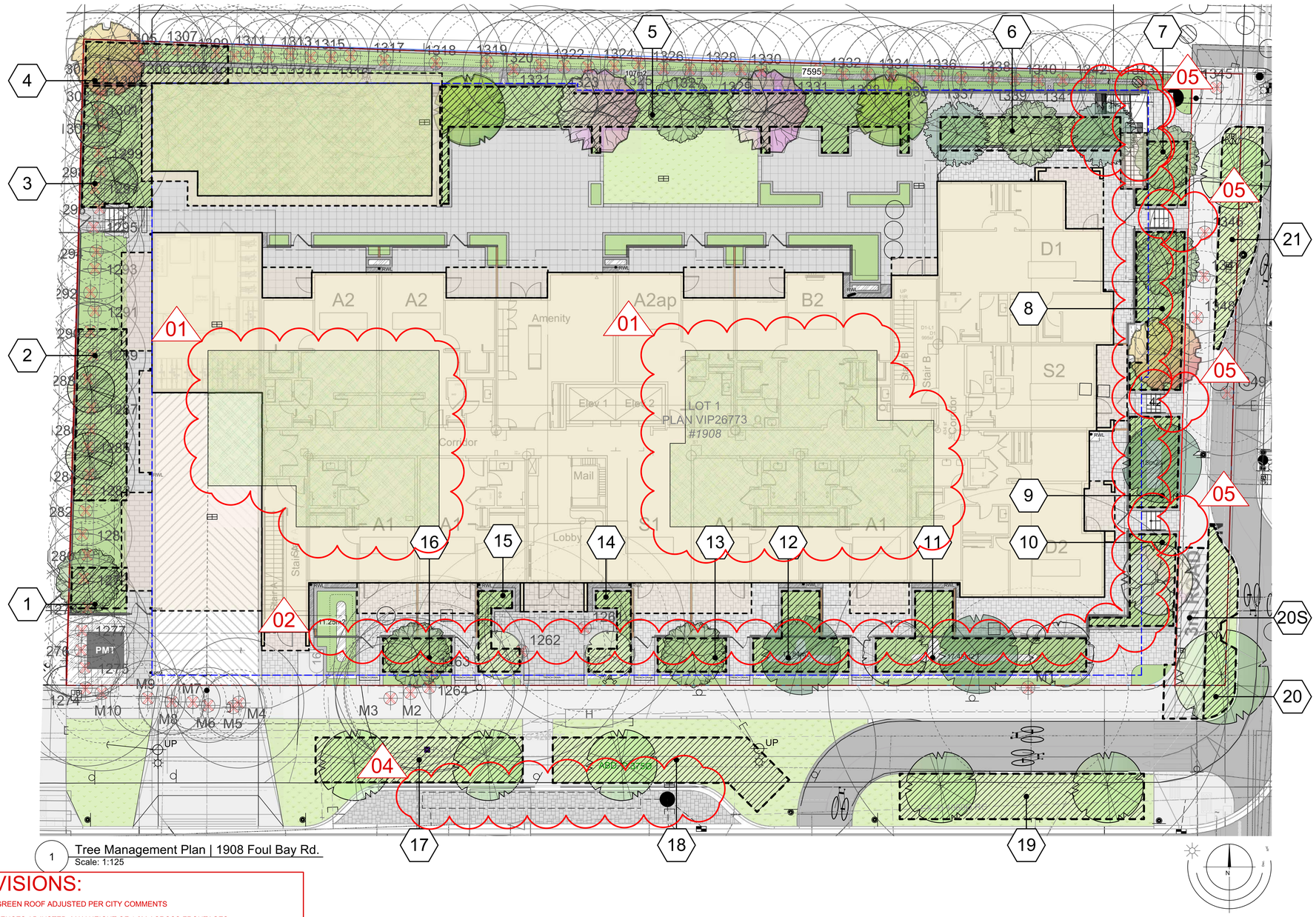
# Tree Management Chart | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



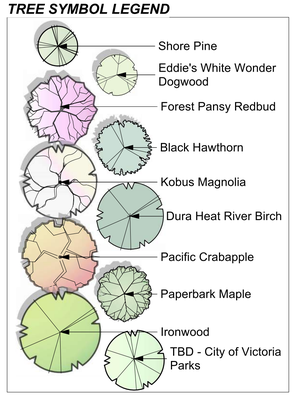

1 Tree Management Plan | 1908 Foul Bay Rd.
Scale: 1:125

## SOIL VOLUME CHART

Note: Soil Volume areas Identified as " # S " Indicates Soil Cell Soil Area

| Soil Table | | | | Replacement Tree Proposed | | | Soil Volume Required (M3) | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Planting Area ID | Area (M2) | Soil Volume multiplier* | A Estimated Soil Volume | B #Small | C #Medium | D #Large | E Small | F Medium | G Large | Total |
| Onsite | | | | | | | | | | |
| 1 | 8.04 | 1 | 8.04 | 1 | | | 6 | 0 | 0 | 6 |
| 2 | 30.97 | 1 | 30.97 | | 2 | | 0 | 30 | 0 | 30 |
| 3 | 30 | 1 | 30 | | 2 | | 0 | 30 | 0 | 30 |
| 4 | 20.06 | 1 | 20.06 | | 1 | | 0 | 15 | 0 | 15 |
| 5 | 66.47 | 1 | 66.47 | 1 | 4 | | 6 | 60 | 0 | 66 |
| 6 | 21.54 | 1 | 21.54 | 3 | | | 18 | 0 | 0 | 18 |
| 7 | 9.5 | 1 | 9.5 | 1 | | | 6 | 0 | 0 | 6 |
| 8 | 25.19 | 1 | 25.19 | 1 | 1 | | 6 | 15 | 0 | 21 |
| 9 | 15.71 | 1 | 15.71 | | 1 | | 0 | 15 | 0 | 15 |
| 10 | 15.76 | 1 | 15.76 | | 1 | | 0 | 15 | 0 | 15 |
| 11 | 31 | 1 | 31 | 2 | 1 | | 12 | 15 | 0 | 27 |
| 12 | 17.81 | 1 | 17.81 | | 1 | | 0 | 15 | 0 | 15 |
| 13 | 8.18 | 1 | 8.18 | 1 | | | 6 | 0 | 0 | 6 |
| 14 | 7.65 | 1 | 7.65 | 1 | | | 6 | 0 | 0 | 6 |
| 15 | 7.33 | 1 | 7.33 | 1 | | | 6 | 0 | 0 | 6 |
| 16 | 8.18 | 1 | 8.18 | 1 | | | 6 | 0 | 0 | 6 |
| 17 | 33.4 | 1 | 33.4 | | 2 | | 0 | 30 | 0 | 30 |
| 18 | 38.3 | 1 | 38.3 | | 2 | | 0 | 30 | 0 | 30 |
| 19 | 39.79 | 1 | 39.79 | | 2 | | 0 | 30 | 0 | 30 |
| 20 | 16.95 | 1 | 16.95 | | | | | | | |
| 20S | 20.42 | 0.92 | 18.79 | | | | | | | |
| 20 TOTAL | 37.37 | Varies | 35.74 | | | 1 | 0 | 0 | 35 | 35 |
| 21 | 25.3 | 1 | 25.3 | | 1 | | 0 | 15 | 0 | 15 |
| Offsite (Excluding City Property) | | | | | | | | | | |
| Planting AreaOSA X | | | | | | | | | | |
| (Excluding City Property) | | | | | | | E | F | G | TOTAL |
| Calculation | | | | | | | IF B =1,BX8 IF B>1,BX6 | IF C =1,CX20 IF C>1,CX15 | IF B =1,BX35 IF B>1,BX30 | E+F+G |

### TREE SYMBOL LEGEND




### REVISIONS:

- 01 GREEN ROOF ADJUSTED PER CITY COMMENTS
- 02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES
- 03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT
- 04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
- 05 STAIR REVISION : REFER TO ARCH

CRZ (Critical Root Zone)
Tree Tag #. See Tree Inventory for assessment.
Drip Line

Removed Tree
Critical Root Zone
Tree Tag #. See Tree Inventory for assessment.

### LANDSCAPE LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Planting beds
- Proposed Sod
- Proposed Green Roof
- Property Line
- Limit Of Parkade Slab Below
- Asphalt
- Sawcut Concrete - Colour: Natural
- Large Format Concrete Unit Pavers
- Small Format Concrete Unit Pavers
- Permeable Concrete Unit Pavers
- Aggregate/ River Rock
- Section Line
- Proposed Bike Parking
- Proposed Bench Seating
- Proposed Retaining Wall
- Proposed 1.8m Ht. Wood Privacy Fence
- Proposed Metal Fence
- Soil Volume Area
- Soil Cell Area
- 29 Soil Volume Identification Key

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

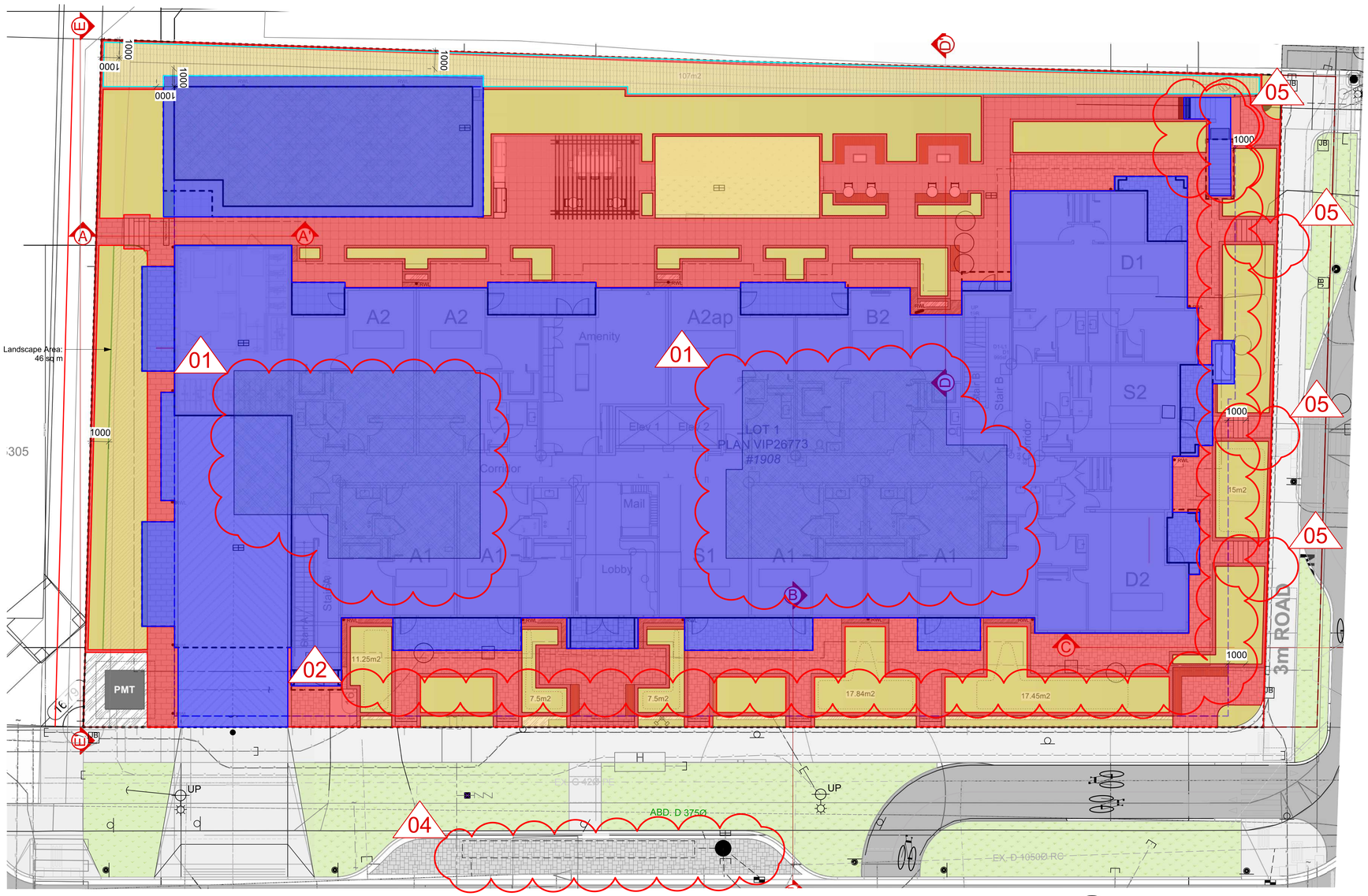
L5/14

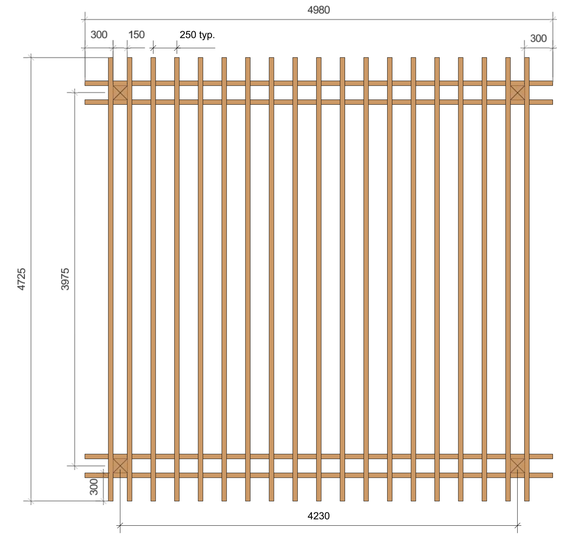
# Tree Management Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

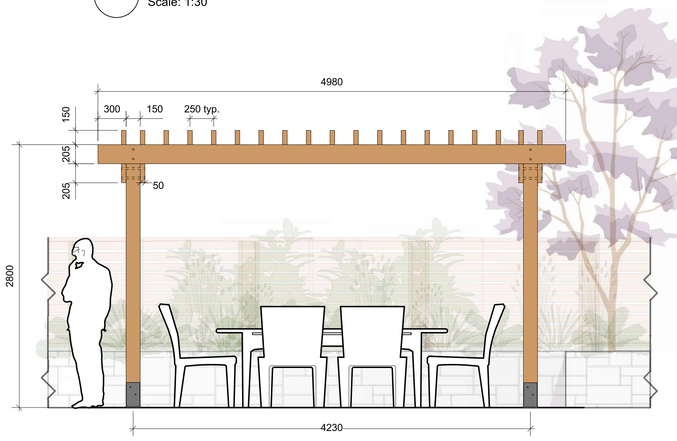
LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 2423 10-03-2024




2 Pergola Detail | Plan View
Scale: 1:30




3 Pergola Detail | Side View
Scale: 1:30

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

SCALE 1:125
0 1 2 5 10

## REVISIONS:

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- 02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES
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- 04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
- 05 STAIR REVISION : REFER TO ARCH




E SECTION E-E' 1:60 E'
OFFSITE PATH SECTION

***Open Site Space Takeoffs***

- Lot Area: 2501 sq m
- Building, Parking, Accessory Buildings: 1420 sq m | 56.77%

**Open Lot Space: 1080 sq m | 43.18%**

- Hardscape: 526.2 sq m | 48.72% of OLS
- Soft Landscaping: 536.6 sq m | 49.68% of OLS
- Continuous Landscape Area | 46 sq m | 1.8% of Lot Area
- Rain Garden | 101.24 sq m
- **Property Line**
- **Extent of Parkade**

# Landscape Open Space Plan | 1908 Foul Bay Rd.

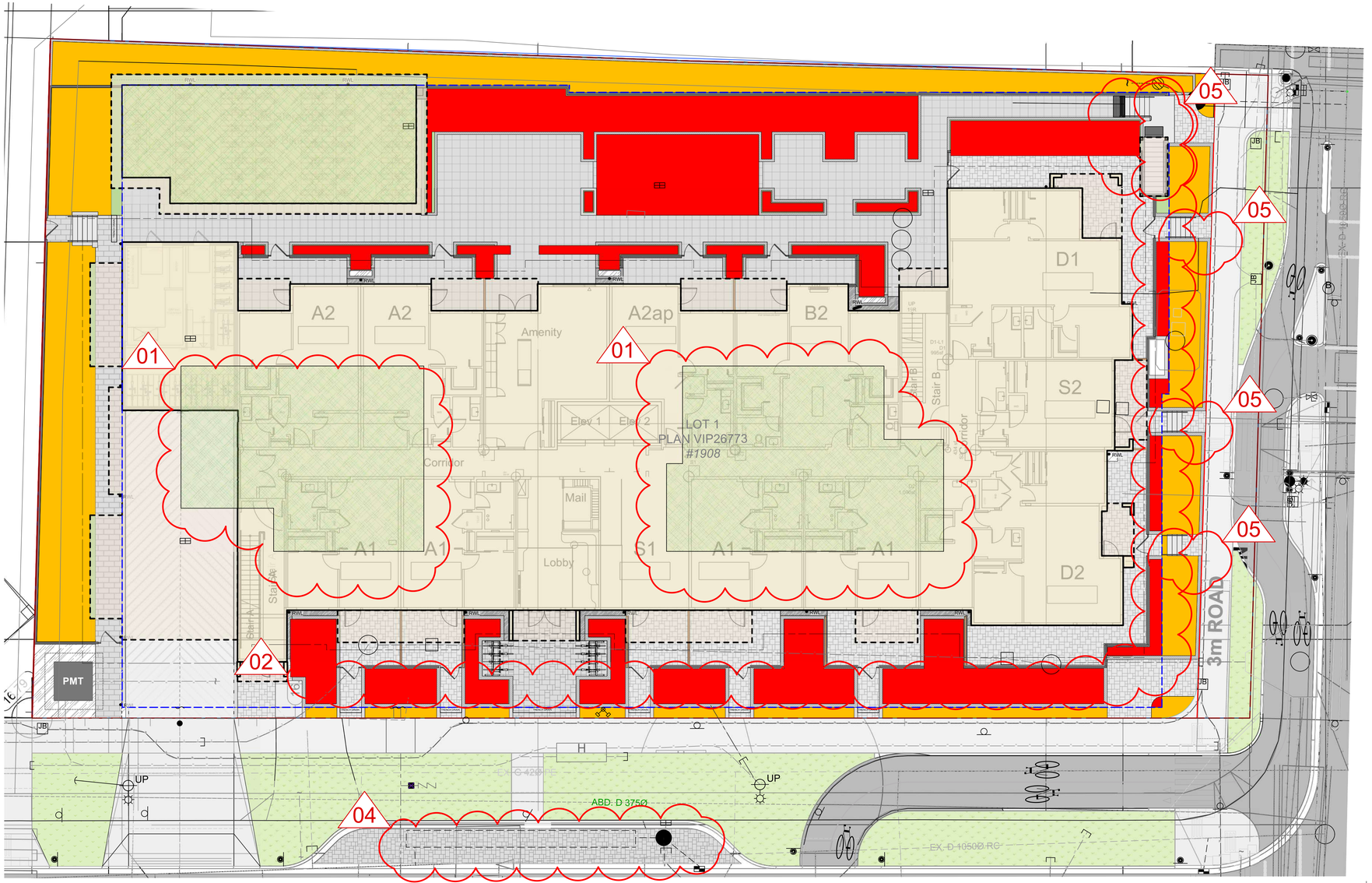
1908 FOUL BAY VICTORIA BC. V8R 5A7

Rev 10: Oct 05-2026
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Rev 07: Mar 18-2026

L6/14

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Project No: 2423 10-03-2024




## Takeoff #3 - On Slab Landscape Area

Lot Area: **2501 sq m**

Landscape Area: **265.77 sqm | 10.62%**

## Takeoff #4 - Off Slab Landscape Area

Lot Area: **2501 sq m**

Landscape Area: **266.45sqm | 10.65%**

**Property Line**

**Extent of Parkade**

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

SCALE 1:125

0 1 2 5 10

N

## REVISIONS:

01 GREEN ROOF ADJUSTED PER CITY COMMENTS

02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES

03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT

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05 STAIR REVISION : REFER TO ARCH

Rev 10: Oct 05-2026
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Rev 07: Mar 18-2026

L7/14

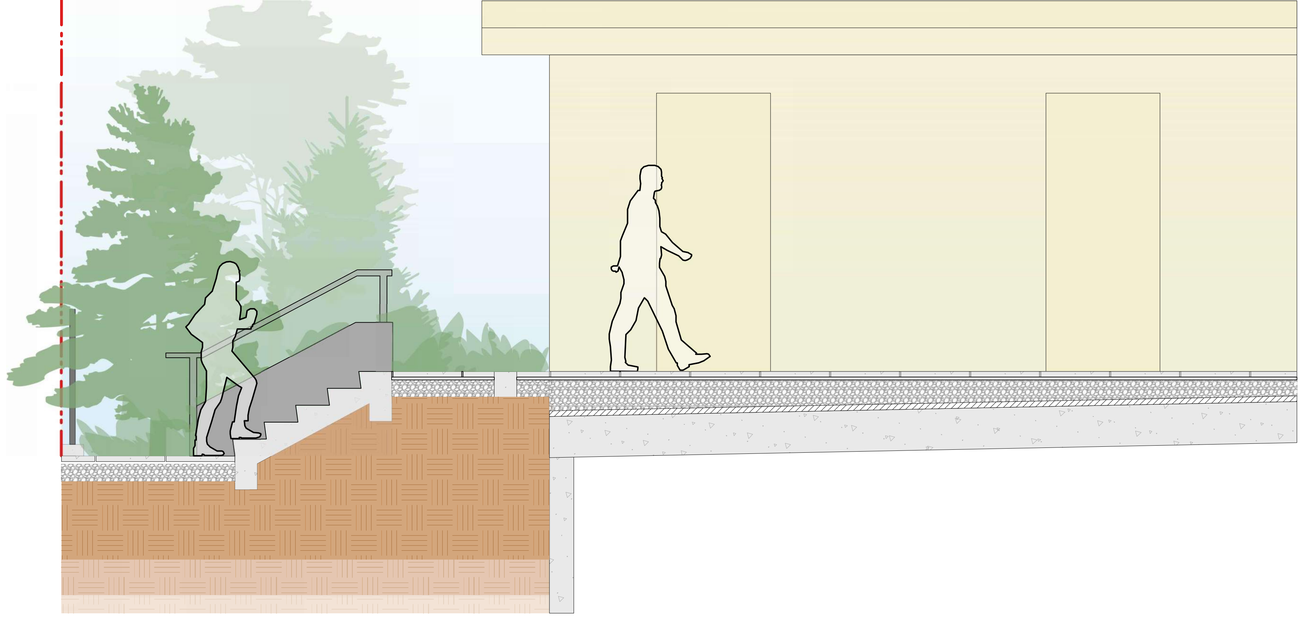
# Landscape Area Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS

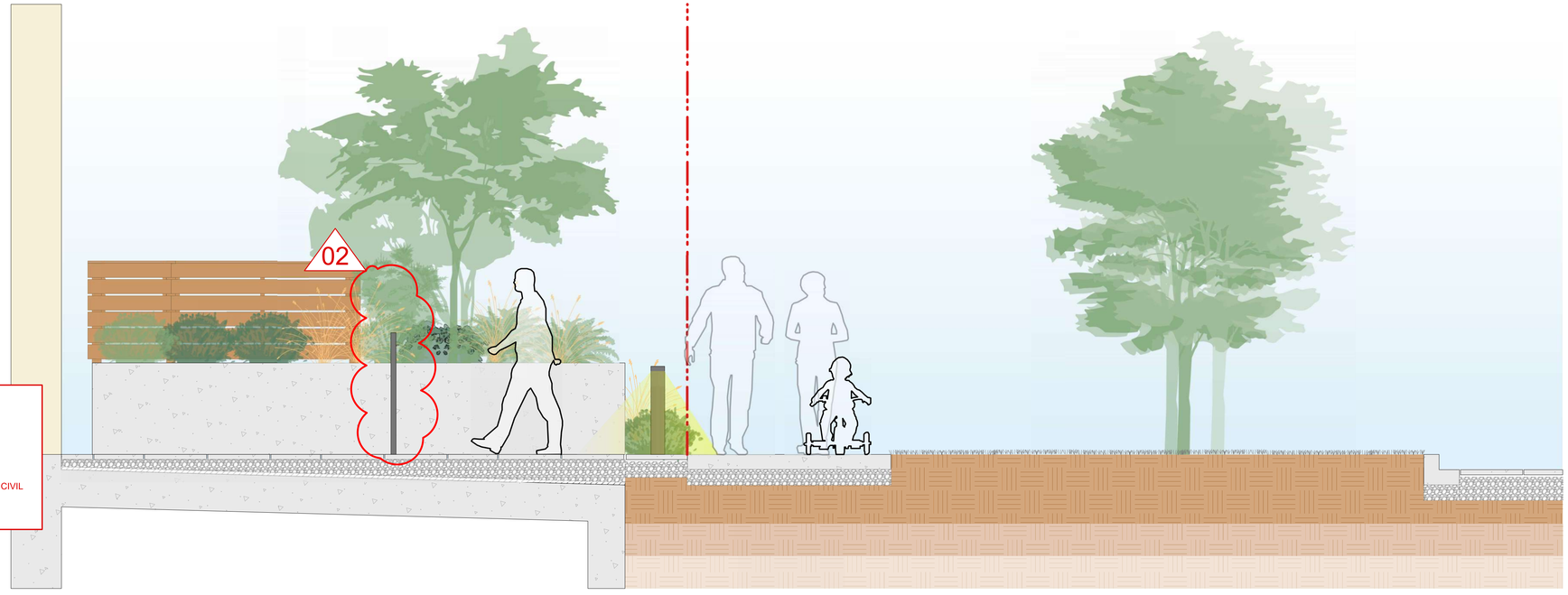
Project No: 2423 10-03-2024

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A — SECTION A-A' 1:25 — A'

## WEST PEDESTRIAN ACCESS TO AMENITY AREA




B — SECTION B-B' 1:25 — B'

## BOURCHIER STREET FRONTAGE

REVISIONS:

- 01 GREEN ROOF ADJUSTED PER CITY COMMENTS
- 02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES
- 03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT
- 04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
- 05 STAIR REVISION : REFER TO ARCH

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L8/14

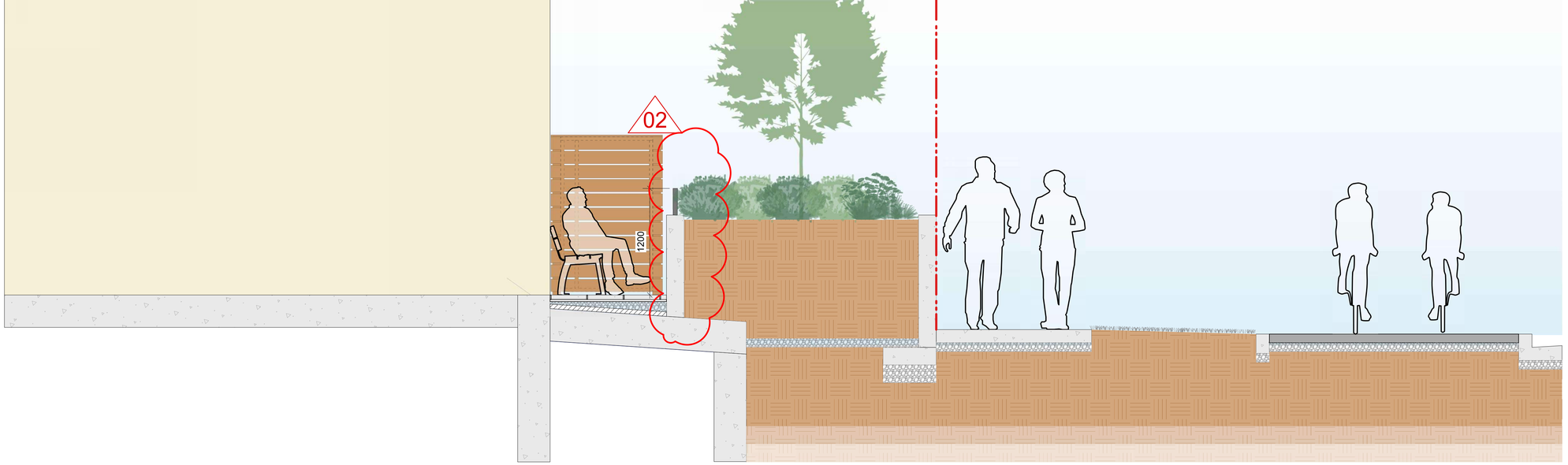
# Landscape Sections 1 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS

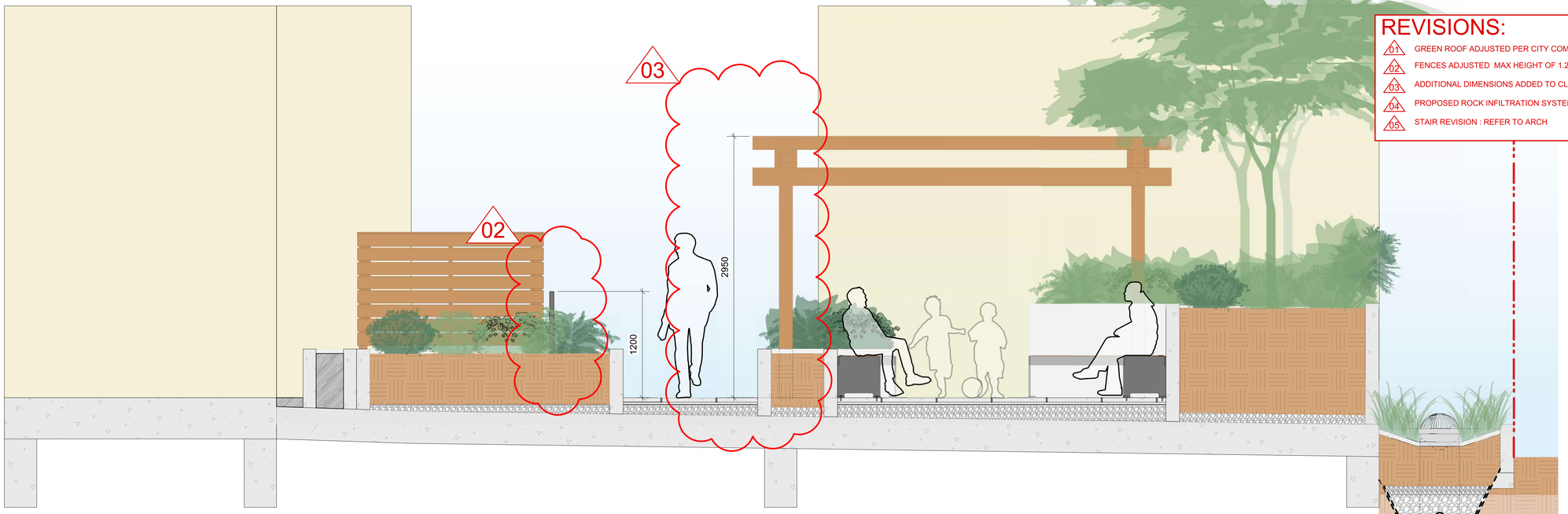
Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
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C — SECTION C-C' 1:25

FOUL BAY ROAD FRONTAGE




D — SECTION D-D' 1:25

AMENITY AREA NORTH SIDE OF SITE

REVISIONS:

- 01 GREEN ROOF ADJUSTED PER CITY COMMENTS
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- 03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT
- 04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
- 05 STAIR REVISION : REFER TO ARCH

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L9/14

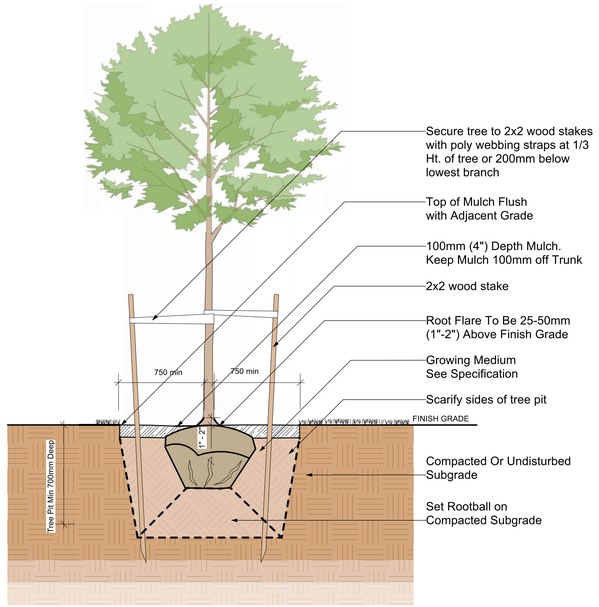
# Landscape Sections 2 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

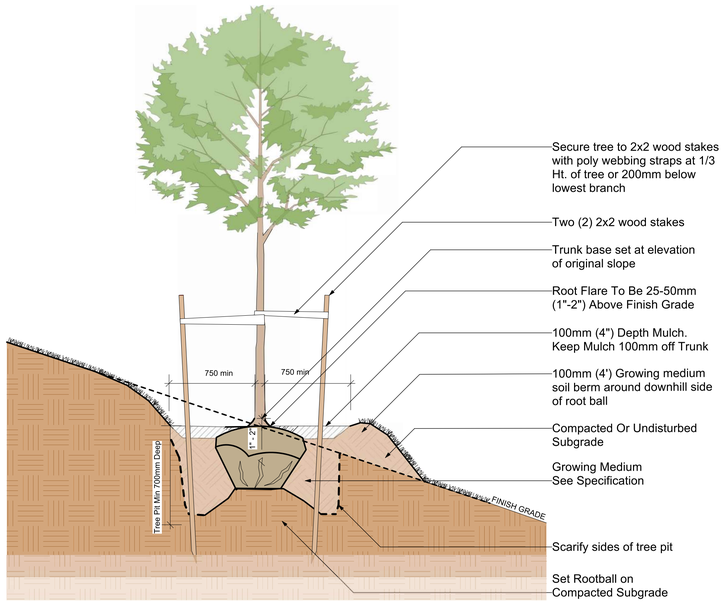
LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
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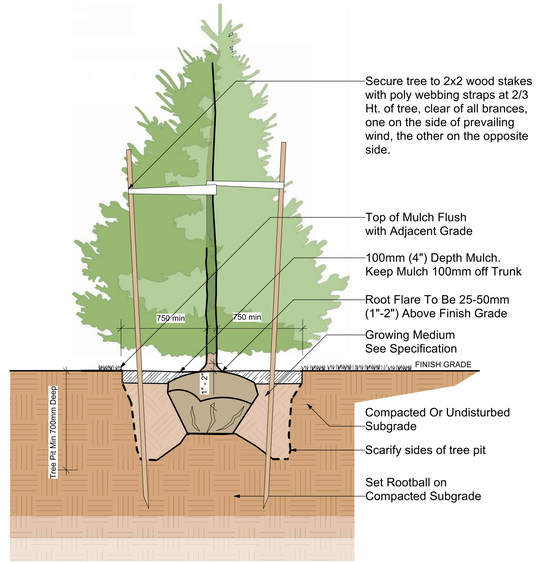
Project No: 2423 10-03-2024




1 D1 TYPICAL DECIDIOUS TREE PLANTING DETAIL
Scale: 1:25



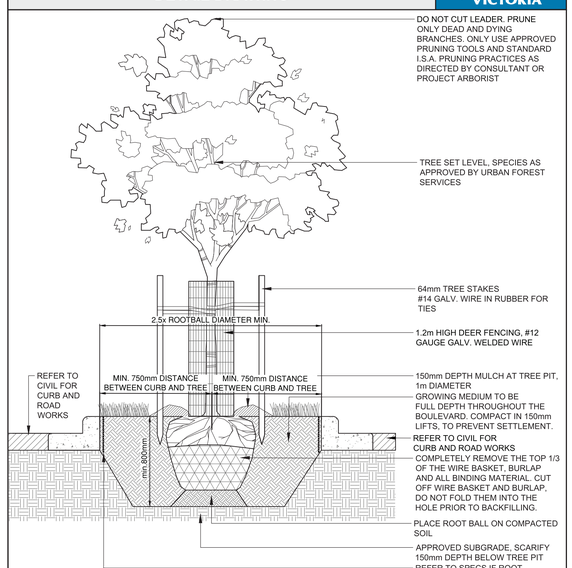

2 D1 TYPICAL DECIDIOUS TREE PLANTING ON SLOPE DETAIL
Scale: 1:25




3 D1 TYPICAL CONIFEROUS TREE PLANTING DETAIL
Scale: 1:25

**SUPPLEMENTARY STANDARD DETAIL DRAWING**

CITY OF VICTORIA




NOTES:
1. ALL PLANTING TO MEET OR EXCEED THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD (CLS)
2. SCARIFY BOTTOM OF PLANTING PIT
3. PLANTING PIT MUST BE FREE DRAINING
4. REQUIRED SOIL VOLUME DEPENDENT ON TREE SIZE, REFER TO SPECIFICATIONS

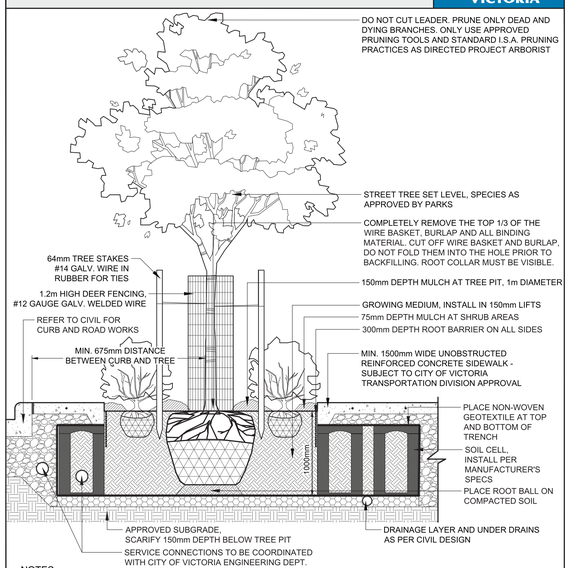
| TREE PLANTING IN MEDIAN - SOFTSCAPE | Revision Date | Drawing Number |
|---|---|---|
| | SEPTEMBER 2025 | SD PT3.1 |

City of Victoria - Engineering Standards and Specifications | 2025 Edition

4 D1 TREE PLANTING IN MEDIAN - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

**SUPPLEMENTARY STANDARD DETAIL DRAWING**

CITY OF VICTORIA




NOTES:
1. ALL PLANTING TO MEET OR EXCEED THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD (CLS)
2. PLANTING PIT MUST BE FREE DRAINING
3. REQUIRED SOIL VOLUME DEPENDENT ON TREE SIZE, REFER TO SPECIFICATIONS
4. SOIL TEST TO BE PROVIDED AND APPROVED BY PARKS PRIOR TO INSTALLATION OF GROWING MEDIUM
5. SOIL CELLS TO MEET H-20 LOADING REQUIREMENTS

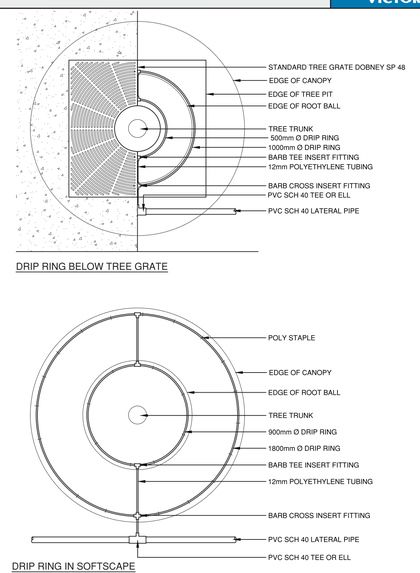
| TREE PLANTING - PLANTING BED OR GRASS AREA AND SOIL CELLS - CROSS SECTION | Revision Date | Drawing Number |
|---|---|---|
| | SEPTEMBER 2025 | SD PT7 |

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5 D1 STRUCTURAL SOIL ADJACENT SOIL CELLS - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

**SUPPLEMENTARY STANDARD DETAIL DRAWING**

CITY OF VICTORIA




DRIP RING BELOW TREE GRATE




DRIP RING IN SOFTSCAPE

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE AND TREE CANOPY. SEE INSTALLATION SPECIFICATION ON SUPPLIER WEBSITE.
2. PLACE TIE-DOWN STAKES EVERY 0.91m O.C. IN SAND, 1.21m O.C. IN LOAM, AND 1.52m O.C. IN CLAY SOILS
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

| TREE DRIP RING | Revision Date | Drawing Number |
|---|---|---|
| | SEPTEMBER 2025 | SD PI5 |

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6 D1 TREE DRIP RING - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

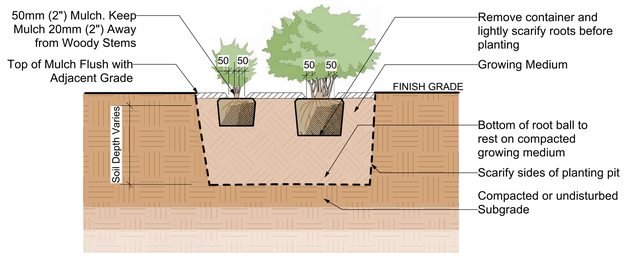
L10/14

# Landscape Details 1 | 1908 Foul Bay Rd.

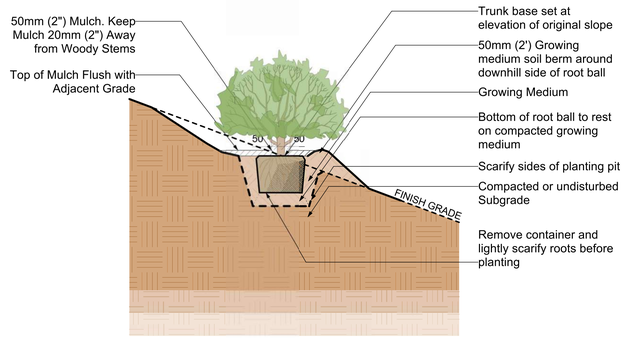
1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS
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Phone: (250) 598-0105

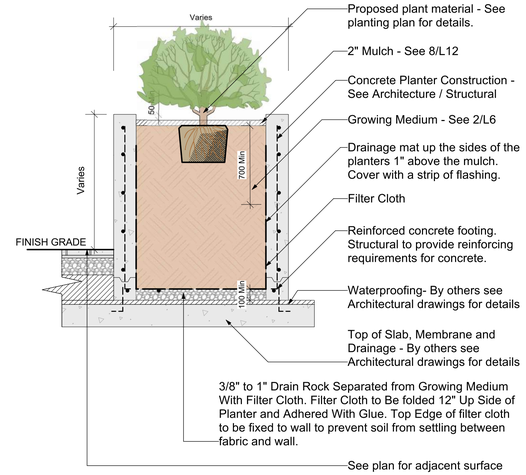
Project No: 2423 10-03-2024




7 D2 TYPICAL SHRUB PLANTING DETAIL
Scale: 1:25



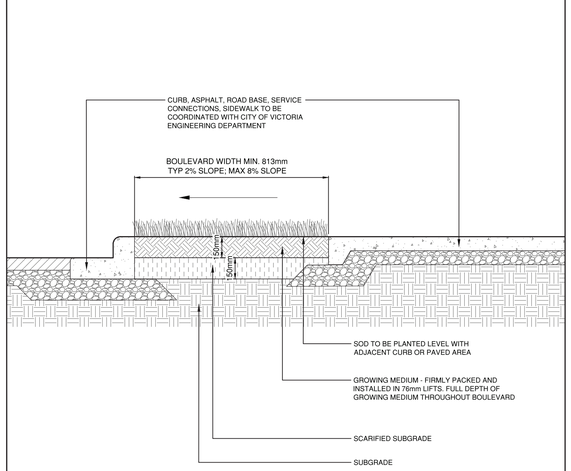

8 D2 TYPICAL SHRUB PLANTING ON SLOPE DETAIL
Scale: 1:25




9 D2 SHRUB PLANTING IN CONCRETE PLANTER OVER SLAB
Scale: 1:25

**SUPPLEMENTARY STANDARD DETAIL DRAWING**

CITY OF VICTORIA



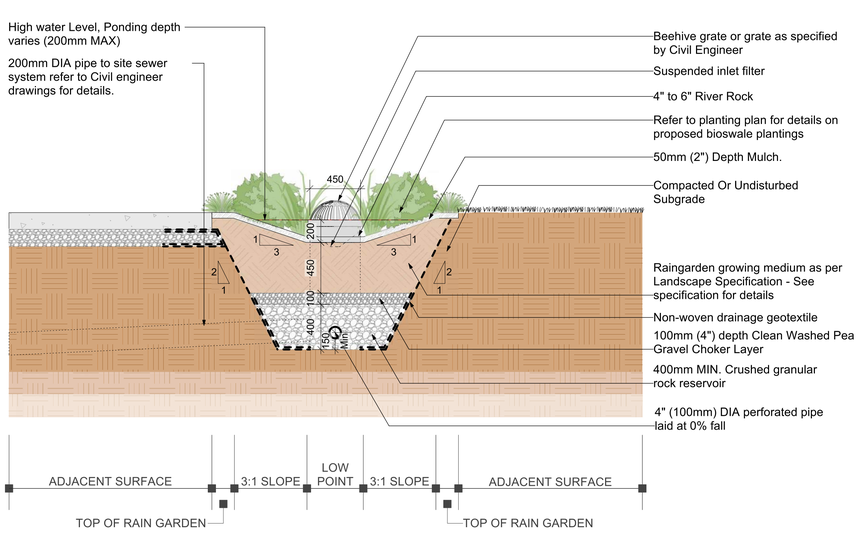

NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
2. FOR CURB, SIDEWALK, ASPHALT, UTILITIES AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
4. SOD TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS - THIS INCLUDES REQUIREMENTS FOR MAINTENANCE DURING ESTABLISHMENT PERIOD (WATERING, WEEDING, MOWING)
5. SOD NOT TO BE REINFORCED WITH MESH
6. MINIMUM SOIL VOLUMES MUST BE ACHIEVED FOR TREES AS PER THE ESS BYLAW AND DRAWINGS SD PT1, SD PT2, SD PT3.1 AND SD PT3.2

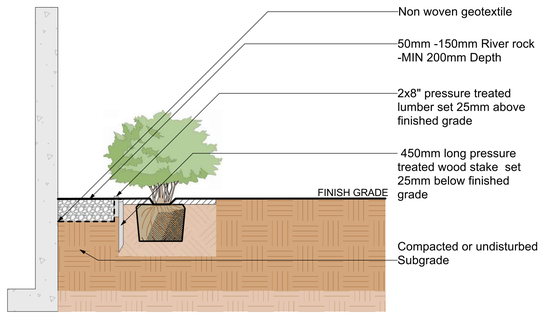
| SOD - (GRASS BOULEVARD) | Revision Date | Drawing Number |
|---|---|---|
| | SEPTEMBER 2025 | SD PH1 |

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10 D2 SOD -(GRASS BOULEVARD) - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25




11 D2 REAR YARD RAIN GARDEN WITH OVERFLOW GRATE AND SEWER TIE IN DETAIL
Scale: 1:25




12 D2 RIVER STONE MAINTENANCE STRIP WITH WOOD EDGER
Scale: 1:25

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Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

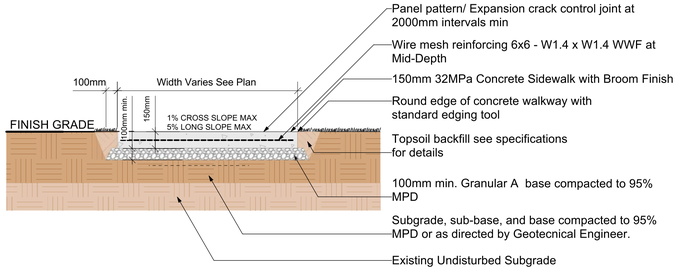
L11/14

# Landscape Details 2 | 1908 Foul Bay Rd.

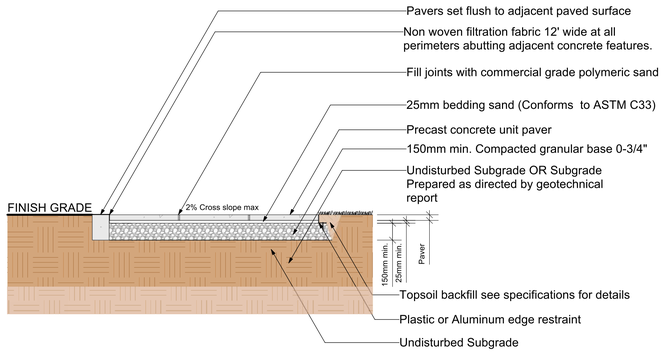
1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS
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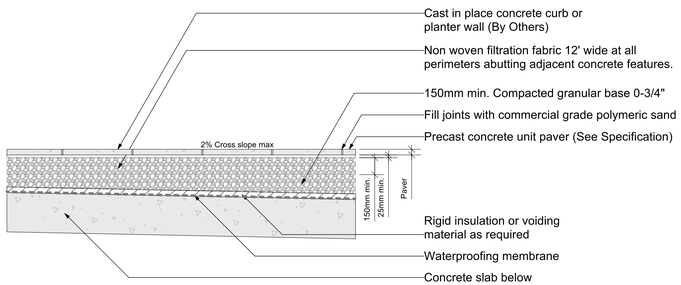
Project No: 2423 10-03-2024



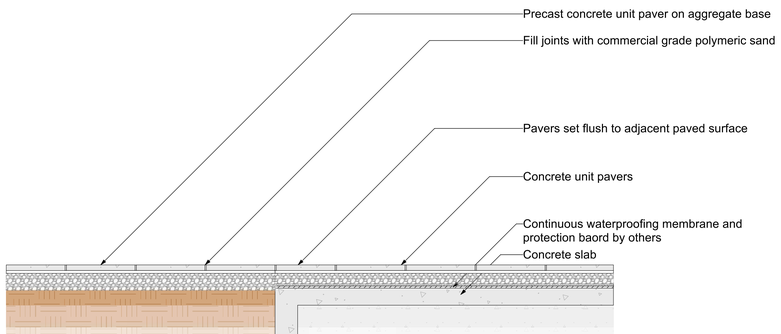

13 D3 TYPICAL RESIDENTIAL CONCRETE SIDEWALK DETAIL
Scale: 1:25



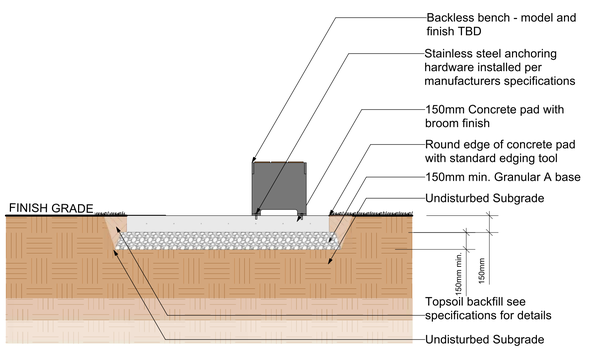

14 D3 CONCRETE UNIT PAVERS ON AGGREGATE BASE DETAIL
Scale: 1:25




15 D3 CONCRETE UNIT PAVERS ON AGGREGATE BASE OVER SLAB DETAIL
Scale: 1:25




16 D3 CONCRETE UNIT PAVERS ON SLAB TO UNIT PAVER ON AGGREGATE DETAIL
1:25




POWDER COAT COLOURS

Select

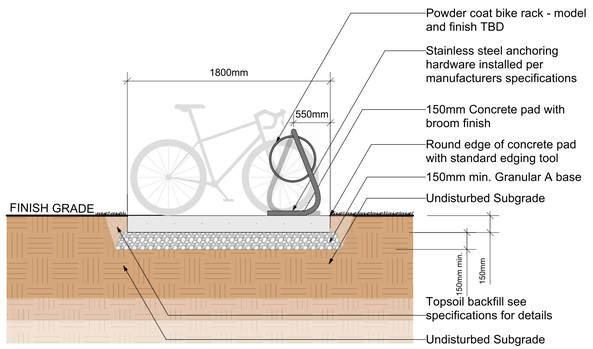
| Gloss Powdercoat Colours | | Textured Powdercoat Colours | |
|---|---|---|---|
| Sky Blue | ☐ | Textured Black | ☐ |
| Yellow Green | ☐ | Pewter | ☐ |
| Traffic Yellow | ☐ | Textured White | ☐ |
| Pastel Orange | ☐ | Textured Silver | ☐ |
| Flame Red | ☐ | Victor Ridge | ☐ |
| Hot Pink | ☐ | Oil Rubbed Bronze | ☐ |
| Signal Violet | ☐ | Blue Ash | ☐ |
| Night Blue | ☐ | Tile Blue | ☐ |
| Ultramarine Blue | ☐ | Cactus Green | ☐ |
| Water Blue | ☐ | Smokey Grey | ☐ |
| Moss Green | ☐ | Quartz | ☐ |
| New York Green | ☐ | Anvil Black | ☐ |
| Beige | ☐ | | |
| Rideau Brown | ☐ | | |
| Gun Metal | ☐ | | |

LUMBER COLOURS

Select

| Recycled Plastic | |
|---|---|
| Black | ☐ |
| Grey | ☐ |
| Sand | ☐ |
| Redwood | ☐ |
| Walnut | ☐ |
| **Natural Woood** | |
| Accoya Grey | ☐ |
| Accoya Natural | ☐ |
| Western Red Cedar | ☐ |
| Bamboo Dark | ☐ |
| Bamboo Light | ☐ |

17 D3 BACKLESS BENCH
Scale: 1:25




POWDER COAT COLOURS

Select

| Gloss Powdercoat Colours | | Textured Powdercoat Colours | |
|---|---|---|---|
| Sky Blue | ☐ | Textured Black | ☐ |
| Yellow Green | ☐ | Pewter | ☐ |
| Traffic Yellow | ☐ | Textured White | ☐ |
| Pastel Orange | ☐ | Textured Silver | ☐ |
| Flame Red | ☐ | Victor Ridge | ☐ |
| Hot Pink | ☐ | Oil Rubbed Bronze | ☐ |
| Signal Violet | ☐ | Blue Ash | ☐ |
| Night Blue | ☐ | Tile Blue | ☐ |
| Ultramarine Blue | ☐ | Cactus Green | ☐ |
| Water Blue | ☐ | Smokey Grey | ☐ |
| Moss Green | ☐ | Quartz | ☐ |
| New York Green | ☐ | Anvil Black | ☐ |
| Beige | ☐ | | |
| Rideau Brown | ☐ | | |
| Gun Metal | ☐ | | |

18 D3 BIKE RACK ON CONCRETE PAD DETAIL
Scale: 1:25

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

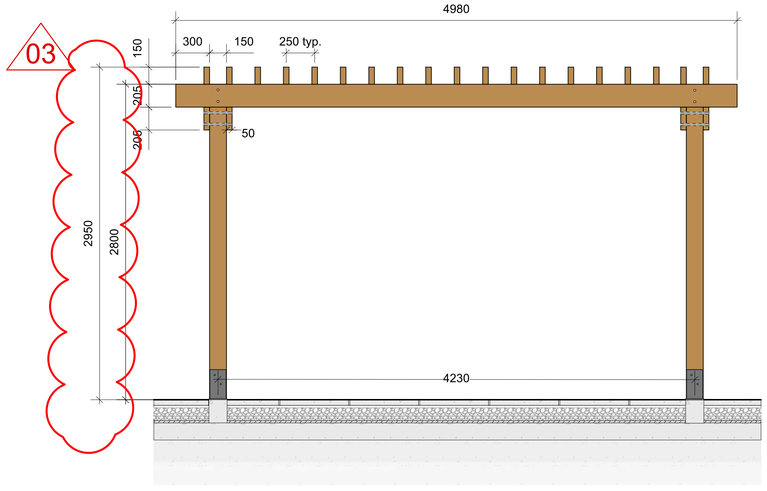
L12/14

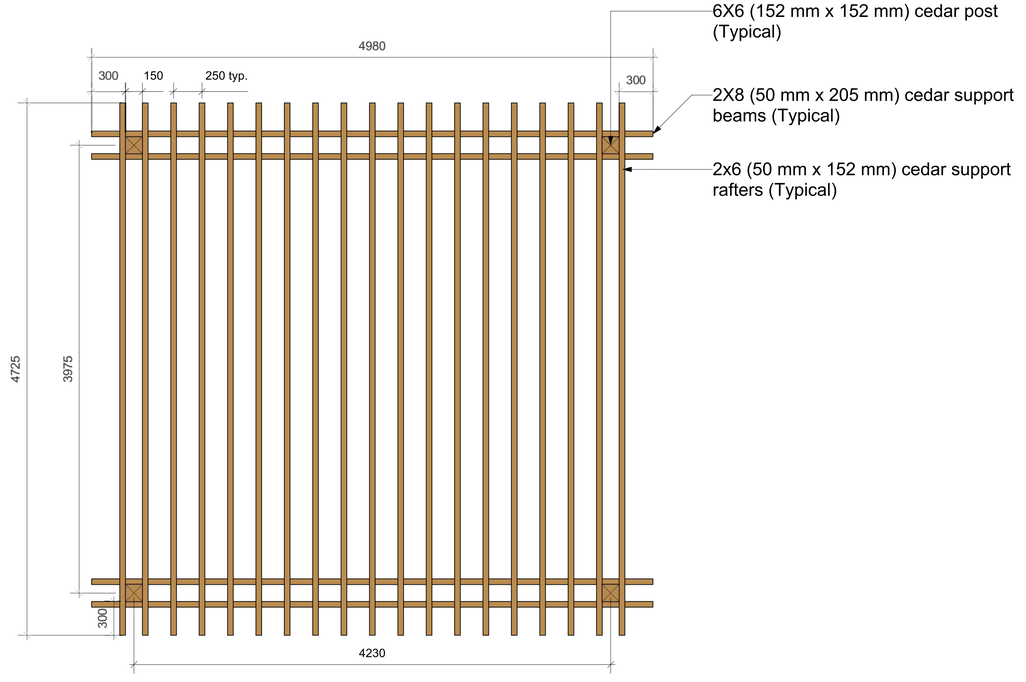
# Landscape Details 3 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

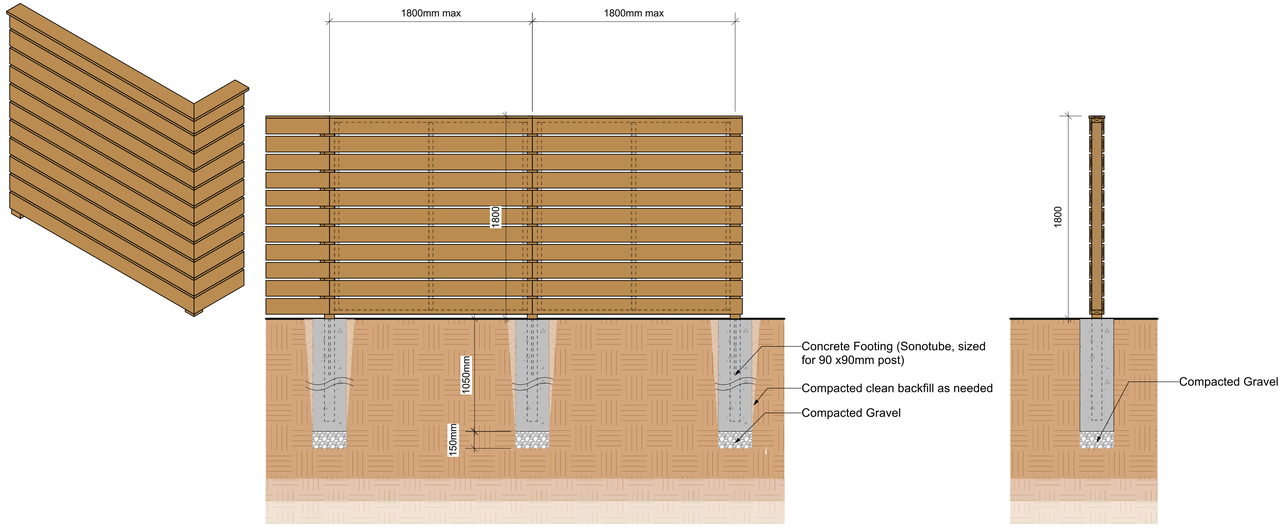
LADR LANDSCAPE ARCHITECTS
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Project No: 2423 10-03-2024




19 D4 CUSTOM WOOD PERGOLA
Scale: 1:25




20 D4 1.8m Ht WOOD PRIVACY FENCE WITH 4X4 POST
Scale: 1:25

# Landscape Details 4 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

REVISIONS:

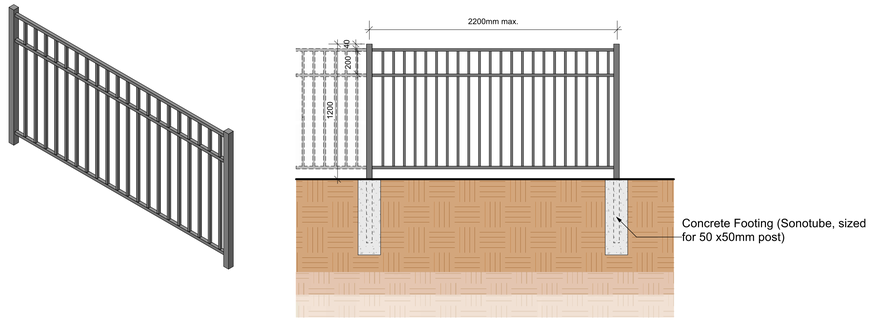
- 01 GREEN ROOF ADJUSTED PER CITY COMMENTS
- 02 FENCES ADJUSTED MAX HEIGHT OF 1.2M ACROSS FRONTAGES
- 03 ADDITIONAL DIMENSIONS ADDED TO CLARIFY PERGOLA HEIGHT
- 04 PROPOSED ROCK INFILTRATION SYSTEM BELOW PARKING BAY: REFER TO CIVIL
- 05 STAIR REVISION : REFER TO ARCH

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

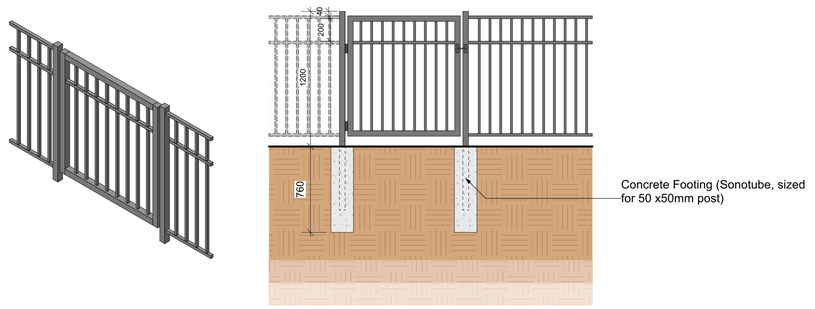
L13/14

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Phone: (250) 598-0105

Project No: 2423 10-03-2024

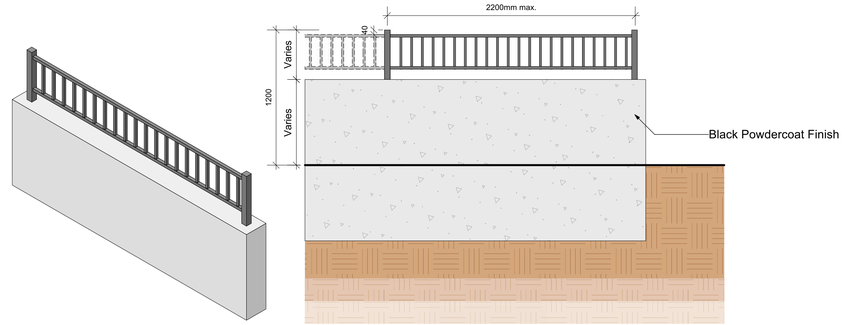



21 D5 1.2m Ht ORNAMENTAL ALUMINUM FENCE
Scale: 1:25




22 D5 1.2m Ht ORNAMENTAL ALUMINUM GATE WITH GRAVITY LATCH
Scale: 1:25

02




**NOTES:**
1. All components to be powder coat Aluminium or approved equal.
2. All connection hardware to be rated for outdoor use.
3. Post depth below grade and concrete footing to be supplied by the contractor
4. Shop drawings to be submitted to and Approved by Landscape Architect for all metal fabrication prior to installation.

23 D5 0.75m Ht ORNAMENTAL ALUMINUM FENCE ON CONCRETE RETAINING WALL
Scale: 1:25

REVISIONS:
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Rev 10: Oct 05-2026
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Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L14/14

# Landscape Details 5 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

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