DESIGN TEAM:

REGISTERED OWNER:

1292571 BC LTD.
C: 250 896 4880

DESIGNER / PROJECT MANAGER:

KEITH DAVIDOFF
PROKAD PROJECT MANAGEMENT LTD.
1395 FLINT AVENUE
VICTORIA, BC V9B 5N1

C: 250 208 4290
E: PROKAD.PMANDDESIGN@GMAIL.COM

LANDSCAPE:

MICHAEL HOLM
WSP

O: 604 631 9637
C: 778 713 1221
E: MICHAEL .HOLM@WSP.COM

SURVEY:

BRENT MAYENBURG
WEY MAYENBURG LAND SURVEYING INC.
#4 - 2227 JAMES WHITE BOULEVARD
SIDNEY, BC V8L 1Z5

O: 250 656 5155
E: BRENT@WEYSURVEYS.COM

DRAWING LIST

A000	COVER SHEET
A001	DESIGN RATIONALE
A100	BCLS SURVEY
A101	BCLS SURVEY + AERIAL PLAN
A102	PROPOSED SITE PLAN / DATA
A104	GROUND FLOOR PLAN
A105	MAIN FLOOR PLAN
A106	UPPER FLOOR PLAN
A107	ROOF PLAN
A200	ELEVATIONS: BLOCK A / COLOUR + MATERIAL SCHEDULE
A201	ELEVATIONS: BLOCK B / COLOUR + MATERIAL SCHEDULE
A202	STREET ELEVATIONS
A300	BUILDING SECTIONS
L-01	LANDSCAPE PLAN
L-02	PLANTING PLAN



CITY OF VICTORIA
Original Submission
Received Date: March 3, 2023



HAWTHORN ROW

1171/1173 MAY STREET, VICTORIA, BC

ISSUED FOR DEVELOPMENT PERMIT / REZONING PERMIT - 23.02.21

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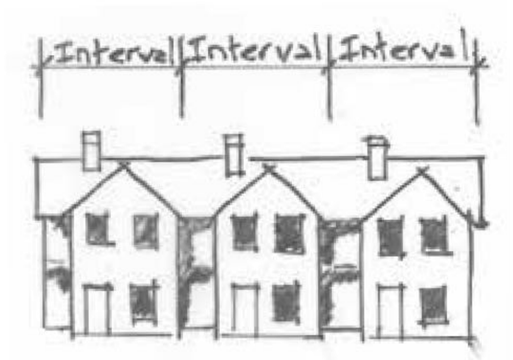
DESIGN RATIONALE:

DEVELOPMENT VISION

- FULFILL THE NEED FOR NEW & ADEQUATELY SIZED ***FAMILY ORIENTED*** HOUSING
- CLOSE TO PARKS, SCHOOLS, & A DEVELOPING COMMERCIAL DISTRICT NEARBY
- ***HIGH-QUALITY***, THOUGHTFUL, & ***WELL DESIGNED HOUSING WITH SUSTAINABILITY & ARCHITECTURAL CHARACTER***







CONTEXTUAL RESPONSE

- THE PROPOSED 3 STOREY FORM ALLOWS FOR MEDIUM DENSITY DEVELOPMENT
- ALL UNITS WILL BE ABLE TO PROVIDE FULL ACCESSIBILITY IF REQUIRED BY OCCUPANTS
- EXISTING SINGLE-FAMILY HOMES IN THE NEIGHBOURHOOD ARE BETWEEN 2 & 3 STOREYS
- MASSING ON THE PROPERTY HAS BEEN BROKEN DOWN INTO TWO (2) SEPARATE TRI-PLEX BUILDINGS
- SITE IS 'FLAT' SO THERE WILL BE VERY MINIMAL TO NO NEED FOR LARGE RETAINING WALLS
- PARKING ACCESS IS UTILIZING AN EXISTING MODIFIED DRIVEWAY & DELETING AN EXISTING SECOND DRIVEWAY

ARCHITECTURAL CHARACTER

- ARCHITECTURAL BASED ON 'VICTORIAN ROOTS'
- SUSTAINABLE & DURABLE MATERIALS TO BE USED
- SUSTAINABLE APPROACH WILL BE UTILIZED WITH FOCUS ON IMPORTANCE OF ENVELOPE PERFORMANCE

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REVISIONS:

NO	DATE	DESCRIPTION
1	23.02.21	DEVELOPMENT PERMIT / REZONING PERMIT

NO	DATE	DESCRIPTION

ISSUES:

ProKAD
PROJECT MANAGEMENT LTD.
'...taking the guesswork out of your project...'
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phone: 250.208.4290

PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

DESIGN RATIONALE

DRAWING TITLE:

PROJECT #:

DRAWN:

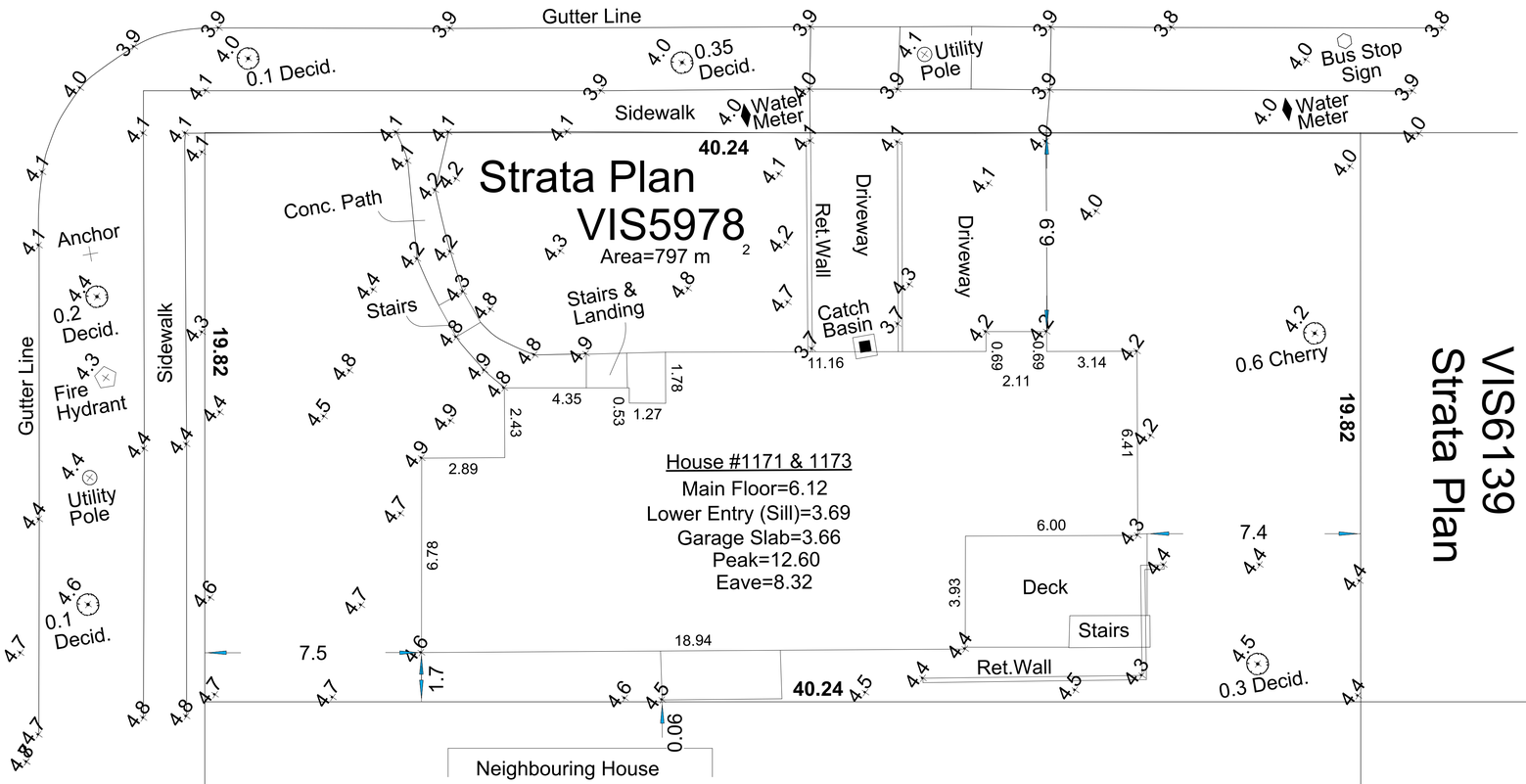
CHECKED:

SCALE:

REVISION NO	DRAWING NO
	A001

May Street

Cambridge Street



Lot 23
Plan 897

VIS6139
Strata Plan

CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE
VICTORIA CITY, STRATA PLAN VIS5978

P.I.D. 026-634-091 & 026-634-104

SURVEY PREPARED BY:

WEY MAYENBURG LAND SURVEYING INC.
#4 - 2227 JAMES WHITE BOULEVARD
SIDNEY, BC V8L 1Z5
TELEPHONE: 250 656 5155
FILE: 210193□SIT□GH

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1	23.02.21	DEVELOPMENT PERMIT / REZONING PERMIT

NO:	DATE:	DESCRIPTION:

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PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

BCLS SURVEY

DRAWING TITLE:

PROJECT #:

DRAWN:

CHECKED:

SCALE:

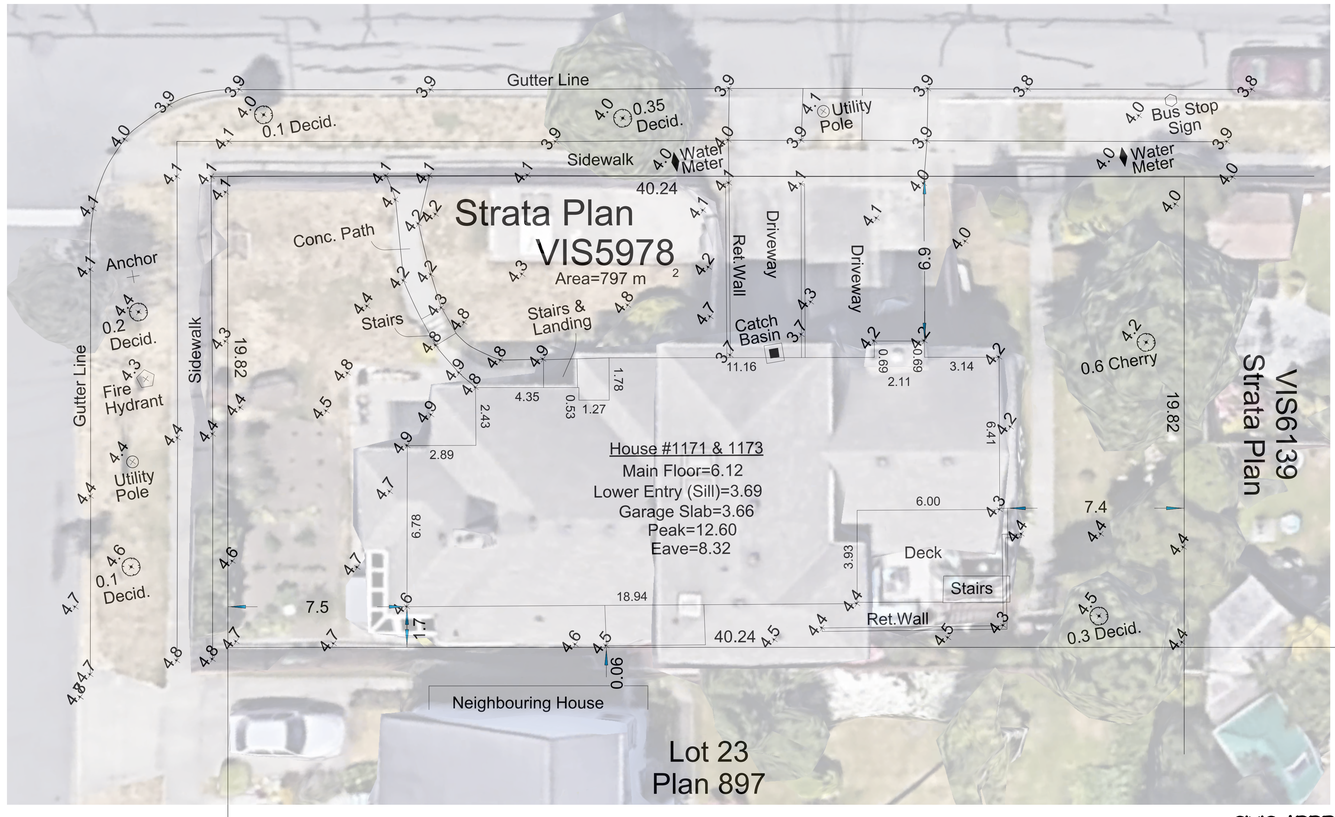
REVISION NO:

DRAWING NO:

A100

May Street

Cambridge Street



CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE VICTORIA CITY, STRATA PLAN VIS5978

P.I.D. 026-634-091 & 026-634-104

SURVEY PREPARED BY:

WEY MAYENBURG LAND SURVEYING INC.
#4 - 2227 JAMES WHITE BOULEVARD
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PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

BCLS SURVEY + AERIAL PLAN

DRAWING TITLE:

PROJECT #:

DRAWN:

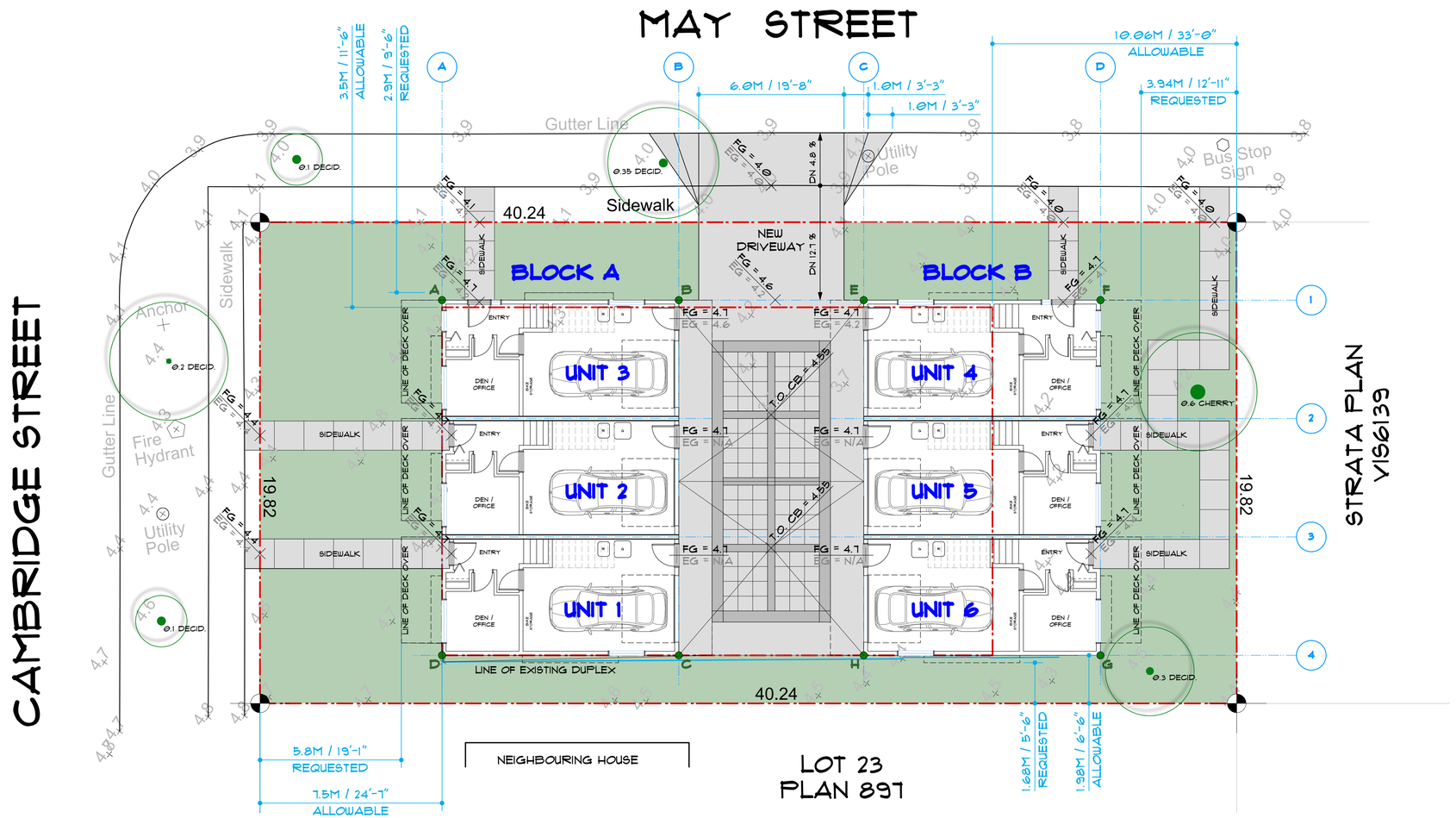
CHECKED:

SCALE:

REVISION NO:

DRAWING NO:

A101



1 / A102 PROPSED SITE PLAN

SCALE: 1:100

GRADE POINTS:

BLOCK A:

A = 4.2
B = 4.6
C = 4.5
D = 4.7

BLOCK B:

E = 4.2
F = 4.1
G = 4.4
H = 4.4

GRADE CALCULATION:

A ¢ B: ((4.2 + 4.6) / 2) × 9.75 = 42.9
B ¢ C: ((4.6 + 4.5) / 2) × 14.62 = 66.52
C ¢ D: ((4.5 + 4.7) / 2) × 9.75 = 44.85
D ¢ A: ((4.7 + 4.2) / 2) × 14.62 = 65.1

219.37 / 48.74 = **4.5 AVERAGE GRADE** (BLOCK A)

E ¢ F: ((4.2 + 4.1) / 2) × 9.75 = 40.46
F ¢ G: ((4.1 + 4.4) / 2) × 14.62 = 62.14
G ¢ H: ((4.4 + 4.4) / 2) × 9.75 = 42.9
H ¢ E: ((4.4 + 4.2) / 2) × 14.62 = 62.87

208.37 / 48.74 = **4.28 AVERAGE GRADE** (BLOCK B)

UNIT DATA:

	GARAGE	GROUND	MAIN	UPPER	TOTAL
	SQ.M. / SQ.FT.	SQ.M. / SQ.FT.	SQ.M. / SQ.FT.	SQ.M. / SQ.FT.	
UNIT 1	27.9 / 300	15.1 / 163	45.7 / 492	45.4 / 489	106.2 / 1,144
UNIT 2	28.3 / 305	15.3 / 165	45.2 / 486	45.2 / 486	103.7 / 1,137
UNIT 3	27.9 / 300	15.6 / 168	44.6 / 480	44.6 / 480	104.8 / 1,128
UNIT 4	27.9 / 300	15.6 / 168	44.6 / 480	44.6 / 480	104.8 / 1,128
UNIT 5	28.3 / 305	15.3 / 165	45.2 / 486	45.2 / 486	103.7 / 1,137
UNIT 6	27.9 / 300	15.1 / 163	45.7 / 492	45.4 / 489	106.2 / 1,144
				TOTAL:	633.4 / 6,818

PROJECT INFORMATION TABLE:

ZONE (EXISTING) :	R1-24
PROPOSED ZONE :	SITE SPECIFIC ZONE
SITE AREA :	798 SQ.M (8,582 SQ.FT)
TOTAL FLOOR AREA :	633.4 SQ.M (6,818 SQ.FT)
FLOOR SPACE RATIO :	0.79
SITE COVERAGE (%) :	46.50%
OPEN SITE SPACE (%) :	47.80%
HEIGHT OF BUILDING (M) :	BLOCK B = 9.42 M (30'-11")
NUMBER OF STOREYS :	THREE (3)
PARKING STALLS :	SIX (6)
BICYLE PARKING :	TWELVE (12)
BUILDING SETBACKS :	
FRONT YARD :	* 7.5M (24.6')
REAR YARD :	* 3.94M (12.9')
INTERIOR SIDE YARD :	* 1.98M (6.5')
EXTERIOR SIDE YARD :	* 3.20M (10.5')
COMBINED SIDE YARDS :	5.18M (17')
RESIDENTIAL USE DETAILS :	
TOTAL NUMBER OF UNITS :	SIX (6)
UNIT TYPE :	2 BEDROOM
UNIT FLOOR AREAS:	SEE UNIT DATA TABLE - THIS SHEET
TOTAL RESIDENTIAL FLOOR AREA (M2) :	SEE UNIT DATA TABLE - THIS SHEET

* VARIANCE REQUESTED

CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE
VICTORIA CITY, STRATA PLAN VIS5918

P.I.D. 026-634-091 ¢ 026-634-104

SURVEY PREPARED BY:

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ISSUES:

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PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

PROPOSED SITE PLAN / DATA

DRAWING TITLE:

PROJECT #:

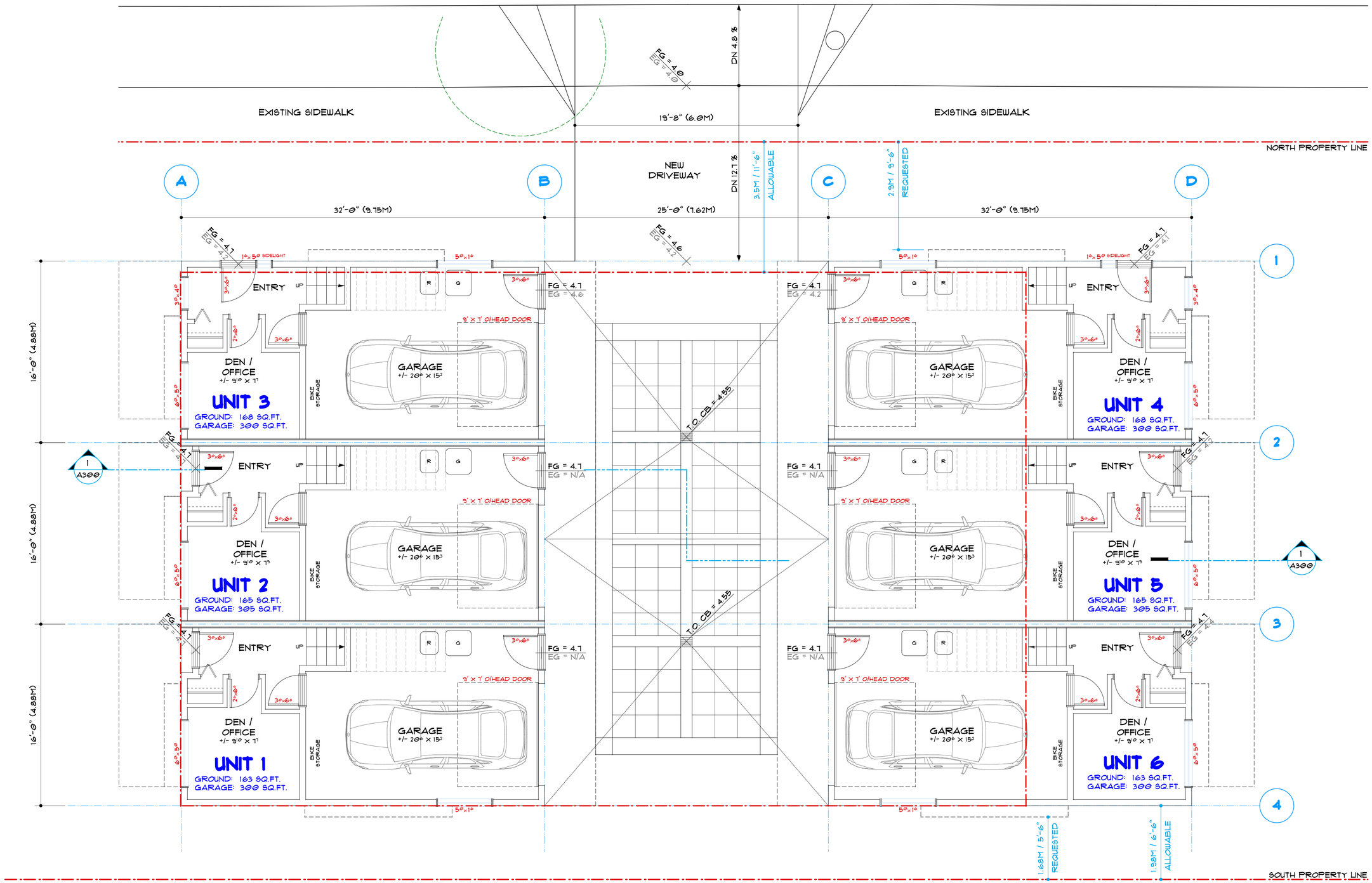
DRAWN: KAD

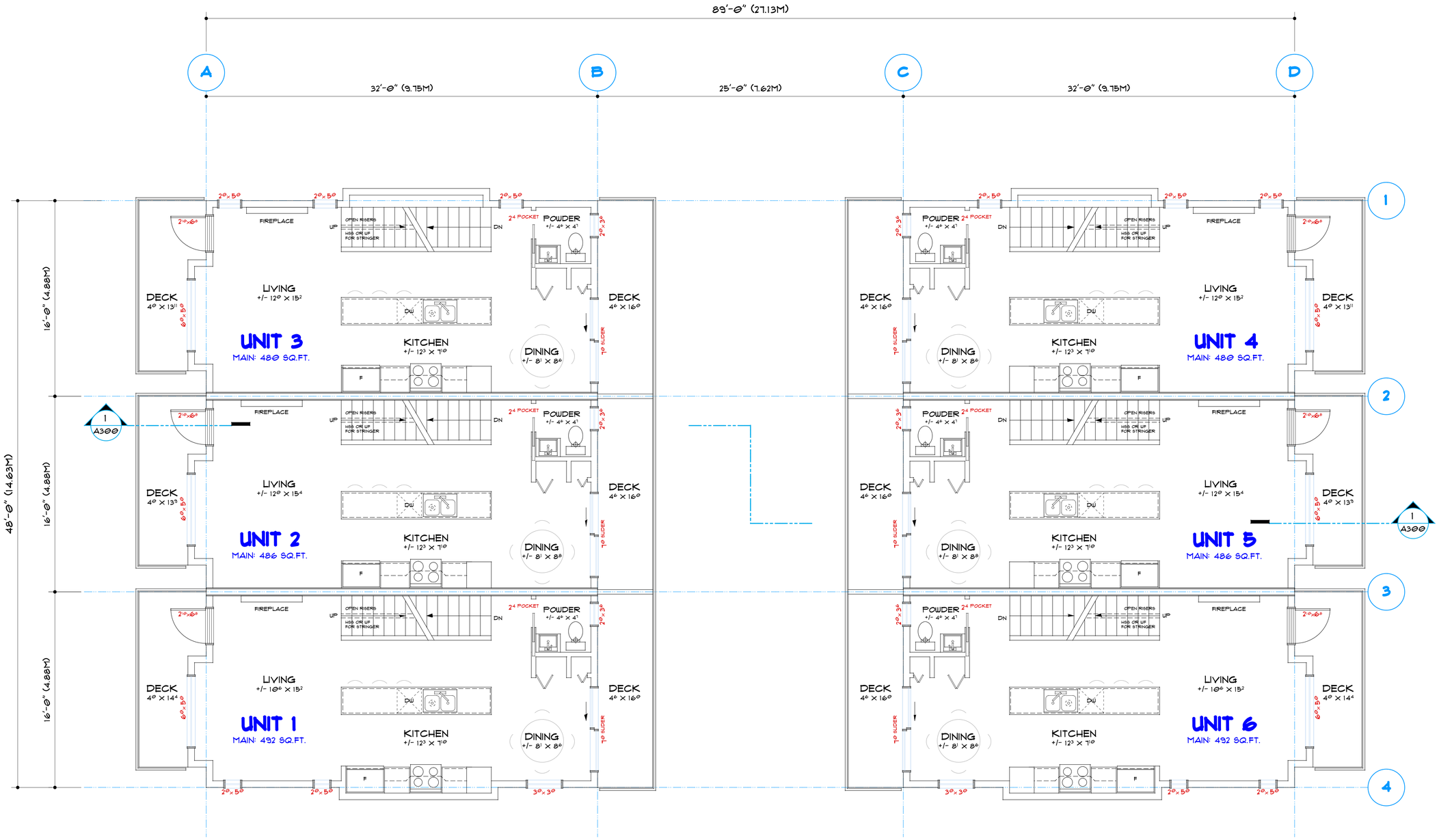
CHECKED:

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A102


EXISTING SIDEWALK
EXISTING SIDEWALK
NORTH PROPERTY LINE
SOUTH PROPERTY LINE
DN 4.8 %
DN 12.7 %
19'-8" (6.0M)
NEW DRIVEWAY
3.5M / 11'-6" ALLOWABLE
2.9M / 9'-6" REQUESTED
A
B
C
D
32'-0" (9.75M)
25'-0" (7.62M)
32'-0" (9.75M)
16'-0" (4.88M)
16'-0" (4.88M)
1
2
3
4
FG = 4.0
EG = 4.0
FG = 4.1
EG = 4.1
FG = 4.6
EG = 4.5
FG = 4.7
EG = 4.6
FG = 4.7
EG = 4.2
FG = 4.7
EG = N/A
FG = 4.7
EG = 4.3
FG = 4.7
EG = 4.2
FG = 4.7
EG = N/A
FG = 4.7
EG = N/A
T.O. CB = 4.595
T.O. CB = 4.595
1.68M / 5'-6" REQUESTED
1.38M / 4'-6" ALLOWABLE
1 A300
1 A300
1 A300



1 / A105 MAIN FLOOR PLAN - BLOCK A

SCALE: 1/4" = 1'-0"

MFE = 7.48M

2 / A105 MAIN FLOOR PLAN - BLOCK B

SCALE: 1/4" = 1'-0"

MFE = 7.48M

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ISSUES:

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PROJECT NORTH:

HAWTHORN ROW

1171-1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

MAIN FLOOR PLAN

DRAWING TITLE:

PROJECT #:

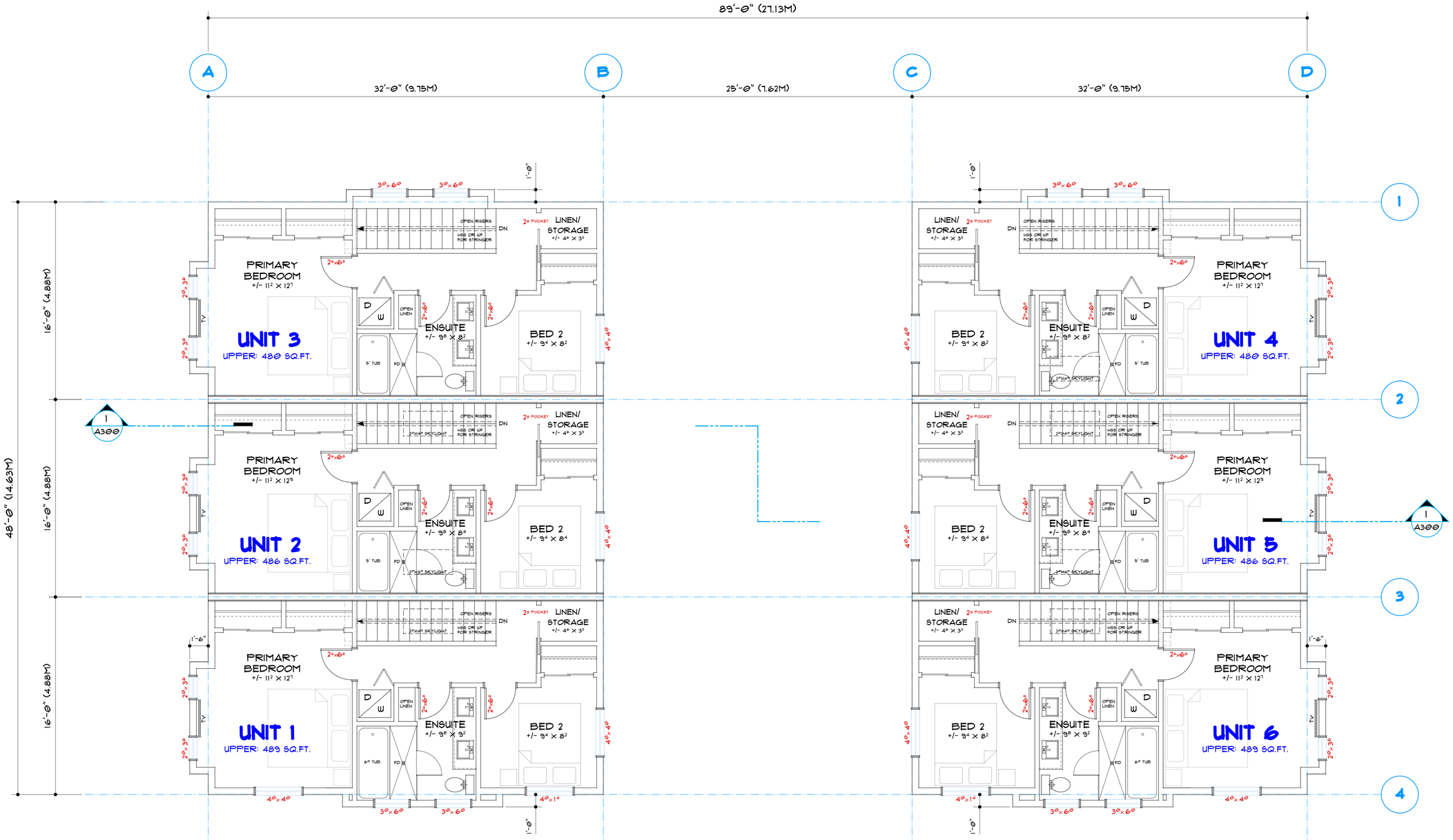
DRAWN: KAD

CHECKED:

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A105



1 / A106 UPPER FLOOR PLAN - BLOCK A

SCALE: 1/4" = 1'-0"

UFE = 10.26M

2 / A106 UPPER FLOOR PLAN - BLOCK B

SCALE: 1/4" = 1'-0"

UFE = 10.26M

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PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

UPPER FLOOR PLAN

DRAWING TITLE:

PROJECT #:

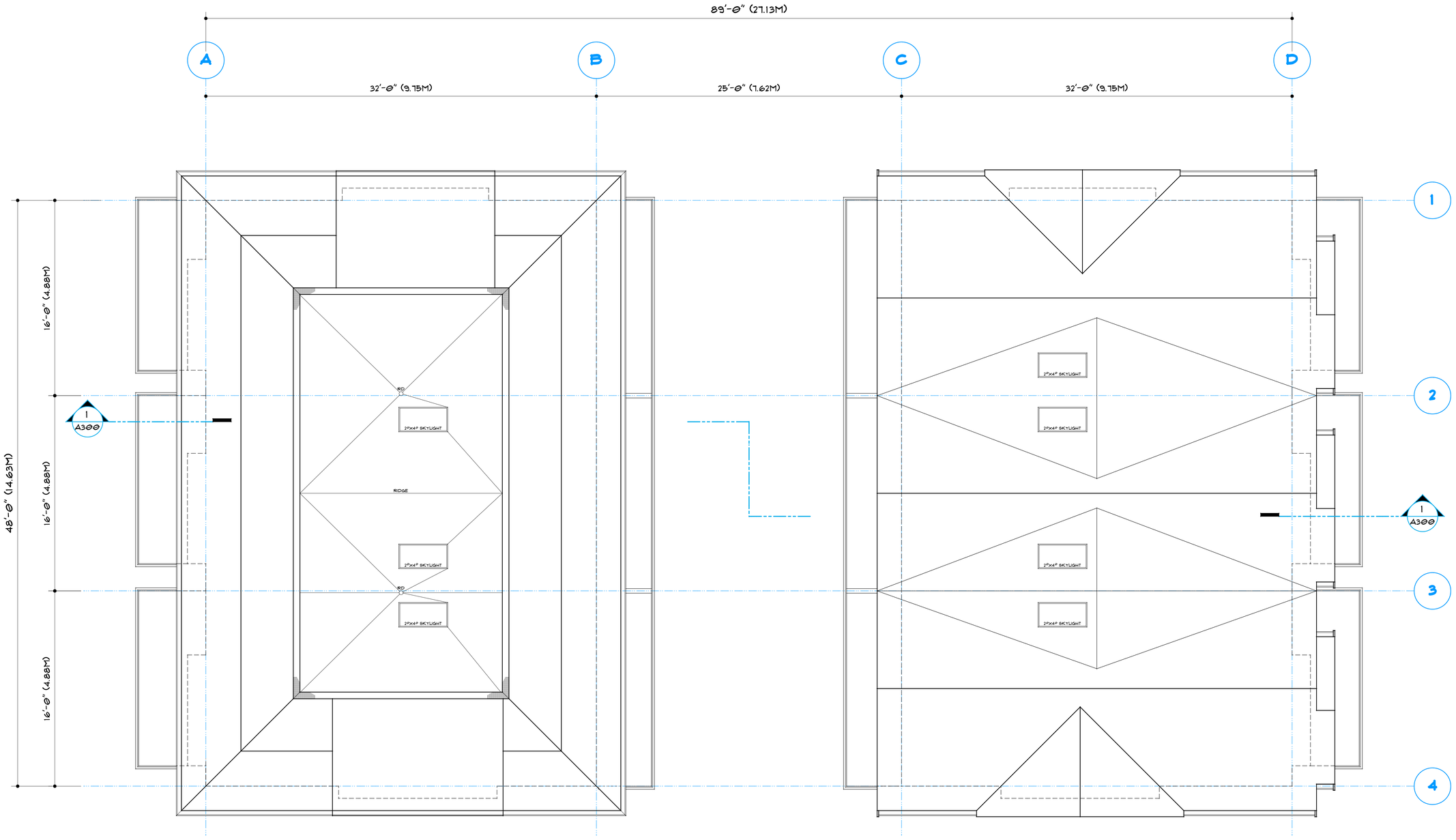
DRAWN: KAD

CHECKED:

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A106



1 / A107 ROOF PLAN

SCALE: 1/4" = 1'-0"

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ISSUES:

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phone: 250.208.4290

PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

ROOF PLAN

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED:

SCALE: AS NOTED

REVISION NO:

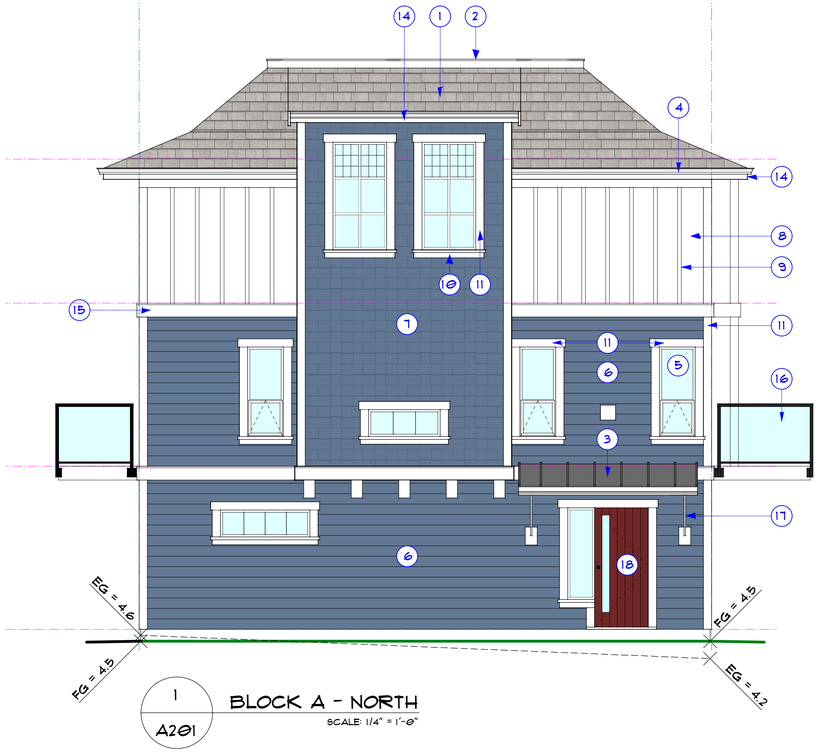
DRAWING NO: A107



3 A201 BLOCK A - EAST - INNER COURTYARD
SCALE: 1/4" = 1'-0"



4 A201 BLOCK A - WEST
SCALE: 1/4" = 1'-0"

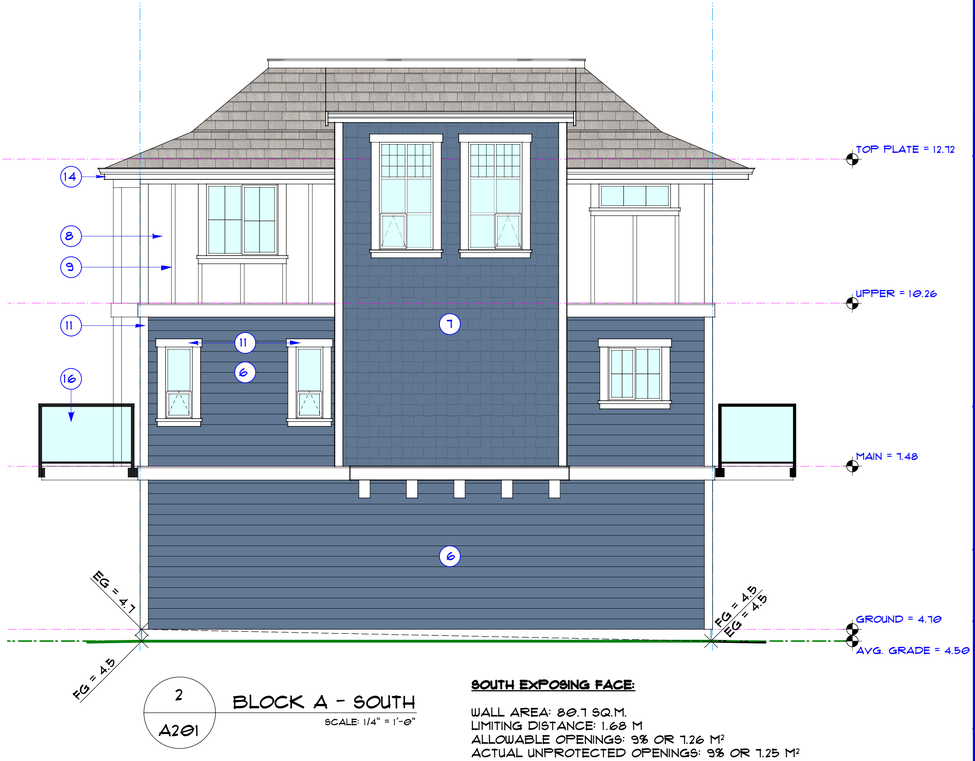


1 A201 BLOCK A - NORTH
SCALE: 1/4" = 1'-0"

FINISH LEGEND:

1. FIBREGLAS LAMINATE SHINGLE
2. PREFIN. METAL CAP FLASHING
3. STANDING SEAM METAL ROOFING
4. PREFIN. ALUM. GUTTER - WHITE
5. VINYL WINDOWS - WHITE
6. CEMENT FIBRE - HORIZONTAL LAP SIDING
7. CEMENT FIBRE - SHINGLE SIDING
8. CEMENT FIBRE - PANEL SIDING
9. RUSTIC GRAIN BATTEN BOARDS - 2.5" - ARCTIC WHITE
10. 5/4 RUSTIC TRIM BOARD - 3.5" - ARCTIC WHITE
11. 5/4 RUSTIC TRIM BOARD - 5.5" - ARCTIC WHITE
12. 5/4 RUSTIC TRIM BOARD - 7.25" - ARCTIC WHITE
13. 5/4 RUSTIC TRIM BOARD - 9.25" - ARCTIC WHITE
14. 2 X 8 COMB FACED TRIM - ARCTIC WHITE
15. 2 X 10 COMB FACED TRIM - ARCTIC WHITE
16. PREFIN. ALUM. GUARDRAIL/HANDRAIL - BLACK
17. METAL BRACING - NIGHT GRAY
18. FIBREGLAS ENTRY DOOR
19. SLIDING GLASS DOOR
20. GLAZED OVERHEAD DOOR - BLACK

ARCTIC WHITE | NIGHT GRAY | EVENING BLUE



2 A201 BLOCK A - SOUTH
SCALE: 1/4" = 1'-0"

SOUTH EXPOSING FACE:

WALL AREA: 89.7 SQ.M.
LIMITING DISTANCE: 1.68 M
ALLOWABLE OPENINGS: 9% OR 7.26 M²
ACTUAL UNPROTECTED OPENINGS: 9% OR 7.25 M²

REVISIONS:

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ISSUES:

ProKAD
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phone: 250.208.4290

PROJECT NORTH:

HAWTHORN ROW

1171-1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

ELEVATIONS:
BLOCK A

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED:

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A200

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3 A201

BLOCK B - WEST - INNER COURTYARD

SCALE: 1/4" = 1'-0"



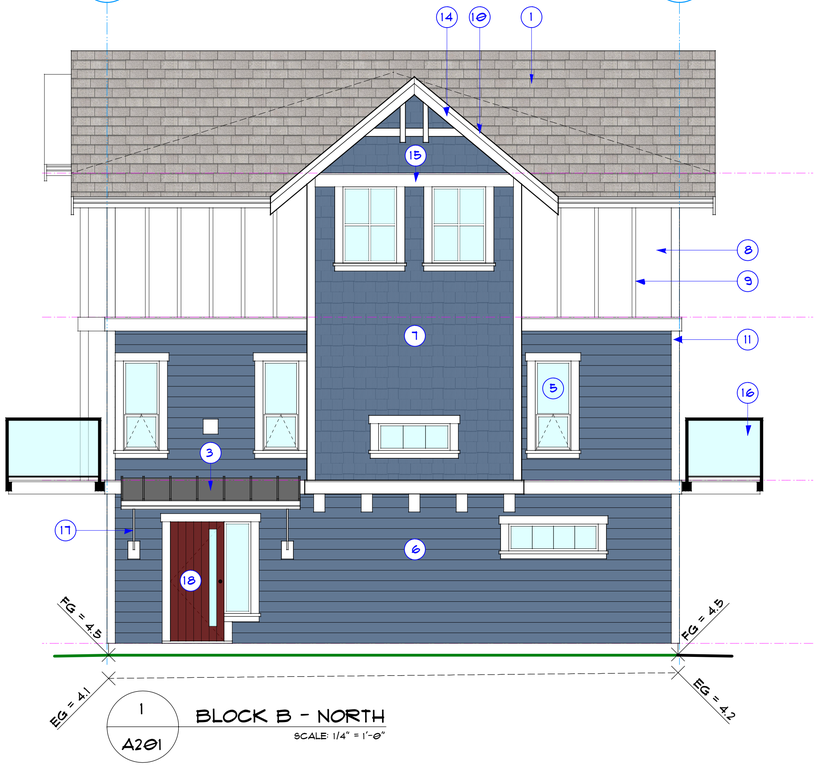
4 A201

BLOCK B - EAST

SCALE: 1/4" = 1'-0"

EAST EXPOSING FACE: CALCULATED PER FIRE COMPARTMENT

WALL AREA: 39 SQ.M.
LIMITING DISTANCE: 5.2 M
ALLOWABLE OPENINGS: 50.5% OR 19.7 M²
ACTUAL UNPROTECTED OPENINGS: 27% OR 10.5 M²



1 A201

BLOCK B - NORTH

SCALE: 1/4" = 1'-0"

FINISH LEGEND:

1. FIBREGLAS LAMINATE SHINGLE
2. PREFIN. METAL CAP FLASHING
3. STANDING SEAM METAL ROOFING
4. PREFIN. ALUM. GUTTER - WHITE
5. VINYL WINDOWS - WHITE
6. CEMENT FIBRE - HORIZONTAL LAP SIDING
7. CEMENT FIBRE - SHINGLE SIDING
8. CEMENT FIBRE - PANEL SIDING
9. RUSTIC GRAIN BATTEN BOARDS - 2.5" - ARCTIC WHITE
10. 5/4 RUSTIC TRIM BOARD - 3.5" - ARCTIC WHITE
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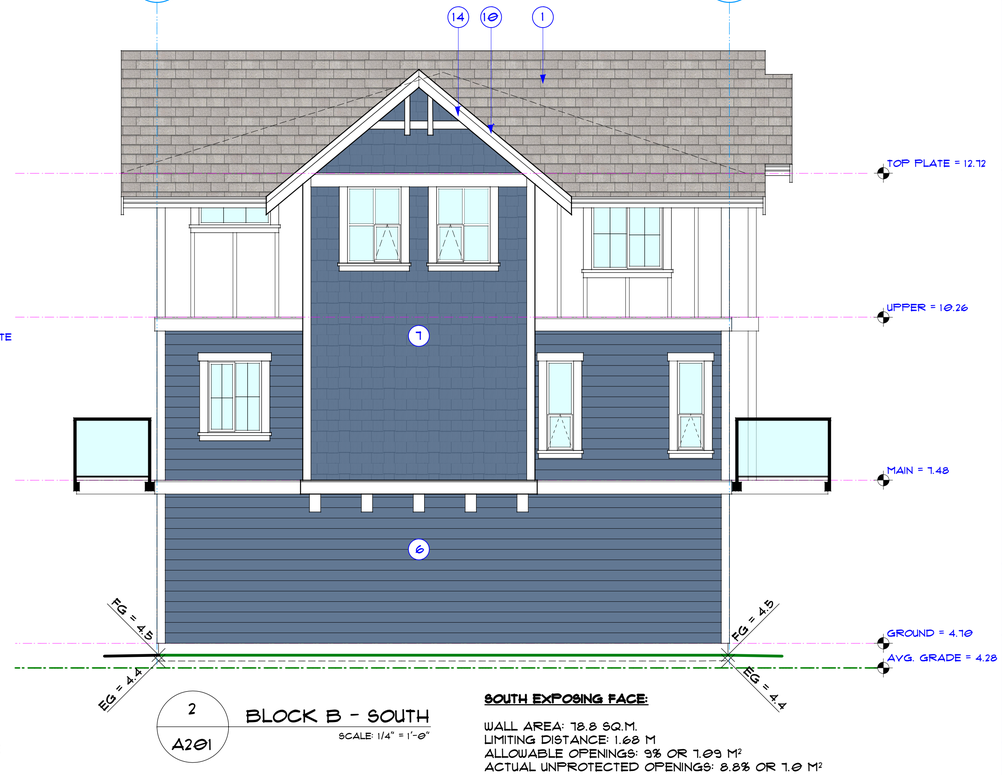
15. 2 X 10 COMB FACED TRIM - ARCTIC WHITE
16. PREFIN. ALUM. GUARDRAIL/HANDRAIL - BLACK
17. METAL BRACING - NIGHT GRAY
18. FIBREGLAS ENTRY DOOR
19. SLIDING GLASS DOOR
20. GLAZED OVERHEAD DOOR - BLACK

ARCTIC WHITE | NIGHT GRAY | EVENING BLUE



2 A201

BLOCK B - SOUTH

SCALE: 1/4" = 1'-0"

SOUTH EXPOSING FACE:

WALL AREA: 78.8 SQ.M.
LIMITING DISTANCE: 1.68 M
ALLOWABLE OPENINGS: 9% OR 7.09 M²
ACTUAL UNPROTECTED OPENINGS: 8.8% OR 7.0 M²

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NO:	DATE:	DESCRIPTION:
1	23.02.21	DEVELOPMENT PERMIT / REZONING PERMIT

NO:	DATE:	DESCRIPTION:

ISSUES:

ProKAD
PROJECT MANAGEMENT LTD.
'...taking the guesswork out of your project...'
email: prokad.pmanddesign@gmail.com
phone: 250.208.4290

PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

ELEVATIONS:
BLOCK B

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED:

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A201



MAY STREET



CAMBRIDGE STREET

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PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

STREET ELEVATIONS

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

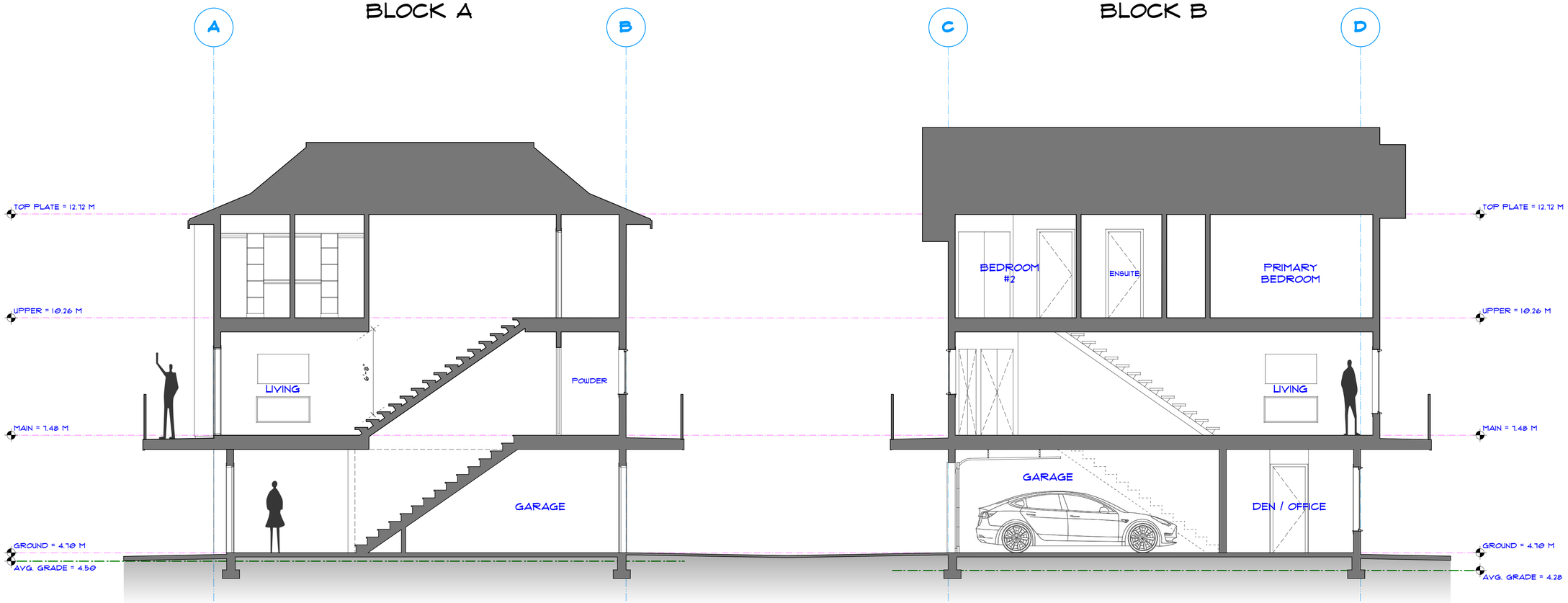
CHECKED:

SCALE: NTS

REVISION NO:

DRAWING NO:

A202



1 / A300 BUILDING SECTION

SCALE: 1/4" = 1'-0"

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VICTORIA, BC

PROJECT TITLE:

BUILDING SECTIONS

DRAWING TITLE:

PROJECT #:

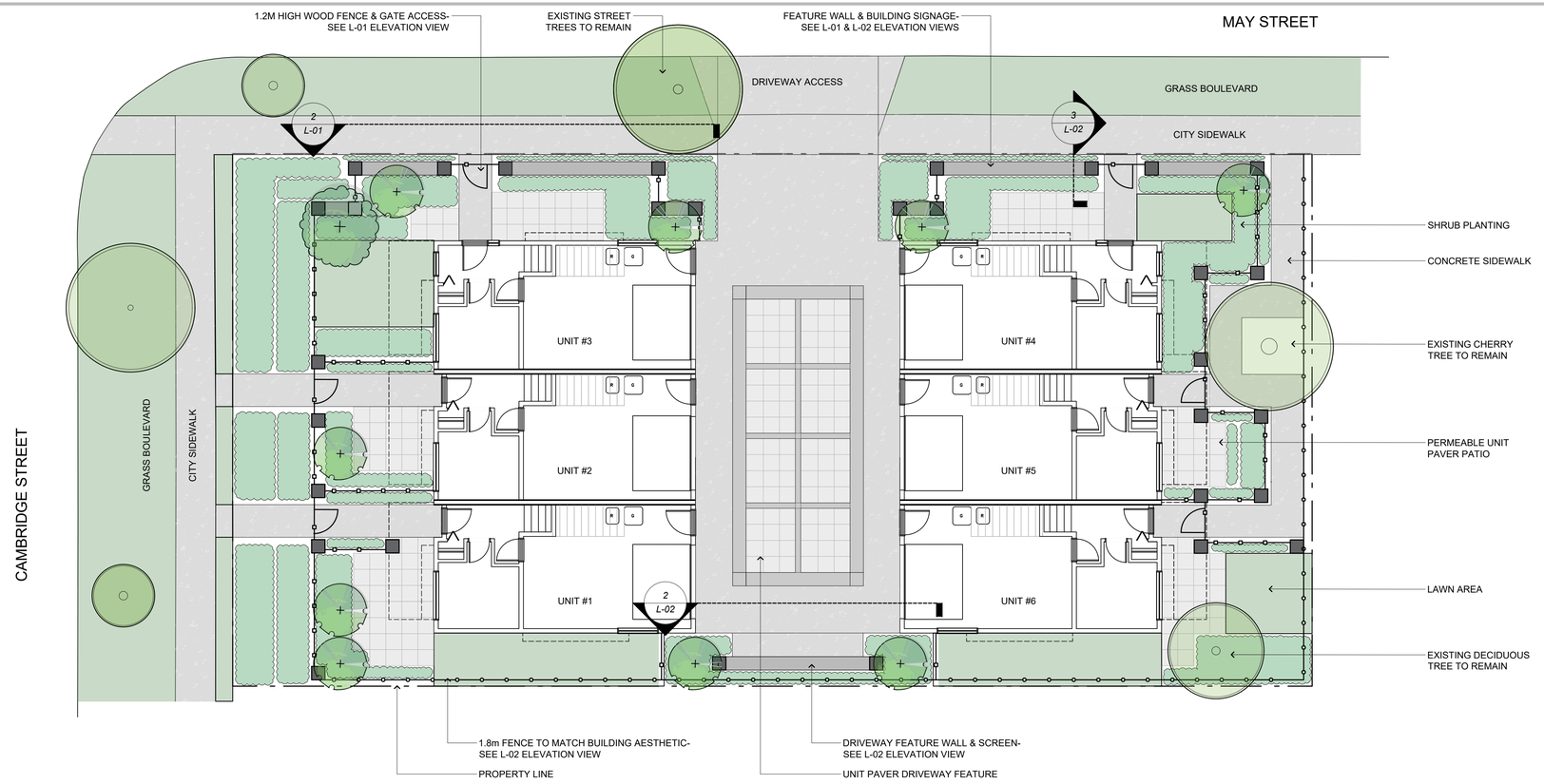
DRAWN: KAD

CHECKED:

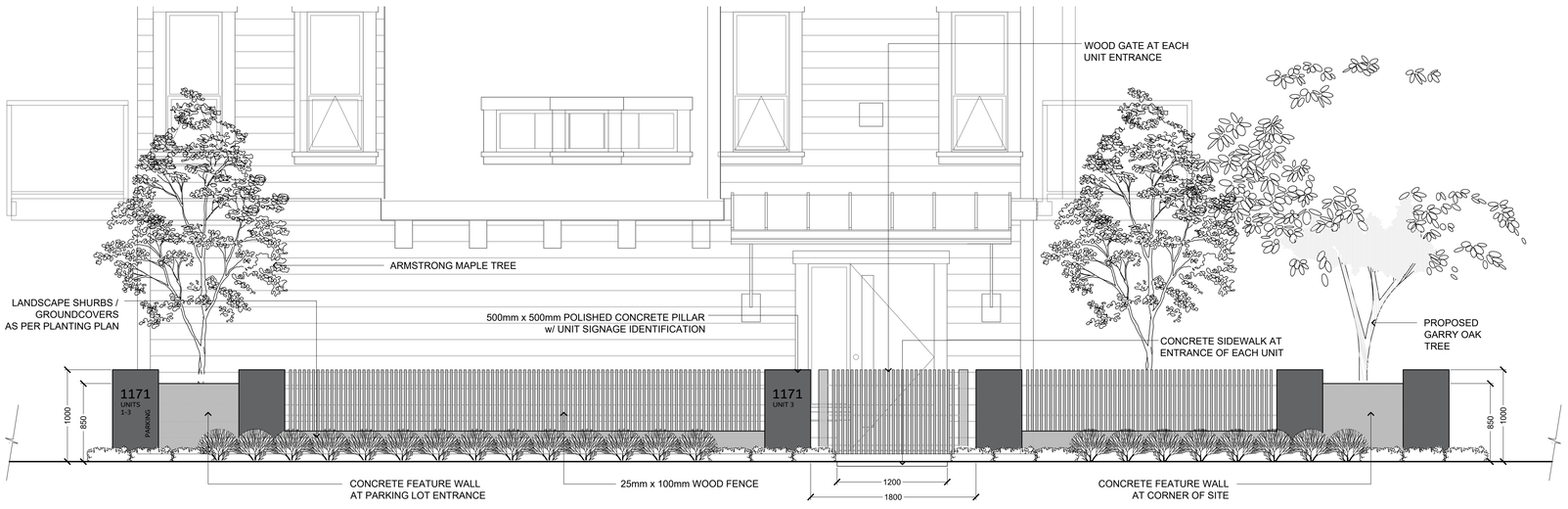
SCALE: AS NOTED

REVISION NO:

DRAWING NO: A300



1 LANDSCAPE PLAN
L-01 SCALE: AS SHOWN



2 FRONT FEATURE WALL ELEVATION
L-01 SCALE: 1:30

HARDSCAPE LEGEND

CONCRETE
Pedestrian rated access - 100mm thick

PERMEABLE UNIT PAVERS
Size: 600mm x 600mm x 80mm
Colour: Grey
Supplier: TBD

1.2m HIGH WOOD FENCE & GATE
Refer to elevation

3 L-02 — 1.2m HIGH FEATURE RETAINING WALL
Refer to elevation

2 L-02 — 1.8m HIGH WOOD FENCE

SOFTSCAPE LEGEND

TREE TO BE RETAINED
Provide tree protection fencing. Refer to tree protection notes

PROPOSED TREES
Minimum 900mm depth import growing medium, complete with mulch. Installed as per Canadian Landscape Standards. Refer to planting notes.

SHRUB PLANTING
Minimum 450mm depth import growing medium complete with mulch. Installed as per Canadian Landscape Standards. Refer to planting notes.

LAWN
Minimum 150mm import growing medium.

PERMEABLE SURFACES

SHRUB BED AREAS = 116 m2
Min. 450mm Depth

Refer to Canadian Landscape Standard for Growing Medium - 2P for Soil & Drainage Composition.

LAWN AREA = 74 m2

Refer to Canadian Landscape Standard for Growing Medium - 2H for Soil & Drainage Composition.

PERMEABLE UNIT PAVER AREAS = 90.4 m2

WSP
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

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PROJECT
Hawthorn Row | 1171 & 1173 May Street, Victoria, BC

CLIENT
ProKAD Project Management

CONSULTANT
WSP CANADA INC.

Scale: 1:100 (2 0 2 Metres)

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")

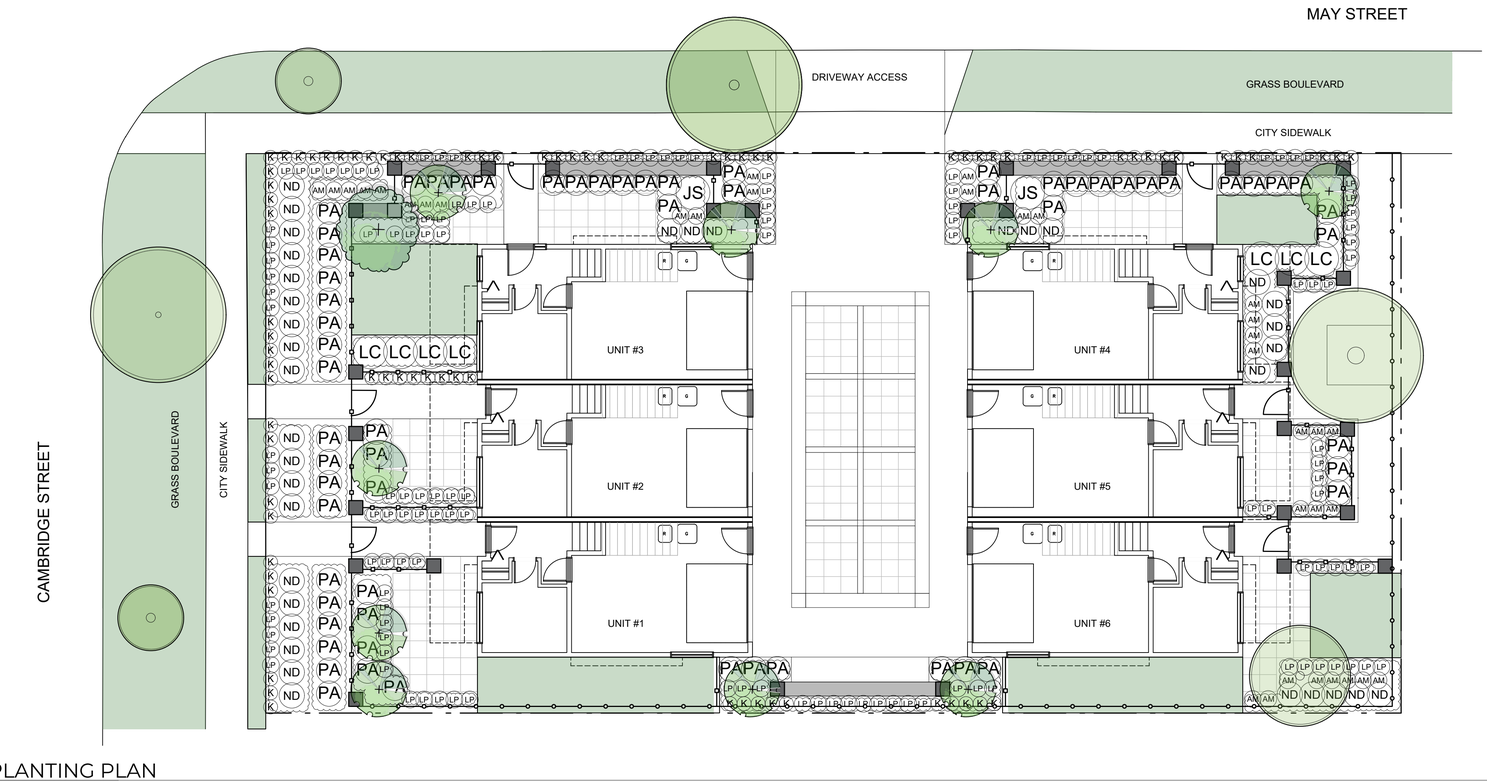
NO.	DATE	DESCRIPTION	BY
1	2023/02/22	ISSUED FOR DEVELOPMENT PERMIT	ER

SEALED

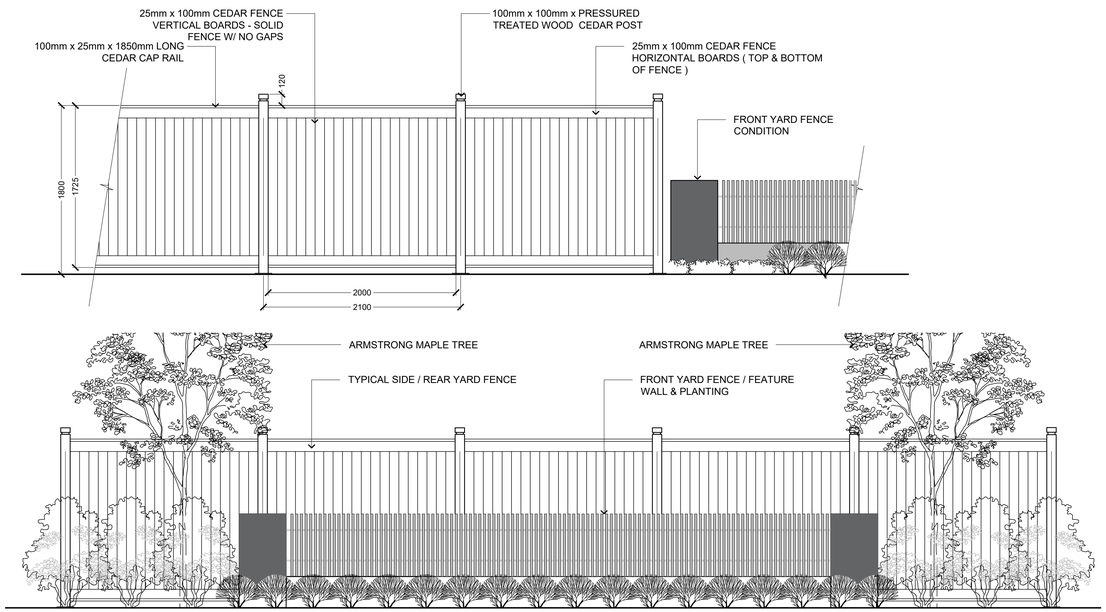
DESIGN BY	MH
DRAWN BY	ER
CHECKED BY	MH
PROJECT #	221-06120-00
SCALE	1:100

SHEET TITLE: LANDSCAPE PLAN
SHEET NO.: L-01

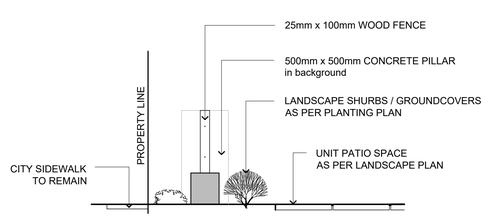
P:\02_PLAN\02022_PROJECTS\21-0600-00 HAWTHORN ROW\02_PRODUCTION\02_DRAWINGS\02_CURRENT\HAWTHORN ROW_SHEETS.DWG



1 L-02 PLANTING PLAN
SCALE: AS SHOWN



2 L-02 SIDE/REAR YARD FENCE ELEVATION & FEATURE WALL ELEVATION
SCALE: 1:30



3 L-02 FRONT FEATURE WALL ELEVATION
SCALE: 1:30

TREE SPECIES

SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
+	1	Quercus garryana *	Garry oak	B&B, 6cm cal., 1.8m ht standard	As shown
+	9	Acer rubrum 'Armstrong'	Armstrong red maple	B&B, 6cm cal., 1.8m ht standard	As shown

SHRUB SPECIES

SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
AM	34	Achillea millefolium ***	Common yarrow	#2 Pot, full	600mm o.c.
K	77	Arctostaphylos uva-ursi * ** ***	Kinnikinnick	#2 Pot, full	600mm o.c.
JS	2	Juniperus scopulorum 'Blue Arrow' **	'Blue Arrow' juniper	#2 Pot, full	1200mm o.c.
LP	131	Lavandula x intermedia 'Provence' ***	Provence lavender	#2 Pot, full	600mm o.c.
LC	7	Lonicera ciliosa * ***	Orange honeysuckle	#2 Pot, full	1200mm o.c.
ND	36	Nandina domestica 'Gulf Stream' ***	'Gulf Stream' dwarf nandina	#2 Pot, full	900mm o.c.
PA	63	Pennisetum alopecuroides ***	Fountain grass	#2 Pot, full	900mm o.c.

89% of total proposed species are either native, food-bearing and/or pollinator habitat.
* Native Species
** Food-bearing Species
*** Support Pollinator Species

TREE PROTECTION NOTES:

- Refer to arborist report prepared by Capital Tree Service Inc.. Reference made to Arborist report for all Tree Numbers, Diameters and Canopy sizes.
- Existing trees to remain protected as indicated on drawings. Contractor to provide tree protection fencing in accordance with the arborist report, and City of Victoria Tree By-law and request review from project arborist prior to mobilization. Arborist will provide any cut-back or health management to trees as deemed required from a public health and safety perspective. Contractor to be present for tree protection fencing review with arborist, and make any adjustments to protection fencing requested under arborist supervision.

PLANTING NOTES:

The following are core requirements of plant selection and installation:

a. Plants are to be regionally sourced, with preference on local nurseries. Key plants or tree species that cannot be locally sourced should be explored for regional availability within the cascade region, complete from BC south through Washington, Oregon and California.
b. Preparation and fine grading of soft landscapes (lawns, planting beds, trees) to be in accordance with Canadian Landscape Standards
c. Composted bark mulch to be continuously be provided within plantings beds (unless stated otherwise), at a 50mm depth, increasing to 100mm depth in tree watering well locations. Watering wells to be 1m diameter around trees, in accordance with Canadian Landscape Standards.
d. Plant materials are to be protected and stored to prevent damage from freezing or weather events prior to installation. Protect and insulate material in accordance with Canadian Landscape Standards as required.
e. Depths of growing medium to be as follows: 900mm depth required for trees and 450mm depth required for shrubs within all new planting beds, in accordance with 'Level 2P' mix design as defined in the Canadian Landscape Standard. New lawn spaces are to receive 150mm depth growing medium, in accordance with 'Level 2L' mix design as defined in the Canadian Landscape Standard.
f. Lawn restoration, if required, to meet flush with existing and demonstrate even blend and complete establishment and integration with existing lawn.
g. Lawn material (i.e. sod or seed/over-seed or hydroseed) to be provided in accordance with drawing notes. Ensure mix design submittal is provided of product. Sod (if required) is to be non-netted. Seed (if required) is to be evenly distributed. Hydroseed (if required) is to be applied in even distribution in accordance with manufacturer's specifications. Hydroseed to include tackifier in accordance with manufacturer's blend. Incidentally increase tackifier under the guidance of the supplier in winter months in applications where slope stability is required.

ESTABLISHMENT MAINTENANCE FOR PLANTING BEDS
Landscape Maintenance to be provided complete through substantial completion and until all deficiencies are amended (whichever is longer). Maintenance to be compliant with 'Level 2' (weeds no larger than 2" diameter) in accordance with Canadian Landscape Standard.

ESTABLISHMENT MAINTENANCE FOR LAWN SPACES
Lawns that are constructed with sod are to be 100% established and in accordance with Canadian Landscape Standards. Sodded lawns should appear evenly integrated with adjacent rolls and non-visible for edges or lifts in finish. Seeded lawns are to be evenly covered and established with vigorous growth. All lawns to appear with vigorous growth and maintenance with a minimum of 2 cuttings to a 60mm height for substantial review. Incidentally mow to a continued 60mm height until the time of substantial completion. Do not allow lawns to exceed an 80mm height between cuttings.

ESTABLISHMENT WATERING
Landscape watering to be provided complete through substantial completion and until all deficiencies are amended (whichever is longer). Establishment watering to be compliant with Canadian Landscape Standards. Landscapes to be maintained at 75% moisture content availability in soils; as defined in "Establishment Watering" requirements of the Canadian Landscape Standard. Ensure landscape is watered adequately to prevent detriment to plant health prior to use of irrigation system. If a water ban is in place within the city, notify Contract Administrator.

WARRANTY
Warranty on landscape to be 1 year, unless noted otherwise.

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1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

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SEALED

DESIGN BY	MH
DRAWN BY	ER
CHECKED BY	MH
PROJECT #	221-06120-00
SCALE	1:100

SHEET TITLE: PLANTING PLAN
SHEET NO.: L-02

P:\02_PLAN\2022_PROJECTS\21-0600-00 HAWTHORN ROW\00_PRODUCTION\02_DRAWINGS\02_CURRENT\HAWTHORN ROW_SHEETS.DWG