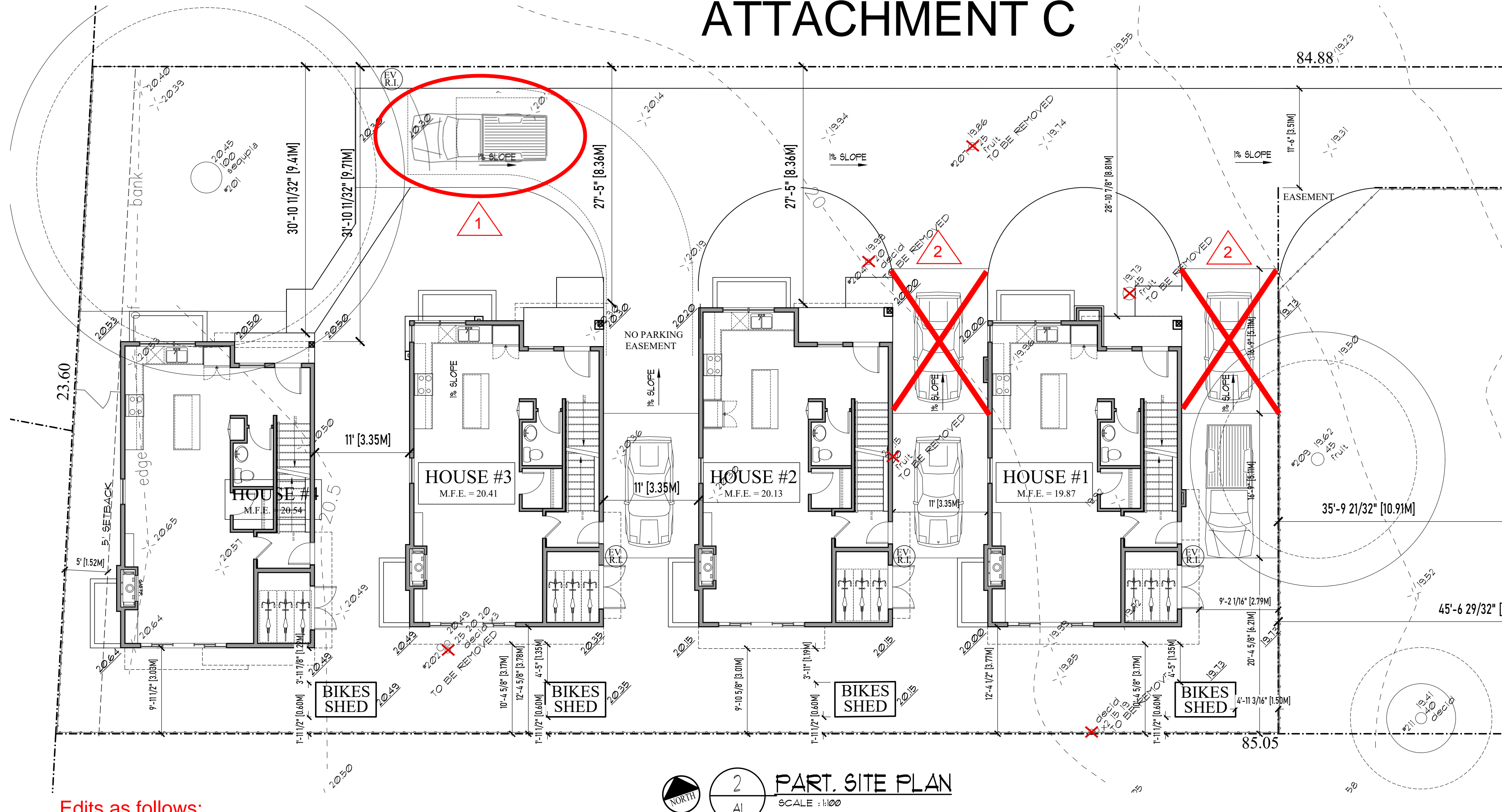
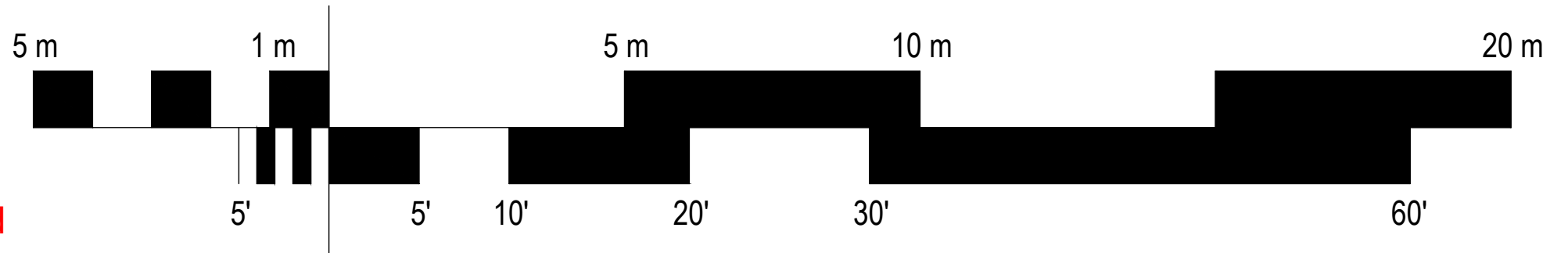


# ATTACHMENT C



- Edits as follows:
- 1 - Vehicle parking stall per Schedule 'C'
  - 2 - Tandem stalls removed

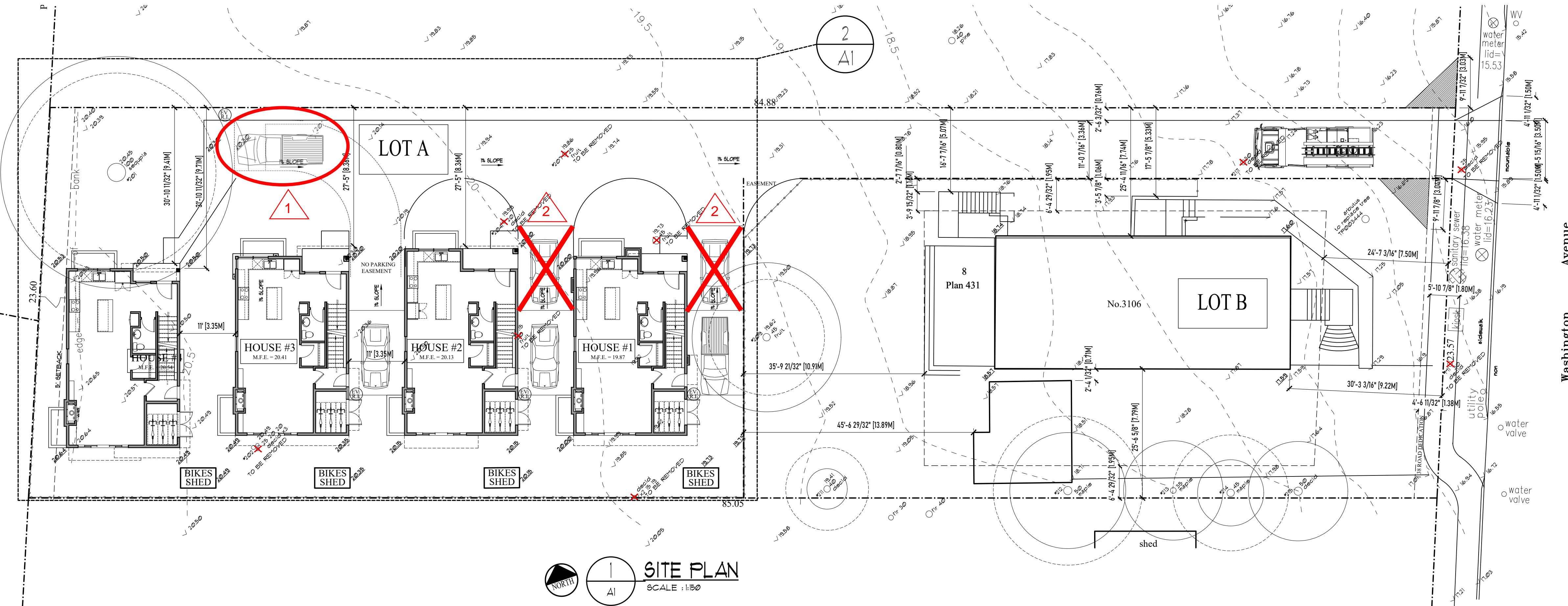


**NOTES**  
ALL FOUR NEW HOMES TO BE SPRINKLERED

SITE DATA						
LOCATION:		3106 WASHINGTON AVE - VICTORIA				
BUILDING TYPE:		STRATA				
ZONING:		(R1-B existing) panhandle				
ZONING REQUIREMENTS	PROPOSED LOT A - HOUSE 1	PROPOSED LOT A - HOUSE 2	PROPOSED LOT A - HOUSE 3	PROPOSED LOT A - HOUSE 4	TOTAL	COMMENTS
LOT AREA	1179.34 M <sup>2</sup>	12694.38 FT <sup>2</sup>	1179.34 M <sup>2</sup>	12694.38 FT <sup>2</sup>	1179.34 M <sup>2</sup>	12694.38 FT <sup>2</sup>
LOT WIDTH	23.55 M	77.26 FT	23.55 M	77.26 FT	23.55 M	77.26 FT
LOT DEPTH	42.48 M	139.38 FT	42.48 M	139.38 FT	42.48 M	139.38 FT
FRONT YARD AREA	-M <sup>2</sup>	-FT <sup>2</sup>	-M <sup>2</sup>	-FT <sup>2</sup>	-M <sup>2</sup>	-FT <sup>2</sup>
REAR YARD AREA	-M <sup>2</sup>	-FT <sup>2</sup>	-M <sup>2</sup>	-FT <sup>2</sup>	-M <sup>2</sup>	-FT <sup>2</sup>
SETBACKS						
SIDE (NORTH)	8.96 M	96.44 FT	8.51 M	27.91 FT	8.91 M	29.32 FT
SIDE (SOUTH)	3.17 M	10.40 FT	3.01 M	9.87 FT	3.17 M	10.40 FT
REAR (WEST)	1.675 M	5.49 FT	1.675 M	5.49 FT	1.675 M	5.49 FT
FRONT (EAST)	2.74 M	8.98 FT	1.675 M	5.49 FT	1.675 M	5.49 FT
AVERAGE GRADE	18.87 M	65.19 FT	20.13 M	66.04 FT	20.41 M	67.38 FT
BUILDING HEIGHT	7.50 M	24.60 FT	7.44 M	24.40 FT	7.33 M	24.04 FT
BUILDING AREA						
UPPER FLOOR AREA	74.98 M <sup>2</sup>	807.18 FT <sup>2</sup>	73.97 M <sup>2</sup>	796.29 FT <sup>2</sup>	73.73 M <sup>2</sup>	793.67 FT <sup>2</sup>
MAIN FLOOR AREA	65.89 M <sup>2</sup>	709.33 FT <sup>2</sup>	67.41 M <sup>2</sup>	725.63 FT <sup>2</sup>	65.89 M <sup>2</sup>	709.33 FT <sup>2</sup>
BASEMENT FLOOR AREA (SUITE)	60.38 M <sup>2</sup>	650.02 FT <sup>2</sup>	61.24 M <sup>2</sup>	659.24 FT <sup>2</sup>	60.38 M <sup>2</sup>	650.02 FT <sup>2</sup>
BASEMENT ALLOWANCE	-60.38 M <sup>2</sup>	-650.02 FT <sup>2</sup>	-61.24 M <sup>2</sup>	-659.24 FT <sup>2</sup>	-60.38 M <sup>2</sup>	-650.02 FT <sup>2</sup>
TOTAL FLOOR AREA	140.87 M <sup>2</sup>	1516.51 FT <sup>2</sup>	141.38 M <sup>2</sup>	1521.92 FT <sup>2</sup>	139.62 M <sup>2</sup>	1503.00 FT <sup>2</sup>
F.A.R.	0.118		0.119		0.117	
SHED FOOTPRINT	2.60 M <sup>2</sup>	28.00 FT <sup>2</sup>	2.60 M <sup>2</sup>	28.00 FT <sup>2</sup>	2.60 M <sup>2</sup>	28.00 FT <sup>2</sup>
BUILDING FOOTPRINT	74.20 M <sup>2</sup>	798.75 FT <sup>2</sup>	77.33 M <sup>2</sup>	832.50 FT <sup>2</sup>	74.20 M <sup>2</sup>	798.75 FT <sup>2</sup>
TOTAL FOOTPRINT	76.80 M <sup>2</sup>	826.75 FT <sup>2</sup>	79.93 M <sup>2</sup>	860.50 FT <sup>2</sup>	76.80 M <sup>2</sup>	826.75 FT <sup>2</sup>
LOT COVERAGE	6.51%		6.77%		6.51%	
OPEN SITE SPACE						
BIKE PARKING	2 TANDUM		2 TANDUM		1	
BIKE PARKING	4		4		4	

SITE DATA		
LOCATION:		3106 WASHINGTON AVE - VICTORIA
BUILDING TYPE:		SUBDIVISION (SFD TO REMAIN)
ZONING:		(R1-B existing)
ZONING REQUIREMENTS	REQUIRED	PROPOSED LOT B - EXISTING HOUSE
LOT AREA	460.00 M <sup>2</sup>	789.66 M <sup>2</sup>
LOT WIDTH	15.00 M	19.54 M
SETBACKS		
FRONT	7.50 M	9.22 M
REAR	7.50 M AND 25% DEPTH (10.62 M)	10.91 M
SIDE NORTH	1.5 AND 10% LOT WIDTH (1.95 M)	0.80 M
SIDE SOUTH	1.5 AND 10% LOT WIDTH (1.95 M)	7.79 M
SIDE COMBINED	4.50 M	8.59 M
TO STEPS - 1.70 M ABOVE GRADE MAX.	2.50 M ENCROACHMENT INTO SETBACK	2.19 M
AVERAGE GRADE	NA	18.13 M
BUILDING HEIGHT	7.60 M (2 STORIES)	7.92 M
BUILDING AREA		
UPPER FLOOR AREA	NA	67.75 M <sup>2</sup>
UPPER FLOOR DECK AREA	28.26 M <sup>2</sup>	304.27 FT <sup>2</sup>
MAIN FLOOR AREA	NA	133.10 M <sup>2</sup>
BASEMENT FLOOR AREA	NA	124.92 M <sup>2</sup>
TOTAL FLOOR AREA	460.00 M <sup>2</sup> (ALL FLOORS COMBINED)	354.03 M <sup>2</sup>
TOTAL FLOOR AREA - GARAGE	37.00 M <sup>2</sup> (ALL FLOORS COMBINED)	399.43 FT <sup>2</sup>
BUILDING FOOTPRINT	NA	162.55 M <sup>2</sup>
GARAGE FOOTPRINT	NA	33.39 M <sup>2</sup>
DECK FOOTPRINT	NA	31.95 M <sup>2</sup>
LOT COVERAGE	40.00%	20.58 % (227.89 M <sup>2</sup> )

DRAWING LIST	
A1	SITE PLAN AND SITE DATA
A2	FLOOR PLANS & EXTERIOR ELEVATIONS
A3	FLOOR PLANS & EXTERIOR ELEVATIONS
A4	AVERAGE GRADE CALCULATION & SHED PLANS



**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans

**Received Date**  
February 6, 2025

ISSUED TO CITY 2025-01-30



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

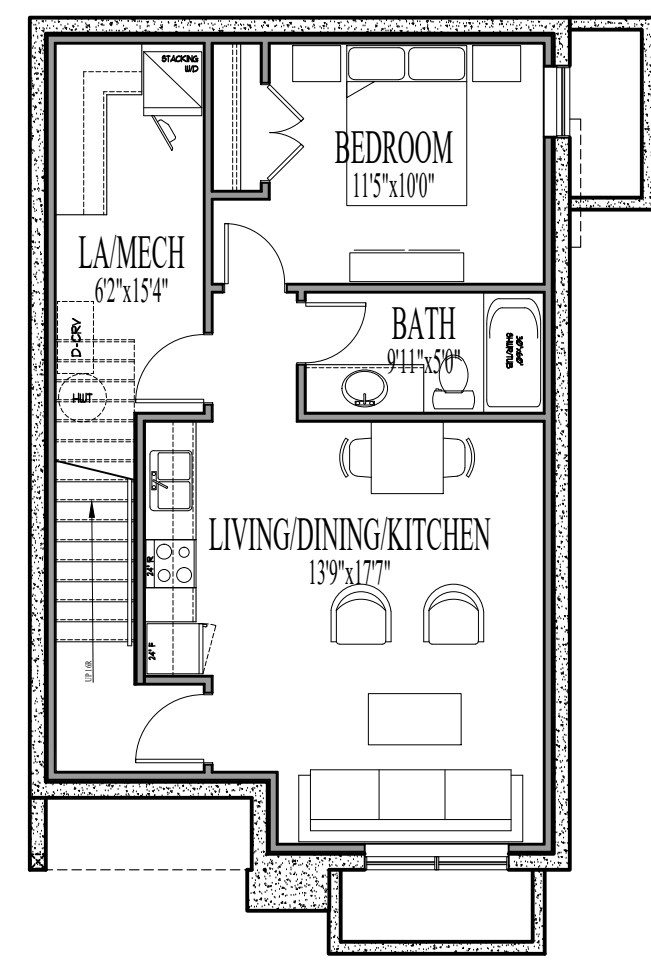
Drawn By: LOUIS HORVAT  
Date: APRIL 28, 2022  
Scale: AS NOTED

Project:  
SUBDIVISION @ 3106 WASHINGTON AVE

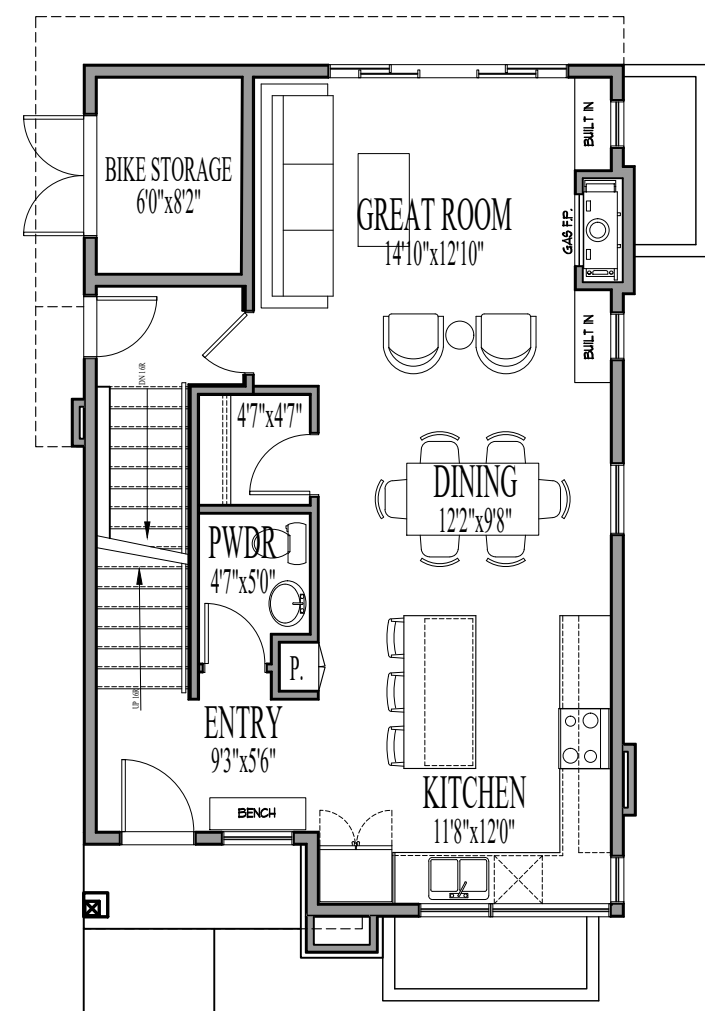
Title:  
SITE PLAN

Revision: Sheet:  
**R2 A1**

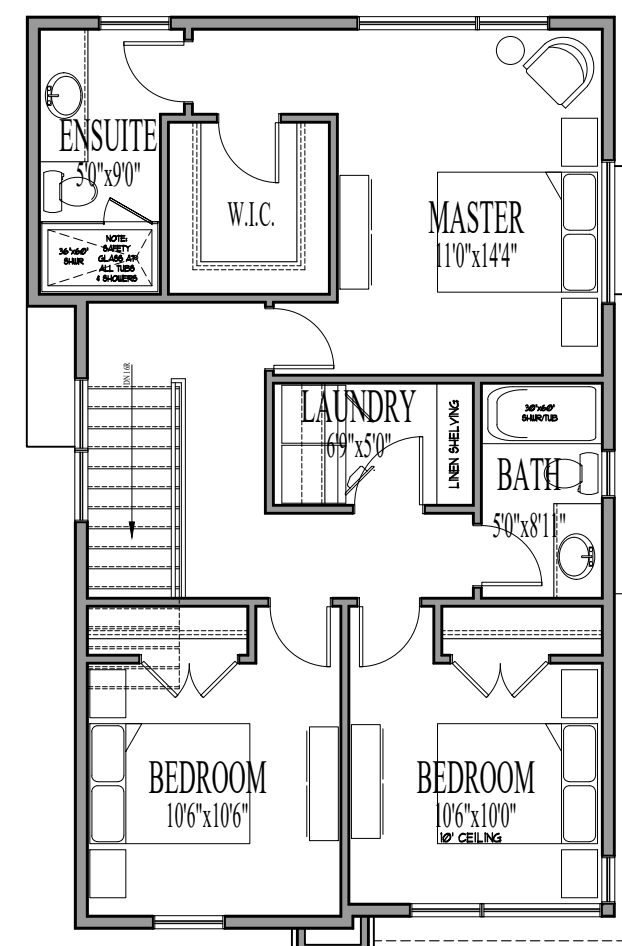




LOWER FLOOR PLAN - H1  
SCALE: 1/8"=1'-0"



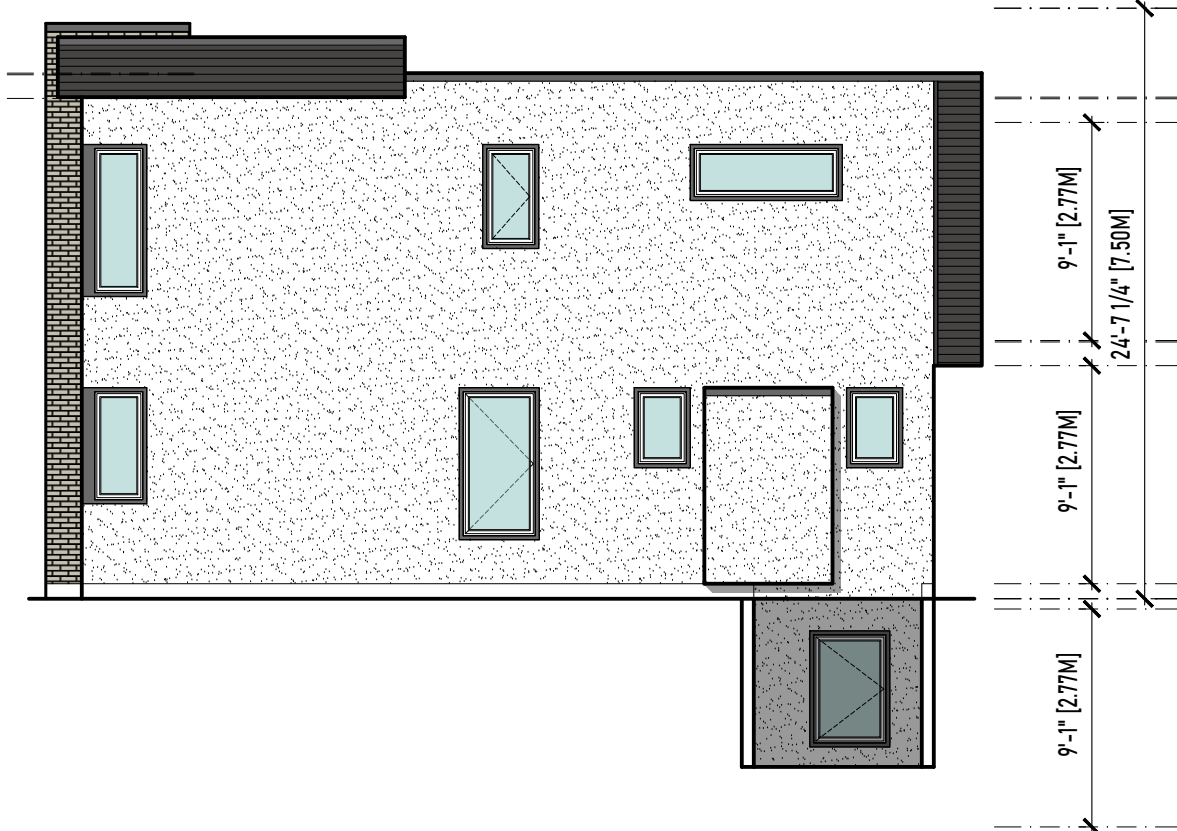
MAIN FLOOR PLAN - H1  
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN - H1  
SCALE: 1/8"=1'-0"



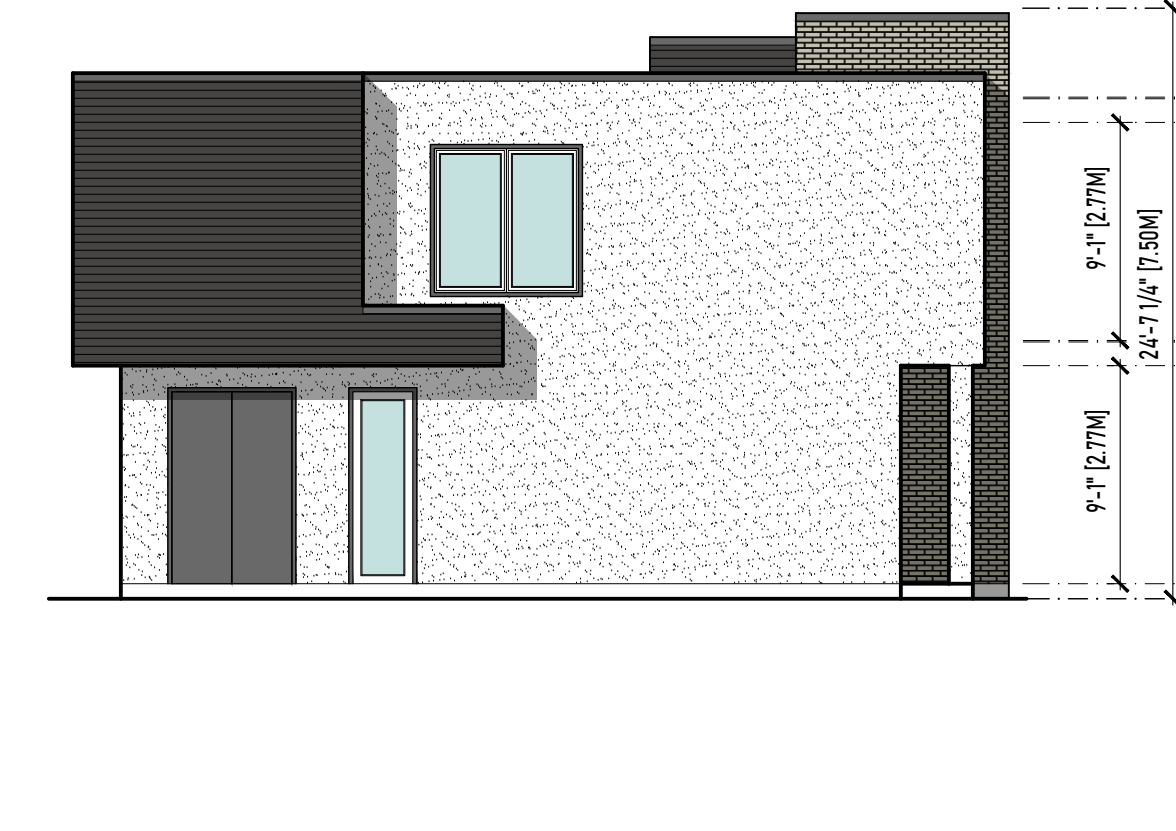
FRONT ELEVATION - H1  
SCALE: 1/8"=1'-0"



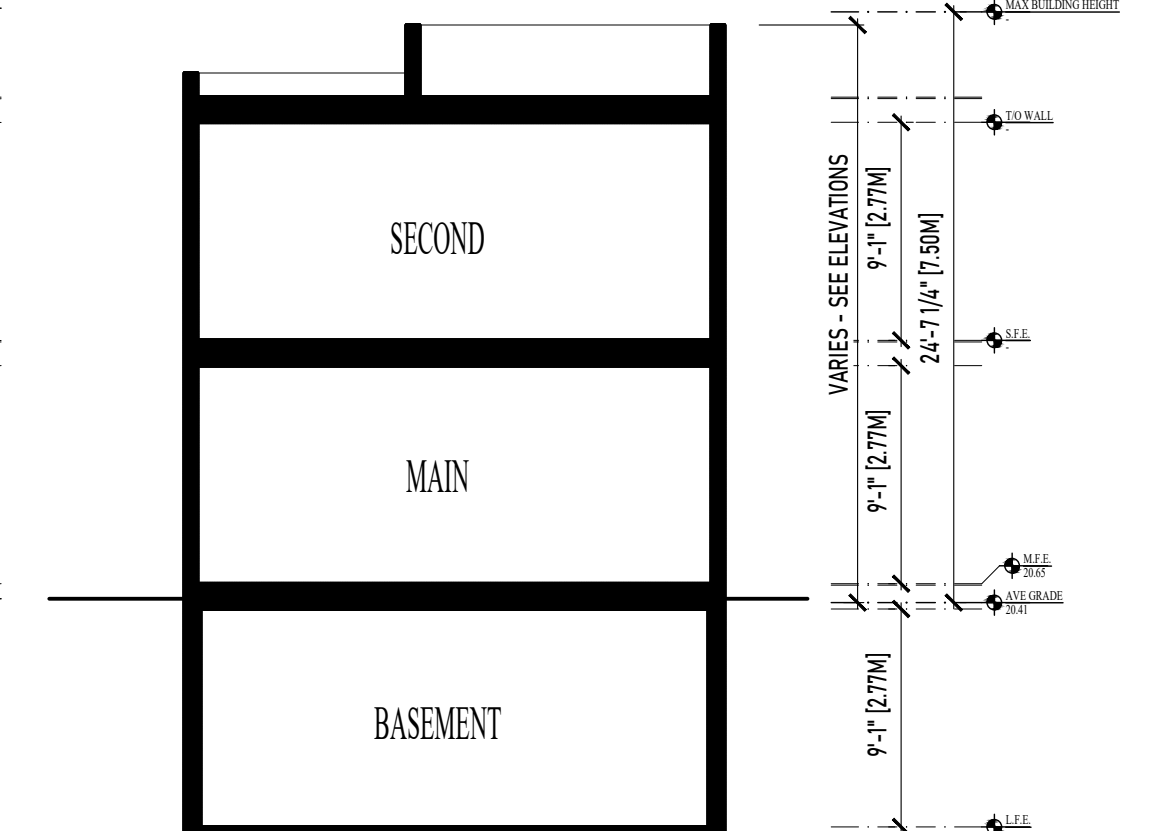
WEST ELEVATION - H1  
SCALE: 1/8"=1'-0"



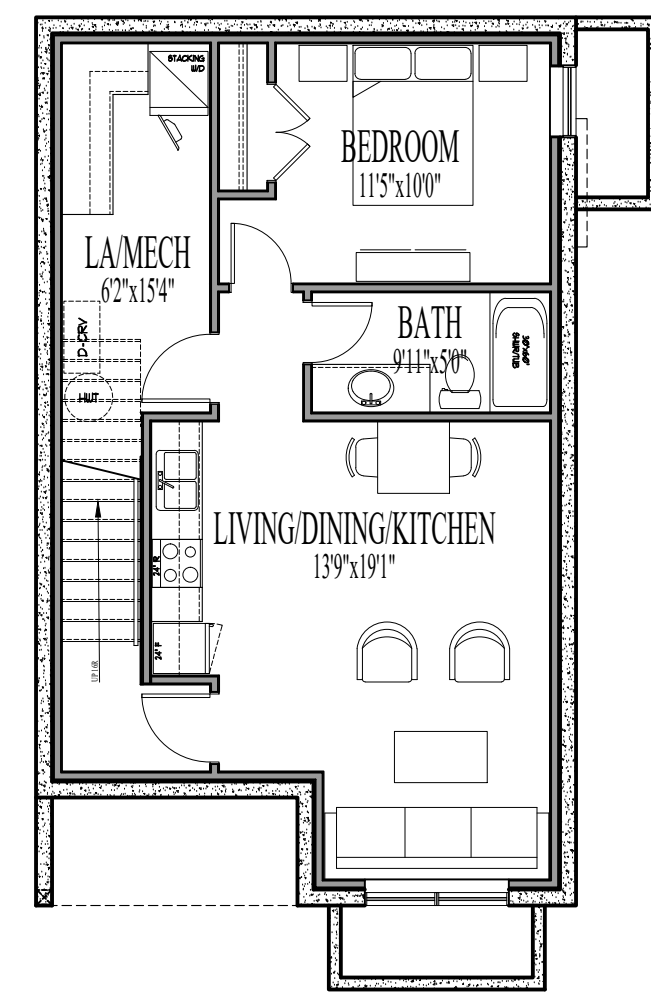
REAR ELEVATION - H1  
SCALE: 1/8"=1'-0"



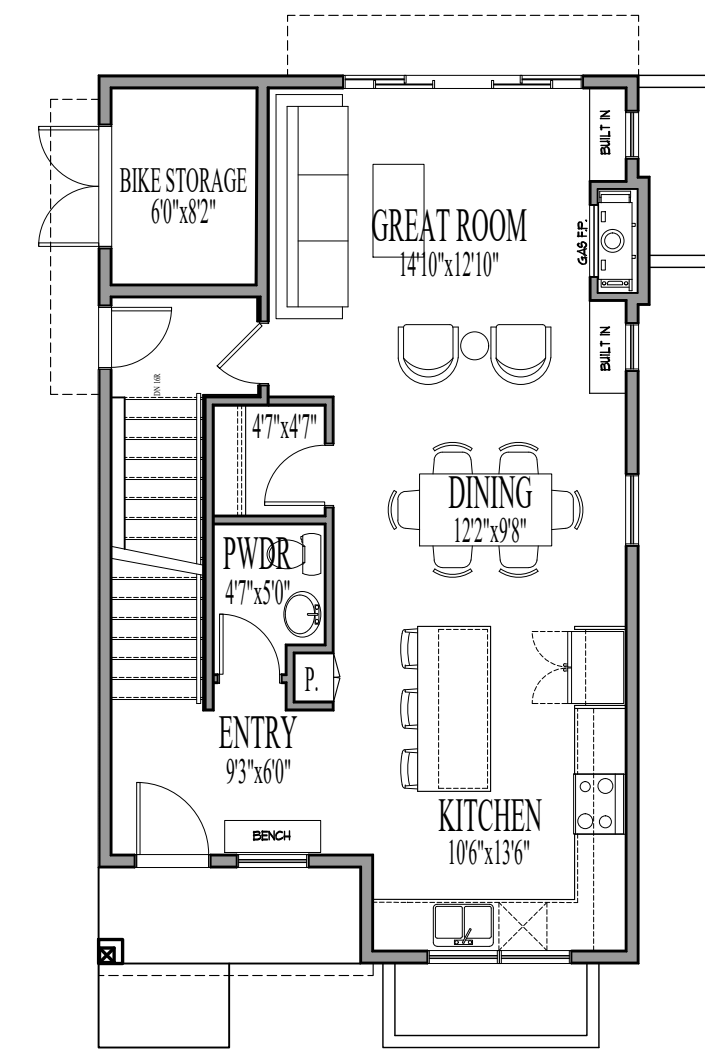
EAST ELEVATION - H1  
SCALE: 1/8"=1'-0"



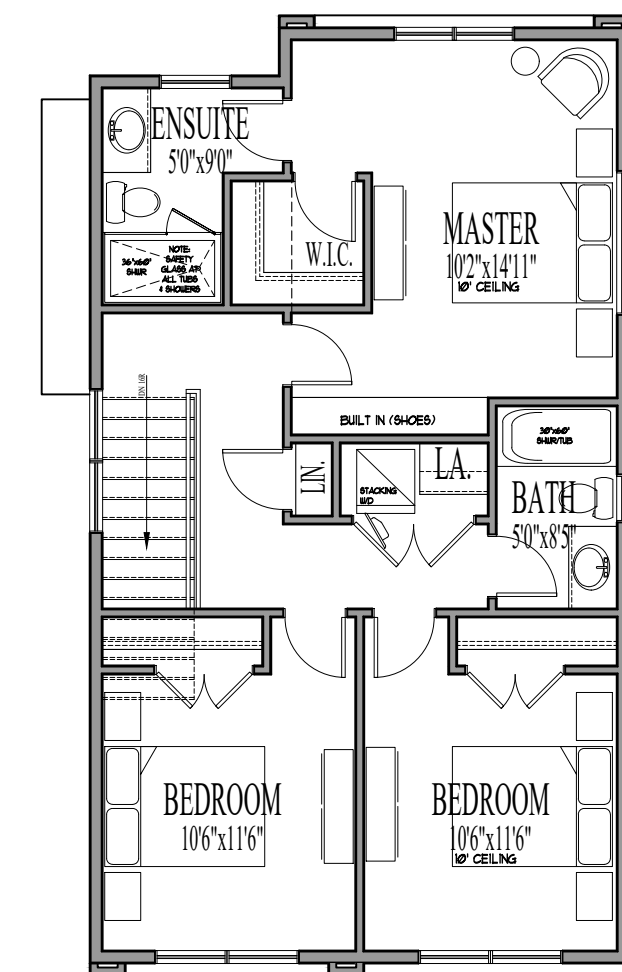
TYPICAL BUILDING SECTION  
SCALE: 1/8"=1'-0"



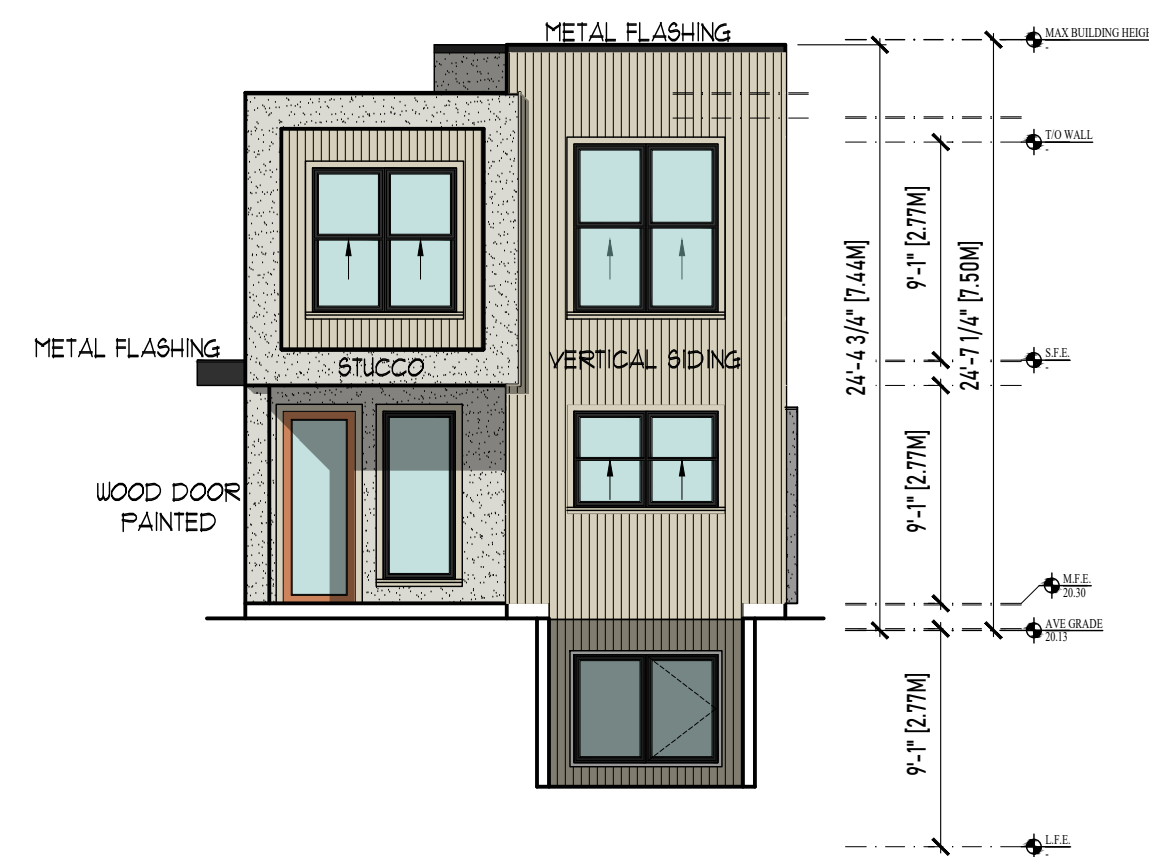
LOWER FLOOR PLAN - H2  
SCALE: 1/8"=1'-0"



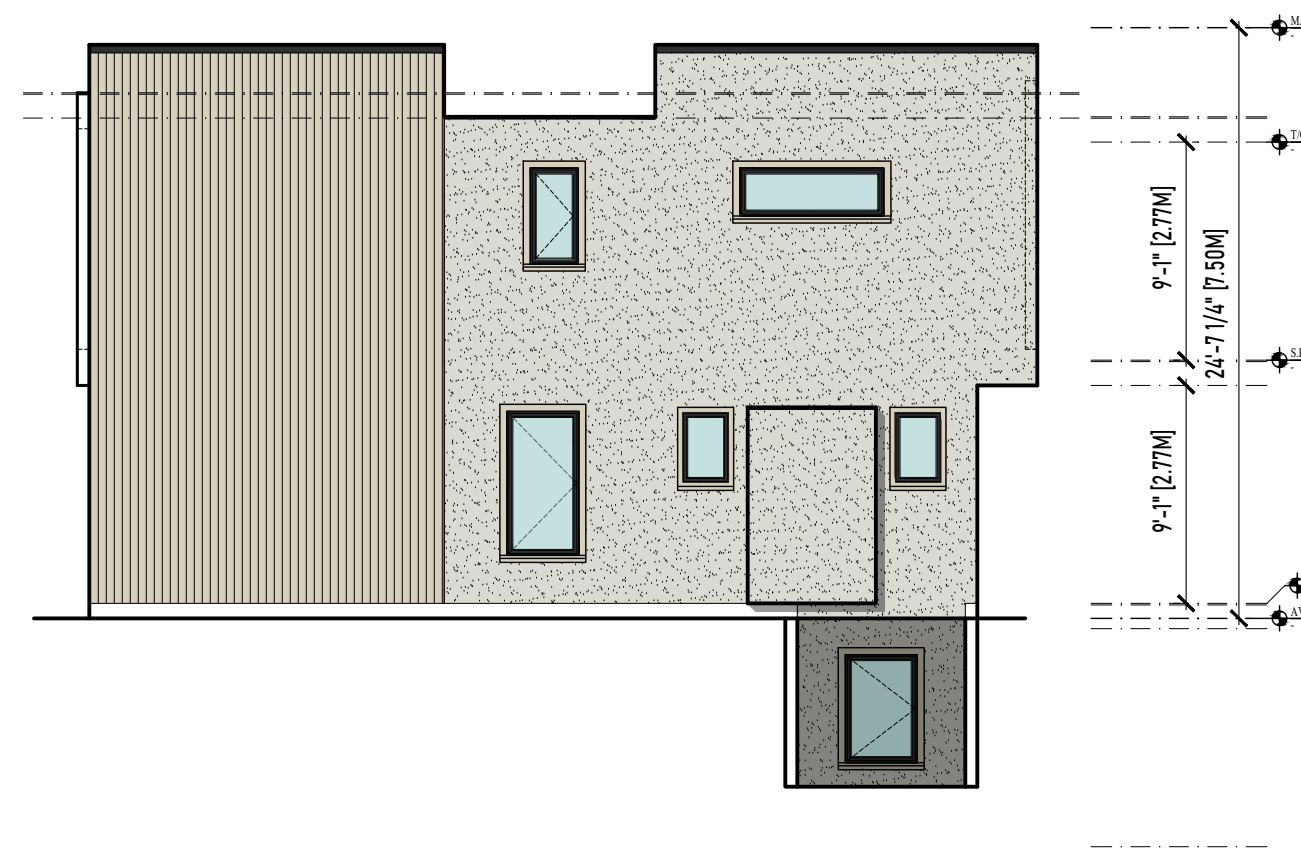
MAIN FLOOR PLAN - H2  
SCALE: 1/8"=1'-0"



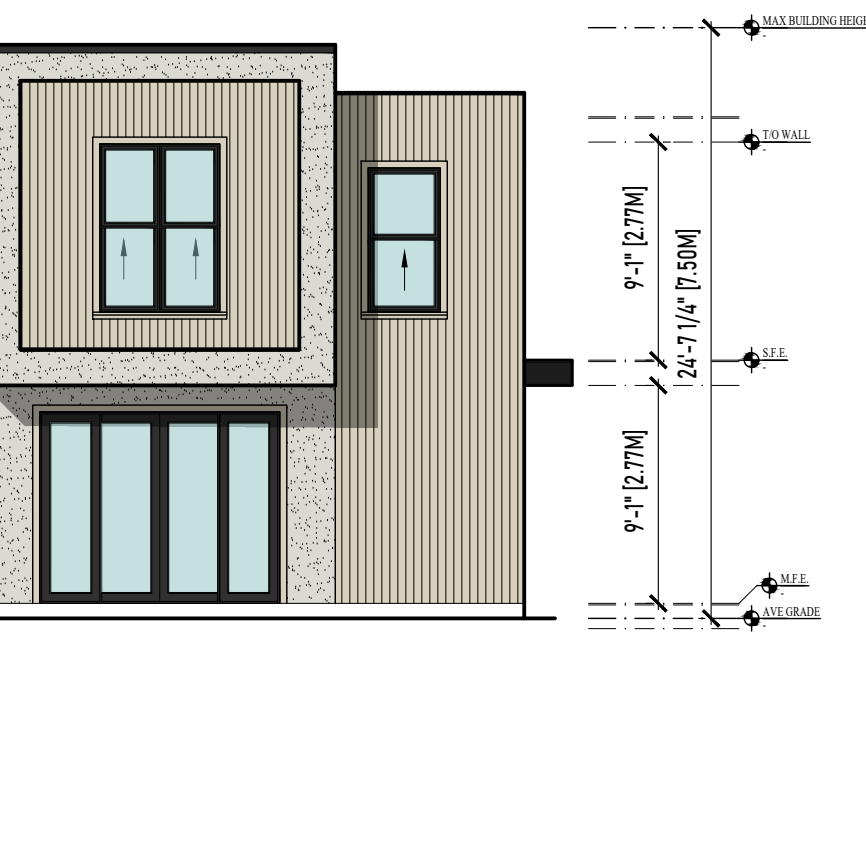
UPPER FLOOR PLAN - H2  
SCALE: 1/8"=1'-0"



FRONT ELEVATION - H2  
SCALE: 1/8"=1'-0"



WEST ELEVATION - H2  
SCALE: 1/8"=1'-0"



REAR ELEVATION - H2  
SCALE: 1/8"=1'-0"



EAST ELEVATION - H2  
SCALE: 1/8"=1'-0"

ISSUED TO CITY 2025-01-30



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

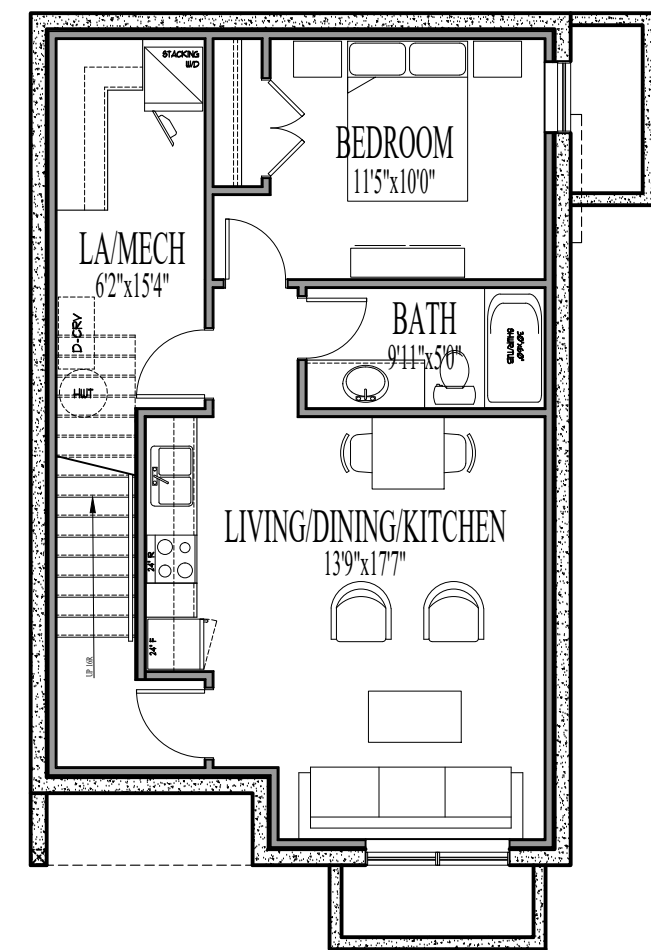
Drawn By: LOUIS HORVAT  
Date: APRIL 28, 2022  
Scale: AS NOTED

Project:  
SUBDIVISION @ 3106  
WASHINGTON AVE

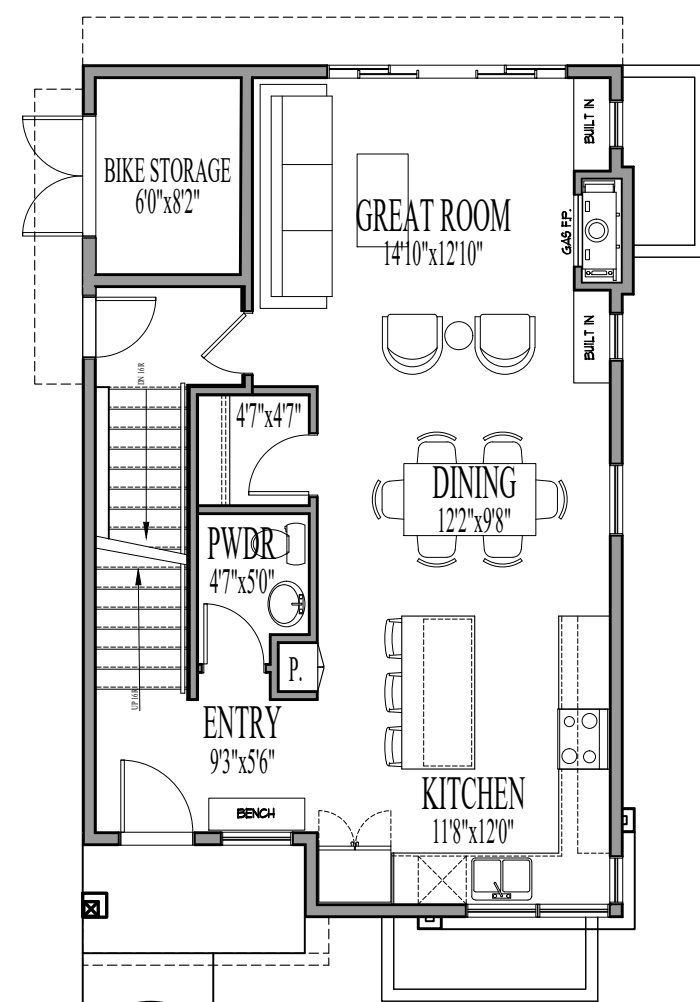
Title:  
PLANS HOUSE #1 &  
HOUSE #2

Revision:	Sheet:
R2	A2
Proj.No.	

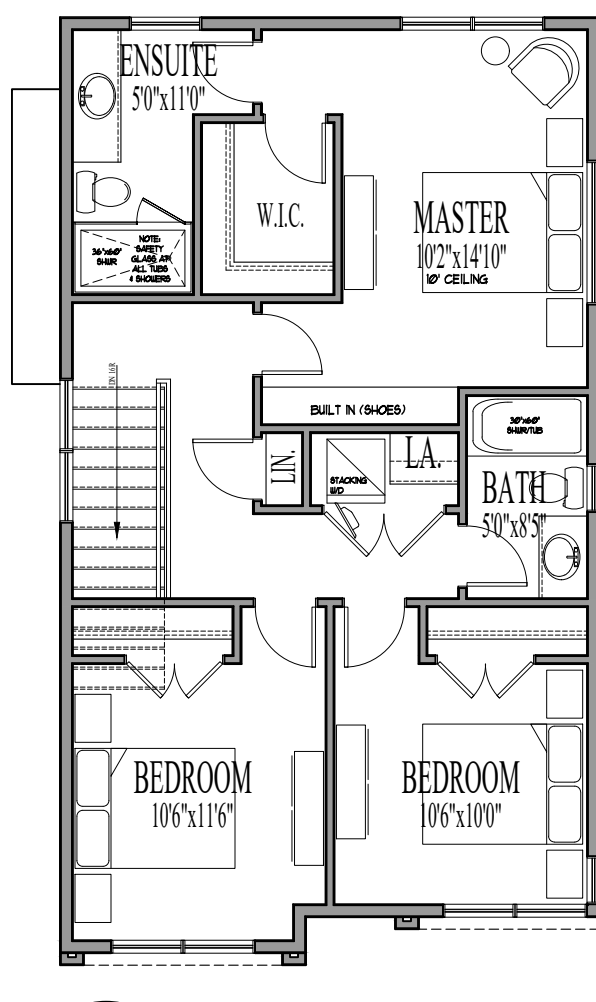




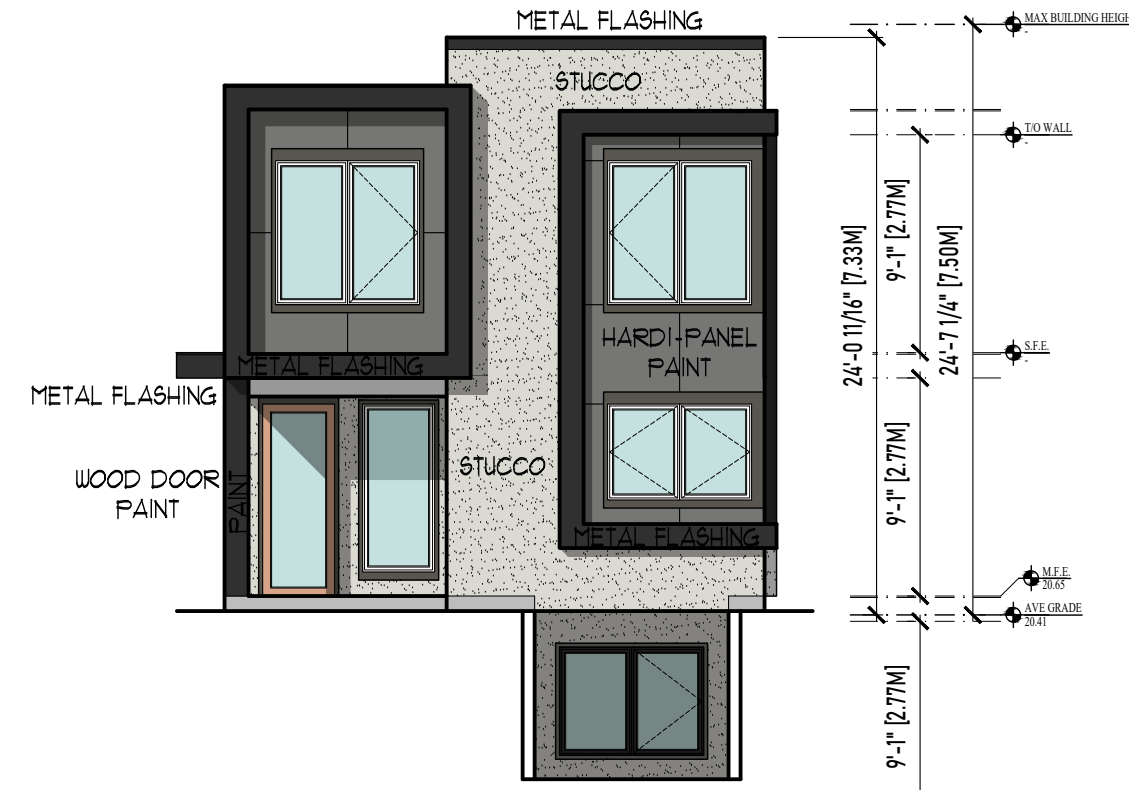
LOWER FLOOR PLAN - H3  
SCALE: 1/8"=1'-0"



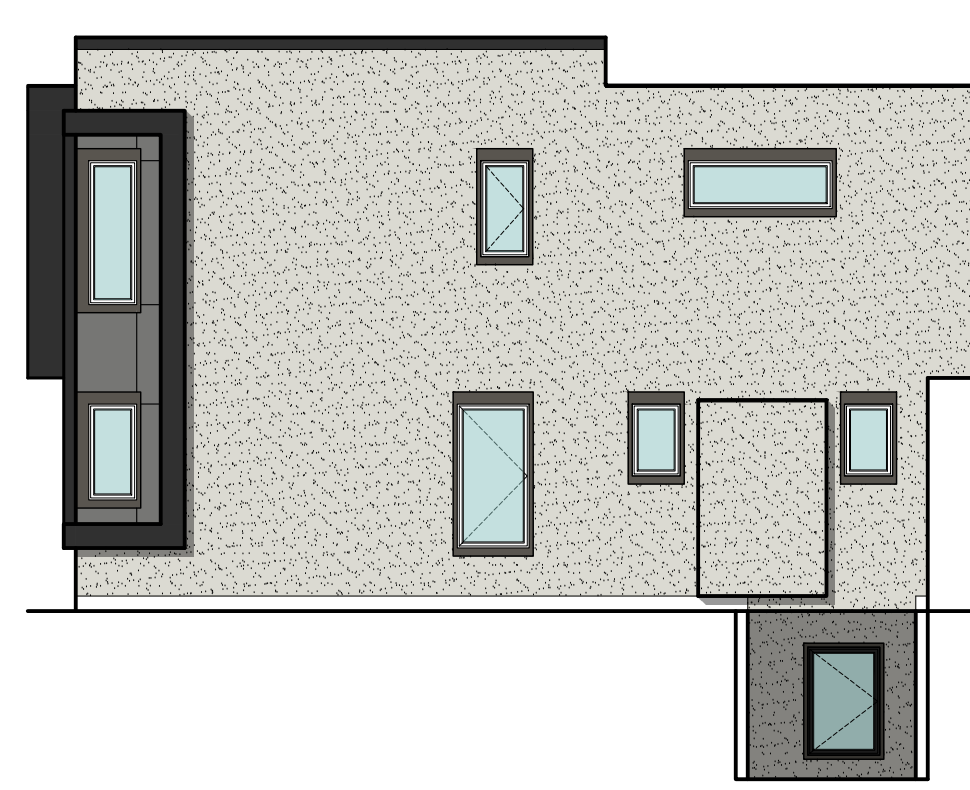
MAIN FLOOR PLAN - H3  
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN - H3  
SCALE: 1/8"=1'-0"



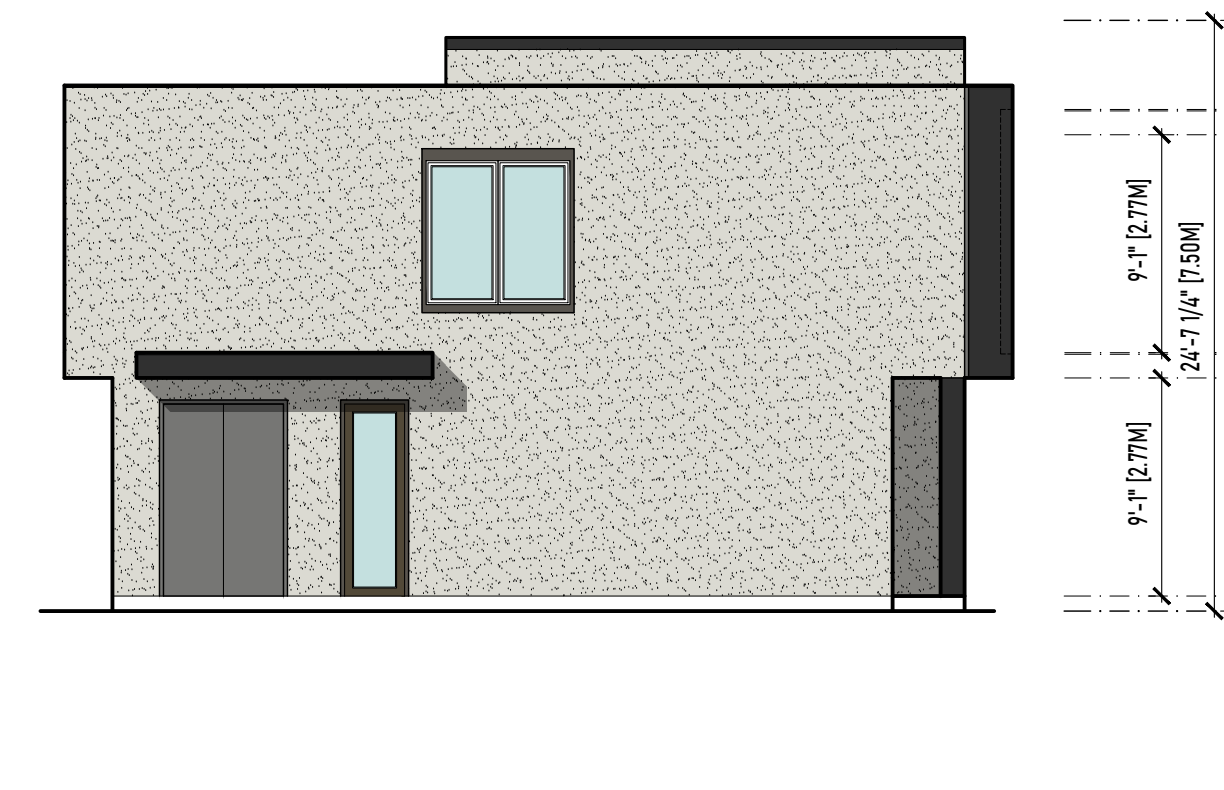
FRONT ELEVATION - H3  
SCALE: 1/8"=1'-0"



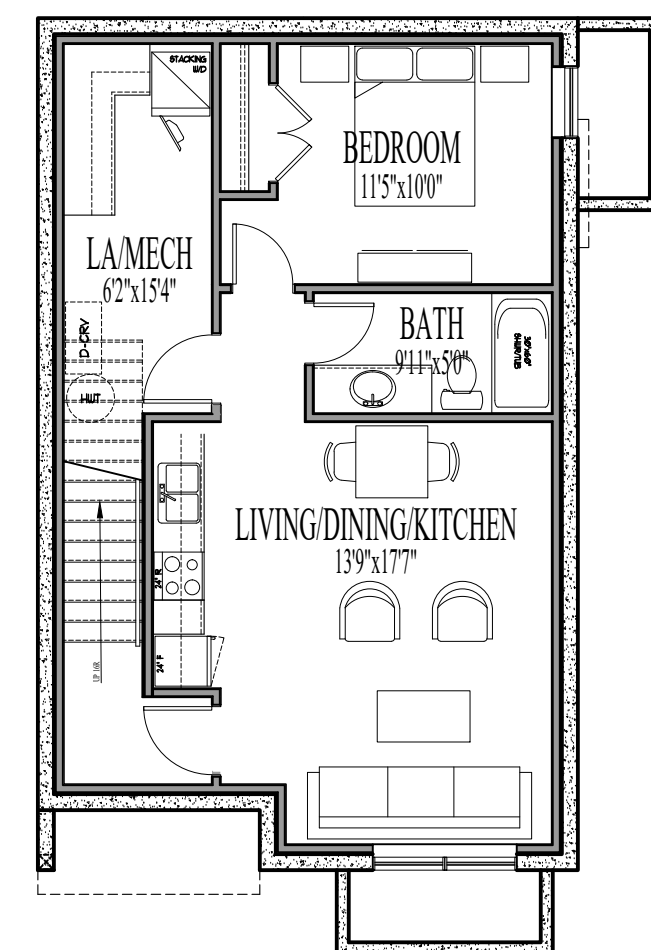
WEST ELEVATION - H3  
SCALE: 1/8"=1'-0"



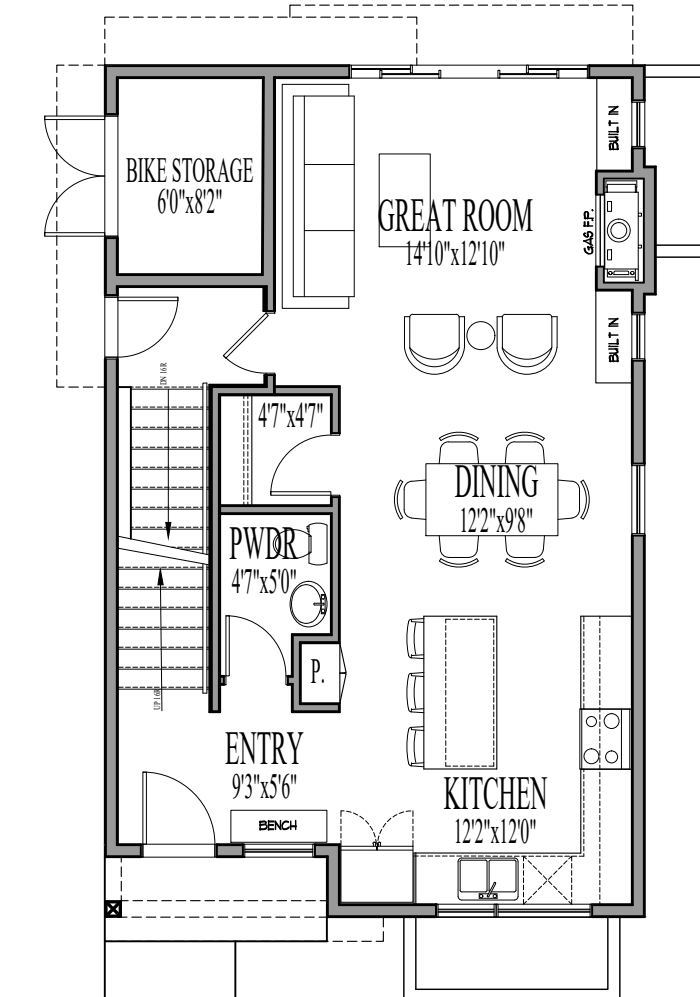
REAR ELEVATION - H3  
SCALE: 1/8"=1'-0"



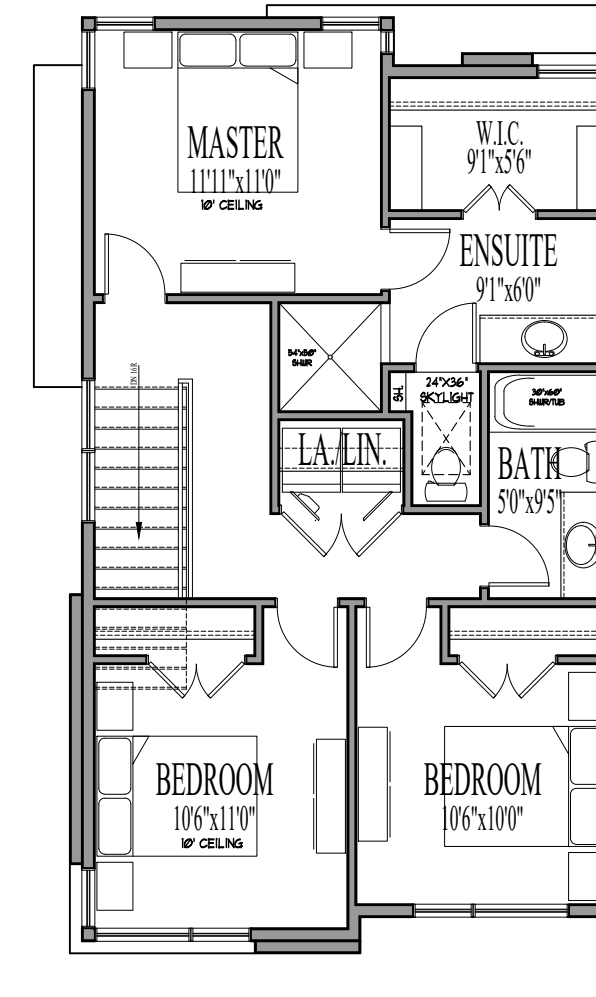
EAST ELEVATION - H3  
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN - H4  
SCALE: 1/8"=1'-0"



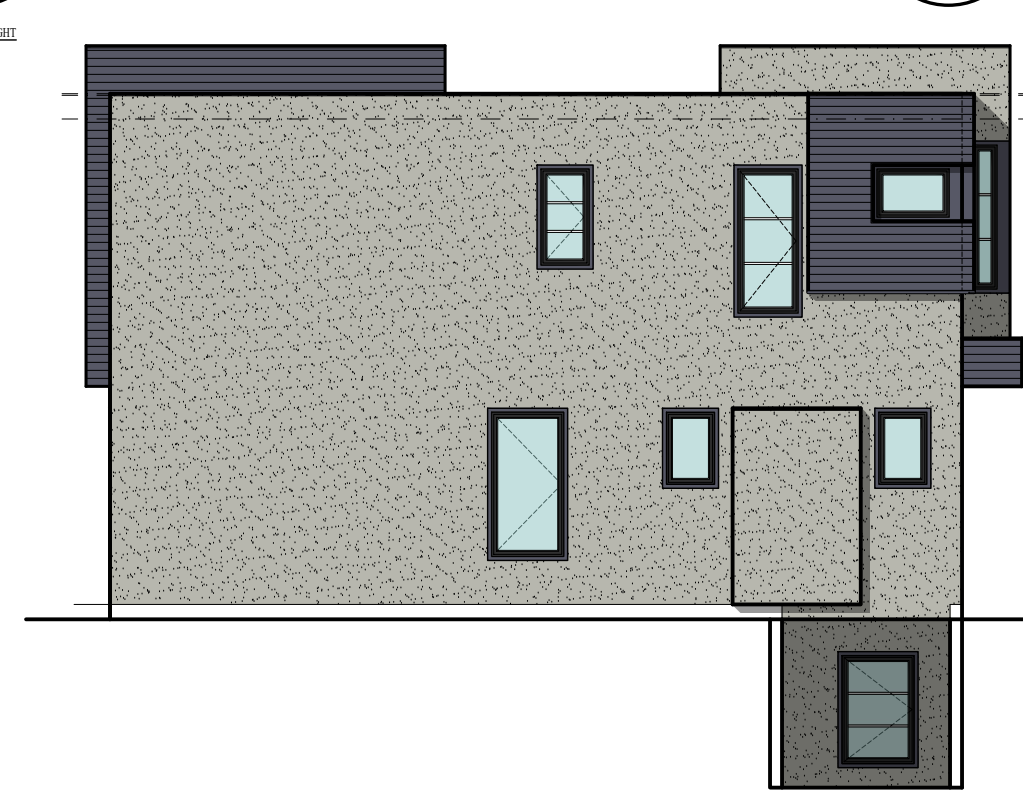
MAIN FLOOR PLAN - H4  
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN - H4  
SCALE: 1/8"=1'-0"



FRONT ELEVATION - H4  
SCALE: 1/8"=1'-0"



WEST ELEVATION - H4  
SCALE: 1/8"=1'-0"



REAR ELEVATION - H4  
SCALE: 1/8"=1'-0"



EAST ELEVATION - H4  
SCALE: 1/8"=1'-0"

ISSUED TO CITY 2025-01-30



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: LOUIS HORVAT

Date: APRIL 28, 2022

Scale: AS NOTED

Project:  
SUBDIVISION @ 3106  
WASHINGTON AVE

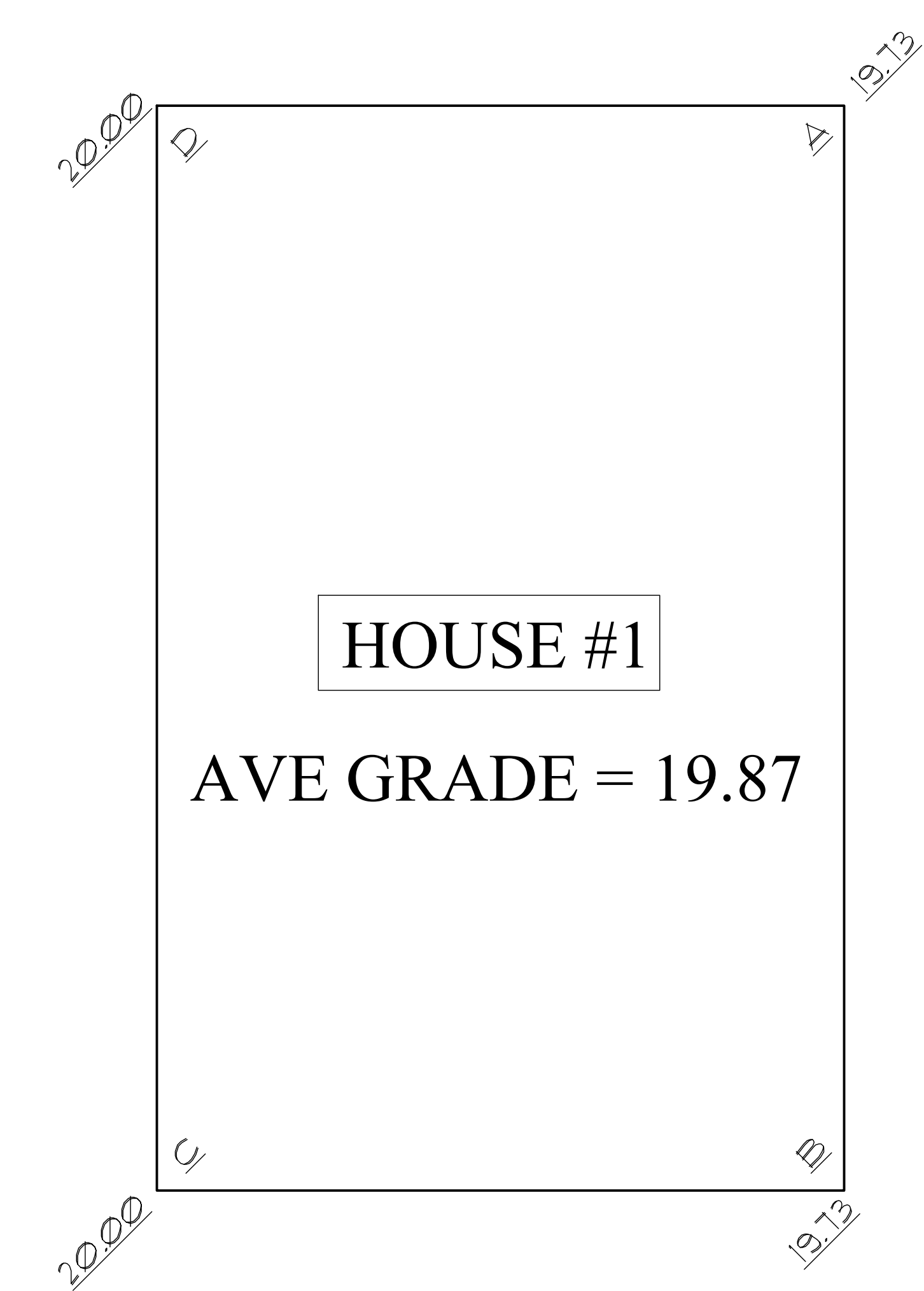
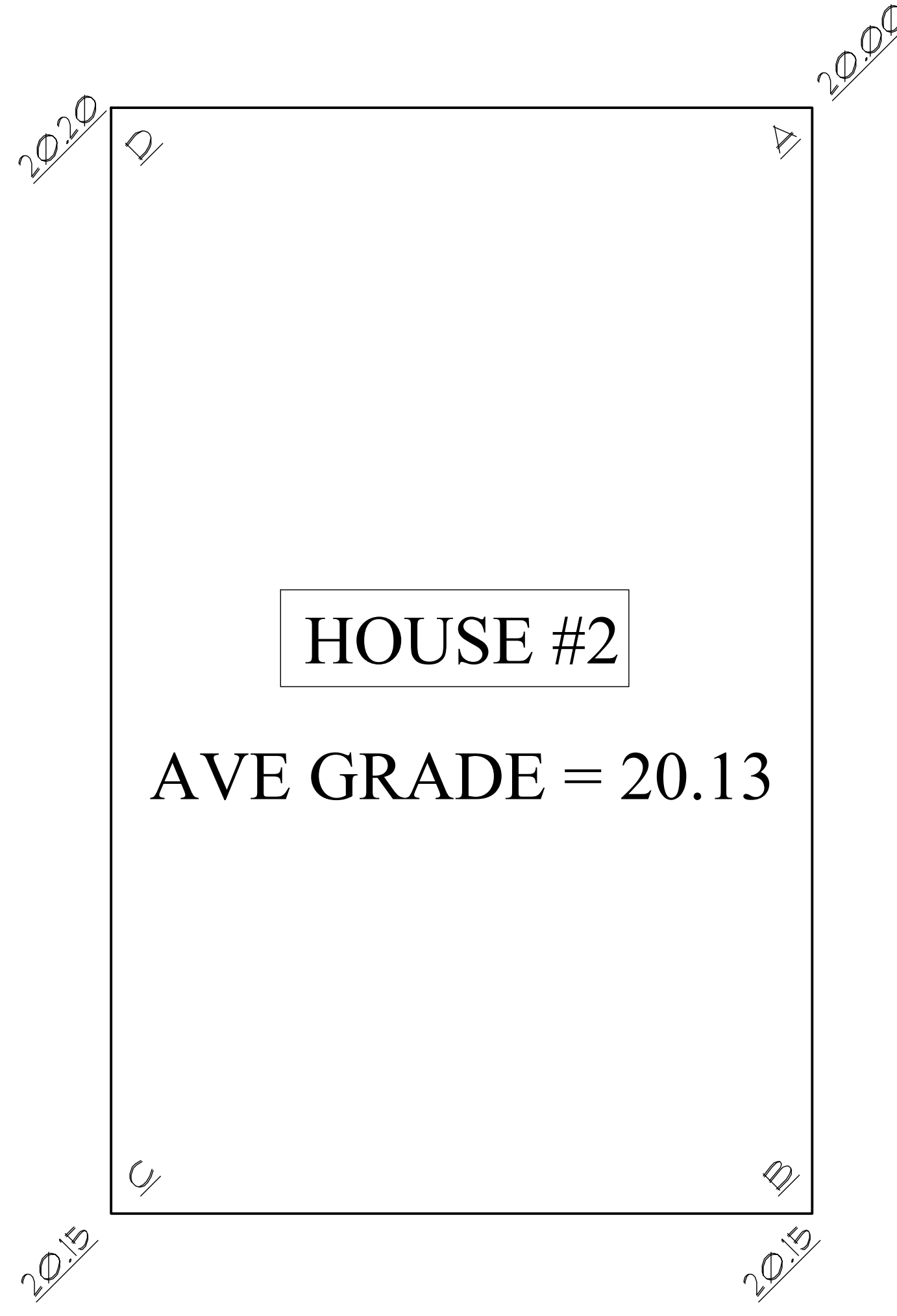
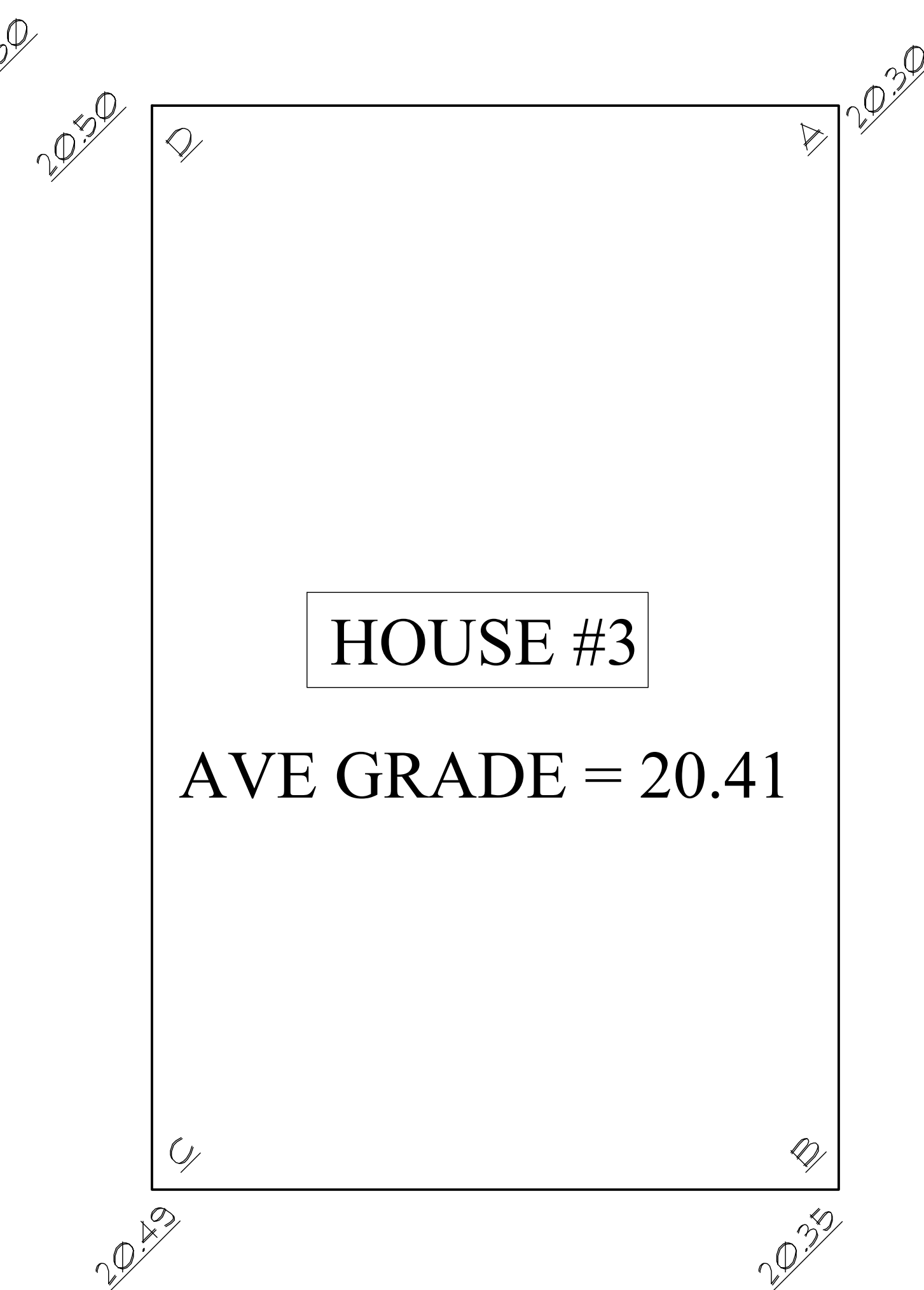
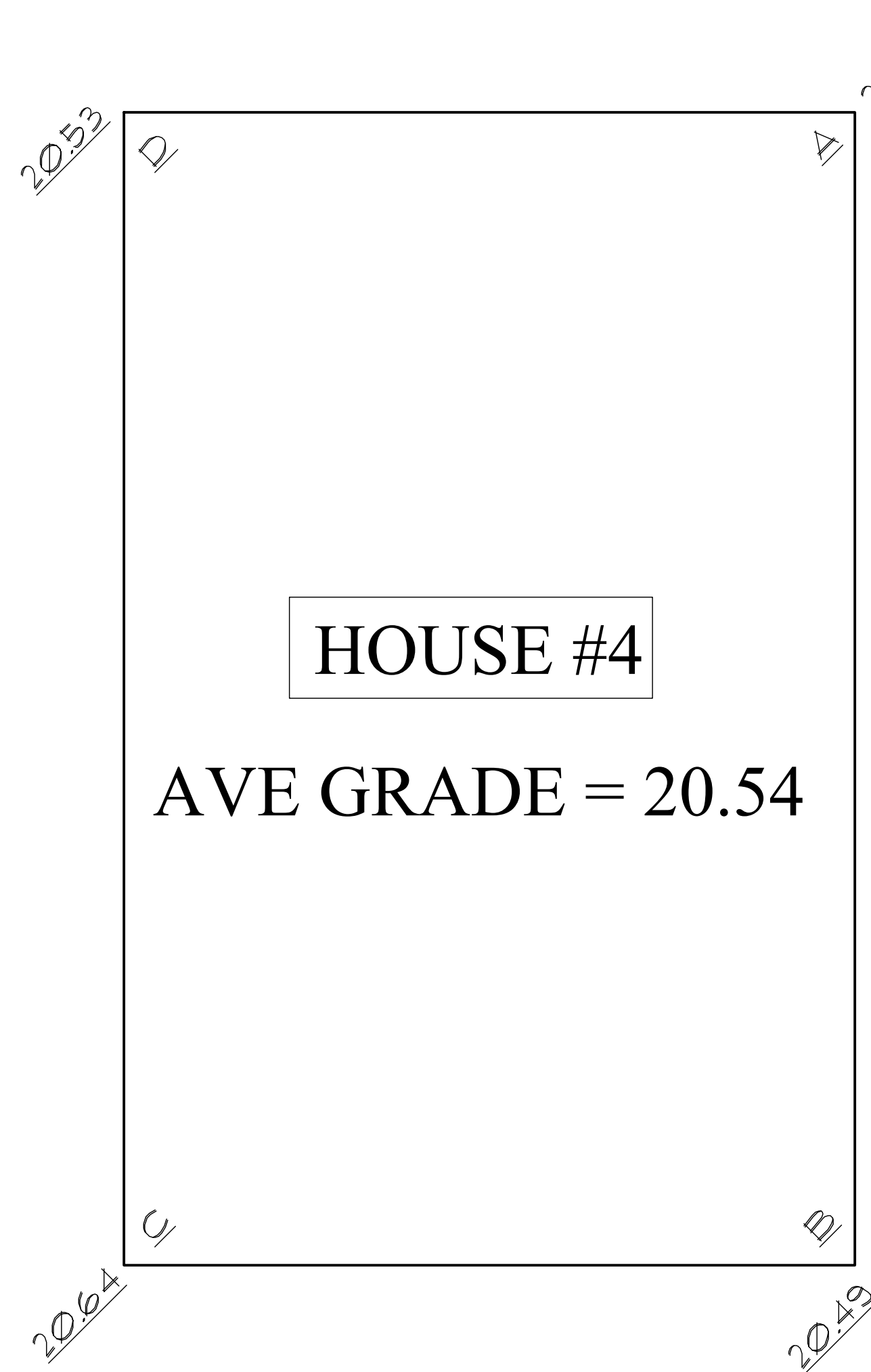
Title:  
PLANS HOUSE #1 &  
HOUSE #2

Revision:

Sheet:

R2 A3  
Proj. No.





**HOUSE 4 - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	20.50	20.49	20.50	10.79	221.14	725.06	35.3	20.540
BC	20.49	20.64	20.57	6.86	141.08			
CD	20.64	20.53	20.59	10.79	222.11			
DA	20.53	20.50	20.52	6.86	140.73			
TOTAL				35.3	725.06			
<b>AVERAGE GRADE</b>								<b>20.54</b>

**HOUSE 3 - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	20.30	20.35	20.33	10.79	219.31	720.47	35.3	20.410
BC	20.35	20.49	20.42	6.86	140.08			
CD	20.49	20.50	20.50	10.79	221.14			
DA	20.50	20.30	20.40	6.86	139.94			
TOTAL				35.3	720.47			
<b>AVERAGE GRADE</b>								<b>20.41</b>

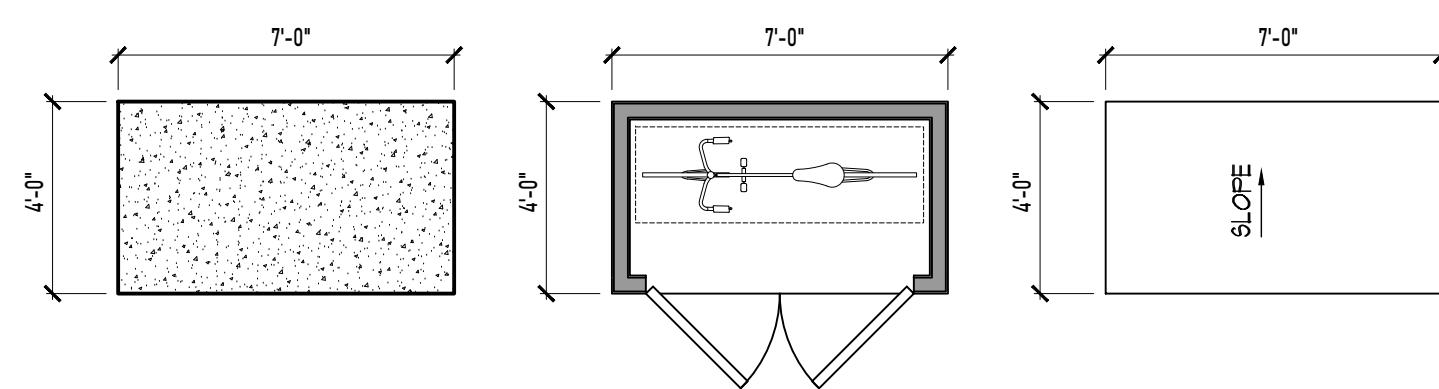
**HOUSE 2 - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	20.00	20.15	20.08	10.79	216.61	710.41	35.3	20.125
BC	20.15	20.15	20.15	6.86	138.23			
CD	20.15	20.20	20.18	10.79	217.69			
DA	20.20	20.00	20.10	6.86	137.89			
TOTAL				35.3	710.41			
<b>AVERAGE GRADE</b>								<b>20.13</b>

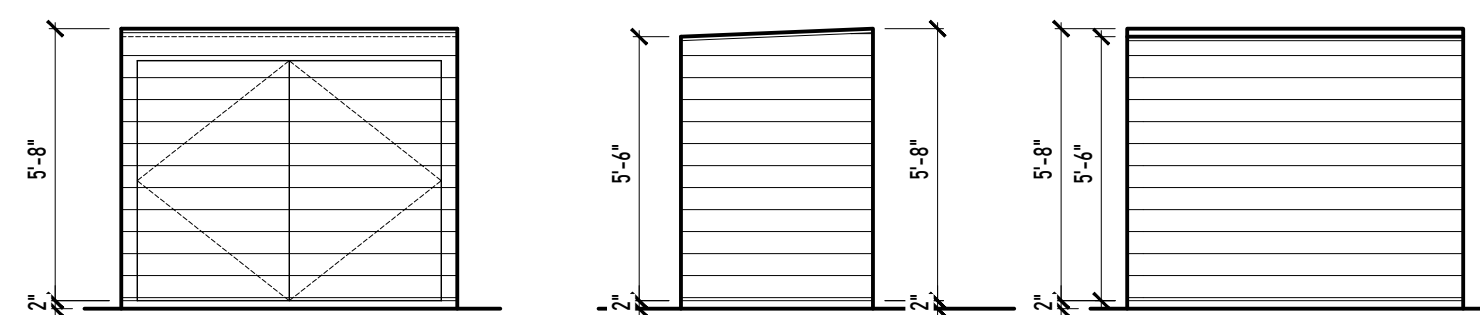
**HOUSE 1 - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.73	19.73	19.73	10.79	212.89	701.23	35.3	19.865
BC	19.73	20.00	19.87	6.86	136.27			
CD	20.00	20.00	20.00	10.79	215.80			
DA	20.00	19.73	19.87	6.86	136.27			
TOTAL				35.3	701.23			
<b>AVERAGE GRADE</b>								<b>19.87</b>

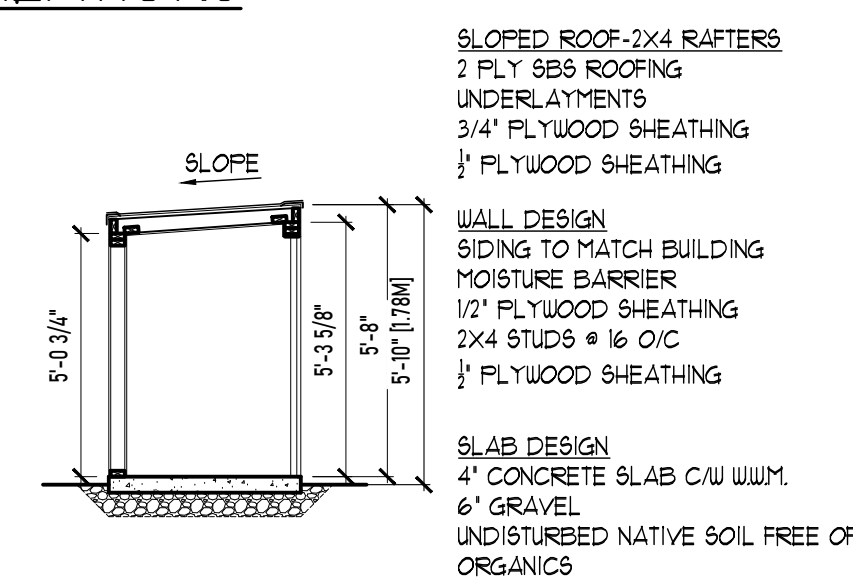
**AVERAGE GRADE CALCULATIONS**  
SCALE: 1/4"=1'-0"



**TYPICAL SHED PLANS**  
SCALE: 1/4"=1'-0"



**TYPICAL SHED ELEVATIONS**  
SCALE: 1/4"=1'-0"



**TYPICAL SHED SECTION**  
SCALE: 1/4"=1'-0"

ISSUED TO CITY 2025-01-30



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: LOUIS HORVAT  
Date: APRIL 28, 2022  
Scale: AS NOTED

Project:  
SUBDIVISION @ 3106  
WASHINGTON AVE

Title:  
AVERAGE GRADE  
CALCULATIONS &  
SHED DRAWINGS

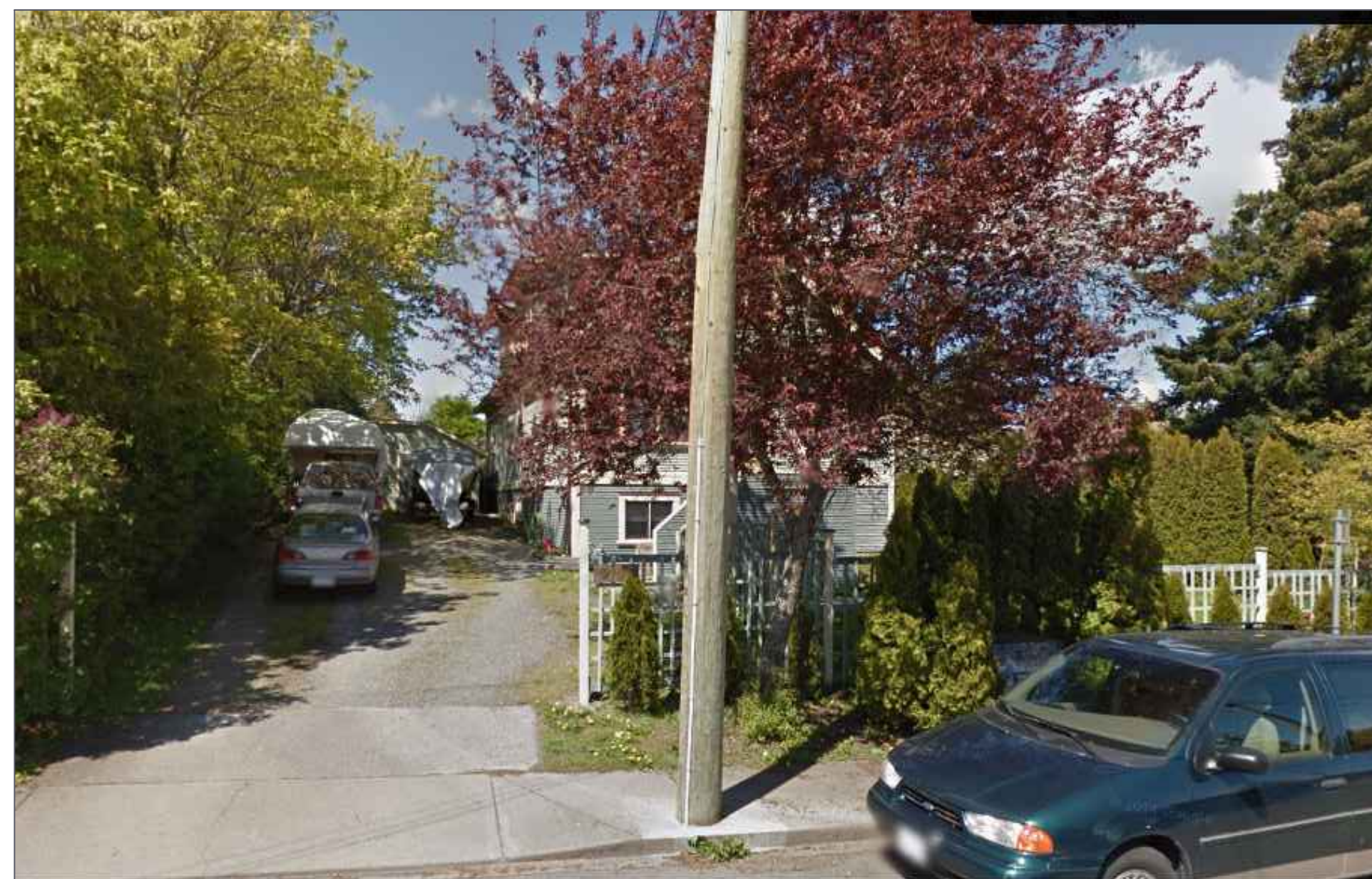
Revision: Sheet:

**R2** **A4**  
Proj.No.





STREETSCAPE  
SCALE : 1/8"=1'-0"



PICTURE FROM STREET  
SCALE : NTS



PICTURE FROM STREET  
SCALE : NTS

ISSUED TO CITY 2025-01-30

**ZEBRADESIGN**

1161 NEWPORT AVE  
 Victoria, B.C. V8S 5E6  
 Phone: (250) 360-2144  
 Fax: (250) 360-2115

Drawn By: LOUIS HORVAT  
 Date: APRIL 28, 2022  
 Scale: AS NOTED

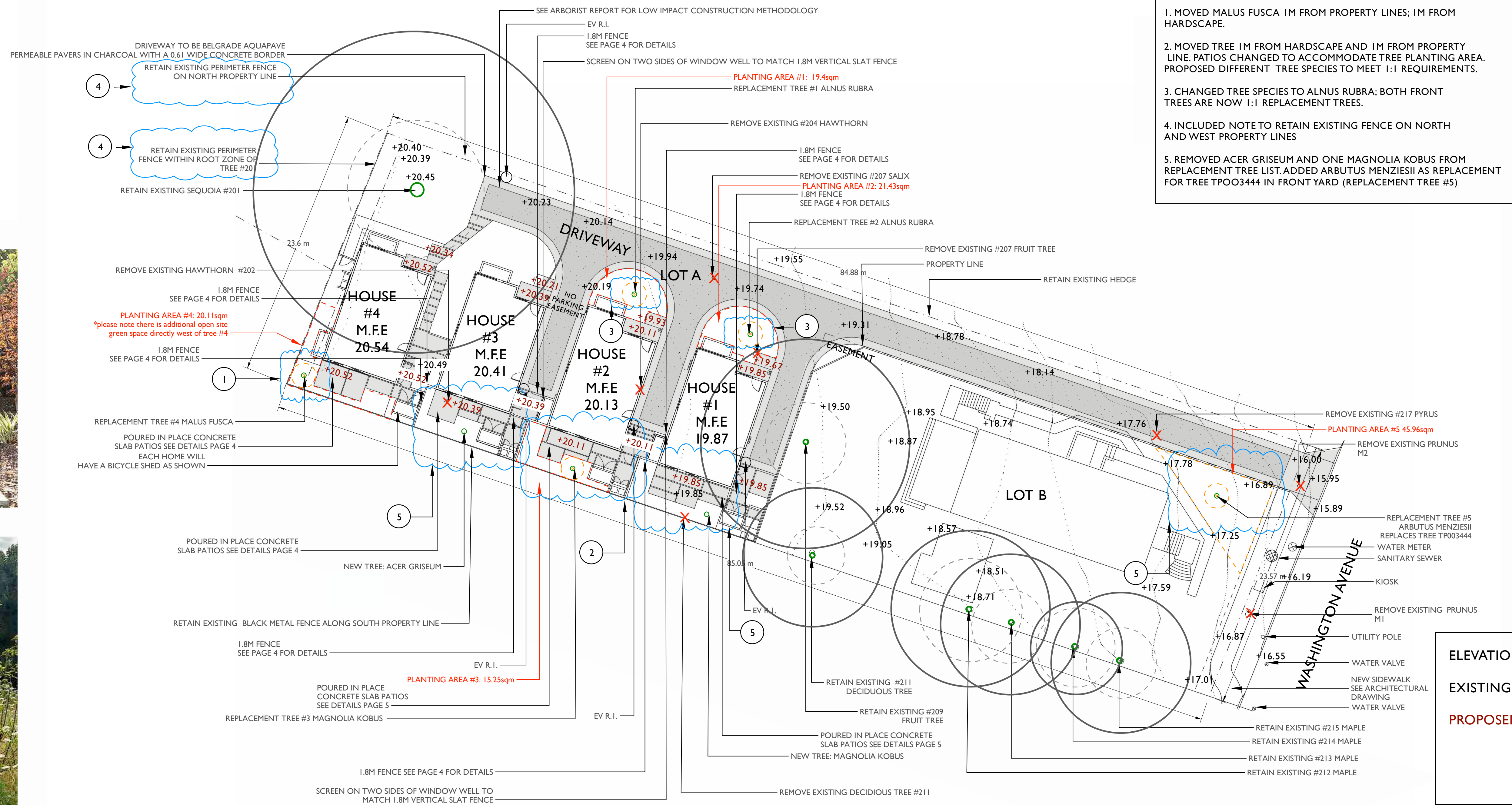
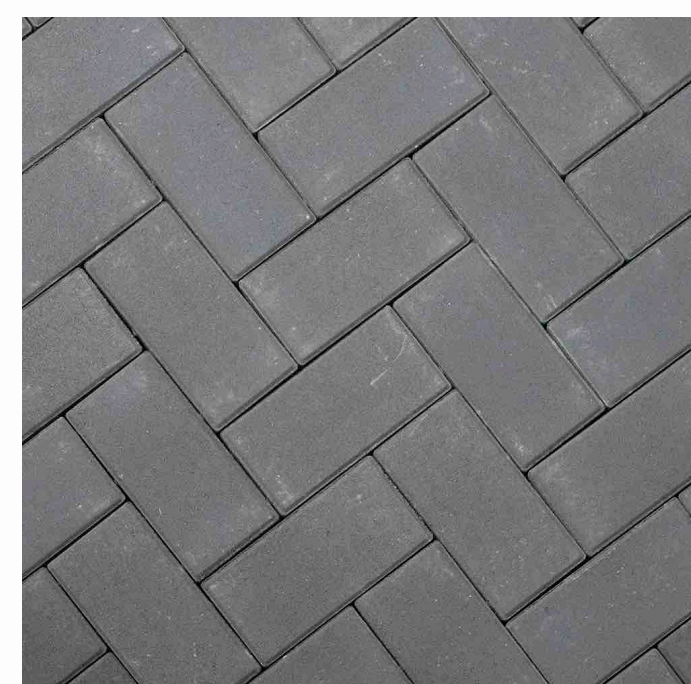
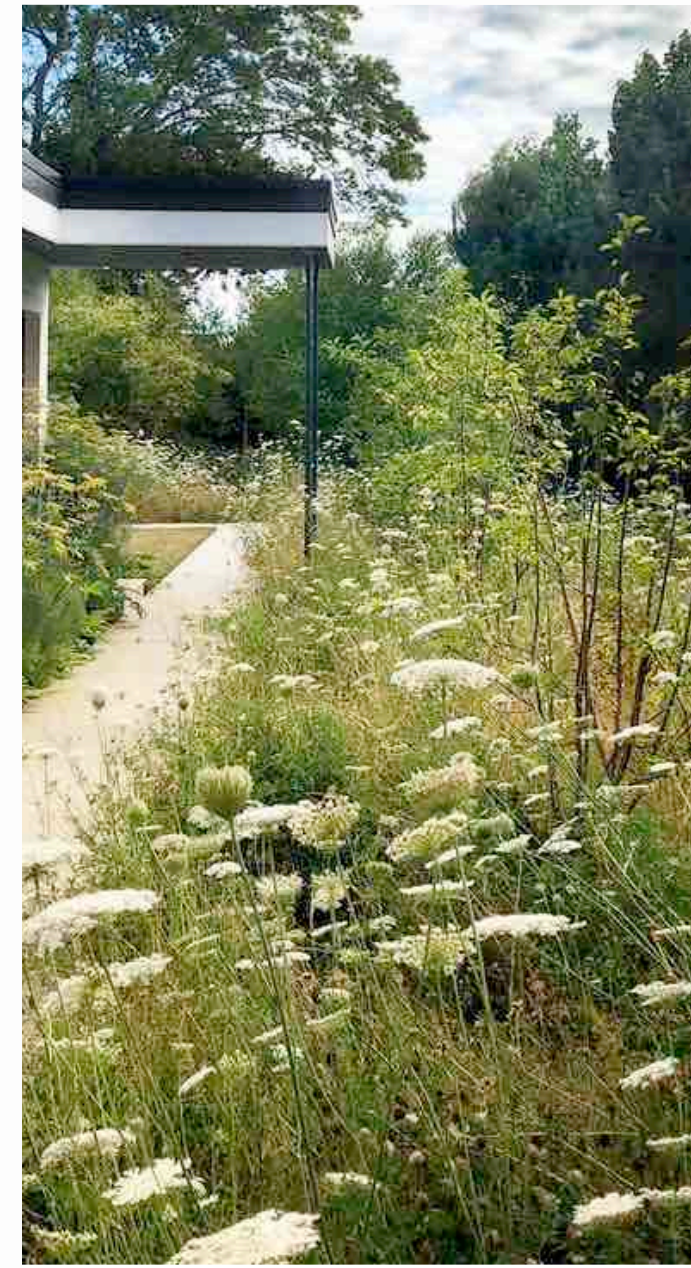
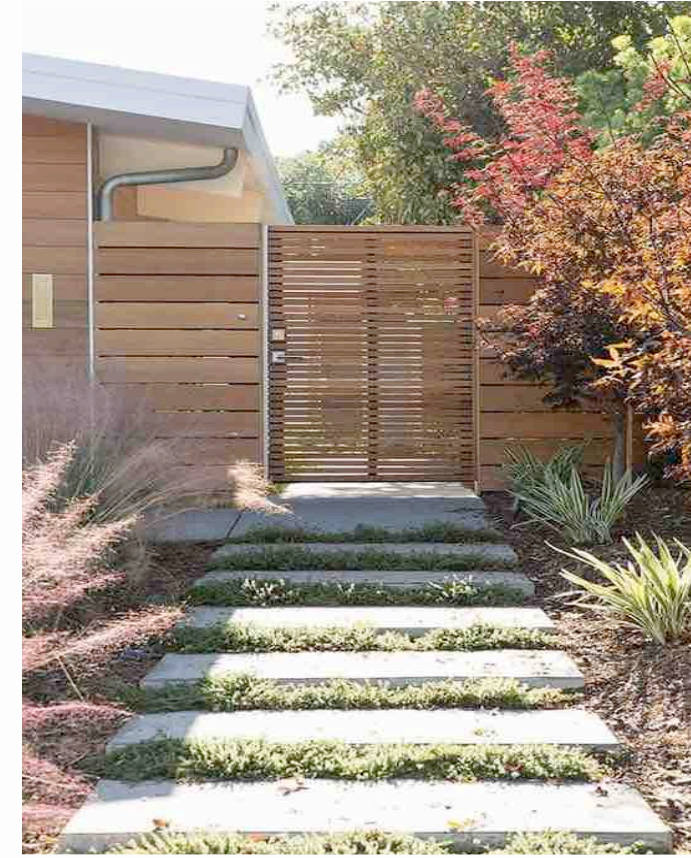
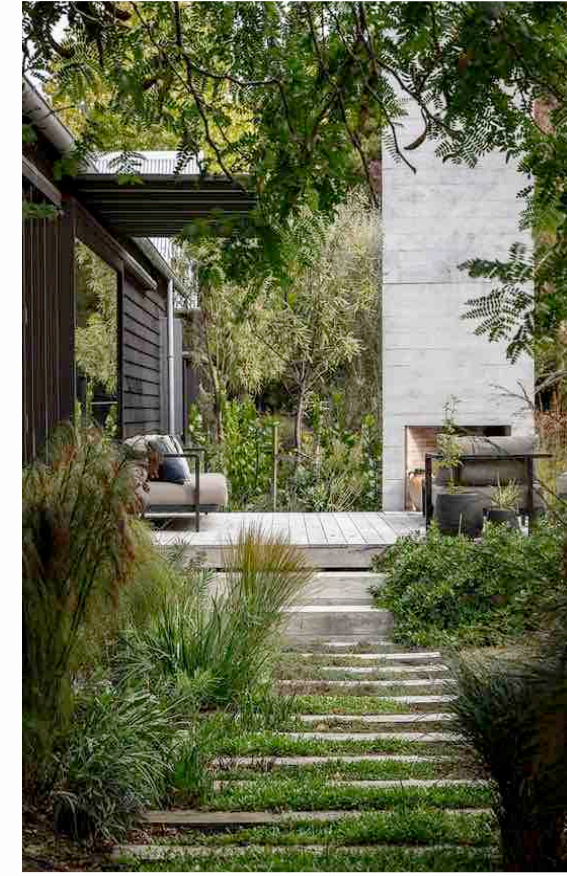
Project:  
 SUBDIVISION @ 3106  
 WASHINGTON AVE

Title:  
 STREETSCAPE

Revision:	Sheet:
R2	A4
Proj.No.	



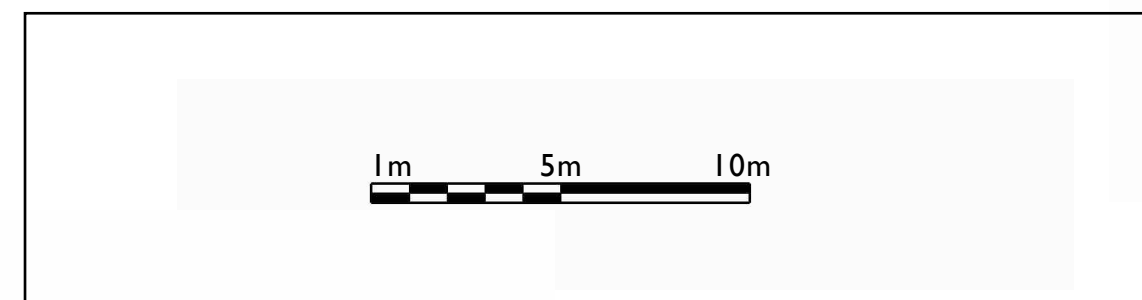
# SITE PLAN WITH BUBBLED CHANGES



- ### CHANGES (INDICATED BY BLUE BUBBLES)
1. MOVED MALUS FUSCA 1M FROM PROPERTY LINES; 1M FROM HARDSCAPE.
  2. MOVED TREE 1M FROM HARDSCAPE AND 1M FROM PROPERTY LINE. PATIOS CHANGED TO ACCOMMODATE TREE PLANTING AREA. PROPOSED DIFFERENT TREE SPECIES TO MEET 1:1 REQUIREMENTS.
  3. CHANGED TREE SPECIES TO ALNUS RUBRA; BOTH FRONT TREES ARE NOW 1:1 REPLACEMENT TREES.
  4. INCLUDED NOTE TO RETAIN EXISTING FENCE ON NORTH AND WEST PROPERTY LINES
  5. REMOVED ACER GRISEUM AND ONE MAGNOLIA KOBUS FROM REPLACEMENT TREE LIST. ADDED ARBUTUS MENZIESII AS REPLACEMENT FOR TREE TPO03444 IN FRONT YARD (REPLACEMENT TREE #5)

### ELEVATIONS

EXISTING ELEVATIONS ARE IN BLACK  
 PROPOSED ELEVATIONS ARE IN RED



### LEGEND

- TREES TO BE REMOVED
- TREE TRUNK
- 1 METER RADIUS AROUND REPLACEMENT TREES
- PROTECTED ROOT ZONE
- CANOPY

\*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

PLANTING AREA ID	AREA (m <sup>2</sup> )	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	REPLACEMENT TREES PROPOSED				SOIL VOLUME REQUIRED (m <sup>3</sup> )	
				B. #SMALL	C. #MEDIUM	E. #SMALL	C. #MEDIUM	TOTAL	
<b>ONSITE</b>									
PLANTING AREA #1	19.4	1	19.4	0	1	0	15	15	
PLANTING AREA #2	21.43	1	21.43	0	1	0	15	15	
PLANTING AREA #3	15.25	1	15.25	0	1	0	15	15	
PLANTING AREA #4	20.11	1	20.11	0	1	0	15	15	
PLANTING AREA #5	45.96	1	45.96	0	1	0	15	15	

\*ALL TREES TO BE IRRIGATED

## Greenspace Designs

Sustainable Landscape Design

**PROJECT TITLE :**  
 PROPOSED LANDSCAPE PLAN FOR DANIELLE AND TOD BUCHANAN  
 3106 WASHINGTON AVENUE, VICTORIA, BC

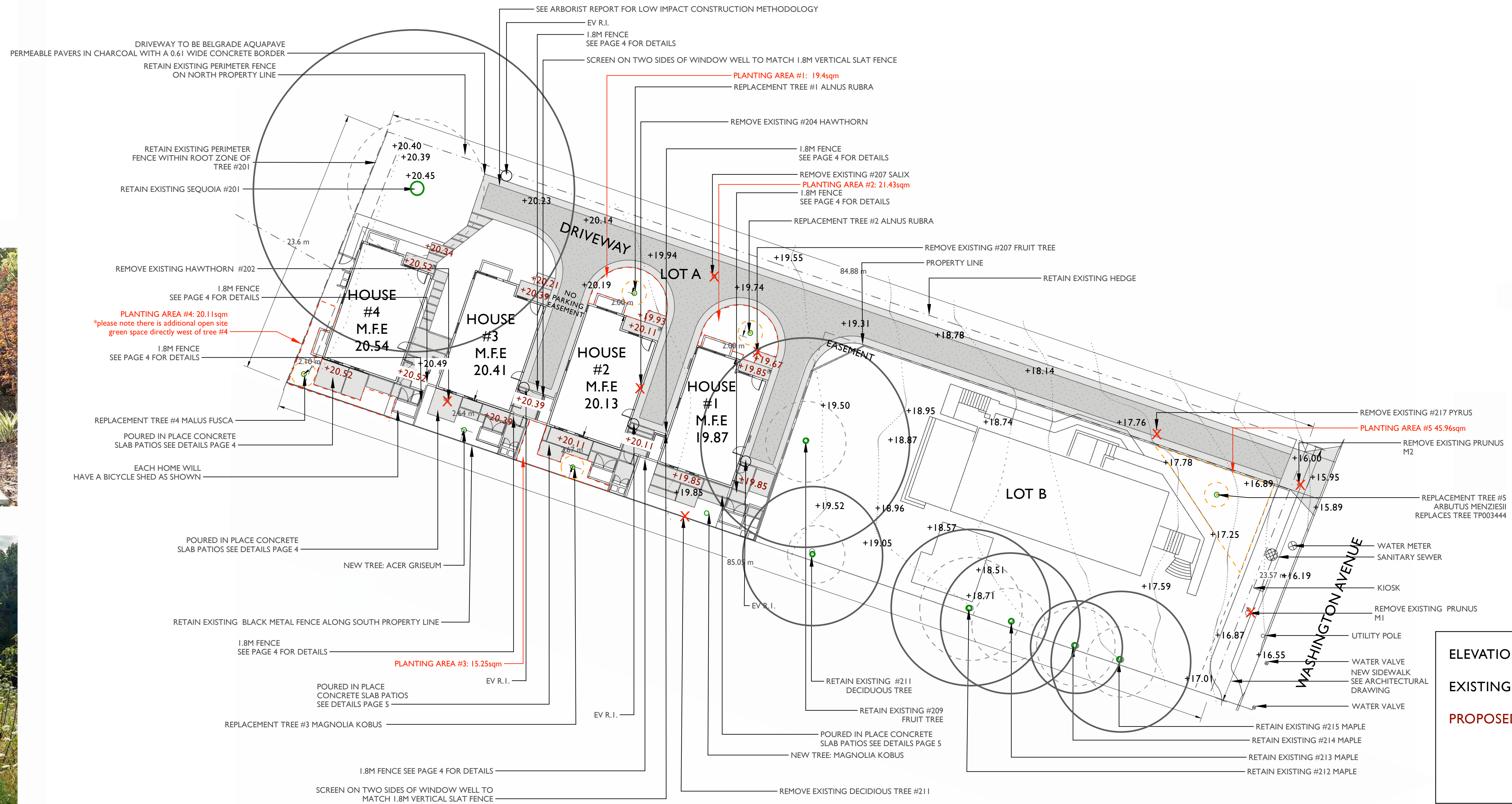
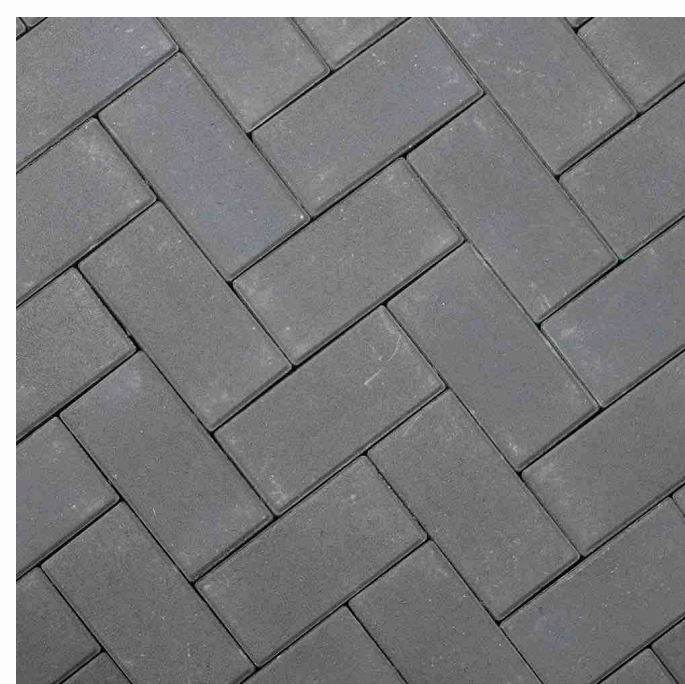
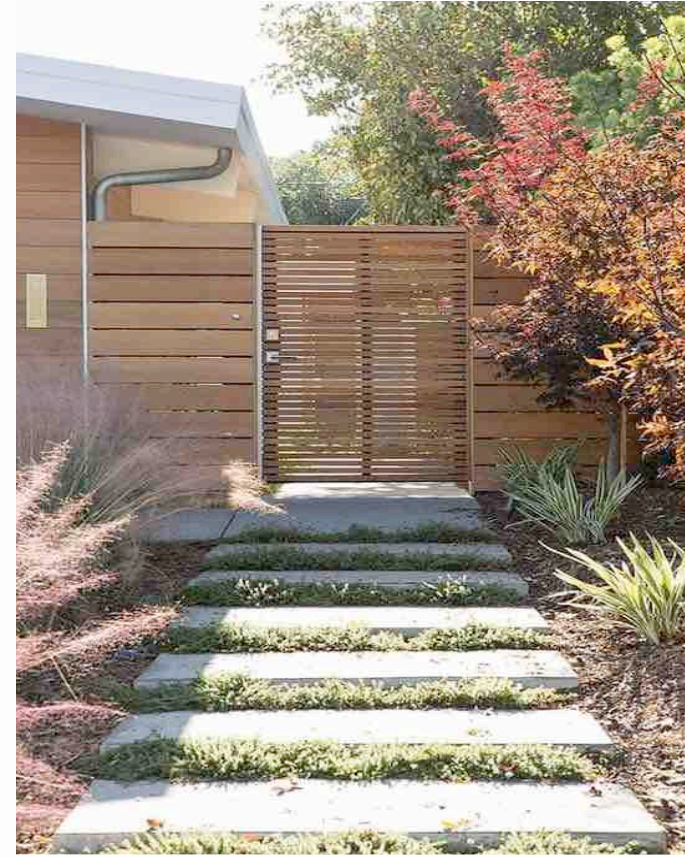
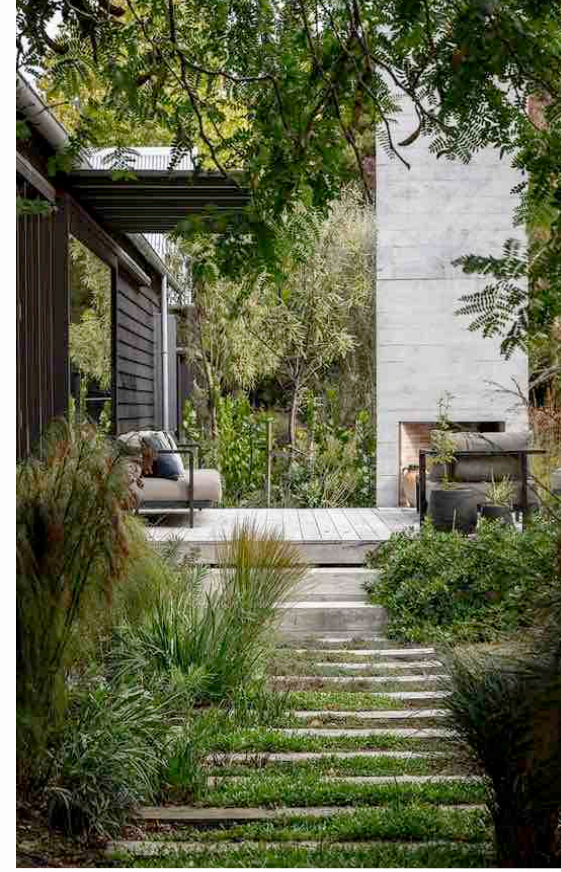
**PAGE TITLE :**  
 SITE PLAN WITH BUBBLED CHANGES, PAGE ONE OF SIX

**DATE :**  
 JANUARY 12, 2023  
 Revised APRIL 25, 2023  
 Revised JULY 28, 2023  
 Revised NOVEMBER 3, 2023  
 Revised NOVEMBER 16, 2023  
 Revised JULY 1, 2024

**SCALE :**  
 1:200



# SITE, GRADING, AND TREE RETENTION, REMOVAL, AND REPLACEMENT PLANS



## LEGEND

- X TREES TO BE REMOVED
- TREE TRUNK
- 1 METER RADIUS AROUND REPLACEMENT TREES
- PROTECTED ROOT ZONE
- CANOPY

\*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

PLANTING AREA ID	AREA (m <sup>2</sup> )	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	REPLACEMENT TREES PROPOSED		SOIL VOLUME REQUIRED (m <sup>3</sup> )		
				B. #SMALL	C. #MEDIUM	E.#SMALL	C. #MEDIUM	TOTAL
<b>ONSITE</b>								
PLANTING AREA #1	19.4	1	19.4	0	1	0	15	15
PLANTING AREA #2	21.43	1	21.43	0	1	0	15	15
PLANTING AREA #3	15.25	1	15.25	0	1	0	15	15
PLANTING AREA #4	20.11	1	20.11	0	1	0	15	15
PLANTING AREA #5	45.96	1	45.96	0	1	0	15	15

\*ALL TREES TO BE IRRIGATED

**ELEVATIONS**  
 EXISTING ELEVATIONS ARE IN BLACK  
 PROPOSED ELEVATIONS ARE IN RED



**Greenspace Designs**  
Sustainable Landscape Design

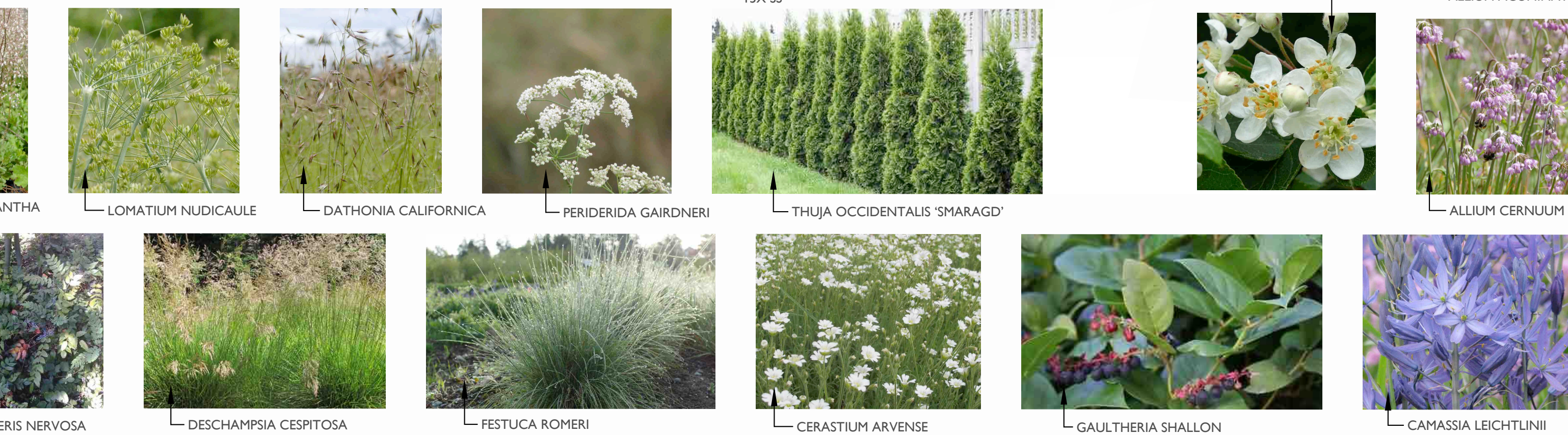
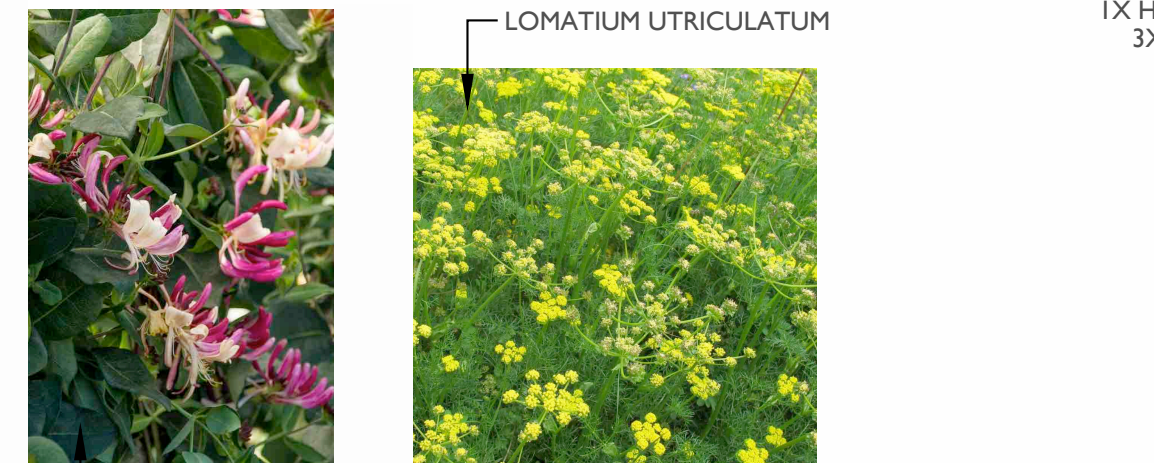
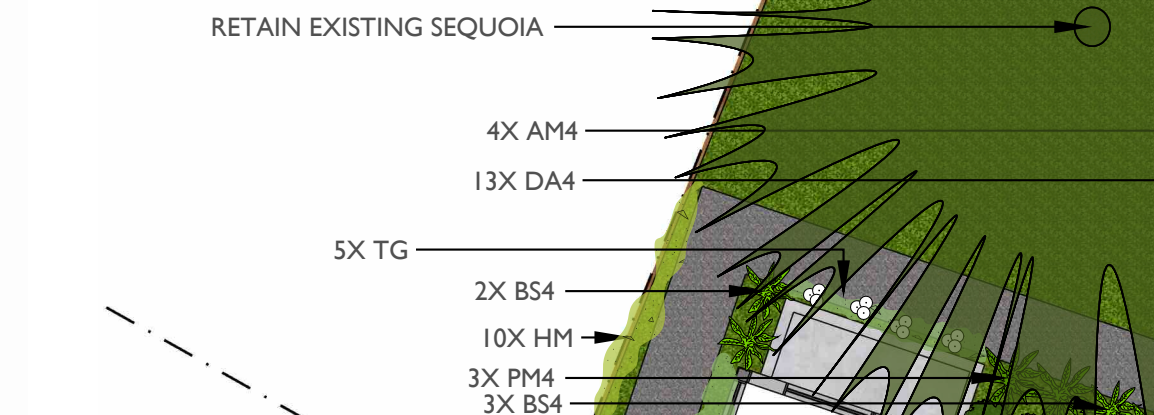
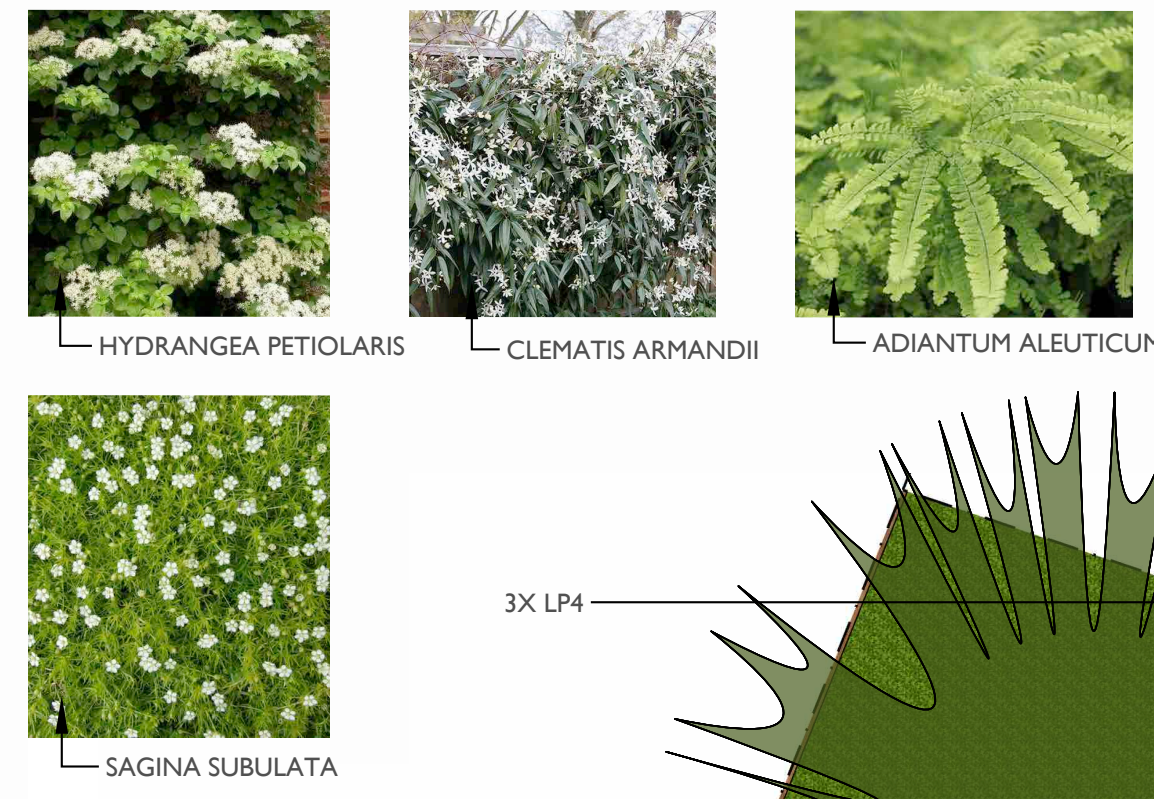
**PROJECT TITLE ::**  
 PROPOSED LANDSCAPE PLAN for DANIELLE AND TOD BUCHANAN  
 3106 WASHINGTON AVENUE, VICTORIA, BC

**PAGE TITLE ::**  
 SITE AND TREE REPLACEMENT PLAN, PAGE TWO of SIX

**DATE ::**  
 JANUARY 12, 2023    Revised JAN. 29, 2025  
 Revised APRIL 25, 2023  
 Revised JULY 28, 2023  
 Revised NOVEMBER 3, 2023  
 Revised NOVEMBER 16, 2023  
 Revised JULY 1, 2024



# LANDSCAPE PLAN



PLANTING PLAN				
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
<b>TREES</b>				
AG	1	6cm.	ACER GRISEUM	PAPER BARK MAPLE
AM	1	6cm.	ARBUTUS MENZIESII	ARBUTUS (see tree plan for placement)
ALN	2	6cm.	ALNUS RUBRA	RED ALDER
MK	2	6cm.	MAGNOLIA KOBUS	KOBUS MAGNOLIA
MF	1	6cm.	MALUS FUSCA	PACIFIC CRABAPPLE
<b>SHRUBS</b>				
CS	3	#5	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE RED TWIG DOGWOOD
TO	24	6'	THUJA OCCIDENTALIS 'SMARAGD'	S MARAGD ARBORVITAE
<b>PERENNIALS, BULBS, FERNS AND GRASSES</b>				
AM	6	#1	ACHILLEA MILLEFOLIUM	YARROW
AM4	7	4"	ACHILLEA MILLEFOLIUM	YARROW
AD	25	#1	ADIANTUM ALEUTICUM	WESTERN MAIDENHAIR FERN
AD4	15	4"	ADIANTUM ALEUTICUM	WESTERN MAIDENHAIR FERN
AA	24	4"	ALLIUM ACUMINATUM	HOOKE'S ONION
AC	12	4"	ALLIUM CERNUUM	NODDING ONION
AR	27	#1	ARMERIA MARITIMA	SEA THRIFT
BS	37	#1	BLECHNUM SPICANT	DEER FERN
BS4	12	#1	BLECHNUM SPICANT	DEER FERN
CL	28	4"	CAMASSIA LEICHTLINII	CAMAS
DA	8	#1	DATHONIA CALIFORNICA	CALIFORNIA OAT GRASS
DA4	13	4"	DATHONIA CALIFORNICA	CALIFORNIA OAT GRASS
DM	9	#1	DELPHINIUM MENZIESII	MENZIES' LARKSPUR
DM4	3	4"	DELPHINIUM MENZIESII	MENZIES' LARKSPUR
DC	10	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
DC4	3	4"	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
DF	6	#1	DICENTRA FORMOSA	PACIFIC BLEEDING HEART
EO	69	4"	ERYTHRONIUM OREGONUM	FAWN LILY
FR	16	#1	FESTUCA ROMERI	ROEMER'S FESCUE
FR4	5	4"	FESTUCA ROMERI	ROEMER'S FESCUE
HA	3	4"	HELENIUM AUTUMNALE VAR. GRANDIFLORUM	MOUNTAIN SNEEZEWEED
KM	23	#1	KOLERIA MACRANTHA	JUNE GRASS
KM4	15	4"	KOLERIA MACRANTHA	JUNE GRASS
LN	7	#1	LOMATIUM NUDICAULE	BARESTEM DESERT-PARSLEY
LN4	3	4"	LOMATIUM NUDICAULE	BARESTEM DESERT-PARSLEY
LU	6	#1	LOMATIUM UTRICULATUM	SPRING GOLD
LU4	6	4"	LOMATIUM UTRICULATUM	SPRING GOLD
LP	3	#1	LUPINUS POLYPHYLLUS	LARGE-LEAF LUPIN
LP4	7	4"	LUPINUS POLYPHYLLUS	LARGE-LEAF LUPIN
PG	12	#1	PERIDERIDA GAIRDNERI	YAMPAH
PH	75	4"	PRIMULA HENDERSONII	SHOOTING STAR
PM	32	#1	POLYSTICHUM MUNIUM	SWORD FERN
PM4	20	4"	POLYSTICHUM MUNIUM	SWORD FERN
SM	3	#1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL
<b>GROUNDCOVERS AND ANNUALS</b>				
BN	3	#1	BERBERIS NERVOSA	CREeping OREGON GRAPE
CA	14	4"	CERASTIUM ARVENSE	FIELD CHICKWEED
GS	26	#1	GAULTHERIA SHALLON	SALAL
GS4	6	4"	GAULTHERIA SHALLON	SALAL
HM	94	4"	HEUCHERA MICRANTHA	CORAL BELLS
PC	195	4"	PLECTRITIS CONGESTA	SEABLUSH
SS	108	4"	SAGINA SUBULATA	IRISH MOSS
TG	88	4"	TELLIMA GRANDIFLORA	FOAM FLOWER
<b>VINES</b>				
CLE	3	#1	CLEMATIS ARMANDII	EVERGREEN CLEMATIS
HP	3	#1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA
LO	2	#1	LONICERA PERICLYMENUM 'PEACHES AND CREAM'	PEACHES AND CREAM HONEYSUCKLE



**Greenspace Designs**  
Sustainable Landscape Design

**PROJECT TITLE :**  
PROPOSED LANDSCAPE PLAN for DANIELLE AND TOD BUCHANAN  
3106 WASHINGTON AVENUE, VICTORIA, BC

**PAGE TITLE :**  
LANDSCAPE PLANTING PLAN, PAGE THREE of SIX

**DATE :**  
JANUARY 12, 2023      Revised JAN. 29, 2025  
Revised APRIL 25, 2023  
Revised JUNE 20, 2023  
Revised JULY 28, 2023  
Revised NOVEMBER 3, 2023  
Revised NOVEMBER 16, 2023  
Revised JULY 1, 2024

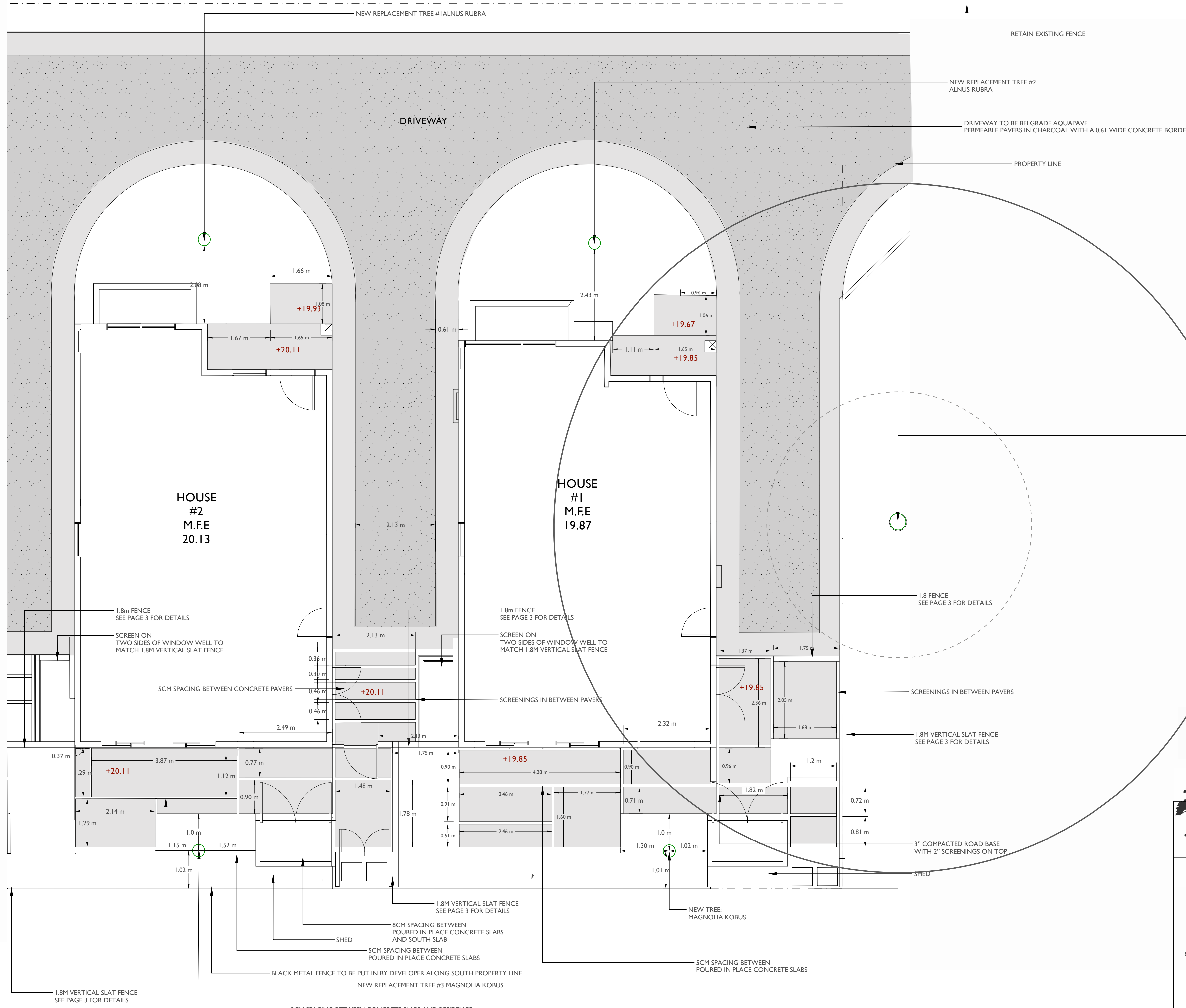
**SCALE :**  
1:100







SITE DETAILS



**LEGEND**

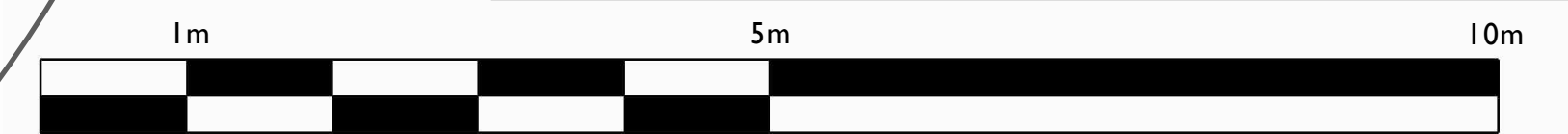
- TREE TRUNK
- PROTECTED ROOT ZONE
- CANOPY

\*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

**ELEVATIONS**

EXISTING ELEVATIONS ARE IN BLACK

PROPOSED ELEVATIONS ARE IN RED



**Greenspace Designs**  
Sustainable Landscape Design

**PROJECT TITLE ::**  
PROPOSED LANDSCAPE PLAN for DANIELLE AND TOD BUCHANAN  
3106 WASHINGTON AVENUE, VICTORIA, BC

**PAGE TITLE ::**  
DETAILS PLAN, PAGE FIVE of SIX

**DATE ::**  
JANUARY 12, 2023 Revised JAN. 29, 2025  
Revised APRIL 25, 2023  
Revised JUNE 20, 2023  
Revised JULY 28, 2023  
Revised NOVEMBER 3, 2023  
Revised NOVEMBER 16, 2023  
Revised JULY 1, 2024

**SCALE ::**  
1:50



# LANDSCAPE NOTES

## OVERALL NOTES

- Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
- Any plant substitutions shall be made in consultation with the landscape architect.
- The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
- All topsoil and plants shall conform to BCNTA / BCSLA specifications.
- BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

## MATERIALS

### CAST-IN-PLACE CONCRETE

- Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
- Concrete should be reinforced with rebar.

### PERMEABLE PAVERS

Permeable pavers should be installed according to figures 12.2, 12.3, or 12.4.

## PERMEABLE PAVER DETAILS

FIGURE 12.2. PERMEABLE PAVEMENT WITH FULL INFILTRATION TO SOIL SUBGRADE

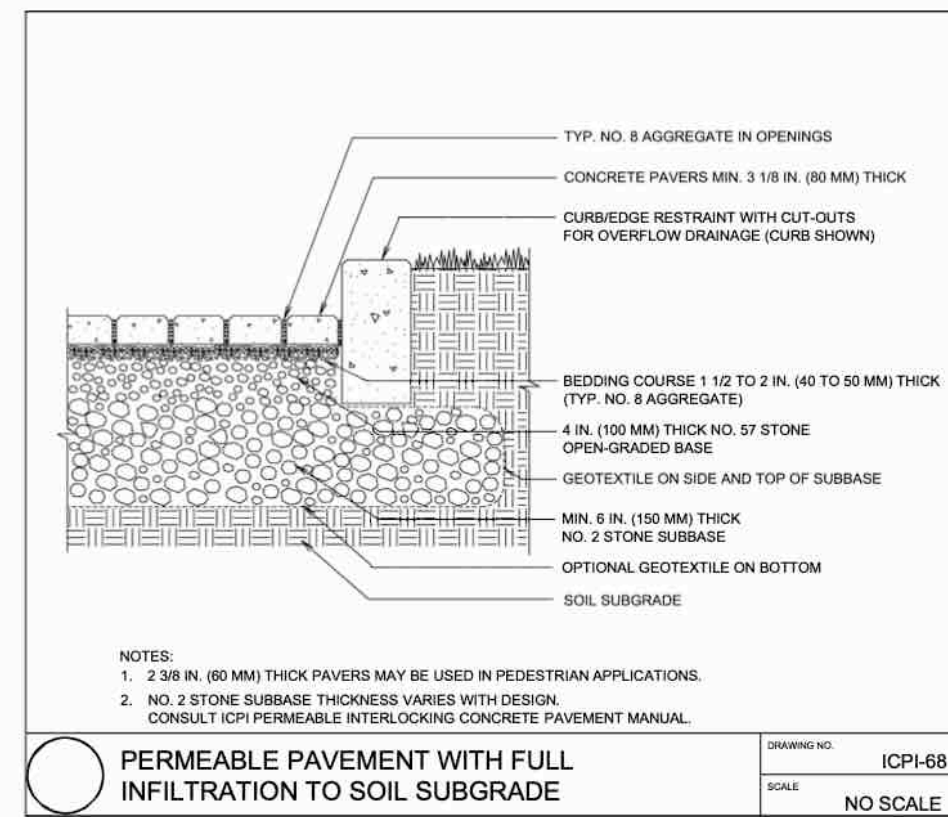


FIGURE 12.4. PERMEABLE PAVEMENT WITH NO INFILTRATION TO SOIL SUBGRADE

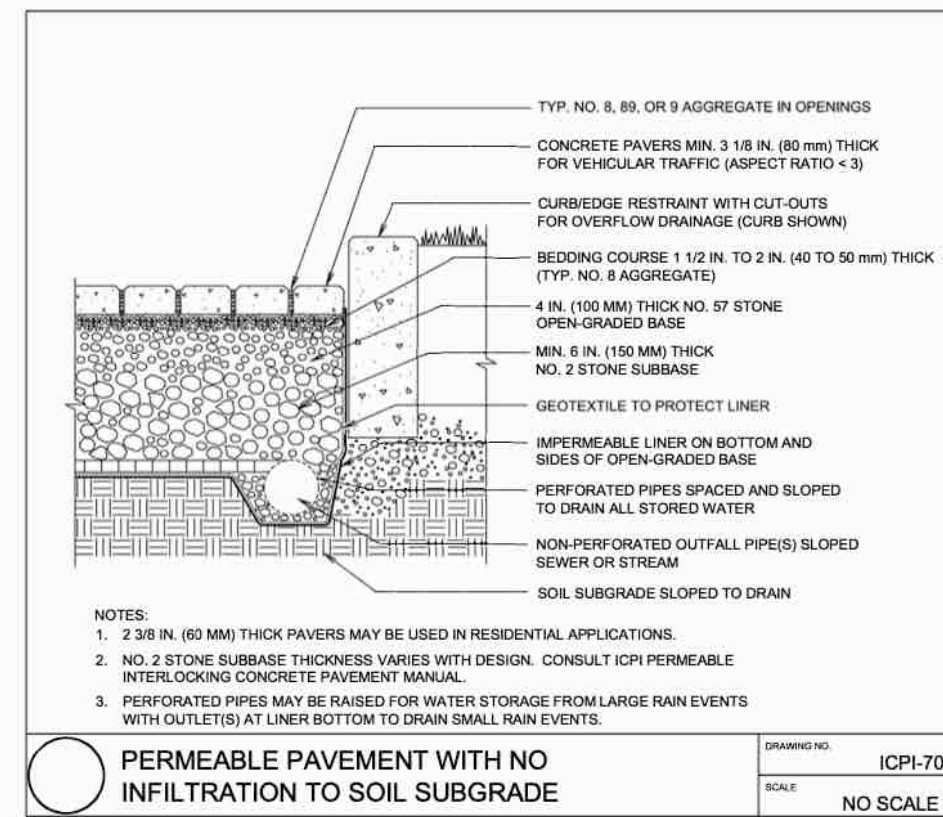
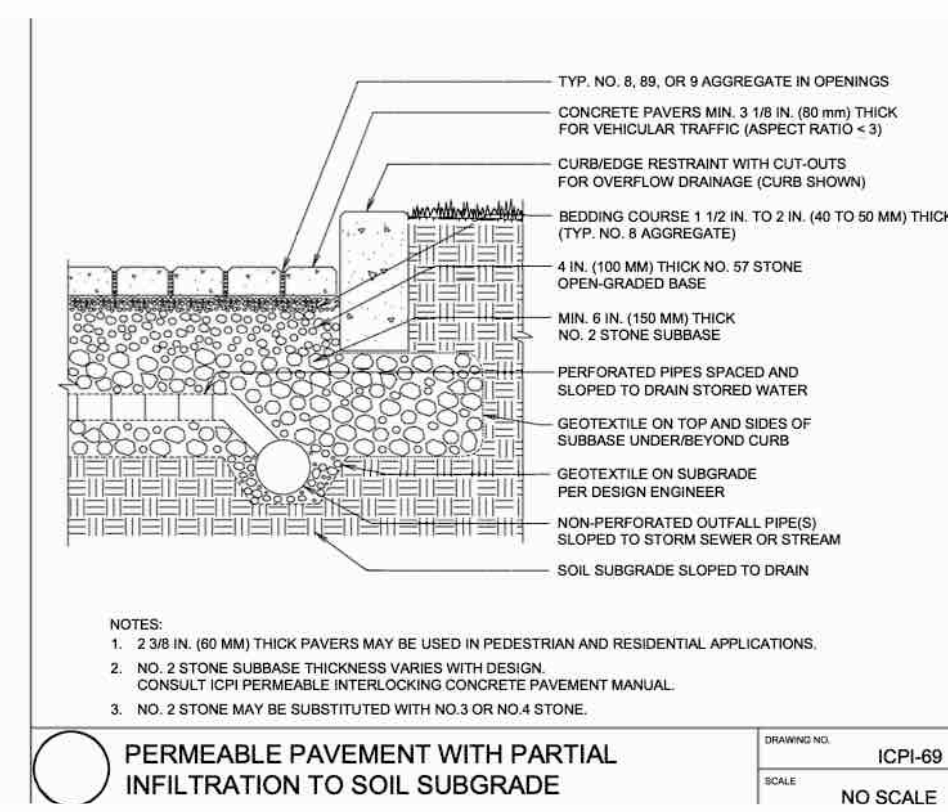


FIGURE 12.3. PERMEABLE PAVEMENT WITH PARTIAL INFILTRATION TO SOIL SUBGRADE



## STOCKPILES

- Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
- Ideally, the growing medium is delivered on the day of installation.
- Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
- Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

## TOPSOIL

- On-site topsoil should be used if it meets the standards for a growing medium.
- Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
- Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.
- Topsoil depths shall be as follows:  
 Trees 2m x 2m x 2m soil per tree  
 shrubs 600 mm depth  
 ground covers 150 mm depth

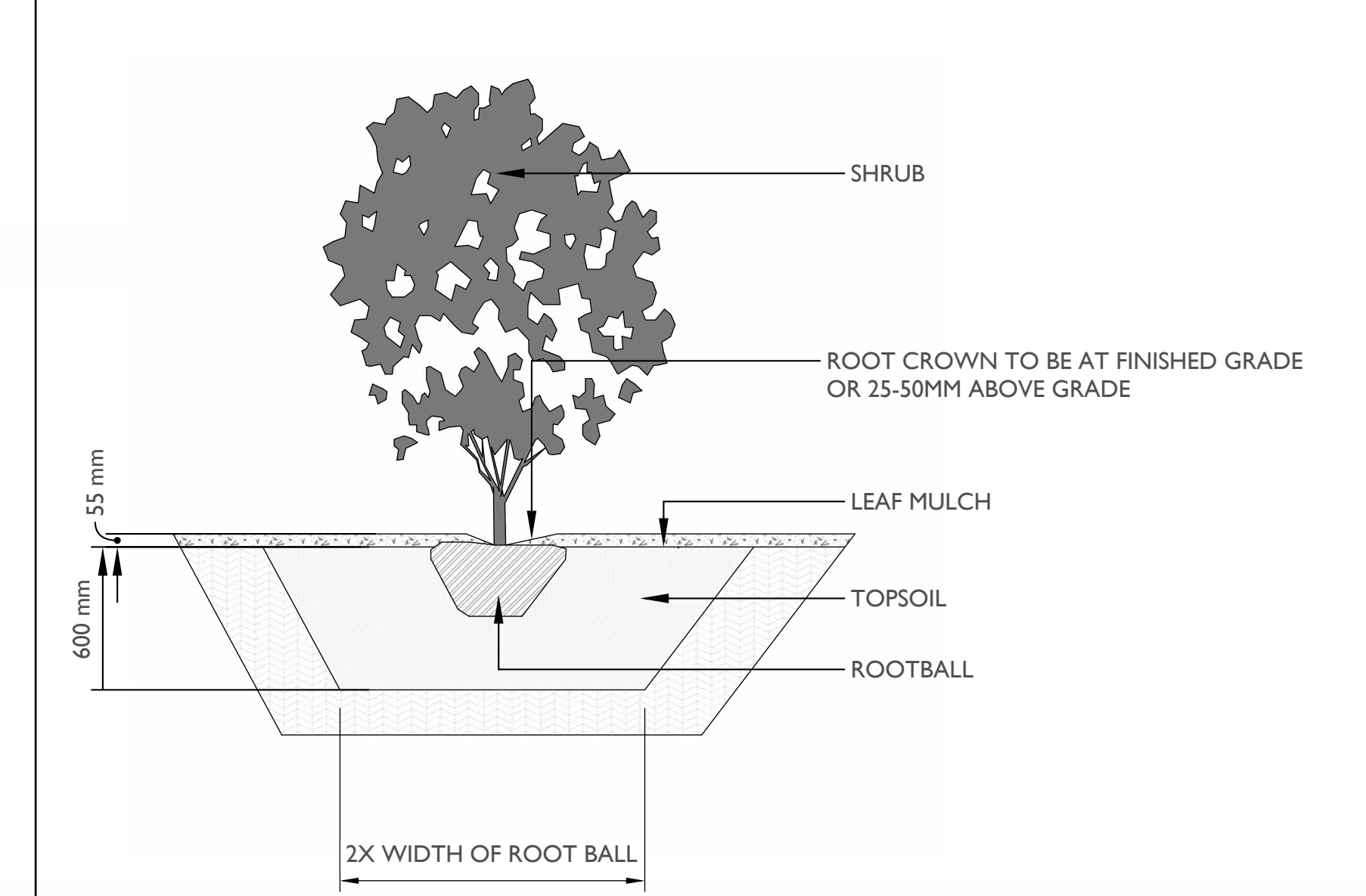
## MULCH

- All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
- Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
- Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
- Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
- Mulch is to be of a type suitable for the material planted.

## PLANTING

- All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
- Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
- Growing media settlement should be corrected prior to mulching.
- Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
- Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
- Planting debris and materials shall be removed promptly from the site.
- Plants must be watered immediately after planting to the depth of their root systems.
- The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
- Plants should spend a minimal amount of time in the storage on site.

## PLANTING DETAILS



## SOD

- All grass areas shall be sod. The sod shall be Anderson Sod Farm Easy Lawn 2000 or equivalent.
- The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
- Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
- Sod must not be dropped or dumped from vehicles.
- Sod should be protected during transportation and arrive at the site healthy.
- If there is a delay in installation, the sod must be kept moist, cool, and protected against weather conditions until installation.
- Sod should be installed within 24 hours of delivery during the growing season.
- After wet weather, sod needs to dry sufficiently before handing and installation to avoid tearing and damage.
- Sod is sufficiently established when its roots grow into the underlying growing medium.
- Sod lawns should not show visible seams.

## CITY OF VICTORIA IRRIGATION NOTES

Irrigation Systems on City property shall comply to City of Victoria Supplementary Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks are required tsherbo@victoria.ca 48 hours prior to the required inspection time.

### Irrigation Inspection Requirements.

- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Irrigation Sleeving prior to backfilling\*
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
- Report required, Backflow Assembly is to have an inspection tag completed and attached.
- Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree

## WATERING

- Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
- Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
- Watering should reach the depth of the root zone.
- Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
- Soil moisture should be maintained at 50 to 100 percent field capacity.

## LANDSCAPE LIGHTING

- Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-laws regarding electrical, lighting, and light pollution.

**PROJECT TITLE :**  
 PROPOSED LANDSCAPE PLAN for DANIELLE AND TOD BUCHANAN  
 3106 WASHINGTON AVENUE, VICTORIA, BC

**PAGE TITLE :**  
 LANDSCAPE NOTES, PAGE SIX of SIX

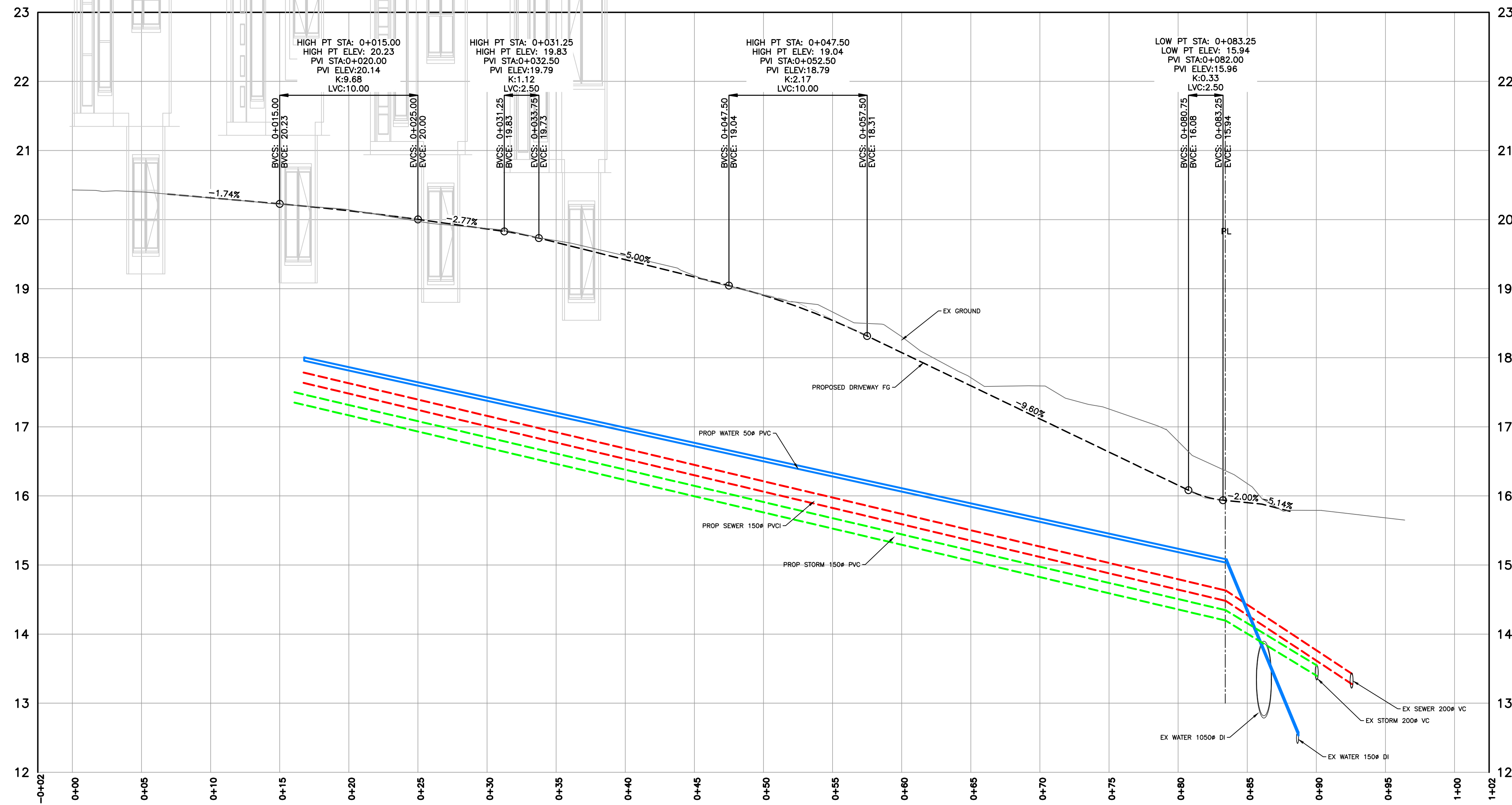
**DATE :**  
 JANUARY 12, 2023 Revised JAN. 29, 2025  
 Revised APRIL 25, 2023  
 Revised JUNE 20, 2023  
 Revised JULY 28, 2023  
 Revised NOVEMBER 3, 2023  
 Revised NOVEMBER 16, 2023  
 Revised JULY 1, 2024







THE CITY OF VICTORIA: July 26, 2024 / U:\CS1400 Customer Files\2023\Civil\Civil\CV23-12 Washington - Buchanan\03 EN-C\040 Internal Drawings\00 Current\CV23-12\_240710\_SERVICES\_PLAN.dwg



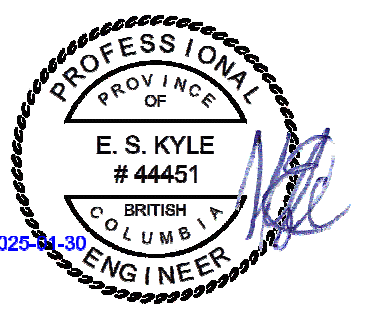
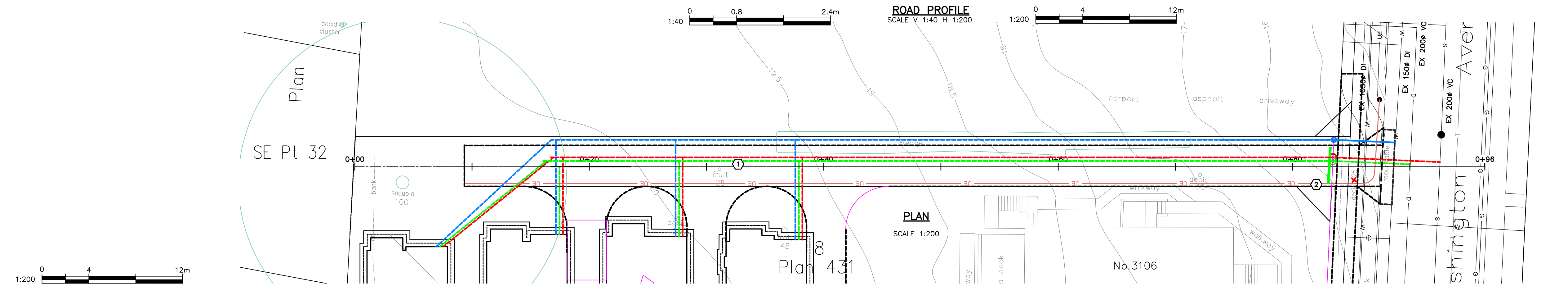
**DETAILED CONSTRUCTION NOTES:**

- REFER TO ARCH AND LANDSCAPE PLAN FOR DRIVEWAY COMPOSITION.
- INSTALL CALIFORNIA DRAIN ONSITE AT PROPERTY LINE AND CONNECT TO DORM MAIN WITH 100mm PVC AT MIN 2%

Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation
-0+002	20.43	0+000	20.41	0+005	20.31	0+010	20.315	0+015	20.228	0+020	20.14	0+025	20.002	0+030	19.87	0+035	19.864	0+040	19.420
0+045	19.170	0+050	18.905	0+055	18.540	0+060	18.075	0+065	17.995	0+070	17.115	0+075	16.635	0+080	16.155	0+085	15.903	0+090	15.79
0+095	15.68	0+100	15.68																

<b>Prop Storm Data:</b>	67.37m 150ø PVC @ 4.68% Invert In 17.425 Invert Out 14.271	0+83.46 RIM=14.36	6.61m 150ø PVC @ 12.12% Invert In 14.271 Invert Out 13.470
<b>Prop Sewer Data:</b>	66.73m 150ø PVC @ 4.73% Invert In 17.711 Invert Out 14.556	0+83.48 RIM=14.64	9.13m 150ø PVC @ 13.19% Invert In 14.556 Invert Out 13.352



**CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES**  
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND	
Existing Municipal Infrastructure	Drain
Proposed Municipal Infrastructure	Ditch
Existing External U/G Utilities	Sewer
Proposed External U/G Utilities	Water
Street Lighting Pole Mount	Traffic Sign
Post Top	Ctrl Monument
Pedestrian Signal	Traverse Hub
Traffic Signal	Gas Valve
Drain	Valve
Curb	Concrete Box
Sidewalk	Wood Box
Manhole	Catch Basin
Cleanout	Culvert
Silt Trap	Cap / Plug
Traverse Hub	Gas Valve
Valve	Flush Valve
Concrete Box	Hydrant
Wood Box	Reducer
Catch Basin	Air Valve
Culvert	Water Meter
Cap / Plug	
Air Valve	
Water Meter	

REVISIONS	
6	
5	
4	
3	
2	
1	

REVISIONS APPROVED			REVISIONS APPROVED			REVISIONS APPROVED		
REVISION #	DATE	SIGNED	REVISION #	DATE	SIGNED	REVISION #	DATE	SIGNED

DESIGN APPROVED		
APPROVED BY	DATE	SIGNED

CITY OF VICTORIA			
3106 WASHINGTON AVE			
STORM, SEWER, WATER AND ROAD SERVICES PLAN			
B.M. :	TBC	Drawn:	ESK
Design:	ESK	Checked:	ESK
Scale:	Hor: 1:200	Vertical:	1:40
Date:	MAY 2023		

FILE No.	-
DESIGN No.	-
DRAWING No.	2 of 2