BC LAND SURVEYORS SITE PLAN OF:

Civic: 2558 Quadra Street

Legal: Lot A, Section 4,

Victoria District, Plan 11029

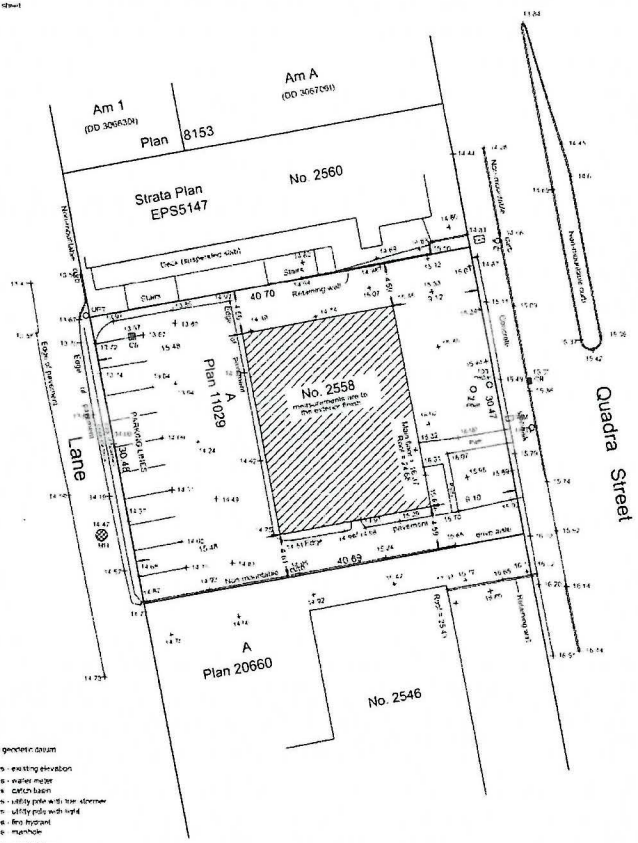
Parcel Identifier 005-121-299 in the City of Victoria

SCALE 1 : 300

0 2 5 10 15 20

All distances are shown in metres

Plot on 11" x 17" sheet



LEGEND

Elevations are in geodetic datum

- + denotes - existing elevation
- WM denotes - water meter
- CB denotes - catch basin
- UP1 denotes - utility pole with tree skirmer
- UPL denotes - utility pole with light
- FH denotes - fire hydrant
- MH denotes - manhole

Tree diameters are in centimetres

Lot Area = 1240 m2

August 3, 2018

File 12 827 - 25

POWELL & ASSOCIATES
B C Land Surveyors
250-2400 Douglas Street
Victoria BC V8T 4N4
phone (250) 382 8855

The following non-financial charges are shown on the current title and may affect the property.

M76301 - Undersurface rights

Setbacks are derived from field survey

Parcel dimensions shown hereon are derived from Land Title Office records

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

2 / A001 Site Survey NTS

PROJECT INFORMATION

CIVIC ADDRESS
2558 QUADRA STREET

LEGAL DESCRIPTION
LOT A, SECTION 4, VICTORIA DISTRICT PLAN 11029

SITE AREA
1239.7 SM

PROJECT DESCRIPTION
4 STOREYS OF RESIDENTIAL AFFORDABLE HOUSING ABOVE ONE STOREY OF GROUND FLOOR COMMERCIAL WITH ONE BASEMENT LEVEL OF PARKADE

BUILDING HEIGHT
5 STOREYS, 17.250 M (BCBC)

BUILDING AREA
700 SM (BCBC)

GROSS BUILDING FLOOR AREA	BCBC	ZONING
PARKADE	880 SM	-
GROUND FLOOR LEVEL 1	525 SM	486 SM
LEVELS 2 - 5	2400 SM	2340 SM
TOTAL (EXCLUDING PARKADE)	2945 SM	2826 SM

RESIDENTIAL UNITS	BC HOUSING	ZONING
16 STUDIO @	36 SM	33 SM
4 ACCESSIBLE STUDIO @	46 SM	44 SM
16 ONE BED @	56 SM	53 SM
4 TWO BED @	79 SM	75 SM
40 TOTAL		

COMMERCIAL UNITS		ZONING
1 COMMERCIAL RETAIL UNIT @	330 SM	319 SM

VEHICLE PARKING
PARKADE 22
SURFACE 8
TOTAL 30

BICYCLE PARKING
LONG TERM 48
SHORT TERM 10
TOTAL 58

VICTORIA ZONING BYLAW SUMMARY

ZONING (CURRENT)
C1-OV, QUADRA VILLAGE DISTRICT

USE
COMMERCIAL
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
2826/1239.7 = 2.3

SITE COVERAGE
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
1014/1239.7 = 82%

OPEN SITE SPACE
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
1239.7 - 720 = 519.7
OPEN SITE SPACE/ SITE AREA
519.7/ 1239.7 = 42%

AVERAGE GRADE: 15.03 M (GEODETIC)
SEE SITE PLAN FOR GRADE CALCULATION

HEIGHT OF BUILDING 18.120 M AS MEASURED FROM AVERAGE GRADE

VEHICLE PARKING

AFFORDABLE RENTAL UNITS		
< 45 SM	2 X 20	= 4
45 - 70 SM	5 X 16	= 8
> 70 SM	75 X 4	= 3
SUB-TOTAL		15
VISITOR	1 X 40	= 4
COMMERCIAL	319/20	= 16
TOTAL REQUIRED		35
PROVIDED		30

BICYCLE PARKING

LONG TERM	
< 45 SM	1 X 20 = 20
> 45 SM	1.25 X 20 = 25
COMMERCIAL	319/100 = 3
TOTAL LONG TERM REQUIRED	48
TOTAL PROVIDED	48

SHORT TERM	
RESIDENTIAL (THE GREATER OF)	1 X 40 OR 6
COMMERCIAL	319/100 = 4
TOTAL SHORT TERM REQUIRED	10
TOTAL PROVIDED	10

1 / A001 Location Plan NTS

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018 DIVISION B - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
BELOW GRADE PARKADE
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL
GROUND FLOOR COMMERCIAL RETAIL UNIT (CRU) - ANY OF THE FOLLOWING -
GROUP A2 - ASSEMBLY
GROUP D - BUSINESS AND PERSONAL SERVICES
GROUP E MERCANTILE
LEVELS 2 - 5 -
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE FLOORS ABOVE BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2
A2/C - 1 HOUR
A2/D - 1 HOUR
A2/E - 2 HOUR
C/D - 1 HOUR
C/E - 2 HOUR
D/E - NONE REQUIRED

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.24 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA SPRINKLERED
FIRE SUPPRESSION - FULLY SPINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - ANY
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE 1 HOUR

3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 M
ALLOWABLE AREA - 1440 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.56 - GROUP D UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - 8640 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE 1 HOUR

3.2.2.62 - GROUP E, ANY HEIGHT ANY AREA SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA SPRINKLERED
FIRE SUPPRESSION - FULL SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE 2 HOUR

ACTUAL SIZE AND CONSTRUCTION
PARKADE -
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT 1 STOREY
AREA - 880 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

BUILDING -
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS 17.250 M
AREA - 700 SM
CONSTRUCTION
LEVEL 1 - NON COMBUSTIBLE (INCLUDING FLOOR ABOVE)
LEVELS 2 - 5 - COMBUSTIBLE (EXCEPT LEVEL 2 FLOOR)
FLOOR ASSEMBLY
LEVEL 2 - 2 HOUR (NON COMBUSTIBLE)
LEVELS 3 - 5 - 1 HOUR
SUPPORTING WALLS AND STRUCTURE
LEVEL 1 - 2 HOUR
LEVELS 2 - 5 - 1 HOUR
ROOF ASSEMBLY - NONE

DRAWING INDEX

ARCHITECTURAL
A001 PROJECT INFORMATION

A101 ARCHITECTURAL SITE PLAN
A102 PARKADE PLAN
A201 LEVEL 1 PLAN
A202 LEVELS 2 - 5 PLANS
A203 ROOF PLAN
A301 EXTERIOR ELEVATIONS
A302 STREETSCAPE
A303 PERSPECTIVES
A401 BUILDING SECTIONS
A402 BUILDING SECTIONS

CIVIL
18-136-REZONING CONCEPTUAL SERVICING

LANDSCAPE
L1.01 LANDSCAPE MATERIALS
L3.01 PLANTING PLAN

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REGISTERED ARCHITECT
CHARLES RICHARD KUNDLE
BRITISH COLUMBIA
20.02.11

ISSUED FOR REZONING

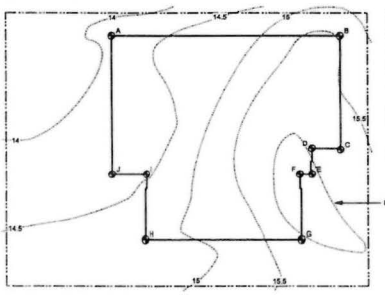
dlkarchitects

2558 Quadra Street
2558 Quadra Street
Victoria BC

Project Information

A001 | 2

ATTACHMENT C



2 A101 Average Grade Calculation
Scale: 1:100

N

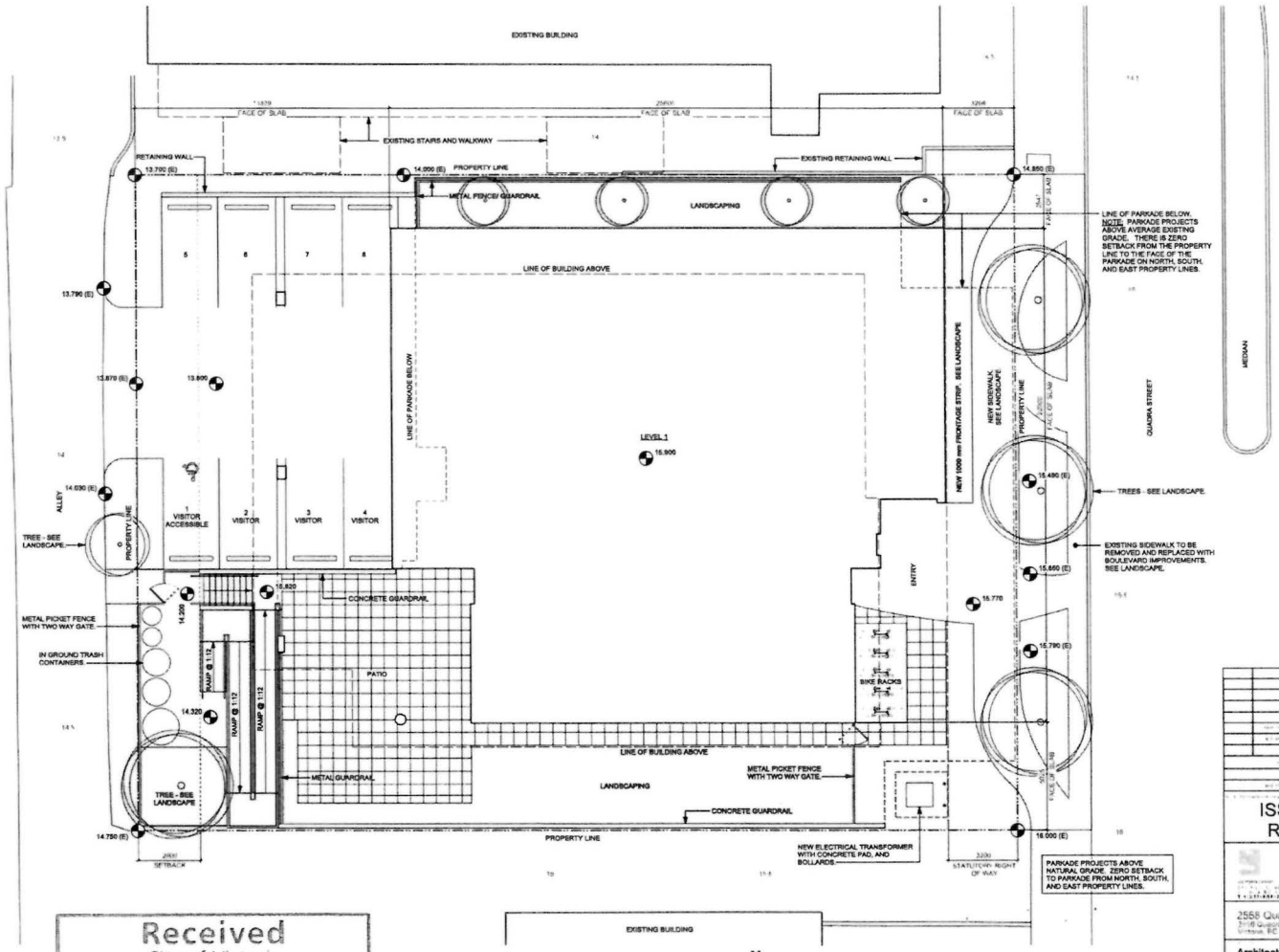
GRADE CALCULATION

POINTS	AVERAGE		DISTANCE		TOTAL
A&B	((14 + 15.5)/2)	X	25.8	=	380.55
B&C	((15.5 + 16)/2)	X	12.8	=	201.6
C&D	((16 + 16)/2)	X	3.2	=	51.2
D&E	((16 + 16)/2)	X	3.0	=	48
E&F	((16 + 16)/2)	X	1.2	=	19.2
F&G	((16 + 15.7)/2)	X	7.25	=	114.91
G&H	((15.7 + 14.75)/2)	X	17.7	=	269.48
H&I	((14.75 + 14.5)/2)	X	7.25	=	106.03
I&J	((14.5 + 14.4)/2)	X	3.85	=	55.63
J&A	((14.4 + 14)/2)	X	15.85	=	222.23
TOTAL			97.7		1468.83

AVERAGE GRADE 1468.83 / 97.7 = 15.03

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C1-QV
PROPOSED ZONE	NEW ZONE
SITE AREA (SM)	1239.7
TOTAL FLOOR AREA (SM)	2826
COMMERCIAL FLOOR AREA (SM)	319
FLOOR SPACE RATIO	2.3
SITE COVERAGE (%)	82
OPEN SITE SPACE (%)	42
HEIGHT OF BUILDING (M)	17.250 (16.120 AS MEASURED FROM AVERAGE GRADE)
NUMBER OF STOREYS	5
PARKING STALLS (NUMBER) ON SITE	30
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	56
BUILDING SETBACKS (M)	
FRONT YARD	0
REAR YARD	2.9
SIDE YARD (NORTH)	0
SIDE YARD (SOUTH)	0
COMBINED SIDE YARDS	0
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	40
UNIT TYPE	STUDIO, ONE BEDROOM, TWO BEDROOM
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA (SM)	33
TOTAL RESIDENTIAL FLOOR AREA (SM)	1872

SHEET NOTES:
1.



1 A101 Site Plan
Scale 1:100

0 2000 5000 mm
1:100

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2568 Quadra Street
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Architectural Site Plan

A101 2

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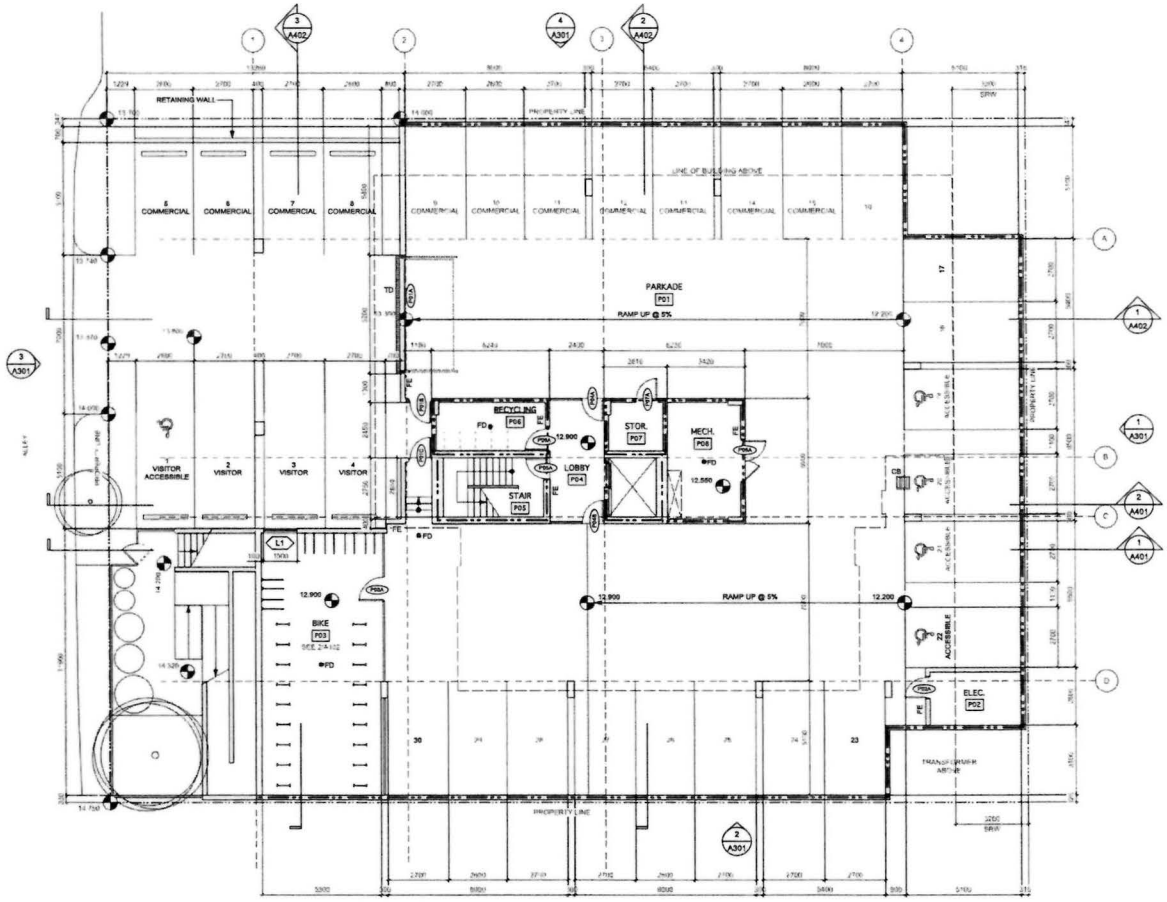
GRAPHIC LEGEND:

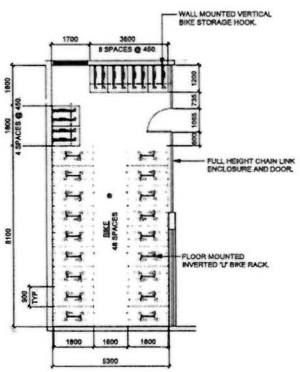
- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION.
- FIRE RATED SEPARATION.

SHEET NOTES:

1. PROVIDE (6) 3A40BC 5 LB BRACKET MOUNTED FIRE EXTINGUISHERS (FE) IN LOCATIONS SHOWN.



1 A102 Parkade Plan
Scale: 1:100



2 A102 Bike Room Furnishings Plan
Scale: 1:100

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VEHICLE PARKING CALCULATION

AFFORDABLE RENTAL UNITS		
UNITS < 45 SM	20 X .2 = 4	
UNITS 45-70 SM	16 X .5 = 8	
UNITS >70 SM	4 X .75 = 3	
SUB-TOTAL	40	15
VISITOR	40 X .1 = 4	
COMMERCIAL/ RETAIL	319/20 = 16	
TOTAL REQUIRED		35
PROVIDED		30

LONG TERM BIKE PARKING CALCULATION

UNITS < 45 SM	20 X 1 = 20
UNITS > 45 SM	20 X 1.25 = 25
COMMERCIAL/ RETAIL	319/100 = 3
TOTAL REQUIRED	48
PROVIDED	48

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2558 Quadra Street
2558 Quadra Street
Victoria, BC

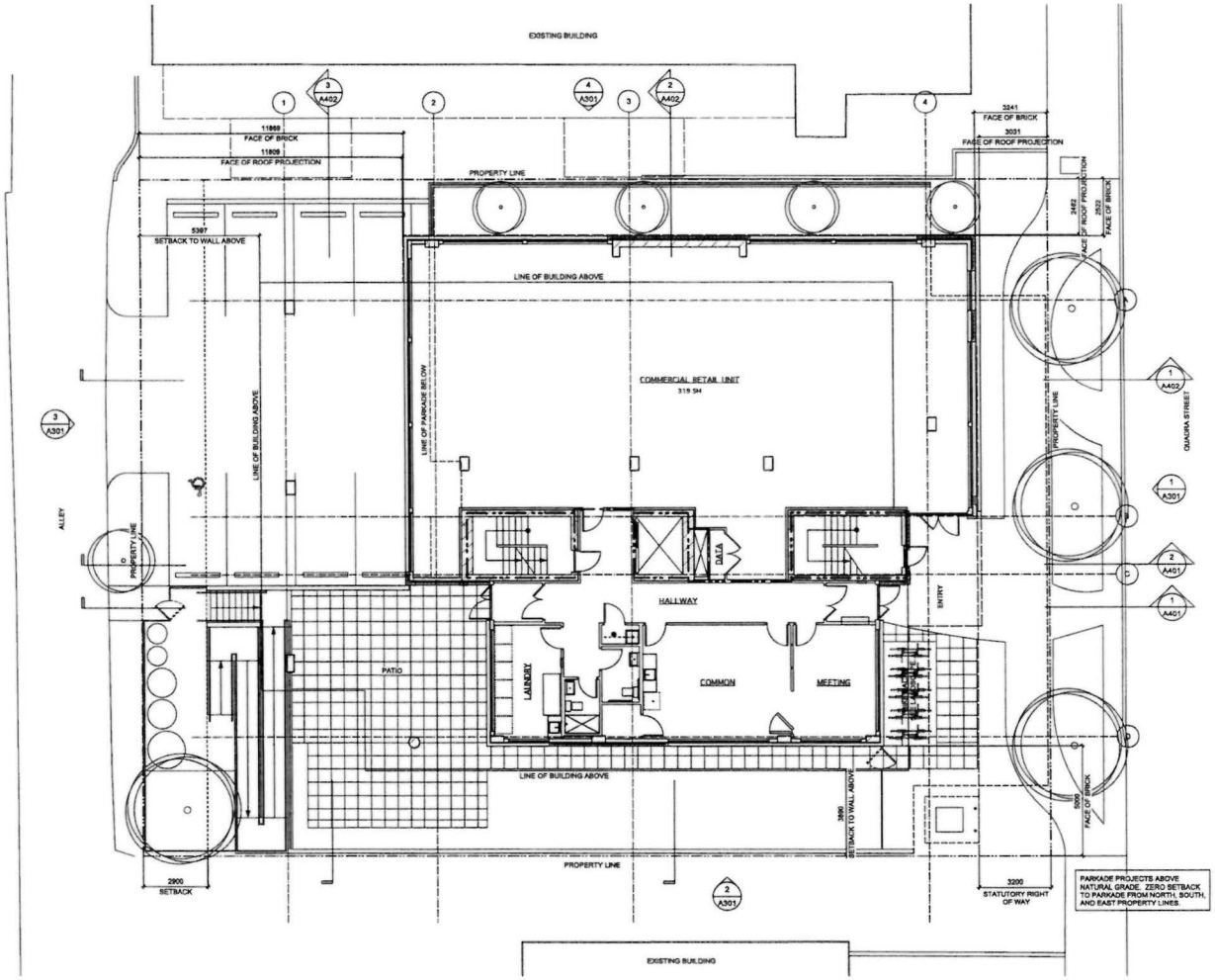
Parkade Plan

A102 | 2

GRAPHIC LEGEND:

- REINFORCED CONCRETE
- CONCRETE BLOCK
- FRAMED WALL
- BRICK VENEER
- SIDING AND EXTERIOR INSULATION
- FIRE RATED SEPARATION

SHEET NOTES:
1.



PARKADE PROJECTS ABOVE NATURAL GRADE. ZERO SETBACK TO PARKADE FROM NORTH, SOUTH, AND EAST PROPERTY LINES.

SEE 1/A601 FOR ENLARGED PLAN.

1 A201 Level 1 Plan
Scale 1:100

0 2000 5000 mm
1:100

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2558 Quadra Street
2108 Quadra Street
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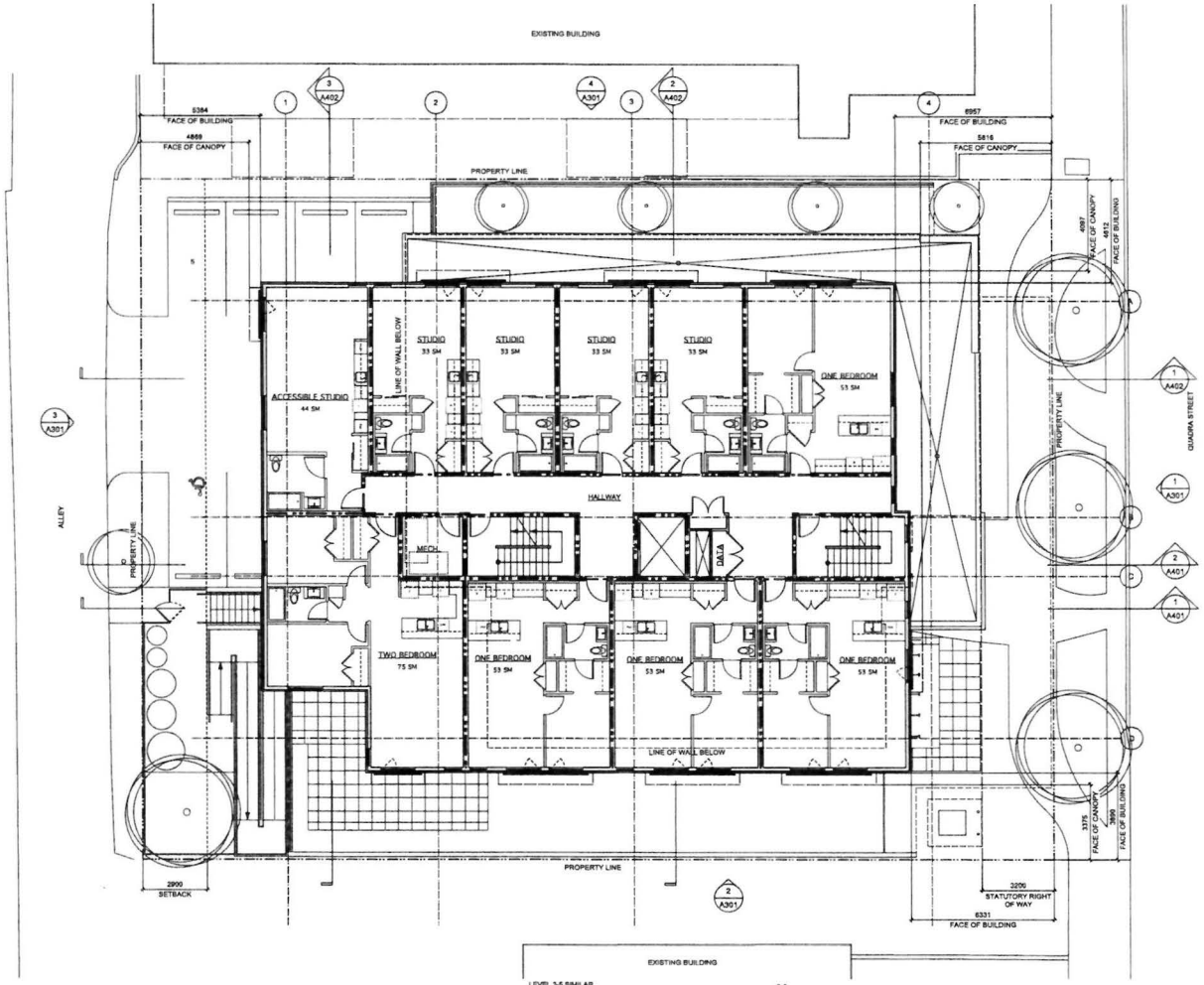
Level 1 Plan

A201 | 2

GRAPHIC LEGEND:

- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION
- FIRE RATED SEPARATION.

SHEET NOTES.
1.



LEVEL 3-5 SIMILAR.
SEE A402, & 403 & A404 FOR ENLARGED PLANS.

1 A202 Level 2 Plan
Scale 1:100

0 2500 5000 mm
1:100

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2558 Quadra Street
2558 Quadra Street
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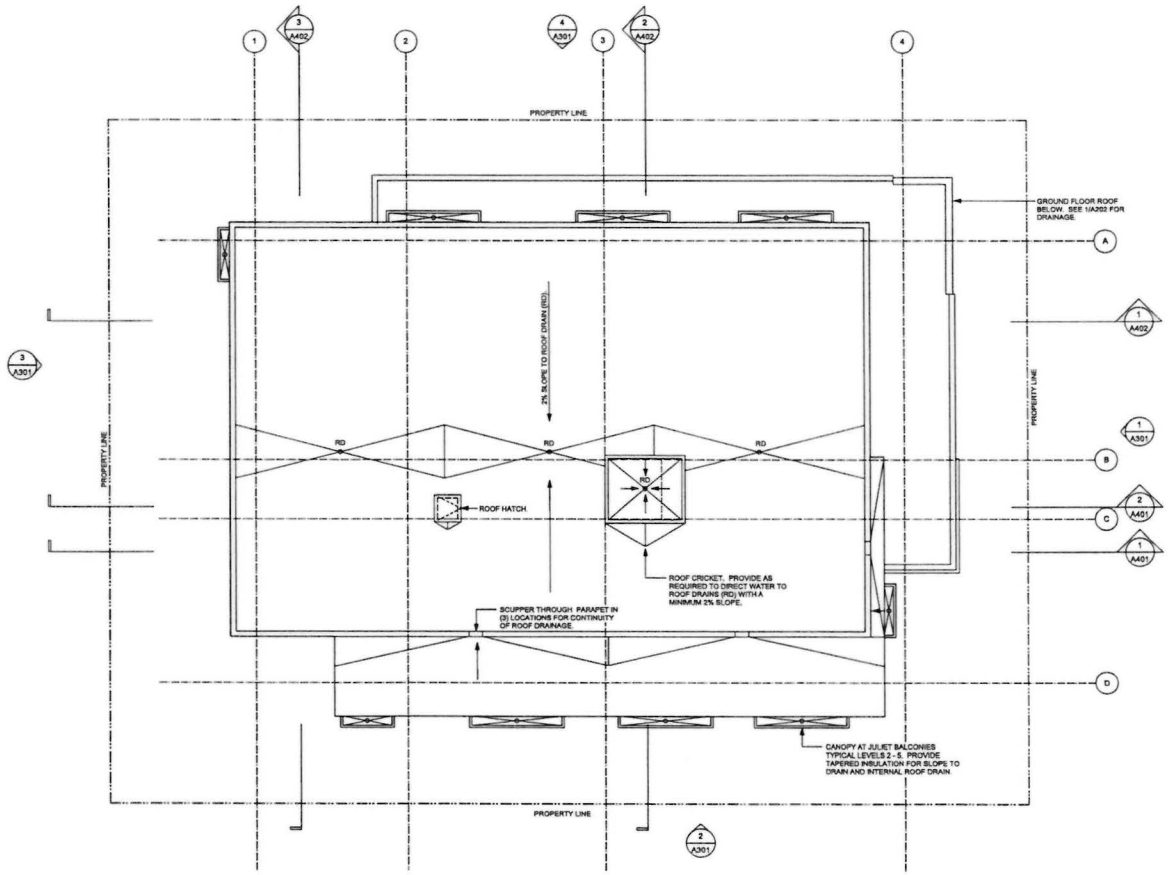
Levels 2-5 Plans

A202 | 2

SHEET NOTES:
1. PROVIDE PERMANENT ANCHORS FOR FALL PROTECTION AND WINDOW WASHING AT A MINIMUM DISTANCE OF 2 M BACK FROM THE INSIDE FACE OF THE PARAPET AROUND THE ENTIRE PERIMETER OF ROOF.



1 / A203 Roof Plan
Scale: 1:100

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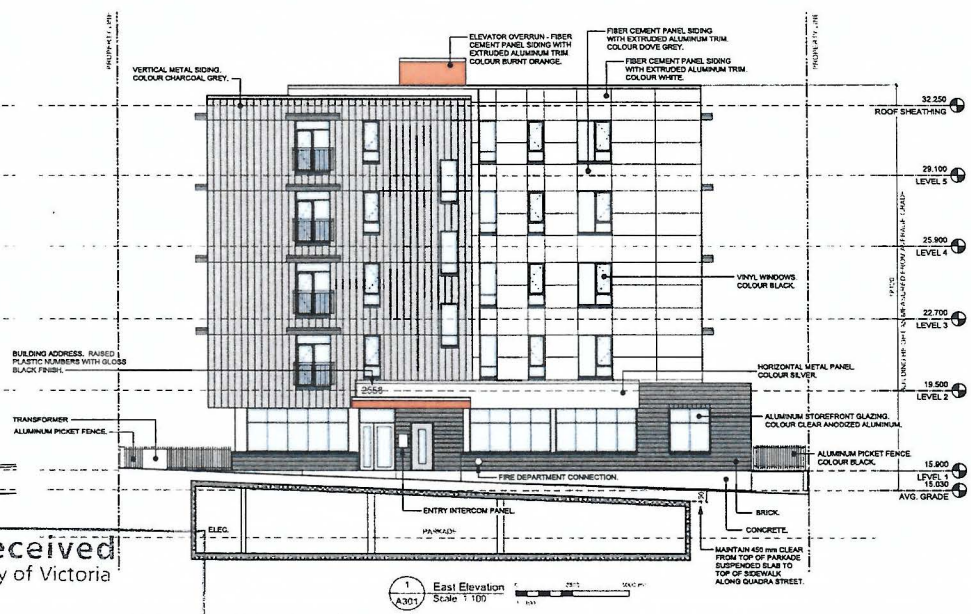
Roof Plan

A203 | 2

4 A301 North Elevation
Scale 1:100

2 A301 South Elevation
Scale 1:100

3 A301 West Elevation
Scale 1:100



1 A301 East Elevation
Scale 1:100

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2558 Quadra Street

Exterior Elevations

A301 | 2

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2 A302 Existing Quadra Street Elevation
NTS

1 A302 Quadra Street Elevation
Scale 1:100

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Streetscape

A302 | 2

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9 A303 Aerial View from South East

8 A303 Aerial View from North East

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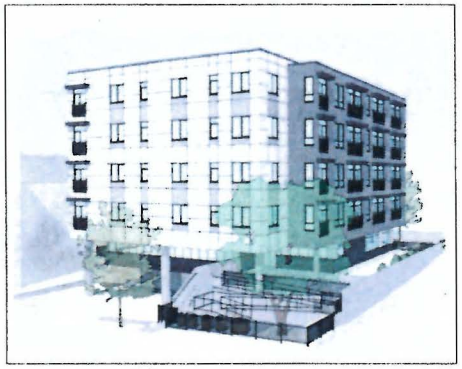
7 A303 North West Corner



6 A303 South West Corner

5 A303 South East Corner

4 A303 North East Corner

3 A303 Alley Entry

2 A303 Quadra Street Entry

1 A303 Quadra Street Entry

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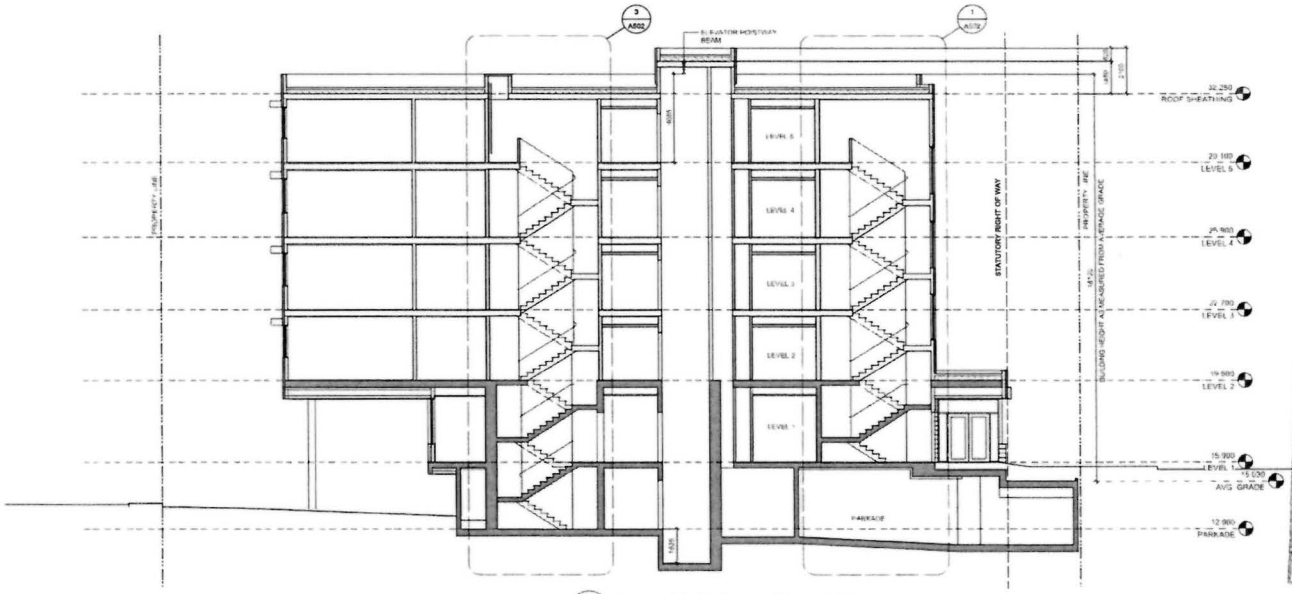
2558 Quadra Street

Perspectives

A303 | 2



2 A401 Longitudinal Section
Scale 1:100

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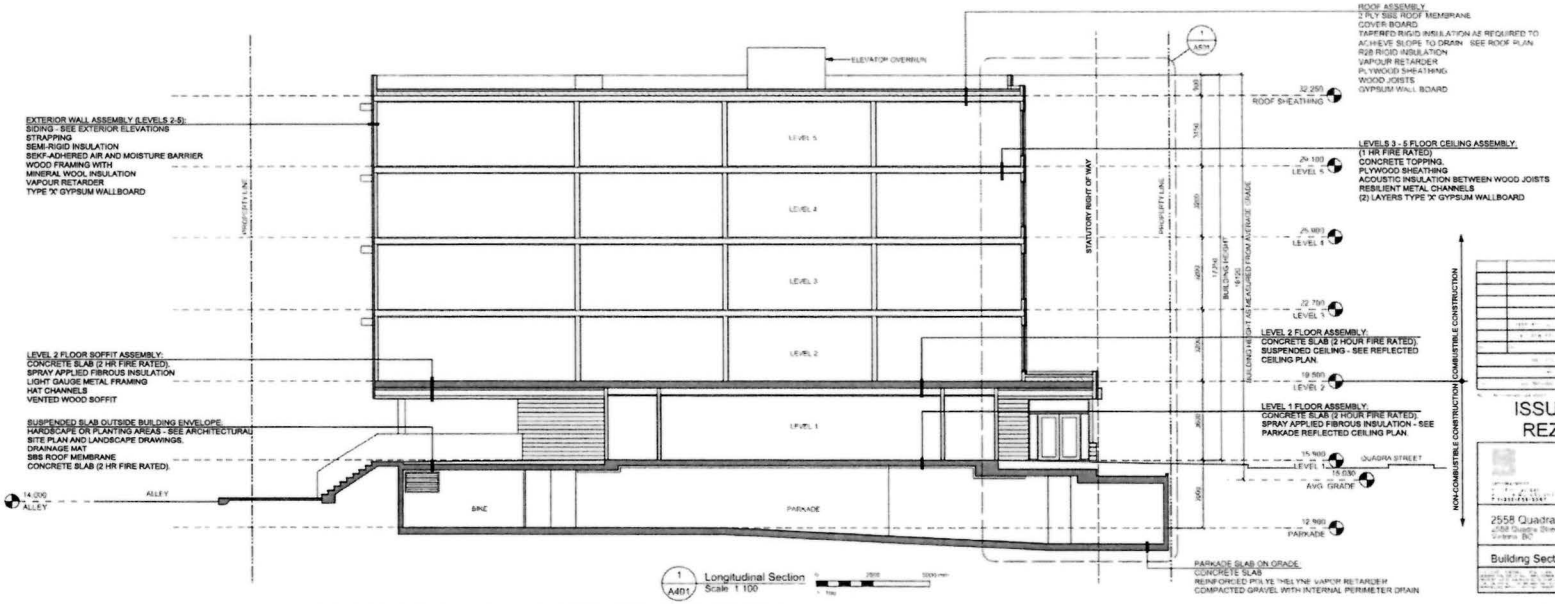

1 A401 Longitudinal Section
Scale 1:100

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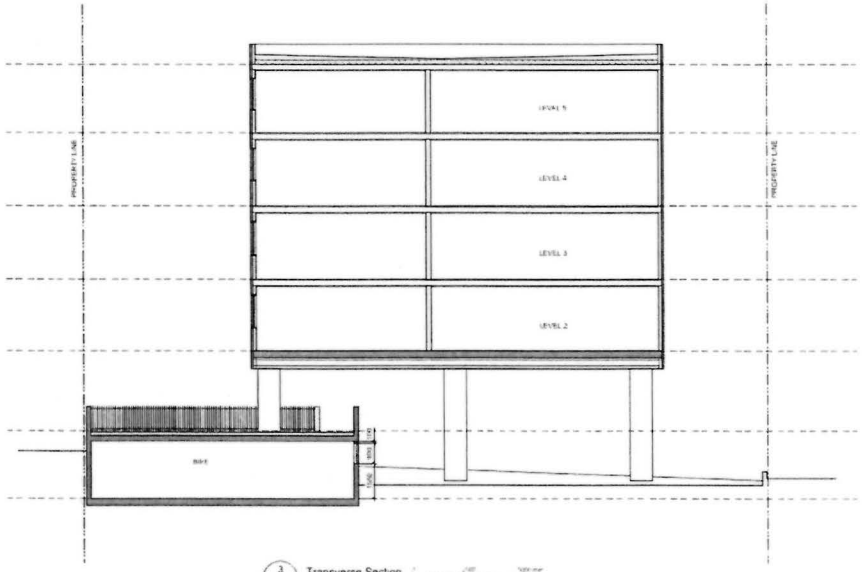
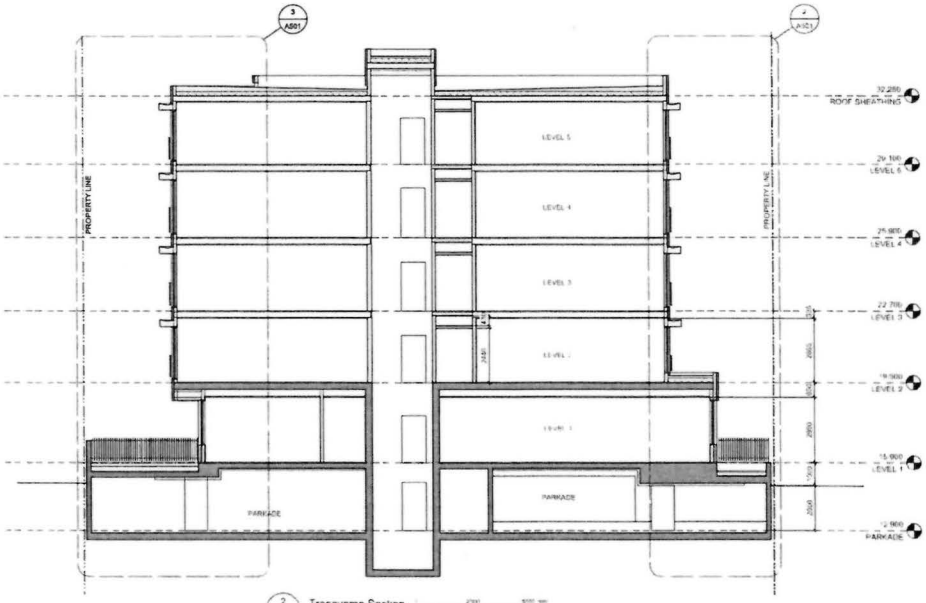
2558 Quadra Street
2558 Quadra Street
Victoria, BC

Building Sections

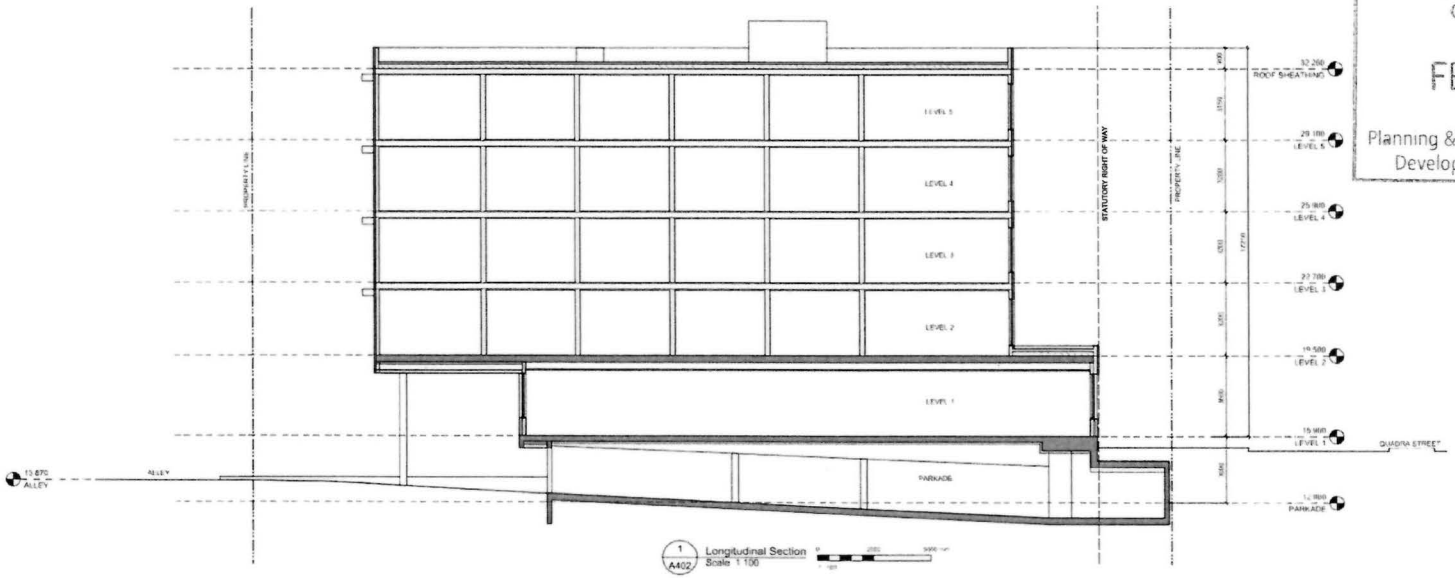
A401 | 2



3 A402 Transverse Section
Scale: 1:100



2 A402 Transverse Section
Scale: 1:100



1 A402 Longitudinal Section
Scale: 1:100

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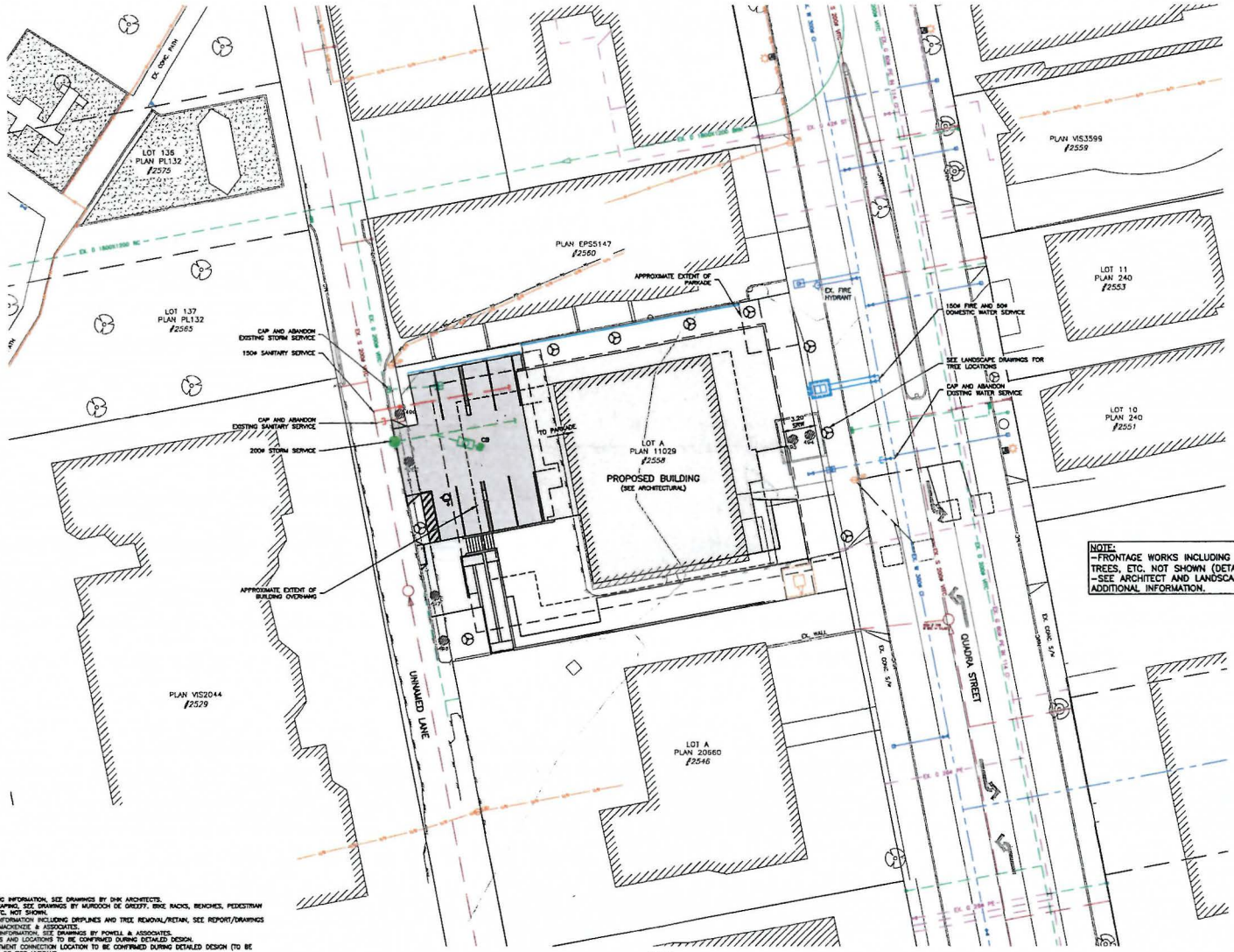
2558 Quadra Street

Building Sections

A402 | 2



PLAN
1:200

LEGEND

EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.

NOTE:
- FRONTAGE WORKS INCLUDING CURBS, SIDEWALK, TREES, ETC. NOT SHOWN (DETAILS TO BE CONFIRMED).
- SEE ARCHITECT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

NOTES:
1. FOR BUILDING INFORMATION, SEE DRAWINGS BY DHK ARCHITECTS.
2. FOR LANDSCAPING, SEE DRAWINGS BY MURDOCH DE GREEFF. BIKE RACKS, BENCHES, PEDESTRIAN LIGHTING, ETC. NOT SHOWN.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
7. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. 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 BCDIGCALL).

SEE ARCHITECTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES

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FEBRUARY 11, 2020
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1:200 0 4 12m

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-8221

SEAL

PROJECT:
FOREST HEIGHTS DEVELOPMENT
2558 QUADRA STREET, VICTORIA, BC

TITLE:
CONCEPTUAL SERVICING

SCALE
HORIZ: 1:200 VERT:
PROJECT NO. 18-136
ISSUED/REVISION
APPROVING AUTHORITY FILE NO.
DRAWING NO.
18-136-REZONING

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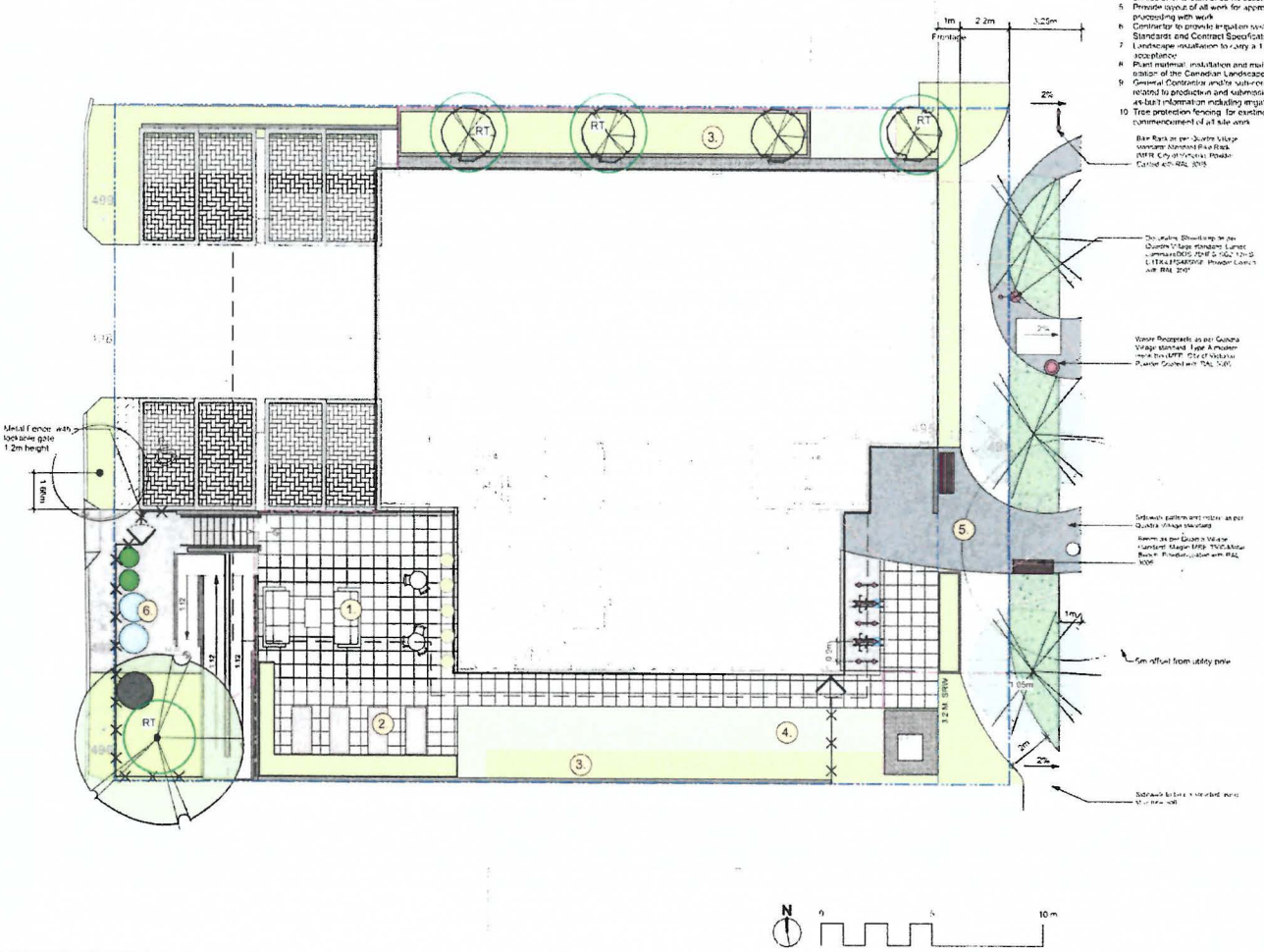
Planning & Development Department
Development Services Division



DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain prior to commencing work
2. All plan dimensions in metres and all detail dimensions in millimetres
3. Plant quantities on Plans shall take precedence over plant list quantities
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work
6. Contractor to provide irrigation system for all planters to current BABC Standards and Contract Specifications
7. Landscape installation to carry a 1 year warranty from date of acceptance
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

LEGEND

- Property line
- Extent of Pavilion
- Proposed Contour Line 1 m interval, typ
- Existing Contour Line
- Architectural grade provided for reference only
- 17.7 / 17.5 – Proposed Landscape Grade / Existing Grade
  - TA Top of Wall
  - BW Bottom of Wall
  - TC Top of Curb
  - BC Bottom of Curb
  - TP Top of Pavil
  - BP Bottom of Pavil
  - TS Top of Stair
  - BS Bottom of Stairs

UNDERGROUND UTILITIES

EXISTING	PROPOSED
Storm drain	
Sewer	
Water	
Electrical	
Gas	

LANDSCAPE MATERIALS

- Guard Rail, see arch
- Metal Picket Fence 1.2m height, c/w lockable gate
- Cast in Place Concrete Wall, height varies
- Unit Paving, Courtyard
- Permeable Unit Paving, Surface Parking
- Granular Paving / Building Maintenance Strip
- Cast in place concrete paving, natural colour
- SIDEWALK, Cast in place concrete paving on structural soil, natural colour
- SIDEWALK, Cast in place concrete paving on structural soil, charcoal colour
- Ornamental Planting Area 450 mm growing medium
- Shallow Soil Ornamental Planting Area 200 mm growing medium
- Boulevard Lawn 600 mm growing medium
- Structural Soil Below Sidewalk

LANDSCAPE FURNISHINGS

- Bike Rack, 2 Stalls Per Rack
- Prefabricated Planter
- Allotment Garden Bed
- In-Ground Waste Sorting
- 53 – Existing Tree to be Removed, See Planting Plan for More Information; Critical Root Zone (CRZ); Tree Tag #
- RT – Replacement Tree

LANDSCAPE TYPOLOGIES

1. Common Patio
   Concrete unit pavers with outdoor couches and bistro tables. Wood screen and community bulletin board at parking

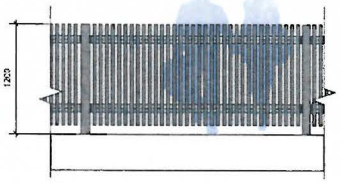
2. Allotment Gardens and Herb Box
   Located in sunniest portion of patio

3. Tall Screening Plantings.
   Planters with deeper soil to grow evergreen shrubs and tall grasses as screening between properties

4. Meadow.
   Shallow growing medium planted with low-maintenance perennial flowers and grasses

5. Welcoming Entry
   Quadra Village materials and patterns, bike racks, and ornamental plantings

6. In-Ground Waste Sorting
   Molok Waste Systems 1 X M-5000 Garbage, 2 X M-3000 paper/plastic, 2 X M-1100 compost/grass



Metal Picket Fence, Conceptual Elevation
Scale: 1:25

3	Revised Rezoning DP	20.02.11
2	Revised Rezoning DP	10.10.21
1	Rezoning DP	11.07.03
revision	description	date

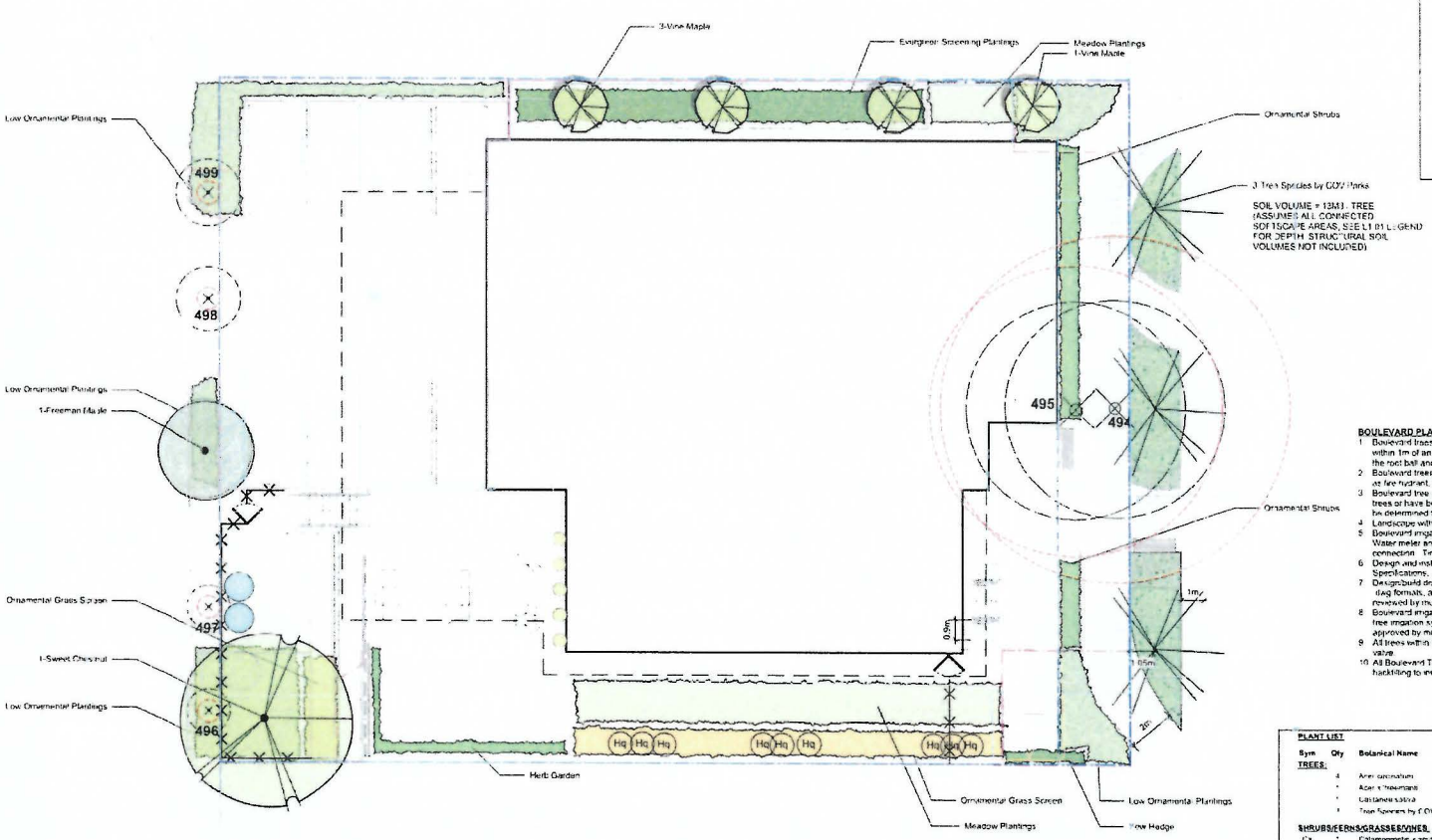
Murdoch de Greeff
Landscape Planning & Design

client
GVHS
2326 Government St
Victoria, BC

project
GVHS @ 2558 Quadra
2558 Quadra St
Victoria, BC

sheet title
Landscape Materials

project no	118.20
scale	1:100 @ 24"x36"
drawn by	TB
checked by	SM/PHG
revision no	3
sheet no	L1.01



EXISTING TREE INVENTORY*

TOTAL TREES TO BE RETAINED: 8

REMOVED TREES

TREE TAG #	DBH (cm)	Bylaw Protected?	Species	Crown Spread (m)
494	103	yes	Western Red Cedar	10
495	65	yes	Western Red Cedar	10
496	6	no	Maple Spp	2
497	7	no	Maple Spp	2
498	6	no	Maple Spp	3
499	7	no	Maple Spp	3

TOTAL TREES TO BE REMOVED: 6
TOTAL BYLAW PROTECTED TREES TO BE REMOVED: 2

REPLACEMENT TREES

# Proposed	Species
1	Castanea sativa
3	Boulevard Trees, Species TBD

TOTAL REPLACEMENT TREES: 4

SEE PLANTING PLAN FOR A FULL LIST OF PROPOSED TREES.

* Based on Arborist's Report received from Talbot Mackenzie & Associates, dated Sept. 12, 2014. Refer to Arborist report for details on tree conditions and Arborist recommendations.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal services such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Landscape within boulevard areas to be irrigated (unless otherwise indicated).
5. Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
6. Design and installation of boulevard irrigation system to meet current BABC and Municipal Specifications.
7. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
8. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
9. All trees within boulevard to be irrigated with double ring drip irrigation system c/w double check valve.
10. All Boulevard Trees to be inspected by C.O.V. Parks staff upon delivery of stock, prior to backfilling to inspect planting depth, and upon completion.

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd Size / Plant Spacing
TREES:				
	4	Acer circinatum	Vine Maple	3.5 m ht
	1	Acer x freemanii	Freeman Maple	5.0cm cal B&B
	1	Castanea sativa	Sweet Chestnut	5.0cm cal B&B
	3	Tree Species by COV Parks		5.0 cm cal B&B
SHRUBS/FERNS/GRASSES/VINES:				
Cf	7	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot 1.2 m O.C.
Csk	11	Cornus sericea 'Kelseyi'	Dwarf Red-twigged Dogwood	#1 pot
Hqa	9	Hydrangea quercifolia 'Amethyst'	Oak-Leaved Hydrangea	#5 pot
Lp	26	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	34	Mahonia aquifolium	Oregon Grape	#2 pot
Mn	25	Mahonia nervosa	Oregon Grape Holly	8" pot 40cm o.c.
Mst	30	Muscarimus stenosis 'Greggii'	Adagio Maiden Grass	#1 pot
Or-1	9	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rs	20	Rubus spectabilis	Red Flowering Currant	#3 pot
Ro	5	Rosmarinus officinalis	Rosemary	#2 pot
Rp	44	Rubus pentalobus	Taiwan Creeping Rubus	Sp3 30cm o.c.
Sfo	8	Salvia officinalis 'purpurascens'	Purple Sage	#1 pot
Tax	4	Taxus x media	Hybrid Yew	#5 pot
Vo	8	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
MEADOW PERENNIALS:				
Am	13A	Achillea millefolium 'red velvet'	Yarrow 'red velvet'	#1 pot
Ay	90	Achillea 'terra cotta'	Yarrow	#1 pot
Ap-1	22	Allium acuminatum	Purple chives	Sp3, 30cm o.c.
Sl-1	4	Artemisia schmidtiana 'silvermound'	Silvermound sagebrush	#1 pot
Cr	35	Crocosmia 'Solfaire'	crocosmia	#1 pot
Ic	22	Imperata cylindrica 'Red Baron'	Japanese blood grass	#1 pot
Pnr-1	7	Kniphofia 'Mango Popsicle'	Mango-coloured Red Hot Poker	#5 pot
Sa	22	Sedum 'Autumn Joy'	Autumn Stonecrop	#1 pot
Sm	49	Sedum Matrona	Autumn Stonecrop	#1 pot
Ssc	33	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	Sp3, 30cm o.c.
Sl-1-1	90	Stachys byzantina	Lamb's ears	#1 pot
St	67	Stipa tenuissima	Mexican Feathergrass	#1 pot

NOT FOR CONSTRUCTION

rev no	description	date
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1	Rezoning DP	10.07.09

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