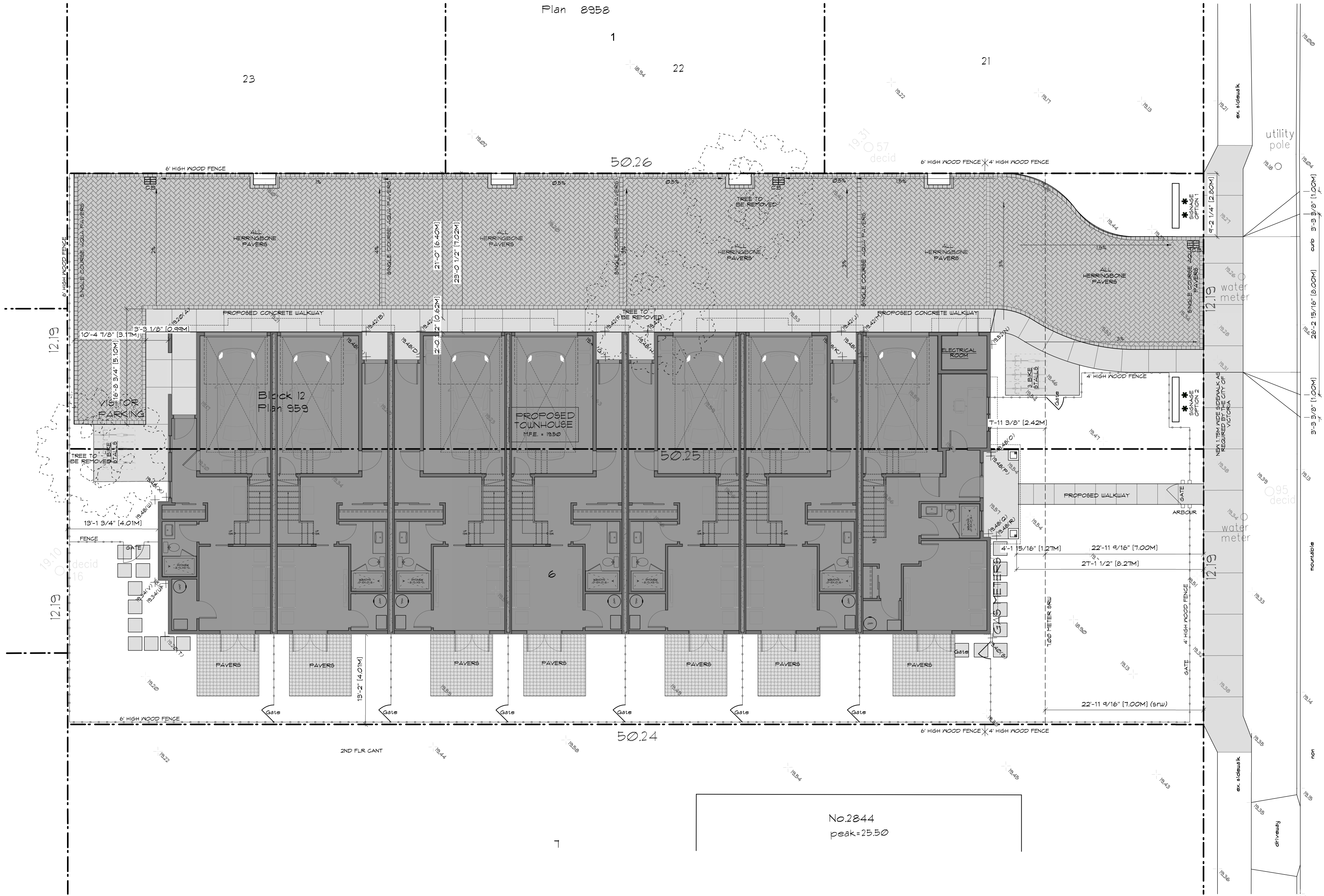


ATTACHMENT B



Site Plan  
Scale: 1:100

Revisions

Received Date:  
November 16, 2021

SITE DATA - TOWNHOUSE @ 2848 SHELBOURNE STREET		
LEGAL DESCRIPTION - LOT 12, BLOCK 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 5125		
CURRENT ZONING - R1-B		
PROPOSED ZONING - Site Specific		
PROPOSED	PROPOSED	COMMENTS
LOT AREA	1225.34 M <sup>2</sup> (13189.40 FT <sup>2</sup> )	
LOT WIDTH	24.38 M (79.99')	
LOT DEPTH (AVG.)	50.25 M (164.86')	
SETBACKS		
FRONT	8.21 M (27.13')	
REAR	4.01 M (13.15 FT)	
SIDE (north)	6.40 M (21.00')	
SIDE (south)	4.01 M (13.15')	
SIDE COMBINED	10.41 M (34.15')	
AVERAGE GRADE	14.31 M (63.54')	
BUILDING HEIGHT	10.21 M (33.64')	
FLOOR AREA (COMBINED BLDGS)		
THIRD FLOOR	458.40 M <sup>2</sup> (4934.18 FT <sup>2</sup> )	
SECOND FLOOR	440.21 M <sup>2</sup> (4739.08 FT <sup>2</sup> )	
MAIN FLOOR FLOOR	291.67 M <sup>2</sup> (3139.46 FT <sup>2</sup> )	
GARAGE	164.76 M <sup>2</sup> (1773.50 FT <sup>2</sup> )	
GARAGE ALLOWANCE	-164.76 M <sup>2</sup> (-1773.50 FT <sup>2</sup> )	
TOTAL FLOOR AREAS		
ALL FLOORS	1190.34 M <sup>2</sup> (12812.72 FT <sup>2</sup> )	
FLOOR AREA RATIO	0.91 to 1.0	
SITE COVERAGE	31.95%	479.52 M2 / 5161.57 SQFT
OPEN SITE SPACE	31.95%	833.84 M2 / 8975.38 SQFT
PARKING	8 (7 COVERED)	

Building A					
UNIT	AREA- SQ. FT.	SECOND	THIRD	TOTAL	Area-M2
A (INC. ELEC.RM)	528.80	733.81	732.32	1994.93	185.33 (garages not include)
B	447.34	683.28	716.29	1846.91	171.58
C	447.34	683.28	705.97	1836.59	170.62
D	373.96	588.87	641.05	1603.88	149.01
TOTAL				7282.31	676.55
TOTAL METRIC					676.55
BUILDING FLOOR AREAS					
FLOOR	AREA SQFT	AREA METRIC			
MAIN	3139.46	291.67			
SECOND	4739.08	440.27			
THIRD	4934.18	458.40			
TOTAL	12812.72	1190.34			
BUILDING AREA					
UNIT	QUANTITY	TOTAL AREA	TOTAL AREA METRIC		
A	1	1994.93	185.33 (garages not included)		
B	3	5540.73	514.75		
C	2	3673.18	341.25		
D	1	1603.88	149.01		
TOTAL	7	12812.72	1190.34		
TOTAL METRIC			1190.34		

2048 Shelbourne - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	19.20	19.42	19.31	8.62	166.45	2146.87	110.81	19.374	
BC	19.42	19.48	19.45	1.22	23.73				
CD	19.48	19.48	19.48	2.57	50.06				
DE	19.48	19.42	19.45	1.22	23.73				
EF	19.42	19.42	19.42	7.69	149.34				
FG	19.42	19.48	19.45	1.22	23.73				
GH	19.48	19.48	19.48	2.57	50.06				
HI	19.48	19.42	19.45	1.22	23.73				
IJ	19.42	19.42	19.42	7.96	154.58				
JK	19.42	19.48	19.45	1.22	23.73				
KL	19.48	19.48	19.48	1.12	21.82				
LM	19.48	19.42	19.45	1.22	23.73				
MN	19.42	19.52	19.47	5.95	115.85				
NO	19.52	19.48	19.50	5.28	102.96				
OP	19.48	19.48	19.48	0.30	5.84				
PQ	19.48	19.48	19.48	3.78	73.63				
QR	19.48	19.48	19.48	0.30	5.84				
RS	19.48	19.40	19.44	4.34	84.37				
ST	19.40	19.20	19.30	36.80	710.24				
TU	19.20	19.34	19.27	4.34	83.63				
UV	19.34	19.34	19.34	0.44	8.51				
VW	19.34	19.48	19.41	3.48	67.55				
WX	19.20	19.48	19.34	0.44	8.51				
XA	19.48	19.20	19.34	7.51	145.24				
TOTAL				110.81	2146.87			19.37	

PROJECT:  
**Baidwan  
Townhouse**

PROJECT ADDRESS:  
2848 Shelbourne Street  
VICTORIA, BC

CLIENT:  
**Baidwan**

ISSUED FOR:  
**DEVELOPMENT PERMIT**

DATE:  
October 26, 2020

REVISION NO.:  
1  
2  
3  
4

DATE:  
05/28/2021  
09/24/2021  
09/27/2021  
10/20/2021

SAC PROJECT NO.:  
**SHE-2848-20**

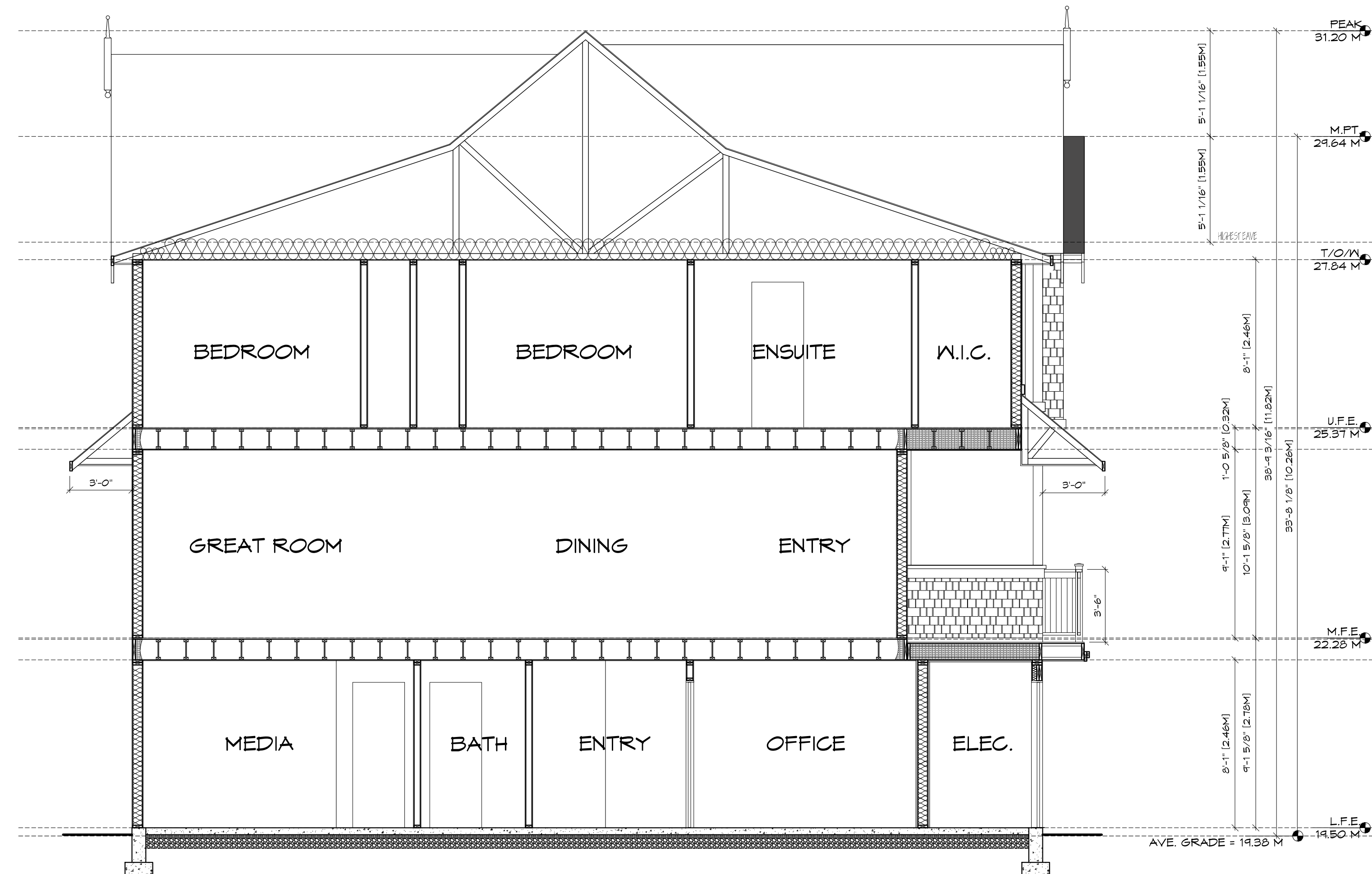
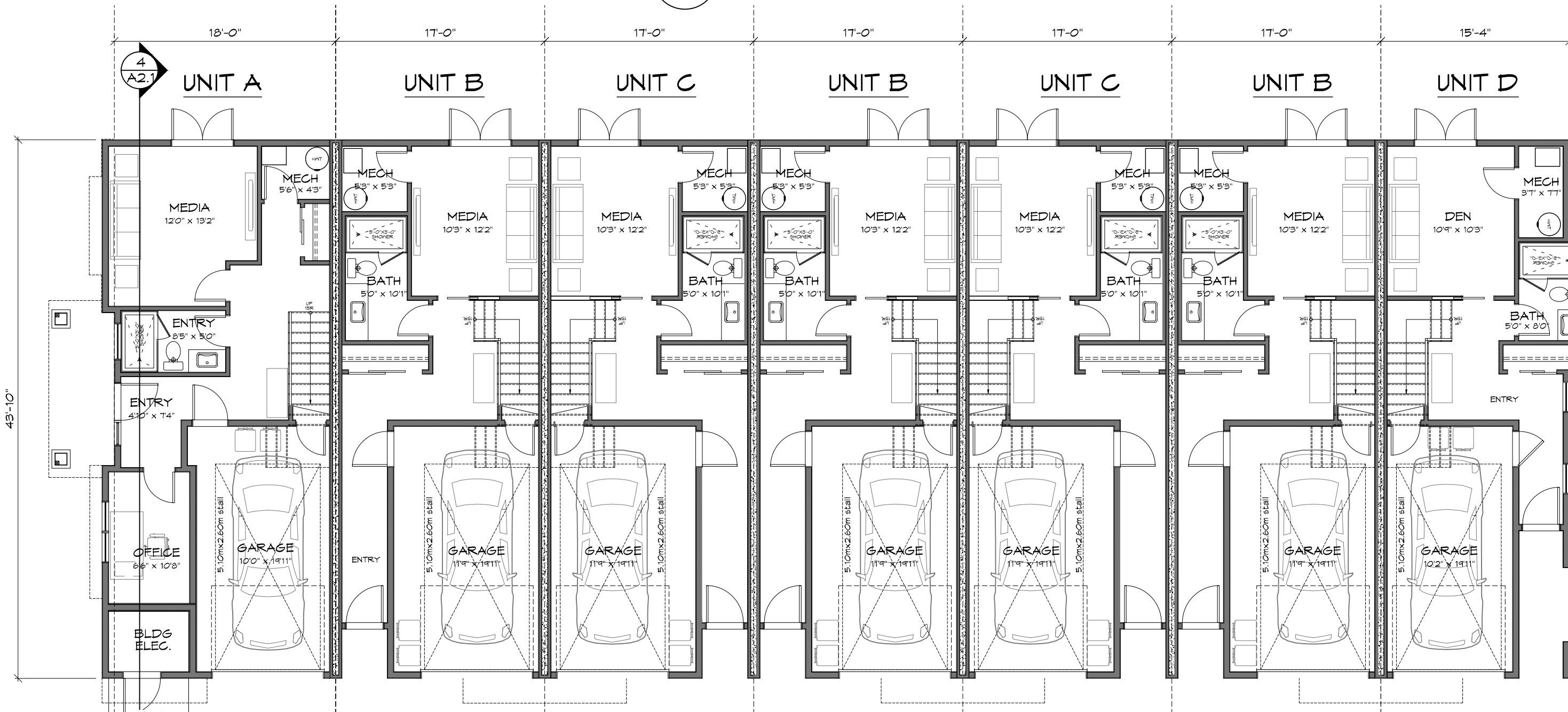
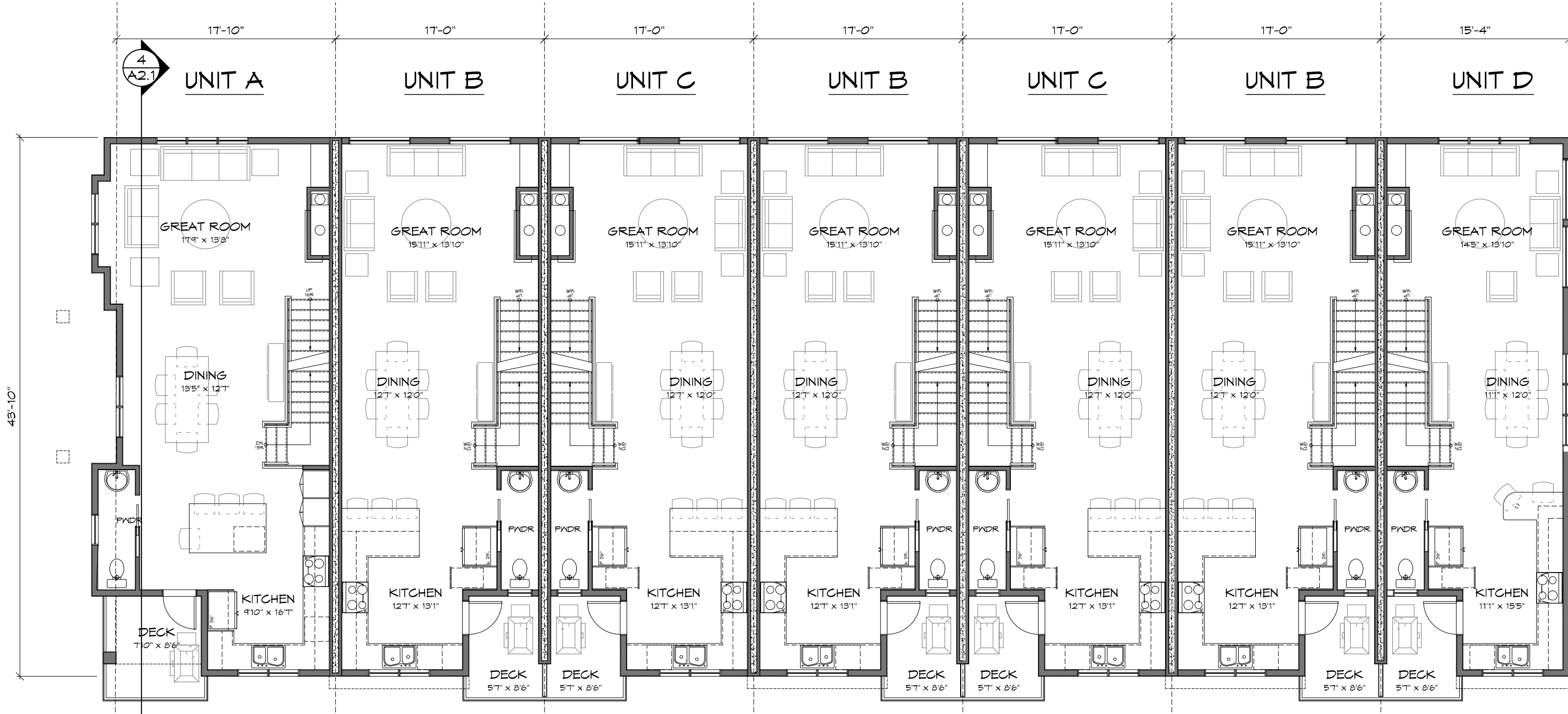
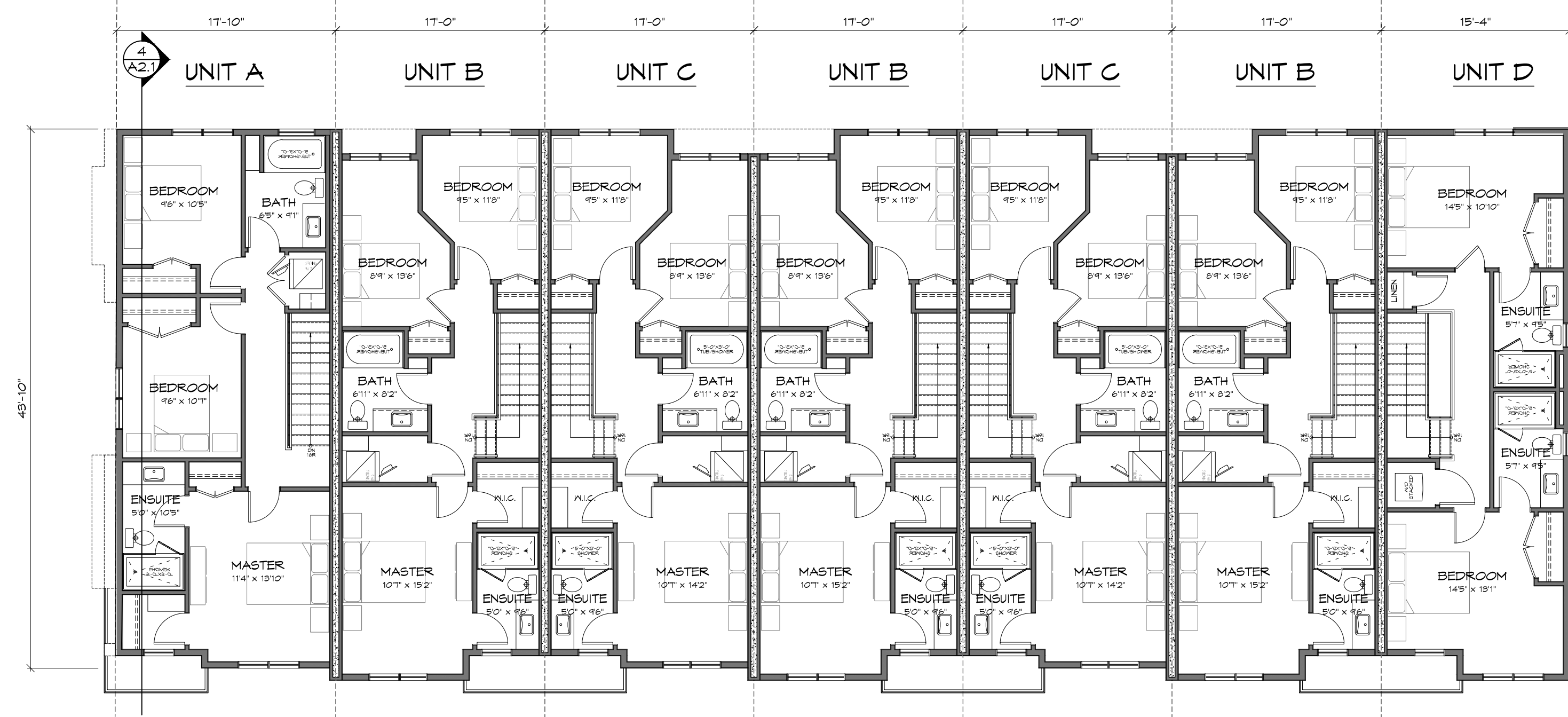
DRAWN BY:  
**Louis Horvat/AVR**

SCALE:  
**AS NOTED**

DRAWING TITLE:  
**SITE PLAN AND SITE DATA**

DRAWING NUMBER:  
**A-1.1**





#### NOTES:

ENERGIZED ELECTRIC VEHICLE OUTLETS ARE TO BE PROVIDED TO EACH GARAGE IN ACCORDANCE WITH BYLAW REQUIREMENTS

PROJECT:

**Baidwan  
Townhouse**

PROJECT ADDRESS:

2848 Shelbourne Street  
VICTORIA, BC

CLIENT:

Baidwan



ISSUED FOR:

DEVELOPMENT PERMIT

DATE:

October 26, 2020

REVISION NO.:

DATE:

1	05/28/2021
2	09/24/2021
3	09/27/2021
4	10/20/2021

SAC PROJECT NO.:

SHE-2848-20

DRAWN BY:

Louis Horvat/AVR

SCALE:

AS NOTED

DRAWING TITLE:

FLOOR PLANS

DRAWING NUMBER:

**A-2.1**





Front Elevation  
Scale: 1:100

TYPICAL BAY: LIMITING  
DISTANCE CALCULATION -  
SOUTH ELEVATION

DISTANCE TO PROPERTY LINE  
EXPOSED BUILDING FACE AREA  
GLAZING AREA  
PERCENTAGE

4.01 M (13.15')  
44.85 M<sup>2</sup> (482.81 SF)  
8.92 M<sup>2</sup> (96.03 SF)  
19.88% (ALLOWED 28.15%)



Rear Elevation  
Scale: 1:100

#### FINISH SCHEDULE

1 ASPHALT SHINGLES

SUPPLIER: MALARKEY  
COLOUR: MIDNIGHT BLACK

2 TRIM/FASCIA - PAINTED

SUPPLIER: SHERWIN-WILLIAMS  
COLOUR: SNOWBOUND (SW1004)

3 CEMENT BOARD PANEL - PAINTED

SUPPLIER: SHERWIN-WILLIAMS  
COLOUR: SNOWBOUND (SW1004)

4 WOOD SHINGLES - STAINED

SUPPLIER: CLOVERDALE PAINT  
COLOUR: DUTCH BLUE (ST028)

5 WINDOWS - VINYL

COLOUR: BLACK

6 GARAGE DOOR - VINYL

COLOUR: WHITE

7 RAILINGS/KNEE BRACKETS

SUPPLIER: SHERWIN-WILLIAMS  
COLOUR: HIGH REFLECTIVE WHITE (SW 1157)

8 STONE

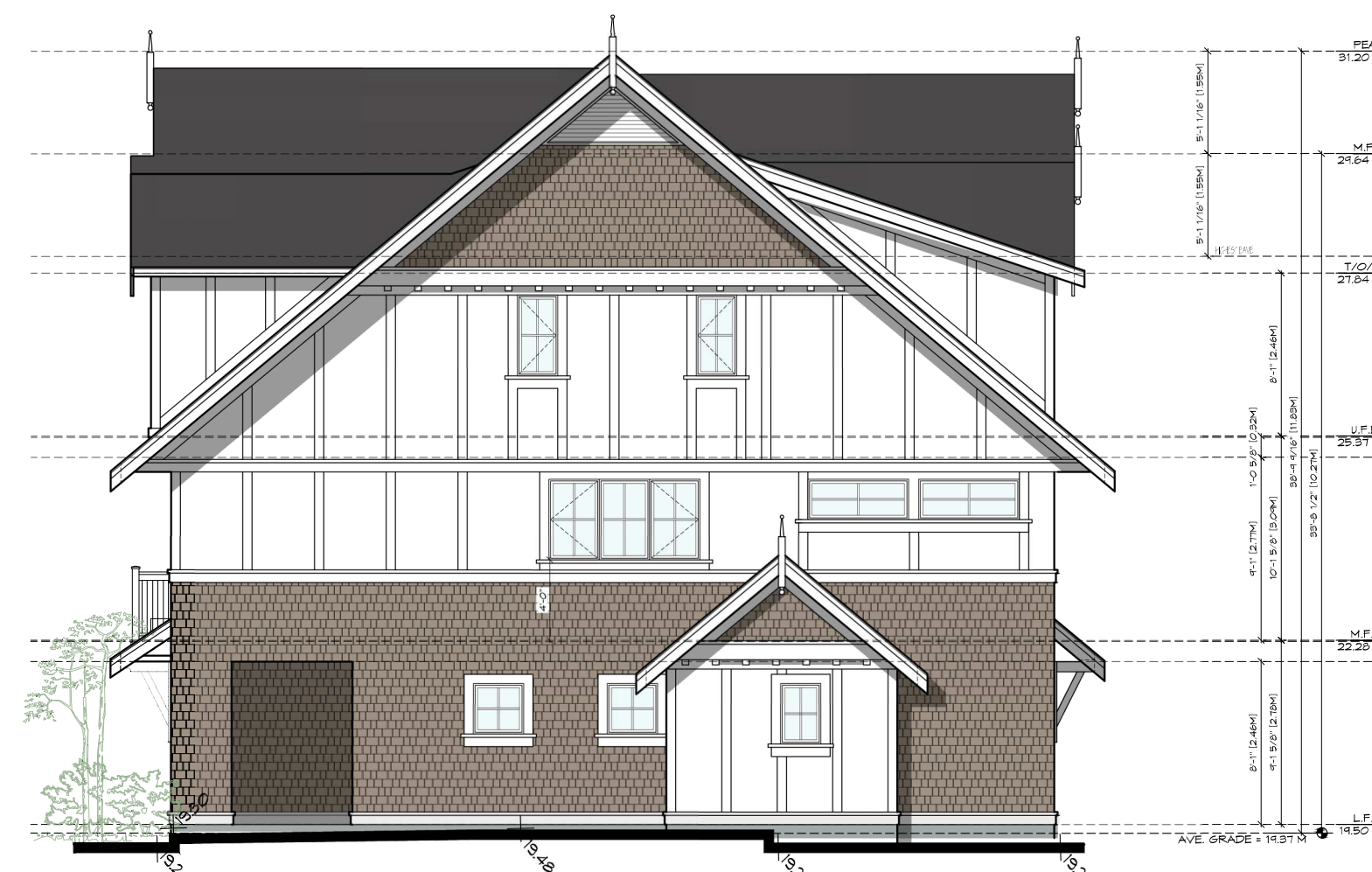
SUPPLIER: K2 STONE  
COLOUR: CROWN ISLE GRANITE VENEER

9 ENTRY DOOR PAINT

SUPPLIER: SHERWIN-WILLIAMS  
COLOUR: CAST IRON (SW 6202)

#### NOTES:

- ALL SOFFITS AND UNDERSIDES OF DECKS & ENTRIES @ 1st STOREY TO BE T&G CEDAR AND PAINTED OR STAINED. ALL OTHER SOFFITS TO BE MATCHING COLOUR IN PERFORATED VINYL.
- ALL RAILINGS TO HAVE GLASS OR FLEXIGLASS BACK PLATE TO CONFORM TO BCBC REQUIREMENTS



Side Elevation  
Scale: 1:100

MAXIMUM GLAZING CALCULATION -  
SOUTH ELEVATION-PROPOSED BLDG

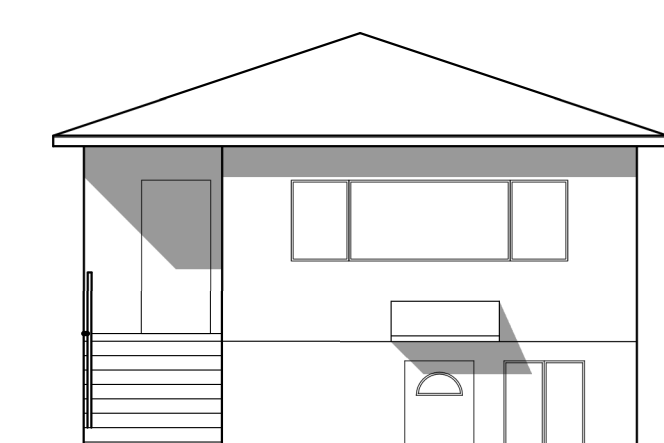
GLAZING TO PROPERTY LINE  
EXPOSED BUILDING FACE AREA  
GLAZING AREA  
PERCENTAGE

4.01 M (13.15')  
44.85 M<sup>2</sup> (482.81 SF)  
8.92 M<sup>2</sup> (96.03 SF)  
19.88% (ALLOWED 28.15%)



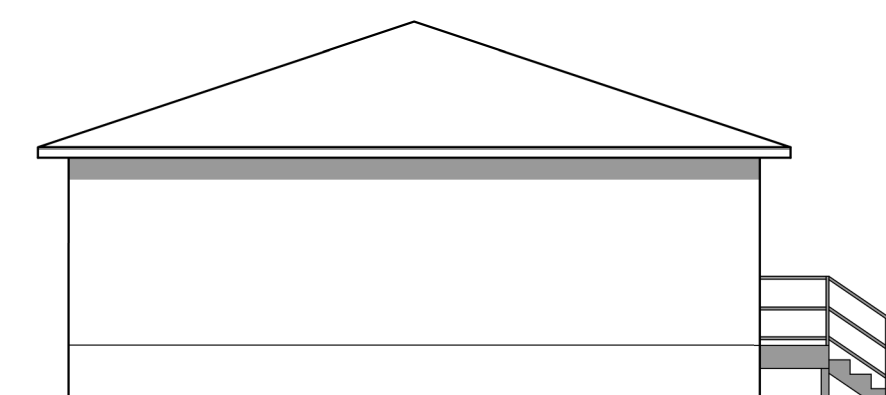
Side Elevation (Shelbourne)  
Scale: 1:100

CIVIC # 2844



Streetscape  
Scale: 1:100

CIVIC # 1659 PEARL ST



PROJECT:

Baidwan  
Townhouse

PROJECT ADDRESS:

2848 Shelbourne Street  
VICTORIA, BC

CLIENT:

Baidwan

steller  
ARCHITECTURAL  
CONSULTING

410-4252 Commerce Circle  
Victoria, BC V8C 4M2

ISSUED FOR:

DEVELOPMENT PERMIT

DATE:

October 26, 2020

REVISION NO.:

DATE:

1	05/28/2021
2	09/24/2021
3	09/27/2021
4	10/20/2021

SAC PROJECT NO.:

SHE-2848-20

DRAWN BY:

Louis Horvat/AVR

SCALE:

AS NOTED

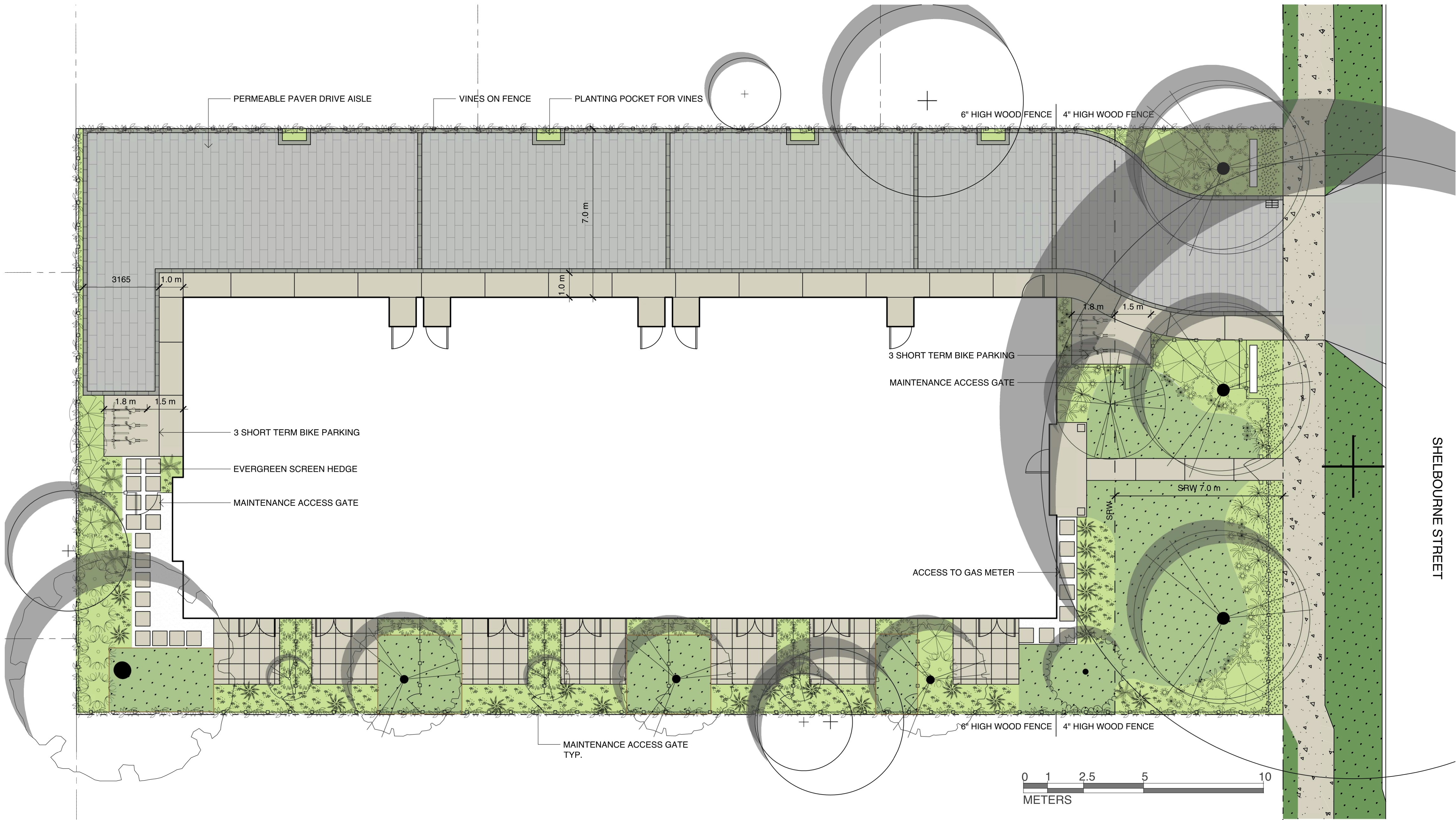
DRAWING TITLE:

EXTERIOR ELEVATION

DRAWING NUMBER:

A-3.1





LEGEND

PROPERTY LINE

SOD WITH CEDAR EDGING

ON-SITE LANDSCAPE AREA

DRIVEWAY

GRAVEL

CONCRETE SIDEWALK

- AT GRADE - PART OF DRIVE AISLE

PRIVATE PATIO

- CONCRETE OR CONCRETE PAVER

MUNICIPAL SOD BOULEVARD

MUNICIPAL SIDEWALK

BIKE RACK

EXISTING TREE TO BE RETAINED

PROPOSED TREES

SIGNAGE (TWO OPTIONS)

WOOD FENCE (4' HT AND 6' HT)



- WOOD FENCE
- STAINED TO MATCH ARCHITECTURAL
  - 6x6 POSTS WITH CONCRETE FOOTINGS AND POST SADDLES

- NOTES:
- STANDARDS
- ALL WORKS TO BE COMPLETED TO CURRENT BCSLA LANDSCAPE STANDARDS
  - ALL SOFT LANDSCAPE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IIABC STANDARDS.
- BOULEVARD IRRIGATION
- DETAILED IRRIGATION PLAN TO BE SUBMITTED AT BUILDING PERMIT STAGE
  - MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE
  - ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
  - IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
  - IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER, AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT), CALL PARKS AT 250-361-0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:  
**BAIDWAN**  
PROJECT NAME:  
**BAIDWAN TOWNHOUSE**

PROJECT ADDRESS:  
**2848 Shelbourne Street  
Victoria, BC**

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	Review and Coordination	2021-10-20

SEAL



NORTH ARROW



DRAWING TITLE:  
**LANDSCAPE PLAN**

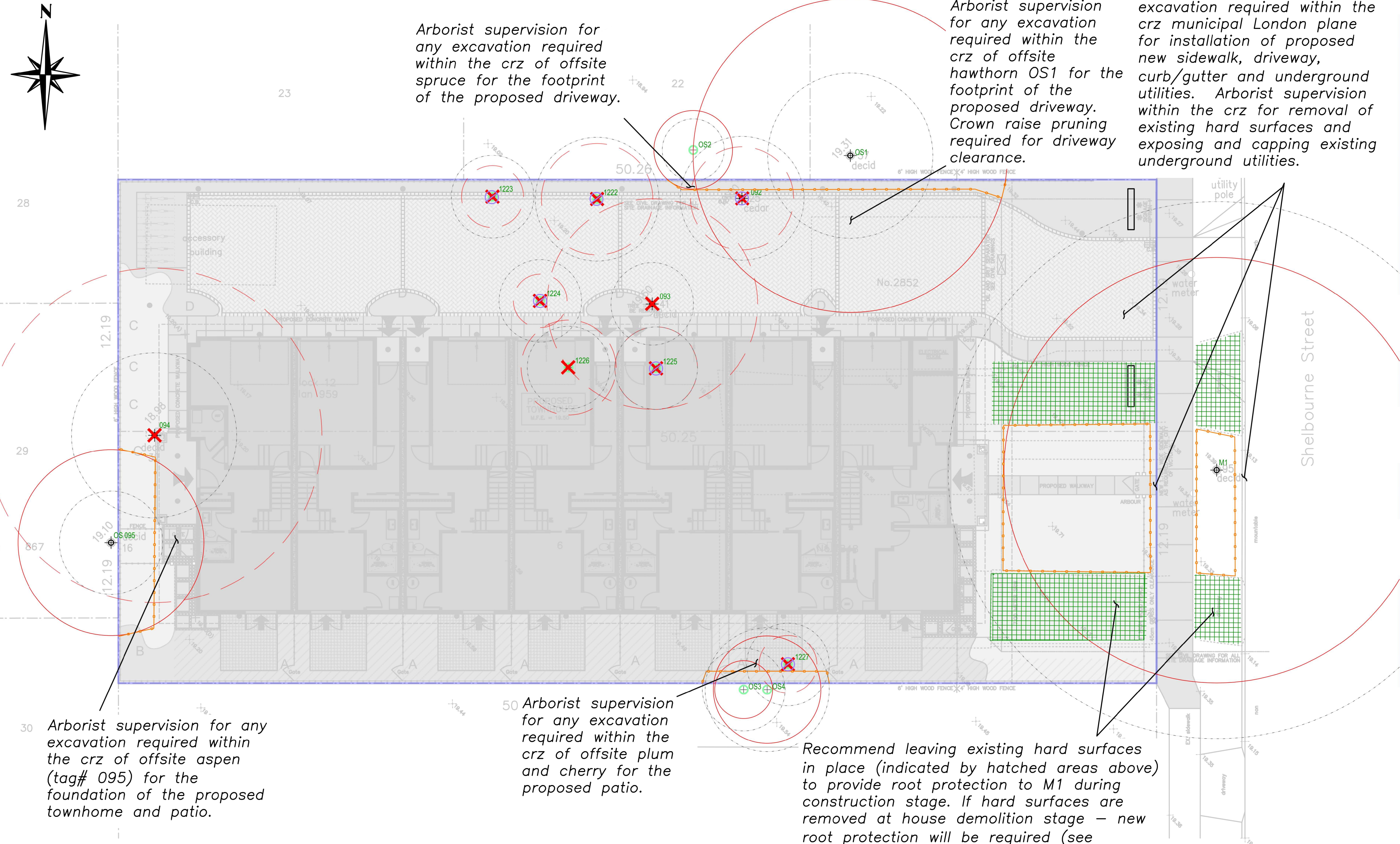
DWG NO:

SCALE: 1:100

L1



THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL SURVEY PLAN AND ARCHITECTURAL PLANS.



### TREE PROTECTION NOTES

**Tree protection barrier:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

**Arborist supervision:** All excavation occurring within the critical root zones of protected trees must be completed under the supervision of the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

**Demolition:** The demolition of the existing houses, driveways, and any services that must be removed or abandoned must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

**Methods to avoid soil compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

**Mulching:** Mulching can be an important proactive step in maintaining the surface to be made of a permeable material (instead of conventional

health or trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

**Pruning:** We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

**Paved surfaces above tree roots:** Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area. To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional

asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

**Blasting and rock removal:** Care must be taken to ensure that the area of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on the tree health and can lead to root and trunk decay.

**Arborists role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

**Landscaping and irrigation systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on the tree health and can lead to root and trunk decay.

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### Tree Management Plan- T1 Baidwan Townhouse 2848 and 2852 Shelbourne Street Victoria, BC

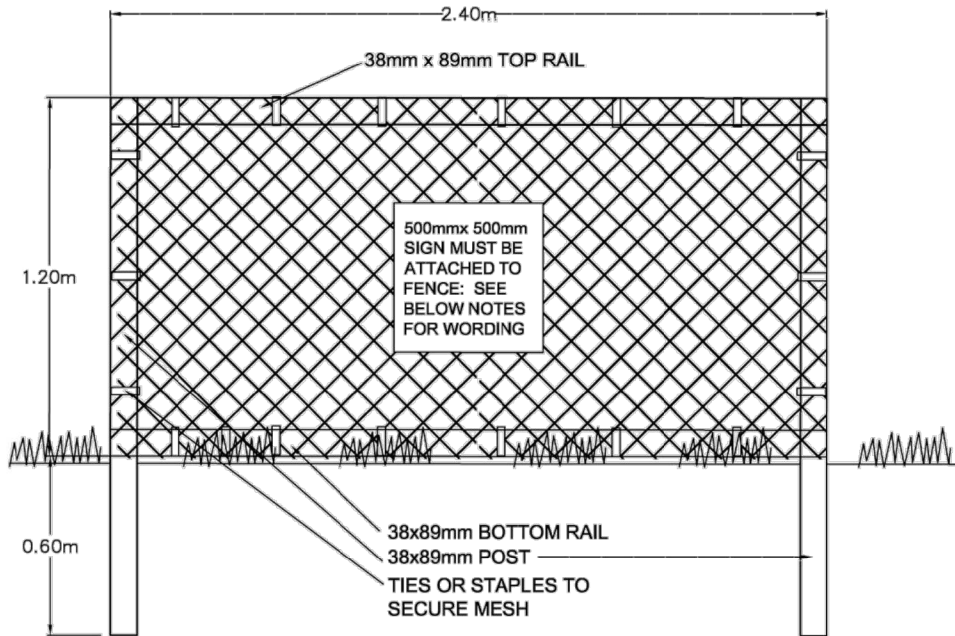
DATE: June 08, 2021  
PREPARED FOR: Jesse Baidwan  
SCALE: 1 : 200 @ 11" X 17"  
DRAWN BY: NT  
REVISION: 0  
Reference Dwg: Site plan by Steller

TALBOT MACKENZIE & ASSOCIATES  
CONSULTING ARBORISTS  
BOX 48153  
VICTORIA, BC, V8Z 7H2  
TEL: 250-479-6733  
EMAIL: tmtreehelp@gmail.com  
www.treehelp.ca

### LEGEND

- Existing tree with tag or ID #
- Dripline radius (m)
- Tree protection fencing
- Critical root zone radius (m)
- Bylaw tree proposed for removal
- Non-bylaw undersize tree
- Unsurveyed tree (approx. loc'n)
- Site boundary

### TREE PROTECTION FENCING



#### TREE PROTECTION FENCING

- FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS \* USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH ZIP TIES OR GALVANIZED STAPLES.
  - ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: PROTECTED ROOT ZONE - NO ENTRY. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:

**BAIDWAN**

PROJECT NAME:

**BAIDWAN TOWNHOUSE**

PROJECT ADDRESS:

**2848 Shelbourne Street  
Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**

DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	YYMMDD
1	Review and Coordination	2021-10-20

SEAL



NORTH ARROW



DRAWING TITLE:

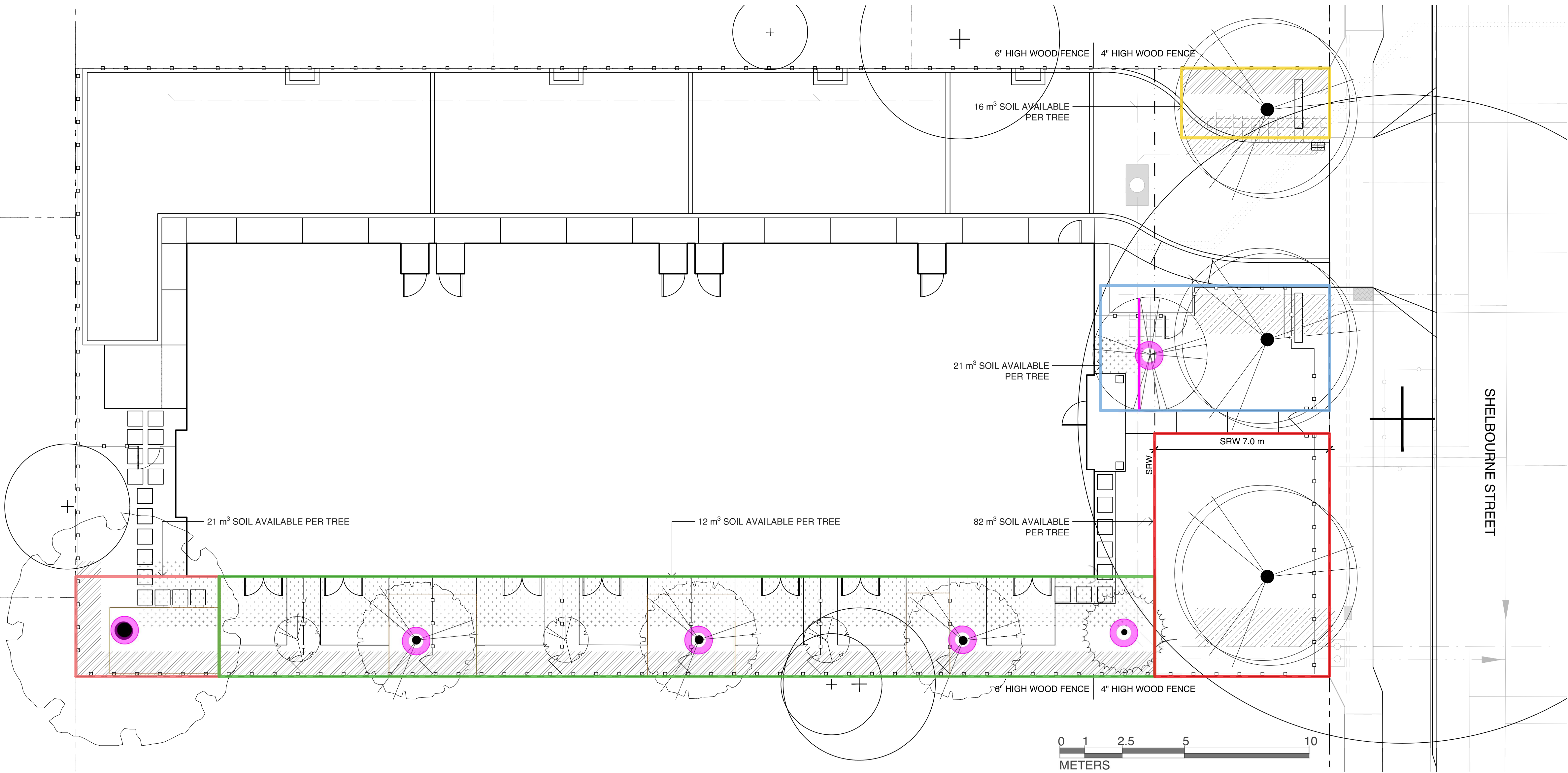
**TALBOT MACKENZIE -  
TREE MANAGEMENT  
PLAN**

DWG NO:

SCALE: **NTS**

**L2**





LEGEND

DESIGNATED REPLACEMENT TREE

1.0 m FROM PROPERTY LINE

2.0 m FROM BUILDING FOUNDATION OR WALL

1.0 m OFFSET FROM DRIVEWAY OR WALKWAY

1.5 m OFFSET FROM EDGE OF UTILITY TO CENTRE OF TREE

ROOT BARRIER

REPLACEMENT TREES:

REPLACEMENT TREES REQUIRED: 6

REPLACEMENT TREES PROPOSED: 6

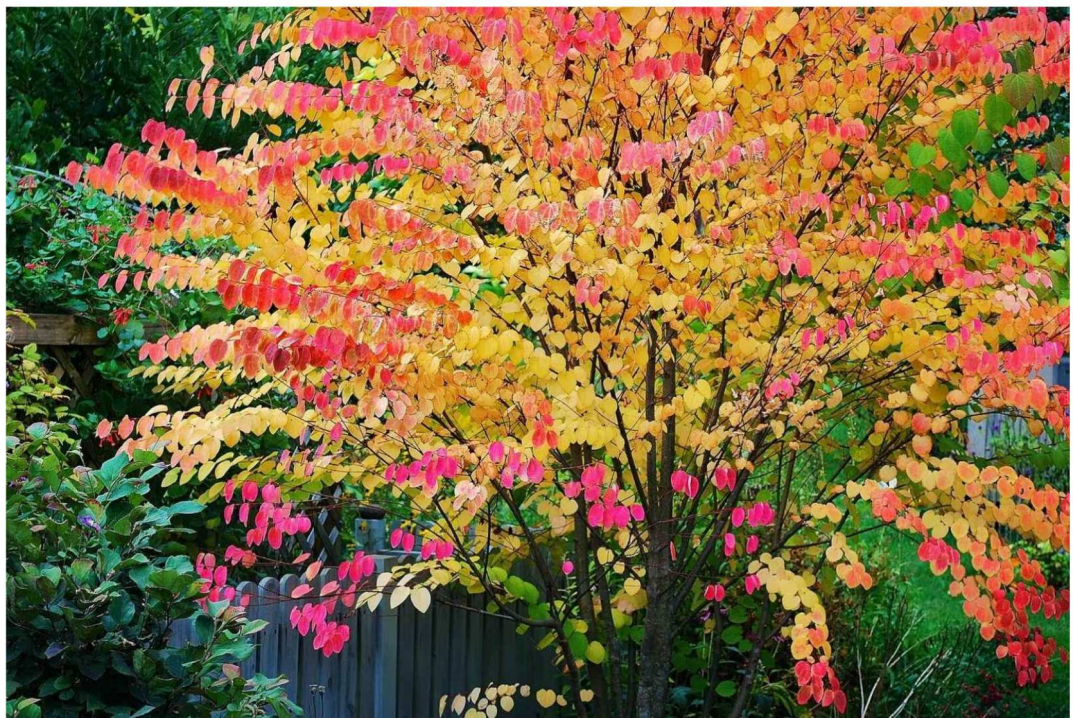
TREE SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Height at Maturity (m)	Spread at Maturity (m)
3		Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B	4cm		9m	3
1		Cercidphyllum japonicum	Katsura Tree	B&B		12'-0"	12-15	7.5-10.5
3		Prunus amanogawa	Flagpole Cherry				5m	2m
1		Pinus koraiensis 'Silveray'	Silveray Korean Pine				3m	9m
3		Cornus alternifolia	Pagoda Dogwood				6m	7m
1		Acer palmatum 'Seiryu'	Seiryu maple			4.5m	6m	6m
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.								



PAGODA DOGWOOD



FLAGPOLE CHERRY



KATSURA TREE



SEIRYU MAPLE



SILVERAY KOREAN PINE



RED ROCKET MAPLE

OWNER/CLIENT:  
**BAIDWAN**

PROJECT NAME:  
**BAIDWAN TOWNHOUSE**

PROJECT ADDRESS:  
**2848 Shelbourne Street  
Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	YYMM/DD
1	Review and Coordination	2021-10-20



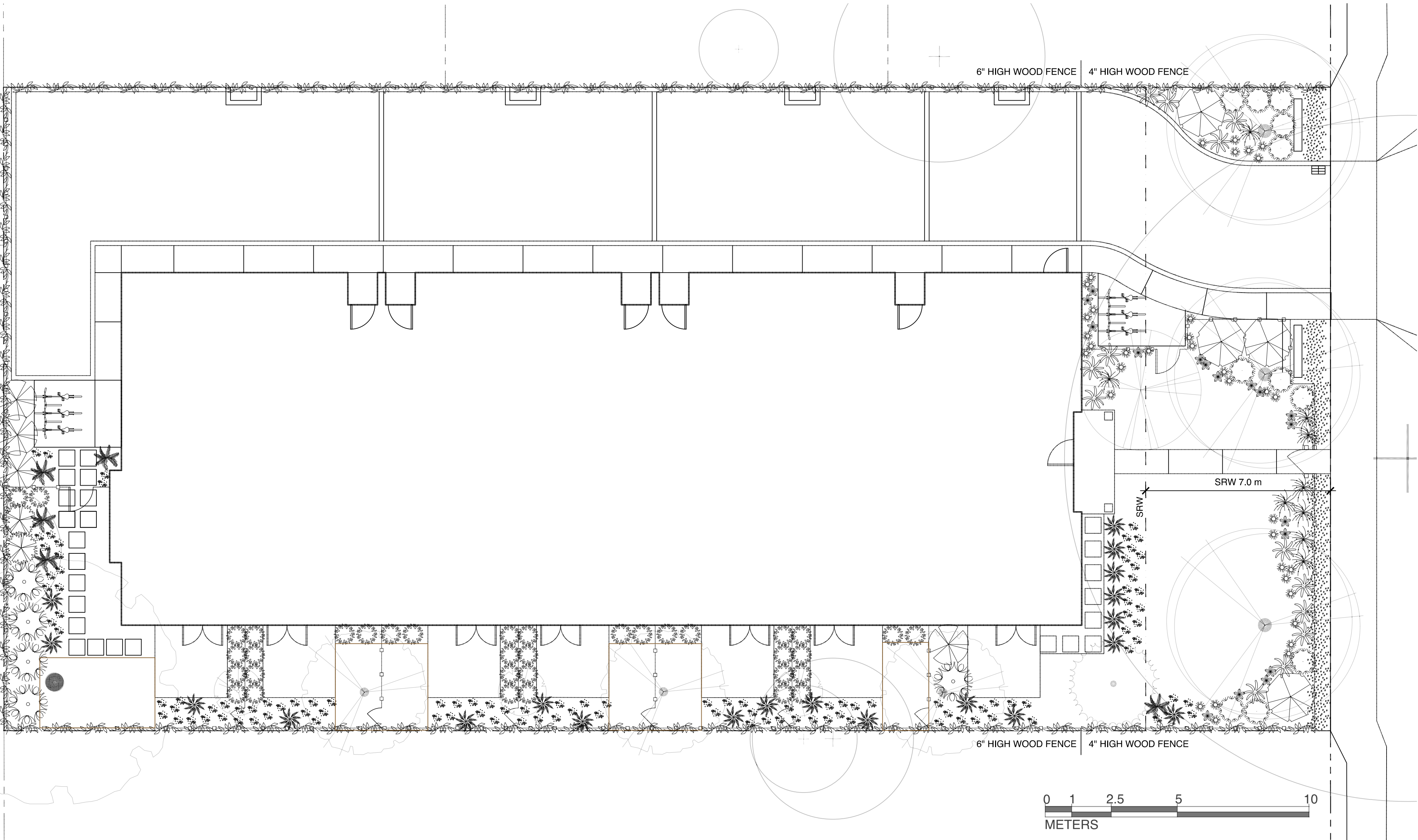
DRAWING TITLE:  
**TREE PLANTING  
PLAN**

DWG NO:

SCALE: 1:100

L3





PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)	Native Species	Pollinator
4		Vaccinium ovatum	Evergreen huckleberry	3 Gallon	2.43	3	X	
5		Ribes sanguineum	Red-flowering currant	2 Gallon	2.5-3	1.8	X	
3		Gaultheria shallon	Salal	1 Gallon	1.2	1.2	X	
8		Ploystichum munitum	Western sword fern	1 Gallon	0.6-1.2	0.6-1.2	X	
20		Blechnum spicant	Deer Fern	1 Gallon	0.3-0.45	0.3-0.6	X	
7		Cornus canadensis	Bunchberry	Flat	0.2	0.3	X	
36		Sarcococca humilis	Dwarf Sweetbox	1 Gallon	0.6	0.6		X
4		Ceanothus 'Victoria'	California Lilac	3 Gallon	2	2		X
12		Rhododendron 'Hino White'	Hino White azalea	1 Gallon	1.2	1.2		X
9		Nassella tenuissima	Mexican feathergrass	1 Gallon	0.6	0.6		
13		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	1 Gallon	1.2	0.9		
20		Verbena bonariensis	Purpletop vervain	1 Gallon	1.5	0.9		X
9		Achillea millefolium	White Yarrow	1 Gallon	0.9	0.6	X	X
9		Achillea millefolium 'Terracotta'	Terracotta Yarrow	1 Gallon	0.9	0.6		X
4		Thymus praecox 'Purple Carpet'	Wooly Thyme	Flat	0.05	0.3		X
20		Parthenocissus tricuspidata	Boston Ivy	1 Gallon	15	3		
<div>NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.</div>								

PLANTING DATA:	
TOTAL PLANT QUANTITY	201
NATIVE SPECIES PERCENTAGE	42%
POLLINATOR PERCENTAGE	33%

SHADE PLANT PALETTE



EVERGREEN HUCKLEBERRY    DWARF SWEETBOX    RED FLOWERING CURRANT    SALAL    SWORD FERN    DEERER FERN    BUNCHBERRY

VINE



BOSTON IVY

SUN PLANT PALETTE



CALIFORNIA LILAC    RHODODENDRON 'HINO WHITE'    MEXICAN FEATHER GRASS    MISCANTHUS MORNING LIGHT    VERBENA    TERRACOTTA YARROW    YARROW    WOOLY THYME

BIO  
PHI  
LIA

1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:  
**BAIDWAN**  
PROJECT NAME:  
**BAIDWAN TOWNHOUSE**

PROJECT ADDRESS:  
**2848 Shelbourne Street  
Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	YYMMDD
1	Review and Coordination	2021-10-20



DRAWING TITLE:  
**SHRUB PLANTING  
PLAN**

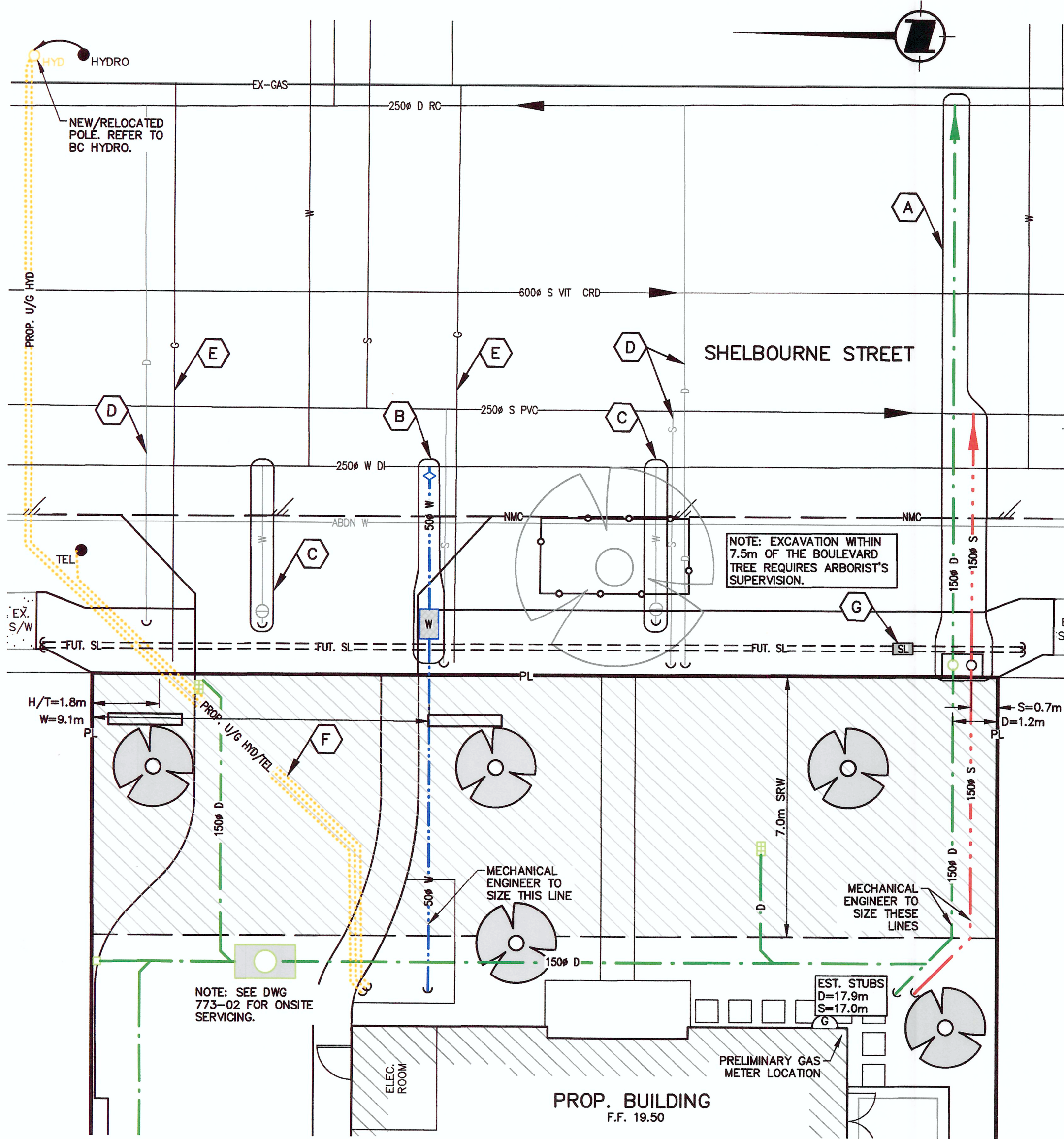
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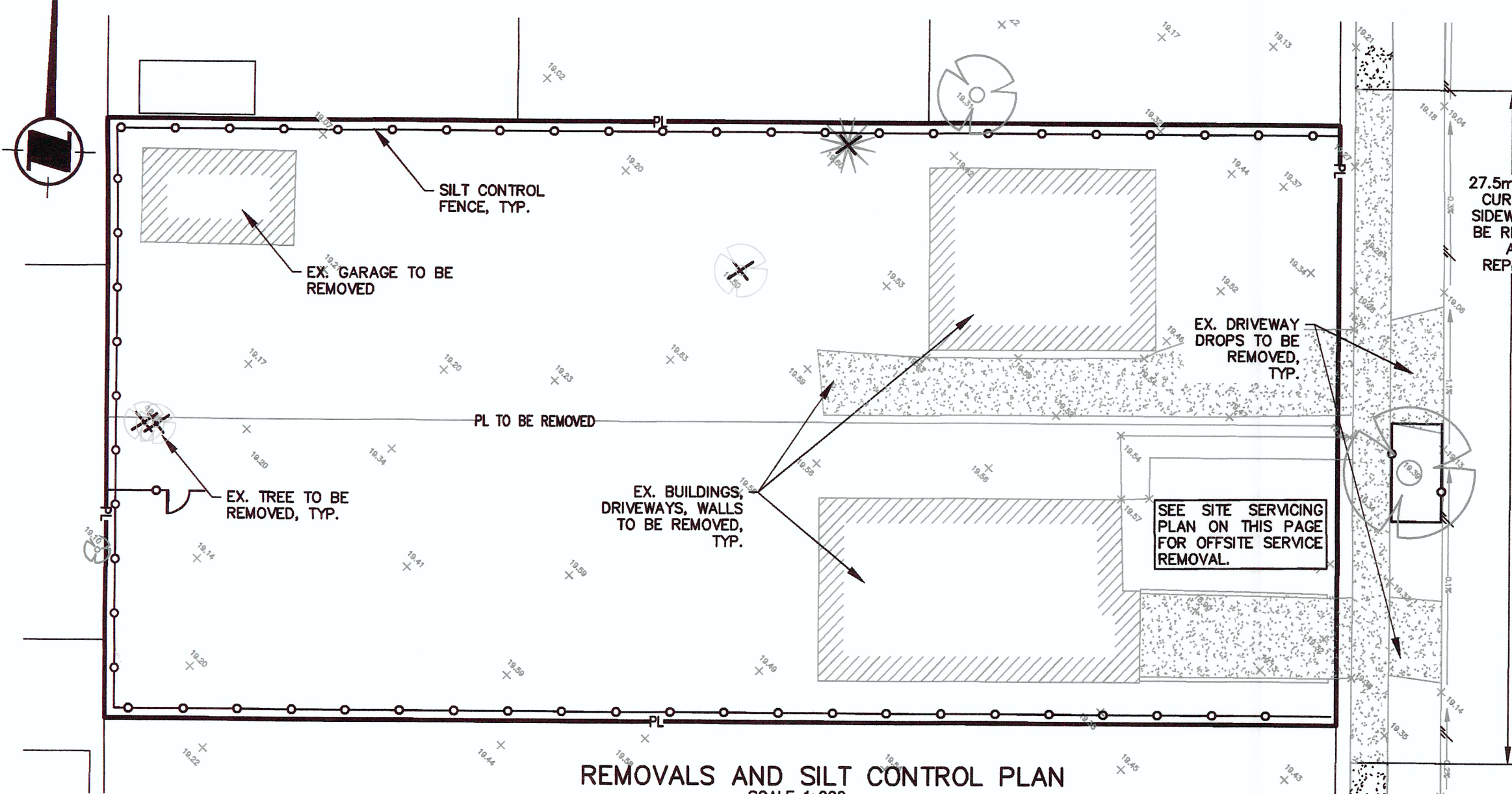
L4



CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.



OFFSITE SERVING PLAN  
SCALE 1:100



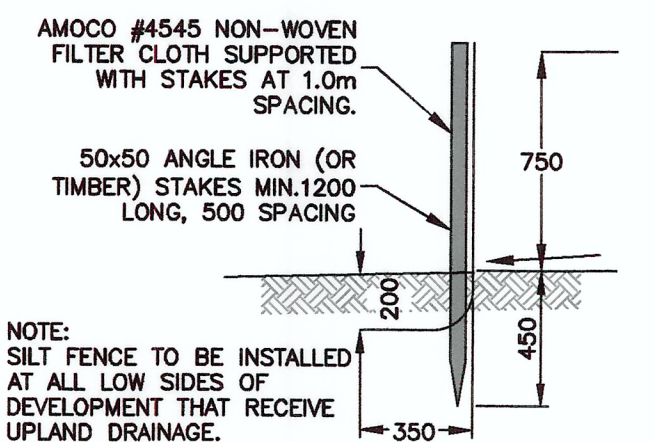
REMOVALS AND SILT CONTROL PLAN  
SCALE 1:200

#### KEY NOTES

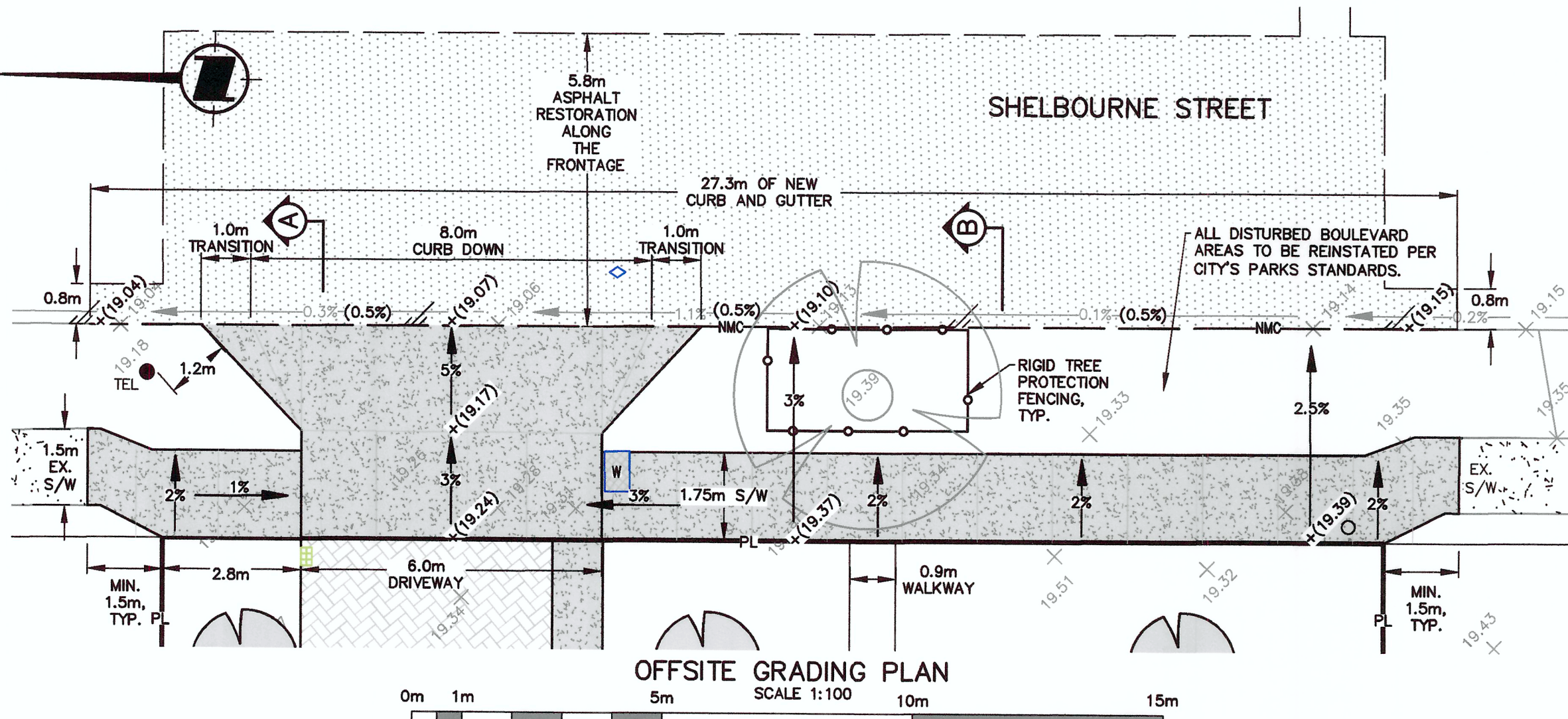
- (A) CITY OF VICTORIA TO INSTALL NEW 150 $\phi$  SANITARY SEWER AND 150 $\phi$  DRAIN SERVICES AT LOWEST POSSIBLE INVERT C/W IC'S AT PROPERTY LINE.
- (B) CITY OF VICTORIA TO INSTALL NEW 50 $\phi$  DOMESTIC WATER SERVICE FOR THE DEVELOPMENT. MECHANICAL ENGINEER TO CONFIRM SIZE OF SERVICE.
- (C) EXISTING WATER SERVICES TO BE CAPPED AND ABANDONED AND METERS REMOVED BY THE CITY OF VICTORIA.  
WORK BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- (D) DEVELOPER'S CONTRACTOR TO EXPOSE AND CAP EXISTING UNDER SIZED SANITARY AND DRAIN SERVICES AT PL CONTRACTOR TO HAVE CITY INSPECT THE CAPPING BEFORE BACKFILL.
- (E) EXISTING GAS SERVICES TO BE REUSED/REPLACED BY FORTIS BC TO SERVICE NEW DEVELOPMENT.
- (F) SCHEMATIC ROUTE FOR HYDRO/TELUS/SHAW TO THE BUILDING. ROUTE IS FOR DISCUSSION ONLY AT THIS TIME. REFER TO BC HYDRO/TELUS/SHAW PLANS FOR DETAILS.
- (G) FUTURE STREETLIGHT CONDUITS AND JUNCTION BOX, TO BE DESIGNED BY ELECTRICAL ENGINEER.

#### GRADING LEGEND

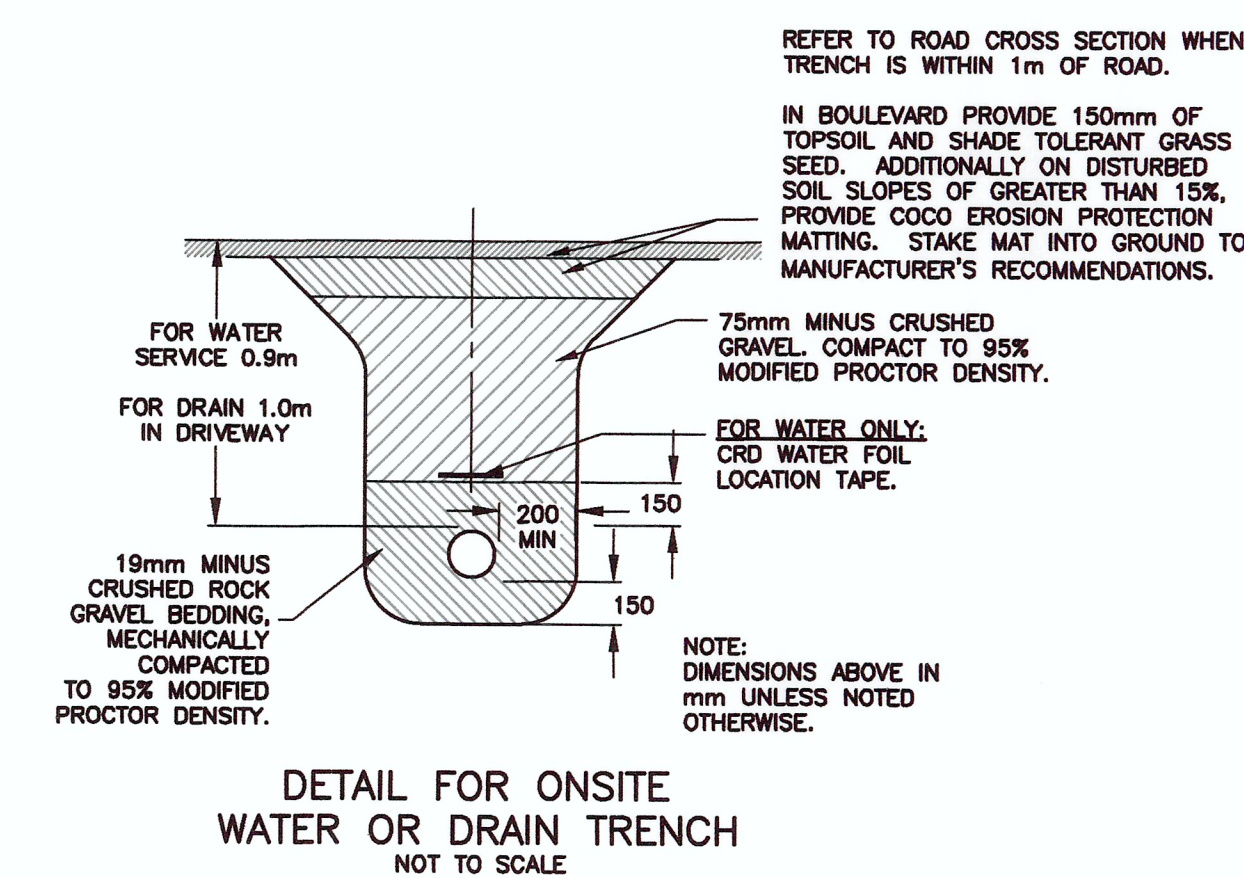
+ 00.00	EXISTING GRADE
+ (00.00)	PROP. GRADE BY CALID
+ 00.00	PROP. GRADE BY ARCHITECT OR LANDSCAPE ARCHITECT



TYPICAL SILT FENCE DETAIL  
SCALE 1:25







THE CONTRACTOR IS TO  
CALL B.C. ONE CALL, AND  
HAVE EXISTING U/G  
SERVICES STAKED PRIOR TO  
ANY CONSTRUCTION

**PRELIMINARY**  
Not for Construction

	gkc	
	773-02	Rev