




PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

CONTACTS

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Revisions

Received Date:
August 22, 2023

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ARYZE
1733-1737 Fairfield Rd
AUGUST 21, 2023

Date	AUGUST 21, 2023	Revision	5
Project #	2123	Sheet #	A-000



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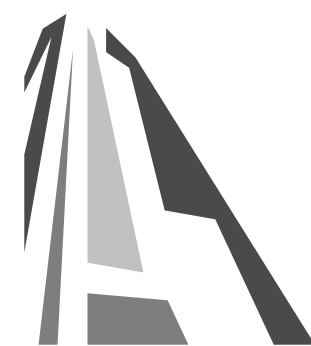


1 BEECHWOOD ELEVATION PERSPECTIVE
SCALE = 1 : 100



2 FAIRFIELD PEDESTRIAN VIEW
SCALE = 1 : 100

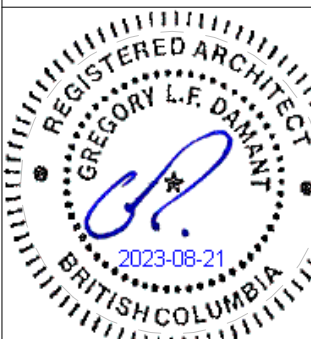
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

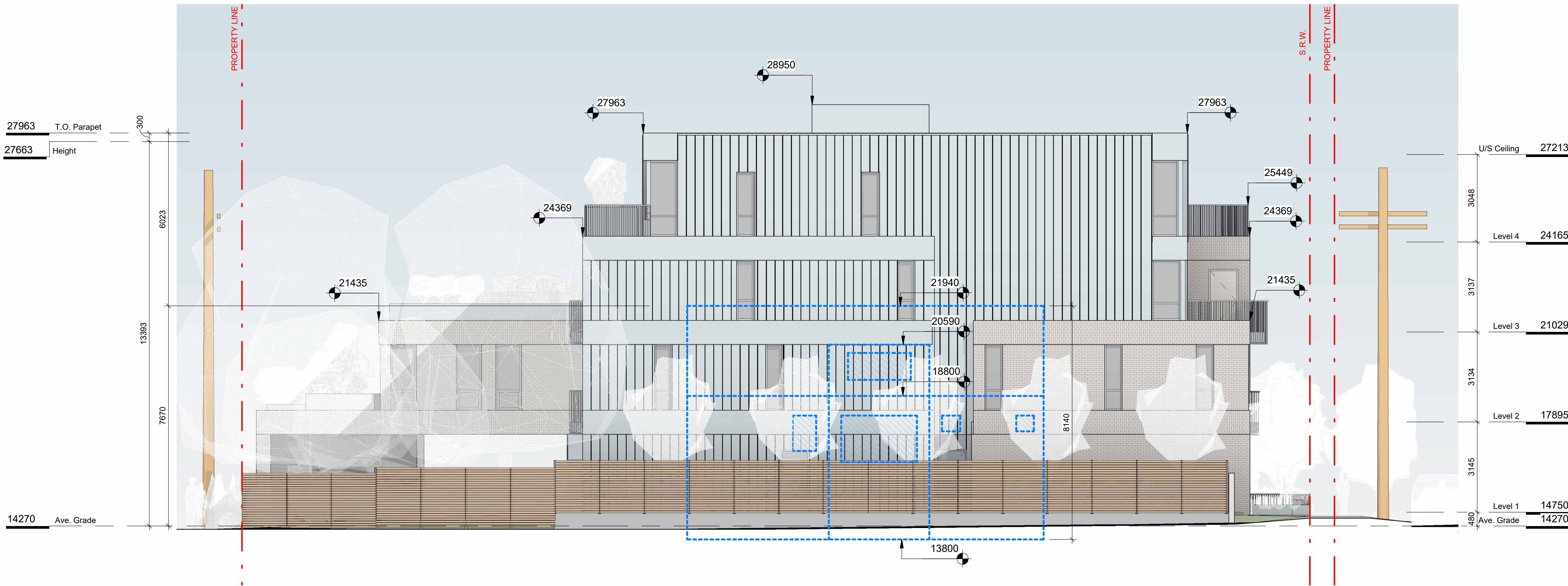


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Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	PERSPECTIVES	
Date	AUGUST 21, 2023	
Scale	1 : 100	Project # 2123
Revision	Jan 26, 2023	4
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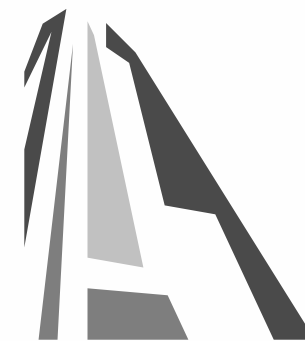


1 WINDOW OVERLAY NE ELEVATION
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE
SCALE = 1 : 100

4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
NO.	DESCRIPTION	DATE

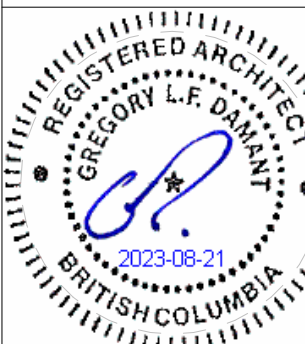


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Project	
1733-1737 Fairfield Rd	
ARYZE	
Sheet Name	
PERSPECTIVE & WINDOW OVERLAY	
Date	
AUGUST 21, 2023	
Scale	Project #
1 : 100	2123
Revision	4
Jan 26, 2023	
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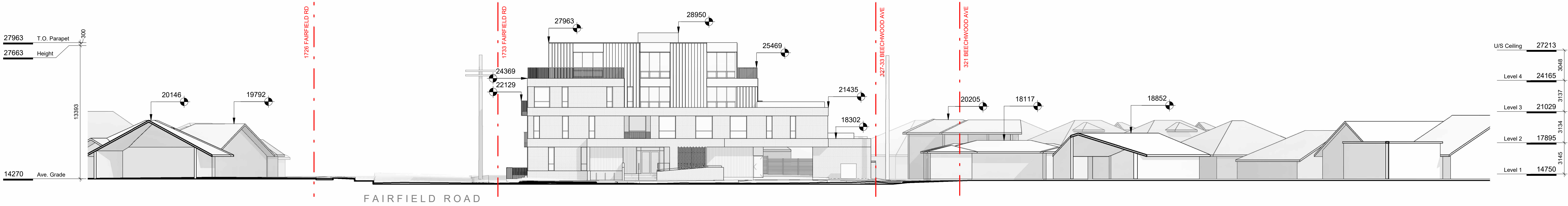
DRAFT





1 CONTEXT PERSPECTIVE FAIRFIELD ROAD
SCALE = 1 : 100

2 CONTEXT PERSPECTIVE BEECHWOOD AVE
SCALE = 1 : 100

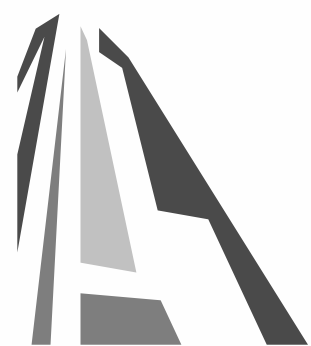


3 CONTEXT ELEVATION - BEECHWOOD AVENUE
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD
SCALE = 1 : 200

4	DPIRZ Rev2	Jan 26, 2023
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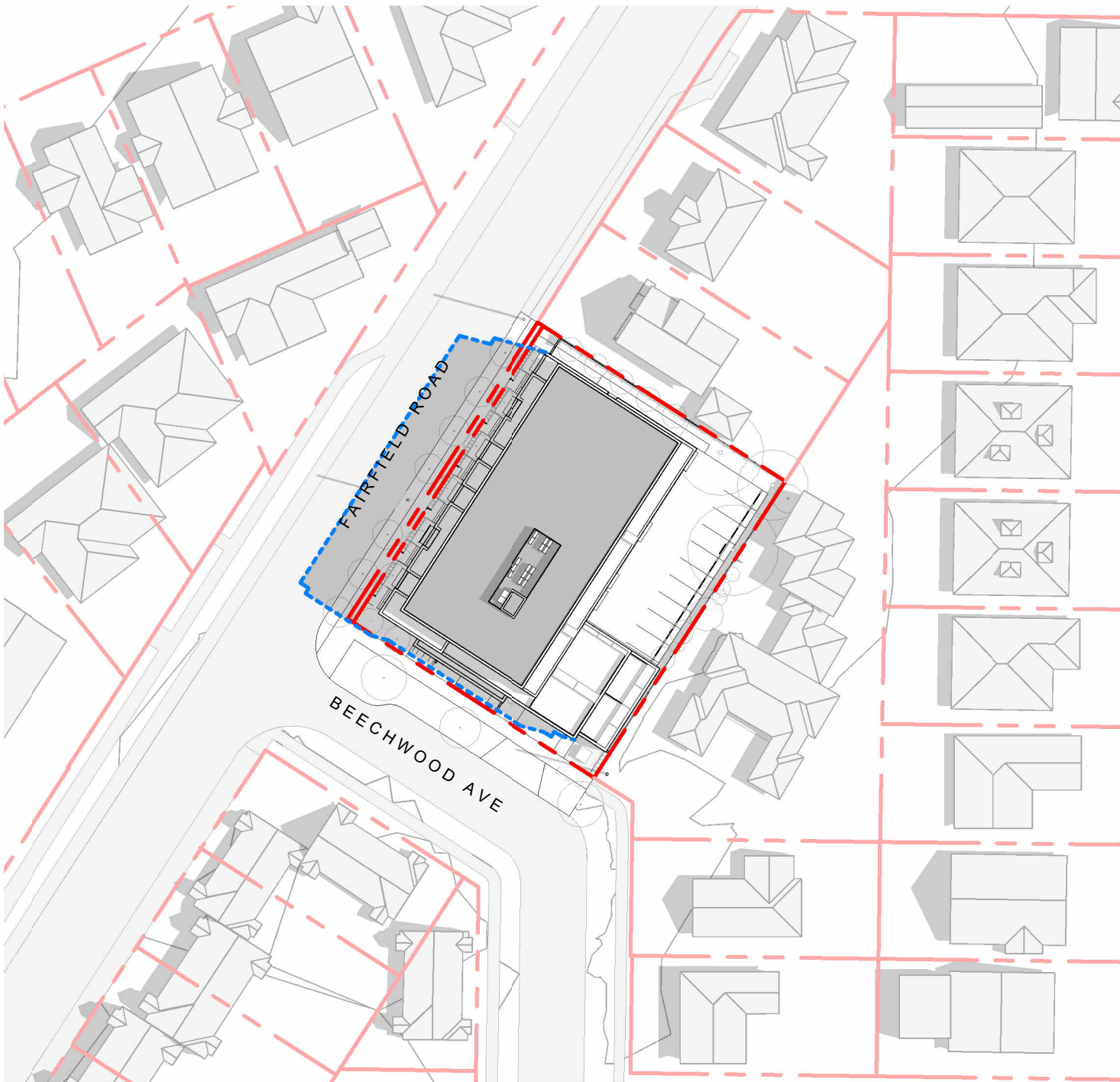


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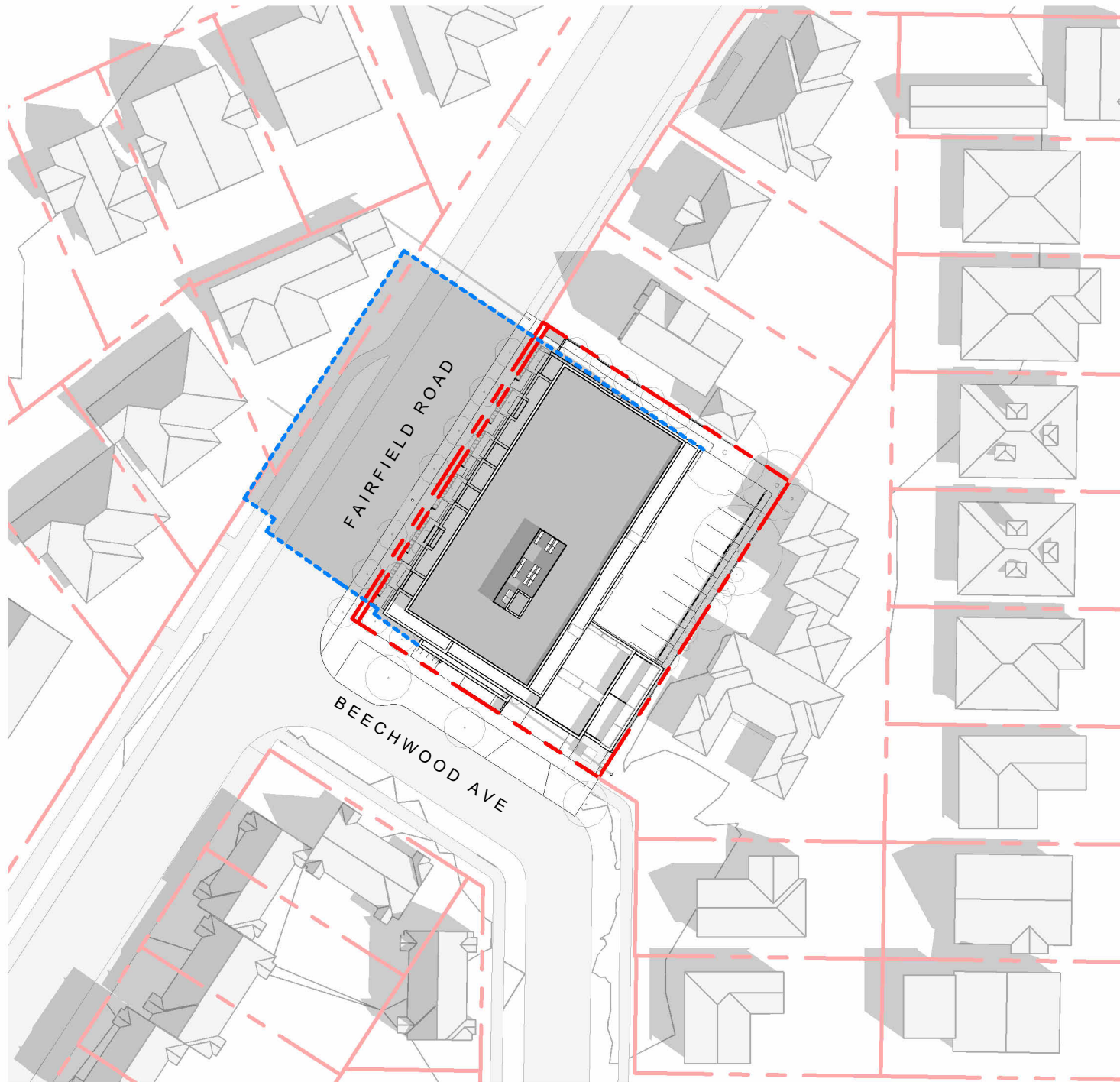
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name CONTEXT ELEVATIONS & PERSPECTIVES		
Date AUGUST 21, 2023		
Scale As indicated	Project # 2123	Revision Jan 26, 2023 4
Sheet # A-011		





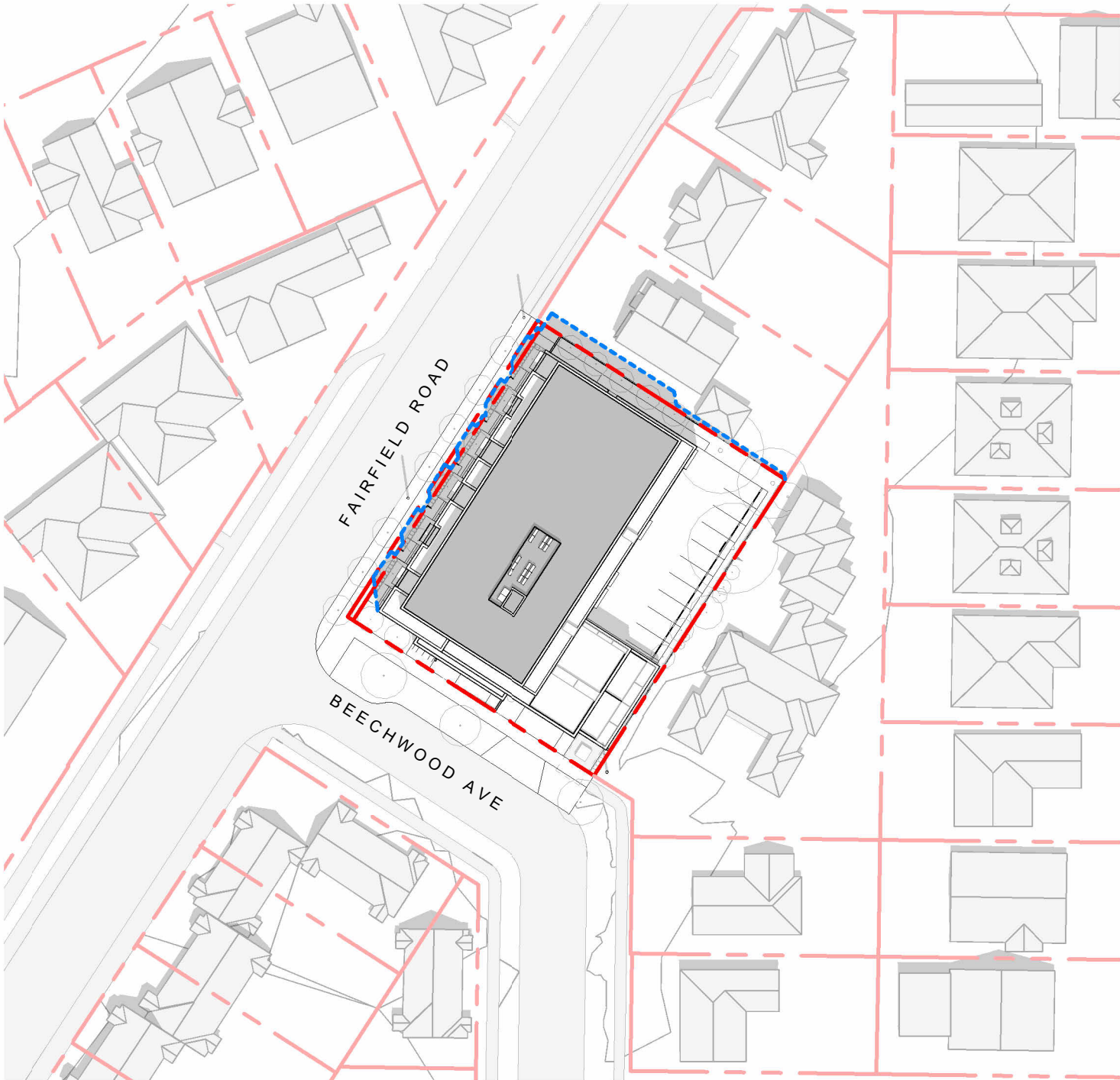
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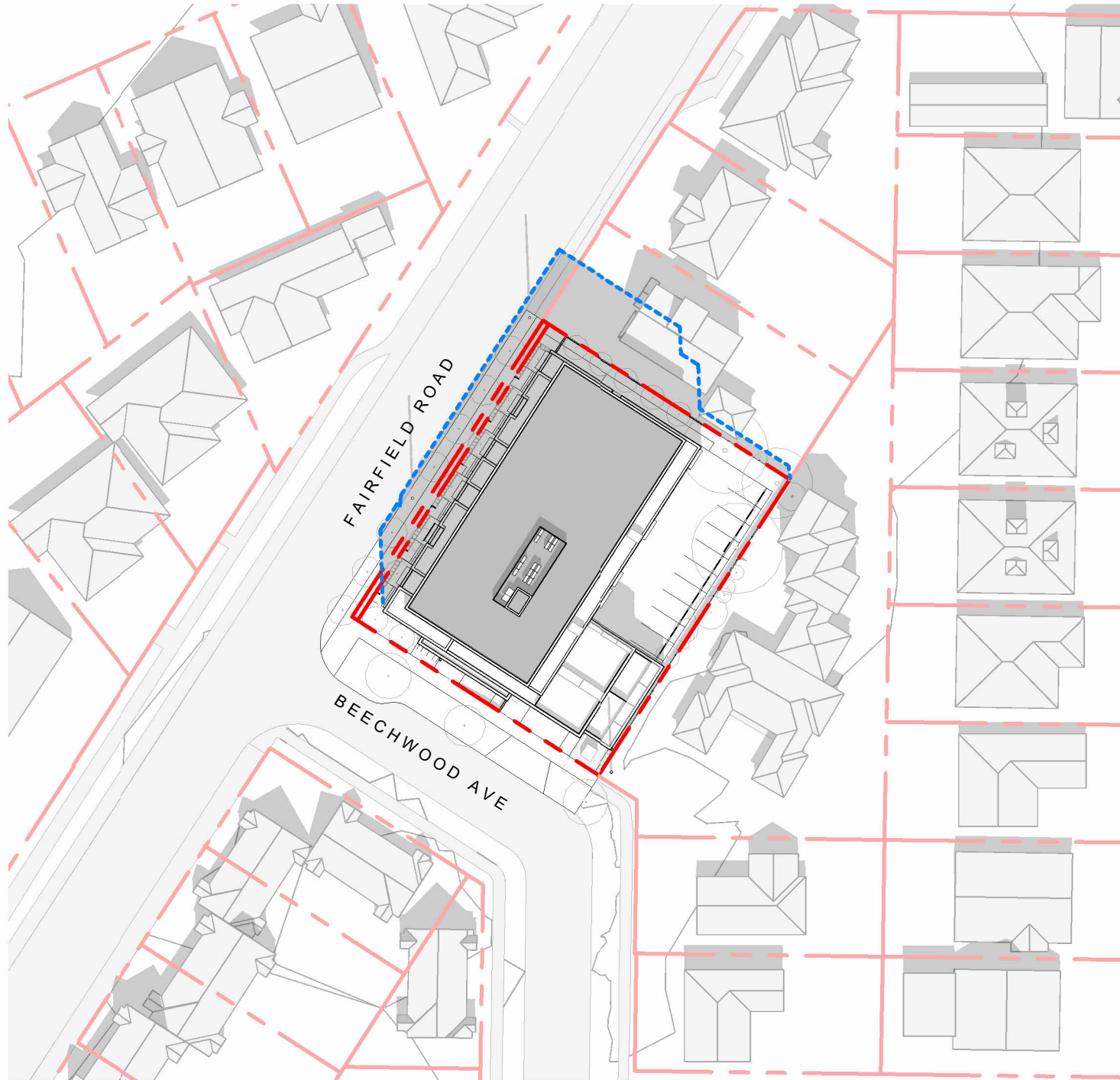
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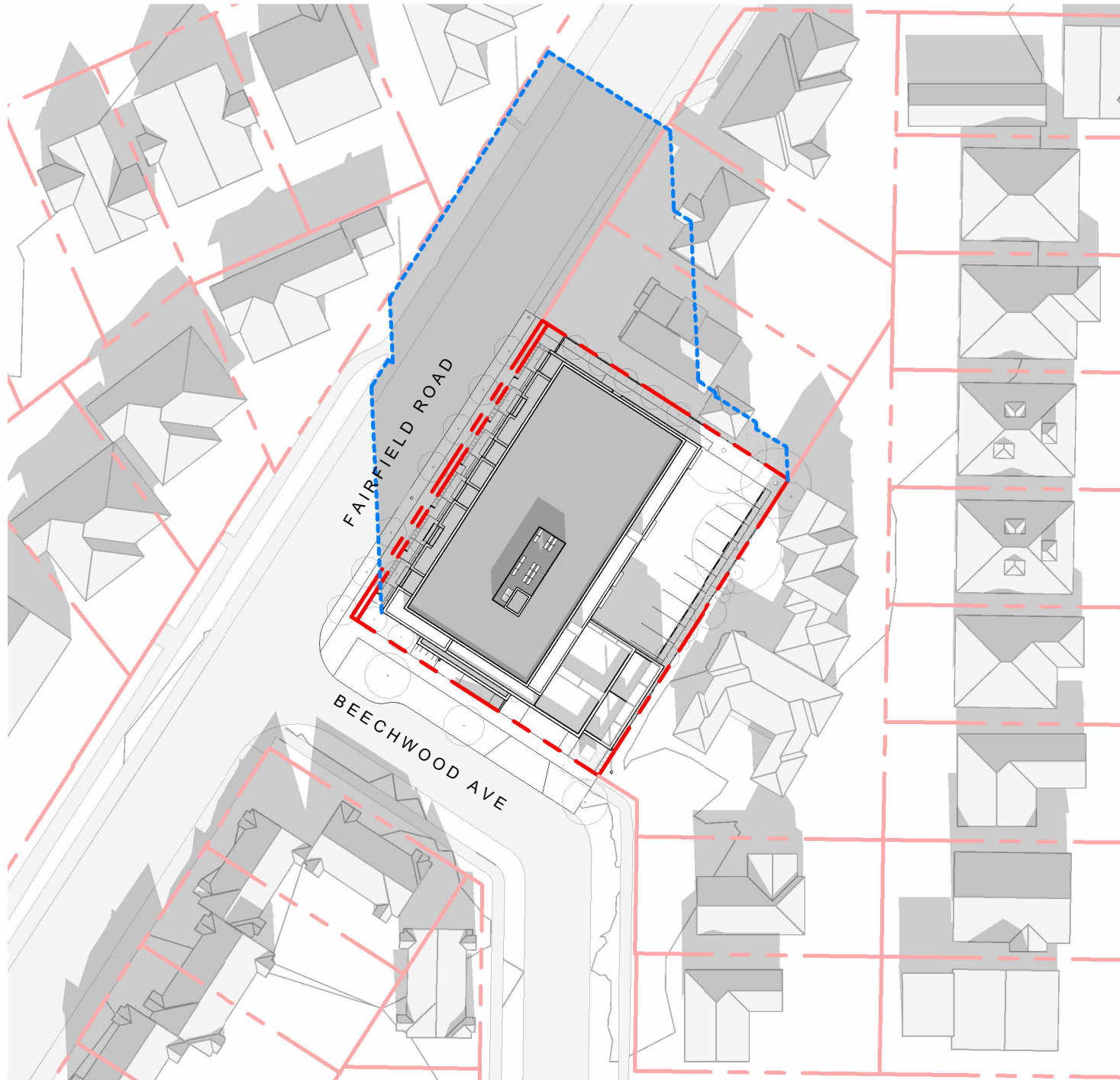
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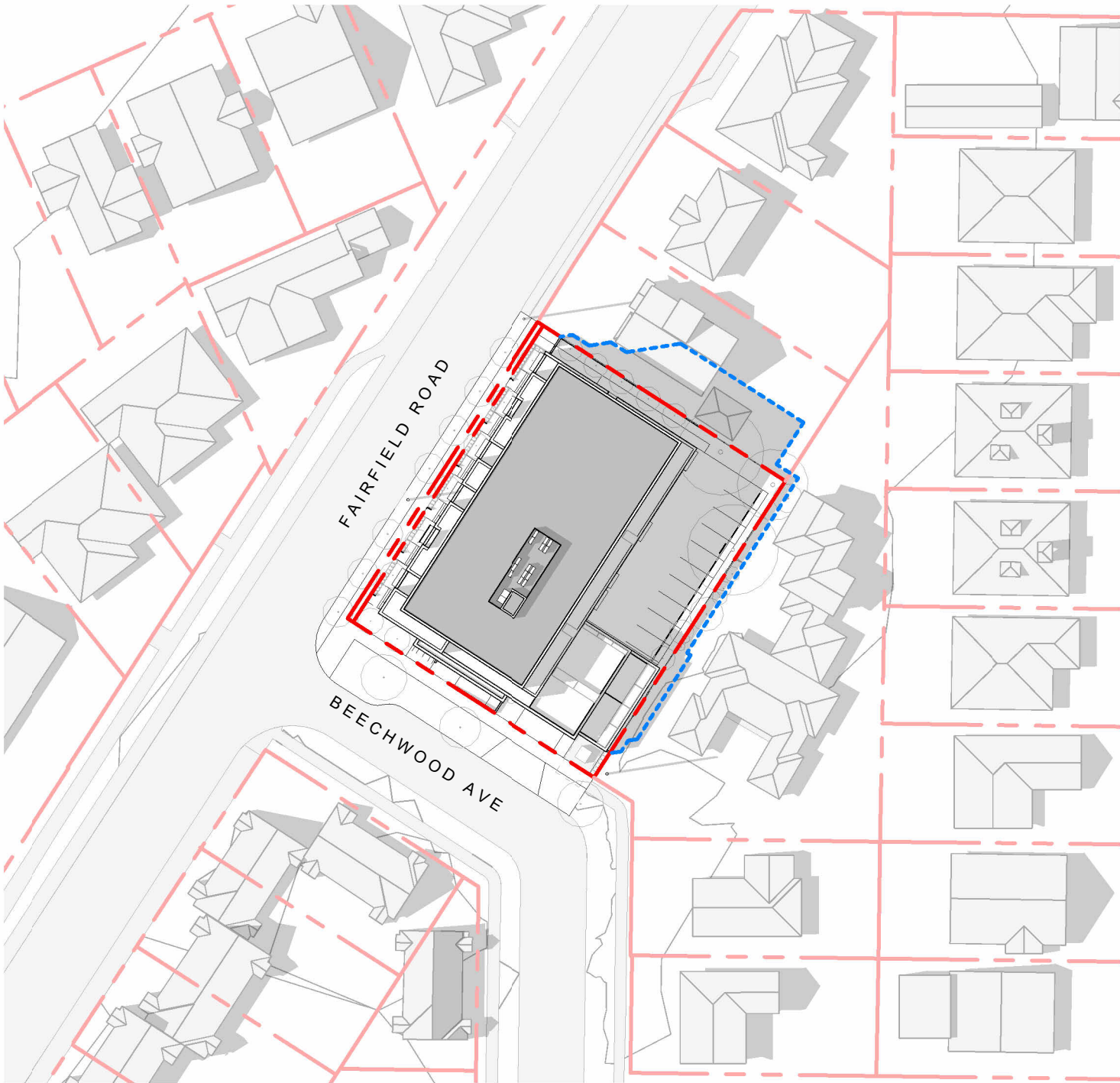
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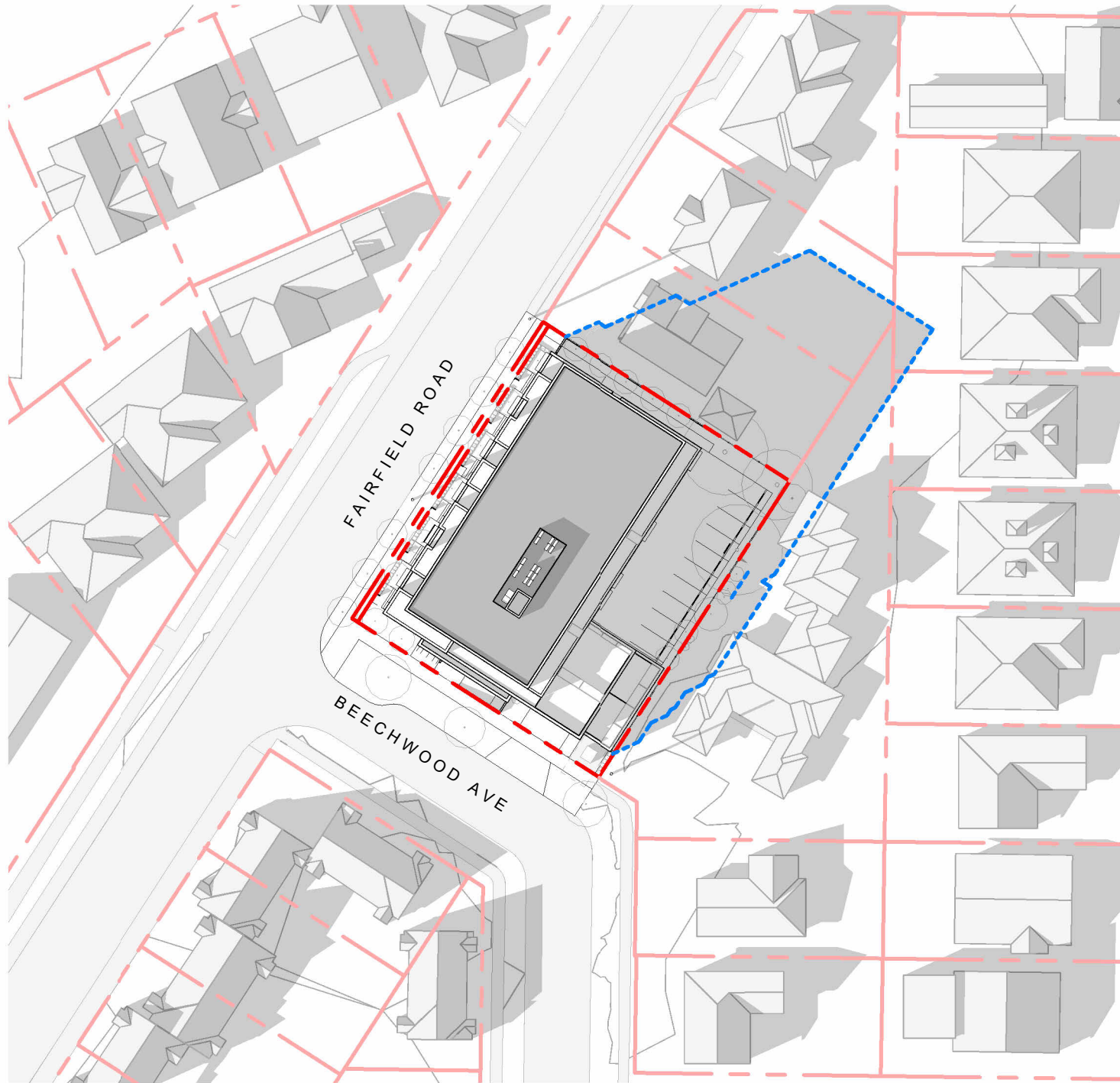
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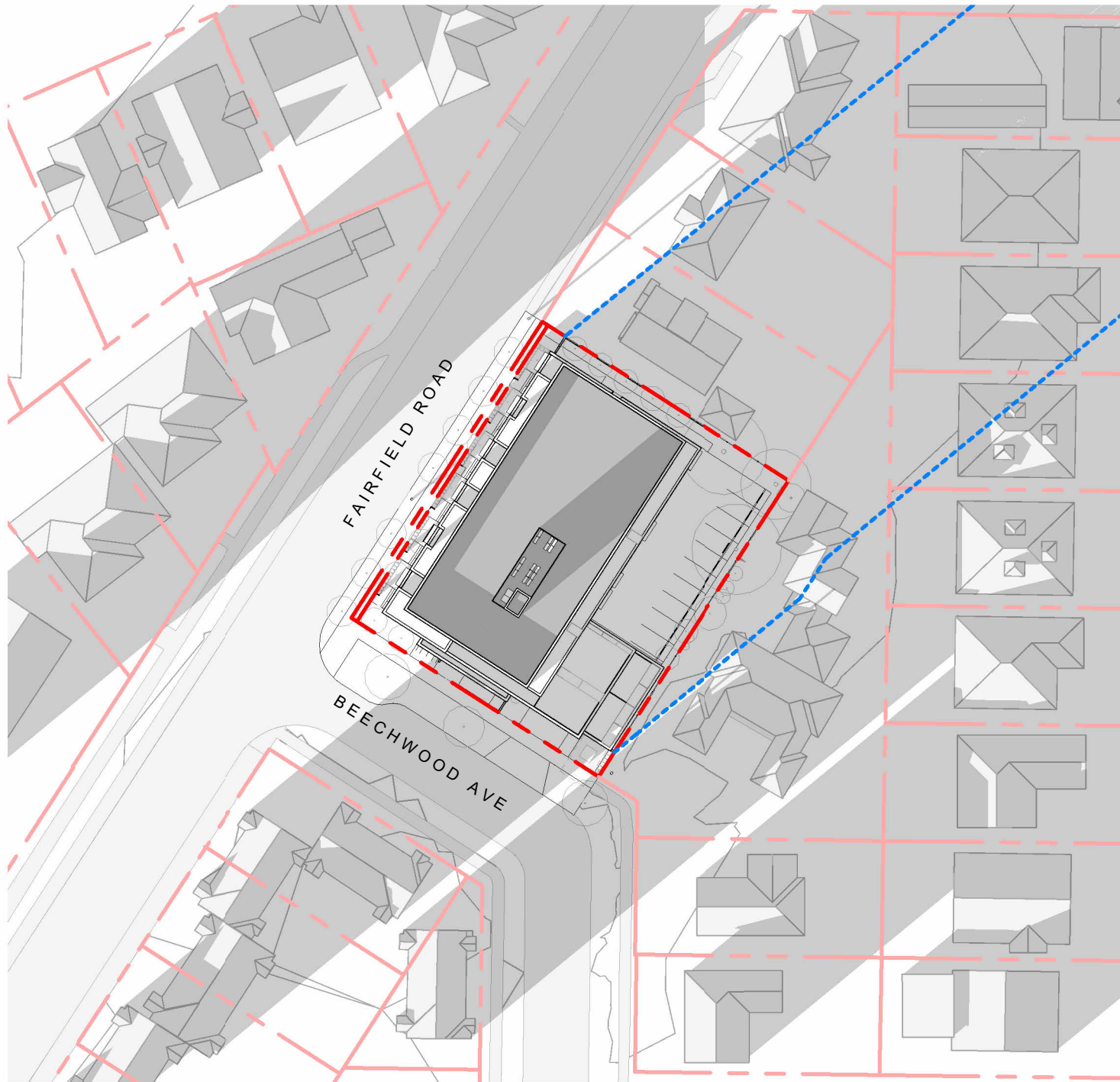
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SUMMER SOLSTICE 4:00 PM

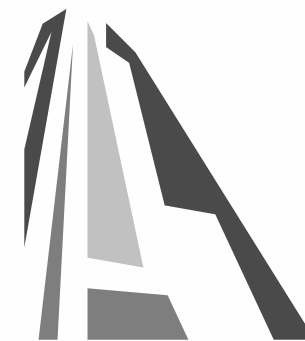


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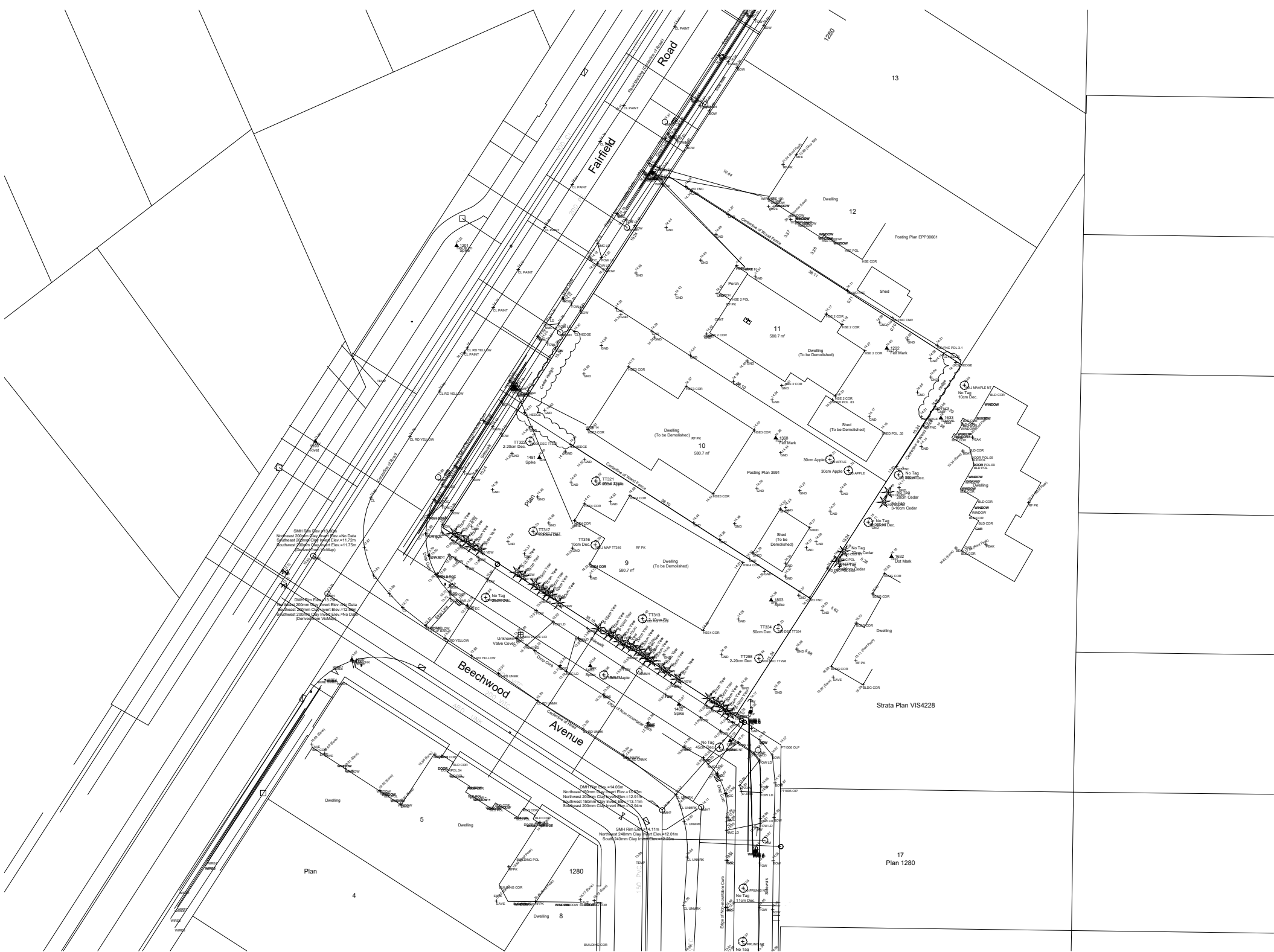
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	SHADOW STUDIES	
Date	AUGUST 21, 2023	
Scale	1 : 750	Project # 2123
	Revision	4
	Jan 26, 2023	
	Sheet #	A-012
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SCALE = 1 : 500

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1733-37 FAIRFIELD ROAD, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	4 STOREY MULTI UNIT RESIDENTIAL BUILDING

ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m ²)	1,741.93m ²	
TOTAL FLOOR AREA (m ²)	2985.20m ²	
COMMERCIAL FLOOR AREA (m ²)	0	
FLOOR SPACE RATIO	1.71:1	
SITE COVERAGE (%)	65%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	13.39m	
NUMBER OF STOREYS	4	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	3	23
PARKING STALLS - VISITOR (#) ON SITE	3	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	37	54

	PROPOSED
FRONT YARD (BEECHWOOD AVE)	2.73m
FRONT YARD (TO AWNING/LANDING)	1.70m
INTERNAL SIDE YARD (TO BALCONY)	0.50m
INTERNAL SIDE YARD (TO BUILDING FACE)	4.78m
SIDE YARD (FAIRFIELD RD)	2.33m
REAR YARD	2.62m
COMBINED SIDE YARDS	2.83m



TOTAL NUMBER OF UNITS	30
UNIT TYPE	TOWNHOMES (6), STUDIO (2), 1 BEDS (13), 2 BEDS (7), 3 BEDS (2)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m ²)	41m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	1975m ²

5	DP/RZ Rev3	Aug 18, 2023
4	DP/RZ Rev2	Jan 26, 2023
3	DP/RZ Rev1	July 20, 2022
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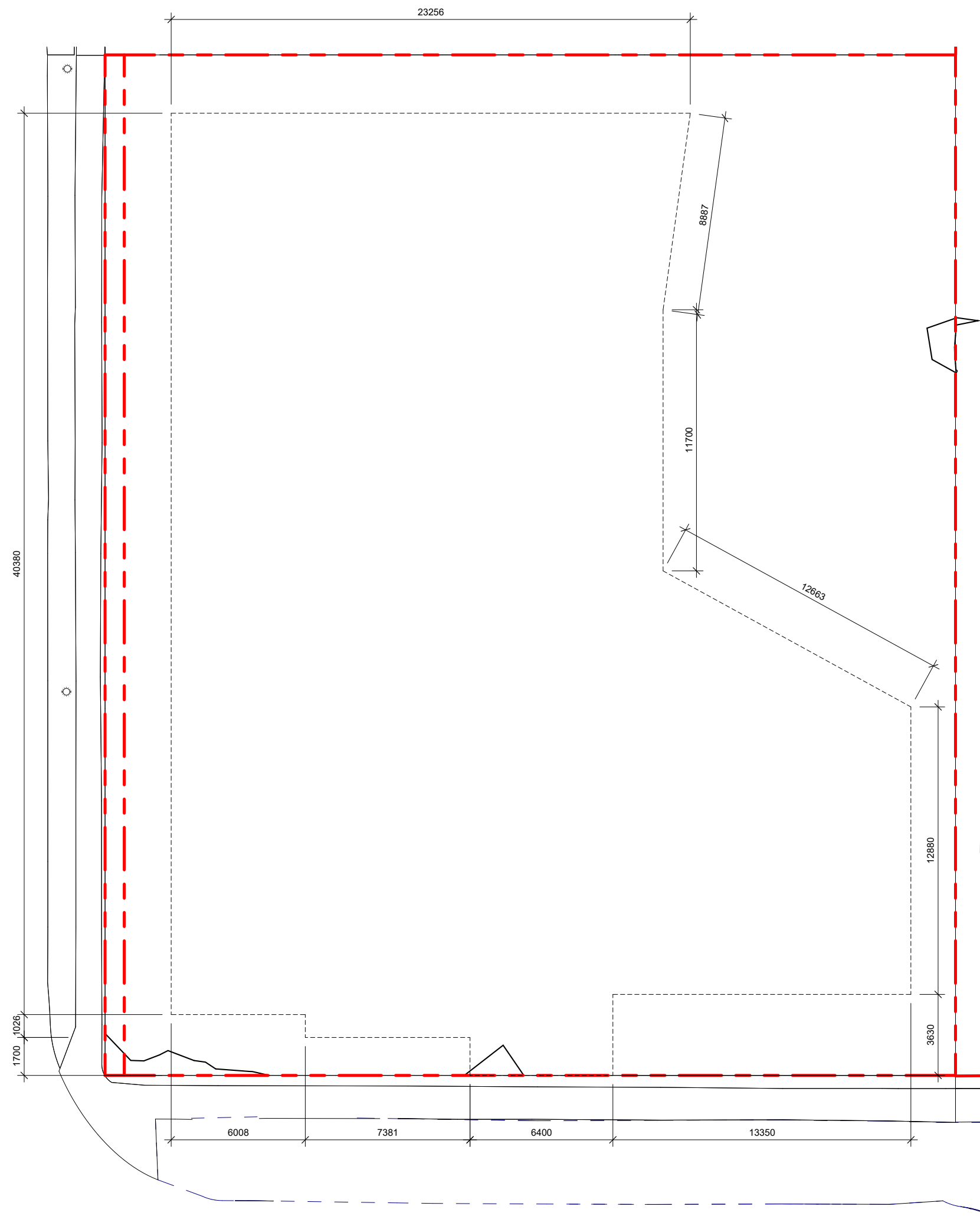


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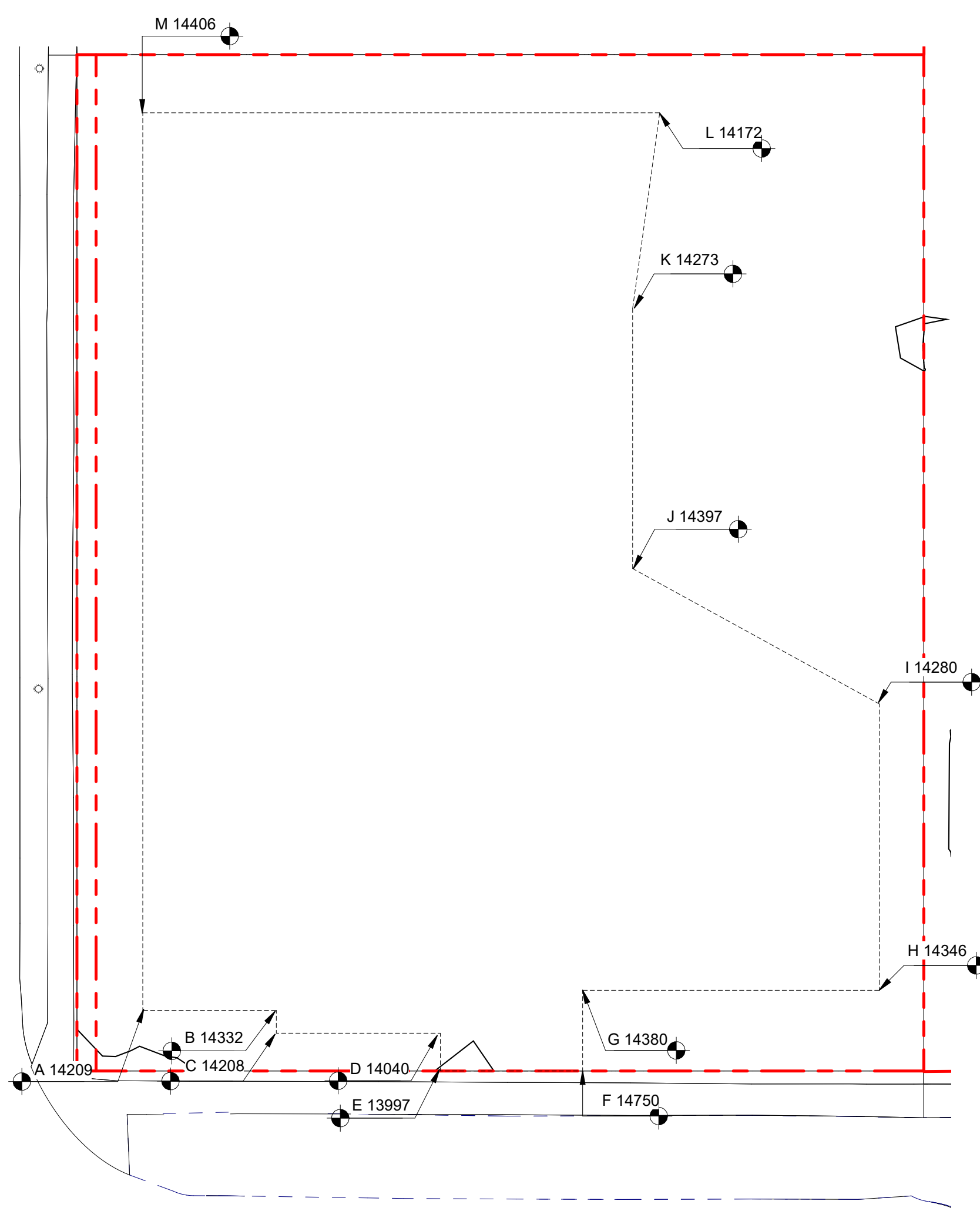
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Project		1733-1737 Fairfield Rd		ARYZE	
Sheet Name					
SITE PLAN & PROJECT DATA					
Date					
AUGUST 21, 2023					
Scale		As indicated		Project #	
				2123	
		Revision			
		Aug 18, 2023			
		Sheet #		A-050	

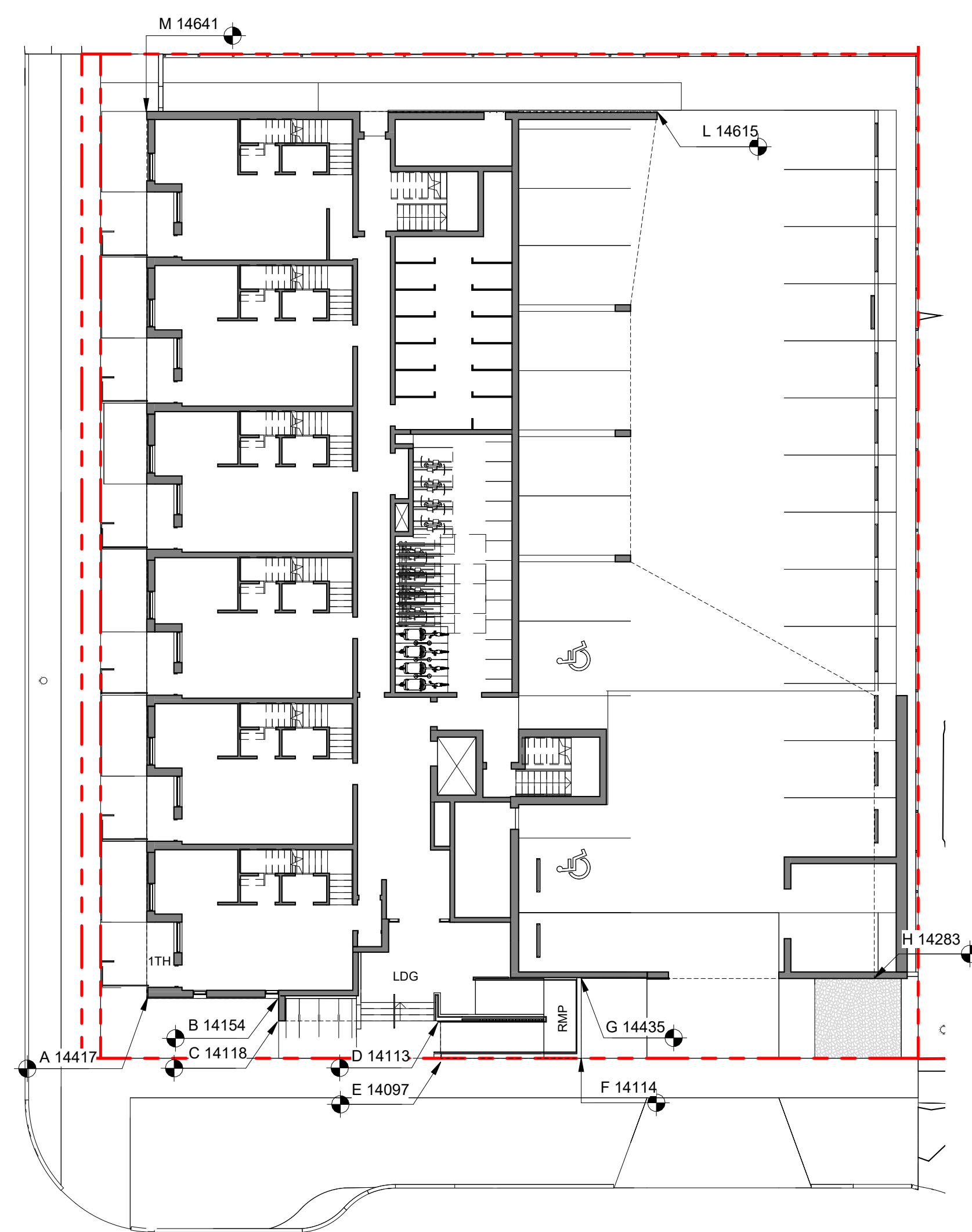
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1 DISTANCE BTWN POINTS KEY PLAN
SCALE = 1 : 200



2 NATURAL GRADE KEY PLAN
SCALE = 1 : 200

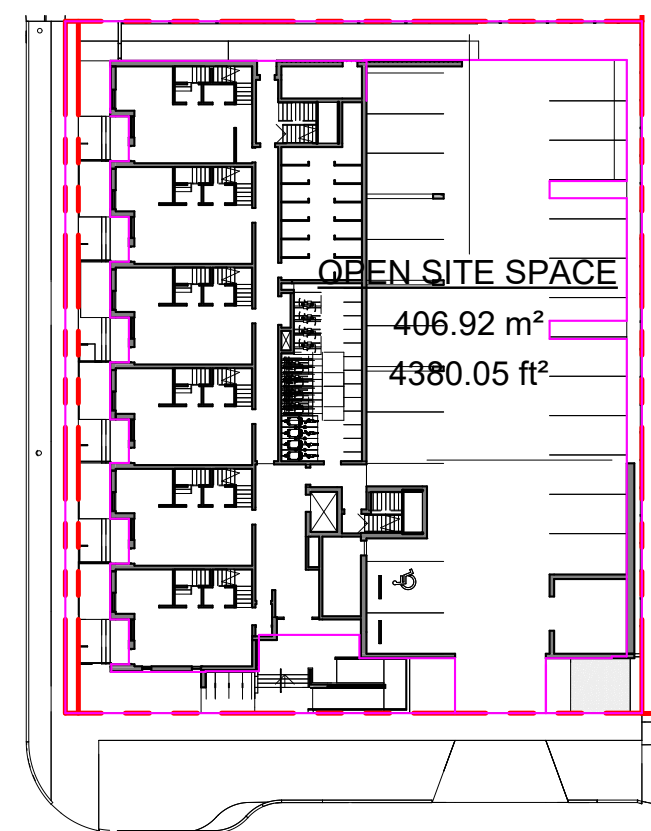


3 PROPOSED GRADE KEY PLAN
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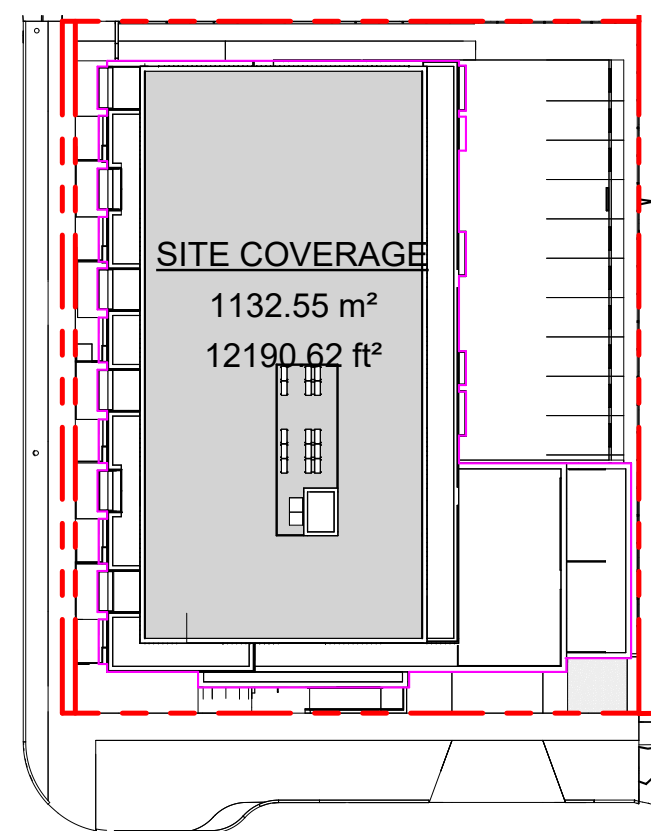
POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS		AVE. OF POINTS
A	14.209	14.42	Point A & B	6.008	85.20
B	14.332	14.15	Point B & C	1.026	14.50
C	14.208	14.12	Point C & D	7.381	103.92
D	14.04	14.11	Point D & E	1.7	23.83
E	13.997	14.10	Point E & F	6.4	89.96
F	14.75	14.11	Point F & G	3.63	51.72
G	14.38	14.44	Point G & H	13.35	191.33
H	14.346	14.28	Point H & I	12.88	183.90
I	14.273	14.41	Point I & J	12.663	181.52
J	14.397	14.69	Point J & K	11.7	167.72
K	14.273	14.64	Point K & L	8.887	126.40
L	14.172	14.62	Point L & M	23.256	332.30
M	14.406	14.64	Point M & N	40.38	577.74

Total	149.26	2130.03
Average Grade	14.27	

*NOTE: Lowest grade point governs per Schedule A definition



4 OPEN SITE SPACE
SCALE = 1 : 500



5 SITE COVERAGE
SCALE = 1 : 500

SUPPORTING CALCULATIONS

ZONING REGULATION BYLAW FLOOR AREAS

Level 1	542.56 m ²
Level 2	23.69 m ²
Level 3	951.08 m ²
Level 4	785.79 m ²
Grand total: 5	2985.20 m ²

FLOOR SPACE RATIO

2985.20m ² / 1741.93m ²	= 1.714
FSR	- 1.71 : 1

SITE COVERAGE

1132.55m ² / 1741.93m ²	= 0.65 (65%)
---	--------------

OPEN SITE SPACE

406.92m ² / 1741.93m ²	= 0.23 (23%)
--	--------------

HEIGHT OF PATIOS, STAIRS, & RAMP TO EXISTING & PROPOSED GRADE REFER TO GRADE KEY PLANS

1TH PATIO
(WORST CASE GRADING ALONG FAIRFIELD RD - THEREFORE ALL <600mm)
14750 - 14200(PROPOSED) = 550mm
14750 - 14171(EXISTING) = 579mm

LDG (LANDING AT PRIMARY ENTRANCE)
14750 - 14114(PROPOSED) = 636mm
14750 - 14040 (EXISTING) = 710mm

RMP (INTERMEDIARY RAMP LANDING)
14507 - 14114(PROPOSED) = 393mm
14507 - 14280 (EXISTING) = 227mm

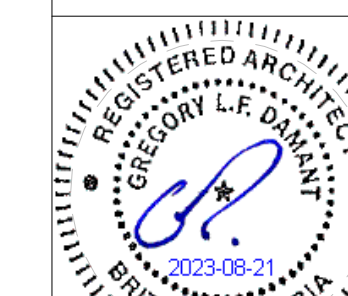
5	DPIRZ Rev3	Aug 18, 2023
4	DPIRZ Rev2	Jan 26, 2023
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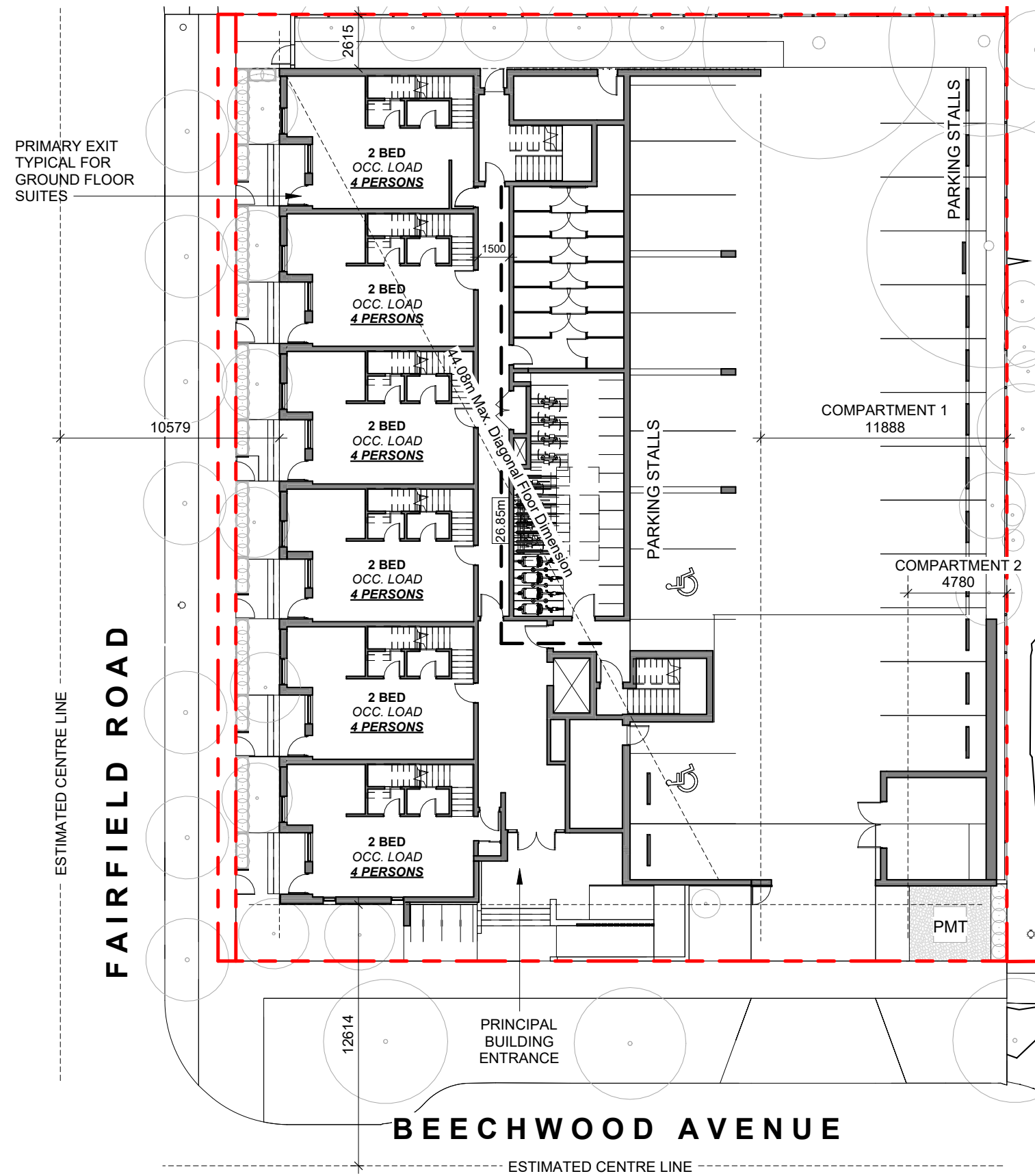
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Project	
1733-1737 Fairfield Rd	
ARYZE	
Sheet Name	
ZONING CALCULATIONS	
Date	Project #
AUGUST 21, 2023	2123
Scale	Revision
As indicated	Aug 18, 2023
Sheet #	
A-051	



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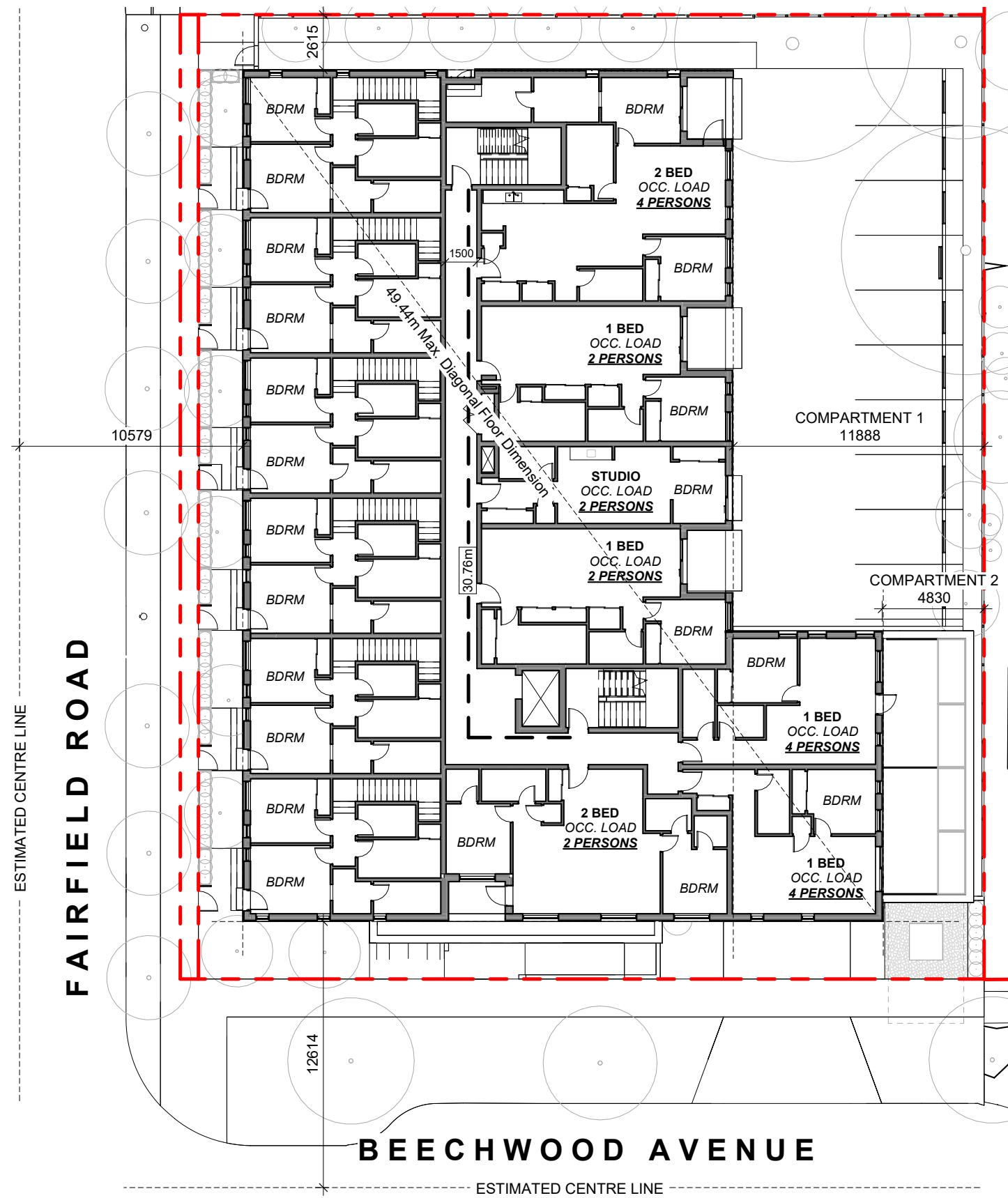


OCCUPANT LOAD:
Occupancy: Group C
12 Bedrooms x 2 persons/bedroom
= 24 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 24 = 146.4mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 24 = 192.0mm
or 1100mm

1 L1 CODE REVIEW KEY PLAN
SCALE = 1 : 250



OCCUPANT LOAD:
Occupancy: Group C
9 Bedrooms x 2 persons/bedroom
= 18 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 18 = 109.8mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 18 = 144.0mm
or 1100mm

2 L2 CODE REVIEW KEY PLAN
SCALE = 1 : 250

BUILDING CODE ANALYSIS

PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3.1.2.1
BUILDING AREA	1051	m ² (approx)	1.4.1.2
GRADE	18.75	m geodetic	1.4.1.2
BUILDING HEIGHT (STOREYS)	4	STOREYS ABOVE GRADE	1.4.1.2
	0	STOREYS BELOW GRADE	

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, UP TO 4 STOREYS, SPRINKLERED	3.2.2.51
MAXIMUM BUILDING AREA	1800	m ² 3.2.2.51
No. OF STREETS FACING	1	(BEECHWOOD AVE UNDER 9M MINIMUM STREET WIDTH) 3.2.2.10
CONSTRUCTION TYPES PERMITTED	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE	3.2.2.51
FIRE ALARM SYSTEM	YES NO	3.2.4.1
STANDPIPE SYSTEM	YES NO	3.2.5.8
HIGH BUILDING	YES NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO	EXCEPT WITHIN AT GRADE RESIDENTIAL UNITS 3.2.8

FIRE RESISTANCE RATINGS

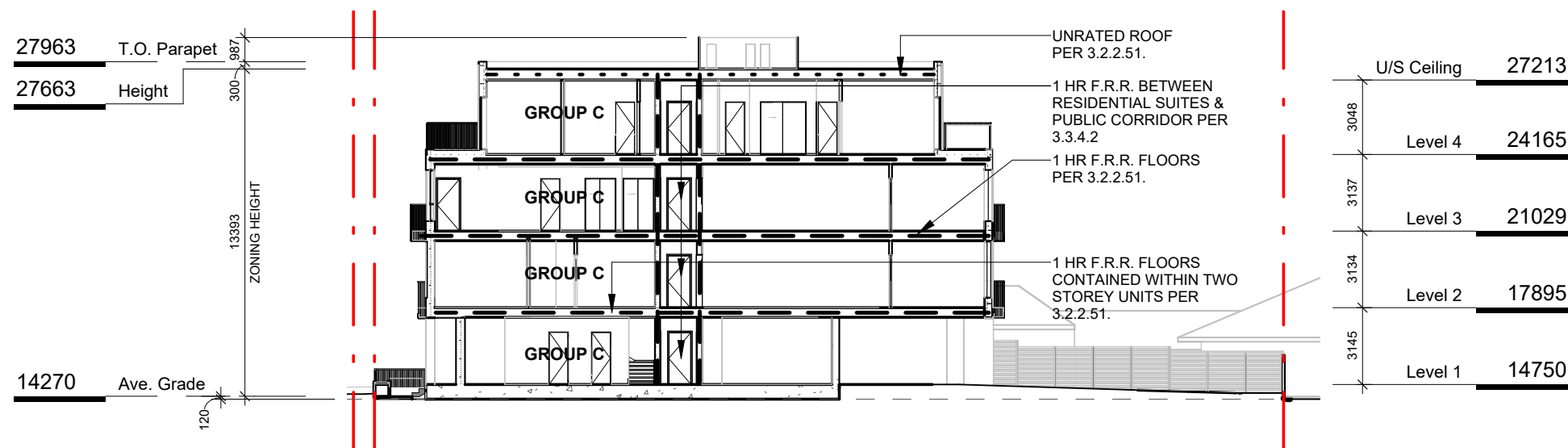
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE Unrated ROOF	3.2.2.51
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.51
EXITS	1 hr	3.4.4.1

EXITS FROM FLOOR AREAS

NUMBER OF EXITS REQUIRED	2	3.4.2.1
SEPARATION OF EXITS (MIN.)	1/2 MAX. DIAGONAL FLOOR AREA, BUT NEED NOT BE > 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	45 m, GROUP C	3.4.2.5
MEZZANINE	YES NO	3.2.8

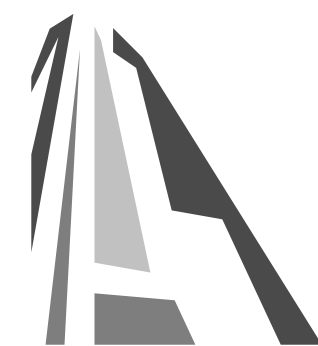
FIRE RESISTANCE RATING - KEY

----	UNRATED FIRE SEPERATIONS
- - - - -	45 MIN
----	1 HOUR
- - - - -	1.5 HOUR
.....	2 HOUR



5 CODE REVIEW KEY SECTION
SCALE = 1 : 250

4	DPIRZ Rev2	Jan 26, 2023
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Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	CODE REVIEW	
Date	AUGUST 21, 2023	
Scale	As indicated	Project # 2123
Revision	Jan 26, 2023	4
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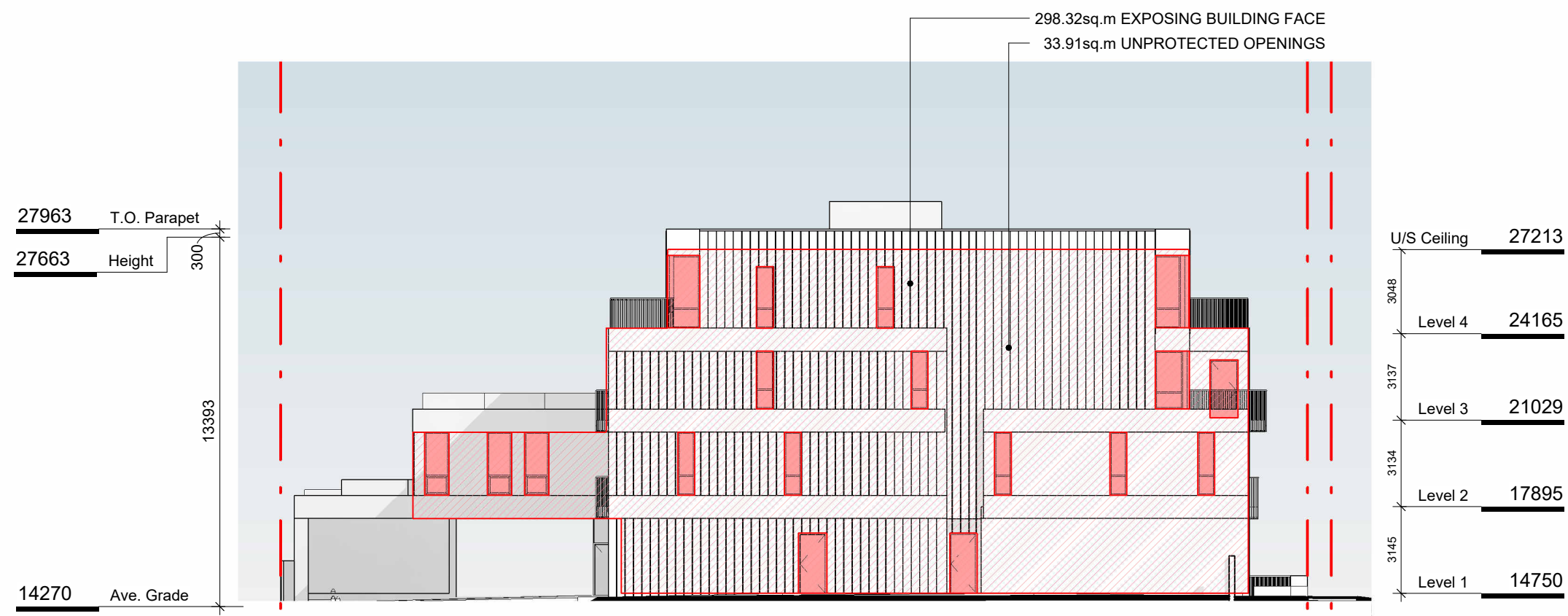
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NW ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	10.60m (>9m)	100	496.26	213.77	43
TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	10.12m (>9m)	100	45 minutes	Any	Any

1 NW ELEVATION - LD KEY
SCALE = 1 : 200



NE ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	2.62m (>2m)	16	298.32	33.91	11.4
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	10 - 25	1 hr	Any	Noncombustible

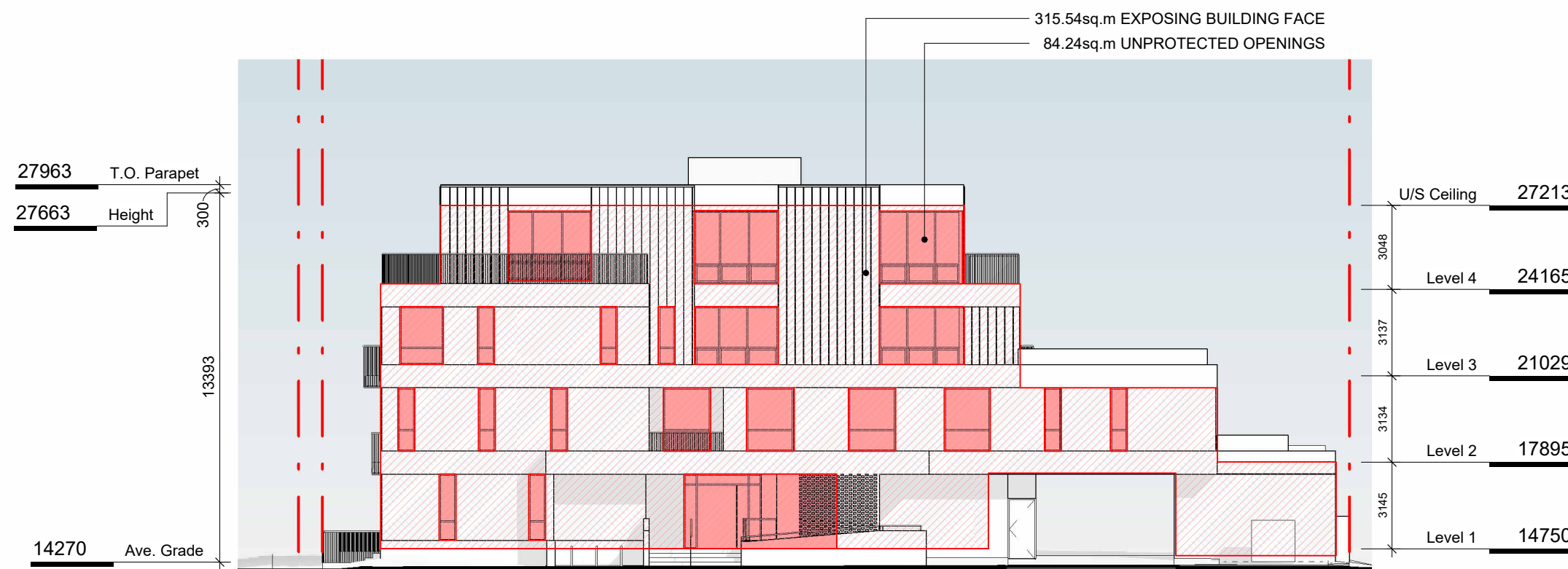
2 NE ELEVATION - LD KEY
SCALE = 1 : 200



SE ELEVATION

TABLE 3.2.3.1.-D COMPARTMENT 1	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	11.89m (>9m)	100	453.14	141.26	31.2
TABLE 3.2.3.7 COMPARTMENT 1	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	50 - 100	45 minutes	Any	Any
TABLE 3.2.3.1.-D COMPARTMENT 2	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	4.78m (>4m)	56	43.20	17.70	41.0
TABLE 3.2.3.7 COMPARTMENT 2	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	50 - 100	45 minutes	Any	Any

4 SE ELEVATION - LD KEY
SCALE = 1 : 200

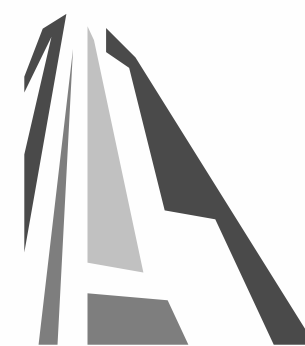


SW ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	12.61m (>9m)	100	315.54	84.24	26.7
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	100	45 minutes	Any	Any

3 SW ELEVATION - LD KEY
SCALE = 1 : 200

5	DPIRZ Rev3	Aug 18, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



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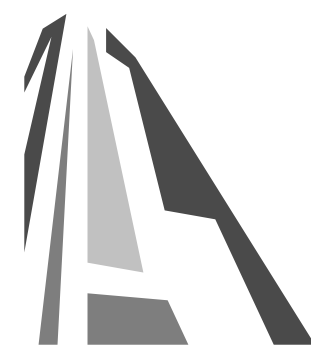
Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	SPATIAL SEPARATION	
Date	AUGUST 21, 2023	
Scale	1 : 200	Project # 2123
	Revision	Aug 18, 2023 5
	Sheet #	A-053

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5	DPIRZ Rev3	Aug 18, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 1 PROPOSED PLAN			
Date			
AUGUST 21, 2023			
Scale		Project #	
1 : 100			2123
		Revision	
		Aug 18, 2023	
		Sheet #	
		A-101	



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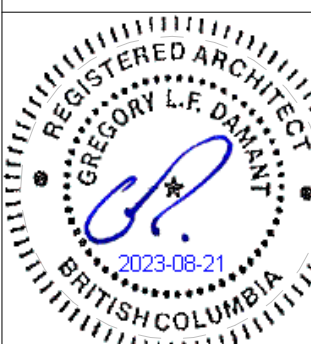
5	DPIRZ Rev3	Aug 18, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 2 PROPOSED PLAN			
Date			
AUGUST 21, 2023			
Scale		Project #	
1 : 100			2123
		Revision	
		Aug 18, 2023	
		Sheet #	
		A-102	



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4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

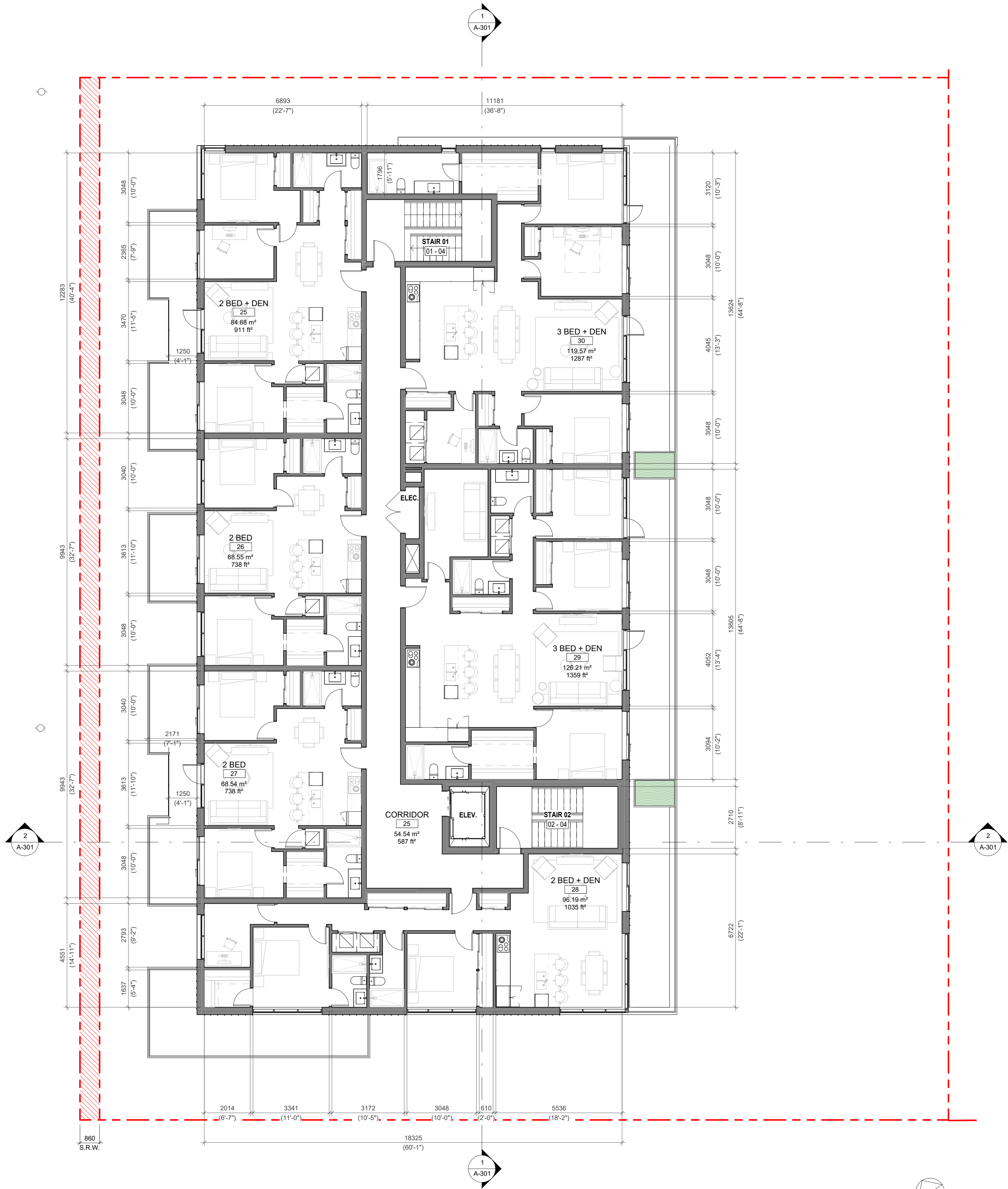


CASCADIA ARCHITECTS INC

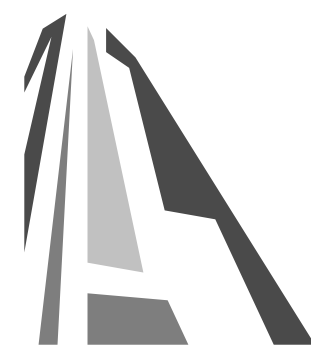
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 3 PROPOSED PLAN	
Date	AUGUST 21, 2023	
Scale	1 : 100	Project # 2123
	Revision	4
	Sheet #	A-103

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4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



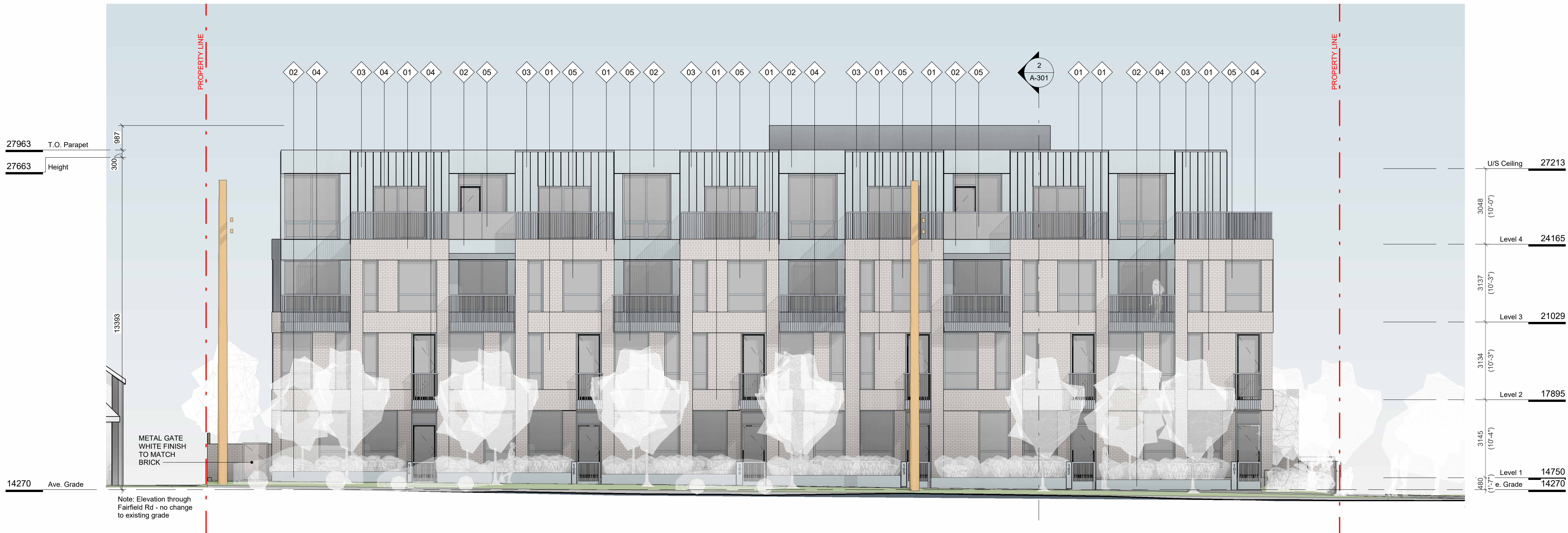
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 4 PROPOSED PLAN			
Date			
AUGUST 21, 2023			
Scale		Project #	
1 : 100			2123
		Revision	
		Jan 26, 2023	
		Sheet #	
		A-104	



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1 NW ELEVATION
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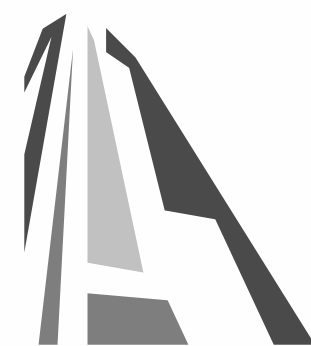


2 SW ELEVATION
SCALE = 1 : 100

FINISH SCHEDULE

01. BRICK
LIGHT FINISH
02. PREFINISHED METAL
FLAT PANEL
03. PREFINISHED METAL
STANDING SEAM
04. METAL PICKET GUARD
05. GLAZING
06. WOOD GRAIN FINISH
07. HORIZONTAL WOOD FENCE

5	DPIRZ Rev3	Aug 18, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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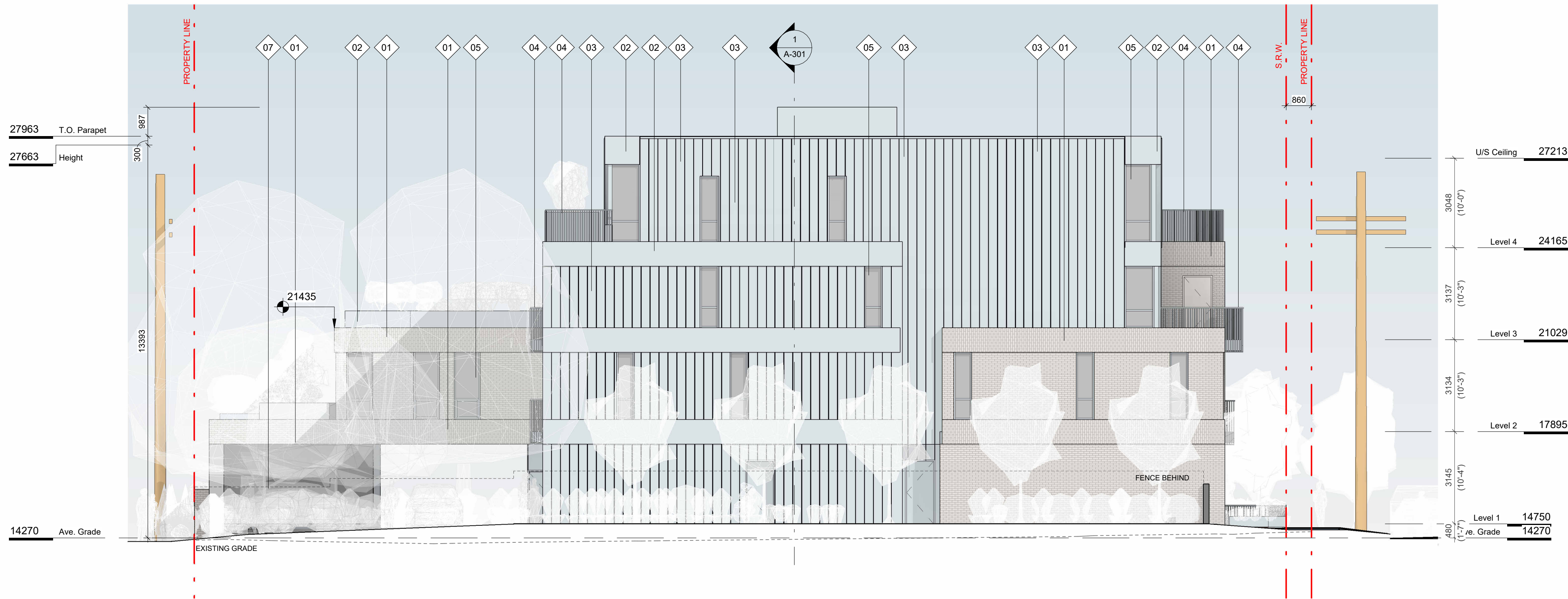
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name EXTERIOR ELEVATIONS		
Date AUGUST 21, 2023		
Scale As indicated	Project # 2123	Revision Aug 18, 2023 5
Registered Architect GREGORY L.F. DANN 2023-08-21 BRITISH COLUMBIA		Sheet # A-200

2023-08-21 9:47:08 AM



1 SE ELEVATION
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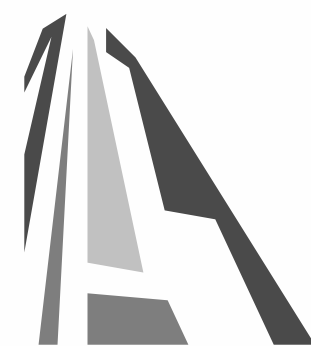


2 NE ELEVATION
SCALE = 1 : 100

FINISH SCHEDULE

01. BRICK
LIGHT FINISH
02. PREFINISHED METAL
FLAT PANEL
03. PREFINISHED METAL
STANDING SEAM
04. METAL PICKET GUARD
05. GLAZING
06. WOOD GRAIN FINISH
07. HORIZONTAL WOOD FENCE

5	DPIRZ Rev3	Aug 18, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

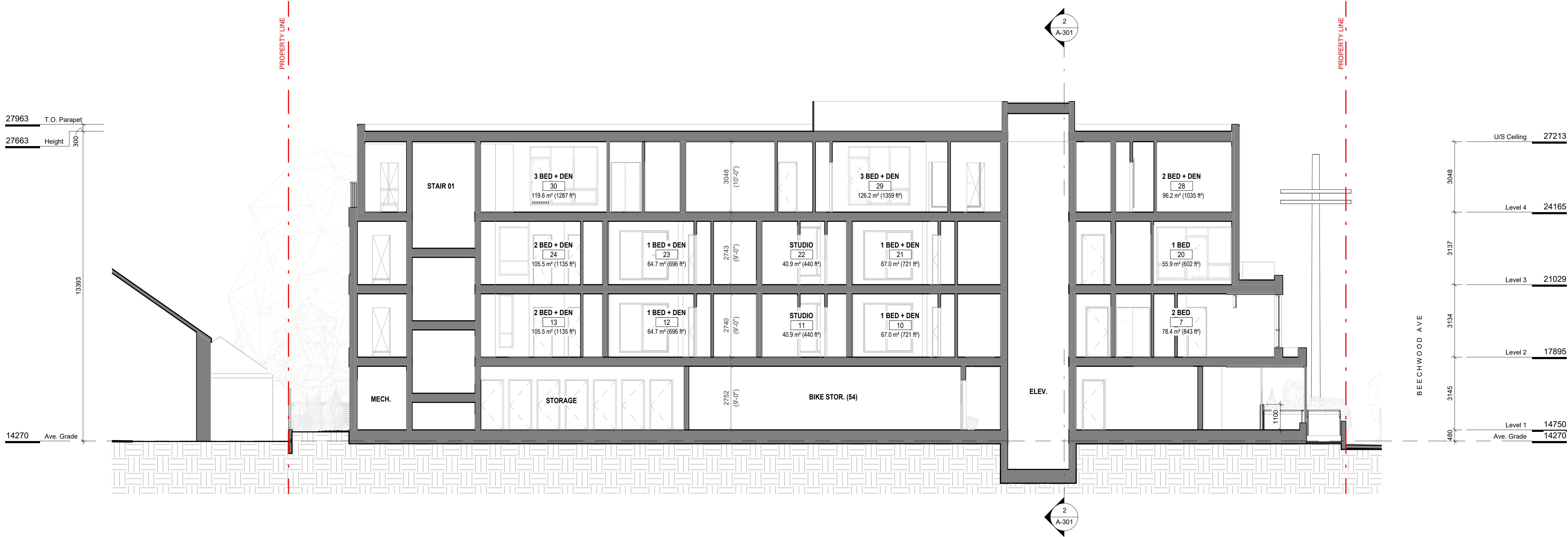


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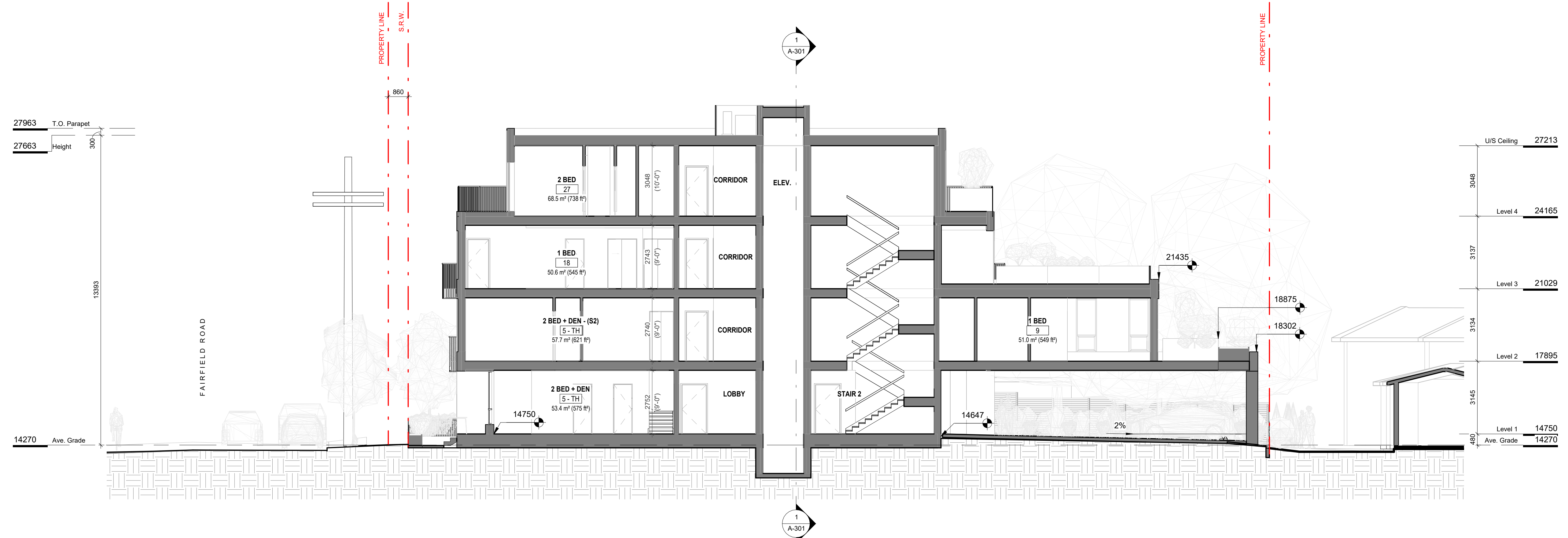
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name EXTERIOR ELEVATIONS		
Date AUGUST 21, 2023		
Scale As indicated	Project # 2123	Revision Aug 18, 2023 5
Sheet # A-201		

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1 BUILDING SECTION 1
SCALE = 1 : 100



2 BUILDING SECTION 2
SCALE = 1 : 100

4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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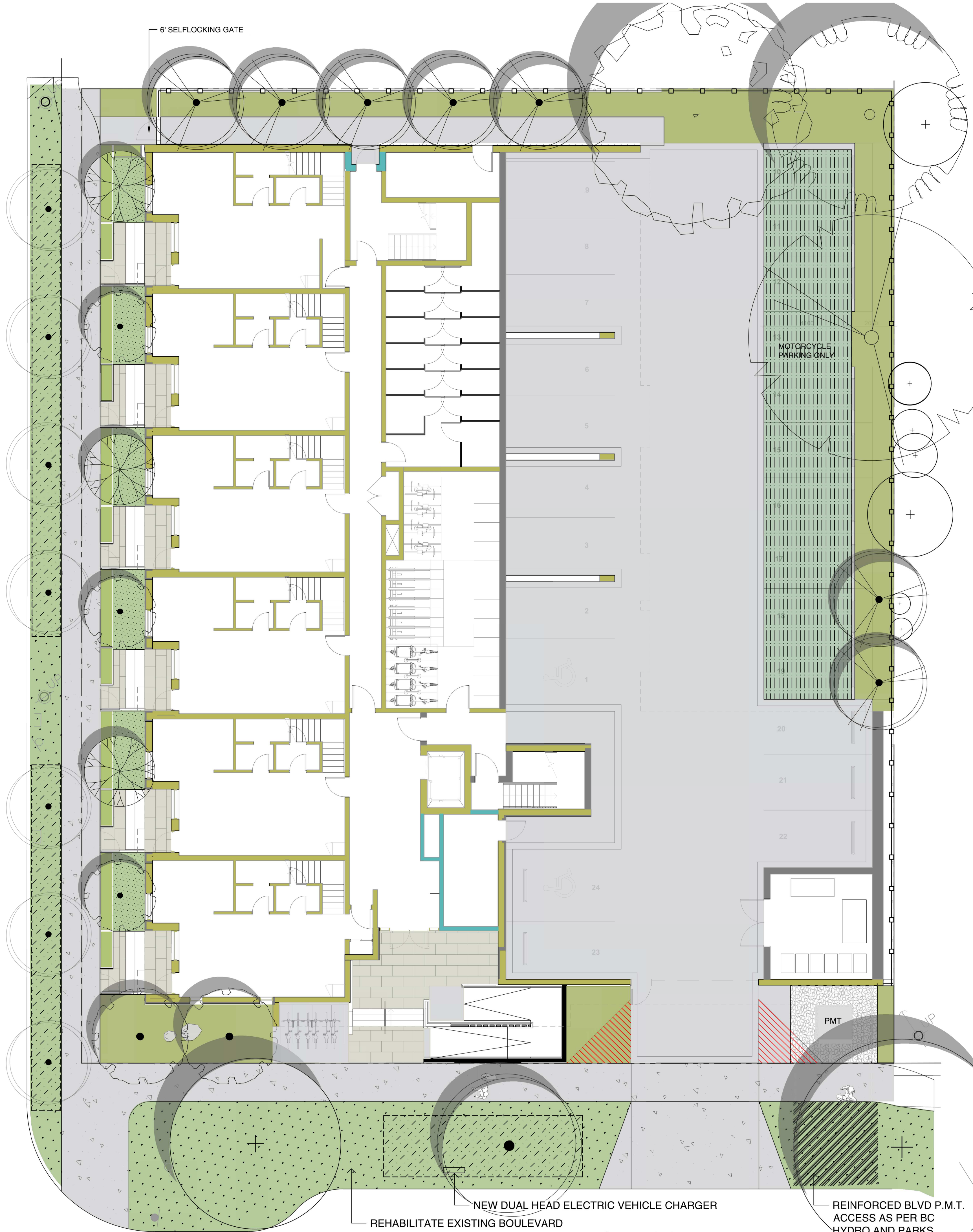
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name BUILDING SECTIONS		
Date	AUGUST 21, 2023	
Scale	1 : 100	Project # 2123
	Revision	4
	Jan 26, 2023	Sheet # A-301

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FAIRFIELD ROAD

BEECHWOOD AVENUE

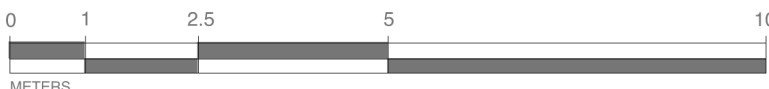


LEGEND

- PROPERTY LINE
ROOF OVERHANG
- ON-SITE LANDSCAPE AREA
- 1000 mm DEPTH PLANTING AREAS GROWING MEDIUM (MMCD)
 - 50 mm DEPTH MULCH
- RAISED PLANTER
- 450 mm DEPTH PLANTER GROWING MEDIUM
 - 50 mm DEPTH MULCH
- PARKING STALL PAVER
- NEWSTONE DORADO DRAIN PAVERS
 - COLOR: CHARCOAL
- GROUND FLOOR PATIO AND UPPER LEVEL BALCONY PAVER
- ARISTOKRAT™ SERIES
 - COLOR: CASCADE GRANITE
 - SIZE: 24" X 48"
- SOD MUNICIPAL BOULEVARD AREA
- 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD)
 - SOD
- SOD MUNICIPAL BOULEVARD AREA
- 1000 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)
 - SOD
- SOD ON SITE
- 1000 mm DEPTH PLANTING AREAS GROWING MEDIUM (MMCD) FOR LAWN AREA WITH TREES + SOD
 - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD) FOR AREA WITHOUT TREES + SOD
- MUNICIPAL SIDEWALK
- CIP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS
- CONCRETE PATH AND DRIVEWAY
- TREE PIT WITH 1000mm DEPTH GROWING MEDIUM FOR BOULEVARD TREES
- BIKE RACK
- SURFACE MOUNT ON CONCRETE PAD
- LANDSCAPE BOULDER
- VANCOUVER ISLAND GRANITE OR BASALT
- FENCE
- 6' HT SOLID CEDAR WOOD FENCE
 - STAIN: HEMLOCK GREY
- EXISTING BOULEVARD TREE TO BE RETAINED
- PROPOSED BOULEVARD TREE TO BE SPECIFIED BY CITY OF VICTORIA PARKS
- PROPOSED TREES

SITE PERMEABILITY

TOTAL SITE AREA 1703 m²
LANDSCAPED AREA 223 m²
PERMEABLE PAVED AREA 484 m²
SITE PERMEABILITY RATIO: 41.5%



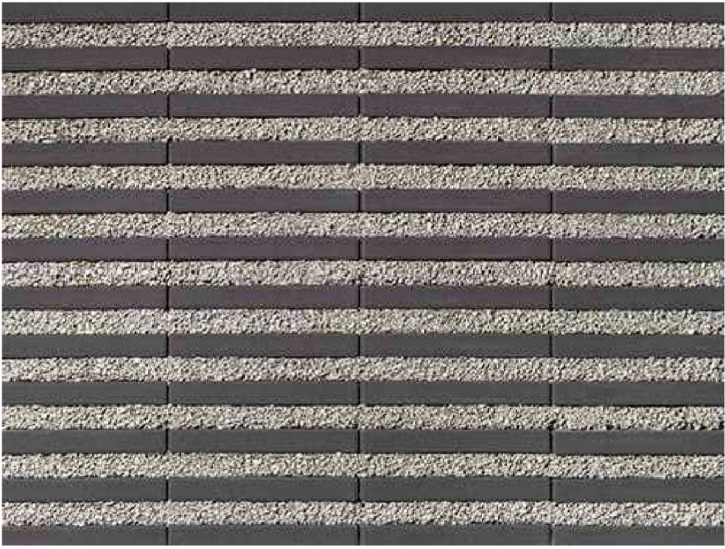
SITE PAVER SELECTION

FRONT PATIOS ON FAIRFIELD



ARISTOKRAT™ SERIES
CASCADE GRANITE

PARKING STALLS



NEWSTONE DORADO DRAIN
CHARCOAL

NOTES:

- BOULEVARD TREE PLANTING TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-043, AND CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRAWING S- P4
- REHABILITATE EXISTING BOULEVARD TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-042 AND SUPPLEMENTARY STANDARD DETAIL DRAWING SD-P3
- SEPARATE IRRIGATION SERVICE AND AUTOMATIC IRRIGATION TO BE PROVIDED TO MUNICIPAL BOULEVARD TREES IF TREE LOCATIONS ARE APPROVED BY CITY ENGINEERING AND BC HYDRO

PLEASE NOTE: THERE IS INSUFFICIENT SETBACK FROM PROPOSED UTILITIES. IF WE USE SMALL CALIPER TREES (20mm) WITH A ROOT BALL OF 400 mm DIAMETER MAXIMUM, WE BELIEVE WE CAN ACCOMMODATE THE REQUIRED 1.0m OFFSET FROM THE ROOT BALL TO THE BC HYDRO UTILITY BUT NOT THE REQUIRED OFFSET TO THE PROPOSED STREET LIGHT CONDUIT.



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

OWNER/CLIENT:

ARYZE DEVELOPMENTS

PROJECT ADDRESS:

1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUE	YYMM/DD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/DP	22/07/20
5	ISSUED FOR RZ/DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/DP RESUBMISSION	2023/08/18

SEAL



NORTH ARROW



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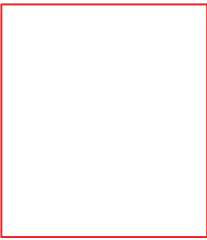
LANDSCAPE SITE PLAN

DWG NO:

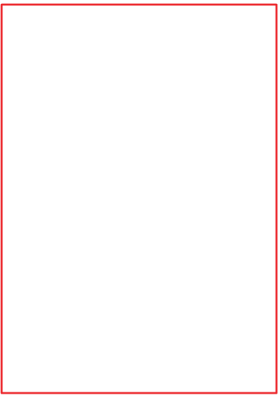
SCALE: 1:100

L1

PARKING STALL



PATIOS ON FAIRFIELD + BALCONIES ON UPPER LEVELS



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

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
**1733 FAIRFIELD,
VICTORIA, BC**

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

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	220304
2	ISSUED FOR RZ/DP	220502
3	ISSUED FOR COORDINATION	220718
4	ISSUED FOR RZ/ DP	220720
5	ISSUED FOR RZ/ DP RESUBMISSION	230124
6	ISSUED FOR RZ/ DP RESUBMISSION	20230818

SEAL

NORTH ARROW



DRAWING TITLE:
**PAVEMENT
SPECIFICATIONS**

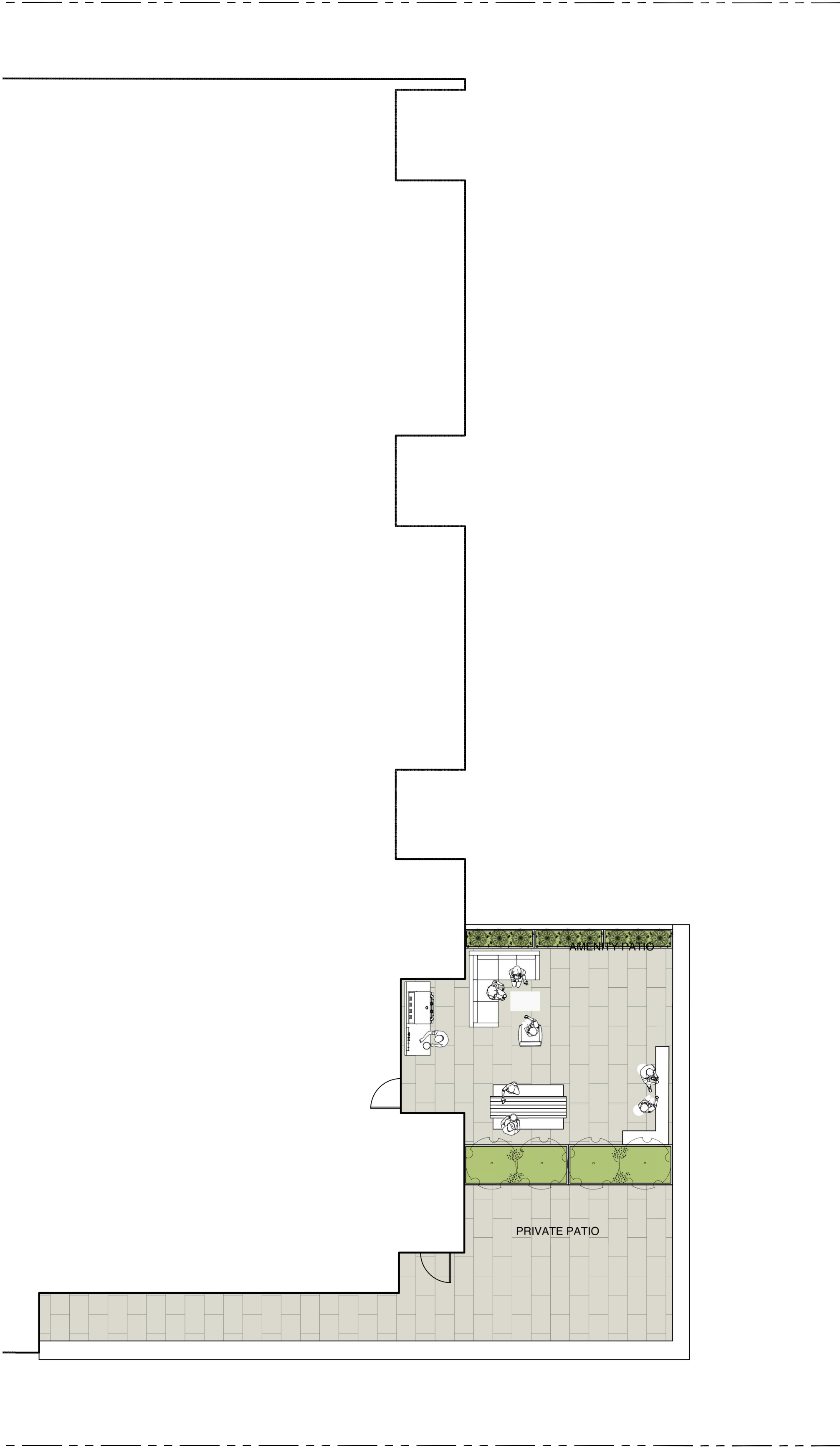
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SCALE: **NTS**

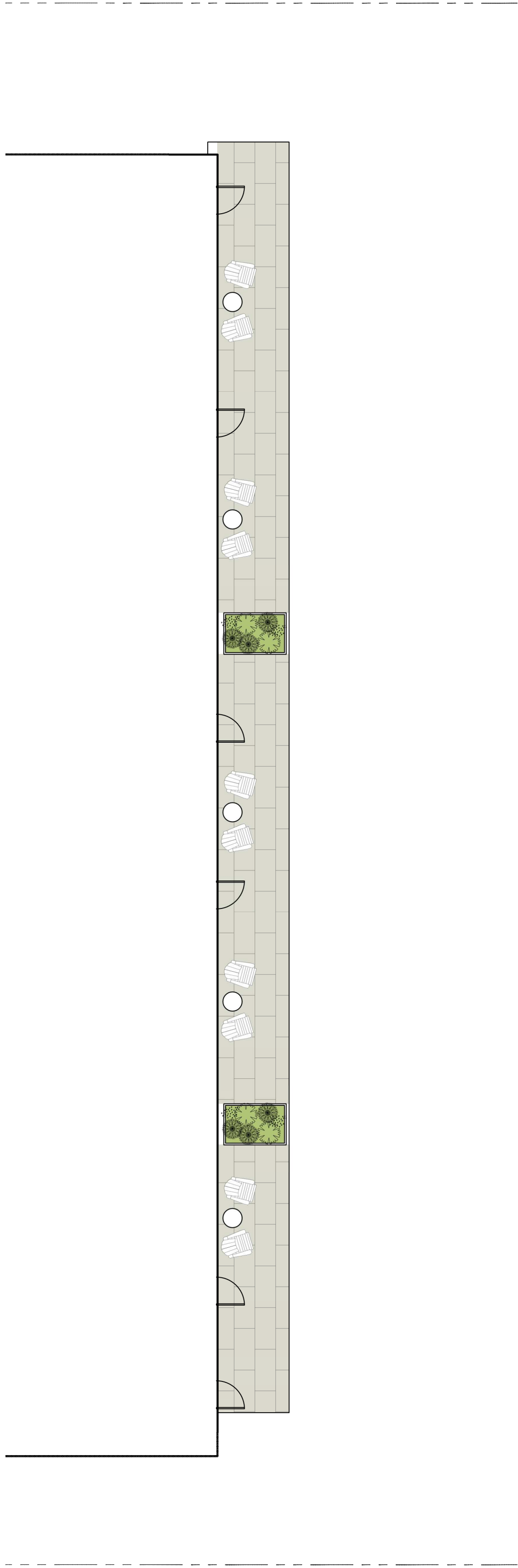
L1.1



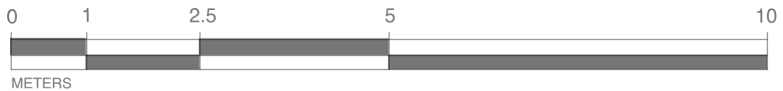
1
L2
LEVEL 2 BALCONY & PLANTER
1:100



2
L2
LEVEL 3 BALCONY & PLANTER
1:100



3
L2
LEVEL 4 BALCONY & PLANTER
1:100



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

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
**1733 FAIRFIELD,
VICTORIA, BC**

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

NO.	ISSUE	YYMM/DD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20
5	ISSUED FOR RZ/ DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/ DP RESUBMISSION	2023/08/18

SEAL



NORTH ARROW



DRAWING TITLE:
**UPPER LEVEL
LANDSCAPE PLANS**

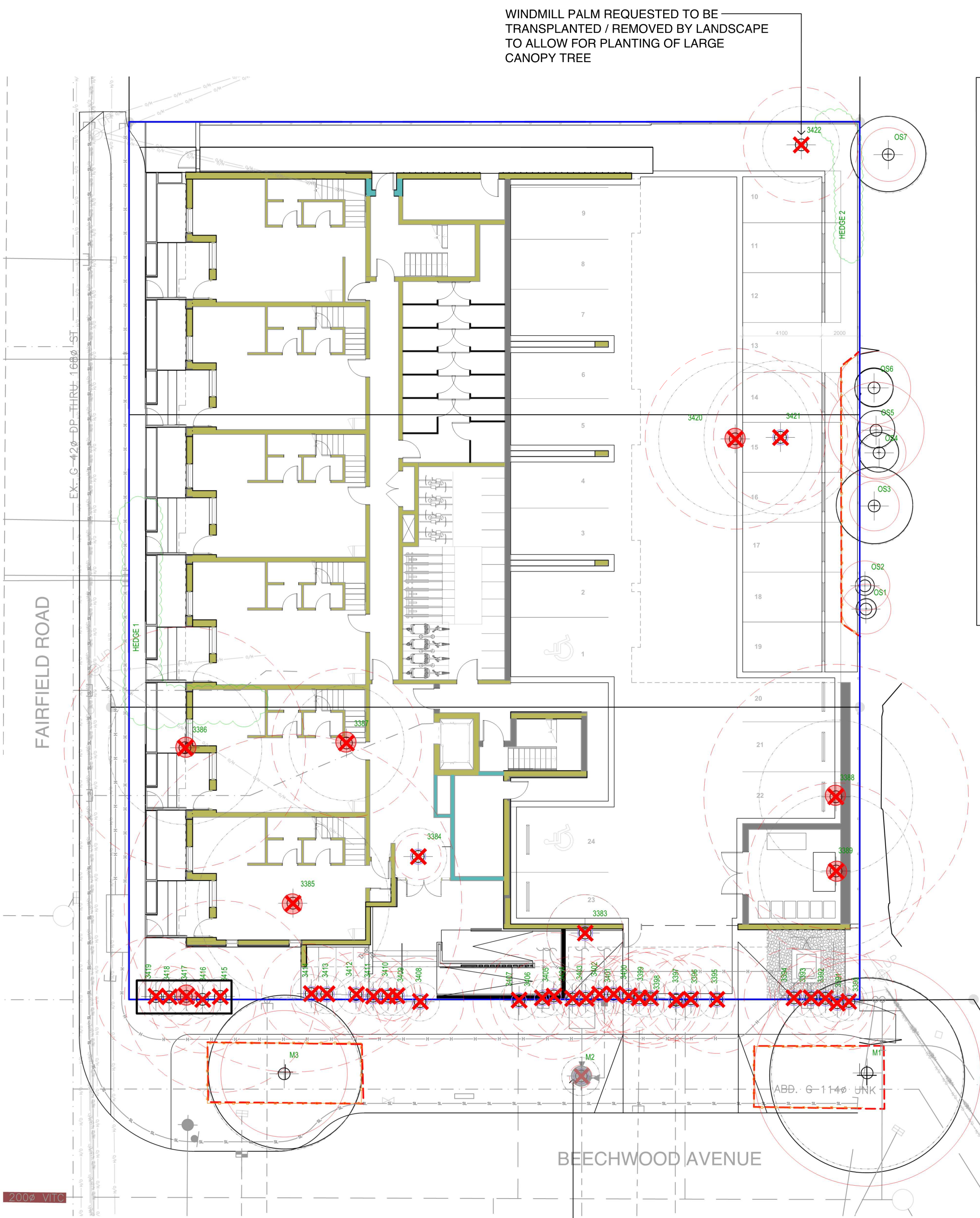
DWG NO:

SCALE: **AS NOTED**

L2

Table 1. Tree Inventory

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No / City)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
					Common	Botanical					Health	Structural					
	M1	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	47	10	5.9	5	Good	Fair/good		Moderate	Multiple stems form at 3m above grade - included bark at main stem union with active response growth, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone. Will be impacted by the installation of the proposed water line.	Retain
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum</i> <i>Pacific sunset</i>	5	6	0.6	1	Good	Good		Moderate	Recently planted - still staked, included bark at stem unions. Multiple stems form at 4m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone. Possible for transplant.	Remove*
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	26	6	3.3	4	Good	Fair/poor		Moderate	Codominant stems form at 3m above grade - included bark - not active, historic pruning wounds with associated decay.	Project arborist to supervise all excavation required within the footprint of the critical root zone.	Retain
313	3383	Yes	On	No	Fig	<i>Ficus sp.</i>	11.8, 6	5	2	2	Good	Fair	Unsuitable	Good	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
316	3384	Yes	On	No	Japanese maple	<i>Acer palmatum</i>	3, 3, 6	5	1.2	1.5	Good	Fair	Unsuitable	Moderate	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
317	3385	Yes	On	Yes	Pacific dogwood	<i>Cornut nuttallii</i>	28, 23, 34, 32	8	8.8	4	Fair	Fair/poor	Unsuitable	Moderate	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
322	3386	Yes	On	Yes	Golden chain tree	<i>Laburnum sp.</i>	21, 28	7	6.3	4	Fair	Poor	Unsuitable	Poor	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
321	3387	Yes	On	Yes	Apple	<i>Malus sp.</i>	14, 23	10	3.9	3	Fair	Poor	Unsuitable	Moderate	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building. Located within the footprint of the proposed building.	Remove
334	3388	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	55	5	6.9	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, multiple stems form at 2m above grade - narrow angles of attachment, main stem topped historically at 4m above grade - large topping wound.	Located within the footprint of the proposed building. Also located within the footprint of the proposed parking stall.	Remove
298	3389	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	19, 25	5	4.6	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, codominant stems form at base - crossing at 5m above grade, large heading cuts.	Will be heavily impacted by excavation required to construct the foundation of the proposed building. Will also be impacted by excavation for the proposed parking stall.	Remove
3390	Yes	On	No	English yew	<i>Taxus baccata</i>	10.8, 8, 6	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3391	Yes	On	No	English yew	<i>Taxus baccata</i>	5, 5, 5	5	1.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3392	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 8, 9	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3393	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 4, 3	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3394	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 9, 9, 4	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3395	Yes	On	No	English yew	<i>Taxus baccata</i>	11, 16	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3396	Yes	On	No	English yew	<i>Taxus baccata</i>	18	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3397	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 8	5	2.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3398	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 10, 8, 5	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3399	Yes	On	No	English yew	<i>Taxus baccata</i>	14, 8	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3400	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3401	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 5, 5	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3402	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 5, 4	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3403	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 6, 5, 4	5	1.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3404	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 8, 5, 4	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3405	Yes	On	No	English yew	<i>Taxus baccata</i>	14, 10, 10	5	3.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3406	Yes	On	No	English yew	<i>Taxus baccata</i>	16	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3407	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 10, 5, 5, 5	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3408	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5, 5, 5	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3409	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 4	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3410	Yes	On	No	English yew	<i>Taxus baccata</i>	5, 5, 4, 4, 4	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3411	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 5, 5	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3412	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 8	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3413	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3414	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 12, 5, 5, 5	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3415	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	11, 33	5	5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3416	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	22	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3417	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	5, 5, 5, 6, 6	5	1.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3418	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	13	5	1.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
3419	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	12, 13, 8, 5, 4	5	3.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
Hedge 1	Yes	On	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5 - 10cm	5	0.5	0.5	Fair	Fair	Unsuitable	Moderate	Hedge row consisting of approximately 30 individual stems - no bylaw stems. Codominant stems form at 3m above grade - no major weaknesses visible at stem union, ivy covered trunk. Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building. Located within the footprint of the proposed parking stall.	Remove	
314	3420	Yes	On	Yes	Apple	<i>Malus sp.</i>	21, 25*	5	4.7	4	Fair	Fair/poor	Unsuitable	Moderate	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building. Located within the footprint of the proposed parking stall.	Remove
315	3421	Yes	On	No	Apple	<i>Malus sp.</i>	28*	5	3.5	4	Fair	Fair/poor	Unsuitable	Moderate	Growing within close proximity to existing building. Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building. Located within the footprint of the proposed parking stall.	Remove
OS1	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10 - 12	4	1.3	0.5	Fair	Fair		Moderate	Juvenile hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz. Project arborist to supervise all excavation required within the crz.	Retain*	



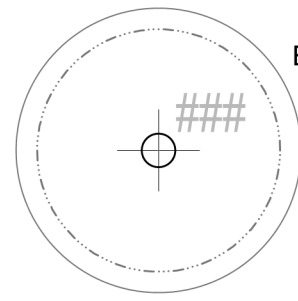
BOULEVARD TREE M2 TO BE REMOVED AND RELOCATED BY CITY OF VICTORIA FOR INSTALLATION OF PROPOSED WATER CONNECTION (SEE CIVIL). REMOVAL TO BE PAID FOR BY DEVELOPER.

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No / City)	Name	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Health	Structural	Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
	OS2	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10 - 12	4	1.3	0.5	0.5	Fair	Fair		Moderate	Juvenile hedge tree growing within narrow planting strip.	"Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz."	Retain*
	OS3	Yes	Off	No	Honey locust	<i>Gleditsia triacanthos</i>	10 - 12	8	1.3	2	2	Good	Good		Moderate	Juvenile hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz. Project arborist to supervise all excavation required within the crz.	Retain
	OS4	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5, 5, 5, 5	5	1.4	1	1	Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz. Project arborist to supervise all excavation required within the crz.	Retain
	OS5	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	8, 10, 10, 4 -	5	2.5	1	1	Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz. Project arborist to supervise all excavation required within the crz.	Retain*
	OS6	Yes	Off	No	Cherry	<i>Prunus sp.</i>	8, 6, 6 -	5	1.9	1	1	Good	Fair		Moderate	Flowering cherry, growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz. Project arborist to supervise all excavation required within the crz.	Retain*
	Hedge 2	Yes	On	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5 - 10cm	5	0.5	0.5	0.5	Good	Fair		Moderate	Hedge row consisting of 14 individual stems. No bylaw stems.	Will be heavily impacted by excavation required to construct the proposed parking stalls. Project arborist to supervise all excavation required within the crz.	Remove
	OS7	Yes	Off	No	Japanese maple	<i>Acer palmatum</i>	5, 5, 5, 4, 4	5	1.4	2	2	Good	Fair		Moderate	Multiple stems form at 5m above grade.	Project arborist to supervise all excavation required within the crz. Possible for retention or transplanted elsewhere. Project arborist to supervise all excavation required within the crz.	Retain
3422	No	On	No	No	Windmill palm	<i>Trachycarpus fortunei</i>	29	4	3.0	2	2	Good	Fair	Unsuitable	Good	Crown raised approx. 50% CRZ + 0.5' d.b.h. (drawn from the center of the stem)		

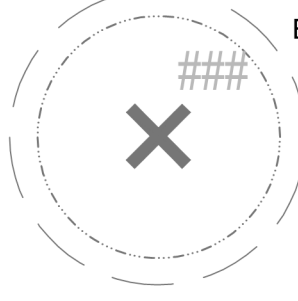
NOTE: SEE ORIGINAL TREE INVENTORY AND TABLES IN REPORT PREPARED BY TALBOT & MACKENZIE

WINDMILL PALM REQUESTED TO BE TRANSPLANTED / REMOVED BY LANDSCAPE TO ALLOW FOR PLANTING OF LARGE CANOPY TREE

TREE STATUS LEGEND



EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

- TREE PROTECTION FENCING
- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
 - TO MUNICIPAL STANDARD

PROTECTED TREE AND SHRUB FOR REMOVAL

MUNICIPAL TREE FOR REMOVAL



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

OWNER/CLIENT:

ARYZE DEVELOPMENTS

PROJECT ADDRESS:

1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUE	YYMMDD
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3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/DP	22/07/20
5	ISSUED FOR RZ/DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/DP RESUBMISSION	2023/08/18

SEAL



NORTH ARROW



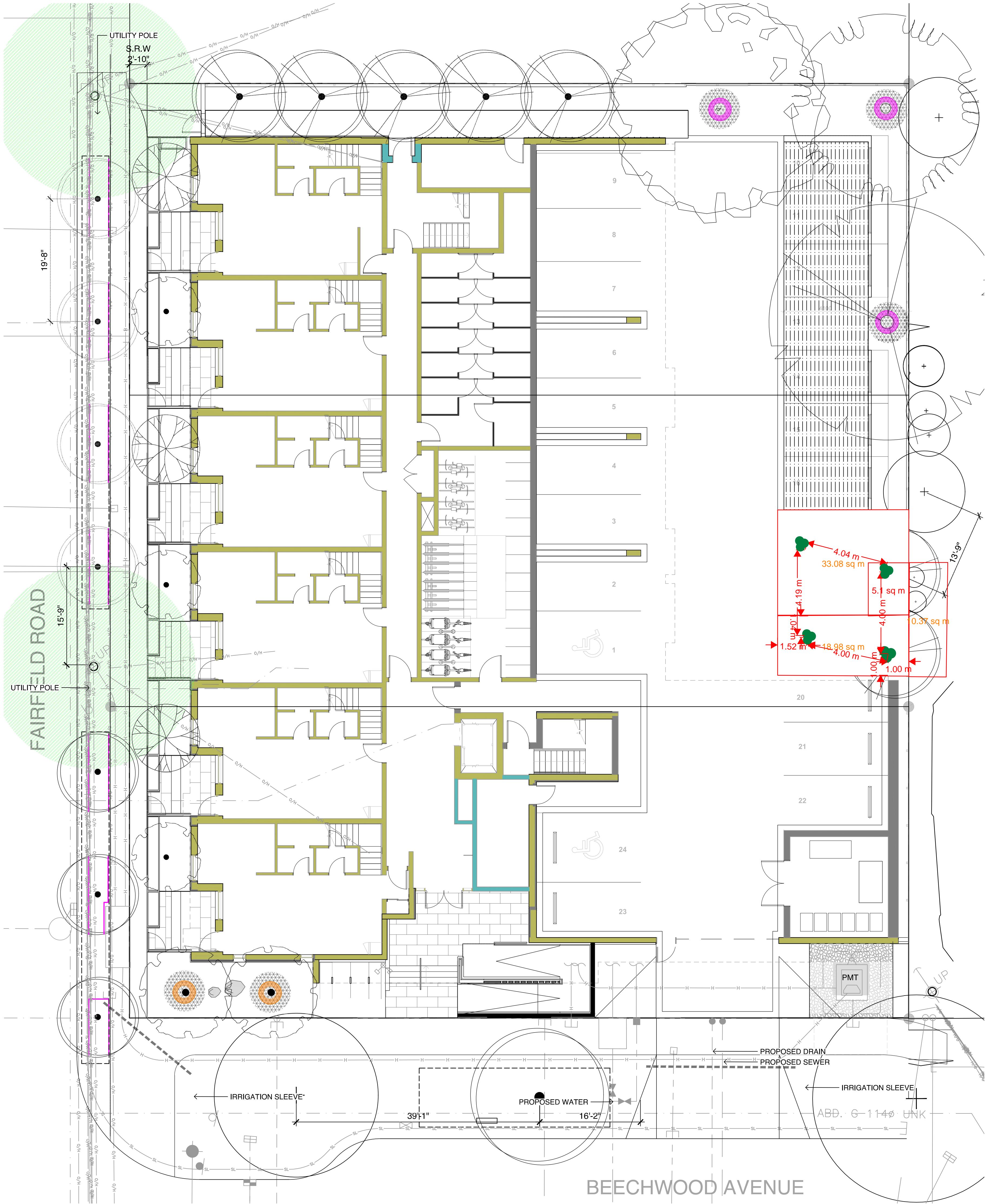
DRAWING TITLE:

TREE REMOVAL &
PROTECTION PLAN

DWG NO:

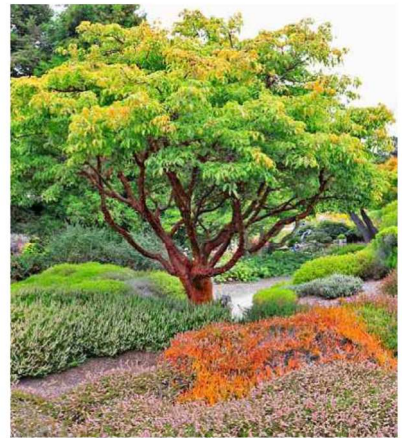
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L3



LEGEND

- OVERHEAD POWER LINE
- ROOT BARRIER
- 1:1 DESIGNATED REPLACEMENT TREE
- 2:1 DESIGNATED REPLACEMENT TREE
- TREE PIT WITH 1.0 m DEPTH GROWING MEDIUM FOR BOULEVARD TREES
- TREE PLANTING RESTRICTIONS
 - 5.0 m OFFSET FROM HYDRO OR LIGHT POLE
 - 1.0 m OFFSET AREA



PAPERBARK MAPLE



AUTUMN APPLAUSE
WHITE ASH



PERSIAN PARROTTIA
'VERONICA'



JAPANESE SNOWBELL



PIN OAK

TREE SCHEDULE										
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native	Remarks	Height at Maturity (m)	Spread at Maturity (m)
5		Acer griseum	Paperbark Maple	B&B	6 cm	>2 m		full/part sun	6-9	5-7
1		Fraxinus americana 'Autumn Applause'	Autumn Applause white ash	B&B	6 cm	>2 m		Medium	12-15	7-9
1		Liriodendron tulipifera	Tulip tree	B&B	6 cm	>2 m		full sun	18-24	9-12
7		Parrotia persica 'Ruby Vase'	Ruby Vase Parrotia	B&B	6 cm	>2 m		full sun	7-9	4-6
3		Styrax japonicus	Japanese snowbell	B&B	6 cm	>2 m		full sun - part shade	7.0	7.0
1		Quercus palustris	Pin Oak	B&B	6 cm	>2 m		full sun	10	10
8		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	TBD					

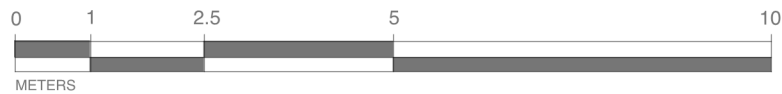
NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12: CONTAINER GROWN PLANTS FROM THE SC LANDSCAPE STANDARDS, CURRENT EDITION.

TREE IMPACT SUMMARY TABLE						
TREE STATUS	TOTAL	TO BE RETAINED	TO BE REMOVED	REPLACEMENTS REQUIRED	MINIMUM REQUIRED FOR LOT SIZE	PROPOSED
ON-SITE TREES AND SHRUBS BYLAW PROTECTED	7	0	7	7	9	4
MUNICIPAL TREES	3	2	1	1		8
NEIGHBORING TREES, BYLAW PROTECTED	0	0	0	0		0

ACTUAL NUMBER : 5
2 x LARGE TREE (1:1)
1 x MEDIUM TREE (1:1)
2 x SMALL TREE (2:1)

REPLACEMENT TREES TO BE PLANTED ON SITE	4
REPLACEMENT TREE SHORTFALL	3
TOTAL PROPOSED TREES ON SITE (REPLACEMENT (ACTUAL) + OTHER)	18

- NOTES:
- IRRIGATION SYSTEM ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C.
 - IRRIGATION INSPECTION REQUIREMENTS:
 - a. THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
 - b. IRRIGATION SLEEVING PRIOR TO BACKFILLING*
 - c. OPEN TRENCH MAIN LINE AND PRESSURE TEST
 - d. OPEN TRENCH LATERAL LINE
 - e. IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.
 - 100MM SDR 28 PIPE WILL BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. INSTALL WILL BE AT 400MM DEPTH.



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VICTORIA, BC**

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DRAWN BY: KIM TANG

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SEAL



NORTH ARROW



DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

L4

SCALE: 1:100



1 TREE PLANTING SOIL VOLUME PLAN
L4.1 1:100



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6	ISSUED FOR RZ/DP RESUBMISSION	2023/08/18

SEAL



NORTH ARROW



DRAWING TITLE:
SOIL VOLUME ANALYSIS

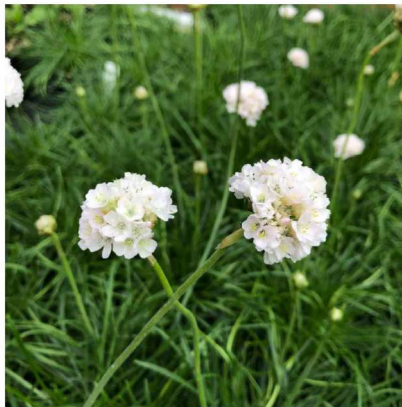
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SCALE: AS NOTED

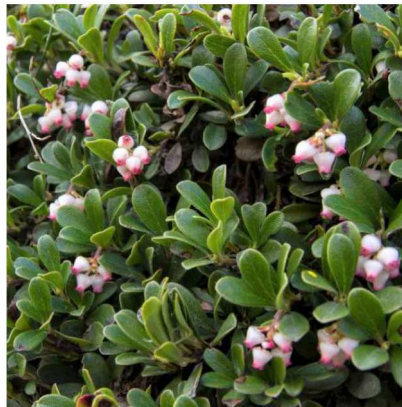
L4.1



PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
12		Armeria maritima 'Alba'	White-flowered Thrift	10cm		y
60		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	10cm	y	y
30		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
10		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
16		Choisya ternata	Mexican mock orange	#3		y
50		Hebe pinguiolia 'Sutherlandii'	Hebe Sutherlandii	#1		
30		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#1		
25		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#1		
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		Y
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.						



WHITE FLOWERED THRIFT



KINNIKINNICK



NEW ZEALAND HAIR SEDGE



SPREADING PLUM YEW



MEXICAN ORANGE BLOSSOM



HEBE SUTHERLANDII



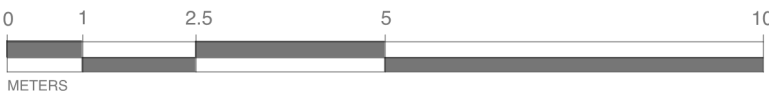
CHINESE SILVER GRASS



HURON LIGHT MAIDEN GRASS



DWARF PURPLETOP



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SEAL



NORTH ARROW

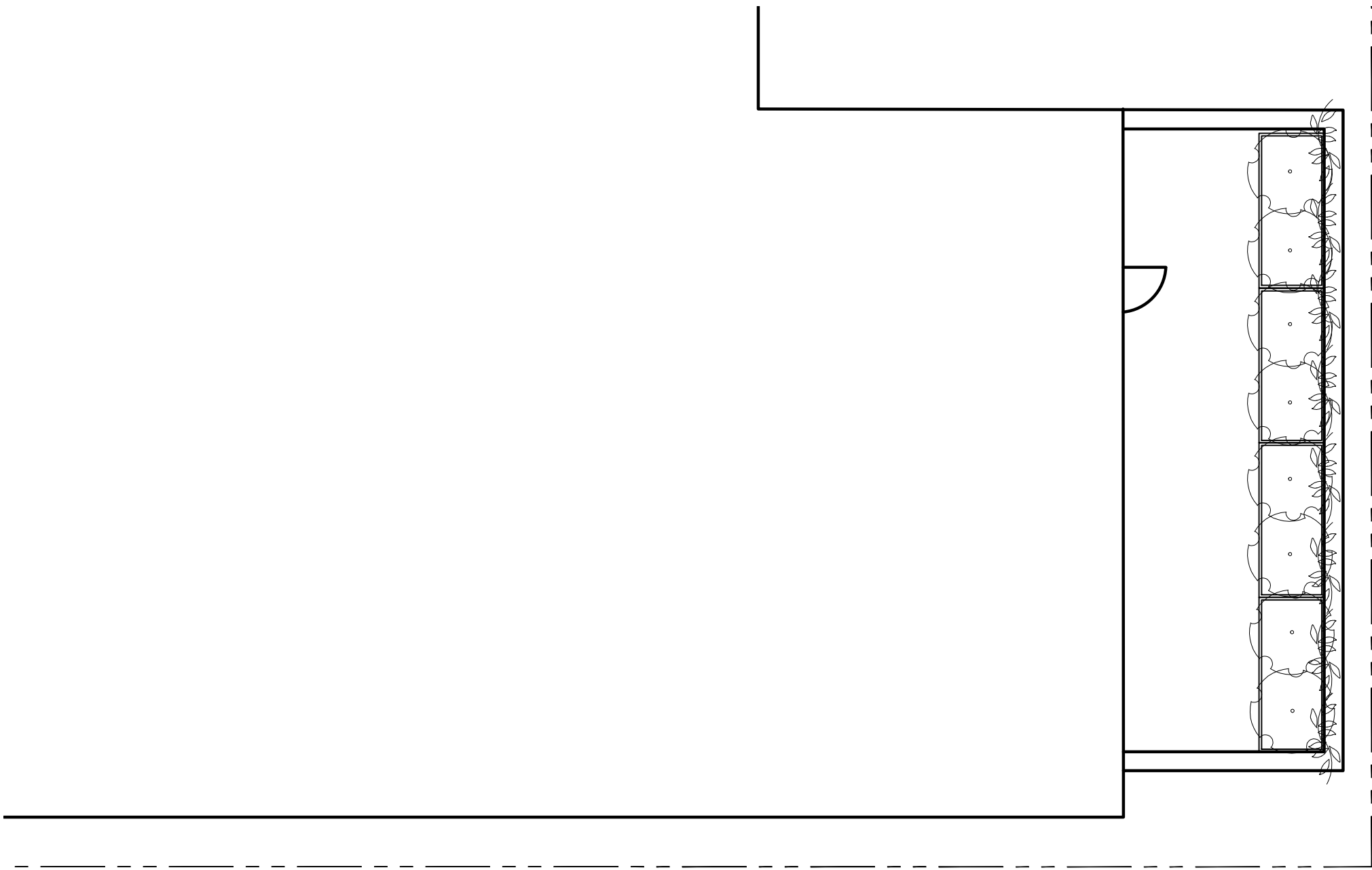


DRAWING TITLE:
GROUND FLOOR
PLANTING PLAN

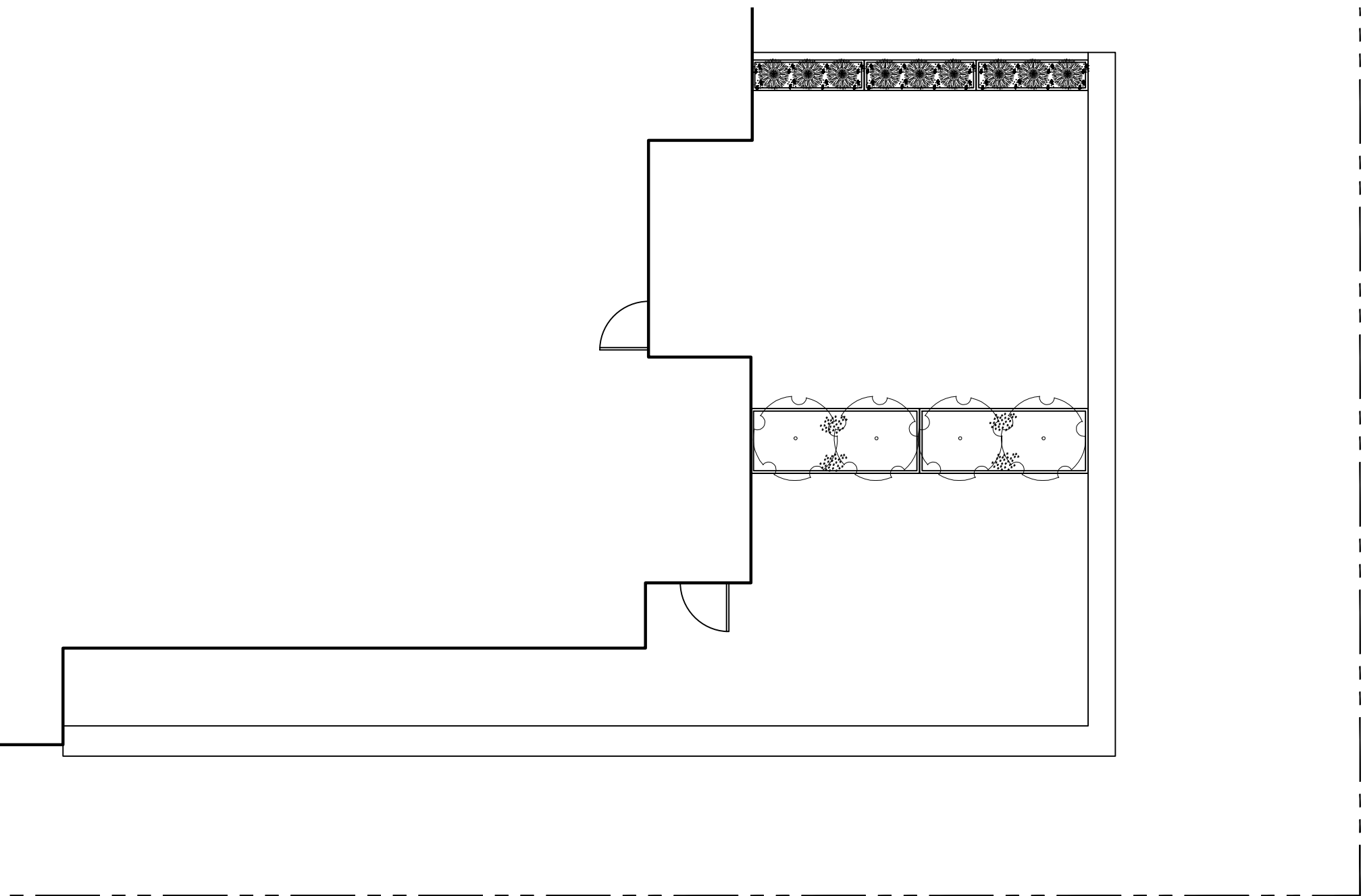
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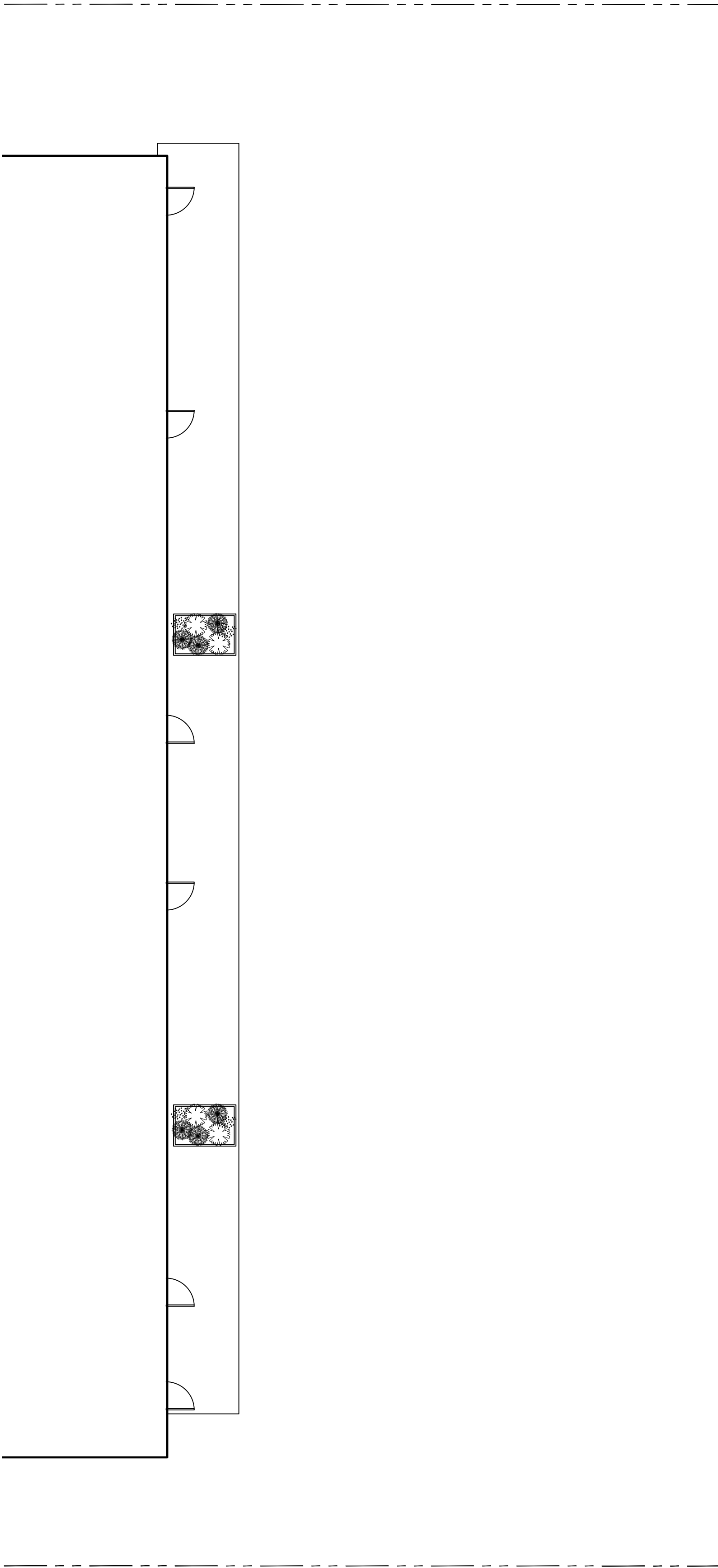
L5



1 LEVEL TWO PLANTING PLAN
L6 1:100



2 LEVEL THREE PLANTING PLAN
L6 1:100



3 LEVEL FOUR PLAN
L6 1:100

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
6		Armeria maritima 'Alba'	White-flowered Thrift	10cm		y
10		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	10cm	y	y
12		Choisya ternata	Mexican Orange Blossom	#3		y
15		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
4		Rhododendron x Bloom-A-Thon® White Reblooming Azalea		#1		y
8		Parthenocussus quinquefolia	Virginia Creeper	#2		
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.						



WHITE FLOWERED THRIFT



KINNIKINNICK



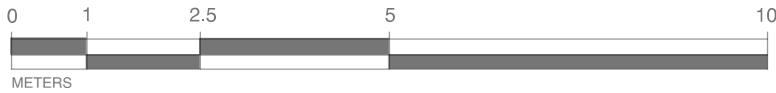
MEXICAN ORANGE BLOSSOM



HORSFORD DWARF EASTERN WHITE PINE



WHITE REBLOOMING AZALEA



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

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUE	YYMM/DD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20
5	ISSUED FOR RZ/ DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/ DP RESUBMISSION	2023/08/18

SEAL



NORTH ARROW

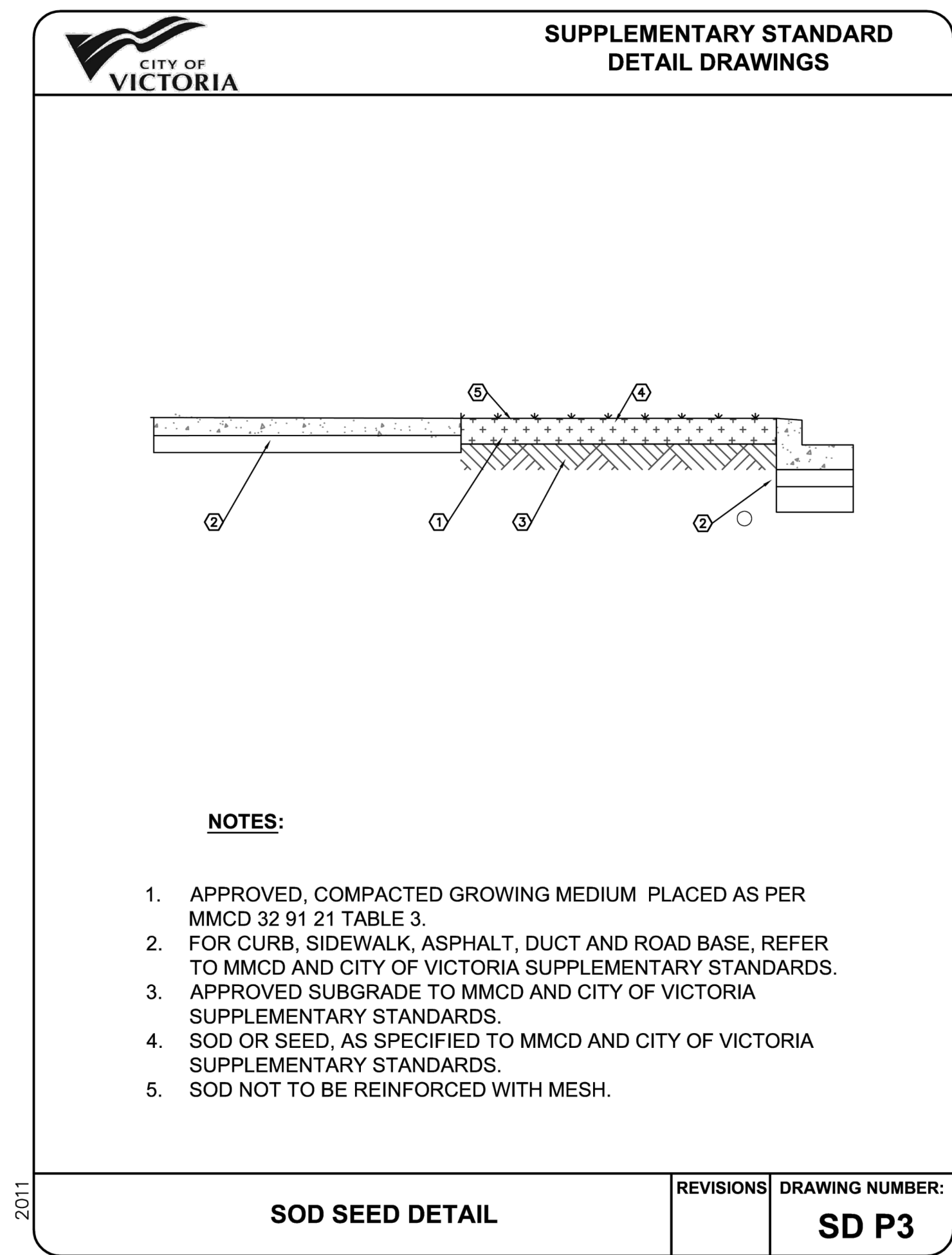


DRAWING TITLE:
UPPER LEVEL
PLANTING PLANS

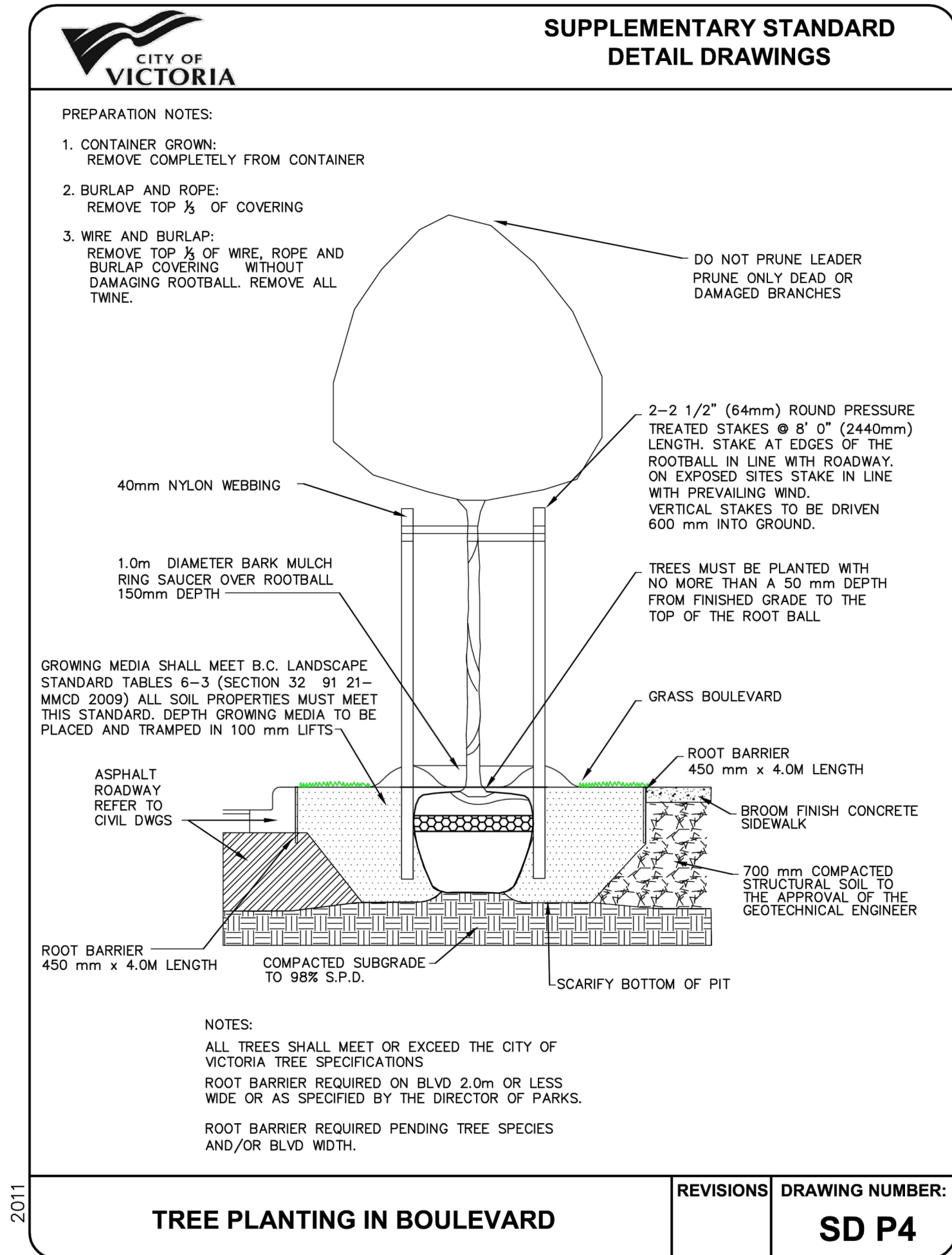
DWG NO:

SCALE: AS NOTED

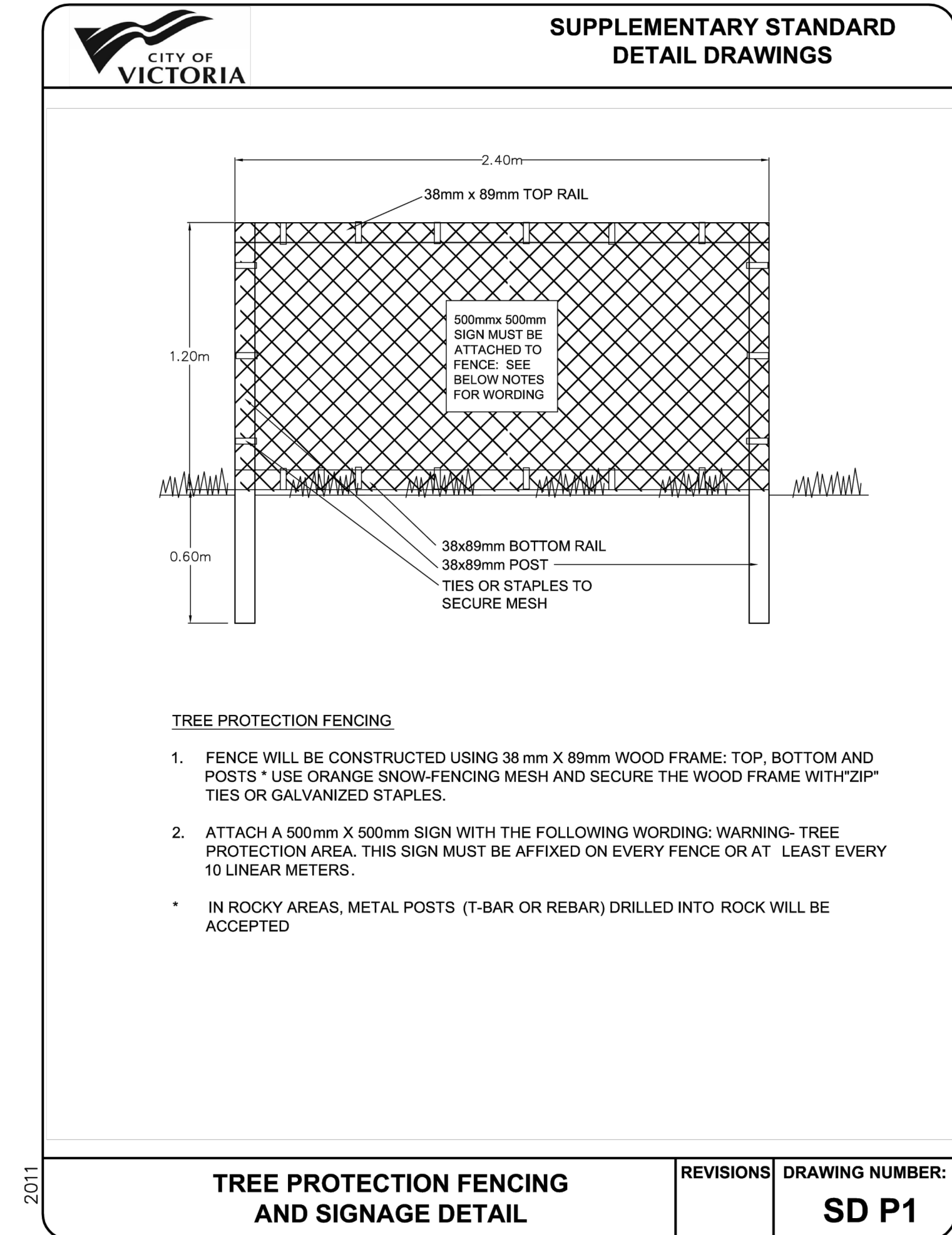
L6



1
L5 SOD SEED DETAIL
NTS



2
L5 TREE PLANTING IN BOULEVARD
NTS



3
L5 TREE PROTECTION FENCING AND SIGNAGE DETAIL
NTS

NO.	ISSUE	DATE
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/DP	22/07/20
5	ISSUED FOR RZ/DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/DP RESUBMISSION	2023/08/18

SEAL



2023-08-21

NORTH ARROW



DRAWING TITLE:

DETAILS


DWG NO:


SCALE: AS NOTED

L7



SHEET NOTES	
No.	DESCRIPTION
1	EXISTING HYDRO SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. HYDRO POLE TO BE SUPPORTED DURING CONSTRUCTION.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
4	NEW 150mm STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
5	NEW 150mm FIRE SERVICE c/w METER CHAMBER AS PER CoV STD. DWG. SD W2G AND 50mm DOMESTIC WATER SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW 150mm SANITARY SERVICE c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
8	NEW CATCH BASIN PER CoV STD. DWG. SD S110 BY DEVELOPER'S CONTRACTOR. ENSURE OUTLET ELEVATION IS SET TO ACHIEVE MIN. 2% GRADE TO MAIN. 150mm PVC CATCH BASIN LEAD ADJUSTMENT AND CONNECTION BY CoV FORCES AT DEVELOPER'S EXPENSE.
9	NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE. LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.
10	EXISTING WATER SERVICE TO BE RE-USED FOR IRRIGATION. BACKFLOW PREVENTOR TO BE INSTALLED.
11	NEW DUAL HEAD ELECTRIC VEHICLE CHARGER (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).

 EXISTING TREE TO BE REMOVED.

 EXISTING TREE TO REMAIN.

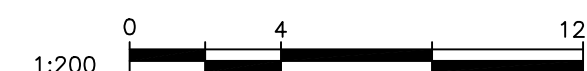
NOTES:
1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CASCADIA ARCHITECTS INC.
2. FOR LANDSCAPING, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE.
3. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
4. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, FENCES, HEDGES, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
6. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA (VICTORIA). ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BOONECALL).
7. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

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

SEE ARCHITECTURAL AND LANDSCAPE
DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC
SURVEY PROVIDED BY J.E.
ANDERSON & ASSOCIATES

AUGUST 21, 2023
**ISSUED FOR
REZONING**



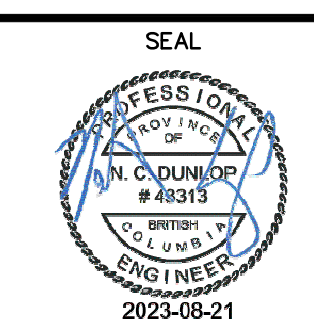
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OF THIS DRAWING AND DESIGN.

NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
3	2023-08-21	ND	ISSUED FOR REZONING				
2	2023-01-25	ND	ISSUED FOR REZONING				
1	2022-04-27	ND	ISSUED FOR DEVELOPMENT PERMIT				

**McElhanney**

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221



PROJECT: 1733 FAIRFIELD ROAD, VICTORIA, BC		SCALE HORIZ: 1:200	VERT:
TITLE: PRELIMINARY CIVIL PLAN		PROJECT NO. 21-187	ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.		DRAWING NO. 21-187-CSP	