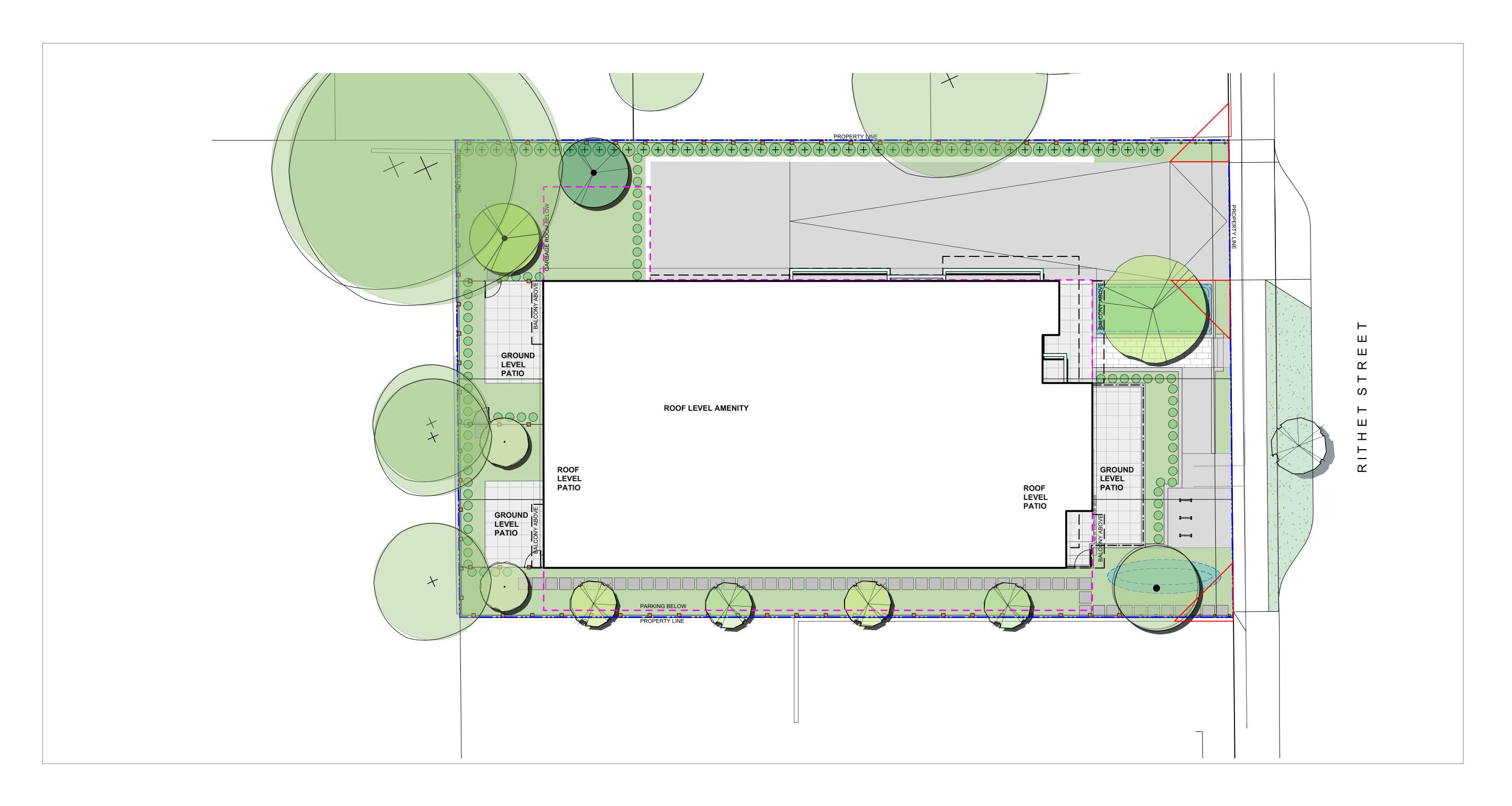
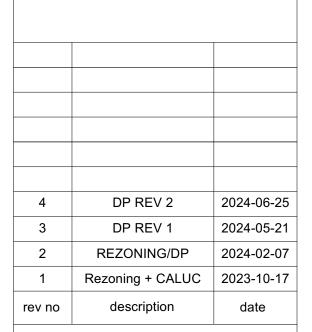
515 & 519 Rithet Street

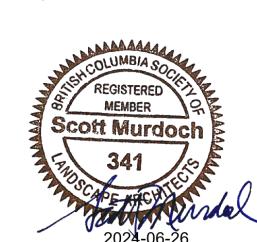
Victoria, BC







88A Tennyson Ave. Phor toria, BC V8Z 3P6 Fax:



2024-06-26

Casman Properties
3378 Tennyson Avenue
Victoria, BC, V8Z 3P6

project

Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

sheet title

Cover

project no.		123.35
scale	1:100	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	

L0.00

GENERAL NOTES

- 1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications: b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- 2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- 3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- 4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- 5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- 6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to
- 7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately
- 8. 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.

TREE RETENTION AND REMOVAL NOTES

- 1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
- Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

. All elevations are in meters.

proceeding with construction.

- 2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response
- 3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- 4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and
- Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- 6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- 7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to
- contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

- 1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
- 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- 4. Utilities Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.

5. Refer to electrical drawings for electrical service.

- 6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system
- 8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade
- unless otherwise shown. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems. 10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all
- inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test. 11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to
- avoid overspray.
- 12. Trees within shrub or rain garden areas to be irrigated with spray heads. 13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

- 1. Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
- 3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- 4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the
- 5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- 6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- 1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract
- Administrator.
- 3. Written dimensions take precedence over scale. Do not scale drawings.
- 4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- 5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre

GENERAL PLANTING NOTES

- 1. Plant quantities on Plans shall take precedence over plant list quantities.
- 2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. 3. Plant material, installation and maintenance to conform to the current edition of the Canadian
- Landscape Standard.
- 4. Plant quantities and species may change between issuance of DP and Construction due to plant
- availability and design changes. 5. Landscape installation to carry a 1 year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance. The Contractor will not be responsible for plant loss due to extreme climatic conditions such as abnormal freezing temperatures or hail which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate acclimatization of plants for their planted location.

ON-SLAB TREE PLANTING NOTES

- 1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
- 2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water
- to the perimeter drain and protect wall from roots.
- 3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

OFF SITE IRRIGATION NOTES

- 1. All boulevard irrigation work, including required inspections, shall comply to "City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision
- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Irrigation Inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in
- advance to arrange for irrigation inspections. Design/build drawings for boulevard Irrigation drawings must be submitted to Parks Division and
- Landscape Architect for review and approval minimum 30 days prior to installation work . Boulevard irrigation point of connection to be 25 mm service from existing water connection on, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of

connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.

- 5. 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.
- Boulevard Irrigation electric zone valves to be RainBird PGA, except tree drip valves: Rainbird Low Flow Control Zone Kit w/ PR Filter; XCZLF-100-PRF 1.
- 7. 100mm diameter PVC Sleeving is required for all irrigation piping installed under hard surfaces. Extend sleeve 300mm beyond edge of hard surface into soft landscape areas.

OFF-SITE IRRIGATION INSPECTIONS REQUIRED

- 1. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
 - (1) Irrigation sleeving prior to backfilling
 - (2) Open trench main line and pressure test
- (3) Open trench lateral line (4) irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly is to have an inspection tag completed and attached.

BOULEVARD PLANTING NOTES

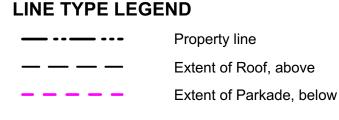
- 1. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
- 2. The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Parks inspection is required to turf installation. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
- 3. Final inspection of turf shall be conducted once the turf has knit, mowed at least twice to a height of 2.5 inches and no surface soil is visible.
- 4. Required Parks inspections for seed and sod boulevard:
- 1. Inspection of excavated and scarified subgrade prior to backfill.
- 2. Inspection of installed, rolled and prepared growing media prior to sodding.
- 3. Inspection when the installed turfgrass meets the conditions for total performance
- as required in the Current Edition of the Canadian Landscape Standard. 5. A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

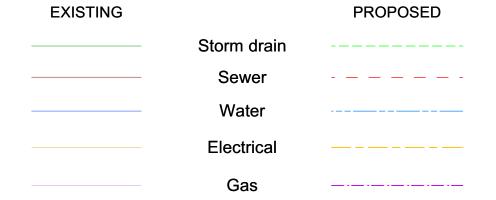
edition of the Canadian Landscape Standard.

- 1. The following inspections are required for all off-site horticulture areas:
 - (1) Excavated and scarified subgrade prior to placement of growing media.

- (2) Installed and prepared growing media prior to planting.
- (3) Plant material on-site prior to planting.
- (4) Planted landscape prior to mulch installation.
- (5) At time that planted and mulched landscape meets the conditions for Total Performance as required by MMCD.



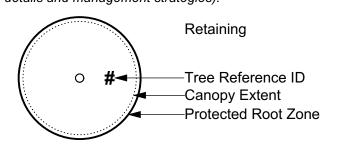
UNDERGROUND UTILITIES (Shown for reference only - refer to Civil Engineer's drawings).

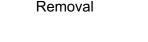


Existing Grade (from Survey)

EXISTING PLANT LEGEND (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

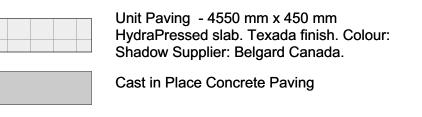
Hydro Tel

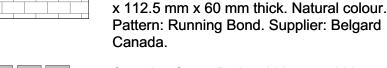


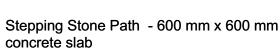


Canopy Extent

MATERIALS LEGEND



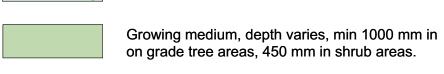


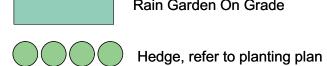


Unit Paving on Grade - Standard 225 mm



Grass Area





Rain Garden On Grade



Wood Fence - 1800 mm height unless otherwise noted

Privacy screen - refer to Architect's plans

— — — Metal picket fence - 1100 mm height

Cast in place concrete wall. 200mm thick, reinforced CIP concrete wall.



Gravel Mulch 25 - 50 mm dia clear crushed rock over landscape fabric

SITE FURNISHINGS LEGEND

Bicycle Rack, 2 bicycle capacity each



Firetable (roof level)

CENTER LINE POINT, POINT OF TANGENCY CLEARANCE POLYVINYL CHLORIDE CENTIMETER QTY QUANTITY CLEAN OUT RADIUS CONTINUOUS REF REFERENCE CUBIC METRE REINF REINFORCE(D) DEGREE REQ'D REQUIRE(D) DEMOLISH, DEMOLITION REV REVISION DIAMETER ROW RIGHT OF WAY DIMENSION SOUTH DETAIL SANITARY SAN STORM DRAIN SQUARE FOOT (FEET)

MAX

MISC

NOM

OC

DRAWING FACH **ELEVATION** ENGINEER EQUAL **ESTIMATE FACH WAY EXIST** EXISTING EXPANSION, EXPOSED FINISHED FLOOR ELEVATION FINISHED GRADE FLOW LINE FACE OF CURB FOOT (FEET) FOOTING GAUGE GEN **GENERAL GRADE ELEVATION**

HORIZONTAL

HIGH POINT

INSIDE DIAMETER

INVERT FLEVATION

HEIGHT

INCH(ES)

TAIOI.

INCLUDE(D)

LINEAR FEET

LOW POINT

LIST OF ABBREVIATIONS

ARCH

B&B

CONT

DEG

APPROXIMATE

BALLED AND BURLAPPED

BOTTOM OF CURB

BOTTOM OF CURB

BOTTOM OF STEP

BOTTOM OF WALL

BOTTOM OF RAMP

ARCHITECT

AVERAGE

BUILDING

BENCHMARK

CATCH BASIN

CUBIC FEET

CAST IN PLACE

SHT SIM SIMII AR SPECS **SPECIFICATIONS** SQ M SQUARE METRE STORM SEWER STA STATION STD STANDARD SYM SYMMETRICAL TOP AND BOTTOM TOP OF CURB TOP OF FOOTING THICK TOPO TOPOGRAPHY TOP OF RAMP TOP OF STEP TOP OF WALL TYPICAL VAR VARIES VOL VOLUME WITH W/O WITHOUT WEIGHT WATER LEVEL WELDED WIRE FRAME

YARD

ΑT

METRE

MAXIMUM

MANHOLE

MINIMUM

NORTH

NUMBER

NOMINAL

MILLIMETRE

MISCELLANEOUS

NOT IN CONTRACT

NOT TO SCALE

POLYURETHANE

PROPERTY LINE

OUTSIDE DIAMETER

POINT OF CURVATURE

POINT OF INTERSECTION

ON CENTER

DP REV 2 2024-06-25 DP REV 1 2024-05-21 REZONING/DP 2024-02-07 Rezoning + CALUC 2023-10-17 description rev no





Casman Properties 3378 Tennyson Avenue Victoria, BC, V8Z 3P6

Jaybay Condo Residence 515 & 519 Rithet

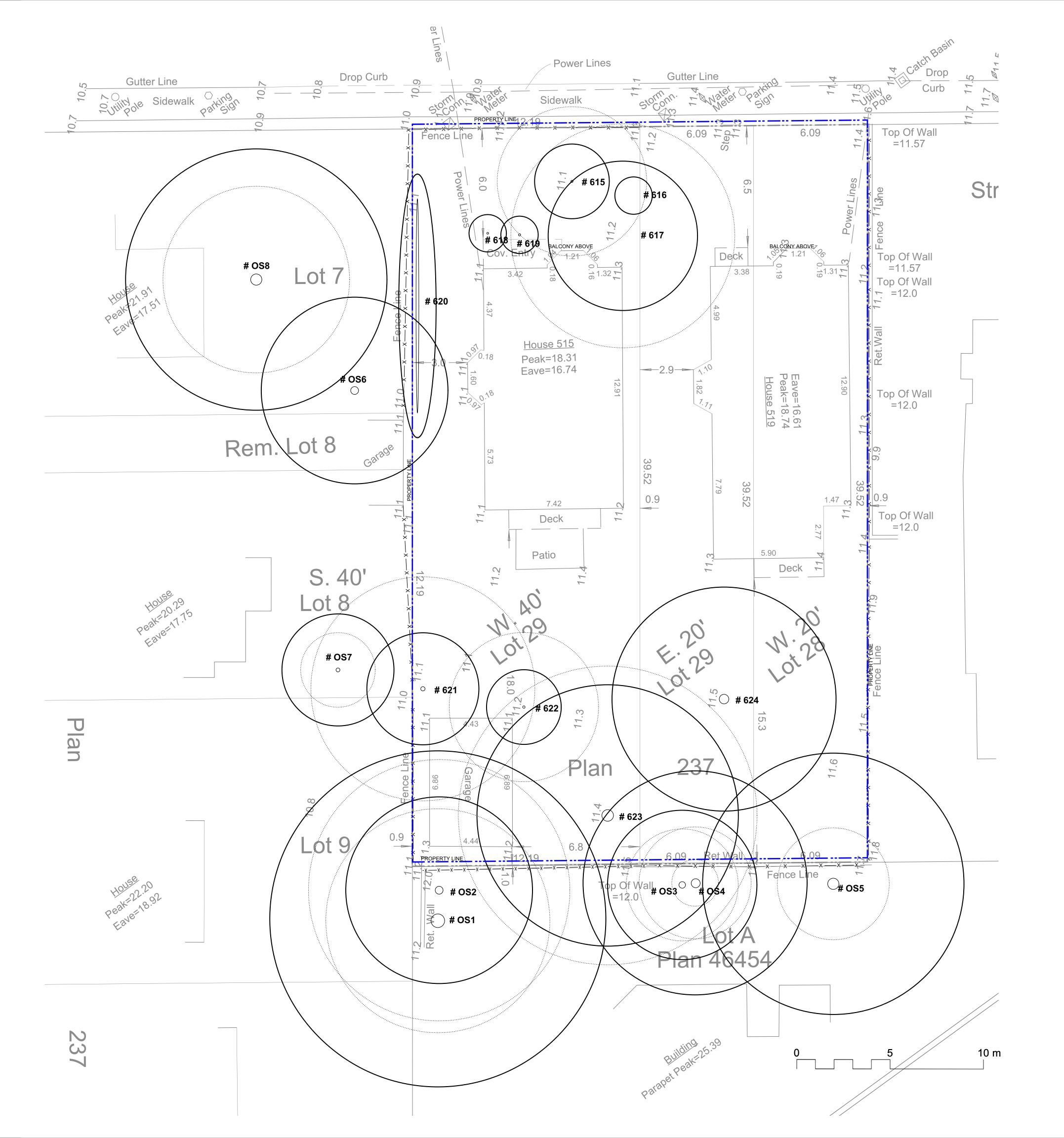
Victoria, B.C.

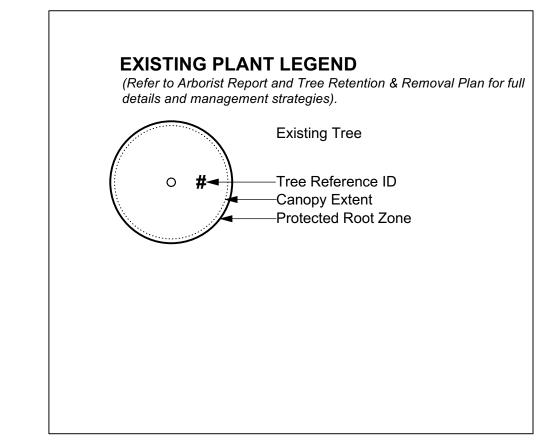
sheet title

General Information Sheet

123.35 project no. - @ 24"x36" scale MDI drawn by checked by sheet no. revison no. L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.





515/519 Rithet Street, Victoria, BC V8V 1E4

January 23, 2024

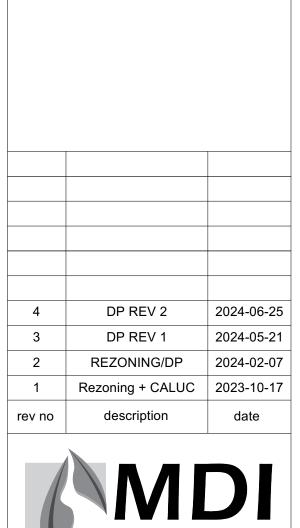
Appendix 'A' Tree Inventory

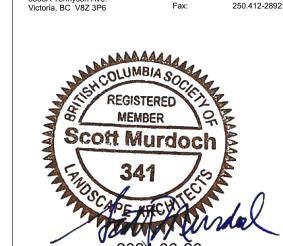
Table 1. Tree Inventory for 515 and 519 Rithet Street. Diameter at breast height (DBH) is measured in centimeters. Protected root zones (PRZ) are calculated using a 0.12 multiplier and represent the protected radius area around the tree in meters. Canopy spread is the radius of the dripline measured in meters.

	Capital Tree Service Inc.										
	Appendix A - Tree Inventory/Hazard Ratings Summary										
.ocatio	cation: 515/519 Rithet Street, Victoria, BC V8V 1E4										
Dates	and Condition	ıs: Augu	st 17, 20	021: 19C,	Mix, 5kr	n/h SE Bre	eze. April	28, 2022 : 1	.OC, Cloudy	, 9km/h NE Breeze. April 3, 2023	: 7C, Sunny, No Wind.
Tag#	Species	DBH (cm)	PRZ (m)	Height (m)	Canopy (r) (m)	Health/ Structure	Impact Tolerance	Bylaw Protected	Action	Observations	Comments
615	Apple	12	2	3	4	F/F	Moderate	No	Remove	Non-protected.	Located within hardscaping footprint and over excavation.
616	Pyramid Cedar	<10	1	3	1	F/F	Good	No	Remove	15x stem. Hedgerow. Non- protected.	Located within over excavation.
617	Shore Pine	30	4	7	6	FP/F	Generally moderate- good	Yes	Remove		Located within hardscaping footprint and over excavation.
618	Yellow Cedar	10	1	3	1	FP/F	Good	No	Remove	Non-protected.	Located within parkade ramp footprint
619	Yellow Cedar	10	1	3	1	FP/F	Good	No	Remove	Non-protected.	Located within parkade ramp footprint
620	Cedar Mix	<15	2	3	2	FP/F	-	No	Remove	22xstem. Hedgerow. Non- protected.	Located within over excavation
621	Laurel	23	3	6	6	F/F	Generally Poor-Good	No	Remove	Non-protected.	Located within over excavation
622	Pear	13	2	3	4	F/F	Generally Moderate	No	Remove	Non-protected.	Located within over excavation
623	Plum	62	7	6	8	FP/F	Generally Poor-Good	Yes	Remove	5xstem 15,18,29,10,10cm. Stressed. Poor attachments.	Located within footprint.
624	Plum	51	6	3	6	FP/FP	Generally Poor-Good	Yes	Remove	4xstem 19,17,15.14cm	Located ~2.2m from edge building. With a 1.5:1 cut slope, this tree will be within over excavation.
OS1	Scots pine	73	9	13	6	F/P	Good	Yes	Retain	2x stem. 44,29cm. Growing above site grade behind retaining wall.	As long as the retaining wall is retained, impact to this tree is expected to be low. The retaining wall is positioned "0.6m from the edge of excavation (with a 1.5:1 cut slope). The tree is located "1.5m from the wall and "3.7m from the expected edge of excavation.
OS2	Scots pine	42	5	12	7	F/FP	Good	Yes	Retain	Growing above site grade behind retaining wall.	As long as the retaining wall is retained, impact to this tree is expected to be low. The retaining wall is positioned "0.6m from the edge of excavation (with a 1.5:1 cut slope). The tree is located "3m from the wall and "5m from the expected edge of excavation.
OS3	Mountain ash	35	4	10	3	F/FP	Moderate	Yes	Retain		Located ~1.8m from edge of excavation (with a 1.5:1 cut slope). Tree species is tolerant of root pruning and the tree is young and in fair health, increasing its resistance to impacts.
OS4	Katsura	48	6	11	3	F/FP	Poor- moderate	Yes	Retain		Located ~1.8m from edge of excavation (with a 1.5:1 cut slope). Tree species is sensitive to root disturbance. ~10% of CRZ impacted. Water regularly during dry weather.
OS5	Katsura	60	7	10	3	F/FP	Poor- moderate	Yes	Retain		Located ~1.8m from edge of excavation (with a 1.5:1 cut slope). Tree species is sensitive to root disturbance. ~10% of CRZ impacted. Water regularly during dry weather.
OS6	Cherry	est 42	5	4	5	FP/FP	Generally Poor-Good	Yes	Retain	Private tree.	Located "3m from edge of excavation. Some impacts to PRZ and CRZ. Subgenus is typically tolerant to some degree. Area of impact is the existing driveway, which does not provide the best growing medium
OS7	Laurel	est 21	3	5	2	F/F	Generally Poor-Good	No	Retain	Private tree.	Outside the zone of impact
OS8	Apple	est 60	7	6	5	F/F	Moderate	Yes	Retain	3x stem estimated 20cm each.	Outside the zone of impact
OS9	Cherry	33	4	-	6	F/F-P	Generally Poor-Good	Yes	Retain		Outside the zone of impact

Page 12 | 21

capitaltreeservice.ca





Landscape Architects

2024-06-26

Casman Properties
3378 Tennyson Avenue
Victoria, BC, V8Z 3P6

project

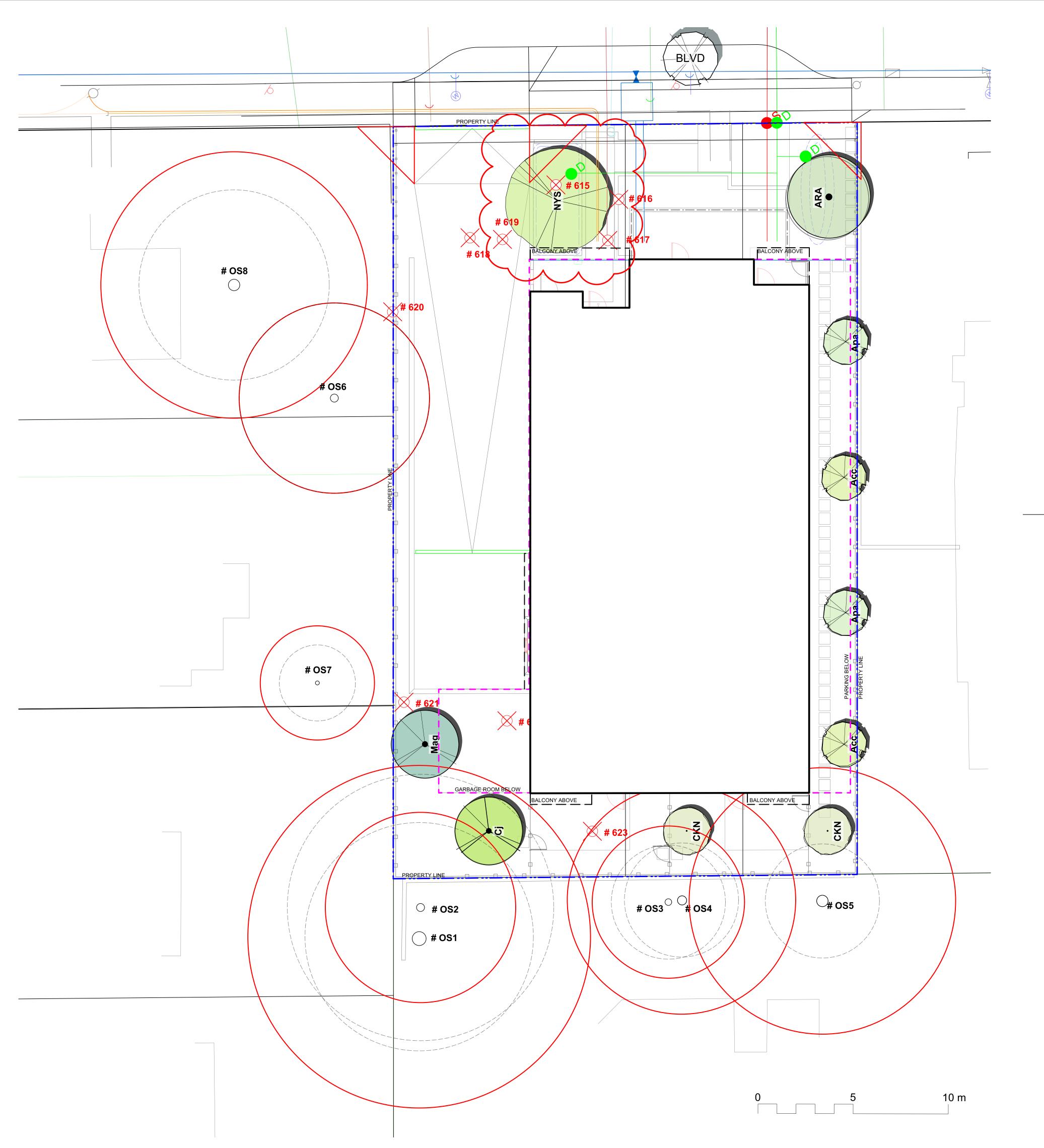
Jaybay Condo R

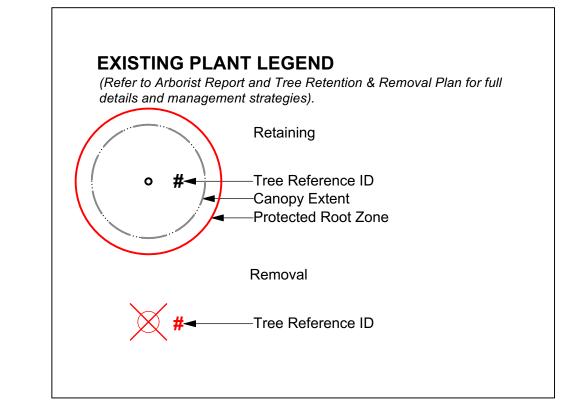
Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

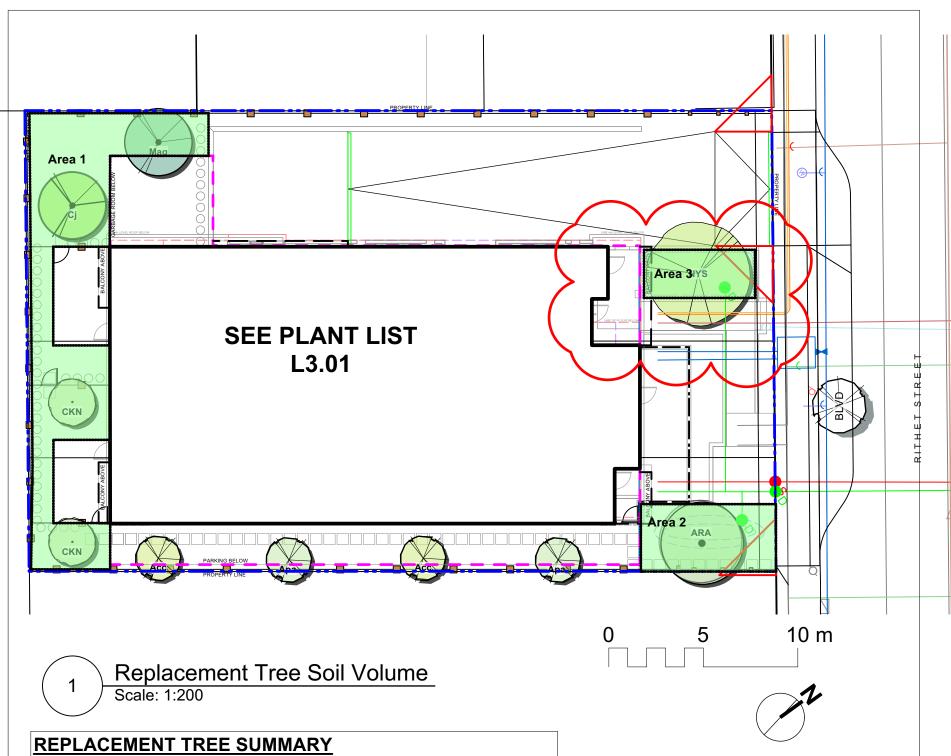
sheet title

Tree Survey

project no.		123.35
scale	1:100	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
4	L	0.02







963 sq m

83.5 2 2

25.0

REPLACEMENT TREES PROPOSED

2 4 0

SOIL VOLUME REQUIRED (m3)

12 30 0 **42**

If B=1, If C=1, If D=1, Bx8, If Cx20, If Dx35, If B>1, Bx6 C>1, Cx15 D>1, Bx30

0 20 0

0 20 0

B. Small C. Medium D. Large E. Small F. Medium G. Large Total

REQUIRED (as per Tree Protection Bylaw)

Planting Area (m2) Soil A. Estimated Soil Volume (m3)

25.0 1

Calculation Instructions

15.0 1

REPLACEMENT TREE SOIL VOLUME TABLE

Minimum # of Trees for Lot Area:

Lot Area:

4	DP REV 2	2024-06-25
3	DP REV 1	2024-05-21
2	REZONING/DP	2024-02-07
1	Rezoning + CALUC	2023-10-17
rev no	description	date





2024-06-26

Casman Properties
3378 Tennyson Avenue
Victoria, BC, V8Z 3P6

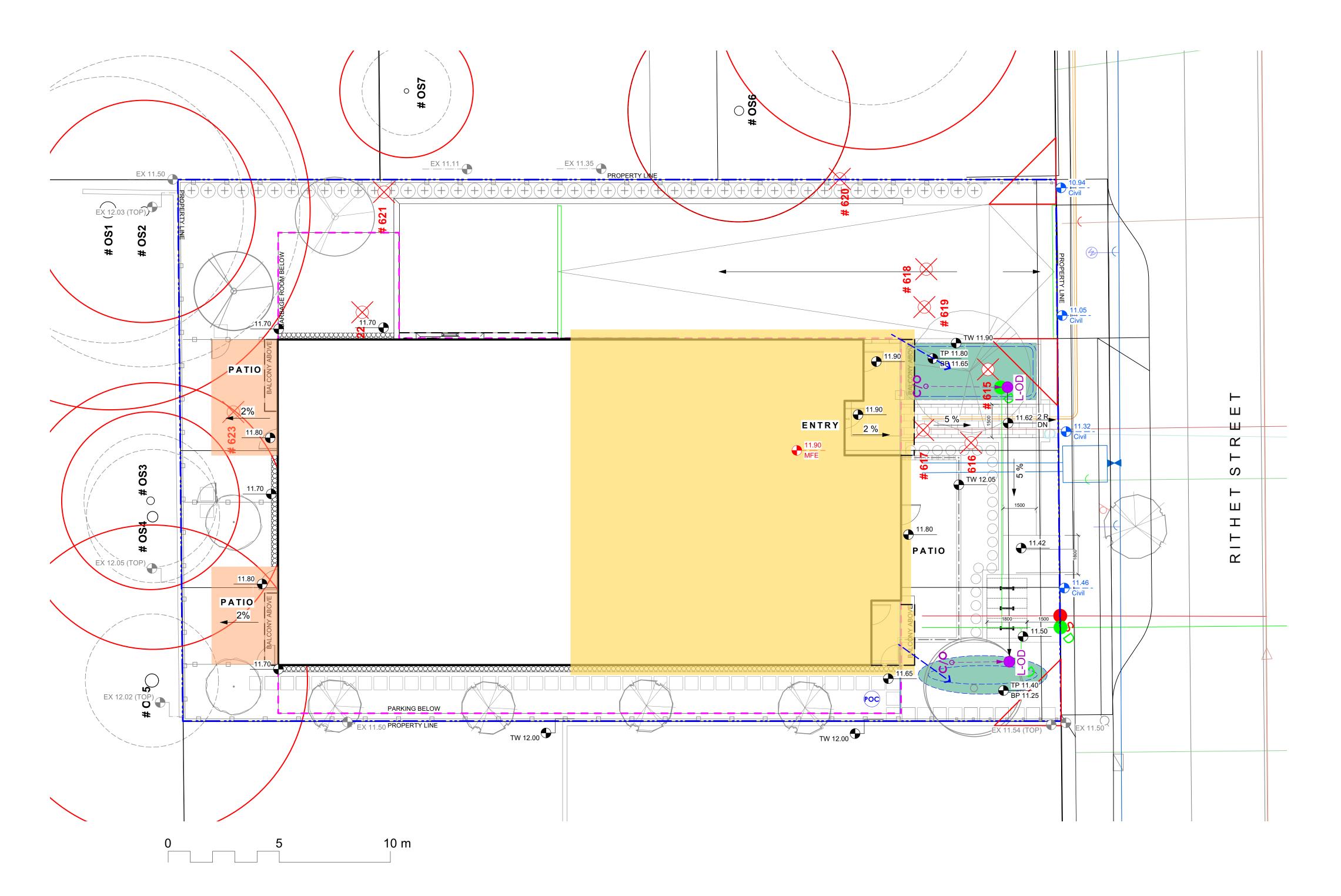
project

Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

sheet title

Tree Removal and Replacement Plan

project no.		123.35
scale	1:100	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
4	L	0.03



RAIN WATER MANAGEMENT NOTES

Water collected from the building roof, flows to the rain gardens located throughout the site. Approximately 50% of the roof runoff can be managed onsite in rain gardens.

Rain gardens are integrated building landscapes re designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious catchment area.

The runoff from patios on the south side of the building is directed towards adjacent absorbent landscape areas.

STORMWATER MANAGEMENT LEGEND

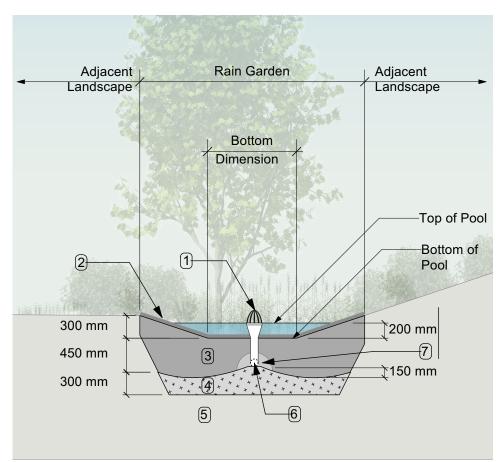
	Property Line Building Footprint Extent of Roof / Canopy, ABOVE Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP) Rain Garden Bottom of Pool (BP)
17.70	Existing Grade Proposed Landscape Grade
>	Direction of Flow Rain Garden Area
	Roof Catchment Area directed to rain garden Impermeable Surface Area directed to absorbent landscape

Perforated Underdrain

Sched 40 PVC

C/O Clean Out

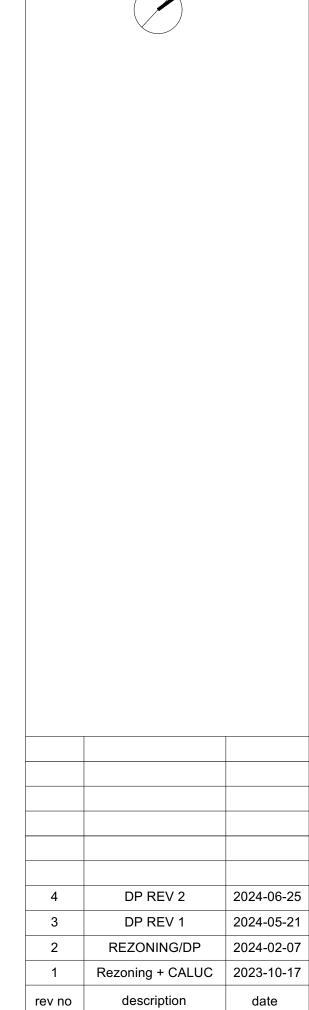
Landscape Overflow Drain



RAIN GARDEN MATERIALS

- 1. Overflow drain, 200 mm domed grate + adapter
- 2. Composted mulch, 50 -70 mm depth
- 3. Bio-retention growing medium, 450 mm depth
- 4. Scarified/tilled subgrade, 300 mm depth 5. Existing subgrade/native material
- 6. 100 mm diameter (min) perforated pipe 7. 25 mm diameter drain rock, 100 mm depth









2024-06-26

Casman Properties 3378 Tennyson Avenue Victoria, BC, V8Z 3P6

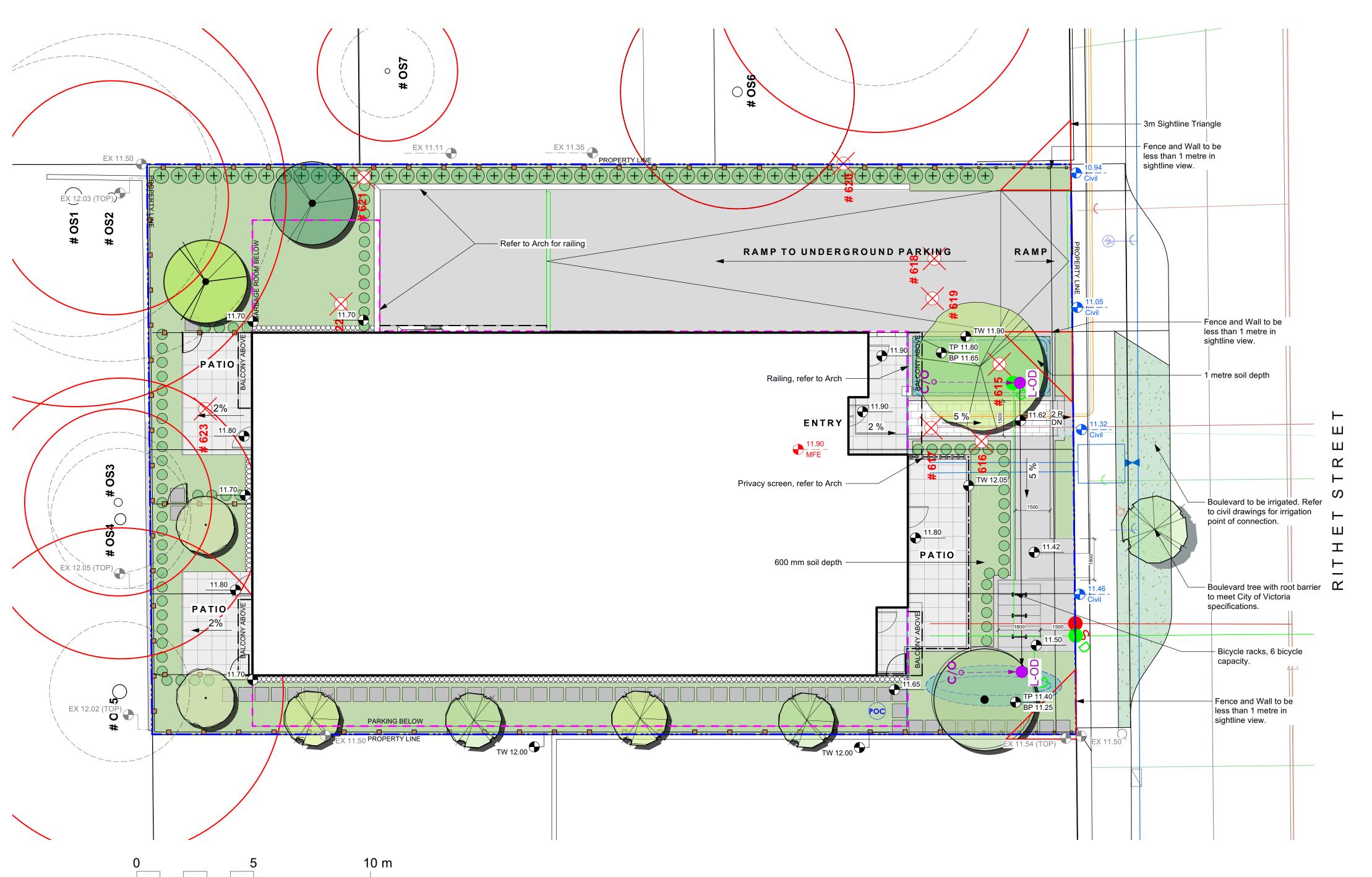
project

Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

sheet title

Stormwater Management Plan

project no.		123.35
scale	1:100	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
4	L	.0.04



LINE TYPE LEGEND Property line Extent of Roof, above Extent of Parkade, below Existing Grade (from Survey) UNDERGROUND UTILITIES (Shown for reference only - refer to Civil Engineer's drawings). **EXISTING** PROPOSED Storm drain ----Sewer _ _ _ _ _ _ _ _ Water Electrical Hydro Tel **MATERIALS LEGEND** Unit Paving - 4550 mm x 450 mm HydraPressed slab. Texada finish. Colour: Shadow Supplier: Belgard Canada. Cast in Place Concrete Paving Unit Paving on Grade - Standard 225 mm x 112.5 mm x 60 mm thick. Natural colour. Pattern: Running Bond. Supplier: Belgard Canada. Stepping Stone Path - 600 mm x 600 mm concrete slab Grass Area Growing medium, depth varies, min 1000 mm in on grade tree areas, 450 mm in shrub areas. Rain Garden On Grade Hedge, refer to planting plan Wood Fence - 1800 mm height unless otherwise noted Privacy screen - refer to Architect's plans — — - Metal picket fence - 1100 mm height Cast in place concrete wall. 200mm thick, reinforced CIP concrete wall, smooth-rubbed finish. Gravel Mulch 25 - 50 mm dia clear crushed rock over

landscape fabric

Firetable (roof level)

Bicycle Rack, 2 bicycle capacity each

SITE FURNISHINGS LEGEND





ennyson Ave. Phone BC V8Z 3P6 Fax:

Phone: 250.4 Fax: 250.4

REGISTERED REMEMBER
SCOTT MURDOCH

FRIOSCAPE MICHIEL

AMAMA
SOCIET

REGISTERED

AMAMA
SOCIET

MEMBER

SCOTT MURDOCH

SCOTT MURDOCH

AMAMA
SOCIET

MEMBER

SCOTT

MEMBER

SC

2024-06-26

Casman Properties
3378 Tennyson Avenue
Victoria, BC, V8Z 3P6

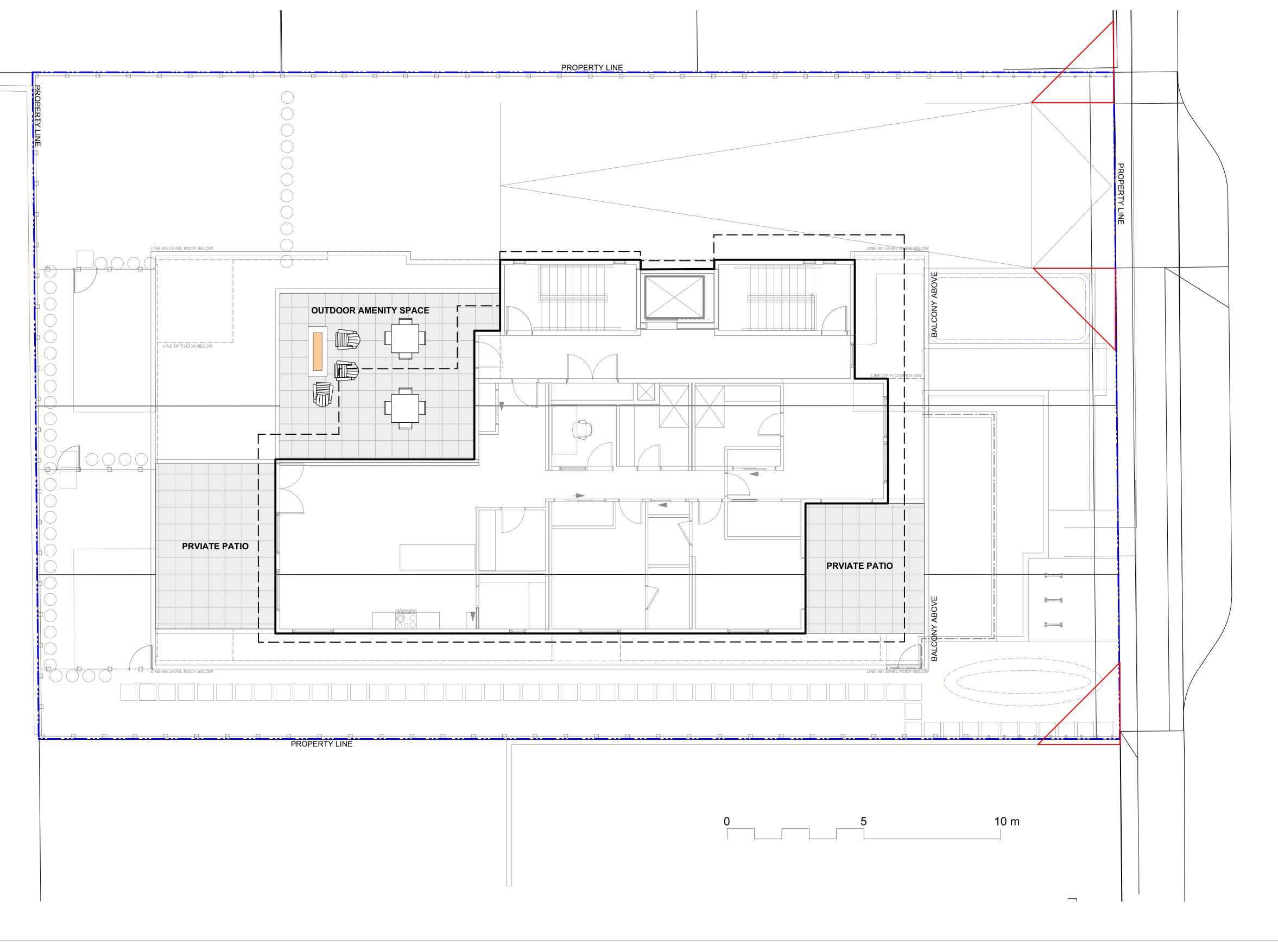
. ,

Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

sheet title

Landscape Materials Plan

project no.		123.35
scale	1:100	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
4	L	.1.01



MATERIALS LEGEND

Unit Paving - 4550 mm x 450 mm
HydraPressed slab. Texada finish. Colour:
Shadow Supplier: Belgard Canada.

Firetable (roof level)

RITHET STREET

4	DP REV 2	2024-06-2
3	DP REV 1	2024-05-2
2	REZONING/DP	2024-02-0
1	Rezoning + CALUC	2023-10-1
rev no	description	date



8A Tennyson Ave. oria, BC V8Z 3P6

Phone: 25 Fax: 25



2024-06-26

Casman Properties
3378 Tennyson Avenue
Victoria, BC, V8Z 3P6

proj

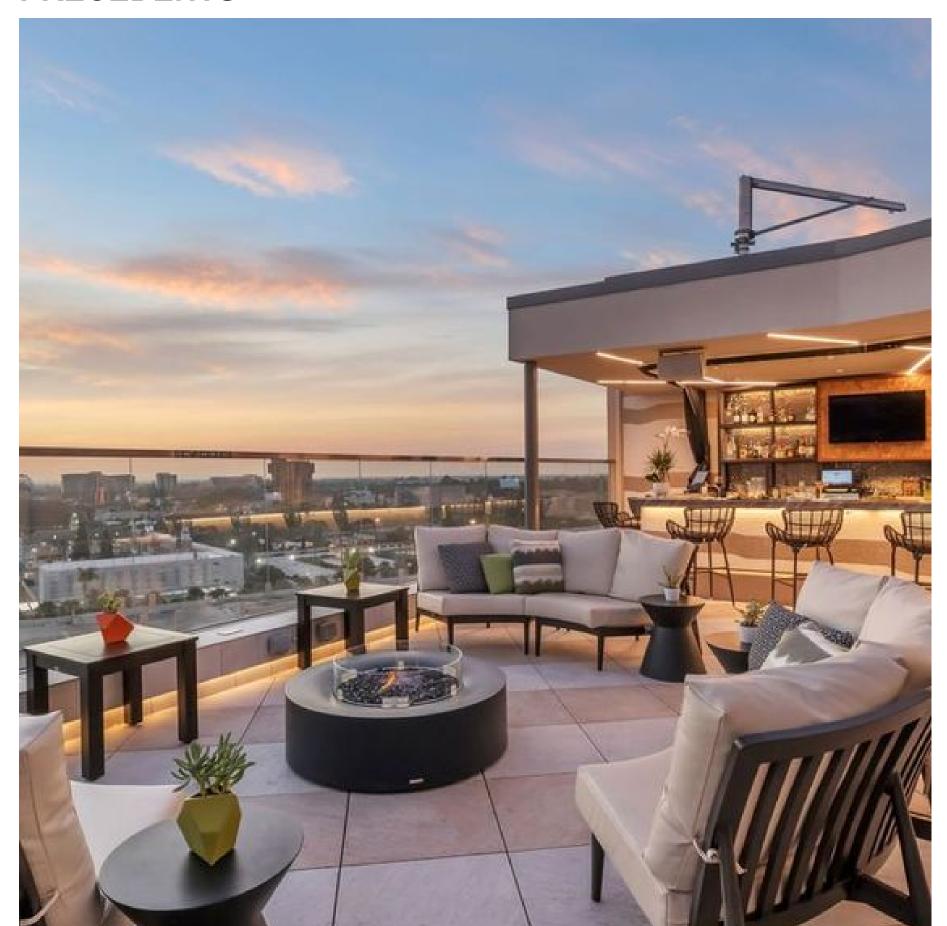
Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

sheet title

Landscape Materials - Roof

project no.		123.35
scale	1:75	@ 24"x36"
drawn by		MDI
checked by		SM
revison no.	sheet no.	
4	L	1.02

PRECEDENTS



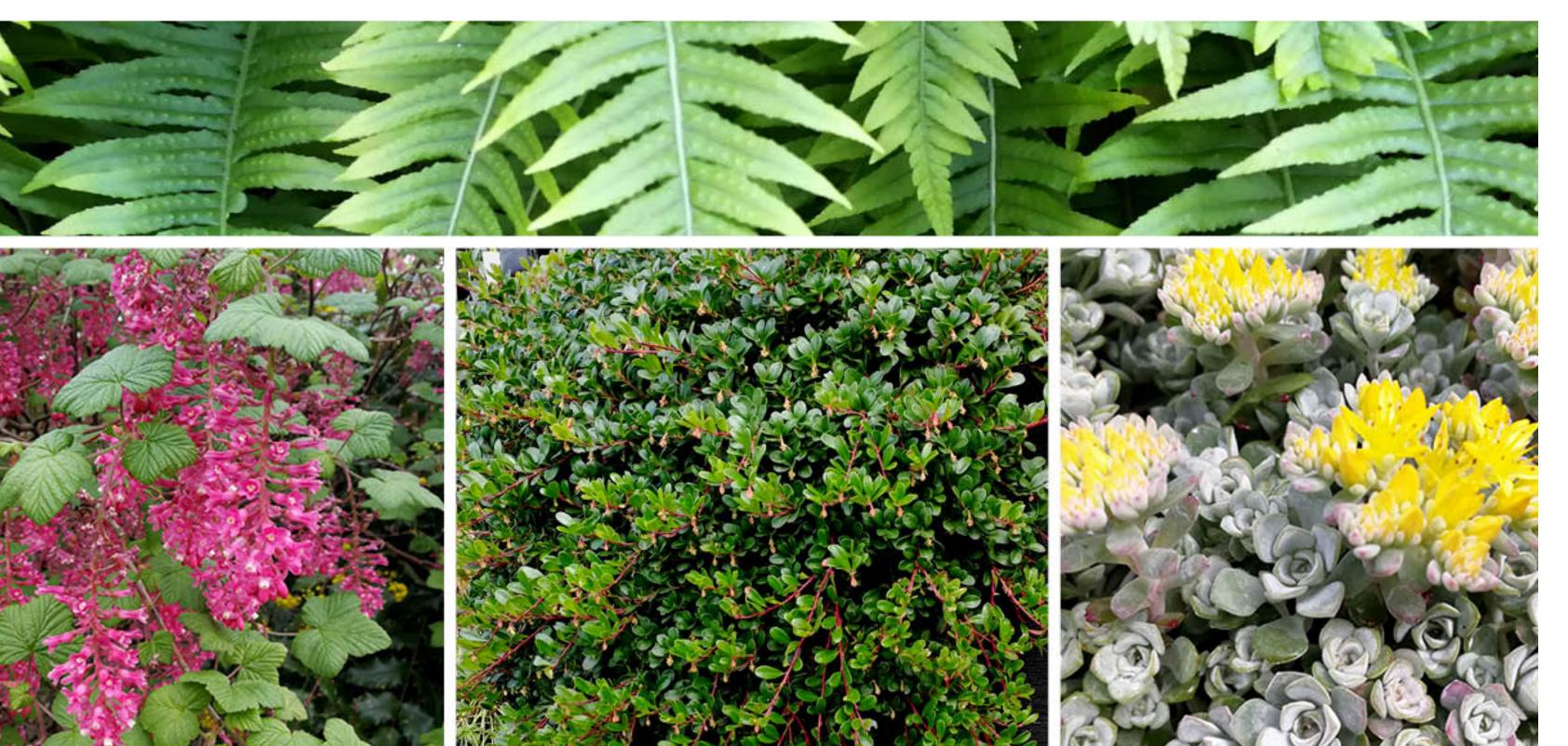
ROOTOP AMENITY SPACE



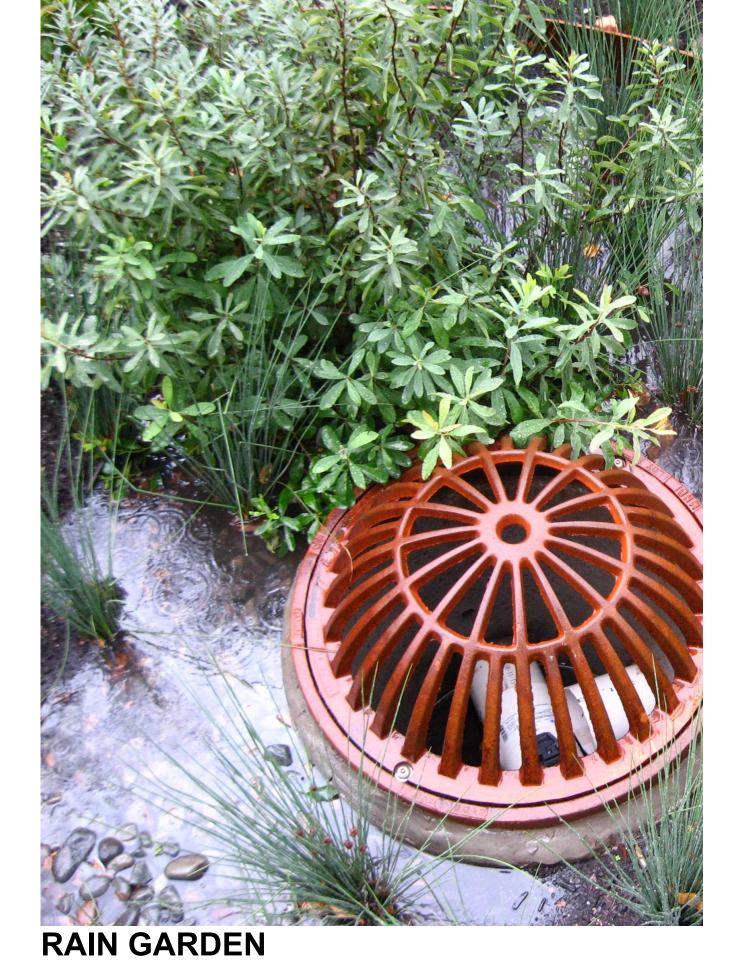
GROUND LEVEL PATIOS

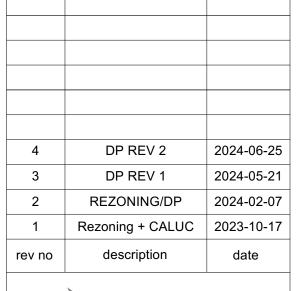


NATIVE AND ADAPTIVE PLANTINGS



NATIVE AND ADAPTIVE PLANTINGS







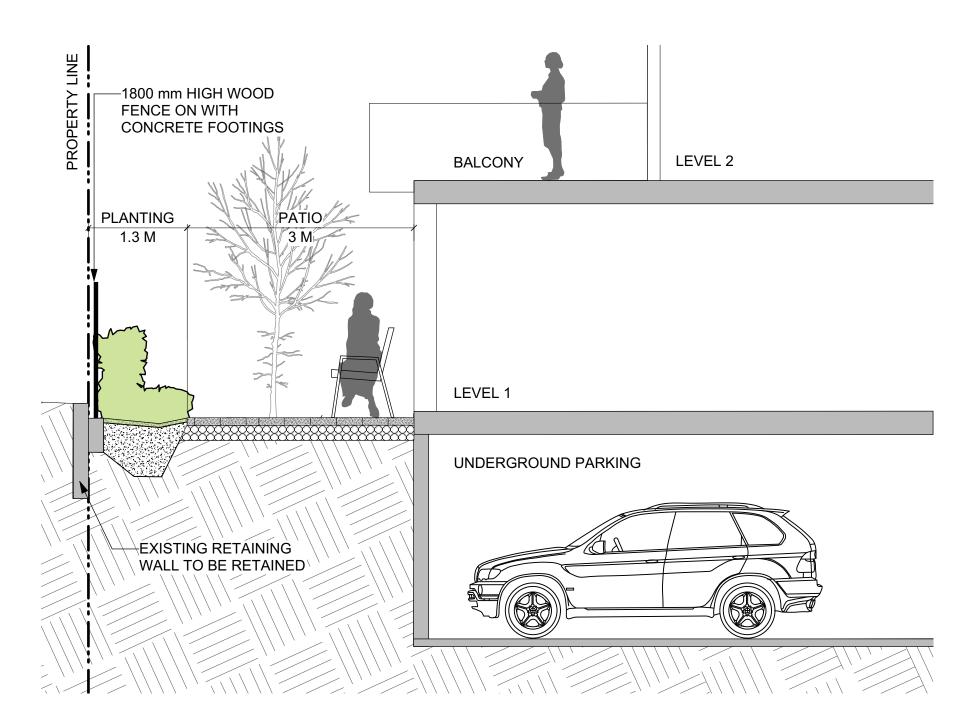
Casman Properties
3378 Tennyson Avenue
Victoria, BC, V8Z 3P6

Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

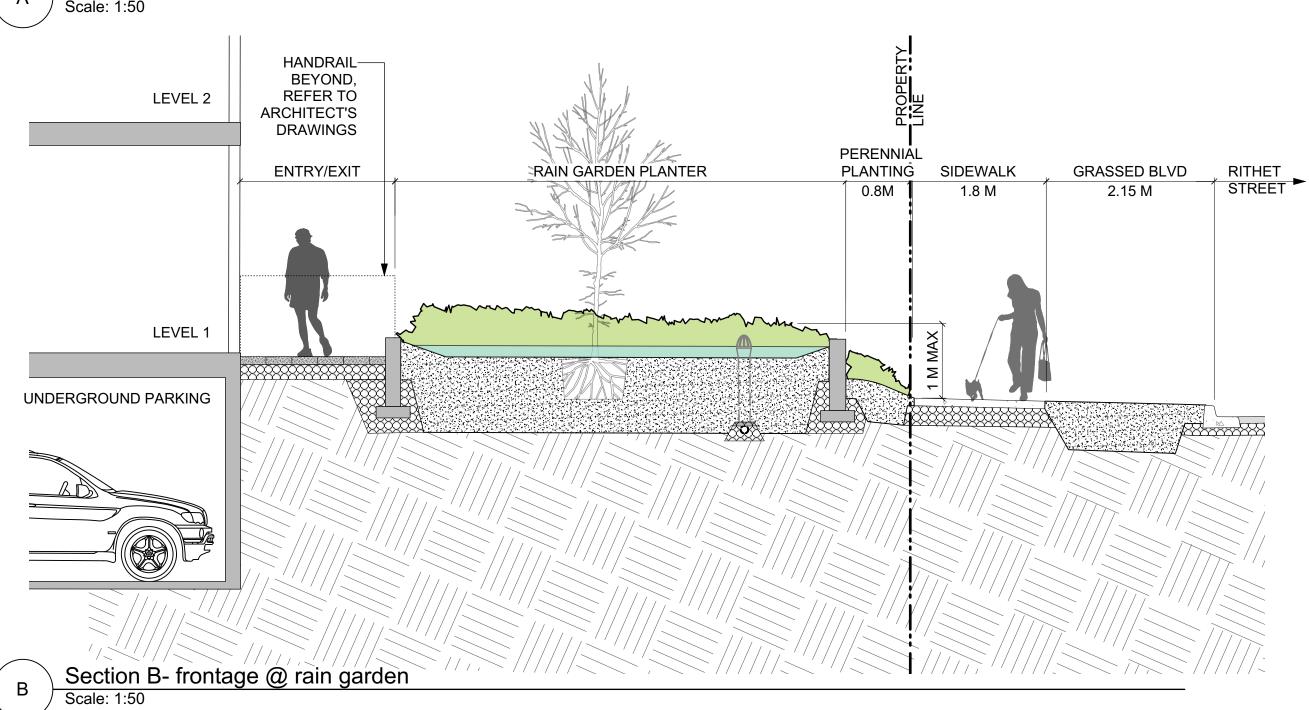
sheet title

Landscape Precedents

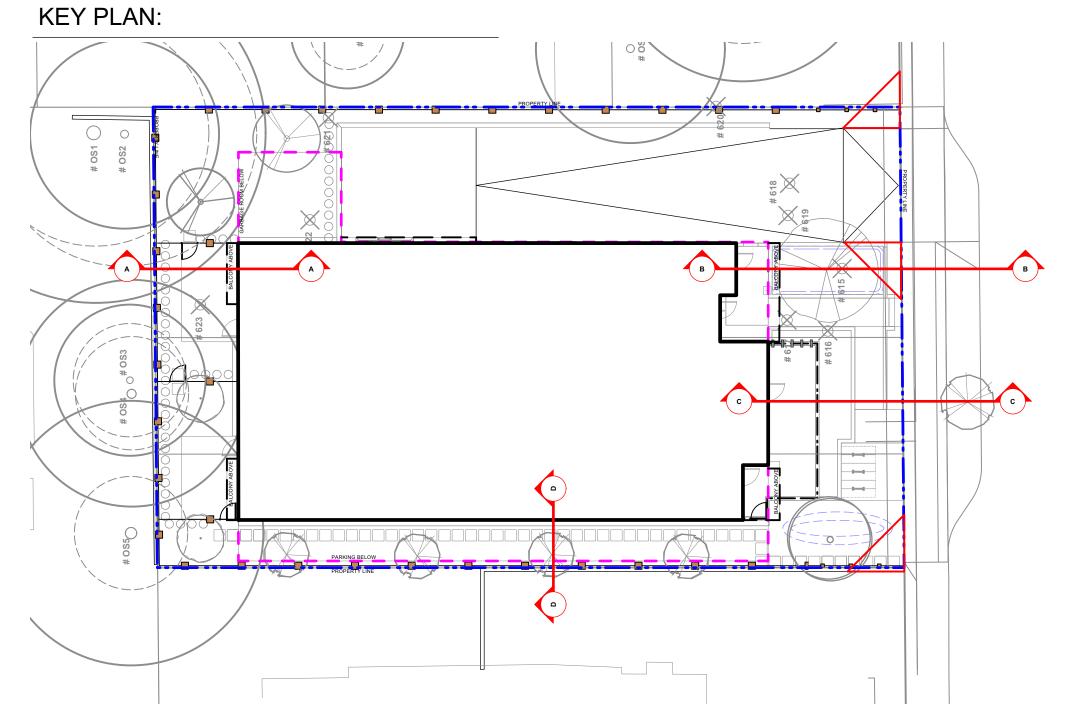
	project no.		123.35
	scale	1:75	@ 24"x36
	drawn by		MD
	checked by		SM
	revison no.	sheet no.	
	4	L	.1.03

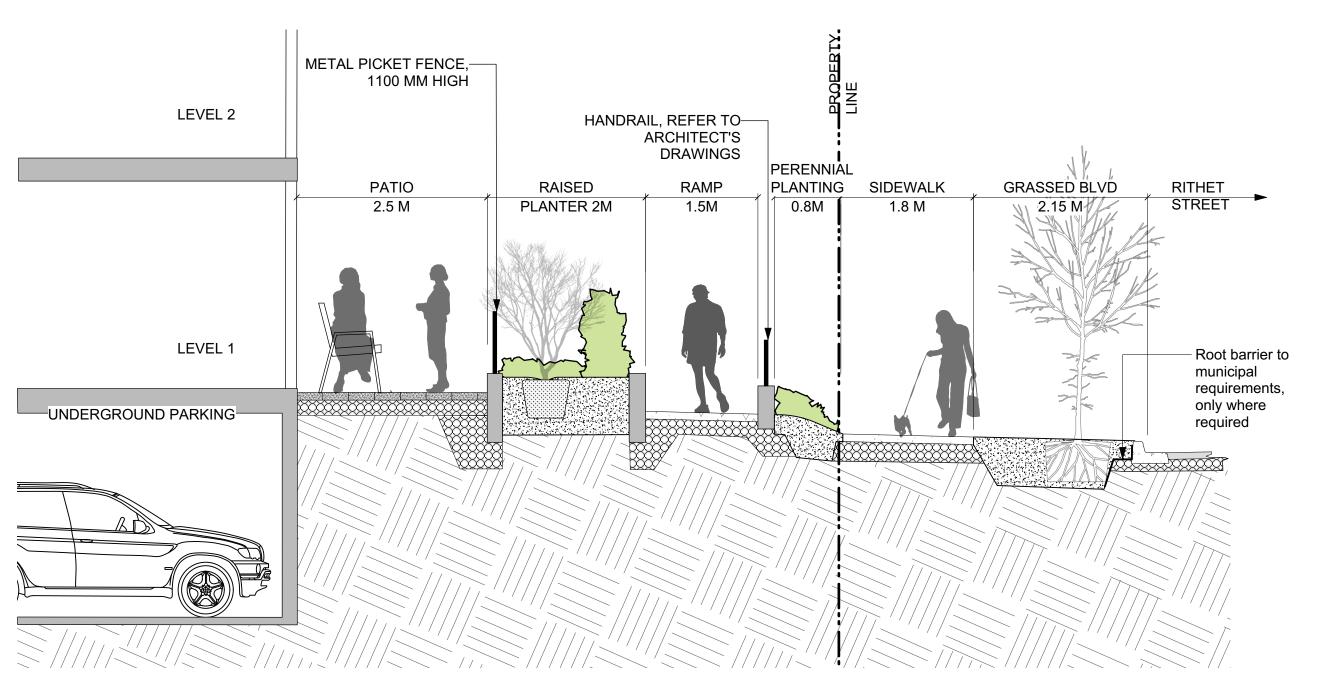


A Section A - rear patio typical section
Scale: 1:50



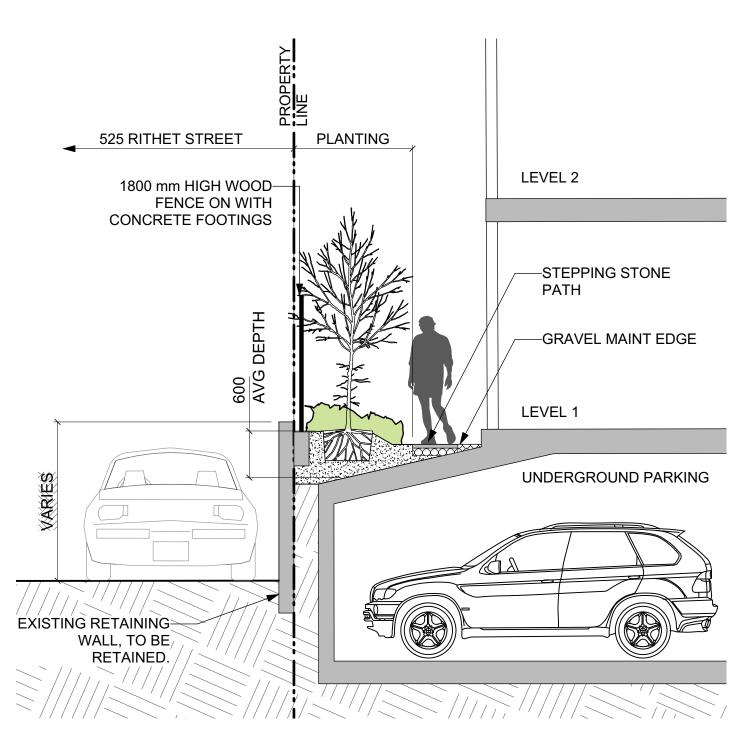
._..





C Scale: 1:50

Scale: 1:50



Section D - typical section @ south property boundary

Scale: 1:50

DP REV 2	2024-06-25
DP REV 1	2024-05-21
REZONING/DP	2024-02-07
Rezoning + CALUC	2023-10-17
description	date
	DP REV 1 REZONING/DP Rezoning + CALUC



8A Tennyson Ave. Pho oria, BC V8Z 3P6 Fax:



Casman Properties

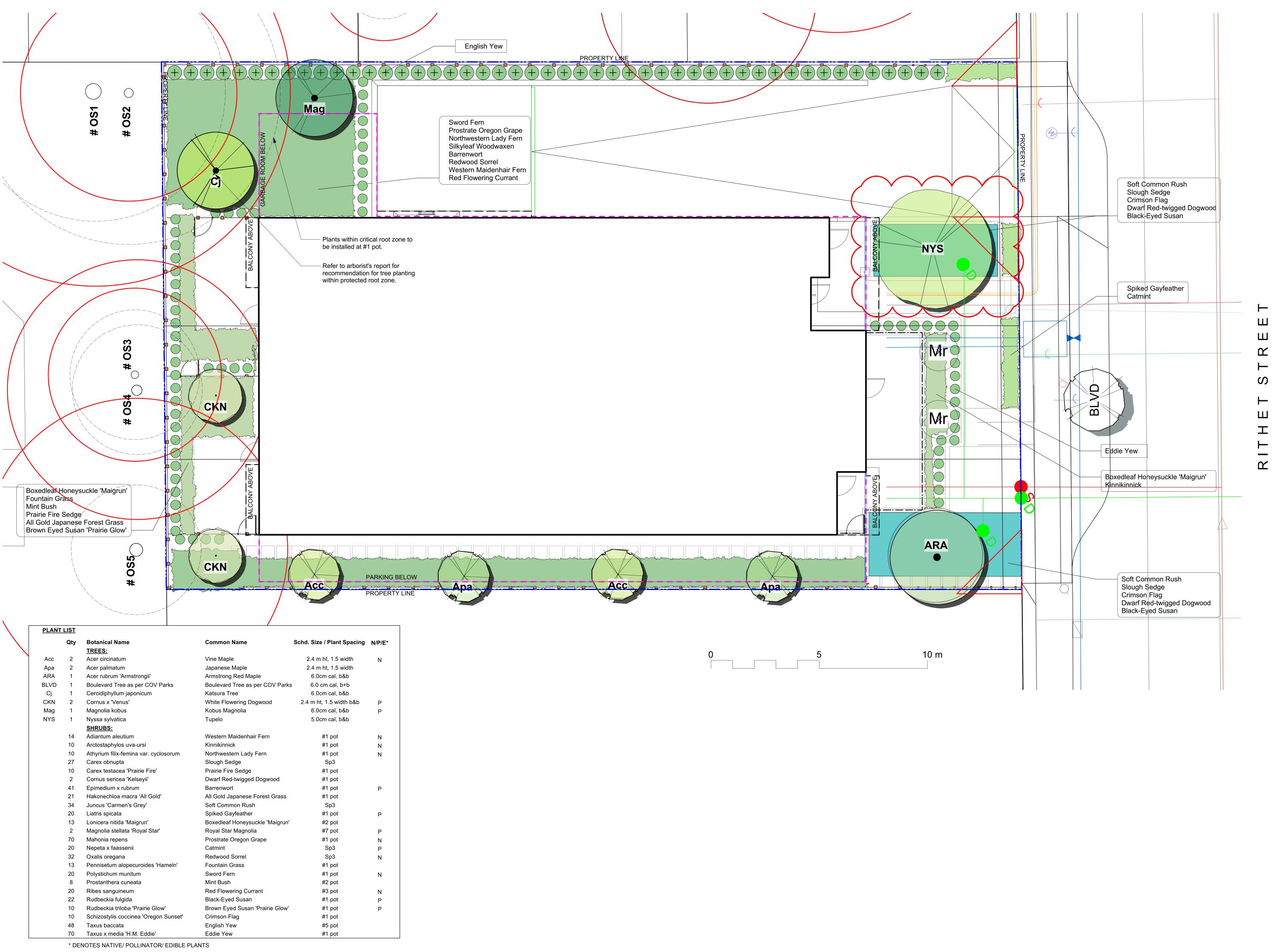
3378 Tennyson Avenue Victoria, BC, V8Z 3P6

Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

sheet title

Landscape Sections

project no.		123.35
scale	AS NOTED	@ 24"x36
drawn by		MDI
checked by		SM
revison no.	sheet no.	
4		2.03



DP REV 2 2024-06-25 DP REV 1 2024-05-21 REZONING/DP 2024-02-07 Rezoning + CALUC 2023-10-17 description





2024-06-26

Casman Properties 3378 Tennyson Avenue Victoria, BC, V8Z 3P6

Jaybay Condo Residence 515 & 519 Rithet Victoria, B.C.

sheet title

Planting Plan

project no. 123.35 1:75 @ 24"x36" scale MDI drawn by

checked by revison no. sheet no. 4

L3.01