



ARCHITECTURAL DRAWINGS

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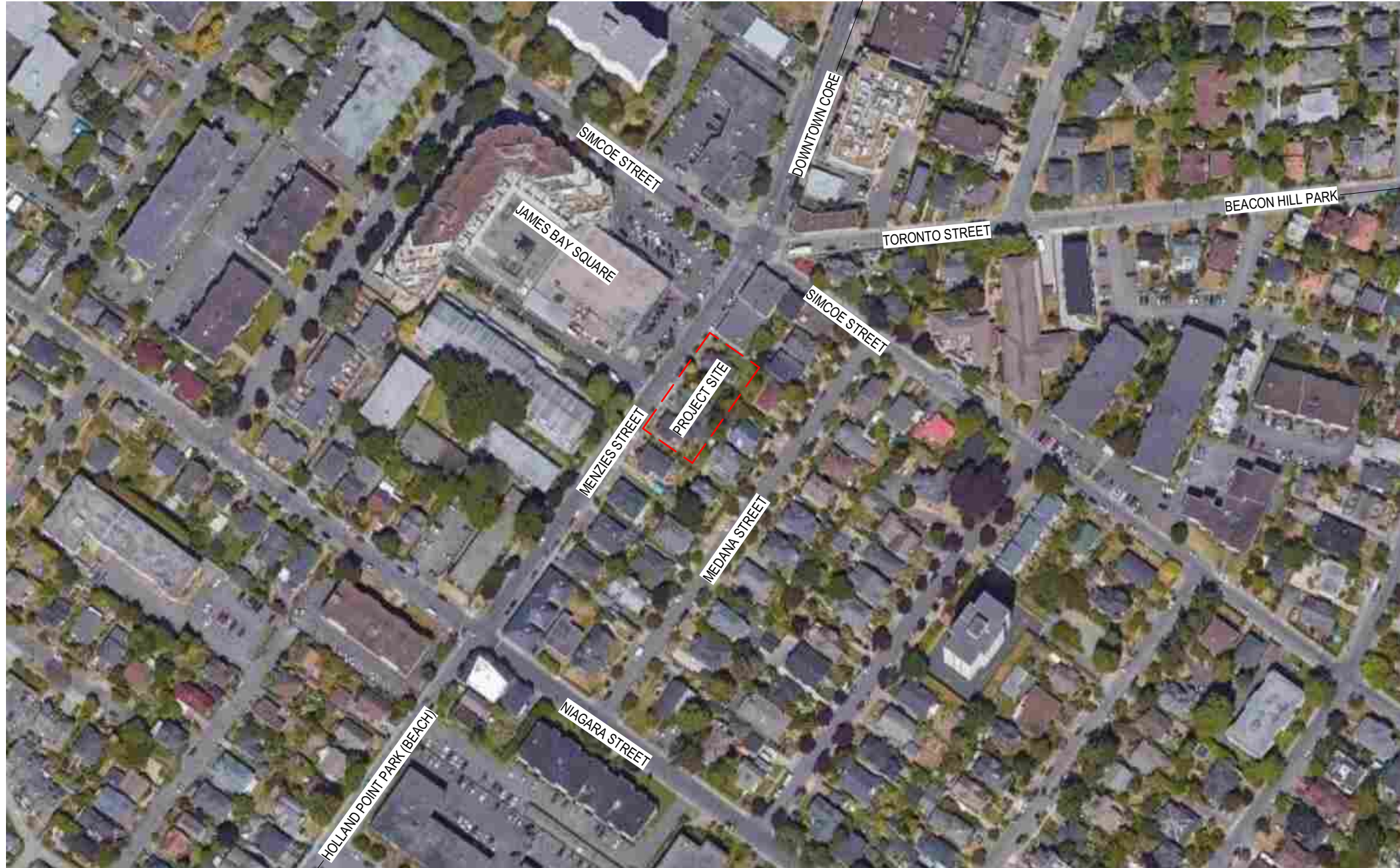
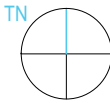
CIVIL DRAWINGS

Sheet Number	Sheet Name
3757-01	SERVICING PLAN AND PROFILE GENERAL NOTES LOCATION PLAN

LANDSCAPE DRAWINGS

Sheet Number	Sheet Name
L100	LANDSCAPE CONCEPT PLAN
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LOCATION PLAN



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LANDSCAPE:

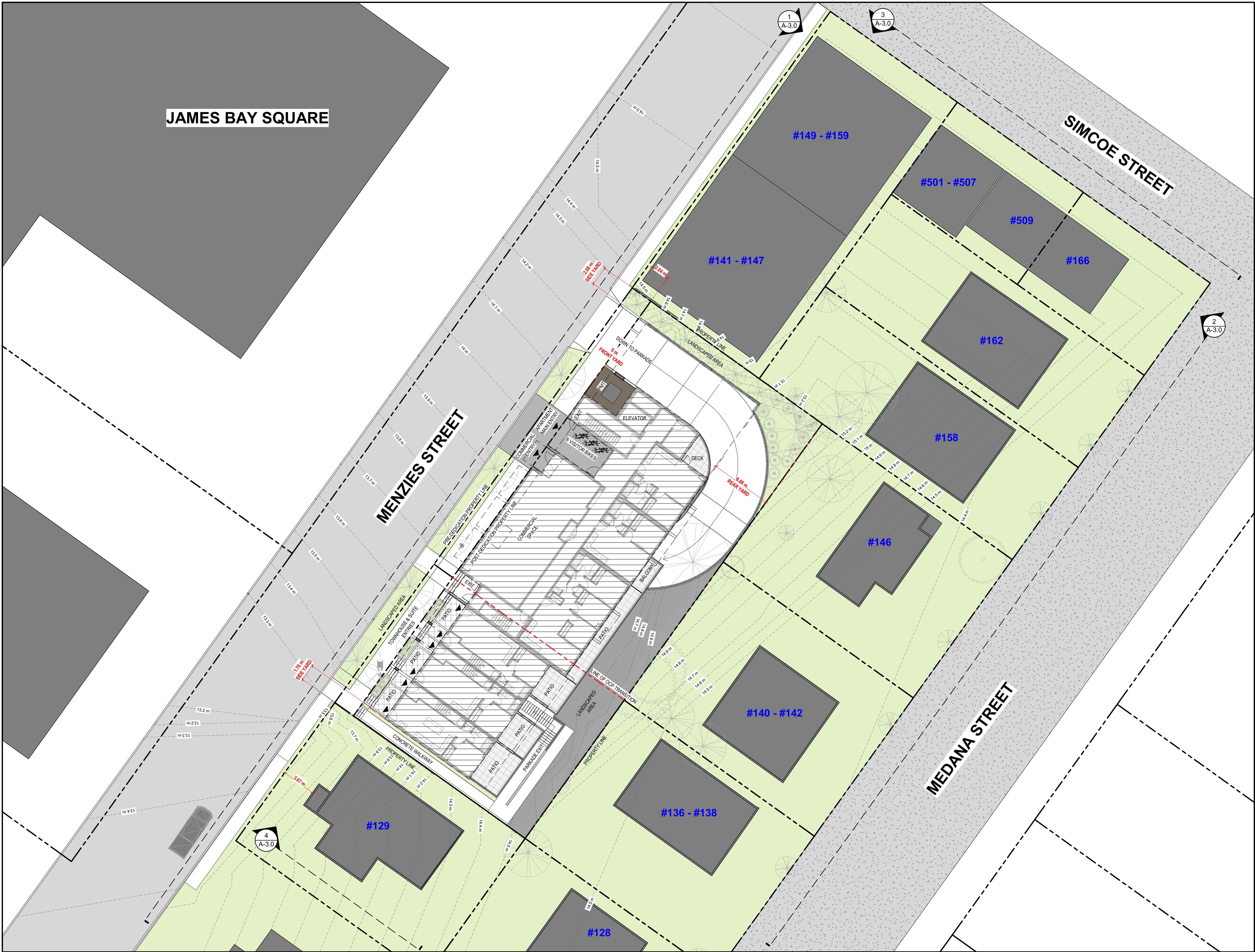
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Brad Forth
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Revisions

Received Date:
May 29, 2023



ZONING DATA

SITE DATA	
MUNICIPAL ADDRESS:	131, 135 & 139 MENZIES STREET, VICTORIA BC, V8V 2G4
LEGAL DESCRIPTION:	LOT 22, 23 & 24, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753
EXISTING LOT AREA:	918.78m² (LOT 22 & 23) + 459.60m² (LOT 24) = 1378.4m²
CONSOLIDATED LOT AREA (POST DEDICATION):	828.83m² (LOT 22 & 23) + 415.03m² (LOT 24) = 1243.9m²

ZONING DATA			
AREA SCHEDULE - FSR APARTMENT		AREA SCHEDULE - FSR TOWNHOUSES	
Level	Area	Level	Area
L1	383.1 m²	L1	159.4 m²
L2	507.3 m²	L2	201.8 m²
L3	507 m²	L3	207.4 m²
L4	505.6 m²	Grand total	568.5 m²
L5	505.6 m²		
Grand total	2408.7 m²		

CLASSIFICATION:	EXISTING = R-2	REZONED
AVERAGE GRADE:	14.24m GEO	
	ALLOWABLE	PROPOSED
SITE COVERAGE:	497m² (40%)	907 m² (72.9%)
OPEN SPACE:	373m² (30%)	408 m² (32.8%)
FSR - COMBINED:	0.5 - 1.0	2.39
FSR - APRT (LOT 22+23):		2.91
FSR - TH (LOT 24):		1.37
BUILDING HEIGHT APARTMENT:	7.6m	19.00m
BUILDING HEIGHT TOWNHOUSES:		11.00m
NUMBER OF STOREYS APARTMENT:	1	5
NUMBER OF STOREYS TOWNHOUSES:		3
SETBACKS	REQUIRED	PROVIDED
FRONT YARD:	7.50m / 1.63m (AVG SIDE LOTS)	0.00m
REAR YARD:	10.70m	6.66m
SIDE YARD (NORTH):	3.00m / 1.50m MIN	2.08m
SIDE YARD (SOUTH):	3.00m / 1.50m MIN	1.78m
COMBINED SIDE YARDS:	4.5m	3.86m

RESIDENTIAL CAR & BICYCLE PARKING SPACES		REQUIRED	PROVIDED	
		CAR	BIKE	
< 45m²	(0.2/UNIT & 1.0/UNIT) x	25	5	25
45-70m²	(0.5/UNIT & 1.25/UNIT) x	15	8	19
> 70m²	(0.75/UNIT & 1.25/UNIT) x	1	1	1
TOWNHOUSE	(1/UNIT & 0/UNIT) x	3	3	0
VISITORS	(0.1/UNIT & 6/BLDG) x	43	4	6
TOTAL UNITS	43	21	51	16 + 4 VISITOR
ACCESSIBLE PARKING SPACES		1 (VAN)	1 (VAN)	76 + 6 VISITOR

TOTAL UNITS BY AREA UNDER 45m² (AREA FOR PARKING CALCULATION)		TOTAL UNITS BY AREA 45m² TO 70m² (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA	UNIT TYPE	AREA
STUDIO	28.9 m²	2 BEDROOM	57.7 m²
28.9 m²: 2		57.7 m²: 2	
STUDIO	29.7 m²	2 BEDROOM	57.8 m²
29.7 m²: 2		57.8 m²: 3	
STUDIO	30.1 m²	2 BEDROOM	57.9 m²
30.1 m²: 2		57.9 m²: 3	
STUDIO	31.4 m²	2 BEDROOM	61.2 m²
31.4 m²: 2		61.2 m²: 2	
1 BEDROOM	39.7 m²	2 BEDROOM	61.4 m²
39.7 m²: 1		61.4 m²: 2	
1 BEDROOM	40.9 m²	2 BEDROOM	64 m²
40.9 m²: 1		64 m²: 2	
1 BEDROOM	41.3 m²	3 BEDROOM	74.1 m²
41.3 m²: 1		74.1 m²: 1	
1 BEDROOM	41.7 m²	TOTAL UNIT COUNT: 15	
41.7 m²: 1		TOTAL UNITS BY AREA GREATER THAN 70m² (AREA FOR PARKING CALCULATION)	
1 BEDROOM	42.2 m²		
42.2 m²: 6		UNIT TYPE	Area
1 BEDROOM	42.5 m²		
42.5 m²: 4			
1 BEDROOM	43.4 m²	3 BEDROOM	74.1 m²
43.4 m²: 1		74.1 m²: 1	
TOTAL UNIT COUNT: 25		TOTAL UNIT COUNT: 1	

1 | SITE PLAN
1 : 200

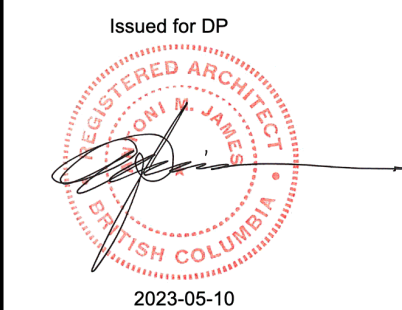
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MIKE GERIC
CONSTRUCTION

2	ISSUED FOR DP	05/09/23
1	ISSUED FOR DP	02/05/22
No.	Description	Date

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131 MENZIES ST.

131 MENZIES STREET
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SITE PLAN

A-1.0

JOB No.: 2210

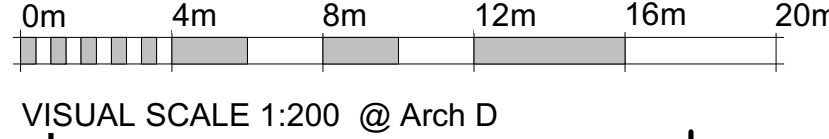
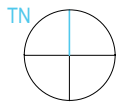
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DATE: 2023-03-14



SURVEY PROVIDED BY: POWELL & ASSOCIATES, DATED: DECEMBER 15, 2021 / UNDERGROUND SITE SERVICES TAKEN FROM THE CITY OF VICTORIA OPEN DATA PORTAL

1 | SITE PLAN - EXISTING / DEMO
1 : 200



VISUAL SCALE 1:200 @ Arch D

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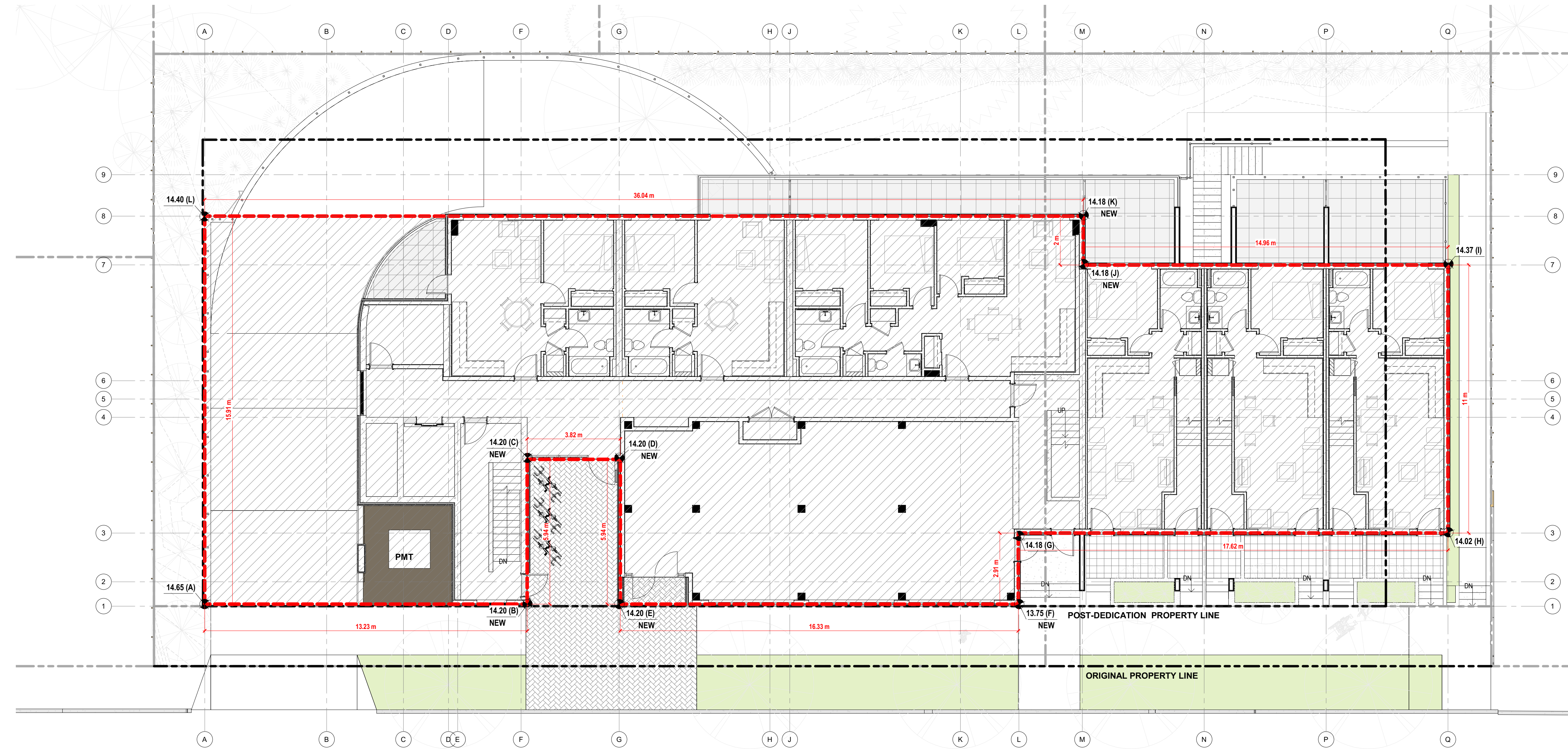
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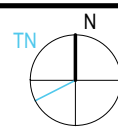
SCALE: 1 : 200

A-1.1

DATE: 02/05/22



1 | AVERAGE GRADE PLAN
1 : 100



0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

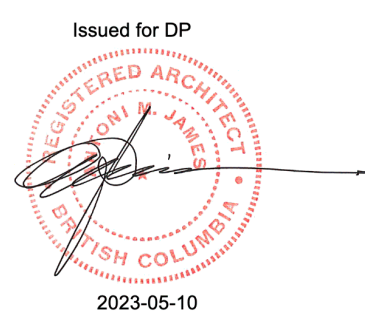
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No.	Description	Date

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AVERAGE GRADE PLAN

JOB No.: 2210

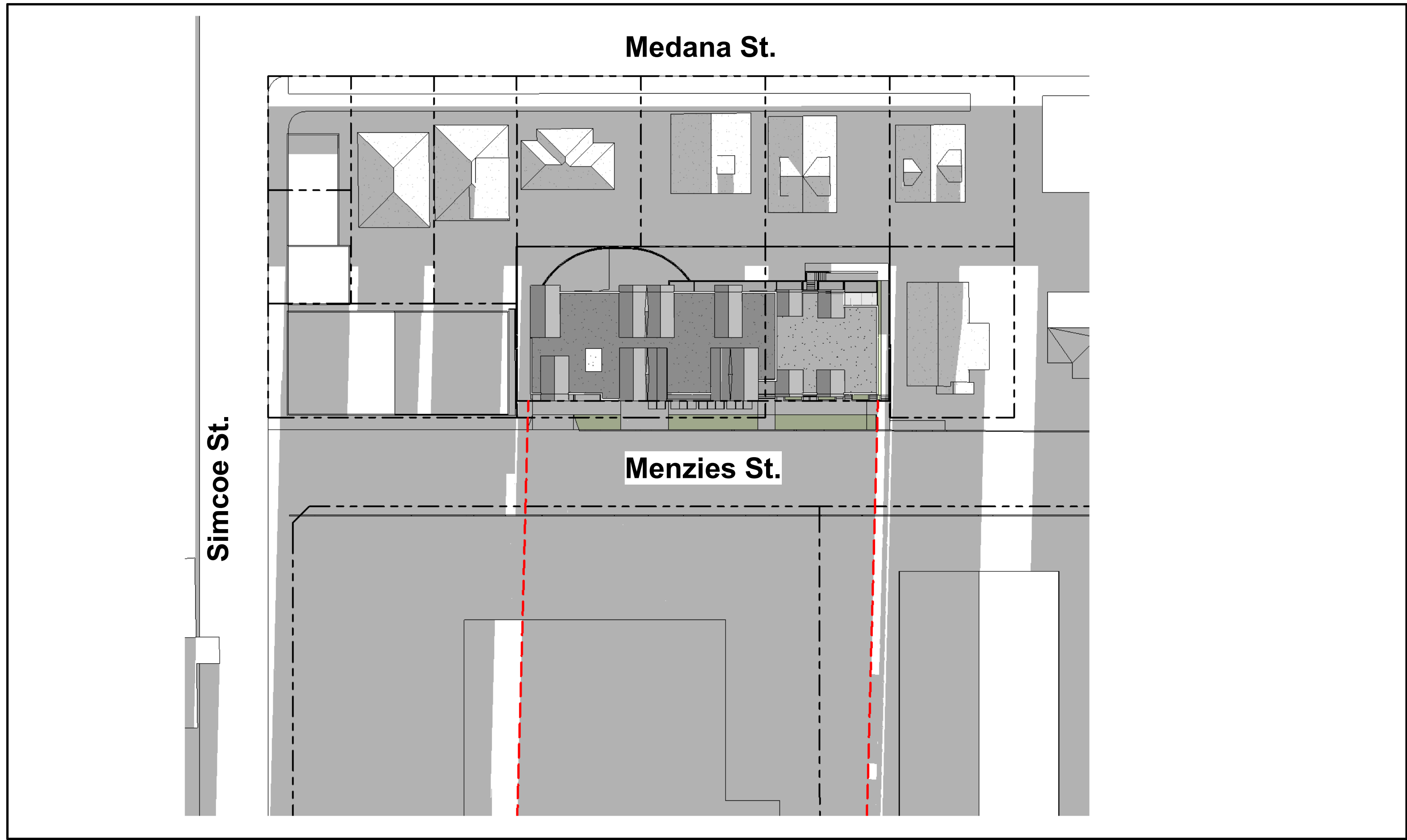
SCALE: 1 : 100

A-1.3

DATE: 02/05/22

AVERAGE GRADE CALCULATION

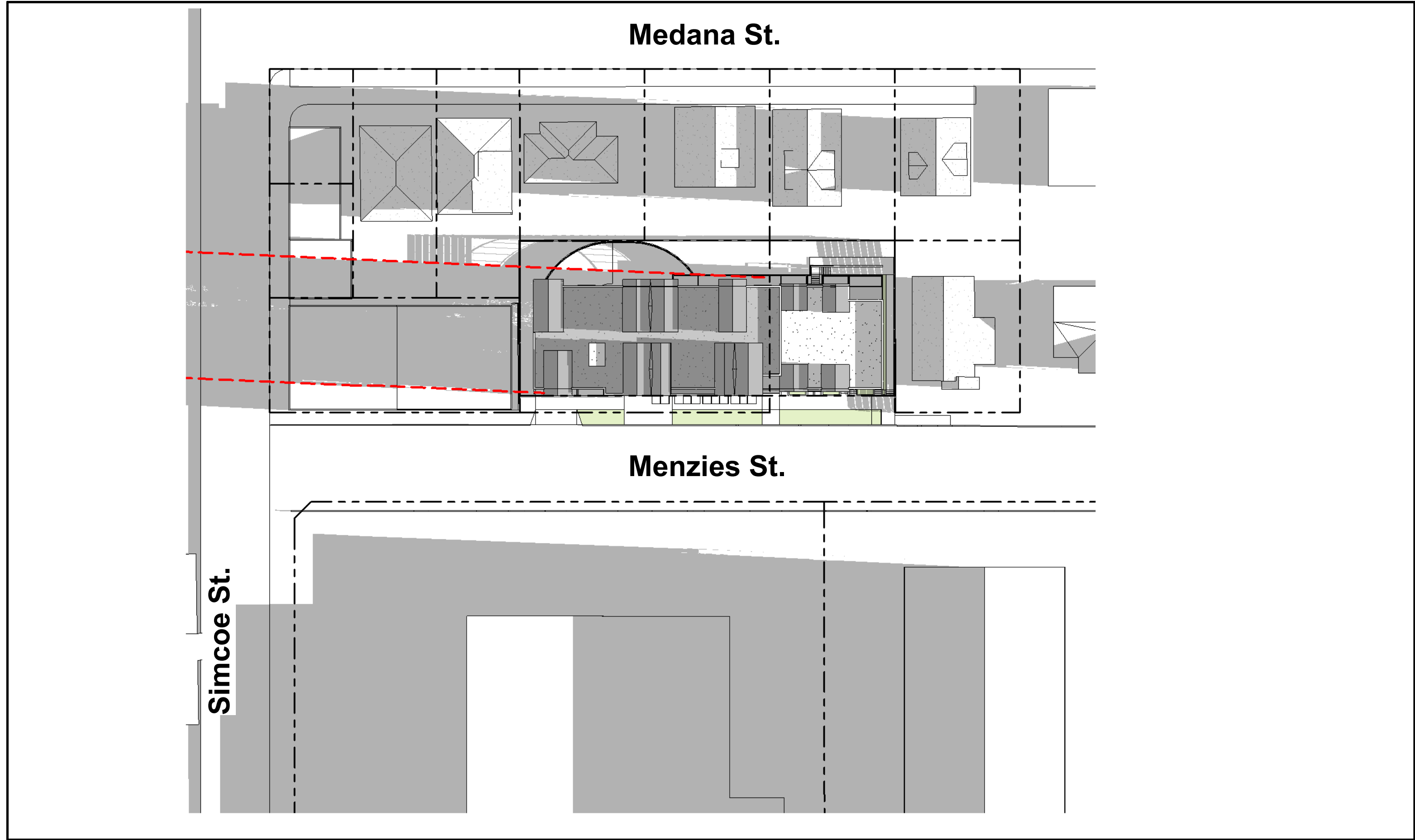
POINTS	1ST POINT		2ND POINT	/ 2		LENGTH	TOTAL
A - B	14.65	+	14.2	14.43	X	13.2	190.41
B - C	14.2	+	14.2	14.2	X	6.0	83.78
C - D	14.2	+	14.2	14.2	X	3.6	53.96
D - E	14.2	+	14.2	14.2	X	6.0	83.78
E - F	14.2	+	13.75	13.98	X	16.3	227.79
F - G	13.75	+	14.18	13.97	X	2.9	40.50
G - H	14.18	+	14.02	14.10	X	17.6	248.16
H - I	14.02	+	14.37	14.20	X	11	156.15
I - J	14.37	+	14.18	14.28	X	15.0	214.13
J - K	14.18	+	14.18	14.18	X	2.0	28.36
K - L	14.18	+	14.4	14.29	X	36	514.44
L - A	14.4	+	14.65	14.53	X	15.9	230.95
TOTALS						145.5	2072.40
AEG							14.24



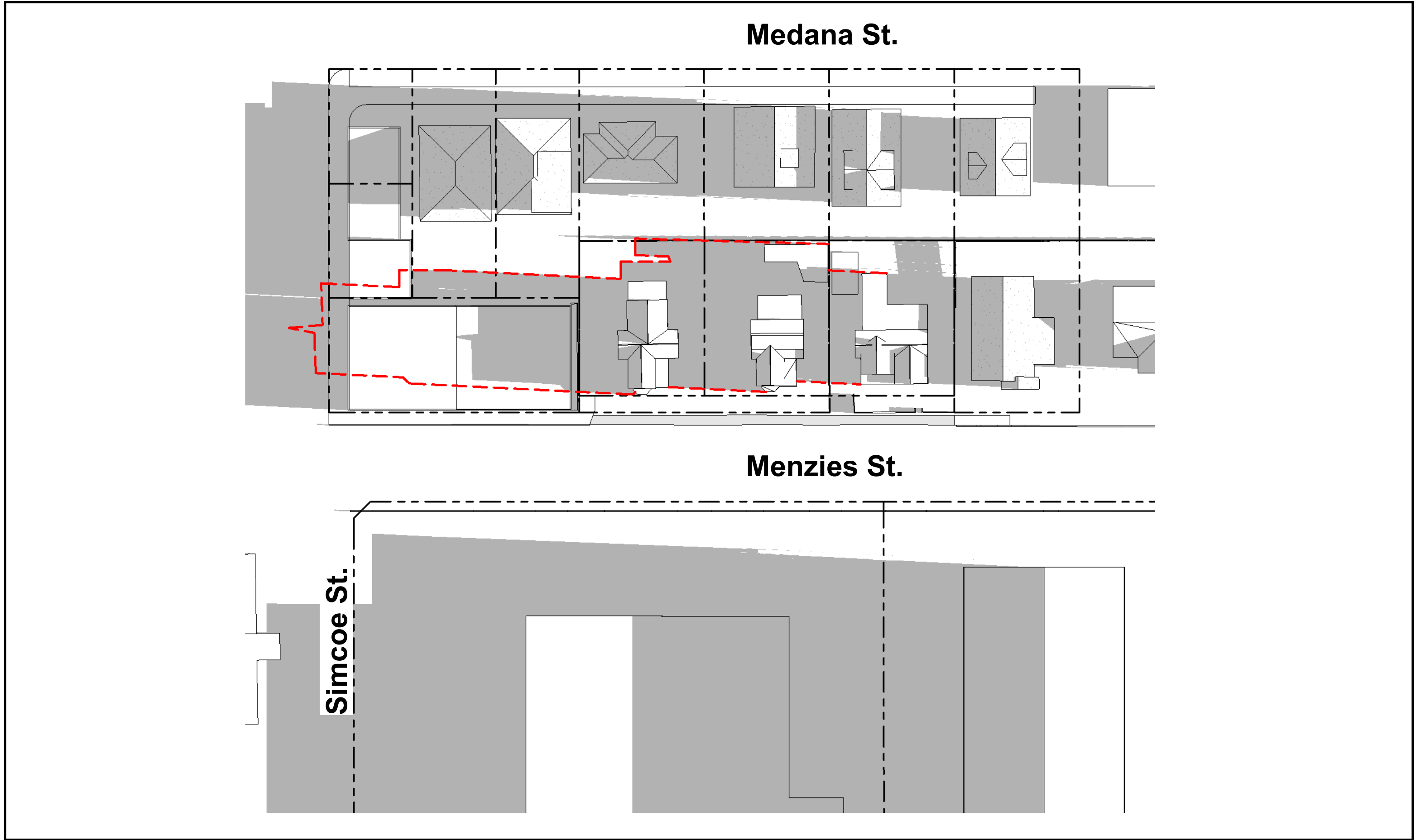
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1 : 500



2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



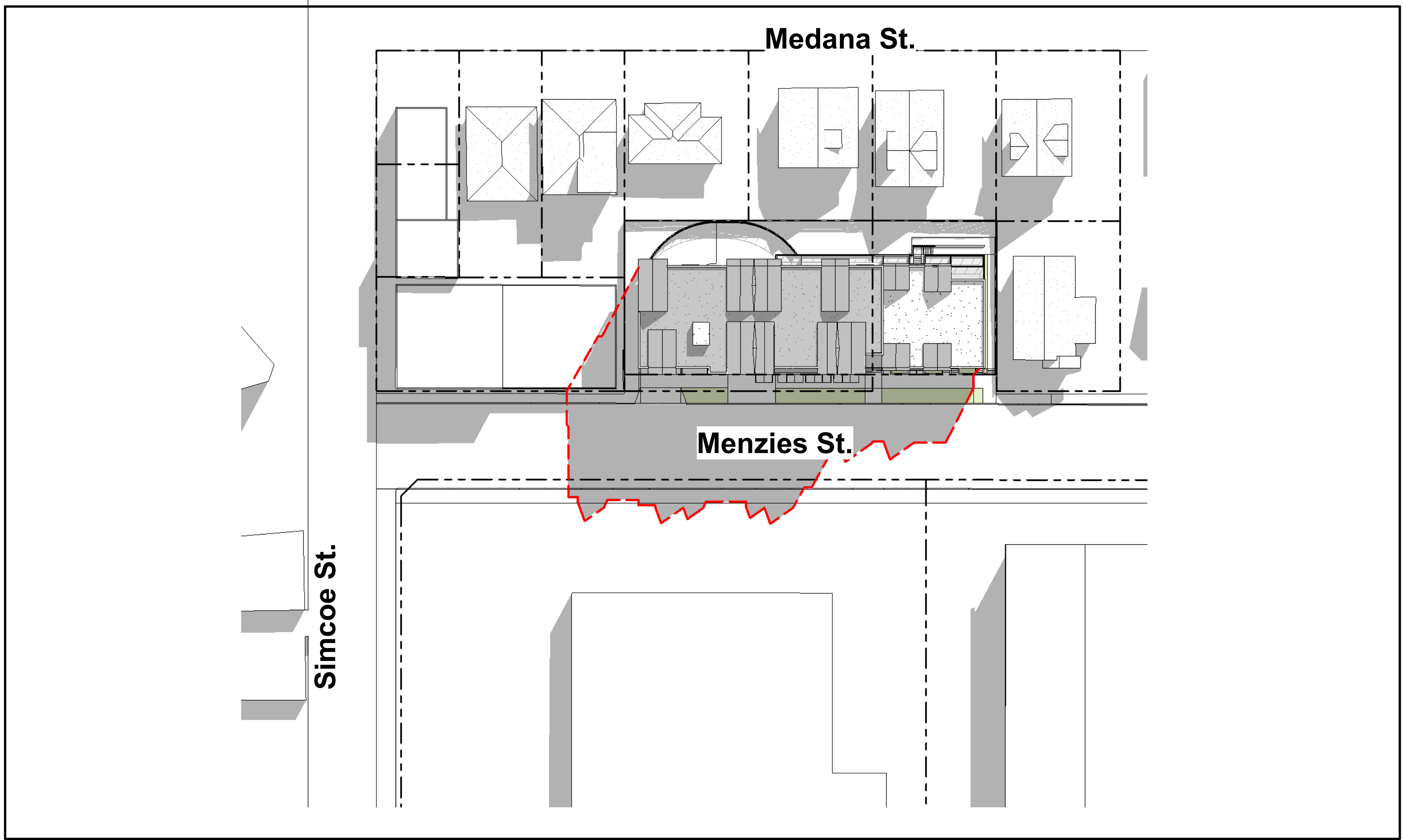
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1 : 500



4 | EXISTING SHADOW STUDY - WINTER SOLTICE - 4pm
1 : 500



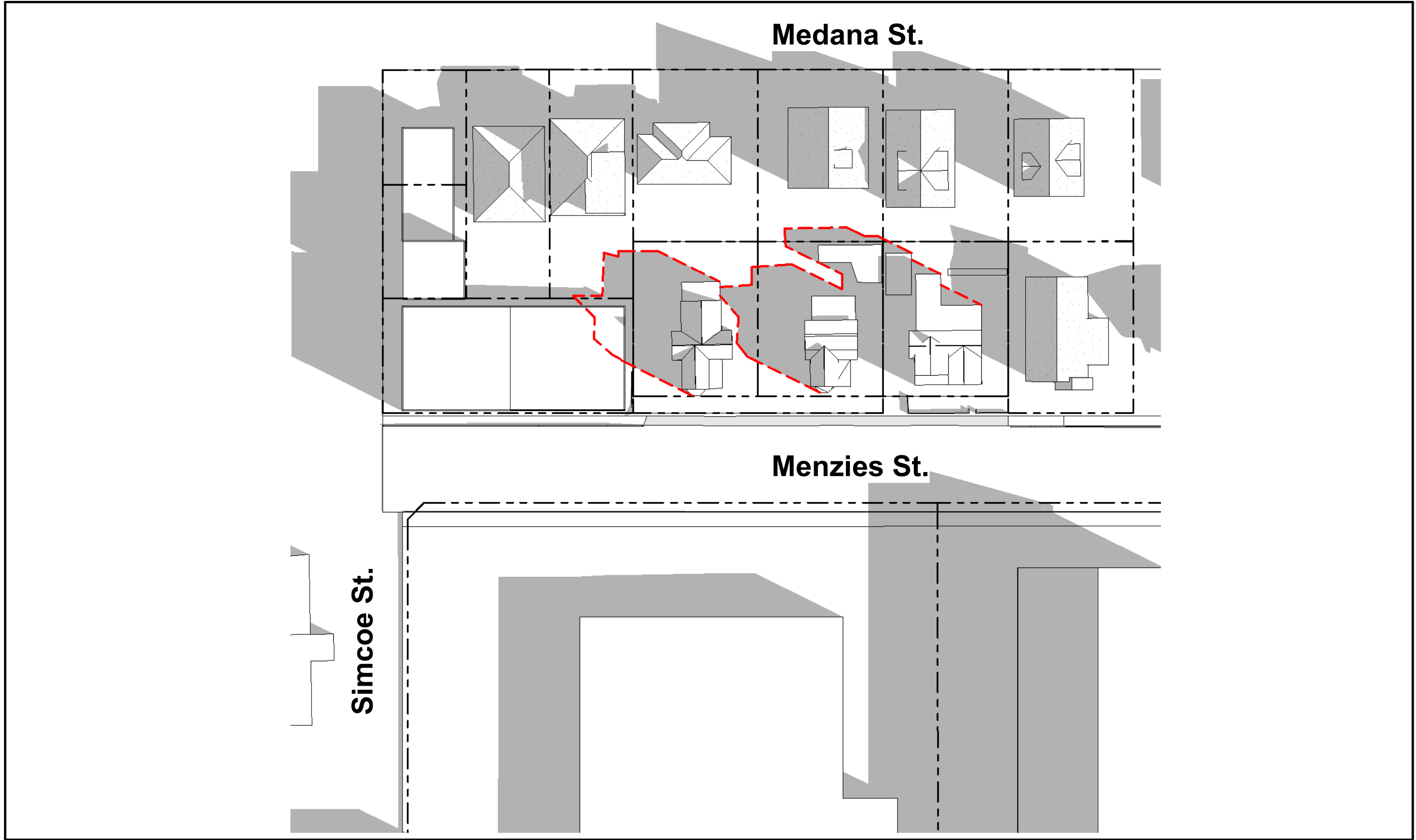
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



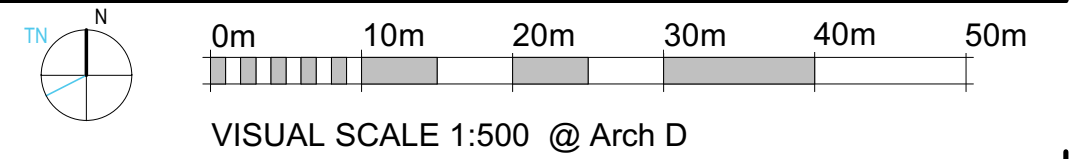
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1 : 500

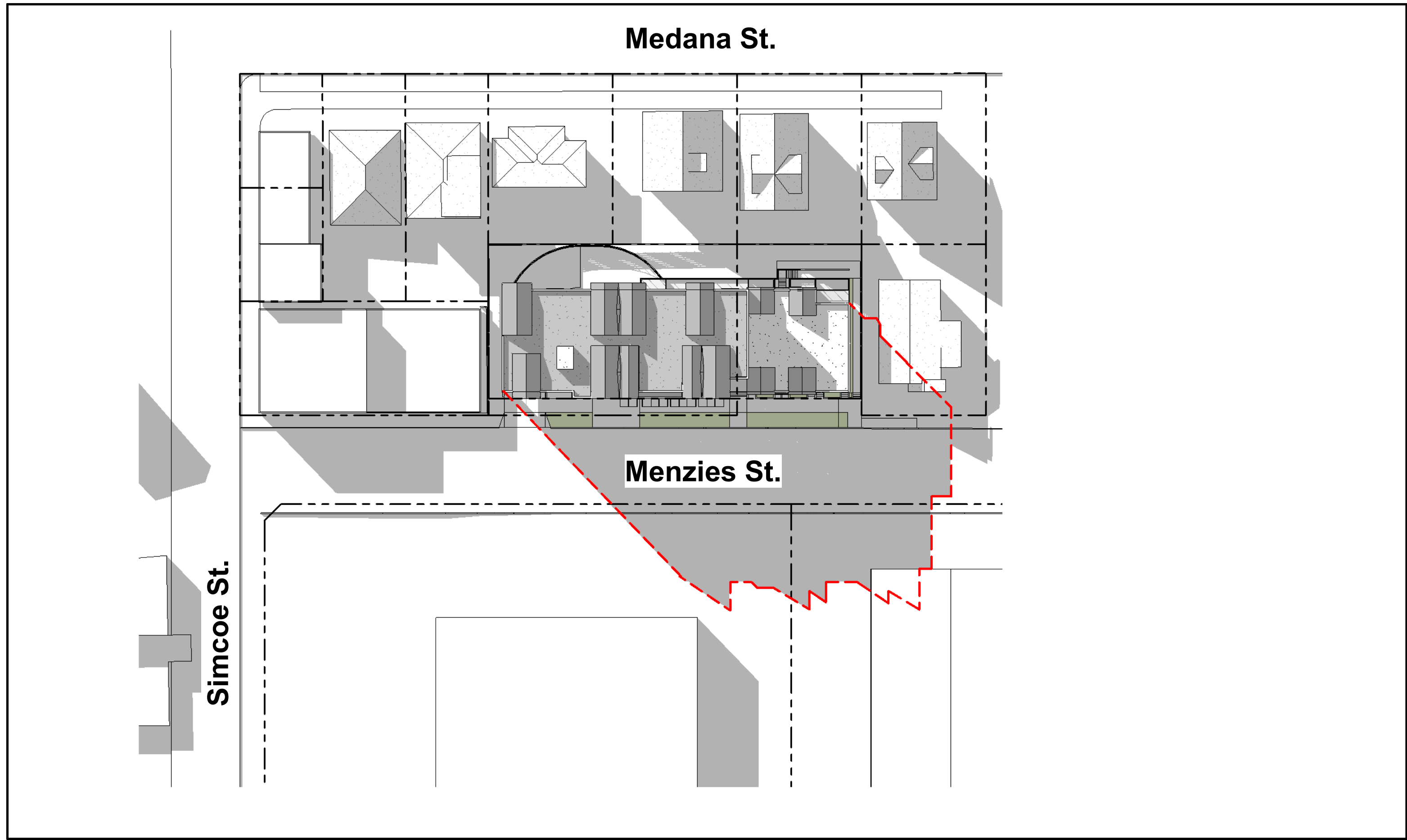


3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 5pm
1 : 500

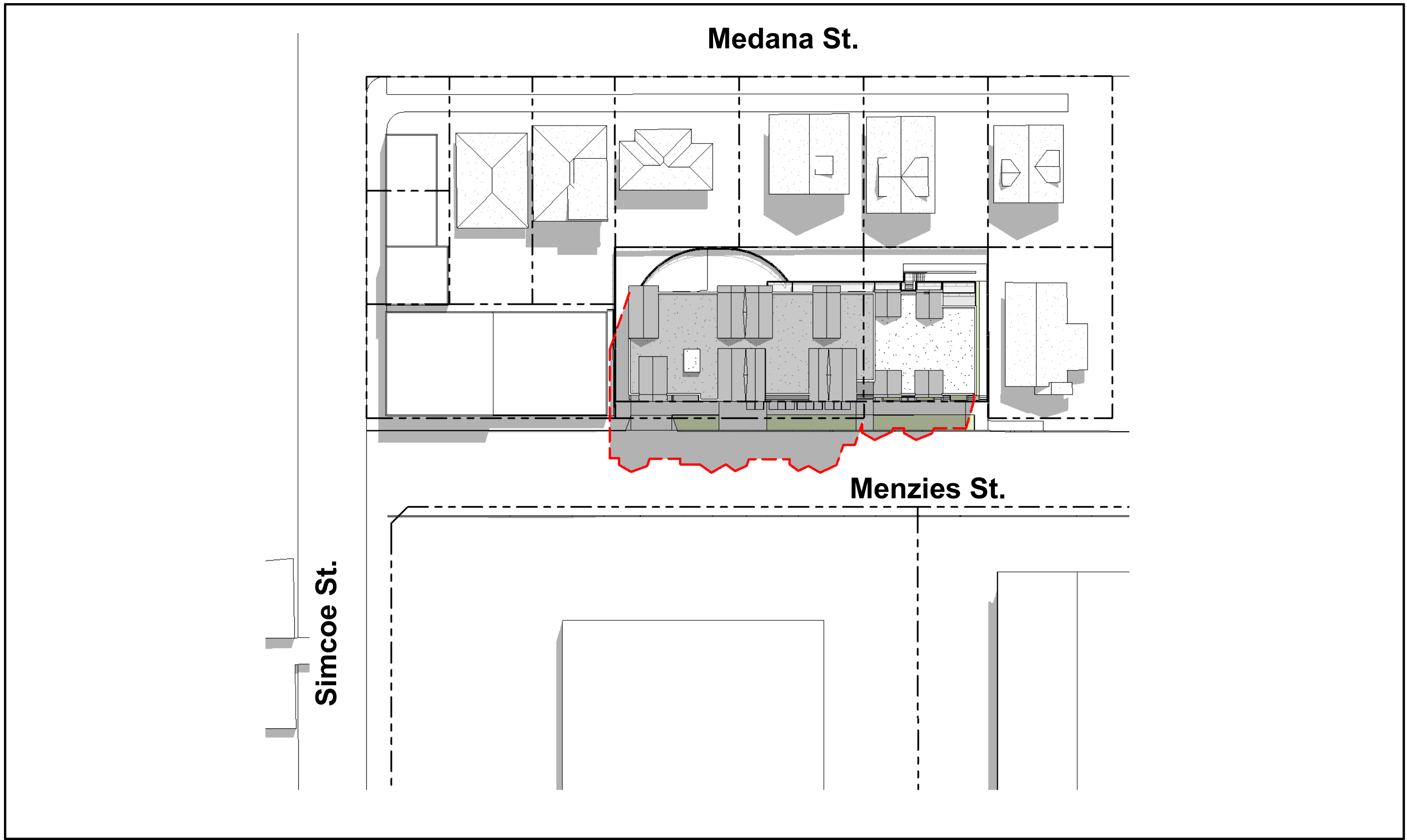


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1 : 500

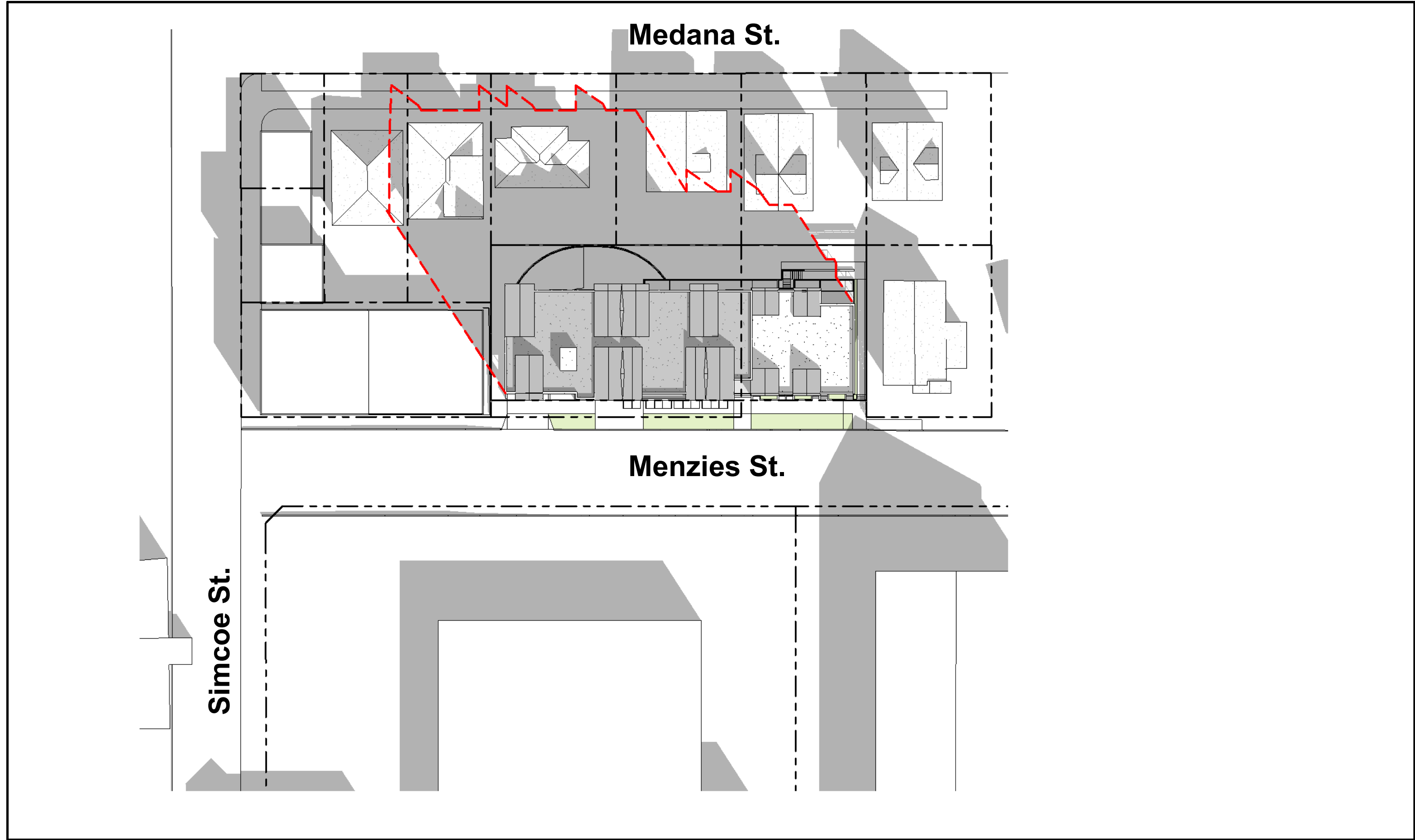




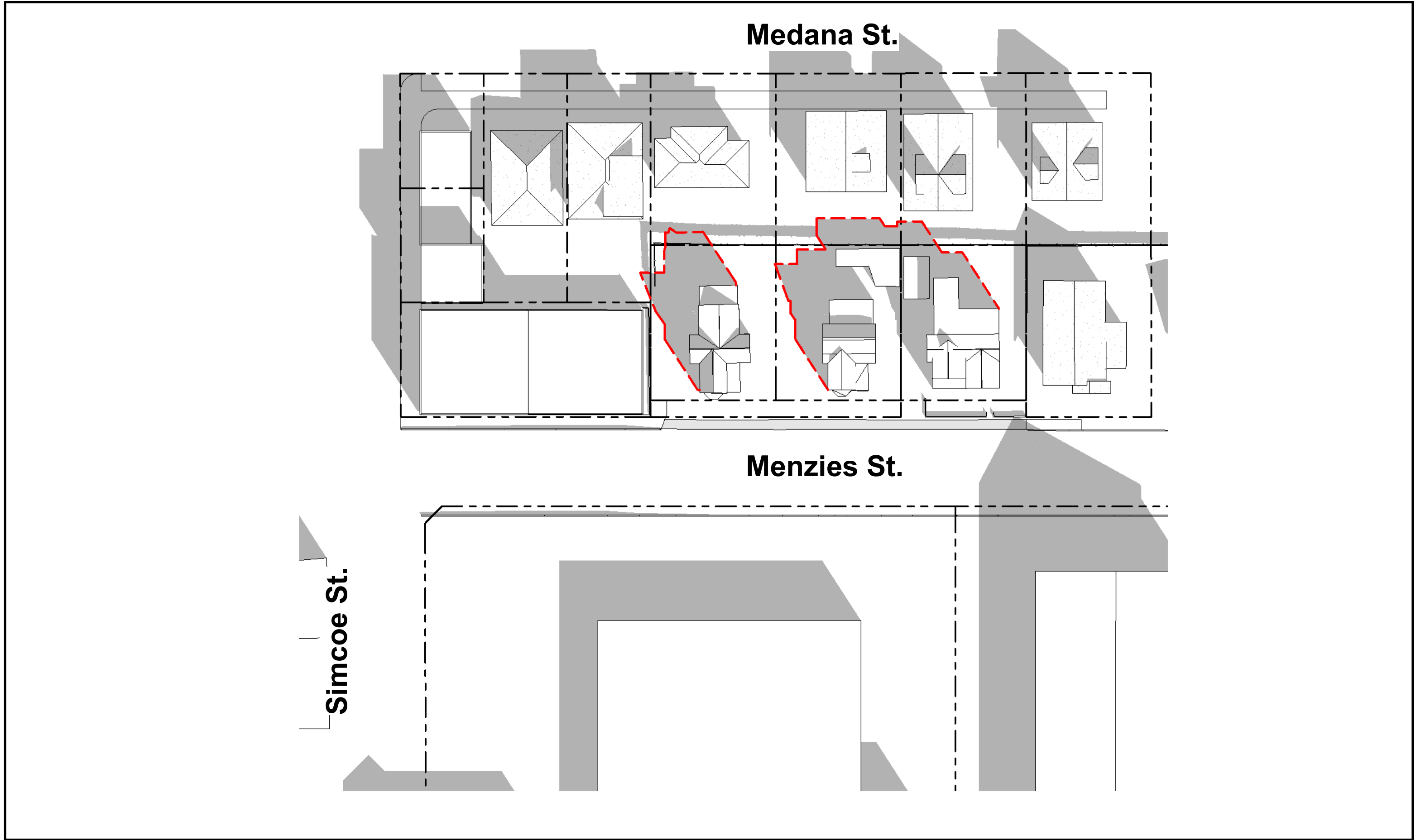
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



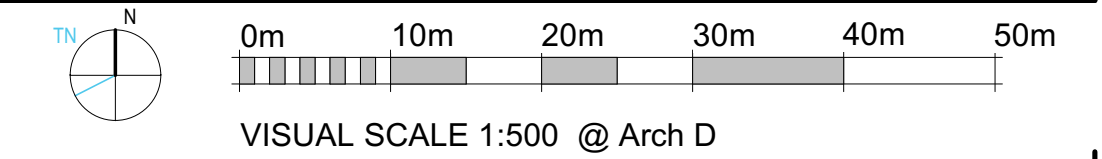
2 | SHADOW STUDY - SUMMER SOLTICE - NOON
1 : 500



3 | SHADOW STUDY - SUMMER SOLTICE - 6pm
1 : 500

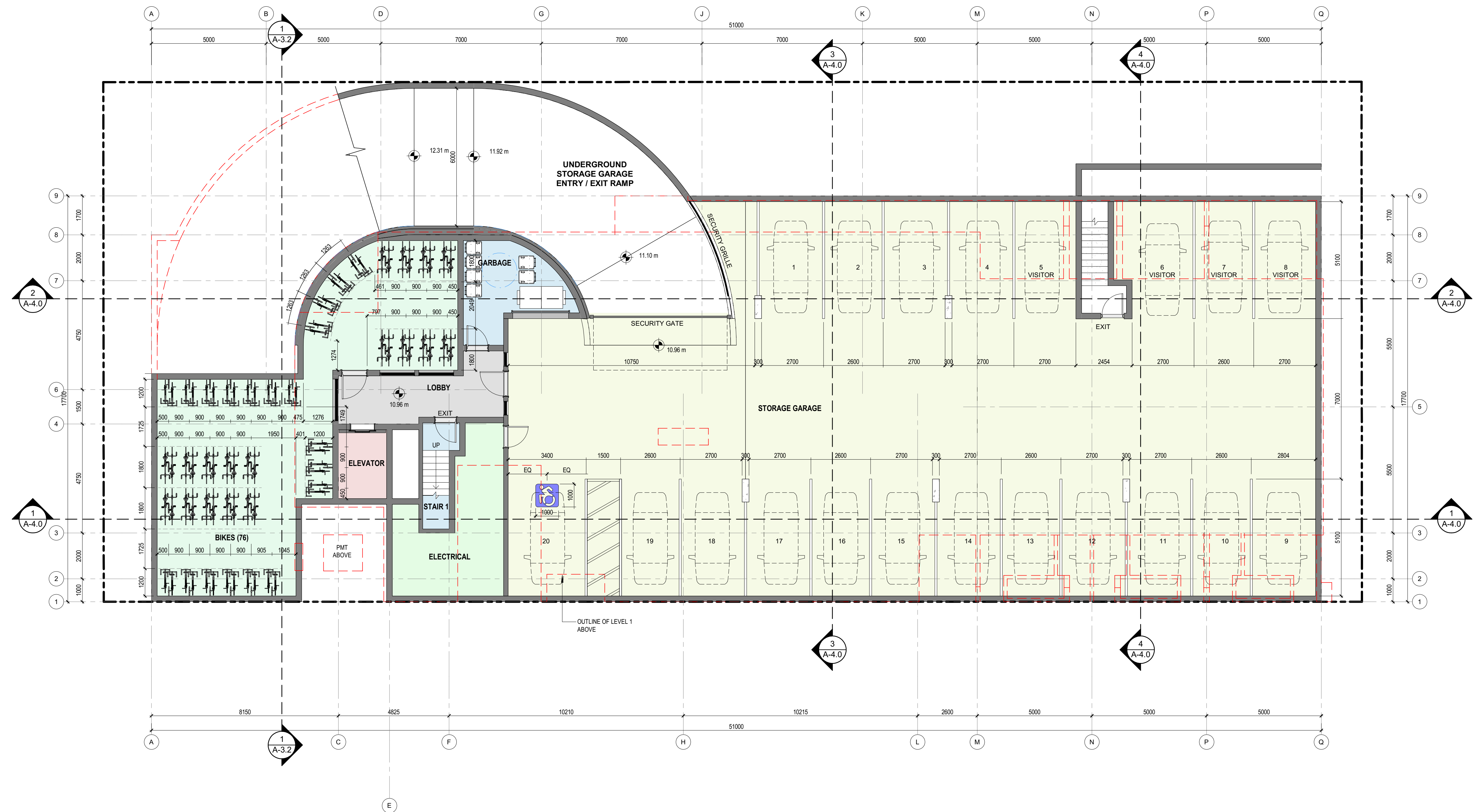


4 | EXISTING SHADOW STUDY - SUMMER SOLTICE - 6pm
1 : 500



131 MENZIES ST.

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VICTORIA, BC V8V 2G4

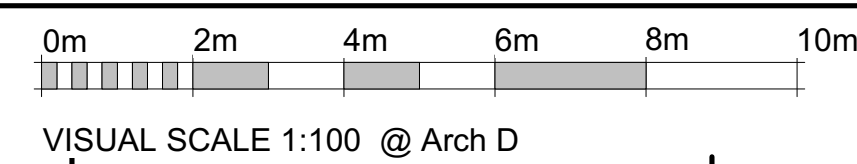


1 | PARKADE FLOOR PLAN
1 : 100

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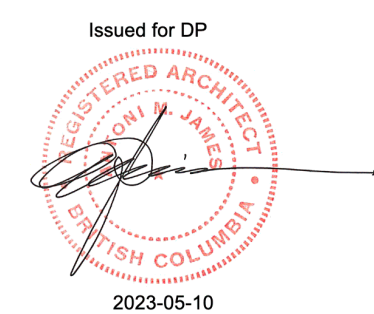
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VISUAL SCALE 1:100 @ Arch D

2	ISSUED FOR DP	05/09/23
1	AMENDMENT	
No.	ISSUED FOR DP	02/05/22
Description	Date	

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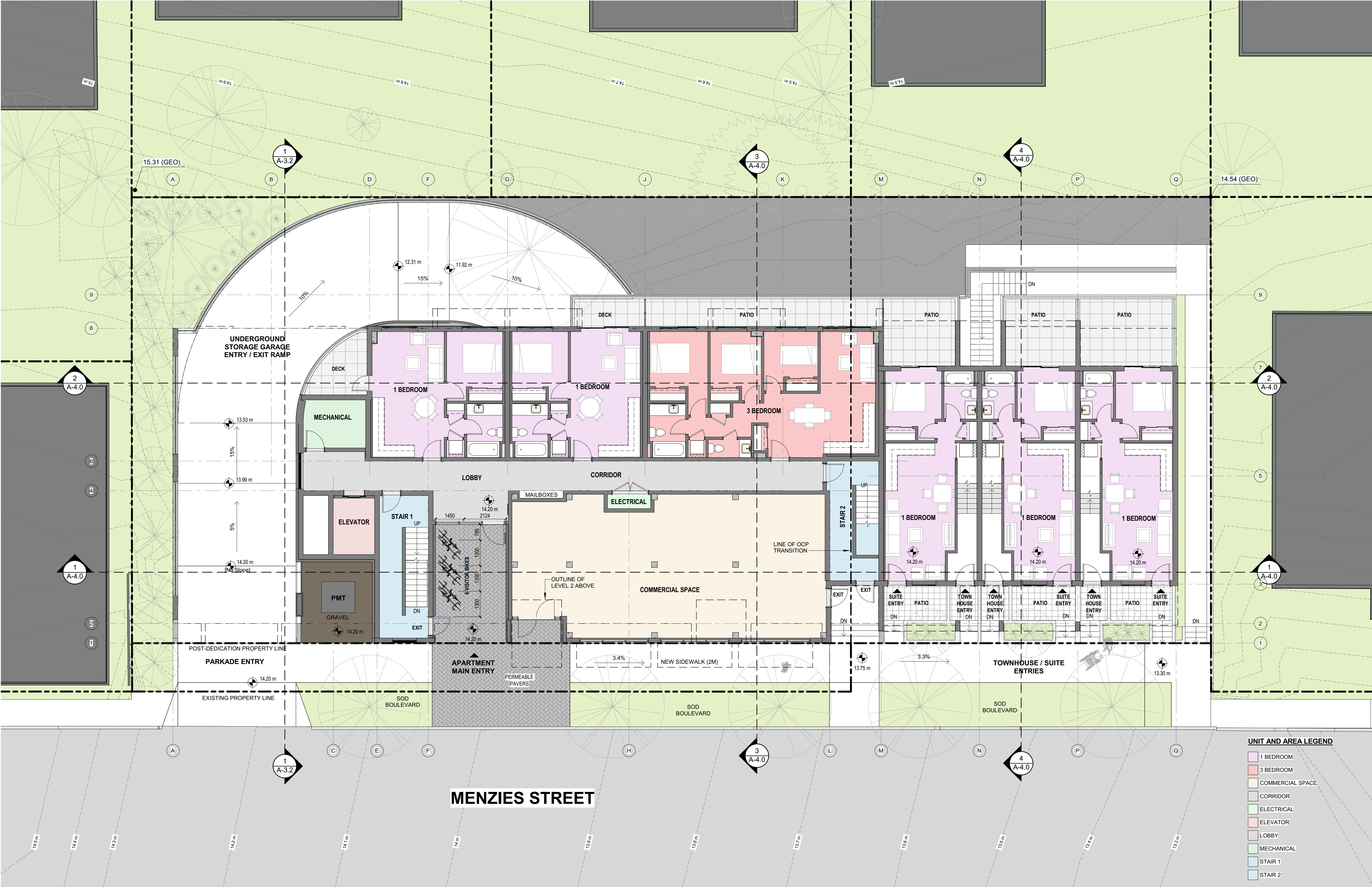
PARKADE FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

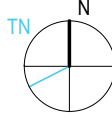
A-2.0

DATE: 02/05/22



1 | L1 FLOOR PLAN

1:100



0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

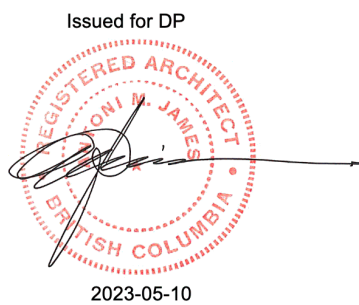
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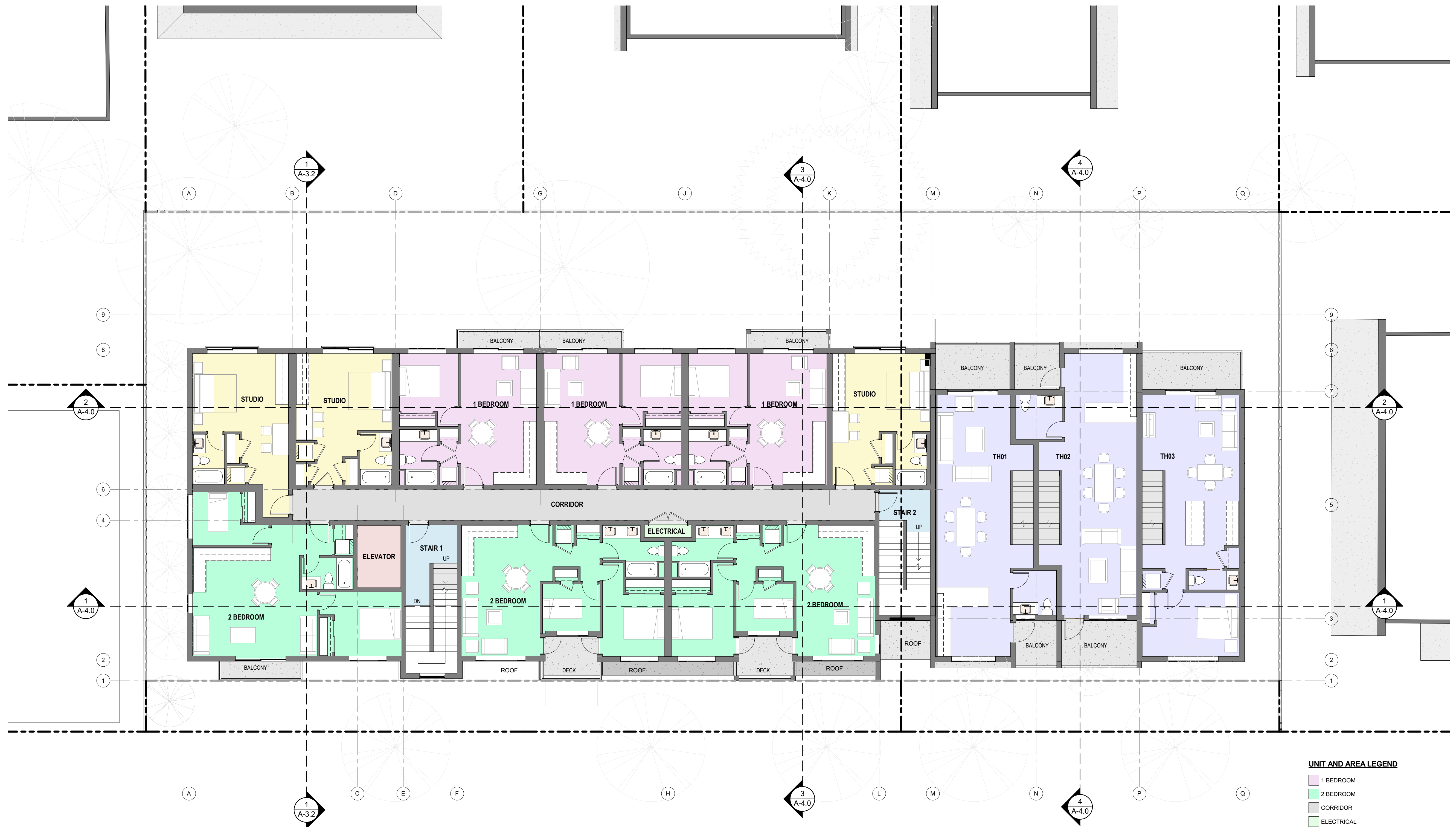
LEVEL 1 FLOOR PLAN

JOB No.: 2210

SCALE: 1:100

A-2.1

DATE: 2022-10-05



UNIT AND AREA LEGEND

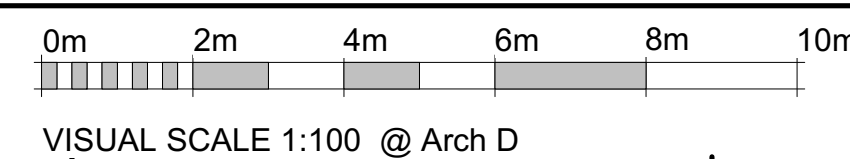
- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO
- TH01
- TH02
- TH03

1 | L2 FLOOR PLAN
1:100

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VISUAL SCALE 1:100 @ Arch D

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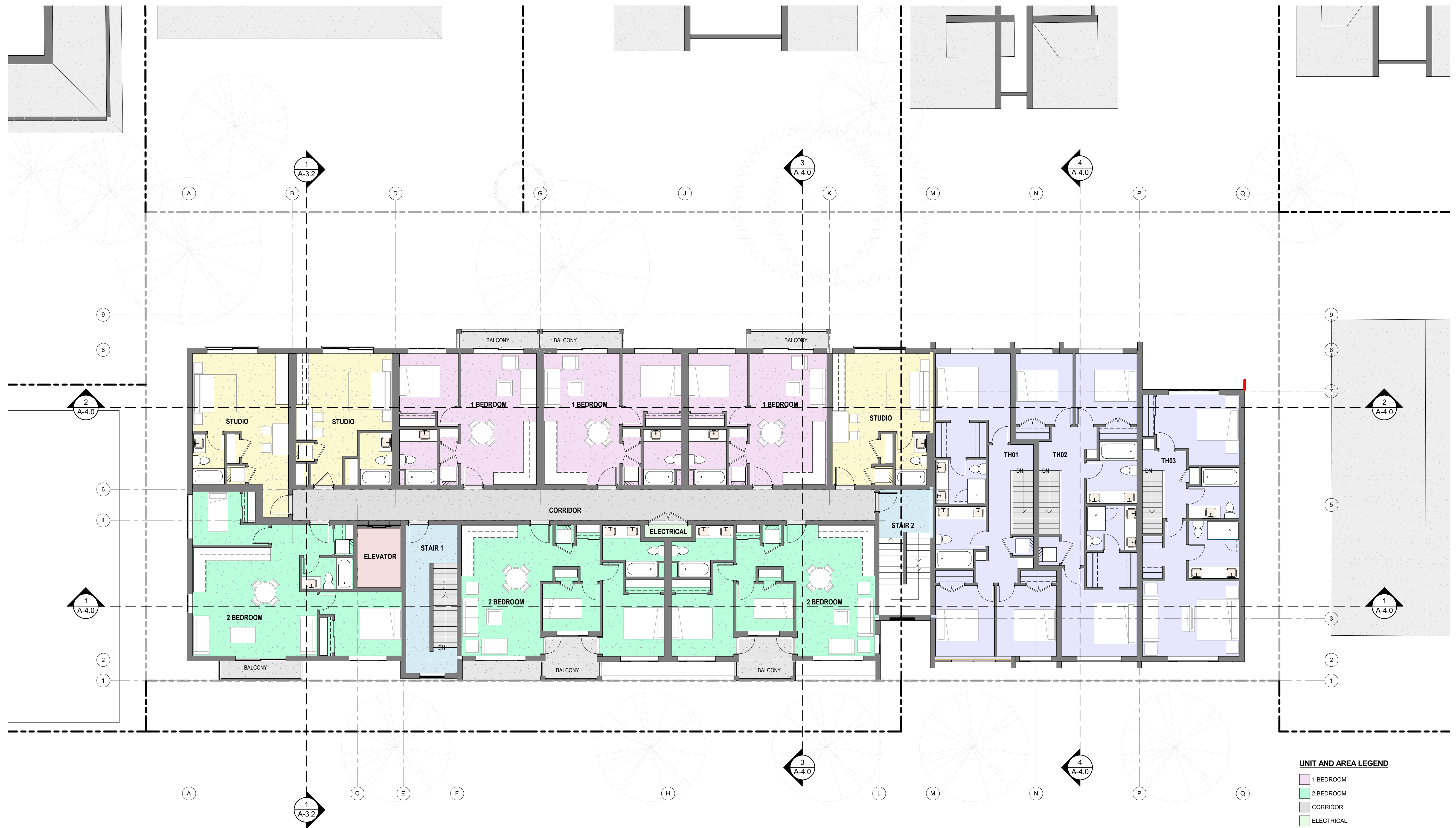
LEVEL 2 FLOOR PLAN

JOB No.: 2210

SCALE: 1:100

A-2.2

DATE: 2023-03-14



UNIT AND AREA LEGEND

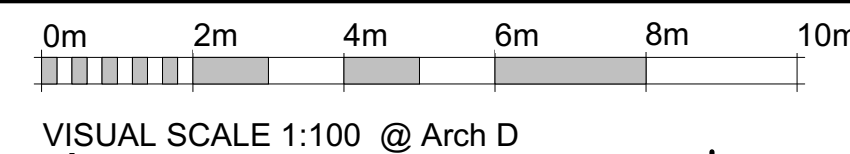
- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO
- TH01
- TH02
- TH03

1 | L3 FLOOR PLAN
1:100

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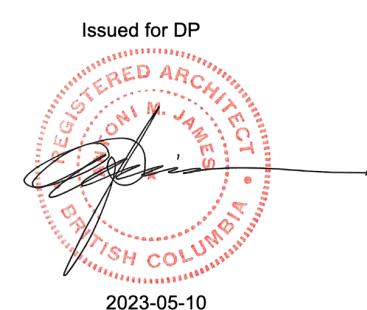
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VISUAL SCALE 1:100 @ Arch D

2	ISSUED FOR DP AMENDMENT	05/09/23
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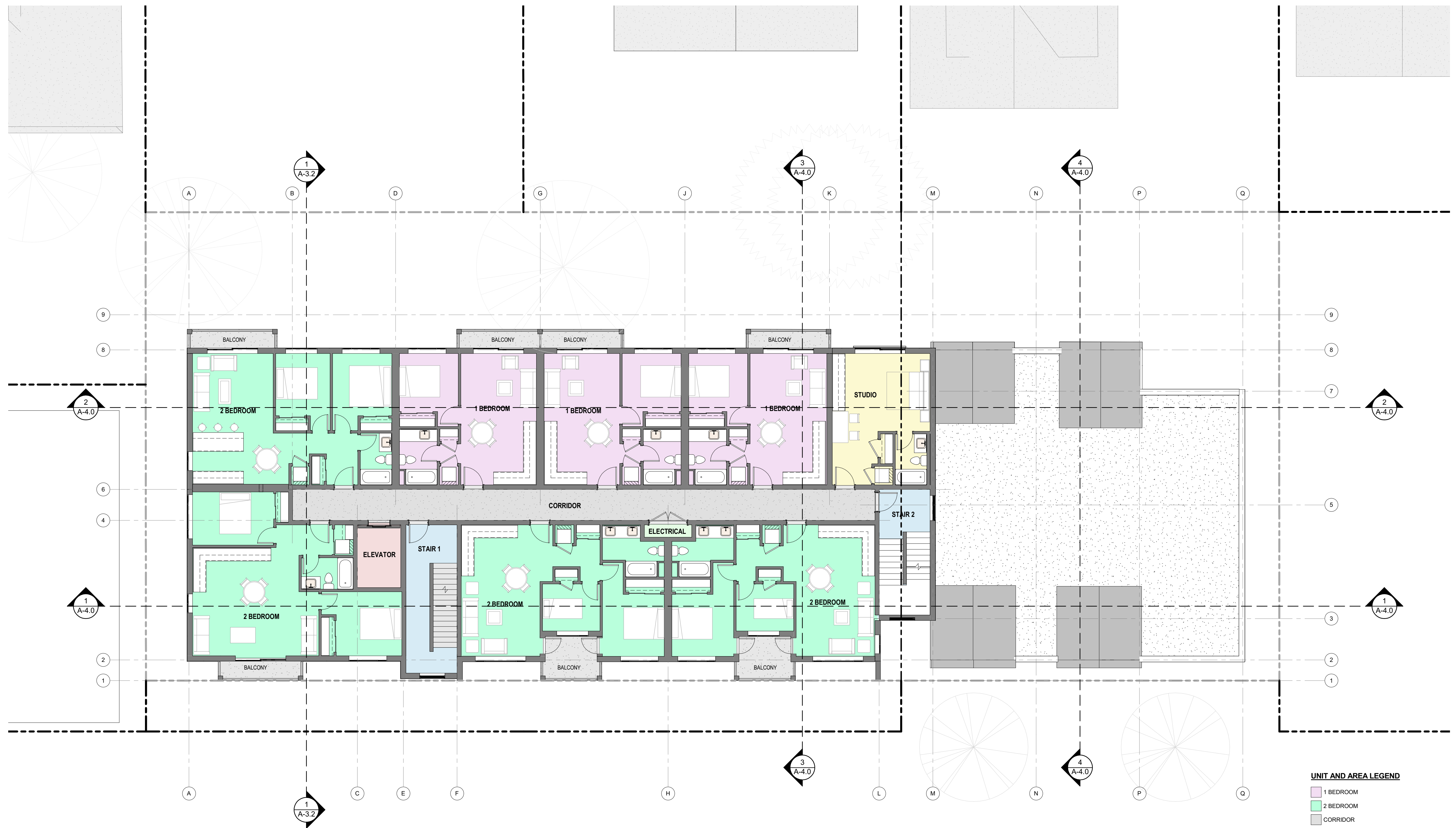
LEVEL 3 FLOOR PLAN

JOB No.: 2210

SCALE: 1:100

A-2.3

DATE: 02/05/22



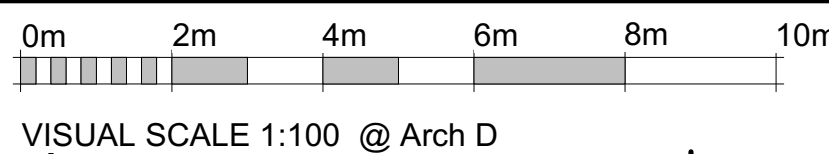
- UNIT AND AREA LEGEND**
- 1 BEDROOM
 - 2 BEDROOM
 - CORRIDOR
 - ELECTRICAL
 - ELEVATOR
 - STAIR 1
 - STAIR 2
 - STUDIO

1 | L4 FLOOR PLAN
1 : 100

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VISUAL SCALE 1:100 @ Arch D

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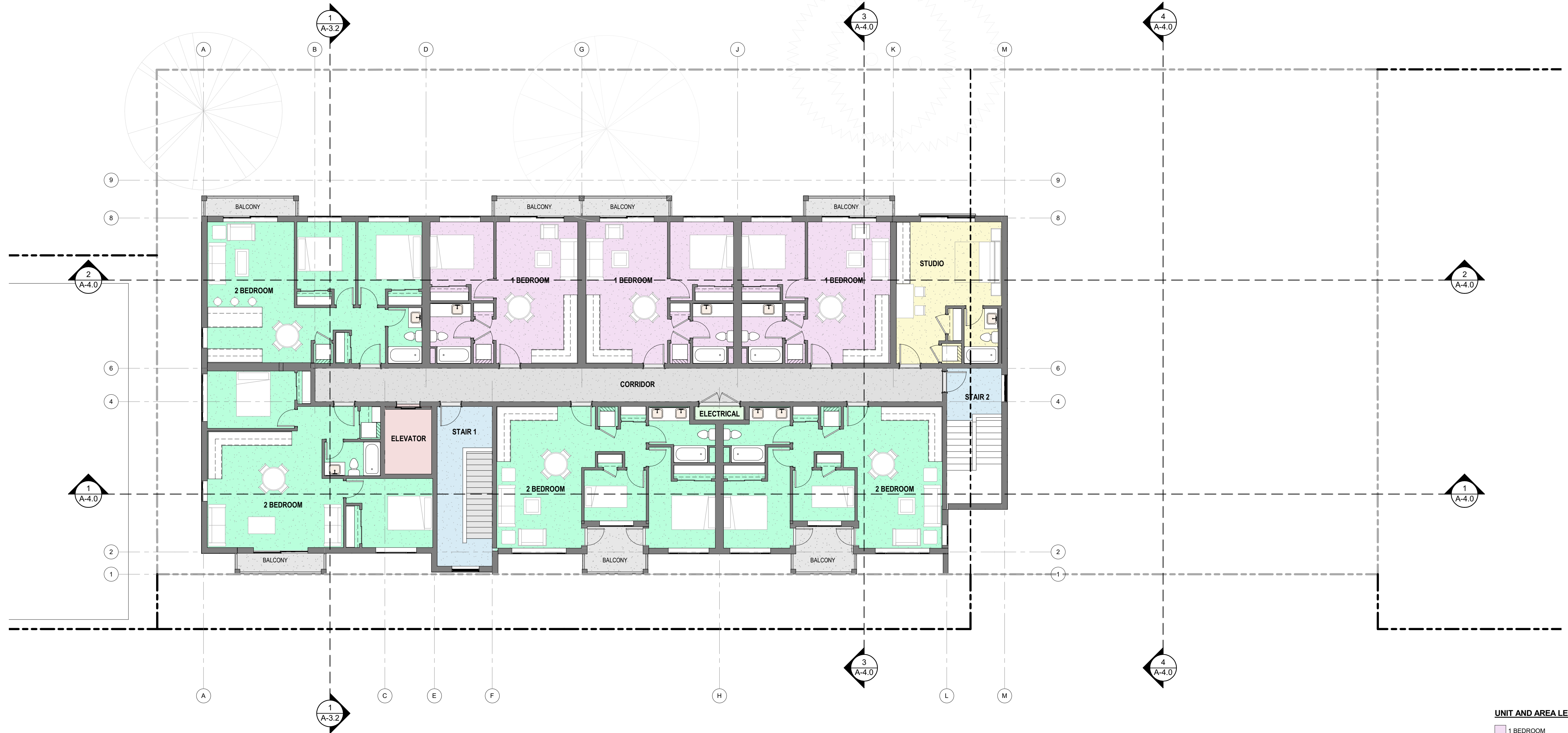
LEVEL 4 FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.4

DATE: 02/05/22



UNIT AND AREA LEGEND

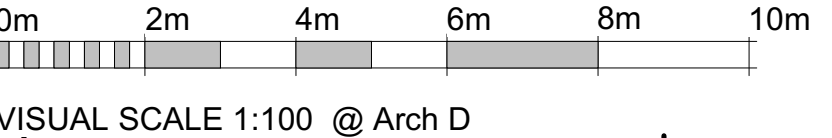
1 BEDROOM
2 BEDROOM
CORRIDOR
ELECTRICAL
ELEVATOR
STAIR 1
STAIR 2
STUDIO

1 | L5 FLOOR PLAN
1 : 100

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MIKE GERIC
CONSTRUCTION



VISUAL SCALE 1:100 @ Arch D

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No.	Description	Date

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Issued for DP

REGISTERED ARCHITECT
MICHAEL JAMES
BRITISH COLUMBIA

2023-05-10

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

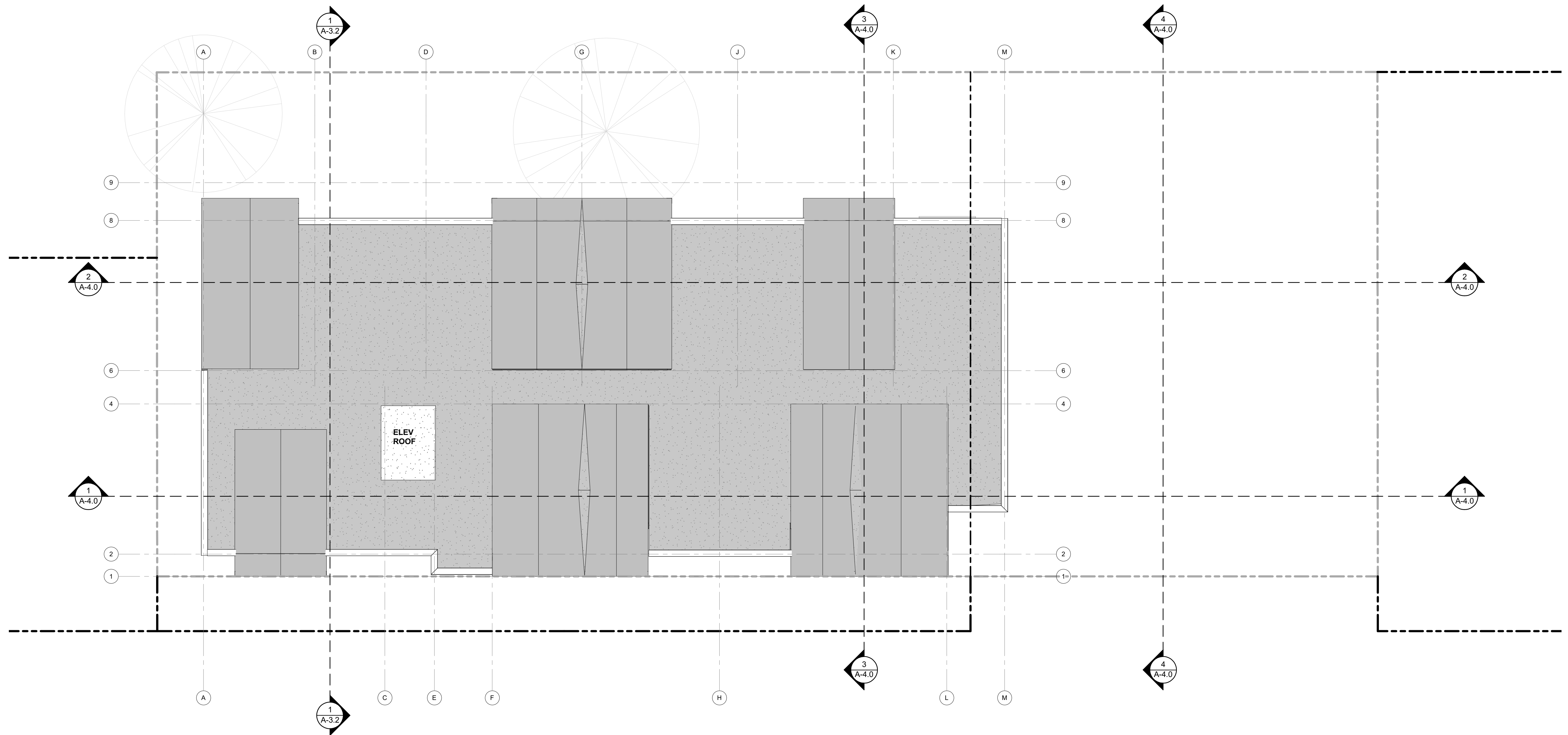
LEVEL 5 FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.5

DATE: 02/05/22

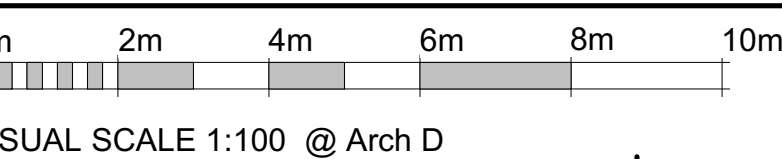


1 | ROOF PLAN
1 : 100

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519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

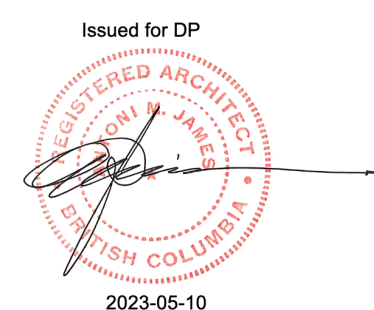
MIKE GERIC
CONSTRUCTION



VISUAL SCALE 1:100 @ Arch D

2	ISSUED FOR DP	05/09/23
1	AMENDMENT	
No.	Description	Date

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131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

ROOF PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.6

DATE: 02/05/22



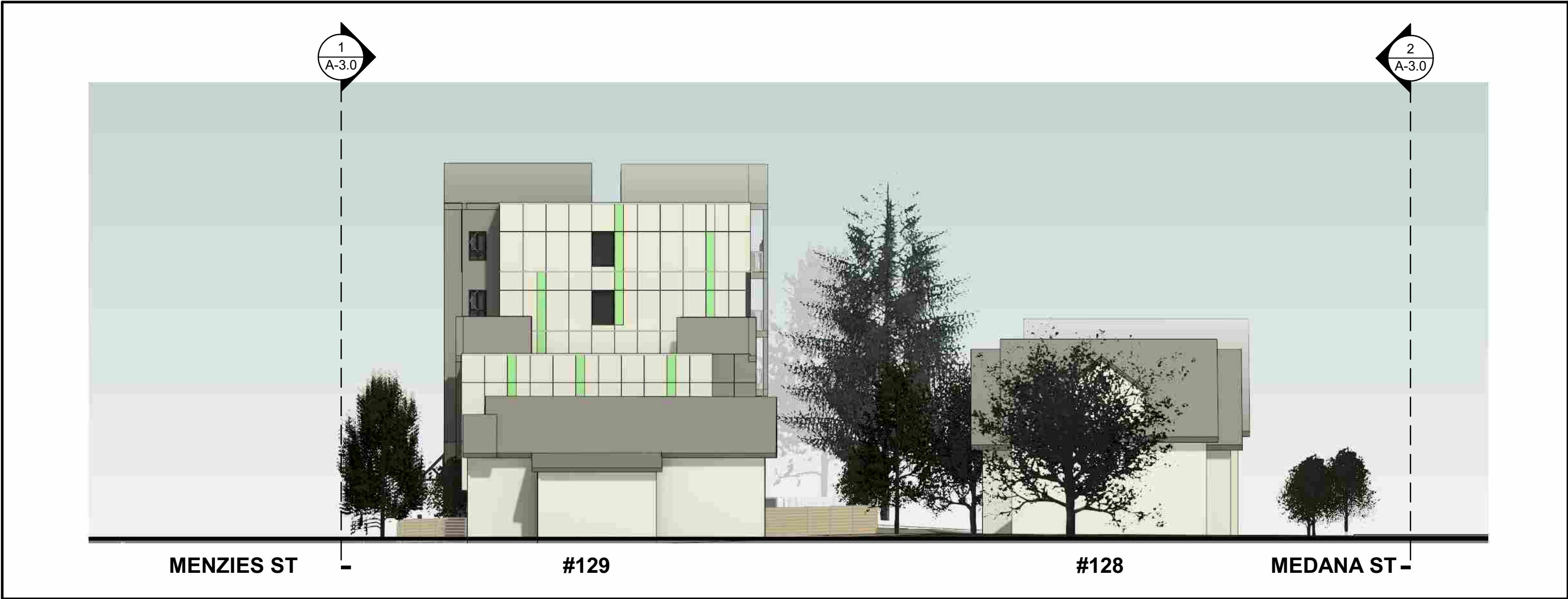
1 | MENZIES STREETSCAPE
1 : 200



2 | MEDANA STREETSCAPE
1 : 200



3 | SIMCOE STREETSCAPE
1 : 200



4 | #129 MENZIES / #128 MEDANA STREETSCAPE
1 : 200



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

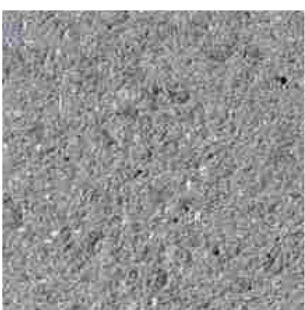
EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
BR1	BRICK - RUNNING BOND - SEA GREY
CR1	EXPOSED CONCRETE
CR2	CONCRETE STAIRS
HB1	HARDIE BOARD - SMOOTH - ARCTIC WHITE WITH ALUMINUM FRY REGLETS AS SHOWN
HB2	HARDIE BOARD - SMOOTH - LIGHT MIST WITH ALUMINUM FRY REGLETS AS SHOWN
HB3	HARDIE BOARD - SMOOTH - MINTY GREEN WITH ALUMINUM FRY REGLETS AS SHOWN
HP1	HARDIE LAP SIDING - RUSTICSERIES - RIVER ROCK - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
HP2	HARDIE LAP SIDING - CEDAR MILL - NIGHT GREY - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
MD1	METAL DOOR - LIGHT GREY
MD2	METAL DOOR - LIGHT GREY - TEMPERED GLASS PANEL
MF1	METAL CAP FLASHING - BLACK
MF2	METAL WALL FLASHING - WHITE
MF3	METAL WALL FLASHING - LIGHT MIST
MF4	METAL WALL FLASHING - DARK GREY
MR1	METAL RAILING - BLACK
PA1	PAIN - LIGHT GREY
RF1	FABRIC CANOPY
WD1	WINDOW - VINYL FRAME - BLACK
WD2	STOREFRONT - METAL FRAME - BLACK

MATERIAL LEGEND



BR1
BRICK - RUNNING BOND
SEA GREY



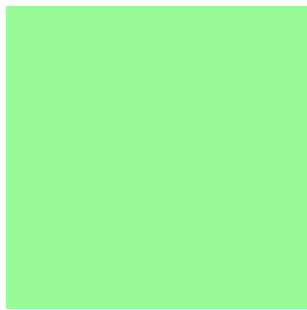
CR1 CR2
EXPOSED CONCRETE
SANDBLASTED



HB1
HARDIE BOARD - SMOOTH
ARCTIC WHITE
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR



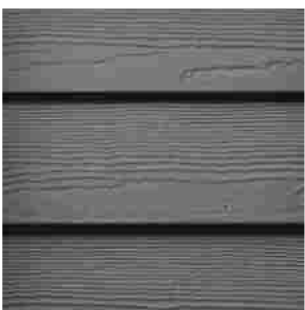
HB2
HARDIE BOARD - SMOOTH
LIGHT MIST
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR



HB3
HARDIE BOARD - SMOOTH
MINTY FRESH
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR



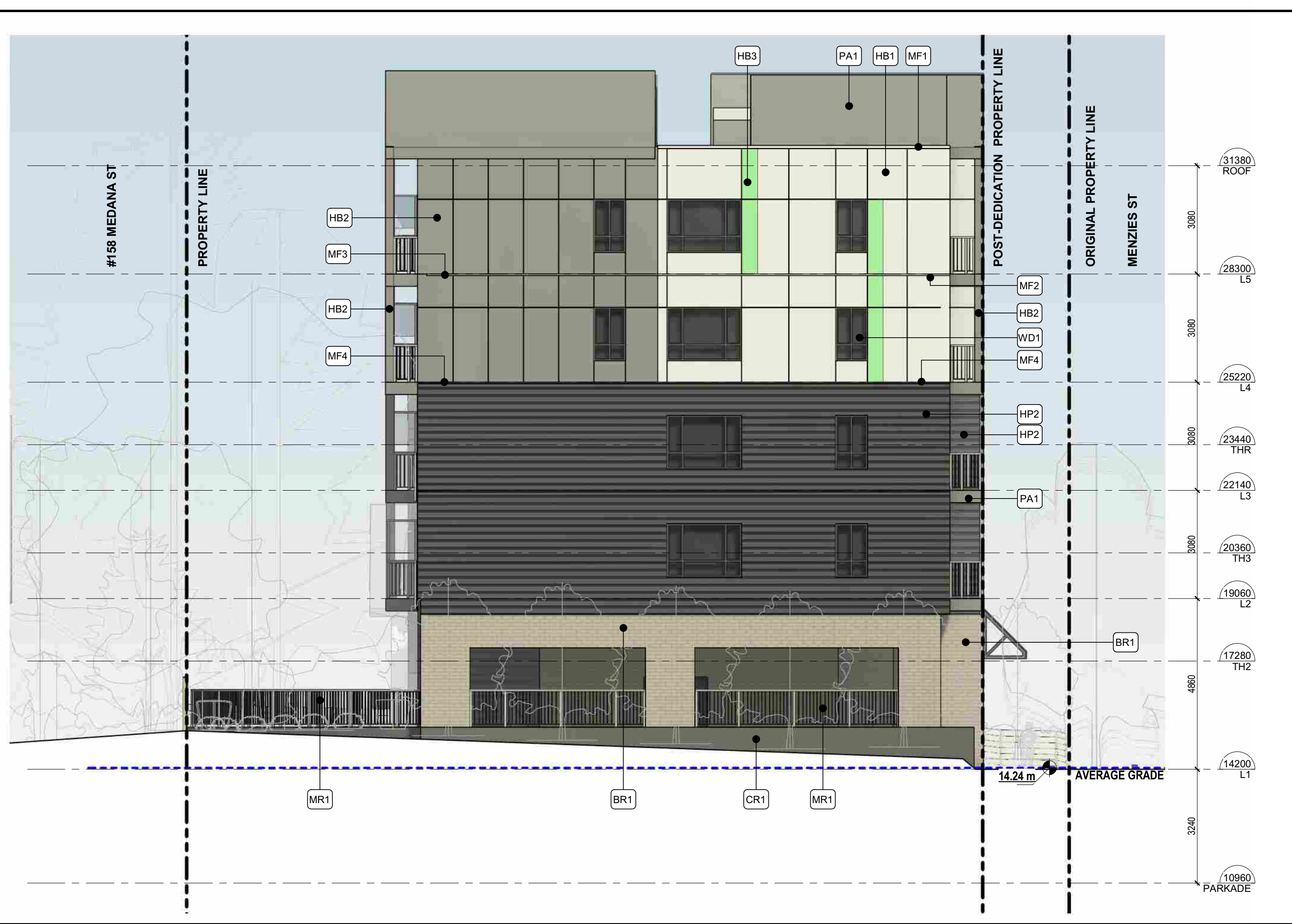
HP1
JAMES HARDIE LAP SIDING
RUSTICSERIES - RIVER ROCK
6.25" PLANKS - 5" EXPOSURE



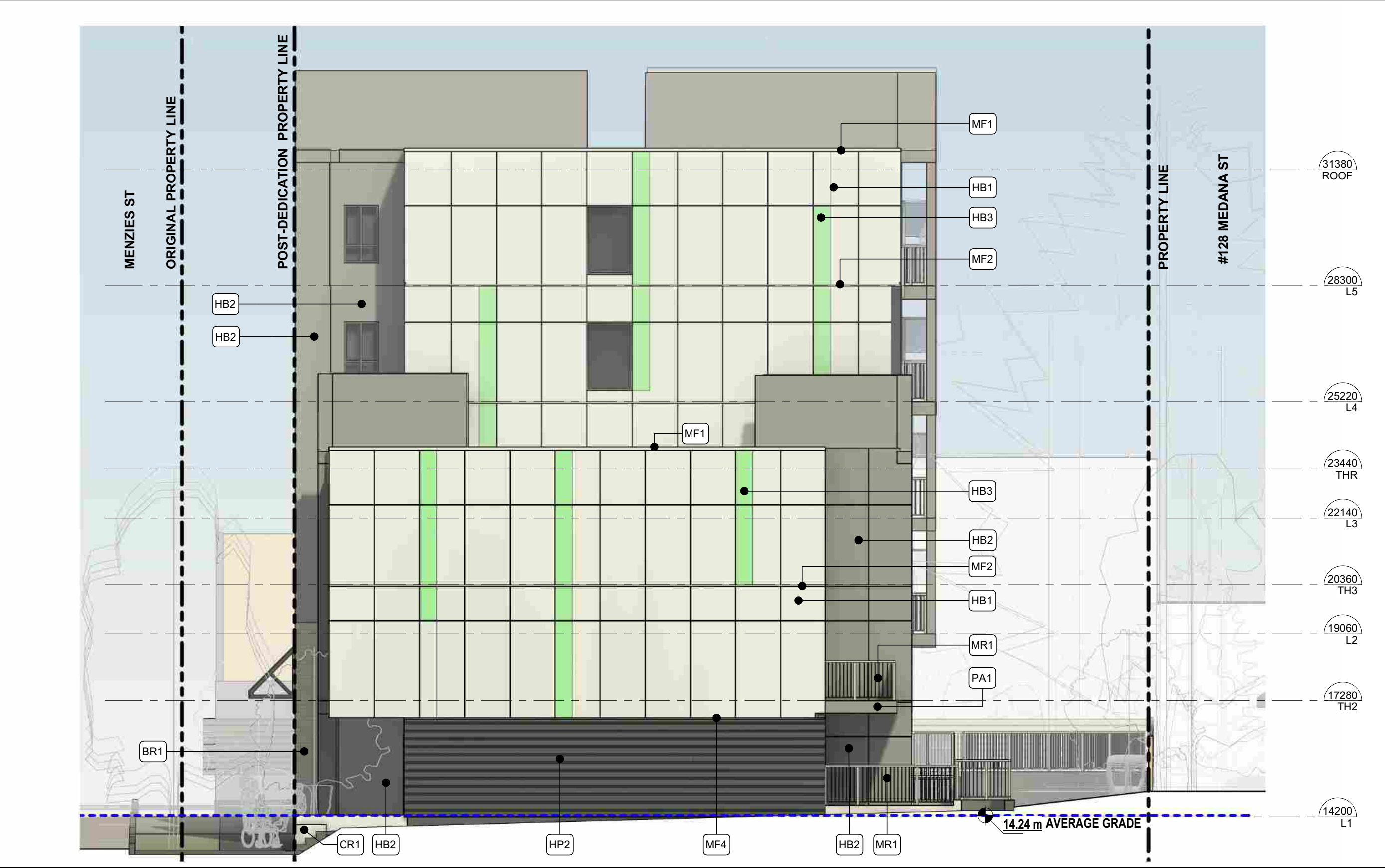
HP2
JAMES HARDIE LAP SIDING
CEDAR MILL - NIGHT GREY
6.25" PLANKS - 5" EXPOSURE



1 | NORTH ELEVATION AT RAMP
1 : 100



2 | NORTH ELEVATION
1 : 100

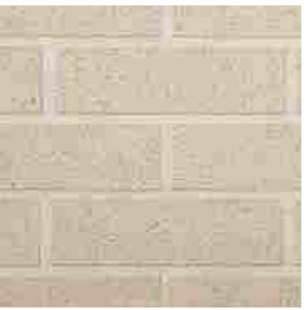


3 | SOUTH ELEVATION
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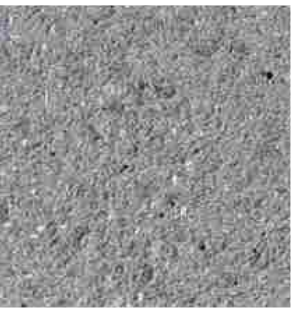
EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
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CR2	CONCRETE STAIRS
HB1	HARDIE BOARD - SMOOTH - ARCTIC WHITE WITH ALUMINUM FRY REGLETS AS SHOWN
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HP1	HARDIE LAP SIDING - RUSTICSERIES - RIVER ROCK - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
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MF1	METAL CAP FLASHING - BLACK
MF2	METAL WALL FLASHING - WHITE
MF3	METAL WALL FLASHING - LIGHT MIST
MF4	METAL WALL FLASHING - DARK GREY
MR1	METAL RAILING - BLACK
PA1	PAINT - LIGHT GREY
RF1	FABRIC CANOPY
WD1	WINDOW - VINYL FRAME - BLACK
WD2	STOREFRONT - METAL FRAME - BLACK

MATERIAL LEGEND



BR1
BRICK - RUNNING BOND
SEA GREY



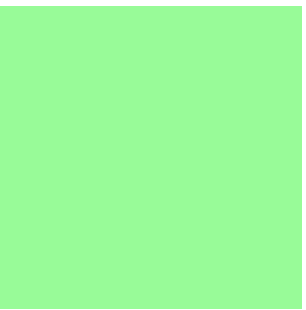
CR1 CR2
EXPOSED CONCRETE
SANDBLASTED



HB1
HARDIE BOARD - SMOOTH
ARCTIC WHITE
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR



HB2
HARDIE BOARD - SMOOTH
LIGHT MIST
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR



HB3
HARDIE BOARD - SMOOTH
MINTY FRESH
ALUMINUM FRY REGLETS TO MATCH
BOARD COLOR



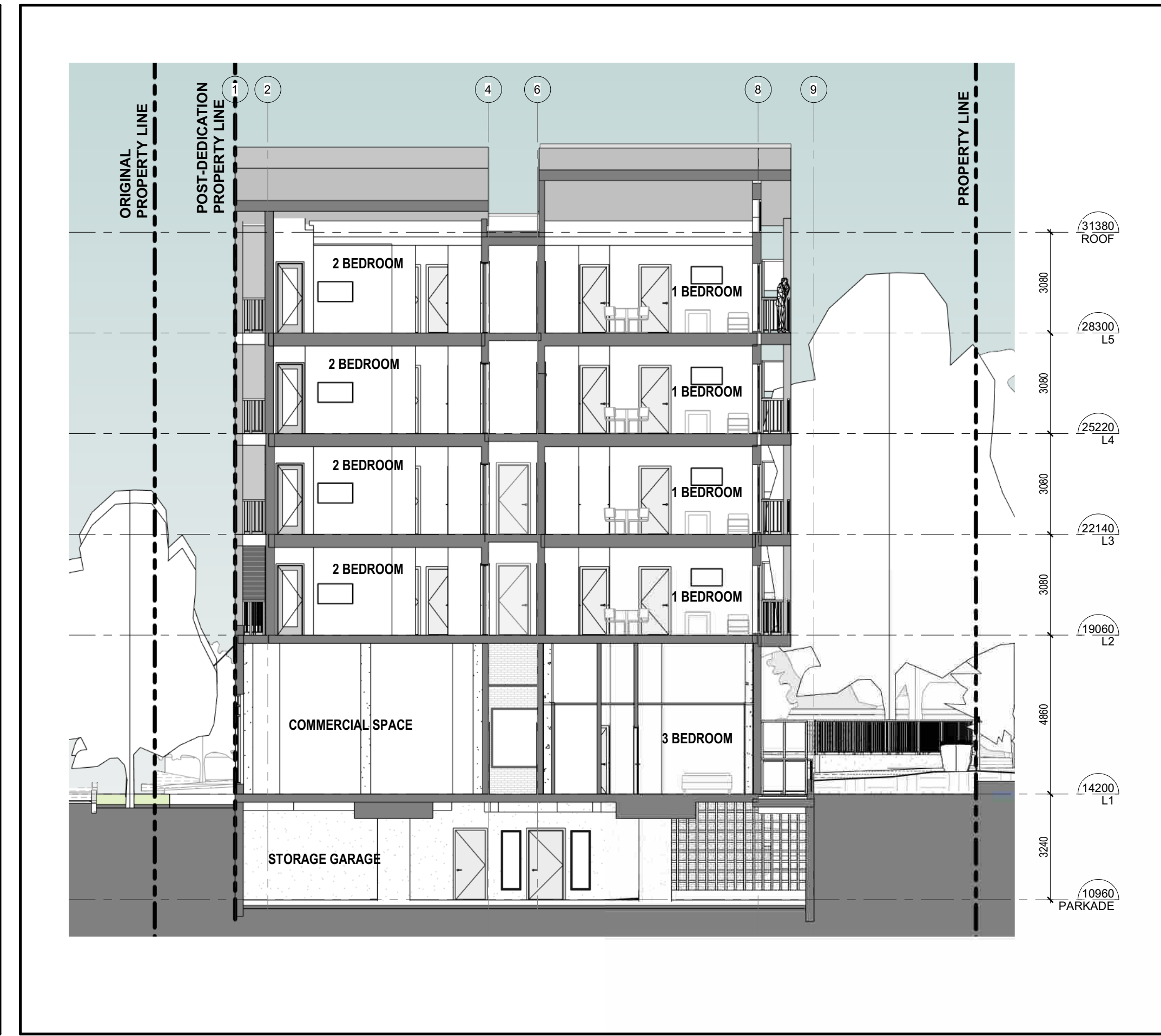
HP1
JAMES HARDIE LAP SIDING
RUSTICSERIES - RIVER ROCK
6.25" PLANKS - 5" EXPOSURE



HP2
JAMES HARDIE LAP SIDING
CEDAR MILL - NIGHT GREY
6.25" PLANKS - 5" EXPOSURE



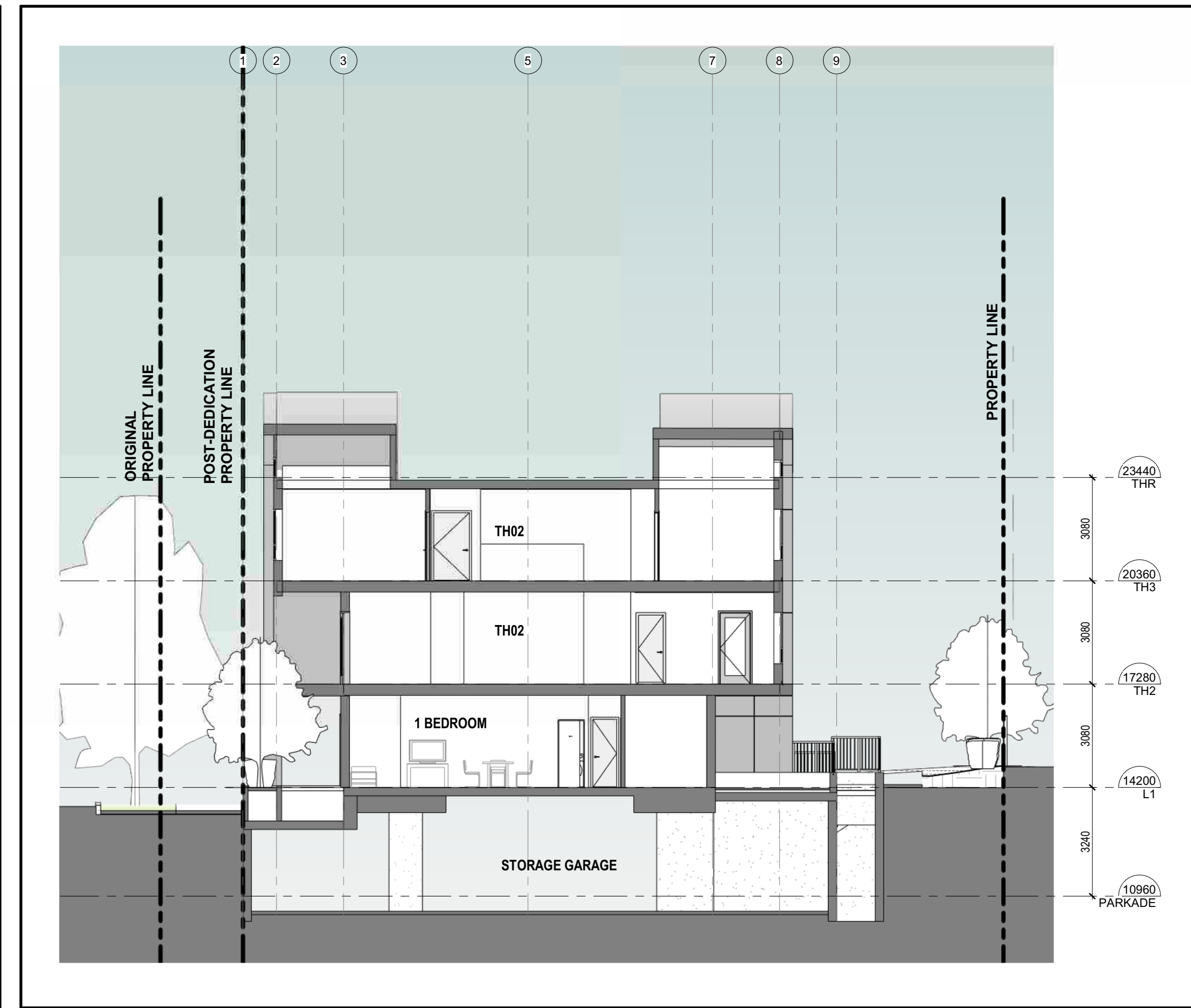
1 | BUILDING SECTION
1 : 125



3 | BUILDING SECTION
1 : 125



2 | BUILDING SECTION
1 : 125



4 | BUILDING SECTION
1 : 125



1 | EXTERIOR 3D VIEW NORTH-WEST
1:1



2 | EXTERIOR 3D VIEW SOUTH-WEST
1:1



3 | EXTERIOR 3D VIEW NORTH-EAST
1:1



4 | EXTERIOR 3D VIEW SOUTH-EAST
1:1

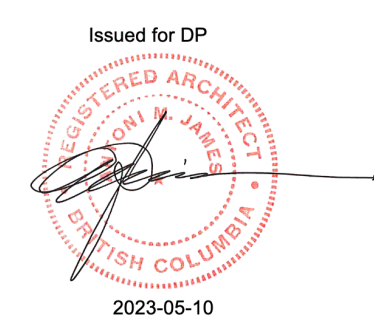
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MIKE GERIC
CONSTRUCTION

2	ISSUED FOR DP	05/09/23
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	Description	Date

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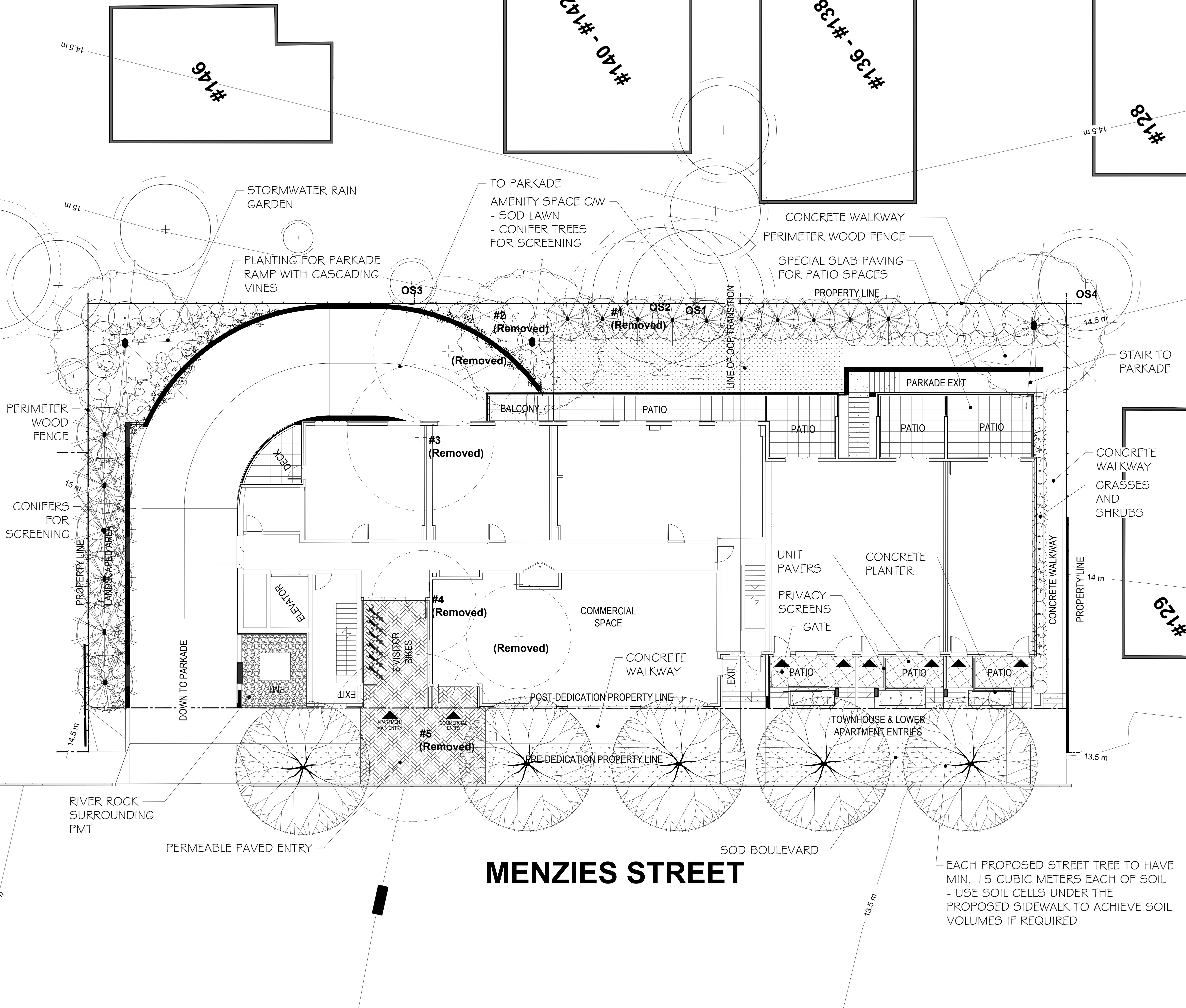
3D STREET VIEWS

JOB No.: 2210

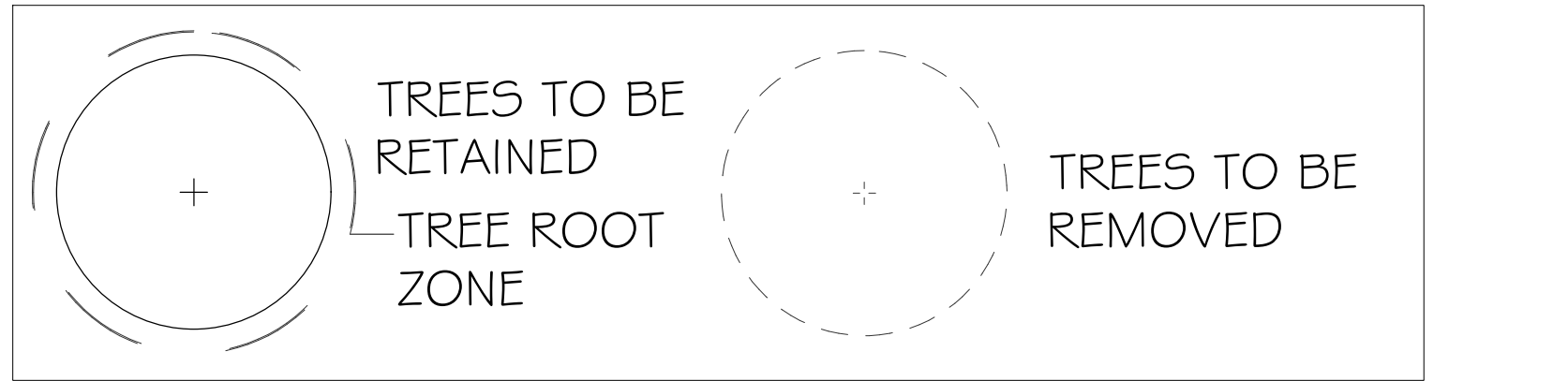
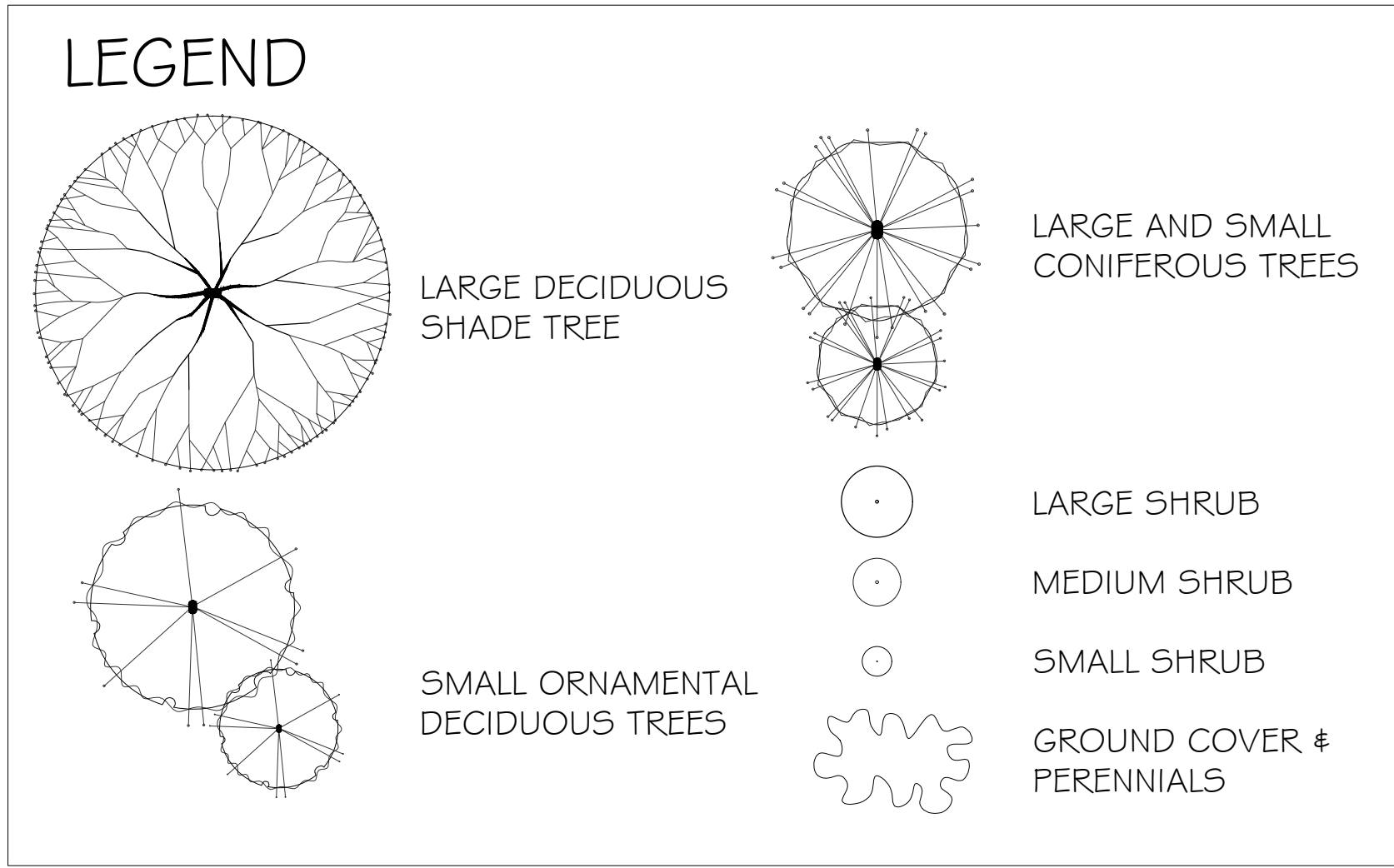
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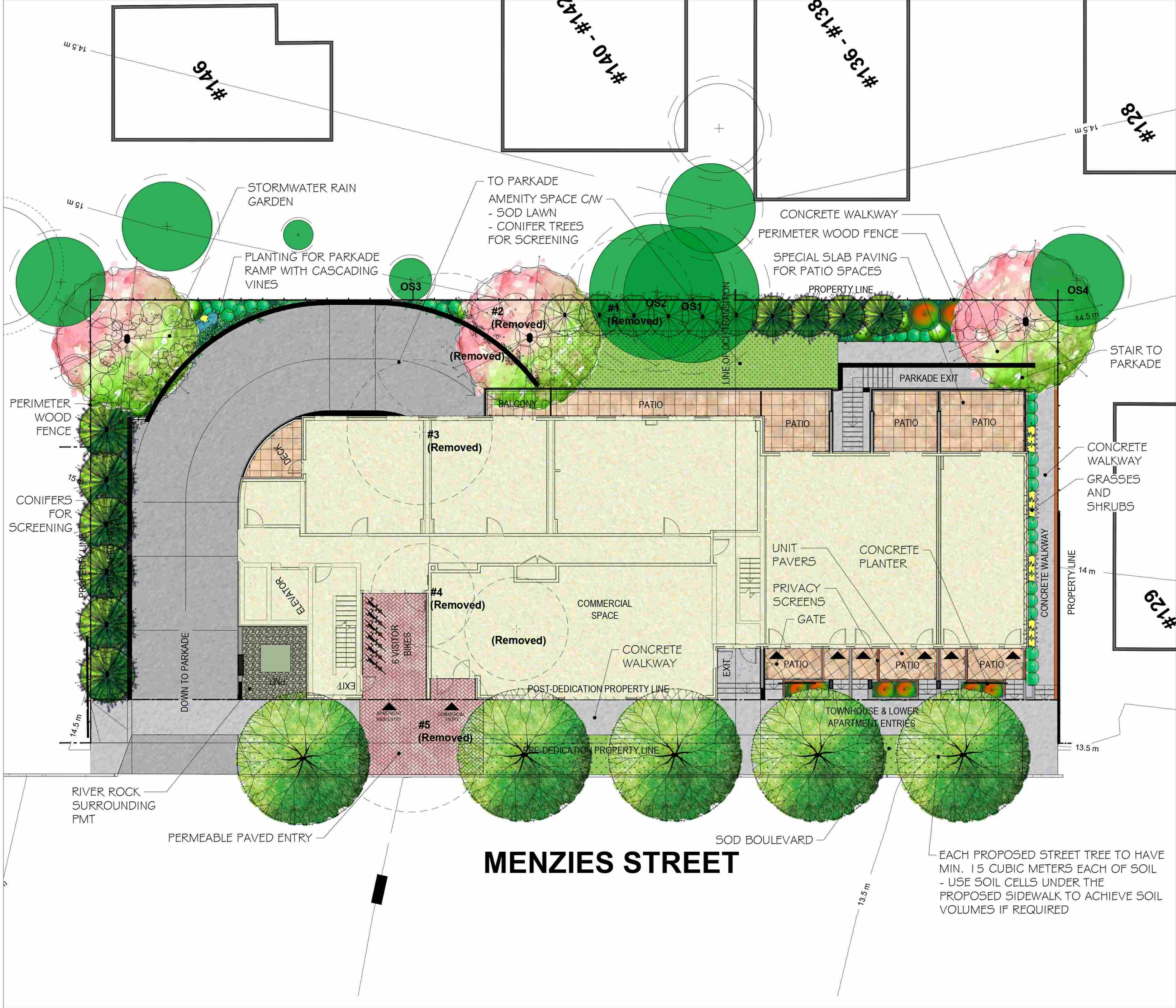
A-5.0

DATE: 02/05/22



SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	V/MAP	Vine Maple	Acer circinatum	6cm Cal.
	JMAP	Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.
	PDOG	Pacific Flowering Dogwood	Cornus nuttallii var.'Eddie's White Wonder'	6cm Cal.
	WRC	Western Red Cedar	Thuja plicata var.'Excelsa'	2.7m Ht.
	GINK	Maidenhair Tree	Ginkgo biloba var.'Pincetown Sentry'	7cm Cal.
	FAGU	Columnar Purple Beech	Fagus sylvatica var.'Dawick's Purple'	6cm Cal.
	NOOT	Nootka Cedar	Thuja nootkatensis	2.7m Ht.
Large Shrubs	CEAN	California Lilac	Ceanothus var.'Victoria'	1.5m Ht.
	SMAG	Star Magnolia	Magnolia stellata var.'Royal Star'	#5 Pot
	PIER	Lily of the Valley Shrub	Pieris japonica var.'Forest Flame' & 'Valley Rose'	#5 Pot
	LRHA	Rhododendron	Rhododendron var.'Pink Walloper'	#7 Pot
	LRHB	Rhododendron	Rhododendron var.'Gomer Waterer'	#7 Pot
	THUJ	Upright Cedar	Thuja occidentalis var.'Smaragd'	1.5m Ht.
	NINE	Pacific Ninebark	Physocarpus opulis	#5 Pot
Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	RDOG	Red Twig Dogwood	Cornus stolonifera	#2 Pot
	SALA	Salal	Gaultheria shallon	#2 Pot
	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var.'Compacta'	#2 Pot
	MRHA	Rhododendron	Rhododendron var.'Unique'	#5 Pot
	MRHB	Rhododendron	Rhododendron var.'Christmas Cheer'	#5 Pot
	RIBE	Red Flowering Currant	Ribes sanguineum var.'King Edward'	#2 Pot
	DVIB	David Viburnum	Viburnum davidii	#2 Pot
	ALAT	Dwarf Burning Bush	Euonymus alata var.'Compacta'	#5 Pot
	VACC	Mountain Blueberry	Vaccinium ovatum	#5 Pot
Small Shrubs	AZAW	Evergreen Azalea	Azalea var.'Gumpo White'	#2 Pot
	GROS	Bald Hip Rose	Rosa gymnocarpus	#2 Pot
	ELOF	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
	MAHN	Cascade Mahonia	Mahonia nervosa	#1 Pot
	DWMO	Dwarf Mock Orange	Philadelphus lewisii var.'Snowdwarf'	#1 Pot
	DWPL	Dwarf Lily of the Valley Shrub	Pieris japonica var.'Debutante'	#1 Pot
	POLY	Sword Fern	Polystichum munitum	#1 Pot
	SARC	Sweetbox	Sarcococca hookerana humilis	#1 Pot
	SPGF	Goldflame Spirea	Spirea bumalda var.'Gold Flame'	#2 Pot
	SNOW	Snowberry	Symphoricarpos albus	#2 Pot
Ground Covers	BEAR	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	SP4
	BERG	Heartleaf Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	SP5
	GAUL	Wintergreen	Gaultheria procumbens	SP4
	AJUG	Bugleweed	Ajuga reptans var.'Bressingham Ruby'	SP4
	COTO	Creeping Cotoneaster	Cotoneaster dameri	SP4
Vines	ARM	Evergreen Clematis	Clematis amandii	#5 Pot
	WIST	Wistena	Wistena sinensis var.'Black Knight'	#7 Pot
Perennials & Grasses	SCIZ	Katfir Lily	Schizostylis coccinea var.'Oregon Sunset'	SP5
	HEUC	Coral Bells	Heuchera var.'Palace Purple'	SP5
	TEST	Flame Sedge	Carex testacea	#1 Pot
	CARX	Variegated Sedge	Carex morrowii aureo-variegata	SP5
	JUNC	Common Rush	Juncus effusus	#1 Pot
	MISC	Maiden Hair Grass	Miscanthus sinensis	#1 Pot
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.				
- All areas to be irrigated with an automatic underground system.				





SUGGESTED PLANT LIST				
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Trees	VMAP	Vine Maple	Acer circinatum	6cm Cal.
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	WRC	Western Red Cedar	Thuja plicata var. 'Excelsa'	2.7m Ht
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	SALA	Salal	Gaultheria shallon	#2 Pot
	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
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	AZAW	Evergreen Azalea	Azalea var. 'Gumpo White'	#2 Pot
	GROS	Bald Hip Rose	Rosa gymnocarpus	#2 Pot
	ELOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	MAHN	Cascade Mahonia	Mahonia nervosa	#1 Pot
Ground Covers	DWMO	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot
	DWPJ	Dwarf Lily of the Valley Shrub	Plenis japonica var. 'Debutante'	#1 Pot
	POLY	Sword Fern	Polystichum munitum	#1 Pot
	SARC	Sweetbox	Sarcococca hookerana humilis	#1 Pot
	SPGF	Goldflame Spirea	Spirea bumalda var. 'Gold Flame'	#2 Pot
	SNOW	Snowberry	Symphoricarpos albus	#2 Pot
	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
Vines	BEKG	Heartleaf Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP5
	GAUL	Wintergreen	Gaultheria procumbens	SP4
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	WIST	Wistaria	Wistaria sinensis var. 'Black Knight'	#7 Pot
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LEGEND

LARGE DECIDUOUS SHADE TREE

LARGE AND SMALL CONIFEROUS TREES

LARGE SHRUB

MEDIUM SHRUB

SMALL SHRUB

SMALL ORNAMENTAL DECIDUOUS TREES

GROUND COVER & PERENNIALS

TREES TO BE RETAINED

TREE ROOT ZONE

TREES TO BE REMOVED

