

LOADING GATE - CALEDONIA & DISCOVERY ST

I	REVISED FOR CIP	2024-02-24
H	REVISED FOR CIP	2023-09-21
G	REVISED FOR CIP	2025-01-12
F	REVISED FOR CIP	2024-08-09
E	REVISED FOR CIP	2024-02-07
D	REVISED FOR CIP	2023-12-21
C	REVISED FOR CIP	2023-12-09
B	REVISED FOR CIP	2022-08-13
A	REVISED FOR PRELIM	2022-05-30
	REVISED	YYYY-MM-DD

Douglas St

1561 Douglas St and 710  
Caledonia St  
Vancouver, BC  
3D VIEWS

DP A501e





I	REVISED FOR COP	2024-02-24
H	REVISIONS AND VARIANCE	2023-09-20
G	REVISED FOR COP	2025-01-12
F	REVISED FOR COP	2024-08-09
E	REVISED FOR COP	2024-05-07
D	REVISED FOR COP	2023-12-01
C	REVISED FOR COP	2023-12-09
B	REVISED FOR COP	2022-08-13
A	REVISED FOR PRELIMING	2022-05-30
	DATE	BY
	2024-02-24	MM/CC

TOWER TOPS

Douglas St

1561 Douglas St and 710  
Columbia St  
Vancouver, BC  
Canada  
3D VIEWS

DATE: 2024-02-24  
DRAWN: DP A501g

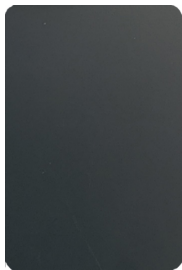
**BUILDING A - RESIDENTIAL**



STARLINE WW MULLIONS  
 COLOUR: STARLINE BLACK



STARLINE SPANDEL WW  
 COLOUR: GRAY CHARLESTON



ALUCOBOND METAL PANEL  
 COLOUR: DUSTY CHARCOAL II

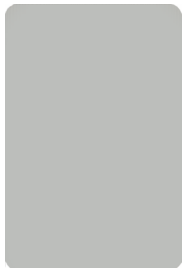
**BUILDING B - RESIDENTIAL**



STARLINE WW MULLIONS  
 COLOUR: STARLINE WHITE



STARLINE SPANDEL WW  
 COLOUR: GRAY CHARLESTON



ALUCOBOND METAL PANEL  
 COLOUR: BONE WHITE

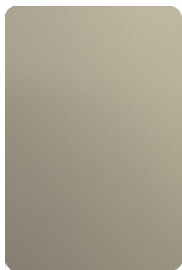
**BUILDING C - RESIDENTIAL**



STARLINE WW MULLIONS  
 COLOUR: STARLINE CHARCOAL



STARLINE SPANDEL WW  
 COLOUR: GRAY CHARLESTON



ALUCOBOND METAL PANEL  
 COLOUR: EPERNAVY CHAMPAGNE METALLIC



**RESTAURANT & MARKET PODIUM**



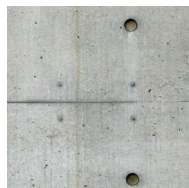
MUTUAL MATERIALS BRICK  
 COLOUR: CANYON MIST



MUTUAL MATERIALS BRICK  
 COLOUR: CASTLE GRAY



ALUCOBOND FAUX WOOD METAL PANEL  
 COLOUR: NATURAL CHESTNUT



ARCHITECTURAL CONCRETE

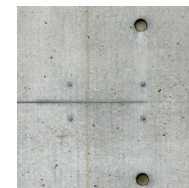


PORCELAIN TILE  
 NATURAL FINISH

**BUILDING B PODIUM**



MUTUAL MATERIALS BRICK VENEER  
 COLOUR: MIDNIGHT SKY



ARCHITECTURAL CONCRETE



PORCELAIN TILE  
 NATURAL FINISH



ALUCOBOND METAL PANEL  
 COLOUR: BONE WHITE

Sheet  
 Douglas St

1561 Douglas St and 710  
 Columbia St  
 Vancouver, BC  
 V6E 1M5

MATERIAL BOARD

Sheet  
 2/15/25

DP A502

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DISCOVERY STREET

DOUGLAS STREET



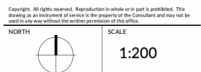
CALEDONIA AVENUE

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
17	2024-02-24	ISSUED FOR DDP

PROJECT  
DOUGLAS ST

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE  
COVER



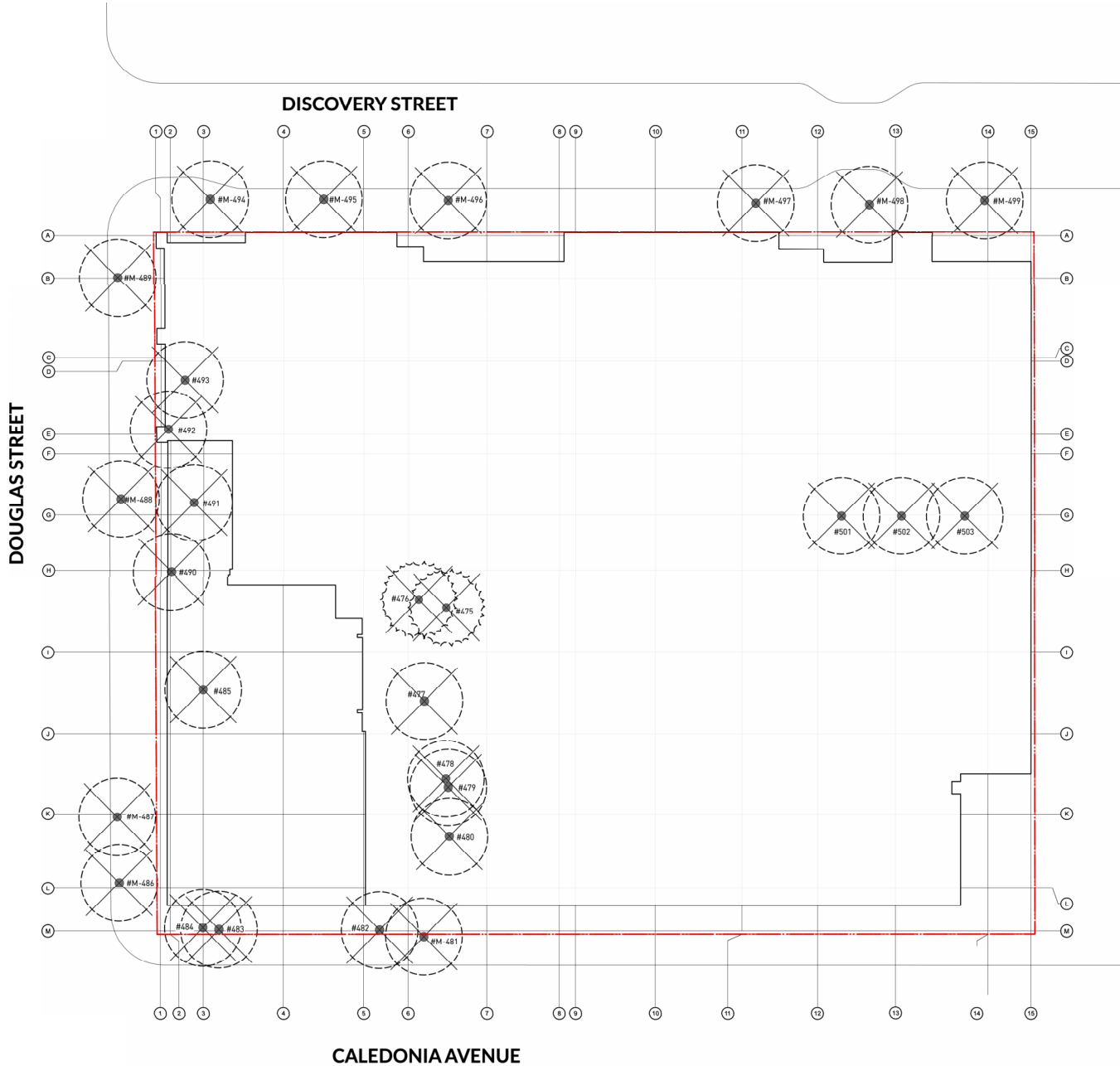
PROJECT NO.	21061
DATE	2022-05-25
FILE NAME	21061_PLAN.VWX
PLOTTED	2026-02-24
DRAWN	TT
REVIEWED	GB
DRAWING	

**DRAWING CONTENT**

- L0.00 COVER
- L0.01 PRECEDENT IMAGES
- L0.02 TREE MANAGEMENT PLAN
- L0.03 NOTES AND LEGENDS
- L1.00 MATERIALS PLAN
  - PLAZA/GROUND LEVEL PLAZA & UPPER GROUND
- L1.01 MATERIALS PLAN
  - LS PODIUM
- L1.02 MATERIALS PLAN
  - BUILDING B LS AND BUILDING C L22 ROOF TOP AMENITY
- L1.03 MATERIALS PLAN
  - DAYCARE & BUILDING B L25 ROOF TOP AMENITY
- L1.04 MATERIALS PLAN
  - OFF SITE
- L2.00 GRADING PLAN
  - PLAZA/GROUND LEVEL PLAZA & UPPER GROUND
- L2.01 GRADING PLAN
  - ENLARGEMENT PLAN
- L2.02 PLANTING AREA, SOIL VOLUME  
AND REPLACEMENT TREE DIAGRAM
- L2.03 SCHEMATIC LIGHTING PLAN
- L3.01 PLANT LIST
- L4.01 - L4.03 SECTIONS

**DP L0.00**





TREE MANAGEMENT LEGEND	
KEY	DESCRIPTION
	DECIDUOUS TREE TO BE REMOVED
	CONIFEROUS TREE TO BE REMOVED

Note: Information shown is for coordination and reference only. Refer to Arborist Report for detail information.

PROJECT  
**DOUGLAS ST**

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE  
**TREE MANAGEMENT PLAN**

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PROJECT NO.	21061
DATE	2022-05-25
FILE NAME	21061 PLAN.rvt
PLOTTED	2024-02-24
DRAWN	TT
REVIEWED	GB



# DP L0.02

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
17	2024-02-24	ISSUED FOR RFP

HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
H1	C.I.P Concrete Planter N/A Colour: N/A / Finish: Light Sand Blasting
H2	C.I.P Concrete Stairs with Handrails N/A Colour: N/A / Finish: Light Sand Blasting / Handrails: Stainless steel
H3	Boulder Wall along water feature N/A Colour: N/A / Finish: N/A
H4	C.I.P Concrete Seat Wall with Timber Seat Top Bench Top Material: IPE / Colour: No stain, UV Coating/ Finish: S4S
H5	Custom Terraced Seating Platform Platform Material: IPE / Colour: No stain, UV Coating/ Finish: S4S
H6	Custom Seating Platform Platform Material: IPE / Colour: No stain, UV Coating/ Finish: S4S
H7	C.I.P Concrete Seat Wall Colour: N/A / Finish: Light Sand Blasting
PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P1	C.I.P Concrete Paving (Pedestrian Rated)
P2	C.I.P Concrete Paving (Vehicular Rated, Refer to Civil) N/A Colour: Natural, Finish: Medium Broom. Pattern: Sawcut Joints.
P3	Coloured C.I.P Concrete Paving Concrete Colours: Integral Colour: Dark Grey (Iron Oxide) 840, Finish: Medium Broom. Pattern: Sawcut Joints. No troweled frame or joints.
P4	Concrete Units Paver Type 1 refer to City Standards Colour: Charcoal Grey / Finish: Unsealed / Pattern: Herringbone
P5	Concrete Unit Paver Type 2 Broadway 65mm Colour: 75% Natural, 25% Ash/ Finish: Unsealed / Pattern: Running bond
P6	Concrete Unit Paver Type 3 Broadway 65mm Colour: Natural / Finish: Unsealed / Pattern: Running bond
P7	Hydropressed Slab on Pedestals Texada Hydropressed Slabs Colour: Natural
P8	Porcelain Paver on Pedestals Glocal Colour: Type 0004
P9	Artificial Turf at Dog Play SINOPE PET Colour: Field Green + Olive + Apple
P10	Maintenance Strip Bulk Clear Crushed Gravel Colour: Natural
P11	P.I.P Rubber Safety Surface LANDSAFE® pour in place rubber surfacing Colour: 50% red, 25% rose, 25% orange / Finish: N/A
P12	Composite Decking 2" Square Edge Beard Trex Transcend Colour: Havana Gold
P13	Basalt Paving Band by Civil Basalt Slab Colour: Charcoal grey, Finish: Flamed.
P14	C.I.P Concrete Paving by Civil N/A Colour: Natural, Finish: Medium Broom. Pattern: Sawcut Joints.

SITE FURNISHING MATERIALS LEGEND			
KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Outdoor Bistro Table Chipman Table Colour: Titanium Metallic / Finish: Powdercoated Metal	F16	Bar Top Jessie Rail Top Basic Unit Colour: Titanium Metallic / Finish: Powdercoated Metal
F2	Outdoor Bistro Chair Chipman Chair Colour: Titanium Metallic / Finish: Powdercoated Metal	F17	Bar Stool Morrison Stool Colour: Titanium Metallic/ Timber: Ipe
F3	Lounge Chair Cochran Chase Lounge Colour: Titanium Metallic / Finish: Powdercoated Metal Fabric: MeldStone™ Colour: Natural Stone	F18	Compost Bin Compost Bin, Free Garden Earth Colour: Black
F4	Blue Rack Edgelye, STE110 Colour: Grey Aluminium / Finish: Powdercoated Metal	F19	Urban Agriculture Boxes Throughs Powder Coated Aluminum, Slate
F5	E Scooter Rack Trot, STN610 Colour: Grey Aluminium / Finish: Powdercoated Metal	F20	BBQ Counter Meadow 36
F6	Pebble Seat Cast Stone Colour: Light Grey, Finish: Molded fiber-reinforced light weight concrete with integral colour pigment	F21	Harvest Table MultiPLOTY Table Colour: Titanium Metallic / Finish: Powdercoated Metal/Timber: Ipe
F7	Metal Gate Title Wave Powder Coated: Stone	F22	Backless Bench MultiPLOTY Bench Colour: Titanium Metallic / Finish: Powdercoated Metal Timber: Ipe
F8	Glass Guardrail Custom Metal: Galvanized and painted GBI 9897 Gray Aluminium/ Tannergal Black	F23	Patting Table and Storage Custom Timber: Colour: Teak knot Red Cedar, Finish: Silkens Ceto 1 Translucent Wood Finish
F9	Kila Metal: Powder Coated Wood/ Accoya	F24	Fire Table Colour: Cinder
F10	Metal Gate at Dog Park Custom Colour: RAL 9007 Gray aluminium/ Finish: Pre-finished Aluminium, Powder Coated Black	F25	Fire Bowl Hem Firebowl Colour: Cinder
F11	Metal Fence at Dog Park Custom Colour: RAL 9007 Gray aluminium/ Finish: Pre-finished Aluminium, Powder Coated Black	F26	Fire Hydrant for Dog play area Item# FAM-DLS148 Colour: Red
F12	Privacy Fence Between Building A and B/C 4' Omega Architectural Fence Panel Colour: Black/ Finish: Pre-galvanized and Polyester powder coated	F27	Dog Play Log Refer to Details N/A
F13	Metal Gate Between Building A and B/C 4' Omega Architectural Single Swing Gate Colour: Black/ Finish: Pre-galvanized and Polyester powder coated	F28	Metal Planter Custom Colour: Slate Finish: Durable, UV rated powder coated
F14	Metal Gate at Private Patio Custom Colour: RAL 9007 Gray aluminium/ Finish: Pre-finished Aluminium, Powder Coated Black	F29	Kids Play Equipment Spring Springer Robins Wood
F15	Adirondack Chair Americana Colour: Apple Red/ Finish: High-Density Polyethylene	F30	Kids Play Equipment Black Climber BLODX 2
F31	Embankment Slope Custom Side Metal: Stainless Steel grade ANSI 304 (V2A), Glass bead blasting	F32	Backed Bench MBE-2300-00017 Colour: Titanium Metallic / Finish: Powdercoated Metal Timber: Ipe
F33	Cluster Seating MTD-1100-00014 Colour: Titanium Metallic / Finish: Powdercoated Metal Timber: Ipe	F34	Bird House Cedar Post with Bird House Natural Cedar with Clear Coat, Bird House Colour: RAL 1015
F35	Weatherproof Trellis at Building A Metal and Timber Trellis with Glass Top Timber: WRG, S4S/ Stain: Silkens Ceto 1 Translucent Wood Finish -078 Natural/ Metal: Galvanized and painted RAL 9007 Gray Aluminium/ Tannergal Black Top	F36	Outdoor Sofa Lounge Colour: Beach
F37	Weatherproof Trellis at Public Amenity Metal and Timber Trellis with Glass Top Timber: WRG, S4S/ Stain: Silkens Ceto 1 Translucent Wood Finish -078 Natural/ Metal: Galvanized and painted RAL 9007 Gray Aluminium/ Tannergal Black Top	F38	Off site Tree Grate SP34-60 Metal
F39	Metal Tree Guard Glossy Black (RAL 9017) Baked on Powder Coat	F40	Off site Bike Rack Standard Bike Rack Glossy Black (RAL 9017) Baked on Powder Coat
F41	Off site Bench Wood Chair with Backrest, Heritage Chair Glossy Black (RAL 9017) Baked on Powder Coat Frame, Varnished Slats	F42	Soil Cell Silva Cells N/A
F43	Off site Recycling Bin Type A Litter Bin with Recycling Component, Modern Metal Bin Glossy Black (RAL 9017) Baked on Powder Coat	F44	Interior Tree Grate 304 Stainless Steel

NOTE:

OFFSITE IMPROVEMENTS TO CONFIRM TO THE CITY'S DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS(DPRP)

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

PROJECT

DOUGLAS ST

ADDRESS

1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE

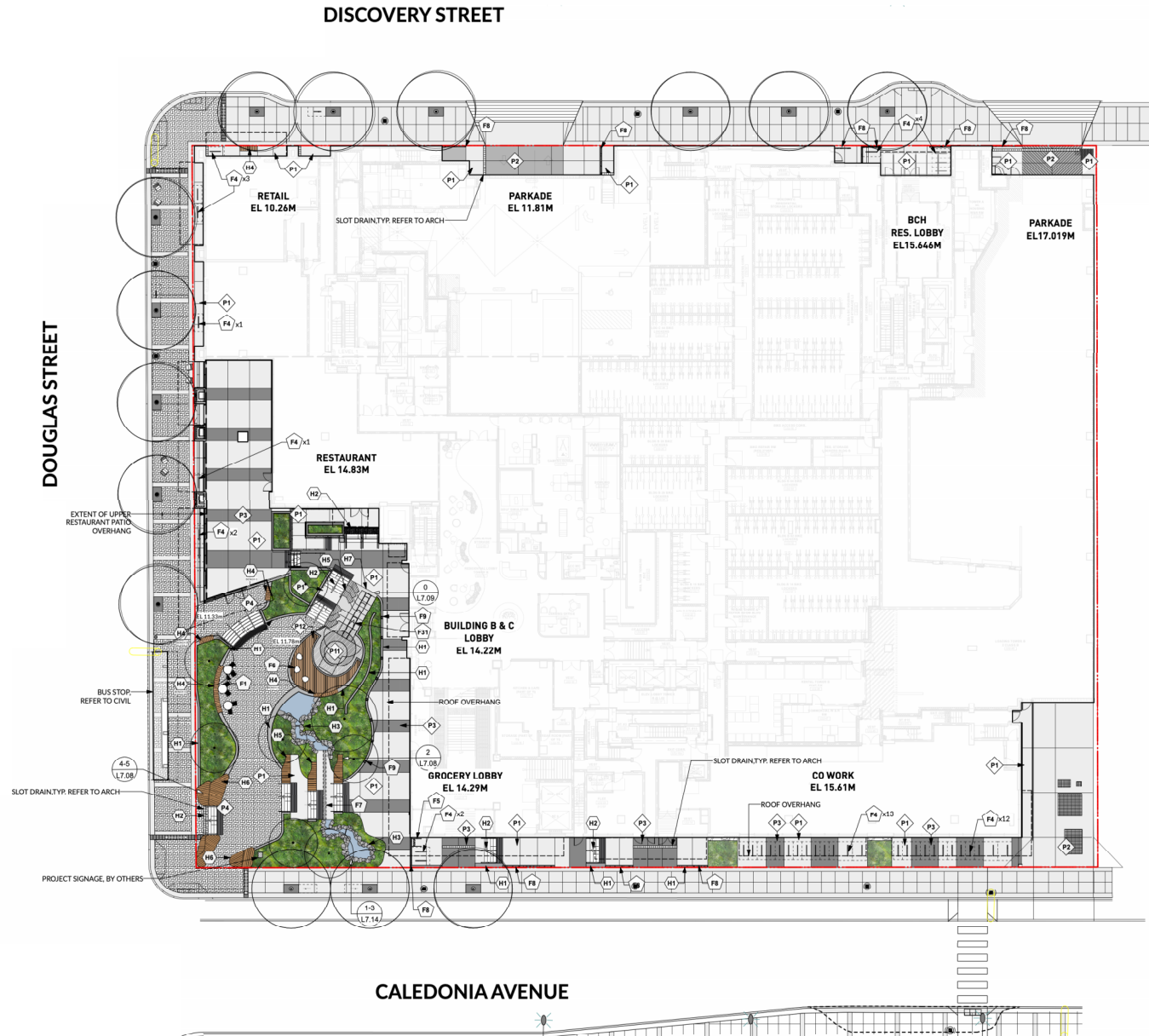
NOTES AND LEGENDS

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NORTH	SCALE
	N/A

PROJECT NO.	21061
DATE	2022-05-25
FILE NAME	21061 PLAN.VWX
PLOTTED	2024-02-24
DRAWN	TT
REVIEWED	GB
DRAWING	

DP L0.03



NOTE:

- SOIL CELLS WILL INCORPORATE STORMWATER TREATMENT FOR ROAD RUNOFF
- REFER TO CIVIL AND OFFSITE PACKAGE FOR ALL OFFSITE INFORMATION
- REFER TO L1.04 FOR OFFSITE MATERIAL

	SHORT TERM BIKE REQUIRED	SHORT TERM BIKE PROPOSED
RESIDENTIAL	51 BIKES	26 (13 BIKE RACKS)+41 E-BIKE RACKS)
COMMERCIAL	29 BIKES	50 (25 BIKE RACKS)
TOTAL	80 BIKES	80 (40 BIKE RACKS)



DISCOVERY STREET

DOUGLAS STREET



CALEDONIA AVENUE

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
17	2024-02-24	ISSUED FOR DDP

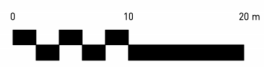
PROJECT  
DOUGLAS ST

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE  
MATERIALS PLAN  
L5 AMENITY

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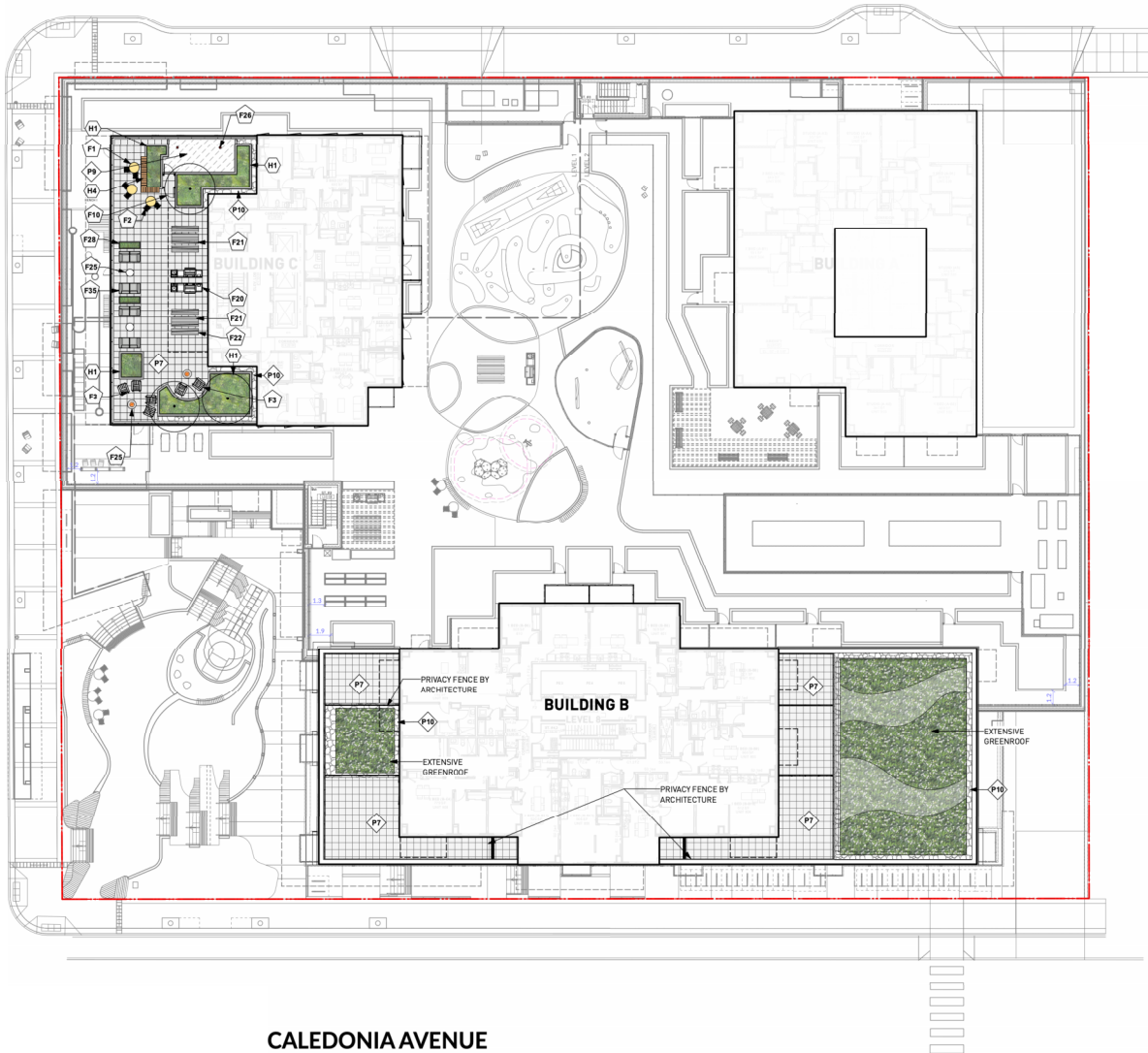
NORTH		SCALE	
		1:200	
PROJECT NO.	21061	DATE	2022-05-25
FILE NAME	21061_PLAN\vwk	PLOTTED	2024-02-24
DRAWN	TT	REVIEWED	GB



DP L1.01

DISCOVERY STREET

DOUGLAS STREET



CALEDONIA AVENUE

**PWL**

**PARTNERSHIP**

5th Floor, East Asiatic House  
1201 West Pender St, Vancouver, BC V6E 2V2  
T 604-608-0111  
www.pwpartnership.com

REVISIONS AND ISSUES  
NO. DATE DESCRIPTION  
17 2024-02-24 ISSUED FOR RFP

PROJECT  
DOUGLAS ST

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE  
MATERIALS PLAN  
BLDG B L8 & BLDG  
C ROOF AMENITY

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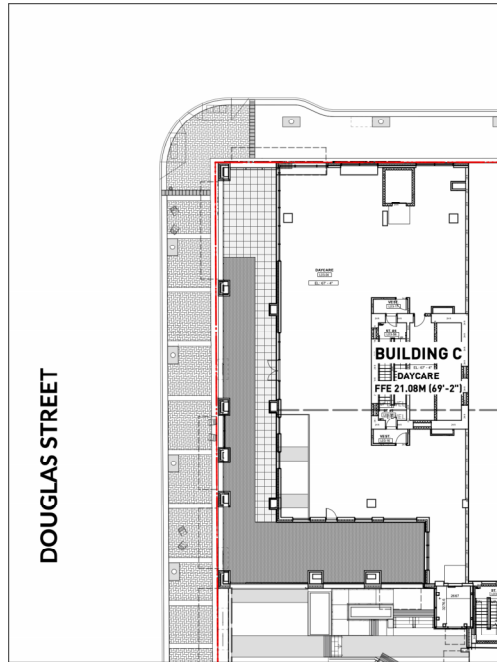


PROJECT NO.	21061
DATE	2022-05-25
FILE NAME	21061_PLAN.VMX
PLOTTED	2024-02-24
DRAWN	TT
REVIEWED	GB
DRAWING	



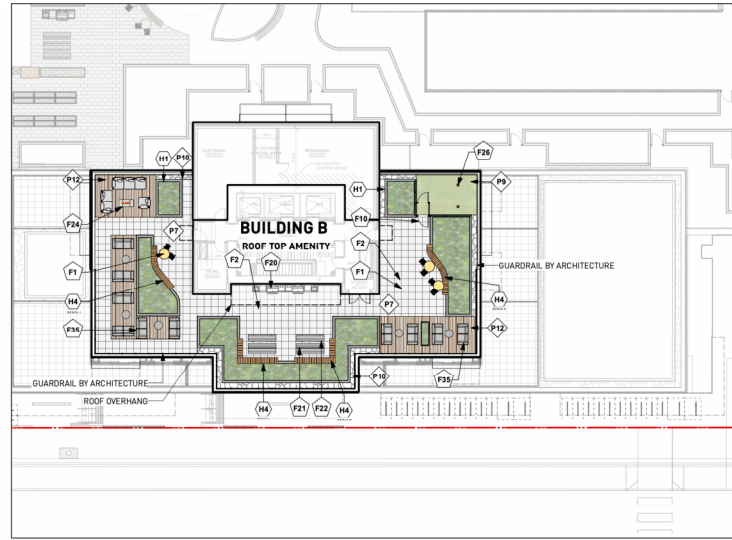
**DP L1.02**

REVISIONS AND ISSUES	
NO.	DESCRIPTION
17	2026-02-24 ISSUED FOR DDP



LAYOUT PLAN - DAYCARE LEVEL

NOTE: LICENCED DAYCARE PLAY AREA SHOWN FOR REFERENCE ONLY.  
THIS AREA WILL BE PART OF A SEPARATE APPLICATION BY FUTURE OPERATORS



LAYOUT PLAN - BUILDING B ROOF TOP AMENITY

PROJECT  
DOUGLAS ST

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

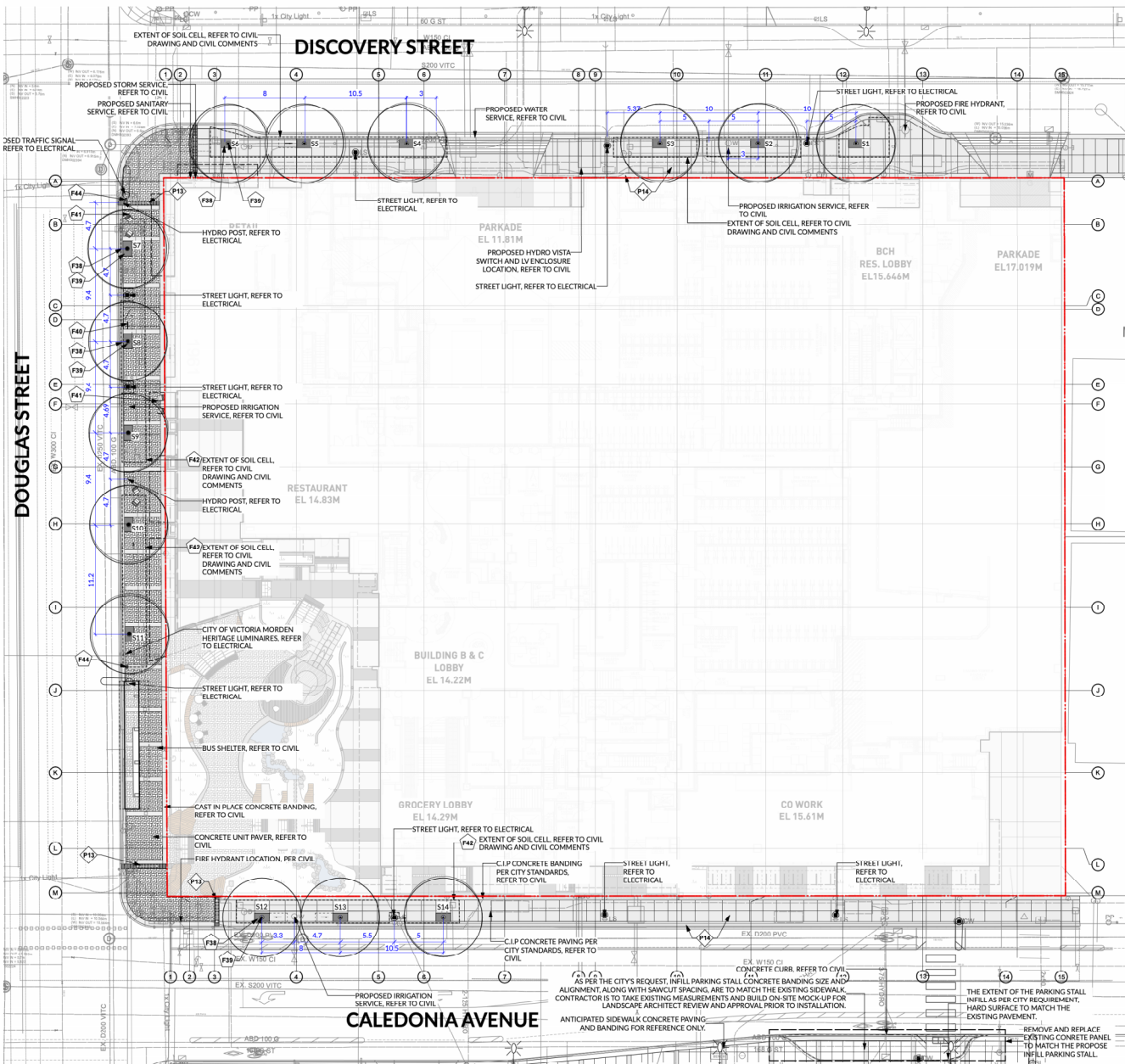
DRAWING TITLE  
MATERIALS PLAN  
BLDG C DAYCARE  
BLDG B AMENITY  
ROOF

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PROJECT NO.	21061
DATE	2022-05-25
FILE NAME	21061 PLAN.vwk
PLOTTED	2026-02-24
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DP L1.03



**LEGEND**

STREET TREE NO.	TREE SIZE	SOIL VOLUME REQUIRED	SOIL VOLUME PROVIDED
S1	MEDIUM	20	15
S2	MEDIUM	20	15
S3	MEDIUM	20	15
S4	MEDIUM	15	15
S5	MEDIUM	15	15
S6	MEDIUM	15	15
S7	MEDIUM	15	17
S8	MEDIUM	15	17
S9	MEDIUM	15	17
S10	MEDIUM	15	18
S11	MEDIUM	15	18
S12	MEDIUM	15	15.6
S13	MEDIUM	15	15.6
S14	MEDIUM	15	15.6

NOTE: TREE S1, S2, S3 ARE NOT IN A CONTINUOUS SOIL TRENCH DUE TO UTILITY INTERRUPTIONS, SOIL VOLUME IS REDUCE FROM REQUIRE 20M3 TO 15M3.

NOTE: THE TREE SIZE IS SELECTED BASED ON SOIL VOLUME, ACCORDING TO SCHEDULE E. ALL MUNICIPAL TREES WILL BE IRRIGATED, IRRIGATION CONNECTION REFER TO CIVIL

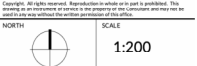
TREE SPACING AND TREE CLEARANCE PER SCHEDULE C:  
SMALL - MEDIUM TREE: MINIMUM 8M  
MEDIUM - LARGE TREE: MINIMUM 10M

MINIMUM CLEARANCE PER SCHEDULE C:  
5M FROM STREET LIGHTS  
7M FROM MINIMUM 10M  
3M FROM DRIVEWAY  
2M FROM FIRE HYDRANT

PROJECT  
**DOUGLAS ST**

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

TITLE  
**MATERIALS PLAN  
OFF SITE**

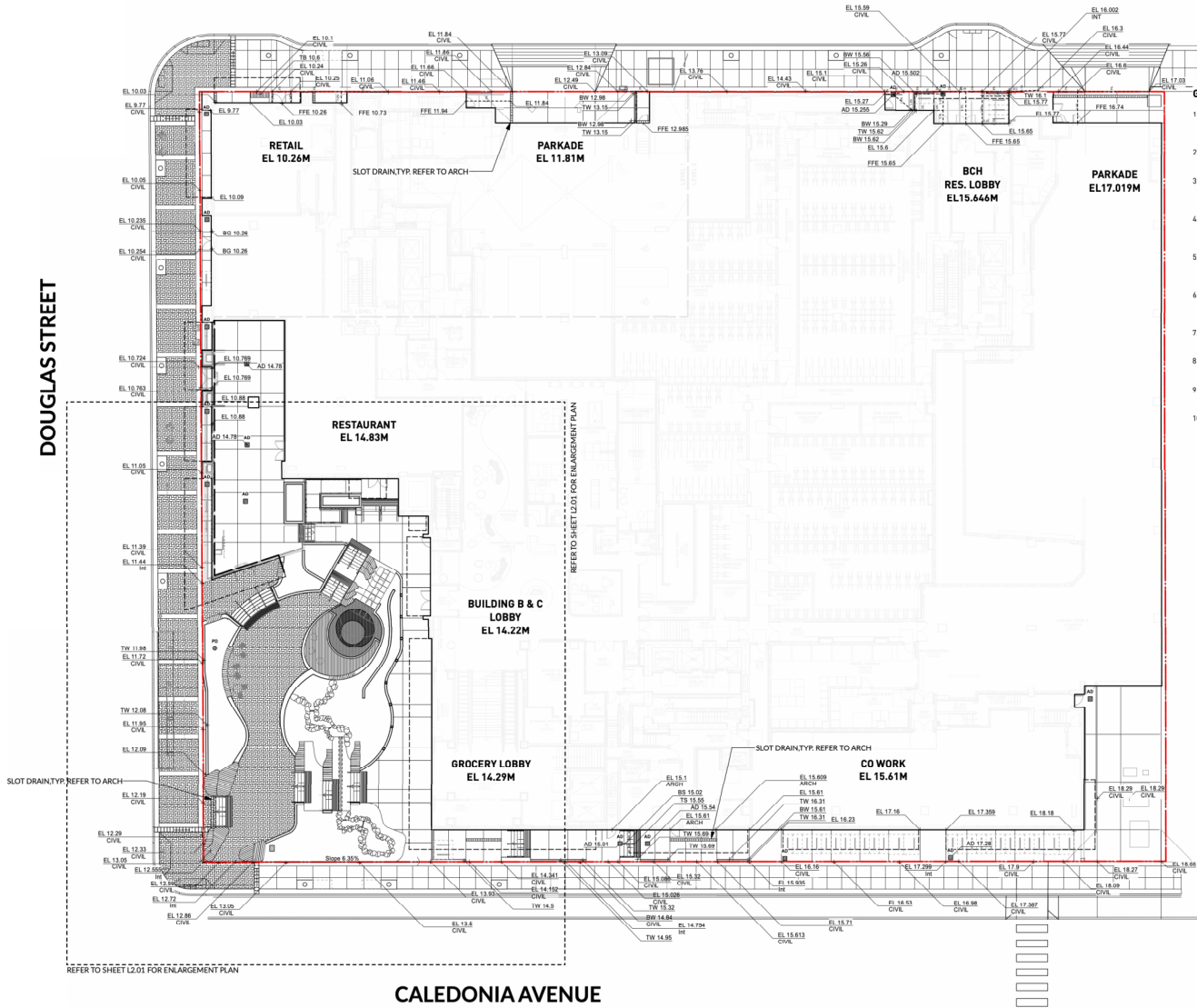


PROJECT NO. 21061  
DATE 2022-05-25  
FILE NAME 21061\_PLAN.VMX  
PLOTTED 2026-02-24  
DRAWN TT REVIEWED GB

**DP L1.04**

## DISCOVERY STREET

DOUGLAS STREET



### GRADING GENERAL NOTES

- 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.
- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
- UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 3% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
- UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
- TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

### GRADING LEGEND

EL 0.94m	Existing Elevation
PE 0.94m	Proposed Elevation
FF 0.94m	Finished Floor Elevation
TW 0.94m	Proposed Top of Wall Elevation
BW 0.94m	Proposed Bottom of Wall Elevation
TS 0.94m	Proposed Top of Stair Elevation
BS 0.94m	Proposed Bottom of Stair Elevation
TC 0.94m	Proposed Top of Curb Elevation
BC 0.94m	Proposed Bottom of Curb Elevation
TR 0.94m	Proposed Top of Ramp Elevation
BR 0.94m	Proposed Bottom of Ramp Elevation
TOW 0.94m	Proposed Top of Water
BOW 0.94m	Proposed Bottom of Water
--- 74 ---	Existing Contour
--- 75 ---	Proposed Contour
▬▬▬	Trench Drain
AD	Area Drain
PD	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

PROJECT  
DOUGLAS ST

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE  
GRADING PLAN  
L1 & L2

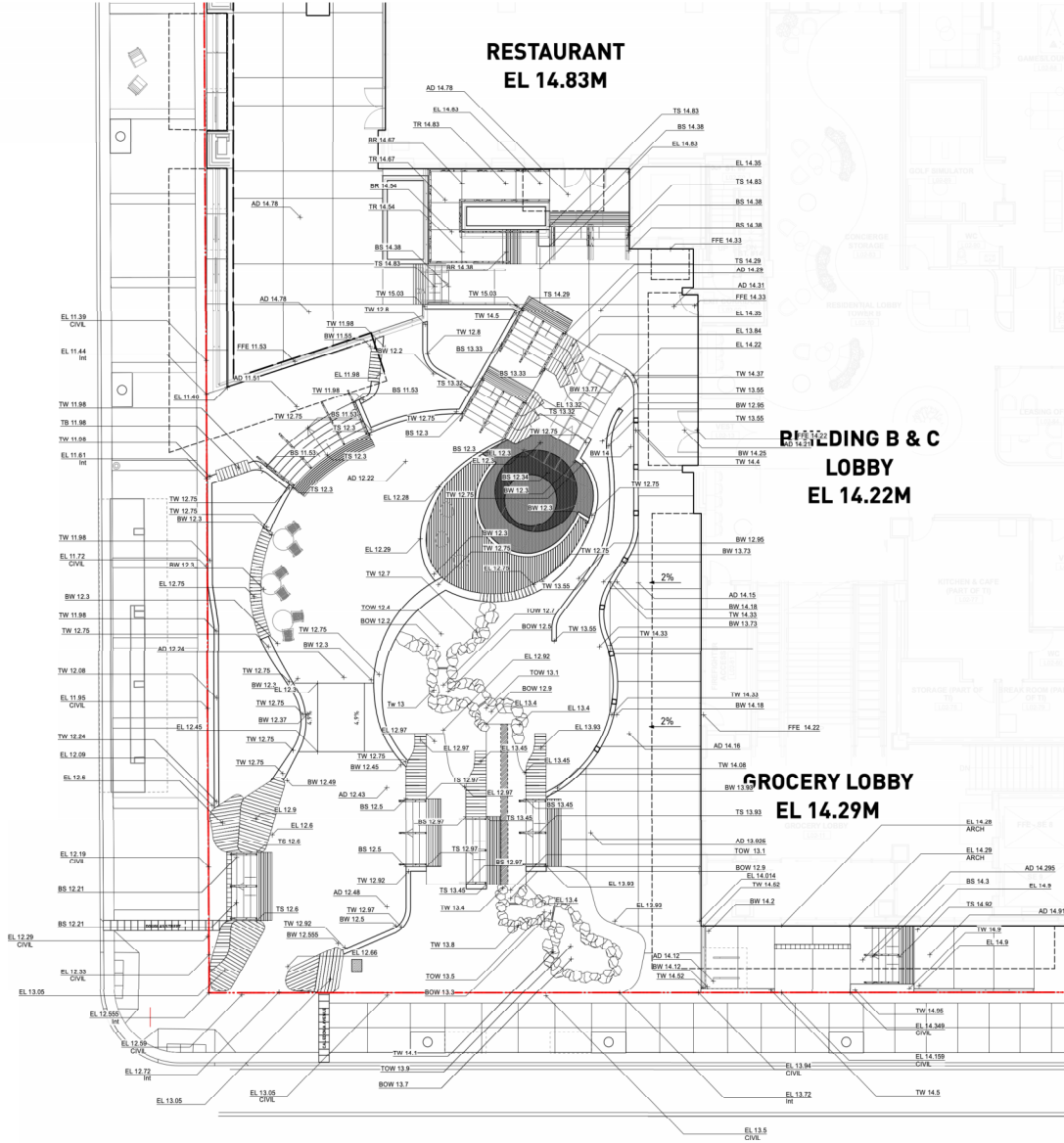
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PROJECT NO.	21061
DATE	2022-05-25
FILE NAME	21061_PLAN.VWX
APPROVED	2026-02-24
DRAWN	TT
REVIEWED	GB
DRAWING	



DP L2.00



**GRADING LEGEND**

- EL 0.00m → Existing Elevation
- FFE 0.00m → Proposed Elevation
- TW 0.00m → Finished Floor Elevation
- BW 0.00m → Proposed Bottom of Wall Elevation
- TS 0.00m → Proposed Top of Stair Elevation
- BS 0.00m → Proposed Bottom of Stair Elevation
- TC 0.00m → Proposed Top of Curb Elevation
- BC 0.00m → Proposed Bottom of Curb Elevation
- RR 0.00m → Proposed Top of Ramp Elevation
- TOW 0.00m → Proposed Bottom of Ramp Elevation
- BOW 0.00m → Proposed Top of Water
- BOW 0.00m → Proposed Bottom of Water
- 79.5 --- → Existing Contour
- --- → Proposed Contour
- --- → Trench Drain
- AD □ → Area Drain
- PD ○ → Planter Drain

**NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.**



DISCOVERY STREET

26

DOUGLAS STREET



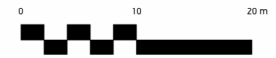
CALEDONIA AVENUE

LEGEND	QUANTITY
900mm DEEP PLANTING AREA	
1	35.14M <sup>2</sup>
2	10.74M <sup>2</sup>
3	9.34M <sup>2</sup>
4	55.97M <sup>2</sup>
5	13.55M <sup>2</sup>
6	46.6M <sup>2</sup>
11	9.58M <sup>2</sup>
12	22.97M <sup>2</sup>
13	86.78M <sup>2</sup>
14	32.98M <sup>2</sup>
15	3.88M <sup>2</sup>
16	8.83M <sup>2</sup>
18	22.33M <sup>2</sup>
19	<5.00M <sup>2</sup>
20	11.53M <sup>2</sup>
21	21.97M <sup>2</sup>
23	307.37M <sup>2</sup>
24	18.13M <sup>2</sup>
25	25.49M <sup>2</sup>
26	29.05M <sup>2</sup>
28	18.22M <sup>2</sup>
29	26.03M <sup>2</sup>
30	13.20M <sup>2</sup>
36	13.5M <sup>2</sup>
40	19.87M <sup>2</sup>
600mm DEEP PLANTING AREA	
7	2.88M <sup>2</sup>
8	5.65M <sup>2</sup>
9	9.91M <sup>2</sup>
10	7.68M <sup>2</sup>
17	9.02M <sup>2</sup>
22	6.33M <sup>2</sup>
31	9.34M <sup>2</sup>
32	3.73M <sup>2</sup>
35	4.68M <sup>2</sup>
37	0.88M <sup>2</sup>
38	0.88M <sup>2</sup>
39	3.78M <sup>2</sup>
41	5.4M <sup>2</sup>
42	15.29M <sup>2</sup>
43	35.98M <sup>2</sup>
44	4.77M <sup>2</sup>
45	22.03M <sup>2</sup>
150mm DEEP EXTENSIVE GREEN ROOF PLANTING SYSTEMS	
27	244.56M <sup>2</sup>
33	30.34M <sup>2</sup>
34	196.8M <sup>2</sup>

TREES PROPOSED FOR THE REPLACEMENT TREES

FLOOR LEVEL	LEGEND	TREE SIZE	PROPOSED SOIL VOLUME PER TREE	QTY.	REPLACEMENT TREE COUNT
PLAZA/UPPER GROUND LEVEL	[Symbol]	LARGE TREE	MIN. 30M <sup>3</sup> SOIL VOLUME PER TREE	1	TREE COUNT AS REPLACEMENT TREE
		MEDIUM TREE	MIN. 15M <sup>3</sup> SOIL VOLUME PER TREE	3	
		SMALL TREE	MIN. 6M <sup>3</sup> SOIL VOLUME PER TREE	1	
LEVEL 3 AMENITY	[Symbol]	LARGE TREE	MIN. 30M <sup>3</sup> SOIL VOLUME PER TREE	2	45
		MEDIUM TREE	MIN. 15M <sup>3</sup> SOIL VOLUME PER TREE	17	
LEVEL 21 ROOF TOP AMENITY	[Symbol]	SMALL TREE	MIN. 6M <sup>3</sup> SOIL VOLUME PER TREE	18	TREE DOESN'T COUNT AS REPLACEMENT TREE
ALL LEVEL			MIN. 10M <sup>3</sup> SOIL VOLUME PER TREE	30	

NOTE:  
 - TOTAL 45 TREES ARE PROPOSED AT ON SITE AREA  
 - 41 TREES ARE PROVIDED AS REPLACEMENT TREES AT ON SITE AREA AS PER SCHEDULE 1 OF BVI.AW 21-015  
 - 42 REPLACEMENT TREES ARE REQUIRED PER THE ARBORIST REPORT  
 - ALL ON SITE TREES (INCLUDING TREES ARE NOT COUNTED AS REPLACEMENT TREES) MEET MINIMUM SOIL VOLUME REQUIREMENT



5th Floor, East Asiatic House  
 1201 West Pender St, Vancouver, BC V6E 2V2  
 T 604-688-6111  
 www.pwlpartnership.com

REVISIONS AND ISSUES  
 NO. DATE DESCRIPTION  
 17 2024-02-24 ISSUED FOR DDP

PROJECT DOUGLAS ST

ADDRESS 1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE PLANTING AREA, SOIL VOLUME AND REPLACEMENT TREE DIAGRAM

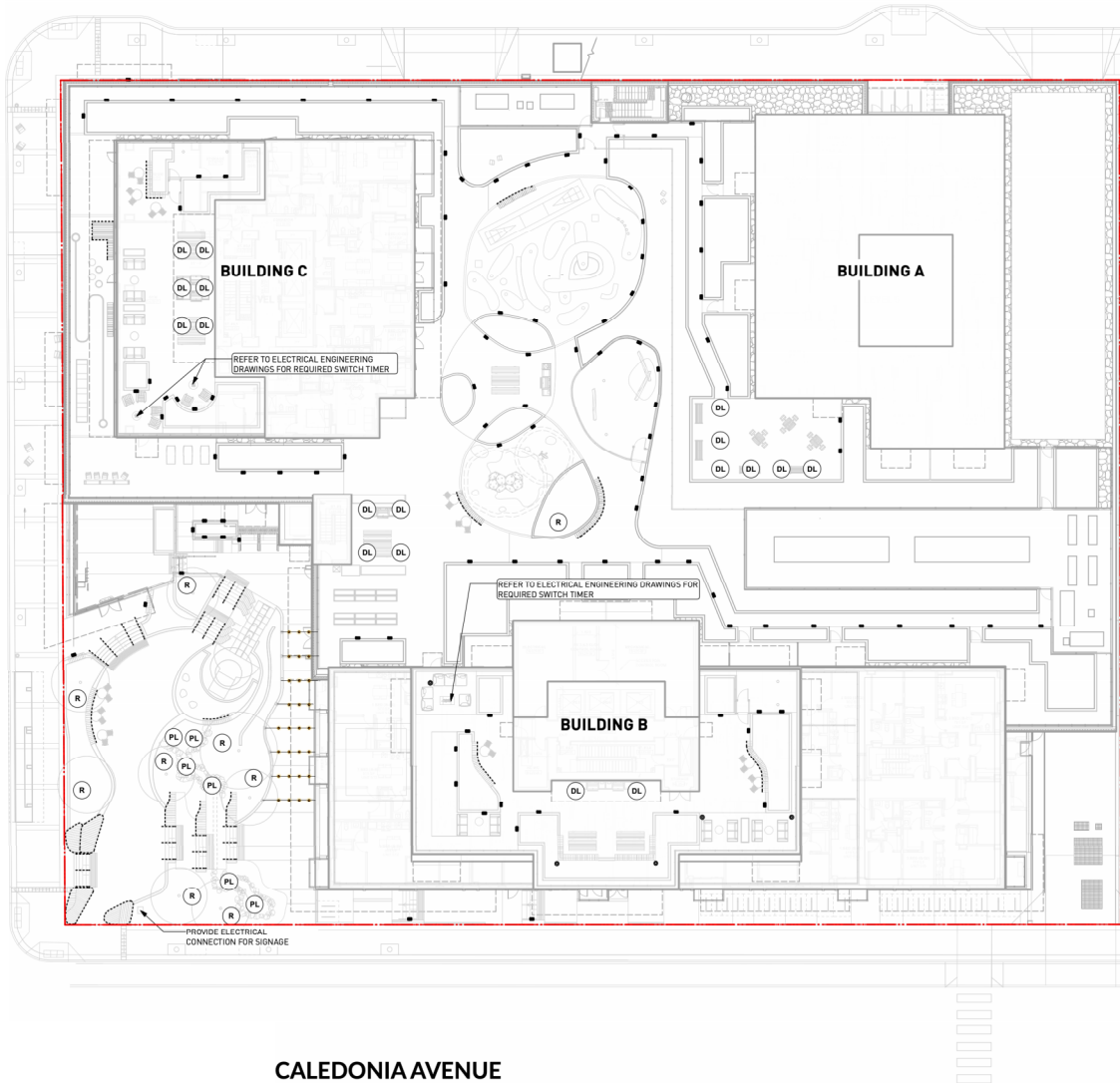


PROJECT NO. 21061  
 DATE 2022-05-25  
 FILE NAME 21061 PLAN.VWX  
 PLOTTED 2026-02-24  
 DRAWN TT REVIEWED GB

DP L2.02

DISCOVERY STREET

DOUGLAS STREET



CALEDONIA AVENUE

**LIGHTING LEGEND**

-----	LED Strip Light
●●●●●	Catenary Light
⊙	Bollard Light
⊠	Wall Light
⊙ DL	Down Lighting at Trellis
⊙ PL	Light in Water feature
⊙ R	Receptacle for Seasonal Light

**NOTE:** DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION BETWEEN CONTRACTORS.

REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR FIXTURE TYPES AND LAYOUT. CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONSULTANT FOR COMMENTS.

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
17	2024-02-24	ISSUED FOR RFP

PROJECT  
DOUGLAS ST

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE  
SCHEMATIC  
LIGHTING PLAN  
L1 & L2

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PROJECT NO.	21061
DATE	2022-05-25
FILE NAME	21061 PLAN.rvt
PLOTTED	2024-02-24
DRAWN	TT
REVIEWED	GB

DP L2.03

ID	Qty	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
<b>Trees</b>							
ACR	10	<i>Acer circinatum</i>	Vine Maple	2.4 m ht. (8'-0" ht.)	3.4 m	As Shown	B&B, Nursery grown, minimum 3 stems
AGR	8	<i>Acer griseum</i>	Paper Bark Maple	4 cm cal. (2.5" cal.)	4.5 m	As Shown	B&B, Uniform branching, dense tree, 4' (1.8m) std.
ARJ	5	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Red Maple	8 cm cal. (3" cal.)	5.0 m	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
AMA	7	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	3.0 m ht. (10'-0" ht.)	3.4 m	As Shown	B&B, Multi-stemmed, dense tree
BND	2	<i>Betula nigra 'Dura-Heat'</i>	Dura-Heat River Birch	5 cm cal. (2" cal.)	6.0 m	As Shown	B&B, Clump form, well branched
CJ	1	<i>Catalpa bignonioides</i>	Southern catalpa	8 cm cal. (3" cal.)	6.7 m	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
CKD	6	<i>Cornus kousa</i>	Kousa Dogwood	5 cm cal. (2" cal.)	4.5 m	As Shown	B&B, Well branched, dense tree
CJA	2	<i>Cryptomeria japonica</i>	Japanese Cedar	4 m ht. (13'-0" ht.)	5.5 m	As Shown	B&B, Well branched, dense tree
MKB	5	<i>Magnolia kobus</i>	Kobus Magnolia	7 cm cal. (2 1/2" cal.)	4.5 m	As Shown	B&B, Well branched, dense tree, 6' (1.8 m) std.
SPS	9	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6 cm cal. (2.5" cal.)	4.9 m	As Shown	B&B, Well branched, dense tree
<b>Shrubs</b>							
AOL	53	<i>Azalea 'Orchid Lights'</i>	Orchid Lights Azalea	#2 pot	75cm (30")	Well established	
AJC	149	<i>Azalea japonica 'Hino Crimson'</i>	Hino Crimson Japanese Azalea	#2 pot	60cm (24")	Well established	
GSH	52	<i>Gaultheria shallon</i>	Salat	#2 pot	75cm (30")	Well established, nursery grown	
LPL	45	<i>Lonicera pileata</i>	Privet Honeyuckle	#1 pot	75cm (30")	30 cm (12") spread	
RSA	103	<i>Ribes sanguineum</i>	Flowering Currant	#2 pot	100cm (39")	Well established, nursery grown	
RMP	52	<i>Rosa 'Meidland Pink'</i>	Meidland Pink Rose	#2 pot	45cm (18")	Well established	
SRJ	139	<i>Skimmia japonica 'Rubella'</i>	Red Flowered Japanese Skimmia	#2 pot	60cm (24")	Well established	
SBA	76	<i>Spiraea bumalda 'Anthony Waterer'</i>	Anthony Waterer Spiraea	#2 pot	60cm (24")	Well established	
TKM	163	<i>Taxus x media 'H.M. Eddie'</i>	H.M. Eddie Yew	1.5m	60cm (24")	Well established, dense hedging plant / D & D	
VCN	13	<i>Vaccinium corymbosum 'Northblue'</i>	Northblue Blueberry	#3 pot	120cm (48")	Well established	
VOV	26	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 pot	75cm (30")	Well established, nursery grown	
<b>Ground Cover</b>							
ECP	421	<i>Erica carnea 'Springwood Pink'</i>	Spring Pink Winter Heath	#1 pot	45cm (18")	15cm (6") height	
FVS	860	<i>Fragaria vesca</i>	Woodland Strawberry	#1 pot	25 cm (10")	Well established, nursery grown	
MRP	20	<i>Mahonia nervosa</i>	Dwarf Oregon Grape	#1 pot	40cm (16")	Well established, nursery grown	
PTM	525	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height	
<b>Perennials</b>							
ACC	90	<i>Anemone hybrida 'Curtain Call'</i>	Curtain Call Japanese Anemone	#1 pot	38 cm (15")	Well established	
EPR	176	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	45 cm (18")	Well established	
HFE	38	<i>Hosta 'Frances'</i>	France Hosta	#1 pot	60 cm (24")	Well established	
IWC	48	<i>Iris versicolor</i>	Blue Flag Iris	#1 pot	40 cm (16")	Well established	
NFW	140	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#1 pot	38 cm (15")	Well established	
ORV	81	<i>Origanum vulgare</i>	Oregano	#1 pot	30cm (12")	Well established	
RBG	180	<i>Rudbeckia fulgida 'Goldstrum'</i>	Black-Eyed Susan	#1 pot	45 cm (18")	Well established	
SLA	74	<i>Stachys lanata</i>	Lamb's Ear	#1 pot	38 cm (15")	Well established	
TGR	44	<i>Trollius grandiflora</i>	Fringe Cup	#1 pot	38 cm (15")	Well established	
<b>Ornamental Grasses</b>							
GAK	49	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reedgrass	#2 pot	76 cm (30")	Well established	
PAH	194	<i>Pennisetum alopecuroides 'Hamelin'</i>	Dwarf Fountain Grass	#1 pot	45 cm (18")	Well established	
<b>Aquatic Plants</b>							
CSA	99	<i>Carex sialota</i>	Saw Beak Sedge	#1 pot	40 cm (16")	Full dense plant, nursery grown	
JEF	66	<i>Juncus effusus</i>	Common Rush	#1 pot	45 cm (18")	Well established	
<b>Ferns</b>							
BSP	66	<i>Blechnum spicant</i>	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown	
PMU	265	<i>Polystichum monilum</i>	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown	

ID	Qty	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
<b>Trees</b>							
ARJ	5	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Red Maple	8 cm cal. (3" cal.)	5.0 m	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
CKD	2	<i>Cornus kousa</i>	Kousa Dogwood	5 cm cal. (2" cal.)	4.5 m	As Shown	B&B, Well branched, dense tree
FAU	3	<i>Fraxinus americana 'Autumn Applause'</i>	Autumn Applause American Ash	8 cm cal. (3" cal.)	6.2 m	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
<b>Shrubs</b>							
AOL	36	<i>Azalea 'Orchid Lights'</i>	Orchid Lights Azalea	#2 pot	75cm (30")	Well established	
AJC	52	<i>Azalea japonica 'Hino Crimson'</i>	Hino Crimson Japanese Azalea	#2 pot	60cm (24")	Well established	
GSH	42	<i>Gaultheria shallon</i>	Salat	#2 pot	75cm (30")	Well established, nursery grown	
LPL	18	<i>Lonicera pileata</i>	Privet Honeyuckle	#1 pot	75cm (30")	30 cm (12") spread	
BSA	43	<i>Ribes sanguineum</i>	Flowering Currant	#2 pot	100cm (39")	Well established, nursery grown	
RMP	57	<i>Rosa 'Meidland Pink'</i>	Meidland Pink Rose	#2 pot	45cm (18")	Well established	
SRJ	46	<i>Skimmia japonica 'Rubella'</i>	Red Flowered Japanese Skimmia	#2 pot	60cm (24")	Well established	
SBA	11	<i>Spiraea bumalda 'Anthony Waterer'</i>	Anthony Waterer Spiraea	#2 pot	60cm (24")	Well established	
TKM	40	<i>Taxus x media 'H.M. Eddie'</i>	H.M. Eddie Yew	1.5m	60cm (24")	Well established, dense hedging plant / B & B	
VCN	9	<i>Vaccinium corymbosum 'Northblue'</i>	Northblue Blueberry	#3 pot	120cm (48")	Well established	
VOV	32	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 pot	75cm (30")	Well established, nursery grown	
<b>Ground Cover</b>							
ECP	59	<i>Erica carnea 'Springwood Pink'</i>	Spring Pink Winter Heath	#1 pot	45cm (18")	15cm (6") height	
FVS	82	<i>Fragaria vesca</i>	Woodland Strawberry	#1 pot	25 cm (10")	Well established, nursery grown	
PTM	141	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height	
<b>Perennials</b>							
ACC	39	<i>Anemone hybrida 'Curtain Call'</i>	Curtain Call Japanese Anemone	#1 pot	38 cm (15")	Well established	
EPR	9	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	45 cm (18")	Well established	
HFE	16	<i>Hosta 'Frances'</i>	France Hosta	#1 pot	60 cm (24")	Well established	
NFW	39	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#1 pot	38 cm (15")	Well established	
<b>Ferns</b>							
BSP	32	<i>Blechnum spicant</i>	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown	
PMI	45	<i>Polystichum monilum</i>	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown	

ID	Qty	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
<b>Trees</b>							
ARA	5	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	8cm cal. (3" cal.)	8.0 m	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
CBF	9	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European Hornbeam	5 cm cal. (2" cal.)	8.0 m	As Shown	B&B, Dense plant, good branching within 2' (0.6 m) of ground

NOTE: THE SPREAD / TREE SYMBOLS SIZE SHOWN IN THE PLAN REPRESENTS 80% OF THE MATURE SIZE

PROJECT  
**DOUGLAS ST**

ADDRESS  
1961 DOUGLAS STREET  
AND 710 CALEDONIA AVE, VICTORIA, BC

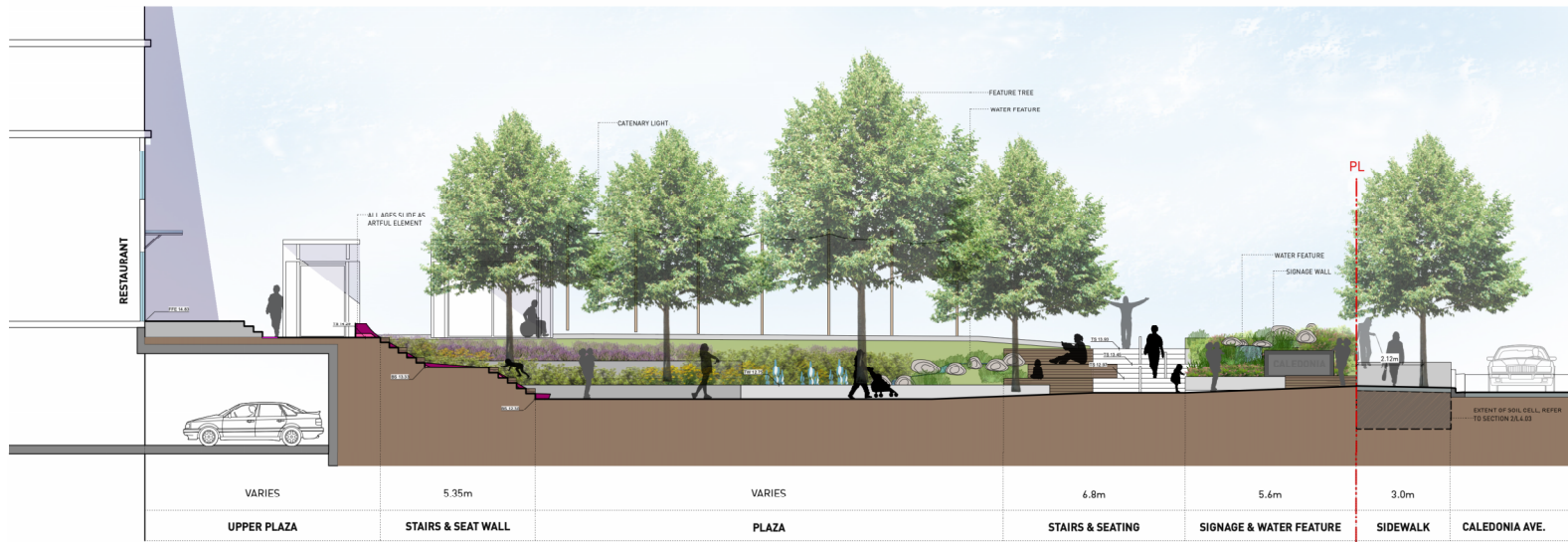
DRAWING TITLE  
**PLANT LIST  
ENTIRE SITE**

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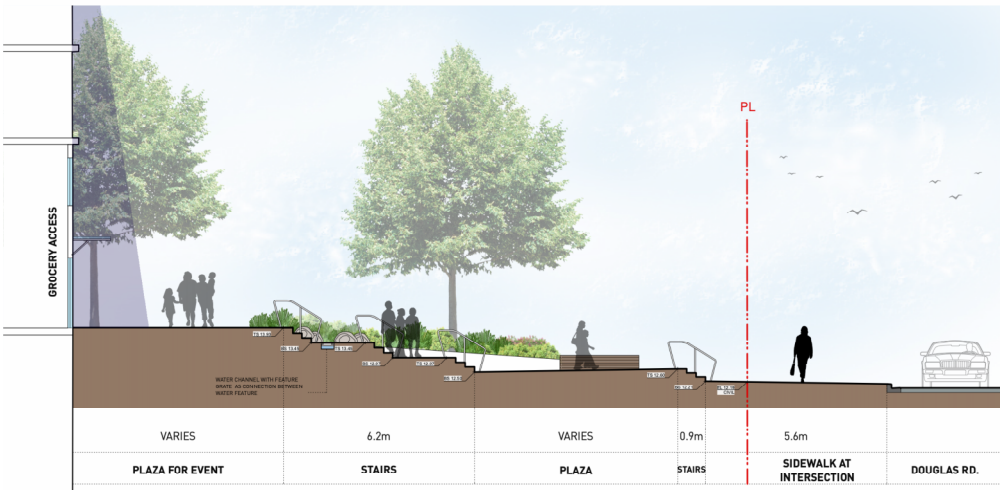


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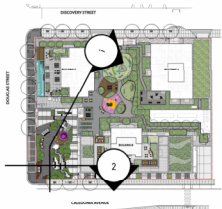
**DP L3.01**



1 GROUND LEVEL AND PLAZA AT GROCERY ACCESS  
Scale: 1:75

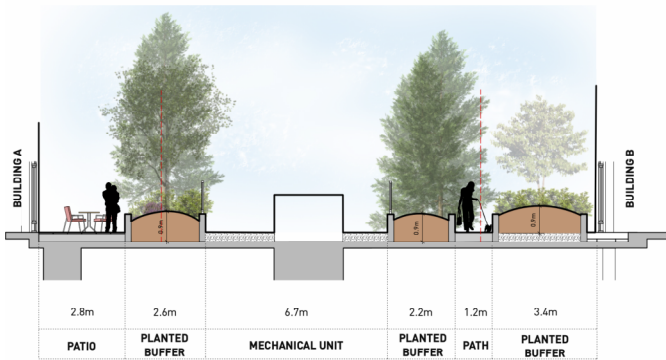


2 GROUND LEVEL AND UPPER PLAZA  
Scale: 1:75

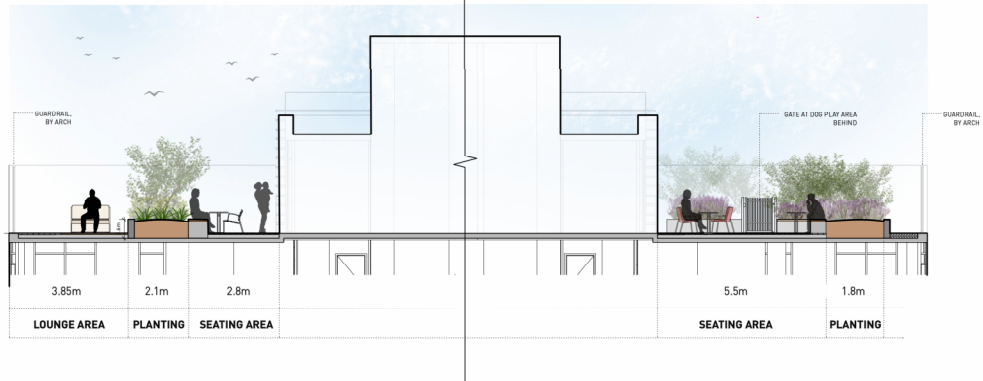




1 SECTION BETWEEN BUILDING A AND C AT L3 COURTYARD  
Scale: 1:75

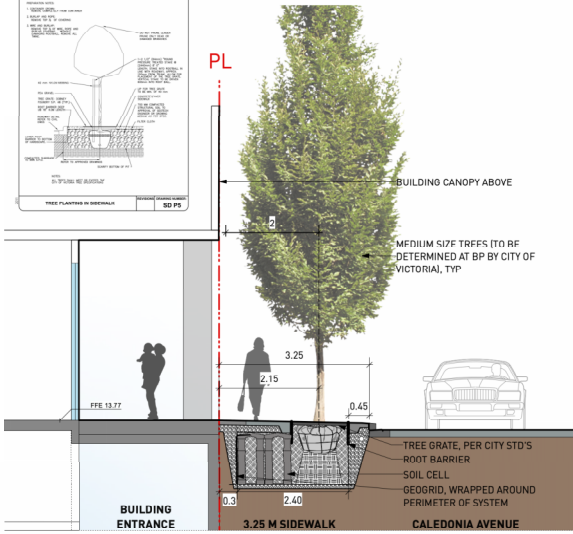
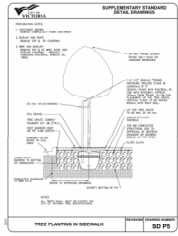


2 SECTION BETWEEN BUILDING A AND B AT L3 COURTYARD  
Scale: 1:75

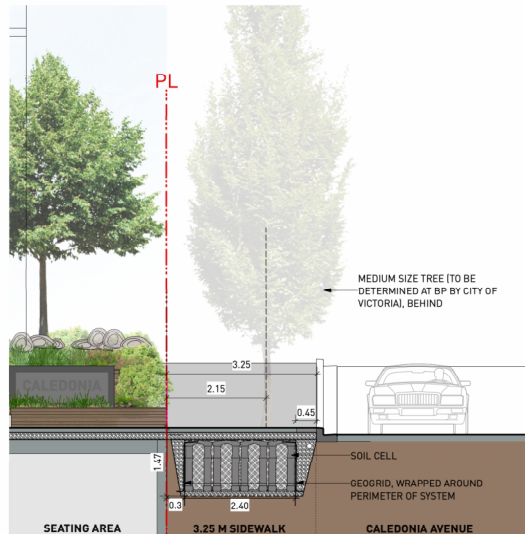


3 BUILDING B ROOF TOP AMENITY  
Scale: 1:75

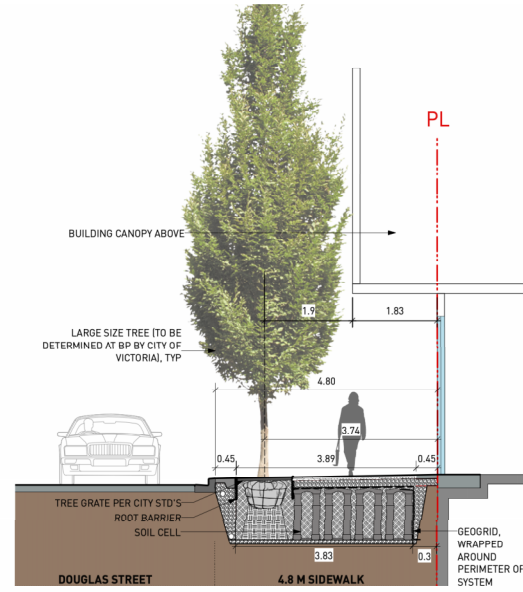




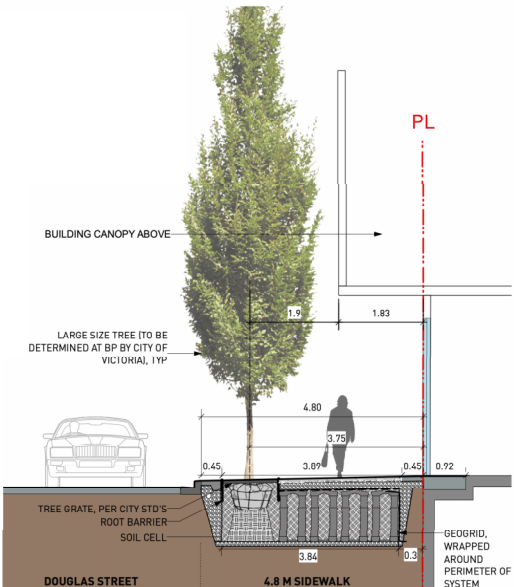
1 SECTION AT CALEDONIA AVENUE  
Scale: 1:60



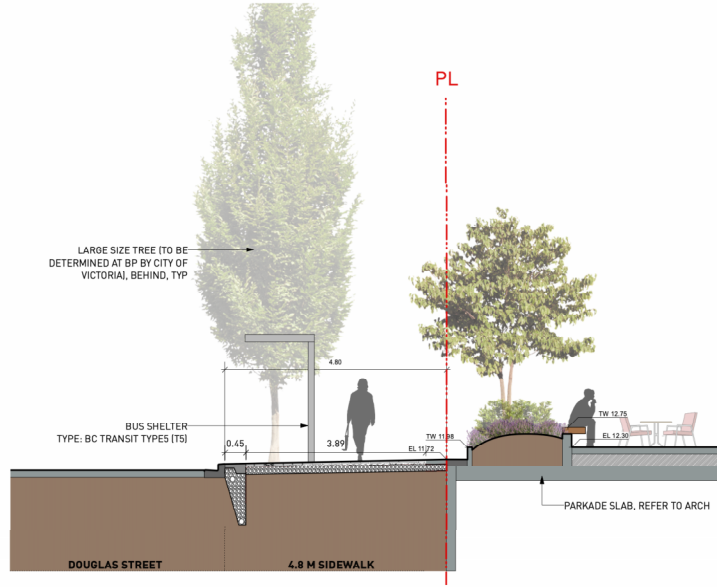
2 SECTION AT CALEDONIA AVENUE  
Scale: 1:50



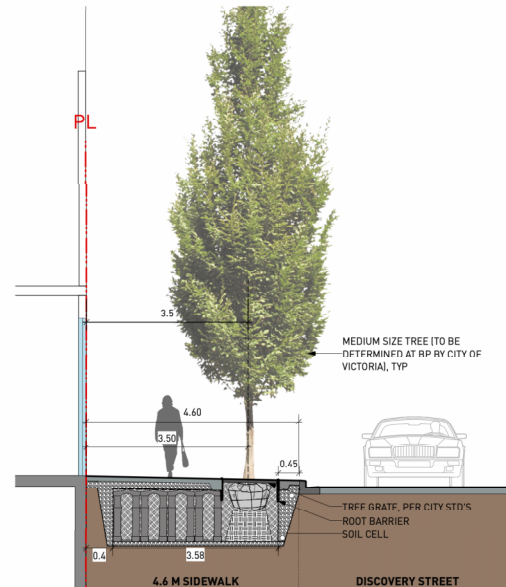
3 SECTION AT DOUGLAS STREET  
Scale: 1:50



4 SECTION AT DOUGLAS STREET  
Scale: 1:50

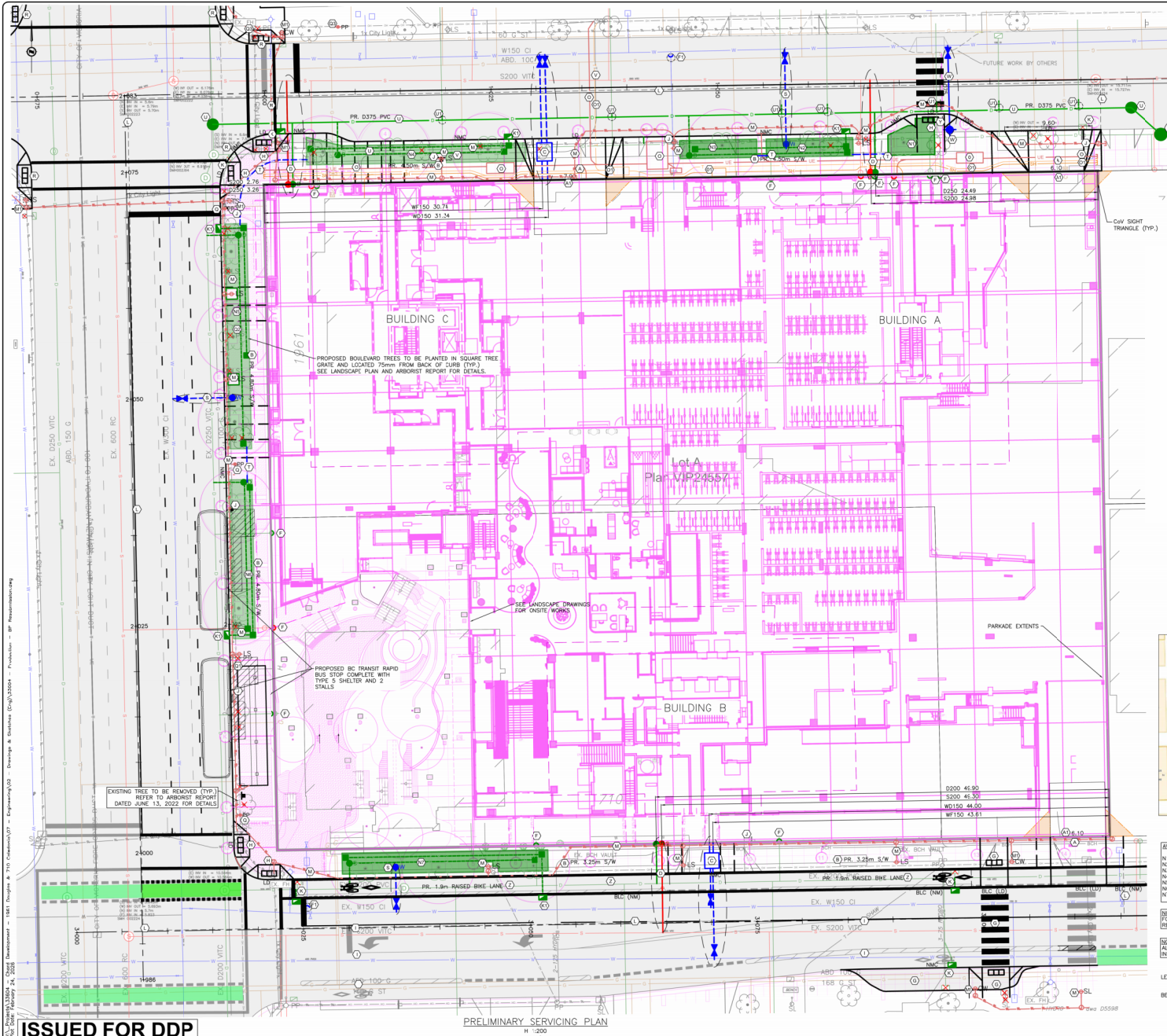


5 SECTION AT DOUGLAS STREET  
Scale: 1:50



6 SECTION AT DISCOVERY STREET  
Scale: 1:50





**SHEET NOTES**

- (A) PROPOSED DRIVEWAY AS PER CIVIC CODE DRIVEWAY ACCESS GRABES TO BE AS PER CIVIC HIGHWAY ACCESS BLUM. PROPOSED DRIVEWAY GRABES TO BE REVIEWED AND APPROVED BY CIVIC AT BUILDING PERMIT.
- (B) CONTRACTOR TO INSTALL TRENCH DRAIN TO CONTROL PRIVATE STORMWATER RUNOFF AS REQUIRED.
- (C) CONTRACTOR TO REPLACE EXISTING SIDEWALK AND BOULEVARD TO CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS DATED JANUARY 2019. (DOUGLAS STREET (60-82) AND NEW TOWN (73-76) DISTRICTS) BEING APPLICABLE.
- (D) PROPOSED 150mm DOMESTIC WATER AND 150mm FIRE WATER SERVICES AND 75mm WATER METER AS PER CIVIC CODE W2.
- (E) PROPOSED STORM AND SANITARY SERVING COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE.
- (F) EXISTING SANITARY AND STORM SERVICE TO BE CAPPED BY CONTRACTOR WITHIN PRIVATE PROPERTY.
- (G) EXISTING WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- (H) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING PARKING TO BE REMOVED AND REPLACED WITH SIDEWALK AND NON MOUNTABLE CURB AS REQUIRED. ASSOCIATED ELECTRICAL TO BE RELOCATED/ESTABLISHED AS REQUIRED.
- (I) PROPOSED CROSSWALK LETDOWNS AS PER CITY OF VICTORIA STANDARDS.
- (J) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.
- (K) EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.
- (L) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS AS REQUIRED. LOCATION TO BE DETERMINED AT DETAILED DESIGN.
- (M) PROPOSED CATCH BASIN LOCATION. ROAD RUNOFF TO BE DIRECTED TO SOIL CELLS FOR TREATMENT.
- (N) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.
- (O) PROPOSED LUMINAIRE LOCATIONS AND STREETLIGHTING DESIGN. EXISTING LUMINAIRE TO BE REMOVED OR RELOCATED AS REQUIRED. FINAL LOCATIONS TO BE CONFIRMED AT BP.
- (P) PROPOSED CROSSWALK AND SIGNAL DESIGN. TO BE CONFIRMED AT BUILDING PERMIT.
- (Q) PROPOSED SOIL CELL LOCATIONS. SEE AVAILABLE SOIL VOLUME TABLE ON THIS SHEET. DETAILS TO BE PROVIDED AT BUILDING PERMIT.
- (R) PROPOSED HYDRO SERVING AS PER BOH IFR.
- (S) PROPOSED ROGERS/TELLUS SERVING AS PER THIRD PARTY UTILITIES DESIGN.
- (T) PROPOSED UTILITY POLE.
- (U) EXISTING UTILITY POLE TO BE REMOVED FOR NEW BUS SHELTER.
- (V) EXISTING UTILITY POLE TO BE RELOCATED FOR NEW TREE.
- (W) EXISTING UTILITY POLE TO BE RELOCATED FOR NEW CROSSWALK LETDOWN.
- (X) EXISTING INTERSECTION AT DISCOVERY/DOUGLAS TO BE UPGRADED WITH FULL SIGNALIZATION. NON PROJECT RELATED CURB RETURNS TO BE RE/RE AS REQUIRED. DETAILED DESIGN TO BE CONTINUED DURING BP.
- (Y) PROPOSED IRRIGATION SERVICE COMPLETE WITH METER AND BACKFLOW PREVENTER.
- (Z) PROPOSED IRRIGATION SLEEVING.
- (AA) PROPOSED 375mm PVC STORM MAIN COMPLETE WITH NEW MANHOLES. NEW MAIN TO BE INTO EXISTING MANHOLE ON DISCOVERY. EXISTING STORM MAIN ON DISCOVERY TO BE CAPPED AND ABANDONED AND REINFORCED AS REQUIRED TO FACILITATE SOIL CELLS.
- (AB) EXISTING SERVICES TO BE RECONNECTED TO NEW STORM MAIN.
- (AC) CONTRACTOR TO COORDINATE WITH TELUS AS REQUIRED TO RELOCATE EXISTING SERVICE FOR NEW BOULEVARD TREES / WATER SERVING.
- (AD) PROPOSED FIRE HYDRANT COMPLETE WITH GATE VALVE AND 150mm SERVICE.
- (AE) PROPOSED FORTIS SERVING. SEE MECHANICAL FOR CONTINUATION.
- (AF) CONTRACTOR TO CONSTRUCT NEW GRADE BASED BIKE LANE ON CALEDONIA. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.



**KEY PLAN**

ISSUED: 20260224

**1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SITE PLAN**

Scale  
 horiz: 1:200  
 vert: N/A  
 Sheet 1 of 1  
 Eng. Project No. 33604

AVAILABLE SOIL CELL VOLUME

NO.	SIZE	DEPTH	VOLUME
N1	17m <sup>2</sup> x 1m	0.92	16m <sup>3</sup>
N2	19m <sup>2</sup> x 1m	0.92	17m <sup>3</sup>
N3	17m <sup>2</sup> x 1m	0.92	16m <sup>3</sup>
N4	50m <sup>2</sup> x 1m	0.92	46m <sup>3</sup>
N5	60m <sup>2</sup> x 1m	0.92	55m <sup>3</sup>
N6	43m <sup>2</sup> x 1m	0.92	39m <sup>3</sup>
N7	51m <sup>2</sup> x 1m	0.92	46m <sup>3</sup>

NOTE:  
 FOR PROPOSED SEWER ATTENUATION TANK LOCATIONS, REFER TO ARCHITECT DRAWINGS.  
 NOTE:  
 ALL SANITARY, STORM, AND WATER SERVING TO BE INSTALLED OUTSIDE OF PROPOSED SOIL CELLS.

LEGAL DESCRIPTION: [REDACTED] LOT A & WP23509 LOT 1  
 [REDACTED] 12-103  
 BENCHMARK: [REDACTED] 12-103



**ISSUED FOR DDP**

PRELIMINARY SERVING PLAN  
 H: 200  
 V: N/A

**JEA J E ANDERSON & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
 PHONE: 250-727-2214 info@anderson.com