landscape architecture

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DOCKSIDE GREEN A2-1 AND A2-2 DEVELOPMENT PERMIT LANDSCAPE

Civic Address: Tyee Road

CONSULTANT TEAM

OWNER:	BOSA Development
ARCHITECT:	RHA Architects
STRUCTURAL:	Glotman Simpson
LANDSCAPE:	ETA Landscape Architecture
CIVIL:	KWL

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DESIGN RATIONALE

Context
Nestled within the greater Dockside Green planned community, Phase 2 will continue the established form of development to the north, keeping with well-documented Design Guidelines for the neighbourhood contained in the "Dockside Green Master Development Agreement" and the "Dockside Urban Design Guidelines", and specifically those established for the "Dockside Commons Precinct".

For this phase, the Tyee Gateway will be the main landscape feature at grade linking Tyee Road to Dockside Crescent and Dockside Commons via a grand linear pedestrian space lined with tree and at grade planting beds. As the gateway meanders to the east it opens to Dockside Crescent and ultimately Dockside Commons Park - an engaging large common amenity feature that will serve the residents of the Dockside Neighbourhood at the ground level.

Landscape
The Tyee Gateway connection provides the entry point to this phase of the Dockside Green development. An expansive entry and linear plaza invite pedestrian circulation and engagement with the site as a whole. Private patios and adjacent lobbies frame the gateway connection creating a balanced and rhythmic approach to the Dockside Commons Park that highlights the view corridor to the south and east.

The rhythm of the Gateway is enhanced through a unified design language that encompasses catenary lighting, curvilinear at-grade planters, seating, and pixelated paving patterns. These elements lead the users through the space culminating in the Dockside Commons Park and connections to the remaining Dockside Precincts including the Dockside Greenway to the North.

The materiality of the Plaza is unified with and references the architectural expression; layered plantings are consistent with CPTED principles through clear sightlines and visual permeability and natural access control through clearly defined boundaries between public and private realms. A lighting program allows for clearly lit pathways without disruption to adjacent residents.

The Tyee Gateway provides uninterrupted universal access along its length from Tyee Road through to Dockside Crescent and Esquimalt Road to the south, to the existing Greenway to the north and provides for a universally accessible connection from Dockside Crescent to Harbour Road. Universally accessible connections to the overall Dockside neighbourhood is an integral component of Dockside Green. Tyee Gateway connects to Dockside Crescent through a series of open spaces and a universally accessible pathway. This gateway fosters public engagement and builds upon the industrial nature of the docks to the south and the Johnston Bridge with open views that embrace both. This transition space functions as the node for north-south and east west connections.

Storm water run-off is further integrated over the entire site through an expansive planting buffer that intercepts rainfall through a wide variety of evergreen and deciduous planting.

Planting along walkways, throughout the Tyee Gateway and in landscape planting buffers are varied in height and consistent with CPTED principles that promote natural surveillance through clear sightlines and visual permeability, natural access control through clearly defined boundaries between public and private realms and territorial reinforcement with amenities in communal areas that encourage activity and use.

The Dockside Commons Park will be a publicly accessible park located at the eastern portion of the Dockside Commons Precinct and will be the primary natural amenity space for Dockside Commons Precinct; it allows for a universally accessible path and naturalized passive play for all ages. The planting palette allows for sensory play, respite in the shade, pollinator habitat, and passive enjoyment. The Dockside Commons Park is integrated in form and nestled with Dockside Green as a whole.

Revision

No.	Date	Revision Notes

Issue

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Cover Sheet

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: L0.0
Date: 2023.01.31	1 of 39

PROPOSED PLANT PALETTE: L1 & OFF-SITE

ID		LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
OT 04	5	City of Victoria Tree	City of Victoria Tree	as shown			Comment 3
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES							
Ac	18	Acer circinatum	vine maple	as shown	4m ht/B&B	full/ bushy canopy	N
Ag	6	Acer griseum	paperbark maple	as shown	3m ht/B&B	full/ bushy canopy	W, P
Bnd	3	Betulus nigra 'Dura-Heat'	Dura-Heat river birch	as shown	3m ht/B&B	full/ bushy canopy; low-l	
Cht	4	Chitalpa taskentensis	chitalpa	as shown	7cm cal/B&B	full/ bushy canopy	P,B
Cv	8	Cornus 'Venus'	Venus dogwood	as shown	6cm cal/B&B	full/ bushy canopy	B,P,W
Oa	3	Oxydendron Arboreum	Sourwood	as shown	6cm cal/B&B	matched crowns	
Pin	1	Pinus nigra 'Green Select'	Green Select pine	as shown	3m ht/B&B	full/ bushy canopy	E
Pya	8	Prunus × yedoensis 'Akebono'	Akebono cherry	as shown	7cm cal/B&B	2.5m standard/ matchec	B
Td	1	Taxodium distichum	bald cypress	as shown	3.5m ht/B&B	full/ bushy canopy	N, E
Tsm	2	Tsuga mertensiana	mountain hemlock	as shown	3m ht/B&B	full/ bushy canopy	N, E
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS							
Cf	308	Carex flacca	blue sedge	0.51	---	full/ bushy plants	E
Cod	71	Cotoneaster dammeri	bearberry cotoneaster	---	---	full/ bushy plants	E, B, P
Csf	11	Cornus sericea 'Flaviramea'	yellow twig dogwood	1.37	#5 cont.	full/ bushy plants	N, B, P, W
Csk	505	Cornus sericea 'kelseyi'	Dwarf Red Osier dogwood	0.61	#2 cont.	full/bushy	
Ct	59	Choisya ternata	Mexican mock orange	1.07	#3 cont.	full/ bushy plants	E, P
Dis	22	Dicentra spectablis	bleeding heart	0.61	#2 cont.	full/ bushy plants	P
Heh	113	Helleborus x hybridus 'Royal Heritage'	hellebore	0.51	#2 cont.	full/ bushy plants	E, W, P
Id	26	Iris douglasiana	Douglas iris	0.91	#1 cont.		
Is	19	Iberis sempervirens 'Snowflake'	snowflake candytuft	0.3	#1	full, bushy plants	All-Purpose Plant Food
Jue	105	Juncus effuses	common rush	0.46	#1 cont	.3m o.c.	
Lis	101	Liriope spicata	creeping lily turf	0.41	#1 cont.	full/ bushy plants	E, B, P
Lp	84	Lonicera pileata	box leaf honeysuckle	0.76	---	full/ bushy plants	E, B, P
Mn	625	Mahonia nervosa	longleaf mahonia	0.46	#3 cont	full/ bushy plants	N, E, B, P, Ed
Ob	84	Osmanthus x burkwoodii	fragrant olive	0.84	#5 cont.	full/ bushy plants	E, B, P
Pa	396	Pennisetum alopecuroides	Fountain Grass	0.61	#2 cont.	full/ bushy plants	B, W
Pah	134	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass	0.46	#2 cont.-heavy	full/ bushy plants	B, W
Pca	21	Physocarpus capitatus	pacific ninebark	1.07	#3 cont.	full/bushy	B, P
Pm	182	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
Pt	3	Pachysandra terminalis	Japanese spurge	0.25	#1 cont.	full/ bushy plants	E, P
Rak	65	Rhododendron 'Anah Kruschke'	Anah Kruschke rhododendror	0.76	#5 cont.	full/ bushy plants	E, P
Rc	46	Rubus calycinoides	creeping bramble	0.61	#1 cont.	full/ bushy plants	E, B, P, Ed
Rr	20	Rosa rugosa	rugosa rose	0.91	#2 cont.	full/ bushy plants	B, P
Rs	55	Ribes sanguineum 'King Edward'	flowering currant	0.91	#5 cont	full/ bushy plants	
Sa	107	Symphoricarpos albus	snowberry	0.76	#5 cont.	full/ bushy plants	N, B, P, W
Tmh	112	Taxus x media 'Hicksii'	Anglojap yew	0.61	1.2m ht/B&B	full/ bushy plants - male	E
Vd	41	Viburnum davidii	David's viburnum	1.07	#3 cont.	full, bushy plants	E, B, P
	0				0		
LAWN							
		Non-Netted, grown on sand					

NOTES:

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST

4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PROPOSED PLANT PALETTE: ROOFTOP

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES							
Ag	3	Acer griseum	paperbark maple		3.66 4m ht/B&B	full/ bushy canopy	W, P
Pdu	9	Pinus densiflora 'Umbrac	Japanese red pine		9.14 2.5m ht/B&B	full/ bushy canopy; spec	E
Sm	5	Stewartia monadelpha	orangebark stewartia		3.66 4m ht/B&B	multistemmed	W,P
	0				0		
SHRUBS / GROUNDCOVERS / PERENNIALS							
Cta	98	Choisya x dewitteana 'A	Aztec Pearl mock orange		0.81 ---	full/ bushy plants	E, P
Hpi	18	Hebe pinguifolia	hebe		0.51 #2 cont.	full, bushy plants	E, P
Is	782	Iberis sempervirens 'Sno	snowflake candytuft		0.3 #1	full, bushy plants	All-Purpose Plant Food
Lis	54	Liriope spicata	creeping lily turf		0.41 #1 cont.	full/ bushy plants	E, B, P
Nat	116	Nassella tenuissima	Mexican feather grass		0.36 #2 cont.	full/ bushy plants	
Pah	60	Pennisetum alopecuroid	dwarf fountain Grass		0.46 #2 cont.-heavy	full/ bushy plants	B, W
Rc	267	Rubus calycinoides	creeping bramble		0.3 #1 cont.	full/ bushy plants	E, B, P, Ed
Yuf	26	Yucca flaccida	Adam's needle		0.76 #3 cont.	full/ bushy plants	E, B, P
	0				0		
LAWN							
		Non-Netted, grown on sand					

NOTES:

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST

4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PROPOSED PLANT PALETTE: INTERIM

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Mf	10	Malus fusca	pacific crabapple	as shown	6 cm cal/B&B	full/ bushy canopy	N, B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
Csk-1	75	Cornus sericea 'kelseyi'	Dwarf Red Osier dogwood	0.61	#5 cont.	full/bushy	
Pah	389	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass	0.46	#2 cont.-heavy	full/ bushy plants	B, W
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							
4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.							

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Project
Dockside Green-
Dockside Commons Precinct
Tyee & Esquimalt

Drawing Title
Landscape Notes & Schedules

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: L0.1
Date: 2023.01.31	2 of 39

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL ,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CSLA Standards

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE	750mm(30")	900mm(35")
TREES (10m3 PER TREE)	600mm (24")	750mm(30")
LARGE SHRUBS	600mm(24")	500-900mm(20"-36")
SMALL SHRUBS	450mm(18")	300-500mm(12"-20")
GROUNDCOVERS	300mm(12")	225mm(9")
LAWN-IRRIGATED	150mm(6")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN ADDITION TO INDICATED SOIL DEPTH.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR- ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
F1	2/L12.4	Radial seating	As per detail	As per material	Thermal Ash	Ogden Cantilever	Maglin	4	
F3	1/L12.4	Bike racks	As per detail	Silver	Aluminium	5990-UG	Equiparc	31	To be anchored
F4	8/L12.2	CIP planters	As per detail	Natural	Light sandblasted finish	Custom	Custom	-	
F5	7/L12.2	Metal planter	As per detail	As per material	Steel	Custom	Custom	1	Powder coated
F6	3/L12.3	Metal fence & gate	As per detail	As per material	Aluminium	Custom	Custom	-	Powder coated
F7	4/L12.4	Round concrete planters	As per detail	As per material	As per detail	Pixel Layout	Maglin	-	
F8	5/L12.4	Modular block seating	As per detail	As per material	Concrete	Custom	Sanderson concrete	10	
F9	3/L12.4	Tree Grate	5' dia.	Raw	Recycled grey iron	5' rd. rainbow	Urban accessories	3	

MATERIALS

ID	REFERENCE	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
M1	-/L-.-	Wood decking	2 x 10 rough cut cedar	Natural	-	Custom	Custom	-	To match Phase 1 Tyee Plaza
M2	1/L12.2	Paver A	11.10" x 3.50" x 3.15"	Natural	Boardwalk	Boardwalk	Barkman	-	Permeable
M3	1/L12.2	Paver B	11.10" x 3.50" x 3.15"	Charcoal	Boardwalk	Boardwalk	Barkman	-	Permeable
M4	1/L12.2	Paver C	24" x 24" x 2"	Charcoal	Grid	Vancouver Bay	Mutual materials	-	Hydrapressed Slab
M5	3/L12.2	Paver D	18" x 18" x 1 5/8"	Charcoal	-	Vancouver Bay	Mutual materials	-	Hydrapressed Slab
M6	3/L12.2	Paver E	150mm x 300mm x 108mm	Natural	Pedestrian running bond	VS5	Expocrete	-	
M7	2/L12.2	Pedestrian concrete	-	Natural	Broom Finish	Custom	Custom	-	
M8	2/L12.3	Extensive green roof	Varies	-	-	Sedum Roof	Next Level	-	
M9	5/L12.2	Drip strip	14" deep	-	-	-	-	-	
M10	-/L-.-	Engineered wood decking	-	Brown Oak	Grooved profile	Custom	Timbertech	-	Rooftop
M11	1/L12.3	Precast concrete pavers	48" x 18" x 6"	Natural	Concrete	Roman steps	Sanderson concrete	-	

LIGHTING FEATURES

ID	REFERENCE	DESCRIPTION	MODEL	MANUFACTURER	NOTES
L1	1/L12.5	Catenary lighting	Exton Powerspan Cable System	Tegan Lighting	-
L2	2/L12.5	Festoon lighting	Globe Series	MaxiLED Lighting	-
L3	3/L12.5	Bollard lighting	L910	MP Lighting	-
L4	4/L12.5	Step/Wall lighting	L49	MP Lighting	-
L5	5/L12.5	Strip lighting	VERS-01-SW-1.5	Qtran	-

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

Revision

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Landscape Notes & Schedules

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: L0.2
Date: 2023.01.31	3 of 39

Softscape - Flowing, wave-like planters, islands, and seating

Habitat Focus

Native and adapted species

Pixelated paving patterns

Accessible entryway

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Precedent Images

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: **L0.3**
Date: 2023.01.31	4 of 39

Dockside Commons Park - Ultimate Condition

Interim landscape park

Supporting active lifestyle

Bike-friendly community space

Decorative construction hoarding

Environmental, Mobility Hub, and Wayfinding signage

Lighting

Green roof

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

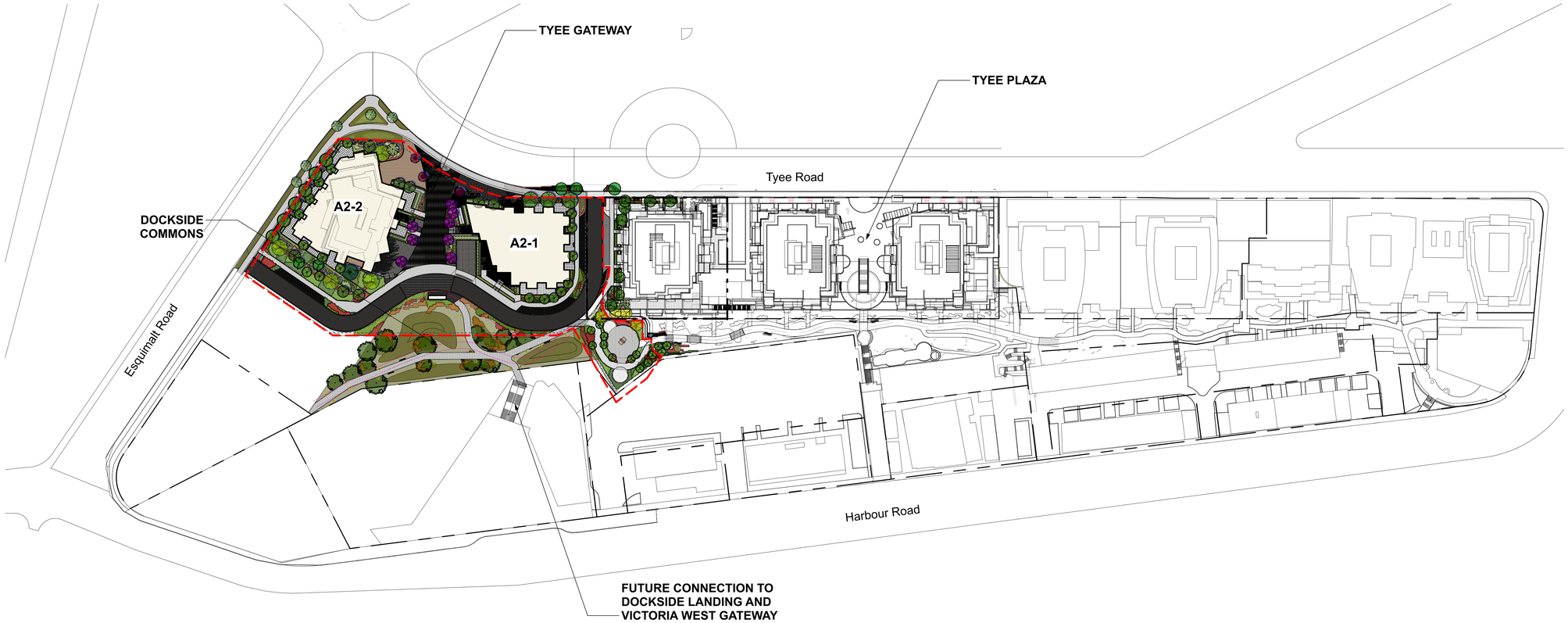
Tyee & Esquimalt

Drawing Title

Precedent Images

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	NTS
Reviewed By	Drawing No.
Date	L0.4
2023.01.31	5 of 39



1 Dockside Green Overall Plan

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Dockside Green
Overall Plan

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: **L0.5**
Date: 2023.01.31	6 of 39

1 Dockside Commons Precinct
Scale: 1:250

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Dockside Commons Precinct.

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: **L0.6**
Date: 2023.01.31	7 of 39

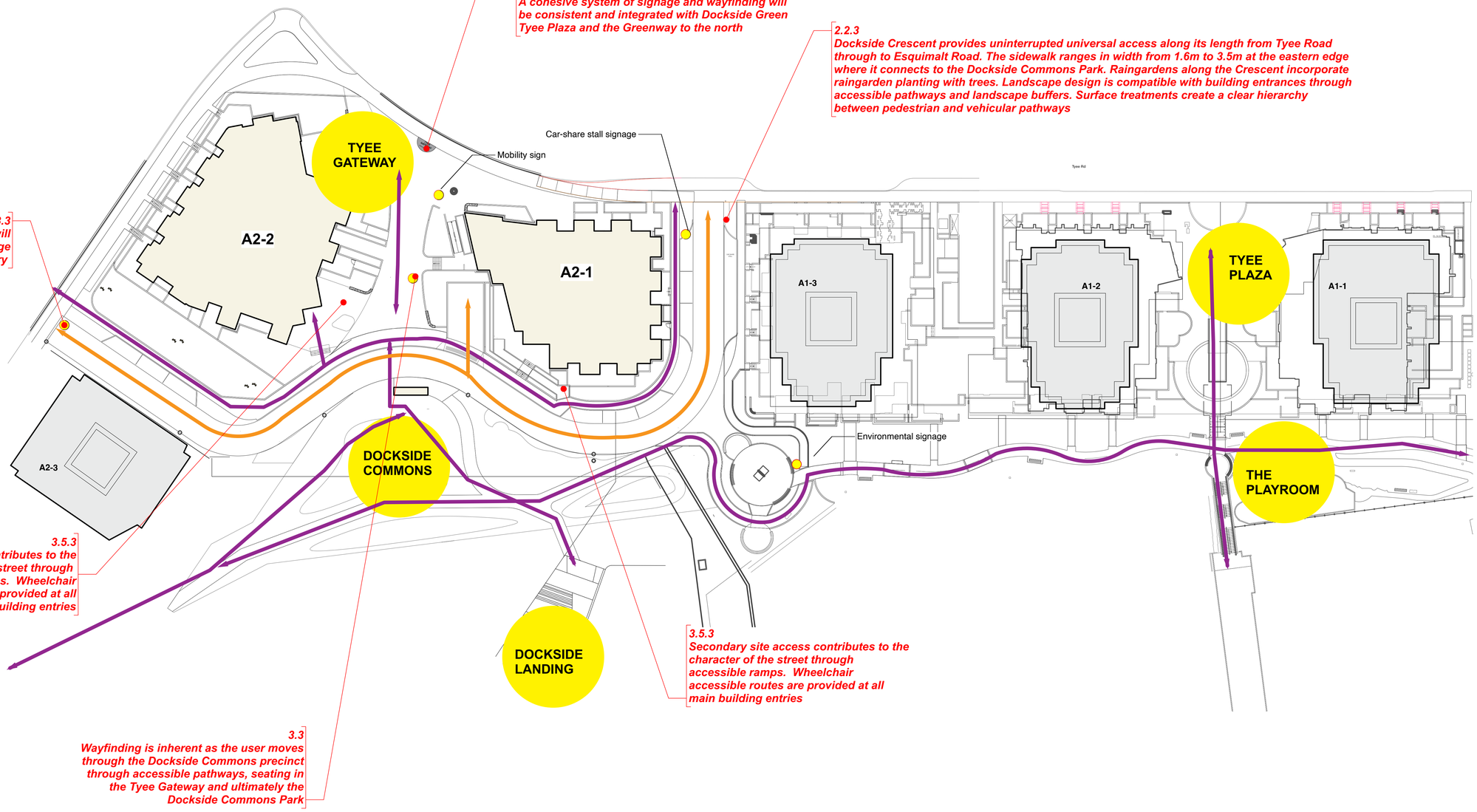
3.3
Signage elements will incorporate wayfinding into landscape elements to minimise visual clutter
A cohesive system of signage and wayfinding will be consistent and integrated with Dockside Green Tyee Plaza and the Greenway to the north

2.2.3
Dockside Crescent provides uninterrupted universal access along its length from Tyee Road through to Esquimalt Road. The sidewalk ranges in width from 1.6m to 3.5m at the eastern edge where it connects to the Dockside Commons Park. Raingardens along the Crescent incorporate raingarden planting with trees. Landscape design is compatible with building entrances through accessible pathways and landscape buffers. Surface treatments create a clear hierarchy between pedestrian and vehicular pathways

3.3
Landscape features will incorporate signage where necessary

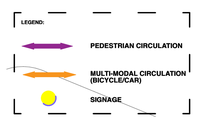
3.5.3
Secondary site access contributes to the character of the street through accessible ramps. Wheelchair accessible routes are provided at all main building entries

3.3
Wayfinding is inherent as the user moves through the Dockside Commons precinct through accessible pathways, seating in the Tyee Gateway and ultimately the Dockside Commons Park



2 Circulation and Wayfinding
Scale: 1:350

0 5 10 15 20 25 m



Environmental, Mobility Hub, and Wayfinding signage

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Circulation
and Wayfinding Plan
Ultimate

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: L1.1
Date: 2023.01.31	8 of 39

3.3
Signage elements will incorporate wayfinding into landscape elements to minimise visual clutter
A cohesive system of signage and wayfinding will be consistent and integrated with Dockside Green Tyee Plaza and the Greenway to the north

2.2.3
Dockside Crescent provides uninterrupted universal access along its length from Tyee Road through to Esquimalt Road. The sidewalk ranges in width from 1.6m to 3.5m at the eastern edge where it connects to the Dockside Commons Park. Raingardens along the Crescent incorporate raingarden planting with trees. Landscape design is compatible with building entrances through accessible pathways and landscape buffers. Surface treatments create a clear hierarchy between pedestrian and vehicular pathways

3.3
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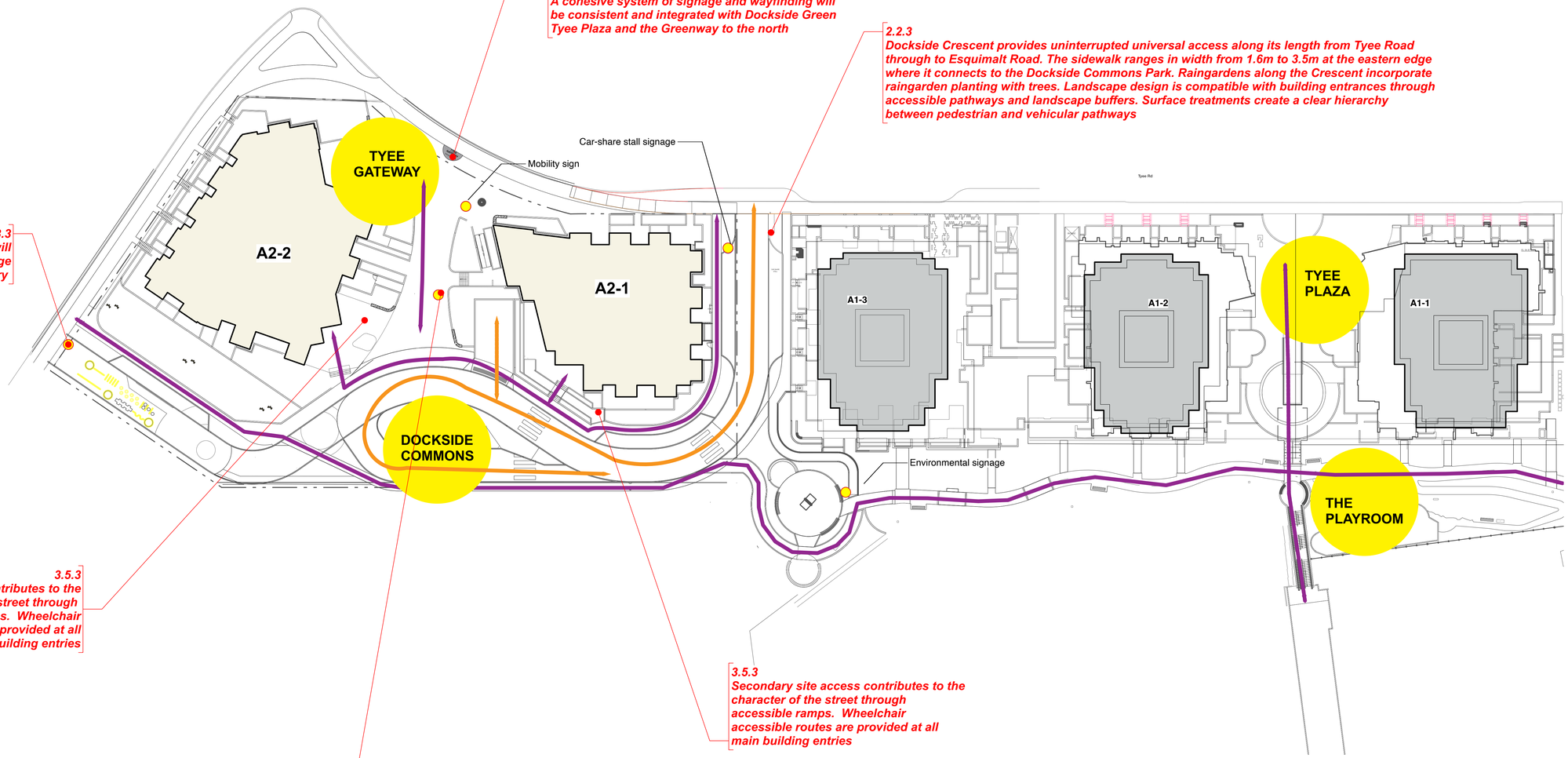
3.5.3
Secondary site access contributes to the character of the street through accessible ramps. Wheelchair accessible routes are provided at all main building entries

3.3
Wayfinding is inherent as the user moves through the Dockside Commons precinct through accessible pathways, seating in the Tyee Gateway and ultimately the Dockside Commons Park



2 Circulation and Wayfinding
Scale: 1:350

0 5 10 15 20 25 m

LEGEND:
- PEDESTRIAN CIRCULATION
- MULTI-MODAL CIRCULATION (BICYCLE/CAR)
- SIGNAGE

Environmental, Mobility Hub, and Wayfinding signage

Revision
No.	Date	Revision Notes

Issue
No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project
Dockside Green-
Dockside Commons Precinct
Tyee & Esquimalt

Drawing Title
Circulation
and Wayfinding Plan
Interim

Legal

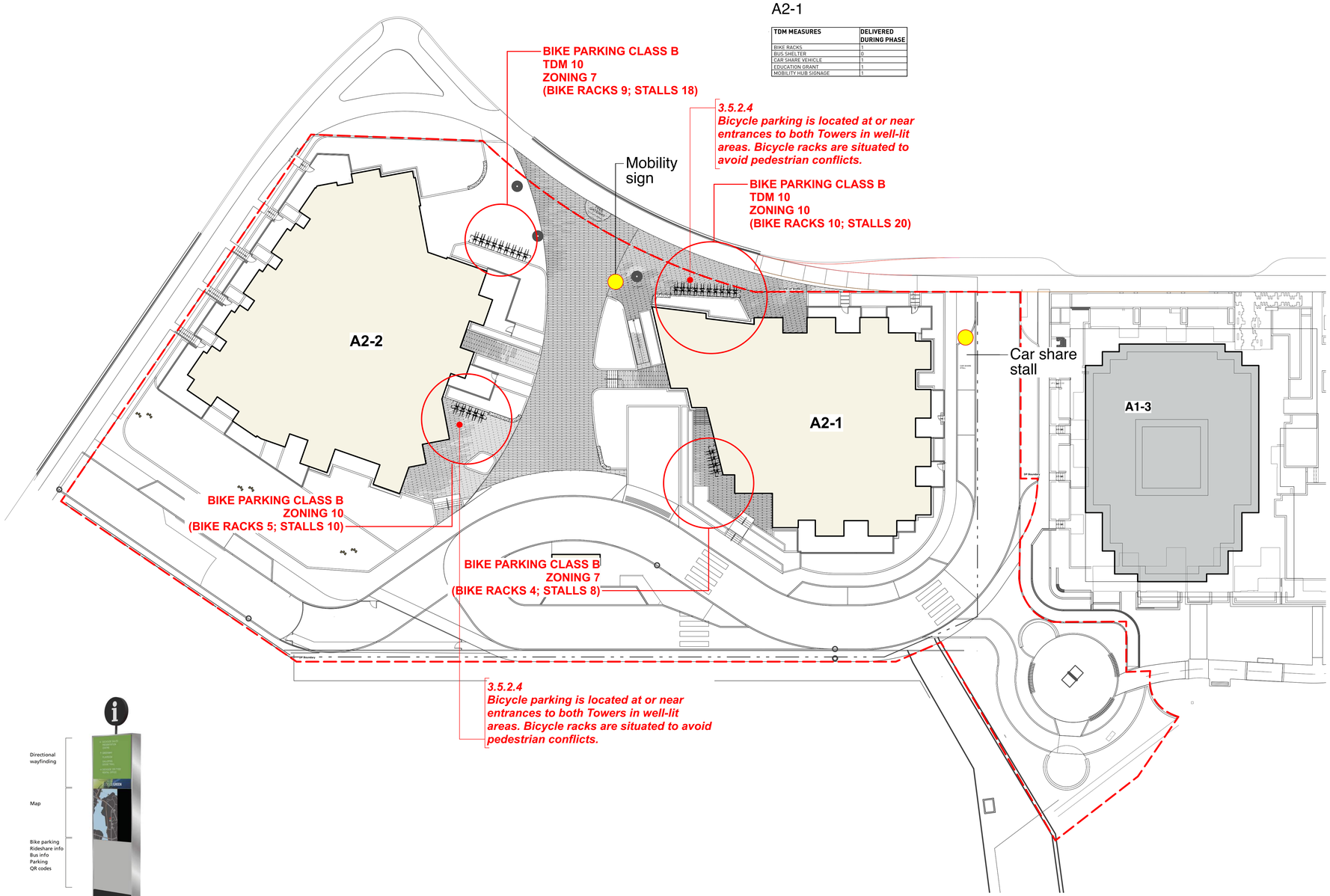
Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: NTS
Reviewed By:	Drawing No.: L1.2
Date: 2023.01.31	9 of 39

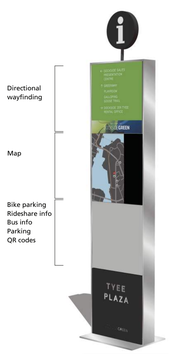
A2-2

TDM MEASURES	DELIVERED DURING PHASE
BIKE RACKS	1
BUS SHELTER	0
CAR SHARE VEHICLE	0
EDUCATION GRANT	0
MOBILITY HUB SIGNAGE	0

A2-1

TDM MEASURES	DELIVERED DURING PHASE
BIKE RACKS	1
BUS SHELTER	0
CAR SHARE VEHICLE	1
EDUCATION GRANT	1
MOBILITY HUB SIGNAGE	1





1 TDM
Scale: 1:250

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

TDM Plan

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	NTS
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2.2.2
The Tyee Gateway connection provides the entry point to the Dockside Commons precinct with minimum pathway of 4.5 m. At grade planters function as raingardens. Pedestrian circulation is encouraged through signage, accessible pathway and seating. Adjacent lobbies frame the gateway.

2.2.1
Street trees at the edge along Esquimalt transition to the trees in Dockside Cresent and Dockside Commons Park

2.2.1
Formal and informal seating lines the path promoting opportunities for gathering and community building

2.2.1
Dockside Commmons Park features several groups of trees that line the path to provide shade and seasonal interest
A meandering pathway connects to Dockside Crescent, the Greenway, and Esquimalt Road

2.2.1
Dockside Commmons Park is envisaged as a large primarily open lawn area that encourages passive use

1 Ultimate Concept Plan
Scale: 1:250

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Ultimate Concept Plan

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
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1 Interim Concept Plan
Scale: 1:250

0 5 10 15 20 25 m

Revision

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Issue

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Project

Dockside Green-
Dockside Commons Precinct

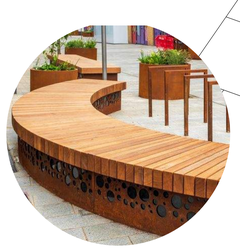
Tyee & Esquimalt

Drawing Title

Interim Concept Plan

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: L2.2
Date: 2023.01.31	12 of 39



1 Dockside Commons
Scale: 1:125

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Ultimate Dockside Commons

Concept Plan

Legal

Project Manager	Project ID
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2023.01.31	

Pathway shared by pedestrians, and cyclists walking bicycles

Concrete planters (repurposed from phase 1) frame the amenity area while protecting users from vehicular traffic

Catenary lighting illuminates and creates an inviting community space

Decorative marking for play

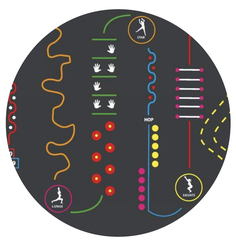
Asphalt paint delineates multi-use spaces and guide movement

Pixel seating (repurposed from phase 1) help create places of respite and social interaction

Dog area w/ fencing

3.7
Signage and construction hoarding will communicate the ultimate condition of what will be the Dockside Commons Park. Landscape finishes are consistent with Tyee Plaza and the Greenway to the North
All incomplete street works such as the sidewalk connection through to Esquimalt Road will be safe Signage and construction hoarding will communicate the ultimate condition of what will be the Dockside Commons Park and the continuation of Dockside Crescent.

Decorative marking for play



Active lifestyle and bike-friendly community space

Decorative construction hoarding

Pixel bench

3 Interim Dockside Commons Concept Plan
Scale: 1:100

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

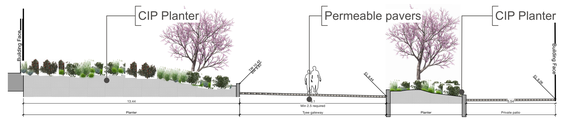
Drawing Title

Interim Dockside Commons

Concept Plan

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
	L2.4
Date	14 of 39
2023.01.31	



2 Connecting pathway between A2-2 and A2-1
Scale: 1:150

1 Tyee Gateway Concept Plan
Scale: 1:150

0 5 10 15 20 25 m

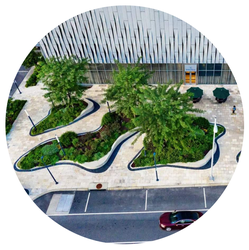
3.6
The materiality of the Tyee Gateway is unified with the architectural expression; layered plantings are consistent with CPTED principles through clear sightlines and visual permeability and natural access control through clearly defined boundaries between public and private realms.

2.2.2
The Tyee Gateway connection provides the entry point to the Dockside Commons precinct with minimum pathway of 2.5 m. At grade planters function as raingardens. Pedestrian circulation is encouraged through signage, accessible pathway and seating. Adjacent lobbies frame the gateway.

3.6
A lighting program allows for clearly lit pathways without disruption to adjacent residents

3.6
Planting along walkways, throughout the Tyee Gateway and in landscape planting buffers are varied in height and consistent with CPTED principles that promote natural access control through clearly defined boundaries between public and private realms and territorial reinforcement with amenities in communal areas that encourage activity and use.

Precedent Images



Curvilinear planters, pixelated pavers, timber seating

Pedestrian pole light

Planting palette

Revision
No.	Date	Revision Notes

Issue
No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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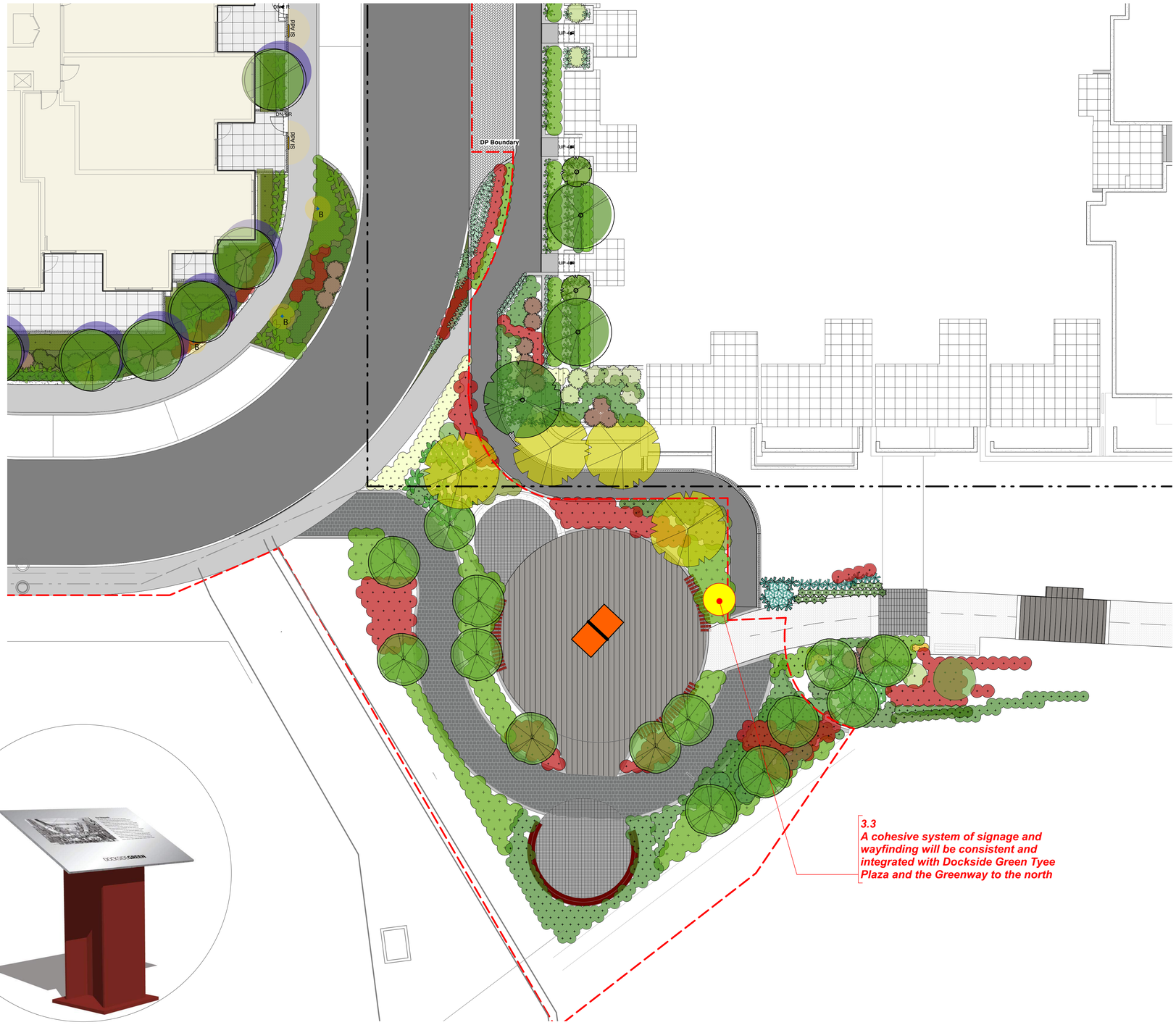
Project
Dockside Green-
Dockside Commons Precinct
Tyee & Esquimalt

Drawing Title
Tyee Gateway
Concept Plan

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	L2.5
2023.01.31	15 of 39



1 Phase 1 Dockside Turnaround
Scale: 1:100

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Dockside Green-
Dockside Commons Precinct

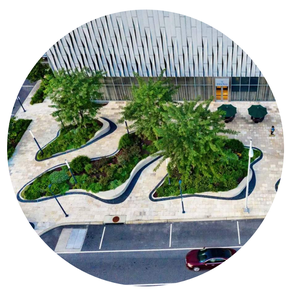
Tyee & Esquimalt

Drawing Title

Phase 1 Dockside Turnaround

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	**L2.6**
2023.01.31	16 of 39



1 Landscape Plan: L1
Scale: 1:200

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Landscape Plan: L1

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	L3.1
2023.01.31	17 of 39

Green roof

1 Landscape Plan: L4
Scale: 1:200

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

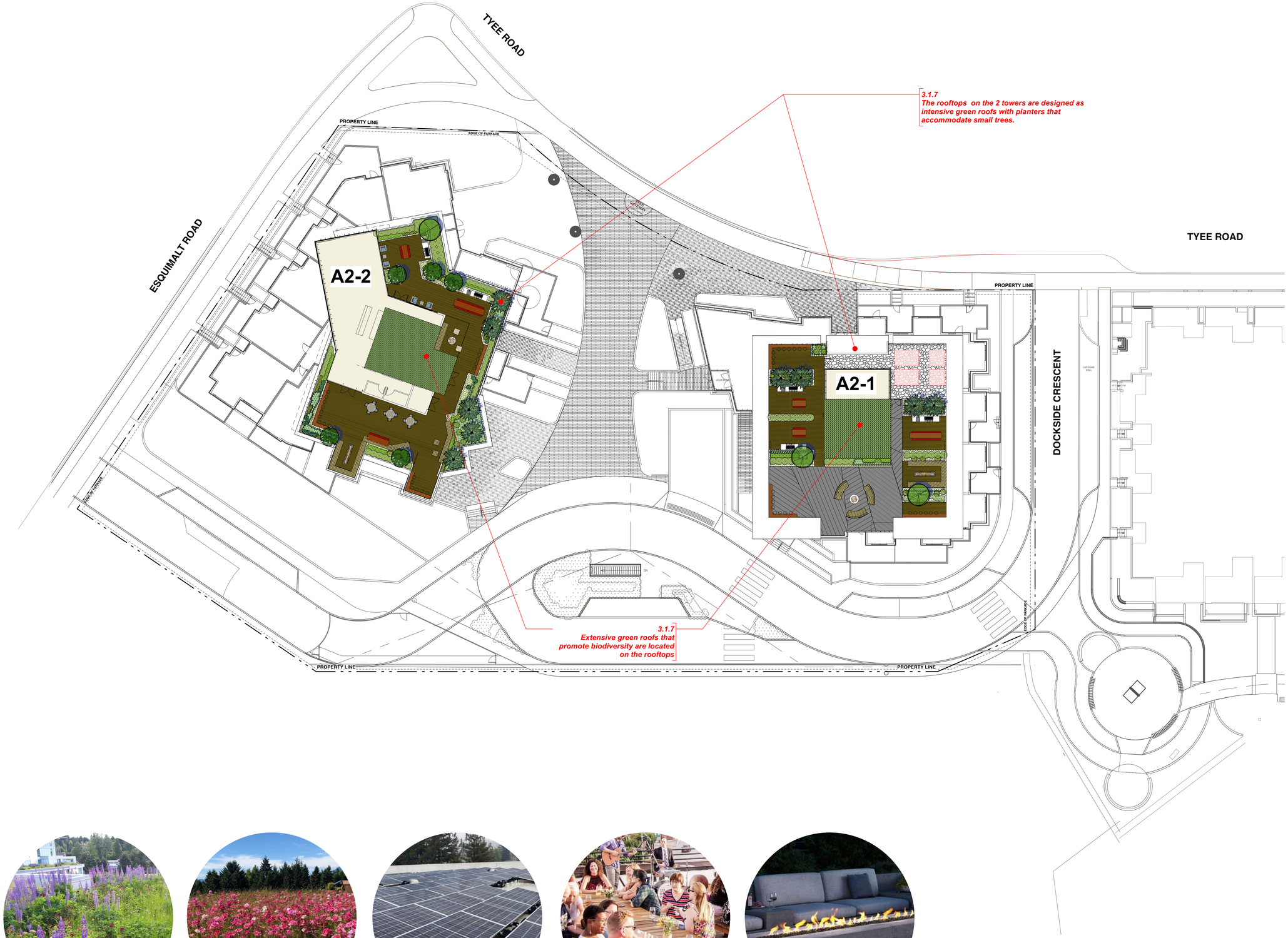
Tyee & Esquimalt

Drawing Title

Landscape Plan: L4

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No. L3.2
Date: 2023.01.31	18 of 39



1 Landscape Plan: Rooftop
Scale: 1:200

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

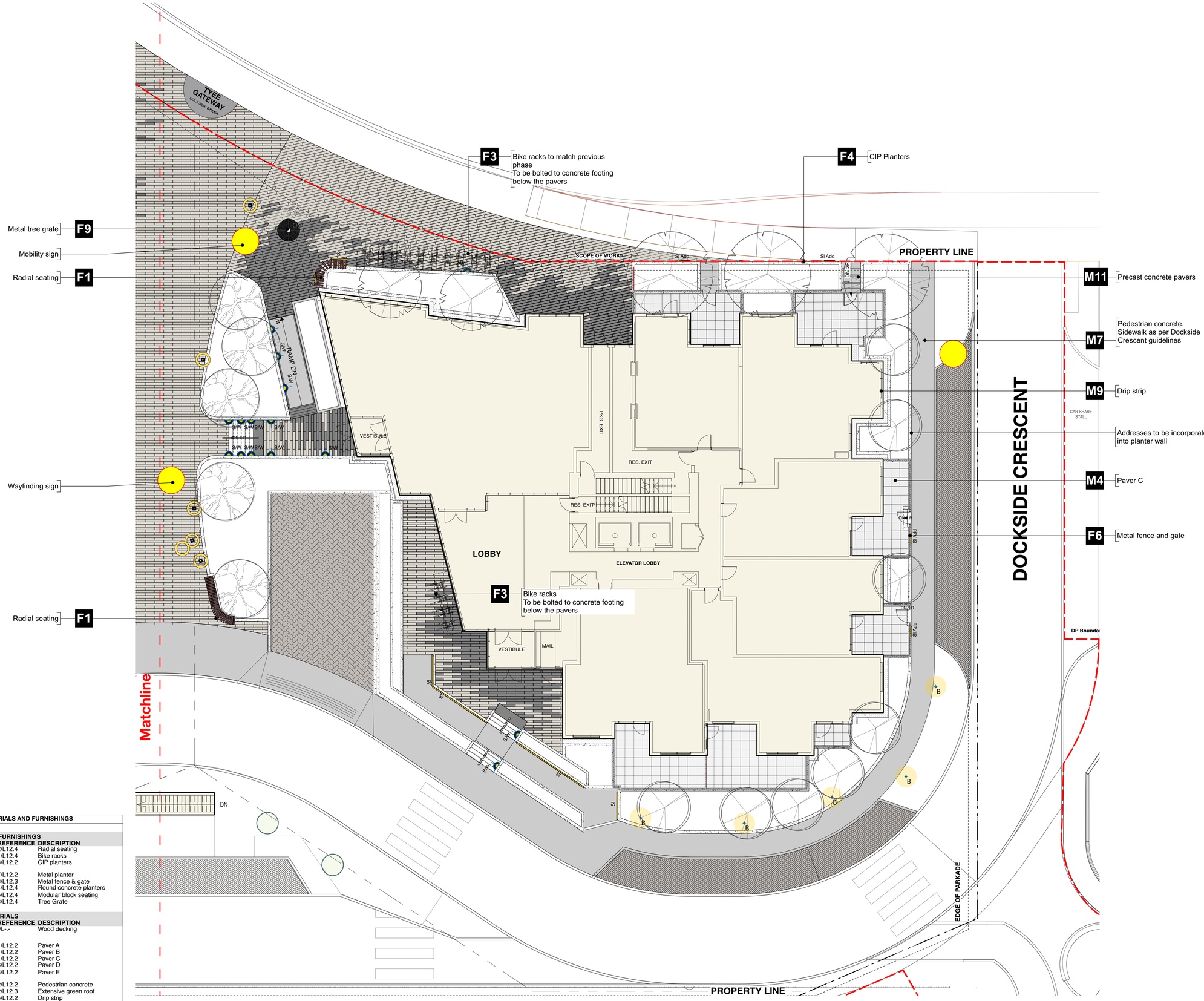
Tyee & Esquimalt

Drawing Title

Landscape Plan:
Rooftop

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	L3.3
2023.01.31	19 of 39



1 Materials Plan: L1 A2-1
Scale: 1:100

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

ID	REFERENCE	DESCRIPTION
F1	2/L12.4	Radial seating
F3	1/L12.4	Bike racks
F4	8/L12.2	CIP planters
F5	7/L12.2	Metal planter
F6	3/L12.3	Metal fence & gate
F7	4/L12.4	Round concrete planters
F8	5/L12.4	Modular block seating
F9	3/L12.4	Tree Grate

MATERIALS

ID	REFERENCE	DESCRIPTION
M1	-/L-.-	Wood decking
M2	1/L12.2	Paver A
M3	1/L12.2	Paver B
M4	1/L12.2	Paver C
M5	3/L12.2	Paver D
M6	3/L12.2	Paver E
M7	2/L12.2	Pedestrian concrete
M8	2/L12.3	Extensive green roof
M9	5/L12.2	Drip strip
M10	-/L-.-	Engineered wood decking
M11	1/L12.3	Precast concrete pavers

Revision

No.	Date	Revision Notes

Issue

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

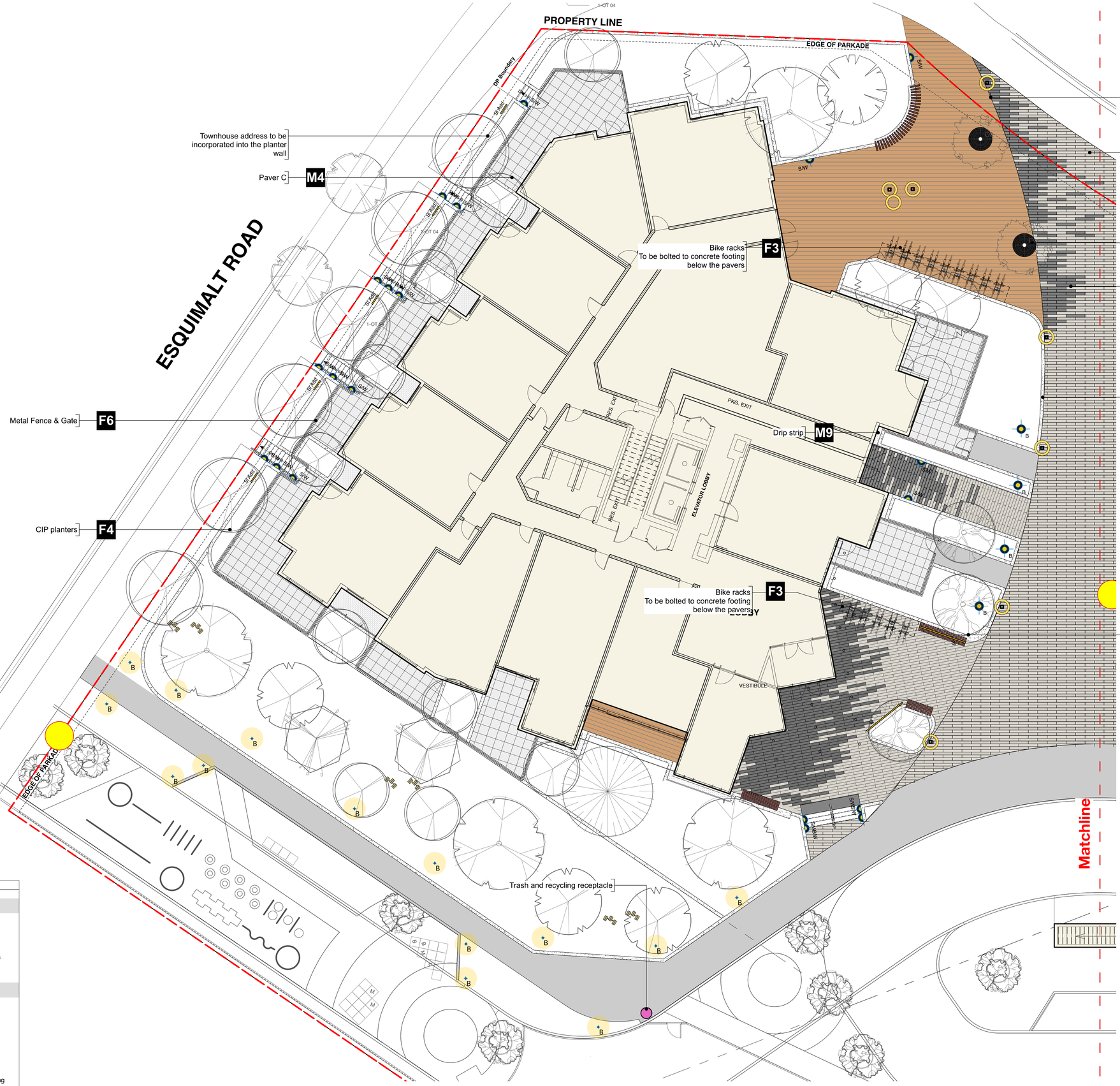
Drawing Title

Materials Plan: L1

A2-1

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: L4.1
Date: 2023.01.31	20 of 39



MATERIALS AND FURNISHINGS

SITE FURNISHINGS

ID	REFERENCE	DESCRIPTION
F1	2/L12.4	Radial seating
F3	1/L12.4	Bike racks
F4	8/L12.2	CIP planters
F5	7/L12.2	Metal planter
F6	3/L12.3	Metal fence & gate
F7	4/L12.4	Round concrete planters
F8	5/L12.4	Modular block seating
F9	3/L12.4	Tree Grate

MATERIALS

ID	REFERENCE	DESCRIPTION
M1	-/L-.-	Wood decking
M2	1/L12.2	Paver A
M3	1/L12.2	Paver B
M4	1/L12.2	Paver C
M5	3/L12.2	Paver D
M6	3/L12.2	Paver E
M7	2/L12.2	Pedestrian concrete
M8	2/L12.3	Extensive green roof
M9	5/L12.2	Drip strip
M10	-/L-.-	Engineered wood decking
M11	1/L12.3	Precast concrete pavers

1 Materials Plan: L1 A2-2
Scale: 1:100

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

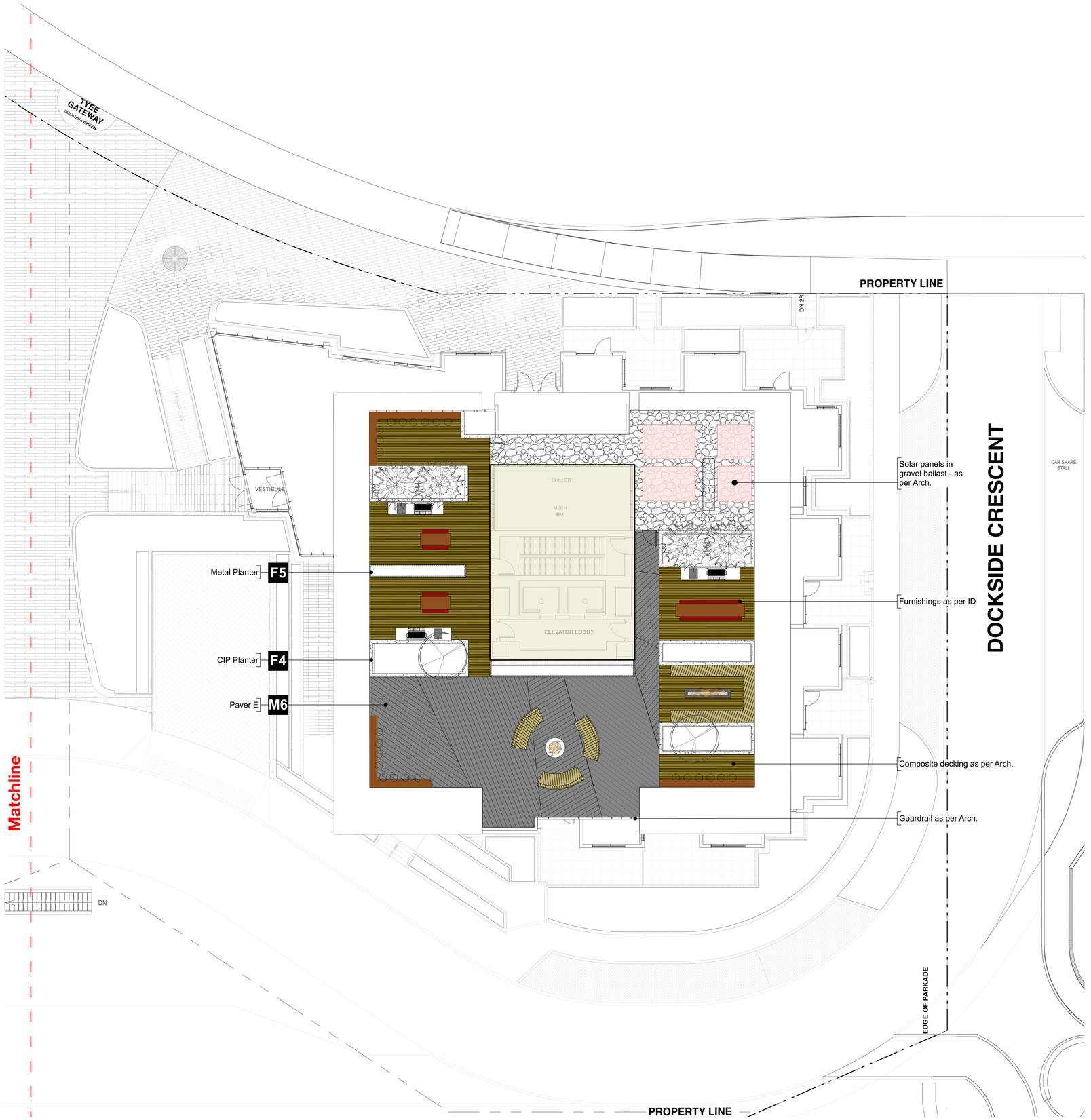
Drawing Title

Materials Plan: L1

A2-2

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: **L4.2**
Date: 2023.01.31	21 of 39



1 Materials Plan: Rooftop A2-1
Scale: 1:100

0 5 10 15 20 25 m

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

ID	REFERENCE	DESCRIPTION
F1	2/L12.4	Radial seating
F3	1/L12.4	Bike racks
F4	8/L12.2	CIP planters
F5	7/L12.2	Metal planter
F6	3/L12.3	Metal fence & gate
F7	4/L12.4	Round concrete planters
F8	5/L12.4	Modular block seating
F9	3/L12.4	Tree Grate

MATERIALS

ID	REFERENCE	DESCRIPTION
M1	-/L-.-	Wood decking
M2	1/L12.2	Paver A
M3	1/L12.2	Paver B
M4	1/L12.2	Paver C
M5	3/L12.2	Paver D
M6	3/L12.2	Paver E
M7	2/L12.2	Pedestrian concrete
M8	2/L12.3	Extensive green roof
M9	5/L12.2	Drip strip
M10	-/L-.-	Engineered wood decking
M11	1/L12.3	Precast concrete pavers

Show solar panels

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Materials Plan: Rooftop

A2-1

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
	L4.5
Date	22 of 39
2023.01.31	

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

ID	REFERENCE	DESCRIPTION
F1	2/L12.4	Radial seating
F3	1/L12.4	Bike racks
F4	8/L12.2	CIP planters
F5	7/L12.2	Metal planter
F6	3/L12.3	Metal fence & gate
F7	4/L12.4	Round concrete planters
F8	5/L12.4	Modular block seating
F9	3/L12.4	Tree Grate

MATERIALS

ID	REFERENCE	DESCRIPTION
M1	-/L-.-	Wood decking
M2	1/L12.2	Paver A
M3	1/L12.2	Paver B
M4	1/L12.2	Paver C
M5	3/L12.2	Paver D
M6	3/L12.2	Paver E
M7	2/L12.2	Pedestrian concrete
M8	2/L12.3	Extensive green roof
M9	5/L12.2	Drip strip
M10	-/L-.-	Engineered wood decking
M11	1/L12.3	Precast concrete pavers

1 Materials Plan: Rooftop A2-2
Scale: 1:100

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

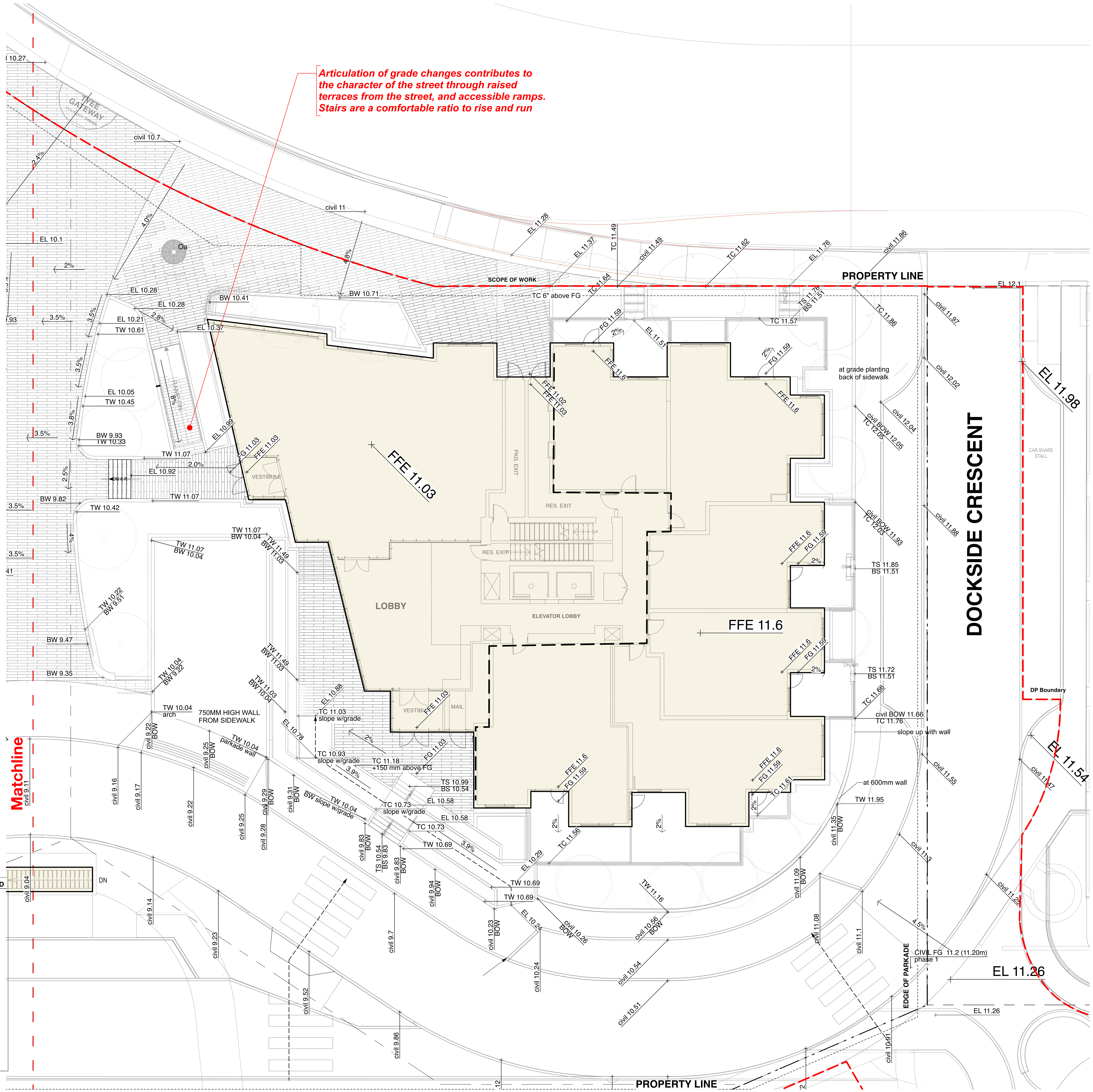
Tyee & Esquimalt

Drawing Title

Materials Plan: Rooftop
A2-2

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	L4.6
2023.01.31	23 of 39



1 Landscape Grading & Drainage Plan: L1 A2-1
Scale: 1:100

LANDSCAPE GRADING & DRAINAGE PLAN LEGEND

TW 0.00m / BW 0.00m	TW - Top of Wall / BW - Bottom of Wall
TS 0.00m / BS 0.00m	TS - Top of Step / BS - Bottom of Step
ToS 0.00m	ToS - Top of Slab
FFE 0.00m	FFE - Finish Floor
PG 0.00m	PG - Proposed Grade
EG 0.00m	EG - Existing Grade
IG 0.00m	IG - Interpolated Grade
BOW 0.00m	BOW - Back of Walk (CIVIL)
1% - 5% MIN-MAX	Slope
AD	Area Drain
LB	Lawn Basin
PD	Planter Drain
TD	Trench Drain

Grades on the commons park

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project
Dockside Green-Dockside Commons Precinct
Tyee & Esquimalt

Drawing Title
Landscape Grading & Drainage Plan: L1 A2-1

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: L6.1
Date: 2023.01.31	24 of 39

Articulation of grade changes contributes to the character of the street through raised terraces from the street, and accessible ramps. Stairs are a comfortable ratio to rise and run

ESQUIMALT ROAD

PROPERTY LINE

EDGE OF PARKADE

DP Boundary

FFE 9.27

LOBBY

PKG. EXIT

RES. EXIT

ELEVATOR LOBBY

BULE

Matchline

civil 9.24 | civil 9.59 | civil 8.97 | civil 9.86 | civil 9.92 | civil 10.03 | civil 10.27

TW slope w/grade | BW 9.92 | BW 9.68 | BW 9.93

Slope 0.6% | Slope 8.6% | Slope 11.6% | Slope 2.0%

EG 8.73 | BW 8.76 | TW 9.45 | LP 9.3 | EL 9.93

IG 8.6 | TS 9.22 | TW 9.45 | LP 9.3

EG 8.45 | BW 8.5 | FG 9.26

TW 9.39 | FFE 9.27 | TW 9.93 | BW 9.29 | TW 9.93 | BW 9.7

IG 8.22 | TS 9.22 | TW 9.39 | 2% | EL 9.26

EG 8 | TW 9.25 | BW 8.05 | FG 9.26

TW 9.27 | Slope 2.7% | 2.4%

IG 7.87 | TS 9.23 | TW 9.39 | TW 8.84 | BW 7.64 | FG 9.26

EG 7.59 | TW 9.28

IG 7.54 | TW 9.39 | TS 9.23 | TW 8.62 | BW 7.42 | FG 9.26

TW 9.28 | 2.0% | TW 9.45

IG 7.27 | TW 9.38 | EL 9.23

EG 7.14 | TW 8.36 | BW 7.16 | FG 9.26

TW 9.28 | FFE 9.27

TW 8.35 | BW 7.15

TW 7.85 | TW + BW Slope with grade

EL 9.27

TW 9.43

TW 7.21 | Slope w/ grade

TW 7.29 | Slope with grade

civil 6.69 | BOW

civil 6.61

civil 6.51

civil 6.68

civil 6.8

civil 6.28

civil 6.85

BOW 7.12

civil 7

civil 7.08

civil 7.58

TW 8.08 | Slope with grade | BOW 7.48

TW 8.09 | Slope with grade | BOW 7.79 | BOW 8.02 | TW 8.52 | Slope with grade

civil 8.12 | BOW

civil 8.19

civil 8.45 | BOW

civil 8.51

civil 8.54

civil 8.57

civil 8.59 | BOW

civil 8.61

civil 8.8

civil 8.9

civil 9.04

civil 9.11

TW 9.11

TW 9

TS 9.06 | BS 8.61

EL 9.42 | TW 9.42 | EL 9.26 | TW 9.42 | EL 9.26 | TW 9.42 | EL 9.53 | BW 9.3

EL 9.78 | EL 9.67 | EL 9.34 | EL 9.41 | EL 9.17

Slope -3.5% | 3.5% | 4.1% | 3.0%

TD

Oa

LANDSCAPE GRADING & DRAINAGE PLAN LEGEND

TW 0.00m / BW 0.00m	TW - Top of Wall / BW - Bottom of Wall
TS 0.00m / BS 0.00m	TS - Top of Step / BS - Bottom of Step
ToS 0.00m	ToS - Top of Slab
FFE 0.00m	FFE - Finish Floor
PG 0.00m	PG - Proposed Grade
EG 0.00m	EG - Existing Grade
IG 0.00m	IG - Interpolated Grade
BOW 0.00m	BOW - Back of Walk (CIVIL)
1% - 5% MIN-MAX	Slope
AD	Area Drain
LB	Lawn Basin
PD	Planter Drain
TD	Trench Drain

1 Landscape Grading & Drainage Plan: L1 A2-2
Scale: 1:100

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Landscape Grading & Drainage Plan: L1

A2-2

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: **L6.2**
Date: 2023.01.31	25 of 39

PROPOSED PLANT PALETTE: L1

ID	LATIN NAME	COMMON NAME
TREES		
Ac	Acer circinatum	vine maple
Ag	Acer griseum	paperbark maple
Bnd	Betulus nigra 'Dura-Heat'	Dura-Heat river birch
Cht	Chitalpa taskentensis	chitalpa
Cv	Cornus 'Venus'	Venus dogwood
Oa	Oxydendron Arboreum	Sourwood
Pin	Pinus nigra 'Green Select'	Green Select pine
Pya	Prunus x yedoensis 'Akebono'	Akebono cherry
Td	Taxodium distichum	bald cypress
Tsm	Tsuga mertensiana	mountain hemlock

1 Tree Plan: L1
Scale: 1:200

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

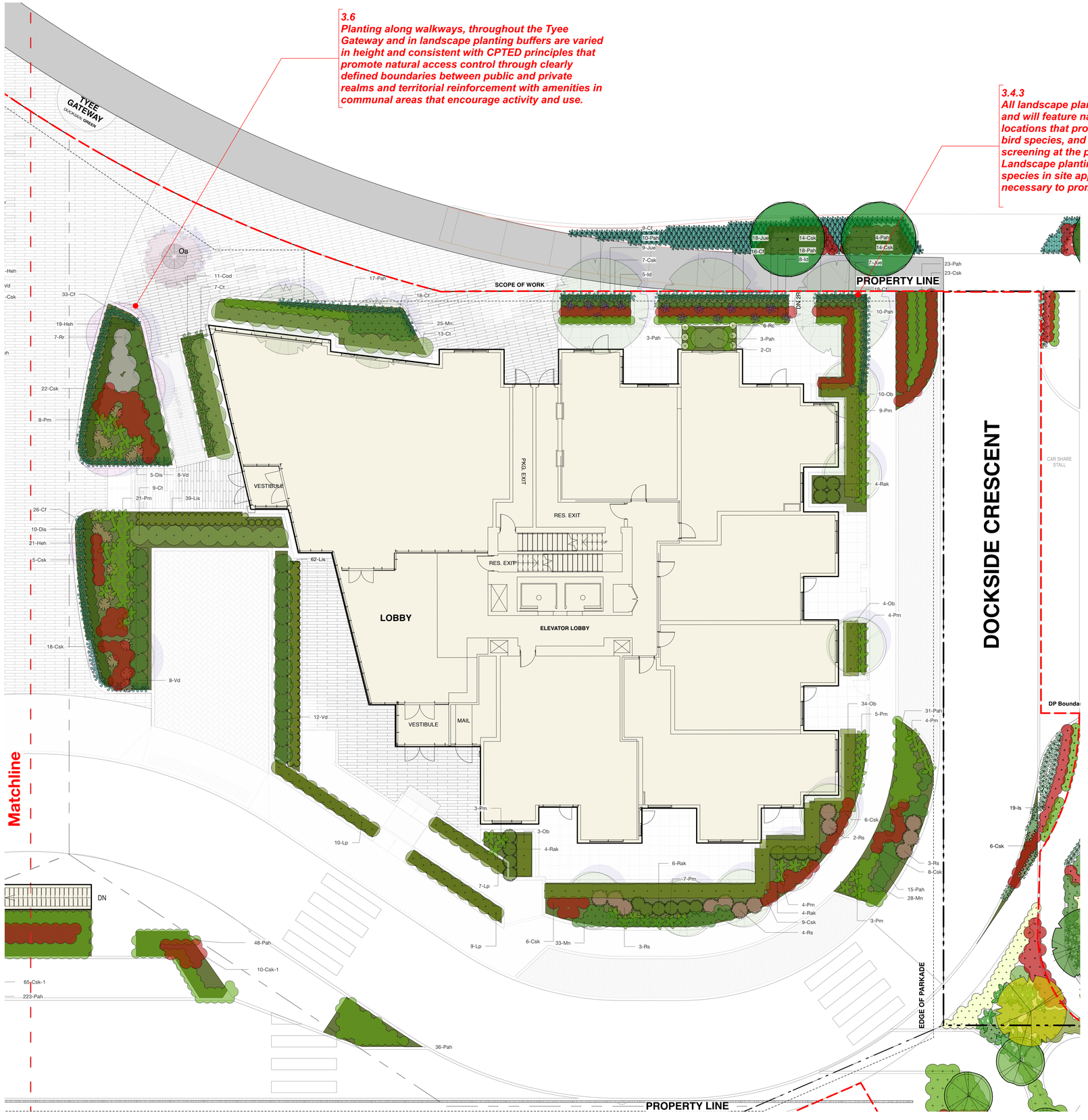
Tree Plan: L1

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No. L7.0
Date: 2023.01.31	26 of 39

3.6
Planting along walkways, throughout the Tyee Gateway and in landscape planting buffers are varied in height and consistent with CPTED principles that promote natural access control through clearly defined boundaries between public and private realms and territorial reinforcement with amenities in communal areas that encourage activity and use.

3.4.3
All landscape planting is as per the design guidelines and will feature native species in site appropriate locations that promote biodiversity for pollinators and bird species, and provide seasonal interest and screening at the pedestrian realm
Landscape planting will feature drought tolerant native species in site appropriate locations. Irrigation will be as necessary to promote establishment



PROPOSED PLANT PALETTE: L1

SHRUBS / GROUNDCOVERS / PERENNIALS		
Cf	Carex flacca	blue sedge
Cod	Cotoneaster dammeri	bearberry cotoneaster
Csf	Cornus sericea 'Flaviramea'	yellow twig dogwood
Csk	Cornus sericea 'kelseyi'	Dwarf Red Osier dogwood
Ct	Choisya ternata	Mexican mock orange
Dis	Dicentra spectablis	bleeding heart
Heh	Helleborus x hybridus 'Royal Heritage'	hellebore
Id	Iris douglasiana	Douglas iris
Is	Iberis sempervirens 'Snowflake'	snowflake candytuft
Jue	Juncus effuses	common rush
Lis	Liriope spicata	creeping lily turf
Lp	Lonicera pileata	box leaf honeysuckle
Mn	Mahonia nervosa	longleaf mahonia
Ob	Osmanthus x burkwoodii	fragrant olive
Pa	Pennisetum alopecuroides	Fountain Grass
Pah	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass
Pca	Physocarpus capitatus	pacific ninebark
Pm	Polystichum munitum	sword fern
Pt	Pachysandra terminalis	Japanese spurge
Rak	Rhododendron 'Anah Kruschke'	Anah Kruschke rhododendron
Rc	Rubus calycinoides	creeping bramble
Rr	Rosa rugosa	rugosa rose
Rs	Ribes sanguineum 'King Edward'	flowering currant
Sa	Symphoricarpos albus	snowberry
Tmh	Taxus x media 'Hicksii'	Anglojap yew
Vd	Viburnum davidii	David's viburnum

1 Planting Plan: L1 A2-1
Scale: 1:100

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Planting Plan: L1

A2-1

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	L8.1
2023.01.31	27 of 39

3.4.3
All landscape planting is as per the design guidelines and will feature native species in site appropriate locations that promote biodiversity for pollinators and bird species, and provide seasonal interest and screening at the pedestrian realm Landscape planting will feature drought tolerant native species in site appropriate locations. Irrigation will be as necessary to promote establishment

3.6
Planting along walkways, throughout the Dockside Precinct and in landscape planting buffers are varied in height and consistent with CPTED principles that promote natural access control through clearly defined boundaries between public and private realms and territorial reinforcement with amenities in communal areas that encourage activity and use.

PROPOSED PLANT PALETTE: L1

SHRUBS / GROUNDCOVERS / PERENNIALS		
Cf	Carex flacca	blue sedge
Cod	Cotoneaster dammeri	bearberry cotoneaster
Csf	Cornus sericea 'Flaviramea'	yellow twig dogwood
Csk	Cornus sericea 'kelseyi'	Dwarf Red Osier dogwood
Ct	Choisya ternata	Mexican mock orange
Dis	Dicentra spectablis	bleeding heart
Heh	Helleborus x hybridus 'Royal Heritage'	hellebore
Id	Iris douglasiana	Douglas iris
Is	Iberis sempervirens 'Snowflake'	snowflake candytuft
Jue	Juncus effuses	common rush
Lis	Liriope spicata	creeping lily turf
Lp	Lonicera pileata	box leaf honeysuckle
Mn	Mahonia nervosa	longleaf mahonia
Ob	Osmanthus x burkwoodii	fragrant olive
Pa	Pennisetum alopecuroides	Fountain Grass
Pah	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass
Pca	Physocarpus capitatus	pacific ninebark
Pm	Polystichum munitum	sword fern
Pt	Pachysandra terminalis	Japanese spurge
Rak	Rhododendron 'Anah Kruschke'	Anah Kruschke rhododendron
Rc	Rubus calycinoides	creeping bramble
Rr	Rosa rugosa	rugosa rose
Rs	Ribes sanguineum 'King Edward'	flowering currant
Sa	Symphoricarpos albus	snowberry
Tmh	Taxus x media 'Hicksii'	Anglojap yew
Vd	Viburnum davidii	David's viburnum

1 Planting Plan: L1 A2-2
Scale: 1:100

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

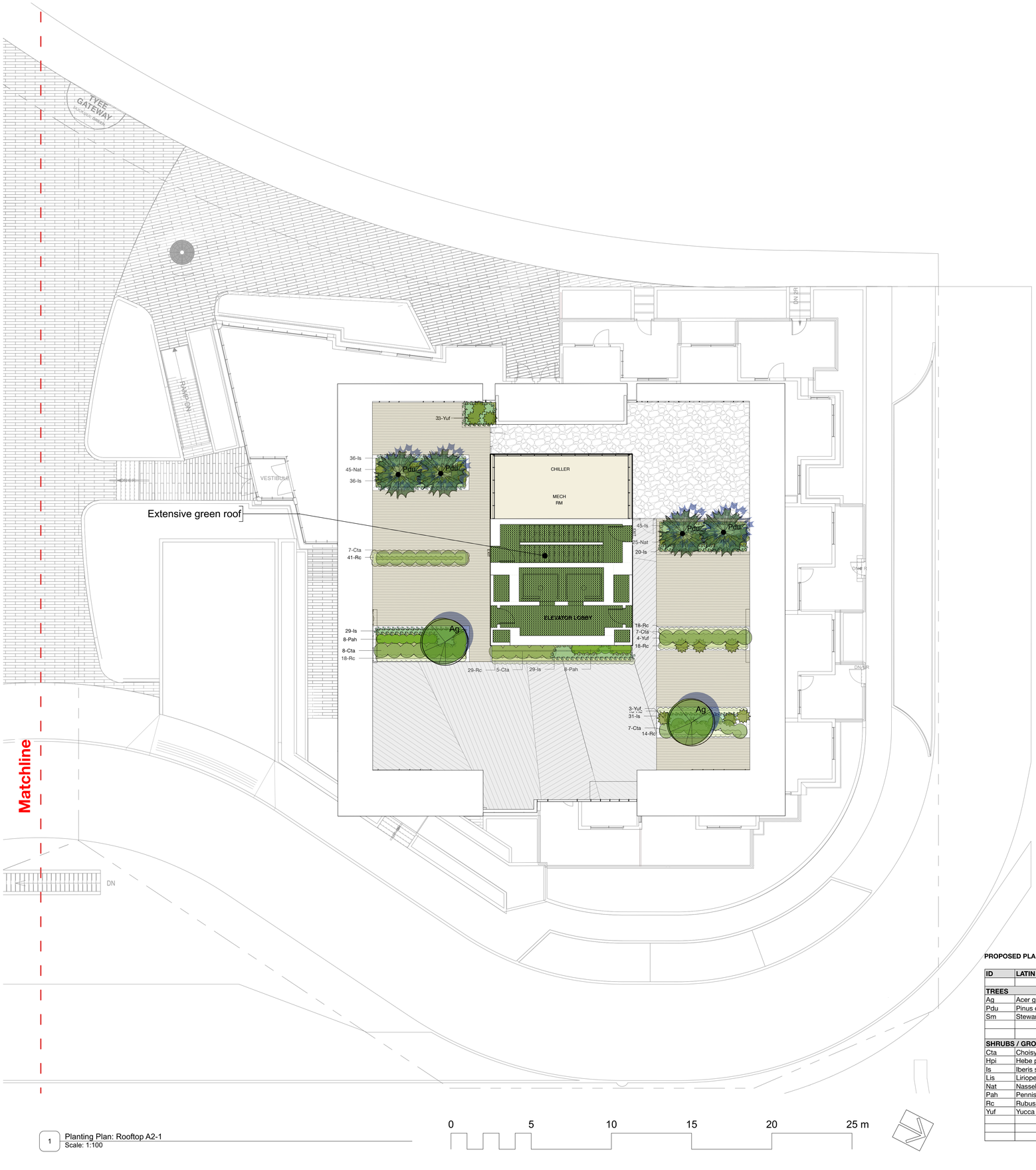
Tyee & Esquimalt

Drawing Title

Planting Plan: L1
A2-2

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: **L8.2**
Date: 2023.01.31	28 of 39



1 Planting Plan: Rooftop A2-1
Scale: 1:100

0 5 10 15 20 25 m

PROPOSED PLANT PALETTE: ROOFTOP

ID	LATIN NAME	COMMON NAME
TREES		
Ag	Acer griseum	paperbark maple
Pdu	Pinus densiflora 'Umbraculifera'	Japanese red pine
Sm	Stewartia monadelpha	orangebark stewartia
SHRUBS / GROUNDCOVERS / PERENNIALS		
Cta	Choisya x dewitteana 'Aztec Pearl'	Aztec Pearl mock orange
Hpi	Hebe pinguifolia	hebe
Is	Iberis sempervirens 'Snowflake'	snowflake candytuft
Lis	Liriope spicata	creeping lily turf
Nat	Nassella tenuissima	Mexican feather grass
Pah	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass
Rc	Rubus calycinoides	creeping bramble
Yuf	Yucca flaccida	Adam's needle

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Planting Plan: Rooftop.
A2-1

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	L8.5
2023.01.31	29 of 39

PROPOSED PLANT PALETTE: ROOFTOP

ID	LATIN NAME	COMMON NAME
TREES		
Ag	Acer griseum	paperbark maple
Pdu	Pinus densiflora 'Umbraculifera'	Japanese red pine
Sm	Stewartia monadelpha	orangebark stewartia
SHRUBS / GROUNDCOVERS / PERENNIALS		
Cta	Choisya x dewitteana 'Aztec Pearl'	Aztec Pearl mock orange
Hpi	Hebe pinguifolia	hebe
Is	Iberis sempervirens 'Snowflake'	snowflake candytuft
Lis	Liriope spicata	creeping lily turf
Nat	Nassella tenuissima	Mexican feather grass
Pah	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass
Rc	Rubus calycinoides	creeping bramble
Yuf	Yucca flaccida	Adam's needle

1 Planting Plan: Rooftop A2-2
Scale: 1:100

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Planting Plan: Rooftop
A2-2

Legal

Project Manager	Project ID
NT	22211
Drawn By	Scale
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	L8.6
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2023.01.31	

LEGEND:

300mm	
610 mm	
900 mm	
SOIL CELLS - 2X 784mm	

1 Soil Depth Plan: L1
Scale: 1:200

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

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Project

Dockside Green-
Dockside Commons Precinct

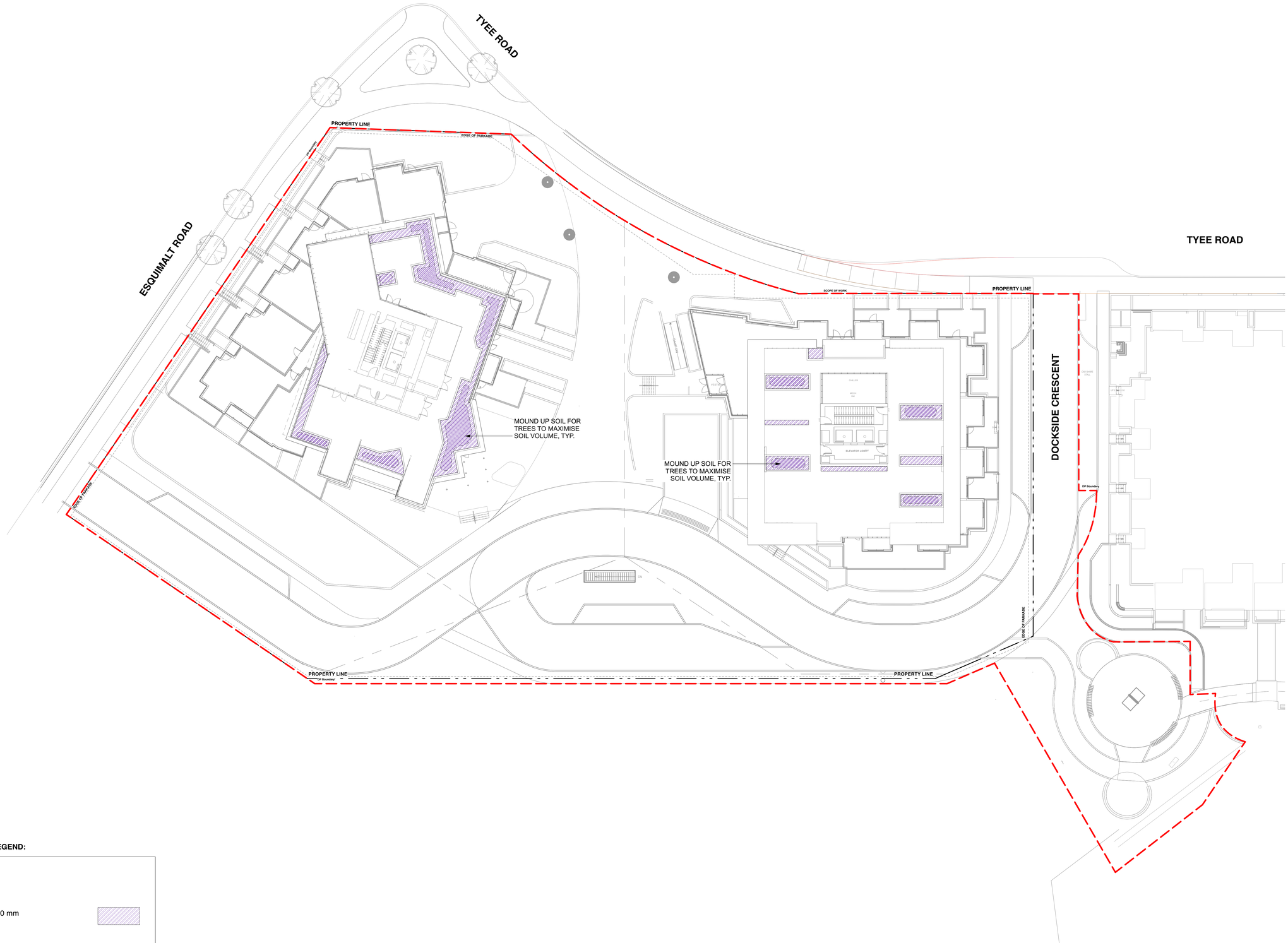
Tyee & Esquimalt

Drawing Title

Soil Depth Plan: L1

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: L9.1
Date: 2023.01.31	31 of 39



LEGEND:

610 mm

1 Soil Depth Plan: Rooftop
Scale: 1:200

0 5 10 15 20 25 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

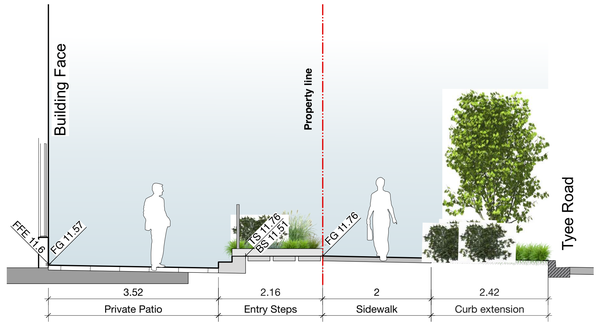
Tyee & Esquimalt

Drawing Title

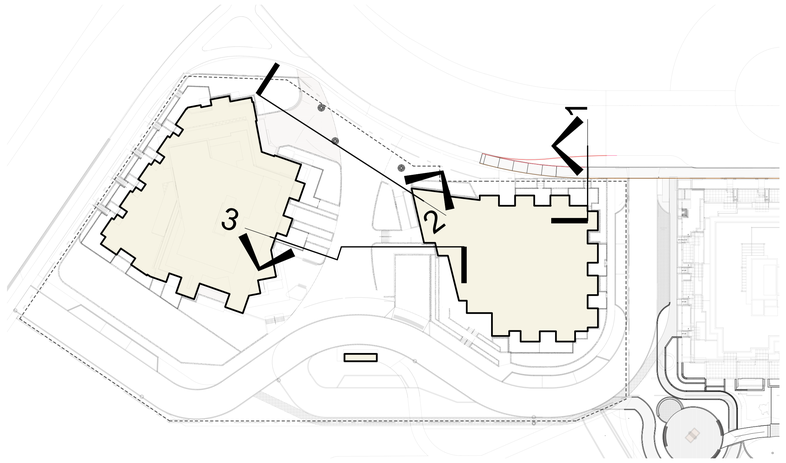
Soil Depth Plan: Rooftop

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No. L9.2
Date: 2023.01.31	32 of 39



1 Section 1: Residential entry on Tyee Road
Scale: 1:50



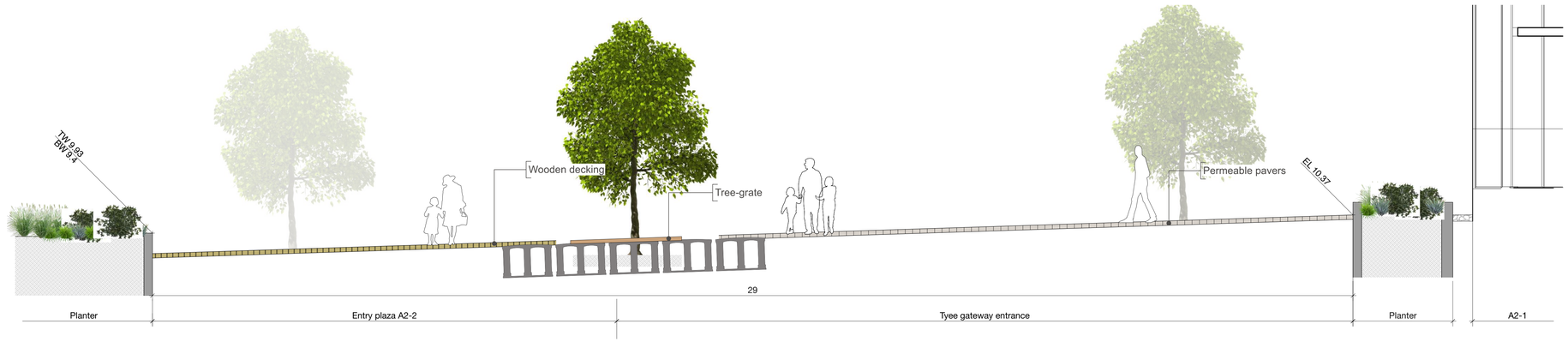
KEY PLAN

Revision

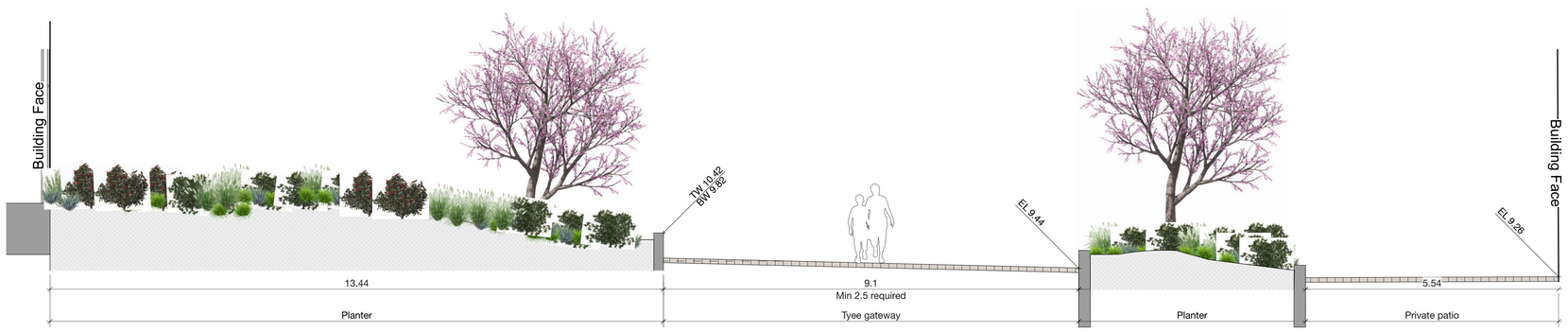
No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

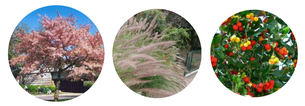


2 Section 2: Section across Tyee Gateway Entrance
Scale: 1:50



3 Section 3: Connecting pathway between A2-2 and A2-1
Scale: 1:50

The Tyee Gateway connection provides the entry point to the development. An expansive entry and linear plaza invite pedestrian circulation and engagement with the site as a whole.



The planting is layered and varied in height. Consistent with CPTED principles, the planting design promotes natural surveillance through clear sightlines and visual permeability, natural access control through clearly defined boundaries between public and private realms, and territorial reinforcement with amenities in communal areas that encourage activity and use.

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Project

Dockside Green-
Dockside Commons Precinct

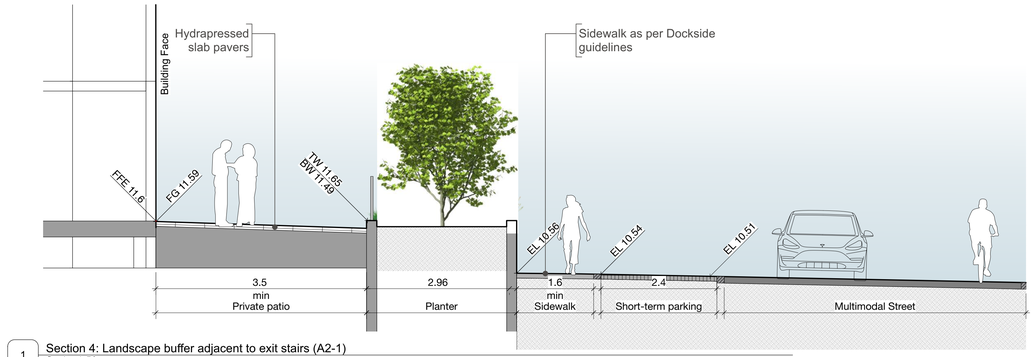
Tyee & Esquimalt

Drawing Title

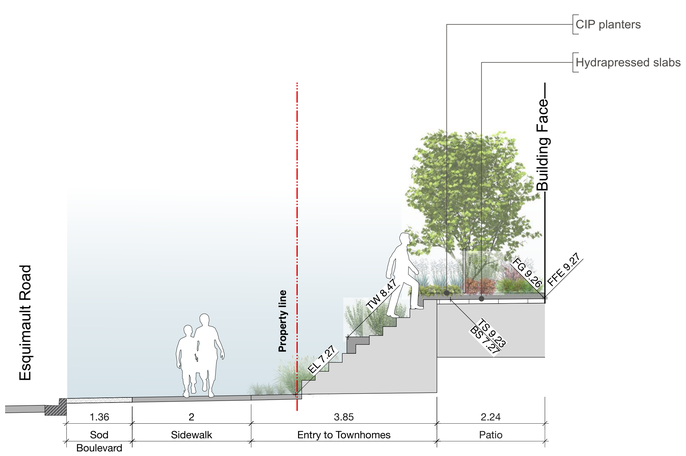
Landscape Sections & Elevations

Legal

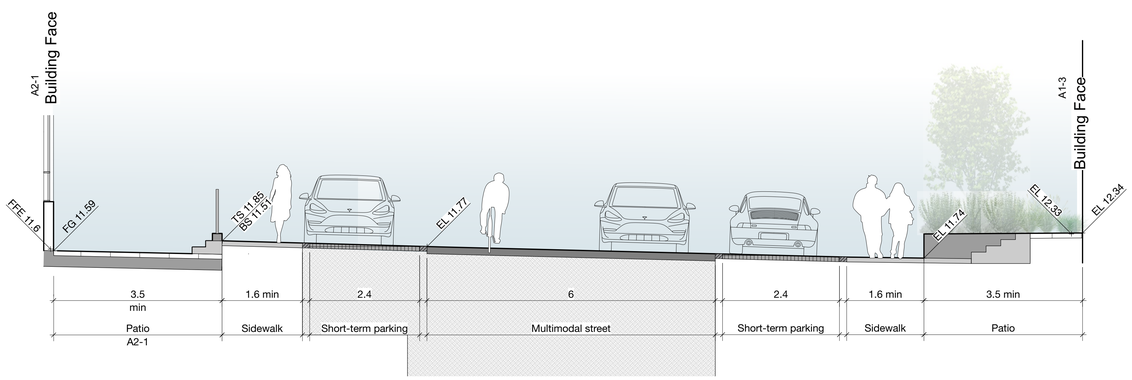
Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	**L11.1**
2023.01.31	33 of 39



1 Section 4: Landscape buffer adjacent to exit stairs (A2-1)
Scale: 1:50



2 Section 5: Entry off Esquimault Road to private patio A2-2
Scale: 1:50



3 Section 6: Section across Dockside Crescent from A2-1 to A1-3
Scale: 1:50

KEY PLAN

Revision

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Issue

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Project

Dockside Green-
Dockside Commons Precinct

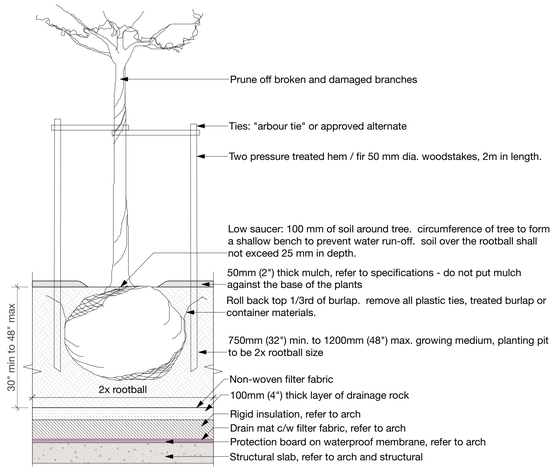
Tyee & Esquimalt

Drawing Title

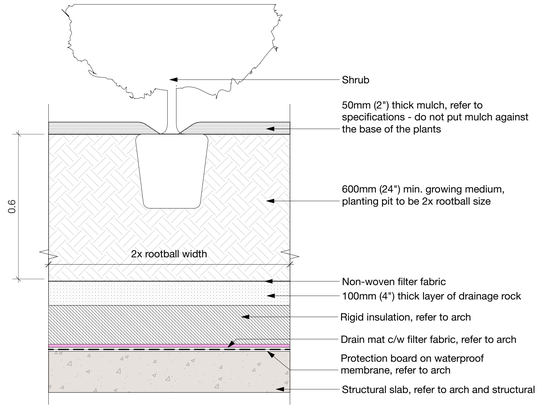
Landscape Sections & Elevations

Legal

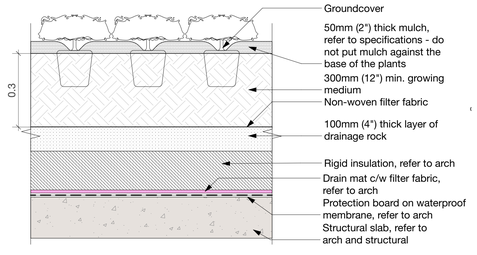
Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: L11.2
Date: 2023.01.31	34 of 39



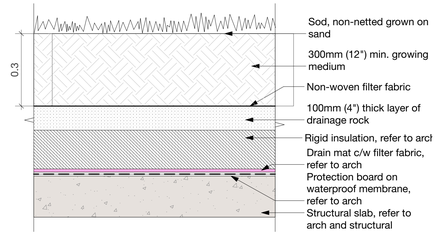
1 DETAIL: Trees on Slab
Scale: 1:20



2 DETAIL: Shrubs on Slab
Scale: 1:10



3 DETAIL: Groundcover on Slab
Scale: 1:10



4 DETAIL: Sod on Slab
Scale: 1:10

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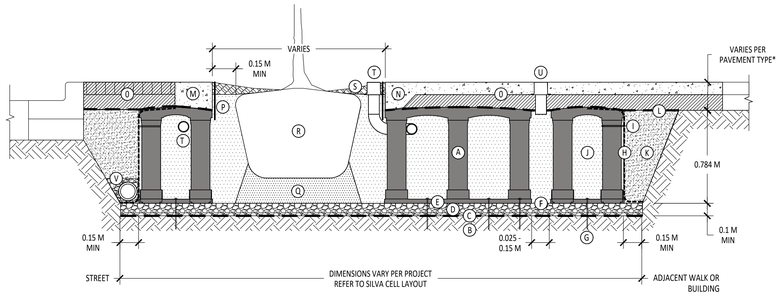

SILVA CELL SYSTEM 2X
NOT TO SCALE

KEY PLAN

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 100 MM MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) SILVA CELL BASE SLOPE, 10% MAX
(F) 25 TO 150 MM SPACING BETWEEN SILVA CELLS AT BASE
(G) ANCHORING SPIKES - CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 150 MM TOE (OUTWARD FROM BASE) AND 300 MM EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
(N) THICK PAVEMENT EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
(O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
(P) DEEPROOT ROOT BARRIER, 300 OR 450 MM, DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
(R) ROOT BALL
(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
(T) DEEPROOT WATER AND AIR VENT-ROOTBALL, WHEN REQUIRED
(U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET CSA-S6 87.5kN

PAVEMENT	+ AGGREGATE BASE COURSE
100 MM CONCRETE	+ 100 MM AGGREGATE
75 MM PAVER	+ 300 MM AGGREGATE
100 MM ASPHALT	+ 300 MM AGGREGATE
65 MM PAVER	+ 125 MM CONCRETE

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

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DeepRoot Green Infrastructure
www.deeproot.com
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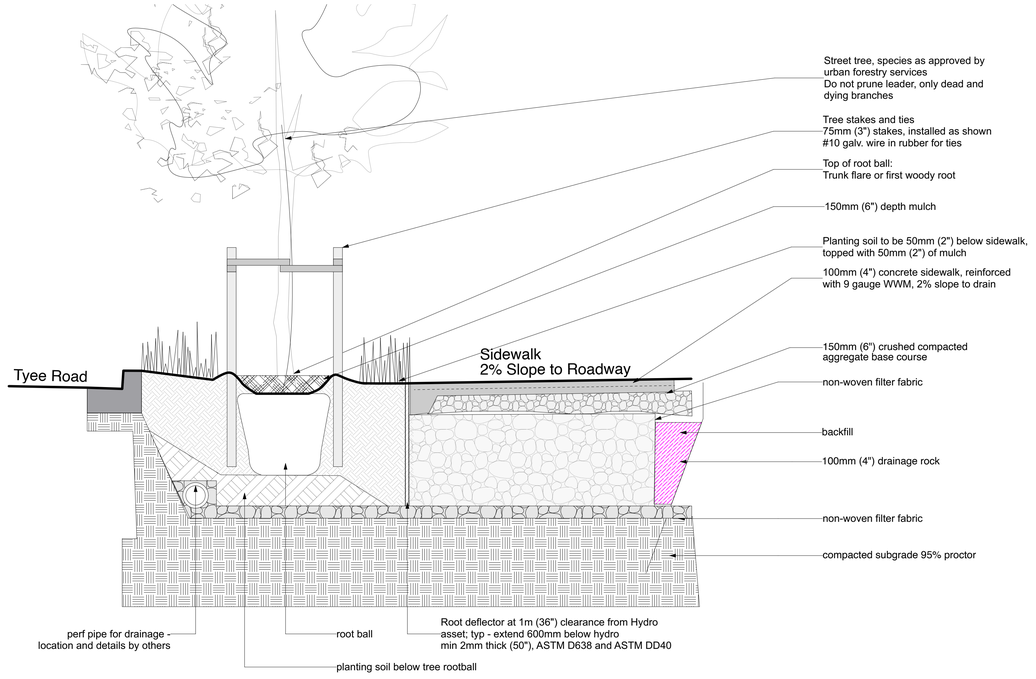
SILVA CELL SYSTEM 2X

NOT TO SCALE METERS

5 DETAIL: Silva Soil Cells
Scale: 1:10



6 DETAIL: Offsite Street Trees
Scale: 1:20

Revision

No.	Date	Revision Notes

Issue

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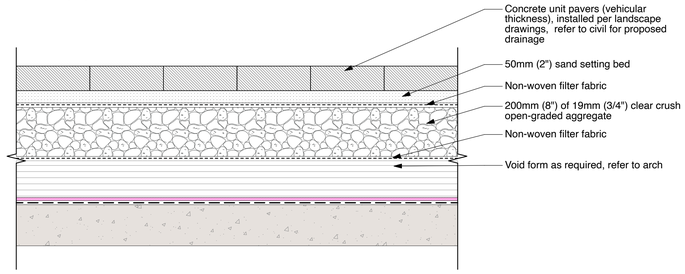
Project
Dockside Green-
Dockside Commons Precinct
Tyee & Esquimalt

Drawing Title
Softscape Details

Legal

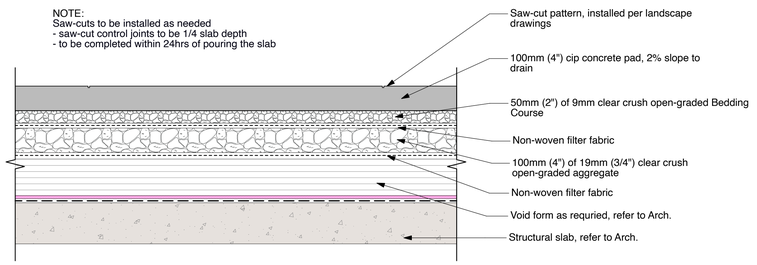
Project Manager	Project ID
NT	22211
Drawn By	Scale
TT	As Noted
Reviewed By	Drawing No.
Date	**L12.1**
2023.01.31	35 of 39

ETA NOTES: THIS DETAIL SHOULD BE PROVIDED BY CIVIL, IT IS SHOWN HERE FOR REFERENCE ONLY



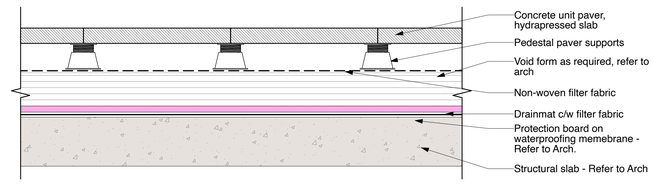
1 DETAIL: Unit Paver on Slab
Scale: 1:10

NOTE:
Saw-cuts to be installed as needed
- saw-cut control joints to be 1/4 slab depth
- to be completed within 24hrs of pouring the slab

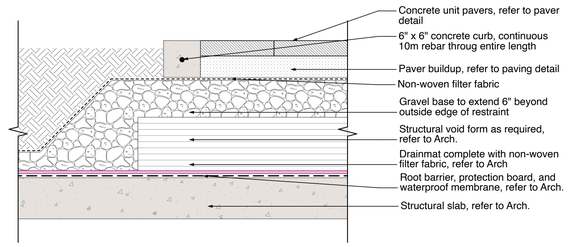


2 DETAIL: Pedestrian Concrete on Slab
Scale: 1:10

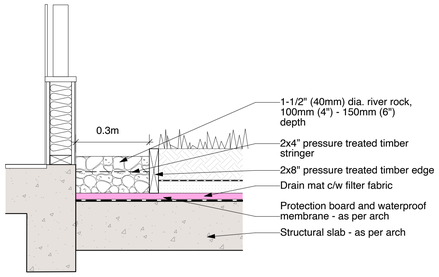
ETA NOTES: FOR STONE OR PORCELAIN ADJUST THE PAVER HEIGHT AS NEEDED AND UPDATED CALLOUT. PORCELAIN PAVERS SHOULD HAVE METAL BACKING PLATE IF INSTALLED ON PEDESTALS.



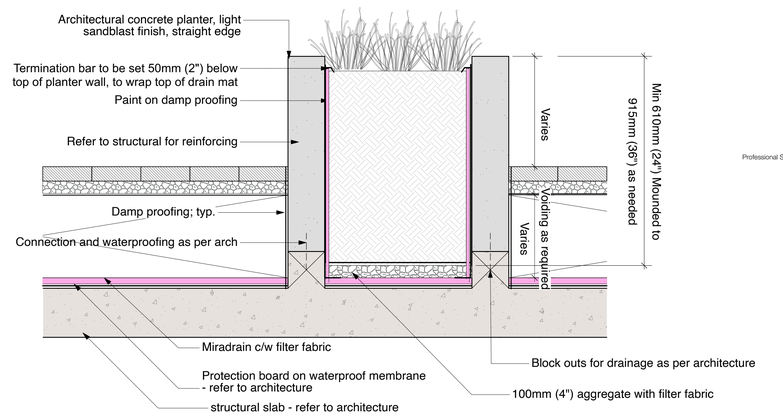
3 DETAIL: Unit Paver on Pedestals
Scale: 1:10



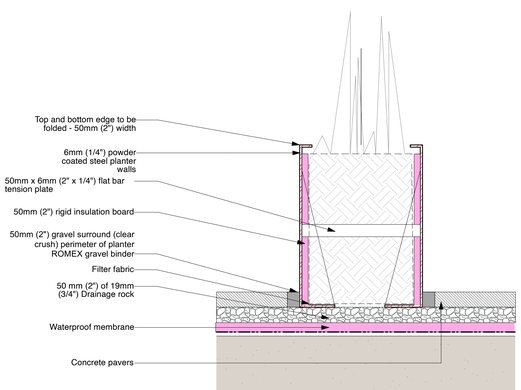
4 DETAIL: Paver Edger on Slab over build-up
Scale: 1:10



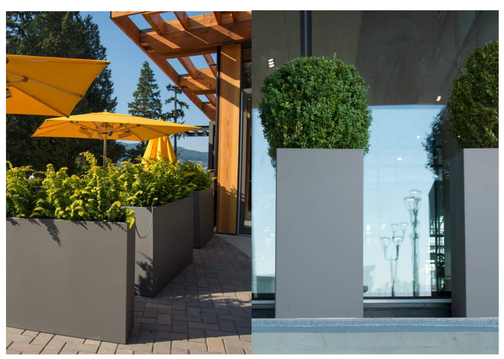
5 DETAIL: Drip Strip on Slab
Scale: 1:10



6 DETAIL: CIP Planter
Scale: 1:10



7.1 DETAIL: Metal Planter
Scale: 1:10



7.3 Precedent Image

ROMPOX® - D7000

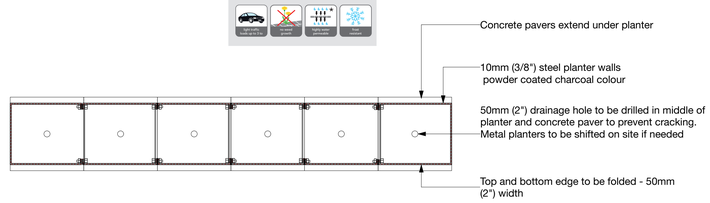
The all-in-one gravel and grit stabilizer

ROMPOX® - D7000, the #1 grit and gravel Stabilizer, is a simple solution for creating custom pathways, garden trails and commercial walkways. This eco-friendly liquid polymer stabilizer for crushed stone and decom-posed granite materials creates a dust-free surface and durable surface in a few easy application steps. For the quick and uncomplicated strengthening of road surfaces with sufficient fine particles (e.g. water-bound road surfaces), especially for protection against washing out, abrasion, weed growth and dust control. ROMPOX® - D7000 strengthens existing road surfaces and protects especially against erosion on downhill gradients. Through the use of ROMPOX® - D7000 the stability of the coating is greatly improved and thus the maintenance costs are reduced. The areas of application go from private areas in the garden and around the house to public areas such as park paths, foot and bike paths and tree surrounds.

Properties

- for garden paths as well as public areas
- extra strong formula
- reduces surface abrasion and dust formation
- reduces maintenance costs
- reduces erosion on slopes with heavy rainfall
- weed & ant resistant
- can be applied at surface temperatures of > 7 °C) < 45 °F

THE EXTRA STRONG, FLEXIBLE POLYMER LIQUID



7.3 DETAIL: Metal Planter
Scale: 1:20

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Dockside Green-
Dockside Commons Precinct

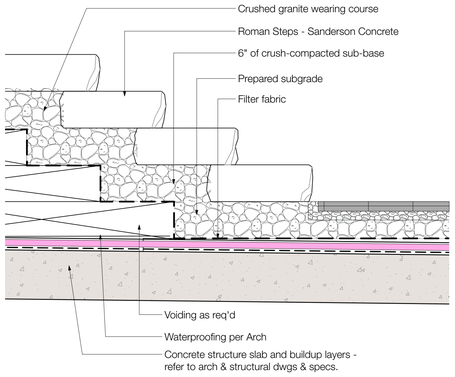
Tyee & Esquimalt

Drawing Title

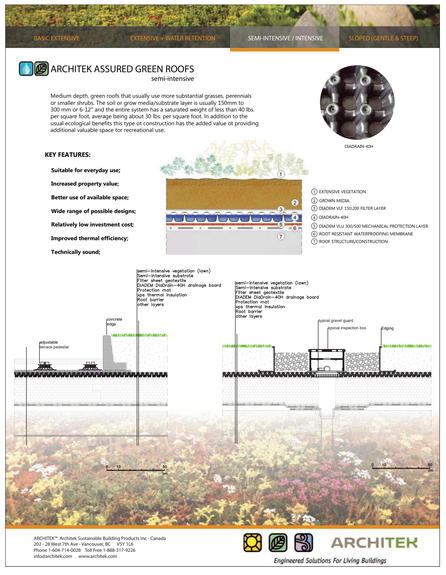
Hardscape
Details

Legal

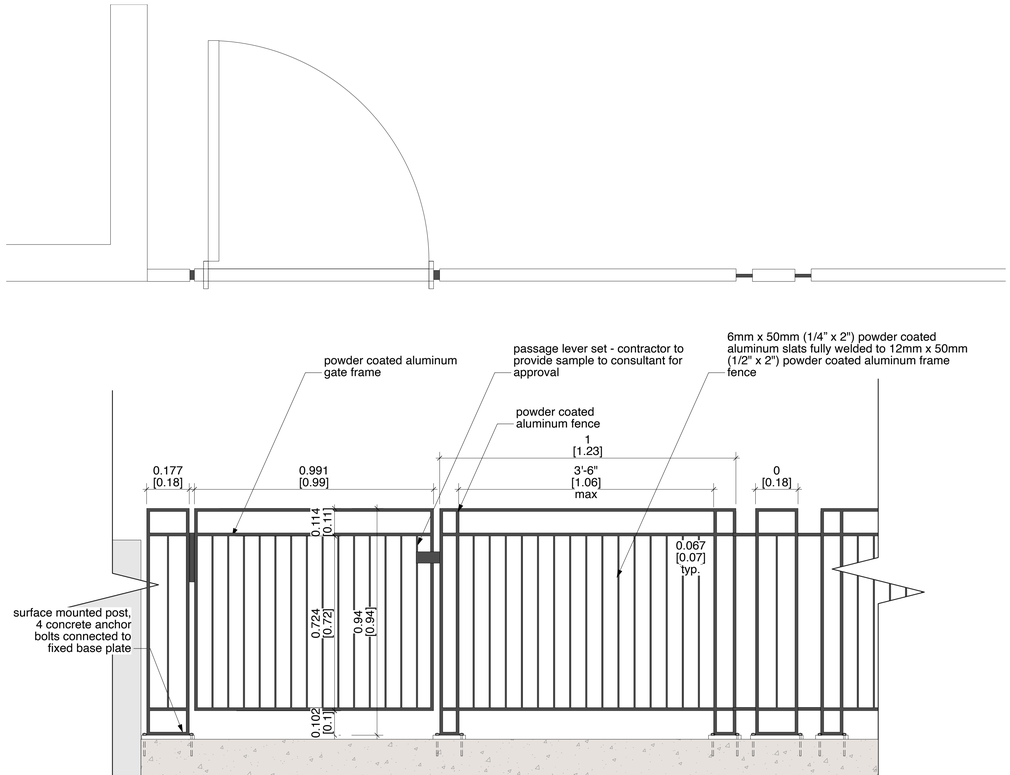
Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: **L12.2**
Date: 2023.01.31	36 of 39



1 DETAIL: Landing / Step units
Scale: 1:8



2 DETAIL: Semi-intensive Green Roof
Scale: 1:12



3 DETAIL: Fence and Gate
Scale: 1:10

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2023-01-31	Issued for DP

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Hardscape
Details

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: **L12.3**
Date: 2023.01.31	37 of 39

Equiparc

EP 5990 Bike rack

SPECIFICATIONS

Frame :	Aluminum components
Finish :	Polyester powder coated
Foot support (UG) :	Hot-dipped galvanized steel flat

AVAILABLE

5990-AG	Surface mount, 2 bikes per rack
5990-UG	Inground mount, 2 bikes per rack

Depth : 300mm (11 3/4") Length : 200mm (7 7/8") Height : 825mm (32 1/2") Weight : 20 kg (45 lb)

This bike rack must be anchored.
Our warranty applies when our product is properly installed and anchored.

CONCRETE SLABS AND ANCHORS

7005	1 slab 610mm X 610mm X 152mm (24" X 24" X 6")
7016	1 slab Ø 610mm X 203mm (24" X 8")
QS	4 stainless steel kwik bolts
QAV	4 drop-in anchors with stainless steel theft-proof bolts

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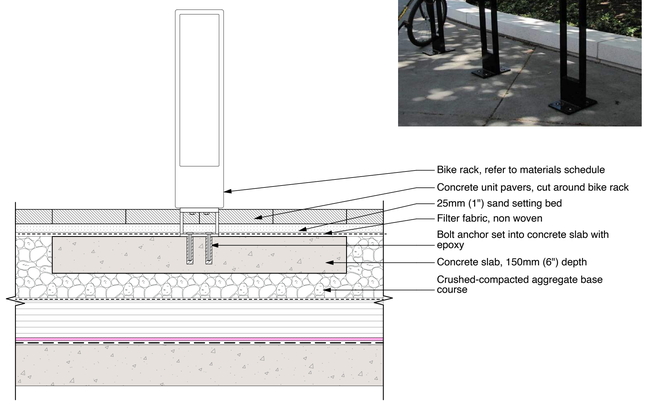
DESIGN DURABILITY EXPERTISE

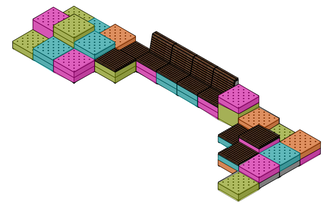
1001 James Brodie Street, Saint-Jean-sur-Richelieu, Québec, J2X 0C1 Canada
Tel.: 450 346-1882 1 800 363-9264
info@equiparc.com | equiparc.com

1 DETAIL: Bike rack
Scale: 1:10



ITEM	QTY	DESCRIPTION	MAGLIN PART NUMBER
1	2	PIXEL PATTERN - SHORT - INTERIOR	MPF-2000-00008
2	2	PIXEL PATTERN - TALL - INTERIOR	MPF-2000-00009
3	74	PIXEL PATTERN - SHORT - EXTERIOR	MPF-2000-00010
4	10	PIXEL PATTERN - TALL - EXTERIOR	MPF-2000-00011
5	100	PIXEL TOP - LEVELLING GLIDE	MPF-2000-00012
6	2	PIXEL TOP - STEEL STYLE 1 - CIRCLE	MPF-2000-00013
7	2	PIXEL SEAT SIDE PANEL - SOLID WOOD - STRAIGHT BACK	MPF-2000-00014
8	16	PIXEL TOP - STEEL STYLE 1 - CIRCLES PTRN	MPF-2000-00015

APPROVED BY:
DATE:



MAGLIN
MAGLIN SITE FURNITURE
WWW.MAGLIN.COM
TEL: 800.716.5506
FAX 877.269.9795

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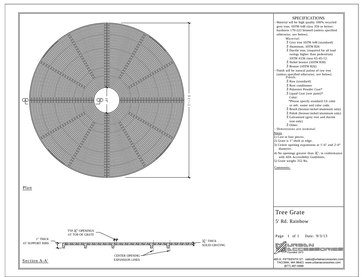
TITLE: PIXEL LAYOUT_73574
SCALE: NO SCALE
MODEL NO.: PLY2200-73574
DATE: 10/28/2021
WEIGHT: 1954.45LBS
SHEET: 1 OF 2

2 FURNISHING: Seating A
NTS



3 FURNISHING: Tree Grate
NTS

Block Height

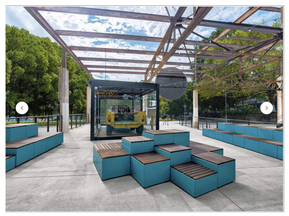
Tall
24" w x 16 3/16" h

Short
24" w x 5 5/8" h

Block Tops

Ipe Wood
Style 1: Square
Short: 24" w x 7 5/16" h
Tall: 24" w x 18" h

Steel
Style 1: Circles Pattern
Short: 24" w x 6 3/4" h
Tall: 24" w x 17 7/16" h



Standard Back
Style 1, Square Profile
Ipe wood

4 DETAIL: Modular block seating
Scale: 1:10

5 DETAIL: Round concrete planters
NTS

Revision

No.	Date	Revision Notes

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Project
Dockside Green-
Dockside Commons Precinct
Tyee & Esquimalt

Drawing Title
Site furnishing
Details

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: **L12.4**
Date: 2023.01.31	38 of 39

Typology Ring Light

landscapeforms

Spec Sheet | CQ700

The Typology Collection, designed and engineered in collaboration with BMW Designworks, opens a new realm of possibility in the way the urban landscape is experienced. Intelligent, systemic engineering complements existing architecture in meaningful and practical ways - defining and connecting spaces, and intuitively guiding the movement of visitors in and among them. Typology's ring light is stunning, seemingly levitating light fixtures recognized instantly from almost a mile away. Perched atop an aluminum mast, a circular strip of LEDs creates a solid ring of ambient light that, when viewed from underneath, is like a looking glass to the sky.

Housing & Materials

Cast aluminum construction. Flexible LED light engine is clamped into fixture housing with aluminum segmented arcs. Housing features a spun aluminum gloss white powdercoat reflector. All hardware is magni-coated steel.

Electrical

Surge protected 120V through 277V 50/60Hz electronic driver, 0-10V dimming, -40°C start temperature. Cast aluminum driver housing assembly located at top of pole. Available with optional ANSI C136.41 twist lock receptacle or Wattstopper FSP-311B photo/motion sensor.

Light Engine

Fully encapsulated flexible linear LED fixture delivers downward direct and indirect lighting in conjunction with the gloss white metal reflector. A RoHS compliant circuit board is included. Available in 2700K, 3000K, 3500K, and 4000K. >90 CRI across all available color temperatures.

Distribution

TV

Warranty

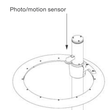
LED lighting products are warranted for six years.

Certification

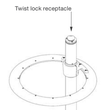
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

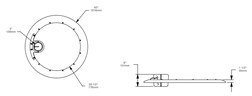
Designed by Designworks, a BMW Group company

Click here for patent information related to this product.



Click here to view the technical data sheet for the photo/motion sensor.

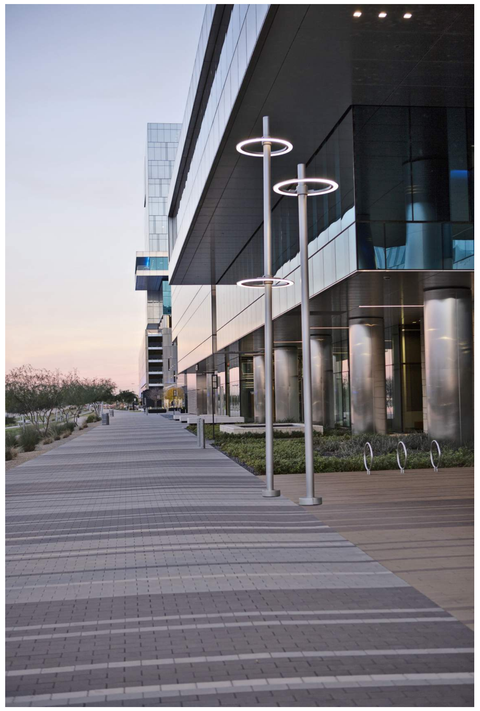




Weight: 48lbs (luminaire and driver housing)
EPA: 1.64ft²

TM21 L70(10k): 60,000hrs
Protection Class: IP67

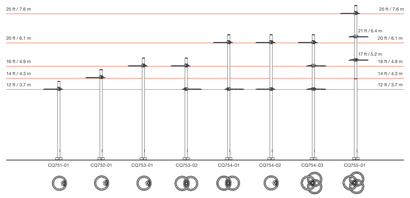
1 LIGHTING CUTSHEET: PEDESTRIAN POLE LIGHT



Typology Ring Light

landscapeforms

Spec Sheet | CQ700



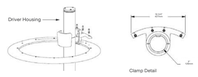
Pole

Round pole is 5" diameter or stepped 6" to 5" diameter depending on height. Manufactured from seamless 6063 aluminum alloy and heat treated to produce a T6 temper. Pole is topped with aluminum driver housing assembly. Flush mounted hand hole cover includes two magni-coated fasteners.

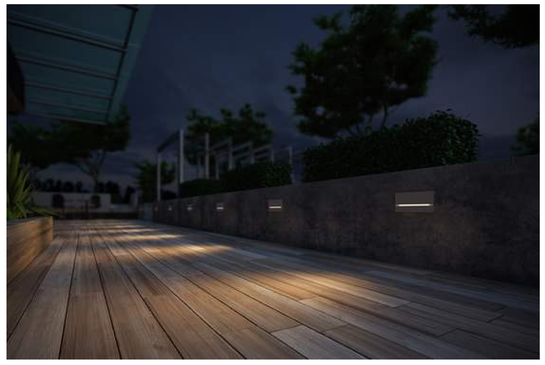
Base plate is cast aluminum A356 alloy heat treated to a T6 temper. Base options include four cast aluminum nut covers or a two-piece cast aluminum cover plate. Pole is mounted at grade with galvanized steel anchor bolts. Template and anchor hardware included.

Mounting

Housing is attached to a 5" diameter section of pole with a two-piece permanent mold cast compression clamp. All hardware is magni-coated steel.



2 LIGHTING CUTSHEET: FESTOON LIGHTING



[v] MPLIGHTING

L49

EXTERIOR | INTERIOR
Steplight | For walls, stairs, and walkways.
● Wet, Damp, and Dry location

RoHS

3 LIGHTING CUTSHEET: STEP LIGHT

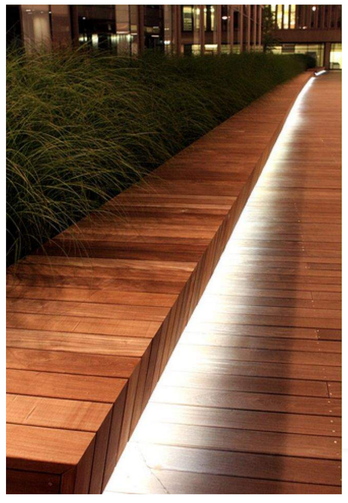
[v] MPLIGHTING

L910

EXTERIOR
Bollard
● Wet, Damp, and Dry location

RoHS

4 LIGHTING CUTSHEET: BOLLARD LIGHTING



VERS-PROUD (01) Linear Fixtures - Surface

The VERS Proud is a finished aluminum fixture utilizing an extruded lens that sits proud of the fixture for maximum variations of LED sources. The high-quality Proud lens provides a delicate glow at the edges of the fixture, creating a slim line of light. Integrated metal endcaps combined with an extruded aluminum housing give this fixture a polished modern look suitable for dry, damp, and wet locations.

5 LIGHTING CUTSHEET: STRIP LIGHTING

MaxiLED Large Globe Series

Static - Datasheet

KEY FEATURES

- Static Colours
- IP68
- 24VDC

Product Overview

MaxiLED Strands provide exceptionally long strands of globe-lensed LEDs that can be used to outline buildings and bridges or connect architectural features with brilliant white / colour lighting. Each strand is built for permanent installations with rugged, injection-molded outer globes, heavy gauge wiring and dependable LEDs.
More than one colour can be used on a single strand.

Specifications — Static Colours

Electrical specification	
Power input:	**24VDC**
LED Current:	**-**
Watts per unit:	**0.6w**
Max. Units per system (1.5mm sq cable):	**See Chart below**
Lumens (Est.)	**-**
Lumen Maintenance 85%:	**70,000Hrs**
LED options	
Cool White (10,000K):	**YES**
Warm White (2700K):	**YES**
Red, Green, Blue, Pink and Amber	**YES**
System Cable Distances	
Max. Run distance	**100m (328 ft)**
Protection	
IP Rating:	**IP68**
Operation Temperature:	**-25 to +50**
Globe	
Material:	**UV stabilized polycarbonate**
Listings:	**UL / cUL, CE. BS EN60598, IEC 60598**
Cable Colours	
Black (Standard):	**YES**
White: (Minimum order):	**YES (on request)**
RAL (Minimum order):	**YES (on request)**
Dimensions & Weights	
Diameter (mm):	**63 mm (2.5 ins)**
Height (mm):	**82 mm (3.23 ins)**
Weight Globe (Each):	**41G (1.44 Ounce)**
Weight cable CE (1Meter):	**71G (2.50 Ounce)**
Weight cable UL(1Meter)	**56G (1.97 Ounce)**

Transformer	Max. Quantity of Fittings
100W	**100 Globes**
150W	**200 Globes**
240W	**300 Globes**

Even though the total load is below the power supply capacity, this is due to the inrush current limitations on start up.

UK Designed and Manufactured

MaxiLED Lighting
Unit 2, Farrington Place, Rossendale Road Ind. Est. Burnley, Lancashire. UK. BB11 5TY
T: **+44 (0)845 8732 601** E: **sales@maxiledlighting.com** Web: **www.maxiledlighting.com**

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Project

Dockside Green-
Dockside Commons Precinct

Tyee & Esquimalt

Drawing Title

Lighting
Details

Legal

Project Manager: NT	Project ID: 22211
Drawn By: TT	Scale: As Noted
Reviewed By:	Drawing No.: **L12.5** 39 of 39
Date: 2023.01.31	