

TELUS OCEAN

ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISED 2020.10.09



DRAWING LIST

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
A.000	COVER SHEET	2020.11.09
A.001	SITE-EXISTING	2020.11.09
A.010	SITE PLAN	2020.11.09
A.011	SITE PLAN - GROUND PLANE	2020.11.09
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A.102	PLAN - LEVEL P2 - REZONING	2020.11.09
A.103	PLAN - LEVEL P1 - REZONING	2020.11.09
A.104	PLAN - LEVEL 1 - REZONING	2020.11.09
A.105	PLAN - LEVEL 1 - MEZZANINE - REZONING	2020.11.09
A.106	PLAN - LEVEL 2 - REZONING	2020.11.09
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A.109	PLAN - LEVEL 5 - REZONING	2020.11.09
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A.114	PLAN - LEVEL 10 - REZONING	2020.11.09
A.115	PLAN - LEVEL 11 - REZONING	2020.11.09
A.116	PLAN - UPPER ROOF - REZONING	2020.11.09
A.301	ELEVATION - WEST - REZONING	2020.11.09
A.302	ELEVATION - EAST - REZONING	2020.11.09
A.303	ELEVATION - SOUTH - REZONING	2020.11.09
A.304	CONTEXT ELEVATIONS - REZONING	2020.11.09
A.401	SECTION A - REZONING	2020.11.09
A.402	SECTION D - REZONING	2020.11.09
A.403	SECTION F - REZONING	2020.11.09

CONSULTANT LIST

ARCHITECTURAL
DAVID DOW, DIAMOND SCHMITT ARCHITECTS
384 ADELAIDE STREET WEST, SUITE 100, TORONTO, ON, M5V 1R7
(604) 862-8800 X 269, DDOW@DSAI.CA

LANDSCAPE
KELTY MCKINNON, PFS STUDIO
1777 WEST 3RD AVENUE, VANCOUVER, BC, V6J 1K7
(604) 736-5168 X 138, KMCKINNON@PFS.BC.CA

CIVIL
ROSS TUCK, J.E. ANDERSON & ASSOCIATES
4212 GLANFORD AVENUE, VICTORIA, BC, V8Z 4B7
(250) 727-2214, RTUCK@JEANDERSON.COM

TRANSPORTATION
JASON POTTER, BUNT & ASSOCIATES ENGINEERING LTD.
SUITE 530, 645 FORT STREET, VICTORIA, BC, V8W 1G2
(250) 592-6122, JPOTTER@BUNTENG.COM

STRUCTURAL
CLINT PLETT, READ JONES CHRISTOFFERSEN, LTD.
(778) 746-1125, CPLETT@RJC.CA

MECHANICAL
ANDY CHONG, INTEGRAL GROUP
SUITE 101, 1019 WHARF STREET, VICTORIA, BC, V8W 2Y9
(250) 418-1288 X 5001, ACHONG@INTEGRALGROUP.COM

ELECTRICAL
ANCA COJOCARU, INTEGRAL GROUP
SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4
(604) 687-1800 X 2097, ACOJOCARU@INTEGRALGROUP.COM

SUSTAINABILITY
EMILY CODLIN, INTEGRAL GROUP
SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4
(604) 687-1800 X 2040, ECODLIN@INTEGRALGROUP.COM

CODE
FRANK MATTIA, LMDG
4TH FLOOR, 780 BEATTY STREET, VANCOUVER, BC, V6B 2M1
(604) 682-7146 X 419, FMATTIA@LMDG.COM

CIVIC ADDRESS:
749 DOUGLAS STREET, VICTORIA, BC

LEGAL DESCRIPTION:
LOT 1 OF LOTS 207, 209, 210, 228, AND 1270B
VICTORIA, PLAN 31886

PROJECT DETAILS

EXISTING ZONING: CA-4

EXISTING USE: CAR RENTAL & PARKING LOT

PROPOSED USE: OFFICE & COMMERCIAL

Project Information Table	
Zone (Existing)	CA-4
Proposed zone or site specific zone If unsure, state "new zone"	New zone
Site area (m²)	2581.95
Total floor area (m²)	14135.62
Commercial floor area (m²)	373.99
Floor space ratio	5.47
Site coverage (%)	67.72%
Open site space (%)	30.50%
Height of building (m)	53.21
Number of storeys	12
Parking stalls (number) on site	127
Bicycle parking number (Class 1 and Class 2)	100+40
Building Setbacks (m)	
Front yard	2.00 (Douglas Street to overhang)
Rear yard	4.01 (Penwell Connection)
Side yard (indicate which side)	0.19 (Humboldt Street to overhang)
Side yard (indicate which side)	n/a
Combined side yards	n/a
Residential Use Details	
Total number of units	n/a
Unit type e.g., 1 bedroom	n/a
Ground-oriented units	n/a
Minimum unit floor area (m²)	n/a
Total residential floor area (m²)	n/a

Vehicle parking requirements in Core Area			
Use	Floor Area (sm)	Ratio (stall / sm)	Stalls req'd
Office	12713.53	1/70	182
Medical Office	1408	1/50	29
Restaurant	297.76	1/40	8
Retail	94.23	1/80	2
221			

Bicycle parking requirements		Long term		Short term	
Use	Floor Area (sm)	Ratio (stall / sm)	Stalls req'd	Ratio (stall / sm)	Stalls req'd
Office	12713.53	1/150	85	1/400	32
Medical Office	1408	1/200	8	1/300	5
Restaurant	297.76	1/400	1	1/100	3
Retail	94.23	1/200	1	1/200	1
long term:			95	short term:	41

OPEN SITE SPACE		SITE COVERAGE	
Structure & Driveways		Main Building Area Footprint (m2) =	
Main Building Area Footprint (m2) =		1586.97	
Parking Ramp (m2)=		161.43	
Driveways (m2)=		46.03	
Total (m2)		1794.43 A	
Lot Area (m2)		2581.95 B	
Open Area (m2) = B-A		787.52 C	
Open Site Space = C/B * 100%=		30.50%	
		Main Building Area Footprint (m2)=	
		Parking Entry Above 1.2m (m2)=	
		Total (m2)	
		1748.4 A	
		Lot Area (m2)	
		2581.95 B	
		Site Coverage = A/B *100%=	
		67.72%	

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.

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NOT FOR CONSTRUCTION

ISSUED

No.	Date	Description
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Resoning-DP Application Revision

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsa.ca

TELUS OCEAN

749 Douglas St, Victoria, BC

COVER SHEET

Scale:
Project No: 1911
Date: 2020/11/09

A.000

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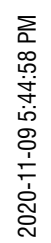
No.	Date	Description
1	2020.06.30	Rezoning Pre-application
2	2020.07.15	Rezoning-DP Application

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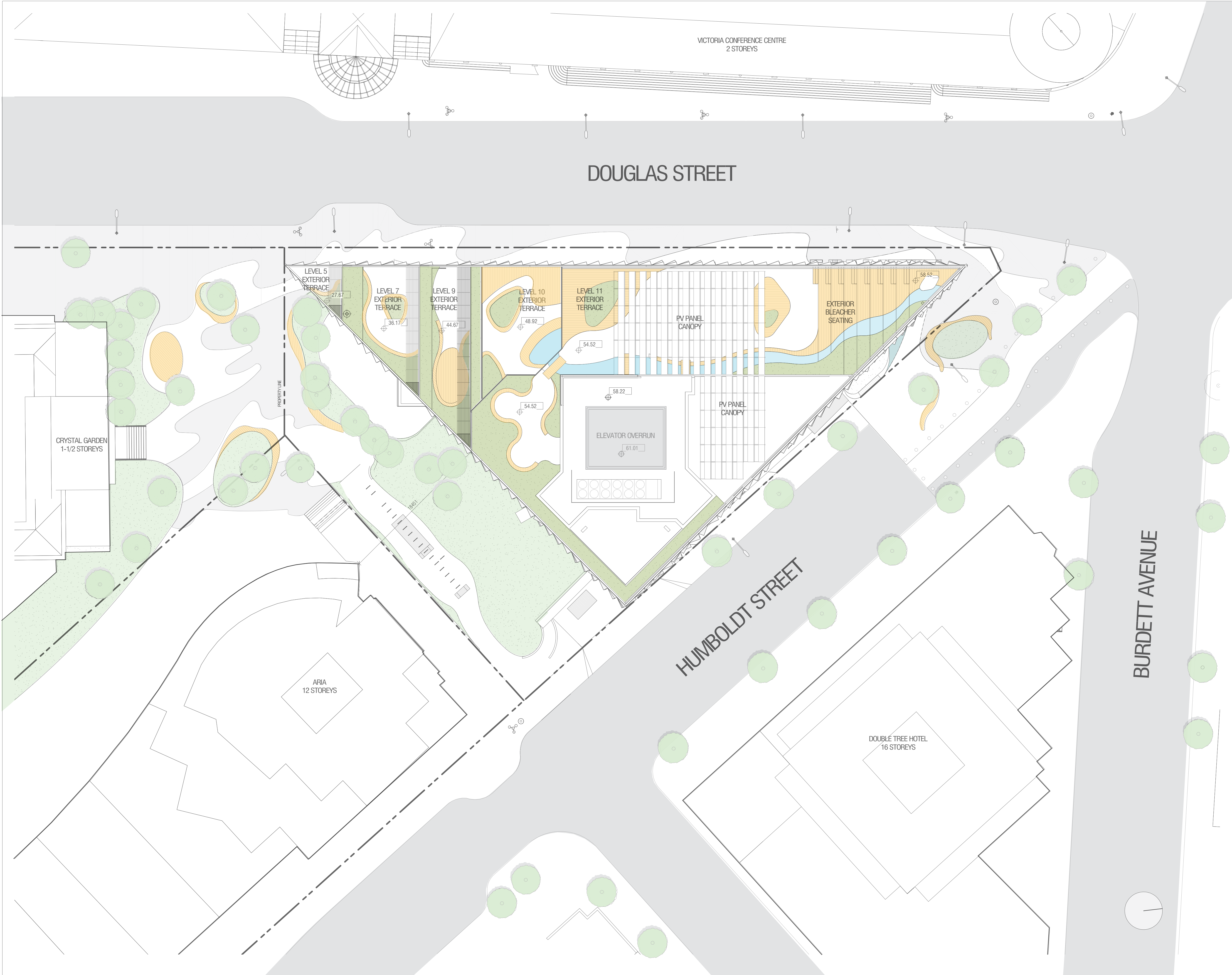
Scale: 1 : 200
Project No: 1911
Date: 2020/10/26

A.001



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LEGEND - PLAN SYMBOLS:



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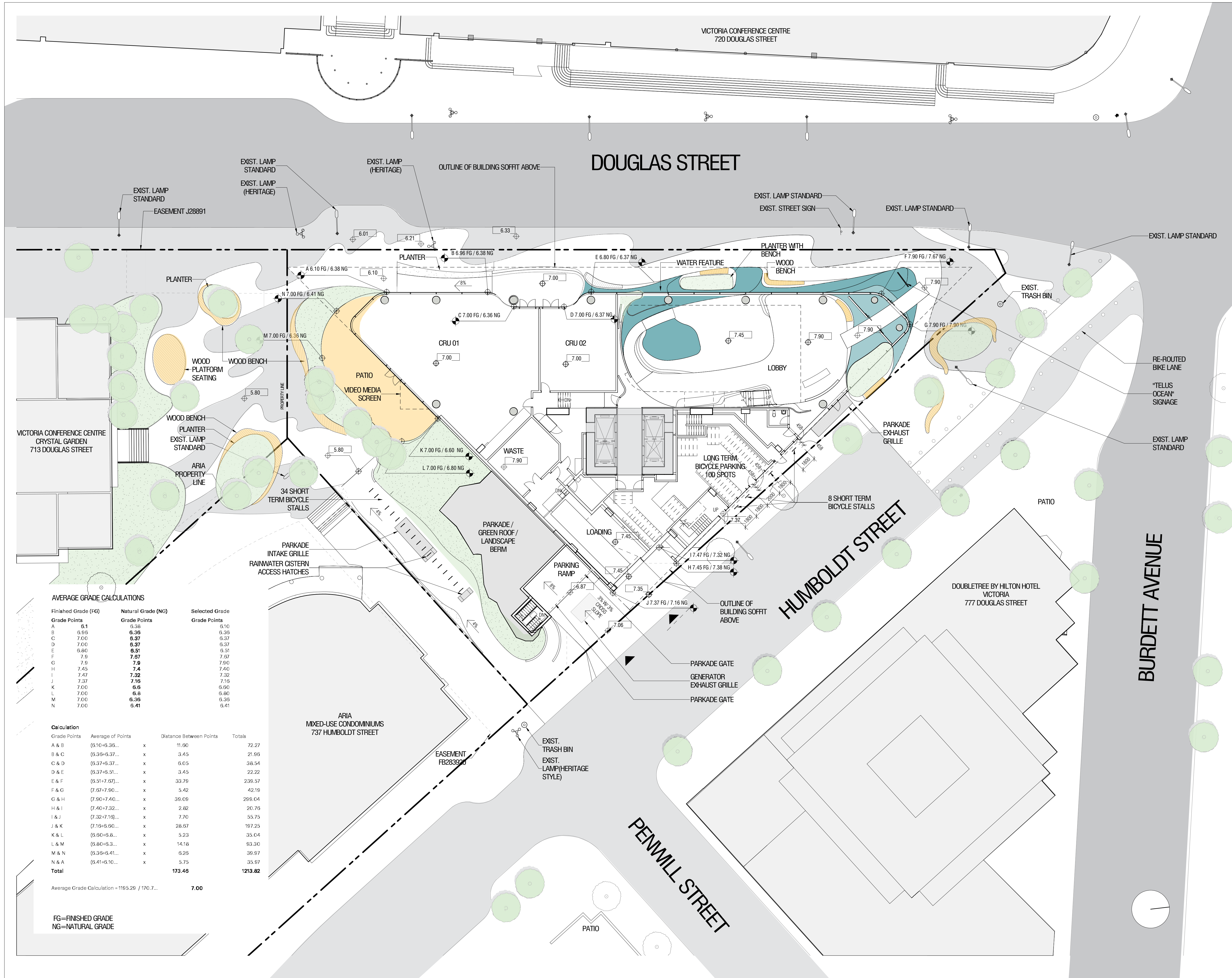
SITE PLAN

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.010

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LEGEND - PLAN SYMBOLS:	
	EXISTING TREE
	DEMOLISHED TREE
	NEW TREE

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SITE PLAN - GROUND PLANE

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

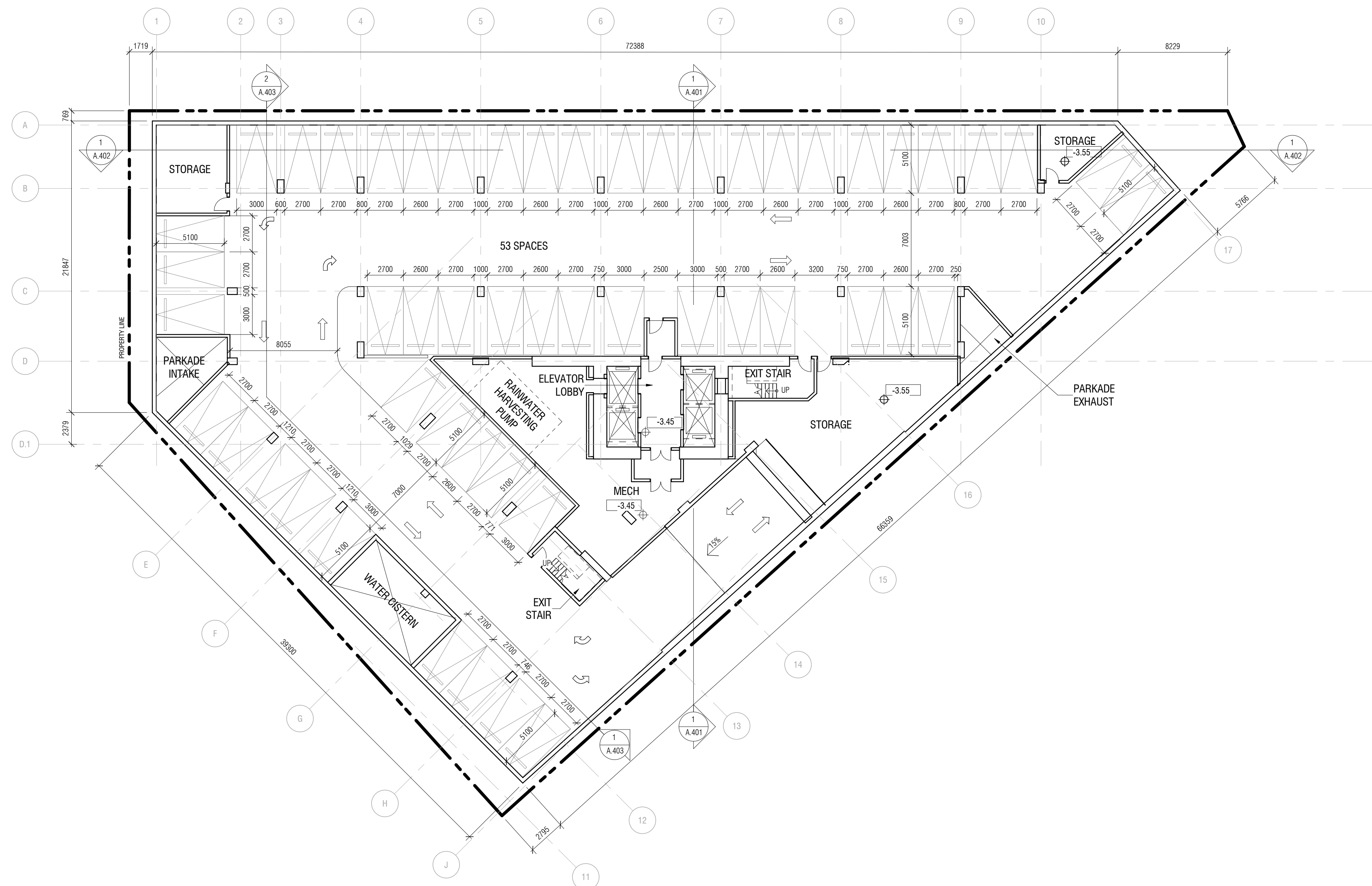
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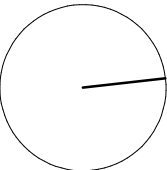
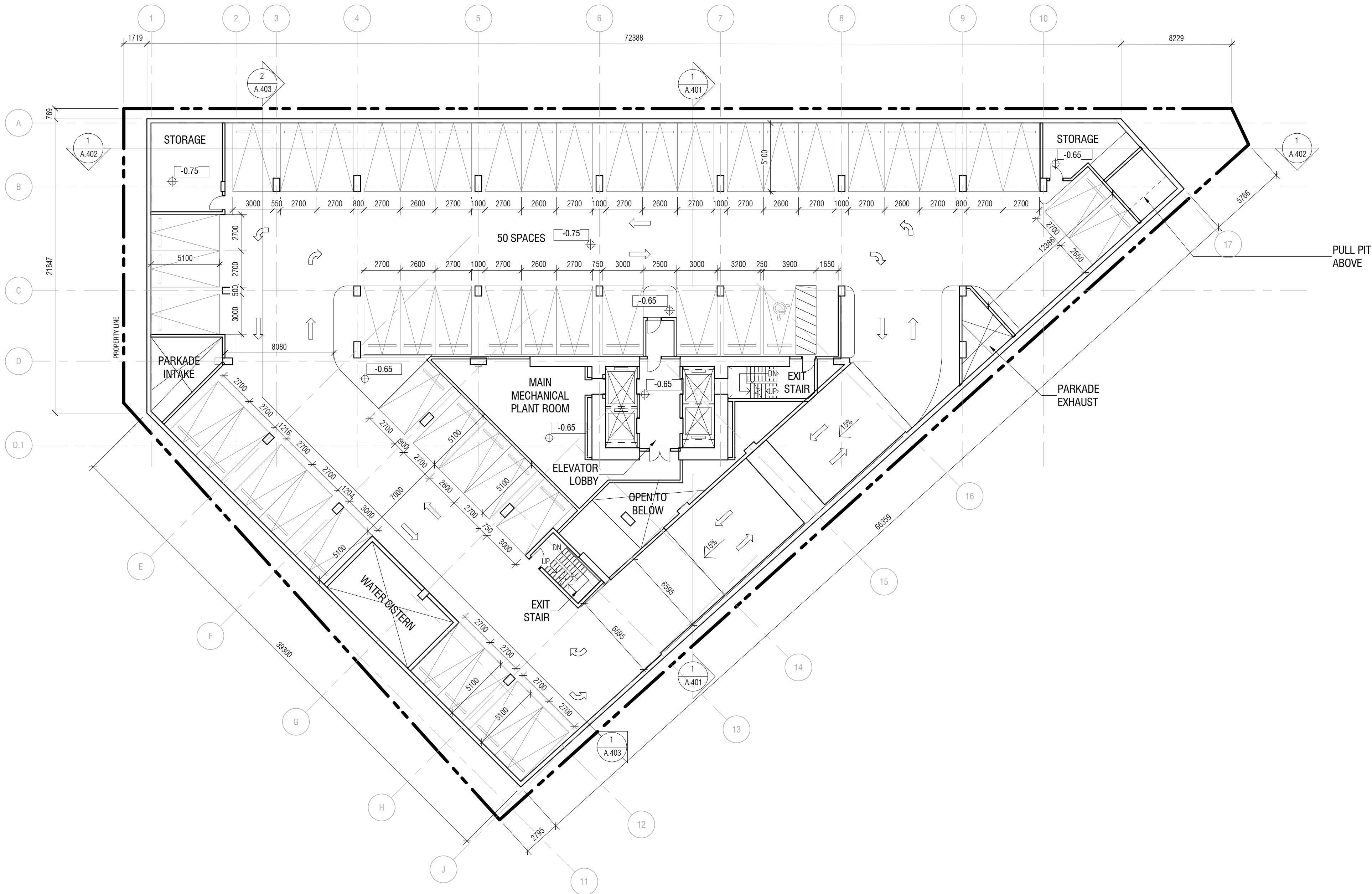
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A.101





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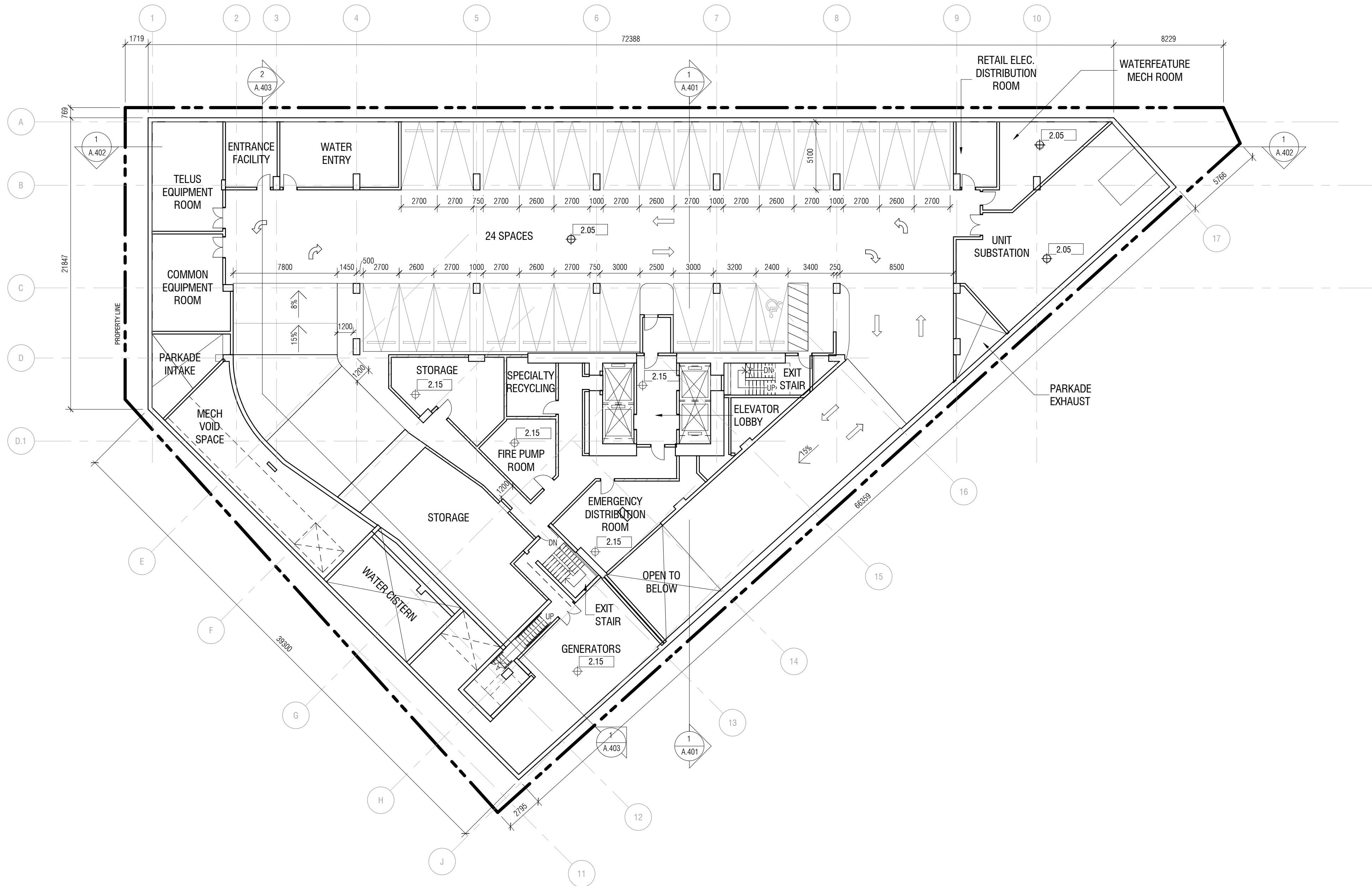
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PLAN - LEVEL P2 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.102



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PLAN - LEVEL P1 - REZONING

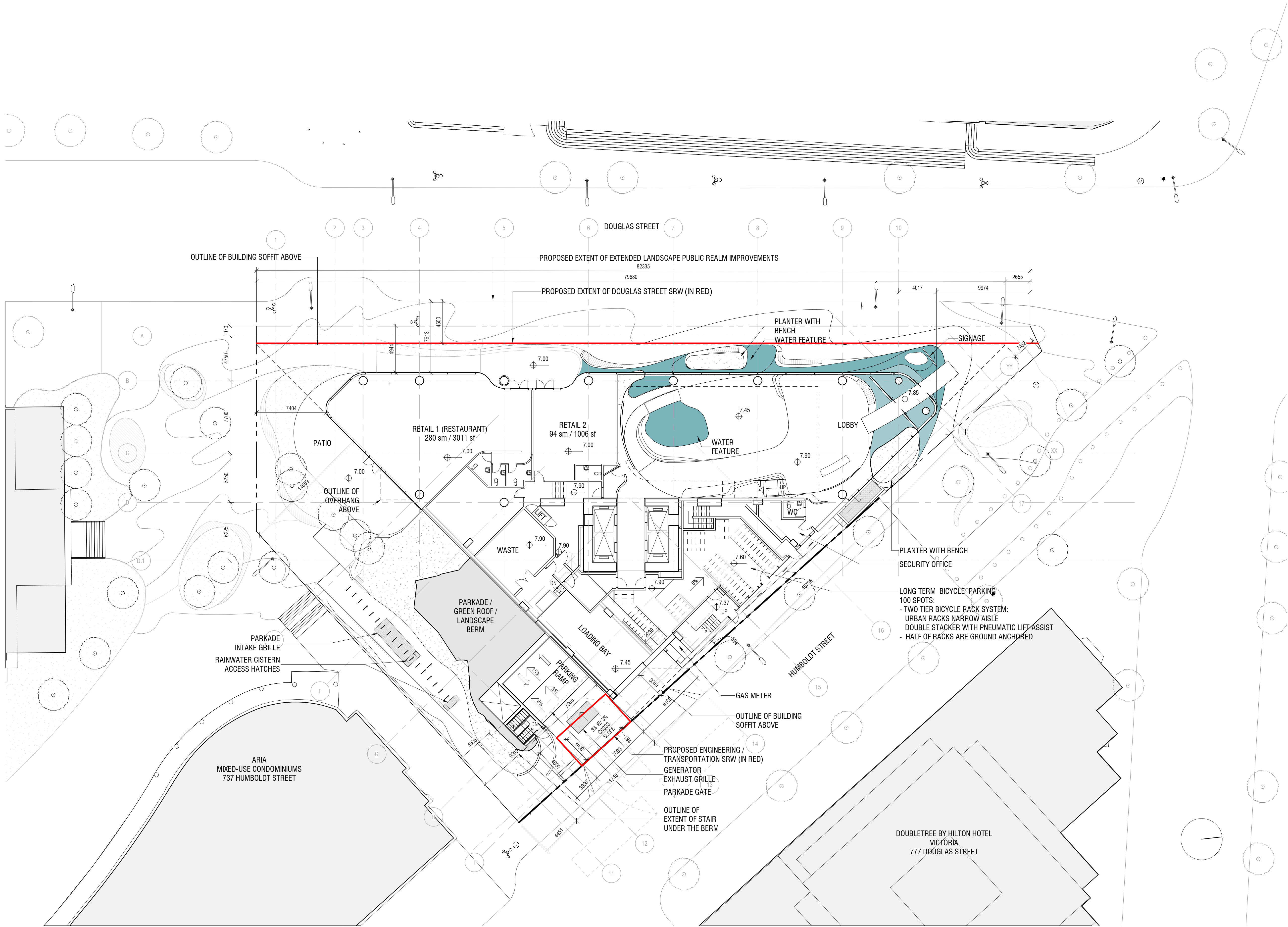
Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.103

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Area Schedule (Gross Building - Rezoning) L1		
Level	Name	Area
LEVEL 1	Floor Area	728.58 m²
LEVEL 1	Floor Area (Retail 1)	279.76 m²
LEVEL 1	Floor Area	20.98 m²
LEVEL 1	Floor Area (Retail 2)	94.23 m²
Grand total: 4		1123.55 m²



ISSUED

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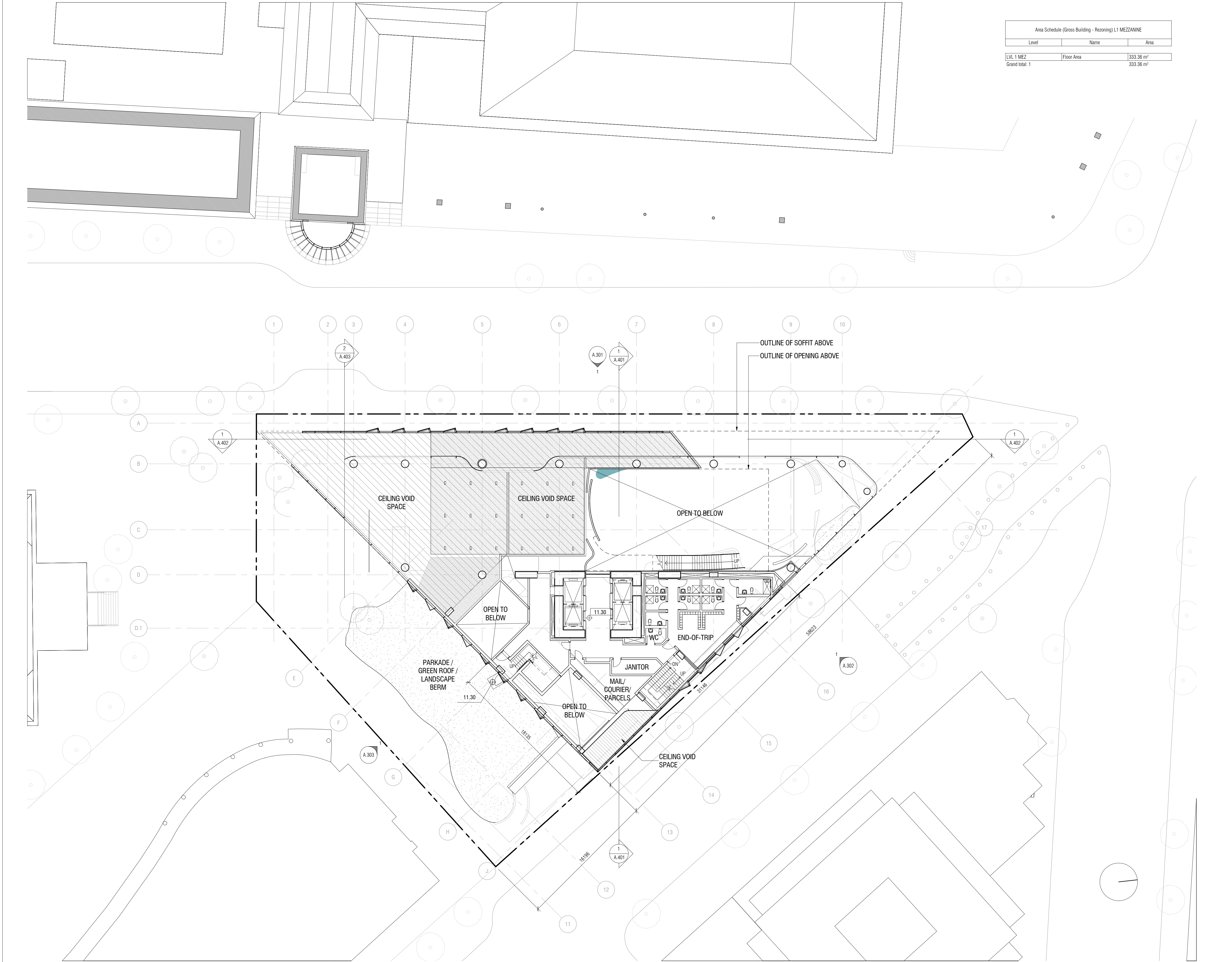
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PLAN - LEVEL 1 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/13

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Area Schedule (Gross Building - Rezoning) L1 MEZZANINE		
Level	Name	Area
LVL 1 MEZ	Floor Area	333.36 m²
Grand total: 1		333.36 m²

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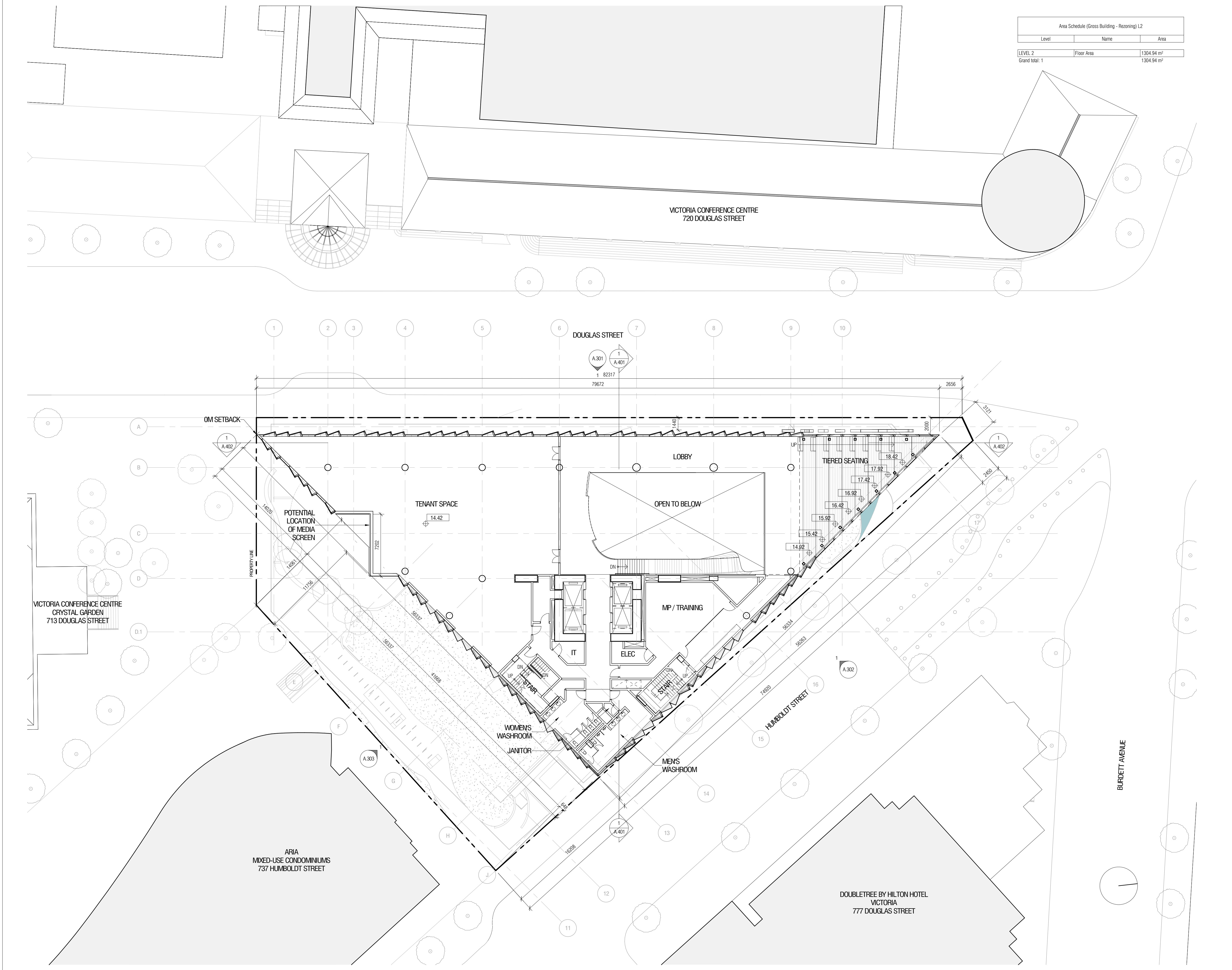
PLAN - LEVEL 1 - MEZZANINE - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.105

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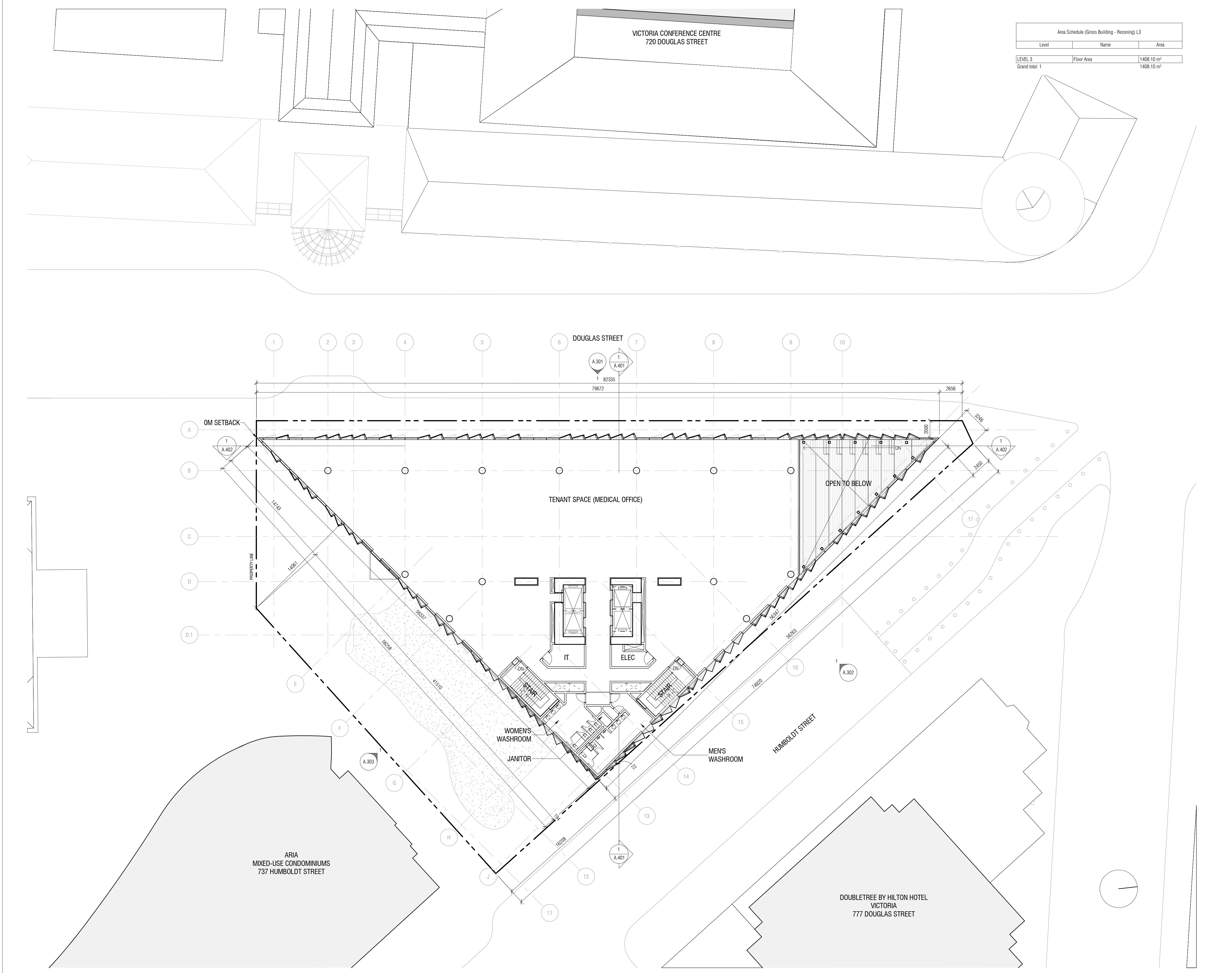
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PLAN - LEVEL 2 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

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2020-11-09 10:07:41 PM



Area Schedule (Gross Building - Rezoning) L3		
Level	Name	Area
LEVEL 3	Floor Area	1408.10 m ²
Grand total: 1		1408.10 m ²

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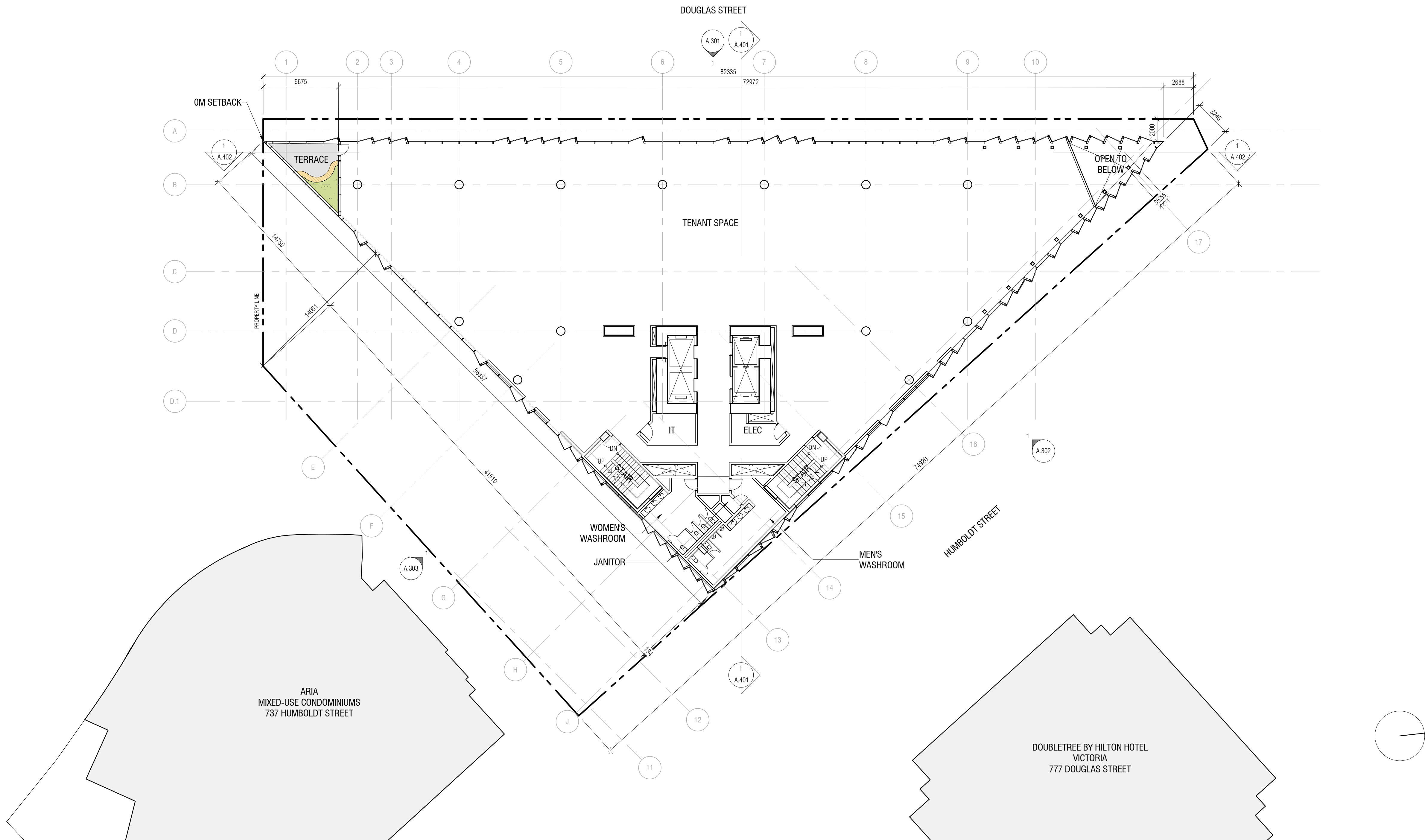
PLAN - LEVEL 3 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.107

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2020-11-09 10:07:45 PM



Area Schedule (Gross Building - Rezoning) L5		
Level	Name	Area
LEVEL 5	Floor Area	1496.26 m²
Grand total: 1		1496.26 m²

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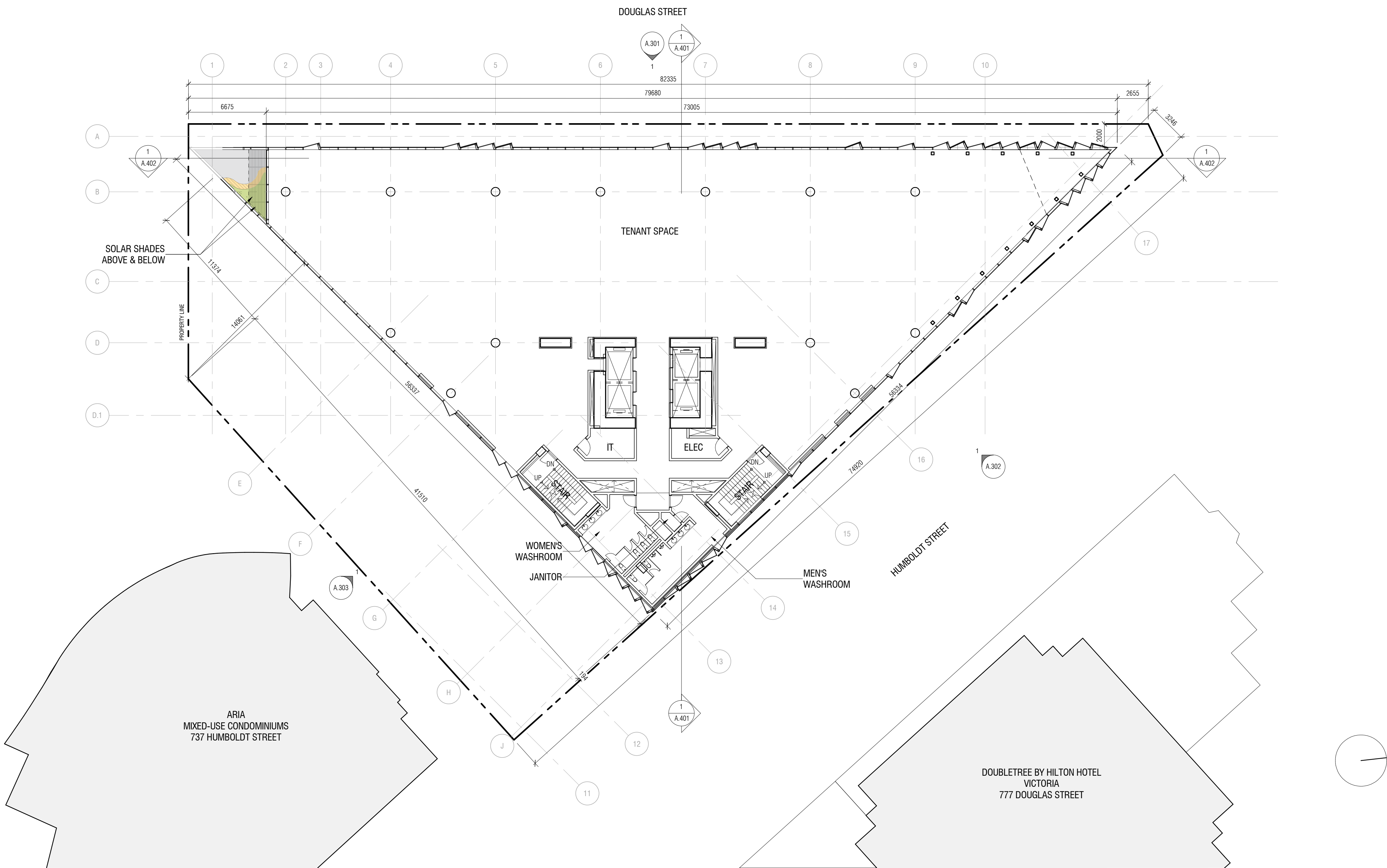
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PLAN - LEVEL 5 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

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2020-11-09 10:07:46 PM



Area Schedule (Gross Building - Rezoning) L6		
Level	Name	Area
LEVEL 6	Floor Area	1521.17 m ²
Grand total: 1		1521.17 m ²

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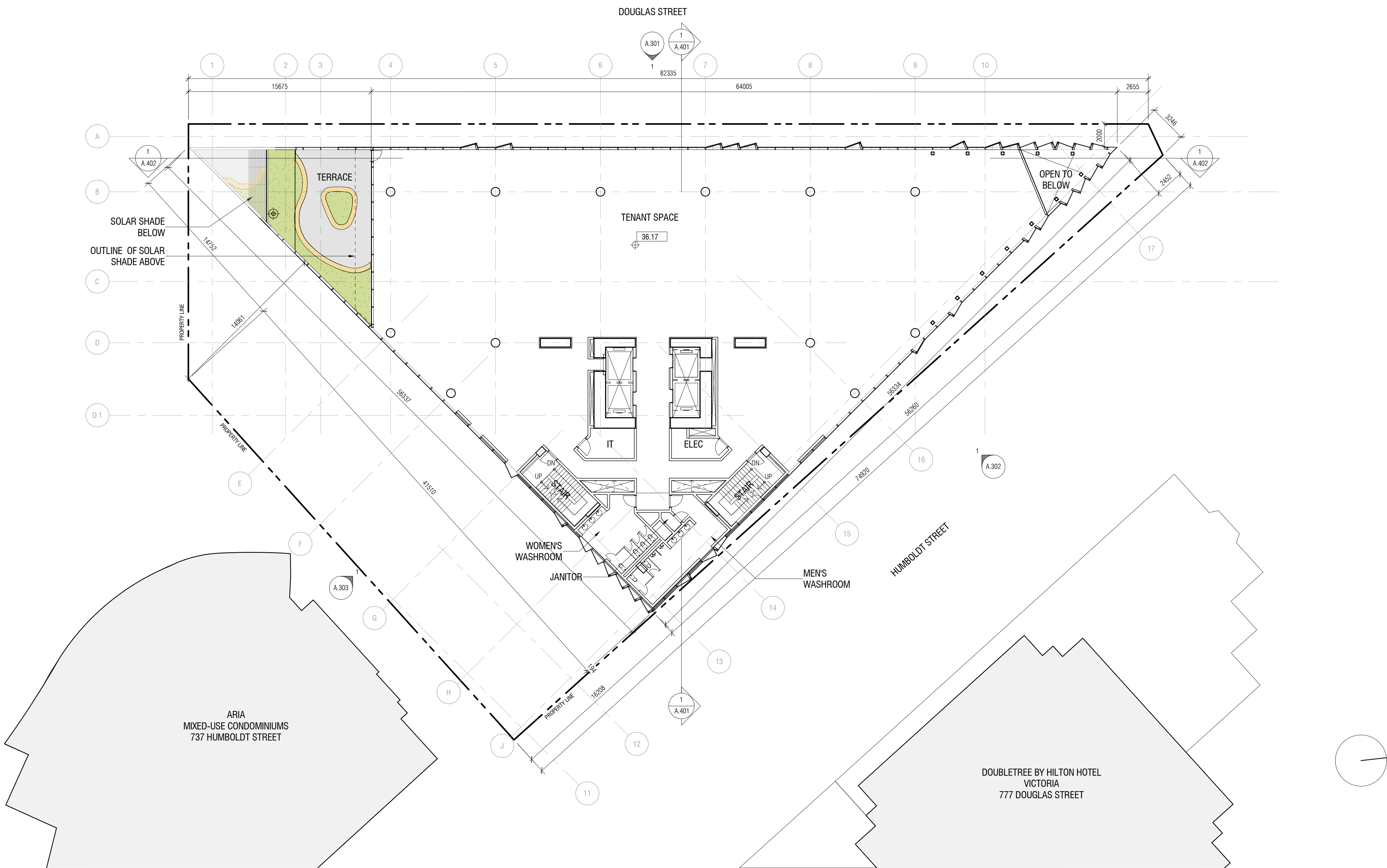
PLAN - LEVEL 6 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.110

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2020-11-09 10:07:48 PM



Area Schedule (Gross Building - Rezoning) L7		
Level	Name	Area
LEVEL 7	Floor Area	1396.71 m ²
Grand total: 1		1396.71 m ²

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TELUS OCEAN

749 Douglas St, Victoria, BC

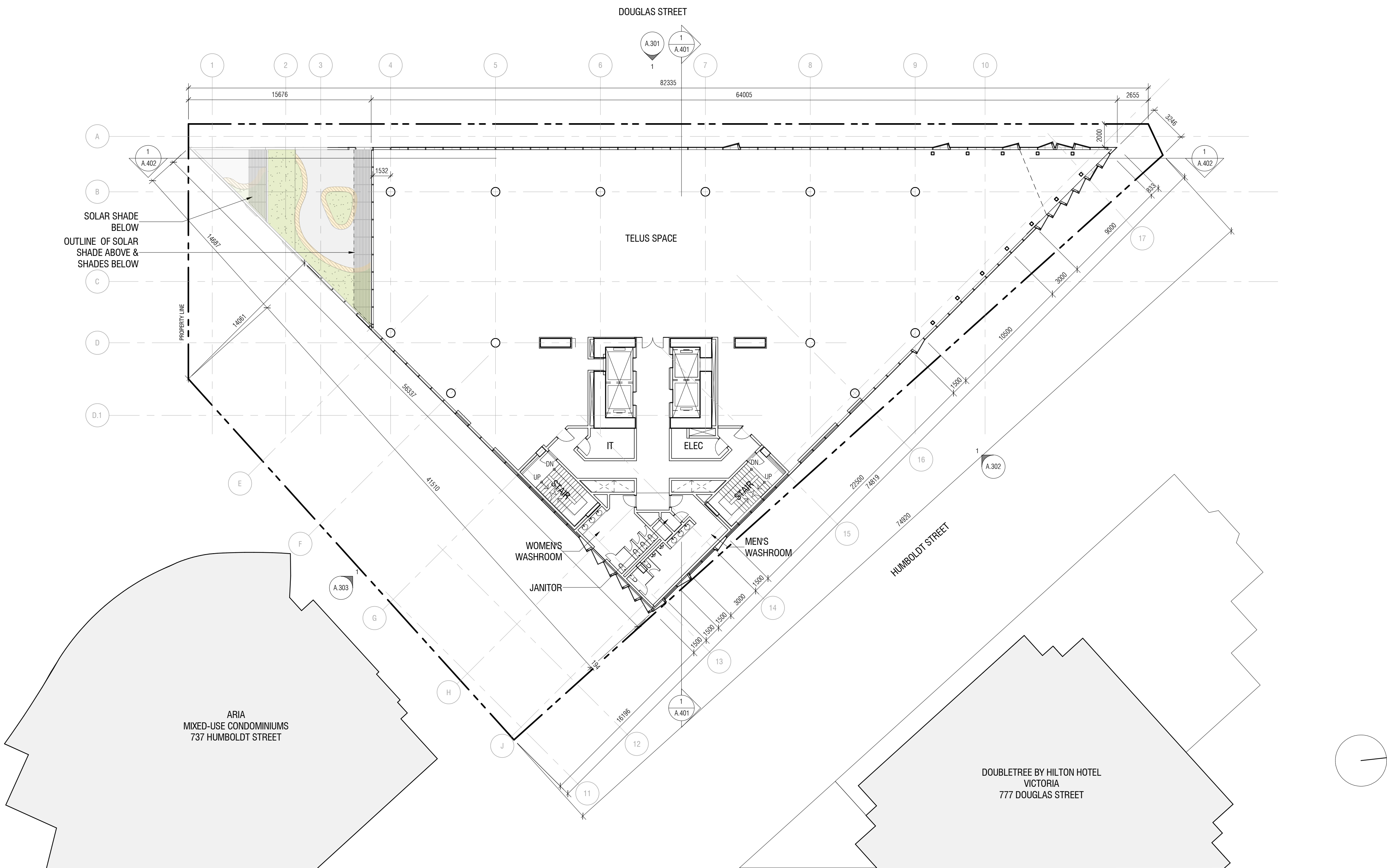
PLAN - LEVEL 7 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.111

BM 3607/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

2020-11-09 10:07:50 PM



Area Schedule (Gross Building - Rezoning) L8		
Level	Name	Area
LEVEL 8	Floor Area	1418.42 m ²
Grand total: 1		1418.42 m ²

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ISSUED		
No.	Date	Description
1	2020.06.30	Rezoning Pre-application
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca

TELUS OCEAN

749 Douglas St, Victoria, BC

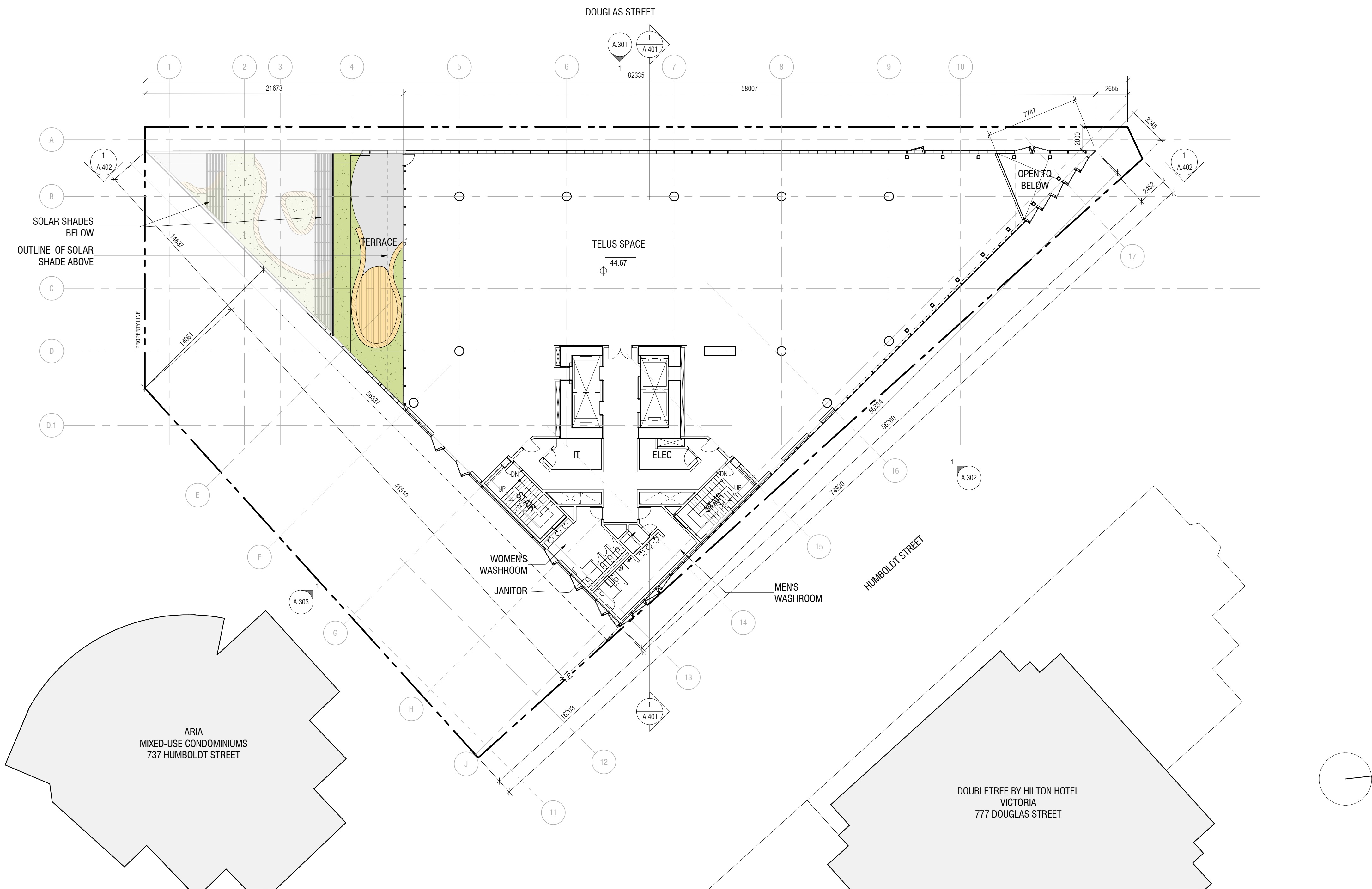
PLAN - LEVEL 8 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.112

BM 3802/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

2020-11-09 10:07:52 PM



Area Schedule (Gross Building - Rezoning) L9		
Level	Name	Area
LEVEL 9	Floor Area	1280.56 m ²
Grand total: 1		1280.56 m ²

ISSUED		
No.	Date	Description
1	2020.06.30	Rezoning Pre-application
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision

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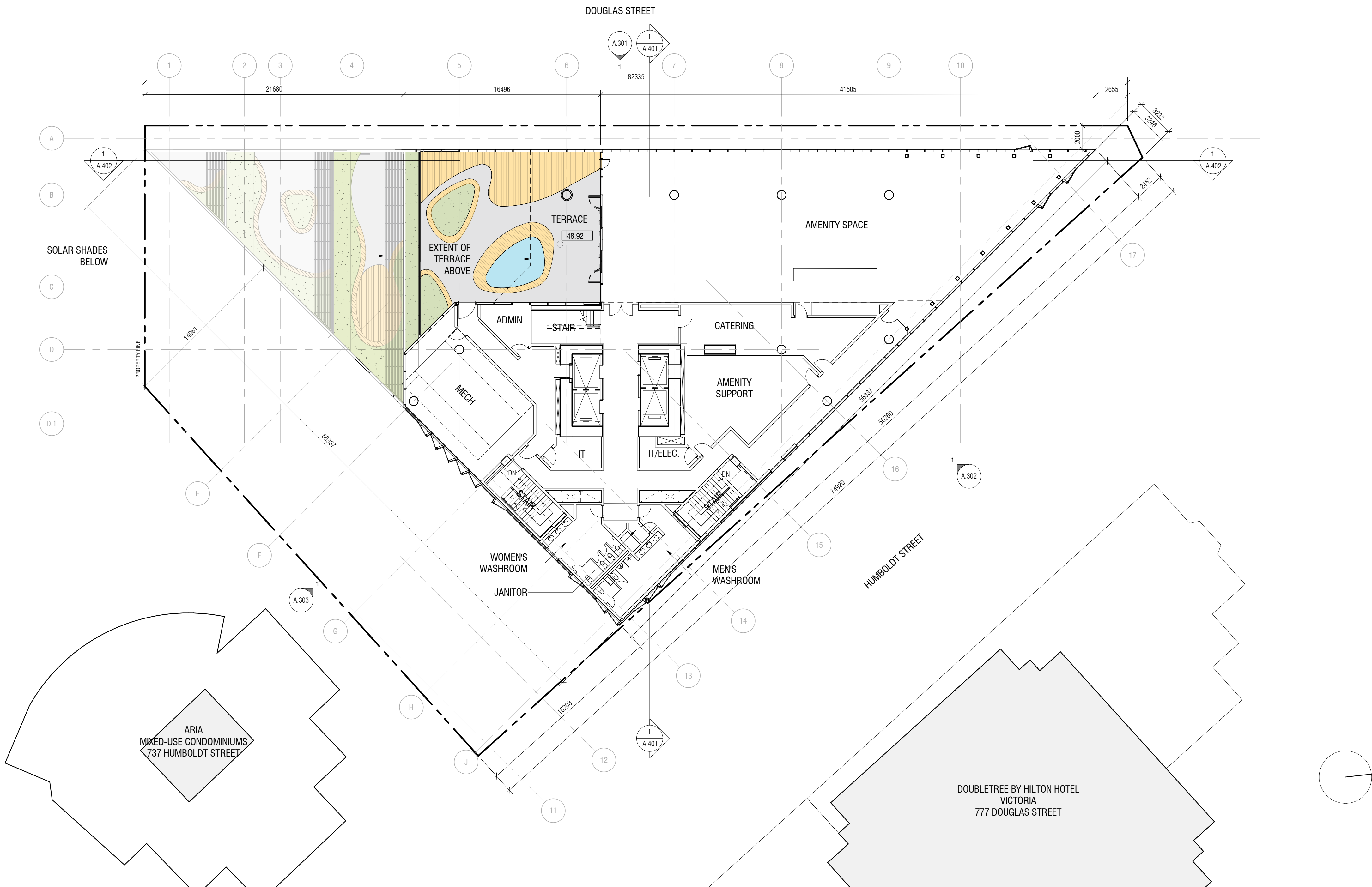
PLAN - LEVEL 9 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.113

BM 3802/1911-Telus Ocean-H201911_ARCH_DSA_Building_F20.rvt

2020-11-09 10:07:54 PM



Area Schedule (Gross Building - Rezoning) L10		
Level	Name	Area
LEVEL 10	Floor Area	1081.96 m ²
Grand total: 1		1081.96 m ²

NOT FOR
CONSTRUCTION

ISSUED

No.	Date	Description
1	2020.06.30	Rezoning Pre-application
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision

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TELUS OCEAN

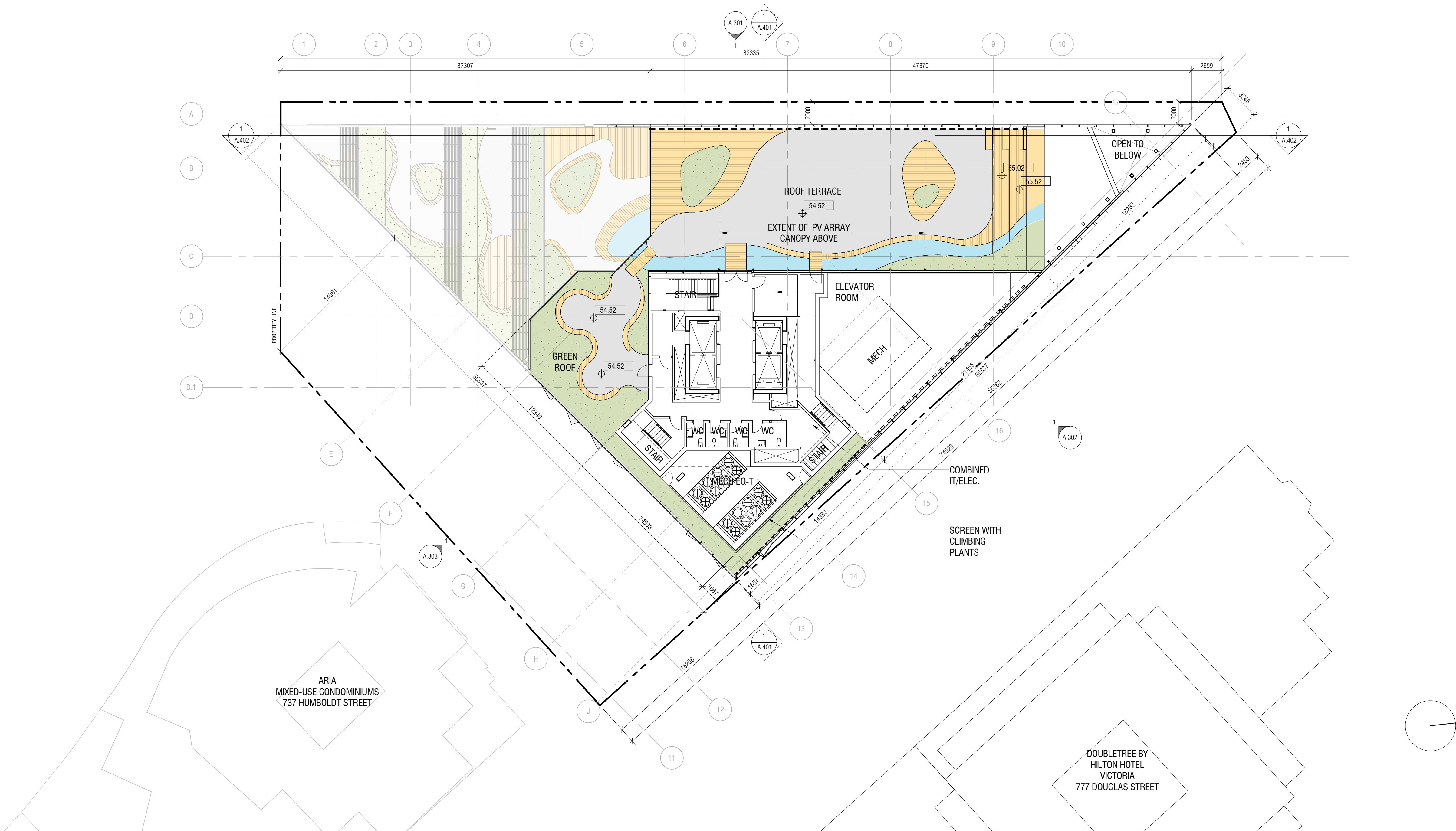
749 Douglas St, Victoria, BC

PLAN - LEVEL 10 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

BM 3807/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

2020-11-09 10:05:04 PM



Area Schedule (Gross Building - Rezoning) L11		
Level	Name	Area
LEVEL 11 / LOWER ROOF	Floor Area	219.66 m²
Grand total: 1		219.66 m²

NOT FOR
CONSTRUCTION

ISSUED

No.	Date	Description
1	2020.06.30	Rezoning Pre-application
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision

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TELUS OCEAN

749 Douglas St, Victoria, BC

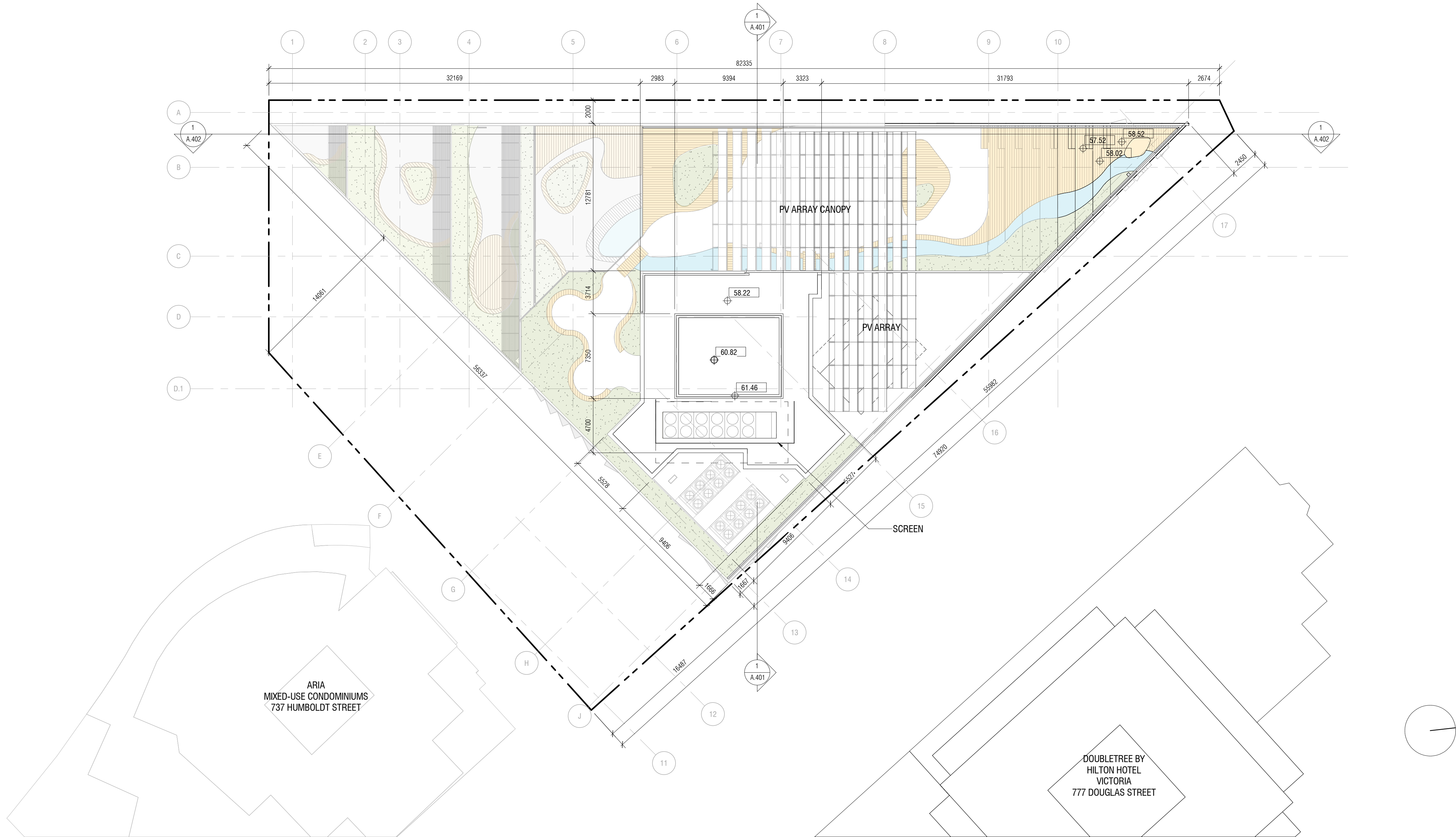
PLAN - LEVEL 11 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.115

BM 3807/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

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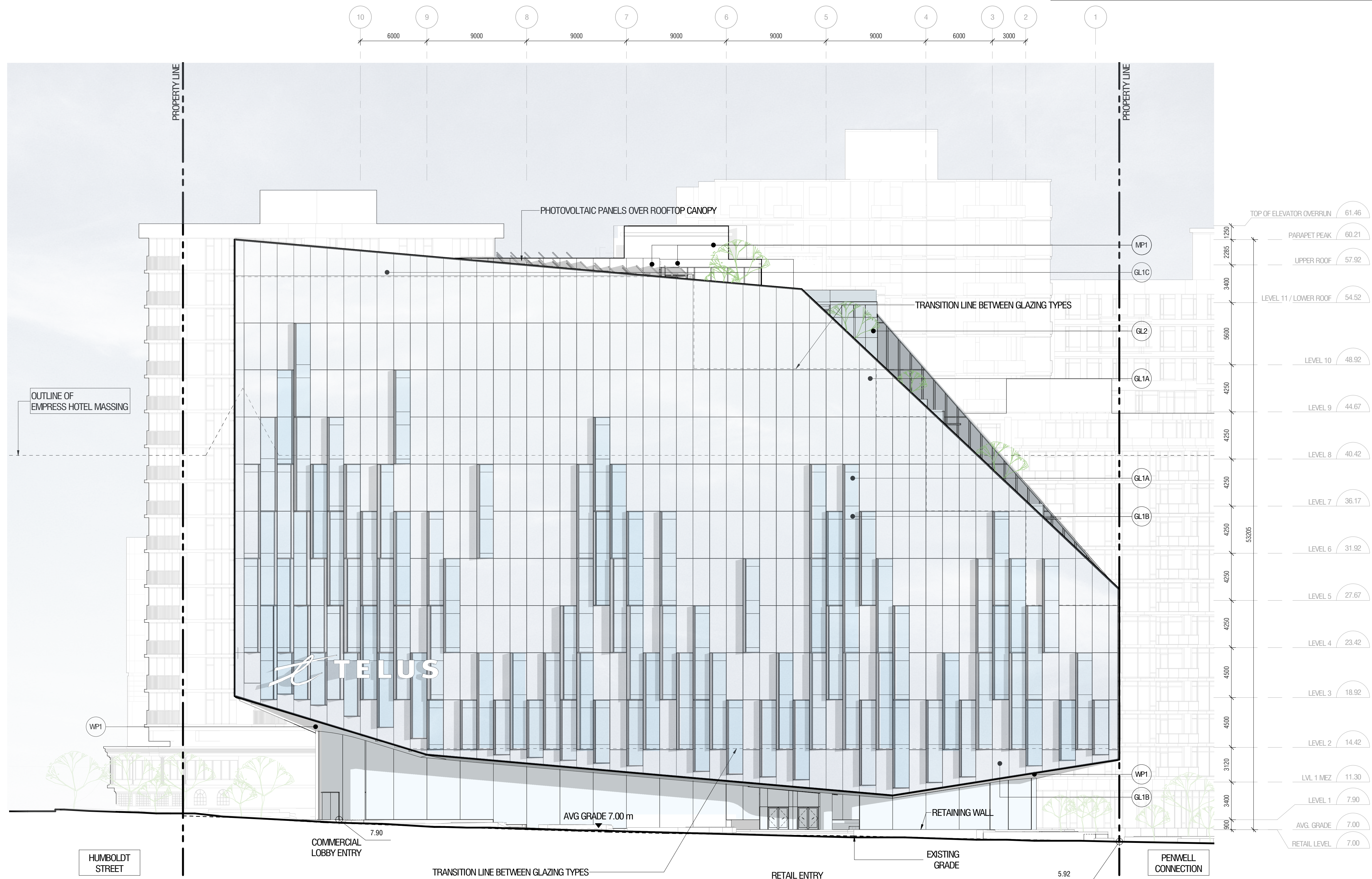
TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - UPPER ROOF - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.116



LEGEND

- GL1A CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
- GL1B CAPLESS INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 1)
- GL1C CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 1) - WINDBREAK / GUARD
- GL2A CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2)
- GL2B CAPPED INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2)
- GL3 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3)
- GL4 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 4)
- MP1 SATIN SILVER FINISH ALUMINUM METAL PANELS
- MP2 SATIN SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- WP1 WOOD PANEL SOFFIT

NOT FOR
CONSTRUCTION

ISSUED

No.	Date	Description
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2	2020.07.15	Rezoning-DP Application

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TELUS OCEAN

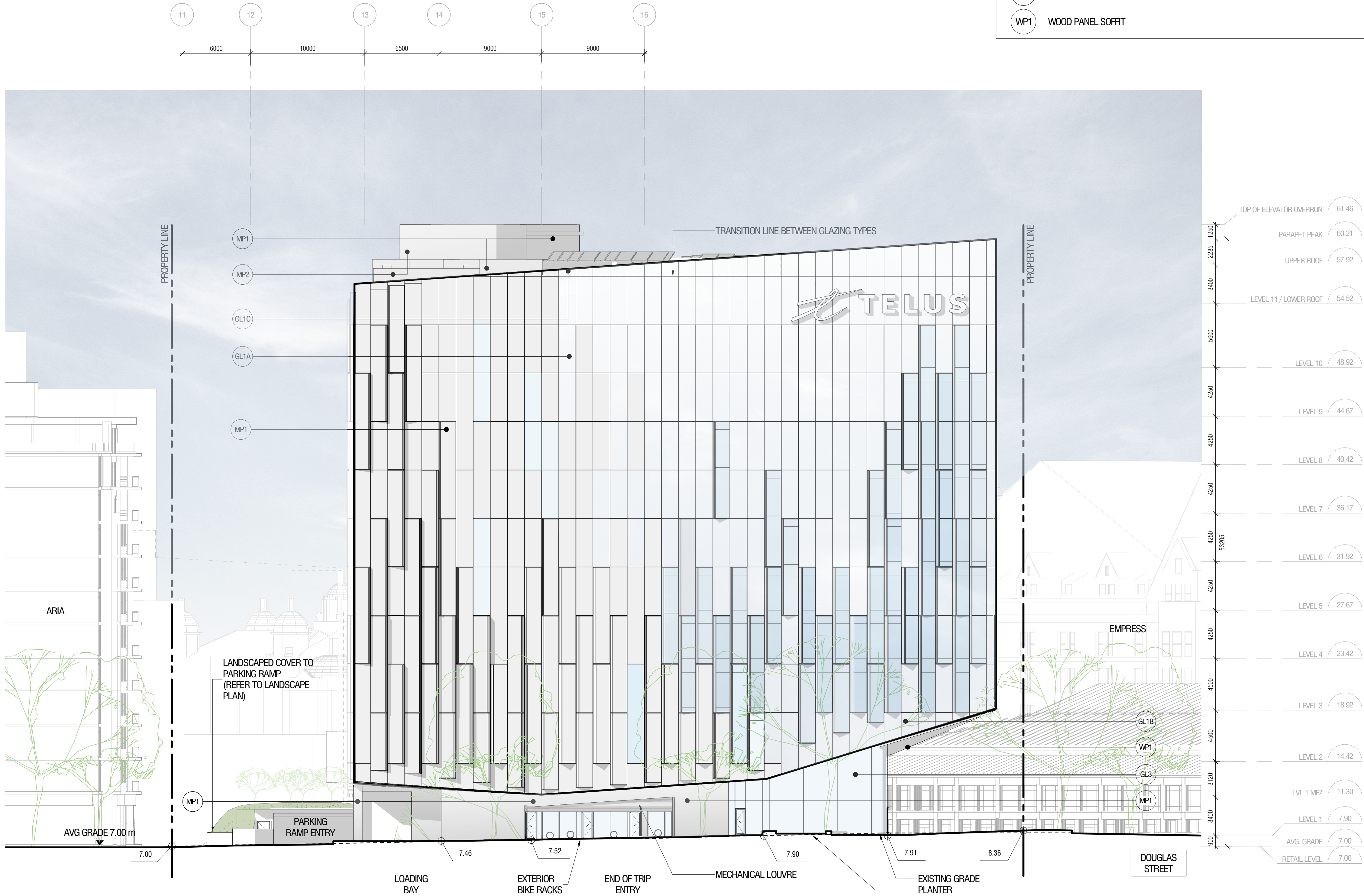
749 Douglas St, Victoria, BC

ELEVATION - WEST - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

BM 380-11911-Telus Ocean-R201911_ARCH_DSA_Building_R20.rvt

2020-11-09 11:05:34 PM



LEGEND

- GL1A CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
- GL1B CAPLESS INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 1)
- GL1C CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 1) - WINDBREAK / GUARD
- GL2A CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2)
- GL2B CAPPED INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2)
- GL3 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3)
- GL4 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 4)
- MP1 SATIN SILVER FINISH ALUMINUM METAL PANELS
- MP2 SATIN SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- WP1 WOOD PANEL SOFFIT

ISSUED

No.	Date	Description
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2	2020.07.15	Rezoning-DP Application

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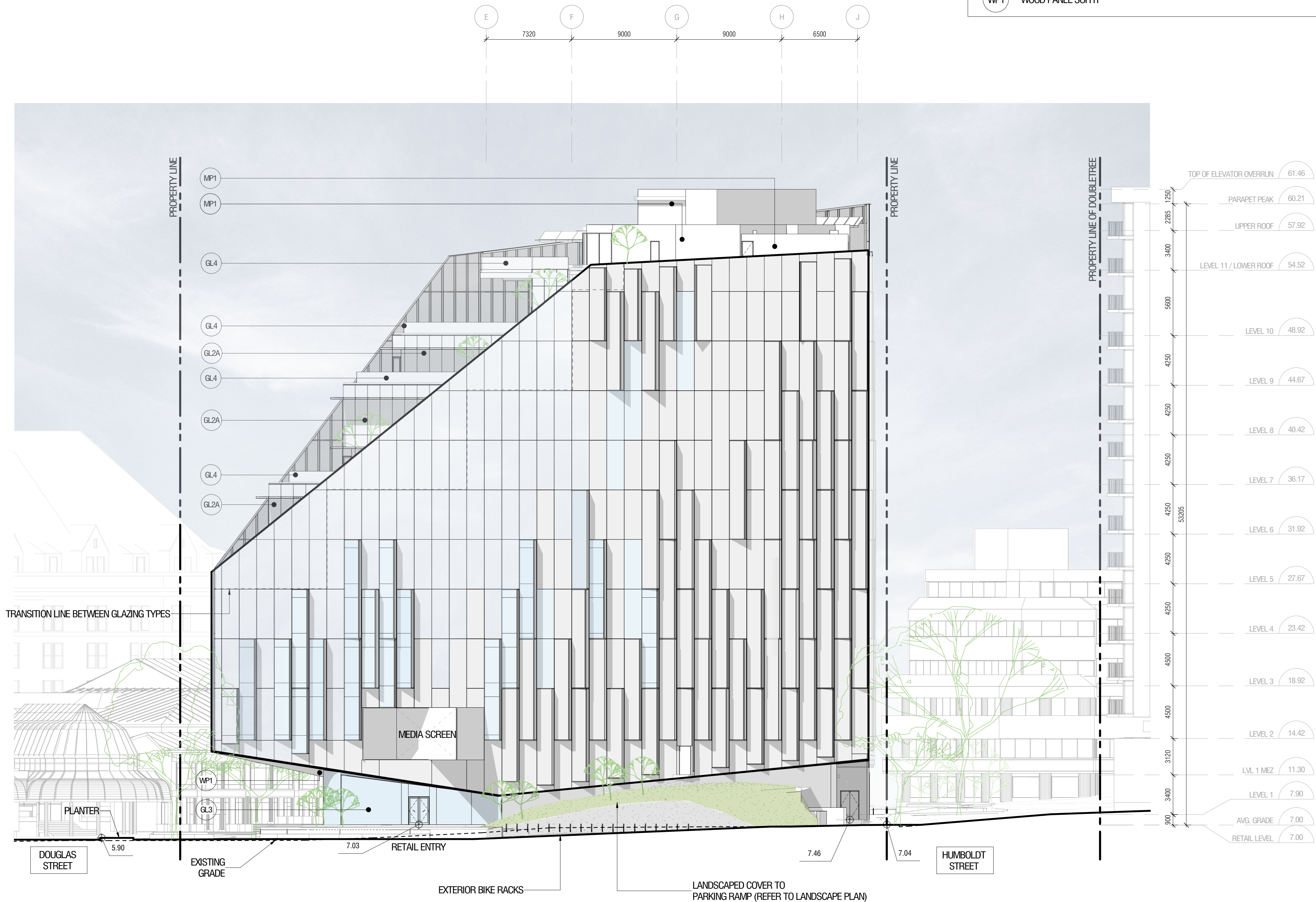
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TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - EAST - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09



LEGEND

- GL1A CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
- GL1B CAPLESS INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 1)
- GL1C CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 1) - WINDBREAK / GUARD
- GL2A CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2)
- GL2B CAPPED INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2)
- GL3 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3)
- GL4 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 4)
- MP1 SATIN SILVER FINISH ALUMINUM METAL PANELS
- MP2 SATIN SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- WP1 WOOD PANEL SOFFIT

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TELUS OCEAN

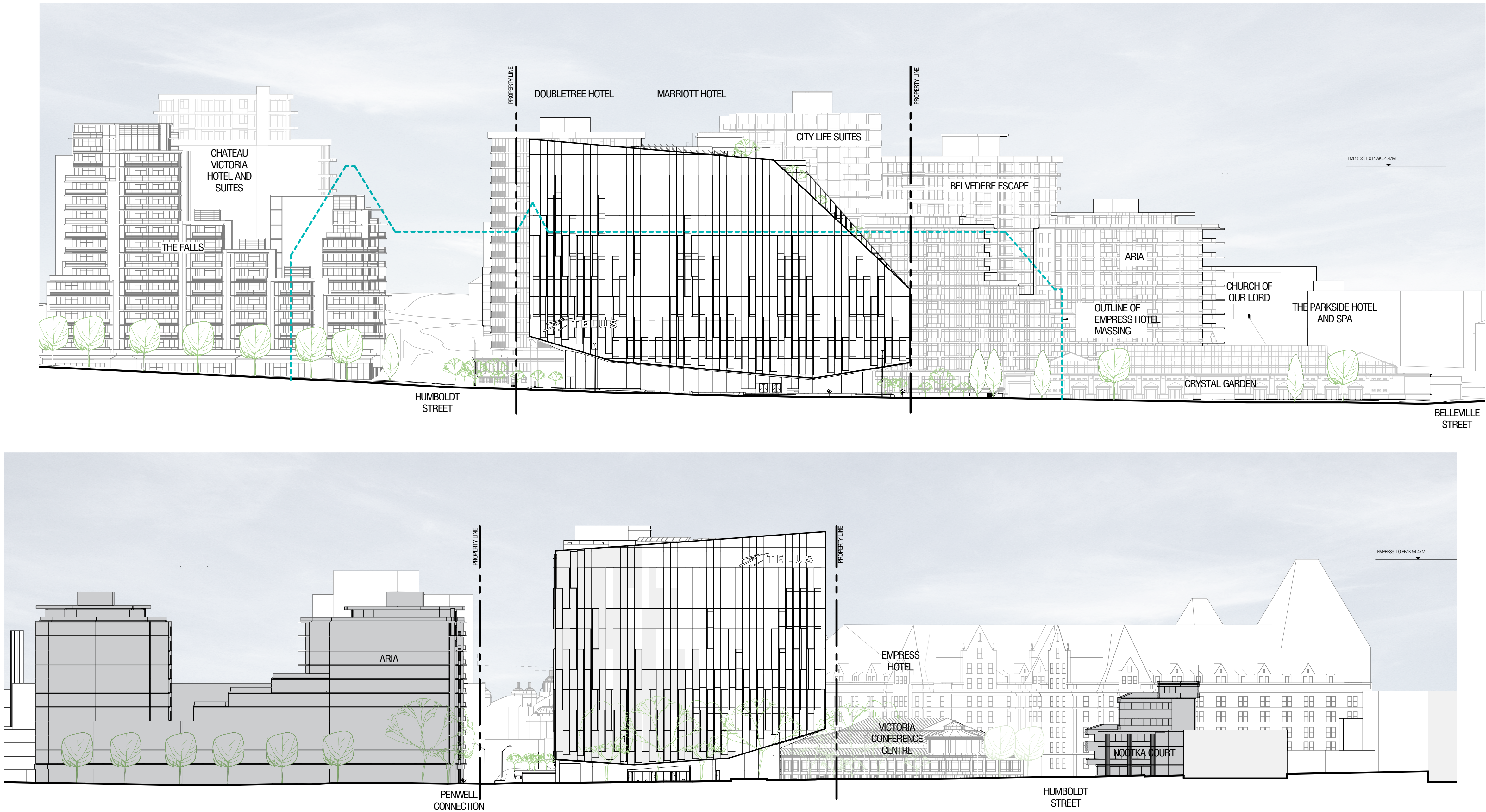
749 Douglas St, Victoria, BC

ELEVATION - SOUTH - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.303

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CONSTRUCTION

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TELUS OCEAN

749 Douglas St, Victoria, BC

CONTEXT ELEVATIONS - REZONING

Scale: 1 : 500
Project No: 1911
Date: 2020/11/09

A.304



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CONSTRUCTION

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No.	Date	Description
1	2020.06.30	Rezoning Pre-application
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TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION A - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.401

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3	2020.11.09	Rezoning-DP Application Revision

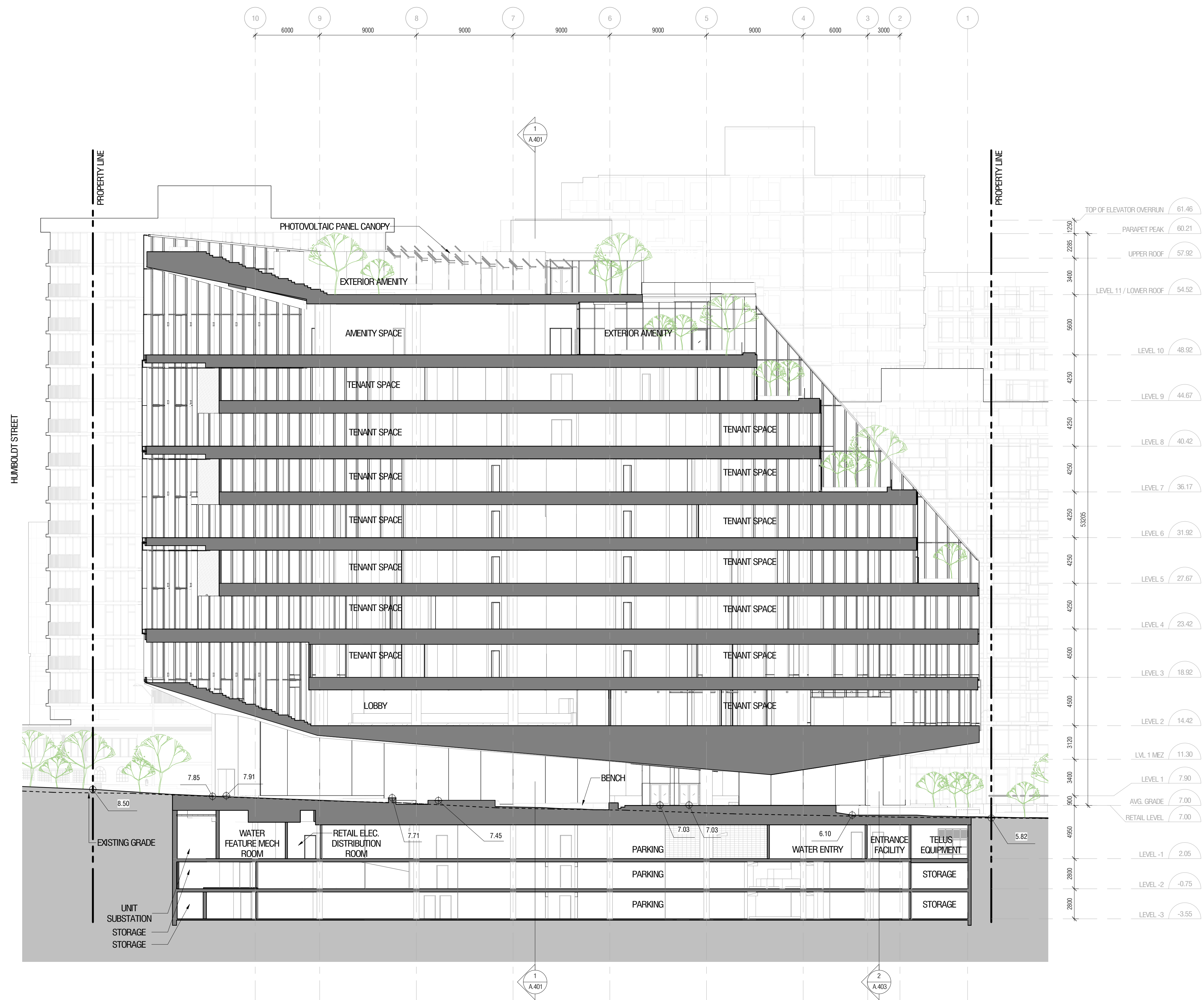
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Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsa.ca

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Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

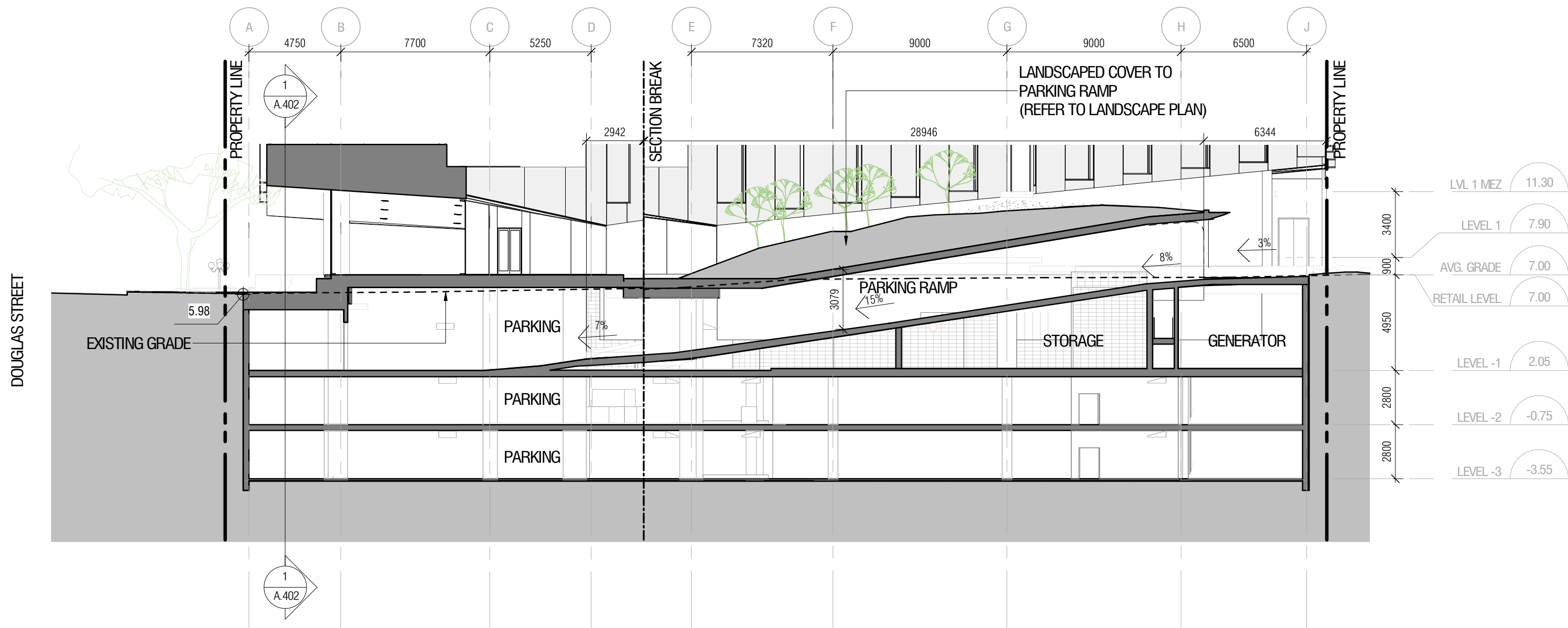
A.402

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CONSTRUCTION**



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CONSTRUCTION

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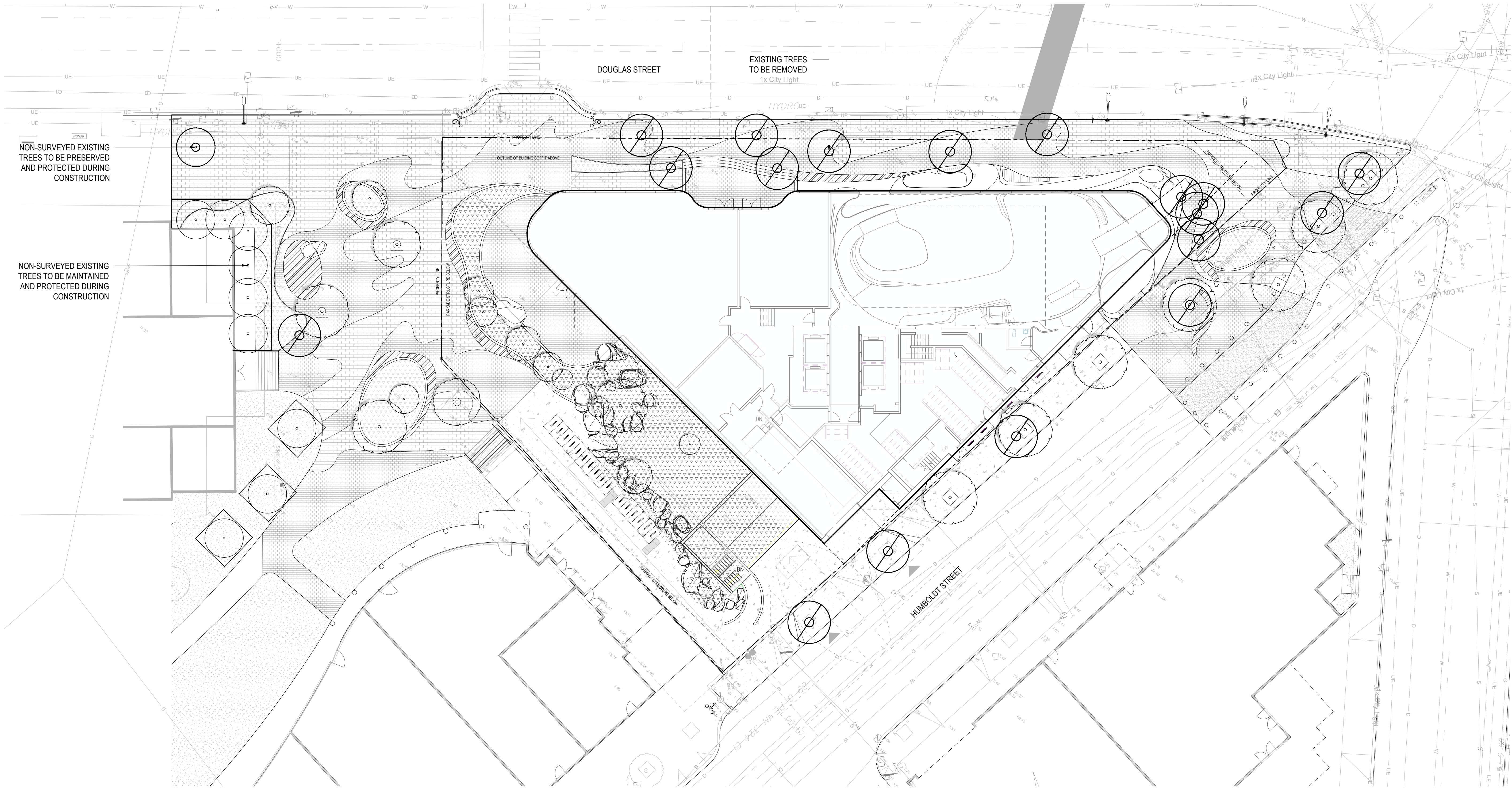
TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION F - REZONING

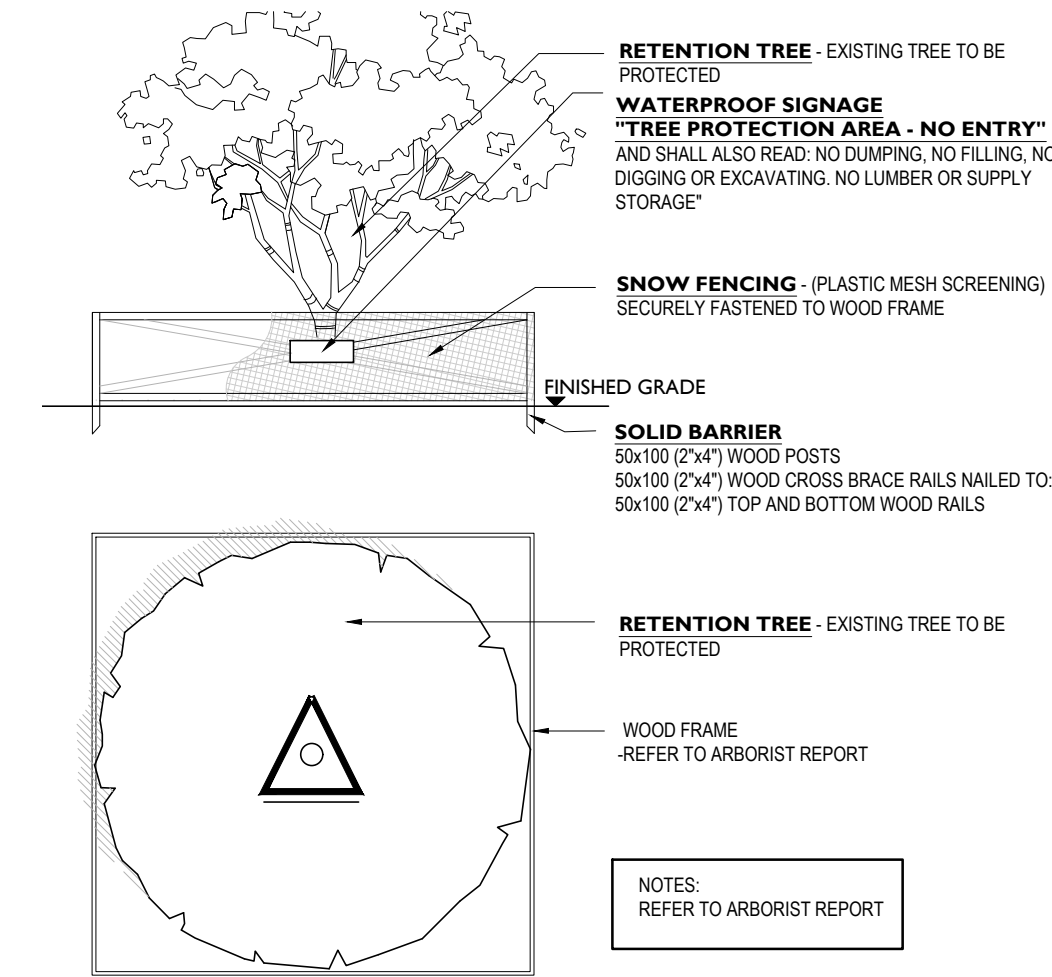
Scale: 1 : 200
Project No: 1911
Date: 2020/11/09

A.403



1 TREE MANAGEMENT PLAN

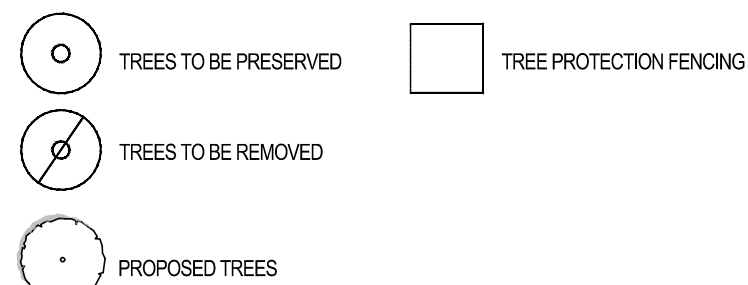
SCALE: 1:200



NOTES:

- ALL CONSTRUCTION WORK CLOSE TO EXISTING TREES TO BE RETAINED SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE CITY OF VICTORIA ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO: ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES; ALL MODIFICATIONS TO SITE GRADING NEAR THE TREE PROTECTION AREAS; ALL ROOT PRUNING; ANY REQUIRED BRANCH PRUNING; AND ANY OTHERWISE NECESSARY ENCROACHMENT INTO THE TREE PROTECTION AREAS.
- NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
- PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND / OR RELOCATION.
- TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VICTORIA.

LEGEND



2 TREE PROTECTION FENCING

SCALE: NTS

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT - LEAD CONSULTANT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

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ISSUANCE:

No.	Date	Details	By
1	07-15-2020	ISSUED FOR REZONING / DP	JW
2	10-23-2020	ISSUED FOR 50% DESIGN DEVELOPMENT	JW
3	11-09-2020	ISSUED FOR DEVELOPMENT PERMIT	JW

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Vancouver BC V6J 1K7
604.736.5566
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

TREE MANAGEMENT PLAN

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

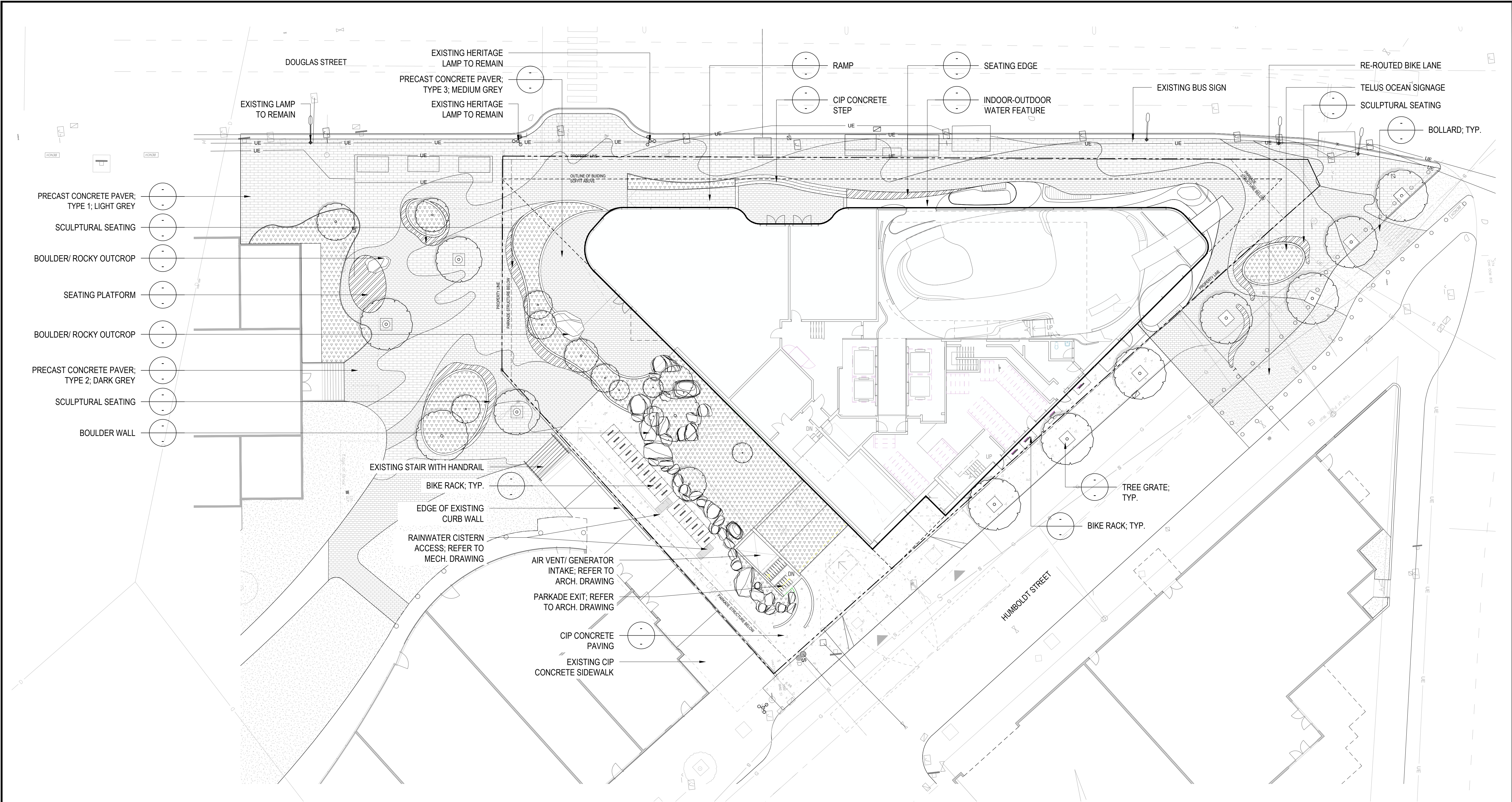
CHECKED BY:
NM

SCALE:
1:200

DWG. NO.:

L2.01

OF: XX



CLIENT:

PROJECT TEAM:

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PFS Studio
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Vancouver, BC V6J 1K7

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2	10-23-2020	ISSUED FOR 50% DESIGN DEVELOPMENT	JW
3	11-09-2020	ISSUED FOR DEVELOPMENT PERMIT	JW

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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
GROUND LEVEL

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

CHECKED BY:
NM

SCALE:
1:200

DWG. NO.:

L3.01

OF: XX

ALL SITE FURNITURE TO BE SPECIFIED BY OTHERS (TO BE DETERMINED)

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT - LEAD CONSULTANT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
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2	10-23-2020	ISSUED FOR 50% DESIGN DEVELOPMENT	JW
3	11-09-2020	ISSUED FOR DEVELOPMENT PERMIT	JW

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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

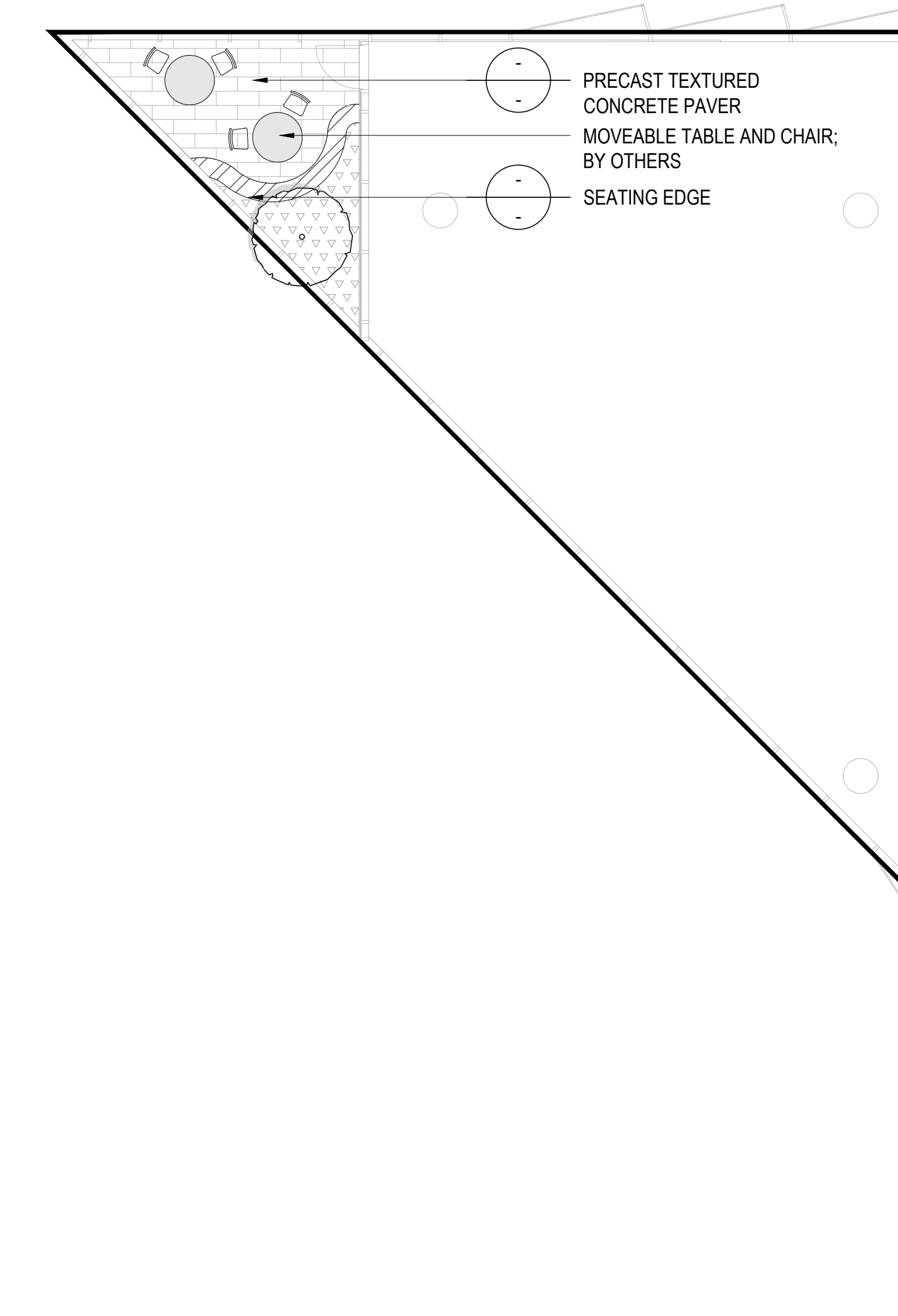
CHECKED BY:
NM

SCALE:
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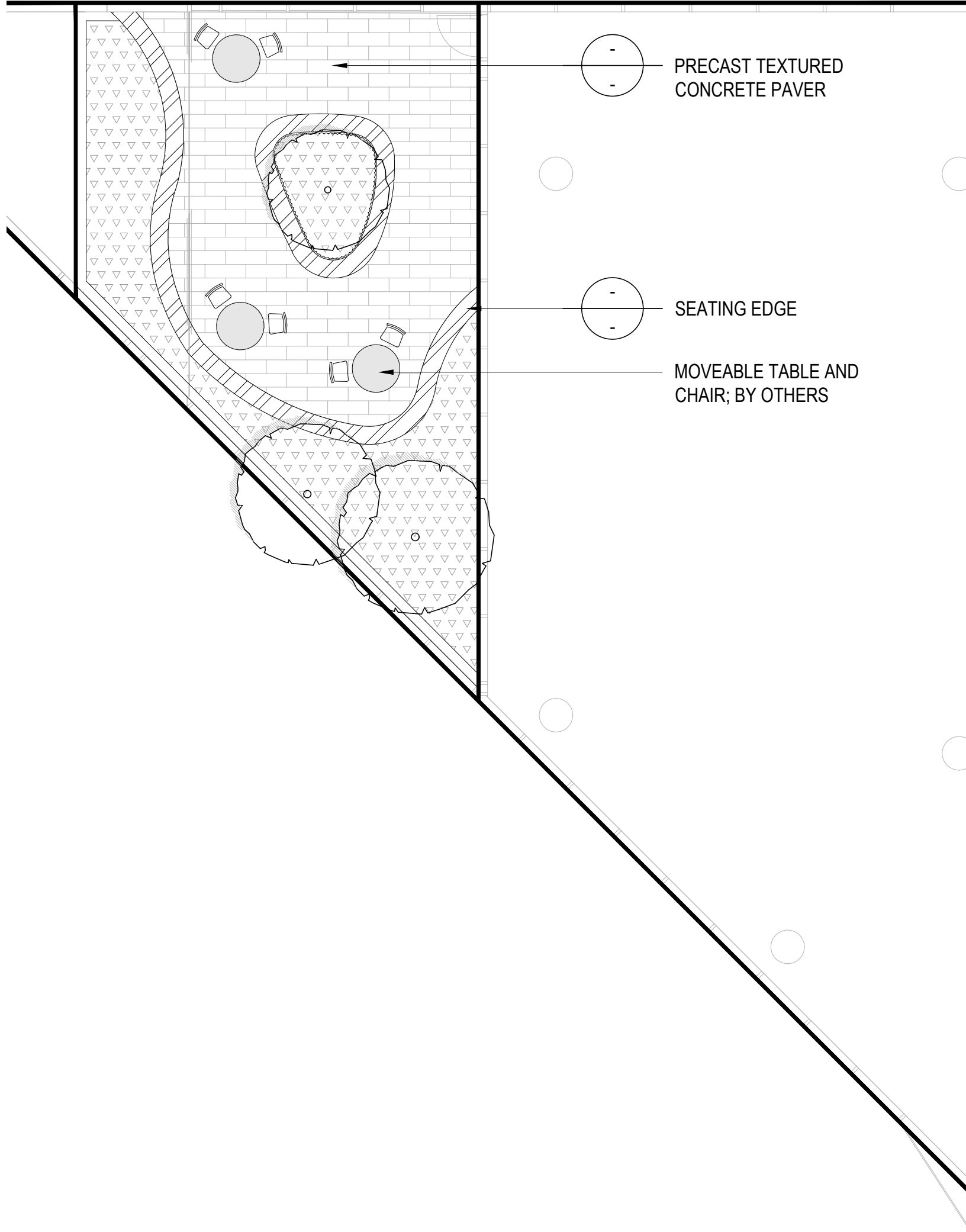
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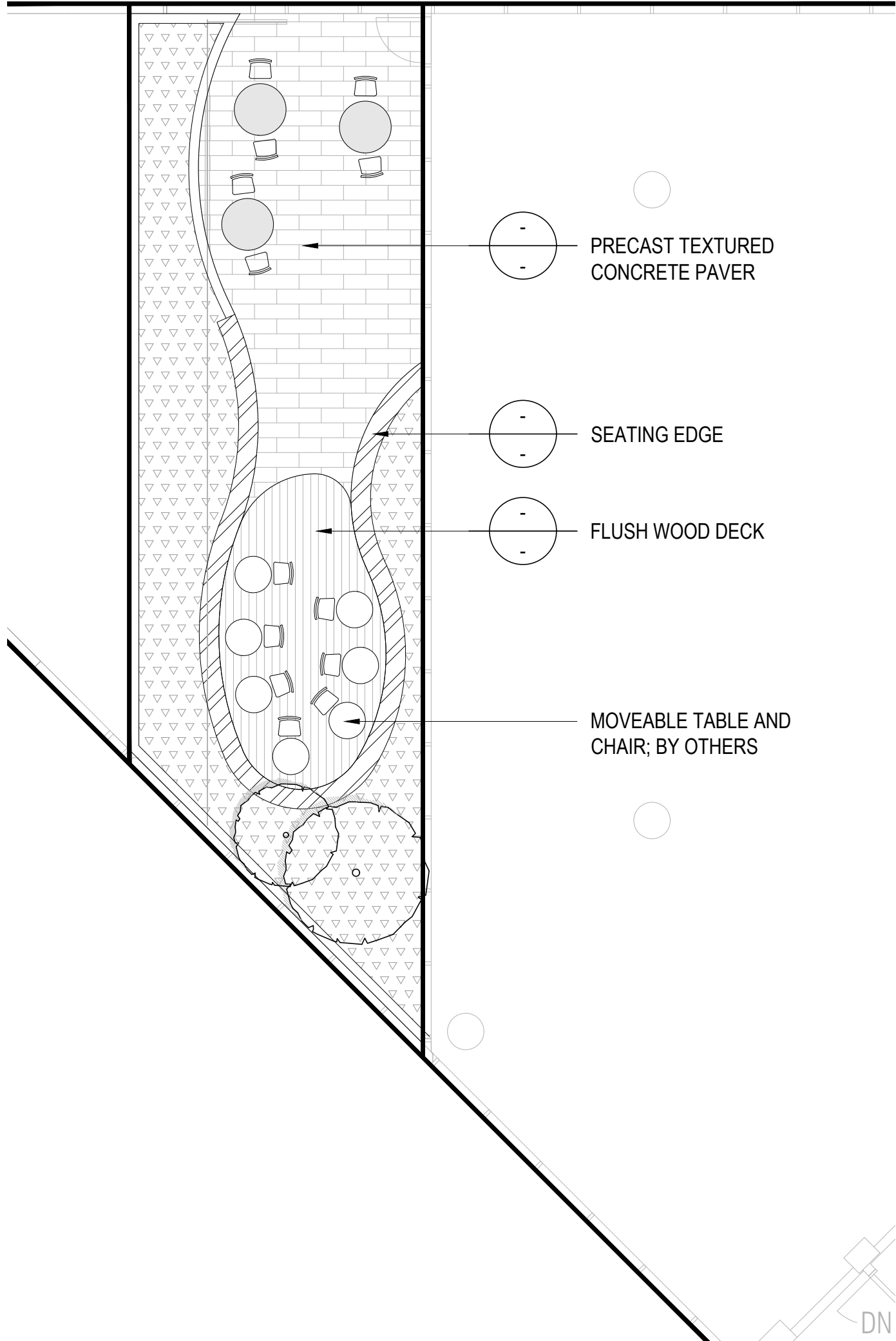
OF: XX



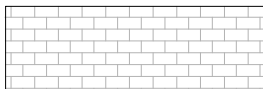
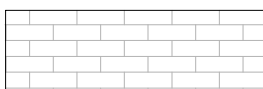
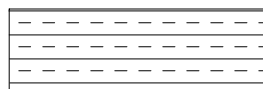
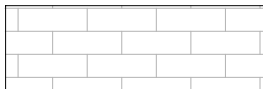
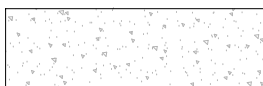
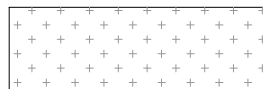
1 MATERIAL PLAN - LEVEL 5
SCALE: 1:100



2 MATERIAL PLAN - LEVEL 7
SCALE: 1:100

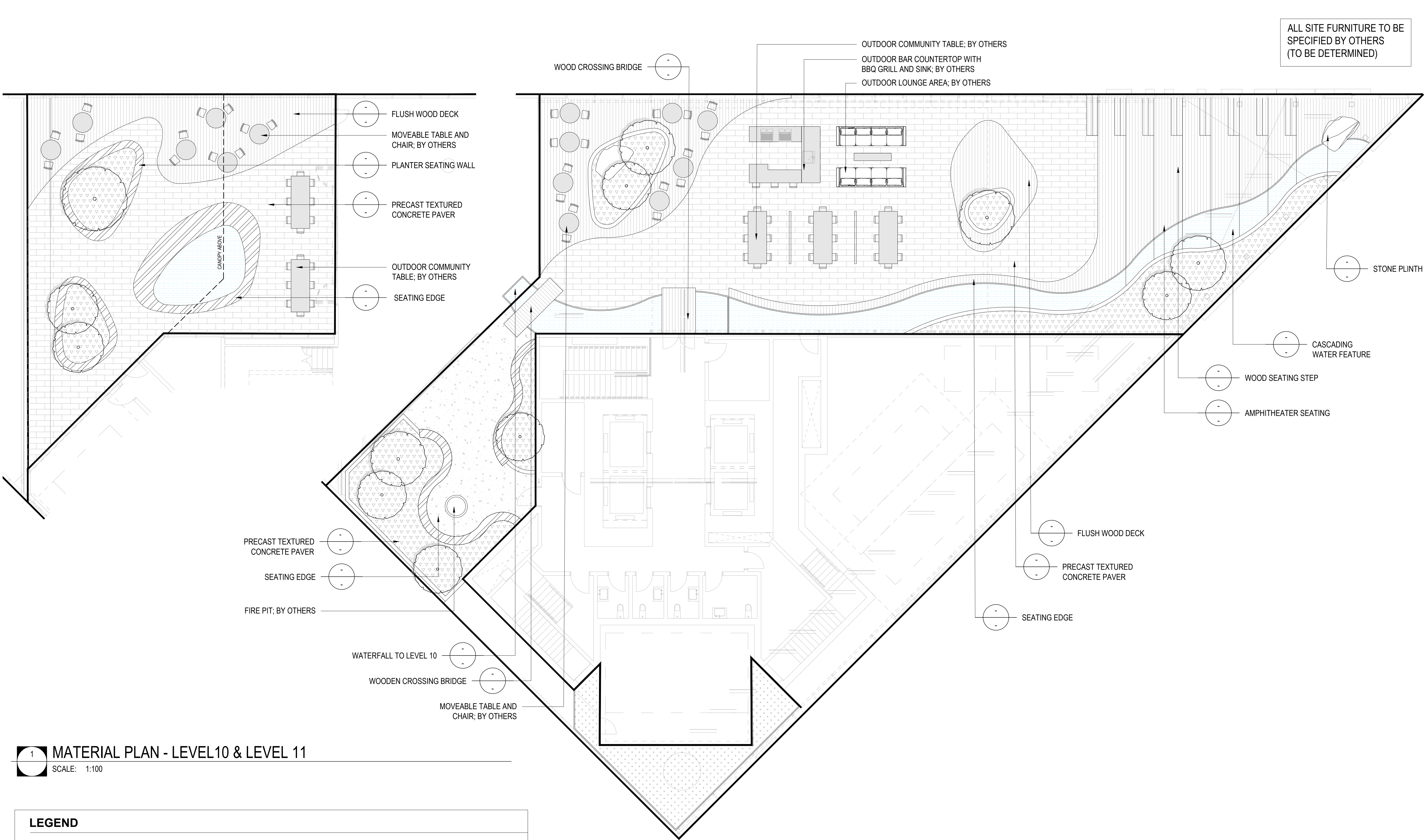


3 MATERIAL PLAN - LEVEL 9
SCALE: 1:100

LEGEND				
P1		PRECAST CONCRETE PAVER - TYPE 1		SEATING EDGE
P2		PRECAST CONCRETE PAVER- TYPE 2		WATER FEATURE
P3		PRECAST CONCRETE PAVER - ON PEDESTAL		PLANTING AREA
P4		CIP CONCRETE		NON ACCESSIBLE GREEN ROOF PLANTING AREA
P5		FLUSH WOOD DECK - ON PEDESTAL		

GENERAL NOTES:

- 1) Do not scale drawings. Use dimensional information as noted in drawings. Contact the Landscape Architect immediately if there is any ambiguity, lack of information or inconsistency. Disregard for this note and extra costs incurred will not be accepted.
- 2) All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
- 3) The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- 4) Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- 5) The Contractor shall be responsible for verifying the property line.



1 MATERIAL PLAN - LEVEL 10 & LEVEL 11
SCALE: 1:100

LEGEND			
P1		PRECAST CONCRETE PAVER - TYPE 1	SEATING EDGE
P2		PRECAST CONCRETE PAVER- TYPE 2	WATER FEATURE
P3		PRECAST CONCRETE PAVER - ON PEDESTAL	PLANTING AREA
P4		CIP CONCRETE	NON ACCESSIBLE GREEN ROOF PLANTING AREA
P5		FLUSH WOOD DECK - ON PEDESTAL	

- GENERAL NOTES:
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CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT - LEAD CONSULTANT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

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ISSUANCE:

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2	10-23-2020	ISSUED FOR 50% DESIGN DEVELOPMENT	JW
3	11-09-2020	ISSUED FOR DEVELOPMENT PERMIT	JW



STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER: 22007 DATE: 07/15/2020

DRAWN BY: JW CHECKED BY: NM

SCALE: 1:100

DWG. NO.: L3.03 OF: XX

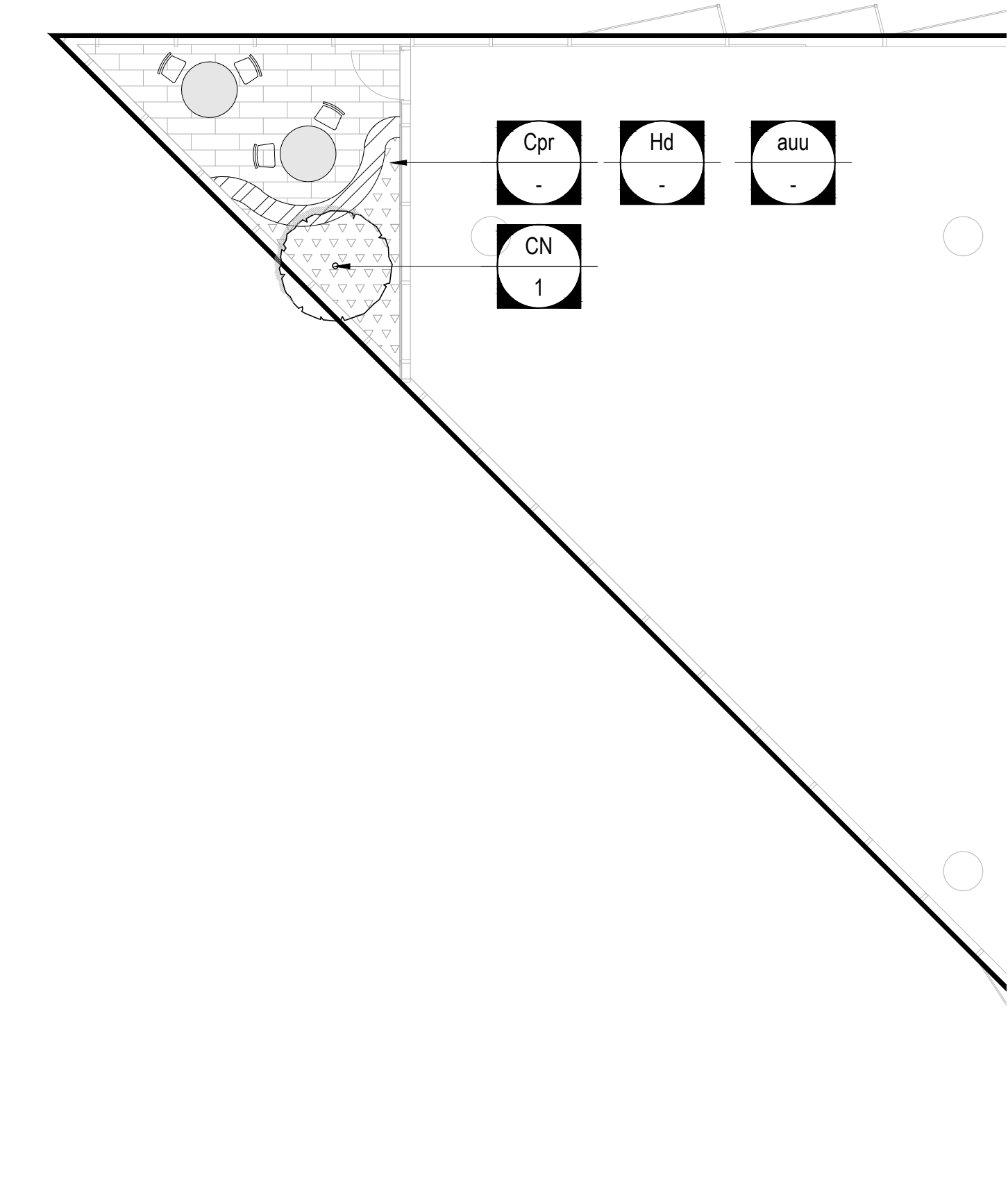


1.	ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.	8.	ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
2.	ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.	9.	ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
3.	ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.	10.	PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
4.	FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.		
5.	ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION.	11.	ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.
6.	ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.	12.	THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.
7.	ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.		

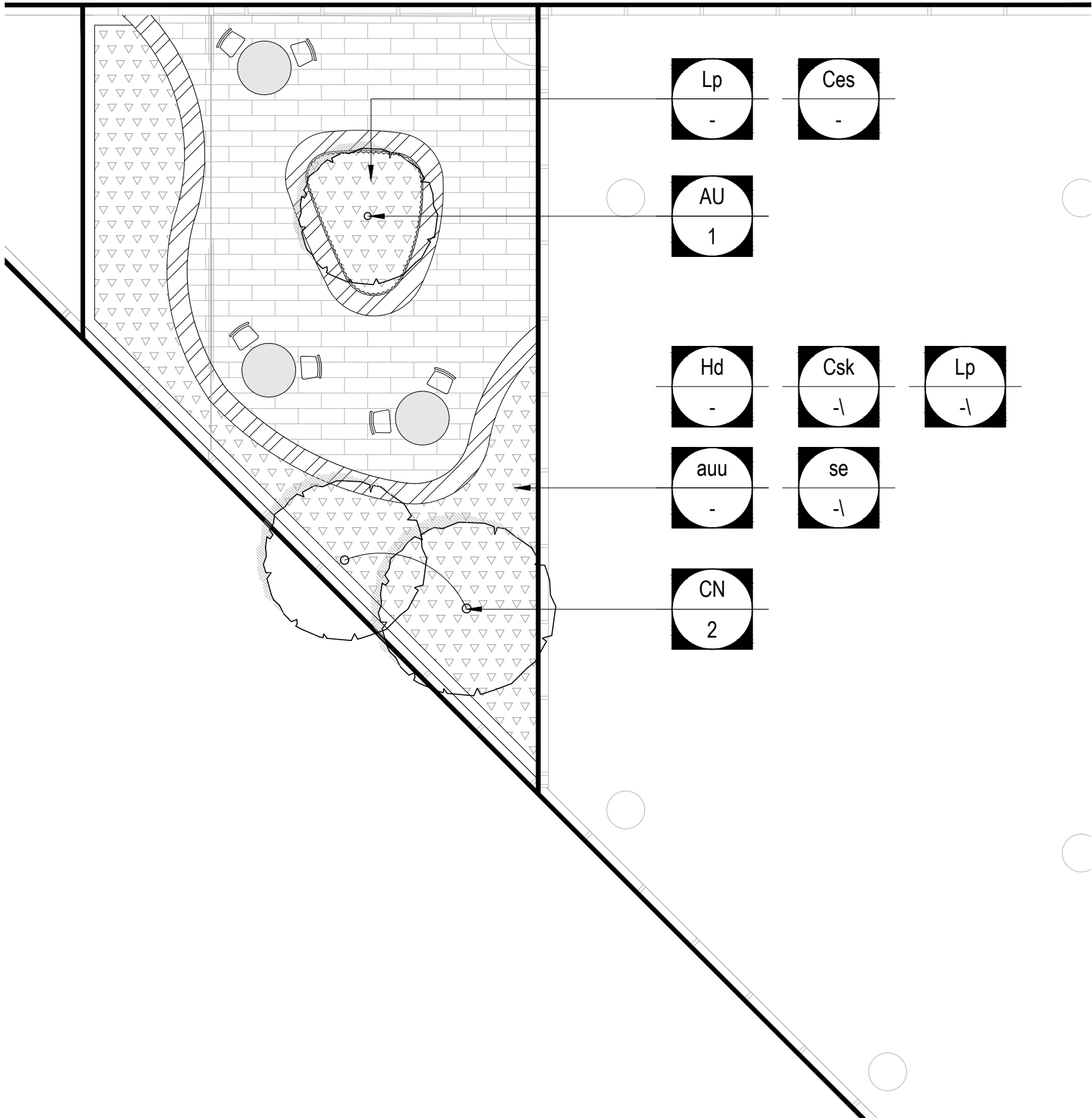
PLANTING SCHEDULE - GROUND LEVEL

TREES:	KEY BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
AU	<i>Arbutus unedo</i>	Strawberry Tree	3	6cm Cal., Tree form., Min. 3m Height,
QJ	<i>Quercus garryana</i>	Garry Oak	9	8cm Cal., Min. 3m Height
CQ	<i>Cercidiphyllum japonicum</i>	Katsura Tree	4	8cm Cal., 1.8 Clearance Ht.
CN	<i>Cornus nuttallii</i>	Pacific Dogwood	6	8cm Cal., Single-stem., Min. 3m Height
SHRUBS AND GRASSES:				
Csk	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Eh	<i>Equisetum hyemale</i>	Horsetail	-	#3 Pot, 300mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Jcg	<i>Juncus</i> 'Carmen's Grey'	Carmen's Grey Rush	-	#3 Pot, 300mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican feathergrass	-	#3 Pot, 450mm o.c.
Hm	<i>Hydrangea macrophylla</i> 'Wedding Gown'	Wedding Gown Hydrangea	-	#3 Pot, 450mm o.c.
Ce	<i>Carex elata</i> 'Aurea'	Golden Sedge	-	#3 Pot, 450mm o.c.
Cs	<i>Carex stipata</i>	Awl Fringed Sedge	-	#3 Pot, 450mm o.c.
Csc	<i>Cornus sanguinea</i> 'Cato'	Yellow Twig Dogwood	-	#3 Pot, 450mm o.c.
Ct	<i>Carex testacea</i> 'Prairie Fire'	Prairie Fire Sedge	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
lm	<i>Liriope muscari</i>	Lily Turf	-	#1 Pot, 300mm o.c.
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
lj	<i>Lathyrus japonicus</i>	Beach Pea	-	#1 Pot, 300mm o.c.
is	<i>Iris setosa</i>	Dwarf Arctic Iris	-	#1 Pot, 300mm o.c.
es	<i>Erika</i> sp.	Heather Variety	-	#1 Pot, 300mm o.c.
od	<i>Olsynium douglasii</i>	Satin Flower	-	#1 Pot, 300mm o.c.
cq	<i>Camassia quamash</i>	Blue Camas	-	#1 Pot, 300mm o.c.
cl	<i>Castilleja levisecta</i>	Golden Paintbrush	-	#1 Pot, 300mm o.c.
eo	<i>Erythronium oregonum</i>	White Fawn Lilies	-	#1 Pot, 300mm o.c.
fc	<i>Fritillaria camschatcensis</i>	Chocolate Lilies	-	#1 Pot, 300mm o.c.
aps	<i>Allium purple sensation</i>	Purple Sensation Allium	-	#1 Pot, 300mm o.c.
as	<i>Allium schubertii</i>	Schubertii Allium	-	#1 Pot, 300mm o.c.
asp	<i>Allium sphaerocephalon</i>	Drumstick Allium	-	#1 Pot, 300mm o.c.
ac	<i>Allium cernuum</i>	Nodding Onion	-	#1 Pot, 300mm o.c.
am	<i>Allium</i> 'Millenium'	Ornamental Allium	-	#1 Pot, 300mm o.c.
pc	<i>Plectritis congesta</i>	Sea Blush	-	#1 Pot, 300mm o.c.
eg	<i>Erigeron glaucus</i> 'Sea Breeze'	Seaside Daisy	-	#1 Pot, 300mm o.c.
ek	<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	-	#1 Pot, 300mm o.c.
ssb	<i>Sedum spectabile</i> 'Brilliant'	Showy Stonecap	-	#1 Pot, 300mm o.c.
st	<i>Sedum telephium</i> 'Gooseberry Fool'	Box-Leave Honeysuckle	-	#1 Pot, 300mm o.c.
ss	<i>Sedum elacombianum</i>	Hardy Sedum	-	#1 Pot, 300mm o.c.
se	<i>Sedum spurium fuldaglut</i>	Sedum Fulda Glow	-	#1 Pot, 300mm o.c.
saf	<i>Sedum spectabile</i> 'Autumn Fire'	Autumn Fire Sedum	-	#1 Pot, 300mm o.c.
so	<i>Sedum oregonum</i>	Oregon Stonecap	-	#1 Pot, 300mm o.c.
ssc	<i>Sedum spathulifolium</i>	Cape Blanco Stoncrop	-	#1 Pot, 300mm o.c.
sr	<i>Sedum rupestre</i> 'Angelina'	Angelina Stonecap	-	#1 Pot, 300mm o.c.

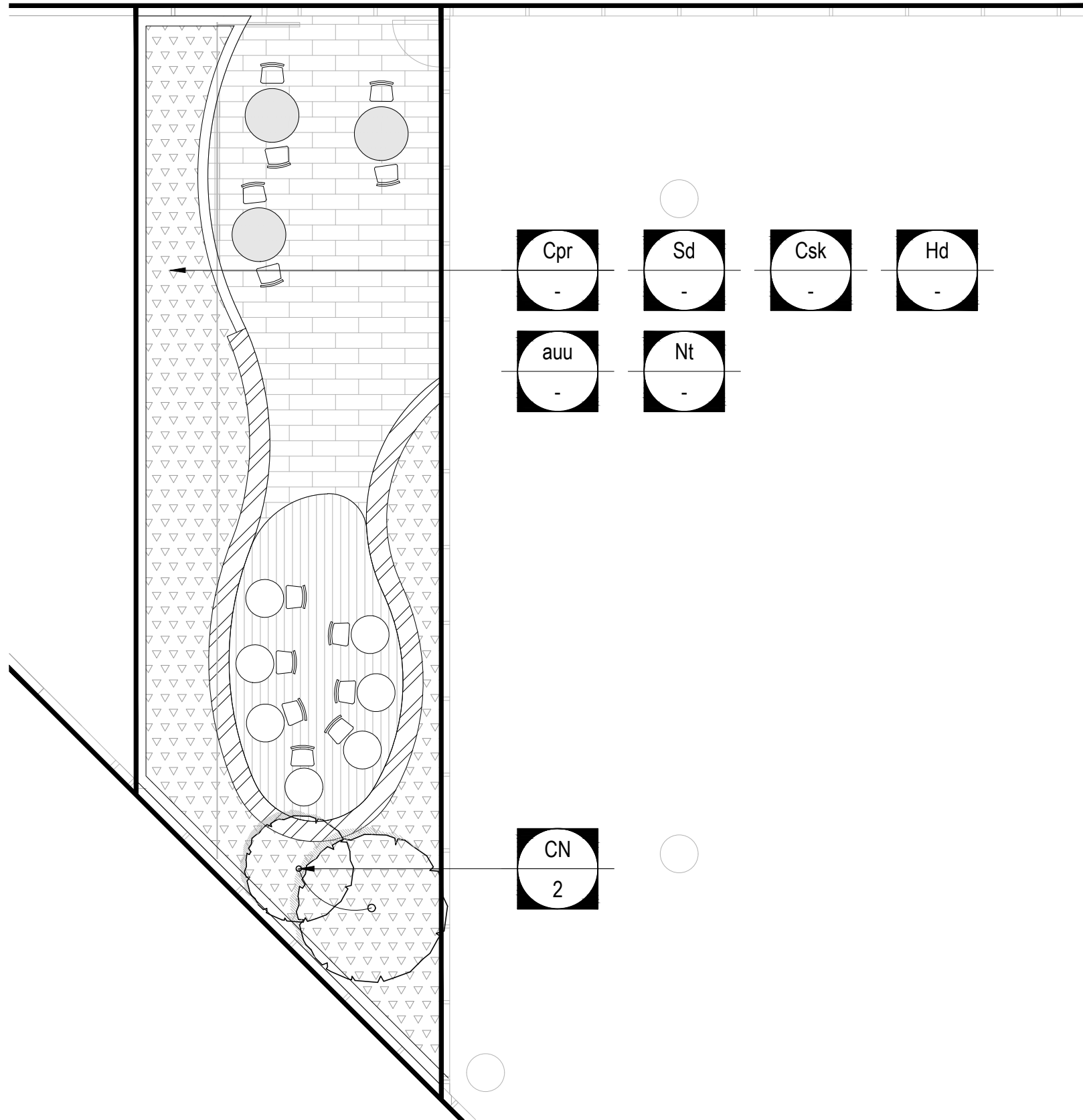
OF: XX



1 PLANTING PLAN - LEVEL 5
SCALE: 1:100



2 PLANTING PLAN - LEVEL 7
SCALE: 1:100



3 PLANTING PLAN - LEVEL 9
SCALE: 1:100

PLANTING SCHEDULE - LEVEL 5, 7, 9

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
CN	<i>Cornus nuttallii</i>	Pacific Dogwood	5	8cm Cal., Multi-Stem., Min. 3m Ht
AU	<i>Arbutus unedo</i>	Strawberry Tree	1	6cm Cal., Tree Form., Min. 3m Ht
SHRUBS AND GRASSES:				
Sd	<i>Spiraea douglasii</i>	Red Spirea	-	#5 Pot, 750mm o.c.
Hd	<i>Holodiscus discolor</i>	Ocean Spray	-	#5 Pot, 750mm o.c.
Ces	<i>Cenchrus setaceu</i>	Fountain grass	-	#3 Pot, 450mm o.c.
Csk	<i>Cornus sericea</i> 'Kelseyi'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican Feathergrass	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
se	<i>Sedum ellacombianum</i>	Hardy Sedum	-	#1 Pot, 300mm o.c.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.
- ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.
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- FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.
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- ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
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- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
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PFS Studio
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Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
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PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.796.3368
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER: 22007
DATE: 07/15/2020

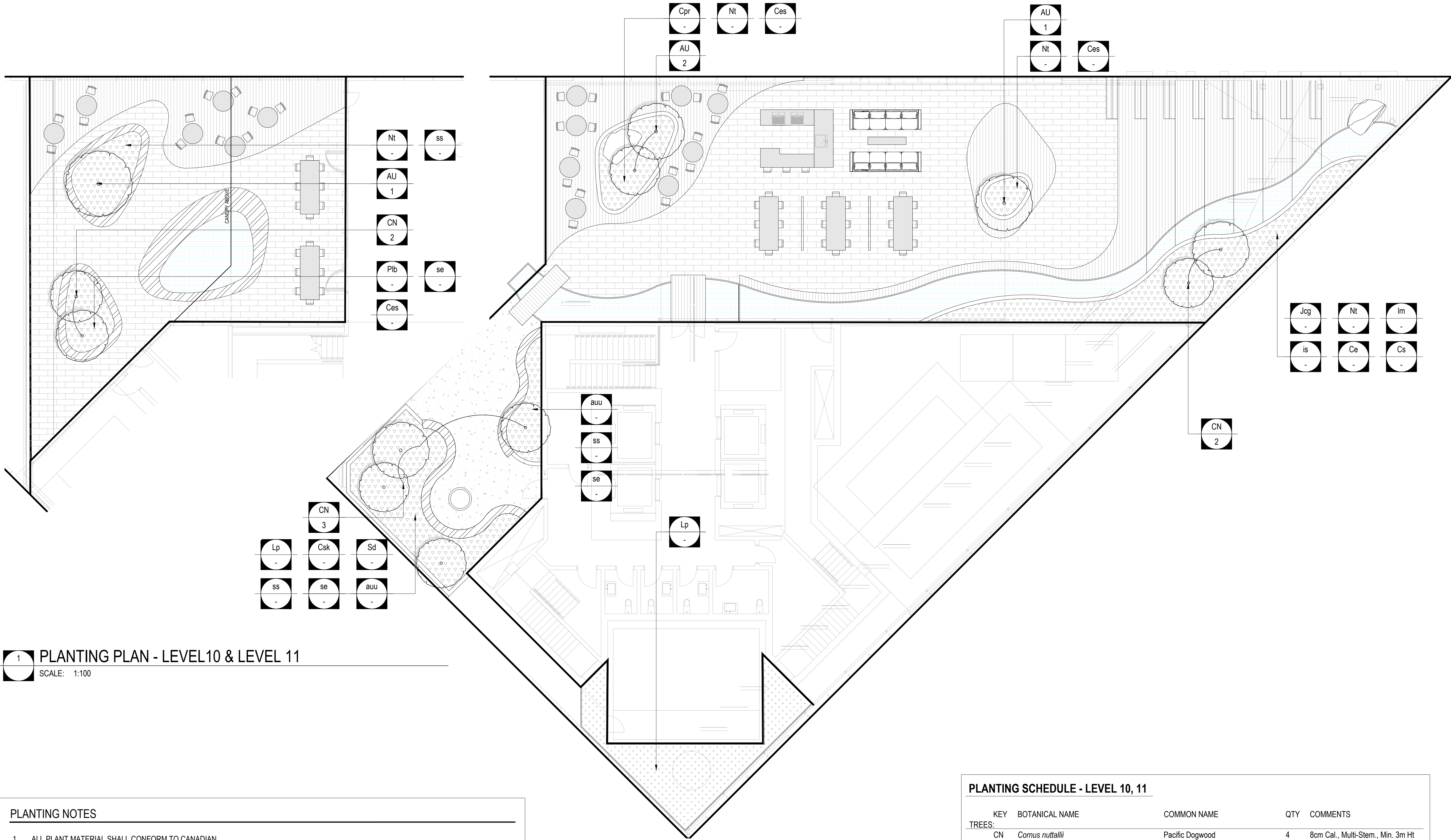
DRAWN BY: JW
CHECKED BY: NM

SCALE:
1:100

DWG. NO.:

L6.02

OF: XX



1 PLANTING PLAN - LEVEL 10 & LEVEL 11
SCALE: 1:100

PLANTING NOTES

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PLANTING SCHEDULE - LEVEL 10, 11

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
CN	<i>Cornus nuttallii</i>	Pacific Dogwood	4	8cm Cal., Multi-Stem., Min. 3m Ht
AU	<i>Arbutus unedo</i>	Strawberry Tree	7	6cm Cal., Tree Form., Min. 3m Ht
SHRUBS AND GRASSES:				
Sd	<i>Spiraea douglasii</i>	Red Spirea	-	#5 Pot, 750mm o.c.
Plb	<i>Philadelphus Lewisii</i> 'Blizzard'	Blizzard Dwarf Mock Orange	-	#3 Pot, 450mm o.c.
Csk	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican Feathergrass	-	#3 Pot, 450mm o.c.
Ces	<i>Cenchrus setaceu</i>	Fountain grass	-	#3 Pot, 450mm o.c.
Ce	<i>Carex elata</i> 'Aurea'	Golden Sedge	-	#3 Pot, 450mm o.c.
Cs	<i>Carex stipata</i>	Awl Fruited Sedge	-	#3 Pot, 450mm o.c.
Jcg	<i>Juncus</i> 'Carmen's Grey'	Carmen's Grey Rush	-	#3 Pot, 300mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
cq	<i>Camassia quamash</i>	Blue Camas	-	#1 Pot, 300mm o.c.
aps	<i>Allium purple sensation</i>	Purple Sensation Allium	-	#1 Pot, 300mm o.c.
Im	<i>Lilium muscari</i>	Lily Turf	-	#1 Pot, 300mm o.c.
is	<i>Iris setosa</i>	Dwarf Arctic Iris	-	#1 Pot, 300mm o.c.
ss	<i>Sedum spurium fuldaglut</i>	Sedum Fulda Glow	-	#1 Pot, 300mm o.c.
se	<i>Sedum ellacombianum</i>	Hardy Sedum	-	#1 Pot, 300mm o.c.

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1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.736.5168
pfs@pfs.ca
www.pfs.ca

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TELUS OCEAN

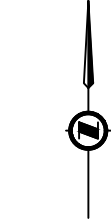
DRAWING TITLE:
PLANTING PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER: 22007
DATE: 07/15/2020

DRAWN BY: JW
CHECKED BY: NM

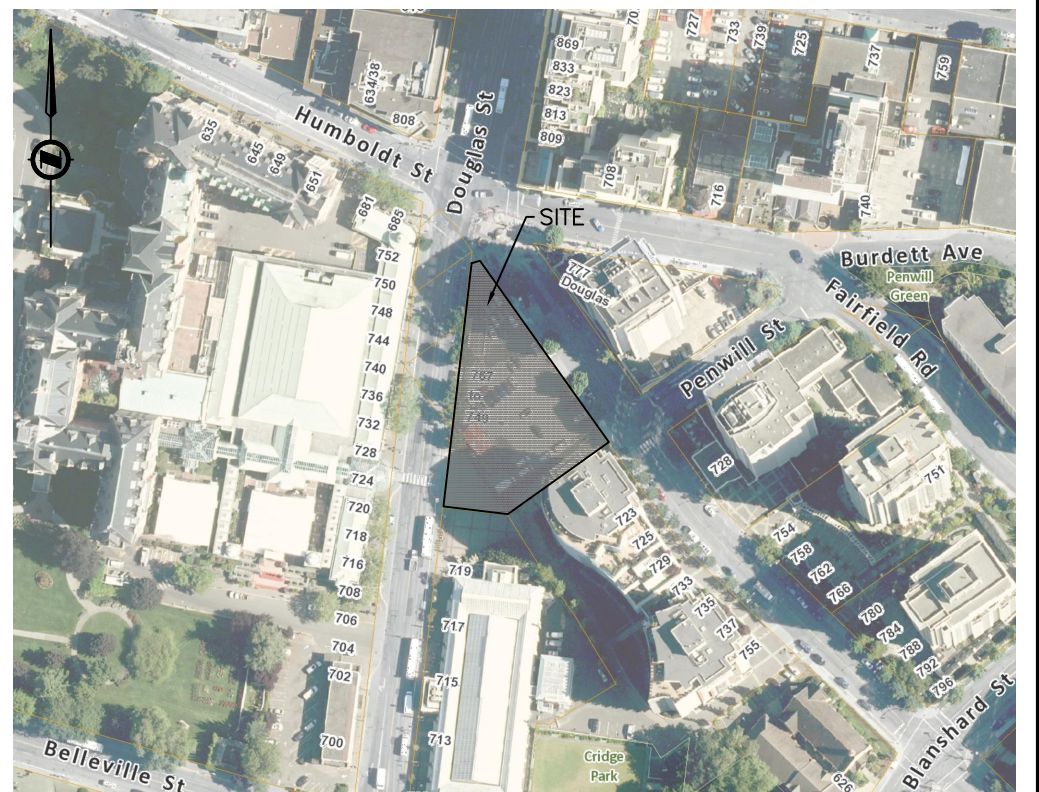
SCALE: 1:100

DWG. NO.:
L6.03
OF: XX



PRELIMINARY ONLY

- SHEET NOTES:**
- (A) CITY OF VICTORIA TO INSTALL NEW FIRE AND DOMESTIC SERVICE AND VAULT TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO CAP EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
 - (C) CITY OF VICTORIA TO INSTALL NEW SANITARY SERVICE AT DEVELOPERS EXPENSE.
 - (D) CITY OF VICTORIA TO INSTALL NEW STORM SERVICE AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO CAP EXISTING SERVICES AT PROPERTY LINE DURING DEMOLITION STAGE.
 - (F) CONTRACTOR TO INSTALL NEW DRIVEWAY AS PER MUNICIPAL STANDARDS.
 - (G) CONTRACTOR TO INSTALL NEW CURB AND SIDEWALK. REFER TO LANDSCAPE PLANS FOR FINISH DETAILS.
 - (H) CONTRACTOR TO INSTALL NEW BUS STOP AS PER BC TRANSIT STANDARDS.
 - (I) PROPOSED RELOCATED BIKE LANE.
 - (J) EXISTING TELUS SERVICING LOCATION.
 - (K) PROPOSED GAS SERVICE LOCATION.
 - (L) PRELIMINARY HYDRO SERVICE ROUTING, DETAILED DESIGN TO BE PROVIDED BY BC HYDRO.
 - (M) UNCONFIRMED EXISTING WATER SERVICE AND COMMUNICATION SERVICE TO BE EXPOSED AND LOCATION CONFIRMED ON-SITE DURING DEMOLITION STAGE.
 - (N) PRELIMINARY TELUS SERVICE LOCATION.
 - (O) CONTRACTOR TO INSTALL NEW PEDESTRIAN STREET LIGHTS AND CONDUITS AS PER CITY OF VICTORIA STANDARDS. ELECTRICAL ENGINEER TO PROVIDE DESIGN FOR BUILDING PERMIT APPROVAL.



KEY PLAN
NTS
LEGAL DESCRIPTION: LOT 1 OF LOTS 207, 209, 210, 228 AND 1270B,
VICTORIA, PLAN 31886
BENCHMARK: MONUMENT 812
ELEV. 8.637m

**TELUS OCEAN
PRELIMINARY SITE
SERVICING CONCEPT**

Scale
horiz. **1:200**
Sheet **1** of **1**
Eng. Project No. **32472**

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

