

Contacts

|                                                                                                                                         |                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Registered Owner</b><br>Jawl Development Corp.<br>(as agent for Jawl YC Holdings)<br>#200 - 1515 Douglas St.<br>Victoria, BC V8W 2G4 | Robert K Jawl<br>tel: 250-475-0338      |
| <b>Architect</b><br>DAU Studio<br>2960 Jutland Rd.<br>Victoria, BC V8T 5K2                                                              | Erica Sangster<br>tel: 250-384-2400     |
| <b>Landscape Architect</b><br>MDI Landscape Architecture Inc.<br>3388A Tennyson Ave.<br>Victoria, BC V8Z 3P6                            | Tamara Bonnemaison<br>tel: 250-384-2400 |
| <b>Civil Consultant</b><br>WSP<br>#301 - 3600 Uptown Blvd.<br>Victoria, BC V8Z 0B9                                                      | Jeff Somerville<br>tel: 250-389-8068    |
| <b>Structural</b><br>Reed Jones Christoffersen Ltd.<br>#330 - 1515 Douglas St.<br>Victoria, BC V8W 2G4                                  | Clint Plett<br>tel: 778-746-1125        |
| <b>Mechanical</b><br>Introba<br>#210 - 1515 Douglas St.<br>Victoria, BC V8W 2G4                                                         | Erica Mak<br>tel: 250-418-1288          |
| <b>Electrical</b><br>Introba<br>#210 - 1515 Douglas St.<br>Victoria, BC V8W 2G4                                                         | Shayne Knox<br>tel: 250-418-1288        |
| <b>Transportation Consultant</b><br>WATT Consulting Group<br>#302 - 740 Hillside Ave.<br>Victoria, BC V8T 1Z4                           | Tim Shah<br>tel: 250-388-9877           |

List of Drawings

Architectural

|        |                                           |
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Landscape

|                                                                                |                                |
|--------------------------------------------------------------------------------|--------------------------------|
| MDI Landscape Architecture Inc.<br>3388A Tennyson Ave.<br>Victoria, BC V8Z 3P6 |                                |
| L0.00                                                                          | Cover                          |
| L0.01                                                                          | General Information Sheet      |
| L0.02                                                                          | Tree Replacement               |
| L0.03                                                                          | Stormwater Management          |
| L1.01                                                                          | Landscape Materials - L1       |
| L1.02                                                                          | Landscape Materials - L2 & L3  |
| L1.03                                                                          | Landscape Materials - L4       |
| L2.01                                                                          | Landscape Grading and Drainage |
| L3.01                                                                          | Planting - L1                  |
| L3.02                                                                          | Planting - L2 & L3             |
| L3.03                                                                          | Planting - L4                  |

Civil

|                                                         |                           |
|---------------------------------------------------------|---------------------------|
| WSP<br>#301 - 3600 Uptown Blvd.<br>Victoria, BC V8Z 0B9 |                           |
| C001                                                    | Site Plan & General Notes |
| C002                                                    | Demolition Plan           |
| C003                                                    | Surface Works             |
| C004                                                    | Hydrant Locations         |



architecture + urbanism

2960 Jutland Road  
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mail@daustudio.ca  
www.daustudio.ca

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1101 Yates Mixed-Use Development

1101 Yates Street, Victoria BC

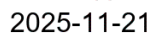
**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans

**Received Date**  
**November 26, 2025**

Resubmitted for Rezoning & Development Permit  
November 20, 2025

Set with Revision Annotations





General Notes:

- Revision Key:

- 2. Updates to bylaw parking counts for adjusted floor areas and to address Application Review Comments (Bike parking and accessible parking counts)

3. Affordable homes allocated to achieve proportional distribution between the two buildings and reflecting the overall unit mix.

1

2

$$\wedge_1$$

\*Includes L1 Office/Meeting Facility Lobby & L2 Elevator Lobby

\*\*Includes L2 Elevator Lobby & L4 Amenity Space

| Floor Space Ratio - EAST & WEST BUILDINGS |               |
|-------------------------------------------|---------------|
| Total Residential Area (m2)               | 11,887        |
| Total Commercial Area (m2)                | 4,784         |
| Total Serv./Circ. Area (m2)               | 3,229         |
| <b>Total Floor Area (m2)</b>              | <b>19,900</b> |
| Site Area (m2)                            | 4,152         |
| <b>F.S.R.</b>                             | <b>4.79</b>   |


$$^2$$

\*Refer to Parking & TDM Study prepared by Watt Consulting Group.

\* Included in required accessible stalls.

1

3

**West Building Affordable Units:**  
 Studio: 506-W, 706-W, 1006-W,  
 1-BDR: 404-W\*, 409-W, 609-W, 709-W, 809-W,  
 909-W, 1104-W\*  
 1-BDR + Den: 501-W, 601-W, 701-W  
 2-BDR: 503-W, 603-W, 703-W, 805-W\*, 808-W,  
 903-W, 905-W\*, 1003-W, 1103-W  
 2-BDR + Den: 407-W, 507-W, 607-W  
 3-BDR: 402-W, 802-W, 902-W, 1002-W

**East Building Affordable Units:**  
1-BDR: 207-E\*, 301-E\*, 303-E, 403-E, 405-E  
2-BDR: 202-E

\* Denotes accessible homes

|              |  |
|--------------|--|
| project name |  |
|--------------|--|

1101 Yates St.

Victoria, BC

sheet title  
Project Data  
Aerial Context Photo

project no.

244

drawing file 2441 - 1101 Yates - 25092

scale

drawn by

date issued

sheet no.

November 20, 2025

A10





2025-11-21

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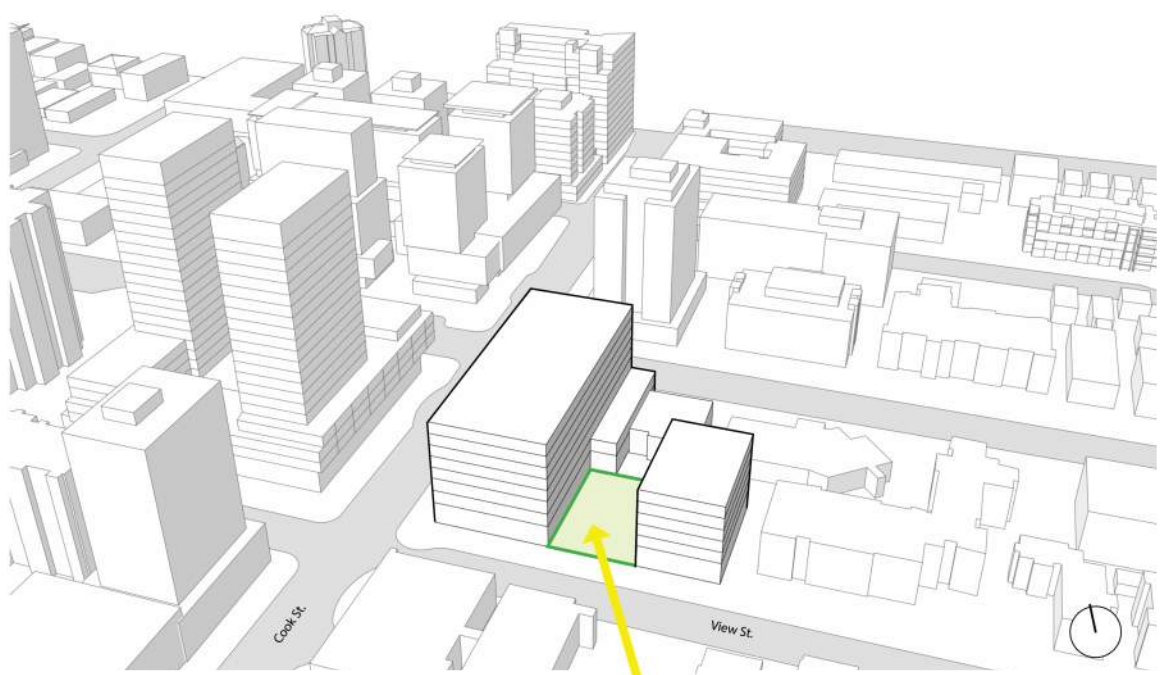
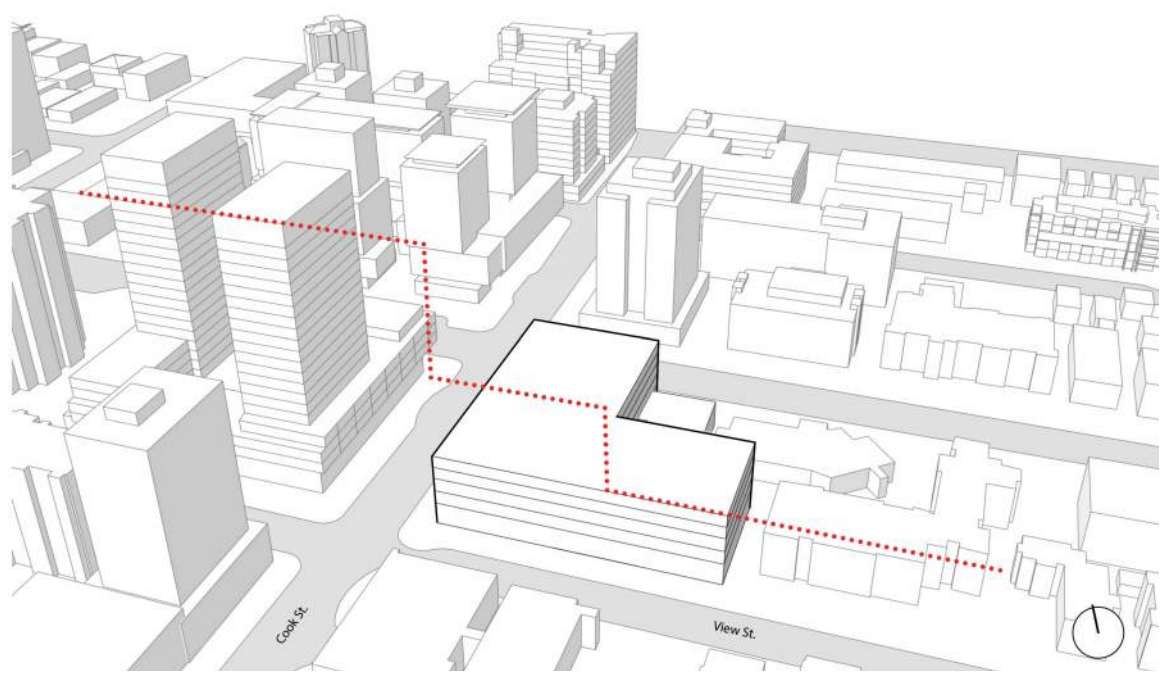
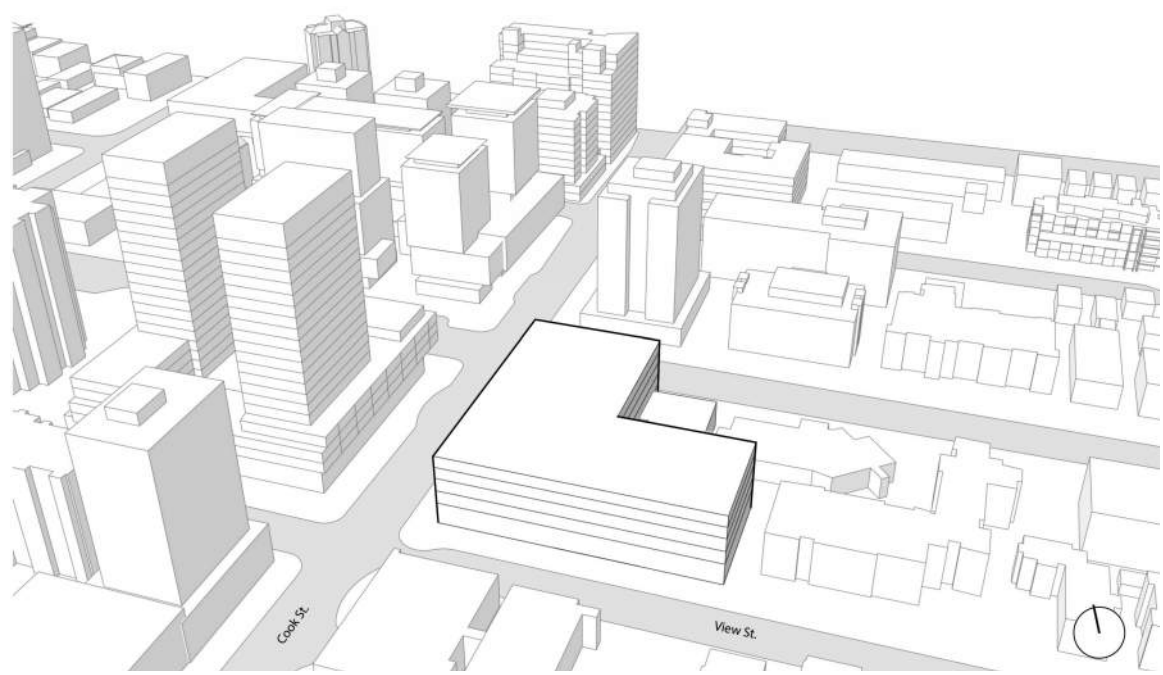
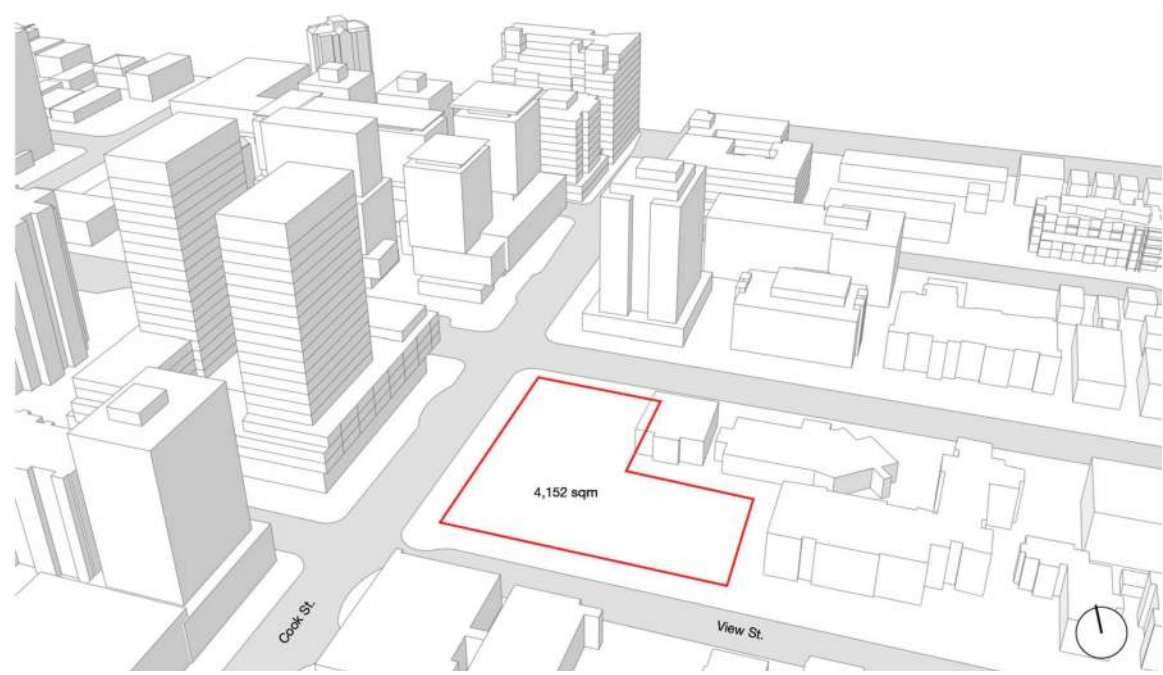
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2. Refer to Landscape Architectural Plan for information on landscaping, plantings and landscape site elements
3. The proposed frontages within the public right-of-way are subject to coordination with the City of Victoria.

Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).

Development of the Design Concept:

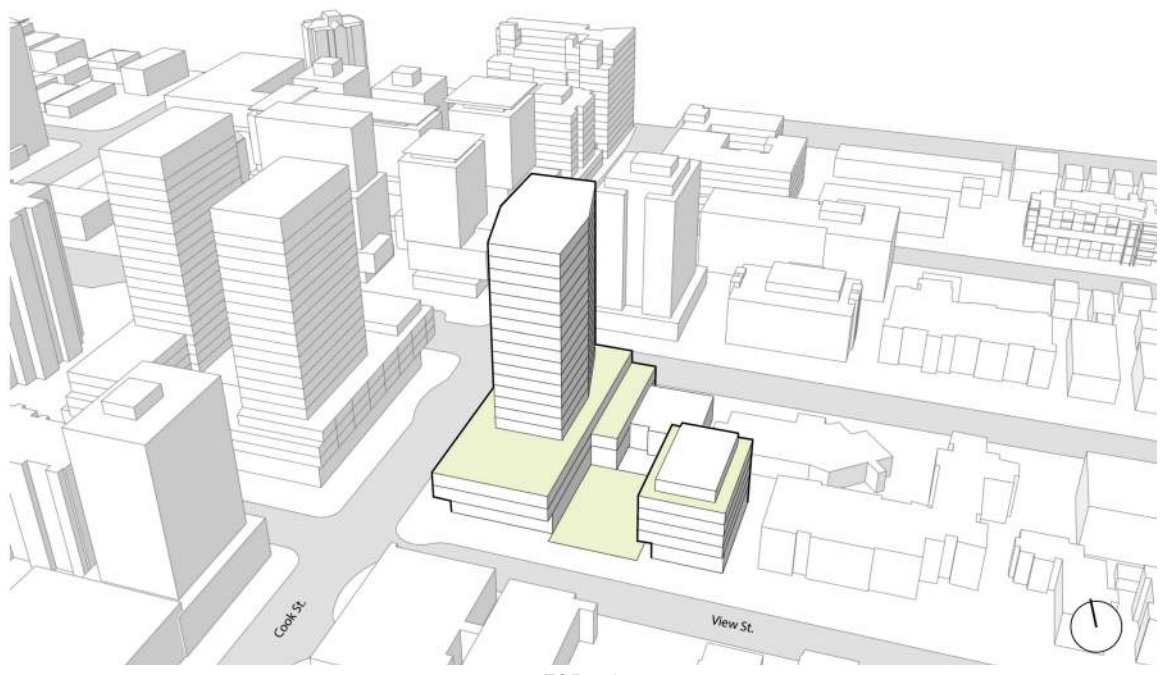
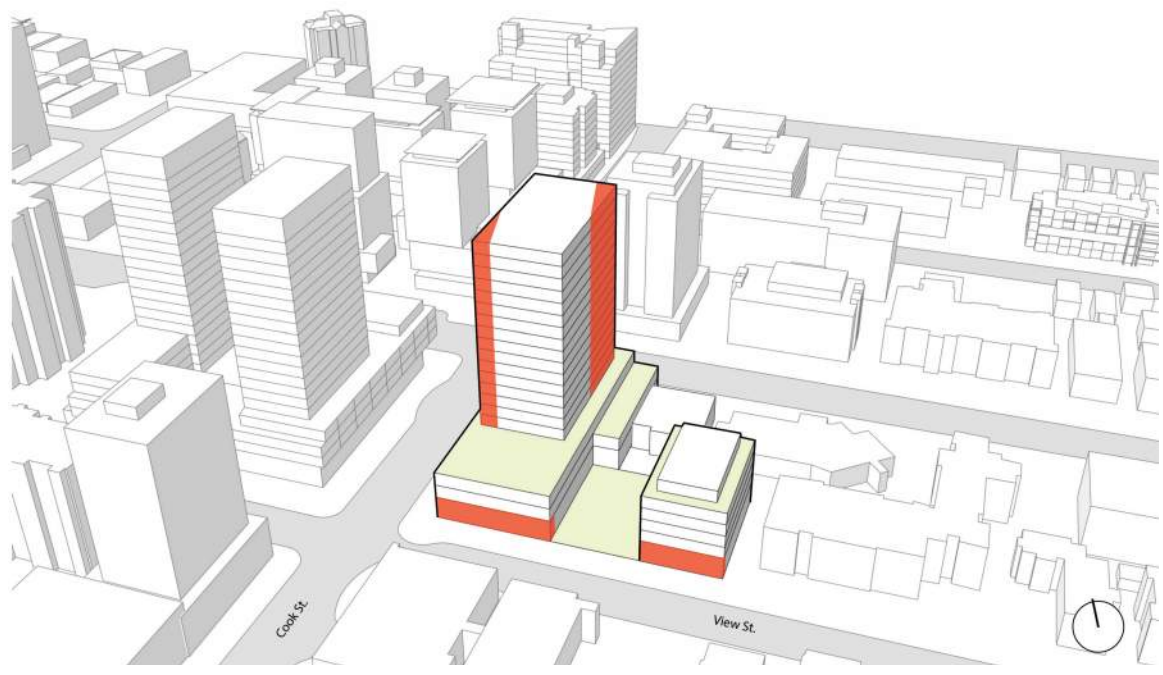
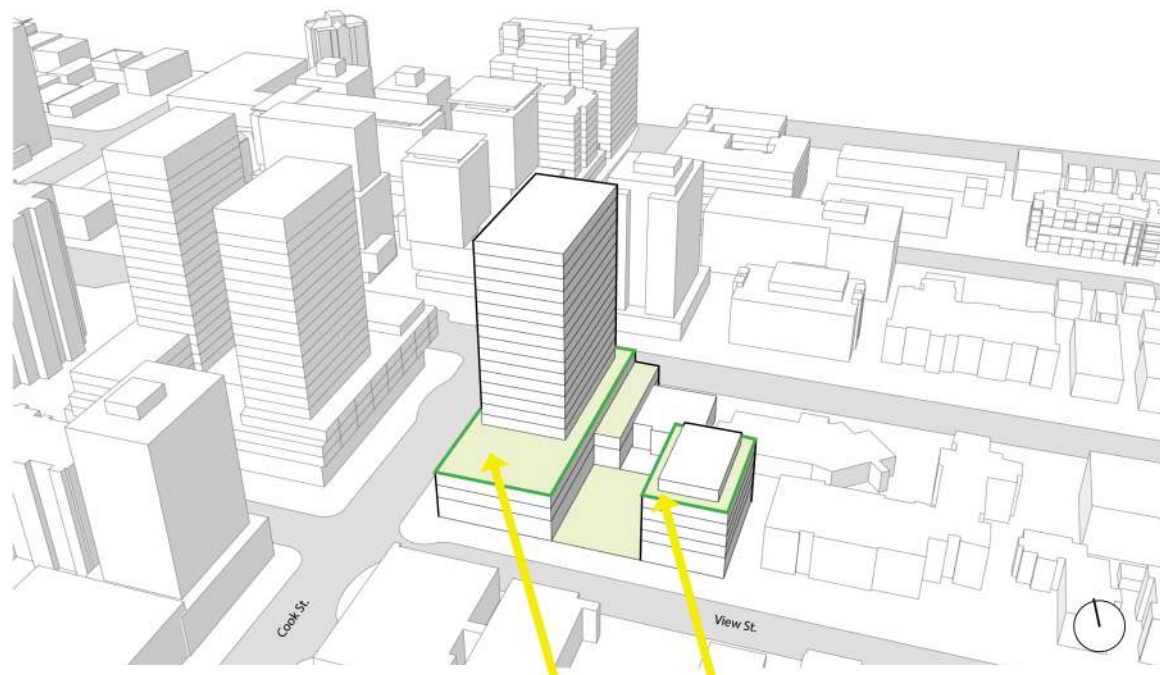
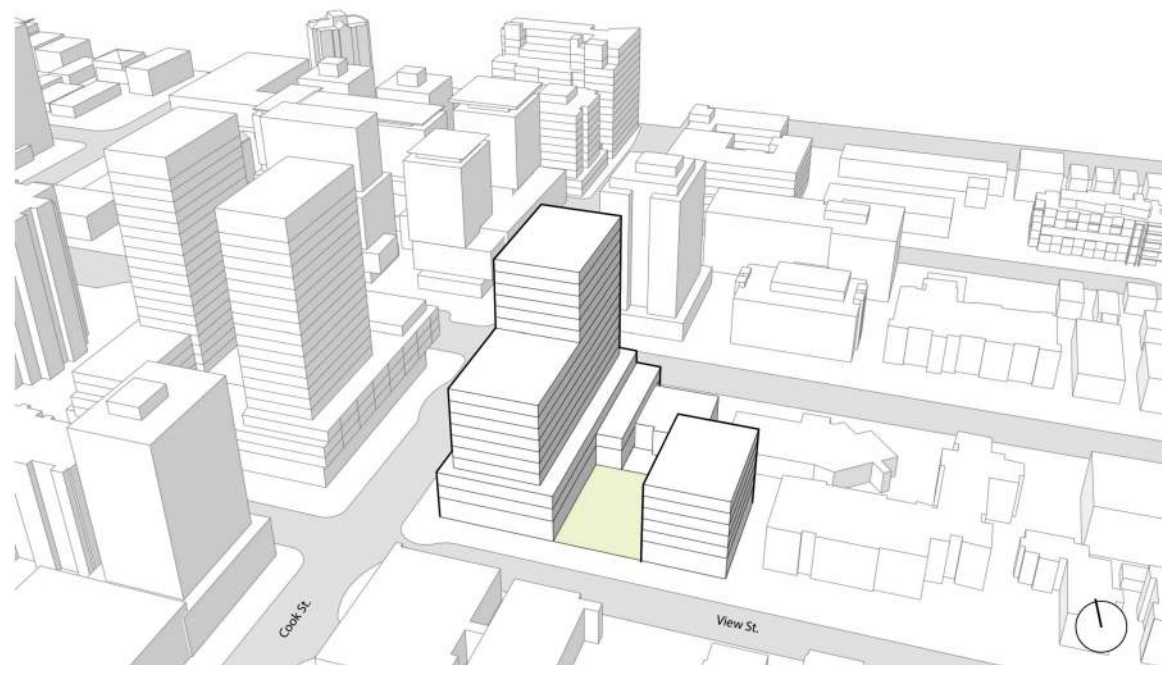
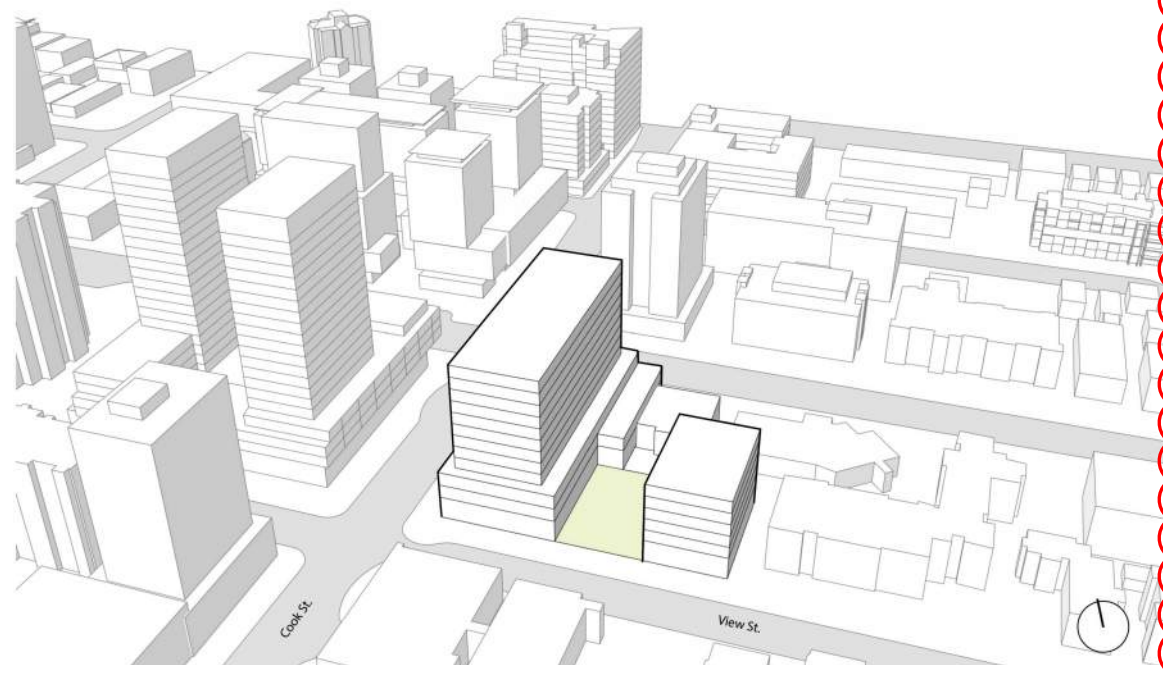


1 Site extent and area

2 Simple illustration of the site at 6 storeys

3 At the edge of downtown, building heights transition to the neighbourhood scale

4 Divided into two buildings, an open green space is created



5 The tower building on Cook Street steps to create a podium and street walls

6 The tower steps to place more height at the main corner of Yates and Cook Streets

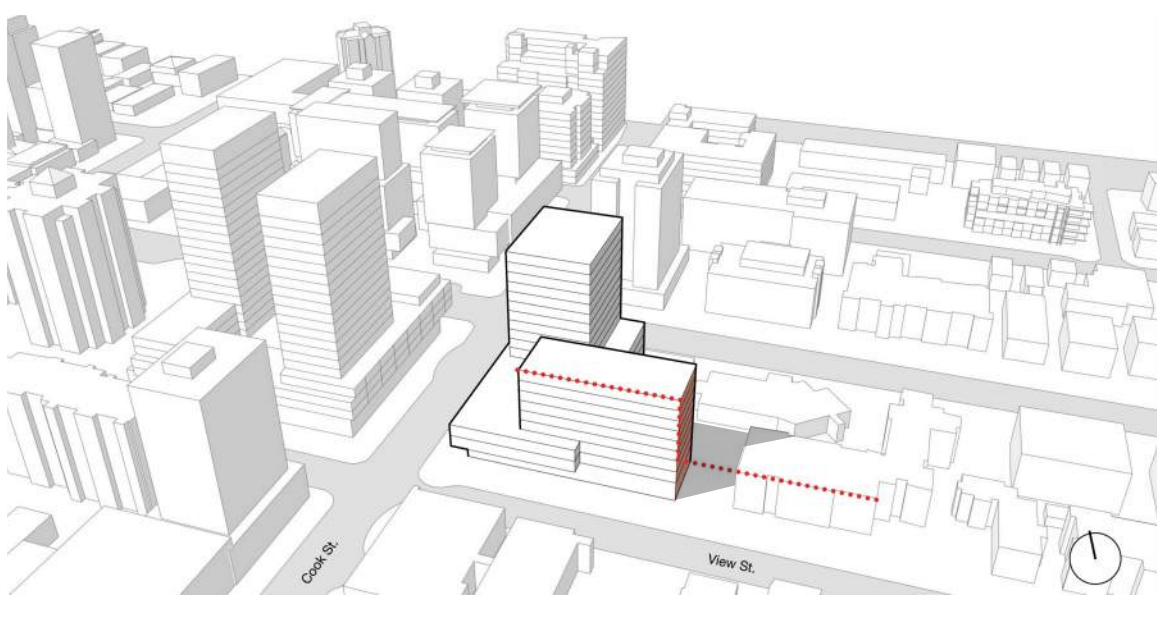
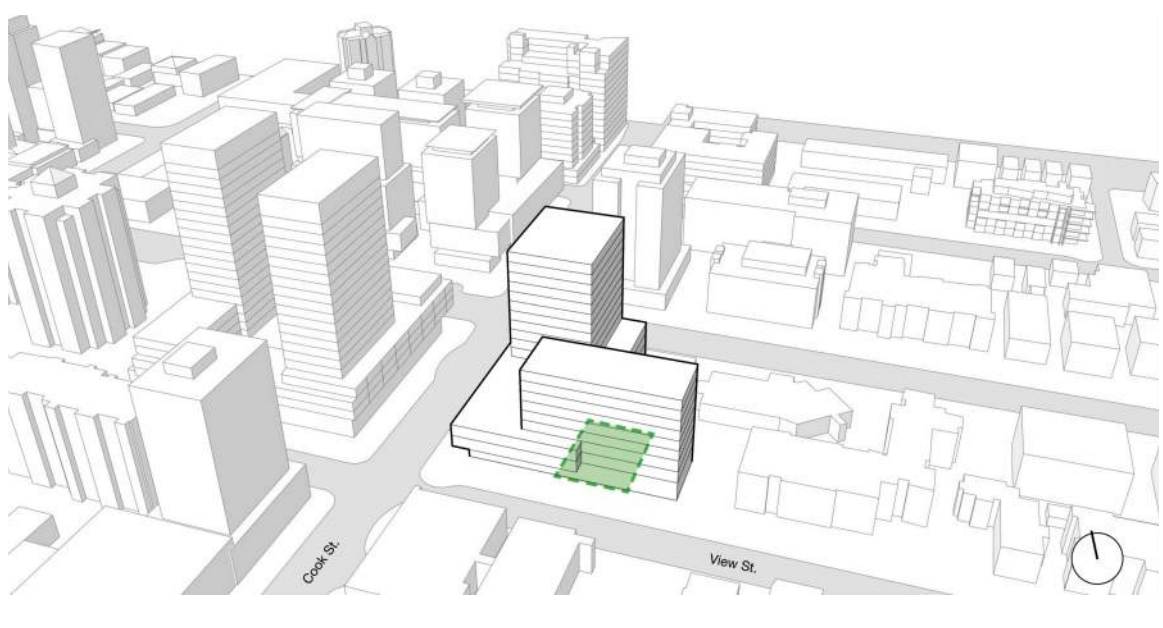
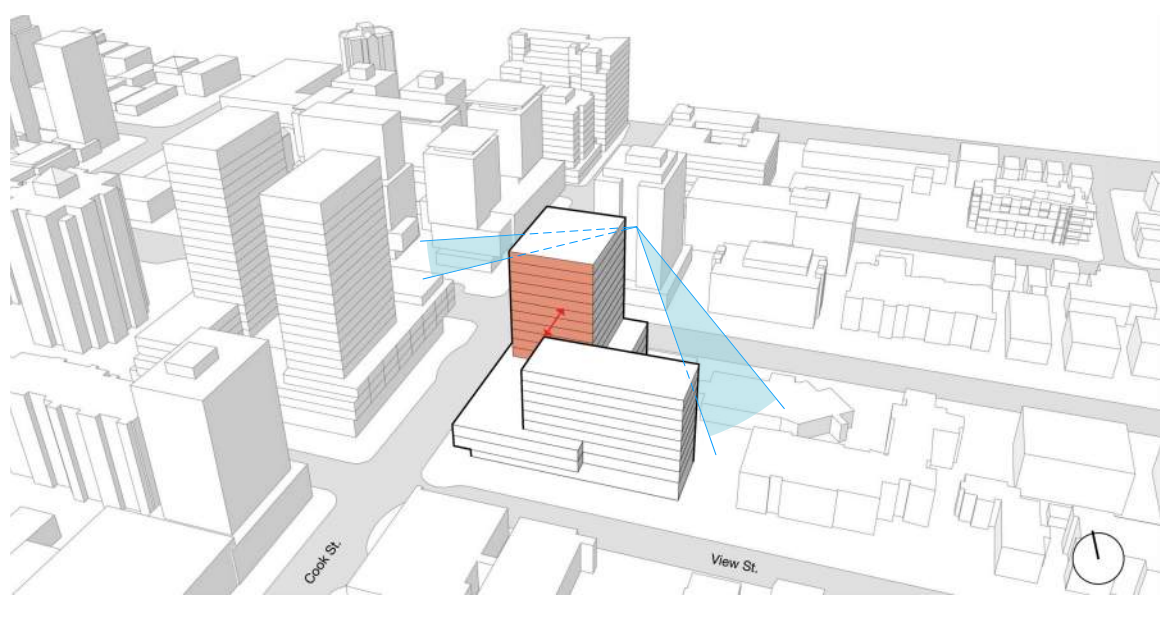
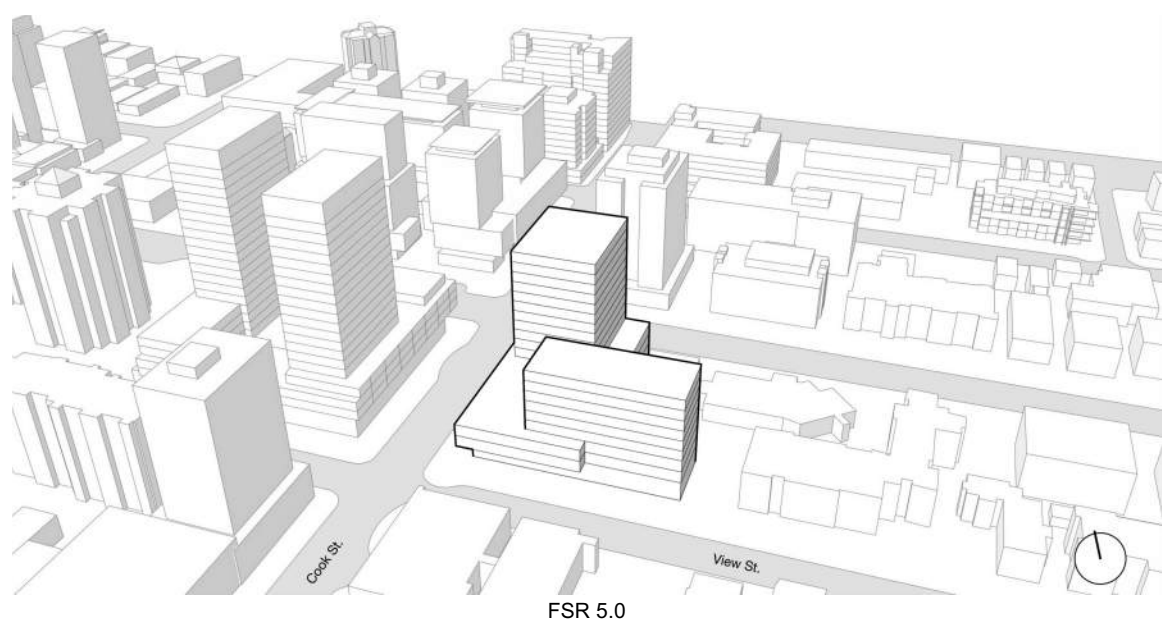
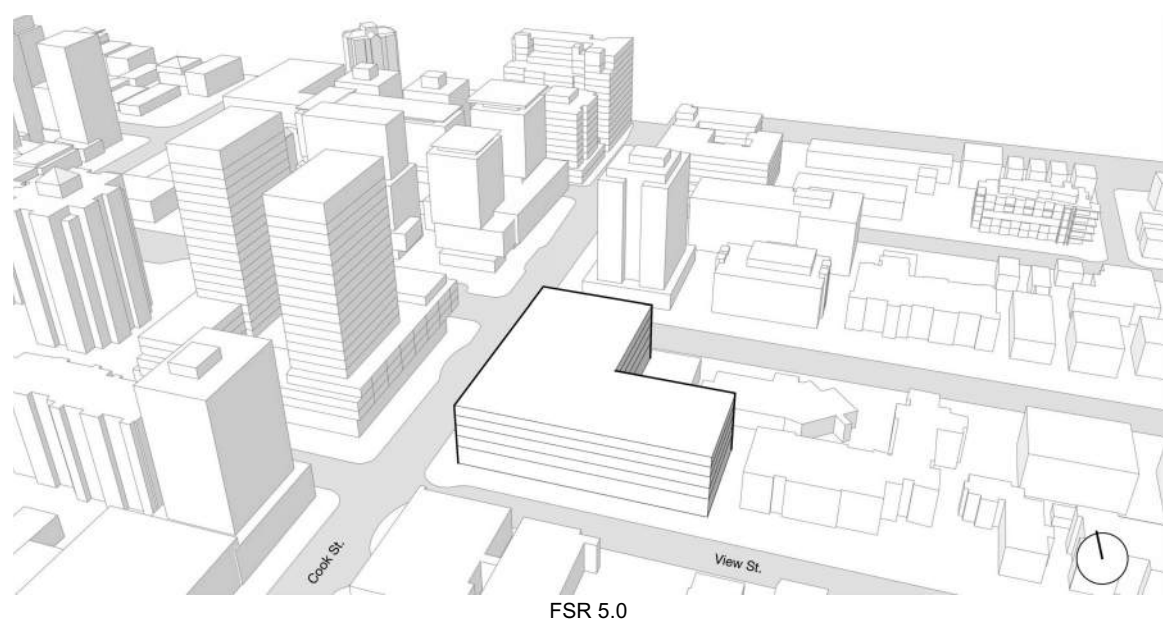
7 The tower footprint is reduced in bulk to create a landscaped roof deck for residents

8 Refinements to the building form expand the ground floor public space and reduce lower shade impacts

9 The proposed concept design

1

Alternative Massing Comparison



Floor area divided between two towers: 14 storeys at Cook & Yates, 9 storeys at View

Limited space for clearance between the two towers. High-rise tower on View significantly blocks Southward views from the Nest Building

No green space for Childcare

Abrupt transition to the existing (3 storeys) and anticipated long-term (6 storeys) residential neighbourhood

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| 4      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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|                                        |                            |
|----------------------------------------|----------------------------|
| project name                           |                            |
| 1101 Yates St.                         |                            |
| Victoria, BC                           |                            |
| sheet title                            |                            |
| Concept Development Massing Comparison |                            |
| project no.                            | 2441                       |
| drawing file                           | 2441 - 1101 Yates - 250923 |
| scale                                  |                            |
| drawn by                               | JH                         |
| date issued                            | November 20, 2025          |
| sheet no.                              | A1.1                       |





2025-11-21

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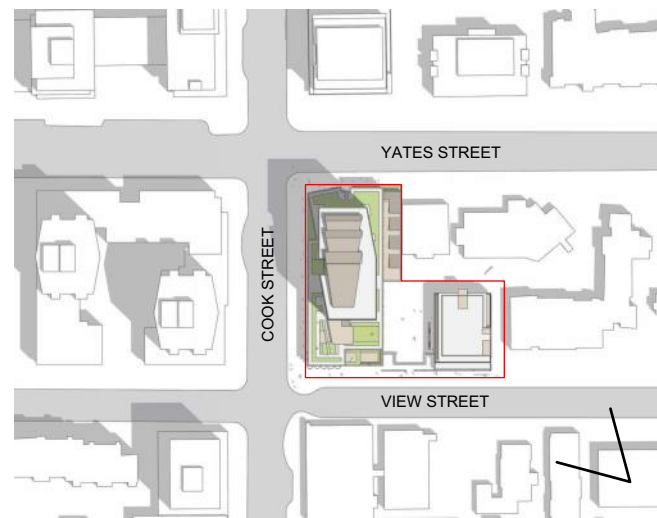
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Revision Key:

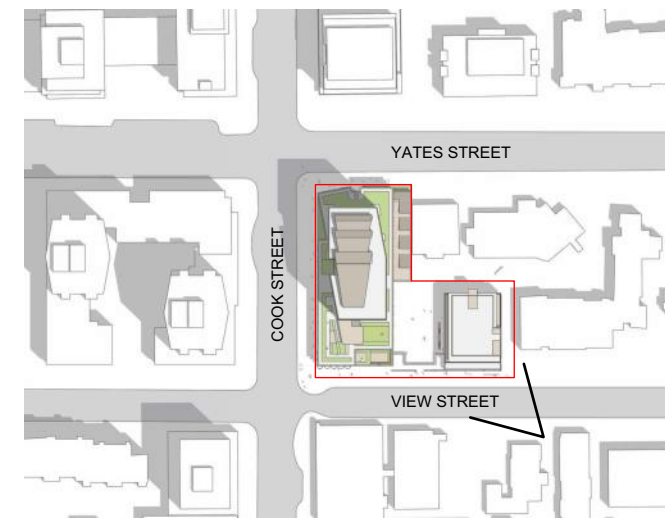
1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).



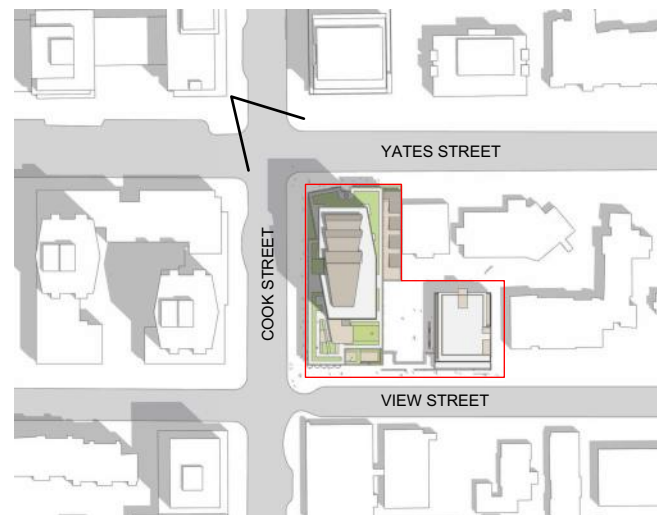
Rendered aerial from southeast



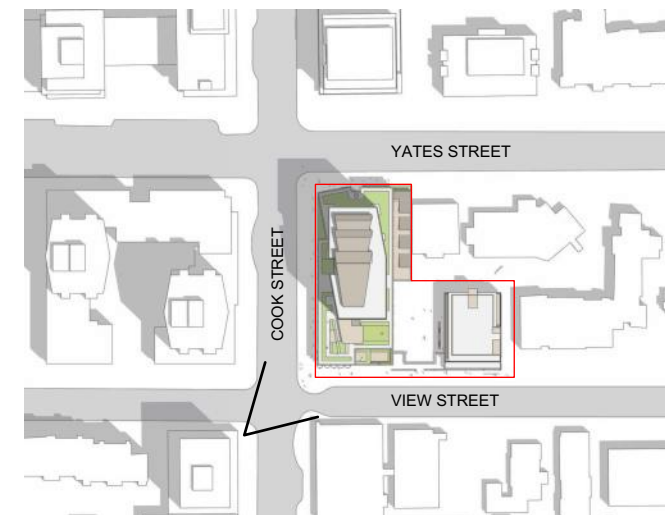
Rendered aerial from southeast



Rendered from corner of Yates and Cook



Rendered from corner of View and Cook



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| △      | RZ/DP Resubmission                  | 25.11.20 |
| △      | Rezoning & Development Permit - ADP | 25.10.02 |
| △      | Rezoning & Development Permit       | 25.08.05 |
| △      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name  
**1101 Yates St.**  
Victoria, BC

sheet title  
**Rendered Context Views**

project no. 2441

drawing file 2441 - 1101 Yates - 250923

scale

drawn by JH

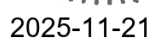
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November 20, 2025

sheet no.

**A1.2**





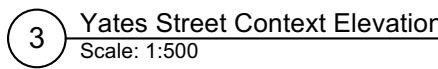
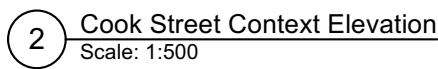
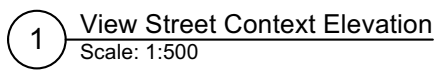
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3. The proposed frontages within the public right-of-way are subject to coordination with the City of Victoria.
4. Illustrations of anticipated building forms for developments at 1045 and 1050 Yates Street are based upon available information.

Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).

[illegible]

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|              |
|--------------|
| project name |
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1101 Yates St.

Victoria, BC

|             |
|-------------|
| sheet title |
|-------------|

Context Street Elevations

|             |      |
|-------------|------|
| project no. | 2441 |
|-------------|------|

drawing file 2441 - 1101 Yates - 250923

|       |       |
|-------|-------|
| scale | 1:500 |
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drawn by JH

|             |           |
|-------------|-----------|
| date issued | sheet no. |
|-------------|-----------|

November 20, 2025 A1.3

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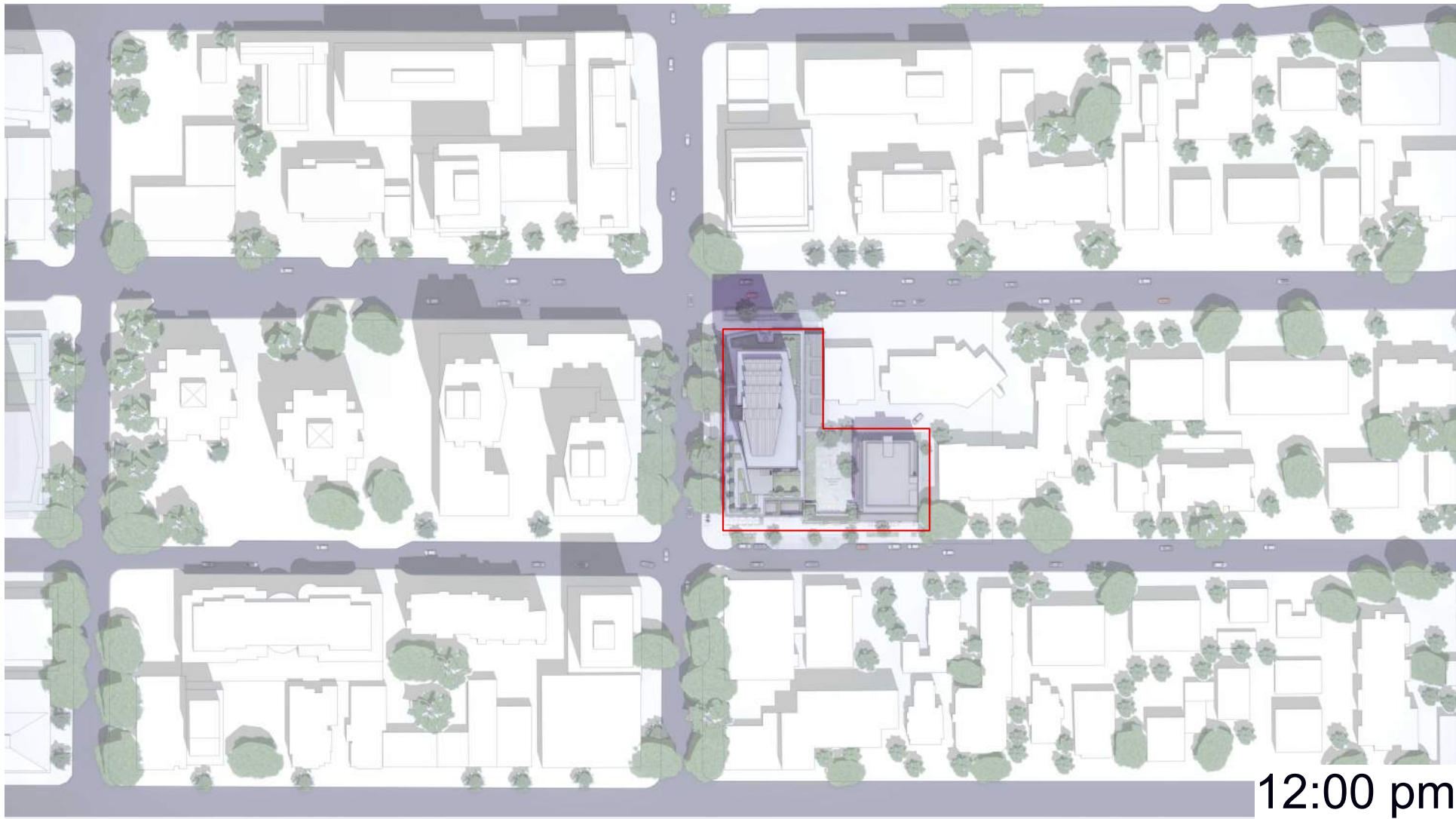
Winter Solstice (December 21)



Equinox (March / September 20)



Summer Solstice (June 20)

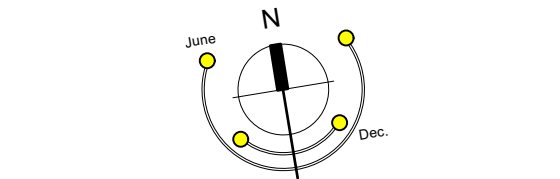


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Revision Key:

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1

|        | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
|        | Rezoning & Development Permit - ADP | 25.10.02 |
|        | Rezoning & Development Permit       | 25.08.05 |
|        | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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|                |                            |
|----------------|----------------------------|
| project name   |                            |
| 1101 Yates St. |                            |
| Victoria, BC   |                            |
| sheet title    |                            |
| Solar Studies  |                            |
|                |                            |
| project no.    | 2441                       |
| drawing file   | 2441 - 1101 Yates - 250923 |
| scale          |                            |
| drawn by       | JH                         |
| date issued    | November 20, 2025          |
| sheet no.      | A1.4                       |





2025-11-21

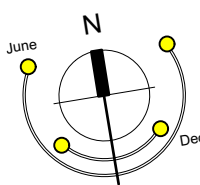
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Spring Equinox (March 20)

LEGEND

- EXISTING UNSHADED AREA (EUA)
- AREA SHADED BY 1101 YATES
- AREA SHADED BY NEIGHBOURING BUILDINGS

NOTE: THE EXTENTS OF THIS STUDY (EAST AND WEST ON YATES AND NORTH ON COOK), ARE BASED ON THE FARTHEST REACH OF THE PROJECT'S SHADOWS ON MARCH 20TH, BETWEEN 10AM AND 4PM.



EUA on Yates St. = 1,734.7 sq m (100%)  
Shadow Impact = 365.4 sq m (21%)

EUA on Cook St. = 666.1 sq m (100%)  
Shadow Impact = 169.5 sq m (25%)



EUA on Yates St. = 1,735.9 sq m (100%)  
Shadow Impact = 164.3 sq m (9.5%)

EUA on Cook St. = 666.1 sq m (100%)  
Shadow Impact = 212.5 sq m (32%)



EUA on Yates St. = 1,735.9 sq m (100%)  
Shadow Impact = 181.9 sq m (10%)

EUA on Cook St. = 666.1 sq m (100%)  
Shadow Impact = 0.0 sq m (0%)



EUA on Yates St. = 1,735.9 sq m (100%)  
Shadow Impact = 370.9 sq m (21%)

EUA on Cook St. = 666.1 sq m (100%)  
Shadow Impact = 0.0 sq m (0%)



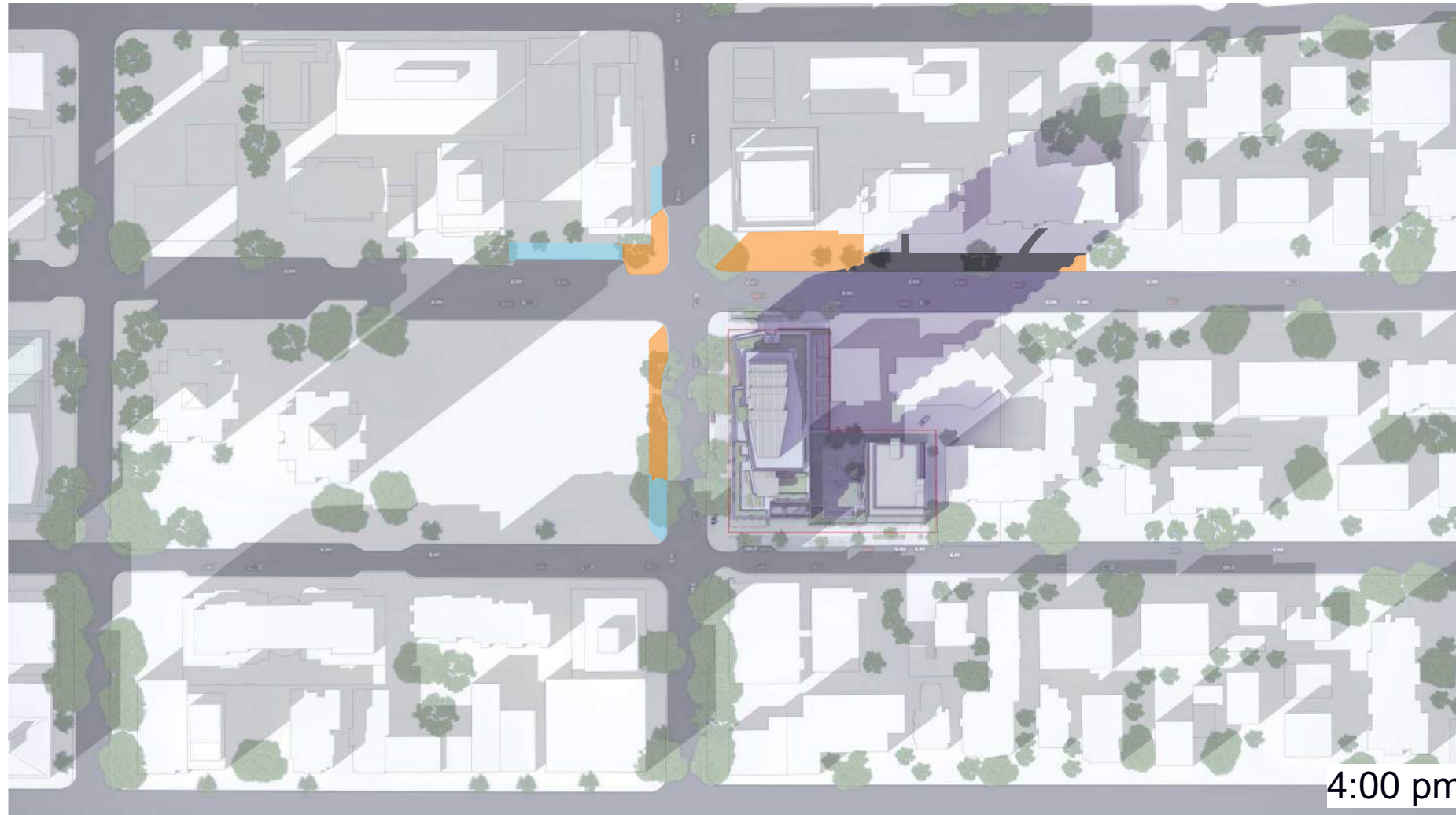
EUA on Yates St. = 1,735.9 sq m (100%)  
Shadow Impact = 498.4 sq m (29%)

EUA on Cook St. = 336.3 sq m (100%)  
Shadow Impact = 0.0 sq m (0%)



EUA on Yates St. = 1,735.9 sq m (100%)  
Shadow Impact = 498.6 sq m (29%)

EUA on Cook St. = 521.3 sq m (100%)  
Shadow Impact = 0.0 sq m (0%)



EUA on Yates St. = 1477.7 sq m (100%)  
Shadow Impact = 595.2 sq m (40%)

EUA on Cook St. = 458.0 sq m (100%)  
Shadow Impact = 0.0 sq m (0%)

|        |                                     |          |
|--------|-------------------------------------|----------|
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project name

1101 Yates St.

Victoria, BC

sheet title

Public Realm Shadow Impact Study

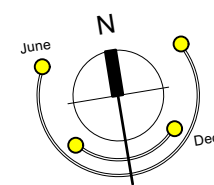
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|--------------|----------------------------|
| project no.  | 2441                       |
| drawing file | 2441 - 1101 Yates - 250923 |
| scale        |                            |
| drawn by     | JH                         |
| date issued  | November 20, 2025          |
| sheet no.    | A1.5                       |



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|        |                                     |          |
|--------|-------------------------------------|----------|
| 4      | RZ/DP Resubmission                  | 25.11.20 |
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title  
Site Survey  
(Existing Site Plan)

|              |                            |
|--------------|----------------------------|
| project no.  | 2441                       |
| drawing file | 2441 - 1101 Yates - 250923 |
| scale        | 1:200                      |
| drawn by     | JH                         |
| date issued  | November 20, 2025          |
| sheet no.    | A2.0                       |

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1101 Yates Street

Legal Lot A, of Lots 1073, 1074, 1075, 1081, 1082, 1083, 1084 and 1085, Victoria City, Plan 43478

Parcel Identifier: 003-642-895  
in the City of Victoria

LEGEND

Elevations are geodetic and referenced to the CVD288C datum.

- ### + - denotes - existing elevation
- MHD ⊗ - denotes - storm manhole
- MHS ⊗ - denotes - sewer manhole
- MH ⊗ - denotes - manhole
- CB ⊗ - denotes - catch basin
- UPTL ○ - denotes - utility pole w/ transformer and light
- UPL ○ - denotes - utility pole w/ light
- UP ○ - denotes - utility pole
- IC ○ - denotes - inspection chamber
- WV ● - denotes - water valve
- PB + - denotes - utility box

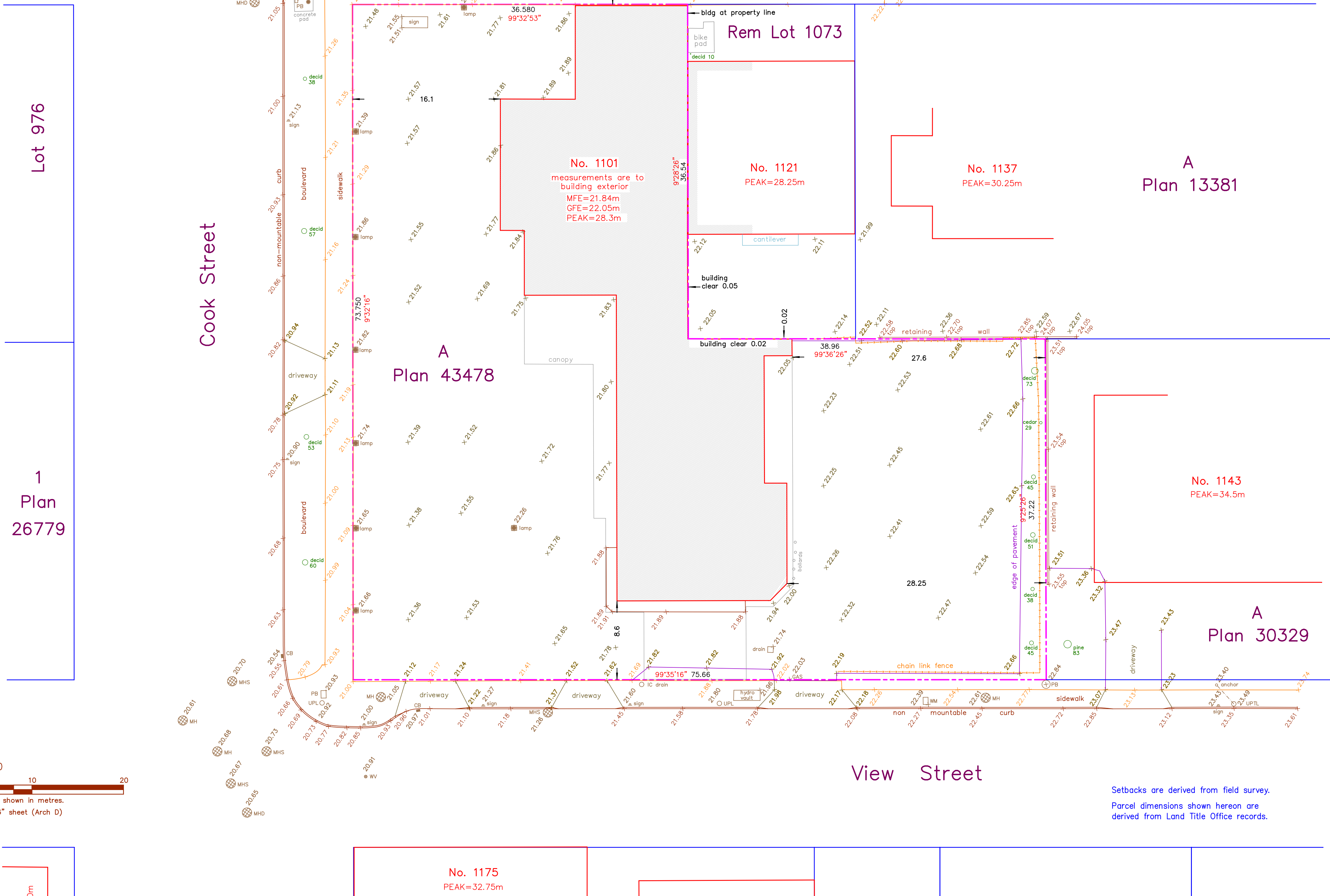
Tree diameters are in centimetres.

Lot Area = 4152 m2

The following non-financial charges are shown on the current title and may affect the property.

Restrictive Covenant - F98610

Easement - CB185137, CB185142



|                                                                                                                     |                |
|---------------------------------------------------------------------------------------------------------------------|----------------|
| Date                                                                                                                | March 28, 2023 |
| File                                                                                                                | 13959-16       |
| POWELL & ASSOCIATES<br>BC Land Surveyors<br>250-2950 Douglas Street<br>Victoria, BC V8T 4N4<br>phone (250) 382-8855 |                |

Scale 1:250  
0 2 10 20  
All distances are shown in metres.  
Plot on 24" x 36" sheet (Arch D)

View Street

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

Property Lines and setbacks shown may vary upon completion of a lot reposting and preparation of a legal survey plan.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.





2025-11-21

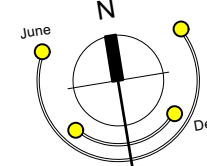
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Revision Key:

- Yates Street frontage updates: corner plaza adjustment to the extent of paving and boulevard tree; boulevard seating edges added; tree tags added; hydro poles updated; access path indicated for on-street loading space (to be coordinated with the City of Victoria frontage design). Refer also to Civil and Landscape Architectural bubbled drawings.
- Cook Street frontage updates: boulevard seating edges added; tree tags added; mid-block short-term parking bay removed. Refer also to Civil and Landscape Architectural bubbled drawings.
- View Street frontage updates: sidewalk adjusted to align with 2.2m wide volumetric SRW; boulevard seating edges added; tree tags added; curbside access walkway added at loading space; fire hydrant location revised. Refer also to Civil and Landscape Architectural bubbled drawings.
- Childcare play area updated in coordination with Landscape Architectural plans. Refer to Landscape Architectural drawings.



| 4      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title

Site Plan

project no. 2441

drawing file 2441 - 1101 Yates - 250923

scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A2.1

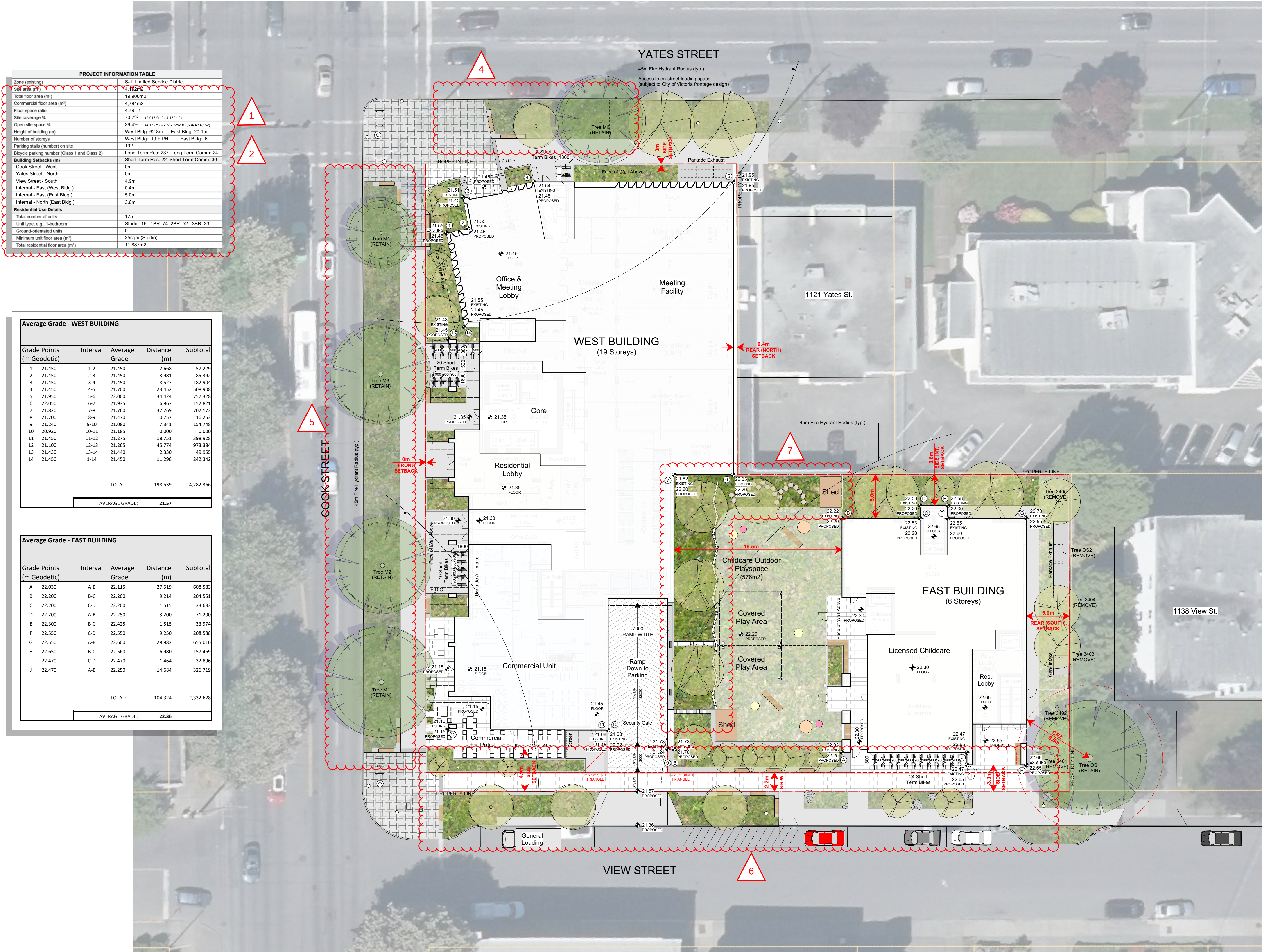
| PROJECT INFORMATION TABLE                      |                                                                       |
|------------------------------------------------|-----------------------------------------------------------------------|
| Zone (existing)                                | S-1 Limited Service District                                          |
| Site area (m <sup>2</sup> )                    | 4,162m <sup>2</sup>                                                   |
| Total floor area (m <sup>2</sup> )             | 19,900m <sup>2</sup>                                                  |
| Commercial floor area (m <sup>2</sup> )        | 4,784m <sup>2</sup>                                                   |
| Floor space ratio                              | 4.79 : 1                                                              |
| Site coverage %                                | 70.2% (2,913.9m <sup>2</sup> / 4,152m <sup>2</sup> )                  |
| Open site space %                              | 39.4% (4,152m <sup>2</sup> - 2,517.6m <sup>2</sup> + 1,634.4 / 4,152) |
| Height of building (m)                         | West Bldg: 62.8m East Bldg: 20.1m                                     |
| Number of storeys                              | West Bldg: 19 + PH East Bldg: 6                                       |
| Parking stalls (number) on site                | 192                                                                   |
| Bicycle parking number (Class 1 and Class 2)   | Long Term Res: 237 Long Term Comm: 24                                 |
| Building Setbacks (m)                          | Short Term Res: 22 Short Term Comm: 30                                |
| Cook Street - West                             | 0m                                                                    |
| Yates Street - North                           | 0m                                                                    |
| View Street - South                            | 4.9m                                                                  |
| Internal - East (West Bldg.)                   | 0.4m                                                                  |
| Internal - East (East Bldg.)                   | 5.0m                                                                  |
| Internal - North (East Bldg.)                  | 3.6m                                                                  |
| Residential Use Details                        |                                                                       |
| Total number of units                          | 175                                                                   |
| Unit type, e.g., 1-bedroom                     | Studio: 16 1BR: 74 2BR: 52 3BR: 33                                    |
| Ground-orientated units                        | 0                                                                     |
| Minimum unit floor area (m <sup>2</sup> )      | 35sqm (Studio)                                                        |
| Total residential floor area (m <sup>2</sup> ) | 11,867m <sup>2</sup>                                                  |

Average Grade - WEST BUILDING

| Grade Points (m Geodetic) | Interval | Average Grade | Distance (m) | Subtotal  |
|---------------------------|----------|---------------|--------------|-----------|
| 1                         | 21.450   | 1-2           | 21.450       | 57.229    |
| 2                         | 21.450   | 2-3           | 21.450       | 85.392    |
| 3                         | 21.450   | 3-4           | 21.450       | 182.904   |
| 4                         | 21.450   | 4-5           | 21.700       | 508.908   |
| 5                         | 21.950   | 5-6           | 22.000       | 34.424    |
| 6                         | 22.050   | 6-7           | 21.935       | 152.821   |
| 7                         | 21.820   | 7-8           | 21.760       | 702.173   |
| 8                         | 21.700   | 8-9           | 21.470       | 16.253    |
| 9                         | 21.240   | 9-10          | 21.080       | 7.341     |
| 10                        | 20.920   | 10-11         | 21.185       | 0.000     |
| 11                        | 21.450   | 11-12         | 21.275       | 398.928   |
| 12                        | 21.100   | 12-13         | 21.265       | 45.774    |
| 13                        | 21.430   | 13-14         | 21.440       | 2.330     |
| 14                        | 21.450   | 1-14          | 21.450       | 11.298    |
| TOTAL:                    |          |               | 198.539      | 4,282.366 |
| AVERAGE GRADE:            |          |               | 21.57        |           |

Average Grade - EAST BUILDING

| Grade Points (m Geodetic) | Interval | Average Grade | Distance (m) | Subtotal  |
|---------------------------|----------|---------------|--------------|-----------|
| A                         | 22.030   | A-B           | 22.115       | 27.519    |
| B                         | 22.200   | B-C           | 22.200       | 9.214     |
| C                         | 22.200   | C-D           | 22.200       | 1.515     |
| D                         | 22.200   | A-B           | 22.250       | 3.200     |
| E                         | 22.300   | B-C           | 22.425       | 1.515     |
| F                         | 22.550   | C-D           | 22.550       | 9.250     |
| G                         | 22.550   | A-B           | 22.600       | 28.983    |
| H                         | 22.650   | B-C           | 22.560       | 6.980     |
| I                         | 22.470   | C-D           | 22.470       | 1.464     |
| J                         | 22.470   | A-B           | 22.250       | 14.684    |
| TOTAL:                    |          |               | 104.324      | 2,332.628 |
| AVERAGE GRADE:            |          |               | 22.36        |           |







2025-11-21

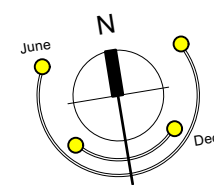
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Revision Key:

2. Parking revisions: one accessible vehicle stall added per bylaw requirements.



|        |                                     |          |
|--------|-------------------------------------|----------|
| 4      | RZ/DP Resubmission                  | 25.11.20 |
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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|                |                            |           |
|----------------|----------------------------|-----------|
| project name   |                            |           |
| 1101 Yates St. |                            |           |
| Victoria, BC   |                            |           |
| sheet title    |                            |           |
| Level P3 Plan  |                            |           |
|                |                            |           |
| project no.    | 2441                       |           |
| drawing file   | 2441 - 1101 Yates - 250923 |           |
| scale          | 1:200                      |           |
| drawn by       | JH                         |           |
| date issued    | November 20, 2025          | sheet no. |
|                |                            | A2.2      |











2025-11-21

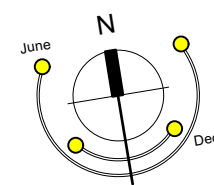
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Revision Key:

- Parking revisions: Parking counts updated to reflect floor area changes and accessible parking requirements; accessible vehicle stall added; Class 1 Office Bike Parking revised per bylaw requirements.
- Potential sewage attenuation tank accommodated should attenuation be required.
- Schematic hydro ducting route to underground unit substation added.
- Class 1 Residential Bike Parking revised to increase bike parking supply, in coordination with project TDM commitments.



| rev no | description                         | date     |
|--------|-------------------------------------|----------|
| 1      | RZ/DP Resubmission                  | 25.11.20 |
| 2      | Rezoning & Development Permit - ADP | 25.10.02 |
| 3      | Rezoning & Development Permit       | 25.08.05 |
| 4      | Development Tracker                 | 25.06.24 |

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project name

1101 Yates St.

Victoria, BC

sheet title

Level P1 Plan

project no. 2441

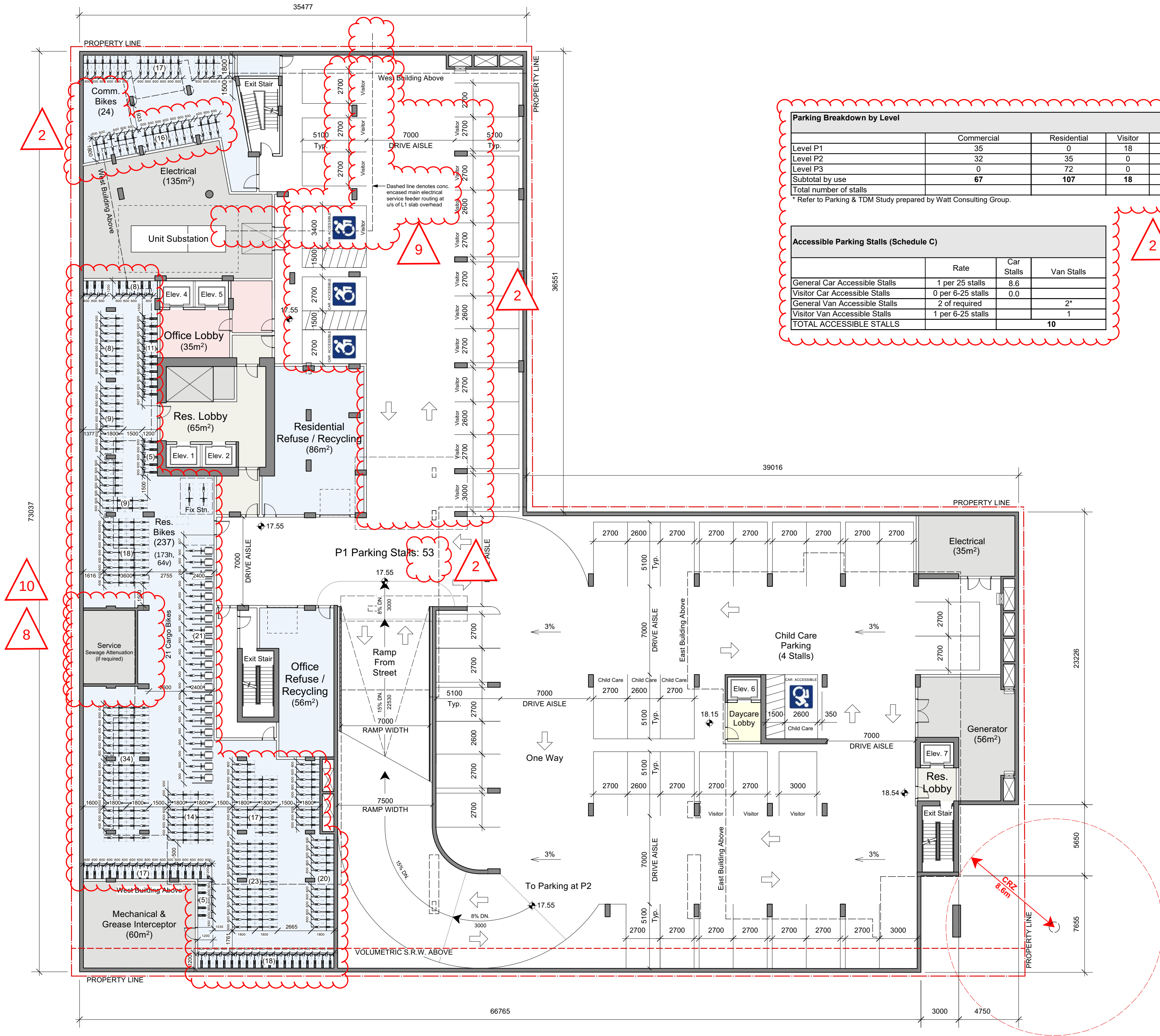
drawing file 2441 - 1101 Yates - 250923

scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A2.4



| Parking Breakdown by Level                                        |            |             |         |          |
|-------------------------------------------------------------------|------------|-------------|---------|----------|
|                                                                   | Commercial | Residential | Visitor | Subtotal |
| Level P1                                                          | 35         | 0           | 18      | 53       |
| Level P2                                                          | 32         | 35          | 0       | 67       |
| Level P3                                                          | 0          | 72          | 0       | 72       |
| Subtotal by use                                                   | 67         | 107         | 18      | 192      |
| Total number of stalls                                            |            |             |         |          |
| * Refer to Parking & TDM Study prepared by Watt Consulting Group. |            |             |         |          |

| Accessible Parking Stalls (Schedule C) |                   |            |            |
|----------------------------------------|-------------------|------------|------------|
|                                        | Rate              | Car Stalls | Van Stalls |
| General Car Accessible Stalls          | 1 per 25 stalls   | 8.6        |            |
| Visitor Car Accessible Stalls          | 0 per 6-25 stalls | 0.0        |            |
| General Van Accessible Stalls          | 2 of required     |            | 2*         |
| Visitor Van Accessible Stalls          | 1 per 6-25 stalls |            | 1          |
| TOTAL ACCESSIBLE STALLS                |                   |            | 10         |





2025-11-21

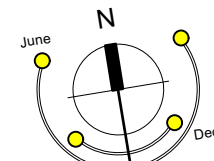
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Revision Key:

- Yates Street frontage updates: refer to comments on A2.1 Site Plan.
- Cook Street frontage updates: refer to comments on A2.1 Site Plan.
- View Street frontage updates: refer to comments on A2.1 Site Plan.
- Childcare play area updated in coordination with Landscape Architectural plans. Refer to Landscape Architectural drawings.
- Revisions related to Inspections comments:
  - Detail added to show Fire Department Connection heads; locations revised as needed to ensure hoses do not conflict with egress paths;
  - Clarification on locations for the CACF and Fire Alarm Panels; there will be one CACF at the West Tower loading elevator lobby and one Annunciator in the East Building Residential Entrance Lobby (refer also to the updated GHL outline code report).



| rev no | description                         | date     |
|--------|-------------------------------------|----------|
| 4      | RZ/DP Resubmission                  | 25.11.20 |
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |

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project name

1101 Yates St.

Victoria, BC

sheet title

Level 1 Plan

project no. 2441

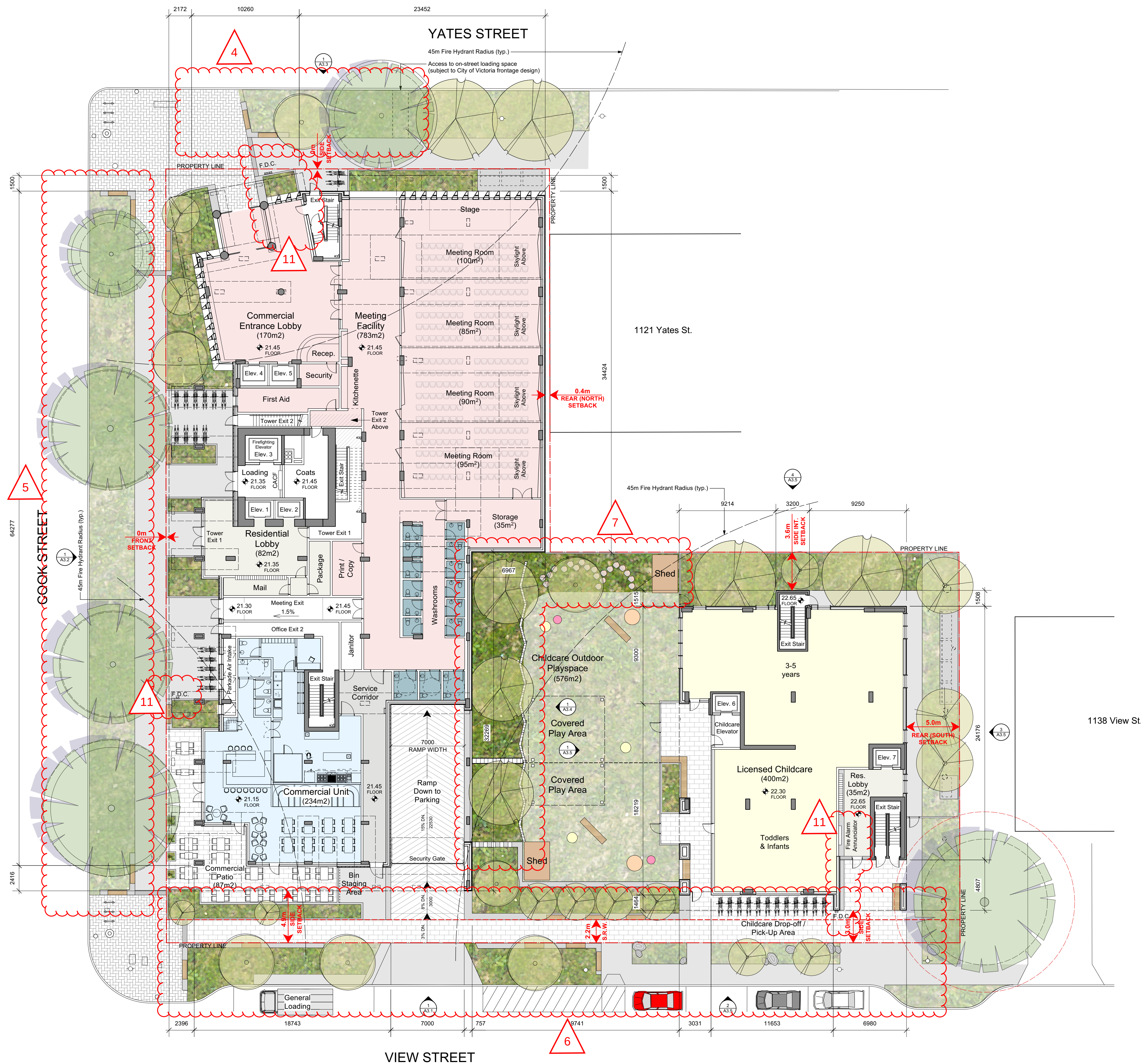
drawing file 2441 - 1101 Yates - 250923

scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A2.5





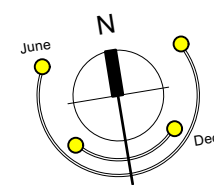


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|        |                                     |          |
|--------|-------------------------------------|----------|
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| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

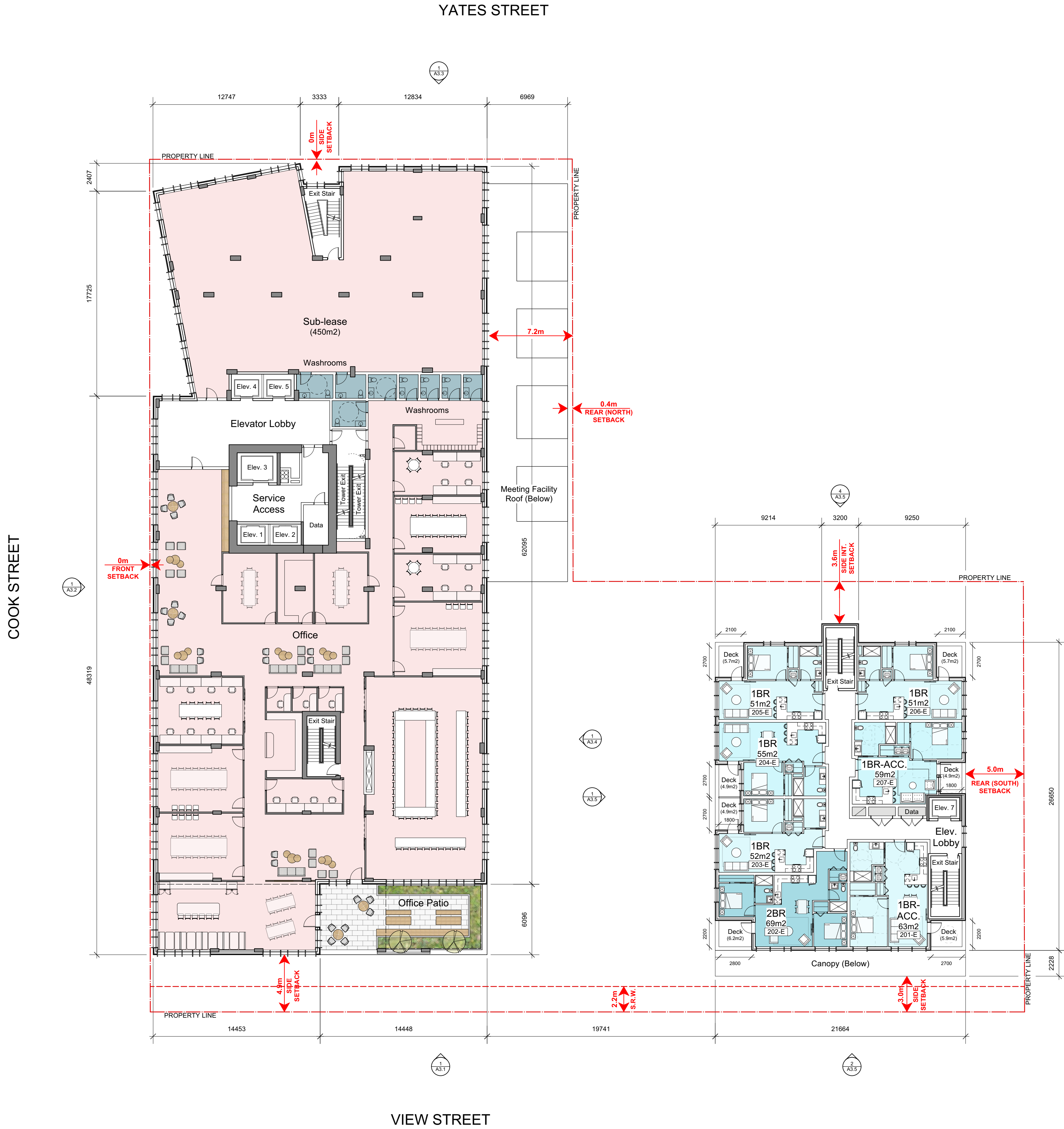
1101 Yates St.

Victoria, BC

sheet title

Level 2 Plan

|              |                            |
|--------------|----------------------------|
| project no.  | 2441                       |
| drawing file | 2441 - 1101 Yates - 250923 |
| scale        | 1:200                      |
| drawn by     | JH                         |
| date issued  | November 20, 2025          |
| sheet no.    | A2.6                       |





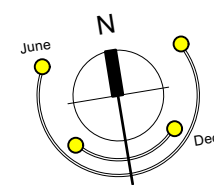


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| 4      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
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| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title

Level 3 Plan

project no. 2441

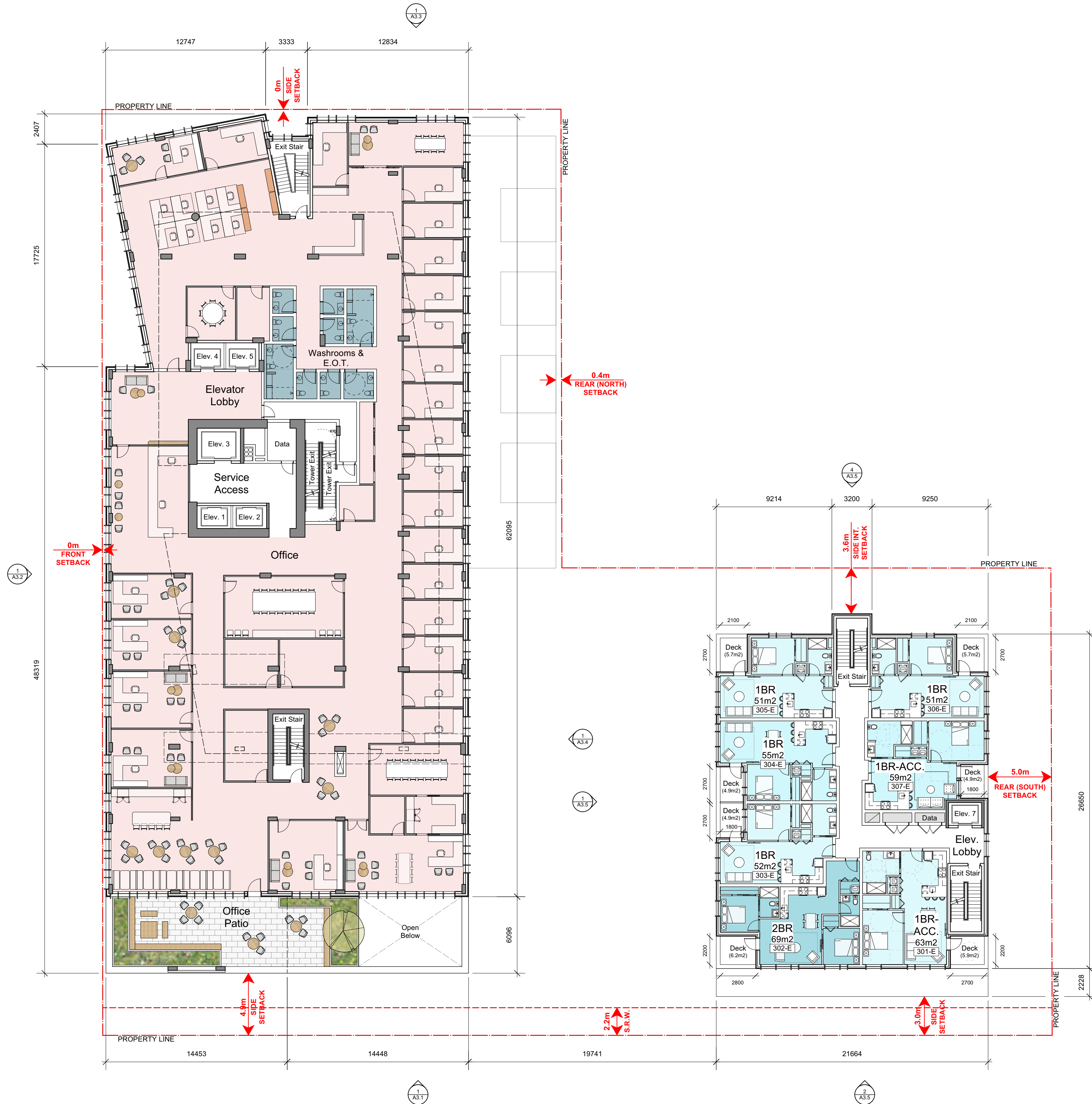
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scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A2.7







2025-11-21

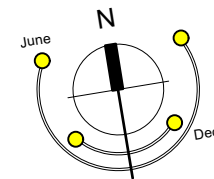
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Revision Key:

12. Southeast corner units (.07-W) revised from 2-BDR+Den to 3-BDR homes. Note these layouts meet overall area guidelines however the third bedroom area is below guideline standards.



| 4      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
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| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title

Level 4 Plan

project no. 2441

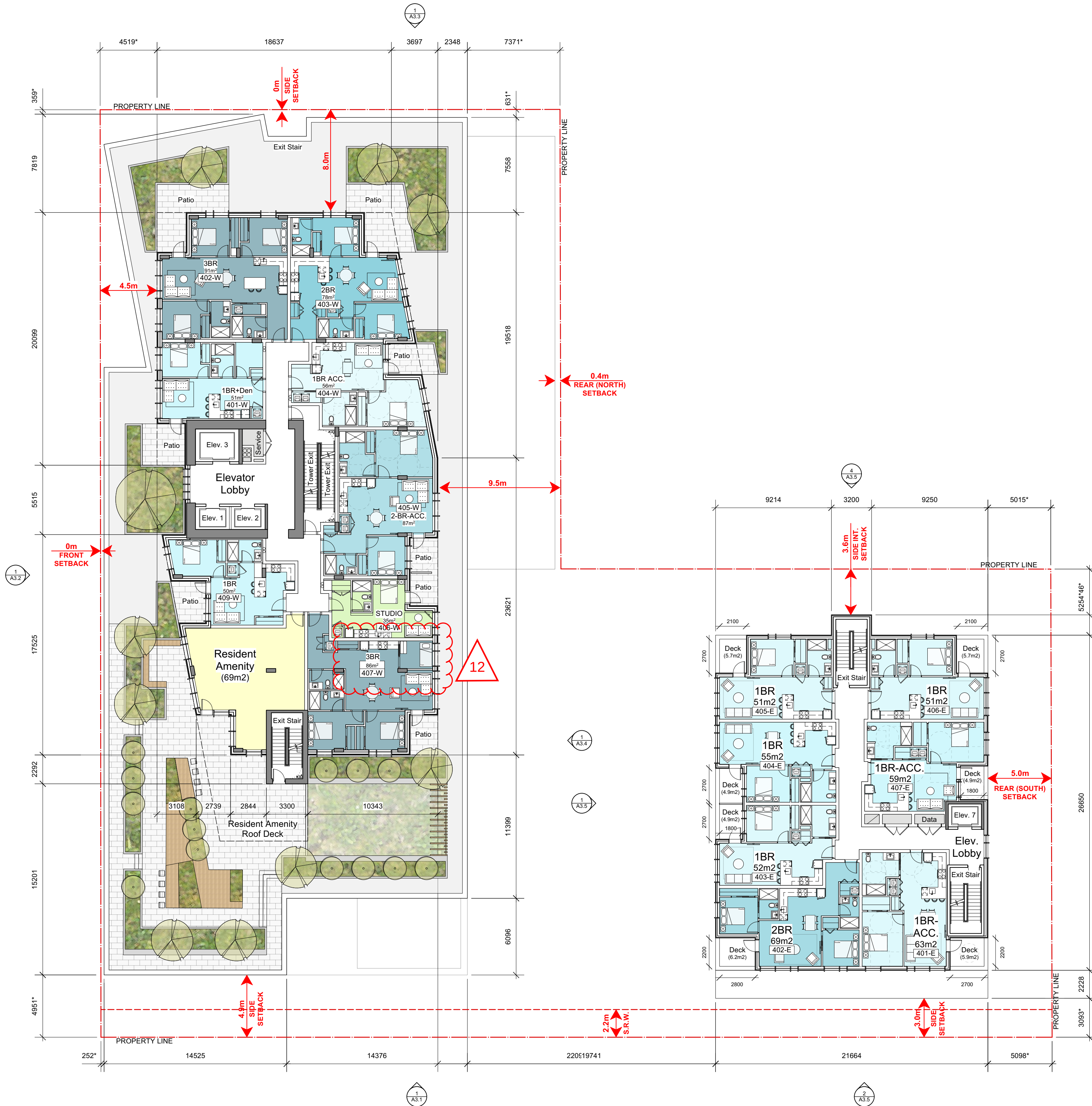
drawing file 2441 - 1101 Yates - 250923

scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A2.8







2025-11-21

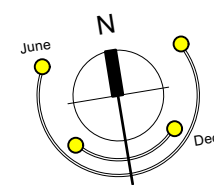
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Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).
12. Southeast corner units (.07-W) revised from 2-BDR+Den to 3-BDR homes. Note these layouts meet overall area guidelines however the third bedroom area is below guideline standards.



|   |                                     |          |
|---|-------------------------------------|----------|
| 4 | RZ/DP Resubmission                  | 25.11.20 |
| 3 | Rezoning & Development Permit - ADP | 25.10.02 |
| 2 | Rezoning & Development Permit       | 25.08.05 |
| 1 | Development Tracker                 | 25.06.24 |

| rev no | description | date |
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project name  
**1101 Yates St.**  
Victoria, BC

sheet title  
**Level 5 Plan**

project no. 2441

drawing file 2441 - 1101 Yates - 250923

scale 1:200

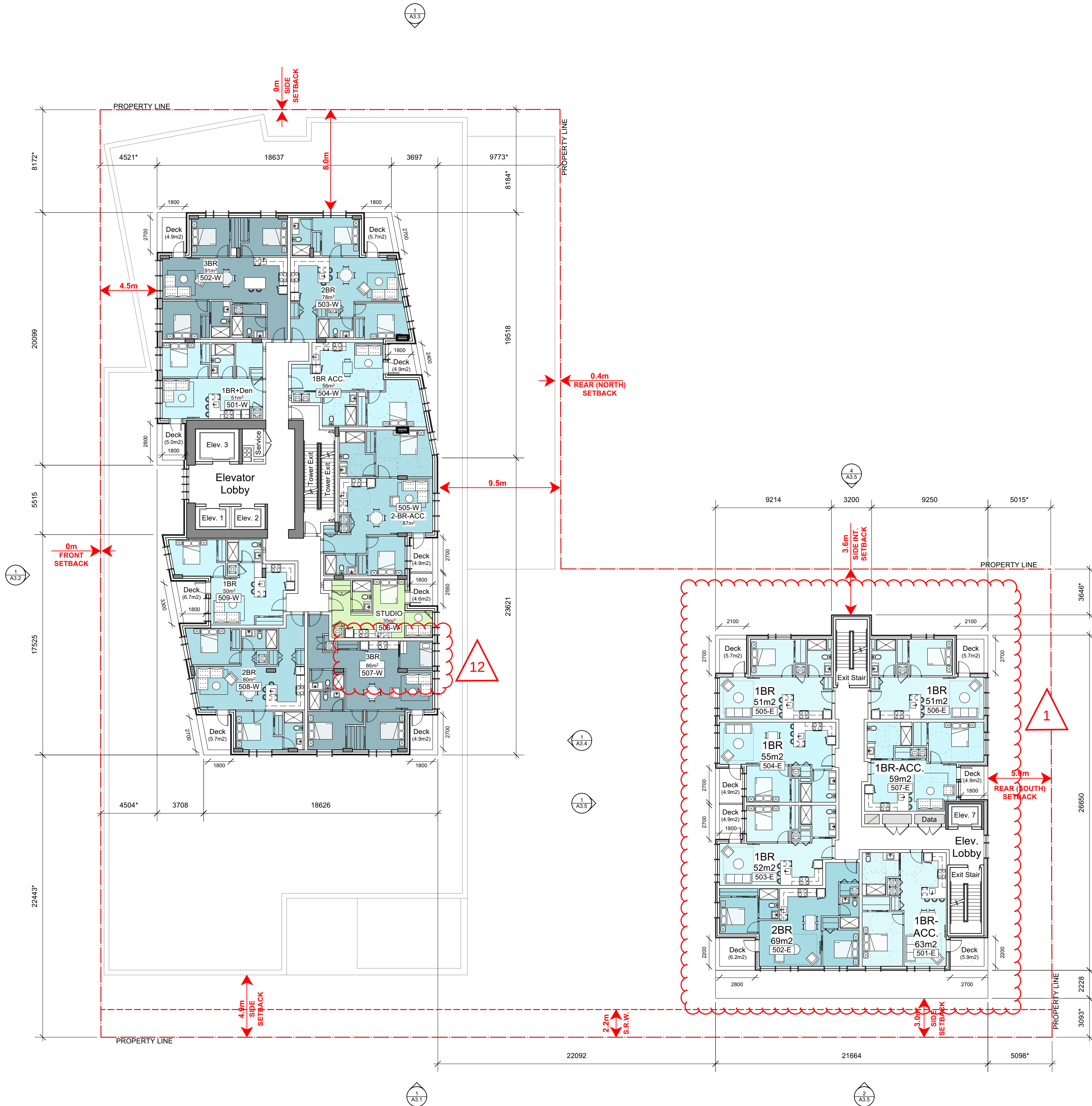
drawn by JH

date issued

November 20, 2025

sheet no.

A2.9







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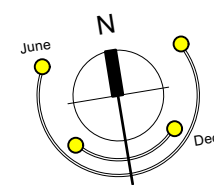
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Revision Key:

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12. Southeast corner units (.07-W) revised from 2-BDR+Den to 3-BDR homes. Note these layouts meet overall area guidelines however the third bedroom area is below guideline standards.



|        |                                     |          |
|--------|-------------------------------------|----------|
| 4      | RZ/DP Resubmission                  | 25.11.20 |
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title

Level 6 Plan

project no. 2441

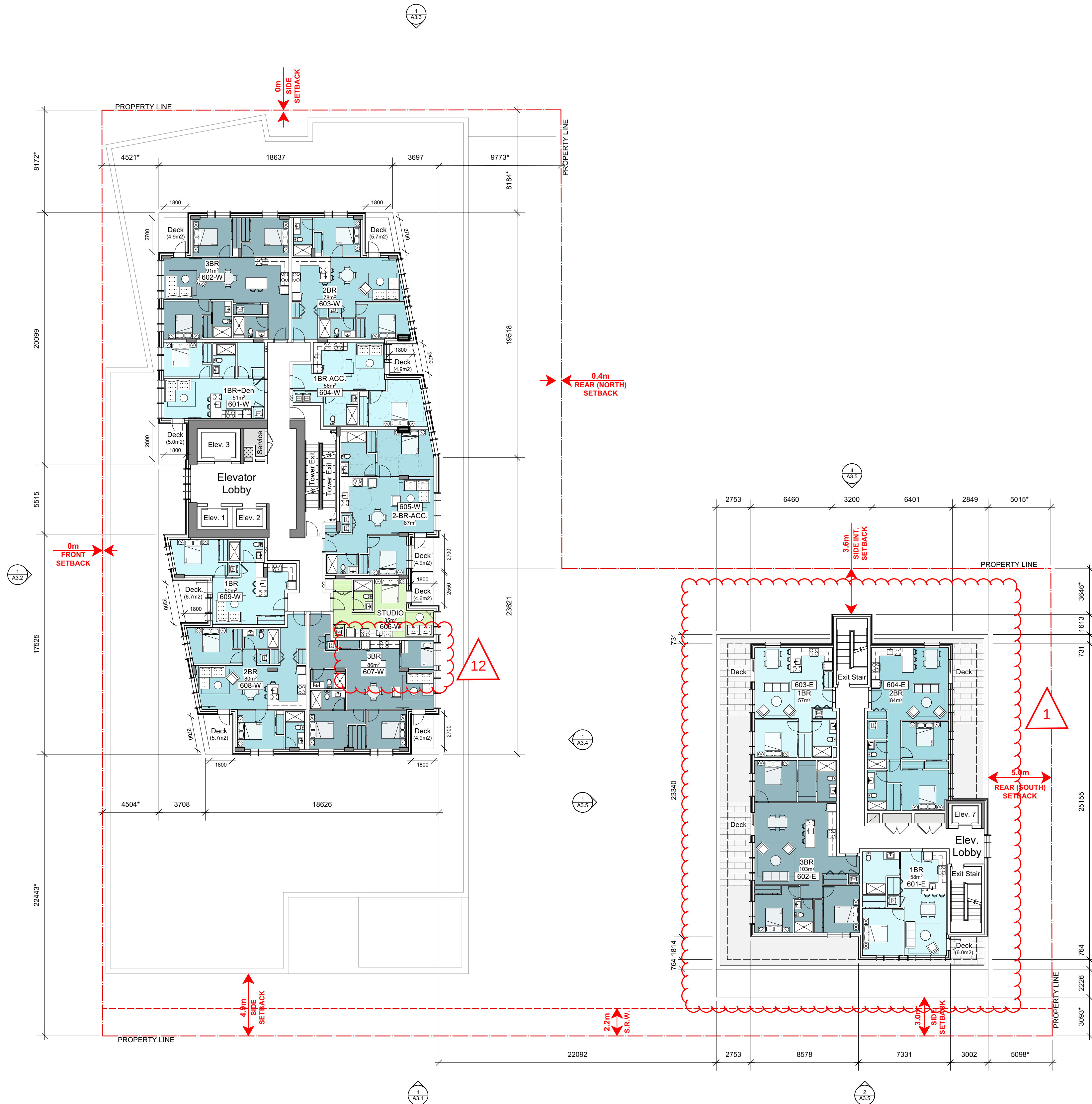
drawing file 2441 - 1101 Yates - 250923

scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A2.10







2025-11-21

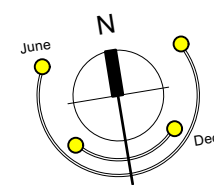
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Revision Key:

12. Southeast corner units (.07-W) revised from 2-BDR+Den to 3-BDR homes. Note these layouts meet overall area guidelines however the third bedroom area is below guideline standards.

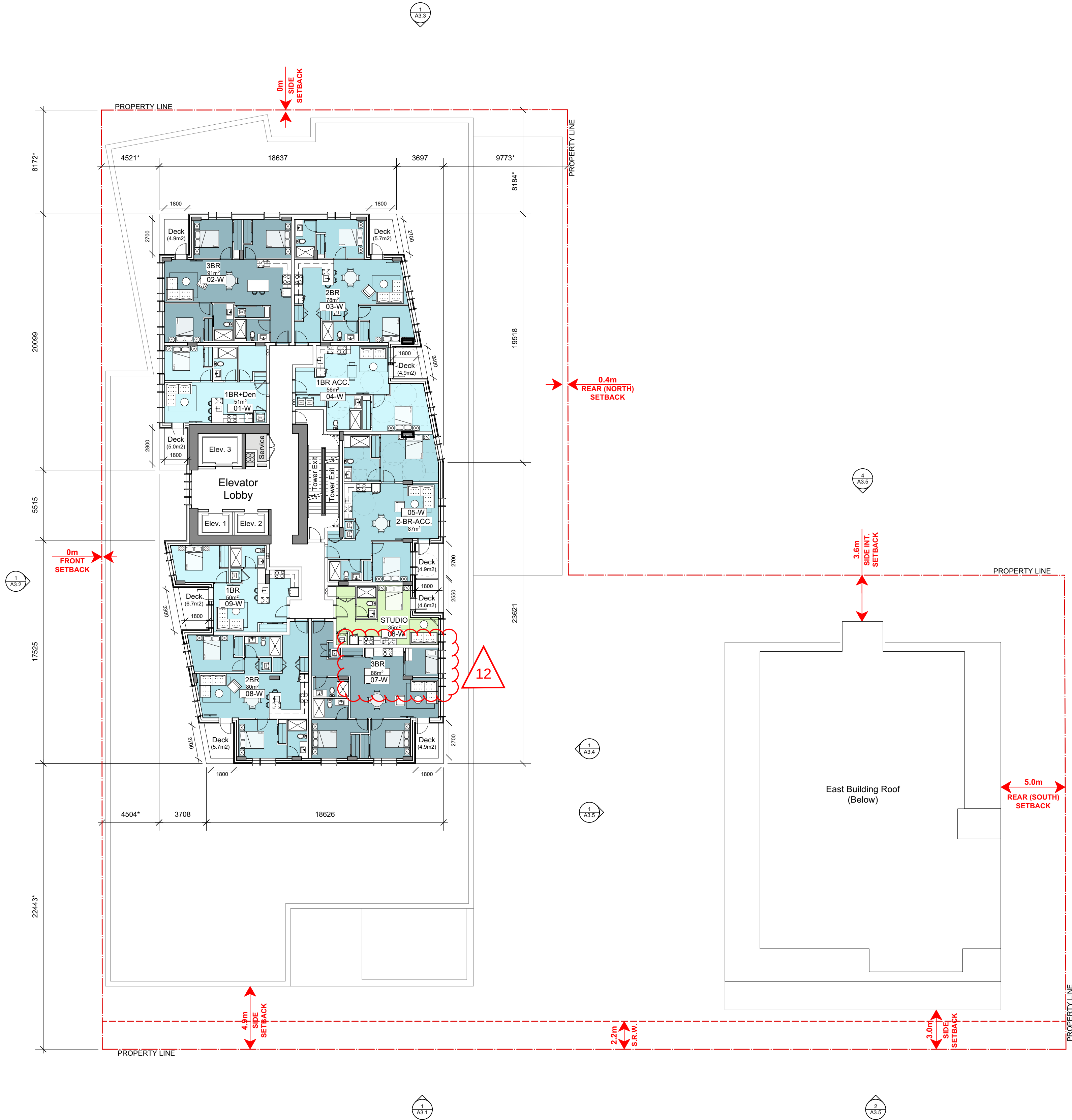


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| 4      | RZ/DP Resubmission                  | 25.11.20 |
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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|                   |           |                            |
|-------------------|-----------|----------------------------|
| project name      |           |                            |
| 1101 Yates St.    |           |                            |
| Victoria, BC      |           |                            |
| sheet title       |           |                            |
| Level 7 - 19 Plan |           |                            |
|                   |           |                            |
| project no.       |           | 2441                       |
| drawing file      |           | 2441 - 1101 Yates - 250923 |
| scale             |           | 1:200                      |
| drawn by          |           | JH                         |
| date issued       | sheet no. |                            |
| November 20, 2025 | A2.10a    |                            |





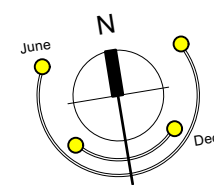


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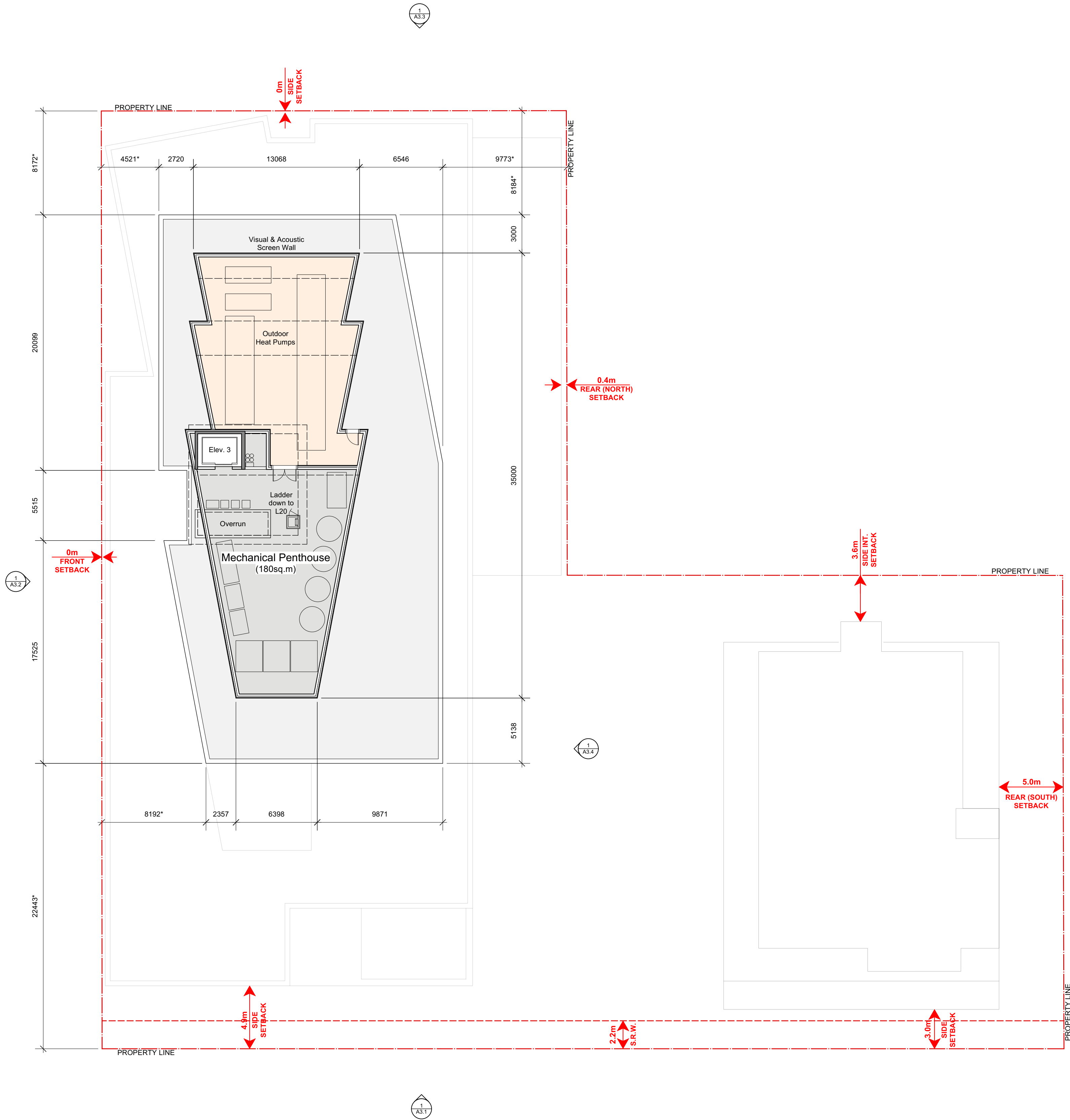
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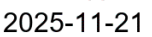
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| 4      | RZ/DP Resubmission                  | 25.11.20 |
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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|                   |           |                            |
|-------------------|-----------|----------------------------|
| project name      |           |                            |
| 1101 Yates St.    |           |                            |
| Victoria, BC      |           |                            |
| sheet title       |           |                            |
| Penthouse Plan    |           |                            |
|                   |           |                            |
| project no.       |           | 2441                       |
| drawing file      |           | 2441 - 1101 Yates - 250923 |
| scale             |           | 1:200                      |
| drawn by          |           | JH                         |
| date issued       | sheet no. |                            |
| November 20, 2025 | A2.11     |                            |







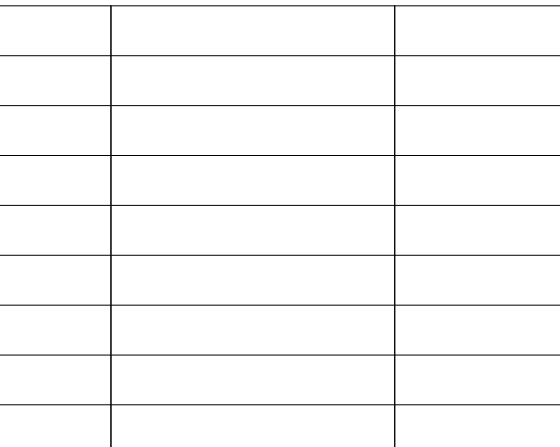
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Revision Key:

13. Roof coverage noted for mechanical penthouse and structure for future PV panel arrays.



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project name

1101 Yates St.

Victoria, BC

sheet title

# Roof Plan

project no. 2441

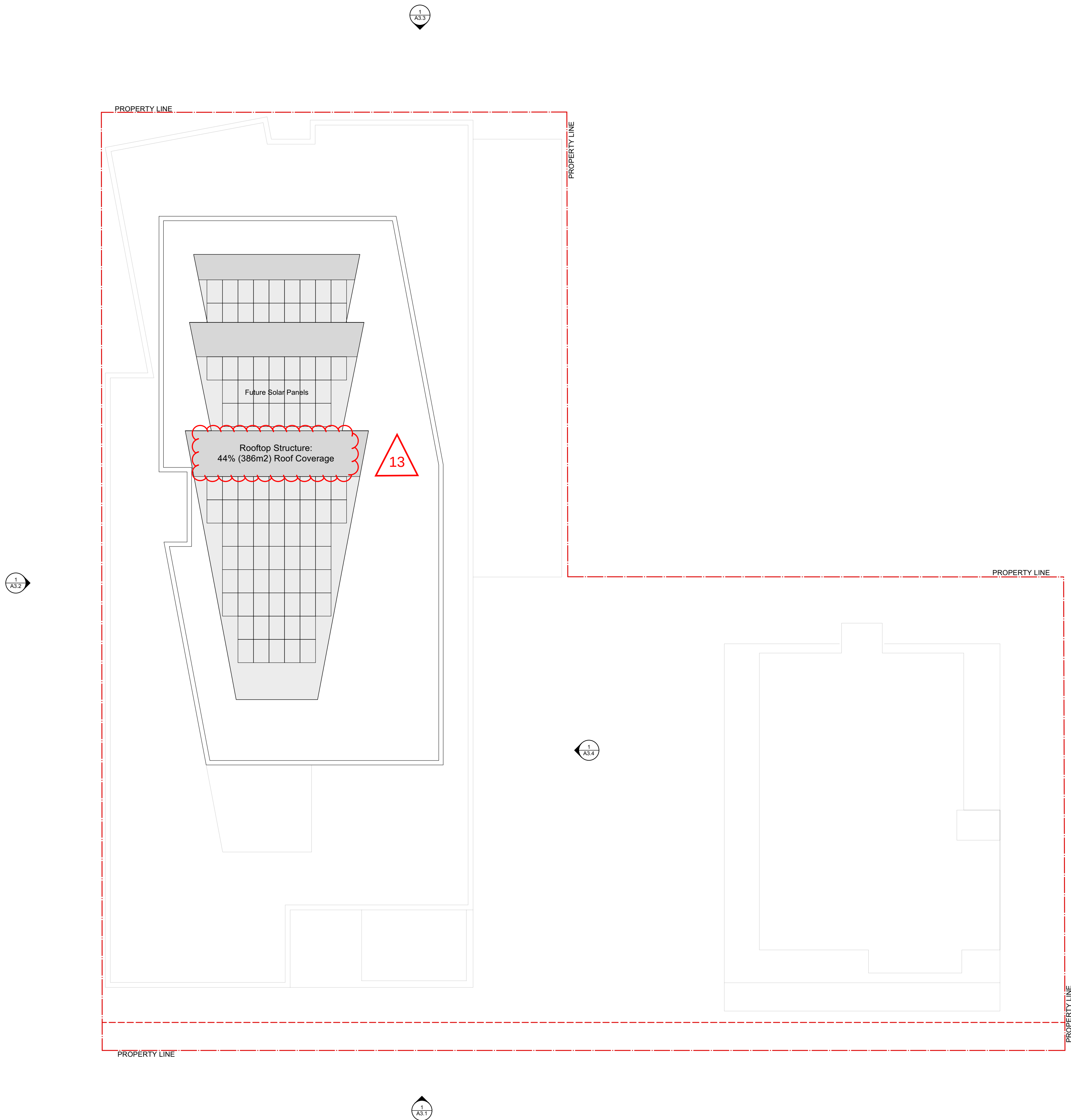
drawing file 2441 - 1101 Yates - 250923

scale 1:200

drawn by JH

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|-------------|-----------|
| date issued | sheet no. |
|-------------|-----------|

November 20, 2025 | A2.12







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General Notes:

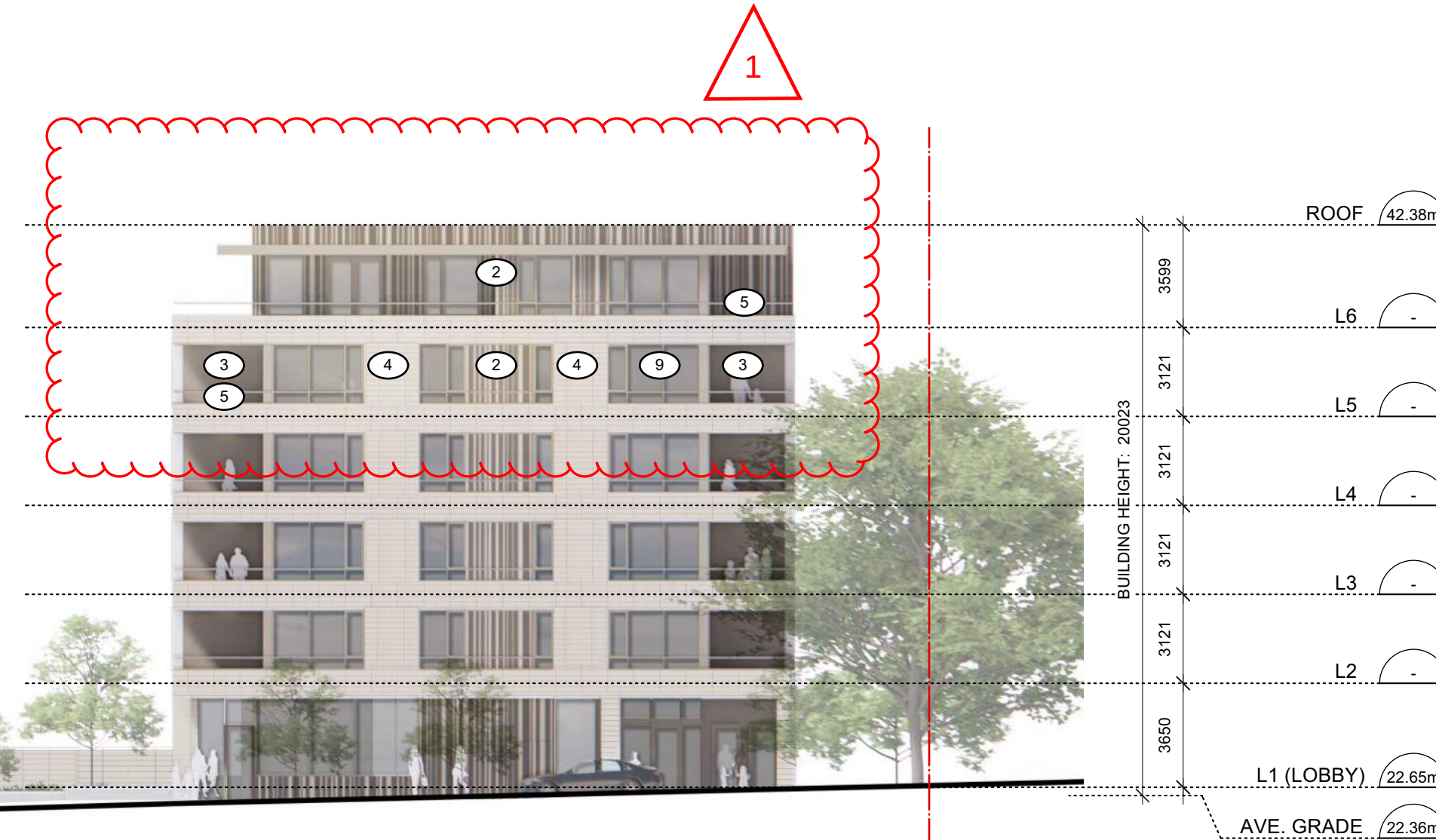
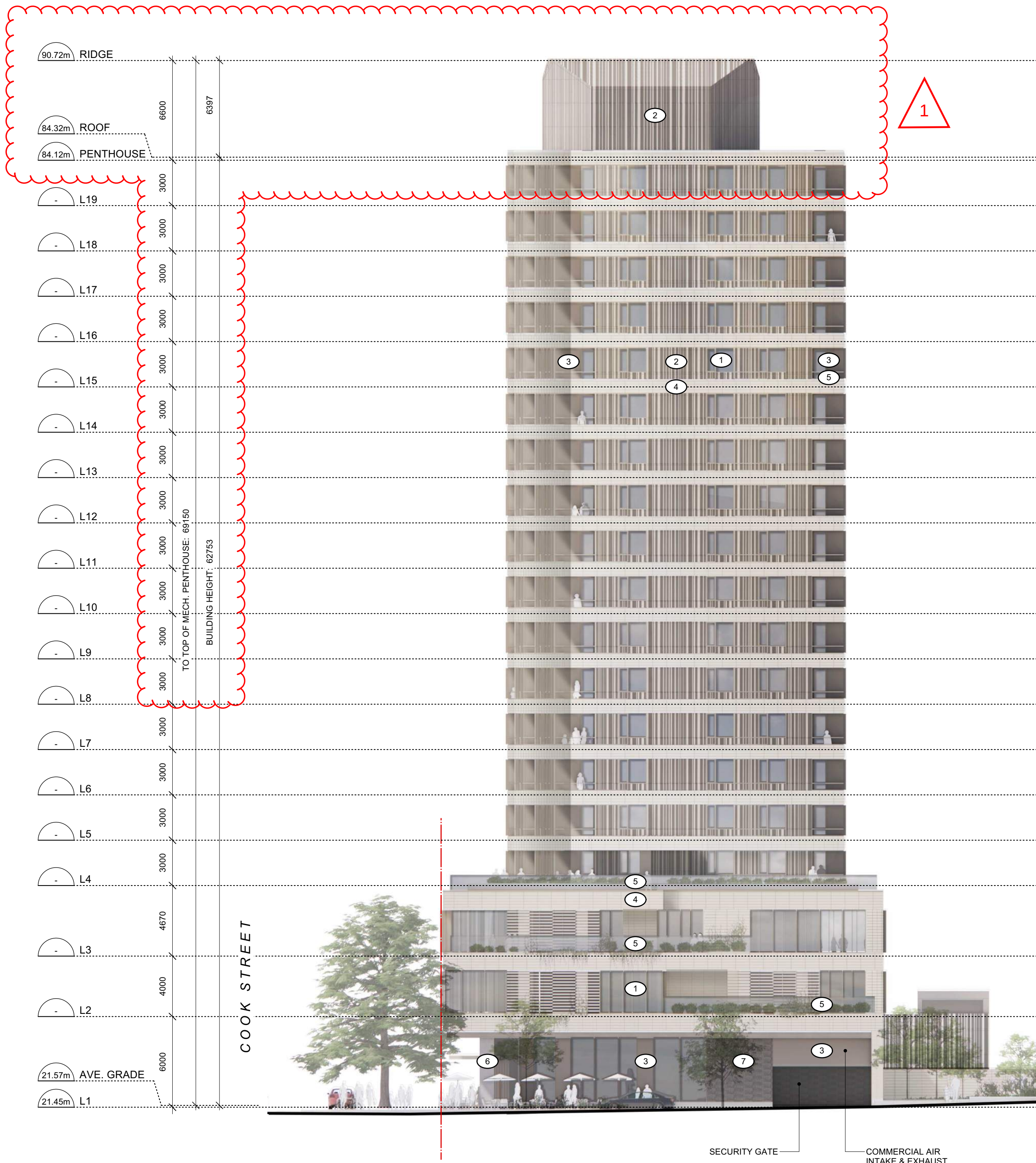
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3. The proposed frontages within the public right-of-way are subject to coordination with the City of Victoria.

Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).

Materials Key

- 1 Aluminum Curtain Wall with High-Performance Glazing; Light Bronze Anodized
- 2 Pre-finished Metal Panels: Champagne Finish; Custom Corrugated Profile
- 3 Pre-finished Metal Panels: Champagne Finish; Flat
- 4 Cement Panels: Sandstone Finish
- 5 Clear Glazed, Metal Framed Guards: Light Bronze Finish
- 6 Architectural Concrete
- 7 Ground-Face Concrete Block
- 8 Stucco Soffit: Warm White
- 9 Fiberglass or vinyl Windows: Charcoal



1 South Elevation (View Street) - West & East Buildings  
Scale: 1:200

| 4      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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|                |                            |
|----------------|----------------------------|
| project name   |                            |
| 1101 Yates St. |                            |
| Victoria, BC   |                            |
| sheet title    |                            |
| Elevations     |                            |
|                |                            |
| project no.    | 2441                       |
| drawing file   | 2441 - 1101 Yates - 250923 |
| scale          | 1:200                      |
| drawn by       | JH                         |
| date issued    | November 20, 2025          |
| sheet no.      | A3.1                       |





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Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).

Materials Key

- 1 Aluminum Curtain Wall with High-Performance Glazing; Light Bronze Anodized
- 2 Pre-finished Metal Panels: Champagne Finish; Custom Corrugated Profile
- 3 Pre-finished Metal Panels: Champagne Finish; Flat
- 4 Cement Panels: Sandstone Finish
- 5 Clear Glazed, Metal Framed Guards: Light Bronze Finish
- 6 Architectural Concrete
- 7 Ground-Face Concrete Block
- 8 Stucco Soffit: Warm White
- 9 Fiberglass or vinyl Windows: Charcoal



1 West Elevation (Cook Street) - West Building  
Scale: 1:200

| 4      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title

Elevations

project no. 2441

drawing file 2441 - 1101 Yates - 250923

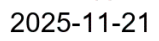
scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A3.2





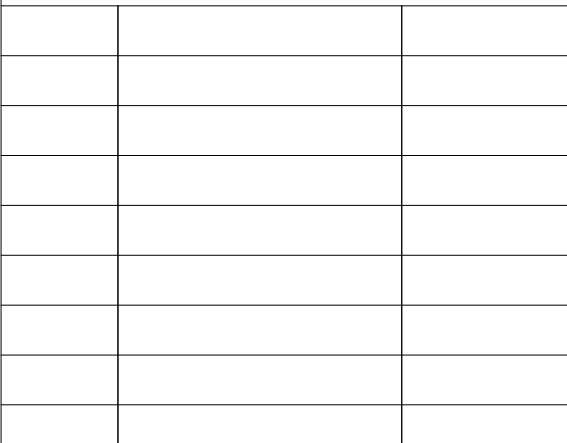
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Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).



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| project name |
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1101 Yates St.

Victoria, BC

sheet title

Elevations

|             |      |
|-------------|------|
| project no. | 2441 |
|-------------|------|

drawing file 2441 - 1101 Yates - 250923

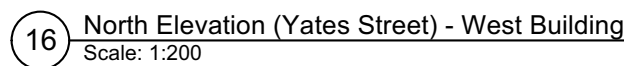
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drawn by JH

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November 20, 2025 A3.3

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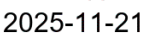




**Materials Key**

- ① Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
- ② Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
- ③ Pre-finished Metal Panels: Champagne Finish, Flat
- ④ Cement Panels: Sandstone Finish
- ⑤ Clear Glazed, Metal Framed Guards: Light Bronze Finish
- ⑥ Architectural Concrete
- ⑦ Ground-Face Concrete Block
- ⑧ Stucco Soffit: Warm White
- ⑨ Fiberglass or vinyl Windows, Charcoal





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Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).

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| project name |
|--------------|

1101 Yates St.

Victoria, BC

sheet title

# Elevations

|             |      |
|-------------|------|
| project no. | 2441 |
|-------------|------|

drawing file 2441 - 1101 Yates - 250923

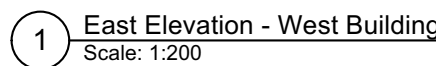
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| scale | 1:200 |
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drawn by JH

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|-------------|-----------|
| date issued | sheet no. |
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November 20, 2025 **A34**

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2025-11-21

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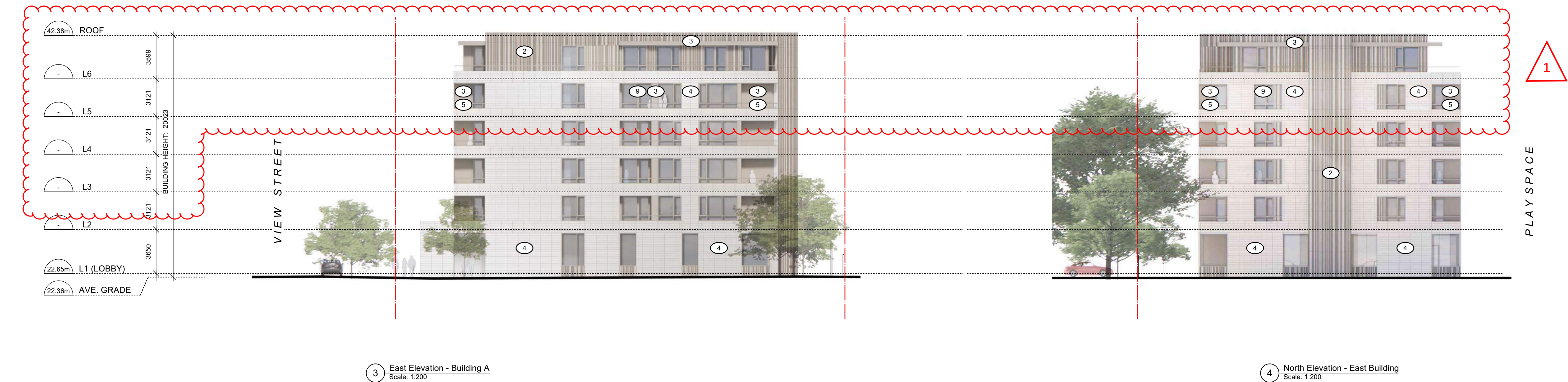
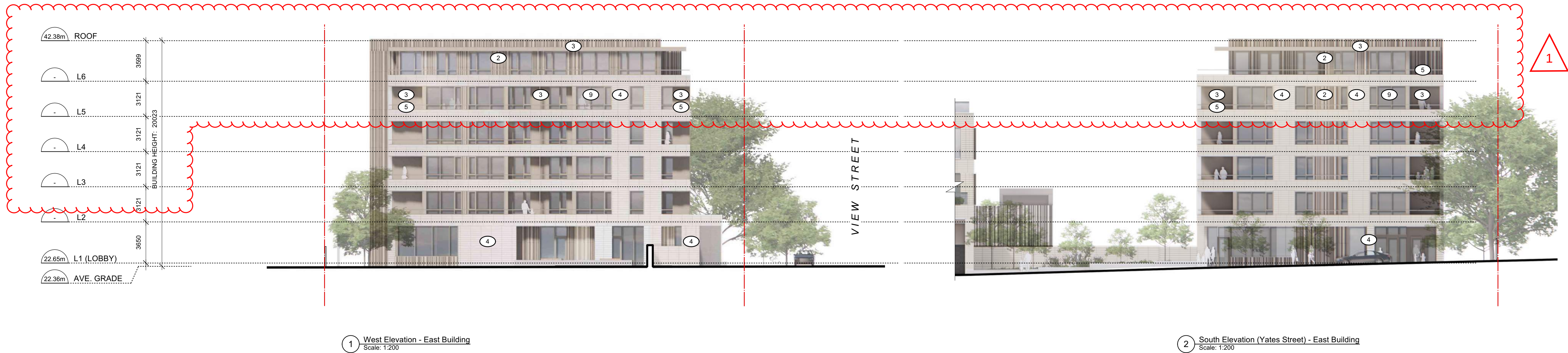
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Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).

Materials Key

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- 2 Pre-finished Metal Panels: Champagne Finish; Custom Corrugated Profile
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- 8 Stucco Soffit: Warm White
- 9 Fiberglass or vinyl Windows: Charcoal



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| 4      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| 3      | Rezoning & Development Permit - ADP | 25.10.02 |
| 2      | Rezoning & Development Permit       | 25.08.05 |
| 1      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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|                |                            |
|----------------|----------------------------|
| project name   |                            |
| 1101 Yates St. |                            |
| Victoria, BC   |                            |
| sheet title    |                            |
| Elevations     |                            |
|                |                            |
| project no.    | 2441                       |
| drawing file   | 2441 - 1101 Yates - 250923 |
| scale          | 1:200                      |
| drawn by       | JH                         |
| date issued    | November 20, 2025          |
| sheet no.      | A3.5                       |





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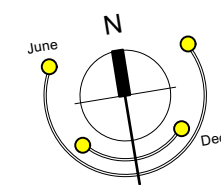
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Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).



| △      | RZ/DP Resubmission                  | 25.11.20 |
|--------|-------------------------------------|----------|
| △      | Rezoning & Development Permit - ADP | 25.10.02 |
| △      | Rezoning & Development Permit       | 25.08.05 |
| △      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title

Building Sections

project no. 2441

drawing file 2441 - 1101 Yates - 250923

scale 1:200

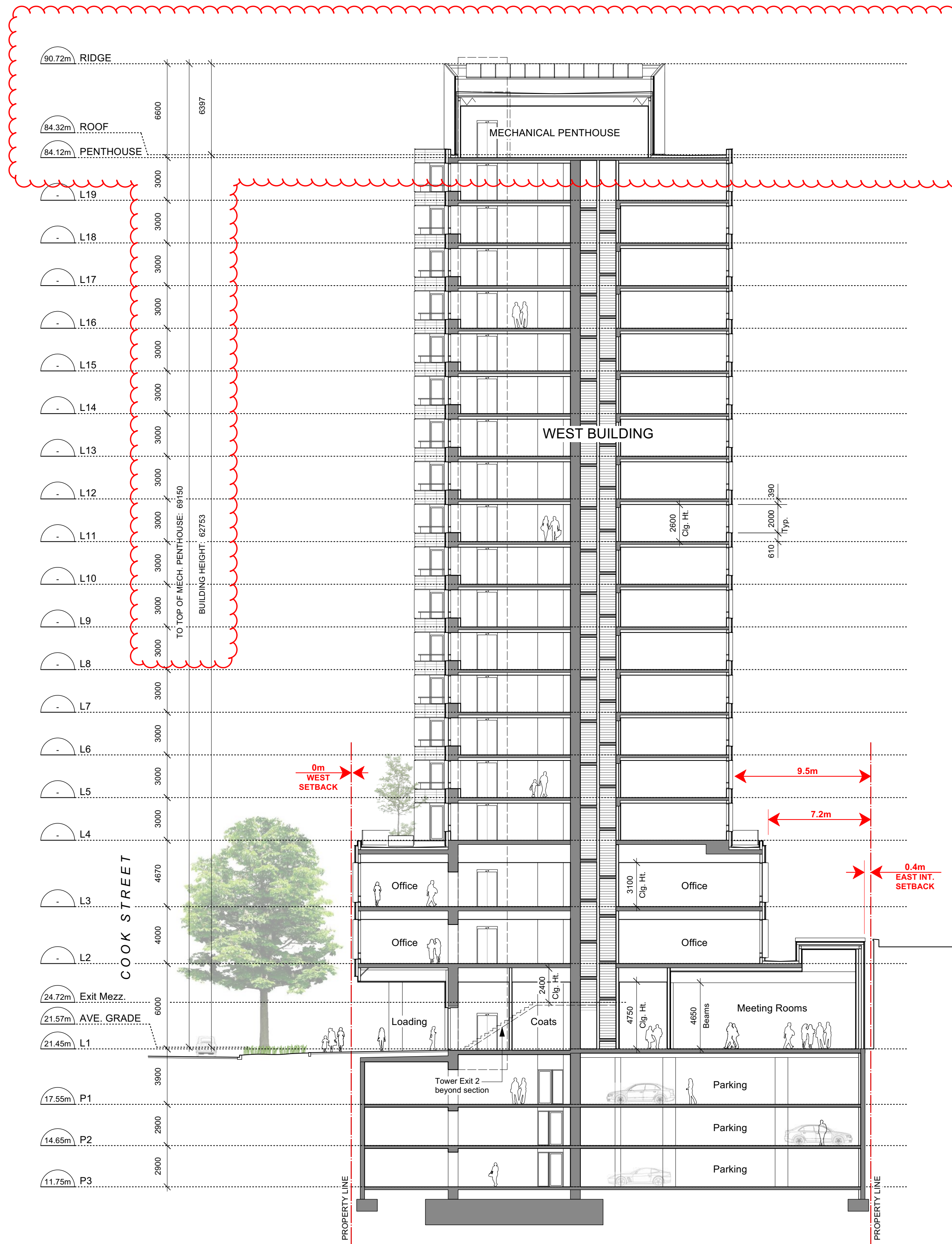
drawn by JH

date issued

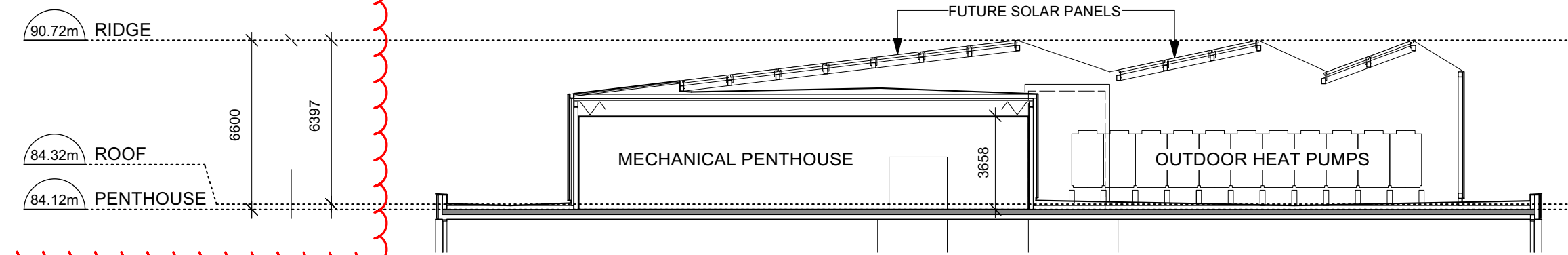
November 20, 2025

sheet no.

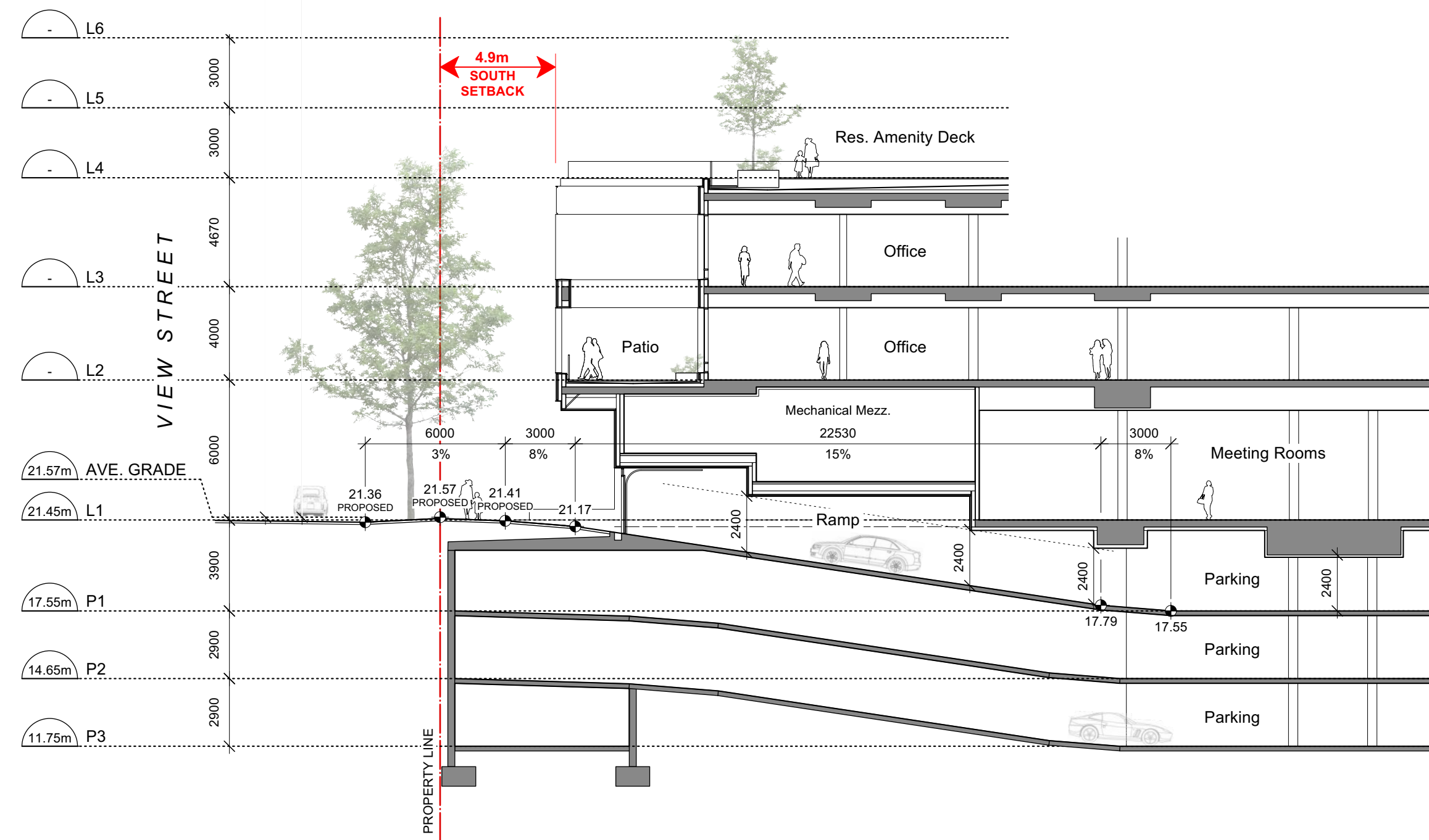
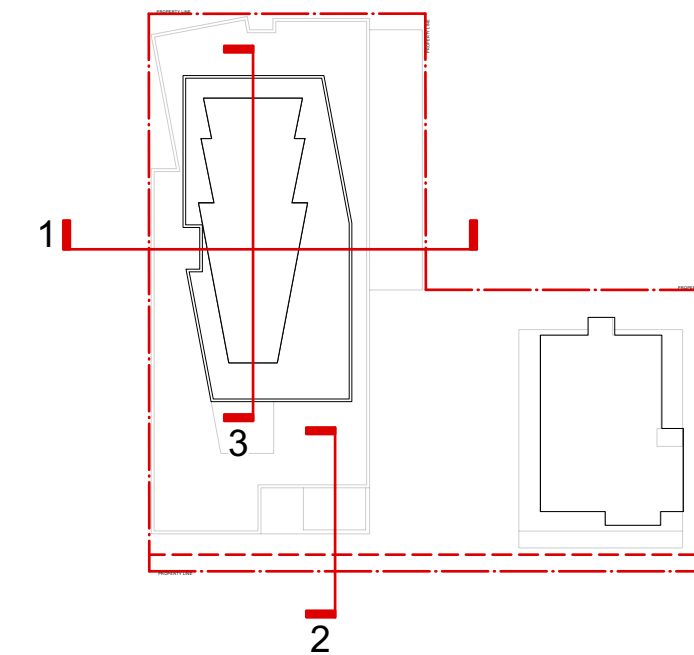
A4.1



1 E-W Section  
Scale: 1:200



3 Mech. Penthouse Section  
Scale: 1:200



2 Ramp Section  
Scale: 1:200





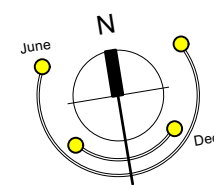
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General Notes:

1. These preliminary plans are subject to refinement and confirmation of City policy and existing site conditions.
2. Refer to Landscape Architectural Plan for information on hardscaping, plantings and landscape site elements.
3. The proposed frontages within the public right-of-way are subject to coordination with the City of Victoria.

Revision Key:

1. Building height revisions (West Tower revised to 19 stories, East Tower revised to 6 stories).



|        |                                     |          |
|--------|-------------------------------------|----------|
| △      | RZ/DP Resubmission                  | 25.11.20 |
| △      | Rezoning & Development Permit - ADP | 25.10.02 |
| △      | Rezoning & Development Permit       | 25.08.05 |
| △      | Development Tracker                 | 25.06.24 |
| rev no | description                         | date     |

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project name

1101 Yates St.

Victoria, BC

sheet title

Building Section

project no. 2441

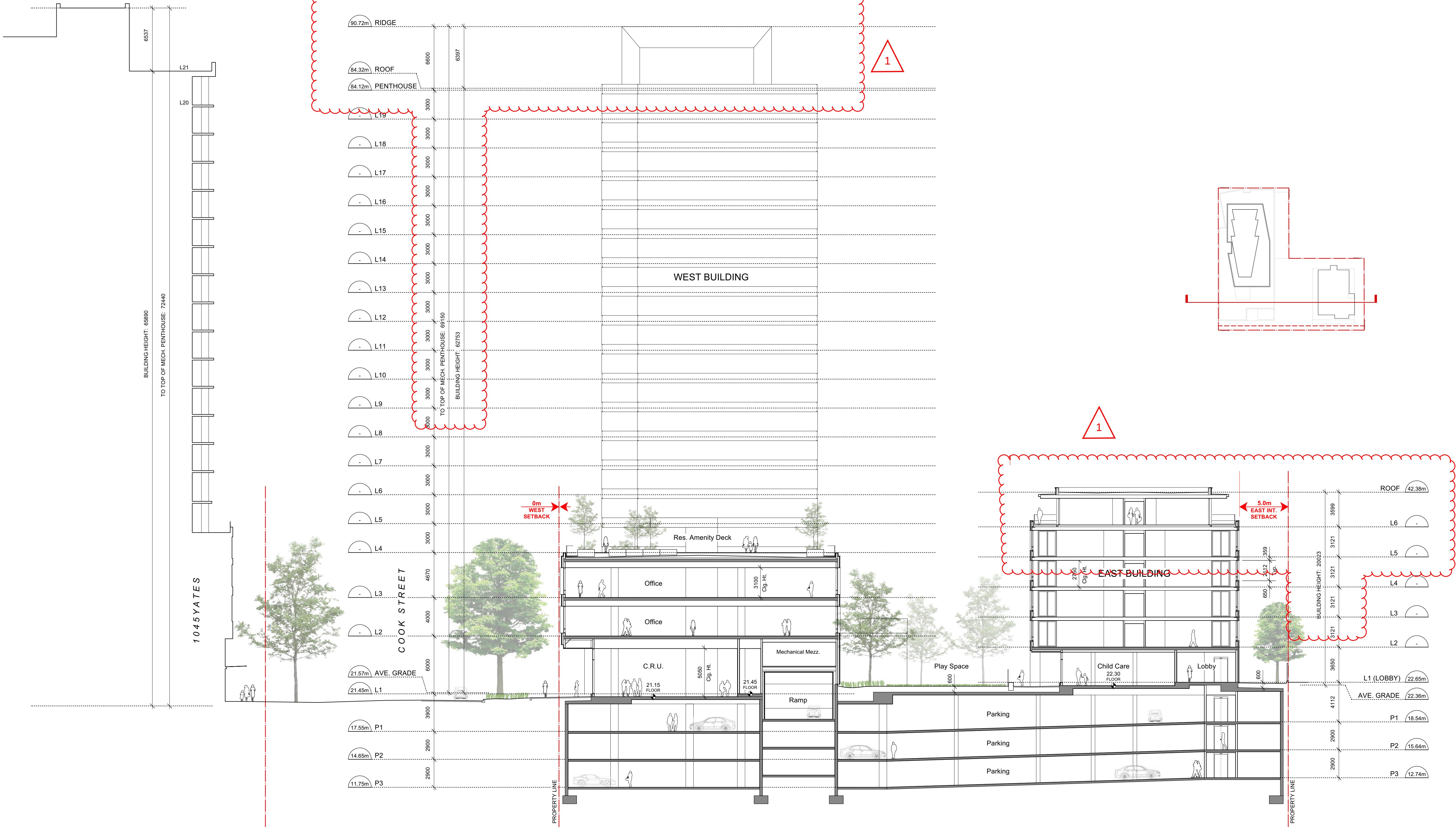
drawing file 2441 - 1101 Yates - 250923

scale 1:200

drawn by JH

date issued sheet no.

November 20, 2025 A4.2



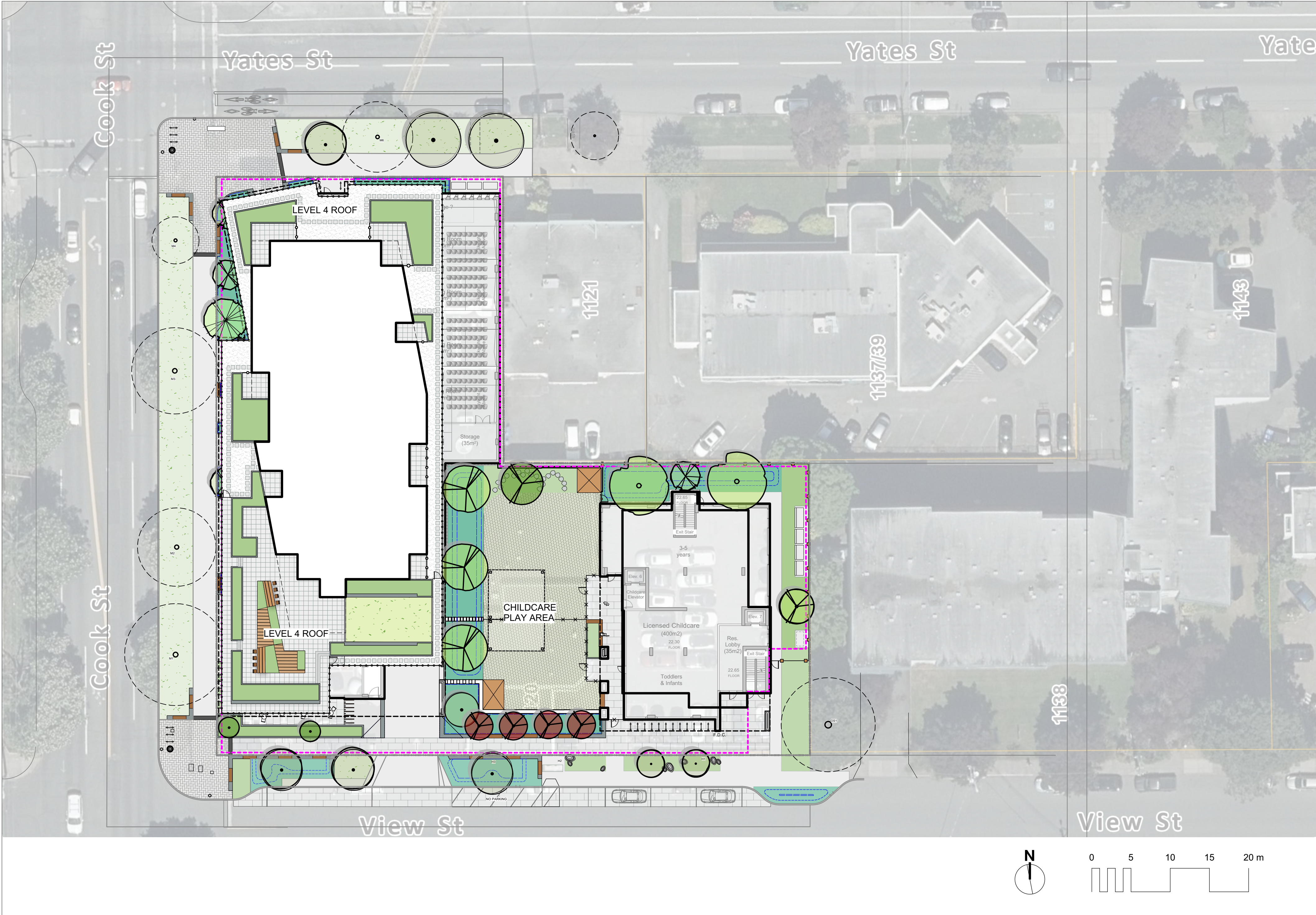


Jawl Properties Ltd.

# 1101 Yates

Victoria, BC

## KEY PLAN



| Landscape Sheets |                                                |
|------------------|------------------------------------------------|
| Sheet No.        | Sheet Title                                    |
| L0.00            | Cover                                          |
| L0.01            | General Information Sheet                      |
| L0.02            | Tree Replacement                               |
| L0.03            | Stormwater Management                          |
| L1.01            | Landscape Materials - L1                       |
| L1.02            | Landscape Materials -L2 & L3                   |
| L1.03            | Landscape Materials - L4                       |
| L2.01            | Landscape Grading & Drainage                   |
| L2.02            | Landscape Sections                             |
| L3.01            | Planting - L1                                  |
| L3.02            | Planting - L2 & L3                             |
| L3.03            | Planting - L4                                  |
| L4.01            | Landscape Details: Rain Garden                 |
| L4.02            | Landscape Details: Boulevard Rain Garden and P |

Sheets added.

NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
| 3   | RZ/DP Resubmission | 2025-11-20 |
| 2   | Development Permit | 2025-08-05 |
| 1   | For Dev Tracker    | 2025-06-20 |
| No. | Issued For         | Issue Date |



client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title  
**Cover**

|             |                 |
|-------------|-----------------|
| project no. | 124.36          |
| scale       | 1:300 @ 24"x36" |
| drawn by    | SC              |
| checked by  | TB              |
| sheet no.   |                 |

**L0.00**



GENERAL NOTES

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

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

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.
9. Municipal Parks staff to inspect soil and planting area of boulevard rain gardens prior to planting.
10. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.
11. Please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
12. Required Parks inspections for street tree planting:

- Inspection of excavated tree pits, soil cells, root barriers. Inspection of soil and planting area prior to planting.

- Inspection of tree stock prior to planting.

- Inspection of installed tree - tree planting, grate/guard, stakes, etc. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

- Inspection of plant material on-site prior to planting.

- Inspection of planted landscape prior to the installation of mulch.

- Inspection of excavated and scarified subgrade prior placement of the growing media.

- Inspection of installed and prepared growing medium prior to planting.

- Inspection of plant material on-site prior to planting.

- Inspection of planted landscape prior to the installation of mulch.

- Inspection when the planted and mulched landscaping meets the conditions for total performance as required in the MMCD.

14. A soil test for the growing media, for each landscape application on City Property must 1 be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LINE TYPE LEGEND

|  |                                |
|--|--------------------------------|
|  | Property line                  |
|  | Building Footprint             |
|  | Extent of Roof / Canopy, above |
|  | Extent of Parkade, below       |
|  | Rain garden - TOP OF POOL      |
|  | Rain garden - BOTTOM OF POOL   |

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

|  |                                     |
|--|-------------------------------------|
|  | <b>Existing Tree to be retained</b> |
|  | <b>Existing Tree to be removed</b>  |

REPLACEMENT TREE LEGEND

|  |                                              |
|--|----------------------------------------------|
|  | <b>On Site Tree Counting for Replacement</b> |
|--|----------------------------------------------|

LANDSCAPE INFRASTRUCTURE LEGEND

|  |                                                                                        |  |
|--|----------------------------------------------------------------------------------------|--|
|  | Perforated Underdrain                                                                  |  |
|  | Clean Out                                                                              |  |
|  | Landscape Area Drain<br>8" Square Drain with ADA Steel Lockable Grate.                 |  |
|  | Rain Garden Curb Inlet Sediment Trap<br>Concrete pad to capture sediment at curb cuts. |  |

GRADING LEGEND

|  |                                         |
|--|-----------------------------------------|
|  | Proposed Landscape Grade                |
|  | Existing Grade                          |
|  | Architectural grade, for reference only |
|  | Civil Grade, for reference only         |

LIST OF ABBREVIATIONS

|        |                          |       |                          |
|--------|--------------------------|-------|--------------------------|
| APPROX | APPROXIMATE              | M     | METRE                    |
| ARCH   | ARCHITECT                | MAX   | MAXIMUM                  |
| AVG    | AVERAGE                  | MFR   | MANUFACTURER             |
| B&B    | BALLED AND BURLAPPED     | MH    | MANHOLE                  |
| BC     | BOTTOM OF CURB           | MN    | MISCELLANEOUS            |
| BLDG   | BUILDING                 | MM    | MILLIMETRE               |
| BM     | BENCHMARK                | N     | NORTH                    |
| BC     | BOTTOM OF CURB           | NIC   | NOT IN CONTRACT          |
| BR     | BOTTOM OF RAMP           | NO    | NOMINAL                  |
| BS     | BOTTOM OF STEP           | NTS   | NOT TO SCALE             |
| BW     | BOTTOM OF WALL           | OC    | ON CENTER                |
| CAL    | CATCH BASIN              | OD    | OUTSIDE DIAMETER         |
| CB     | CATCH BASIN              | PC    | POINT OF CURVATURE       |
| CF     | CUBIC FEET               | PE    | POLYURETHANE             |
| CIP    | CAST IN PLACE            | PI    | POINT OF INTERSECTION    |
| CL     | CENTER LINE              | PL    | PROPERTY LINE            |
| CM     | CENTIMETER               | PT    | POINT, POINT OF TANGENCY |
| CO     | CLEAN OUT                | PVC   | POLYVINYL CHLORIDE       |
| CONT   | CONTINUOUS               | QTY   | QUANTITY                 |
| CU M   | CUBIC METRE              | R     | RADIUS                   |
| DEG    | DEGREE                   | REF   | REFERENCE                |
| DEMO   | DEMOLISH, DEMOLITION     | REINF | REINFORCE(D)             |
| DIA    | DIAMETER                 | REQ'D | REQUIRE(D)               |
| DIM    | DIMENSION                | REV   | REVISION                 |
| DTL    | DETAIL                   | ROW   | RIGHT OF WAY             |
| DWG    | DRAWING                  | S     | SOUTH                    |
| E      | EAST                     | SAN   | SANITARY                 |
| EACH   | EACH                     | SD    | STORM DRAIN              |
| EL     | ELEVATION                | SF    | SQUARE FOOT (FEET)       |
| ENG    | ENGINEER                 | SHT   | SHEET                    |
| EQ     | EQUAL                    | SIM   | SIMILAR                  |
| EST    | ESTIMATE                 | SPECS | SPECIFICATIONS           |
| E.W.   | EACH WAY                 | SQ M  | SQUARE METRE             |
| EXIST  | EXISTING                 | ST    | STORM SEWER              |
| EXP    | EXPANSION, EXPOSED       | STA   | STATION                  |
| FFE    | FINISHED FLOOR ELEVATION | STD   | STANDARD                 |
| FG     | FINISHED GRADE           | SYM   | SYMMETRICAL              |
| FL     | FLOW LINE                | T&B   | TOP AND BOTTOM           |
| FOC    | FACE OF CURB             | TC    | TOP OF CURB              |
| FT     | FOOT (FEET)              | TF    | TOP OF FOOTING           |
| FTG    | FOOTING                  | TH    | THICK                    |
| GA     | GAUGE                    | TOPO  | TOPOGRAPHY               |
| GEN    | GENERAL                  | TR    | TOP OF RAMP              |
| GR     | GRADE ELEVATION          | TS    | TOP OF STEP              |
| HORIZ  | HORIZONTAL               | TW    | TOP OF WALL              |
| HP     | HIGH POINT               | TYP   | TYPICAL                  |
| HT     | HEIGHT                   | VAR   | VARIABLE                 |
| ID     | INSIDE DIAMETER          | VOL   | VOLUME                   |
| INV    | INVERT ELEVATION         | W     | WITH                     |
| IN     | INCH(ES)                 | W/O   | WITHOUT                  |
| INCL   | INCLUDE(D)               | WT    | WEIGHT                   |
| JT     | JOINT                    | WL    | WATER LEVEL              |
| LF     | LINEAR FEET              | WWF   | WELDED WIRE FRAME        |
| LP     | LOW POINT                | YD    | YARD                     |
|        |                          | @     | AT                       |

MATERIALS LEGEND

|  |                                              |
|--|----------------------------------------------|
|  | Municipal Sidewalk to CoV New Town Standards |
|  | Asphalt Paving - (for reference only)        |

HARDSCAPE SURFACES

|  |                                                                                                                          |
|--|--------------------------------------------------------------------------------------------------------------------------|
|  | Concrete Paving<br>Cast in place, light broom finish. Sawcut control joints. Refer to Civil for parkade ramp.            |
|  | Unit Paving - Type 1<br>Herringbone field with single row soldier course, to meet City of Victoria 'New Town' standards. |
|  | Unit Paving - Type 2                                                                                                     |
|  | Unit Paver - on Pedestal                                                                                                 |
|  | Porcelain Paver - on Pedestal                                                                                            |
|  | Decorative Rock Ballast                                                                                                  |
|  | Unit Paver Path - Maintenance Access Only<br>600mm x 600mm pavers                                                        |
|  | Concrete Steps                                                                                                           |

STEPS, RAMPS, CURBS, WALLS

|  |                                                                                                  |
|--|--------------------------------------------------------------------------------------------------|
|  | Concrete Band                                                                                    |
|  | Retaining Wall - Concrete<br>Seat wall height. Include notched skate stops formed into wall top. |
|  | Seat Wall - Concrete<br>Include notched skate stops formed into wall top.                        |
|  | Architectural Wall<br>See Arch                                                                   |
|  | Concrete Edge Restraint                                                                          |
|  | Basalt Band<br>450 mm width, to meet CoV 'New Town' Standard.                                    |
|  | Concrete Curb<br>See Civil                                                                       |

SOFTSCAPE

|  |                                                                                                                                                         |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Planting Area -Tree & Shrub -On Grade<br>-600mm Depth<br>-Shrub Growing Medium.                                                                         |
|  | Planting Area -Tree & Shrub -On Slab<br>-Depth Varies, See Plan<br>-Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings. |
|  | Planting Area -Rain Garden -On Grade<br>-600mm Depth<br>-Rain Garden Growing Medium.                                                                    |
|  | Planting Area -Rain Garden -On Slab<br>-600mm Depth Average<br>-Rain Garden Growing Medium.                                                             |
|  | Grass - On Grade<br>-170mm Depth (unless otherwise noted)                                                                                               |
|  | Artificial Turf - On Slab<br>-170mm Depth (unless otherwise noted)                                                                                      |
|  | Gravel Maintenance Edge                                                                                                                                 |

FENCING & RAILS

|  |                               |
|--|-------------------------------|
|  | Fence - Wood<br>1800mm height |
|  | Gate                          |
|  | Screen/Trellis Structure      |
|  | Guard Rail                    |
|  | Chain Link Fence              |

|  |                                                       |
|--|-------------------------------------------------------|
|  | Split Rail Fence<br>Cedar split rail, 2-3 rails high. |
|--|-------------------------------------------------------|

SITE FURNISHINGS

|  |                                                                                         |
|--|-----------------------------------------------------------------------------------------|
|  | Bike Rack                                                                               |
|  | Bench                                                                                   |
|  | Seat Wall Bench Topper                                                                  |
|  | Raised Deck/Seating                                                                     |
|  | Raised Planters<br>Metal, colour to match building cladding                             |
|  | Waste Receptacle<br>To meet City of Victoria 'New Town' standards.                      |
|  | Bollard<br>To meet City of Victoria 'New Town' standards.                               |
|  | Chair<br>To meet City of Victoria 'New Town' standards.                                 |
|  | Landscape Boulder                                                                       |
|  | Bistro Table and Chairs<br>Moveable                                                     |
|  | Bistro Table and Chairs<br>To be bolted down.                                           |
|  | Custom Deck Element<br>Raised lounge deck c/w raised planting zones, tables and chairs. |
|  | Table                                                                                   |
|  | Storage Shed                                                                            |



NOT FOR CONSTRUCTION

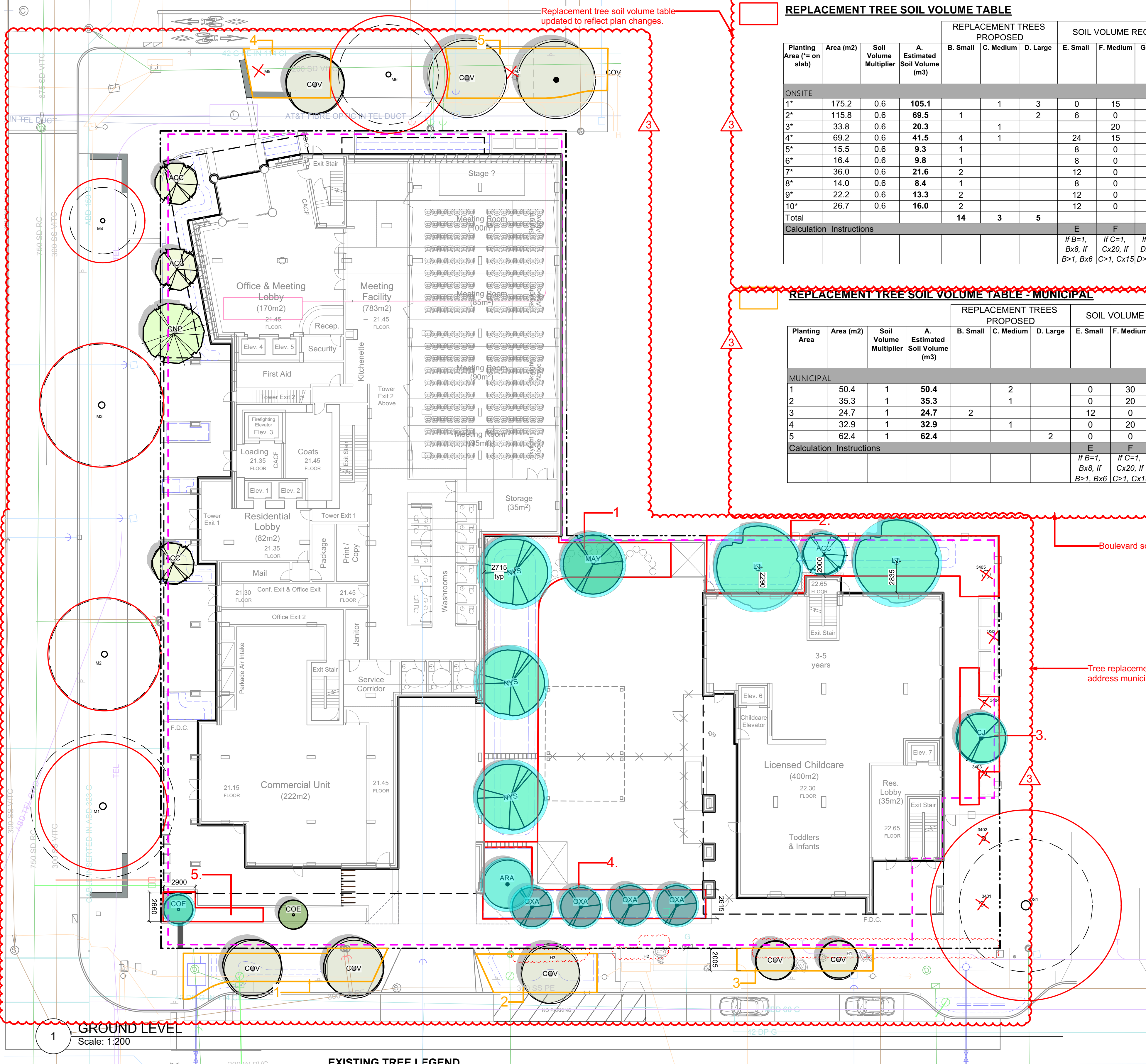
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|     |                    |            |
|     |                    |            |
| 3   | RZ/DP Resubmission | 2025-11-20 |
| 2   | Development Permit | 2025-08-05 |
| 1   | For Dev Tracker    | 2025-06-20 |
| No. | Issued For         | Issue Date |



|                           |                                                                    |
|---------------------------|--------------------------------------------------------------------|
| client                    | Jawl Properties Ltd.<br>1515 Douglas St. Suite 200<br>Victoria, BC |
| project                   | 1101 Yates Street<br>1101 Yates St<br>Victoria, BC                 |
| sheet title               |                                                                    |
| General Information Sheet |                                                                    |
| project no.               | 124.36                                                             |
| scale                     | 1: ### @ 24"x36"                                                   |
| drawn by                  | SC                                                                 |
| checked by                | TB                                                                 |
| sheet no.                 | L0.01                                                              |

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.





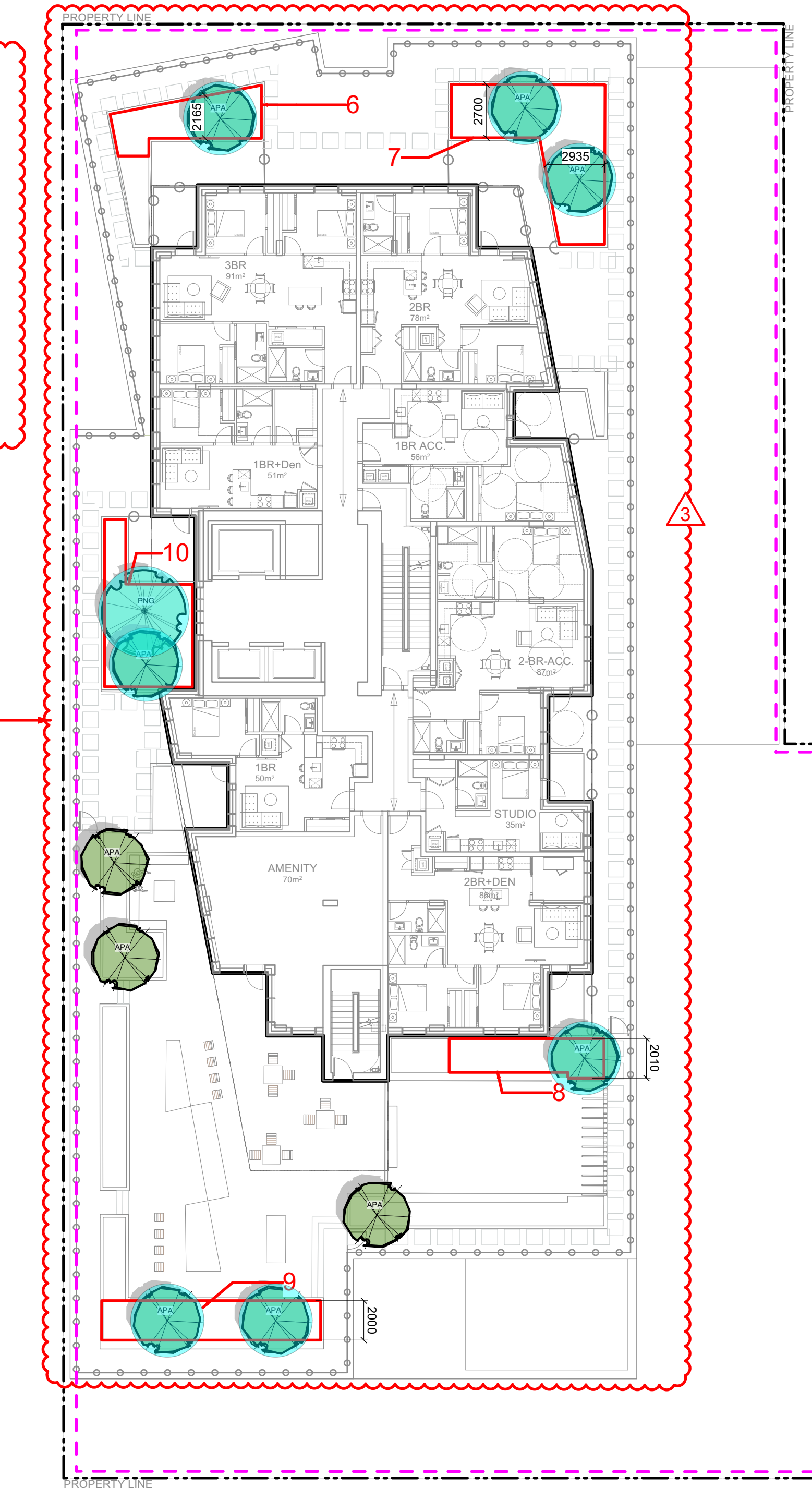
PROPOSED ONSITE TREES - L1

| Sym | Qty | Botanical Name                       | Common Name          | Schd. Size          |
|-----|-----|--------------------------------------|----------------------|---------------------|
| ACC | 4   | Acer circinatum                      | Vine Maple           | 2.4 m ht, 1.5 width |
| ARA | 1   | Acer rubrum 'Armstrongii'            | Armstrong Red Maple  | 6.0cm cal, b&b      |
| COV | 16  | Boulevard Tree                       | TBD by City          | 6.0cm cal, b&b      |
| CJ  | 1   | Cercidiphyllum japonicum             | Katsura Tree         | 6.0cm cal, b&b      |
| CNP | 1   | Chamaecyparis nootkatensis 'Pendula' | Nootka False Cypress | 2.5 m ht            |
| COE | 2   | Cornus 'Eddie's White Wonder'        | Flowering Dogwood    | 6.0cm cal, b&b      |
| LT  | 2   | Liriodendron tulipifera              | Tuliptree            | 6.0cm cal, b&b      |
| MAY | 1   | Magnolia acuminata 'yellow bird'     | Cucumber tree        | 6.0cm cal, b&b      |
| NYS | 3   | Nyssa sylvatica                      | Tupelo               | 6.0cm cal, b&b      |
| OXA | 4   | Oxydendrum arboreum                  | Sourwood Tree        | 6.0cm cal, b&b      |

PROPOSED ONSITE TREES - L4

|     |    |                  |                     |                |
|-----|----|------------------|---------------------|----------------|
| APA | 10 | Acer palmatum    | Japanese Maple      | 6.0cm cal, b&b |
| PNG | 1  | Pinus thunbergii | Japanese black pine | 2.0 m ht, wb   |

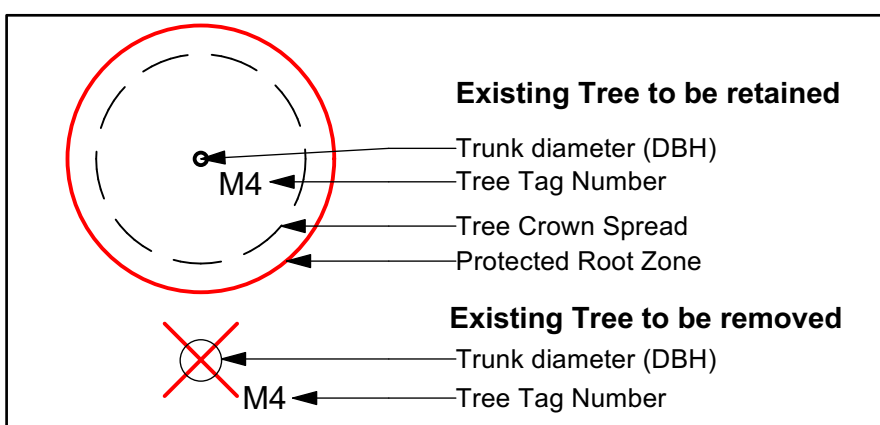
Tree schedule added and updated to reflect plan changes.



LINE TYPE LEGEND

|     |                                |
|-----|--------------------------------|
| --- | Property line                  |
| --- | Building Footprint             |
| --- | Extent of Roof / Canopy, above |
| --- | Extent of Parkade, below       |
| --- | Rain garden - TOP OF POOL      |
| --- | Rain garden - BOTTOM OF POOL   |

EXISTING TREE LEGEND  
(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



### REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 4152.6 sq m  
Minimum # of Trees for Lot Area: 21

ONSITE Minimum replacement tree requirement

|                                           | Count | Multiplier | Total |
|-------------------------------------------|-------|------------|-------|
| 1:1 Replacement Trees - Schedule E Part 1 | 8     | 1          | 8     |
| 2:1 Replacement Trees - Schedule E Part 2 | 14    | 0.5        | 7     |
| Total Replacement Trees Proposed          |       |            | 15    |

Tree summary updated to reflect plan changes.

NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
| 3   | RZ/DP Resubmission | 2025-11-20 |
| 2   | Development Permit | 2025-08-05 |
| 1   | For Dev Tracker    | 2025-06-20 |
| No. | Issued For         | Issue Date |



client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

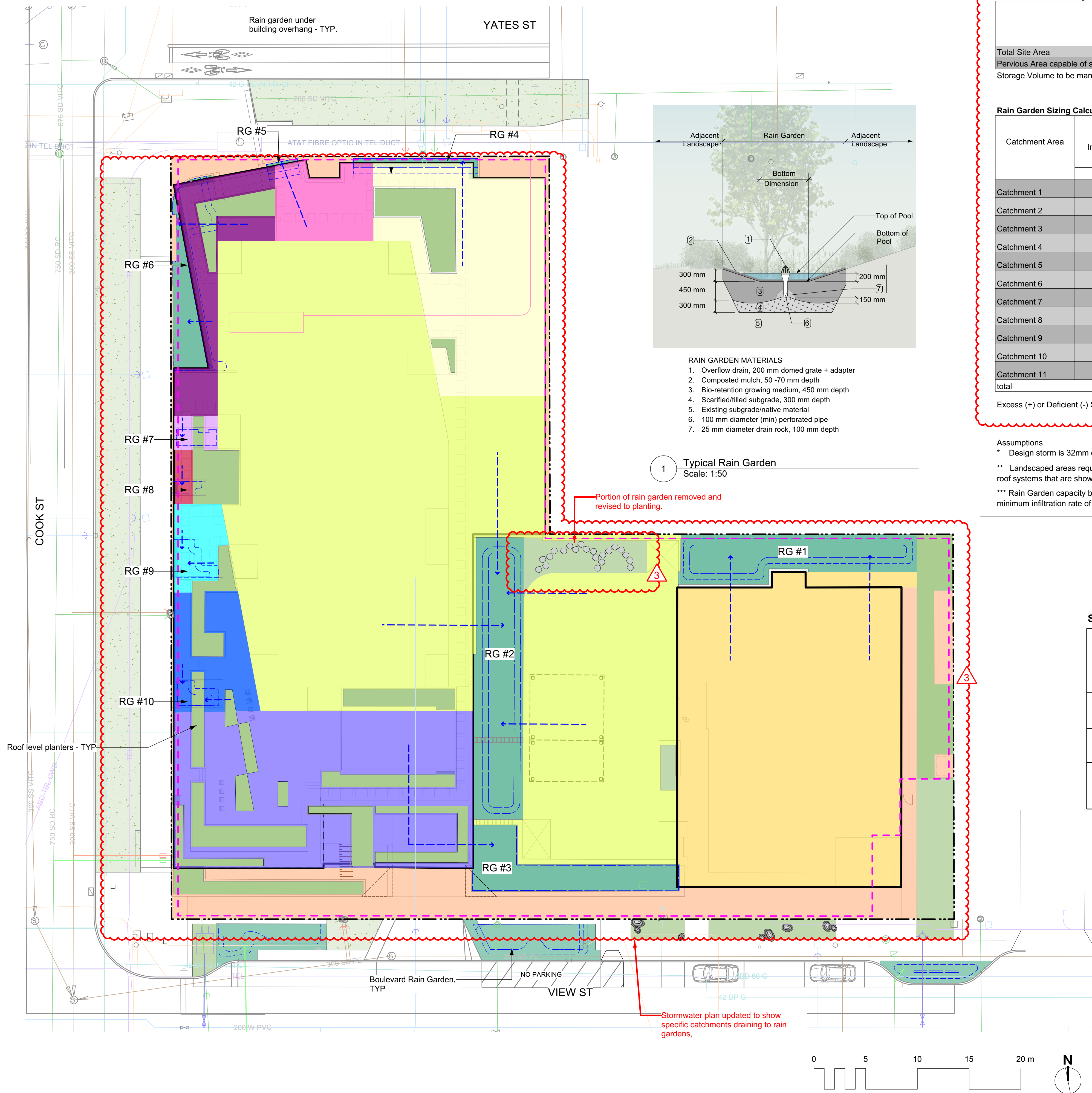
sheet title

**Tree Replacement**

|             |                  |
|-------------|------------------|
| project no. | 124.36           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

**L0.02**





CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

|                                                                 | Area     | Required Storage Volume for Design Storm* |
|-----------------------------------------------------------------|----------|-------------------------------------------|
|                                                                 | (sq. m.) | (cu. m./day)                              |
| Total Site Area                                                 | 4153     | 133                                       |
| Pervious Area capable of storing 32mm rainfall / 24 hours.**    | 1012     | - 32                                      |
| Storage Volume to be managed by Green Stormwater Infrastructure |          | = 100                                     |

Rain Garden Sizing Calculations

| Catchment Area | Contributing Impervious Area | Design Storm Runoff Volume Contributing to Rain Garden* | Planter Growing Medium Depth | Stormwater Treatment Capacity per sq. m. of Rain Garden | Rain Garden Area (Bottom of Pool) | Rain Garden Capacity*** | Ratio of base area of the rain garden to upstream impervious area |
|----------------|------------------------------|---------------------------------------------------------|------------------------------|---------------------------------------------------------|-----------------------------------|-------------------------|-------------------------------------------------------------------|
|                | (sq. m.)                     | (cu. m./day)                                            | ( m.)                        | (cu. m./day)                                            | (sq. m.)                          | (cu. m./day)            |                                                                   |
| Catchment 1    | 648                          | 21                                                      | 0.60                         | 0.8                                                     | 35                                | 28                      | 5                                                                 |
| Catchment 2    | 1510                         | 48                                                      | 0.60                         | 0.8                                                     | 61                                | 49                      | 4                                                                 |
| Catchment 3    | 355                          | 11                                                      | 0.60                         | 0.8                                                     | 64                                | 52                      | 18                                                                |
| Catchment 4    | 245                          | 8                                                       | 0.60                         | 0.8                                                     | 11                                | 8                       | 4                                                                 |
| Catchment 5    | 67                           | 2                                                       | 0.60                         | 0.8                                                     | 3                                 | 2                       | 4                                                                 |
| Catchment 6    | 82                           | 3                                                       | 0.60                         | 0.8                                                     | 42                                | 34                      | 51                                                                |
| Catchment 7    | 10                           | 0.33                                                    | 0.60                         | 0.8                                                     | 5                                 | 4                       | 51                                                                |
| Catchment 8    | 9                            | 0.30                                                    | 0.60                         | 0.8                                                     | 2                                 | 1                       | 19                                                                |
| Catchment 9    | 36                           | 1                                                       | 0.60                         | 0.8                                                     | 8                                 | 6                       | 21                                                                |
| Catchment 10   | 66                           | 2                                                       | 0.60                         | 0.8                                                     | 5                                 | 4                       | 7                                                                 |
| Catchment 11   | 382                          | -                                                       | -                            | -                                                       | -                                 | -                       | -                                                                 |
| Total          |                              | 97                                                      |                              |                                                         | 235                               | 188                     |                                                                   |

Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure

88

Assumptions

\* Design storm is 32mm of water, in a 24 hr period.

\*\* Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineered green roof systems that are shown to meet the minimum requirements may also be included.

\*\*\* Rain Garden capacity based on 200 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

STORMWATER MANAGEMENT LEGEND

|        |                                 |
|--------|---------------------------------|
| ---    | Property Line                   |
| ---    | Building Footprint              |
| ---    | Extent of Roof / Canopy, ABOVE  |
| ---    | Extent of Parkade, BELOW        |
| ---    | Rain Garden Top of Pool (TP)    |
| ---    | Rain Garden Bottom of Pool (BP) |
| ⊕ 25.2 | Existing Grade                  |
| ⊕ 25.2 | Proposed Landscape Grade        |
| ---    | Direction of Flow               |
| ---    | Rain Garden Area                |

|     |                                                                             |
|-----|-----------------------------------------------------------------------------|
| --- | <b>Catchment Area 1</b><br>Roof and paving areas draining to rain gardens.  |
| --- | <b>Catchment Area 2</b><br>Roof and paving areas draining to rain gardens.  |
| --- | <b>Catchment Area 3</b><br>Roof areas draining to rain gardens.             |
| --- | <b>Catchment Area 4</b><br>Roof areas draining to rain gardens.             |
| --- | <b>Catchment Area 5</b><br>Roof areas draining to rain gardens.             |
| --- | <b>Catchment Area 6</b><br>Roof areas draining to rain gardens.             |
| --- | <b>Catchment Area 7</b><br>Roof areas draining to rain gardens.             |
| --- | <b>Catchment Area 8</b><br>Roof areas draining to rain gardens.             |
| --- | <b>Catchment Area 9</b><br>Roof areas draining to rain gardens.             |
| --- | <b>Catchment Area 10</b><br>Roof areas draining to rain gardens.            |
| --- | <b>Catchment Area 11</b><br>Paving areas draining directly to storm systems |



NOT FOR CONSTRUCTION

|     |                    |            |
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| No. | Issued For         | Issue Date |



|             |                                                                           |
|-------------|---------------------------------------------------------------------------|
| client      | <b>Jawl Properties Ltd.</b><br>1515 Douglas St. Suite 200<br>Victoria, BC |
| project     | 1101 Yates Street<br>1101 Yates St<br>Victoria, BC                        |
| sheet title | <b>Stormwater Management</b>                                              |
| project no. | 124.36                                                                    |
| scale       | 1: 200 @ 24"x36"                                                          |
| drawn by    | SC                                                                        |
| checked by  | TB                                                                        |
| sheet no.   | L0.03                                                                     |





### LINE TYPE LEGEND

|       |                                |
|-------|--------------------------------|
| ---   | Property line                  |
| ===== | Building Footprint             |
| ---   | Extent of Roof / Canopy, above |
| ---   | Extent of Parkade, below       |
| ---   | Rain garden - TOP of POOL      |
| ---   | Rain garden - BOTTOM of POOL   |

3 Depths of planting revised

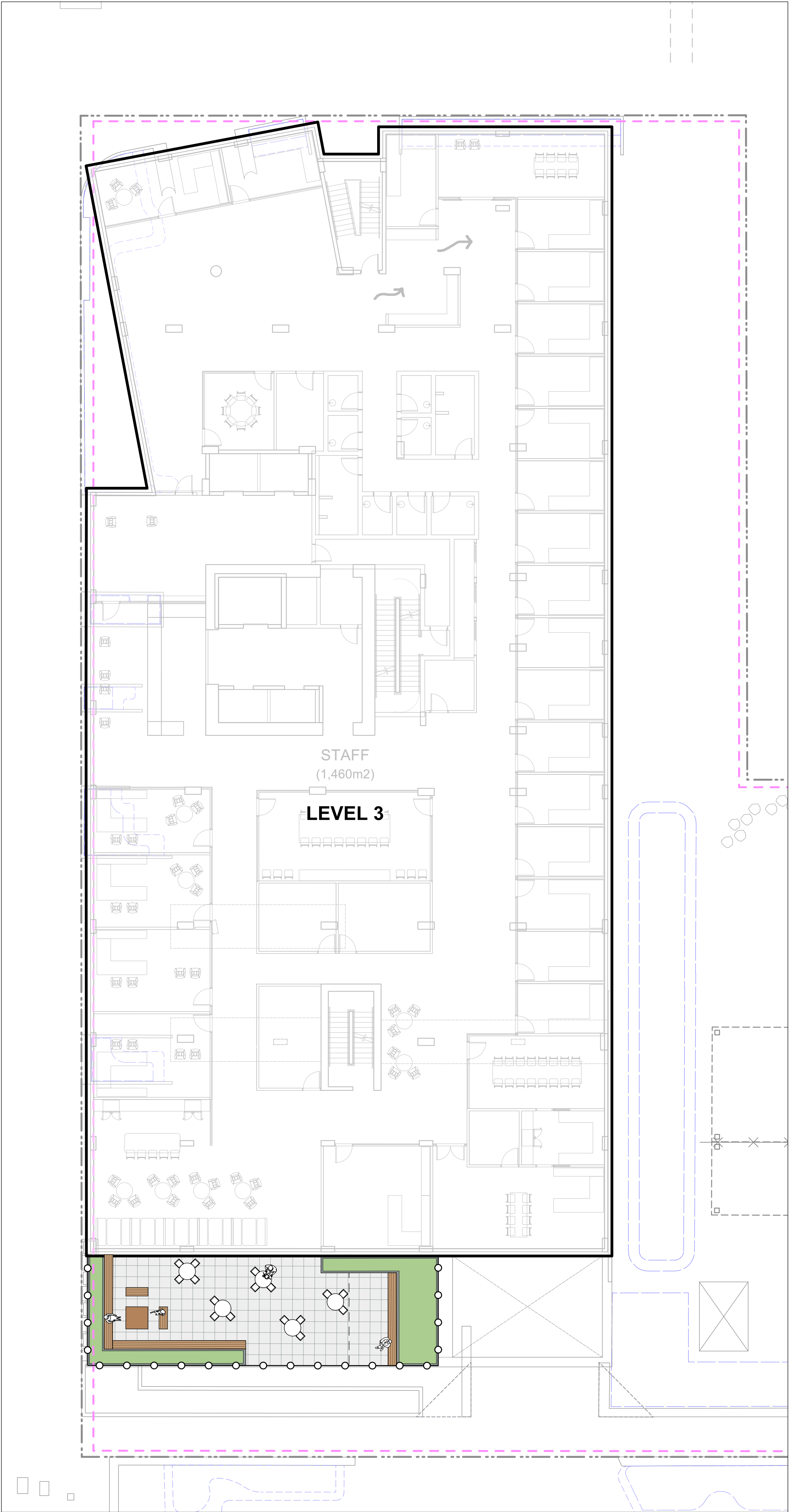
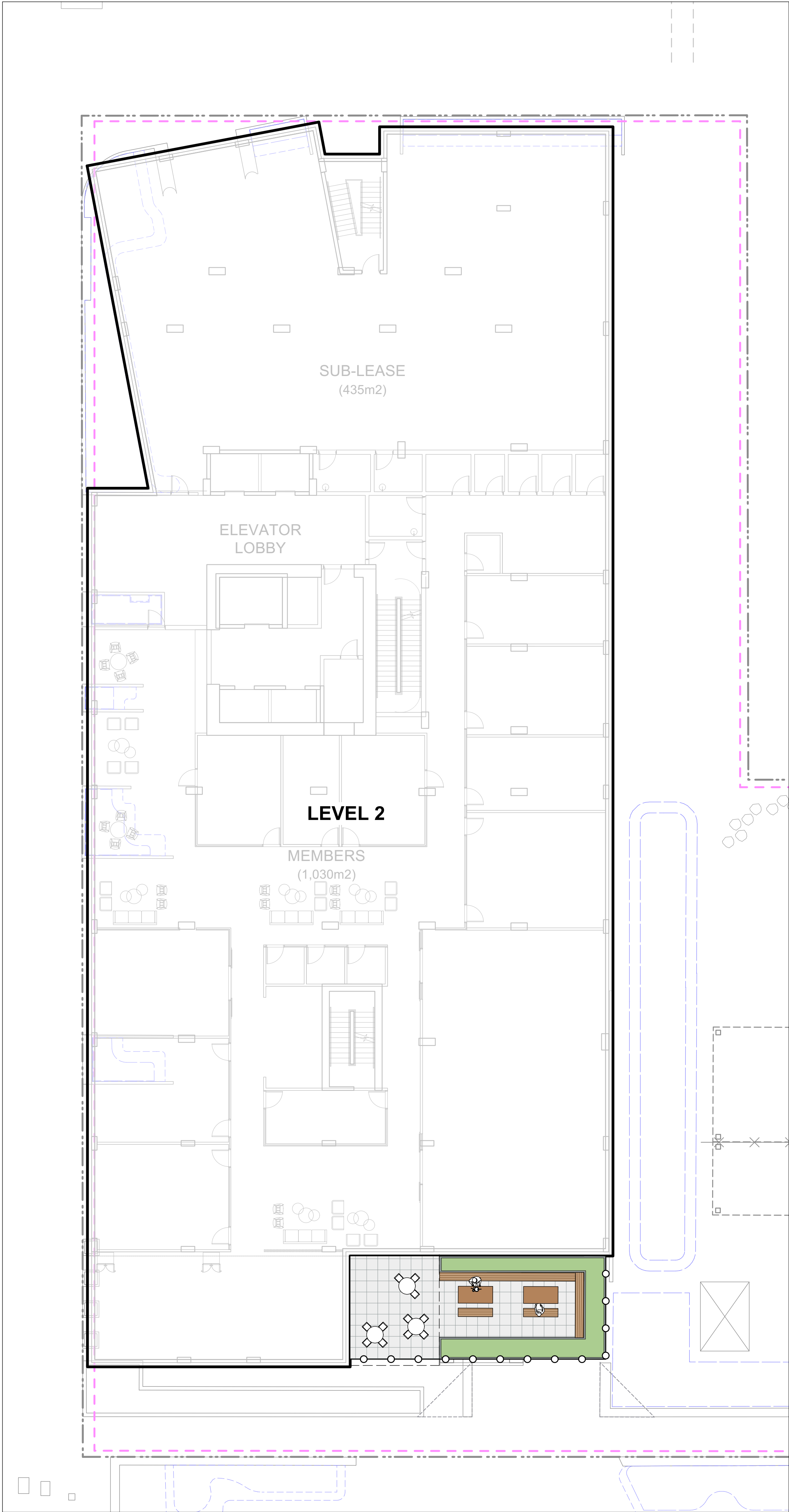


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**Scott Murdoch**  
341  
LANDSCAPE ARCHITECTS  
2025-11-20

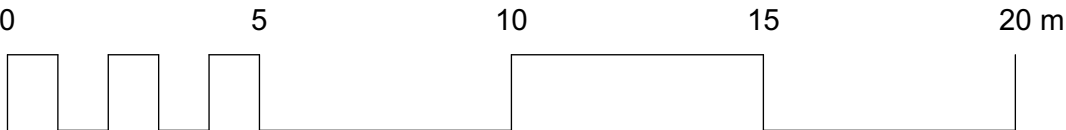
|             |                  |
|-------------|------------------|
| project no. | 124.36           |
| scale       | 1: 150 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

## L1.01





| MATERIALS LEGEND           |                                                                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | Municipal Sidewalk<br>to CoV New Town Standards                                                                                                                    |
|                            | Asphalt Paving -<br>(for reference only)                                                                                                                           |
| HARDSCAPE SURFACES         |                                                                                                                                                                    |
|                            | Concrete Paving<br>Cast in place, light broom finish. Sawcut<br>control joints. Refer to Civil for parkade ramp.                                                   |
|                            | Unit Paving - Type 1<br>Herringbone field with single row soldier course,<br>to meet City of Victoria 'New Town' standards.                                        |
|                            | Unit Paving - Type 2                                                                                                                                               |
|                            | Unit Paver - on Pedestal                                                                                                                                           |
|                            | Porcelain Paver - on Pedestal                                                                                                                                      |
|                            | Decorative Rock Ballast                                                                                                                                            |
|                            | Unit Paver Path - Maintenance Access<br>Only<br>600mm x 600mm pavers                                                                                               |
|                            | Concrete Steps                                                                                                                                                     |
| STEPS, RAMPS, CURBS, WALLS |                                                                                                                                                                    |
|                            | Concrete Band                                                                                                                                                      |
|                            | Retaining Wall - Concrete<br>Seat wall height. Include notched skate stops<br>formed into wall top.                                                                |
|                            | Seat Wall - Concrete<br>Include notched skate stops formed into wall<br>top.                                                                                       |
|                            | Architectural Wall<br>See Arch                                                                                                                                     |
|                            | Concrete Edge Restraint                                                                                                                                            |
|                            | Basalt Band<br>450 mm width, to meet CoV 'New Town'<br>Standard.                                                                                                   |
|                            | Concrete Curb<br>See Civil                                                                                                                                         |
| SOFTSCAPE                  |                                                                                                                                                                    |
|                            | Planting Area -Tree & Shrub -On Grade<br>-600mm Depth<br>-Shrub Growing Medium.                                                                                    |
|                            | Planting Area -Tree & Shrub -On Slab<br>-Depth Varies, See Plan<br>-Type 1P growing medium. <i>Confirm maximum<br/>depth allowable as per Structural Drawings.</i> |
|                            | Planting Area -Rain Garden -On Grade<br>-600mm Depth<br>-Rain Garden Growing Medium.                                                                               |
|                            | Planting Area -Rain Garden -On Slab<br>-600mm Depth Average<br>-Rain Garden Growing Medium.                                                                        |
|                            | Grass - On Grade<br>-170mm Depth ( <i>unless otherwise noted</i> )                                                                                                 |
|                            | Artificial Turf - On Slab<br>-170mm Depth ( <i>unless otherwise noted</i> )                                                                                        |
|                            | Gravel Maintenance Edge                                                                                                                                            |



| FENCING & RAILS  |                                                                                            |
|------------------|--------------------------------------------------------------------------------------------|
|                  | Fence - Wood<br>1800mm height                                                              |
|                  | Gate                                                                                       |
|                  | Screen/Trellis Structure                                                                   |
|                  | Guard Rail                                                                                 |
|                  | Chain Link Fence                                                                           |
|                  | Split Rail Fence<br>Cedar split rail, 2-3 rails high.                                      |
| SITE FURNISHINGS |                                                                                            |
|                  | Bike Rack                                                                                  |
|                  | Bench                                                                                      |
|                  | Seat Wall Bench Topper                                                                     |
|                  | Raised Deck/Seating                                                                        |
|                  | Raised Planters<br>Metal, colour to match building cladding                                |
|                  | Waste Receptacle<br>To meet City of Victoria 'New Town' standards.                         |
|                  | Bollard<br>To meet City of Victoria 'New Town' standards.                                  |
|                  | Chair<br>To meet City of Victoria 'New Town' standards.                                    |
|                  | Landscape Boulder                                                                          |
|                  | Bistro Table and Chairs<br>Moveable                                                        |
|                  | Bistro Table and Chairs<br>To be bolted down.                                              |
|                  | Custom Deck Element<br>Raised lounge deck c/w raised planting zones,<br>tables and chairs. |
|                  | Table                                                                                      |
|                  | Storage Shed                                                                               |

MDI LANDSCAPE ARCHITECTS  
3388A Tenmison Ave  
Victoria, BC V8Z 3P6  
P: 250.412-2891  
E: admin@mdidesign.ca

NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
| 3   | RZ/DP Resubmission | 2025-11-20 |
| 2   | Development Permit | 2025-08-05 |
| 1   | For Dev Tracker    | 2025-06-20 |
| No. | Issued For         | Issue Date |

client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title  
**Landscape  
Materials - L2 & L3**

project no. 124.36  
scale 1: 150 @ 24"x36"  
drawn by SC  
checked by TB  
sheet no.

L1.02



COOK ST

YATES ST

VIEW ST

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

LEVEL 4

LEVEL 5



| MATERIALS LEGEND           |                                                                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | Municipal Sidewalk<br>to CoV New Town Standards                                                                                                                    |
|                            | Asphalt Paving -<br>(for reference only)                                                                                                                           |
| HARDSCAPE SURFACES         |                                                                                                                                                                    |
|                            | Concrete Paving<br>Cast in place, light broom finish. Sawcut<br>control joints. Refer to Civil for parkade ramp.                                                   |
|                            | Unit Paving - Type 1<br>Herringbone field with single row soldier course,<br>to meet City of Victoria 'New Town' standards.                                        |
|                            | Unit Paving - Type 2                                                                                                                                               |
|                            | Unit Paver - on Pedestal                                                                                                                                           |
|                            | Porcelain Paver - on Pedestal                                                                                                                                      |
|                            | Decorative Rock Ballast                                                                                                                                            |
|                            | Unit Paver Path - Maintenance Access<br>Only<br>600mm x 600mm pavers                                                                                               |
|                            | Concrete Steps                                                                                                                                                     |
| STEPS, RAMPS, CURBS, WALLS |                                                                                                                                                                    |
|                            | Concrete Band                                                                                                                                                      |
|                            | Retaining Wall - Concrete<br>Seat wall height. Include notched skate stops<br>formed into wall top.                                                                |
|                            | Seat Wall - Concrete<br>Include notched skate stops formed into wall<br>top.                                                                                       |
|                            | Architectural Wall<br>See Arch                                                                                                                                     |
|                            | Concrete Edge Restraint                                                                                                                                            |
|                            | Basalt Band<br>450 mm width, to meet CoV 'New Town'<br>Standard.                                                                                                   |
|                            | Concrete Curb<br>See Civil                                                                                                                                         |
| SOFTSCAPE                  |                                                                                                                                                                    |
|                            | Planting Area -Tree & Shrub -On Grade<br>-600mm Depth<br>-Shrub Growing Medium.                                                                                    |
|                            | Planting Area -Tree & Shrub -On Slab<br>-Depth Varies, See Plan<br>-Type 1P growing medium. <i>Confirm maximum<br/>depth allowable as per Structural Drawings.</i> |
|                            | Planting Area -Rain Garden -On Grade<br>-600mm Depth<br>-Rain Garden Growing Medium.                                                                               |
|                            | Planting Area -Rain Garden -On Slab<br>-600mm Depth Average<br>-Rain Garden Growing Medium.                                                                        |
|                            | Grass - On Grade<br>-170mm Depth ( <i>unless otherwise noted</i> )                                                                                                 |
|                            | Artificial Turf - On Slab<br>-170mm Depth ( <i>unless otherwise noted</i> )                                                                                        |
|                            | Gravel Maintenance Edge                                                                                                                                            |

| FENCING & RAILS  |                                                                                            |
|------------------|--------------------------------------------------------------------------------------------|
|                  | Fence - Wood<br>1800mm height                                                              |
|                  | Gate                                                                                       |
|                  | Screen/Trellis Structure                                                                   |
|                  | Guard Rail                                                                                 |
|                  | Chain Link Fence                                                                           |
|                  | Split Rail Fence<br>Cedar split rail, 2-3 rails high.                                      |
| SITE FURNISHINGS |                                                                                            |
|                  | Bike Rack                                                                                  |
|                  | Bench                                                                                      |
|                  | Seat Wall Bench Topper                                                                     |
|                  | Raised Deck/Seating                                                                        |
|                  | Raised Planters<br>Metal, colour to match building cladding                                |
|                  | Waste Receptacle<br>To meet City of Victoria 'New Town' standards.                         |
|                  | Bollard<br>To meet City of Victoria 'New Town' standards.                                  |
|                  | Chair<br>To meet City of Victoria 'New Town' standards.                                    |
|                  | Landscape Boulder                                                                          |
|                  | Bistro Table and Chairs<br>Moveable                                                        |
|                  | Bistro Table and Chairs<br>To be bolted down.                                              |
|                  | Custom Deck Element<br>Raised lounge deck c/w raised planting zones,<br>tables and chairs. |
|                  | Table                                                                                      |
|                  | Storage Shed                                                                               |



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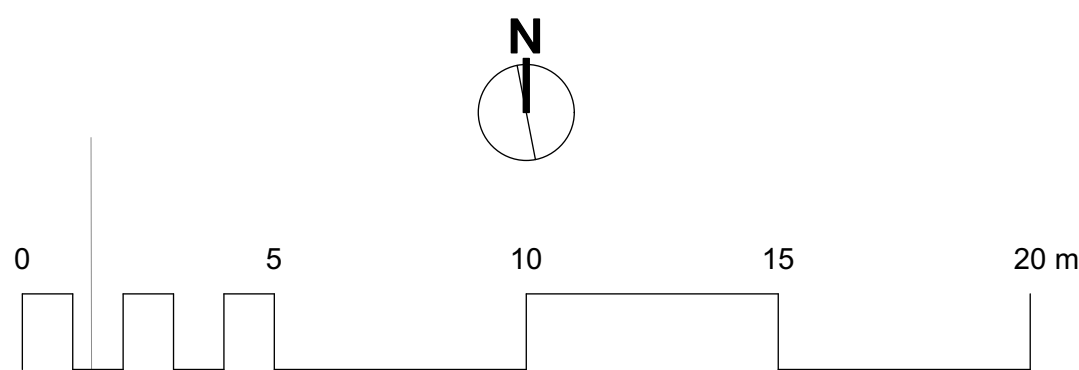
client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title  
**Landscape  
Materials - L4**

|             |                  |
|-------------|------------------|
| project no. | 124.36           |
| scale       | 1: 150 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

L1.03









NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
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client  
**Jawl Properties Ltd.**  
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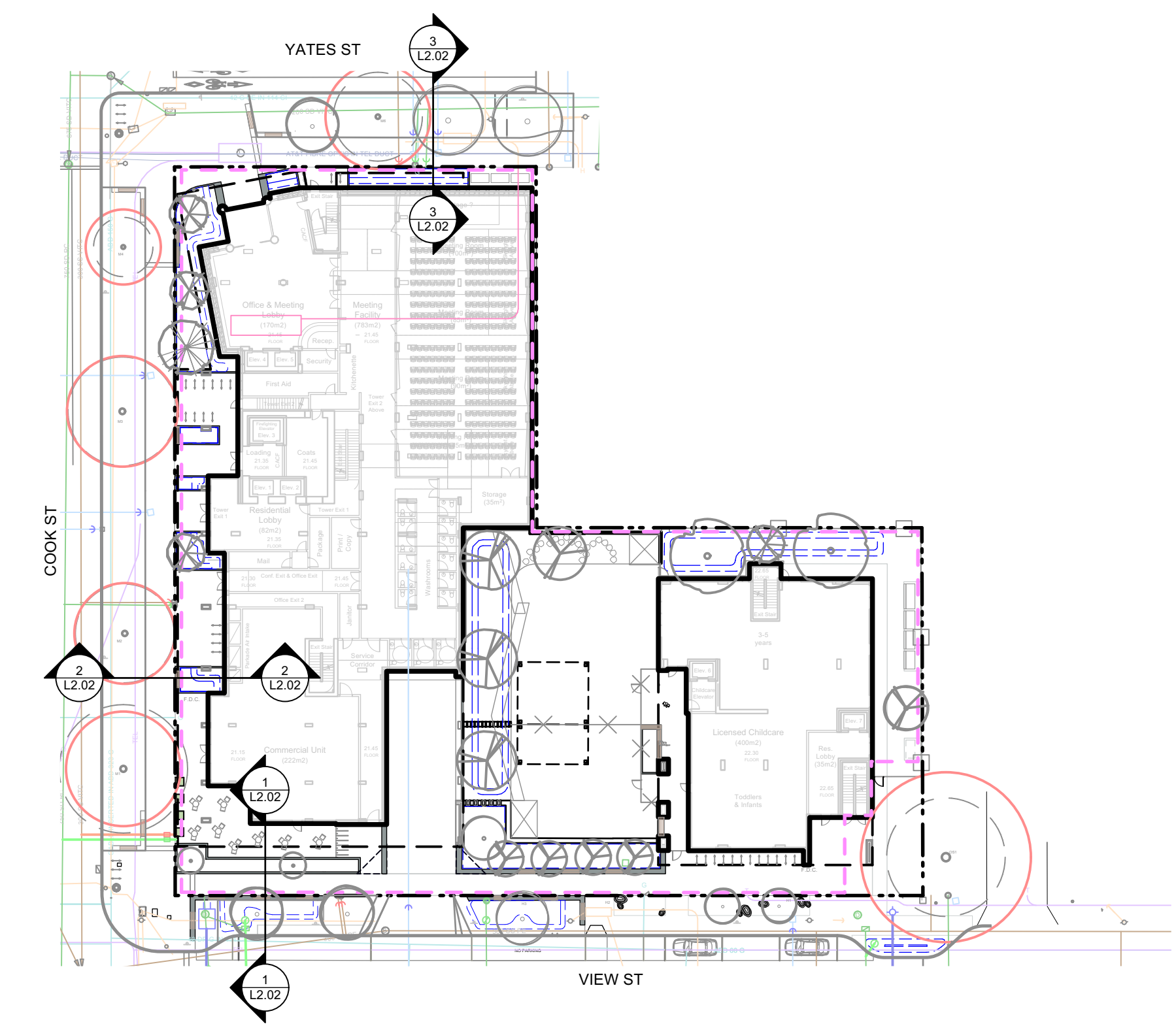
project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title  
**Landscape Sections**

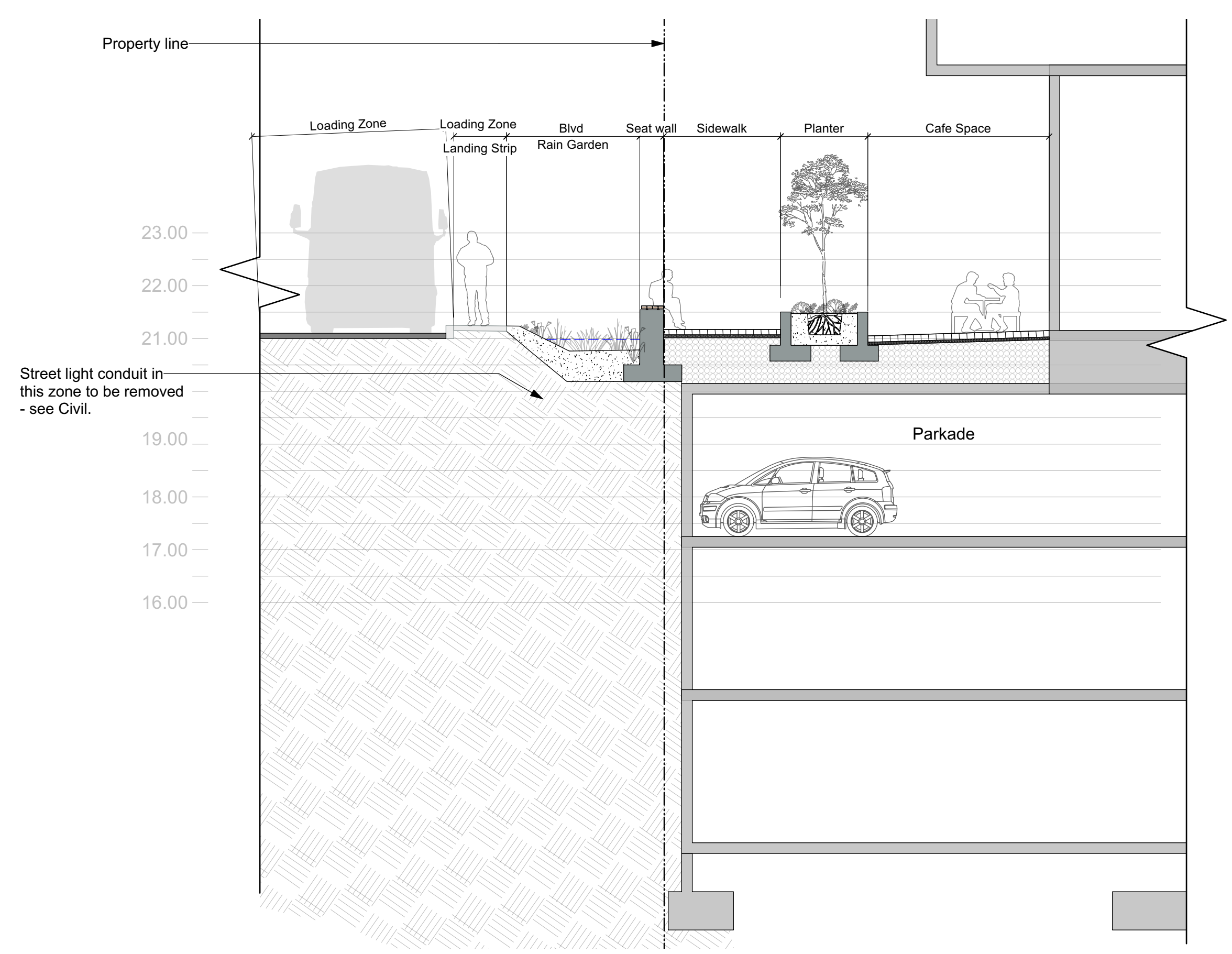
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| project no. | 124.36             |
| scale       | AS NOTED @ 24"x36" |
| drawn by    | SC                 |
| checked by  | TB                 |
| sheet no.   |                    |

**L2.02**

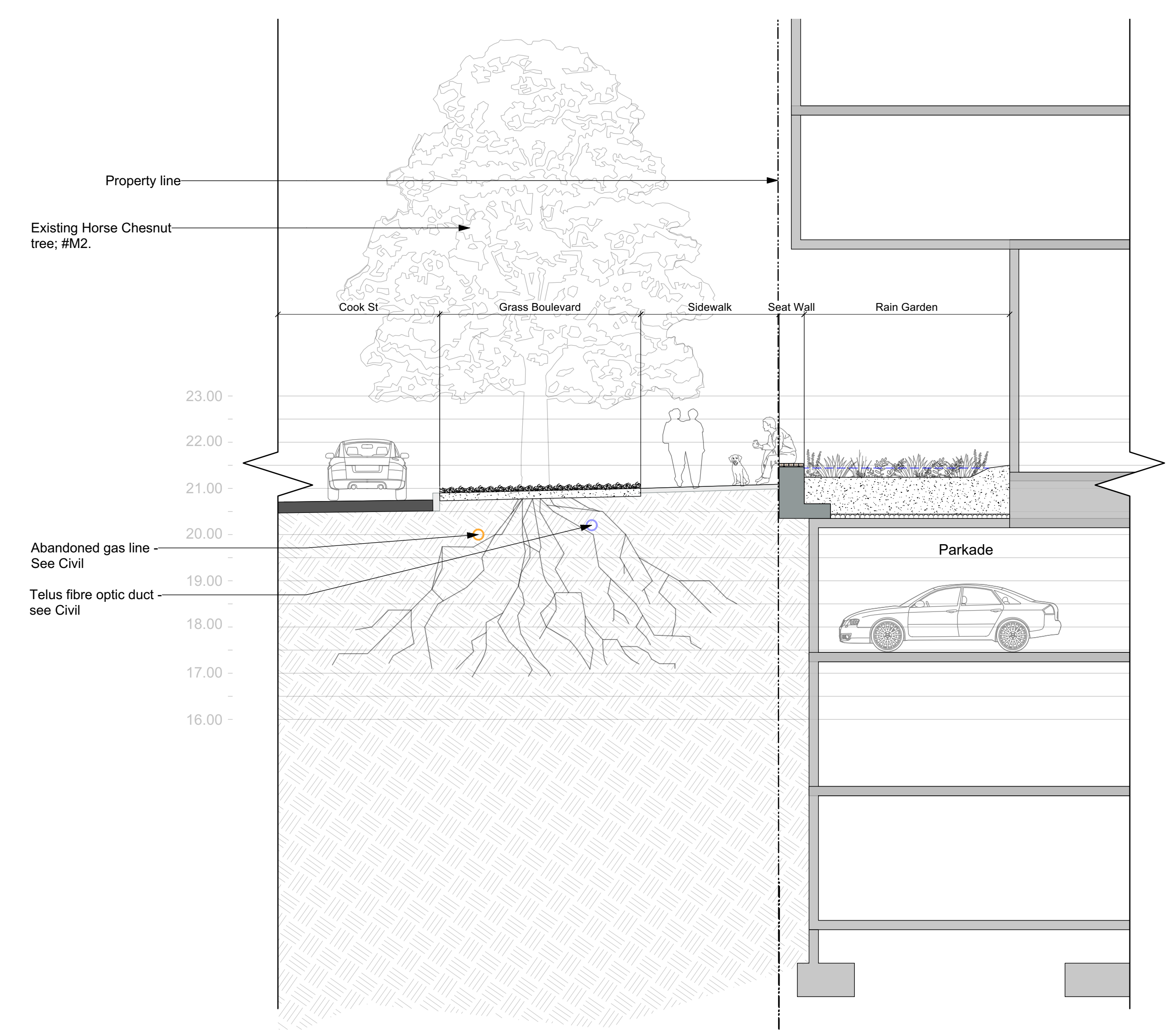
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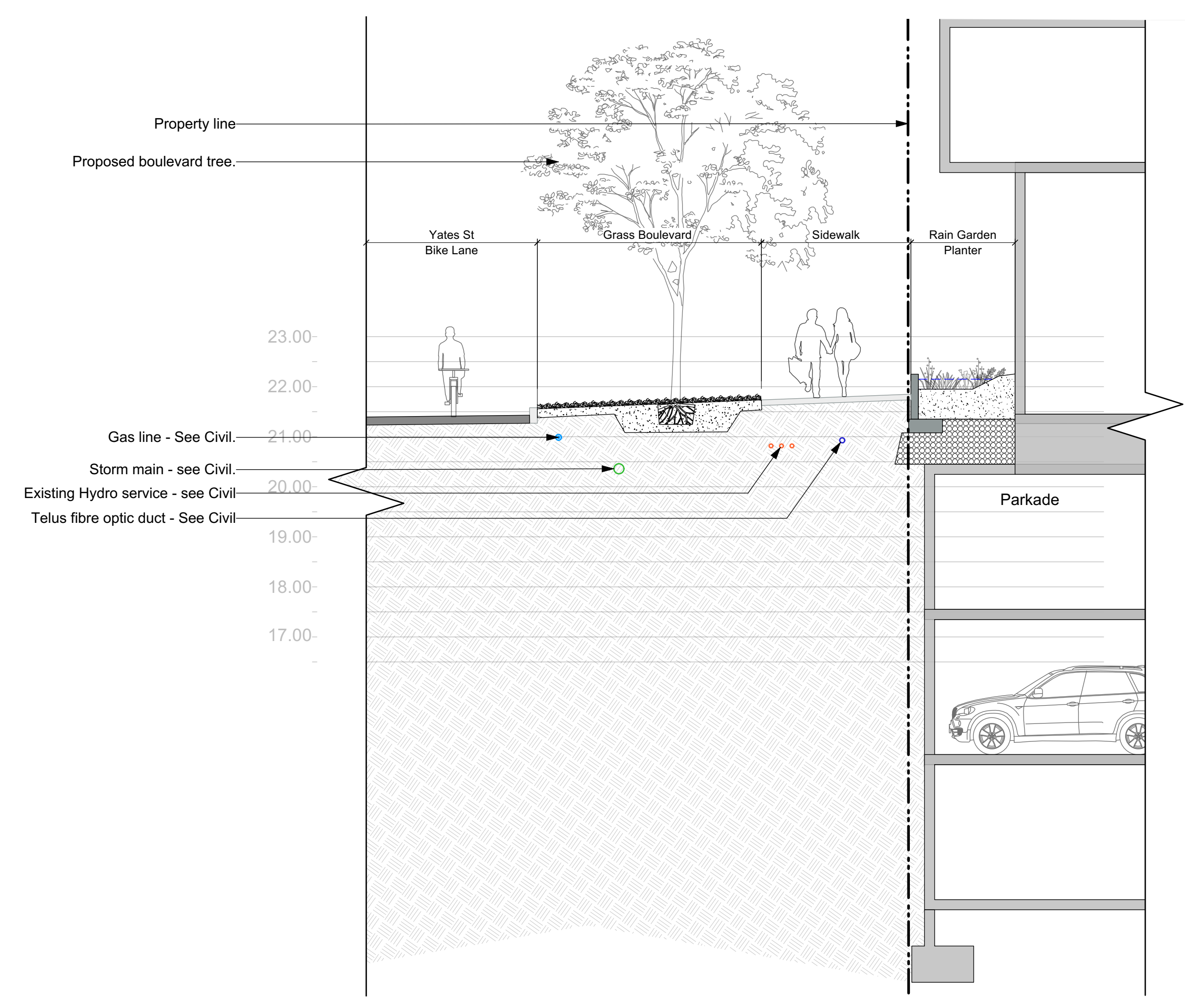
**1:500**



**1 View St Cross Section**  
Scale: 1:75



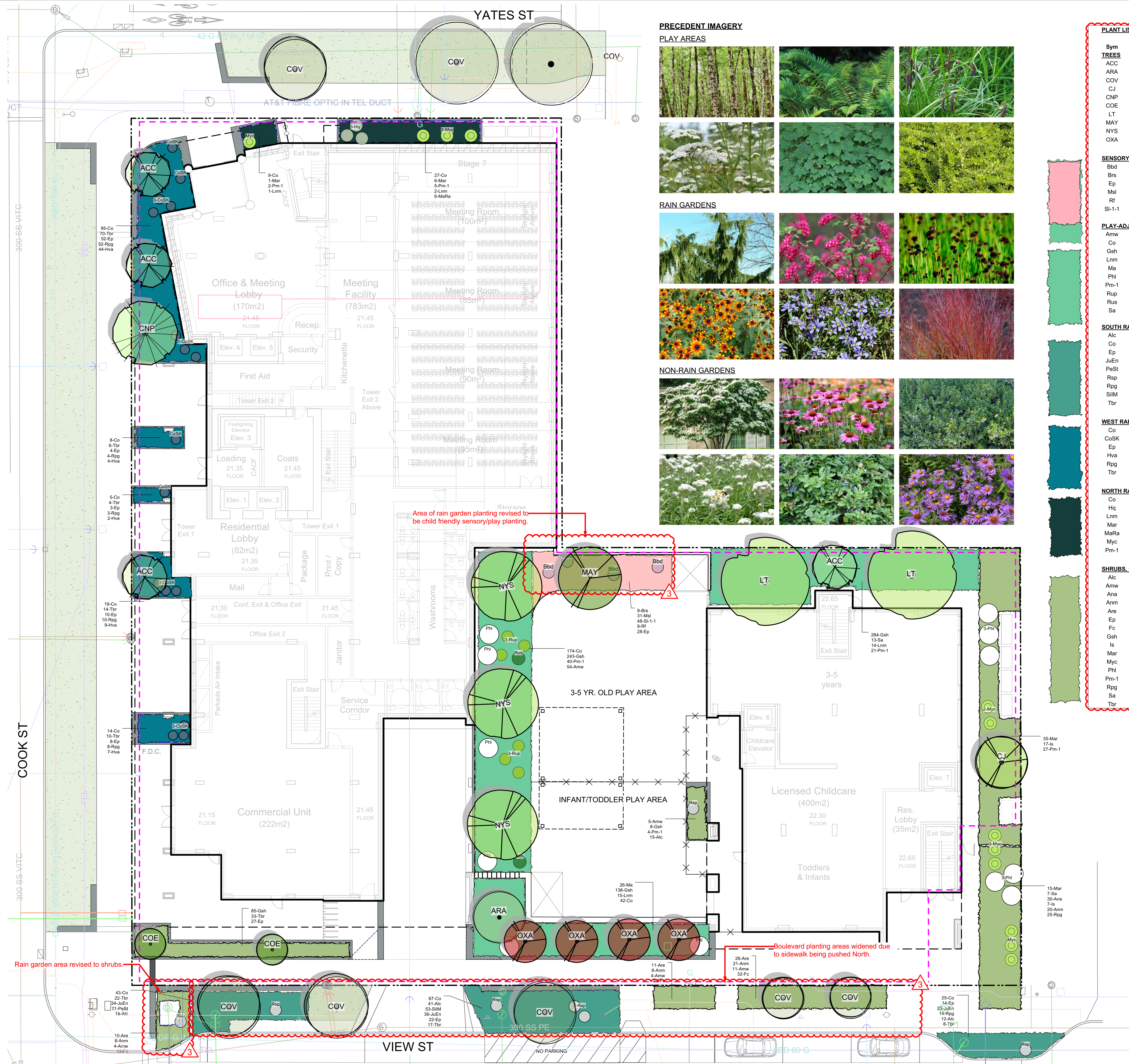
**2 Cook St. Cross Section**  
Scale: 1:75



**3 Yates St. Cross Section**  
Scale: 1:75

Sections added.



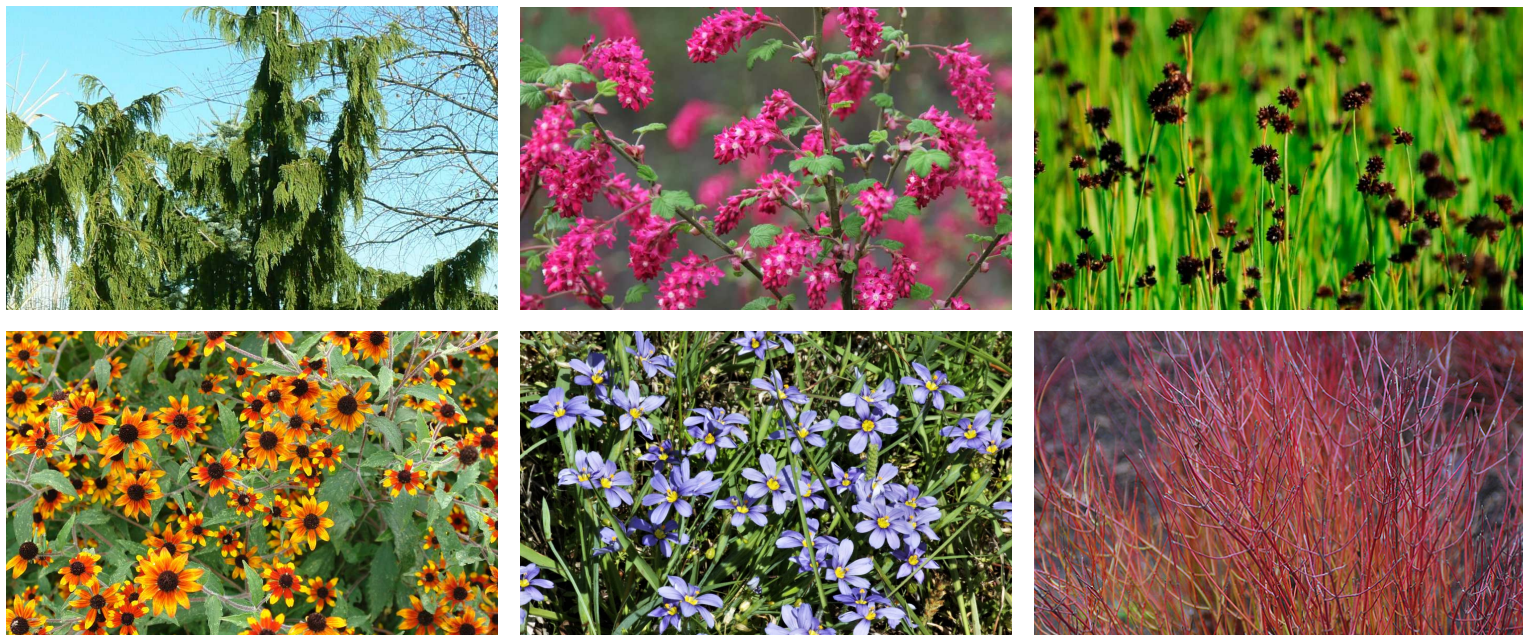


PRECEDENT IMAGERY

PLAY AREAS



RAIN GARDENS



NON-RAIN GARDENS



PLANT LIST

| Sym          | Qty | Botanical Name                       | Common Name          | Schd. Size / Plant Spacing |
|--------------|-----|--------------------------------------|----------------------|----------------------------|
| <b>TREES</b> |     |                                      |                      |                            |
| ACC          | 4   | Acer circinatum                      | Vine Maple           | 2.4 m ht, 1.5 width        |
| ARA          | 1   | Acer rubrum 'Armstrongii'            | Armstrong Red Maple  | 6.0cm cal, b&b             |
| COV          | 7   | Boulevard Tree                       | TBD by City          | 6.0cm cal, b&b             |
| CJ           | 1   | Cercidiphyllum japonicum             | Katsura Tree         | 6.0cm cal, b&b             |
| CNP          | 1   | Chamaecyparis nootkatensis 'Pendula' | Nootka False Cypress | 2.5 m ht                   |
| COE          | 2   | Cornus 'Eddie's White Wonder'        | Flowering Dogwood    | 6.0cm cal, b&b             |
| LT           | 2   | Liriodendron tulipifera              | Tuliptree            | 6.0cm cal, b&b             |
| MAY          | 1   | Magnolia acuminata 'yellow bird'     | Cucumber tree        | 6.0cm cal, b&b             |
| NYS          | 3   | Nyssa sylvatica                      | Tupelo               | 6.0cm cal, b&b             |
| OXA          | 4   | Oxydendrum arboreum                  | Sourwood Tree        | 6.0cm cal, b&b             |

SENSORY/PLAY SHRUBS

|        |    |                                      |                                |        |
|--------|----|--------------------------------------|--------------------------------|--------|
| Bbd    | 4  | Vaccinium 'Blue Crop' & 'Duke'       | Blueberry 'Blue Crop' & 'Duke' | #3 pot |
| Brs    | 9  | Brachyglottis 'sunshine'             | Brachyglottis 'sunshine'       | #3 pot |
| Ep     | 28 | Echinacea purpurea                   | Purple Coneflower              | #1 pot |
| Msl    | 31 | Miscanthus sinensis 'Little Kittens' | Dwarf Maiden Grass             | #1 pot |
| Rf     | 9  | Rudbeckia fulgida                    | Black-Eyed Susan               | #1 pot |
| Sl-1-1 | 48 | Stachys byzantina                    | Lamb's ears                    | #1 pot |

PLAY-ADJACENT RAIN GARDENS

|      |     |                           |                                 |                   |
|------|-----|---------------------------|---------------------------------|-------------------|
| Amw  | 54  | Achillea millefolium      | White yarrow                    | #1 pot            |
| Co   | 216 | Carex obnupta             | Slough Sedge                    | #1 pot            |
| Gsh  | 665 | Gaultheria shallon        | Salal                           | #1 pot, 40cm o.c. |
| Lnm  | 29  | Lonicera nitida 'Maignun' | Boxedleaf Honeysuckle 'Maignun' | #3 pot            |
| Ma   | 26  | Mahonia aquifolium        | Oregon Grape                    | #2 pot            |
| Phl  | 6   | Philadelphus lewisii      | Mock Orange                     | #5 pot            |
| Pm-1 | 61  | Polystichum munitum       | Sword Fern                      | #1 pot            |
| Rup  | 6   | Rubus parviflorus         | Thimbleberry                    | #1 pot            |
| Rus  | 2   | Rubus spectabilis         | Salmonberry                     | #1 pot            |
| Sa   | 13  | Symphoricarpos alba       | Snowberry                       | #1 pot            |

SOUTH RAIN GARDENS

|      |     |                                       |                                 |        |
|------|-----|---------------------------------------|---------------------------------|--------|
| Alc  | 71  | Allium cernuum                        | Nodding Onion                   | Sp3    |
| Co   | 135 | Carex obnupta                         | Slough Sedge                    | #1 pot |
| Ep   | 36  | Echinacea purpurea                    | Purple Coneflower               | #1 pot |
| JuEn | 93  | Juncus ensifolius                     | Dagger-leaf rush                | #1 pot |
| PeSt | 21  | Penstemon strictus                    | Rocky Mountain penstemon        | #1 pot |
| Rsp  | 7   | Ribes sanguineum 'Pulborough Scarlet' | Red Flowering Currant           | #2 pot |
| Rrg  | 14  | Rudbeckia triloba 'Prairie Glow'      | Brown Eyed Susan 'Prairie Glow' | #1 pot |
| Slm  | 53  | Sisyrinchium idahoense 'Moody Blues'  | Moody Blues blue-eyed grass     | #1 pot |
| Tbr  | 47  | Taxus baccata 'Repandens'             | English Weeping Yew             | #1 pot |

WEST RAIN GARDENS

|      |     |                                  |                                 |        |
|------|-----|----------------------------------|---------------------------------|--------|
| Co   | 141 | Carex obnupta                    | Slough Sedge                    | #1 pot |
| CoSK | 16  | Cornus sericea 'Kelseyii'        | Kelseyii red-twigged dogwood    | #1 pot |
| Ep   | 77  | Echinacea purpurea               | Purple Coneflower               | #1 pot |
| Hva  | 66  | Heuchera villosa 'Autumn bride'  | Hairy alum root                 | #1 pot |
| Rrg  | 77  | Rudbeckia triloba 'Prairie Glow' | Brown Eyed Susan 'Prairie Glow' | #1 pot |
| Tbr  | 104 | Taxus baccata 'Repandens'        | English Weeping Yew             | #1 pot |

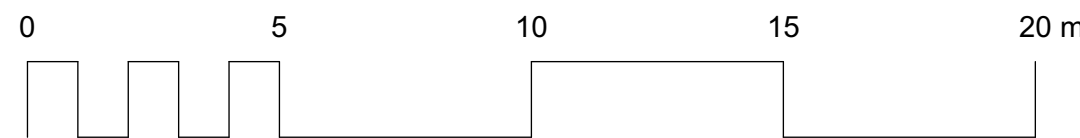
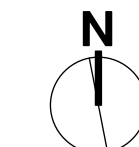
NORTH RAIN GARDENS

|      |    |                                 |                                 |                    |
|------|----|---------------------------------|---------------------------------|--------------------|
| Co   | 36 | Carex obnupta                   | Slough Sedge                    | #1 pot             |
| Hq   | 3  | Hydrangea quercifolia 'Snowgem' | Oak-Leaved Hydrangea            | #5 pot             |
| Lnm  | 3  | Lonicera nitida 'Maignun'       | Boxedleaf Honeysuckle 'Maignun' | #3 pot             |
| Mar  | 7  | Mahonia repens                  | Prostrate Oregon Grape          | #1 pot             |
| MaRa | 6  | Maianthemum racemosum           | False Solomon's seal            | #1 pot / 60cm O.C. |
| Myc  | 4  | Myrica californica              | Pacific Wax Myrtle              | #3 pot             |
| Pm-1 | 7  | Polystichum munitum             | Sword Fern                      | #1 pot             |

SHRUBS, GRASSES AND PERENNIALS

|      |    |                                  |                                 |                     |
|------|----|----------------------------------|---------------------------------|---------------------|
| Alc  | 15 | Allium cernuum                   | Nodding Onion                   | Sp3                 |
| Amw  | 24 | Achillea millefolium             | White yarrow                    | #1 pot              |
| Ana  | 30 | Aster novae-angliae              | New England Aster               | #1 pot              |
| Anm  | 57 | Anaphalis margaritacea           | Pearly everlasting              | #1 pot              |
| Are  | 47 | Arctostaphylos 'Emerald Carpet'  | Carpet manzanita                | #1 pot / 60 cm O.C. |
| Ep   | 27 | Echinacea purpurea               | Purple Coneflower               | #1 pot              |
| Fc   | 58 | Fragaria chiloensis              | Coast Strawberry                | 0.35                |
| Gsh  | 93 | Gaultheria shallon               | Salal                           | #1 pot, 40cm o.c.   |
| Is   | 24 | Iris tenax                       | Oregon Iris                     | #1 pot              |
| Mar  | 50 | Mahonia repens                   | Prostrate Oregon Grape          | #1 pot              |
| Myc  | 8  | Myrica californica               | Pacific Wax Myrtle              | #3 pot              |
| Phl  | 6  | Philadelphus lewisii             | Mock Orange                     | #5 pot              |
| Pm-1 | 31 | Polystichum munitum              | Sword Fern                      | #1 pot              |
| Rrg  | 25 | Rudbeckia triloba 'Prairie Glow' | Brown Eyed Susan 'Prairie Glow' | #1 pot              |
| Sa   | 7  | Symphoricarpos alba              | Snowberry                       | #1 pot              |
| Tbr  | 33 | Taxus baccata 'Repandens'        | English Weeping Yew             | #1 pot              |

Plant schedule updated to reflect plan changes.



NOT FOR CONSTRUCTION

|   |                    |            |
|---|--------------------|------------|
| 3 | RZ/DP Resubmission | 2025-11-20 |
| 2 | Development Permit | 2025-08-05 |
| 1 | For Dev Tracker    | 2025-06-20 |

|     |            |            |
|-----|------------|------------|
| No. | Issued For | Issue Date |
|-----|------------|------------|



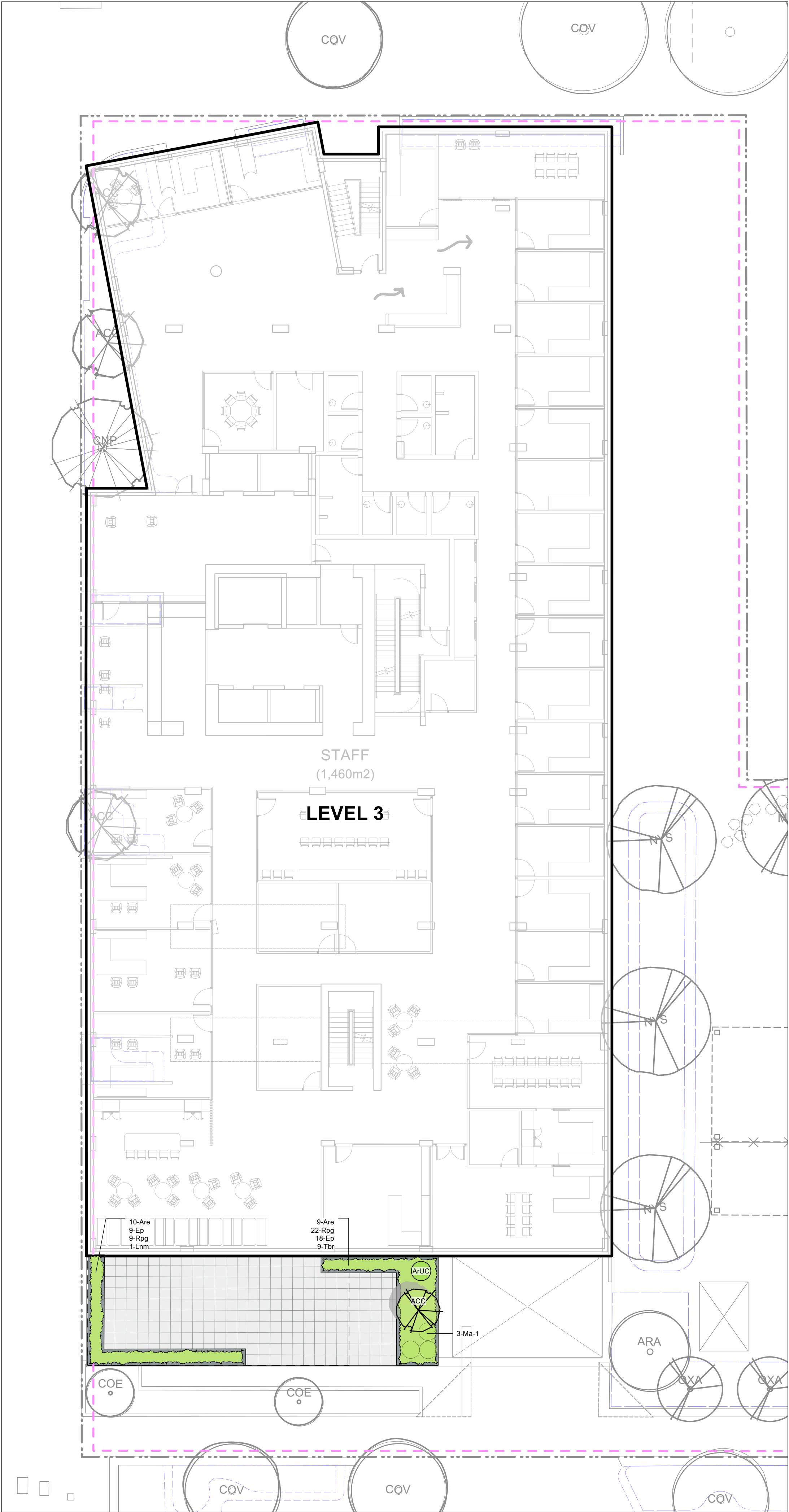
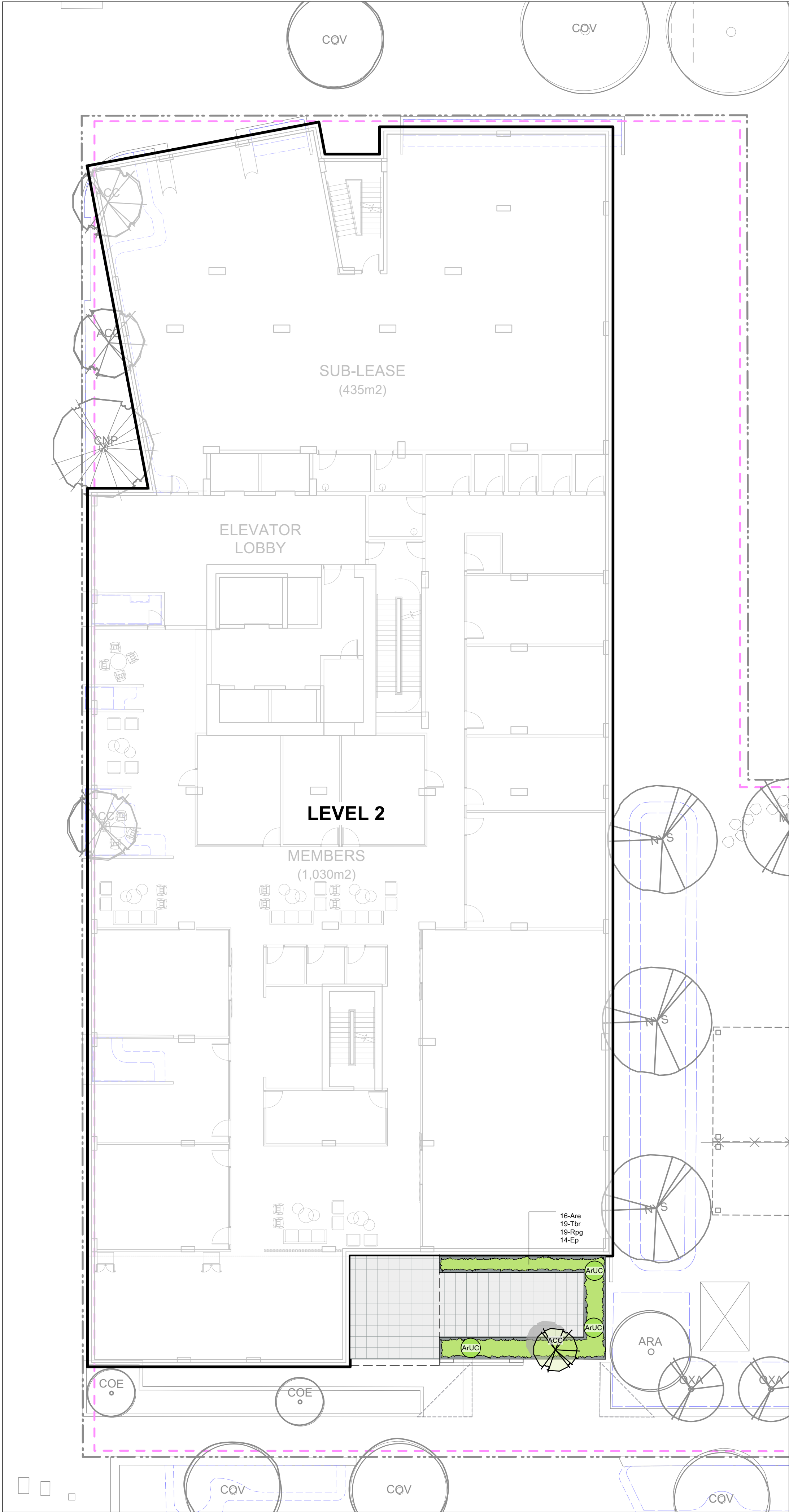
client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title  
**Planting - L1**

|             |                  |
|-------------|------------------|
| project no. | 124.36           |
| scale       | 1: 150 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |





| PLANT LIST                 |     |                                  |                                 |
|----------------------------|-----|----------------------------------|---------------------------------|
| Sym                        | Qty | Botanical Name                   | Common Name                     |
| L2 PATIO TREES:            |     |                                  |                                 |
| ACC                        | 1   | Acer circinatum                  | Vine Maple                      |
| L2 PATIO PLANTS            |     |                                  |                                 |
| ArUC                       | 3   | Arbutus unedo 'Compacta'         | Dwarf strawberry tree           |
| Are                        | 16  | Arctostaphylos 'Emerald Carpet'  | Carpet manzanita                |
| Ep                         | 14  | Echinacea purpurea               | Purple Coneflower               |
| Rpg                        | 19  | Rudbeckia triloba 'Prairie Glow' | Brown Eyed Susan 'Prairie Glow' |
| Tbr                        | 19  | Taxus baccata 'Repandens'        | English Weeping Yew             |
| L3 PATIO PLANTS            |     |                                  |                                 |
| ACC                        | 1   | Acer circinatum                  | Vine Maple                      |
| Are                        | 19  | Arctostaphylos 'Emerald Carpet'  | Carpet manzanita                |
| ArUC                       | 1   | Arbutus unedo 'Compacta'         | Dwarf strawberry tree           |
| Ep                         | 27  | Echinacea purpurea               | Purple Coneflower               |
| Lnm                        | 1   | Lonicera nitida 'Maigrun'        | Boxedleaf Honeysuckle 'Maigrun' |
| Ma-1                       | 3   | Mahonia aquifolium               | Oregon Grape                    |
| Rpg                        | 31  | Rudbeckia triloba 'Prairie Glow' | Brown Eyed Susan 'Prairie Glow' |
| Tbr                        | 9   | Taxus baccata 'Repandens'        | English Weeping Yew             |
| Schd. Size / Plant Spacing |     |                                  |                                 |
|                            |     | 2.4 m ht, 1.5 width              |                                 |
|                            |     | 1.2 m ht, b&b                    |                                 |
|                            |     | #1 pot / 60 cm O.C.              |                                 |
|                            |     | #1 pot                           |                                 |
|                            |     | #1 pot                           |                                 |
|                            |     | #1 pot                           |                                 |
|                            |     | #1 pot / 60 cm O.C.              |                                 |
|                            |     | 1.2 m ht, b&b                    |                                 |
|                            |     | #1 pot                           |                                 |
|                            |     | #3 pot                           |                                 |
|                            |     | #2 pot                           |                                 |
|                            |     | #1 pot                           |                                 |
|                            |     | #1 pot                           |                                 |

PRECEDENT IMAGERY

L2 & L3



NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
|     |                    |            |
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|     |                    |            |
|     |                    |            |
| 3   | RZ/DP Resubmission | 2025-11-20 |
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project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title

**Planting - L2 & L3**

|             |                  |
|-------------|------------------|
| project no. | 124.36           |
| scale       | 1: 150 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |



COOK ST

YATES ST

PRECEDENT IMAGERY

LEVEL 4 PLANTING



LEVEL 4 PLANTED BENCH - EDIBLE GARDEN



PLANT LIST

| Sym                                             | Qty | Botanical Name                      | Common Name                    | Schd. Size / Plant Spacing |
|-------------------------------------------------|-----|-------------------------------------|--------------------------------|----------------------------|
| <strong>L4 TREES:</strong>                      |     |                                     |                                |                            |
| APA                                             | 10  | Acer palmatum                       | Japanese Maple                 | 6.0cm cal, b&b             |
| PNG                                             | 1   | Pinus thunbergii                    | Japanese black pine            | 2.0 m ht, wb               |
| <strong>L4 PLANTS</strong>                      |     |                                     |                                |                            |
| Amw                                             | 34  | Achillea millefolium                | White yarrow                   | #1 pot                     |
| ArUC                                            | 15  | Arbutus unedo 'Compacta'            | Dwarf strawberry tree          | #5 pot                     |
| Ep                                              | 85  | Echinacea purpurea                  | Purple Coneflower              | #1 pot                     |
| Lsp                                             | 87  | Liatris spicata                     | Spiked Gayfeather              | #1 pot                     |
| Lnm                                             | 37  | Lonicera nitida 'Maignun'           | Boxedleaf Honeysuckle 'Maignur | #3 pot                     |
| Mar                                             | 44  | Mahonia repens                      | Prostrate Oregon Grape         | #1 pot                     |
| Myc                                             | 17  | Myrica californica                  | Pacific Wax Myrtle             | #3 pot                     |
| Pm-1                                            | 31  | Polystichum munitum                 | Sword Fern                     | #1 pot                     |
| SpHe                                            | 107 | Sporobolus heterolepis              | Prairie dropseed               | #1 pot                     |
| <strong>L4 PLANTED BENCH/EDIBLE GARDEN</strong> |     |                                     |                                |                            |
| La                                              | 10  | Lavandula angustifolia 'Hidcote'    | Hidcote English Lavender       | #1 pot                     |
| Mdm                                             | 13  | Monarda didyma 'Marshall's Delight' | Bee Balm                       | #1 pot, mildew resistant   |
| Nep                                             | 13  | Nepeta x faassenii                  | Catmint                        | Sp3                        |
| Ol-1                                            | 8   | Origanum laevigatum 'Herrenhausen'  | Garden Oregano                 | #1 pot                     |
| Pmu                                             | 2   | Pinus mugo mugo                     | Dwarf Mugo Pine                | 2.4 m ht, 1.5 width        |
| Rof                                             | 5   | Rosmarinus officinalis              | Rosemary                       | #2 pot                     |
| Slo                                             | 10  | Salvia officinalis                  | Culinary Sage                  | #1 pot                     |
| Tpc-1                                           | 32  | Thymus praecox 'Coccineus'          | Red Creeping Thyme             | Sp3, 30cm o.c.             |

Plant schedule updated to reflect plan changes.



NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
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| 1   | For Dev Tracker    | 2025-06-20 |
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client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title  
**Planting - L4**

|             |                  |
|-------------|------------------|
| project no. | 124.36           |
| scale       | 1: 150 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

L3.03



NOT FOR CONSTRUCTION



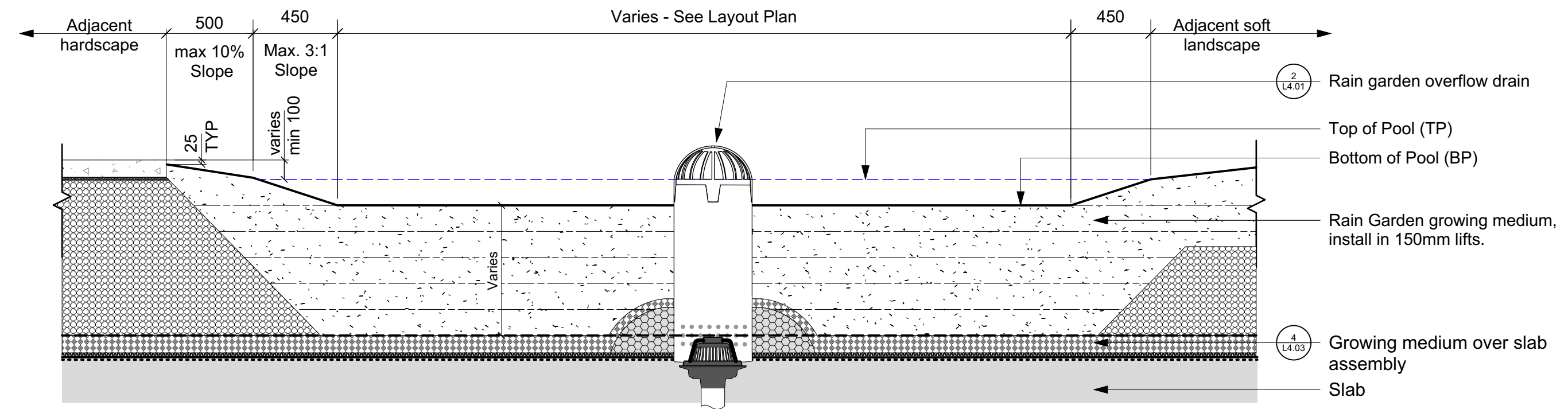
client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

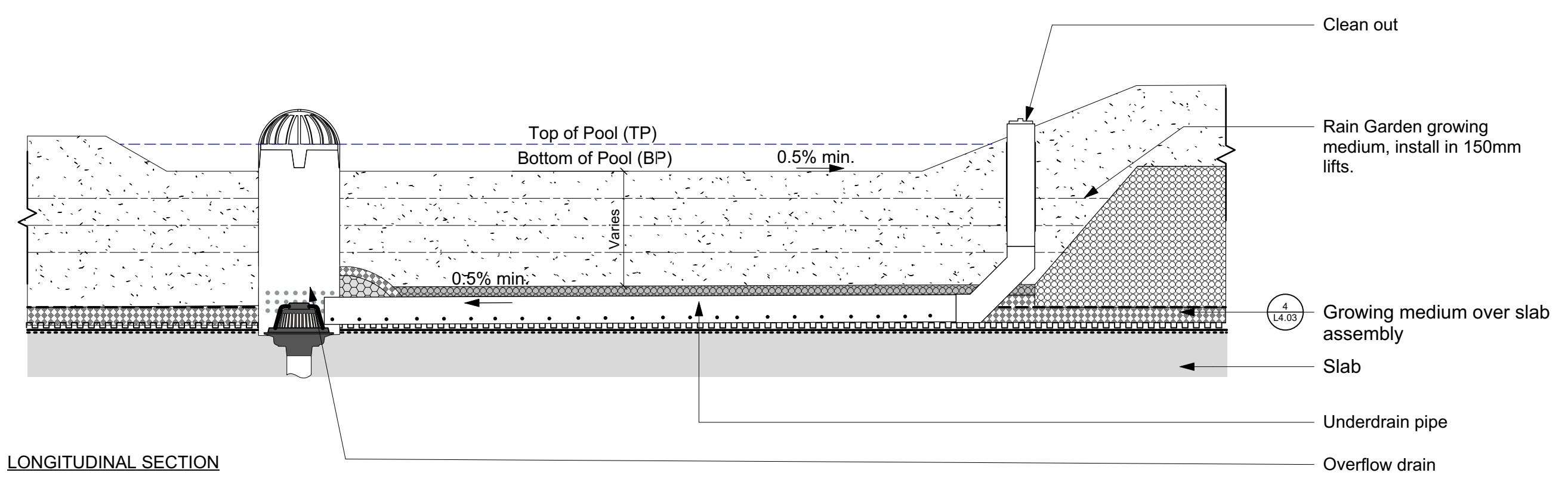
sheet title  
**Landscape Details:  
Rain Garden**

project no. 124.36  
scale AS NOTED @ 24"x36"  
drawn by SC  
checked by TB  
sheet no.

**L4.01**

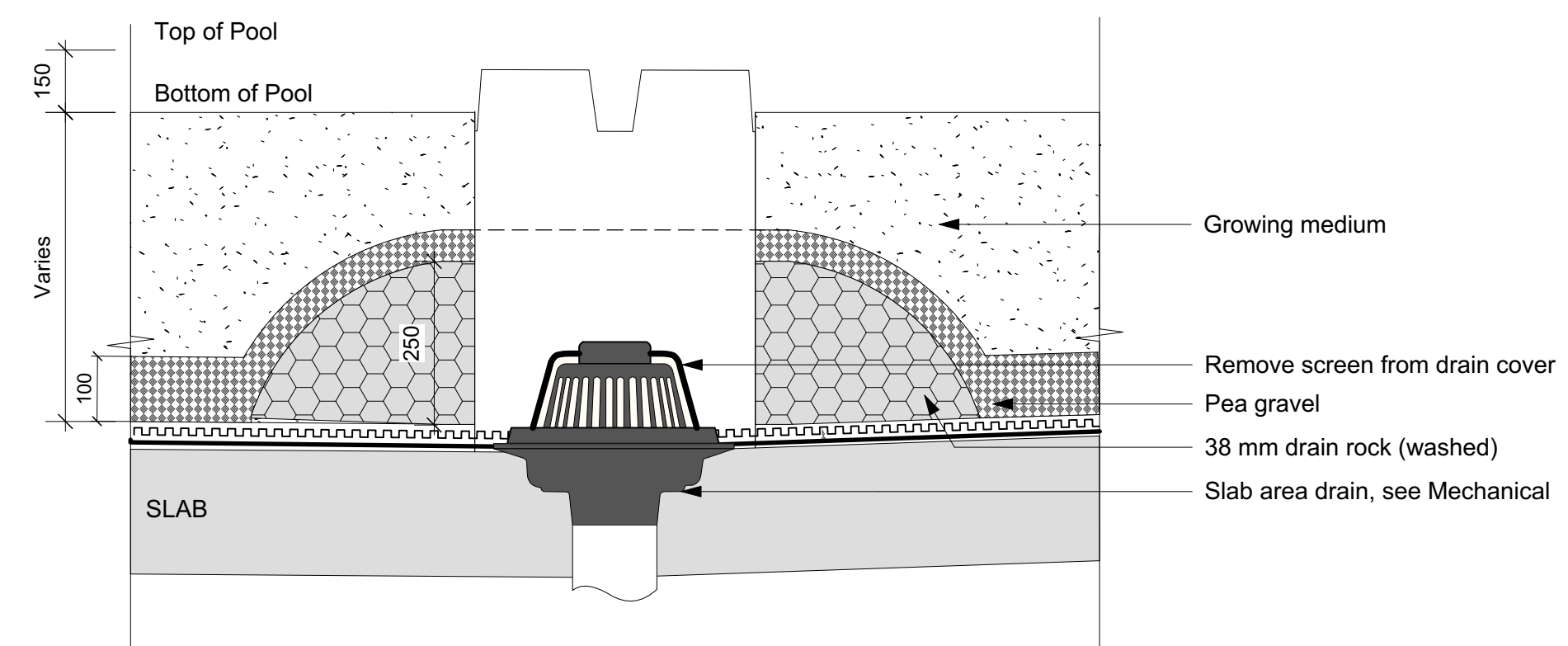


CROSS SECTION



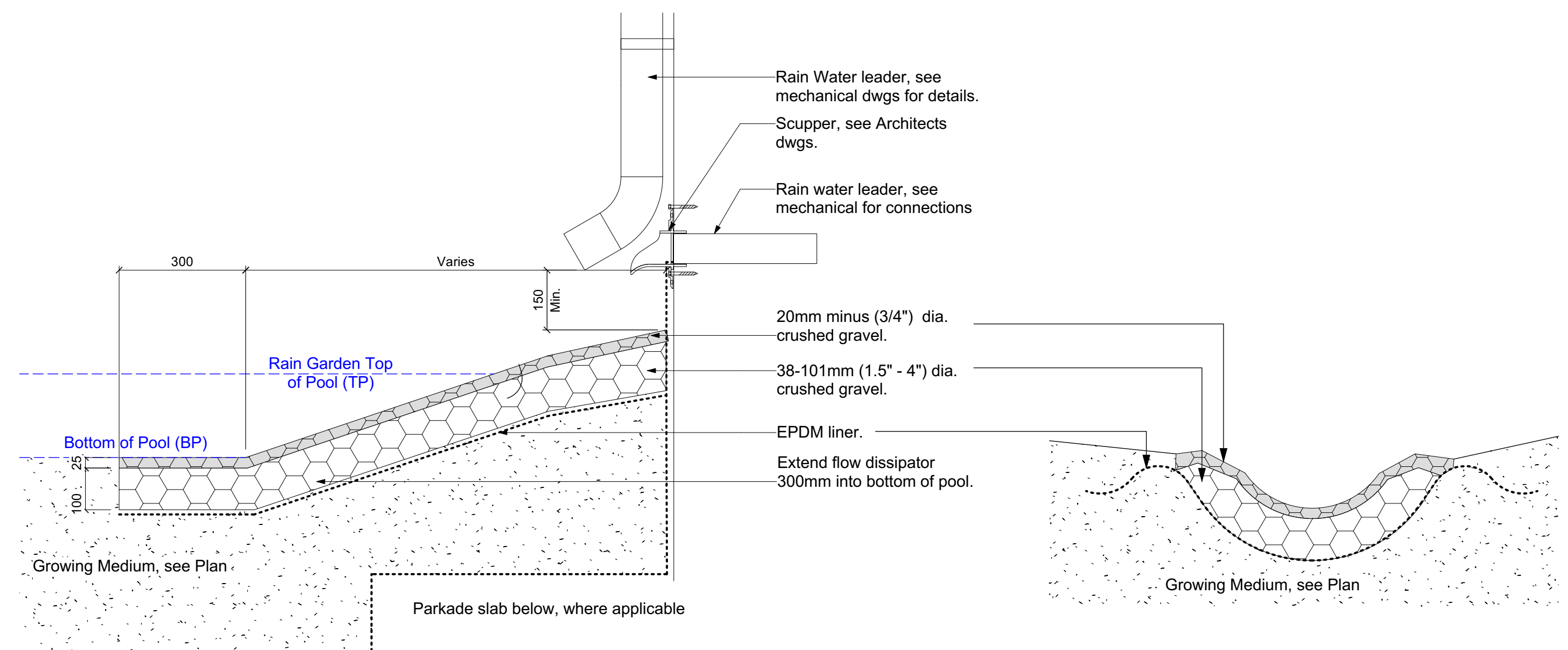
LONGITUDINAL SECTION

1 Typical Rain Garden on Slab  
Scale: 1:25



**GENERAL NOTES:**  
1. Poly-Lok products shall be green HDPE.  
2. Suggested supplier: ICONIX Waterworks (formerly CORIX Water Products) or approved equivalent.

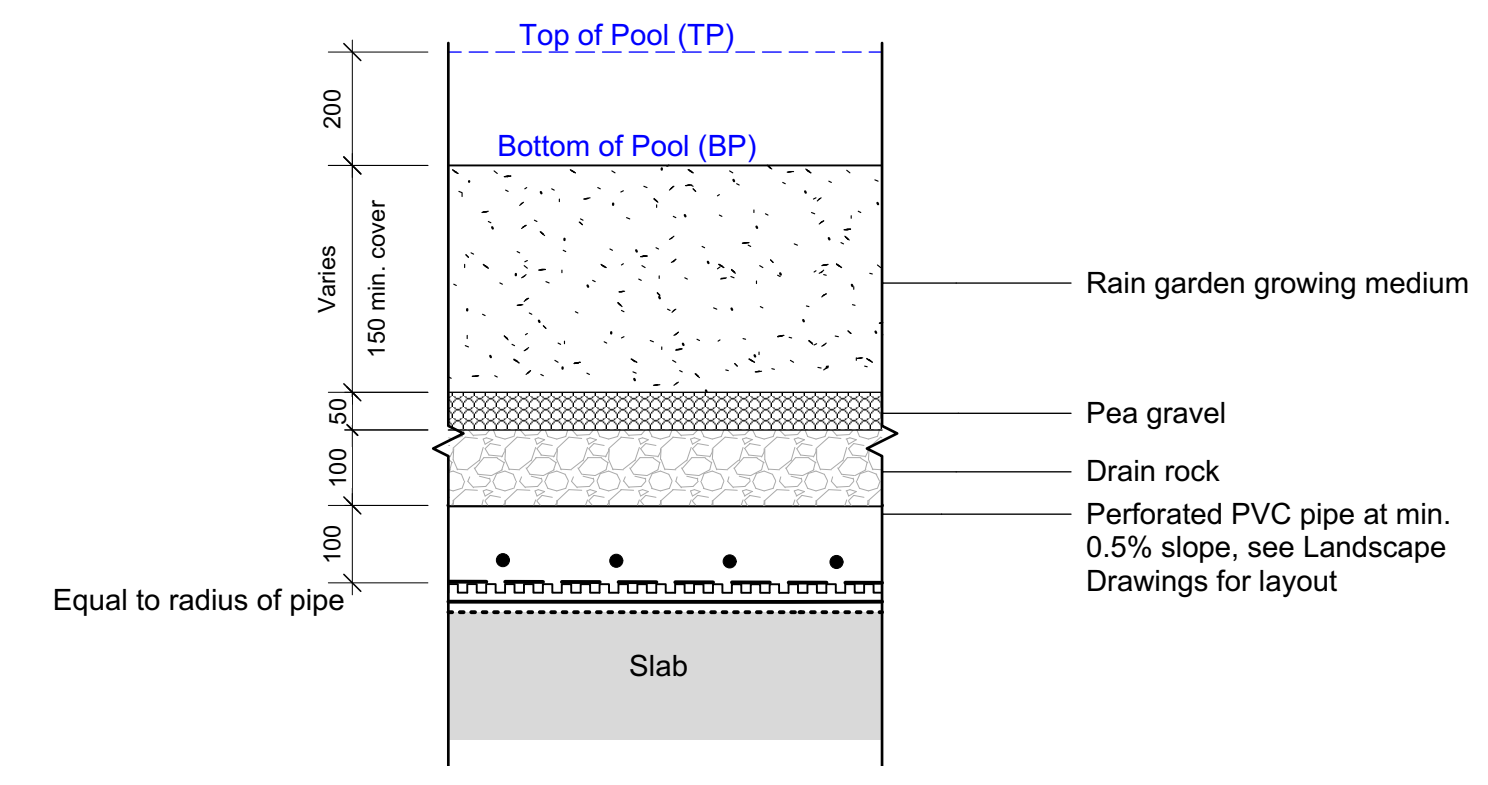
2 Rain Garden Overflow Drain on Slab  
Scale: 1:10



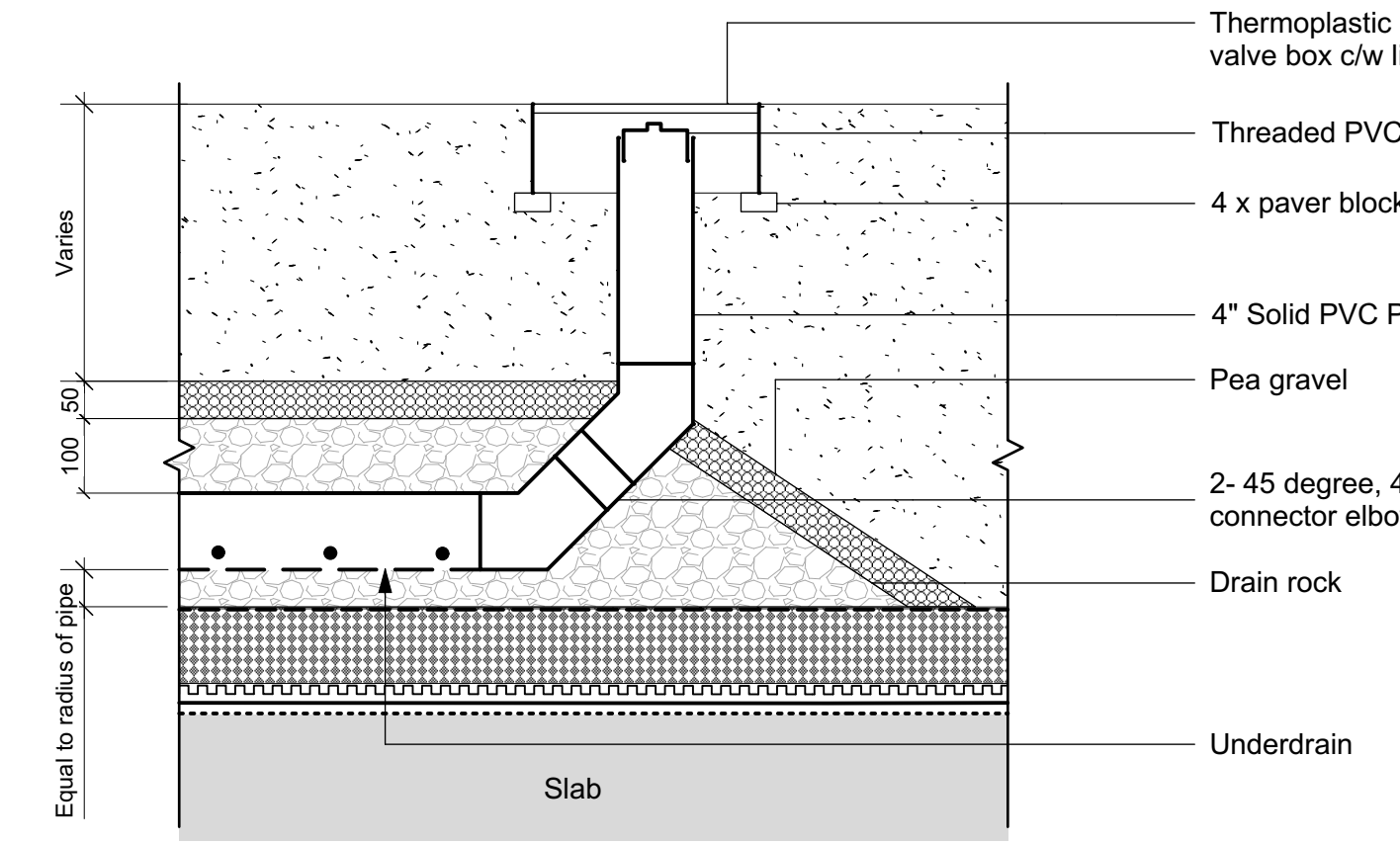
Longitudinal Section

Cross Section

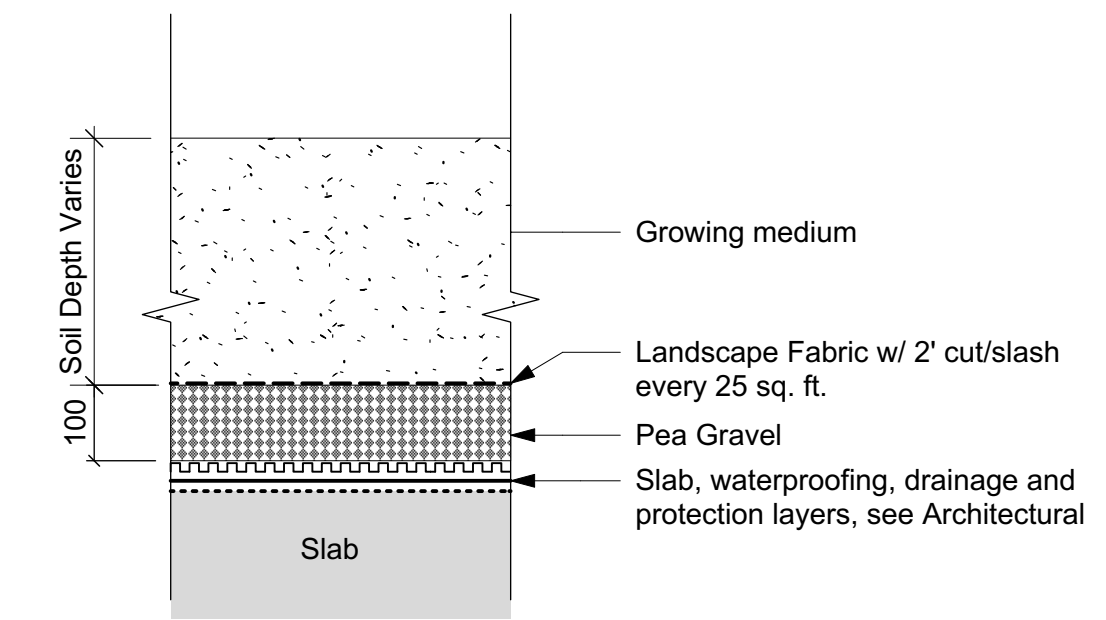
3 Gravel Flow Dissipator  
Scale: 1:10



4 Rain Garden Underdrain Pipe  
Scale: 1:10



5 Rain Garden Underdrain Clean out  
Scale: 1:10

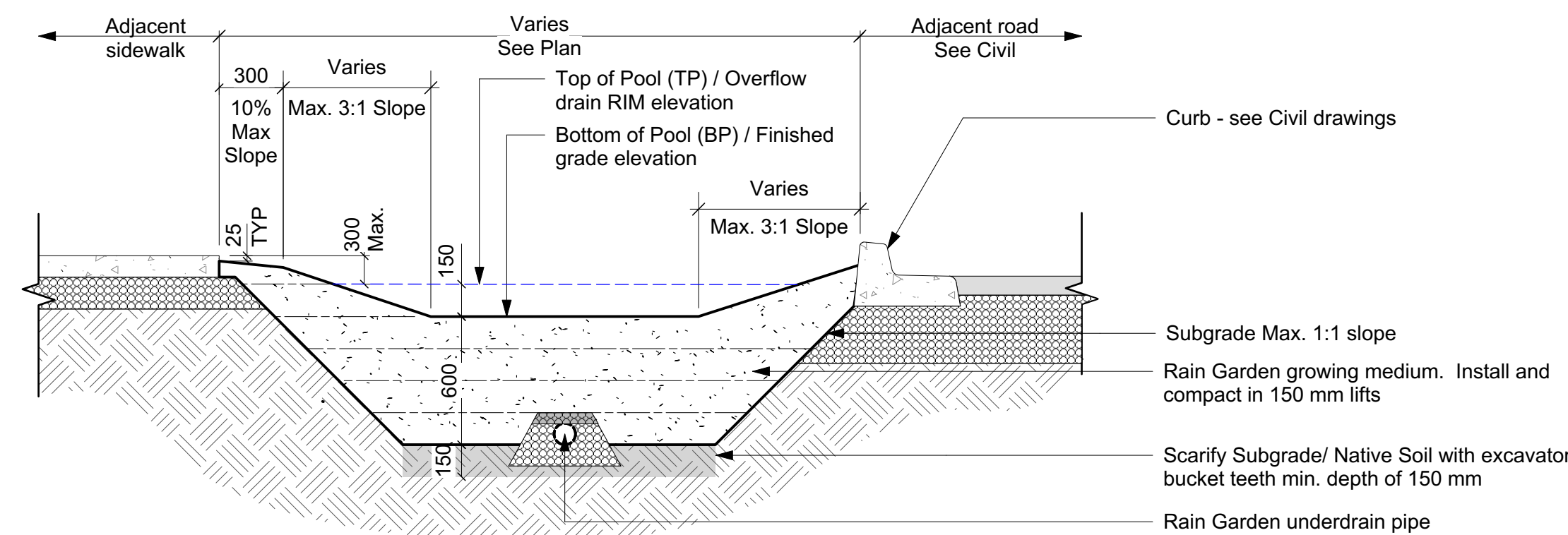


6 Growing Medium over Slab Assembly  
Scale: 1:10

Details added.

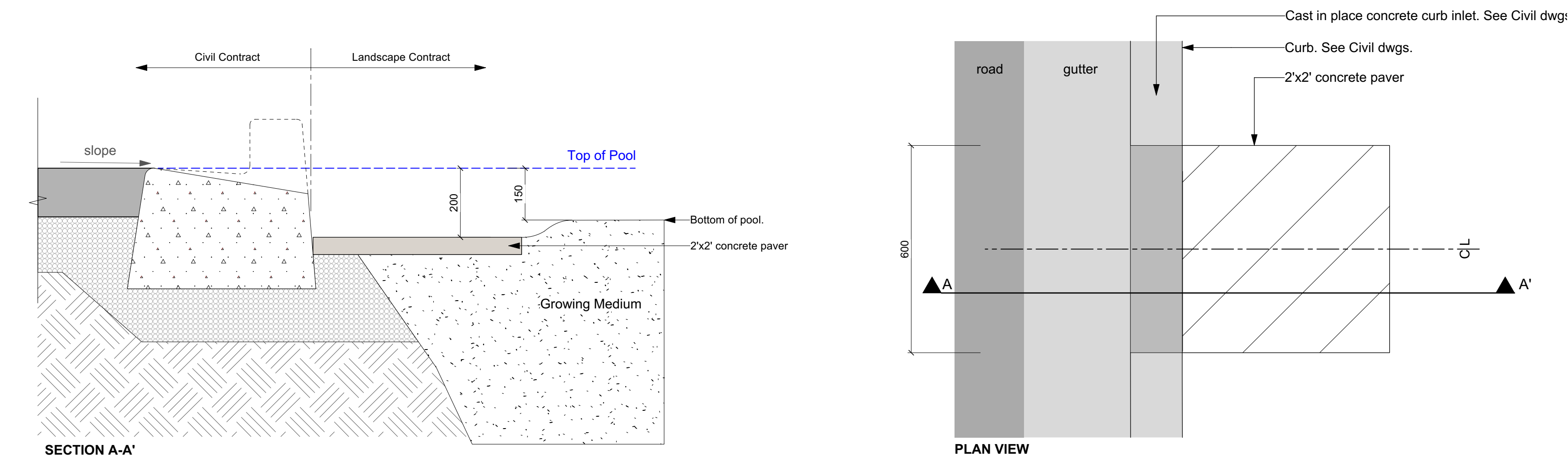
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



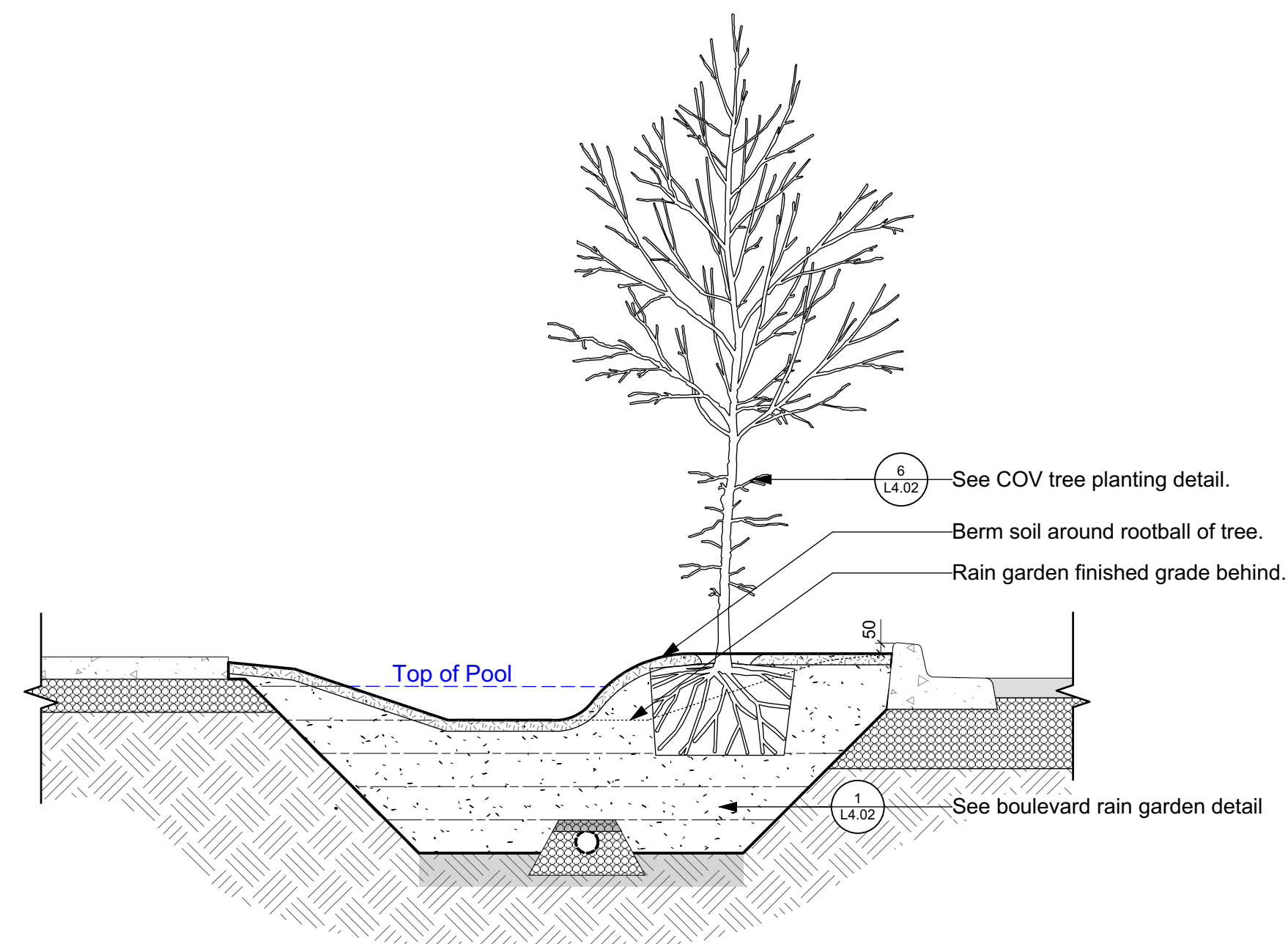


- GENERAL NOTES:**
1. Subgrade shall be sloped min 0.5% to drain with perforated pipe.
  2. Side slopes of rain garden shall be mulched 50 mm depth.
  3. Finish grade of mulch to be 25 mm below sidewalk.

1 Boulevard Rain Garden Cross Section  
Scale: 1:25

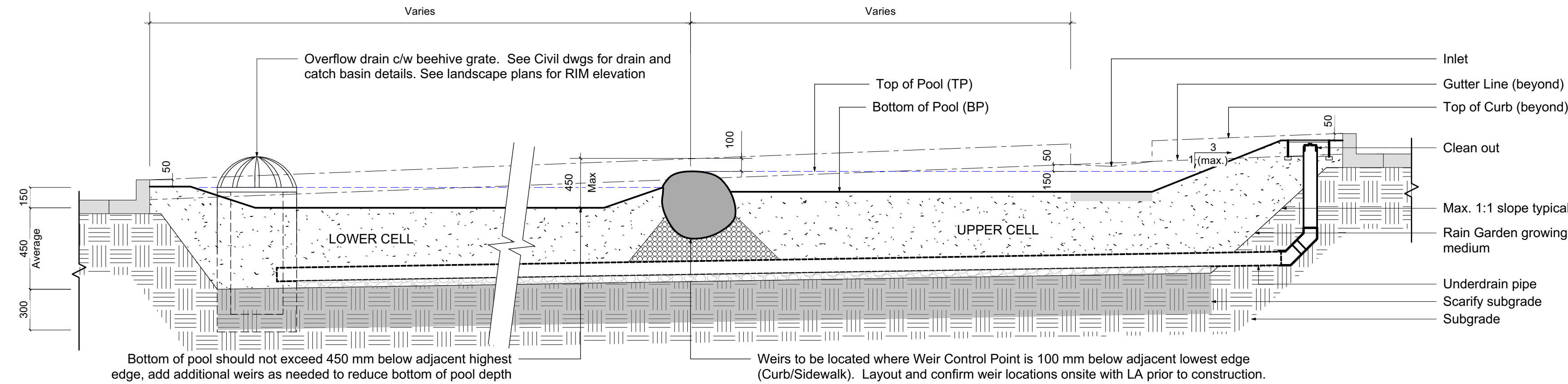


2 Rain Garden Curb Inlet  
Scale: 1:10



5 Tree Planting in Boulevard Rain Garden  
Scale: 1:25

Details added.



6 CoV Boulevard Tree Planting  
Scale: NTS

**CITY OF VICTORIA**

**SUPPLEMENTARY STANDARD  
DETAIL DRAWINGS**

**PREPARATION NOTES:**

1. CONTAINER GROWN:  
REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:  
REMOVE TOP 1/3 OF COVERING
3. WIRE AND BURLAP:  
REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER  
PRUNE ONLY DEAD OR DAMAGED BRANCHES

2-2 1/2" (64mm) ROUND PRESSURE TREATED STAKES @ 8' 0" (2440mm) LENGTH. STAKE AT EDGES OF THE ROOTBALL IN LINE WITH ROADWAY. ON EXPOSED SITES STAKE IN LINE WITH PREVAILING WIND. VERTICAL STAKES TO BE DRIVEN 600 mm INTO GROUND.

40mm NYLON WEBBING

1.0m DIAMETER BARK MULCH RING SAUCER OVER ROOTBALL 150mm DEPTH

TREES MUST BE PLANTED WITH NO MORE THAN A 50 mm DEPTH FROM FINISHED GRADE TO THE TOP OF THE ROOT BALL

GROWING MEDIA SHALL MEET B.C. LANDSCAPE STANDARD TABLES 6-3 (SECTION 32 91 21-MMCD 2009) ALL SOIL PROPERTIES MUST MEET THIS STANDARD. DEPTH GROWING MEDIA TO BE PLACED AND TRAMPED IN 100 mm LIFTS OR rain garden growing medium spec. See plan for condition.

GRASS BOULEVARD, shrub planting or rain garden, see plan for condition.  
For tree planting in boulevard rain garden, see 1.4.02

ROOT BARRIER 450 mm x 4.0M LENGTH

BROOM FINISH CONCRETE SIDEWALK

700 mm COMPACTED STRUCTURAL SOIL TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER

ASPHALT ROADWAY REFER TO CIVIL DWGS

ROOT BARRIER 450 mm x 4.0M LENGTH

COMPACTED SUBGRADE TO 98% S.P.D.

SCARIFY BOTTOM OF PIT

**NOTES:**

ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.

ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

**TREE PLANTING IN BOULEVARD**

**REVISIONS**

**DRAWING NUMBER:  
SD P4**

NOT FOR CONSTRUCTION

| 3   | RZ/DP Resubmission | 2025-11-20 |
|-----|--------------------|------------|
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client  
**Jawl Properties Ltd.**  
1515 Douglas St. Suite 200  
Victoria, BC

project  
1101 Yates Street  
1101 Yates St  
Victoria, BC

sheet title

**Landscape Details:  
Boulevard Rain  
Garden and  
Planting**

|             |                    |
|-------------|--------------------|
| project no. | 124.36             |
| scale       | AS NOTED @ 24"x36" |
| drawn by    | SC                 |
| checked by  | TB                 |
| sheet no.   |                    |

**L4.02**

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.