1961 DOUGLAS ST

RESPONSE TO REZONING AND DEVELOPMENT PERMIT APPLICATION - JUNE 13, 2022

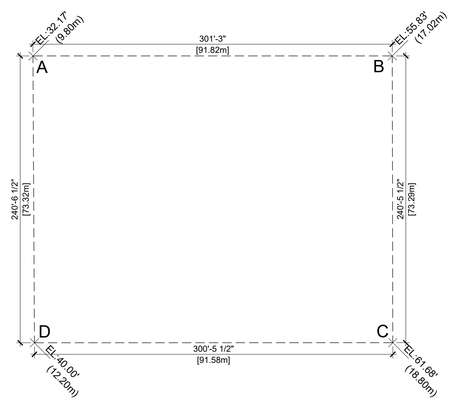
DRAWING LIST

		24"X36" SHEETS	11"X17" SHEETS
A000	PROJECT STATISTICS	N.T.S	N.T.S
A001	CONTEXT PLAN	N.T.S	N.T.S
A002	CIVIL PLAN	N.T.S	N.T.S
A003	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
A004	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"	1/32" = 1'-0"
A101	FLOOR PLAN P2	1/16" = 1'-0"	1/32" = 1'-0"
A102	FLOOR PLAN P1	1/16" = 1'-0"	1/32" = 1'-0"
A103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A106	FLOOR PLAN OFFICE + DAYCARE LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A107	FLOOR PLAN OFFICE LEVELS	1/16" = 1'-0"	1/32" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL LEVEL 05	1/16" = 1'-0"	1/32" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL LEVELS 06-14	1/16" = 1'-0"	1/32" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL LEVELS 15-18	1/16" = 1'-0"	1/32" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL LEVELS 19	1/16" = 1'-0"	1/32" = 1'-0"
A112	FLOOR PLAN RESIDENTIAL LEVELS 20	1/16" = 1'-0"	1/32" = 1'-0"
A113	FLOOR PLAN RESIDENTIAL LEVEL 21	1/16" = 1'-0"	1/32" = 1'-0"
A114	FLOOR PLAN ROOF LEVELS	1/16" = 1'-0"	1/32" = 1'-0"
A200	BUILDING SECTION A	1/16" = 1'-0"	1/32" = 1'-0"
A201	BUILDING SECTION B	1/16" = 1'-0"	1/32" = 1'-0"
A202	BUILDING SECTION C	1/16" = 1'-0"	1/32" = 1'-0"
A203	BUILDING SECTION D	1/16" = 1'-0"	1/32" = 1'-0"
A204	BUILDING SECTION E	1/16" = 1'-0"	1/32" = 1'-0"
A205	BUILDING SECTION F	1/16" = 1'-0"	1/32" = 1'-0"
A300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
A301	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A302	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A303	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A304	BUILDING A ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A305	BUILDING C ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A306	BUILDING B ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A500	SHADOW / SUN STUDY	N.T.S	N.T.S.
A501	3D VIEWS	N.T.S.	N.T.S.
A502	MATERIALS	N.T.S.	N.T.S.

AVERAGE GRADE CALCULATION

A-B [(9.80m + 17.02m)/2] X 91.82m = 1,231.31
B-C [(17.02m + 18.80m)/2] X 73.29m = 1,312.62
C-D [(18.80m + 12.20m)/2] X 91.58m = 1,419.49
D-A [(12.20m + 9.80m)/2] X 73.32m = 806.52

AV. GRADE CALCULATION:
4,769.94 / 330.10m = 14.45m



PROJECT INFORMATION

PROJECT ADDRESS	1961 DOUGLAS STREET, VICTORIA BC	710 CALEDONIA AVE, VICTORIA BC
LEGAL DESCRIPTION	LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557	LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509
EXISTING ZONING	ZONING: T-1	ZONING: C-1
PROPOSED ZONING	CD	
SITE AREA	72,357.5 sf (6,722.2 m^2)	
TOTAL FLOOR AREA	491,227 sf (45,636.5 m^2)	
COMMERCIAL FLOOR AREA	99,852 sf (9,276.5 m^2)	
FLOOR SPACE RATIO	6.79 FSR *(1.38 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)*	
HEIGHT OF BUILDINGS	BUILDING A = 54.785 m BUILDING B = 71.955 m BUILDING C = 64.843 m	
NUMBER OF STOREYS	BUILDING A = 16 STOREYS BUILDING B = 21 STOREYS BUILDING C = 20 STOREYS	
PARKING STALLS	419 PARKING STALLS *(163 COMMERCIAL + 256 RESIDENTIAL)*	
BICYCLE PARKING	605 CLASS 1 BICYCLE SPACES 80 CLASS 2 BICYCLE SPACES	
BUILDING SETBACKS	BUILDING B FROM SOUTH PL = 3.0 m BUILDING A FROM NORTH PL = 3.0 m BUILDING C FROM NORTH PL = 5.1 m BUILDING A FROM EAST PL = 10.0 m BUILDING C FROM WEST PL = 4.6 m	
TOTAL NUMBER OF RESIDENTIAL UNITS	BUILDING A = 133 UNITS BUILDING B = 147 UNITS BUILDING C = 171 UNITS	

UNIT TYPES	BUILDING A	BUILDING B	BUILDING C
	STUDIO = 40.6% 1 BED = 25.5% 2 BED = 22.6% 3 BED = 11.3%	STUDIO = 0% 1 BED = 59.9% 2 BED = 30.6% 3 BED = 9.5%	STUDIO = 11.1% 1 BED = 53.8% 2 BED = 30.4% 3 BED = 4.7%

MINIMUM UNIT FLOOR AREA	BUILDING A = 334 sf (31 m^2) BUILDING B = 480 sf (45 m^2) BUILDING C = 420 sf (39 m^2)
RESIDENTIAL FLOOR PLATE SIZE	BUILDING A = 6,275 sf (582.97m^2) BUILDING B = 7,175 sf (666.58 m^2) BUILDING C = 7,100 sf (658.61 m^2)
TOTAL RESIDENTIAL FLOOR AREA	BUILDING A = 107,016 sf (9,942.11m^2) BUILDING B = 142,853 sf (13,271.50 m^2) BUILDING C = 141,506 sf (13,146.30 m^2)

CITY OF VICTORIA
Revisions
Received Date: July 26, 2022

MCM

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13 JUNE 2022
ISSUED FOR DP RESPONSE
30 MARCH 2022
ISSUED FOR REZONING & DP
Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC
Project

COVER & PROJECT INFO

Drawing
Scale
Project 221023
Sheet A000

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GROSS FLOOR AREA + FSR

	BUILDING B - MARKET CONDO (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Storage	Residential Storage	Bldg Storage / Service Rms	Residential Total
Level 01 Lower		800							**800**
Level 01 Upper	1,243	3,002		1,908	416	3,011	2,920		**12,500**
Level 02		1,421					3,380		**4,801**
Level 03		800							**800**
Level 04		800							**800**
Level 05		1,238	5,180	789				60	**7,267**
Level 06		1,050	6,065					60	**7,175**
Level 07		1,050	6,065					60	**7,175**
Level 08		1,050	6,065					60	**7,175**
Level 09		1,050	6,065					60	**7,175**
Level 10		1,050	6,065					60	**7,175**
Level 11		1,050	6,065					60	**7,175**
Level 12		1,050	6,065					60	**7,175**
Level 13		1,050	6,065					60	**7,175**
Level 14		1,050	6,065					60	**7,175**
Level 15		1,045	6,070					60	**7,175**
Level 16		1,045	6,070					60	**7,175**
Level 17		1,045	6,070					60	**7,175**
Level 18		1,045	6,070					60	**7,175**
Level 19		1,045	5,855					60	**6,960**
Level 20		1,045	5,737					60	**6,842**
Level 21		994	5,788					60	**6,842**
Level 21 Upper / Roof		800	1,166						**1,966**
TOTAL	**1,243**	**25,575**	**102,591**	**2,697**	**416**	**3,011**	**6,300**	**1,020**	**142,853**

	BUILDING B - COMMERICAL (GSF)				
	Retail Units	Office	Circulation	Waste / Recycle / BOH	Commercial Total
Level 01 Lower					
Level 01 Upper	1,649	849	1,826	658	**4,982**
Level 02		8,852	884		**9,736**
Level 03		14,408	1,315		**15,723**
Level 04		14,408	1,315		**15,723**
Level 05			225		**225**
Level 06					
Level 07					
Level 08					
Level 09					
Level 10					
Level 11					
Level 12					
Level 13					
Level 14					
Level 15					
Level 16					
Level 17					
Level 18					
Level 19					
Level 20					
Level 21					
Level 21 Upper / Roof					
TOTAL	**1,649**	**38,517**	**5,565**	**658**	**46,389**

BUILDING B
RESIDENTIAL & COMMERCIAL TOTAL (GSF)
800
17,482
14,537
16,523
16,523
7,492
7,175
7,175
7,175
7,175
7,175
7,175
7,175
7,175
7,175
7,175
7,175
7,175
6,960
6,842
6,842
1,966
189,242

	BUILDING C - MARKET RENTAL (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Storage	Residential Storage	Bldg Storage / Service Rms	**Residential Total**
Level 01 Lower	1,286	1,204		263	406			114	**3,273**
Level 01 Upper		2,816	674	2,084		3,581	3,321		**12,476**
Level 02		905							**905**
Level 03		905							**905**
Level 04		1,396	5,672					32	**7,100**
Level 05		1,258	5,810					32	**7,100**
Level 06		1,258	5,810					32	**7,100**
Level 07		1,258	5,810					32	**7,100**
Level 08		1,258	5,810					32	**7,100**
Level 09		1,258	5,810					32	**7,100**
Level 10		1,258	5,810					32	**7,100**
Level 11		1,258	5,810					32	**7,100**
Level 12		1,263	5,805					32	**7,100**
Level 13		1,263	5,805					32	**7,100**
Level 14		1,263	5,805					32	**7,100**
Level 15		1,263	5,805					32	**7,100**
Level 16		1,263	5,805					32	**7,100**
Level 17		1,263	5,805					32	**7,100**
Level 18		1,263	5,805					32	**7,100**
Level 19		1,208	5,005					32	**6,245**
Level 20		1,208	5,005					32	**6,245**
Level 21 Amenity		1,078	1,500	1,474					**4,052**
Roof		905							**905**
TOTAL	**1,286**	**29,272**	**99,161**	**3,821**	**406**	**3,581**	**3,321**	**658**	**141,506**

	BUILDING C - COMMERICAL (GSF)							
	Retail Units	Restaurant / Coffee	Grocery	Daycare	Circulation	Bike Storage	Waste / Recycle / BOH	Commercial Total
Level 01 Lower	4,916				2,007	573	349	**7,845**
Level 01 Upper		6,681	2,456		1,180			**10,317**
Level 02			28,002		1,109			**29,111**
Level 03				5,710	480			**6,190**
Level 04								
Level 05								
Level 06								
Level 07								
Level 08								
Level 09								
Level 10								
Level 11								
Level 12								
Level 13								
Level 14								
Level 15								
Level 16								
Level 17								
Level 18								
Level 19								
Level 20								
Level 21								
Level 21 Upper / Roof								
TOTAL	**4,916**	**6,681**	**30,458**	**5,710**	**4,776**	**573**	**349**	**53,463**

BUILDING C
RESIDENTIAL & COMMERCIAL TOTAL (GSF)
11,118
22,793
30,016
7,095
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
7,100
6,245
6,245
4,052
905
194,969

	BUILDING A- BC HOUSING - BELOW MARKET RENTAL (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Storage	Residential Storage	Bldg Storage / Service Rms	**Residential Total**
Level 01 Lower		847							
Level 01 Upper	729	2,076			453	3,029			**6,287**
Mezzanine		1,735	1,445	1,143				1,434	**5,757**
Level 02		1,176	4,317	747				35	**6,275**
Level 03		1,176	5,064					35	**6,275**
Level 04		1,176	5,064					35	**6,275**
Level 05		1,176	5,064					35	**6,275**
Level 06		1,176	5,064					35	**6,275**
Level 07		1,176	5,064					35	**6,275**
Level 08		1,176	5,064					35	**6,275**
Level 09		1,176	5,064					35	**6,275**
Level 10		1,176	5,064					35	**6,275**
Level 11		1,176	5,064					35	**6,275**
Level 12		1,176	5,064					35	**6,275**
Level 13		1,176	5,064					35	**6,275**
Level 14		1,176	5,064					35	**6,275**
Level 15		1,176	5,064					35	**6,275**
Level 16		1,176	5,064					35	**6,275**
Roof		847							**847**
TOTAL	**729**	**23,145**	**76,658**	**1,890**	**453**	**3,029**	**0**	**1,959**	**107,016**

FSR EXCLUSIONS

	PARKING & LOADING (EXCLUDED FROM FSR)									
	GSF									
	Circulation	Grocery Parking	BC Housing Parking	Rental / Daycare / Retail Parking	Condo / Office / Retail Parking	Bike Storage / EOT	Residential Storage	Bldg Storage / Service Rms	Loading	**Total**
Level P2	3,697		12,664	20,543	32,062		1,178	2,101		**72,245**
Level P1	4,546		11,469	20,854	30,052	888	846	3,590		**72,245**
Level 01 Lower	453	27,427		409	8,760			702	4,206	**41,957**
Level 01 Upper									10,297	**10,297**
TOTAL	**8,696**	**27,427**	**24,133**	**41,806**	**70,874**	**888**	**2,024**	**6,393**	**14,503**	**196,744**

CAR PARKING REQUIREMENTS

RESIDENTIAL					
CONDO					
	0.65 SPACES/UNIT (< 45m²)	0.80 SPACES/UNIT (45m²-70m²)	1.20 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT (> 70m²)	TOTAL
REQUIRED	0.65 x 14= 9	0.80 x 74= 59	1.20 x 59= 71	0.1 x 147= 15	**154**
PROVIDED	~0.65 SPACES/UNIT = 95			10	**105**
RENTAL					
	0.50 SPACES/UNIT (< 45m²)	0.60 SPACES/UNIT (45m²-70m²)	1.00 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT (> 70m²)	TOTAL
REQUIRED	0.50 x 42= 21	0.60 x 117= 70	1.00 x 12= 12	0.1 x 171= 17	**120**
PROVIDED	~0.39 SPACES/UNIT = 67			10	**77**
BC HOUSING- BELOW MARKET RENTAL					
	0.20 SPACES/UNIT (< 45m²)	0.50 SPACES/UNIT (45m²-70m²)	0.75 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT (> 70m²)	TOTAL
REQUIRED	0.20 x 54= 11	0.50 x 59= 30	0.75 x 20= 15	0.1 x 133= 13	**69**
PROVIDED	~0.48 SPACES/UNIT = 64			10	**74**
RESIDENTIAL TOTAL					
REQUIRED					**343**
PROVIDED					**256**

COMMERCIAL							
	CAR SHARE	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
		1 SPACE /70m²	1 SPACE /80m²	1 SPACE /40m²	1 SPACE /50m²	1 SPACE /100m²	
REQUIRED	2	51	8	16	57	5	**139**
PROVIDED	2	51	9	16	80	5	**163**

Note: In accordance with Schedule C, energized electric vehicle outlets will be provided for each parking space.

RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL	
REQUIRED	**482**
PROVIDED	**419**

BIKE PARKING REQUIREMENTS

RESIDENTIAL			
LONG TERM BIKES			
CONDO			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	1.00 x 14= 14	1.25 x 133= 166	**180**
PROVIDED	~1.2 SPACES/UNIT = 182		**182**
RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	1.00 x 42= 42	1.25 x 129= 161	**203**
PROVIDED	~1.2 SPACES/UNIT = 207		**207**
BC HOUSING- BELOW MARKET RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	1.00 x 54= 54	1.25 x 79= 99	**153**
PROVIDED	~1.2 SPACES/UNIT = 155		**155**
LONG TERM RESIDENTIAL TOTAL			
REQUIRED			**536**
PROVIDED			**544**

RESIDENTIAL		
SHORT TERM BIKES		
CONDO		
0.1 SHORT TERM BIKES/UNIT		
REQUIRED	15	
PROVIDED	15	
RENTAL		
0.1 SHORT TERM BIKES/UNIT		
REQUIRED	17	
PROVIDED	17	
BCH- BELOW MARKET RENTAL		
0.1 SHORT TERM BIKES/UNIT		
REQUIRED	13	
PROVIDED	13	
SHORT TERM RESIDENTIAL TOTAL		
REQUIRED	**45**	
PROVIDED	**45**	

COMMERCIAL						
LONG TERM BIKE REQUIREMENTS						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /150m²	1 SPACE /200m²	1 SPACE /400m²	1 SPACE /200m²	1 SPACE /700m²	
REQUIRED	24	3	2	14	1	**44**
PROVIDED	26	5	5	22	3	**61**

COMMERCIAL						
SHORT TERM BIKE REQUIREMENTS						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /400m²	1 SPACE /200m²	1 SPACE /100m²	1 SPACE /200m²	1 SPACE /200m²	
REQUIRED	9	3	6	14	3	**35**
PROVIDED	9	3	6	14	3	**35**

RESIDENTIAL + COMMERCIAL LONG TERM BIKE PARKING TOTAL				
REQUIRED	*(max 50% horizontal)*	Oversized	Horizontal	Vertical	**580**
PROVIDED		71 (12%)	322 (53%)	212 (35%)	**605**
RESIDENTIAL + COMMERCIAL SHORT TERM BIKE PARKING TOTAL					
REQUIRED					**80**
PROVIDED					**80**

UNIT BREAKDOWN

CONDO					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 5	0	5	3	0	**8**
Level 6	0	5	4	0	**9**
Level 7	0	5	4	0	**9**
Level 8	0	5	4	0	**9**
Level 9	0	5	4	0	**9**
Level 10	0	5	4	0	**9**
Level 11	0	5	4	0	**9**
Level 12	0	5	4	0	**9**
Level 13	0	5	4	0	**9**
Level 14	0	5	4	0	**9**
Level 15	0	7	0	2	**9**
Level 16	0	7	0	2	**9**
Level 17	0	7	0	2	**9**
Level 18	0	7	0	2	**9**
Level 19	0	5	1	2	**8**
Level 20	0	5	1	2	**8**
Level 21	0	0	4	2	**6**
TOTAL	**0**	**88**	**45**	**14**	**147**

UNIT MIX	
STUDIO	0.0%
1 BED	59.9%
2 BED	30.6%
3 BED	9.5%
Total	**100.0%**

Accessible Units	**0**
Family Units	**59**
	40.1%

STORAGE LOCKERS	
P2	10
Level 1	69
Level 2	79
Total	**158**

RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 1	2	(GUEST SUITES)			**2**
Level 4	3	4	2	1	**10**
Level 5	2	5	2	1	**10**
Level 6	2	5	2	1	**10**
Level 7	2	5	2	1	**10**
Level 8	2	5	2	1	**10**
Level 9	2	5	2	1	**10**
Level 10	2	5	2	1	**10**
Level 11	2	5	2	1	**10**
Level 12	0	6	4	0	**10**
Level 13	0	6	4	0	**10**
Level 14	0	6	4	0	**10**
Level 15	0	6	4	0	**10**
Level 16	0	6	4	0	**10**
Level 17	0	6	4	0	**10**
Level 18	0	6	4	0	**10**
Level 19	0	4	4	0	**8**
Level 20	0	4	4	0	**8**
Level 21	0	3	0	0	**3**
TOTAL	**19**	**92**	**52**	**8**	**171**

UNIT MIX	
STUDIO	11.1%
1 BED	53.8%
2 BED	30.4%
3 BED	4.7%
Total	**100.0%**

Accessible Units	**0**
Family Units	**60**
	35.1%

STORAGE LOCKERS	
P2	14
P1	18
Level 1	82
Total	**114**

BC HOUSING- BELOW MARKET RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Mezzanine	2	0	1	0	**3**
Level 2	4	2	1	1	**8**
Level 3	4	2	2	1	**9**
Level 4	4	2	2	1	**9**
Level 5	4	2	2	1	**9**
Level 6	4	2	2	1	**9**
Level 7	4	2	2	1	**9**
Level 8	4	2	2	1	**9**
Level 9	4	2	2	1	**9**
Level 10	4	2	2	1	**9**
Level 11	4	2	2	1	**9**
Level 12	4	2	2	1	**9**
Level 13	2	3	2	1	**8**
Level 14	2	3	2	1	**8**
Level 15	2	3	2	1	**8**
Level 16	2	3	2	1	**8**
TOTAL	**54**	**34**	**30**	**15**	**133**

UNIT MIX	
STUDIO	40.6%
1 BED	25.5%
2 BED	22.6%
3 BED	11.3%
Total	**100.0%**

Accessible Units	**30**
Family Units	**45**
	33.8%

FAMILY UNITS FOR ALL BUILDINGS:	
# OF UNITS	**164**
%	**36.4%**

SITE SUMMARY

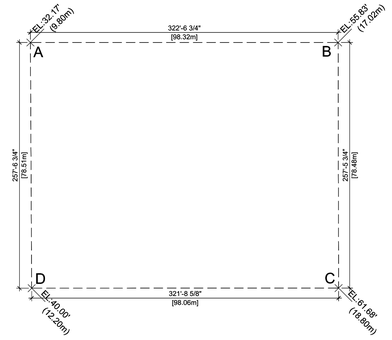
SITE AREA	**72,357.5**	**SF**
COMMERCIAL	**1.38**	**FSR**
RESIDENTIAL	**5.41**	**FSR**
BUILDING A - BCH	1.48	FSR
BUILDING B - CONDO	1.97	FSR
BUILDING C - RENTAL	1.96	FSR

SITE COVERAGE	**85.4%**
OPEN SITE SPACE	**11.9%**

BUILDING HEIGHTS			
	HEIGHT (ft)	HEIGHT (m)	HEIGHT (STOREYS)
BUILDING A - BCH	179'-9"	54.785m	16 STOREYS
BUILDING B - CONDO	236'-1"	71.955m	21 STOREYS
BUILDING C - RENTAL	212'-9"	64.843m	20 STOREYS

TOWER FLOOR PLATES			
	AREA	WIDTH	LENGTH
BUILDING A - BCH	583 sq.m.	21.6m	29.0m
BUILDING B - CONDO	667 sq.m.	33.4m	23.4m
BUILDING C - RENTAL	660 sq.m.	25.9m	25.9m

AVERAGE GRADE CALCULATION		
A-B =	[(9.80m + 17.02m)/2] x 91.82m =	1231.31
B-C =	[(17.02m + 18.80m)/2] x 73.29m =	1312.62
C-D =	[(18.80m + 12.20m)/2] x 91.58m =	1419.49
D-A =	[(12.20m + 9.80m)/2] x 73.32m =	806.52
AVG GRADE =	4,769.94 / 330.10m =	**14.45m**



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Seal

Douglas St

Victoria, BC

Project

PROJECT STATISTICS

Drawing

Scale

Project 221023

Sheet A000

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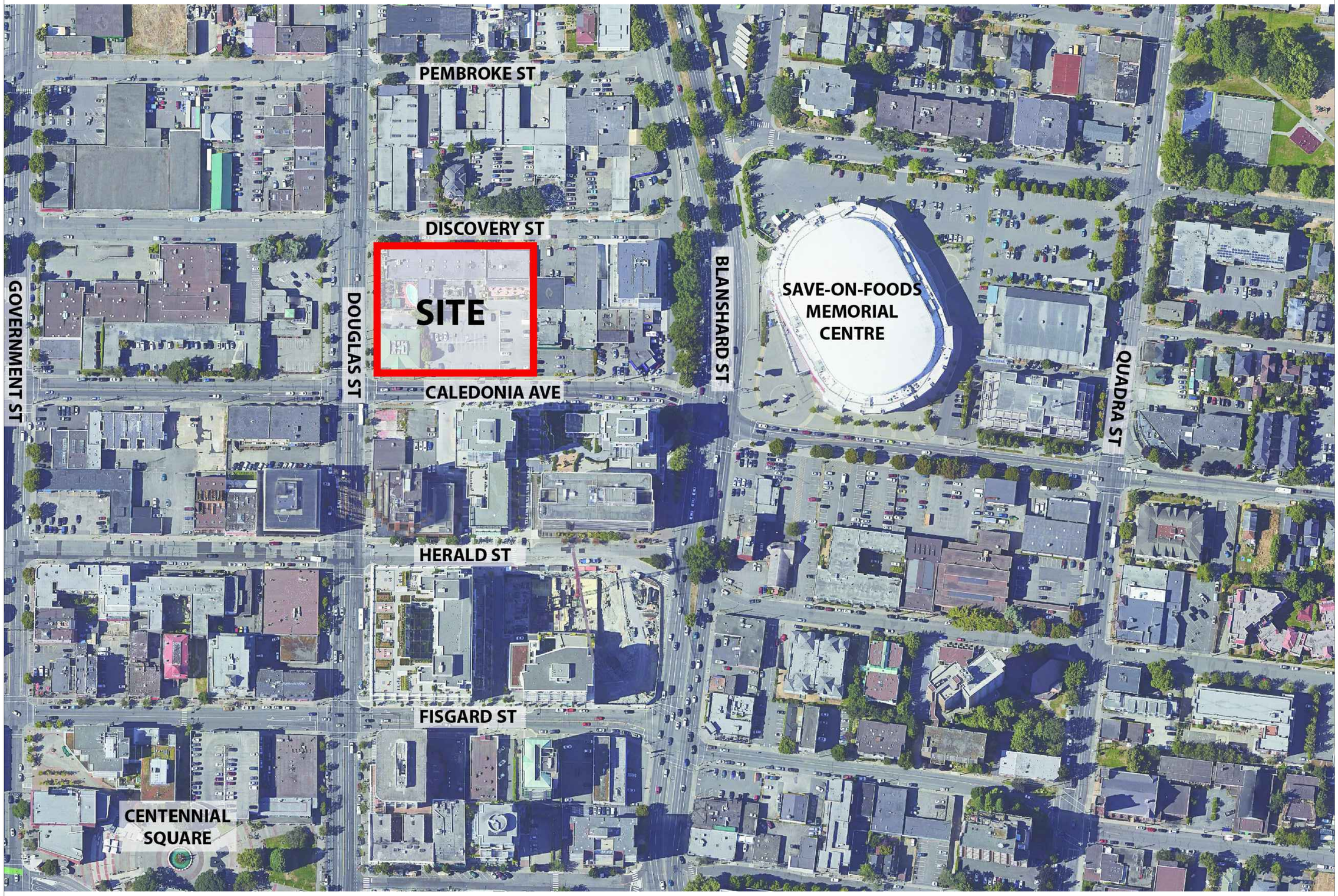

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Project

CONTEXT

Drawing

Scale

Project 221023

Sheet A001

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DISCOVERY STREET

CALEDONIA AVENUE

DOUGLAS STREET

301'-4 5/8" [91.86m]

EL. 32.17' (9.80m)

EL. 55.83' (17.02m)

EL. 40.00' (12.20m)

EL. 36.12' (11.01m)

EL. 56.70' (17.28m)

EL. 61.68' (18.80m)

239'-11 7/8" [73.15m]

60'-5 7/8" [18.44m]

120'-5 3/8" [36.71m]

120'-11 1/4" [36.85m]

120'-1 1/2" [36.61m]

120'-5" [36.70m]

120'-1 5/8" [36.62m]

240'-0 3/4" [73.17m]

SIDEWALK

GUTTER

CURB

RETAINING WALL COINCIDENTAL WITH PROPERTY LINE

PARKING DROP-OFF AREA BELOW SECOND FLOOR OF BUILDING

3 STOREY BUILDING

2 STOREY LBUILDING

LOT A
PLAN 24557

1 STOREY BUILDING

POOL AND BAR AREA

PATIO

STRUCTURE IS 0.08M CLEAR OF PROPERTY LINE

STRUCTURE

LOT 746

LOT 745

BUILDING WALL COINCIDENTAL WITH PROPERTY LINE

ASPHALT DRIVEWAY

CATCH BASIN

GARBAGE BIN CONCRETE PAD

CONCRETE PAD

CHAIN LINK ENCLOSED AREA

stairs

steps

concrete path

RESTAURANT ENTRANCE

RAISED CONCRETE PAD

RESTAURANT SIGN

BICYCLE RACK

ENCLOSED PATIO AREA

Building Elevations:
From door sill: 13.56
Bottom of eave: 16.47
Top of eave: 17.05
Top of parapet: 19.28
Entrance roof peak: 19.49

LOT 1
PLAN 23509
LOT AREA = 2,678 m²

ASPHALT PARKING LOT

SIGN

BUILDING STRATA
PLAN VIS5569

DECID 4 x 0.05
DECID 0.13
DECID 0.10
DECID 3 x 0.05
DECID 0.12
DECID 0.12
DECID 0.20
DECID 25 x 0.10
DECID 4 x 0.80
DECID 5 x 0.80
PINE 0.40
PINE 0.40

16' 12' 8' 4' 0" 8' 16' 32' 48'

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SITE PLAN EXISTING

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A003

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

GROCERY/ RENTAL PARKING ENTRY
EL 39'-8"
(12.09 m)

LOADING EXIT
EL 54'-2"
(16.51 m)

EL.: 32.17'
(9.80m)

EL.:55.83'
(17.02m)

16'-10"
[5.1m]

9'-10"
[3.0m]

ROOF
EL 250'-10"
(76.45 m)

OVERRUN
EL 270'-2"
(82.34 m)

ROOF
EL 260'-2"
(79.30 m)

ROOF DECK
EL 92'-2"
(28.09 m)

85'-0"
[25.91m]

BUILDING C
RENTAL
20 FLOORS

ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237'-2"
(72.28 m)

95'-0"
[28.96m]

BUILDING A
BC HOUSING
BELOW MARKET
RENTAL
16 FLOORS

15'-1 1/2"
[4.6m]

85'-0"
[25.91m]

97'-0 1/2"
[29.58m]

71'-0"
[21.64m]

32'-9"
[10.0m]

EL.: 36.12'
(11.01m)

69'-5 1/8"
[21.2m]

69'-0"
[20.1m]

ROOF DECK
EL 87'-2"
(26.57 m)

65'-6"
[20.0m]

65'-6"
[20.0m]

EL 47.18'
(14.38 m)

EL 37.17'
(11.33 m)

EL 38.16'
(11.63 m)

EL 39.70'
(12.10 m)

EL 45.87'
(13.98 m)

OVERRUN
EL 284'-2"
(86.61 m)

ROOF
EL 274'-2"
(83.56 m)

ROOF
EL 283'-6"
(86.41 m)

BUILDING B
CONDO
21 FLOORS

76'-8"
[23.37m]

ROOF DECK
EL 115'-6"
(32.20 m)

9'-10"
[3.00m]

EL.: 40.00'
(12.20m)

111'-0"
[33.83m]

EL.:56.70'
(17.28m)

EL.:61.68'
(18.80m)

CONDO / OFFICE / BCH
PARKING ENTRY
EL 52'-2"
(15.90 m)

LOADING ENTRY
EL 60'-9"
(18.52 m)

16' 12' 8' 4' 0" 8' 16' 32' 48'

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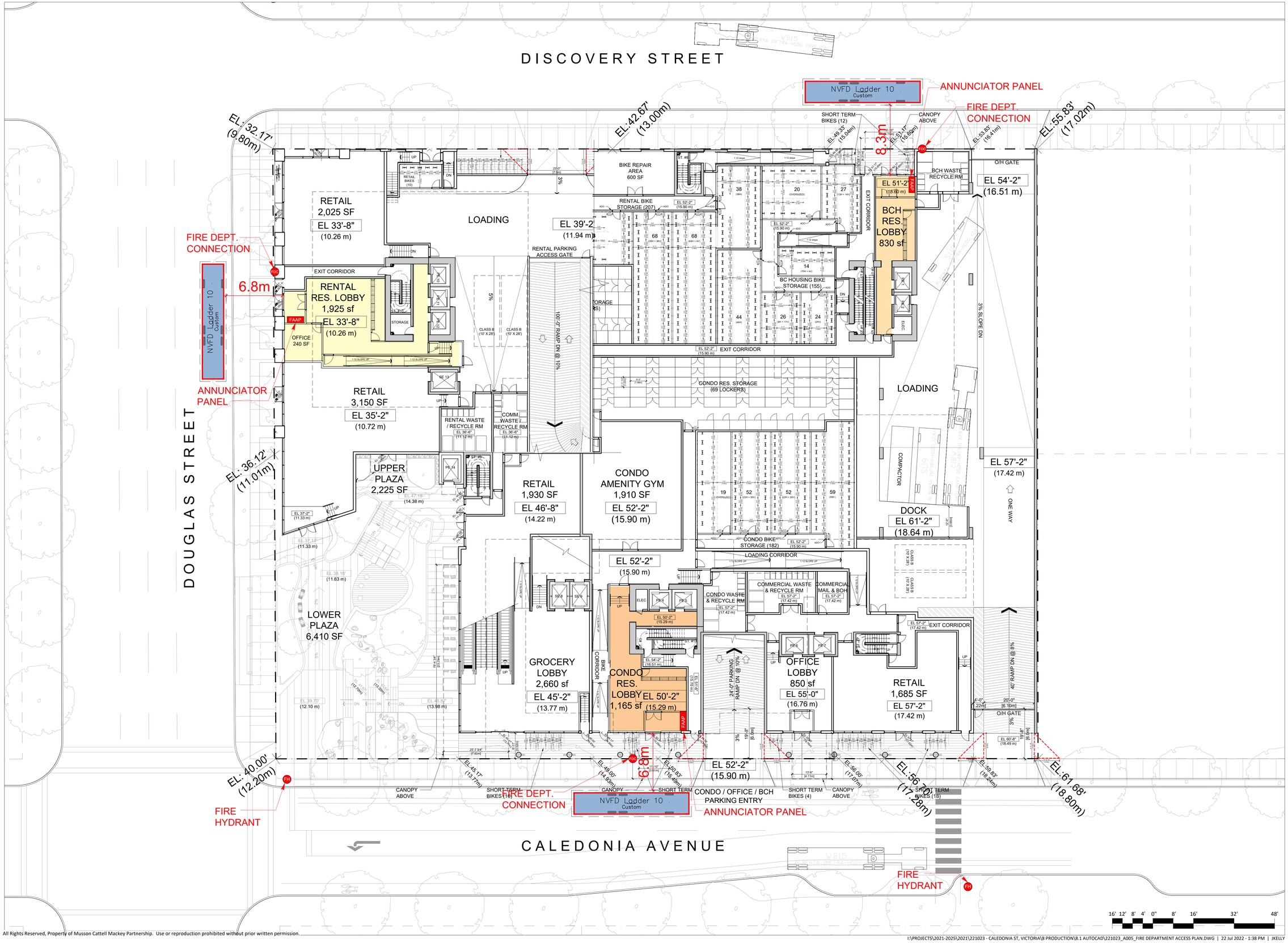
SITE PLAN PROPOSED

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A004



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FIRE DEPT ACCESS PLAN

Drawing	
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Sheet	A005

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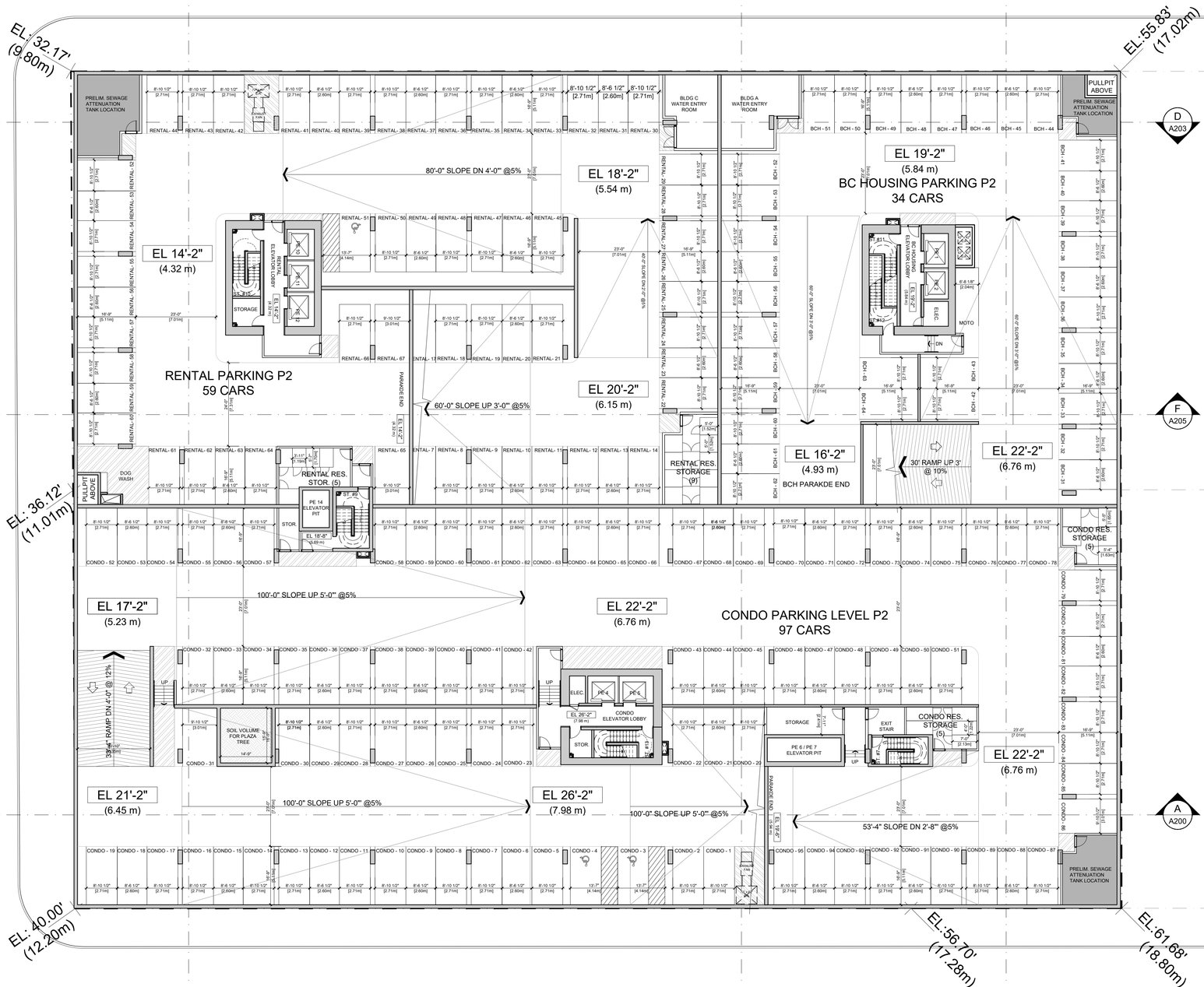
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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PARKING LEVEL P2

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A101

16' 12' 8' 4' 0" 8' 16' 32' 48'

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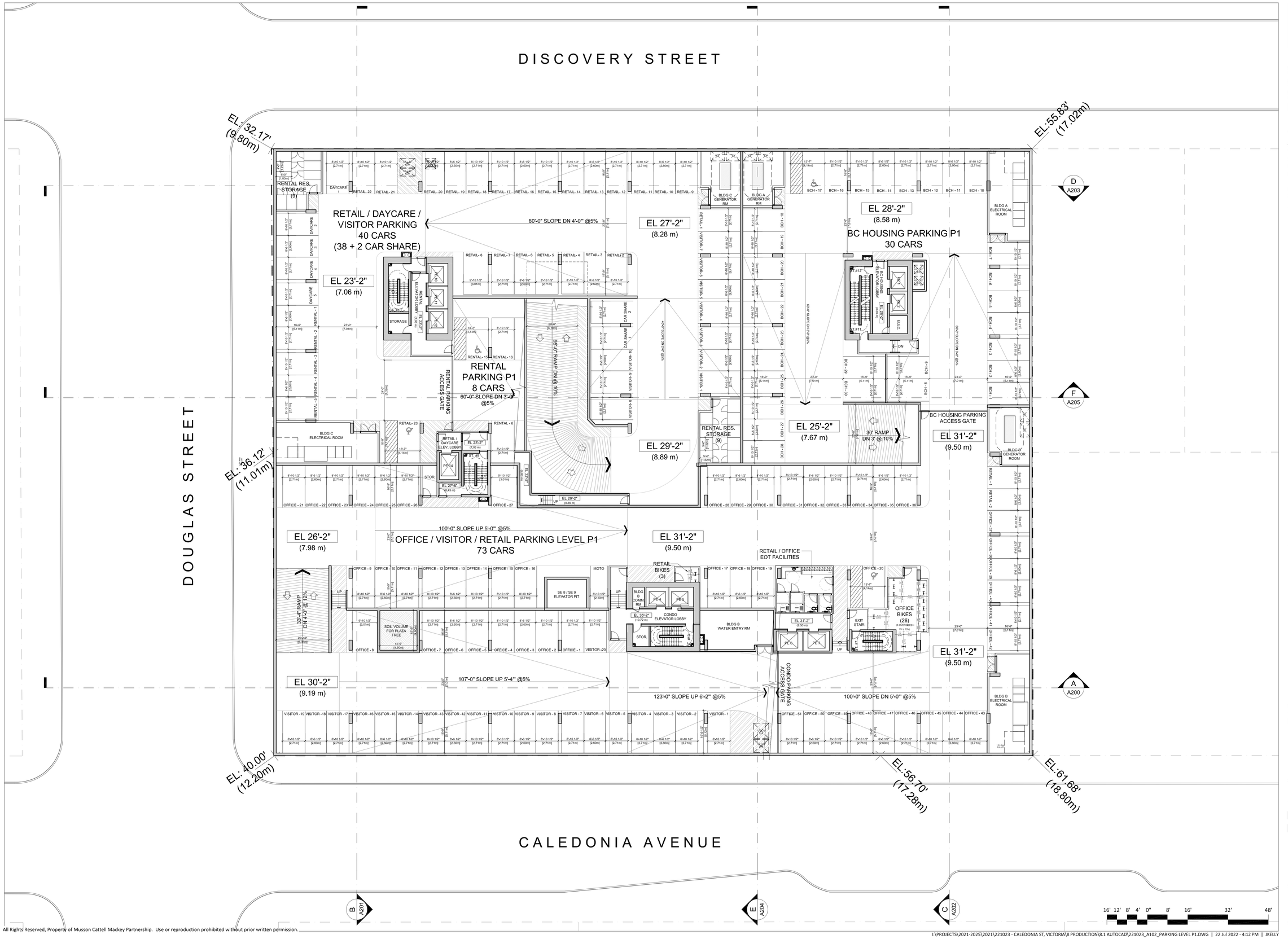

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PARKING LEVEL P1

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A102

16' 12' 8' 4' 0" 8' 16' 32' 48'

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

GROCERY/ RENTAL PARKING ENTRY

SHORT TERM BIKES (18)

SHORT TERM BIKES (6)

SHORT TERM BIKES (2)

EL. 32.17' (9.80m)

EL. 37.09' (11.28m)

EL. 39.67' (12.09m)

EL. 42.67' (13.00m)

EL. 55.83' (17.02m)

EL. 36.12' (11.01m)

EL. 40.00' (12.20m)

EL. 56.70' (17.28m)

EL. 61.68' (18.80m)

RETAIL 2,025 SF
EL 33'-8"
(10.26 m)

RETAIL RES. LOBBY 1,925 sf
EL 33'-8"
(10.26 m)

OFFICE 240 SF

RETAIL 3,150 SF
EL 35'-2"
(10.72 m)

LOADING

EL 39'-2"
(11.94 m)

RENTAL PARKING ACCESS GATE

EXIT CORRIDOR

STORAGE

CLASS B (10' X 28')

CLASS B (10' X 28')

100'-0" RAMP DN @ 10%

RENTAL WASTE / RECYCLE RM
EL 36'-6"
(11.12 m)

COMM. WASTE / RECYCLE RM
EL 36'-6"
(11.12 m)

EL 32'-2"
(9.80 m)

EL 29'-2"
(8.89 m)

EL.47.16'
(14.38 m)

EL 40'-2"
(12.24 m)

GROCERY PARKING
80 CARS

GROCERY CARTS

STOR.

ELEC

EL 41'-11"

EL 40'-2"
(12.24 m)

EL 40'-2"
(12.24 m)

STORAGE

EL 41'-2"
(12.55 m)

EL 49'-2"
(14.99 m)

65'-0" PARKING RAMP DN @ 10%

EL 42'-8"
(13.00 m)

GROCERY BIKES (22)

PARKING BELOW

24'-0" PARKING RAMP DN @ 10%

120'-0" SLOPE DN 6'-0" @5%

EL 41'-8"
(12.70 m)

EL 52'-2"
(15.90 m)

CONDO / OFFICE / BCH PARKING ENTRY

CANOPY ABOVE

EL.37'-2"
(11.33 m)

EL.37.17'
(11.33 m)

EL.38.16'
(11.63 m)

EL.39.70'
(12.10 m)

EL.45.87'
(13.98 m)

EL.41.47'
(12.64 m)

EL.43.97'
(13.40 m)

D A203

F A205

A A200

B A201

E A204

C A202

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LOWER GROUND

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A103

16' 12' 8' 4' 0" 8' 16' 32' 48'

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL. 32.17' (9.80m)

EL. 42.67' (13.00m)

EL. 55.83' (17.02m)

EL. 36.12' (11.01m)

EL. 40.00' (12.20m)

EL. 56.70' (17.28m)

EL. 61.68' (18.80m)

RESTAURANT
4,840 SF
EL 47'-2"
(14.38 m)

RESTAURANT PATIO
1,208 SF

RENTAL AMENITY GYM
1,360 SF
EL 52'-2"
(15.90 m)

GUEST SUITE
340 SF

GUEST SUITE
340 SF

BIKE REPAIR AREA
600 SF

RENTAL BIKE STORAGE (207)

RENTAL OFFICE
725 SF

RENTAL RES. STORAGE
(45 LOCKERS)

RENTAL RES. STORAGE
(37 LOCKERS)

CONDO RES. STORAGE
(69 LOCKERS)

BC HOUSING BIKE STORAGE (155)

EXIT CORRIDOR

SHORT TERM BIKES (12)

CANOPY ABOVE

BCH WASTE RECYCLE RM

EL 51'-2"
(15.60 m)

BCH RES LOBBY
830 sf

O/H GATE

EL 54'-2"
(16.51 m)

3% SLOPE DN

LOADING

COMPACTOR

DOCK
EL 61'-2"
(18.64 m)

ONE WAY

EL 57'-2"
(17.42 m)

UPPER PLAZA
2,225 SF

LOWER PLAZA
6,410 SF

RETAIL
1,930 SF
EL 46'-8"
(14.22 m)

CONDO AMENITY GYM
1,910 SF
EL 52'-2"
(15.90 m)

CONDO BIKE STORAGE (182)

LOADING CORRIDOR

CONDO WASTE & RECYCLE RM

COMMERCIAL WASTE & RECYCLE RM

COMMERCIAL MAIL & BOH

GROCERY LOBBY
2,660 sf
EL 45'-2"
(13.77 m)

CONDO RES. LOBBY
1,165 sf

EL 50'-2"
(15.29 m)

BIKE CORRIDOR

24'-0" PARKING RAMP DN @ 10%

OFFICE LOBBY
850 sf
EL 55'-0"
(16.76 m)

RETAIL
1,685 SF
EL 57'-2"
(17.42 m)

40' RAMP DN @ 6%

CANOPY ABOVE

SHORT TERM BIKES (10)

CANOPY ABOVE

SHORT TERM BIKES (10)

CONDO / OFFICE / BCH PARKING ENTRY

SHORT TERM BIKES (4)

CANOPY ABOVE

SHORT TERM BIKES (18)

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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UPPER GROUND

Drawing	
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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 55.83'
(17.02m)

EL: 45.17'
(13.77m)

EL: 49.00'
(14.93m)

EL: 50.83'
(15.49m)

EL: 52.17'
(15.90m)

EL: 56.00'
(17.07m)

EL: 56.70'
(17.28m)

EL: 59.83'
(18.24m)

EL: 61.68'
(18.80m)

EL 53.83'
(16.41m)

EL 54'-2"
(16.51 m)

EL 57'-2"
(17.42 m)

EL 61'-2"
(18.64 m)

EL 47'-2"
(14.38 m)

EL 52'-2"
(15.90 m)

EL 5
(15.9

RESTAURANT
BELOW
EL 47'-2"
(14.38 m)

GROCERY
27,932 SF
EL 61'-2"
(18.64 m)

(14'-0" FTF HEIGHT)

LOADING
BELOW

DOCK
EL 61'-2"
(18.64 m)

LOADING CORRIDOR BELOW

PLAZA
BELOW

(14'-0" FTF HEIGHT)

CONDO WASTE
& RECYCLE RM
BELOW
EL 57'-2"
(17.42 m)

COMMERCIAL WASTE &
RECYCLE RM BELOW
EL 57'-2"
(17.42 m)

COMMERCIAL
MAIL & BOH
BELOW
EL 57'-2"
(17.42 m)

EL 63'-2"
(19.25 m)

EL 54'-2"
(16.51 m)

EXIT CORRIDOR BELOW

EXIT CORR. BELOW
EL 57'-2"
(17.42 m)

GROCERY
LOBBY BELOW
EL 45'-2"
(13.77 m)

RES. LOBBY
BELOW
EL 50'-2"
(15.29 m)

OFFICE LOBBY
BELOW
EL 55'-0"
(16.76 m)

RETAIL
BELOW
EL 57'-2"
(17.42 m)

EL 60'-8"
(18.49 m)

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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GROCERY LEVEL

Drawing	
Scale	1/16" = 1'-0"
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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A - BC HOUSING
MEZZANINE

EL 69'-2"
(21.08 m)
DAYCARE
5,875 SF

OUTSIDE PLAY
1,900 SF

GROCERY
BELOW

LOADING
BELOW

PLAZA
BELOW

STUDIO
TYPE A1
350 SQ FT

STUDIO
TYPE A2
336 SQ FT

2 BED
TYPE C1
760 SQ FT

MANAGER
OFFICE
705 sf

EL 75'-2"
(22.91 m)

STORAGE /
JANITOR RM
385 sf

MAINTENANCE
ROOM
1,025 sf

LAUNDRY
RM

OFFICE
8,970 SF
EL 75'-2"
(22.91 m)

CONDO RES. STORAGE
(79 LOCKERS)

EXIT CORRIDOR

69'-0"
[21.03m]

192'-4"
[58.62m]

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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I:\PROJECTS\2021-2025\2021\221023 - CALEDONIA ST, VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221023_A106_OFFICE+DAYCARE LEVEL.DWG | 22 Jul 2022 - 1:39 PM | JKELLY

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Douglas St

Victoria, BC

Project

OFFICE & DAYCARE LEVEL

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A106

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L04

BUILDING A - BC HOUSING
L02

2 BED TYPE C1 750 SQ.FT.
1 BED TYPE B1 420 SQ.FT.
1 BED TYPE B2 520 SQ.FT.
STUDIO TYPE A1 334 SQ.FT.
3 BED TYPE D1 950 SQ.FT.
STUDIO TYPE A2 470 SQ.FT.
2 BED TYPE C1 723 SQ.FT.
3 BED TYPE D1 ACCESSIBLE 1,025 SQ.FT.
1 BED TYPE B7 ACCESSIBLE 475 SQ.FT.
STUDIO TYPE A3 420 SQ.FT.
STUDIO TYPE A4 375 SQ.FT.
1 BED TYPE B4 534 SQ.FT.

ROOF DECK
EL 92'-2"
(28.09 m)

AMENITY
747 SF
EL 87'-2"
(26.57 m)

ROOF DECK
EL 87'-2"
(26.57 m)

OFFICE 16,270 SF
(2 FLRS)
EL 87'-2"
(26.57 m)
EL 99'-2"
(30.22 m)

PLAZA
BELOW

85'-0" [25.91m]

71'-0" [21.64m]

95'-0" [28.96m]

86'-6" [26.37m]

192'-5" [58.65m]

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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OFFICE LEVELS

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A107

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L11 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

BUILDING B - CONDO
L05

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

85'-0"
[25.91m]

85'-0"
[25.91m]

95'-0"
[28.96m]

71'-0"
[21.64m]

111'-0"
[33.83m]

76'-8"
[23.37m]

ROOF DECK
BELOW

ROOF DECK
BELOW

PLAZA
BELOW

AMENITY
789 SF
EL 115'-6"
(32.20 m)

AMENITY
ROOF DECK
EL 115'-6"
(32.20 m)

PE 6 / PE 7 OVERRUN
EL 118'-2"
(36.02 m)

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL 05

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A108

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DISCOVERY STREET

DOUGLAS STREET

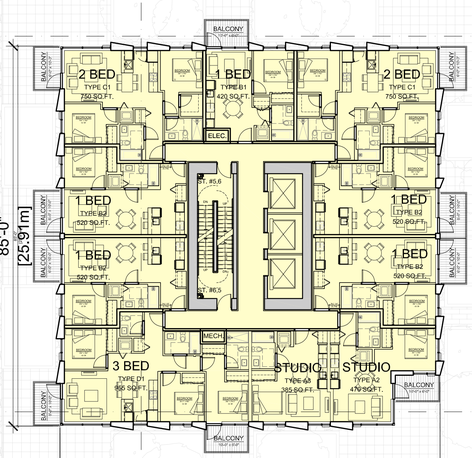
CALEDONIA AVENUE

EL: 32.17'
(9.80m)

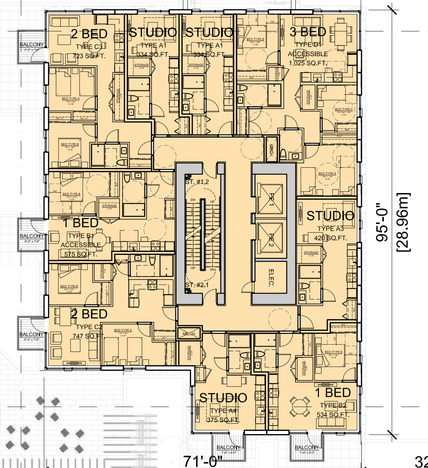
BUILDING C - RENTAL
L05 - L11 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

EL: 55.83'
(17.02m)



ROOF DECK
BELOW



D
A203

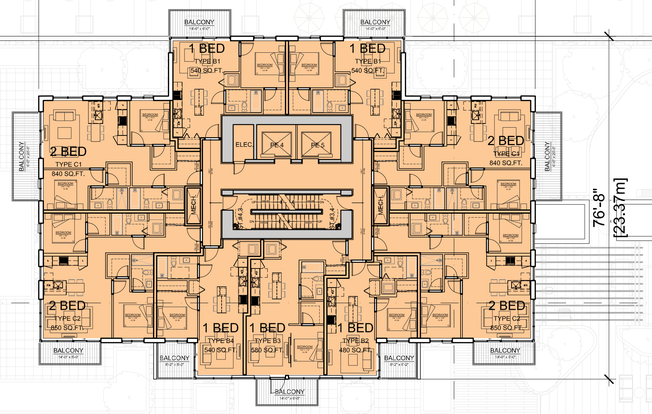
F
A205

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]

PLAZA
BELOW



ROOF DECK
BELOW

A
A200

BUILDING B - CONDO
L06 - L14 (9 FLRS)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(19.80m)

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVELS 06-14

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A109

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L12 - L18 (7 FLRS)

BUILDING A - BC HOUSING
L13 - L16 (4 FLRS)

BUILDING B - CONDO
L15 - L18 (4 FLRS)

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

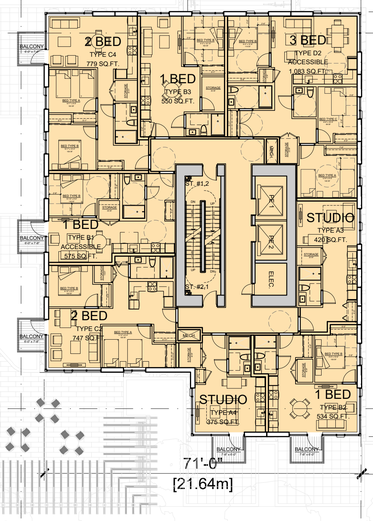
EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

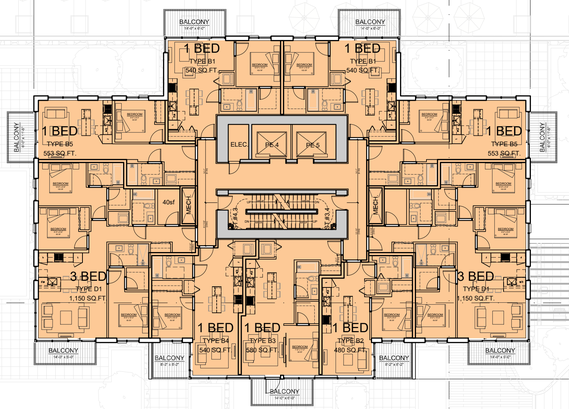
EL: 61.68'
(18.80m)

ROOF DECK
BELOW



ROOF DECK
BELOW

111'-0"
[33.83m]



PLAZA
BELOW

ROOF DECK
BELOW

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVELS 15-18

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A110

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L19 - L20 (2 FLRS)

BUILDING A - BC HOUSING
ROOF

EL: 55.83'
(17.02m)

2 BED
TYPE C3
800 SQ.FT.

1 BED
TYPE B3
490 SQ.FT.

2 BED
TYPE C1
750 SQ.FT.

1 BED
TYPE B2
520 SQ.FT.

1 BED
TYPE B2
520 SQ.FT.

2 BED
TYPE C3
800 SQ.FT.

1 BED
TYPE B3
490 SQ.FT.

2 BED
TYPE C2
635 SQ.FT.

BALCONY

ELEC.

MECH.

ST. #5.6

ST. #6.5

85'-0"
[25.91m]

ROOF DECK
BELOW

BUILDING A - BC HOUSING
ROOF

EL 227'-2"
(69.24 m)

OVERRUN

EL 237.17'
(72.28 m)

95'-0"
[28.96m]

D
A203

F
A205

71'-0"
[21.64m]

32'-9"
[10.0m]

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]

PLAZA
BELOW

1 BED
TYPE B1
540 SQ.FT.

1 BED
TYPE B1
540 SQ.FT.

1 BED
TYPE B5
593 SQ.FT.

1 BED
TYPE B5
551 SQ.FT.

3 BED
TYPE D1
1,150 SQ.FT.

2 BED
TYPE C3
809 SQ.FT.

1 BED
TYPE B6
592 SQ.FT.

3 BED
TYPE D1
1,150 SQ.FT.

PR-1

PR-2

40sf

MECH.

76'-8"
[23.37m]

ROOF DECK
BELOW

A
A200

EL: 40.00'
(12.20m)

BUILDING B - CONDO
L19

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL 19

Drawing	
Scale	1/16" = 1'-0"
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Sheet	A111

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DISCOVERY STREET

DOUGLAS STREET

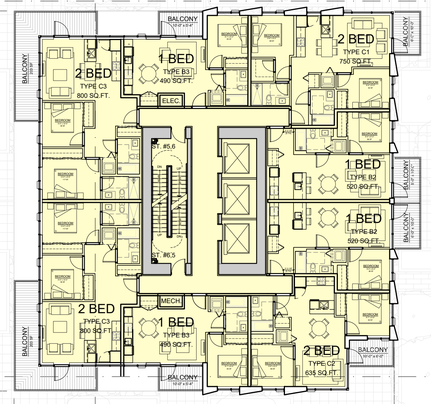
CALEDONIA AVENUE

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L19 - L20 (2 FLRS)

BUILDING A - BC HOUSING
ROOF

EL:55.83'
(17.02m)



85'-0"
[25.91m]

85'-0"
[25.91m]

ROOF DECK
BELOW

BUILDING A - BC HOUSING
ROOF

EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

32'-9"
[10.0m]

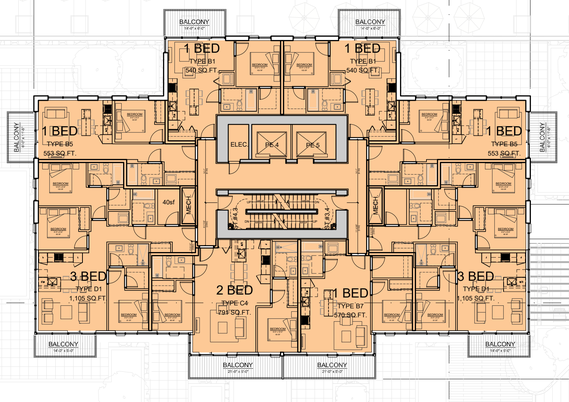
D
A203

F
A205

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]



76'-8"
[23.37m]

PLAZA
BELOW

ROOF DECK
BELOW

A
A200

EL: 40.00'
(12.20m)

BUILDING B - CONDO
L20

EL:56.70'
(17.28m)

EL:61.68'
(18.80m)

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL 20

Drawing	
Scale	1/16" = 1'-0"
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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
ROOFTOP AMENITY

BUILDING A - BC HOUSING
ROOF

EL:55.83'
(17.02m)

JR1 BED
TYPE B1
430 SQ.FT

1 BED
TYPE B3
520 SQ.FT

1 BED
TYPE B2
520 SQ.FT

BUILDING C
RENTAL
AMENITY
1,475 sf

BUILDING C
RENTAL ROOF

EL 250'-10"
(76.45 m)

85'-0"
[25.91m]

85'-0"
[25.91m]

ROOF DECK
BELOW

BUILDING A - BC HOUSING
ROOF

EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

32'-9"
[10.0m]

ROOF DECK
BELOW

EL: 36.12'
(11.01m)

111'-0"
[33.83m]

PLAZA
BELOW

2 BED
TYPE D6
780 SQ.FT

2 BED
TYPE D6
780 SQ.FT

2 BED
TYPE C6
888 SQ.FT

2 BED
TYPE C5
888 SQ.FT

3 BED
TYPE D2
1,609 SQ.FT
(1,226sf + 583sf)

3 BED
TYPE D2
1,609 SQ.FT
(1,226sf + 583sf)

BALCONY

ELEC

PK-4

PK-5

MECH.

AS-3

AS-4

76'-8"
[23.37m]

ROOF DECK
BELOW

EL: 40.00'
(12.20m)

BUILDING B - CONDO
L21

EL:56.70'
(17.28m)

EL:61.68'
(18.80m)

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL 21

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A113

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

BUILDING C RENTAL ROOF
EL 250'-10"
(76.45 m)

BUILDING C - RENTAL AMENITY ROOF
EL 260'-2"
(79.30 m)

OVERRUN
EL 270'-2"
(82.34 m)

85'-0"
[25.91m]

85'-0"
[25.91m]

BUILDING A - BC HOUSING ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

111'-0"
[33.83m]

MECHANICAL

OVERRUN
EL 284'-2"
(86.61 m)

PRIVATE PATIO
1,540 SF
EL 274'-2"
(83.56 m)

3 BED
TYPE D2
1,209 SQ FT
(1,226m² + 183sf)

3 BED
TYPE D2
1,209 SQ FT
(1,226m² + 183sf)

PRIVATE PATIO
1,540 SF
EL 274'-2"
(83.56 m)

76'-8"
[23.37m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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ROOF LEVEL

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A114

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BUILDING SECTION A

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A200

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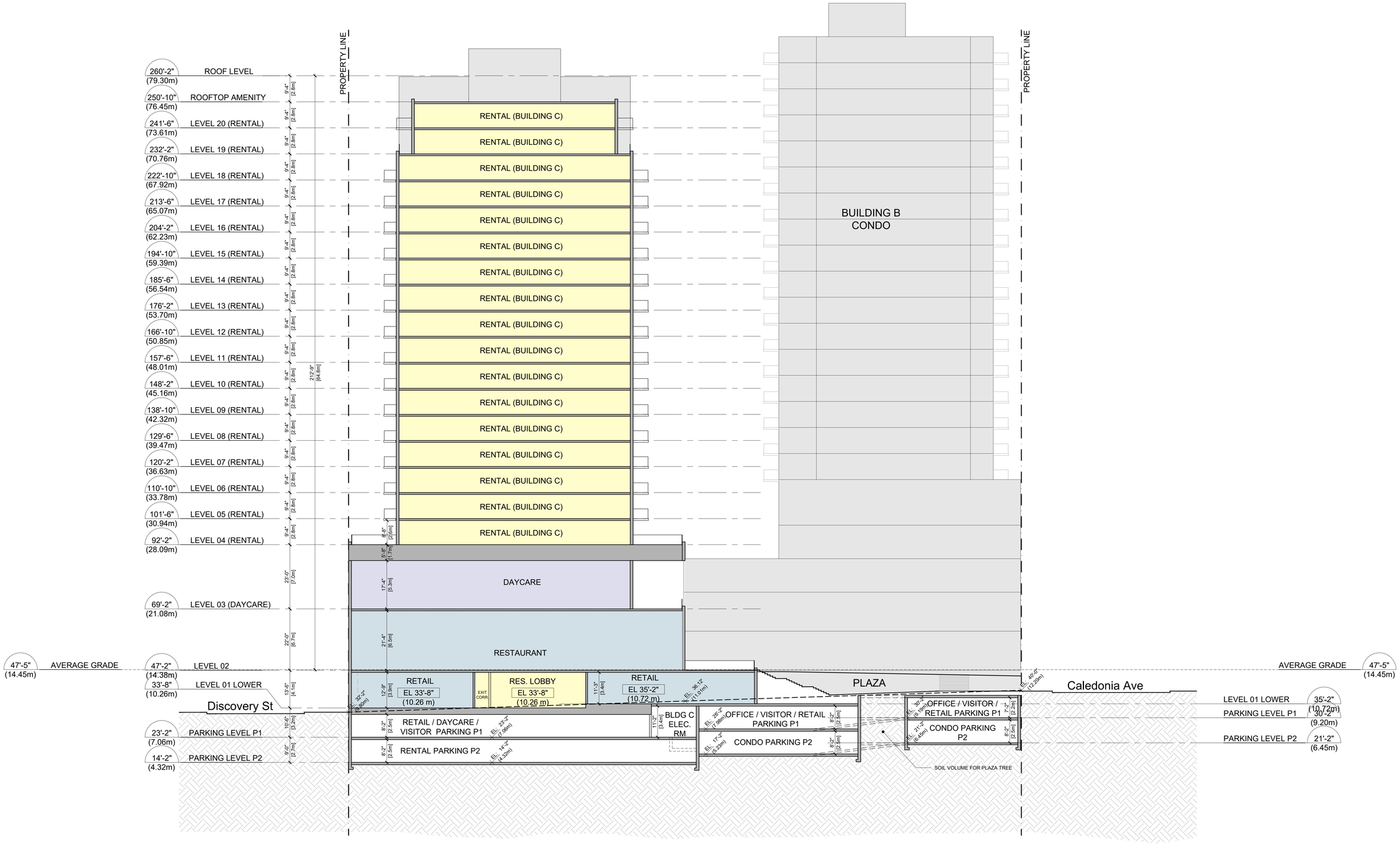

16' 12' 8' 4' 0" 8' 16' 32' 48'

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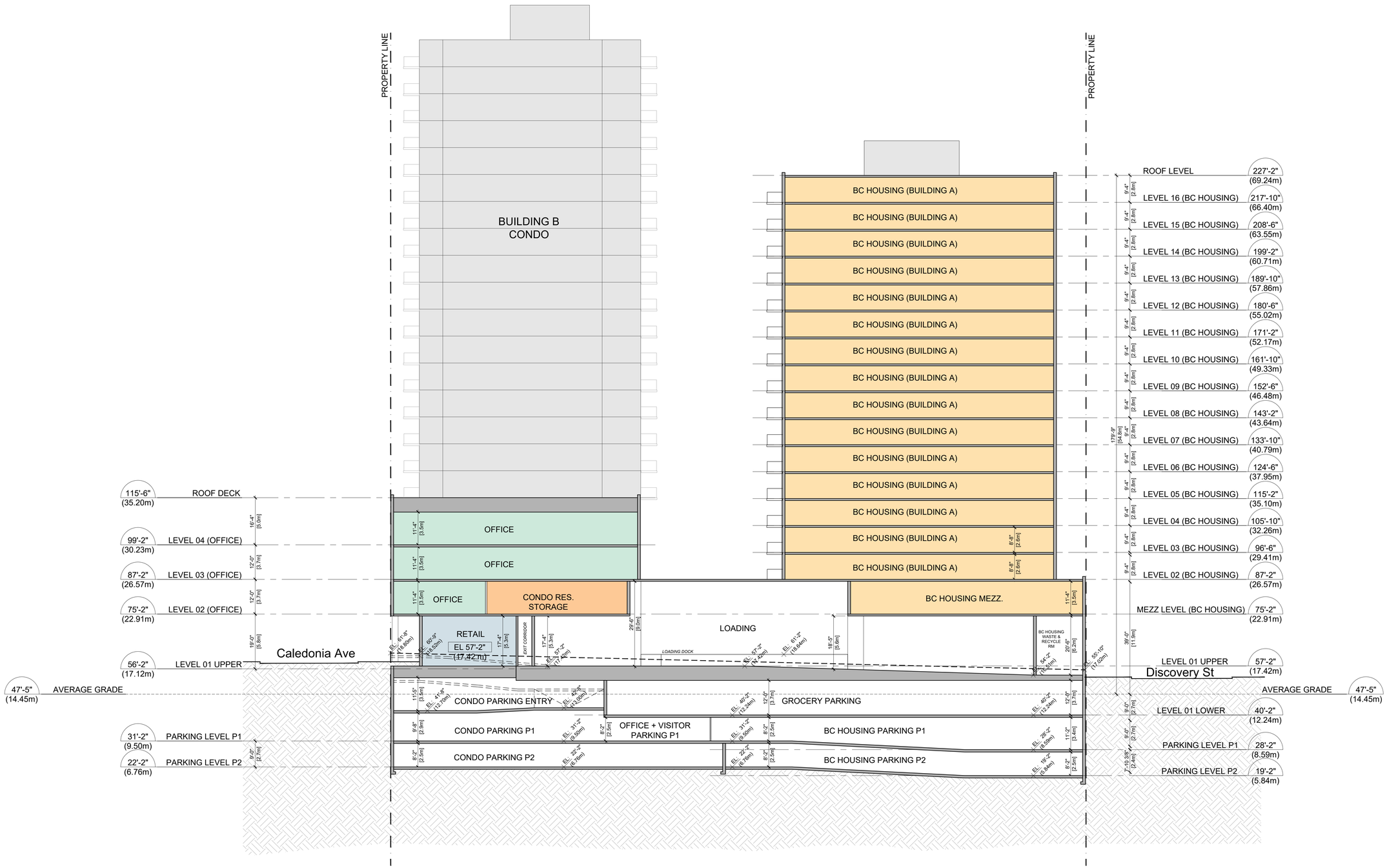
BUILDING SECTION B

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A201



16' 12' 8' 4' 0" 8' 16' 32' 48'

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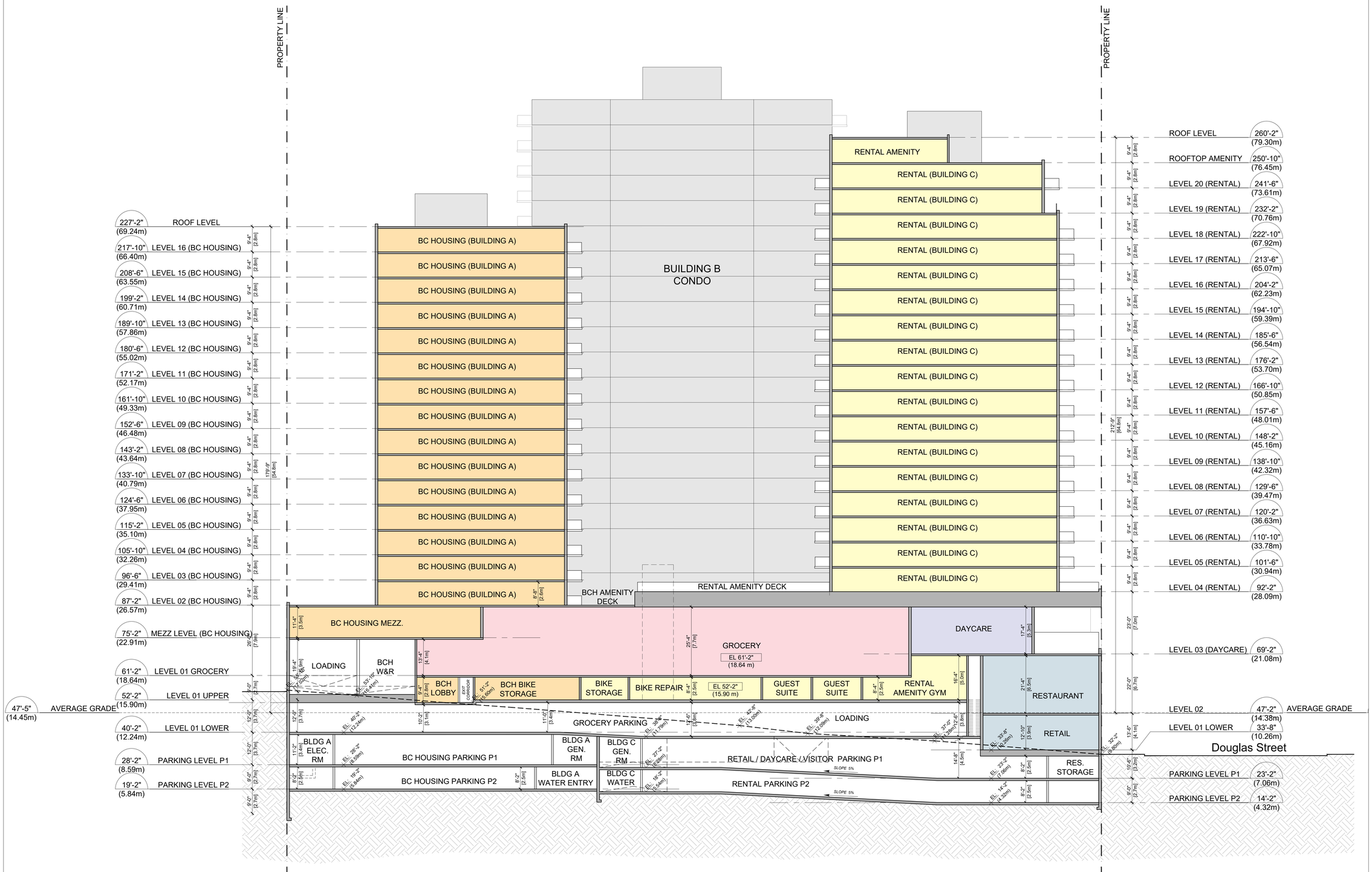
BUILDING SECTION C

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A202



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Seal

Douglas St

Victoria, BC

Project

BUILDING SECTION D

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A203

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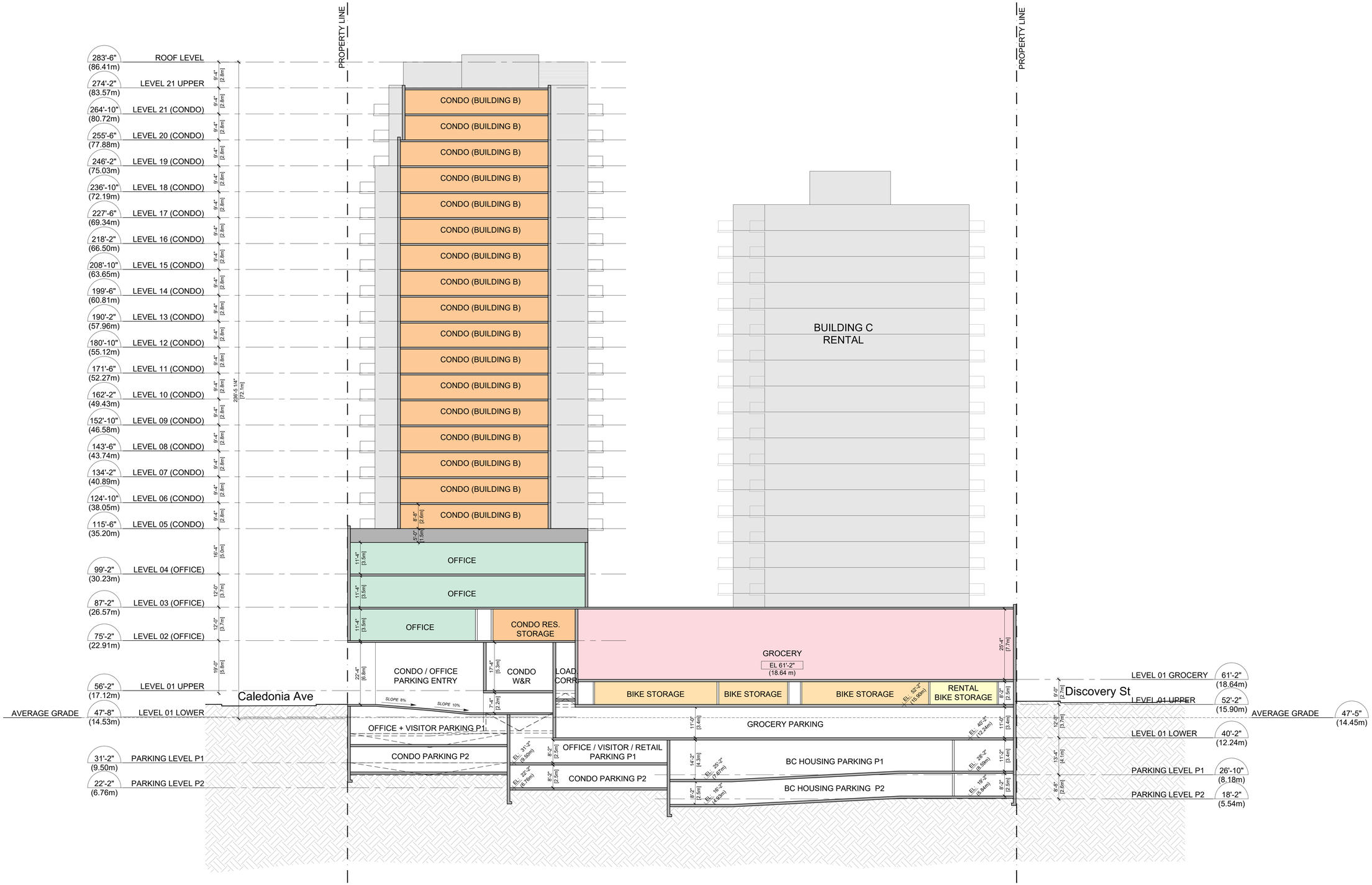

16' 12' 8' 4' 0" 8' 16' 32' 48'

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I:\PROJECTS\2021-2025\2021\221023 - CALEDONIA ST, VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221023_A204_BUILDING SECTION E.DWG | 22 Jul 2022 - 1:42 PM | JKELLY

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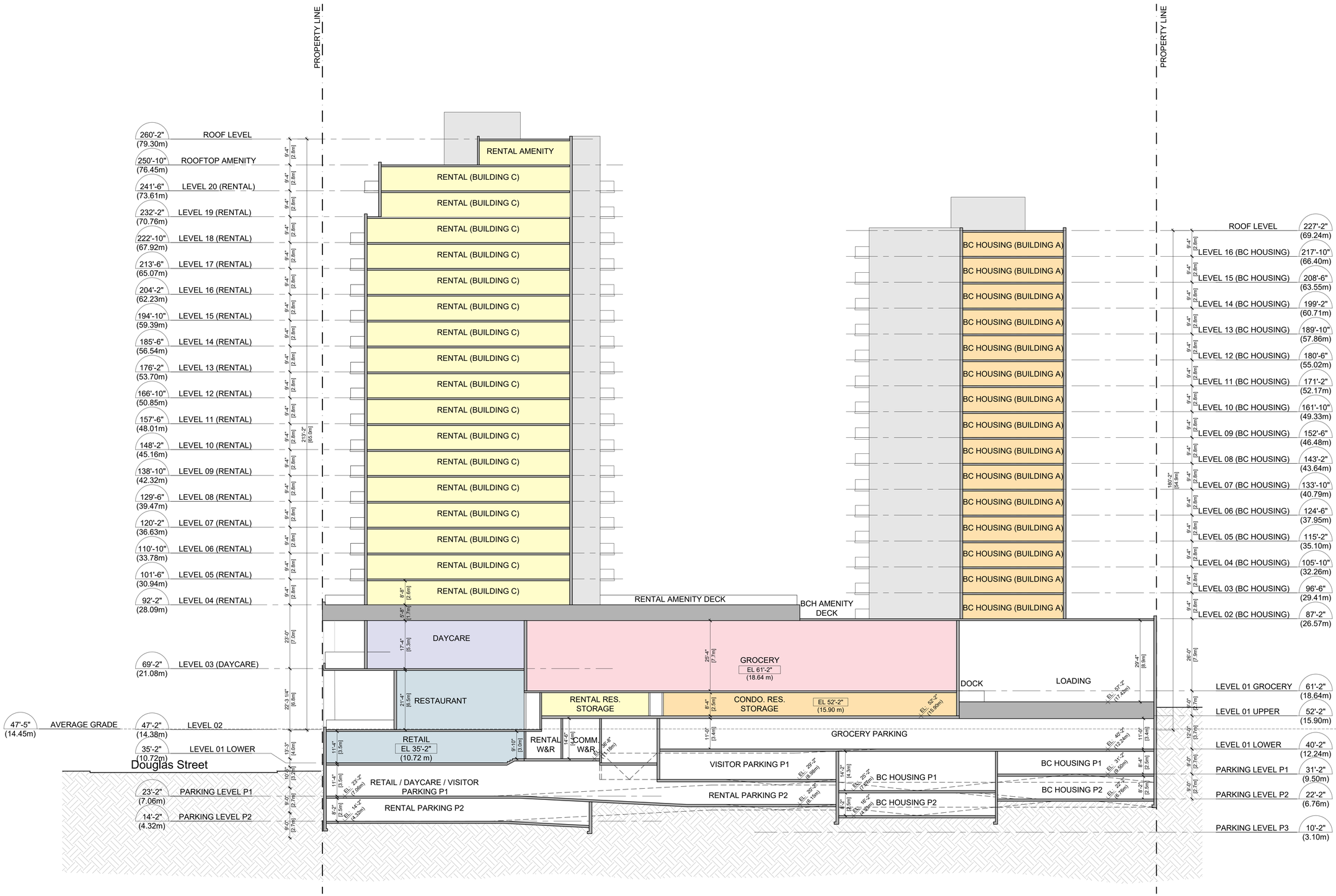
Victoria, BC

Project

BUILDING SECTION E

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A204



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Victoria, BC

Project

BUILDING SECTION F

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A205

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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Victoria, BC

Project

BUILDING ELEVATION SOUTH

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A300

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONCRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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Douglas St

Victoria, BC

Project

BUILDING ELEVATION WEST

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A301

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY	
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY	
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY	

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Seal

Douglas St

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Project

BUILDING ELEVATION EAST

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A302

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY	
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY	
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY	

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Project

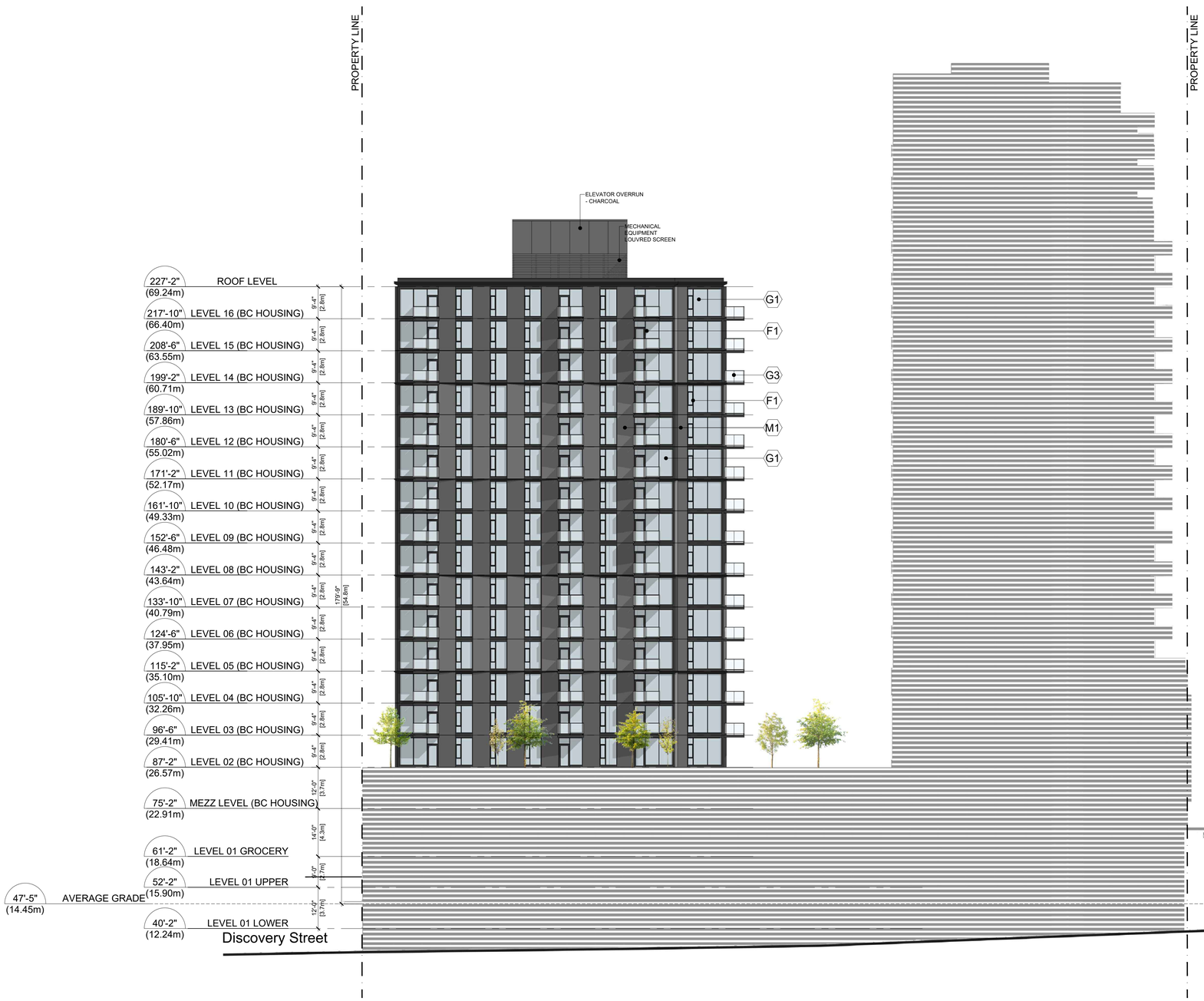
BUILDING ELEVATION NORTH

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A303



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
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B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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Victoria, BC

Project

BUILDING A ELEVATION WEST

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A304

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
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B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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Project

BUILDING C ELEVATION EAST

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A305

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONCRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
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Project

BUILDING B ELEVATION NORTH

Drawing

Scale 1/16" = 1'-0"

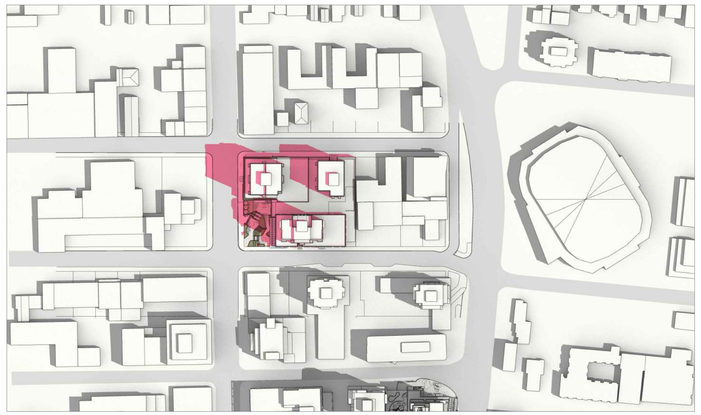
Project 221023

Sheet A306

1 - SPRING/FALL EQUINOX - March 20 /Sept 22 10AM

2 - SPRING/FALL EQUINOX - March 20 /Sept 22 12PM

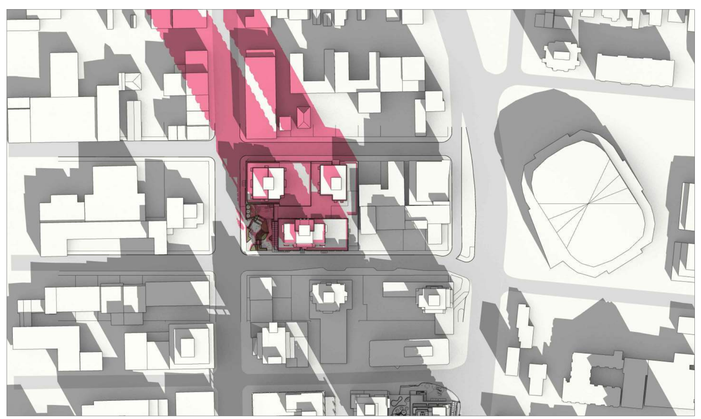
3 - SPRING/FALL EQUINOX - March 20 /Sept 22 2PM



4 - SUMMER SOLSTICE - June 21 10AM

5 - SUMMER SOLSTICE - June 21 12PM

6 - SUMMER SOLSTICE - June 21 2PM



4 - WINTER SOLSTICE - Dec 21 10AM

5 - WINTER SOLSTICE - Dec 21 12PM

6 - WINTER SOLSTICE - Dec 21 2PM

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Douglas St

Victoria, BC

Project

SHADOW / SUN STUDY

Drawing

Scale

Project 221023

Sheet A500

1 - CALEDONIA AVE. SETBACK - NORTH EAST VIEW
N.T.S.

2 - CONDO & PARKING ENTRANCE - NORTH VIEW
N.T.S.

3 - PLAZA - EAST VIEW
N.T.S.

4 - DAYCARE DECK - NORTH EAST VIEW
N.T.S.

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Project

3D VIEWS

Drawing
Scale N.T.S.
Project 221023
Sheet A501 A

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1 - DISCOVERY STREET - EAST VIEW
N.T.S.

2 - DISCOVERY STREET - EAST VIEW
N.T.S.

3 - DISCOVERY STREET - EAST VIEW
N.T.S.

4 - DISCOVERY STREET - BC HOUSING RESIDENTIAL ENTRY
N.T.S.

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3D VIEWS

Drawing

Scale

Project 221023

Sheet A501 B

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1 - LOADING GATE - CALEDONIA AVE
N.T.S.

2 - LOADING GATE - DISCOVERY ST
N.T.S.

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3D VIEWS

Drawing

Scale

Project 221023

Sheet A501 C

1 - OVERALL BUILDING TOPS
N.T.S.

2 - BUILDING C RENTAL - TOWER TOP
N.T.S.

3 - BUILDING B CONDO - TOWER TOP
N.T.S.

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3D VIEWS

Drawing

Scale

Project 221023

Sheet A501 D

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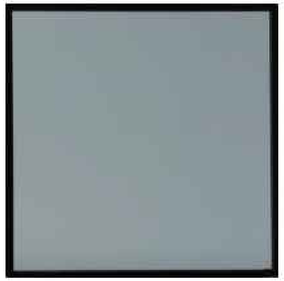
Building A

Black Mullions



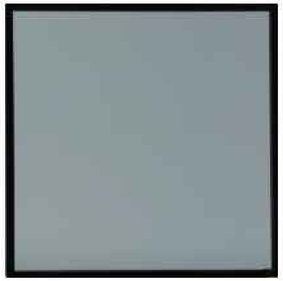
Grey Glass (Residential)

Metal Panel- Dusty Charcoal

Metal Panel- Greyhound

Building C

Charcoal Mullions



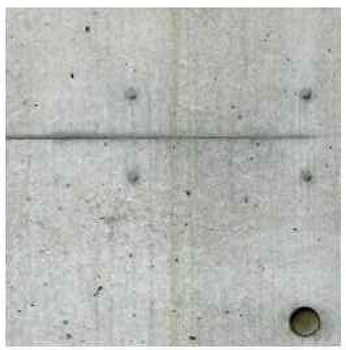
Grey Glass (Residential)

Metal Panel- Dusty Charcoal

Metal Panel- Champagne Metallic

Restaurant & Market Podium

Light Brick - Canyon Mist



Architectural Concrete

Metal Panel-
Natural Chestnut

Flat Top Metal Mesh

Glulam & Steel Canopies

M C M

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MATERIALS

Drawing

Scale

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Sheet A502A

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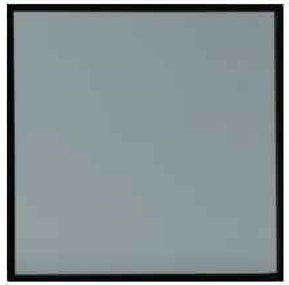
Building B

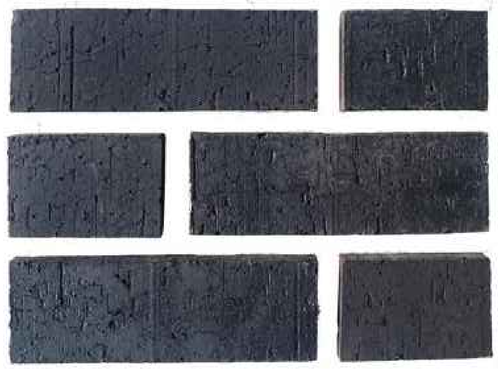
White Mullions



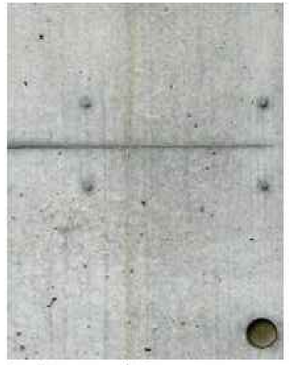
Grey Glass (Residential)

Metal Panel- Bone White

Office Podium



Dark Brick- Coal Creek



Architectural Concrete

Stainless Steel
Window Surrounds

Metal Panel-
Azure Blue

4 Sided Silicon Curtain Wall

Glulam & Steel Canopies

Musson Cattell Mackey Partnership

Architects Designers Planners

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Suite 1900
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MCMPArchitects.com

Revisions	YYYY-MM-DD
13 JUNE 2022 ISSUED FOR DP RESPONSE	
30 MARCH 2022 ISSUED FOR REZONING & DP	

Seal

Douglas St

Victoria, BC

Project

MATERIALS

Drawing

Scale

Project 221023

Sheet A502B

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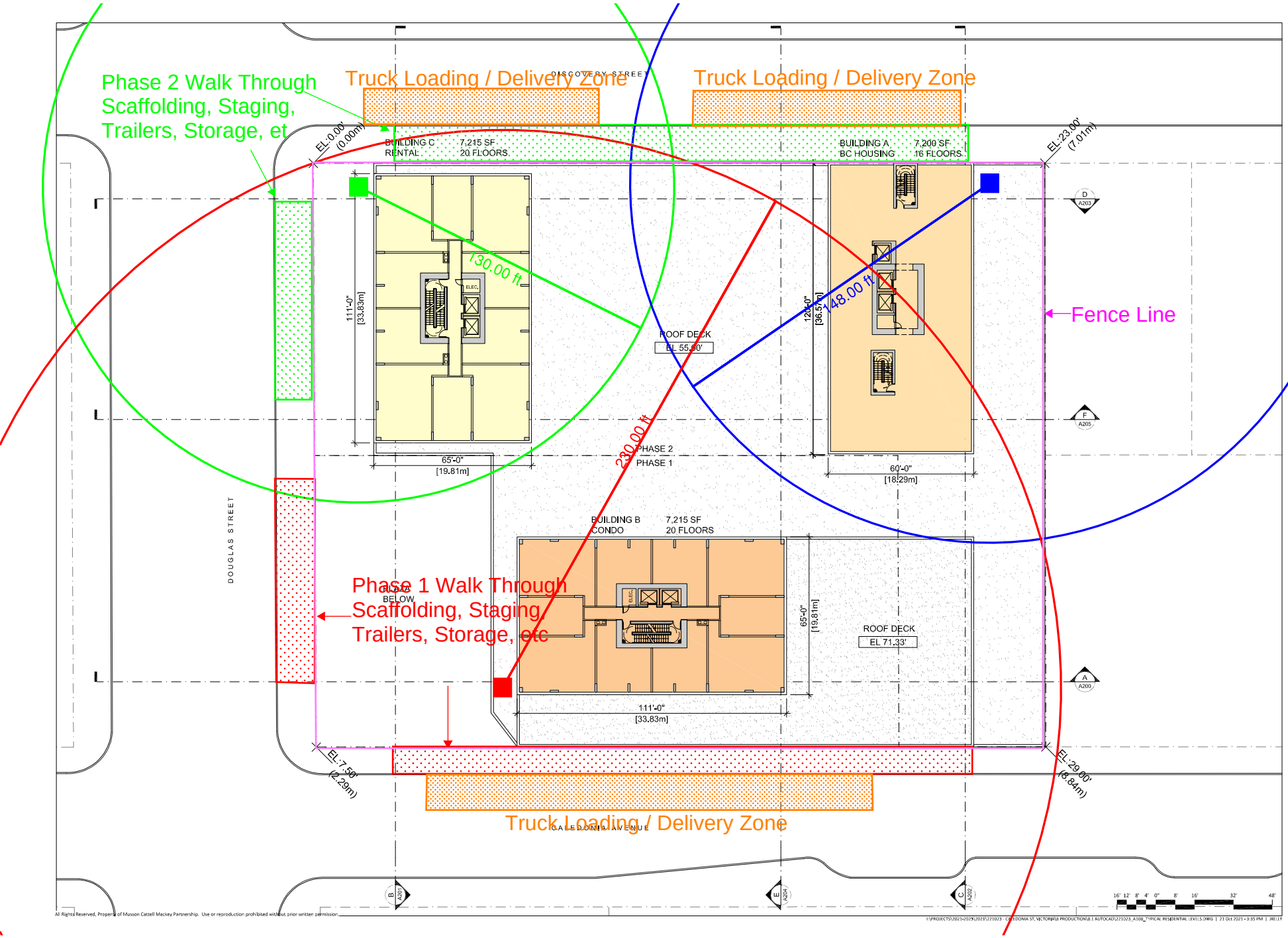

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2021-10-21
Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC
Project

TYPICAL RESIDENTIAL LEVELS

Drawing

Scale 1/16" = 1'-0"
Project 221023
Sheet A108

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DISCOVERY STREET

EL:0.00' (0.00m)
EL:5.25' (1.60m)
EL:10.00' (3.05m)
EL:17.25' (5.26m)
EL:23.00' (7.01m)

Excavation Ramp out

RENTAL RESI
5,480 SF
EL 32.00'

ELEV. OR

O/H GATE

BC HOUSING LOADING

D A203

PHASE 2
PHASE 1

GROCERY
28,000 SF
EL 29.00'

LOADING BELOW

F A205

PHASE 2
72,253.13 sf
PHASE 1

CATWALK ABOVE

EL 25.00'

DOCK
EL 29.00'

ONE WAY

CLASS B (10' x 23')

PLAZA BELOW

ELEC

ELEV. OR

EXIT CORRIDOR

RES. LOBBY BELOW

OFFICE LOBBY BELOW

29'-0" PARKING RAMP DN @ 10%

19'-8" [6.0m]

8%

LIQUOR BELOW

50' RAMP DN @ 8%

A A200

4'-0" [1.22m]

20'-0" [6.10m]

GROCERY LOBBY BELOW

EXIT CORRIDOR BELOW

O/H GATE

EL 20.00'

CONDO / OFFICE PARKING ENTRY BELOW

EL:7.50' (2.29m)
EL:12.875' (3.93m)
EL:18.25' (5.56m)
EL:24.25' (7.39m)
EL:26.30' (8.02m)
EL:29.00' (8.84m)

DOUGLAS STREET

CALEDONIA AVENUE

B A201
E A204
C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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2021-10-21
Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC
Project

GROCERY LEVEL

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet A105

DRAWING CONTENTS

L0.00	COVER
L0.01	PRECEDENT IMAGES
L0.02	TREE MANAGEMENT PLAN
L1.00	LAYOUT AND MATERIALS PLAN-PLAZA/GROUND LEVELPLAZA & UPPER GROUND
L1.01	LAYOUT AND MATERIALS PLAN- OFFICE/ ROOF AMENITY LEVEL
L1.02	LAYOUT AND MATERIALS PLAN-ROOF TOP AMENITY
L1.03	LAYOUT AND MATERIALS PLAN-DAYCARE & PENTHOUSE
L2.01	GRADING PLAN
L2.02	PROPOSED TREES AS REPLACEMENT TREES
L2.03	SOIL DEPTH COORDINATION PLAN
L2.04	SCHEMATIC LIGHTING PLAN
L3.01	PLANTING PLAN
L4.01	SECTIONS
L4.02	SECTIONS

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3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS

PROJECT

710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE

COVER

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NORTH

SCALE

Scale

PROJECT NO.	21061		
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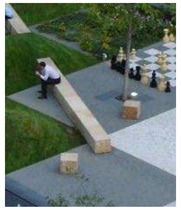

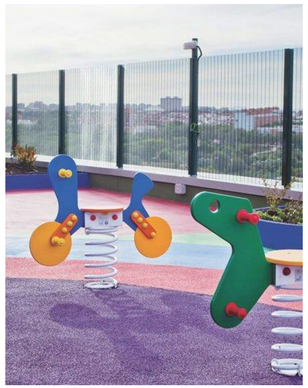
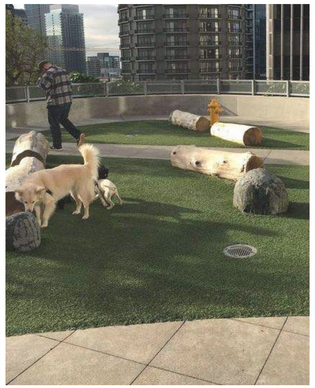

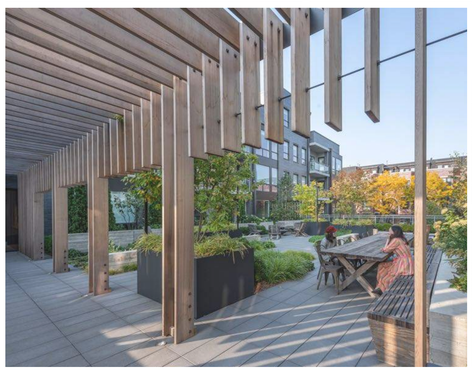

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PRECEDENT IMAGES

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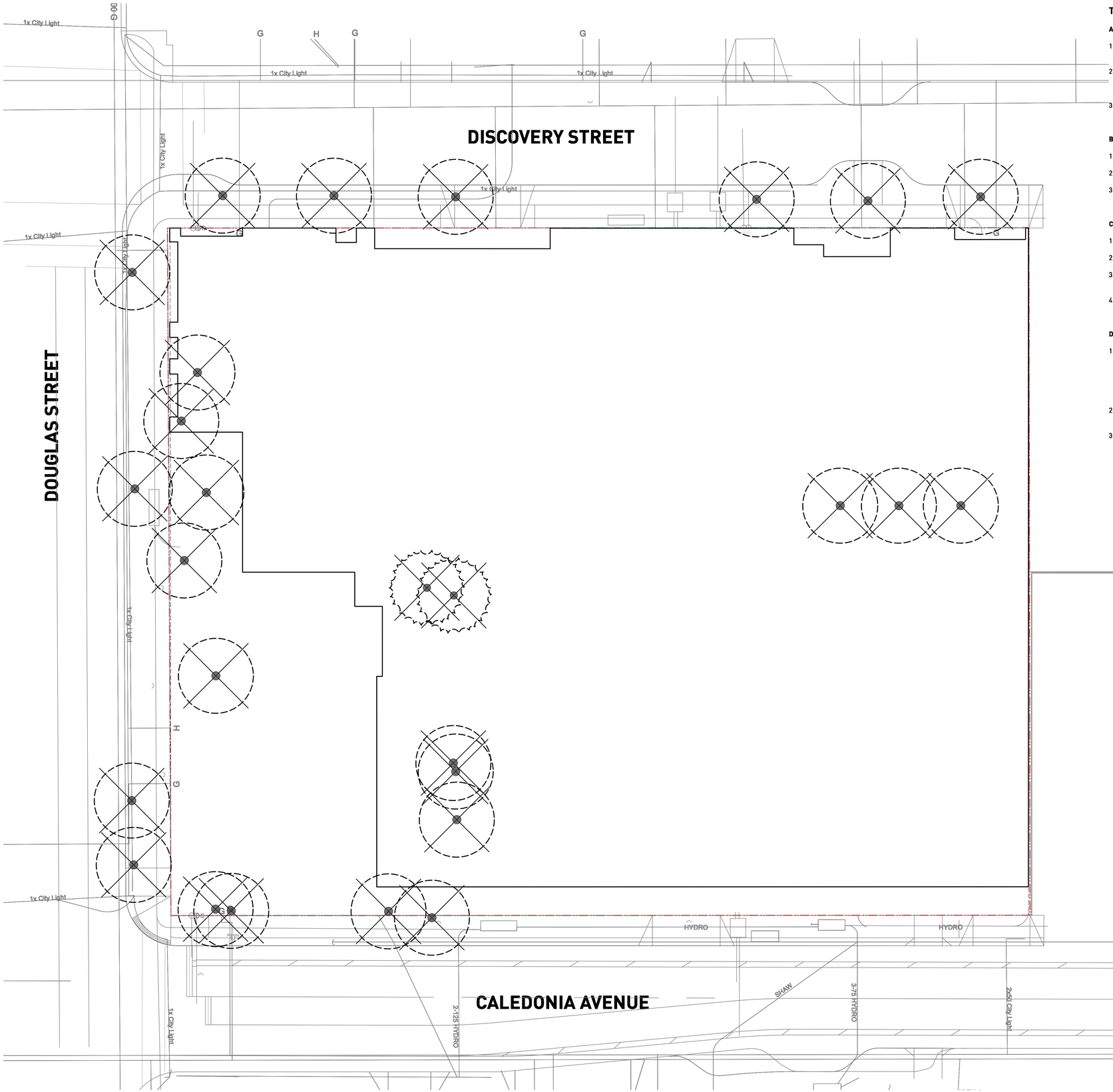


TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

1. EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M [6'-0"] HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

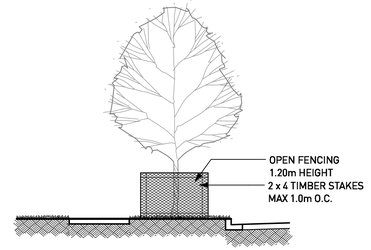
1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
2. DO NOT CUT MAIN LATERAL ROOTS.
3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm [6"] BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

D. PROTECTION OF EXPOSED ROOTS

1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:

   A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
   B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
   C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.

2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



1 TREE PROTECTION BARRIER FENCING DETAIL
NTS

TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
	DECIDUOUS TREE TO BE RETAINED
	DECIDUOUS TREE TO BE REMOVED
	CONIFEROUS TREE TO BE RETAINED
	CONIFEROUS TREE TO BE REMOVED
	CRITICAL ROOT ZONE REFER TO ARBORIST REPORT
	TREE PROTECTION FENCE REFER TO ARBORIST REPORT

0 10 20 m

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PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
TREE MANAGEMENT PLAN

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SCALE
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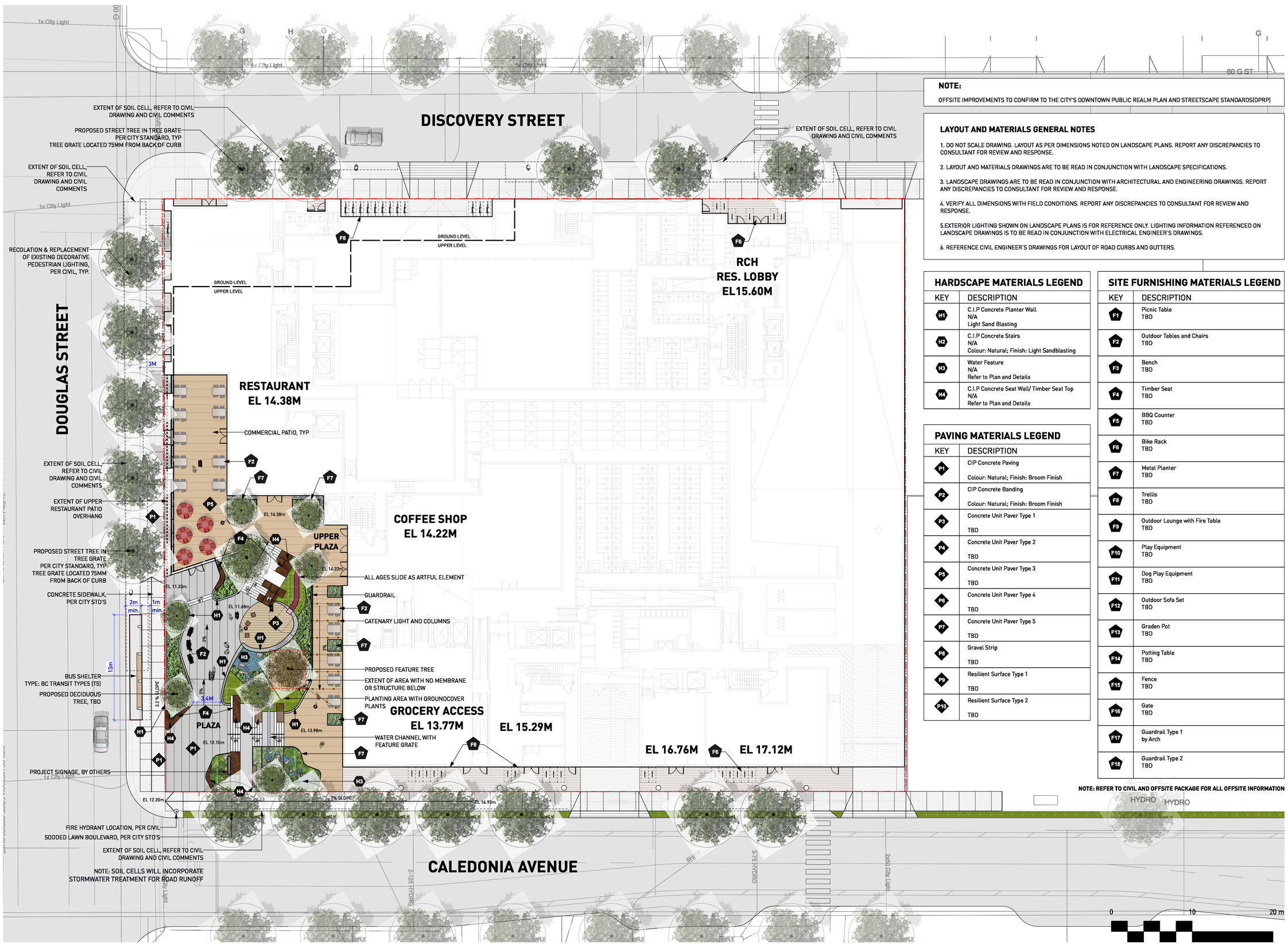

NOTE:

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

LAYOUT AND MATERIALS GENERAL NOTES

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4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

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6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
H1	C.I.P Concrete Planter Wall N/A Light Sand Blasting
H2	C.I.P Concrete Stairs N/A Colour: Natural; Finish: Light Sandblasting
H3	Water Feature N/A Refer to Plan and Details
H4	C.I.P Concrete Seat Wall/ Timber Seat Top N/A Refer to Plan and Details

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1	CIP Concrete Paving Colour: Natural; Finish: Broom Finish
P2	CIP Concrete Banding Colour: Natural; Finish: Broom Finish
P3	Concrete Unit Paver Type 1 TBD
P4	Concrete Unit Paver Type 2 TBD
P5	Concrete Unit Paver Type 3 TBD
P6	Concrete Unit Paver Type 4 TBD
P7	Concrete Unit Paver Type 5 TBD
P8	Gravel Strip TBD
P9	Resilient Surface Type 1 TBD
P10	Resilient Surface Type 2 TBD

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
F1	Picnic Table TBD
F2	Outdoor Tables and Chairs TBD
F3	Bench TBD
F4	Timber Seat TBD
F5	BBQ Counter TBD
F6	Bike Rack TBD
F7	Metal Planter TBD
F8	Trellis TBD
F9	Outdoor Lounge with Fire Table TBD
F10	Play Equipment TBD
F11	Dog Play Equipment TBD
F12	Outdoor Sofa Set TBD
F13	Graden Pot TBD
F14	Potting Table TBD
F15	Fence TBD
F16	Gate TBD
F17	Guardrail Type 1 by Arch
F18	Guardrail Type 2 TBD

NOTE: REFER TO CIVIL AND OFFSITE PACKAGE FOR ALL OFFSITE INFORMATION

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PROJECT

710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE

LAYOUT AND MATERIALS PLAN-PLAZA/GROUND LEVEL PLAZA & UPPER GROUND

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SCALE 1:200

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DRAWING TITLE
LAYOUT AND MATERIALS PLAN- OFFICE/ ROOF AMENITY LEVEL

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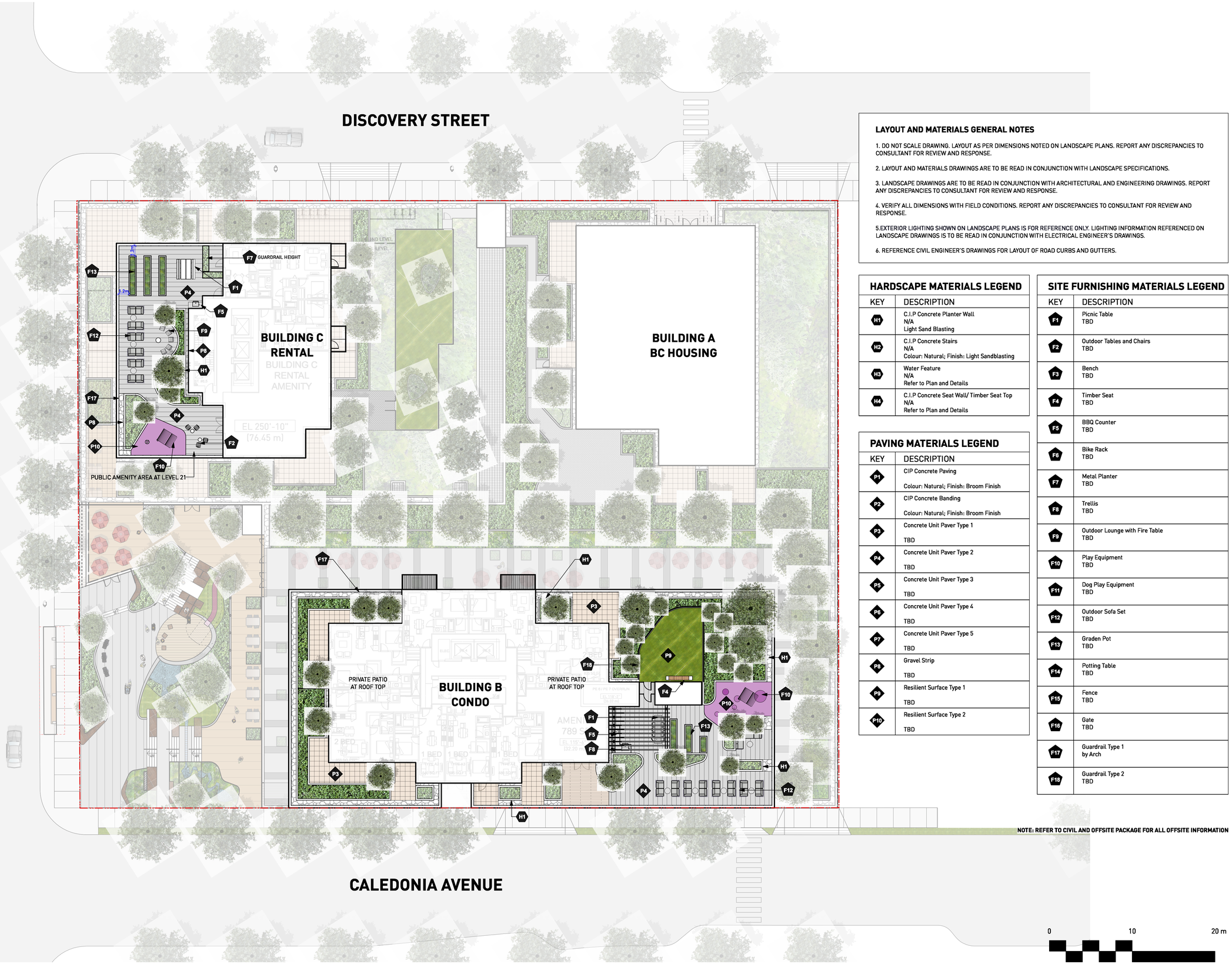

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
LAYOUT AND MATERIALS PLAN-ROOF TOP AMENITY

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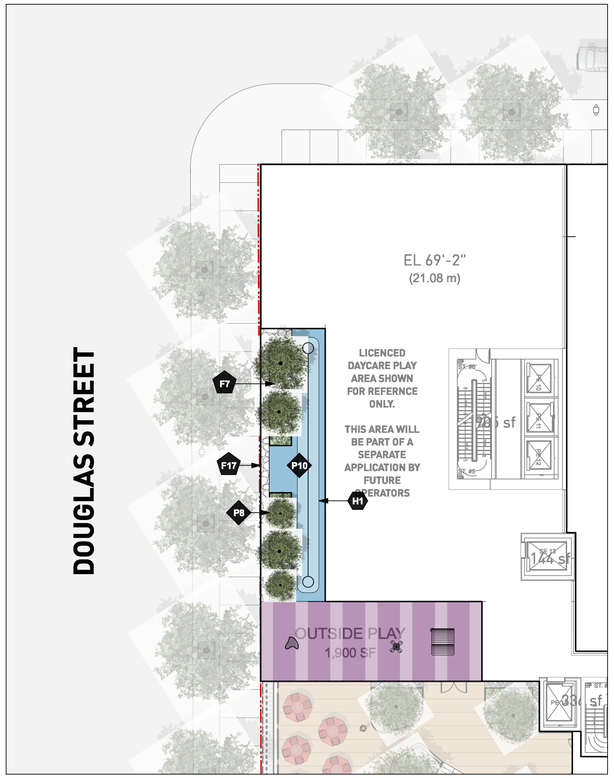
NORTH

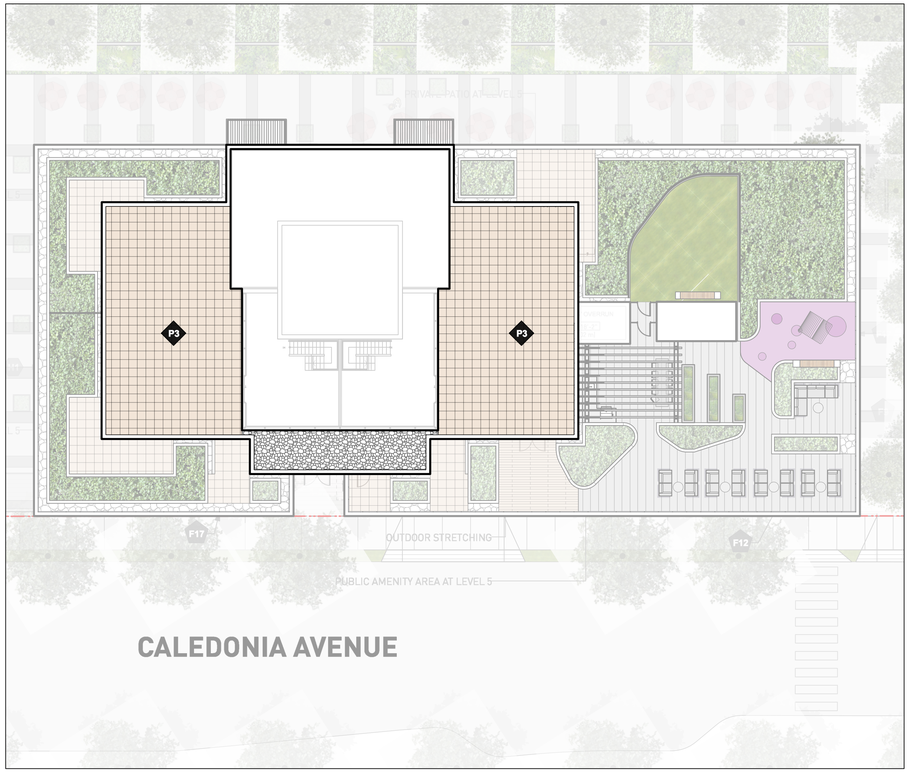
SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN 20220721.vwx		
PLOTTED	2022-07-22		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING
L1.02



LAYOUT PLAN - DAYCARE LEVEL



LAYOUT PLAN - PENTHOUSE LEVEL AT CONDO BUILDING

0 10 20 m

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.

3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

5.EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.

6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
H1	C.I.P Concrete Planter Wall N/A Light Sand Blasting
H2	C.I.P Concrete Stairs N/A Colour: Natural; Finish: Light Sandblasting
H3	Water Feature N/A Refer to Plan and Details
H4	C.I.P Concrete Seat Wall/ Timber Seat Top N/A Refer to Plan and Details

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1	CIP Concrete Paving Colour: Natural; Finish: Broom Finish
P2	CIP Concrete Banding Colour: Natural; Finish: Broom Finish
P3	Concrete Unit Paver Type 1 TBD
P4	Concrete Unit Paver Type 2 TBD
P5	Concrete Unit Paver Type 3 TBD
P6	Concrete Unit Paver Type 4 TBD
P7	Concrete Unit Paver Type 5 TBD
P8	Gravel Strip TBD
P9	Resilient Surface Type 1 TBD
P10	Resilient Surface Type 2 TBD

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
F1	Picnic Table TBD
F2	Outdoor Tables and Chairs TBD
F3	Bench TBD
F4	Timber Seat TBD
F5	BBQ Counter TBD
F6	Bike Rack TBD
F7	Metal Planter TBD
F8	Trellis TBD
F9	Outdoor Lounge with Fire Table TBD
F10	Play Equipment TBD
F11	Dog Play Equipment TBD
F12	Outdoor Sofa Set TBD
F13	Graden Pot TBD
F14	Potting Table TBD
F15	Fence TBD
F16	Gate TBD
F17	Guardrail Type 1 by Arch
F18	Guardrail Type 2 TBD

NOTE: REFER TO CIVIL AND OFFSITE PACKAGE FOR ALL OFFSITE INFORMATION

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PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
LAYOUT AND MATERIALS PLAN-DAYCARE & PENTHOUSE

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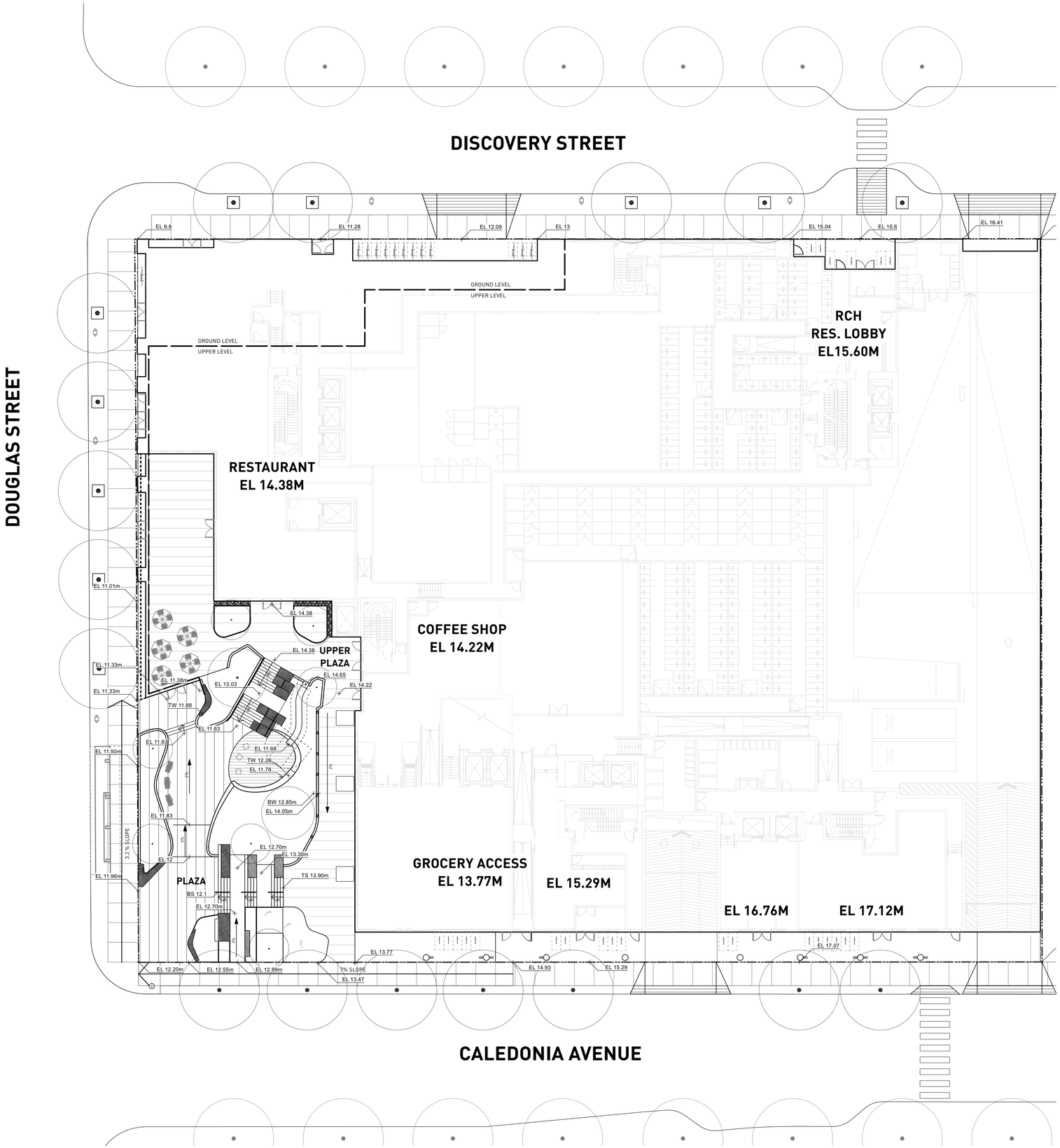
NORTH

SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN 20220721.vwx		
PLOTTED	2022-07-22		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING
L1.03



GRADING GENERAL NOTES

1. 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.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GRADING LEGEND

EL 0.94m	Existing Elevation
EL 0.94m	Proposed Elevation
FFE 0.94m	Finished Floor Elevation
TW 0.94m	Proposed Top of Wall Elevation
BW 0.94m	Proposed Bottom of Wall Elevation
TS 0.94m	Proposed Top of Stair Elevation
BS 0.94m	Proposed Bottom of Stair Elevation
TC 0.94m	Proposed Top of Curb Elevation
BC 0.94m	Proposed Bottom of Curb Elevation
TR 0.94m	Proposed Top of Ramp Elevation
BR 0.94m	Proposed Bottom of Ramp Elevation
SW 0.94m	Swale Elevation
79.5	Existing Contour
79.5	Proposed Contour
T	Trench Drain
P	Perforated Pipe
AD	Area Drain
LB	Lawn Basin
PD	Planter Drain
CB	Catch Basin
RD	Roof Drain, shown for reference only, see mechanical and architectural drawings

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

0 10 20 m

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PROJECT
710 CALEDONIA

ADDRESS

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DRAWING TITLE
GRADING PLAN

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NORTH

SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
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PLOTTED	2022-07-22		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING
L2.01

TREES PROPOSED FOR THE REPLACEMENT TREES

LEGEND	QUANTITY	LOCATION
	6	PLAZA/UPPER GROUND LEVEL
	20	OFFICE/ROOF AMENITY LEVEL
	16	ROOF TOP AMENTIY LEVEL
	42	**ENTIRE ON SITE AREA**

NOTE: MINIMUM 34 TREES IS REQUIRED FOR REPLACEMENT TREES AT ON SITE AREA PER ARBORIST REPORT

0 10 20 m

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PROPOSED TREES AS REPLACEMENT TREES

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NORTH

SCALE **1:200**

PROJECT NO.	**21061**		
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PLOTTED	**2022-07-22**		
DRAWN	**TT**	REVIEWED	**JZ/GB**

DRAWING

L2.02

LEGEND

- 614M² 900mm DEEP PLANTING AREA
- 752M² 600mm DEEP PLANTING AREA
- 297M₂ 450mm DEEP PLANTING AREA
- 386M² 150mm DEEP EXTENSIVE GREEN ROOF TRAY SYSTEME
- PROPOSED TREE FOR TREE REPLACEMENT AT PLAZA/UPPER GROUND LEVEL
- PROPOSED TREE FOR TREE REPLACEMENT AT OFFICE/ROOF AMENITY LEVEL
- PROPOSED TREE FOR TREE REPLACEMENT AT ROOF TOP AMENTIY LEVEL
- (S) SMALL TREE
- (M) MEDIUM TREE
- (L) LARGE TREE

0 10 20 m

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PROJECT

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DRAWING TITLE

SOIL DEPTH COORDINATION PLAN

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NORTH

SCALE 1:200

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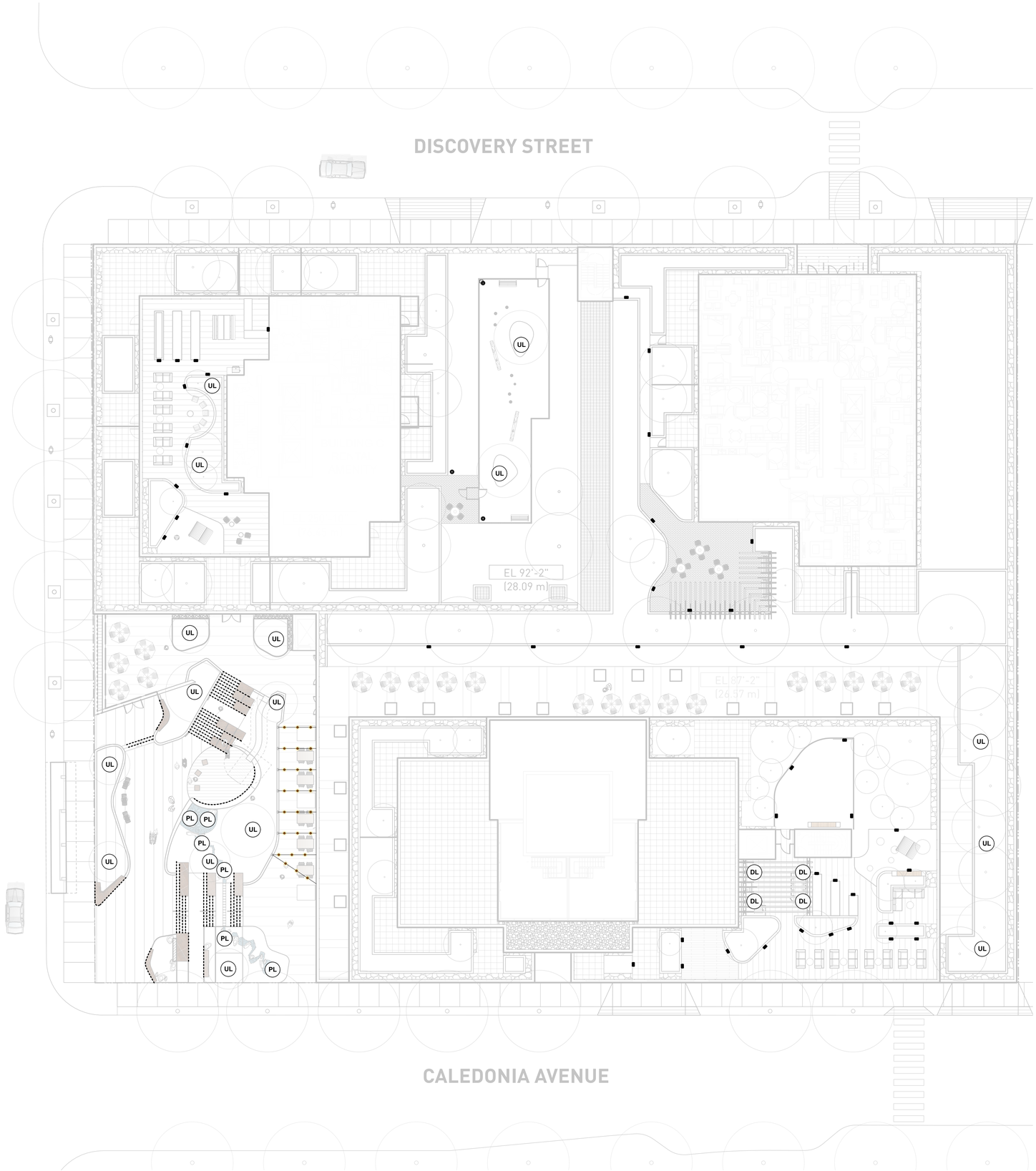
PLOTTED	2022-07-22		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING

L2.03



LIGHTING LEGEND

-------	LED Strip Light
	Catenary Light
	Bollard Light
	Wall Light
UL	Up Light in Planter
PL	Light in Water feature
DL	Down Lighting at Trellis

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

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

0 10 20 m

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DRAWING TITLE

SCHEMATIC LIGHTING PLAN

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SCALE 1:200

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DRAWN	TT	REVIEWED	JZ/GB

DRAWING

L2.04

Plant List
21061 710 CALEDONIA

ID	Native/Pollinator/ Food Bearing	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	N	Acer circinatum	Vine Maple	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Nursery grown, minimum 3 stems
AGR		Acer griseum	Paper Bark Maple	5 cm cal. (2" cal.)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) std.
APL		Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
ARJ		Acer rubrum 'Frank Jr.'	Redpointe Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
AXA	P	Amelanchier x grandiflora 'Autumn Brillance'	Autumn Brilliance Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B, Multi-stemmed, dense tree
CCD	P	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Multi-stem, nursery grown
PMZ 1.8m	N	Pseudotsuga menziesii	Douglas Fir	1.8 m ht. (6'-0" ht.)	As Shown	B&B, Uniform, dense branching, nursery growth
QCC	P	Quercus coccinea	Scarlet Oak	3.0 m ht. (9'-0" ht.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
SPS		Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
		Shrubs				
AOL	P	Azalea 'Orchid Lights'	Orchid Lights Azalea	#2 pot	75cm (30")	Well established
AJC	P	Azalea japonica 'Hino Crimson'	Hino Crimson Japanese Azalea	#2 pot	60cm (24")	Well established
CSK		Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot	60cm (24")	Well established, nursery grown
GSH	N, F, P	Gaultheria shallon	Salal	#2 pot	45cm (18")	Well established, nursery grown
LPL		Lonicera pileata	Privet Honeysuckle	#1 pot	45cm (18")	30 cm (12") spread
RSA	N, P	Ribes sanguineum	Flowering Currant	#2 pot	100cm (39")	Well established, nursery grown
RWM	P	Rosa 'White Meidiland'	White Meidiland Rose	#2 pot	45cm (18")	Well established
SJR		Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#2 pot	60cm (24")	Well established
SBA	P	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2 pot	60cm (24")	Well established
TXM		Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B
VCN	P, F	Vaccinium corymbosum 'Northblue'	Northblue Blueberry	#3 pot	120cm (48")	Well established
VOT	P	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	75cm (30")	Well established, nursery grown
		Ground Cover				
ECS		Erica carnea 'Springwood White'	Dwarf White Heath	#1 pot	38cm (15")	15cm (6") height
FVS	N, F	Fragaria vesca	Woodland Strawberry	#1 pot	25 cm (10")	Well established, nursery grown
MRP	N	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	40cm (16")	Well established, nursery grown
PTM		Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height
		Perennials				
AHY	N, P	Anemone hybrida	Japanese Anemone	#1 pot	38 cm (15")	Well established
EPR	P	Echinecea purpurea	Purple Cone Flower	#1 pot	45 cm (18")	Well established
HFE	P	Hosta 'Francee'	Francee Hosta	#1 pot	60 cm (24")	Well established
IVC	P	Iris versicolor	Blue Flag Iris	#1 pot	38 cm (15")	Well established
NFW	P	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 pot	38 cm (15")	Well established
ORV	P, F	Origanum vulgare	Oregano	#1 pot	30cm (12")	Well established
RBG	P	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm (18")	Well established
SLA	P	Stachys lanata	Lamb's Ear	#1 pot	38 cm (15")	Well established
TGR	N	Tellima grandiflora	Fringe Cup	#1 pot	30 cm (12")	Well established, nursery grown
		Ornamental Grasses				
CAK		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	#1 pot	75 cm (30")	Well established
PAH		Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1 pot	45 cm (18")	Well established
		Aquatic Plants				
CSA	N	Carex stipata	Saw Beak Sedge	#1 pot	40 cm (16")	Full dense plant, nursery grown
JEF	N	Juncus effusus	Common Rush	#1 pot	30 cm (12")	Well established
TLA	N	Typha latifolia	Cattail	#1 pot	90 cm (36")	Well established
		Ferns				
BSP	N	Blechnum spicant	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown
PMU	N	Polystichum munitum	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

Urban Forest

Amelanchier 'Autumn Brilliance'

Polystichum munitum

Anemone hybrida

Vaccinium ovatum

Pseudotsuga menziesii

Tellima grandiflora

Blechnum spicant

Gaultheria shallon

Hosta 'June'

Play Area

Stewartia pseudocamellia

Calamagrostis 'Karl Foerster'

Stachys lanata

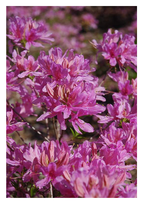
Vaccinium 'Northblue'

Nepeta 'Walker's Low'

Terraced Plaza

Acer griseum

Quercus coccinea


Azalea 'Orchid Lights'

Lonicera pileata

Rudbeckia 'Goldstrum'

Spiraea 'Anthony Waterer'

Rain Garden

Acer glabrum 'Douglasii'

Juncus effusus

Iris versicolor

Cornus 'Kelseyii'

Echinacea purpurea

Dog Park/BBQ/Private Patios

Cercis 'Appalachian Red'

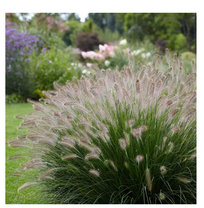
Erica 'Springwood White'

Azalea 'Hino Crimson'

Taxus 'H.M. Eddie'

Rosa 'Meidiland White'

Acer palmatum 'Green'


Pennisetum 'Hameln'

Ribes sanguineum

Skimmia japonica 'Rubella'

Fragaria vesca

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3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
2	2022-06-13	ISSUED FOR DP RESPONSE
1	2022-03-25	ISSUED FOR DP

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
PLANTING LIST + IMAGES

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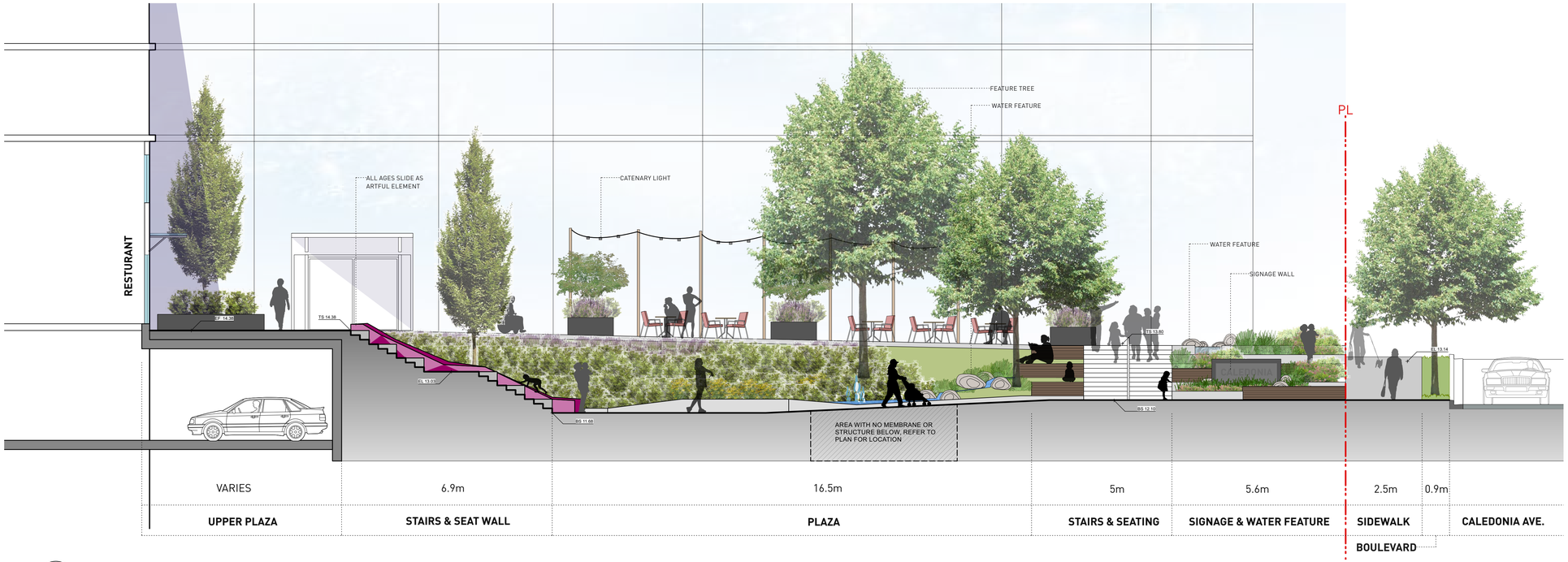
NORTH

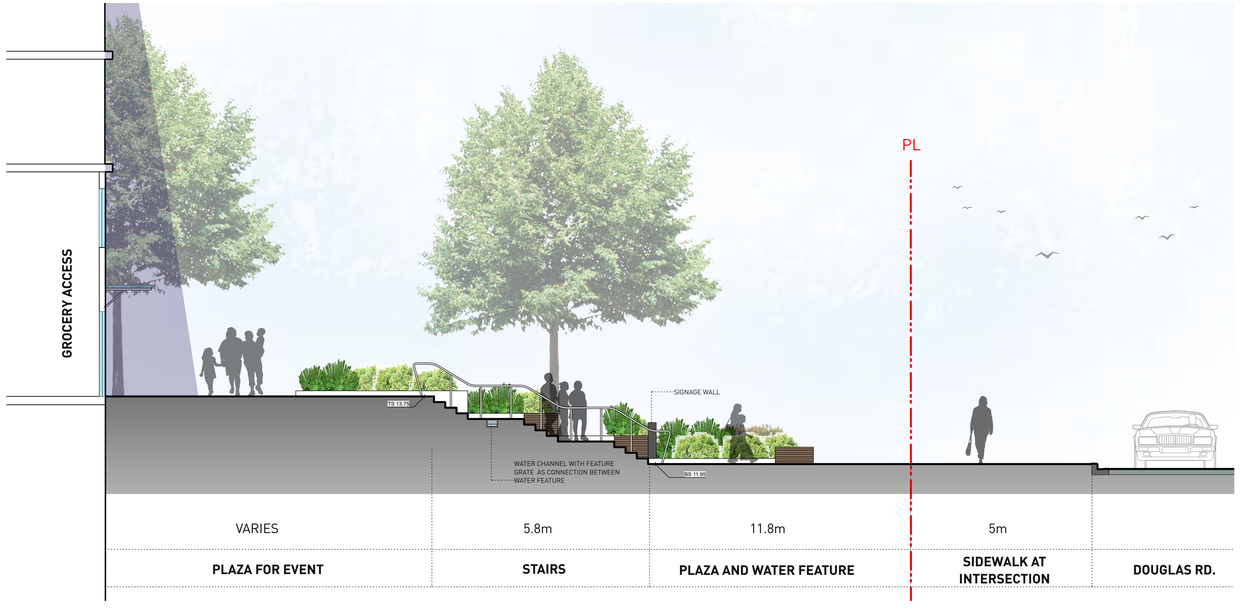
SCALE
Scale

PROJECT NO.	21061
DATE	2021-11-26
FILE NAME	21061 Plant List and Images HP 20220606.vwx
PLOTTED	2022-07-22
DRAWN	TT
REVIEWED	JZ/GB

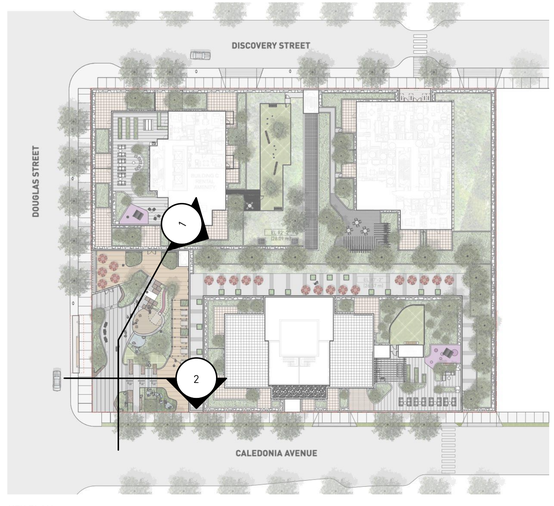
DRAWING
L3.01



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



2 GROUND LEVEL AND UPPER PLAZA
Scale: 1:75



KEY PLAN

PWL partnership

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PROJECT
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DRAWING TITLE
SECTIONS

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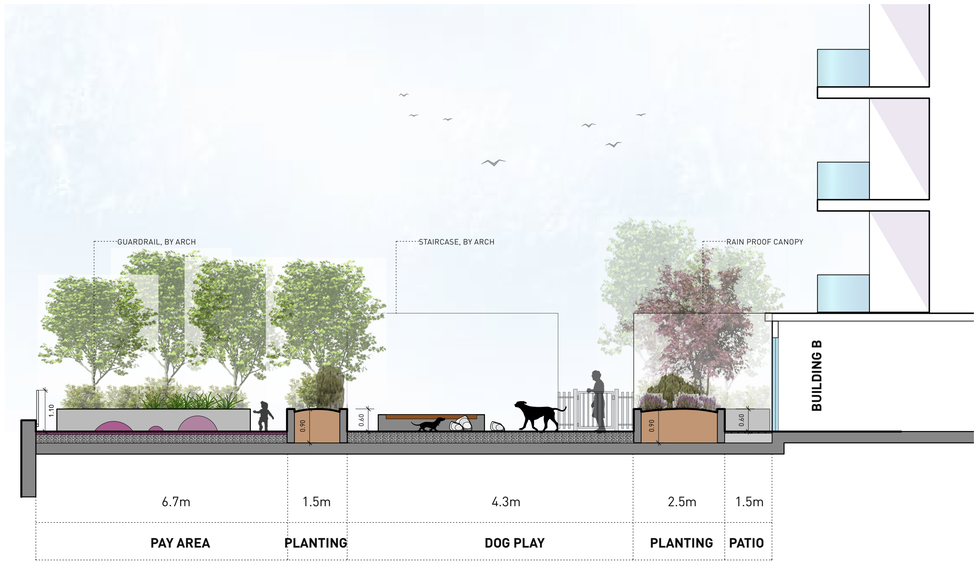
NORTH

SCALE
Scale

PROJECT NO.	21061		
DATE	2019-05-10		
FILE NAME	21061 SECTIONS v2022.vwx		
PLOTTED	2022-07-22		
DRAWN	TT	REVIEWED	GB

DRAWING
L4.01

3 ROOF TOP AMENITY AT BUILDING A & C
Scale: 1:75



4 ROOF TOP AMENITY AT BUILDING B
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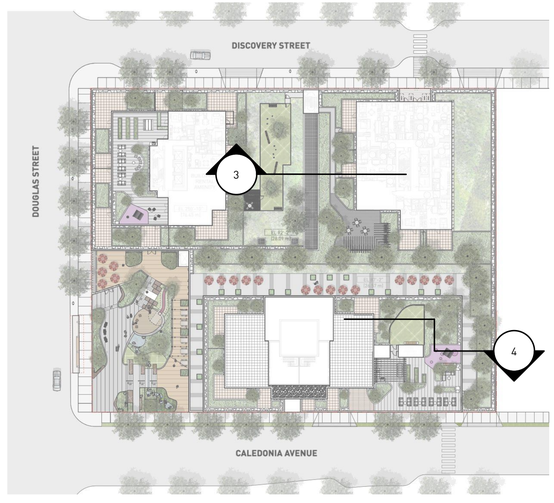

KEY PLAN

PWL partnership

PWL Partnership Landscape Architects Inc

5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2

www.pwlpartnership.com

T 604.688.6111
F 604.688.6112

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
A	2022-03-30	ISSUED FOR DP
B	2022-06-13	ISSUED FOR DP RESPONSE
C	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
SECTIONS

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NORTH

SCALE
Scale

PROJECT NO.	21061		
DATE	2019-05-10		
FILE NAME	21061 SECTIONS v2022.vwx		
PLOTTED	2022-07-22		
DRAWN	TT	REVIEWED	GB

DRAWING
L4.02

SHEET NOTES

(A) PROPOSED DRIVEWAY AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE B. PARKADE ACCESS GRADES TO BE AS PER CoV HIGHWAY ACCESS BYLAW.

(A1) CONTRACTOR TO INSTALL TRENCH DRAIN TO CONTROL PRIVATE STORMWATER RUNOFF AS REQUIRED.

(B) REPLACE EXISTING SIDEWALK AND BOULEVARD TO CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS DATED JANUARY 2019. ('DOUGLAS STREET'(pg.80–82) AND 'NEW TOWN'(pg.73–76) DISTRICTS) WHERE APPLICABLE

(C) PROPOSED 100mm DOMESTIC WATER AND 150mm FIRE WATER AND 75MM WATER METER AS PER CoV SD W2h.

(D) PROPOSED 200mm SANITARY SERVICE AND 200mm STORM SERVICE.

(F) EXISTING SANITARY AND STORM SERVICE TO BE CAPPED BY CONTRACTOR WITHIN PRIVATE PROPERTY.

(F1) EXISTING WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

(G) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING GUTTER AND PARKING AREA AND ASSOCIATED ELECTRICAL TO BE RELOCATED/ESTABLISHED AS REQUIRED.

(H) PROPOSED CROSSWALK LETDOWN COMPLETE WITH 1.5m PANEL TRANSITION.

(I) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.

(J) EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.

(K) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS. WHERE PRACTICAL ROAD RUNOFF TO BE DIRECTED TO SOIL CELLS FOR TREATMENT.

(L) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.

(M) PROPOSED LUMINAIRE LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.

(N) PROPOSED SOIL CELLS. FINAL CONFIGURATION TO BE DETERMINED DURING DETAILED DESIGN AND FINAL UTILITY COORDINATION.

KEY PLAN
NTS

LEGAL DESCRIPTION: VIP24557 LOT A & VIP23509 LOT 1
003–107–329 & 103–017–575

BENCHMARK: MONUMENT 17–103
ELEV. 9.60m

NOTE:
FOR PROPOSED SEWER ATTENUATION TANK LOCATIONS, REFER TO ARCHITECT DRAWINGS.

NOTE:
ALL SANITARY, STORM, AND WATER SERVICING TO BE INSTALLED OUTSIDE OF PROPOSED SOIL CELLS.

NOTE:
BCH SHOWN CONCEPTUALLY. HYDRO REDLINE PENDING.

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY CIVIL PLAN

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

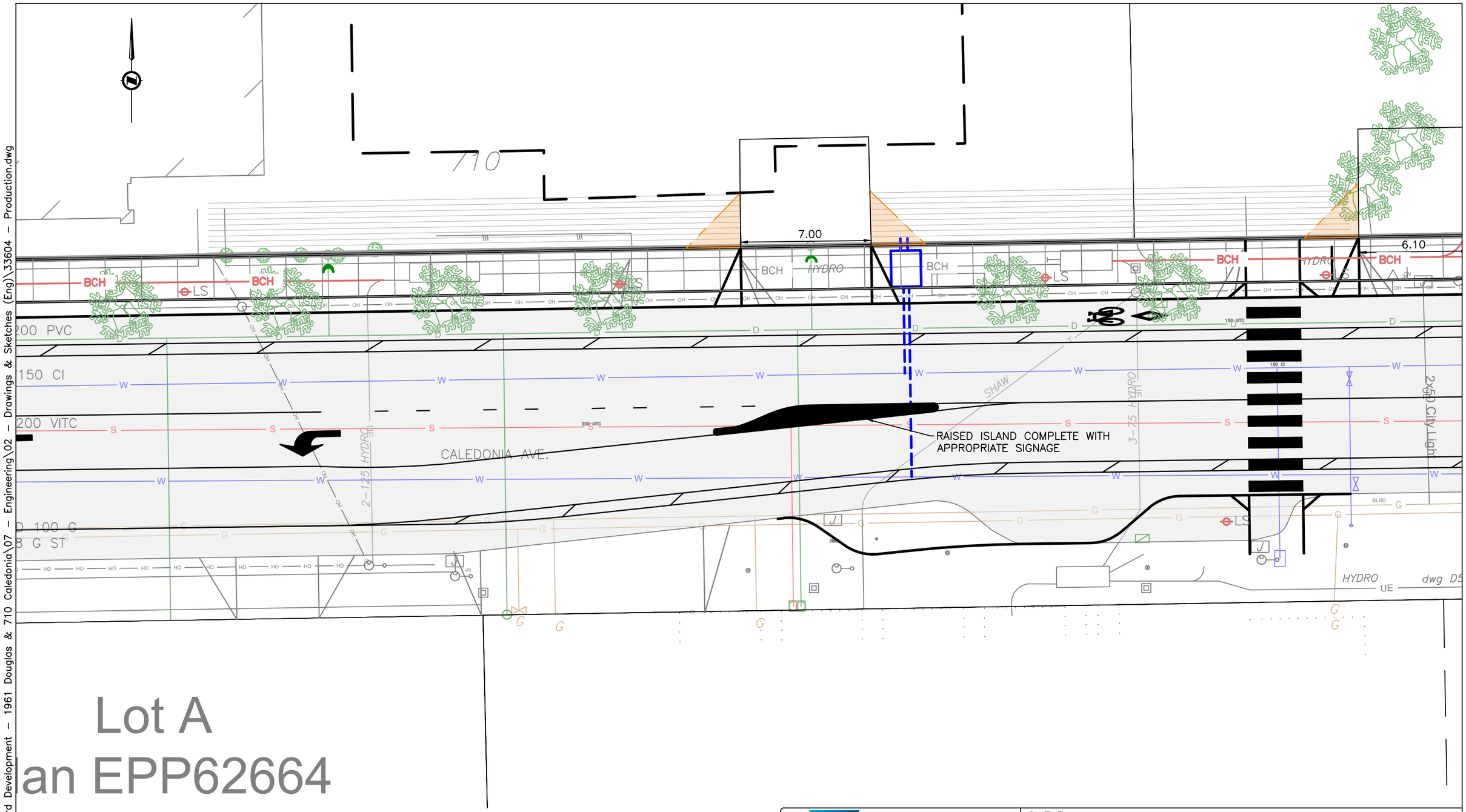
J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT

CONCEPTUAL SERVICING PLAN
H 1:200
V N/A

1:200 0 4 12m

V:_Projects\33604 – Chard Development – 1961 Douglas & 710 Caledonia\07 – Engineering\02 – Drawings & Sketches (Eng)\33604 – Production.dwg Plot Date: July



ISSUED FOR DISCUSSION

1:200 0 4 12m

J.E. ANDERSON & ASSOCIATES
SURVEYORS -- ENGINEERS
4212 GLANFORD AVE, VICTORIA, BC, V8Z 4B7
TEL: 250 – 727 – 2214 FAX: 250 – 727 – 3395
E-MAIL : info@jeanderson.com

DRAWN: LS	SCALE: 1:200
DATE: 20220706	
SHEET 1 OF 1	

CLIENT: CHARD DEVELOPMENTS

PROJECT: MUNICIPALITY

DOUGLAS AND CALEDONIA
PROPOSED RAISED ISLAND

33604 – 01 – C1

V:_Projects\33604 – Chard Development – 1961 Douglas & 710 Caledonia\07 – Engineering\02 – Drawings & Sketches (Eng)\33604 – Production.dwg
Printed: July 6, 2022

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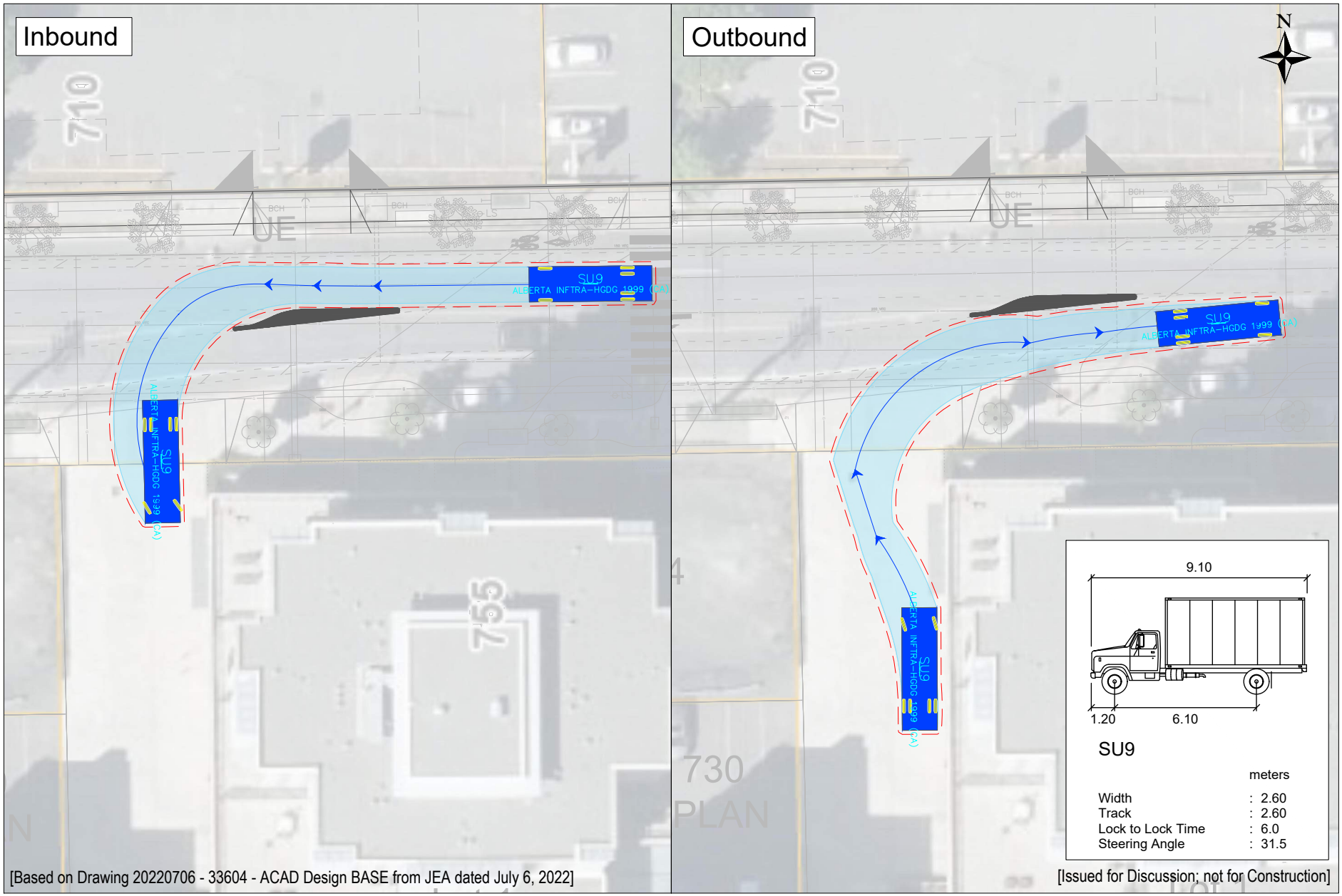

Exhibit 1

SU9 Driveway Access Swept Path From/To Blanshard St

04-21-0252 July 2022 Scale 1:400 on Letter 710 Caledonia Prepared by RS

bunt & associates

M:\Operations\Dept BC\Projects\2021\04-21-0252 710 Caledonia Avenue\4.0 Analysis & Design\ACAD\04-21-0252_710Caledonia_AT_V10-1.dwg
2022/07/07 09:39, Plotted by Roxana Sorkhi

[Based on Drawing 20220706 - 33604 - ACAD Design BASE from JEA dated July 6, 2022]

[Issued for Discussion; not for Construction]

Exhibit 2

SU9 Driveway Access Swept Path From/To Douglas St

04-21-0252 July 2022 Scale 1:400 on Letter

710 Caledonia
Prepared by RS

bunt & associates

M:\Operations\Dept BC\Projects\2021\04-21-0252 710 Caledonia Avenue\4.0 Analysis & Design\ACAD\04-21-0252_710Caledonia_AT_V10-1.dwg
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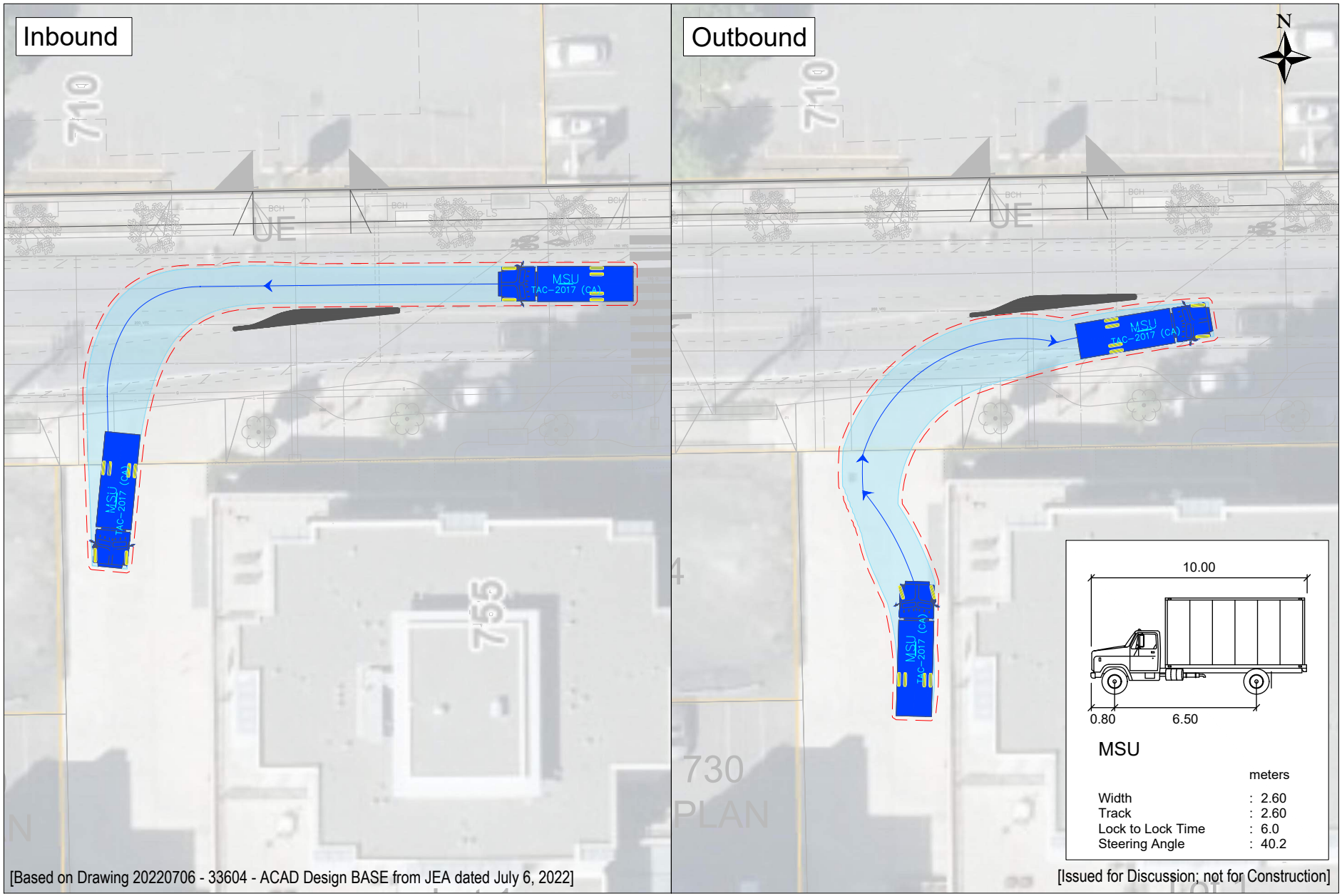

Exhibit 3

MSU Driveway Access Swept Path From/To Blanshard St

04-21-0252 July 2022 Scale 1:400 on Letter 710 Caledonia Prepared by RS

bunt & associates

M:\Operations\Dept BC\Projects\2021\04-21-0252 710 Caledonia Avenue\4.0 Analysis & Design\ACAD\04-21-0252_710Caledonia_AT_V10-1.dwg
2022/07/07 09:40, Plotted by Roxana Sorkhi

Exhibit 4

MSU Driveway Access Swept Path From/To Douglas St

04-21-0252 July 2022 Scale 1:400 on Letter 710 Caledonia Prepared by RS

bunt & associates

M:\Operations\Dept BC\Projects\2021\04-21-0252 710 Caledonia Avenue\4.0 Analysis & Design\ACAD\04-21-0252_710Caledonia_AT_V10-1.dwg
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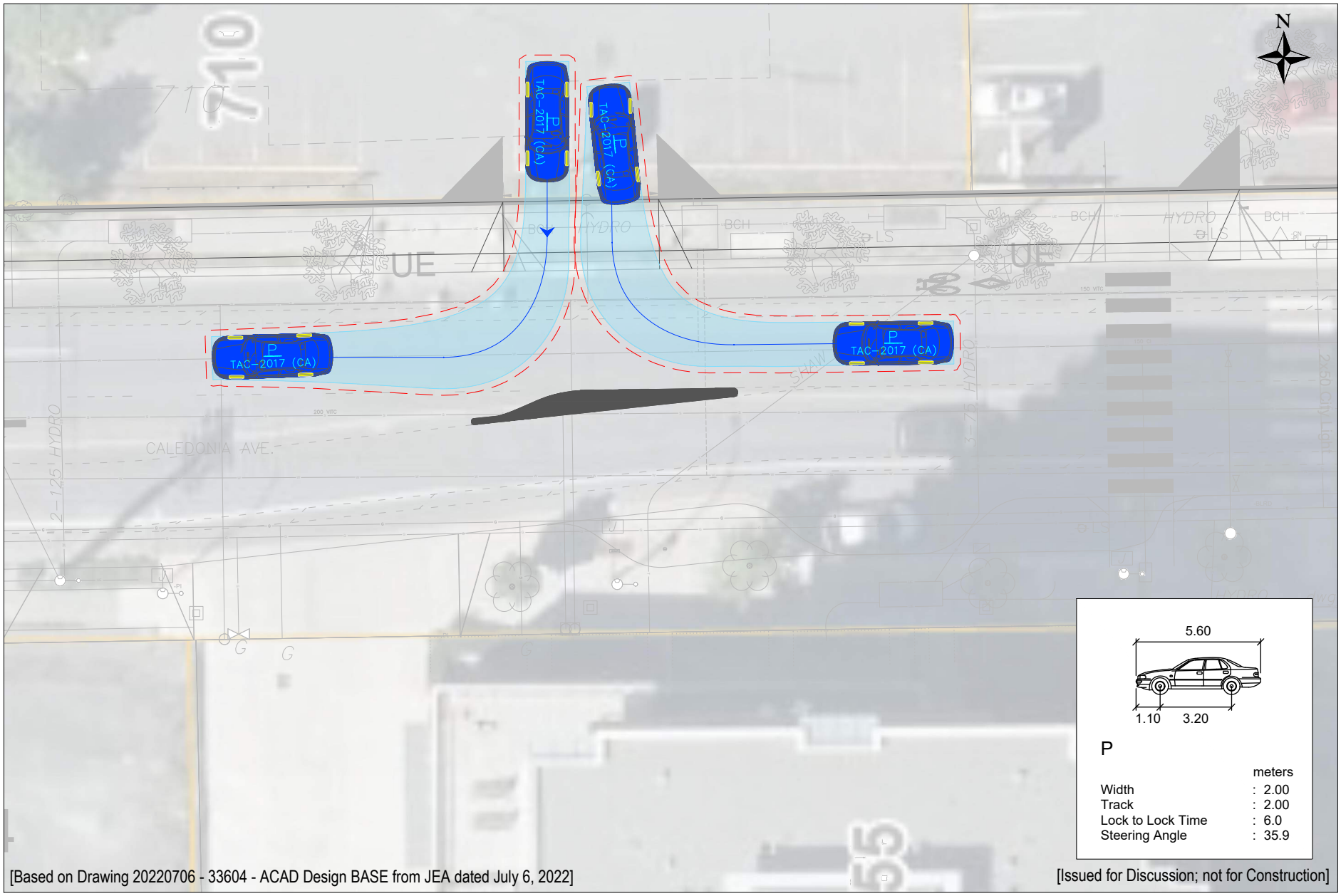


[Based on Drawing 20220706 - 33604 - ACAD Design BASE from JEA dated July 6, 2022]

[Issued for Discussion; not for Construction]

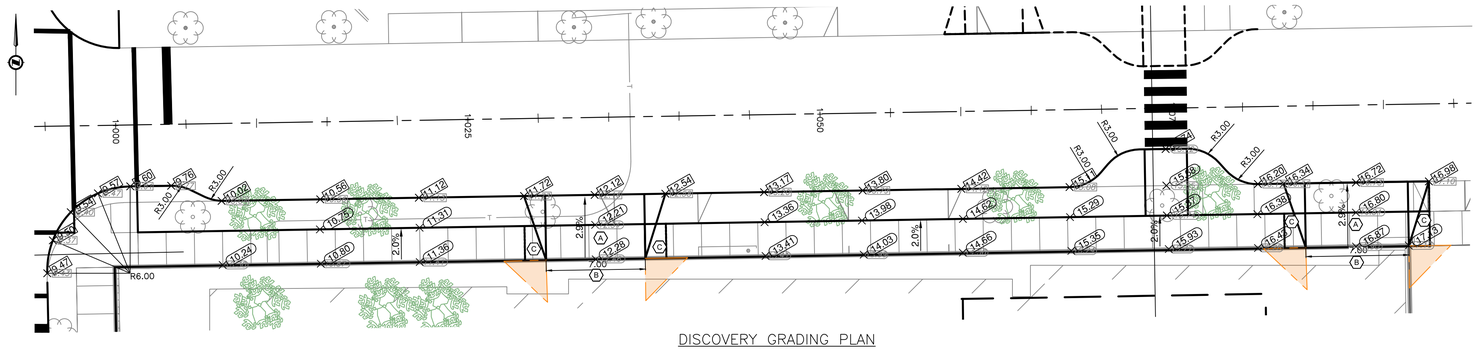
Exhibit 5

Vehicular Site Access Swept Path

04-21-0252 July 2022 Scale 1:250 on Letter

710 Caledonia
Prepared by RS

bunt & associates



DISCOVERY GRADING PLAN
H 1:200
V N/A

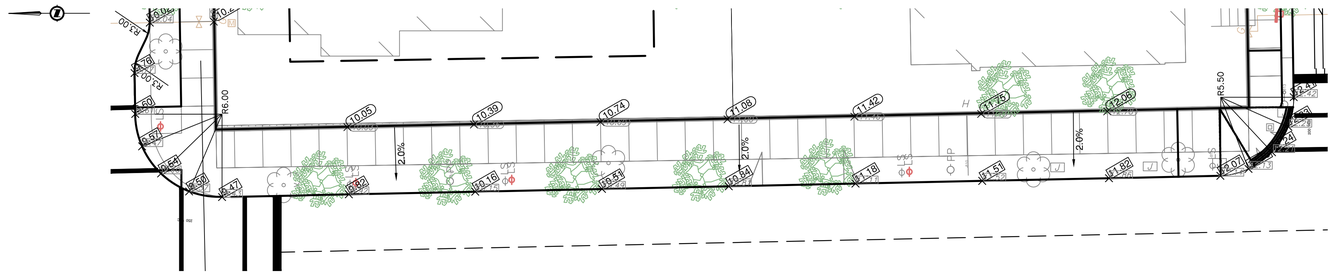
SHEET NOTES:

(A) PROPOSED DRIVEWAY AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE B. PARKADE ACCESS GRADES TO BE AS PER CoV HIGHWAY ACCESS BYLAW.

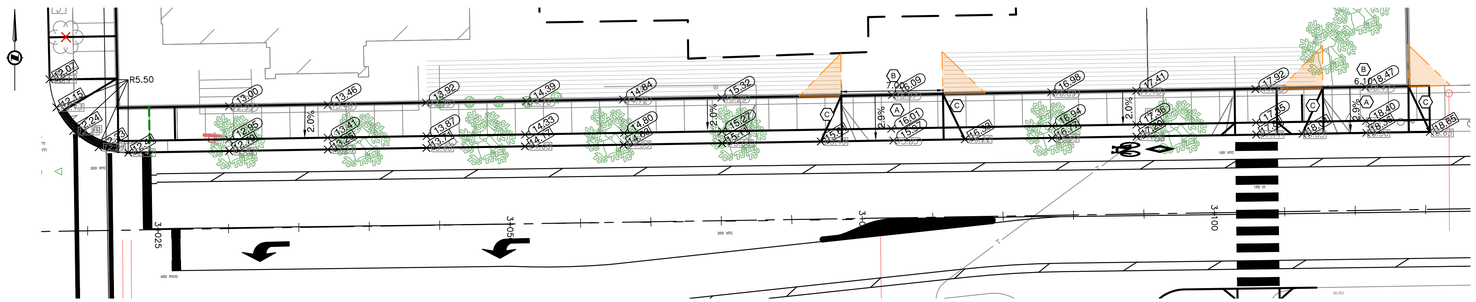
(B) CONTRACTOR TO INSTALL TRENCH DRAIN TO CONTROL PRIVATE STORM WATER RUNOFF AS REQUIRED.

(C) PROPOSED DRIVEWAY TO HAVE FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7B.

22.00	PROPOSED GUTTER GRADES.
22.00	PROPOSED TOP OF SIDEWALK, CURB AND BOULEVARD GRADES.
22.00	EXISTING GUTTER GRADES.
22.00	EXISTING TOP OF SIDEWALK, CURB AND BOULEVARD GRADES.



DOUGLAS GRADING PLAN
H 1:200
V N/A



CALEDONIA GRADING PLAN
H 1:200
V N/A

NOTE:
ONSITE DRIVEWAY GRADES BY OTHERS. SEE ARHCITECT PLANS FOR DETAILS.

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY GRADING PLAN

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

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SURVEYORS - ENGINEERS
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PHONE: 250-727-2214 info@jeanderson.com

PRELIMINARY ONLY

1:200 0 4 12m

V:_Projects\33604 – Chard Development – 1961 Douglas & 710 Caledonia\07 – Engineering\02 – Drawings & Sketches (Eng)\33604 – Production.dwg Plot Date: July 7,

Existing cobra head lamp standard (typical)

Existing decorative City of Victoria cluster luminaire (typical)

Lot 746
NO_PLAN

Lot 745
NO_PLAN

Plan EPS4138

Lot A
Plan VIP24557

Lot A
Plan VIP29949

Plan VIS5569

Lot 739
NO_PLAN

REM Lot 740
NO_PLAN

Plan EPP77855

PRELIMINARY ONLY

1961 DOUGLAS & 710
CALEDONIA
Existing Offsite Lighting
and Signalization Layout

Scale horiz. 1:250 Scale vert. N/A

Sheet 1 of 2

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CALGARY | KELOWNA | VANCOUVER | VICTORIA

New traffic signals on Type 1 pole c/w luminaire on 2A arm

Existing Cluster post tops to be replaced with new modern heritage luminaires

New cobra arm luminaire c/w crosswalk RRFB

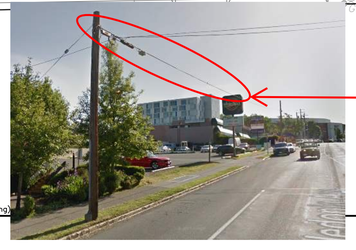
Existing Cluster post tops to be replaced with new modern heritage luminaires

New modern heritage luminaires

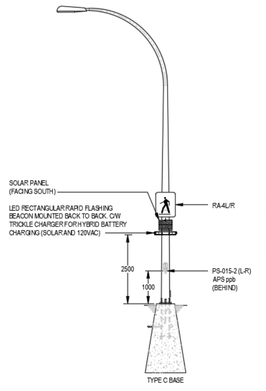
existing crosswalk luminaires to be relocated. RRFB with 120v trickle chargers to be added.

Existing overhead lines to be undergrounded along Douglas St frontage.

Existing overhead lines to be undergrounded along Caledonia Ave frontage.



Traffic Signal Pole Sample



Pedestrian Crosswalk RRFB Luminaire Detail

Modern Heritage Style Post Top Luminaire

Plan EPP77855

Scale horiz. 1:250 Scale vert. N/A

Sheet 1 of 2

1961 DOUGLAS & 710 CALEDONIA

Proposed Offsite Lighting and Signalization Layout

PRELIMINARY ONLY

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