

PROJECT INFORMATION

CIVIC ADDRESS
1230 GRANT STREET
1209,1218,1219,1220, and 1226 NORTH PARK STREET
1219 VINING STREET
1235 CALEDONIA AVENUE
1211 GLADESTONE AVENUE

LEGAL DESCRIPTION
LOT 4 VIP205 SECTION SR VICTORIA
LOT 5 VIP205 SECTION SR VICTORIA
LOT 6 VIP205 SECTION SR VICTORIA
LOT 7 VIP205 SECTION SR VICTORIA
N 56' OF LOT 8 VIP205 SECTION SR VICTORIA
REM LOT 8 VIP205 SECTION SR VICTORIA
LOT 9 VIP205 SECTION SR VICTORIA
LOT 18 VIP205 SECTION SR VICTORIA
LOT A SECTION 53, SPRING RIDGE, VIP55528

SITE AREA
8681.1 SM

PROJECT DESCRIPTION
THE PROJECT INVOLVES THE DEVELOPMENT OF 158 AFFORDABLE HOUSING RESIDENTIAL UNITS AND SUPPORT FACILITIES IN 2 APARTMENT AND 3 TOWNHOUSE BUILDINGS OVER ONE BASEMENT LEVEL OF PARKADE.

BUILDING HEIGHTS	BCBC	ZONING
APARTMENT 1	4 STOREYS	4 STOREYS, 12.0 M
APARTMENT 2	5 STOREYS	5 STOREYS, 14.78 M
TOWNHOUSE 1	3 STOREYS	4 STOREYS, 11.25 M
TOWNHOUSE 2	3 STOREYS	3 STOREYS, 10.65 M
TOWNHOUSE 3	3 STOREYS	3 STOREYS, 9.8 M

BUILDING AREAS	BCBC
APARTMENT 1	872 SM
APARTMENT 2	875 SM
TOWNHOUSE 1	653 SM
TOWNHOUSE 2	652 SM
TOWNHOUSE 3	260 SM

GROSS BUILDING AREAS	BCBC	ZONING
PARKADE	3905 SM	275 SM*
* AREA OF PARKADE EXCLUDING EXTERIOR WALLS, VEHICLE AND BICYCLE PARKING AND CIRCULATION.		

APARTMENT 1		
LEVEL 1	800 SM	776 SM
LEVEL 2	872 SM	850 SM
LEVEL 3	872 SM	850 SM
LEVEL 4	723 SM	704 SM
TOTAL	3267 SM	3180 SM

APARTMENT 2		
LEVEL 1	789 SM	765 SM
LEVEL 2	656 SM	637 SM
LEVEL 3	831 SM	809 SM
LEVEL 4	831 SM	809 SM
LEVEL 5	690 SM	672 SM
TOTAL	3797 SM	3692 SM

TOWNHOUSE 1		
LEVEL 0	601 SM	566 SM
LEVEL 1	603 SM	581 SM
LEVEL 2	608 SM	592 SM
LEVEL 3	645 SM	633 SM
TOTAL	2457 SM	2372 SM

TOWNHOUSE 2		
LEVEL 0	645 SM	606 SM**
LEVEL 1	607 SM	590 SM
LEVEL 2	607 SM	590 SM
LEVEL 3	645 SM	632 SM
TOTAL	2504 SM	2418 SM
** DOES NOT CONTRIBUTE TO FSR.		

TOWNHOUSE 3		
LEVEL 1	231 SM	222 SM
LEVEL 2	243 SM	235 SM
LEVEL 3	253 SM	246 SM
TOTAL	727 SM	703 SM

RESIDENTIAL UNIT SUMMARY	
APARTMENTS 1 & 2	
14 STUDIO @	34 SM
38 ONE BED @	47 - 49 SM
7 ACCESSIBLE ONE BED @	53 SM
14 TWO BED @	61 - 76 SM
5 ACCESSIBLE TWO BED @	71 SM
12 THREE BED @	78 - 88 SM
1 ACCESSIBLE THREE BED @	98 SM
6 FOUR BED @	98 - 118 SM
97 TOTAL	

TOWNHOUSES 1 -3	
55 TWO BED @	81 - 90 SM
2 ACCESSIBLE TWO BED @	104 SM
2 THREE BED @	118 SM
4 FOUR BED @	130 SM
61 TOTAL	

VEHICLE PARKING	
PARKADE	112
SURFACE	0
TOTAL	112

BICYCLE PARKING	
LONG TERM	194
SHORT TERM	30
TOTAL	224

VICTORIA ZONING BYLAW SUMMARY

ZONING
R-K
R-2

USE
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
11759/8681.1 = 1.35

SITE COVERAGE
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
3544/8681.1 = 41%

OPEN SITE SPACE
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
8681.1 - 3460 = 5221.1
OPEN SITE SPACE/ SITE AREA
5221.1/ 8681.1 = 49%

AVERAGE GRADE (GEODETIC) (SEE SITE PLAN FOR GRADE CALCULATION).	
APARTMENT 1	33.5 M
APARTMENT 2	33.4 M
TOWNHOUSE 1	33.0 M
TOWNHOUSE 2	32.6 M
TOWNHOUSE 3	32.8 M

HEIGHT OF BUILDINGS (AS MEASURED FROM AVERAGE GRADE).	
APARTMENT 1	12.000 M
APARTMENT 2	14.780 M
TOWNHOUSE 1	11.250 M
TOWNHOUSE 2	10.650 M
TOWNHOUSE 3	9.800 M

VEHICLE PARKING	
< 45 SM	2 X 14 = 2.8
45 - 70 SM	.5 X 58 = 29
> 70 SM	.75 X 86 = 64.5
SUBTOTAL	96.3 (96)
VISITOR	.1 X 158 = 15.8 (16)
TOTAL REQUIRED	112
PROVIDED	117

BICYCLE PARKING	
LONG TERM	
< 45 SM	14 X 11 = 14
> 45 SM	1.25 X 144 = 180
TOTAL LONG TERM REQUIRED	194
TOTAL PROVIDED	194

SHORT TERM	
RESIDENTIAL (THE GREATER OF)	.1 X 158 OR 6 X 5
TOTAL SHORT TERM REQUIRED	30
TOTAL PROVIDED	30

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018,

PARKADE
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
BELOW GRADE PARKADE -
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE FLOORS OF ALL BUILDINGS ABOVE BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULL SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 3905 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

APARTMENT 1
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.51 - GROUP C, UP TO 4 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 4 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON FOUR STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 4 STOREYS
AREA - 872 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - NONE

APARTMENT 2
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 M
ALLOWABLE AREA - 1800 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS, 14.96 M
AREA - 875 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

CODE ANALYSIS CONTINUED

TOWNHOUSE 1
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 3 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 653 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 2
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 3 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 652 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 3
OCCUPANCY CLASSIFICATIONS (TABLE 9.10.2.1)
GROUP C - RESIDENTIAL

FIRE-RESISTANCE RATINGS (TABLE 9.10.8.1)
USE - RESIDENTIAL (GROUP C)
MAXIMUM HEIGHT - 3 STOREYS
MAXIMUM AREA - 600 SM
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 392 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

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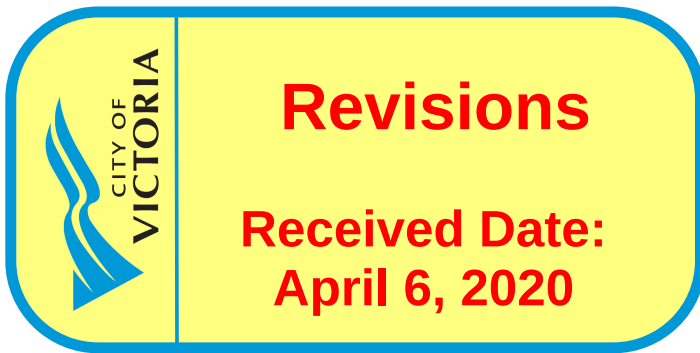
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CIVIL
19-028-REZONING CONCEPTUAL SERVICING

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L1.02 LANDSCAPE MATERIALS SOUTH
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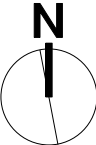
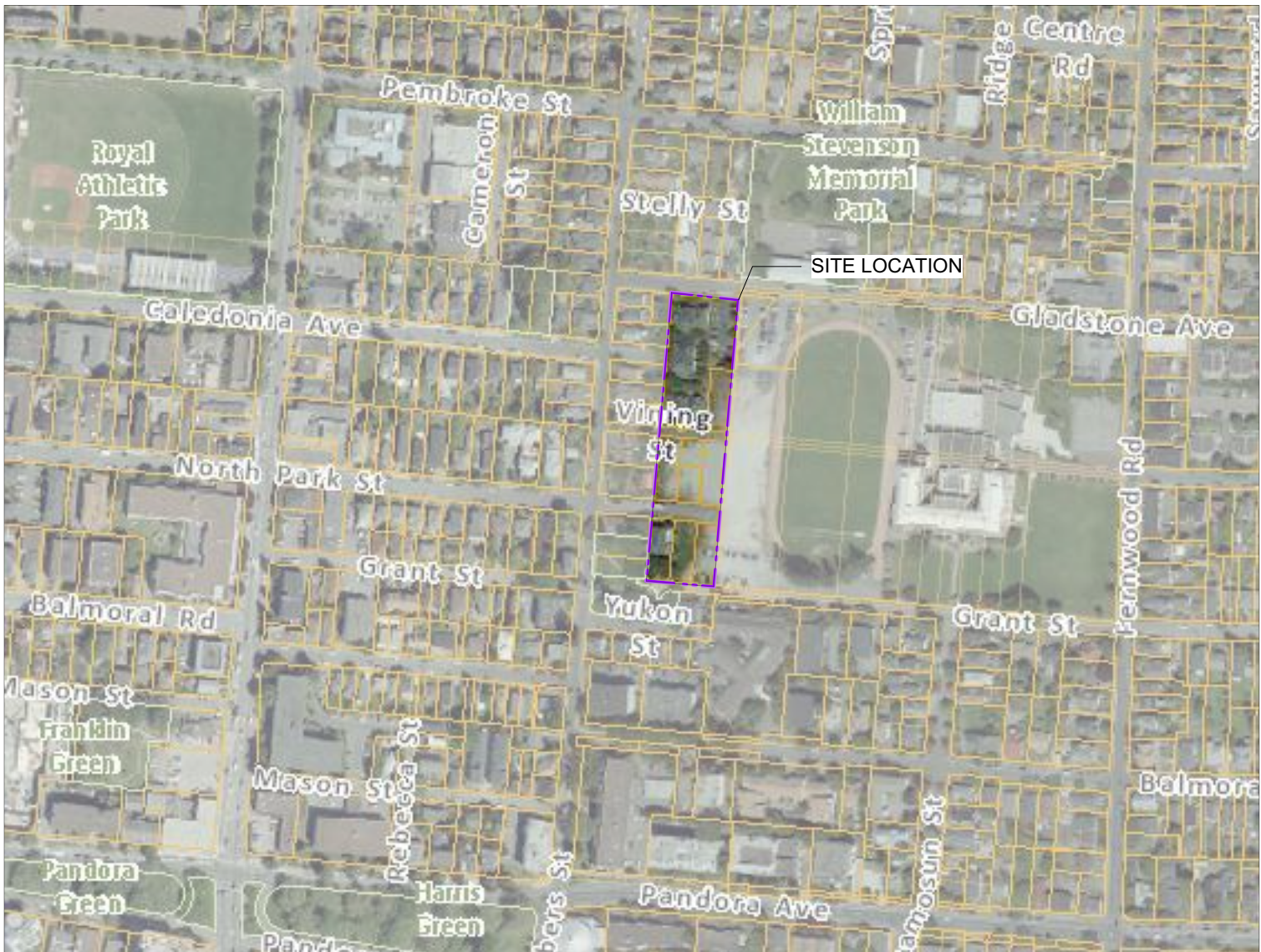


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3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	Issued for the 1907 PROJECT INFORMATION
drawn by	FWP	checked by RAW
scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters.

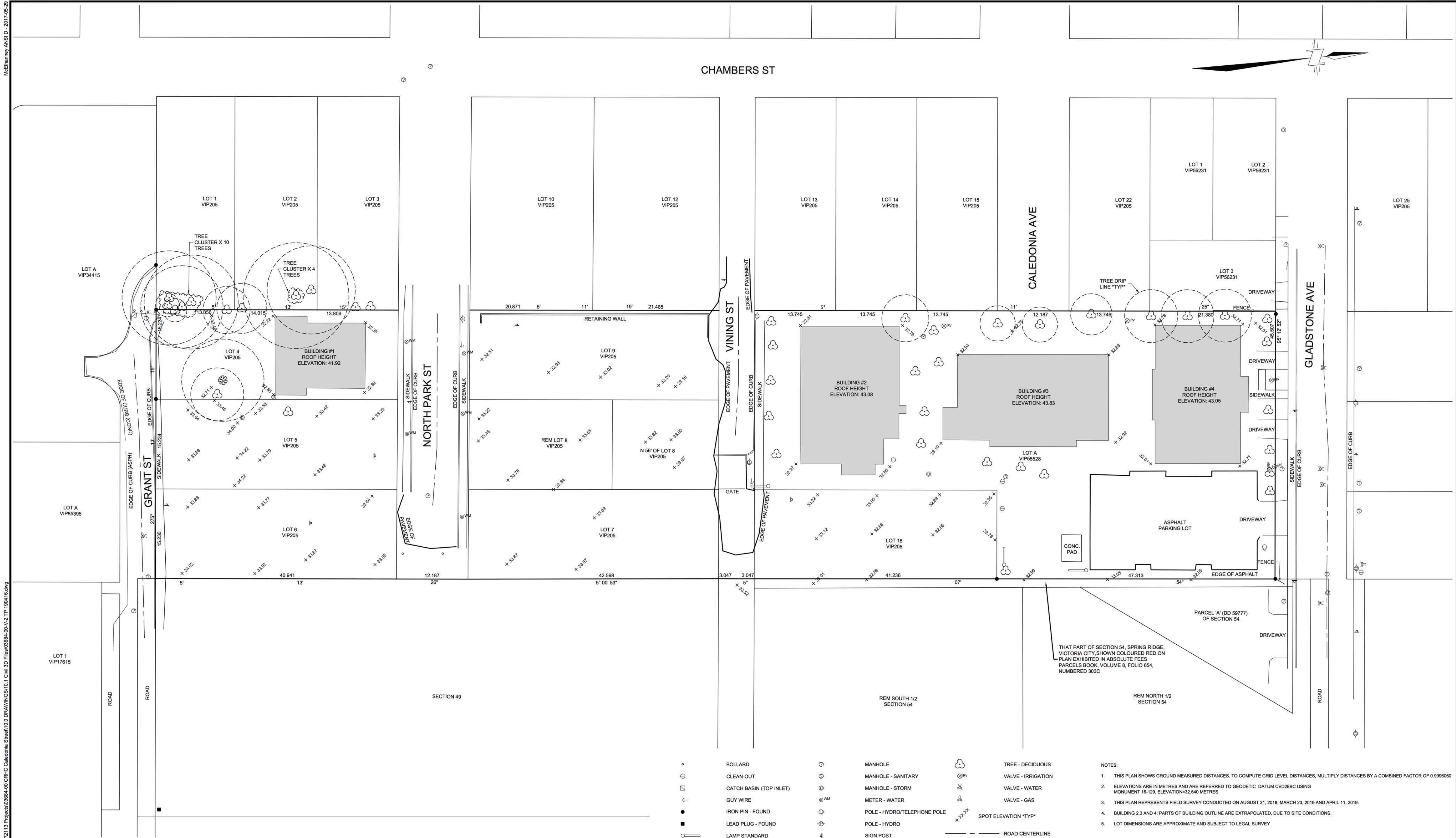
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name	
Caledonia	
Victoria, BC	
drawing title	
Project Information	
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drawing no.	
revision no.	
A001	4



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DATE: 2019-04-16, 14:08 FILE: E:\SURVEY\2113\Project\3684-00\CRHC Caledonia Street\10.0 DRAWINGS\10.1 Civil 3D\3684-00-V-1 TP 190416.dwg



Rev	Date	Description	Drawn	Surv	App'd
2	2019-04-16	REVISED WITH ADDITIONAL SURVEY INFO	SALM	SM	GO
1	2019-03-29	REVISED WITH ADDITIONAL SURVEY INFO	SA	SM	GO
0	2018-09-17	ORIGINAL ISSUE	LM	JC	GO

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

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Approved Sealed

CAPITAL REGIONAL HOUSING CORP
631 FISGARD ST, PO BOX 1000, VICTORIA, BC
RE-DEVELOPMENT OF CALEDONIA ST PROPERTIES
SITE PLAN
1236 GRANT ST, 1209, 1218, 1219, 1220, AND 1228 NORTH PARK ST, 1219 VINING ST, 1235 CALEDONIA AVE
VICTORIA, BC

Drawing No.
03684-00-V-1 TP
Project Number
2113-03684-00
Rev.
02

Rev	Date	Description
4	2020/13	RE-ISSUED FOR COTW
3	2020/08	ISSUED FOR COTW
2	2020/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

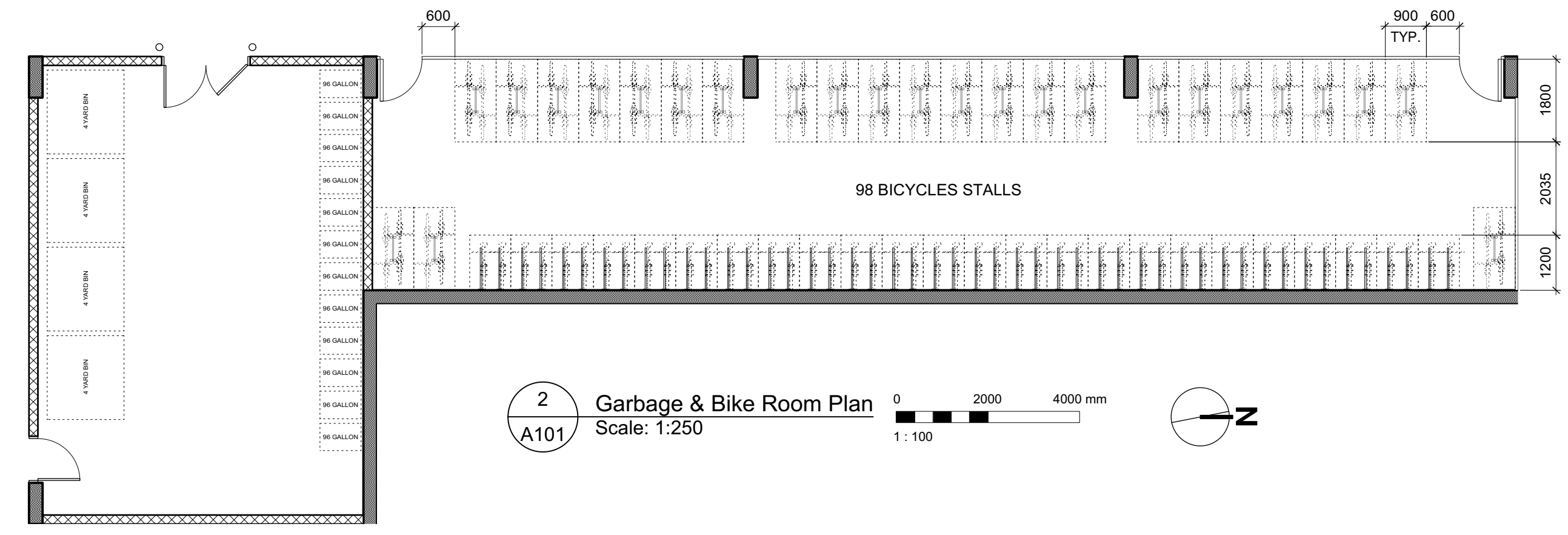
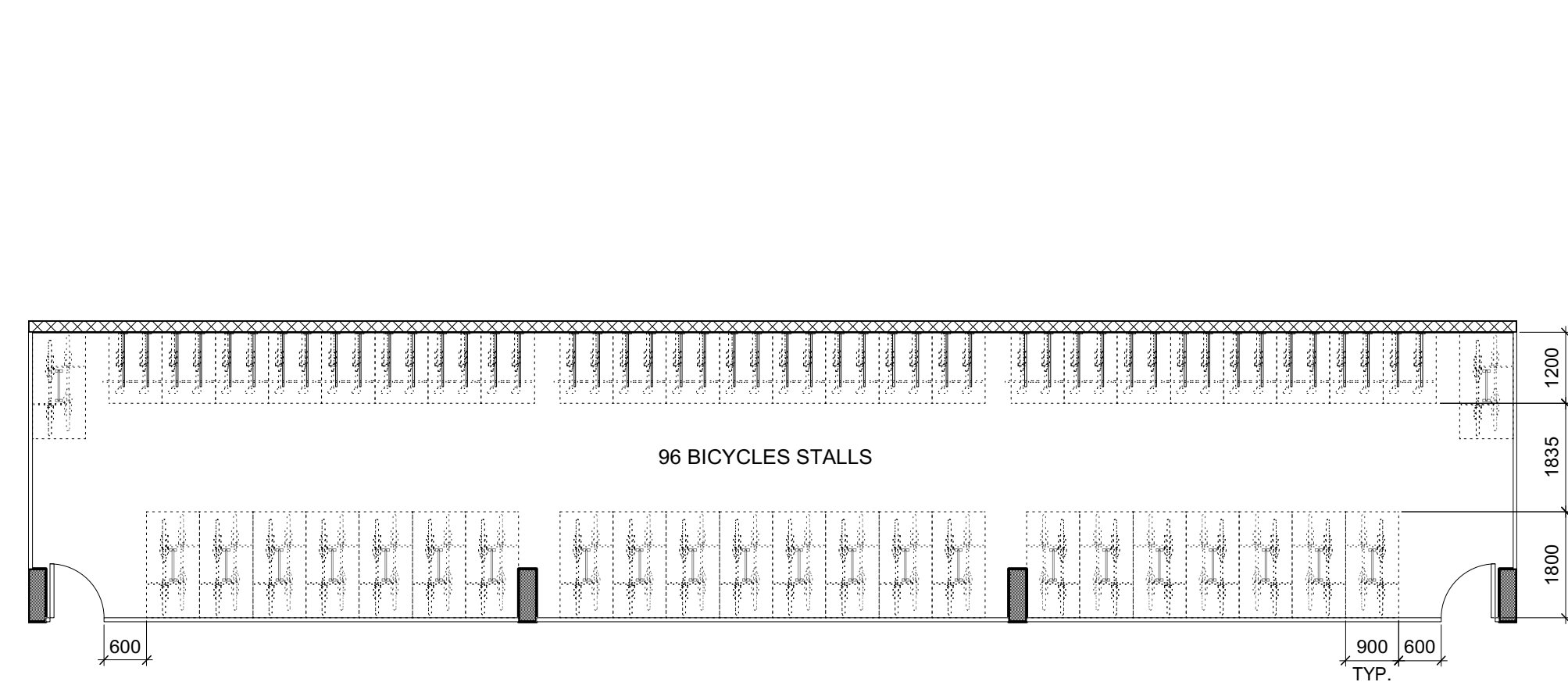
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sheet no: 1907 PROJECT INFORMATION
drawn by: FWP
checked by: RAW
scale: SEE DRAWING
project number: 1907

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& REZONING**

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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 1K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria, BC	
Survey	
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	4

-  STUDIO
 1 BEDROOM
 2 BEDROOM
 3 BEDROOM
 4 BEDROOM
 ACCESSIBLE



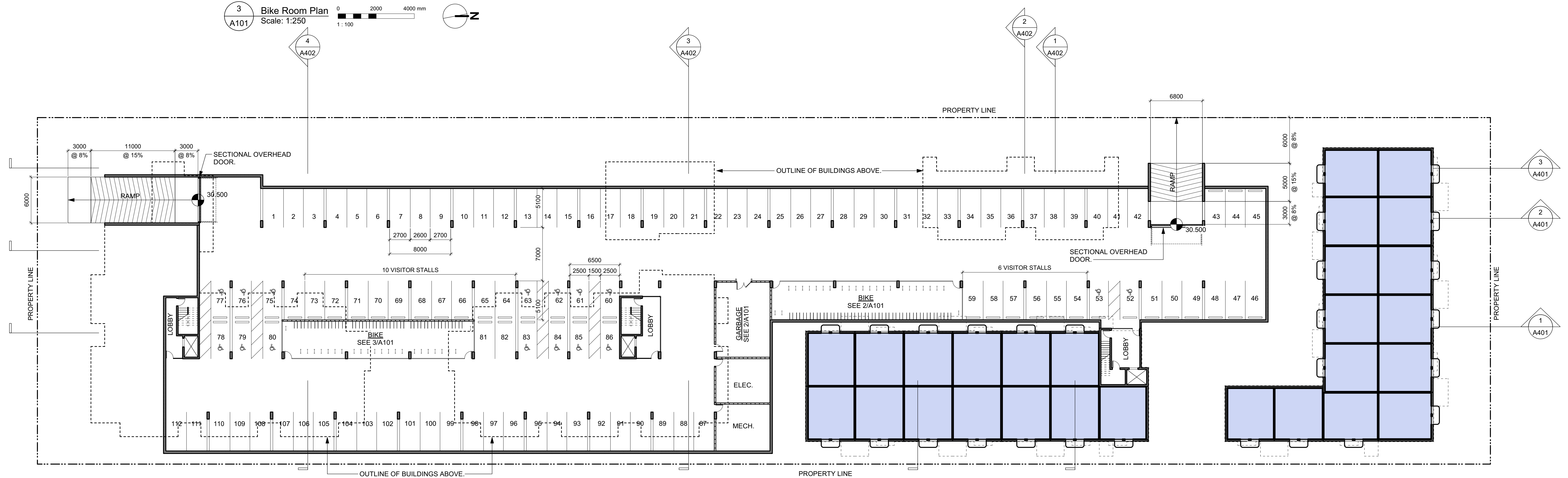
3 Bike Room Plan
A101
Scale: 1:250

0 2000 4000 mm
1 : 100

2

2 Garbage & Bike Room Plan
A101 Scale: 1:250

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1 : 100



1 Parkade & LO Plan
A101 Scale: 1:250

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1 : 250

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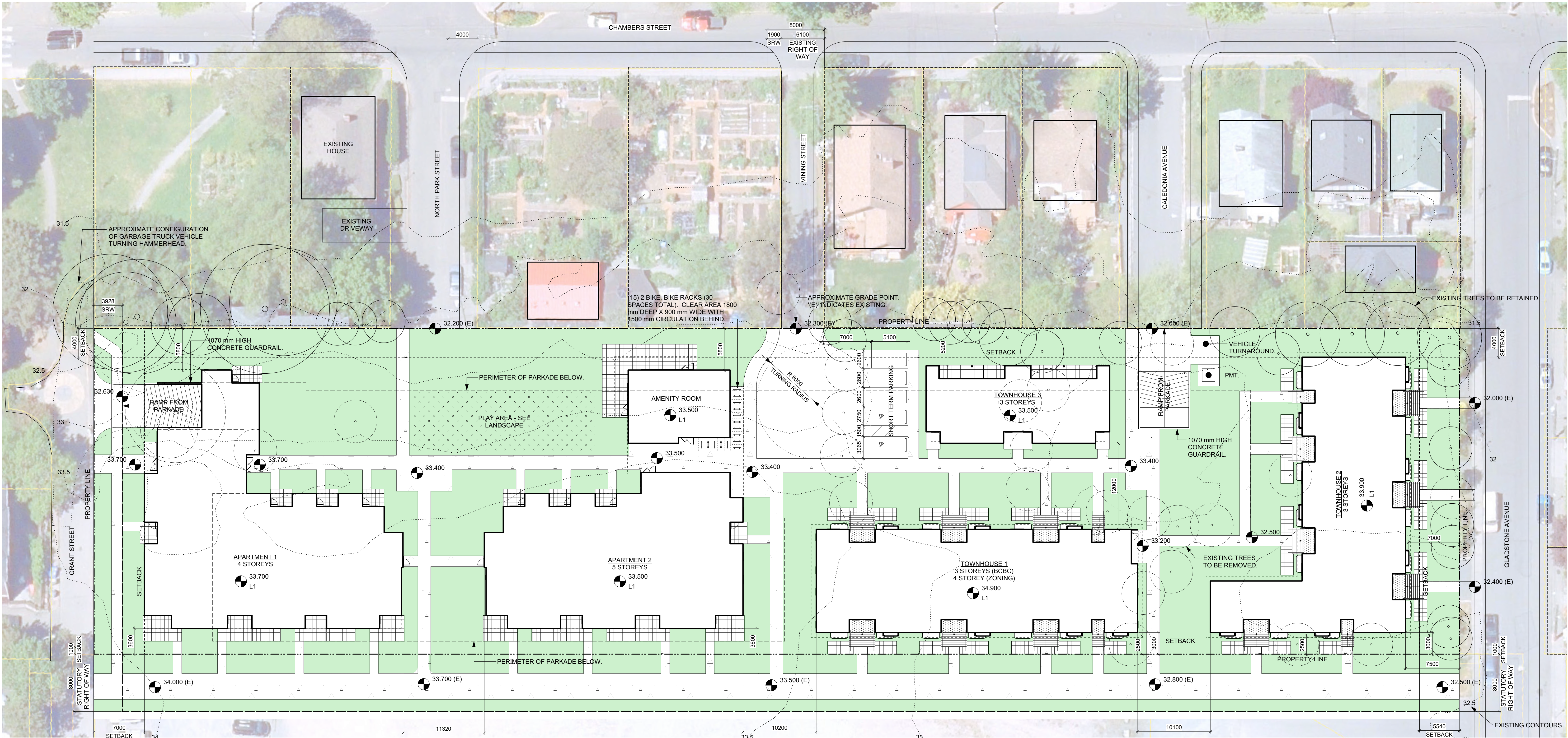
<u>VEHICLE PARKING CALCULATION</u>	
UNITS < 45 SM	14 X 2 = 28
UNITS 45-70 SM	58 X 5 = 29
UNITS >70 SM	86 X 75 = <u>64.5</u>
SUBTOTAL	96.3 (96)
VISITOR	158 X 1 = 15.8 (16)
TOTAL REQUIRED	112
PROVIDED	117 (5 SURFACE)
<u>LONG TERM BIKE PARKING CALCULATION</u>	
UNITS < 45 SM	14 X 1 = 14
UNITS > 45 SM	144 X 1.25 = <u>180</u>
TOTAL REQUIRED	194
PROVIDED	194

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
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scale	AS SHOWN	project number 1907

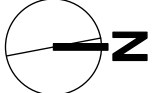
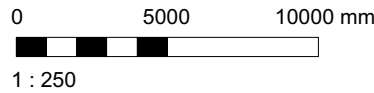
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project name Caledonia Victoria BC	



1 Site Plan
A201 Scale: 1:250



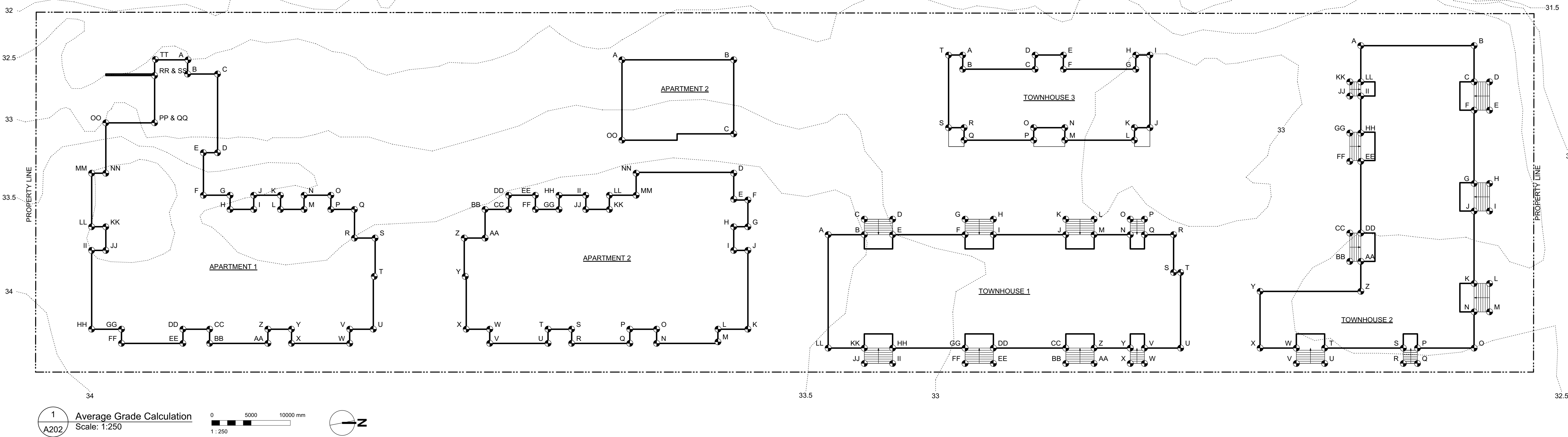
PROJECT INFORMATION TABLE		
ZONE (EXISTING)	-	MINIMUM NEW BUILDING SETBACKS (M)
PROPOSED ZONE	NEW ZONE	FRONT YARD (SOUTH) 7.0
SITE AREA (SM)	8681.1	REAR YARD (NORTH) 5.54
TOTAL NEW FLOOR AREA (SM)	11759	SIDE YARD (WEST) 4
COMMERCIAL FLOOR AREA (SM)	0	SIDE YARD (EAST) 1
FLOOR SPACE RATIO	1.35	COMBINED SIDE YARDS 5
SITE COVERAGE (%)	41%	NEW RESIDENTIAL USE DETAILS
OPEN SITE SPACE (%)	49%	TOTAL NUMBER OF NEW UNITS 158
MAXIMUM HEIGHT OF NEW BUILDINGS (M)	14780 AS MEASURED FROM AVERAGE GRADE	NEW UNIT TYPES STUDIO, ONE, TWO, THREE, & FOUR BEDROOM
MAXIMUM NUMBER OF STOREYS	5	NEW GROUND ORIENTED UNITS 46
PARKING STALLS (NUMBER) ON SITE	117	MINIMUM NEW UNIT FLOOR AREA (SM) 34
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	224	TOTAL NEW RESIDENTIAL FLOOR AREA (SM) 10358

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.rvt
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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	dhKarchitects VICTORIA OFFICE 977 Fort Street VICTORIA BC V8W 2K3 T 1-250-608-3367	dhKarchitects VANCOUVER OFFICE 102-5190 Dublin Way Vancouver BC V6J 2K6 T 1-250-585-5810
project name Caledonia Victoria BC		
drawing title Architectural Site Plan		
drawing no. A201		revision no. 4



GRADE CALCULATION							
APARTMENT 1							
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	32.5	32.6	2	32.6	1.8	58.6	
B&C	32.6	32.6	2	32.6	3.8	123.9	
C&D	32.6	33.3	2	33.0	10.0	329.5	
D&E	33.3	33.3	2	33.3	1.8	59.9	
E&F	33.3	33.8	2	33.6	5.4	181.2	
F&G	33.8	33.7	2	33.8	3.4	114.8	
G&H	33.7	33.5	2	33.6	1.8	60.5	
H&I	33.5	38.4	2	36.0	3.0	107.9	
I&J	38.4	33.5	2	36.0	1.8	64.7	
J&K	33.5	33.5	2	33.5	3.4	113.9	
K&L	33.5	33.4	2	33.5	1.8	60.2	
L&M	33.4	33.4	2	33.4	3.0	100.2	
M&N	33.4	33.5	2	33.5	1.8	60.2	
N&O	33.5	33.4	2	33.5	3.4	113.7	
O&P	33.4	33.3	2	33.4	1.8	60.0	
P&Q	33.3	33.3	2	33.3	3.0	99.9	
Q&R	33.3	33.5	2	33.4	3.6	121.4	
R&S	33.5	33.5	2	33.5	2.6	88.4	
S&T	33.5	33.7	2	33.6	4.9	163.6	
T&U	33.7	33.8	2	33.8	6.7	226.0	
U&V	33.8	33.8	2	33.8	3.0	101.4	
V&W	33.8	33.8	2	33.8	1.8	60.8	
W&X	33.8	33.8	2	33.8	7.4	250.1	
X&Y	33.8	33.8	2	33.8	1.8	60.8	
Y&Z	33.8	33.9	2	33.9	3.0	101.6	
Z&AA	33.9	33.9	2	33.9	1.8	61.0	
AA&BB	33.9	33.9	2	33.9	7.4	250.9	
BB&CC	33.9	33.9	2	33.9	1.8	61.0	
CC&DD	33.9	33.9	2	33.9	3.4	115.3	
DD&EE	33.9	33.9	2	33.9	1.8	61.0	
EE&FF	33.9	33.9	2	33.9	7.8	264.4	
FF&GG	33.9	33.9	2	33.9	1.8	61.0	
GG&HH	33.9	33.9	2	33.9	3.8	128.8	
HH&II	33.9	34.0	2	34.0	10.0	339.5	
II&JJ	34.0	34.0	2	34.0	1.9	62.9	
JJ&KK	34.0	34.0	2	34.0	3.0	100.3	
KK&LL	34.0	34.0	2	34.0	1.8	61.2	
LL&MM	34.0	34.0	2	34.0	6.8	231.2	
MM&NN	34.0	34.0	2	34.0	1.8	61.2	
NN&OO	34.0	33.0	2	33.5	6.3	211.6	
OO&PP	33.0	32.9	2	33.0	6.2	204.3	
QQ&RR	31.2	31.2	2	31.2	6.2	191.9	
SS&TT	32.6	32.5	2	32.6	1.9	61.8	
TT&A	32.5	32.5	2	32.5	6.3	205.2	
						GRADE = TOTAL/Perimeter	
Perimeter						167.5 5617.8	
						33.5	

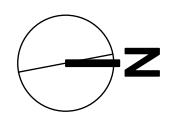
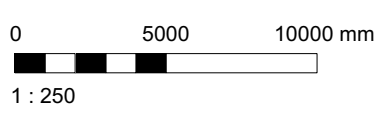
GRADE CALCULATION							
APARTMENT 2							
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	32.7	32.8	2	32.8	14.2	465.1	
B&C	32.8	33.3	2	33.1	9.4	310.7	
C&D	33.3	33.5	2	33.4	5.0	167.0	
D&E	33.5	33.5	2	33.5	3.4	113.9	
E&F	33.5	33.5	2	33.5	1.8	60.3	
F&G	33.5	33.5	2	33.5	3.4	113.9	
G&H	33.5	33.5	2	33.5	1.8	60.3	
H&I	33.5	33.5	2	33.5	3.0	100.5	
I&J	33.5	33.5	2	33.5	1.8	60.3	
J&K	33.5	33.5	2	33.5	10.0	335.0	
K&L	33.5	33.6	2	33.5	3.8	127.4	
L&M	33.6	33.6	2	33.6	1.8	60.5	
M&N	33.6	33.6	2	33.6	7.8	262.1	
N&O	33.6	33.6	2	33.6	1.8	60.5	
O&P	33.6	33.6	2	33.6	3.4	114.2	
P&Q	33.6	33.6	2	33.6	1.8	60.5	
Q&R	33.6	33.7	2	33.7	7.4	249.0	
R&S	33.7	33.7	2	33.7	1.8	60.7	
S&T	33.7	33.7	2	33.7	3.0	101.1	
T&U	33.7	33.7	2	33.7	1.8	60.7	
U&V	33.7	33.7	2	33.7	7.4	249.4	
V&W	33.7	33.7	2	33.7	1.8	60.7	
W&X	33.7	33.7	2	33.7	3.0	101.1	
X&Y	33.7	33.6	2	33.7	6.7	225.3	
Y&Z	33.6	33.6	2	33.6	4.9	163.6	
Z&AA	33.6	33.6	2	33.6	2.6	88.7	
AA&BB	33.6	33.5	2	33.6	3.6	122.0	
BB&CC	33.5	33.5	2	33.5	3.0	100.5	
CC&DD	33.5	33.5	2	33.5	1.8	60.3	
DD&EE	33.5	33.6	2	33.6	3.4	114.1	
EE&FF	33.5	33.5	2	33.5	1.8	60.3	
FF&GG	33.5	33.5	2	33.5	3.0	100.5	
GG&HH	33.5	33.5	2	33.5	1.8	60.3	
HH&II	33.5	33.5	2	33.5	3.4	113.9	
II&JJ	33.5	33.5	2	33.5	1.8	60.3	
JJ&KK	33.5	33.5	2	33.5	3.0	100.5	
KK&LL	33.5	33.5	2	33.5	1.8	60.3	
LL&MM	33.5	33.5	2	33.5	3.4	113.9	
MM&NN	33.5	33.5	2	33.5	2.8	93.8	
NN&OO	33.5	33.3	2	33.5	4.6	153.1	
OO&A	33.3	32.7	2	33.0	10.2	336.6	
						GRADE = TOTAL/Perimeter	
Perimeter						164.0 5482.6	
						33.4	

GRADE CALCULATION							
TOWNHOUSE 1							
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	33.6	33.5	2	33.6	4.6	153.2	
B&C	33.5	33.4	2	33.5	2.0	65.6	
C&D	33.4	33.0	2	33.2	3.6	119.5	
D&E	33.0	33.0	2	33.0	2.0	64.7	
E&F	33.0	32.9	2	33.0	9.2	303.1	
F&G	32.9	32.9	2	32.9	2.0	64.5	
G&H	32.9	32.9	2	32.9	3.6	118.4	
H&I	32.9	32.9	2	32.9	2.0	64.5	
I&J	32.9	32.8	2	32.9	9.2	302.2	
J&K	32.8	32.9	2	32.9	2.0	64.4	
K&L	32.9	33.0	2	33.0	3.6	118.6	
L&M	33.0	32.8	2	32.9	2.0	64.5	
M&N	32.8	32.7	2	32.8	4.6	150.7	
N&O	32.7	32.8	2	32.8	2.0	64.2	
O&P	32.8	32.9	2	32.9	1.8	59.1	
P&Q	32.9	32.7	2	32.8	2.0	64.3	
Q&R	32.7	32.9	2	32.8	3.7	121.4	
R&S	32.9	32.7	2	32.8	4.8	157.4	
S&T	32.7	32.7	2	32.7	0.9	29.4	
T&U	32.7	32.7	2	32.7	9.6	313.9	
U&V	32.7	32.7	2	32.7	4.6	150.4	
V&W	32.7	32.7	2	32.7	2.0	64.1	
W&X	32.7	32.8	2	32.8	1.8	59.0	
X&Y	32.8	32.8	2	32.8	2.0	64.3	
Y&Z	32.8	32.8	2	32.8	4.6	150.9	
Z&AA	32.8	32.8	2	32.8	2.0	64.3	
AA&BB	32.8	32.9	2	32.9	3.6	118.3	
BB&CC	32.9	32.9	2	32.9	2.0	64.5	
CC&DD	32.9	32.9	2	32.9	9.2	302.7	
DD&EE	32.9	32.9	2	32.9	2.0	64.5	
EE&FF	32.9	33.0	2	33.0	3.6	118.6	
FF&GG	33.0	33.0	2	33.0	2.0	64.7	
GG&HH	33.0	33.2	2	33.1	9.2	304.5	
HH&II	33.2	33.2	2	33.2	2.0	65.1	
II&JJ	33.2	33.3	2	33.3	3.6	119.7	
JJ&KK	33.3	33.3	2	33.3	2.0	65.3	
KK&LL	33.3	33.4	2	33.4	4.6	153.4	
LL&A	33.4	33.6	2	33.5	14.5	484.1	
						GRADE = TOTAL/Perimeter	
Perimeter						149.8 4941.8	
						33.0	

GRADE CALCULATION							
TOWNHOUSE 2							
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	32.7	32.6	2	32.7	14.4	471.6	
B&C	32.6	32.6	2	32.6	4.6	150.0	
C&D	32.6	32.6	2	32.6	2.0	63.9	
D&E	32.6	32.6	2	32.6	3.6	117.4	
E&F	32.6	32.6	2	32.6	2.0	63.9	
F&G	32.6	32.6	2	32.6	9.2	299.9	
G&H	32.6	32.6	2	32.6	2.0	63.9	
H&I	32.6	32.6	2	32.6	3.6	117.4	
I&J	32.6	32.6	2	32.6	2.0	63.9	
J&K	32.6	32.5	2	32.6	9.2	299.5	
K&L	32.5	32.5	2	32.5	2.0	63.7	
L&M	32.5	32.5	2	32.5	3.6	117.0	
M&N	32.5	32.5	2	32.5	2.0	63.7	
N&O	32.5	32.5	2	32.5	4.6	149.5	
O&P	32.5	32.5	2	32.5	7.2	234.0	
P&Q	32.5	32.5	2	32.5	2.0	63.7	
Q&R	32.5	32.5	2	32.5	1.8	58.5	
R&S	32.5	32.5	2	32.5	2.0	63.7	
S&T	32.5	32.5	2	32.5	10.0	325.0	
T&U	32.5	32.5	2	32.5	2.0	63.7	
U&V	32.5	32.6	2	32.6	3.6	117.2	
V&W	32.6	32.6	2	32.6	2.0	63.9	
W&X	32.6	32.6	2	32.6	4.6	150.7	
X&Y	32.6	32.6	2	32.6	7.2	234.0	
Y&Z	32.6	32.4	2	32.5	12.8	416.0	
Z&AA	32.4	32.5	2	32.5	3.8	123.3	
AA&BB	32.5	32.5	2	32.5	1.4	45.5	
BB&CC	32.5	32.5	2	32.5	3.6	117.0	
CC&DD	32.5	32.5	2	32.5	1.4	45.5	
DD&EE	32.5	32.8	2	32.7	9.2	300.4	
EE&FF	32.8	32.8	2	32.8	1.4	45.9	
FF&GG	32.8	32.8	2	32.8	3.6	118.1	
GG&HH	32.8	32.8	2	32.8	1.4	45.9	
HH&II	32.8	32.8	2	32.8	4.6	150.9	
II&JJ	32.8	32.9	2	32.9	1.4	46.0	
JJ&KK	32.9	32.9	2	32.9	1.8	59.2	
KK&LL	32.9	32.8	2	32.9	1.4	46.0	
LL&A	32.8	32.7	2	32.8	4.6	150.7	
				Perimeter	159.2	5189.9	GRADE = TOTAL/Perimeter 32.6



1
A203
L1 Plan
Scale: 1:250



GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/07/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vxd
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

dhKarchitects

VICTORIA OFFICE
977 Fort Street
VICTORIA BC V8V 3K3
T 1-250-608-3367

NANAIMO OFFICE
102-5190 Dublin Way
NANAIMO BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
L1 Plan

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sheet no.
A203

revision no.
4

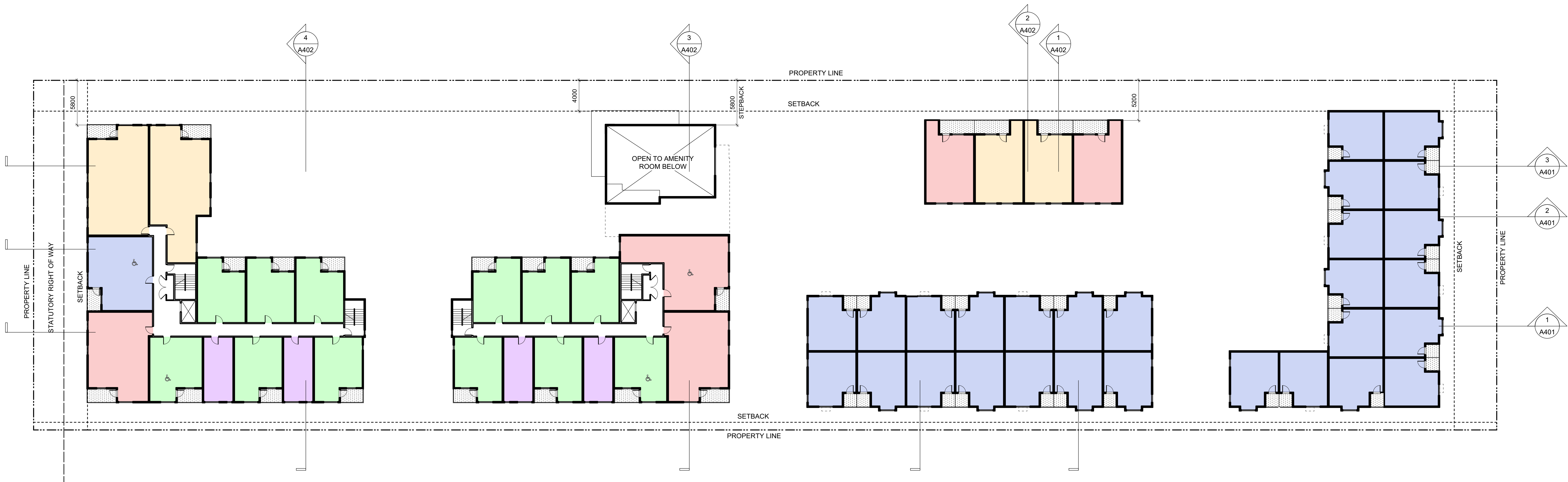
UNIT COMPOSITION

APARTMENTS 1&2						
UNIT TYPE	L1	L2	L3	L4	L5	TOTAL
STUDIO	4	4	4	2	-	14
1 BED	13	12	12	7	1	45
2 BED	1	1	2	8	8	20
3 BED	3	3	3	3	-	12
4 BED	-	2	3	1	-	6
TOTAL	21	22	24	21	9	97

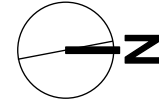
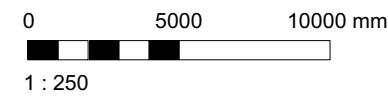
TOWNHOUSES 1-3	
UNIT TYPE	TOTAL
STUDIO	-
1 BED	-
2 BED	57
3 BED	2
4 BED	2
TOTAL	61

OVERALL DEVELOPMENT	
UNIT TYPE	TOTAL
STUDIO	14
1 BED	45
2 BED	77
3 BED	14
4 BED	8
TOTAL	158

ACCESSIBLE UNITS	
UNIT TYPE	TOTAL
STUDIO	-
1 BED	7
2 BED	7
3 BED	1
4 BED	-
TOTAL	15 (9%)



1
A204
L2 Plan
Scale: 1:250



GRAPHIC LEGEND:

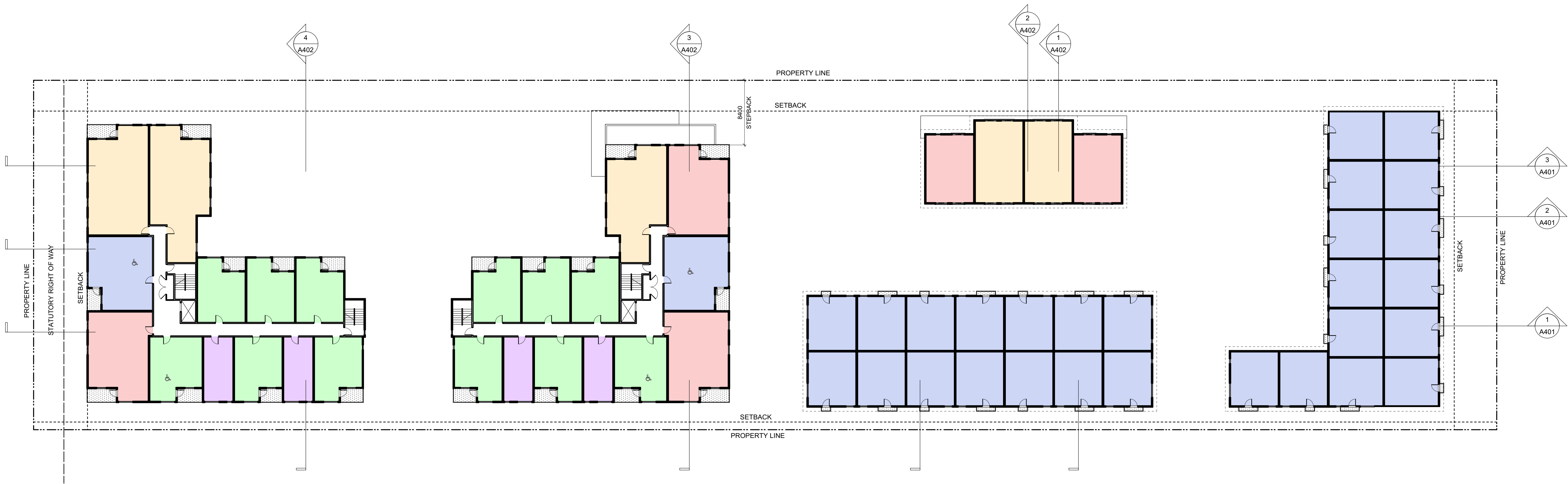
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

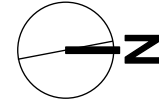
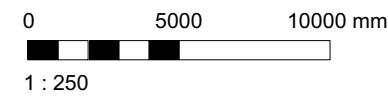
NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
sheet name L2 Plan	
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	section no. 4



1
A205
L3 Plan
Scale: 1:250



GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	working file 1907 A200 Plans.view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

project name

Caledonia

Victoria BC

drawing title

L3 Plan

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drawing no.

A205

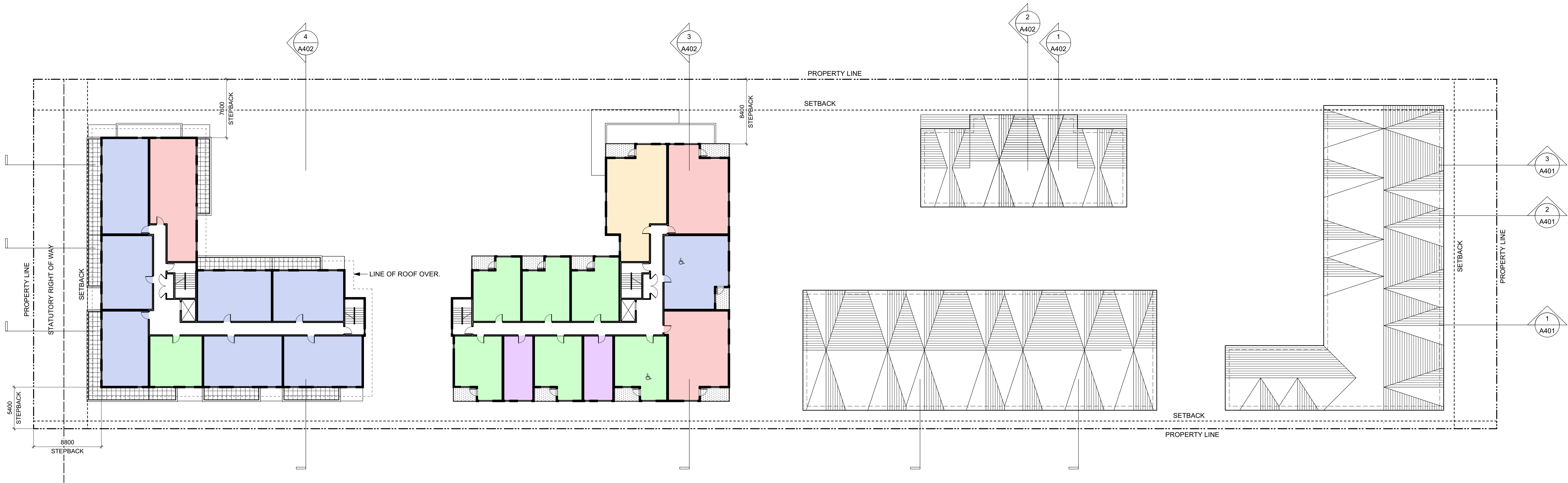
sheet no.

4

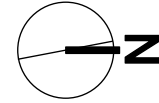
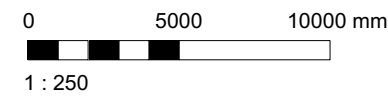
dHKarchitects

NANAIMO OFFICE

102-5198 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810



1
A206
L4 Plan
Scale: 1:250



GRAPHIC LEGEND:

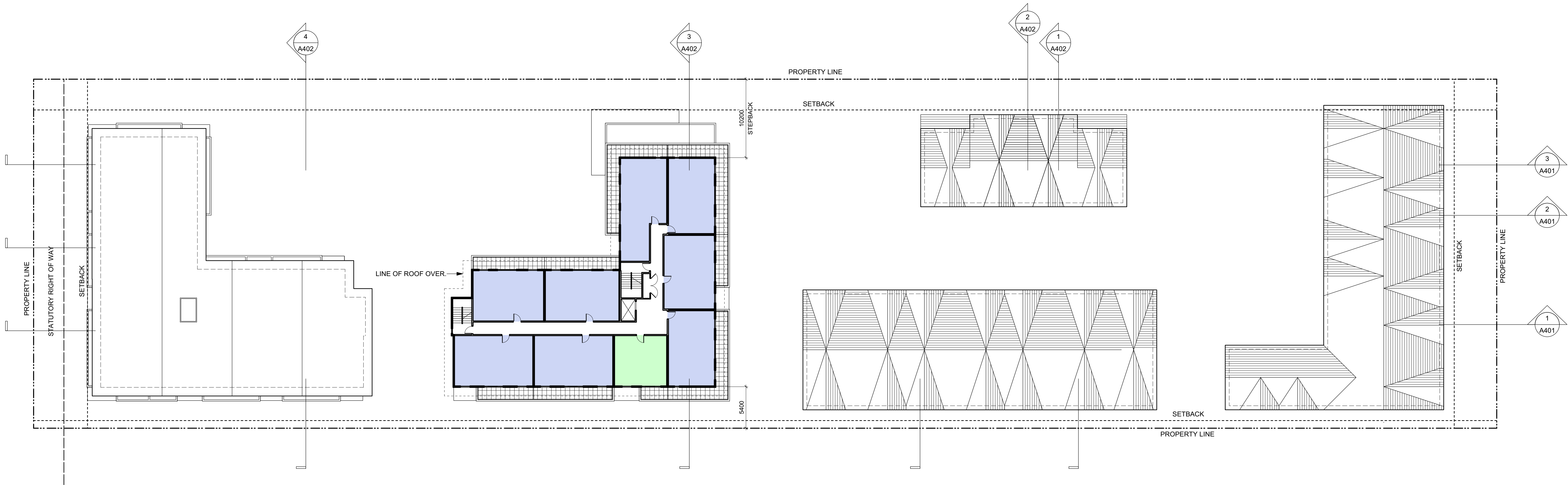
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

4	2019/13	RE-ISSUED FOR COTW
3	2019/08	ISSUED FOR COTW
2	2019/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A206 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

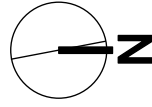
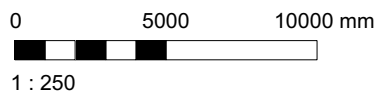
NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing title L4 Plan	
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	sheet no. 4



1
A207
L5 Plan
Scale: 1:250



GRAPHIC LEGEND:

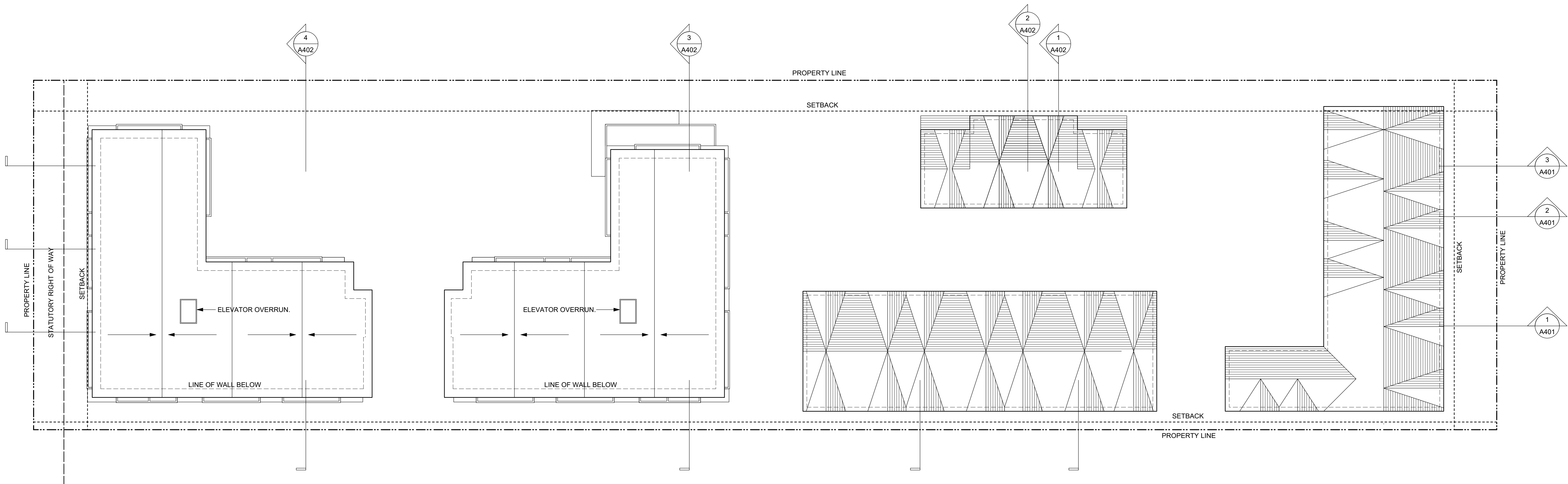
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

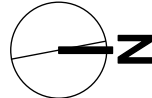
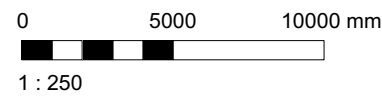
NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing title L5 Plan	
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	total no. 4



1
A208
Roof Plan
Scale: 1:250



4	20/03/13	RE-ISSUED FOR COTW
3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing title Roof Plan	
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revision no.	4



1 Apartment 1 - North
Scale: 1:100
A301



2 Apartment 1 - East
Scale: 1:100
A301



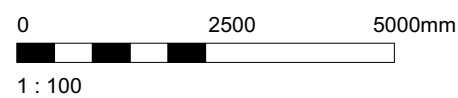
3 Apartment 1 - South
Scale: 1:100
A301



4 Apartment 1 - West
Scale: 1:100
A301

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |



Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2019 drawing file: 1907 A300 Elevations.mxd		
drawn by: NLC	checked by: RAW	
scale: 1:100	project number: 1907	

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

 dHkArchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Duxton Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
Elevations - Apartment 1	
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	sheet no: 4



1 Apartment 2 - North
A302 Scale: 1:100



2 Apartment 2 - South
A302 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1:100

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A300 Elevations.mxd
drawn by	NLC	checked by RAW
scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing Elevations - Apartment 2	
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	revision no. 4



1 Apartment 2 - East
A303 Scale: 1:100



2 Apartment 2 - West
A303 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1:100

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A300 Elevations.mxd
drawn by	NLC	checked by RAW
scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name	Caledonia
location	Victoria BC
drawing title	Elevations - Apartment 2
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	4



1 Townhouse 1 - North
Scale: 1:100
A304



2 Townhouse 1 - East
Scale: 1:100
A304



3 Townhouse 1 - South
Scale: 1:100
A304



4 Townhouse 1 - West
Scale: 1:100
A304

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1:100

Date	Issue	Description
19/12/16	1	RESPONSE TO PLANNING REVIEW
20/01/15	2	ISSUED FOR ADP
20/02/06	3	ISSUED FOR COTW
20/03/13	4	RE-ISSUED FOR COTW

Sheet No.	NLC	Drawn by	RAW
Scale	1:100	Project Number	1907
Print Date	SEPTEMBER 2019	Drawing File	1907 A300 Elevations.mxd

NOTE: All dimensions are shown in millimeters.

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Project Name Caledonia Victoria BC		
Project Name Elevations - Townhouse 1		
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1 Townhouse 2 - North
A305 Scale: 1:100



2 Townhouse 2 - East
A305 Scale: 1:100



3 Townhouse 2 - South
A305 Scale: 1:100



4 Townhouse 2 - West
A305 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

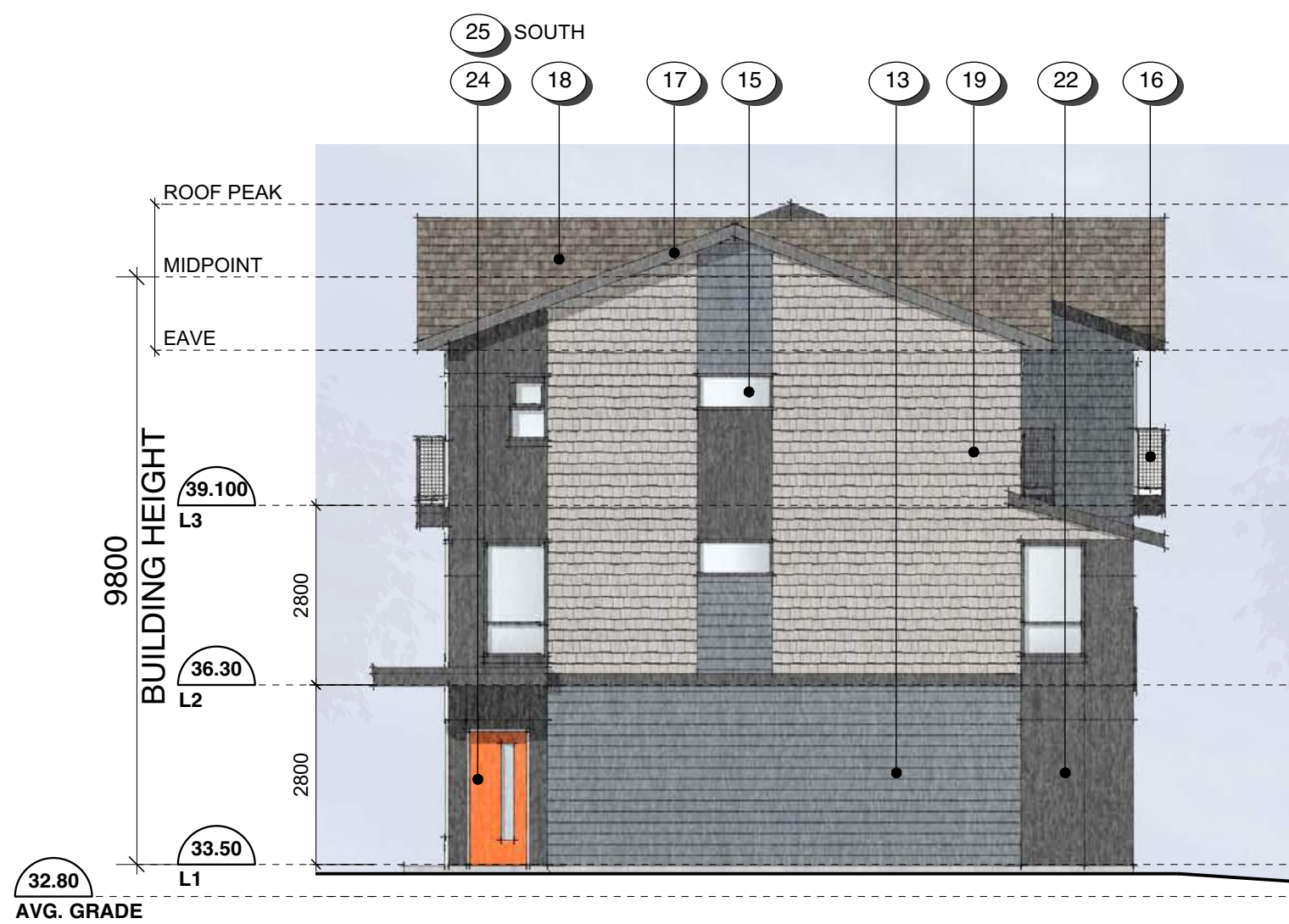
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1:100

Rev	Date	Description
4	20/03/23	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Sheet No. 1907 A305 Elevations.mxd		
Drawn by NLC	Checked by RAW	
Scale 1:100	Project number 1907	

NOTE: All dimensions are shown in millimeters.

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& REZONING

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project name			
Caledonia			
Victoria BC			
drawing title			
Elevations - Townhouse 2			
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A305			4



1 Townhouse 3 - North (South sim.)
Scale: 1:100



2 Townhouse 3 - East
Scale: 1:100



3 Townhouse 3 - West
Scale: 1:100

COLOUR & MATERIALS LEGEND

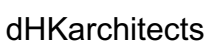
- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1 : 100

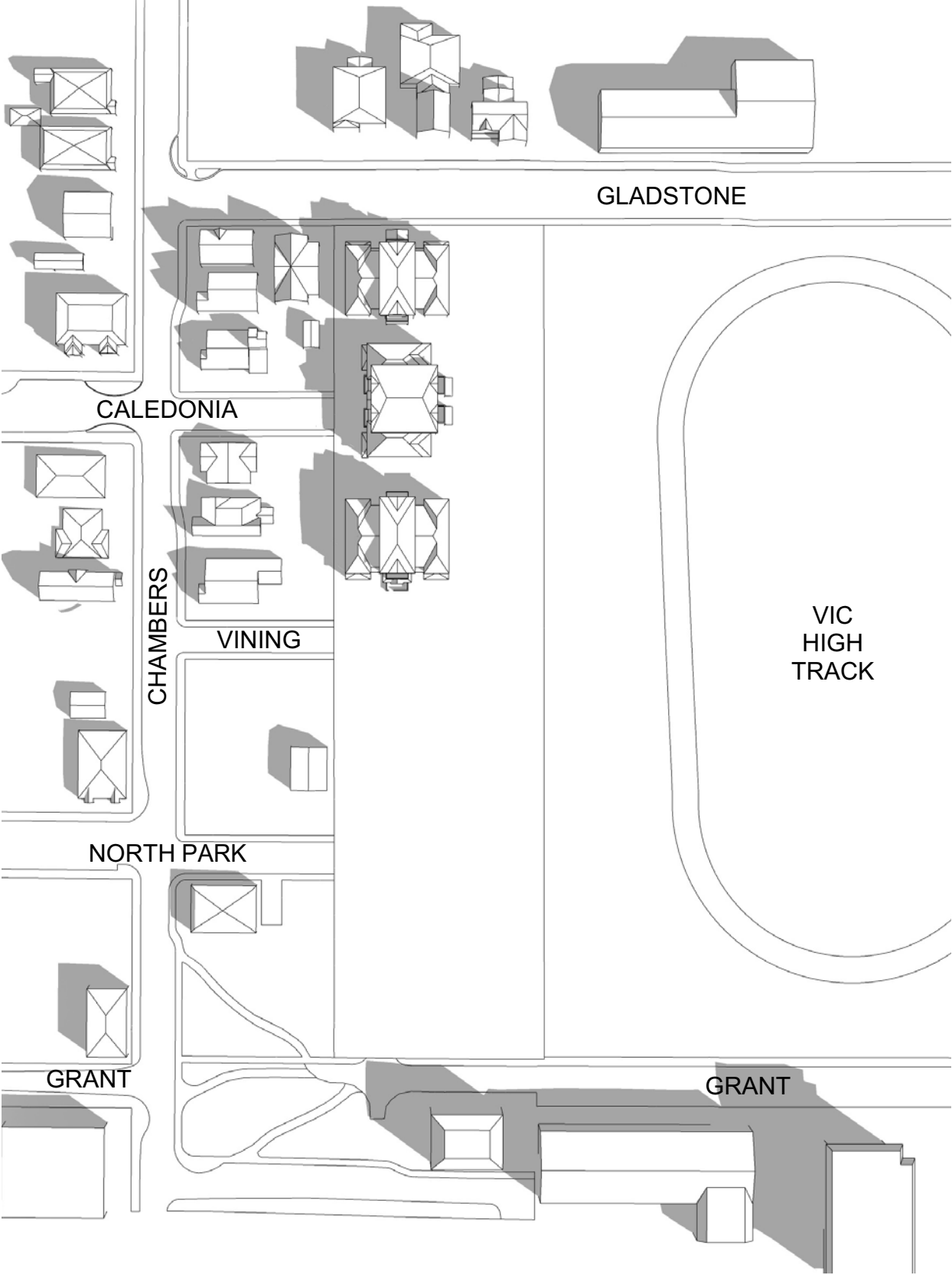
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A306 Elevations.vrx
drawn by	NLC	checked by RAW
scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

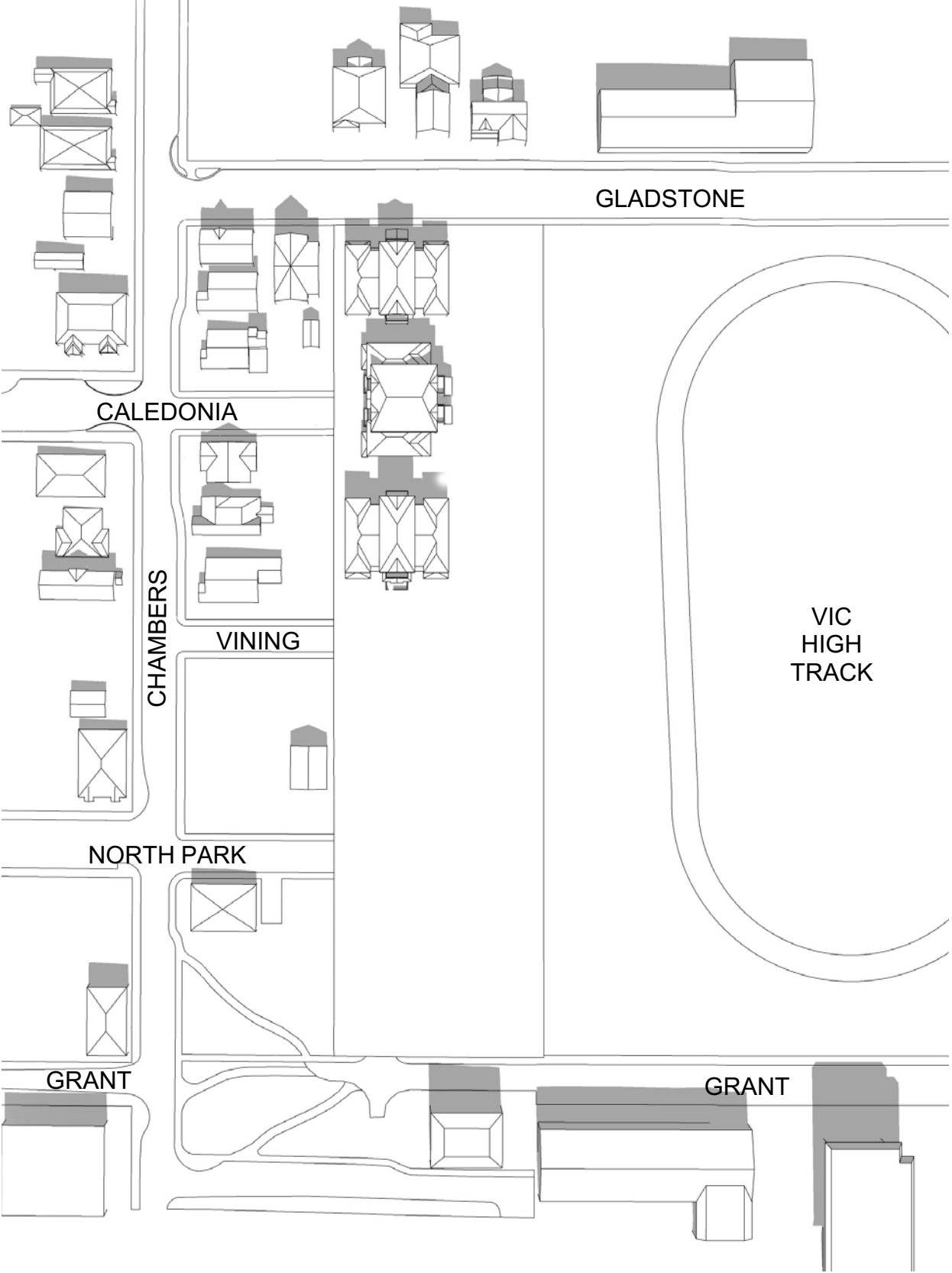
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	 NANAIMO OFFICE 102-5190 Duxlin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. A306
drawn by Elevations - Townhouse 3	revision no. 4

EXISTING



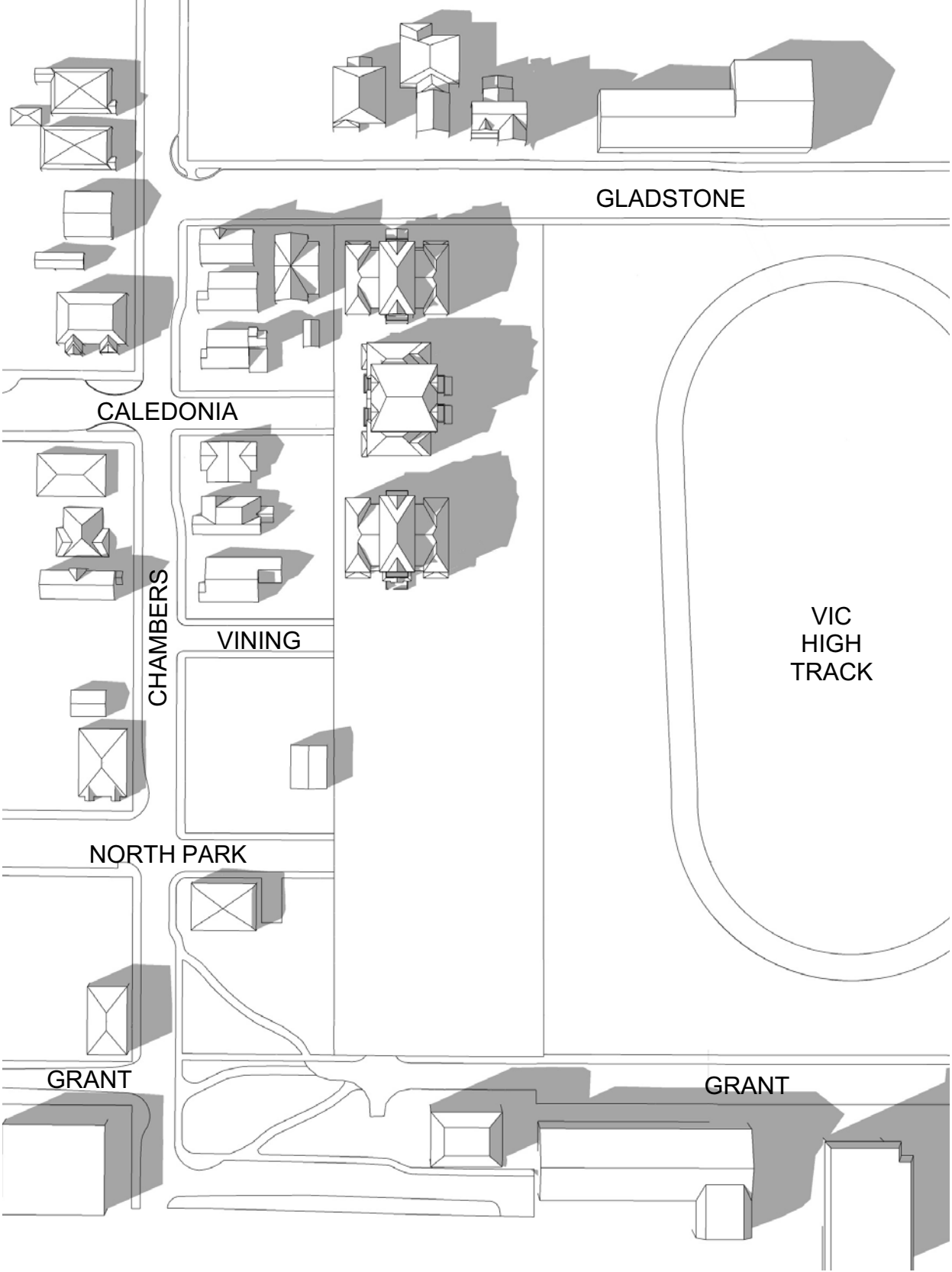
9:00AM - SEPTEMBER 21ST

EXISTING



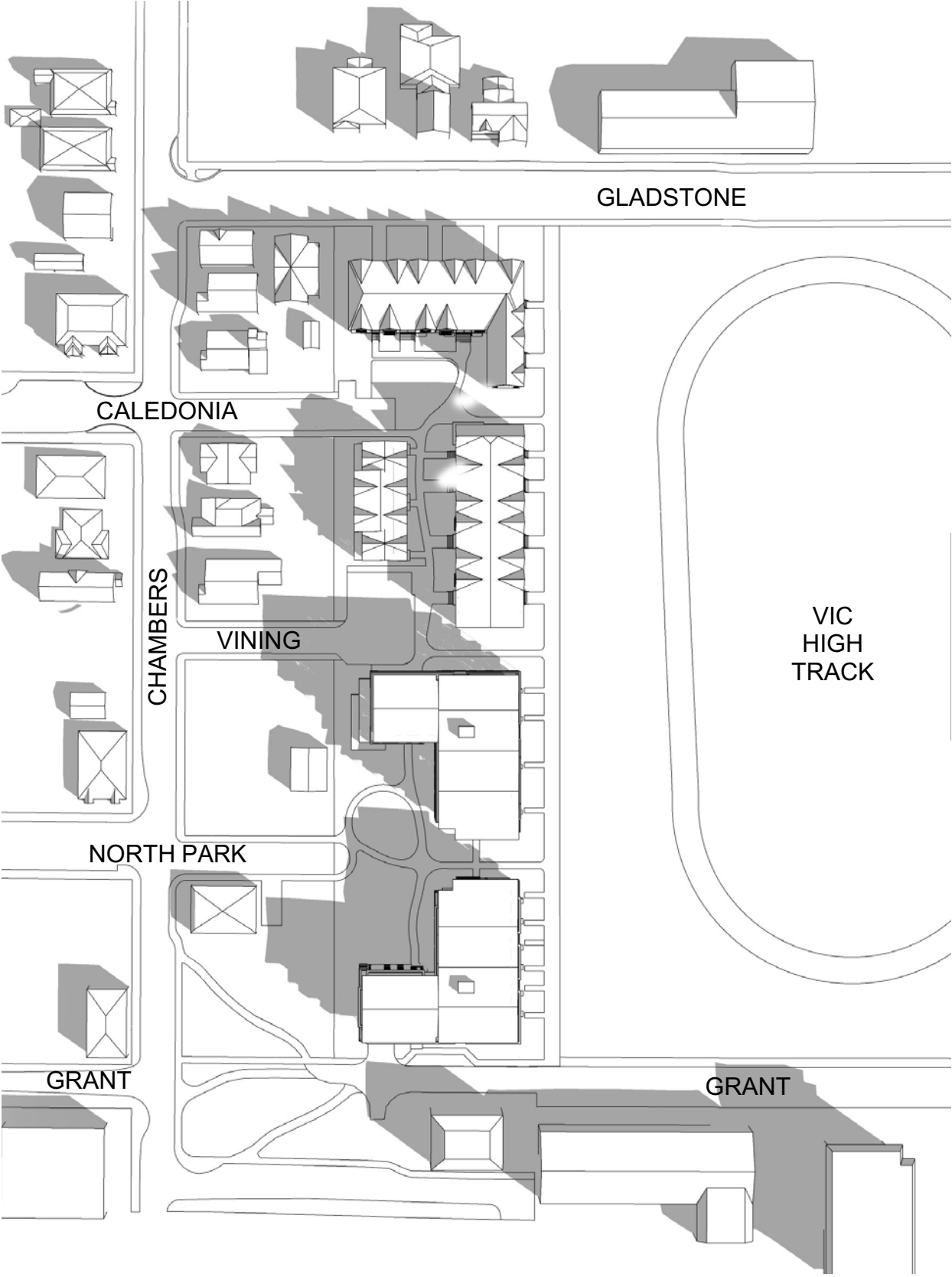
12:00PM - SEPTEMBER 21ST

EXISTING



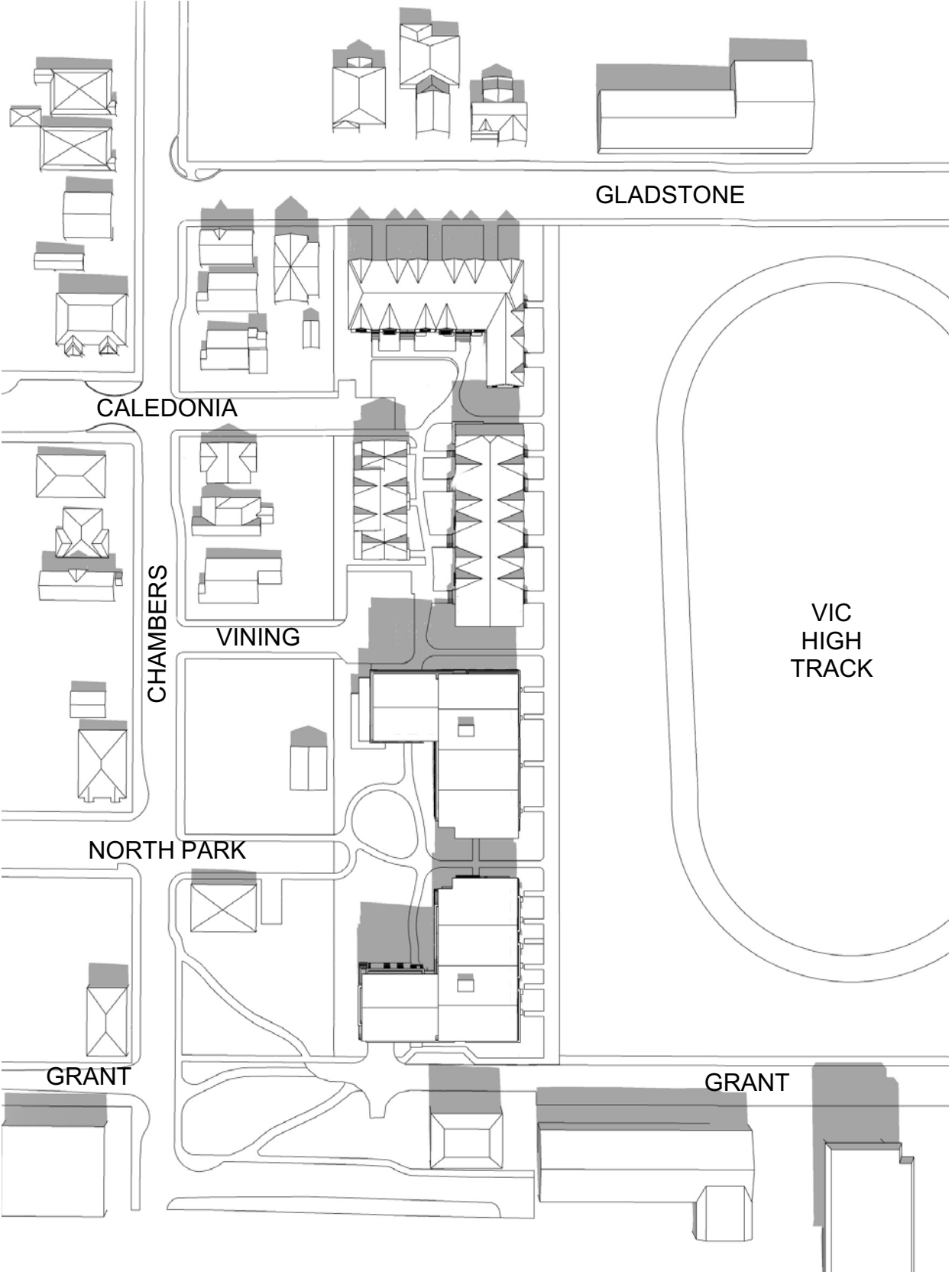
4:00PM - SEPTEMBER 21ST

PROPOSED



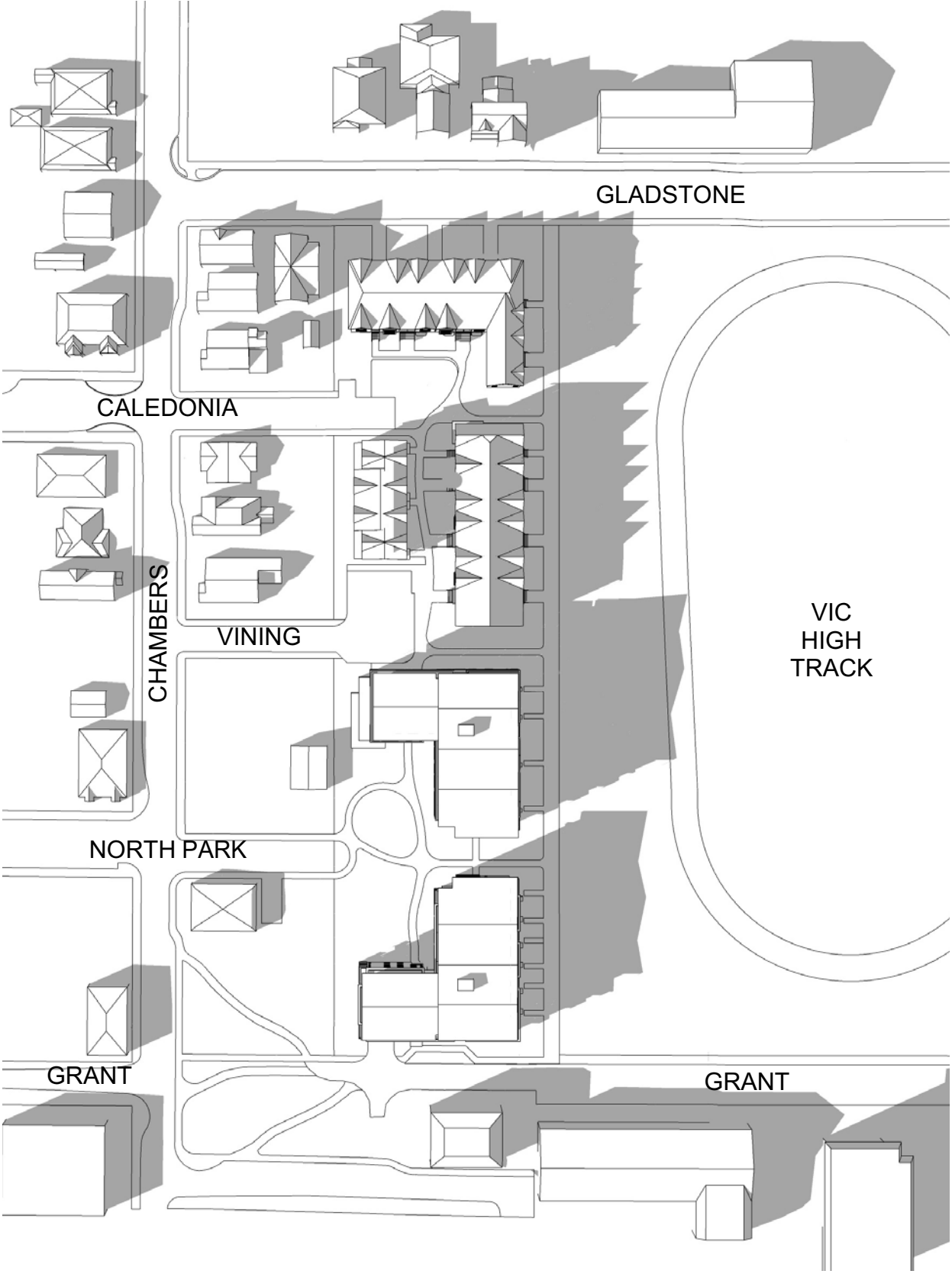
9:00AM - SEPTEMBER 21ST

PROPOSED



12:00PM - SEPTEMBER 21ST

PROPOSED



4:00PM - SEPTEMBER 21ST

4	20/03/13	RE-ISSUED FOR COTW	
3	20/03/08	ISSUED FOR COTW	
2	20/01/15	ISSUED FOR ADP	
1	18/12/16	RESPONSE TO PLANNING REVIEW	
Rev	Date	Description	
print date	SEPTEMBER 2019	1907 A307 Shadow Studies view	
drawn by	NLC	checked by	RAW
scale	n.l.s.	project number	1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC		
drawing title Shadow Studies		
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BEFORE - LOOKING WEST - FROM VIC HIGH

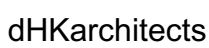


AFTER - LOOKING WEST - FROM VIC HIGH

4	2020/01/3	RE-ISSUED FOR COTW
3	2020/02/08	ISSUED FOR COTW
2	2020/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	sheet no. 4
View Analysis	sheet no. A308
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BEFORE LOOKING WEST - FROM GRANT STREET



BEFORE - LOOKING WEST - FROM GLADSTONE AVENUE



AFTER LOOKING WEST - FROM GRANT STREET



AFTER LOOKING WEST - FROM GLADSTONE AVENUE

4	2020/13	RE-ISSUED FOR COTW
3	2020/08	ISSUED FOR COTW
2	2020/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
View Analysis	
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	sheet no. 4



BEFORE LOOKING EAST - FROM CALEDONIA AVE.



BEFORE LOOKING EAST - FROM NORTH PARK ST.



AFTER LOOKING EAST - FROM CALEDONIA AVE.



AFTER LOOKING EAST - FROM NORTH PARK ST.

4	2019/13	RE-ISSUED FOR COTW
3	2019/08	ISSUED FOR COTW
2	2019/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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Victoria BC V8V 3K3
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NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 3K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

View Analysis

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sheet no.
A310

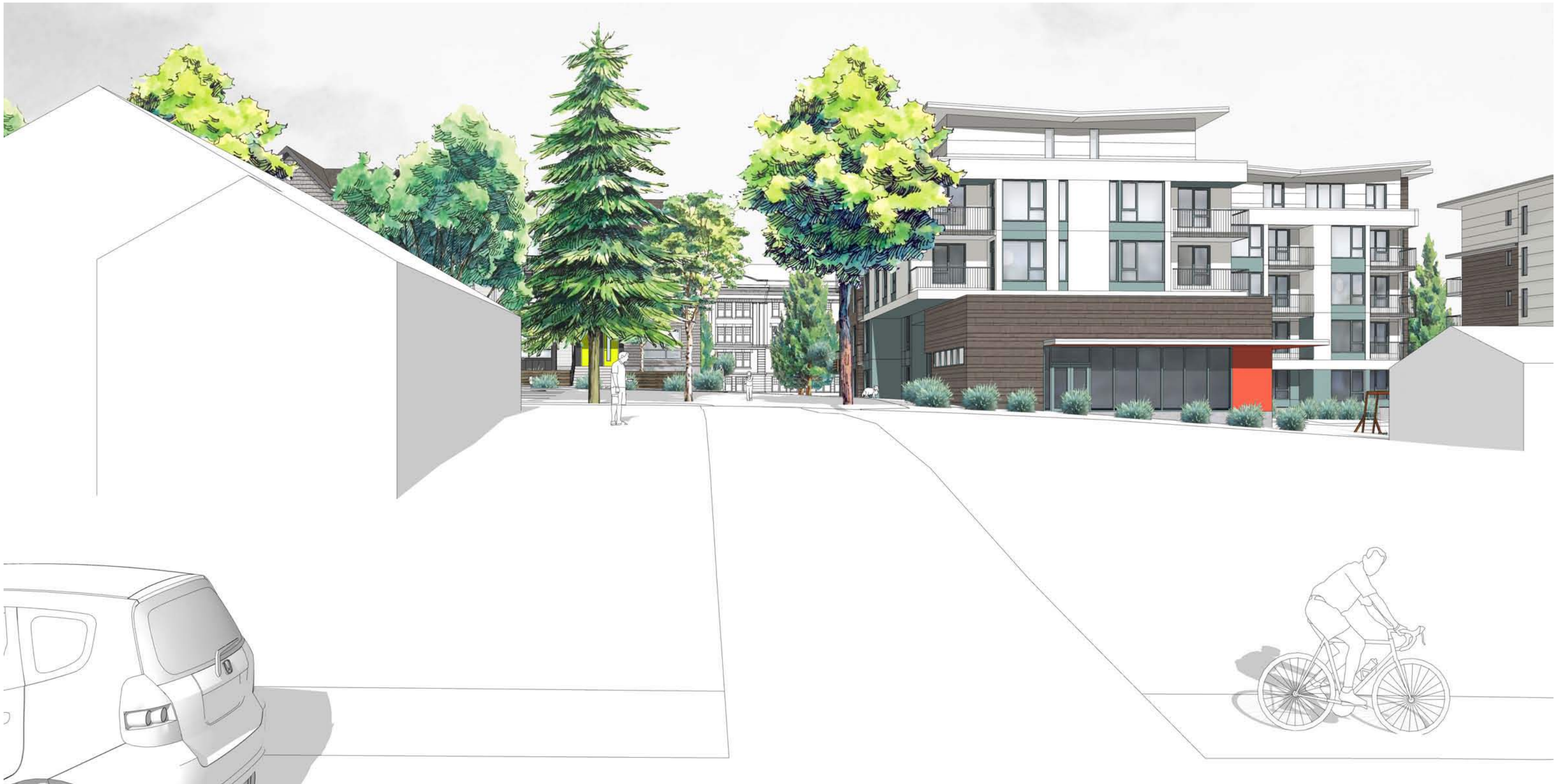
revision no.
4



LOOKING SOUTH - GLADSTONE AVENUE



LOOKING EAST - NORTH PARK STREET



LOOKING EAST - VINING STREET

4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING**

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project name	
Caledonia Victoria BC	
Perspective Studies	
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	sheet no. 4



TOWNHOUSES - AT GLADSTONE AVENUE



APARTMENT - AT GRANT STREET



INTERIOR COURTYARD - LOOKING NORTH



PLAYGROUND & AMENITY AREA - LOOKING NORTH

4	2020/13	RE-ISSUED FOR COTW
3	2020/08	ISSUED FOR COTW
2	2020/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	N.L.S.	project number 1907

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**

	dHKarchitects
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project name	Caledonia
location	Victoria BC
document type	Perspective Studies
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	sheet no. 4



1 Context Elevations
A313 Scale: 1: 300

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file: 1907 A308 Streetscape Elevations.vwx
drawn by	FWP/NLC	checked by: RAW
scale	1:300	project number: 1907

NOTE: All dimensions are shown in millimeters.

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Victoria BC V8V 3K3
T 1-250-658-3367

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Nanaimo BC V9T 2K6
T 1-250-585-5810

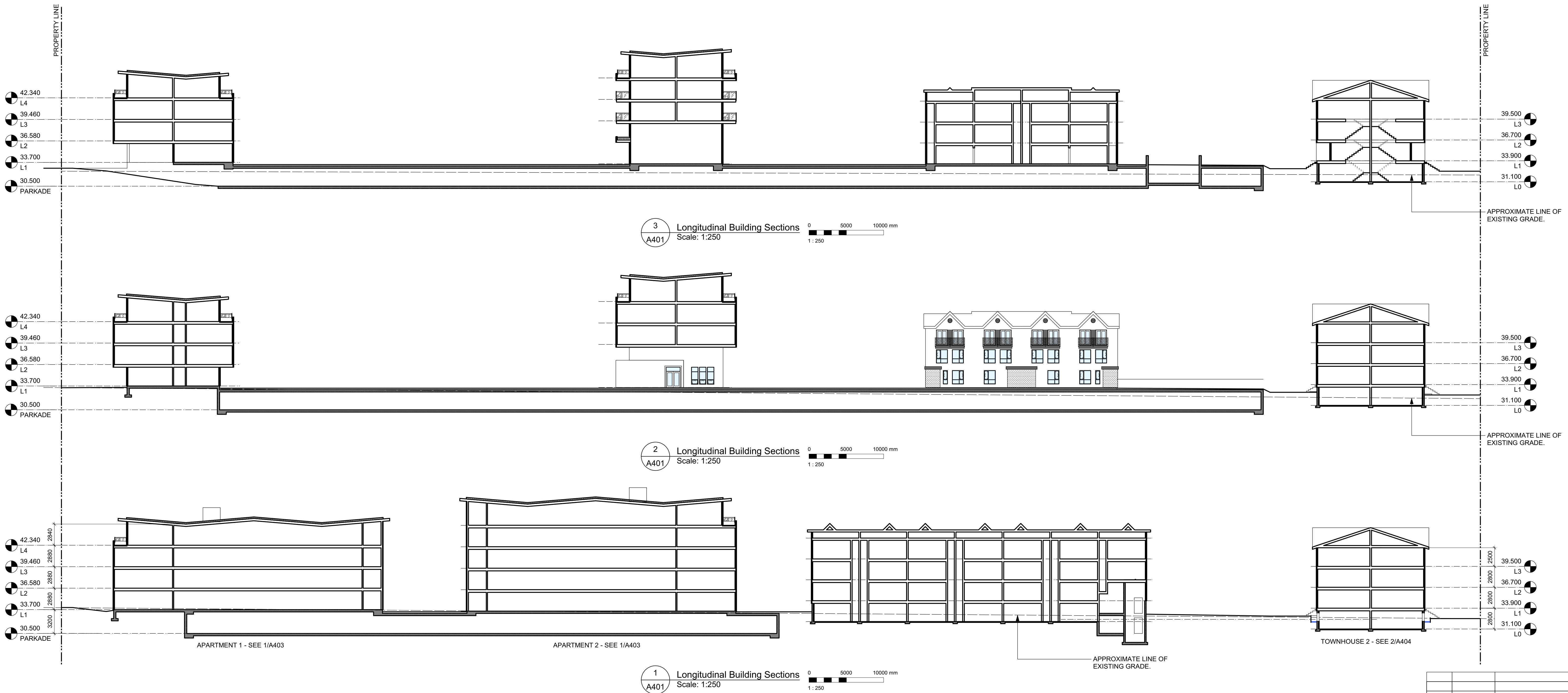
project name
Caledonia
Victoria BC

drawing title
Streetscape Elevations

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A313

4



4	2010/13	RE-ISSUED FOR COTW
3	2010/08	ISSUED FOR COTW
2	2010/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	Issuing the 1907 Current Elevations & Sections, view
drawn by	FWP	checked by RAW
scale	1:250	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

dHKarchitects
VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-608-3367

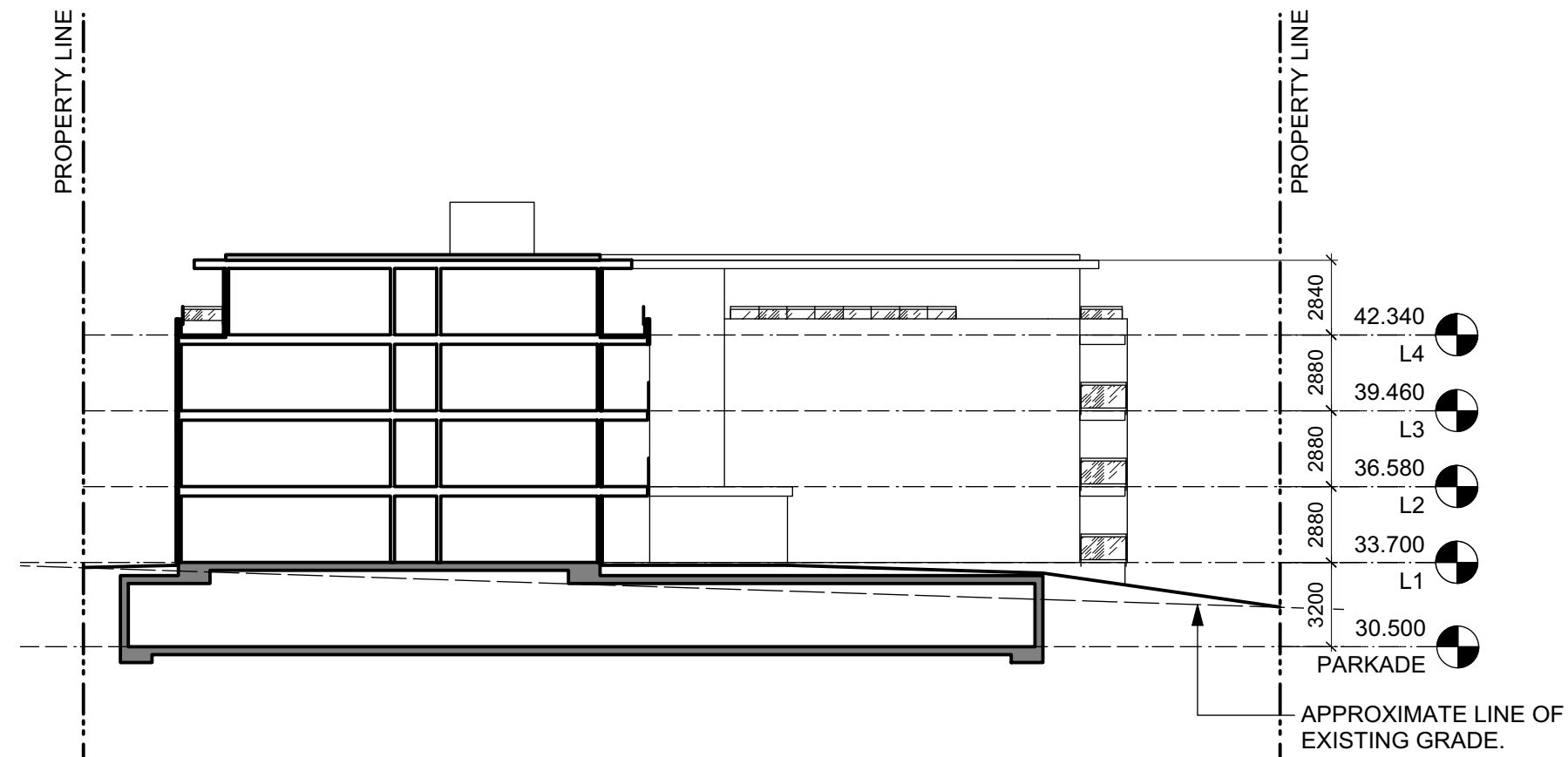
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

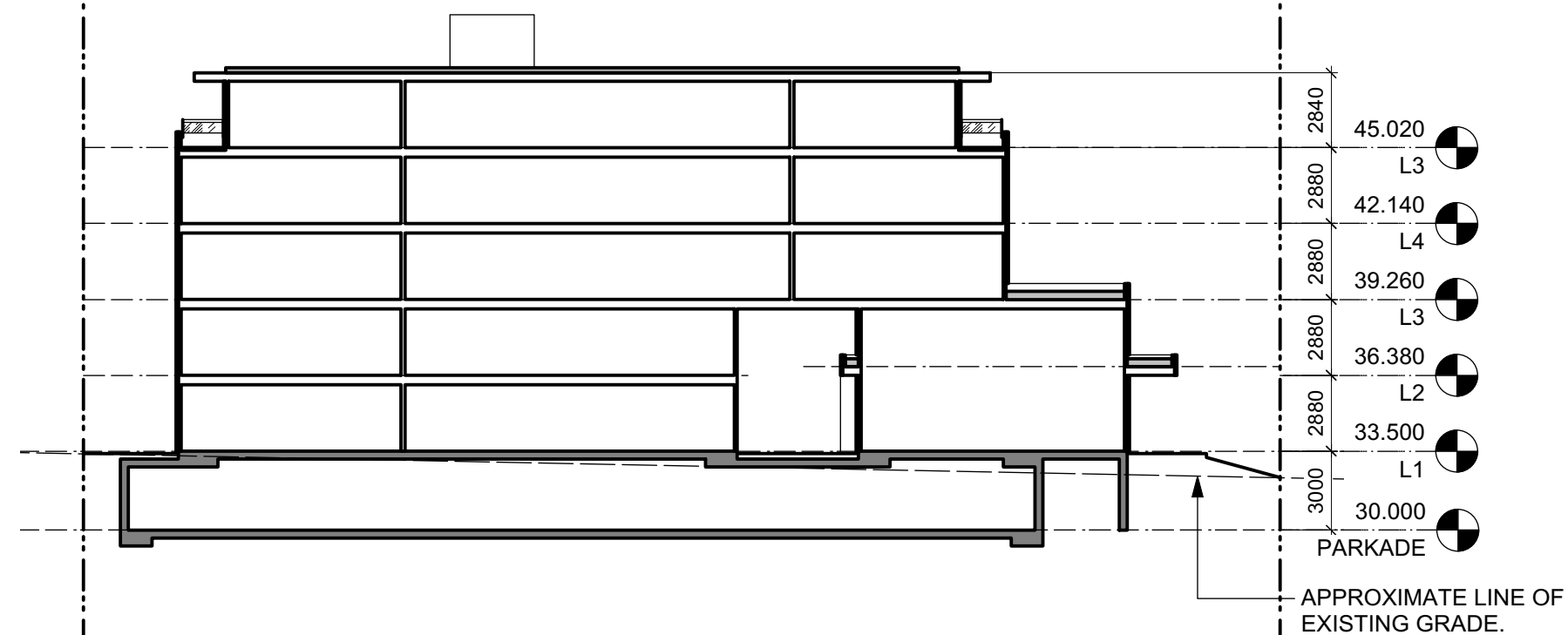
drawing no.
Building Sections
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section no.
A401

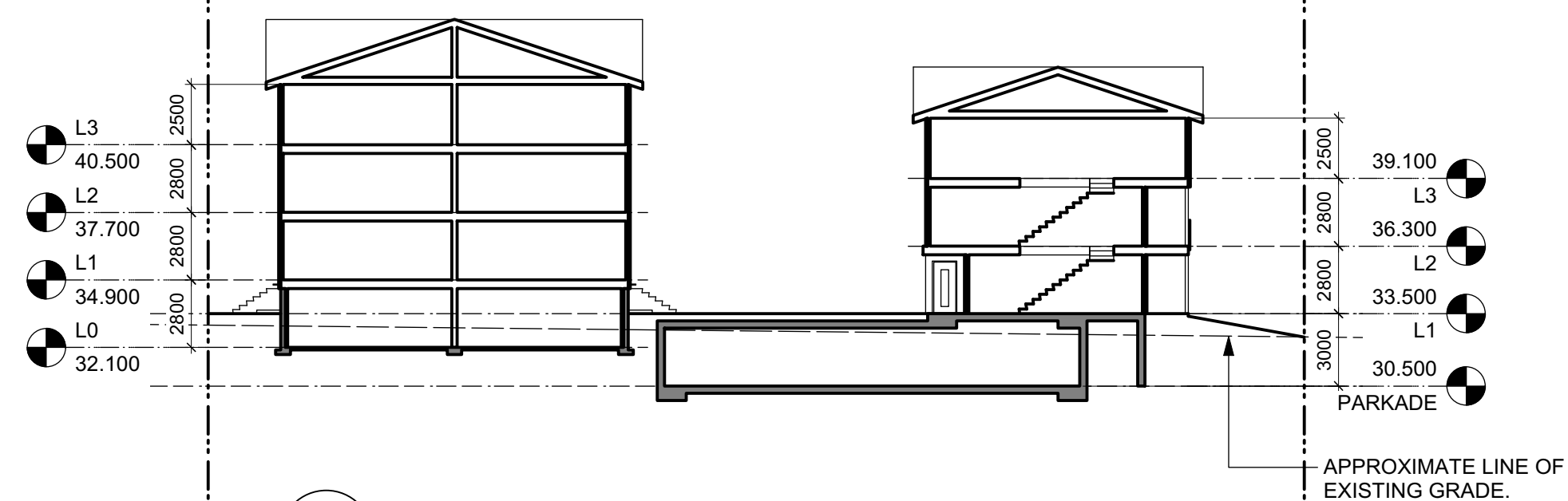
sheet no.
4



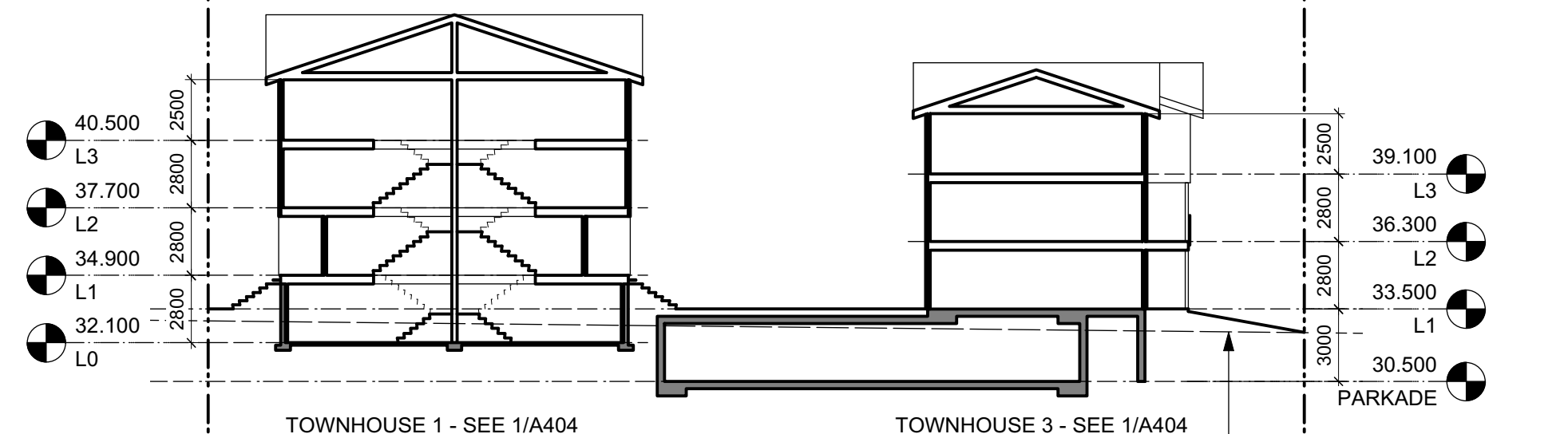
4 Transverse Building Section
Scale: 1:250



3 Transverse Building Section
Scale: 1:250



2 Transverse Building Section
Scale: 1:250



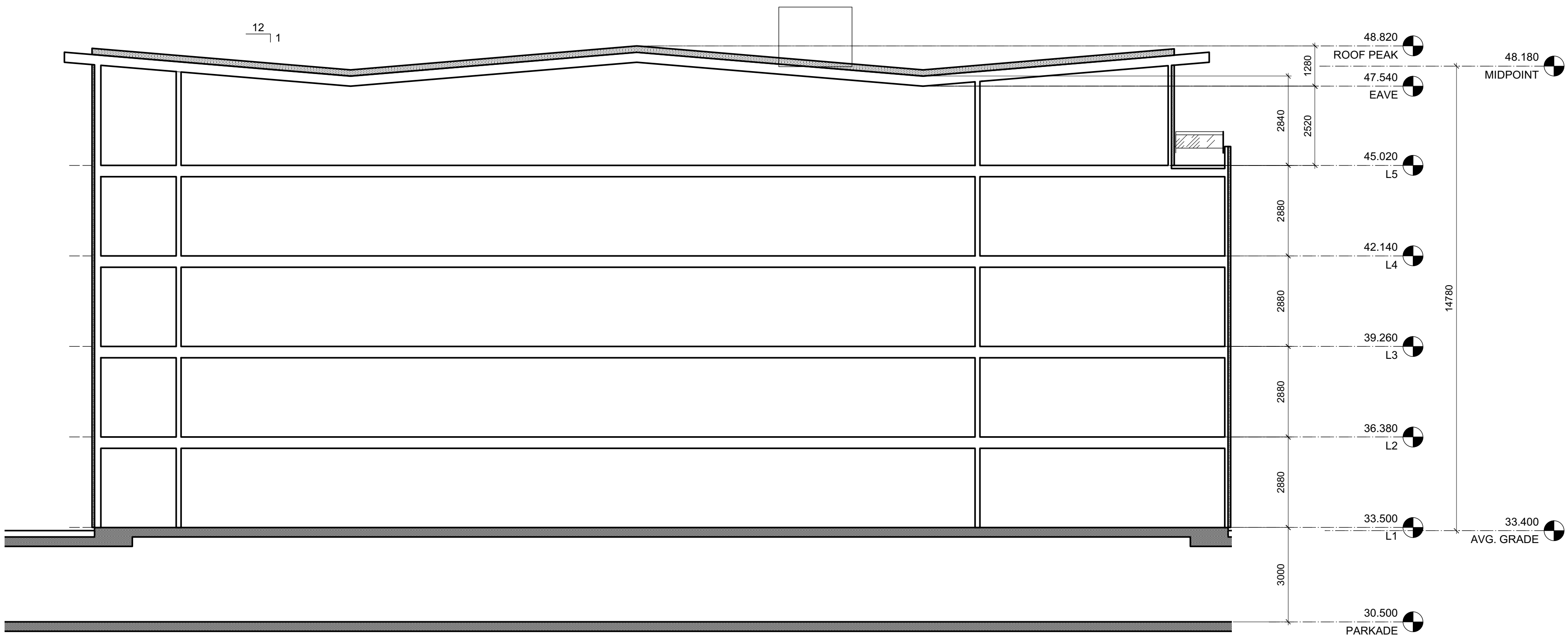
1 Transverse Building Section
Scale: 1:250

Rev	Date	Description
4	2019/13	RE-ISSUED FOR COTW
3	2019/08	ISSUED FOR COTW
2	2019/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2019 drawing title: 1907 Current Elevations & Sections view		
drawn by: FWP	checked by: RAW	
scale: 1:250	project number: 1907	

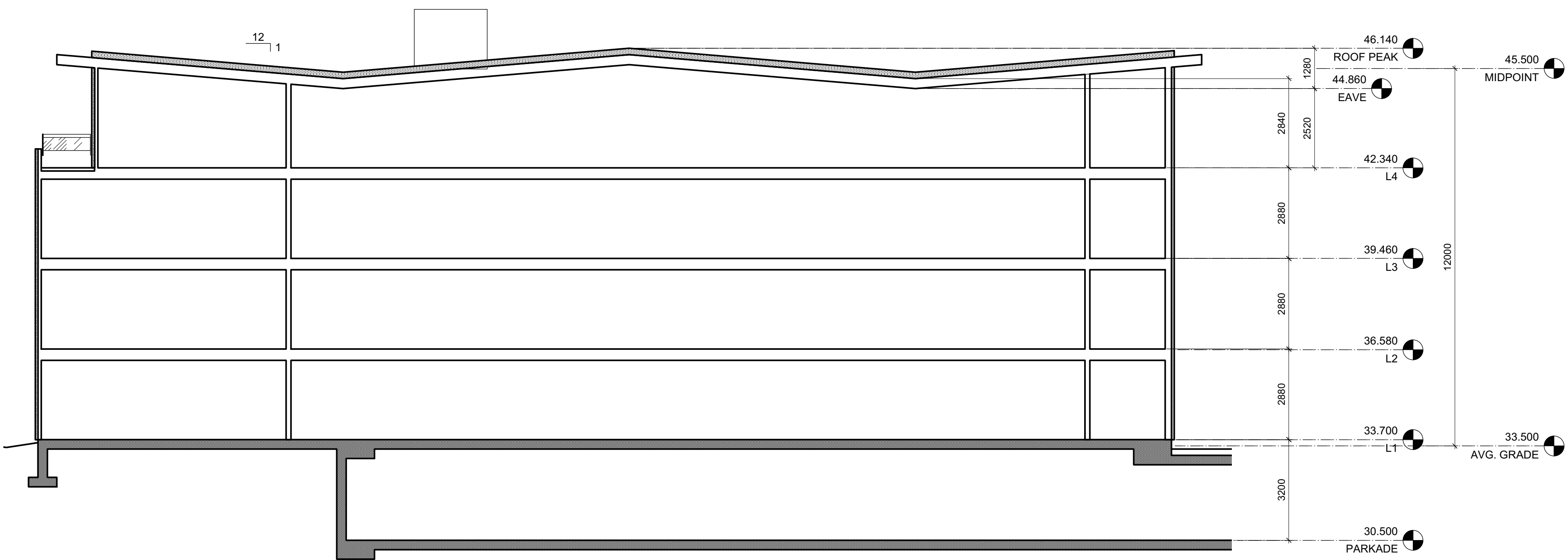
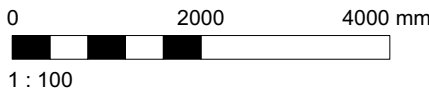
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

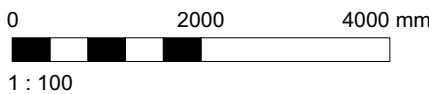
 dHKarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 1K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
Building Sections	
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drawing no: A402	revision no: 4



2 Apartment 2 Building Section
A403 Scale: 1:100



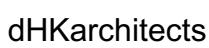
1 Apartment 1 Building Section
A403 Scale: 1:100

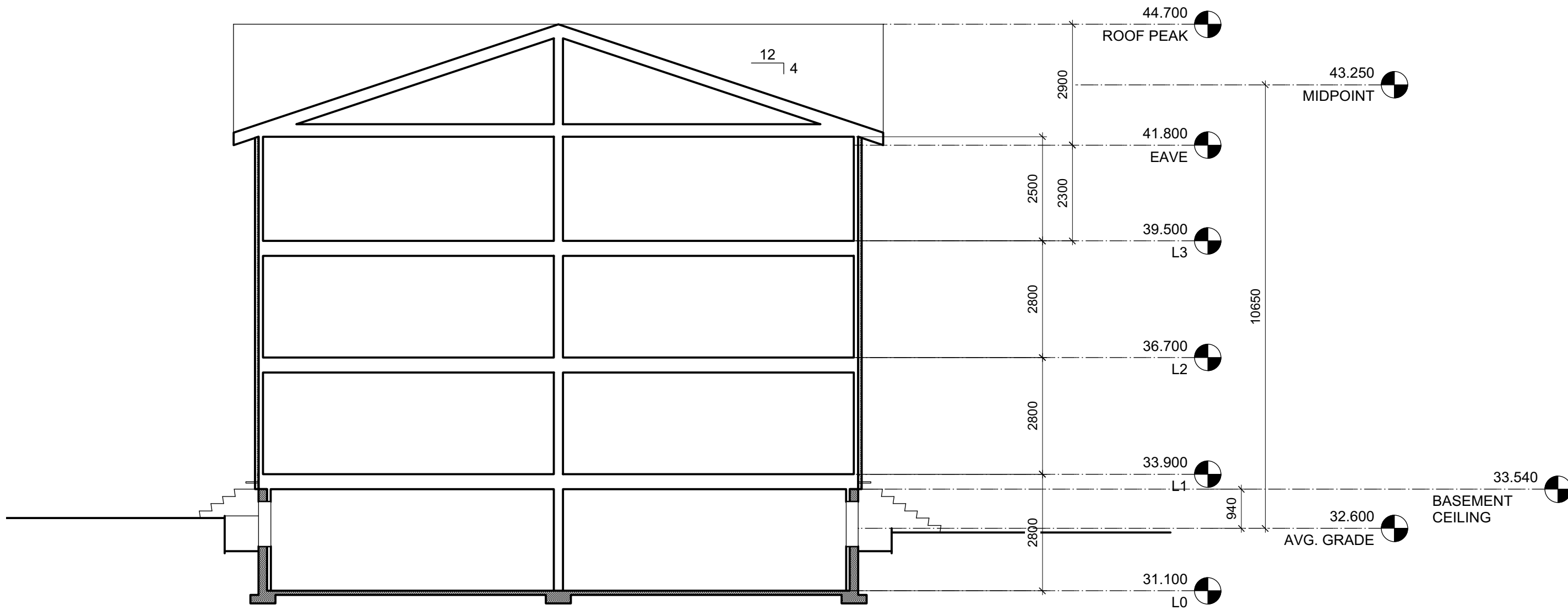


4	20/03/13	RE-ISSUED FOR COTW
3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	Issuing the 1907 Current Elevations & Sections view
drawn by	FWP	checked by RAW
scale	1:100	project number 1907

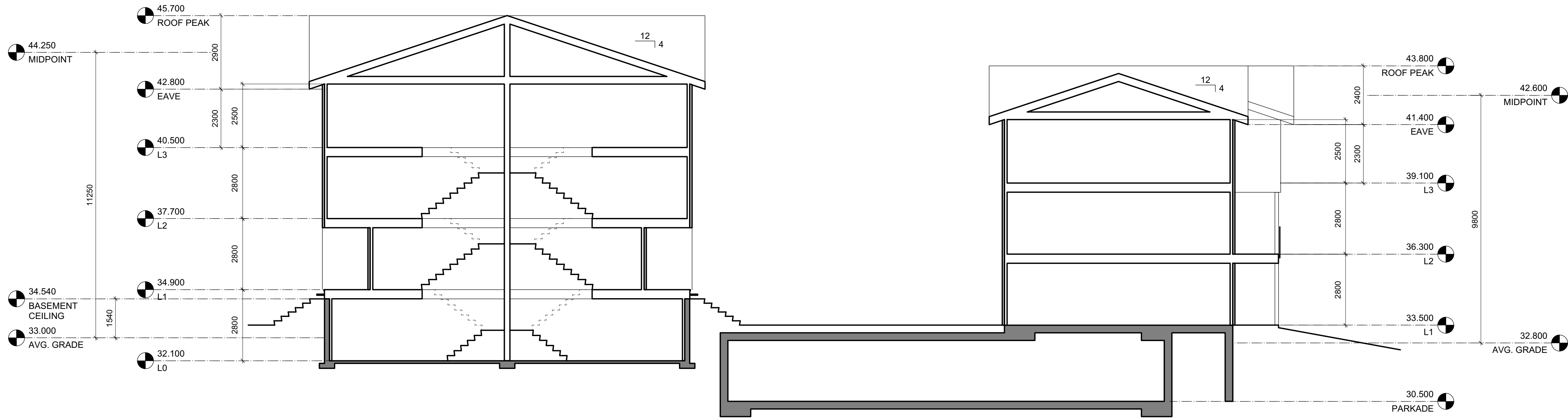
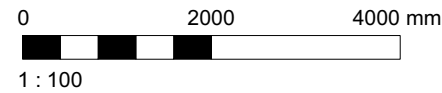
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

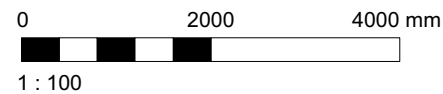
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 2K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
Building Sections	
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drawing no. A403	sheet no. 4



2 Townshouse 2 Building Section
A404 Scale: 1:100



1 Townhouses 1 & 3 Building Section
A404 Scale: 1:100



4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	Issuing the 1907 Current Elevations & Sections view
drawn by	FWP	checked by RAW
scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	drawing no. A404
Building Sections	revision no. 4
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2 L1 Plan - Apartment 1
Scale: 1:100

0 2000 4000 mm
1 : 100

North arrow pointing right.



1 L1 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100

North arrow pointing right.

- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Drawn by	FWP	checked by RAW
Scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name	Caledonia Victoria BC	
drawing title	L1 Plan - Apartments	
drawing no.	A601	sheet no. 4



2 L2 Plan - Apartment 1
Scale: 1:100



1 L2 Plan - Apartment 2
Scale: 1:100

- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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	dHKarchitects VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name	Caledonia Victoria BC	
drawing title	L2 Plan - Apartments	
drawing no.	A602	sheet no. 4



2 L3 Plan - Apartment 1
Scale: 1:100



1 L3 Plan - Apartment 2
Scale: 1:100

- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPTEMBER 2019	1907 A200 Plans view
Drawn by	FWP	checked by RAW
Scale	AS SHOWN	project number 1907

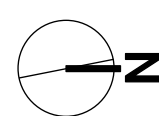
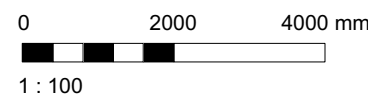
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

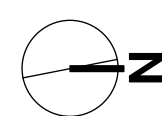
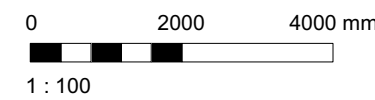
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project name Caledonia Victoria BC	drawing no. A603
drawing title L3 Plan - Apartments	revision no. 4



2 L4 Plan - Apartment 1
Scale: 1:100



1 L4 Plan - Apartment 2
Scale: 1:100



GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

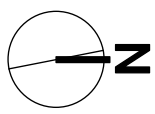
	dHKarchitects VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name	Caledonia Victoria BC	
drawing title	L4 Plan - Apartments	
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1
A605

L5 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100

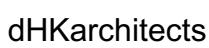


- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

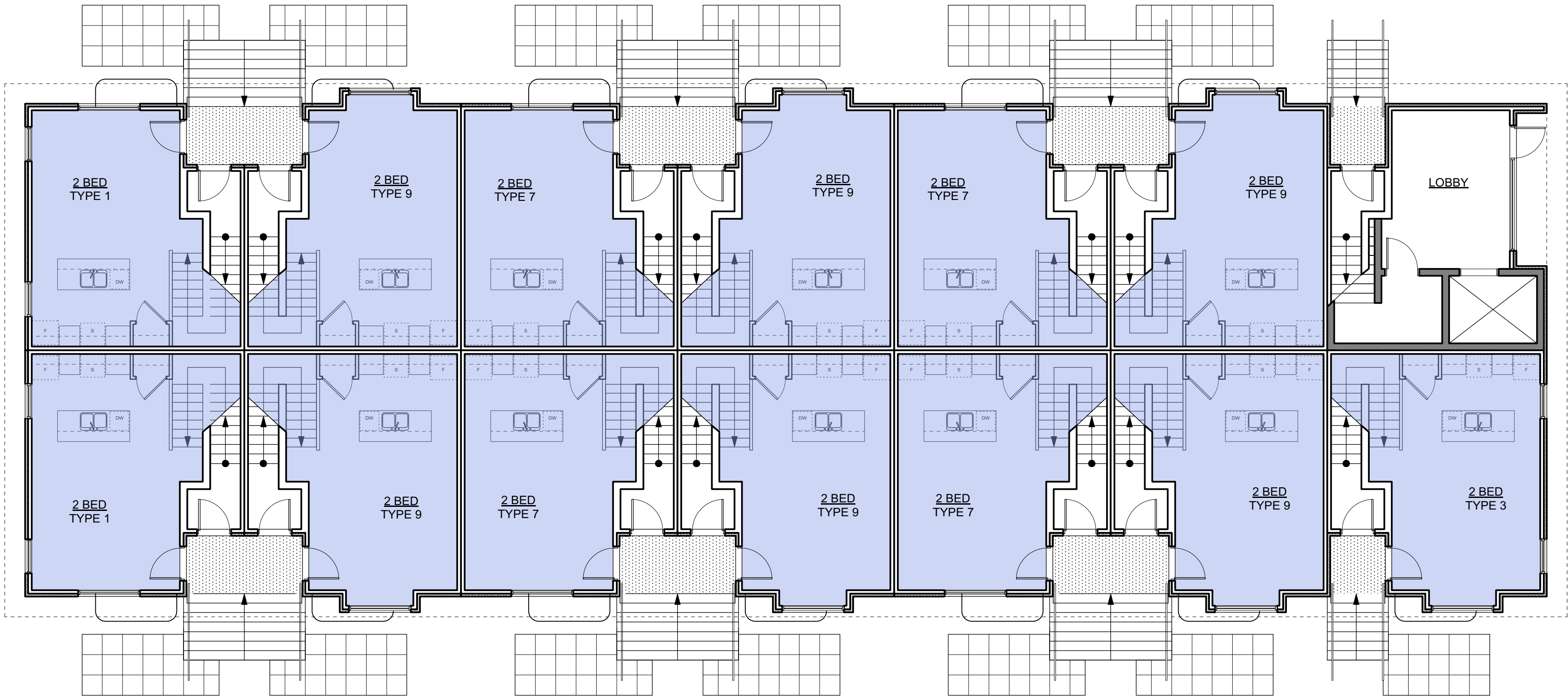
NOTE: All dimensions are shown in millimeters.

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& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title L5 Plan - Apartments	
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	sheet no. 4

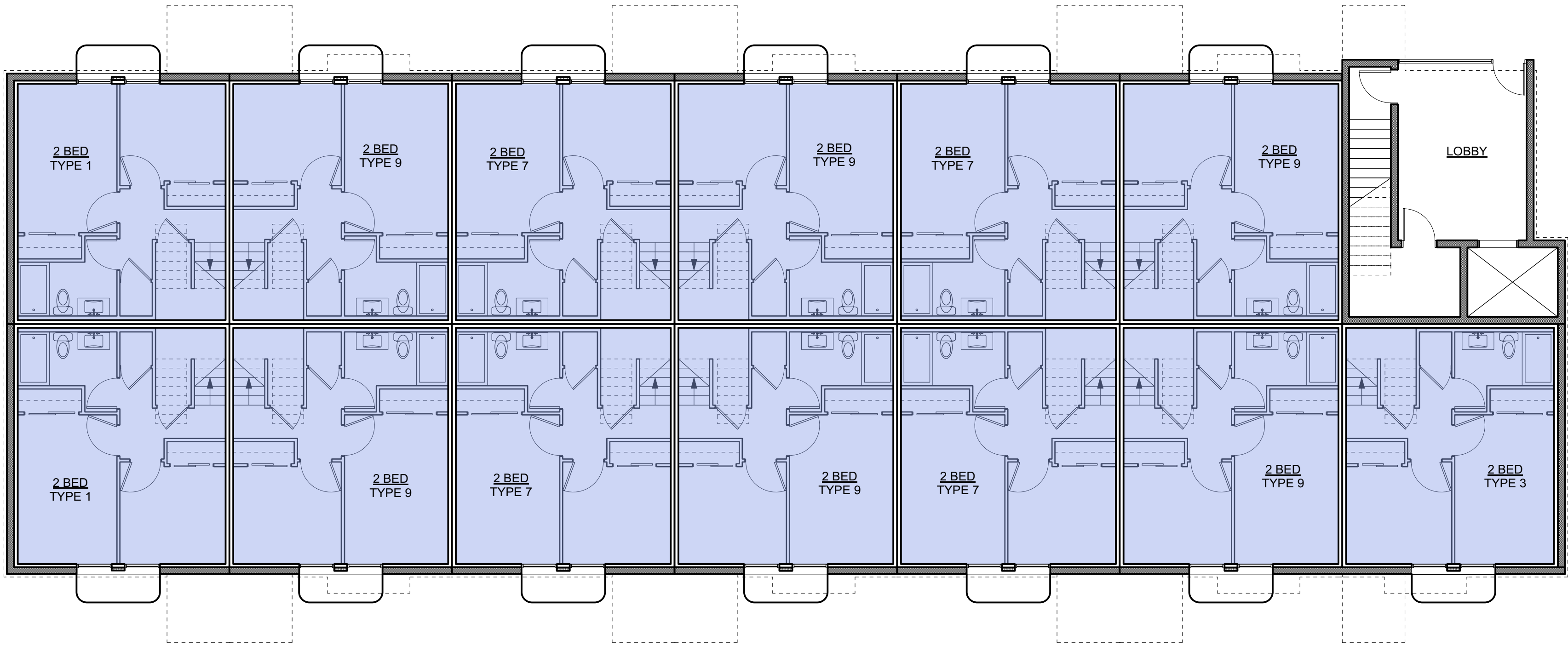
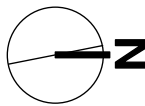
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- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



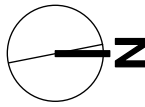
2 L1 Plan
A606 Scale: 1:100

0 2000 4000 mm
1:100



1 L0 Plan
A606 Scale: 1:100

0 2000 4000 mm
1:100



4	20/03/13	RE-ISSUED FOR COTW
3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

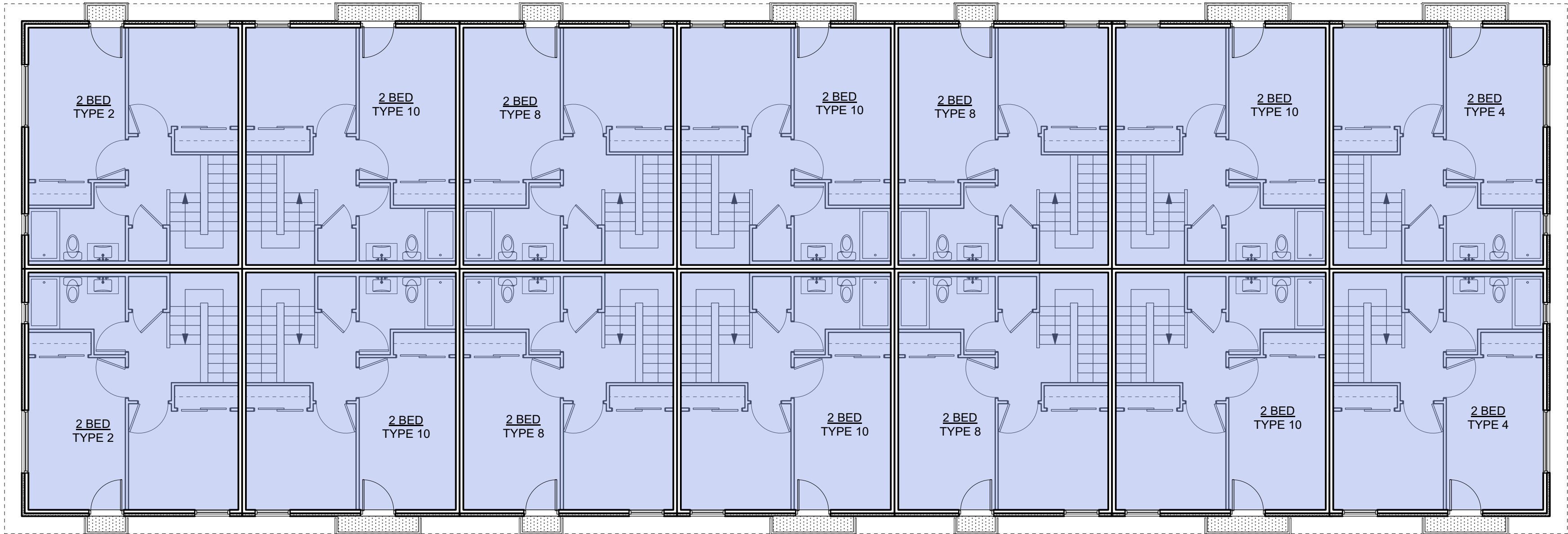
ISSUED FOR DP
& REZONING

	dHKarchitects
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project name Caledonia Victoria BC	drawing no. A606
drawing no. Townhouse 1	sheet no. 4

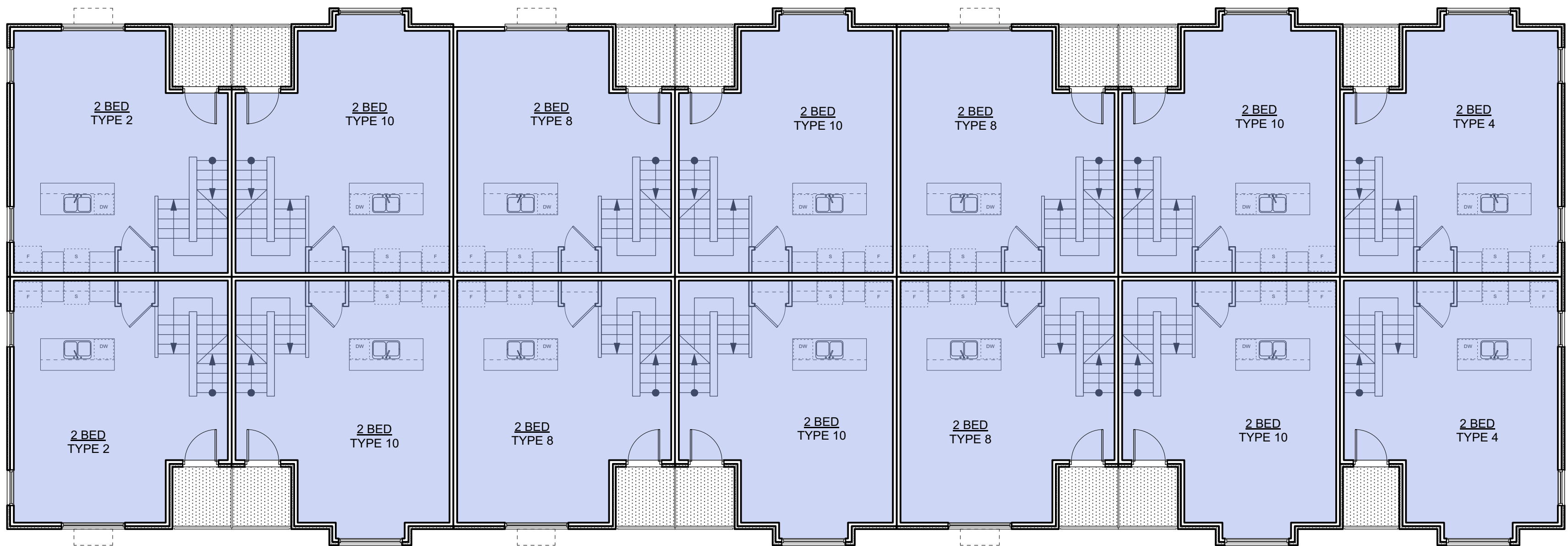
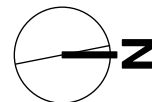
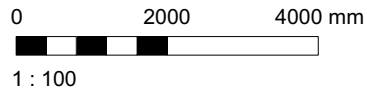
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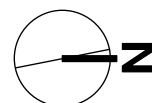
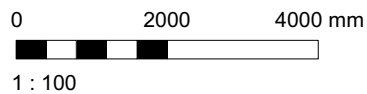
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 L3 Plan
A607 Scale: 1:100



1 L2 Plan
A607 Scale: 1:100



4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

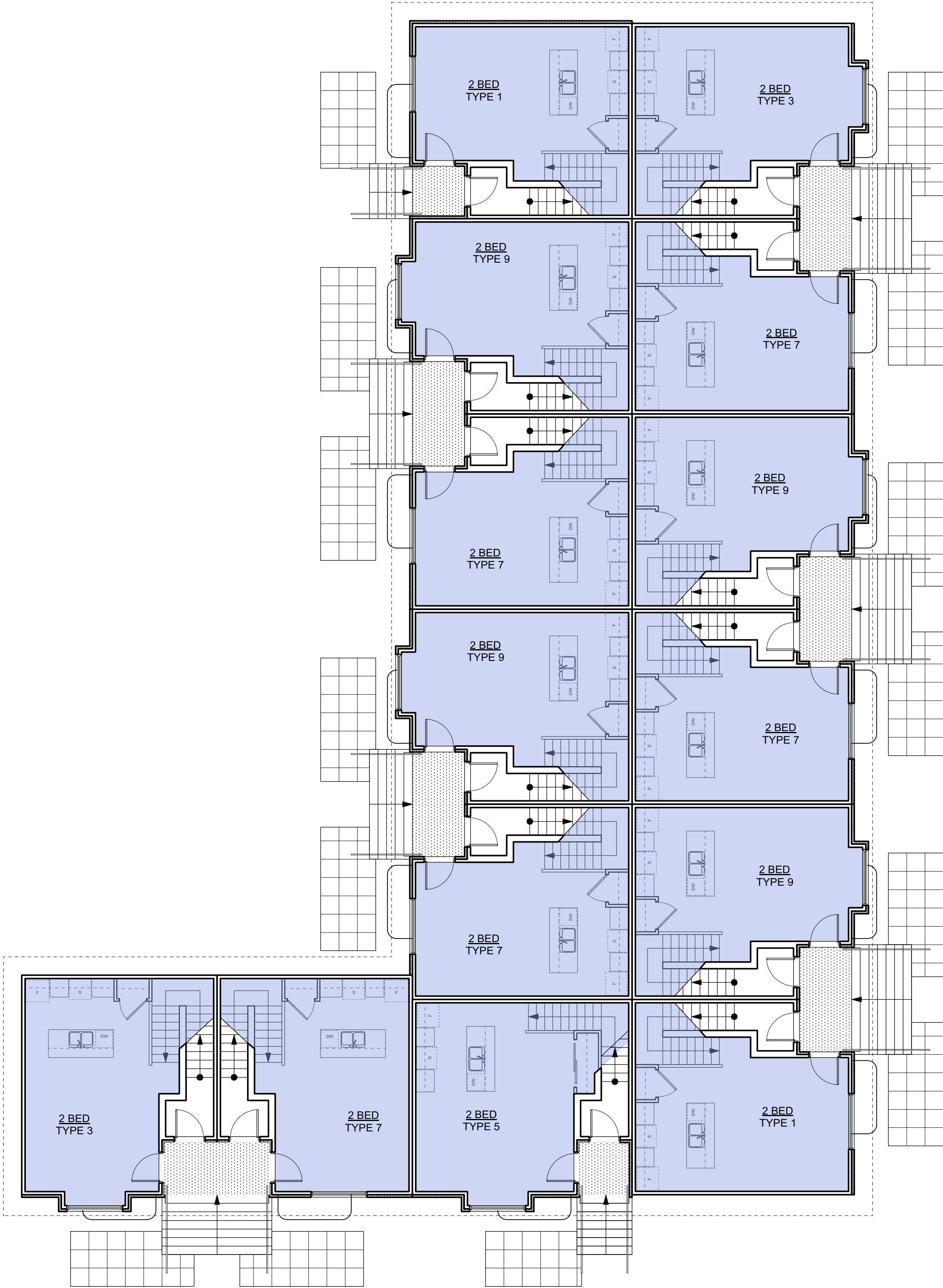
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

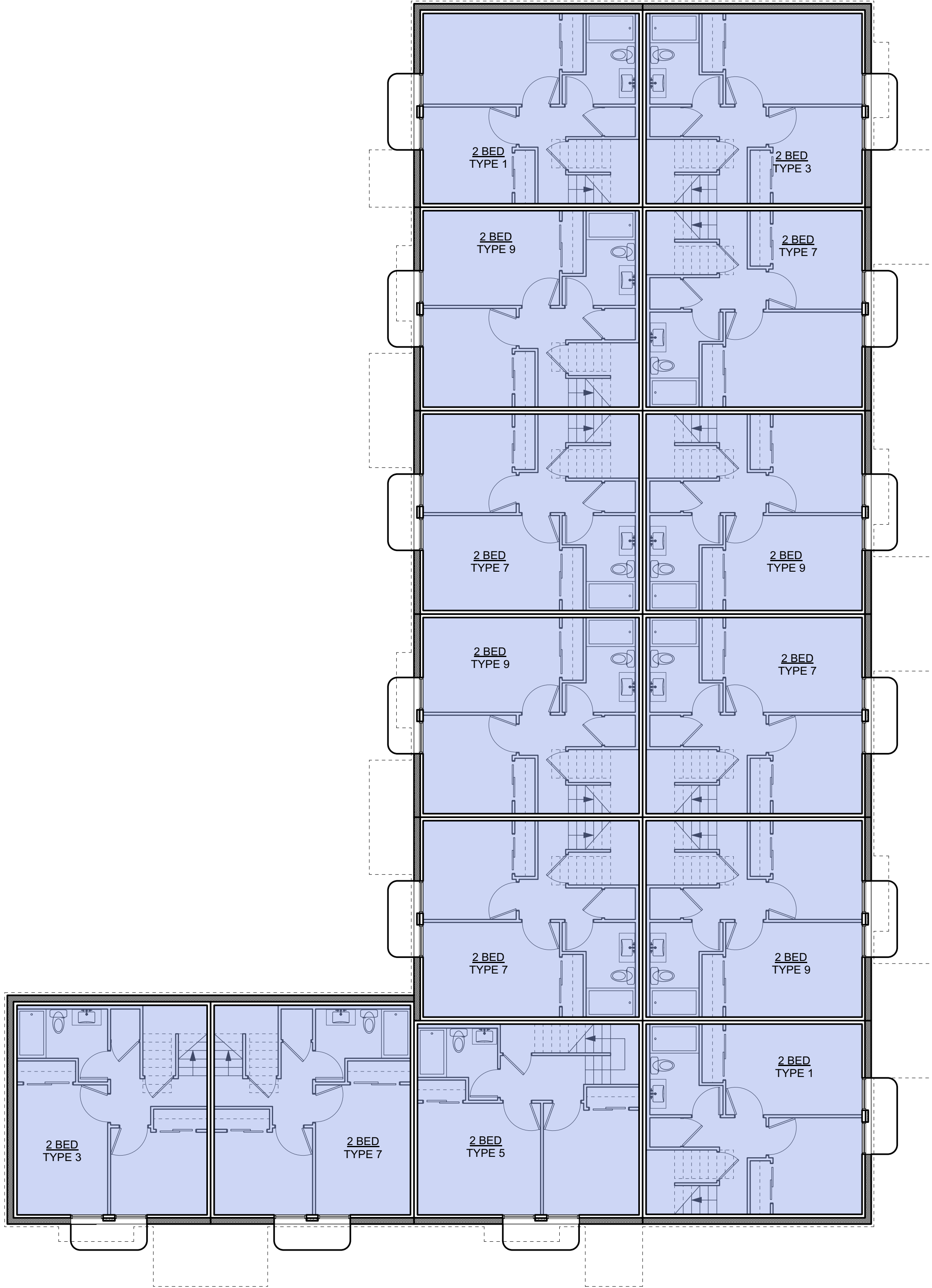
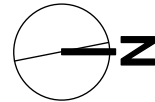
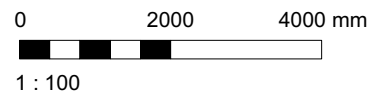
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title Townhouse 1	
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	sheet no. 4

GRAPHIC LEGEND:

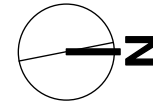
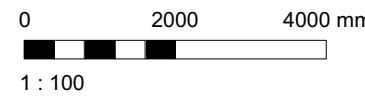
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L1 Plan
A608 Scale: 1:100



1 L0 Plan
A608 Scale: 1:100



Rev	Date	Description
4	2020/13	RE-ISSUED FOR COTW
3	2020/08	ISSUED FOR COTW
2	2020/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

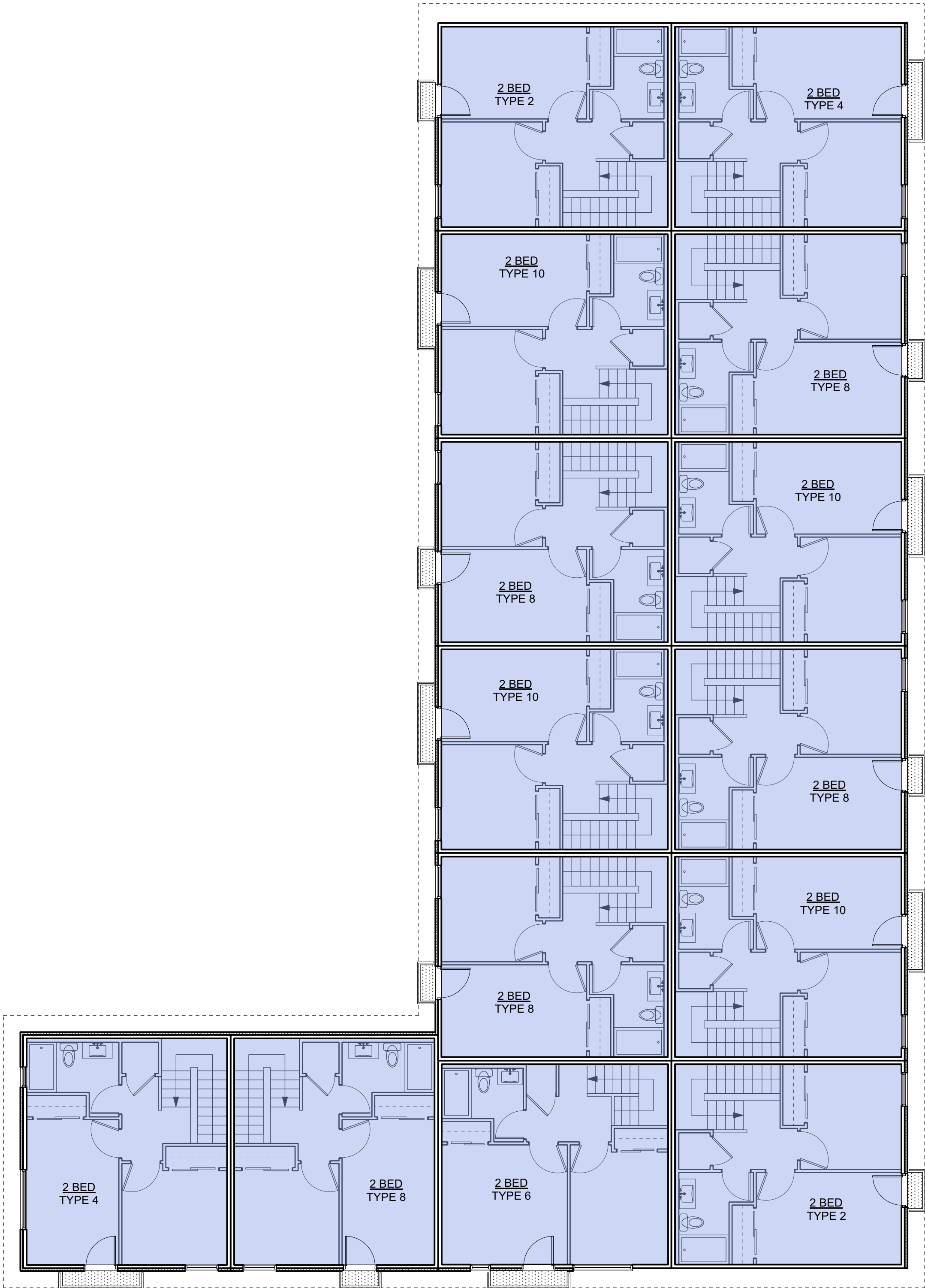
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

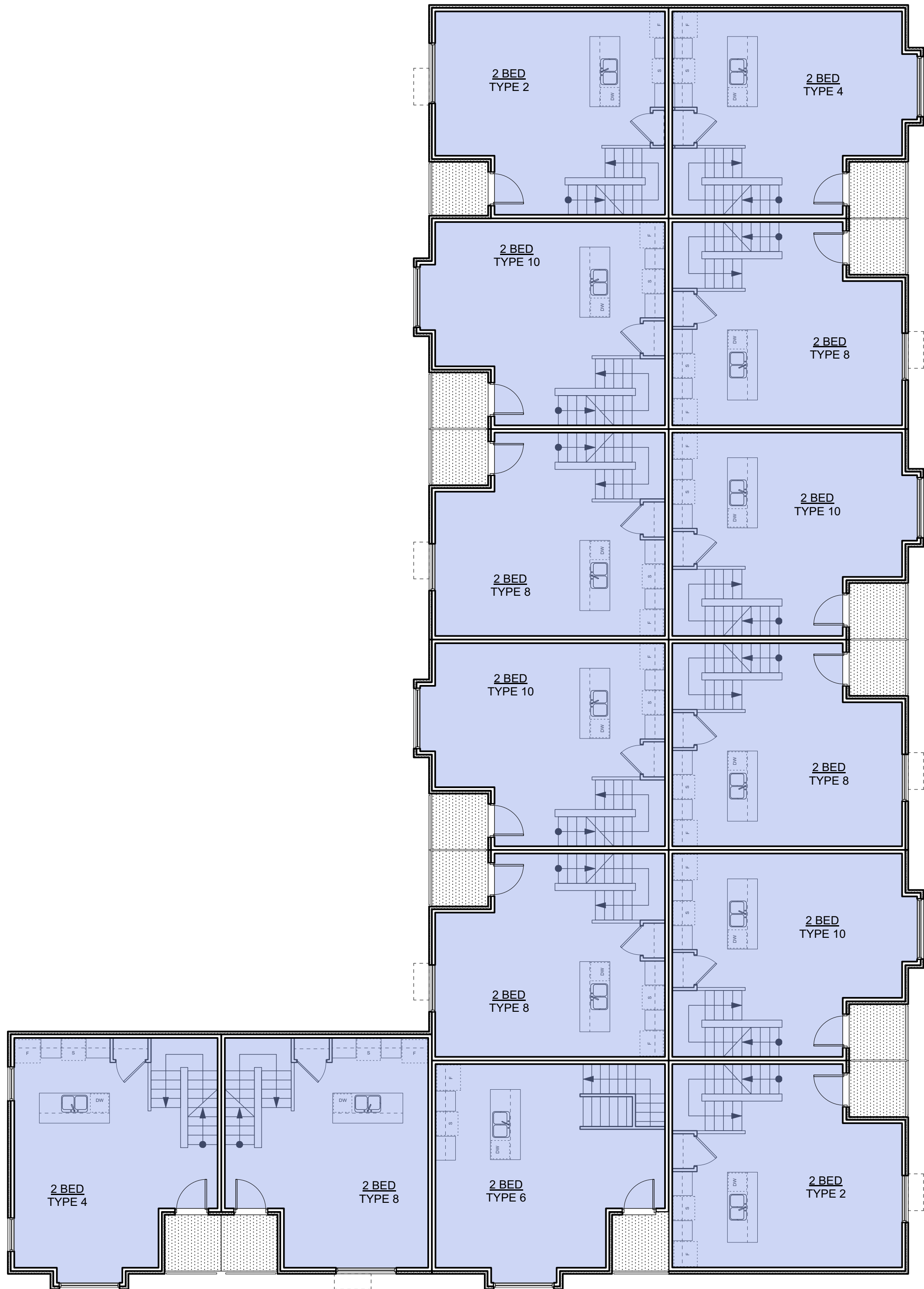
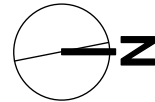
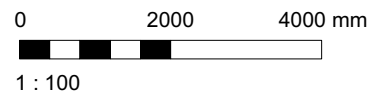
	dHKarchitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	project no. A608
revision no. Townhouse 2	revision no. 4

GRAPHIC LEGEND:

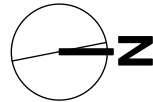
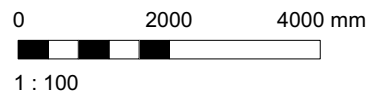
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan
A609 Scale: 1:100



1 L2 Plan
A609 Scale: 1:100



4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
SEPTEMBER 2019		1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

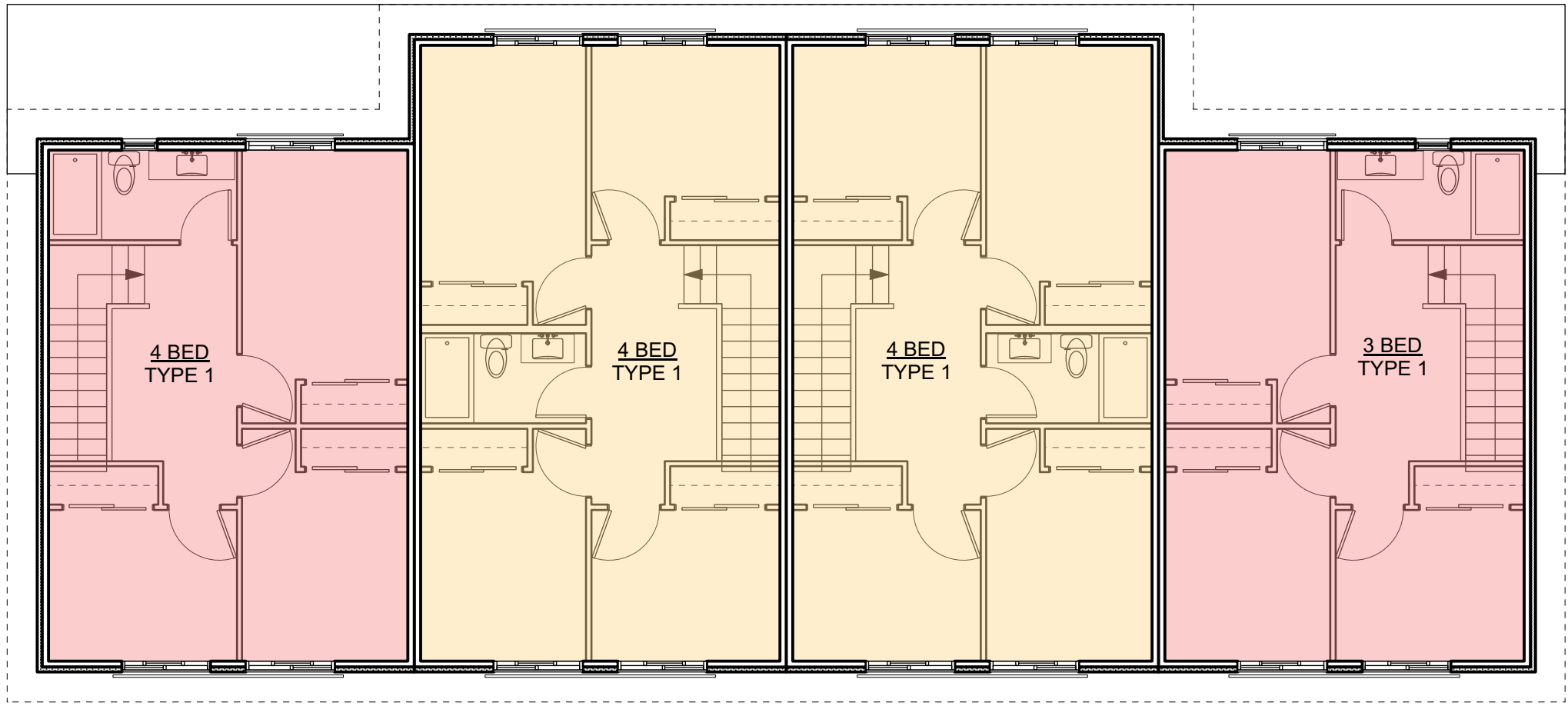
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

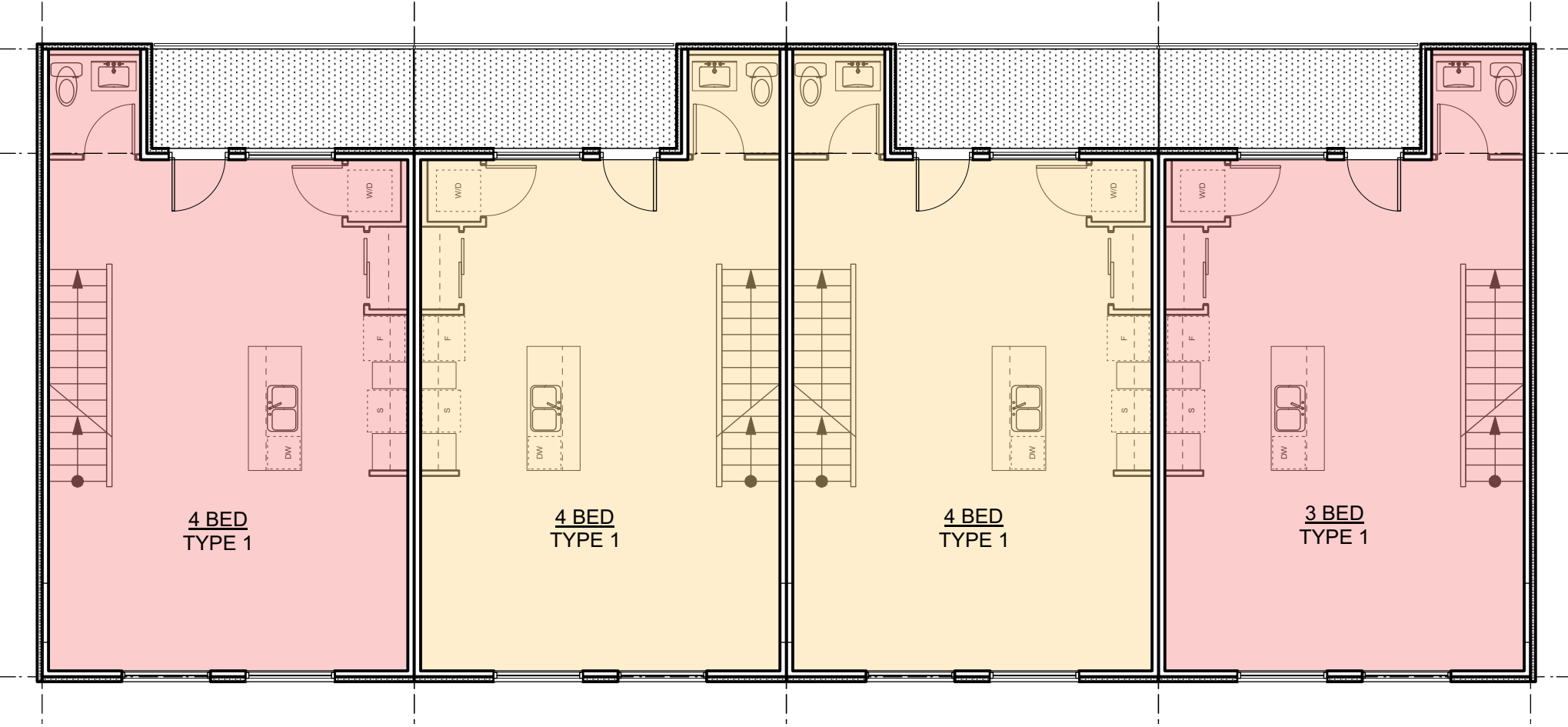
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
Project name Caledonia Victoria BC	Project name Townhouse 2
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	Sheet no. 4

GRAPHIC LEGEND:

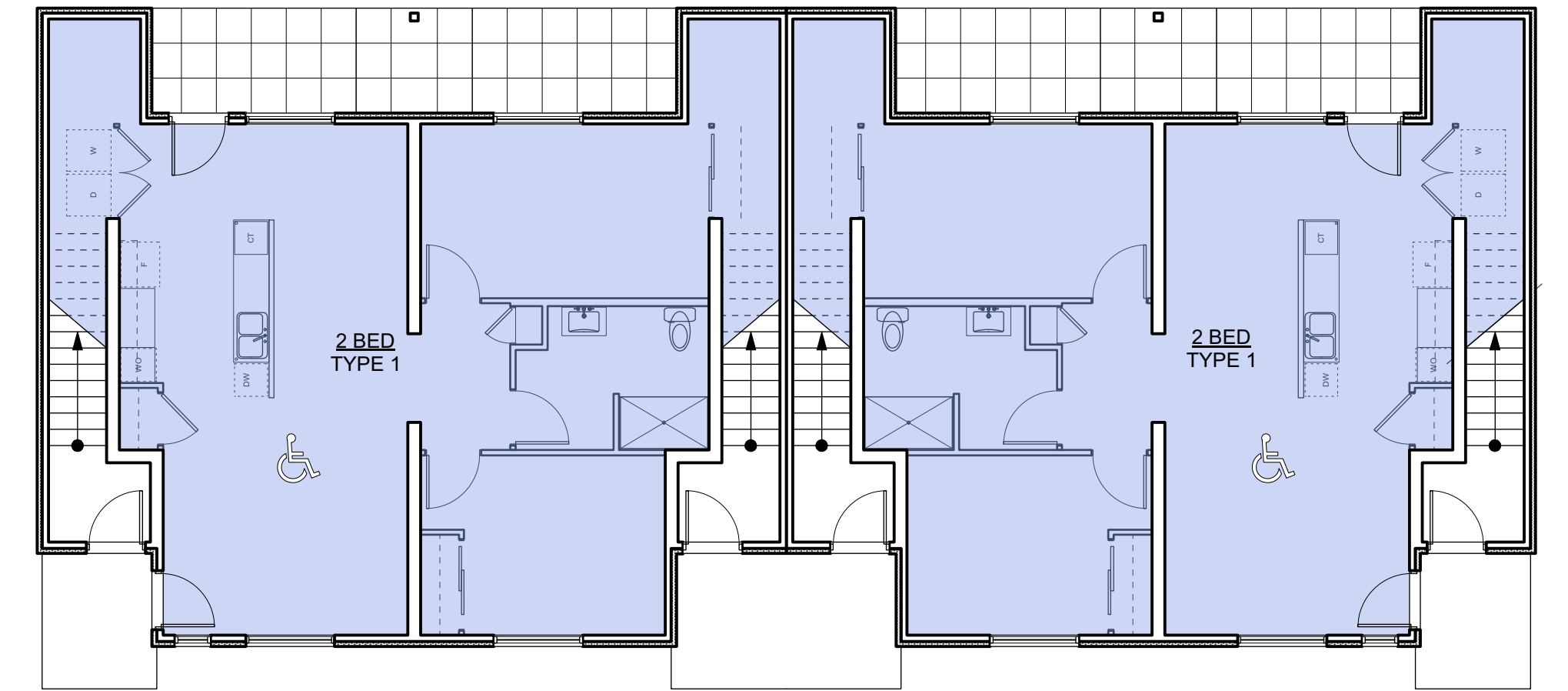
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan - Townhouse 3
A610 Scale: 1:100



2 L2 Plan - Townhouse 3
A610 Scale: 1:100



1 L1 Plan - Townhouse 3
A610 Scale: 1:100

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

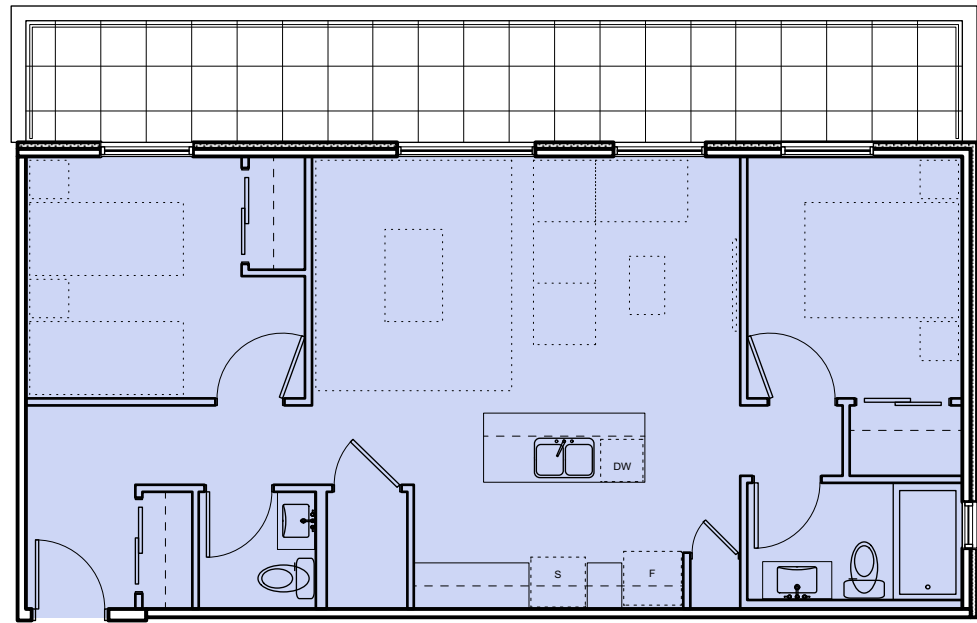
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

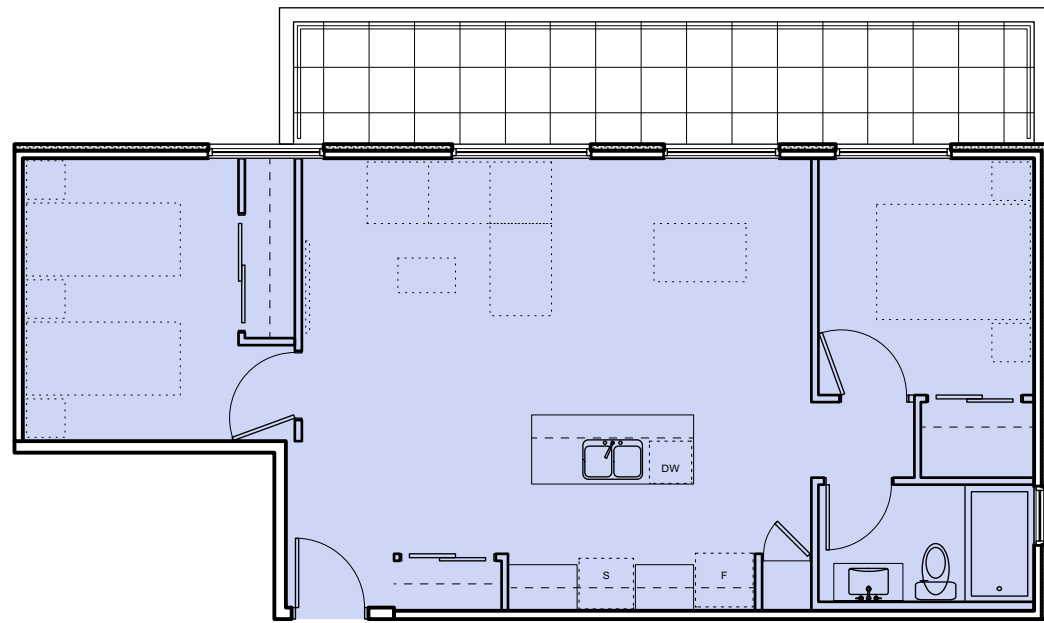
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. Townhouse 3 drawing no. A610 revision no. 4

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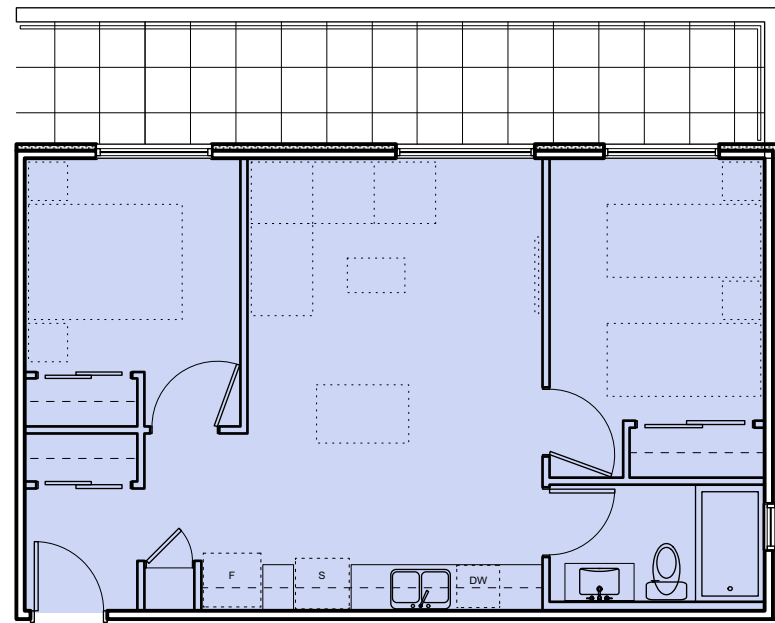
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- 3 BEDROOM
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- ACCESSIBLE



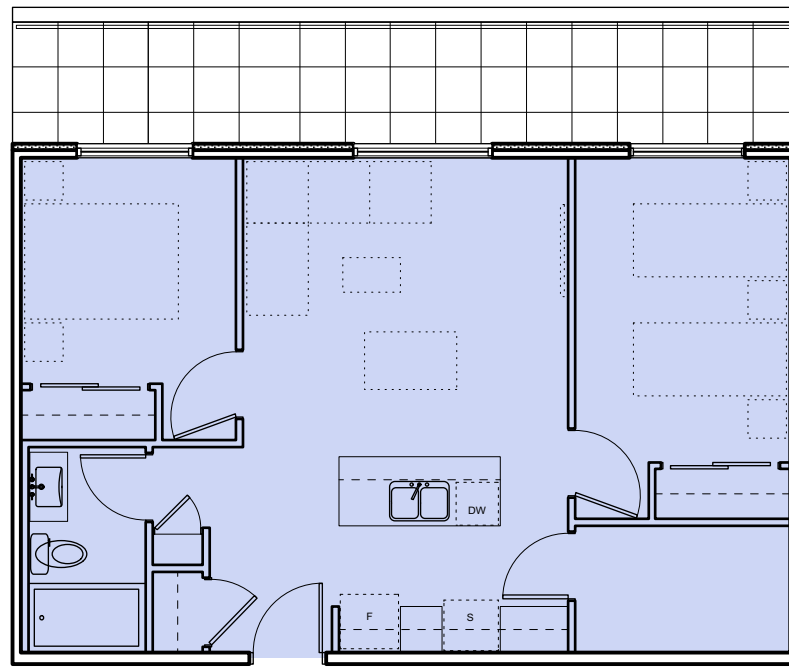
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QUANTITY 1
14 2 Bed Type 7
A701 Scale: 1:100



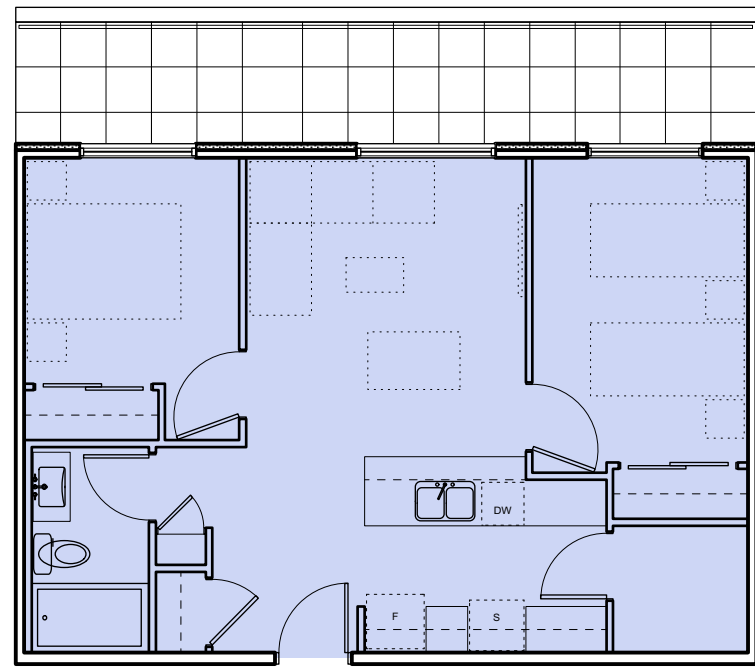
AREA 76 SM
QUANTITY 1
13 2 Bed Type 6
A701 Scale: 1:100



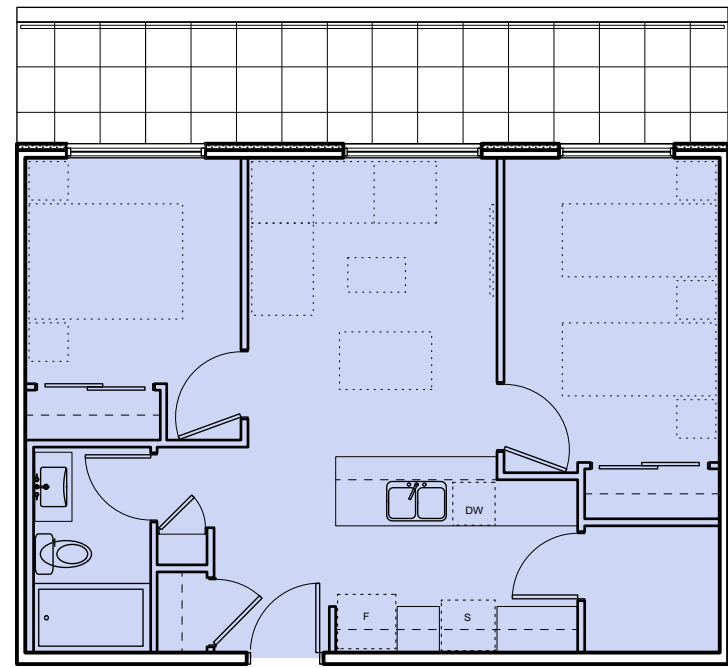
AREA 61 SM
QUANTITY 3
12 2 Bed Type 5
A701 Scale: 1:100



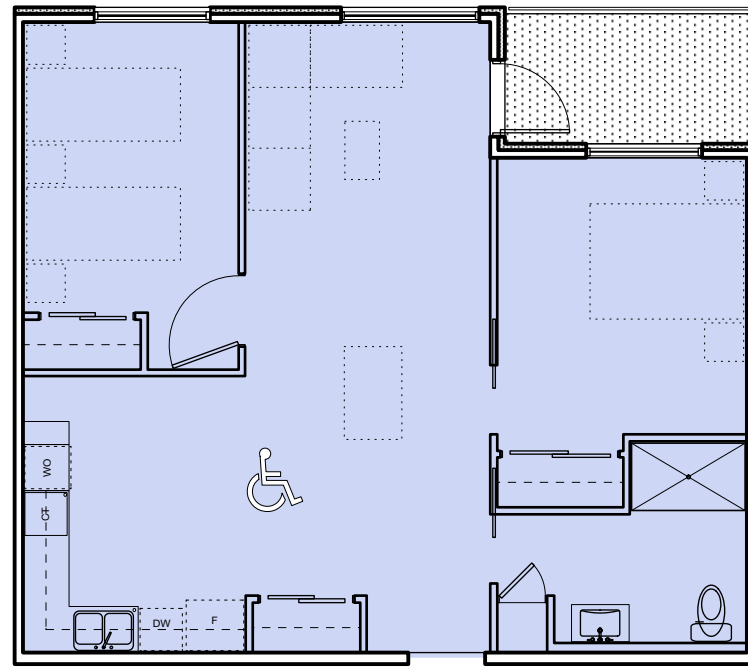
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QUANTITY 4
11 2 Bed Type 4
A701 Scale: 1:100



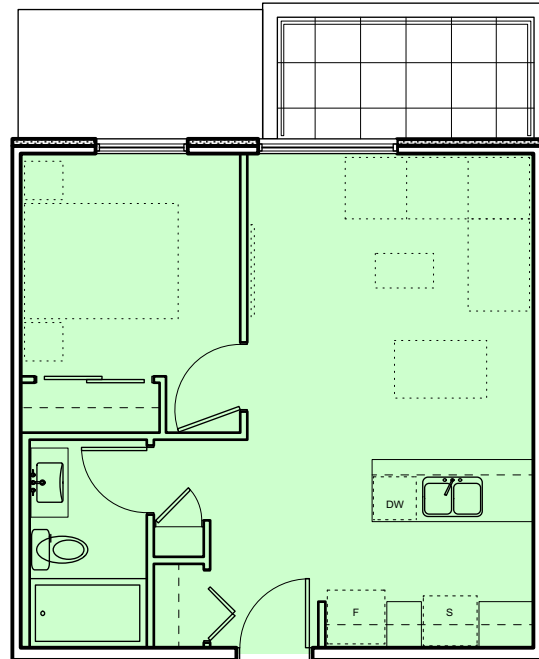
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QUANTITY 4
10 2 Bed Type 3
A701 Scale: 1:100



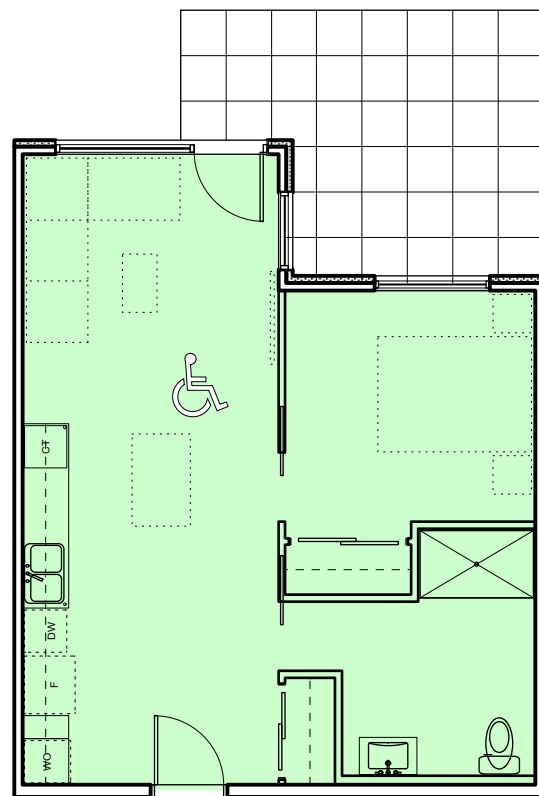
AREA 63 SM
QUANTITY 2
9 2 Bed Type 2
A701 Scale: 1:100



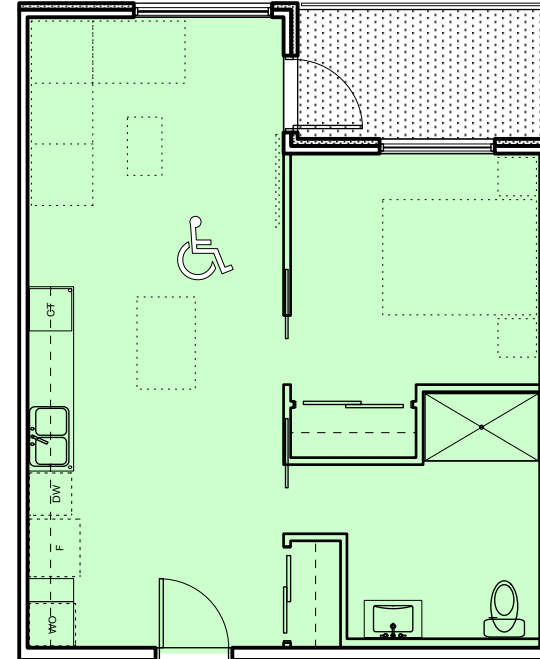
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8 2 Bed Type 1 - Accessible
A701 Scale: 1:100



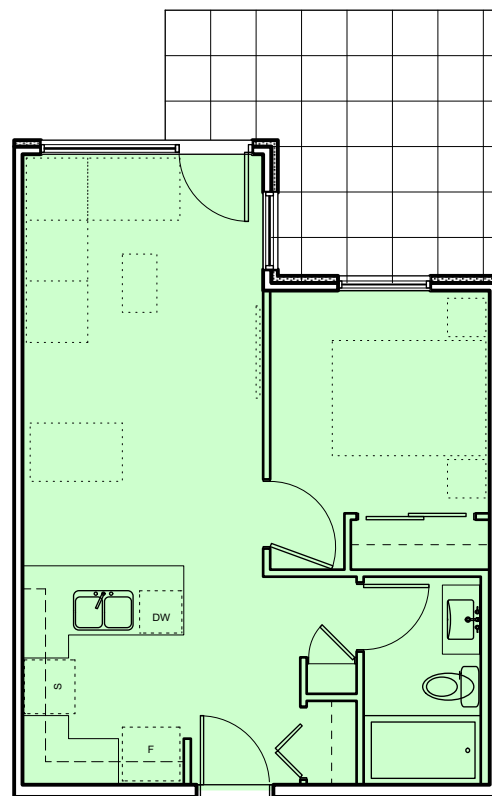
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QUANTITY 2
7 1 Bed Type 3
A701 Scale: 1:100



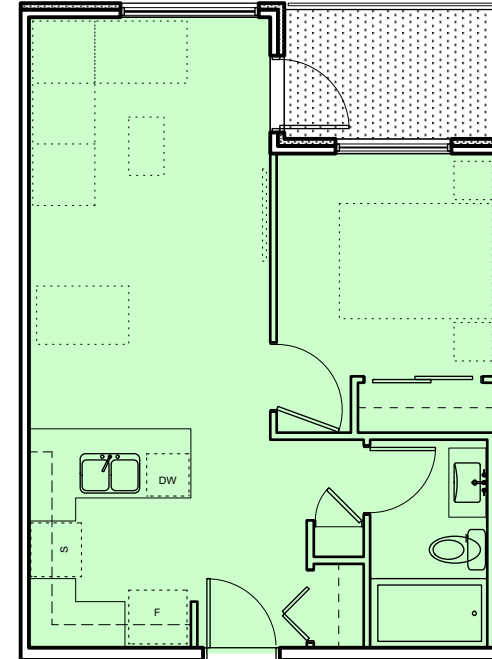
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6 1 Bed Type 2B - Accessible
A701 Scale: 1:100



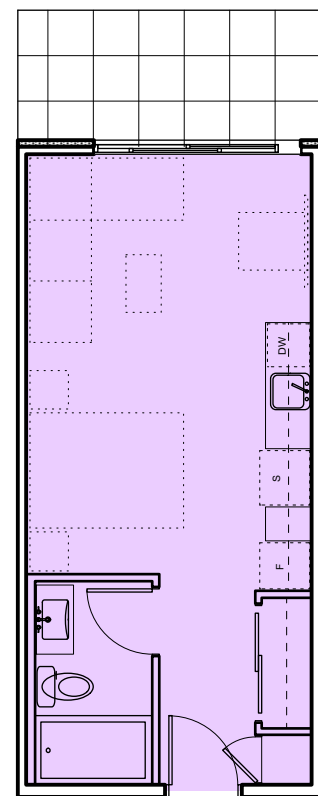
AREA 53 SM
QUANTITY 5
5 1 Bed Type 2A - Accessible
A701 Scale: 1:100



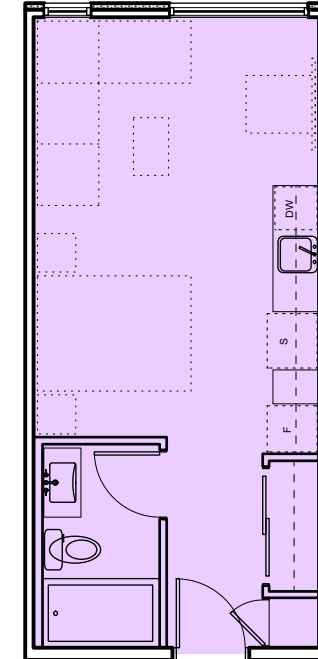
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QUANTITY 4
4 1 Bed Type 1B
A701 Scale: 1:100



AREA 49 SM
QUANTITY 32
3 1 Bed Type 1A
A701 Scale: 1:100



AREA 34 SM
QUANTITY 4
2 Studio Type 1B
A701 Scale: 1:100



AREA 34 SM
QUANTITY 10
1 Studio Type 1A
A701 Scale: 1:100

0 2000 4000 mm
1 : 100

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

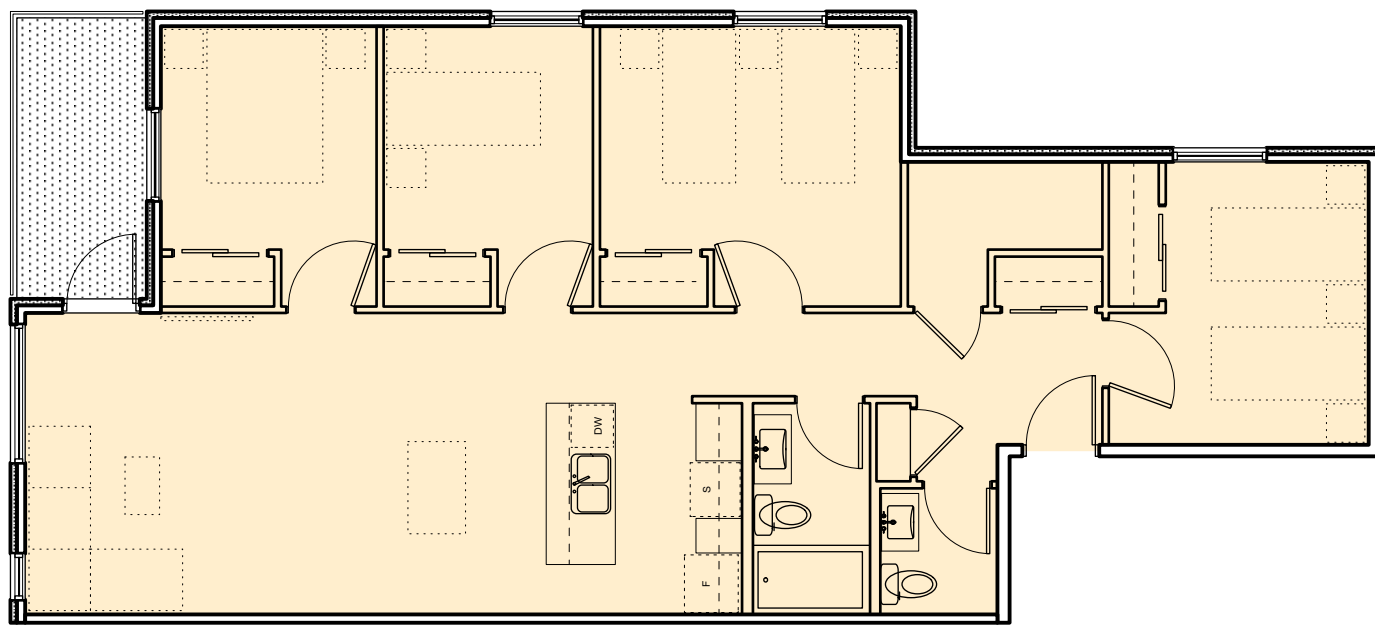
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

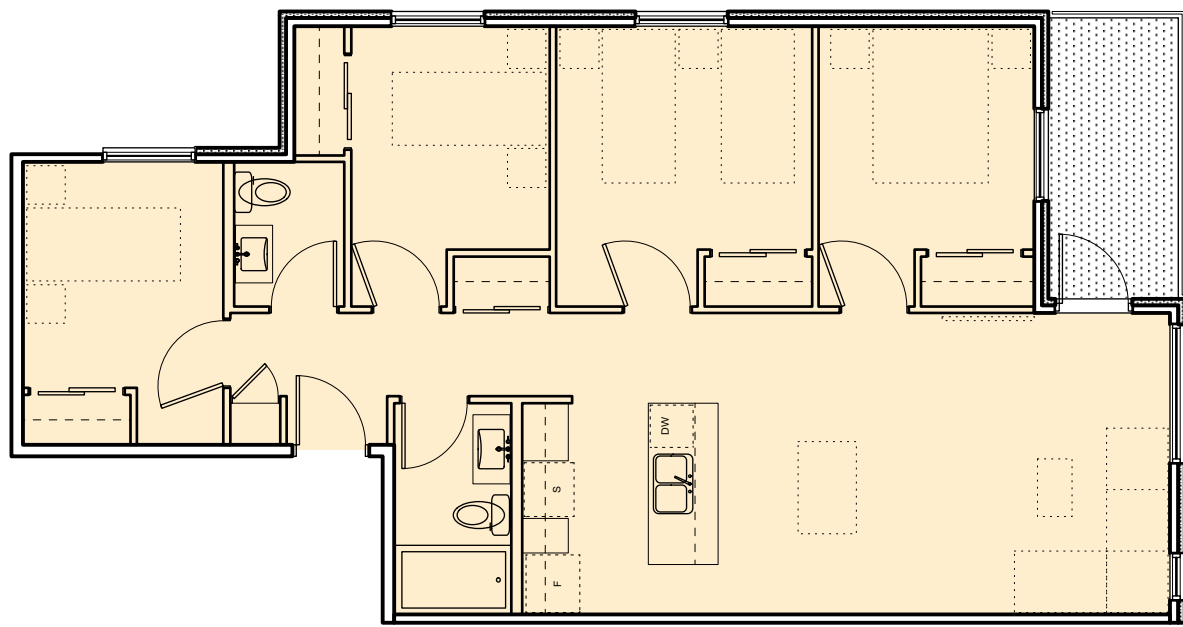
	dHKarchitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5198 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. A701
drawing title Apartment Unit Plans	sheet no. 4

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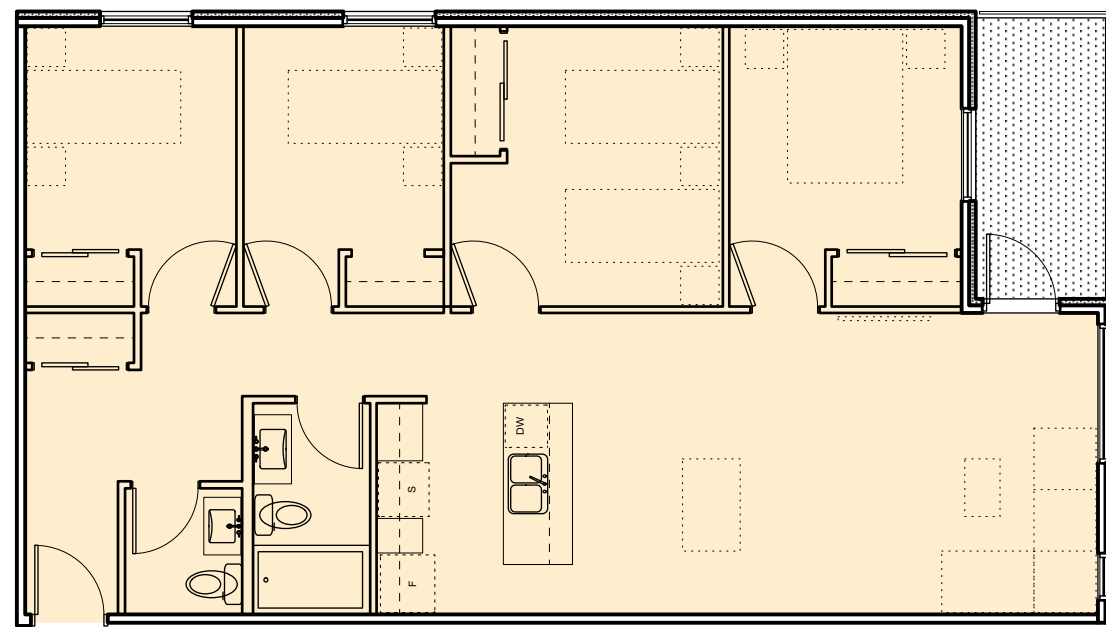
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



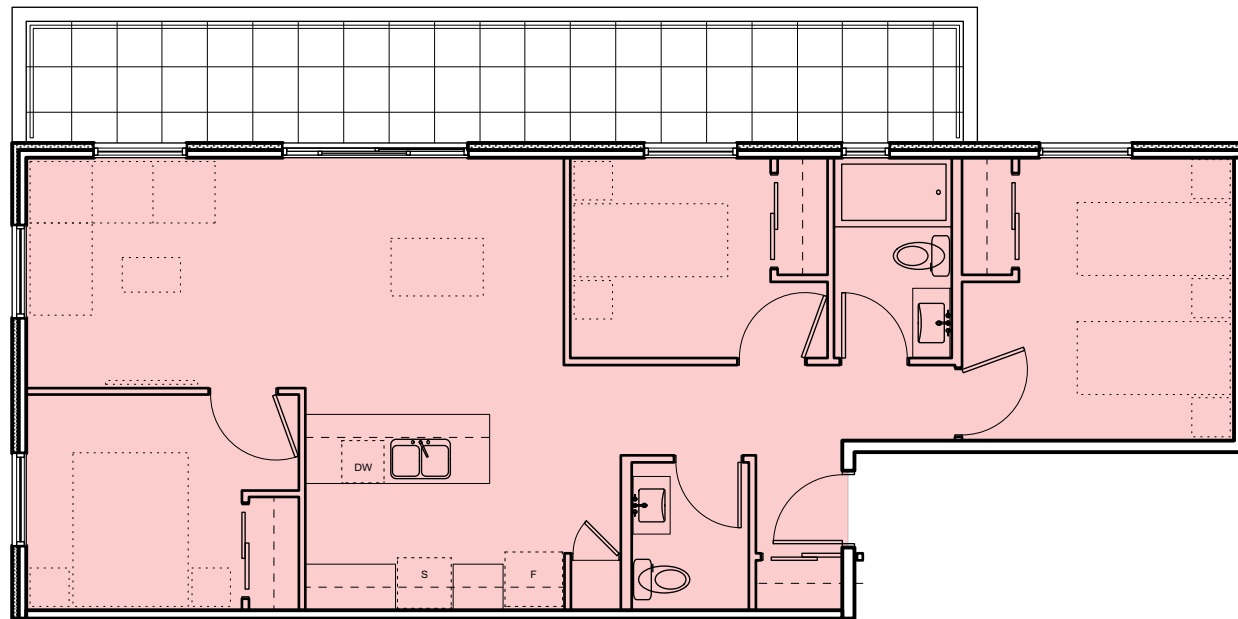
AREA 118 SM
QUANTITY 2
9 4 Bed Type 3
A702 Scale: 1:100



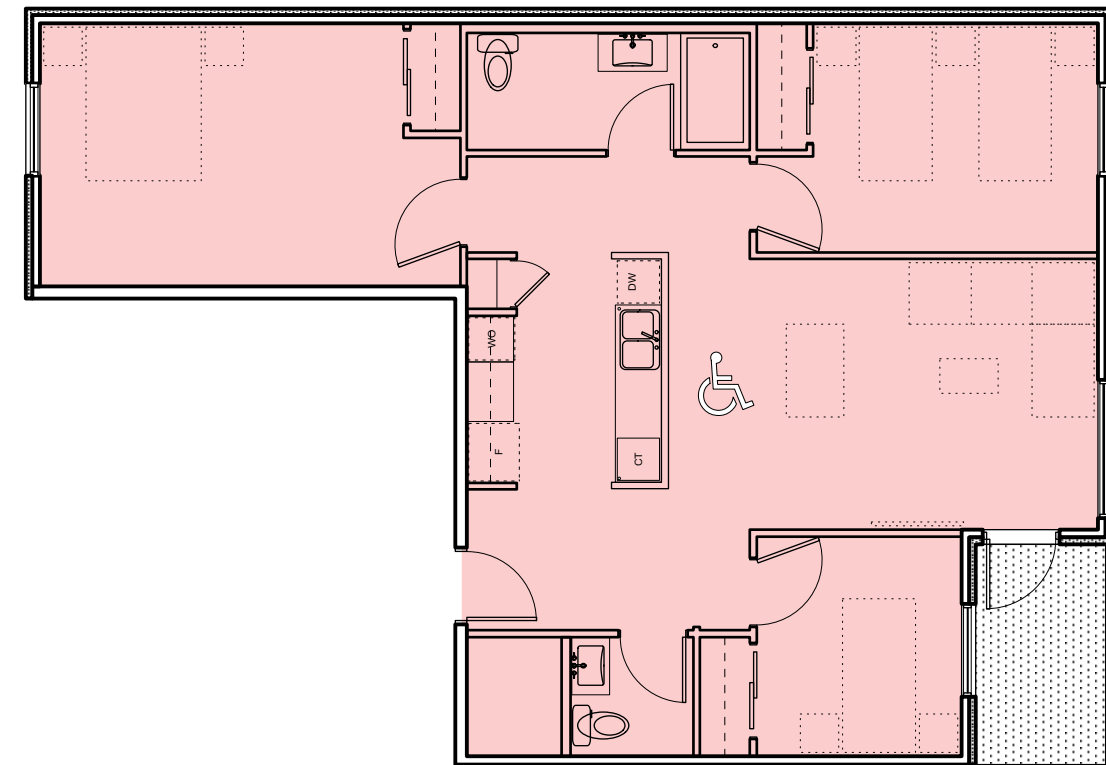
AREA 98 SM
QUANTITY 2
8 4 Bed Type 2
A702 Scale: 1:100



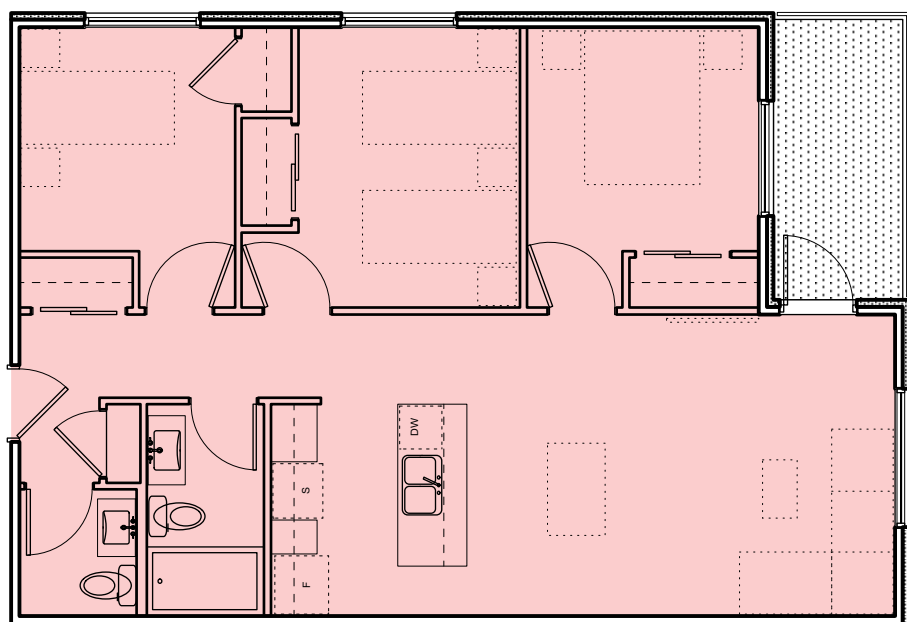
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QUANTITY 2
7 4 Bed Type 1
A702 Scale: 1:100



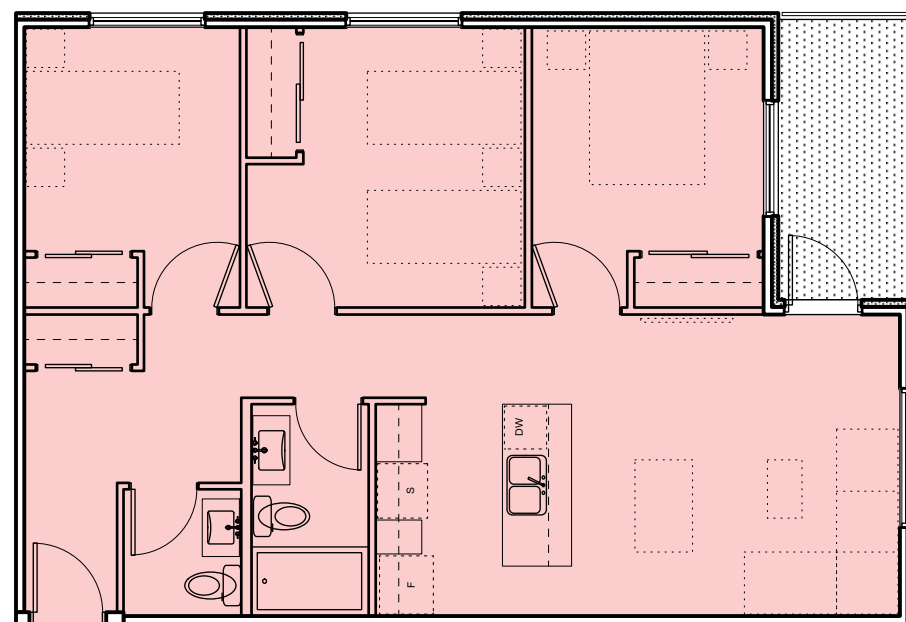
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6 3 Bed Type 5
A702 Scale: 1:100



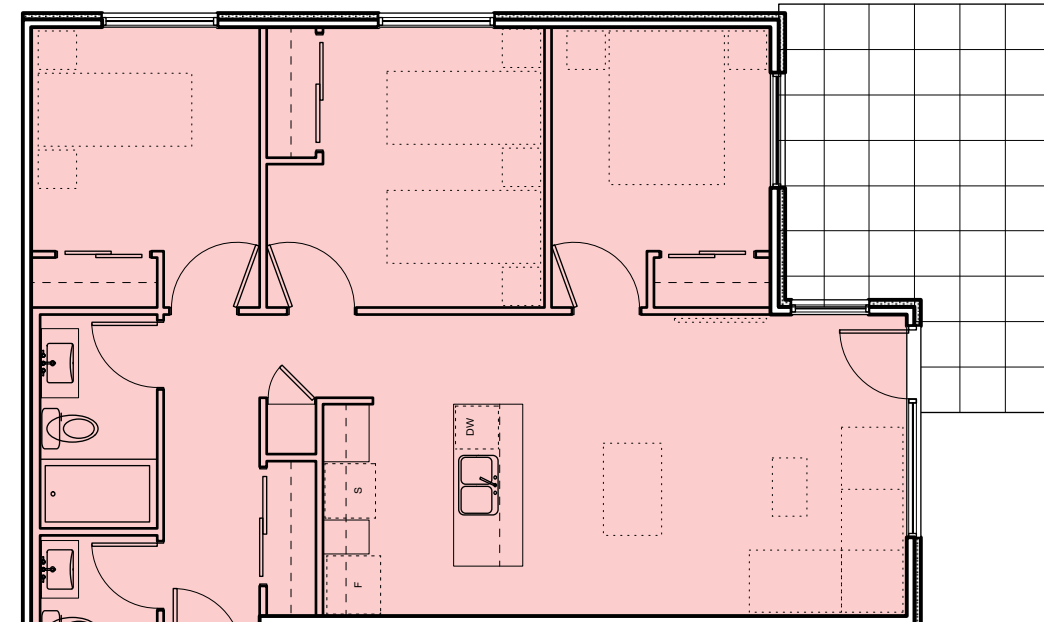
AREA 98 SM
QUANTITY 1
5 3 Bed Type 4 - Accessible
A702 Scale: 1:100



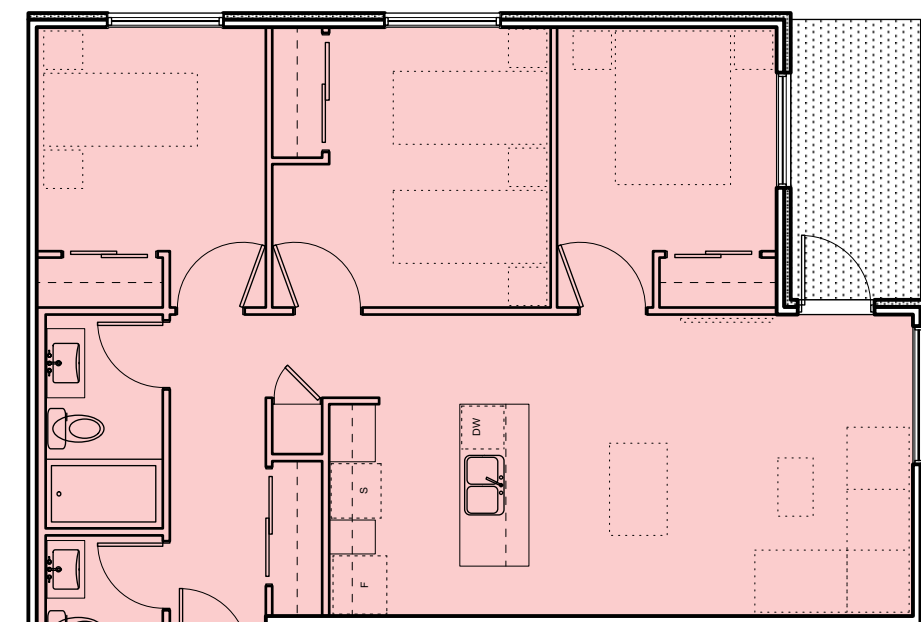
AREA 88 SM
QUANTITY 1
4 3 Bed Type 3
A702 Scale: 1:100



AREA 88 SM
QUANTITY 2
3 3 Bed Type 2
A702 Scale: 1:100



AREA 88 SM
QUANTITY 2
2 3 Bed Type 1B
A702 Scale: 1:100



AREA 88 SM
QUANTITY 5
1 3 Bed Type 1A
A702 Scale: 1:100

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.rvt
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

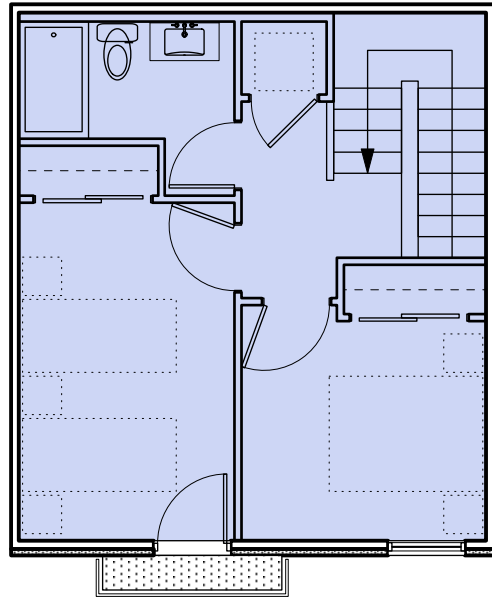
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

	dHKarchitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5198 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing title Apartment Unit Plans
drawing no. A702	revision no. 4

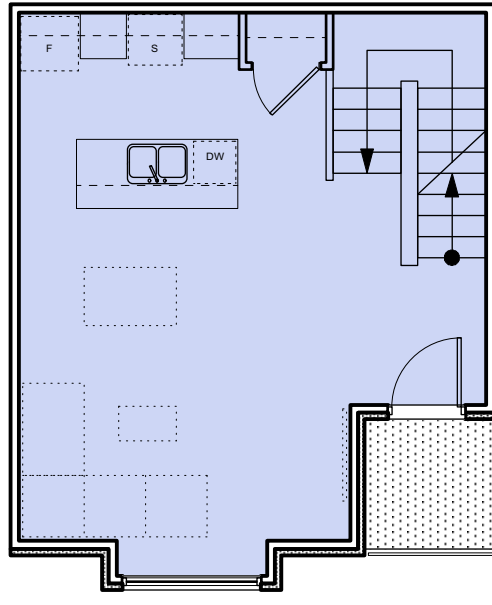
GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

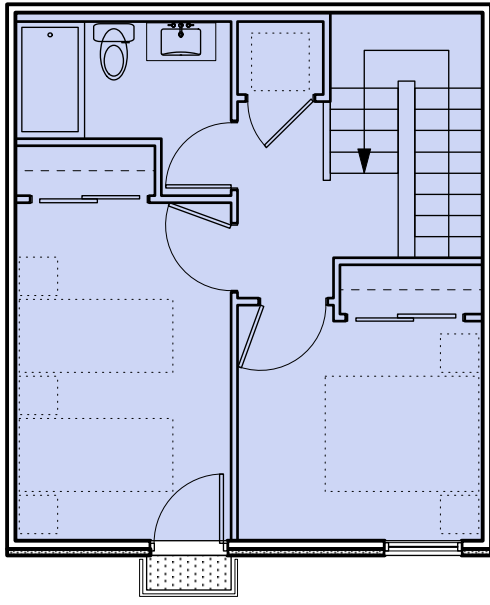


L3 - SECOND FLOOR

AREA
QUANTITY 90 SM
10
2 Bed Type 10
Scale: 1:100

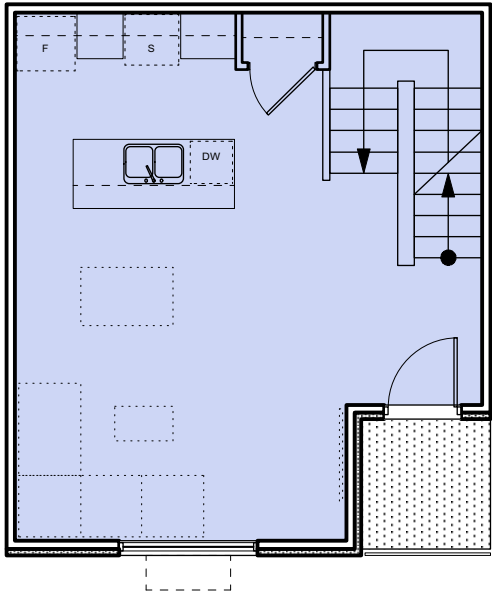


L2 - FIRST FLOOR

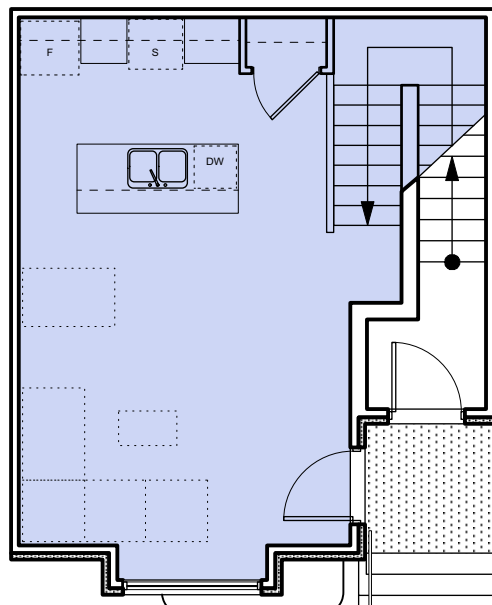


L3 - SECOND FLOOR

AREA
QUANTITY 89 SM
9
2 Bed Type 8
Scale: 1:100

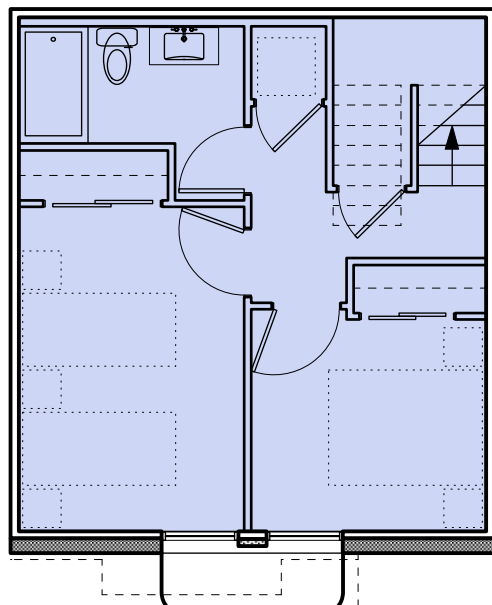


L2 - FIRST FLOOR

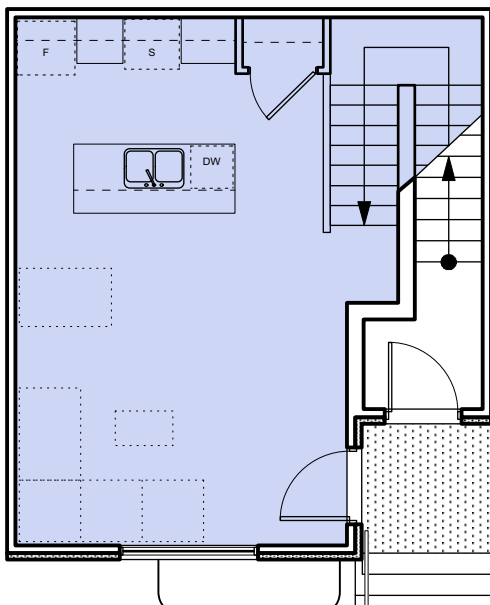


L1 - SECOND FLOOR

AREA
QUANTITY 84 SM
10
2 Bed Type 9
Scale: 1:100

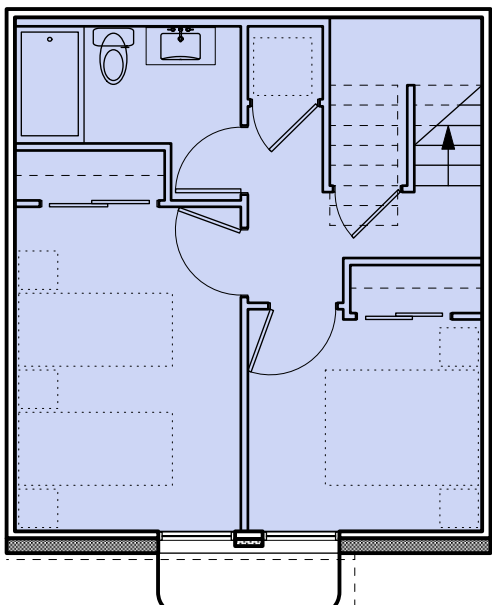


L0 - FIRST FLOOR



L1 - SECOND FLOOR

AREA
QUANTITY 83 SM
9
2 Bed Type 7
Scale: 1:100

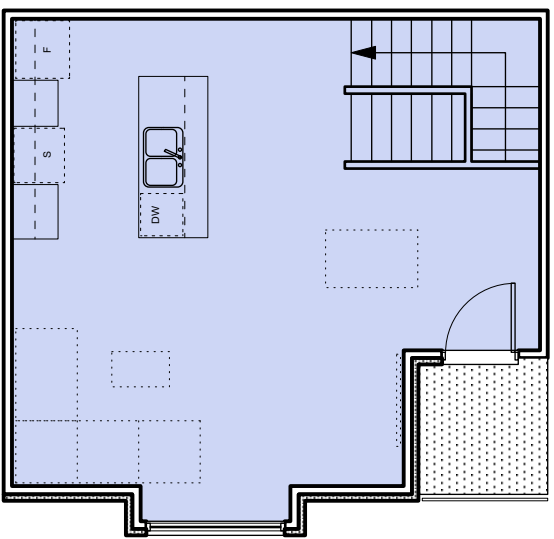


L0 - FIRST FLOOR

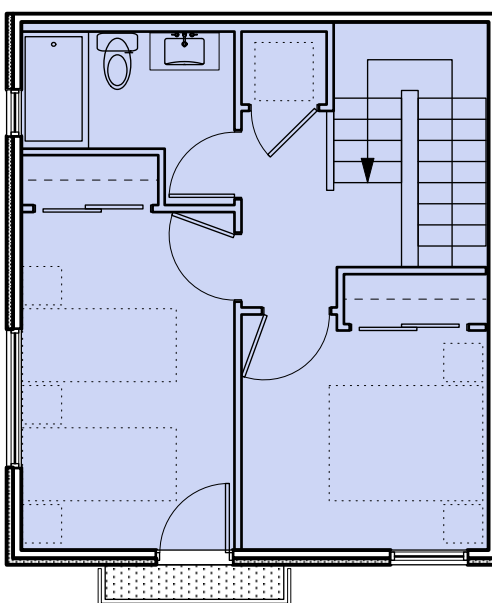


L3 - SECOND FLOOR

AREA
QUANTITY 89 SM
1
2 Bed Type 6
Scale: 1:100

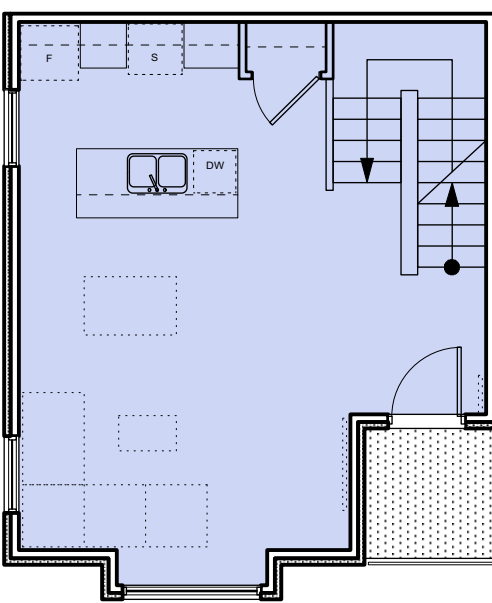


L2 - FIRST FLOOR

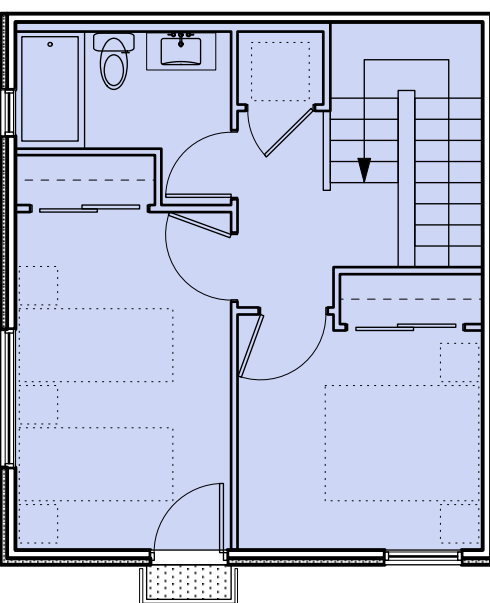


L3 - SECOND FLOOR

AREA
QUANTITY 90 SM
4
2 Bed Type 4
Scale: 1:100

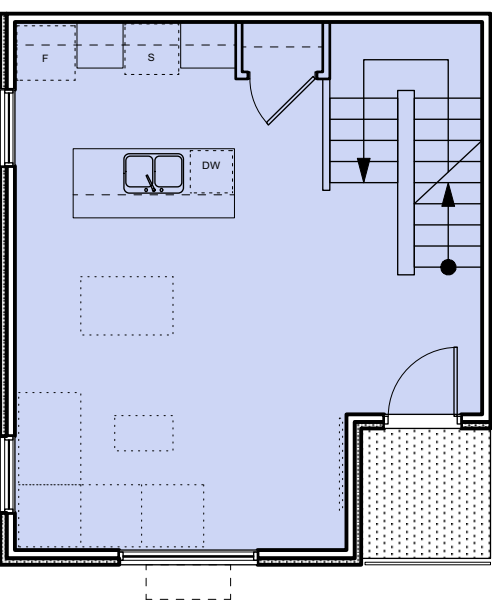


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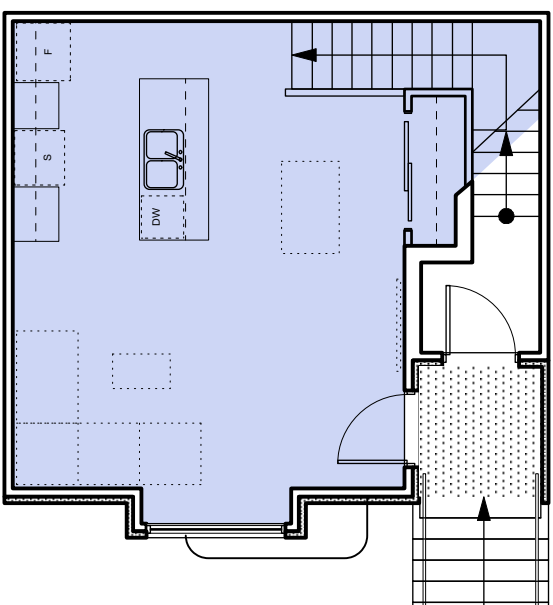


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AREA
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4
2 Bed Type 2
Scale: 1:100

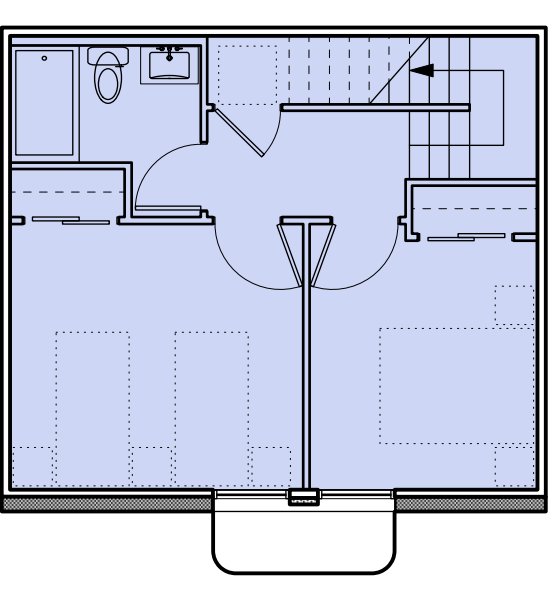


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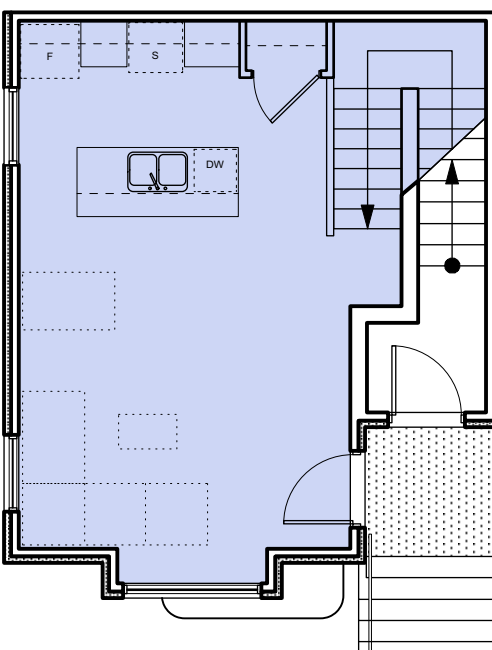


L1 - SECOND FLOOR

AREA
QUANTITY 81 SM
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2 Bed Type 5
Scale: 1:100

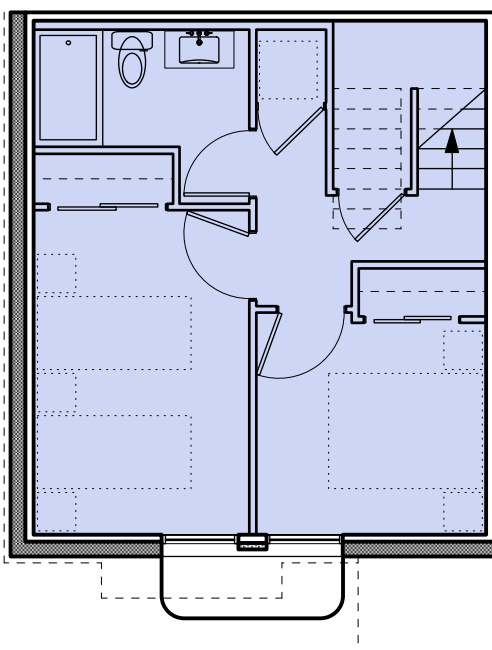


L0 - FIRST FLOOR

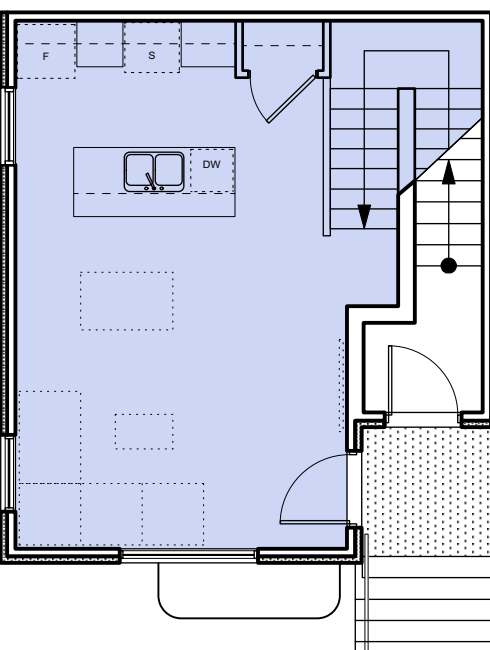


L1 - SECOND FLOOR

AREA
QUANTITY 82 SM
3
2 Bed Type 3
Scale: 1:100

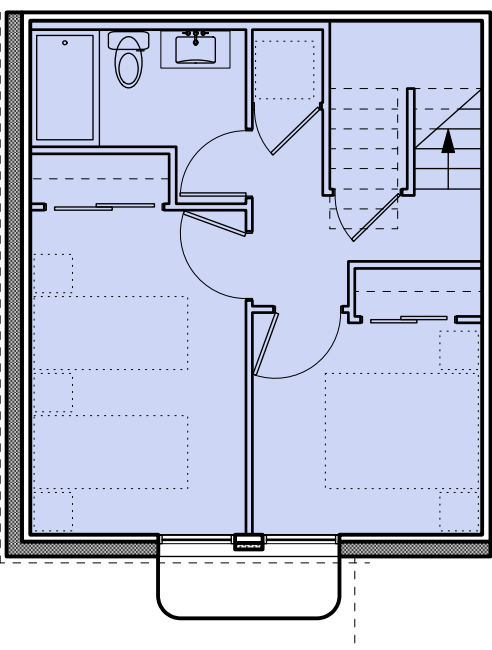


L0 - FIRST FLOOR



L1 - SECOND FLOOR

AREA
QUANTITY 81 SM
4
2 Bed Type 1
Scale: 1:100



L0 - FIRST FLOOR

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vxd
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

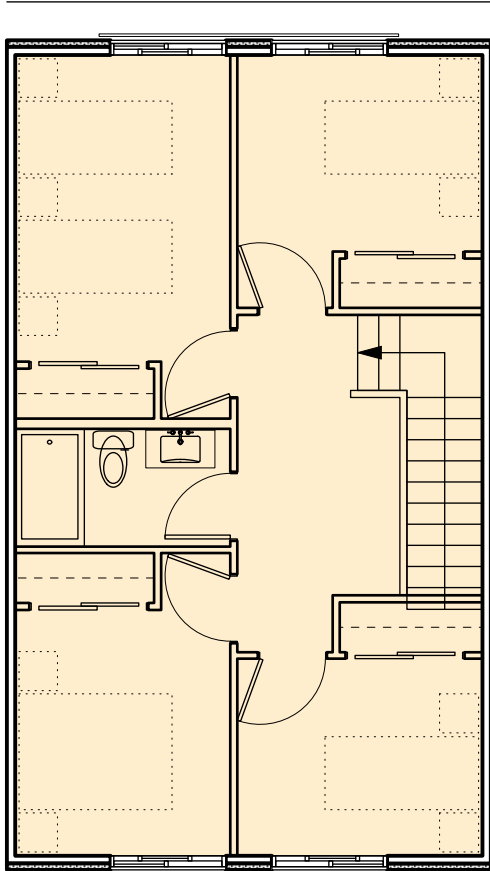
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

	dHKarchitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. A703
revision no. Townhouses 1 & 2 Unit Plans	4

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



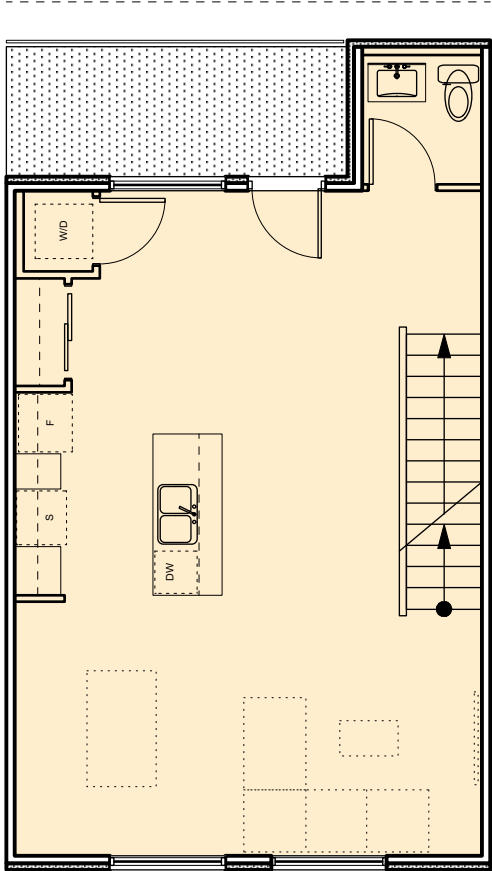
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AREA
QUANTITY

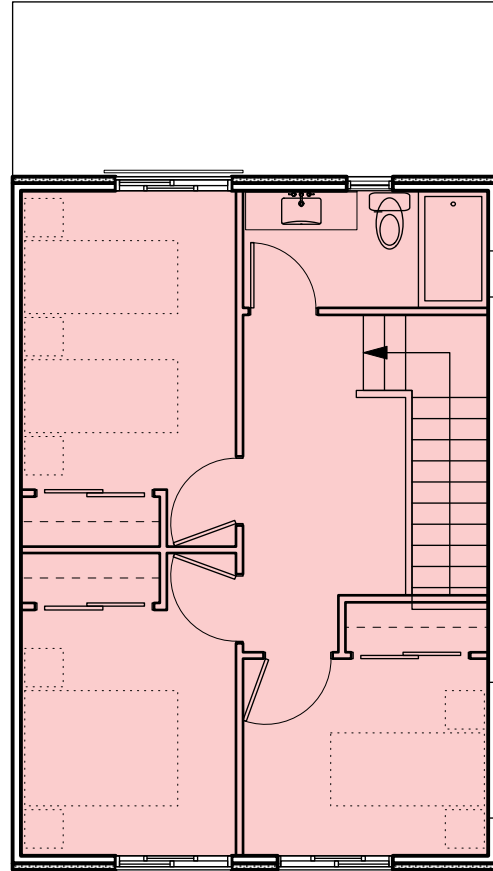
130 SM
2

3
A704

4 Bed Type 1
Scale: 1:100



L0 - FIRST FLOOR



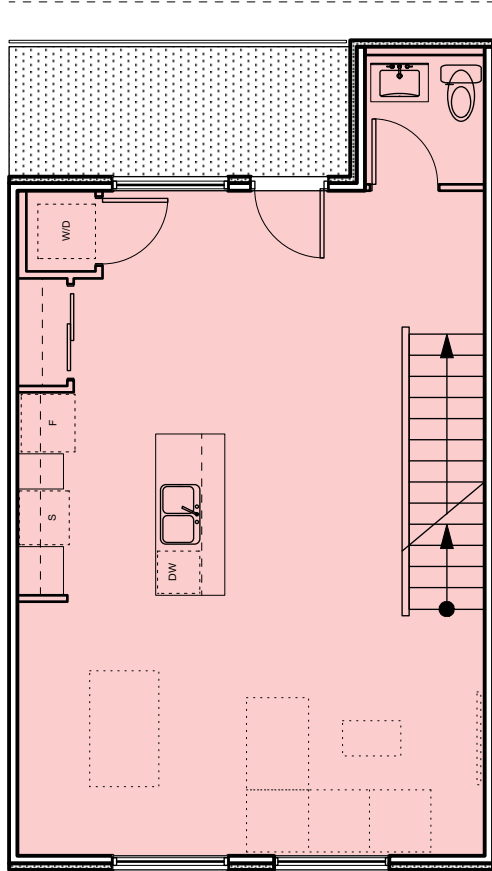
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AREA
QUANTITY

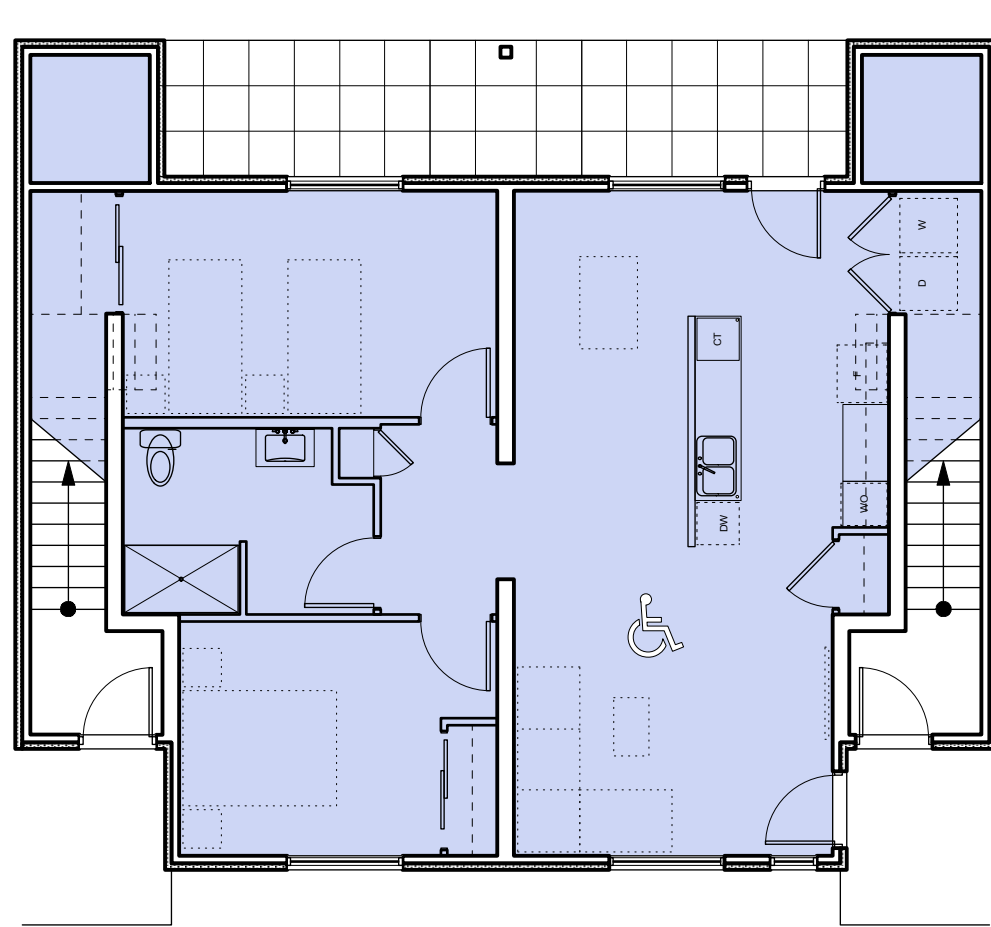
118 SM
2

2
A704

3 Bed Type 1
Scale: 1:100



L0 - FIRST FLOOR



AREA
QUANTITY

104 SM
2

1
A704

2 Bed Type 1 - Accessible
Scale: 1:100

0 2000 4000 mm
1 : 100

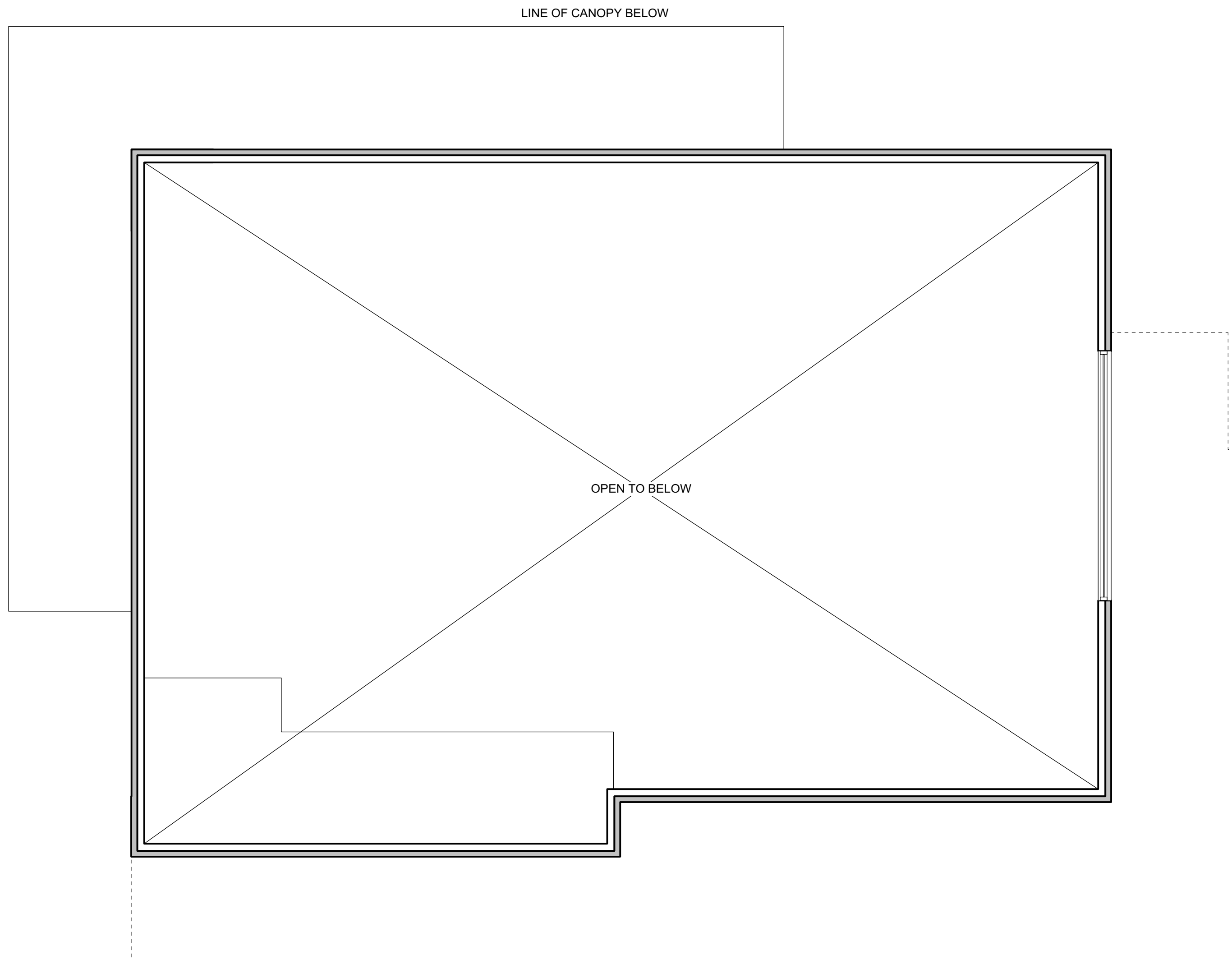
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2	20/01/15	ISSUED FOR ADP
1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

	dHKarchitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	sheet no. A704
drawing no. Townhouse 3 Unit Plans	revision no. 4

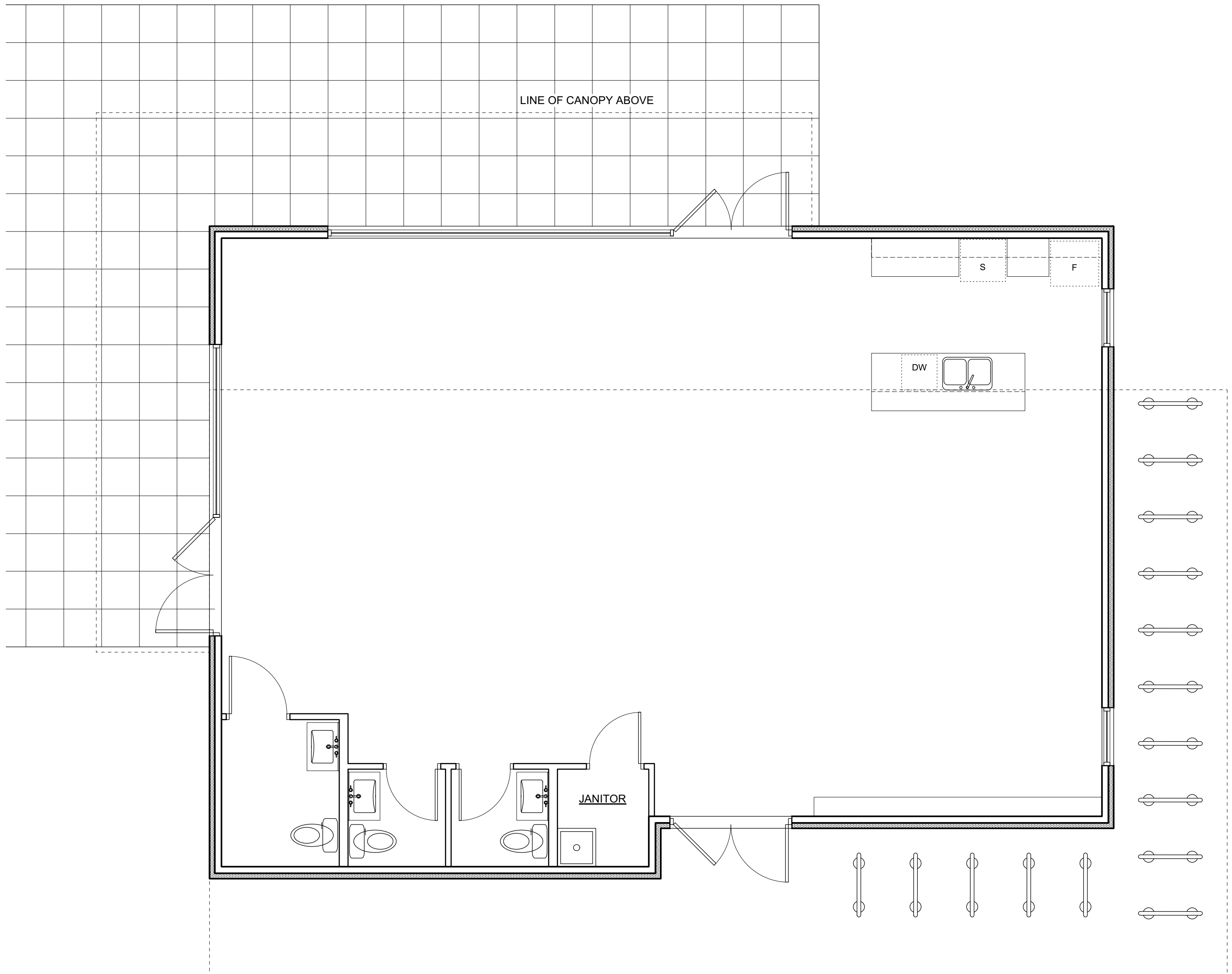
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2
A705
Amenity Room - L2
Scale: 1:50

0 1000 2000 mm
1:50

→ Z



1
A705
Amenity Room - L1
Scale: 1:50

GROSS AREA: 139 SM

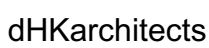
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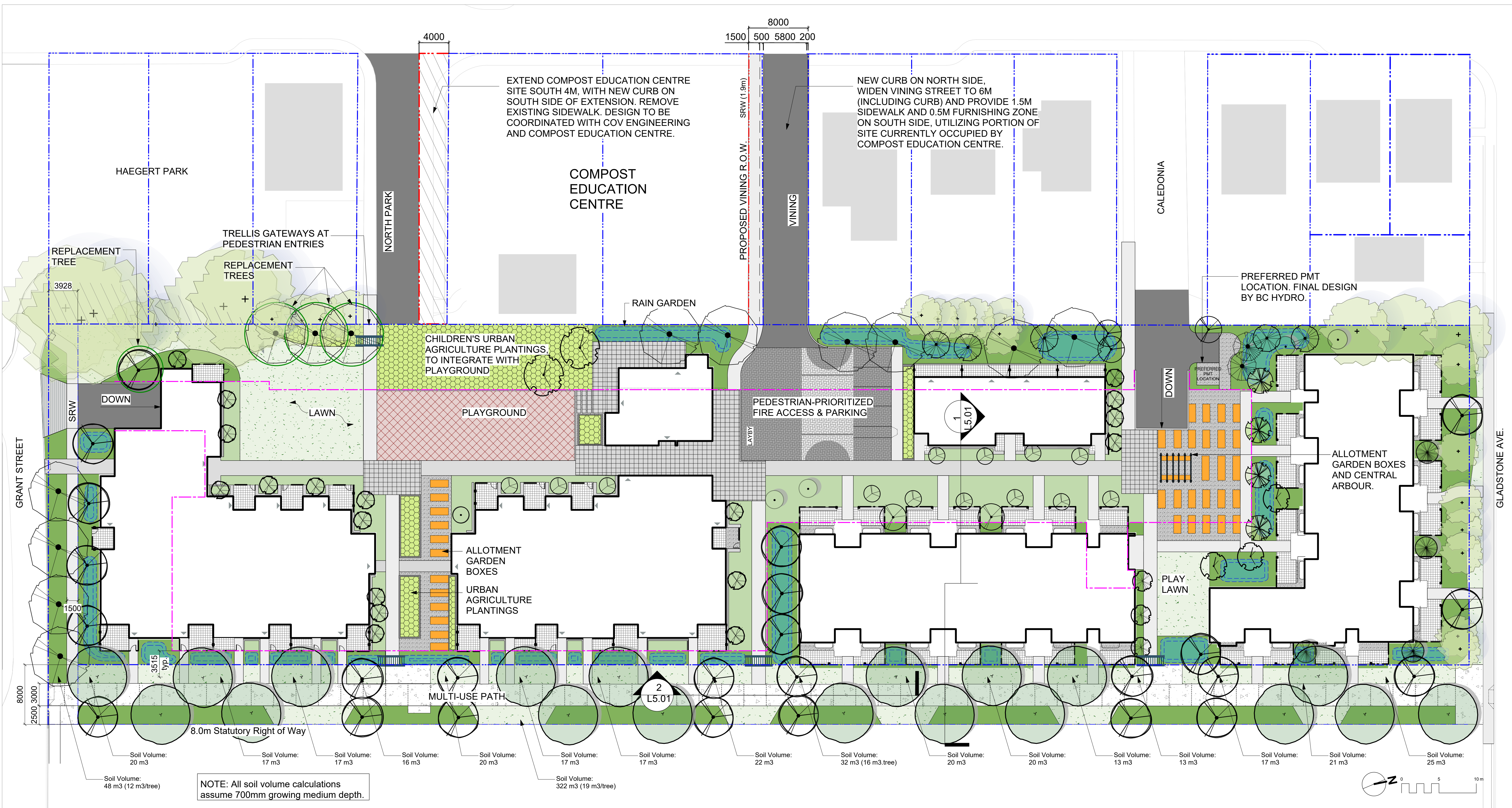
→ Z

4	20/03/13	RE-ISSUED FOR COTW
3	20/03/08	ISSUED FR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing title Amenity Room
copyright reserved. these plans and designs are not to be used for the project shown and may not be reproduced without written consent.	sheet no. A705
	sheet no. 4



LANDSCAPE TYPOLOGIES

PLAY PLACES that foster fun and creativity.

RAIN GARDENS that slow & cleanse rainwater.

PERSONAL OUTDOOR AREAS that can be modified, beautified and funkified.

GATHERING PLACES that help neighbours get to know each other and support each other.

BICYCLE FACILITIES that make it easy for people of all ages to hop on their bikes.

PLANTINGS that provide food for birds, bees and butterflies.

OUTDOOR SOCIAL SPACES for gathering and sharing food.

PLANTINGS that provide beauty and food for people.

ACTIVE PLAY SPACES that support community sports.

PUBLIC ART that celebrates Fernwood's artistic spirit.

COMMUNITY GARDEN PLOTS that boost local food security.

NOT FOR CONSTRUCTION

rev no	description	date
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
3	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

Murdoch de Greeff INC
Landscape Planning & Design
200 - 554 Cultural Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

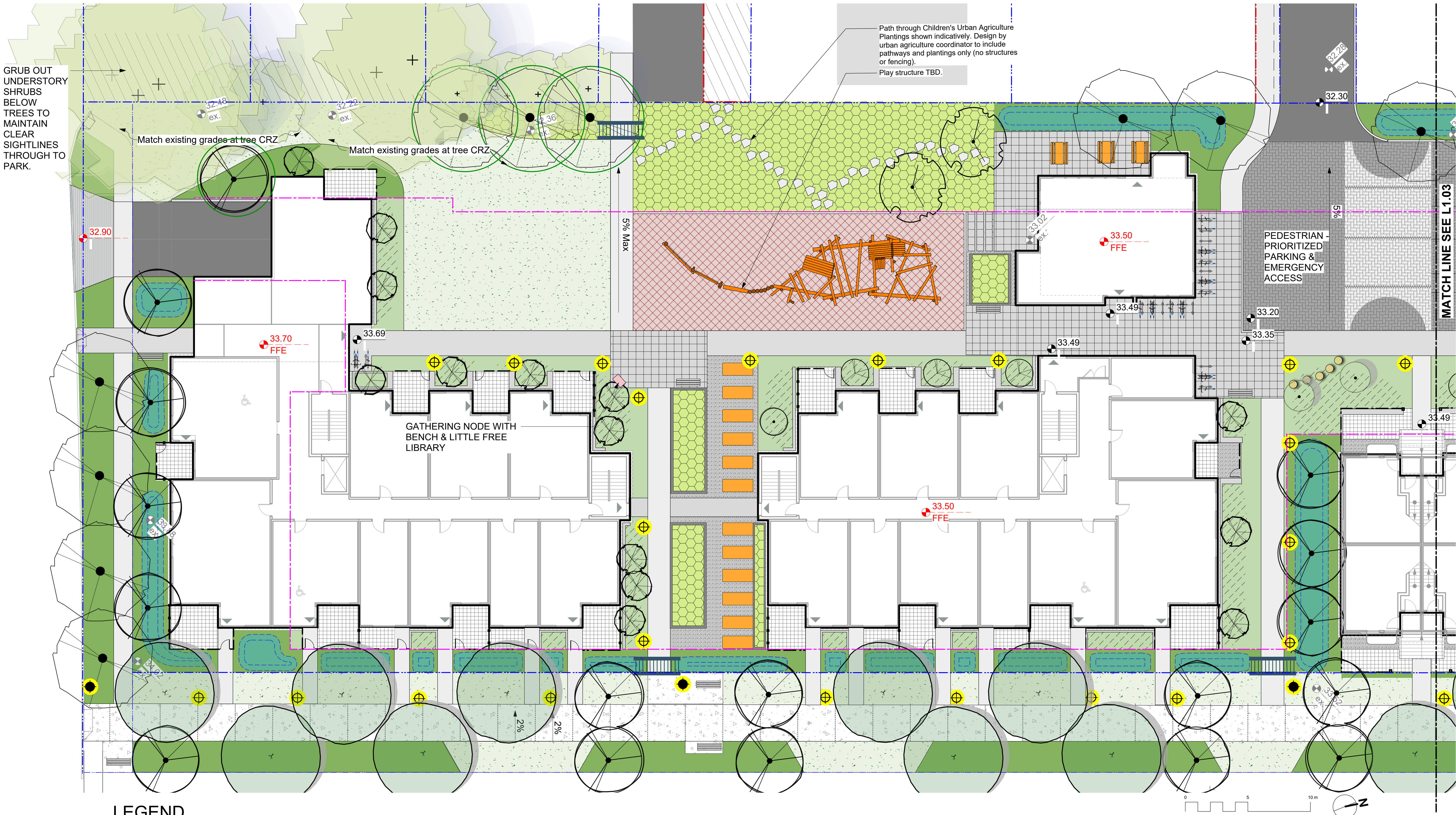
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Overview Plan

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.

L1.01



LEGEND

	Property line		Cast in Place Concrete Paving		Proposed Urban Agriculture Plantings		Trellis Gateway at Entries
	Extent of Parkade, below		Cast in Place Concrete Paving: Greenway. Tooled control joints on 3m, spacing with Broom Finish applied after tooling to increase path smoothness.		Raised Planter for Common Urban Agriculture		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 1		Lawn Area		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Concrete Unit Paving, Type 2		Native Plant & Pollinator Planting Area: On Grade		Bench
	Existing Landscape Grade		Crushed Gravel Surfacing (Unbound)		Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth.		Bike Rack (2 Stalls): Total 44 Stalls
	Architectural grade, provided for reference only		Vehicular Concrete Unit Paving		Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth.		Gravel Maintenance Edge, 300mm wide.
	Proposed Landscape Grade		Asphalt Paving		Existing Tree for Retention (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).		Bollard Light: Landscape Forms Ashbery Path Light.
	TW Top of Wall		Rubber Playground Surfacing		Critical Root Zone		Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be supplied by COV.
	BW Bottom of Wall		Rain Garden Area				Replacement Tree Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks.
	TOC Top of Curb						
	BC Bottom of Curb						
	TP Top of Pool						
	BP Bottom of Pool						
	TS Top of Stairs						
	BS Bottom of Stairs						
	Retaining/Planter Wall						
	Retaining/Planter Seating Wall						
	Landscape Screen, 1800 mm height.						
	Wood Picket Fence, 1000 mm height.						

DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 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 protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION



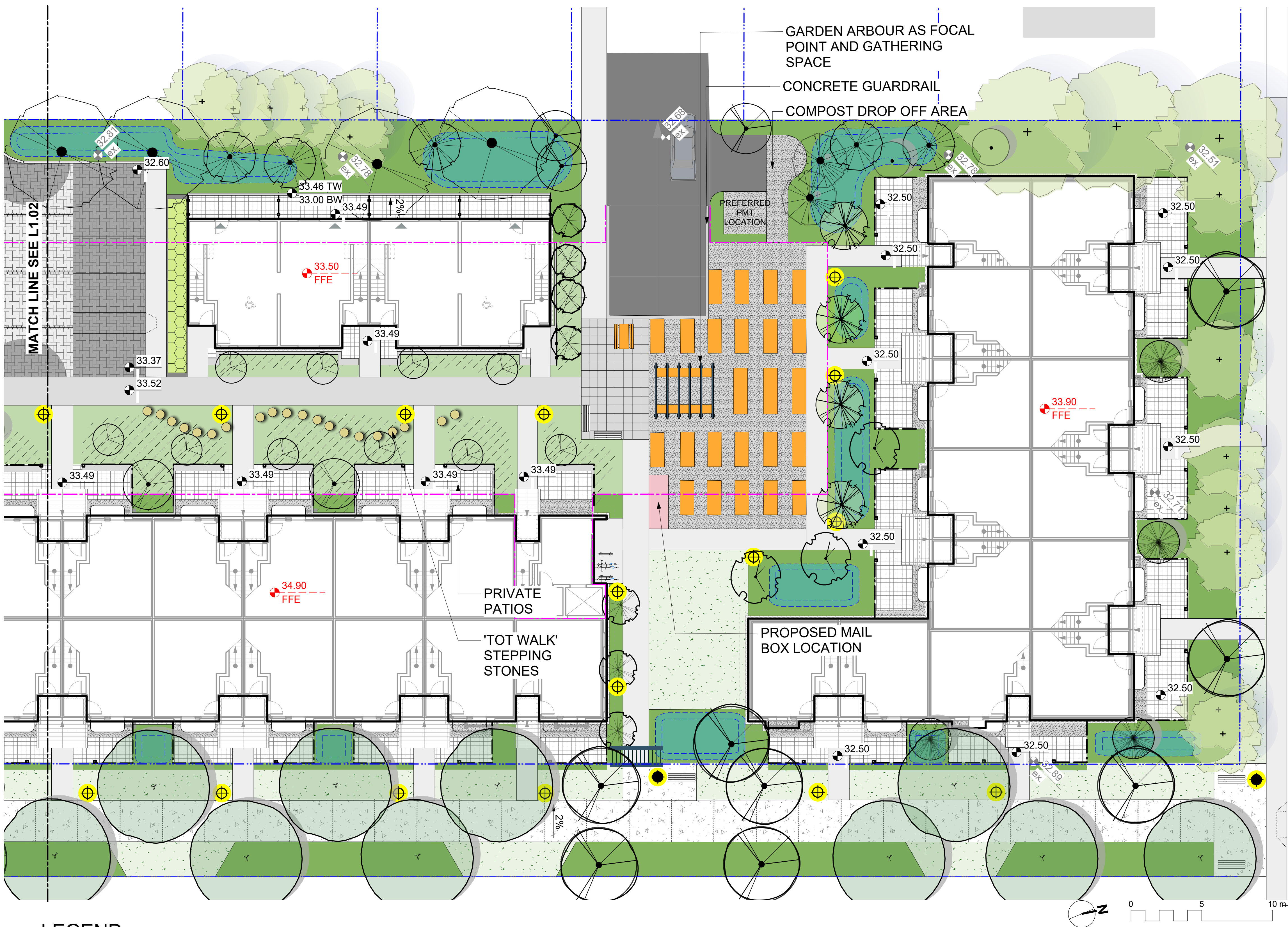
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

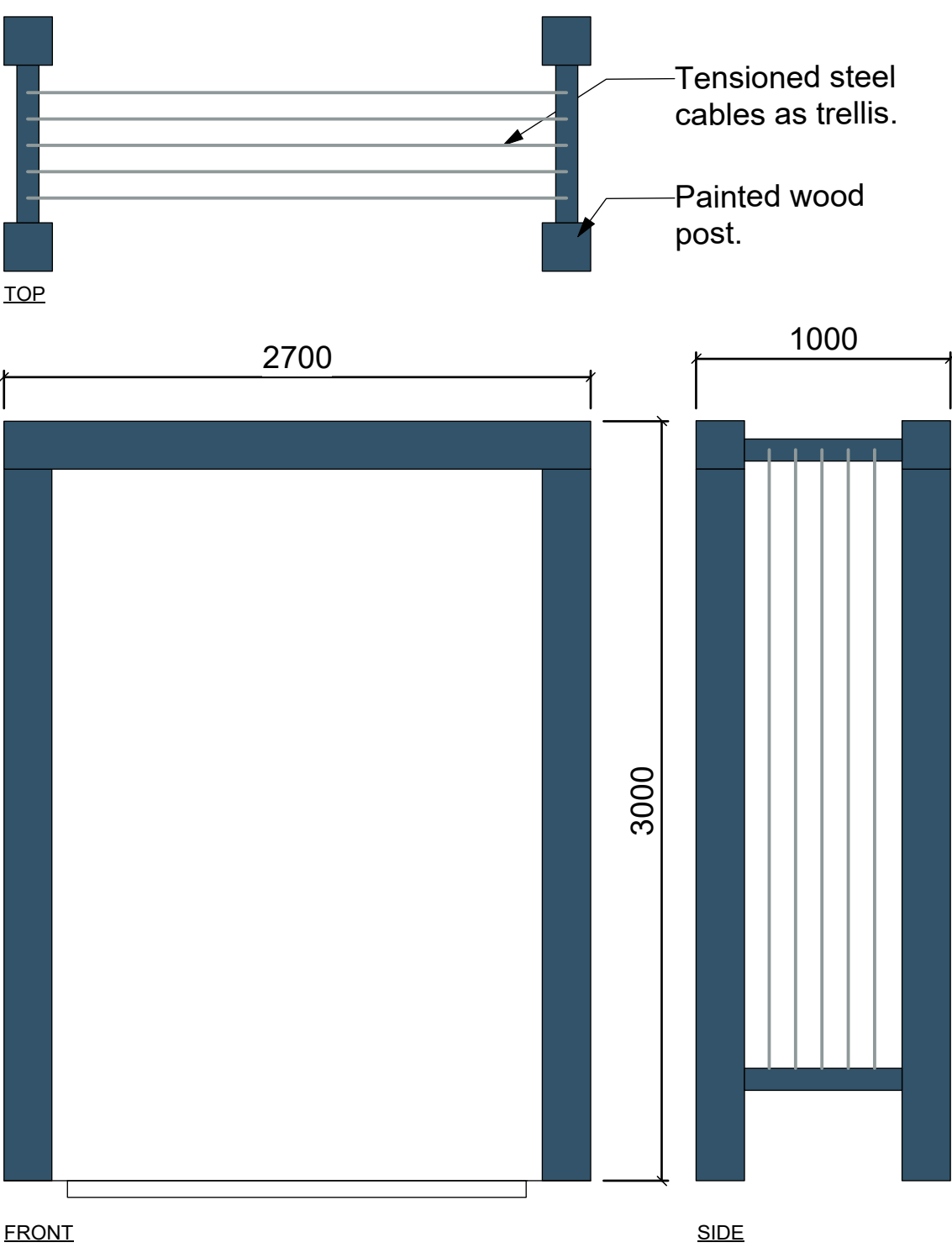
sheet title

**Landscape
Materials South**

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
6	L1.02



Proposed Picket Fence Detail



Proposed Trellis Detail

- DRAWING NOTES**
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 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

LEGEND

	Property line		Cast in Place Concrete Paving		Trellis Gateway at Entries
	Extent of Parkade, below		Cast in Place Concrete Paving: Greenway. Tooled control joints on 3m, spacing with Broom Finish applied after tooling to increase path smoothness.		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 1		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Concrete Unit Paving, Type 2		Bench
	Existing Landscape Grade		Crushed Gravel Surfacing (Unbound)		Bike Rack (2 Stalls): Total 44 Stalls
	Architectural grade, provided for reference only		Vehicular Concrete Unit Paving		Gravel Maintenance Edge, 300mm wide.
	Proposed Landscape Grade		Asphalt Paving		Bollard Light: Landscape Forms Ashbery Path Light.
	TW Top of Wall		Rubber Playground Surfacing		Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be supplied by COV.
	BW Bottom of Wall		Rain Garden Area		Replacement Tree Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks.
	TP Top of Pool				
	BP Bottom of Pool				
	TOC Top of Curb				
	BC Bottom of Curb				
	TS Top of Stairs				
	BS Bottom of Stairs				
	Retaining/Planter Wall				
	Retaining/Planter Seating Wall				
	Landscape Screen, 1800 mm height.				
	Wood Picket Fence, 1000 mm height.				

NOT FOR CONSTRUCTION

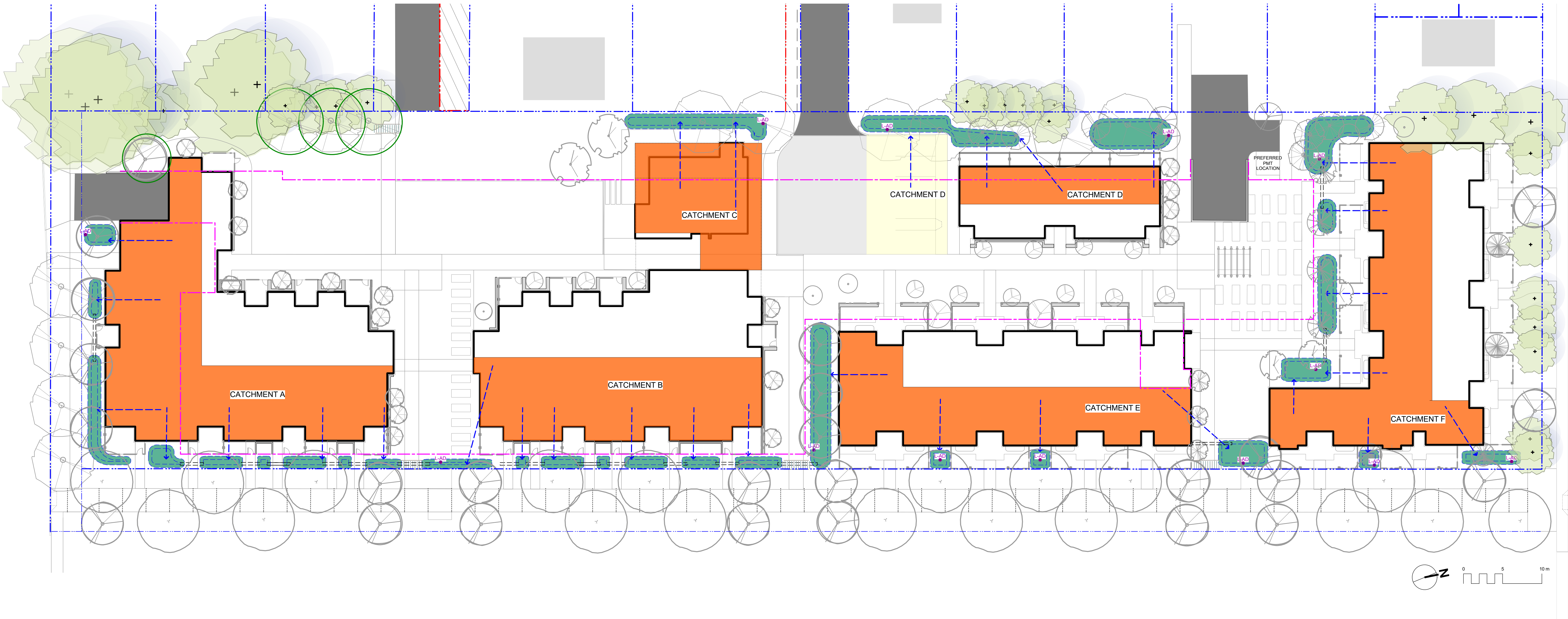
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6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

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project
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Caledonia Ave.
Victoria, BC

sheet title	Landscape Materials North
project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
6	L1.03



Rain Garden Capacity 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	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity	Soil Volume
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu.m./day)	(cu.m.)
Catchment A	560.0	28.0	0.60	0.8	40.0	30.0	2.0	24.0
Catchment B	360.0	18.0	0.60	0.8	25.0	18.8	0.8	15.0
Catchment C	220.0	11.0	0.60	0.8	34.0	25.5	14.5	20.4
Catchment D	280.0	14.0	0.60	0.8	30.0	22.5	8.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	415.0	20.8	0.60	0.8	63.0	47.3	26.5	37.8
total	2200.0	110.0			225.0	162.5	52.5	135.0

Assumptions

- Design storm is a 2 year storm event which equals 5 cm of water, in a 24 hr period.
- Rain Garden design based on 150 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.

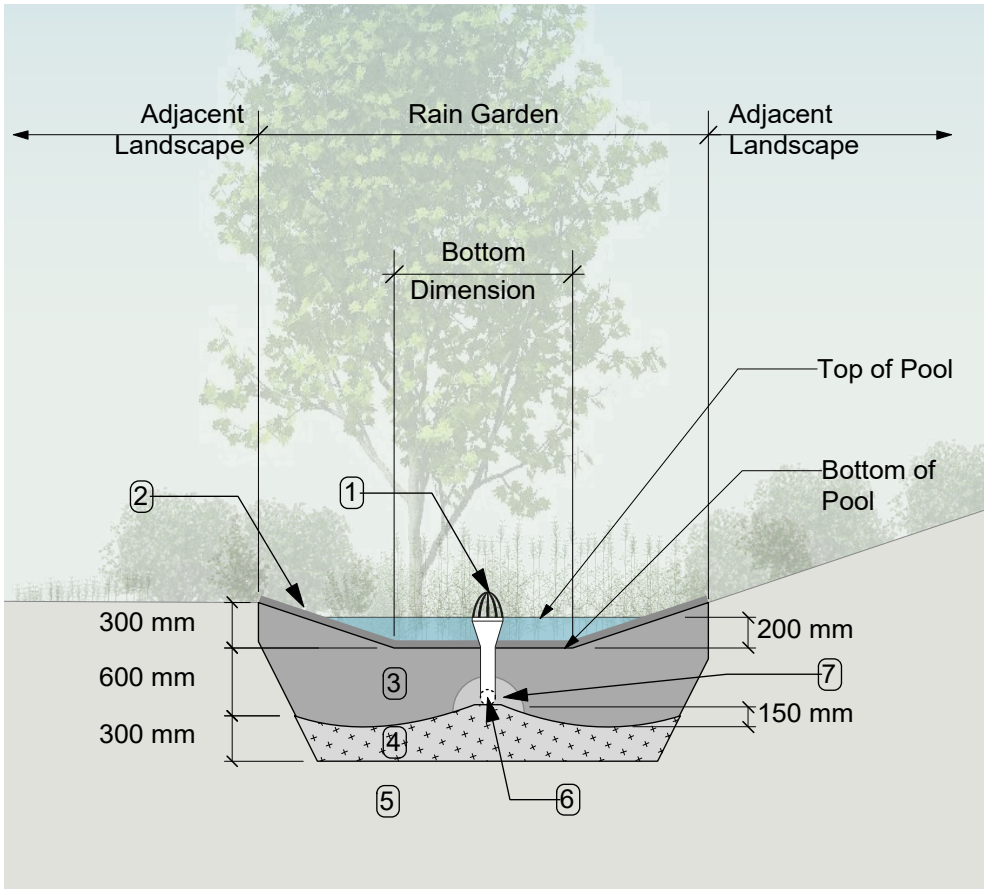
RAIN WATER MANAGEMENT NOTES

Water collected from portions of the building roofs flow to the rain gardens located throughout the site. Rain gardens have been situated on-grade.

Rain gardens are designed to capture, slow flows, and treat runoff. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system. The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area, which is the area required to manage Victoria's 2 year storm event.

Walkways will be sloped to drain to adjacent absorbant landscape. Larger paved areas such as driveways and turnarounds will be drained directly to the storm system.

Portions of the roof which cannot be easily connected to rain gardens will be drained directly to the storm system. The roof catchments are shown schematically and will be refined during detailed design.



RAIN GARDEN MATERIALS

- Overflow drain, 200 mm domed grate + adapter
- Composted mulch, 50-70 mm depth
- Bio-retention growing medium, 600 mm depth
- Scarified/tilled subgrade, 300 mm depth
- Existing subgrade/native material
- 100 mm diameter (min) perforated pipe
- 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Existing Landscape Grade
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- TW Top of Wall TP Top of Pool
- BW Bottom of Wall BP Bottom of Pool
- TOC Top of Curb TS Top of Stairs
- BC Bottom of Curb BS Bottom of Stairs
- Rain Garden on Grade
- Roof Drains to Rain Garden
- Hardscape Drains to Rain Garden
- Roof / Road / Hardscape Drains Directly to Storm System
- Flow Path (Schematic)
- Rain Garden Overflow Drain to Storm System
- Culvert Rain Garden Connection

NOT FOR CONSTRUCTION

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project
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sheet title

Stormwater Management

project no.	119.18
scale	1:### @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
6	L1.04



6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
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3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. 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.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

TOTAL TREES TO BE REMOVED:	31
TOTAL TREES TO BE RETAINED:	27
TOTAL BYLAW-PROTECTED TREES TO BE REMOVED:	2
TOTAL PROPOSED REPLACEMENT TREES:	4

* Based on Arborist's Report recieved from Talbot Mackenzie & Associates, 03/04/2020. Refer to Arborist report for details and Arborist recommendations.

The diagram illustrates the process of determining tree retention and removal for a proposed development. It includes the following elements:

- Property line**: Indicated by a solid blue line.
- Extent of Parkade, below**: Indicated by a dashed magenta line.
- Rain garden - TOP OF POOL**: Indicated by a dashed blue line.
- Rain garden - BOTTOM OF POOL**: Indicated by a solid blue line.
- Existing Landscape Grade**: Shown as a grey shaded area with a spot height of 24.31 and an example of 23.77.
- Architectural grade, provided for reference only**: Shown as a red dashed line.
- Proposed Landscape Grade**: Shown as a light blue shaded area.
- Tree Retention and Removal Legend**:

TW	Top of Wall	TP	Top of Pool
BW	Bottom of Wall	BP	Bottom of Pool
TOC	Top of Curb	TS	Top of Stairs
BC	Bottom of Curb	BS	Bottom of Stairs
- Existing Tree for Retention**: A tree with a green canopy and a critical root zone (indicated by a red dashed circle) that overlaps with the proposed landscape grade. The tree is marked with a "+ 10" and a "Tree Tag".
- Existing Tree to be Removed**: A tree with a red canopy and a critical root zone (indicated by a red dashed circle) that does not overlap with the proposed landscape grade. The tree is marked with a "- 10" and a "Tree Tag".
- Replacement Tree**: A tree with a green canopy, indicated by a green circle, to be planted in a location determined with City Victoria Parks.

client

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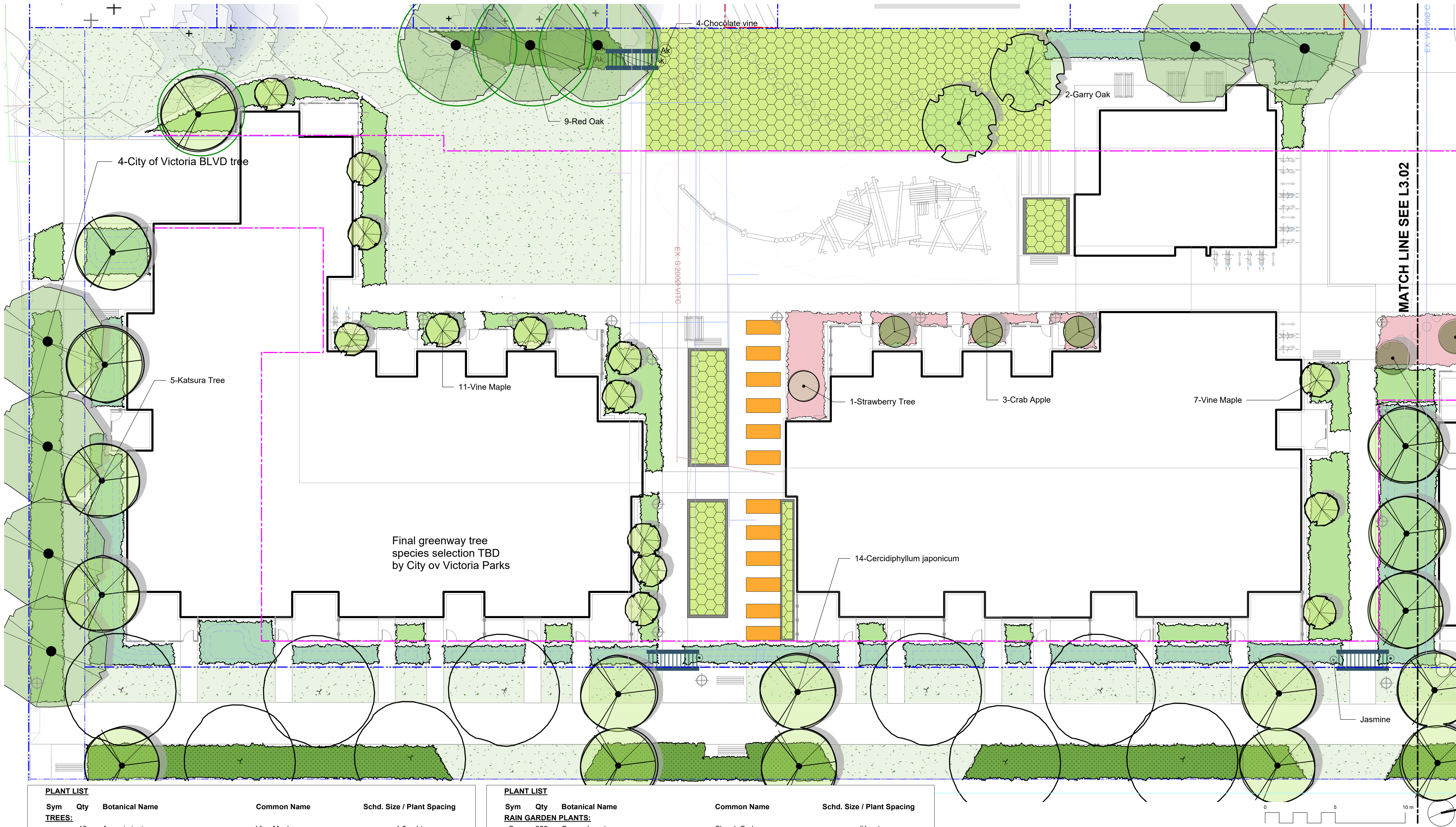
sheet title

Tree Retention & Removal Plan

project no.		119.18
scale	1: 250	@ 24"x36"
drawn by		TB
checked by		PdG
revision no.	sheet no.	

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L1.05



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. Final selection and placement 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 Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Boulevard irrigation point of connection to be 19 mm service from existing water connection on Grant Street, refer to Civil drawings for location. 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.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
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.

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
18		Acer circinatum	Vine Maple	1.5 m ht.
1		Arbutus unedo	Strawberry Tree	1.2 m ht, b&b
4		Calocedrus decurrens	Incense Cedar	1.5 m ht, b&b
25		Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
5		Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
4		City of Victoria BLVD tree	As PER COV Parks	5.0cm cal, b&b
2		Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht, b&b
2		Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	4.0 cm cal, b&b
1		Corylus 'Felix'	Felix Hazelnut	1.5m height, b&b
3		Corylus 'Jefferson'	Jefferson Hazelnut	1.5m height, b&b
2		Ficus carica 'Mission'	Black Mission Fig	#10 pot
13		Malus 'Sugar tyme'	Crab Apple	#10 pot, Min 1.2m ht
3		Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht, b&b
3		Picea omorika	Serbian Spruce	1.5m ht, b&b
19		Platanus acerifolia	London Planetree	4.0 cm cal, b&b
2		Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
5		Quercus garryana	Garry Oak	4.0cm cal, b&b
9		Quercus rubra	Red Oak	5.0cm cal, b&b
HERB & POLLINATOR PLANTINGS				
Ana	134	Aster novae-angliae	New England Aster	#1 pot
Cx	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	144	Echinacea purpurea	Purple Coneflower	#1 pot
Lws	110	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Oi	15	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	144	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rof	33	Rosmarinus officinalis	Rosemary	#2 pot
Rf	144	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Ssm	134	Salvia 'sylvestris 'Mainacht'	May Night Salvia	#1 pot
Slo	15	Salvia officinalis	Culinary Sage	#1 pot
St	184	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vsb	15	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
VINES				
Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Jn	4	Jasminum nudiflorum	Jasmine	#1 pot
Ak	4	Akebia quinata	Chocolate vine	#2 pot
Act	4	Actinidia arguta	Hardy Kiwi	#2 pot

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
RAIN GARDEN PLANTS:				
Co	989	Carex obnupta	Slough Sedge	#1 pot
Csc	110	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	440	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	989	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Spn	23	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	23	Spiraea douglasii	Hardhack	#1 pot
NATIVE & EDIBLE SHRUB PLANTINGS				
Fve	188	Fragaria vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	421	Gaultheria shallon	Salal	#1 pot
Myc	103	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	292	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Phl	45	Philadelphus lewisii	Mock Orange	#3 pot
Pm	534	Polystichum munitum	Sword Fern	#1 pot
Ruc	188	Ribes uva-crispa	Gooseberry	#2 pot
Rn	113	Rosa nutkana	Nootka Rose	#1 pot
Sd	45	Spiraea douglasii	Hardhack	#1 pot
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Vsb	33	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
Bbd	26	Vaccinium 'Blue Crop' & 'Duke'	Blueberry 'Blue Crop' & 'Duke'	#3 pot
Vo	107	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vh	292	Vancouveriana hexandra	Inside-out Flower	Sp3
	0			
GREENWAY NATIVE PLANTS:				
Gsh	128	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Ma	128	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	128	Mahonia repens	Prostrate Oregon Grape	#1 pot
Sa	128	Symphoricarpos alba	Snowberry	#1 pot

PLANTING LEGEND

NATIVE SHRUB PLANTINGS Sword Fern Snowberry Evergreen Huckleberry Salal	RAIN GARDEN PLANTINGS Soft Common Rush Hardhack Slough Sedge Dwarf Arctic Blue Leaf Willow Red-twig Dogwood Dwarf Red-twigged Dogwood	GREENWAY NATIVE PLANTINGS Snowberry Oregon Grape Salal Prostrate Oregon Grape One species per bed	SHADY NATIVE & EDIBLE PLANTINGS Salal Gooseberry Sword Fern Hardhack Woodland Strawberry Mock Orange Evergreen Huckleberry Redwood Sorrel Inside-out Flower
URBAN AGRICULTURE ZONE Plantings to be designed & managed by Community Partner, Volunteers and Residents.	ALLEY GARDEN BOX 	HERBS & POLLINATOR PLANTINGS Purple Coneflower White Spike Lavandin New England Aster Black-Eyed Susan May Night Salvia Snow Pavement Rose Mexican Feathergrass Feather Reed Grass Blueberry Rosemary Culinary Sage Garden Oregano	SCREENING HEDGE Pacific Wax Myrtle
		LAWN AREA 	

NOT FOR CONSTRUCTION

6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
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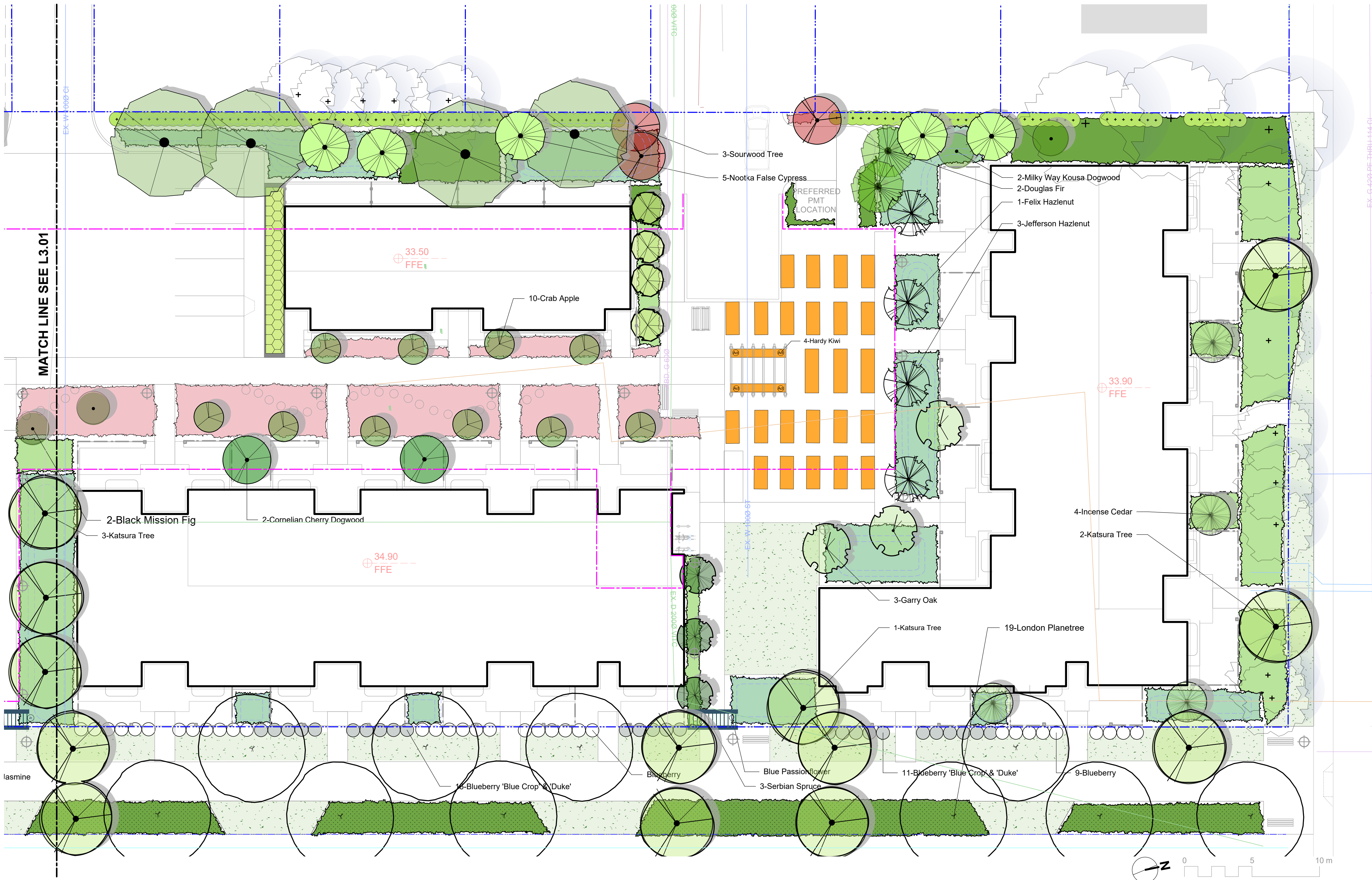
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sheet title

Planting Plan South

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
6	L3.01



PLANTING LEGEND

NATIVE SHRUB PLANTINGS

- Sword Fern
- Snowberry
- Evergreen Huckleberry
- Salal

RAIN GARDEN PLANTINGS

- Soft Common Rush
- Hardhack
- Slough Sedge
- Dwarf Arctic Blue Leaf Willow
- Red-twig Dogwood
- Dwarf Red-twigged Dogwood

URBAN AGRICULTURE ZONE

Plantings to be designed & managed by Community Partner, Volunteers and Residents.

ALLOTMENT GARDEN BOX

GREENWAY NATIVE PLANTINGS

- Snowberry
- Oregon Grape
- Salal
- Prostrate Oregon Grape

One species per bed

HERBS & POLLINATOR PLANTINGS

- Purple Coneflower
- White Spike Lavandin
- New England Aster
- Black-Eyed Susan
- May Night Salvia
- Snow Pavement Rose
- Mexican Feathergrass
- Feather Reed Grass
- Blueberry
- Rosemary
- Culinary Sage
- Garden Oregano

SHADY NATIVE & EDIBLE PLANTINGS

- Salal
- Gooseberry
- Sword Fern
- Hardhack
- Woodland Strawberry
- Mock Orange
- Evergreen Huckleberry
- Redwood Sorrel
- Inside-out Flower

SCREENING HEDGE

- Pacific Wax Myrtle

LAWN AREA

PLANT LIST SEE L3.01

- BOULEVARD PLANTING NOTES**
- 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.
 - Boulevard trees will place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
 - 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.
 - Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
 - Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
 - Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. 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.
 - 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.

- GENERAL PLANTING NOTE**
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

- ON-SLAB TREE PLANTING NOTES**
- For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
 - 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.
 - 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.

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Victoria, BC V8Z 1G1

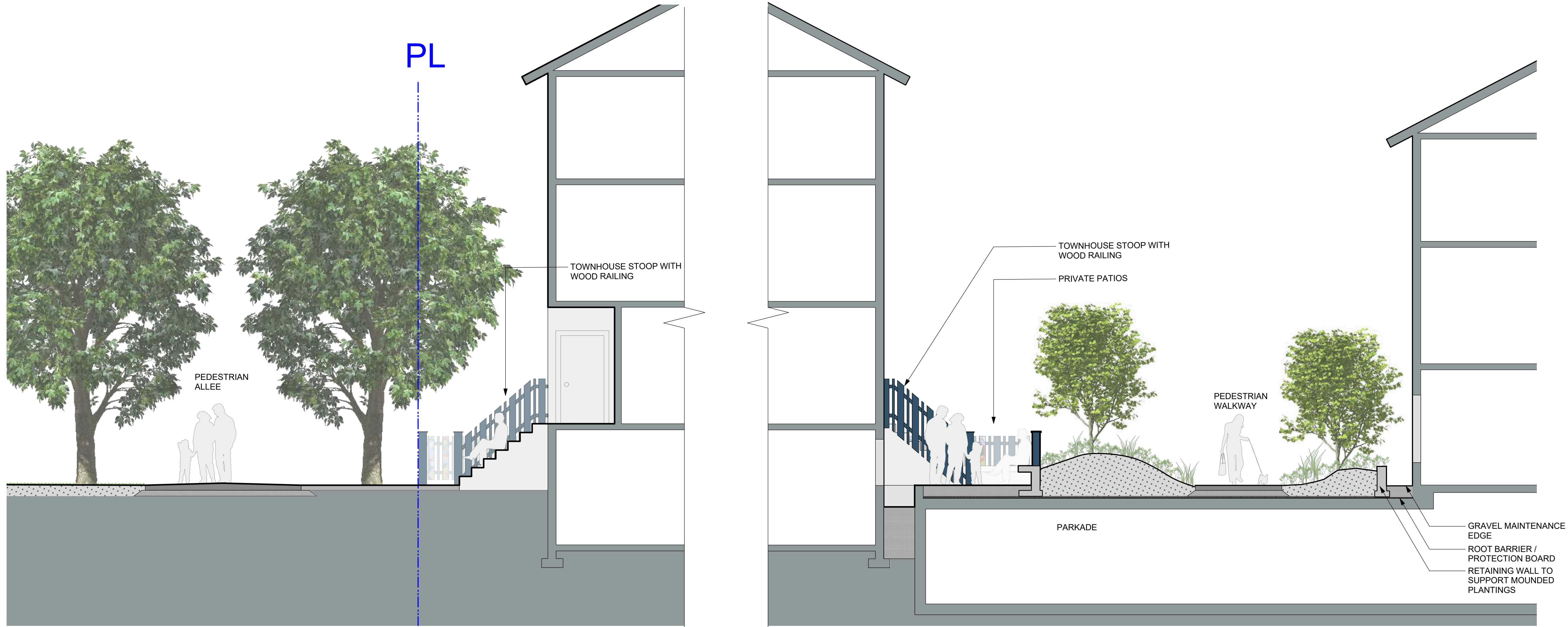
Phone: 250.412.2891
Fax: 250.412.2892

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Planting Plan North

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.



1 Section at Pedestrian Allee and Townhouses
Scale: 1:50



2 Section at Pedestrian Walkway
Scale: 1:50

NOT FOR CONSTRUCTION

rev no	description	date
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

Murdoch de Greeff INC
Landscape Planning & Design
200 - 554 Cultural Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

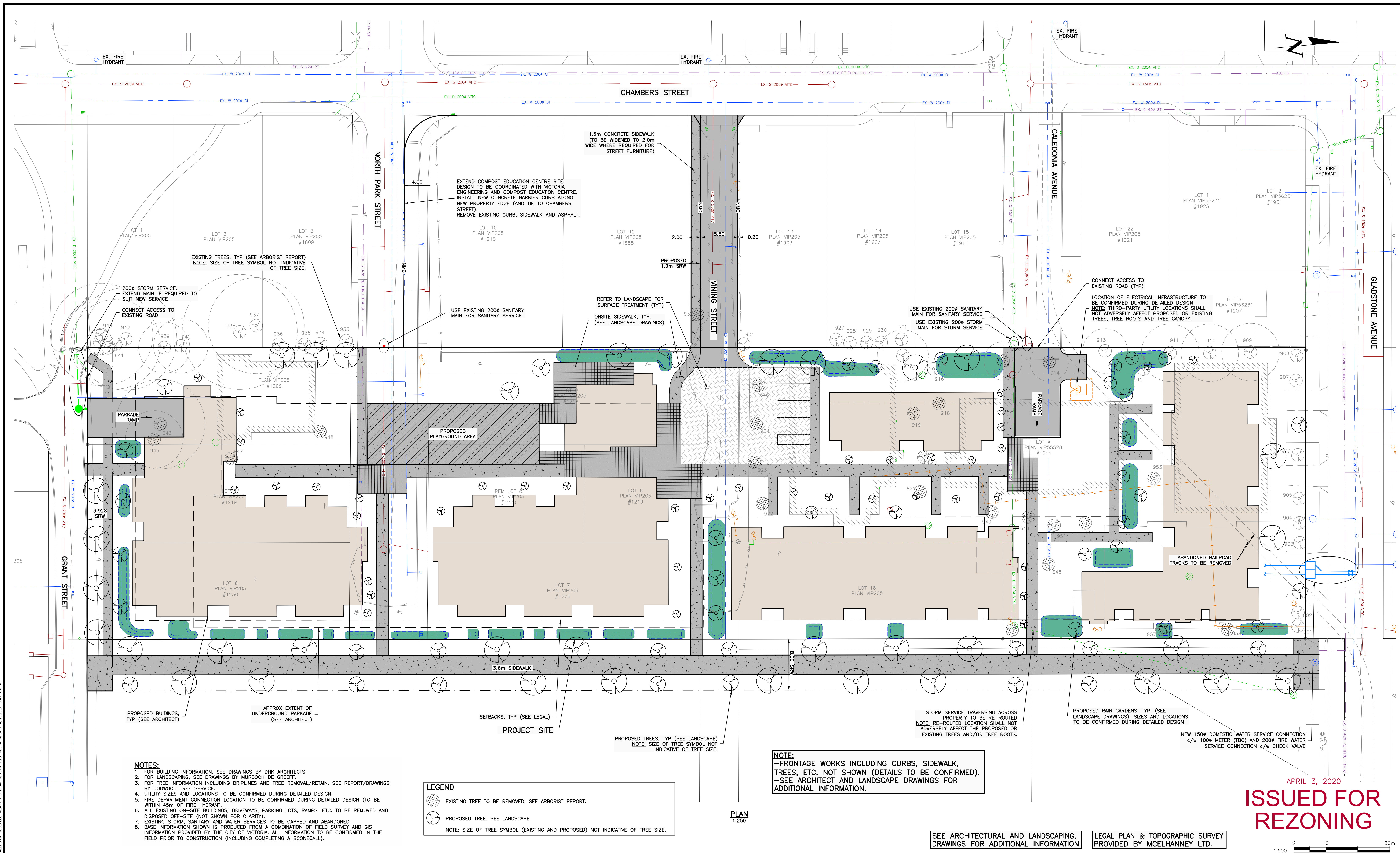
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Sections

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.

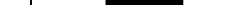
6 **L5.01**



APRIL 3, 2020

**ISSUED FOR
REZONING**

APRIL 3, 2020

1:500 

SCALE
HORIZ: 1:500 VERT:

PROJECT NO.	ISSUED/REVISION
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APPROVING AUTHORITY FILE NO.

DRAWING NO.

19-028-REZONING

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
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McElhanney

500 - 3960 QUADRA STREET

PH (250) 370-9221

SEAL

PROJECT:
CAPITAL REGION HOUSING CORPORATION
CALEDONIA REDEVELOPMENT

TITLE:
CONCEPTUAL SERVICING

SCALE
HORIZ: 1:500 VERT:

PROJECT NO.	ISSUED/REVISION
-------------	-----------------

APPROVING AUTHORITY FILE NO.

DRAWING NO.

19-028-REZONING

(0004) CMA \ OBJECTS\ 10_028 ADOLIC CALENDRIA DEFECTI CONVENTU \ 0_029 DETENTINIS DMS 4/2 /2000 E.4.1 DM 4.1