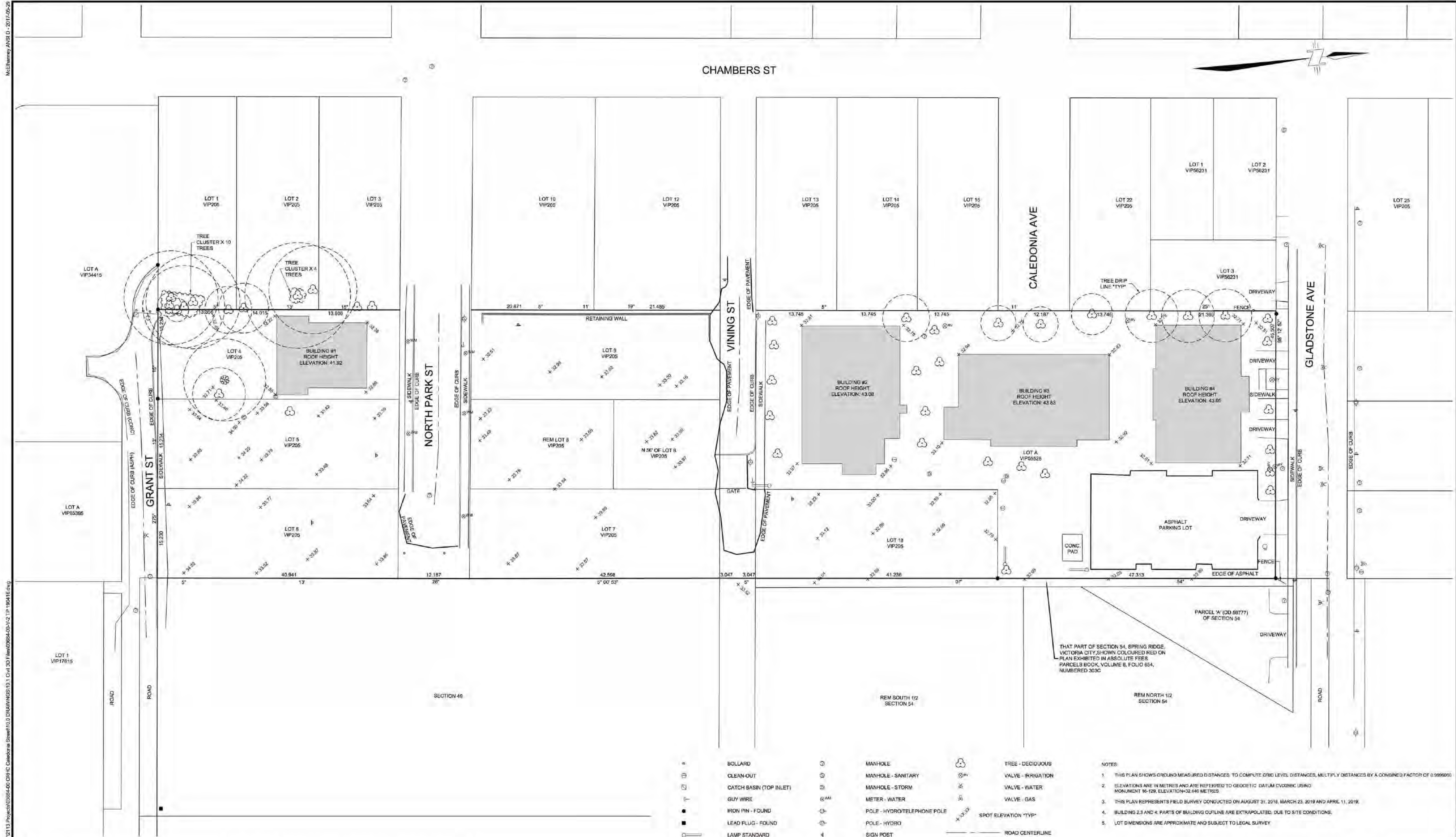






McElhanney, ANS D - 2017-05-29

DATE: 2019-04-16 14:38 FILE: C:\SURVEY\2113\Project\03684\03684-00-V-1 TP 1907.dwg  
DRAWING NO: 03684-00-V-1 TP 1907  
PROJECT: RE-DEVELOPMENT OF CALEDONIA ST PROPERTIES  
SHEET: 1 OF 1



Rev	Date	Description	Drawn	Rev'd	App'd
1	2019-04-16	REVISED WITH ADDITIONAL SURVEY INFO	SALM	SM	GO
2	2019-04-16	REVISED WITH ADDITIONAL SURVEY INFO	SA	SM	GO
3	2019-04-17	ORIGINAL ISSUE	LM	JC	GO

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

**McElhanney**  
McElhanney Consulting Services Ltd.

Suite 500  
3980 Quadra Street  
Victoria BC  
Canada V8X 4A3  
Tel 250 370 9221

**CAPITAL REGIONAL HOUSING CORP**  
631 FISGARD ST, PO BOX 1000, VICTORIA, BC  
**RE-DEVELOPMENT OF CALEDONIA ST PROPERTIES**  
**SITE PLAN**  
1230 GRANT ST, 1209, 1219, 1216, 1220, AND 1220 NORTH PARK ST, 1219 VININ ST, 1233 CALEDONIA AVE  
VICTORIA, BC

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

2	2019/11/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	19/12/16	RESPONSE TO PLANNING REVIEW
2	2019/11/15	ISSUED FOR ADP
3	2019/11/15	ISSUED FOR ADP
4	2019/11/15	ISSUED FOR ADP
5	2019/11/15	ISSUED FOR ADP
6	2019/11/15	ISSUED FOR ADP
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99	2019/11/15	ISSUED FOR ADP
100	2019/11/15	ISSUED FOR ADP

**ISSUED FOR DP & REZONING**

**dHKA**  
VICTORIA OFFICE  
977 Fort Street  
Victoria BC V8V 1K3  
T 1-250-608-3367

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

Project Name  
**Caledonia**  
Victoria, BC

Survey

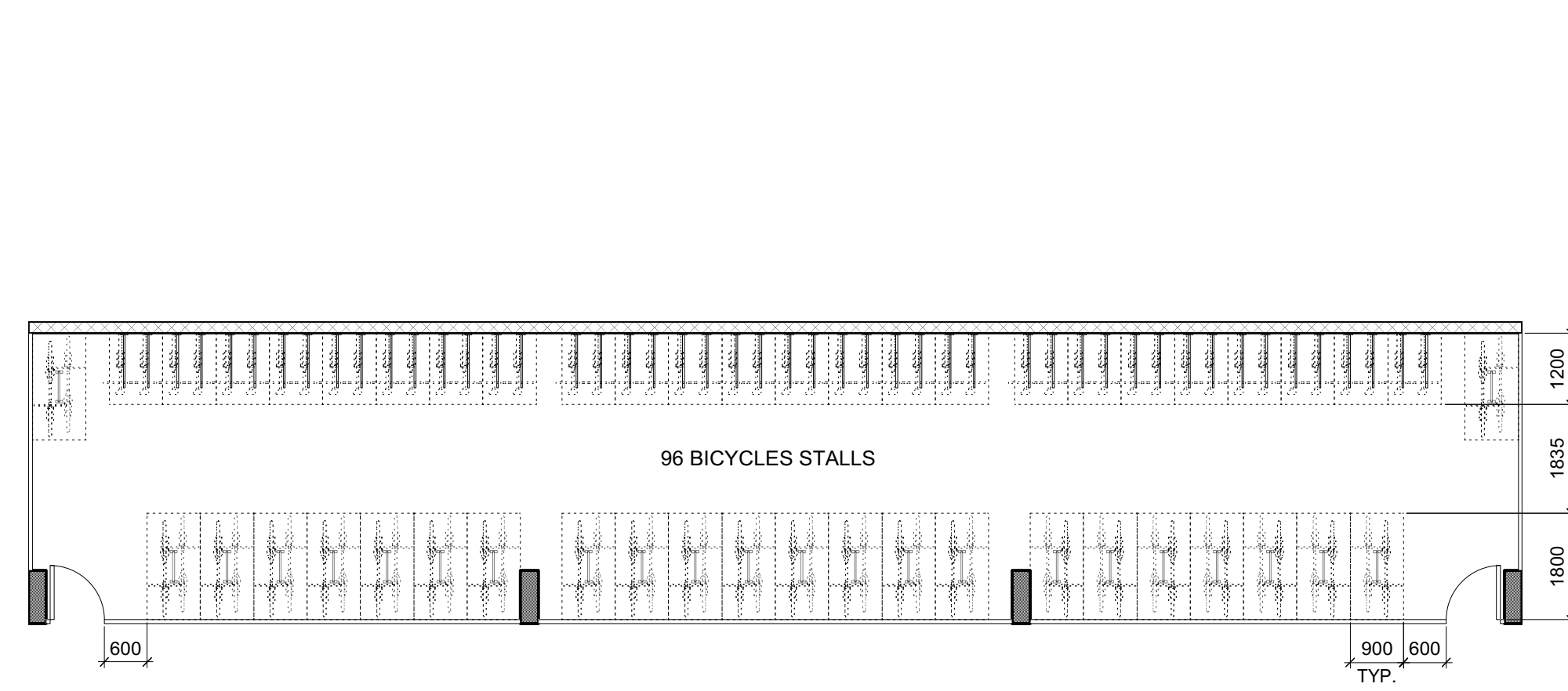
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A002

2




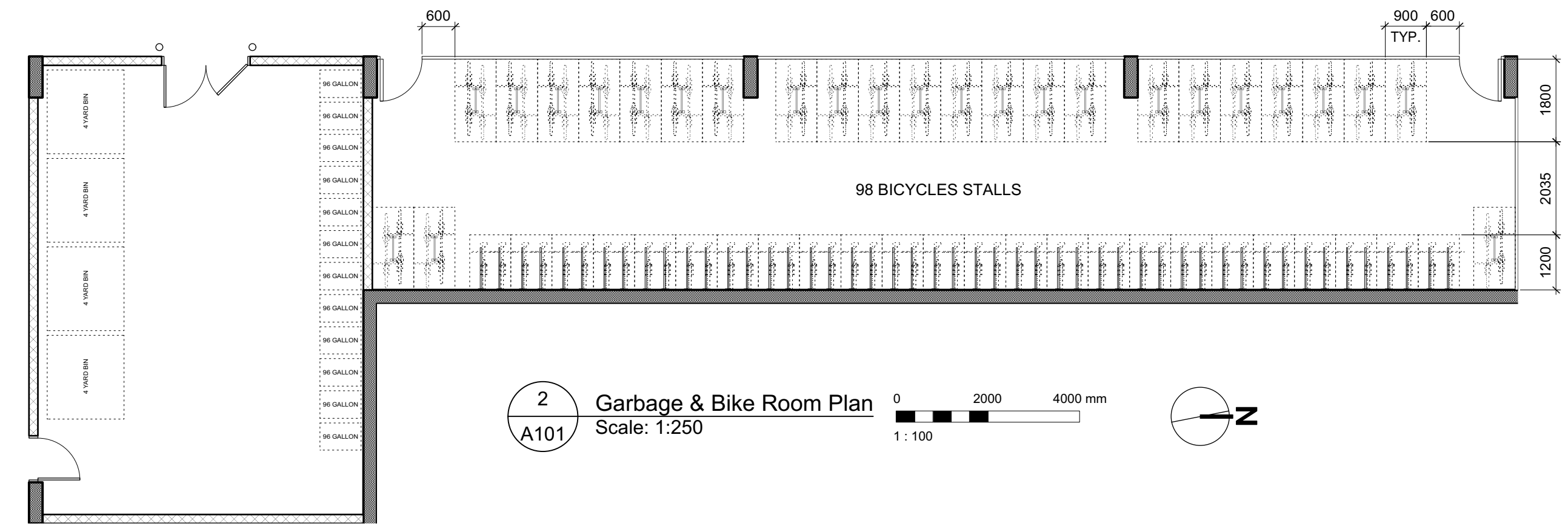
-  STUDIO  
 1 BEDROOM  
 2 BEDROOM  
 3 BEDROOM  
 4 BEDROOM  
 ACCESSIBLE



3 Bike Room Plan  
A101 Scale: 1:250

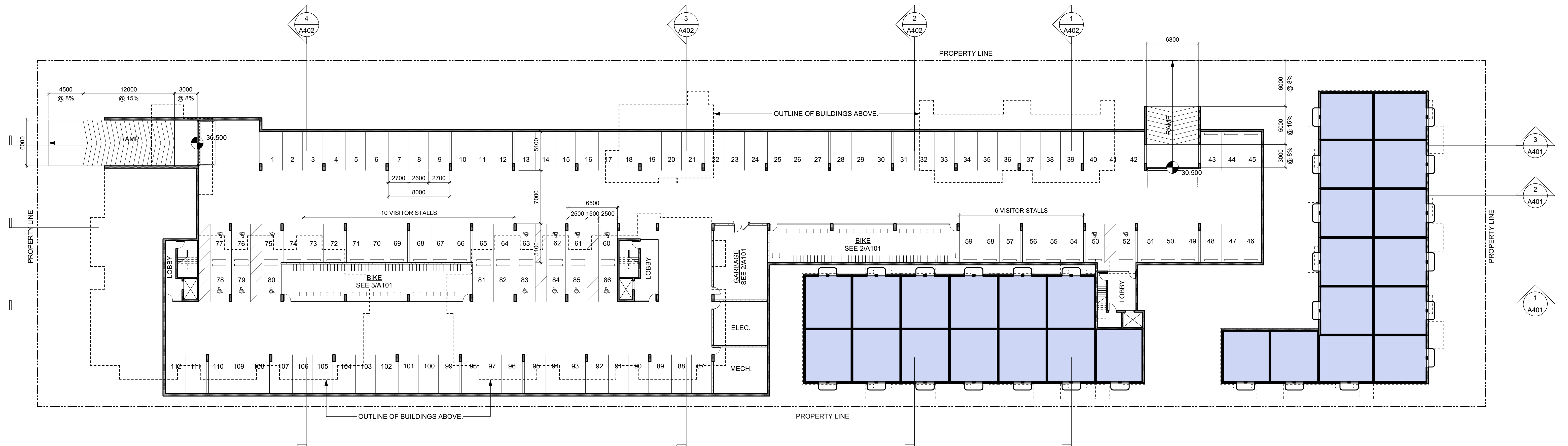
0 2000 4000 mm  
1 : 100





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

0 2000 4000 mm  
1 : 100



<u>VEHICLE PARKING CALCULATION</u>	
UNITS < 45 SM	$14 \times 2 = 2.8$
UNITS 45-70 SM	$58 \times 5 = 29$
UNITS > 70 SM	$86 \times 75 = 64.5$
SUBTOTAL	96.3 (96)
VISITOR	$158 \times 1 = 15.8$ (16)
TOTAL REQUIRED	112
PROVIDED	112

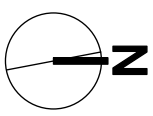
<u>LONG TERM BIKE PARKING CALCULATION</u>	
UNITS < 45 SM	$14 \times 1 = 14$
UNITS > 45 SM	$144 \times 1.25 = 180$
TOTAL REQUIRED	194
PROVIDED	194

2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
year end	SEPTEMBER 2019	1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

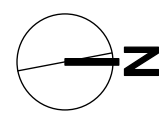




2	2001/15	ISSUED FOR ADP
1	1912/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	showing the 1907 A200 Plans.vex
drawn by	FWP	checked by RAW
made	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.





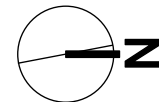
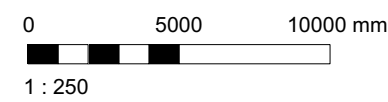
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print date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.





1  
A203




GRAPHIC LEGEND:

-  STUDIO  
 1 BEDROOM  
 2 BEDROOM  
 3 BEDROOM  
 4 BEDROOM  
 ACCESSIBLE

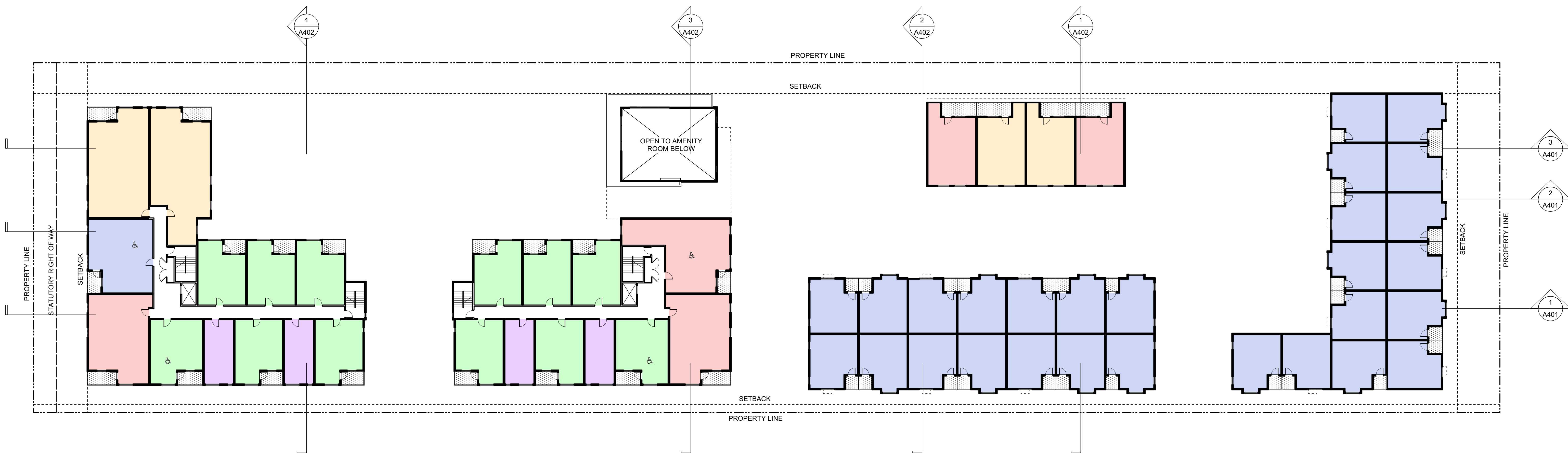
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Rev	Date	Description
print date	SEPTEMBER 2019	showing the 1907 A200 Plans.v
drawn by	FWP	checked by RA
scale	AS SHOWN	project number

NOTE: All dimensions are shown in millimeter

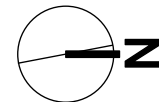
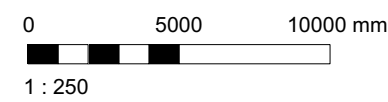
ISSUED FOR DP  
& REZONING

	<h1>dHKarchitects</h1>
<p>VICTORIA OFFICE          1077 Fort Street          VICTORIA BC V8W 3K3          T1-250-658-3367</p>	<p>NANAIMO OFFICE          102-5190 Dublin Way          Nanaimo BC V9T 2K8          T1-250-585-6810</p>
<p>project name</p> <h2>Caledonia</h2> <p>Victoria BC</p> <p>drawing title</p> <h3>L1 Plan</h3> <p>copyright notice: these plans and decisions are and at all times remain the property of dHKarchitects. to be used for the project shown and may NOT BE REPRODUCED OR WITTEKOWEN</p>	
<p>drawing title</p>	<p>drawing no.</p>





1  
A204  
L2 Plan  
Scale: 1:250



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

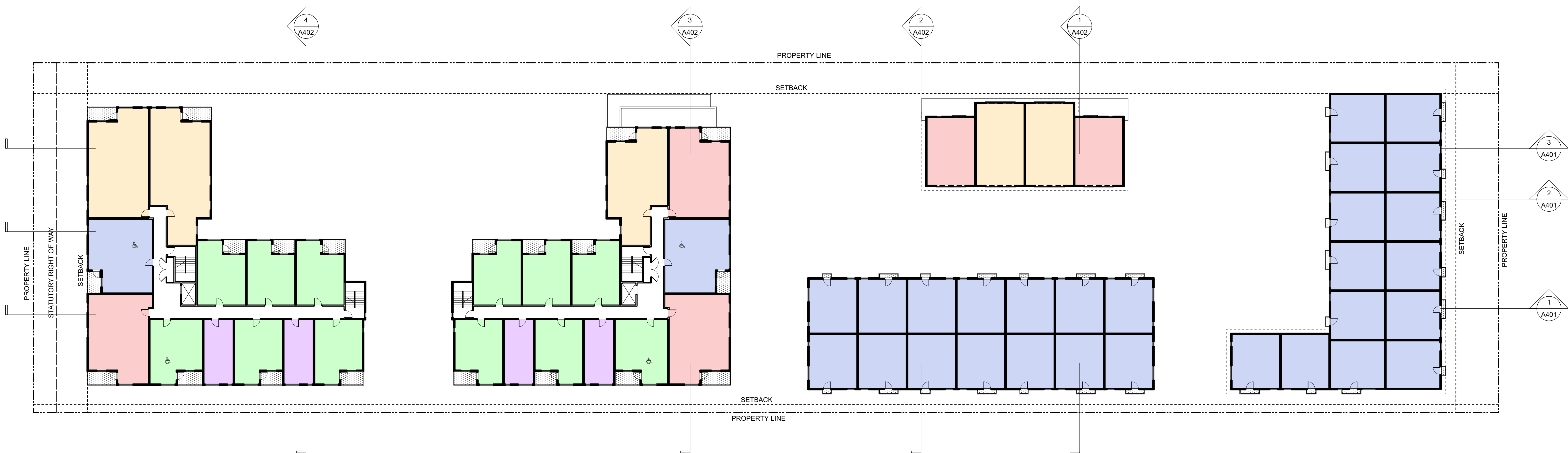
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Rev	Date	Description
print date	SEPTEMBER 2019	working file 1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

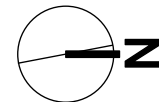
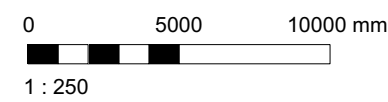
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	 NANAIMO OFFICE 102-5198 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title L2 Plan	
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	sheet no. 2





1  
A205  
L3 Plan  
Scale: 1:250



GRAPHIC LEGEND:

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

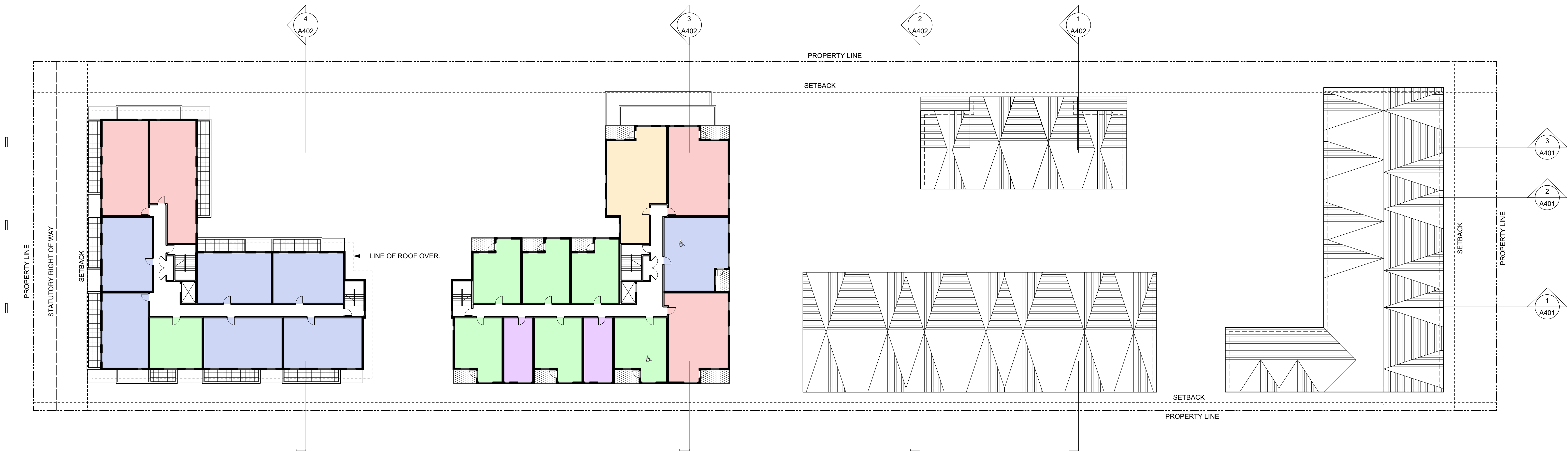
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Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A205 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

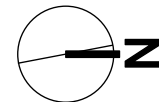
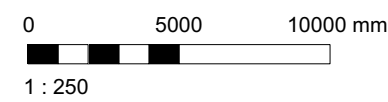
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	 NANAIMO OFFICE 102-5198 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title L3 Plan	
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	sheet no. 2





1 L4 Plan  
A206 Scale: 1:250



GRAPHIC LEGEND:

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

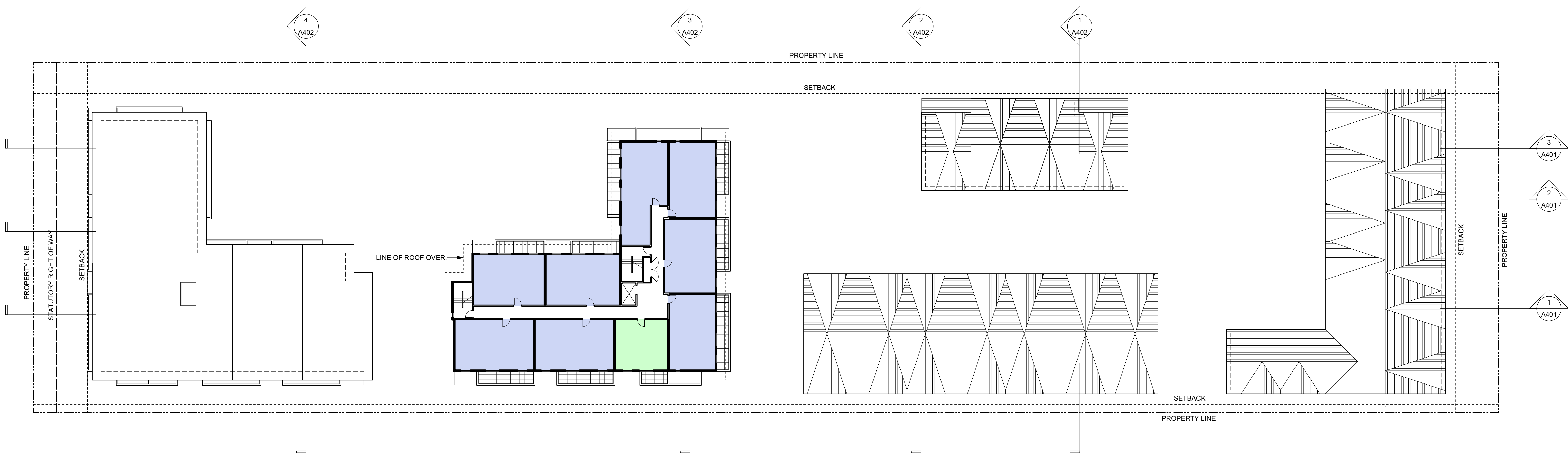
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1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A206 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

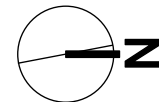
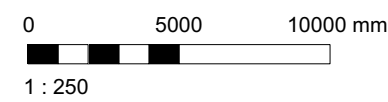
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5196 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name <b>Caledonia</b> Victoria BC	drawing no. <b>A206</b>	sheet no. <b>2</b>





1  
A207  
L5 Plan  
Scale: 1:250



GRAPHIC LEGEND:

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

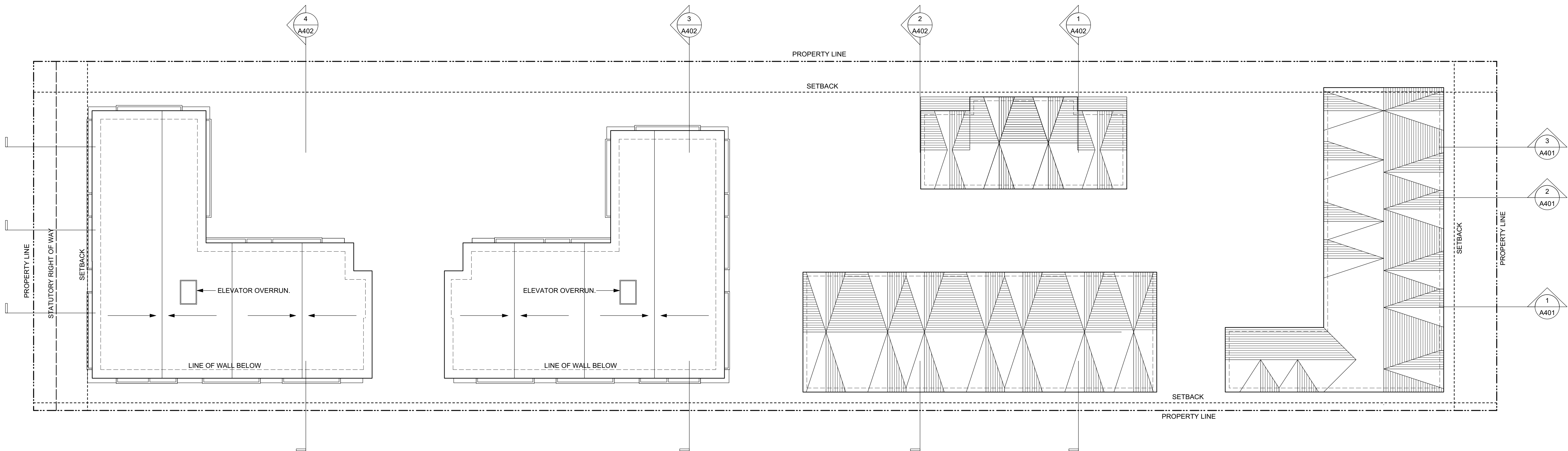
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Rev	Date	Description
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drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

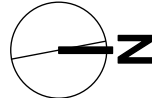
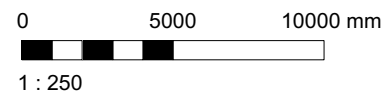
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title L5 Plan	
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	sheet no. 2







1  
A208  
Roof Plan  
Scale: 1:250



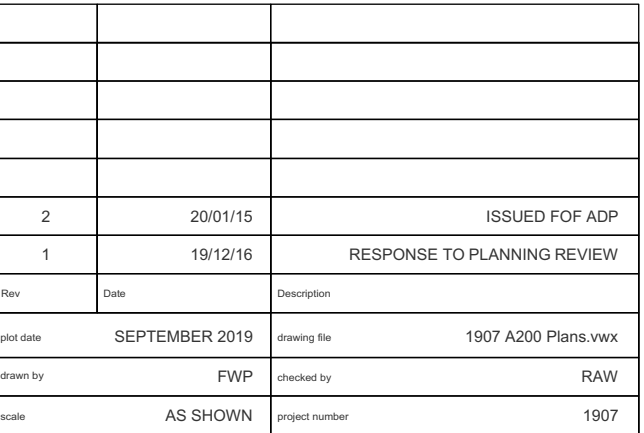
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Rev	Date	Description
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drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

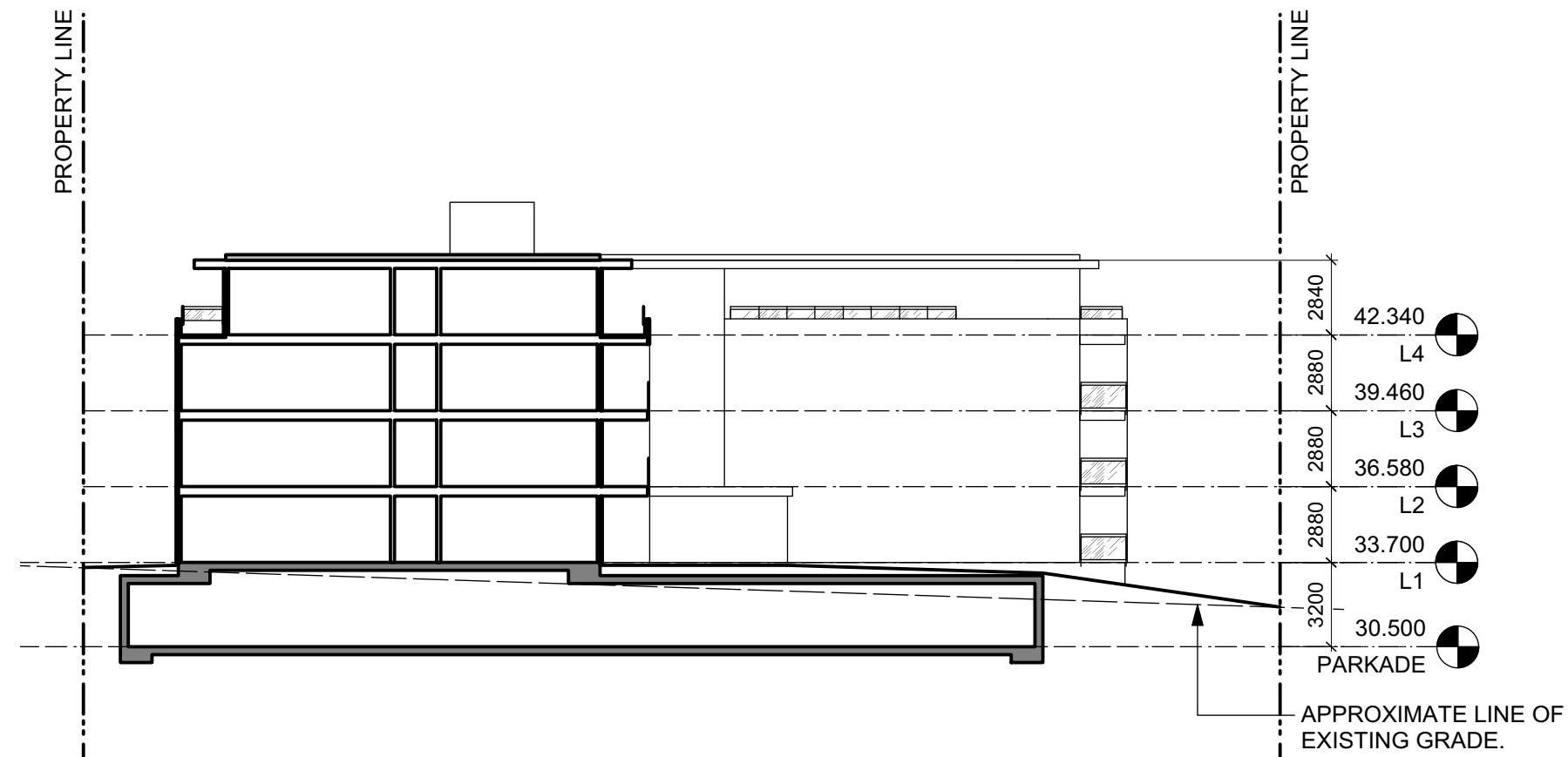
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& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5196 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810	
project name Caledonia Victoria BC	drawing no. Roof Plan	sheet no. A208 1

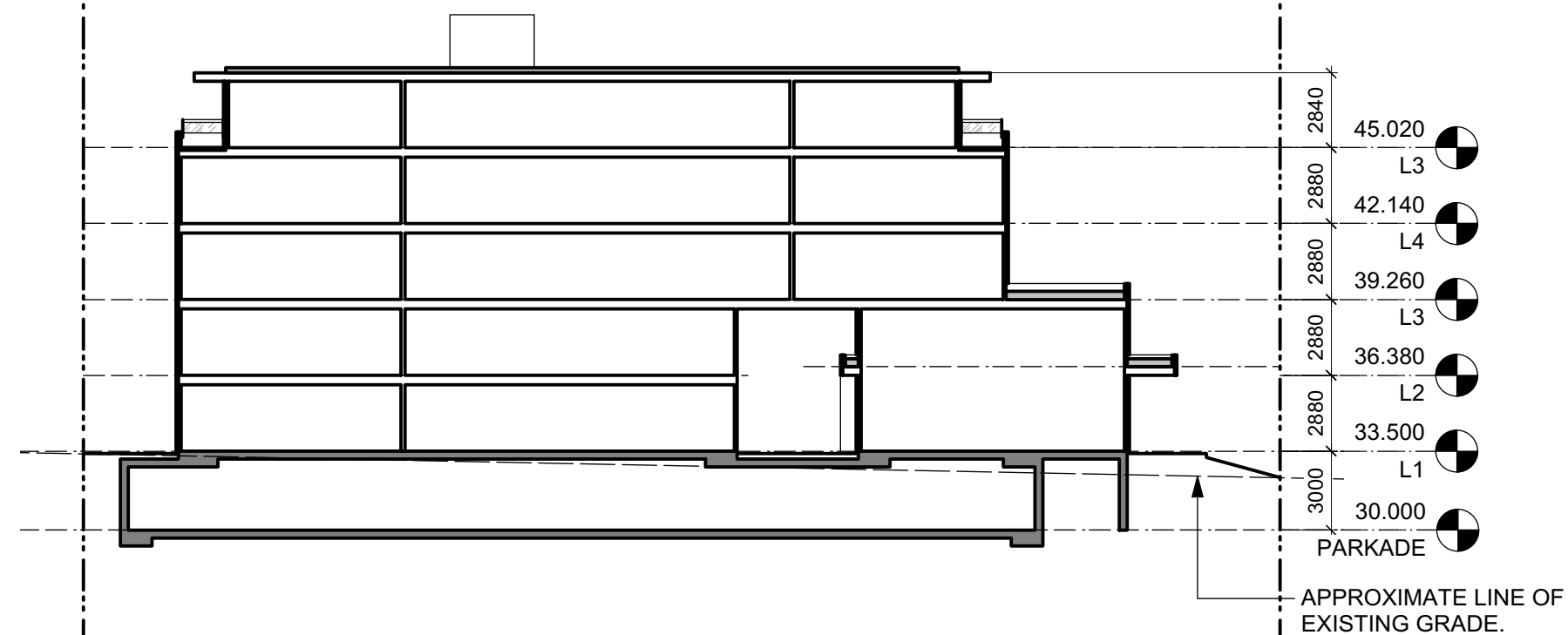




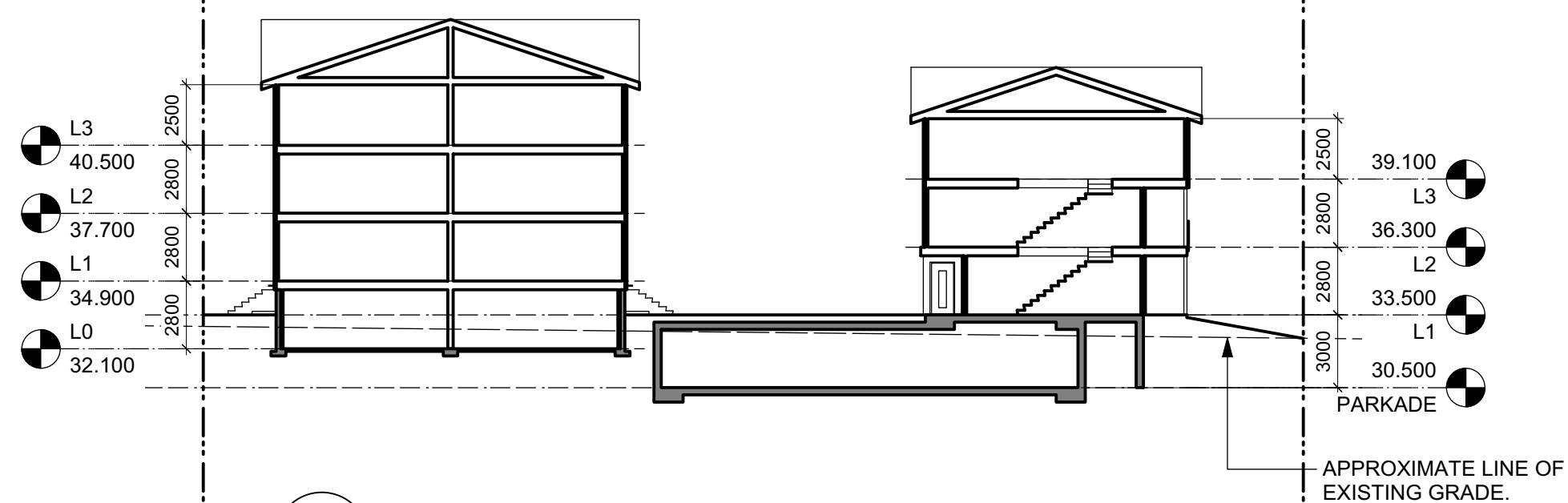




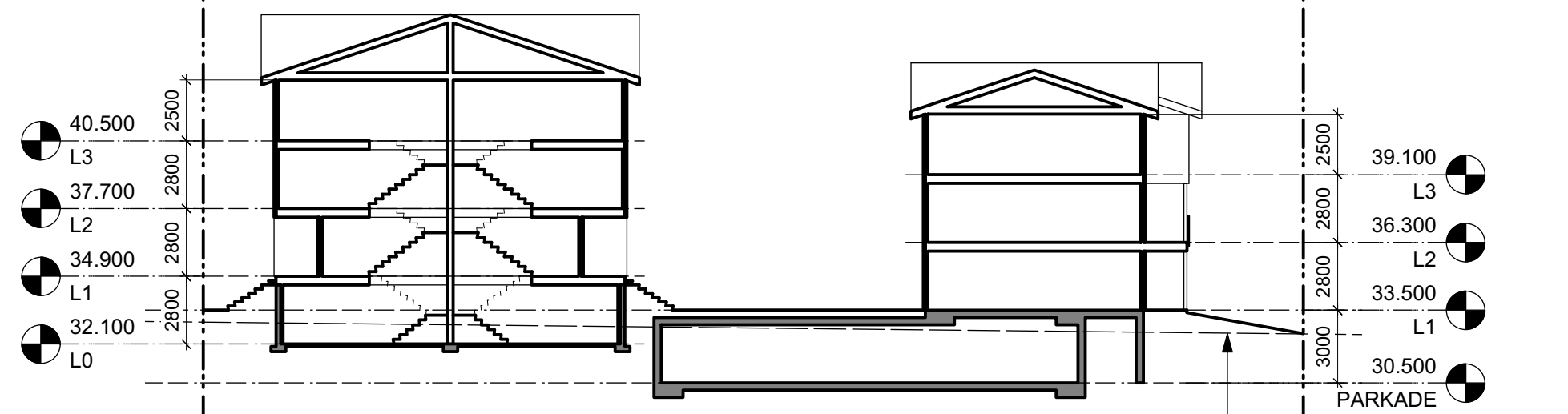
4 Transverse Building Section  
Scale: 1:250



3 Transverse Building Section  
Scale: 1:250



2 Transverse Building Section  
Scale: 1:250




1 Transverse Building Section  
Scale: 1:250

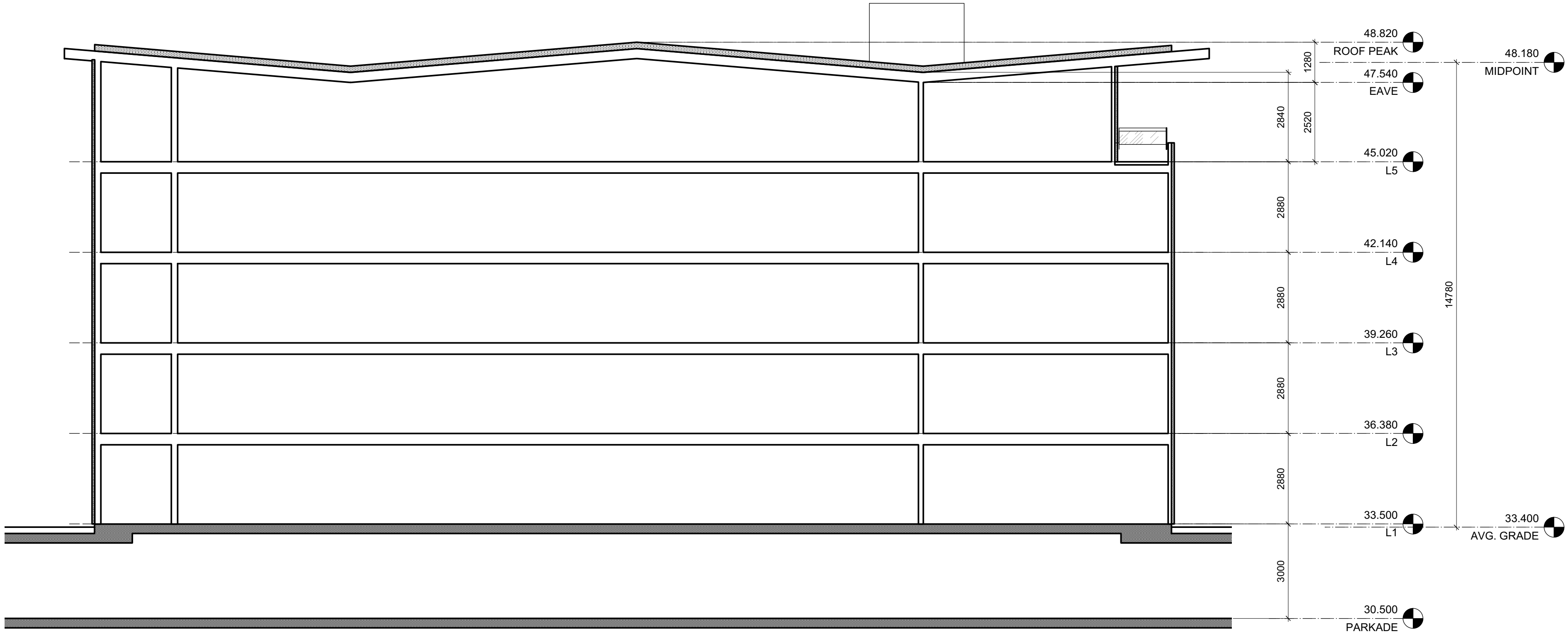
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Rev	Date	Description
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scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

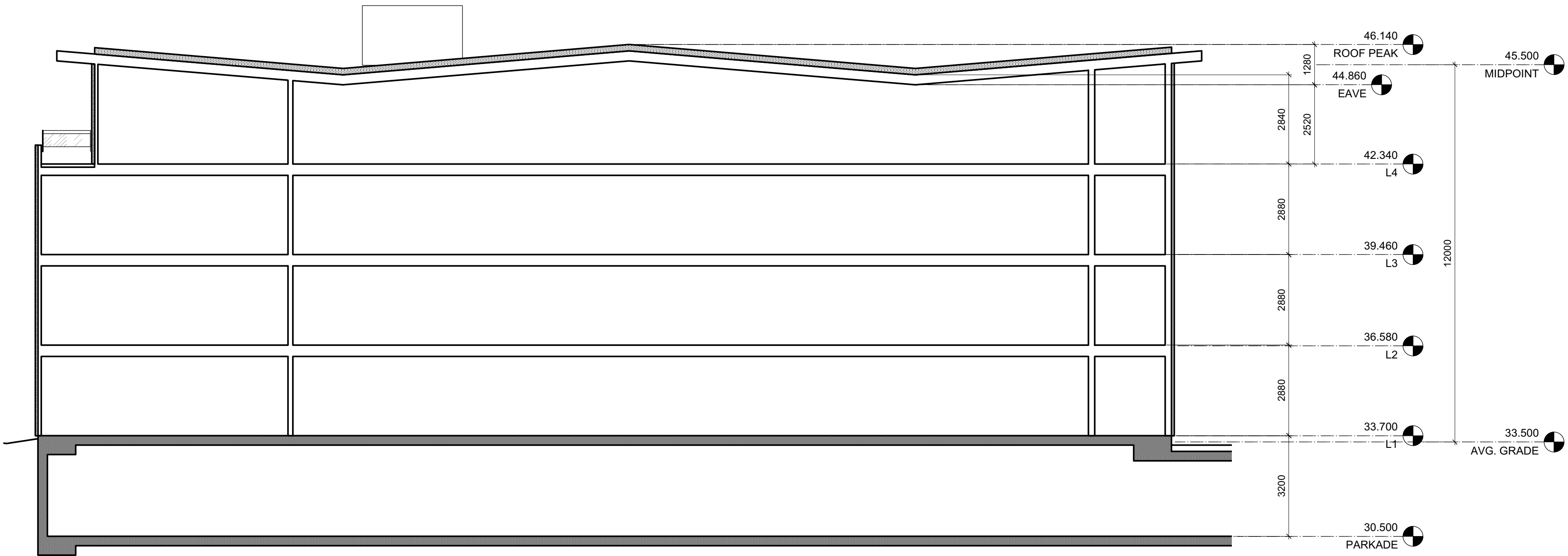
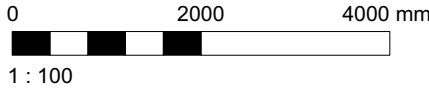
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	<b>dHKarchitects</b> NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name <b>Caledonia</b> Victoria BC	drawing no. <b>A402</b> sheet no. <b>2</b>
<b>Building Sections</b> <small>COPYRIGHT RESERVED. THESE PLANS AND DESIGN ARE AND WILL REMAIN THE PROPERTY OF dHKarchitects. NO PART OF THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.</small>	

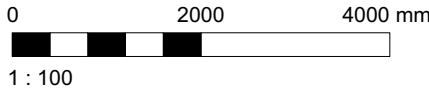




2 Apartment 2 Building Section  
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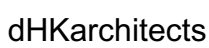
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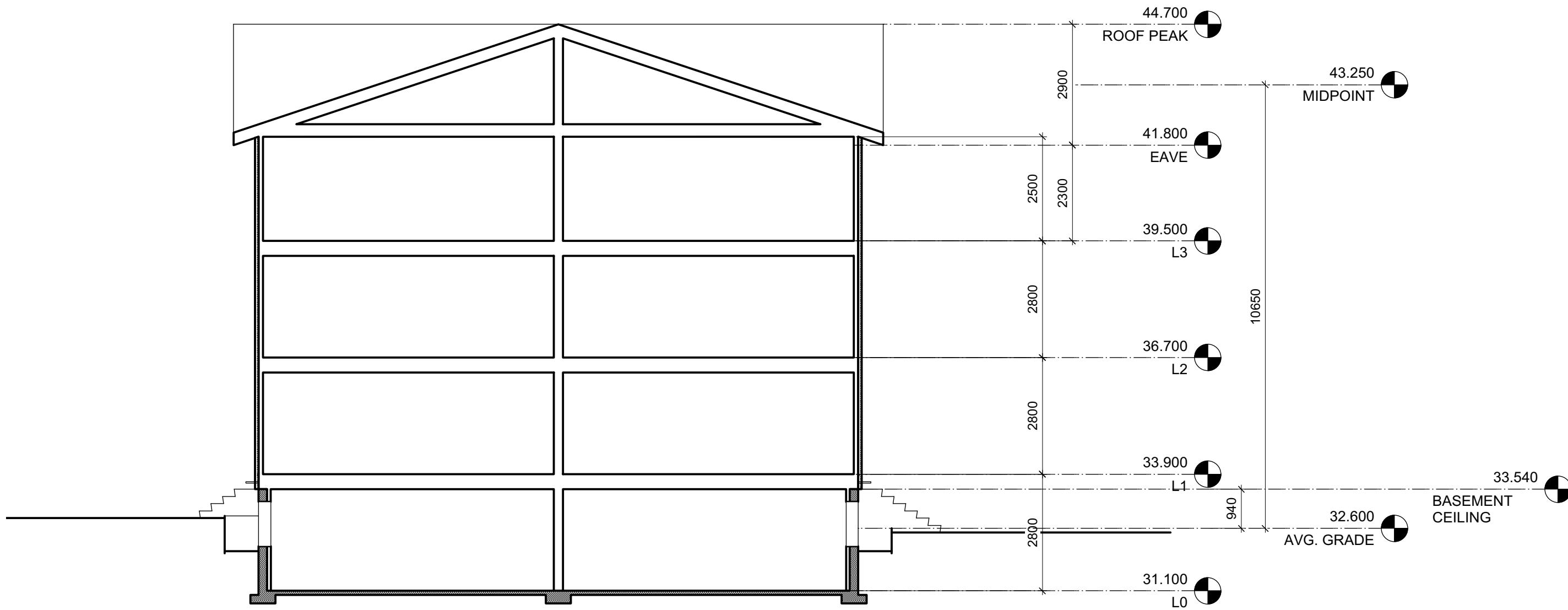
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Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
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scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

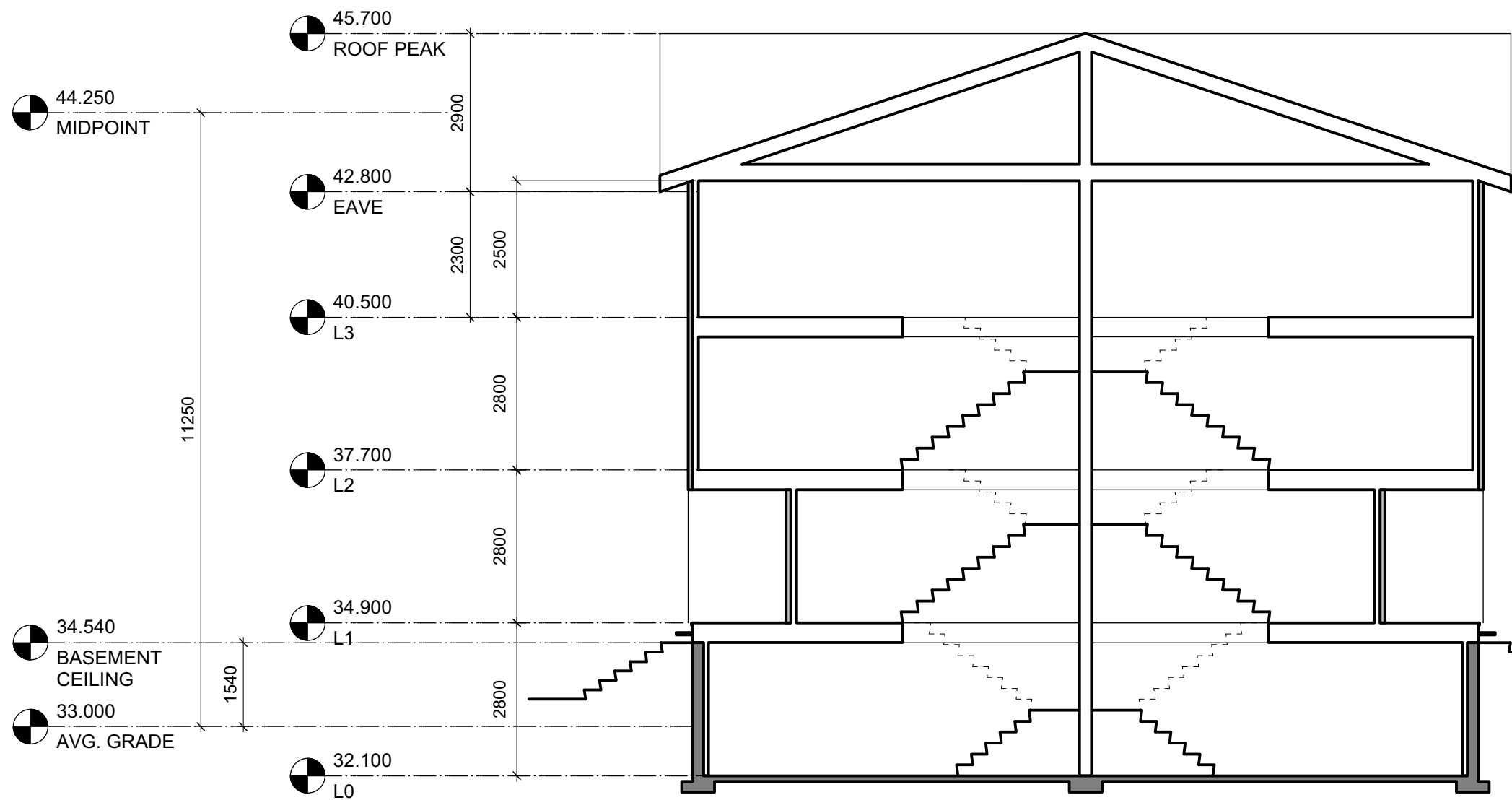
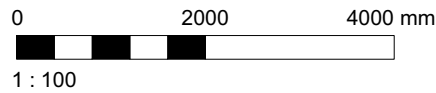
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	
Building Sections	
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drawing no. A403	sheet no. 2

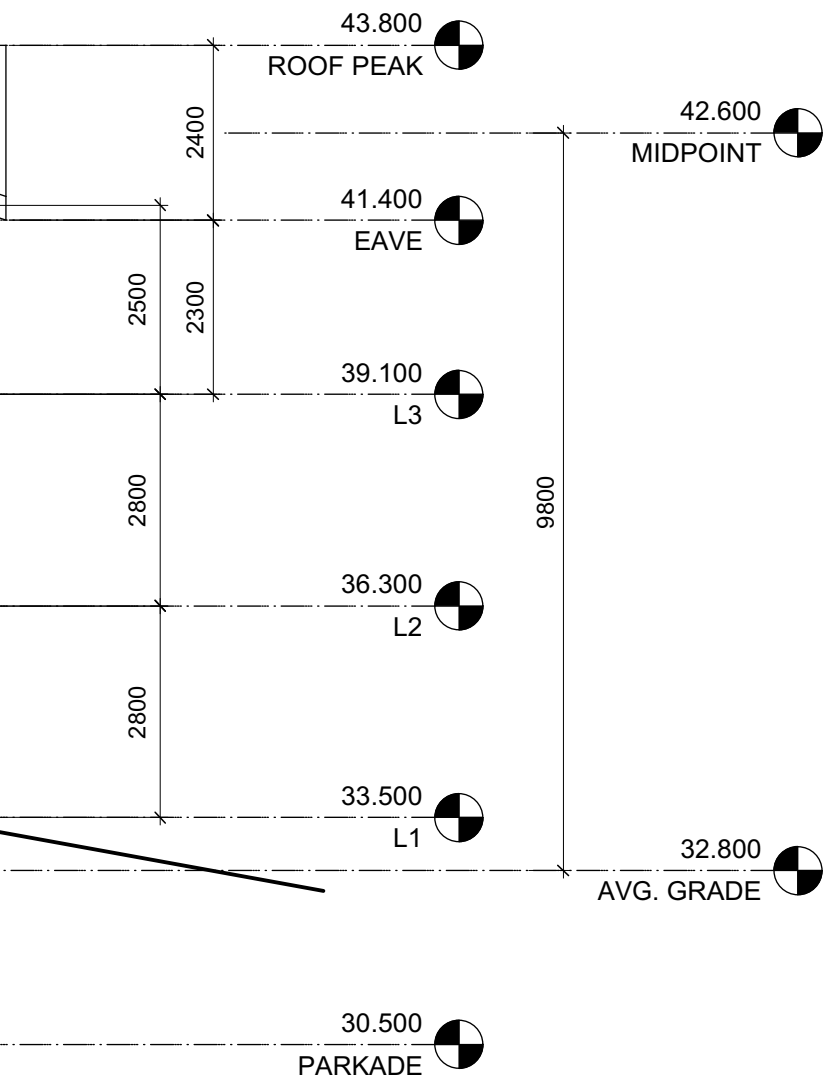
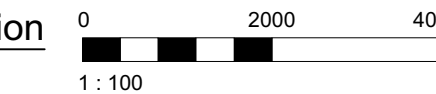




2 Townshouse 2 Building Section  
A404 Scale: 1:100





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



2	2009/11/5	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

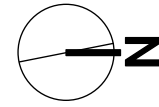
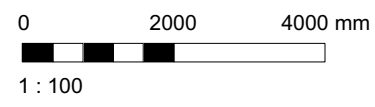
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. A403
Building Sections	sheet no. 2

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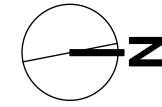
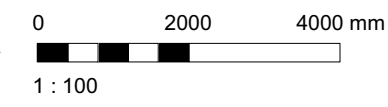




2 L1 Plan - Apartment 1  
Scale: 1:100



1 L1 Plan - Apartment 2  
Scale: 1:100



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

2	2019/11/15	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.

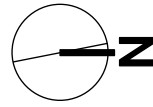
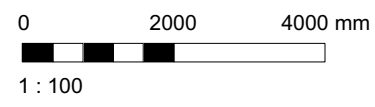
ISSUED FOR DP  
& REZONING

	<b>dHKarchitects</b> VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	<b>NANAIMO OFFICE</b> 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name	Caledonia Victoria BC	
drawing title	L1 Plan - Apartments	
copyright reserved. these plans and drawings are not to be used without the written consent of the project owner and may not be reproduced without written consent.	drawing no. A601	sheet no. 1

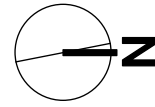
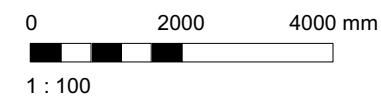




2 L2 Plan - Apartment 1  
Scale: 1:100



1 L2 Plan - Apartment 2  
Scale: 1:100



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

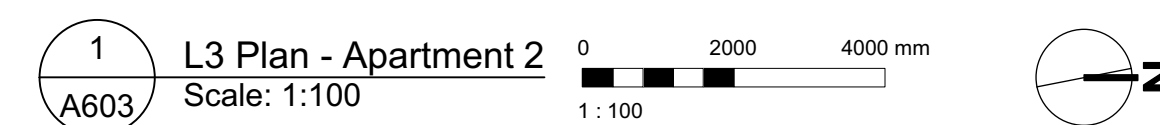
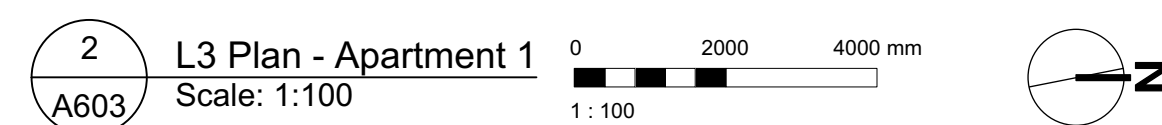
2	20/11/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vxd
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

	<b>dHKarchitects</b>
VICTORIA OFFICE 977 Port 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	
copyright reserved. these plans and drawings are not to be used for any other project without the written consent of dHKarchitects.	drawing no. A602
	sheet no. 2





2	20/01/15		ISSUED FOR
1	19/12/16		RESPONSE TO PLANNING REV
Rev	Date	Description	
print date	SEPTEMBER 2019	drawing file	1907 A200 Plans
drawn by	FWP	checked by	R
scales	AS SHOWN	project number	

NOTE: All dimensions are shown in millimeters.

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

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





2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Day	Date	Description
<div> <div>plot date</div> <div>SEPTEMBER 2019</div> </div> <div> <div>drawing by</div> <div>FWP</div> </div> <div> <div>checked by</div> <div>RAW</div> </div> <div> <div>scale</div> <div>AS SHOWN</div> </div> <div> <div>project number</div> <div>1907</div> </div> <div> <div>drawing file</div> <div>1907 A200 Plans.vrx</div> </div>		

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

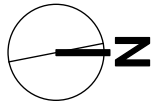
- GRAPHIC LEGEND:**
-  STUDIO
  -  1 BEDROOM
  -  2 BEDROOM
  -  3 BEDROOM
  -  4 BEDROOM
  -  ACCESSIBLE



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

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.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

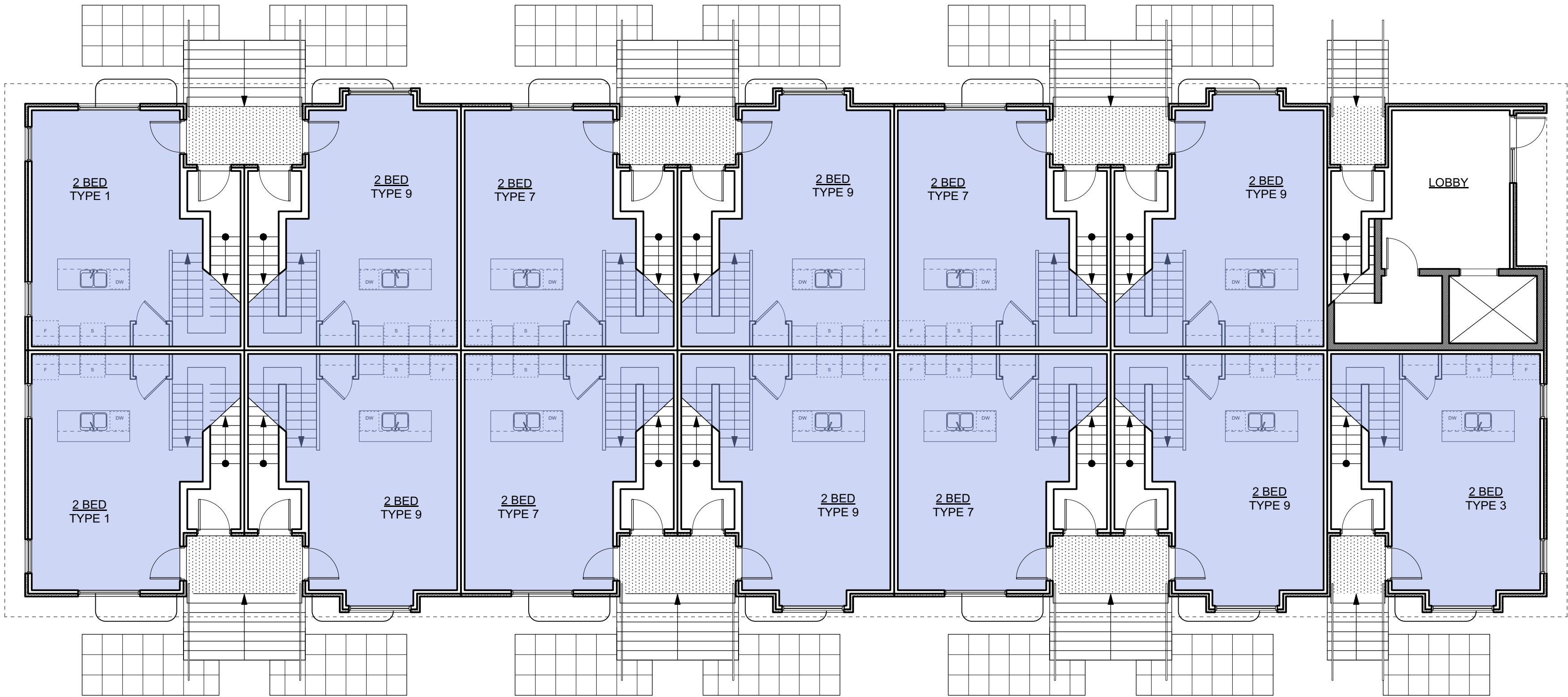
ISSUED FOR DP  
& REZONING

 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 no. A605	sheet no. 2
L5 Plan - Apartments		
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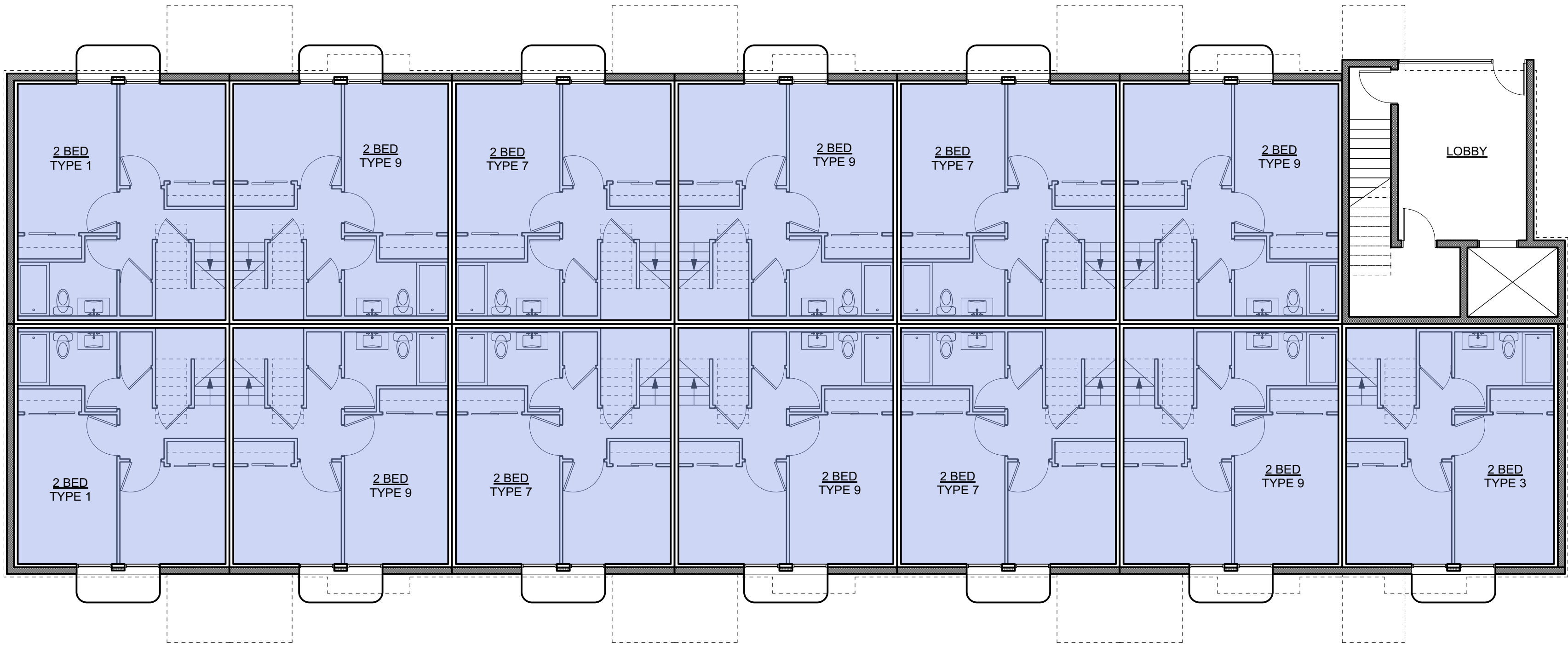
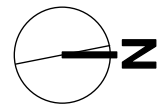
GRAPHIC LEGEND:

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



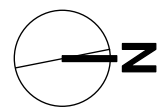
2 L1 Plan  
A606 Scale: 1:100

0 2000 4000 mm  
1:100



1 L0 Plan  
A606 Scale: 1:100


0 2000 4000 mm  
1:100



2	20/11/15	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

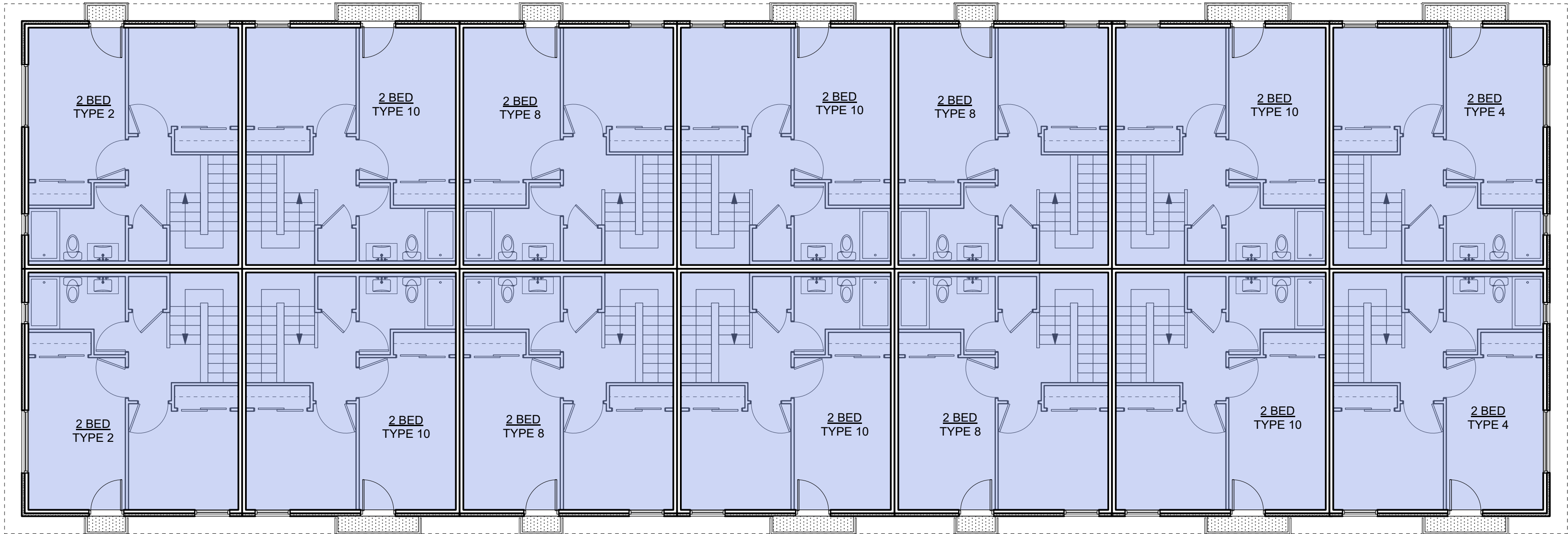
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

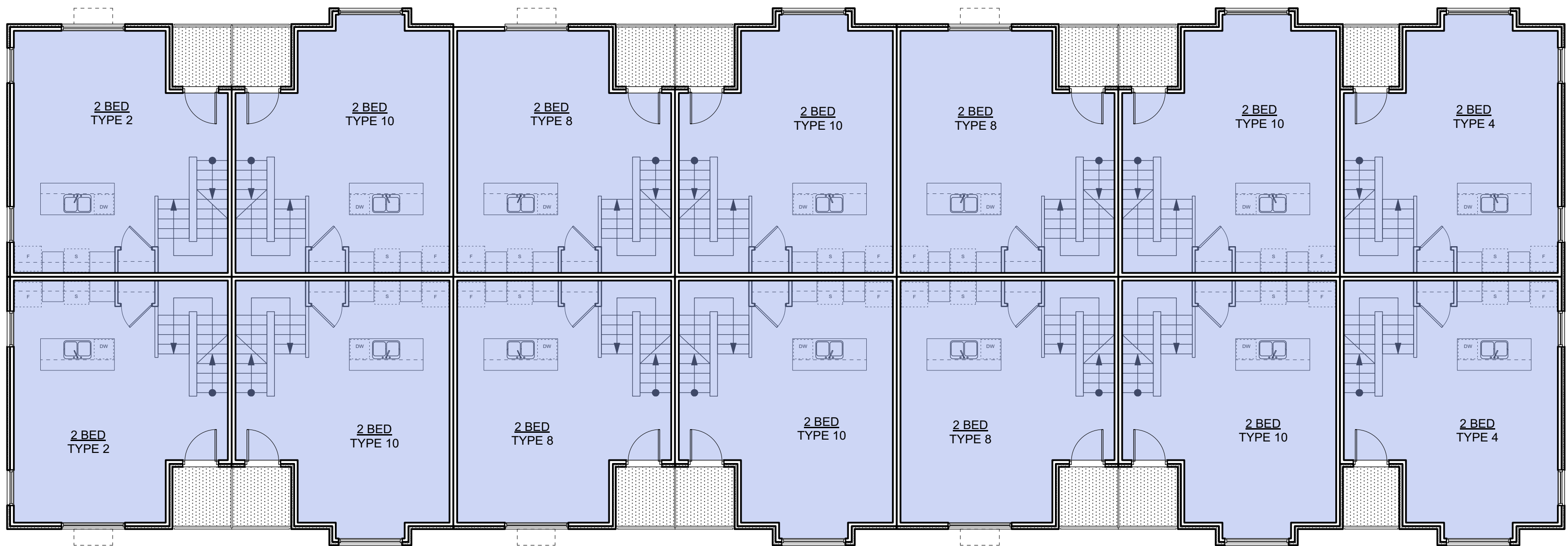
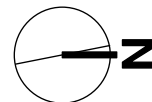
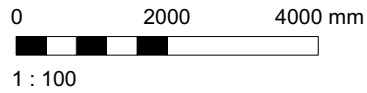
	dHKarchitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title Townhouse 1	
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	sheet no. 2

GRAPHIC LEGEND:

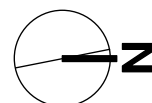
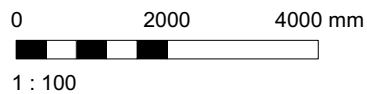
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 L3 Plan  
A607 Scale: 1:100





1 L2 Plan  
A607 Scale: 1:100









2	20/11/15	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

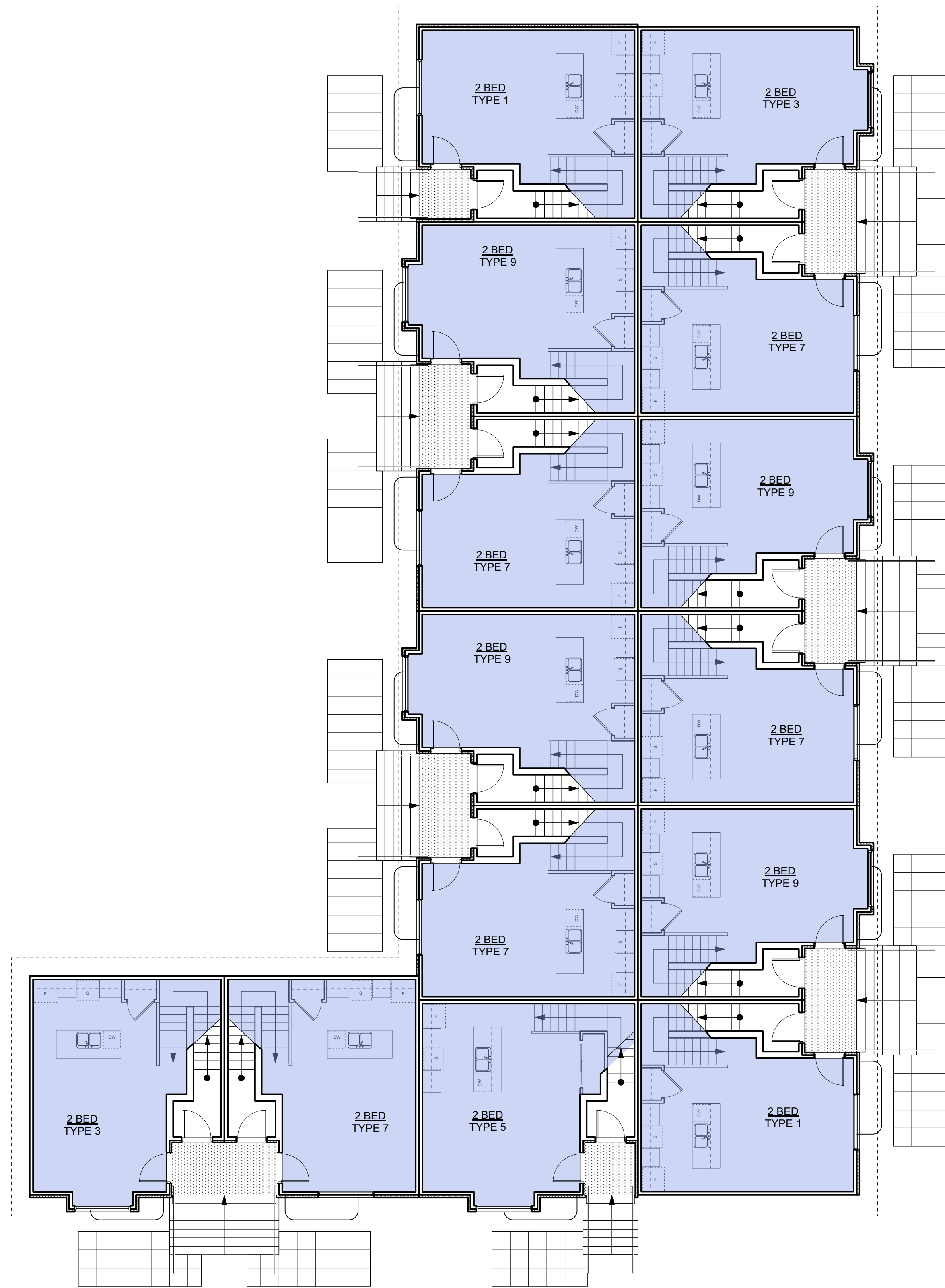
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

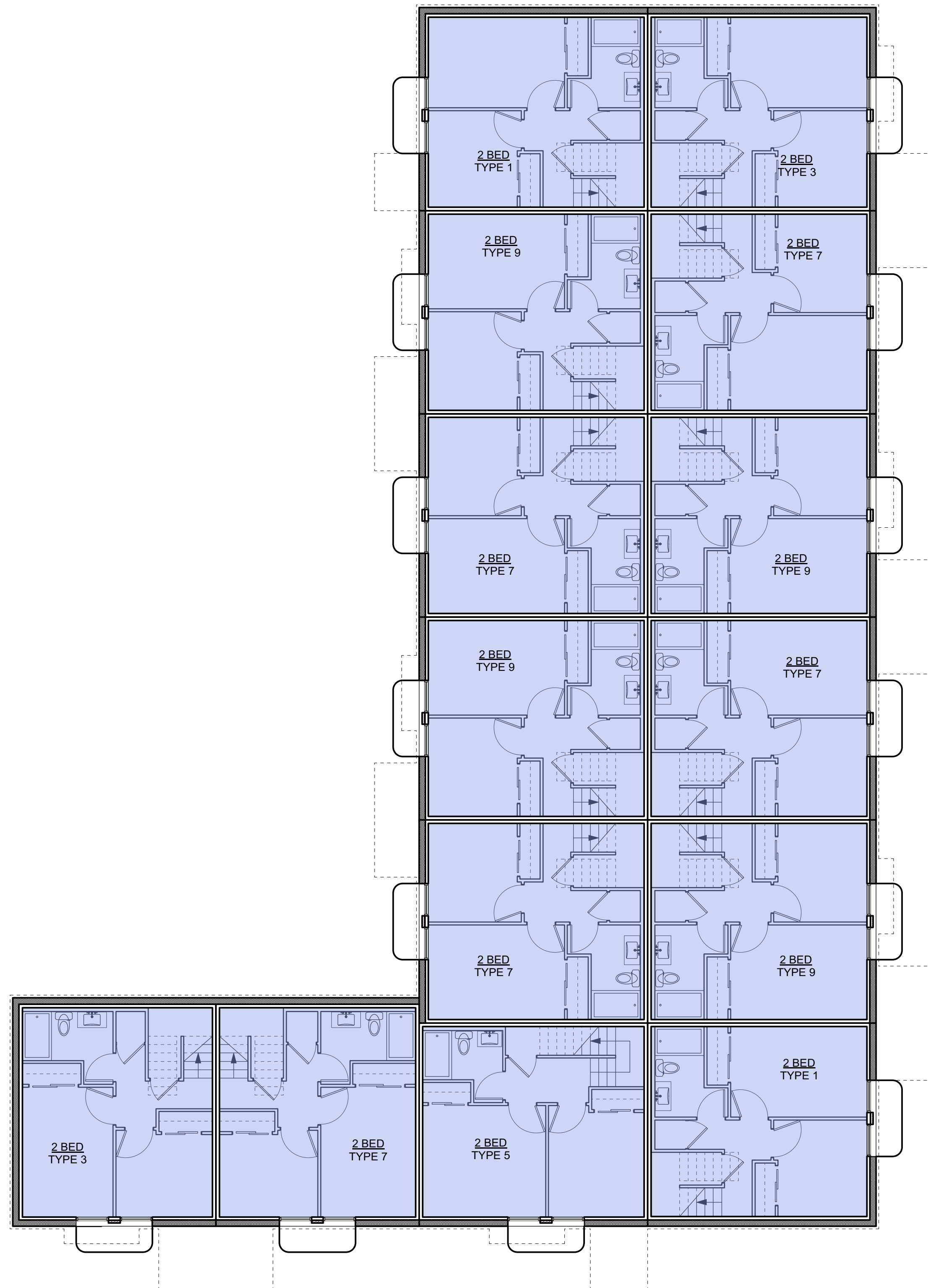
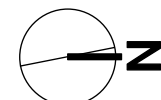
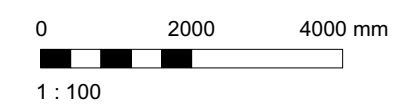
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title Townhouse 1	
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	sheet no. 2



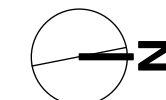
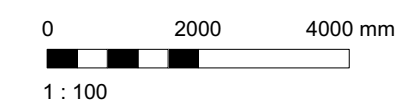
- GRAPHIC LEGEND:**
- |   |            |
|---|------------|
|    | STUDIO     |
|    | 1 BEDROOM  |
|    | 2 BEDROOM  |
|  | 3 BEDROOM  |
|  | 4 BEDROOM  |
|  | ACCESSIBLE |



3  
A608



1  
A608



2	2001/15	(ISSUED FOR ADP)	
1	19/12/16	RESPONSE TO PLANNING REVIEW	
File	Date	Description	
year code	SEPTEMBER 2019		Issuing file
			1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

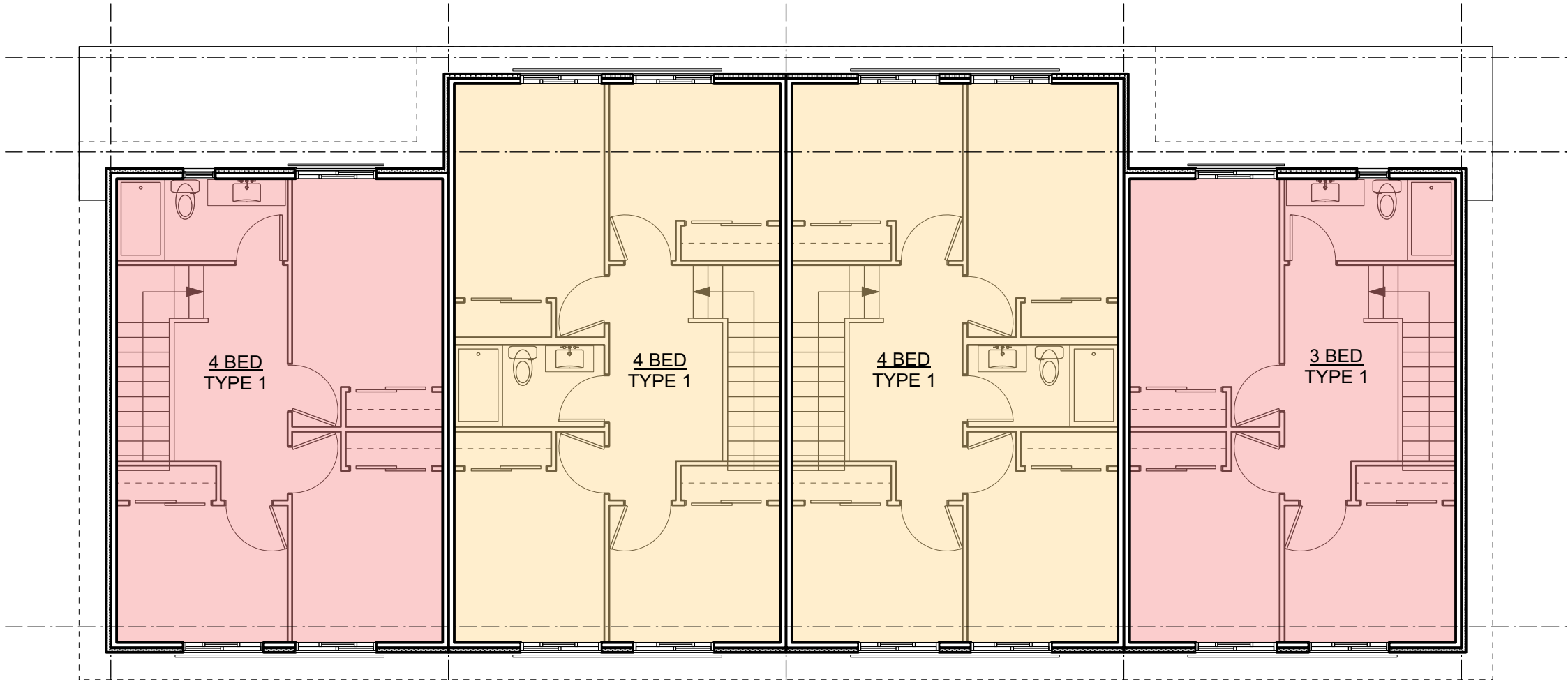
**ISSUED FOR DP  
& REZONING**



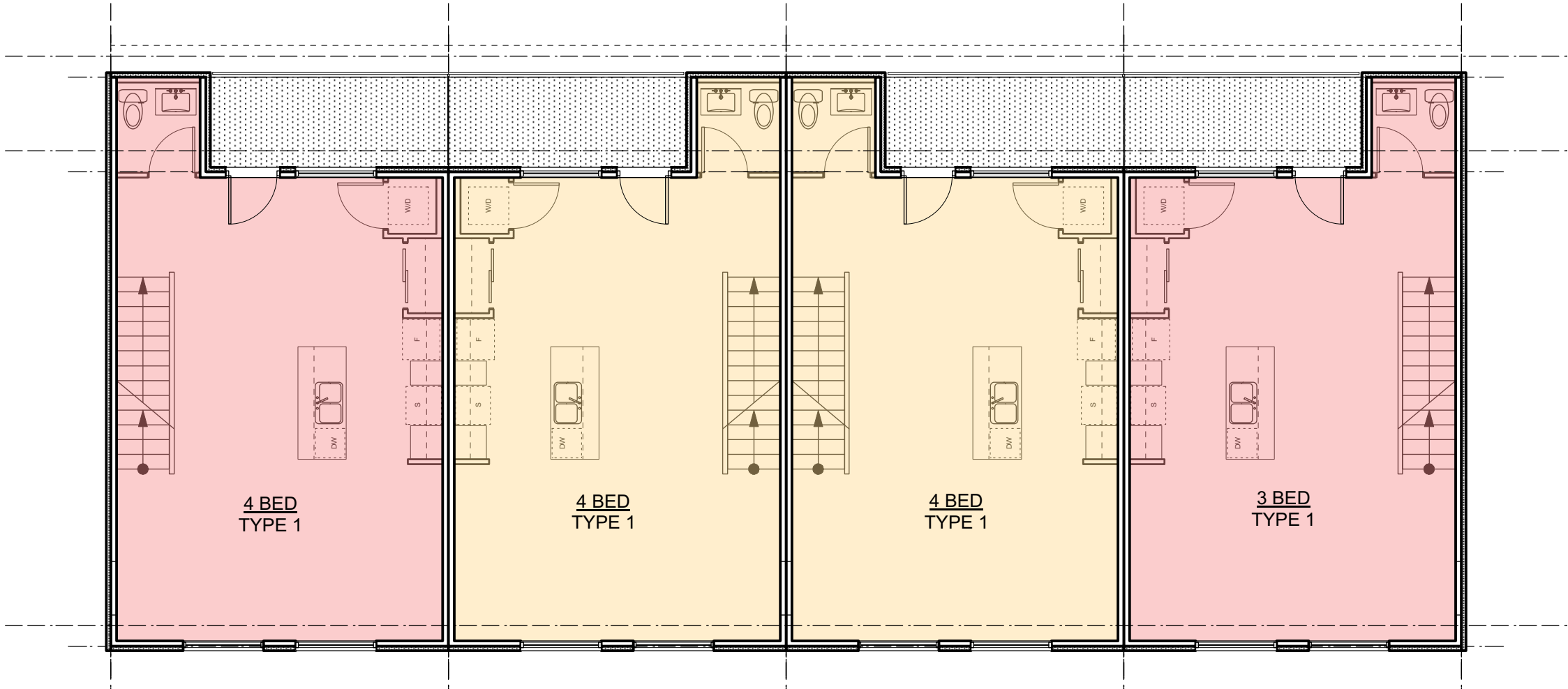


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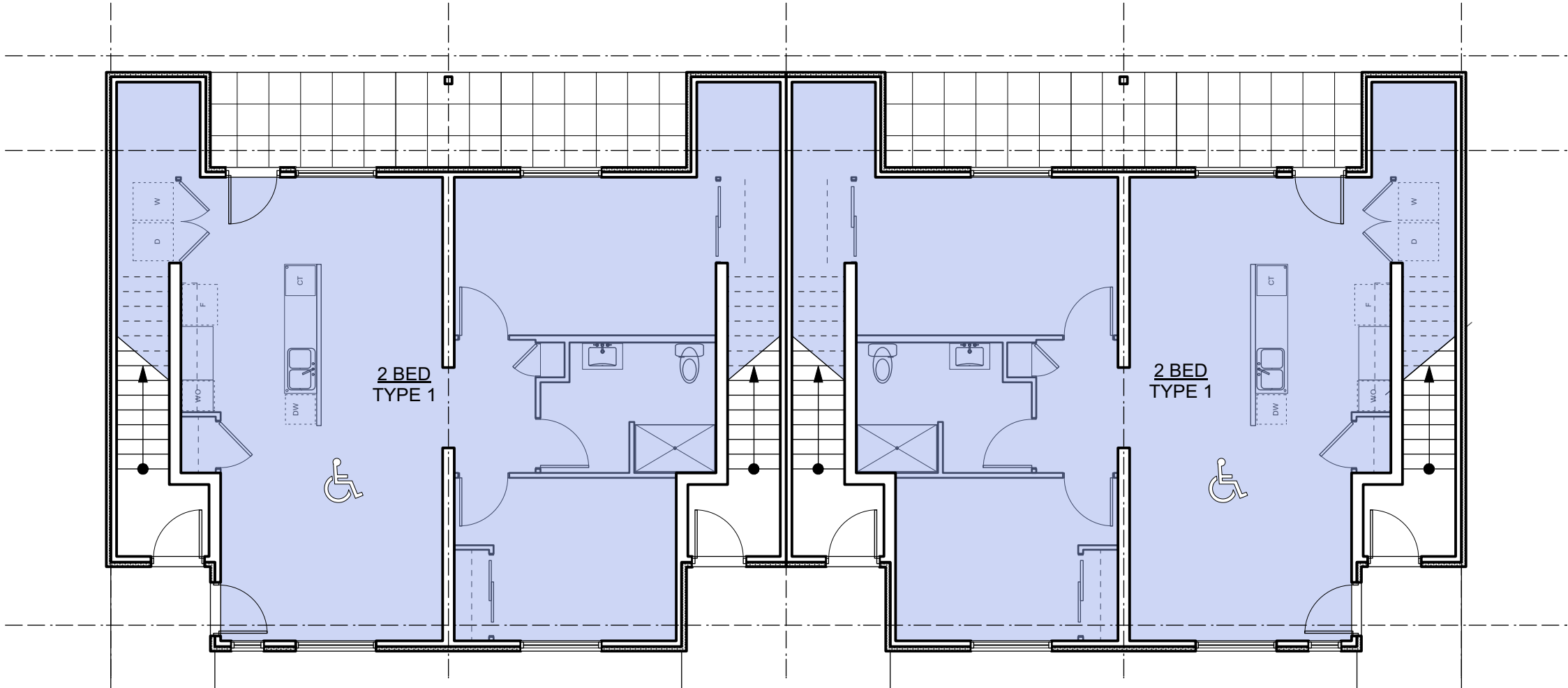
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



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

2	2019/11/15	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.

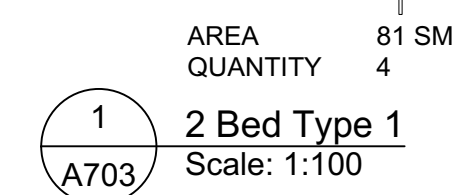
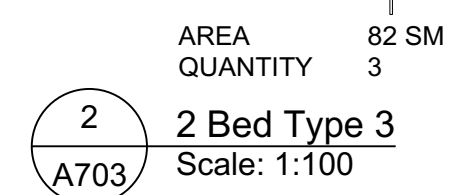
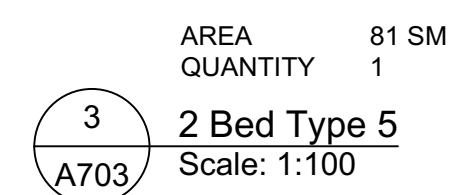
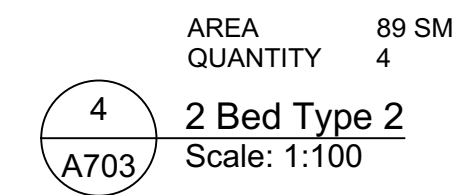
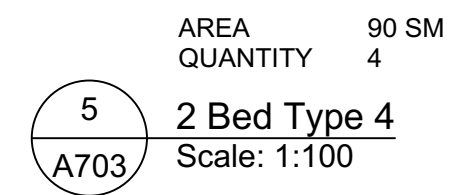
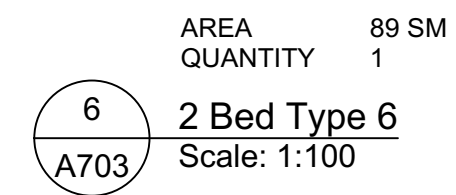
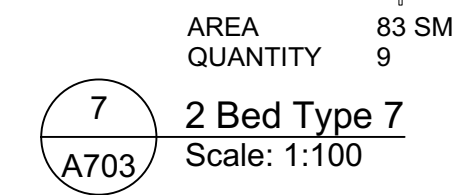
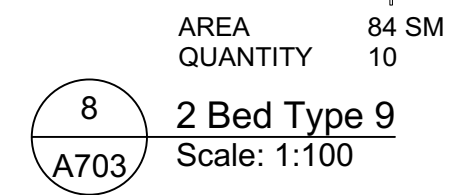
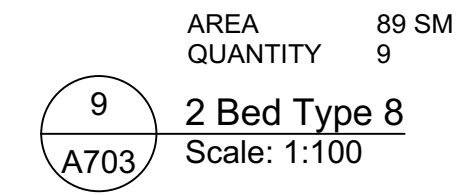
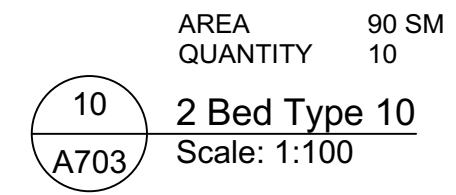
ISSUED FOR DP  
& REZONING

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











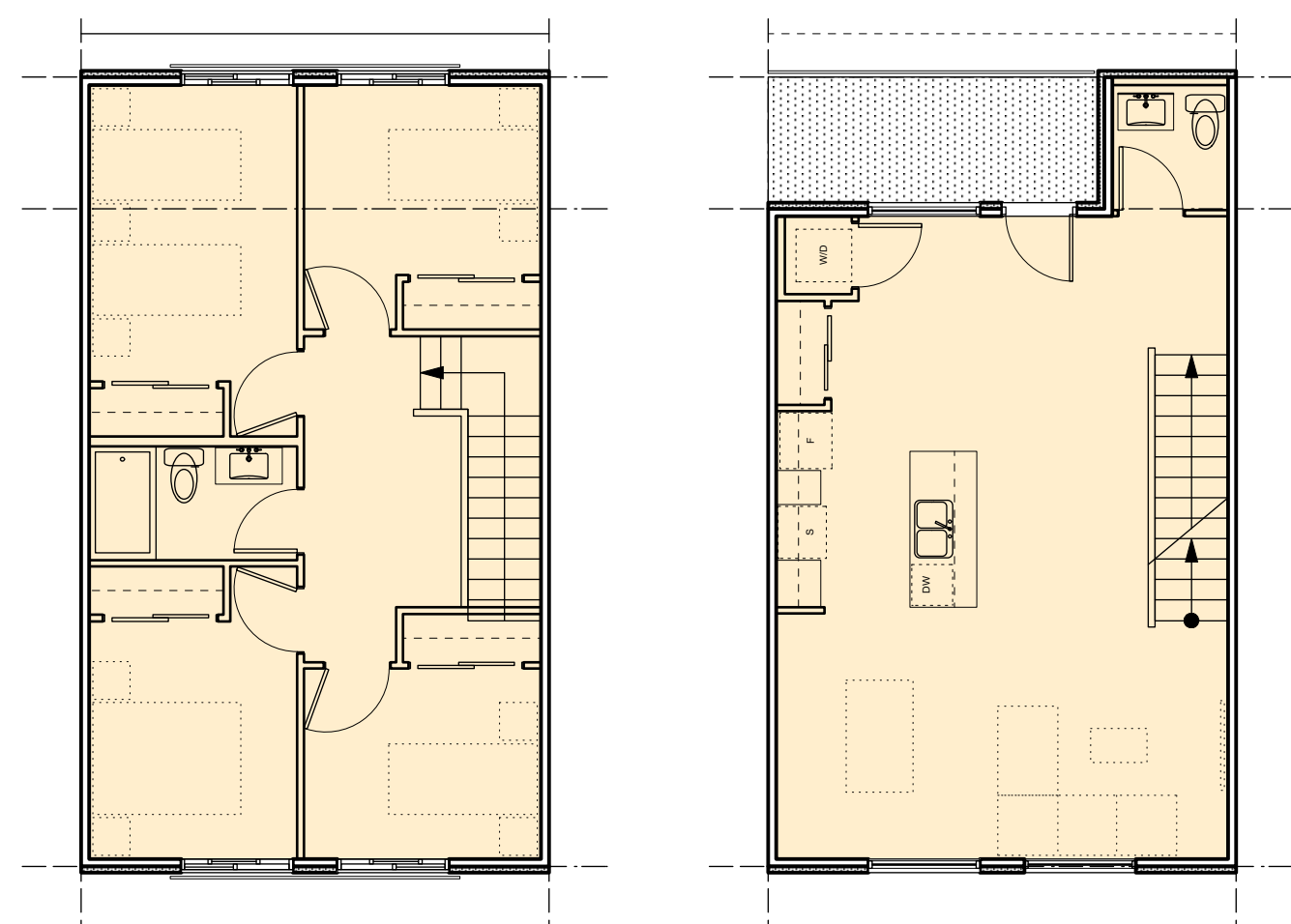
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING



GRAPHIC LEGEND:

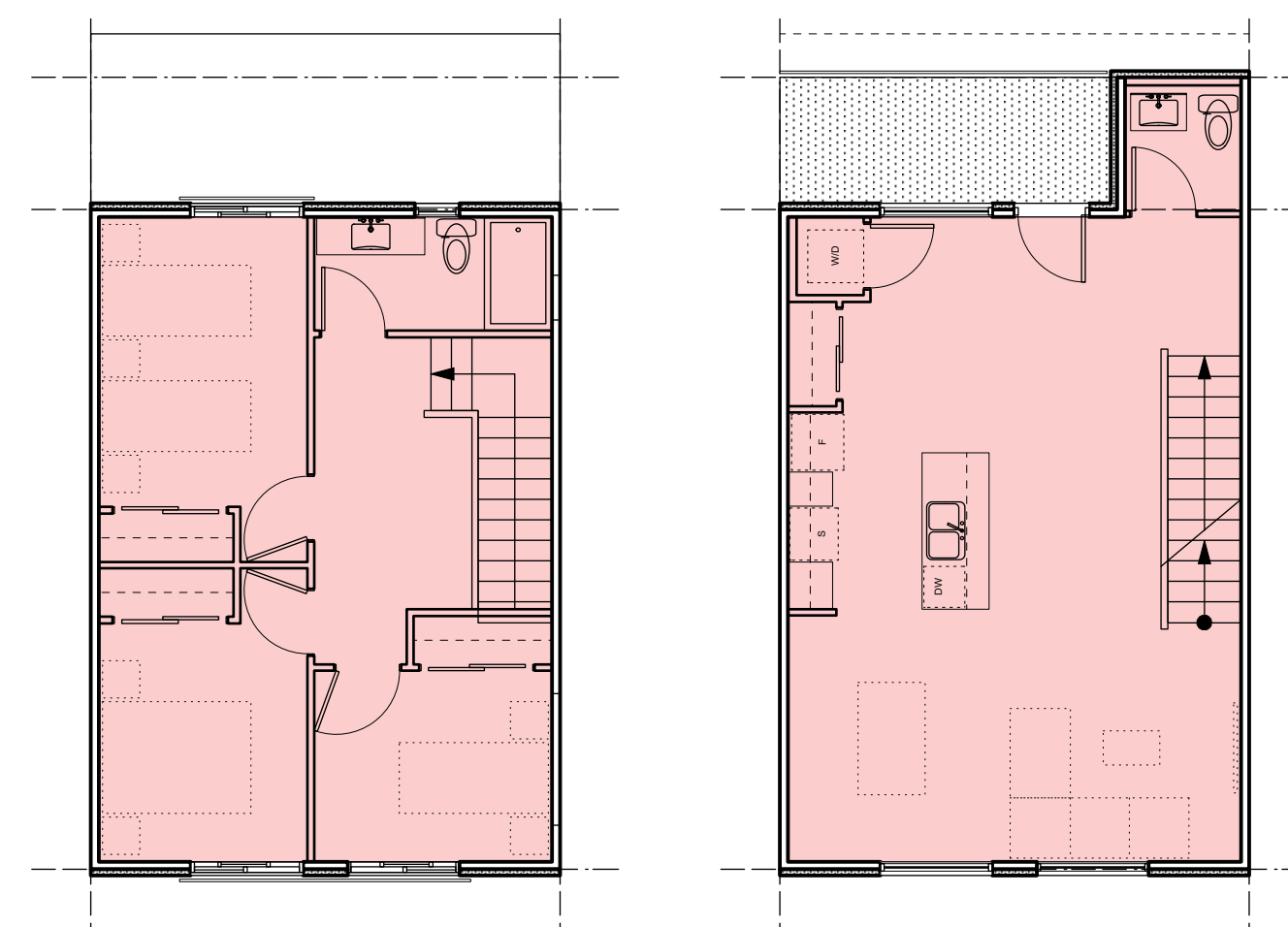
-  STUDIO  
 1 BEDROOM  
 2 BEDROOM  
 3 BEDROOM  
 4 BEDROOM  
 ACCESSIBLE



L1 - SECOND FLOOR

AREA	130 SM
QUANTITY	2

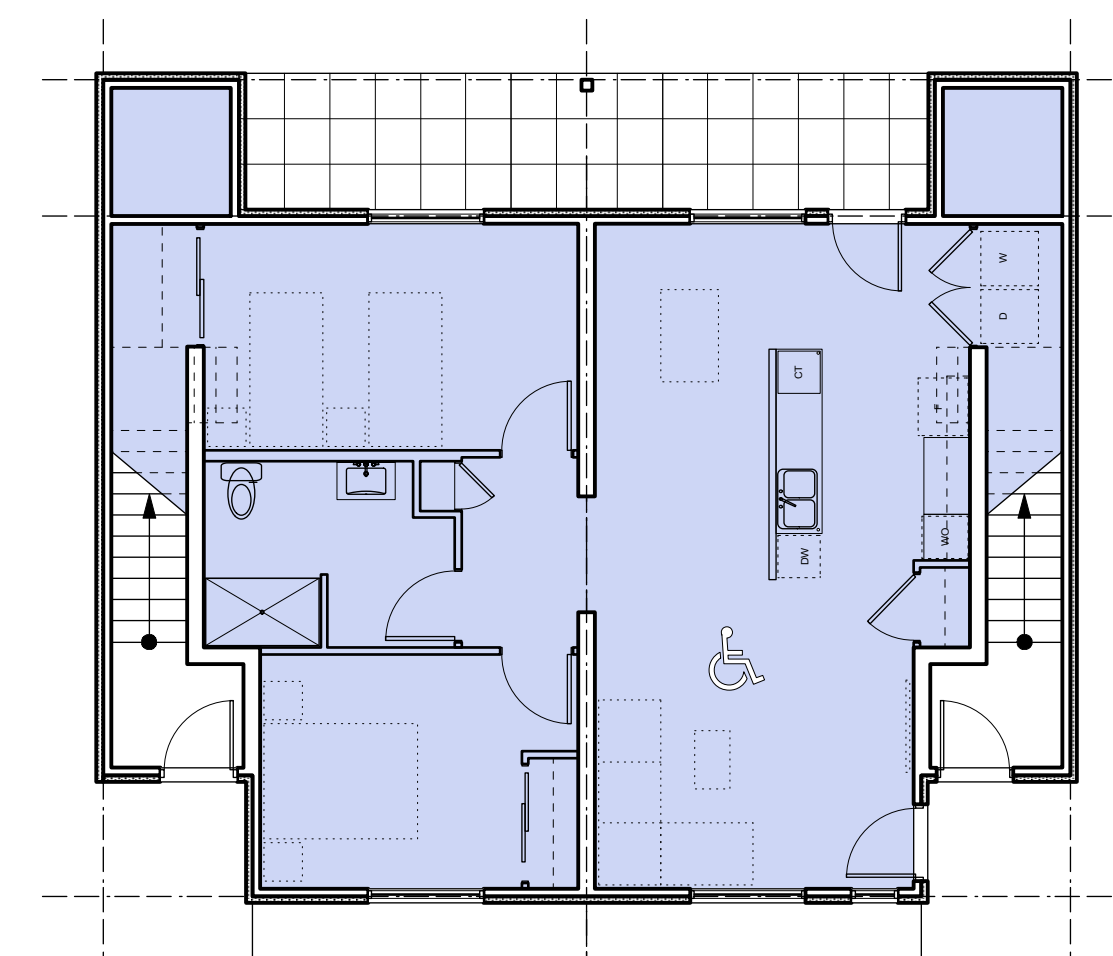
3 4 Bed Type 1  
A704 Scale: 1:100



L1 - SECOND FLOOR

AREA	118 SM
QUANTITY	2

2 3 Bed Type 1  
A704 Scale: 1:100



AREA 104 SM  
 QUANTITY 2

1  
 A704

2 Bed Type 1 - Accessible  
 Scale: 1:100

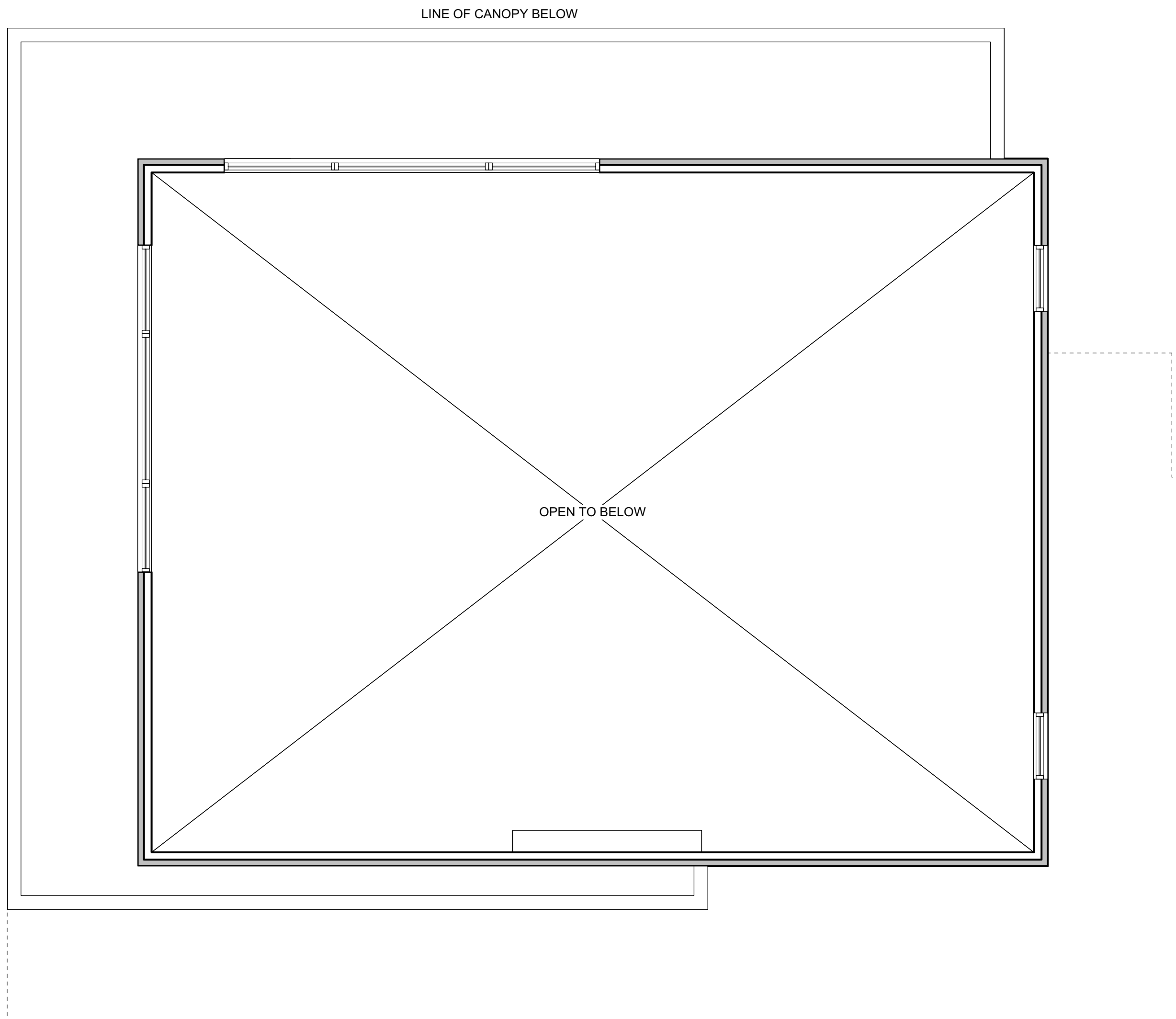
0 2000 4000 mm  
 1:100

2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
File	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP  
& REZONING**

 <p><b>dH-K&amp;A</b></p> <p><b>VICTORIA OFFICE</b>          977 Fort Street          Victoria BC V8T 3K3          T 1-250-585-3367</p>	<p><b>dHKarchitects</b></p> <p><b>NANAIMO OFFICE</b>          102-5180 Dublin Way          Nanaimo BC V9T 2A8          T 1-250-585-5810</p>
<p>project name</p> <p><b>Caledonia</b></p>	
<p>drawing title</p> <p><b>Victoria BC</b></p>	
<p><b>Townhouse 3 Unit Plans</b></p>	
<p>copyright notice</p> <p>ALL RIGHTS RESERVED. THESE PLANS AND DESIGN ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dH-K&amp;A ARCHITECTS. NO REUSE OF THE PROJECT DRAWINGS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.</p>	<p>drawing no.</p> <p><b>A704</b></p>
	<p>revision / rev.</p> <p><b>2</b></p>

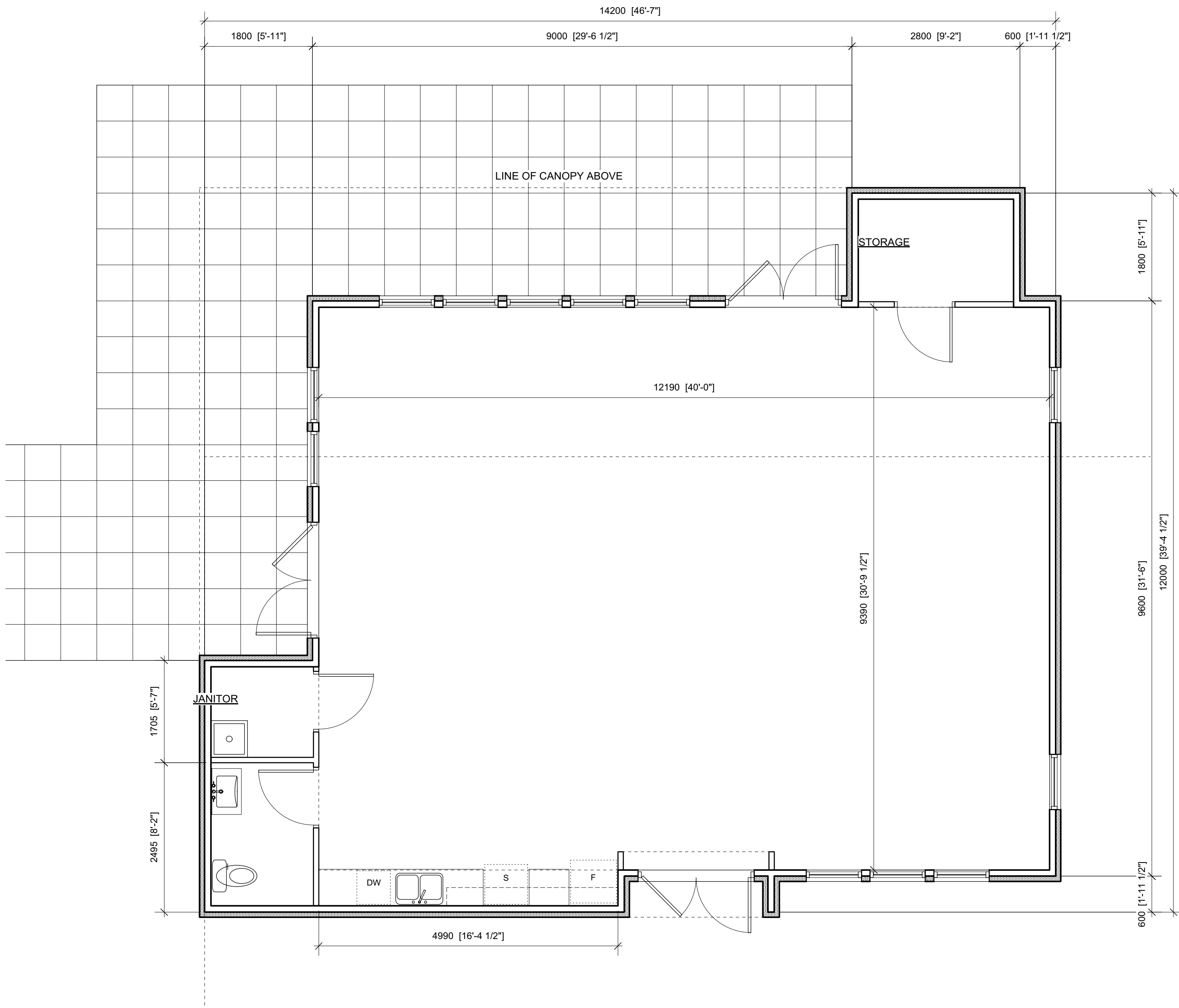


2  
A705

Amenity Room - L2  
Scale: 1:50

0 1000 2000 mm  
1:50

→ N



GROSS AREA: 135 SM (1450 SF)

1  
A705

Amenity Room - L1  
Scale: 1:50


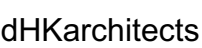
0 1000 2000 mm  
1:50

→ N

2	2009/115	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 V8W 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	drawing title Amenity Room
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	sheet no. 2





1 Apartment 1 - North  
A301 Scale: 1:100



2 Apartment 1 - East  
A301 Scale: 1:100



3 Apartment 1 - South  
A301 Scale: 1:100



4 Apartment 1 - West  
A301 Scale: 1:100


#### MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
drawn by	SEPTEMBER 2019	1907 A300 Elevations.vrx
client by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP  
& REZONING**

	<b>dHKarchitects</b>
VICTORIA OFFICE 877 Fort Street Victoria BC V8V 3K3 T 1-250-668-3367	WANAMANO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name	Caledonia
location	Victoria BC
document title	Elevations - Apartment 1
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	revision no. 2





1 Apartment 2 - North  
A302 Scale: 1:100



2 Apartment 2 - East  
A302 Scale: 1:100


#### MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPTEMBER 2019	1907 A300 Elevations.vrx
Drawn by	NLC	checked by RAW
Scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

	<b>dhKarchitects</b> VICTORIA OFFICE 877 Fort Street Victoria BC V8V 3K3 T 1-250-668-3367 NANAIMO OFFICE 102-5190 Dukin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name <b>Caledonia</b> Victoria BC	
drawing title <b>Elevations - Apartment 2</b>	
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drawing no. <b>A302</b>	revision no. <b>2</b>





1 Apartment 2 - South  
A303 Scale: 1:100



2 Apartment 2 - West  
A303 Scale: 1:100


MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

2	2020/1/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A300 Elevations.vrx
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 877 Fort Street Victoria BC V8V 3K3 T 1-250-668-3367	<b>dHKarchitects</b> NANAIMO OFFICE 102-5190 Dukin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name <b>Caledonia</b> Victoria BC	
drawing title <b>Elevations - Apartment 2</b>	
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	<b>2</b>





1 Townhouse 1 - North  
A304 Scale: 1:100



2 Townhouse 1 - East  
A304 Scale: 1:100



3 Townhouse 1 - South  
A304 Scale: 1:100



4 Townhouse 1 - West  
A304 Scale: 1:100


#### MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

2	2020/1/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPTEMBER 2019	1907 A300 Elevations.vrx
Drawn by	NLC	checked by RAW
Scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

	<b>dHKarchitects</b>
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	WANAMUK OFFICE 102-5190 Duxton Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name <b>Caledonia</b> Victoria BC	
drawing title <b>Elevations - Townhouse 1</b>	
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	<b>2</b>





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

#### MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

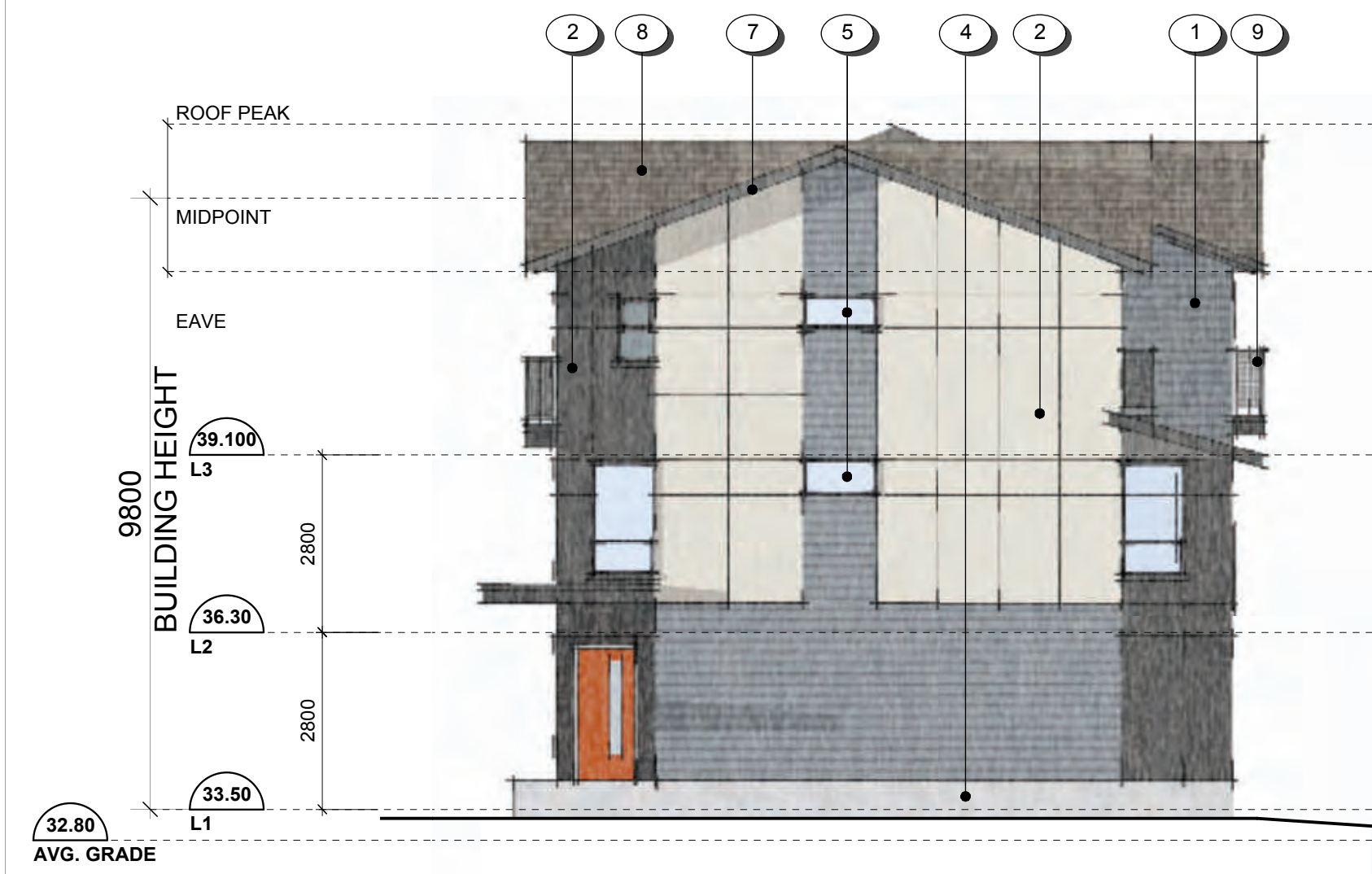
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1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A305 Elevations.vrx
drawn by	NLCRAW	checked by RAW
scale	AS SHOWN	project number 1907

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	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title Elevations - Townhouse 2	
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A305	2





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



2 Townhouse 3 - East  
Scale: 1:100



3 Townhouse 3 - West  
Scale: 1:100



#### MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

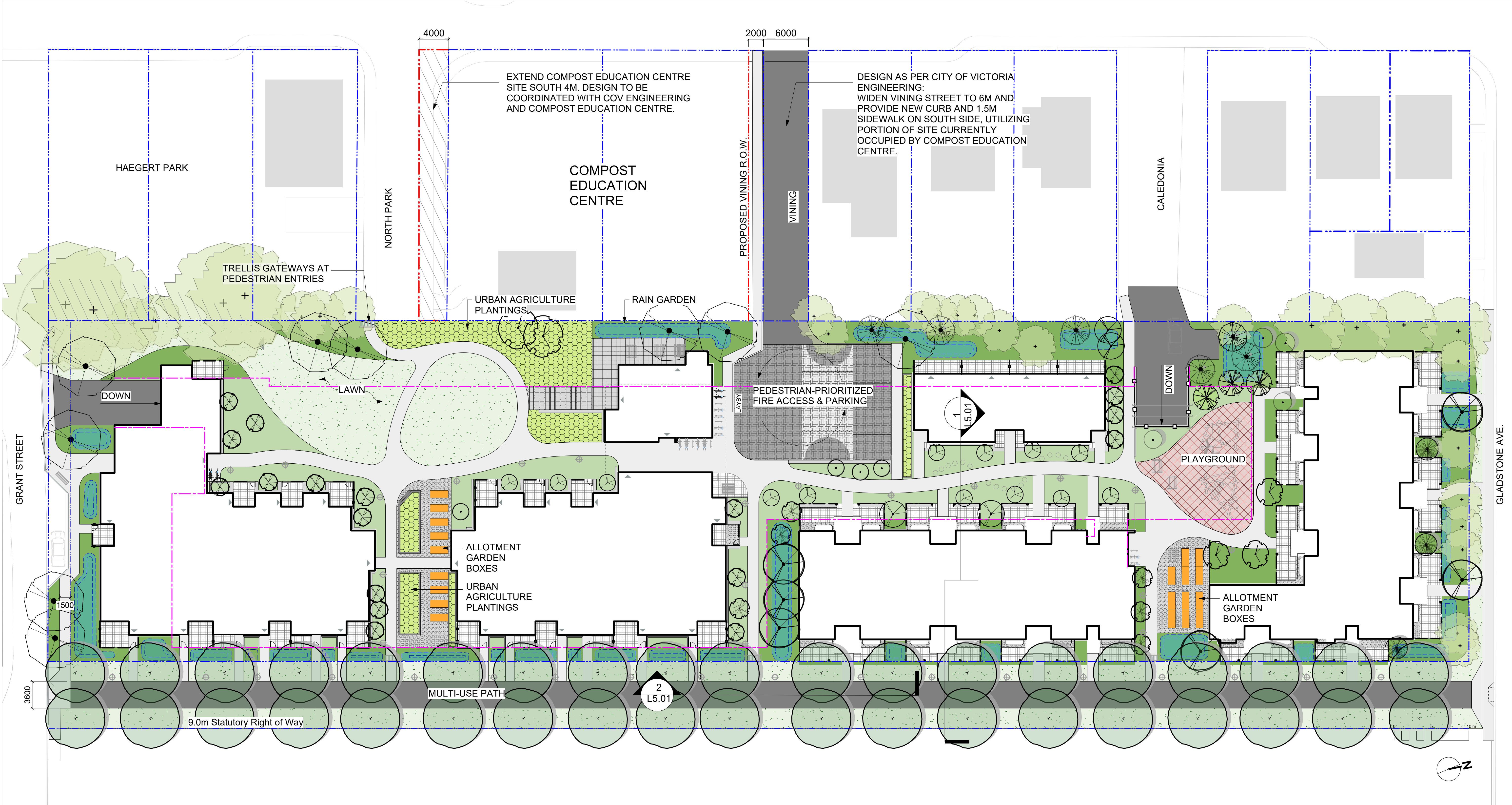
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1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	1907 A306 Elevations.vrx
drawn by	NLCRAW	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-668-3367	 NANAIMO OFFICE 102-5190 Dukin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. Elevations - Townhouse 3
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	revision no. 2

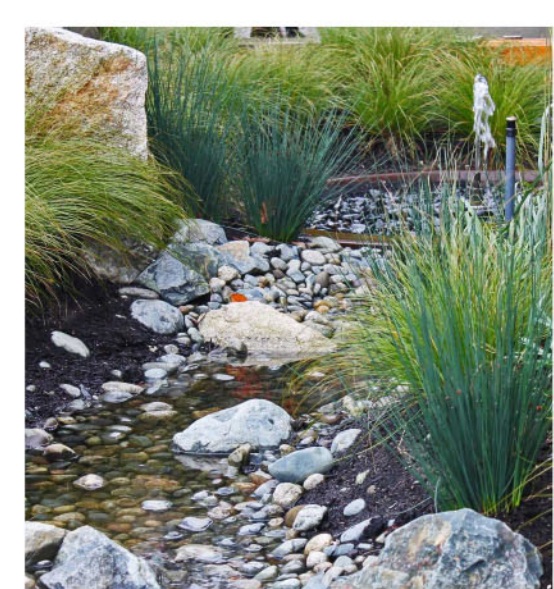




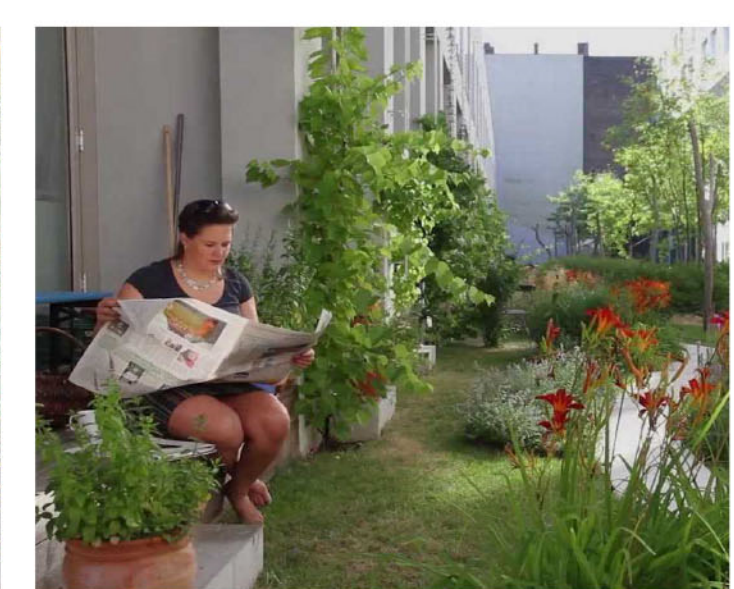
## LANDSCAPE TYPOLOGIES



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
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



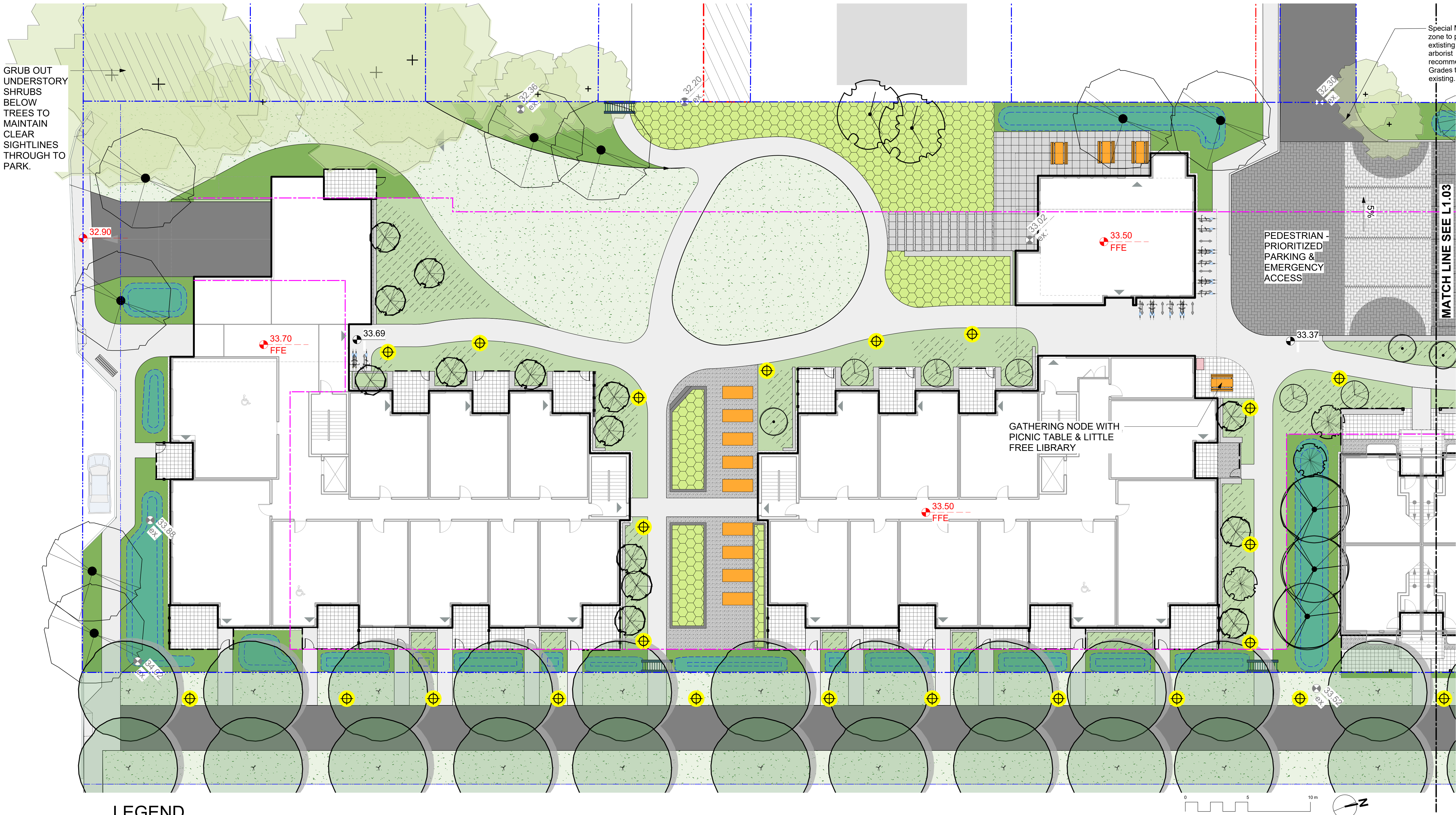
client  
**CRD Housing Corporation**  
631 Fisgard Ave.  
Victoria, BC

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.





LEGEND

	Property line		Cast in Place Concrete Paving		Proposed Urban Agriculture Plantings		Trellis Gateway at Entries
	Extent of Parkade, below		Concrete Unit Paving, Type 1		Lawn Area		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 2		Native Plant & Pollinator Planting Area: On Grade		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Gravel Surfacing		Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth.		Raised Planter for Common Urban Agriculture
	Existing Landscape Grade		Vehicular Concrete Unit Paving		Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth.		Bike Rack (2 Stalls)
	Architectural grade, provided for reference only		Asphalt Paving		Rain Garden Area		Gravel Maintenance Edge, 300mm wide.
	Proposed Landscape Grade		Rubber Playground Surfacing		Existing Tree for Retention (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).		Bollard Light
	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

4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

**Murdoch  
de Greeff** INC  
Landscape Planning & Design

200 - 554 Cultural Road  
Victoria, BC V8Z 1G1

Phone: 250.412-2891  
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client  
**CRD Housing Corporation**  
631 Fisgard Ave.  
Victoria, BC

project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

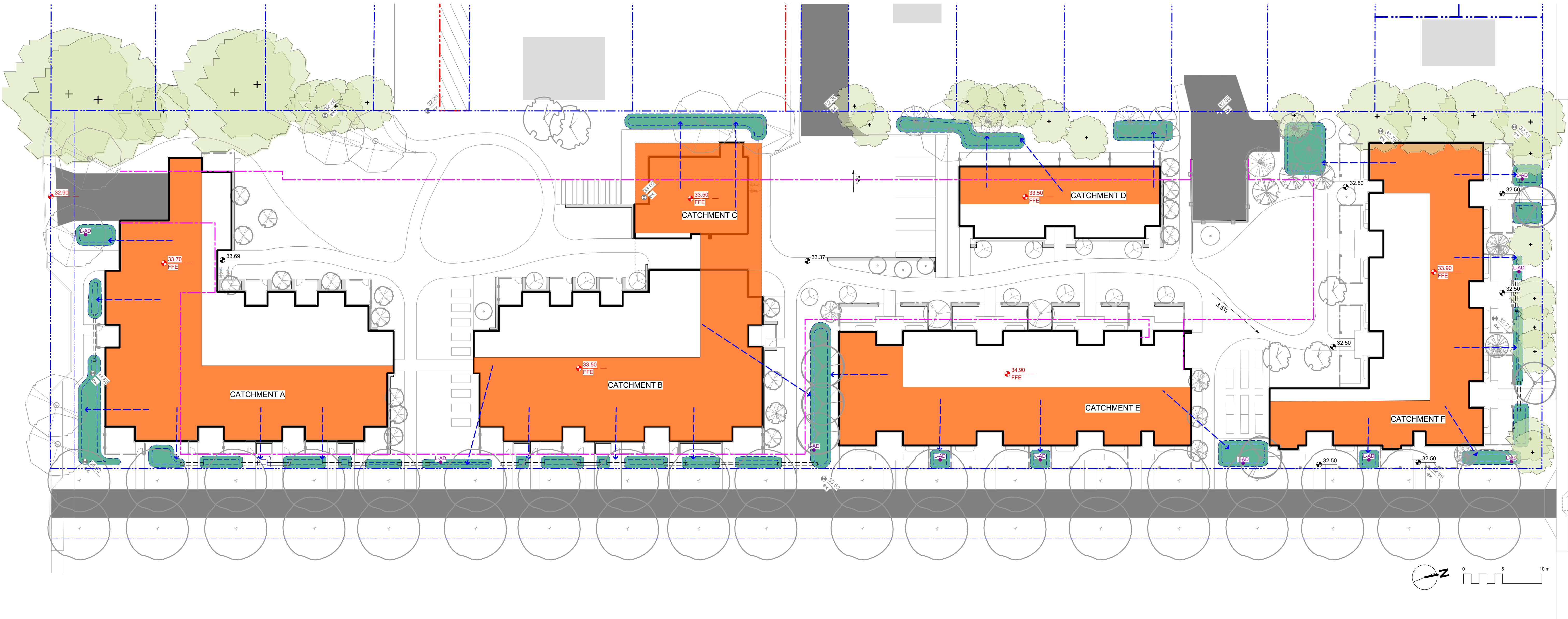
sheet title  
**Landscape  
Materials South**

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









#### 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	420.0	21.0	0.60	0.8	25.0	18.8	-2.3	15.0
Catchment C	220.0	11.0	0.60	0.8	34.0	25.5	14.5	20.4
Catchment D	120.0	6.0	0.60	0.8	30.0	22.5	16.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	400.0	20.0	0.60	0.8	50.0	37.5	17.5	30.0
total	2085.0	104.3			212.0	152.8	48.5	127.2

#### 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.

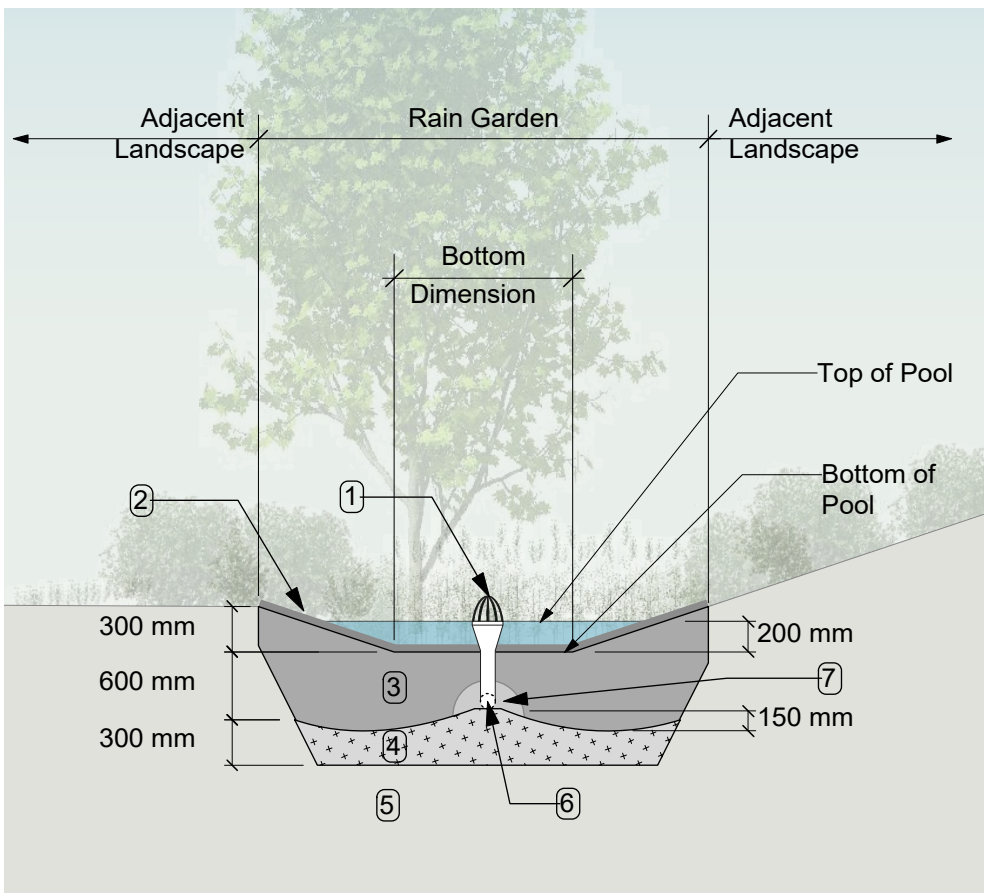
#### RAIN WATER MANAGEMENT NOTES

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
- Roof / Road / Hardscape Drains Directly to Storm System
- Flow Path (Schematic)
- Rain Garden Overflow Drain
- Culvert Rain Garden Connection

NOT FOR CONSTRUCTION



client

**CRD Housing Corporation**  
631 Fisgard Ave.  
Victoria, BC

project

**Caledonia Redevelopment**  
Caledonia Ave.  
Victoria, BC

sheet title

**Stormwater  
Management**

project no. 119.18

scale 1:### @ 24"x36"

drawn by TB

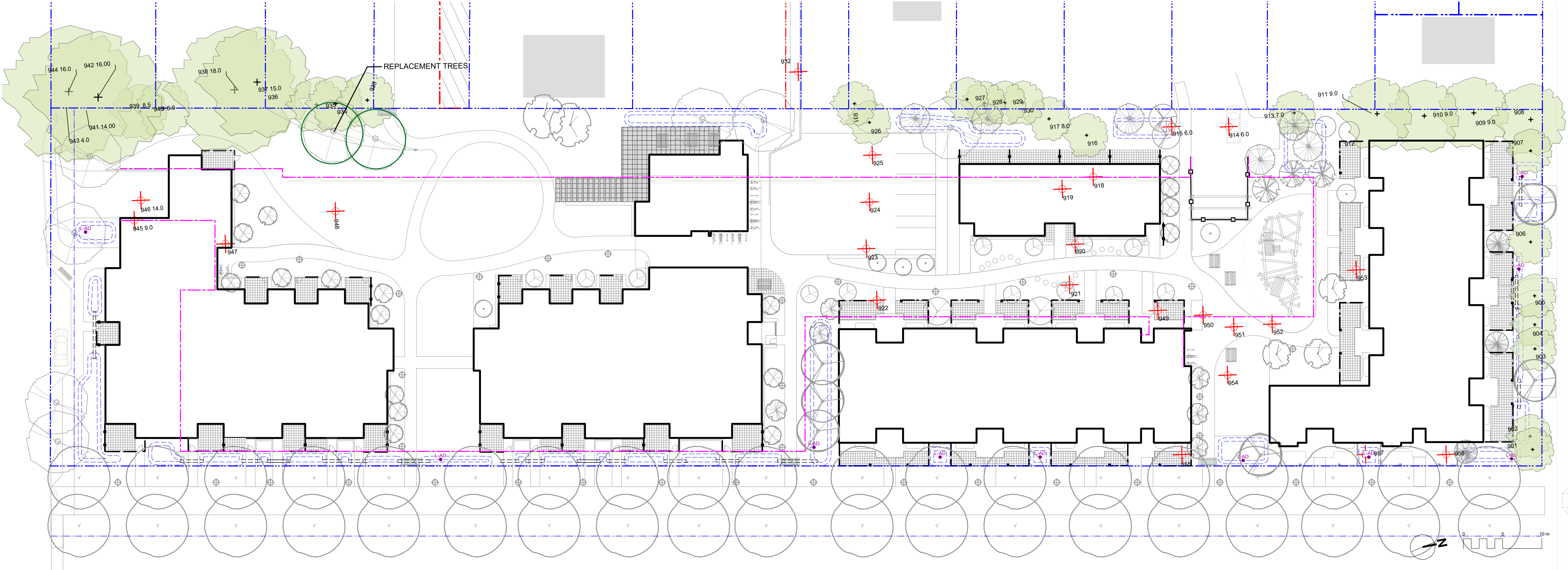
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revision no. sheet no.

2

**L1.04**





DRAWING NOTES

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- 2. All plan dimensions in metres and all detail dimensions in millimetres.
- 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

RETAINED TREE SUMMARY\*

TREE TAG #	DBH (cm)	Species	Bylaw Protected?
901	11	Tulip Tree	no
902	11	Tulip Tree	no
903	12	Tulip Tree	no
904	16	Tulip Tree	no
905	16	Tulip Tree	no
906	25	Tulip Tree	no
907	32	Tulip Tree	no
908	34	Tulip Tree	no
909	36	English oak	no
910	42	English oak	no
911	36	English oak	no
912	46	Sycamore maple	no
913	46	Red oak	no
916	41	Red oak	no
917	36	Red oak	no
926	25	Red maple	no
927	23	Zebra cedar	no
928	20	Zebra cedar	no
929	21	Zebra cedar	no
930	28	Zebra cedar	no
931	27	Douglas fir	no
933	14	Eastern white cedar	no
934	54	Edible chestnut	no
935	33	Edible chestnut	no
936	35	Western redcedar	no
937	58	Scotch elm	no
938	42,56,49,59	Scotch elm	yes
939	33	Scotch elm	no
940	33	Scotch elm	no
941	25,39,38,28,29	Scotch elm	yes
942	27,33,23,34,22	Scotch elm	yes
944	35,25,40,41	Scotch elm	yes

TOTAL TREES TO BE RETAINED: 32

\* Based on Arborist's Report recieved from Dogwood Tree Services, 09/25/2019. Refer to Arborist report for details on tree conditions and Arborist recommendations.

REMOVED TREE SUMMARY\*

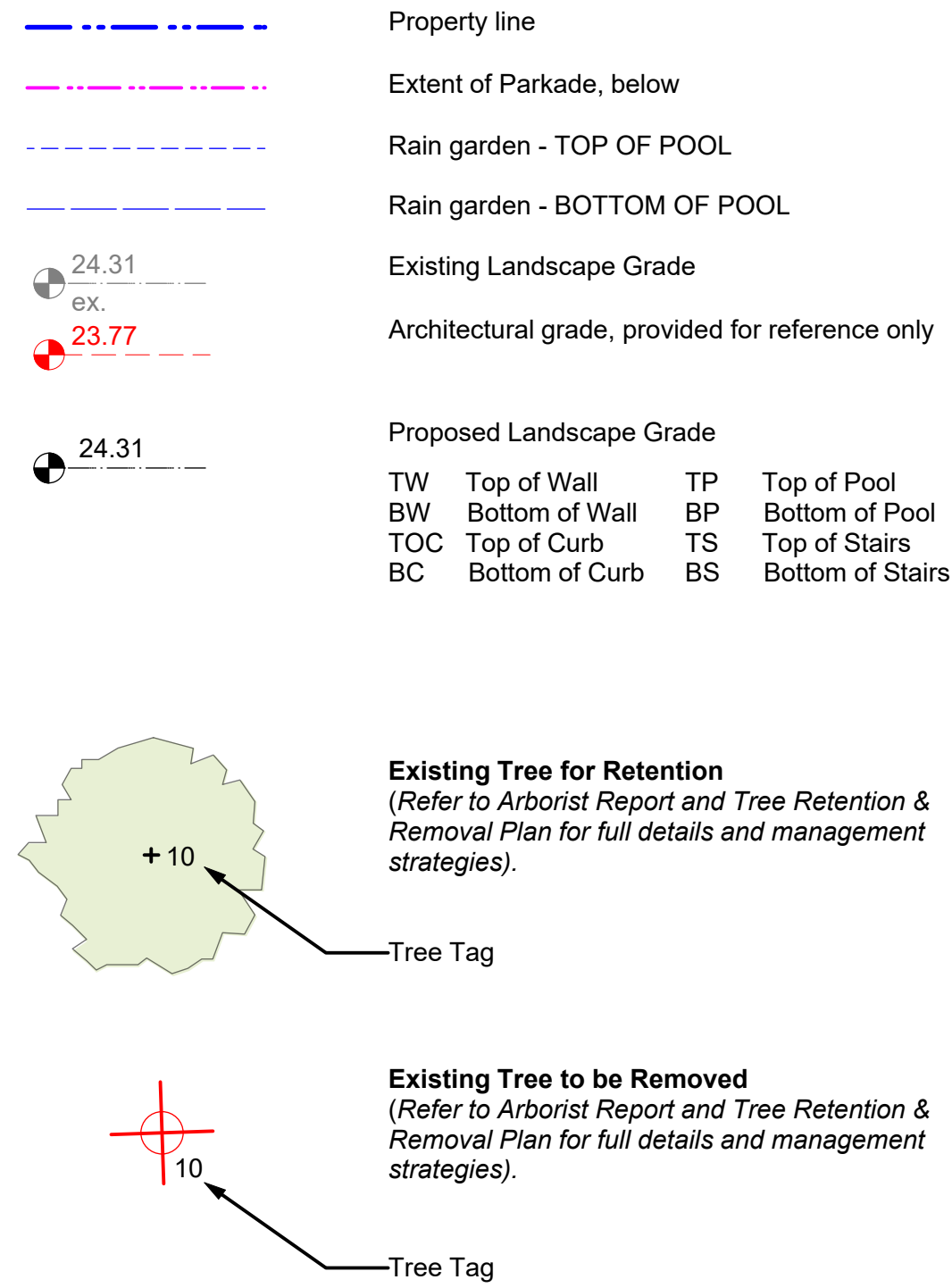
TREE TAG #	DBH (cm)	Species	Bylaw Protected?
914	45	Norway maple	no
915	43	Red oak	no
918	34	Red oak	no
919	30	Tulip Tree	no
920	20	Tulip Tree	no
921	33	Tulip Tree	no
922	24	Red maple	no
923	30	Tulip Tree	no
924	20	Tulip Tree	no
925	41	Tulip Tree	no
932	74	Bluegum	no
943	42	Pear	no
945	36	Oregon ash	no
946	68	Douglas fir	yes
947	37	Pear	no
948	30	Ellwood juniper	no
949	25	Red maple	no
950	22	Tulip tree	no
951	19	Red maple	no
952	18	Red maple	no
953	32	Red maple	no
954	13	Tulip tree	no
955	35	Red maple	no
956	10	Eastern white cedar	no
957	24	Red oak	no
958	23	Red oak	no

TOTAL TREES TO BE REMOVED: 26  
TOTAL PROTECTED TREES TO BE REMOVED\*\*: 1

\* Based on Arborist's Report recieved from Dogwood Tree Services, 09/25/2019. Refer to Arborist report for details on tree conditions and Arborist recommendations.

\*\* Based on pre Oct. 24th, 2019 Tree Bylaw requirements.

LEGEND



NOT FOR CONSTRUCTION

4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

Murdoch  
de Greeff INC  
Landscape Planning & Design

200 - 554 Cuthbert Road  
Victoria, BC V8Z 1G1

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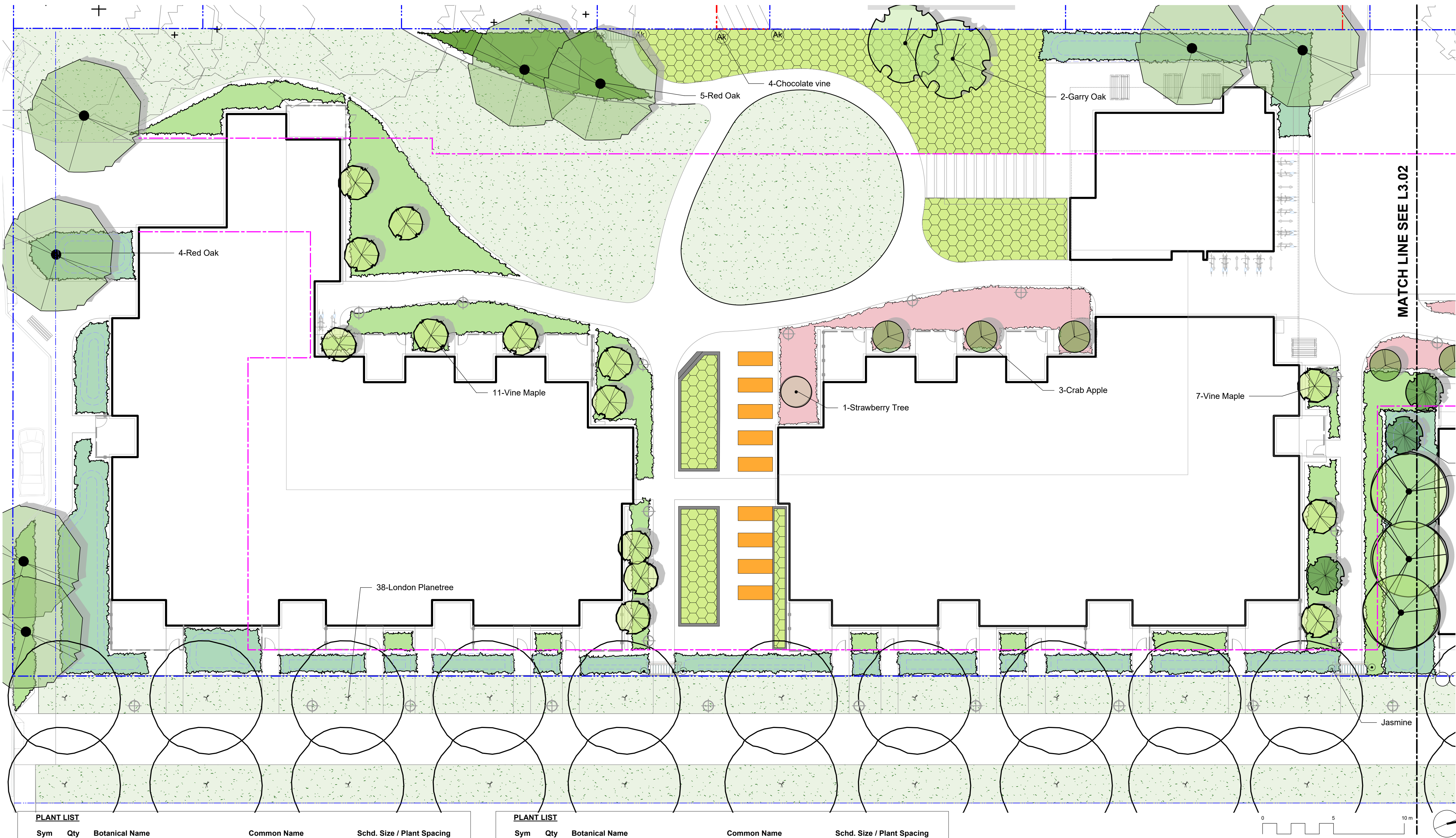
client  
**CRD Housing Corporation**  
631 Fisgard Ave.  
Victoria, BC

project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

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.





**BOULEVARD PLANTING NOTES**

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to 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, 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
<b>TREES:</b>				
18		Acer circinatum	Vine Maple	1.5 m ht.
4		Arbutus unedo	Strawberry Tree	1.2 m ht, b&b
3		Calocedrus decurrens	Incense Cedar	1.5 m ht, b&b
6		Cercidiphyllum japonicum	Katsura Tree	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 Hazlenut	1.5m height, b&b
2		Corylus 'Jefferson'	Jefferson Hazlenut	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
2		Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht, b&b
6		Picea omonika	Serbian Spruce	1.5m ht, b&b
38		Platanus acerifolia	London Planetree	4.0 cm cal, b&b
8		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
<b>HERB &amp; POLLINATOR PLANTINGS</b>				
Ana	193	Aster novae-angliae	New England Aster	#1 pot
Cx	22	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	229	Echinacea purpurea	Purple Coneflower	#1 pot
Lws	182	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Oi	22	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	229	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rof	49	Rosmarinus officinalis	Rosemary	#2 pot
Rf	229	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Ssm	193	Salvia 'sylvestris 'Mainacht'	May Night Salvia	#1 pot
Slo	22	Salvia officinalis	Culinary Sage	#1 pot
St	263	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vsb	22	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot

**VINES**


Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Ws	4	Wisteria sinensis	Wisteria Vine	#2 pot
Jn	4	Jasminum nudiflorum	Jasmine	#1 pot
Ak	4	Akebia quinata	Chocolate vine	#2 pot

**PLANT LIST**

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>RAIN GARDEN PLANTS:</b>				
Co	936	Carex obnupta	Slough Sedge	#1 pot
Csc	106	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	417	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	936	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Spn	22	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	22	Spiraea douglasii	Hardhack	1
<b>NATIVE &amp; EDIBLE SHRUB PLANTINGS</b>				
Fve	169	Fragaria vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	385	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Mn	3	Mahonia nervosa	Oregon Grape Holly	#1 pot 40cm o.c.
Myc	108	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	267	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Phi	42	Philadelphus lewisii	Mock Orange	1.8
Pm	608	Polystichum munitum	Sword Fern	#1 pot
Ruc	169	Ribes uva-crispa	Gooseberry	#2 pot
Rn	223	Rosa nutkana	Nootka Rose	#1 pot
Sd	42	Spiraea douglasii	Hardhack	1
Sa	223	Symphoricarpos alba	Snowberry	#1 pot
Vsb	24	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
Bbd	15	Vaccinium 'Blue Crop' & 'Duke'	Blueberry 'Blue Crop' & 'Duke'	#3 pot
Vo	97	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vh		Vancouveriana hexandra	Inside-out Flower	0.3
	0			


**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**

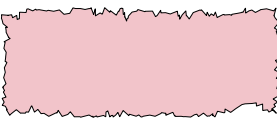


Plantings to be designed & managed by Community Partner, Volunteers and Residents.

**ALLOTMENT GARDEN BOX**




**HERBS & POLLINATOR PLANTINGS**

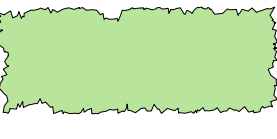


Purple Coneflower  
White Spike Lavandin  
New England Aster  
Black-Eyed Susan  
May Night Salvia  
Snow Pavement Rose  
Mexican Feathergrass  
Feather Reed Grass  
Blueberry  
Rosemary  
Culinary Sage  
Garden Oregano

**LAWN AREA**




**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

NOT FOR CONSTRUCTION

4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date



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project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

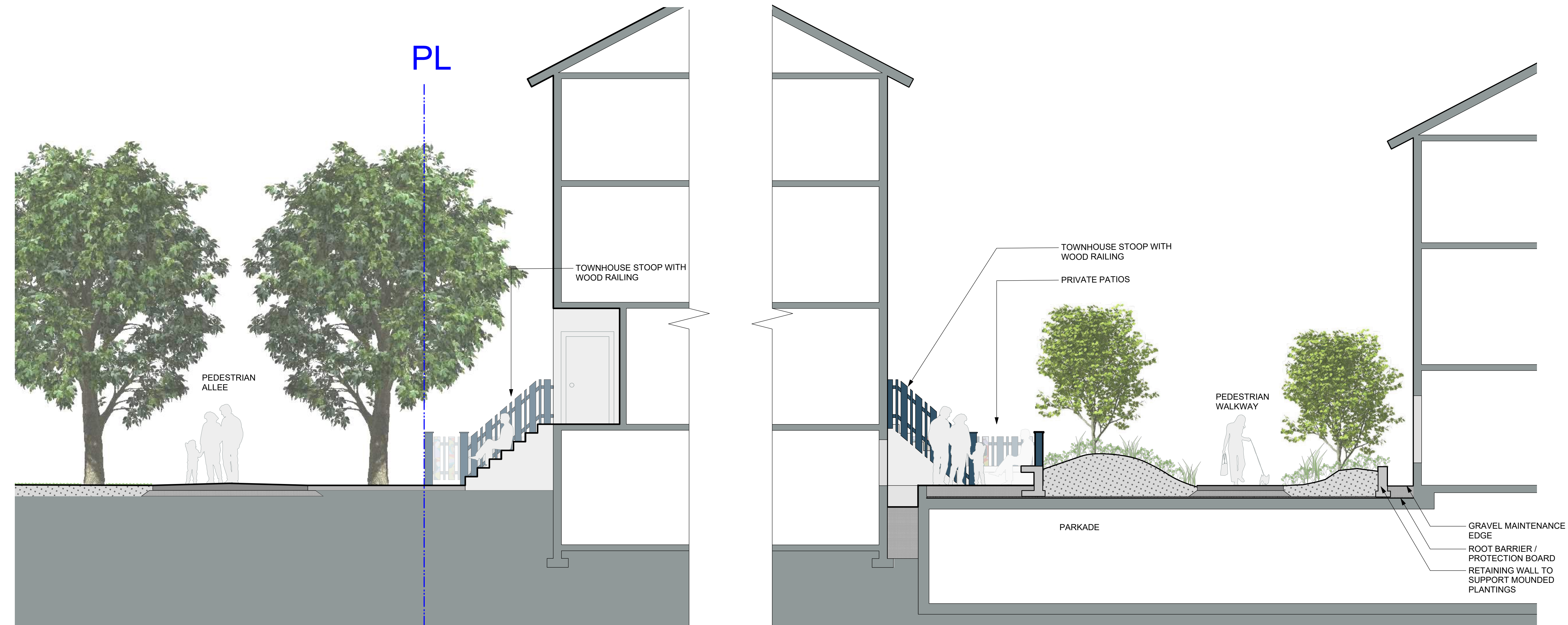
sheet title  
**Planting Plan South**

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

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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.

2 **L5.01**