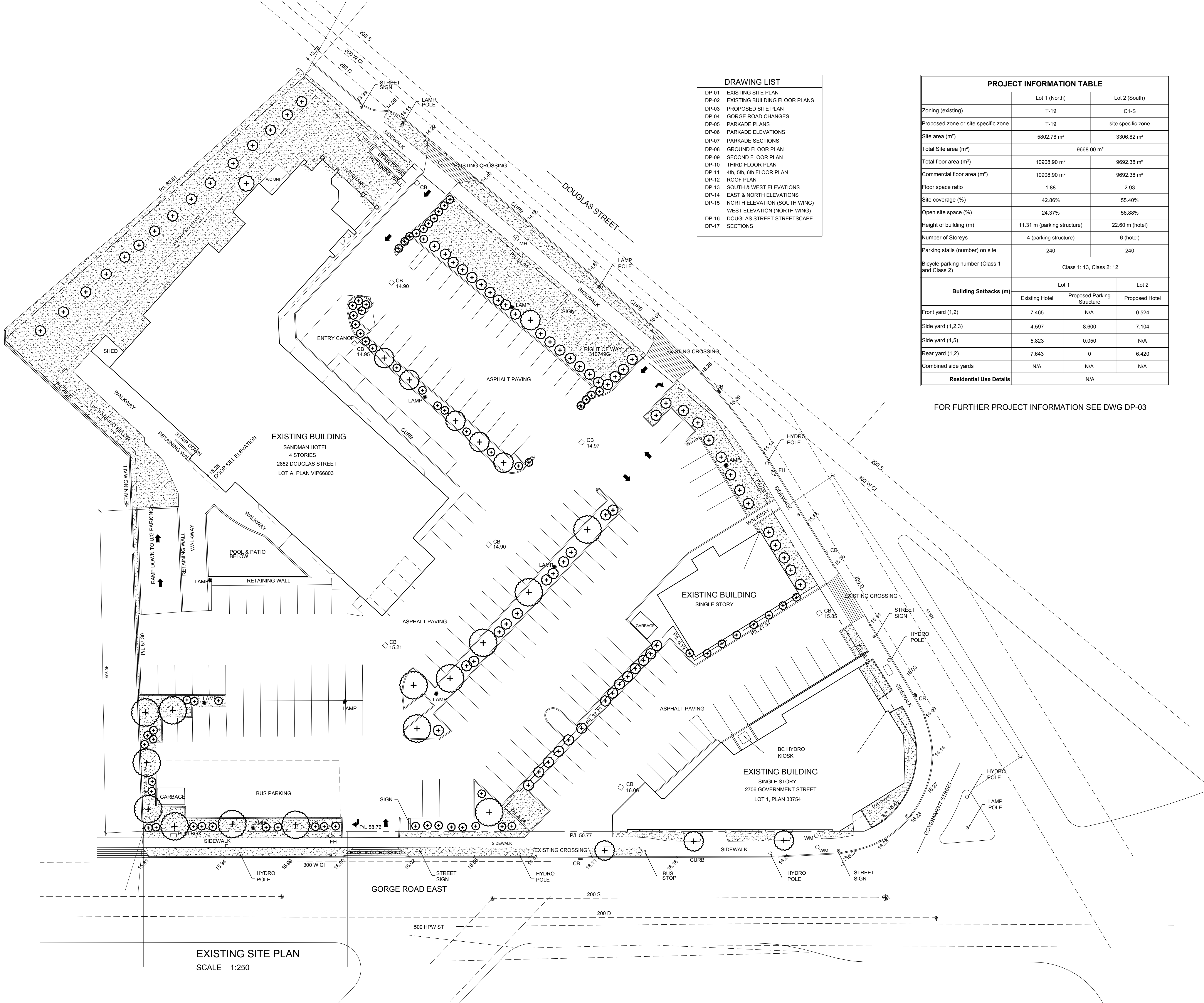




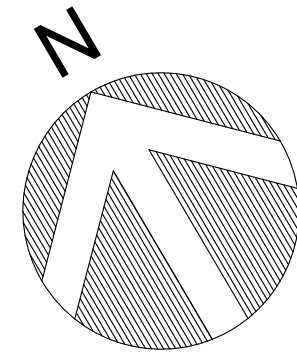
DRAWING LIST	
DP-01	EXISTING SITE PLAN
DP-02	EXISTING BUILDING FLOOR PLANS
DP-03	PROPOSED SITE PLAN
DP-04	GORGE ROAD CHANGES
DP-05	PARKADE PLANS
DP-06	PARKADE ELEVATIONS
DP-07	PARKADE SECTIONS
DP-08	GROUND FLOOR PLAN
DP-09	SECOND FLOOR PLAN
DP-10	THIRD FLOOR PLAN
DP-11	4th, 5th, 6th FLOOR PLAN
DP-12	ROOF PLAN
DP-13	SOUTH & WEST ELEVATIONS
DP-14	EAST & NORTH ELEVATIONS
DP-15	NORTH ELEVATION (SOUTH WING)
DP-16	WEST ELEVATION (NORTH WING)
DP-17	DOUGLAS STREET STREETSCAPE SECTIONS

PROJECT INFORMATION TABLE			
	Lot 1 (North)		Lot 2 (South)
Zoning (existing)	T-19		C1-S
Proposed zone or site specific zone	T-19		site specific zone
Site area (m²)	5802.78 m²		3306.82 m²
Total Site area (m²)	9668.00 m²		
Total floor area (m²)	10908.90 m²		9692.38 m²
Commercial floor area (m²)	10908.90 m²		9692.38 m²
Floor space ratio	1.88		2.93
Site coverage (%)	42.86%		55.40%
Open site space (%)	24.37%		56.88%
Height of building (m)	11.31 m (parking structure)		22.60 m (hotel)
Number of Storeys	4 (parking structure)		6 (hotel)
Parking stalls (number) on site	240		240
Bicycle parking number (Class 1 and Class 2)	Class 1: 13, Class 2: 12		
Building Setbacks (m)	Lot 1		Lot 2
	Existing Hotel	Proposed Parking Structure	Proposed Hotel
Front yard (1,2)	7.465	N/A	0.524
Side yard (1,2,3)	4.597	8.600	7.104
Side yard (4,5)	5.823	0.050	N/A
Rear yard (1,2)	7.643	0	6.420
Combined side yards	N/A	N/A	N/A
Residential Use Details	N/A		

FOR FURTHER PROJECT INFORMATION SEE DWG DP-03

EXISTING SITE PLAN
SCALE 1:250

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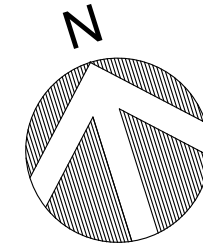
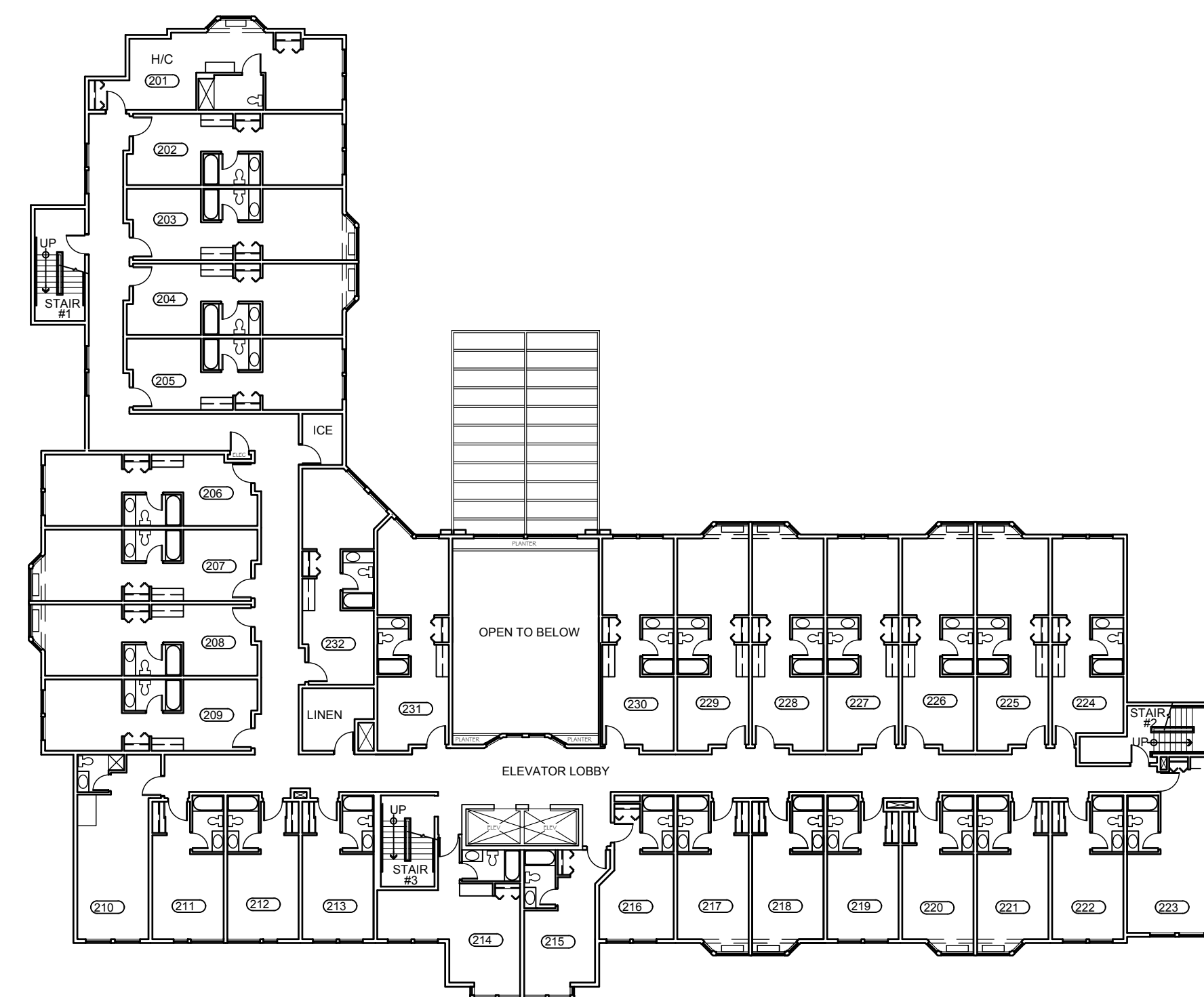
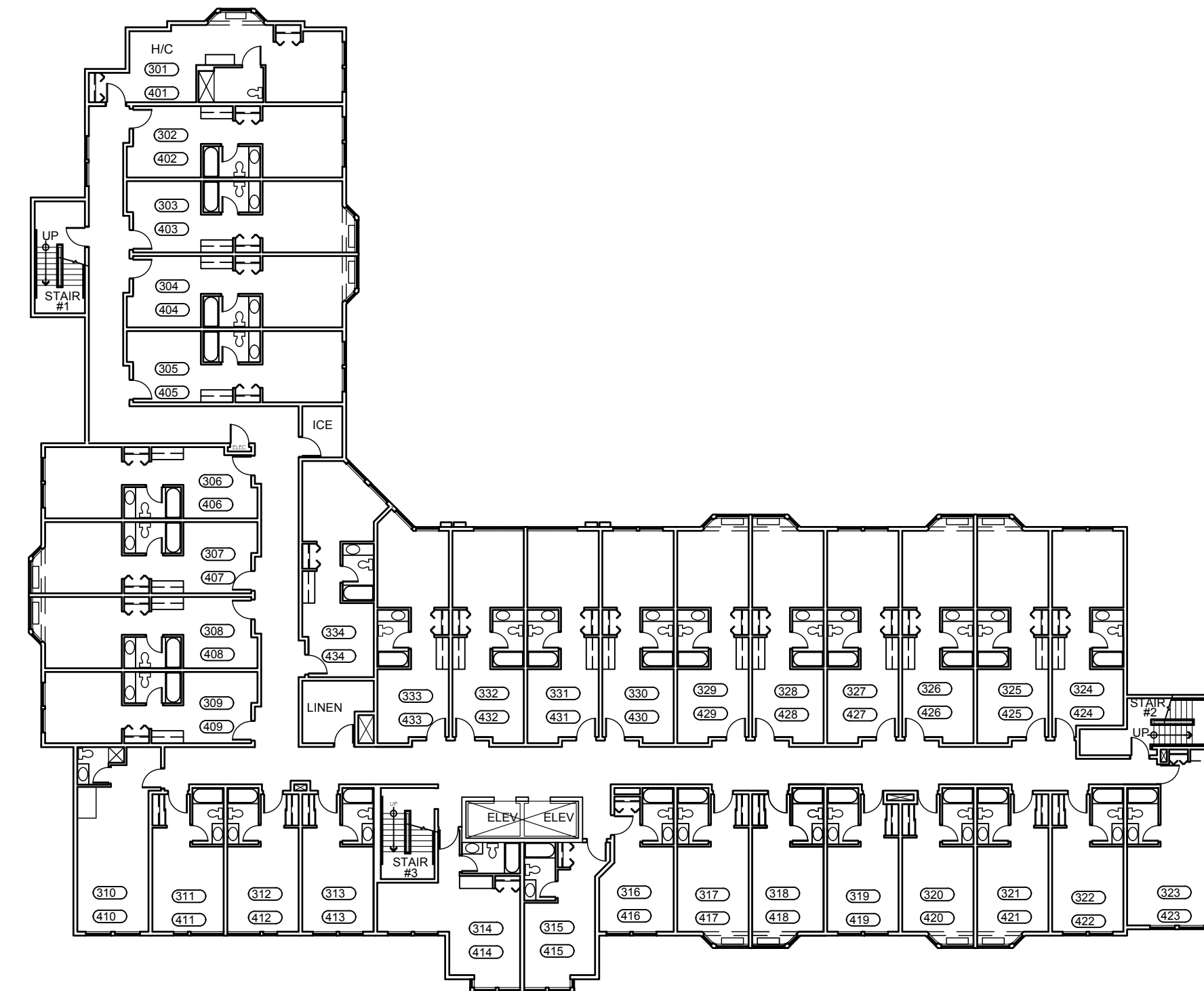
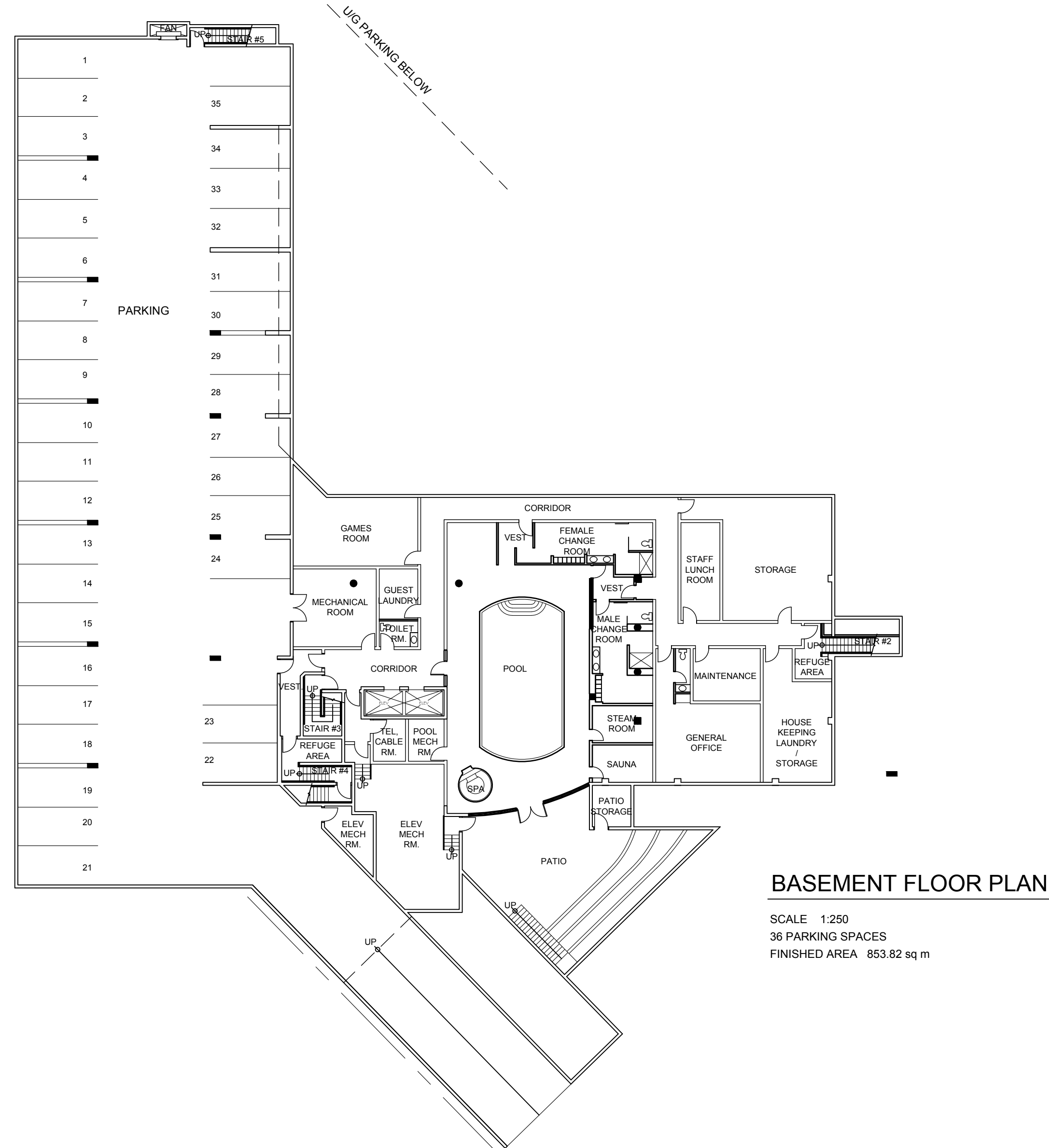
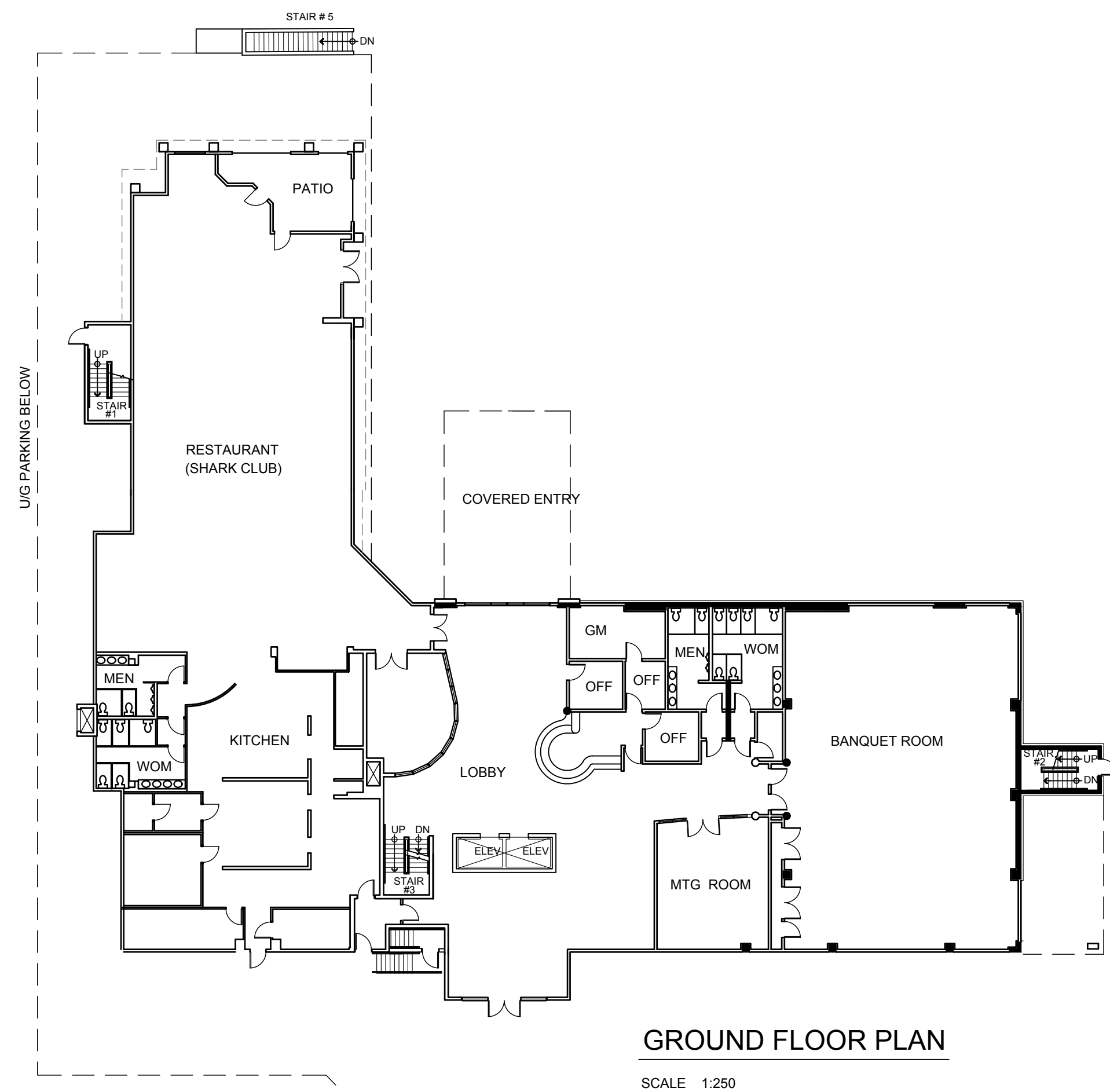
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1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

EXISTING SITE PLAN
Scale: 1:250
Date: 26Sep2019
Drawn: TD
Checked: PK
DP-01



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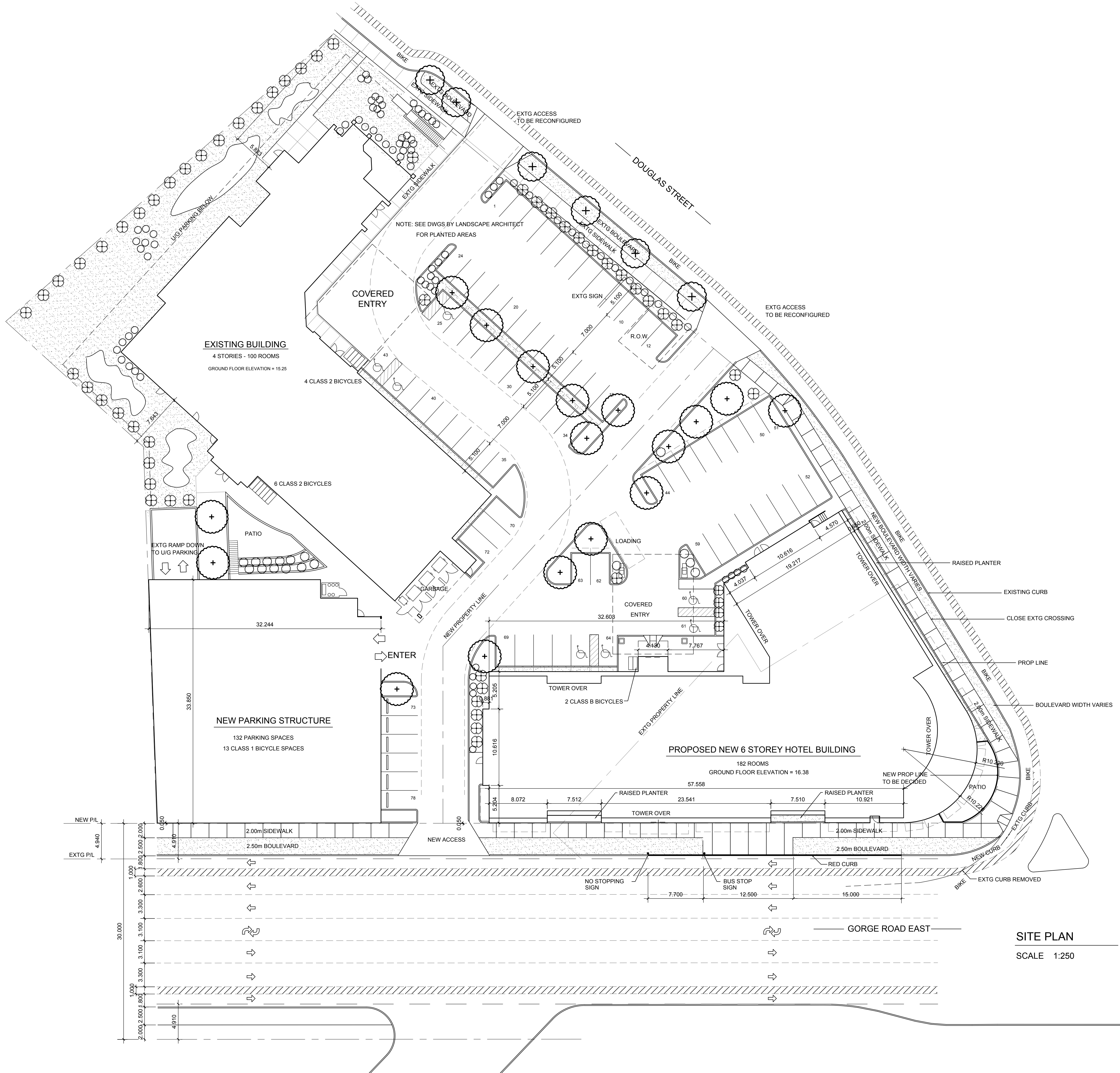
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PROPOSED HOTEL EXTENSION

2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

EXISTING BUILDING FLOOR PLANS	
Scale:	1:250
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-02



SITE PLAN

SCALE 1:250

PROJECT DESCRIPTION

TO RETAIN EXISTING 100 ROOM HOTEL & U/G PARKING AND CONSTRUCT NEW 6 STOREY HOTEL BUILDING WITH 182 ROOMS, 175 SEAT RESTAURANT, POOL, GYM FACILITIES. PLUS SEPARATE 4 STOREY PARKING STRUCTURE C/W 132 SPACES

SITE AREA

9,668.00 sq m

EXTG BLDG FOOTPRINT

1,561.60 sq m

NEW BLDG FOOTPRINT

1,832.03 sq m

PARKING STRUCTURE FOOTPRINT

1,040.03 sq m

COMBINED BLDG FOOTPRINT

4,433.66 sq m

COMBINED BLDGS SITE COVERAGE

4,433.66 / 9,668.00 x 100% = 45.85%

PARKING REQUIREMENTS

1 SPACE PER 2 HOTEL ROOMS DOWNTOWN
1 SPACE PER 5 RESTAURANT SEATS
1 SPACE PER 200 sq m RETAIL

PARKING COUNT

EXTG UNDERGROUND	36 SPACES
SURFACE	78 SPACES
PARKING STRUCTURE	132 SPACES
TOTAL	246 SPACES
282 ROOMS	282 / 2 = 141 SPACES
EXTG RESTAURANT	175 SEATS / 5 = 35 SPACES
NEW RESTAURANT	175 SEATS / 5 = 35 SPACES
RETAIL	186 sq m / 1 = 1 SPACE
TOTAL REQUIRED	214 SPACES

PARKING SPACE DIMENSIONS

5.10m x 2.60m x 7.00m AISLE
5.10m x 3.70m (BARRIER FREE)

ACCESSIBLE SPACES

1 PER REQUIRED ACCESSIBLE SLEEPING ROOM
282 / 40 = 7
7 REQUIRED - 3.8.3.4. 3.7m Wide
7 PROVIDED

BICYCLE PARKING

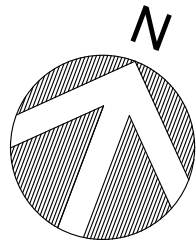
1 PER 15 ROOMS + 6 SPACE VISITORS RACK
60% CLASS 1
40% CLASS 2
282 ROOMS / 15 = 19
19 x 60% = 12
19 x 40% = 7
+ 6 SPACE VISITORS RACK = 25

BLDG AREAS

EXTG BLDG	BASEMENT	853.82 sq m
	GROUND FLOOR	1,410.88 sq m
	2nd FLOOR	1,468.62 sq m
	3rd FLOOR	1,468.62 sq m
	4th FLOOR	1,468.62 sq m
	TOTAL	6,670.56 sq m
NEW BLDG	GROUND FLOOR	1,832.03 sq m
	2nd FLOOR	1,572.07 sq m
	3rd FLOOR	1,572.07 sq m
	4th FLOOR	1,572.07 sq m
	5th FLOOR	1,572.07 sq m
	6th FLOOR	1,572.07 sq m
PKG STRUCTURE	P1	1,040.03 sq m
	P2	1,040.03 sq m
	P3	1,040.03 sq m
	P4	1,040.03 sq m
	TOTAL	4,460.12 sq m
ALL BLDGS	EXTG BLDG	6,670.56 sq m
	NEW BLDG	9,692.38 sq m
	PKG STRUCT.	4,460.12 sq m
	TOTAL	20,823.06 sq m

FAR

20,823.06 / 9,668.00 = 2.15



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REGISTERED ARCHITECT
PACIFIC COAST ARCHITECTS INC.
BRITISH COLUMBIA
OCT 3 0 2019

No.	Revision/Issue	Date
4	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
3	ISSUED FOR COMMUNITY ASSOCIATION PUBLIC MEETING	22apr2019
2	GENERAL REVISIONS	16apr2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019

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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

PROPOSED SITE PLAN

Scale:	1:250
Date:	22mar2019
Drawn:	TD
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DP-03

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2	GENERAL REVISIONS	16apr2019
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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
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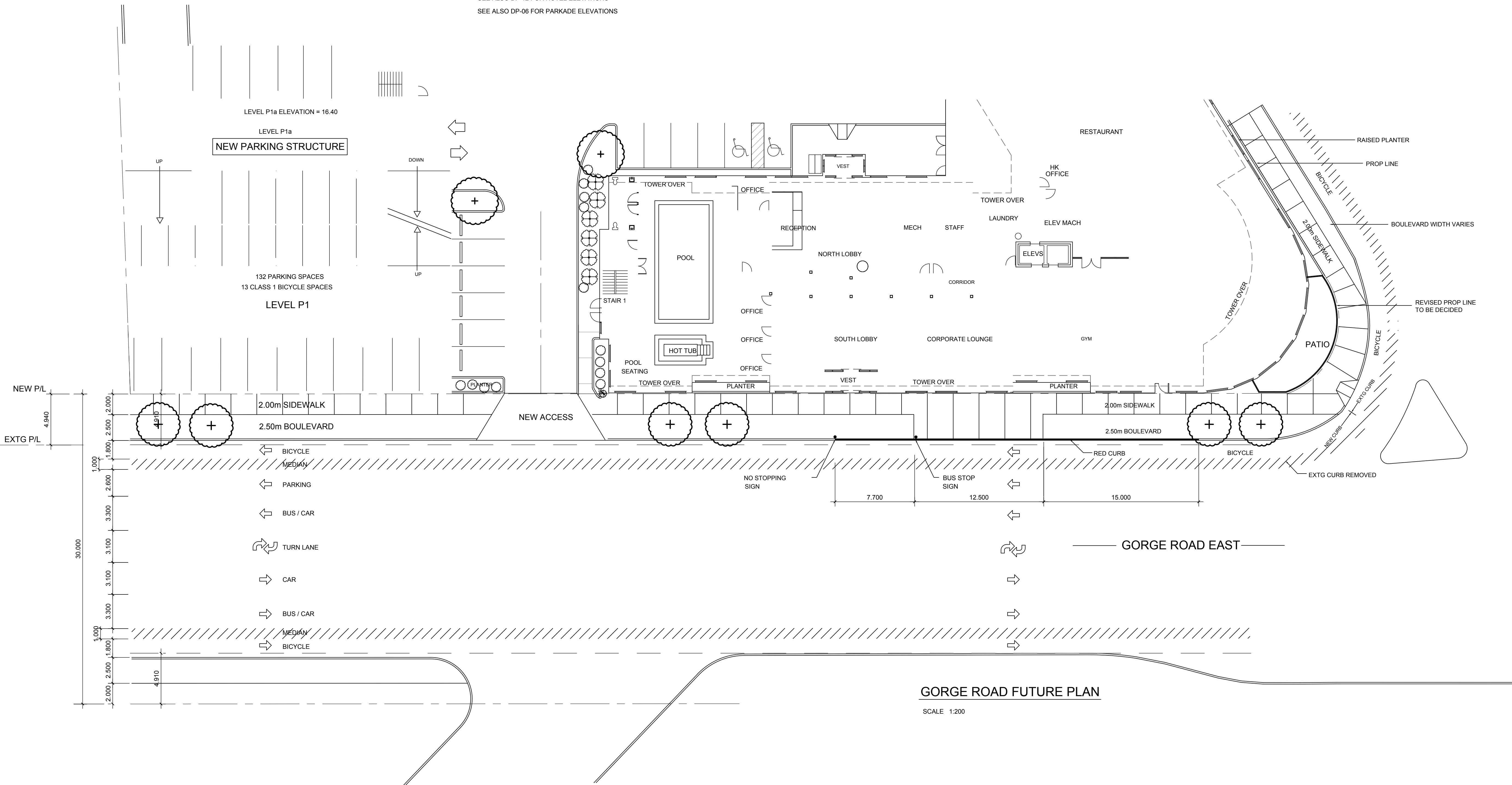
GORGE ROAD CHANGES	
Scale:	1:200
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-04



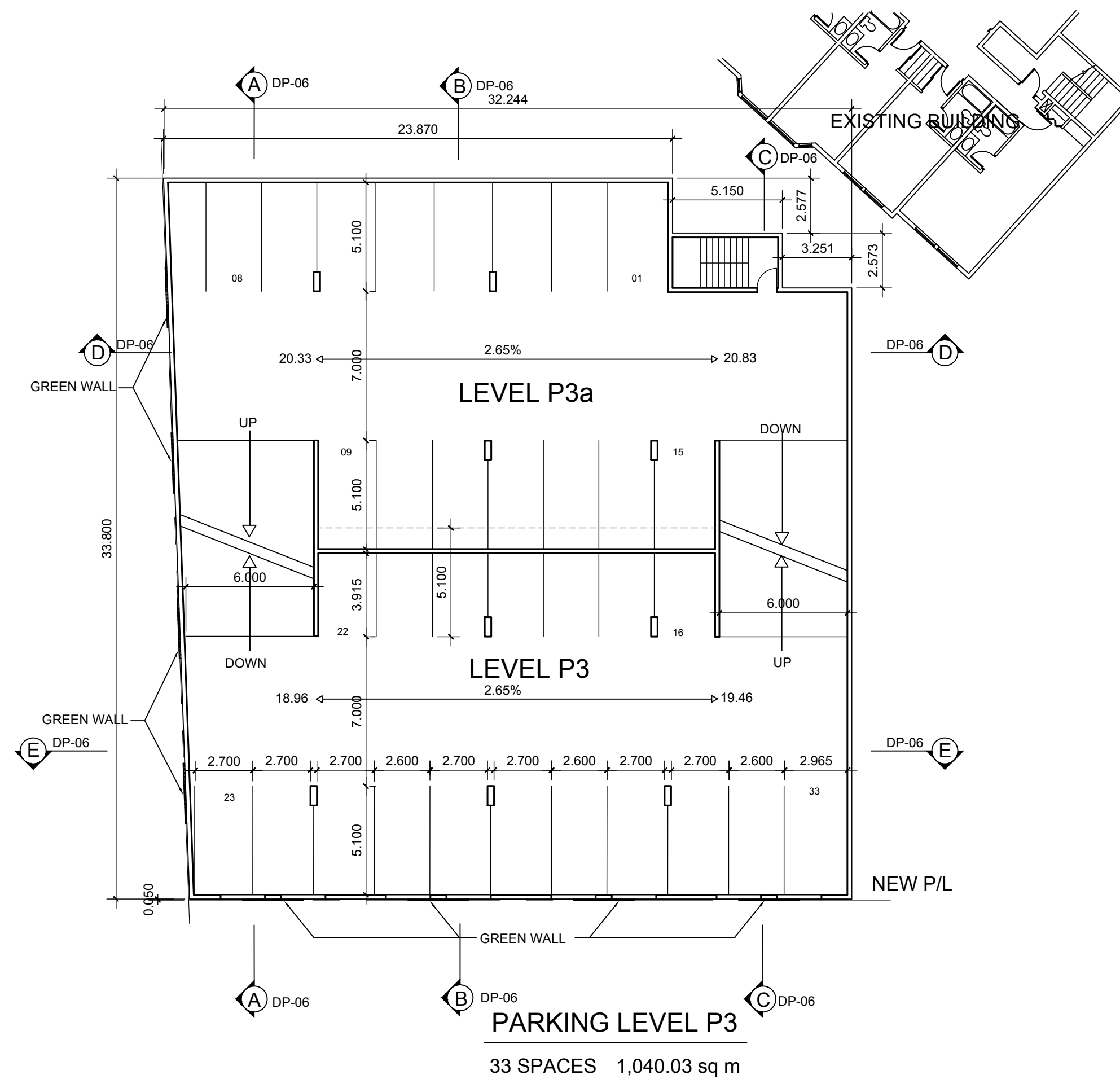
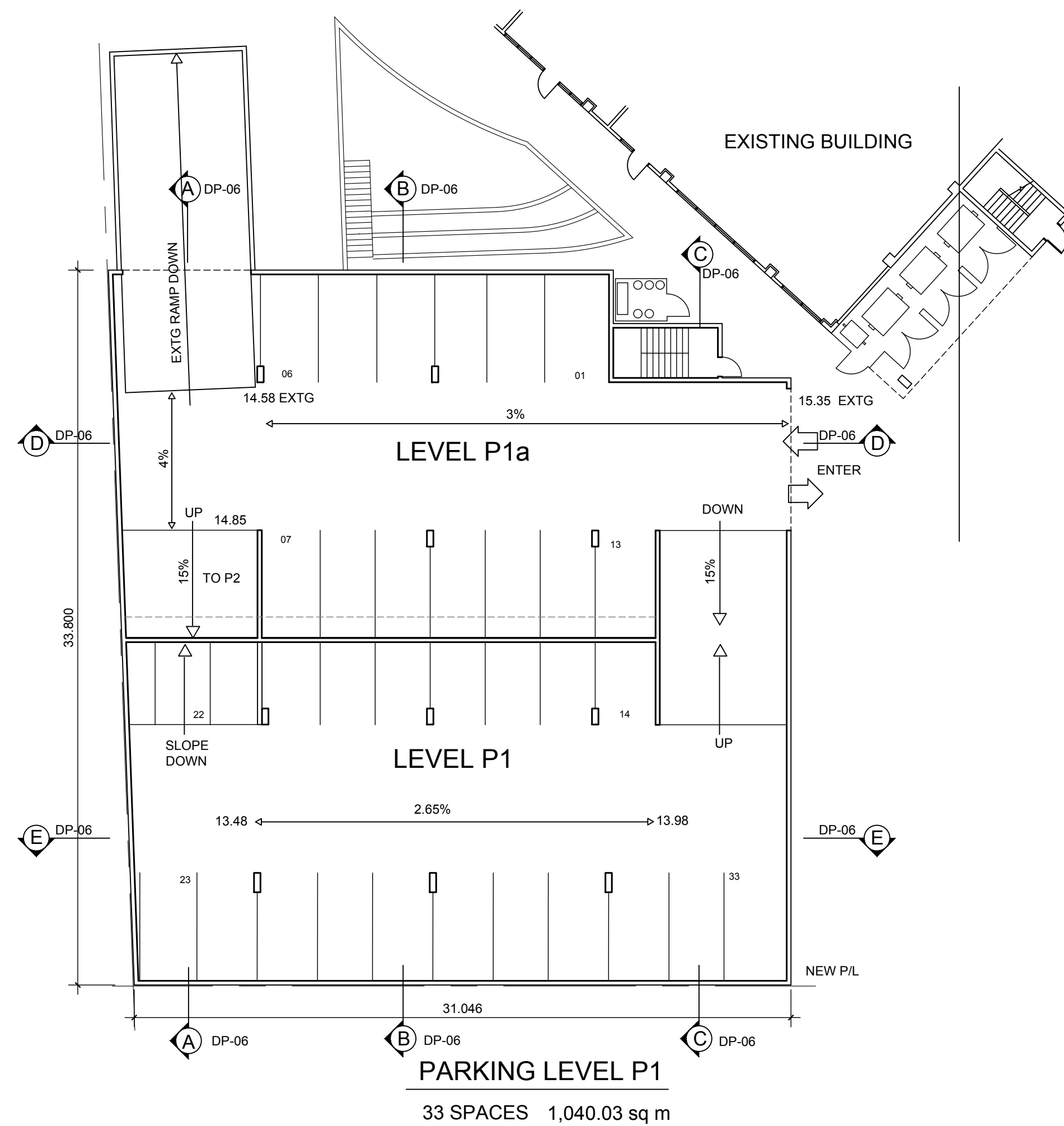
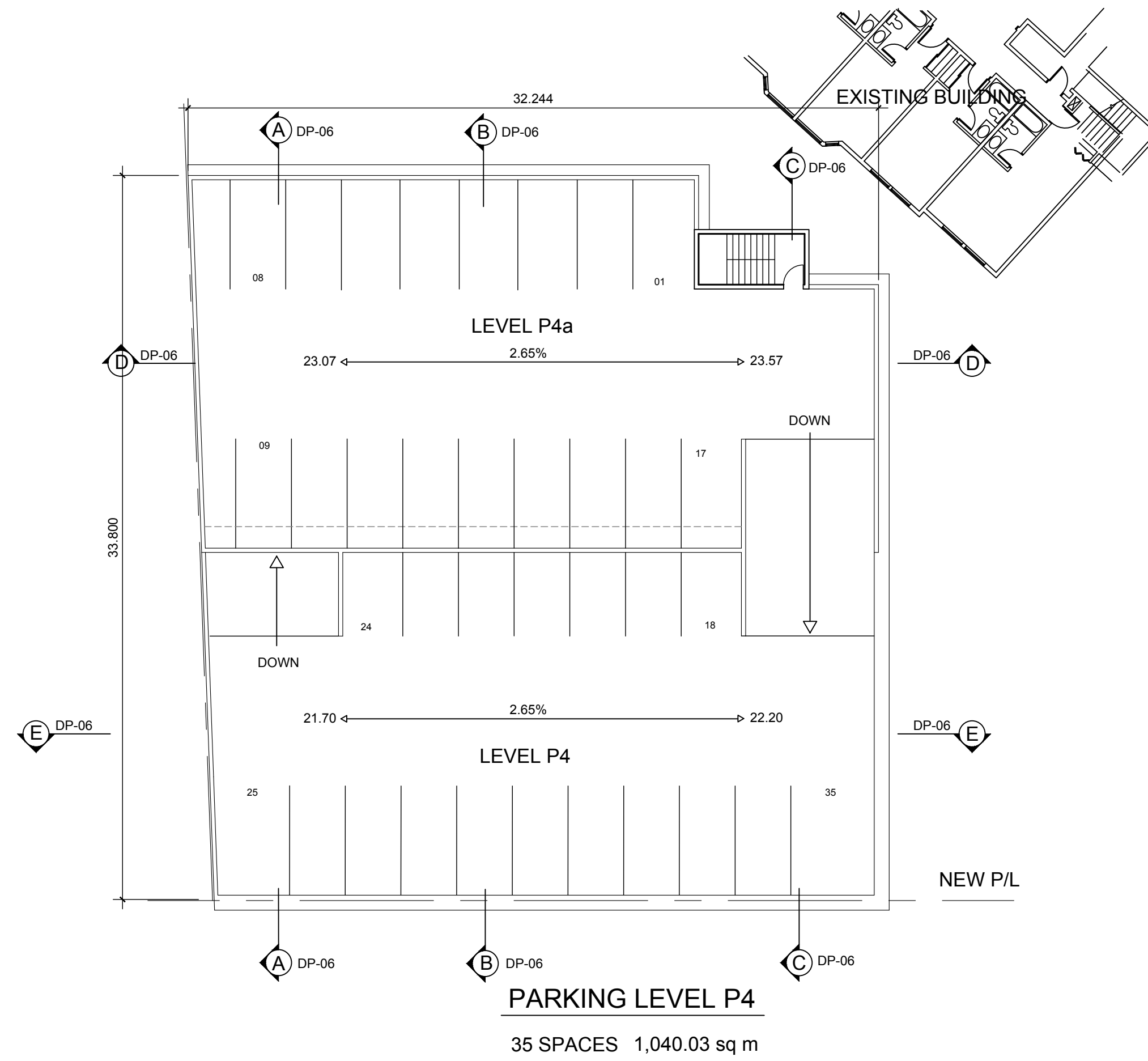
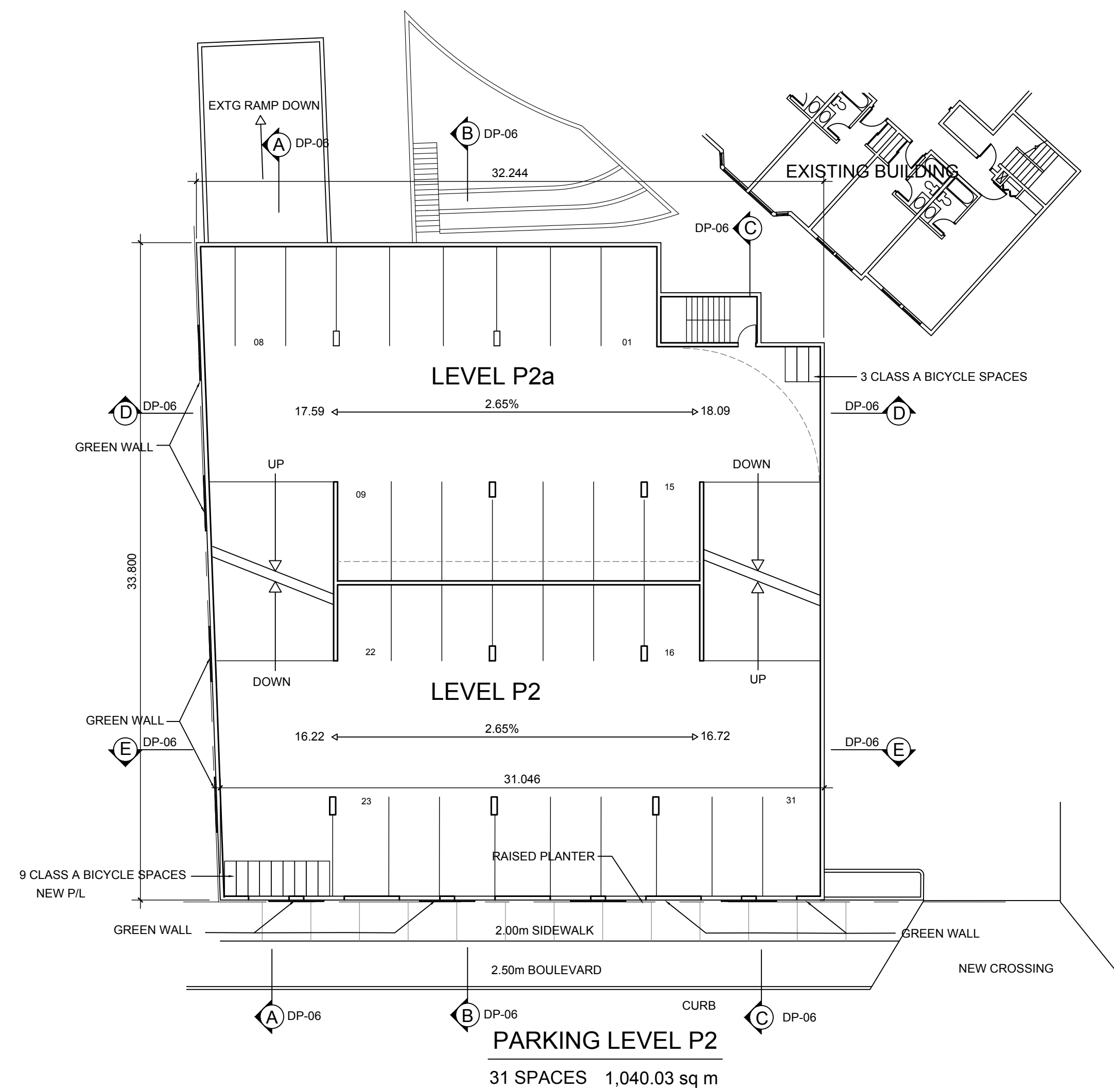
SOUTH ELEVATION (GORGE ROAD)

SCALE 1:200
SEE ALSO DP-12 FOR HOTEL ELEVATIONS
SEE ALSO DP-06 FOR PARKADE ELEVATIONS



GORGE ROAD FUTURE PLAN

SCALE 1:200

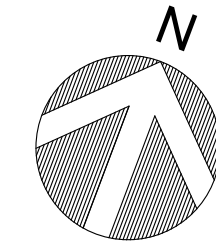


PARKING COUNT

P1	33
P2	31
P3	33
P4	35
TOTAL	132

FLOOR AREAS

P1	1,040.03 sq m
P2	1,040.03 sq m
P3	1,040.03 sq m
P4	1,040.03 sq m
TOTAL	4,460.12 sq m



4	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
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2	GENERAL REVISIONS	16apr2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

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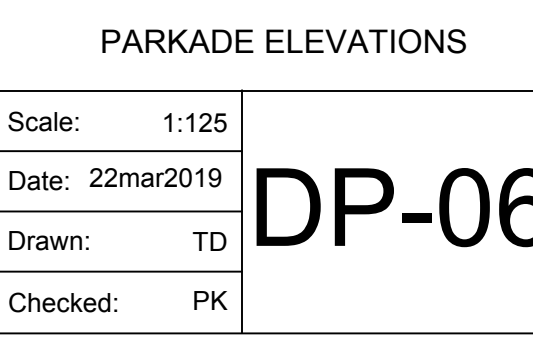
PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
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PARKADE FLOOR PLANS	
Scale:	1:200
Date:	22mar2019
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DP-05



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No.	Revision/Issue	Date

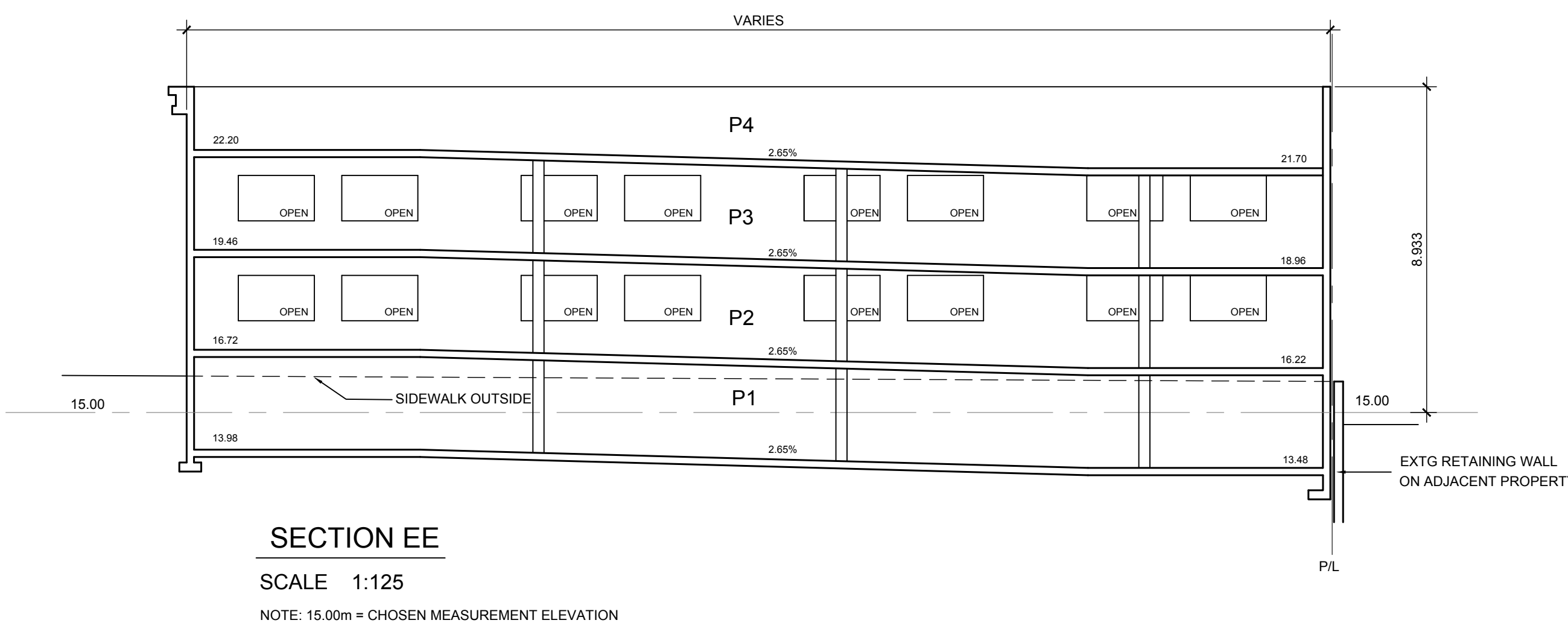
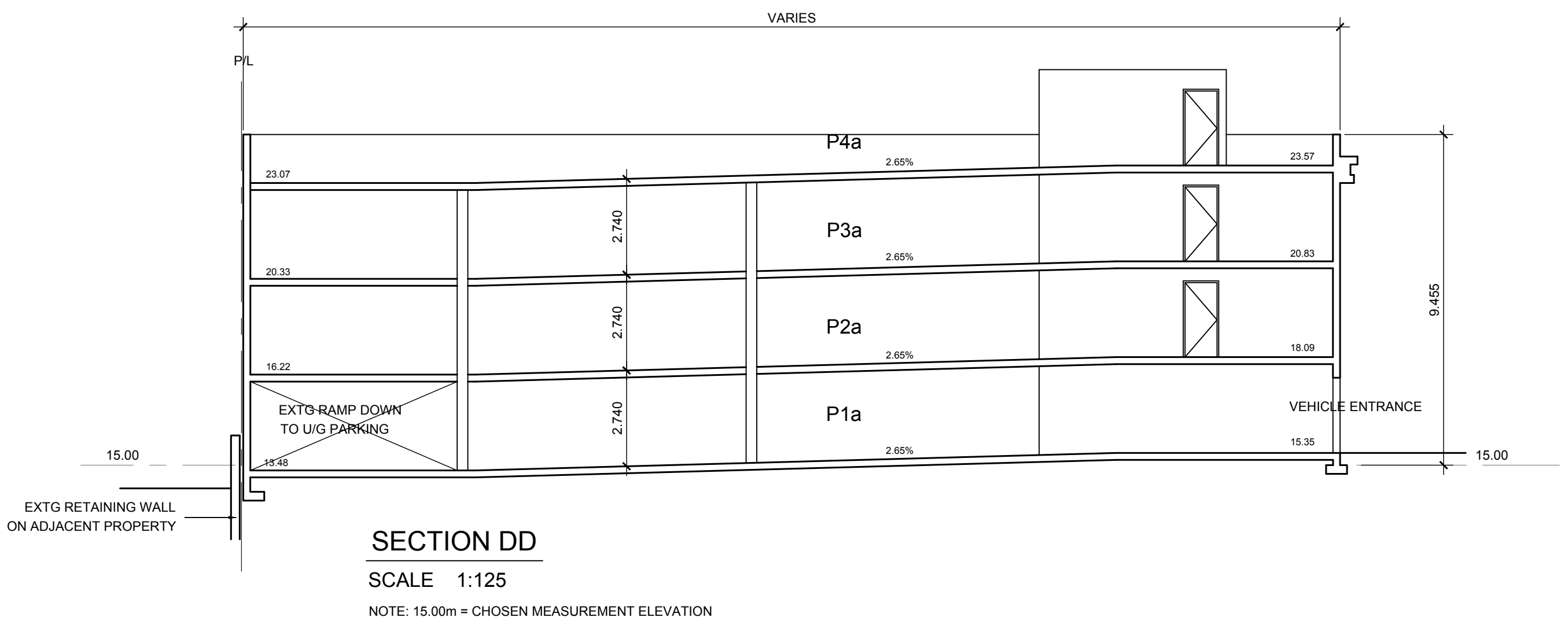
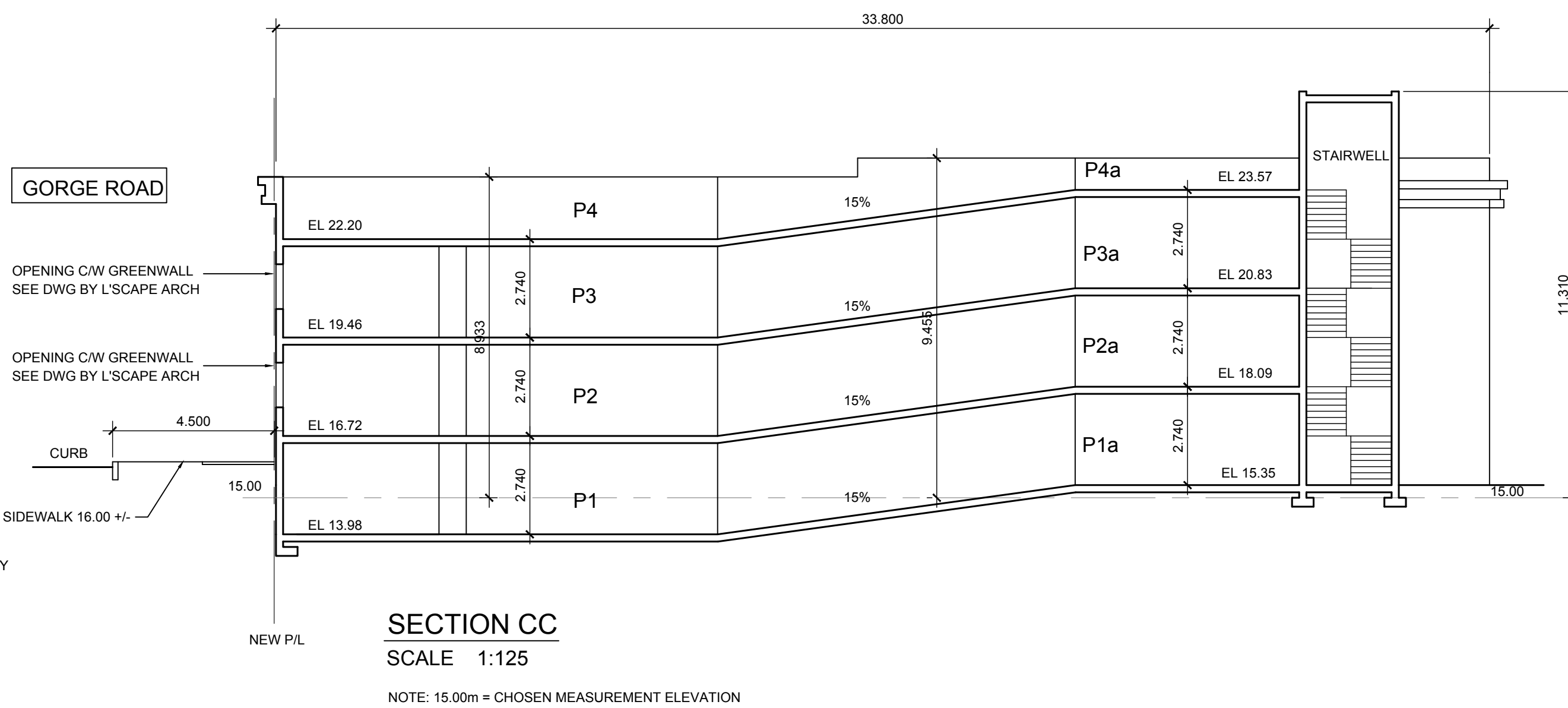
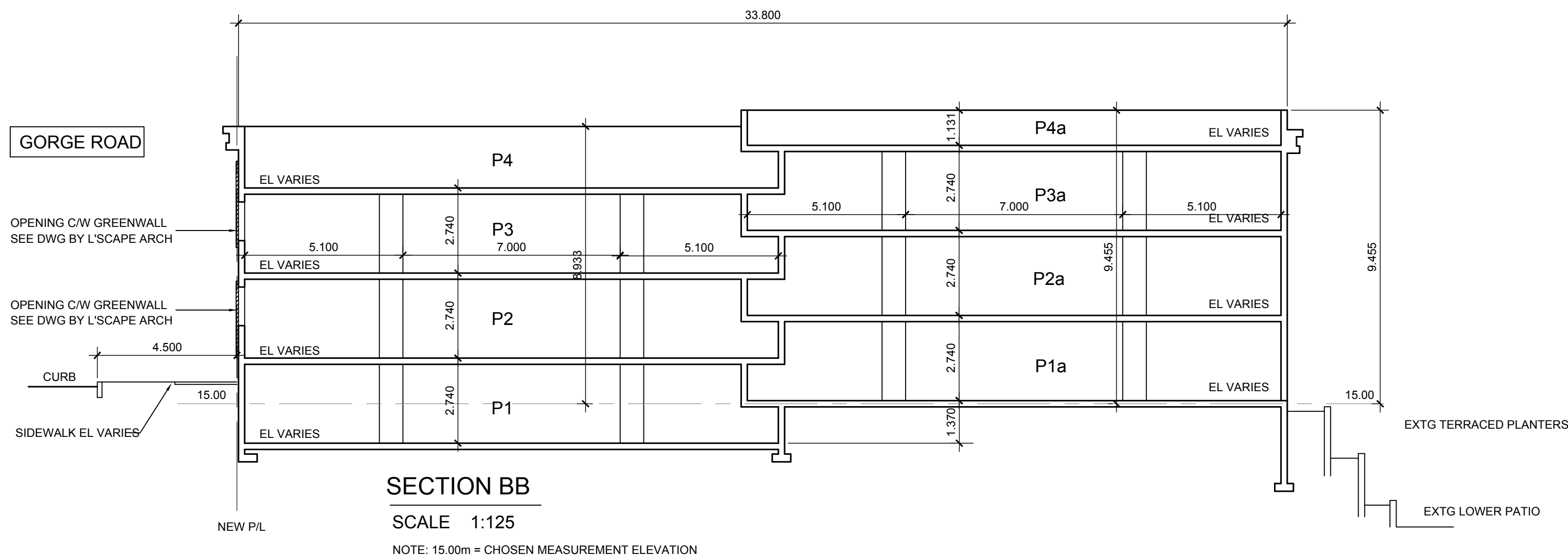
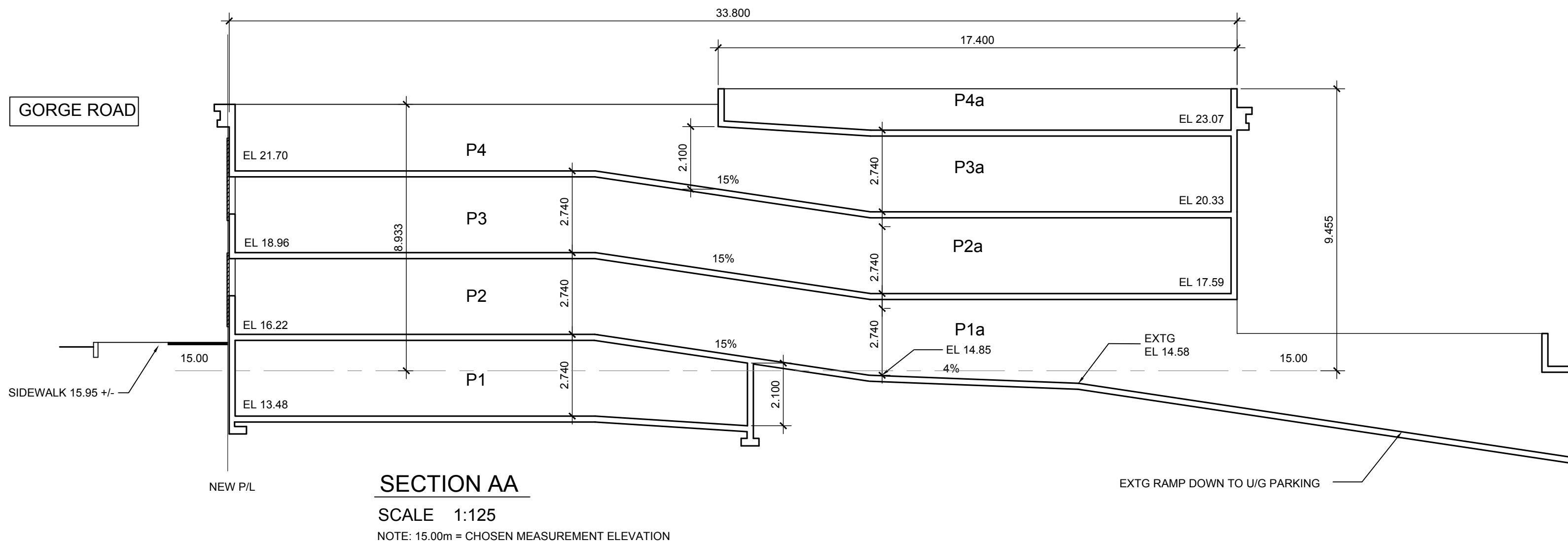
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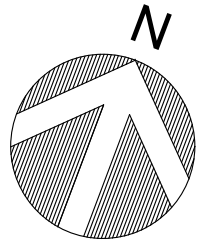
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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

PARKADE SECTIONS	
Scale:	1:125
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-07





FLOOR AREA 1,832.03 sq m

GORGE ROAD -

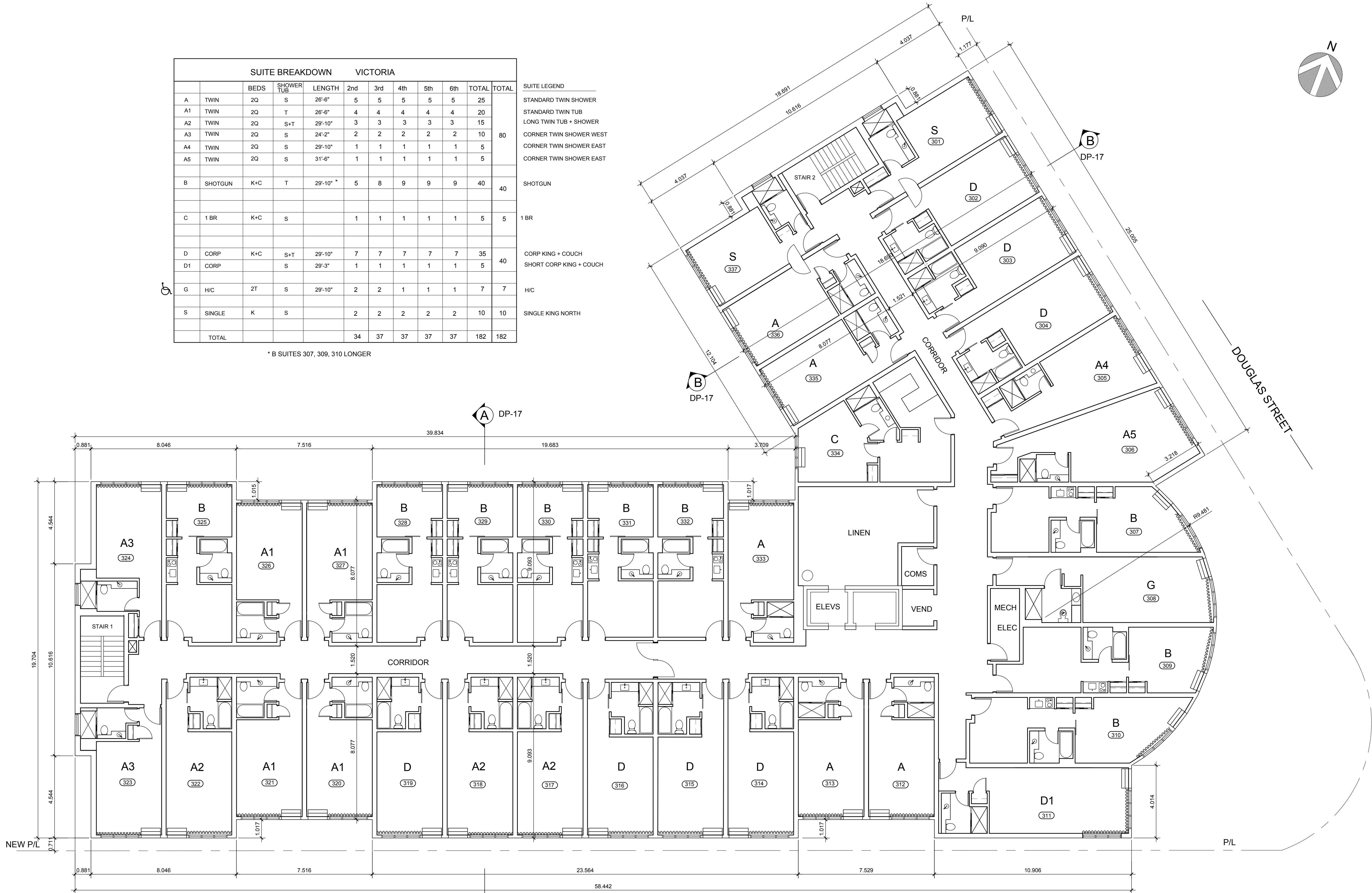
DP-08

DP-08

SUITE BREAKDOWN VICTORIA											TOTAL	TOTAL
		BEDS	SHOWER TUB	LENGTH	2nd	3rd	4th	5th	6th			
A	TWIN	2Q	S	26'-6"	5	5	5	5	5	25	80	
A1	TWIN	2Q	T	26'-6"	4	4	4	4	4	20		
A2	TWIN	2Q	S+T	29'-10"	3	3	3	3	3	15		
A3	TWIN	2Q	S	24'-2"	2	2	2	2	2	10		
A4	TWIN	2Q	S	29'-10"	1	1	1	1	1	5		
A5	TWIN	2Q	S	31'-6"	1	1	1	1	1	5		
B	SHOTGUN	K+C	T	29'-10" *	5	8	9	9	9	40	40	
C	1 BR	K+C	S		1	1	1	1	1	5	5	5
D	CORP	K+C	S+T	29'-10"	7	7	7	7	7	35	40	
D1	CORP		S	29'-3"	1	1	1	1	1	5		
G	H/C	2T	S	29'-10"	2	2	1	1	1	7	7	7
S	SINGLE	K	S		2	2	2	2	2	10	10	10
	TOTAL				34	37	37	37	37	182	182	182

* B SUITES 307, 309, 310 LONGER

- SUITE LEGEND
- STANDARD TWIN SHOWER
 - STANDARD TWIN TUB
 - LONG TWIN TUB + SHOWER
 - CORNER TWIN SHOWER WEST
 - CORNER TWIN SHOWER EAST
 - CORNER TWIN SHOWER EAST
 - SHOTGUN
 - 1 BR
 - CORP KING + COUCH
 - SHORT CORP KING + COUCH
 - H/C
 - SINGLE KING NORTH



THIRD FLOOR PLAN

SCALE 1:100
FLOOR AREA 1,572.07 sq m
37 SUITES



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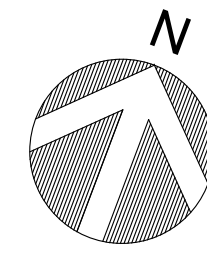
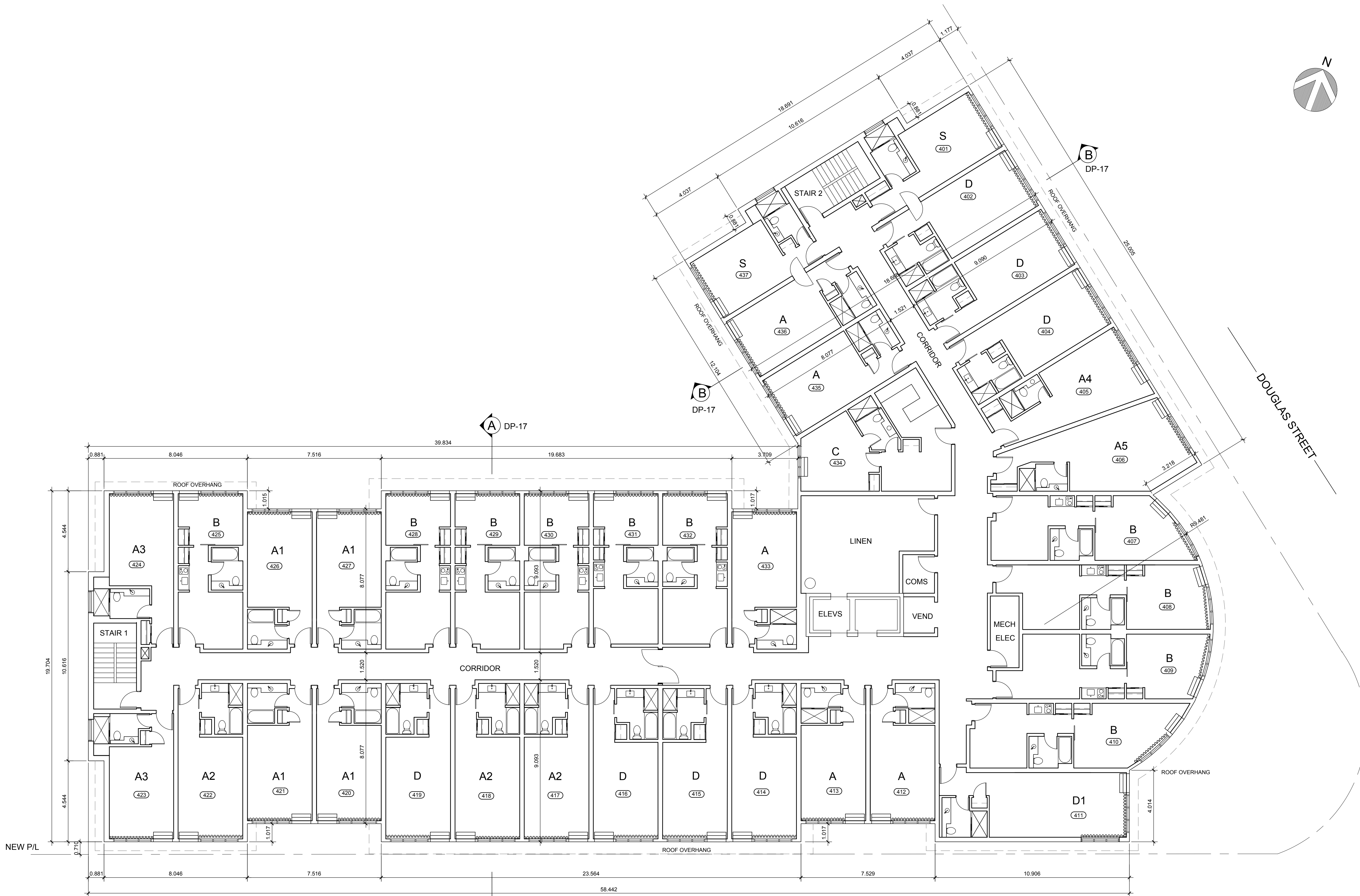
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PROPOSED HOTEL EXTENSION
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BRITISH COLUMBIA

THIRD FLOOR PLAN

Scale: 1:100
Date: 22mar2019
Drawn: TD
Checked:

DP-10



TYPICAL FLOOR PLAN (4th, 5th, 6th)
SCALE 1:100
FLOOR AREA 1,572.07 sq m
37 SUITES

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1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019

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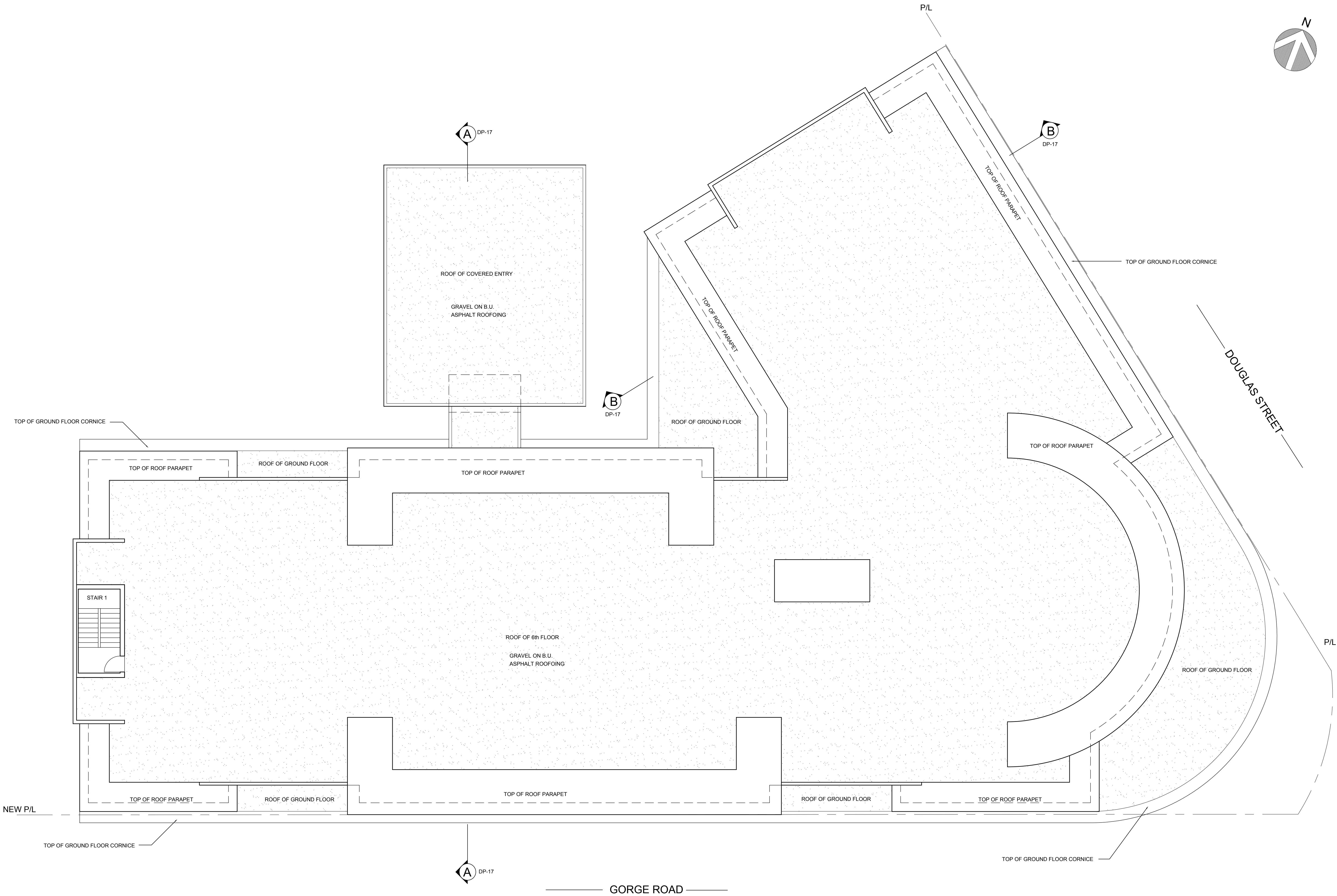
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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
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BRITISH COLUMBIA

4th, 5th, 6th FLOOR PLANS

Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-11



ROOF PLAN
SCALE 1:100

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No.	Revision/Issue	Date
3	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	21oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019

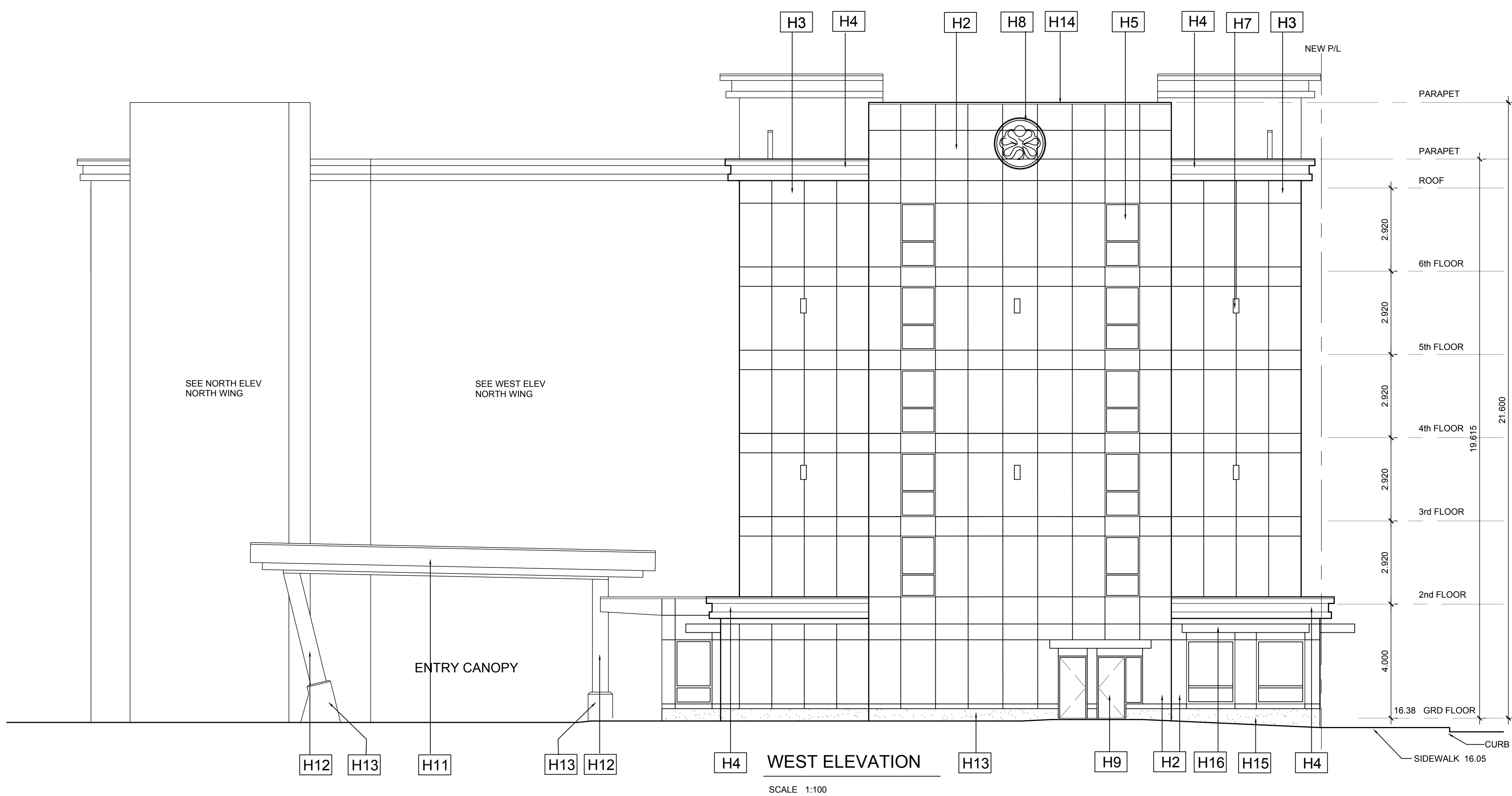
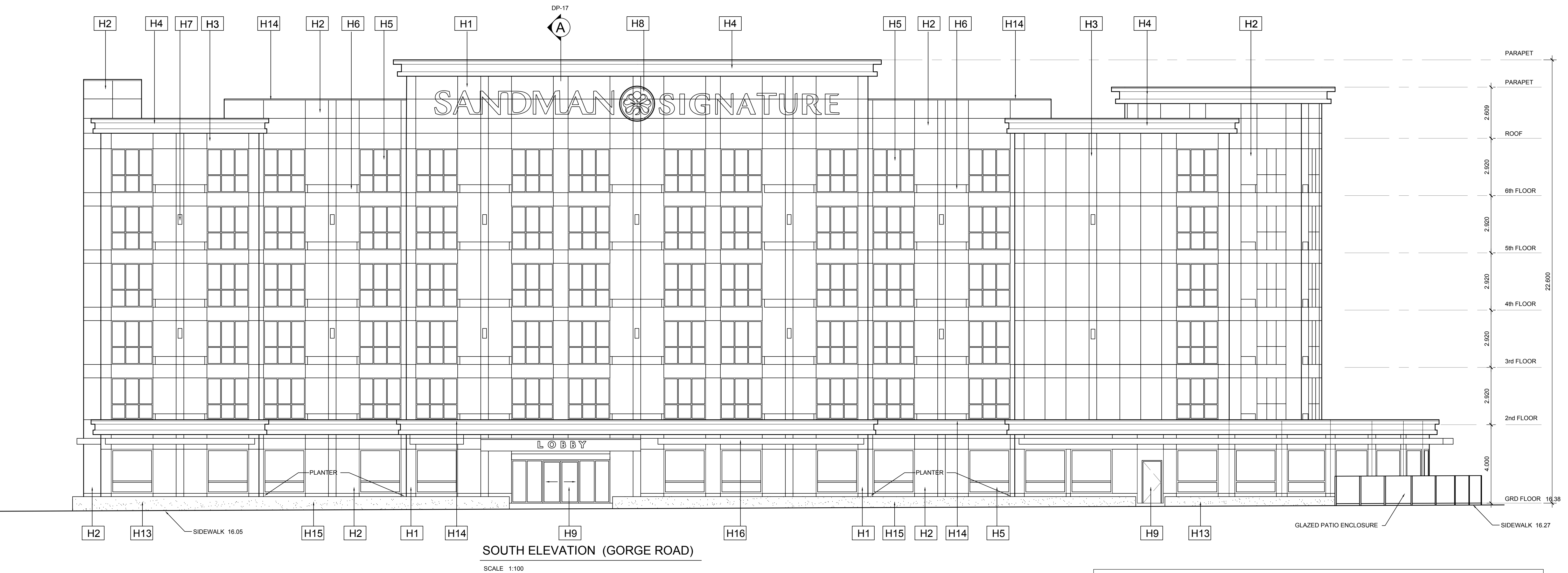
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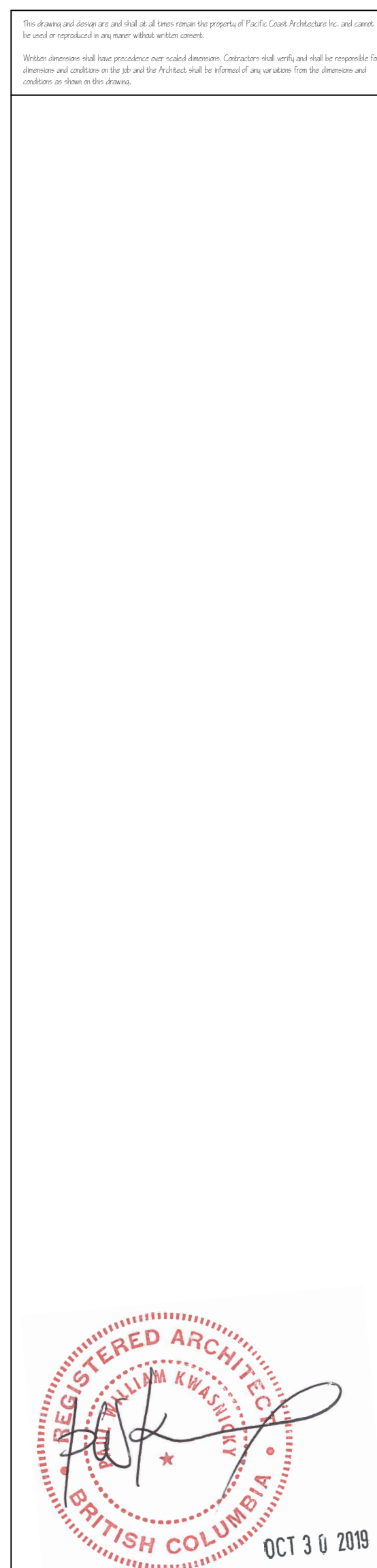
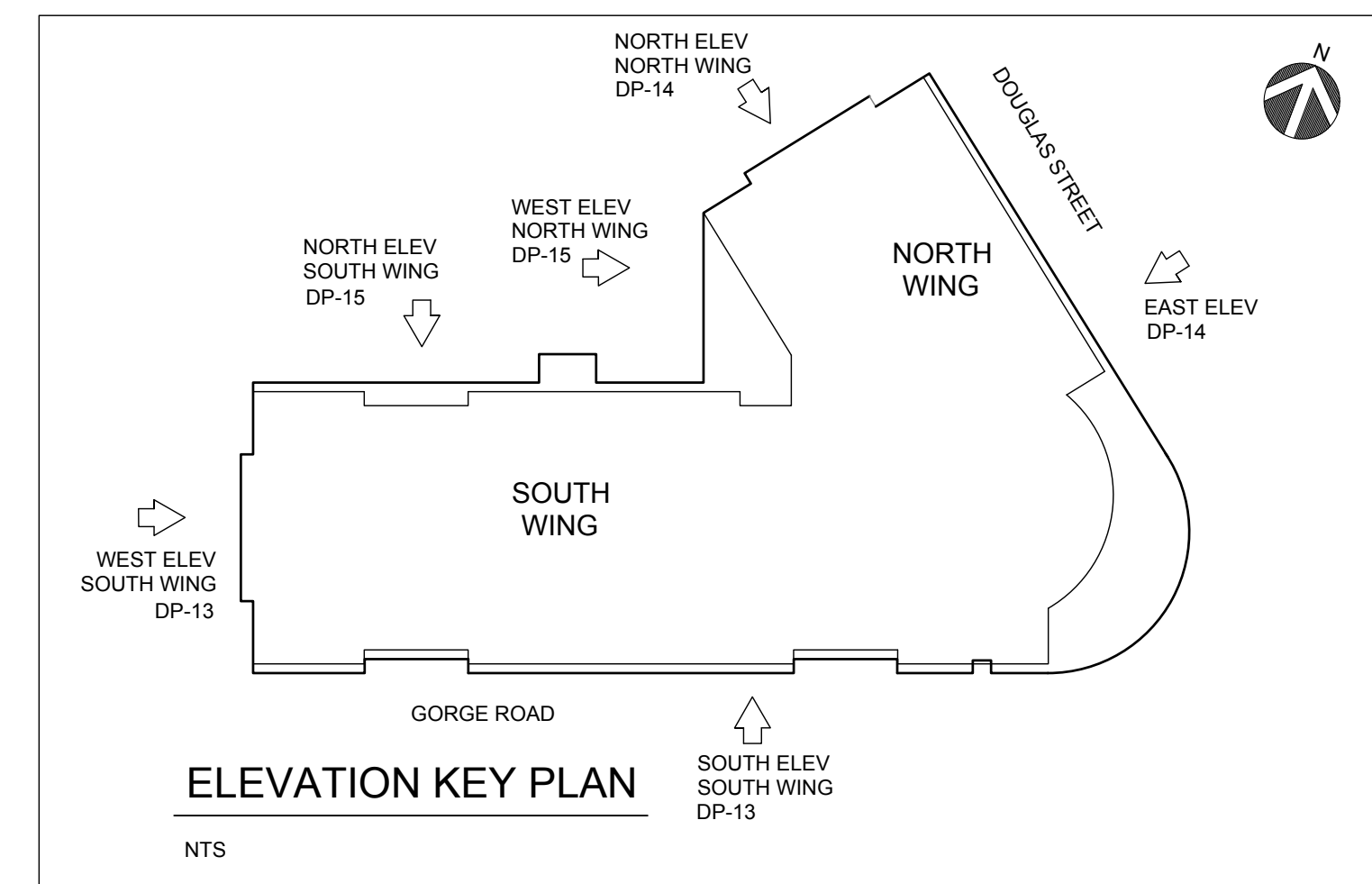
PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

ROOF PLAN	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-12



EXTERIOR FINISHES	
H1	PAINTED HARDPANELS C/W REVEALS 'PEARL GRAY'
H2	PAINTED HARDPANELS C/W REVEALS 'AGED PEWTER'
H3	PAINTED HARDPANELS C/W REVEALS 'RICH ESPRESSO'
H4	PAINTED HARDPANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20
H5	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME
H6	A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL
H7	DOWN LIGHT
H8	ILLUMINATED SIGNAGE
H9	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H11	LONGBOARD METAL WOOD SIDING COLOR 1406/01-716 'LIGHT CHERRY'
H12	CEDAR CLAD COLUMNS
H13	NATURAL CONCRETE FINISH
H14	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H15	RAISED PLANTER & BUILDING BASE NATURAL CONCRETE FINISH
H16	BLACK WINDOW AWNING
H17	HOLLOW STEEL DOOR PAINT TO MATCH WALL



No.	Revision/Issue	Date
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019

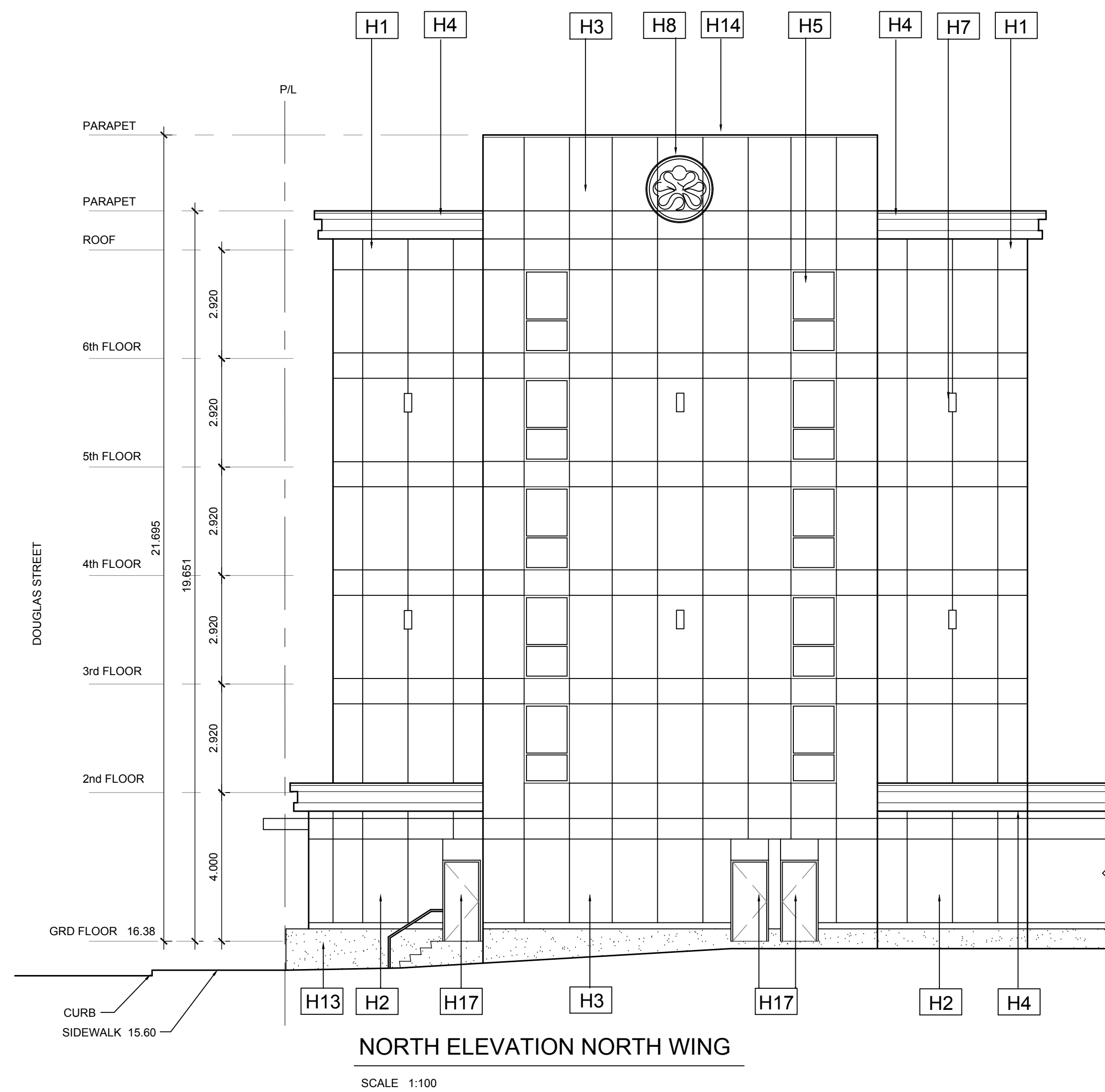
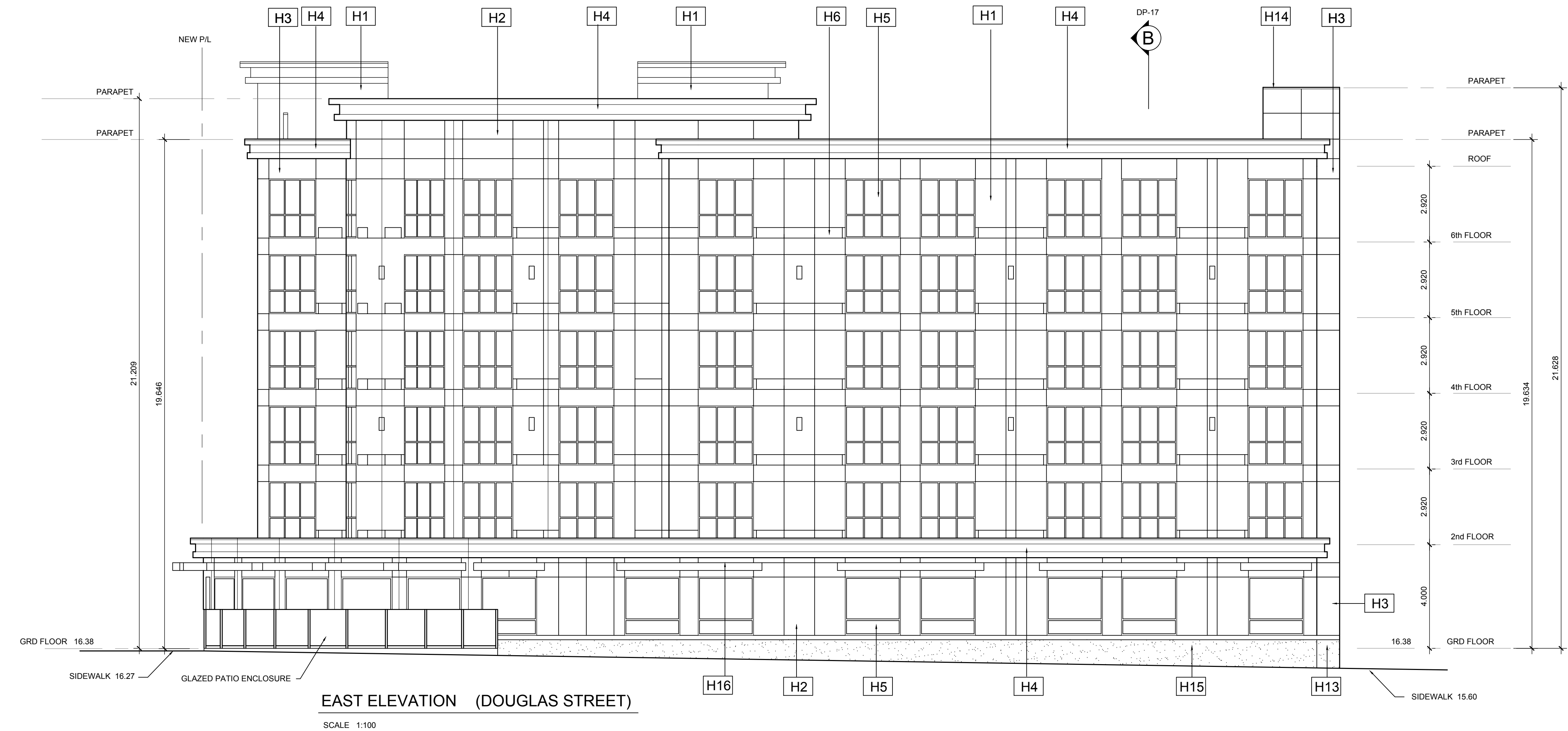
NORTHLAND PROPERTIES CORPORATION
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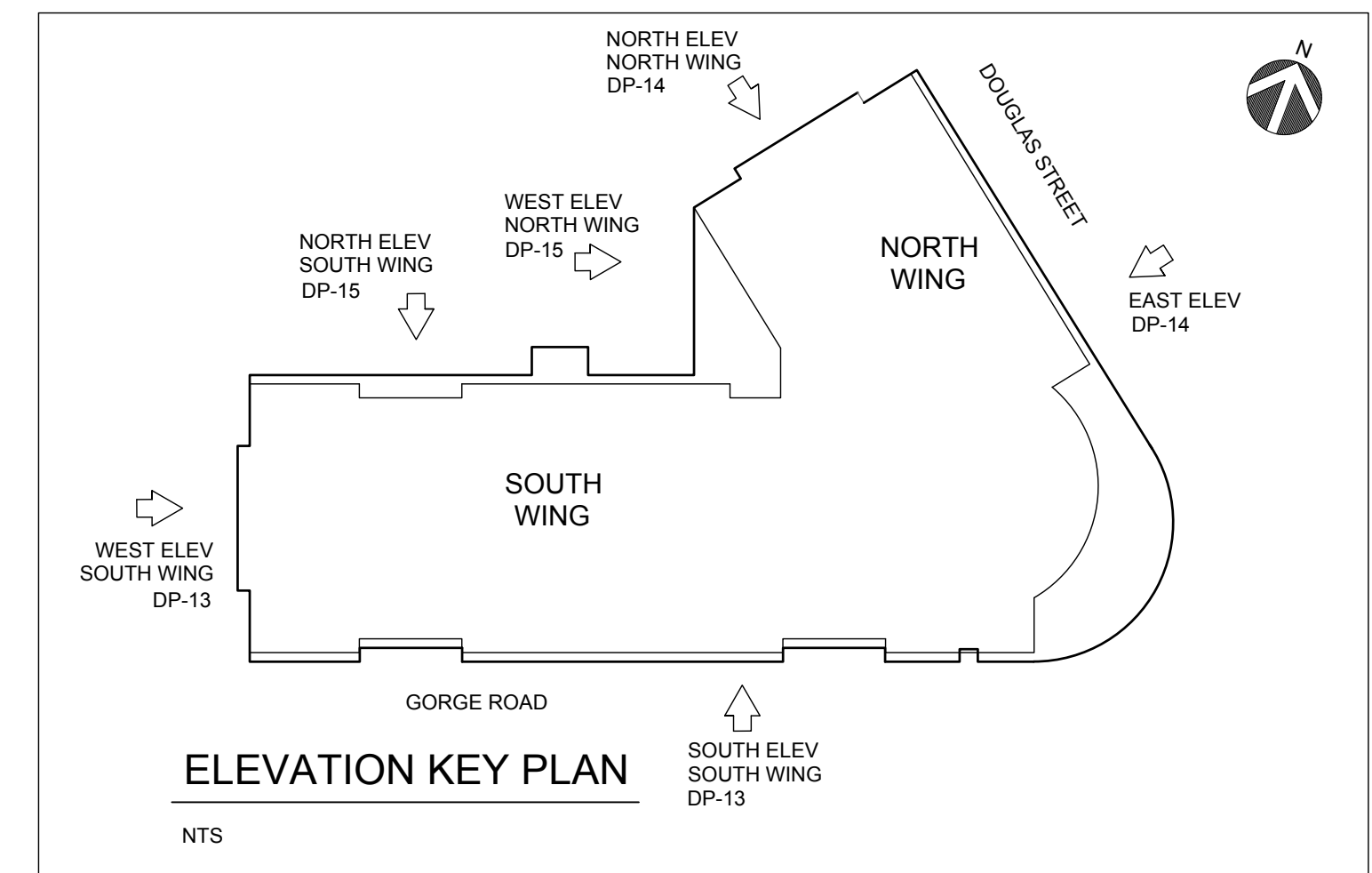
PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

SOUTH & WEST ELEVATIONS
Scale: 1:100
Date: 22mar2019
Drawn: TD
Checked: PK

DP-13



EXTERIOR FINISHES	
H1	PAINTED HARDIPANELS C/W REVEALS 'PEARL GRAY'
H2	PAINTED HARDIPANELS C/W REVEALS 'AGED PEWTER'
H3	PAINTED HARDIPANELS C/W REVEALS 'RICH ESPRESSO'
H4	PAINTED HARDIPANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20
H5	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME
H6	A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL
H7	DOWN LIGHT
H8	ILLUMINATED SIGNAGE
H9	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H11	LONGBOARD METAL WOOD SIDING COLOR 1406/01-716 'LIGHT CHERRY'
H12	CEDAR CLAD COLUMNS
H13	NATURAL CONCRETE FINISH
H14	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H15	RAISED PLANTER NATURAL CONCRETE FINISH
H16	BLACK WINDOW AWNING
H17	HOLLOW STEEL DOOR PAINT TO MATCH WALL



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No.	Revision/Issue	Date
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019

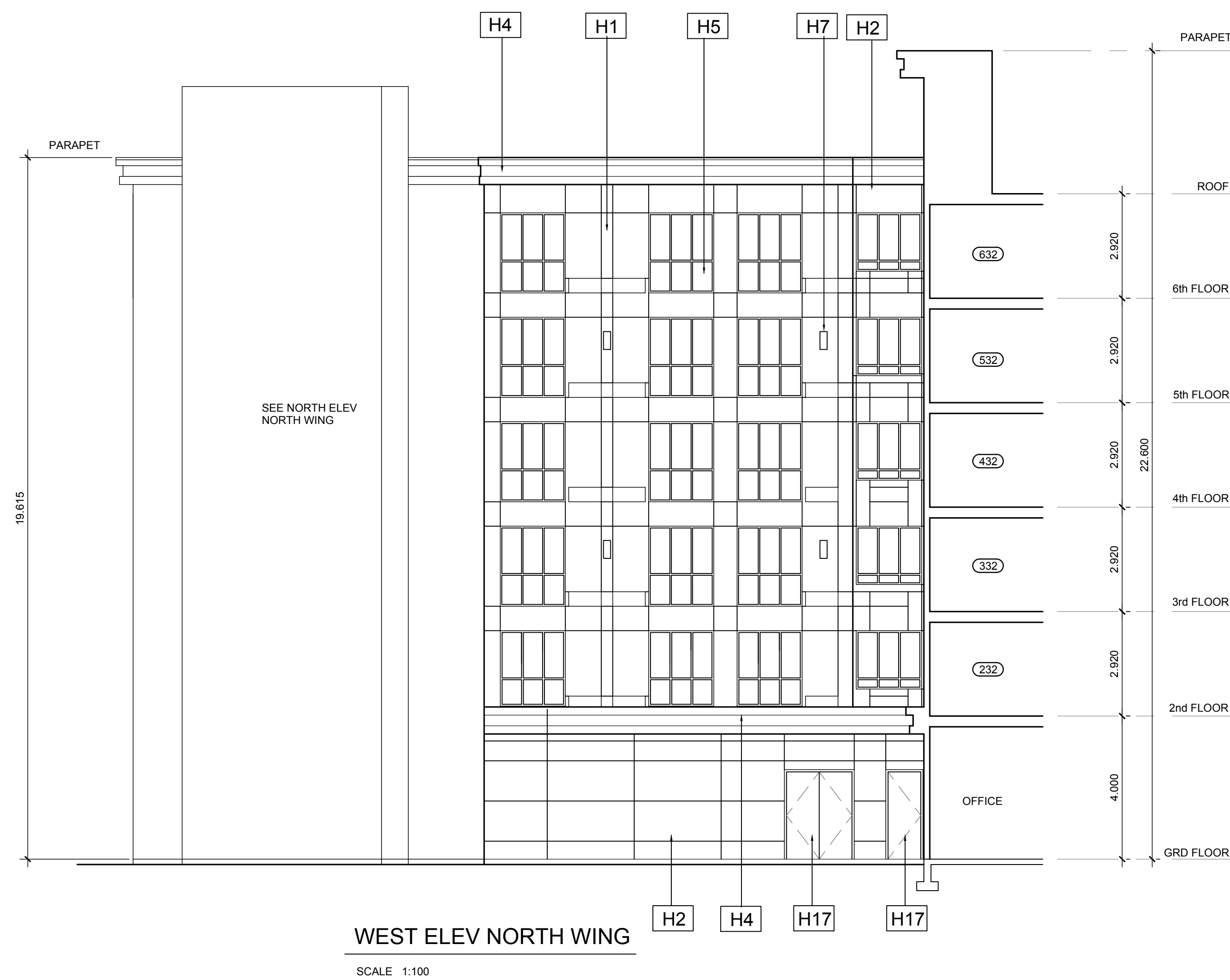
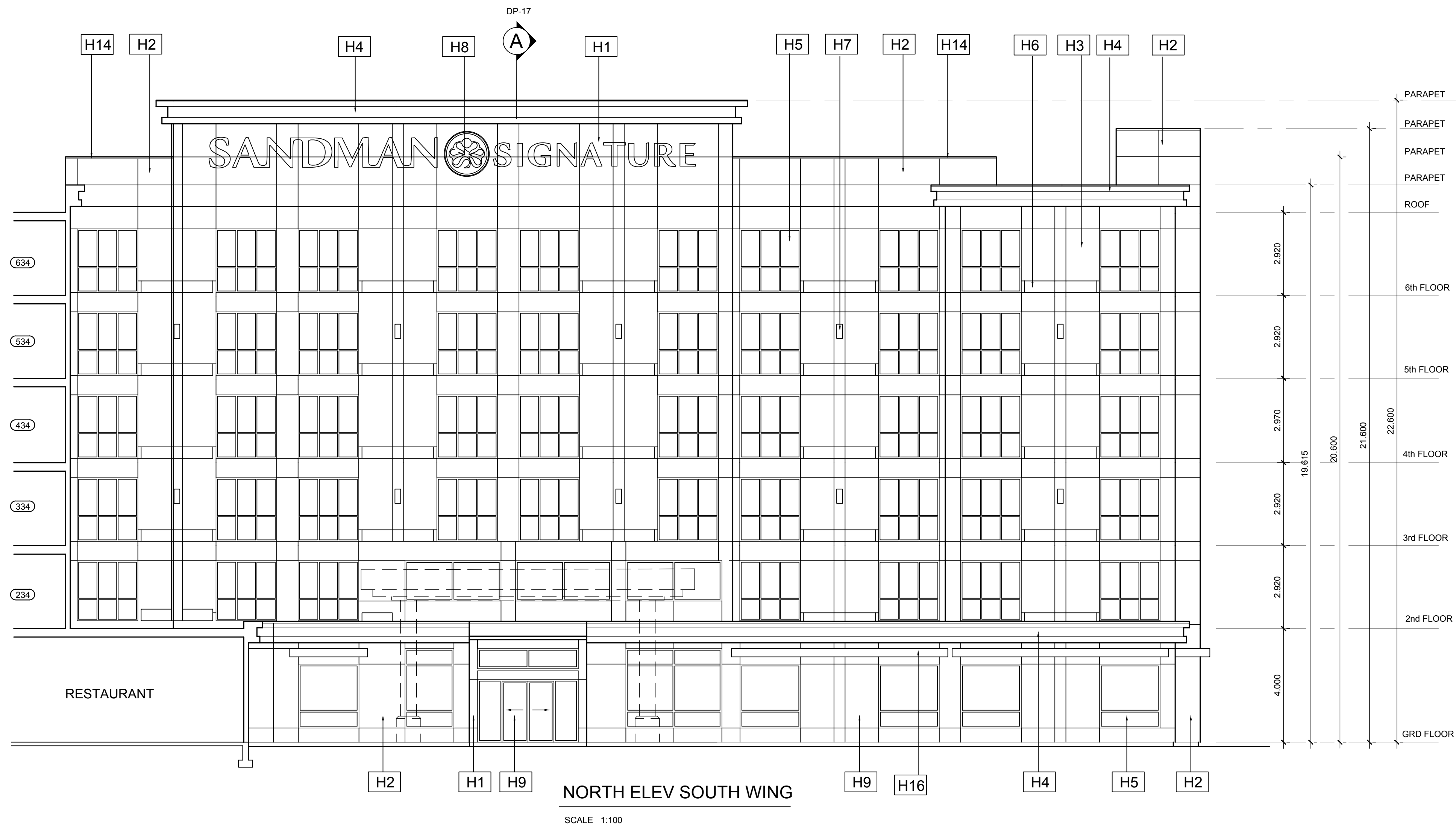
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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

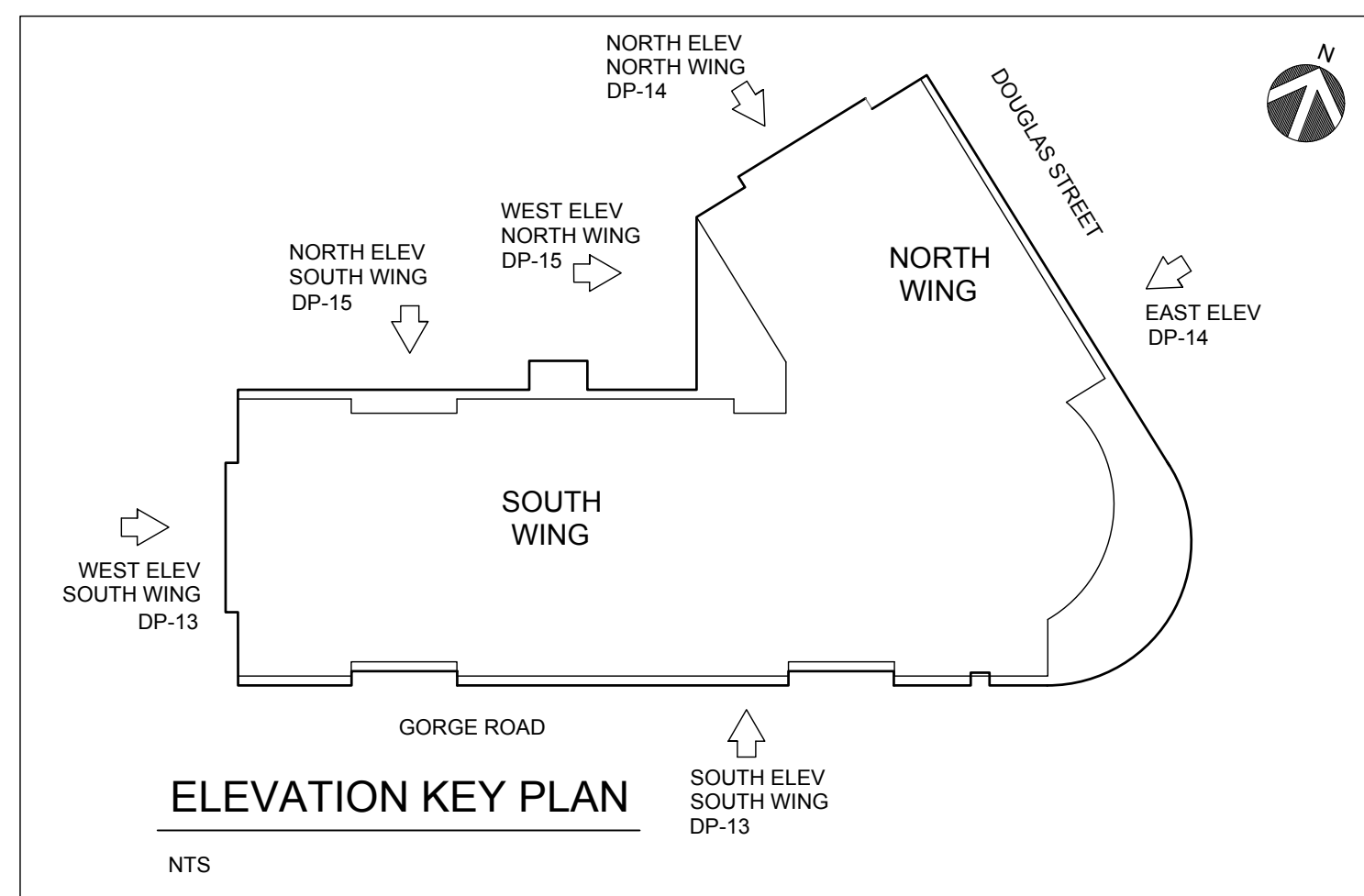
NORTH & EAST ELEVATIONS	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-14



EXTERIOR FINISHES

- | | | | |
|----|---|-----|--|
| H1 | PAINTED HARDIPANELS C/W REVEALS 'PEARL GRAY' | H9 | CLEAR GLAZED DOOR IN BLACK ALUM FRAME |
| H2 | PAINTED HARDIPANELS C/W REVEALS 'AGED PEWTER' | H11 | LONGBOARD METAL WOOD SIDING COLOR 1406/01-716 'LIGHT CHERRY' |
| H3 | PAINTED HARDIPANELS C/W REVEALS 'RICH ESPRESSO' | H12 | CEDAR CLAD COLUMNS |
| H4 | PAINTED HARDIPANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20 | H13 | NATURAL CONCRETE FINISH |
| H5 | CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME | H14 | METAL CAP FLASHING PAINTED COLOUR TO MATCH SURROUNDING WALL |
| H6 | A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL | H15 | RAISED PLANTER NATURAL CONCRETE FINISH |
| H7 | DOWN LIGHT | H16 | BLACK WINDOW AWNING |
| H8 | ILLUMINATED SIGNAGE | H17 | HOLLOW STEEL DOOR PAINT TO MATCH WALL |



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2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

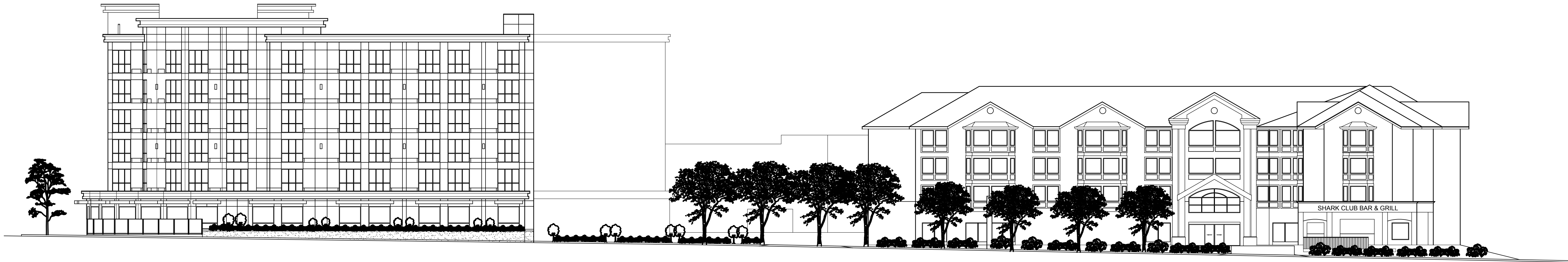

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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

NORTH ELEVATION SOUTH WING WEST ELEVATION NORTH WING	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-15



EAST ELEVATION (DOUGLAS STREET)

SCALE 1:200



SOUTH ELEVATION (GORGE ROAD)

SCALE 1:200

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All dimensions shall have precedence over scaled dimensions. Contractors shall verify, and shall be responsible for, dimensions and conditions of the site and the Project shall be released of any variations from the dimensions and conditions as shown on these drawings.



2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

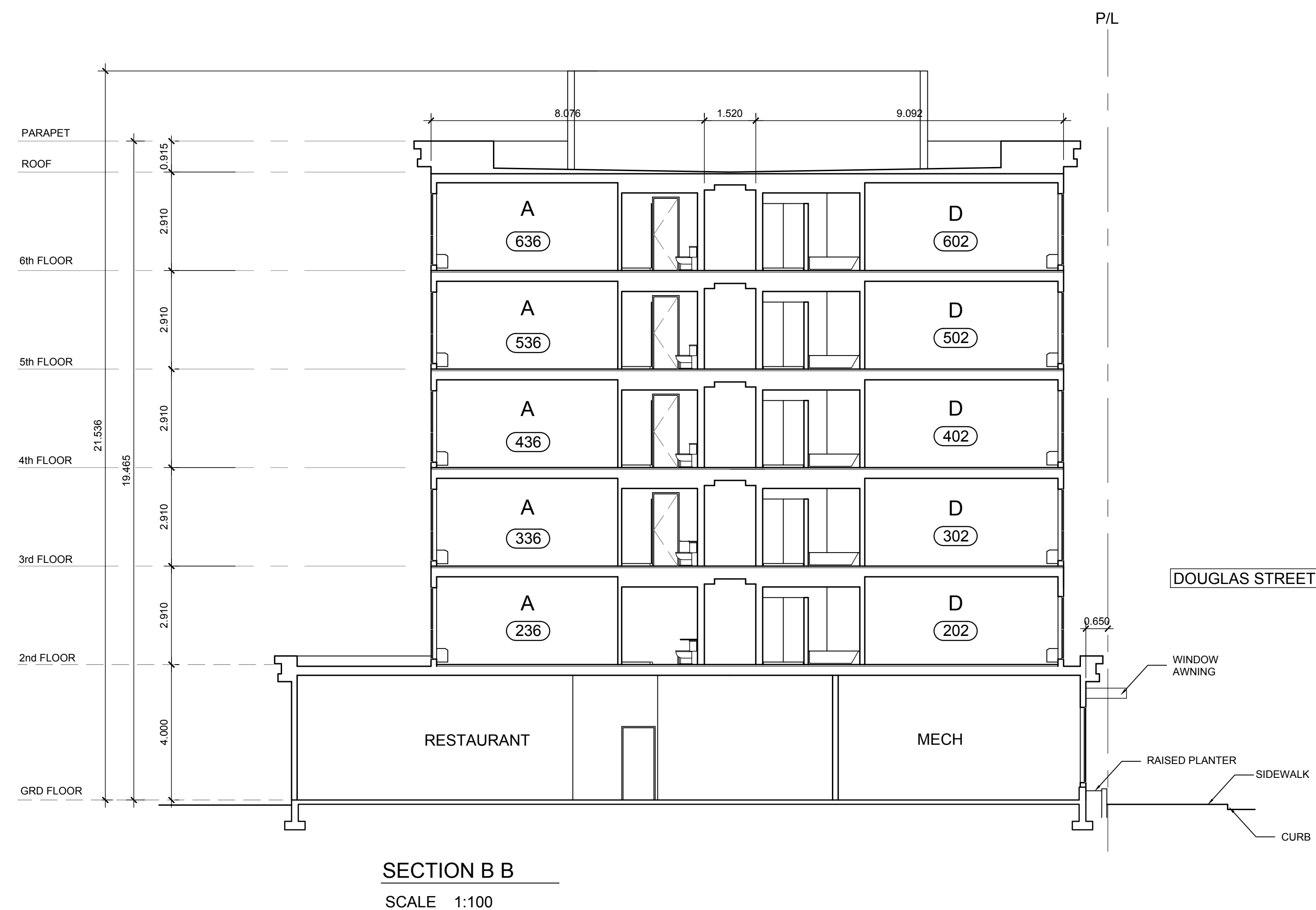
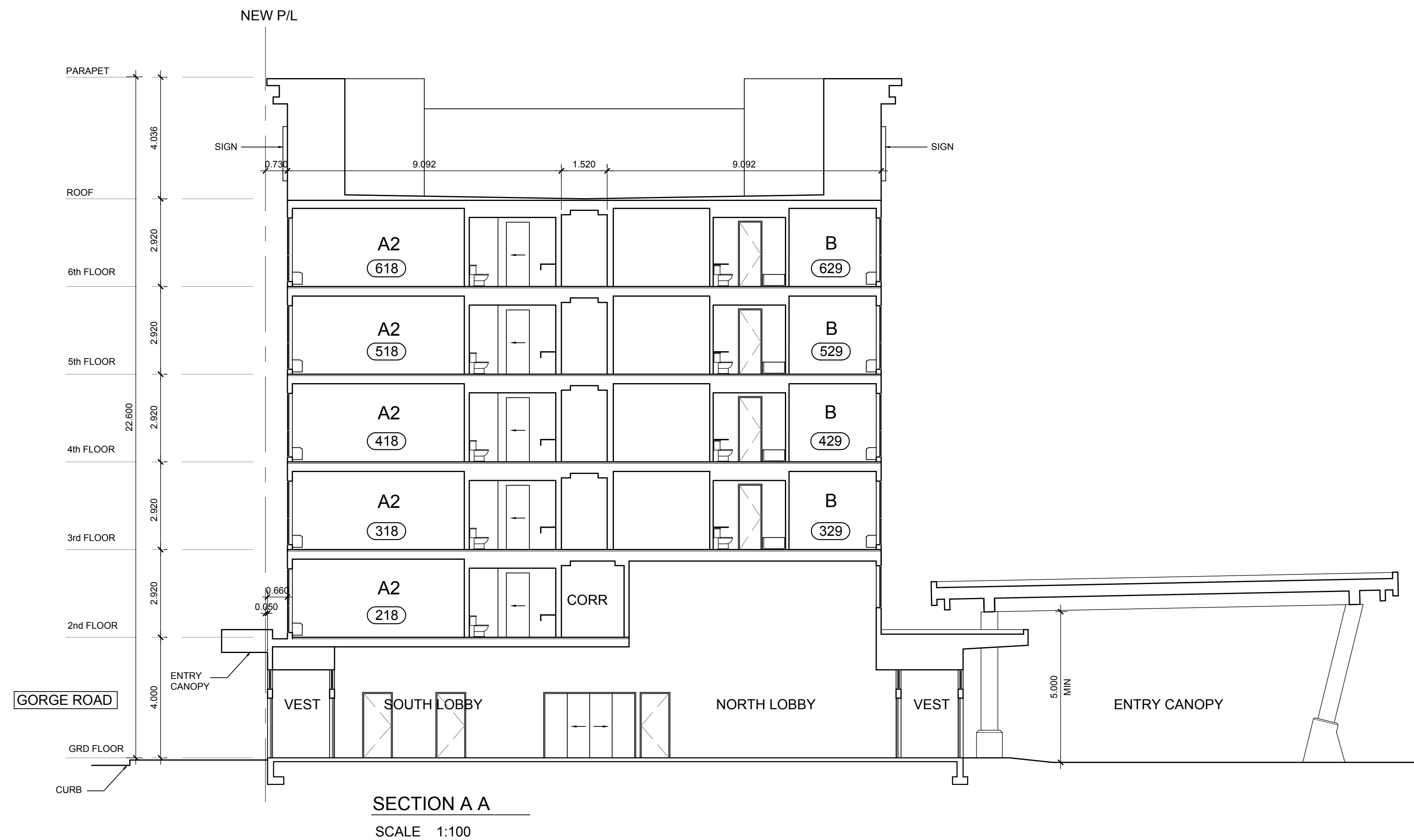

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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

DOUGLAS STREET & GORGE ROAD ELEVATIONS	
Scale:	1:200
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-16



Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and shall be responsible for dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing.



2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date



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PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

SECTION AA & BB

Scale:	1:100
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Date: 22mar2019

Drawn:	TD
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Checked:	PK
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DP-17



5 RIVER STONE
L-101 N.T.S.

4	PERENNIAL/
L-101	ORNAMENTAL GRASS PLANTING
	N.T.S.

3 SHRUB PLANTING DETAIL
L-102

WATER SOURCE	
TORO EVO CONTROLLER	C
TORO RAIN SENSOR	RS
TORO MASTER VALVE	MV
VALVE BOX & KIT	VB
75mm PVC SLEEVING (SDR26)	
25mm POLY PIPE FLEX LATERAL	
12mm DRIPLINE	
25mm MAINLINE POLYPIPE	
DRIP END FITTING	X

PROPOSED TREES

PROPOSED SHRUBS
AND GROUNDCOVERS

SODDED AREAS

RIVER STONE
(NOTE ALL PLANTING
AREAS TO BE MULCHED
WITH RIVER STONE)

QTY. TREES	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION
1	AUTUMN GLOW SERVICEBERRY (3 STEM)	AMALANCHIER CANADENSIS	45MM/WB
10	MAIDENHAIR TREE	GINKGO BILOBA	50 MM/WB
2	FIND MAPLE	ACER CAMPESTRE	50 MM/WB
1	STAR MAGNOLIA	MAGNOLIA STELLATA	45 MM/WB
2	PINK FLOWERING DOGWOOD	CORNUS FLORIDA RUBRA	45 MM/WB
4	GARY OAK	QUERCUS GARRYANA	50 MM/WB
4	EMPRESS TREE	PAULOWNIA TOMENTOSA	50 MM/WB
1	MADRONA TREE	ARJUTUS MENZIESII	45 MM/WB
SHRUBS (DECIDUOUS AND BROADLEAF EVERGREEN)			
4	OTTO LYKENS DWF. ENGLISH LAUREL	PRUNUS LAURDCERASUS "OTTO LYKENS"	80 CM. POTTED
25	FRAGRANT SWEET BUSH	SARCOCOCCA RUSCIFOLIA	60 CM. POTTED
30	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	60 CM. POTTED
9	GREEN VELVET BOXWOOD	BUXUS "GREEN VELVET"	60 CM. POTTED
8	HYDRANGEA ENDLESS SUMMER TWIST-N-SHOUT	HYDRANGEA MACROPHYLLA TWIST-N-SHOUT	60 CM. POTTED
PERENNIALS			
36	BROWN EYED SUSAN	RUIDECKIA FULGIDA "GOLDSTURM"	1 GAL. POT
27	CATMINT WALKERS LOW	NEPETA FASSINI WALKERS LOW	1 GAL. POT
ORNAMENTAL GRASSES			
67	BLUE FESCUE	FESTUCA OVINA GLAUCA "BORDER BLUE"	1 GAL. POT
34	FEATHER REED GRASS	KALAMAGROSTIS ACUTIFLORA "CARL FOERSTER"	1 GAL. POT
25	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL. POT
42	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES "HAEMEL"	1 GAL. POT
50	JAPANESE FOREST GRASS	HAKONECHLOA MACRA AUROLA	1 GAL. POT
47	DWARF LITTLE MISS MAIDEN GRASS	MISCANTHUS SINENSIS "LITTLE MISS" MAIDEN GRASS	1 GAL. POT
FERN			
14	WESTERN SWORD FERN	MATTEUCCIA STRUTHIOPTERIS	1 GAL. POT
GROUND COVER			
100	KINKIKINKICK	ARCTOSTAPHYLOS UVA-URSI	1 GAL. POT
CORMS AND BULBS			
8	AGAPANTHUS NORTHERN STAR	AGAPANTHUS NORTHERN STAR	BULB
8	CROCOSMIA	CROCOSMIA LUCIFER MONTRITITA	BULB
70	BLUE CAMAS	CAMASSIA	BULB
CLIMBING VINES FOR GREEN WALL PANELS			
57	BITTERSWEET	CELASTRUS SCANDENS	2 GAL. POTTED
57	WISTERIA	WISTERIA CHINENSIS	2 GAL. POTTED
57	EVERGREEN IVY	HEDRA HELIX	2 GAL. POTTED
57	CLIMBING HYDRANGEA	HYDRANGEA PETIOLARIS	2 GAL. POTTED
57	ARMANI CLEMATIS	ANAMOLA CLEMATIS ARMANII	2 GAL. POTTED

[illegible][illegible]

BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
JUDITH REEVE
127
LANDSCAPE ARCHITECTS

Oct 30/10

1	ISSUED FOR DPA	01 11 2019
No.	Revision/Issue	Date

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2852 DOUGLAS STREET
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Scale: 1:250

Date: 02 APR 19

Drawn	20

L-1