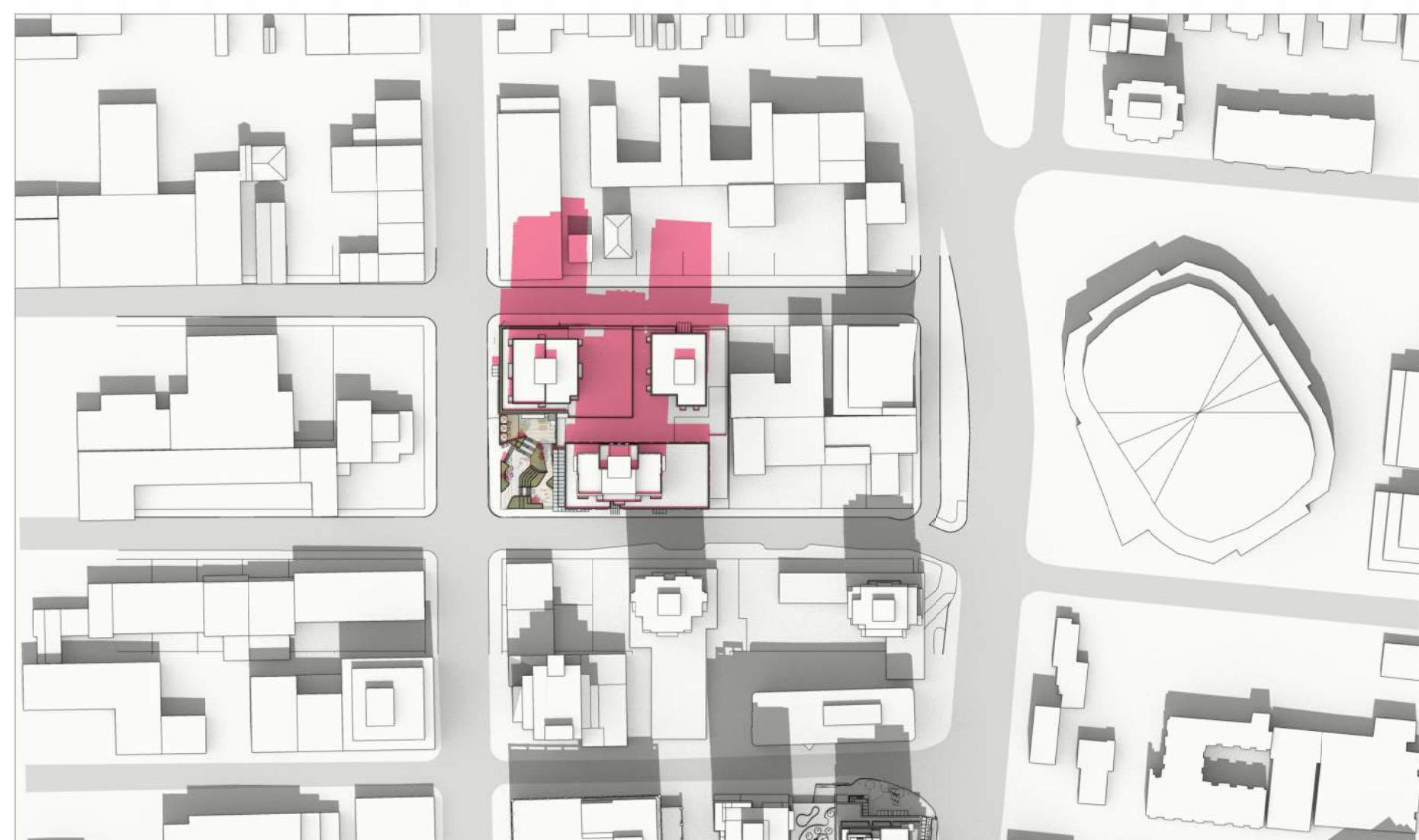


1 SPRING/FALL EQUINOX - March 20 /Sept 22
10AM



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



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



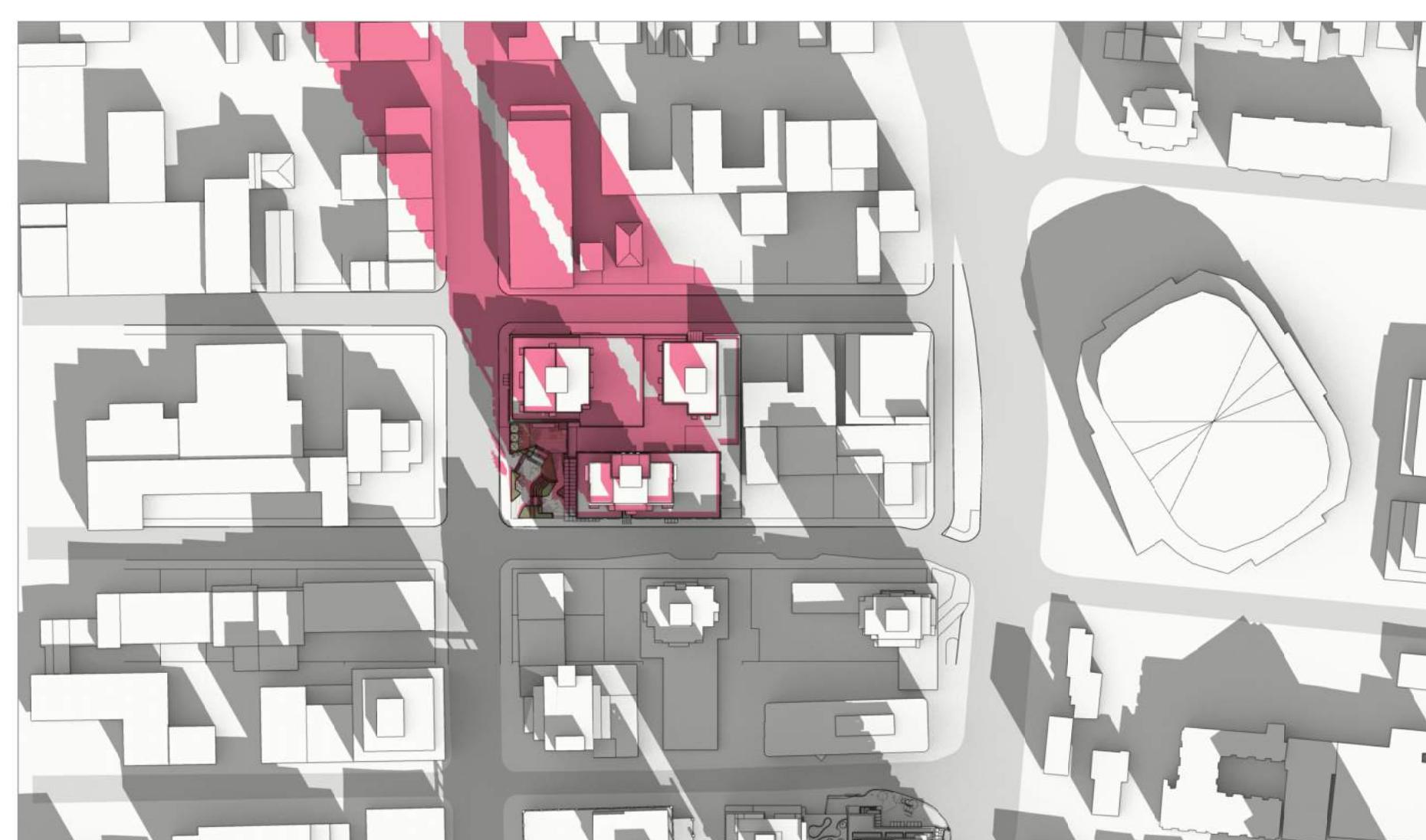
4 SUMMER SOLSTICE - June 21
10AM



5 SUMMER SOLSTICE - June 21
12PM



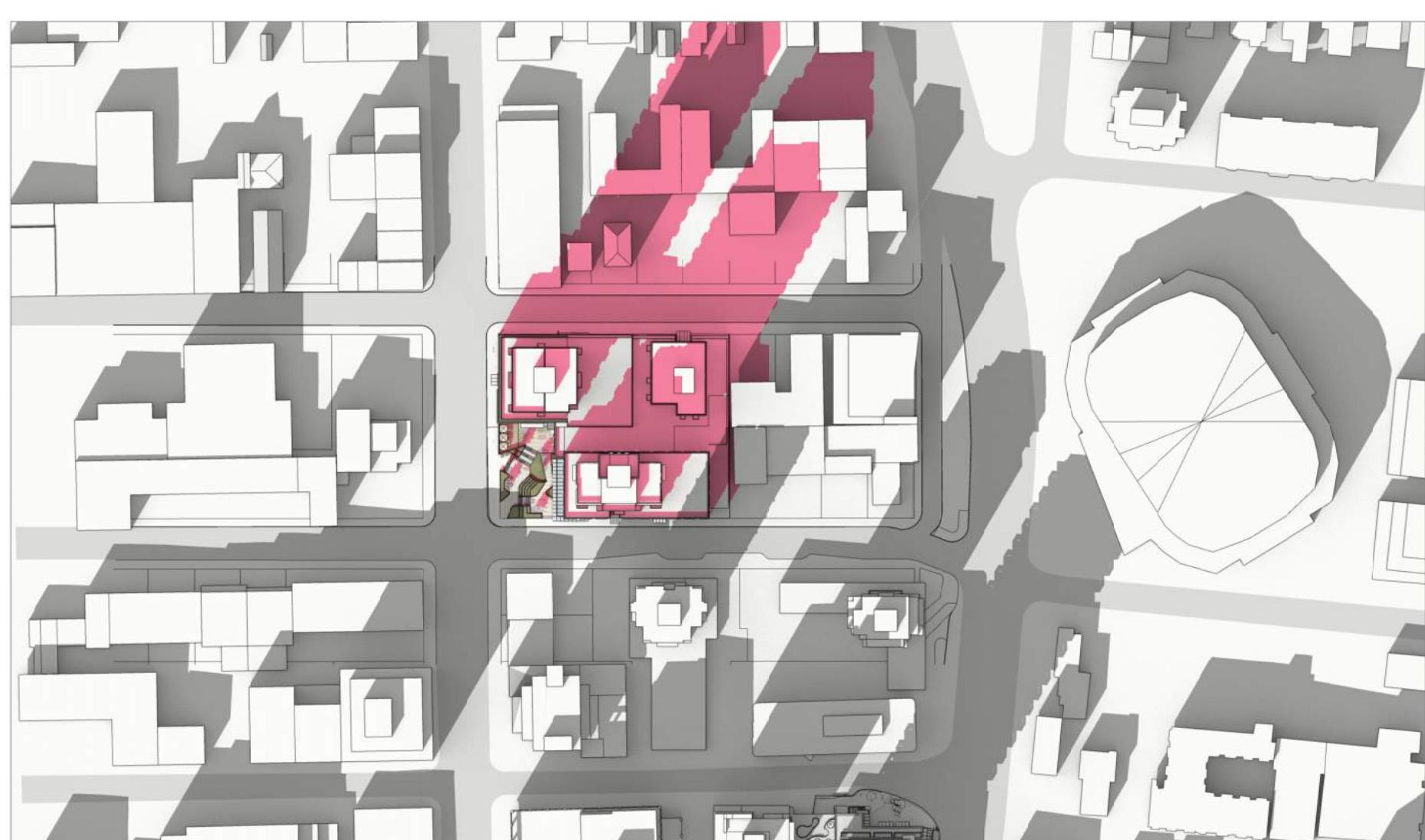
6 SUMMER SOLSTICE - June 21
2PM



4 WINTER SOLSTICE - Dec 21
10AM



5 WINTER SOLSTICE - Dec 21
12PM



6 WINTER SOLSTICE - Dec 21
2PM

12 MARCH 2025
ISSUED FOR DPV RESPONSE
09 AUGUST 2024
ISSUED FOR DPV RESPONSE
07 MAY 2024
ISSUED FOR DPV RESPONSE
20 DECEMBER 2023
ISSUED FOR DPV VARIANCE
09 DECEMBER 2022
ISSUED FOR DPV RESPONSE
13 JUNE 2022
ISSUED FOR DPV RESPONSE
30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

SHADOW / SUN
STUDY

Drawing

Scale

Project

221023

Sheet

A500



12 MARCH 2025
 ISSUED FOR DPV RESPONSE
 09 AUGUST 2024
 ISSUED FOR DPV RESPONSE
 07 MAY 2024
 ISSUED FOR DPV RESPONSE
 20 DECEMBER 2023
 ISSUED FOR DP VARIANCE
 09 DECEMBER 2022
 ISSUED FOR DP RESPONSE
 13 JUNE 2022
 ISSUED FOR DP RESPONSE
 30 MARCH 2022
 ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal
Douglas St

Victoria, BC

Project

3D VIEWS

1 CALEDONIA AVE & DOUGLAS ST - AERIAL VIEW
N.T.S.

Drawing
Scale
Project

N.T.S.
221023

Sheet A501A

12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2022	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

3D VIEWS

Drawing _____
Scale _____
Project _____
221023
Sheet **A501 B**



1 CALEDONIA AVE & DOUGLAS ST
N.T.S.



1 DISCOVERY ST & DOUGLAS ST
N.T.S.

12 MARCH 2025
ISSUED FOR DPV RESPONSE
09 AUGUST 2024
ISSUED FOR DPV RESPONSE
07 MAY 2024
ISSUED FOR DPV RESPONSE
20 DECEMBER 2023
ISSUED FOR DP VARIANCE
09 DECEMBER 2022
ISSUED FOR DP RESPONSE
13 JUNE 2022
ISSUED FOR DP RESPONSE
30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

3D VIEWS

Drawing _____
Scale _____
Project _____
221023
Sheet A501 C

1 PLAZA
N.T.S.2 PLAZA
N.T.S.3 PLAZA
N.T.S.

12 MARCH 2025
ISSUED FOR DPV RESPONSE
09 AUGUST 2024
ISSUED FOR DPV RESPONSE
07 MAY 2024
ISSUED FOR DPV RESPONSE
20 DECEMBER 2023
ISSUED FOR DPV VARIANCE
09 DECEMBER 2022
ISSUED FOR DP RESPONSE
13 JUNE 2022
ISSUED FOR DP RESPONSE
30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal
Douglas StVictoria, BC
Project

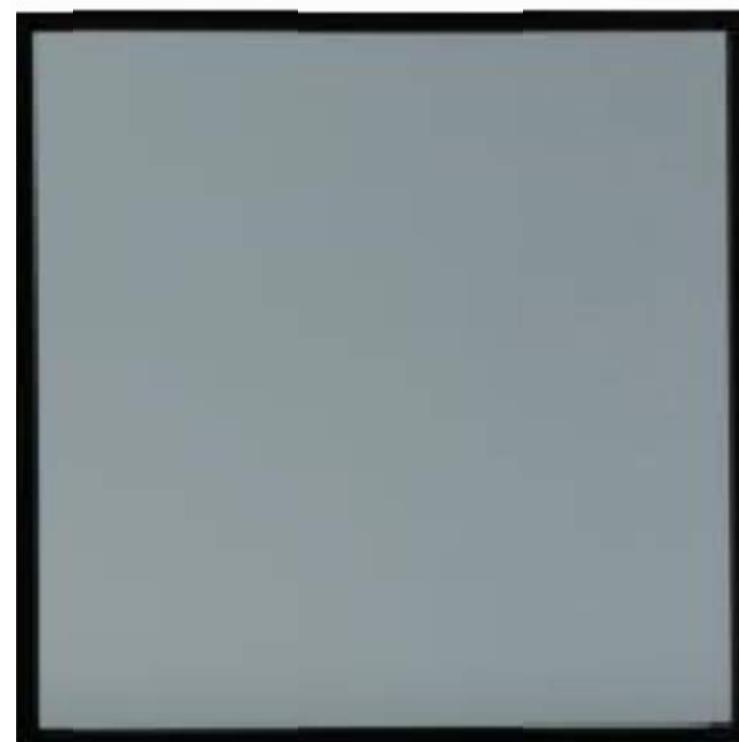
3D VIEWS

Drawing _____
Scale _____
Project _____
221023
Sheet A501 D

Building A



Black Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal

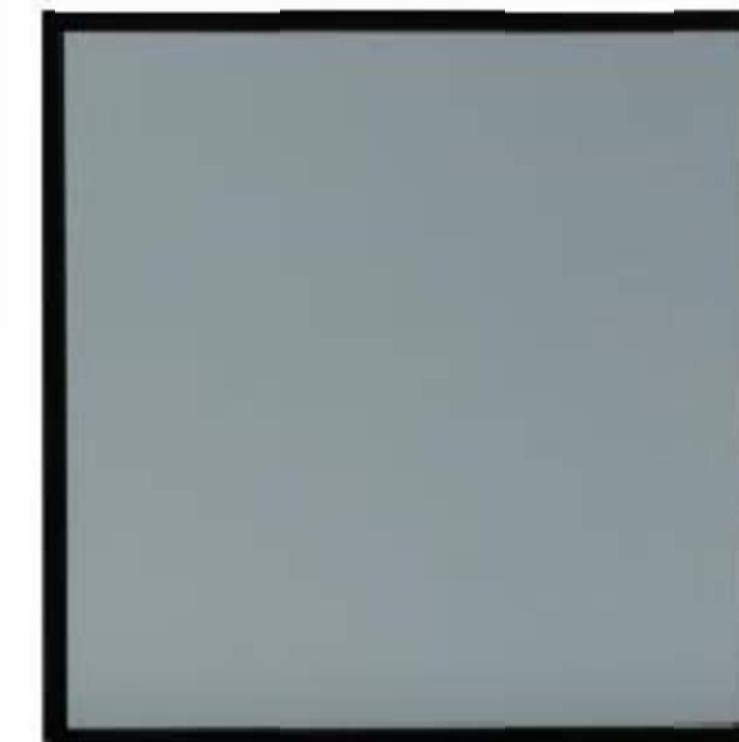


Metal Panel- Greyhound

Building C



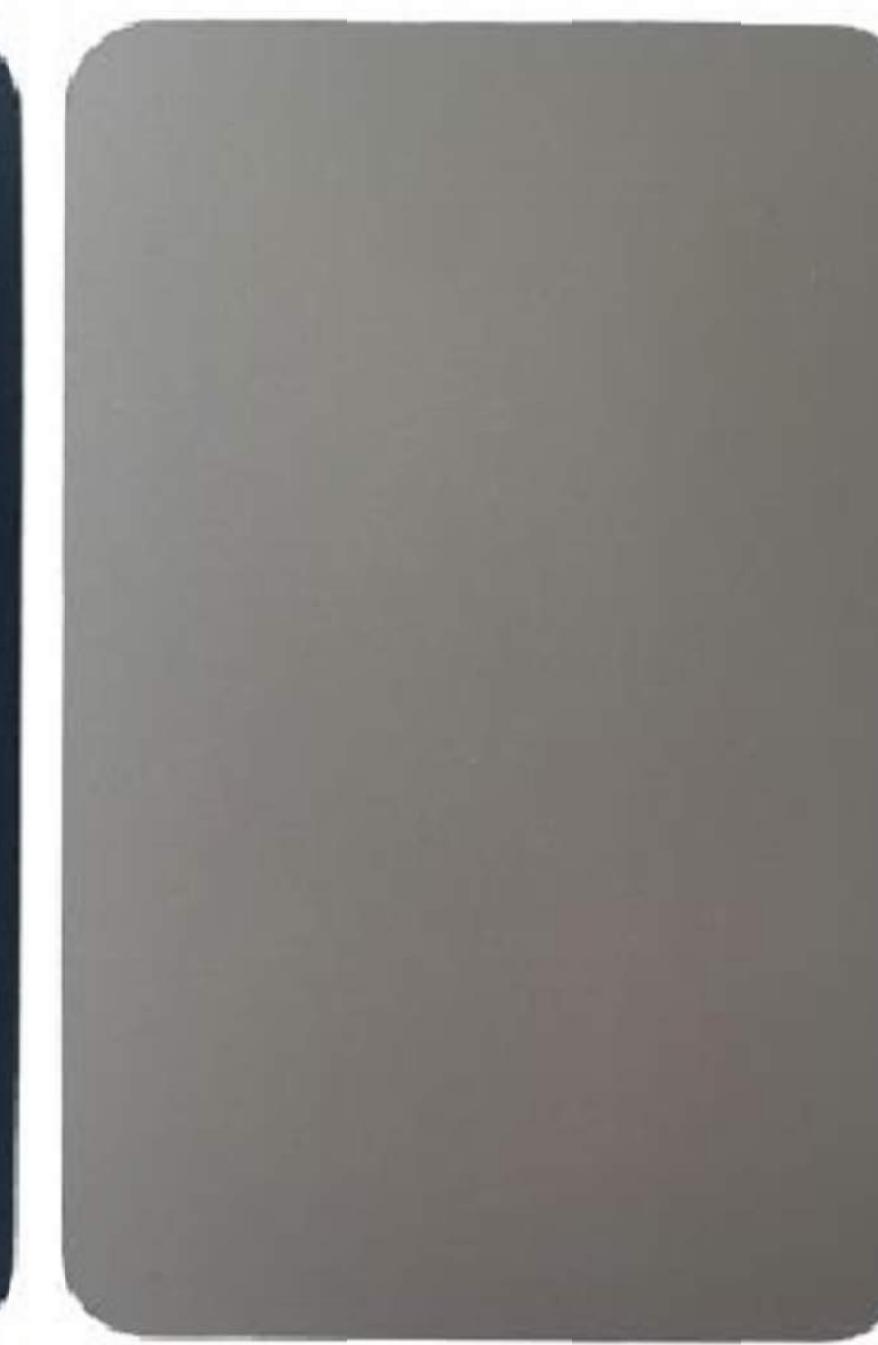
Charcoal Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal



Metal Panel- Champagne Metallic

12 MARCH 2025
ISSUED FOR DPV RESPONSE
09 AUGUST 2024
ISSUED FOR DPV RESPONSE
07 MAY 2024
ISSUED FOR DPV RESPONSE
20 DECEMBER 2023
ISSUED FOR DPV VARIANCE
09 DECEMBER 2022
ISSUED FOR DP RESPONSE
13 JUNE 2022
ISSUED FOR DP RESPONSE
30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Restaurant & Market Podium



Light Brick - Canyon Mist



Metal Panel-
Natural Chestnut

C:\Users\ssethi\Downloads\CastleGray-Mission-Large (1).jpg

LIGHT BRICK - CASTLE GRAY

Seal
Douglas St

Victoria, BC
Project

MATERIALS

Drawing
Scale
Project 221023
Sheet A502A

Building B Tower

White Mullions



Grey Glass (Residential)



Metal Panel- Bone White

12 MARCH 2025
ISSUED FOR DPV RESPONSE
09 AUGUST 2024
ISSUED FOR DPV RESPONSE
07 MAY 2024
ISSUED FOR DPV RESPONSE
20 DECEMBER 2023
ISSUED FOR DP VARIANCE
09 DECEMBER 2022
ISSUED FOR DP RESPONSE
13 JUNE 2022
ISSUED FOR DP RESPONSE
30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Building B Podium

Dark Brick- Coal Creek



Grey Glass (Residential)

Seal
Douglas StVictoria, BC
Project**MATERIALS**Drawing
Scale
Project 221023
Sheet A502B

DRAWING CONTENT

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



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-09	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-26	ISSUED FOR DPV PRIOR-TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR-TO COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION
14	2025-02-26	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE

PROJECT
DOUGLAS ST

ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE
COVER

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH	SCALE
	Scale
0	10
20 m	
DRAWN TT	REVIEWED GB
DRAWING	
DATE 2022-05-25	
FILE NAME 21061 PLAN.vwx	
PLOTTED 2025-03-27	

DP L0.00

VISIONS AND ISSUES	
DATE	DESCRIPTION
2022-03-25	ISSUED FOR DP
2022-06-13	ISSUED FOR DP RESPONSE
2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
2023-12-08	ISSUED FOR DP VARIANCE
2024-03-15	RE-ISSUED FOR DP VARIANCE
2024-04-26	ISSUED FOR DPV PRIOR-TO COTW RESPONSE
2024-08-09	ISSUED FOR DPV PRIOR-TO COTW RESPONSE
2024-09-27	ISSUED FOR 40% PROGRESS SET
2024-10-25	ISSUED FOR 50% PROGRESS SET
2024-12-20	ISSUED FOR 80% PROGRESS SET
2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
2025-02-21	ISSUED FOR BP COORDINATION
2025-02-28	RE-ISSUED FOR FULL BP
2025-03-27	RE-ISSUED FOR DP VARIANCE

PROJECT **DOUGLAS ST**

ADDRESS
**1961 DOUGLAS STREET
AND 710 CALEDONIA AVE VICTORIA BC**

DRAWING TITLE

PREFCFDENT IMAGES

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.



NORTH

SCALE

Scale

PROJECT NO.			
DATE	2022-05-25		
FILE NAME	21061 PLAN.vwx		
PLOTTED	2025-03-27		
DRAWN	TT	REVIEWED	GB
DRAWING			

DP L0.01

REVISIONS AND ISSUES			
NO.	DATE	DESCRIPTION	
1	2022-03-25	ISSUED FOR DP	
2	2022-06-13	ISSUED FOR DP RESPONSE	
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS	
5	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS	
5	2023-12-07	ISSUED FOR DP VARIANCE	
6	2024-03-15	RE-ISSUED FOR DP VARIANCE	
7	2024-04-26	ISSUED FOR DPV PRIOR TO COTW RESPONSE	
8	2024-08-09	ISSUED FOR DPV PRIOR TO COTW RESPONSE	
9	2024-09-27	ISSUED FOR 40% PROGRESS SET	
10	2024-10-25	ISSUED FOR 50% PROGRESS SET	
11	2024-12-20	ISSUED FOR 80% PROGRESS SET	
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT	
13	2025-02-21	ISSUED FOR BP COORDINATION	
14	2025-02-28	RE-ISSUED FOR FULL BP	
15	2025-03-27	RE-ISSUED FOR DP VARIANCE	

HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
H1	C.I.P Concrete Planter N/A Colour: N/A / Finish: Light Sand Blasting
H2	C.I.P Concrete Stairs with Handrails N/A Colour: N/A / Finish: Light Sand Blasting / Handrails: Stainless steel
H3	Boulder Wall along water feature N/A Colour: N/A / Finish: N/A
H4	C.I.P Concrete Seat Wall with Timber Seat Top N/A Bench Top Material: IPE / Colour: No stain, UV Coating/ Finish: S4S
H5	Custom Terraced Seating Platform N/A Platform Material: IPE / Colour: No stain, UV Coating/ Finish: S4S
H6	Custom Seating Platform N/A Platform Material: IPE / Colour: No stain, UV Coating/ Finish: S4S
H7	C.I.P Concrete Seat Wall N/A Colour: N/A / Finish: Light Sand Blasting

GRADING GENERAL NOTES

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

LANDSCAPE CONSTRUCTION NOTES

CONTRACT DOCUMENTS:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE LANDSCAPE CREW ON SITE ALWAYS HAS AND IS WORKING WITH THE LATEST CONTRACT DOCUMENTS (I.E. DRAWINGS, REVISIONS, SITE INSTRUCTIONS, ETC.)

COMPLIANCE:

PWL SHALL NOT ACCEPT RESPONSIBILITY OR LIABILITY AS IT RELATES TO THE LANDSCAPE CONSTRUCTION DUE TO DISREGARDS, ALTERATION OR FAILURE TO COMPLY WITH THE DESIGN, DRAWINGS, SPECIFICATIONS OR RECOMMENDATIONS OF THIS PROJECT DURING THE CONSTRUCTION STAGE.

CONSTRUCTION STAGE FIELD REVIEW:

- FIELD REVIEW BY PWL SHOULD NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM THE PROJECT REQUIREMENTS.
- FIELD REVIEW REPORT BY PWL IS THE STATEMENT OF THE FIELD REVIEWER THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, INFORMATION AND BELIEF, THE INSTALLATION IS IN ACCORDANCE WITH THE GENERAL INTENT OF THE DESIGN AND IN GENERAL COMPLIANCE WITH THE PLAN AND SPECIFICATION ON THIS PROJECT. FIELD REVIEW SERVICES DO NOT ASSUME RESPONSIBILITY FOR THE WORK OF CONTRACTORS.

PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P1	C.I.P Concrete Paving (Pedestrian Rated) N/A Colour: Natural, Finish: Medium Broom. Pattern: Sawcut Joints.
P2	C.I.P Concrete Paving (Vehicular Rated, Refer to Civil) N/A Colour: Natural, Finish: Medium Broom. Pattern: Sawcut Joints.
P3	Coloured C.I.P Concrete Paving N/A Integral Charcoal, Finish: Medium Broom. Pattern: Sawcut Joints. No troweled frame or joints.
P4	Concrete Unit Paver Type 1 Colour: Charcoal Grey / Finish: Unsealed / Pattern: Herringbone
P5	Concrete Unit Paver Type 2 Broadway 65mm Colour: 75%Natural, 25%Ash/ Finish: Unsealed / Pattern: Running bond
P6	Concrete Unit Paver Type 3 Broadway 65mm Colour: Natural / Finish: Unsealed / Pattern: Running bond
P7	Hydropressed Slab on Pedestals Texada Hydropressed Slabs Colour: Natural
P8	Porcelain Paver on Pedestals Glocal Colour: Type GC04
P9	Artificial Turf at Dog Play SYNPro PET Colour: Field Green + Olive + Apple
P10	Maintenance Strip N/A N/A
P11	P.I.P. Rubber Safety Surface LANDSAFE® pour in place rubber surfacing Colour: TBD
P12	Composite Decking 2" Square Edge Board Trex Transcend Colour: Havana Gold

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING, LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIALS AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

SITE FURNISHING MATERIALS LEGEND			
KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Outdoor Bistro Table Chipman Table Colour: Titanium Metallic / Finish: Powdercoated Metal	F22	Backless Bench MultipliCITY Bench Colour: Titanium Metallic / Finish: Powdercoated Metal Timber:Ipe
F2	Outdoor Bistro Chair Chipman Chair Colour: Titanium Metallic / Finish: Powdercoated Metal	F23	Potting Table and Storage Custom Timber Colour: Tight knot Red Cedar, Finish: Skikkens Ceto 1 Translucent Wood Finish - 078 Natural/ Metal Colour: Powdercoated RAL 7015 Slate Grey
F3	Lounge Chair Cochran Chaise Lounge Colour: Titanium Metallic / Finish: Powdercoated Metal Fabric: MeldStoneTM Colour: Natural Ecru	F24	Fire Table Fire Table Colour: Cinder
F4	Bike Rack Edgetyre, STE110 Colour: Grey Aluminium / Finish: Powdercoated Metal	F25	Fire Bowl Hemi Firebowl Colour: Cinder
F5	E Scooter Rack Trot, STR410 Colour: Grey Aluminium / Finish: Powdercoated Metal	F26	Fire Hydrant for Dog play area Item# FAM-QL5468 Colour: Red
F6	Pebble Seat Cast Stone Colour:Light Grey, Finish:Molded fiber-reinforced light weight concrete with integral colour pigment	F27	Dog Play Log Refer to Details N/A
F7	Metal Grate Title Wave Powder Coated: Stone	F28	Metal Planter Custom Colour: Slate Finish: Durable, UV rated powder coate
F8	Glass Guardrail Custom N/A	F29	Kids Play Equipment Springer Springer Robinia Wood
F9	Post for Catenary Light Kila Metal:Powder Coated Wood:Accoya	F30	Kids Play Equipment Block Climber BLOQX 2
F10	Metal Gate at Dog Park Custom Colour: RAL- 9007 Gray aluminium/Finish: Pre-finished Aluminum, Powder Coated Black	F31	Backed Bench MBE-2300-00017 Colour: Titanium Metallic / Finish: Powdercoated Metal Timber:Ipe
F11	Metal Fence at Dog Park Custom Colour: RAL- 9007 Gray aluminium/Finish: Pre-finished Aluminum, Powder Coated Black	F32	Cluster Seating MTB-1100-00014 Colour: Titanium Metallic / Finish: Powdercoated Metal Timber:Ipe
F12	Privacy Fence Between Building A and B/C 4' Omega Architectural Fence Panel Colour: Black/ Finish: Pre-galvanized and Polyester powder coated	F33	Bird House Cedar Post with Bird House Natural Cedar with Clear Coat, Bird House Colour: RAL 1015
F13	Metal Gate Between Building A and B/C 6' Omega Architectural Single Swing Gate Colour: Black/ Finish: Pre-galvanized and Polyester powder coated	F34	Outdoor Sofa Lounge N/A
F14	Metal Gate Custom Colour: RAL: 9007 Gray aluminium/Finish: Pre-finished Aluminum, Powder Coated Black	F35	Weatherproof Trellis at Building A Metal and Timber Trellis with Glass Top Wood components to be Cedar. Sanded with natural stain. All metal components to be galvanized. Frame structure to be painted RAL: 9007 Gray aluminium. Tampered Glass Top, thickness and attachment details per Trade's own engineer.
F15	Adirondack Chair Americana Colour: Apple Red/ Finish: High-Density Polyethylene	F36	Weatherproof Trellis at Public Amenity Metal and Timber Trellis with Glass Top Wood components to be Cedar. Sanded with natural stain. All metal components to be galvanized. Frame structure to be painted RAL: 9007 Gray aluminium. Tampered Glass Top, thickness and attachment details per Trade's own engineer.
F16	Bar Top Jessie Rail Top Basic Unit Colour: Titanium Metallic / Finish: Powdercoated Metal	F37	Offsite Recycling Bin Type A Litter Bin with Recycling Component, Modern Metal Bin Glossy Black (RAL 9017) Baked on Powder Coat
F17	Bar Stool Morrison Stool Colour: Titanium Metallic/ Ipe	F38	Offsite Tree Grate Square Tree Grate, Contemporary Metal
F18	Compost Bin Compost Bin: Free Garden Earth Colour: Black	F39	Offsite Tree Guard Metal Tree Guard Glossy Black (RAL 9017) Baked on Powder Coat
F19	Urban Agriculture Boxes Throughs Powder Coated Aluminum, Slate colour	F40	Offsite Bike Rack Standard Bike Rack Glossy Black (RAL 9017) Baked on Powder Coat
F20	BBQ Counter Meadow 36 Top Mounted Sink	F41	Offsite Bench Wood Chair with Backrest, Heritage Chair Glossy Black (RAL9017) Baked-on Powder Coat Frame, Varnished Slats
F21	Harvest Table MultipliCITY Table Colour: Titanium Metallic / Finish: Powdercoated Metal Timber:Ipe		

PROJECT

DOUGLAS ST

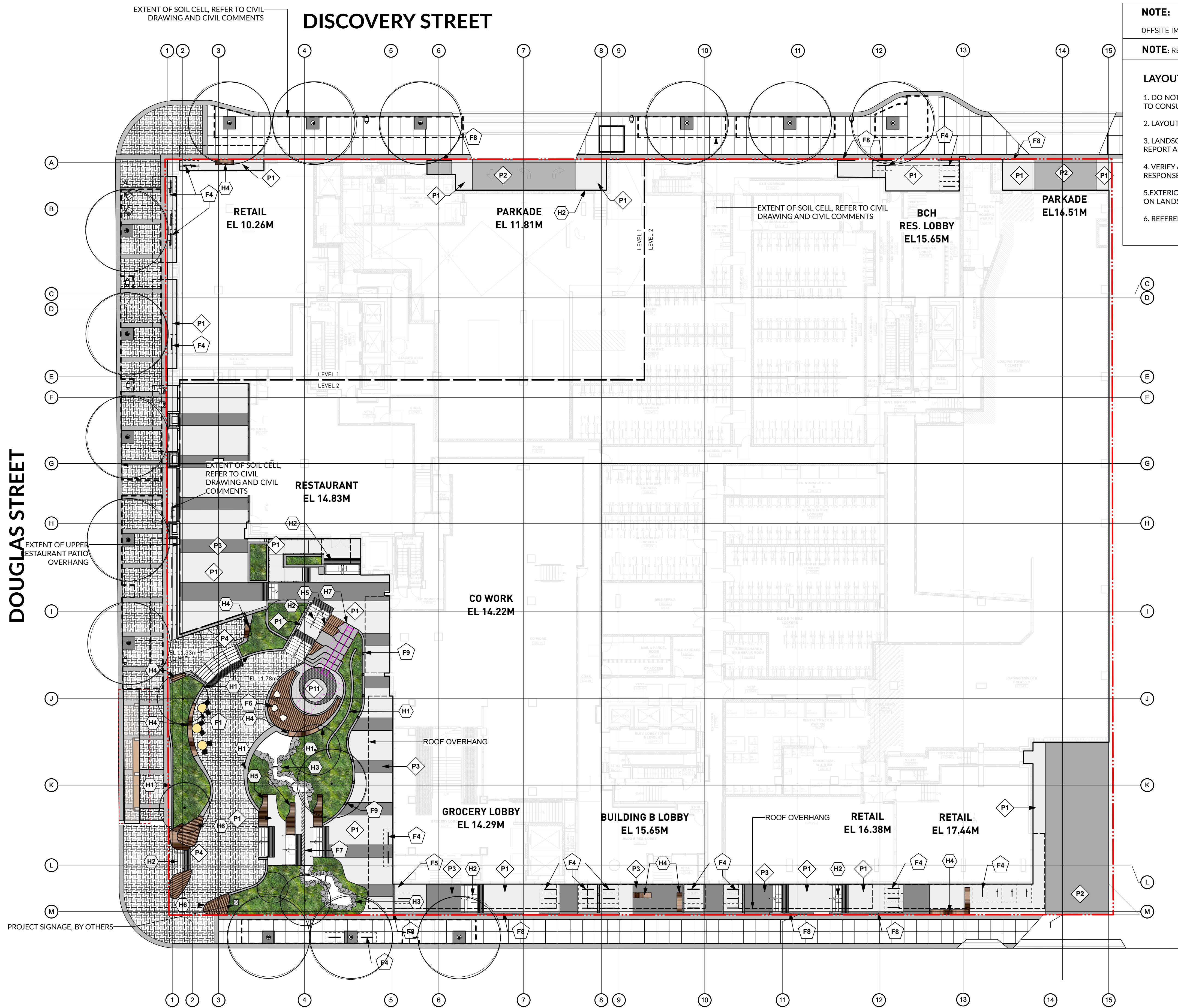
ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

NOTES AND LEGENDS

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

SCALE	NO/NORTH	DATE	FILE NAME	PLOTTED	DRAWN	REVIEWED	GB
N/A		2022-05-25	21061 PLAN.vwx	2025-03-27	TT		

DP L0.03



DOUGLAS STREET

EXTENT OF SOIL CELL, REFER TO CIVIL DRAWING AND CIVIL COMMENTS

DISCOVERY STREET

NOTE: SOIL CELLS WILL INCORPORATE STORMWATER TREATMENT FOR ROAD RUNOFF

CALEDONIA AVENUE

NOTE:

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

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

LAYOUT AND MATERIALS GENERAL NOTES

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

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

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

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

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

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

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-09	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-26	ISSUED FOR DPV PRIOR TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR TO COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE

PROJECT
DOUGLAS ST

ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
PLAZA/GROUND LEVEL

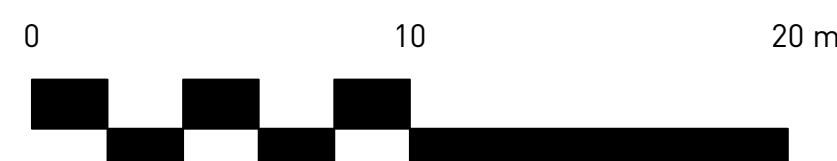
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

	SHORT TERM BIKE RACK REQUIRED	SHORT TERM BIKE RACK PROPOSED
RESIDENTIAL	25 (50 BIKES)	25 (50 BIKES)
COMMERCIAL	15 (30 BIKES)	15 (30 BIKES)
TOTAL	40 (80 BIKES)	40 (80 BIKES)

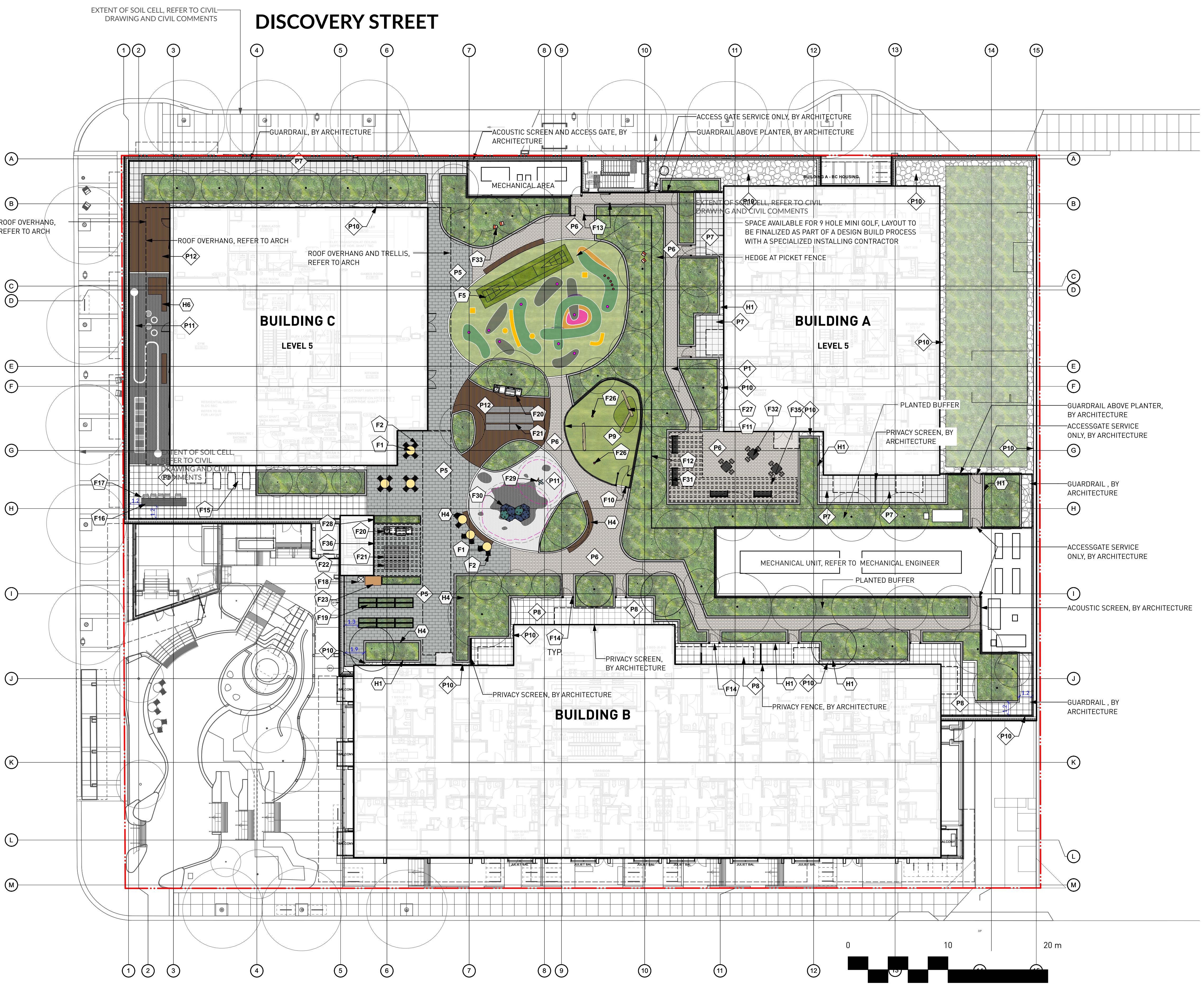
NOTE: 4 E-scooter parking stalls, 4 Oversized bike parking stalls, and 72 regular bike parking stalls are provided

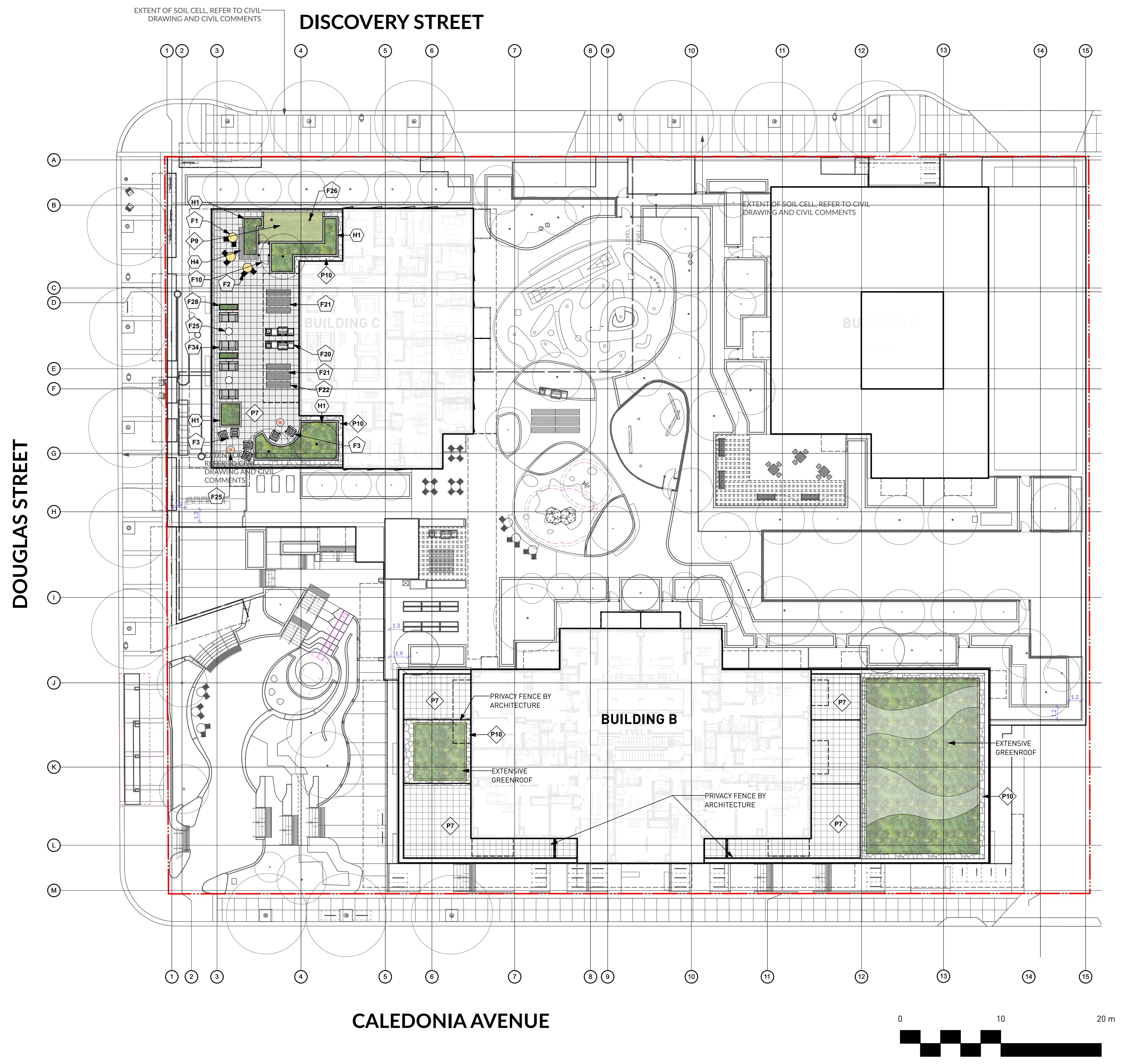
SCALE
1:200

PROJECT NO.
DATE 2022-05-25
FILE NAME 21061 PLAN.vwx
PLOTTED 2025-03-27
DRAWN TT REVIEWED GB
DRAWING



DP L1.00





PROJECT
DOUGLAS ST

ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
BLDG C AMENITY ROOF
BLDG B 18 LEVEL

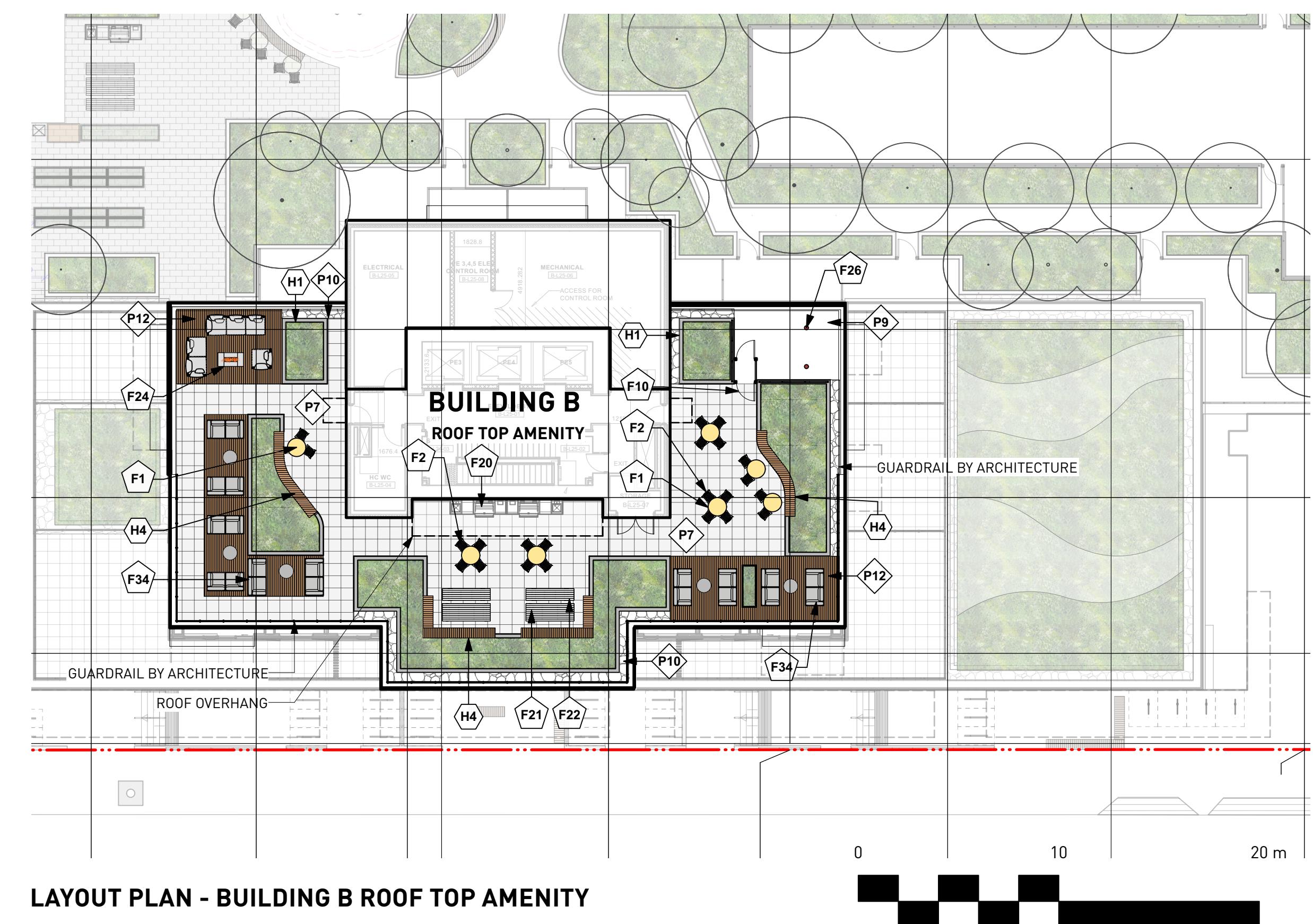
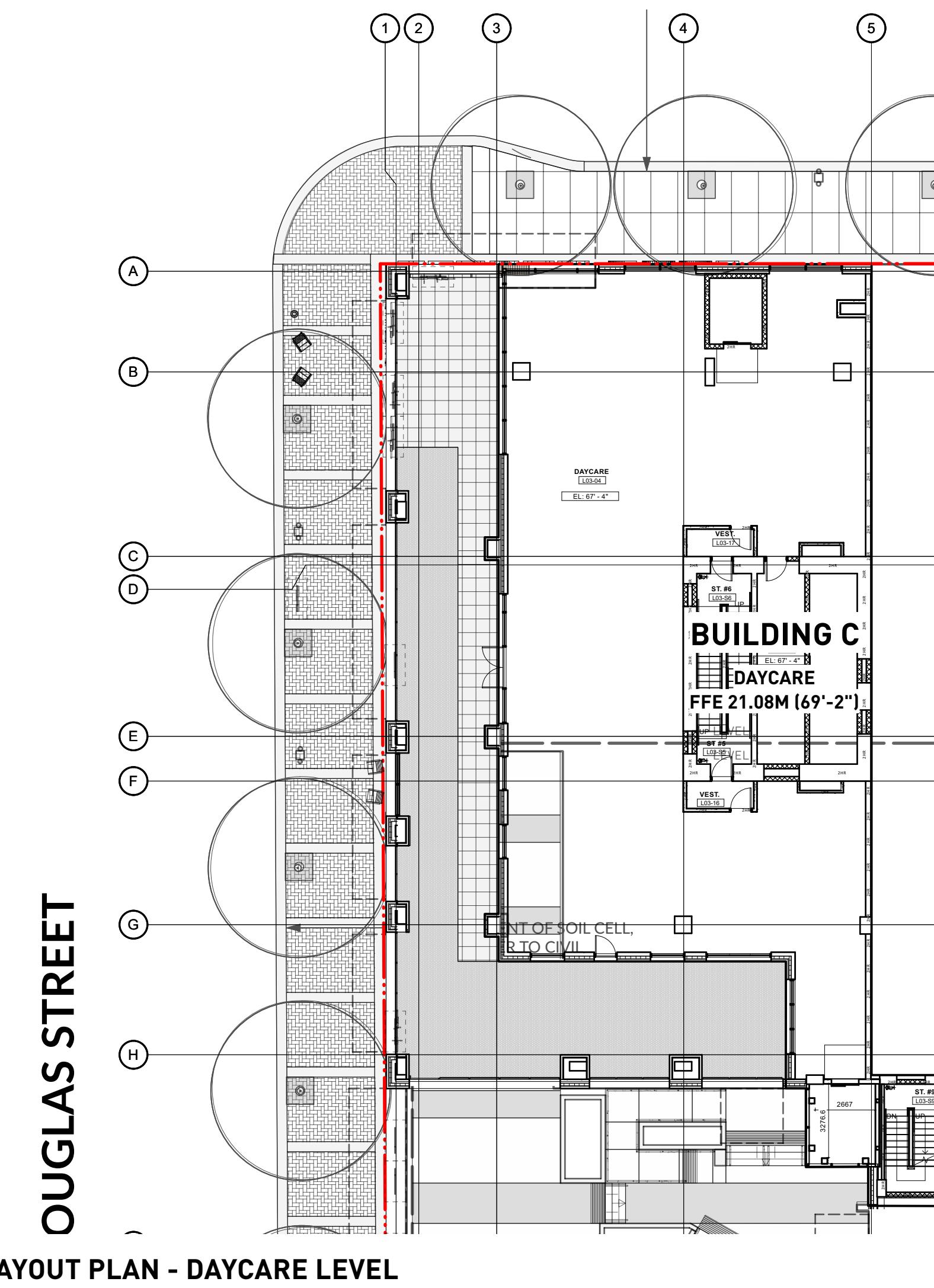
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is the property of PWL Partnership Ltd. and may not be

NORTH
SCALE
1:200

PROJECT NO.
DATE 2022-05-25
FILE NAME 21061 PLAN.vwx
PLOTTED 2025-03-27
DRAWN TT REVIEWED GB
DRAWING

DP L1.02

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-09	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-26	ISSUED FOR DPV PRIOR TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR TO COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-06	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-26	ISSUED FOR DPV PRIOR TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR TO COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION
14	2025-02-27	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE

ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

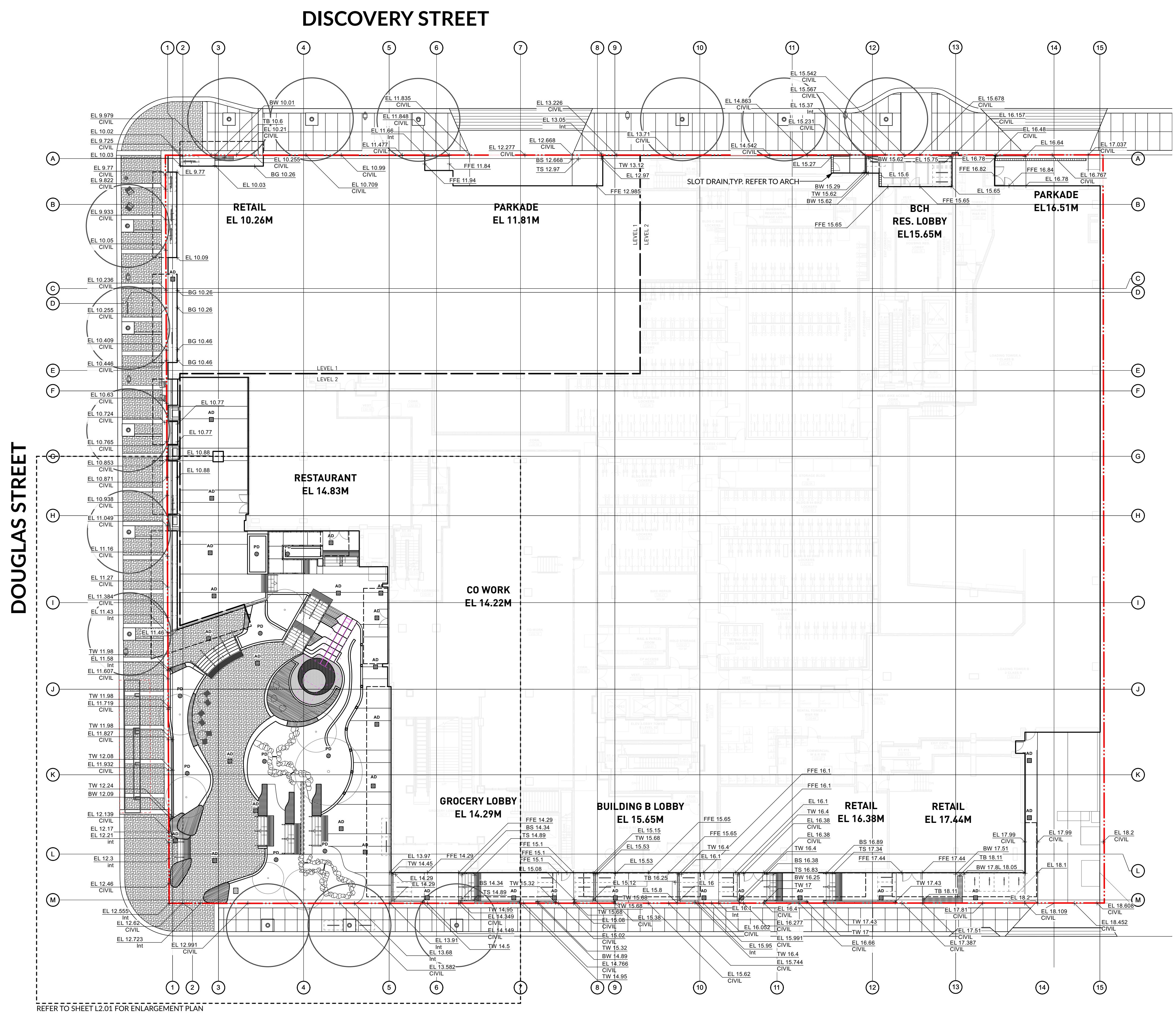
DRAWING TITLE
**AYOUT AND
ATERIALS PLAN
BLDG C DAYCARE
BLDG B AMENITY**

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is the property of the Consultant and may not be reproduced in whole or in part without written permission of this office.

SCALE
NORTH 1:200

PROJECT NO.
DATE 2022-05-25
FILE NAME 21061 PLAN.vwx
PLOTTED 2025-03-27
DRAWN TT **REVIEWED** GB
DRAWING

DP L1.03



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

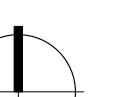
PROJECT
DOUGLAS ST

ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE
GRADING PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH



SCALE
1:200

PROJECT NO.

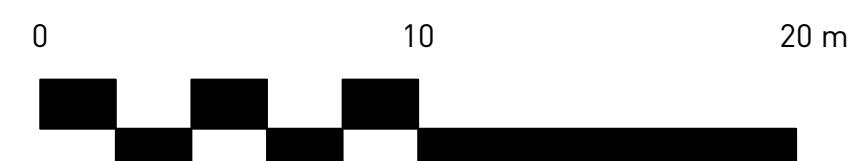
DATE 2022-05-25

FILE NAME 21061 PLAN.vwx

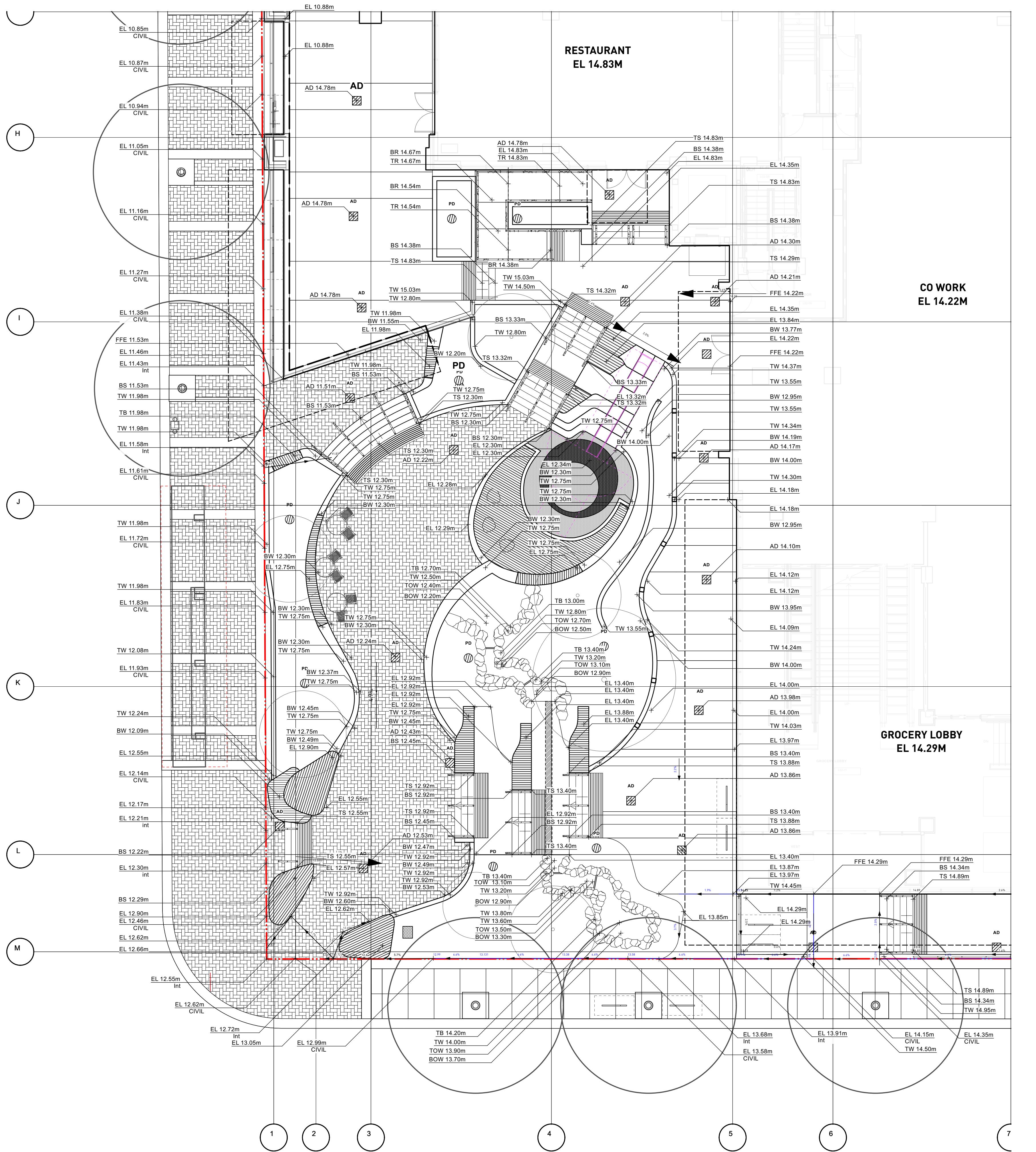
PLOTTED 2025-03-27

DRAWN TT REVIEWED GB

DRAWING



DP L2.01



CALEDONIA AVENUE

0 10 20 m

DP L2.02

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-06	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-26	ISSUED FOR DPV PRIOR TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR TO COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE

GRADING LEGEND	
	Existing Elevation
	Proposed Elevation
	Finished Floor Elevation
	Proposed Top of Wall Elevation
	Proposed Bottom of Wall Elevation
	Proposed Top of Stair Elevation
	Proposed Bottom of Stair Elevation
	Proposed Top of Curb Elevation
	Proposed Bottom of Curb Elevation
	Proposed Top of Ramp Elevation
	Proposed Bottom of Ramp Elevation
	Swale Elevation
	Existing Contour
	Proposed Contour
	Trench Drain
	Perforated Pipe
	Area Drain
	Lawn Basin
	Planter Drain
	Catch Basin
	Roof Drain, shown for reference only, see mechanical and architectural drawings

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

PROJECT
DOUGLAS ST

ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

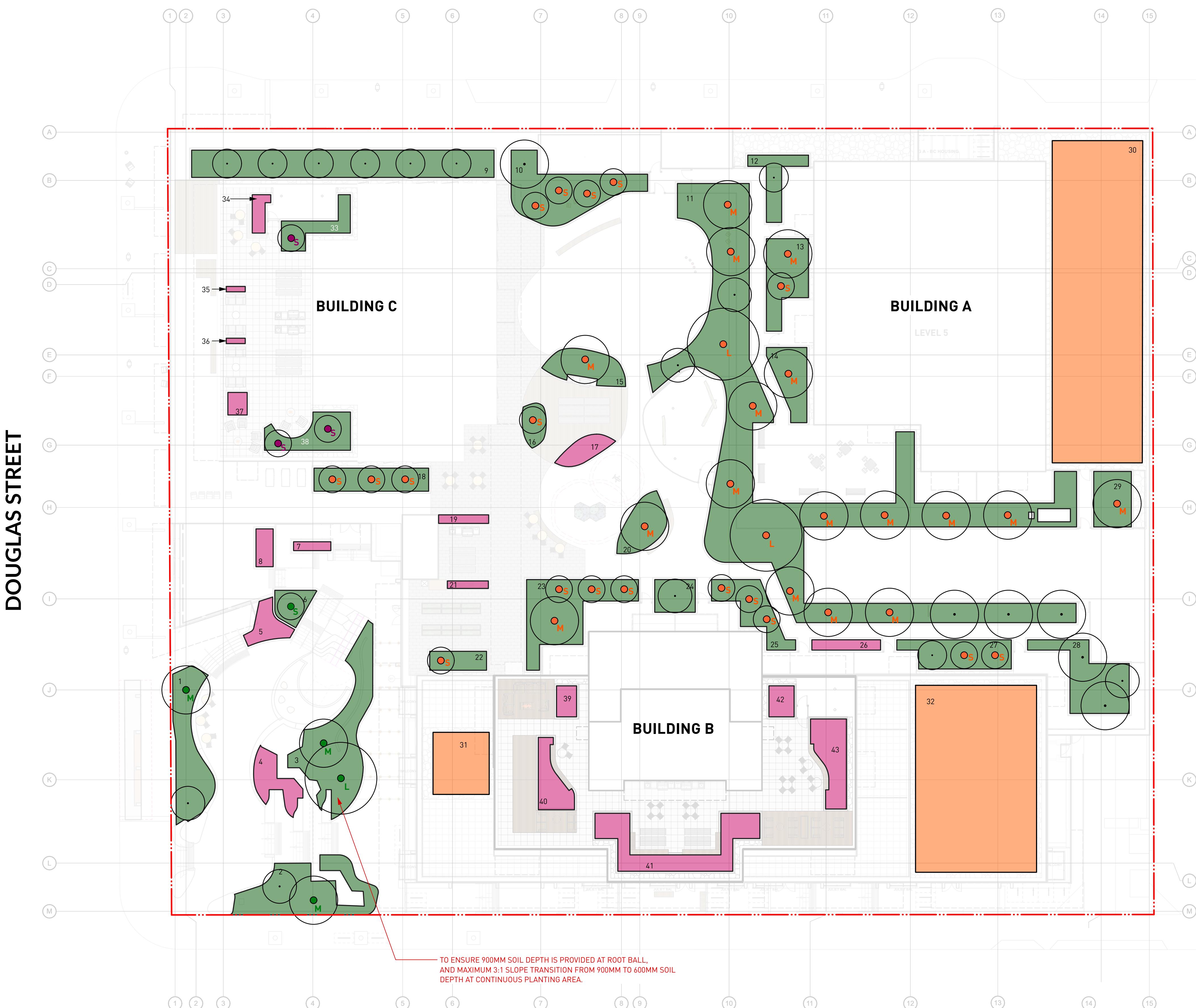
DRAWING TITLE
GRADING PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH	SCALE
	1:200
PROJECT NO.	
DATE	2022-05-25
FILE NAME	21061 PLAN.vwx
PLOTTED	2025-03-27
DRAWN	TT
REVIEWED	GB
DRAWING	

DRAWING

DISCOVERY STREET



900mm DEEP PLANTING AREA

888.03M ²
35.0M ²
45.9M ²
55.9M ²
9.1M ²
71.7M ²
47.35M ²
307.0M ²
13.4M ²
26M ²
18.2M ²
18.1M ²
7.6M ²
23.0M ²
17.18M ²
9.4M ²
45.1M ²
11.5M ²
21.8M ²
25.5M ²
33.4M ²
18.1M ²
33M ²
13.8M ²
19.9M ²

600mm DEEP PLANTING AREA

146.6M ²
13.9M ²
9.9M ²
2.9M ²
5.7M ²
9.0M ²
3.7M ²
2.7M ²
6.2M ²
4.7M ²
0.9M ²
0.9M ²
3.8M ²
5.4M ²
13.8M ²
36.0M ²
20.6M ²
6.8M ²

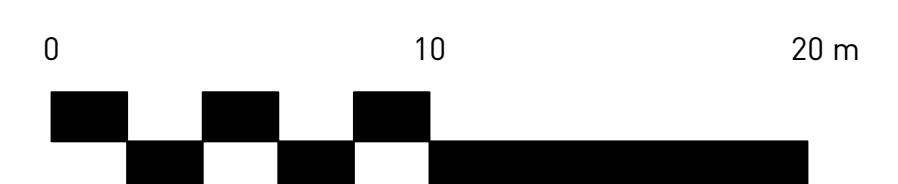
150mm DEEP EXTENSIVE GREEN ROOF TRAY SYSTEM

480.2M ²
253.1M ²
30.3M ²
196.8M ²

TREES PROPOSED FOR THE REPLACEMENT TREES

FLOOR LEVEL	LEGEND	TREE SIZE	PROPOSED SOIL VOLUME PER TREE	QTY.	REPLACEMENT TREE COUNT
PLAZA/U PPER GROUND LEVEL	LARGE TREE	MIN. 30M ³ SOIL VOLUME PER TREE	1	45	TREE COUNT AS REPLACEMENT TREE
	MEDIUM TREE	MIN. 15M ³ SOIL VOLUME PER TREE	3		
	SMALL TREE	MIN. 6M ³ SOIL VOLUME PER TREE	1		
LEVEL 3 AMENITY	LARGE TREE	MIN. 30M ³ SOIL VOLUME PER TREE	2	18	TREE COUNT AS REPLACEMENT TREE
	MEDIUM TREE	MIN. 15M ³ SOIL VOLUME PER TREE	17		
	SMALL TREE	MIN. 6M ³ SOIL VOLUME PER TREE	18		
LEVEL 21 ROOF TOP AMENITY	LARGE TREE	MIN. 30M ³ SOIL VOLUME PER TREE	3	20	TREE DOESN'T COUNT AS REPLACEMENT TREE
	MEDIUM TREE	MIN. 15M ³ SOIL VOLUME PER TREE	1		
ALL LEVEL	SMALL TREE	MIN. 6M ³ SOIL VOLUME PER TREE	20		
		MIN. 10M ³ SOIL VOLUME PER TREE			

NOTE: SOIL DEPTH TRANSITION AT CONTINUOUS PLANTING AREA IS ILLUSTRATED FOR REFERENCE ONLY.
900MM SOIL DEPTH NEED TO BE PROVIDED AT TREE ROOT BALL AREA.
MAXIMUM 3:1 SLOPE IS NEEDED AT TRANSITION AREA FROM 900MM TO 600MM SOIL DEPTH



DP L3.00

ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

SOIL DEPTH
COORDINATION
PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

DRAWING TITLE	SCALE
SOIL DEPTH COORDINATION PLAN	1:200
DATE 2022-05-25	
FILE NAME 21061 PLAN.vwx	
PLOTTED 2025-03-27	
DRAWN TT	REVIEWED GB
DRAWING	

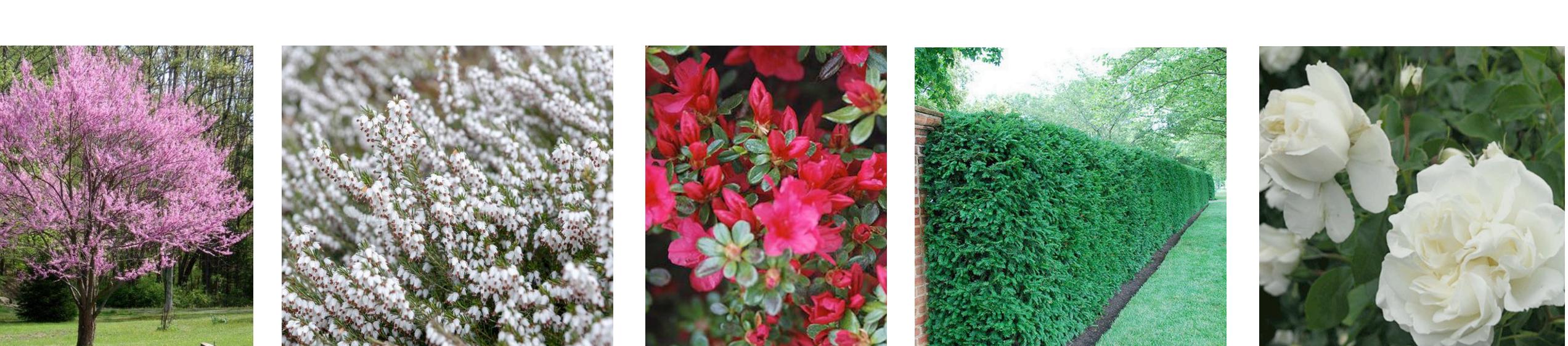
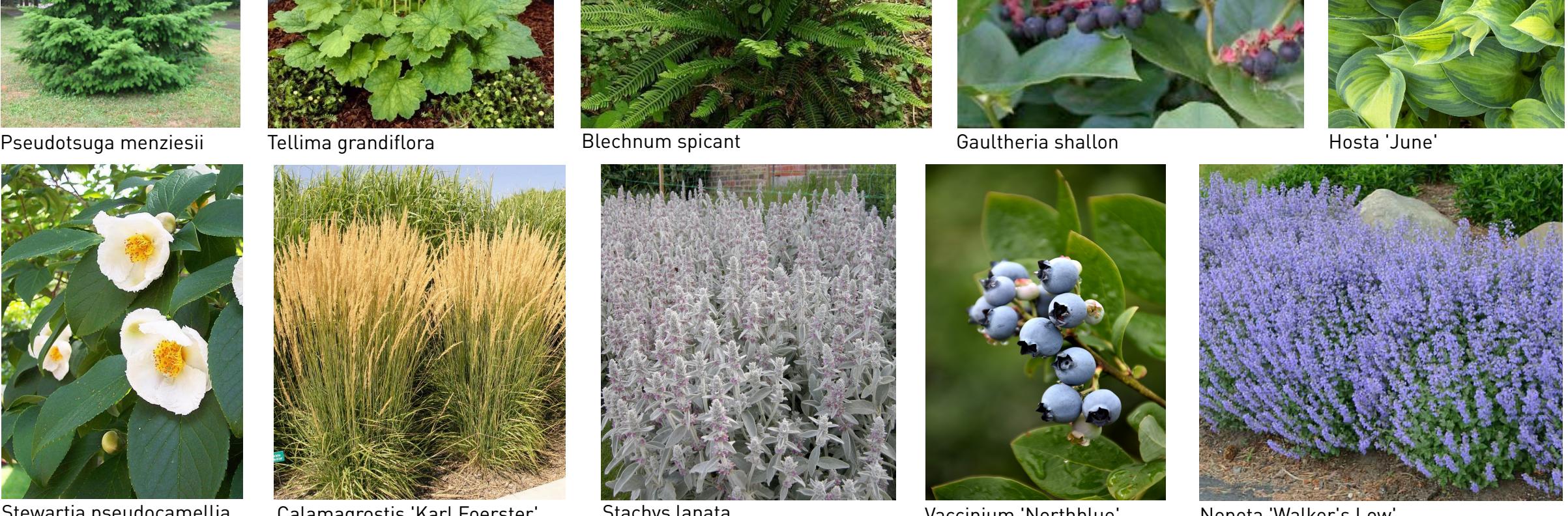
L3 Amenity

Plant List - On Site						
ID	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
Trees						
ACR	<i>Acer circinatum</i>	Vine Maple	2.4 m ht. [8'-0" cal.]	3.6 m	As Shown	B&B, Nursery grown, minimum 3 stems
ASR	<i>Acer griseum</i>	Paper Bark Maple	6 cm cal. [2.5" cal.]	4.5 m	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
APL	<i>Acer palmatum 'Green'</i>	Green Japanese Maple	2.4 m ht. x 1.9 m w. [6 ht. x 6 w.]	4.5 m	As Shown	B&B, Sparse and densely branched, no included bark
ARJ	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Red Maple	8 cm cal. [3" cal.]	6.6 m	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
AXA	<i>Amelanchier alnifolia 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	3.0 m ht. [9'-0" ht.]	3.6 m	As Shown	B&B, Multi-stemmed, dense tree
CKO	<i>Cornus kousa</i>	Kousa Dogwood	2.4 m ht. [8'-0" ht.]	3.0 m	As Shown	B&B, Well branched, dense tree
POR-4	<i>Pinus amabilis</i>	Serbian Spruce	4 m ht. [13'-0" ht.]	4.9 m	As Shown	B&B, Well branched, dense tree
QCC	<i>Quercus coccinea</i>	Scarlet Oak	8 cm cal. [3" cal.]	6.7 m	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
SPS	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6 cm cal. [2.5" cal.]	4.9 m	As Shown	B&B, Well branched, dense tree
Shrubs						
AOL	<i>Azalea 'Orchid Lights'</i>	Orchid Lights Azalea	#2 pot	75cm [30"]	Well established	
AJC	<i>Azalea japonica 'Hino Crimson'</i>	Hino Crimson Japanese Azalea	#2 pot	60cm [24"]	Well established	
CSK	<i>Cornus sericea 'Kelseyi'</i>	Kelseyi Dogwood	#2 pot	60cm [24"]	Well established, nursery grown	
DSH	<i>Prunus pensylvanica</i>	Saskatoon	#2 pot	75cm [30"]	Well established, nursery grown	
LPL	<i>Lonicera pileata</i>	Privet Honeysuckle	#1 pot	75cm [30"]	Well established, nursery grown	
RSA	<i>Ribes sanguineum</i>	Flowering Currant	#2 pot	100cm [39"]	Well established, nursery grown	
RMP	<i>Rosa 'Midland Pink'</i>	Midland Pink Rose	#2 pot	45cm [18"]	Well established, nursery grown	
SJR	<i>Skimmia japonica 'Rubella'</i>	Red Flowered Japanese Skimmia	#2 pot	60cm [24"]	Well established	
SBA	<i>Spiraea bumalda 'Anthony Waterer'</i>	Anthony Waterer Spirea	#2 pot	60cm [24"]	Well established	
TXM	<i>Taxus x media 'H.M. Eddie'</i>	H.M. Eddie Yew	1.5m	60cm [24"]	Well established, dense hedging plant / B & B	
VCN	<i>Vaccinium corymbosum 'Northblue'</i>	Northblue Blueberry	#3 pot	120cm [48"]	Well established	
VOV	<i>Vaccinium ovalatum</i>	Evergreen Huckleberry	#2 pot	75cm [30"]	Well established, nursery grown	
Ground Cover						
ECP	<i>Erica carnea 'Springwood Pink'</i>	Spring Pink Winter Heath	#1 pot	45cm [18"]	15cm [6"] height	
FVS	<i>Fragaria vesca</i>	Dwarf Oregon Grape	#1 pot	25 cm [10"]	Well established, nursery grown	
MRP	<i>Mahonia nervosa</i>	Dwarf Oregon Grape	#1 pot	40cm [16"]	Well established, nursery grown	
PTM	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	38cm [15"]	10cm [4"] height	
Perennials						
ACC	<i>Anemone coronaria 'Curtain Call'</i>	Curtain Call Japanese Anemone	#1 pot	35 cm [14"]	Well established	
EPR	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	45 cm [18"]	Well established	
HFE	<i>Hosta 'Francee'</i>	Francee Hosta	#1 pot	40 cm [24"]	Well established	
IVC	<i>Iris versicolor</i>	Blue Flag Iris	#1 pot	40 cm [16"]	Well established	
NFW	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#1 pot	38 cm [15"]	Well established	
ORV	<i>Origanum vulgare</i>	Oregano	#1 pot	30cm [12"]	Well established	
RGB	<i>Rudbeckia fulgida 'Goldstrum'</i>	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established	
SLA	<i>Stachys lanata</i>	Lamb's Ear	#1 pot	38 cm [15"]	Well established	
TGR	<i>Tellima grandiflora</i>	Fringe Cup	#1 pot	38 cm [15"]	Well established, nursery grown	
Ornamental Grasses						
CAK	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reedgrass	#2 pot	75 cm [30"]	Well established	
PAH	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	#1 pot	45 cm [18"]	Well established	
Aquatic Plants						
CSA	<i>Carex stipata</i>	Saw Beak Sedge	#1 pot	40 cm [16"]	Full dense plant, nursery grown	
JEF	<i>Juncus effusus</i>	Common Rush	#1 pot	45 cm [18"]	Well established	
Ferns						
BSP	<i>Brachythecium acutum</i>	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown	
PMU	<i>Pellaea mucronata</i>	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown	

Plant List - Off Site						
ID	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
Trees						
ARA	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	8cm cal. [3" cal.]	8.0 m	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
CBF	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European Hornbeam	5 cm cal. [2" cal.]	8.0 m	As Shown	B&B, Dense plant, good branching within 2' [0.6 m] of ground



Water Feature



DOUGLAS ST

PROJECT
DOUGLAS ST
ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

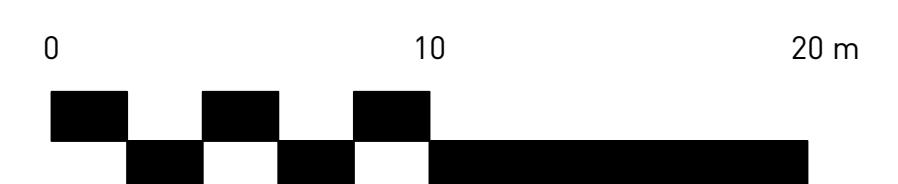
PLANT LIST ENTIRE SITE

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH	SCALE
Scale	
Scale	
Drawing No.	
DATE 2022-05-25	
FILE NAME 21061 PLAN.vwx	
PLOTTED 2025-03-27	
DRAWN TT	REVIEWED GB
DRAWING	

DP L3.01

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-09	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-26	ISSUED FOR DPV PRIOR TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR TO COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE



PROJECT
DOUGLAS ST

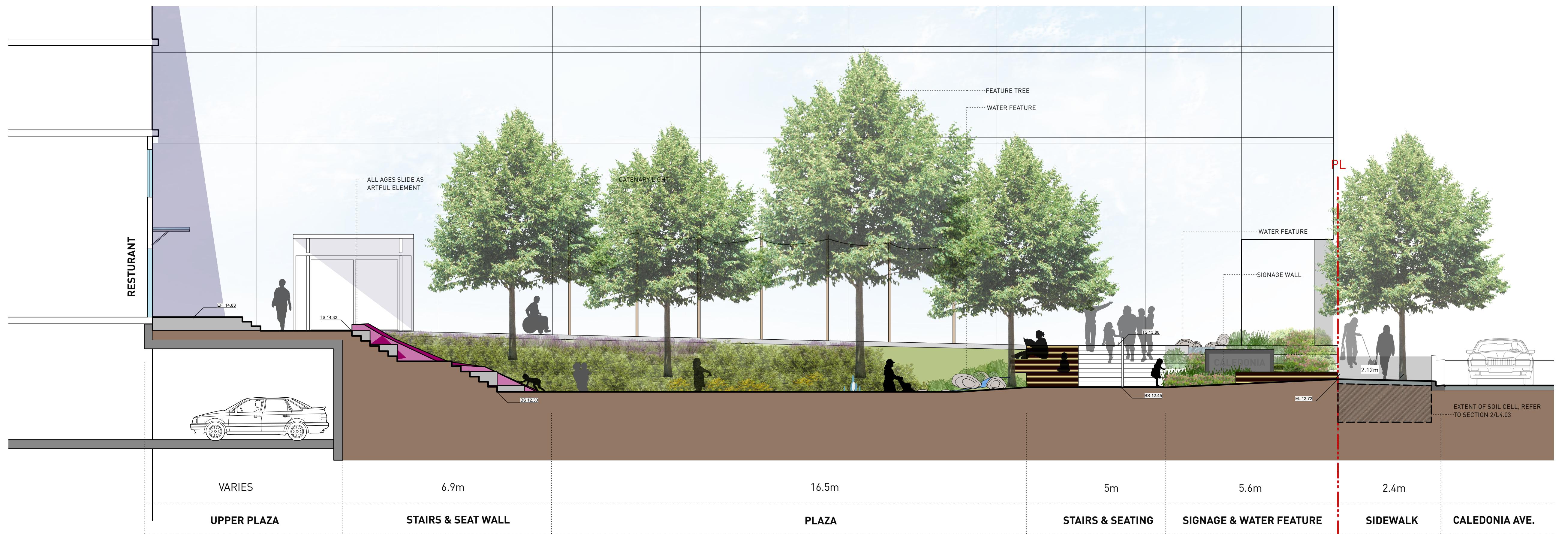
ADDRESS
1961 DOUGLAS STREET
AND 710 CALEDONIA AVE, VICTORIA, BC

DRAWING TITLE
**SCHEMATIC
LIGHTING PLAN**

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

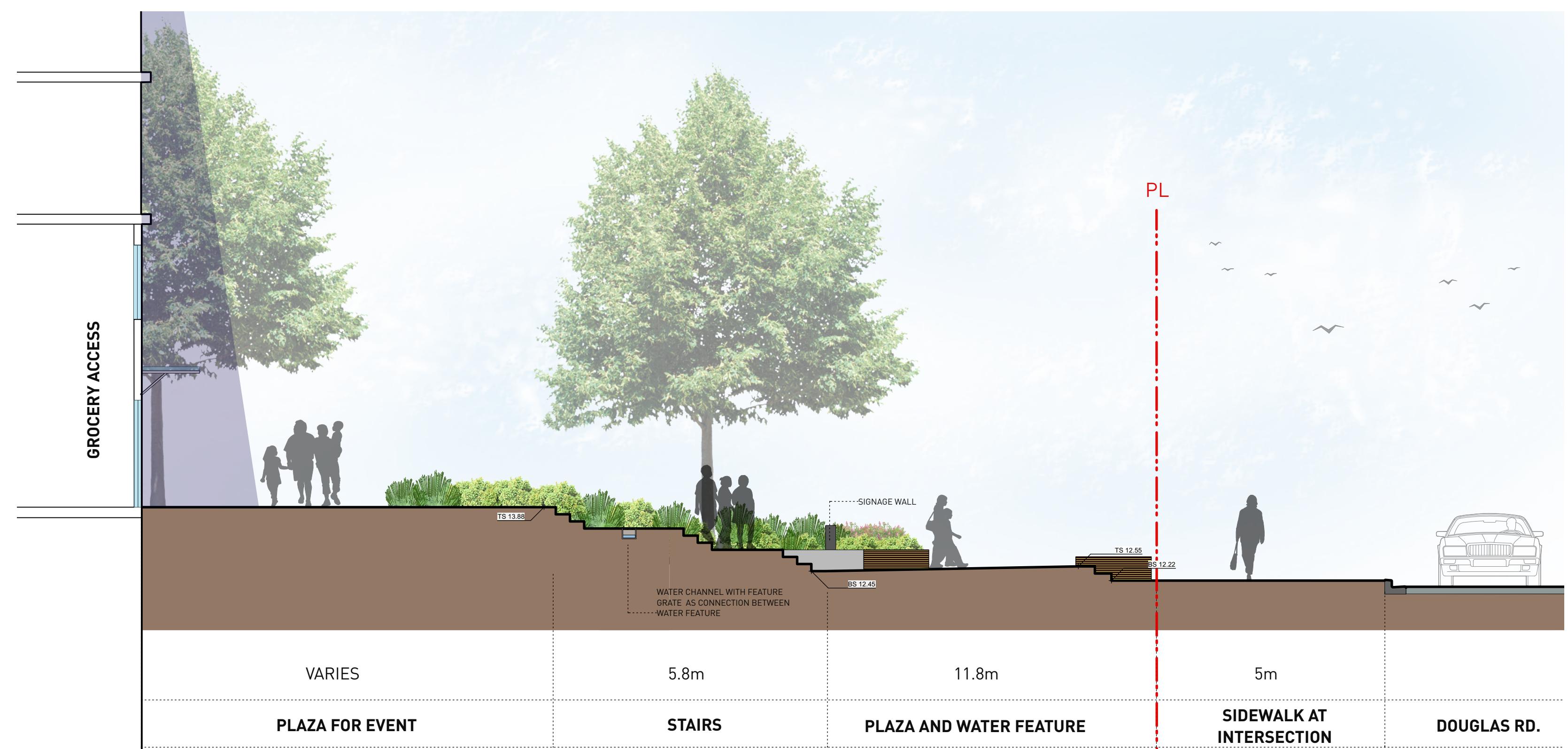
NORTH	SCALE
	1:200
PROJECT NO.	
DATE	2022-05-25
FILE NAME	21061 PLAN.vwx
PLOTTED	2025-03-27
DRAWN	TT
REVIEWED	GB
DRAWING	

DP L3.02

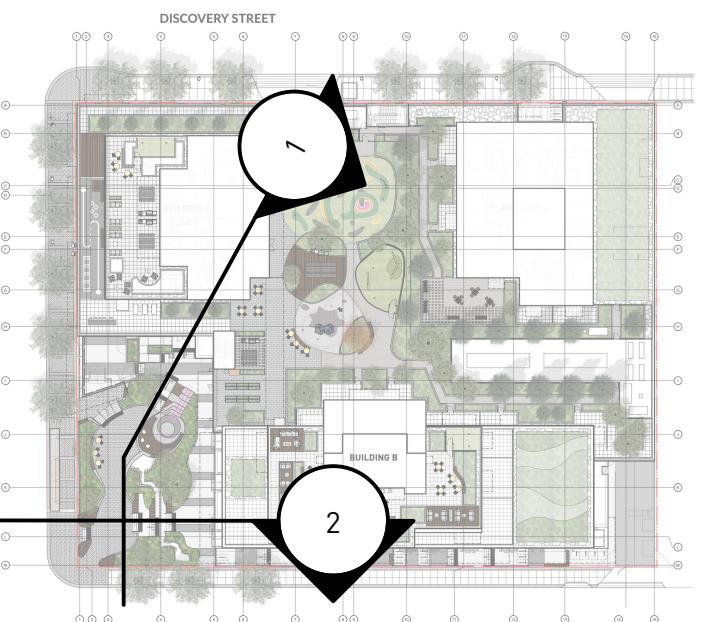


REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
3	2023-07-22	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-08	ISSUED FOR DP VARIANCE
6	2025-03-27	RE-ISSUED FOR DP VARIANCE

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



2 GROUND LEVEL AND UPPER PLAZA
Scale: 1:75



PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
SECTIONS

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is the property of the Consultant and may not be used in any way without the written permission of this office.	
NORTH	SCALE
	Scale
PROJECT NO.	21061
DAT.	2019-05-10
IL. NAM.	21061 SECTIONSS.vwx
PLOTTED	2025-03-27
DRAWN	TT R.VL,W.D GB
DRAWING	

L4.01

