Contacts + List of Drawings

DAUSTUDIO
architecture + urbanism

Client

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Bal Klear
aesengr.com

Architectural

A0.1 Survey
A0.2 Zoning Area Diagrams & Average Grade
A0.3 Shadow Analysis
A0.4 Context Elevations
A0.5 Rendered Views
A0.10 Building Code Information

A1.0 Site Plan

A2.0 P1 Plan
A2.1 Level 1
A2.2 Levels 2 to 4
A2.3 Level 5
A2.4 Level 6
A2.5 Roof

A4.0 East Wing - East and West Elevations
A4.1 North and South Elevations
A4.2 West Wing - East and West Elevations

A5.0 Building Sections

Landscape

L0.00 Cover
L0.01 General Information Sheet
L0.02 Tree Replacement
L0.03 Stormwater Management
L1.01 Landscape Materials L1
L1.03 Landscape Materials L5 & L6
L2.01 Landscape Grading & Drainage
L3.01 Planting

Civil

C1.0 Existing Site Plan and Demolition Plan
C1.1 Site Servicing Plan
C1.2 Surface Works
C1.3 Civil Details

CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date March 3, 2026

CITY OF VICTORIA

Final Approved Plans

Adopted Date: September 24, 2026

Evergreen DA-D (Phase 1)

2501 Blanshard Street, Victoria, BC



DDP Resubmission
26/02/06

2026-02-06 5:17:53 PM

DETAIL OF PROPOSED LOT A, BEING PART OF PROPOSED SUBDIVISION OF LOT C, SECTION 4, VICTORIA DISTRICT, PLAN 25164.

BCGS MAP SHEET 92B.044

0 2 4 6 8 10 12

The intended plot size of this plan is 864mm in width by 560mm in height (D-Size) when plotted at a scale of 1:200.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 703504 with an elevation of 15.714 metres.

Contours are at 0.2 metre intervals.

The field survey represented by this plan was completed on the 1st day of April, 2022.

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights
172615G - Right of Way
153308 - Right of Way
A15213 - Right of Way
CA7215456 - Statutory Right of Way
CA7215457 - Statutory Right of Way
CA7215458 - Covenant

LEGEND

- denotes Control Monument found
- denotes Lead Plug found
- denotes Standard Iron Post found
- denotes Catch Basin
- denotes Hydrant
- denotes Manhole
- denotes Sign Post
- denotes Lamp Post
- denotes Building Corner Elevation
- denotes Sill Elevation
- denotes Tree - Coniferous
- denotes Tree - Deciduous
- denotes Tree Tag Number
- denotes Utility Pole
- denotes Structure
- denotes Right of Way
- denotes Eaves
- denotes Roof
- denotes Fence
- denotes Bushline
- denotes Dripline
- denotes Curb
- denotes Gutter
- denotes Retaining Wall
- denotes Edge of Concrete

NOTE: SRW Plan EPP148268 is unregistered



This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying 2024 Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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POLARIS Land Surveying Inc.

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Victoria, BC, V8R 0A4

Toll Free: (877) 603 7398
Telephone: (250) 412 3513
info@plsi.ca
www.plsi.ca

This site plan is Certified Correct in accordance with the Practice of Land Surveying as of the 1st day of April, 2022.

Jordan Litke
N4UKQ9
2025.12.30 16:07:38
-08'00'

Jordan Elliot Litke, BCLS 905
This document is not valid unless digitally signed.

Date:2024-07-19
File: 3000-01
Drawing: 3000-03-PRSUB-LOT_A.dwg
Layout: Lot A

DAUSTUDIO
architecture + urbanism

REGISTERED ARCHITECT MICHAEL JOE BARRY BRITISH COLUMBIA

2026-02-06

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3. Refer to civil engineering site servicing drawing for utilities and frontage design information.
4. For bicycle parking stall dimensions refer to drawing A2.1 - Level 1.

Drawing Revision List

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C. Massing Refinement and Building Expression
D. Frontage Improvements
E. Project Data & Survey
F. Vehicle and Bicycle Parking

rev no	description	date
11	DDP Resubmission	26/02/06
7	Issued for DDP Application	25/07/10

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project name
Evergreen DA-D (Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title
Survey

project no.	2442
scale	As indicated
drawn by	DS/MZ/GB
date issued	26/02/06
sheet no.	A0.1

2026-02-06 5:17:57 PM

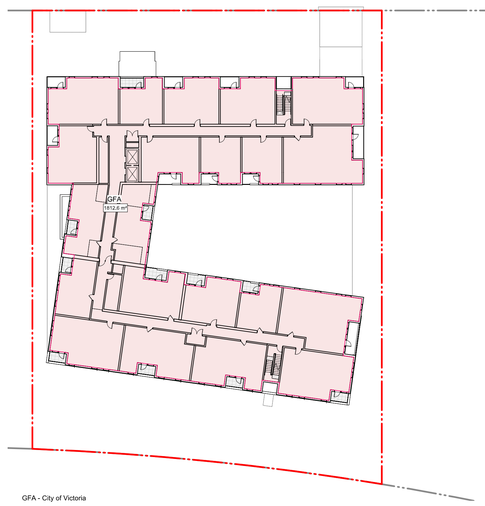
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GFA (City of Victoria)	
Not Placed	0,0 m²
Level 1	1766,0 m²
Level 2	1812,6 m²
Level 3	1812,5 m²
Level 4	1812,6 m²
Level 5	1529,2 m²
Level 6	1269,1 m²
Grand total	10002,0 m²



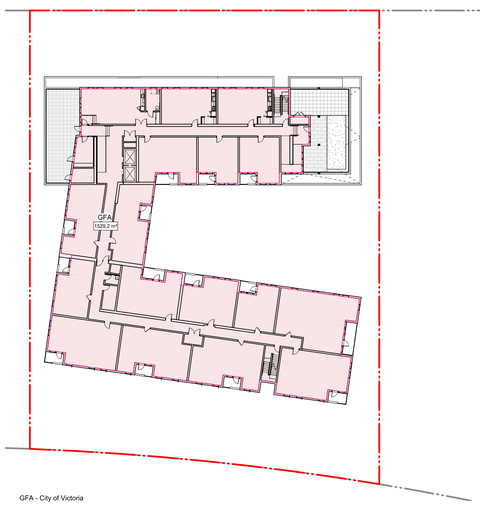
GFA - City of Victoria

1 Level 1 - Floor Area Plan
1 : 400



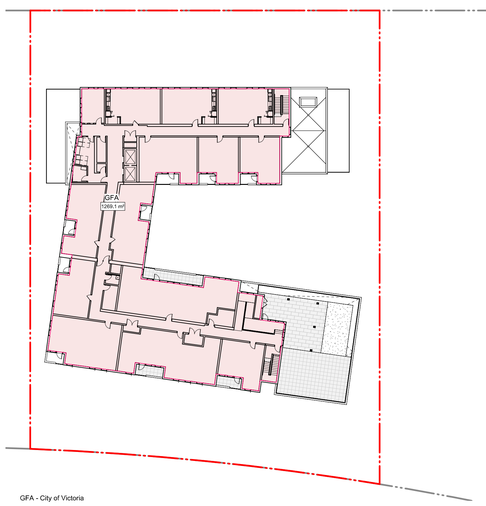
GFA - City of Victoria

2 Level 2 to 4 - Floor Area Plan
1 : 400



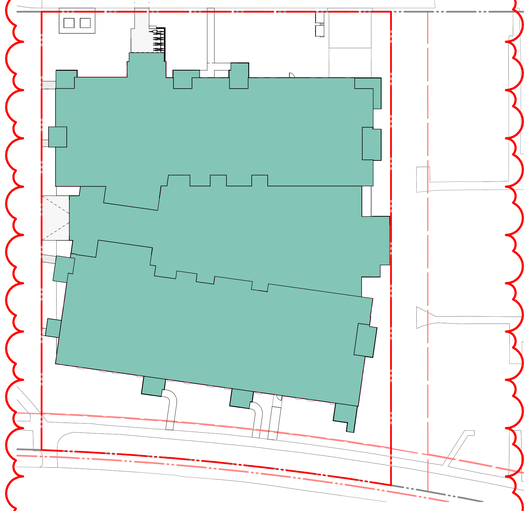
GFA - City of Victoria

3 Level 5 - Floor Area Plan
1 : 400



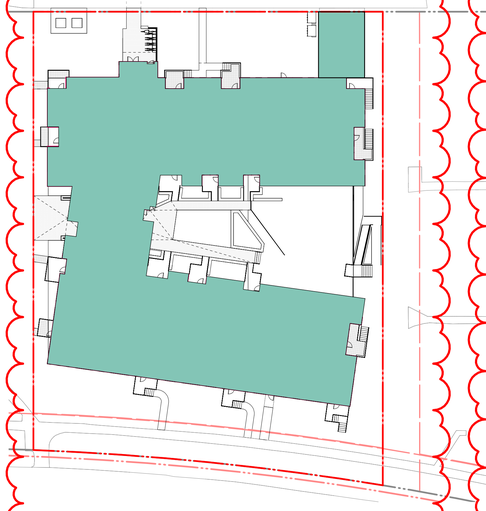
GFA - City of Victoria

4 Level 6 - Floor Area Plan
1 : 400



6 Level 1 - Site Coverage
1 : 400

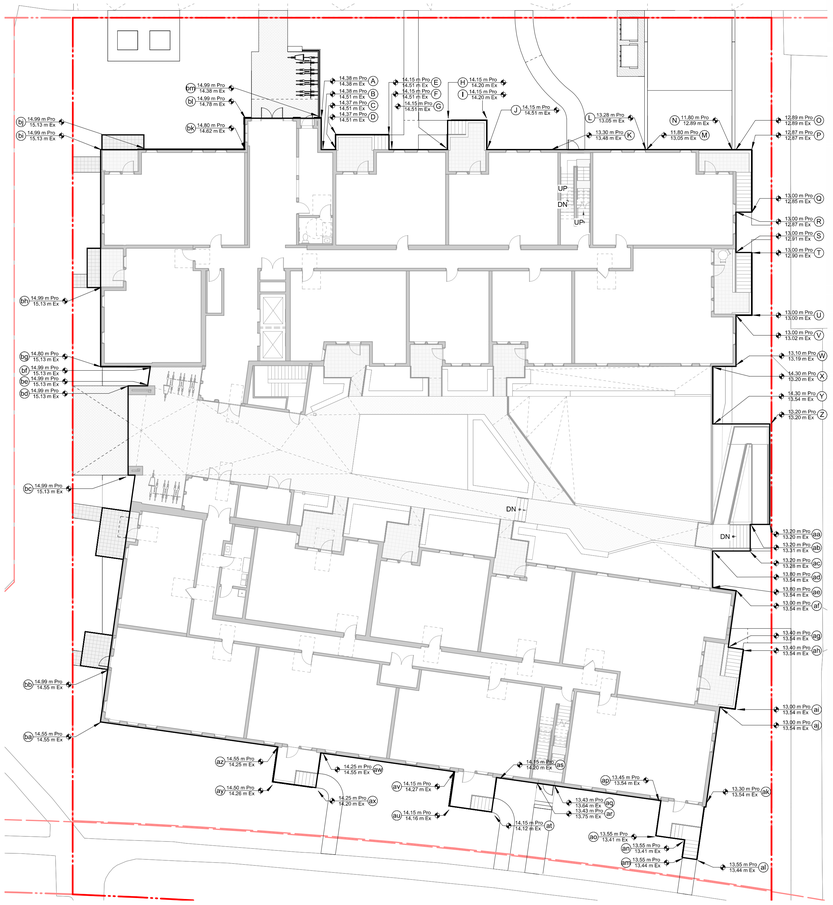
Site Coverage = Area of Structure / Site Area = 2737.28m ² / 4336.50m² = **63.12%**



5 Level 1 - Open Space
1 : 400

Open Space Calculation

Building:	1970,03m² +
Parking (Ramp):	83,36m² +
TOTAL:	**2053.39m²**
Lot Area:	4336.50m² -
Bldg. + Parking:	2053.39m²
OPEN SITE SPACE:	**2283.11m ²**
Open Site Space:	2283.11m² /
Lot Area:	4336.50m²
OPEN SITE SPACE:	**52.6%**



7 Average Grade Calculation
1 : 200

Evergreen DAD - Phase 1
Project Data 2025-07-08

ID	Grade (m)	Interval	Average Grade	Distance (m)	Subtotal
A	14.38	A-B	14.38	2.60	37.39
B	14.38	B-C	14.38	1.20	17.25
C	14.37	C-D	14.37	1.22	17.52
D	14.37	D-E	14.26	4.41	62.89
E	14.15	E-F	14.15	1.22	17.25
F	14.15	F-G	14.15	4.87	68.84
G	14.15	G-H	14.15	2.42	34.23
H	14.15	H-I	14.15	3.23	45.76
I	14.15	I-J	14.15	2.42	34.23
J	14.15	J-K	13.73	5.27	72.39
K	13.30	K-L	13.18	8.04	105.98
L	13.05	L-M	12.43	0.00	0.00
M	11.80	M-N	11.80	7.00	82.60
N	11.80	N-O	12.35	0.00	0.00
O	12.89	O-P	12.88	1.63	20.93
P	12.87	P-Q	12.86	5.18	66.63
Q	12.85	Q-R	12.86	1.29	16.64
R	12.87	R-S	12.89	3.35	43.19
S	12.91	S-T	12.91	1.29	16.70
T	12.90	T-U	12.95	5.17	66.95
U	13.00	U-V	13.00	1.29	16.82
V	13.00	V-W	13.05	4.25	55.51
W	13.10	W-X	13.15	1.93	25.39
X	13.20	X-Y	13.37	4.77	63.76
Y	13.54	Y-Z	13.37	4.72	63.15
Z	13.20	Z-aa	13.20	8.33	109.92
aa	13.20	aa-ab	13.20	1.62	21.34
ab	13.20	ab-ac	13.20	2.20	29.04
ac	13.20	ac-ad	13.37	3.11	41.53
ad	13.54	ad-ae	13.54	3.01	40.78
ae	13.54	ae-af	13.54	1.97	26.67
af	13.54	af-ag	13.47	4.74	63.82
ag	13.40	ag-ah	13.40	1.26	16.86
ah	13.40	ah-ai	13.20	4.98	65.72
ai	13.00	ai-aj	13.00	1.26	16.35
aj	13.00	aj-ak	13.15	8.38	110.22
ak	13.30	ak-al	13.37	4.40	58.87
al	13.44	al-am	13.44	1.20	16.13
am	13.44	am-an	13.43	1.48	19.80
an	13.41	an-ao	13.41	2.41	32.32
ao	13.41	ao-ap	13.43	2.94	39.43
ap	13.45	ap-aq	13.44	8.80	118.33
aq	13.43	aq-ar	13.43	1.50	20.15
ar	13.43	ar-as	13.79	3.37	46.40
as	14.15	as-at	14.57	2.88	41.95
at	14.99	at-au	14.57	3.50	51.04
au	14.15	au-av	14.15	2.88	40.74
av	14.15	av-aw	14.20	11.20	159.00
aw	14.25	aw-ax	14.25	2.91	41.48
ax	14.25	ax-ay	14.26	3.57	50.93
ay	14.26	ay-az	14.26	2.91	41.50
az	14.25	az-ba	14.40	14.85	213.87
ba	14.55	ba-bb	14.55	4.35	63.35
bb	14.55	bb-bc	14.77	16.28	240.50
bc	14.99	bc-bd	14.99	7.40	110.93
bd	14.99	bd-be	14.99	1.62	24.22
be	14.99	be-bf	14.99	1.62	24.31
bf	14.99	bf-bg	14.90	4.12	61.35
bg	14.80	bg-bh	14.90	6.53	97.28
bh	14.99	bh-bi	14.99	11.43	171.35
bi	14.99	bi-bj	14.99	3.76	56.33
bj	14.99	bj-bk	14.81	8.18	121.12
bk	14.62	bk-bl	14.70	2.60	38.22
bl	14.78	bl-bm	14.58	6.34	92.41
bm	14.38	bm-A	14.38	0.00	0.00
			Subtotal	**264.667**	3687.56

Average Grade 13.933



REGISTERED ARCHITECT
MICHAEL JOE BARRON
BRITISH COLUMBIA

2026-02-06

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4. For bicycle parking stall dimensions refer to drawing A2,1 - Level 1.

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E. Project Data & Survey
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rev no	description	date
11	DDP Resubmission	26/02/06
7	Issued for DDP Application	25/07/10

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project name
Evergreen DA-D (Phase 1)

2501 Blanshard Street, Victoria, BC

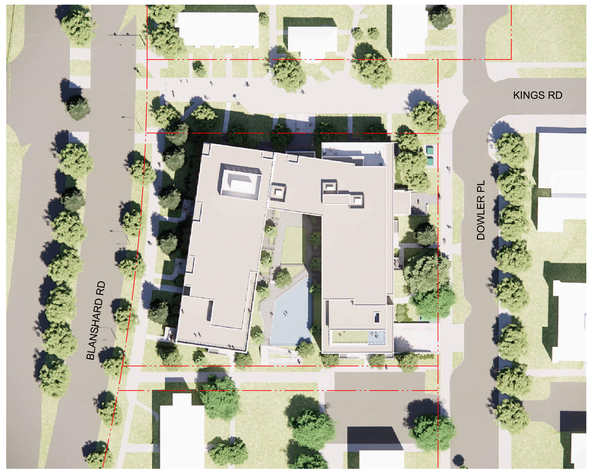
sheet title
Zoning Area Diagrams & Average Grade

project no.	2442
scale	As indicated
drawn by	DS/MZ/GB
date issued	26/02/06
sheet no.	A0.2

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SUMMER SOLSTICE • 9AM



SUMMER SOLSTICE • 12PM



SUMMER SOLSTICE • 5PM



EQUINOX • 10AM



EQUINOX • 12PM



EQUINOX • 4PM



WINTER SOLSTICE • 10AM



WINTER SOLSTICE • 12PM



WINTER SOLSTICE • 3PM

DAUSTUDIO
architecture + urbanism

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MICHAEL JOE D'AMBROSIO
BRITISH COLUMBIA

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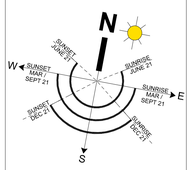
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project name
Evergreen DA-D
(Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title
Shadow Analysis

project no.	2442
scale	As indicated
drawn by	GK
date issued	26/02/06
sheet no.	A0.3

2026-02-06 5:18:15 PM



3 Context Elevations - Dowler Place
1 : 200



2 Context Elevations - Kings Road
1 : 200



1 Context Elevations - Blanshard Street
1 : 200

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architecture + urbanism

REGISTERED ARCHITECT
MICHAEL JOE D'AMBROSIO
BRITISH COLUMBIA

2026-02-06

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0 2 10
1:200 scale in meters

rev no	description	date
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project name
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2501 Blanshard Street, Victoria, BC

sheet title
Context Elevations

project no.	2442
scale	As indicated
drawn by	GK
date issued	26/02/06
sheet no.	A0.4

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