



Development Permit Resubmission 26.05.06

ARCHITECTURAL

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- DP1.02 PROPOSED SITE PLAN
- DP1.03 AVERAGE GRADE CALCULATION
- DP1.04 TOTAL FLOOR AREA PLANS
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- L7 SECTIONS
- L8 SECTIONS
- L9 SECTIONS

SURVEY

- PLOT PLAN

Douglas Street Apartments

350 & 360 DOUGLAS ST

VICTORIA, BC

Architecture

METAFOR ARCHITECTURE INC
200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
t: 780.490.5330

Structural

Skyline Engineering Ltd.
380-4243 Glanford Ave
Victoria, BC V8Z 4B9
t: 250.590.4133
www.skylineengineerin

Mechanical

m3 Mechanical Engineering
Inc.
501-1803 Douglas St
Victoria, BC V8T 5C3
t: 250.940.2256

Electrical

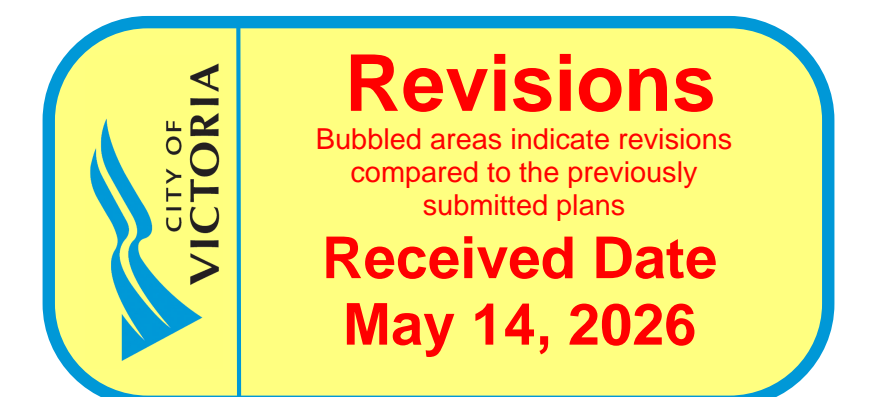
AES Engineering
500-3795 Carey
Road
Victoria, BC V8Z
6T8

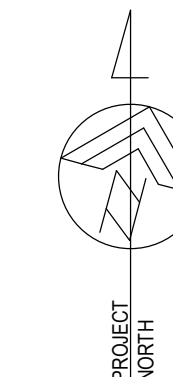
Civil

JE Anderson &
Associates
4212 Glanford Ave
Victoria, BC V8Z 4B7
t: 250.727.2214

Landscape

LADR
3-864 Queens Ave, Street
Level
Victoria, BC V8T 1M5
t: 250.598.0105





Douglas Street Apartments

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SITE LEGEND	
PROPERTY LINE	— — — — —
SETBACK LINE	- - - - -
(SRW) SERVICE RIGHT OF AWAY	- - - - -
STORM LINE	— — — — —
GAS LINE	— — — — —
WATER LINE	— — — — —
PATH OF TRAVEL	— — — — —
PARKADE OUTLINE	- - - - -
UTILITY POLE	⊙
TRAFFIC SIGN	⊞
CATCH BASIN	⊞

Issued/ Revision Schedule		
no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.07.05
4	Rezoning & Development Permit Revision	24.11.15
5	Development Permit Resubmission	26.05.06

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610, 1100 - 1st Street SE
Calgary, AB T2G 1B1
T: 403.264.6700

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Edmonton, AB T5K 0M1
T: 780.490.5330

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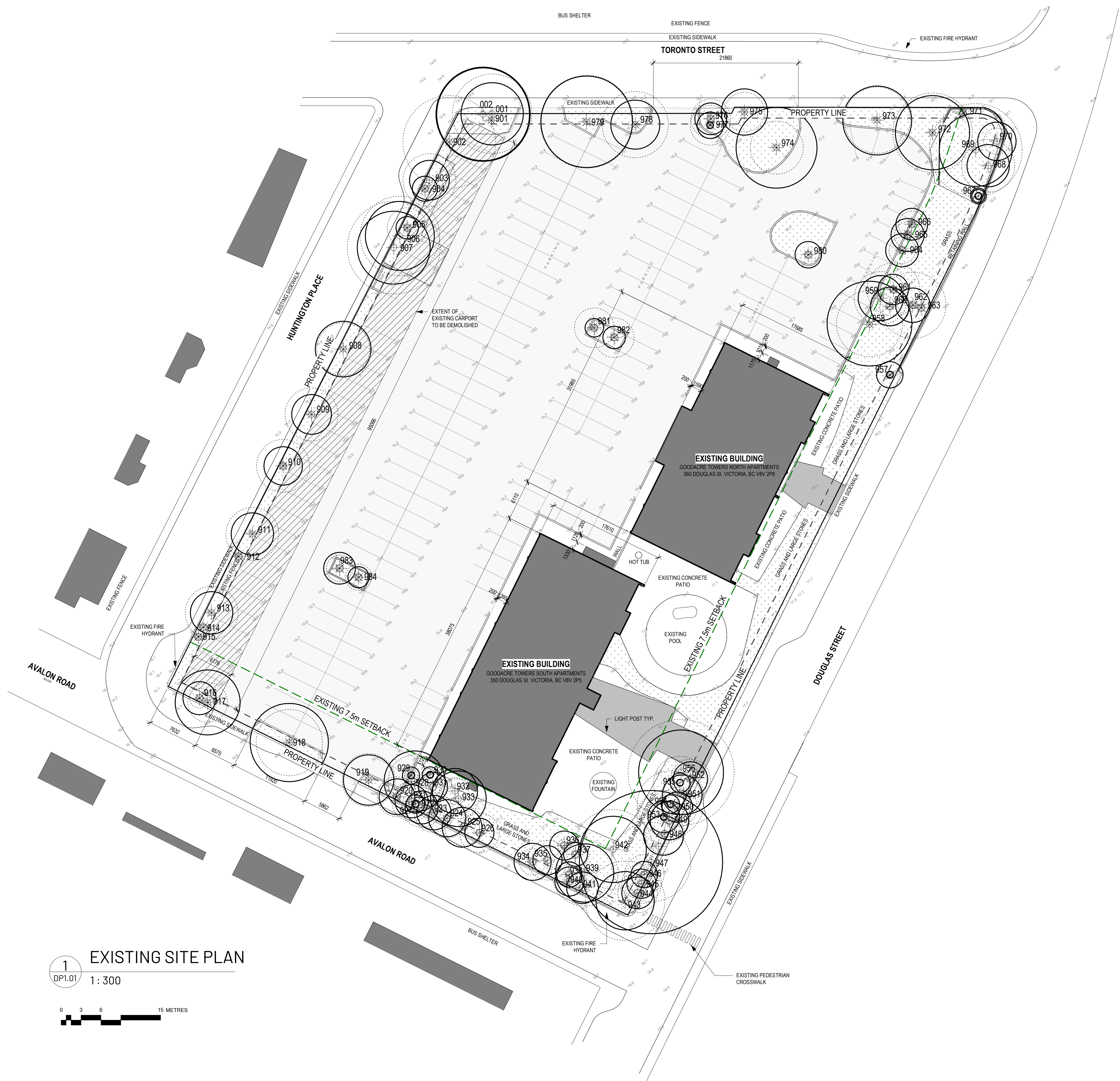
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Drawing Title
EXISTING SITE PLAN

Sheet
DPI.01

Scale	Project No.
As indicated	22.703



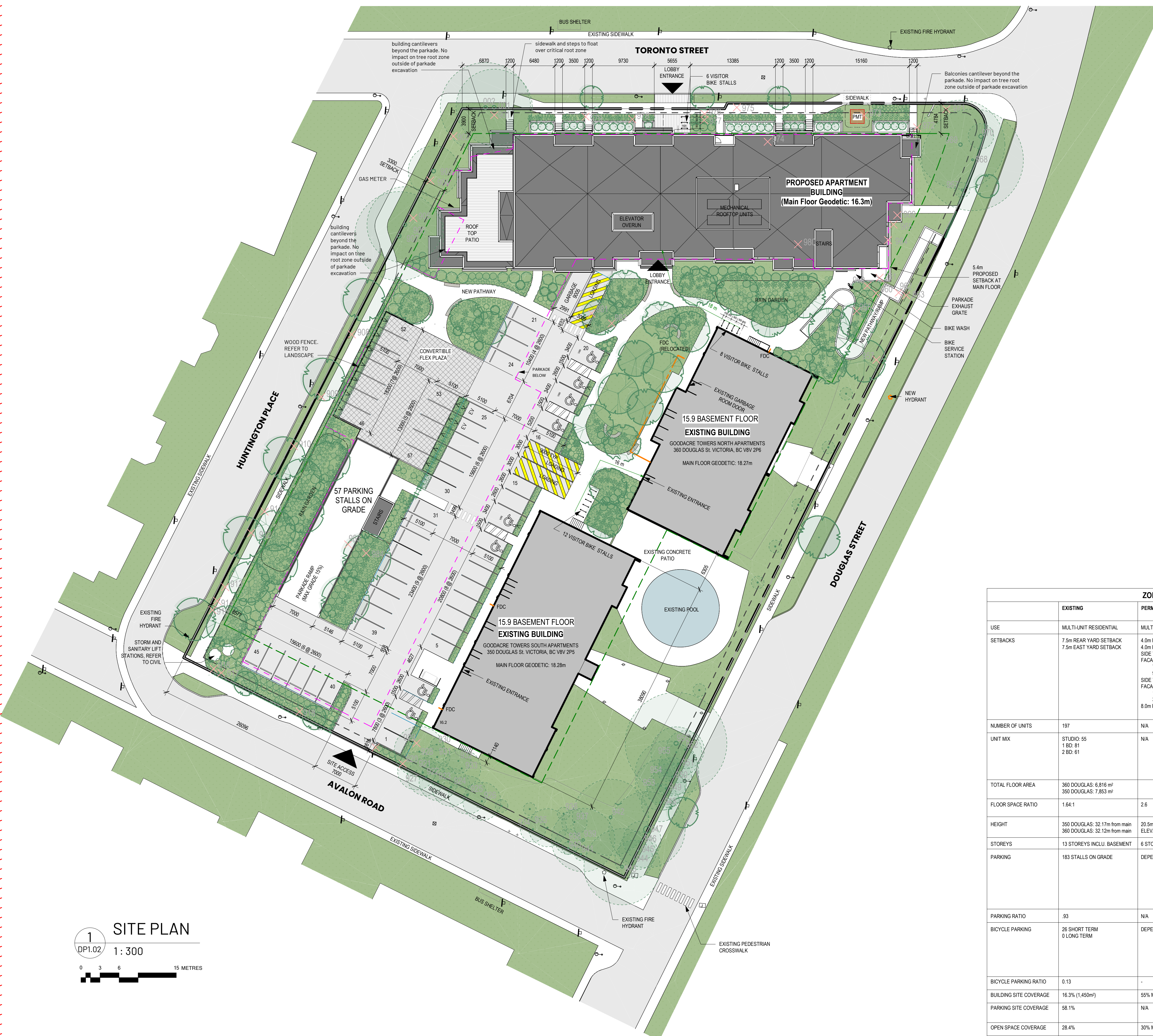
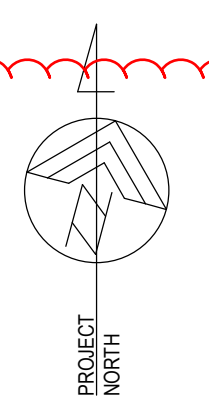
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DP1.01
EXISTING SITE PLAN
1: 300

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Douglas Street Apartments

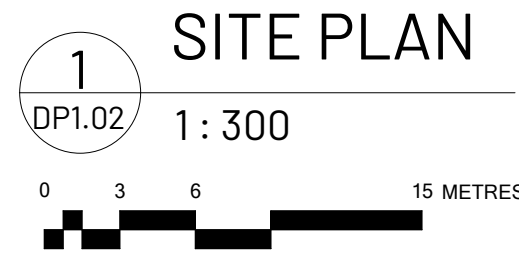
350 & 360 DOUGLAS ST VICTORIA, BC



SITE LEGEND	
PROPERTY LINE	---
SETBACK LINE	---
(SRW) SERVICE RIGHT OF AWAY	---
STORM LINE	---
GAS LINE	---
WATER LINE	---
PATH OF TRAVEL	---
PARKADE OUTLINE	---
UTILITY POLE	○
TRAFFIC SIGN	□
CATCH BASIN	□

PROJECT INFORMATION TABLE	
ADDRESS:	350 & 360 Douglas St, Victoria
LEGAL ADDRESS:	LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452
ZONING:	GRD-1 GENERAL RESIDENTIAL DISTRICT 1
SITE AREA:	8933m ²
TOTAL FLOOR AREA:	21,897m ²
COMMERCIAL FLOOR AREA:	0m ²
FLOOR SPACE RATIO:	2.45:1
SITE COVERAGE:	33.6%
OPEN SITE SPACE:	34.6%
HEIGHT OF BUILDING (NEW):	20.5m
# OF STOREYS (NEW):	6
# OF PARKING STALLS:	195
# OF BIKE STALLS:	380
FRONT YARD SETBACK:	3.9m NORTH SIDE
REAR YARD SETBACK:	7.5m SOUTH SIDE
SIDE YARD SETBACK:	3.3m WEST SIDE
SIDE YARD SETBACK:	5.4m EAST SIDE
PROJECTIONS INTO SETBACKS:	BALCONIES: 0.5m
(MAXIMUM)	CANOPIES: 1.0m
	STEPS: 2.2m
TOTAL NUMBER OF NEW UNITS:	90 UNITS
UNIT TYPE:	1 BEDROOM: 34
	1 BEDROOM + DEN: 20
	2 BEDROOM: 23
	2 BEDROOM + DEN: 5
	3 BEDROOM: 8
GROUND-ORIENTATED UNITS:	11 UNITS
MINIMUM UNIT FLOOR AREA:	50.4 m ²
PARKING STALL SIZE:	2600 X 5100
LOADING STALL SIZE:	3000 X 9000

	ZONING COMPARISON			
	EXISTING	PERMITTED (GRD-1 ZONE)	PROPOSED (NEW BLDG ONLY)	PROPOSED (ENTIRE SITE)
USE	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL
SETBACKS	7.5m REAR YARD SETBACK 7.5m EAST YARD SETBACK	4.0m FRONT YARD SETBACK 4.0m FLANKING YARD SETBACK SIDE YARD SETBACK (PRIMARY FACADE): 7.5m UP TO 4 STOREYS SIDE YARD SETBACK (OTHER FACADE): 1.5m UP TO 4 STOREYS 3.0m ABOVE 4 STOREYS 8.0m REAR YARD SETBACK	3.9m FRONT YARD SETBACK (TORONTO) 7.5m REAR YARD SETBACK (AVALON) 5.4m SIDE YARD SETBACK (DOUGLAS) 3.3m WEST YARD SETBACK (HUNTINGTON)	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK
NUMBER OF UNITS	197	N/A	90	287
UNIT MIX	STUDIO: 55 1 BD: 81 2 BD: 61	N/A	1 BD: 34 1BD+DEN: 20 2 BD: 23 2 BD+DEN: 5 3 BD: 8	STUDIO: 55 1 BD: 115 1BD+DEN: 20 2 BD: 84 2 BD+DEN: 5 3 BD: 8
TOTAL FLOOR AREA	360 DOUGLAS: 6,816 m ² 350 DOUGLAS: 7,853 m ²		7,227m ²	21,897 m ²
FLOOR SPACE RATIO	1.64:1	2.6	0.81:1	2.45:1
HEIGHT	350 DOUGLAS: 32.17m from main 360 DOUGLAS: 32.12m from main	20.5m + 3.0M FOR STAIR AND ELEVATOR OVRERRUN	20.5m FROM AVE GRADE	34m
STOREYS	13 STOREYS INCLU. BASEMENT	6 STOREYS	6 STOREYS	13 STOREYS
PARKING	183 STALLS ON GRADE	DEPENDENT ON UNIT SIZE	-	138 UNDERGROUND, 57 SURFACE INCLUDING: - 16 VISITOR - 10 ACCESSIBLE (INCLUDING 3 ACCESSIBLE VAN) TOTAL: 195 STALLS
PARKING RATIO	93	N/A	-	0.68
BICYCLE PARKING	26 SHORT TERM 0 LONG TERM	DEPENDENT ON UNIT SIZE	287 LONG TERM 153 IN PARKADE (P1) 134 IN MAIN FLOOR BIKE ROOM (144 with electrical receptacles) (123 vertical bike racks)	26 SHORT TERM 287 LONG TERM (TO BE PROVIDED IN EXISTING BUILDINGS AS PART OF EXISTING PROJECT, 40 TO BE OVERSIZED) TOTAL: 380 TOTAL STALLS
BICYCLE PARKING RATIO	0.13	-	3.2	1.32
BUILDING SITE COVERAGE	16.3% (1,450m ²)	55% MAXIMUM	32.4% (1,554m ²)	33.6% (3,004m ²) See OP1.05
PARKING SITE COVERAGE	58.1%	N/A	-	21.8% (1,950m ²) Outside of Building Site Coverage
OPEN SPACE COVERAGE	28.4%	30% MINIMUM	-	34.6%



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6	Parking Update	26.01.26
7	Development Permit Resubmission	26.05.06

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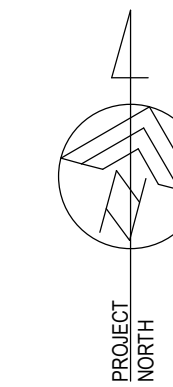


Drawing Title
PROPOSED SITE PLAN

Sheet
DPI.02

Scale
As indicated

Project No.
22.703



Douglas Street
Apartments
350 & 360 DOUGLAS ST
VICTORIA, BC

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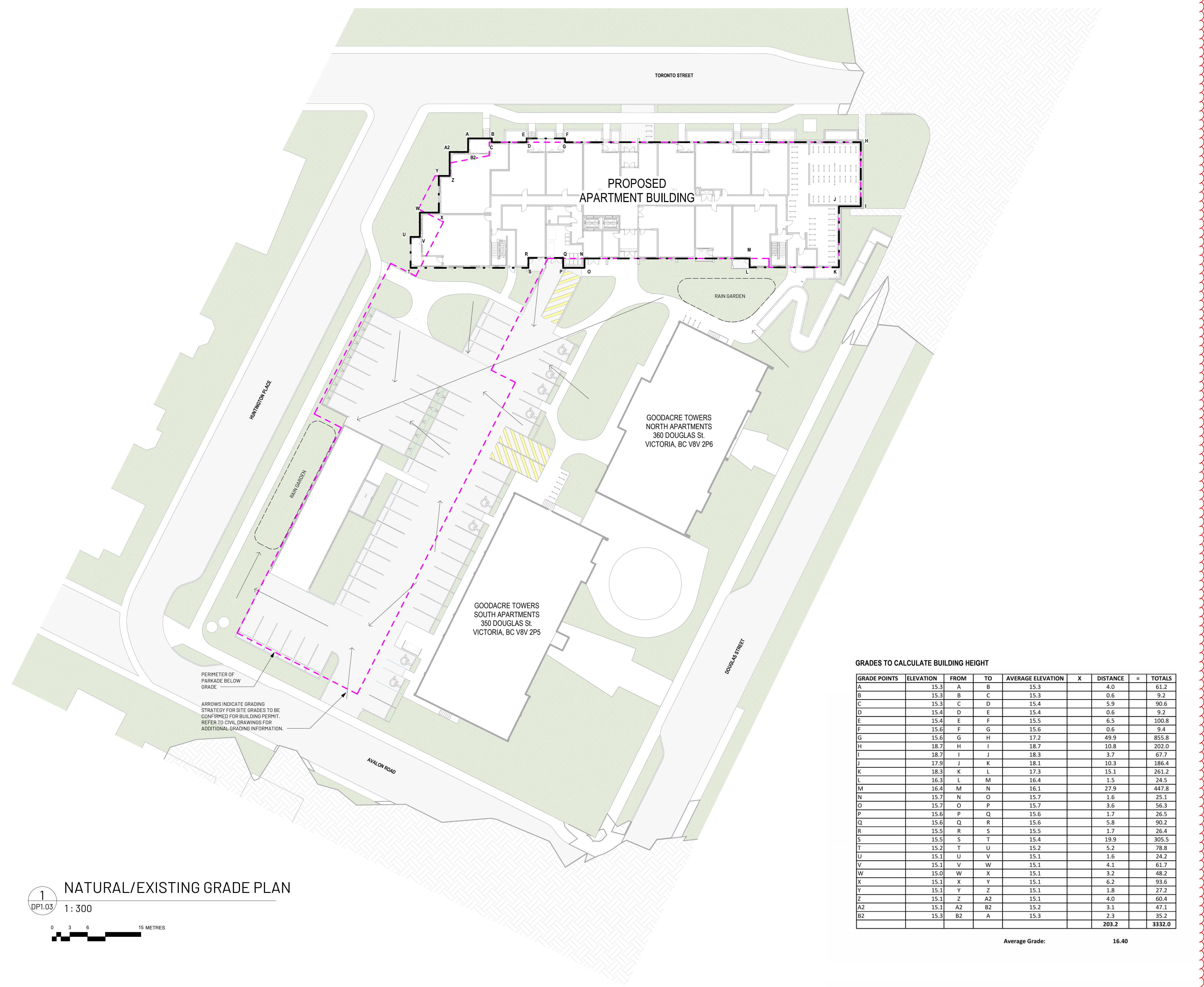
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Drawing Title
**AVERAGE GRADE
CALCULATION**

DPI.03

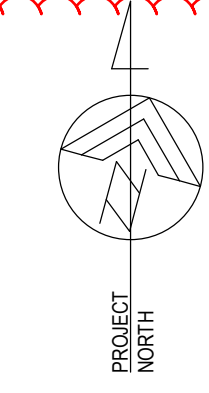
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Scale 1:300
Project No. 22.703



1
DPI.03
NATURAL/EXISTING GRADE PLAN
1:300



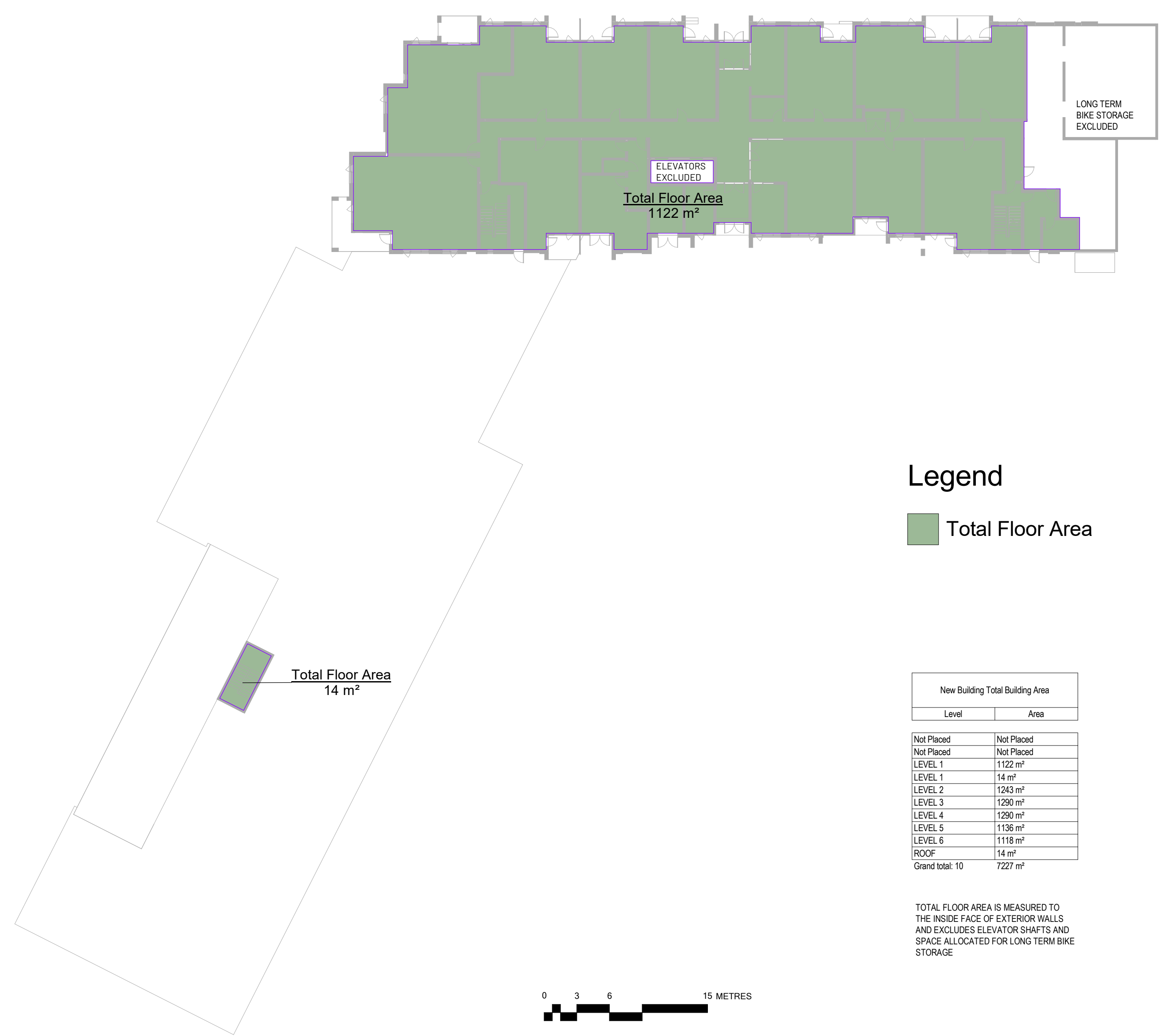


Douglas Street Apartments

350 & 360 DOUGLAS ST VICTORIA, BC

Unit Type	1BD A	1BD B	1BD+D A	1BD+D B	1BD+D C	1BD+D D	2BD A	2BD C	2BD D	2BD F	2BD G	2BD+D	3BD A	3BD B	TOTALS BY LEVEL
Unit Configuration	1 bed	1 bed	1 bed + den	1 bed + den	1 bed + den	1 bed + den	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	3 bed	3 bed	
Unit Size (sf)	650	545	725	643	681	708	789	883	900	832	779	823	874	982	1016
Unit Size (sm)	60.433	50.6	67.4	59.8	63.3	65.8	73.3	82.1	83.6	77.3	72.4	76.4	81.2	91.2	94.4
Level 1	1	5	0	0	1	1	1	0	0	0	0	1	0	1	12
Level 2	0	5	1	1	1	1	1	1	1	1	0	0	1	1	16
Level 3	0	6	1	1	1	1	1	1	1	1	0	0	1	1	17
Level 4	0	6	1	1	1	1	1	1	1	1	0	0	1	1	17
Level 5	0	5	1	1	0	1	1	1	1	1	1	0	1	0	14
Level 6	0	6	1	1	0	1	1	1	1	1	0	0	1	0	14
TOTALS	1	33	5	5	4	6	6	5	5	5	1	1	5	4	90
% by Type	1%	37%	6%	6%	4%	7%	7%	6%	6%	6%	1%	1%	6%	4%	100%
UNIT MIX	1 bed		1 bed + den		2 bed		2 bed + den		3 bed						
%	38%		22%		26%		6%		9%						
#	34		20		23		5		8						

Gross unit sizes are measured from: centre of demising walls, inside finish of exterior wall, and outside finish of corridor wall. Based on ANS/BOMA Z65.4-2010.

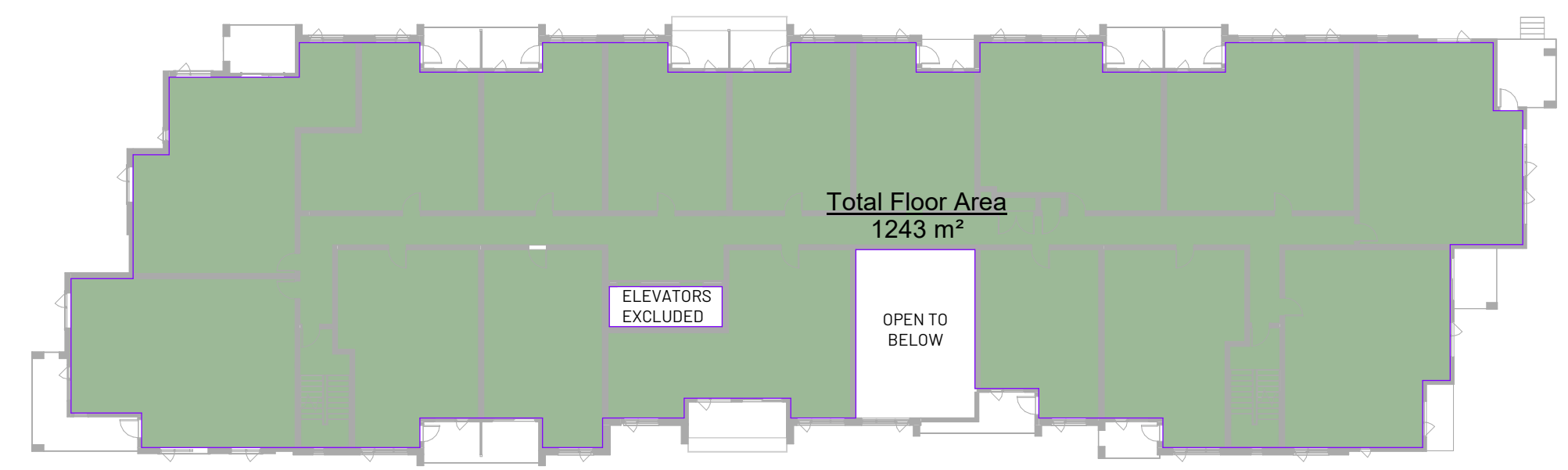


Legend
 Total Floor Area

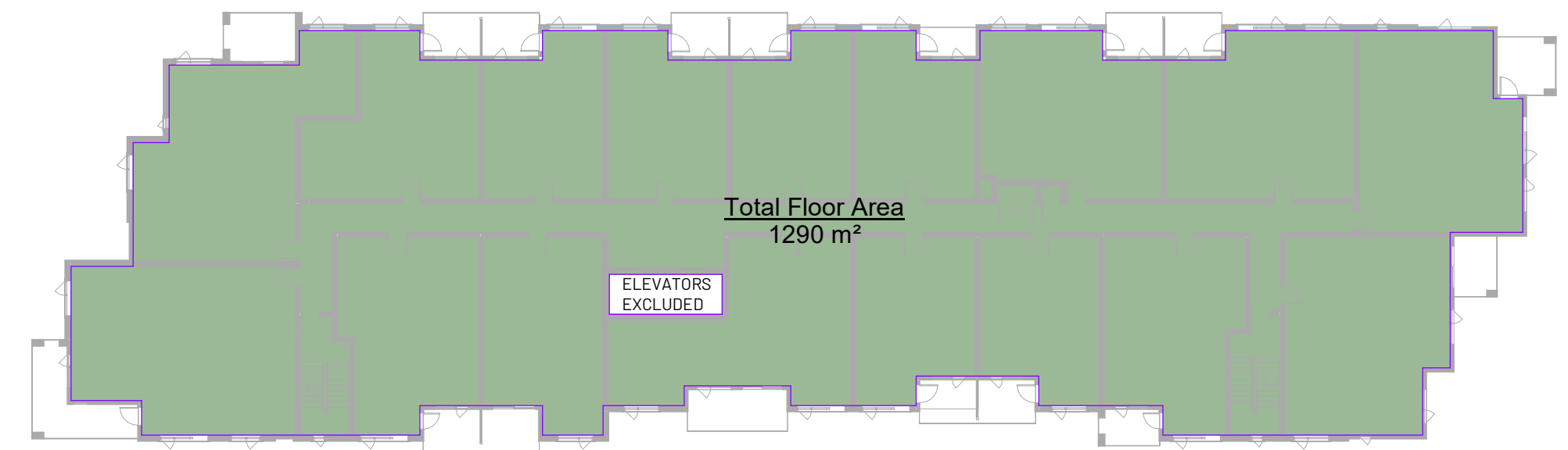
Level	Area
Not Placed	Not Placed
Not Placed	Not Placed
LEVEL 1	14 m²
LEVEL 2	1243 m²
LEVEL 3	1290 m²
LEVEL 4	1290 m²
LEVEL 5	1136 m²
LEVEL 6	1118 m²
ROOF	14 m²
Grand total: 10	7227 m²

TOTAL FLOOR AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS AND EXCLUDES ELEVATOR SHAFTS AND SPACE ALLOCATED FOR LONG TERM BIKE STORAGE

1
LEVEL 1
1: 300

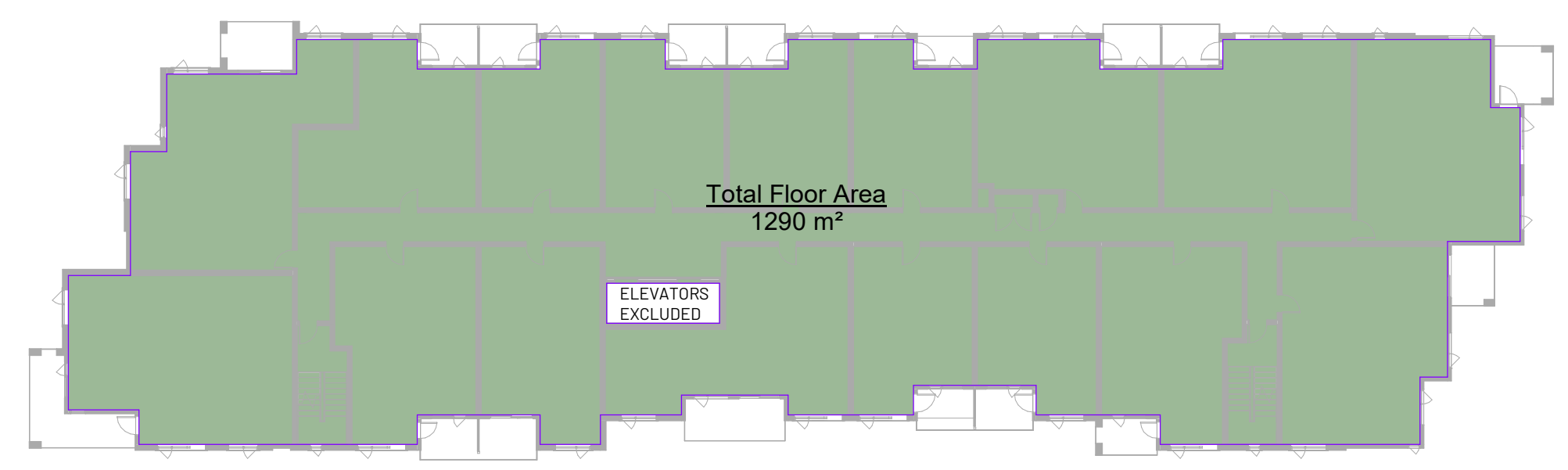


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LEVEL 2
1: 300

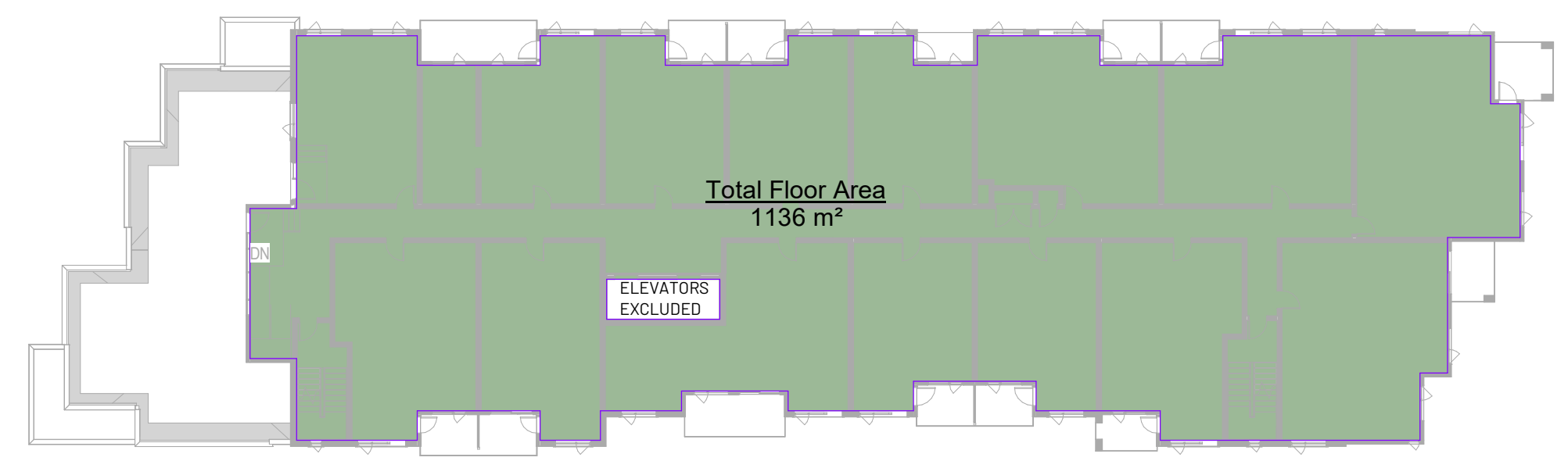


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LEVEL 3
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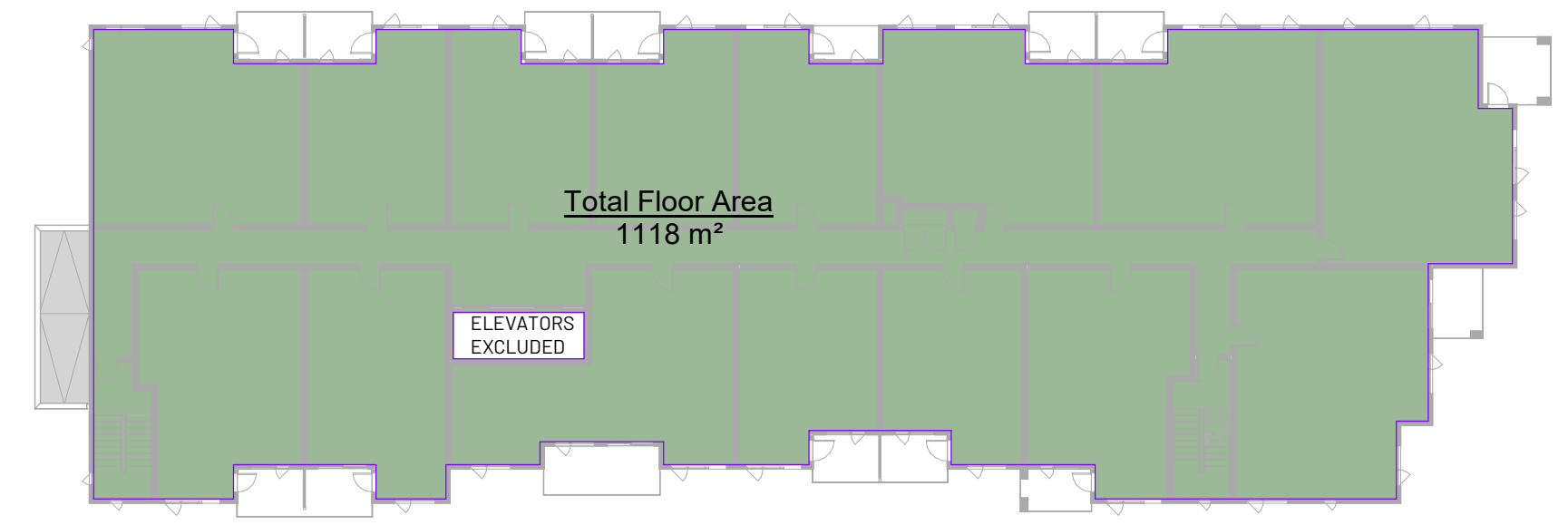
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LEVEL 4
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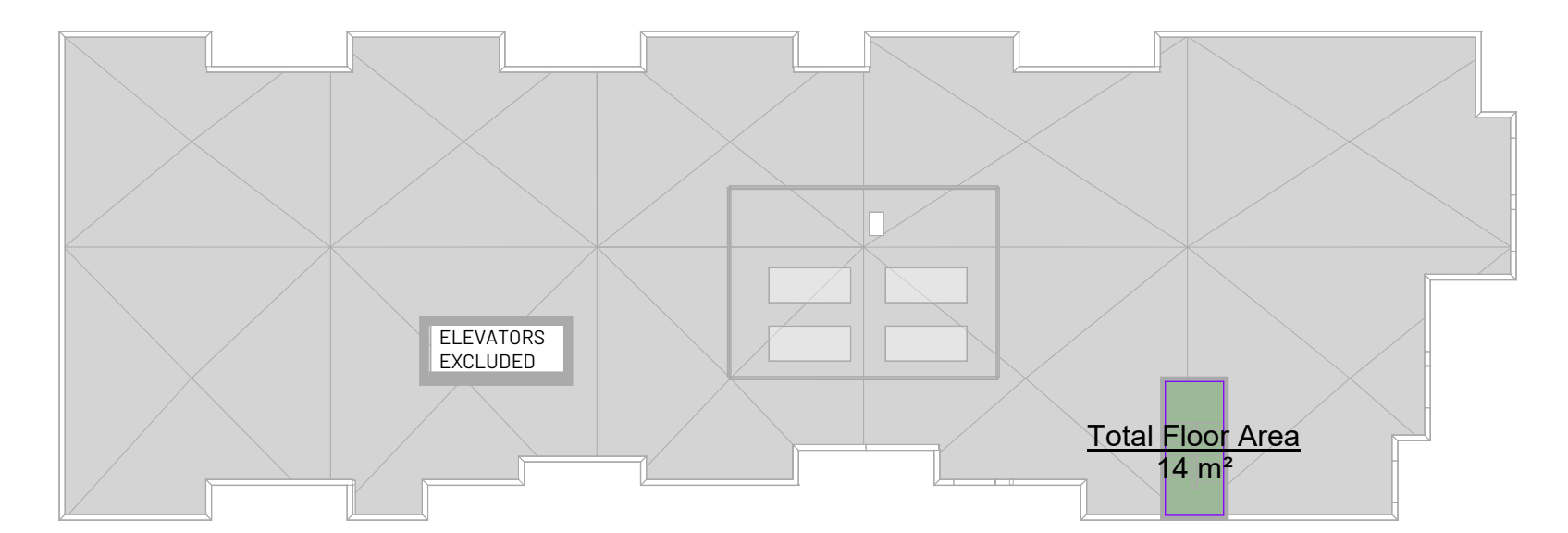
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LEVEL 5
1: 300



6
LEVEL 6
1: 300



7
ROOF
1: 300



no.	description	date
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 Calgary, AB T2G 1B1
 T: 403.264.6700
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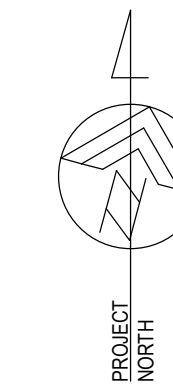
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Drawing Title
TOTAL FLOOR AREA PLANS

Sheet
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Scale
1: 300

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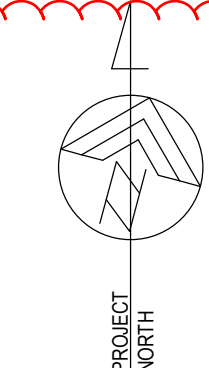
Drawing Title
SITE COVERAGE PLAN & BYLAW
FRAMEWORK

Sheet
DPI.05

Scale
1 : 250

Project No.
22.703





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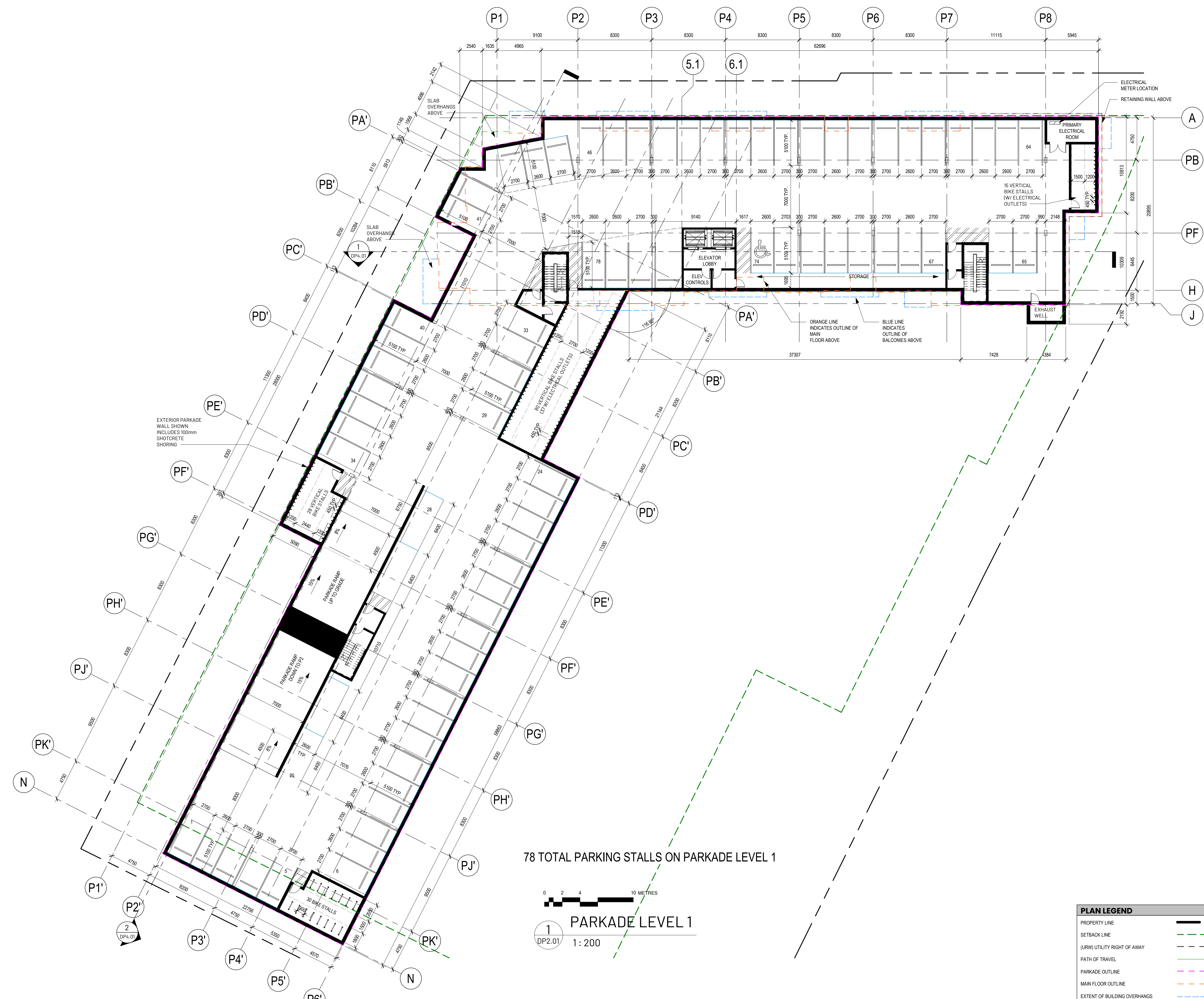
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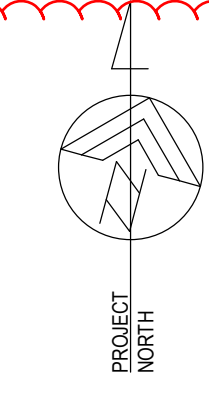
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Drawing Title
PARKADE LEVEL 1

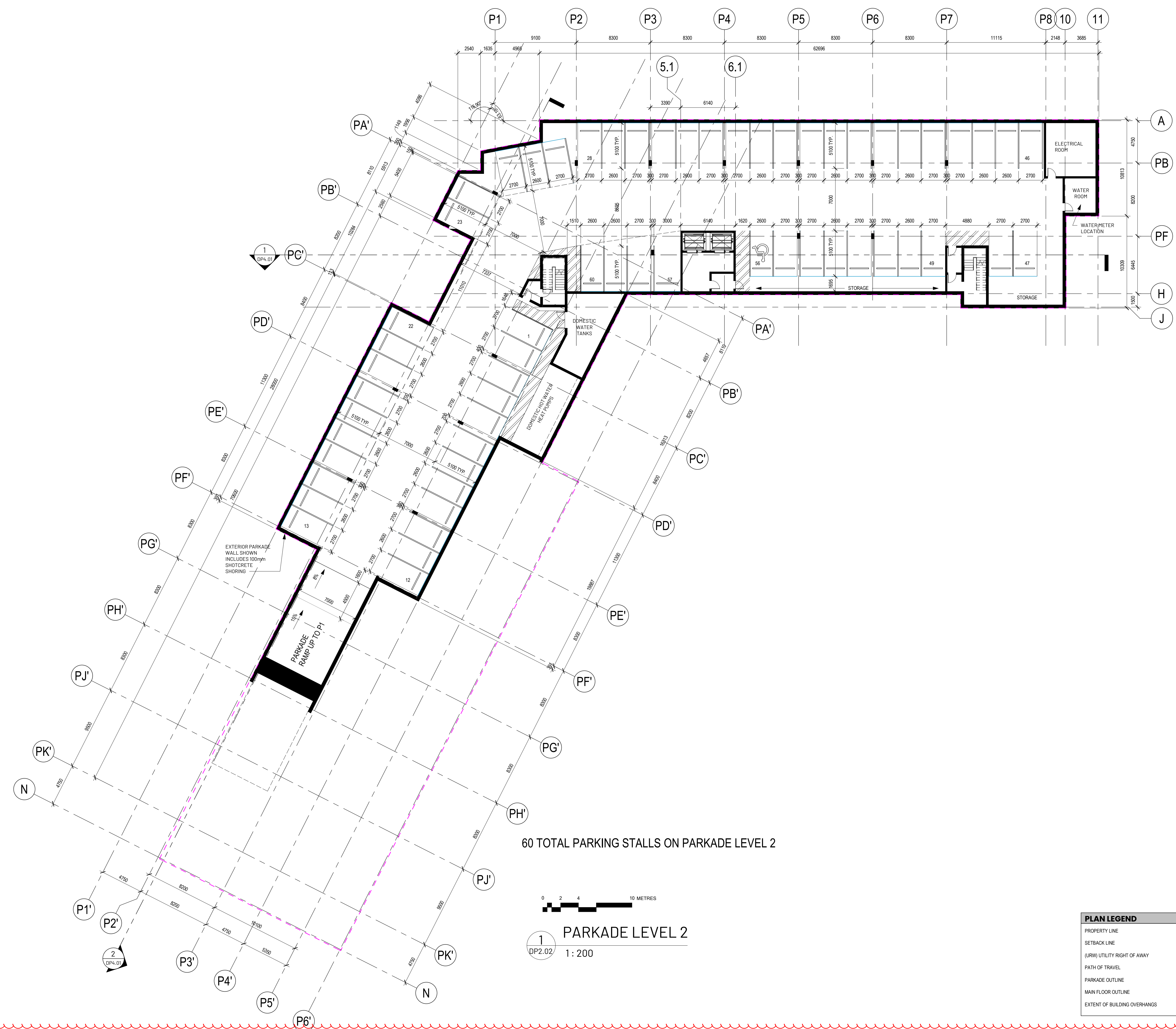
DP2.01 Sheet

Scale 1:200 Project No. 22.703





Douglas Street
Apartments
350 & 360 DOUGLAS ST
VICTORIA, BC



60 TOTAL PARKING STALLS ON PARKADE LEVEL 2



1 PARKADE LEVEL 2
DP2.02 1: 200

PLAN LEGEND	
PROPERTY LINE	— — — — —
SETBACK LINE	- - - - -
(URV) UTILITY RIGHT OF AWAY	- - - - -
PATH OF TRAVEL	— — — — —
PARKADE OUTLINE	- - - - -
MAIN FLOOR OUTLINE	- - - - -
EXTENT OF BUILDING OVERHANGS	- - - - -

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Drawing Title
PARKADE LEVEL 2

Sheet
DP2.02

Scale 1: 200
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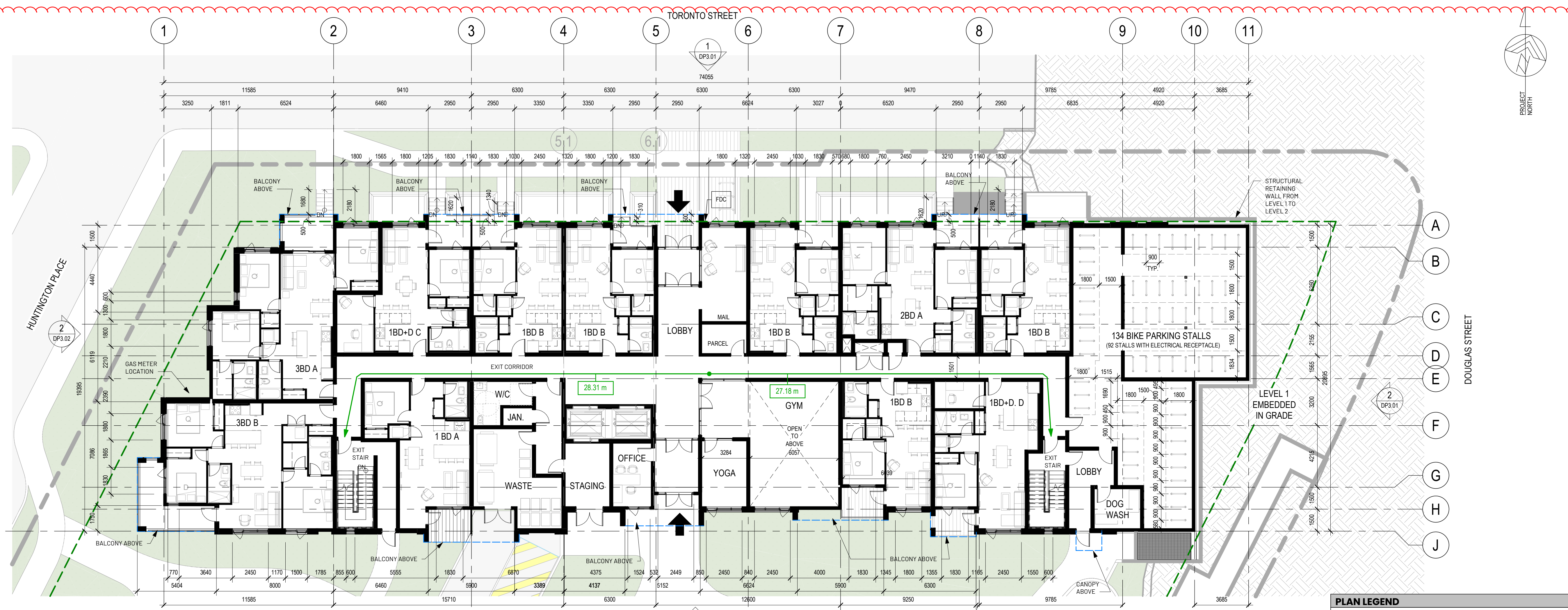


Drawing Title
LEVEL 1 & 2 FLOOR PLANS

Sheet
DP2.03

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Drawing Title
LEVEL 3 & 4 FLOOR PLANS

Sheet
DP2.04

Scale
As indicated

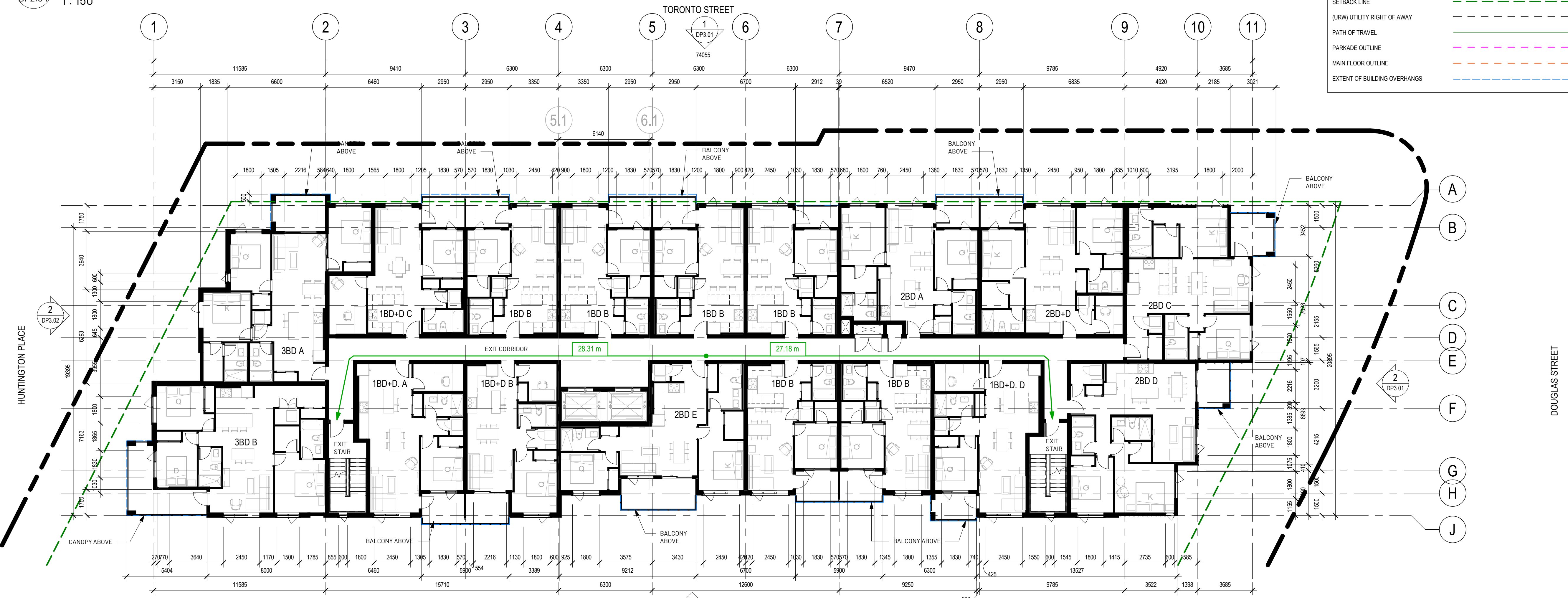
Project No.
22.703



1
DP2.04
Level 3 FLOOR PLAN
1:150

PLAN LEGEND

PROPERTY LINE	---
SETBACK LINE	---
(URW) UTILITY RIGHT OF AWAY	---
PATH OF TRAVEL	---
PARKADE OUTLINE	---
MAIN FLOOR OUTLINE	---
EXTENT OF BUILDING OVERHANGS	---



2
DP2.04
LEVEL 4 FLOOR PLAN
1:150

Douglas Street
Apartments
350 & 360 DOUGLAS ST
VICTORIA, BC

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05
5	Rezoning & Development Permit Revision	24.11.15
6	Development Permit Resubmission	26.05.06

Seal

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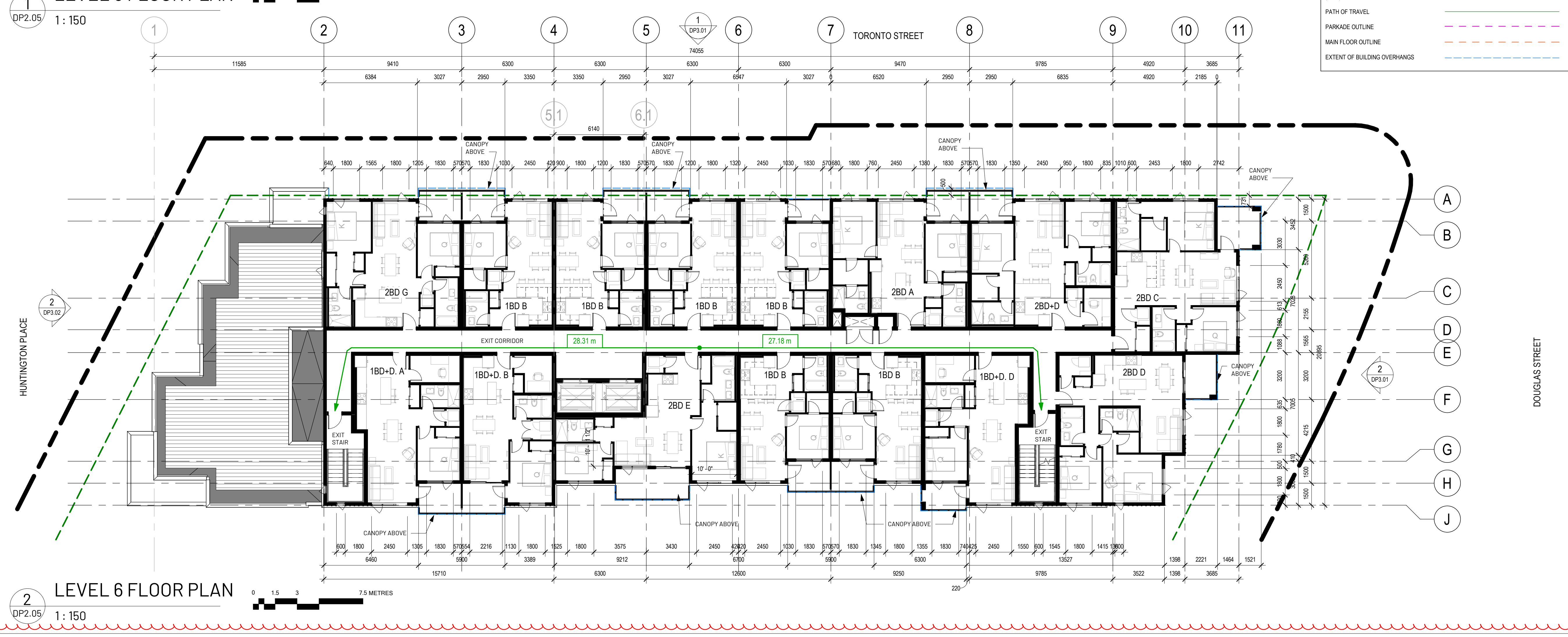
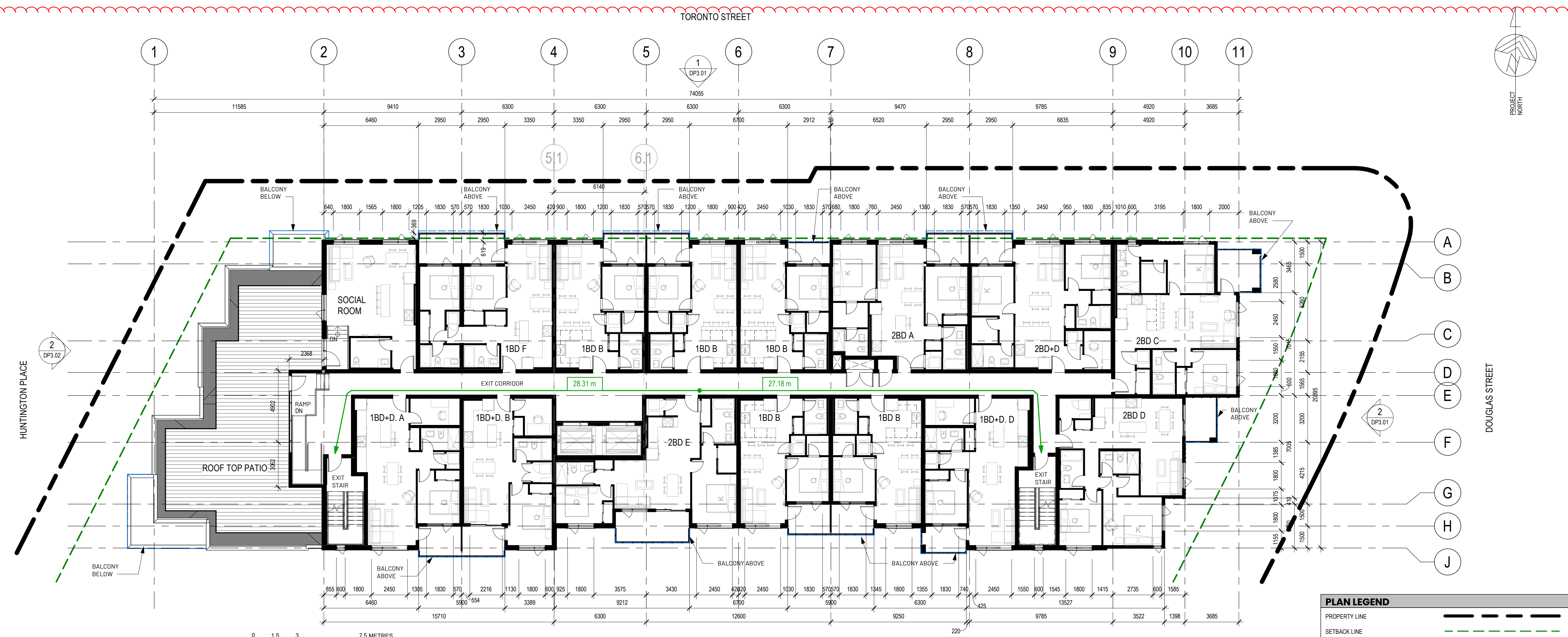
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Drawing Title
LEVEL 5 & 6 FLOOR PLANS

Sheet
DP2.05

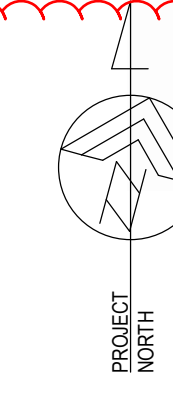
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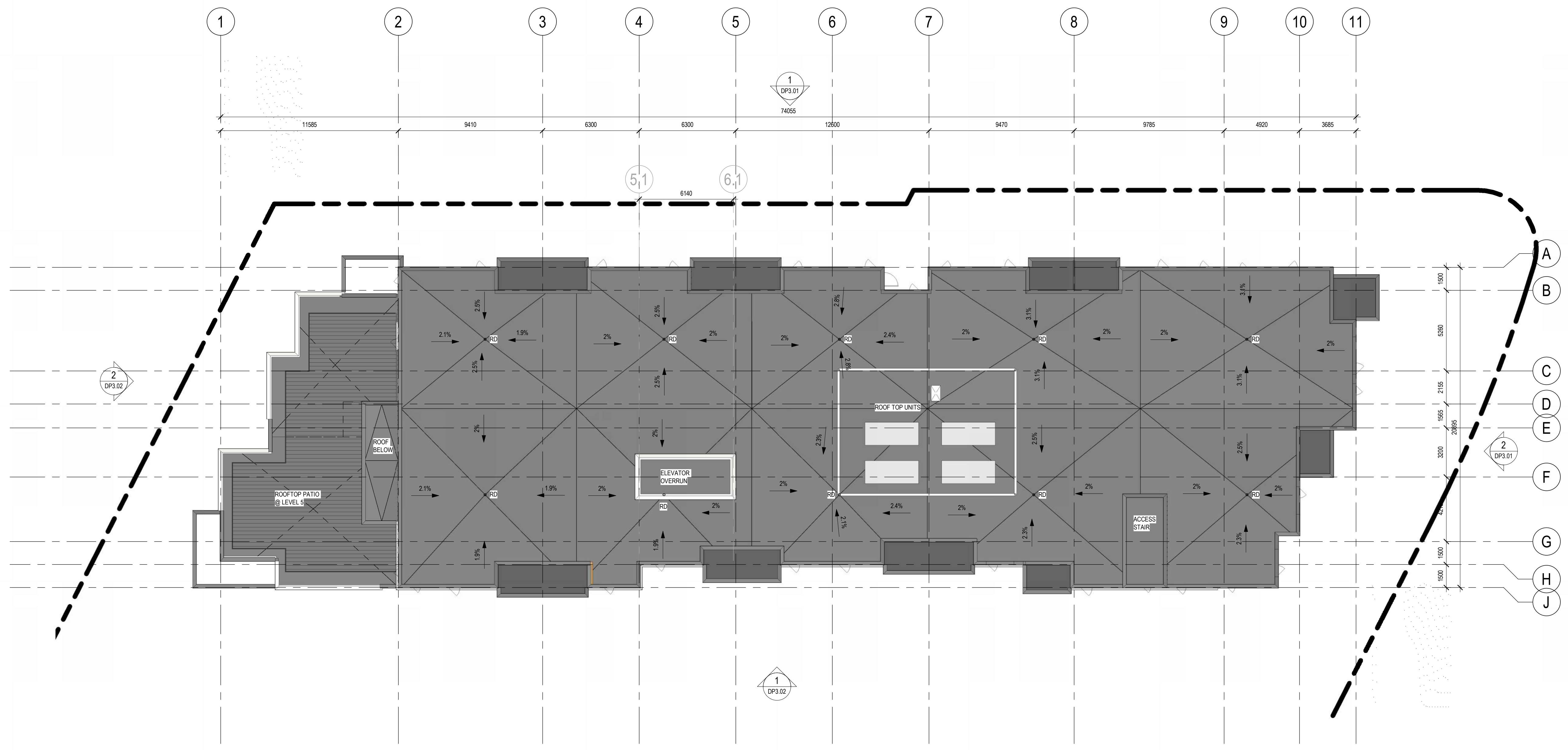


Autodesk: docx://22.703 Douglas Street Apartments/22.703 Douglas Street Apartments.rvt

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Douglas Street
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Issued/ Revision Schedule

no.	description	date
1	Rezoning & Development Permit Revision	23.12.20
2	Rezoning & Development Permit Revision	24.05.03
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5	Development Permit Resubmission	26.05.06

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Drawing Title
ROOF/ AMENITY PLAN

Sheet
DP2.06

Scale
As indicated

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1 ROOF PLAN
DP2.06 1:150



PLAN LEGEND

PROPERTY LINE	---
SETBACK LINE	---
(URW) UTILITY RIGHT OF AWAY	---
PATH OF TRAVEL	---
PARKADE OUTLINE	---
MAIN FLOOR OUTLINE	---
EXTENT OF BUILDING OVERHANGS	---

Douglas Street
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350 & 360 DOUGLAS ST
VICTORIA, BC

Issued/ Revision Schedule

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6	Development Permit Resubmission	26.05.06



1 NORTH ELEVATION
DP3.01 1: 150



2 EAST ELEVATION
DP3.01 1: 150

Key Value	Keynote Text
01	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
02A	BOARD AND BATTEN, COLOUR WHITE
02B	BOARD AND BATTEN, COLOUR LIGHT GREY
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE WOOD ACCENT AND METAL CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME WINDOWS
12	CHARCOAL FRAME DOORS
12B	CHARCOAL FRAME SLIDING DOORS
13	CHARCOAL FRAME STOREFRONT
14	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
16	CONCRETE RETAINING WALL
19	METAL FLASHING - COLOUR TO MATCH ADJACENT
21	WOOD-GRAIN FINISH SOFFIT (FORMED METAL PANEL)
22	RETAINING WALL/PLANTER WITH BRICK CLADDING
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
28	FIBRE CEMENT SHAKE, COLOUR DARK GREY

Seal

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Drawing Title
BUILDING ELEVATIONS

Sheet
DP3.01

Scale 1: 150
Project No. 22.703

Douglas Street
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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
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5	Rezoning & Development Permit Revision	24.11.15
6	Development Permit Resubmission	26.05.06

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
02A	BOARD AND BATTEN, COLOUR WHITE
02B	BOARD AND BATTEN, COLOUR LIGHT GREY
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE WOOD ACCENT AND METAL CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME WINDOWS
12	CHARCOAL FRAME DOORS
12B	CHARCOAL FRAME SLIDING DOORS
13	CHARCOAL FRAME STOREFRONT
14	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
16	CONCRETE RETAINING WALL
19	METAL FLASHING - COLOUR TO MATCH ADJACENT
21	WOOD-GRAIN FINISH SOFFIT (FORMED METAL PANEL)
22	RETAINING WALL/ PLANTER WITH BRICK CLADDING
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
28	FIBRE CEMENT SHAKE, COLOUR DARK GREY

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Drawing Title
BUILDING ELEVATIONS

Sheet
DP3.02

Scale
1:150

Project No.
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1
SOUTH ELEVATION
1:150



2
WEST ELEVATION
1:150

Douglas Street
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
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6	Development Permit Resubmission	26.05.06

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Drawing Title
BUILDING CONTEXT
ELEVATIONS

Sheet
DP3.03

Scale
1:1

Project No.
22.703

Douglas Street
Apartments
350 & 360 DOUGLAS ST
VICTORIA, BC

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
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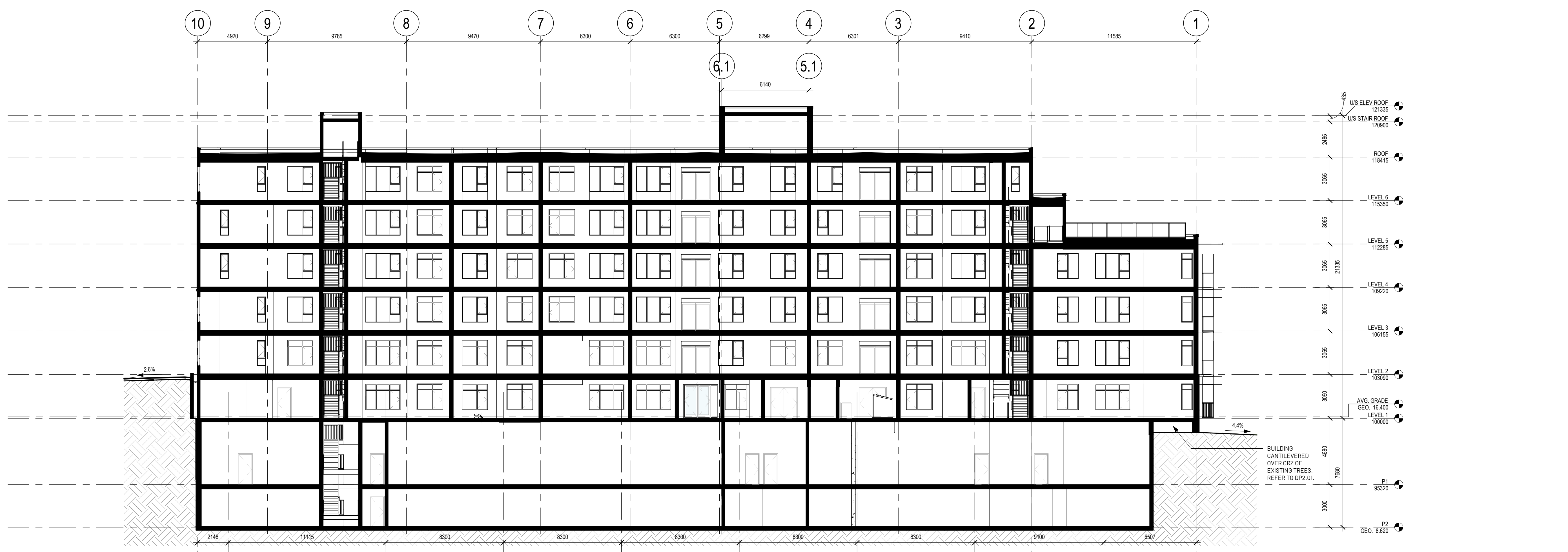
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Drawing Title
BUILDING SECTIONS

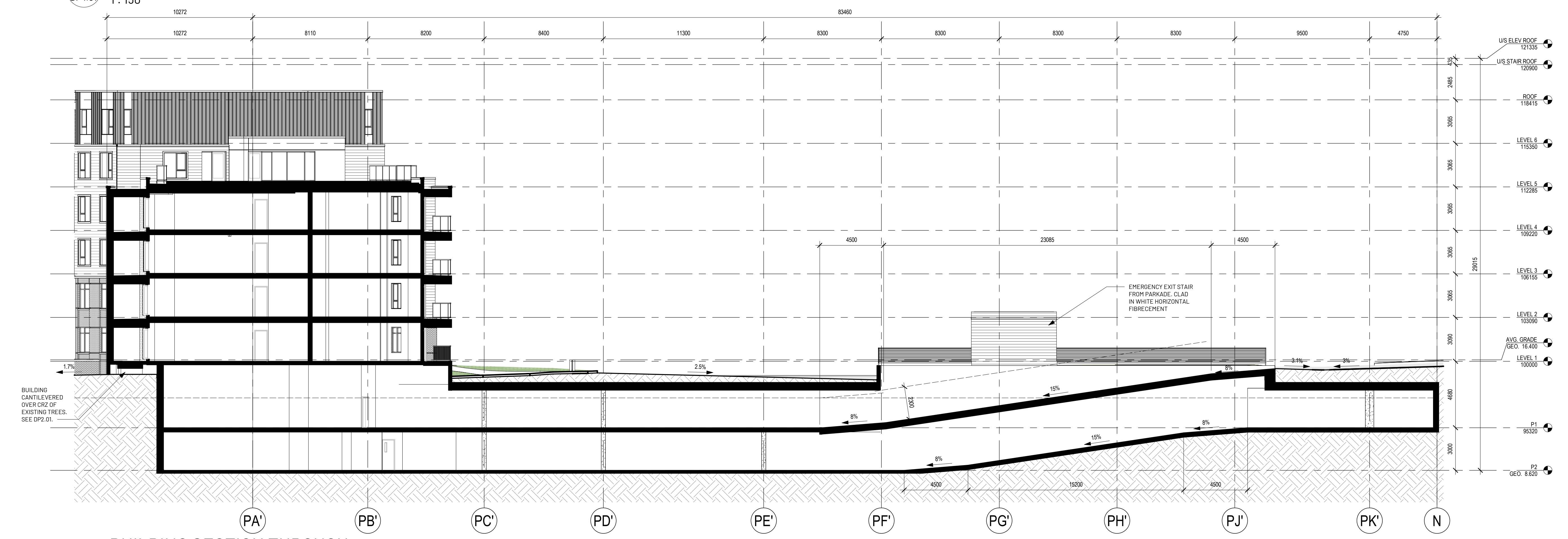
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Scale 1:150
Project No. 22.703

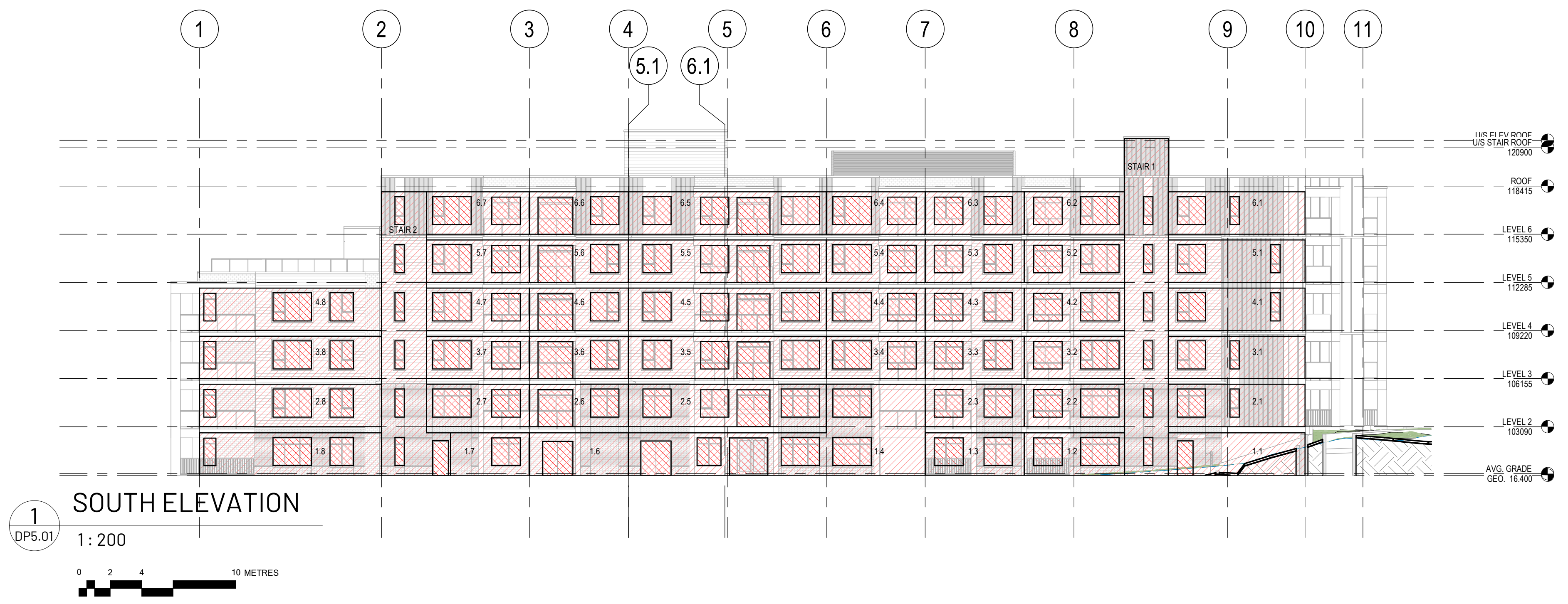


1 BUILDING SECTION
1:150
0 1.5 3 7.5 METRES



2 BUILDING SECTION THROUGH PARKADE RAMP
1:150
0 1.5 3 7.5 METRES

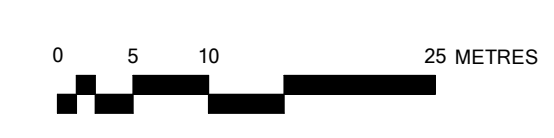
Douglas Street
Apartments
350 & 360 DOUGLAS ST
VICTORIA, BC



1 SOUTH ELEVATION
DP5.01 1:200



2 CODE SITE PLAN
DP5.01 1:500



SOUTH ELEVATION LIMITING DISTANCE CALCS (TABLE 3.2.3.1.-D)

FIRE COMPARTMENT	LIMITING DISTANCE (m)	EXPOSING FACE (m ²)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (m ²)	PROPOSED OPENINGS (%)	REQ'D FIRE RATING	REQ'D CONSTRUCTION	REQ'D CLADDING
6.1	10.2 (D1)	23.5	100%	4.3	18%	-	-	-
6.2	5.5 (D3)	17.2	100%	7.6	44%	-	-	-
6.3	4.0 (D4)	17.0	100%	6.5	38%	-	-	-
6.4	3.5 (D5)	17.0	80%	7.6	45%	45 minute	combustible or non-combustible	combustible or non-combustible
6.5	4.6 (D6)	34.0	80%	15.7	46%	45 minute	combustible or non-combustible	combustible or non-combustible
6.6	9+	17.0	100%	8.5	50%	-	-	-
6.7	9+	17.7	100%	7.6	43%	-	-	-
STAIR 1	8.7 (D2)	59.8	100%	6.5	11%	-	-	-
STAIR 2	9+	55.9	100%	8.7	16%	-	-	-
5.1	10.2 (D1)	23.5	100%	4.3	18%	-	-	-
5.2	5.5 (D3)	17.2	100%	7.6	44%	-	-	-
5.3	4.0 (D4)	17.0	100%	6.5	38%	-	-	-
5.4	3.5 (D5)	17.0	80%	7.6	45%	45 minute	combustible or non-combustible	combustible or non-combustible
5.5	4.6 (D6)	34.0	80%	15.7	46%	45 minute	combustible or non-combustible	combustible or non-combustible
5.6	9+	17.0	100%	8.5	50%	-	-	-
5.7	9+	17.7	100%	7.6	43%	-	-	-
4.1	10.2 (D1)	23.5	100%	4.3	18%	-	-	-
4.2	5.5 (D3)	17.2	100%	7.6	44%	-	-	-
4.3	4.0 (D4)	17.0	100%	6.5	38%	-	-	-
4.4	3.5 (D5)	17.0	80%	7.6	45%	45 minute	combustible or non-combustible	combustible or non-combustible
4.5	4.6 (D6)	34.0	80%	15.7	46%	45 minute	combustible or non-combustible	combustible or non-combustible
4.6	9+	17.0	100%	8.5	50%	-	-	-
4.7	9+	17.7	100%	7.6	43%	-	-	-
4.8	9+	31.3	100%	8.5	27%	-	-	-
3.1	10.2 (D1)	23.5	100%	4.3	18%	-	-	-
3.2	5.5 (D3)	17.2	100%	7.6	44%	-	-	-
3.3	4.0 (D4)	17.0	100%	6.5	38%	-	-	-
3.4	3.5 (D5)	17.0	80%	7.6	45%	45 minute	combustible or non-combustible	combustible or non-combustible
3.5	4.6 (D6)	34.0	80%	15.7	46%	45 minute	combustible or non-combustible	combustible or non-combustible
3.6	9+	17.0	100%	8.5	50%	-	-	-
3.7	9+	17.7	100%	7.6	43%	-	-	-
3.8	9+	31.3	100%	8.5	27%	-	-	-
2.1	10.2 (D1)	23.5	100%	4.3	18%	-	-	-
2.2	5.5 (D3)	17.2	100%	7.6	44%	-	-	-
2.3	4.0 (D4)	17.0	100%	6.5	38%	-	-	-
2.5	4.6 (D6)	34.0	80%	15.7	46%	45 minute	combustible or non-combustible	combustible or non-combustible
2.6	9+	17.0	100%	8.5	50%	-	-	-
2.7	9+	17.7	100%	7.6	43%	-	-	-
2.8	9+	31.3	100%	8.5	27%	-	-	-
1.1	10.2 (D1)	23.5	100%	2.2	9%	-	-	-
1.2	5.5 (D3)	17.2	100%	7.6	44%	-	-	-
1.3	4.0 (D4)	17.0	100%	6.5	38%	-	-	-
1.4	3.5 (D5)	70.5	37%	26.0	37%	45 minute	combustible or non-combustible	combustible or non-combustible
1.5	9+	17.0	100%	4.2	25%	-	-	-
1.7	9+	13.5	100%	3.2	24%	-	-	-
1.8	9+	31.3	100%	8.5	27%	-	-	-
Existing building (table 3.2.3.1.-B; Less than 3:1 ratio)	7.0	21.0	100%	3.4	16%	-	-	-

Issued/ Revision Schedule

no.	description	date
1	Rezoning & Development Permit Revision	23.12.20
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Seal

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Drawing Title
BUILDING CODE

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DP5.01

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Project No.
22.703

Douglas Street
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1 Shadow Study - Summer Solstice 1000
DP5.02 1: 1200



2 Shadow Study - Summer Solstice 1200
DP5.02 1: 1200



3 Shadow Study - Summer Solstice 1500
DP5.02 1: 1200



4 Shadow Study - Summer Solstice 1900
DP5.02 1: 1200



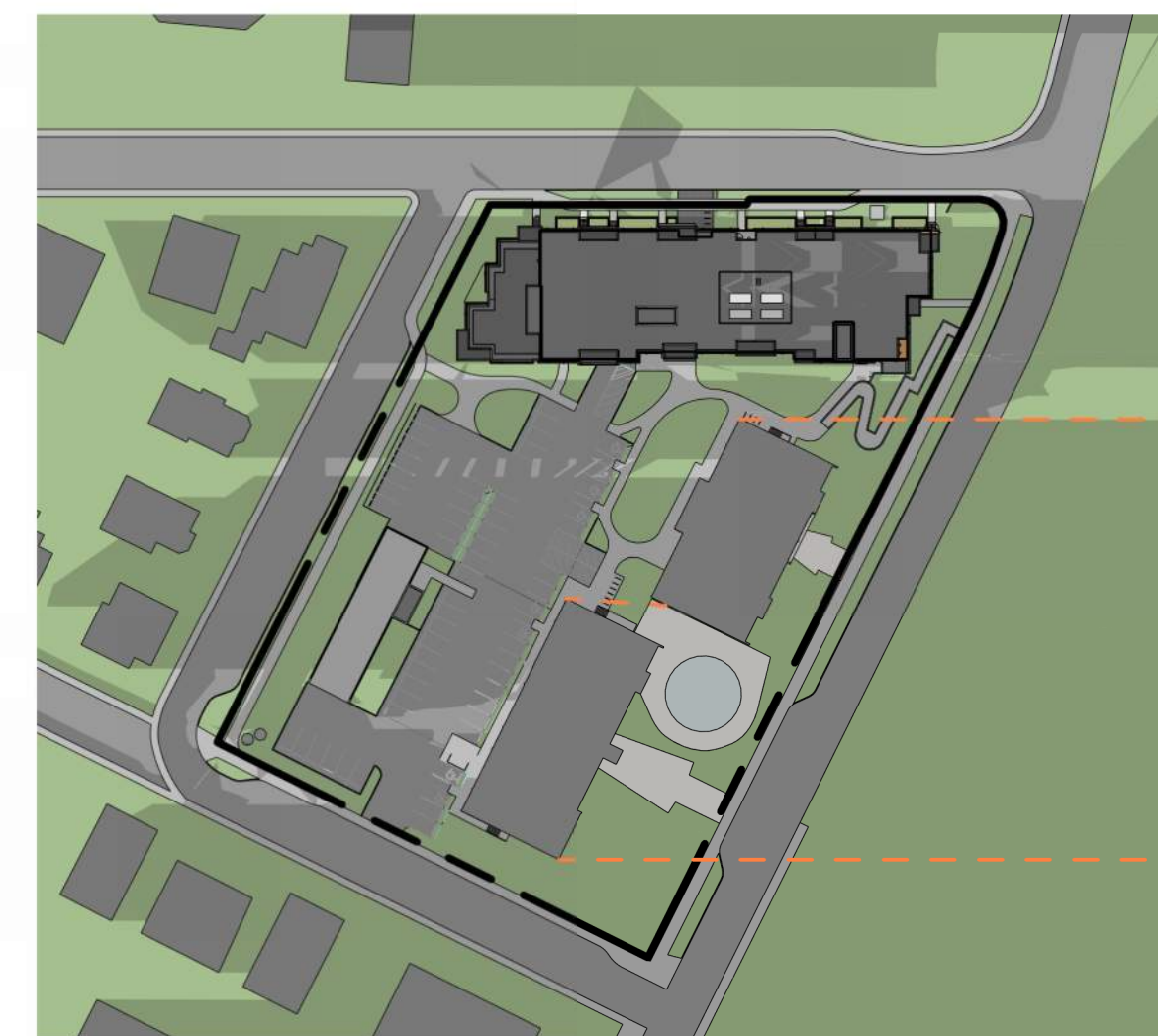
5 Shadow Study - Equinox 1000
DP5.02 1: 1200



6 Shadow Study - Equinox 1200
DP5.02 1: 1200



7 Shadow Study - Equinox 1500
DP5.02 1: 1200



8 Shadow Study - Equinox 1900
DP5.02 1: 1200



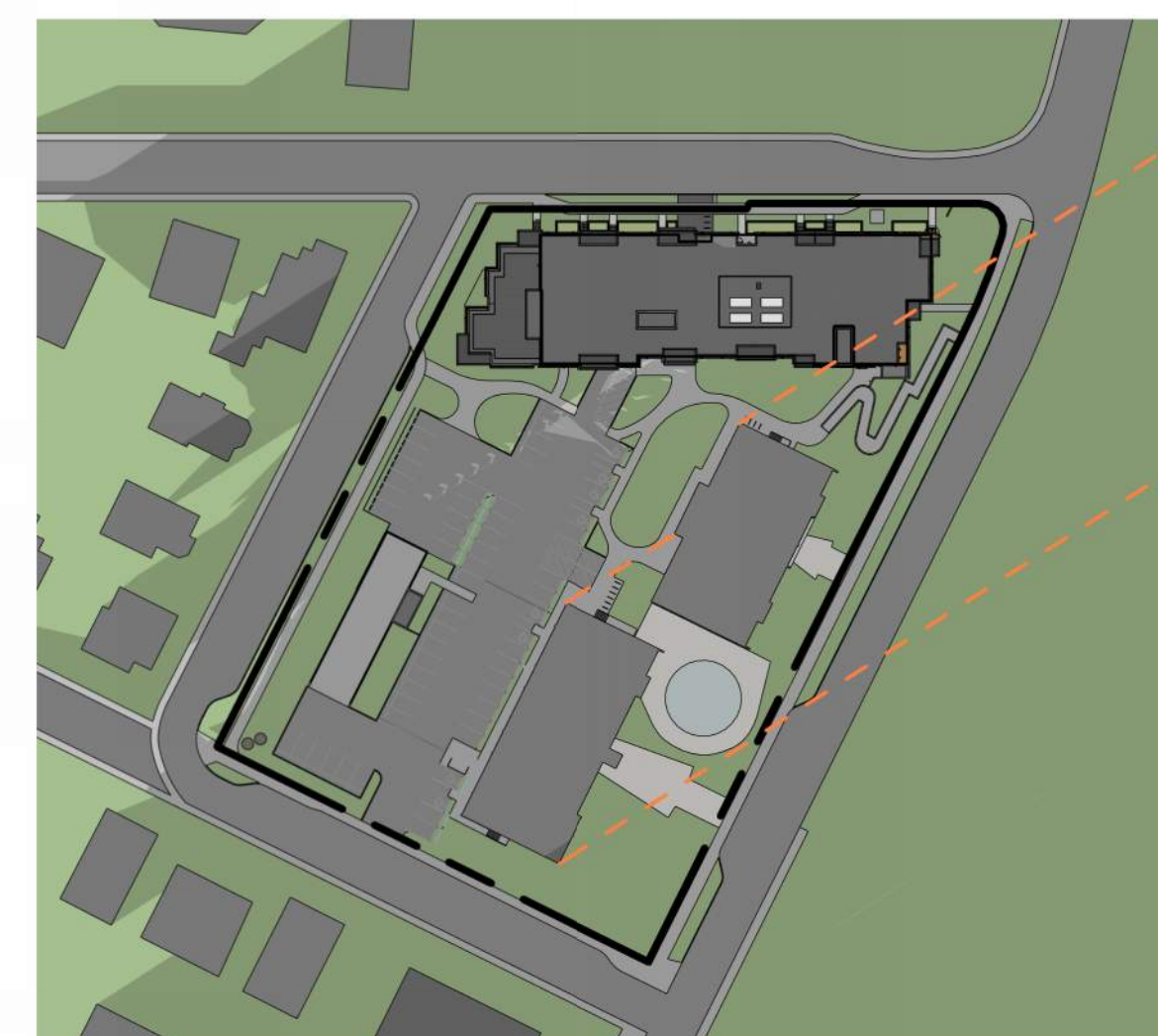
9 Shadow Study - Winter Solstice 1000
DP5.02 1: 1200



10 Shadow Study - Winter Solstice 1200
DP5.02 1: 1200



11 Shadow Study - Winter Solstice 1500
DP5.02 1: 1200



12 Shadow Study - Winter Solstice 1900
DP5.02 1: 1200

--- INDICATES OUTLINE OF SHADOWS FROM EXISTING BUILDINGS ON SITE

Issued/ Revision Schedule		
no.	description	date
1	Development Permit Resubmission	26.05.06

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Drawing Title
SHADOW STUDY

Sheet
DP5.02

Scale 1: 1200
Project No. 22.703



VIEW FROM THE NORTH EAST CORNER AT DOUGLAS STREET AND TORONTO STREET.



VIEW FROM THE NORTH WEST CORNER AT TORONTO STREET AND HUNTINGTON PLACE.



ACTIVE STREET FRONTAGE WITH GROUND LEVEL UNITS ALONG TORONTO STREET. LOOKING WEST.



VIEW LOOKING EAST ACROSS THE HUNTINGTON PLACE FROM ADJACENT RESIDENCE.



ACTIVE STREET FRONTAGE WITH GROUND LEVEL UNITS ALONG TORONTO STREET. LOOKING EAST.



VIEW LOOKING NORTH ON HUNTINGTON PLACE.

Douglas Street Apartments

350 & 360 DOUGLAS ST
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Issued/ Revision Schedule

no.	description	date
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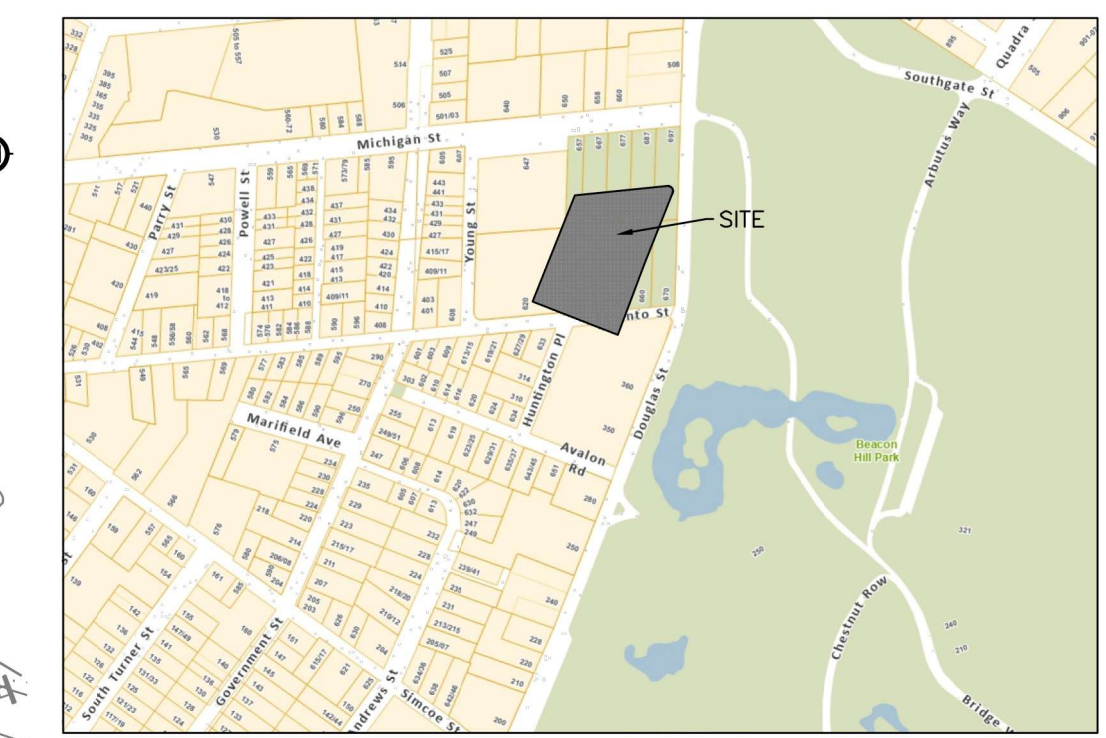
Drawing Title
PERSPECTIVES

Sheet
DP5.03

Scale | Project No.
22.703



- SHEET NOTES:**
- (D1) DRAIN
 - (D2) PROPOSED DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (D3) EXISTING DRAIN SERVICE TO BE CAPPED AND ABANDONED AS REQUIRED.
 - (D4) PROPOSED ON SITE DRAIN SERVICE COMPLETE WITH MANHOLES AND CLEANOUTS AS REQUIRED. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (D5) PROPOSED ONSITE DRAIN PUMPSTATION (PRIVATE). PROPOSED 1800 MM BARREL SHOWN. DETAILS AT BUILDING PERMIT STAGE.
 - (D6) EXISTING ONSITE DRAIN SERVICES TO BE REDIRECTED AS REQUIRED.
 - (D7) EXISTING CATCH BASIN TO BE REMOVED AND REPLACED AS REQUIRED.
 - (D8) PROPOSED OVERFLOW DRAIN FROM RAIN GARDEN. DETAILS AT BUILDING PERMIT STAGE.
 - (S1) SANITARY
 - (S2) PROPOSED SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (S3) EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AS REQUIRED.
 - (S4) PROPOSED ONSITE SANITARY SERVICE COMPLETE WITH MANHOLES AND CLEANOUTS AS REQUIRED. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (S5) PROPOSED ONSITE SANITARY PUMPSTATION (PRIVATE). PROPOSED 1800 MM BARREL SHOWN. DETAILS AT BUILDING PERMIT STAGE.
 - (S6) EXISTING ONSITE SANITARY SERVICES TO BE REDIRECTED AS REQUIRED.
 - (W1) WATER
 - (W2) EXISTING FIRE HYDRANT TO BE RELOCATED AS REQUIRED.
 - (W3) PROPOSED FIRE HYDRANT AS PER CITY OF VICTORIA STANDARDS.
 - (W4) PROPOSED WATER SERVICE COMPLETE WITH SD W2g METER AND VAULT AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (W5) PROPOSED IRRIGATION METER/SLEEVE.
 - (W6) EXISTING WATER SERVICES TO EXISTING BUILDING TO REMAIN.
 - (R1) ROAD
 - (R2) PROPOSED DRIVEWAY COMPLETE WITH FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b AND HIGHWAY ACCESS BYLAW.
 - (R3) EXISTING ROAD TO BE REMOVED AND REPLACED COMPLETE WITH NEW CURB, GUTTER, BOULEVARD AND SIDEWALK.
 - (R4) EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN ON AVALON ROAD.
 - (R5) PROPOSED LOADING ZONE.
 - (R6) PROPOSED SIDEWALK TO BE 1.2 M CLEAR BEHIND EXISTING POLE. DETAILS AT BUILDING PERMIT STAGE.
 - (M1) MISCELLANEOUS
 - (M2) EXISTING SIGN TO BE RELOCATED AS REQUIRED.
 - (M3) EXISTING RETAINING WALL TO BE RETAINED.
 - (M4) PROPOSED PEDESTRIAN LIGHTING. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (M5) PROPOSED FDC RELOCATION. DETAILS BY MECHANICAL ENGINEER AT BUILDING PERMIT STAGE.
 - (U1) UTILITIES
 - (U2) PROPOSED PMT LOCATION.
 - (U3) PROPOSED HYDRO SERVICING SHOWN CONCEPTUALLY. PROPOSED ALIGNMENT SUBJECT TO CHANGE BY BC HYDRO. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (U4) EXISTING POLE TO BE RELOCATED AS REQUIRED.
 - (U5) PROPOSED TELUS/COMMUNICATIONS SERVICING SHOWN CONCEPTUALLY. PROPOSED ALIGNMENT SUBJECT TO CHANGE BY UTILITIES. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

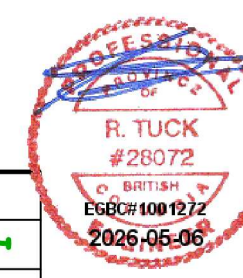


KEY PLAN
NTS

LEGAL DESCRIPTIONS: LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452.
BENCHMARK: MONUMENT 8-67
ELEV. 19.317m

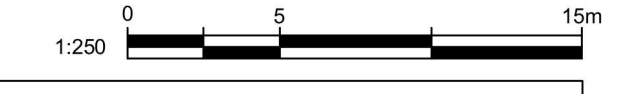
**350-360 DOUGLAS STREET
PRELIMINARY CIVIL
SERVICING DRAWING**

Scale
Horiz. 1:250 Scale N/A
vert.
Sheet 1 of 2
Eng. Project No. 33265
Drafted by: RT



JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

SITE SERVICING PLAN
H 1:250

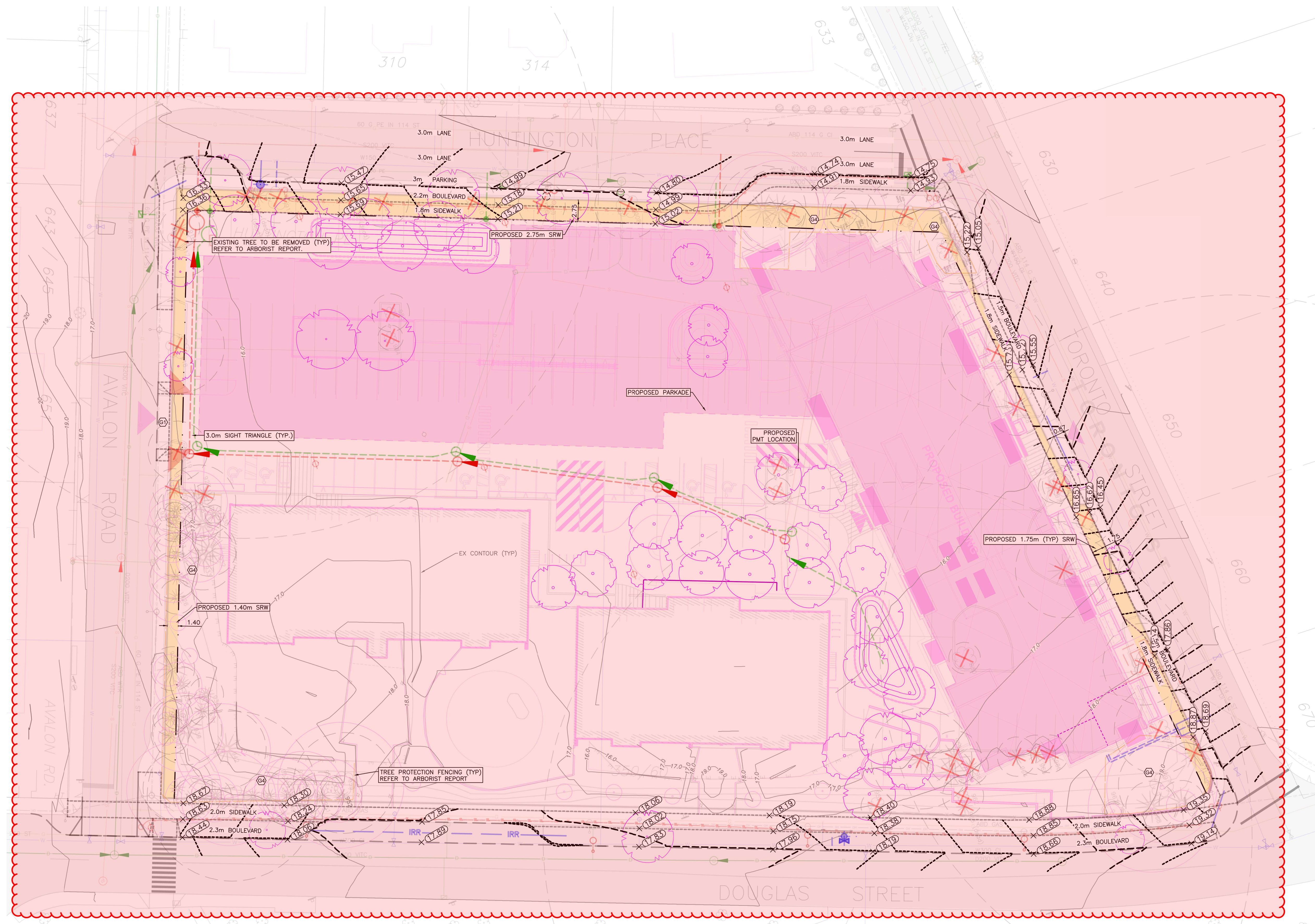
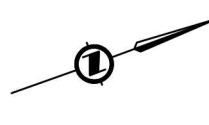


IRRIGATION NOTES:
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

GENERAL NOTES:
ALL SEWER, DRAIN, WATER LOCATIONS AND ELEVATIONS DERIVED FROM CITY OF VICTORIA RECORD DRAWINGS.

LEGEND		
LAMP STANDARD	LS	LS
POLE (Hydro, Tel.)	PP	PP
U/G WIRING	LS	LS
GAS	W	W
WATER	W	W
SEWER	S	S
DRAIN	S	S
CLEANOUT	□	□
CATCHBASIN	□	□
MANHOLE	○	○
SERVICE RISER	○	○
MOUNTABLE CURB	MC	MC
NON-MOUNT. CURB	NMC	NMC
EDGE ASPHALT	—	—
DITCH	—	—
METER	○	○
FLUSH VALVE	○	○
VALVE	○	○
REDUCER	○	○
HYDRANT	○	○
AIR VALVE	○	○

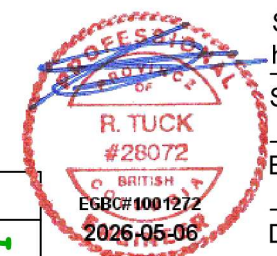
PRELIMINARY SERVICING PLAN



- SHEET NOTES:**
- GRADING**
- (G1) RESIDENTIAL DRIVEWAY TO SLOPE AT 8% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
 - (G2) -----
 - (G3) PROPOSED DRIVEWAY TO HAVE FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b
 - (G4) NO GRADE CHANGES TO OCCUR WITHIN TREE PROTECTION ZONES.

PRELIMINARY GRADING PLAN
H 1:250

350-360 DOUGLAS STREET
PRELIMINARY GRADING
PLAN



Scale
horiz. 1:250 Scale N/A
vert.
Sheet 2 of 2
Eng. Project No. 33265
Drafted by: RT

PRELIMINARY GRADING PLAN



LEGEND			
LAMP STANDARD	LS	LS	CLEANOUT
POLE(Hydro, Tel.)	PP	PP	CATCHBASIN
U/G WIRING	UE	UE	MANHOLE
GAS	G	G	SERVICE RISER
WATER	W	W	MOUNTABLE CURB
SEWER	S	S	NON-MOUNT. CURB
DRAIN	D	D	EDGE ASPHALT
			DITCH
			METER
			FLUSH VALVE
			VALVE
			REDUCER
			HYDRANT
			AIR VALVE

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(5) Medium Boulevard Trees - Species TBD by Victoria Parks Dept.
 Rain garden to have sun / shade, native & adaptive trees, shrubs and perennials. (typ.) Dura Heat Birch, Redtwig Dogwood, Yellowtwig Dogwood, Douglas Spirea, Slough Sedge, Goatsbeard, Salal, Sword Fern

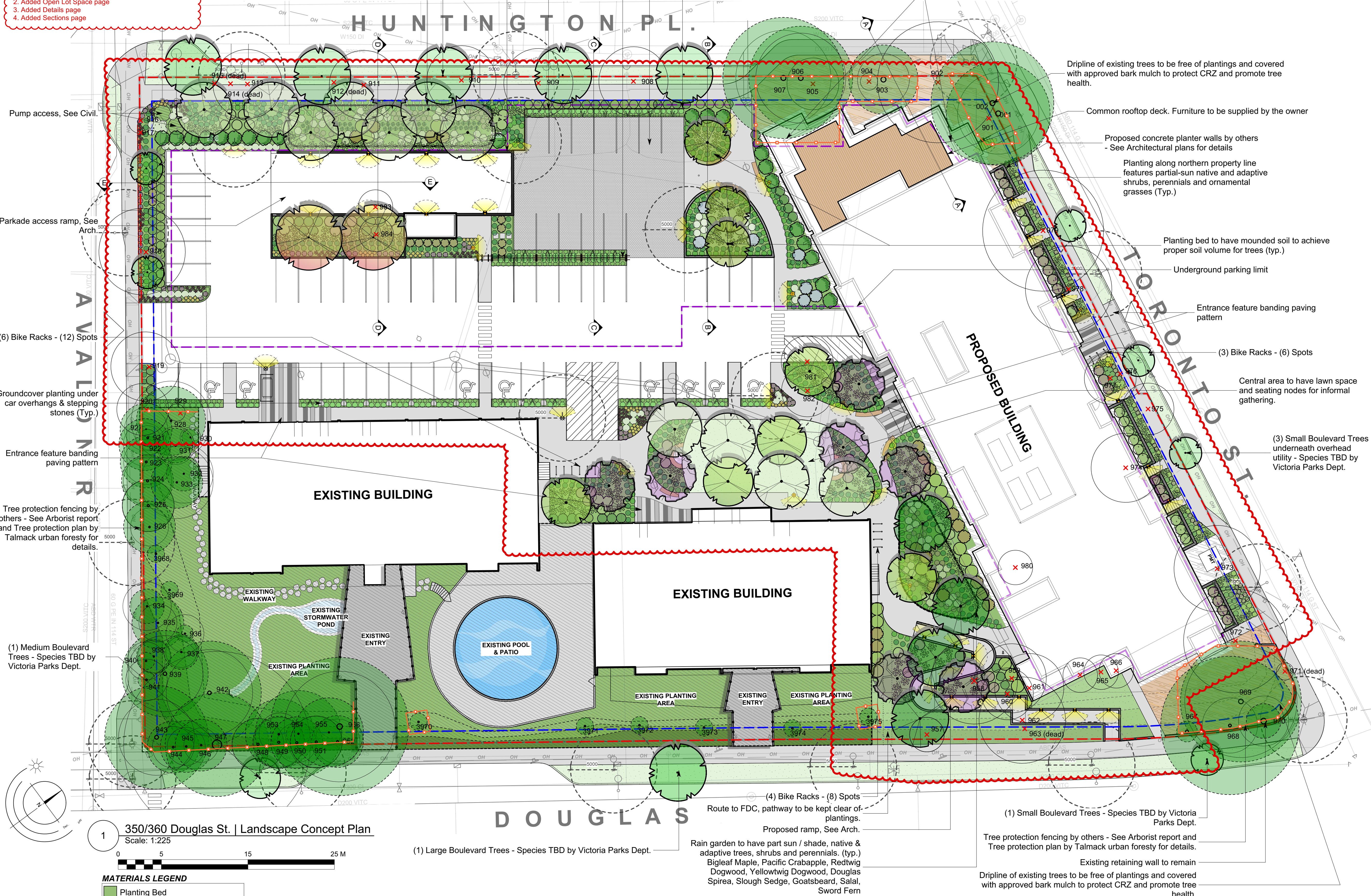
REVISIONS
 1. Adjusted landscape design as per architectural update.
 2. Added Open Lot Space page
 3. Added Details page
 4. Added Sections page

915mm Ht. Wood Fence mounted to parkade wall. See L6 Detail 6
 Groundcover planting under car overhangs (Typ.)
 Trellis with Orange Honeysuckle trained upwards onto trellis posts creates separate area for proposed flex plaza. See L6 Detail 7
 Flex plaza to have decorative concrete unit pavers.
 915mm Ht. Wood Fence, See L6 Detail 5
 Building cantilevers beyond the parkade. No impact on tree root zone outside of parkade excavation. See Arch.

Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
On Site Total: 32	PHN Acer macrophyllum	Big Leaf Maple	6cm cal.
	PH Betula nigra 'Dura Heat'	Dura Heat River Birch	6cm cal.
	PH Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
	PH Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	6cm cal.
Off Site Total: 14	FBPH Malus fusca	Pacific Crabapple	6cm cal.
	Street Trees - Species to be determined	by the City of Victoria Parks Dept.	6cm cal.
	PH Zelkova serrata	Japanese Zelkova	6cm cal.
Large Shrubs			
Total: 63	PH Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
	FBPH Cornus stolonifera	Redtwig Dogwood	#5 pot
	FBPH Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	#5 pot
	PH Physocarpus capitatus	Pacific Ninebark	#5 pot
Medium Shrubs			
Total: 236	PH Cistus x hybridus	White Rockrose	#3 pot
	FBPH Mahonia aquifolium	Tall Oregon Grape	#3 pot
	PH Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
	PH Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	#3 pot
	FBPH Ribes sanguineum	Red Flowering Currant	#3 pot
	FBPH Vaccinium ovatum	Evergreen Huckleberry	#3 pot
Small Shrubs			
Total: 838	PH Anuncis dioicis	Goat's Beard	#1 pot
	FBPH Gaultheria shallon	Salal	#1 pot
	Lavandula stoechas 'Anouk'	Anouk Lavender	#1 pot
	FBPH Mahonia nervosa	Low Oregon Grape	#1 pot
	PH Spiraea douglasii	Douglas Spirea	#1 pot
Perennials, Annuals and Ferns			
Total: 526	PH Carex 'Ice Dance'	Variiegated Sedge	#1 pot
	PH Carex obovata	Slough Sedge	#1 pot
	PH Dicentra formosa	Pacific Bleeding Heart	#1 pot
	Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
	PH Eriophyllum lanatum	Woolly Sunflower	#1 pot
	PH Polystichum munilium	Sword Fern	#1 pot
	FBPH Smilacina racemosa	Solomon's Seal	#1 pot
Groundcovers			
Total: 334	FBPH Arcostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	FBPH Asarum caudatum	Wild Ginger	#1 pot
	FBPH Fragaria chiloensis	Coastal Strawberry	#1 pot
Vines			
Total: 9	FBPH Lonicera ciliosa	Orange Honeysuckle	#3 pot

Notes:
 1. All work to be completed to current (CLS) Canadian Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



MATERIALS LEGEND

- Planting Bed
- Grass Lawn
- Decorative Concrete
- Decorative Concrete Unit Pavers
- Roof Deck
- Sidewalk
- River Rock Maintenance Pathways
- Existing Landscape Treatment
- Bark Mulch

LIGHTING LEGEND

- Bollard Lighting (Refer to Electrical)
- Wall Recessed Lighting (Refer to Electrical)
- Column Lighting (Refer to Electrical)

Required Parks Inspections for street tree planting:
 Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground and be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) or SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.

- Inspection of soil and planting area prior to planting.
- Inspection of tree stock prior to planting.
- Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

Required Parks Inspections for seed and sod boulevard:
 The details for the seed and sod boulevard can be found in Schedule B3-4. (Please ensure that adequate soil volumes for the proposed street trees are installed in grass boulevards). Please contact Tom Sherbo, tsherbo@victoria.ca and copy treereperts@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.

- Inspection of excavated and scarified subgrade prior to backfill.
- Inspection of installed, rolled and prepared growing media prior to sodding.
- Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

Required Soil Testing
 A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treereperts@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

Schedule B3-4 and Schedule C Notes
 The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

350/360 Douglas St. | Landscape Concept Plan
 Scale: 1:225
 0 5 15 25 M

REVISIONS

- May 7 - 26
- Nov 14 - 24
- Jun 05 - 24
- Dec 20 - 23
- Jun 05 - 23
- Oct 10 - 22


L1/9

LADR LANDSCAPE ARCHITECTS
 Project No: Nov 5 - 21
 #3-864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 538-0105 Fax: (250) 412-0696


350/360 Douglas St. Starlight | Landscape Concept Plan

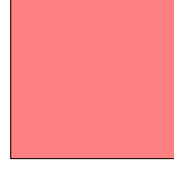
- REVISIONS**
1. Adjusted landscape design as per architectural update.
 2. Added Open Lot Space page
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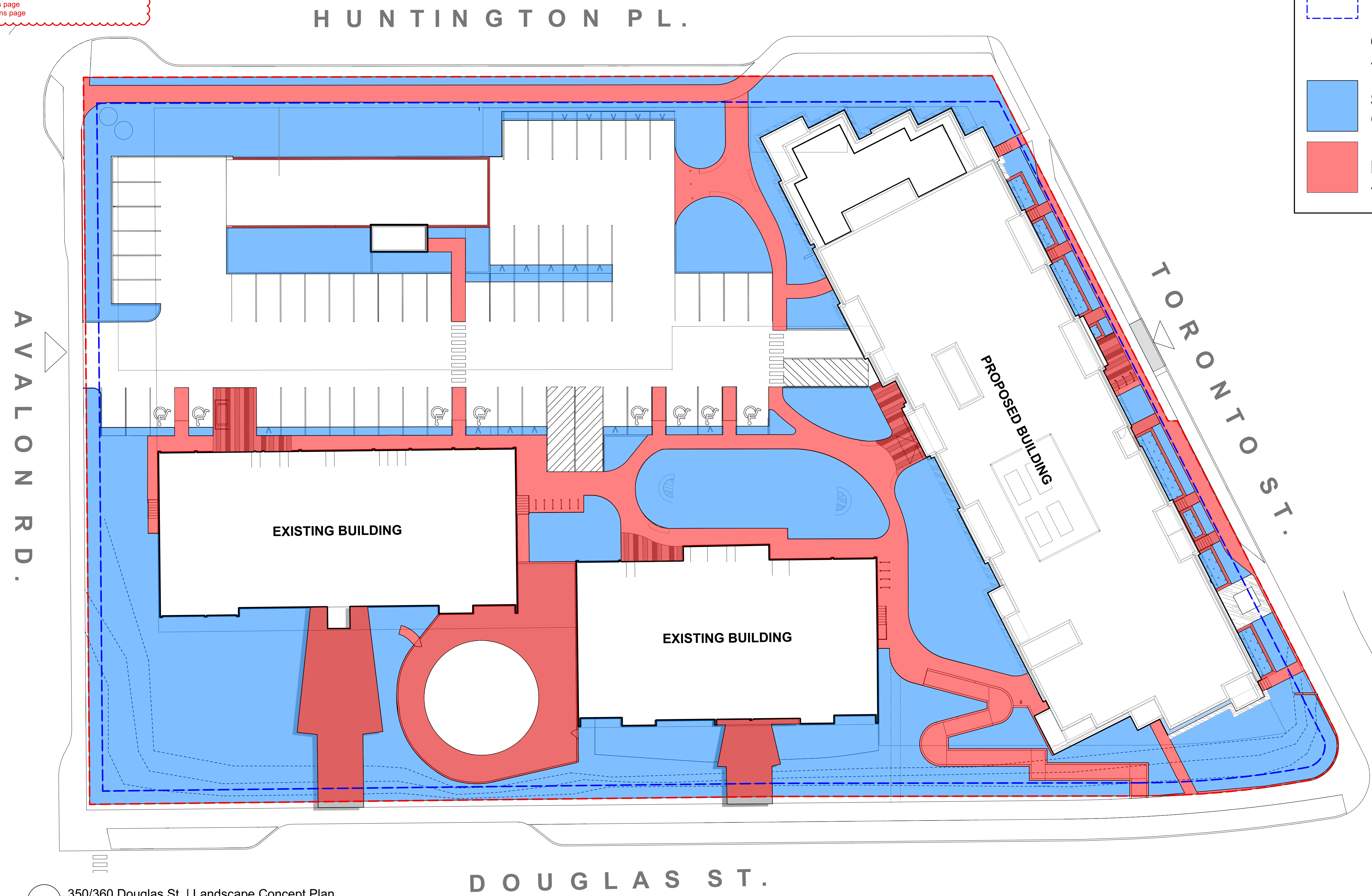
OPEN LOT SPACE TAKE OFFS

 **Lot Area: 8928.56 sq m**


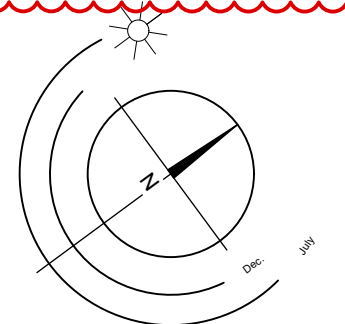
Open Lot Space Total: 4189.76 sq m
Softscape Area + Hardscape Area | 46.92% of Lot Area - 30% Minimum

 **Softscape Area: 2850.22 sq m**
68.02% of Open Lot Space - 50% Minimum

 **Hardscape Area: 1339.55 sq m**
31.97% of Open Lot Space - 50% Maximum



1 350/360 Douglas St. | Landscape Concept Plan
 Scale: 1:225

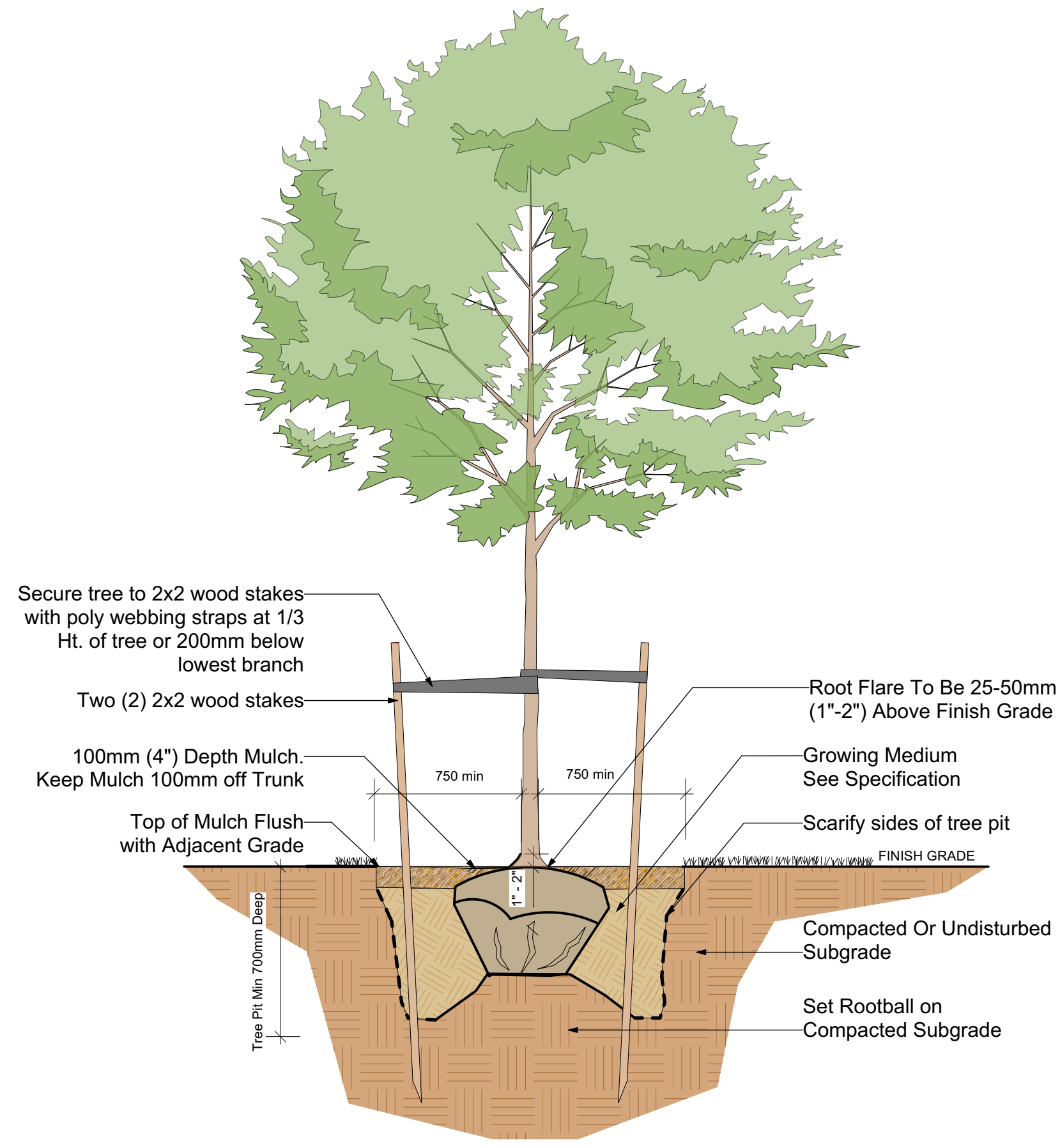



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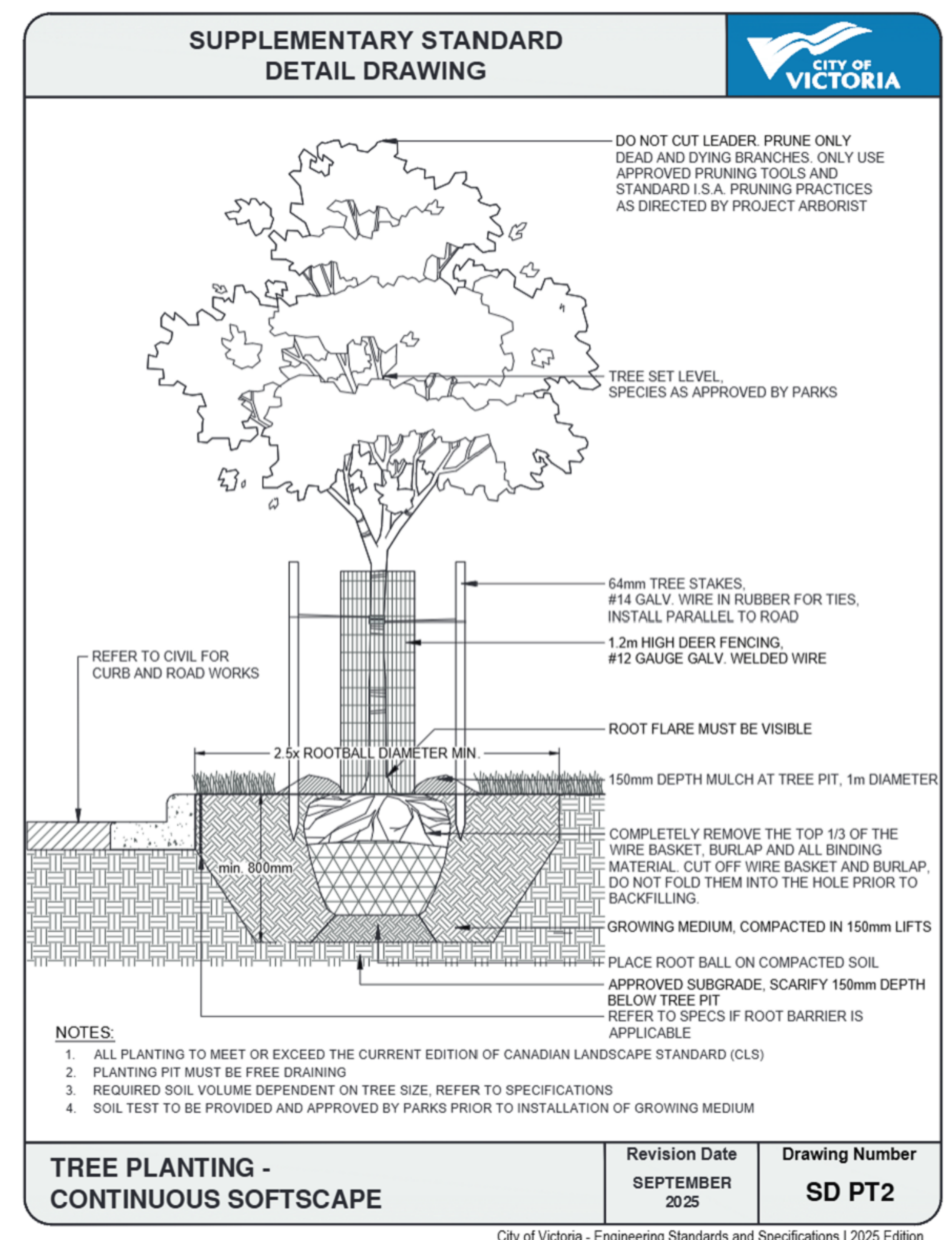
L4/9

350/360 Douglas St. | Open Lot Space

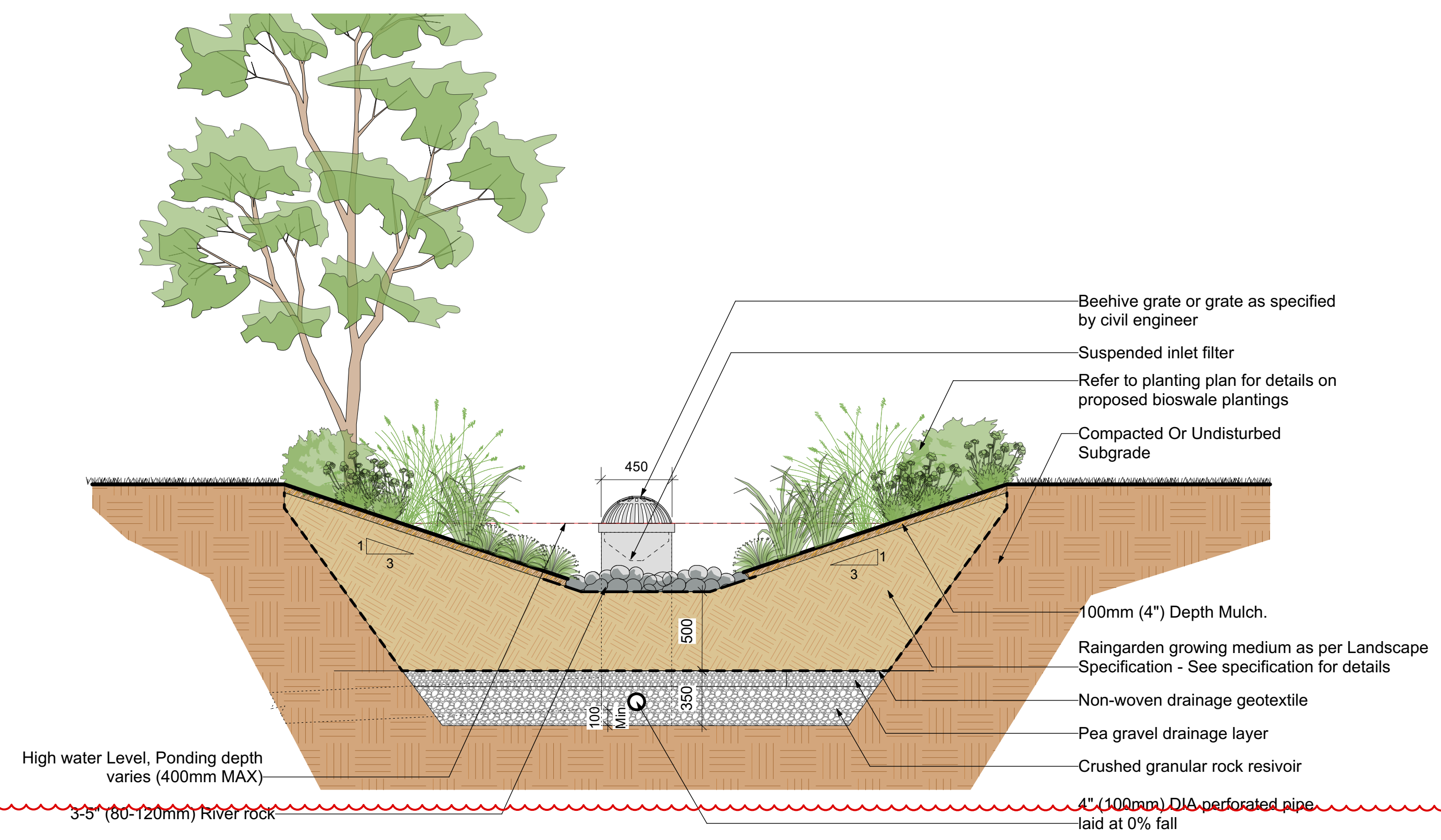
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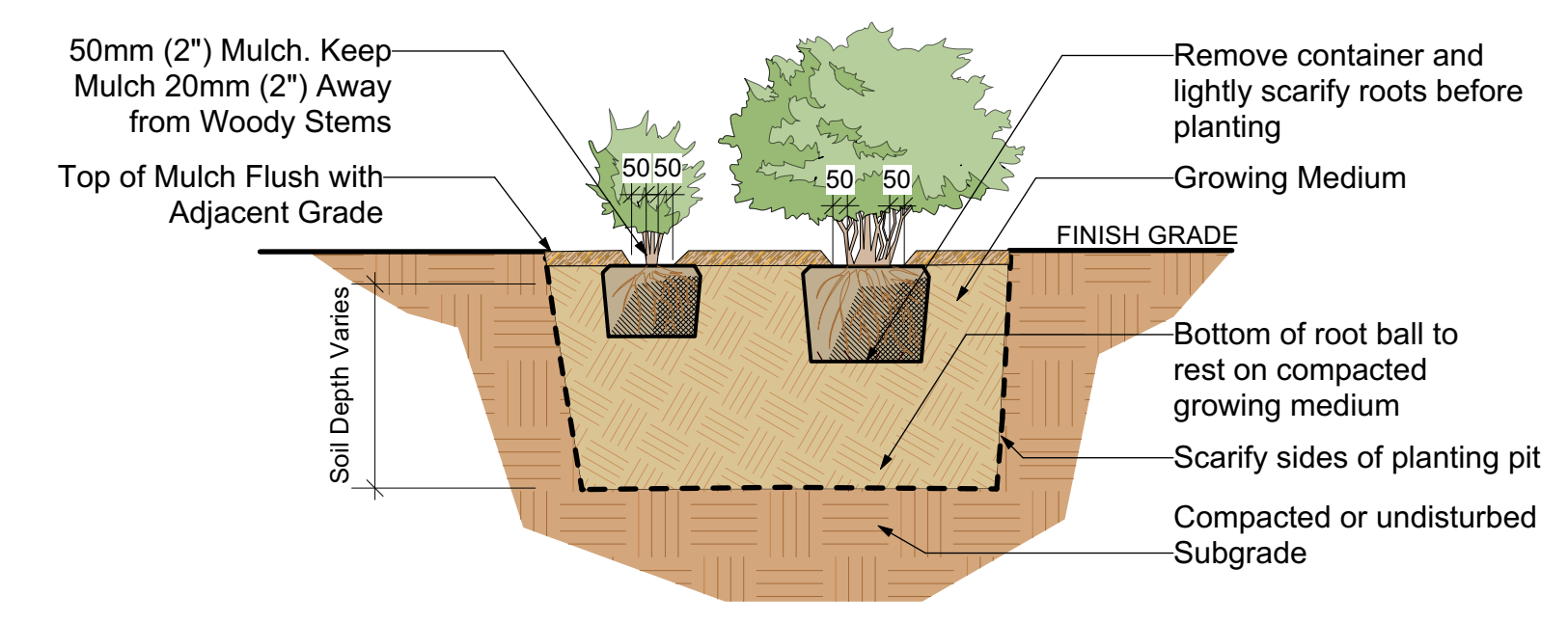
1 Typical Deciduous Tree Planting Detail
Scale: 1:25



2 City of Victoria - Tree Planting - Continuous Landscape Detail
Scale: 1:25



3 Typical Bioswale With Overflow Grate and Sewer Tie In Detail
Scale: 1:25

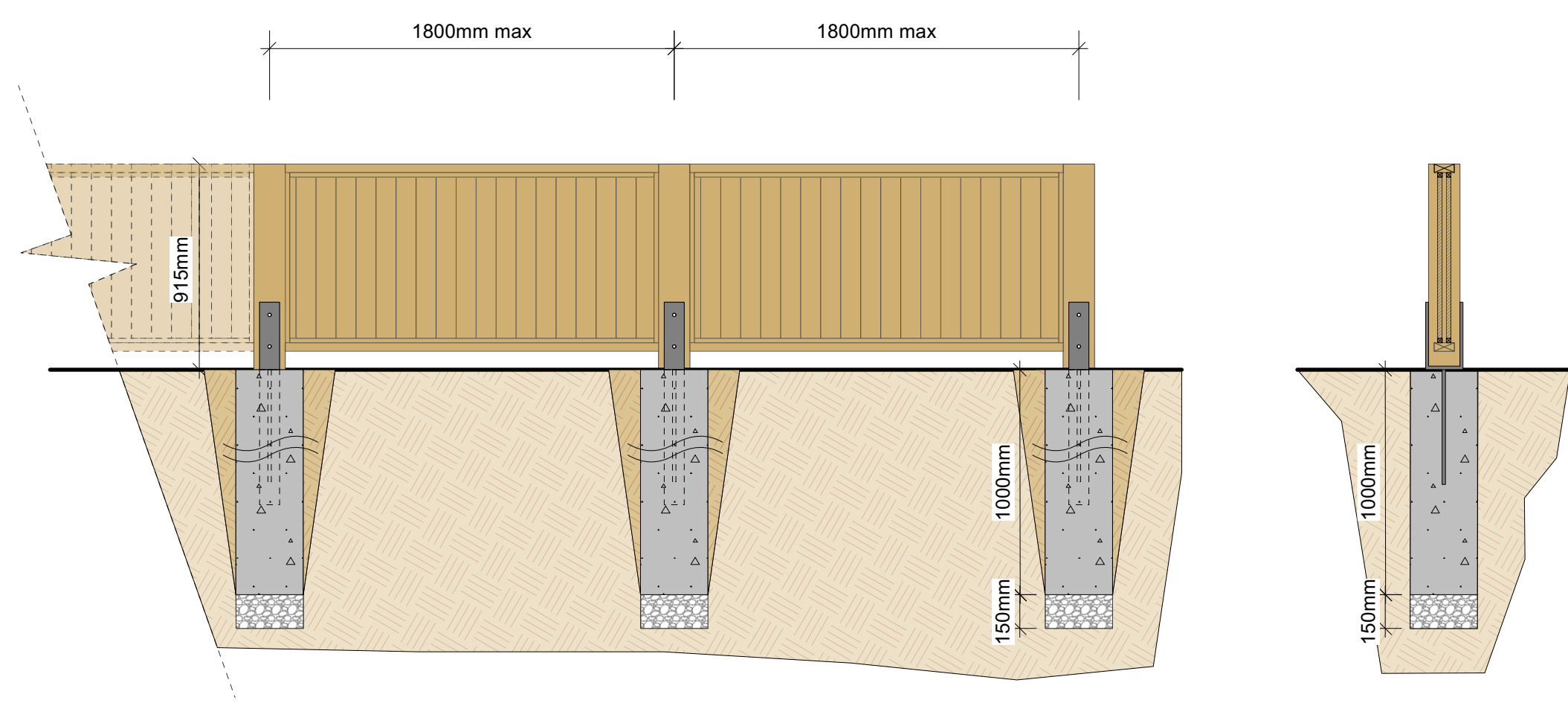
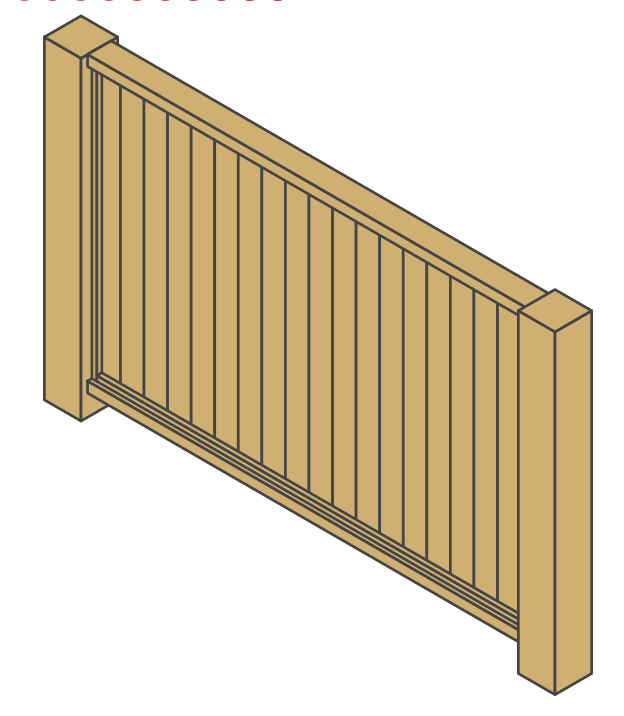


4 Typical Shrub Planting Detail
Scale: 1:25

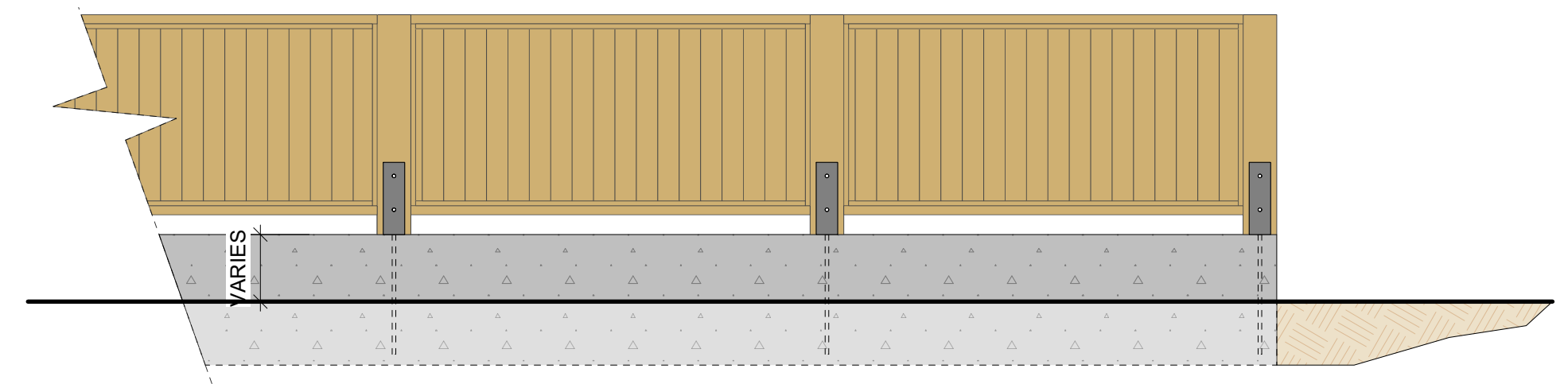
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350/360 Douglas St. | Details

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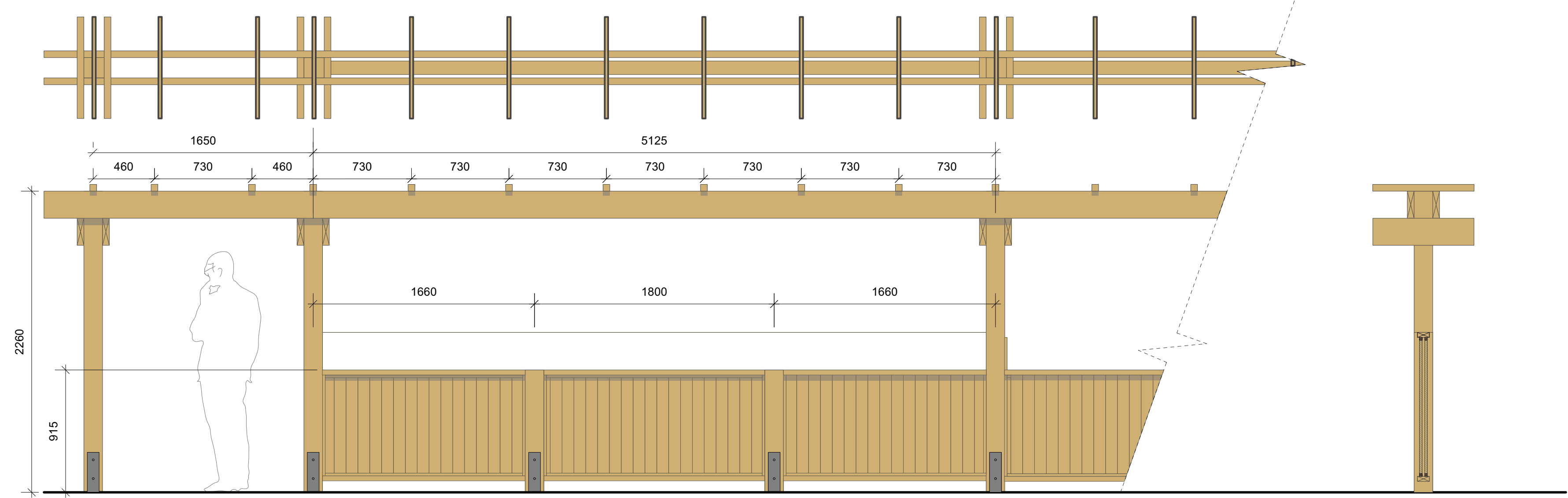


5 915mm Ht Wood Privacy fence with 6x6 post
L6 Scale: 1:25



6 915mm Ht Wood Privacy fence with 6x6 post mounted on retaining wall
L6 Scale: 1:25

PLAN VIEW



ELEVATION VIEW

7 915mm Ht Wood Privacy Fence with Trellis
L6 Scale: 1:25

350/360 Douglas St. | Details

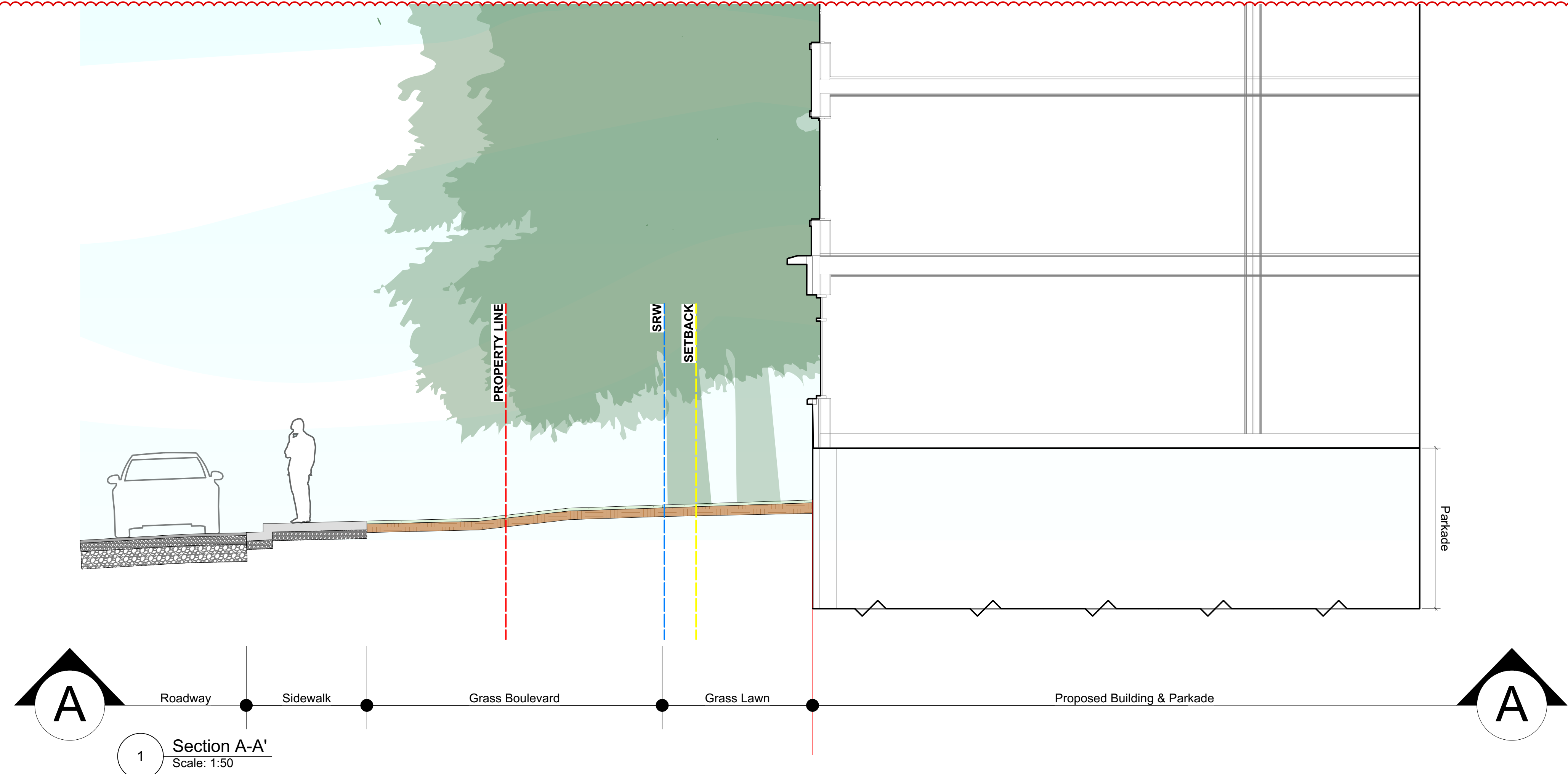


LADR LANDSCAPE ARCHITECTS

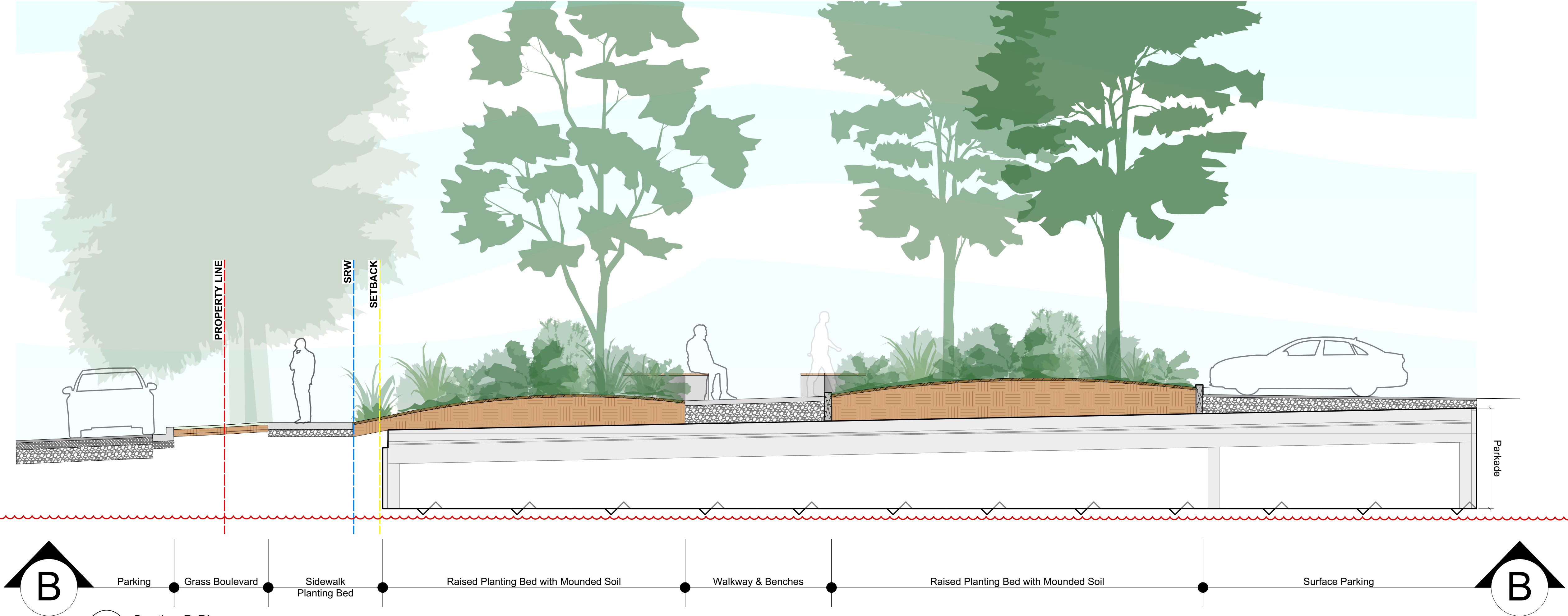
L6/9

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1 Section A-A'
Scale: 1:50

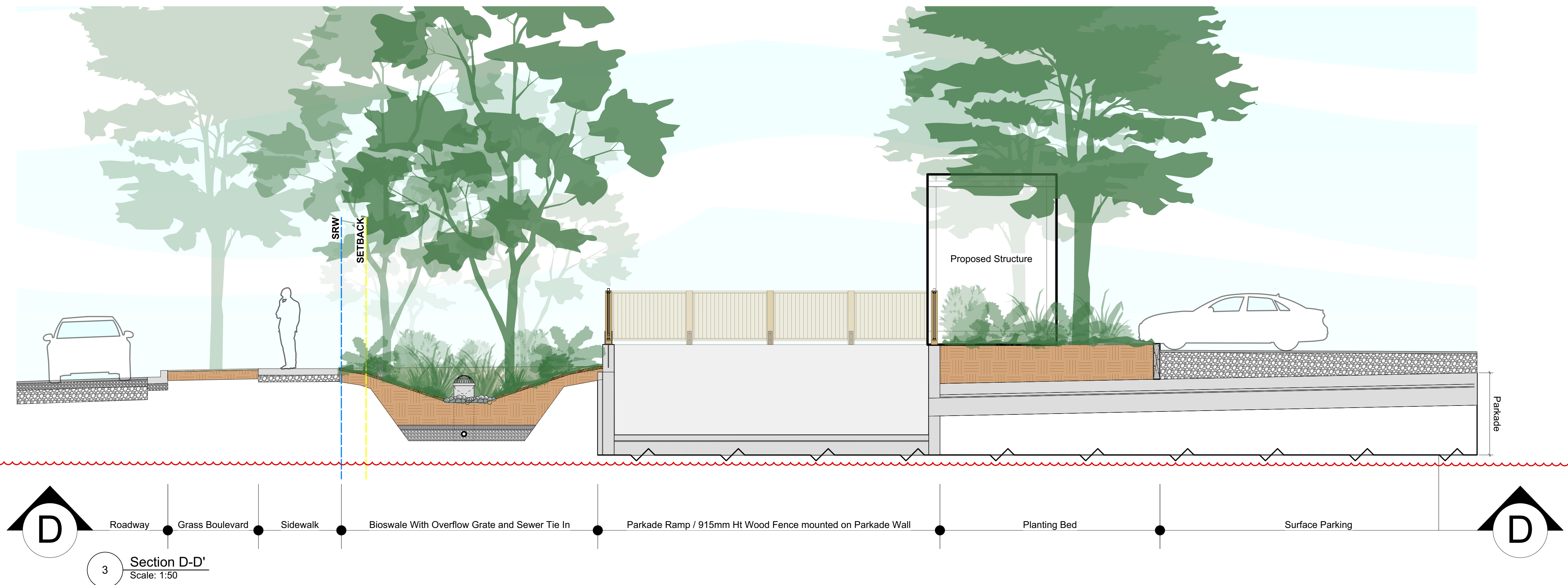


2 Section B-B'
Scale: 1:50

350/360 Douglas St. | Sections

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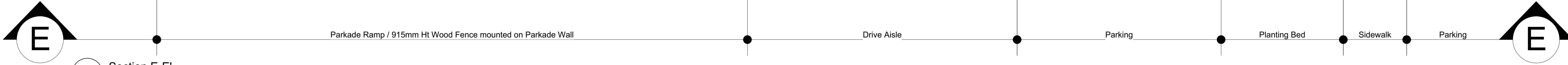
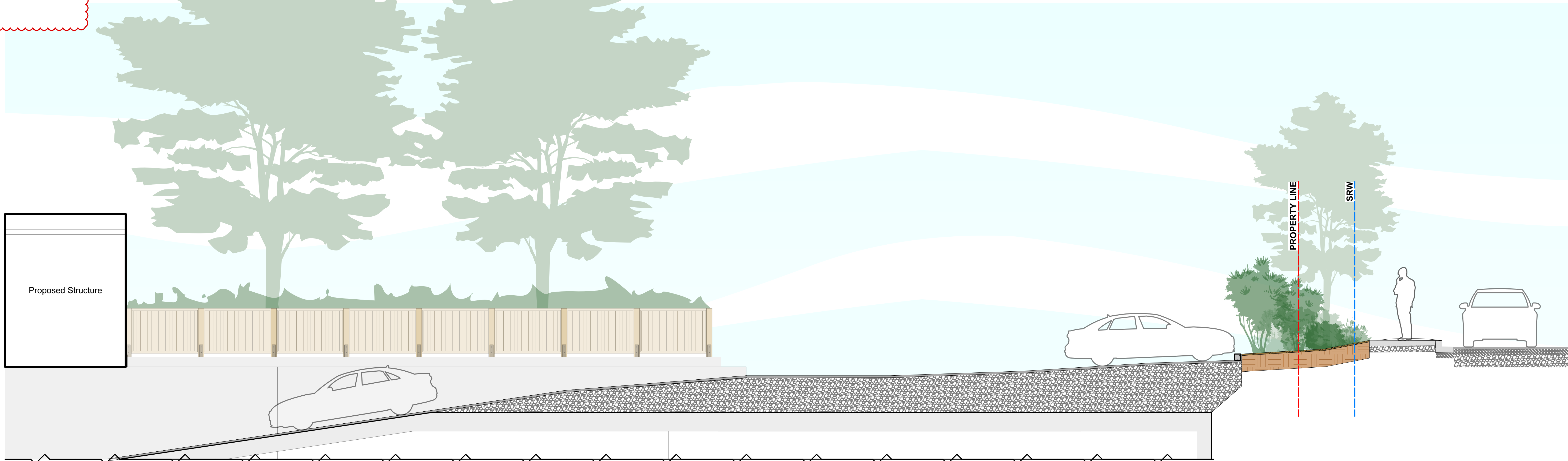


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L8/9

350/360 Douglas St. | Sections

- REVISIONS**
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5 Section E-E'
Scale: 1:50



350/360 Douglas St. | Sections

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