

LIGHTHOUSE HEIGHTS MIXED-USE

DP THREE-DIMENSIONAL SCALE MODEL RENDERS

2021.03.29

FAAS



LIGHTHOUSE MULTI-RESIDENTIAL

DEVELOPMENT PERMIT SET

MARCH 29, 2021

DRAWING LIST:

DP.000	COVER
DP.001	BC LAND SURVEYOR CERTIFICATE
DP.100	SITE PLAN
DP.101	PARKADE 2 PLAN
DP.102	PARKADE 1 PLAN
DP.103	MAIN FLOOR PLAN
DP.104	SECOND FLOOR PLAN
DP.105	THIRDFLOOR PLAN
DP.106	FOURTH FLOOR PLAN
DP.107	FIFTH FLOOR PLAN
DP.108	SIXTH - EIGHTH FLOOR PLAN
DP.109	NINTH FLOOR PLAN
DP.110	TENTH FLOOR PLAN
DP.111	ROOF PLAN
DP.200	ELEVATIONS
DP.201	ELEVATIONS
DP.202	ELEVATIONS
DP.203	ELEVATIONS
DP.300	BUILDING SECTION
DP.301	BUILDING SECTION
DP.302	BUILDING SECTION
DPL1.0	LANDSCAPE PLAN

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL: L: 3 & 4 P: 3135, L: 64 & 65 P: 2854,
L: 65 & 66 P: 2854

MUNICIPAL: 616 & 620 CONSTANCE AVE,
619 & 623 NELSON STREET,
1324 & 1326 MILES STREET

VICTORIA, BC

COMMUNITY: ESQUIMALT

ZONING:
CURRENT: RM-1
PROPOSED: CD NO.121

PARCEL COVERAGE:

SITE AREA: 2627 m² (2627 sqft / 0.263 ha)
BUILDING FOOTPRINT: 1487 m² (16025 sqft)
PROPOSED COVERAGE: 56.6%

SETBACKS:

UNDERGROUND

	PERMITTED	PROPOSED
FRONT	3.7 m	3.7 m
SIDE	3.0 m	3.0 m
SIDE	3.0 m	3.0 m
REAR	0.6 m	0.6 m

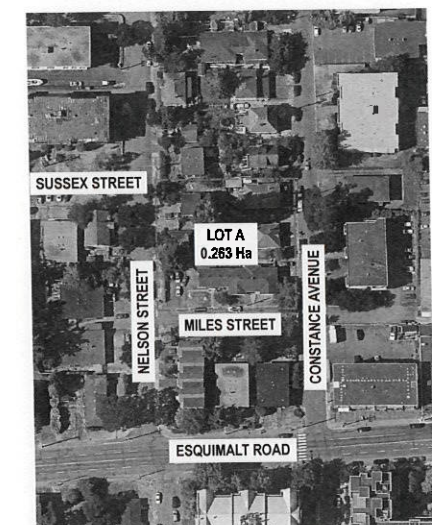
ABOVE GROUND

	PERMITTED	PROPOSED
FRONT (EAST; CONSTANCE AVE)	6.0 m	6.0 m
SIDE	6.0 m	6.0 m
SIDE (SOUTH; MILES STREET)	6.0 m	6.0 m
REAR (WEST; NELSON STREET)	3.0 m	3.0 m

AMENITY SPACE:

SHARED: 557 m²

MINIMUM REQUIRED AREA > 300m²



1 CONTEXT PLAN
DP.000 N.T.S.



FORMED ALLIANCE ARCHITECTURE STUDIO

N01 DASHED OUTLINE INDICATES PROPOSED BUILDING AREA

RELEASER

[illegible]

LIGHTHOUSE
MULTI-RESIDENTIAL

615 & 623 CONSTANCE AVE, 615 & 623 NELS
CHICAGO, IL 60640

TEL: 334 P. 3135, L: 84 & 85 P. 2854,
L: 85 & 86 P. 2854

21.01.SHO

0.0001

DATE _____ SCALE _____
XX AS NOTED

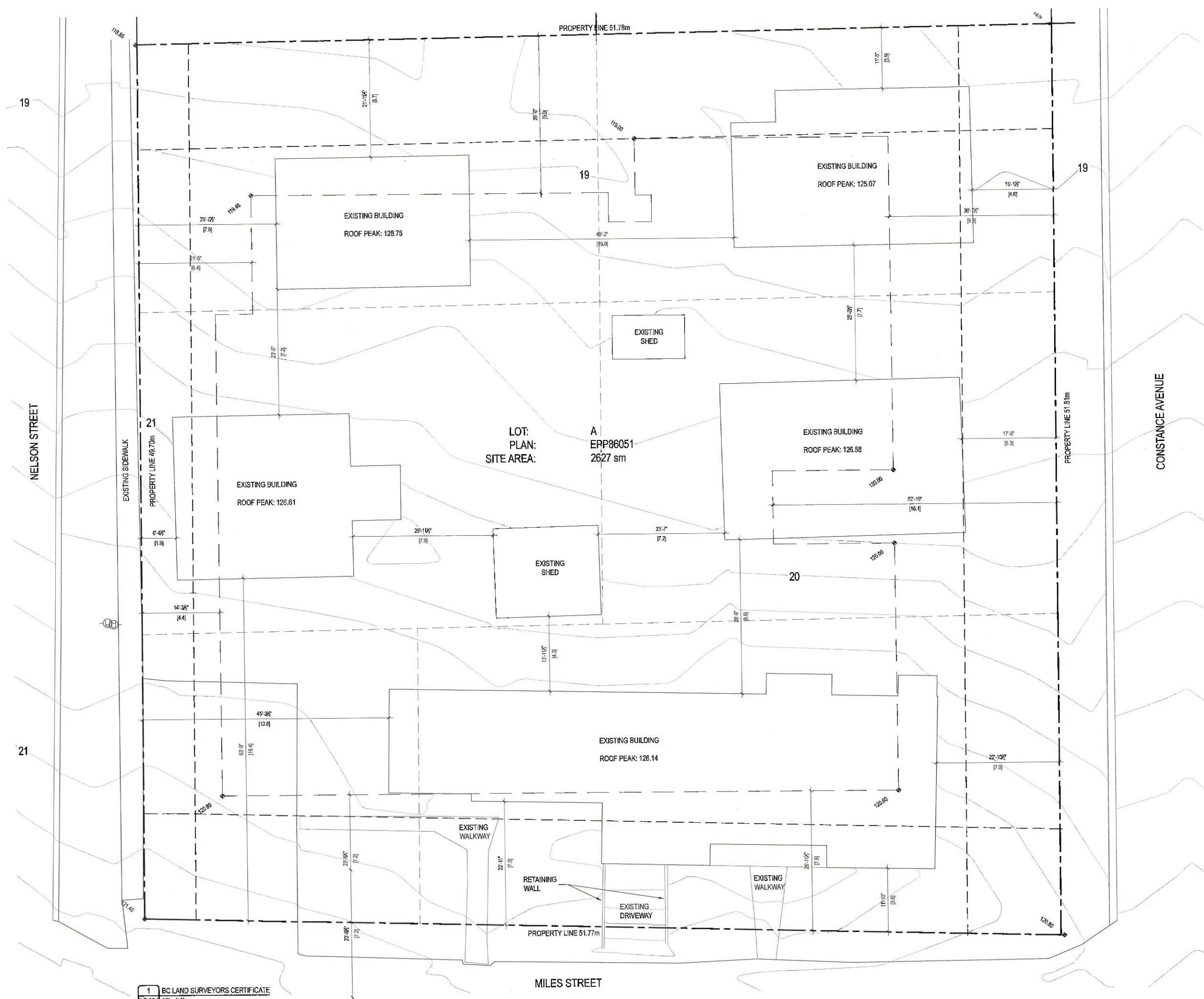
C:\Users\TITAN

BC LAND SURVEYOR
CERTIFICATE

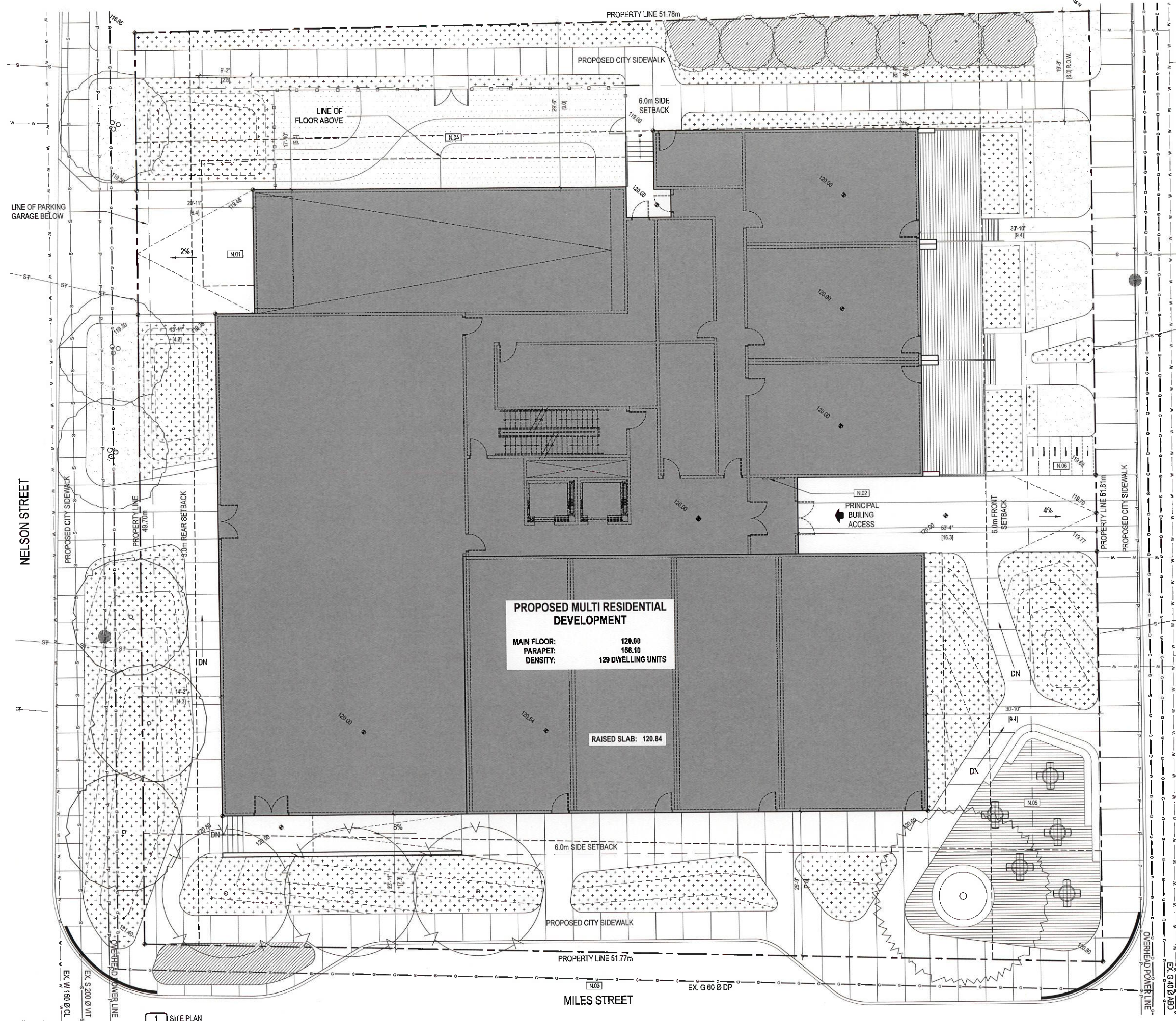
CERTIFICATE

DP.001

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.



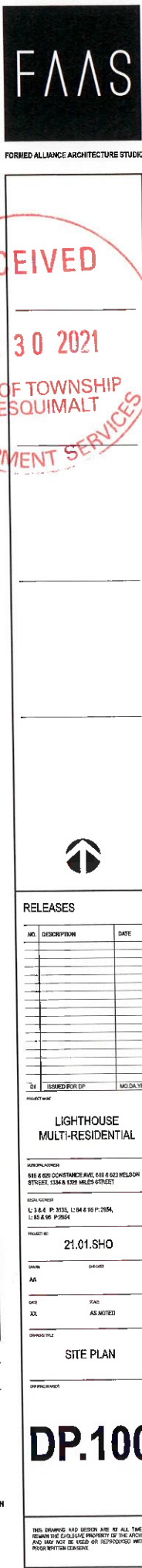
1	BC LAND SURVEYORS CERTIFICATE
DP.001	1/8" = 1'-0"



LIGHTHOUSE RESIDENTIAL DEVELOPMENT			
STOREYS	FSR AREA (sqm)	GROSS AREA	COMMON AREA
1	834	1157	
2	990	1296	99
3	1003	1313	47
4	646	1098	206
5	839	1104	20
6	839	1104	20
7	839	1104	20
8	839	1104	20
9	830	1098	20
10	830	1098	20
Total	8489	11475	824
PARKING AREA		(sqm)	
P1		1987	
P2		1987	
Total		3974	
SITE AREA		2627	
BUILDING COVERAGE		1292	
LOT COVERAGE		49.2%	
FSR		3.23	
PARKING SPACES			
RESIDENTIAL		94	
RESIDENTIAL H/C		2	
RES. TOTAL		102	
RES. VISITOR		15	
RES. VISITOR H/C		2	
RES. VISITOR TOTAL		17	
RESIDENTIAL TOTAL		119	
DAYCARE		5	
COMMERCIAL CRU		7	
COMMERCIAL TOTAL		12	
TOTAL		131	
SETBACKS (m)			
NORTH		6	
EAST		6.5	
SOUTH		6	
WEST		2.9	
BUILDING HEIGHT		36.1m	
UNIT TYPES			
STUDIO		5	
1 BEDROOM		22	
1 BEDROOM + DEN		68	
2 BEDROOM		28	
3 BEDROOM		3	
TOWNHOUSE		3	
TOTAL		129	

SHEET NOTES

- N.01** PARKADE ENTRY
- N.02** INDICATES PRIMARY ENTRANCE. FIRE ALARM PANEL LOCATED AT ENTRY. FDC LOCATED TO PROVIDE NECESSARY CLEARANCE REQUIREMENTS FOR OPERATION
- N.03** DROP OFF AREA
- N.04** DAYCARE OUTDOOR PLAY AREA (1103 sqft)
- N.05** PRIVATELY OWNED PUBLICLY ACCESSIBLE OPEN SPACE (>100 sqm)
- N.06** AT GRADE BICYCLE STORAGE (CAPACITY:12)





SHEET NOTES

- | | |
|-------------|--|
| N.01 | ALL PARKING PROPOSED PARKING STALLS TO BE PROVIDED WITH CONDUIT FOR CHARGING STATIONS. |
| N.02 | NUMBER OF STORAGE UNITS PROVIDED ON THIS FLOOR: 49 |
| N.03 | CLASS 1 SECURE BIKE STORAGE, COUNT : 42 |



RELEASER

[illegible]

LIGHTHOUSE
MULTI-RESIDENTIAL

BLANCKENHORN

815 & 1025 CONSTANCE AVE., 818 & 822 MELBOURNE STREET, 1334 & 1326 NILES STREET

LEGAL ADDRESS

L: 384 P: 3135, L: 84 & 95 P: 2354,
L: 85 & 95 P: 2334

21.01.SHO

Figure 6

8A

DATE	END
20X	AS NOTED

0.04–0.07 (0.03, 0)

DISCUSSION

PARKADE 2 PLAN

OF 4880/10000

DD 10

DP10

DI. 10

1000

EVER DRAWING AND JESSOME ARE AT ALL THE

REMAIN THE EXCLUSIVE PROPERTY OF THE AIRCRAFT AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE AIRCRAFT MANUFACTURER.

PRUEBA DE HIPÓTESIS CONTRASTADA.

Page 10 of 10

[illegible]

signature, *all rights reserved*.

E: 3 8 4 P: 3125, L: 84 8 25 P: 2854,
L: 85 8 25 P: 2854

21.01 SHD

06-24 07-03

AA

XX	AS NOTED
----	----------

3701

THIRD FLOOR PLAN

[Figure C.4.11A]

DD FORM 104

DI. 100

[illegible][illegible]

THIS DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EDUCATIVE PROPERTY OF THE ARCH

PROJEKTIVIEREN DATSEIN



RELEASES

[illegible]

PROJECT NAME

LIGHTHOUSE
MULTI-RESIDENTIAL

518 & 520 CONSTANCE AVE, 519 & 521 WILSON
STREET, 1934 & 1936 LAMAR STREET

L: 384 P: 3125, L: 64 6 95 P: 2854,
L: 65 6 99 P: 2854

PROJECT NO. 21.01.SHO

GRAPH CHECKED

IX	AS NOTED
----	----------

DATE: _____

FOURTH FLOOR PLAN

DP.106

THIS DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT
AND MAY NOT BE USED OR REPRODUCED WITH
ANY OTHER FIRM OR INDIVIDUAL WITHOUT

[illegible]

516 & 520 CONSTANCE AVE. 819 & 823 NELSON
UTTAHUT. 1336 & 1328 MILY LN UTTAHUT

1: 3 & 4 P: 2035, 1: 84 & 95 P: 2054,
1: 05 & 06 P: 2054

21.01.SHO

OFFICE	OFFICE
--------	--------

DATE _____ SCALE _____

(continued)

FIFTH FLOOR PLAN

© 2003 Blackwell Publishing Ltd *Journal of Internal Medicine* 253: 105–112

THIS DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EXCLUSIVE PROPERTY OF THE AISC
AND MAY NOT BE USED OR REPRODUCED WITHOUT
PERMISSION OF AISC



NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	MO DA Y

610 & 625 CONSTANCE AVE, 610 & 625 NELSON STREET, 1336 & 1326 MILLEN STREET

L: 3 & 4 P: 3135, L: 64 & 65 P: 2254,
L: 66 & 68 P: 2254

21.01.SHO

DRY	OVER
AA	
WET	SOIL
XX	AS NOTED

SIXTH - EIGHTH
FLOOR PLAN

© 1999 by J. K. KYLE

DP.108

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



RELEASER

[illegible]

LIGHTHOUSE
MULTI-RESIDENTIAL

810 & 823 CONSTANCE AVE, 819 & 823 NELSON STREET, 13th & 132nd MILCO STREET

L: 3 3 4 P: 3135, L: 54 8 95 P: 2354,
 L: 85 8 95 P: 2354

PLACED IN

21.01.SHO

DAYEN QURESH

AA

IX	AS NOTED
----	----------

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

NINTH FLOOR PLAN

GRAPHIC DESIGN

DP.109

THIS DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EXCLUSIVE PROPERTY OF THE ARCH
AND MAY NOT BE USED OR REPRODUCED BY
ANY OTHER FIRM OR INDIVIDUAL.

[illegible]

LIGHTHOUSE
MULTI-RESIDENTIAL

www.nature.com/scientificreports/

010 & 020 CONSTANCE AVE, 019 & 023 NELSON STREET, 1334 & 1320 MILES STREET

[illegible]

L: 3 & 4 P: 3125, L: 84 & 95 P: 2854,
L: 85 & 96 P: 2854

THE MOST

21.01.SHO

2004

44

LEADER

XX

AD NOTES

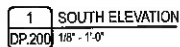
0988.8282.377.5

TENTH FLOOR PLAN

© 1998 U.S. AIR FORCE

DP.110

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT



EXTERIOR FINISHES LEGEND

A. WOOD

- A1** ARCHITECTURAL GRADE WOOD
COLOUR : CLEAR STAIN

B - MASONRY

-  BRICK
COLOUR - GREY

C - METAL CLADDING

- ☐ C1 PRE-FINISHED METAL PANEL
COLOUR : WHITE
- ☐ C2 PRE-FINISHED METAL PANEL
COLOUR : BLACK
- ☐ C3 PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL
- ☐ C4 PRE-FINISHED METAL CAP FLASHING
- ☐ C5 CURTAIN WALL MULLION
COLOUR : BLACK
- ☐ C6 WINDOW FRAME
COLOUR : BLACK
- ☐ C7 METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

- 01 CONCRETE FIN**
COLOUR : GREY

E - GLASS

- E1 GLASS GUARDRAIL
E2 SPANDREL PANEL
COLOUR : BLACK
E3 SPANDREL PANEL
COLOUR : GREY

RELEASER

[illegible]

LIGHTHOUSE
MULTI-RESIDENTIAL

815 & 823 CONSTANCE AVE, #19 & 823 NELSON
WYOMING 13342 & 1926 MIL RD STREET

ISSN 0270-0186
L: 3 8 4 P: 3135 L: 84 3 95 P: 2054
L: 05 3 90 P: 2054

21.01.SHO

20448 • J. Neurosci., September 24, 2008 • 28(39):20441–20448

100%

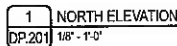
ΣΧΗΜΑ 1.1

ELEVATIONS

DOI: 10.1002/for

DP.200

THIS DRAWING AND DESIGN ARE AT ALL TIMES
 REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT
 AND MAY NOT BE USED OR REPRODUCED WITH
 UNAUTHORIZED CONTENT



A - WOOD

- AI** ARCHITECTURAL GRADE WOOD
COLOUR : CLEAR STAIN

B - MASONRY

-  BRICK
COLOUR - GREY

C - METAL CLADDING

-  01 PRE-FINISHED METAL PANEL
COLOUR : WHITE
-  02 PRE-FINISHED METAL PANEL
COLOUR : BLACK
-  03 PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL
-  04 PRE-FINISHED METAL CAP FLASHING
-  05 CURTAIN WALL MULLION
COLOUR : BLACK
-  06 WINDOW FRAME
COLOUR : BLACK
-  07 METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

- D1** CONCRETE FIN
COLOUR : GREY

E - GLASS

- E1** GLASS GUARDRAIL
- E2** SPANDREL PANEL
COLOUR : BLACK
- E3** SPANDREL PANEL
COLOUR : GREY

[illegible]

LIGHTHOUSE
MULTI-RESIDENTIAL

810 & 820 CONSTANCE AVE, 819 & 823 NELSON STREET, 1234 & 1246 LINDS STREET

LEGAL SERVICES
L: 944 P: 3135, L: 948 05 P: 2854,
L: 948 06 P: 2854

21.01.SHO

DATE	FILE
XY	AS NOTED

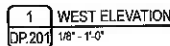
gaur@tut

ELEVATIONS

07/2002-01/0001

DP.20

THIS DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT
AND MAY NOT BE USED OR REPRODUCED WITHOUT
WRITTEN CONSENT OF THE ARCHITECT



 SPANDREL PANEL
COLOUR : GREY

DOI: 10.1002/for

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHOT NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT



**LIGHTHOUSE
MULTI-RESIDENTIAL**

810 & 823 CONSTANCE AVE, 819 & 823 NELSON STREET, 1334 & 1326 W 55 STREET

L: 55 & 95 P: 285A

21.01.SHO

CHEMICAL

DATE _____

100%

BUILDING SECTIONS

doi:10.1371/journal.pone.0142795.g002

DP.302

THIS DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EXCLUSIVE PROPERTY OF THE AEC
AND MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT CONSENT.



EASES

[illegible]

ISSUED FOR REVIEW	03.19.2021
-------------------	------------

CT NOIR

& 620 CONSTANCE AVE, 619 & 623 NELSON
EET, 1334 & 1326 MILES STREET

4 P: 3135, L: 84 & 95 P: 2854,
5 & 96 P: 2854

21.01.SHO

4 DIEDER

SCALE
AS NOTED

END TITLE

LANDSCAPE PLAN

PW NUMBER

DRAWING AND DESIGN ARE AT ALL TIMES TO
 REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT
 AND MAY NOT BE USED OR REPRODUCED WITHOUT
 HIS WRITTEN CONSENT.



N.01	CORNER PLAZA W/ MOVEABLE TABLES AND CHAIRS
N.02	FEATHER CORNER TREE (REDWOOD) W/ CIRCULAR BENCH + TWINKLE LIGHTS
N.03	SEATING STEPS
N.04	SCULPTURAL HILL W/ YELLOW BIRD MAGNOLIA TREES
N.05	URBAN FOOD PLANTING AREA
N.06	SCULPTURAL HILL W/ ARMSTRONG MAPLE TREES
N.07	RAINGARDEN
N.08	RESIDENTIAL TRANSITION - SOD BOULEVARD W/ ARBUTUS TREES
N.09	DAYCARE OUTDOOR PLAY AREA W/ DECORATIVE RUBBER SURFACE
N.10	HORIZONTAL SLAT DECORATIVE WOOD FENCE ALONG PROPERTY LINE
N.11	CEDAR HEDGE
N.12	RAISED PLANTER
N.13	RESIDENTIAL TRANSITION - SOD BOULEVARD
N.14	ASSUMED URW FOR BURIED ELECTRICAL
N.15	BICYCLE RACKS (12 STALLS)
N.16	SCULPTURAL HILLS
N.17	LINE OF UNDERGROUND PARKADE

SURFACING LEGEND

	SOD
	POUR IN PLACE RUBBER SURFACING
	SANDBLASTED CONCRETE WALKWAY W/ SAWCUT JOINTS
	DECORATIVE CONCRETE PAVERS
	SHREDDED BARK MULCH
	SONG BIRD / POLLINATOR PERENNIAL - NATIVE GRASS PLANTING AREAS

PLANT LIST

DECIDUOUS TREES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Ma	<i>Magnolia acuminata</i>	YELLOW BIRD MAGNOLIA	75mm CAL. B&B, MIN 900mm Ø ROOT BALL	03
Ar	<i>Acer rubrum</i> <i>Armstrong</i>	ARMSTRONG MAPLE	75mm CAL. B&B, MIN 900mm Ø ROOT BALL	03
Am	<i>Arbutus menziesii</i>	ARBUTUS	75mm CAL. B&B, MIN 900mm Ø ROOT BALL, SINGLE LEADER	02

CONIFEROUS TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Mg	<i>Metasequoia glyptostroboides</i>	DAWN REDWOOD	4.0m Ht. B&B, MIN 1200mm Ø ROOT BALL, SINGLE LEADER	01
To	<i>Thuja occidentalis</i>	WHITE CEDAR	3.0m Ht. B&B, MIN 900mm Ø ROOT BALL, SINGLE LEADER	07

DECIDUOUS SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
①	<i>Ribes sanguineum</i>	RED FLOWERING CURRANT	#5 CONT. MIN 600mm ht.	12
①	<i>Mahonia nervosa</i>	DULL OREGAN GRAPE	#5 CONT. MIN 600mm ht.	18

CONSTANCE AVENUE

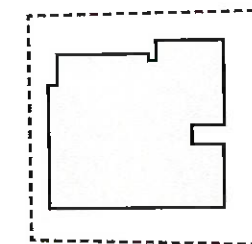
NELSON STREET

PROPERTY LINE

PROPERTY LINE

MILES STREET

1	LANDSCAPE PLAN
PL1.0	1:250



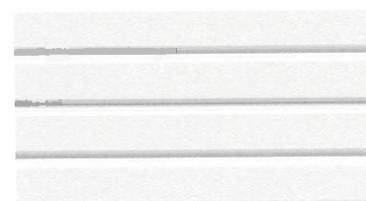
^



SE CORNER



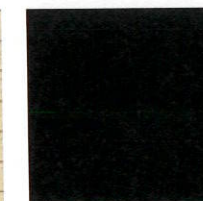
GREY BRICK



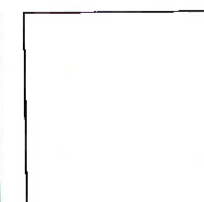
CORRUGATED METAL



WOOD SIDING



BLACK & WHITE METAL PANEL

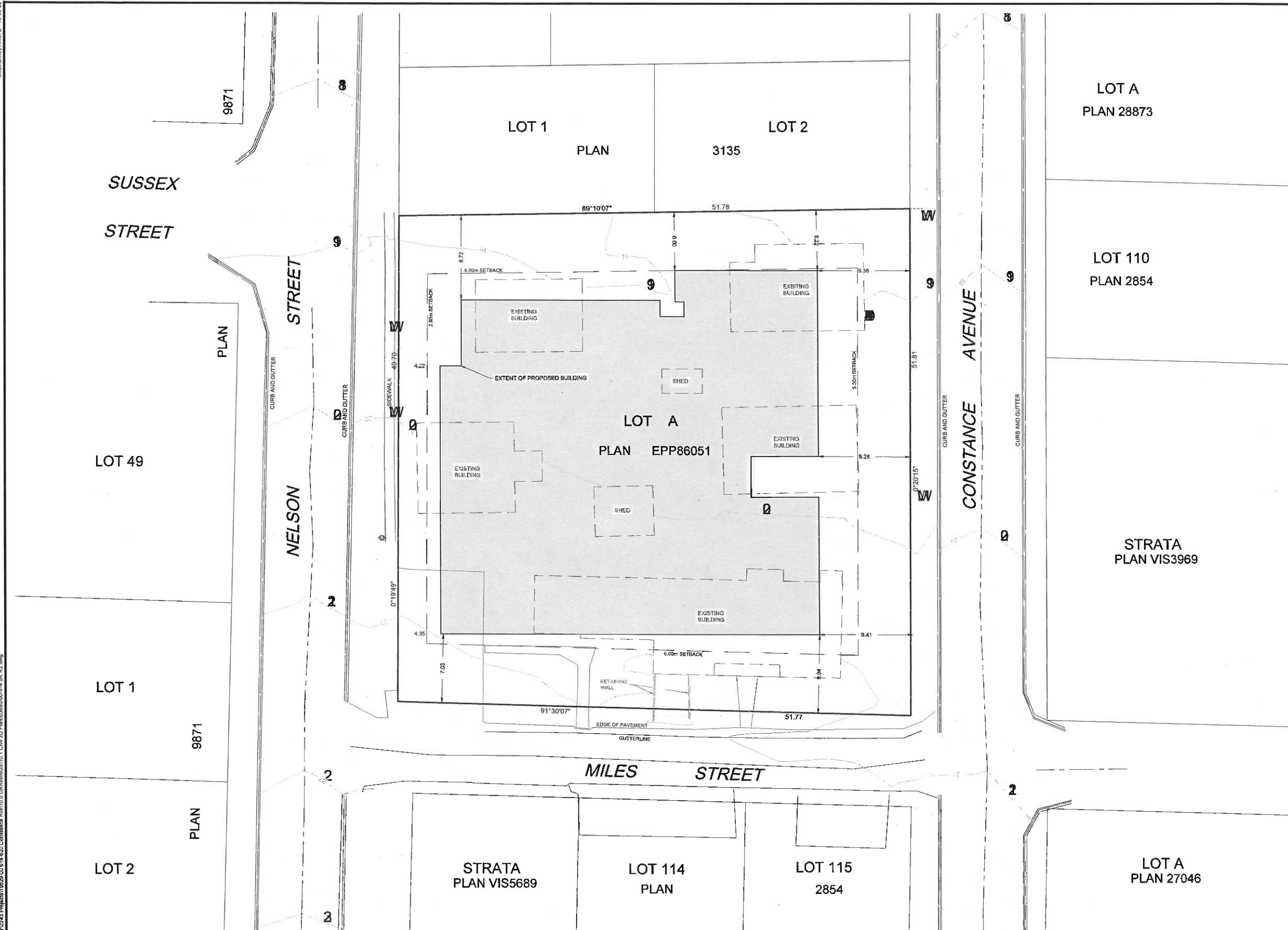


PERSPECTIVE
REDNER

2021.03.29

SHOALING

FAAS



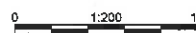
- CATCH BASIN (TOP INLET)
- FIRE HYDRANT
- GUY WIRE
- IRON PIN - FOUND
- IRON PIN - SET
- NON-STANDARD POST - FOUND
- MANHOLE
- MANHOLE - SANITARY
- MANHOLE - STORM
- METER - WATER
- POLE - HYDRO
- POLE - HYDRO/TELEPHONE POLE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- VALVE - GAS
- VALVE - WATER

- NOTES:
- THIS PLAN SHOWS GROUND MEASURED DISTANCES. TO COMPUTE GRID LEVEL DISTANCES, MULTIPLY GROUND DISTANCES BY A COMBINED FACTOR OF 0.9996108.
 - ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD28BC USING MONUMENT 8440184, ELEVATION=24.778 METRES.
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON AUGUST 08 AND OCTOBER 10, 2016.
 - CONTOUR INTERVAL IS 0.2m.
 - PROPOSED BUILDING DESIGN AND LOCATION DERIVED FROM DRAWING "21.01 SHD_DP SITE PLAN.DWG" RECEIVED ON 2021-APR-06.

Rev	Date	Description	Surv	Drawn	App'd
3	2021-04-05	Building design revised		GQ	GQ
2	2020-06-03	Building extents revised		VE	GQ
1	2019-07-04	Underground parkade extents revised		VE	GQ
0	2019-07-03	ORIGINAL ISSUE	JC	VE	GQ

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY CONSULTING SERVICES LTD. (McELHANNEY) AND SHALL NOT BE USED, REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPLORE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGER OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ORIGINAL DWG SIZE: ANSI D (22" x 34")
ALL DIMENSIONS ARE IN METRES



Suite 500
3960 Quadra Street
Victoria BC
Canada V8X 4A3
Tel 250 376 9221

Certified correct:

Glen A. Quarmby, BCLS, CLS
Approved Sealed

SHOALING HEIGHTS
616-620 CONSTANCE AVE

SITE PLAN FOR
DEVELOPMENT PERMIT APPLICATION
ESQUIMALT
BRITISH COLUMBIA

Drawing No.
V-4 SK
Project Number
2241-19529-00
Rev.
3