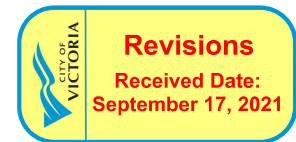
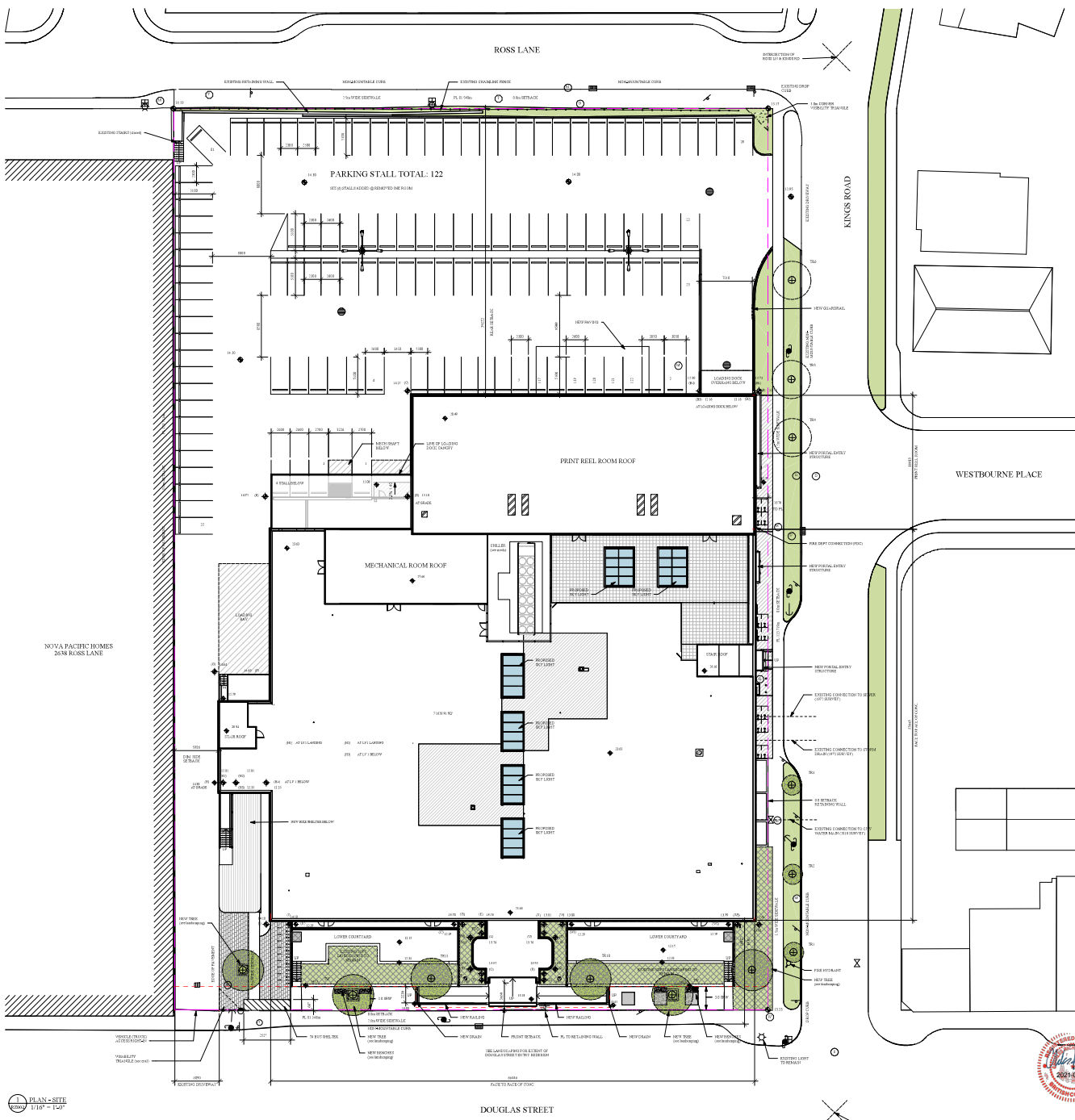




Victoria Press Building

Revised and Resubmitted For Rezoning (3)
21-09-14





CIVIC ADDRESS
 CIVIC ADDRESS
 2621 DOUGLAS ST.
 VICTORIA, BC

LEGAL ADDRESS
 LEGAL DESCRIPTION
 LOTS 1, 2, SECTION 4, VICTORIA PLAN 12740

LEGEND

CASTER/IRON	PIPE
DECK/WOOD	PIPE
IRON MANHOLE	PIPE
FLAG POLE	PIPE
GAS SERVICE	PIPE
HYDRANT	PIPE
LAMP STANDARD	PIPE
MONITORING WELL	PIPE
MANHOLE	PIPE
PROPERTY LINE	PIPE
SEWER MANHOLE	PIPE
STREET EDGE	PIPE
TELE SERVICE	PIPE
TRASH RECEPTACLE	PIPE
UTILITY POLE	PIPE
UTILITY POLE ANCHOR	PIPE
WATER SERVICE	PIPE
WATER VALVE BOX	PIPE

EXISTING TREE SCHEDULE

TR1	Common Okanena	20m Dec.
TR2	Common Okanena	15m Dec.
TR3	Common Okanena	10m Dec.
TR4	Common L. Maple	10m Dec.
TR5	Common Okanena	10m Dec.
TR6	Common Okanena	10m Dec.
TR7	Common Okanena	10m Dec.
TR8	Common Okanena	10m Dec.
TR9	Common Okanena	10m Dec.
TR10	Common Okanena	10m Dec.
TR11	Common Okanena	10m Dec.

PLAN-SITE
 1:100 - 1:50

DOUGLAS STREET



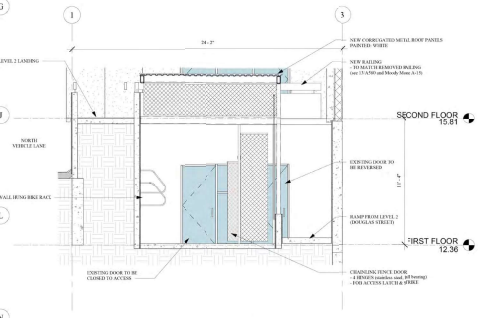
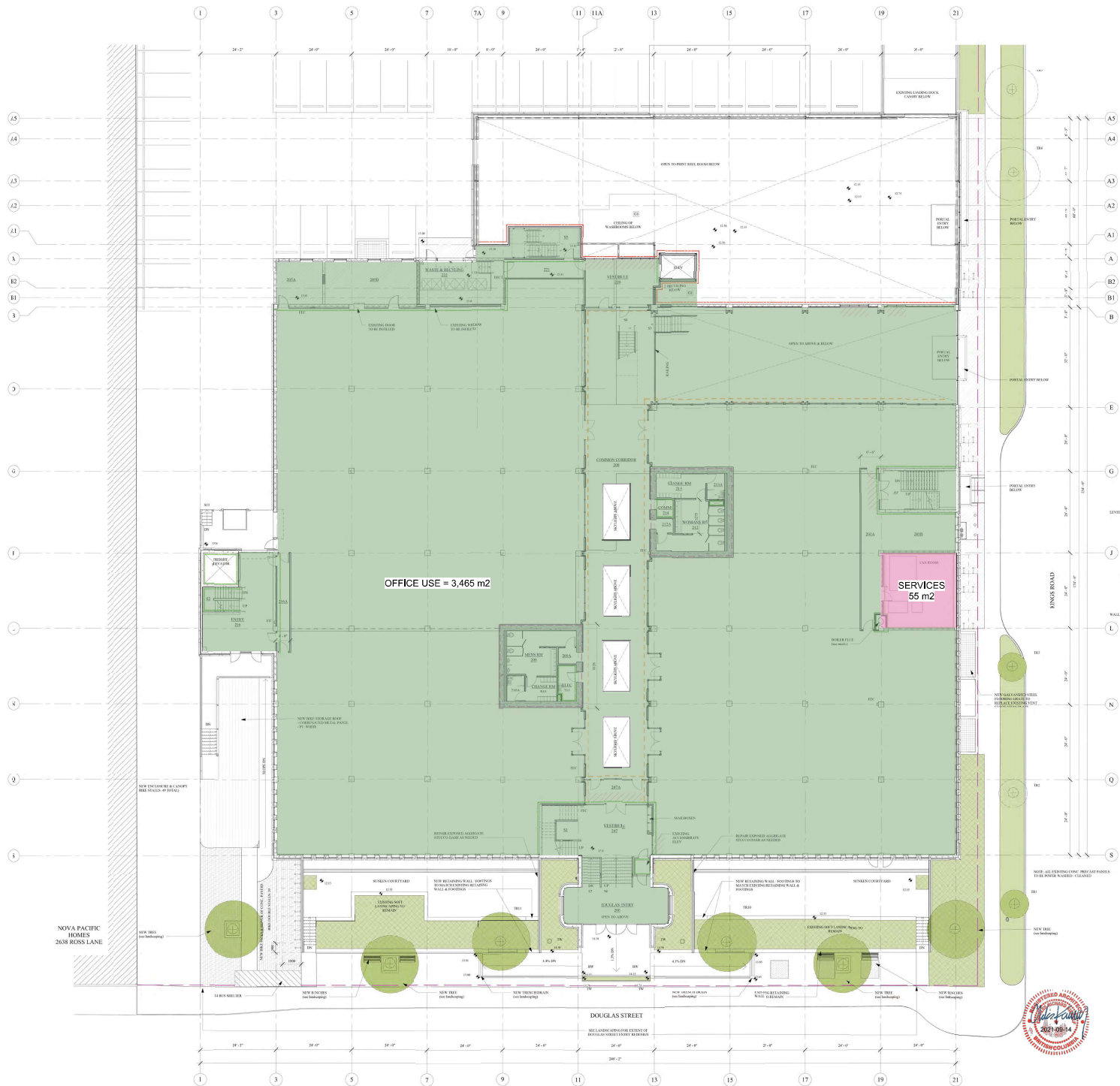
No.	Revised	By	Checked	Reason
1				Prepared
2				Revised
3				Revised
4				Revised
5				Revised

Victoria Press LTD
 2621 Douglas St. Victoria
 BC
 Site Plan Proposed



dhKa RZ002

dhKa
 877 Fox Street
 Victoria
 100-110 Dallas Way V1F 2A8 T 1-250-696-4910



2 ENLARGED SECTION - BIKE SHELTER - EAST
1/4" = 1'-0"

1 PLAN - SECOND FLOOR RZ
3/32" = 1'-0"

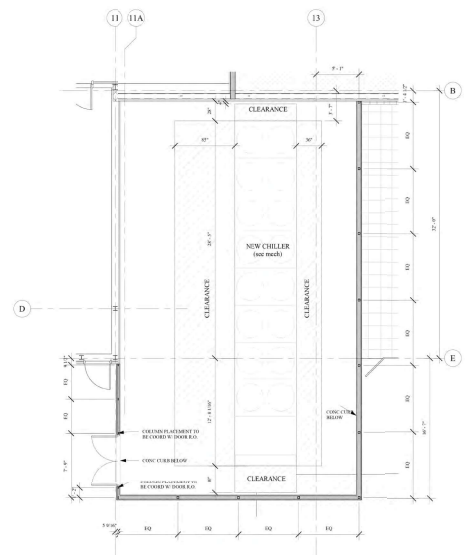
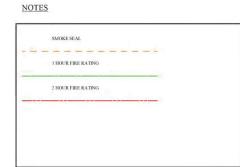
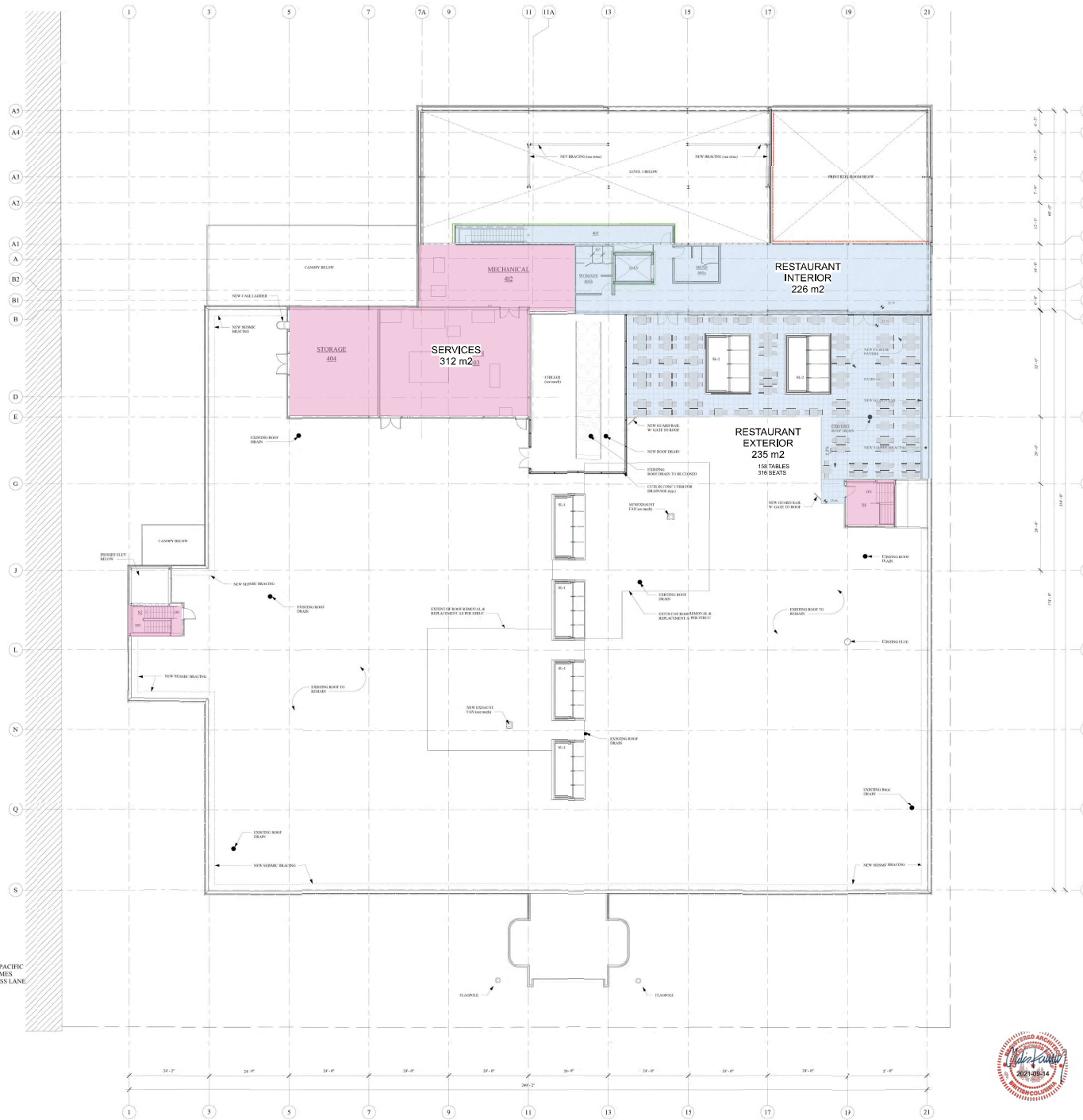


Project No.	21-204	Project Name	RZ ROOM 3
Client	Victoria Press LTD	Location	2621 Douglas St. Victoria BC
Architect	dKa Architects	Scale	3/32" = 1'-0"
Designer	Archie	Checked	Archie
Date	2021-08-14	Project No.	21-204

Victoria Press LTD
2621 Douglas St. Victoria BC
Plans Proposed - Second Floor

dKa RZ004

dKa Architects
1177 G Street
Victoria BC V8W 2E1
Tel: 250-686-5818
Fax: 250-686-5819
www.dka.ca



3 PLAN DETAIL - CHILLER
 E2006 3/16" = 1'-0"

NOVA PACIFIC
 HOMES
 2638 ROSS LANE



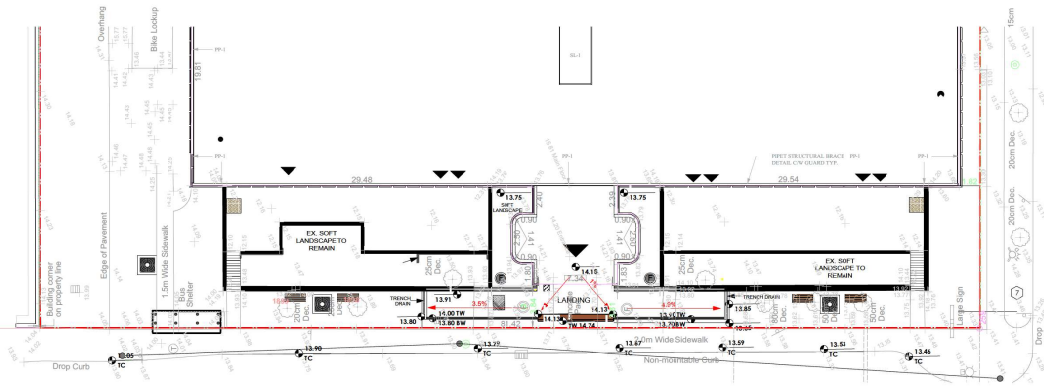
Victoria Press LTD
 2621 Douglas St. Victoria BC
 Plans Proposed - Roof

RZ006

Rev	Description	Revised By	Revised Date
1	Issue	AW	2021-08-14
2	Issue	AW	2021-08-14
3	Issue	AW	2021-08-14
4	Issue	AW	2021-08-14

dhKa Architects
 1177 Burr Street, Vancouver, BC V6Z 1K6
 Tel: 604-681-8811 Fax: 604-681-8812
 www.dhka.com

1 PLAN - ROOF
 R2006 3/32" = 1'-0"



1 Grading Plan
Scale: 1:150

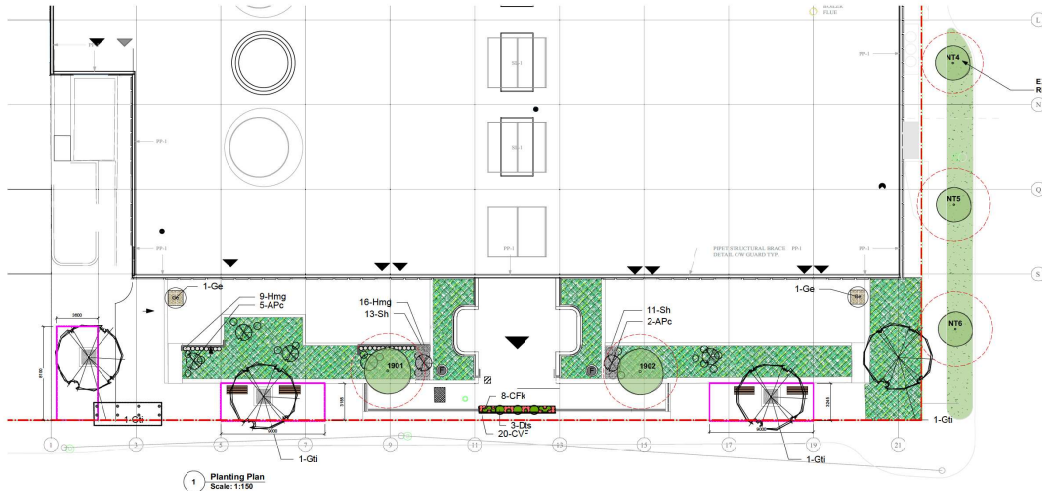


2 Elevation - Front Landing/ Ramp/ Handrails
Scale: 1:30



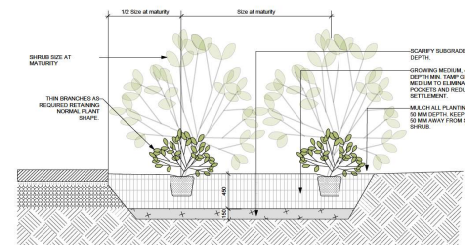
3 Landing- Sloped Concrete Walkway and Upstand Footing
Scale: 1:30

0	09/03/2011	Permitting/Preparation
1	09/03/2011	Permitting/Preparation
2	03/03/2011	IFC
3	03/03/2011	Revised IFC
4	03/03/2011	Revised IFC
5	03/03/2011	Revised IFC
6	03/03/2011	Revised IFC
7	03/03/2011	Revised IFC
8	03/03/2011	Revised IFC
9	03/03/2011	Revised IFC
10	03/03/2011	Revised IFC
11	03/03/2011	Revised IFC
12	03/03/2011	Revised IFC
13	03/03/2011	Revised IFC
14	03/03/2011	Revised IFC
15	03/03/2011	Revised IFC
16	03/03/2011	Revised IFC
17	03/03/2011	Revised IFC
18	03/03/2011	Revised IFC
19	03/03/2011	Revised IFC
20	03/03/2011	Revised IFC



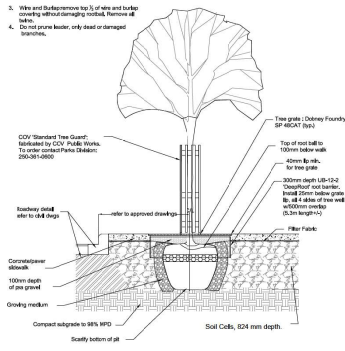
SYM	CITY	BOTANICAL NAME	COMMON NAME	SOIL SIZE / PLANT SPACING	NA/PE
PLANT LIST					
TREES					
4		<i>Gleditsia tomentosa</i> 'Inermis Skyliner'	Skyline Honeycuscot	5.0m GR, 6-10	P
SHRUBS/PERENNIALS/GRASSES					
APc	7	<i>Acacia parrhamatta</i> 'Clonson Queen'	Clonson Queen Jacq. Maple	0.5m height, specimen	#1 pot
CFh	20	<i>Calluna vulgaris</i> 'Fruity'	Fruity Scotch Heather	#1 pot	AP
CFh	8	<i>Carex flagellata</i> 'Yor'	Kwi Hair Sedge	#1 pot	A
DS	3	<i>Daphne transatlantica</i> 'Summer Ice'	Vanilla-lipped Daphne	#1 pot	P
Ge	2	<i>Garrya elliptica</i> 'James Roof'	Silk-tassel Bush	#1 pot	AP
Hmg	25	<i>Hakea cuneata</i> 'M Gold'	M Gold Agapanthus Forest Grass	#1 pot	A
Sh	24	<i>Saxifraga hibernica</i> var. <i>hirsuta</i>	Hibernian Sweet Blue	#1 pot	A

N = native, A=adaptive, P=pollinator, E=edible
 25% shrub/perennial/grass species

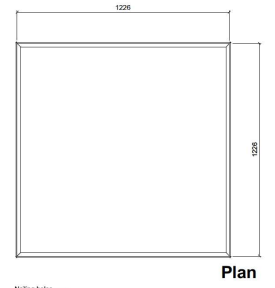


- Prevention notes:
1. Consider how to remove completely from container
 2. Backup and reposition top 1/3 of potting
 3. Wire and substructure top 1/3 of wire and backup covering with drainage material. Remove all wire.
 4. Do not prune back, only dead or damaged branches.

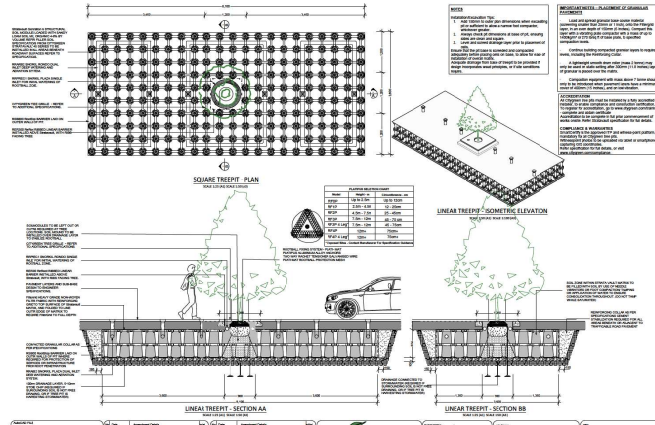
NOTE: ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA (COV) SCHEDULE C SPECIFICATIONS



2 Tree in Hardscape (City of Victoria) Detail Scale: 1:10



3 Tree Grate Frame Scale: 1:10

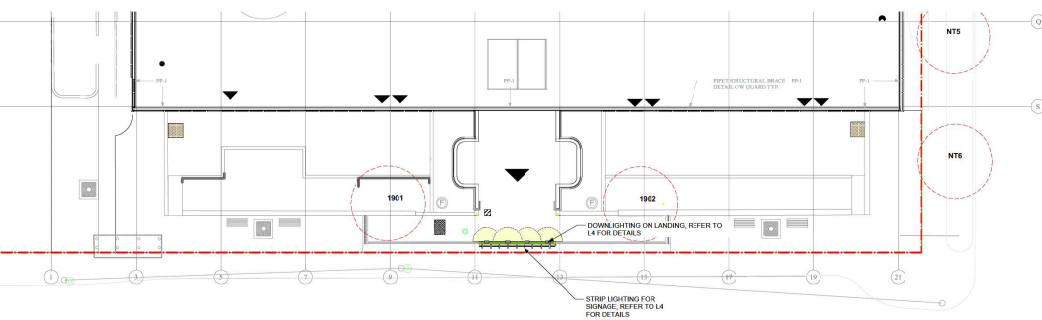


5 Soil Cell Detail

2 Tree in Hardscape (City of Victoria) Detail Scale: 1:10

3 Tree Grate Frame Scale: 1:10

5 Soil Cell Detail



LEGEND - LIGHTING GROUND FLOOR

4-Ghost Light by Selamoduk
 3-CR2026 6Wx3.5 Remote Outdoor Driver 451-0204080-120-11E, Drivers up to 7 Tubes per. Refer to L4 for detail.

UNITE LED Series LED 5W light (JH-FLE-120-24V) c/w power supply, sensor, controller, and connection as required, 35K CCT, 2 x 115mm length, 1 @ 2440 length, 80W, 0.4 x 0.4 @ 0.01.

LIGHTING ALTERNATES SUBJECT TO APPROVAL BY CONTRACT ADMINISTRATOR.