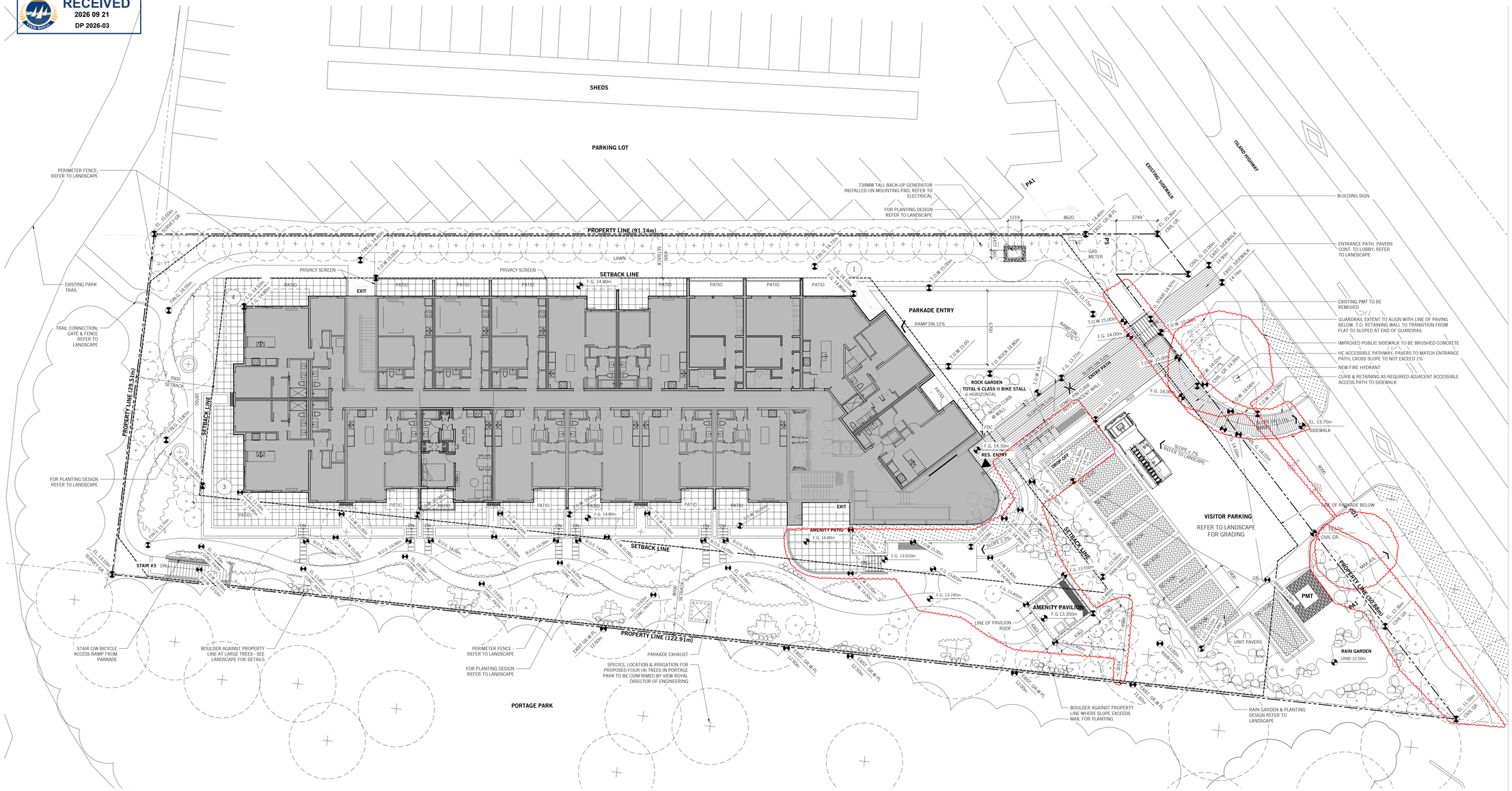
PLANNING
RECEIVED
2026 09 21
DP 2026-03



1 **SITE PLAN**
A005 1:150

GRADE CALCULATION

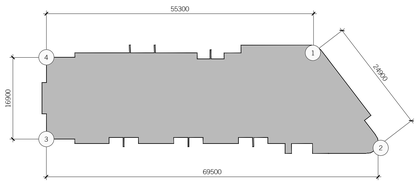
POINT 1	F.G. 14.8m	**E.G. 14.1m**
POINT 2	F.G. 14.3m	**E.G. 12.8m**
POINT 3	F.G. 14.8m	**E.G. 13.1m**
POINT 4	F.G. 14.8m	**E.G. 14.5m**

POINTS 1-2 (14.1m+12.8m)/2 x 24.9m = 334.91m2
POINTS 2-3 (12.8m+13.1m)/2 x 69.5m = 900.03m2
POINTS 3-4 (13.1m+14.5m)/2 x 16.9m = 233.22m2
POINTS 4-1 (14.5m+14.1m)/2 x 55.3m = 790.79m2

334.91m2 + 900.03m2 + 233.22m2 + 790.79m2
24.9m + 69.5m + 16.9m + 55.3m

2258.95m2
166.6m

=13.6m



2 **GRADE KEY PLAN**
A005 1:500

PARKING LEGEND:

R-#	REGULAR STALL
SC-#	SMALL CAR STALL
V-#	VISITOR STALL
P-#	PARALLEL STALL
AC-#	ACCESSIBLE STALL

BICYCLE PARKING LEGEND:

H-#	HORIZONTAL BIKE STALL
V-#	VERTICAL BIKE STALL
C-#	CARGO BIKE STALL
E-#	E-SHARED BIKE STALL

FIRE DEPT. ACCESS ROUTE IS REQUIRED TO MEET BCBC 2018 ARTICLE 3.2.5.6:

1.) ACCESS ROUTE MUST

a.) HAVE A CLEAR WIDTH OF 6m.

b.) HAVE A CENTRELINE RADIUS NO LESS THAN 12m

c.) HAVE OVERHEAD CLEARANCE NOT LESS THAN 5m

d.) HAVE A CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m

e.) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY THE FIRE DEPT. - REFER TO STRUCTURAL

f.) HAVE TURNAROUND FACILITIES FOR ANY DEAD END PORTION OF THE ACCESS ROUTE MORE THAN 90m

g.) BE CONNECTED WITH A PUBLIC THOROUGHFARE

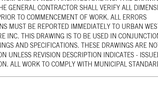
UWA

URBAN WEST ARCHITECTURE

VANCOUVER
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA
2822 PRIOR STREET
VICTORIA BC V8T 3Y3
T 604 603 1332

SEAL:



2026-09-21

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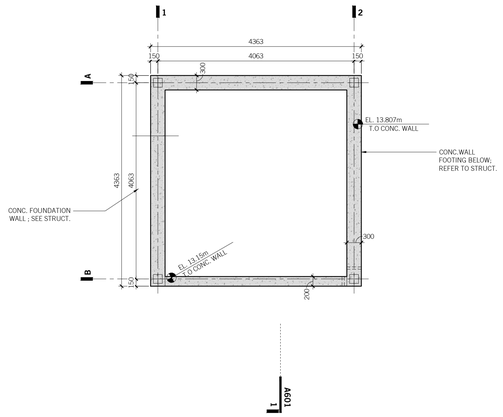
NO.	DATE	DESCRIPTION
	2026 09 18	ISSUED FOR DP AMENDMENT
	2026 06 10	ISSUED FOR ASI 048
	2024 06 06	ISSUED FOR CONSTRUCTION
	2024 03 14	RE-ISSUED FOR BUILDING PERMIT
	2023 12 11	RE-ISSUED FOR BUILDING PERMIT
	2023 08 31	ISSUED FOR BUILDING PERMIT
	2022 08 12	RE-ISSUED FOR DP 2
	2022 07 12	RE-ISSUED FOR DP
	2022 05 30	RE-ISSUED FOR DP (SITE PLAN)
	2022 04 04	ISSUED FOR DP
	2021 12 03	ISSUED FOR REZONING

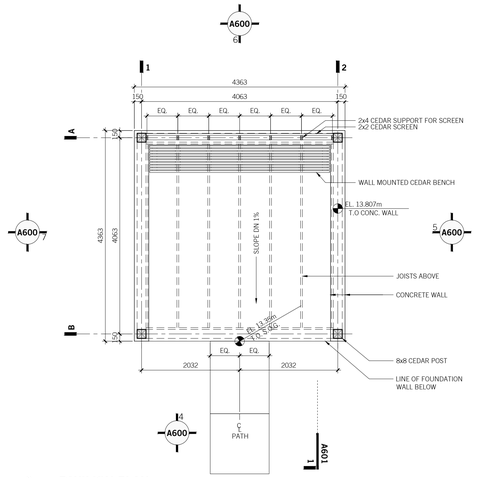
TRUE NORTH

THE GRAND AND FIR
181 ISLAND HIGHWAY, VIEW ROYAL, BC
2021-01

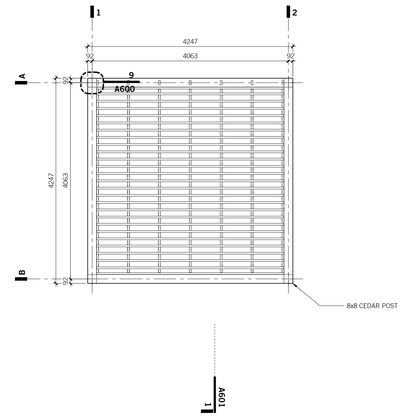
A005
SITE PLAN, GRADE CALCS & FIRE DEPT. ACCESS PLAN



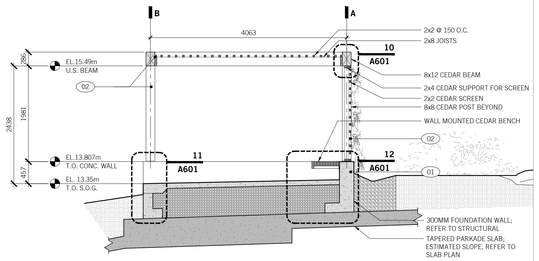
1 **PAVILION FOUNDATION PLAN**
A600 1:50



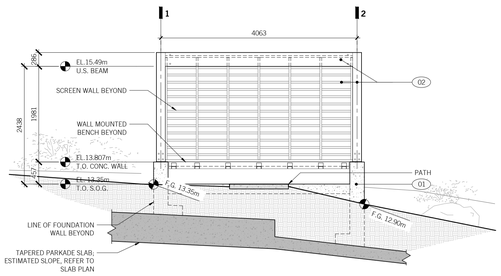
2 **PAVILION PLAN**
A600 1:50



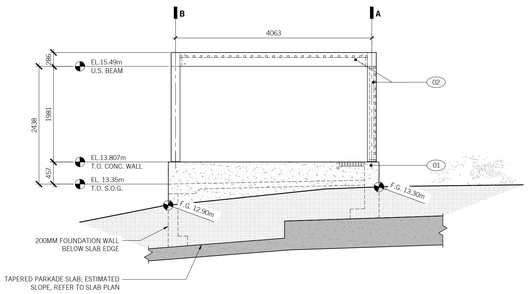
3 **PAVILION ROOF PLAN**
A600 1:50



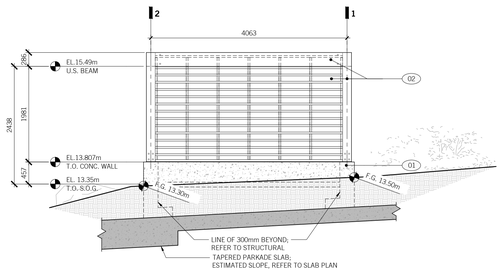
8 **AMENITY PAVILION SECTION**
A600 1:50



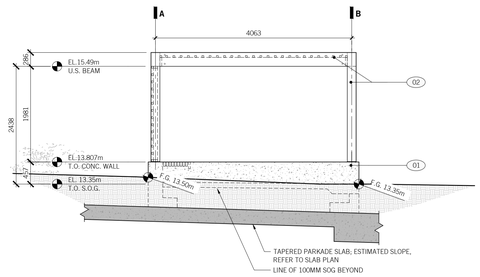
4 **SOUTH ELEVATION**
A600 1:50



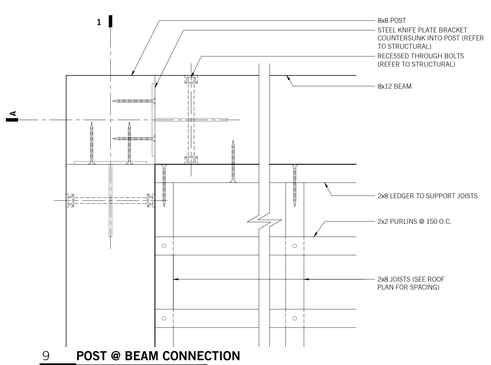
5 **EAST ELEVATION**
A600 1:50



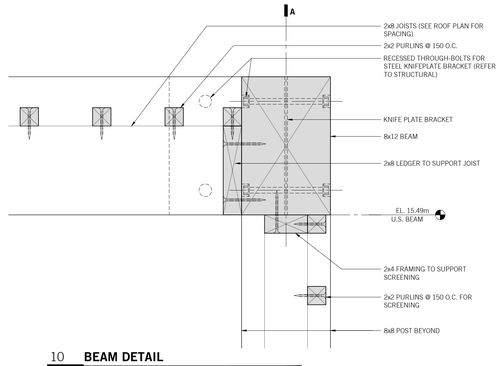
6 **NORTH ELEVATION**
A600 1:50



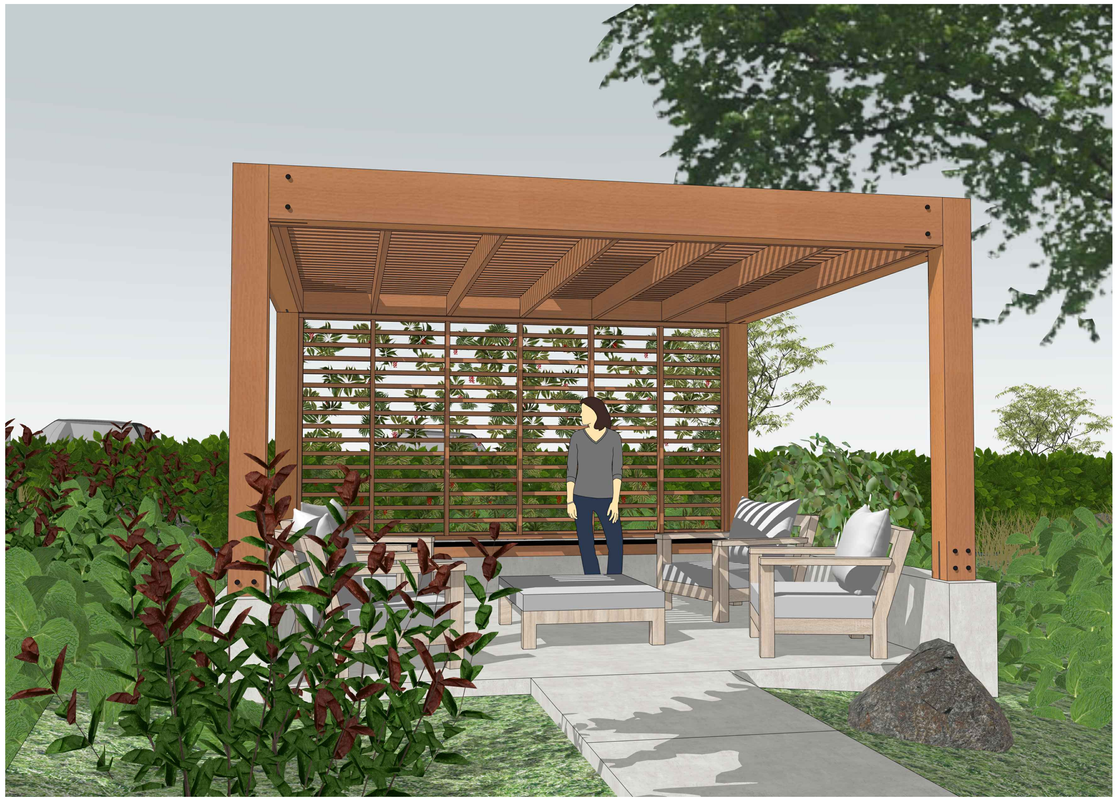
7 **WEST ELEVATION**
A600 1:50

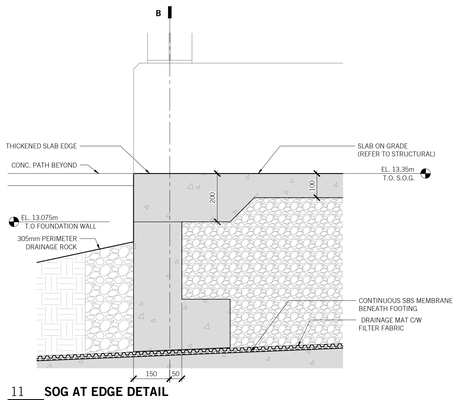


9 **POST @ BEAM CONNECTION**
A600 1:5

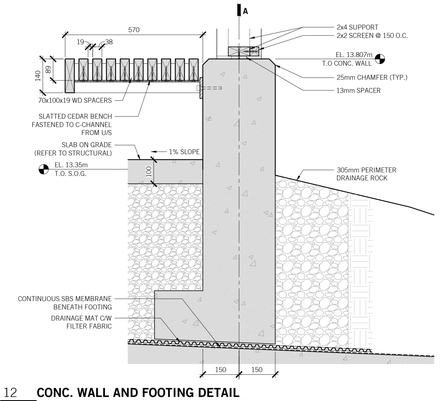


10 **BEAM DETAIL**
A600 1:5





11 **SOG AT EDGE DETAIL**
A600 1:10



12 **CONC. WALL AND FOOTING DETAIL**
A600 1:10

UWA

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VICTORIA
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AMENITY PAVILION MATERIAL LEGEND

01 CONCRETE
SMOOTH ARCHITECTURAL CONCRETE

02 CEDAR
CLEAR GRADE WESTERN RED CEDAR
FINISH: STAIN AND SEAL TO MATCH 'WESTFORM LIGHT PINE'

SEAL:

REGISTERED ARCHITECT
JUSTIN BENNETT
PROVINCE OF BRITISH COLUMBIA

2026-09-21

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NO.	DATE	DESCRIPTION
	2026 09 18	ISSUED FOR DP AMENDMENT
	2024 06 06	ISSUED FOR CONSTRUCTION
	2023 12 11	RE-ISSUED FOR BUILDING PERMIT
	2022 08 12	RE-ISSUED FOR DP
	2022 04 04	ISSUED FOR DP

TRUE NORTH

THE GRAND AND FIR
181 ISLAND HIGHWAY, VIEW ROYAL, BC
2021-01

A600
AMENITY PAVILION
PLANS & ELEVATIONS

PAVER SCHEDULE

TYPE 1

TYPE: 'AQUAPAVE' STANDARD
SIZE: 8 cm THICK
COLOUR: CHARCOAL
PATTERN: HERRINGBONE

NOTE: CONCRETE BORDER AROUND PARKING STALLS (REFER TO ARCHITECTURAL)

TYPE 2

TYPE: MODULINE SERIES
SIZE: MIX OF 2 STANDARD LENGTHS
COLOUR: CHARCOAL

TYPE 3

TYPE: HYDRAPRESSED SLABS
SIZE: 24" x 24"
COLOUR: GREY
PATTERN: JACK ON JACK, 90° TO BUILDING FACE

STEPPING STONES

SIZE: 30" x 30" PRECAST CONCRETE STONES

CONTACT LOCAL HARDWARE SUPPLIER

LIGHTING SYMBOLS

BOLLARD LIGHTS (x25)
DESCRIPTION: LIGHT COLUMN PATHWAY BOLLARD
HEIGHT: 9.5"
CONTACT: FORMS + SURFACES

DECORATIVE LIGHT POLE (x4)
DESCRIPTION: CORDIA PEDESTRIAN
HEIGHT: 142"
CONTACT: FORMS + SURFACES

SUBMERSIBLE LIGHT (x3)
DESCRIPTION: LED POND AND LANDSCAPE SPOT LIGHT KIT
MODEL: 3W PRODUCT #84030
CONTACT: WES-TECH.

TREES TO BE RETAINED

TREES TO BE REMOVED

GRADING PLAN

EXISTING GRADE

PROPOSED GRADE

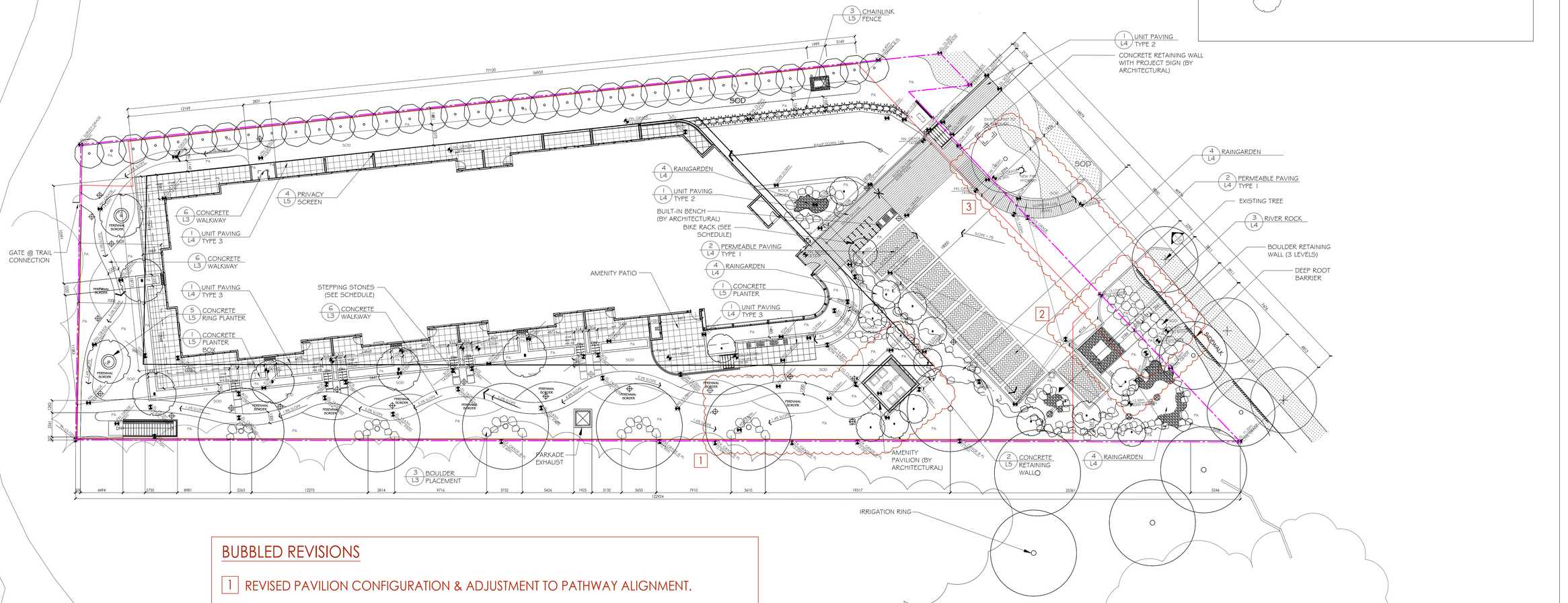
SOFTSCAPE LEGEND

LARGE DECIDUOUS SHADE TREE

LARGE AND SMALL CONIFEROUS TREES

SMALL ORNAMENTAL DECIDUOUS TREES

EXTENT OF DEEPROOT BARRIER



BUBBLED REVISIONS

1. REVISED PAVILION CONFIGURATION & ADJUSTMENT TO PATHWAY ALIGNMENT.
2. REVISED LANDSCAPE TREATMENT NEAR PMT. ADDITIONAL SCREENING & TIERED ROCKERY/PLANTINGS TO ACCOMMODATE GRADE CHANGES FROM PMT TO SIDEWALK.
3. TREE RELOCATED TO WEST SIDE OF DRIVEWAY ENTRY AISLE.

4☆SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

FORSITE LANDSCAPE ARCHITECTURE
#408-1581H HILLSIDE AVE.
VICTORIA, BC V8T 2C1

forsiteland@hotmail.com
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LANDSCAPE ARCH. STAMP

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — BRAD D. FORTH — 228

THE GRAND & FIR

CLIENT

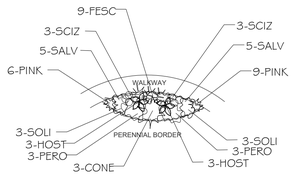
REV. DATE	NUMBER	DESCRIPTION
08-31-23	1	RE-ISSUED FOR BUILDING PERMIT
12-07-23	2	REVISED BUILDING PERMIT
05-13-24	3	ISSUED FOR CONSTRUCTION
09-16-26	4	REVISED BP SET

DATE: SEPTEMBER 16, 2026
SCALE: 1:200
DRAWN BY: BF/RF

LANDSCAPE CONCEPT PLAN

L1

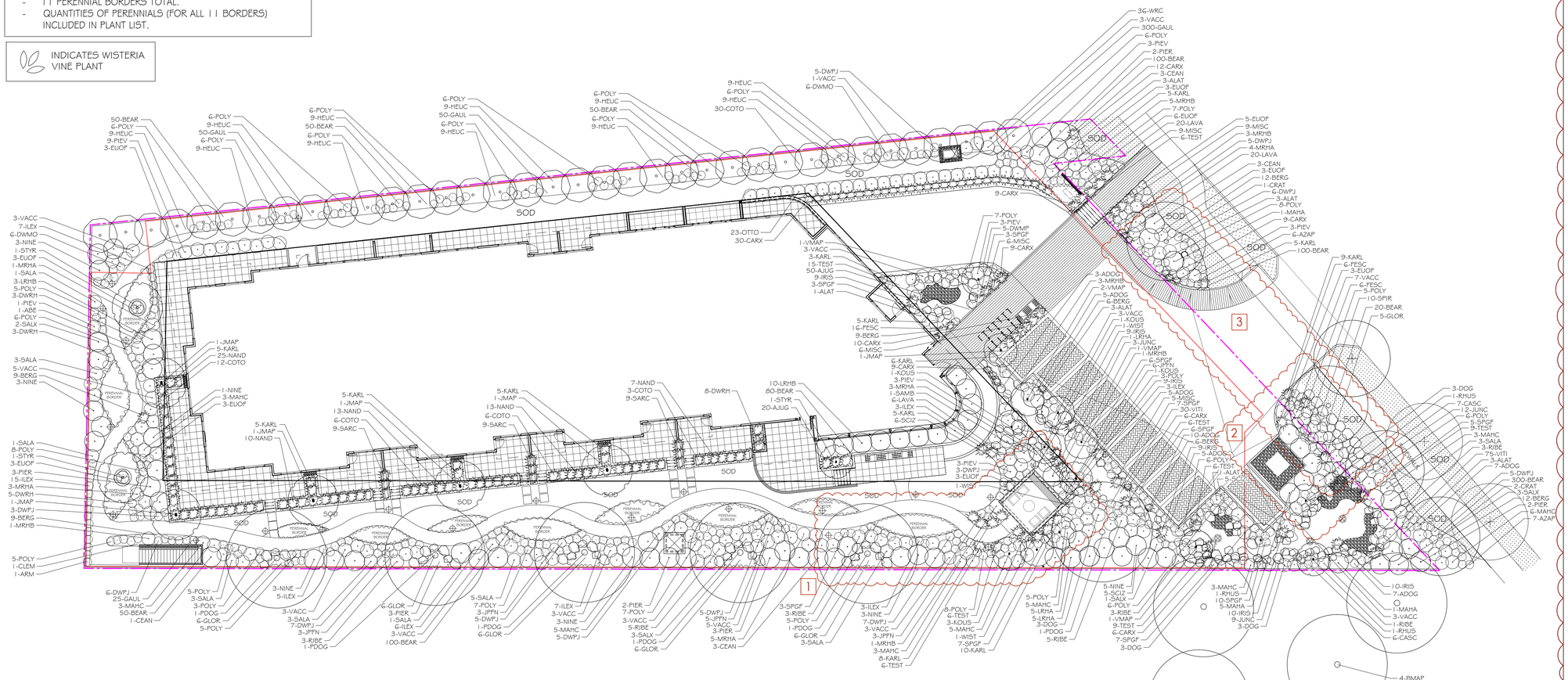
PERENNIAL BORDER (TYPICAL)



NOTES:

- 11 PERENNIAL BORDERS TOTAL.
- QUANTITIES OF PERENNIALS (FOR ALL 11 BORDERS) INCLUDED IN PLANT LIST.

INDICATES WISTERIA VINE PLANT



BUBBLED REVISIONS

1. REVISED PAVILION CONFIGURATION & ADJUSTMENT TO PATHWAY ALIGNMENT. PLANTINGS, SOD LAWN & PERENNIAL BORDERS ADJUSTED TO SUIT.
2. REVISED LANDSCAPE TREATMENT NEAR PMT. ADDITIONAL SCREENING & TIERED ROCKERY/PLANTINGS TO ACCOMMODATE GRADE CHANGES FROM PMT TO SIDEWALK.
3. TREE RELOCATED TO WEST SIDE OF DRIVEWAY ENTRY AISLE.
4. UPDATED PLANT LIST & NOTES

PLANT LIST

	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES	VMAP	5	Vine Maple	Acer circinatum	5 cm Cal.	
	PDOG	6	Pacific Flowering Dogwood	Cornus nuttalli var. 'Eddies White Wonder'	5 cm Cal.	
	JMAP	6	Japanese Maple	Acer palmatum var. 'Bloodgood'	6 cm Cal.	
	WRC	36	Western Red Cedar	Thuja plicata var. 'Excelsa'	2.5 m Ht.	
	STYR	3	Japanese Snowbell	Styrax japonica	6 cm Cal.	
	KOUS	6	Kousa Dogwood	Cornus kousa	6 cm Cal.	
	RHUS	3	Staghorn Sumac	Rhys typhina	2.2 m Ht.	
	BMAP	4	Big Leaf Maple	Acer macrophyllum	8 cm Cal.	
	CRAT	3	Lavalle Hawthorne	Crataegus lavallii	6 cm Cal.	
	VMAP	5	Vine Maple	Acer circinatum	6 cm Cal.	
LARGE	PIER	15	Lily of the Valley	Pieris japonica var. 'Forest Flame'	#5 Pot	
SHRUBS	CEAN	10	California Lilac	Ceanothus var. 'Victoria'	1.5 m Ht.	
	LRHA	11	Rhododendron	Rhododendron var. 'Pink Walloper'	#5 Pot	
	LRHB	13	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot	
	SAMB	1	Salmonberry	Rubus spectabilis	#5 Pot	
	NINE	21	Ninebark	Physocarpus capitatus	#5 Pot	
	MAHA	7	Oregon Grape	Mahonia aquifolium	#5 Pot	
MEDIUM	ALAT	14	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot	
SHRUBS	MAHC	36	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot	
	VACC	48	Evergreen Huckleberry	Vaccinium ovatum var. 'Thunderbird	#2 Pot	
	MRHA	16	Rhododendron	Rhododendron var. 'Unique'	#5 Pot	
	MRHB	14	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot	
	DOG	12	Variegated Dogwood	Cornus alba var. 'Ivory Halo'	#2 Pot	
	SALA	23	Salal	Gualtheria shallon	#2 Pot	
	PIEV	25	Variegated Pieris	Pieris japonica var. 'Valley Valentine'	#2 Pot	
	RIBE	23	Red Flowering Currant	Ribes sanguineum var.'King Edward'	#2 Pot	
	SALX	9	Dwarf Arctic Willow	Salix purpurea nana	#2 Pot	
	OTTO	23	Otto Luyken Laurel	Prunus laurocerasus var.'Otto Luyken'	#2 Pot	
SMALL	DWPJ	62	Dwarf Lily of the Valley	Pieris japonica var. 'Debutante'	#1 Pot	
SHRUBS	EUOF	35	Creeping Euonymus	Euonymus fortunei var. 'Emerald 'n' Gold'	#1 Pot	
	SARC	27	Sweetbox	Sarcococca hookerana humilis	#1 Pot	
	AZAP	13	Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#2 Pot	
	DWRH	19	Dwarf Rhododendron	Rhododendron var. 'Bow Bells' & 'Jock'	#2 Pot	
	POLY	183	Sword Fern	Polystichum munitum	#1 Pot	
	SPGF	57	Goldflame Spirea	Spirea bumalda var. 'Gold Flame'	#1 Pot	
	DWMO	12	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot	
	ADOG	42	Dwarf Dogwood	Cornus sericea var. 'Kelsey'	#1 Pot	
	NAND	68	Nandina	Nandina domestica var. 'Moonbay'	#1 Pot	
	ILEX	49	Japanese False Holly	Ilex crenata convexa	#1 Pot	
	CASC	13	Cascade Mahonia	Mahonia nervosa	#1 Pot	
	DWMP	5	Dwarf Mugo Pine	Pinus mugo pumilio	#1 Pot	
GROUND	BEAR	900	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4	
COVERS	BERG	63	Heartleaf Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP5	
	COTO	57	Trailing Cotoneaster	Cotoneaster	SP5	
	GAUL	425	Wintergreen	Gualtheria procumbens	SP5	
	AJUG	70	Bugleweed	Ajuga reptans var. 'Bressingham Ruby'	SP5	
	VITI	105	Lingonberry	Vaccinium vitis-idaea	SP5	
	GLOR	35	Creeping California Lilac	Ceanothus glorosus	SP5	
PERENNIALS	CARX	100	Variegated Sedge	Carex morrowii var. 'Ice Dance'	#1 Pot	
& GRASSES	HEUC	99	Coral Bells	Heuchera micrantha var. 'Bressingham Bronze'	SP5	
	LAVA	46	English Lavender	Lavandula angustifolia var. 'Hidcote'	SP5	
	TEST	63	Flame Sedge	Carex testacea	SP5	
	KARL	76	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerester'	SP5	
	JUNC	24	Common Rush	Juncus effusus	SP5	
	IRIS	56	Variegated Ins	Iris pallula var. 'Variegata Gold'	SP5	
	MISC	35	Maiden Hair Grass	Miscanthus sinensis	SP5	
	FESC	127	Blue Fescue	Festuca ovina glauca var. 'Elijah's Blue'	SP5	99 in all perennial borders, 28 elsewhere
	SOIZ	82	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	#1 Pot	66 in all perennial borders, 16 elsewhere
	SALV	110	Meadow Sage	Salvia sylvestris var. 'May Night'	#1 Pot	Perennial borders only
	PINK	165	Cottage Pinks	Dianthus var. 'Kahori Pink'	#1 Pot	Perennial borders only
	SOLI	66	Goldenrod	Solidago var. 'Fireworks'	#1 Pot	Perennial borders only
	PERO	66	Russian Sage	Perovskia atriplicifolia var. 'Lacey Blue'	#1 Pot	Perennial borders only
	HOST	66	Plantain Lily	Hosta var. 'Patriot'	#1 Pot	Perennial borders only
	CONE	33	Purple Coneflower	Magnus echinacea	#1 Pot	Perennial borders only
	JPFN	20	Japanese Painted Fern	Athyrium niponicum var. pictum	#1 Pot	
	SPIR	10	Spirea	'Spirea bumalda var 'Shirobana'	#1 Pot	
VINES	CLEM	1	Montana Clematis	Clematis montana var. 'Elizabeth'	#5 Pot	
	ARM	1	Evergreen Clematis	Clematis armandii	#5 Pot	
	WIST	3	Wisteria	Wisteria sinensis var.'Black Knight'	#5 Pot	

4

4☆SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING 2010-2026 THANK

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LANDSCAPE ARCH. STAMP



THE GRAND & FIR

CLIENT

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08-31-23	1	RE-ISSUED FOR BUILDING PERMIT
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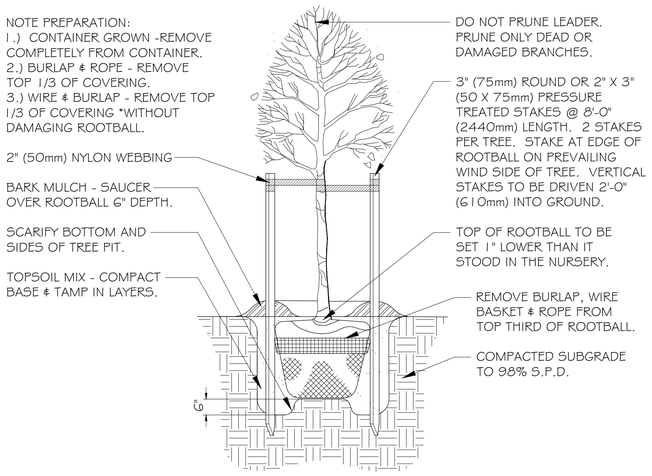
05-13-24	3	ISSUED FOR CONSTRUCTION
09-16-26	4	REVISED BP SET

DATE SEPTEMBER 17, 2026
SCALE 1:200
DRAWN BY BF

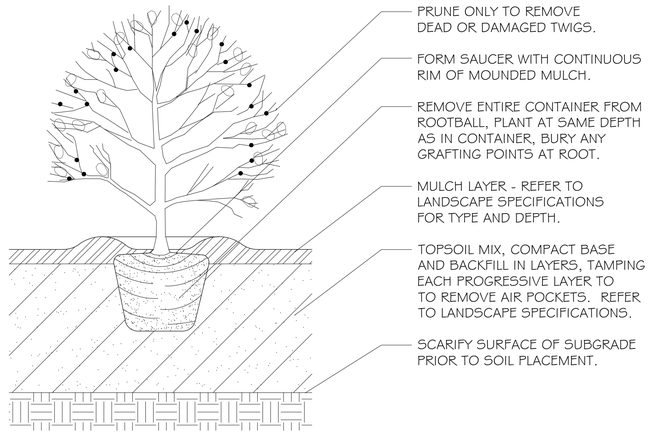
PLANTING PLAN

L2



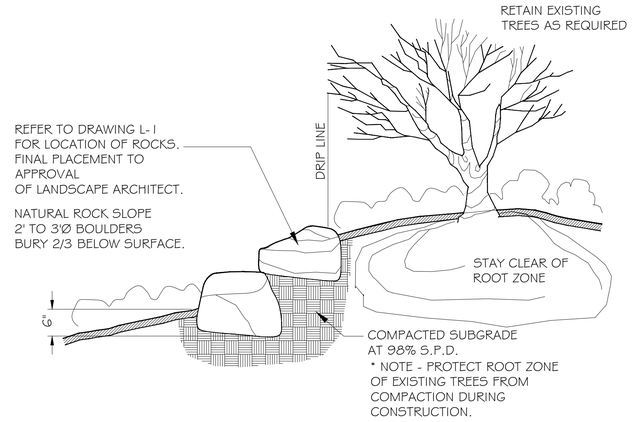
1 L3 TREE PLANTING

SCALE 1/2" = 1' - 0"



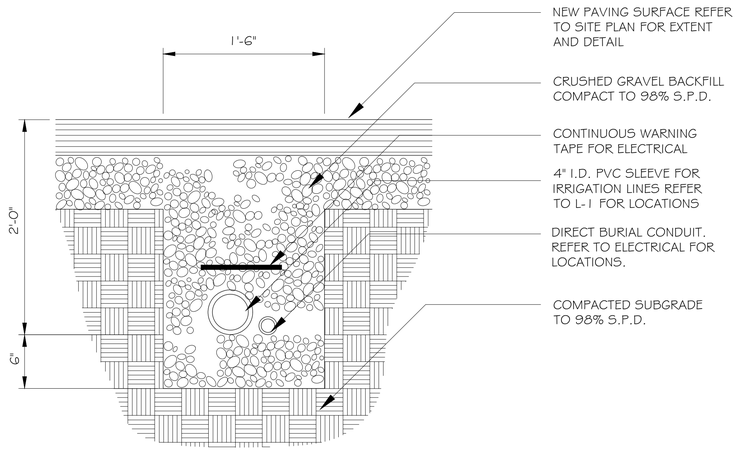
2 L3 SHRUB PLANTING

SCALE 1/2" = 1'-0"



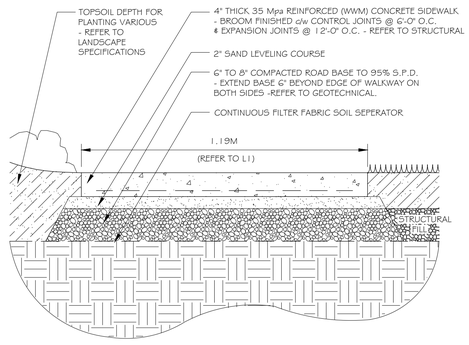
3 L3 BOULDER PLACEMENT

SCALE 3/4" = 1' - 0"



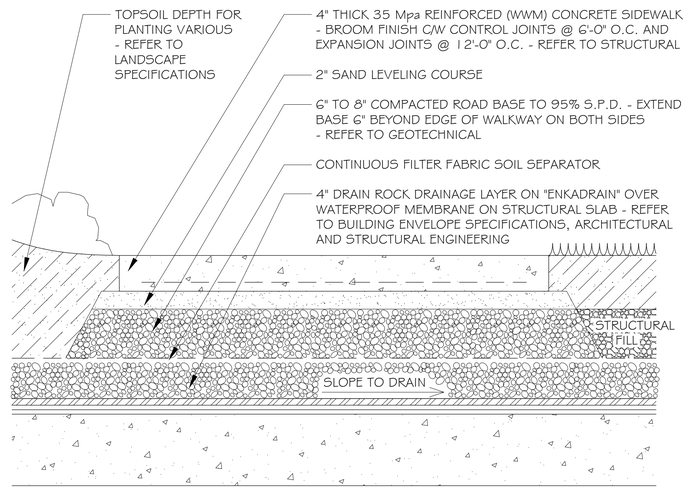
4 L3 IRRIGATION SLEEVE

SCALE 1-1/2" = 1' - 0"



5 L3 BROOM FINISHED CONCRETE

SCALE 1" = 1' - 0"



6 L3 CONCRETE SIDEWALK OVER SLAB

SCALE 1 - 1/2" = 1' - 0"

FORSITE LANDSCAPE ARCHITECTURE
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LANDSCAPE ARCH. STAMP

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRAD D. FORTH 228

THE GRAND & FIR

CLIENT

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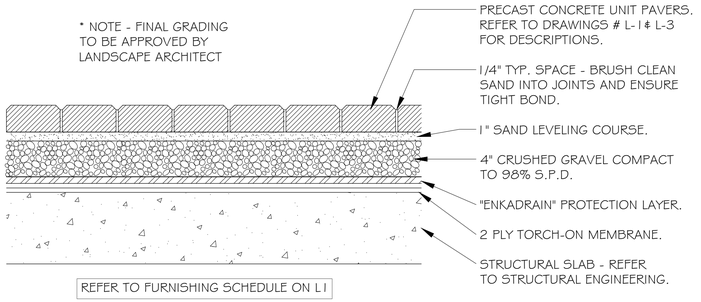
DATE SEPTEMBER 17, 2026
SCALE AS NOTED
DRAWN BY BF

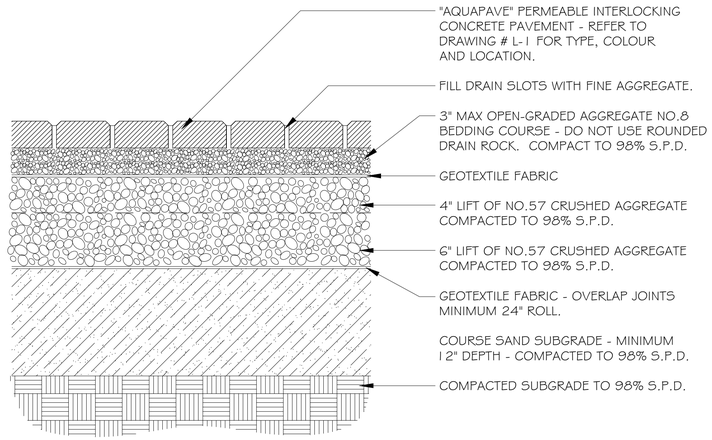
LANDSCAPE DETAILS

L3



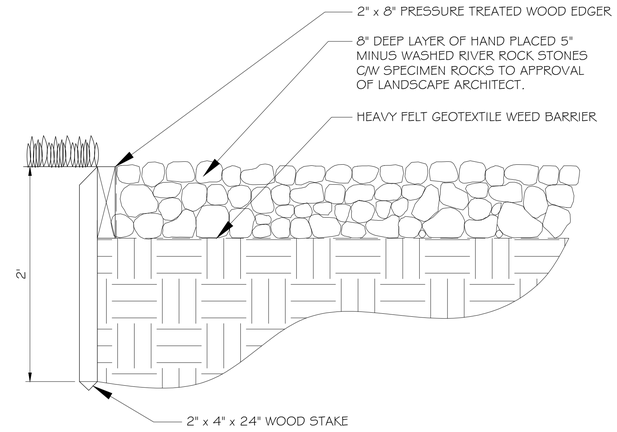
1 / L4 UNIT PAVING OVER SLAB

SCALE 1-1/2" = 1'-0"



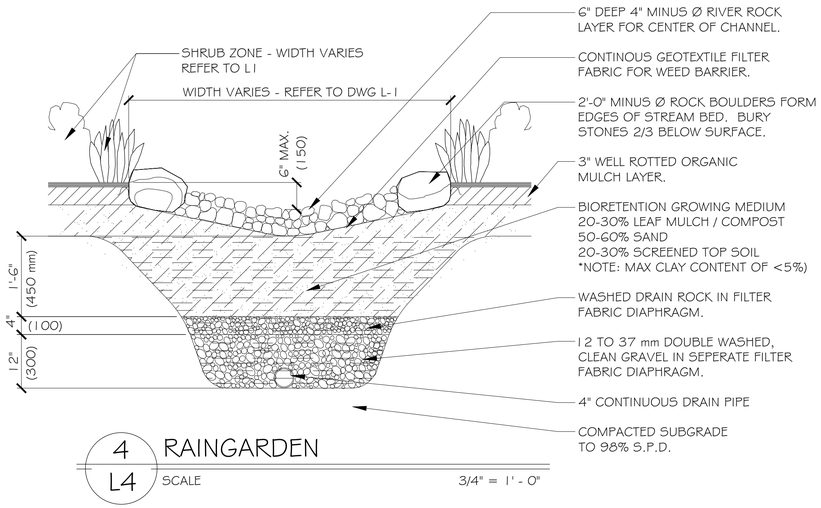
2 / L4 PERMEABLE PAVING

SCALE 1-1/2" = 1'-0"



3 / L4 RIVER ROCK

SCALE 1 - 1/2" = 1'-0"



4 / L4 RAINGARDEN

SCALE 3/4" = 1'-0"

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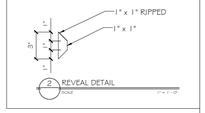
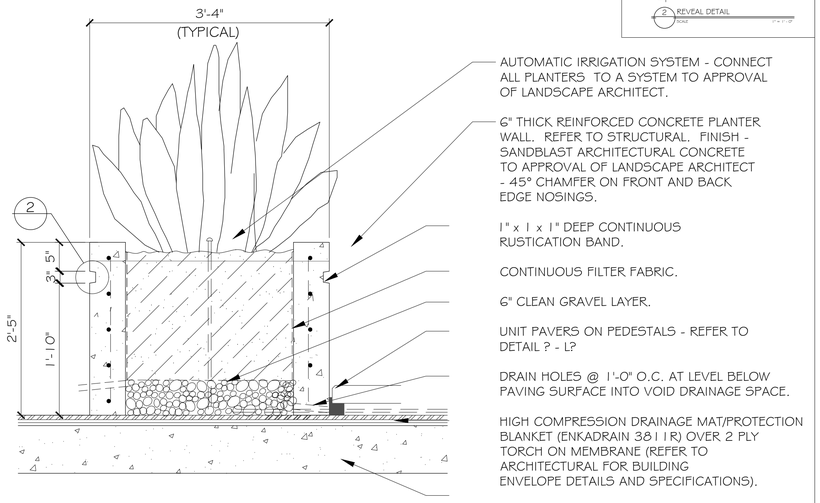
SCALE AS NOTED
DRAWN BY BF

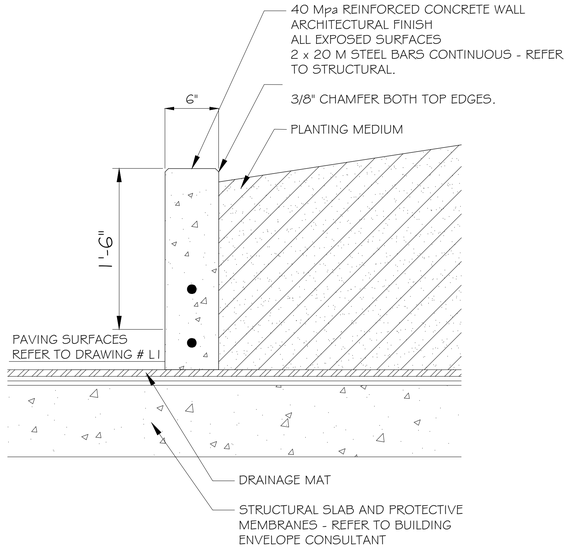
LANDSCAPE DETAILS

L4

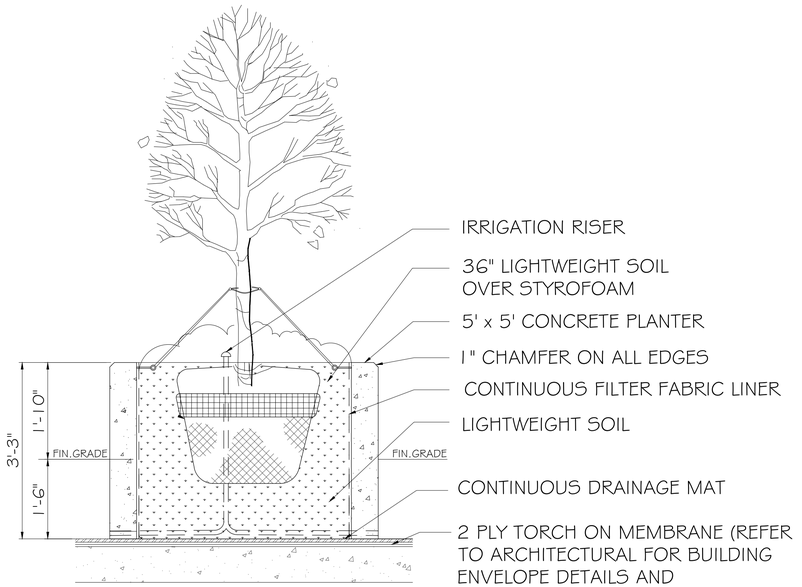




1 / L5 CONCRETE PLANTER OVER SLAB
SCALE 1" = 1' - 0"

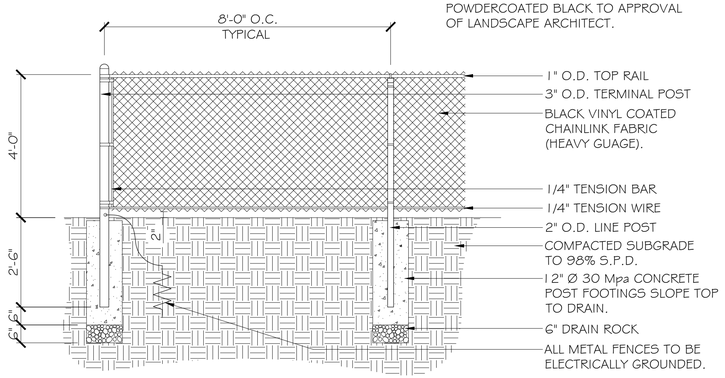


2 / L5 CONCRETE WALL OVER SLAB
SCALE 1 - 1/2" = 1' - 0"

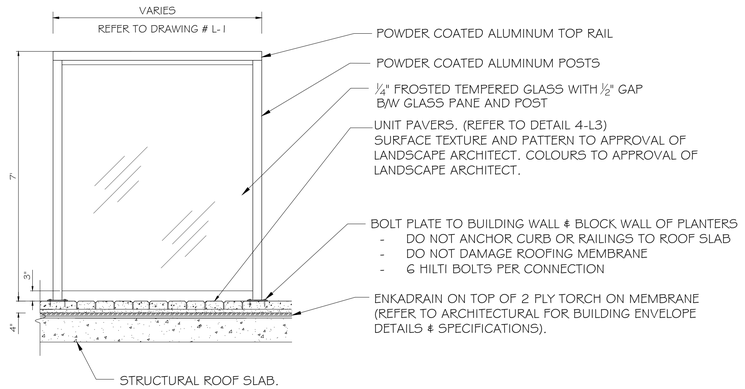


5 / L5 CONCRETE RING PLANTER
SCALE 3/4"= 1'-0"

NOTE: ALL METAL PIECES TO BE POWDERCOATED BLACK TO APPROVAL OF LANDSCAPE ARCHITECT.



3 / L5 CHAINLINK FENCE
SCALE 1/2" = 1' - 0"



4 / L5 PRIVACY SCREEN ON PAVERS
SCALE 1/2" = 1' - 0"

4☆SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING
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VICTORIA, BC V8T 2C1
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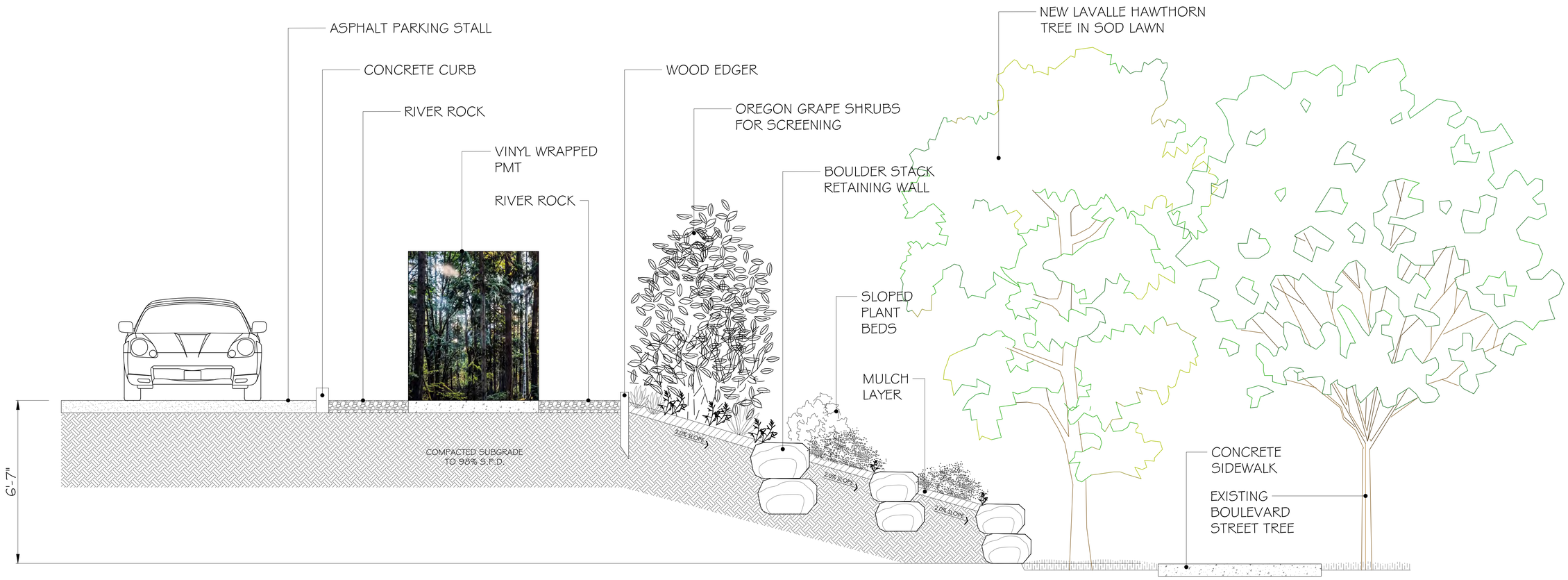
LANDSCAPE DETAILS

L5

1



1 / L6 NORTH SOUTH - PMT SCREENING

SCALE 1/2" = 1' - 0"

BUBBLED REVISIONS

1 ADDITIONAL SECTION TO DESCRIBE PMT SCREENING & TIERED BOULDER ROCKERY.

4☆SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

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LANDSCAPE SECTION

L6