

REISSUED FOR DEVELOPMENT PERMIT
APRIL 11, 2022



Revisions

Received Date:
October 31, 2023

architectural	
A0.01	General Notes and Assemblies
A0.02	Perspectives
A0.03	Sun & Shadow Studies
A0.04	Average Grade Key Plan
A1.01	Survey Plan
A1.02	Overall Context Plan
A1.03	Site Context Plan & Data Sheet
A1.04	Detailed Site Plan
A1.05	Site Photos
A2.01A	Parkade Level P1 Plan
A2.01B	Parkade Level P2 Plan
A2.02	Main Floor Plan
A2.03	Second Floor Plan
A2.04	Third Floor Plan
A2.05	Fourth Floor Plan
A2.06	Fifth Floor Plan
A2.07	Sixth Floor Plan
A2.08	Seventh Floor Plan
A2.09	Eighth Floor Plan
A2.10	Mech. Penthouse Plan
A2.11	Roof Plan
A4.01	Exterior Elevations
A4.02	Exterior Elevations
A4.03	Exterior Elevations
A4.04	Exterior Elevations
A4.05	Streetscape Elevations
A5.01	Building Sections
A5.02	Building Sections

landscape	
L0.1	Tree Management Plan
L1.1	Landscape Plan - Ground Floor
L1.2	Landscape Plan - Roof Levels
L2.1	Planting Plan - Ground Floor
L2.2	Planting Plan - Roof Levels
L3.1	Planting Details
L3.2	Landscape Sections and Details
L3.3	Landscape Sections and Details

257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

Prepared for the City of Victoria on behalf of ADZ Properties Ltd.

<div>Client</div> <div>■ ADZ Properties Ltd. #517 - 1177 West Hastings Street Vancouver, British Columbia V6E 2K3</div>	<div>Architectural</div> <div>■ MTA Architecture 310, 625 11 Avenue SW Calgary, Alberta T2R 0E1 ph. 403.264.8700 www.mtalink.com</div>	<div>Architectural</div> <div>■ Alan Lowe Architect Inc. #118 - 21 Erie Street Victoria, British Columbia V8V 5A8 ph. 250.360.2888</div>	<div>Landscape</div> <div>■ Phillips Farevaag Smallen Berg 1777 W 3rd Avenue Vancouver, British Columbia V6J 1K7 ph. 604.736.5168</div>
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Project No.
20.118

set no.

MUNICIPAL ADDRESS			
257 BELLEVILLE STREET, VICTORIA, BC			
LEGAL ADDRESS			
LOT A, VICTORIA CITY, PLAN 21081			
LAND USE DESCRIPTION			
EXISTING: R-6S PROPOSED: R-6S			
PROJECT STATISTICS			
	Existing Zoning Standard	Existing Building	Proposal
Zoning	R-6S		R-6S
Site Area (m²)	2000	2053.88	2053.88
Site Coverage (%)	45%	30%	53%
Building Area			1092.56
Main Floor (m²)		619.15	870.14
Gross Floor Area (above Grade excl. Balconies, incl mech.)			6153.22
Floor Space Ratio	3.00:1	0.90	2.995
Building Height (m)	30	15	32 (incl. mechanical penthouse)
Number of Floors	N/A	3	9
Setbacks (m)			
1. "North Elevation" GL 1-mid 6/7 GL mid 6/7-8 GL 8-10 GL 10-13	0.0	21.86 3.64 2.30 3.51	5.94 3.00 3.85
2. "South Elevation"	2.5	2.23	2.50
3. "West Elevation"	4.5	4.8	4.575
4. "East Elevation" GL D-G GL A-D	0.4	1.34 n/a	0.40 1.26
Note: Existing Setbacks to relative proposed Gridlines			
Open Space (%)	40%	31.7%	28.5%
Parking Stalls	40	25	78
Bicycle Parking	1.25/unit		6 @ Entry & 71 @ Main & Parkade Level

Net to Gross Ratio	1.28
Parkade Level P1 Area	1846 m²
Parkade Level P2 Area	1846 m²
Number of Floors above Grade	9 incl. Roof Top Mechanical (Laurel Point - 11)
Total Height @ Top of Parapet (excl. Mechanical Room)	30000mm (Laurel Point - 32000mm)
Floor to Floor Height (Typ.)	3350mm
Podium Floor to Floor	4500mm
Typ. Slab thickness	225mm
Zero Elevation	8.80m (center of Cross Street near Lobby)
Number of Units	32-57 (Max. 57 units)
Parking stall count	Min 40 required / 78 stalls provided / including 6 Handicap and 6 Visitor U/G

GENERAL NOTES REGARDING UNITS:
Building makes use of an open plan concept. Unit sizes and types will vary depending on end-user's unit configuration. Number and type of unit will vary. Below is a sample configuration of the building.

Typical Unit Configuration	Avg. No.	Avg. Area/unit (m²)
1 BEDROOM	5	110
1 Bedroom & Den	15	125
2 BEDROOM	9	195
Ground Oriented Access	3	115

BUILDING AREA CALCULATION	
BUILDING GROSS AREAS MEASURED TO THE INSIDE FACE OF THE EXTERIOR WALLS	
OPEN SITE SPACE CALCULATION	
CALCULATION BASED ON CITY OF VICTORIA "SCHEDULE A" DEFINITION OF OPEN SITE SPACE.	
OPEN SITE SPACE MEANS THAT PORTION OF THE LOT: A) WHICH FROM THE SURFACE OF THE LOT IN A VERTICAL COLUMN UPWARD IS NOT OCCUPIED OR OBSTRUCTED BY THE BUILDING OR ITS PARTS EXCEPT 1) ACCESSORY GARDEN STRUCTURE 2) BALCONY OR ROOF PROJECTION B) WHICH IS GRADED AND LANDSCAPED	

BUILDING CODE ANALYSIS	
BUILDING AREA	6054.44 M²
NUMBER OF STORIES	9
NO. OF STREETS	2
APPLICABLE CODE	BCBC 2018
MAJOR OCCUPANCY	C
Building is Classified under Section 3.2.2.47 Group C, Any Height, Any Area, Sprinklered	
SPRINKLERED	Yes
FIRE ALARMS REQUIRED	Yes
STANDPIPE & HOSE REQUIRED	Yes
CONSTRUCTION COMBUSTIBLE	No

FIRE RESISTANCE RATINGS				
ROOF			2 Hours	
MEZZANINE			n/a	
FLOORS			2 Hours	
LOAD BEARING			2 Hours	
FIREWALL REQUIREMENTS			TBC	
SPATIAL SEPARATION & UNPROTECTED OPENINGS				
TABLE 3.2.3.1C UNPROTECTED OPENING LIMITS FOR A BUILDING THAT IS SPRINKLERED THROUGHOUT - FOR GROUPS A, B, C, D AND F, DIVISION 3 OCCUPANCIES				
"NORTH ELEVATION"				
FLOOR	GRIDLINE	LIMITING DISTANCE	AREA	SHOWN
Main	5-7	PL - 12.18m	23.6m²	100%
Room: Mail Room R112 Note: Allowable openings as per Code 100%				
Main	Mid 6/7-8	PL - 3.00m	41.2m²	39%
Room: Corridor R111 Note: Allowable openings as per Code 40%				
Main - 5th	8-10	PL - 0.00m	32.3m²	0%
Room: Stair #03 & #04. Note: Allowable openings as per Code 0%.				
Main	10-13	PL - 3.62m	48.4m²	34%
Room: Unit #03 R120 Note: Allowable openings as per Code 40%.				
2nd - 5th	Mid 6/7-8	PL - 3.00m	19.4m²	73%
Room: Units R212, R312, R412 & R512 Note: Allowable openings as per Code 74%				
2nd & 3rd	10-12	PL - 3.62m	32.6m²	44%
Room: Units R214 & R314 Note: Allowable openings as per Code 46%				
4th	10-11	PL - 3.62m	13.6m²	100 %
Room: Unit R413 Note: Allowable openings as per Code 100%				
6th	Mid 6/7-9	PL - 3.00m	35.2m²	43%
Room: Unit R607 Note: Allowable openings as per Code 46%				
7th	3-4	PL - 6.01m	15.8m²	100%
Room: Unit R706 Note: Allowable openings as per Code 100%				
7th	4-5	PL - 7.80m	17.7m²	100%
Room: Unit R706 Note: Allowable openings as per Code 100%				
7th	5-6	PL - 9.57m	14.9m²	100%
Room: Unit R706 Note: Allowable openings as per Code 100%				
7th	Mid 6/7-8	PL - 3.00m	26.1m²	47%
Room: Unit R706 Note: Allowable openings as per Code 52%				
All Eighth Floor 'North' Glazing @ 100% allowable Unprotected Openings				
"EAST ELEVATION"				
FLOOR	GRIDLINE	LIMITING DISTANCE	AREA	SHOWN
Main	C-Mid D/E	PL - 1.65m	28.3m²	17%
Room: Mail Room R112 Note: Allowable openings as per Code 18%				
2nd - 7th	Mid C/D-D/E	PL - 1.65m	15.4m²	19%
Room: Unit R211, R311, R411, R511, R606 & R707 Note: Allowable openings as per Code 20%				
2nd - 7th	Mid B/C-C/D	PL - 3.00m	15.3m²	72%
Room: Unit R211, R311, R411, R511, R606 & R706 Note: Allowable openings as per Code 74%				
8th	Mid B/C-DE	PL - 3.00m	29.9m²	43%
Room: Unit R806 Note: Allowable openings as per Code 46%				

COMPARTMENTALIZATION - SEPARATIONS	
FIRE SEPERATIONS - GENERAL	
3.1.8.1 General Requirements 3.3.4.2 Residential Occupancy, Fire Separations	
ASSEMBLY OCCUPANCIES	
3.3.2.2 In the case of gathering spaces at grade, or assembly functions	
CORRIDOR SEPARATION	
3.3.1.4 Public Corridor Separation 3.3.2.6 Corridors	
EXIT ENCLOSURES	
3.4.4 Fire Separation of Exits	
FIRE STOPPING	
3.1.9 Building Services in Fire Separations and Fire-Rated Assemblies 3.1.11 Fire Stops in Concealed Spaces 3.1.11.5 Fire Stopping of Horizontal Concealed Spaces	
FLOOR ASSEMBLY RATINGS	
3.2.2 Building Size and Construction Relative to Occupancy	
INTERCONNECTED FLOOR SPACES	
3.2.8 Mezzanines and openings through Floor Assemblies 3.2.8.2 (6) Interconnected Space conformity requirements 3.2.3.2 (3) Sprinklered Interconnected Spaces and exposed Building Face 3.2.2.2 Means of Egress from Mezzanines	
JANITOR ROOMS	
3.3.1.21 Janitor's Rooms	
CONT'D	

PENETRATION OF FIRE SEPARATIONS	
3.1.9.4 Combustible Piping Penetrations 3.1.9.5 Openings Through a Membrane Ceiling	
REPAIR GARAGES	
3.3.5.5 N/A	
ROOM WITH FUEL FIRE APPLIANCES	
3.6.2.1 Fire Separations Around Service Rooms 3.6.2.2 Service Rooms Under Exits 3.6.2.3 Service Equipment 3.6.2.6 Door Swing for Service Rooms	
SERVICE EQUIPMENT THROUGH FIRE SEPARATION	
3.1.9.1 Fire Stopping of Service Penetrations	
SERVICE ROOMS	
3.6.2.1 Fire Separations Around Service Rooms 3.6.2.2 Service Rooms under Exits	
SUITE TO SUITE SEPARATION	
3.3.1.1 Separation of Suites	
SEPARATION BETWEEN MAJOR OCCUPANCIES	
3.1.3.1 Separation of Major Occupancies	
STORAGE ROOMS	
3.3.4.3 Storage Rooms 3.6.2.5 Combustible Refuse Storage	
STORAGE GARAGES	
3.3.5.6 Storage Garage Separation	
VERTICAL SERVICE SPACES	
3.3.5.6 Storage Garage Separation	
VERTICAL SERVICE SPACES	
3.1.8.3 Continuity of Fire Separations 3.1.9.1 Fire Stopping of Service Penetrations 3.5.3 Fire Separations 3.6.3.1 Fire Separations for Vertical Service Spaces 3.6.3.3 Linen and Refuse Chutes	
CLOSURES IN FIRE SEPARATIONS 3.1.8	
DAMPERS	
3.1.8.7,8,9 Fire Dampers, Fire Dampers Waived, Installation of Fire Dampers	

DOORS
3.1.8.4 Determination of Ratings 3.1.8.5 Installation of Closures 3.1.8.10 Twenty Minute Closures 3.1.8.11 Self-Closing Devices
DOOR LATCHES
3.1.8.13 Door Latches
HOLD OPEN DEVICES
3.1.8.12 Hold-Open Devices
MAXIMUM OPENINGS PERMITTED IN FIRE SEPARATIONS
3.1.8.6 Maximum Openings
SELF CLOSING DEVICES
3.1.8.11 Self Closing Devices
WIRED GLASS AND GLASS BLOCK
3.1.8.5 Installation of Closures 3.1.8.14 Wired Glass and Glass Block
MAXIMUM AREA OF GLASS IN EXITS AND FIREWALLS
3.1.8.15-16 Temperature Rise Limits, Area Limits for Wired Glass and Glass Block

SIZE AND OCCUPANCY REQUIREMENTS FOR FIRE SAFETY 3.2	
BASEMENT FLOOR AND LOAD BEARING RATING	
3.2.1.4 Floor Assembly Over Basement	
BUILDING HEIGHT (NUMBER OF STOREYS) FIRST STOREY DEFINITION - MAX 2.0m ABOVE GROUND	
3.2.1.1 8 Storeys	
NUMBER OF STREETS BUILDING IS FACING WITHIN 15.0m (3.2.2.10)	
3.2.2.10 Fire Lanes Requirements	
BUILDING CLASSIFICATION (BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY 3.2.2.20-83)	
Classification Article - C Residential Construction Type - Non-Combustible Sprinklered - Yes	
RATINGS	Floors Roofs Load Bearing
SPRINKLER REQUIREMENTS	
3.2.5.13 Automatic Sprinkler Systems	
FIRE ALARM REQUIREMENTS	
3.2.4.1 Determination of Requirement for a Fire Alarm System	
SAFETY REQUIREMENTS WITHIN FLOOR AREAS 3.3	
SEPARATION OF SUITES	
3.3.1.1 Separation of Suites 3.3.2 Assembly Occupancy 3.3.3 Care or Detention Occupancy 3.3.4 Residential Occupancy 3.3.5 Industrial Occupancy	

CORRIDOR SEPARATION - PUBLIC	
3.3.1.4 Public Corridor Separations	
CORRIDOR SEPARATION - ASSEMBLY OCCUPANCY	
3.3.2.6 Corridors	
SUITE EGRESS	
3.3.1.5 Egress Doorways	
JANITORS ROOM RATING	
3.3.1.21 Fire Rating of 1 Hour	
STORAGE ROOM RATING	
3.3.4.3 Fire Rating of 1 Hour	
REPAIR GARAGE SEPARATION	
3.3.5.5 Fire Rating of 2 Hours	
STORAGE GARAGE SEPARATION	
3.3.5.6 Fire Rating of 1.5 Hours	

EGRESS AND EXIT REQUIREMENTS 3.3.3.4	
ACCESS TO EXIT DIMENSIONS (WIDTH)	
3.3.1.9 1100mm Minimum Width	
ACCESS TO EXIT DIMENSIONS (CLEARANCE)	
3.3.1.8 (see 3.4.3.4) 2100mm Minimum Clearance	
CORRIDORS	
Corridor and Aisle Widths 3.3.1.9 1100mm minimum width 3.3.2.5 Aisle Seating (N/A) 3.3.3.3 Minimum of 1100mm wide	
CORRIDOR OBSTRUCTIONS IN ACCESS TO EXITS	
3.3.1.9 (3) to 3.3.1.9 (6) Projections limited to 100mm into corridor 3.3.1.23 Obstructions	
CORRIDOR OBSTRUCTIONS IN EXITS	
3.4.3.3 Exit Width Reduction	

CROSS-OVER FLOORS	
3.4.6.17 Emergency Access to Floor Areas	
DOORS	
DOOR RELEASE HARDWARE	
3.3.1.13 Doors and Door Hardware 3.3.2.7 Doors 3.4.6.15 Door Release Hardware	
DOOR - SLIDING	
3.3.1.12 Sliding Doors 3.4.6.13 Sliding Doors	
INTERCONNECTED FLOOR SPACE (3.2.8) EXCEPTIONS TO SPECIAL PROTECTION	
3.2.8.2 Exceptions to special protection	
CONSTRUCTION REQUIREMENTS	
2.2.8.3 Construction Requirements	

SPRINKLERS	
2.2.8.4 Building containing interconnected floor space shall be sprinklered throughout	
VESTIBULES	
3.2.8.5 Vestibules	
DRAFT STOPS	
3.2.8.7 Draft Stops	

DOOR SWING	
3.3.1.11 Door Swing 3.4.5.11 Direction of Door Swing	
DOOR WIDTH	
3.3.3.4 Doorway Width 3.4.3 Width and Lenght of Exits 3.4.6.10 Doors	
ELECTROMAGNETIC LOCKS	
3.4.6.15 (4) Door Release Hardware - Electromagnetic Locks	
TRANSPARENT DOORS AND PANELS	
3.3.1.19 Transparent Doors and Panels 3.4.1.8 Transparent Doors and Panels	
WIRED GLASS IN DOORS	
3.1.8.15 / 16 Temperature Rise Limit for Door / Area Limits for Wired Glass & Blocks 3.1.8.17 Temperature Rise and Area Limits Waived	
EMERGENCY LIGHTING AND POWER	
3.2.7.3 Emergency Lighting 3.2.7.4 Emergency Power for Lighting	
EXIT DIMENSIONS (WIDTH)	
3.4.3.2 Exit Width	
EXIT DIMENSIONS (HEADROOM CLEARANCE)	
3.4.3.4 Headroom Clearance	
LOCATION OF EXITS FROM FLOOR AREAS	
3.4.2.3 Distance between Exits 3.4.2.5 Location of Exits	

EXIT CAPACITY	
3.4.3.2 Exit Width	
EXIT THROUGH LOBBY	
3.4.4.2 Exits Through Lobbies	
EXIT SIGNAGE	
3.4.5 Exit Signs	
GUARDS	
3.3.2.9 Guards 3.3.1.1.8 Guards 3.4.6.5 Guards	
HANDRAILS	
3.4.6.4 Handrails	
LIGHTING	
3.2.7.1 Minimum Lighting Requirements	
OBSTRUCTIONS TO EGRESS	
3.3.1.23 Obstructions 3.4.3.3 Exit Width Reduction	
OCCUPANT LOAD	
3.1.17 Occupant Load (3.1.17.1) 2 persons per sleeping room in a dwelling unit	
RAMPS	
3.3.1.14 Ramps and Stairways 3.4.1.4 Public Corridor Separations 3.4.6.7 Treads, Risers and Tactile Warning	
FIXED SEATS, ASSEMBLY OCCUPANCY	
3.3.2.4 Fixed Seats 3.3.2.8 Fixed Bench Type Seats Without Arms	
STAIR LANDINGS AND STAIR FLIGHTS	
3.4.6.3 Landings and Maximum Vertical Rise of Stair Flights	
STAIR TREADS AND RISERS	
3.3.1.14 Ramps and Stairways 3.3.1.16 Curved or Spiral Stairs 3.3.2.14 Risers for Stairs 3.4.6.7 Treads, Risers and Tactile Warning	

INTERIOR FINISH	
ATTACHMENT TO WALLS AND PARTITIONS	
3.1.5.6 Nailing Elements	
ELECTRICAL AND COMMUNICATIONS CABLE RATINGS	
3.6.1.1 Scope	
LIMITS IN LOBBIES USED AS EXITS	
3.4.4.2 Exits Through Lobbies	

LIMITS IN LOBBIES USED AS EXITS
3.4.4.2 Exits Through Lobbies
INTERIOR FINISH, FLAME SPREAD
3.1.5.10 Combustible Interior Finishes
3.1.12 Flame Spread Rating and Smoke Developed Classification
3.1.13 Interior Finish
PLASTIC PIPE AND DUCTS
3.1.9.4 Combustible Piping Penetrations



VIEW FROM BELLEVILLE STREET



VIEW FROM INNER HARBOR



VIEW FROM QUEBEC STREET



VIEW FROM PENDRAY & QUEBEC STREET

257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

no.	issued for	date
1	DEVELOPMENT PERMIT	OCT 23/2012
2	DEVELOPMENT PERMIT	MAR 16/2020
3	REISSUED DEVELOPMENT PERMIT	DEC 03/2020



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PERSPECTIVES

A0.02

drawn	DL	scale	AS SHOWN
checked	DL	project no.	20.118

MARCH SHADOW STUDIES



MARCH 21ST 2011 - 10.00am

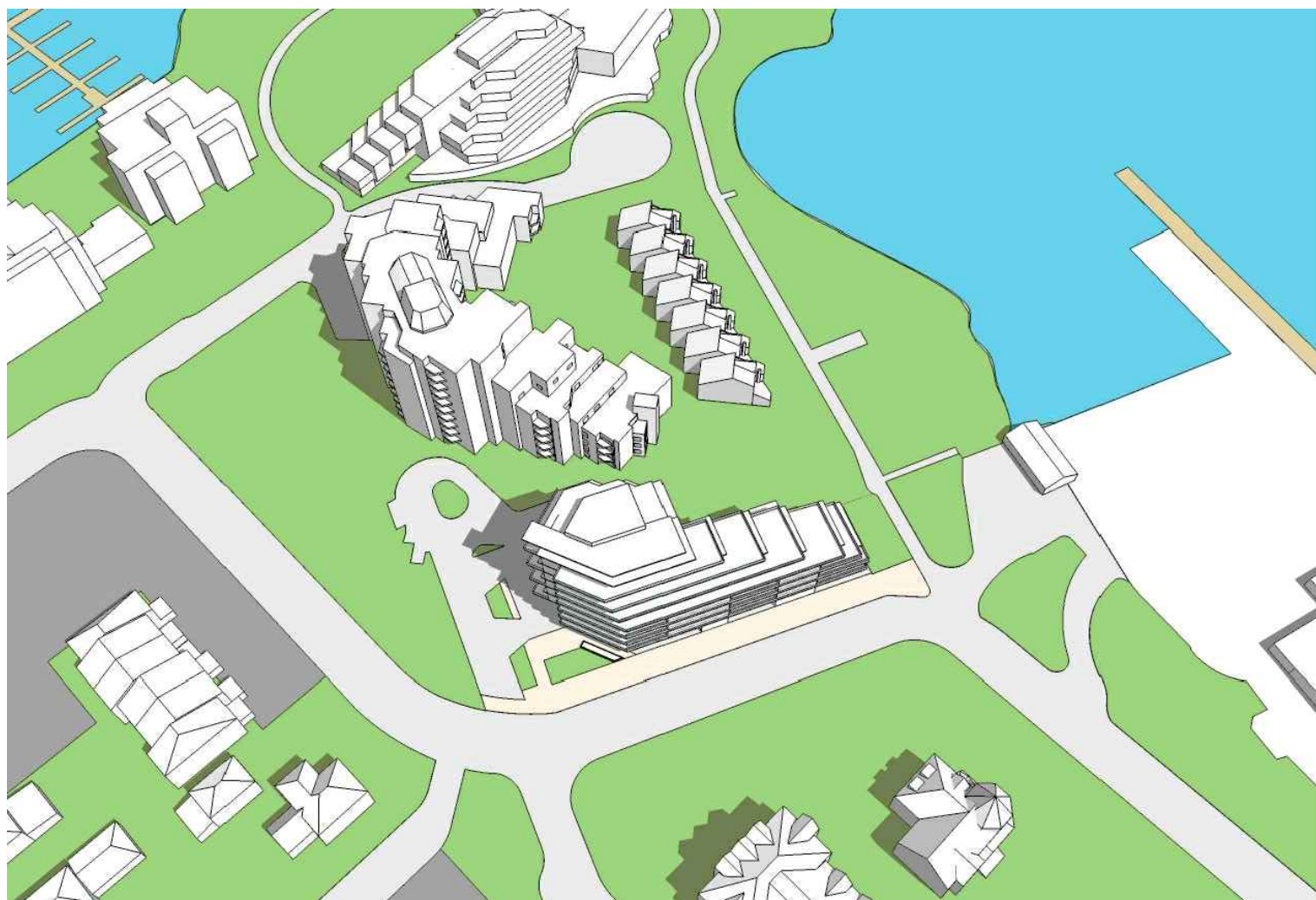


MARCH 21ST 2011 - 12.00pm



MARCH 21ST 2011 - 2.00pm

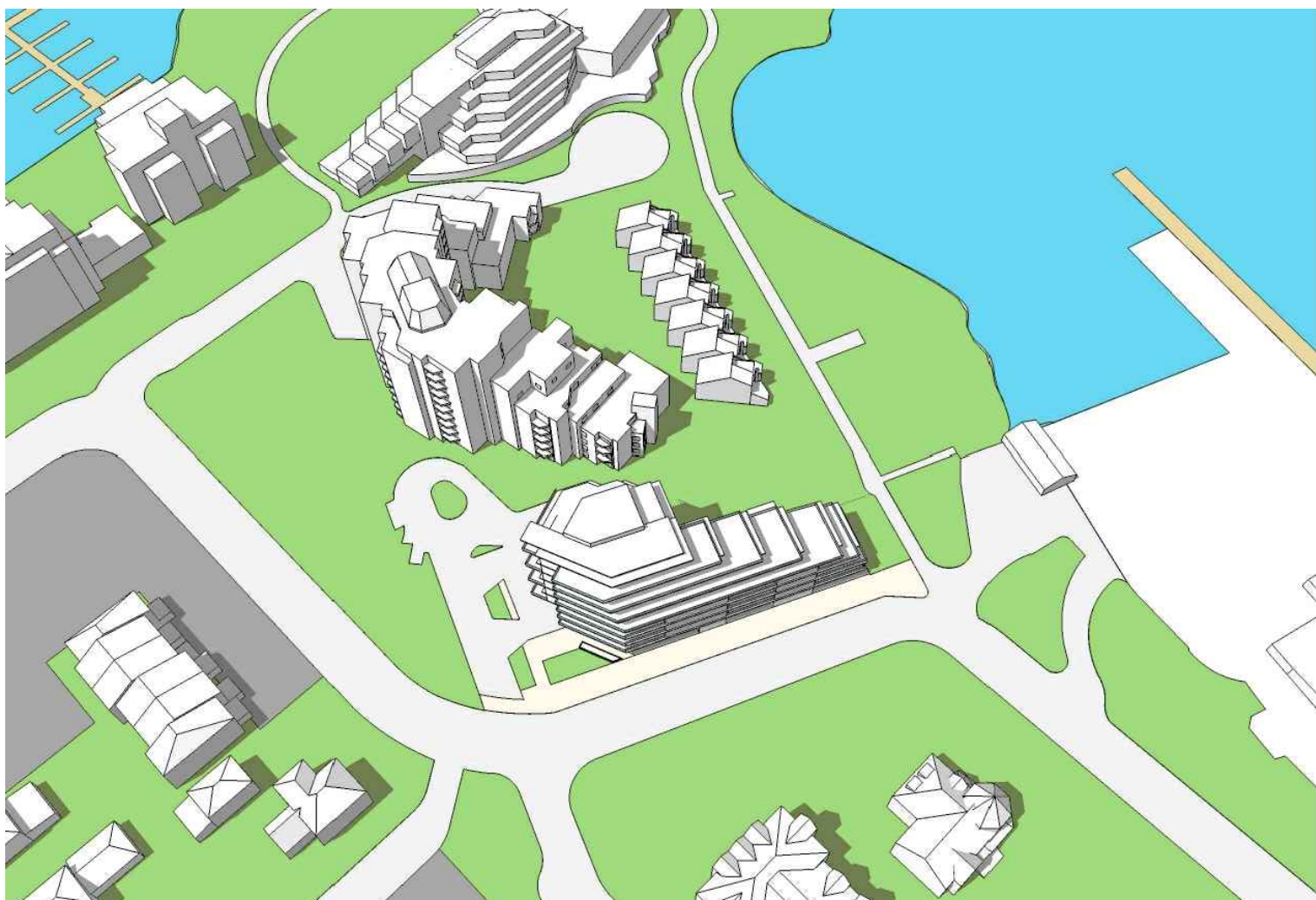
JUNE SHADOW STUDIES



JUNE 21ST 2011 - 10.00am



JUNE 21ST 2011 - 12.00pm

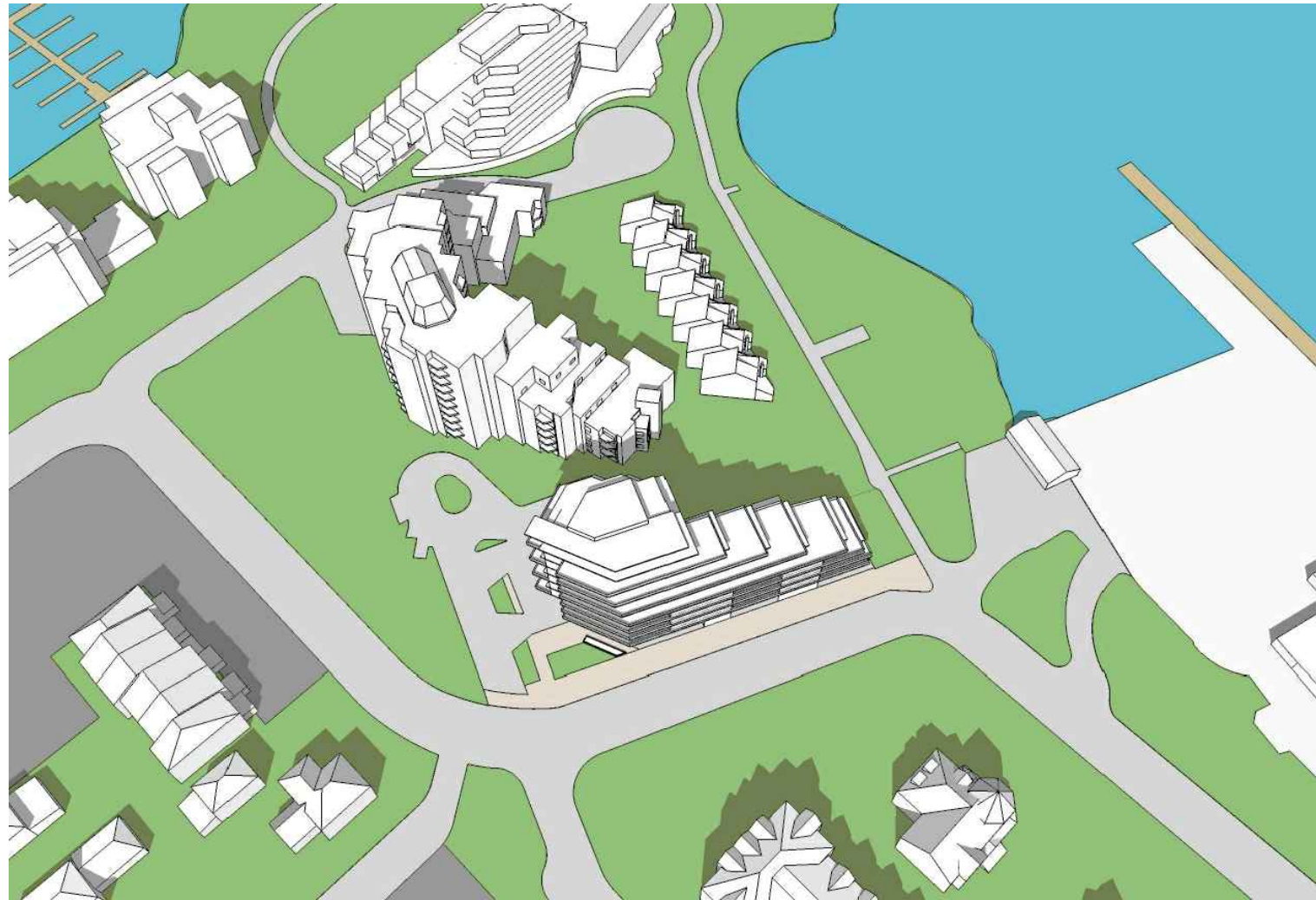


JUNE 21ST 2011 - 2.00pm

SEPTEMBER SHADOW STUDIES



SEPTEMBER 21ST 2011 - 10.00am



SEPTEMBER 21ST 2011 - 12.00pm



SEPTEMBER 21ST 2011 - 2.00pm

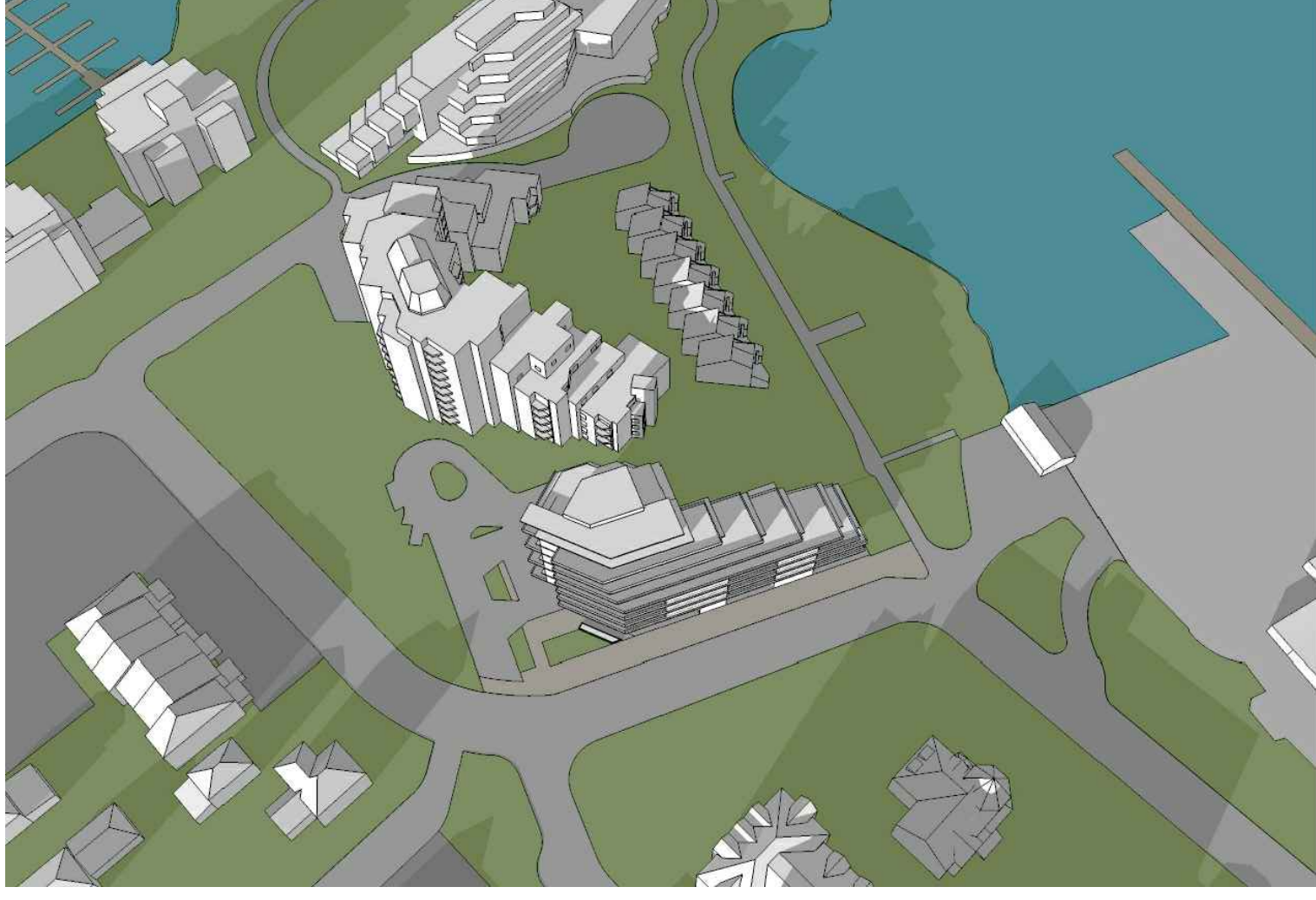
DECEMBER SHADOW STUDIES



DECEMBER 21ST 2011 - 10.00am



DECEMBER 21ST 2011 - 12.00pm



DECEMBER 21ST 2011 - 2.00pm

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MTa

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T. 403.264.8700

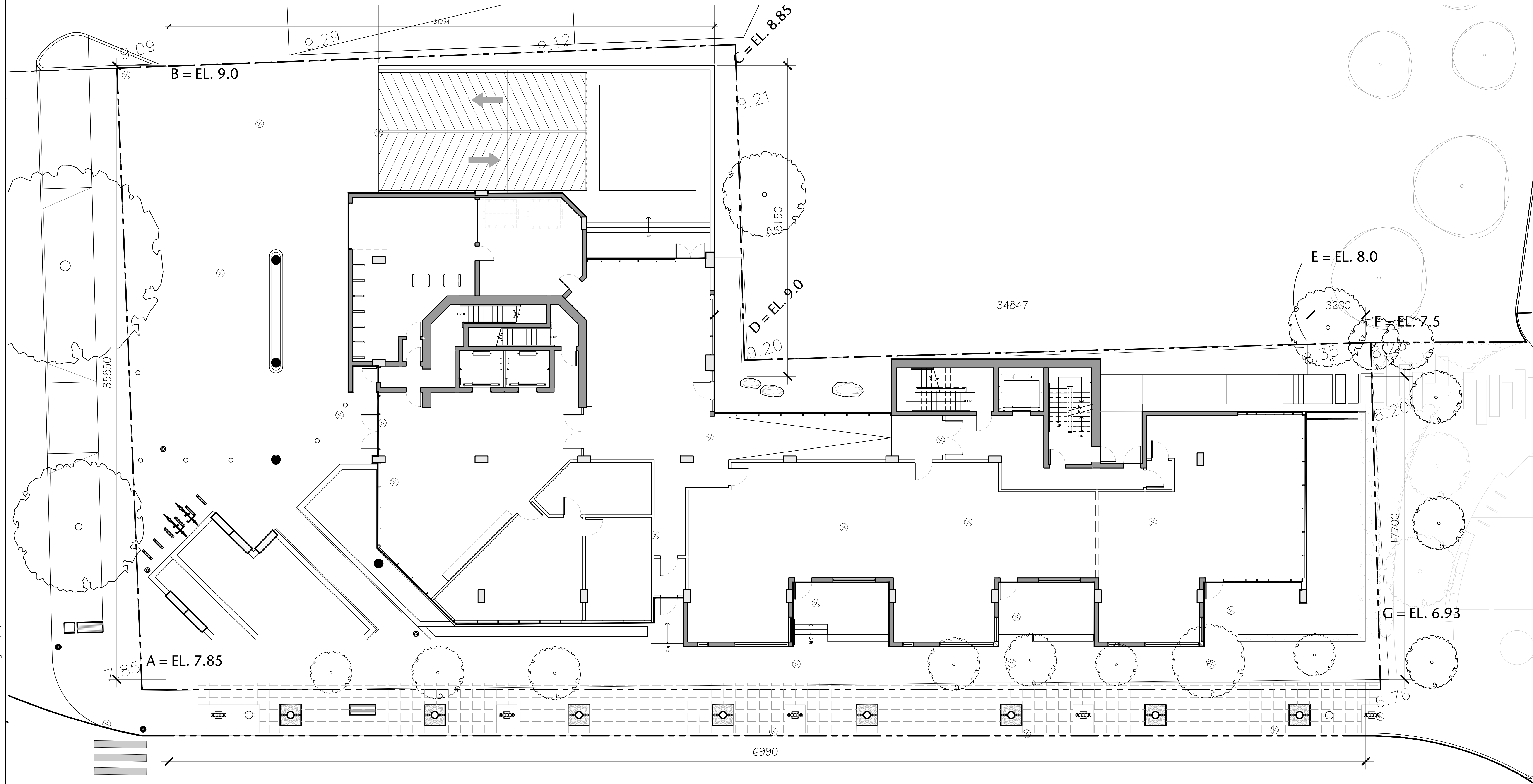
F. 403.264.8029

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Urban Design Architecture Interior Design

drawing title	
SUN & SHADOW STUDIES	
sheet	
A0.03	
drawn	scale
DS	AS SHOWN
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DL	20.118

P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\A0.00\20.118.09-151-A0.04 AVERAGE GRADE KEY PLAN.dwg 2020/12/02 5:30 PM Ilona Cunkiewicz



1 AVERAGE GRADE KEY PLAN
A0.04 1:100

Average Grade Calculation:			
Grade Points	Average of Points	Distance between Points	Totals
A&B	$7.85+9/2 = 8.425$	35.850m	302.036
B&C	$9+8.85/2 = 8.925$	31.854m	284.297
C&D	$8.85+9/2 = 8.925$	18.150m	161.989
D&E	$9+8/2 = 8.5$	34.847m	296.199
E&F	$8+7.5/2 = 7.75$	3.2m	24.8
F&G	$7.5+6.93/2 = 7.215$	17.7m	127.705
G&A	$6.93+7.85/2 = 7.39$	69.901m	516.568
Totals:		211.502m	1,713.594
Grade Calculation: $1,713.594/211.502 = 8.102m$			

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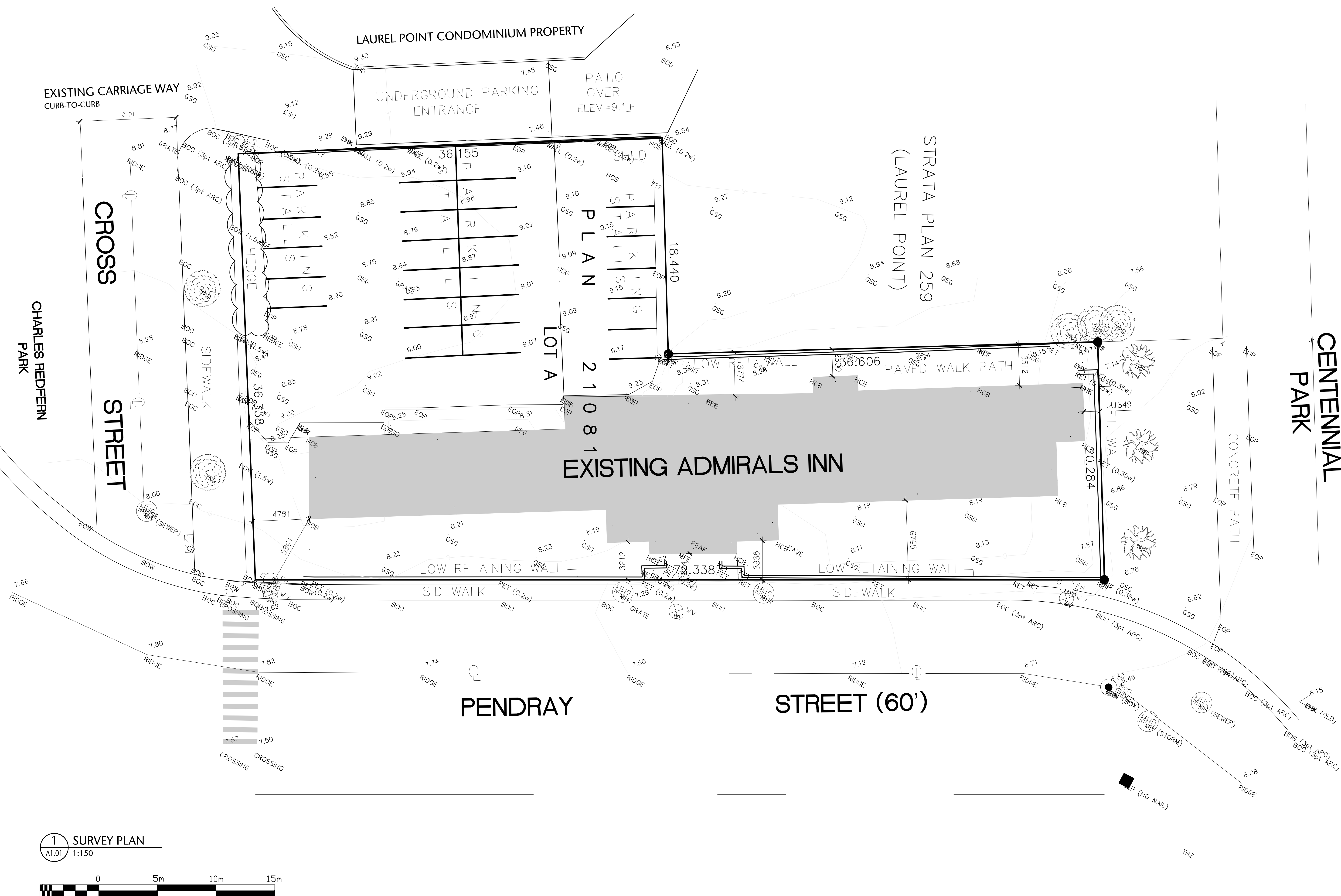
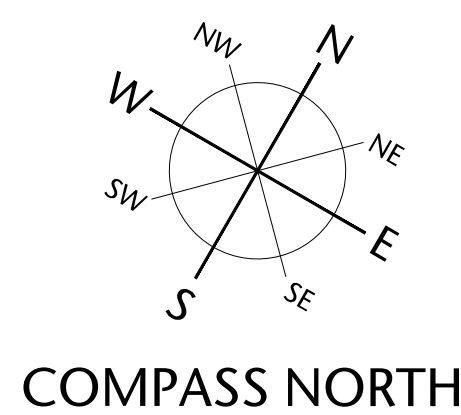


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AVERAGE GRADE KEY PLAN

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checked	project no.
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VICTORIA, BRITISH COLUMBIA

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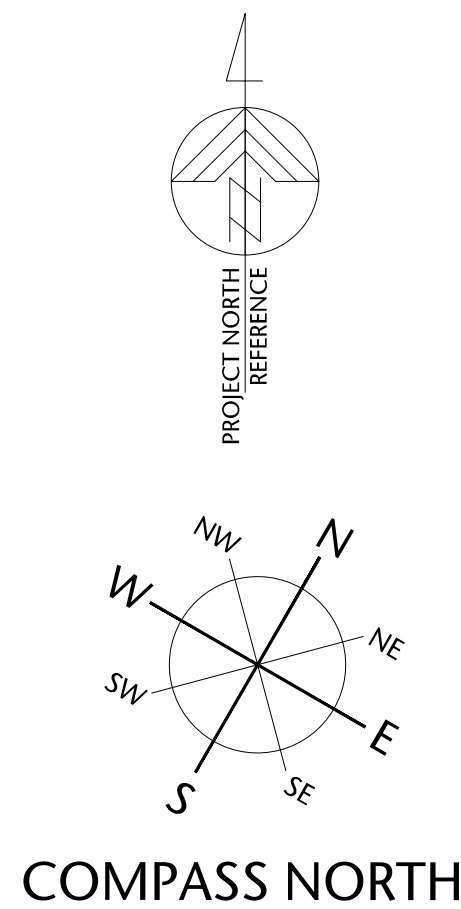
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drawing title
SURVEY PLAN

A1.01 sheet

NA ^{drawn}	AS SHOWN ^{scale}
DL ^{checked}	20.118 ^{project no}

P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\A1.00\20.118.09-151-A1.02 OVERALL CONTEXT PLAN.dwg 2020/12/02 6:10 PM Iona Crunkiewicz



1 OVERALL CONTEXT PLAN
A1.02 NTS

0 10 20 30 40m
1:750

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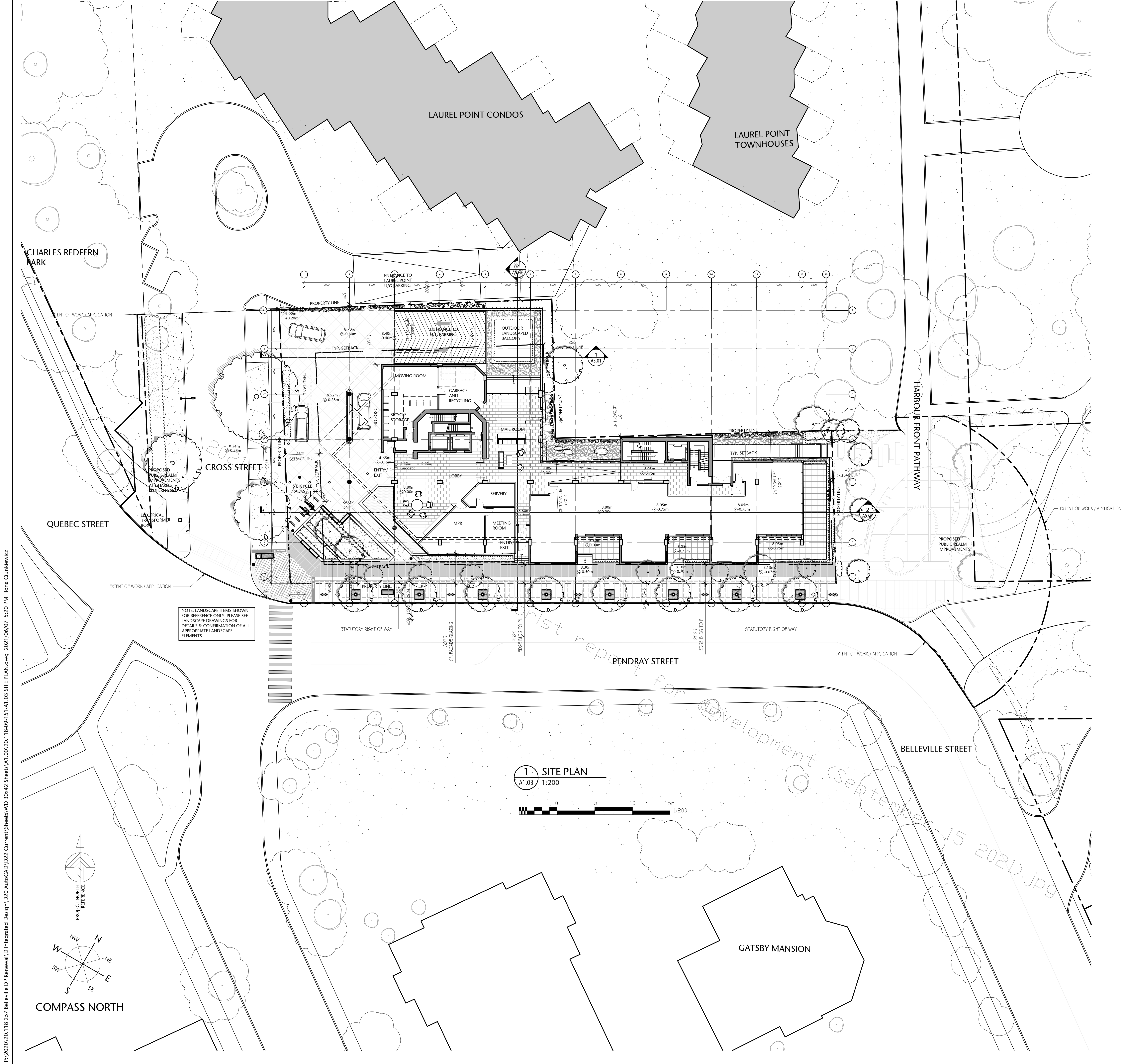
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OVERALL CONTEXT PLAN

A1.02

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LAND USE DESCRIPTION
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PROJECT STATISTICS			
	Existing Zoning Standard	Existing Building	Proposal
Zoning	R-65		R-65
Site Area (m²)	2000	2053.88	2053.88
Site Coverage (%)	45%	30%	53%
Building Area			1092.56
Main Floor (m²)		619.15	870.14
Gross Floor Area (above Grade excl. Balconies, incl mech.)			6153.22
Floor Space Ratio	3.00:1	0.90	2.995
Building Height (m)	30	15	32 (incl. mechanical penthouse)
Number of Floors	N/A	3	9
Setbacks (m)			
1. "North Elevation"	0.0		
CL 1-mid 6/7		21.86	5.94
CL mid 6/7-8		3.64	3.00
CL 8-10		2.30	0.19
CL 10-13		3.51	3.585
2. "South Elevation"	2.5	2.23	2.50
3. "West Elevation"	4.5	4.8	4.575
4. "East Elevation"	0.4		
CL D-G		1.34	0.40
CL A-D		n/a	1.26
Note: Existing Setbacks to relative proposed Gridlines			
Open Space (%)	40%	31.7%	28.5%
Parking Stalls	40	25	78
Bicycle Parking	1.25/unit		6 @ Entry & 71 @ Main & Parkade Level

Net to Gross Ratio	1.28
Parkade Level P1 Area	1846 m²
Parkade Level P2 Area	1846 m²
Number of Floors above Grade	9 incl. Roof Top Mechanical (Laurel Point - 11)
Total Height @ Top of Parapet (excl. Mechanical Room)	30000mm (Laurel Point - 32000mm)
Floor to Floor Height (Typ.)	3350mm
Podium Floor to Floor	4500mm
Typ. Slab thickness	225mm
Zero Elevation	8.80m (center of Cross Street near Lobby)
Number of Units	32-57 (Max. 57 units)
Parking stall count	Min 40 required 78 stalls provided / including 6 Handicap and 6 Visitor U/G

GENERAL NOTES REGARDING UNITS: Building makes use of an open plan concept. Unit sizes and types will vary depending on end-user's unit configuration. Number and type of unit will vary. Below is a sample configuration of the building.		
Typical Unit Configuration	Avg. No.	Avg. Area/unit (m²)
1 BEDROOM	5	110
1 Bedroom & Den	15	125
2 BEDROOM	9	195
Ground Oriented Access	3	115

BUILDING AREA CALCULATION
BUILDING GROSS AREAS MEASURED TO THE INSIDE FACE OF THE EXTERIOR WALLS
OPEN SITE SPACE CALCULATION
CALCULATION BASED ON CITY OF VICTORIA "SCHEDULE A" DEFINITION OF OPEN SITE SPACE.
OPEN SITE SPACE MEANS THAT PORTION OF THE LOT: A) WHICH FROM THE SURFACE OF THE LOT IN A VERTICAL COLUMN UPWARD IS NOT OCCUPIED OR OBSTRUCTED BY THE BUILDING OR ITS PARTS EXCEPT 1) ACCESSORY GARDEN STRUCTURE 2) BALCONY OR ROOF PROJECTION B) WHICH IS GRADED AND LANDSCAPED

257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

no.	issued for	date
1	DEVELOPMENT PERMIT	OCT 23/2012
2	DP ADDITIONAL ITEMS	DEC 05/2012
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4	REISSUED DEVELOPMENT PERMIT	DEC 03/2020
5	REISSUED DEVELOPMENT PERMIT	JUN 07/2021
6	REISSUED DEVELOPMENT PERMIT	DEC 06/2021
7	REISSUED DEVELOPMENT PERMIT	APR 11/2022



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consultant

alan lowe architect inc.



drawing title	
SITE CONTEXT PLAN & DATA SHEET	
sheet	
A1.03	
drawn	scale
POR	AS SHOWN
checked	project no.
DL	20.118

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5	REISSUED DEVELOPMENT PERMIT	DEC 06/2021



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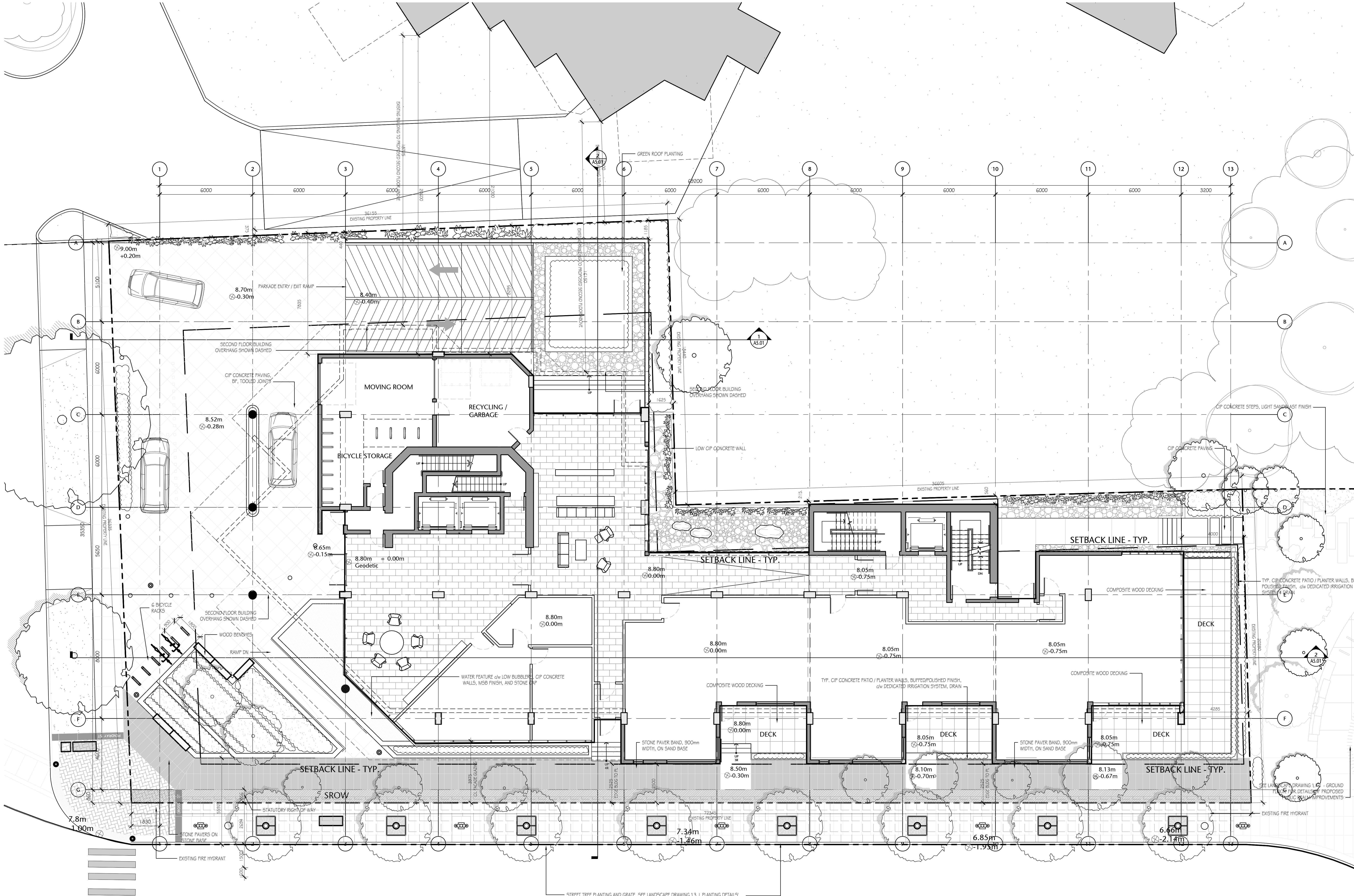


Urban Design Architecture Interior Design

DETAILED SITE PLAN

A1.04

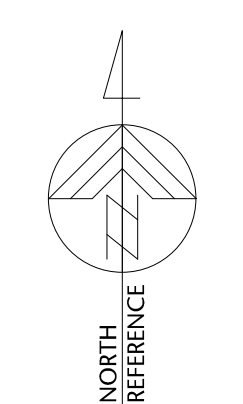
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POR	AS SHOWN
checked	project no.
DL	20.118



NOTE: LANDSCAPE ITEMS SHOWN FOR REFERENCE ONLY. PLEASE SEE LANDSCAPE DRAWINGS FOR DETAILS & CONFIRMATION OF ALL APPROPRIATE LANDSCAPE ELEMENTS.

NOTE: FOR TYPICAL LANDSCAPE FINISHES & GRADING, SEE LANDSCAPE DRAWINGS

SCHEDULE A
STATUTORY RIGHT OF WAY SHOWN HATCHED



COMPASS NORTH

1 DETAILED SITE PLAN
A1.04 1:150

P:\2020\20.118 257 Belleville DP Renewal\DP Renewal\1D Integrated Design\20 AutoCAD\022 Current\Sheets\A1.00\20.118-09-151-A1.04 SITE PHOTOS.dwg 2021/06/07 5:24 PM Irena Cunliewicz



1 QUEBEC STREET LOOKING EAST DOWN PENDRAY STREET
NTS

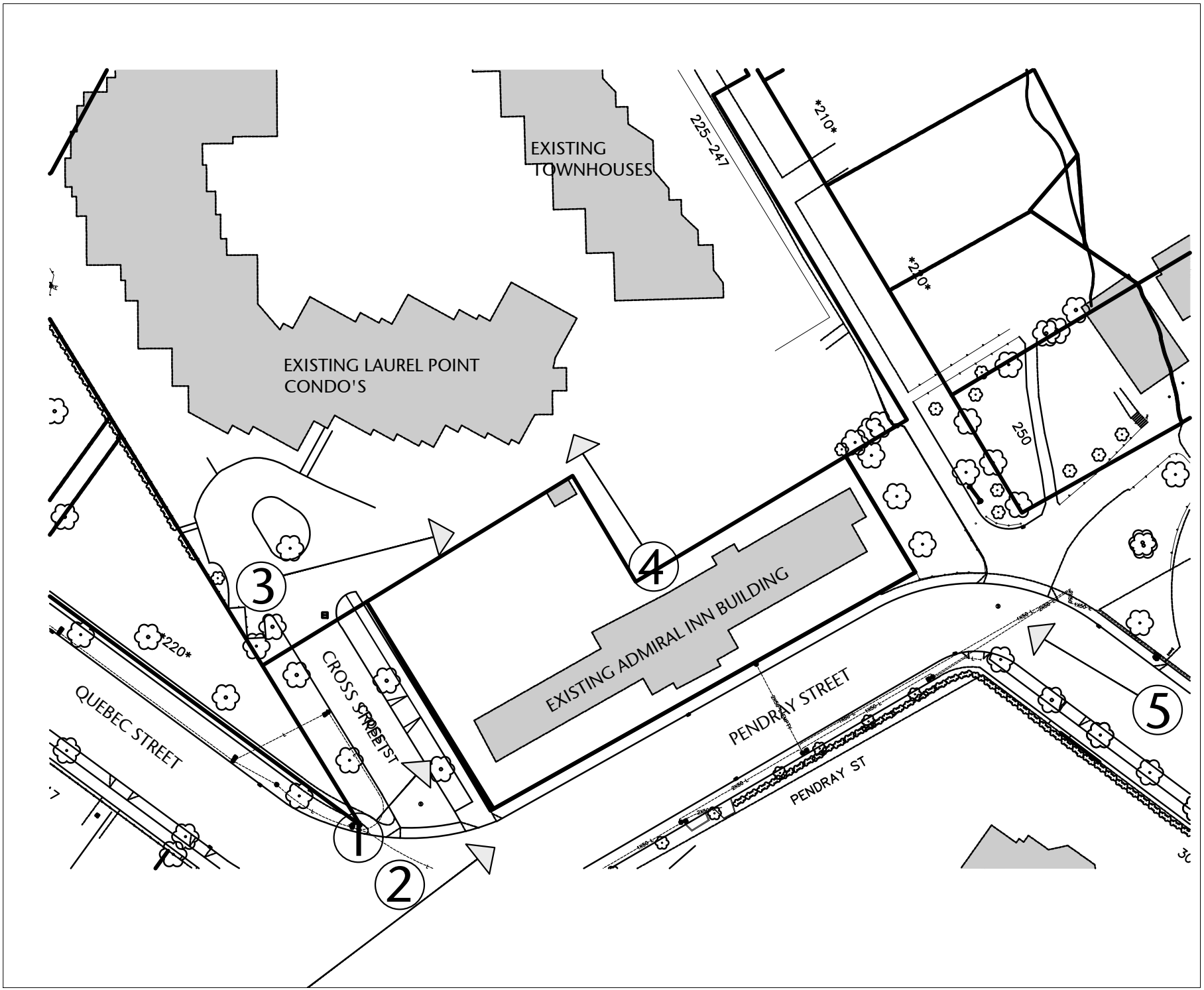


PHOTO LOCATION PLAN
NTS



2 PENDRAY STREET LOOKING NORTH - EXISTING ADMIRAL'S INN BUILDING
NTS



3 VIEW LOOKING SOUTH DOWN CROSS STREET
NTS



4 LOOKING NORTH AT ADJACENT LAUREL POINT CONDO'S
NTS



5 VIEW LOOKING NORTH UP BELLEVILLE STREET - EXISTING ADMIRAL'S INN BUILDING
NTS

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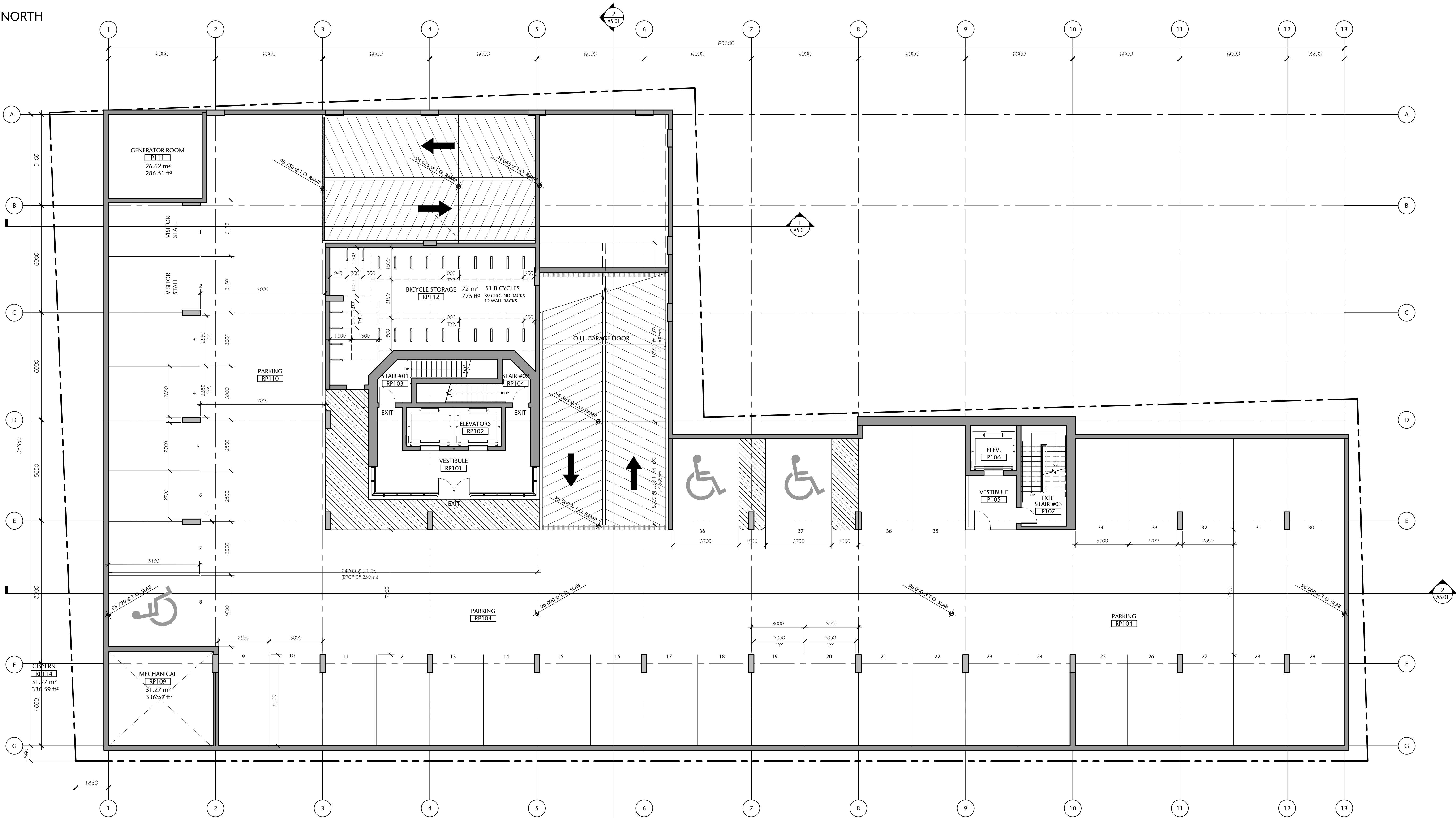
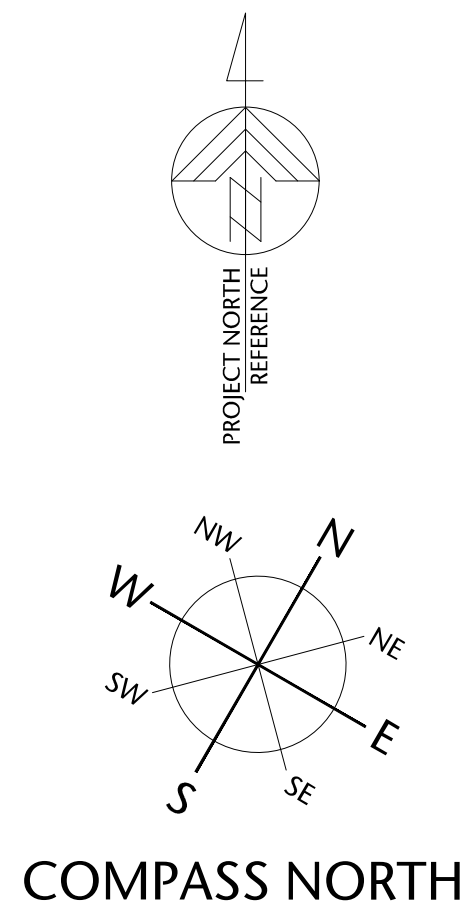
SITE PHOTOS

A1.05

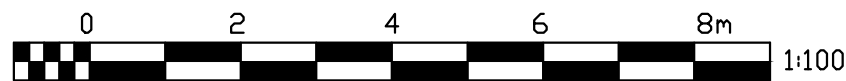
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drawn	scale
NA	NTS
checked	project no.
DL	20.118

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1 PARKADE LEVEL P1
A2.01
1:100



Parkade Level P1 General Notes:

1. PARKING STALL COUNT: 38 STALLS (40 INCLUDES 3 HC STALLS & 2 VISITOR STALLS)
2. TYPICAL STALL DIMENSION, 3m x 5.1m WITH A 7m DRIVE AISLE.
3. MECHANICAL, ELECTRICAL ROOM REQUIREMENTS TO BE CONFIRMED.

257 BELLEVILLE
STREET

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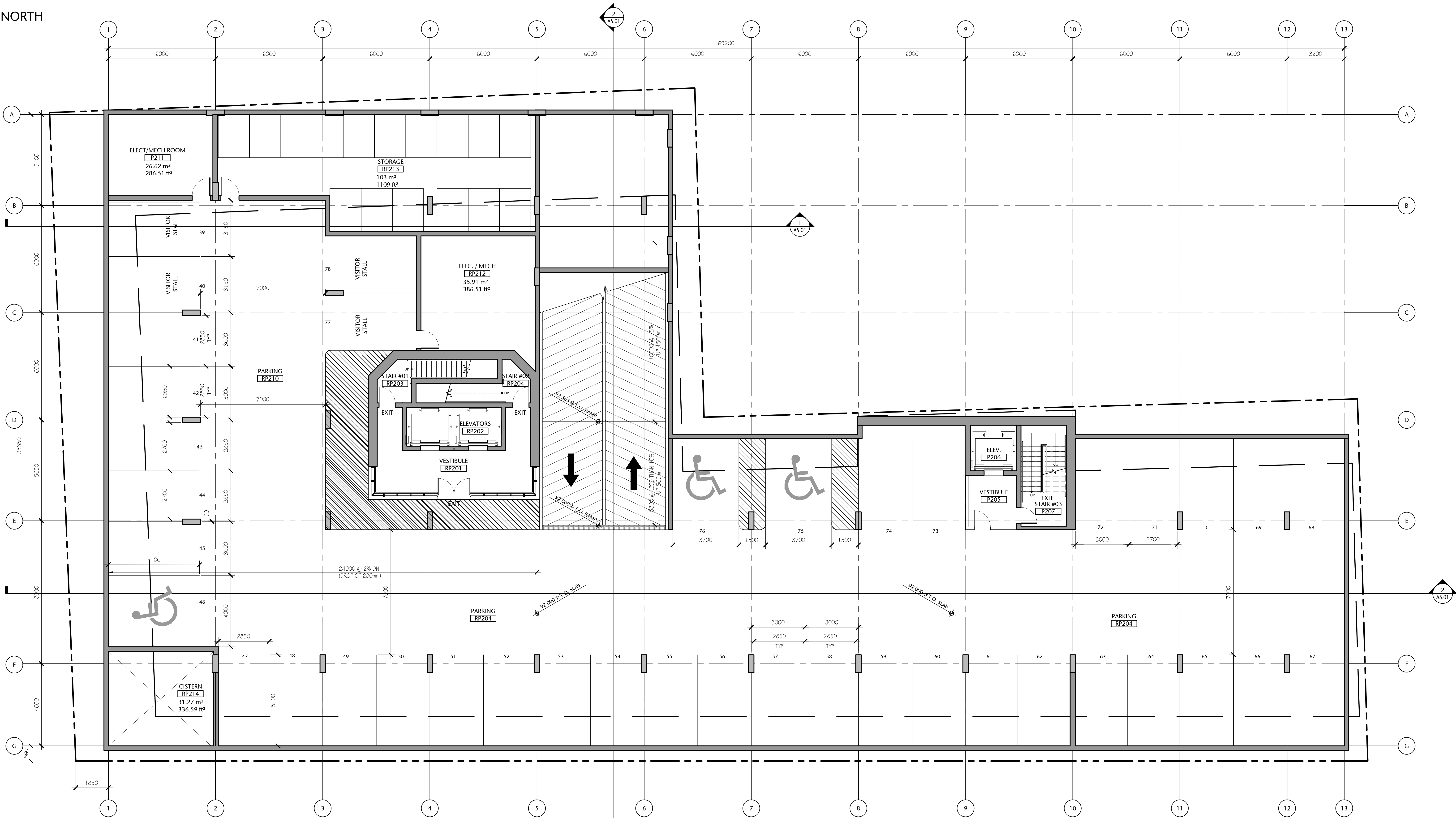
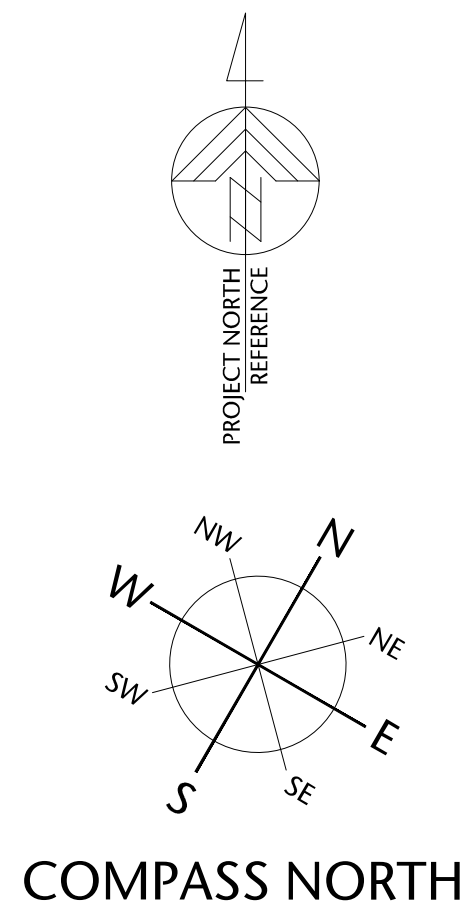
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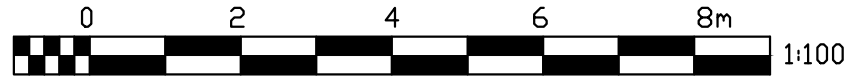
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checked	project no.
DL	20.118

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1 PARKADE LEVEL P2
A2.01B 1:100



Parkade Level P2 General Notes:

1. PARKING STALL COUNT: 40 STALLS (40 INCLUDES 3 HC STALLS & 4 VISITOR STALLS)
2. TYPICAL STALL DIMENSION, 3m x 5.1m WITH A 7m DRIVE AISLE.
3. TENANT STORAGE AS SHOWN. MECHANICAL, ELECTRICAL ROOM REQUIREMENTS TO BE CONFIRMED.

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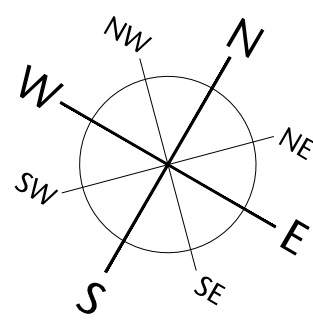
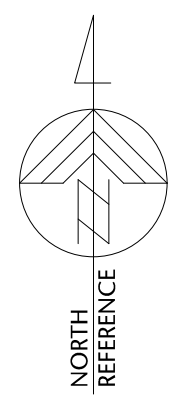
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drawing title
PARKADE LEVEL P2

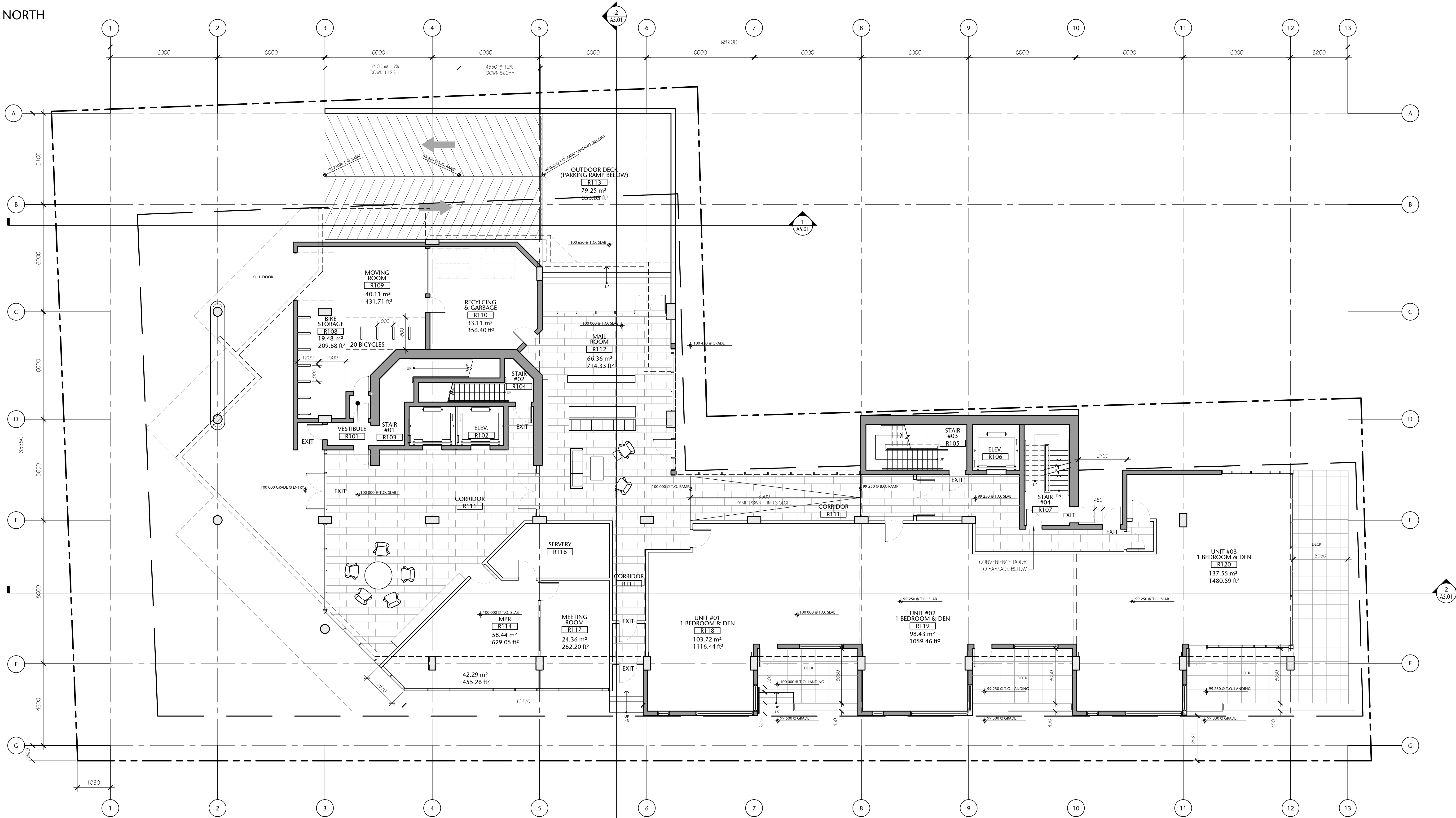
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COMPASS NORTH



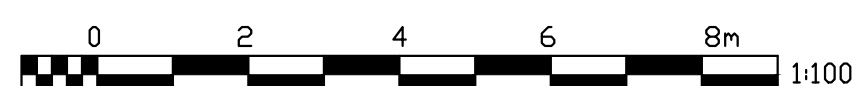
Main Floor Gross Area:
870.14 sq. mts. (9366.10 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

1 MAIN FLOOR PLAN
A2.02
1:100



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STREET

VICTORIA, BRITISH COLUMBIA

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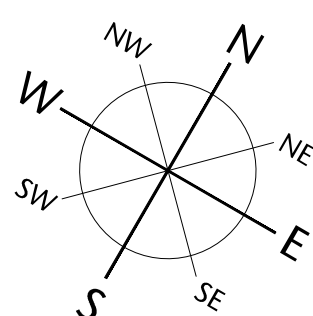
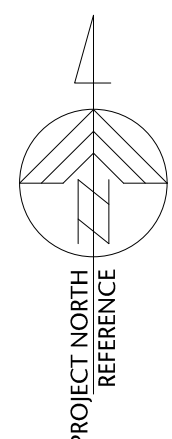


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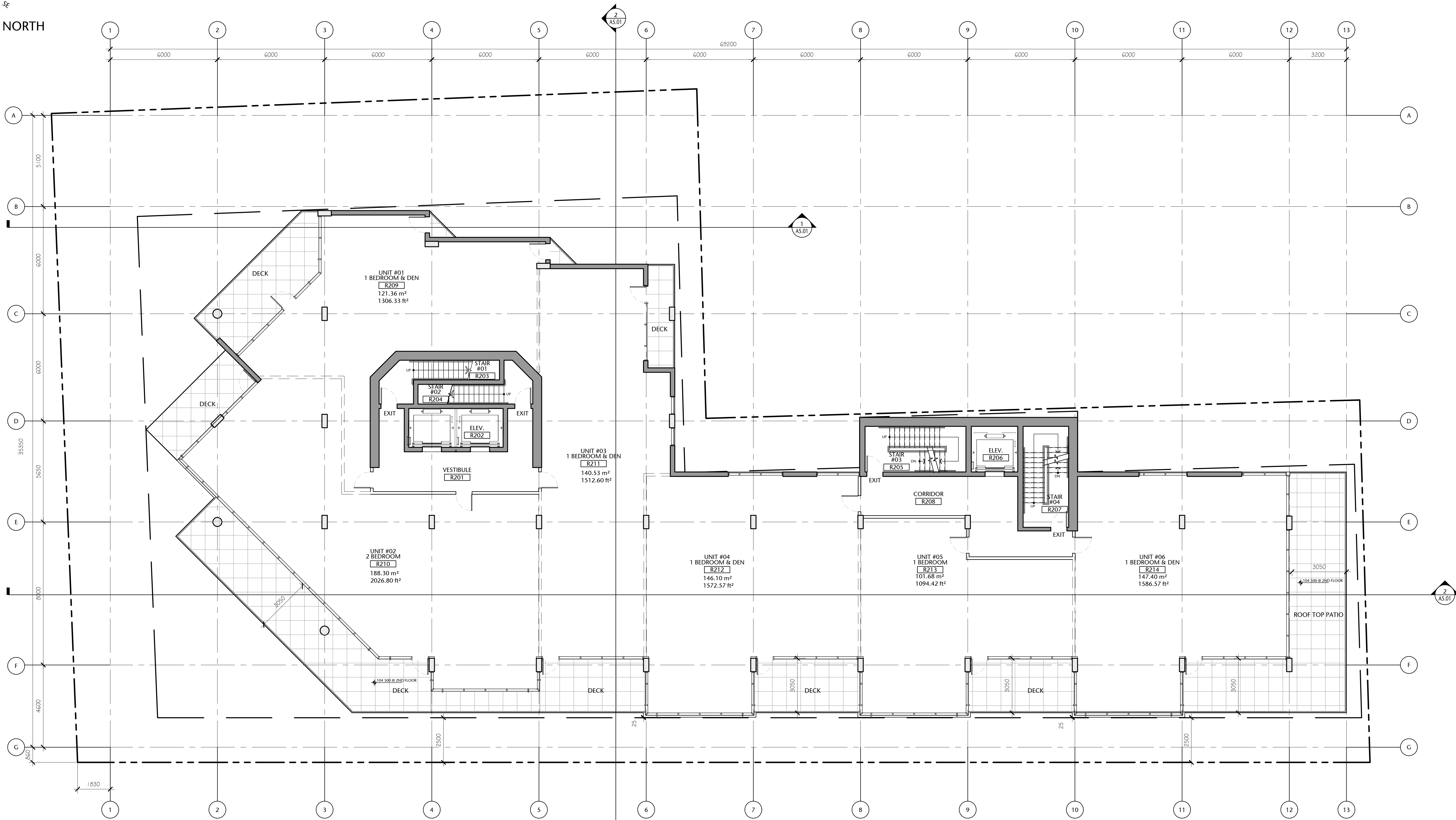
MAIN FLOOR PLAN

A2.02

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COMPASS NORTH



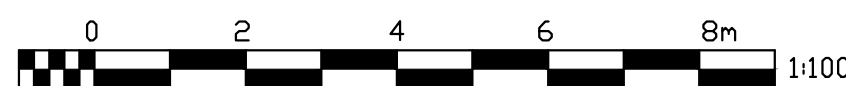
Second Floor Gross Area:
950.23 sq. mts. (10 228 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
TOTAL AREA	6054.44	65,170

1 SECOND FLOOR PLAN
A2.03 1:100



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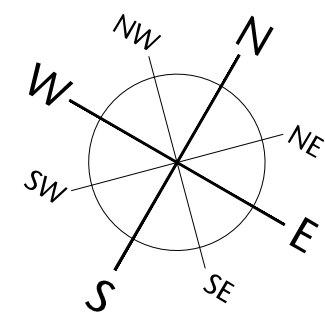
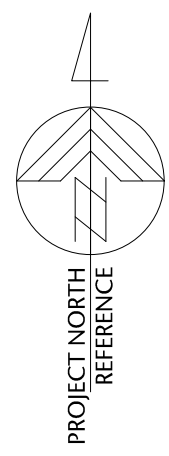
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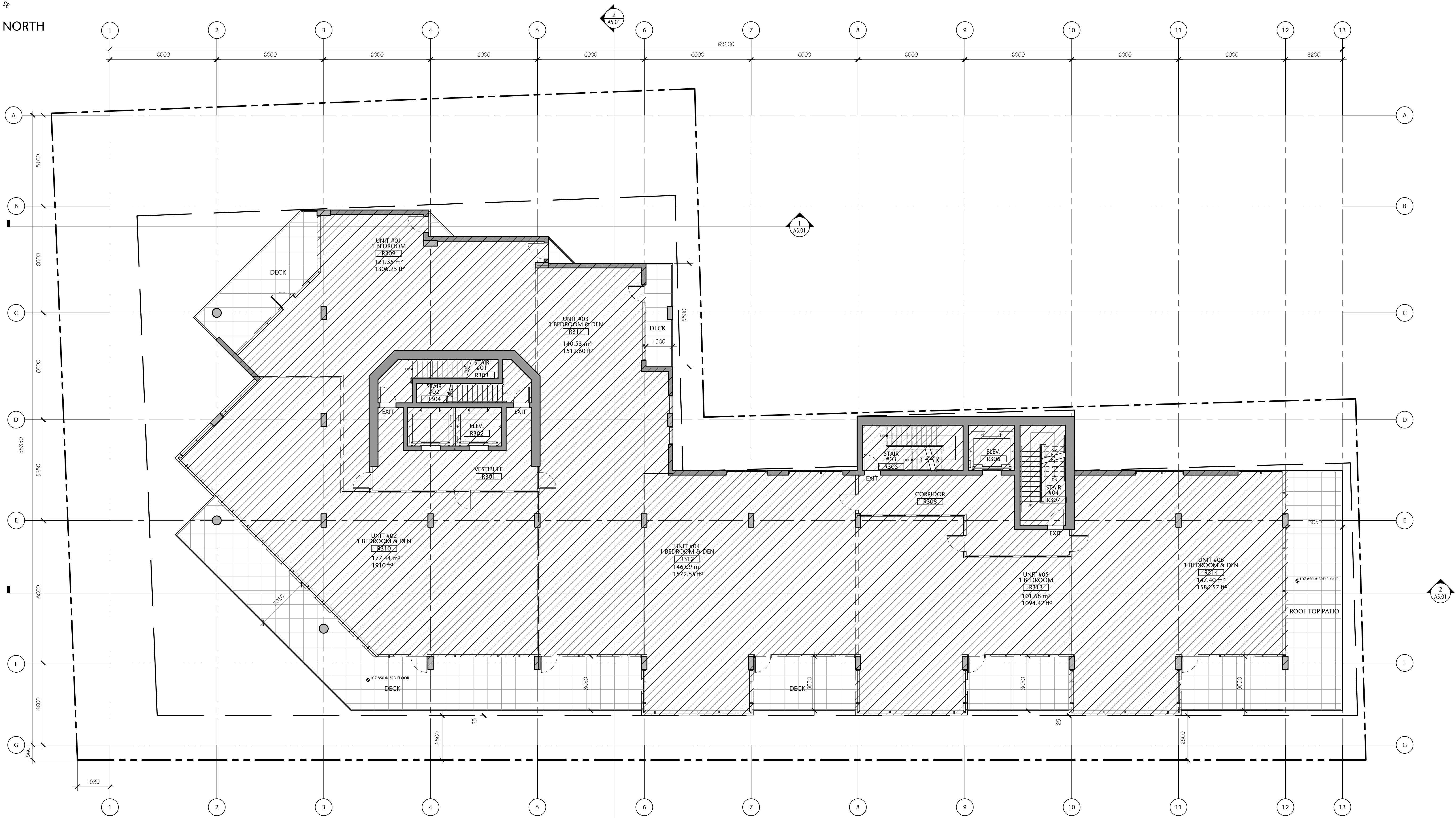
SECOND FLOOR PLAN

A2.03

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DL	20.118



COMPASS NORTH



1 THIRD FLOOR PLAN
A2.04 1:100



Third Floor Gross Area:
937.43 sq. mts. (10 090.41 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

Note: All travel distance's shown under
allowed 45m under the applicable BC
Building Code 2018 Division B - Part 3
'3.4.2.5 Location of Exits (c)'

257 BELLEVILLE
STREET

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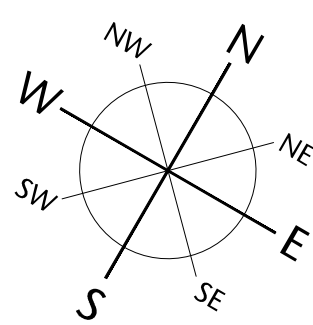
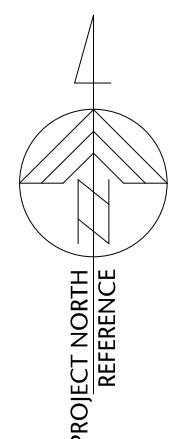


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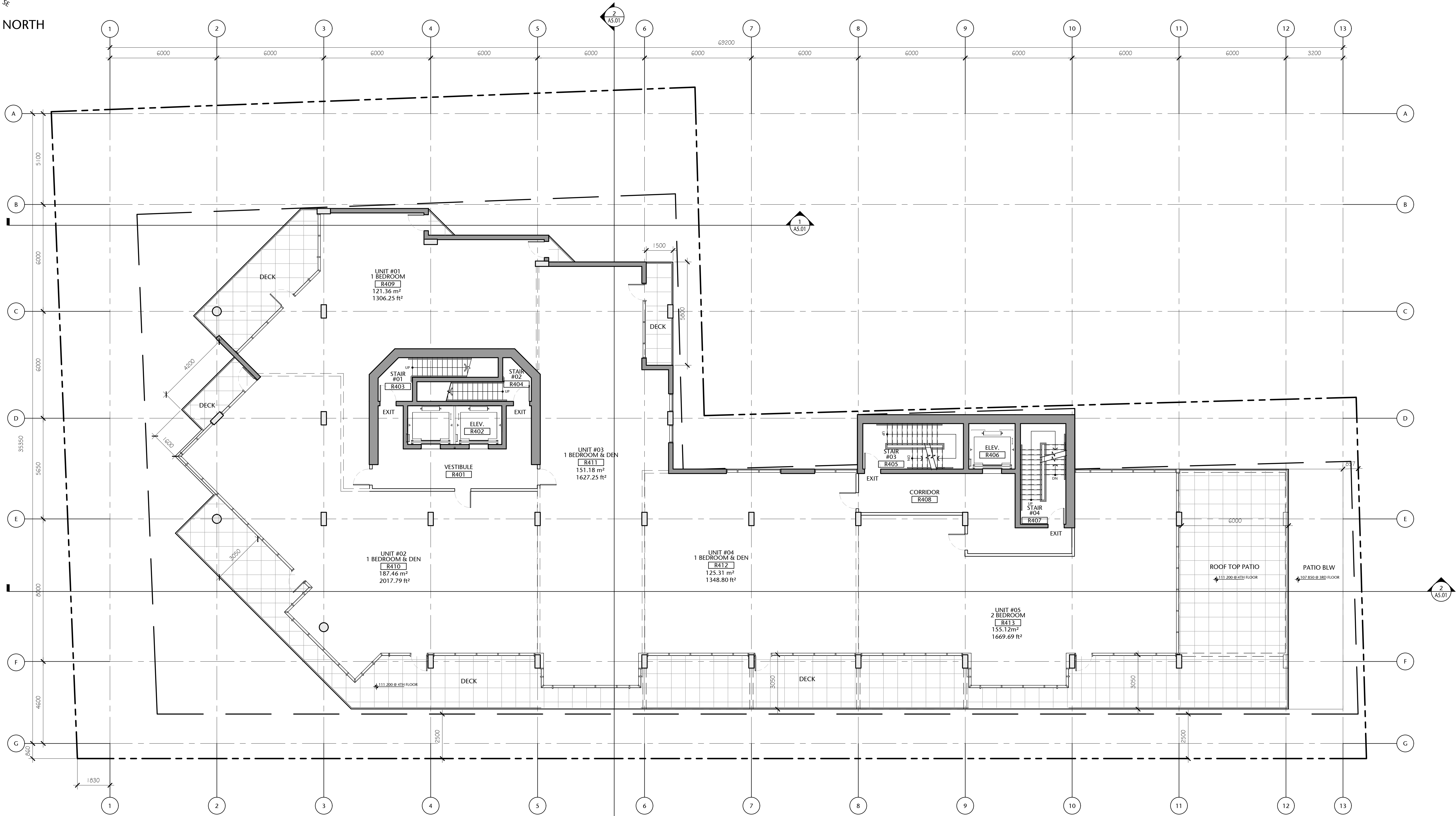
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THIRD FLOOR PLAN

A2.04

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COMPASS NORTH



Fourth Floor Gross Area:
857.23 sq. mts. (9227.15 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

1 FOURTH FLOOR PLAN
A2.05
1:100



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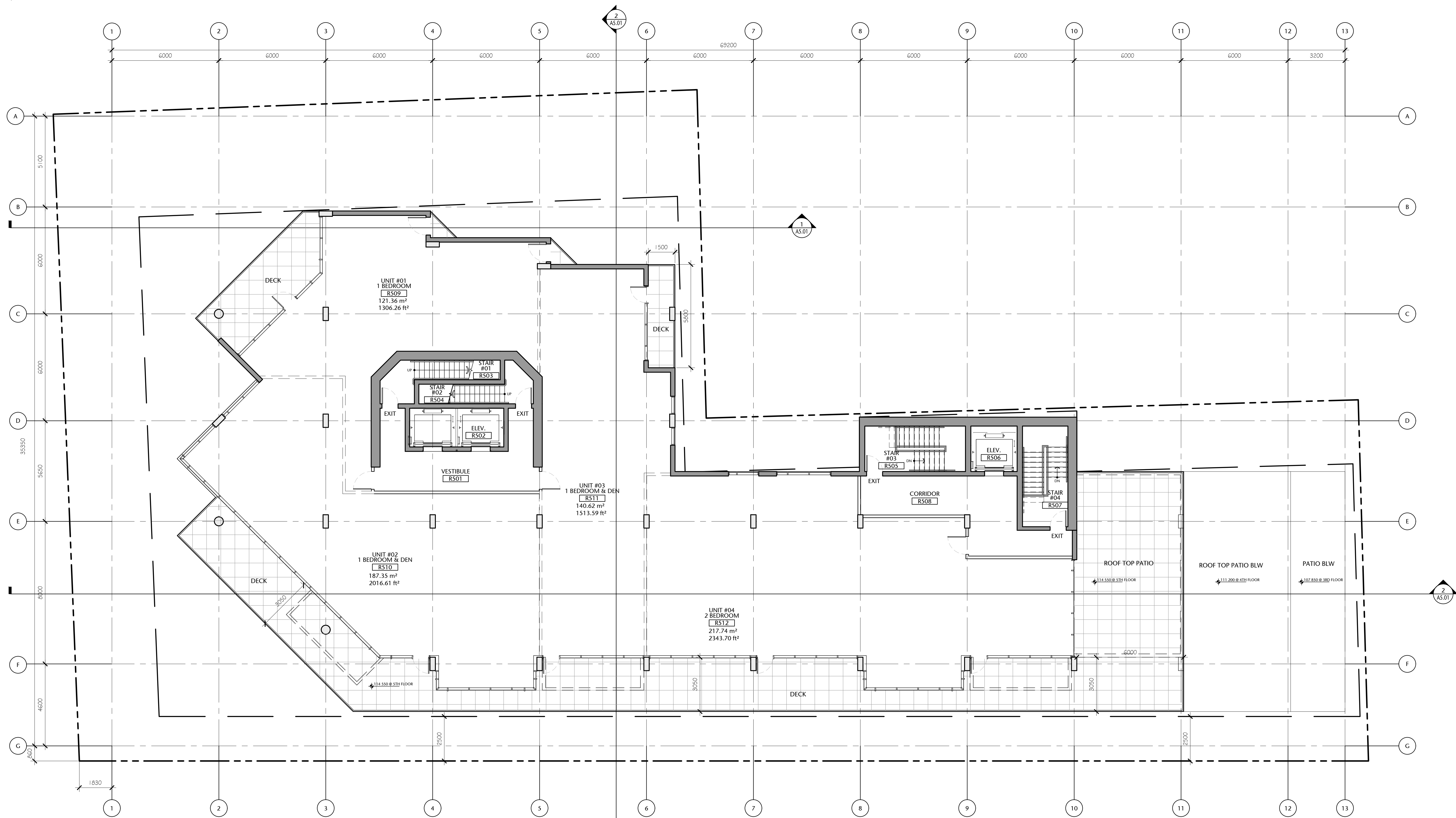
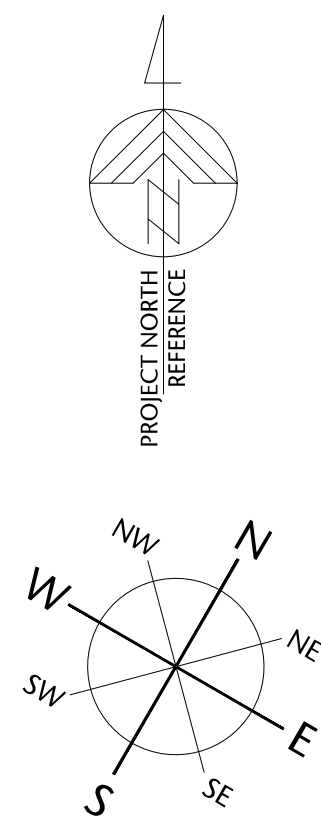
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FOURTH FLOOR PLAN

A2.05

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1 FIFTH FLOOR PLAN
A2.06 1:100



Fifth Floor Gross Area:
785.82 sq. mts. (8458.5 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

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FIFTH FLOOR PLAN

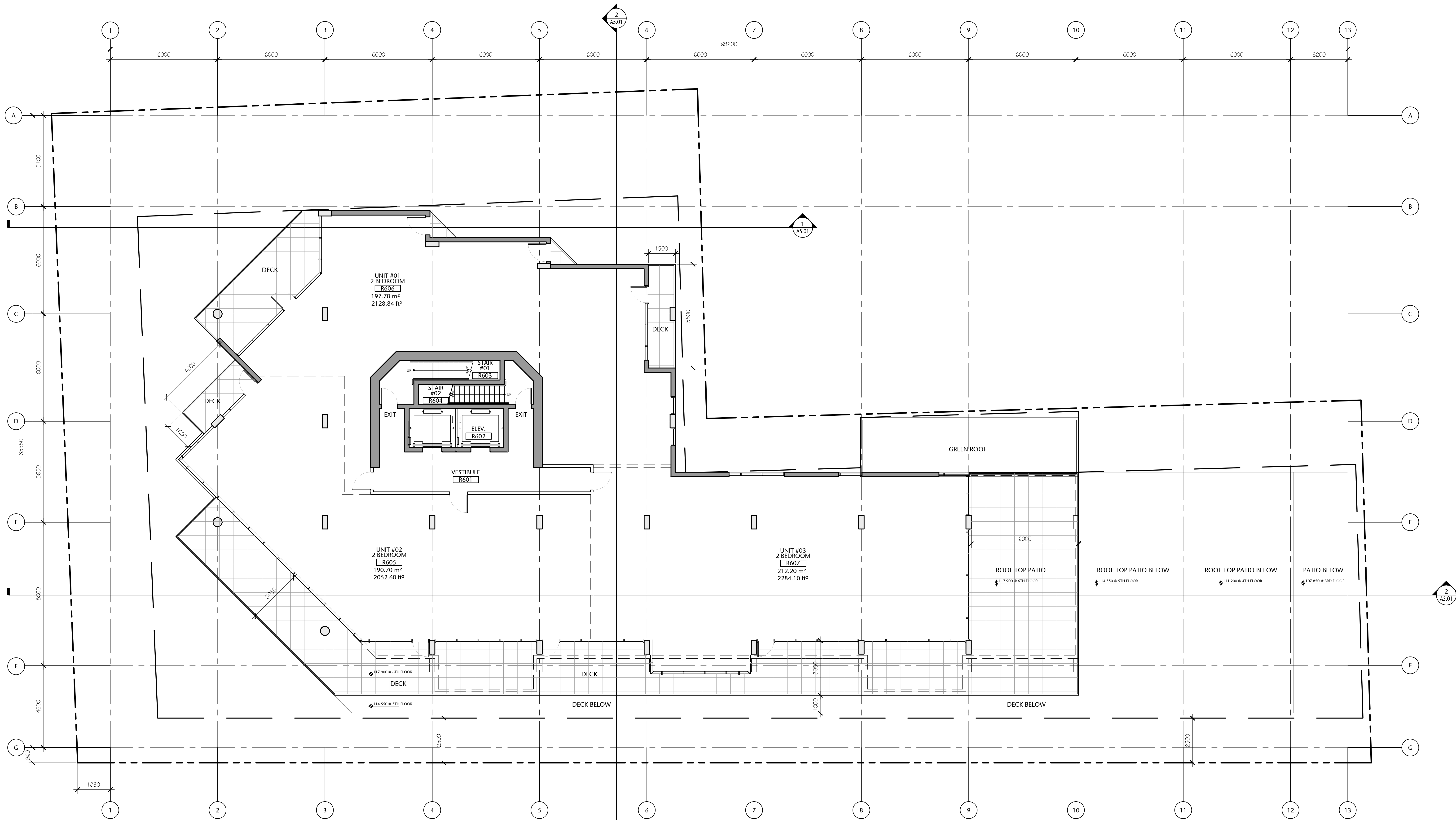
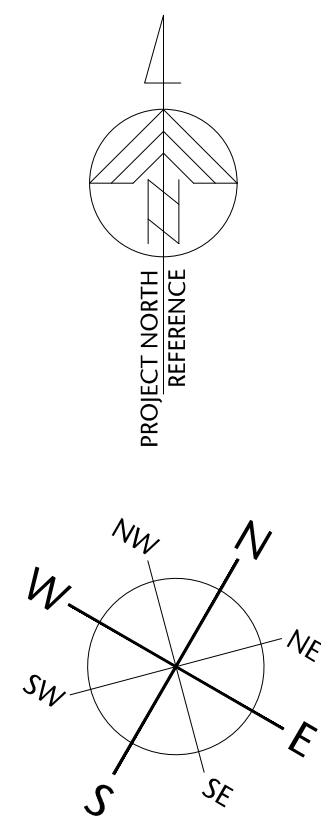
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checked	project no.
DL	20.118

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1 SIXTH FLOOR PLAN
A2.07 1:100



Sixth Floor Gross Area:
651.25 sq. mts. (7010 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
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8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

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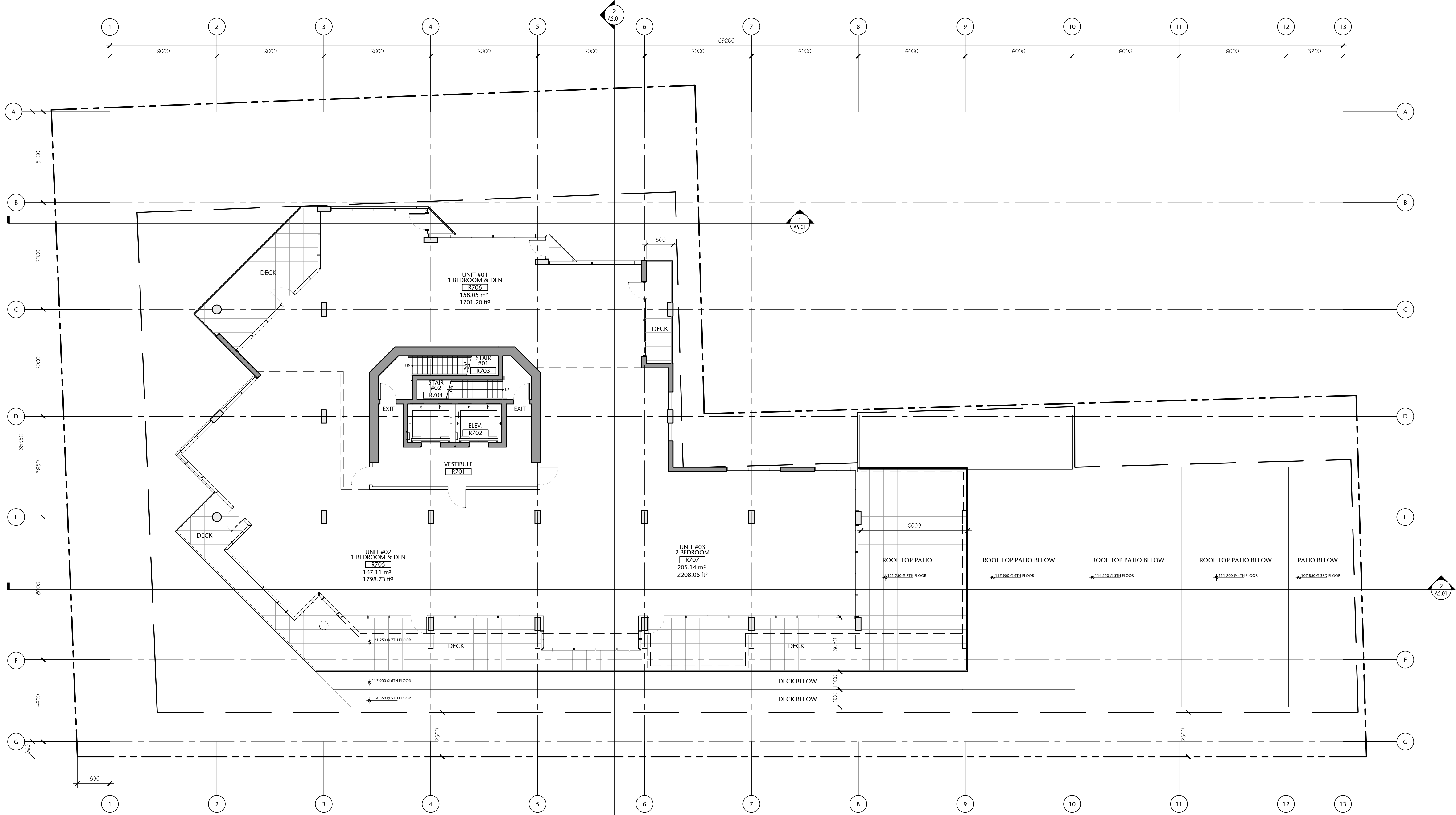
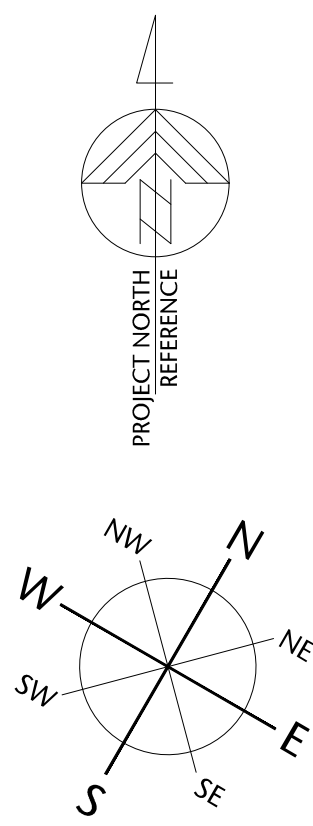
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SIXTH FLOOR PLAN

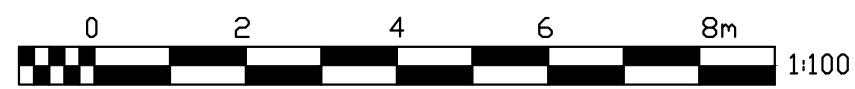
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checked	project no.
DL	20.118

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1 SEVENTH FLOOR PLAN
A2.08 1:100



Seventh Floor Gross Area:
577.83 sq. mts. (6219.71 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

257 BELLEVILLE
STREET

VICTORIA, BRITISH COLUMBIA

no.	issued for	date
1	DEVELOPMENT PERMIT	OCT 23/2012
2	DEVELOPMENT PERMIT	MAR 16/2020
3	REISSUED DEVELOPMENT PERMIT	DEC 03/2020



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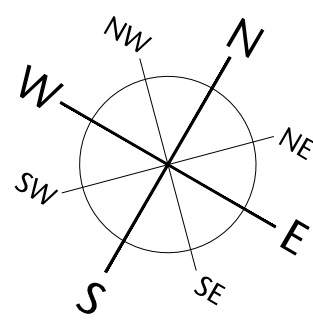
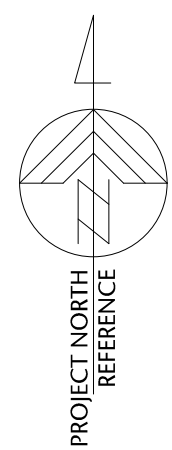
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SEVENTH FLOOR PLAN

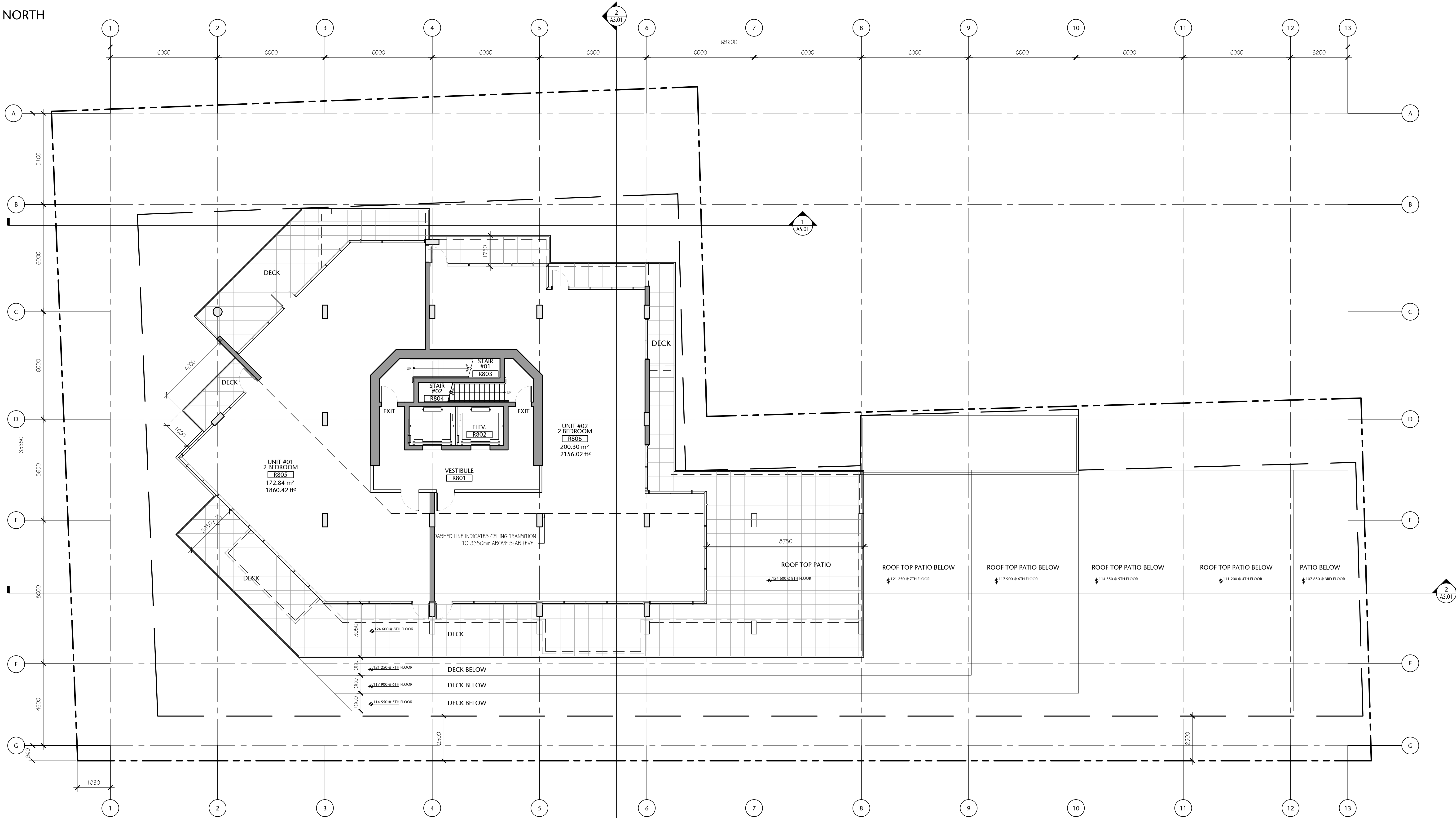
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drawn	scale
POR	AS SHOWN
checked	project no.
DL	20.118

These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.



COMPASS NORTH



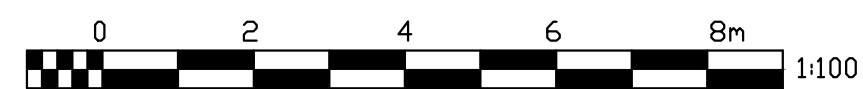
Eighth Floor Gross Area:
424.51 sq. mts. (4 569 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

1 EIGHTH FLOOR PLAN
A2.09 1:100



257 BELLEVILLE
STREET

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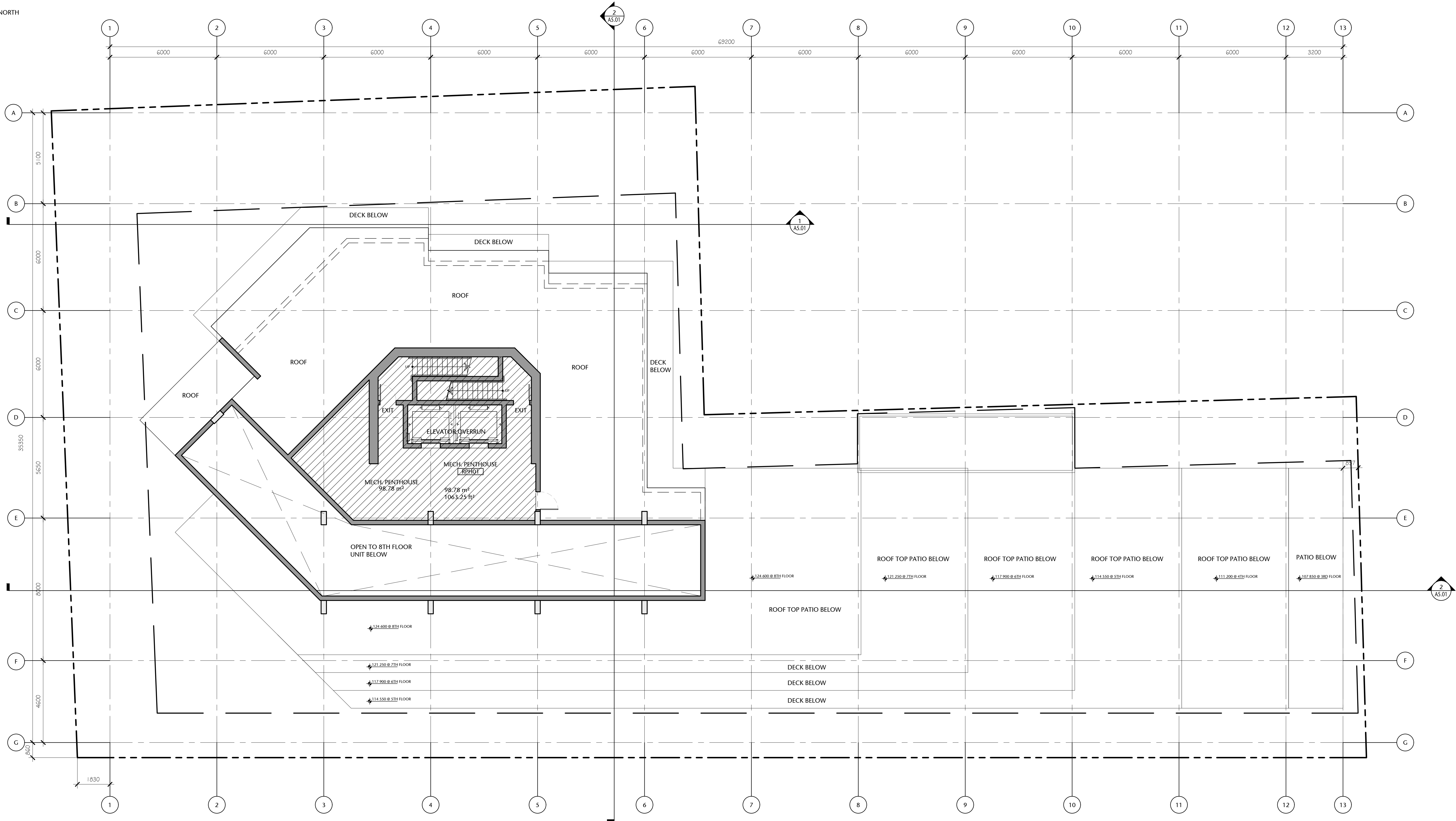
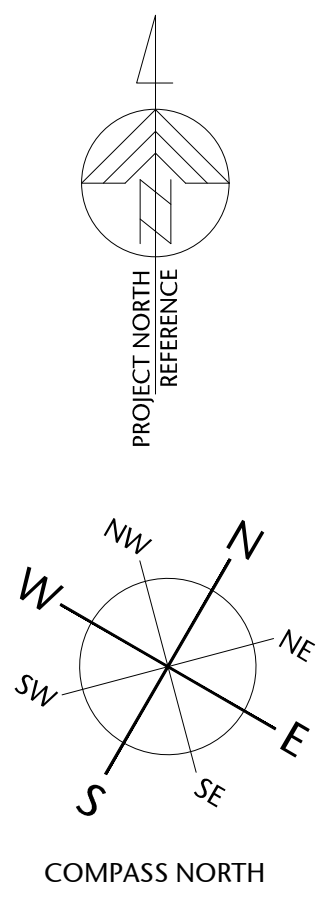
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EIGHTH FLOOR PLAN

A2.09

drawn	scale
POR	AS SHOWN
checked	project no.
DL	20.118

P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\WD 30x42 Sheets\A2.00\20.118-09-151-A2.10 MECH. PENTHOUSE PLAN.dwg 20/01/2022 8:05 PM Iona Cunkiewicz



1 MECH. PENTHOUSE PLAN
A2.10 1:100



Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

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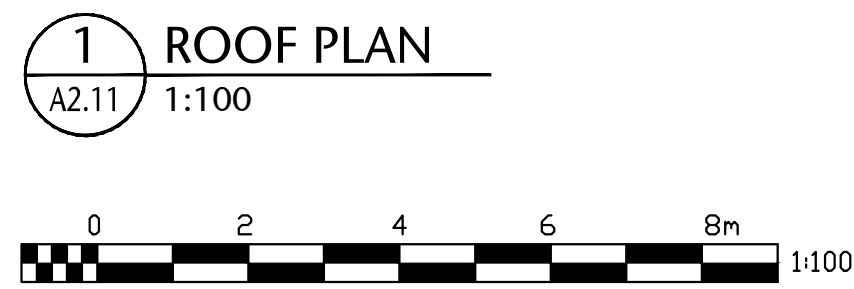
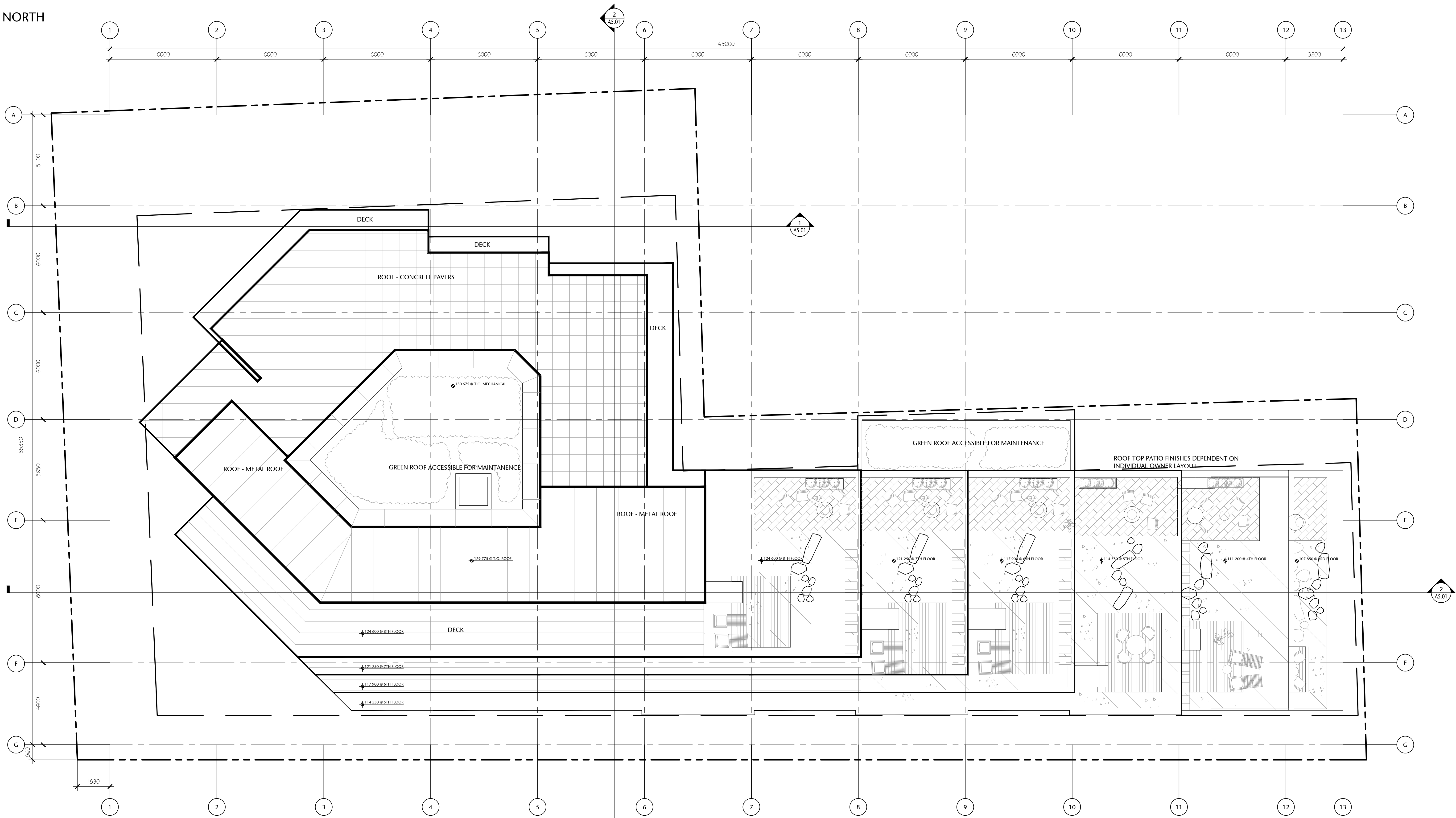
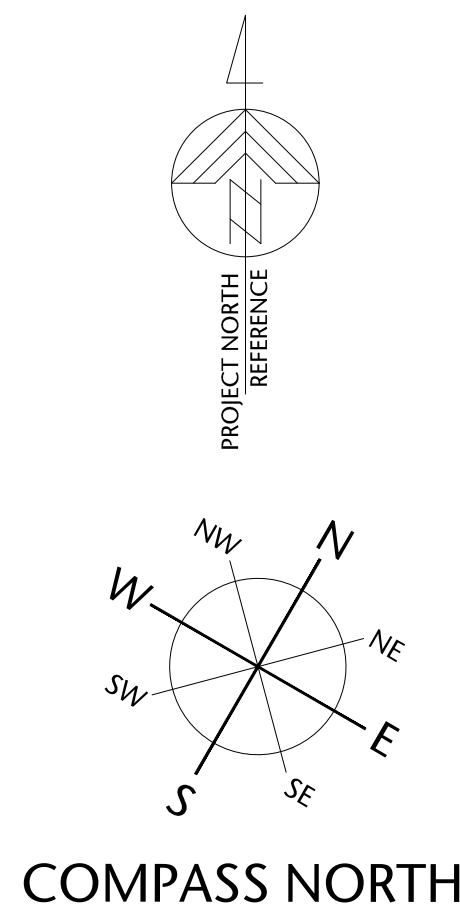
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drawing title
MECH. PENTHOUSE PLAN

A2.10		sheet
drawn POR	scale AS SHOWN	
checked DL	project no. 20.118	

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P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\WD 30x42 Sheets\A2.00\20.118-09-151-A2.11 ROOF PLAN.dwg 2020/12/02 8:07 PM Iona Clunkiewicz



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VICTORIA, BRITISH COLUMBIA

no.	issued for	date
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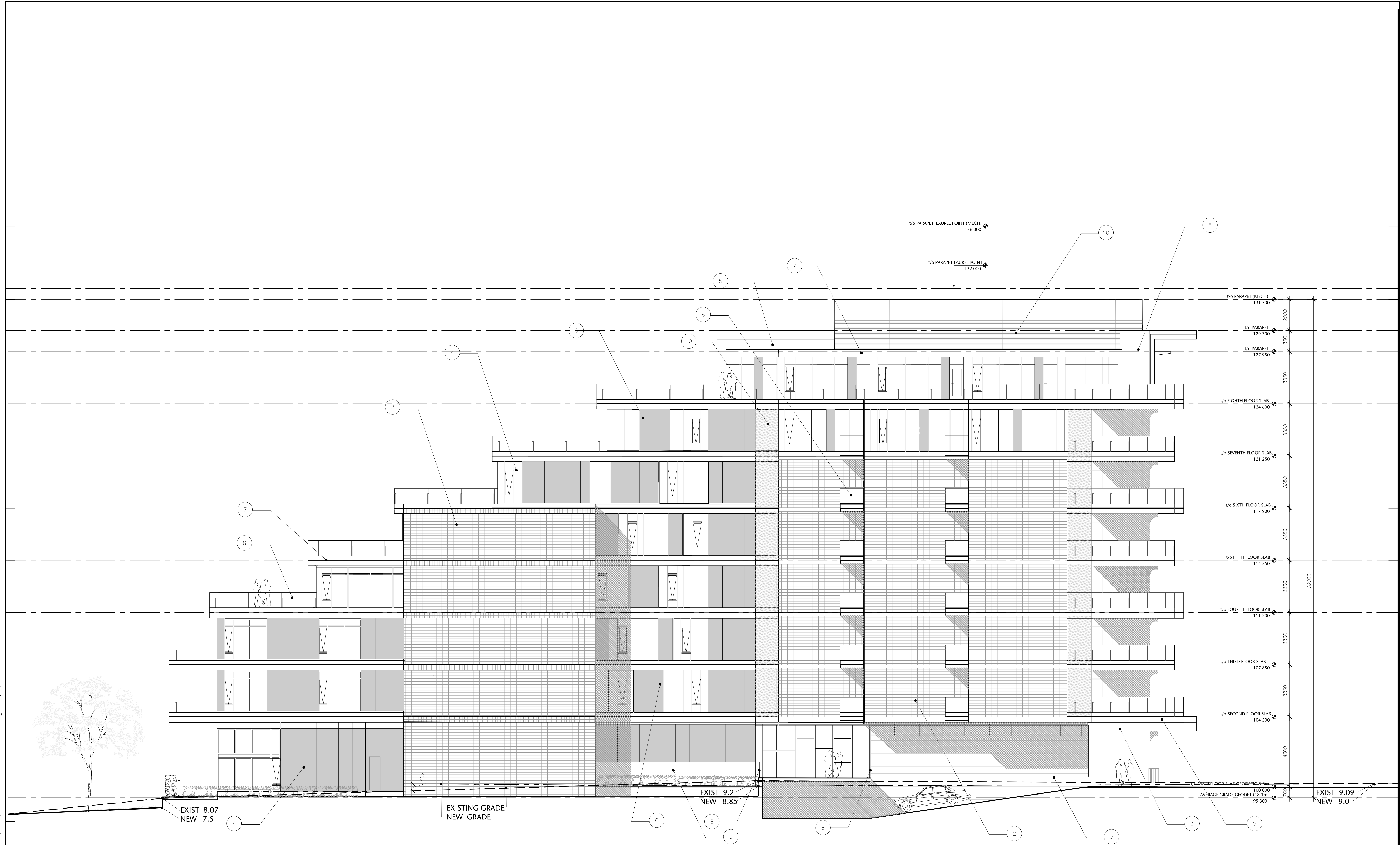
ROOF PLAN

A2.11

drawn DS, POR	scale AS SHOWN
checked DL	project no. 20.118

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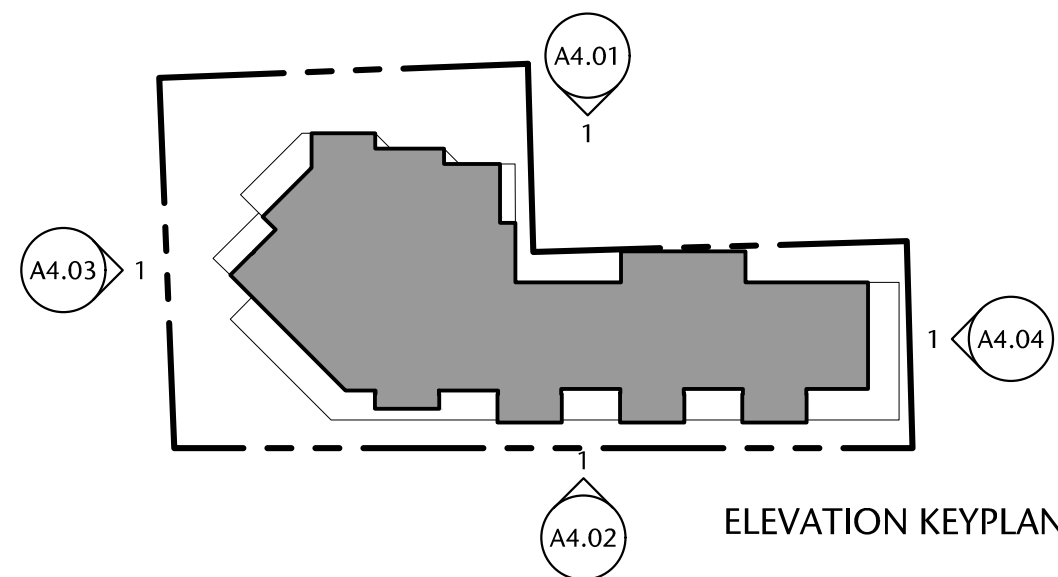
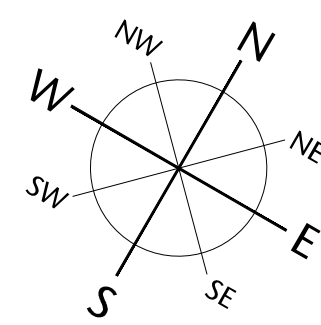
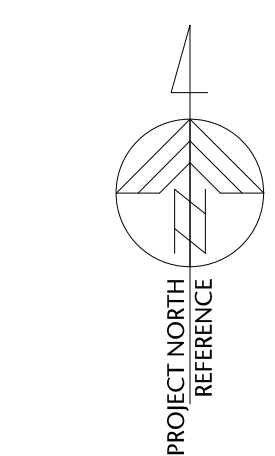


1 "NORTH" ELEVATION
A4.01 1:100



AVERAGE GRADE MAIN FLOOR	8.10 GEODETIC 8.80 GEODETIC
-----------------------------	--------------------------------

--- EXISTING GRADE
--- NEW GRADE



ELEVATION KEYPLAN

- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

257 BELLEVILLE
STREET

VICTORIA, BRITISH COLUMBIA

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4	REISSUED DEVELOPMENT PERMIT	APR/11/2022



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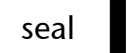
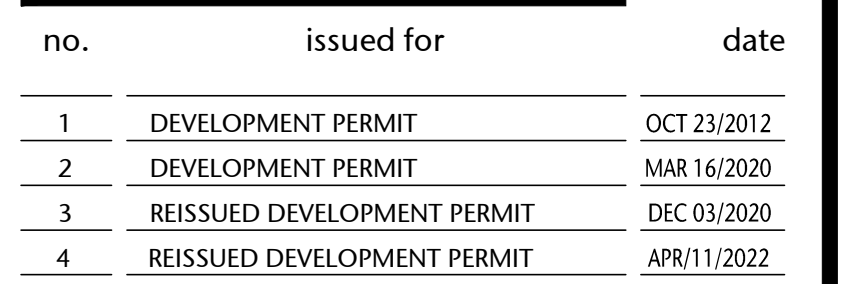
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ELEVATIONS

A4.01

drawn DL	AS SHOWN
checked DL	project no. 20.118

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Drawing title

ELEVATIONS

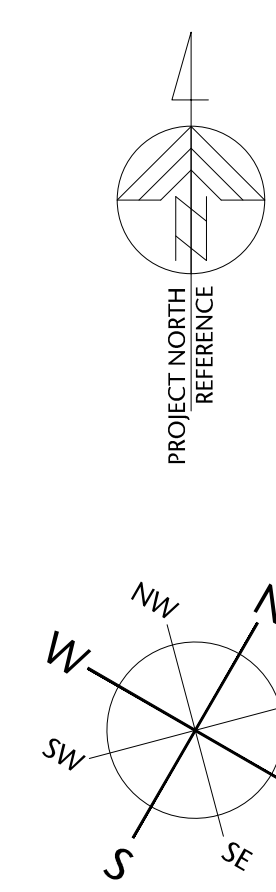
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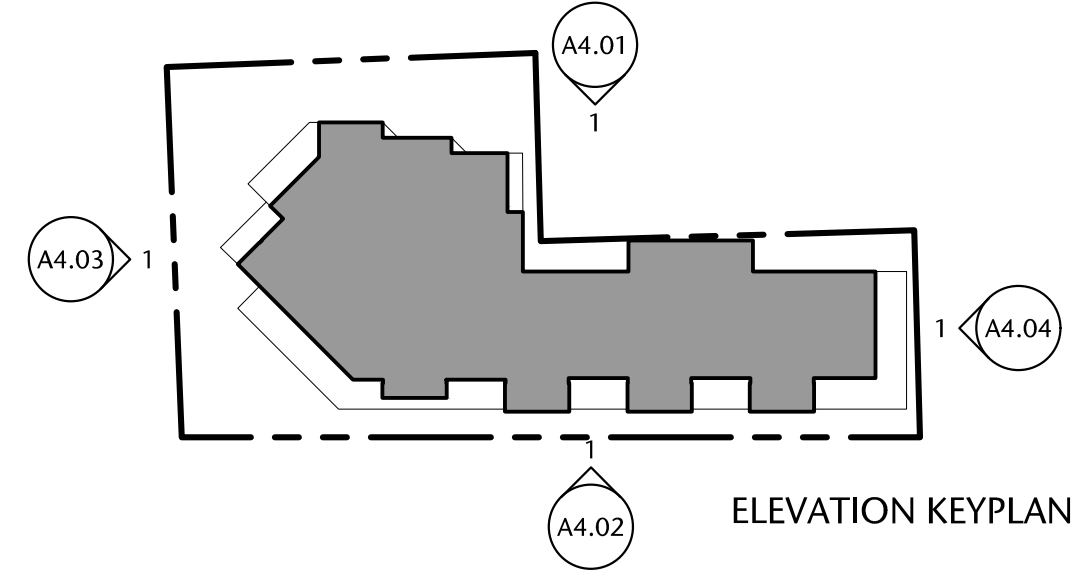
DL	drawn	scale	AS SHOWN
DL	checked	project no.	20.118

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1 "WEST" ELEVATION
A4.03 1:100



AVERAGE GRADE MAIN FLOOR	8.10 GEODETIC 8.80 GEODETIC
-----------------------------	--------------------------------

EXISTING GRADE
NEW GRADE

- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

257 BELLEVILLE
STREET

VICTORIA, BRITISH COLUMBIA

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4	REISSUED DEVELOPMENT PERMIT	APR/11/2022



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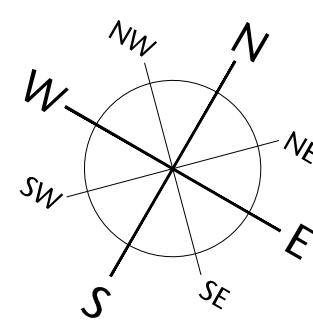
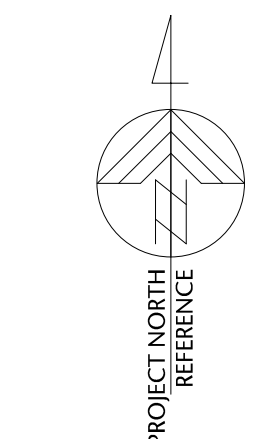
ELEVATIONS

A4.03

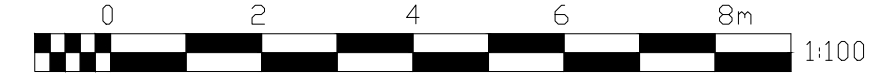
drawn	AS SHOWN
DL	project no.
checked	20.118
DL	

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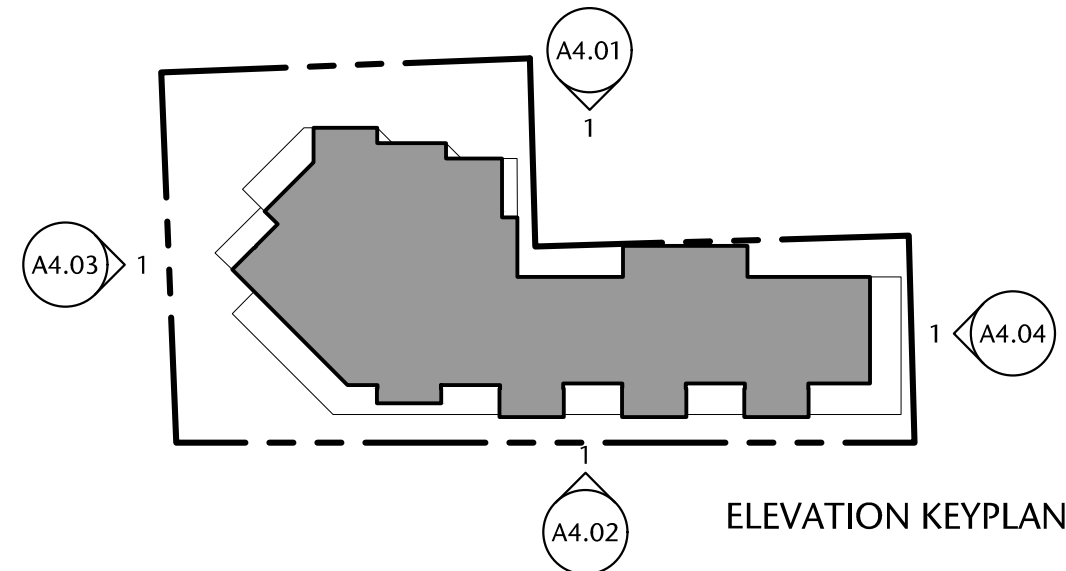


1 "EAST" ELEVATION
A4.04 1:100



AVERAGE GRADE MAIN FLOOR	8.10 GEODETTIC 8.80 GEODETTIC
-----------------------------	----------------------------------

--- EXISTING GRADE
--- NEW GRADE



- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

257 BELLEVILLE
STREET

VICTORIA, BRITISH COLUMBIA

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2	DEVELOPMENT PERMIT	MAR 16/2020
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4	REISSUED DEVELOPMENT PERMIT	APR/11/2022



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Urban Design Architecture Interior Design
drawing title

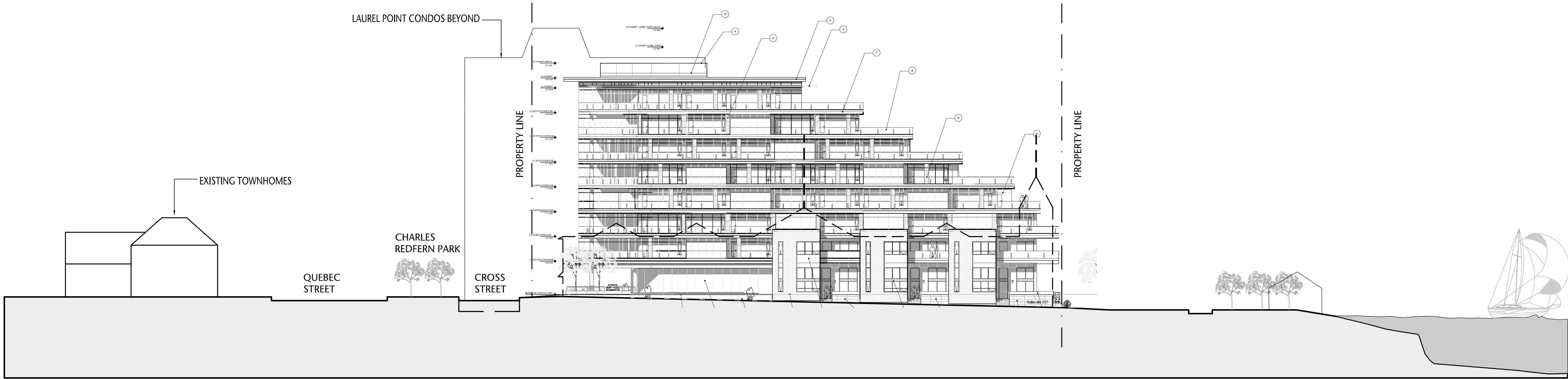
ELEVATIONS

A4.04

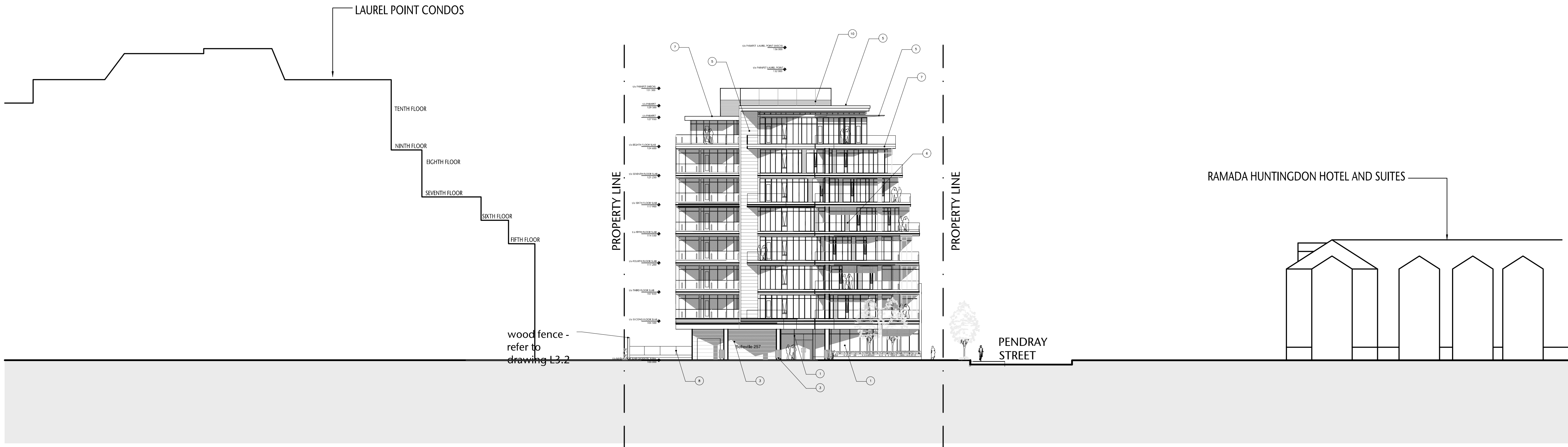
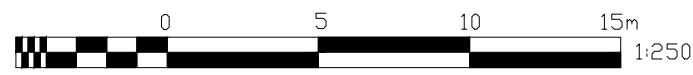
drawn	DL	AS SHOWN	scale
checked	DL	project no.	20.118

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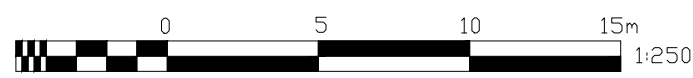
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1 STREETScape ELEVATION ALONG PENDRAY STREET
A4.05 1:250



2 STREETScape ELEVATION ALONG QUEBEC STREET
A4.05 1:250



257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

no.	issued for	date
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consultant

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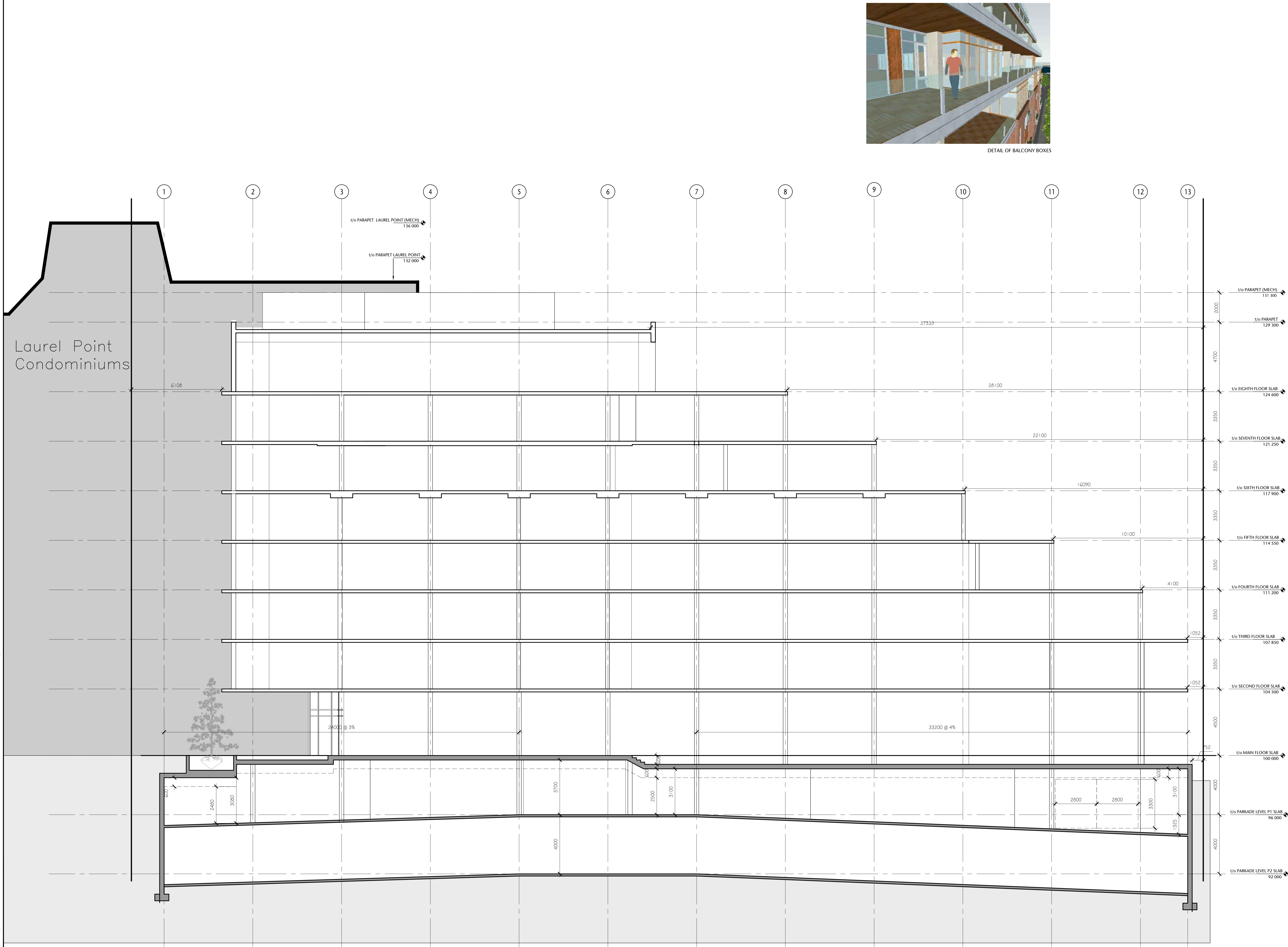
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drawing title
STREETScape ELEVATIONS

A4.05		sheet
POR, DS	drawn	scale
DL	checked	project no.
		20.118

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P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current Sheets\WD 30x42 Sheets\A5.00\20.118-09-151-A5.02 BUILDING SECTIONS.dwg 2020/12/02 10:01 PM Iona Clunkiewicz



1 BUILDING SECTION
A5.02
1:100

257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

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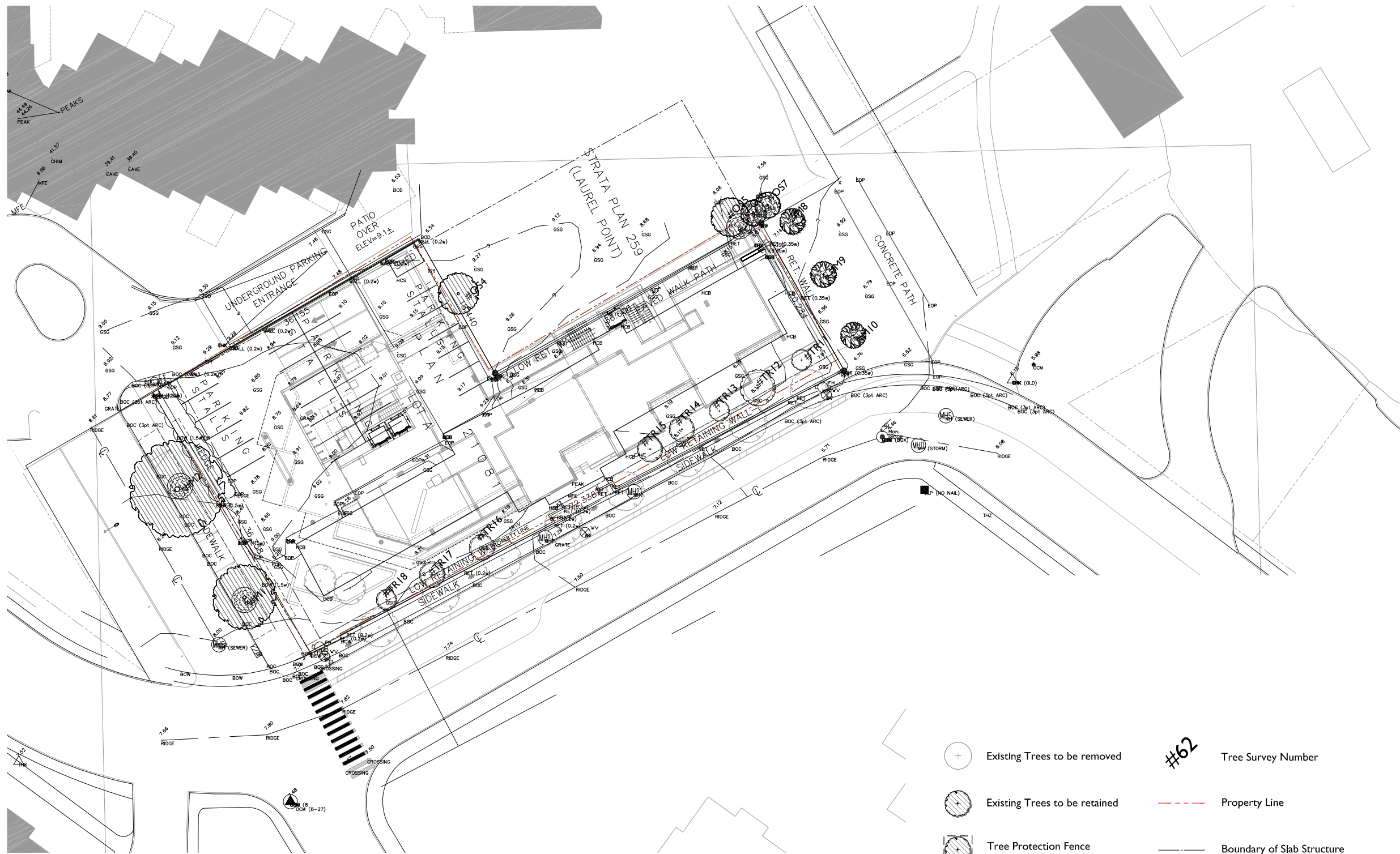
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BUILDING SECTIONS

A5.02

PO, DS, DL	AS SHOWN
checked	project no.
DL	20.118

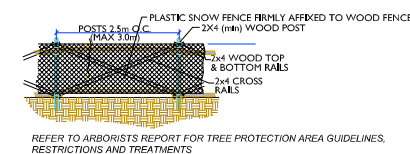


- Existing Trees to be removed
- Existing Trees to be retained
- Tree Protection Fence
- Tree Survey Number
- Property Line
- Boundary of Slab Structure

GENERAL NOTES:

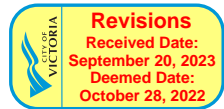
1. THIS DRAWING IS FOR REFERENCE ONLY. REFER TO THE SURVEY MAP DATED APRIL 17, 2014 PROVIDED BY BENNETT LAND SURVEYING LTD.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL.
3. ALL PRUNING TO BE DONE UNDER THE SUPERVISION OF THE APPOINTED ARBORIST AS PER SPEC.
4. REFER TO ELECTRICAL DRAWINGS FOR ALL SERVICE TERMINATION AND REINSTATEMENT.
5. ALL ON-SITE LANDSCAPE FEATURES AND PLANTS NOT IDENTIFIED FOR RETENTION OR RELOCATION ARE TO BE REMOVED.
6. REFER TO CERTIFIED ARBORIST'S TREE MANAGEMENT PLAN FOR TREE PRESERVATION.
7. ALL EXISTING STREET CURBS TO BE RETAINED UNLESS OTHERWISE NOTED.
8. POSSIBLE RETENTION OF TREES FOR SNAGS ALONG LANGARA TRAIL. ARBORIST TO REVIEW FEASIBILITY IN TERMS OF SAFETY.
9. REFER TO CIVIL DRAWINGS FOR REMOVAL, RETENTION AND/OR RELOCATION OF EXISTING PARKING AND SITE SERVICES.

TREE PROTECTION FENCE DETAIL (NTS):



257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA.



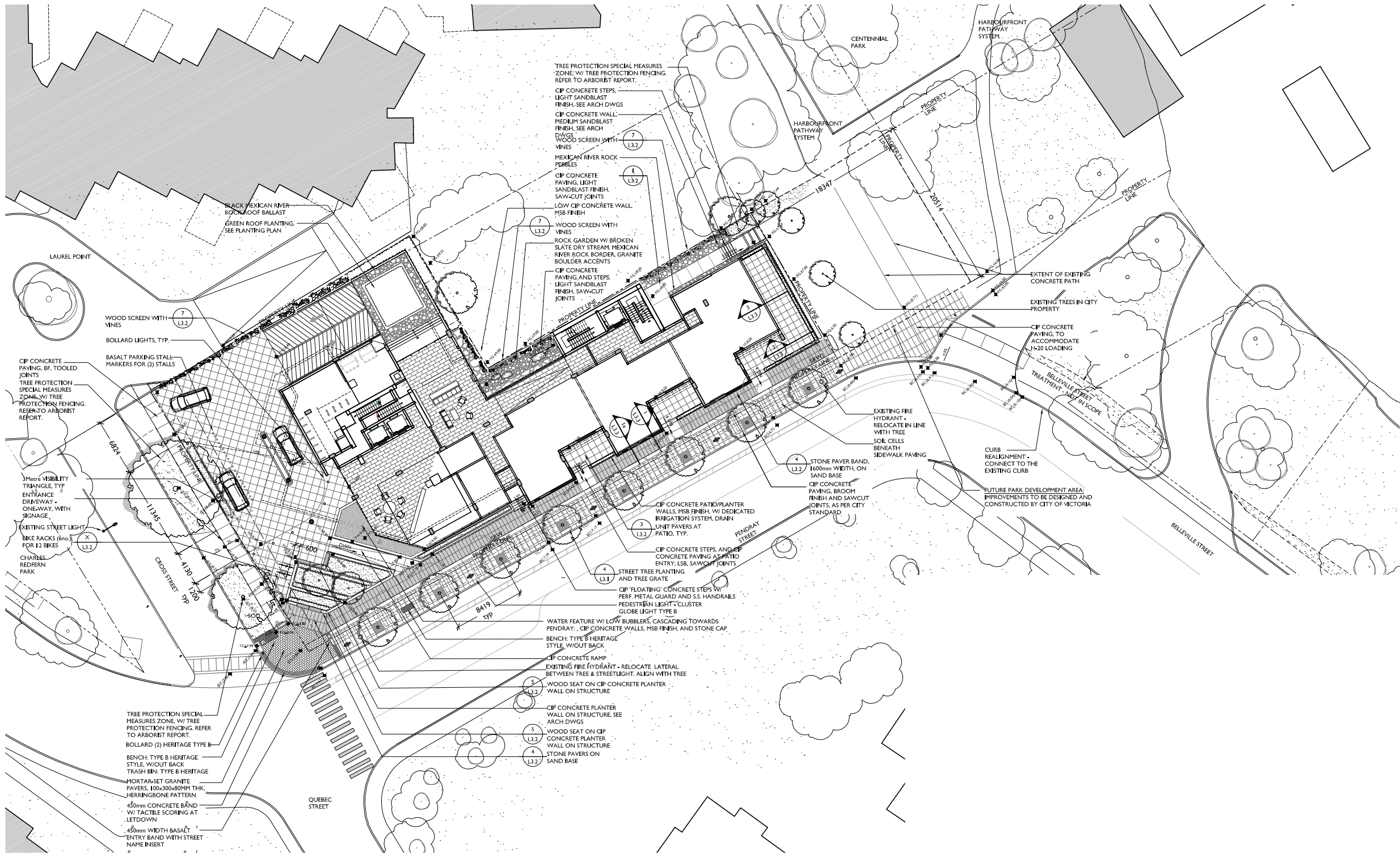
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Development Permit	Nov 15/10	
Revised Development Permit	Feb 04/11	
Revised Development Permit	Feb 16/11	
Revised Development Permit	Apr 29/11	
Issued for Costing	Nov 07/11	
Re-issued for Development Permit	Dec 05/12	
Re-issued for Development Permit	Nov 26/20	
Re-issued for Development Permit	June 03/21	
For Coordination	July 30/21	
Re-issued for Development Permit	Dec 06/21	
Re-issued for Development Permit	Jul 10/23	



no.	issued for	date
Development Permit	Nov 15/10	
Revised Development Permit	Feb 04/11	
Revised Development Permit	Feb 16/11	
Revised Development Permit	Apr 29/11	
Issued for Costing	Nov 07/11	
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Re-issued for Development Permit	June 03/21	
For Coordination	July 30/21	
Re-issued for Development Permit	Dec 06/21	
Re-issued for Development Permit	Jul 10/23	



LANDSCAPE KEY LEGEND

CIP	CAST-IN-PLACE
PB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
AD	AREA DRAIN
10.0M	PROPOSED SPOT ELEVATION (FINISHED GRADE)
PROPOSED TREE	
EXISTING TREE TO BE REMOVED	
PLANT SPECIES	
PLANT QUANTITY	
SECTION NUMBER	
SET SHEET NO.	
DETAIL NUMBER	
SET SHEET NO.	

GENERAL NOTES

1. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL LAWN AND PLANTING AREAS.
2. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR GRADING.
3. ENSURE POSITIVE DRAINAGE.
4. STREETScape TO APPROVAL OF ENGINEERING SERVICES. ALL STREET TREES TO HAVE 8" WIDE 18" DEPTH DEEP ROOT ROOT BARRIER, OR PRE-APPROVED EQUIVALENT, AT ALL SIDEWALK LOCATIONS.
5. ALL STREET TREE SPECIES AND SPACING TO CONFORM TO CITY OF VICTORIA STANDARD SPACING AND CLEARANCE.
6. FINAL TREE LOCATIONS TO BE DETERMINED TO THE SATISFACTION OF ENGINEERING SERVICES.
7. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANT MATERIAL INCLUDING STREETLEVEL PLANTINGS AND GREEN ROOF PLANTINGS. HOSEBIBS SHALL BE PROVIDED IN ALL PRIVATE COURTYARD AND PATIO AREAS. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
8. ALL PLANT MATERIAL TO BCLNA AND BCLSA STANDARDS.
9. ROOT BARRIERS TO BE 'DEEP ROOT', 'ROOT SOLUTIONS' OR EQUAL.

IRRIGATION: GENERAL NOTES

1. ALL LANDSCAPE IRRIGATION SHALL CONFORM TO IABC STANDARDS.
2. LANDSCAPE DRIPLINE SHALL BE LOOPED UNLESS OTHERWISE SPECIFIED.
3. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR ADEQUATE FOR THE SCOPE OF WORK. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. AND HAVE MET THE QUALIFICATION STANDARDS CURRENTLY APPLIED TO CONTRACTORS BY THAT ORGANIZATION.
4. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL LANDSCAPE IRRIGATION EQUIPMENT SHALL BE SUPPLIED BY A SINGLE MANUFACTURER. ANY SUBSTITUTIONS WITHOUT THE PRIOR APPROVAL OF THE CONSULTANT WILL BE REJECTED.

LAYOUT AND MATERIALS: GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
5. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERS DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
6. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
7. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
8. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.

GRADING: GENERAL NOTES

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA.

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	Re-issued for Development Permit	Jul 10/23



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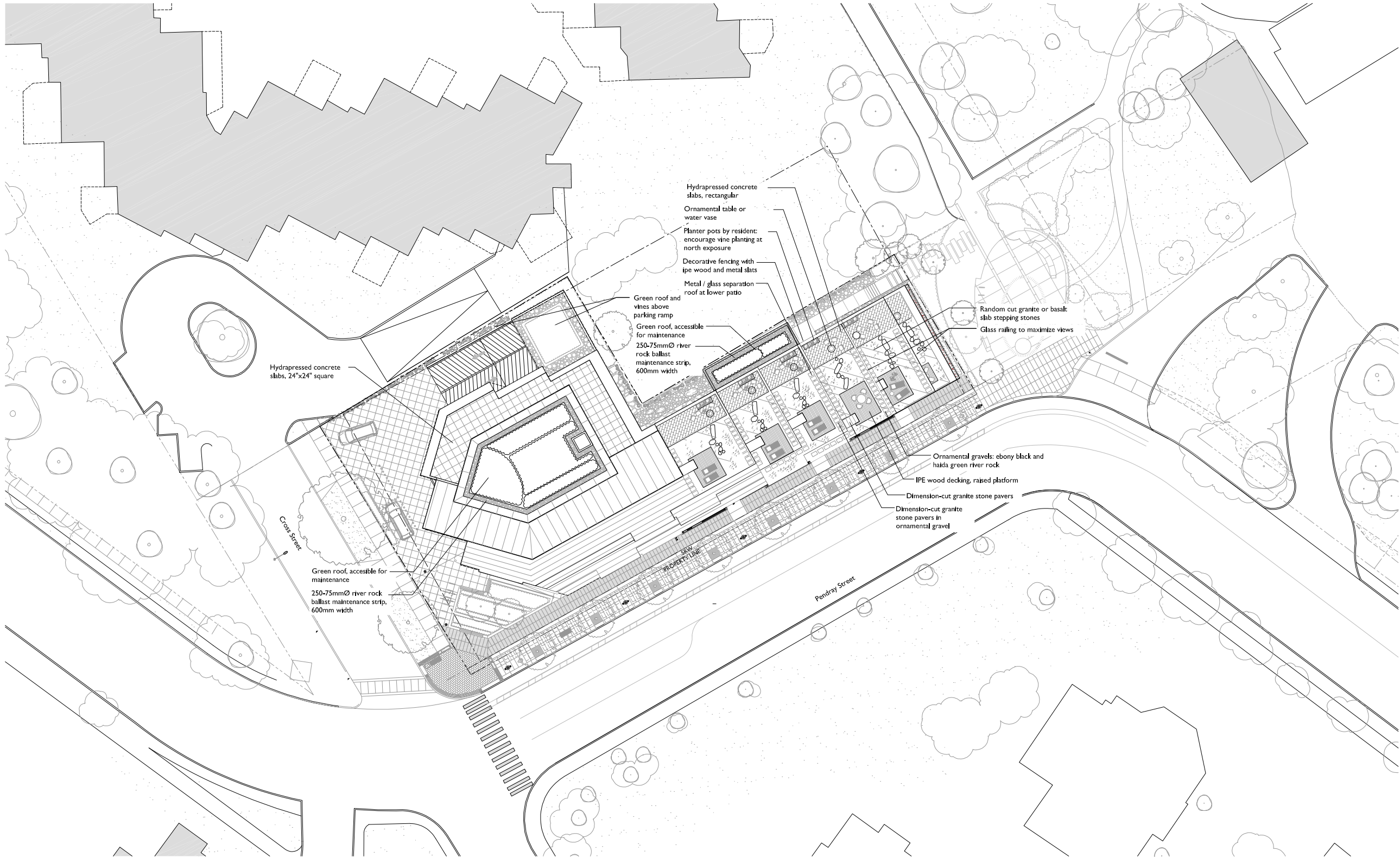
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LANDSCAPE PLAN - GROUND FLOOR

MD	drawn	1:200	scale
CP	checked	08005	project no.





LAYOUT AND MATERIALS: GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
5. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERS DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
6. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
7. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
8. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.

IRRIGATION: GENERAL NOTES

1. ALL LANDSCAPE IRRIGATION SHALL CONFORM TO IABC STANDARDS.
2. LANDSCAPE DRIPLINE SHALL BE LOOPED UNLESS OTHERWISE SPECIFIED.
3. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR ADEQUATE FOR THE SCOPE OF WORK. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. AND HAVE MET THE QUALIFICATION STANDARDS CURRENTLY APPLIED TO CONTRACTORS BY THAT ORGANIZATION.
4. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL LANDSCAPE IRRIGATION EQUIPMENT SHALL BE SUPPLIED BY A SINGLE MANUFACTURER. ANY SUBSTITUTIONS WITHOUT THE PRIOR APPROVAL OF THE CONSULTANT WILL BE REJECTED.
5. GREEN ROOF PLANTING IS TO BE FULLY IRRIGATED.

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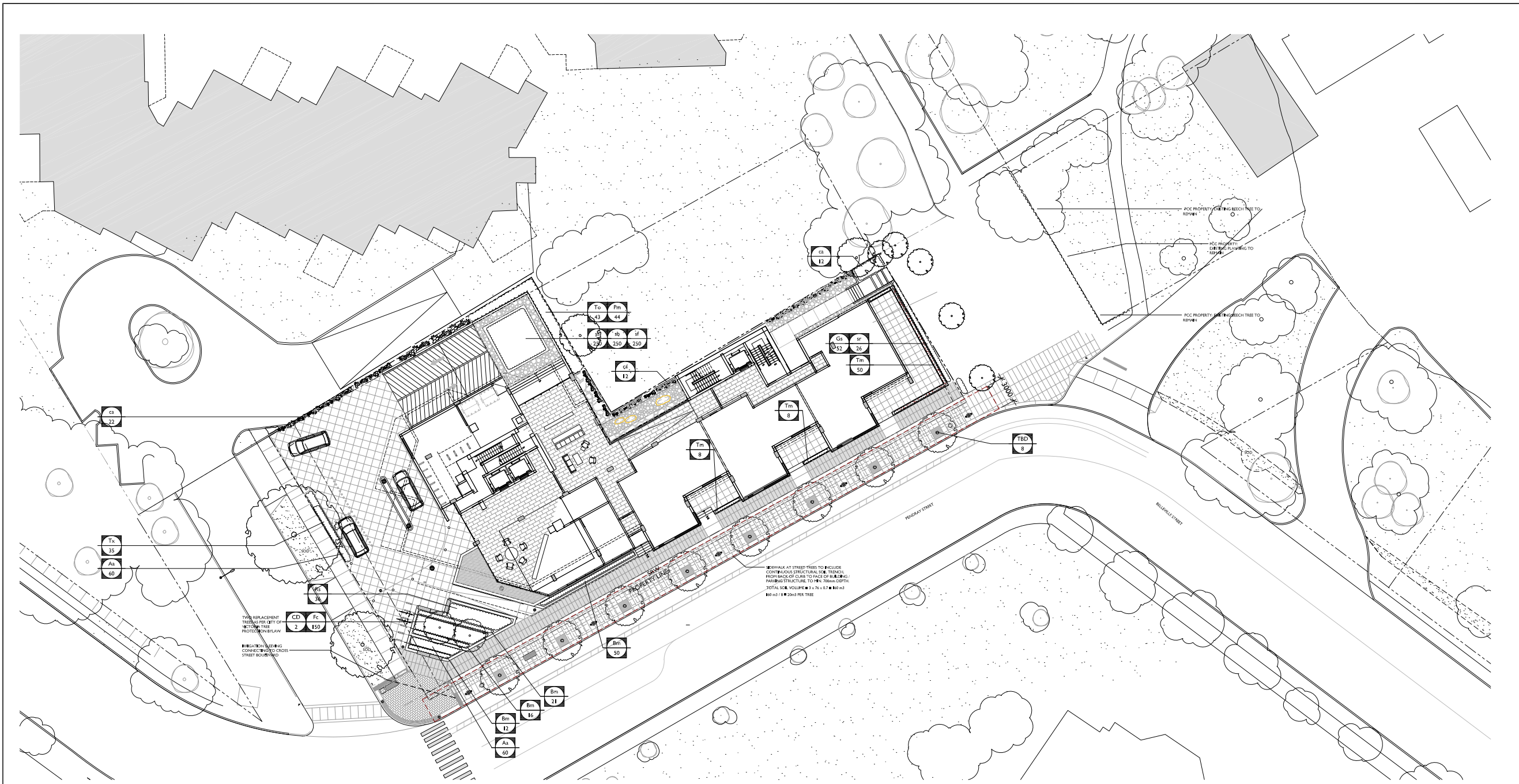
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LANDSCAPE PLAN -
ROOF LEVELS

L1.2

MD	drawn	1:200	scale
CP	checked	08005	project no.





PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
TBD	8	BOULEVARD TREE SPECIES TO BE DETERMINED AT BUILDING PERMIT STAGE		MEDIUM
CD	2	CRATAEGUS DOUGLASII	BLACK HAWTHORN	7 CM CAL
SHRUBS / GROUNDCOVERS				
Aa	120	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#2 POT
Bm	99	BUXUS MICROPHYLLA GREEN BEAUTY	GREEN BEAUTY LITTLE LEAF BUXUS	#3 POT
Fc	150	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	#1 POT
Gs	52	GAULTHERIA SHALLON	SALAL	#2 POT
Pm	44	POLYSTICHUM MINUTUM	WESTERN SWORD FERN	#2 POT
Rs	36	RIBES SANGUINEUM	FLOWERING CURRANT	#3 POT
Tm	100	TAXUS MEDIA HICKSII, MAL	HICKS YEW	#5 POTS
Tx	35	TAXUS MEDIA HICKSII, MAL	HICKS YEW	42" HT., FIELD GROWN, FULL, 500mm O.C., MALE
To	43	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	2.5M HEIGHT
GRASS / PERENNIALS				
sr	26	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	#2 POTS
CLIMBERS				
ca	46	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	1200 O.C.
GREEN ROOF				
sa	2450	SEDUM ACRE		8" O.C.
sb	850	SEDUM SPECTABILE 'BRILLIANT'		10" O.C.
sf	2450	SEDUM FLORIFERUM 'WEINHENSTEPHANER GOLD'		8" O.C.

PLANTING: GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) AND THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL BE: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE. TREES SHALL BE IN GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE, OR OTHER DISFIGUREMENTS.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS. PLANTING BENEATH PATIOS AND VERHANGS SHALL BE IRRIGATED ON SEPARATELY VALVED IRRIGATION SYSTEM, THROUGH HEATED GARAGE, WHICH CAN OPERATE DURING WINTER MONTHS.
11. IRRIGATION MUST MEET THE STANDARDS FOR IRRIGATION INSTALLATION SET OUT IN THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C, TO VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
12. THE PARKS DIVISION MUST INSPECT THE IRRIGATION SYSTEM PRIOR TO BACKFILLING AND AGAIN WHEN THE SYSTEM IS FUNCTIONING.
13. PUBLIC REALM IMPROVEMENTS, INCLUDING STREET TREES, STREET-SIDE ORNAMENTAL GRASSES, SOD, AND PLAZA PLANTING ARE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM, FROM A DESIGNATED CITY WATER SOURCE. AN IRRIGATION SYSTEM WITH A SEPARATE WATER SERVICE AND DOUBLE CHECK VALVE, FOR TREE WATERING RINGS ONLY, SHALL BE ADDED FOR THE PROPOSED BOULEVARD TREES ALONG BELLEVILLE ST.
14. AN "AS BUILT" PLAN MUST BE SUBMITTED TO THE PARKS DIVISION AFTER INSTALLATION.
15. SIDEWALK AT STREET TREES TO INCLUDE CONTINUOUS STRUCTURAL SOIL TRENCH, FROM BACK OF CURB TO FACE OF BUILDING / PARKING STRUCTURE, TO MIN. 700mm DEPTH.
16. TREES TO BE PROCURED AND PLANTED BY APPLICANT.
17. TREES IDENTIFIED AS 'REPLACEMENT TREES' AS PER CITY OF VICTORIA TREE PROTECTION BYLAW SHALL MEET CITY OF VICTORIA TREE REPLACEMENT GUIDELINES, INCLUDING:
- SHALL BE IN GOOD HEALTH AND VIGOUR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE, OR OTHER DISFIGUREMENTS, AND SHALL COMPLY WITH THE LATEST VERSION OF THE 'CANADIAN LANDSCAPE STANDARDS' PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND CANADIAN NURSERY LANDSCAPE ASSOCIATION.

STREET TREE INSPECTION NOTES:

THE PROPOSED BOULEVARD TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW AND THE CURRENT VERSION OF THE CANADIAN LANDSCAPE STANDARD. PLANTING DETAILS CAN BE FOUND IN SCHEDULE B3-4. THE FOLLOWING TREE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT ROB HUGHES, rhughes@victoria.ca AND ALSO COPY treepermits@victoria.ca 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.

- TREE PLANTING INSPECTIONS:
- EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS
 - TREES PRIOR TO PLANTING. (PARKS STAFF CAN INSPECT TREES PRIOR TO SHIPPING AT LOCAL NURSERIES. PHOTOS CAN BE PROVIDED FROM UP-ISLAND AND MAINLAND NURSERIES. TREE MUST MEET THE SPEC UPON DELIVERY.)
 - COMPLETED PLANTING - TREE PLANTING, GRATE/GUARD, STAKES, ETC.

IRRIGATION INSPECTION NOTES:

IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT CHUCK BASS, cbass@victoria.ca AND ALSO COPY treepermits@victoria.ca AND KYLE MCMORRAN kmcmmoran@victoria.ca 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.

- IRRIGATION INSPECTION REQUIREMENTS:
- THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
 - IRRIGATION SLEEVING PRIOR TO BACKFILLING
 - OPEN TRENCH MAIN LINE AND PRESSURE TEST
 - OPEN TRENCH LATERAL LINE
 - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETE AND ATTACHED.
 - PLEASE NOTE: PARKS IS NOW REQUESTING THAT 100mm SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100mm SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. PLEASE INSTALL AT 400mm DEPTH.

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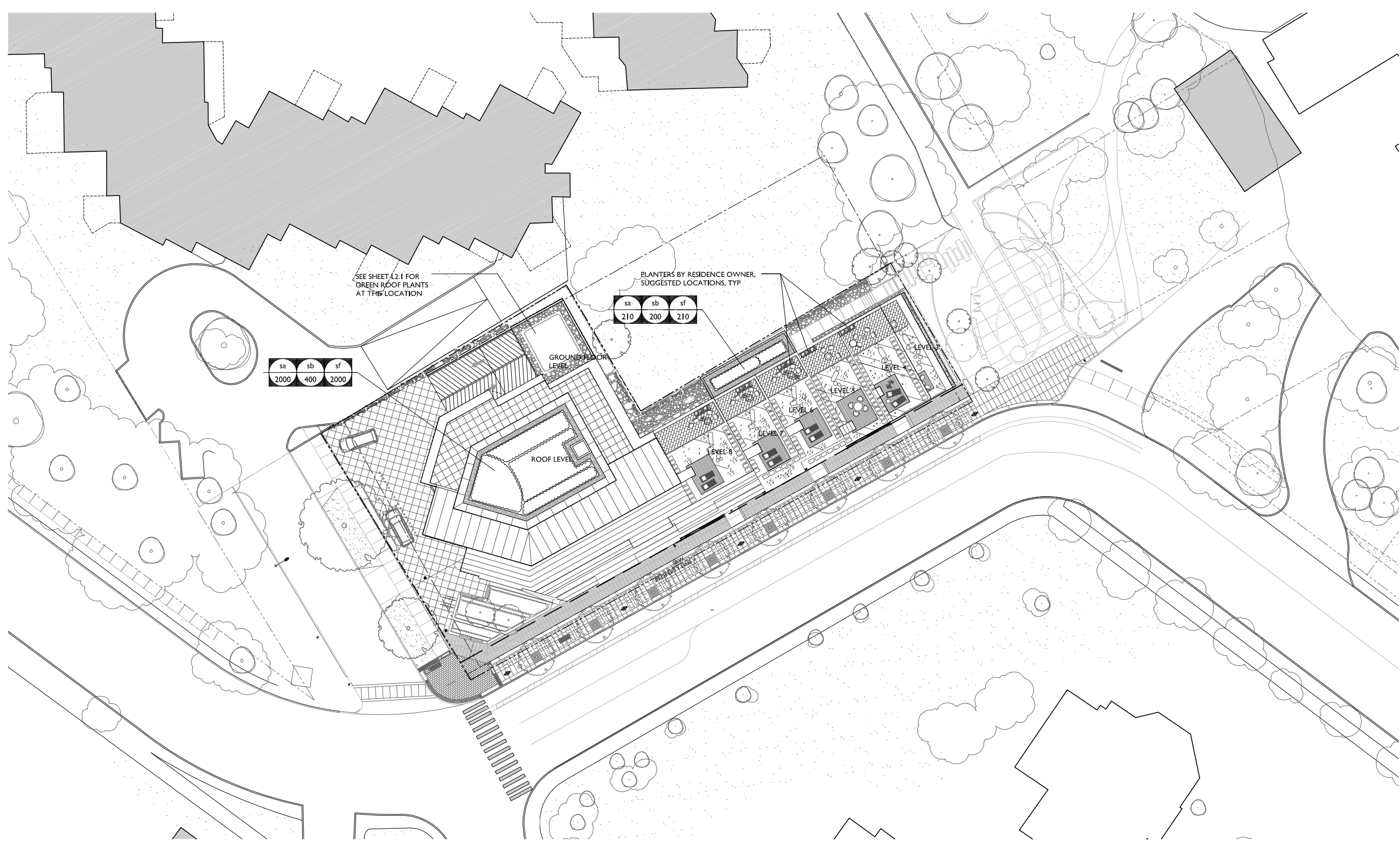


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drawing title		
PLANTING PLAN GROUND FLOOR		
sheet		
MD	drawn	1:200 scale
CP	checked	08005 project no.





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PLANTING PLAN -
ROOF LEVELS

L2.2

MD	drawn	1:200	scale
CP	checked	08005	project no.

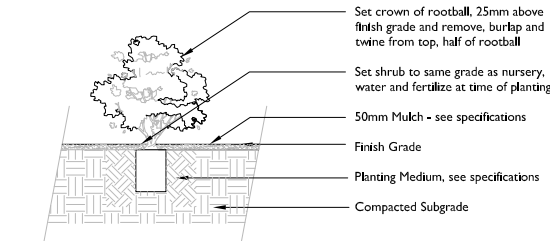
SEDUM SPECIES



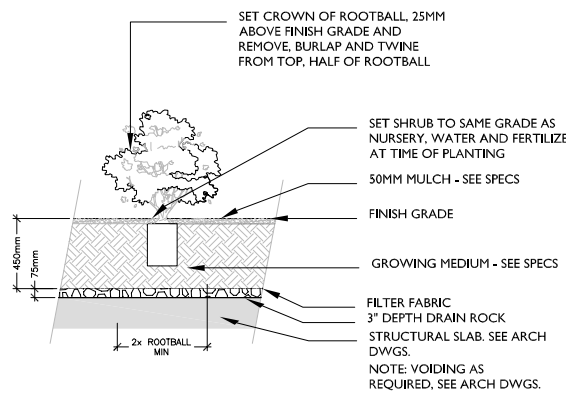
EXTENSIVE GREEN ROOF PLANTING EXAMPLES



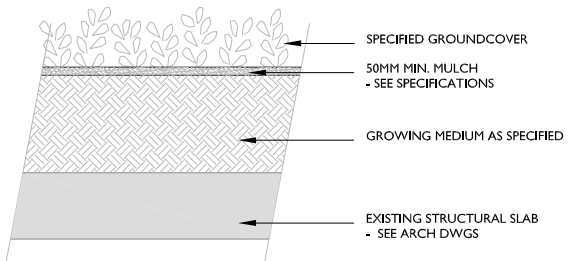
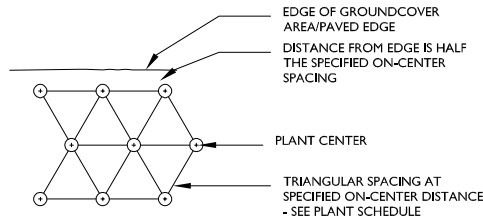
This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all areas or omissions reported immediately to the Architect.



1 SHRUB PLANTING ON GRADE
L3.1 SCALE: 1:25

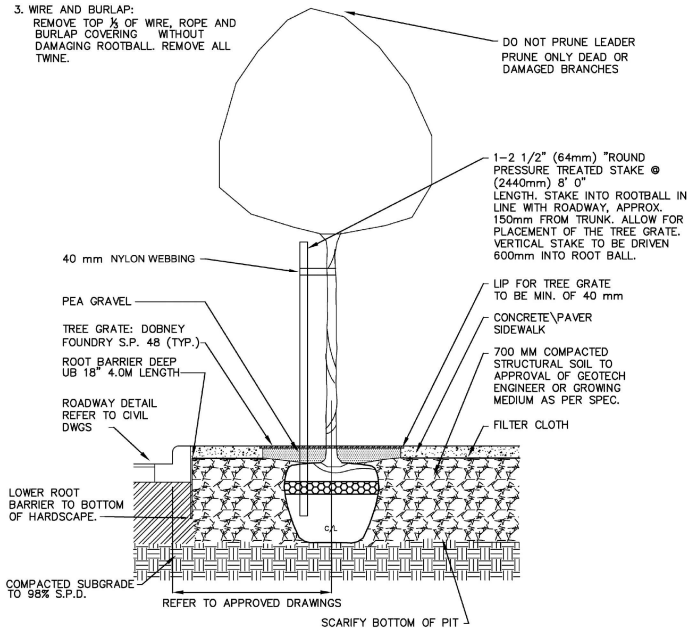


2 SHRUB PLANTING ON SLAB
L3.1 SCALE: 1:25



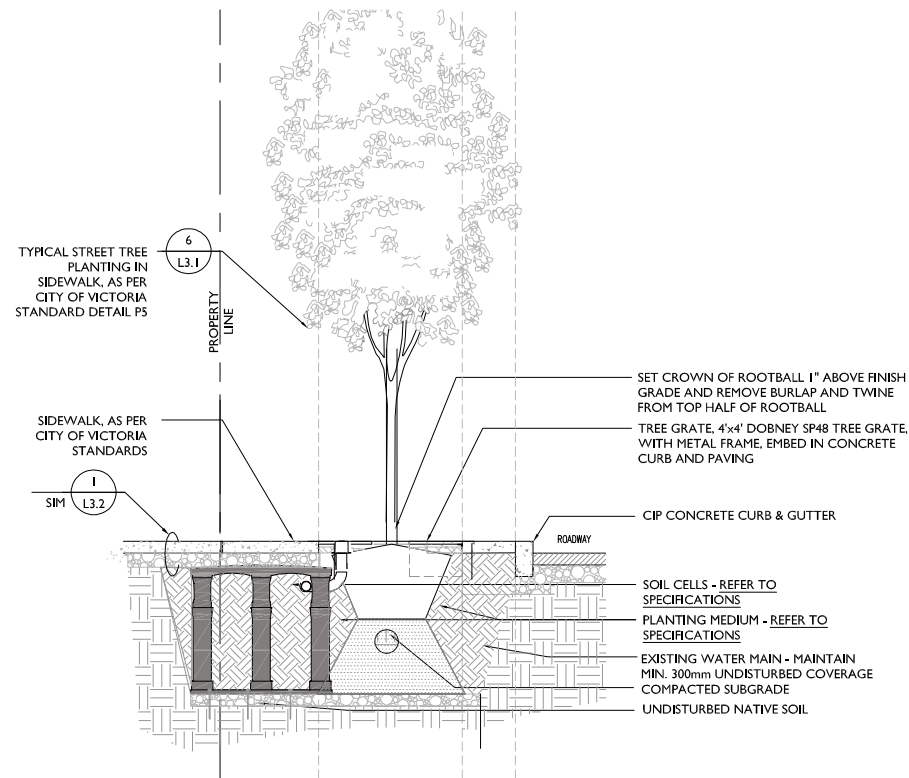
3 GROUNDCOVER ON SLAB
L3.1 SCALE: 1:20

- PREPARATION NOTES:
1. CONTAINER GROWN: REMOVE COMPLETELY FROM CONTAINER
 2. BURLAP AND ROPE: REMOVE TOP 1/3 OF COVERING
 3. WIRE AND BURLAP: REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING. WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

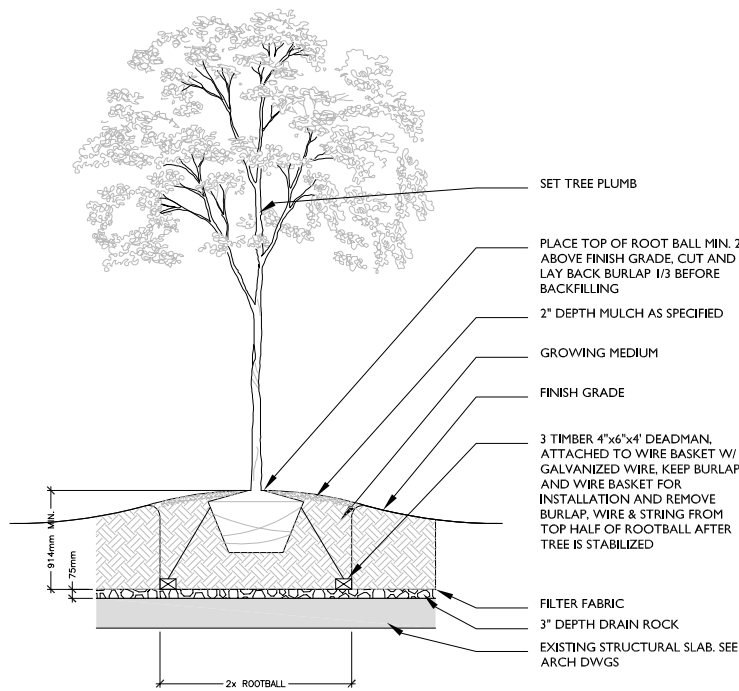


- NOTES:
- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

5 CITY OF VICTORIA TREE PLANTING IN BOULEVARD DETAIL SD P5
L3.1 SCALE: NTS



6 TYPICAL STREET TREE PLANTING W/ TREE GRATE AND STRUCTURAL SOIL
L3.1 SCALE: 1:25



7 DECIDUOUS TREE PLANTING ON SLAB
L3.1 SCALE: 1:25

TREES

ACER RUBRUM 'BOWHALL'
BOWHALL UPRIGHT RED MAPLE

ACER RUBRUM 'RED SUNSET'
RED SUNSET RED MAPLE

STYRAX JAPONICA -
JAPANESE SNOWBALL

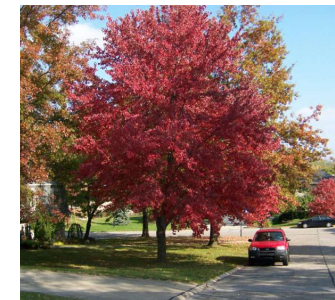
SHRUBS / GROUNDCOVERS

TAXUS MEDIA 'HICKSII' -
HICKS YEW

BUXUS JAPONICUM -
'GREEN BEAUTY' BOXWOOD

STIPA TENNUISIMA -
MEXICAN FEATHER GRASS

RUDBECKIA 'GOLDSTURM' -
GOLDSTURM CONEFLOWER



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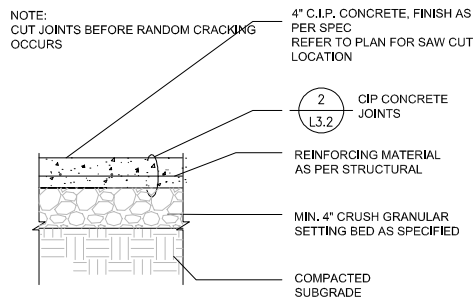
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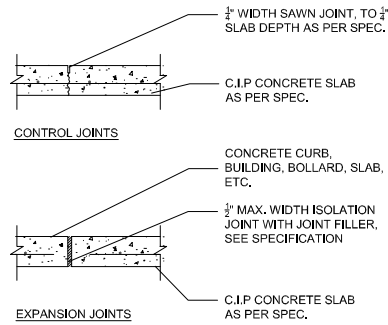
L3.1
sheet

MD	drawn	AS NOTED	scale
CP	checked	08005	project no.

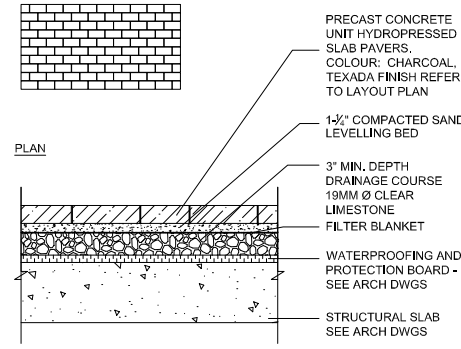
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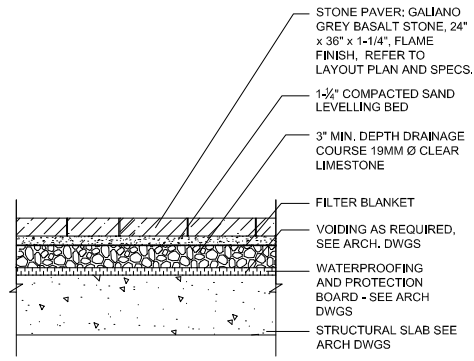
1 CIP CONCRETE PAVING
L3.2 SCALE: 1:10



2 CIP CONCRETE JOINTS TYP.
L3.2 SCALE: 1"=1'



3 UNIT CONCRETE PAVING
L3.2 SCALE: 1:10



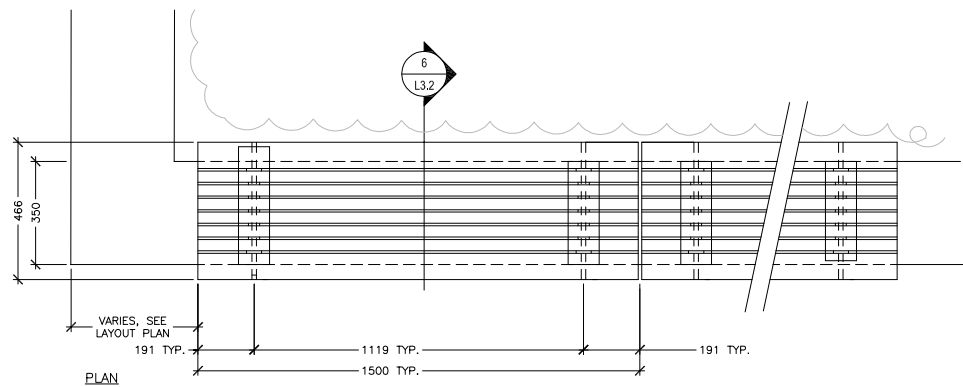
4 STONE PAVING ON STRUCTURE
L3.2 SCALE: 1:10



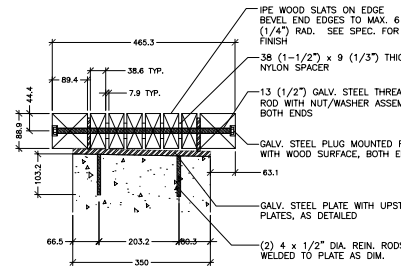
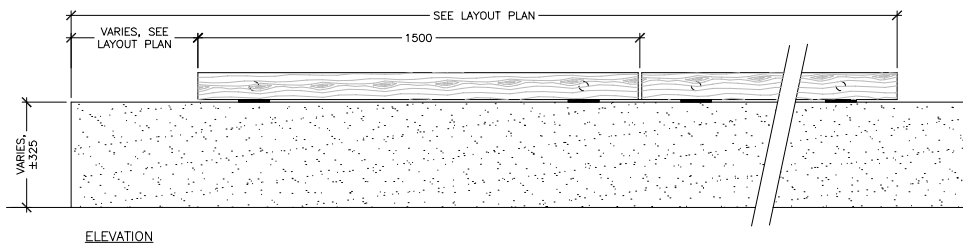
BASALT AND CONCRETE PAVING - EXAMPLE



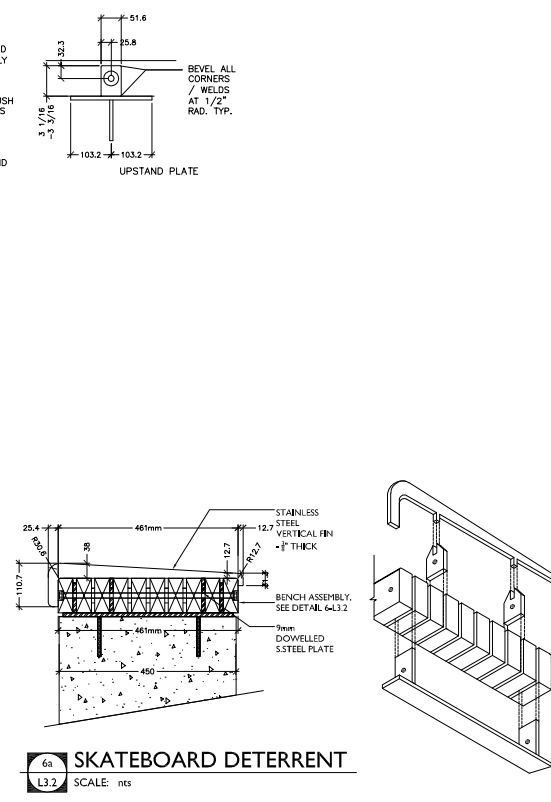
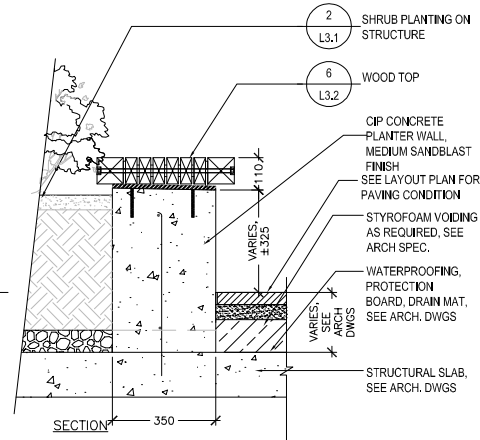
BIKE RACK - EXAMPLE



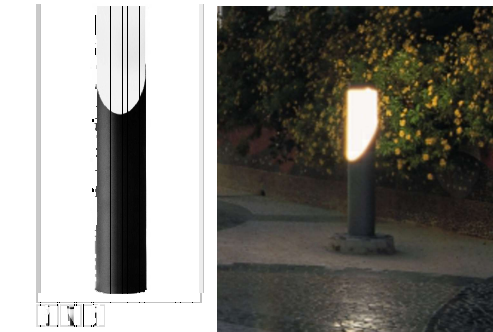
5 WOOD BENCH ON CONCRETE PLANTER WALL
L3.2 SCALE: -



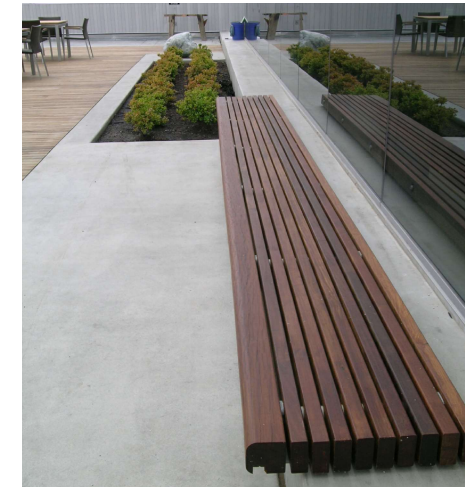
6 BENCH WOOD TOP, TYP.
L3.2 SCALE: nts



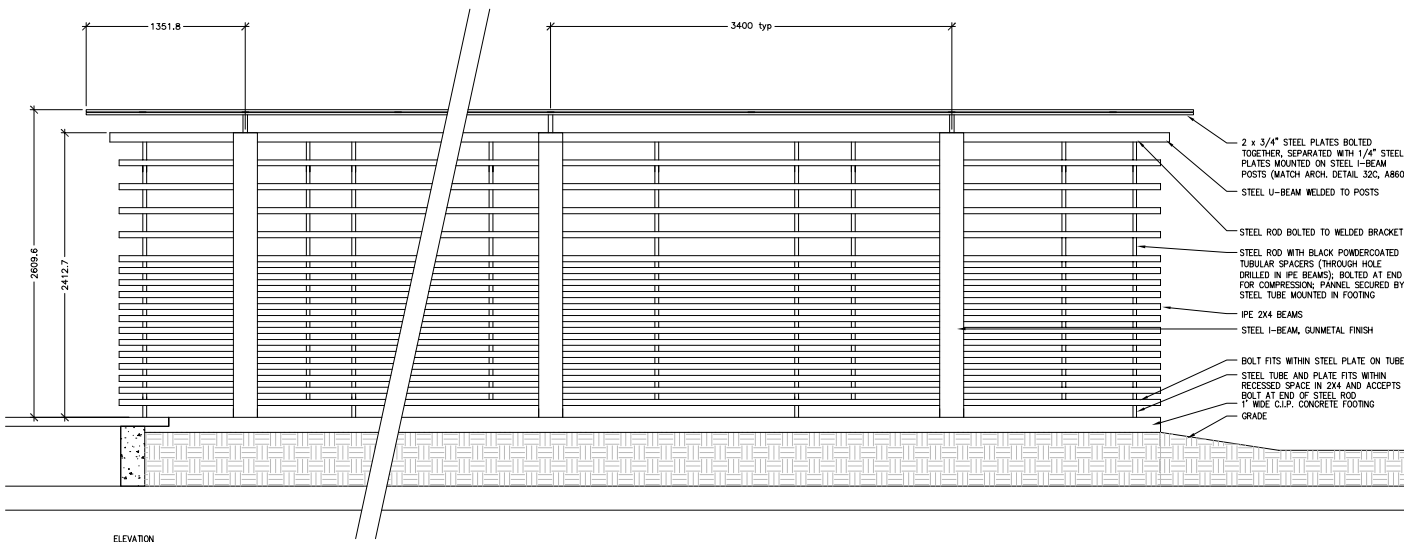
6a SKATEBOARD DETERRENT
L3.2 SCALE: nts



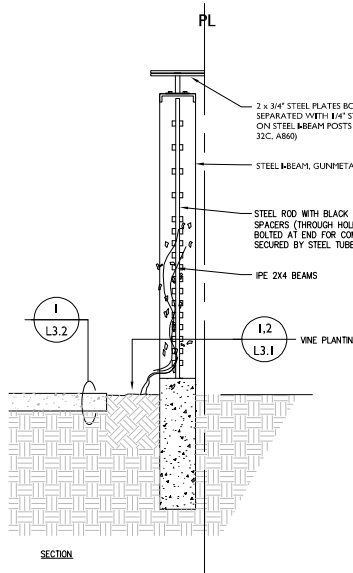
BOLLARD LIGHT - EXAMPLE



WOOD TOP BENCH - EXAMPLE



7 WOOD SCREEN
L3.2 SCALE: -



WOOD SCREEN - EXAMPLE

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	Revised Development Permit	Feb 04/11
	Revised Development Permit	Feb 16/11
	Revised Development Permit	Apr 29/11
	Issued for Costing	Nov 07/11
	Re-issued for Development Permit	Dec 05/12
	Re-issued for Development Permit	Nov 26/20
	Re-issued for Development Permit	June 03/21
	For Coordination	July 30/21
	Re-issued for Development Permit	Dec 06/21
	Re-issued for Development Permit	Jul 10/23

	seal
	permit
	consultant

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

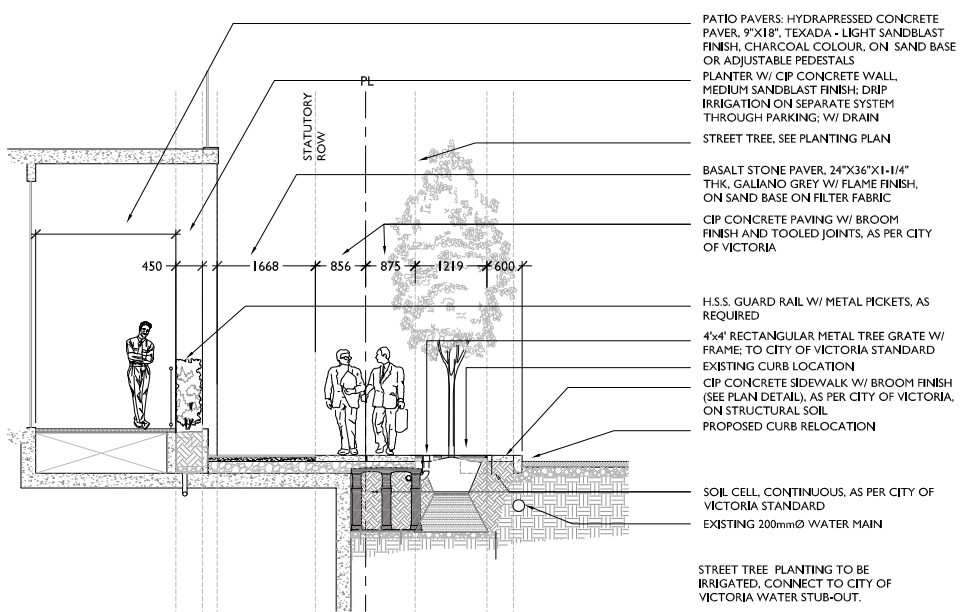
IME Ta
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drawing title		
LANDSCAPE SECTIONS and DETAILS		
L3.2		
MD	drawn	scale
CP	checked	project no.
		08005

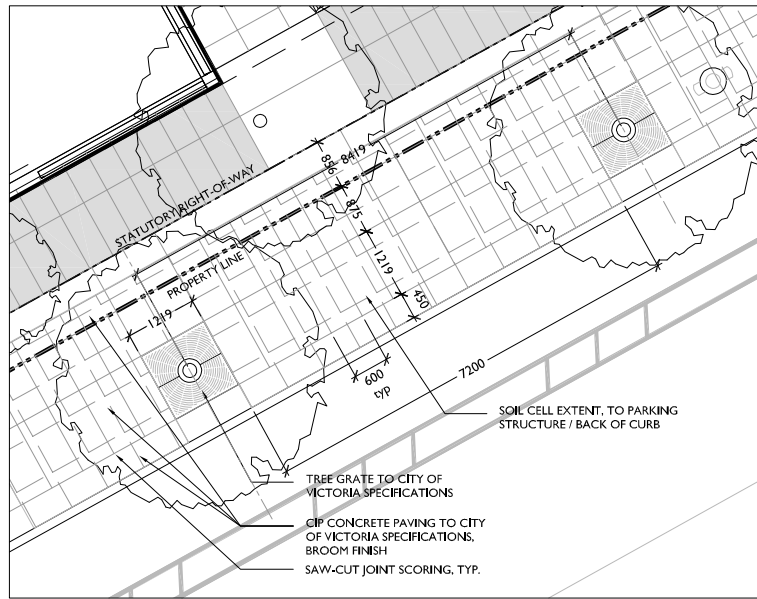
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS. STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.



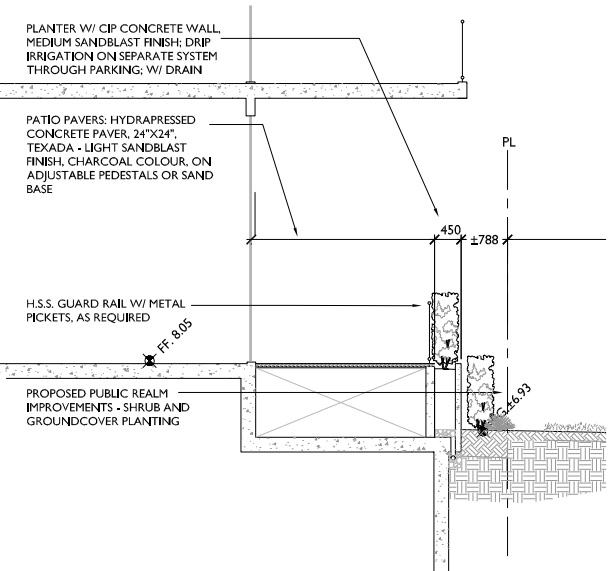
SECTION KEY
NOT TO SCALE



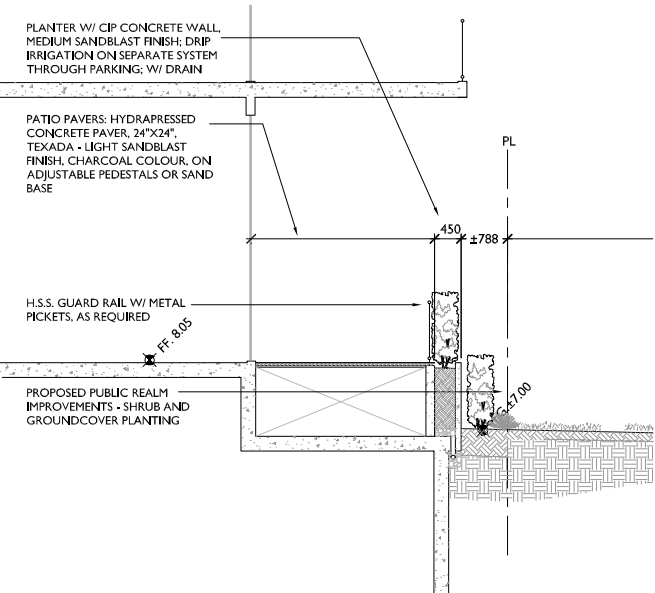
SECTION I - AT PENDRAY STREET - STREET TREE & GRATE
SCALE: 1:50



PLAN DETAIL- PENDRAY STREET SIDEWALK PAVING
SCALE: 1:50



SECTION 2 - AT PUBLIC R.O.W., NORTH-WEST
SCALE: 1:50



SECTION 3 - AT PUBLIC R.O.W., NORTH-WEST
SCALE: 1:50

PLAN DETAIL DELETED
- NOT IN SCOPE

PLAN DETAIL - PUBLIC R.O.W., NW (N.I.C.)
SCALE: 1:100



PRECEDENT:
CENTENNIAL PARK - LOW WALL W/ STONE FACING

257 BELLEVILLE STREET
VICTORIA,
BRITISH COLUMBIA.

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LANDSCAPE SECTIONS
and DETAILS

L3.3

MD	drawn	1:200	scale
CP	checked	08005	project no.