

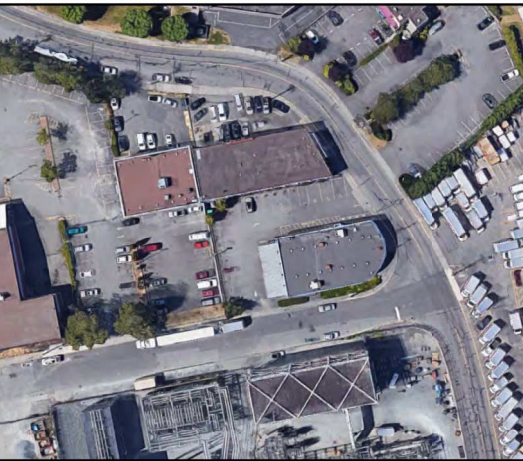
LIST OF DRAWINGS

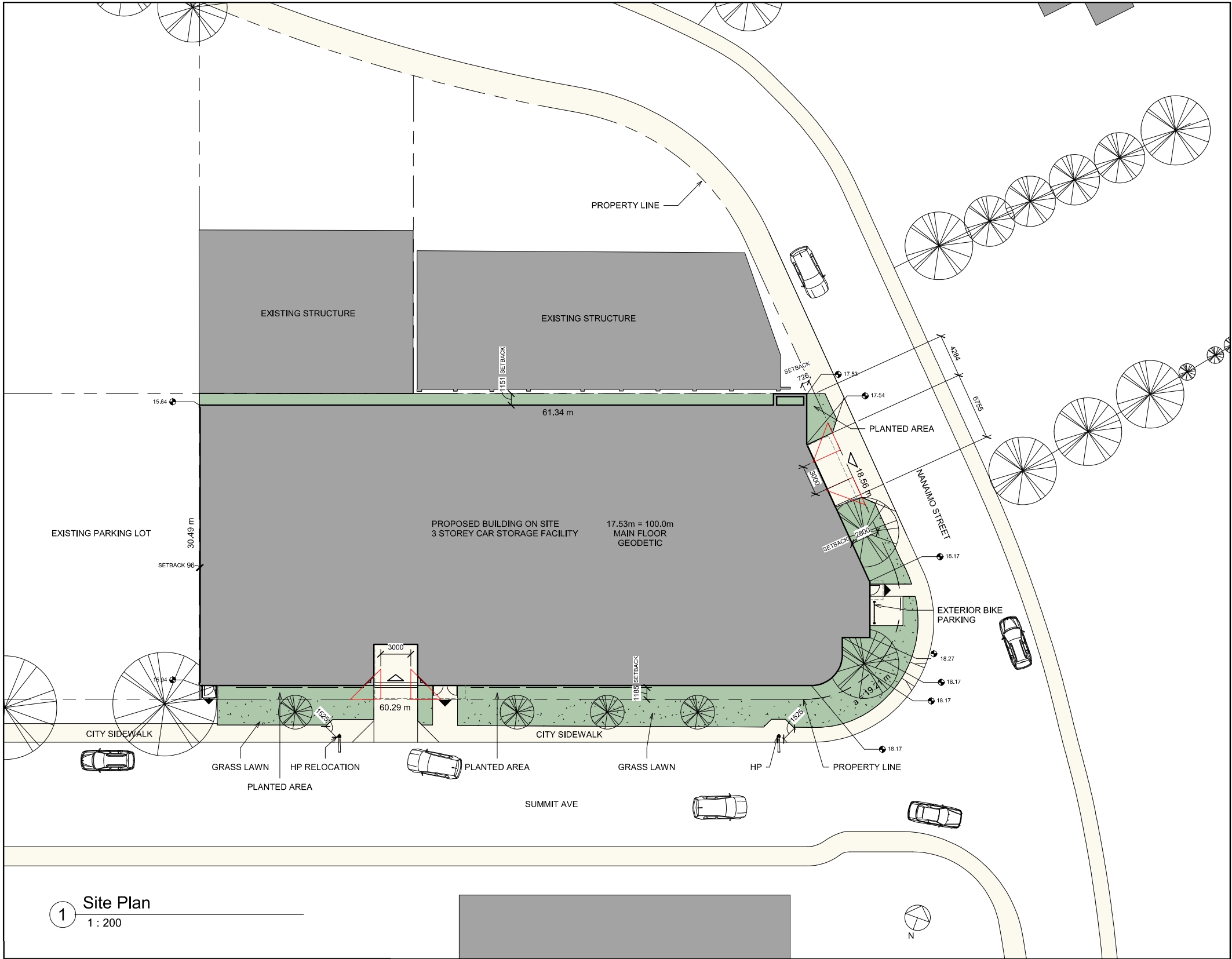
SHEET NUMBER	SHEET NAME
A1.1	EXISTING SITE PLAN
A1.2	ARCH SITE PLAN
A2.1	BASEMENT LEVEL PLAN
A2.2	GROUND LEVEL PLAN
A2.3	LEVEL 2 PLAN
A2.4	LEVEL 3 PLAN
A2.5	LEVEL 4 - ROOF PLAN
A3.1	ELEVATIONS - FRONT + REAR
A3.2	ELEVATIONS - SIDES
A3.3	MATERIALS BOARD - SOUTH
A3.4	MATERIALS BOARD - EAST + WEST
A4.1	SECTIONS
A5.1	SITE CONTEXT IMAGES
A5.2	SITE CONTEXT IMAGES

CODE DATA

PRELIMINARY CODE ANALYSIS	
BUILDING AREA (FOOTPRINT):	1661 m ²
NO. OF STORIES:	4
BASEMENT:	YES
USE AND OCCUPANCY	
F3	STORAGE GARAGE
ARTICLE	
3.2.2.84	F3 UP TO 4 STORIES - SPRINKLERED
NO. OF STREETS	2
MAXIMUM BUILDING AREA	3600 m ²
CONSTRUCTION TYPE	NON - COMBUSTIBLE
FIRE RESISTANCE RATING	FLOOR TO BE NON-RATED FIRE SEPARATIONS
OCCUPANT LOAD:	NONE - VEHICLE PARKING ONLY
SPRINKLERED:	YES
TRAVEL DISTANCE (45m ALLOWED):	MAXIMUM - 28-37m

SITE AERIAL VIEW





PROJECT INFORMATION

SITE DATA + ZONING		
CIVIC ADDRESS:	750 & 780 SUMMIT AVENUE	
LEGAL DESCRIPTION:	LOT 16 - SECTION 4, VICTORIA, PLAN 21108	
	LOT 15 - SECTION 4, VICTORIA, PLAN 21108	
CURRENT USE:	CLUB	
PROPOSED USE :	GARAGE	
ZONE (EXISTING) :	M2 - I	
DP AREA:	DPA 7A - CORRIDOR	
SITE AREA (m²) :	2031 m²	
LOT WIDTH	30.49m	
FLOOR AREA	m²	APPLICABLE TO FSR
BASEMENT	638	0
MAIN FLOOR	1646	1646
SECOND FLOOR	1679	1679
THIRD FLOOR	1679	1679
ROOFTOP STAIRS	32	32
TOTAL	5674	5036
FLOOR SPACE RATIO	2.47	
BUILDING HEIGHT	13.451 m	
NUMBER OF STORIES	4	
SETBACKS		
LOT BOUNDARY (SUMMIT):	1185 mm	
LOT BOUNDARY (NANAIMO):	726 mm	
LOT BOUNDARIES - WEST :	96 mm	
LOT BOUNDARIES - NORTH :	1151 mm	
SITE COVERAGE:	m²	%
BUILDING FOOTPRINT	1745	86
DRIVEWAYS	61	3
SOFT LANDSCAPE + SIDEWALK	225	11
TOTAL SITE	2031	100
LOADING SPACE:	NONE PROVIDED	VARIANCE REQUESTED
PARKING SPACES:		
BIKE PARKING STALLS:	LONG TERM = 1	
	SHORT TERM = 6	
	TOTAL = 7	

LEGEND

- VEHICLE ACCESS
- PEDESTRIAN EXIT
- EXISTING AVERAGE GRADE

AVERAGE GRADE

GRADE POINTS:	CALCULATIONS:	AVERAGE:	DISTANCE:	TOTAL:
A-B	(15.64+17.53)/2	16.585	60.45	1002.563
B-C	(17.53+17.54)/2	17.535	3.85	67.510
C-D	(17.54+18.17)/2	17.855	14.947	266.879
D-E	(18.17+18.27)/2	18.22	5.415	98.661
E-F	(18.27+18.17)/2	18.22	2.64	48.101
F-G	(18.17+18.21)/2	18.19	1.985	36.107
G-H	(18.21+18.19)/2	18.2	4.869	88.616
H-J	(18.19+15.94)/2	17.065	60.91	1039.429
J-A	(15.94+15.64)/2	15.79	27.95	441.331
				3089.196
BUILDING PERIMETER			183,016	
AVERAGE GRADE				16.879
MAIN FLOOR GEODETIC:	17.53			
MAIN FLOOR SLAB:	100			
TOP OF STAIR TOWER:	112.8			
HEIGHT OF STAIR TOWER:	12.8			
TOP OF STAIR GEODETIC:	30.33			
BUILDING HEIGHT:	13.451			

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SUMMIT AVENUE CAR STORAGE FACILITY

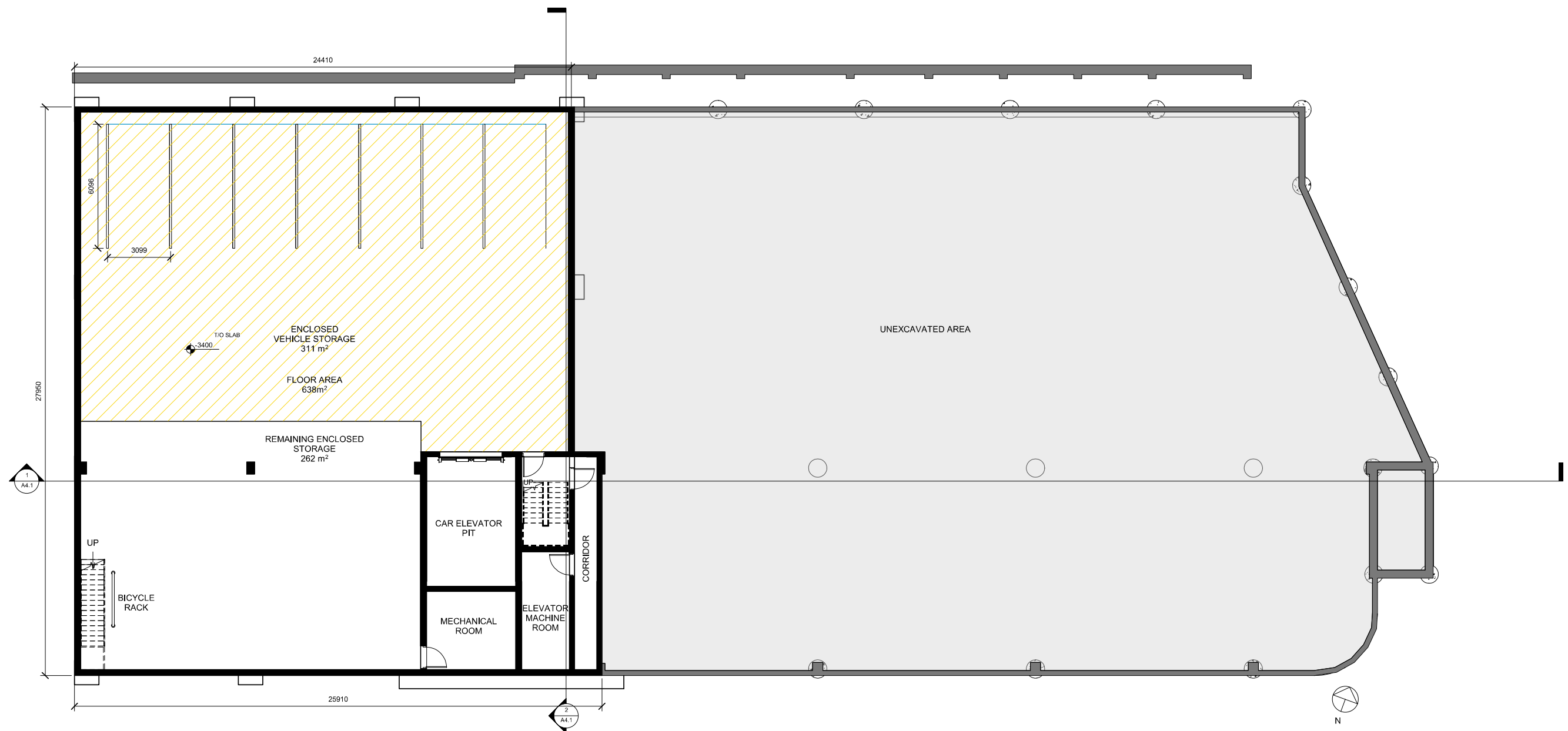
750 - 780 SUMMIT AVE

ARCH SITE PLAN

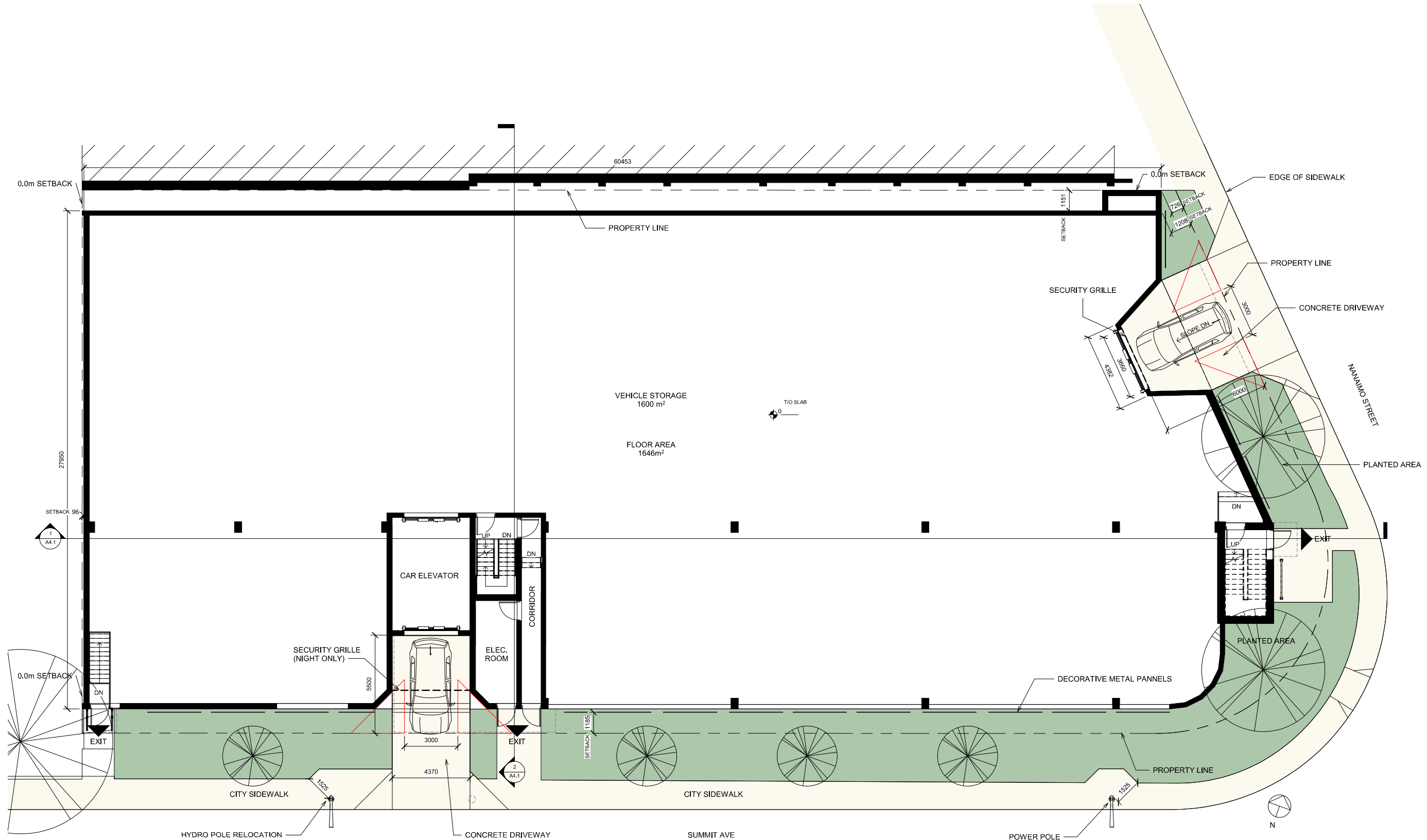
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A1.2



1 Basement Level
1 : 100



1 Main Floor Plan
1 : 100

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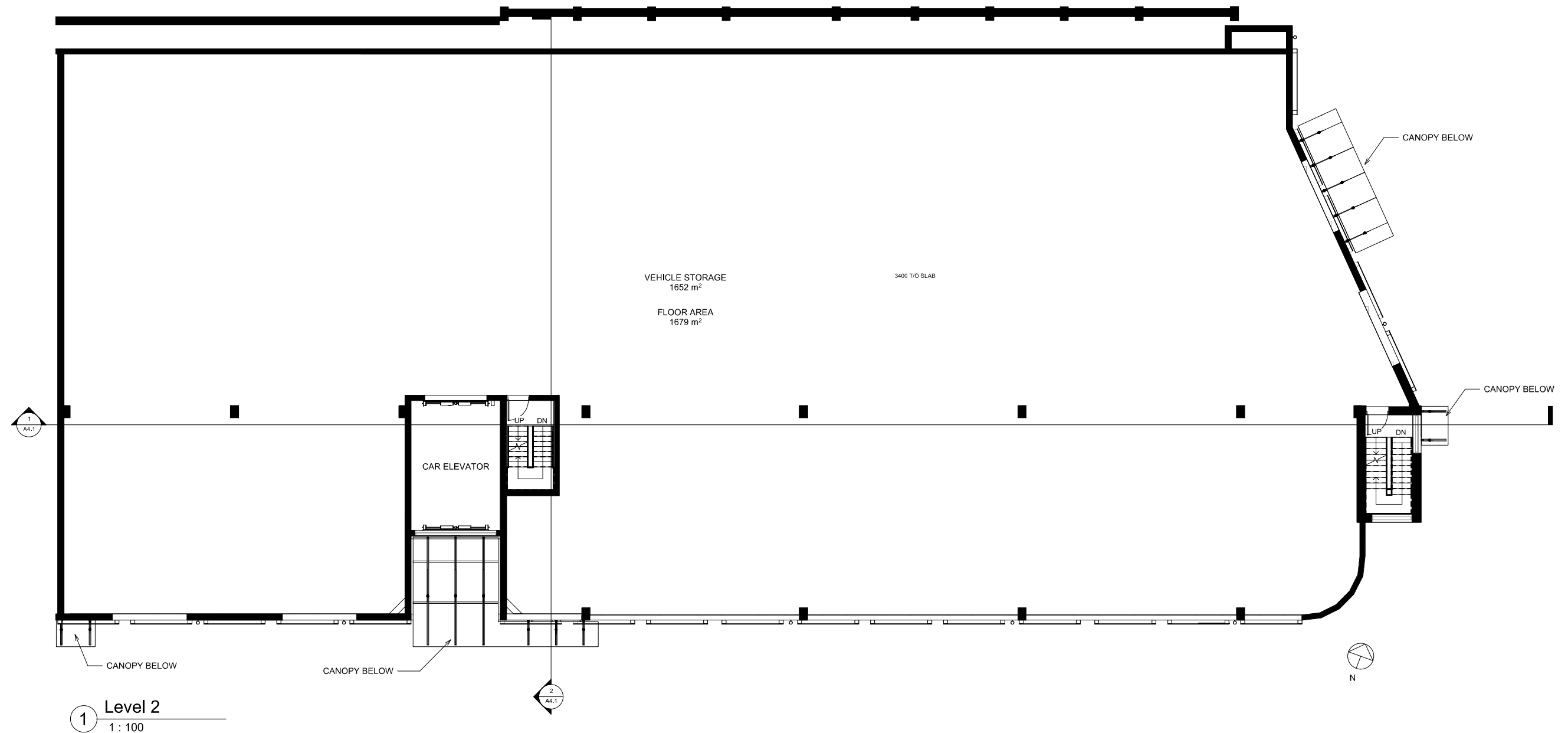
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MAIN FLOOR PLAN

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A2.2



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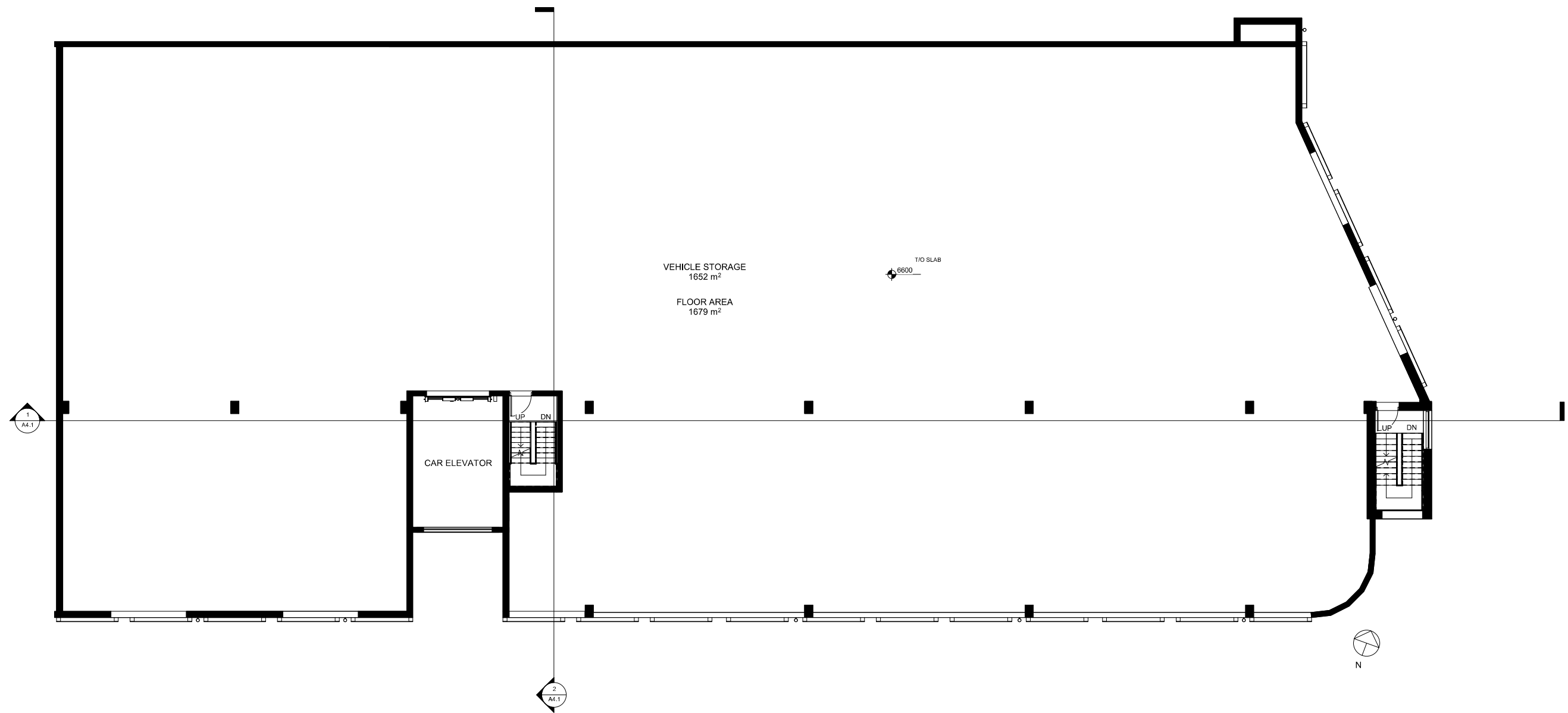
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LEVEL 2 PLAN

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A2.3



1 Level 3
1 : 100

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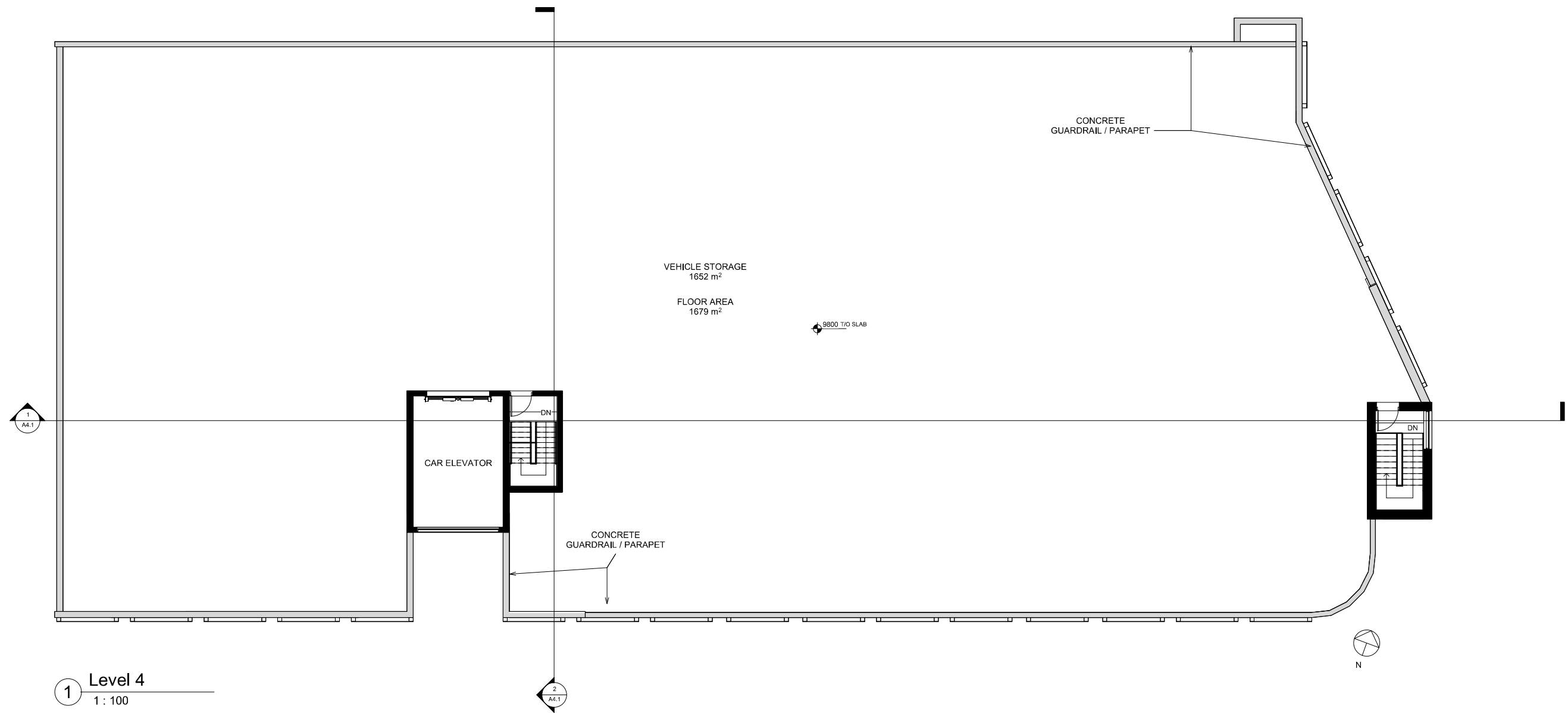
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LEVEL 3 PLAN

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A2.4



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LEVEL 4 - ROOF PLAN

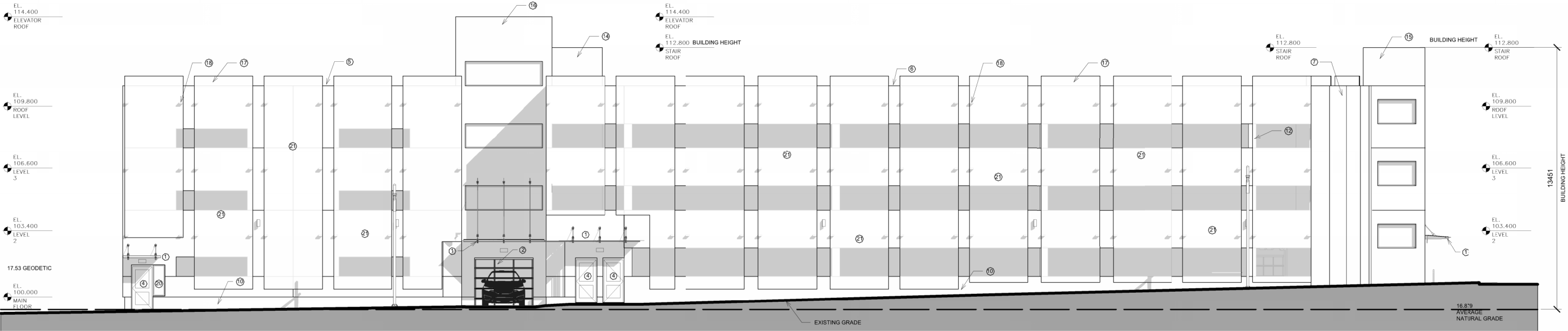
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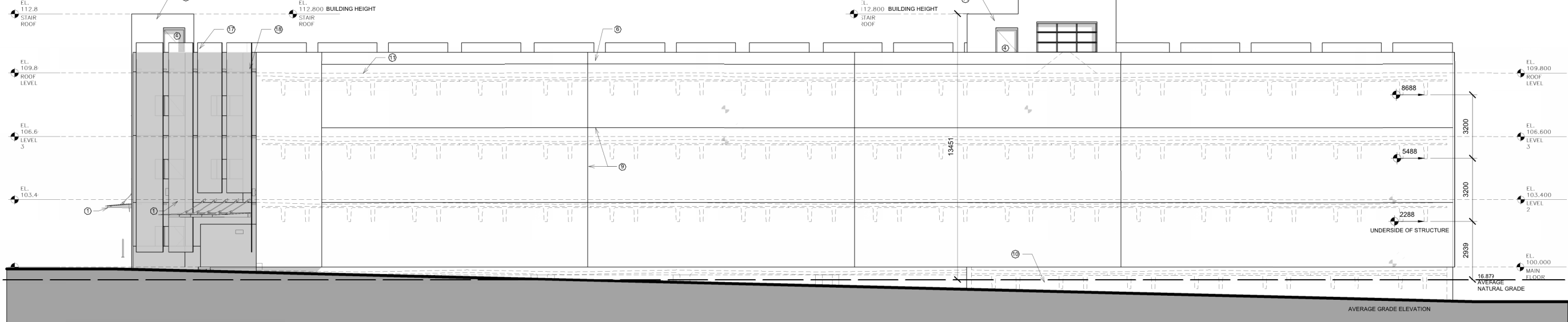
A2.5

KEY NOTES	
1	GLASS + STEEL CANOPY OVER ENTRY
2	3050 x 2600 OH DOOR
3	3660 x 2134 OH DOOR
4	1000 x 2200 DOOR
5	300 PRECAST WALL PANELS
6	250 PRECAST WALL PANELS
7	250 C.I.P OR PRECAST WALL FULL HEIGHT / OR GREEN WALL
8	400 PRECAST "LITE WALL" PANELS
9	VERTICAL + HORIZONTAL WALL PANEL JOINTS
10	CONCRETE FOUNDATION WALL
11	SLOPED TOPPING SLAB ON DBL TEES
12	400 x 600 PRECAST COLUMN W CORBEL
14	STAIR #1
15	STAIR #2
16	CAR ELEVATOR
17	DECORATIVE METAL PANEL
18	METAL PANEL WALL SUPPORTS
19	610 x 1950mm SIDELIGHT
20	610 x 1600mm SIDELIGHT
21	LED ILLUMINATED ACCENT PANNEL

1 South
1 : 100



2 North
1 : 100



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750 - 780 SUMMIT AVE

ELEVATIONS

ISSUE: DP APPLICATION

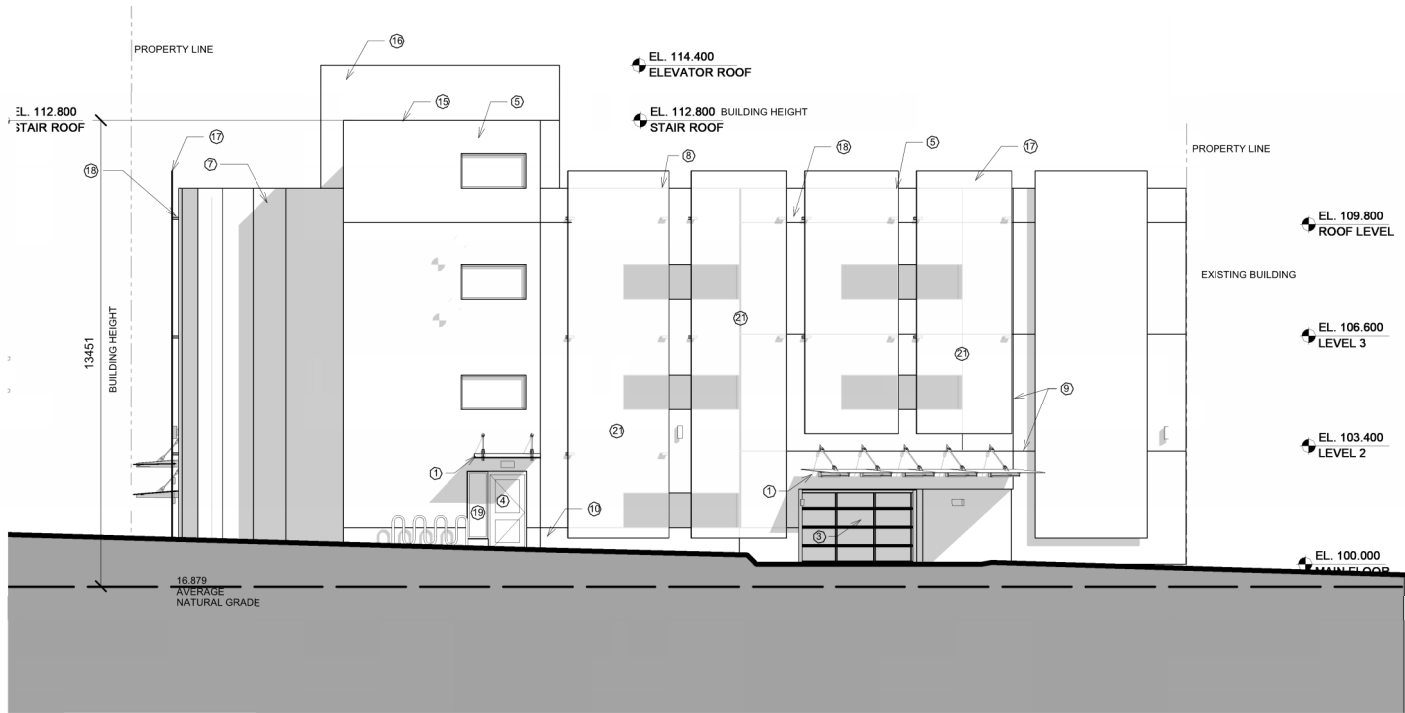
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A3.1

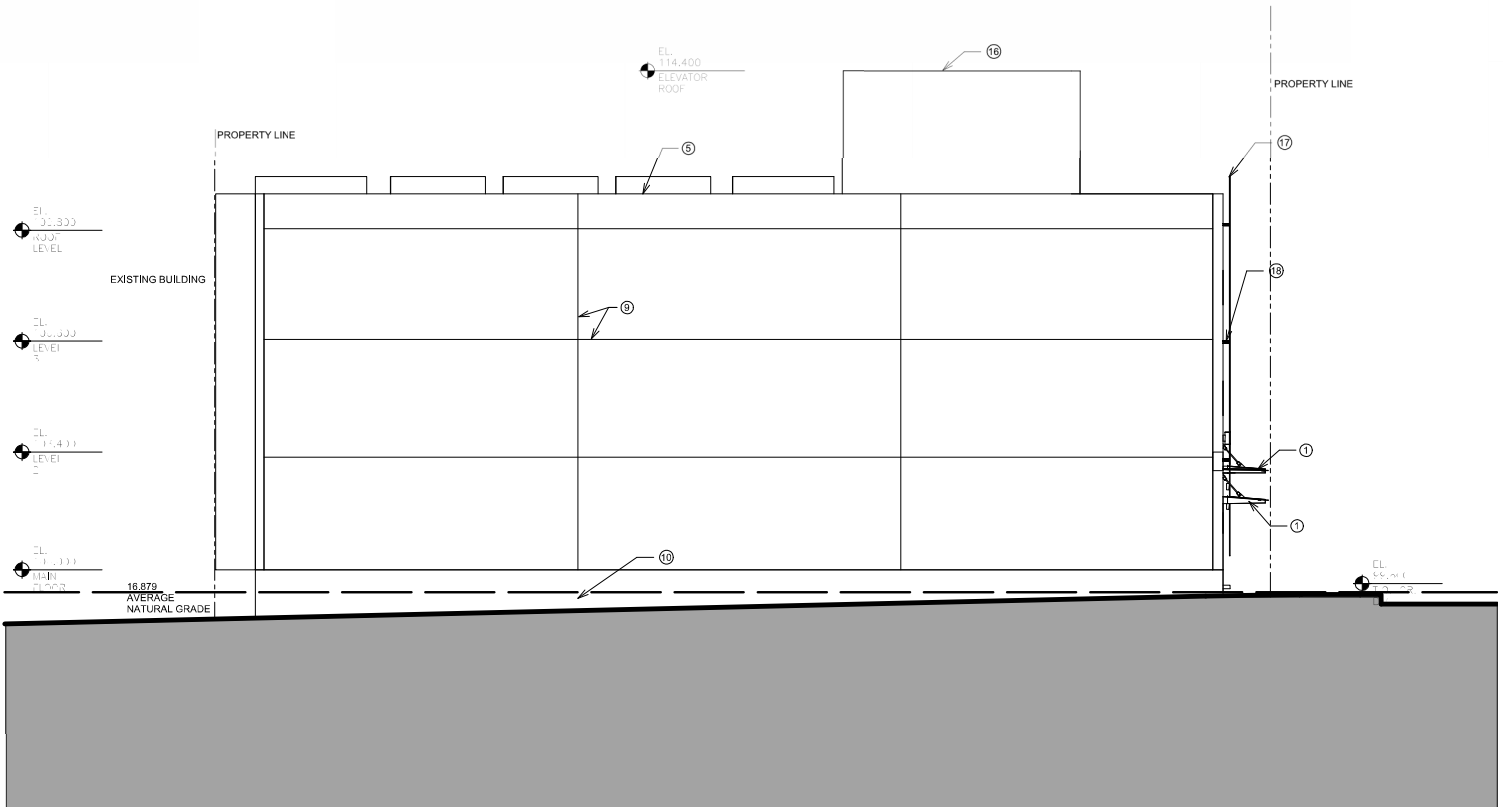
KEY NOTES

- 1 GLASS + STEEL CANOPY OVEN ENTRY
- 2 3050 x 2600 OH DOOR
- 3 3660 x 2134 OH DOOR
- 4 1000 x 2200 DOOR
- 5 300 PRECAST WALL PANELS
- 6 250 PRECAST WALL PANELS
- 7 250 C.I.P OR PRECAST WALL FULL HEIGHT / OR GREEN WALL
- 8 400 PRECAST "LITE WALL" PANELS
- 9 VERTICAL + HORIZONTAL WALL PANNEL JOINTS
- 10 CONCRETE FOUNDATION WALL
- 11 SLOPED TOPPING SLAB ON DBL TEES
- 12 400 x 600 PRECAST COLUMN W CORBEL
- 14 STAIR #1
- 15 STAIR #2
- 16 CAR ELEVATOR
- 17 DECORATIVE METAL PANEL
- 18 METAL PANEL WALL SUPPORTS
- 19 610 x 1950mm SIDELIGHT
- 20 610 x 1600mm SIDELIGHT
- 21 LED LIGHT ILLUMINATED PORTIONS

1 East
1 : 100



2 West
1 : 100



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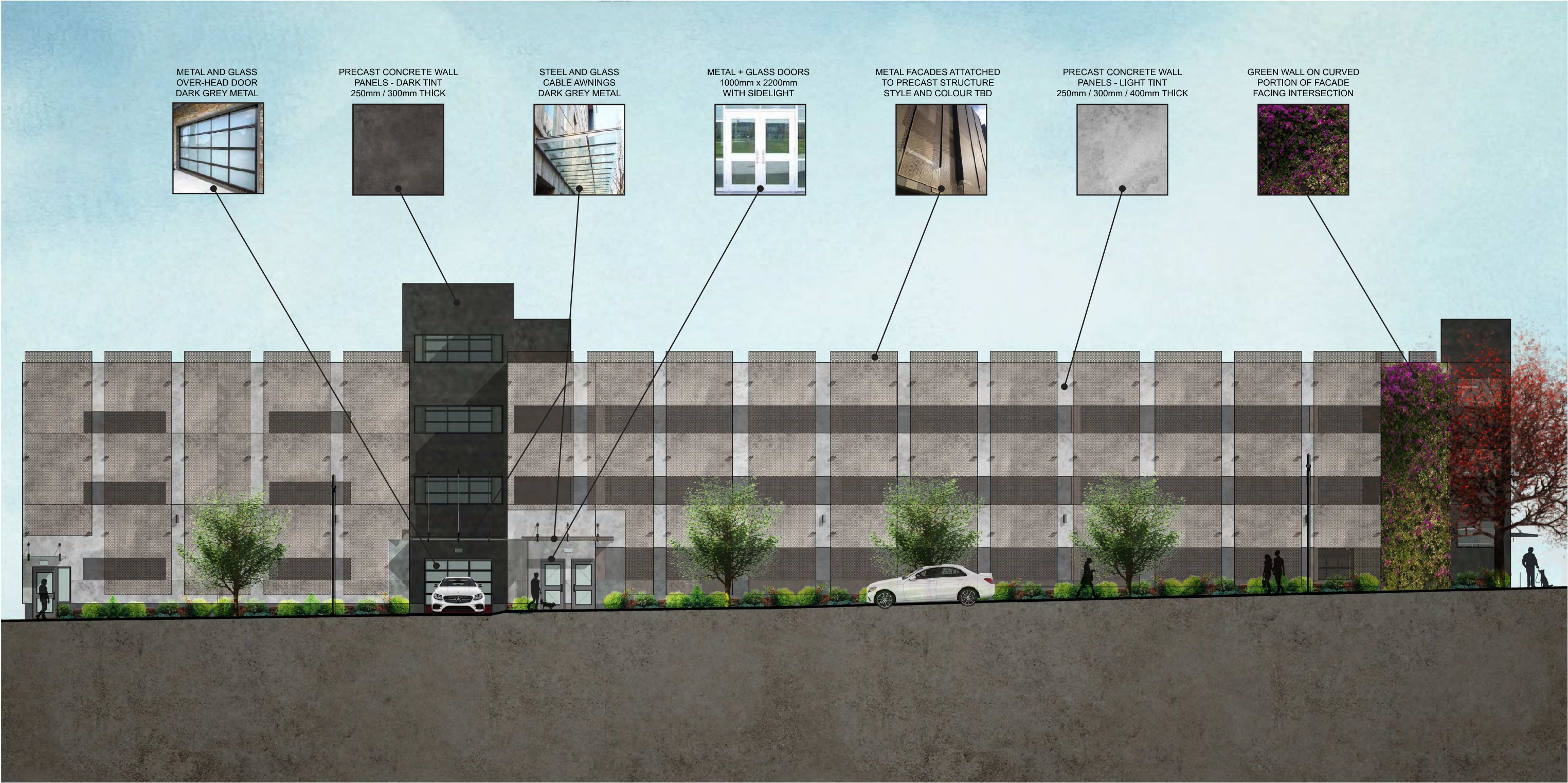
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ELEVATIONS

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A3.2



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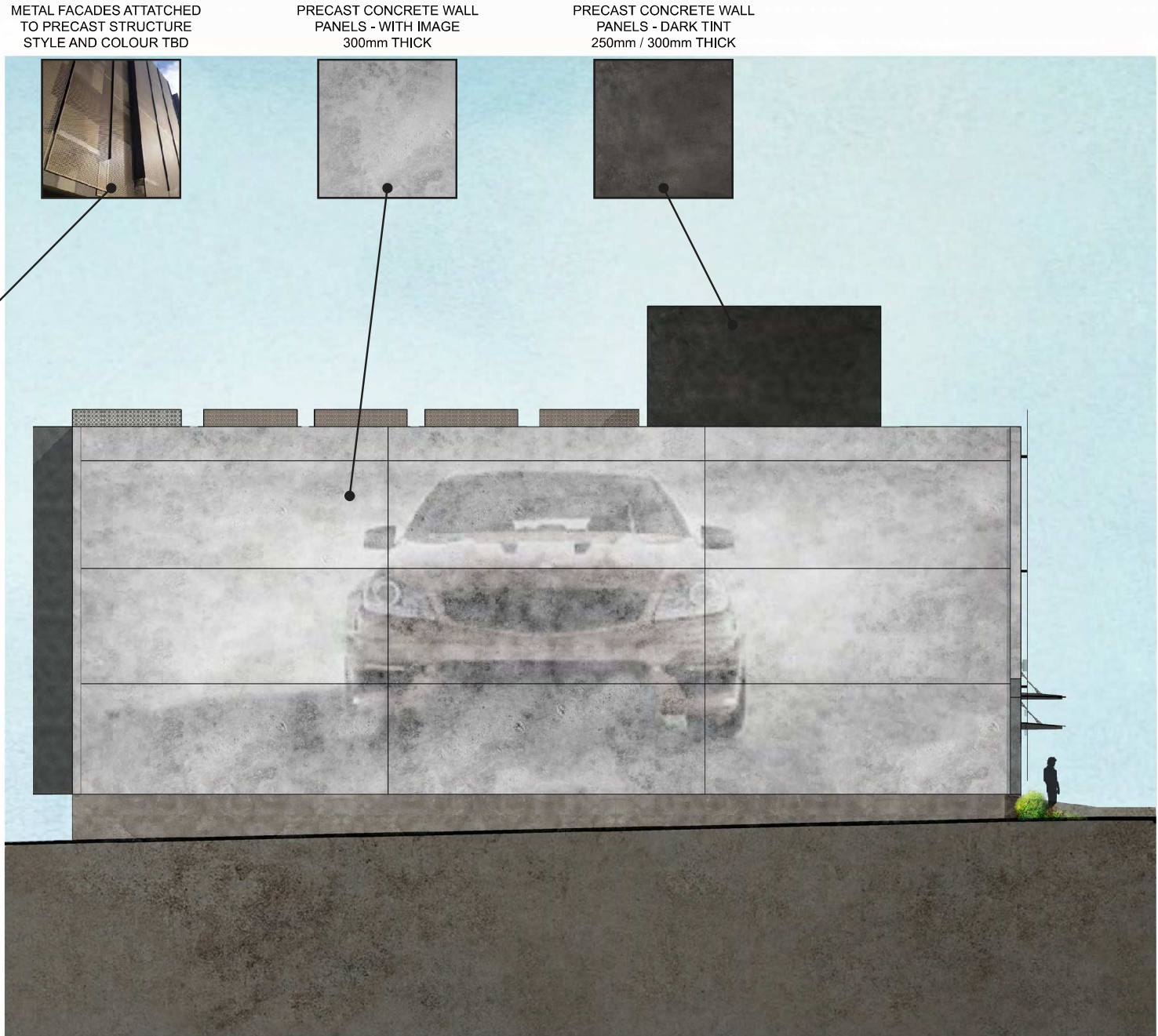
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MATERIALS BOARD

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A3.3



1 East Elevation
1:80

2 West Elevation
1:80

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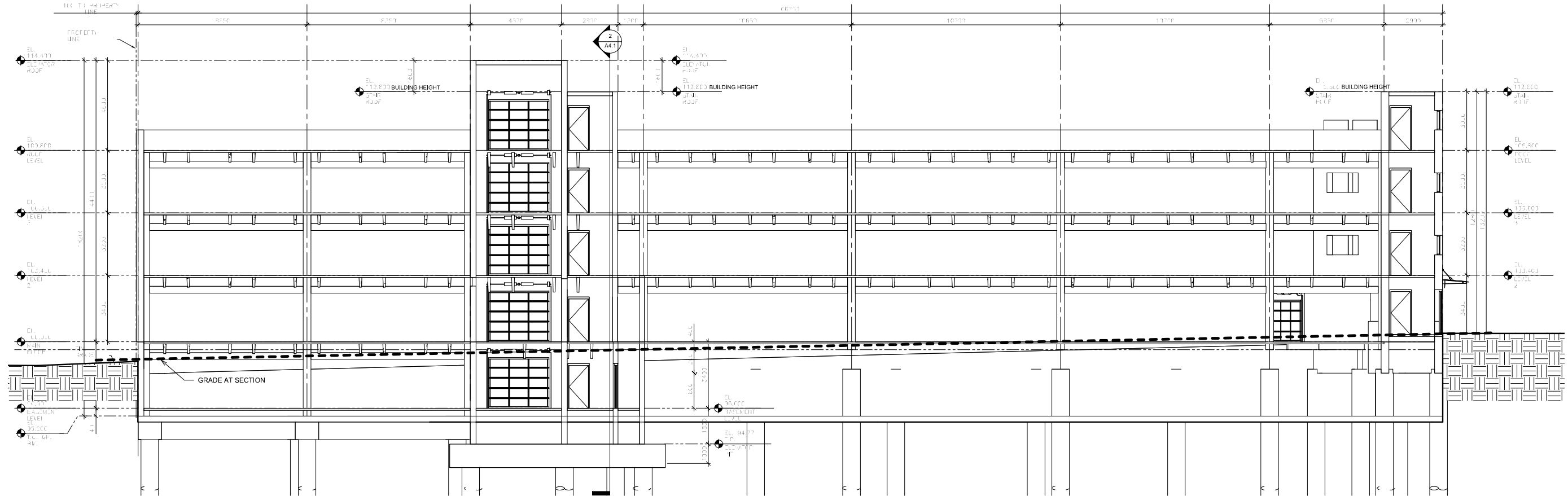
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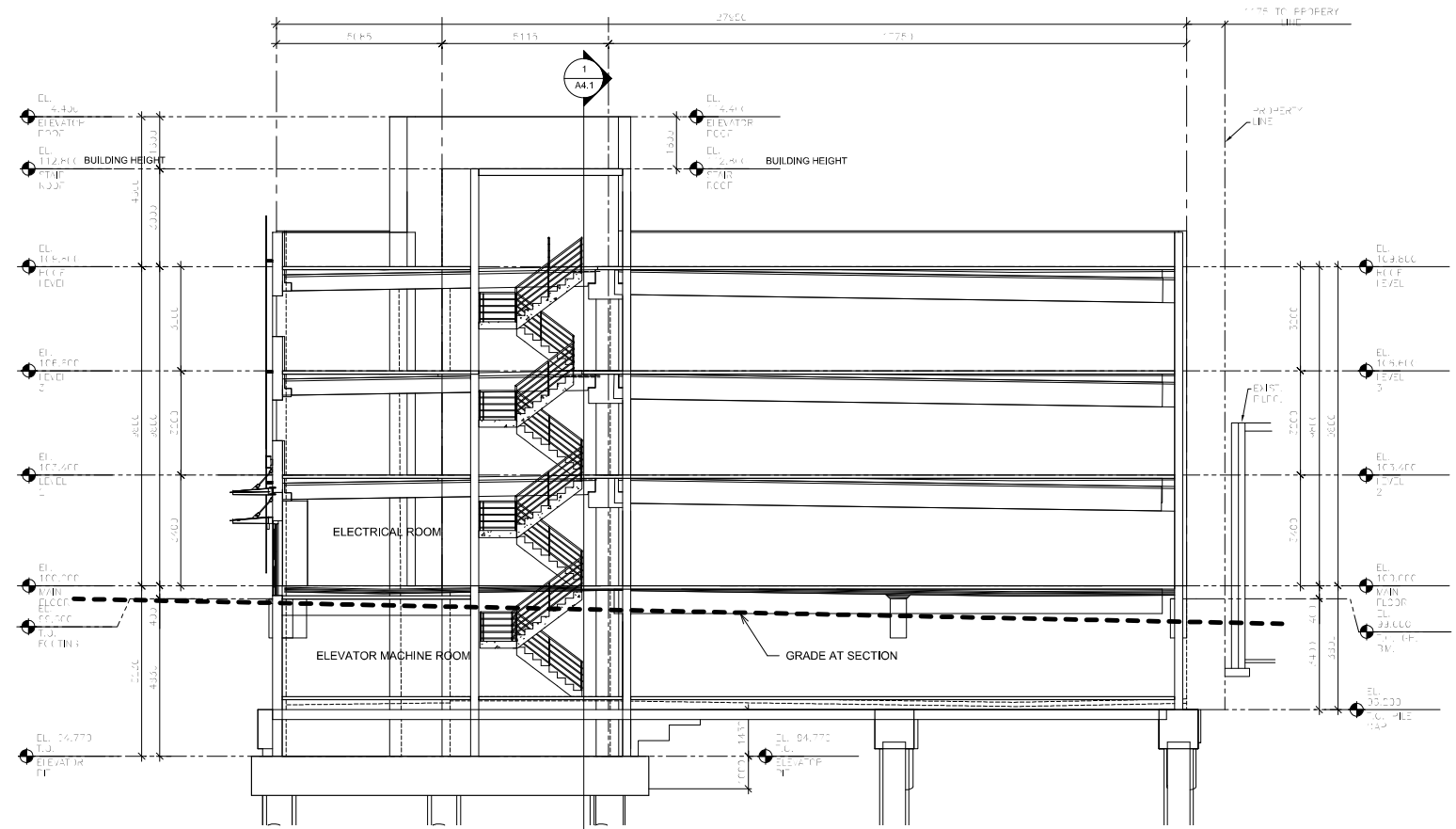
MATERIALS BOARD

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A3.4



1 Section 1
1 : 100



2 Section 2
1 : 100

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SECTIONS

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A4.1



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SITE CONTEXT IMAGES

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A5.1



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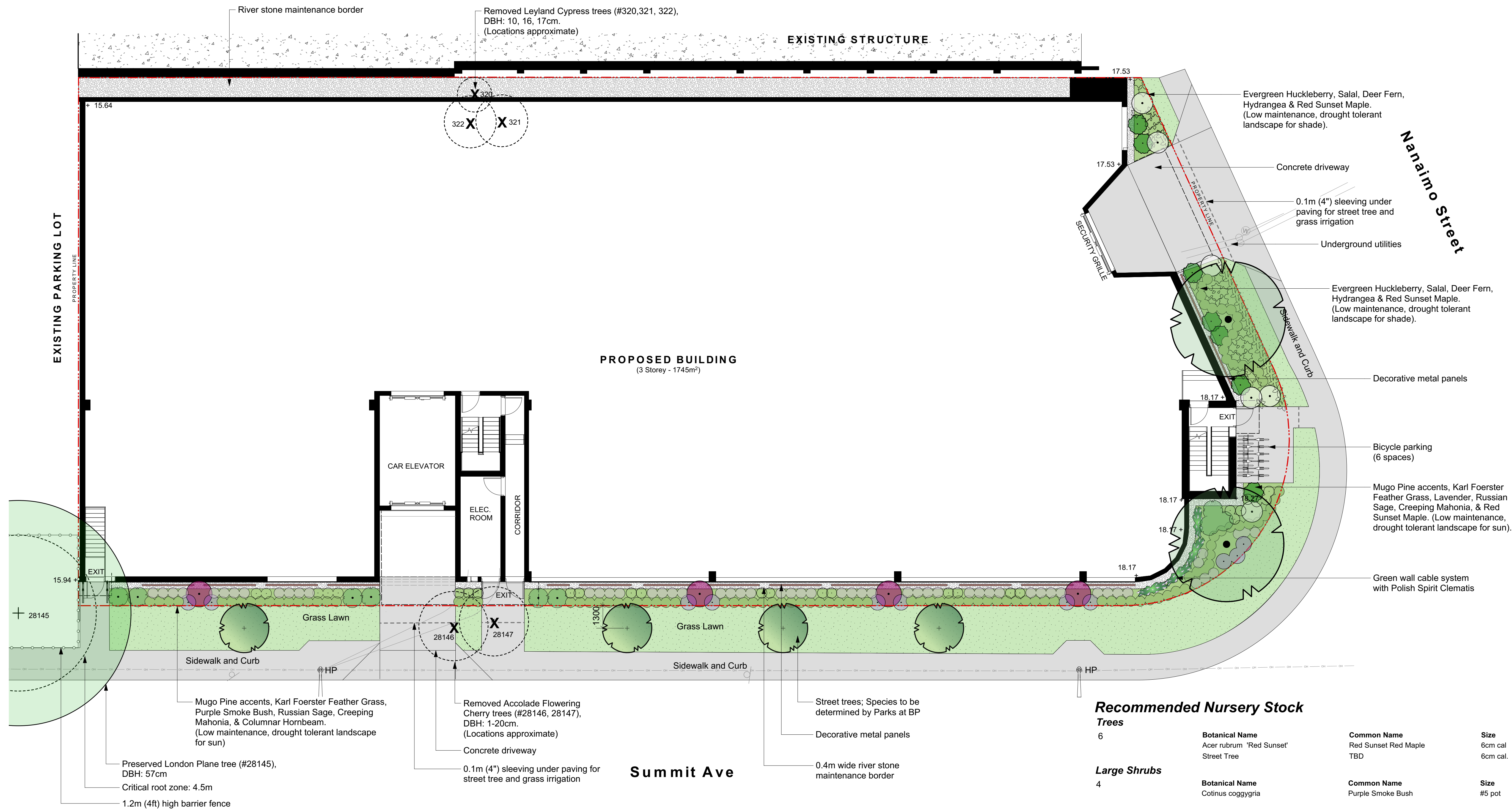
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SITE CONTEXT IMAGES

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A5.2



Recommended Nursery Stock

Trees			
6	Botanical Name Acer rubrum 'Red Sunset' Street Tree	Common Name Red Sunset Red Maple TBD	Size 6cm cal 6cm cal.
Large Shrubs			
4	Botanical Name Cotinus coggygia	Common Name Purple Smoke Bush	Size #5 pot
Medium Shrubs			
22	Botanical Name Hydrangea arborescens 'Annabelle' Pinus mugo pumilio Vaccinium ovatum	Common Name Annabelle Hydrangea Dwarf Mugo Pine Evergreen Huckleberry	Size #5 pot #5 pot #5 pot
Small Shrubs			
191	Botanical Name Gaultheria shallon Lavandula officinalis Mahonia repens	Common Name Salal English Lavender Creeping Oregon Grape	Size #1 pot #1 pot #1 pot
Perennials, Grasses and Ferns			
62	Botanical Name Blechnum spicant Calamagrostis x acutiflora 'Karl Foerster' Perovskia atriplicifolia	Common Name Deer Fern Karl Foerster Feather Reed Grass Russian Sage	Size #1 pot #1 pot #1 pot
Vines			
23	Botanical Name Clematis viticella 'Polish Spirit'	Common Name Polish Spirit Clematis	Size #5 pot

- Notes:**
- All work to be completed to current BCSLA Landscape Standards
 - Boulevard soft landscape to be irrigated with an automatic irrigation system



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

750-780 Summit Avenue

Car Storage Facility

Victoria, BC

TITLE

Landscape Concept Plan

SCALE

1:120

DRAWN **S.L.**

CHECKED **B.W.**

PROJECT No. **1916**

DATE

April. 18,2019

1 of **1**

SHEET

Landscape Concept - Summit Ave. Car Storage Facility