

GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE (BCBC), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES.
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS.
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD. UNLESS NOTED OTHERWISE.
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE. UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS. UNLESS NOTED OTHERWISE.

DRAWING INDEX

ARCHITECTURAL

| SHEET NO. | SHEET TITLE | SCALE |
|-----------|---------------------|----------|
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| A8.02 | Door Schedule | As Noted |

1

PROJECT TEAM

DEVELOPER

NVision Properties
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V8V 3Z9
T 250.883.5579

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604-688-5585

LANDSCAPE ARCHITECT

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SURVEYOR

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REZONING APPLICATION

2

1301 HILLSIDE
1301 Hillside Ave.
Victoria, BC

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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
February 8, 2019

| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

Issues
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Seal
Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title
Cover Sheet

| | | |
|-------------|-------------|----------------|
| Issue Date | Plot Date | Sheet No. |
| | 2019.01.31 | A0.00 |
| Designed By | Reviewed By | |
| NR | NR | |
| Drawn By | Checked By | |
| AP | NR | |
| Project ID | Scale | Issue/Revision |
| 217.29 | As Noted | |



1 Context Plan
1/64"=1'-0"



4 Birdview looking East
NTS



5 Streetview looking East
NTS



2 Streetscape 1 from Hillside Avenue
1/32"=1'-0"



3 Streetscape 2 from Cook Street
1/32"=1'-0"

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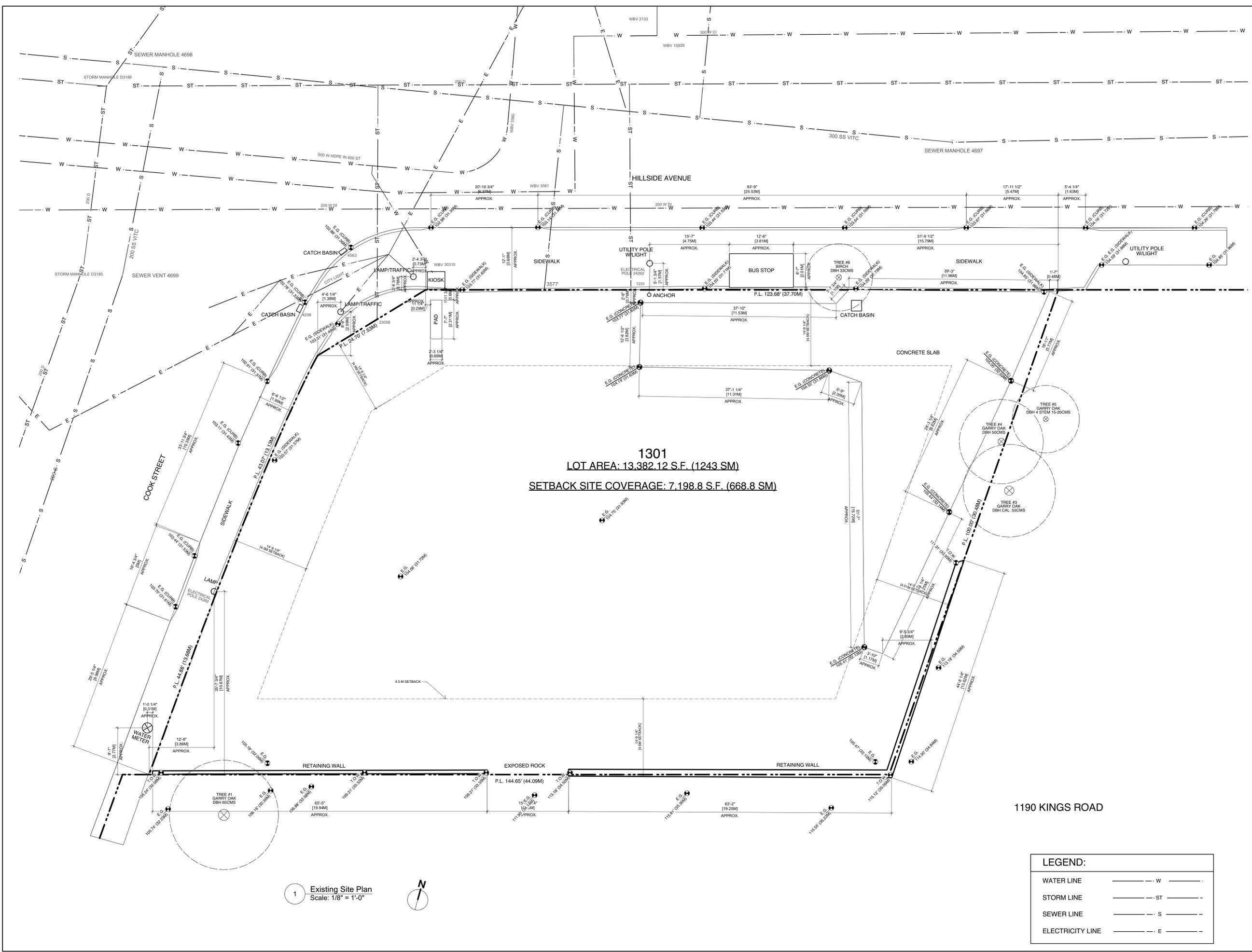
Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Site Context

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A0.02 |
| Designed By NR | Reviewed By NR | Issue/Revision |
| Drawn By OEM | Checked By NR | |
| Project ID 217.29 | Scale AS NOTED | |

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1301
LOT AREA: 13,382.12 S.F. (1243 SM)
SETBACK SITE COVERAGE: 7,198.8 S.F. (668.8 SM)

1 Existing Site Plan
 Scale: 1/8" = 1'-0"



| LEGEND: | |
|------------------|------------|
| WATER LINE | --- W --- |
| STORM LINE | --- ST --- |
| SEWER LINE | --- S --- |
| ELECTRICITY LINE | --- E --- |

| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

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Project Title
1301 Hillside Ave.

Sheet Title
Existing Site Plan

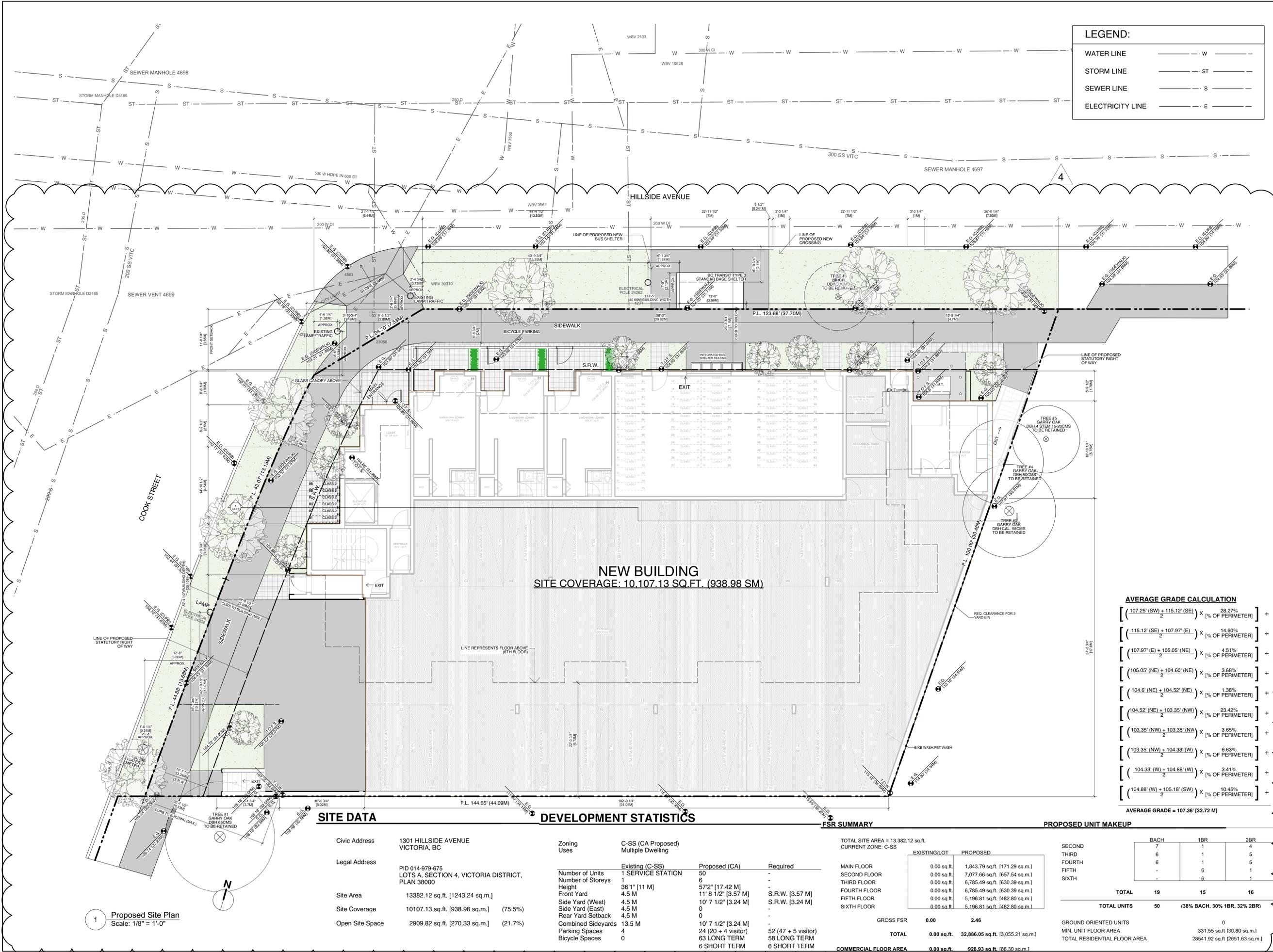
| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A1.01 |
| Designed By NR | Reviewed By NR | |
| Drawn By OEM | Checked By NR | |
| Project ID 217.29 | Scale AS NOTED | Issue/Revision |

File name: 2019.01.30_1301_Hillside_vwk

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LEGEND:

| | | |
|------------------|-----|----|
| WATER LINE | --- | W |
| STORM LINE | --- | ST |
| SEWER LINE | --- | S |
| ELECTRICITY LINE | --- | E |



NEW BUILDING
 SITE COVERAGE: 10,107.13 SQ.FT. (938.98 SM)

AVERAGE GRADE CALCULATION

| | |
|---|----------|
| $\left[\frac{107.25' (SW) + 115.12' (SE)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 28.27% |
| $\left[\frac{115.12' (SE) + 107.97' (E)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 14.60% |
| $\left[\frac{107.97' (E) + 105.05' (NE)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 4.51% |
| $\left[\frac{105.05' (NE) + 104.60' (NE)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 3.68% |
| $\left[\frac{104.6' (NE) + 104.52' (NE)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 1.38% |
| $\left[\frac{104.52' (NE) + 103.35' (NW)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 23.42% |
| $\left[\frac{103.35' (NW) + 103.35' (NW)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 3.65% |
| $\left[\frac{103.35' (NW) + 104.33' (W)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 6.63% |
| $\left[\frac{104.33' (W) + 104.88' (W)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 3.41% |
| $\left[\frac{104.88' (W) + 105.18' (SW)}{2} \right] \times [\% \text{ OF PERIMETER}]$ | + 10.45% |
| AVERAGE GRADE = 107.36' (32.72 M) | |

SITE DATA

| | |
|-----------------|--|
| Civic Address | 1301 HILLSIDE AVENUE VICTORIA, BC |
| Legal Address | PID 014-979-675 LOTS A, SECTION 4, VICTORIA DISTRICT, PLAN 38000 |
| Site Area | 13382.12 sq.ft. [1243.24 sq.m.] |
| Site Coverage | 10107.13 sq.ft. [938.98 sq.m.] (75.5%) |
| Open Site Space | 2909.82 sq.ft. [270.33 sq.m.] (21.7%) |

DEVELOPMENT STATISTICS

| Zoning Uses | C-SS (CA Proposed) Multiple Dwelling | | |
|--------------------|---|---------------------|---------------------|
| | Existing (C-SS) | Proposed (CA) | Required |
| Number of Units | 1 SERVICE STATION | 50 | - |
| Number of Storeys | 6 | 6 | - |
| Height | 36'1" [11 M] | 57'2" [17.42 M] | - |
| Front Yard | 4.5 M | 11' 8 1/2" [3.57 M] | S.R.W. [3.57 M] |
| Side Yard (West) | 4.5 M | 10' 7 1/2" [3.24 M] | S.R.W. [3.24 M] |
| Side Yard (East) | 4.5 M | 0 | - |
| Rear Yard Setback | 4.5 M | 0 | - |
| Combined Sideyards | 13.5 M | 10' 7 1/2" [3.24 M] | - |
| Parking Spaces | 4 | 24 (20 + 4 visitor) | 52 (47 + 5 visitor) |
| Bicycle Spaces | 0 | 63 LONG TERM | 58 LONG TERM |
| | | 6 SHORT TERM | 6 SHORT TERM |

FSR SUMMARY

| | | |
|-----------------------|------------------|-----------------------------------|
| TOTAL SITE AREA = | 13,382.12 sq.ft. | |
| CURRENT ZONE: C-SS | | |
| | EXISTING/LOT | PROPOSED |
| MAIN FLOOR | 0.00 sq.ft. | 1,843.79 sq.ft. [171.29 sq.m.] |
| SECOND FLOOR | 0.00 sq.ft. | 7,077.66 sq.ft. [657.54 sq.m.] |
| THIRD FLOOR | 0.00 sq.ft. | 6,785.49 sq.ft. [630.39 sq.m.] |
| FOURTH FLOOR | 0.00 sq.ft. | 6,785.49 sq.ft. [630.39 sq.m.] |
| FIFTH FLOOR | 0.00 sq.ft. | 5,196.81 sq.ft. [482.80 sq.m.] |
| SIXTH FLOOR | 0.00 sq.ft. | 5,196.81 sq.ft. [482.80 sq.m.] |
| GROSS FSR | 0.00 | 2.46 |
| TOTAL | 0.00 sq.ft. | 32,866.05 sq.ft. [3,055.21 sq.m.] |
| COMMERCIAL FLOOR AREA | 0.00 sq.ft. | 928.93 sq.ft. [86.30 sq.m.] |

PROPOSED UNIT MAKEUP

| | BACH | 1BR | 2BR |
|--|---------------------------------|-----------|-----------|
| SECOND | 7 | 1 | 4 |
| THIRD | 6 | 1 | 5 |
| FOURTH | 6 | 1 | 5 |
| FIFTH | - | 6 | 1 |
| SIXTH | - | 6 | 1 |
| TOTAL | 19 | 15 | 16 |
| TOTAL UNITS 50 (38% BACH, 30% 1BR, 32% 2BR) | | | |
| GROUND ORIENTED UNITS | 0 | | |
| MIN. UNIT FLOOR AREA | 331.55 sq.ft. [30.80 sq.m.] | | |
| TOTAL RESIDENTIAL FLOOR AREA | 28541.92 sq.ft. [2651.63 sq.m.] | | |

| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

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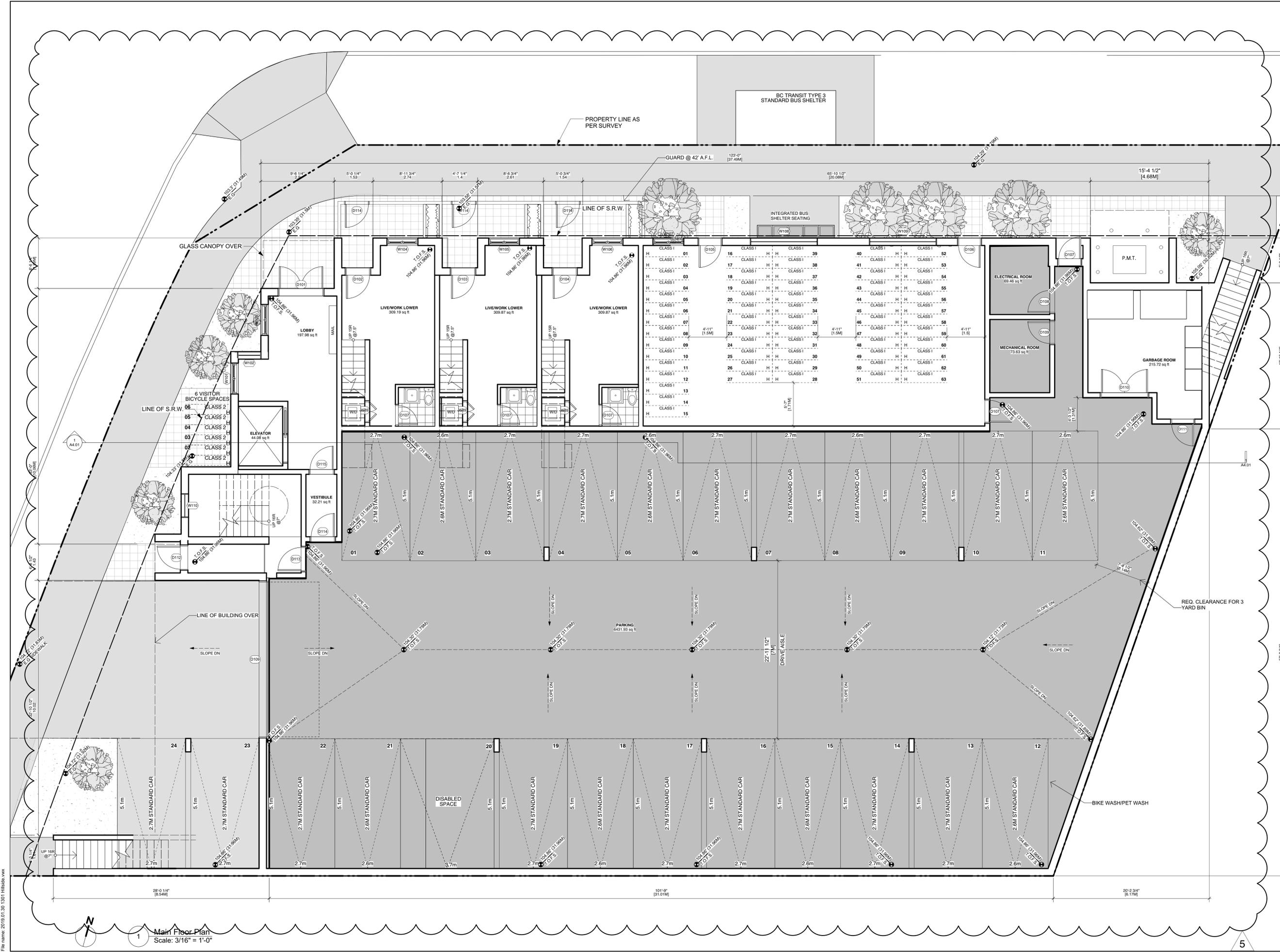
Project Title: **1301 Hillside Ave.**
 Address: **1301 Hillside Ave. Victoria, BC**
 Sheet Title: **Site Plan**

| | | |
|----------------|-------------|--------------|
| Issue Date | Plot Date | Sheet No. |
| 2019.01.31 | 2019.01.31 | A1.02 |
| Designed By | Reviewed By | |
| NR | NR | |
| Drawn By | Checked By | |
| NR | NR | |
| Project ID | Scale | |
| 217.29 | As Noted | |
| Issue/Revision | | |

File Name: 2019.01.30_1301 Hillside.vwk

1 Proposed Site Plan
 Scale: 1/8" = 1'-0"

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| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

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Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
Main Floor Plan

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A2.01 |
| Designed By NR | Reviewed By NR | Issue/Revision |
| Drawn By NR | Checked By NR | |
| Project ID 217.29 | Scale As Noted | |

File Name: 2019.01.30_1301 Hillside.vwk

1 Main Floor Plan
 Scale: 3/16" = 1'-0"

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| No. | Date | Issue Notes |
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Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
2nd Floor Plan

| | BACH | 1BR | 2BR |
|--------------|-----------|-----------|-----------|
| SECOND | 7 | 1 | 4 |
| THIRD | 6 | 1 | 4 |
| FOURTH | 6 | 6 | 5 |
| FIFTH | - | 6 | 1 |
| SIXTH | - | 6 | 1 |
| TOTAL | 19 | 15 | 16 |

TOTAL UNITS 50 (38% BACH, 30% 1BR, 32% 2BR)

GROUND ORIENTED UNITS 0
 MIN. UNIT FLOOR AREA 331.55 sq.ft [30.80 sq.m.]
 TOTAL RESIDENTIAL FLOOR AREA 28541.92 sq.ft [2651.63 sq.m.]

1 Typical Floor Plan
 Scale: 3/16" = 1'-0"

| Issue Date | Plot Date | Sheet No. |
|------------|------------|--------------|
| | 2019.01.31 | A2.02 |

Designed By: NR
 Drawn By: AP
 Project ID: 217.29

Reviewed By: NR
 Checked By: NR
 Scale: As Noted
 Issue/Revision:

File Name: 2019.01.30_1301 Hillside.vwk

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| No. | Date | Issue Notes |
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| | | |

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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

3rd Floor Plan

| | BACH | 1BR | 2BR |
|------------------------------|--------------------------------|-------------------------------------|-----------|
| SECOND | 7 | 1 | 4 |
| THIRD | 6 | 1 | 5 |
| FOURTH | 1 | 1 | 5 |
| FIFTH | - | 6 | 1 |
| SIXTH | - | 6 | 1 |
| TOTAL | 19 | 15 | 16 |
| TOTAL UNITS | 50 | (38% BACH, 30% 1BR, 32% 2BR) | |
| GROUND ORIENTED UNITS | 0 | | |
| MIN. UNIT FLOOR AREA | 331.55 sq.ft [30.80 sq.m.] | | |
| TOTAL RESIDENTIAL FLOOR AREA | 28541.92 sq.ft [2651.63 sq.m.] | | |

| Issue Date | Plot Date | Sheet No. |
|------------|------------|--------------|
| | 2019.01.31 | A2.03 |

| Designed By | Reviewed By |
|-------------|-------------|
| NR | NR |
| Drawn By | Checked By |
| AP | NR |
| Project ID | Scale |
| 217.29 | As Noted |

File Name: 2019.01.30_1301 Hillside.vwk



1 Third Floor Plan
 Scale: 3/16" = 1'-0"

7

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| No. | Date | Issue Notes |
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Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC
 Sheet Title
4th Floor Plan

PROPOSED UNIT MAKEUP

| | BACH | 1BR | 2BR |
|--------------------|-----------|-------------------------------------|-----------|
| SECOND | 7 | 1 | 4 |
| THIRD | 6 | 1 | 5 |
| FOURTH | 6 | 1 | 5 |
| FIFTH | - | 6 | 1 |
| SIXTH | - | 6 | 1 |
| TOTAL | 19 | 15 | 16 |
| TOTAL UNITS | 50 | (38% BACH, 30% 1BR, 32% 2BR) | |

GROUND ORIENTED UNITS: 0
 MIN. UNIT FLOOR AREA: 331.55 sq.ft [30.80 sq.m.]
 TOTAL RESIDENTIAL FLOOR AREA: 28541.92 sq.ft [2651.63 sq.m.]

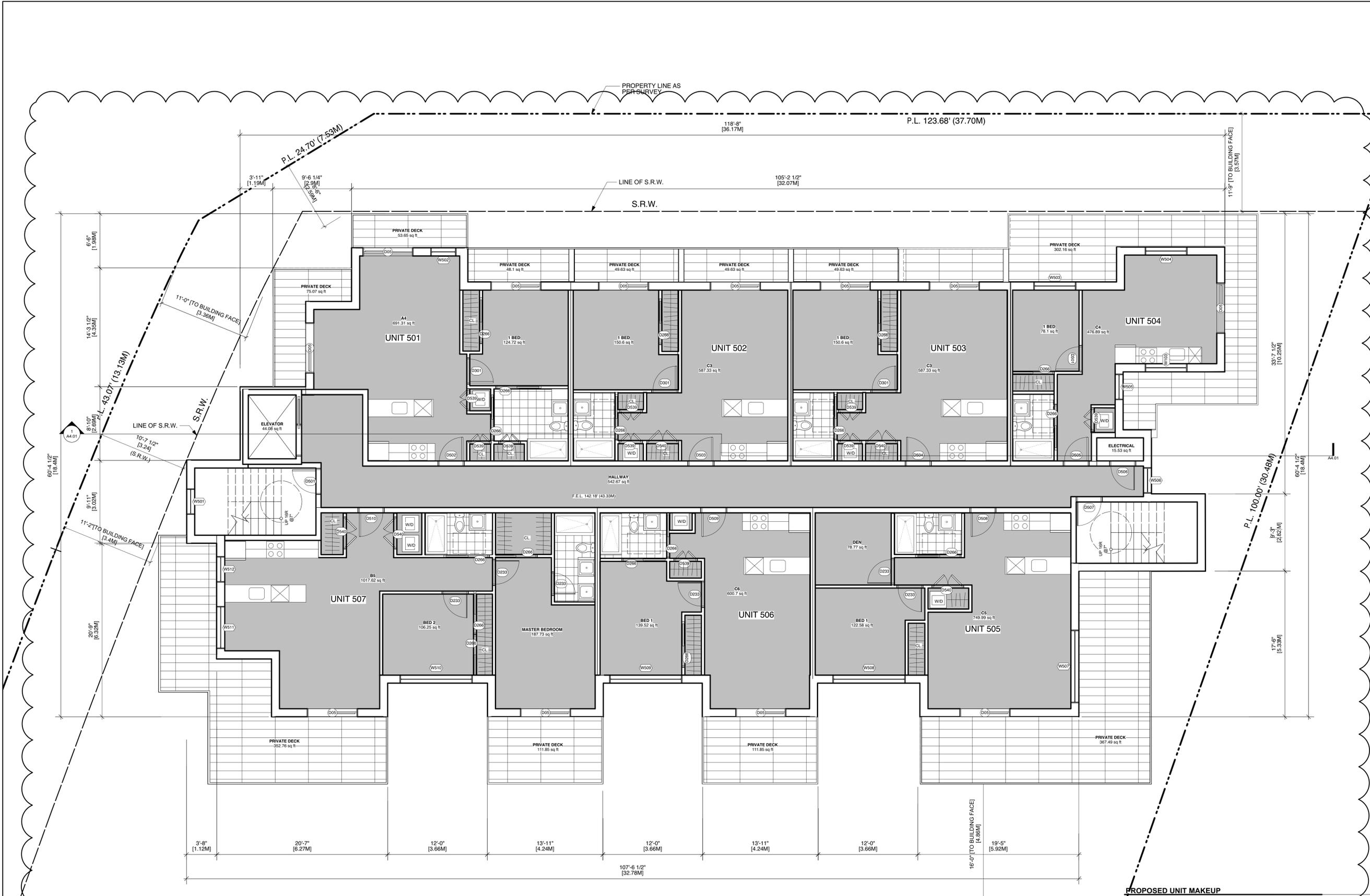
| Issue Date | Plot Date | Sheet No. |
|------------|------------|--------------|
| | 2019.01.31 | A2.04 |

Designed By: NR
 Reviewed By: NR
 Drawn By: AP
 Checked By: NR
 Project ID: 217.29
 Scale: As Noted
 Issue/Revision:

File Name: 2019.01.30_1301 Hillside.vwk

8 1
Fourth Floor Plan
 Scale: 3/16" = 1'-0"

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Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
5th Floor Plan

PROPOSED UNIT MAKEUP

| | BACH | 1BR | 2BR |
|--------------|-----------|-----------|-----------|
| SECOND | 7 | 1 | 4 |
| THIRD | 6 | 1 | 5 |
| FOURTH | 6 | 1 | 5 |
| FIFTH | - | 6 | 1 |
| SIXTH | - | 6 | 1 |
| TOTAL | 19 | 15 | 16 |

TOTAL UNITS 50 (38% BACH, 30% 1BR, 32% 2BR)

GROUND ORIENTED UNITS 0

MIN. UNIT FLOOR AREA 331.55 sq ft (30.80 sq m)

TOTAL RESIDENTIAL FLOOR AREA 2897.92 sq ft (268.43 sq m)

| Issue Date | Plot Date | Sheet No. |
|------------|------------|--------------|
| 2019.01.31 | 2019.01.31 | A2.05 |

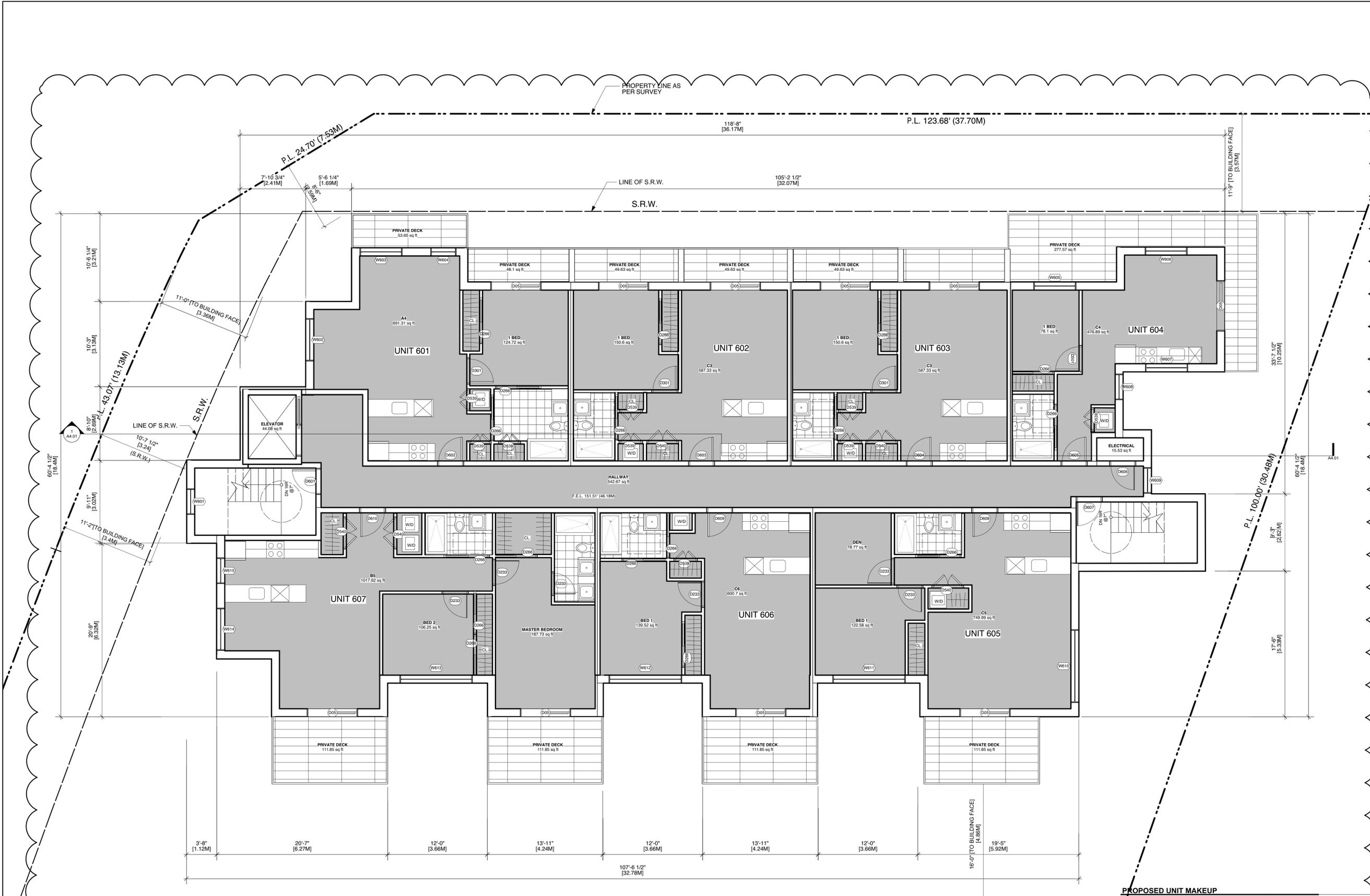
Designed By: NR
 Reviewed By: NR
 Drawn By: AP
 Checked By: NR
 Project ID: 217.29
 Scale: As Noted
 Issue/Revision:

File name: 2019.01.30_1301 Hillside.vwk

9

1 Fifth Floor Plan
 Scale: 3/16" = 1'-0"

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Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC
 Sheet Title
6th Floor Plan

PROPOSED UNIT MAKEUP

| | BACH | 1BR | 2BR |
|--------------------|-----------|-------------------------------------|-----------|
| SECOND | 7 | 1 | 4 |
| THIRD | 6 | 1 | 5 |
| FOURTH | 6 | 1 | 5 |
| FIFTH | - | 6 | 1 |
| SIXTH | - | 6 | 1 |
| TOTAL | 19 | 15 | 16 |
| TOTAL UNITS | 50 | (38% BACH, 30% 1BR, 32% 2BR) | |

GROUND ORIENTED UNITS 0
 MIN. UNIT FLOOR AREA 331.55 sq.ft [30.80 sq.m.]
 TOTAL RESIDENTIAL FLOOR AREA 28541.92 sq.ft [2651.63 sq.m.]

| Issue Date | Plot Date | Sheet No. |
|------------|------------|--------------|
| | 2019.01.31 | A2.06 |

| Designed By | Reviewed By |
|-------------|-------------|
| NR | NR |

| Drawn By | Checked By |
|----------|------------|
| AP | NR |

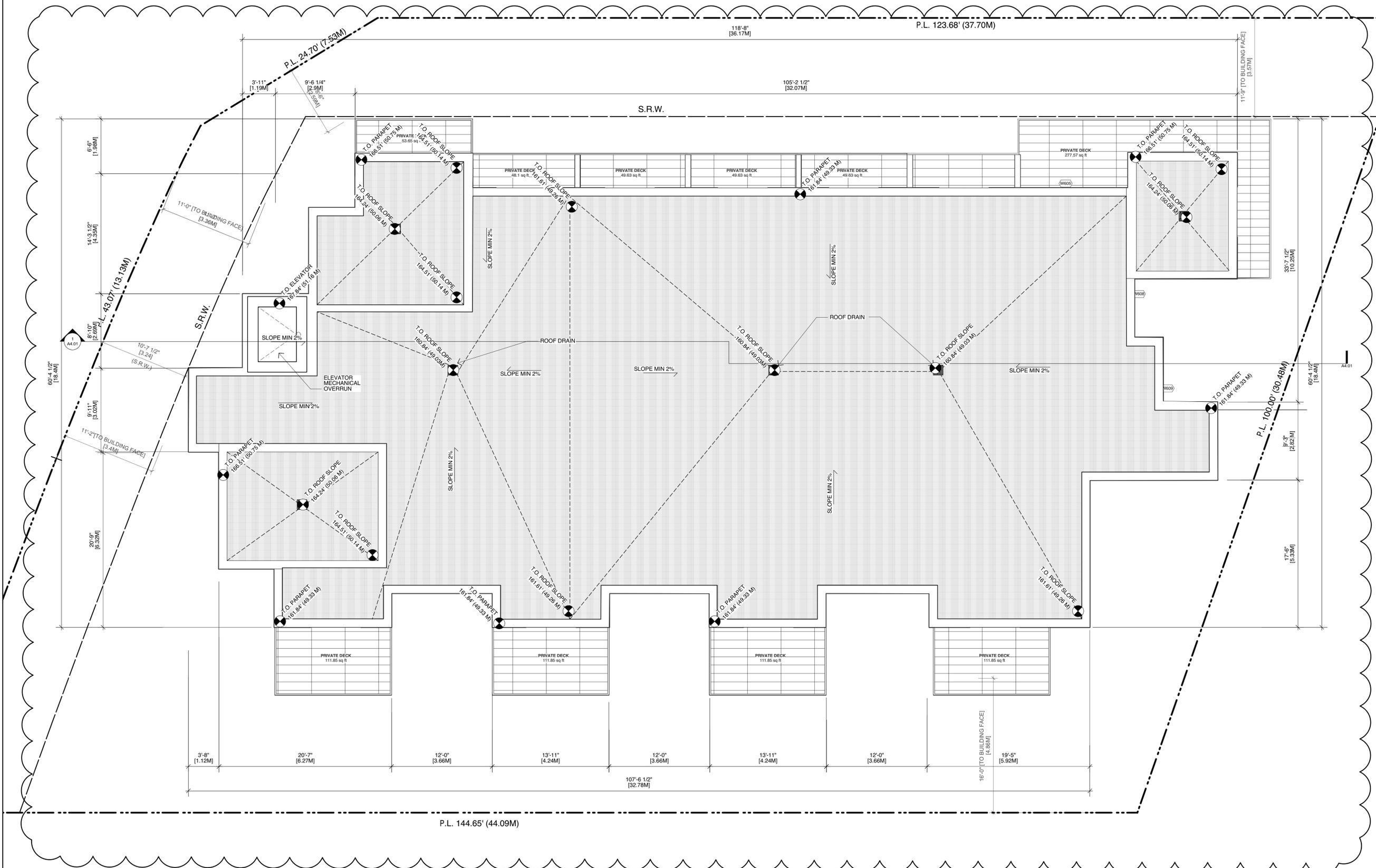
| Project ID | Scale | Issue/Revision |
|------------|----------|----------------|
| 217.29 | As Noted | |

File Name: 2019.01.30_1301 Hillside.vwk



1 Sixth Floor Plan
 Scale: 3/16" = 1'-0"

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| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

Architect
 Seal

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 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Roof Plan

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A2.07 |
| Designed By NR | Reviewed By NR | |
| Drawn By AP | Checked By NR | |
| Project ID 217.29 | Scale As Noted | Issue/Revision |

File name: 2019.01.30_1301_Hillside.vwk



1 Roof Plan
 Scale: 3/16" = 1'-0"

11

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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| No. | Date | Issue Notes |
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| | | |

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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Elevations

1 North Elevation
 Scale: 3/16" = 1'-0"

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A3.01 |
| Designed By NR | Reviewed By NR | Issue/Revision |
| Drawn By JM | Checked By NR | |
| Project ID 217.29 | Scale As Noted | |
| | | |

File Name: 2019.01.30_1301 Hillside.rvt

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
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| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Elevations

| Issue Date | Plot Date | Sheet No. |
|------------|------------|--------------|
| | 2019.01.31 | A3.02 |

| | |
|----------------------|-------------------|
| Designed By NR | Reviewed By NR |
| Drawn By JM | Checked By NR |
| Project ID 217.29 | Scale As Noted |

1 South Elevation
 Scale: 3/16" = 1'-0"

File name: 2019.01.30_1301 Hillside.vwk

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAISCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAISCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAISCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAISCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
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| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

| Issue Date | Plot Date | Sheet No. |
|------------|------------|--------------|
| | 2019.01.31 | A3.03 |

| Designed By | Reviewed By |
|-------------|-------------|
| NR | NR |

| Drawn By | Checked By |
|----------|------------|
| JM | NR |

| Project ID | Scale | Issue/Revision |
|------------|----------|----------------|
| 217.29 | As Noted | |



1 East Elevation
 Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
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| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

Issues
 Consultant

Architect

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Seal

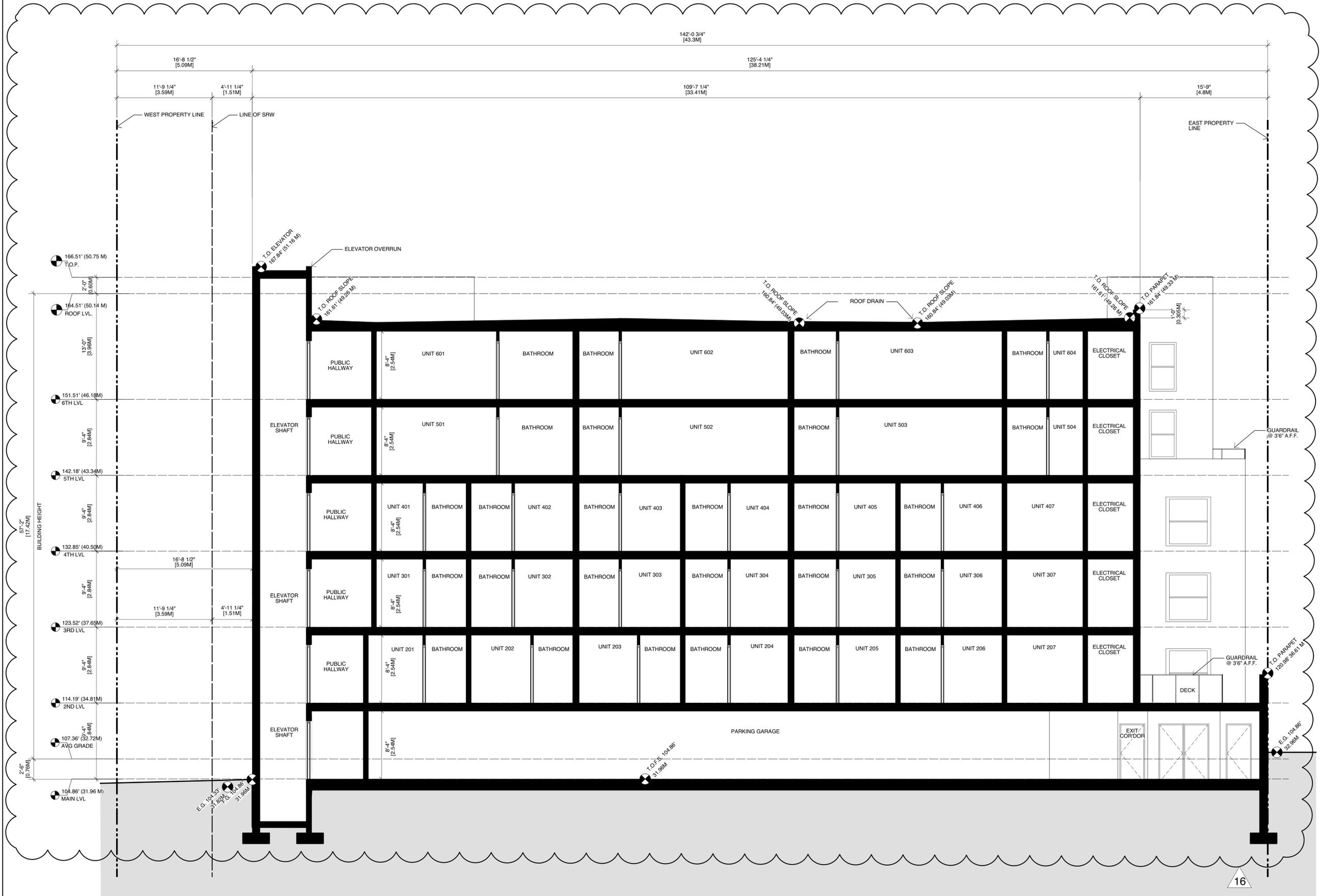
Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A3.04 |
| Designed By NR | Reviewed By NR | |
| Drawn By NR | Checked By NR | |
| Project ID 217.29 | Scale As Noted | Issue/Revision |

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1 SECTION VIEW (FROM SOUTH)
 Scale: 3/16" = 1'-0"

| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Sections

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|--------------|
| | 2019.01.31 | A4.01 |
| Designed By NR | Reviewed By NR | |
| Drawn By AP | Checked By NR | |
| Project ID 217.29 | Scale As Noted | |
| | Issue/Revision | |

File Name: 2019.01.30_1301 Hillside.vwk



1 NW Corner - Aerial
NTS



3 SW Corner - Aerial
NTS



2 NW Corner - Street Level
NTS



4 NE - Aerial
NTS

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| No. | Date | Issue Notes |
|-----|------|-------------|
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Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
Perspectives

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A7.01 |
| Designed By NR | Reviewed By NR | Issue/Revision |
| Drawn By NR | Checked By NR | |
| Project ID 217.29 | Scale As Noted | |

File Name: 2019.01.30_1301_Hillside_vwk

WINDOW SCHEDULE

| QUANTITY | WINDOW SPEC. | | Size | | Window Data | | | |
|----------|--------------|------------|------------|-------------|-------------|-----------|-------------|-------|
| | WINDOW NO. | WINDOW ID. | O.A. WIDTH | O.A. Height | Mfr | Model No. | Accessories | Notes |
| 1 | | W101 | 4'0" | 4'0" | - | - | - | - |
| 1 | | W102 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W103 | 4'0" | 4'0" | - | - | - | - |
| 1 | | W103 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W104 | 4'0" | 4'0" | - | - | - | - |
| 1 | | W105 | 4'0" | 4'0" | - | - | - | - |
| 1 | | W106 | 4'0" | 4'0" | - | - | - | - |
| 1 | | W107 | 4'0" | 4'0" | - | - | - | - |
| 1 | | W108 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W109 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W110 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W201 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W202 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W203 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W204 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W205 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W206 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W207 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W208 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W208 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W209 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W210 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W211 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W212 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W213 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W214 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W215 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W216 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W217 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W218 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W219 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W220 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W221 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W222 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W223 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W224 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W225 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W226 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W227 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W228 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W229 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W301 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W302 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W303 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W304 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W305 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W306 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W307 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W308 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W309 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W310 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W311 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W312 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W313 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W314 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W315 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W316 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W317 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W318 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W319 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W401 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W402 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W403 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W404 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W405 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W406 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W407 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W408 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W409 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W410 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W411 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W412 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W413 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W414 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W415 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W416 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W417 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W418 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W419 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W420 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W501 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W502 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W503 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W504 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W505 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W506 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W507 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W508 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W509 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W510 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W511 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W512 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W601 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W602 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W603 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W604 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W605 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W606 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W607 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W608 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W609 | 3'0" | 7'6" | - | - | - | - |
| 1 | | W610 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W611 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W612 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W613 | 8'8" | 7'6" | - | - | - | - |
| 1 | | W614 | 5'0" | 7'6" | - | - | - | - |
| 1 | | W615 | 3'0" | 7'6" | - | - | - | - |

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| No. | Date | Issue Notes |
|-----|------|-------------|
| | | |

Issues

Consultant

Architect

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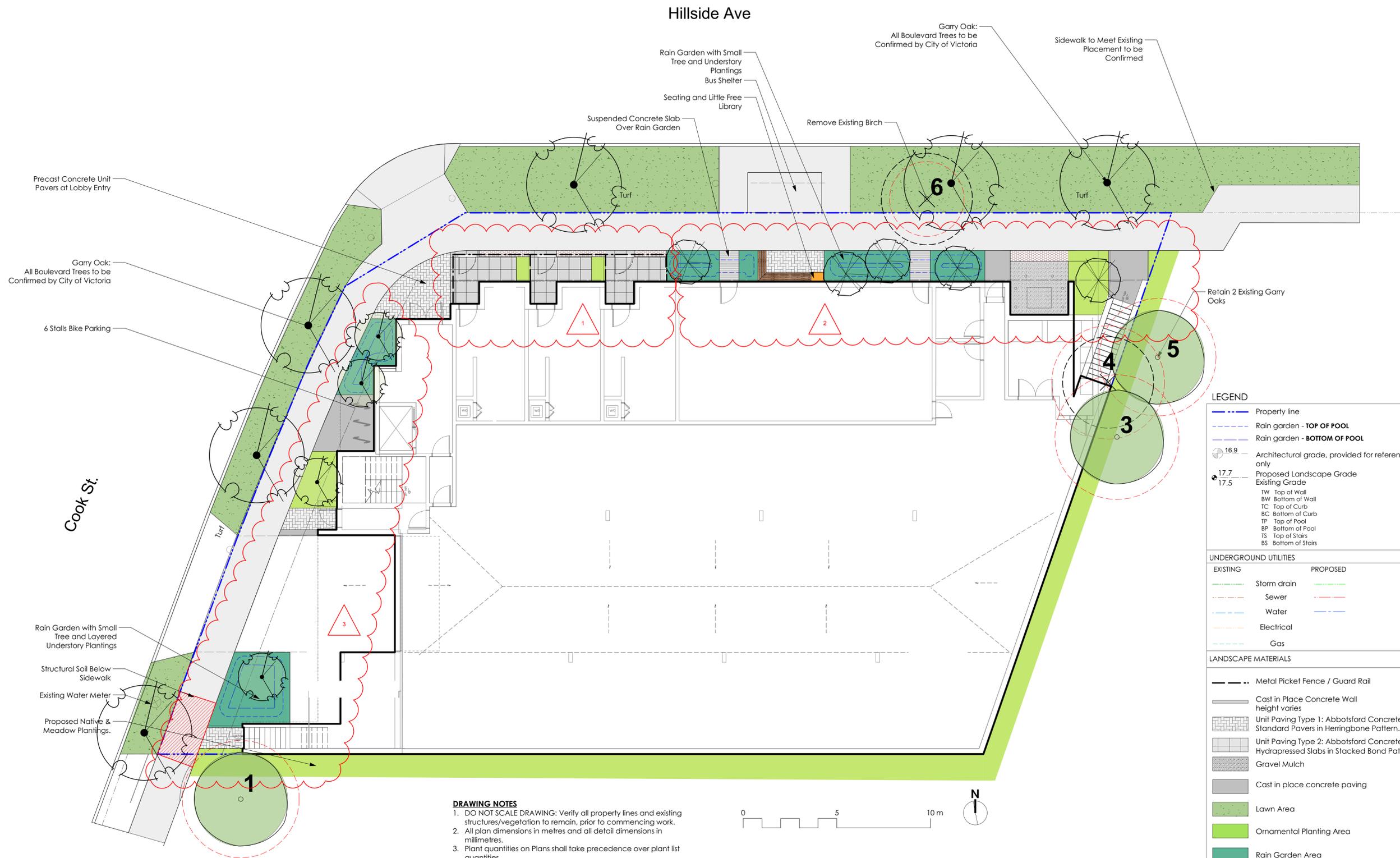
Seal

Project Title
1301 Hillside Ave.

 1301 Hillside Ave.
 Victoria, BC

Sheet Title
Window Schedule

| Issue Date | Plot Date | Sheet No. |
|----------------------|-------------------|----------------|
| | 2019.01.31 | A8.01 |
| Designed By NR | Reviewed By NR | |
| Drawn By AS | Checked By NR | |
| Project ID 217.29 | Scale As Noted | Issue/Revision |



Precast Concrete Unit Pavers at Lobby Entry

Garry Oak: All Boulevard Trees to be Confirmed by City of Victoria

6 Stalls Bike Parking

Rain Garden with Small Tree and Layered Understory Plantings

Structural Soil Below Sidewalk

Existing Water Meter

Proposed Native & Meadow Plantings.

Hillside Ave

Rain Garden with Small Tree and Understory Plantings
Bus Shelter

Seating and Little Free Library

Suspended Concrete Slab Over Rain Garden

Remove Existing Birch

Garry Oak: All Boulevard Trees to be Confirmed by City of Victoria

Sidewalk to Meet Existing Placement to be Confirmed

LEGEND

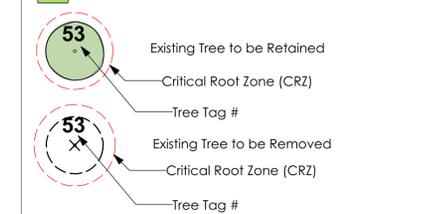
- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- Existing Grade
- TW Top of Wall
- BW Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TP Top of Pool
- BP Bottom of Pool
- TS Top of Stairs
- BS Bottom of Stairs

UNDERGROUND UTILITIES

| EXISTING | PROPOSED |
|-------------|-------------|
| Storm drain | Storm drain |
| Sewer | Sewer |
| Water | Water |
| Electrical | Electrical |
| Gas | Gas |

LANDSCAPE MATERIALS

- Metal Picket Fence / Guard Rail
- Cast in Place Concrete Wall height varies
- Unit Paving Type 1: Abbotsford Concrete Standard Pavers in Herringbone Pattern.
- Unit Paving Type 2: Abbotsford Concrete 'Texeda' Hydrapressed Slabs in Stacked Bond Pattern.
- Gravel Mulch
- Cast in place concrete paving
- Lawn Area
- Ornamental Planting Area
- Rain Garden Area
- Decorative Cobble Mulch
- Prefabricated Planter



- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

NOT FOR CONSTRUCTION

| rev no | description | date |
|--------|-------------|------------|
| 2 | DP Rev 01 | 2019.01.31 |
| 1 | DP | 2018.01.26 |

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Cassinelli Road
Victoria, BC V8T 1G1

Phone: 250.412.2891
Fax: 250.412.2892

client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

sheet title
Ground Floor Landscape Materials

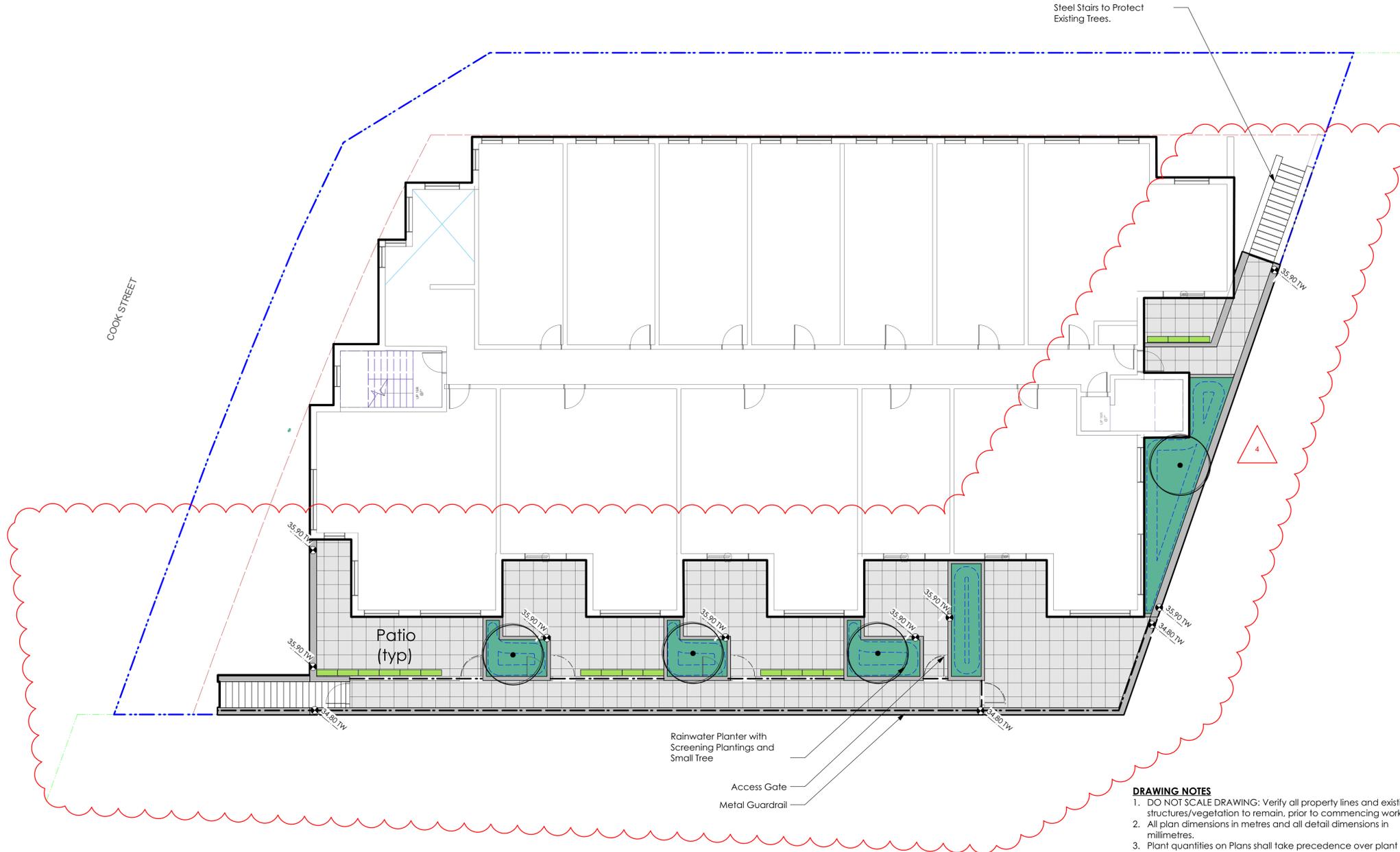
| | |
|--------------|-----------|
| project no. | 117.31 |
| scale | 1:100 |
| drawn by | TB |
| checked by | SM/PdG |
| revision no. | sheet no. |

L1.01

HILLSIDE AVENUE

COOK STREET

Steel Stairs to Protect Existing Trees.



DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IAABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

LEGEND

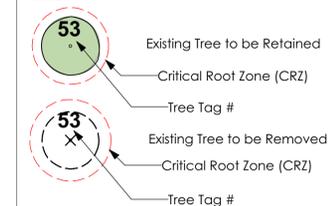
| | |
|--|--|
| | Property line |
| | Rain garden - TOP OF POOL |
| | Rain garden - BOTTOM OF POOL |
| | Architectural grade, provided for reference only |
| | Proposed Landscape Grade |
| | Existing Grade |
| | TW Top of Wall |
| | BW Bottom of Wall |
| | TC Top of Curb |
| | BC Bottom of Curb |
| | TP Top of Pool |
| | BP Bottom of Pool |
| | TS Top of Stairs |
| | BS Bottom of Stairs |

UNDERGROUND UTILITIES

| EXISTING | PROPOSED |
|-------------|----------|
| | |
| Storm drain | |
| | |
| Sewer | |
| | |
| Water | |
| | |
| Electrical | |
| | |
| Gas | |

LANDSCAPE MATERIALS

| | |
|--|--|
| | Metal Picket Fence / Guard Rail |
| | Cast in Place Concrete Wall height varies |
| | Unit Paving Type 1: Abbotsford Concrete Standard Pavers in Herringbone Pattern. |
| | Unit Paving Type 2: Abbotsford Concrete 'Texeda' Hydrapressed Slabs in Stacked Bond Pattern. |
| | Gravel Mulch |
| | Cast in place concrete paving |
| | Lawn Area |
| | Ornamental Planting Area |
| | Rain Garden Area |
| | Decorative Cobble Mulch |
| | Prefabricated Planter |



NOT FOR CONSTRUCTION

| rev no | description | date |
|--------|-------------|------------|
| 2 | DP Rev 01 | 2019.01.31 |
| 1 | DP | 2018.01.26 |

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L1.02

HILLSIDE AVENUE

DRAWING NOTES

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3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



RAIN WATER MANAGEMENT NOTES

Water collected from building roofs and patios flow to the rain gardens and planters located throughout the site.

Rain gardens and planters are integrated landscapes that are designed to capture, slow flows, and treat runoff from roofs and patios.

The rain gardens and planters are sized such that the bottom of the rain garden/planter is a minimum of 5% of the impervious area (as per City of Victoria Stormwater Guidelines).

Rain gardens and planters will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

LEGEND

- PROPERTY LINE
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- EXISTING GRADE (APPROXIMATE)
- PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN / PLANTER
- IMPERVIOUS AREAS
- ROOF DRAINS TO RAIN GARDEN / RAIN PLANTER

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| rev no | description | date |
|--------|-------------|------------|
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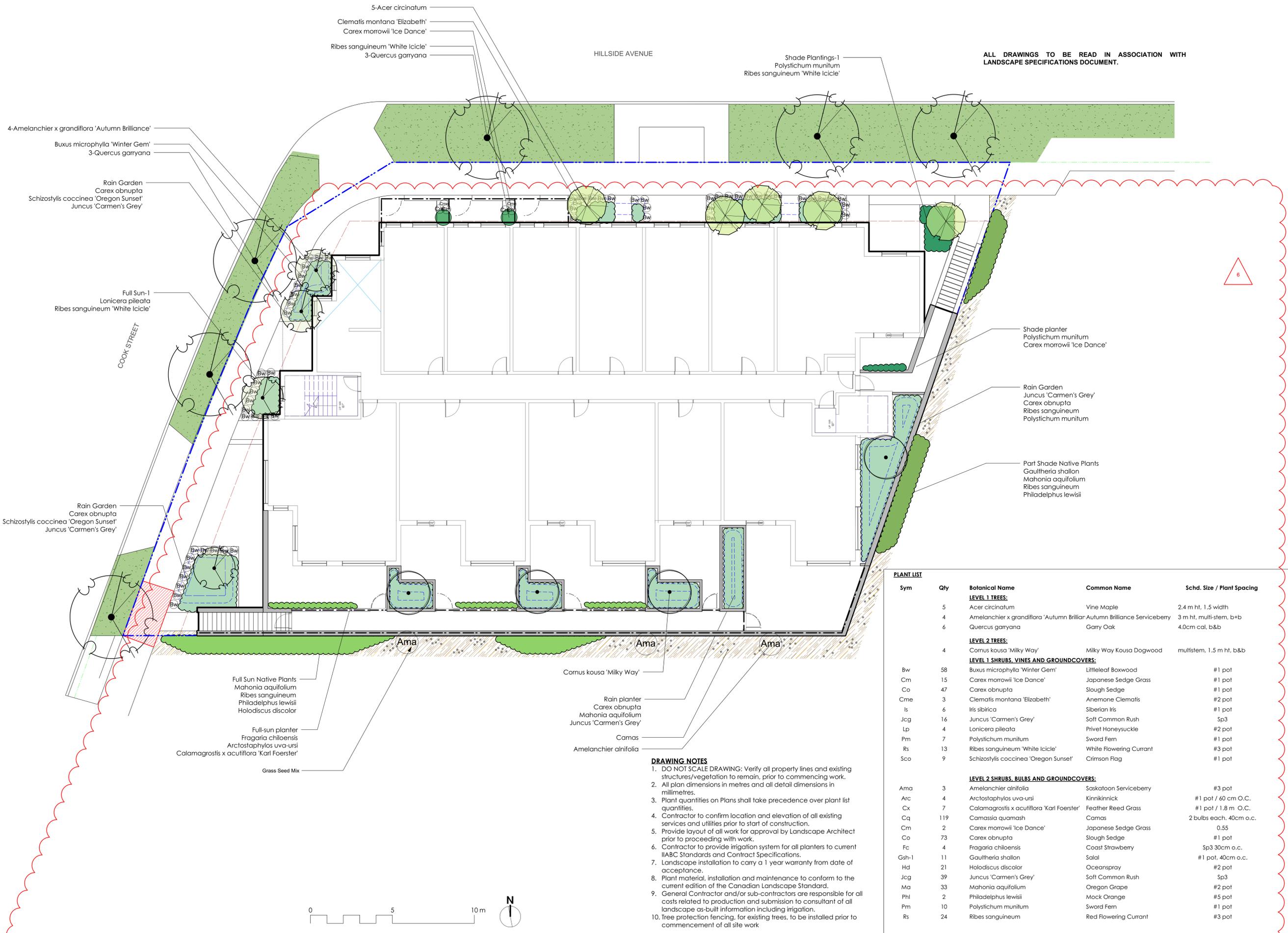
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L1.03



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L3.01

| Sym | Qty | Botanical Name | Common Name | Schd. Size / Plant Spacing |
|--|-----|---|--------------------------------|----------------------------|
| LEVEL 1 TREES: | | | | |
| | 5 | Acer circinatum | Vine Maple | 2.4 m ht, 1.5 width |
| | 4 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 3 m ht, multi-stem, b+b |
| | 6 | Quercus garryana | Garry Oak | 4.0cm cal, b&b |
| | 4 | Cornus kousa 'Milky Way' | Milky Way Kousa Dogwood | multistem, 1.5 m ht, b&b |
| LEVEL 1 SHRUBS, VINES AND GROUNDCOVERS: | | | | |
| Bw | 58 | Buxus microphylla 'Winter Gem' | Littleleaf Boxwood | #1 pot |
| Cm | 15 | Carex marrowii 'Ice Dance' | Japanese Sedge Grass | #1 pot |
| Co | 47 | Carex obnupta | Slough Sedge | #1 pot |
| Cme | 3 | Clematis montana 'Elizabeth' | Anemone Clematis | #2 pot |
| Is | 6 | Iris sibirica | Siberian Iris | #1 pot |
| Jcg | 16 | Juncus 'Carmen's Grey' | Soft Common Rush | Sp3 |
| Lp | 4 | Lonicera pileata | Privet Honeysuckle | #2 pot |
| Pm | 7 | Polystichum munitum | Sword Fern | #1 pot |
| Rs | 13 | Ribes sanguineum 'White Icicle' | White Flowering Currant | #3 pot |
| Sco | 9 | Schizostylis coccinea 'Oregon Sunset' | Crimson Flag | #1 pot |
| LEVEL 2 SHRUBS, BULBS AND GROUNDCOVERS: | | | | |
| Ama | 3 | Amelanchier alnifolia | Saskatoon Serviceberry | #3 pot |
| Arc | 4 | Arctostaphylos uva-ursi | Kinnikinnick | #1 pot / 60 cm O.C. |
| Cx | 7 | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | #1 pot / 1.8 m O.C. |
| Cq | 119 | Camassia quamash | Camas | 2 bulbs each, 40cm o.c. |
| Cm | 2 | Carex marrowii 'Ice Dance' | Japanese Sedge Grass | 0.55 |
| Co | 73 | Carex obnupta | Slough Sedge | #1 pot |
| Fc | 4 | Fragaria chiloensis | Coast Strawberry | Sp3 30cm o.c. |
| Gsh-1 | 11 | Gaultheria shallon | Salal | #1 pot, 40cm o.c. |
| Hd | 21 | Holodiscus discolor | Oceanspray | #2 pot |
| Jcg | 39 | Juncus 'Carmen's Grey' | Soft Common Rush | Sp3 |
| Ma | 33 | Mahonia aquifolium | Oregon Grape | #2 pot |
| Phl | 2 | Philadelphus lewisii | Mock Orange | #5 pot |
| Pm | 10 | Polystichum munitum | Sword Fern | #1 pot |
| Rs | 24 | Ribes sanguineum | Red Flowering Currant | #3 pot |

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