

PROJECT STATISTICS

PROJECT ADDRESS	819 - 823 AND 825 - 827 FORT STREET
NEIGHBOURHOOD	FAIRFIELD
DOWNTOWN CORE AREA PLAN DISTRICT	RESIDENTIAL MIXED USE DISTRICT
DEVELOPMENT PERMIT AREA	DPA 7B (HC)
LEGAL DESCRIPTION	VICTORIA PARCEL D, LOT 277 & 278, (DD 2635141) LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769
ZONING (EXISTING)	819-823 FORT STREET: CA-HG 825-827 FORT STREET: CA-2
PROPOSED ZONING:	NEW ZONE
LOT AREA	1248 SQ.M. (13,434 SQ.FT.)
SITE COVERAGE	1232 SQ.M. (13,260 SQ.FT.) (98.7%)
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
TOTAL FLOOR AREA	TOTAL RESIDENTIAL 6725.3 SQ.M. (72,391 SQ.FT.) RETAIL 453.2 SQ.M. (4,879 SQ.FT.)
FLOOR SPACE RATIO	CURRENT ZONING CA-2: MAXIMUM 2:1 (LOT AREA = 916.3 SQ.M.) CA-HG: MAXIMUM 3:1 ALLOWED UNDER SPECIAL DENSITY AREA (REZONING) PROPOSED: 7682.0 SQ.M. / 1248 SQ.M. = 6.16 F.S.R.
FLOOR PLATE SIZE	REQUIRED UNDER DOWNTOWN CORE AREA PLAN: 0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS 20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010 SQ.FT.) PROPOSED: 20 M - 30 M (65.6' - 98.4') 724.6 SQ.M. (7,800 SQ.FT.)
AVERAGE GRADE (GEODETIC)	21.6m
HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)	ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4') ALLOWED UNDER CA-2 ZONING: 15.5 M (50.8') ALLOWED UNDER CA-HG ZONING: 43 M (141.1') PROPOSED: MAIN ROOF 33.5 M (110.0') HIGHEST ROOFTOP 34.9 M (114.5')
NUMBER OF STOREYS	10 STOREYS
STREETWALL	REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m) PROPOSED PRIMARY FACE: WIDTH, MIN 60% SITE WIDTH: 36.1 M (118.6') x 60% = 21.7 M (71.2') HEIGHT, 10 M - 15 M (32.8' - 49.2') SETBACK, 0 M - 3 M (0' - 9.8') SECONDARY FACE: WIDTH, MIN 30% SITE WIDTH 36.1 M (118.6') x 30% = 10.8 M (35.5') HEIGHT, 18 M - 25 M (59.1' - 82') SETBACK, 3 M - 6 M (9.8' - 19.7') SETBACK ABOVE 25 M (82') MIN 6 M (19.7')
BUILDING SETBACKS	REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0 - 30 M (0' - 98.4') PROPOSED EXTERIOR WALL, FRONT PROPERTY LINE: PRIMARY STREET WALL: 0 - 3 M FROM P. L., HEIGHT = 10 TO 15 M SECONDARY STREET WALL: 3-6 M FROM P. L., HEIGHT = 18 TO 25 M 1:5 BUILDING SETBACK RATIO STARTING AT 15 M ABOVE GRADE EXTERIOR WALL, SIDE PROPERTY LINE: MIN 3 M (9.8') EXTERIOR WALL, REAR PROPERTY LINE: MIN 3 M (9.8') BALCONIES, SIDE PROPERTY LINE: MIN 3.5 M (11.5') BALCONIES, REAR PROPERTY LINE: MIN 3.5 M (11.5')
PARKING	PARKING REQUIRED UNDER OLD ZONING BYLAW SCHEDULE C RESIDENTIAL: 100 UNITS x (1.4/UNIT) = 140 RETAIL: 453.2 SQ.M. (4,879 SQ.FT.) x (1/65 SQ.M.) = 7 TOTAL: 147 PARKING REQUIRED UNDER NEW ZONING BYLAW SCHEDULE C PROPOSED RESIDENTIAL: 38 UNITS x (0.65/UNIT) = 24.7 55 UNITS x (0.8/UNIT) = 44 7 UNITS x (1.2/UNIT) = 8.4 100 UNITS x (0.1/UNIT VISITOR STALLS) = 10 RETAIL: 453.2 SQ.M. (4,879 SQ.FT.) x (1/80 SQ.M.) = 5.665 * 50% PER CA-2 = 2.8 TOTAL: 90 VISITOR PARKING REQUIRED UNDER OLD ZONING BYLAW SCHEDULE C 8 (10% OF TOTAL)
BICYCLE STORAGE	CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C 38 x (1/UNIT) = 38 62 x (1.25/UNIT) = 77.5 = 115.5 RETAIL @ 1/200 SQ.M. = 2.26 2 = 2 TOTAL: = 118 CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C MULTIFAMILY RESIDENTIAL = 100 x (0.1/UNIT) = 10 RETAIL @ 1/200 SQ.M. = 2.26 TOTAL: 12 *PER SCHED C PARAGRAPH 3.2.1 (a), SHORT TERM SPACES NOT REQUIRED
NUMBER OF STORAGE LOCKERS	NO BYLAW REQUIREMENT PROPOSED 100 x (0.4 / UNIT) = 40
RETAIL	NUMBER OF UNITS: 5 AREA: 453.3 SQ.M. (4,879 SQ.FT.)
SUITE TYPES	TYPE SIZE RANGE QUANTITY STUDIO 304 - 405 SQ.FT. 10 1 BEDROOM 419 - 547 SQ.FT. 47 2 BEDROOM 607 - 741 SQ.FT. 36 3 BEDROOM 877 SQ.FT. 7 GROUND-ORIENTATED N/A 0



PROJECT TEAM

OWNER Owner: 825 Fort Holdings Ltd. c/o: CLIENT / DEVELOPMENT MANAGER Company: The Salient Group Address: Suite 225 - 209 Carrall Street Vancouver, BC V6B 2J2 T: 604-669-5536 F: 604-669-5574 Website: thesalientgroup.com	MECHANICAL CONSULTANT Company: Rocky Point Engineering Ltd. Address: 202 - 1701 Island Highway Victoria, BC V9B 1J1 778-400-9825 T: 604-669-5536 F: 604-669-5574 Website: rockypointengineering.com	SURVEYOR Company: Island Land Surveying Ltd. Address: 1-15 Cadillac Avenue Victoria, BC V8Z 1T3 250-475-1515 T: 250-475-1515 F: 250-475-1516 Website: www.islandsurveying.ca
ARCHITECT Company: Musson Cattell Mackey Partnership Architects Designers Planners Address: 1066 West Hastings Street Suite 1900 Vancouver, BC V6E 3X1 T: 604-687-2990 F: 604-687-1771 Website: www.MCMParchitects.com	ELECTRICAL CONSULTANT Company: AES Engineering Ltd. Address: 300 - 1815 Blanshard Street Victoria, BC V8T5A4 T: 250-381-6121 F: 250-381-6811 Website: aesengr.com	CIVIL CONSULTANT Company: J. E. Anderson & Associates Address: 4212 Glanford Avenue Victoria, BC V8Z 4B7 T: 250-727-2214 F: 250-727-3395 Website: jeanderson.com
STRUCTURAL CONSULTANT Company: RJC Engineers Address: 645 Tye Road, Suite 220 Victoria, BC V9A 6X5 T: 250-386-7794 F: 250-381-7900 Website: www.rjc.ca	LANDSCAPE CONSULTANT Company: Considered Design Inc. Address: 201 - 318 Homer Street Vancouver, BC V6B 2V2 T: 778-386-4414 F: 778-386-4414 Website: weareconsidered.com	TRAFFIC CONSULTANT Company: Bunt & Associates Engineering Ltd. Address: Suite 421 - 645 Fort Street Victoria, BC V8W 1G2 250-592-6122 T: 250-592-6122 F: 250-592-6122 Website: www.bunteng.com
GEOTECHNICAL CONSULTANT Company: Ryzuk Geotechnical Address: 28 Crease Avenue Victoria, BC V8Z 1S3 T: 250-475-3131 F: 250-475-3611 Website: www.ryzuk.com		

GROSS BUILDING AREA
FSR CALCULATIONS EXCLUDE BELOW GRADE PARKING, PARKING RAMP, REQUIRED BIKE STALLS, AND ELEVATOR CORE.

P2	13,139 SQ.FT.	1,220.7 SQ.M.
P1	13,139 SQ.FT.	1,220.7 SQ.M.
L01	10,484 SQ.FT.	973.9 SQ.M.*
L02	9,780 SQ.FT.	908.6 SQ.M.**
L03	9,620 SQ.FT.	893.7 SQ.M.
L04	7,800 SQ.FT.	724.6 SQ.M.
L05	7,800 SQ.FT.	724.6 SQ.M.
L06	7,800 SQ.FT.	724.6 SQ.M.
L07	7,800 SQ.FT.	724.6 SQ.M.
L08	7,800 SQ.FT.	724.6 SQ.M.
L09	7,210 SQ.FT.	669.8 SQ.M.
L10	6,596 SQ.FT.	612.8 SQ.M.
TOTAL:	82,690 SQ.FT.	7,682.0 SQ.M.
ROOF	1,219 SQ.FT.	113.2 SQ.M.***

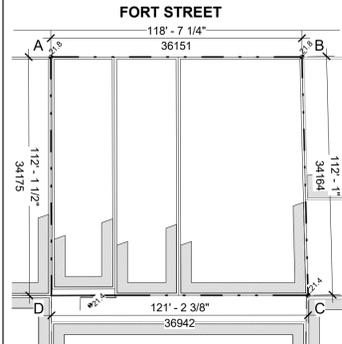
BIKE STORAGE AREA
HORIZONTAL STALLS 62@1.116 SQ.M. = 69.17 SQ.M.
VERTICAL STALLS 56@0.6045 SQ.M. = 33.85 SQ.M.
TOTAL: = 103 SQ.M.

FSR: 82,690 SQ.FT / 13,434 SQ.FT. = 6.16
*EXCLUDES 1036 SQ.M. CLASS 1 BIKE STORAGE
**INCLUDES MEZZANINE IN CRU 1.
***FSR INCLUDING ROOF LEVEL AREA = 6.25

DRAWING INDEX

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A210	Floor Plan Level 8
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A212	Floor Plan Level 10
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Revisions
Received Date: **October 25/2018**



Site Plan Existing Grades
SCALE: 1" = 40'-0"

AVERAGE GRADE CALCULATION

GRADES:
A: 21.8 B: 21.8 C: 21.4 D: 21.4"

PROPERTY LINE DISTANCES:

AB	36.151 M
BC	34.164 M
CD	36.942 M
DA	34.175 M
TOTAL	131.432 M

AB (21.8+21.8)/2 * 36.151 M = 788.0918
BC (21.8+21.4)/2 * 34.164 M = 521.9424
CD (21.4+21.4)/2 * 36.942 M = 790.5588
DA (21.4+21.8)/2 * 34.175 M = 738.1800
TOTAL = 2838.773

AVERAGE GRADE:
2838.773 / 131.432 M = **21.6**

*LEGAL SURVEY INDICATES GRADE D SLIGHTLY AWAY FROM THE SW PROPERTY CORNER. CORNER INACCESSIBLE DUE TO EXISTING SERVICE BUILDING AT 818 BROUGHTON ST. SO THE NEAREST GEODETIC HAS BEEN USED.



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2 Rezoning Resubmission 2018-04-19

Revisions	DD MMM YYYY

Cover Sheet

Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC

Project

Cover Sheet

Drawing

Scale As indicated

Project 217033

A001

Sheet

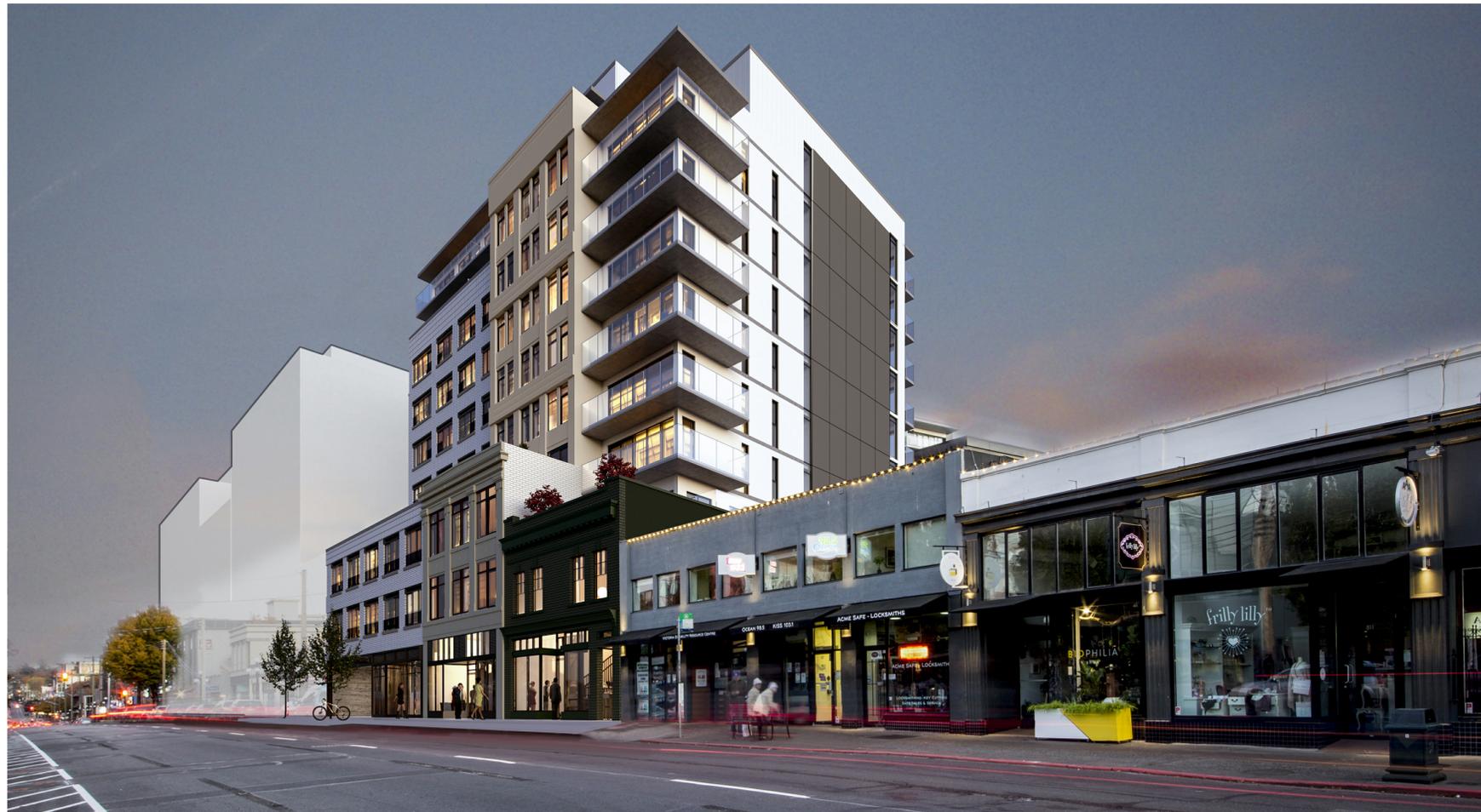
REZONING RESUBMISSION: 2018-10-24



SOUTHEAST VIEW



NORTH VIEW



NORTHWEST VIEW

Revisions	DD MMM YYYY

Renderings

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Renderings

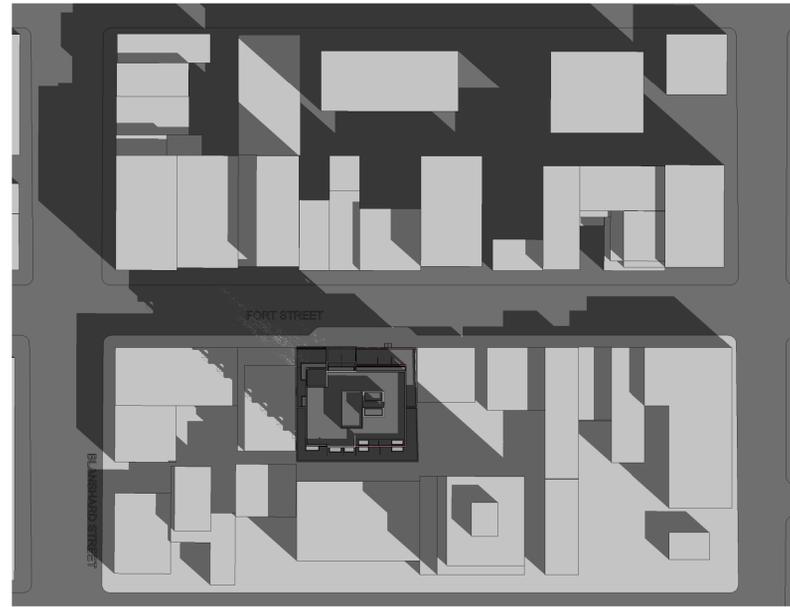
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Scale

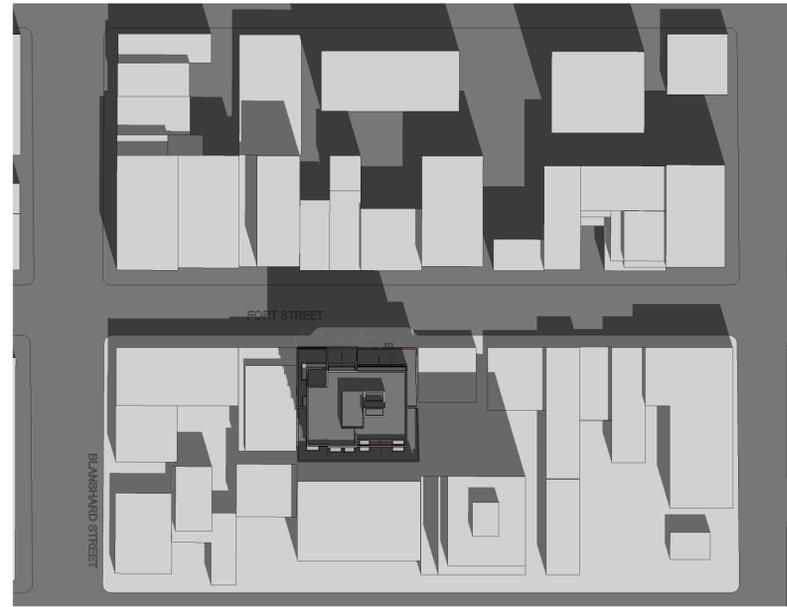
Project 217033

Sheet **A002**

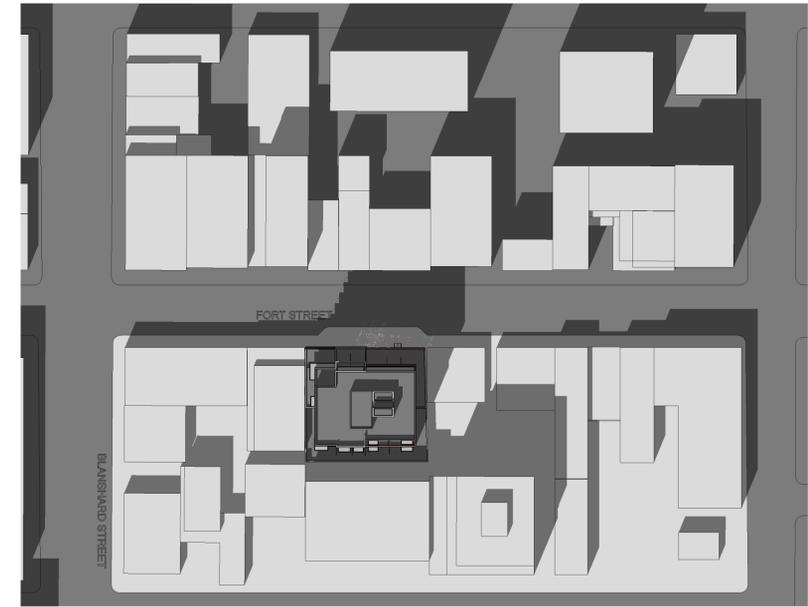
REZONING RESUBMISSION: 2018-10-24



1 Spring Equinox 10 AM
A003 SCALE:



2 Spring Equinox 12 PM
A003 SCALE:



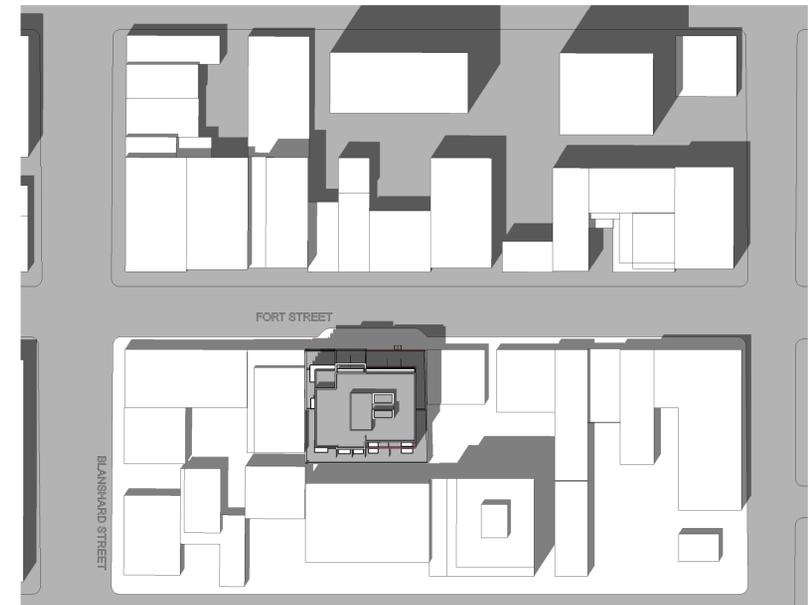
3 Spring Equinox 2 PM
A003 SCALE:



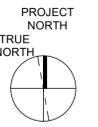
4 Summer Solstice 10 AM
A003 SCALE:



5 Summer Solstice 12 PM
A003 SCALE:



6 Summer Solstice 2 PM
A003 SCALE:



Revisions	DD MMM YYYY

Shadow Study

Seal _____

825 Fort Street Victoria

825 Fort Street
Victoria, BC

Project _____

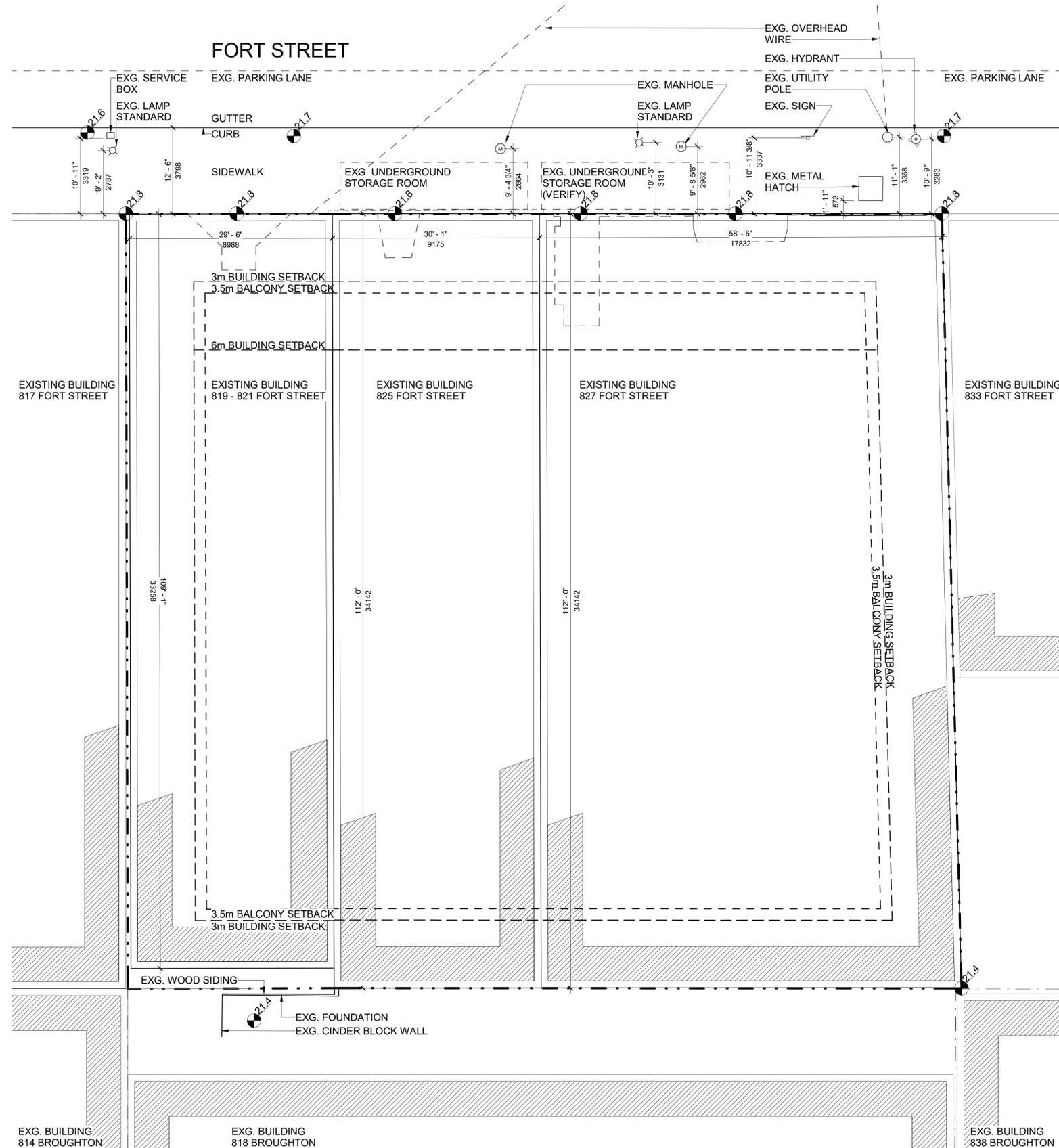
Shadow Study

Drawing _____

Scale _____

Project 217033

Sheet **A003**



2 Rezoning Resubmission 2018-04-19

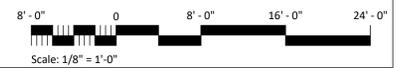
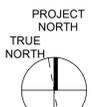
Revisions	DD MMM YYYY

Site Plan Existing
 Seal
 825 Fort Street Victoria

825 Fort Street
 Victoria, BC
 Project
 Site Plan Existing

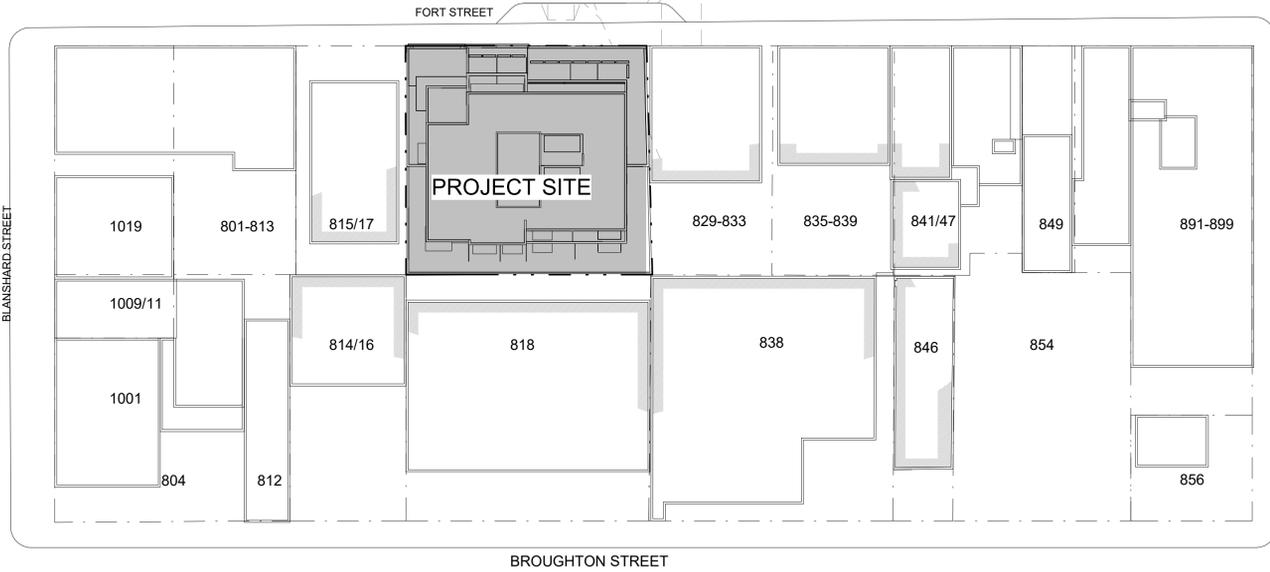
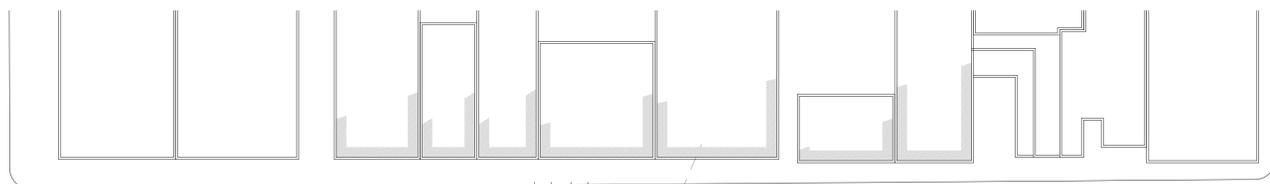
Drawing
 Scale 1 : 100
 Project 217033

1 Site Plan Existing
 A101 SCALE: 1 : 100

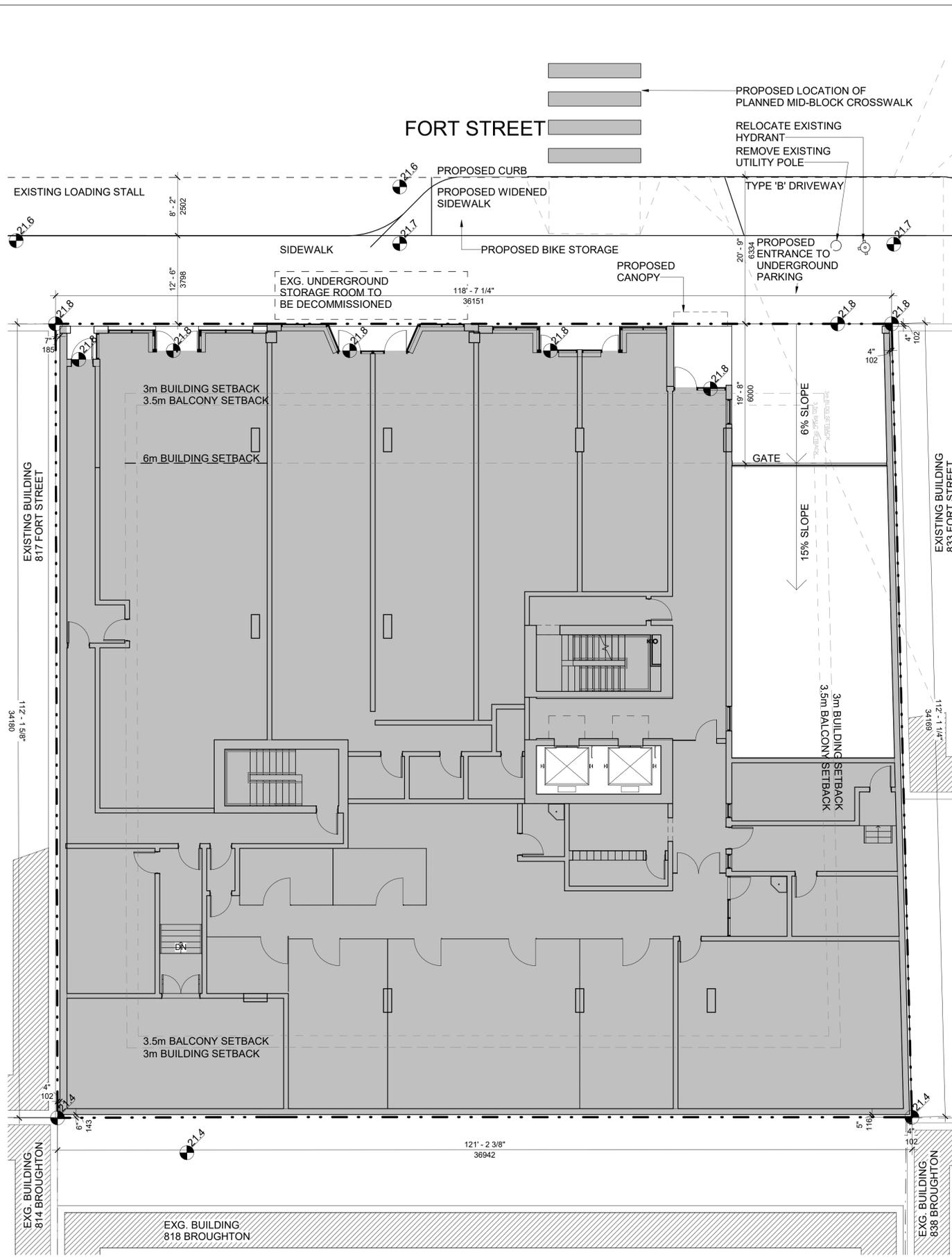


PROJECT INFORMATION TABLE	
ZONE (EXISTING)	CA-HG
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	7,682.0 SQ.M. (82690 SQ.FT.)
COMMERCIAL FLOOR AREA	453.2 SQ.M. (4,879 SQ.FT.)
FLOOR SPACE RATIO	6.16
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	33.5 M (MAIN ROOF)
NUMBER OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	118
CLASS 2	8
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6 M
REAR YARD	3 M
SIDE YARD (E)	3 M
SIDE YARD (W)	3.4 M
COMBINED SIDE YARDS	6.4 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	100
STUDIO	10
1 BEDROOM	47
2 BEDROOM	36
3 BEDROOM	7
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
STUDIO	28.2 SQ.M. (304 SQ.FT.)
1 BEDROOM	38.9 SQ.M. (419 SQ.FT.)
2 BEDROOM	56.4(607 SQ.FT.)
3 BEDROOM	81.5 SQ.M. (877 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	6725.3 SQ.M. (72,391 SQ.FT.)

Updated table per project statistics.



2 Vicinity Plan
SCALE: 1 : 500



1 Site Plan
SCALE: 1 : 100

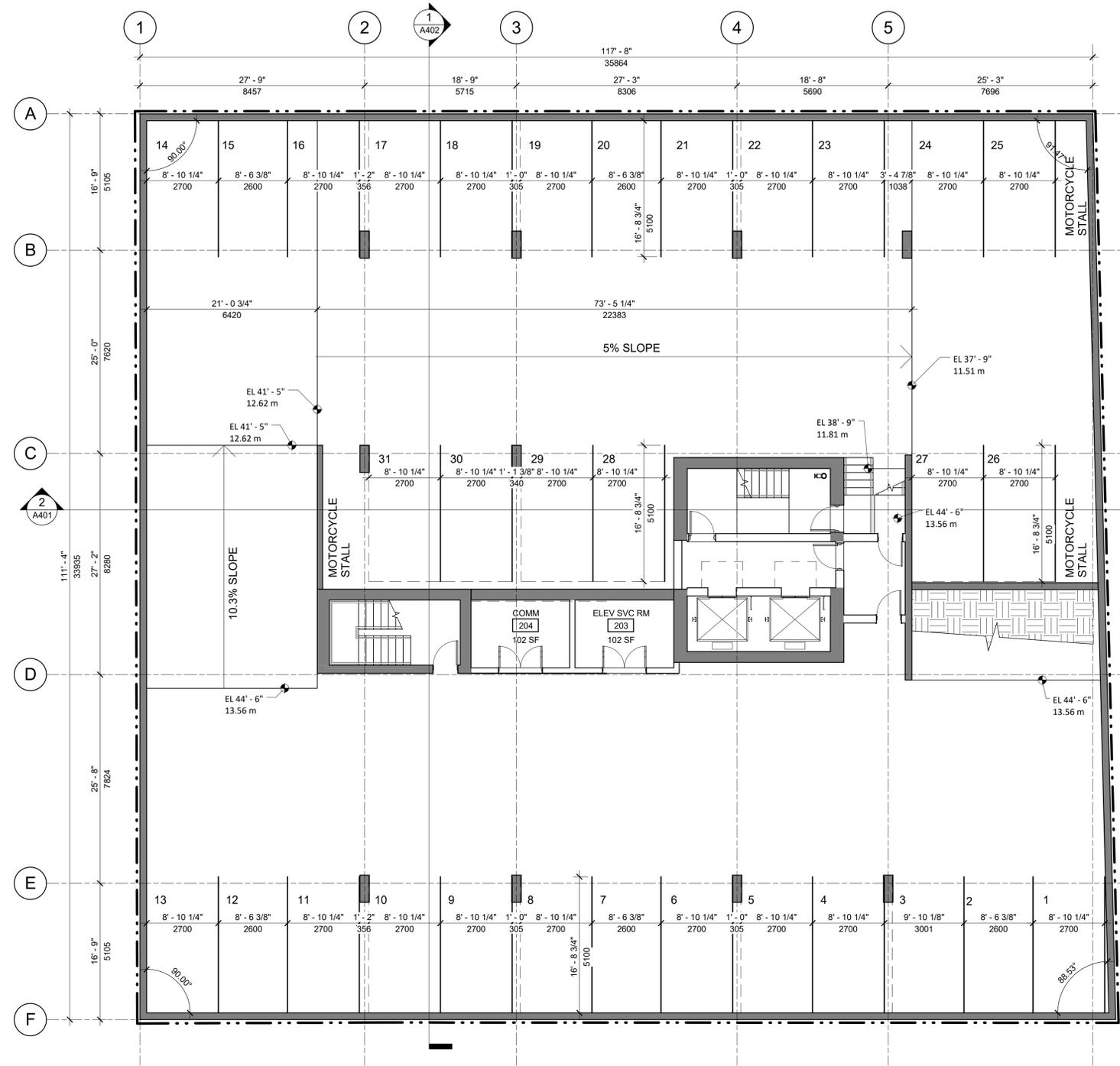


Revisions DD MMM YYYY

Proposed Site Plan
Seal
825 Fort Street Victoria

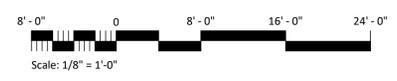
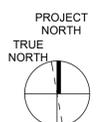
825 Fort Street
Victoria, BC
Project
Proposed Site Plan
Drawing
Scale As indicated
Project 217033





1 P2 FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"

PARKING COUNT: 31 STALLS
AREA: 13,260 SQ.FT. 1,232.9 SQ.M.

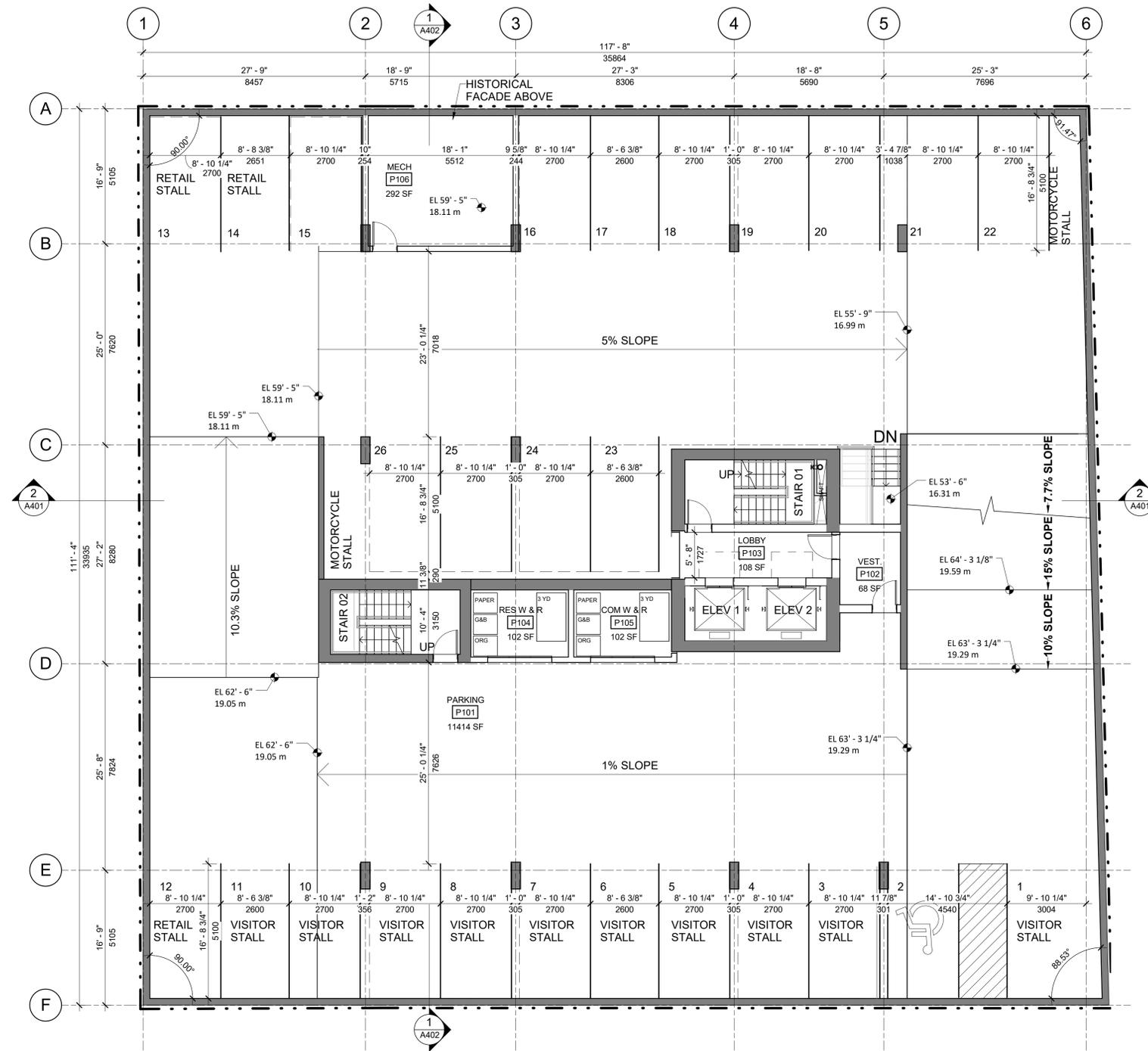


Revisions	DD MMM YYYY

Floor Plan
Level P2
Seal
825 Fort
Street Victoria

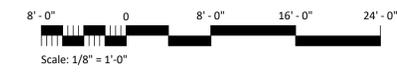
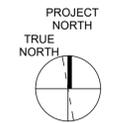
825 Fort Street
Victoria, BC
Project
Floor Plan
Level P2
Drawing
Scale 1/8" = 1'-0"
Project 217033

REZONING RESUBMISSION: 2018-10-24



1 P1 FLOOR PLAN
A202 SCALE: 1/8" = 1'-0"

PARKING COUNT: 26 STALLS
AREA: 13,260 SQ.FT. 1,232.9 SQ.M.



Revisions	DD MMM YYYY

Floor Plan
Level P1
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project

Floor Plan
Level P1

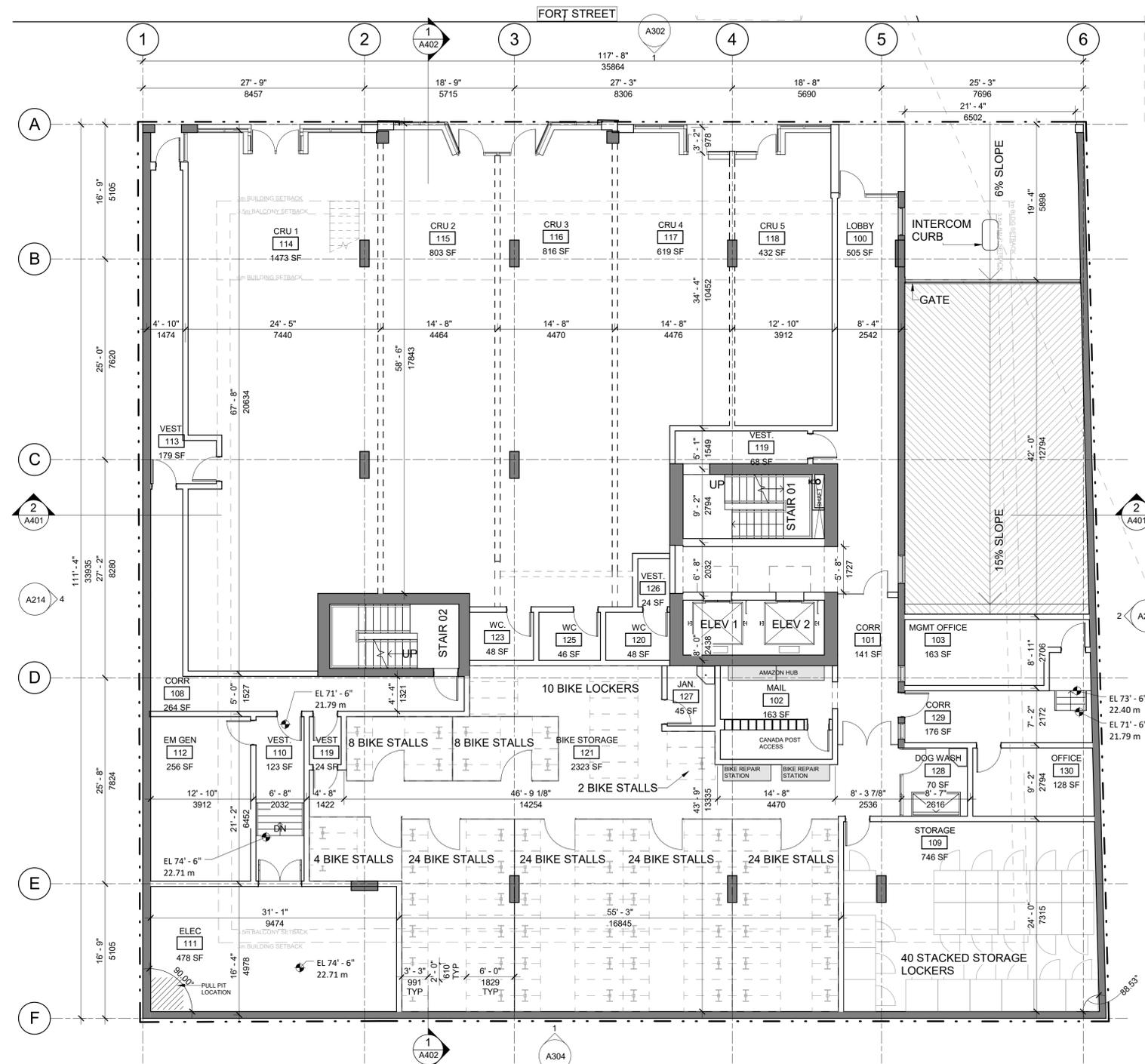
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Project 217033

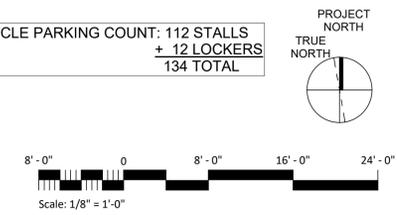
Sheet **A202**

REZONING RESUBMISSION: 2018-10-24



1 GROUND LEVEL FLOOR PLAN
A203 SCALE: 1/8" = 1'-0"

CLASS 1 BICYCLE PARKING COUNT:
112 STALLS
+ 12 LOCKERS
134 TOTAL



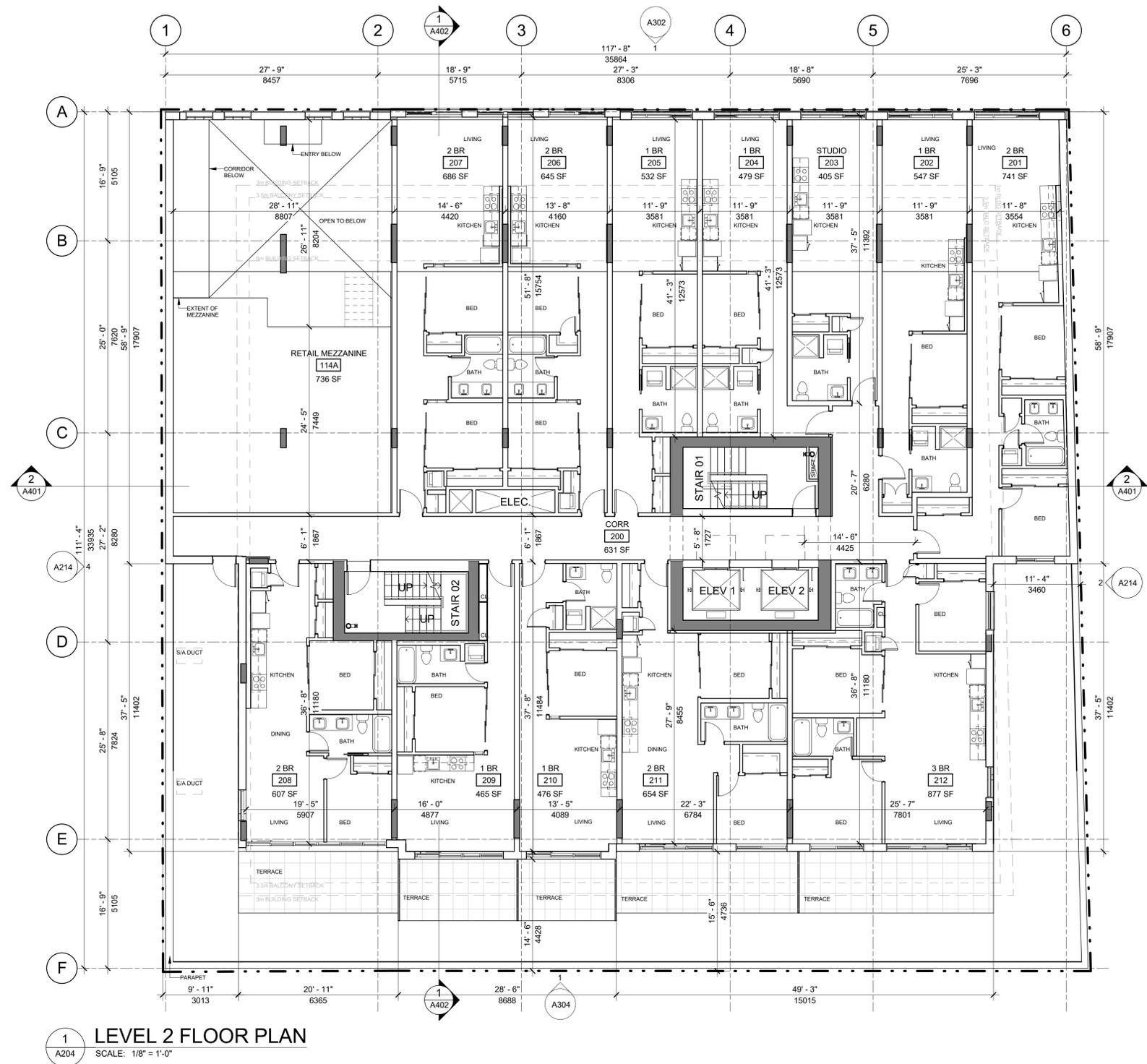
Revisions	DD MMM YYYY

**Floor Plan
Ground Level**
Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
Project
**Floor Plan
Ground Level**
Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A203**

REZONING RESUBMISSION: 2018-10-24



1 LEVEL 2 FLOOR PLAN
A204 SCALE: 1/8" = 1'-0"

Revisions	DD MMM YYYY
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Floor Plan
Level 2
Seal
825 Fort
Street Victoria

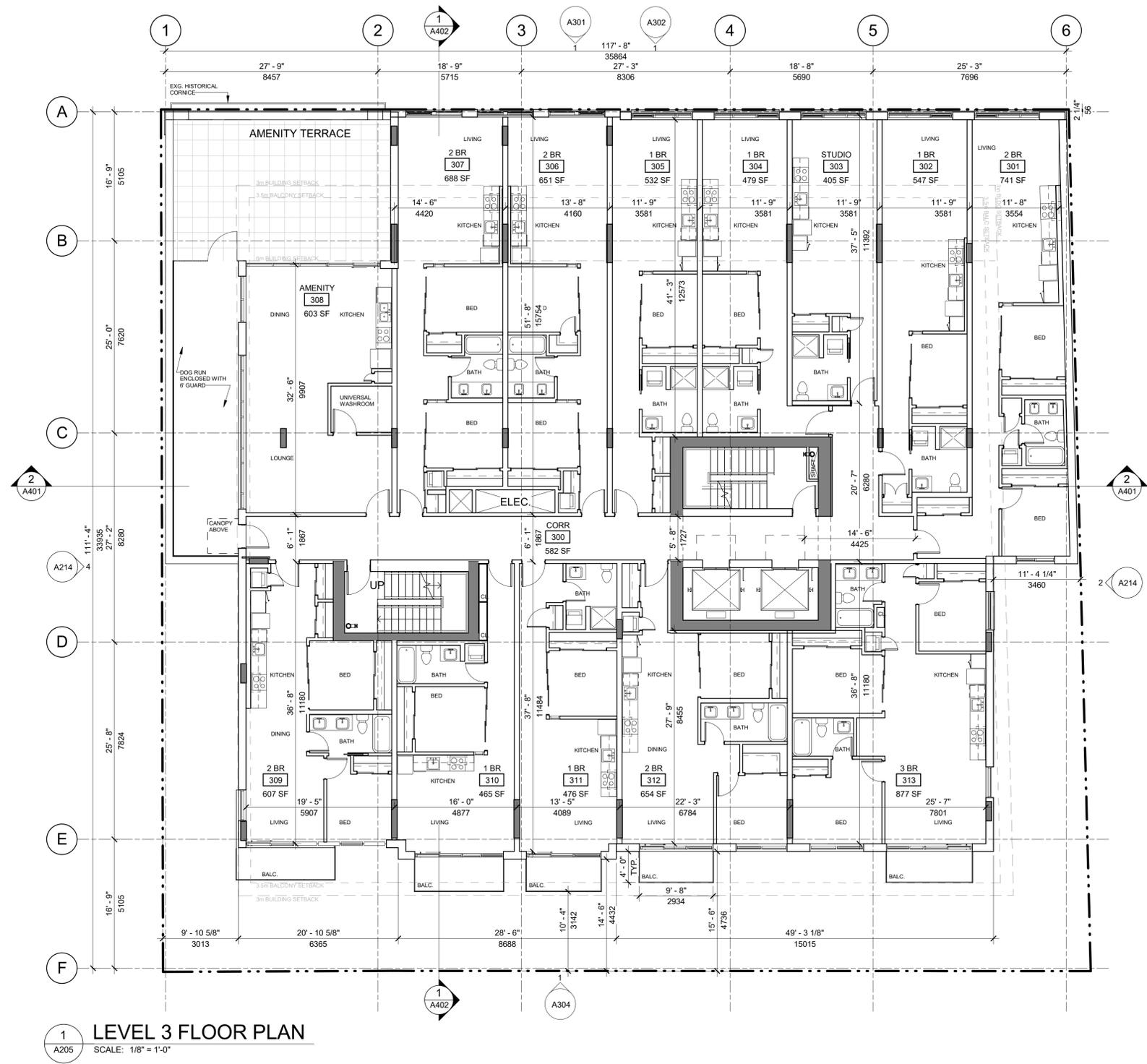
825 Fort Street
Victoria, BC
Project

Floor Plan
Level 2

Drawing
Scale 1/8" = 1'-0"
Project 217033

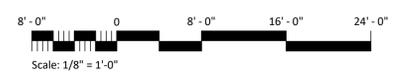
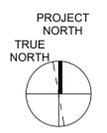
L 02 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1





LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L 03 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1

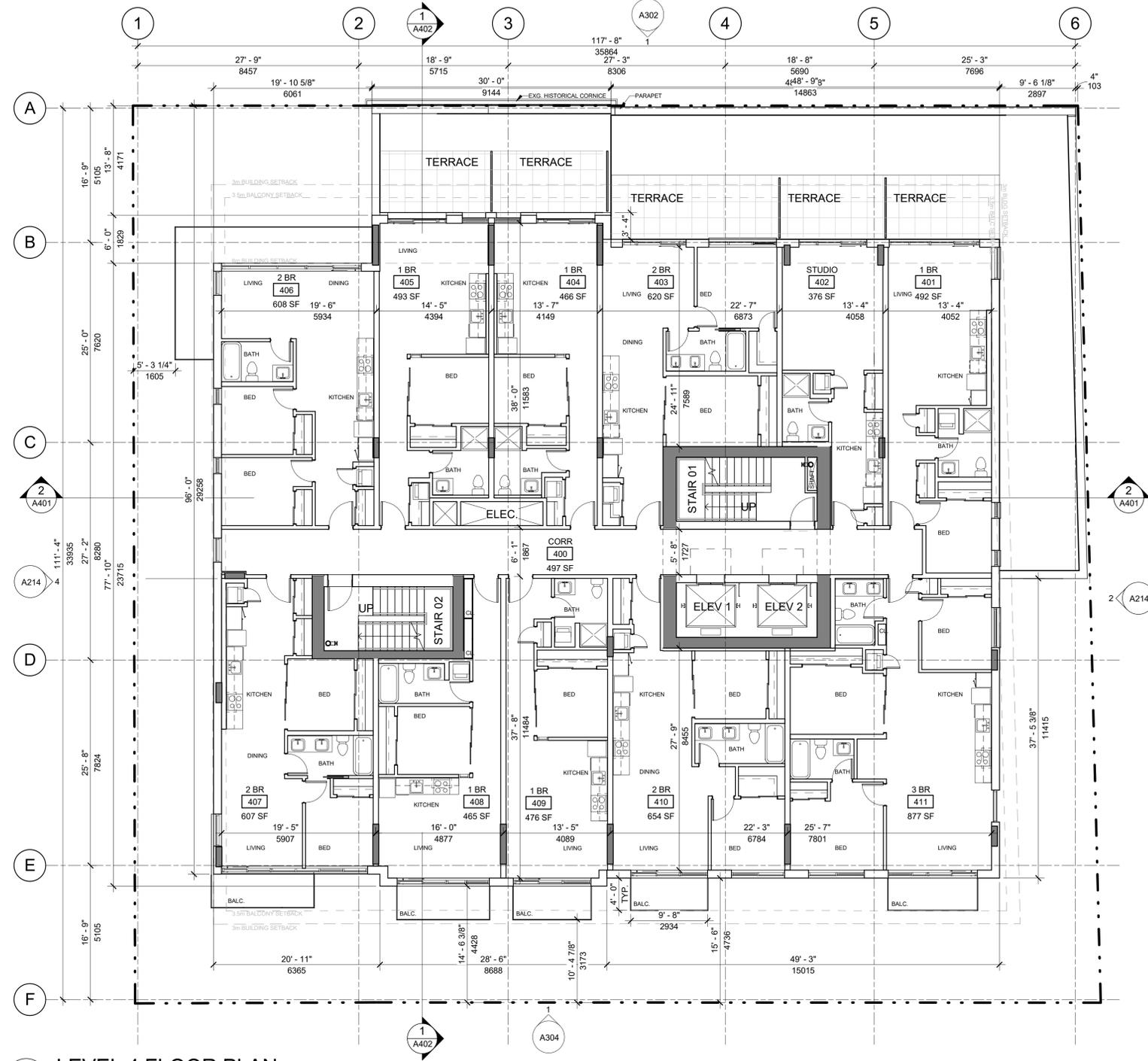


Revisions	DD MMM YYYY

**Floor Plan
Level 3**
Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 3**
Drawing
Scale 1/8" = 1'-0"
Project 217033

REZONING RESUBMISSION: 2018-10-24



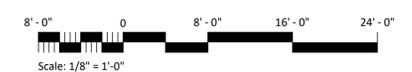
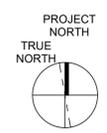
1 LEVEL 4 FLOOR PLAN
A206 SCALE: 1/8" = 1'-0"

Revisions	DD MMM YYYY
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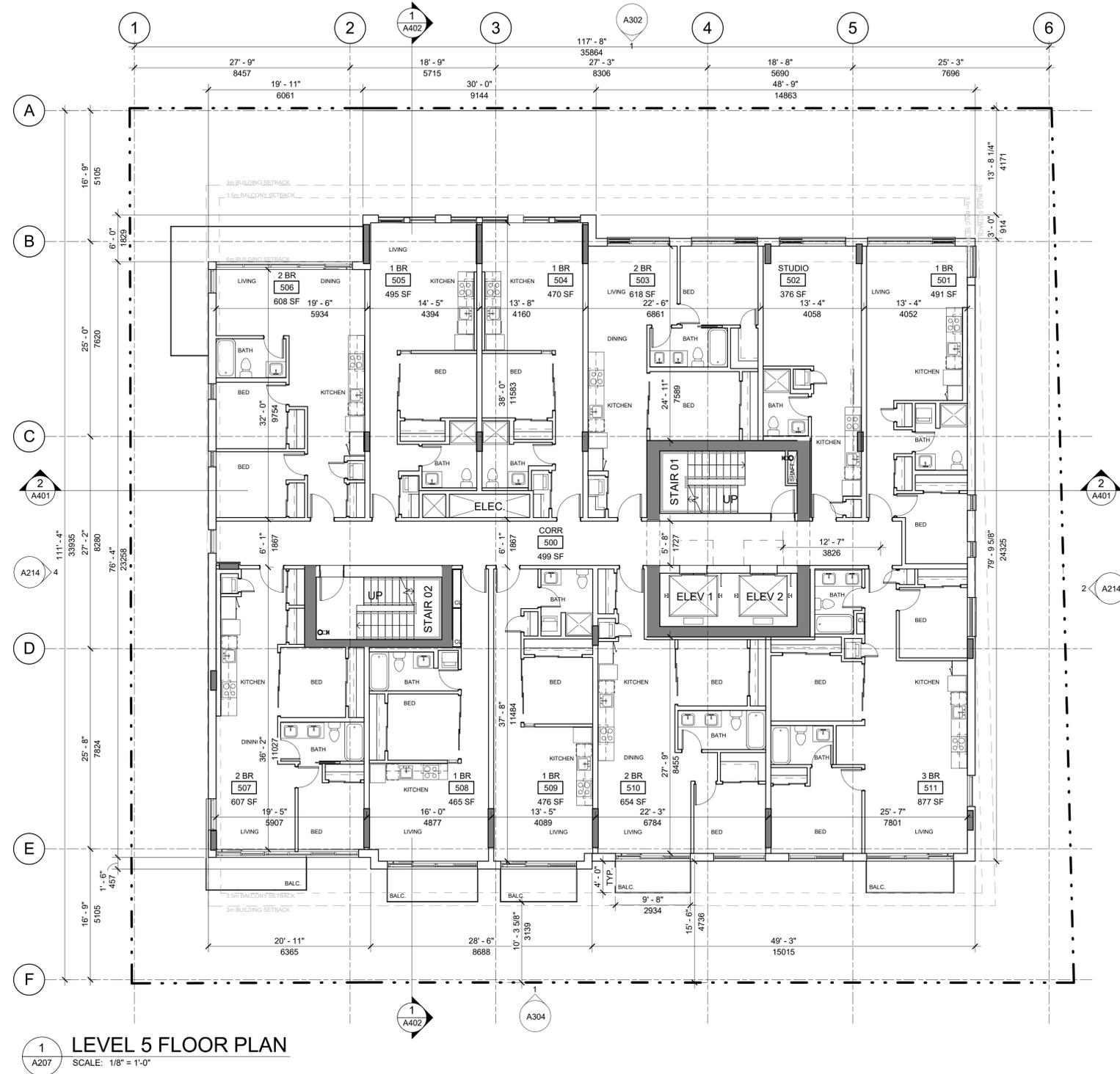
**Floor Plan
Level 4**
Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 4**
Drawing
Scale 1/8" = 1'-0"
Project 217033

L 04 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1

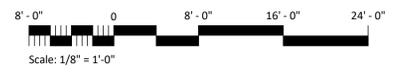
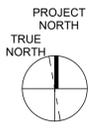


REZONING RESUBMISSION: 2018-10-24



LEVEL 5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L 05 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1

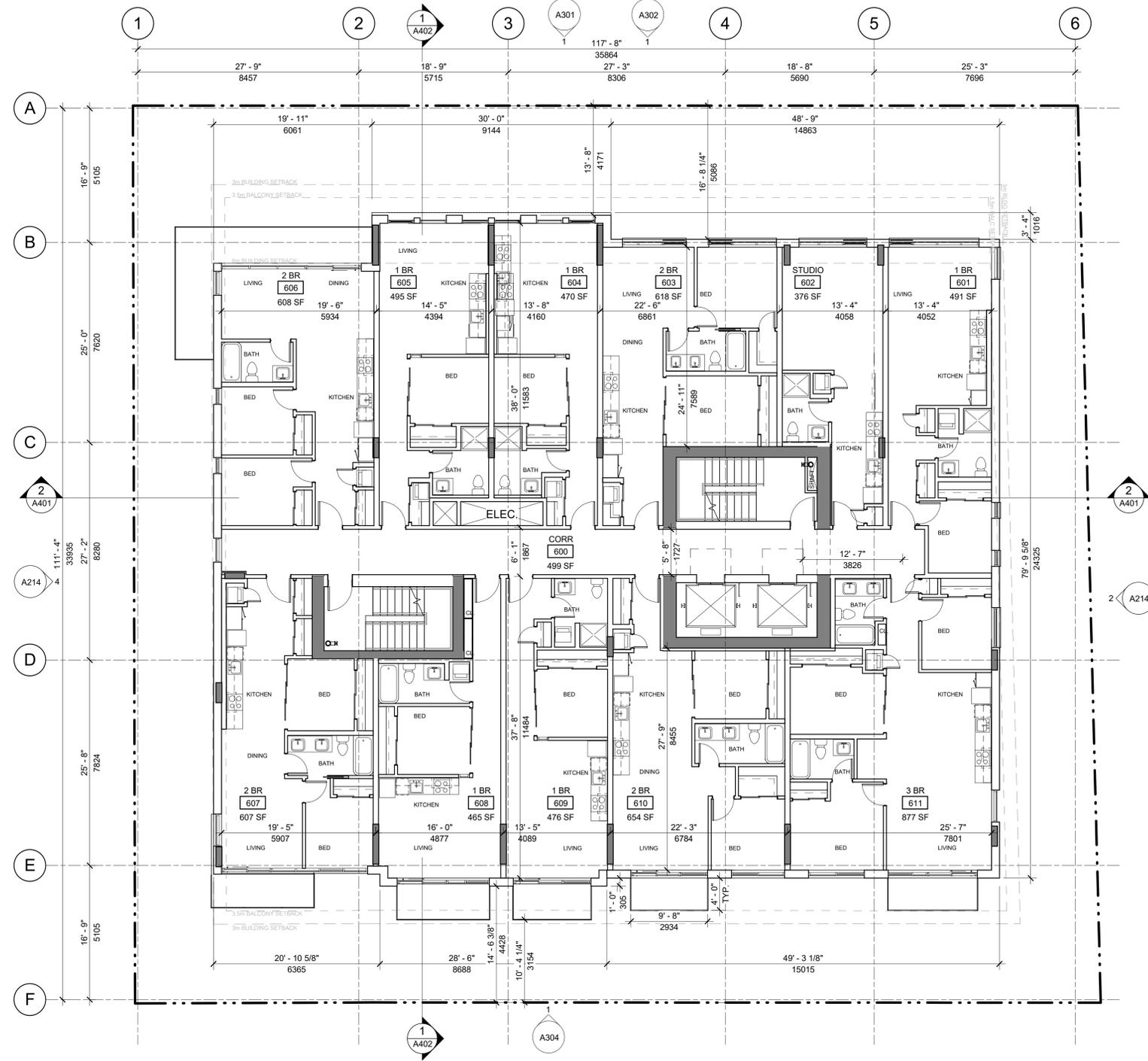


Revisions	DD MMM YYYY

**Floor Plan
Level 5**
Seal
**825 Fort
Street Victoria**

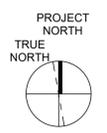
825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 5**
Drawing
Scale 1/8" = 1'-0"
Project 217033

REZONING RESUBMISSION: 2018-10-24



1 LEVEL 6 FLOOR PLAN
A208 SCALE: 1/8" = 1'-0"

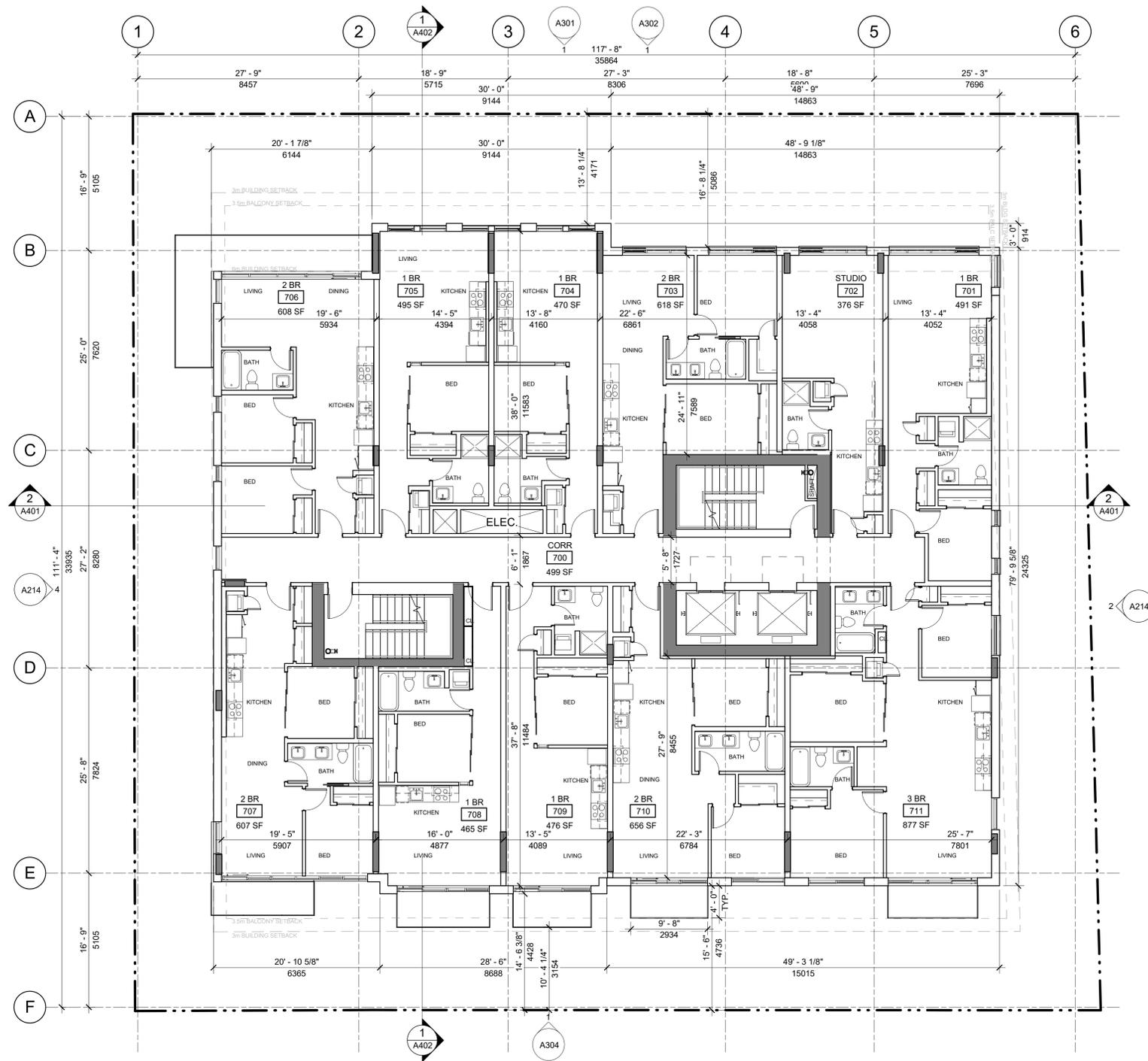
L 06 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



Revisions	DD MMM YYYY

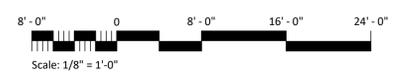
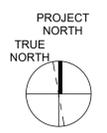
Floor Plan
Level 6
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
Floor Plan
Level 6
Drawing
Scale 1/8" = 1'-0"
Project 217033



1 LEVEL 7 FLOOR PLAN
A209 SCALE: 1/8" = 1'-0"

L 07 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1

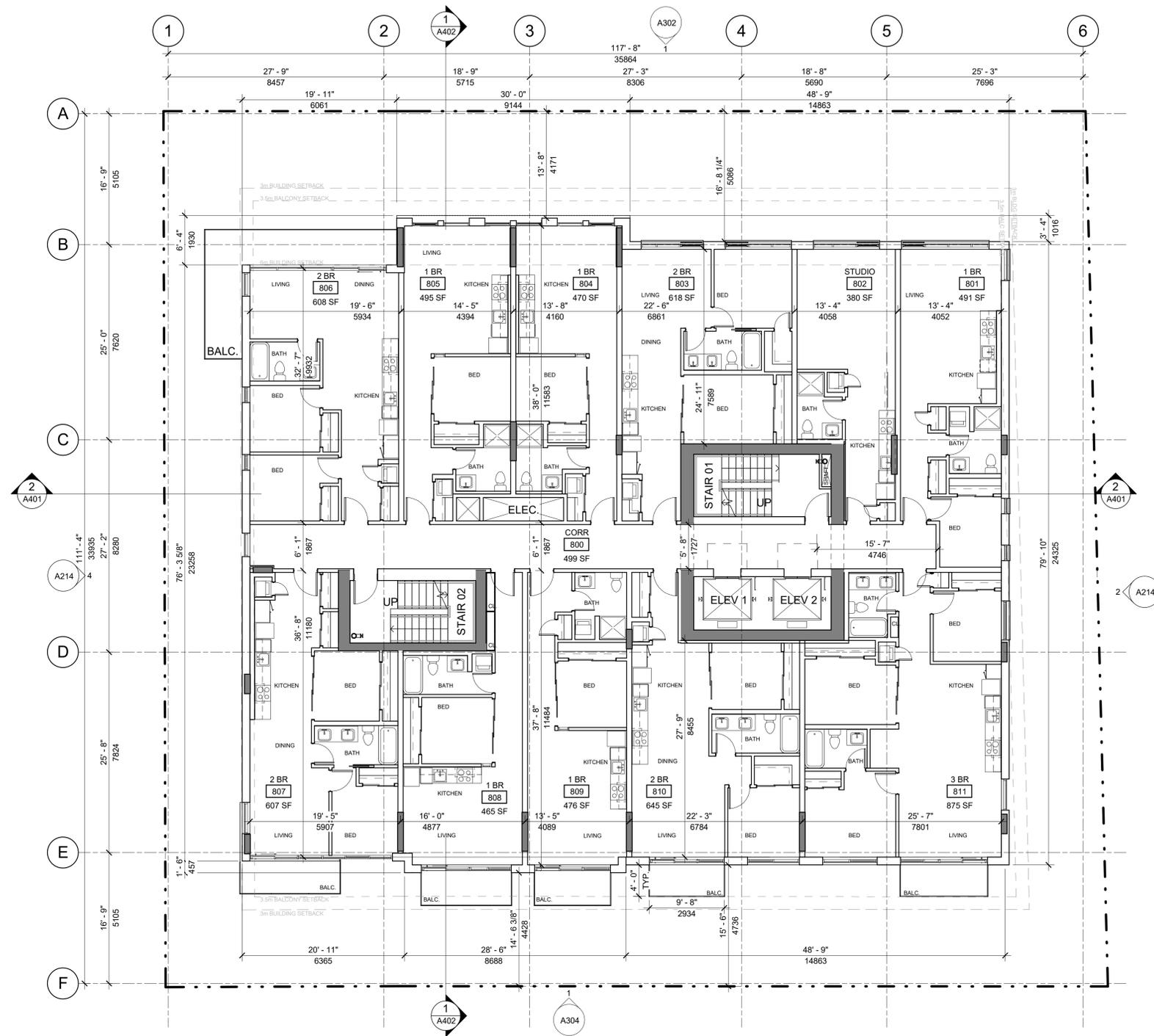


Revisions	DD MMM YYYY

**Floor Plan
Level 7**
Seal
**825 Fort
Street Victoria**

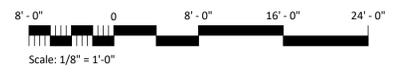
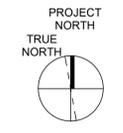
825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 7**
Drawing
Scale 1/8" = 1'-0"
Project 217033

REZONING RESUBMISSION: 2018-10-24



1 LEVEL 8 PLAN
A210 SCALE: 1/8" = 1'-0"

L 08 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1

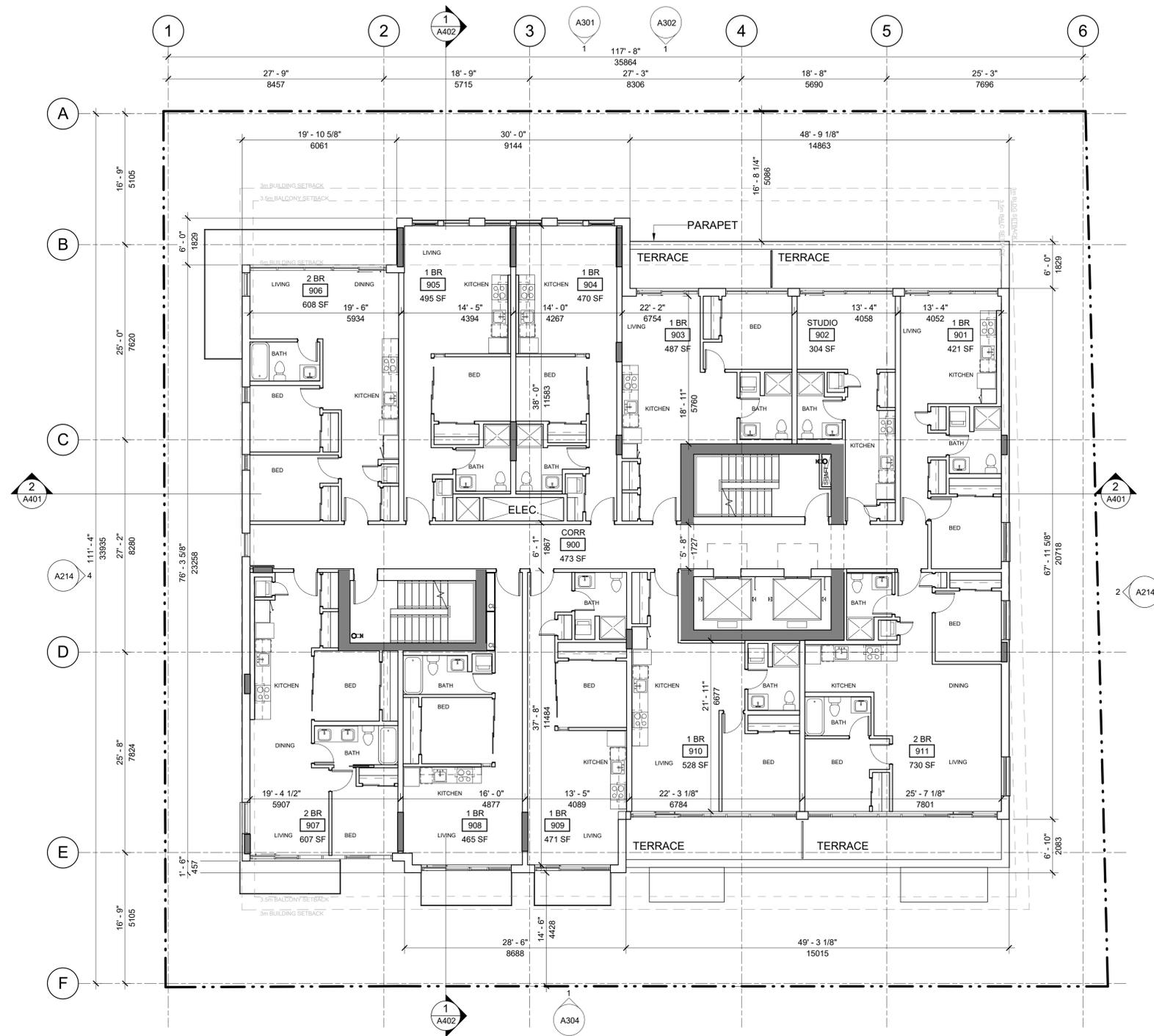


Revisions	DD MMM YYYY

**Floor Plan
Level 8**
Seal
**825 Fort
Street Victoria**

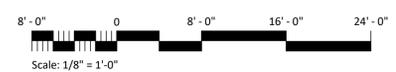
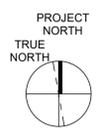
825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 8**
Drawing
Scale 1/8" = 1'-0"
Project 217033

REZONING RESUBMISSION: 2018-10-24



1 LEVEL 9 FLOOR PLAN
A211 SCALE: 1/8" = 1'-0"

L 09 UNITS	
1 BR	7
2 BR	3
STUDIO	1

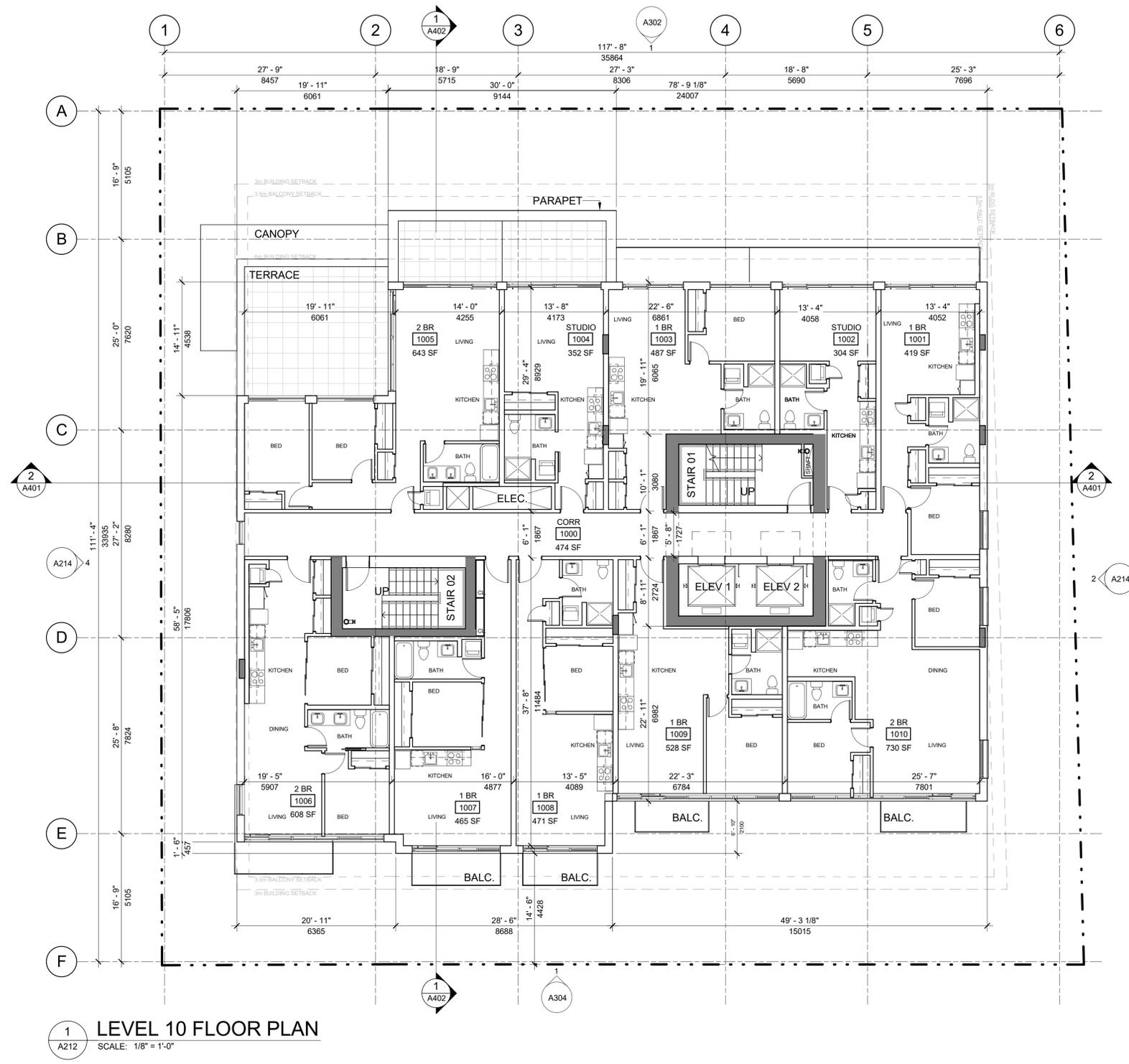


Revisions	DD MMM YYYY

**Floor Plan
Level 9**
Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 9**
Drawing
Scale 1/8" = 1'-0"
Project 217033

REZONING RESUBMISSION: 2018-10-24



1 LEVEL 10 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

L 10 UNITS

1 BR	5
2 BR	3
STUDIO	2

PROJECT NORTH
TRUE NORTH

8'-0" 0 8'-0" 16'-0" 24'-0"

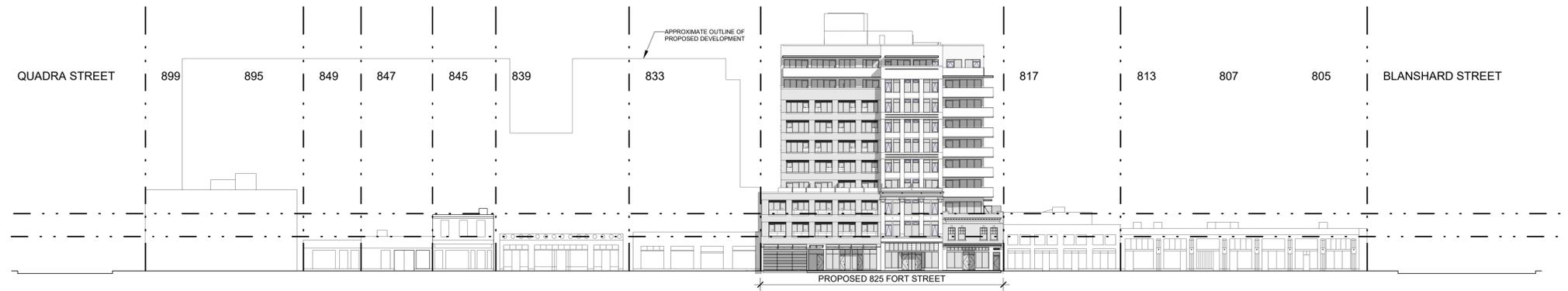
Scale: 1/8" = 1'-0"

Revisions	DD MMM YYYY
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**Floor Plan
Level 10**
 Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
 Project
**Floor Plan
Level 10**
 Drawing
 Scale 1/8" = 1'-0"
 Project 217033

REZONING RESUBMISSION: 2018-10-24



1 NORTH ELEVATION - FORT ST 800 BLOCK
A301 SCALE: 1/32" = 1'-0"

FORT STREET IMAGES :
EXISTING STREETScape



EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

Revisions	DD MMM YYYY
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Streetscape
Elevation
Seal
825 Fort
Street Victoria

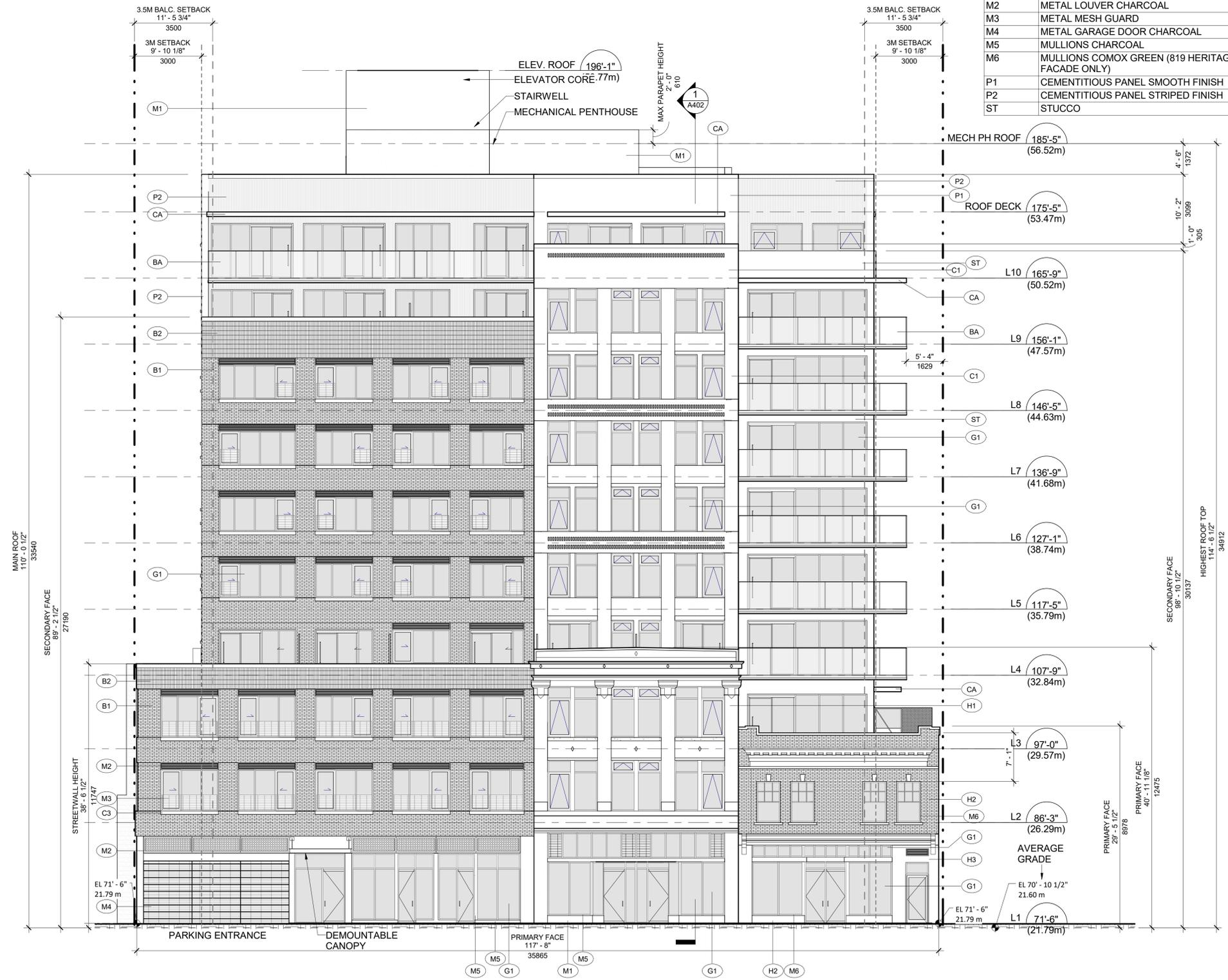
825 Fort Street
Victoria, BC
Project
Streetscape
Elevation

Drawing
Scale 1/32" = 1'-0"
Project 217033

Sheet **A301**

REZONING RESUBMISSION: 2018-10-24

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



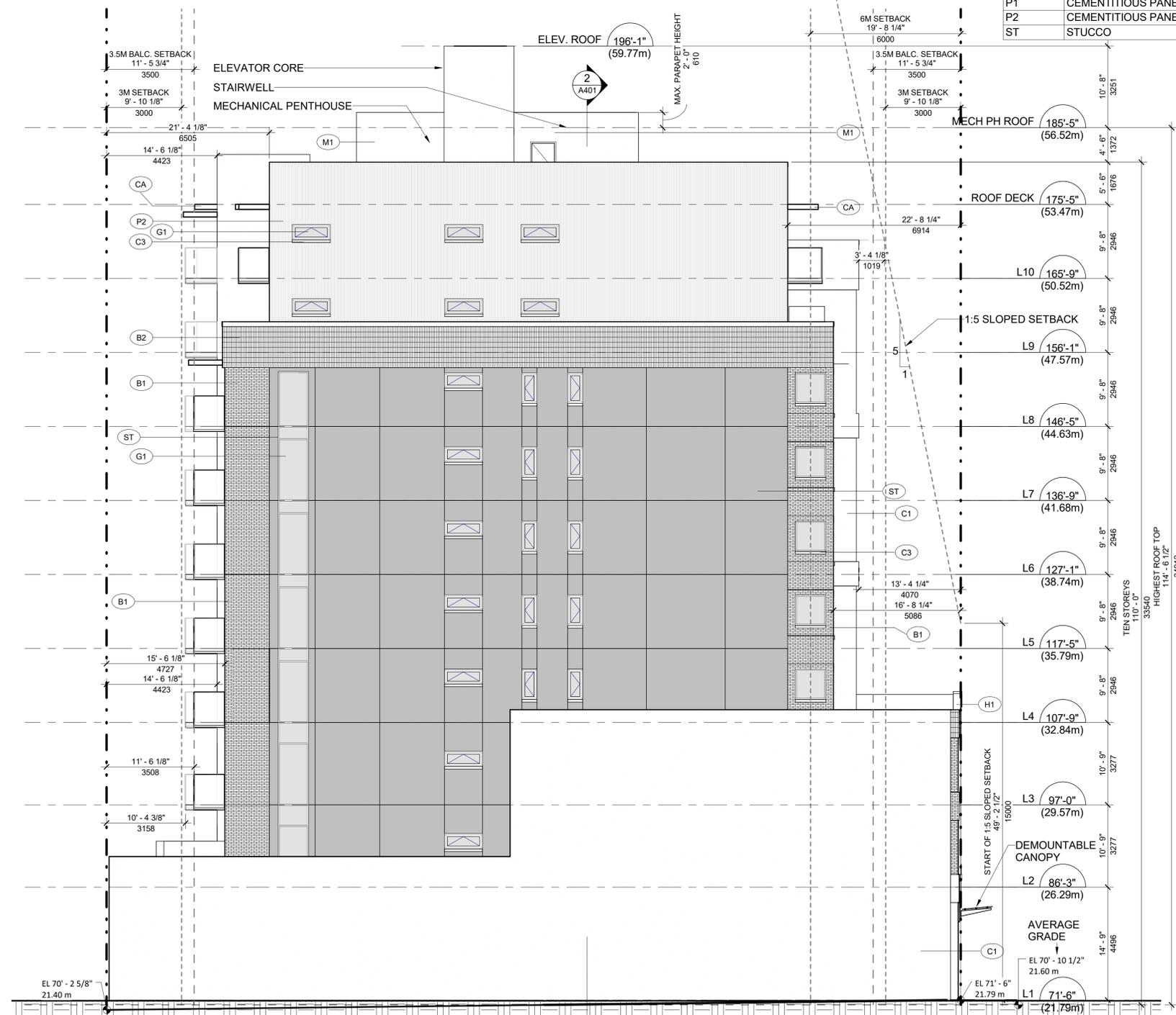
Revisions	DD MMM YYYY

North Building
Elevation
Seal
825 Fort
Street Victoria

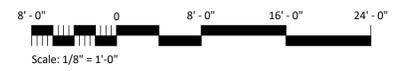
825 Fort Street
Victoria, BC
Project
North Building
Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



1 EAST ELEVATION
A303 SCALE: 1/8" = 1'-0"



Revisions	DD MMM YYYY

East Building
Elevation
Seal
825 Fort
Street Victoria

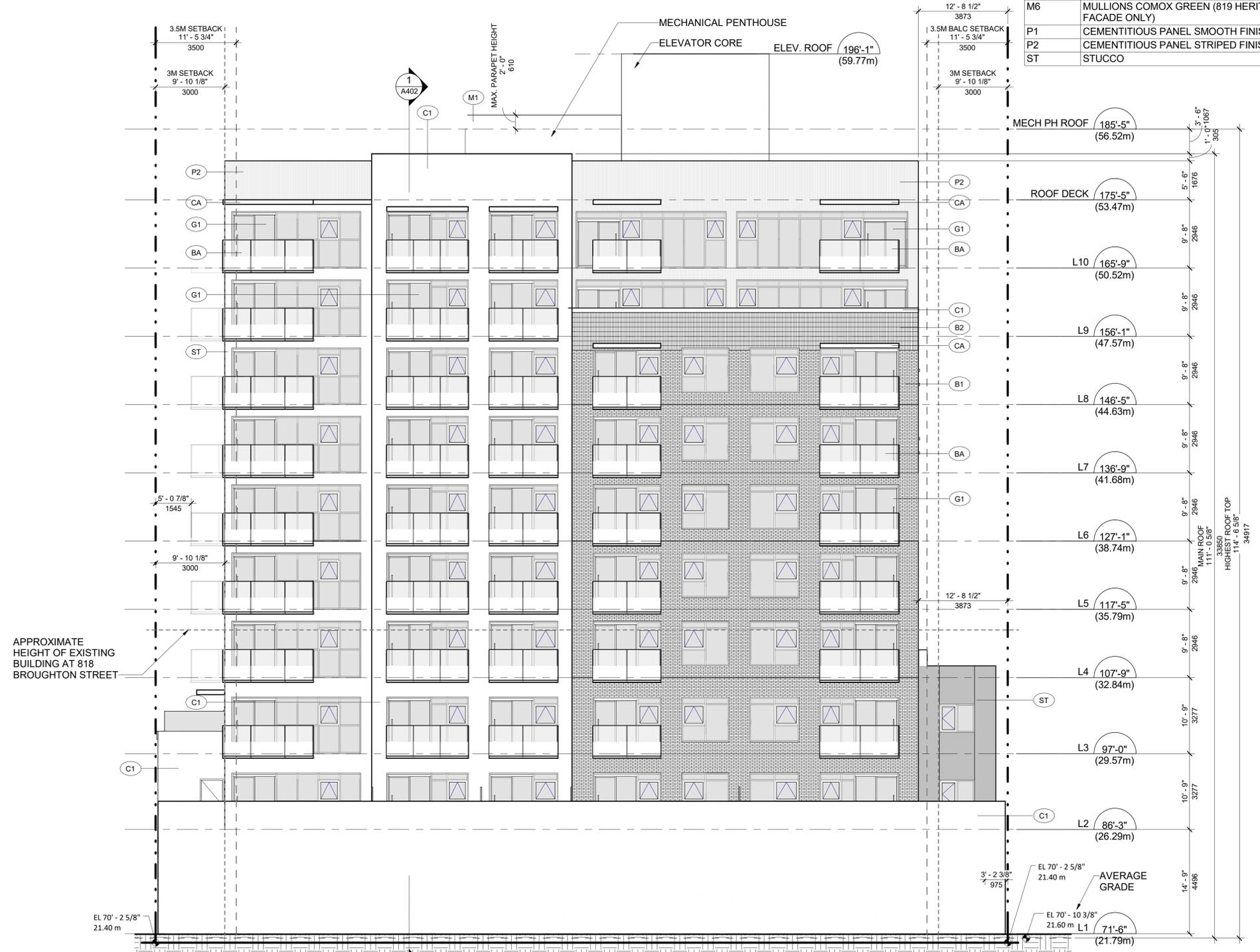
825 Fort Street
Victoria, BC
Project
East Building
Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

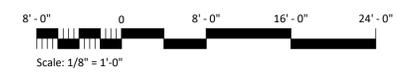
Sheet **A303**

REZONING RESUBMISSION: 2018-10-24

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
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B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



1 SOUTH ELEVATION
A304 SCALE: 1/8" = 1'-0"



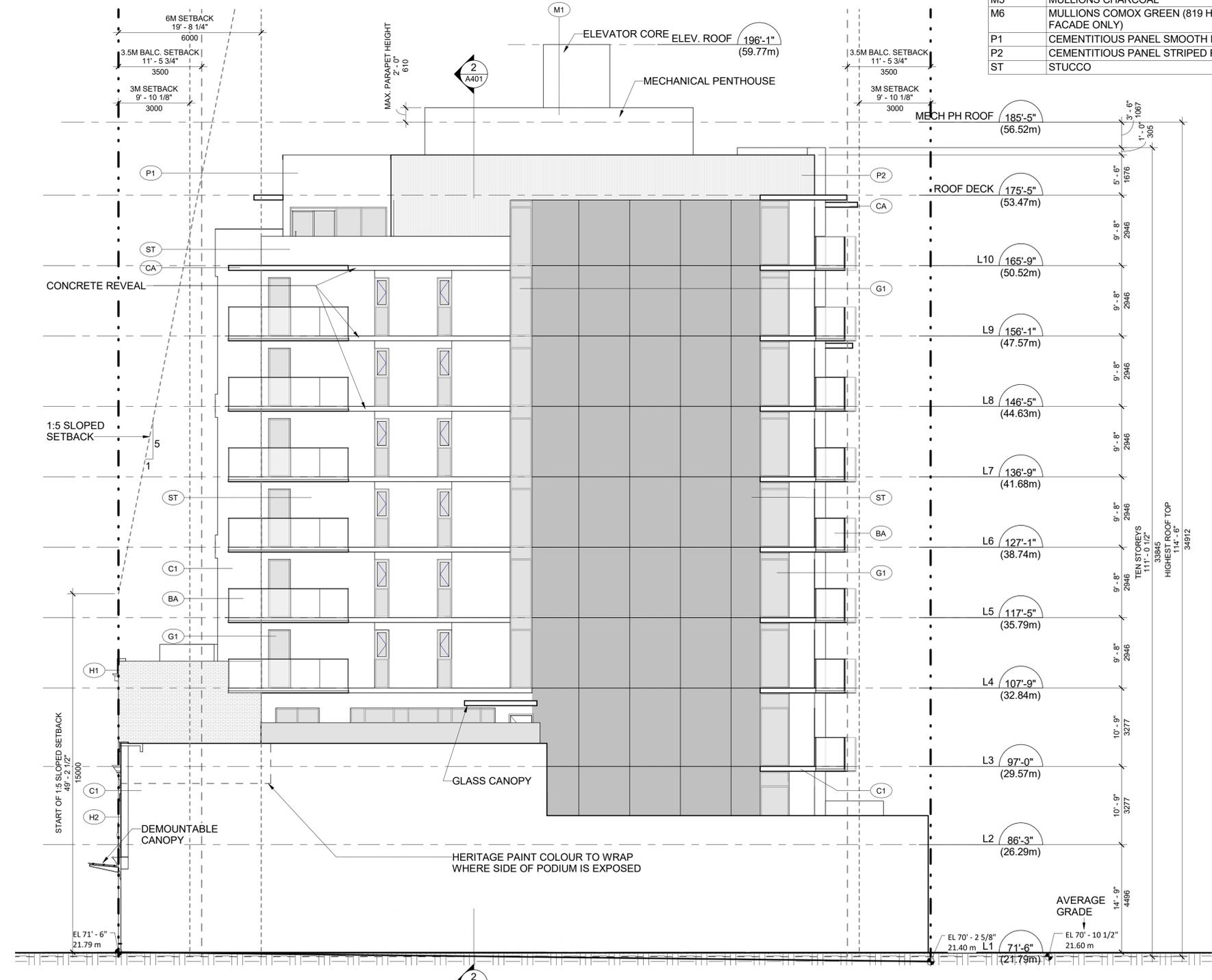
Revisions	DD MMM YYYY

South Building
Elevation
Seal
825 Fort
Street Victoria

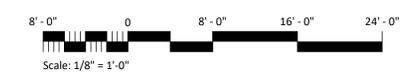
825 Fort Street
Victoria, BC
Project
South Building
Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

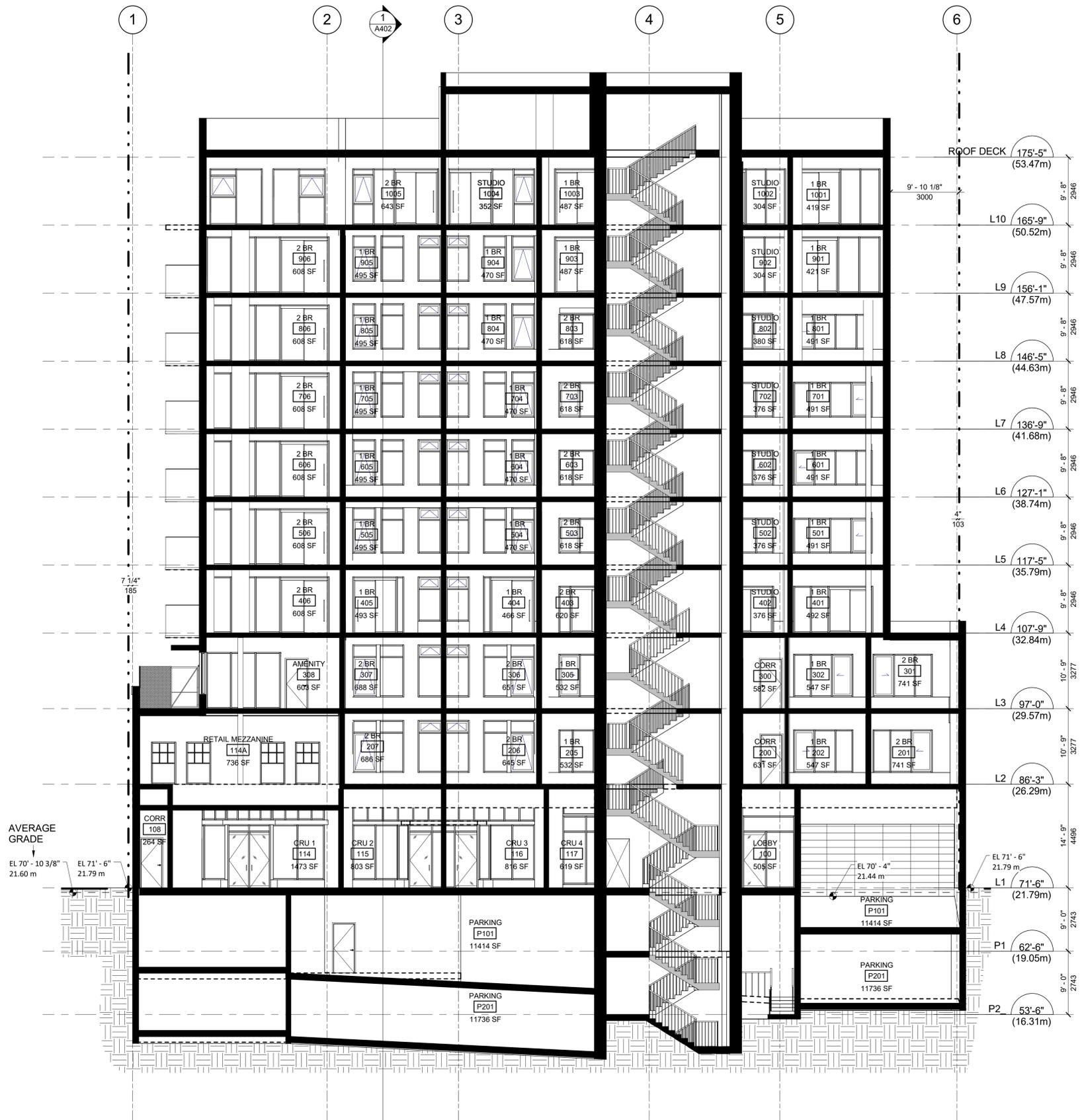


Revisions	DD MMM YYYY

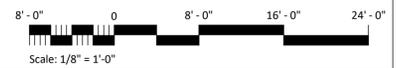
West Building
Elevation
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
West Building
Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033



2 Section A
 A401 SCALE: 1/8" = 1'-0"



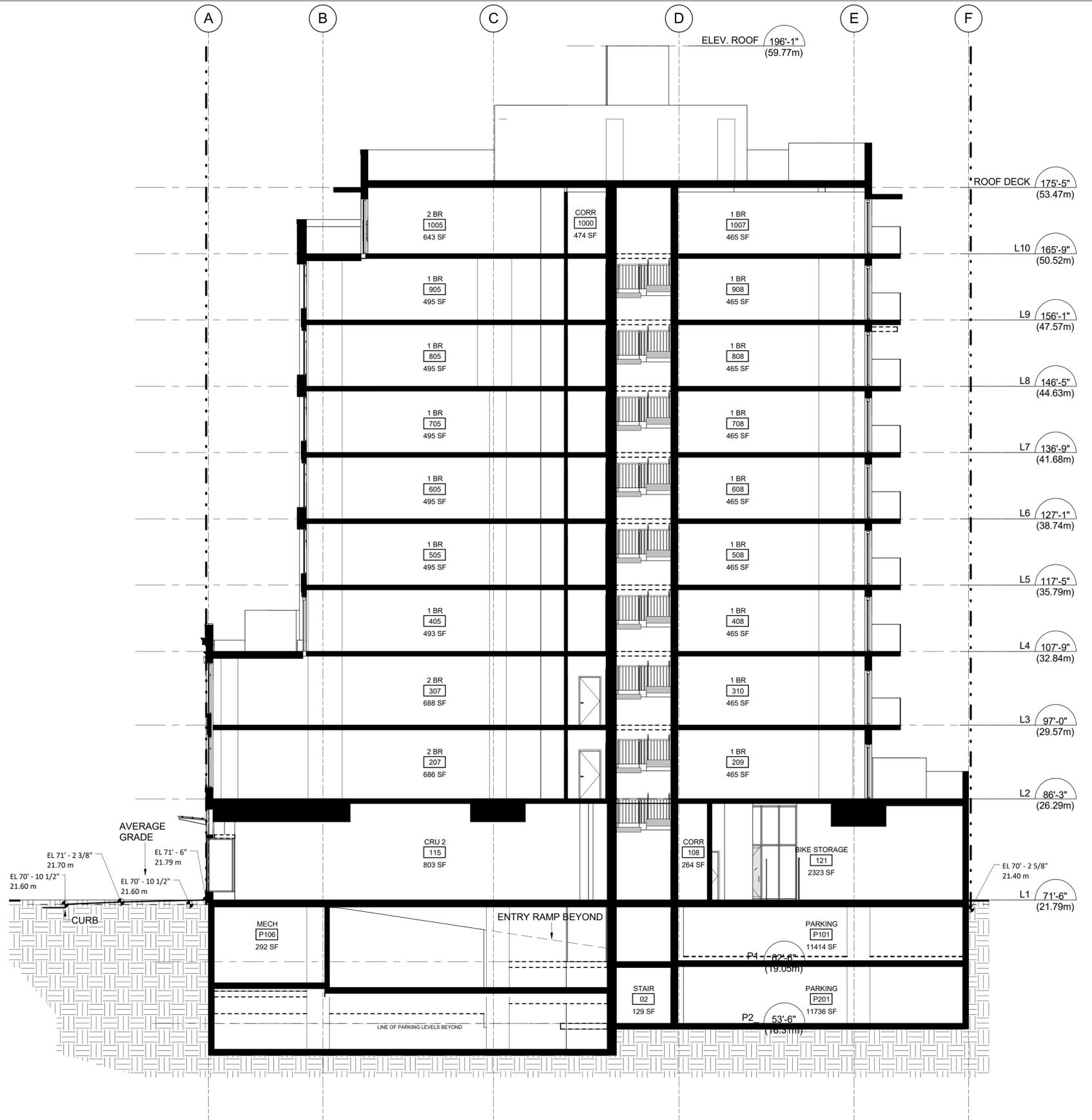
Revisions	DD MMM YYYY

Building Section
 Seal
825 Fort Street Victoria

825 Fort Street
 Victoria, BC
 Project
Building Section

Drawing
 Scale 1/8" = 1'-0"
 Project 217033

REZONING RESUBMISSION: 2018-10-24



Revisions	DD MMM YYYY

Building Section
Seal
825 Fort Street Victoria

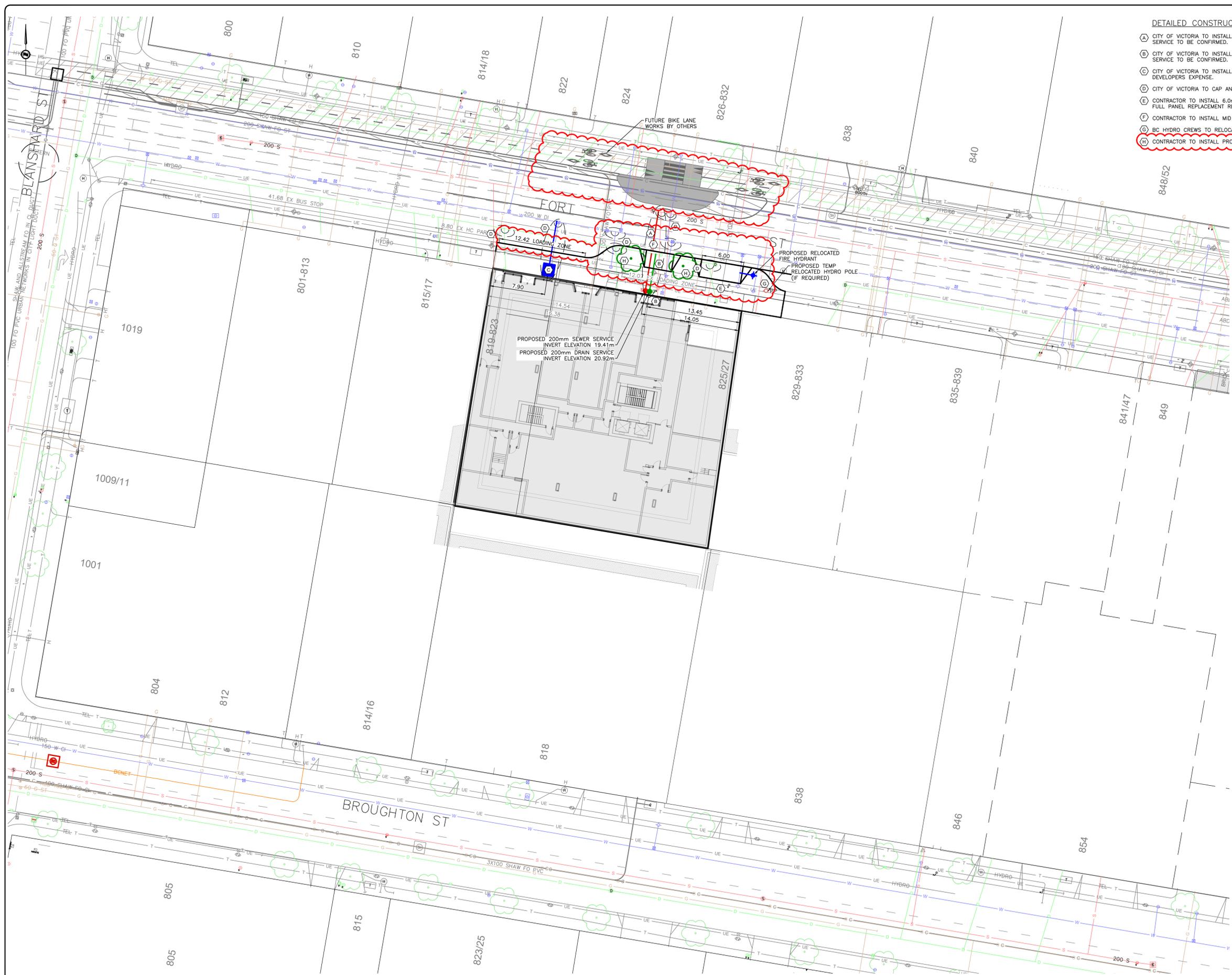
825 Fort Street
Victoria, BC
Project
Building Section

Drawing
Scale 1/8" = 1'-0"
Project 217033

1 Section B
A402 SCALE: 1/8" = 1'-0"



REZONING RESUBMISSION: 2018-10-24



- DETAILED CONSTRUCTION NOTES:**
- (A) CITY OF VICTORIA TO INSTALL NEW 200mm SEWER SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE CONFIRMED.
 - (B) CITY OF VICTORIA TO INSTALL NEW 200mm DRAIN SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE CONFIRMED.
 - (C) CITY OF VICTORIA TO INSTALL 200mm FIRE AND 150mm DOMESTIC FIRE SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (D) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO INSTALL 6.0m WIDE DRIVEWAY DROP AS PER CITY OF VICTORIA STANDARD DRAWING C7B. FULL PANEL REPLACEMENT REQUIRED.
 - (F) CONTRACTOR TO INSTALL MID BLOCK CROSSWALK.
 - (G) BC HYDRO CREWS TO RELOCATE EXISTING SERVICE POLE IF REQUIRED.
 - (H) CONTRACTOR TO INSTALL PROPOSED STREET TREES AS PER CITY OF VICTORIA STANDARDS.



**825 FORT STREET
PRELIMINARY CIVIL PLAN**

Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30703

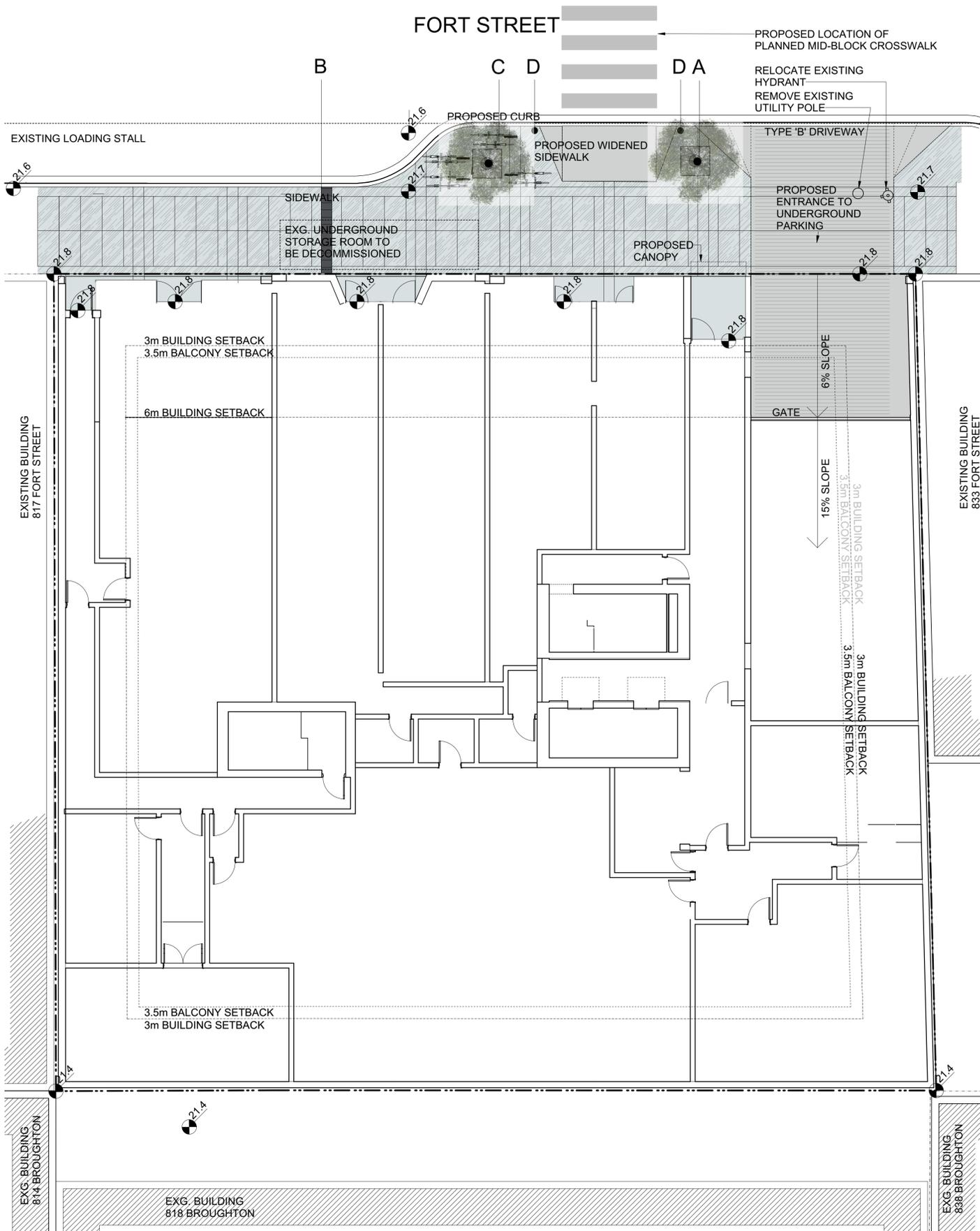
JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395



ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:250

FORT STREET



PROPOSED LOCATION OF PLANNED MID-BLOCK CROSSWALK
 RELOCATE EXISTING HYDRANT
 REMOVE EXISTING UTILITY POLE

- A STREET TREE AND GRILLE AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. STREET TREES IN BUMP OUT DUE TO UNDERGROUND UTILITY CONFLICTS.
- B 450mm WIDE BASALT BAND AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. BASALT FLAME TEXTURED 350X450X80MM
- C #4 DOWNTOWN BIKE RACKS AS PER PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. (8 BIKES)
- D TYPE B BOLLARD AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017

ALL PLANTS TO BE NURSERY GROWN
 ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BC SLA/BCLNA STANDARDS (2012 ED).

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 2012 BCLNA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

- TEXTURE-**
- *COARSE GRAVEL (LARGER THAN 25MM): 0-1%
 - *ALL GRAVEL (LARGER THAN 2MM): 0-5%
 - *SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-70%
 - *SILT (LARGER THAN .02MM AND SMALLER THAN .05MM): 10-25%
 - *CLAY (SMALLER THAN .002MM): 0-20%
 - *CLAY AND SILT COMBINED: MAXIMUM 25%
- ORGANIC CONTENT:** 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW
 BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.
 CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.
 AN INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
 CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

t: 778 386 4414
 e: studio@weareconsidered.com
 w: www.weareconsidered.com

general notes

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
 819-827 FORT STREET VICTORIA BC.

legal

drawing
 GROUND FLOOR
 LANDSCAPE GENERAL ARRANGEMENT

seal

scale
 AS SHOWN

drawn
 JP

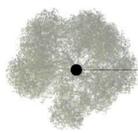
checked
 JP

reference
 2017.09_02 L0

number
L1_L1

1 LANDSCAPE - GROUND FLOOR GENERAL ARRANGMENT
 L1_L1 1:100 METRIC

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Acer R	2	Acer rubrum	Red Maple, Swamp Maple	6-8cm Cal B&B	Straight Trunk/ Full Crown



general notes

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

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- TEXTURE-**
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 - *ALL GRAVEL (LARGER THAN 2MM): 0-5%
 - *SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-70%
 - *SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%
 - *CLAY (SMALLER THAN .002MM): 0-20%
 - *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

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- A CRUSHED ANGULAR WHITE GRAVEL
- B 2'x2' PCC WHITE PAVER
- C P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER ON PEDESTALS



Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	56	Buxus sempervirens	Boxwood	#5 Cont	Full & Bushy
Cean	39	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants

1 SECOND FLOOR GENERAL ARRANGEMENT
L2_L1 1:100 METRIC

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02.L0

number

L2_L1



t: 778 386 4414
 e: studio@weareconsidered.com
 w: www.weareconsidered.com

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issue **date**
 REZONING/ DP 10.04.2018
 REZONING/ DP 19.04.2018

revision **date**
 A 19.04.2018

project
 819-827 FORT STREET VICTORIA BC.

legal

drawing
 THIRD FLOOR GENERAL ARRANGEMENT

seal

scale
 AS SHOWN

drawn
 JP

checked
 JP

reference
 2017.09_02 L0

number

L3_L1

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BCSLA/BCLNA STANDARDS (2012 ED).

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUGHGRASS, Equisetum, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 2012 BCLNA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
 *COARSE GRAVEL (LARGER THAN 25MM): 0-1%
 *ALL GRAVEL (LARGER THAN 2MM): 0-5%
 *SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-70%
 *SILT (LARGER THAN .02MM AND SMALLER THAN .05MM): 10-25%
 *CLAY (SMALLER THAN .02MM): 0-20%
 *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

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PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

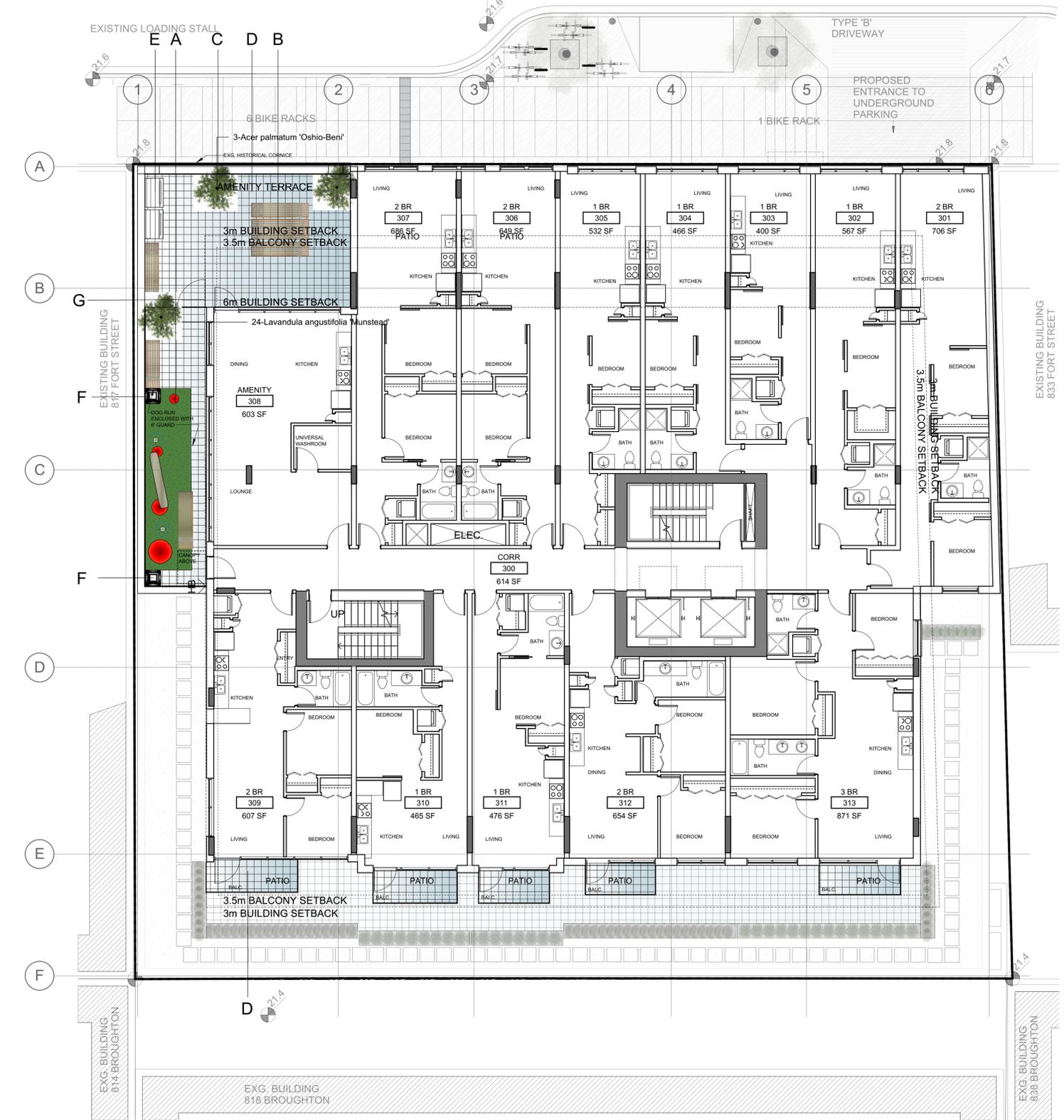
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- A DOG RUN AREA WITH LOGS/ FAKE HYDRANTS. SURFACE TO BE WASHABLE PET FRIENDLY SYNTHETIC GRASS. SPRINKLER SYSTEM TO BE INSTALLED FOR MAINTENANCE. HOSE BIB ALSO PROVIDED.
- B TABLES AND BENCHES SPECIFICATION TBC.
- C P/C ALUMINIUM PLANTER MIN 4' PLANTING DEPTH / SMALL TREE - SP. ACER AND LAVANDER SHRUBS.
- D 1'x1' PCC PAVER
- E BBQ AREA
- F DOG WASTE RECIPTICLES AND DOG WASTE BAG DISPENSER.
- G DOG RUN ENCLOSED WITH SELF LATCHING 6' HIGH GATE TO MATCH GUARD DETAIL. SEE ARCHITECTURAL



Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
ApOB	3	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	#10 Cont.	Full Crown/ Container Grown
Lav ang 'M'	24	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 Cont	Full and bushy plants



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REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number
L4-8_L1

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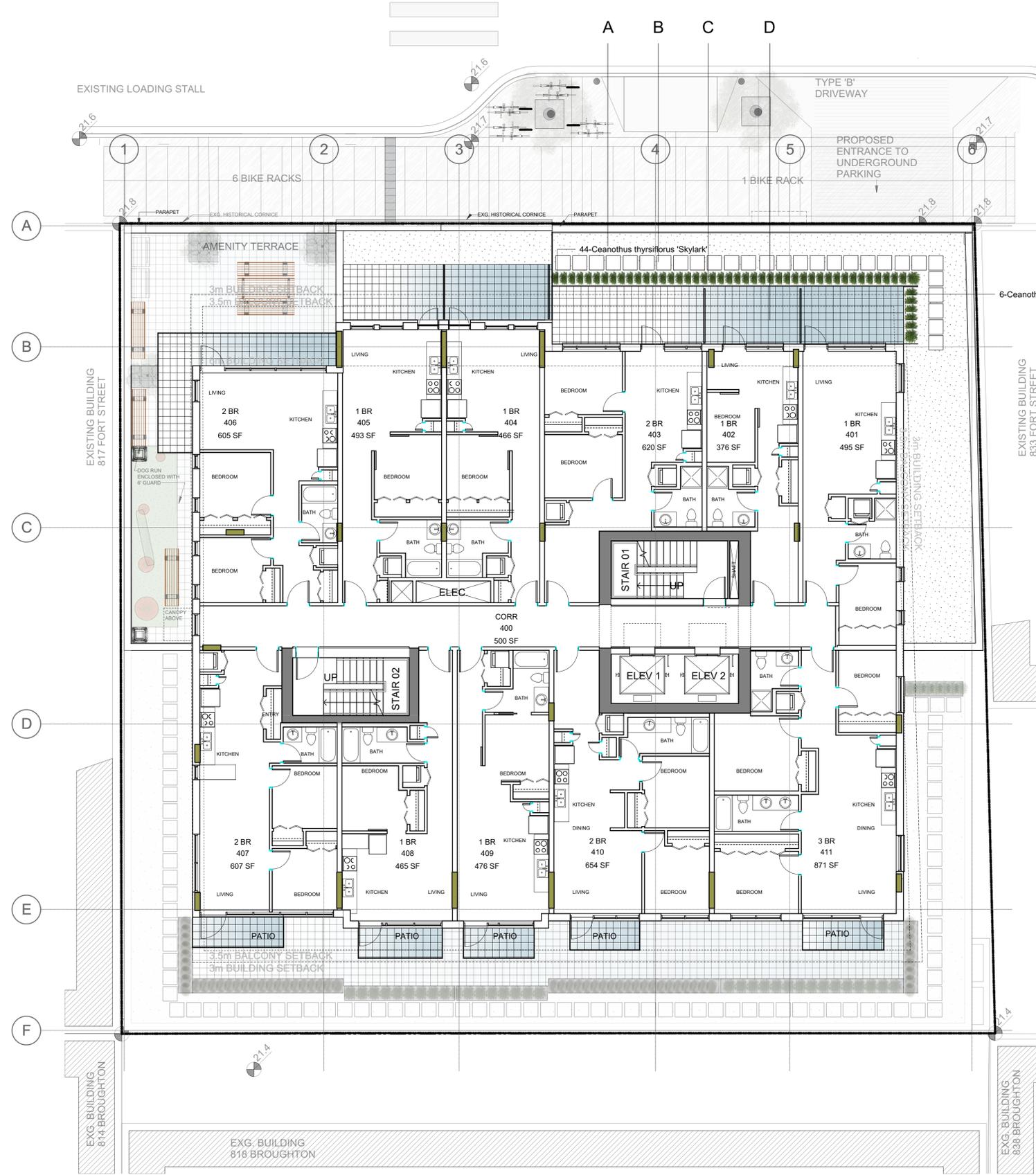
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FORT STREET

PROPOSED LOCATION OF PLANNED MID-BLOCK CROSSWALK



- A CRUSHED ANGULAR WHITE GRAVEL
- B 2'x2' PCC WHITE PAVER
- C P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER

Plant Schedule - Ground Floor						
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks	
Cean	50	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants	

FORT STREET
 PROPOSED LOCATION OF
 PLANNED MID-BLOCK CROSSWALK

A 1'x1' PCC PAVER ONTO PEDESTALS

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 e: studio@weareconsidered.com
 w: www.weareconsidered.com

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revision	date
A	19.04.2018

project
 819-827 FORT STREET VICTORIA BC.

legal

drawing
 9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal

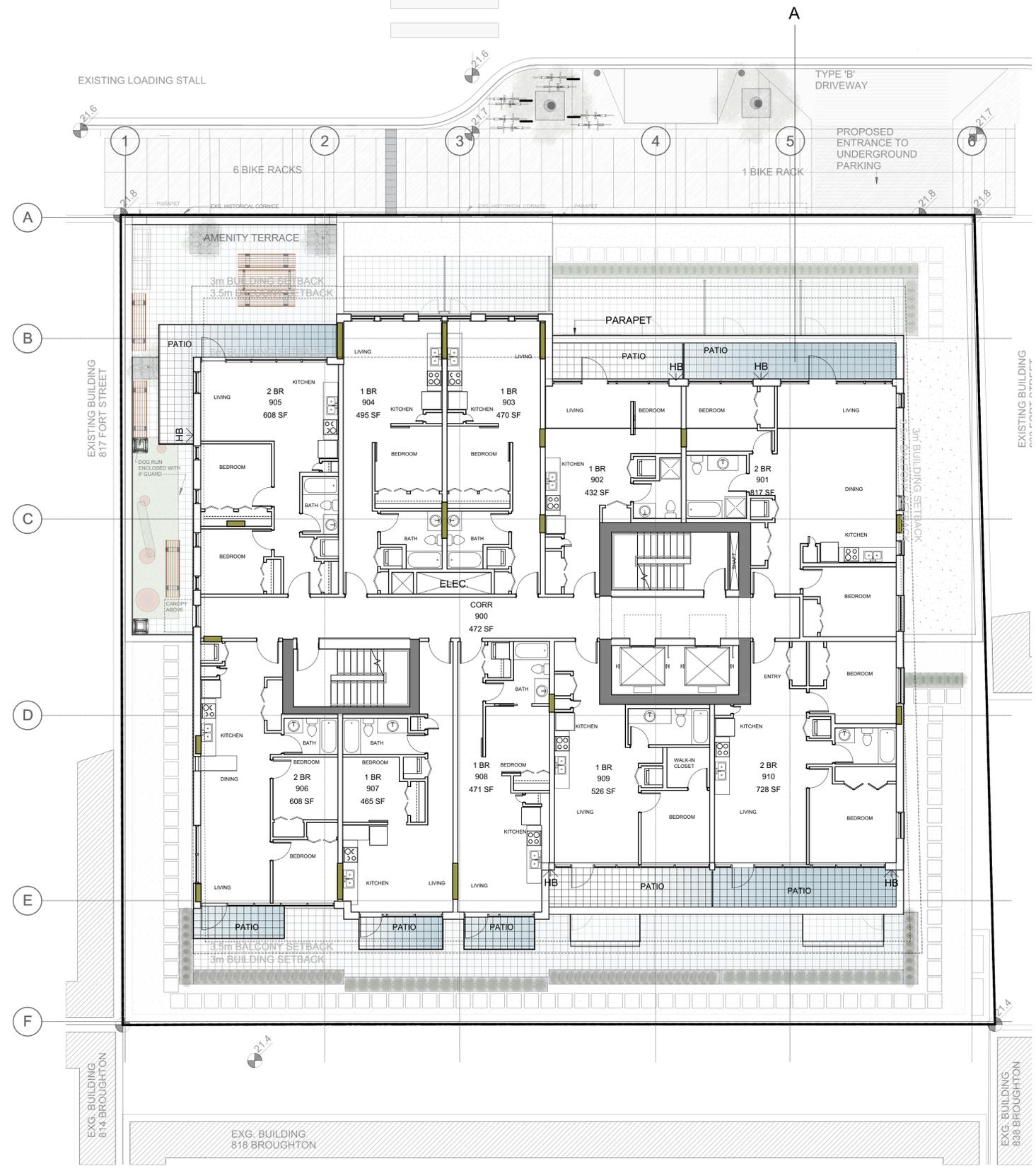
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drawn
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 2017.09_02.L0

number
L9_L1



1 9TH FLOOR GENERAL ARRANGEMENT
 L9_L1 1:100 METRIC



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project
 819-827 FORT STREET VICTORIA BC.

legal

drawing
 10TH FLOOR GENERAL ARRANGEMENT

seal

scale
 AS SHOWN

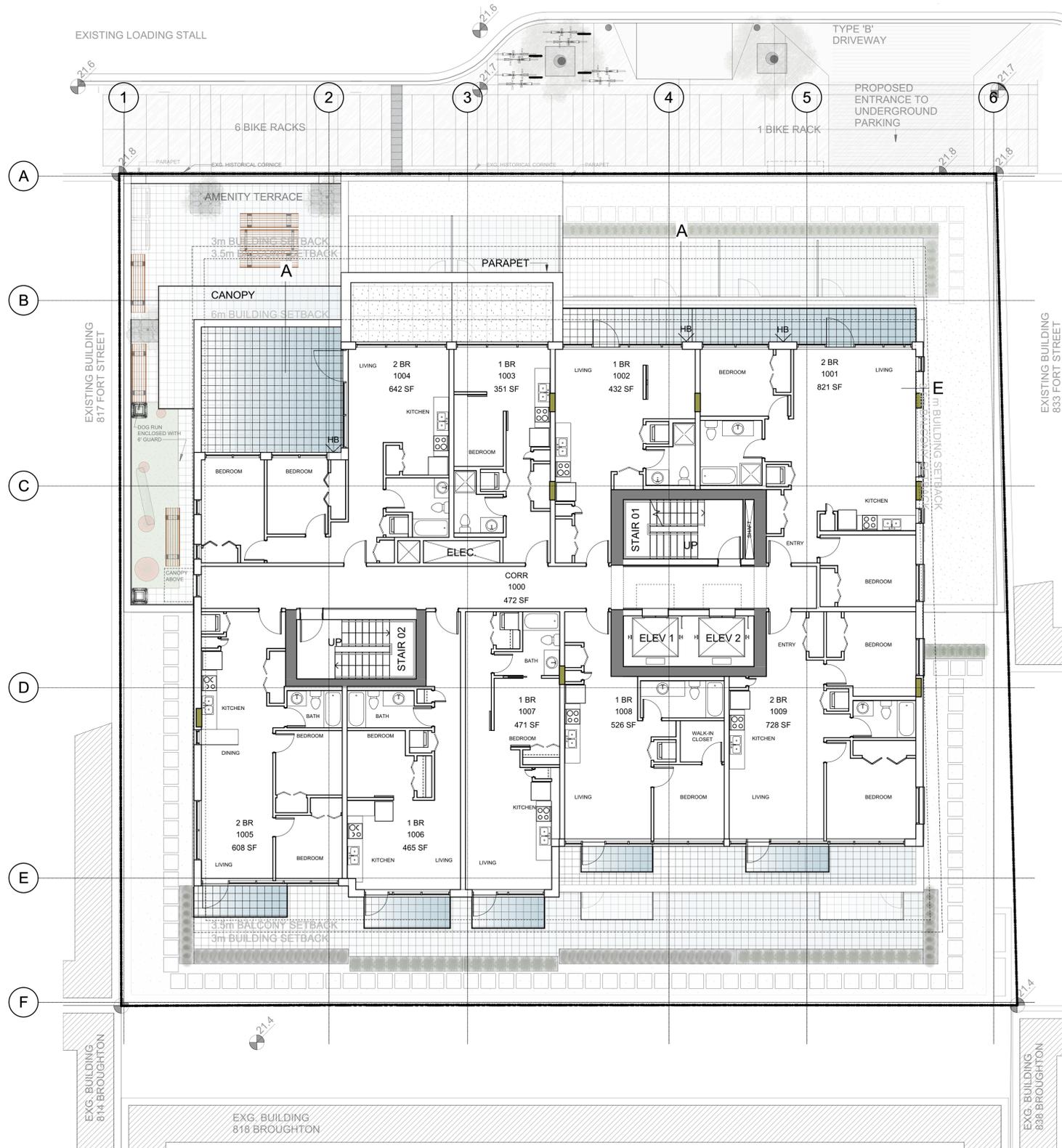
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reference
 2017.09_02.L0

number

L10_L1



A 12' SQ. PCC CONCRETE PAVING ONTO PEDESTALS

1 10th FLOOR GENERAL ARRANGEMENT
 1:100 METRIC

L10_L1

