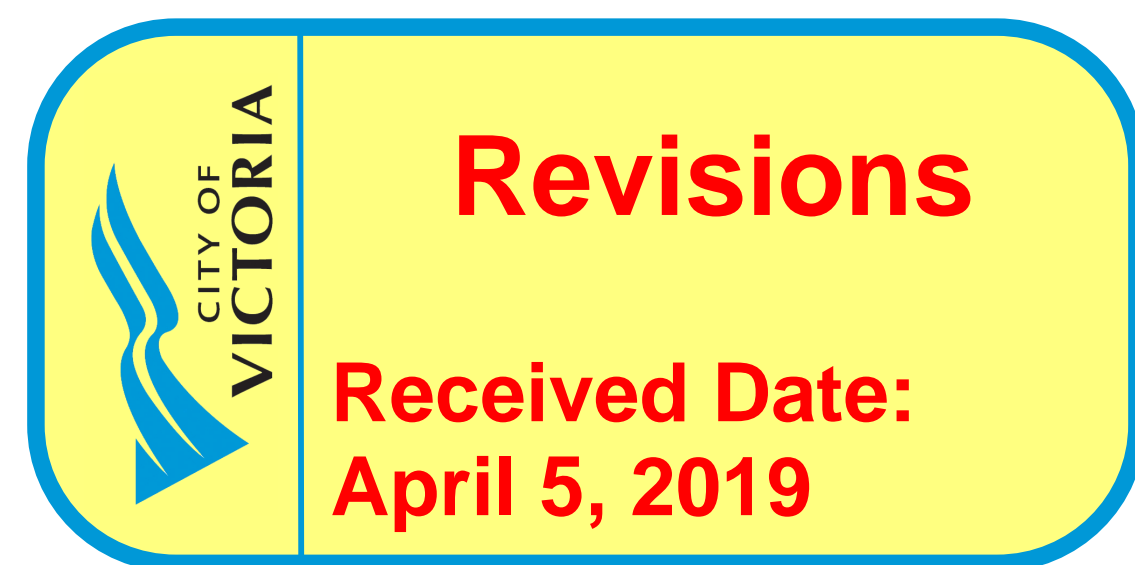


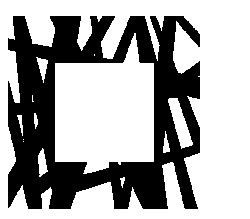


1811 OAK BAY AVENUE SUBMISSION FOR DEVELOPMENT PERMIT WITH VARIANCES 28 NOV 2018

DRAWING LIST

- D01 LOCATION MAP & CONTEXT PHOTOS
- D02 SITE SURVEY
- D05.1 SITE PLAN
- D05.2 SITE IN CONTEXT
- D06 PARKADE & L1 FLOOR PLAN
- D07 L2 & L3 FLOOR PLAN
- D08 L4 & L5 FLOOR PLAN
- D09 ROOF FLOOR PLAN
- D10 BUILDING ELEVATIONS
- D11 BUILDING ELEVATIONS
- D12 BUILDING SECTIONS
- D13 SUN STUDIES
- D14 STREET ELEVATIONS
- L01 LANDSCAPE PLAN





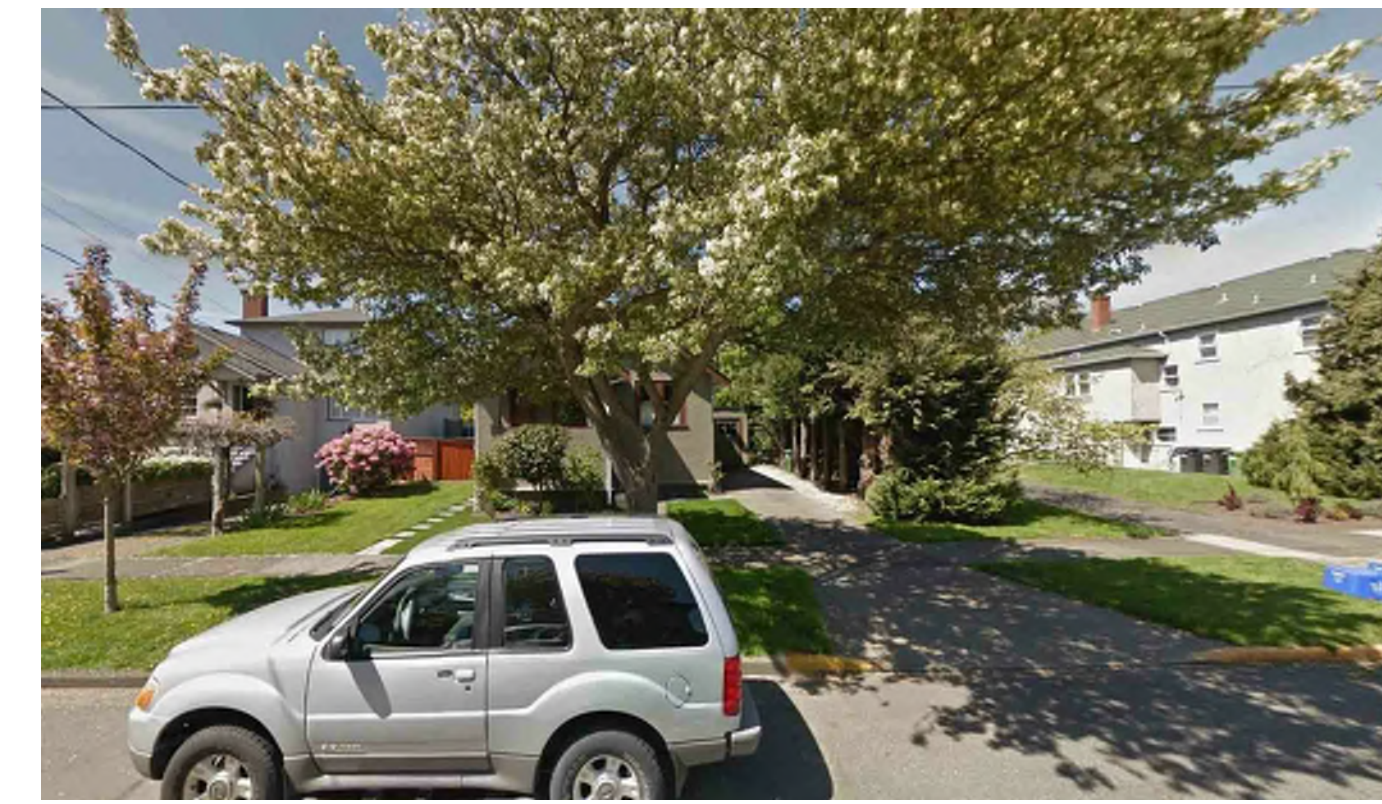
① EXISTING STRUCTURE ON
1811 OAK BAY AVE



② EXISTING STRUCTURE FROM
BANK STREET



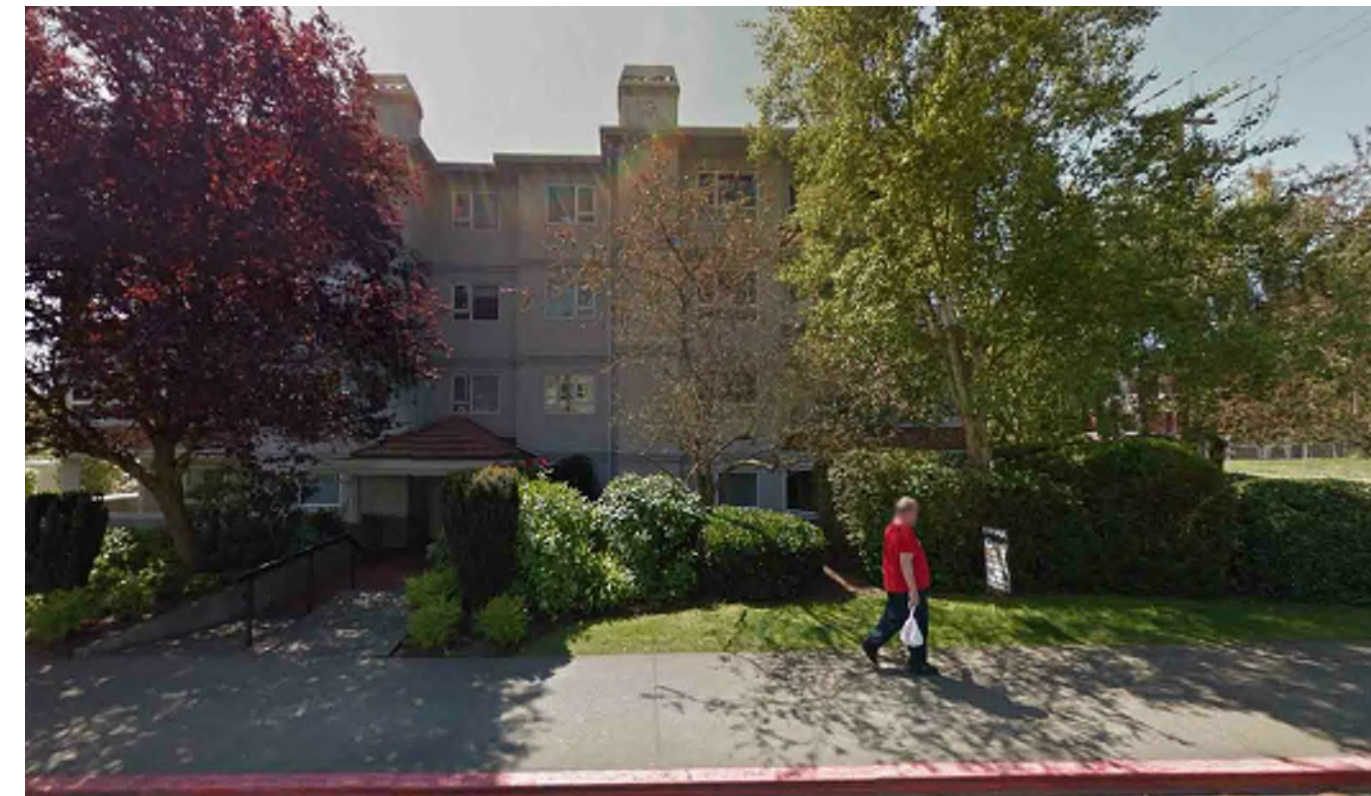
③ BORDER CONDITION ON
BANK STREET



④ BORDERING STRUCTURE FROM
BANK STREET



⑤ OPPOSITE STRUCTURES ON
CORNER OAK BAY / BANK ST



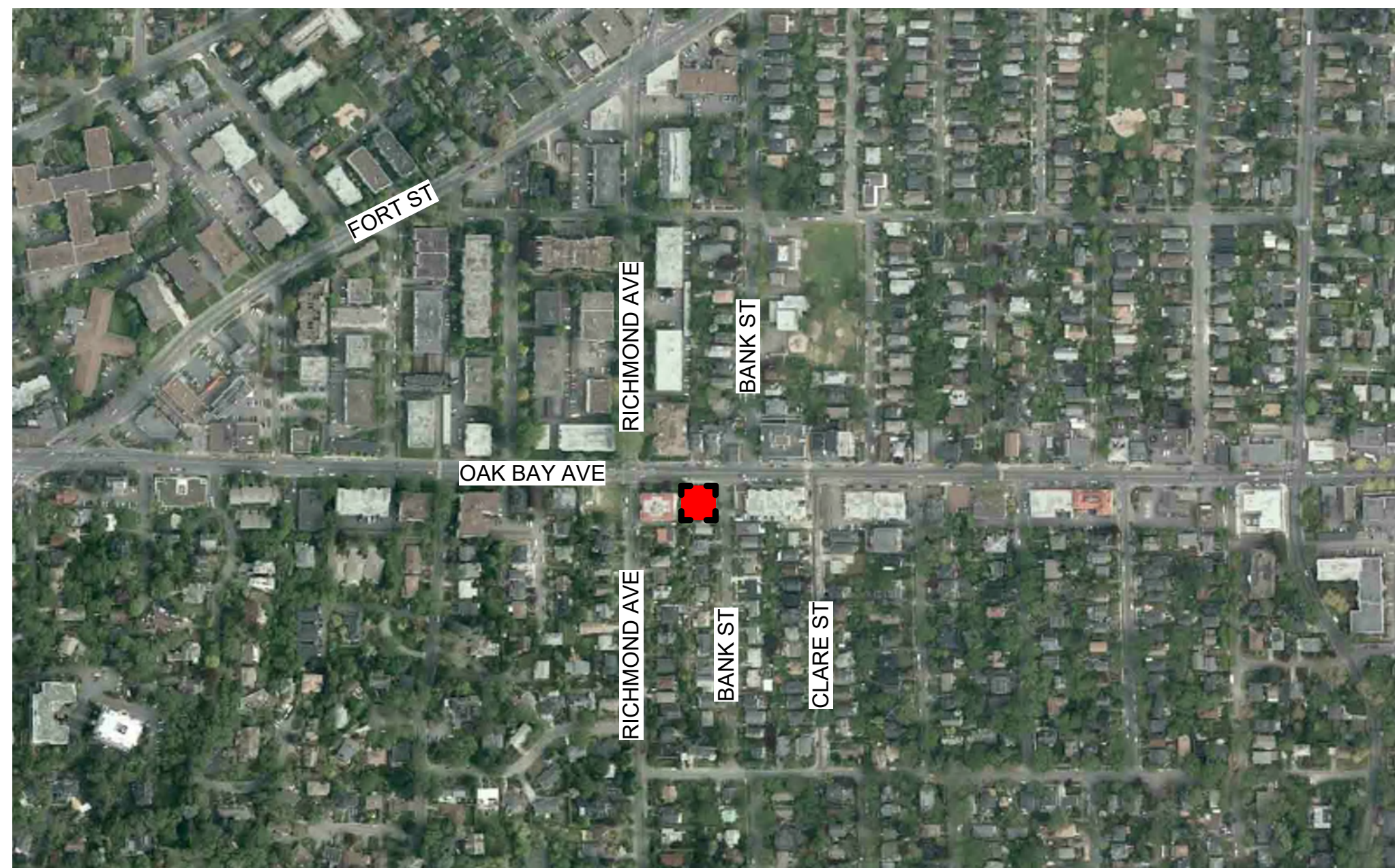
⑥ BORDERING STRUCTURE ON
OAK BAY AVE



⑦ OPPOSITE STRUCTURES ON
OAK BAY AVE

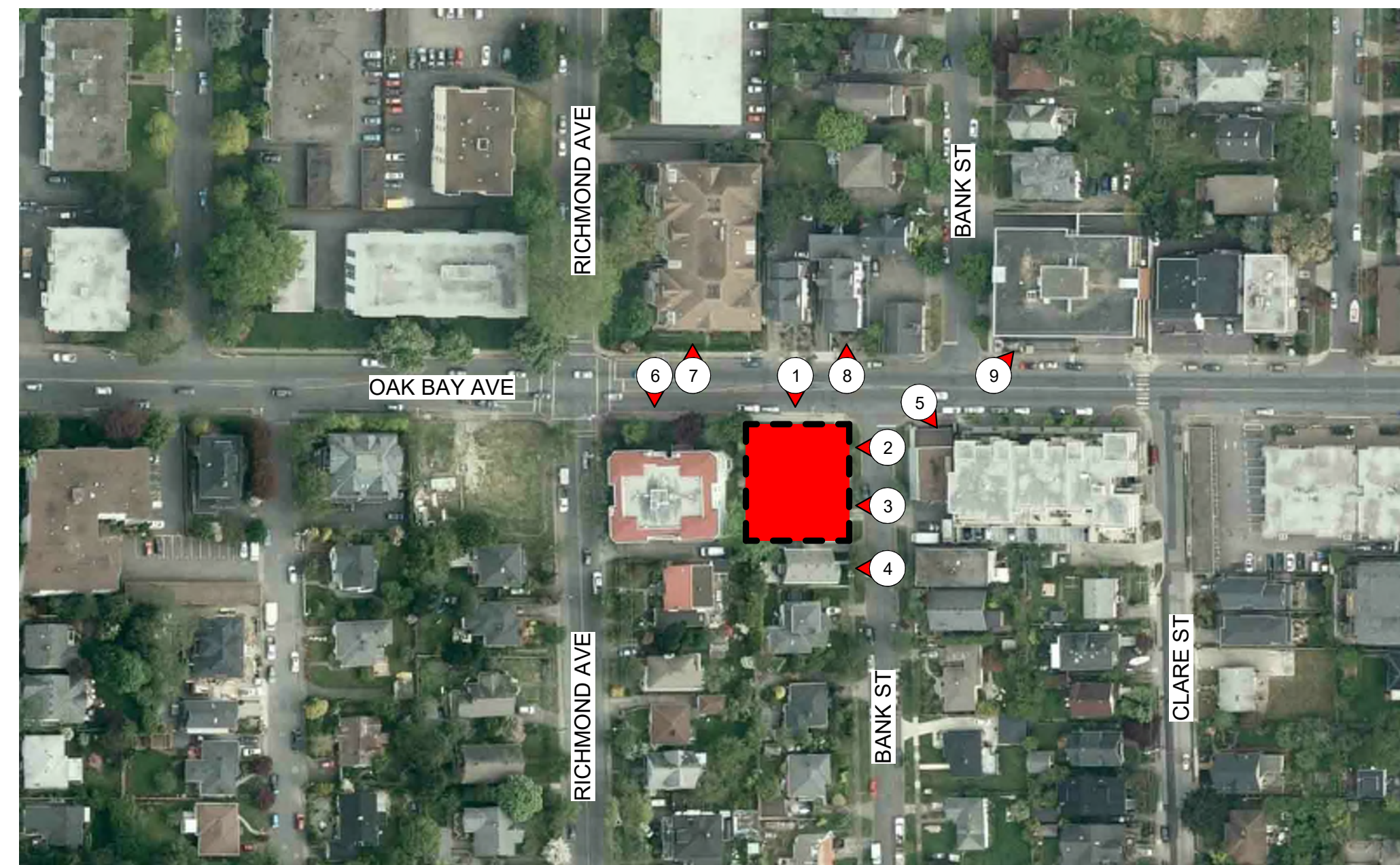


⑧ OPPOSITE STRUCTURES ON
OAK BAY AVE



❖ PROJECT SITE

CONTEXT MAP
1: 3200



❖ PROJECT SITE

CONTEXT MAP
1: 1000



⑨ OPPOSITE STRUCTURE ON
CORNER OAK BAY / BANK ST

seal

consultants

project no.

issued for _____ date _____

construction

tender

building permit _____ YEAR_MO_DA _____

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project no. 16.37 drawn JV

scale 1:1 checked CR

file name 1837_OAK_BAY_AVE_CENTRAL_RVT

date 18/07/30

project

1811 OAK BAY AVE

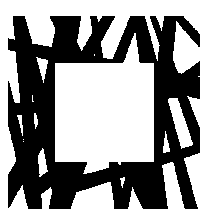
1811 OAK BAY AVENUE
VICTORIA, BC

LOCATION MAP & CONTEXT PHOTOS

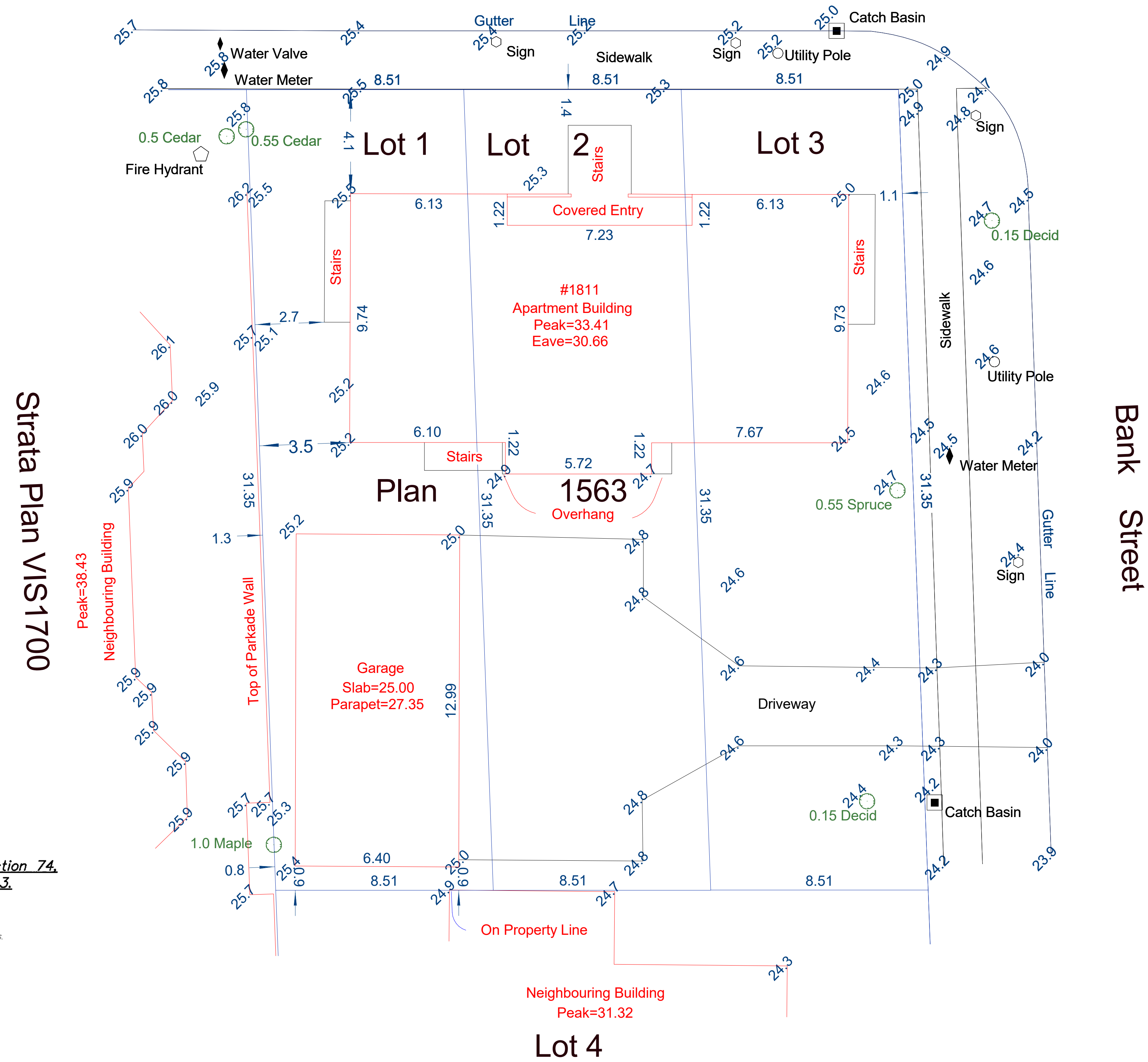
sheet no.

D01

revision no.



Oak Bay Avenue



Site Plan Of:
Lots 1 to 3, Block 1, Section 74,
Victoria District, Plan 1563.

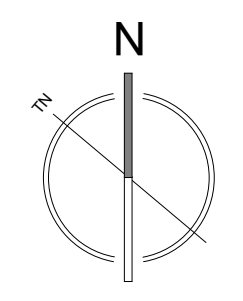
Dated this 17th day of September, 2016.
Distances and elevations shown are in metres.
Elevations are geodetic and referenced to OCM 15-105.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 100488\517\GH

seal

consultants

project no.



issued for _____ date _____

- construction
- tender
- building permit YEAR_MO_DA

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project no. 16.37 drawn JV

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date 18/07/20

project

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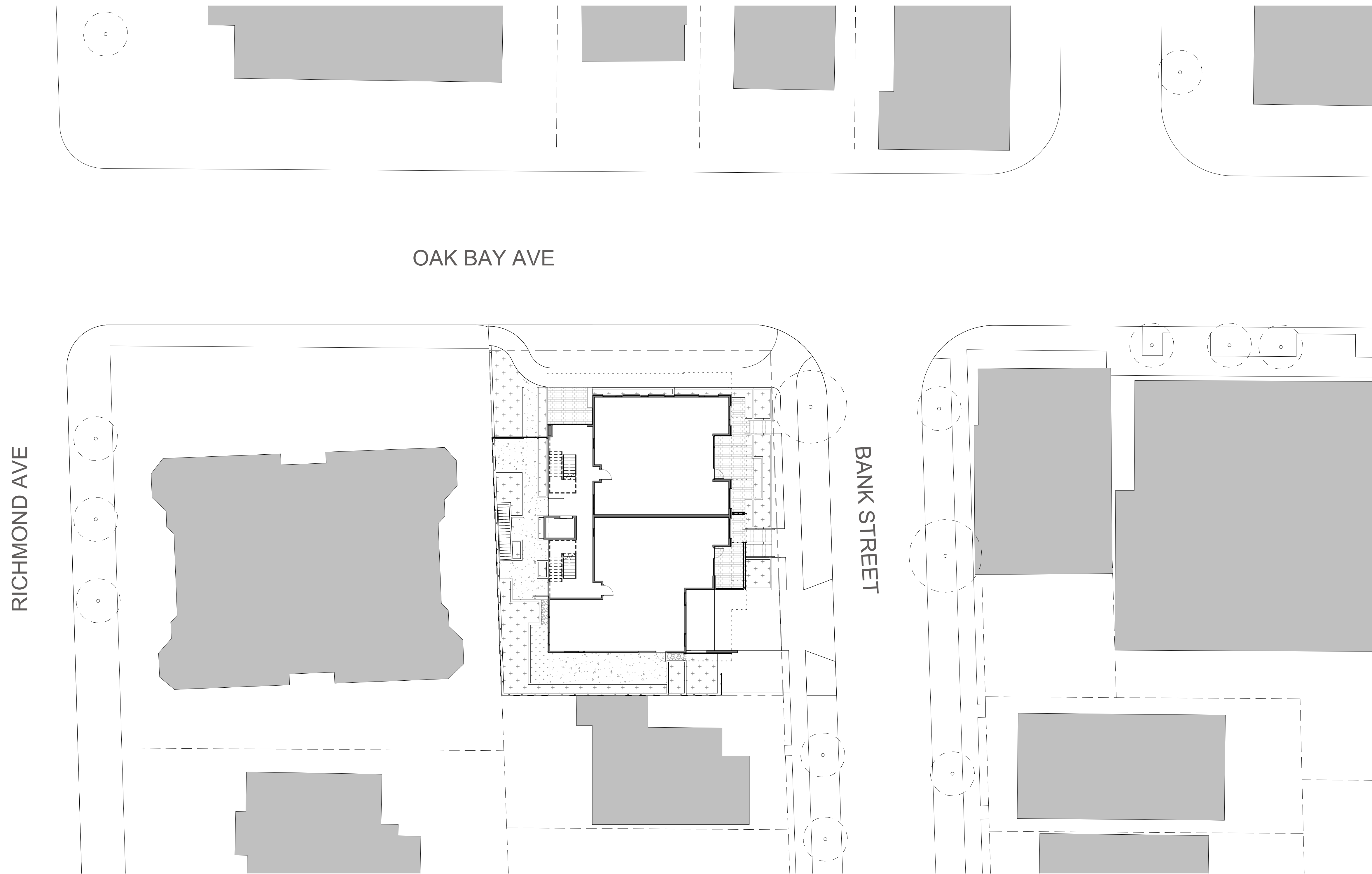
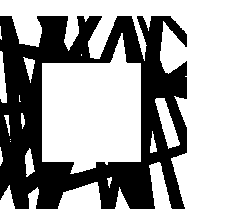
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VICTORIA, BC
title

SITE SURVEY

sheet no.

D02

revision no.

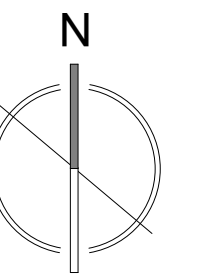


1 D10
D05.2 **SITE IN CONTEXT**
1 : 200

seal

consultants

project no.



issued for _____ date _____

- construction
- tender
- building permit

YEAR_MO_DA

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project no. 16.37 drawn JV

scale 1 : 200 checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/20

project

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

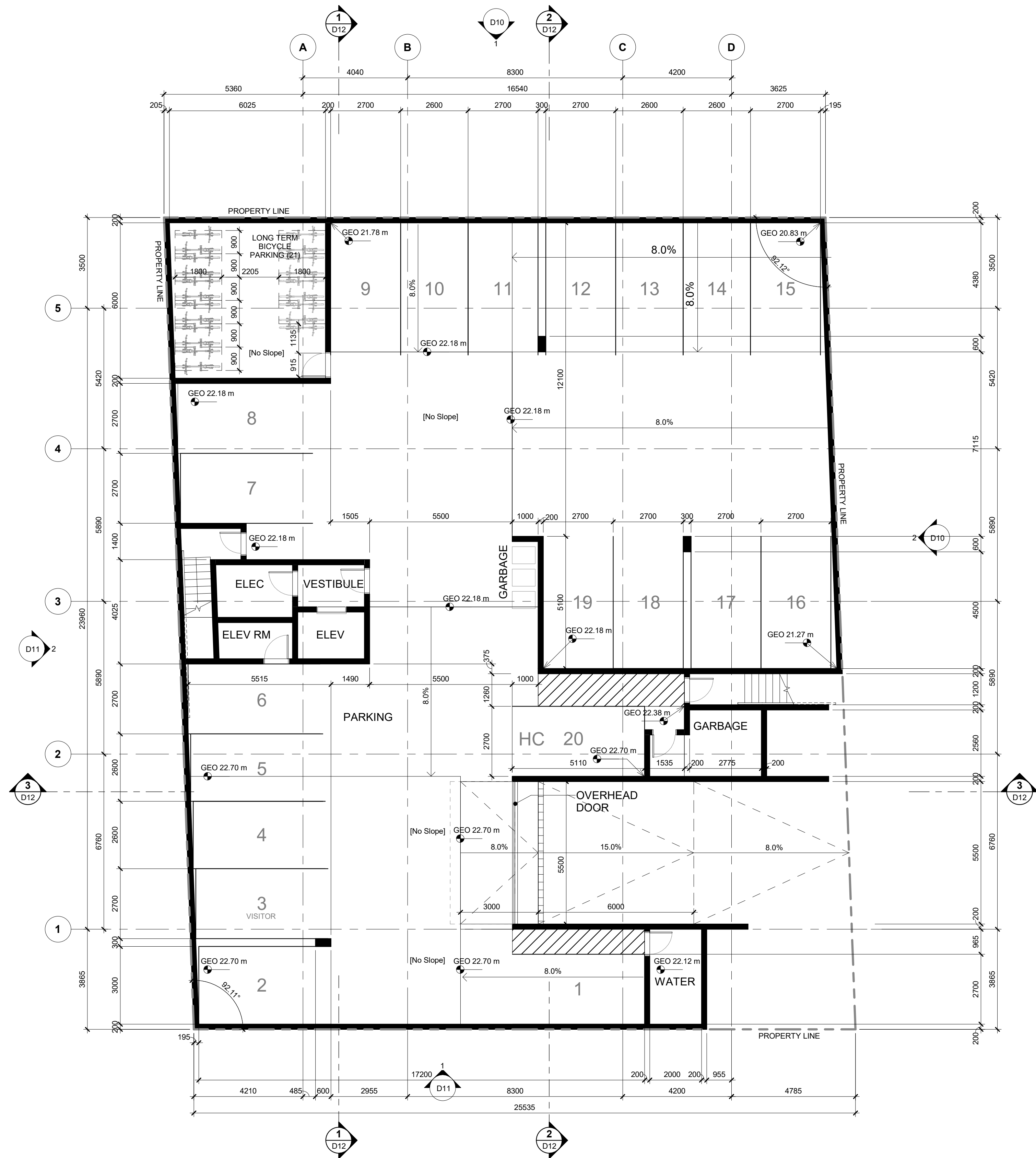
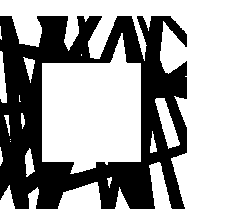
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SITE IN CONTEXT

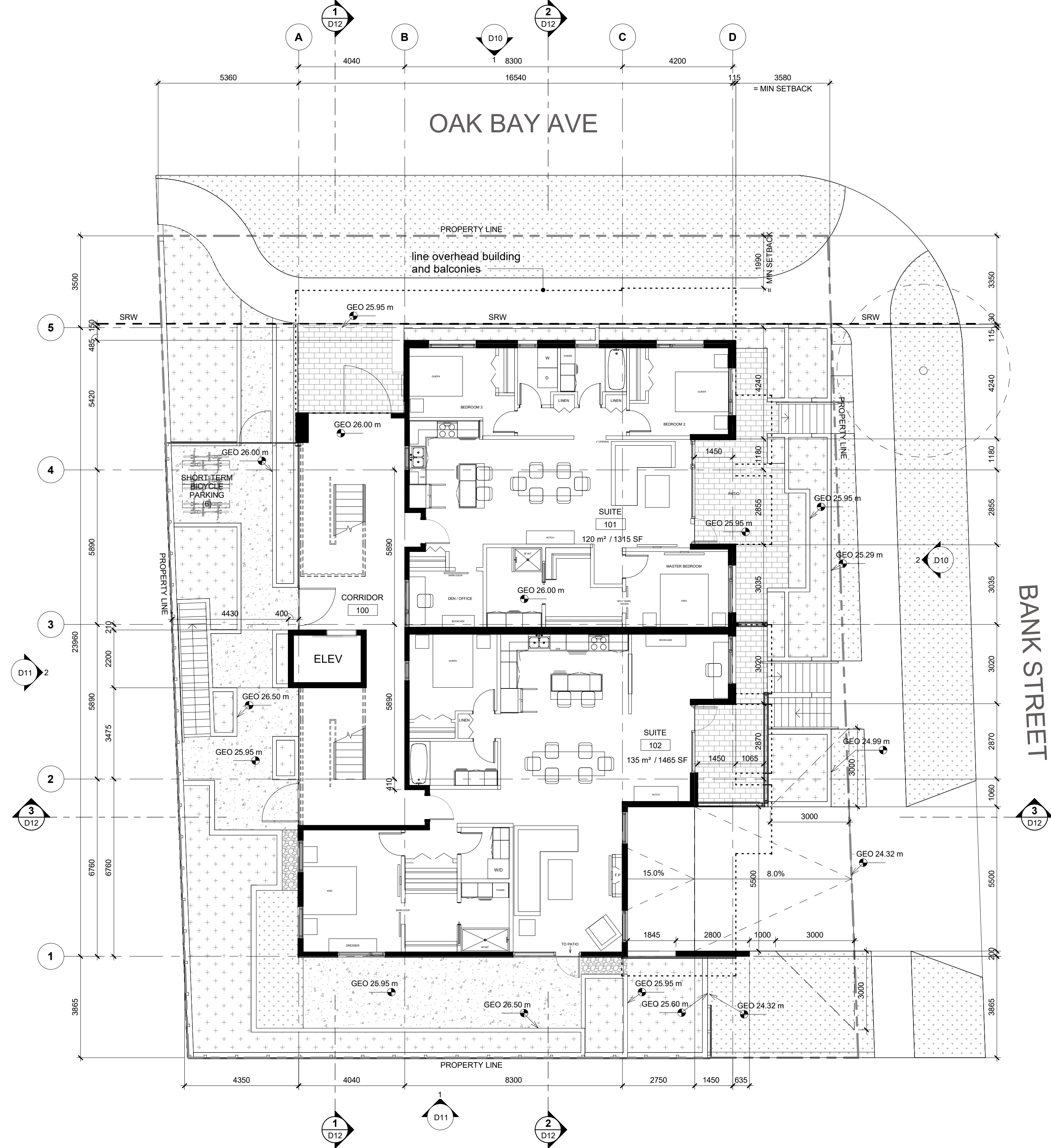
sheet no.

D05.2

revision no.



1 D12 LEVEL 0 PARKADE
D06 1:100



2 D10 LEVEL 1 FLOOR PLAN
D06 1:100

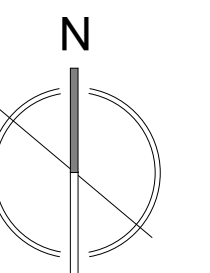
SITE HATCH LEGEND

- POURED CONCRETE, PLAIN
- POURED CONCRETE, TINTED
- PRE-CAST CONCRETE PAVERS
- RAISED PLANTING BEDS
- GRASS
- RIVER ROCK / GRAVEL EDGE

seal

consultants

project no.



11
6
3
1
issued for _____ date _____

- construction
- tender
- building permit YEAR_MO_DA

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project no. 16.37 drawn JV
scale As indicated checked CR
file name 1837_OAK BAY AVE_CENTRAL.RVT
date 18/07/30
project

1811 OAK BAY AVE

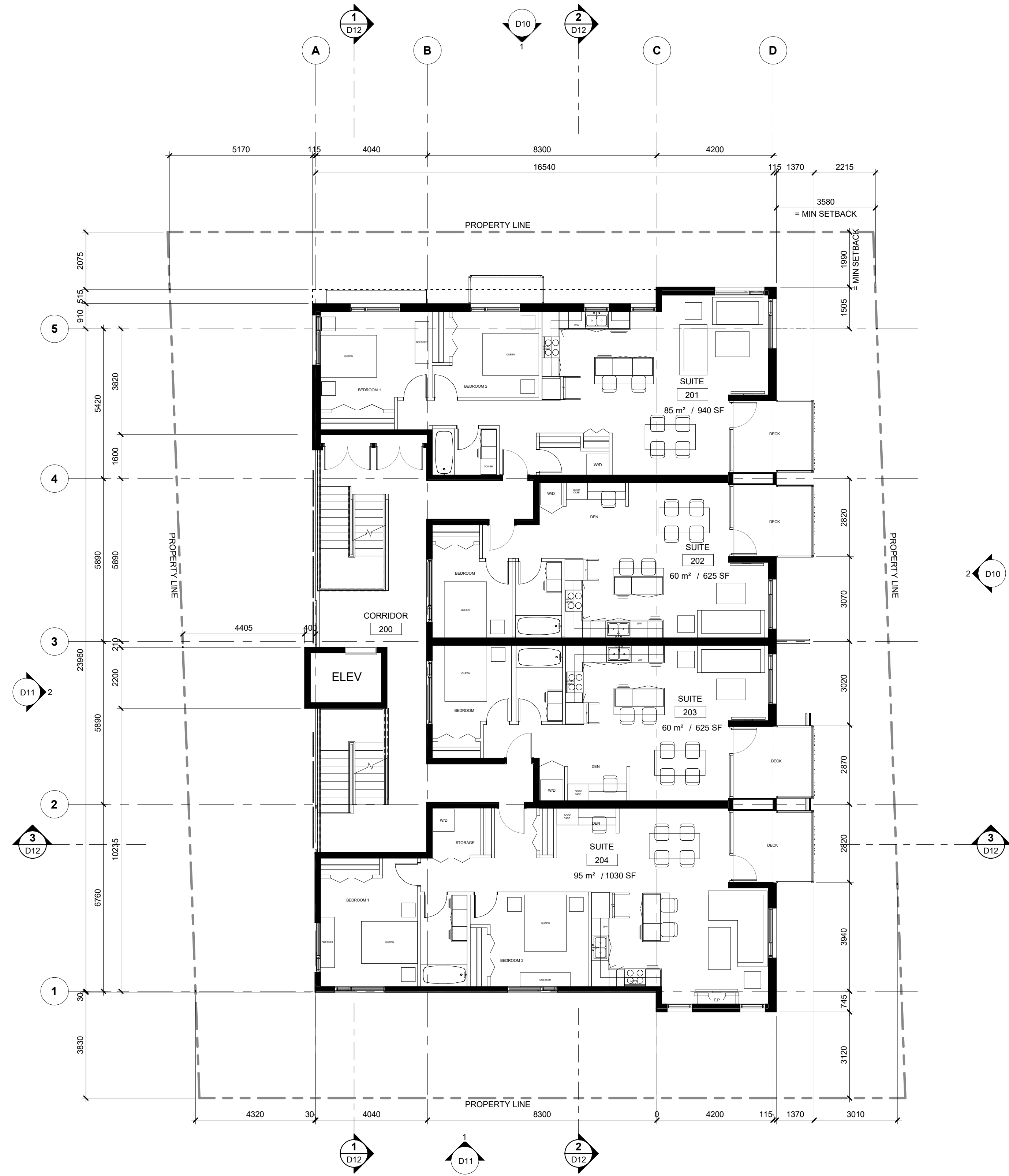
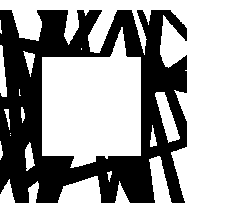
1811 OAK BAY AVE
VICTORIA, BC

PARKADE & L1 FLOOR PLAN

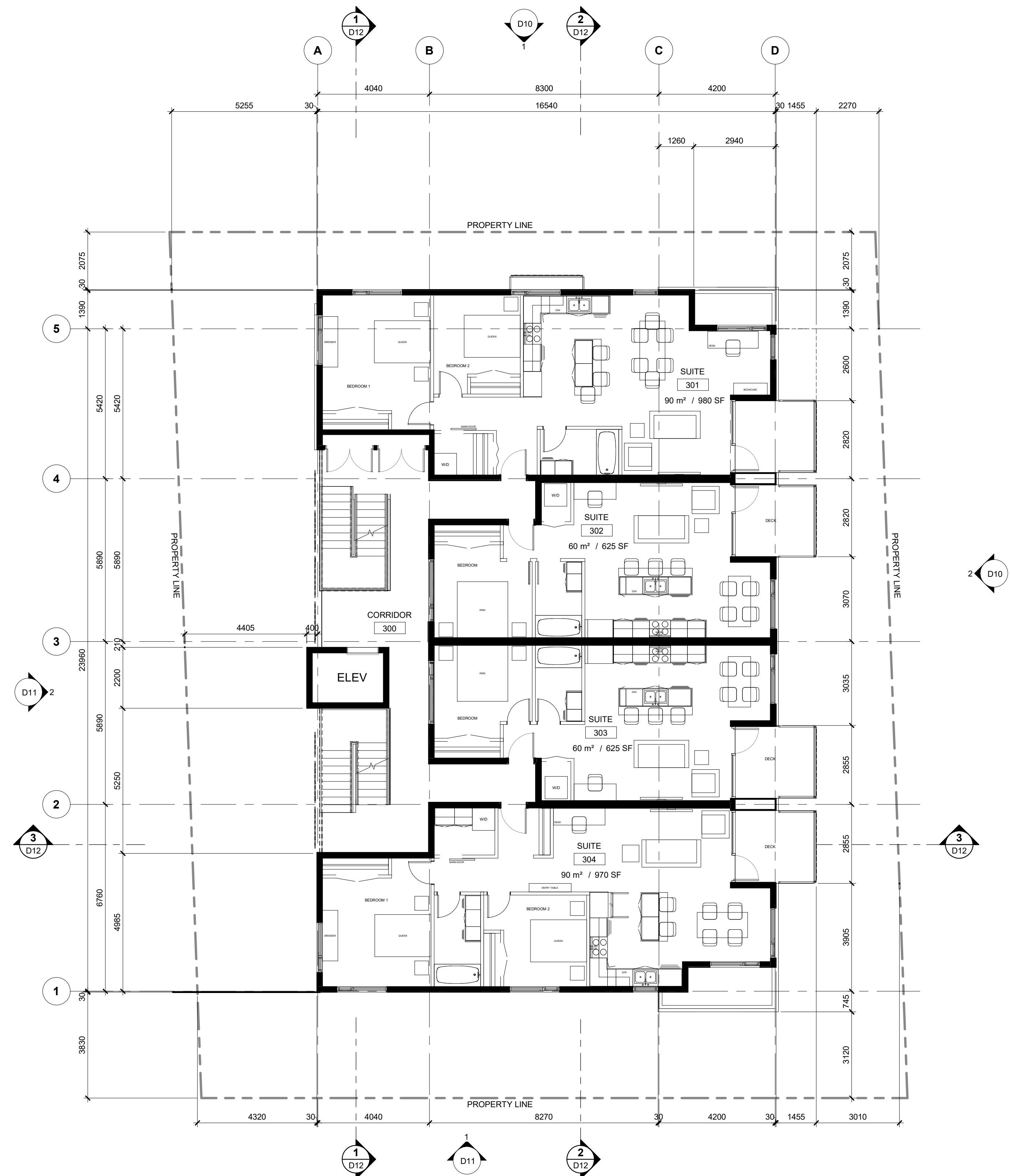
sheet no.

D06

revision no. 11



1 D10
D07 LEVEL 2 FLOOR PLAN
1 : 100



2 D10
D07 LEVEL 3 FLOOR PLAN
1 : 100

seal

consultants

project no.

issued for _____ date _____

construction

tender

building permit YEAR_MO_DA

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project no. 16.37 drawn JV

scale 1 : 100 checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

**1811 OAK BAY
AVE**

1811 OAK BAY AVE
VICTORIA, BC

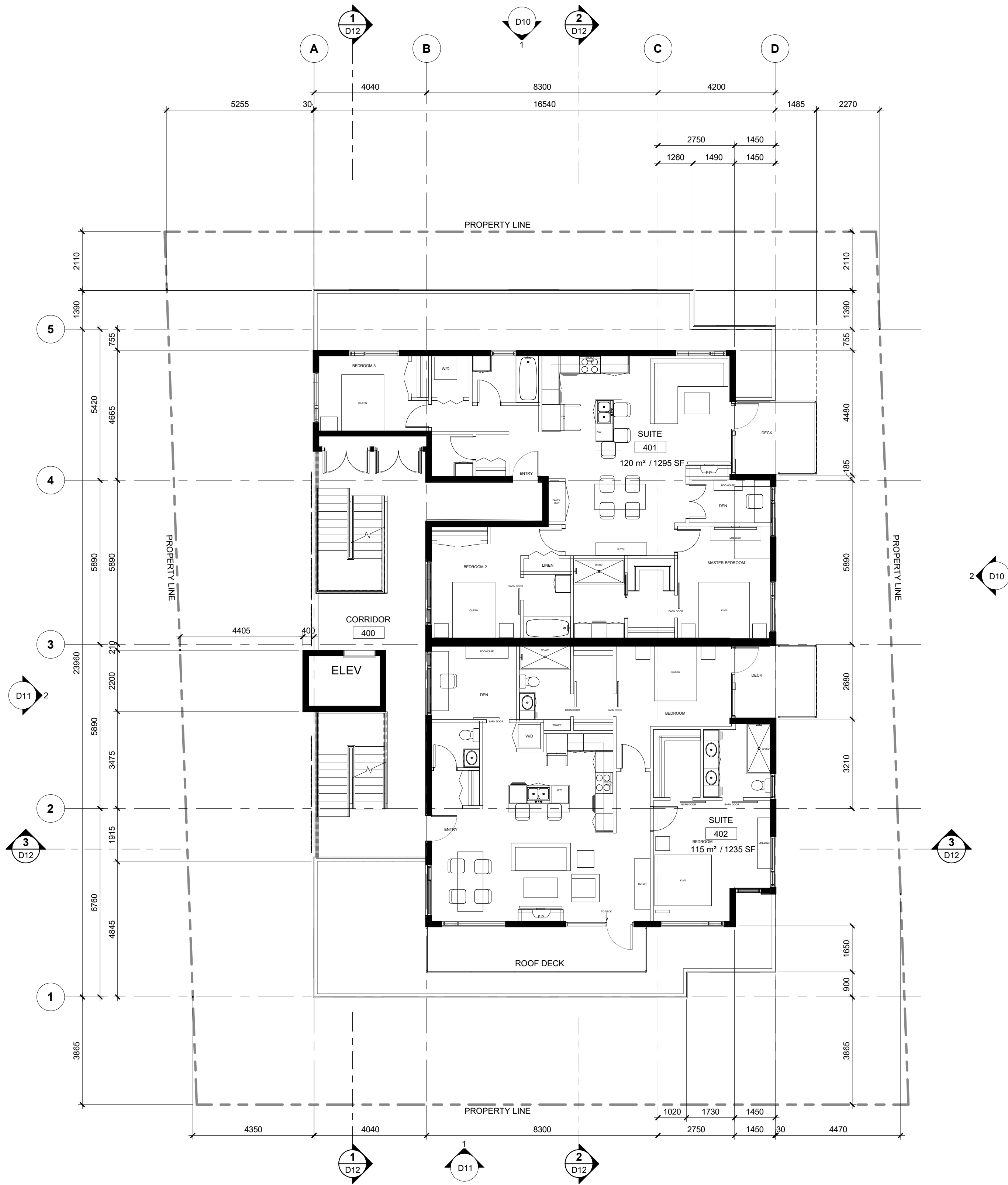
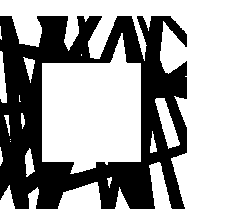
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**L2 & L3
FLOOR PLAN**

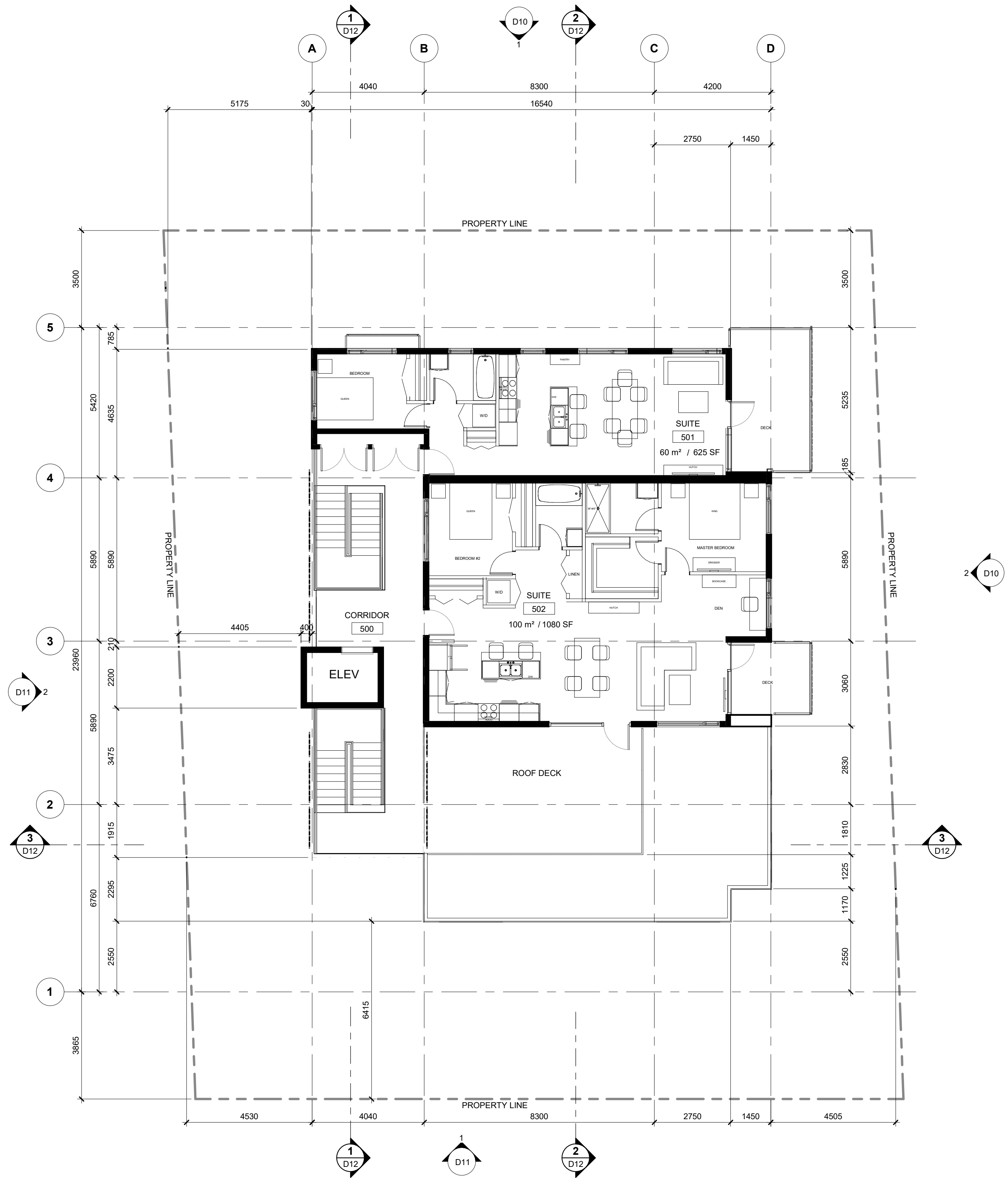
sheet no.

D07

revision no.



2 | D10
D08 | **LEVEL 4 FLOOR PLAN**
1 : 100



1 | D10
D08 | **LEVEL 5 FLOOR PLAN**
1 : 100

seal

consultants

project no.

issued for _____ date _____

- construction
- tender
- building permit YEAR_MO_DA

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project no. 16.37 drawn JV
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 date 18/07/30
 project

1811 OAK BAY AVE

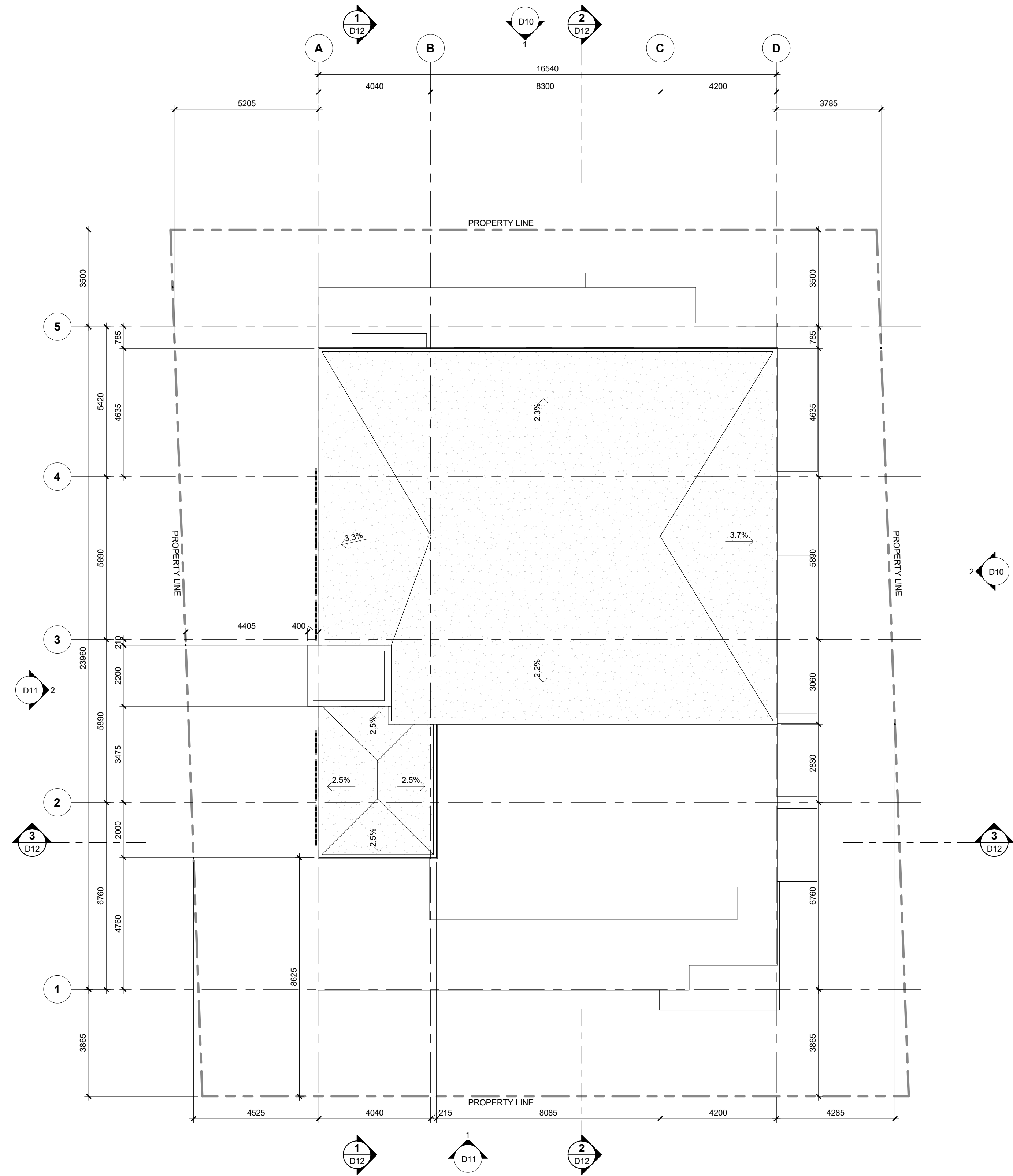
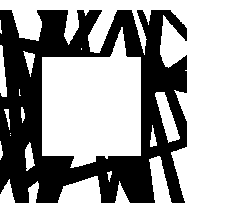
1811 OAK BAY AVENUE
VICTORIA, BC

L4 & L5 FLOOR PLAN

sheet no.

D08

revision no.



1	D10	LEVEL 6 ROOF
	D09	

1 : 100

seal

consultants

project no.

issued for _____ date _____

construction

tender

building permit _____ YEAR_MO_DA _____

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project no. 16.37 drawn JV

scale 1 : 100 checked CR

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date 18/07/20

project _____

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

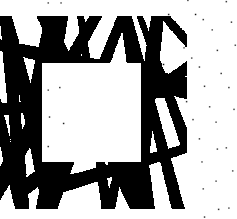
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ROOF FLOOR PLAN

sheet no.

D09

revision no.



1 DD6 D10 NORTH ELEVATION 1:100



2 DD6 D10 EAST ELEVATION 1:100

MATERIALS LEGEND

- 1 STUCCO FINISH COLOUR: WHITE
- 2 STUCCO FINISH COLOUR: LIGHT GRAY
- 3 STUCCO FINISH COLOUR: DARK GRAY
- 4 ARCHITECTURAL CONCRETE COLOUR: SILVER
- 5 WOOD SIDING CEDAR - STAINED
- 6 BRICK SEATTLE CREAM, WHITE JOINT
- 7 METAL & GLASS RAILING COLOUR: CHARCOAL
- 8 STAINLESS STEEL CABLE NET
- 9 PREFINISHED METAL GUARD PANELS COLOUR: GREEN
- 10 PERFORATED HPL PANEL COLOUR: COPPER
- 11 VINYL FRAMED WINDOWS COLOUR: CHARCOAL AND GREEN
- 12 PREFINISHED METAL GUARDRAILS COLOUR: CHARCOAL
- 13 WOOD FENCE SLATE BOARD COLOUR: CHARCOAL

seal

consultants

project no.

1 issued for date

construction

tender

building permit YEAR_MO_DA

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project no. 16.37 drawn JV

scale As indicated checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/20

project

1811 OAK BAY AVE

1811 OAK BAY AVENUE VICTORIA, BC

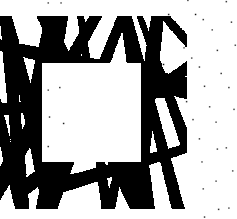
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BUILDING ELEVATIONS

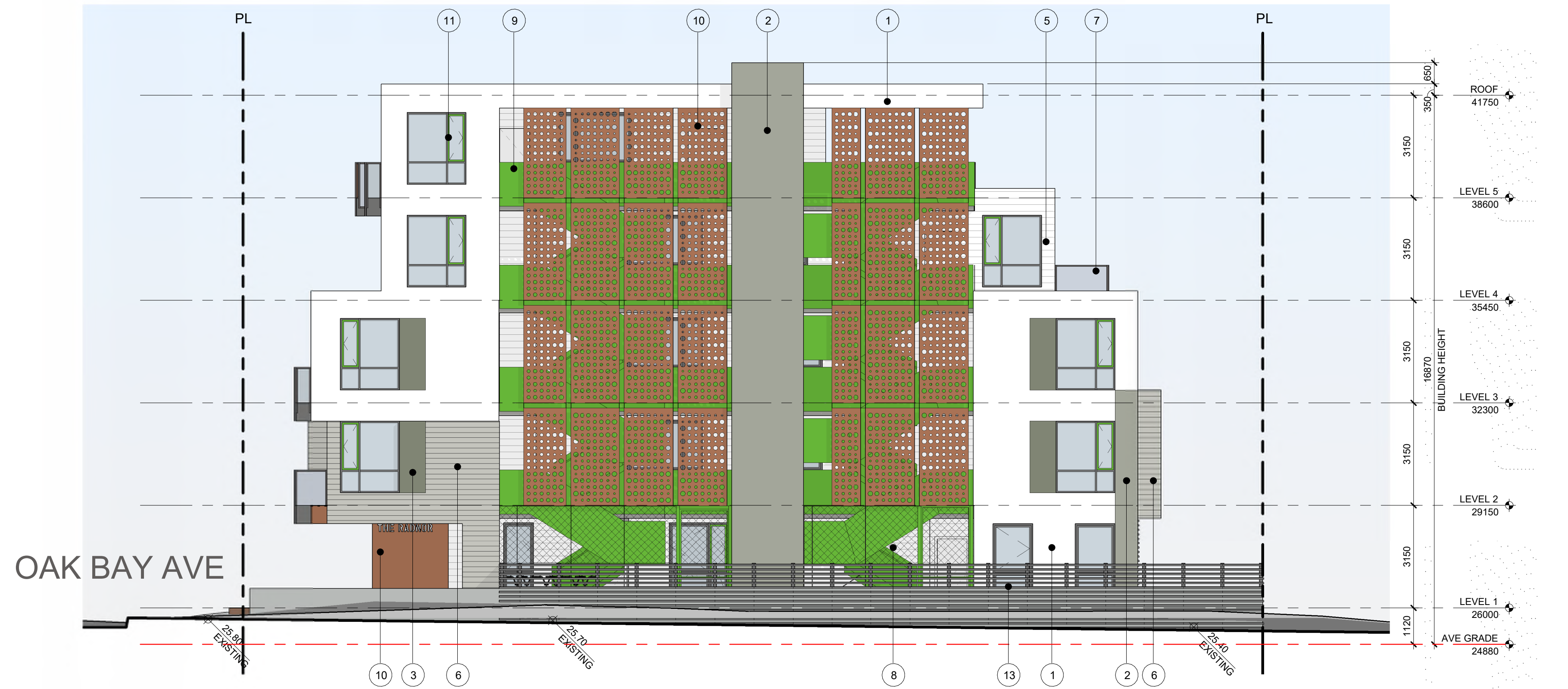
sheet no.

D10

revision no. 1



1 D06 SOUTH ELEVATION
D11 1:100



2 D06 WEST ELEVATION
D11 1:100

MATERIALS LEGEND

- 1 STUCCO FINISH
COLOUR: WHITE
- 2 STUCCO FINISH
COLOUR: LIGHT GRAY
- 3 STUCCO FINISH
COLOUR: DARK GRAY
- 4 ARCHITECTURAL CONCRETE
COLOUR: SILVER
- 5 WOOD SIDING
CEDAR - STAINED
- 6 BRICK
SEATTLE CREAM, WHITE JOINT
- 7 METAL & GLASS RAILING
COLOUR: CHARCOAL
- 8 STAINLESS STEEL CABLE NET
- 9 PREFINISHED METAL GUARD PANELS
COLOUR: GREEN
- 10 PERFORATED HPL PANEL
COLOUR: COPPER
- 11 VINYL FRAMED WINDOWS
COLOUR: CHARCOAL AND GREEN
- 12 PREFINISHED METAL GUARDRAILS
COLOUR: CHARCOAL
- 13 WOOD FENCE SLATE BOARD
COLOUR: CHARCOAL

seal

consultants

project no.

issued for _____ date _____

- construction
- tender
- building permit

YEAR_MO_DA

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project no. 16.37 drawn JV

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file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/20

project

1811 OAK BAY AVE

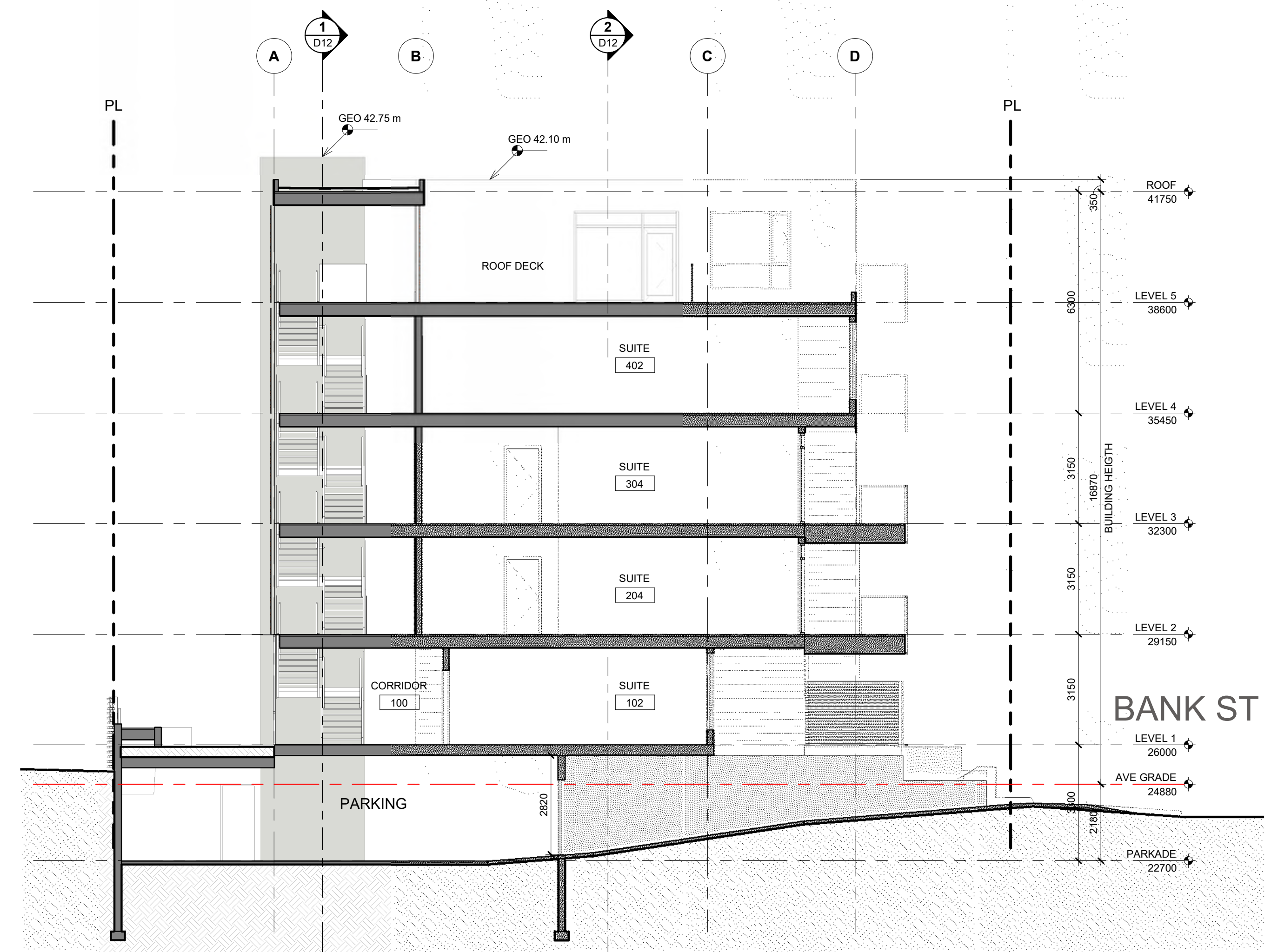
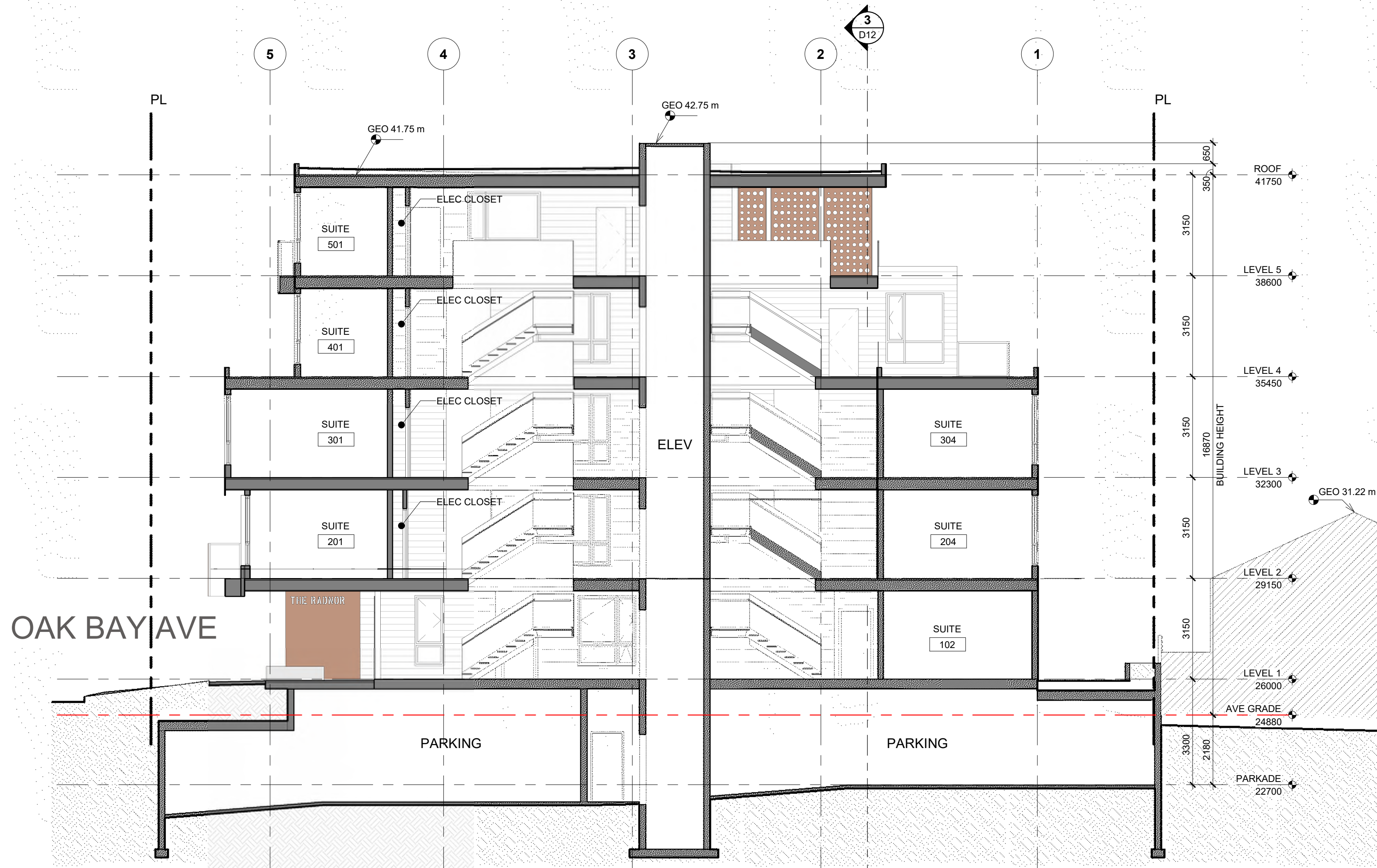
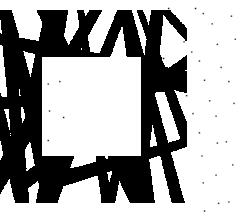
1811 OAK BAY AVENUE
VICTORIA, BC

BUILDING ELEVATIONS

sheet no.

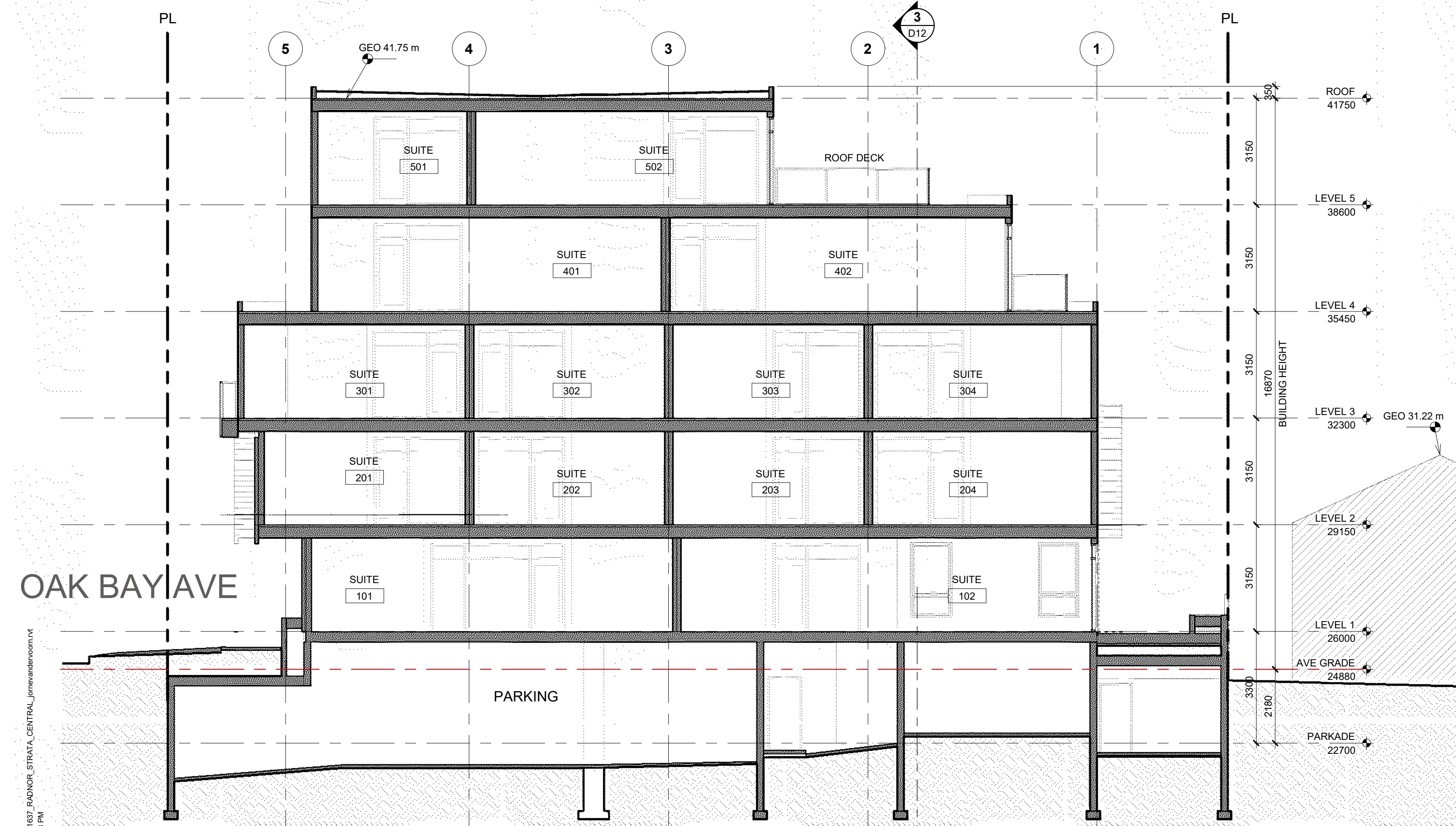
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revision no.



1 A0.10
D12 **BUILDING SECTION 1**
1: 100

3 A0.10
D12 **BUILDING SECTION 3**
1: 100



2 D06
D12 **BUILDING SECTION 2**
1: 100

seal
consultants
project no.

10	issued for	date
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<input type="checkbox"/>	tender	
<input type="checkbox"/>	building permit	YEAR_MO_DA
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scale	1: 100	checked CR
file name	1837_OAK BAY AVE_CENTRAL.RVT	
date	18/07/20	
project		

1811 OAK BAY AVE

1811 OAK BAY AVE
VICTORIA, BC
title

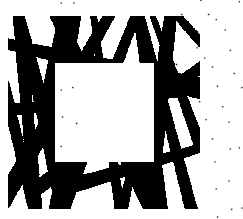
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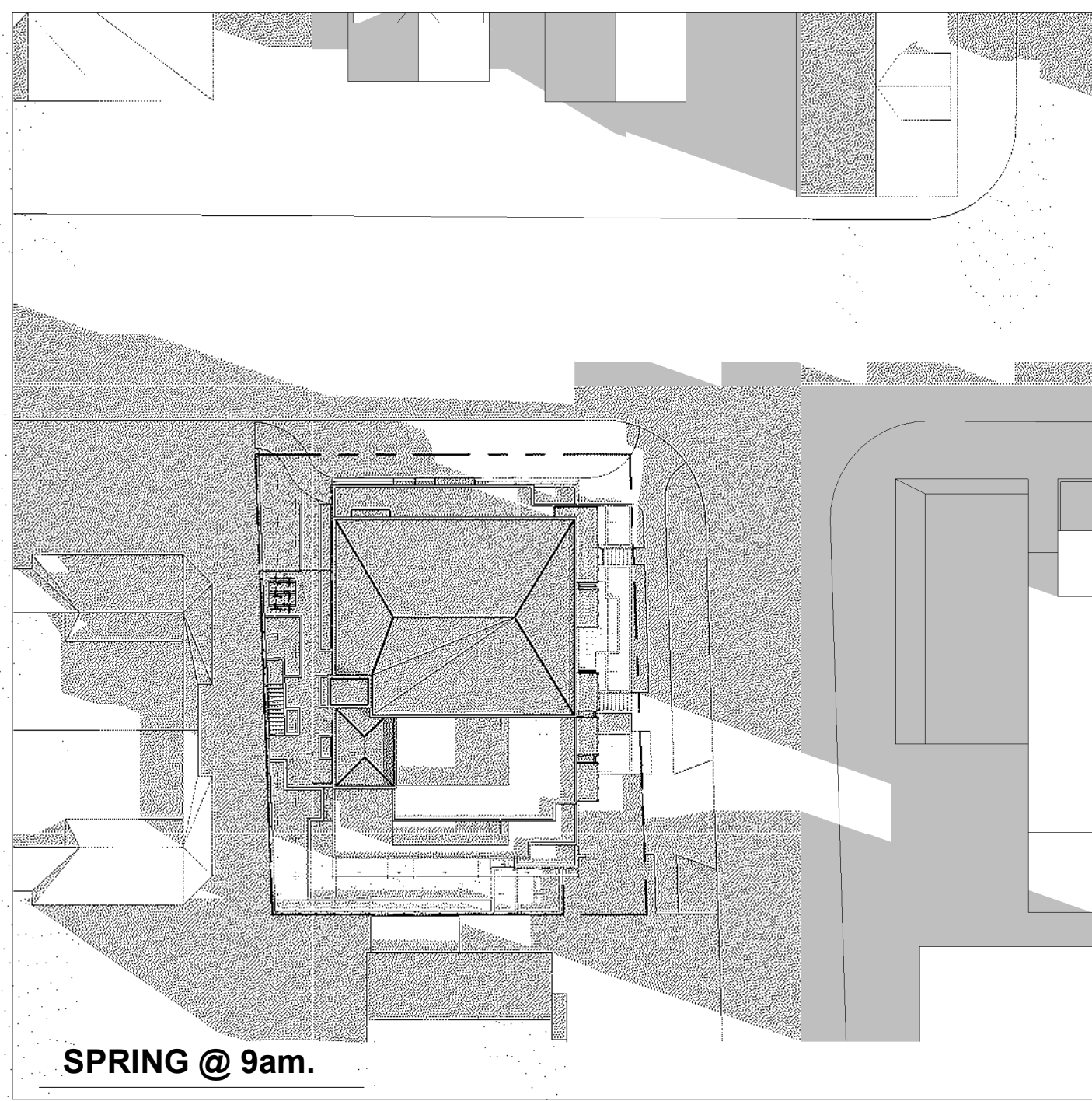
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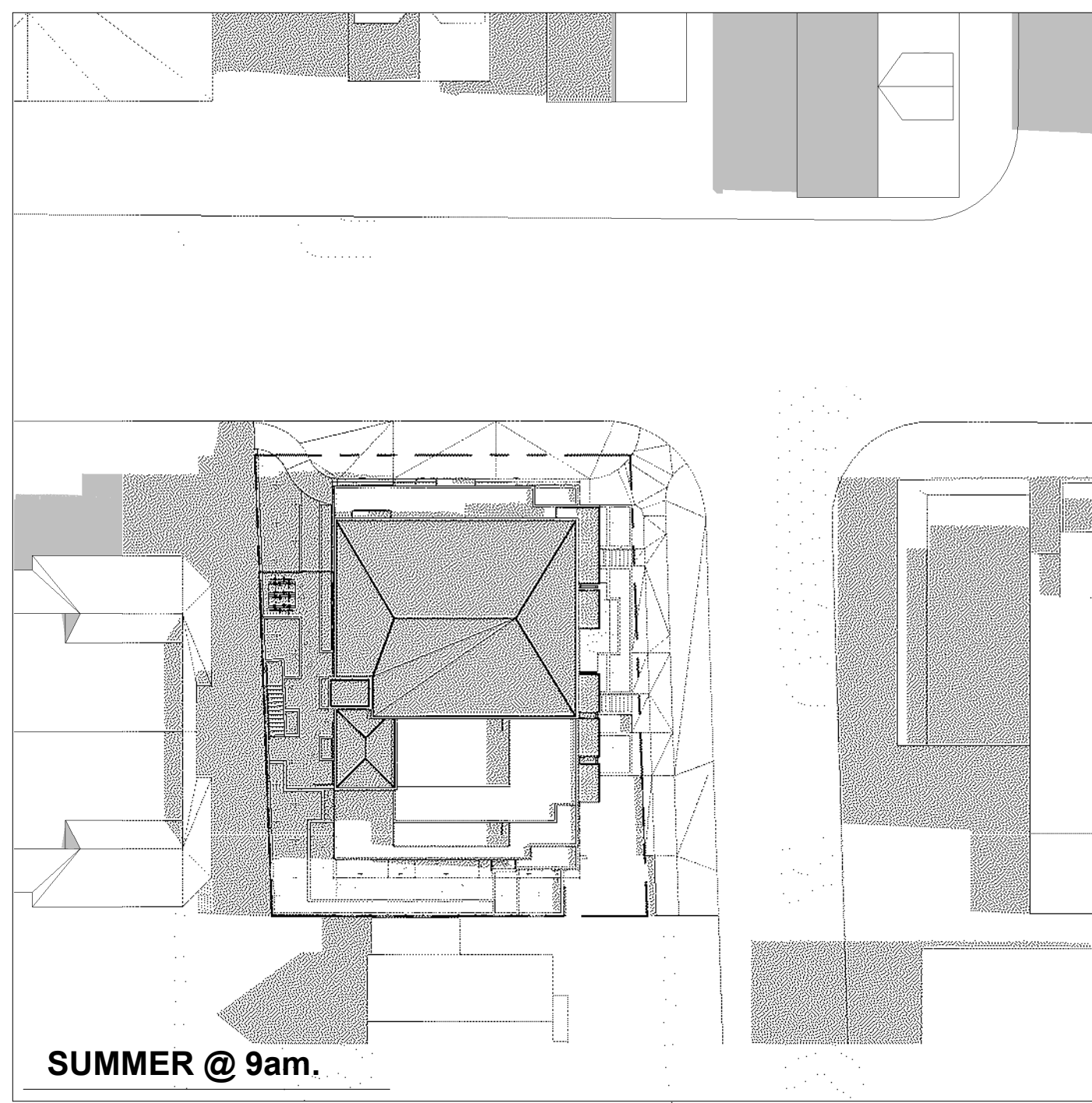
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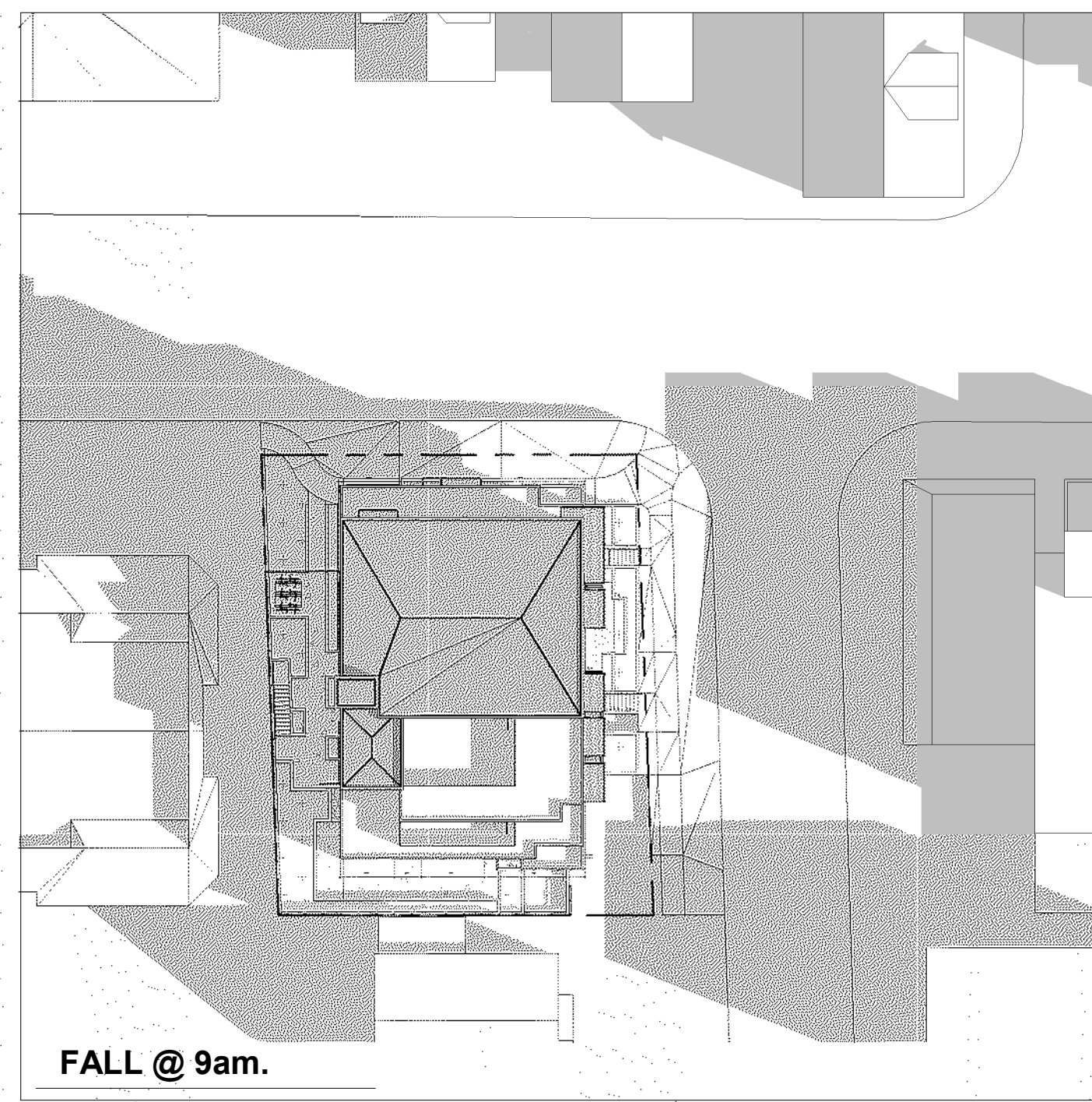
LOW
HAMMOND
ROWE
ARCHITECTS



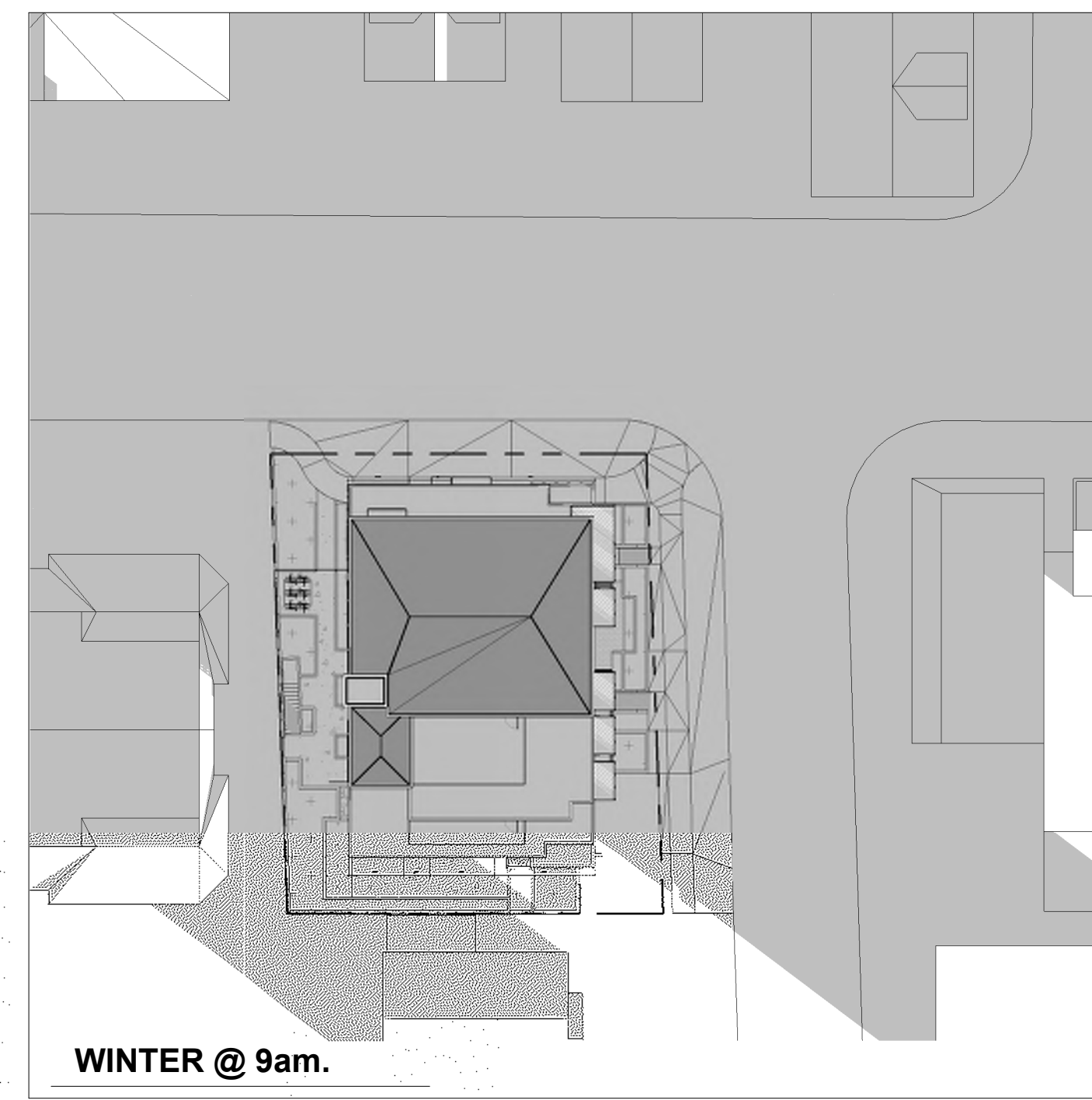
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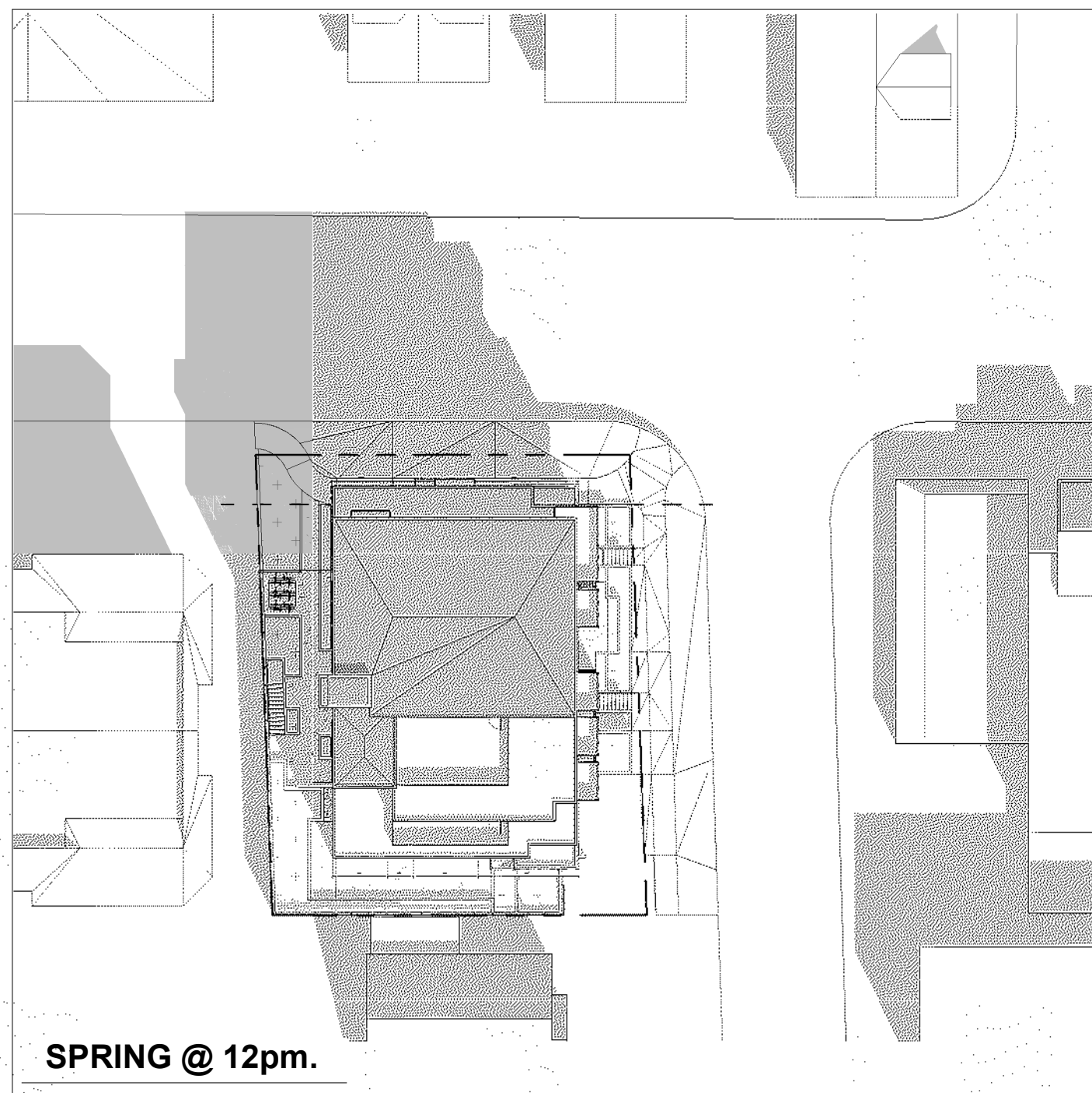
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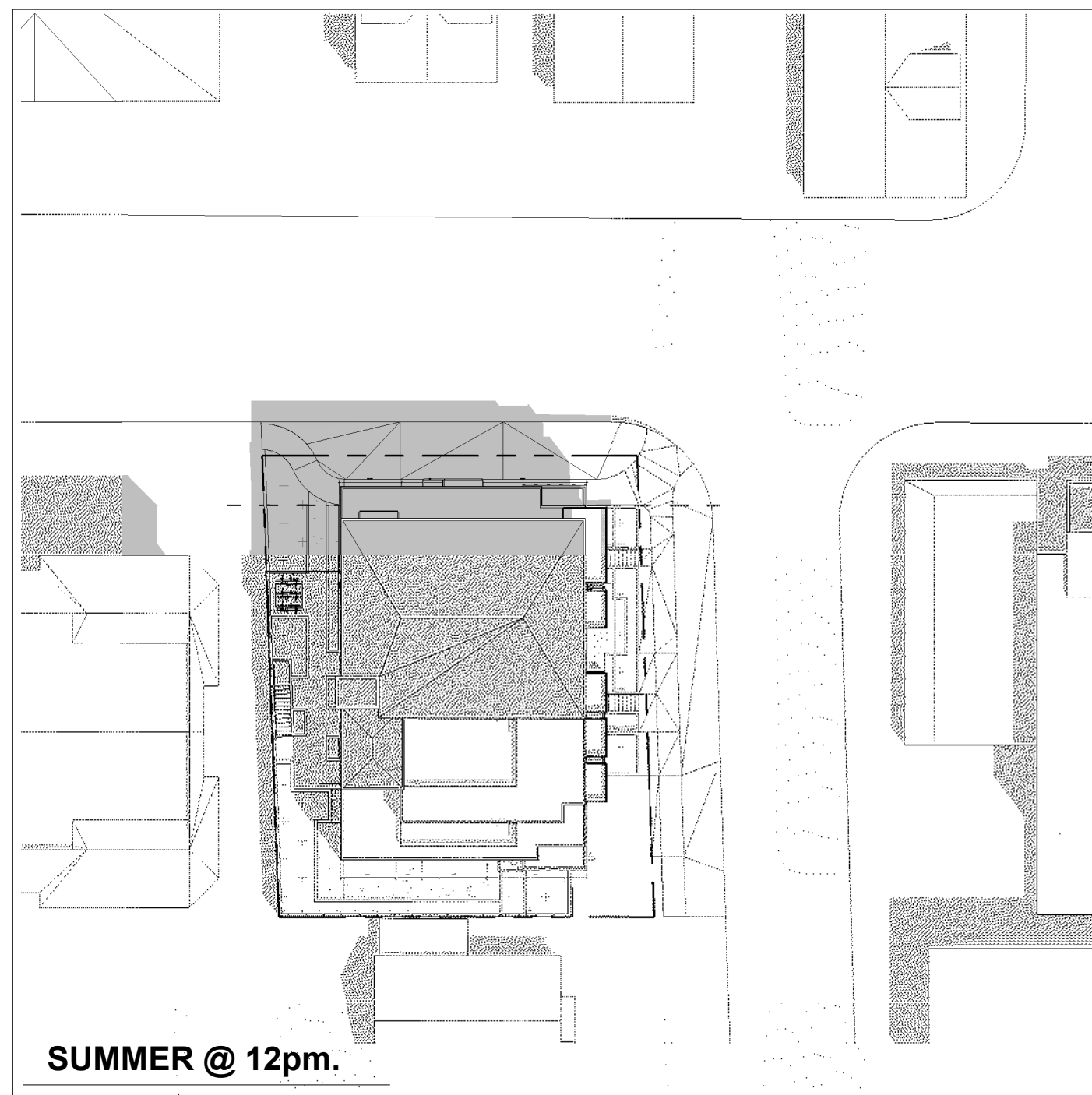
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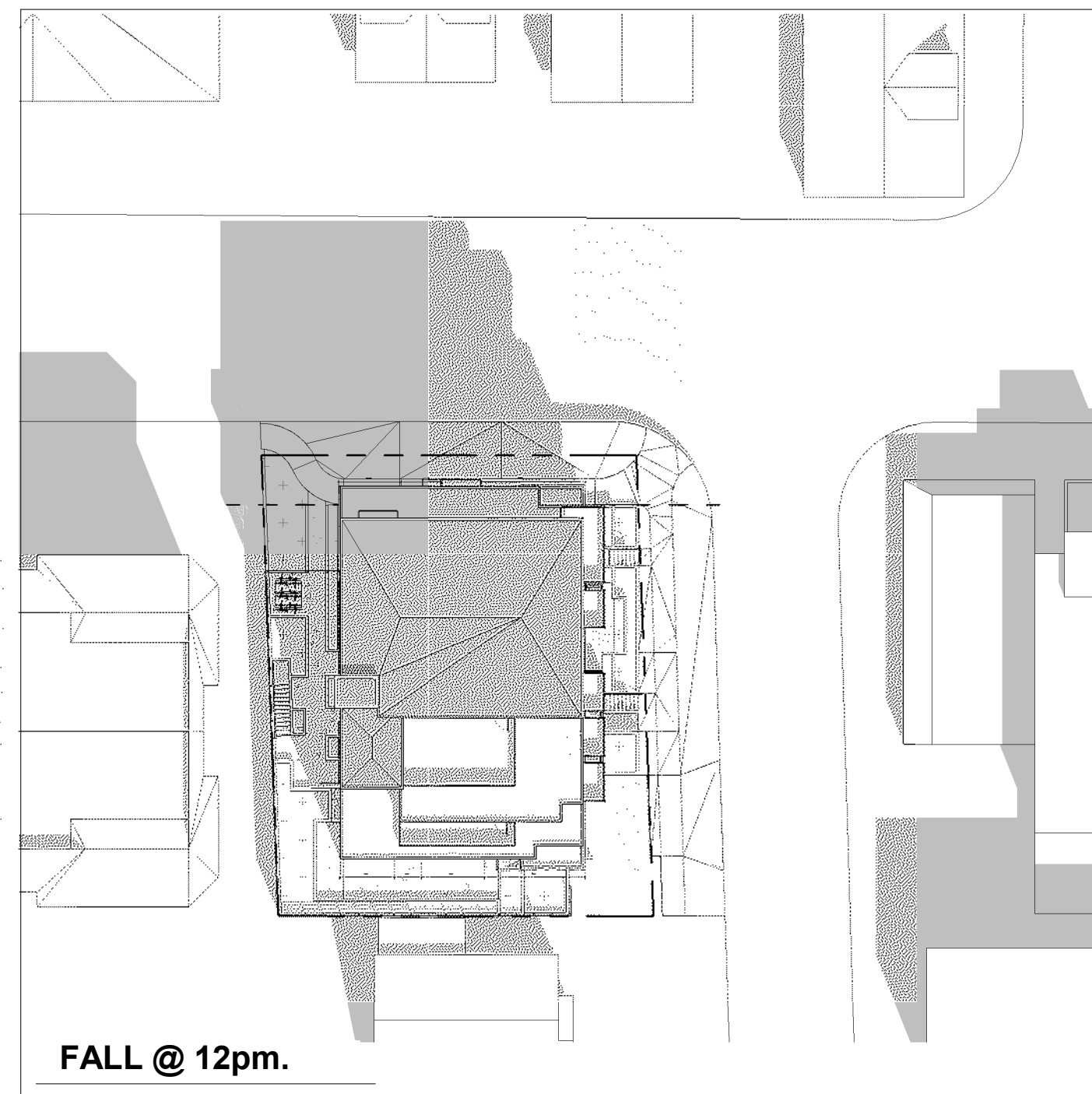
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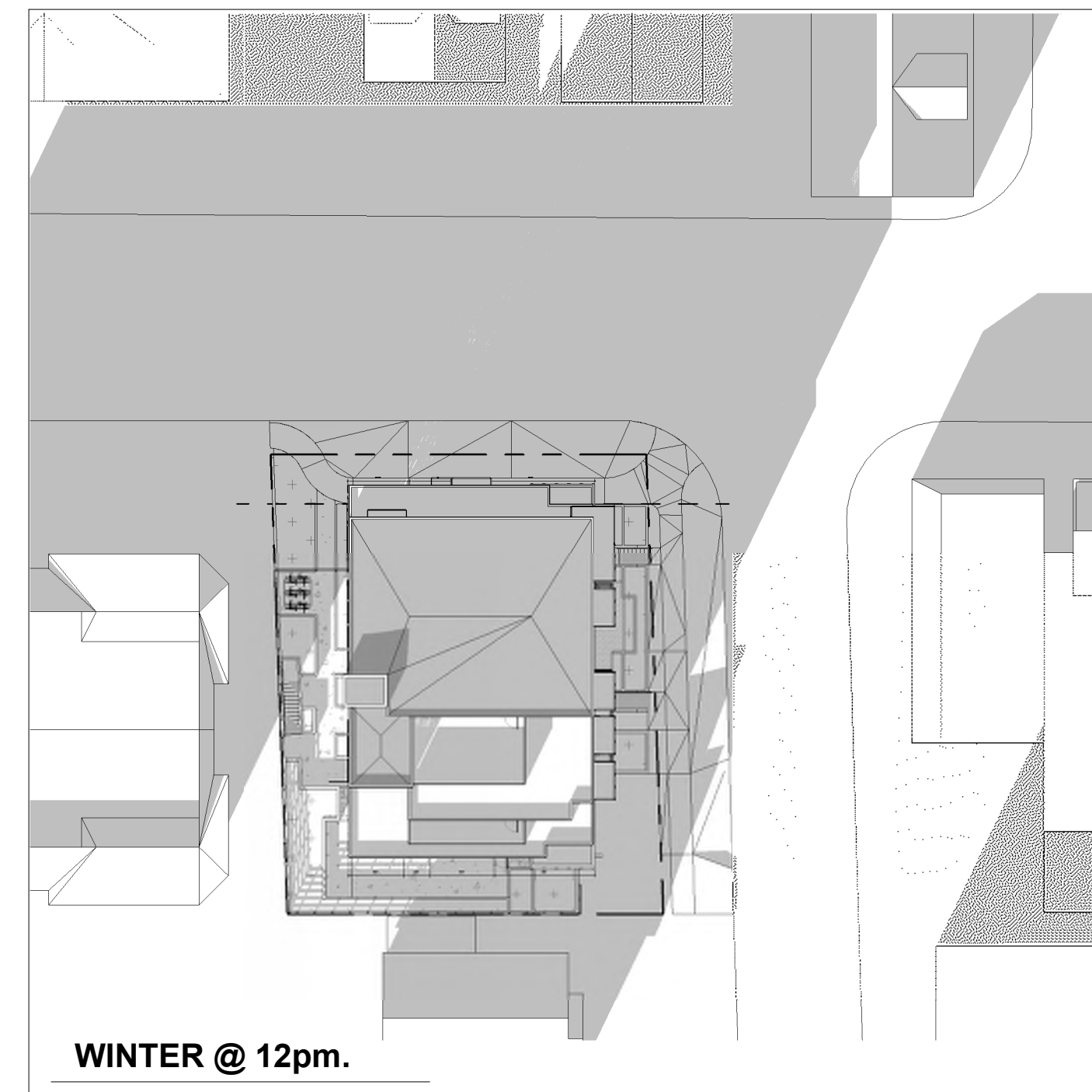
SPRING @ 12pm.



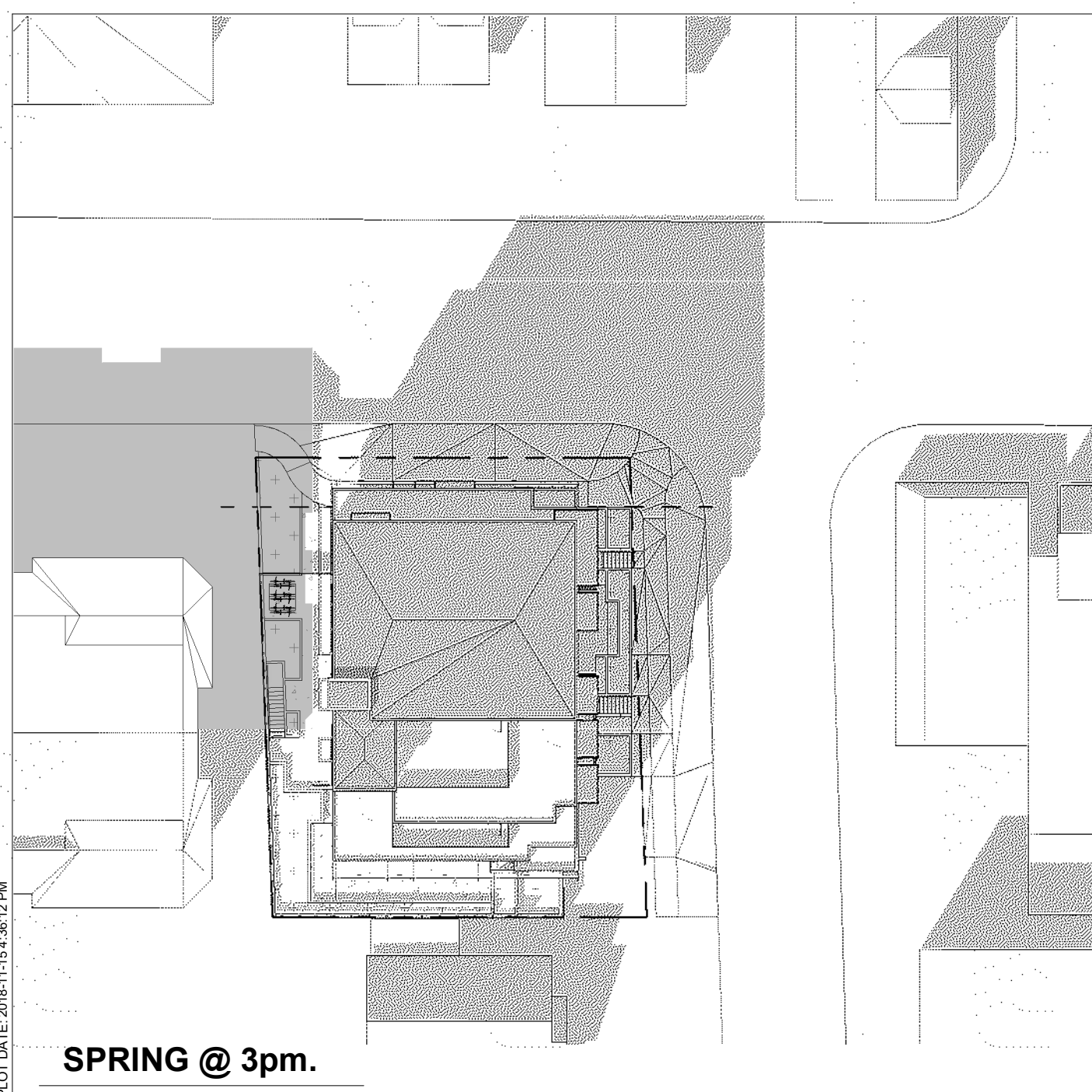
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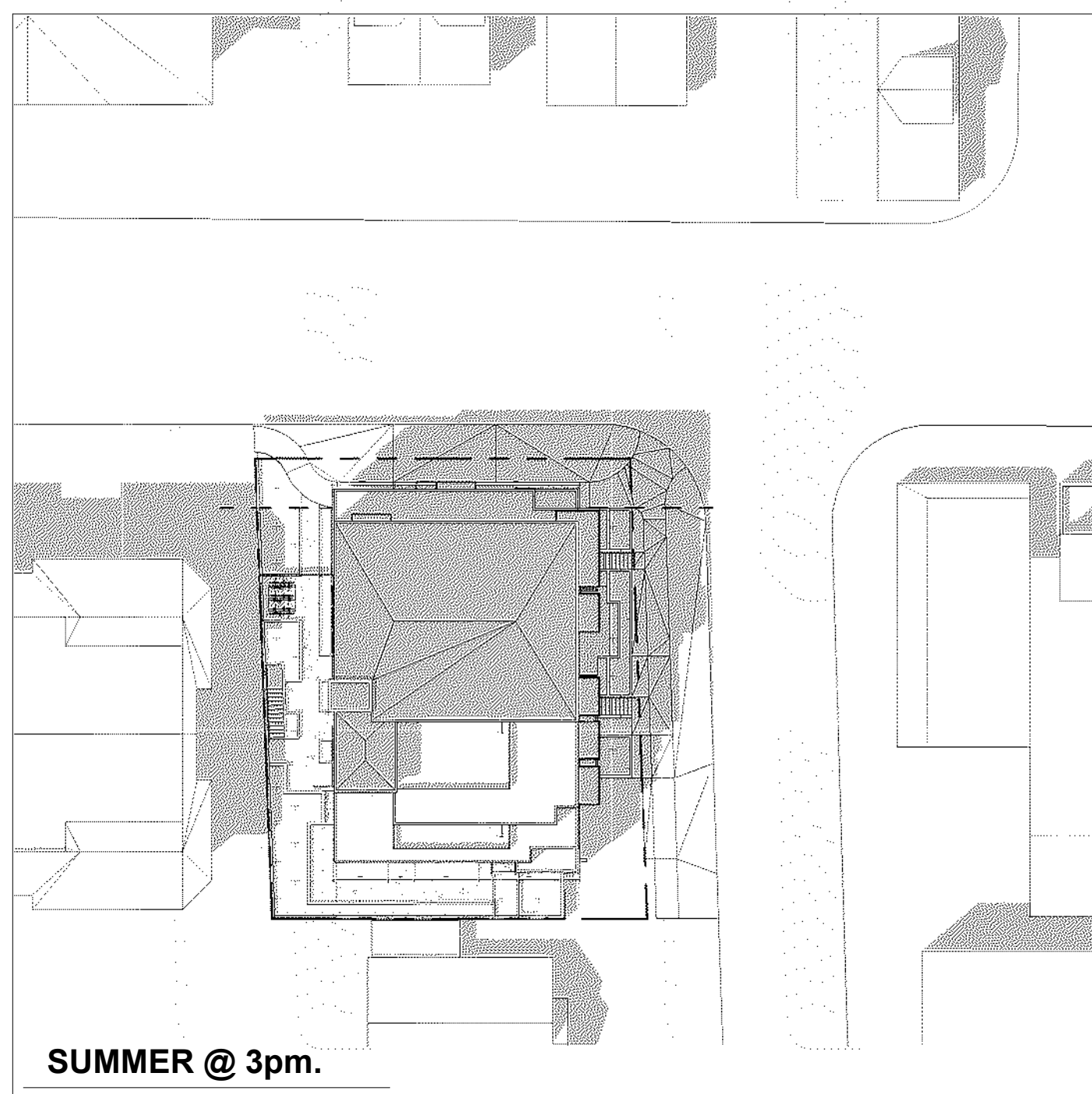
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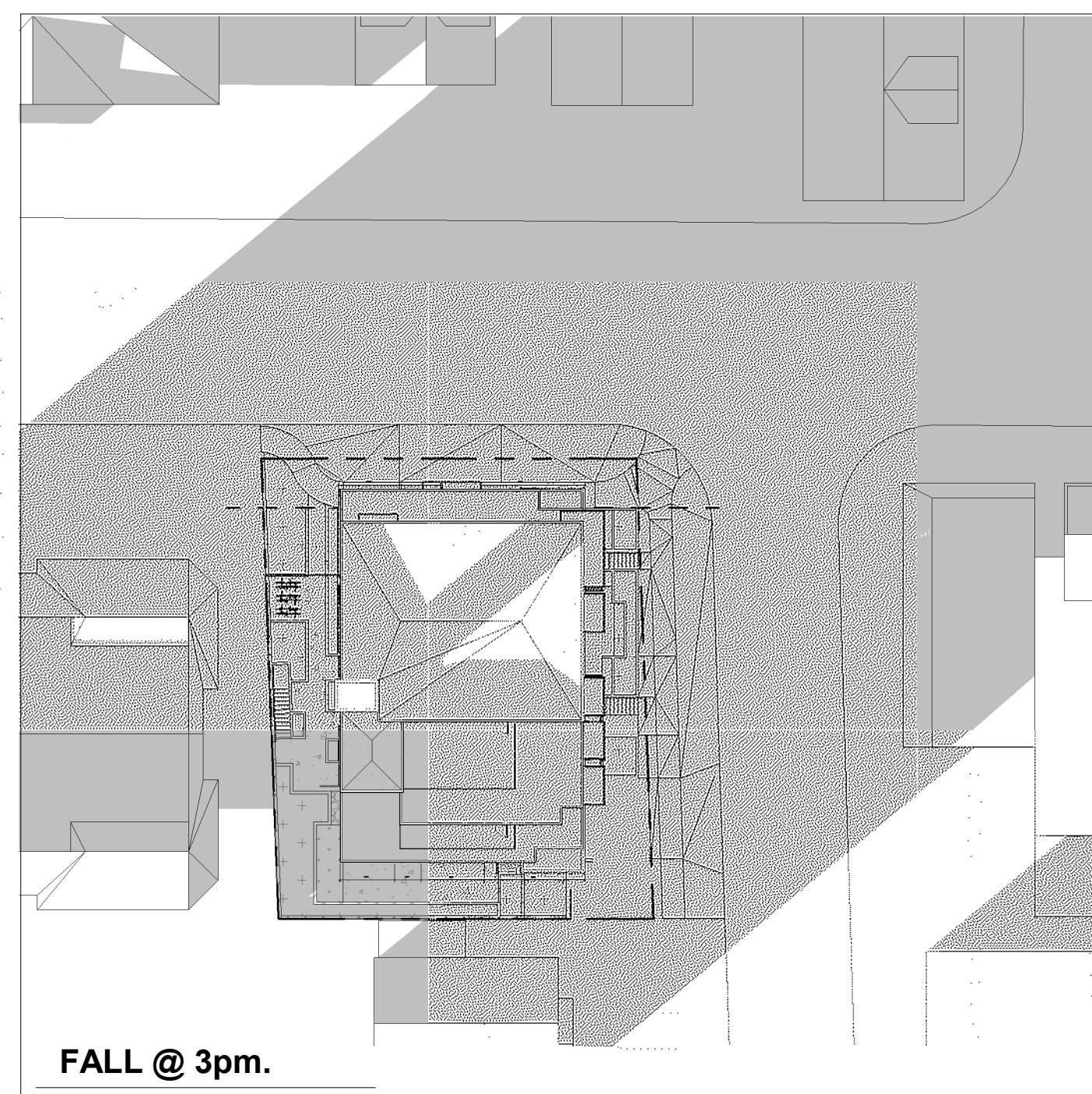
WINTER @ 12pm.



SPRING @ 3pm.



SUMMER @ 3pm.



FALL @ 3pm.



WINTER @ 3pm.

seal

consultants

project no.

issued for

date

construction

tender

building permit

YEAR_MO_DA

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project no. 16.37 drawn JV

scale 1:400 checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY AVE

1811 OAK BAY AVE

VICTORIA, BC

title

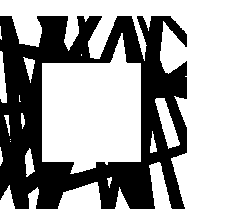
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sheet no.

D13

revision no.

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PLOT DATE: 2018-11-16 8:30:12 PM



LOW
HAMMOND
ROWE
ARCHITECTS



STREET VIEW FROM BANK STREET



STREET VIEW FROM OAK BAY AVENUE

seal

consultants

project no.

issued for _____ date _____

- construction
- tender
- building permit

YEAR_MO_DA

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project no. 16.37 drawn JV

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file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

**1811 OAK BAY
AVE**

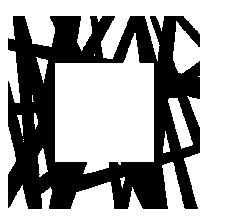
1811 OAK BAY AVENUE
VICTORIA, BC
title

**STREET
ELEVATIONS**

sheet no.

D14

revision no.



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ROWE
ARCHITECTS

seal

consultants

project no.

issued for _____ date _____

construction

tender

building permit _____ YEAR_MO_DA _____

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project no. 16.37 drawn JV

scale checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

STREET VIEW FROM OAK BAY AVENUE

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

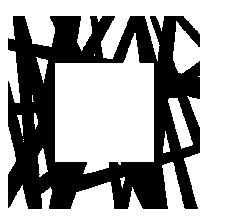
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RENDERING

sheet no.

D15

revision no.



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issued for _____ date _____

construction

tender

building permit _____ YEAR_MO_DA _____

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scale checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

VIEW FROM SOUTH WEST CORNER
PLANTING AND NEIGHBORING BUILDING NOT SHOWN FOR CLARITY

**1811 OAK BAY
AVE**

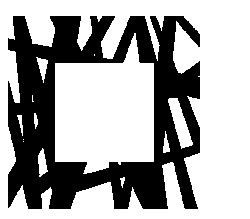
1811 OAK BAY AVENUE
VICTORIA, BC
title

RENDERING

sheet no.

D16

revision no.



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project no. 16.37 drawn JV

scale checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

STREET VIEW FROM BANK STREET

**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC
title

RENDERING

sheet no.

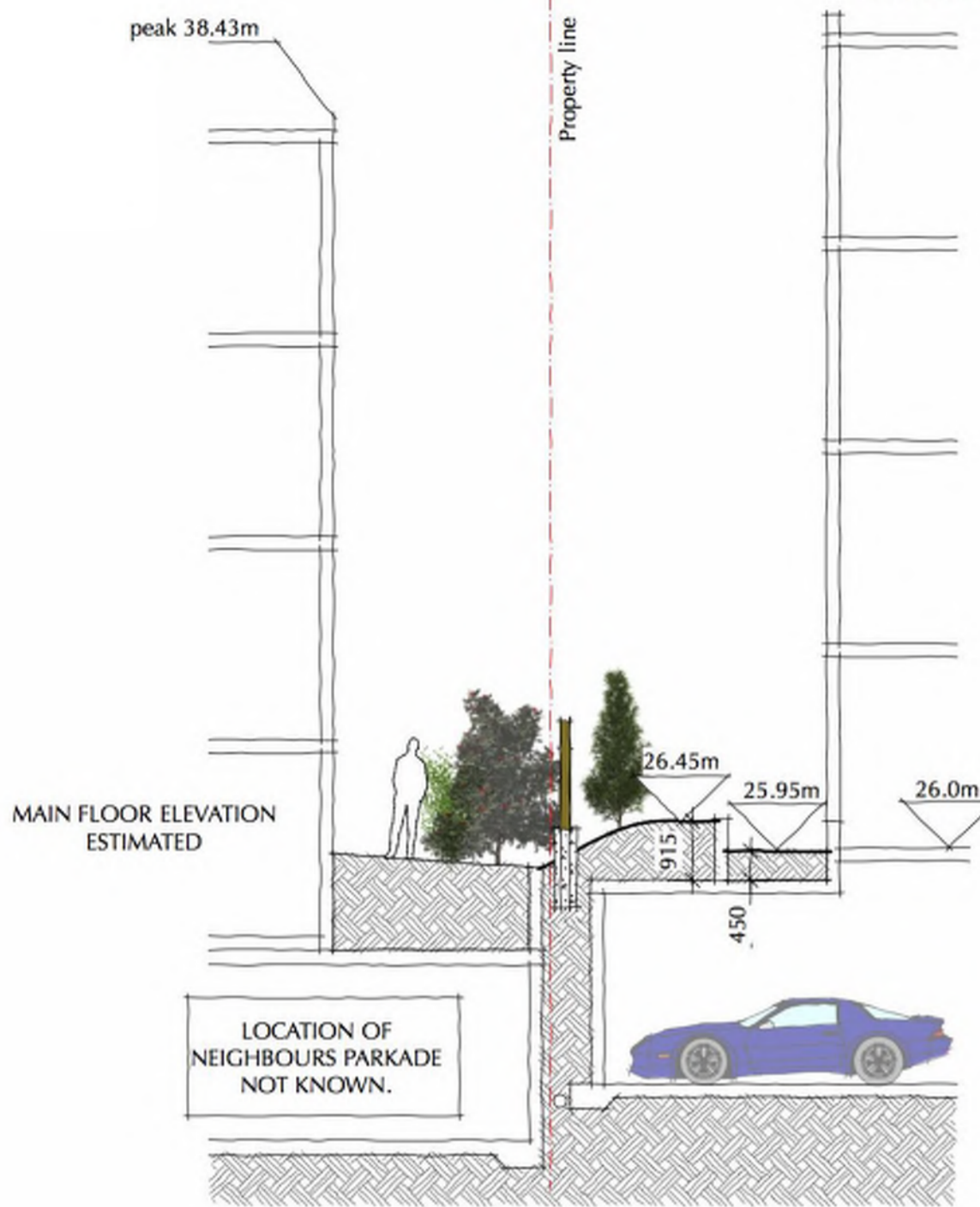
D17

revision no.

SECTION 1

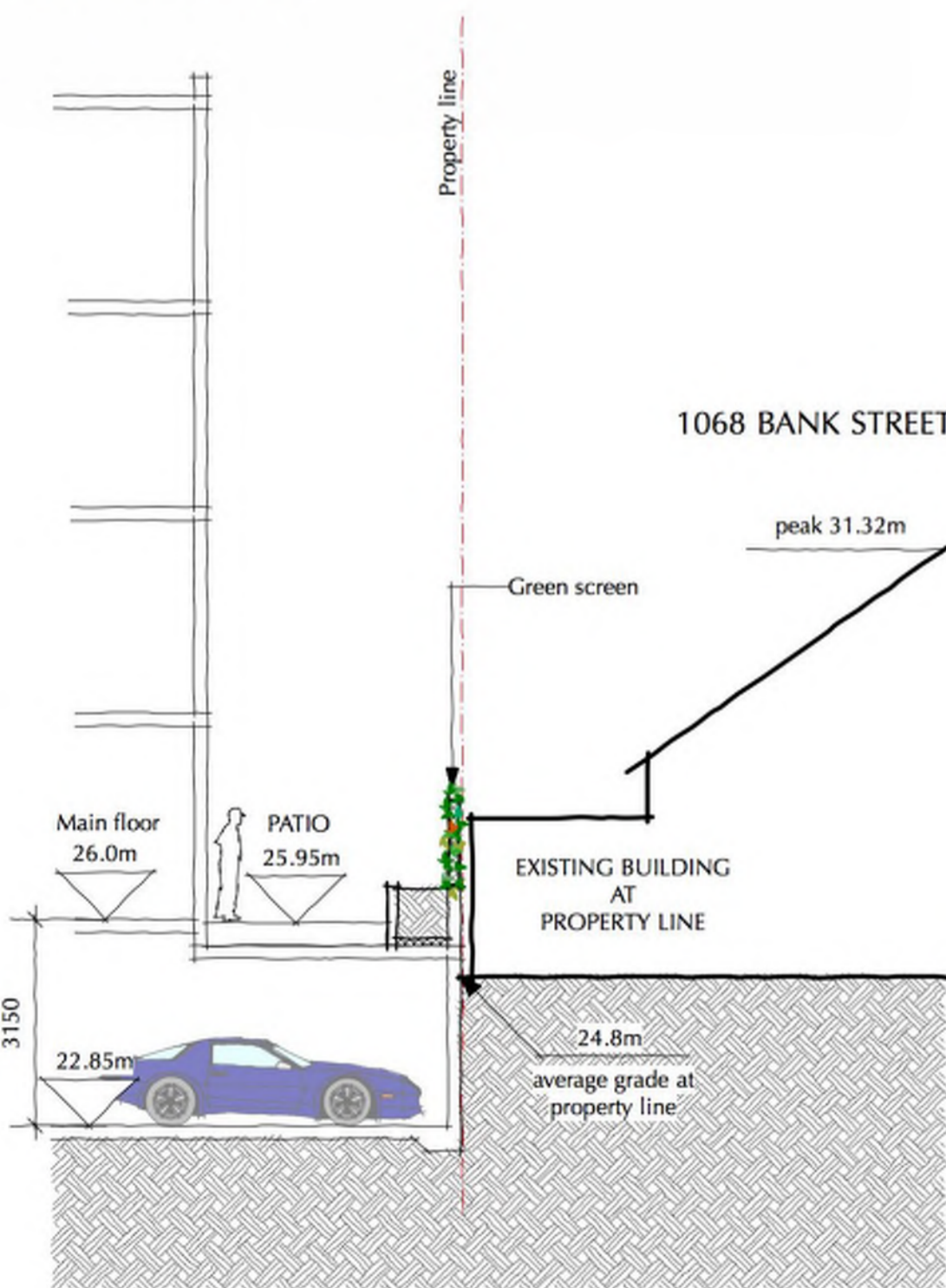
EXISTING FOUR STOREY RESIDENTIAL BUILDING

1811 OAK BAY AVENUE PROPOSED FOUR STOREY RESIDENTIAL BUILDING



SECTION 2

1811 OAK BAY AVENUE PROPOSED FOUR STOREY RESIDENTIAL BUILDING



GREEN SCREEN AT SOUTH PROPERTY LINE



PLANT SCHEDULE			
ALL PLANT MATERIAL TO BE No. 1 CNLA QUALITY			
SPECIES	COMMON NAME	NURSERY SIZE	QUANTITY
BOULEVARD TREES			
SPECIES TO BE CONFIRMED BY CITY OF VICTORIA PARKS DEPT.		5cm CALIPER	4
ONSITE TREES			
CORNUS KOUSA "SATOMI"	PINK FL. DOGWOOD	#20 POT / 1.75m	5
MAGNOLIA "ULCAN"	RED FL. DECID. MAGNOLIA	5cm CALIPER	3
SPECIMEN SHRUB			
AZALEA LUTEUM	YELLOW FL. SCENTED AZALEA	#5 POT	8
HAMEMALIS X INTERMEDIA "ARNOLDS PROMISE"	WITCH-HAZEL	#5 POT	1
VIBURNUM BOONANTENSE "DAWN"	FRAGRANT VIBURNUM	#5 POT	3
HEDGING			
BUXUS SEMPERVIRENS "SUFFRUTICOSA"	BOX WOOD	#1 POT	56
TAXUS X MEDIA "THICKSIF"	COLLIMNARY YEW	#5 POT	8
SHRUBS & GROUND COVERS, 125 SQ. M., 2.5 PLANTS / SQ. M.		APPROX. #	320
ARCTOSTAPHYLOS UVA-URSI	KINKIKINIK	#1 POT	
BUXUS SEMPERVIRENS "SUFFRUTICOSA"	BOX WOOD	#1 POT	
DESCHAMPSIA CESPITOSA "GOLDAU"	GOLD DEW TUFTED HAIR GRASS	#1 POT	
EUONYMUS FORTUNEI "EMERALD GAUITY"	WINTER CREEPER	#1 POT	
GAULTHERIA SHALLON	SALAL	#2 POT	
GERANIUM MACRORRHIZUM	CRANESBILL	#1 POT	
HOSTA "HALCYON"	PLANTAIN LILY	#1 POT	
HEMEROCALLIS "STELLA D'ORO"	DWARF DAYLILY	#1 POT	
NANDINA DOMESTICA	HEAVENLY BAMBOO	#2 POT	
POLYSTICHUM MUNITUM	SWORD FERN	#1 POT	
RUBUS CALCYNOIDES "EMERALD CARPET"	CREEPING RASPBERRY	#1 POT	
SEDUM SPECTABILE "AUTUMN JOY"	STONECROP	#2 POT	
CLIMBING VINES			
PARTHENOCISSUS QUINQUEFOLIA	VIRGINA CREEPER	#3 POT	8
GREEN ROOF PLANTS, 10 SQ. M.			
SEDUM MAT	SEEDUMS IN VARIETY	10 SQ. M.	

LANDSCAPE STANDARDS
 THE LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE BC LANDSCAPE STANDARD.

PLANTING DETAILS
 THE PLANT SPECIES AND NUMBERS ARE APPROXIMATE, A DETAILED PLANTING PLAN WILL BE PREPARED FOR THE BUILDING PERMIT APPLICATION.

IRRIGATION
 PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND SYSTEM CONFORMING TO MUNICIPAL PLUMBING CODES AND INSTALLED TO IABC STANDARDS. IRRIGATION SLEEVES VEHICULAR SURFACES TO HAVE 450mm COVER MINIMUM.

OAK BAY AVENUE BOULEVARD SHALL HAVE 2 NEW STREET TREES AND SOD, TO BE IRRIGATED FROM THE ONSITE IRRIGATION SYSTEM.

ISSUED FOR	DATE
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> TENDER	
<input type="checkbox"/> BUILDING PERMIT	
<input checked="" type="checkbox"/> DEVELOPMENT VARIANCE PERMIT, 28 November 2018	
REVISED 13 NOVEMBER 2018	
TO CO-ORDINATE WITH ARCHITECTURAL	

Sheet Information	
Date	9 Nov. 2017
Drawn	car
Checked	
Scale	1:100

LEGEND

- 1 GREEN SCREEN
- 2 GREEN ROOF TYPE PLANTING / SHALLOW SOIL
- 3 RAISED PLANTING BEDS, CONCRETE PLANTER WALLS
- 4 PATIO
- 5 PATIO & STEPS TO BANK STREET
- 6 NEIGHBOURS TREES & SHRUBS
- 7 RESIDENT'S OUTDOOR SEATING SPACE
- 8 WOOD SCREENS

PEDESTRIAN ENTRANCE / EXIT
 GRADES: L.o.w. 25.75m (25.0m) proposed (existing)

- POURED CONCRETE, TINTED
- POURED CONCRETE, PLAIN
- PRE-CAST CONCRETE PAVERS
- RIVER ROCK / GRAVEL EDGE
- GRASS
- PROPOSED LOW EVERGREEN HEDGE

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN / CONIFEROUS HEDGE
- PROPOSED SMALL TREE / SPECIMEN SHRUB
- PROPOSED SHRUBS / GROUND COVERS / PERENNIALS / GRASSES
- CLIMBING VINES ON GREEN SCREEN & STEEL CABLES

Title
 Residential Development
 1811 Oak Bay Avenue
 Victoria BC

LANDSCAPE
 CONCEPT PLAN