CITY OF VICTORIA

**Revisions**

Bubbled areas indicate revisions compared to the previously submitted plans

**Received Date: September 16, 2019**

MGA

© MGA 2019

**DRAWING LIST**


| | | SCALE |
|---|---|---|
| A000 | COVER SHEET & DRAWING LIST | NTS |
| A001 | PROJECT DESCRIPTION & SITE LOCATION PLAN | NTS/1:1000 |
| A002 | EXISTING SITE PLAN | 1:100 |
| A003 | PROPOSED SITE PLAN | 1:100 |
| A004 | AVERAGE GRADE CALCULATIONS | 1:100 |
| A100 | LEVEL 0 PARKING PLAN | 1:100 |
| A101 | LEVEL 1 PLAN | 1:100 |
| A102 | LEVEL 2 PLAN | 1:100 |
| A103 | LEVEL 3 PLAN | 1:100 |
| A104 | LEVEL 4 PLAN | 1:100 |
| A105 | LEVEL 5 PLAN | 1:100 |
| A106 | LEVEL 6 PLAN | 1:100 |
| A107 | ROOF PLAN | 1:100 |
| A201 | EAST & SOUTH ELEVATIONS | 1:150 |
| A202 | NORTH & WEST ELEVATIONS | 1:150 |
| A203 | HERITAGE ELEVATION & PLAN STUDY | 1:100 |
| A204 | FACADE STUDIES | 1:50 |
| A251 | STREETSCAPE ELEVATIONS | NTS |
| A301 | SECTIONS LOOKING WEST | 1:150 |
| A302 | SECTIONS LOOKING EAST | 1:150 |
| A303 | SECTIONS LOOKING NORTH | 1:150 |
| A304 | SECTIONS LOOKING NORTH/SOUTH | 1:150 |
| A305 | SECTIONS LOOKING SOUTH | 1:150 |
| A308 | STREETSCAPE CROSS SECTION | 1:50 |
| A800 | FSR LEGEND | 1:100 |
| A801 | FSR - LEVEL 1 | 1:100 |
| A802 | FSR - LEVEL 2 | 1:100 |
| A803 | FSR - LEVEL 3 | 1:100 |
| A804 | FSR - LEVEL 4 | 1:100 |
| A805 | FSR - LEVEL 5 | 1:100 |
| A806 | FSR - LEVEL 6 | 1:100 |
| A811 | VIEW NORTHWEST FROM CORNER OF PANDORA & COOK | NTS |
| A812 | VIEW WEST THROUGH RESIDENTIAL MEWS | NTS |
| A813 | VIEW SOUTHWEST FROM COOK STREET | NTS |
| A814 | VIEW EAST TO COURTYARD | NTS |
| A815 | BALCONY STUDY | NTS |
| A816 | ADJACENT PROPERTY STUDY | NTS |
| A821 | SOLAR IMPACT ANALYSIS | NTS |
| A822 | ILLUMINANCE ANALYSIS | NTS |





**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

ABC Digital Signature
6510
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
PROFESSIONAL
BRITISH COLUMBIA
XXNOVA2

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A000
COVER SHEET

**PROJECT NARRATIVE**

The Parkway Revitalization and Development is located at Pandora Avenue & Cook Street, at the site of what is known to the community as the Wellburns Building. Originally named Parkway apartments, the two-storey masonry building was constructed in 1911 by William Ridgway-Wilson. At the corner of the North Park neighbourhood, the building is a gateway feature to both the neighbourhood and the centre of Victoria.

The new development proposes a 4 & 6 storey volume stepping back from the existing heritage building to the north & west, and from Franklin Green Park to the south & east. 103 purpose-built rental apartments are proposed with a retail / commercial space being maintained on the existing ground floor of the Wellburn's Building and the addition of a cafe space in the ground floor of the new addition facing Cook Street. A mews separating the historic and modern buildings at street level serves as the residential entrance to the building and provides access to the courtyard & Franklin Green Park for residents. Public access to and from Franklin Green Park is provided through a wide pedestrian walkway along the north edge of the site. One level of underground parking will be provided below the project site.

A priority of the project is to conserve the heritage value of the Wellburn's building through retaining 50% of the existing volume, including the historic facades facing Pandora Ave & Cook St and the north-east wall facing the residential mews. All character-defining elements in these locations will be preserved along with any in-kind repairs, as required. The original use of the building will remain with opportunities for multiple retail spaces on the ground floor & residential suites above. The building will be Designated Heritage with the Heritage Registry.

The new development will be clad in a large format, light coloured panel. It will borrow elements from its historic counterpart, including the running bond pattern of the glazed white brick, the rhythm, proportion & angles of the projecting oriel windows and the recessed entryways of the existing storefronts.

**PROJECT NAME**
Parkway

**PROJECT ADDRESS**
1050 Pandora Ave + 1518 Cook Street

**LEGAL DESCRIPTION**
Lots 1 and 2, Suburban Lot 15, Victoria, VIP73211

**PROJECT TEAM**

**OWNER**
**Pandora Cook Development Corp.**
District Developments Corp.
200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact — Andrew Rennison
604-736-1866

**AGENT**
**DISTRICT DEVELOPMENTS CORP.**
200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact — Jessica Gibson
604-322-5762

**ARCHITECT**
**MGA |** Michael Green Architecture
1535 West 3rd Avenue, Vancouver, BC, V6J 1J8

Architect — Michael Green
Contact — Jordan Van Dijk
604-336-4770

**PROPOSED ZONING**
New Site-Specific Zone
Changed from R-2 (Two Family Dwelling District) at 1518 Cook Street, and CA-1 (Pandora Avenue Special Commercial District) at 1050 Pandora Avenue.

**SITE AREA**
2879 $m^2$

**AVERAGE GRADE**
27.54m (See A004 for average grade calculations)
Note that the project ground floor is set at a geodetic elevation of 27.56m and building levels are dimensioned from that elevation.

**PROPOSED HEIGHT**
20.22 m taken from average grade. Note that 321mm parapet is excluded from proposed height.

**ALLOWABLE HEIGHT**
30m/ 8-10 storeys per OCP

**APPLICABLE BUILDING CODE**
BCBC 2018

**STREETS FACING**
Pandora Avenue to the South
Cook Street to the East

**OCCUPANCY CLASSIFICATIONS**
3.2.2.50. Group C, up to 6 Storeys,
Sprinklered- Residential Occupancies
3.2.2.50. Group E, up to 6 Storeys,
Sprinklered- Mercantile Occupancies,
Located below the third storey.
3.2.2.82 Group F, Division 3, Up to 6 Storeys,
Sprinklered- Below Grade Parkade.




1 **SITE LOCATION PLAN**
A001 1:1000

**AREA CALCULATIONS**

| | | |
|---|---|---|
| LEVEL 0 | 2,713.6 | m2 |
| LEVEL 1 | 1833.17 | m2 |
| LEVEL 2 | 1990.02 | m2 |
| LEVEL 3 | 1428.87 | m2 |
| LEVEL 4 | 1407.38 | m2 |
| LEVEL 5 | 942.15 | m2 |
| LEVEL 6 | 868.22 | m2 |
| **PROPOSED FSR** | **8,469.8** | **m2** |
| ALLOWABLE FSR | 9,330 | m2 |
| **PROPOSED FSR RATIO** | **2.9** | |
| ALLOWABLE FSR RATIO | 3.3 | |

| **UNIT TYPES** | No# | % |
|---|---|---|
| STUDIO | 7 | 7% |
| STUDIO & DEN | 7 | 7% |
| 1 BED | 47 | 46% |
| 1 B & DEN | 27 | 26% |
| 2 BED | 11 | 11% |
| 2 BED & DEN | 4 | 4% |
| **TOTAL** | 103 | |

**PROPOSED HEIGHT**
20.221m

**TOTAL RESIDENTIAL AREA**
5955 m2

**TOTAL RESIDENTIAL UNITS**
103

**TOTAL PARKING SPACES**
44 PROVIDED
93 REQUIRED

**TOTAL COMMERCIAL AREA**
1054 m2

| | | |
|---|---|---|
| 888.1 | m2 | RETAIL |
| 166.1 | m2 | CAFÉ |
| 55.6 | m2 | OUTDOOR SEATING |

**ORIGINAL HERITAGE BUILDING AREA**
1891.9m2

**TOTAL AREA TO BE RETAINED**
947.6m2 | 50%

**TOTAL BIKE PARKING**
168

| | |
|---|---|
| 154 | SHORT-TERM |
| 14 | LONG-TERM |

**UNIT CALCULATIONS**

| CITY | m2 | L1 | L2 | L3 | L4 | L5 | L6 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| STUDIO A | 56.0 | | | 1 | 1 | | | 2 |
| STUDIO B | 55.3 | | | 1 | | 1 | | 2 |
| STUDIO C | 52.6 | | | | 1 | | 1 | 2 |
| STUDIO D | 38.1 | | | | | 1 | | 1 |
| ST & DEN A | 66.0 | | 4 | | | | | 4 |
| ST & DEN B | 72.7 | | 1 | | | | | 1 |
| ST & DEN C | 57.7 | | | 1 | | | | 1 |
| ST & DEN D | 53.6 | | | 1 | | | | 1 |
| 1 BED A | 52.1 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED B | 58.0 | | 1 | | | | | 1 |
| 1 BED C | 56.1 | | 1 | | | | | 1 |
| 1 BED D | 48.3 | | 1 | | | | | 1 |
| 1 BED E | 48.6 | | 1 | 1 | 1 | | | 3 |
| 1 BED F | 51.6 | | | 5 | | 5 | | 10 |
| 1 BED G | 56.9 | | | 1 | | 1 | | 2 |
| 1 BED H | 39.6 | | | 1 | | 1 | | 2 |
| 1 BED I | 51.1 | | | | 5 | | 5 | 10 |
| 1 BED J | 39.1 | | | | 1 | | 1 | 2 |
| 1 BED K | 44.1 | | | | 1 | | 1 | 2 |
| 1 BED L | 53.4 | | | | | 1 | | 1 |
| 1 BED M | 53.0 | | | | | 1 | | 1 |
| 1 BED N | 48.4 | | | | | 1 | | 1 |
| 1 BED O | 49.0 | | | | | | 1 | 1 |
| 1 BED P | 48.6 | | | | | | 1 | 1 |
| 1 BED Q | 49.0 | | | | | 1 | | 1 |
| 1 BED R | 51.9 | 1 | | | | | | 1 |
| 1 BED S | 51.1 | | | | | | 1 | 1 |
| 1 BED T | 45.0 | | | | | | 1 | 1 |
| 1 B&D B | 52.8 | 1 | 1 | 1 | 1 | | | 4 |
| 1 B&D C | 62.2 | 1 | 2 | 2 | 2 | | | 7 |
| 1 B&D D | 59.1 | | 1 | | | | | 1 |
| 1 B&D F | 54.2 | | | 1 | | 1 | | 2 |
| 1 B&D G | 51.0 | | | | 1 | | | 1 |
| 1 B&D H | 62.4 | | | | 1 | | 1 | 2 |
| 1 B&D J | 51.6 | | | | 1 | | | 1 |
| 1 B&D K | 61.5 | 1 | | | | | | 1 |
| 1 B& D L | 73.0 | 2 | | | | | | 2 |
| 1 B&D M | 68.7 | | 1 | | | | | 1 |
| 1 B&D N | 62.2 | | 1 | 1 | 1 | | | 3 |
| 1 B&D O | 93.9 | | 1 | | | | | 1 |
| 1 B&D P | 81.2 | | 1 | | | | | 1 |
| 2 BED B | 68.8 | | 1 | | | | | 1 |
| 2 BED C | 73.5 | | 1 | | | | | 1 |
| 2 BED D | 60.0 | | 1 | 1 | 1 | | | 3 |
| 2 BED E | 79.5 | | 1 | | | | | 1 |
| 2 BED F | 67.2 | 1 | | 1 | 1 | | | 3 |
| 2 BED G | 75.4 | | | | | 1 | | 1 |
| 2 BED H | 72.5 | | | | | | 1 | 1 |
| 2 B&D A | 90.8 | | 1 | | | | | 1 |
| 2 B&D C | 76.1 | | 1 | | | | | 1 |
| 2 B&D D | 96.1 | | | 1 | 1 | | | 2 |
| **TOTAL UNITS** | | 8 | 24 | 21 | 21 | 15 | 14 | 103 |

**PARKING CALCULATIONS**

**RESIDENTIAL PARKING**

| | Parking Rate | # of Units | Required | Provided |
|---|---|---|---|---|
| <45m2 | 0.50 | 7 | 3.5 | 3 |
| 45-70m2 | 0.60 | 83 | 49.8 | 23 |
| >70m2 | 1.00 | 13 | 13.0 | 7 |
| Visitor Parking | 0.10 | 103 | 10.3 | 5 |
| | | TOTAL RESIDENTIAL PARKING | 77 | 38 |

**COMMERCIAL PARKING**

| | | Total Area (m2) | | |
|---|---|---|---|---|
| Retail/ Grocery | 1/ 80m2 | 888 | 11.1 | 3 |
| Restaurant | 1/ 40m2 | 222 | 5.5 | 3 |
| | | TOTAL COMMERCIAL PARKING | 17 | 6 |
| | | **TOTAL PARKING** | **93** | **44** |

**BIKE PARKING | LONG TERM**

| | | # of Units | | |
|---|---|---|---|---|
| Residential | 1 / unit <45m2 | 7 | 7.0 | 20 |
| | 1.25/unit >45m2 | 96 | 120.0 | 122 |
| | | Total Area (m2) | | |
| Restaurant | 1/ 400m2 | 222 | 0.6 | 6 |
| Retail/ Grocery | 1/ 200m2 | 888 | 5.0 | 6 |
| | | **TOTAL LONG TERM BIKE PARKING** | **133** | **154** |
| | | FLOOR-MOUNTED RACKS | | 78 |
| | | FLOOR-MOUNTED CARGO RACKS | | 40 |
| | | WALL-MOUNTED RACKS | | 36 |

**BIKE PARKING | SHORT TERM**

| | | Total Area (m2) | Total Units | | |
|---|---|---|---|---|---|
| Residential | .1 /unit | - | 103 | 10.3 | 10 |
| Restaurant | 1/ 100m2 | 222 | | 2.2 | 2 |
| Retail/ Grocery | 1/ 200m2 | 888 | | 4.4 | 2 |
| | | **TOTAL SHORT TERM BIKE PARKING** | | **17** | **14** |

1 **SITE LOCATION PLAN**
A001 1:1000

MGA
© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

ABC Digital Signature
©2013
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019/09/13

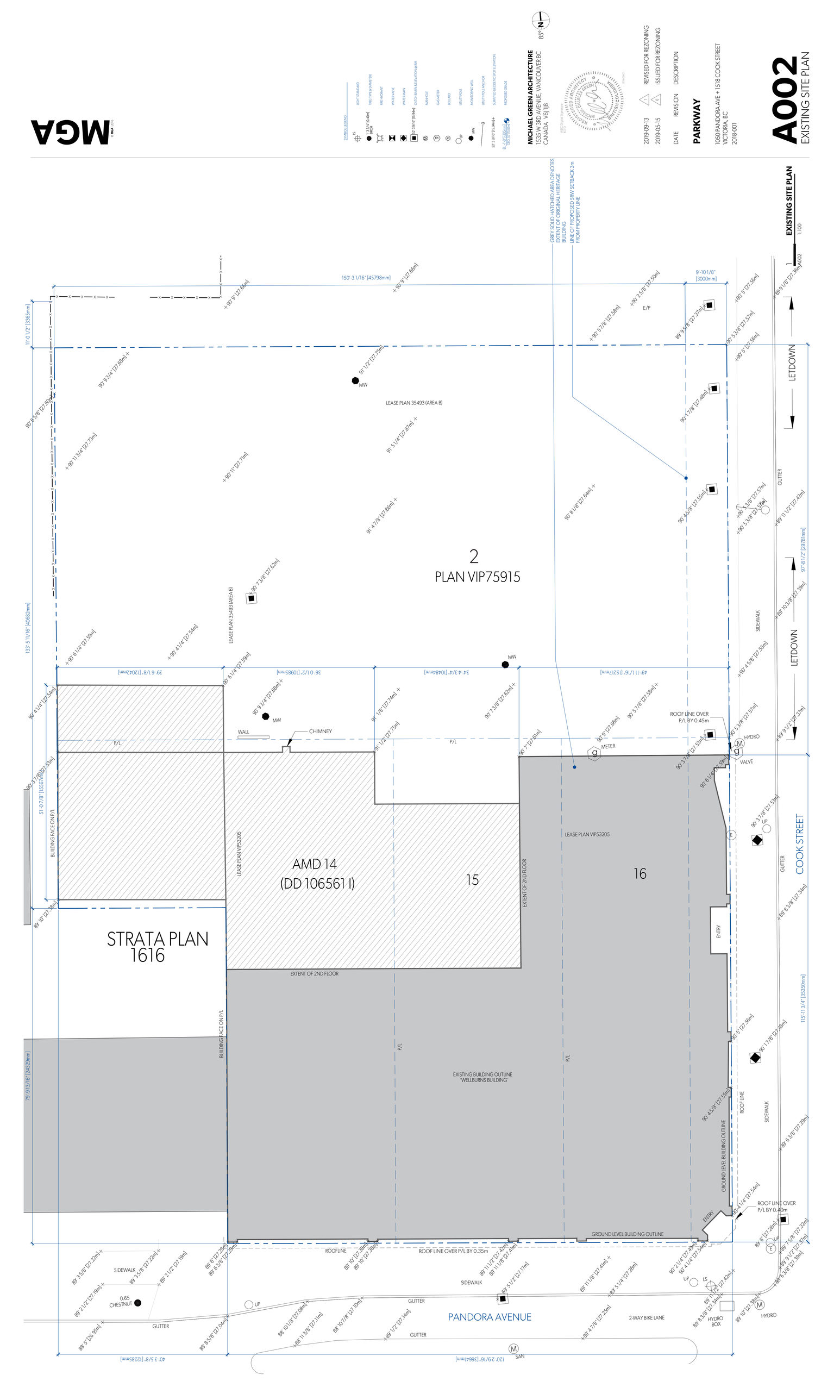
| | | |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

DATE REVISION DESCRIPTION

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A001
PROJECT DESCRIPTION


MGA
SYMBOL LEGEND
LIGHT STANDARD
TREE (TYPE & DIAMETER)
FIRE HYDRANT
WATER VALVE
WATER MAIN
CATCH BASIN & ELEVATION (grate)
MANHOLE
GAS METER
BOLLARD
UTILITY POLE
MONITORING WELL
UTILITY POLE ANCHOR
SURVEYED GEODETIC SPOT ELEVATION
PROPOSED GRADE
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8
85° N
REVISED FOR REZONING
ISSUED FOR REZONING
2019-09-13
2019-05-15
DATE
REVISION
DESCRIPTION
PARKWAY
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001
A002
EXISTING SITE PLAN
EXISTING SITE PLAN
1:100
GREY SOLID HATCHED AREA DENOTES EXTENT OF ORIGINAL HERITAGE BUILDING
LINE OF PROPOSED 5.8M SETBACK 3m FROM PROPERTY LINE
150'-3 1/16" [45798mm]
11'-0 1/2" [3365mm]
133'-5 11/16" [40682mm]
39'-6 1/8" [12042mm]
36'-0 1/2" [10985mm]
34'-4 3/4" [10468mm]
49'-11 1/16" [15217mm]
97'-8 1/2" [29781mm]
115'-11 3/4" [35350mm]
79'-9 13/16" [24329mm]
51'-0 7/8" [15561mm]
40'-3 5/8" [12285mm]
120'-2 9/16" [36641mm]
2
PLAN VIP75915
LEASE PLAN 35493 (AREA B)
LEASE PLAN VIP53205
AMD 14
(DD 106561 I)
15
16
STRATA PLAN
1616
EXTENT OF 2ND FLOOR
BUILDING FACE ON P/L
P/L
EXISTING BUILDING OUTLINE
'WELLBURN'S BUILDING'
GROUND LEVEL BUILDING OUTLINE
ROOF LINE
ROOF LINE OVER P/L BY 0.35m
ROOF LINE OVER P/L BY 0.45m
ROOF LINE OVER P/L BY 0.40m
WALL
CHIMNEY
METER
HYDRO
VALVE
ENTRY
LETDOWN
GUTTER
SIDEWALK
COOK STREET
PANDORA AVENUE
2-WAY BIKE LANE
HYDRO BOX
SAN
MW
LS
UP
0.65
CHESTNUT
E/P

LOCATION OF PARKING EXHAUST

RESIDENTIAL ENTRANCE FROM FRANKLIN GREEN

DIMENSION HAS BEEN REVISED DATED: SEPTEMBER 13, 2019

FRANKLIN GREEN PARK

PUBLIC ENTRANCE FROM FRANKLIN GREEN

REVISION TO PUBLIC WALKWAY LINKING COOK ST TO FRANKLIN GREEN PARK DATED: SEPTEMBER 13, 2019

LOW PLANTERS AROUND PRIVATE PATIOS- REFER TO LANDSCAPE

LOW PLANTER REFER TO LANDSCAPE

PUBLIC PEDESTRIAN PATHWAY TO PARK

LOADING BAY

REFER TO RESPONSE 1R ON REZONING COMMENT CHECKLIST DATED: SEPTEMBER 13, 2019

REFER TO RESPONSE 1CC ON REZONING COMMENT CHECKLIST DATED: SEPTEMBER 13, 2019

ENTRANCE TO GARBAGE ROOM

RAMP TO UNDERGROUND PARKING

REFER TO RESPONSE 3F ON REZONING COMMENT CHECKLIST DATED: SEPTEMBER 13, 2019

REFER TO RESPONSE 3F ON REZONING COMMENT CHECKLIST DATED: SEPTEMBER 13, 2019

REFER TO RESPONSE 3G ON REZONING COMMENT CHECKLIST DATED: SEPTEMBER 13, 2019

REFER TO RESPONSE 3E ON REZONING COMMENT CHECKLIST DATED: SEPTEMBER 13, 2019

REFER TO RESPONSE 6A ON REZONING COMMENT CHECKLIST DATED: SEPTEMBER 13, 2019

BUS SHELTER

BICYCLE LANE

LINE OF CANOPIES ABOVE

BENCH PER VICTORIA STANDARDS.

ALL SURFACE TREATMENTS ON SIDEWALKS WILL BE PER VICTORIA STANDARDS.

ENTRY GATE INTO MEWS

SHORT-TERM BICYCLE PARKING STALLS

CURB LETDOWN

PANDORA AVENUE

COOK ST

PANDORA AVE

COOK STREET

RESIDENTIAL COURTYARD

RESIDENTIAL MEWS

CAFE PATIO

PROPOSED SRW

PROPERTY LINE

CORNER SIGHT TRIANGLE

FD CONN.

1% SLOPE

5% SLOPE

RAMP DN 24'-6" @15%

DN 24'-7" @15%

DN 10'-0" @ 3%

DN 43'9 3/4" @ 5%

DN 6'2 1/2" @ 5%

1 PROPOSED SITE PLAN
A003 1:100

# MGA

©MGA 2019

**PROJECT INFORMATION TABLE**

| | | |
|---|---|---|
| ZONE | NEW SITE SPECIFIC ZO CORE RESIDENTIAL | |
| SITE AREA | 2879.0 | m2 |
| TOTAL FLOOR AREA | 8470 | m2 |
| COMMERCIAL FLOOR AREA | 1054 | m2 |
| FLOOR SPACE AREA | 3.3 | |
| SITE COVERAGE | 71% | |
| OPEN SITE SPACE | 29% | |
| HEIGHT OF BUILDING | 20.22 m | |
| NUMBER OF STOREYS | 6 | |
| PARKING STALLS ON SITE | 44 | |
| TOTAL BICYCLE PARKING: | 168 | |
| LONG-TERM FLOOR MOUNTED | 78 | |
| LONG-TERM WALL MOUNTED | 36 | |
| LONG-TERM CARGO | 40 | |
| SHORT-TERM BIKE PARKING | 14 | |
| BUILDING SETBACK | | |
| EAST FRONT YARD | 3.04m | |
| SOUTH FRONT YARD | 0m | |
| NORTH SIDE YARD | 6.39m | |
| WEST SIDE YARD | 3m | |
| COMBINED SIDE YARDS | 8.66m | |
| RESIDENTIAL USE DETAILS | | |
| TOTAL NUMBER OF UNITS | 103 | |
| UNIT TYPE | | |
| STUDIO | 7 | |
| STUDIO & DEN | 7 | |
| 1 BED | 47 | |
| 1 B & DEN | 27 | |
| 2 BED | 11 | |
| 2 BED & DEN | 4 | |
| GROUND-ORIENTATED UNITS | 8 | |
| MINIMUM UNIT FLOOR AREA | 38.1 m2 | (STUDIO D) |
| TOTAL RESIDENTIAL FLOOR AREA | 5955 | m2 |

SYMBOL LEGEND

- LS — LIGHT STANDARD
- 1' 3 3/4" [0.40m] BIRCH — TREE (TYPE & DIAMETER)
- FH — FIRE HYDRANT
- WATER VALVE
- WATER MAIN
- [52' 3 9/16" [15.94m]] — CATCH BASIN & ELEVATION @ RIM
- MANHOLE
- GAS METER
- BOLLARD
- UP — UTILITY POLE
- MW — MONITORING WELL
- UTILITY POLE ANCHOR
- 52' 3 9/16" [15.94m]+ — SURVEYED GEODETIC SPOT ELEVATION
- EL. -1'-0" [305mm] GEO. 52' 3 9/16" — PROPOSED GRADE

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
6513
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019-09-13

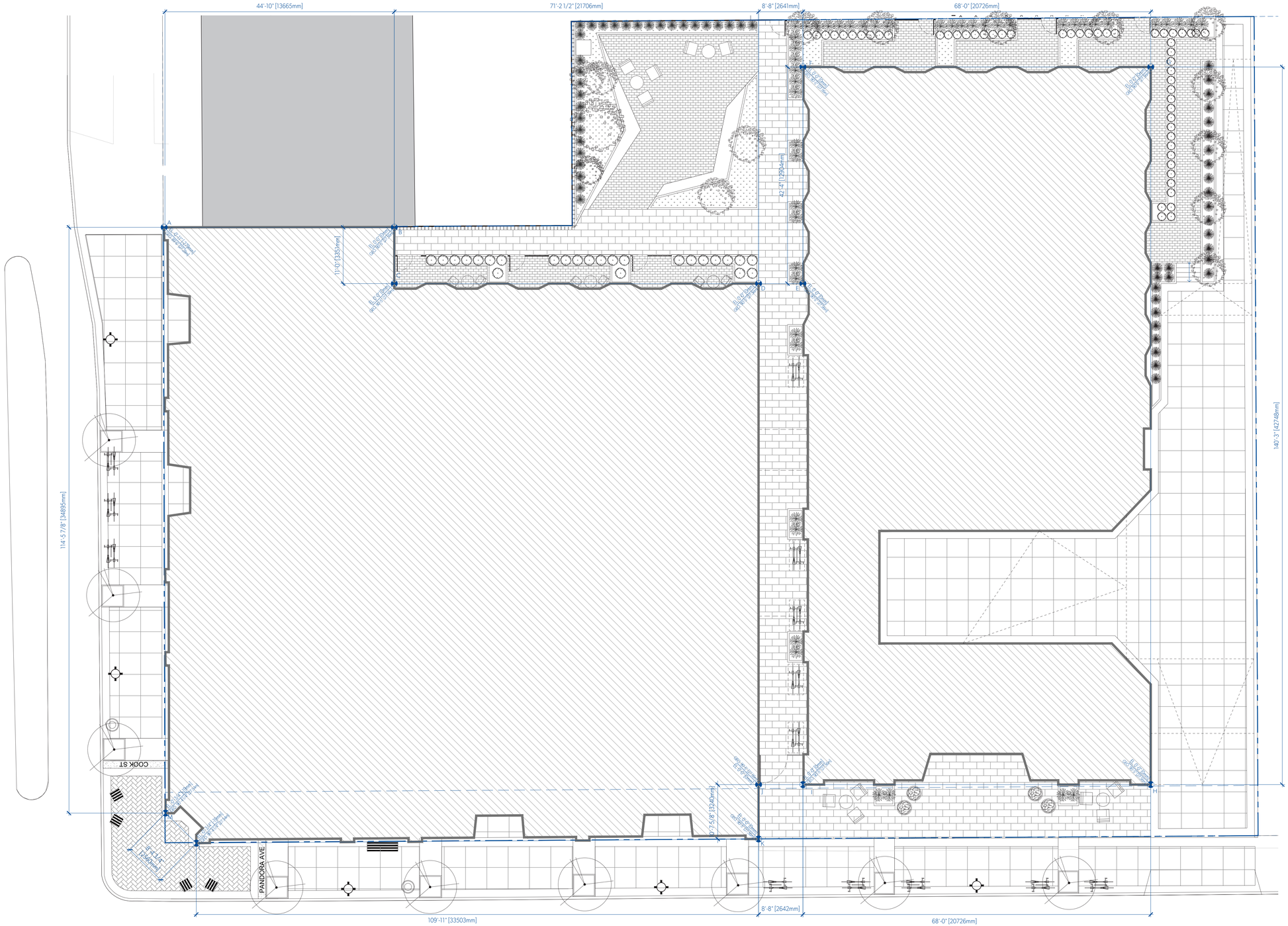
| DATE | | REVISION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

DESCRIPTION

## PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A003
PROPOSED SITE PLAN




**AVERAGE GRADE CALCULATIONS**

| GRADE POINTS | | | x DIST. BETWEEN PTS | | TOTAL |
|---|---|---|---|---|---|
| POINTS A & B | (27.28m + 27.56m) | x 0.5 | x 13.65m | = | 374.28 |
| POINTS B & C | (27.56m + 27.56m) | x 0.5 | x 3.40m | = | 93.81 |
| POINTS C & D | (27.56m + 27.56m) | x 0.5 | x 21.71 m | = | 598.33 |
| POINTS D& E | (27.56m + 27.56m) | x 0.5 | x 2.64m | = | 72.76 |
| POINTS E & F | (27.56m + 27.56m) | x 0.5 | x 12.90m | = | 355.63 |
| POINTS F & G | (27.56m + 27.56m) | x 0.5 | x 20.73m | = | 571.21 |
| POINTS G & H | (27.56m + 27.56m) | x 0.5 | x 42.75m | = | 1178.13 |
| POINTS H & I | (27.56m + 27.56m) | x 0.5 | x 20.73m | = | 571.21 |
| POINTS I & J | (27.56m + 27.56m) | x 0.5 | x 2.64m | = | 72.76 |
| POINTS J & K | (27.56m + 27.56m) | x 0.5 | x 3.24m | = | 89.29 |
| POINTS K & L | (27.56m + 27.54m) | x 0.5 | x 33.50m | = | 922.93 |
| POINTS L & M | (27.54m + 27.54m) | x 0.5 | x 2.56m | = | 70.50 |
| POINTS M & A | (27.54m + 27.28m) | x 0.5 | x 34.90m | = | 956.61 |
| **TOTAL** | | | | | 5927.45 |

**BLDG PERIMETER**
**TOTAL=** 215.34m

**AVG GRADE =** 5927.45/215.34m=**27.54m**


**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8


85° N

ABC Digital Signature
©2019

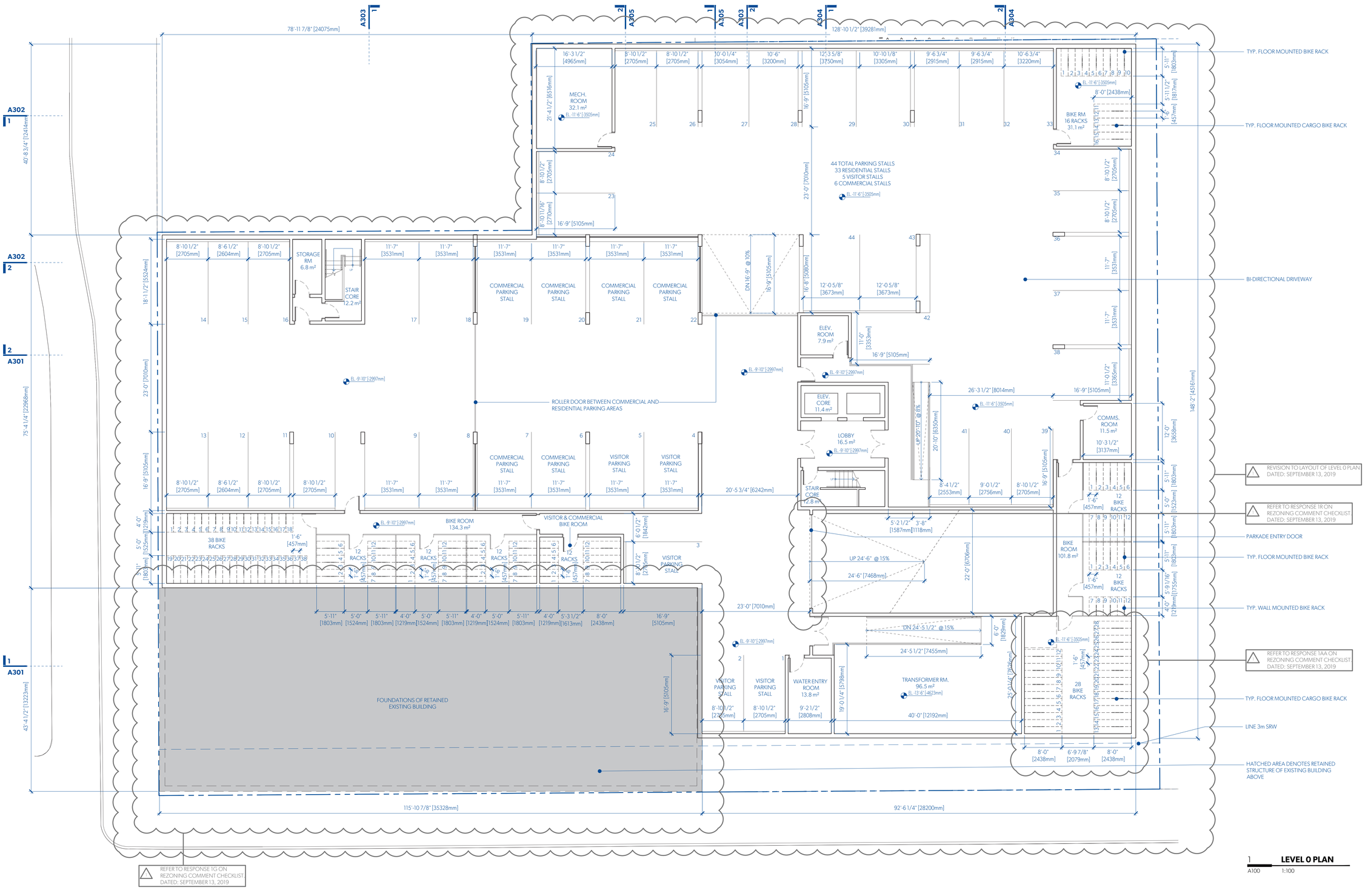
| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

## PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **AVERAGE GRADE CALC.**
A004 1:100

# A004
AVERAGE GRADE CALC.




1 **LEVEL 0 PLAN**
A100 1:100

MGA
©MGA | 2019

**PARKING CALCULATIONS**

| | Parking Rate | # of Units | Stalls req'd | Stalls prov'd |
|---|---|---|---|---|
| **RESIDENTIAL** | | | | |
| <45m2 | 0.50 | 7 | 4 | 3 |
| 45-70m2 | 0.60 | 83 | 50 | 23 |
| >70m2 | 1.00 | 13 | 13 | 7 |
| Visitor Parking | 0.10 | 103 | 10 | 5 |
| **TOTAL RESIDENTIAL PARKING** | | | 77 | 38 |

| | Parking Rate | Area (m2) | Stalls req | Stalls prov'd |
|---|---|---|---|---|
| **COMMERCIAL** | | | | |
| Retail/Grocery | 1/ 80m2 | 888 | 11 | 3 |
| Restaurant | 1/ 40m2 | 222 | 6 | 3 |
| **TOTAL COMMERCIAL PARKING** | | | 17 | 6 |
| **TOTAL PARKING** | | | **93** | **44** |

**BICYCLE PARKING | LONG TERM**

| | Parking Rate | # of Units | Stalls req'd | Stalls prov'd |
|---|---|---|---|---|
| **RESIDENTIAL** | | | | |
| | 1 / unit <45m2 | 7 | 7.0 | 20 |
| | 1.25/unit >45m2 | 96 | 120.0 | 122 |
| | | area (m2) | | |
| **RESTAURANT** | 1/ 400m2 | 222 | 0.6 | 6 |
| **RETAIL/GROCERY** | 1/ 200m2 | 888 | 5.0 | 6 |
| **TOTAL LONG TERM BIKE PARKING** | | | **133** | **154** |
| FLOOR-MOUNTED RACKS | | | | 78 |
| FLOOR-MOUNTED CARGO RACKS | | | | 40 |
| WALL-MOUNTED RACKS | | | | 36 |

**BICYCLE PARKING | SHORT TERM**

| | Parking Rate | area (m2) | Stalls req'd | Stalls prov'd |
|---|---|---|---|---|
| **RESIDENTIAL** | 1 / unit | | 10 | 10 |
| **RESTAURANT** | 1/ 100m2 | 222 | 2 | 2 |
| **RETAIL/GROCERY** | 1/ 200m2 | 888 | 4 | 2 |
| **TOTAL SHORT TERM BIKE PARKING** | | | **17** | **14** |

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

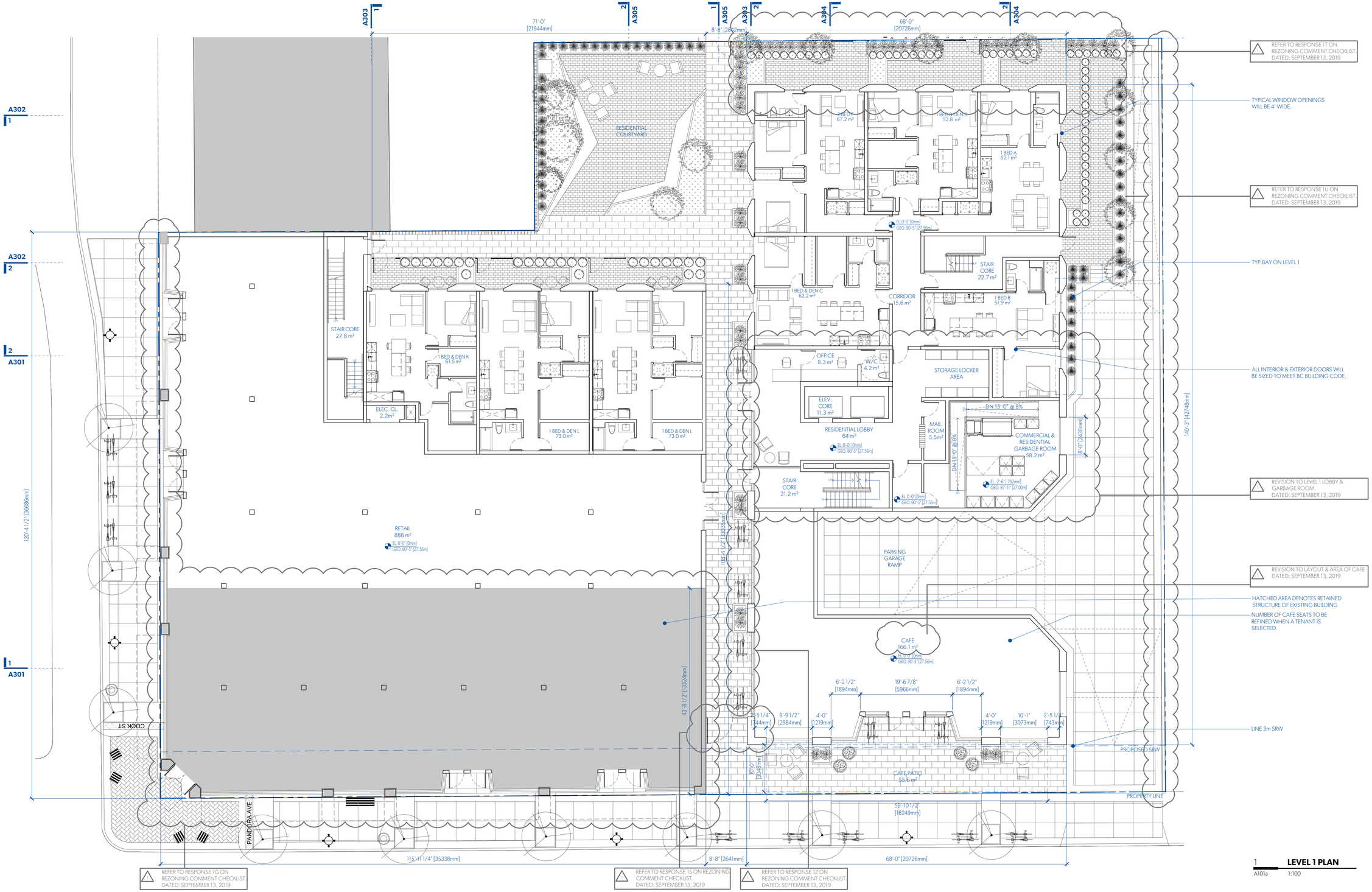
ABC Digital Signature
6510
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
XXXXXX-2

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A100
LEVEL 0 PLAN




1 **LEVEL 1 PLAN**
A101a 1:100

MGA
©MGA 2019

**UNIT CALCULATIONS**

| CITY | m2 | L1 | L2 | L3 | L4 | L5 | L6 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| STUDIO A | 56.0 | | | 1 | 1 | | | 2 |
| STUDIO B | 55.3 | | | 1 | | 1 | | 2 |
| STUDIO C | 52.6 | | | | 1 | | 1 | 2 |
| STUDIO D | 38.1 | | | | | 1 | | 1 |
| ST & DEN A | 66.0 | | 4 | | | | | 4 |
| ST & DEN B | 72.7 | | 1 | | | | | 1 |
| ST & DEN C | 57.7 | | | 1 | | | | 1 |
| ST & DEN D | 53.6 | | | 1 | | | | 1 |
| 1 BED A | 52.1 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED B | 58.0 | | 1 | | | | | 1 |
| 1 BED C | 56.1 | | 1 | | | | | 1 |
| 1 BED D | 48.3 | | 1 | | | | | 1 |
| 1 BED E | 48.6 | | 1 | 1 | 1 | | | 3 |
| 1 BED F | 51.6 | | | 5 | | 5 | | 10 |
| 1 BED G | 56.9 | | | 1 | | 1 | | 2 |
| 1 BED H | 39.6 | | | 1 | | 1 | | 2 |
| 1 BED I | 51.1 | | | | 5 | | 5 | 10 |
| 1 BED J | 39.1 | | | | 1 | | 1 | 2 |
| 1 BED K | 44.1 | | | | 1 | | 1 | 2 |
| 1 BED L | 53.4 | | | | | 1 | | 1 |
| 1 BED M | 53.0 | | | | | 1 | | 1 |
| 1 BED N | 48.4 | | | | | 1 | | 1 |
| 1 BED O | 49.0 | | | | | | 1 | 1 |
| 1 BED P | 48.6 | | | | | | 1 | 1 |
| 1 BED Q | 49.0 | | | | | 1 | | 1 |
| 1 BED R | 51.9 | 1 | | | | | | 1 |
| 1 BED S | 51.1 | | | | | | 1 | 1 |
| 1 BED T | 45.0 | | | | | | 1 | 1 |
| 1 B&D B | 52.8 | 1 | 1 | 1 | 1 | | | 4 |
| 1 B&D C | 62.2 | 1 | 2 | 2 | 2 | | | 7 |
| 1 B&D D | 59.1 | | 1 | | | | | 1 |
| 1 B&D F | 54.2 | | | 1 | | 1 | | 2 |
| 1 B&D G | 51.0 | | | | 1 | | | 1 |
| 1 B&D H | 62.4 | | | | 1 | | 1 | 2 |
| 1 B&D J | 51.6 | | | | 1 | | | 1 |
| 1 B&D K | 61.5 | 1 | | | | | | 1 |
| 1 B&D L | 73.0 | 2 | | | | | | 2 |
| 1 B&D M | 68.7 | | 1 | | | | | 1 |
| 1 B&D N | 62.2 | | 1 | 1 | 1 | | | 3 |
| 1 B&D O | 93.9 | | 1 | | | | | 1 |
| 1 B&D P | 81.2 | | 1 | | | | | 1 |
| 2 BED B | 68.8 | | 1 | | | | | 1 |
| 2 BED C | 73.5 | | 1 | | | | | 1 |
| 2 BED D | 60.0 | | 1 | 1 | 1 | | | 3 |
| 2 BED E | 79.5 | | 1 | | | | | 1 |
| 2 BED F | 67.2 | 1 | | 1 | 1 | | | 3 |
| 2 BED G | 75.4 | | | | | 1 | | 1 |
| 2 BED H | 72.5 | | | | | | 1 | 1 |
| 2 B&D A | 90.8 | | 1 | | | | | 1 |
| 2 B&D C | 76.1 | | 1 | | | | | 1 |
| 2 B&D D | 96.1 | | | 1 | 1 | | | 2 |
| **TOTAL UNITS** | | 8 | 24 | 21 | 21 | 15 | 14 | 103 |

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
©2013
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019-09-12

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A101
LEVEL 1 PLAN




1 **LEVEL 2 PLAN**
A102 1:100

MGA

© MGA 2019

**UNIT CALCULATIONS**

| CITY | m2 | L1 | L2 | L3 | L4 | L5 | L6 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| STUDIO A | 56.0 | | | 1 | 1 | | | 2 |
| STUDIO B | 55.3 | | | 1 | | 1 | | 2 |
| STUDIO C | 52.6 | | | | 1 | | 1 | 2 |
| STUDIO D | 38.1 | | | | | 1 | | 1 |
| ST & DEN A | 66.0 | | 4 | | | | | 4 |
| ST & DEN B | 72.7 | | 1 | | | | | 1 |
| ST & DEN C | 57.7 | | | 1 | | | | 1 |
| ST & DEN D | 53.6 | | | 1 | | | | 1 |
| 1 BED A | 52.1 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED B | 58.0 | | 1 | | | | | 1 |
| 1 BED C | 56.1 | | 1 | | | | | 1 |
| 1 BED D | 48.3 | | 1 | | | | | 1 |
| 1 BED E | 48.6 | | 1 | 1 | 1 | | | 3 |
| 1 BED F | 51.6 | | | 5 | | 5 | | 10 |
| 1 BED G | 56.9 | | | 1 | | 1 | | 2 |
| 1 BED H | 39.6 | | | 1 | | 1 | | 2 |
| 1 BED I | 51.1 | | | | 5 | | 5 | 10 |
| 1 BED J | 39.1 | | | | 1 | | 1 | 2 |
| 1 BED K | 44.1 | | | | 1 | | 1 | 2 |
| 1 BED L | 53.4 | | | | | 1 | | 1 |
| 1 BED M | 53.0 | | | | | 1 | | 1 |
| 1 BED N | 48.4 | | | | | 1 | | 1 |
| 1 BED O | 49.0 | | | | | | 1 | 1 |
| 1 BED P | 48.6 | | | | | | 1 | 1 |
| 1 BED Q | 49.0 | | | | | 1 | | 1 |
| 1 BED R | 51.9 | 1 | | | | | | 1 |
| 1 BED S | 51.1 | | | | | | 1 | 1 |
| 1 BED T | 45.0 | | | | | | 1 | 1 |
| 1 B&D B | 52.8 | 1 | 1 | 1 | 1 | | | 4 |
| 1 B&D C | 62.2 | 1 | 2 | 2 | 2 | | | 7 |
| 1 B&D D | 59.1 | | 1 | | | | | 1 |
| 1 B&D F | 54.2 | | | 1 | | 1 | | 2 |
| 1 B&D G | 51.0 | | | | 1 | | | 1 |
| 1 B&D H | 62.4 | | | | 1 | | 1 | 2 |
| 1 B&D J | 51.6 | | | | 1 | | | 1 |
| 1 B&D K | 61.5 | 1 | | | | | | 1 |
| 1 B& D L | 73.0 | 2 | | | | | | 2 |
| 1 B&D M | 68.7 | | 1 | | | | | 1 |
| 1 B&D N | 62.2 | | 1 | 1 | 1 | | | 3 |
| 1 B&D O | 93.9 | | 1 | | | | | 1 |
| 1 B&D P | 81.2 | | 1 | | | | | 1 |
| 2 BED B | 68.8 | | 1 | | | | | 1 |
| 2 BED C | 73.5 | | 1 | | | | | 1 |
| 2 BED D | 60.0 | | 1 | 1 | 1 | | | 3 |
| 2 BED E | 79.5 | | 1 | | | | | 1 |
| 2 BED F | 67.2 | 1 | | 1 | 1 | | | 3 |
| 2 BED G | 75.4 | | | | | 1 | | 1 |
| 2 BED H | 72.5 | | | | | | 1 | 1 |
| 2 B&D A | 90.8 | | 1 | | | | | 1 |
| 2 B&D C | 76.1 | | 1 | | | | | 1 |
| 2 B&D D | 96.1 | | | 1 | 1 | | | 2 |
| **TOTAL UNITS** | | 8 | 24 | 21 | 21 | 15 | 14 | 103 |

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
6510

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA

20140612

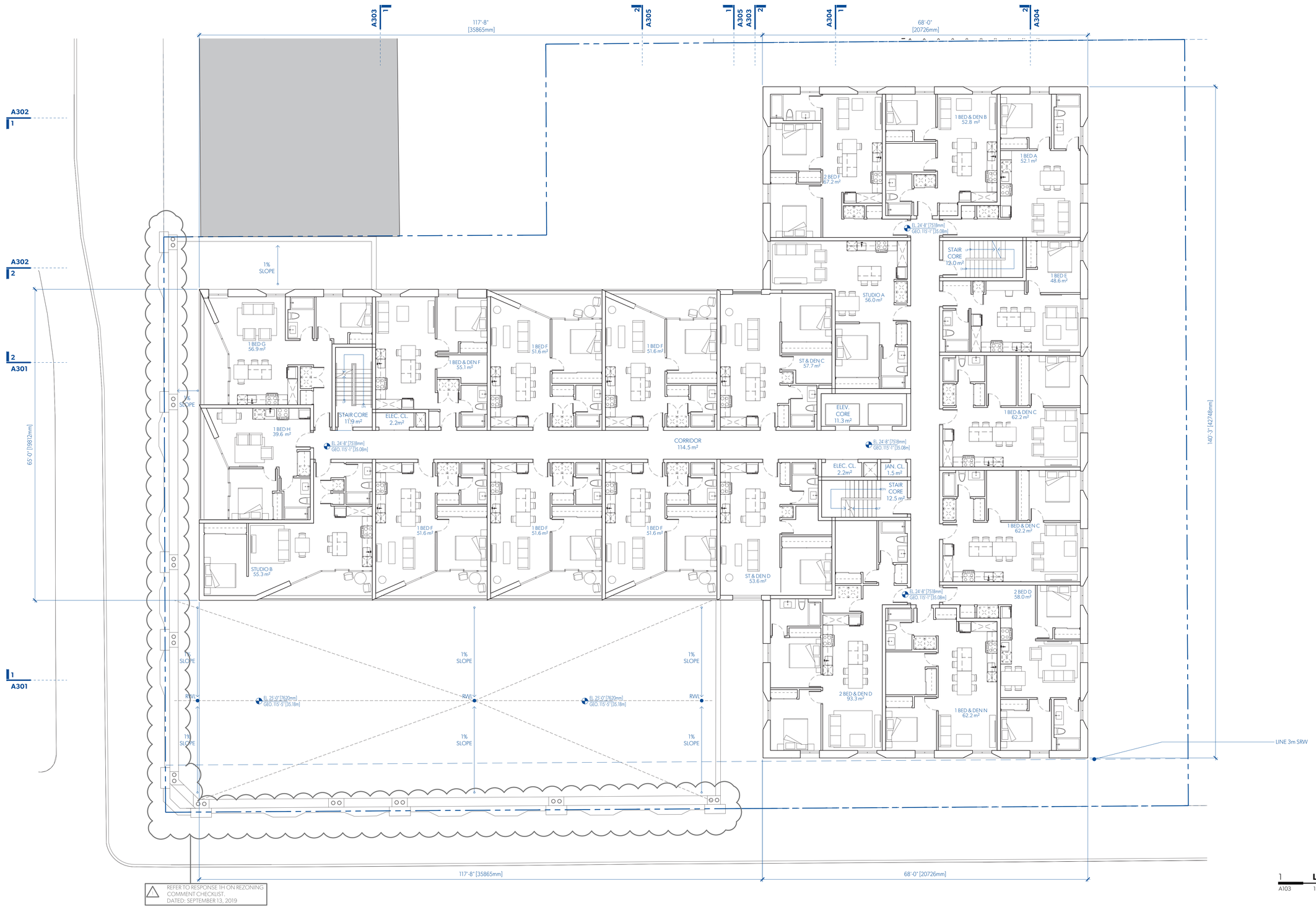
| DATE | | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

DATE REVISION DESCRIPTION

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A102
LEVEL 2 PLAN




REFER TO RESPONSE 1H ON REZONING COMMENT CHECKLIST, DATED: SEPTEMBER 13, 2019

1 LEVEL 3 PLAN
A103 1:100

MGA

©MGA 2019

**UNIT CALCULATIONS**

| CITY | m2 | L1 | L2 | L3 | L4 | L5 | L6 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| STUDIO A | 56.0 | | | 1 | 1 | | | 2 |
| STUDIO B | 55.3 | | | 1 | | 1 | | 2 |
| STUDIO C | 52.6 | | | | 1 | | 1 | 2 |
| STUDIO D | 38.1 | | | | | 1 | | 1 |
| ST & DEN A | 66.0 | | 4 | | | | | 4 |
| ST & DEN B | 72.7 | | 1 | | | | | 1 |
| ST & DEN C | 57.7 | | | 1 | | | | 1 |
| ST & DEN D | 53.6 | | | 1 | | | | 1 |
| 1 BED A | 52.1 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED B | 58.0 | | 1 | | | | | 1 |
| 1 BED C | 56.1 | | 1 | | | | | 1 |
| 1 BED D | 48.3 | | 1 | | | | | 1 |
| 1 BED E | 48.6 | | 1 | 1 | 1 | | | 3 |
| 1 BED F | 51.6 | | | 5 | | 5 | | 10 |
| 1 BED G | 56.9 | | | 1 | | 1 | | 2 |
| 1 BED H | 39.6 | | | 1 | | 1 | | 2 |
| 1 BED I | 51.1 | | | | 5 | | 5 | 10 |
| 1 BED J | 39.1 | | | | 1 | | 1 | 2 |
| 1 BED K | 44.1 | | | | 1 | | 1 | 2 |
| 1 BED L | 53.4 | | | | | 1 | | 1 |
| 1 BED M | 53.0 | | | | | 1 | | 1 |
| 1 BED N | 48.4 | | | | | 1 | | 1 |
| 1 BED O | 49.0 | | | | | | 1 | 1 |
| 1 BED P | 48.6 | | | | | | 1 | 1 |
| 1 BED Q | 49.0 | | | | | 1 | | 1 |
| 1 BED R | 51.9 | 1 | | | | | | 1 |
| 1 BED S | 51.1 | | | | | | 1 | 1 |
| 1 BED T | 45.0 | | | | | | 1 | 1 |
| 1 BED B | 52.8 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED C | 62.2 | 1 | 2 | 2 | 2 | | | 7 |
| 1 BED D | 59.1 | | 1 | | | | | 1 |
| 1 BED F | 54.2 | | | 1 | | 1 | | 2 |
| 1 BED G | 51.0 | | | | 1 | | | 1 |
| 1 BED H | 62.4 | | | | 1 | | 1 | 2 |
| 1 BED J | 51.6 | | | | 1 | | | 1 |
| 1 BED K | 61.5 | 1 | | | | | | 1 |
| 1 BED L | 73.0 | 2 | | | | | | 2 |
| 1 BED M | 68.7 | | 1 | | | | | 1 |
| 1 BED N | 62.2 | | 1 | 1 | 1 | | | 3 |
| 1 BED O | 93.9 | | 1 | | | | | 1 |
| 1 BED P | 81.2 | | 1 | | | | | 1 |
| 2 BED B | 68.8 | | 1 | | | | | 1 |
| 2 BED C | 73.5 | | 1 | | | | | 1 |
| 2 BED D | 60.0 | | 1 | 1 | 1 | | | 3 |
| 2 BED E | 79.5 | | 1 | | | | | 1 |
| 2 BED F | 67.2 | 1 | | 1 | 1 | | | 3 |
| 2 BED G | 75.4 | | | | | 1 | | 1 |
| 2 BED H | 72.5 | | | | | | 1 | 1 |
| 2 BED A | 90.8 | | 1 | | | | | 1 |
| 2 BED C | 76.1 | | 1 | | | | | 1 |
| 2 BED D | 96.1 | | | 1 | 1 | | | 2 |
| TOTAL UNITS | | 8 | 24 | 21 | 21 | 15 | 14 | 103 |

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

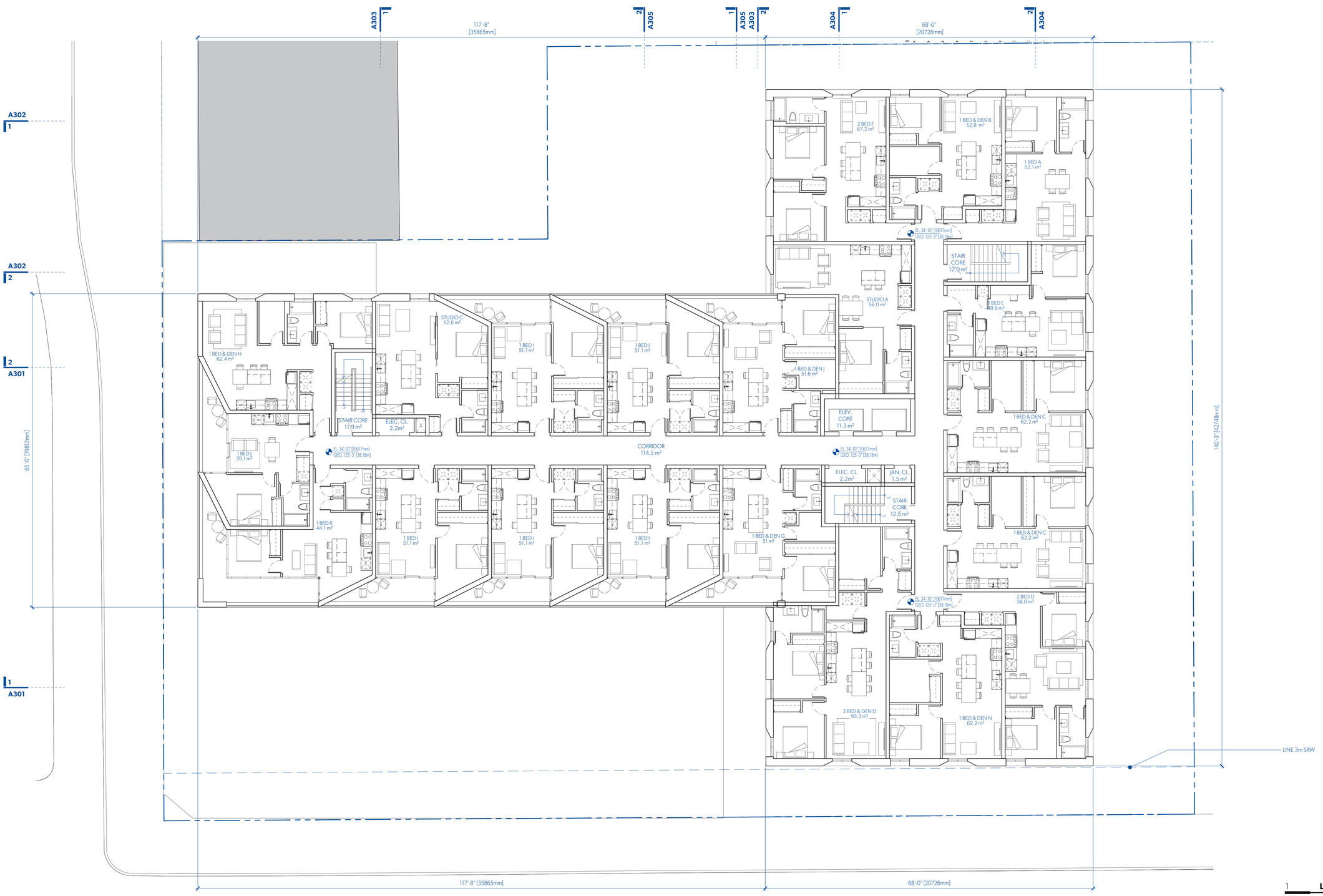
AIBC Digital Signature
#370
REGISTERED ARCHITECT
MICHAEL GREEN
ARCHITECT
PROFESSIONAL
ARCHITECT
BRITISH COLUMBIA
30190612

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A103
LEVEL 3 PLAN




1 **LEVEL 4 PLAN**
A104 1:100

MGA

© MGA | 2018

**UNIT CALCULATIONS**

| CITY | m2 | L1 | L2 | L3 | L4 | L5 | L6 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| STUDIO A | 56.0 | | | 1 | 1 | | | 2 |
| STUDIO B | 55.3 | | | 1 | | 1 | | 2 |
| STUDIO C | 52.6 | | | | 1 | | 1 | 2 |
| STUDIO D | 38.1 | | | | | 1 | | 1 |
| ST & DEN A | 66.0 | | 4 | | | | | 4 |
| ST & DEN B | 72.7 | | 1 | | | | | 1 |
| ST & DEN C | 57.7 | | | 1 | | | | 1 |
| ST & DEN D | 53.6 | | | 1 | | | | 1 |
| 1 BED A | 52.1 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED B | 58.0 | | 1 | | | | | 1 |
| 1 BED C | 56.1 | | 1 | | | | | 1 |
| 1 BED D | 48.3 | | 1 | | | | | 1 |
| 1 BED E | 48.6 | | 1 | 1 | 1 | | | 3 |
| 1 BED F | 51.6 | | | 5 | | 5 | | 10 |
| 1 BED G | 56.9 | | | 1 | | 1 | | 2 |
| 1 BED H | 39.6 | | | 1 | | 1 | | 2 |
| 1 BED I | 51.1 | | | | 5 | | 5 | 10 |
| 1 BED J | 39.1 | | | | 1 | | 1 | 2 |
| 1 BED K | 44.1 | | | | 1 | | 1 | 2 |
| 1 BED L | 53.4 | | | | | 1 | | 1 |
| 1 BED M | 53.0 | | | | | 1 | | 1 |
| 1 BED N | 48.4 | | | | | 1 | | 1 |
| 1 BED O | 49.0 | | | | | | 1 | 1 |
| 1 BED P | 48.6 | | | | | | 1 | 1 |
| 1 BED Q | 49.0 | | | | | 1 | | 1 |
| 1 BED R | 51.9 | 1 | | | | | | 1 |
| 1 BED S | 51.1 | | | | | | 1 | 1 |
| 1 BED T | 45.0 | | | | | | 1 | 1 |
| 1 B&D B | 52.8 | 1 | 1 | 1 | 1 | | | 4 |
| 1 B&D C | 62.2 | 1 | 2 | 2 | 2 | | | 7 |
| 1 B&D D | 59.1 | | 1 | | | | | 1 |
| 1 B&D F | 54.2 | | | 1 | | 1 | | 2 |
| 1 B&D G | 51.0 | | | | 1 | | | 1 |
| 1 B&D H | 62.4 | | | | 1 | | 1 | 2 |
| 1 B&D J | 51.6 | | | | 1 | | | 1 |
| 1 B&D K | 61.5 | 1 | | | | | | 1 |
| 1 B&D L | 73.0 | 2 | | | | | | 2 |
| 1 B&D M | 68.7 | | 1 | | | | | 1 |
| 1 B&D N | 62.2 | | 1 | 1 | 1 | | | 3 |
| 1 B&D O | 93.9 | | 1 | | | | | 1 |
| 1 B&D P | 81.2 | | 1 | | | | | 1 |
| 2 BED B | 68.8 | | 1 | | | | | 1 |
| 2 BED C | 73.5 | | 1 | | | | | 1 |
| 2 BED D | 60.0 | | 1 | 1 | 1 | | | 3 |
| 2 BED E | 79.5 | | 1 | | | | | 1 |
| 2 BED F | 67.2 | 1 | | 1 | 1 | | | 3 |
| 2 BED G | 75.4 | | | | | 1 | | 1 |
| 2 BED H | 72.5 | | | | | | 1 | 1 |
| 2 B&D A | 90.8 | | 1 | | | | | 1 |
| 2 B&D C | 76.1 | | 1 | | | | | 1 |
| 2 B&D D | 96.1 | | | 1 | 1 | | | 2 |
| **TOTAL UNITS** | | 8 | 24 | 21 | 21 | 15 | 14 | 103 |

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
6510

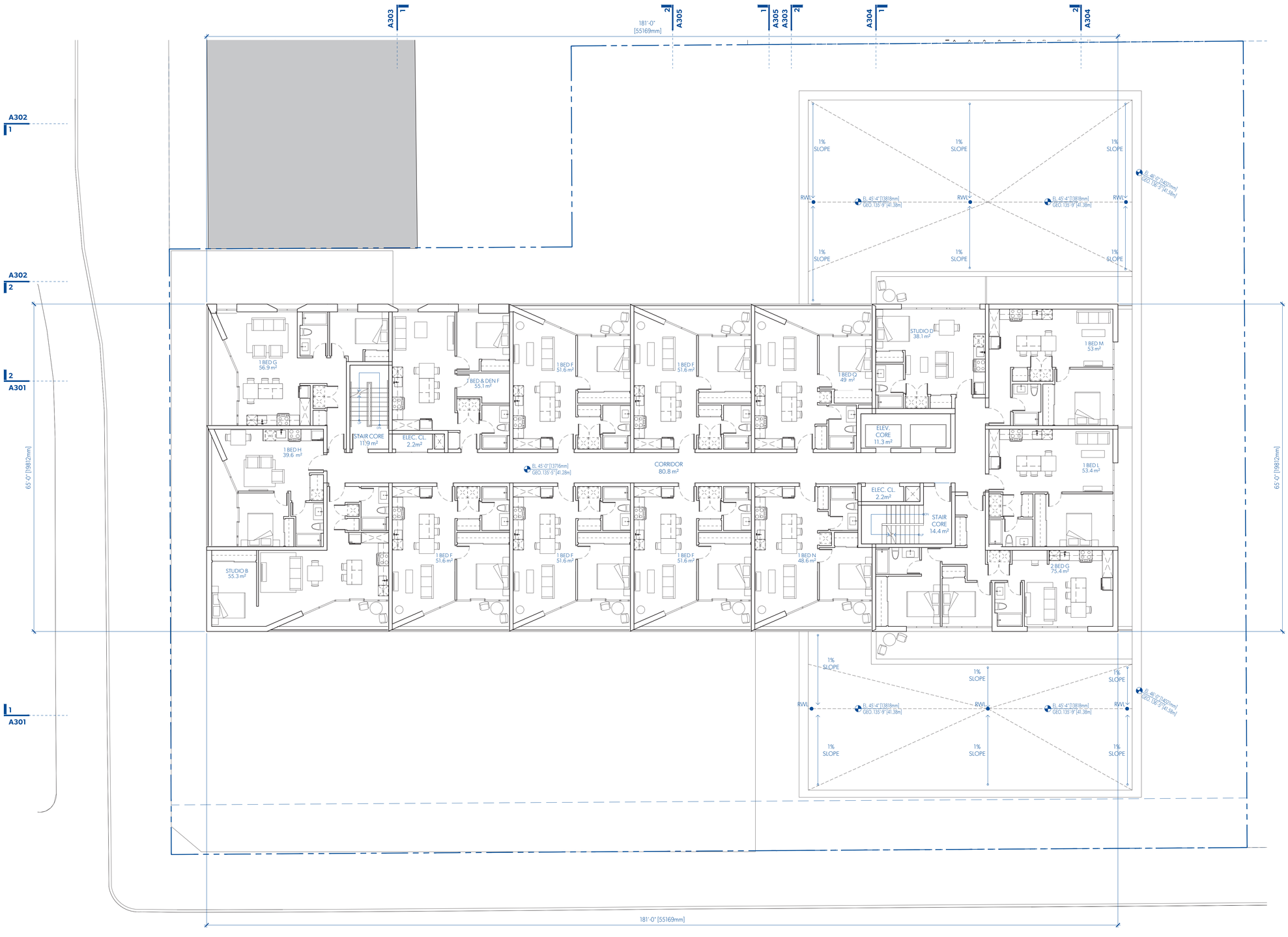
| | | |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

DATE REVISION DESCRIPTION

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A104
LEVEL 4 PLAN




1 **LEVEL 5 PLAN**
A105 1:100

MGA
© MGA | 2019

**UNIT CALCULATIONS**

| CITY | m2 | L1 | L2 | L3 | L4 | L5 | L6 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| STUDIO A | 56.0 | | | 1 | 1 | | | 2 |
| STUDIO B | 55.3 | | | 1 | | 1 | | 2 |
| STUDIO C | 52.6 | | | | 1 | | 1 | 2 |
| STUDIO D | 38.1 | | | | | 1 | | 1 |
| ST & DEN A | 66.0 | | 4 | | | | | 4 |
| ST & DEN B | 72.7 | | 1 | | | | | 1 |
| ST & DEN C | 57.7 | | | 1 | | | | 1 |
| ST & DEN D | 53.6 | | | 1 | | | | 1 |
| 1 BED A | 52.1 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED B | 58.0 | | 1 | | | | | 1 |
| 1 BED C | 56.1 | | 1 | | | | | 1 |
| 1 BED D | 48.3 | | 1 | | | | | 1 |
| 1 BED E | 48.6 | | 1 | 1 | 1 | | | 3 |
| 1 BED F | 51.6 | | | 5 | | 5 | | 10 |
| 1 BED G | 56.9 | | | 1 | | 1 | | 2 |
| 1 BED H | 39.6 | | | 1 | | 1 | | 2 |
| 1 BED I | 51.1 | | | | 5 | | 5 | 10 |
| 1 BED J | 39.1 | | | | 1 | | 1 | 2 |
| 1 BED K | 44.1 | | | | 1 | | 1 | 2 |
| 1 BED L | 53.4 | | | | | 1 | | 1 |
| 1 BED M | 53.0 | | | | | 1 | | 1 |
| 1 BED N | 48.4 | | | | | 1 | | 1 |
| 1 BED O | 49.0 | | | | | | 1 | 1 |
| 1 BED P | 48.6 | | | | | | 1 | 1 |
| 1 BED Q | 49.0 | | | | | 1 | | 1 |
| 1 BED R | 51.9 | 1 | | | | | | 1 |
| 1 BED S | 51.1 | | | | | | 1 | 1 |
| 1 BED T | 45.0 | | | | | | 1 | 1 |
| 1 BED B | 52.8 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED C | 62.2 | 1 | 2 | 2 | 2 | | | 7 |
| 1 BED D | 59.1 | | 1 | | | | | 1 |
| 1 BED F | 54.2 | | | 1 | | 1 | | 2 |
| 1 BED G | 51.0 | | | | 1 | | | 1 |
| 1 BED H | 62.4 | | | | 1 | | 1 | 2 |
| 1 BED J | 51.6 | | | | 1 | | | 1 |
| 1 BED K | 61.5 | 1 | | | | | | 1 |
| 1 BED L | 73.0 | 2 | | | | | | 2 |
| 1 BED M | 68.7 | | 1 | | | | | 1 |
| 1 BED N | 62.2 | | 1 | 1 | 1 | | | 3 |
| 1 BED O | 93.9 | | 1 | | | | | 1 |
| 1 BED P | 81.2 | | 1 | | | | | 1 |
| 2 BED B | 68.8 | | 1 | | | | | 1 |
| 2 BED C | 73.5 | | 1 | | | | | 1 |
| 2 BED D | 60.0 | | 1 | 1 | 1 | | | 3 |
| 2 BED E | 79.5 | | 1 | | | | | 1 |
| 2 BED F | 67.2 | 1 | | 1 | 1 | | | 3 |
| 2 BED G | 75.4 | | | | | 1 | | 1 |
| 2 BED H | 72.5 | | | | | | 1 | 1 |
| 2 B&D A | 90.8 | | 1 | | | | | 1 |
| 2 B&D C | 76.1 | | 1 | | | | | 1 |
| 2 B&D D | 96.1 | | | 1 | 1 | | | 2 |
| **TOTAL UNITS** | | 8 | 24 | 21 | 21 | 15 | 14 | 103 |

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85°

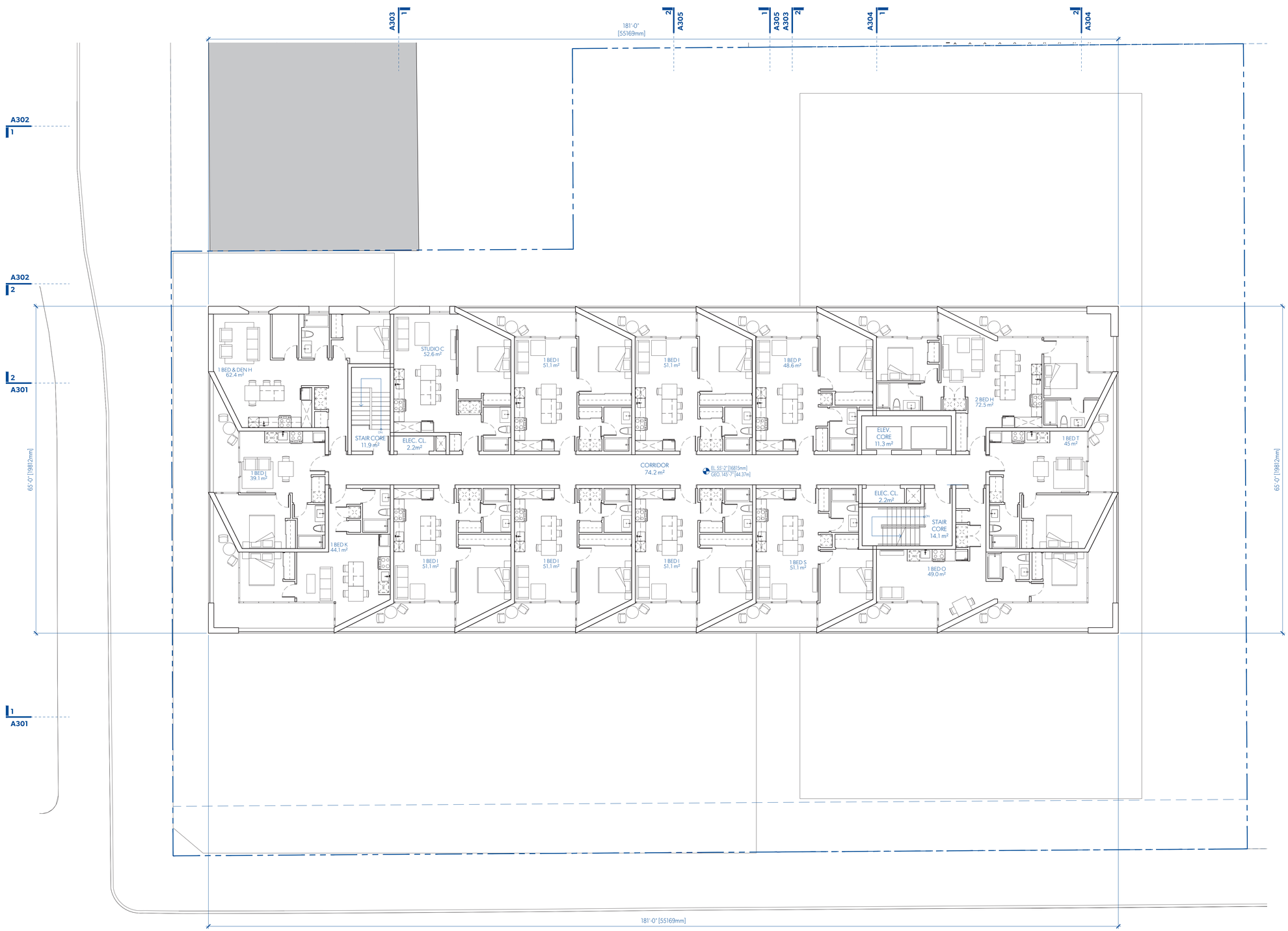
ABC Digital Signature
©2019
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
XXXXXX-12

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A105
LEVEL 5 PLAN




1 LEVEL 6 PLAN
A106 1:100

MGA

© MGA | 2019

**UNIT CALCULATIONS**

| CITY | m2 | L1 | L2 | L3 | L4 | L5 | L6 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| STUDIO A | 56.0 | | | 1 | 1 | | | 2 |
| STUDIO B | 55.3 | | | 1 | | 1 | | 2 |
| STUDIO C | 52.6 | | | | 1 | | 1 | 2 |
| STUDIO D | 38.1 | | | | | 1 | | 1 |
| ST & DEN A | 66.0 | | 4 | | | | | 4 |
| ST & DEN B | 72.7 | | 1 | | | | | 1 |
| ST & DEN C | 57.7 | | | 1 | | | | 1 |
| ST & DEN D | 53.6 | | | 1 | | | | 1 |
| 1 BED A | 52.1 | 1 | 1 | 1 | 1 | | | 4 |
| 1 BED B | 58.0 | | 1 | | | | | 1 |
| 1 BED C | 56.1 | | 1 | | | | | 1 |
| 1 BED D | 48.3 | | 1 | | | | | 1 |
| 1 BED E | 48.6 | | 1 | 1 | 1 | | | 3 |
| 1 BED F | 51.6 | | | 5 | | 5 | | 10 |
| 1 BED G | 56.9 | | | 1 | | 1 | | 2 |
| 1 BED H | 39.6 | | | 1 | | 1 | | 2 |
| 1 BED I | 51.1 | | | | 5 | | 5 | 10 |
| 1 BED J | 39.1 | | | | 1 | | 1 | 2 |
| 1 BED K | 44.1 | | | | 1 | | 1 | 2 |
| 1 BED L | 53.4 | | | | | 1 | | 1 |
| 1 BED M | 53.0 | | | | | 1 | | 1 |
| 1 BED N | 48.4 | | | | | 1 | | 1 |
| 1 BED O | 49.0 | | | | | | 1 | 1 |
| 1 BED P | 48.6 | | | | | | 1 | 1 |
| 1 BED Q | 49.0 | | | | | 1 | | 1 |
| 1 BED R | 51.9 | 1 | | | | | | 1 |
| 1 BED S | 51.1 | | | | | | 1 | 1 |
| 1 BED T | 45.0 | | | | | | 1 | 1 |
| 1 B&D B | 52.8 | 1 | 1 | 1 | 1 | | | 4 |
| 1 B&D C | 62.2 | 1 | 2 | 2 | 2 | | | 7 |
| 1 B&D D | 59.1 | | 1 | | | | | 1 |
| 1 B&D F | 54.2 | | | 1 | | 1 | | 2 |
| 1 B&D G | 51.0 | | | | 1 | | | 1 |
| 1 B&D H | 62.4 | | | | 1 | | 1 | 2 |
| 1 B&D J | 51.6 | | | | 1 | | | 1 |
| 1 B&D K | 61.5 | 1 | | | | | | 1 |
| 1 B& D L | 73.0 | 2 | | | | | | 2 |
| 1 B&D M | 68.7 | | 1 | | | | | 1 |
| 1 B&D N | 62.2 | | 1 | 1 | 1 | | | 3 |
| 1 B&D O | 93.9 | | 1 | | | | | 1 |
| 1 B&D P | 81.2 | | 1 | | | | | 1 |
| 2 BED B | 68.8 | | 1 | | | | | 1 |
| 2 BED C | 73.5 | | 1 | | | | | 1 |
| 2 BED D | 60.0 | | 1 | 1 | 1 | | | 3 |
| 2 BED E | 79.5 | | 1 | | | | | 1 |
| 2 BED F | 67.2 | 1 | | 1 | 1 | | | 3 |
| 2 BED G | 75.4 | | | | | 1 | | 1 |
| 2 BED H | 72.5 | | | | | | 1 | 1 |
| 2 B&D A | 90.8 | | 1 | | | | | 1 |
| 2 B&D C | 76.1 | | 1 | | | | | 1 |
| 2 B&D D | 96.1 | | | 1 | 1 | | | 2 |
| **TOTAL UNITS** | | 8 | 24 | 21 | 21 | 15 | 14 | 103 |

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
6510

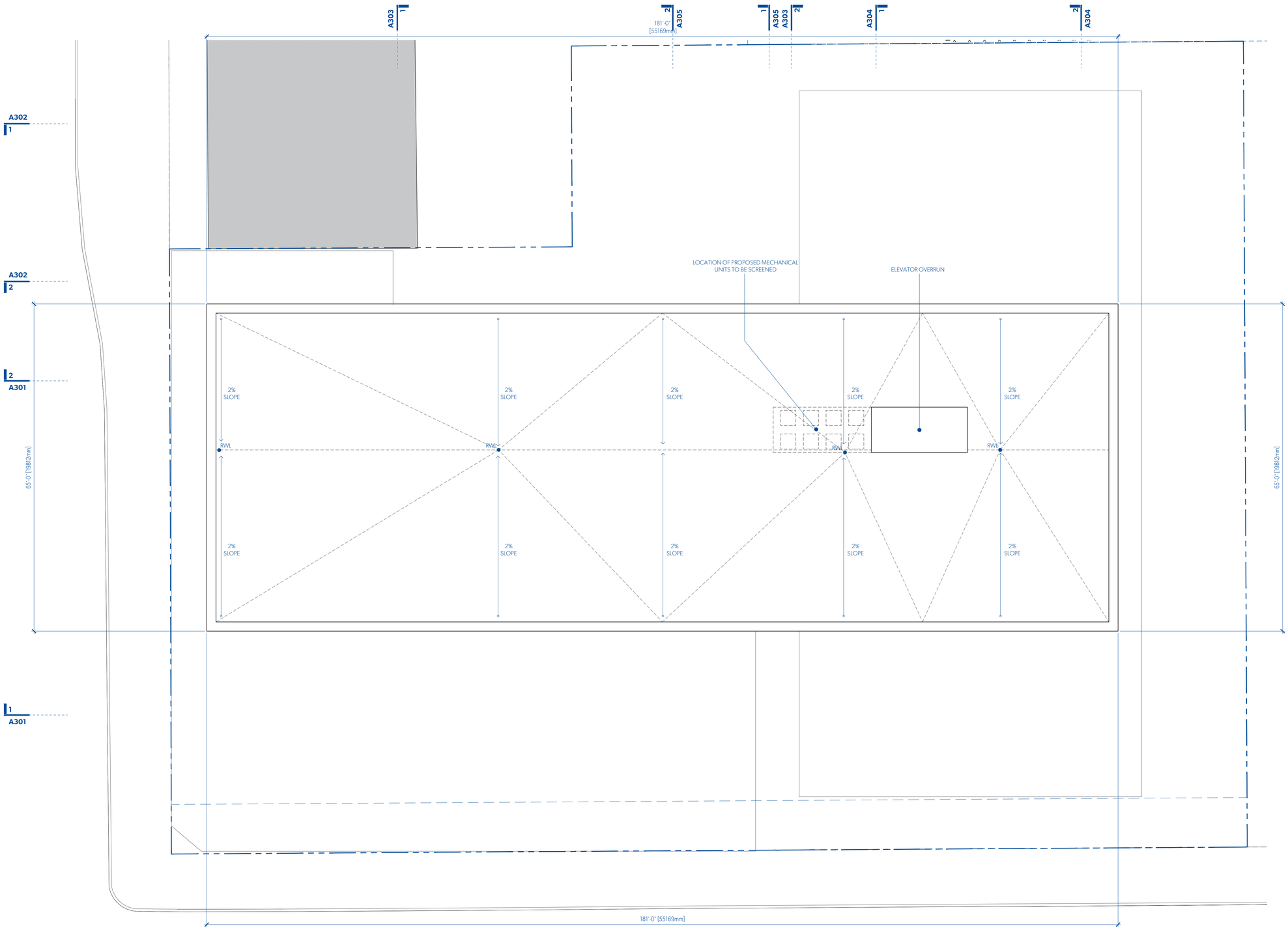
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
XXXXXX12

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A106
LEVEL 6 PLAN




1 **ROOF PLAN**
A107 1:100

MGA
© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
2019

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA

2019-09-13 1 REVISED FOR REZONING
2019-05-15 0 ISSUED FOR REZONING

DATE REVISION DESCRIPTION

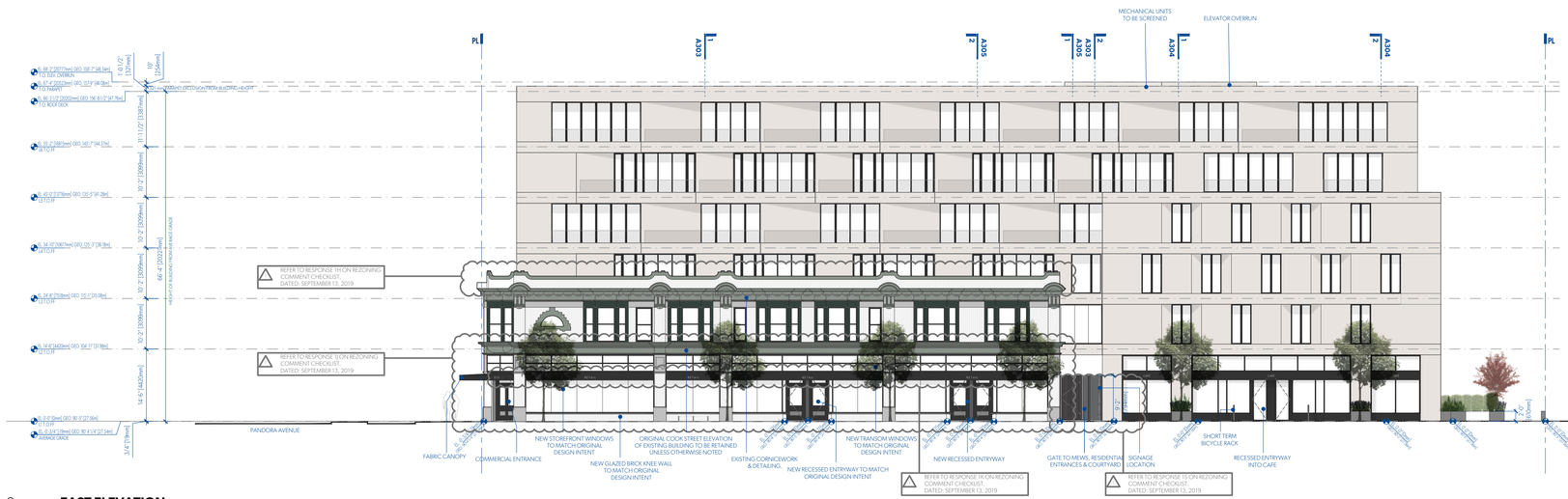
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A107
ROOF PLAN




1 **SOUTH ELEVATION**
A201 1:150




2 **EAST ELEVATION**
A201 1:150

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

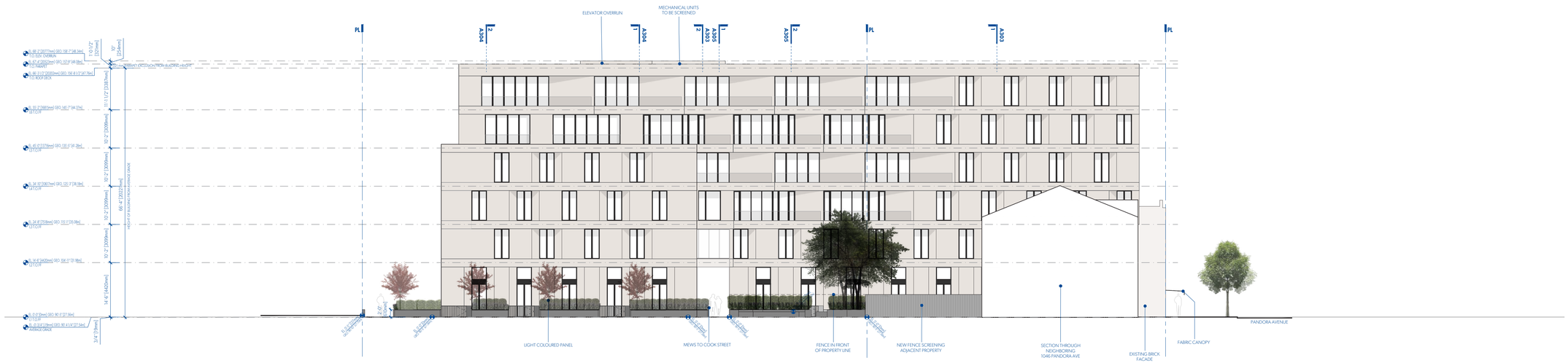
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A201
ELEVATIONS




1 **NORTH ELEVATION THROUGH PUBLIC WALKWAY**
A202 1:150




2 **WEST ELEVATION**
A202 1:150

MGA
©MGA | 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A202
ELEVATIONS




1 **COOK ST ORIGINAL ELEVATION STUDY**
A203 1:100




3 **PANDORA AVE ORIGINAL ELEVATION STUDY**
A203 1:100




2 **COOK ST PROPOSED ELEVATION STUDY**
A203 1:100




4 **PANDORA AVE PROPOSED ELEVATION STUDY**
A203 1:100

MGA

© MGA | 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ARCHITECTS ASSOCIATION OF BRITISH COLUMBIA

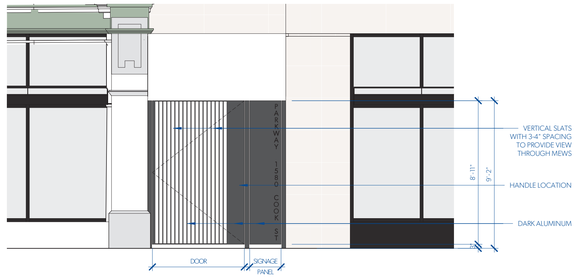
| | | |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

DATE REVISION DESCRIPTION

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

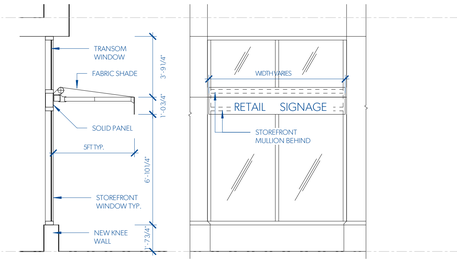
# A203
HERITAGE ELEVATION STUDY



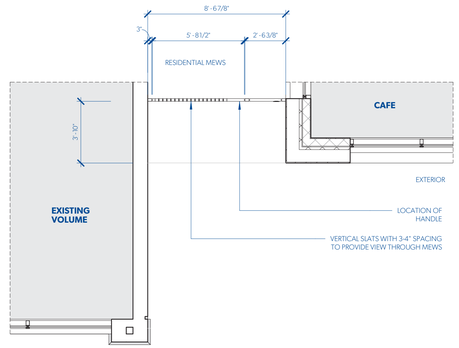

1 **ENTRY GATE (CLOSED) - ELEVATION**
A204 1:50



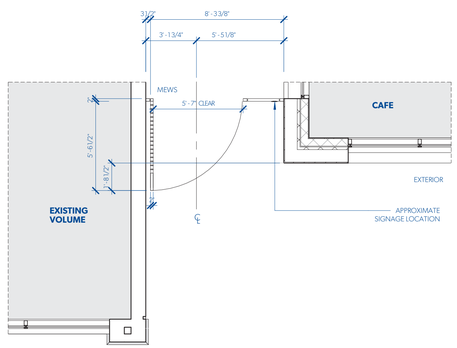

2 **ENTRY GATE (OPEN) - ELEVATION**
A204 1:50



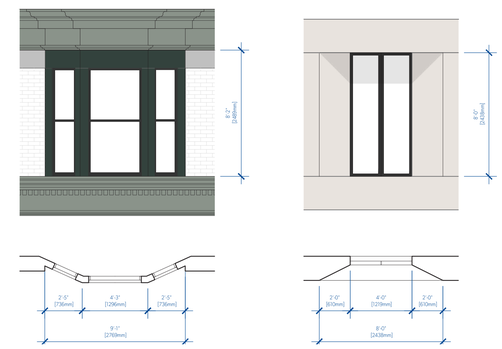

5 **CANOPY & SIGNAGE STUDY**
A204 1:50




3 **ENTRY GATE (CLOSED) - PLAN**
A204 1:50




4 **ENTRY GATE (OPEN) - PLAN**
A204 1:50




6 **WINDOW PROPORTION STUDY**
A204 1:50

MGA
© MGA 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A204
FACADE STUDIES




1 **PANDORA AVENUE STREETSCAPE**
A251 NTS




2 **COOK STREET STREETSCAPE**
A251 NTS

MGA
© MGA | 2018

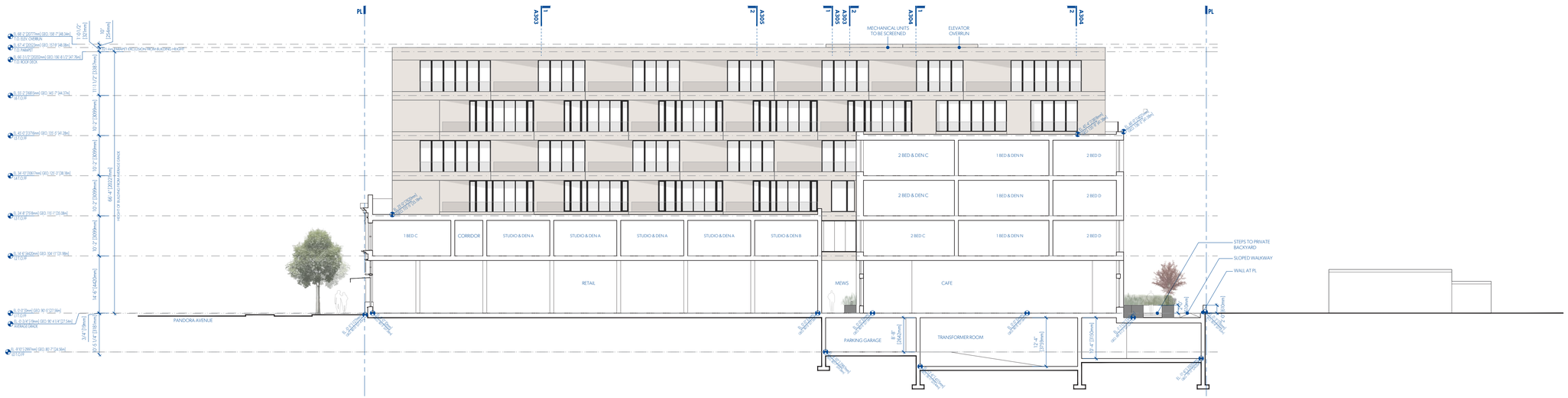
**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

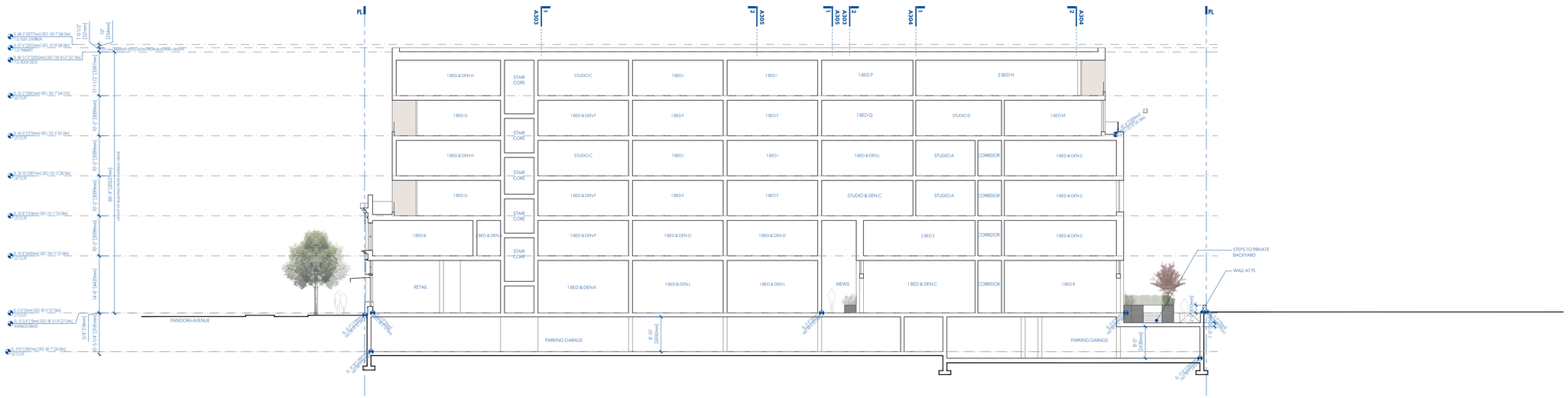
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A251
STREETSCAPE ELEVATIONS




1 **SECTION LOOKING WEST THROUGH EXISTING BUILDING & NEW 4 STOREY VOLUME**
A301 1:150




2 **SECTION LOOKING WEST THROUGH NEW 6 STOREY VOLUME**
A301 1:150

MGA

©MGA 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

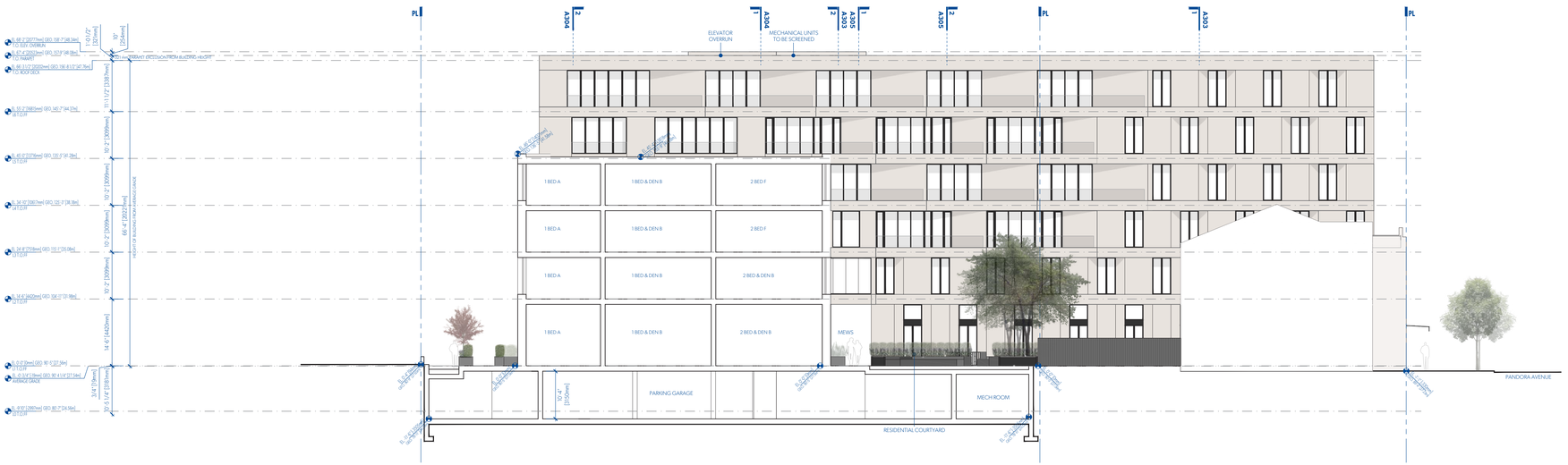
**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

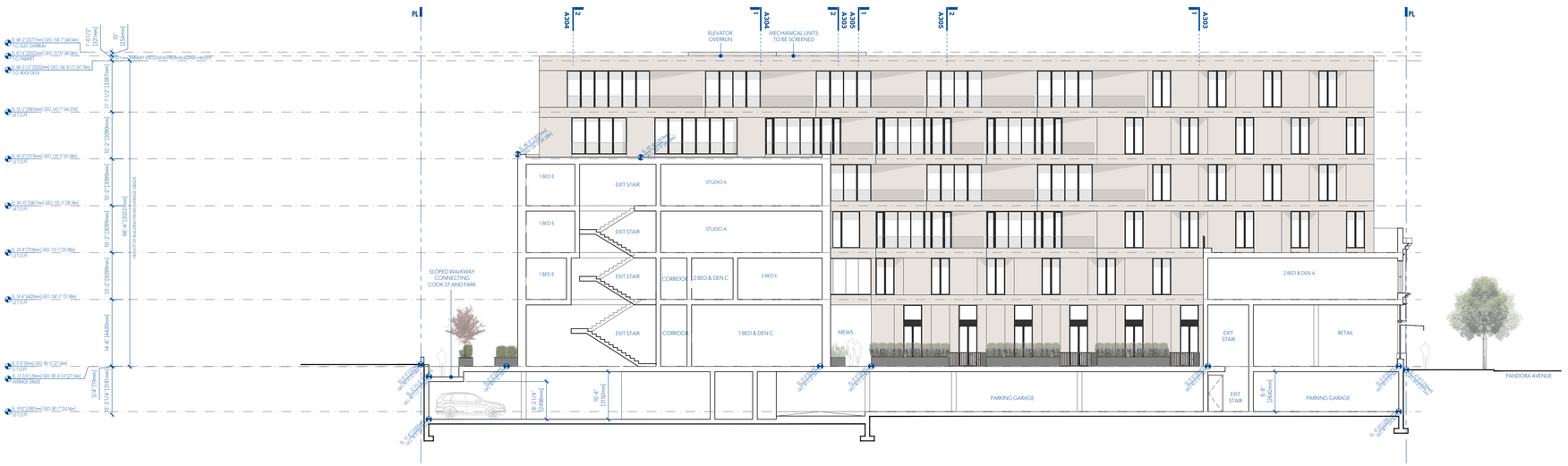
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A301
SECTIONS




1 **SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME**
A302 1:150




2 **SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME & EXISTING BUILDING**
A302 1:150

MGA

© MGA | 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

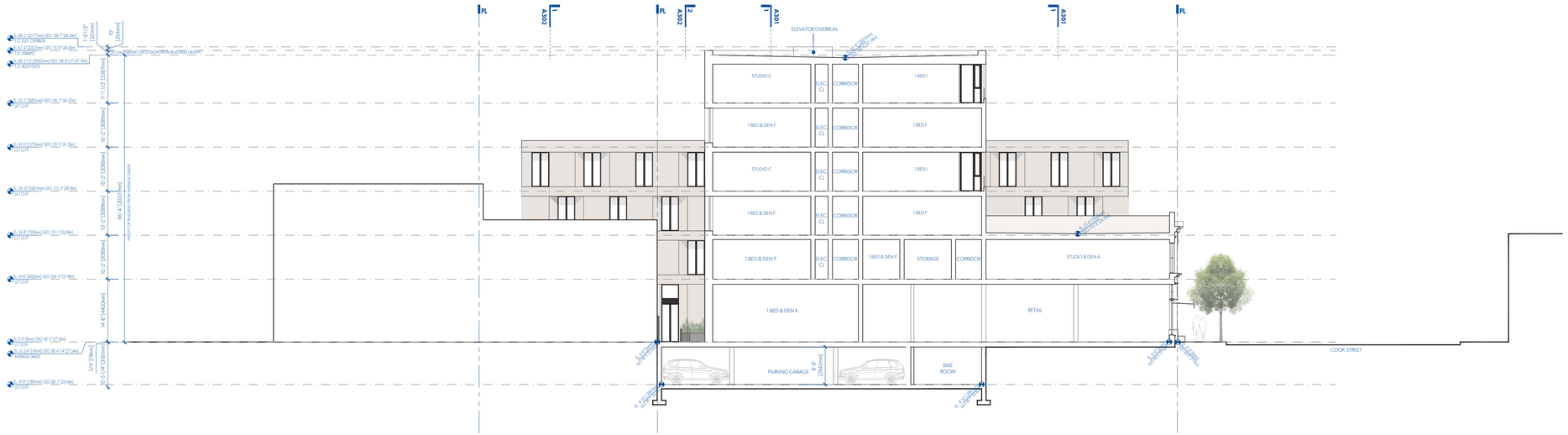
**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A302
SECTIONS




1 **SECTION LOOKING NORTH THROUGH EXISTING BUILDING & NEW 6 STOREY VOLUME**
A303 1:150




2 **SECTION LOOKING NORTH THROUGH NEW 6 STOREY VOLUME**
A303 1:150

MGA
© MGA | 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

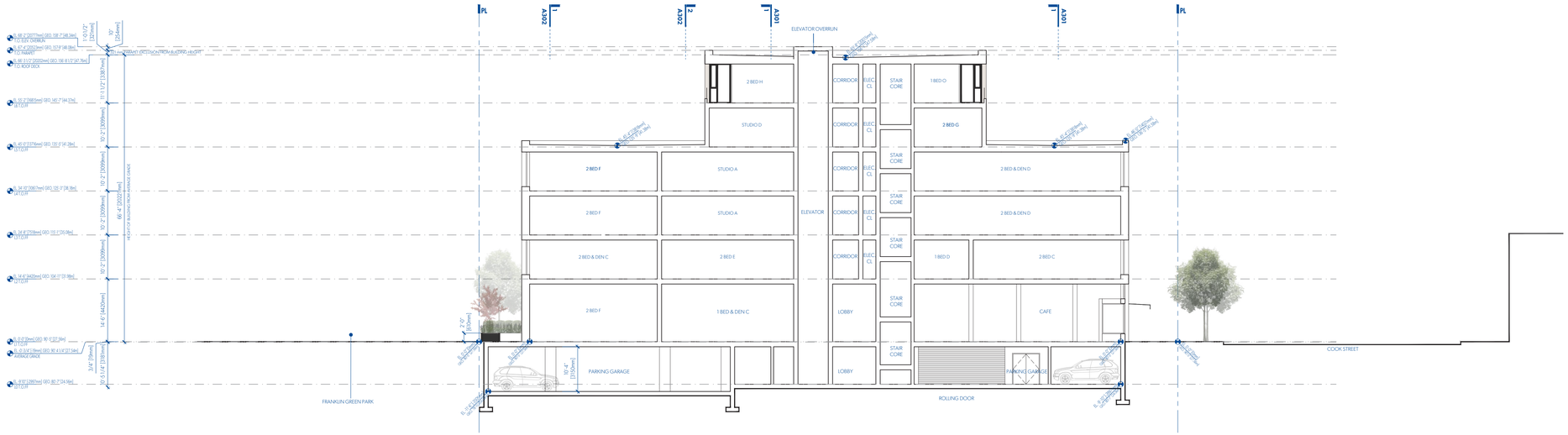
**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

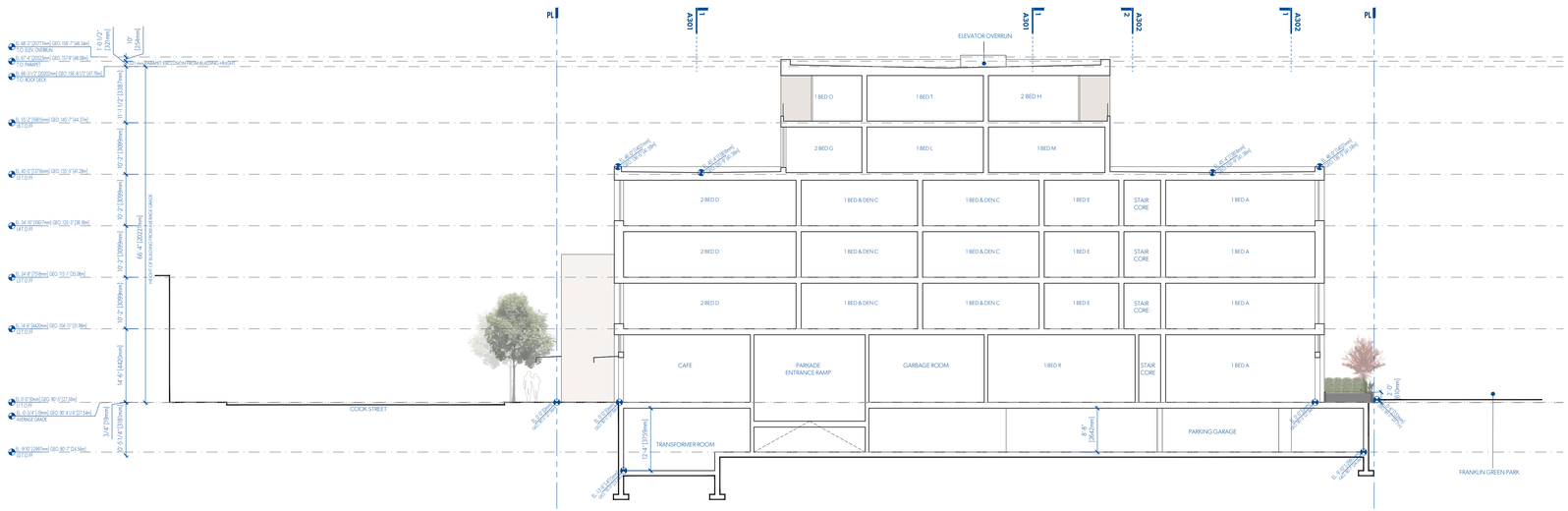
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A303
SECTIONS




1 **SECTION LOOKING NORTH THROUGH NEW 4 & 6 STOREY VOLUME**
A304 1:150




2 **SECTION LOOKING SOUTH THROUGH NEW 4 & 6 STOREY VOLUME**
A304 1:150

MGA
©MGA | 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

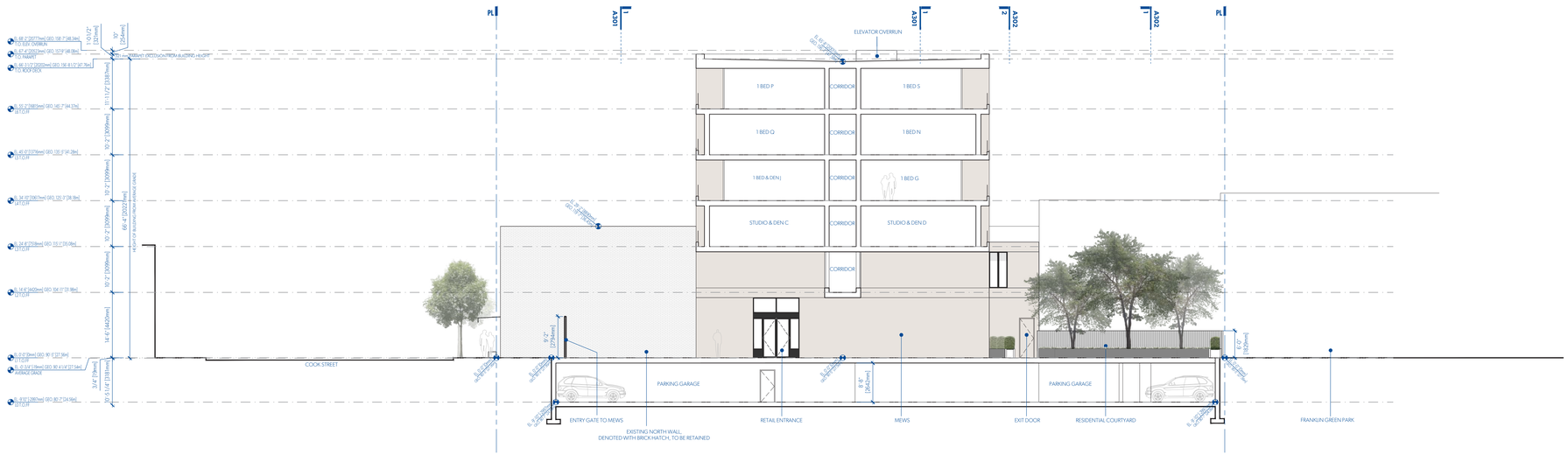
**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

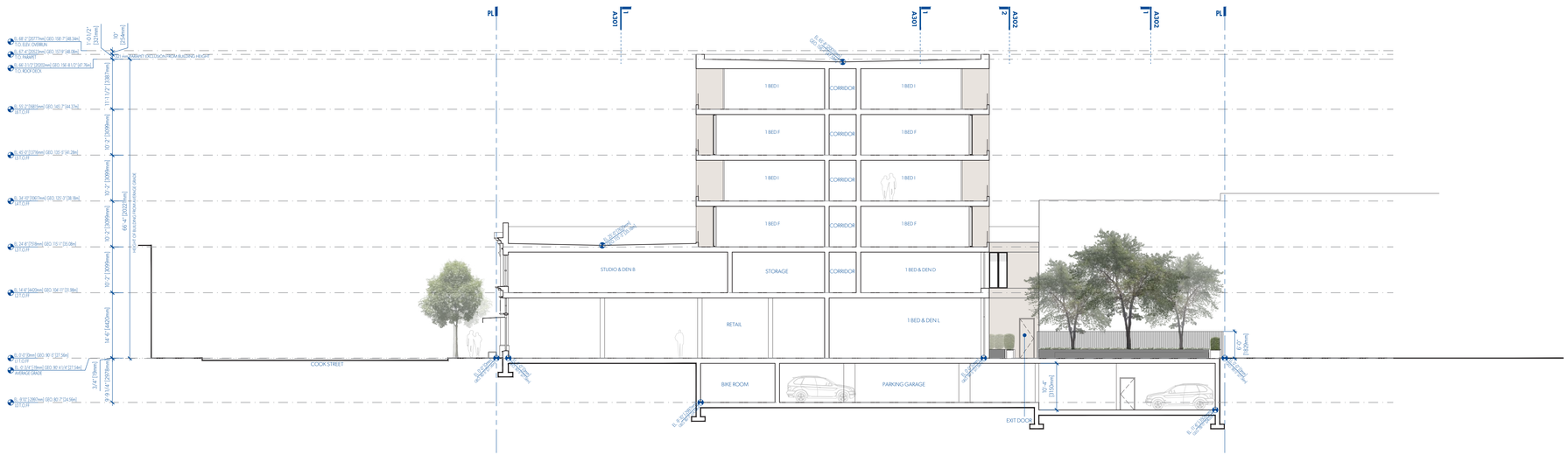
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A304
SECTIONS




1 **SECTION LOOKING SOUTH THROUGH NEW 6 STOREY VOLUME**
A305 1:150




2 **SECTION LOOKING SOUTH THROUGH EXISTING BUILDING NEW 6 STOREY VOLUME**
A305 1:150

MGA
©MGA | 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

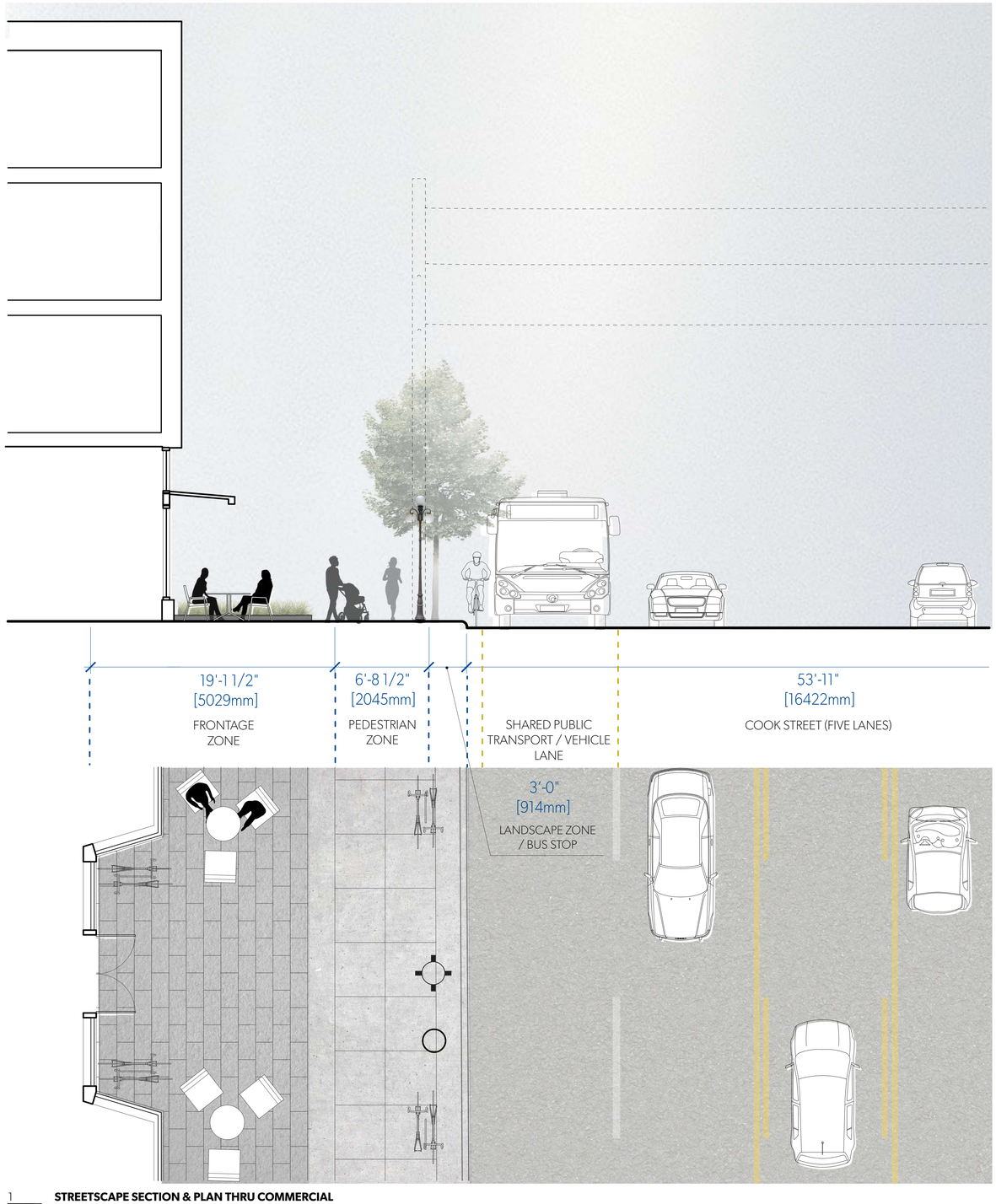
**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

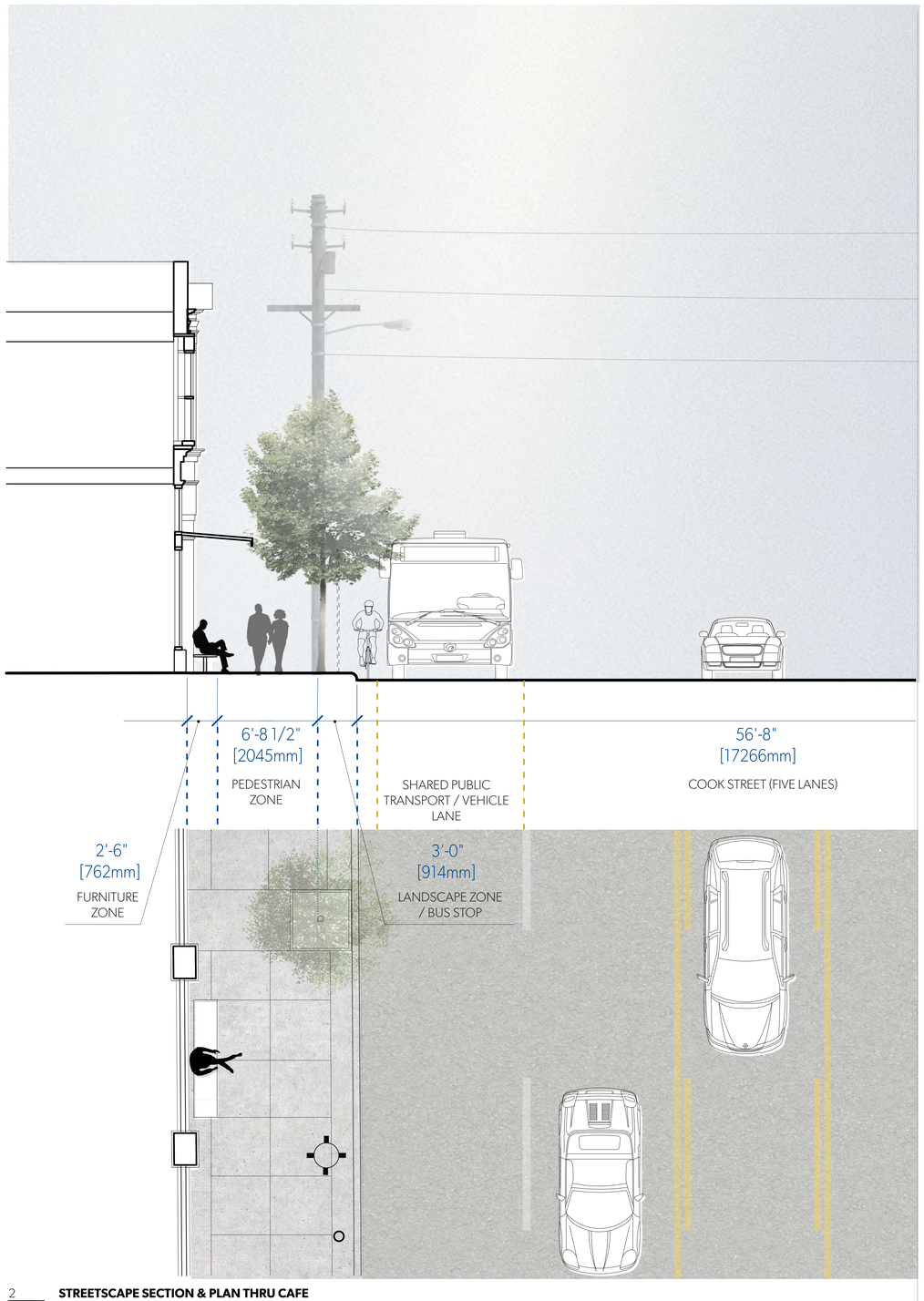
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A305
SECTIONS




1 **STREETSCAPE SECTION & PLAN THRU COMMERCIAL**
A305 1:50




2 **STREETSCAPE SECTION & PLAN THRU CAFE**
A308 1:50

MGA

© MGA | 2019

**MATERIALITY**


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

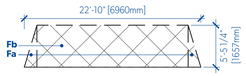
# A308
STREETSCAPE CROSS SECTIONS

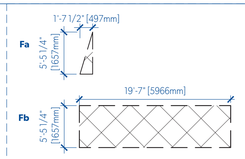
**E**



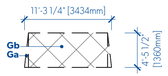

**E**

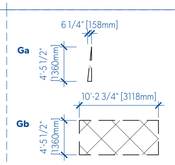
**F**



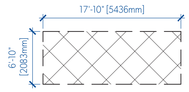




**G**

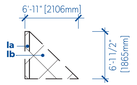


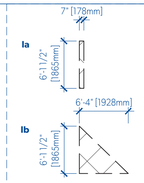




**H**

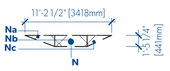


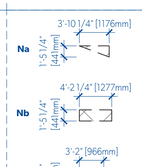

**I**



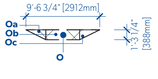



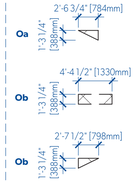

**N**



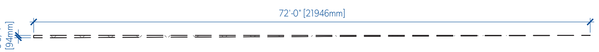




**O**

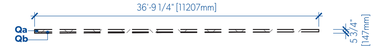


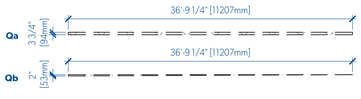




**P**

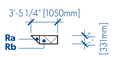


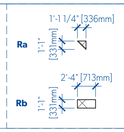

**Q**



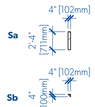

**R**




**S**

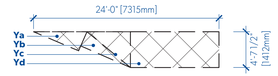


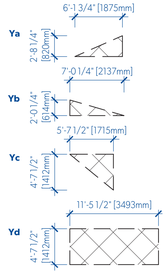




**T**

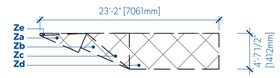


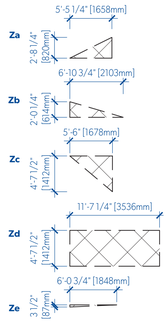

**Y**



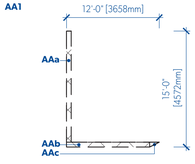



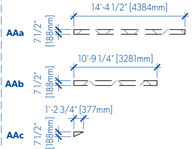

**Z**




**AA1**

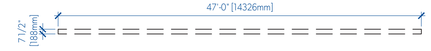


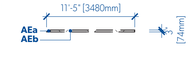

**AB1**

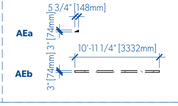



**AJ**

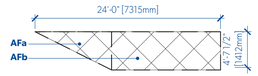


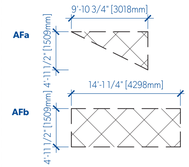

**AE1**



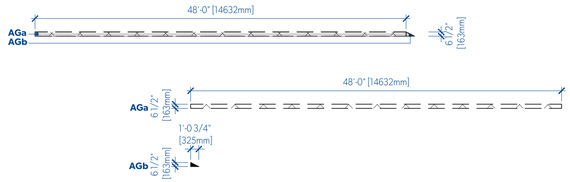




**AF**

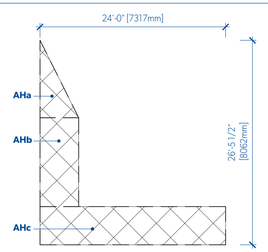


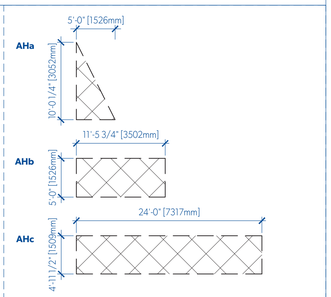




**AG1**

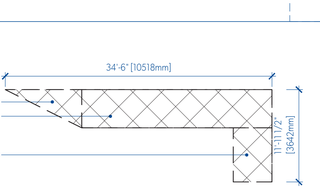


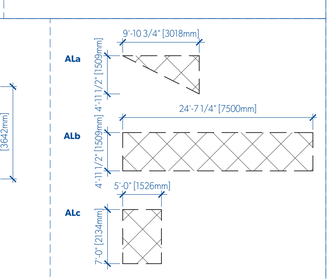

**AH1**



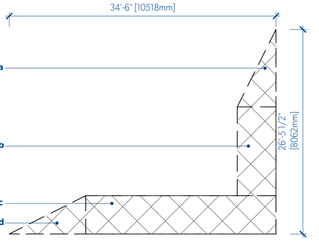



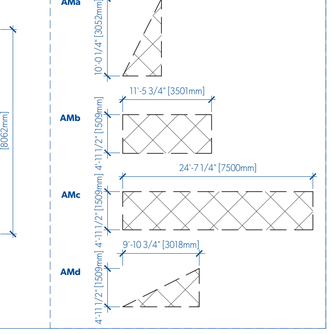

**AL1**




**AM1**




1 **CALCULATIONS LEGEND**
A800 1:100

MGA
©MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

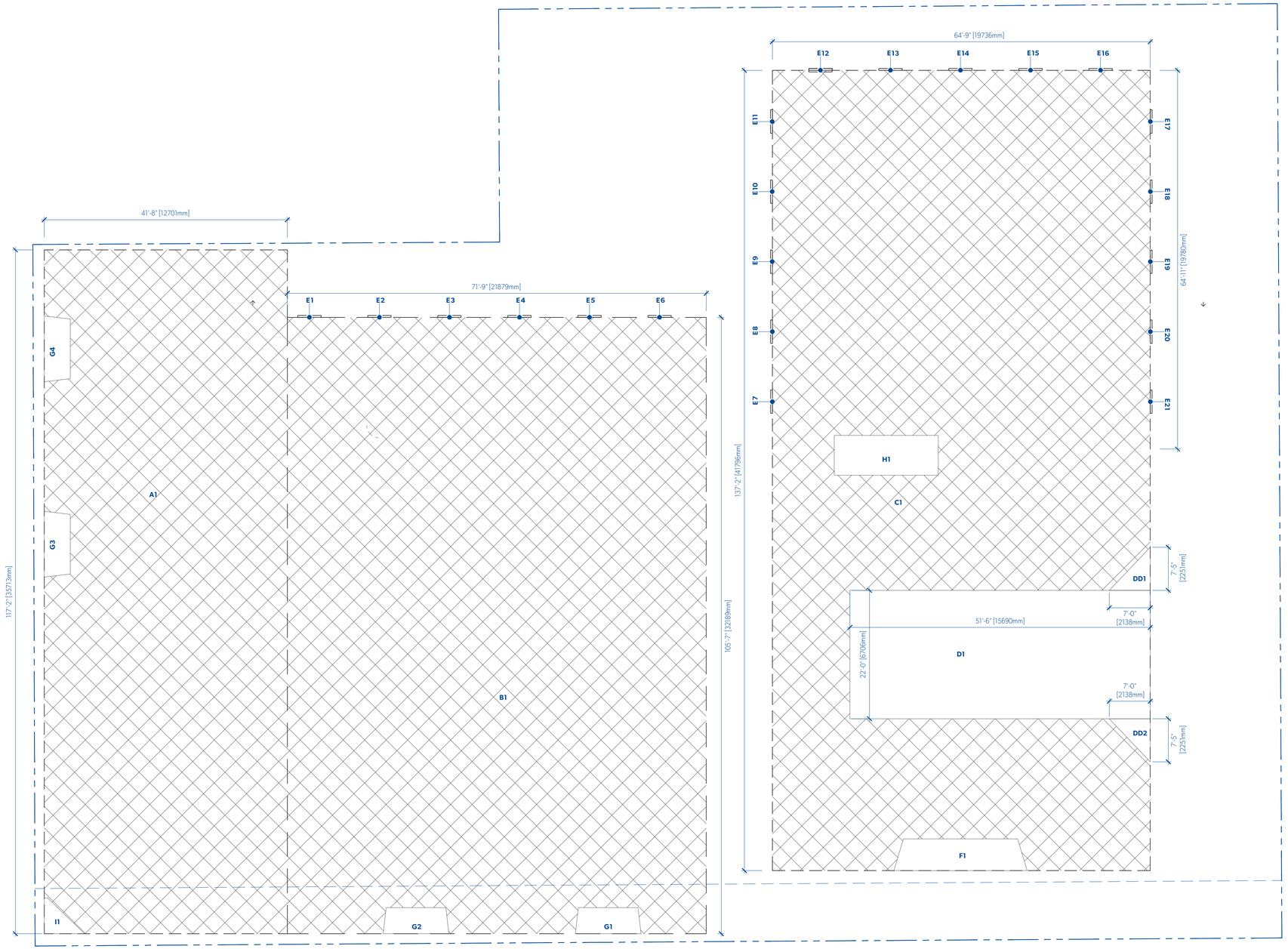
ABC Digital Signature
6513
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019-09-13

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A800
CALCULATIONS LEGEND




**THE SCOTT BUILDING - LEVEL 1**

| | METRIC (M2) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | LENGTH | | WIDTH | | AREA | | QTY | | TOTAL |
| GROSS AREA | | | | | | | | | |
| A1 | 35.71 | x | 12.70 | = | 453.60 m2 | x | 1 | = | 453.60 m2 |
| B1 | 32.19 | x | 21.88 | = | 704.26 m2 | x | 1 | = | 704.26 m2 |
| C1 | 41.80 | x | 19.74 | = | 824.89 m2 | x | 1 | = | 824.89 m2 |
| E | 0.10 | x | 1.22 | = | 0.12 m2 | x | 21 | = | 2.43 m2 |
| **TOTAL GROSS AREA** | | | | | | | | | **1985.18 m2** |
| AREA DEDUCTIONS | | | | | | | | | |
| D1 | 15.69 | x | 6.71 | = | 105.22 m2 | x | 1 | = | 105.22 m2 |
| DD1 | 2.14 | x | 2.25 | = | 4.81 m2 | x | 1 | = | 4.81 m2 |
| F | (SEE F CALCULATIONS) | | | = | 10.71 m2 | x | 1 | = | 10.71 m2 |
| G | (SEE G CALCULATIONS) | | | = | 4.45 m2 | x | 4 | = | 17.81 m2 |
| H | 5.44 | x | 2.08 | = | 11.32 m2 | x | 1 | = | 11.32 m2 |
| I | (SEE I CALCULATIONS) | | | = | 2.13 m2 | x | 1 | = | 2.13 m2 |
| **TOTAL DEDUCTIONS** | | | | | | | | | **152.01 m2** |
| TOTAL GROSS AREA | | | | | | | | | 1985.18 m2 |
| TOTAL DEDUCTIONS | | | | | | | | | - 152.01 m2 |
| **TOTAL NET AREA** | | | | | | | | | **1833.17 m2** |

**F CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Fa | 1.66 | x | 0.50 | = | 0.82 m2 | x | 1 | = | 0.82 m2 |
| Fb | 1.66 | x | 5.97 | = | 9.89 m2 | x | 1 | = | 9.89 m2 |
| **TOTAL NET AREA** | | | | | | | | | **10.71 m2** |

**G CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Ga | 1.36 | x | 0.16 | = | 0.21 m2 | x | 1 | = | 0.21 m2 |
| Gb | 1.36 | x | 3.12 | = | 4.24 m2 | x | 1 | = | 4.24 m2 |
| **TOTAL NET AREA** | | | | | | | | | **4.45 m2** |

**I CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Ia | 1.87 | x | 0.18 | = | 0.33 m2 | x | 1 | = | 0.33 m2 |
| Ib | 1.87 | x | 1.93 | = | 3.60 m2 | x | 0.5 | = | 1.80 m2 |
| **TOTAL NET AREA** | | | | | | | | | **2.13 m2** |

1 **FSR LEVEL 1**
A801 1:100

MGA
© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

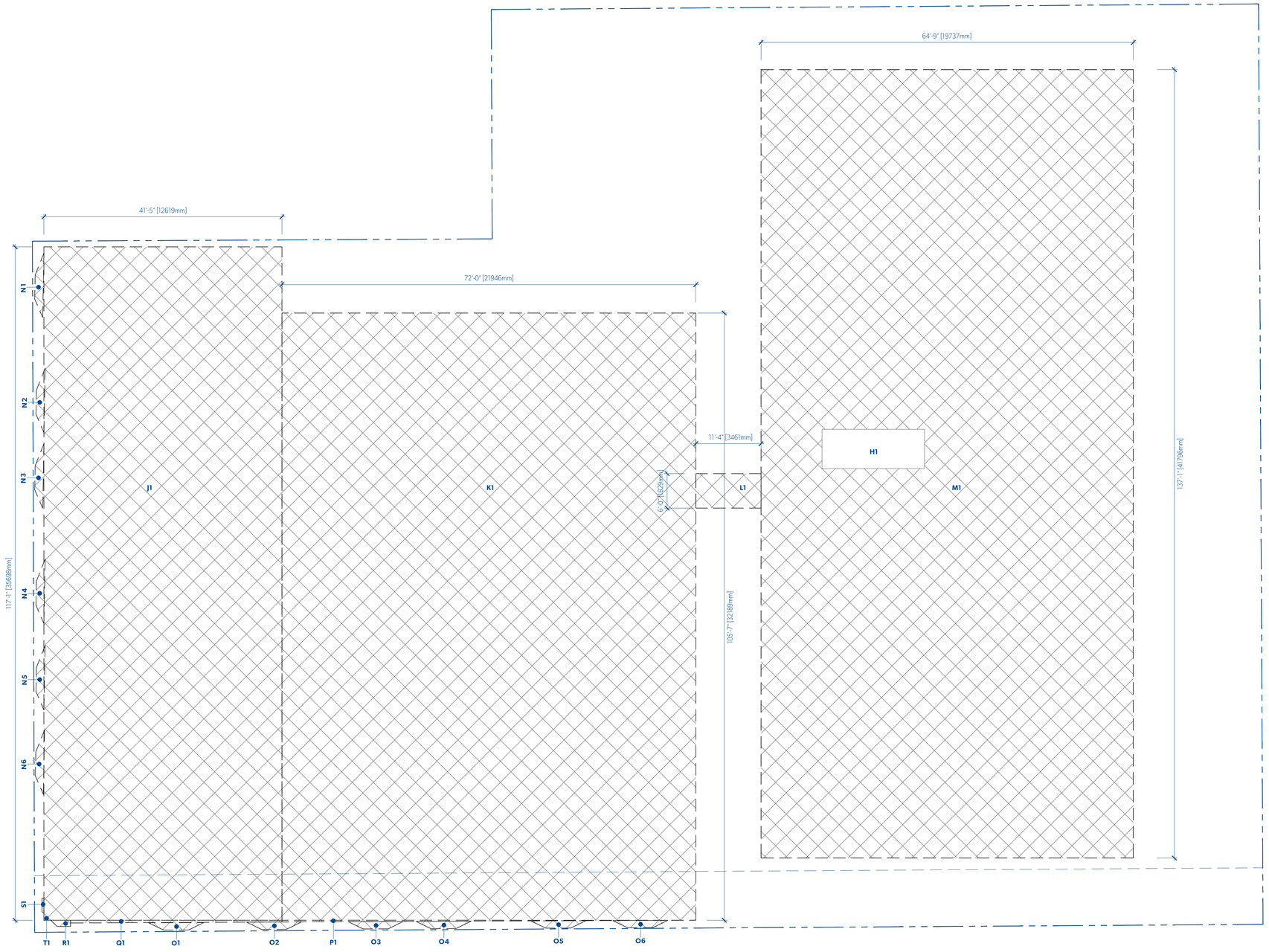
ABC Digital Signature
6510
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
PROFESSIONAL
BRITISH COLUMBIA
XXXXXX-2

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

## PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A801
FSR LEVEL 1




**THE SCOTT BUILDING - LEVEL 2**

METRIC (M2)

| | LENGTH | | WIDTH | | AREA | | QTY | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| J1 | 35.69 | x | 12.62 | = | 450.49 m2 | x | 1 | = | 450.49 m2 |
| K1 | 32.19 | x | 21.95 | = | 706.41 m2 | x | 1 | = | 706.41 m2 |
| L1 | 1.83 | x | 3.46 | = | 6.33 m2 | x | 1 | = | 6.33 m2 |
| M1 | 41.80 | x | 19.74 | = | 824.93 m2 | x | 1 | = | 824.93 m2 |
| N | (SEE N CALCULATIONS) | | | = | 1.03 m2 | x | 6 | = | 6.17 m2 |
| O | (SEE O CALCULATIONS) | | | = | 0.82 m2 | x | 6 | = | 4.94 m2 |
| P | 0.09 | x | 21.95 | = | 2.07 m2 | x | 0.5 | = | 1.04 m2 |
| Q | (SEE Q CALCULATIONS) | | | = | 1.35 m2 | x | 1 | = | 1.35 m2 |
| R | (SEE R CALCULATIONS) | | | = | 0.29 m2 | x | 1 | = | 0.29 m2 |
| S | (SEE S CALCULATIONS) | | | = | 0.08 m2 | x | 1 | = | 0.08 m2 |

**TOTAL GROSS AREA** **2002.02 m2**

AREA DEDUCTIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| H | 5.44 | x | 2.08 | = | 11.32 m2 | x | 1 | = | 11.32 m2 |
| T | 0.36 | x | 0.36 | = | 1.35 m2 | x | 0.5 | = | 0.68 m2 |

**TOTAL DEDUCTIONS** **12.00 m2**

TOTAL GROSS AREA 2002.02 m2
TOTAL DEDUCTIONS - 12.00 m2

**TOTAL NET AREA** **1990.02 m2**

**N CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Na | 0.44 | x | 1.17 | = | 0.51 m2 | x | 0.5 | = | 0.26 m2 |
| Nb | 0.44 | x | 1.28 | = | 0.56 m2 | x | 1 | = | 0.56 m2 |
| Nc | 0.44 | x | 0.97 | = | 0.42 m2 | x | 0.5 | = | 0.21 m2 |

**TOTAL NET AREA** **1.03 m2**

**O CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Oa | 0.39 | x | 0.78 | = | 0.30 m2 | x | 0.5 | = | 0.15 m2 |
| Ob | 0.39 | x | 1.33 | = | 0.52 m2 | x | 1 | = | 0.52 m2 |
| Oc | 0.39 | x | 0.80 | = | 0.31 m2 | x | 0.5 | = | 0.15 m2 |

**TOTAL NET AREA** **0.82 m2**

**Q CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Qa | 0.10 | x | 11.21 | = | 1.07 m2 | x | 1 | = | 1.07 m2 |
| Qb | 0.05 | x | 11.21 | = | 0.57 m2 | x | 0.5 | = | 0.28 m2 |

**TOTAL NET AREA** **1.35 m2**

**R CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Ra | 0.33 | x | 0.34 | = | 0.11 m2 | x | 0.5 | = | 0.06 m2 |
| Rb | 0.33 | x | 0.71 | = | 0.23 m2 | x | 1 | = | 0.23 m2 |

**TOTAL NET AREA** **0.29 m2**

**S CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Sa | 0.71 | x | 0.10 | = | 0.07 m2 | x | 1 | = | 0.07 m2 |
| Sb | 0.10 | x | 0.10 | = | 0.01 m2 | x | 0.5 | = | 0.01 m2 |

**TOTAL NET AREA** **0.08 m2**

1 **FSR LEVEL 2**
A802 1:100

MGA
© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

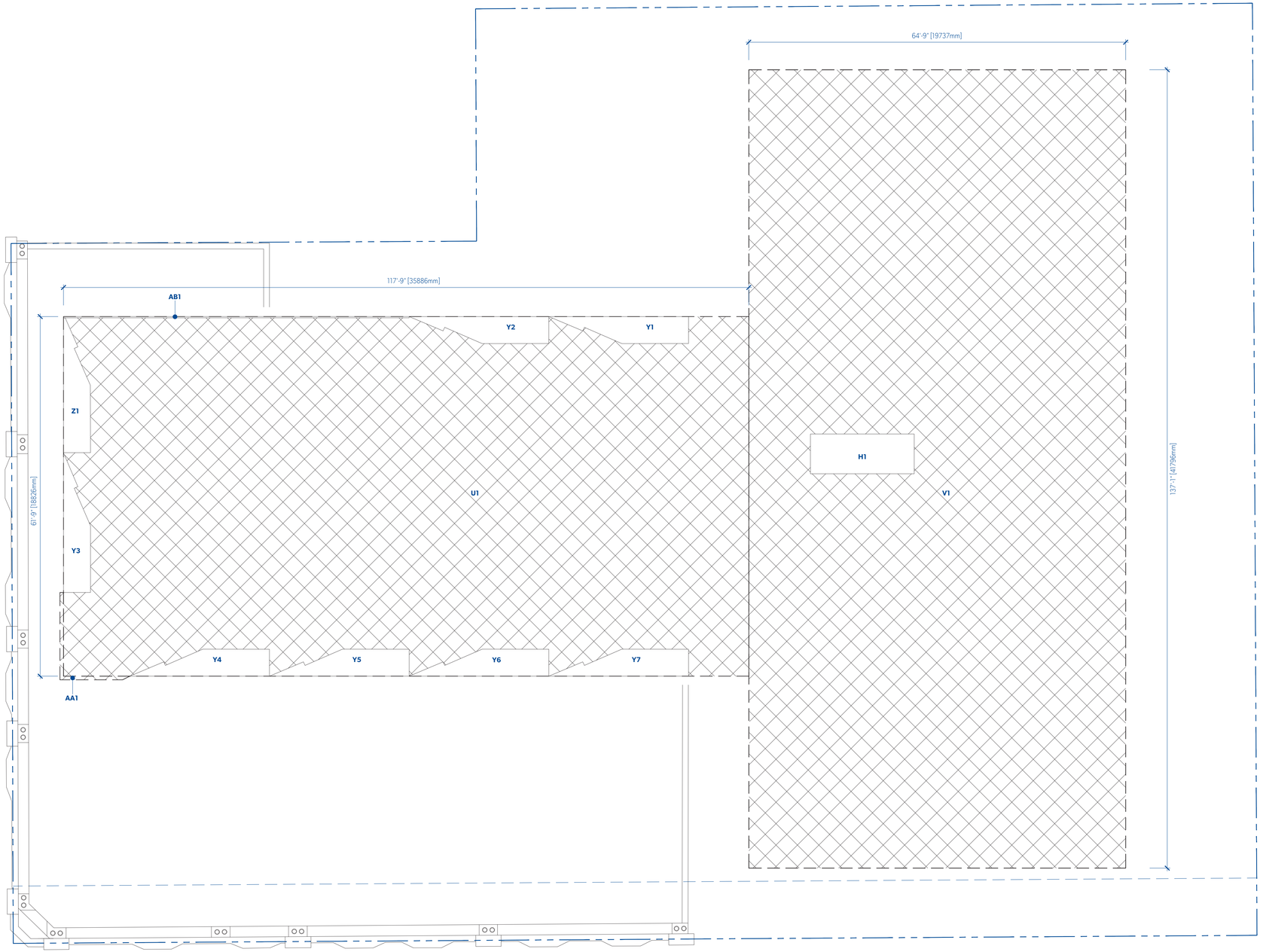
ABC Digital Signature
©510
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019-09-13

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A802
FSR LEVEL 2




**THE SCOTT BUILDING - LEVEL 3**

| | METRIC (M2) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | LENGTH | | WIDTH | | AREA | | QTY | | TOTAL |
| GROSS AREA | | | | | | | | | |
| U1 | 18.82 | x | 35.89 | = | 675.42 m2 | x | 1 | = | 675.42 m2 |
| V1 | 41.80 | x | 19.74 | = | 824.93 m2 | x | 1 | = | 824.93 m2 |
| AA1 | (SEE AA CALCULATIONS) | | | = | 1.50 m2 | x | 1 | = | 1.50 m2 |
| **TOTAL GROSS AREA** | | | | | | | | | **1501.85 m2** |
| AREA DEDUCTIONS | | | | | | | | | |
| H | 5.44 | x | 2.08 | = | 11.32 m2 | x | 1 | = | 11.32 m2 |
| Y | (SEE Y CALCULATIONS) | | | = | 7.56 m2 | x | 7 | = | 52.92 m2 |
| Z1 | (SEE Z CALCULATIONS) | | | = | 7.58 m2 | x | 1 | = | 7.58 m2 |
| AB1 | 0.06 | x | 18.10 | = | 1.15 m2 | x | 1 | = | 1.15 m2 |
| **TOTAL DEDUCTIONS** | | | | | | | | | **72.97 m2** |
| TOTAL GROSS AREA | | | | | | | | | 1501.85 m2 |
| TOTAL DEDUCTIONS | | | | | | | | - | 72.97 m2 |
| **TOTAL NET AREA** | | | | | | | | | **1428.87 m2** |

**Y CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Ya | 0.82 | x | 1.88 | = | 1.54 m2 | x | 0.5 | = | 0.77 m2 |
| Yb | 0.61 | x | 2.14 | = | 1.31 m2 | x | 0.5 | = | 0.66 m2 |
| Yc | 1.72 | x | 1.41 | = | 2.42 m2 | x | 0.5 | = | 1.21 m2 |
| Yd | 1.41 | x | 3.49 | = | 4.92 m2 | x | 1 | = | 4.92 m2 |
| **TOTAL NET AREA** | | | | | | | | | **7.56 m2** |

**Z CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Za | 0.82 | x | 1.66 | = | 1.36 m2 | x | 0.5 | = | 0.68 m2 |
| Zb | 0.61 | x | 2.10 | = | 1.29 m2 | x | 0.5 | = | 0.65 m2 |
| Zc | 1.68 | x | 1.41 | = | 2.37 m2 | x | 0.5 | = | 1.18 m2 |
| Zd | 1.41 | x | 3.54 | = | 4.99 m2 | x | 1 | = | 4.99 m2 |
| Ze | 0.09 | x | 1.85 | = | 0.16 m2 | x | 0.5 | = | 0.08 m2 |
| **TOTAL NET AREA** | | | | | | | | | **7.58 m2** |

**AA CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AAa | 0.19 | x | 4.38 | = | 0.83 m2 | x | 1 | = | 0.83 m2 |
| AAb | 0.19 | x | 3.28 | = | 0.63 m2 | x | 1 | = | 0.63 m2 |
| AAc | 0.19 | x | 0.37 | = | 0.07 m2 | x | 0.5 | = | 0.04 m2 |
| **TOTAL NET AREA** | | | | | | | | | **1.50 m2** |

1 **FSR LEVEL 3**
A803 1:100

MGA
©MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

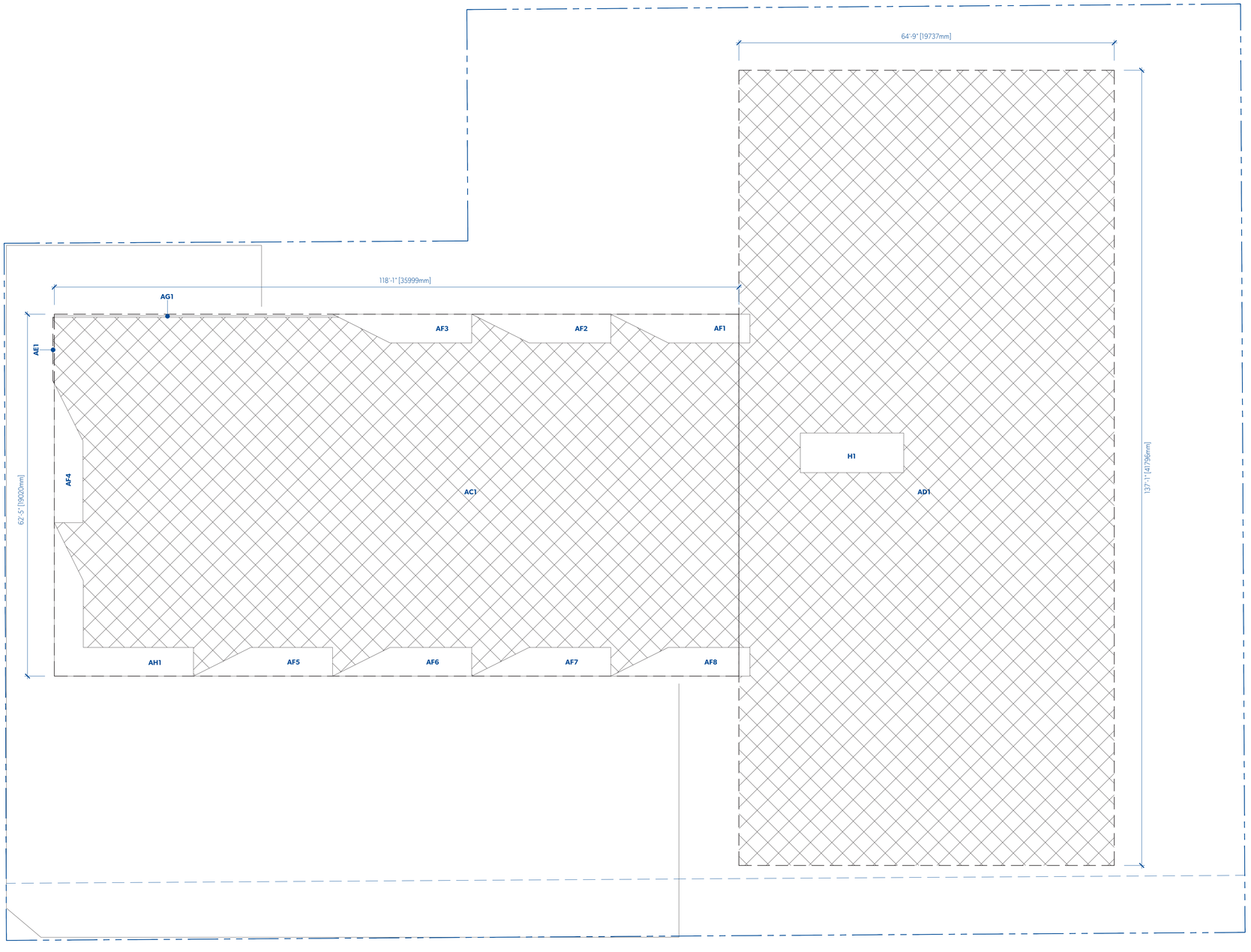
ABC Digital Signature
6510
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
PROVINCE OF BRITISH COLUMBIA
20190912

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A803
FSR LEVEL 3




**THE SCOTT BUILDING - LEVEL 4**

| | METRIC (M2) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | LENGTH | | WIDTH | | AREA | | QTY | | TOTAL | |
| GROSS AREA | | | | | | | | | | |
| AC1 | 19.02 | x | 36.00 | = | 684.89 m2 | x | 1 | = | 684.89 m2 | |
| AD1 | 41.80 | x | 19.74 | = | 824.93 m2 | x | 1 | = | 824.93 m2 | |
| AE1 | (SEE AE CALCULATIONS) | | | = | 0.26 m2 | x | 1 | = | 0.26 m2 | |
| **TOTAL GROSS AREA** | | | | | | | | | **1510.07 m2** | |
| AREA DEDUCTIONS | | | | | | | | | | |
| H | 5.44 | x | 2.08 | = | 11.32 m2 | x | 1 | = | 11.32 m2 | |
| AF | (SEE AF CALCULATIONS) | | | = | 8.78 m2 | x | 8 | = | 70.21 m2 | |
| AG1 | (SEE AG CALCULATIONS) | | | = | 2.44 m2 | x | 1 | = | 2.44 m2 | |
| AH1 | (SEE AH CALCULATIONS) | | | = | 18.72 m2 | x | 1 | = | 18.72 m2 | |
| **TOTAL DEDUCTIONS** | | | | | | | | | **102.69 m2** | |
| TOTAL GROSS AREA | | | | | | | | | 1510.07 m2 | |
| TOTAL DEDUCTIONS | | | | | | | | | - 102.69 m2 | |
| **TOTAL NET AREA** | | | | | | | | | **1407.38 m2** | |

**AE1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AE.a | 0.08 | x | 0.15 | = | 0.01 m2 | x | 0.5 | = | 0.01 m2 |
| AE.a | 0.08 | x | 3.33 | = | 0.25 m2 | x | 1 | = | 0.25 m2 |
| **TOTAL NET AREA** | | | | | | | | | **0.26 m2** |

**AF CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AF.a | 1.51 | x | 3.02 | = | 4.56 m2 | x | 0.5 | = | 2.28 m2 |
| AF.b | 1.51 | x | 4.30 | = | 6.50 m2 | x | 1 | = | 6.50 m2 |
| **TOTAL NET AREA** | | | | | | | | | **8.78 m2** |

**AG1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AG.a | 0.17 | x | 14.63 | = | 2.42 m2 | x | 1 | = | 2.42 m2 |
| AG.b | 0.17 | x | 0.32 | = | 0.05 m2 | x | 0.5 | = | 0.03 m2 |
| **TOTAL NET AREA** | | | | | | | | | **2.44 m2** |

**AH1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AH.a | 3.05 | x | 1.52 | = | 4.65 m2 | x | 0.5 | = | 2.33 m2 |
| AH.b | 1.52 | x | 3.50 | = | 5.33 m2 | x | 1 | = | 5.33 m2 |
| AH.c | 1.51 | x | 7.32 | = | 11.06 m2 | x | 1 | = | 11.06 m2 |
| **TOTAL NET AREA** | | | | | | | | | **18.72 m2** |

1 **FSR LEVEL 4**
A804 1:100

MGA
©MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
©510

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2004-04-21

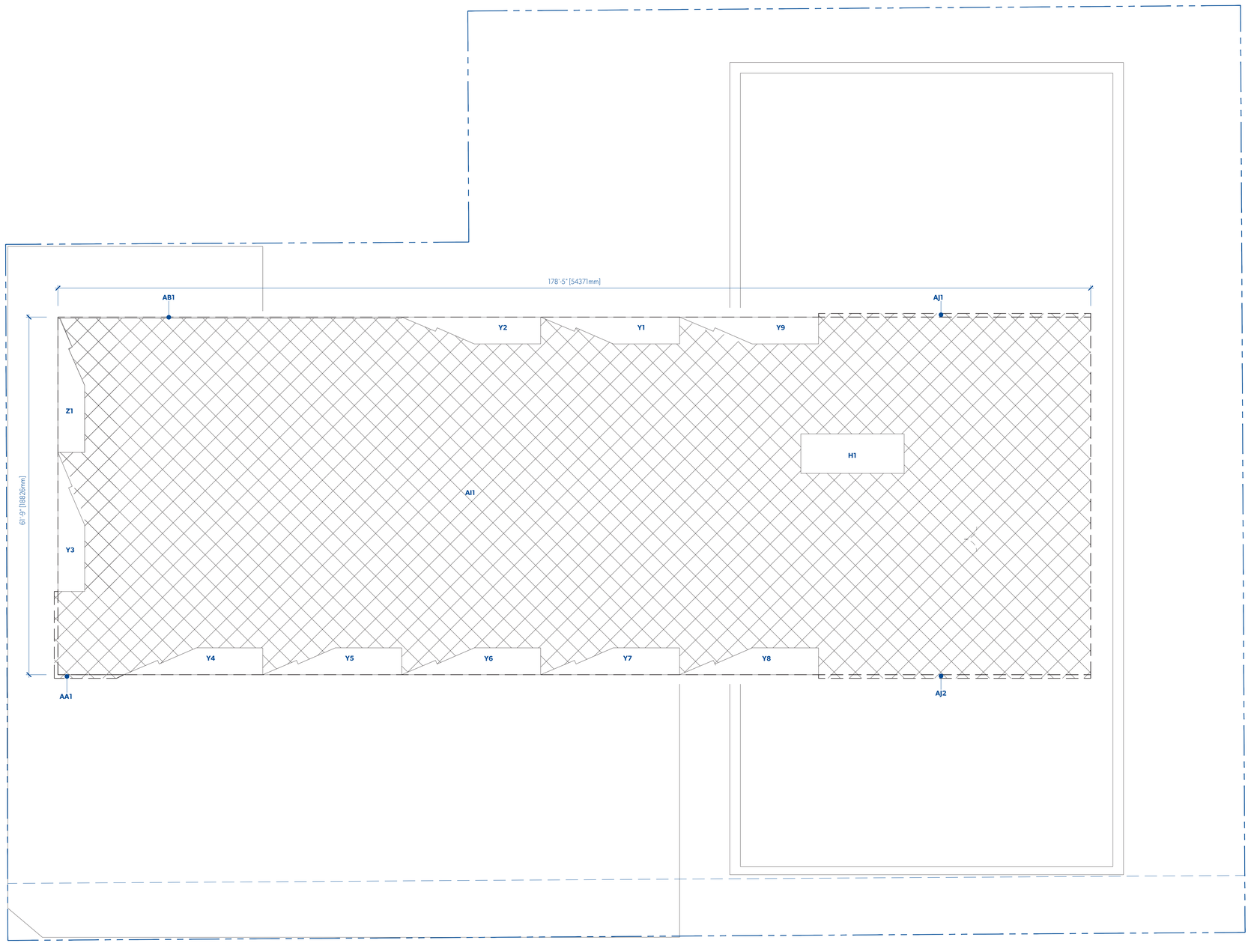
| | | |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

DATE REVISION DESCRIPTION

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A804
FSR LEVEL 4




**THE SCOTT BUILDING - LEVEL 5**

METRIC (M2)

| | LENGTH | | WIDTH | | AREA | | QTY | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| A11 | 18.82 | x | 54.37 | = | 1023.34 m2 | x | 1 | = | 1023.34 m2 |
| AJ | 0.19 | x | 14.33 | = | 2.73 m2 | x | 2 | = | 5.46 m2 |
| AA1 | (SEE AA CALCULATIONS) | | | = | 1.50 m2 | x | 1 | = | 1.50 m2 |
| **TOTAL GROSS AREA** | | | | | | | | | **1030.29 m2** |
| AREA DEDUCTIONS | | | | | | | | | |
| H | 5.44 | x | 2.08 | = | 11.32 m2 | x | 1 | = | 11.32 m2 |
| Y | (SEE Y CALCULATIONS) | | | = | 7.56 m2 | x | 9 | = | 68.04 m2 |
| Z1 | (SEE Z CALCULATIONS) | | | = | 7.58 m2 | x | 1 | = | 7.58 m2 |
| AB1 | 0.07 | x | 18.10 | = | 1.19 m2 | x | 1 | = | 1.19 m2 |
| **TOTAL DEDUCTIONS** | | | | | | | | | **88.14 m2** |
| TOTAL GROSS AREA | | | | | | | | | 1030.29 m2 |
| TOTAL DEDUCTIONS | | | | | | | | - | 88.14 m2 |
| **TOTAL NET AREA** | | | | | | | | | **942.15 m2** |

**Y CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Ya | 0.82 | x | 1.88 | = | 1.54 m2 | x | 0.5 | = | 0.77 m2 |
| Yb | 0.61 | x | 2.14 | = | 1.31 m2 | x | 0.5 | = | 0.66 m2 |
| Yc | 1.72 | x | 1.41 | = | 2.42 m2 | x | 0.5 | = | 1.21 m2 |
| Yd | 1.41 | x | 3.49 | = | 4.92 m2 | x | 1 | = | 4.92 m2 |
| **TOTAL NET AREA** | | | | | | | | | **7.56 m2** |

**Z CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| Za | 0.82 | x | 1.66 | = | 1.36 m2 | x | 0.5 | = | 0.68 m2 |
| Zb | 0.61 | x | 2.10 | = | 1.29 m2 | x | 0.5 | = | 0.65 m2 |
| Zc | 1.68 | x | 1.41 | = | 2.37 m2 | x | 0.5 | = | 1.18 m2 |
| Zd | 1.41 | x | 3.54 | = | 4.99 m2 | x | 1 | = | 4.99 m2 |
| Ze | 0.09 | x | 1.85 | = | 0.16 m2 | x | 0.5 | = | 0.08 m2 |
| **TOTAL NET AREA** | | | | | | | | | **7.58 m2** |

**AA CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AAa | 0.19 | x | 4.38 | = | 0.83 m2 | x | 1 | = | 0.83 m2 |
| AAb | 0.19 | x | 3.28 | = | 0.63 m2 | x | 1 | = | 0.63 m2 |
| AAc | 0.19 | x | 0.37 | = | 0.07 m2 | x | 0.5 | = | 0.04 m2 |
| **TOTAL NET AREA** | | | | | | | | | **1.50 m2** |

1 **FSR LEVEL 5**
A805 1:100

MGA
©MGA | 2018

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

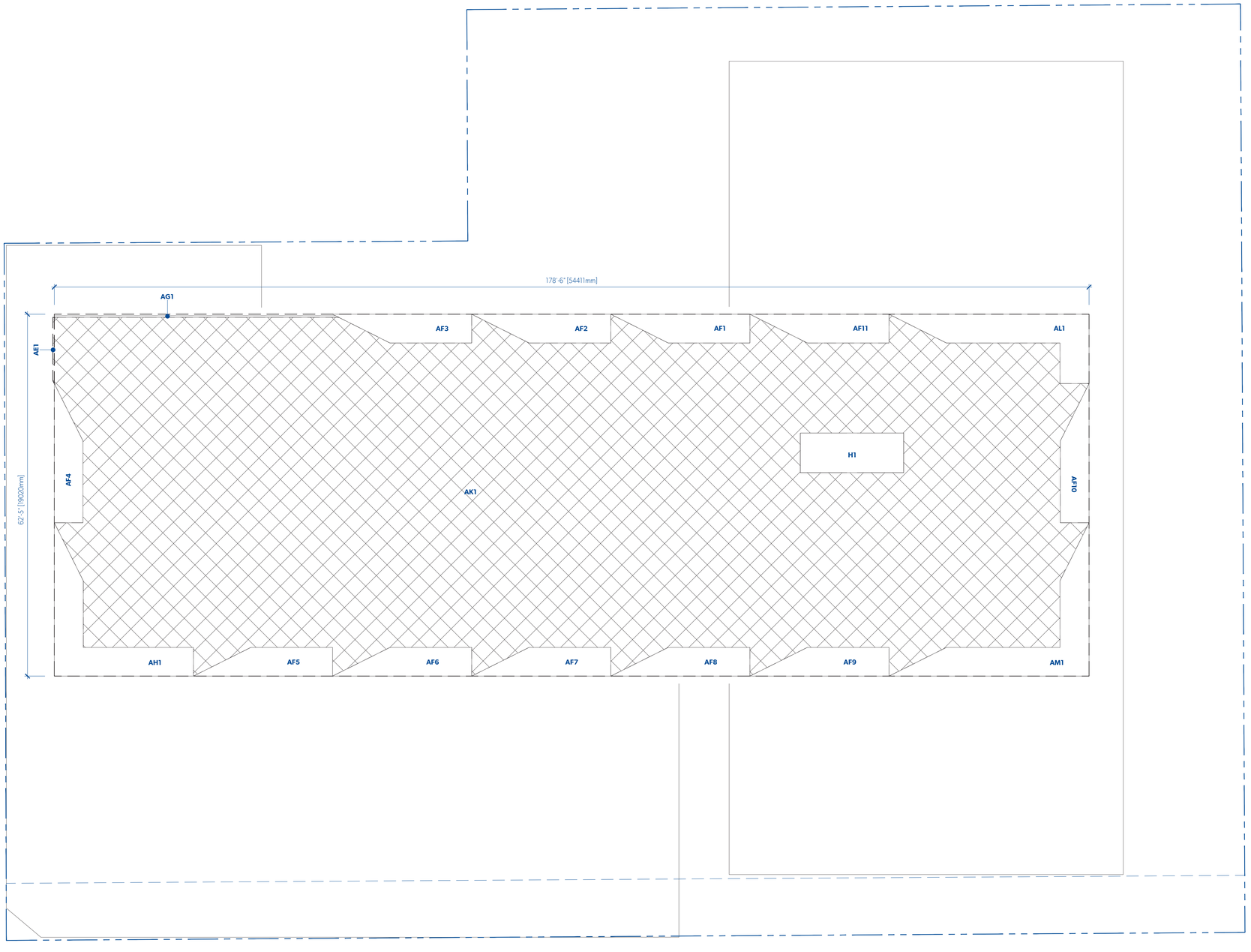
ABC Digital Signature
©2013
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
PROVINCE OF BRITISH COLUMBIA
2016-04-12

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A805
FSR LEVEL 5




**THE SCOTT BUILDING - LEVEL 6**

| | METRIC (M2) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | LENGTH | | WIDTH | | AREA | | QTY | | TOTAL |
| GROSS AREA | | | | | | | | | |
| AK1 | 19.02 | x | 54.41 | = | 1035.07 m2 | x | 1 | = | 1035.07 m2 |
| AE1 | (SEE AE CALCULATIONS) | | | = | 0.26 m2 | x | 1 | = | 0.26 m2 |
| **TOTAL GROSS AREA** | | | | | | | | | **1035.33 m2** |
| AREA DEDUCTIONS | | | | | | | | | |
| H | 5.44 | x | 2.08 | = | 11.32 m2 | x | 1 | = | 11.32 m2 |
| AF | (SEE AF CALCULATIONS) | | | = | 8.78 m2 | x | 11 | = | 96.54 m2 |
| AG1 | (SEE AG CALCULATIONS) | | | = | 2.44 m2 | x | 1 | = | 2.44 m2 |
| AH1 | (SEE AH CALCULATIONS) | | | = | 18.72 m2 | x | 1 | = | 18.72 m2 |
| AL1 | (SEE AL CALCULATIONS) | | | = | 16.86 m2 | x | 1 | = | 16.86 m2 |
| AM1 | (SEE AM CALCULATIONS) | | | = | 21.23 m2 | x | 1 | = | 21.23 m2 |
| **TOTAL DEDUCTIONS** | | | | | | | | | **167.11 m2** |
| TOTAL GROSS AREA | | | | | | | | | 1035.33 m2 |
| TOTAL DEDUCTIONS | | | | | | | | - | 167.11 m2 |
| **TOTAL NET AREA** | | | | | | | | | **868.22 m2** |

**AE1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AEa | 0.08 | x | 0.15 | = | 0.01 m2 | x | 0.5 | = | 0.01 m2 |
| AEa | 0.08 | x | 3.33 | = | 0.25 m2 | x | 1 | = | 0.25 m2 |
| **TOTAL NET AREA** | | | | | | | | | **0.26 m2** |

**AF CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AFa | 1.51 | x | 3.02 | = | 4.56 m2 | x | 0.5 | = | 2.28 m2 |
| AFb | 1.51 | x | 4.30 | = | 6.50 m2 | x | 1 | = | 6.50 m2 |
| **TOTAL NET AREA** | | | | | | | | | **8.78 m2** |

**AG1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AGa | 0.17 | x | 14.63 | = | 2.42 m2 | x | 1 | = | 2.42 m2 |
| AGb | 0.17 | x | 0.32 | = | 0.05 m2 | x | 0.5 | = | 0.03 m2 |
| **TOTAL NET AREA** | | | | | | | | | **2.44 m2** |

**AH1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AHa | 3.05 | x | 1.52 | = | 4.65 m2 | x | 0.5 | = | 2.33 m2 |
| AHb | 1.52 | x | 3.50 | = | 5.33 m2 | x | 1 | = | 5.33 m2 |
| AHc | 1.51 | x | 7.32 | = | 11.06 m2 | x | 1 | = | 11.06 m2 |
| **TOTAL NET AREA** | | | | | | | | | **18.72 m2** |

**AL1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| ALa | 1.51 | x | 3.02 | = | 4.56 m2 | x | 0.5 | = | 2.28 m2 |
| ALb | 1.51 | x | 7.50 | = | 11.33 m2 | x | 1 | = | 11.33 m2 |
| ALc | 2.13 | x | 1.52 | = | 3.25 m2 | x | 1 | = | 3.25 m2 |
| **TOTAL NET AREA** | | | | | | | | | **16.86 m2** |

**AM1 CALCULATIONS**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROSS AREA | | | | | | | | | |
| AMa | 3.05 | x | 1.52 | = | 4.65 m2 | x | 0.5 | = | 2.33 m2 |
| AMb | 1.51 | x | 3.50 | = | 5.29 m2 | x | 1 | = | 5.29 m2 |
| AMc | 1.51 | x | 7.50 | = | 11.33 m2 | x | 1 | = | 11.33 m2 |
| AMd | 1.51 | x | 3.02 | = | 4.56 m2 | x | 0.5 | = | 2.28 m2 |
| **TOTAL NET AREA** | | | | | | | | | **21.23 m2** |

1 **FSR LEVEL 6**
A806 1:100

MGA
©MGA | 2018

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

ABC Digital Signature
©510

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2004-04-2

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A806
FSR LEVEL 6




1 **VIEW NORTHWEST FROM CORNER OF PANDORA & COOK**
A811

MGA

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A811
3D RENDERS




1 **VIEW WEST THROUGH RESIDENTIAL MEWS**
A812

MGA
© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

ABC Digital Signature
ID:0
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019.09.13

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A812
3D RENDERS




1 **VIEW SOUTHWEST FROM COOK STREET**
A813

MGA

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A813
3D RENDERS



1 **VIEW EAST TO COURTYARD**
A815

MGA
© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

ABC Digital Signature
6010
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
30190412

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A814
3D RENDERS



1 **BALCONY STUDY**
A816

MGA
© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

ABC Digital Signature
©2019

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A815
3D RENDERS



1 **ADJACENT PROPERTY STUDY | VIEW WEST ACROSS COOK STREET**
A817



2 **ADJACENT PROPERTY STUDY | VIEW SOUTHWEST DOWN COOK STREET**
A817



3 **ADJACENT PROPERTY STUDY | VIEW EAST ACROSS FRANKLIN GREEN PARK**
A817



4 **ADJACENT PROPERTY STUDY | VIEW WEST ALONG NORTH WALKWAY**
A817

MGA

© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

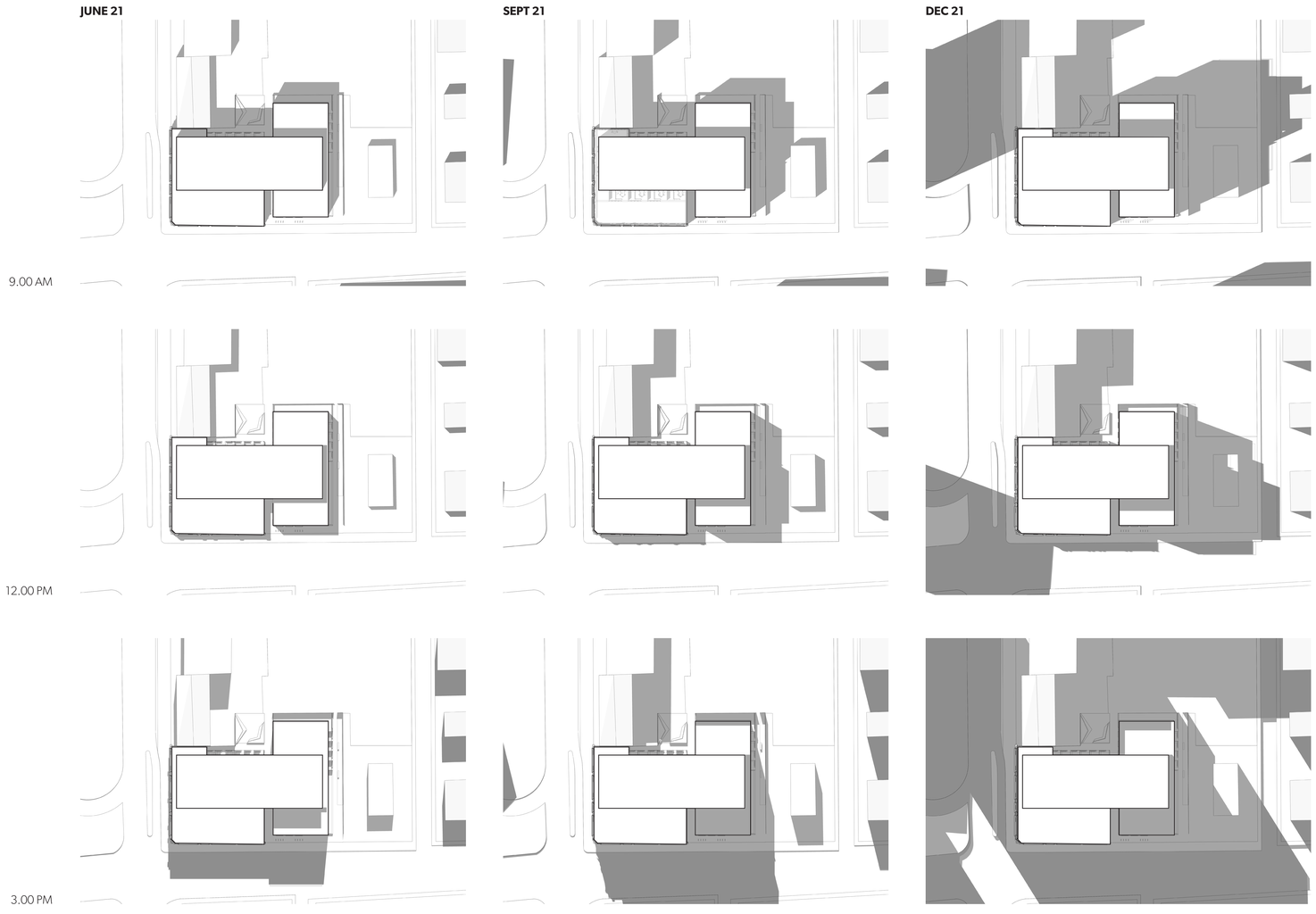
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A817
ADJACENT PROPERTY STUDY

MGA

© MGA 2019




1 **SOLAR IMPACT ANALYSIS**
A821

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

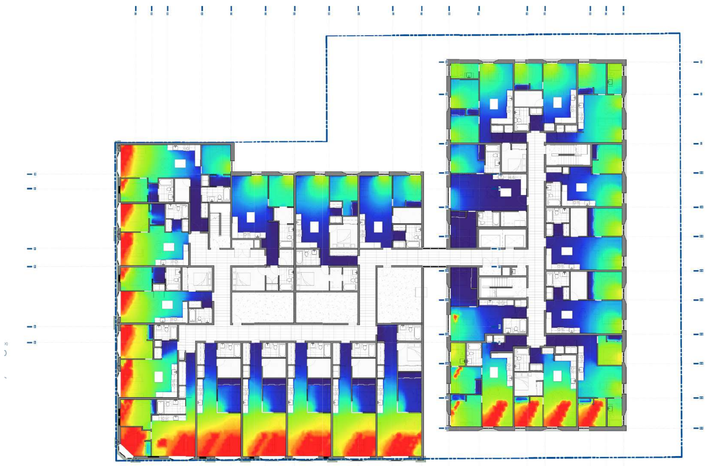
85° N

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

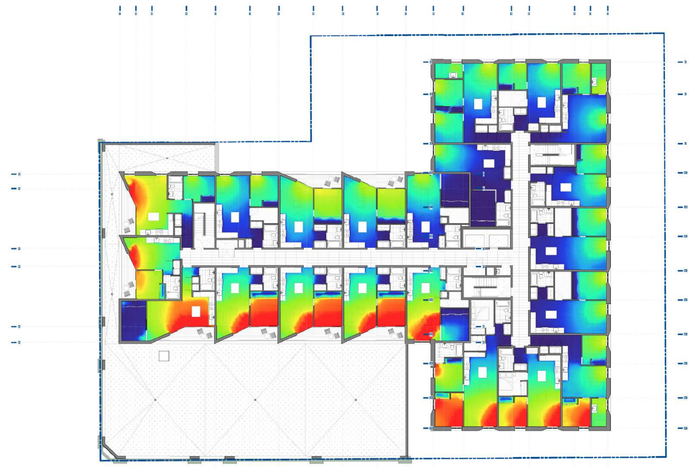
**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

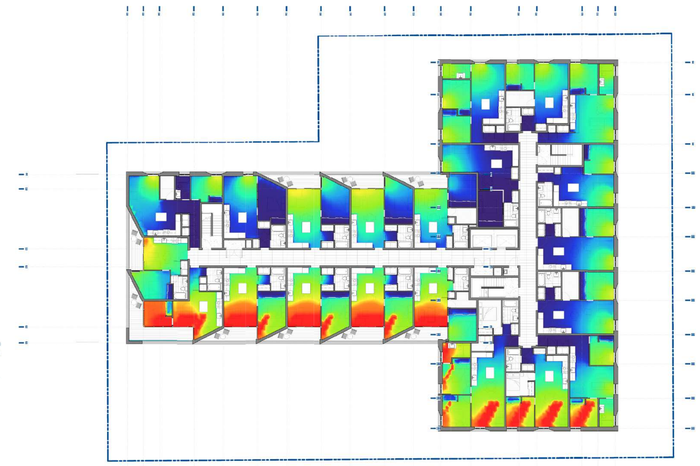
# A821
SOLAR IMPACT ANALYSIS



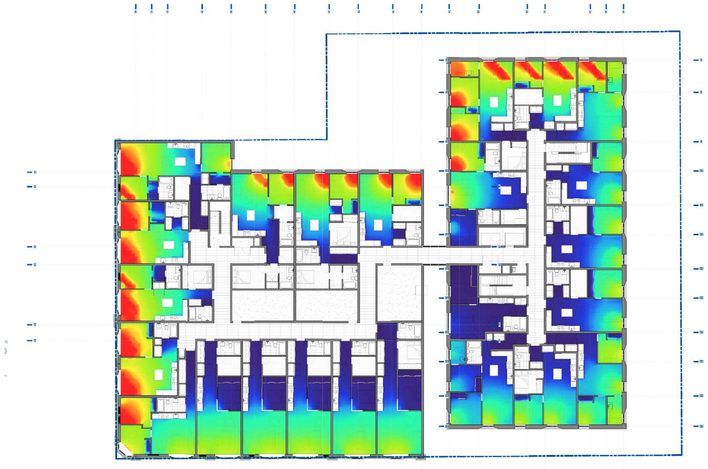
1 A822 **LEVEL 2, 9:00 AM, 14.50 (LUX)**

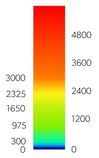


3 A822 **LEVEL 3, 9:00 PM, 24.67 (LUX)**

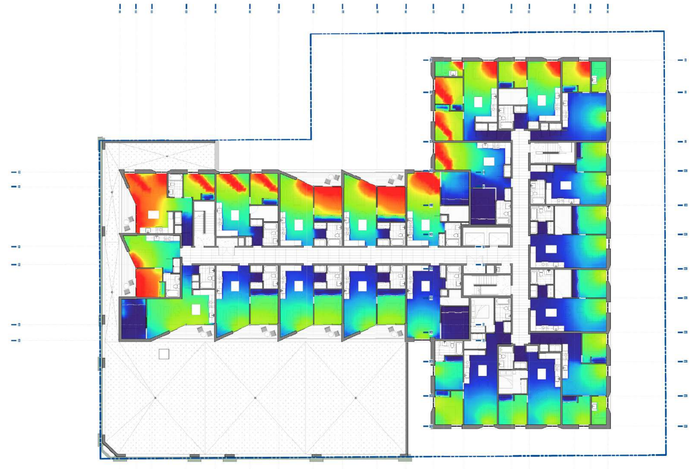


5 A822 **LEVEL 4, 9:00 AM, 34.83 (LUX)**

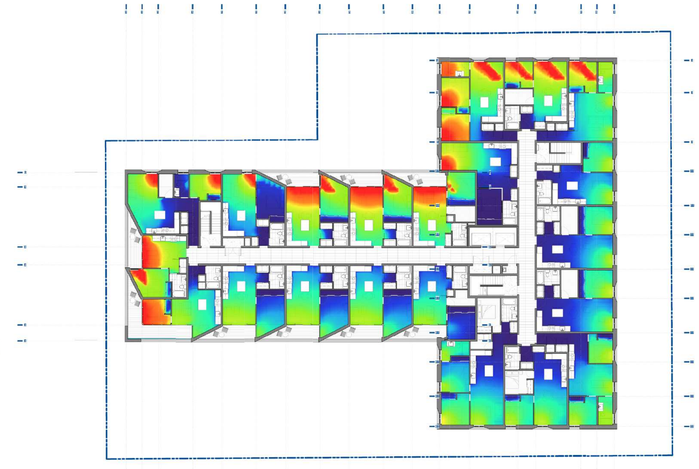





2 A822 **LEVEL 2, 3:00 PM, 14.50 (LUX)**



4 A822 **LEVEL 3, 3:00 PM, 24.67 (LUX)**



6 A822 **LEVEL 4, 3:00 PM, 34.83 (LUX)**

MGA

© MGA | 2019

**MICHAEL GREEN ARCHITECTURE**
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85°

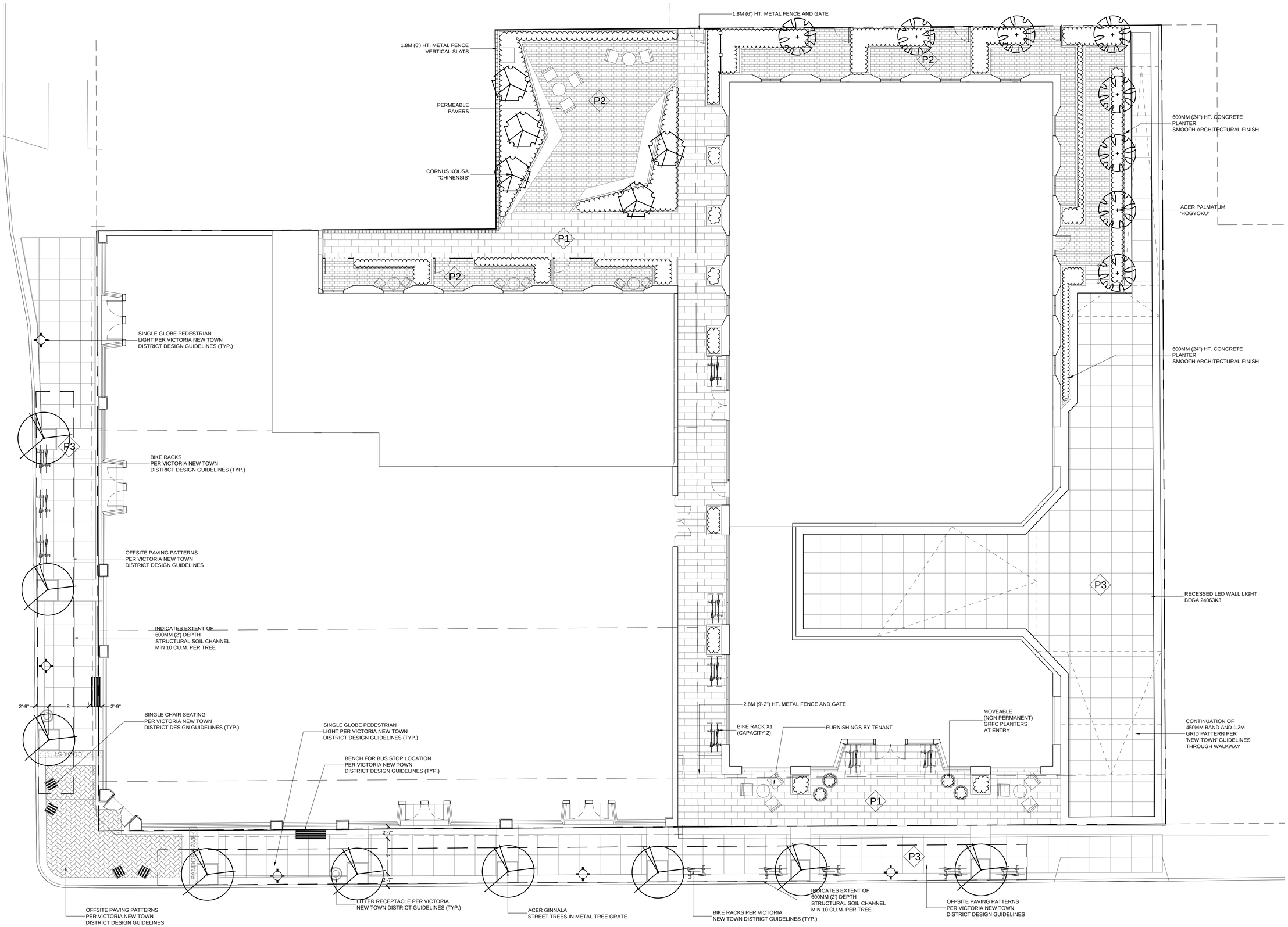
AIBC Digital Signature
6313
ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
20190912

| DATE | REVISION | DESCRIPTION |
|---|---|---|
| 2019-09-13 | 1 | REVISED FOR REZONING |
| 2019-05-15 | 0 | ISSUED FOR REZONING |

**PARKWAY**

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

# A822
Illuminance Analysis




©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 19.SEP.11 | REZONING | BA |
| 1 | 21.AUG.19 | REV. PER CITY/CLIENT COMMENTS | BA |
| - | 19.JUL.29 | 30% BP SUBMISSION | BA |

CLIENT:

PROJECT:

**PARKWAY**
**MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE**
**VICTORIA, BC**

DRAWING TITLE:

# LANDSCAPE PLAN

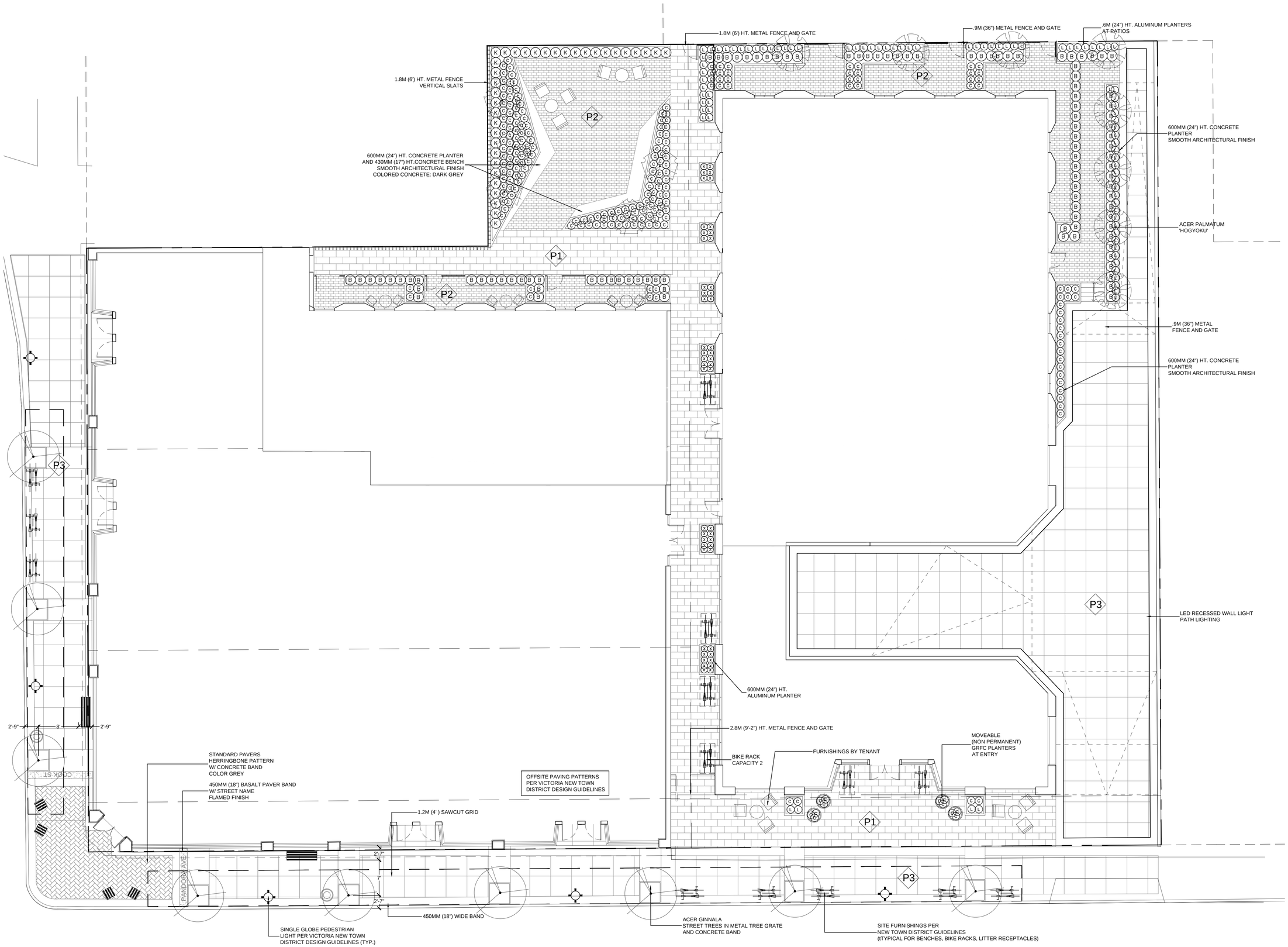
| | |
|---|---|
| DATE: | 19.JUL.10 |
| SCALE: | 1:100 |
| DRAWN: | BA |
| DESIGN: | BA |
| CHK'D: | |

DRAWING NUMBER: **L1**

OF 5

PMG PROJECT NUMBER: **18240**

18240-4.ZIP




©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 19.SEP.11 | REZONING | BA |
| 1 | 21.AUG.19 | REV. PER CITY/CLIENT COMMENTS | BA |
| - | 19.JUL.29 | 30% BP SUBMISSION | BA |

CLIENT:

PROJECT:

**PARKWAY**
**MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE**
**VICTORIA, BC**

DRAWING TITLE:

# SHRUB PLAN

DATE: 19.JUL.10
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHK'D:

DRAWING NUMBER: **L2**

**OF 5**

PMG PROJECT NUMBER: **18240**

18240-4.ZIP

## PLANT SCHEDULE

PMG PROJECT NUMBER: 18240

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 9 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | 4.0M HT; 1.8M STD |
| | 8 | ACER PALMATUM 'HOGYOKU' | JEWEL JAPANESE MAPLE | 3M HT; B&B; UPRIGHT FORM |
| | 5 | CORNUS KOUSA 'CHINENSIS' | CHINESE KOUSA DOGWOOD | 3M HT; TREE FORM; B&B |
| SHRUB | | | | |
| B | 102 | BUXUS MICROPHYLLA KOREANA | KOREAN BOXWOOD | #3 POT; 40CM |
| GRASS | | | | |
| K | 35 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | #1 POT |
| X | 124 | CALAMAGROSTIS BRACHYTRICHA | KOREAN FEATHER REED GRASS | #1 POT |
| C | 224 | CAREX OSHIMENSIS | JAPANESE SEDGE | #1 POT |
| PERENNIAL | | | | |
| L | 87 | LAVENDULA ANGUSTIFOLIA 'MUNSTEAD' | ENGLISH LAVENDER; COMPACT; VIOLET-BLUE | #2 POT |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.


CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'


BUXUS M. KOREANA


CAREX OSHIMENSIS


LAVENDULA 'MUNSTEAD'



CALAMAGROSTIS BRACHYTRICHA


ACER PALMATUM 'HOGY0KU'


CORNUS K. CHINESIS


ACER GINNALA

## ROOF LANDSCAPE LEGEND

| KEY | DESCRIPTION |
|---|---|
| G1 | SEDUM TILE - ETERA 'COLOR MAX' |
| G2 | SEDUM TILE - ETERA 'ALL SEASONS' |
| G3 | SEDUM TILE - ETERA 'BLUE MIX' |
| G4 | BASALT GRAVEL - 50MM CLEAR |


G1 - 'COLOR MAX'


G2 - 'ALL SEASONS'


G3 - 'BLUE MAX'


G4 - 50MM CLEAR BASALT GRAVEL


ALUMINUM PLANTER - MEWS AND PATIOS
POWDERCOAT: BLACK

## LIGHTING LEGEND

| KEY | DESCRIPTION |
|---|---|
| | SINGLE GLOBE PEDESTRIAN LIGHT<br>PHILLIPS MICENAS LED4 OR APPROVED EQUIVALENT<br>BDP791 LED43-4S/740 II DS50 GF BK 76 |


SINGLE GLOBE PEDESTRIAN LIGHTING

## MATERIALS LEGEND

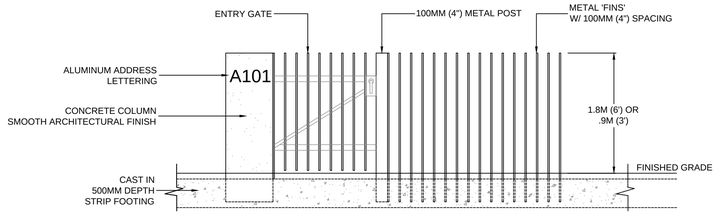
| KEY | DESCRIPTION |
|---|---|
| P1 | BARKMAN BROADWAY PAVER<br>24X12", COLOR GREY |
| P2 | EXPOCRETE AQUAROC STANDARD SIZE, PERMEABLE PAVER<br>COLOR GREY |
| P3 | 450MM (18") CONCRETE BAND W/ 1.2M SAWCUT<br>GRID PER VICTORIA NEW TOWN GUIDELINES |


P1 - BARKMAN BROADWAY 24X12"


P2 - EXPOCRETE AQUAROC PERMEABLE PAVER



1.8M (6') HT. PERIMETER FENCE AND 1.07M (42") HT. PATIO GATES



1.8M and .9M HT. VERTICAL SLAT FENCE AND GATE
1:25

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 19.SEP.11 | REZONING | BA |
| 1 | 21.AUG.19 | REV. PER CITY/CLIENT COMMENTS | BA |
| - | 19.JUL.29 | 30% BP SUBMISSION | BA |

CLIENT:

PROJECT:

**PARKWAY**
**MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE**
**VICTORIA, BC**

DRAWING TITLE:

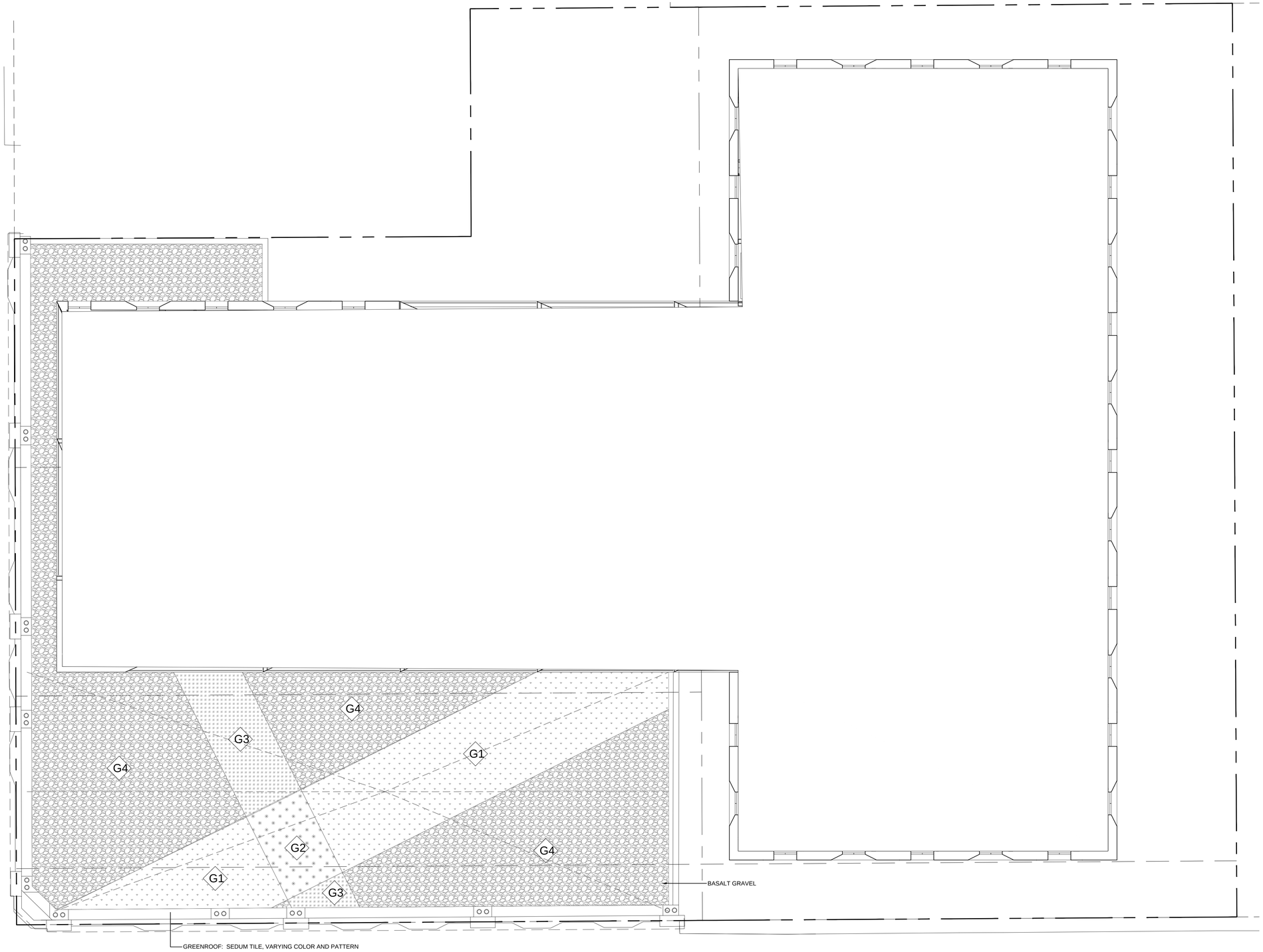
# LANDSCAPE DETAILS

DATE: 19.JUL.10
SCALE: AS SHOWN
DRAWN: BA
DESIGN: BA
CHK'D:

DRAWING NUMBER: **L3**
OF 5

PMG PROJECT NUMBER: **18240**

18240-4.ZIP




©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 19.SEP.11 | REZONING | BA |
| 1 | 21.AUG.19 | REV. PER CITY/CLIENT COMMENTS | BA |
| - | 19.JUL.29 | 30% BP SUBMISSION | BA |

CLIENT:

PROJECT:

**PARKWAY**
**MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE**
**VICTORIA, BC**

DRAWING TITLE:

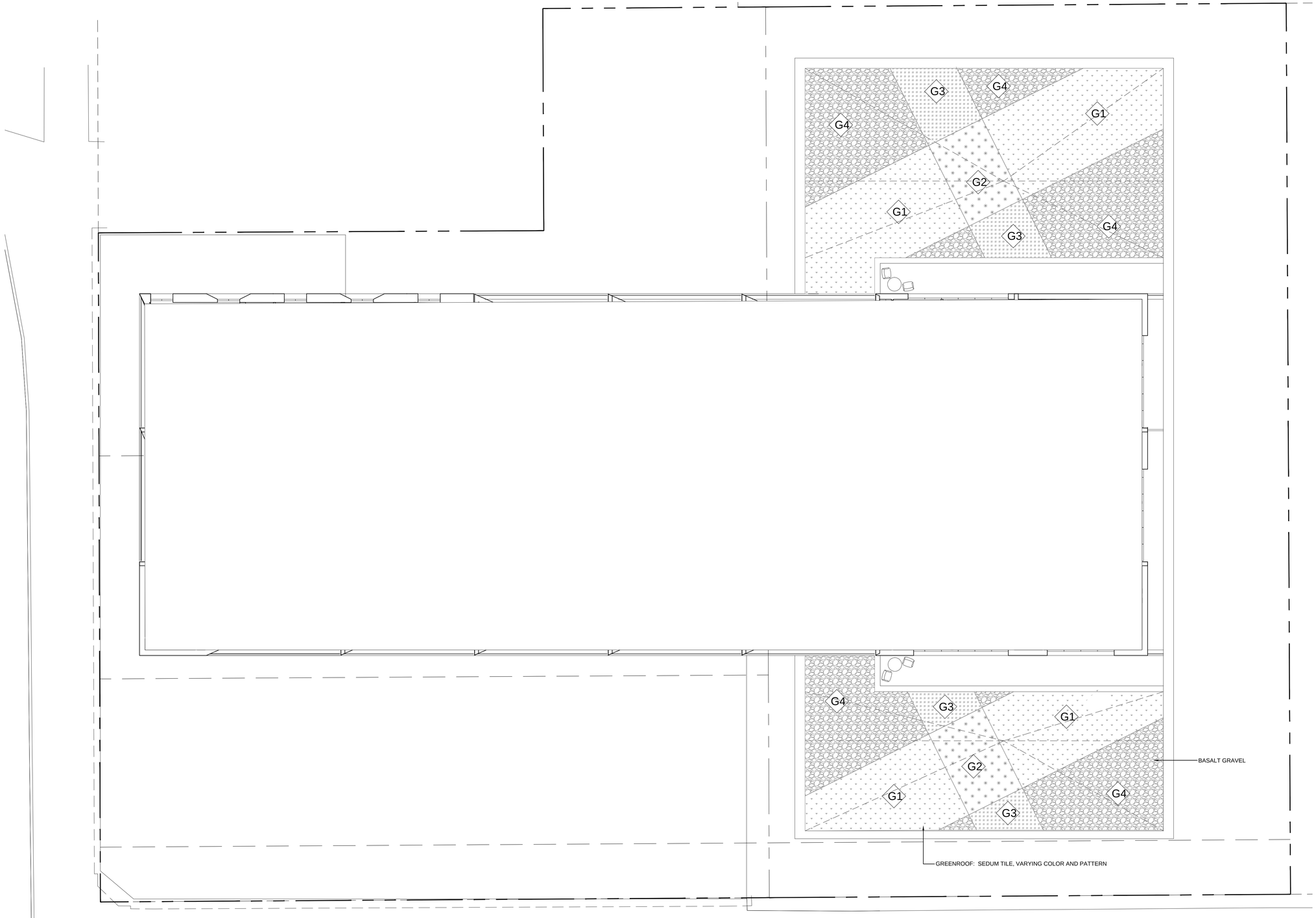
# LEVEL 3 ROOF LANDSCAPE

DATE: 19.JUL.10
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHK'D:

DRAWING NUMBER: **L4** OF 5

PMG PROJECT NUMBER: **18240**

18240-4.ZIP




©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 19.SEP.11 | REZONING | BA |
| 1 | 21.AUG.19 | REV. PER CITY/CLIENT COMMENTS | BA |
| - | 19.JUL.29 | 30% BP SUBMISSION | BA |

CLIENT:

PROJECT:

**PARKWAY**
**MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE**
**VICTORIA, BC**

DRAWING TITLE:

# LEVEL 5 ROOF LANDSCAPE

DATE: 19.JUL.10
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHK'D:

DRAWING NUMBER: **L5**

OF 5

18240-4.ZIP

PMG PROJECT NUMBER: **18240**

# PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: (if separate) At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout; Rough Grading, Growing Medium – quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting –plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions, plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.
.1.7 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

# PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

2.1 Retention of Existing Trees where shown on drawings.
2.2 Finish Grading and Landscape Drainage.
2.3 Supply and placement of growing medium.
2.4 Testing of imported growing medium and/or site topsoil;
2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
2.6 Preparation of planting beds; supply of plant material and planting.
2.7 Preparation of rough grass areas, supply of materials and seeding.
2.8 Preparation of lawn areas, supply of materials and sodding.
2.9 Supply and placement of bark mulch.
2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

| Applications | Low Traffic Areas. Trees and Large Shrubs | High Traffic Lawn Areas | Planting Areas and Planters |
|---|---|---|---|
| Growing Medium Types | 2L | 2H | 1P |
| **Texture** | **Percent Of Dry Weight of Total Growing Medium** | | |
| Coarse Gravel: larger than 25mm | 0 – 1% | 0 – 1% | 0 – 1% |
| All Gravel: larger than 2mm | 0 – 5% | 0 – 5% | 0 – 5% |
| | **Percent Of Dry Weight of Growing Medium Excluding Gravel** | | |
| Sand: larger than 0.05mm smaller than 2.0mm | 50 – 80% | 70 – 90% | 40 – 80% |
| Silt: larger than 0.002mm smaller than 0.05mm | 10 – 25% | 0 – 15% | 10 – 25% |
| Clay: smaller than 0.002mm | 0 – 25% | 0 – 15% | 0 – 25% |
| Clay and Silt Combined | maximum 35% | maximum 15% | maximum 35% |
| Organic Content (coast): | 3 – 10% | 3 – 5% | 10 – 20% |
| Organic Content (interior): | 3 – 5% | 3 – 5% | 15 – 20% |
| Acidity (pH): | 6.0 – 7.0 | 6.0 – 7.0 | 4.5 – 6.5 |
| 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. | | |

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (2S), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non-biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert; durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

# PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site – protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
4.1 On-grade:
.4.1.1 Seeded and sodded lawn.....6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers.....18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan.....9" (225mm)
.4.1.4 Tree & large shrub pits.....depth to conform to depth of rootball – width shall be at least twice the width of the root ball with saucer shaped sides.
4.2 On-Slab:
.4.2.1 Irrigated lawn.....9" (210mm)
.4.2.2 Groundcover areas.....12" (300mm)
.4.2.3 Lawn without automatic irrigation.....12" (300mm)
.4.2.4 Shrub & groundcover areas.....18" (450mm)
.4.2.5 Trees and specimen shrubs.....30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25–50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA – SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
4.1 Analysis of the seed mixture
4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 – 50% sulphur urea coated , 112 kg/hal(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight) Conform to Canadian Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

# PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS – SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

| Area | Description | Quality Grade | Major Species |
|---|---|---|---|
| CLASS 1 | Lawn; all areas noted on drawings as lawn in urban development sites including boulevard grass | No. 1 Premium | Kentucky Blue for sun; Fescues for shade |
| CLASS 2 | Grass – public parks, industrial and institutional sites | No. 2 Standard | same |
| CLASS 3 | Rough Grass | see hydroseeding | |
| SPECIAL | | | |

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 – 10cm). Comply with requirements of Canadian Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7–10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
8.2 Allow a minimum of 5 days prior to delivery for request to substitiute.
8.3 Substitutions are subject to Canadian Landscape Standard – definition of Conditions of Availability.

.9 Plant Species & Location:
9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 Ft.) diameter circle centered on the tree.

.13 Staking of Trees:
13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 Ft. in soil. Do not drive stake through rootball.
13.2 Leave the tree carefully vertical.
13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie – available from DeepRoot.
13.4 Coniferous Trees over 6 Ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
13.5 Trees 6 Ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 – 3" (65 – 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 Ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 – Watering and generally as follows:
17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
17.5 Repair tree guards, stakes, and guy wires, when necessary.
17.6 Maintain areas relatively weed free (Appearance level 2, Canadian Landscape Standard, Chapter 13).
17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

# PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three – Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mmlor alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 – 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: Canadian Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14-2, Maintenance Level 2 "Groomed".

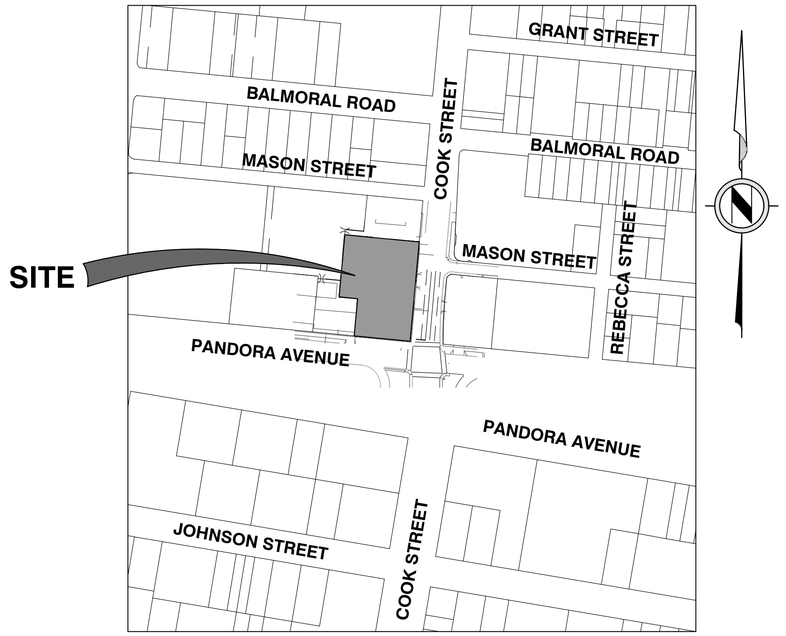
.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 15st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the 1welve month period of establishment maintenance fertilize strubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each hme they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 4.9 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming: According to soil analysis
.9.5 Mowing and Trimming – All areas: The first four cuts shall be a sharp rotary type mower.

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

**Aplin & Martin Consultants Ltd.**
**#1818 – 1177 West Hastings Street, Vancouver, B.C. V6E 2K3**
**Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com**




**SITE LOCATION PLAN**

SCALE 1: 2000

## DRAWING INDEX

18-010-01 COVER SHEET
18-010-02 KEY PLAN & GENERAL NOTES
18-010-03 SERVICING & GRADING PLAN

**NOT FOR CONSTRUCTION**

## CLIENT:

**DISTRICT GROUP**

SUITE 200 - 8808 HEATHER STREET, VANCOUVER, BC, V6P 3T1
PH. 604-322-5762

## PROJECT:

**PARKWAY - MIXED-USE DEVELOPMENT**

1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA, BC

**MUNICIPAL PROJECT No. XXX**

**APLIN & MARTIN PROJECT No. 18-010**




**NOT FOR CONSTRUCTION**

## GENERAL

1. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), UNLESS OTHERWISE NOTED.
3. ANY REVISIONS TO THESE DRAWINGS SHALL BE APPROVED BY THE CITY'S REPRESENTATIVE. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO THE APPROVAL OF THESE DRAWINGS BY THE CITY'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE CITY'S PERMIT TO WORK WITHIN THE ROAD ALLOWANCE A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL SUBMIT PROOF OF CONTRACTOR LIABILITY INSURANCE TO THE CITY'S REPRESENTATIVE AS PER THE CITY'S SPECIFICATIONS.
6. ALL BUILDINGS & ROADS ARE TO BE LOCATED BY COORDINATES AS CALCULATED BY A B.C. LAND SURVEYOR.
7. THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO CONSTRUCTION TO SCHEDULE AN ONSITE PRE CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING AND INSPECTION WILL BE DISCUSSED.
8. CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING WATER, STORM AND SANITARY CONNECTIONS IN THE VICINITY OF THE SITE. REPORT TO THE ENGINEER ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION
9. ALL OR ANY EXISTING UNDERGROUND UTILITES ARE NOT NECESSARILY SHOWN. EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND ALL UTILITY COMPANIES CONTACTED PRIOR TO INSTALLING ANY NEW UNDERGROUND SERVICES.
10. THE CONTRACTOR'S SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THE CONSULTING ENGINEERING FIRM SHALL BE NOTIFIED IMMEDIATELY.
11. WORKSAFE BC SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE REGISTERED WITH WORKSAFE BC AND SHALL SUBMIT PROOF OF REGISTRATION TO THE TOWN'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO ALL APPLICABLE REGULATIONS OF WORKSAFE BC.
12. ALL DIMENSIONS SHALL BE IN METRIC UNLESS OTHERWISE NOTED. METRES SHALL BE EXPRESSED IN DECIMALS, MILLIMETERS IN WHOLE NUMBERS. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE FOLLOWING PLANS TO THE CITY'S REPRESENTATIVE FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION COMMENCING.
    * TRAFFIC MANAGEMENT PLAN.
    * EROSION AND SEDIMENT CONTROL PLAN FOR CONSTRUCTION.
    * TREE PRESERVATION PLAN.
14. LEGAL SURVEY MONUMENTS SHALL BE REPLACED BY A BC LAND SURVEYOR, TO CITY SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE IF DESTROYED OR DAMAGED DURING CONSTRUCTION. THIS ALSO PERTAINS TO MONUMENTS THAT REQUIRE RAISING OR RELOCATING. THE CONTRACTOR SHALL NOTIFY THE CITY'S REPRESENTATIVE THREE WORKING DAYS IN ADVANCE OF THE WORK AFFECTING SURVEY MONUMENTS.
15. WHERE A TRENCH IS UNDER OR WITHIN 1.0 METRES OF THE ROADWAY OR DRIVEWAY EDGE, FULL DEPTH GRANULAR BACKFILL SHALL BE USED.
16. AFTER CONSTRUCTION, WORK AREAS AND EXISTING FEATURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.
17. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN UPGRADES.
18. ALL SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE GUIDELINES AND REGULATIONS.
19. THE ENGINEER OF RECORD SHALL SUBMIT AS-CONSTRUCTED DRAWINGS TO THE CITY'S REPRESENTATIVE.
20. THE CONTRACTOR SHALL EMPLOY APPROPRIATE EROSION & SEDIMENT CONTROL MEASURE, APPROVED BY THE CITY'S REPRESENTATIVE TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM AND WATERCOURSES. REGULAR, ONGOING INSPECTION OF SEDIMENT CONTROL SHALL BE CARRIED OUT TO ENSURE CONTINUOUS PROTECTION.

PROP. SANITARY SEWER ——S——
PROP. STORM SEWER ——D— — —
PROP. WATER MAIN ——W— - —
EX. SANITARY SEWER ——S——
EX. STORM SEWER ——D— — —
EX. WATER MAIN ——W— - —
EXISTING FENCE —)(—)(—)(—

## STORM SEWER

1. DO NOT PLUG OR ABANDON AN EXISTING STORM DRAINAGE CONNECTION WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
2. ALL STORM SEWER AND BEDDING MATERIALS TO BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONTRACT DOCUMENTS (MMCD) REQUIREMENTS.
3. ALL EXISTING CULVERTS AND STORM DRAIN SYSTEMS THAT ARE TO BE ABANDONED SHALL BE INSPECTED FOR EXISTING STORM SERVICE LEADS. ALL EXISTING LEADS ARE TO BE CONNECTED TO THE NEW STORM SEWER SYSTEM.
4. ALL PIPING AND RELATED APPURTENANCES TO BE INSPECTED AND APPROVED PRIOR TO BACKFILLING OF TRENCH.
5. ALL MANHOLES ARE TO BE A MINIMUM OF 1050mm DIAMETER UNLESS OTHERWISE NOTED.
6. ALL STORM PIPES TO BE PVC SDR35.
7. ALL TYPICAL TRENCH SECTION DETAILS TO FOLLOW MMCD SPECIFICATION DRAWING G4, UNLESS OTHERWISE NOTED BY THE CITY'S REPRESENTATIVE.
8. ALL PAVEMENT RESTORATION TO FOLLOW MMCD SPECIFICATION DWG. G5.
9. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND INVERTS OF EXISTING STORM SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
10. CATCHBASIN RIM ELEVATIONS GIVEN ARE THE ELEVATION OF THE SURFACE INLET.
11. TIE-INS OF PROPOSED MAINS TO EXISTING STORM SEWER MAINS SHALL BE INSPECTED BY CITY'S REPRESENTATIVE.
12. ALL STORM DRAIN SERVICE CONNECTIONS SHALL BE MINIMUM 100mm IN DIAMETER.
13. THE CONTRACTOR SHALL VIDEO INSPECT ALL COMPLETED STORM DRAIN LINES ON PUBLIC AND PRIVATE PROPERTY FOLLOWING COMPLETION OF INSTALLATION. VIDEO REPORTS SHALL BE SUBMITTED TO THE CITY'S REPRESENTATIVE. SHOULD THE VIDEO INDICATE APPARENT DEFICIENCIES, ADDITIONAL TESTING AND/OR REPLACEMENT SHALL BE REQUIRED AT THE DIRECTION OF THE CITY'S REPRESENTATIVE. AT THE CONTRACTOR'S EXPENSE. ALL STORM DRAIN LINES, CATCH BASINS, MANHOLES, ETC., SHALL BE CLEANED THOROUGHLY UPON COMPLETION OF CONSTRUCTION. AT THE END OF THE ONE-YEAR WARRANTY PERIOD, ALL LINES SHALL AGAIN BE VIDEO INSPECTED AND THE RESULTS SUBMITTED TO THE CITY'S REPRESENTATIVE.

## SANITARY SEWER:

1. ALL SANITARY SEWER MATERIALS SHALL BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL COMPLETE AND SUBMIT THE CITY'S APPLICATION FOR SANITARY SEWER CONNECTION DOCUMENT FOR ALL REQUIRED SANITARY SEWER CONNECTIONS TO THE CITY'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND INVERTS OF EXISTING SANITARY SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
4. NEW SEWER LINES TIED INTO EXISTING LINES SHALL BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
5. TIE-INS OF PROPOSED MAINS TO EXISTING SANITARY SEWER MAINS SHALL BE INSPECTED BY CITY'S REPRESENTATIVE.
6. FOR EXISTING PIPES OR SERVICE CONNECTIONS THAT ARE TO BE ABANDONED, THE CONTRACTOR SHALL CAP ENDS AND FILL WITH CDF OR APPROVED ALTERNATIVE, AS DIRECTED BY THE CITY'S REPRESENTATIVE. EVIDENCE OF THIS (SUCH AS WITH PHOTOGRAPHS), SHALL BE PROVIDED TO THE CITY'S REPRESENTATIVE PRIOR TO BACKFILL. THE ABANDONED PIPE SHALL BE NOTED ON THE AS-CONSTRUCTED DRAWING.
7. TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH INSPECTION AUTHORIZED BY THE CITY'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL VIDEO INSPECT ALL COMPLETED SANITARY SEWER LINES ON PUBLIC AND PRIVATE PROPERTY FOLLOWING COMPLETION OF INSTALLATION. VIDEO REPORTS SHALL BE SUBMITTED TO THE CITY'S REPRESENTATIVE. SHOULD THE VIDEO INDICATE APPARENT DEFICIENCIES, ADDITIONAL TESTING AND/OR REPLACEMENT SHALL BE REQUIRED AT THE DIRECTION OF THE CITY'S REPRESENTATIVE, AT THE CONTRACTOR'S EXPENSE. ALL SANITARY SEWER LINES, MANHOLES, ETC, SHALL BE CLEANED THOROUGHLY UPON COMPLETION OF CONSTRUCTION. AT THE END OF THE ONE-YEAR WARRANTY PERIOD ALL LINES SHALL AGAIN BE VIDEO INSPECTED AND THE RESULTS SUBMITTED TO THE CITY'S REPRESENTATIVE.

## WATER:

1. ALL WATER & BEDDING MATERIALS TO MEET MMCD & BC PLUMBING CODE 2018 REQUIREMENTS.

## ROADWORKS AND SIDEWALKS:

1. SEE PLAN AND PROFILE DRAWINGS FOR TYPICAL ROAD CROSS-SECTIONS.
2. LOOSE OR ORGANIC MATERIALS SHALL BE EXCAVATED FROM ROADWAY.
3. SUB-BASE AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
4. EXISTING APPURTENANCES SUCH AS VALVE BOXES, MANHOLES, ETC., SHALL BE ADJUSTED TO FINISHED GRADE.
5. THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND CONCRETE SHALL BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND STANDARD DETAIL DRAWINGS APPLICABLE AT THE TIME OF CONSTRUCTION. WEATHER CONDITIONS SHALL ALSO BE IN CONFORMANCE WITH MMCD SPECIFICATIONS. SHOULD DEVIANCES BE ALLOWED FROM THESE SPECIFICATIONS BY THE CITY'S REPRESENTATIVE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THEIR WORKMANSHIP.

## NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

LEGAL DESCRIPTION: SITE PLAN OF AMENDED LOT 14 (DD 106561 I), LOTS 15 & 16, LOT 2, PLAN VIP75915 OF SUBURBAN LOT 15
B.M. MONUMENT NO. 16-64A ELEVATION: 27.355m
LOCATED AT COOK STREET & PANDORA AVENUE

| REV. NO. | DESCRIPTION | DR | CH | DATE | APP |
|---|---|---|---|---|---|
| 00 | FOR DISCUSSION | VG | SL | 11/02/19 | SL |
| 01 | ISSUED FOR DEVELOPMENT PERMIT | VG | SL | 09/05/19 | SL |
| 02 | ISSUED FOR 30% BP SUBMISSION | VG | SL | 19/08/19 | SL |
| 03 | DEVELOPMENT PERMIT COMMENTS ADDRESSED | CL | SL | 11/09/19 | SL |

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. Canada V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT:
**DISTRICT GROUP**
SUITE 200 - 8809 HEATHER STREET, VANCOUVER, BC, V6P 3T1
PH. 604-322-5762

PROJECT:
**PARKWAY - MIXED USE DEVELOPMENT**
1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA BC

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: **KEY PLAN & GENERAL NOTES**
DESIGN: VG CHECK: SL
DRAWN: VG APPR: SL
A & M FILE: **18-010**
PROJECT NO. .
SCALE : HORZ. 1:500 VERT. N/A
DRAWING DATE: **FEBRUARY 2019**
DRAWING NO. .
A & M DRAWING NO. **18-010 -02**
SHEET NO. **02 OF 03**
REV. **02**

0 5 1:500 25m

Sep 11, 2019 - 8:50am - M:\2018\18-010 PARKWAY\CAD\PLAN\18-010 - 02 KEY PLAN & GENERAL NOTES.dwg

PROP. BUILDING OUTLINE (TYP.)

PROPOSED RAMP TO U/G PARKADE

PROPOSED DRIVEWAY

PROP. FIRE DEPARTMENT'S SIAMESE CONNECTION

PROPOSED BUILDING

EX. DRIVEWAY LETDOWN TO BE REMOVED & CONCRETE SIDEWALK WITH BARRIER CURB & GUTTER TO BE INSTALLED

PROP. 200ø PVC DR18 WATER SERVICE CONNECTION

PROP. SANITARY SERVICE CONNECTION @ MIN. 2% TO MAIN

PROPOSED BUILDING

PROP. STORM SERVICE CONNECTION @ MIN. 2% TO MAIN

ADDITIONAL EX. SANITARY SERVICE CONNECTION ON EX. SITE DE-COMMISSIONED & CAPPED OFF DURING CONSTRUCTION, & ABANDONED POST CONSTRUCTION

ADDITIONAL EX. STORM SERVICE CONNECTION ON EX. SITE DE-COMMISSIONED & CAPPED OFF DURING CONSTRUCTION, & ABANDONED POST CONSTRUCTION

PROP. CONCRETE SIDEWALK. SEE LANDSCAPE DWGS FOR DETAILS

SITE BOUNDARY

EX. HERITAGE BUILDING FACADE TO BE RETAINED (TYP.)

RETAIN EX. BARRIER CURB & GUTTER THIS SECTION

EXISTING WATER SERVICE TO BE CAPPED OFF & ABANDONED

PROP. CONCRETE DRIVEWAY LETDOWN TO SERVICE PROPOSED DRIVEWAY RAMP INTO UNDERGROUND PARKING, & LOADING BAY

PROP. BARRIER CURB & GUTTER

EX. ROAD PAVEMENT TO BE REMOVED & REINSTATED AFTER PIPE TRENCHING WORK COMPLETED (TYP.)

PROP. 200ø WATER SERVICE CONNECTION TO BE CONNECTED TO 300ø WATERMAIN C/W 200ø GATE VALVE

PROP. SANITARY SEWER TO CONNECT TO EX. 200ø SANITARY MAIN

PROP. STORM SEWER TO CONNECT TO EX. 200ø STORM MAIN

PROP. BARRIER CURB & GUTTER – NORTH OF THIS POINT

MASON STREET

COOK STREET

PANDORA AVENUE

Plan 9091

"Franklin Green"

Plan VIP75915

Strata Plan 1616

Amd 14 (DD 106561 I)

Lease Plan VAP53205

Lease Plan VAP53205

Lease Plan VAP53205

Lease Plan 31487 (Area B)

Existing Building Outline "Wellburna Building"

Existing Building Outline "Wellburna Building"

Existing Building Outline "Wellburna Building"