PROJECT INFORMATION

CIVIC ADDRESS

1230 GRANT STREET 1209,1218,1219,1220, and 1226 NORTH PARK STREET **1219 VINING STREET**

1235 CALEDONIA AVENUE 1211 GLADESTONE AVENUE

LEGAL DESCRIPTION

LOT 4 VIP205 SECTION SR VICTORIA LOT 5 VIP205 SECTION SR VICTORIA LOT 6 VIP205 SECTION SR VICTORIA LOT 7 VIP205 SECTION SR VICTORIA N 56' OF LOT 8 VIP205 SECTION SR VICTORIA **REM LOT 8 VIP205 SECTION SR VICTORIA** LOT 9 VIP205 SECTION SR VICTORIA LOT 18 VIP205 SECTION SR VICTORIA LOT A SECTION 53, SPRING RIDGE, VIP55528

SITE AREA 8681.1 SM

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE DEVELOPMENT OF 158 AFFORDABLE HOUSING RESIDENTIAL UNITS AND SUPPO FACILITIES IN 2 APARTMENT AND 3 TOWNHOUSE BUILDIN OVER ONE BASEMENT LEVEL OF PARKADE.

BCBC 4 STOREYS	ZONING 4 STOREYS
3 STOREYS	5 STOREYS 4 STOREYS
3 STOREYS	3 STOREYS
3 STOREYS	3 STOREYS
BCBC	
872 SM	
875 SM	
653 SM	
652 SM	
260 SM	
	4 STOREYS 5 STOREYS 3 STOREYS 3 STOREYS 3 STOREYS BCBC 872 SM 875 SM 653 SM 652 SM

GROSS BUILDING AREAS BCBC ZONING <u>PARKADE</u> 3905 SM 275 SM*

* AREA OF PARKADE EXCLUDING EXTERIOR WALLS, VEH AND BICYCLE PARKING AND CIRCULATION.

APARTMENT 1 LEVEL 1 LEVEL 2 LEVEL 3 <u>LEVEL 4</u> TOTAL	800 SM 872 SM 872 SM 723 SM 3267 SM	776 SM 850 SM 850 SM <u>704 SM</u> 3180 SM
APARTMENT 2 LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4 <u>LEVEL 5</u> TOTAL	784 SM 656 SM 831 SM 831 SM 690 SM 3792 SM	760 SM 637 SM 809 SM 809 SM <u>672 SM</u> 3687 SM
<u>TOWNHOUSE 1</u> LEVEL 0 LEVEL 1 LEVEL 2 <u>LEVEL 3</u> TOTAL	601 SM 603 SM 608 SM 645 SM 2457 SM	
TOWNHOUSE 2 LEVEL 0 LEVEL 1 LEVEL 2 LEVEL 3 TOTAL	645 SM 607 SM 607 SM 645 SM 2504 SM	0 SM 590 SM 590 SM <u>632 SM</u> 1812 SM
<u>TOWNHOUSE 3</u> LEVEL 1 LEVEL 2 <u>LEVEL 3</u> TOTAL	231 SM 243 SM 253 SM 727 SM	222 SM 235 SM <u>246 SM</u> 703 SM
RESIDENTIAL UNIT SUMMARY APARTMENTS 1 & 2 14 STUDIO @ 38 ONE BED @ 7 ACCESSIBLE ONE BED @ 14 TWO BED @ 5 ACCESSIBLE TWO BED @ 12 THREE BED @ 1 ACCESSIBLE THREE BED @ 6 FOUR BED @ 97 TOTAL	34 SM 47 - 49 SM 53 SM 61 - 76 SM 71 SM 78 - 88 SM	
TOWNHOUSES 1 -3 55 TWO BED @ 2 ACCESSIBLE TWO BED @ 2 THREE BED @ 4 FOUR BED @ 61 TOTAL	81 - 90 SM 104 SM 118 SM <u>130 SM</u>	
VEHICLE PARKING PARKADE 112 <u>SURFACE 0</u> TOTAL 112		
BICYCLE PARKINGLONG TERM194SHORT TERM30TOTAL224		

	VICTORIA ZONING BYLAW SUMMARY	CODE ANALYSIS	<u>CO</u>
	ZONING	REFERENCE DOCUMENT BCBC 2018,	<u>TO'</u>
T	R-K R-2	PARKADE	OC
		OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)	
	USE	BELOW GRADE PARKADE -	OC
	RESIDENTIAL	GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL	
	FLOOR SPACE RATIO	OCCUDANCY SEDADATIONS (TABLE 2.1.2.1)	BU 3.2
	GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA	OCCUPANCY SEPARATIONS (TABLE 3.1.3.1) BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND	3.2
	11754/8681.1 = 1.35	SEPARATED FROM THE FLOORS OF ALL BUILDINGS ABOVE BY A 2 HOUR	
		FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.	
	SITE COVERAGE		
	AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA 3544/8681.1 = 41%	BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY	
	3344/0001.1 - 41/0	3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA, SPRINKLERED FIRE SUPPRESSION - FULL SPRINKLERED	
	OPEN SITE SPACE	ALLOWABLE HEIGHT - ANY HEIGHT	
	SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)	ALLOWABLE AREA - ANY AREA	AC
	8681.1 - 3460 = 5221.1	CONSTRUCTION - NON COMBUSTIBLE	
	OPEN SITE SPACE/ SITE AREA 5221.1/ 8681.1 = 49%	FLOOR ASSEMBLIES - 2 HOUR	
	5221.17 6081.1 - 4976	SUPPORTING WALLS AND STRUCTURE - 2 HOUR	
58	AVERAGE GRADE (GEODETIC)	ACTUAL SIZE AND CONSTRUCTION	
SUPPORT UILDINGS	(SEE SITE PLAN FOR GRADE CALCULATION).	FIRE SUPPRESSION - FULL SPRINKLERED	
OILDINGO	APARTMENT 1 33.5 M	HEIGHT - 1 STOREY	
	APARTMENT 2 33.4 M TOWNHOUSE 1 33.0 M	AREA - 3905 SM	то
	TOWNHOUSE 2 32.6 M	CONSTRUCTION - NON COMBUSTIBLE FLOOR ASSEMBLY - 2 HOUR	<u>TO'</u> OC
EYS, 12.0 M	TOWNHOUSE 3 32.8 M	SUPPORTING WALLS AND STRUCTURE - 2 HOUR	00
EYS, 14.78 M EYS, 11.25 M			
EYS, 10.65 M	HEIGHT OF BUILDINGS		00
EYS, 9.8 M	(AS MEASURED FROM AVERAGE GRADE).	OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1) GROUP C - RESIDENTIAL	BU
	APARTMENT 1 12.000 M	GROOP C - RESIDENTIAL	3.2
	APARTMENT 2 14.780 M	OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)	0.2
	TOWNHOUSE 1 11.250 M		
	TOWNHOUSE 2 10.650 M TOWNHOUSE 3 9.800 M	BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY	
	10WINH003E 3 9.800 M	3.2.2.51 - GROUP C, UP TO 4 STOREYS, SPRINKLERED FIRE SUPPRESSION - FULLY SPRINKLERED	
	VEHICLE PARKING	ALLOWABLE HEIGHT - 4 STOREYS	
	< 45 SM .2 X 14 = 2.8	ALLOWABLE AREA - 1800 SM (BASED ON FOUR STOREYS)	
	45 - 70 SM .5 X 58 = 29	CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE	
S, VEHICLE	<u>> 70 SM .75 X 86 = 64.5</u> SUBTOTAL 96.3 (96)	FLOOR ASSEMBLIES - 1 HOUR	AC
	SUBTOTAL 96.3 (96) VISITOR .1 X 158 = 15.8 (16)	SUPPORTING WALLS AND STRUCTURE - 1 HOUR ROOF ASSEMBLY - NONE	
	TOTAL REQUIRED 112	ROOF ASSEMBLT - NONE	
	PROVIDED 112	ACTUAL SIZE AND CONSTRUCTION	
		FIRE SUPPRESSION - FULLY SPRINKLERED	
	BICYCLE PARKING LONG TERM	HEIGHT - 4 STOREYS	
	< 45 SM 14 X 11 = 14	AREA - 872 SM CONSTRUCTION - COMBUSTIBLE	
	> 45 SM 1.25 X 144 = 180	FLOOR ASSEMBLY - 1 HOUR	<u>10'</u>
	TOTAL LONG TERM REQUIRED 194	SUPPORTING WALLS AND STRUCTURE - 1 HOUR	
	TOTAL PROVIDED 194	ROOF ASSEMBLY - NONE	
	SHORT TERM	APARTMENT 2	FIR
	RESIDENTIAL (THE GREATER OF) 1 X 158 OR 6 X 5	APARTMENT 2 OCCUDANCY CLASSIFICATIONS (TABLE 3.1.2.1)	LIK

RESIDENTIAL (THE GREATER OF) .1 X 158 OR 6 X 5 TOTAL SHORT TERM REQUIRED 30 TOTAL PROVIDED 30

ROOF ASSEMBLY - 1 HOUR

FLOOR ASSEMBLIES - 1 HOUR

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

GROUP C - RESIDENTIAL

ACTUAL SIZE AND CONSTRUCTION FIRE SUPPRESSION - FULLY SPRINKLERED HEIGHT - 5 STOREYS, 14.96 M AREA - 875 SM **CONSTRUCTION - COMBUSTIBLE** FLOOR ASSEMBLY - 1 HOUR SUPPORTING WALLS AND STRUCTURE - 1 HOUR ROOF ASSEMBLY - 1 HOUR

SUPPORTING WALLS AND STRUCTURE - 1 HOUR

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY

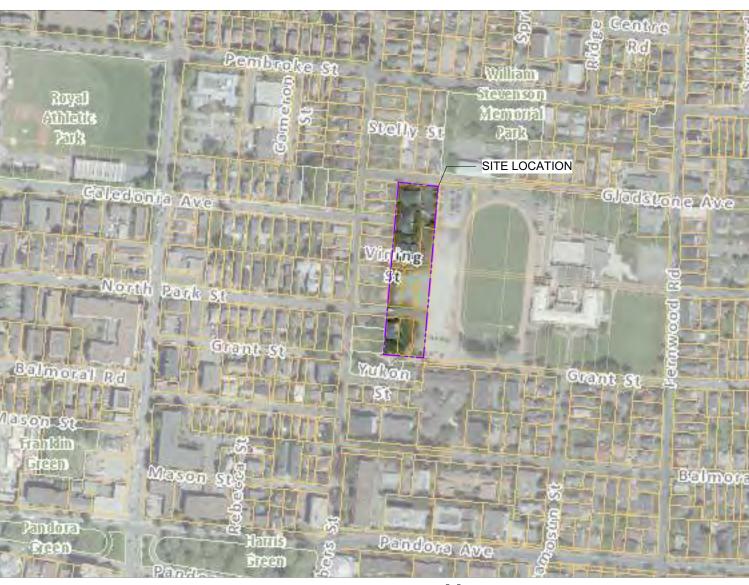
ALLOWABLE AREA - 1800 SM (BASED ON FIVE STOREYS)

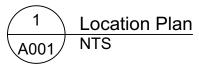
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE

3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED

ALLOWABLE HEIGHT - 6 STOREYS & 18 M

FIRE SUPPRESSION - FULLY SPRINKLERED





CODE ANALYSIS CONTINUED

<u>OWNHOUSE 1</u> **DCCUPANCY CLASSIFICATIONS** (TABLE 3.1.2.1) GROUP C - RESIDENTIAL

DCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY 3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED

FIRE SUPPRESSION - FULLY SPRINKLERED ALLOWABLE HEIGHT - 3 STOREYS ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS) **CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE** FLOOR ASSEMBLIES - 45 MIN. SUPPORTING WALLS AND STRUCTURE - 45 MIN. ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION FIRE SUPPRESSION - FULLY SPRINKLERED

HEIGHT - 3 STOREYS WITH BASEMENT AREA - 653 SM CONSTRUCTION - COMBUSTIBLE FLOOR ASSEMBLY - 45 MIN. SUPPORTING WALLS AND STRUCTURE - 45 MIN. ROOF ASSEMBLY - NONE

OWNHOUSE 2 **DCCUPANCY CLASSIFICATIONS** (TABLE 3.1.2.1) **GROUP C - RESIDENTIAL**

DCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY 3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED FIRE SUPPRESSION - FULLY SPRINKLERED ALLOWABLE HEIGHT - 3 STOREYS ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS) CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE FLOOR ASSEMBLIES - 45 MIN.

SUPPORTING WALLS AND STRUCTURE - 45 MIN. ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION

FIRE SUPPRESSION - FULLY SPRINKLERED HEIGHT - 3 STOREYS WITH BASEMENT AREA - 652 SM CONSTRUCTION - COMBUSTIBLE FLOOR ASSEMBLY - 45 MIN. SUPPORTING WALLS AND STRUCTURE - 45 MIN. **ROOF ASSEMBLY - NONE**

OWNHOUSE 3 **DCCUPANCY CLASSIFICATIONS** (TABLE 9.10.2.1) GROUP C - RESIDENTIAL

TRE-RESISTANCE RATINGS (TABLE 9.10.8.1) USE - RESIDENTIAL (GROUP C) MAXIMUM HEIGHT - 3 STOREYS MAXIMUM AREA - 600 SM CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE FLOOR ASSEMBLIES - 45 MIN. SUPPORTING WALLS AND STRUCTURE - 45 MIN. ROOF ASSEMBLY - NONE ACTUAL SIZE AND CONSTRUCTION

FIRE SUPPRESSION - FULLY SPRINKLERED HEIGHT - 3 STOREYS WITH BASEMENT AREA - 392 SM **CONSTRUCTION - COMBUSTIBLE** FLOOR ASSEMBLY - 45 MIN. SUPPORTING WALLS AND STRUCTURE - 45 MIN. **ROOF ASSEMBLY - NONE**

DRAWING INDEX

ARCHITECTURAL A001 PROJECT INFORMATION A002 SURVEY

A101 PARKADE PLAN

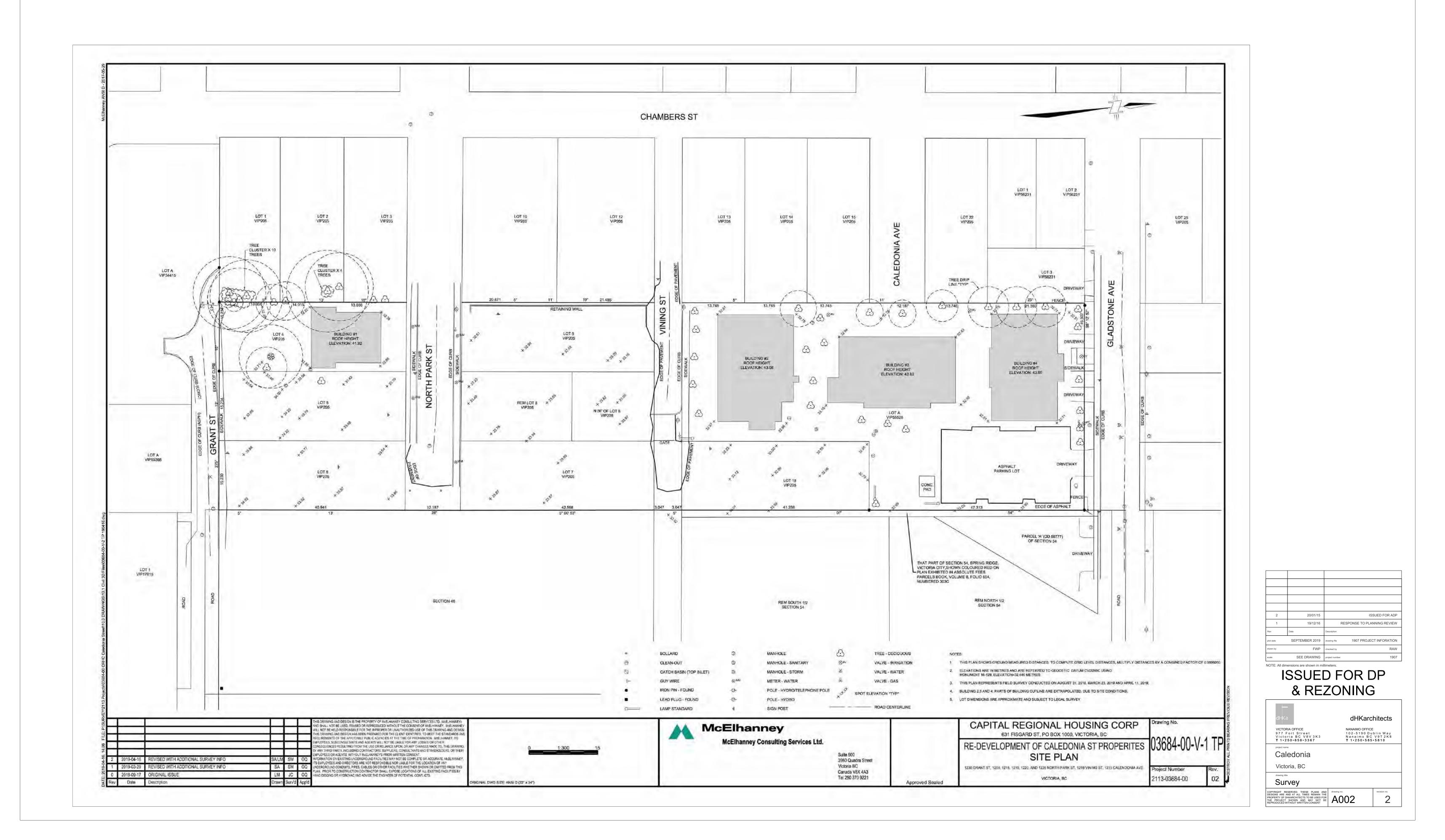
A101 PARKADE PLAN	
A201 ARCHITECTURAL SIT A202 AVERAGE GRADE CA A203 L1 PLAN A204 L2 PLAN A205 L3 PLAN A206 L4 PLAN A207 L5 PLAN A208 ROOF PLAN	
A301 ELEVATIONS - APART A302 ELEVATIONS - APART A303 ELEVATIONS - APART A304 ELEVATIONS - TOWN A305 ELEVATIONS - TOWN A306 ELEVATIONS - TOWN A307 SHADOW STUDIES A308 VIEW ANALYSIS A309 VIEW ANALYSIS A310 VIEW ANALYSIS A311 PERSPECTIVE STUDI A312 PERSPECTIVE STUDI A313 SKYLINE ANALYSIS	MENT 2 MENT 2 HOUSE 1 HOUSE 2 HOUSE 3
A401 BUILDING SECTIONSA402 BUILDING SECTIONSA403 BUILDING SECTIONSA404 BUILDING SECTIONS	
A601 L1 PLAN - APARTMEN A602 L2 PLAN - APARTMEN A603 L3 PLAN - APARTMEN A604 L4 PLAN - APARTMEN A605 L5 PLAN - APARTMEN A606 TOWNHOUSE 1 A607 TOWNHOUSE 1 A608 TOWNHOUSE 2 A609 TOWNHOUSE 2 A610 TOWNHOUSE 3	TS TS TS
A701 APARTMENT UNIT PL A702 APARTMENT UNIT PL A703 TOWNHOUSE S 1 & 2 A704 TOWNHOUSE 3 UNIT A705 AMENITY ROOM	ANS UNIT PLANS
CIVIL 19-028-REZONING CO	NCEPTUAL SERVICING
LANDSCAPE L1.01 LANDSCAPE OVERVI L1.02 LANDSCAPE MATERI L1.03 LANDSCAPE MATERI L1.04 STORMWATER MANA L1.05 TREE RETENTION & F	ALS SOUTH ALS NORTH GEMENT REMOVAL PLAN

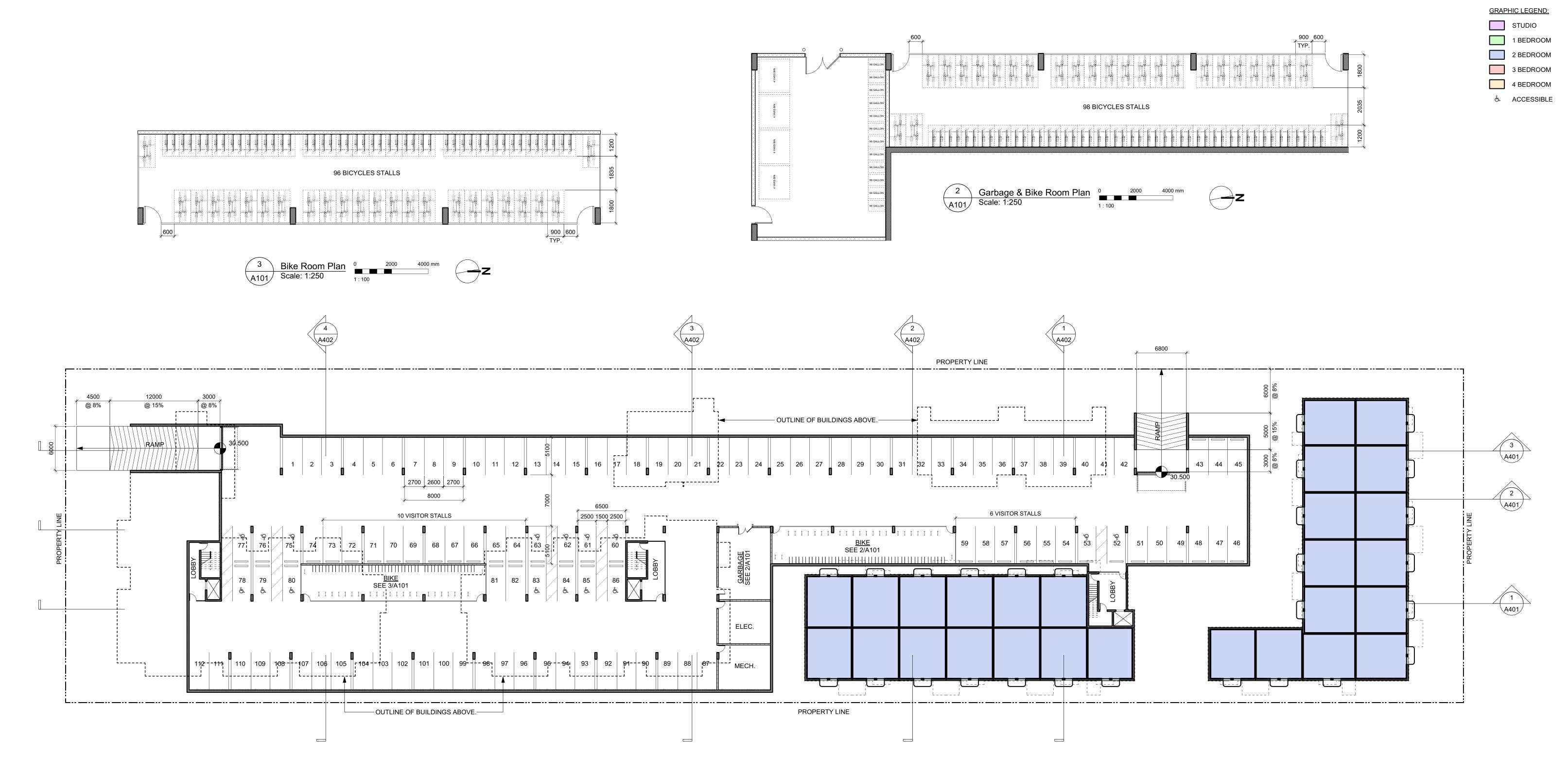
- L3.01 PLANTING PLAN SOUTH
- L3.02 PLANTING PLAN NORTH
- L5.01 LANDSCAPE SECTIONS

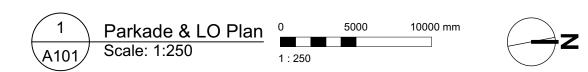
		1
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date	SEPTEMBER 2019	drawing file 1907 PROJECT INFORMATION
drawn by	FWP	checked by RAW
scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters. **ISSUED FOR DP** & REZONING

dHKa	dHKarc	hitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V3K3 T 1+250+658+3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1•250•585	blin Way V9T2K8
project name Caledonia		
Victoria, BC		
drawing title		
Project Informa	ition	
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VEHICLE PARKING C	ALCULATION
UNITS < 45 SM UNITS 45-70 SM <u>UNITS >70 SM</u> SUBTOTAL <u>VISITOR</u> TOTAL REQUIRED PROVIDED	14 X .2 = 2.8 58 X .5 = 29 86 X .75 = 64.5 96.3 (96) <u>158 X .1 = 15.8 (16)</u> 112 112
LONG TERM BIKE PA	RKING CALCULATION
UNITS < 45 SM <u>UNITS > 45 SM</u> TOTAL REQUIRED PROVIDED	14 X 1 = 14 <u>144 X 1.25 = 180</u> 194 194

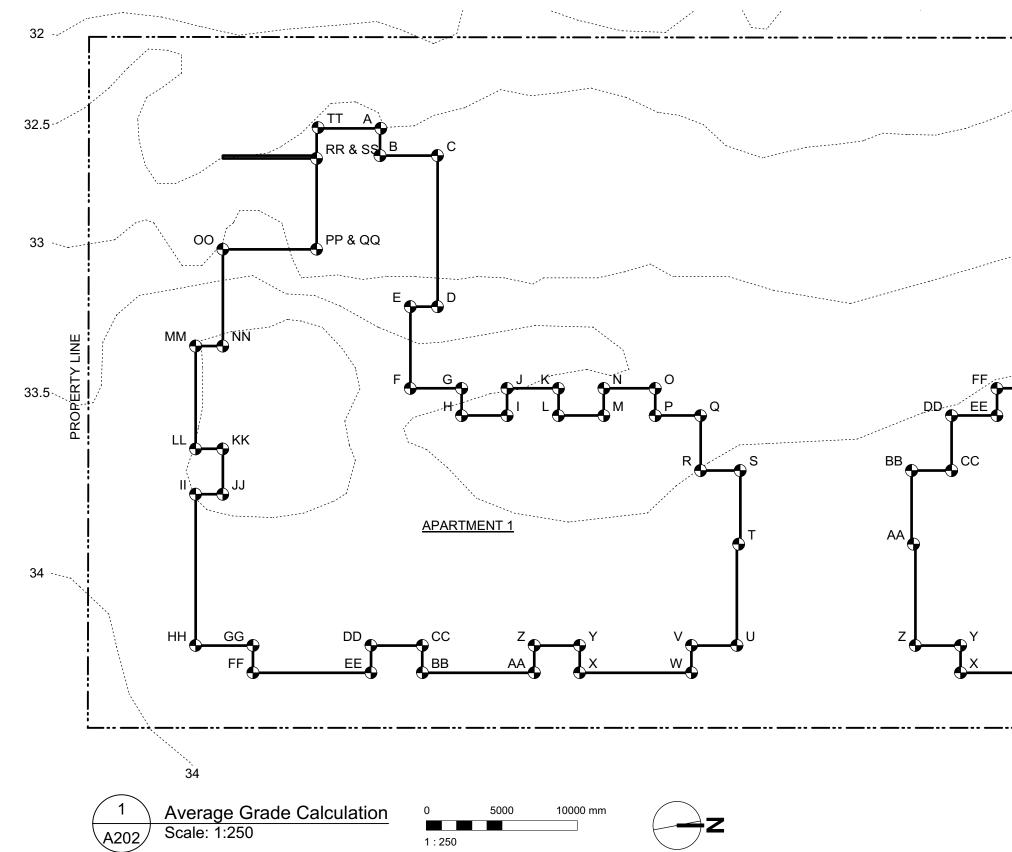
2	20/01/15		ISSUED FOR ADP			
1	19/12/16	RESPONSE	TO PLANNING REVIEW			
Rev	Date	Description				
plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx			
drawn by	FWP	checked by	RAW			
scale	AS SHOWN	project number	1907			
NOTE: All dim	nensions are shown in mi	llimeters.				
ISSUED FOR DP						

ISSUED FOR DP & REZONING

dHKa	dHKarc	hitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V3K3 T 1•250•658•3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1•250•585	blin Way V9T 2K8
project name Caledonia		
Victoria BC		
Parkade & LO I	Plan	
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PROJECT	INFORMATION TABLE
-	MINIMUM NEW
NEW ZONE	FRONT YARD (S
8681.1	REAR YARD (NO
11754	SIDE YARD (WE
0	SIDE YARD (EA
1.35	COMBINED SID
41%	NEW RESIDENT
49%	TOTAL NUMBER
14780 AS MEASURED FROM AVERAGE GRADE	NEW UNIT TYPE
5	NEW GROUND
112	MINIMUM NEW
2) 224	TOTAL NEW RE
	- NEW ZONE 8681.1 11754 0 1.35 41% 49% 14780 AS MEASURED FROM AVERAGE GRADE 5 112

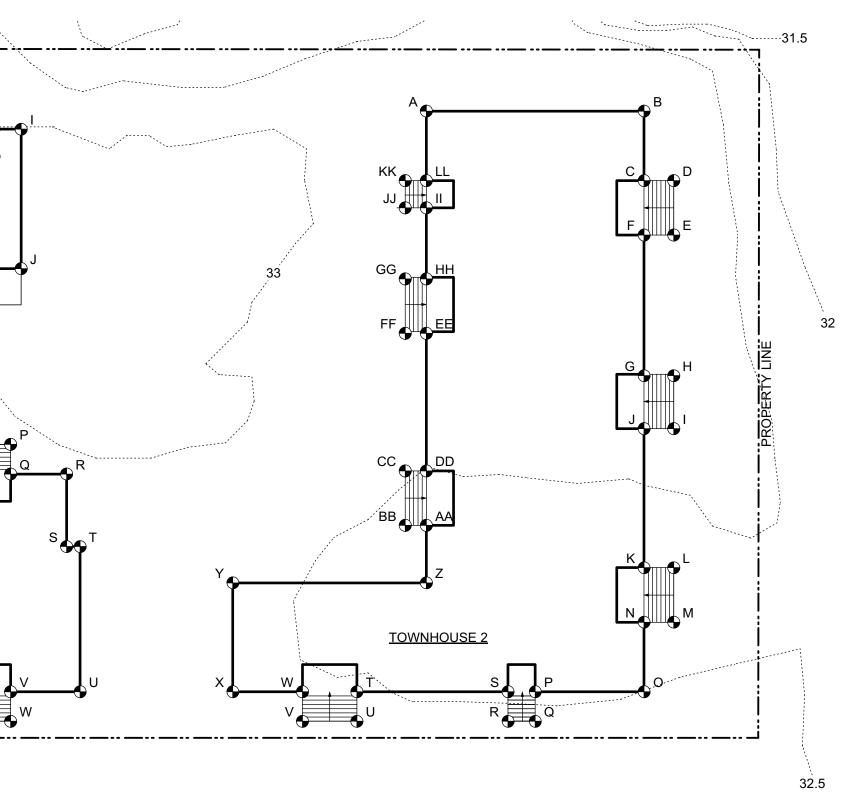


GRADE	CALCULATION					GRADE CALCULATION						
APARTN	IENT 1						APAR	TMENT 2				
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side
A&B	32.5	32.6	2	32.6	1.8	58.6	A&B	32.7	32.7	2	32.7	9.0
B&C	32.6	32.6	2	32.6	3.8	123.9	B&C	32.7	32.7	2	32.7	1.8
C&D	32.6	33.3	2	33.0	10.0	329.5	C&D	32.7	32.7	2	32.7	2.8
D&E	33.3	33.3	2	33.3	1.8	59.9	D&E	32.7	32.8	2	32.8	1.8
E&F	33.3	33.8	2	33.6	5.4	181.2	E&F	32.8	33.5	2	33.2	14.4
F&G	33.8	33.7	2	33.8	3.4	114.8	F&G	33.5	33.5	2	33.5	3.4
G&H	33.7	33.5	2	33.6	1.8	60.5	G&H	33.5	33.5	2	33.5	1.8
H&I	33.5	38.4	2	36.0	3.0	107.9	H&I	33.5	33.5	2	33.5	3.4
1&J	38.4	33.5	2	36.0	1.8	64.7	I&J	33.5	33.5	2	33.5	1.8
J&K	33.5	33.5	2	33.5	3.4	113.9	J&K	33.5	33.5	2	33.5	3.0
K&L	33.5	33.4	2	33.5	1.8	60.2	K&L	33.5	33.5	2	33.5	1.8
L&M	33.4	33.4	2	33.4	3.0	100.2	L&M	33.5	33.5	2	33.5	10.1
M&N	33.4	33.5	2	33.5	1.8	60.2	M&N	33.5	33.6	2	33.6	3.8
N&O	33.5	33.4	2	33.5	3.4	113.7	N&O	33.6	33.6	2	33.6	1.8
O&P	33.4	33.3	2	33.4	1.8	60.0	O&P	33.6	33.6	2	33.6	7.8
P&Q	33.3	33.3	2	33.3	3.0	99.9	P&Q	33.6	33.6	2	33.6	1.8
Q&R	33.3	33.5	2	33.4	3.6	121.4	Q&R	33.6	33.6	2	33.6	3.4
R&S	33.5	33.5	2	33.5	2.6	88.4	R&S	33.6	33.6	2	33.6	1.8
S&T	33.5	33.7	2	33.6	4.9	163.6	S&T	33.6	33.7	2	33.7	7.4
T&U	33.7	33.8	2	33.8	6.7	226.0	T&U	33.7	33.7	2	33.7	1.8
U&V	33.8	33.8	2	33.8	3.0	101.4	U&V	33.7	33.7	2	33.7	3.0
V&W	33.8	33.8	2	33.8	1.8	60.8	V&W	33.7	33.7	2	33.7	1.8
W&X	33.8	33.8	2	33.8	7.4	250.1	W&X	33.7	33.7	2	33.7	7.4
X&Y	33.8	33.8	2	33.8	1.8	60.8	X&Y	33.7	33.7	2	33.7	1.8
Y&Z	33.8	33.9	2	33.9	3.0	101.6	Y&Z	33.7	33.7	2	33.7	3.0
Z&AA	33.9	33.9	2	33.9	1.8	61.0	Z&AA	33.7	33.6	2	33.7	6.7
AA&BB	33.9	33.9	2	33.9	7.4	250.9	AA&B		33.6	2	33.6	4.9
BB&CC	33.9	33.9	2	33.9	1.8	61.0	BB&C		33.6	2	33.6	2.6
CCⅅ	33.9	33.9	2	33.9	3.4	115.3	CC&D		33.5	2	33.6	3.6
DD&EE	33.9	33.9	2	33.9	1.8	61.0	DD&E		33.6	2	33.6	3.0
EE&FF	33.9	33.9	2	33.9	7.8	264.4	EE&FI		33.5	2	33.6	1.8
FF&GG	33.9	33.9	2	33.9	1.8	61.0	FF&G		33.5	2	33.5	3.4
GG&HH	33.9	33.9	2	33.9	3.8	128.8	GG&F		33.5	2	33.5	1.8
HH&II	33.9	34.0	2	34.0	10.0	339.5	HH&II	33.5	33.5	2	33.5	3.0
ll&JJ	34.0	34.0	2	34.0	1.9	62.9	II&JJ	33.5	33.5	2	33.5	1.8
JJ&KK	34.0	34.0	2	34.0	3.0	100.3	JJ&Kł		33.5	2	33.5	3.4
KK&LL	34.0	34.0	2	34.0	1.8	61.2	KK&L		33.5	2	33.5	1.8
LL&MM	34.0	34.0	2	34.0	6.8	231.2	LL&M		33.5	2	33.5	3.0
MM&NN	34.0	34.0	2	34.0	1.8	61.2	MM&N		33.5	2	33.5	1.8
NN&OO	34.0	33.0	2	33.5	6.3	211.6	NN&O		33.5	2	33.5	3.4
OO&PP	33.0	32.9	2	33.0	6.2	204.3	OO&F		33.3	2	33.4	7.0
QQ&RR	31.2	31.2	2	31.2	6.2	191.9	PP&Q		33.3	2	33.3	1.8
SS&TT	32.6	32.5	2	32.6	1.9	61.8	QQ&F		33.0	2	33.2	4.2
TT&A	32.5	32.5	2	32.5	6.3	205.2	RR&S		33.0	2	33.0	1.8
							SS&A	33.0	32.7	2	32.9	6.0
							GRADE = TOTAL/Perimeter					
				Perimeter	167.5	5617.8	33.5				Perimeter	168.4

			·····		······································
					H G
			S R Q	TOWNHOUSE 3	K L
			G F	K J	
<u>APARTMENT 2</u>	κ		TOWNHOU	I <u>SE 1</u>	
			GG DD FF EE		Z Y AA X
		33.5	33		

GRADE CALCULATION				GRADE CALCULATION					GRADE CALCULATION															
	TOWNHOUSE 1		TOWNHOUSE 2				TOWNHOUSE 3																	
f TOTAL	side	corner grade poin	+ corner t grade point	/ 2	average grade per side	X length of side	TOTAL		side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL		side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
293.5		• •		0	-		450.0		A&B	32.7	32.6	2	. 32.7	14.4	471.6		A&B	32.6	32.6	2	32.6	1.8	58.7	
58.9	A&B	33.6	33.5	2	33.6	4.6	153.2		B&C	32.6	32.6	2	32.6	4.6	150.0		B&C	32.6	32.6	2	32.6	9.2	299.9	
91.6	B&C	33.5	33.4	2	33.5	2.0	65.6		C&D	32.6	32.6	2	32.6	2.0	63.9		C&D	32.6	32.6	2	32.6	1.8	58.7	
59.0	C&D	33.4	33.0	2	33.2	3.6	119.5		D&E	32.6	32.6	2	32.6	3.6	117.4		D&E	32.6	32.7	2	32.7	3.6	117.5	
477.4	D&E	33.0	33.0	2	33.0	2.0	64.7		E&F	32.6	32.6	2	32.6	2.0	63.9		E&F	32.7	32.8	2	32.8	1.8	59.0	
113.9	E&F	33.0	32.9	2	33.0	9.2	303.1 64.5		F&G	32.6	32.6	2	32.6	9.2	299.9		F&G	32.8	33.0	2	32.9	9.2	302.7	
60.3	F&G G&H	32.9	32.9 32.9	2	32.9 32.9	2.0	118.4		G&H	32.6	32.6	2	32.6	2.0	63.9		G&H	33.0	33.0	2	33.0	1.8	59.4	
113.9	H&I	32.9 32.9	32.9	2	32.9	3.6 2.0	64.5		H&I	32.6	32.6	2	32.6	3.6	117.4		H&I	33.0	33.0	2	33.0	1.8	59.4	
60.3	1&J	32.9	32.9	2	32.9	9.2	302.2		1&J	32.6	32.6	2	32.6	2.0	63.9		1&J	33.0	33.0	2	33.0	9.3	305.7	
100.5	J&K		32.9	2	32.9		64.4		J&K	32.6	32.5	2	32.6	9.2	299.5		J&K	33.0	33.0	2	33.0	2.0	65.2	
60.3	K&L	32.8	33.0	2	33.0	2.0	118.6		K&L	32.5	32.5	2	32.5	2.0	63.7		K&L	33.0	33.0	2	33.0	1.6	52.3	
336.7		32.9				3.6			L&M	32.5	32.5	2	32.5	3.6	117.0		L&M	33.0	32.9	2	33.0	8.9	291.6	
127.5	L&M	33.0	32.8	2	32.9 32.8	2.0	64.5 150.7		M&N	32.5	32.5	2	32.5	2.0	63.7		M&N	32.9	32.9	2	32.9	1.6	52.1	
60.5	M&N	32.8	32.7	2		4.6			N&O	32.5	32.5	2	32.5	4.6	149.5		N&O	32.9	32.9	2	32.9	4.0	130.0	
262.1	N&O	32.7	32.8	2	32.8	2.0	64.2		O&P	32.5	32.5	2	32.5	7.2	234.0		O&P	32.9	32.9	2	32.9	1.6	52.1	
60.5	O&P	32.8	32.9	2	32.9	1.8	59.1		P&Q	32.5	32.5	2	32.5	2.0	63.7		P&Q	32.9	32.8	2	32.9	8.9	290.7	
114.2	P&Q	32.9	32.7	2	32.8	2.0	64.3		Q&R	32.5	32.5	2	32.5	1.8	58.5		Q&R	32.8	32.8	2	32.8	1.6	52.0	
60.5	Q&R	32.7	32.9	2	32.8	3.7	121.4 157.4		R&S	32.5	32.5	2	32.5	2.0	63.7		R&S	32.8	32.8	2	32.8	2.0	64.8	
249.0	R&S	32.9	32.7	2	32.8	4.8			S&T	32.5	32.5	2	32.5	10.0	325.0		S&T	32.8	32.6	2	32.7	9.3	303.6	
60.7	S&T	32.7	32.7	2	32.7	0.9	29.4		T&U	32.5	32.5	2	32.5	2.0	63.7		T&A	32.6	32.6	2	32.6	1.8	58.7	
101.1	T&U	32.7	32.7	2	32.7	9.6	313.9		U&V	32.5	32.6	2	32.6	3.6	117.2									
60.7		32.7	32.7	2	32.7	4.6	150.4		V&W	32.6	32.6	2	32.6	2.0	63.9									GRADE =
249.4	V&W	32.7	32.7	2	32.7	2.0	64.1		W&X	32.6	32.6	2	32.6	4.6	150.0									TOTAL/Perimeter
60.7	W&X	32.7	32.8	2	32.8	1.8	59.0		X&Y	32.6	32.6	2	32.6	7.2	234.7						Perimeter	83.3	2734.1	32.8
101.1	X&Y	32.8	32.8		32.8	2.0	64.3 150.9		Y&Z	32.6	32.4	2	32.5	12.8	416.0			1						
225.3	Y&Z Z&AA	32.8	32.8	2	32.8	4.6	1		Z&AA	32.4	32.5	2	32.5	3.8	123.3									
163.6	AA&BB	32.8	32.8	2	32.8	2.0	64.3		AA&BB	32.5	32.5	2	32.5	1.4	45.5									
88.7	BB&CC	32.8	32.9	2	32.9	3.6	118.3		BB&CC	32.5	32.5	2	32.5	3.6	117.0									
122.0		32.9	32.9	2	32.9	2.0	64.5 302.7		CCⅅ	32.5	32.5	2	32.5	1.4	45.5									
100.7	CCⅅ	32.9	32.9	2	32.9	9.2			DD&EE	32.5	32.8	2	32.7	9.2	300.4									
60.4	DD&EE	32.9	32.9	2	32.9	2.0	64.5		EE&FF	32.8	32.8	2	32.8	1.4	45.9									
113.9	EE&FF FF&GG	32.9	33.0	2	33.0	3.6	118.6		FF&GG		32.8	2	32.8	3.6	118.1									
60.3		33.0	33.0		33.0	2.0	64.7 304.5		GG&HH		32.8	2	32.8	1.4	45.9									
100.5	GG&HH		33.2	2	33.1	9.2	304.5 65.1		HH&II	32.8	32.8	2	32.8	4.6	150.9									
60.3	HH&II	33.2	33.2	2	33.2	2.0			II&JJ	32.8	32.9	2	32.9	1.4	46.0									
113.9	II&JJ	33.2	33.3	2	33.3	3.6	119.7		JJ&KK	32.9	32.9	2	32.9	1.8	59.2									,
60.3	JJ&KK	33.3	33.3	2	33.3	2.0	65.3		KK&LL	32.9	32.8	2	32.9	1.4	46.0									
100.5	KK&LL	33.3	33.4	2	33.4	4.6	153.4		LL&A	32.8	32.7	2	32.8	4.6	150.7						2	20/01/15		ISSUED FOR ADP
60.3	LL&A	33.4	33.6	2	33.5	14.5	484.1														1	19/12/16	RESE	PONSE TO PLANNING REVIEW
113.9															GRAD	E =							Deerintin	
232.1								GRADE =							TOTAL/Per						Rev	Jate	Description	
59.9								TOTAL/Perimeter					Perimeter	159.2							plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
139.2					Perimeter	149.8	4941.8	33.0	L					100.2	ULICONO ULIC	-					drawn by	FWP	checked by	RAW
59.4																					scale	AS SHOWN	project number	1907
197.1																					00010		p j	1507

GRADE = TOTAL/Perimeter 33.4 168.4 5626.2

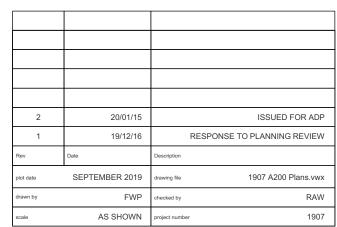


VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	CHKarc NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1-250-585	blin Way V9T 2K8			
project name Caledonia					
Victoria BC					
Average Grade Calculations					
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UNIT COMPC	OSITION	N.				
APARTMENT	<u>S 1&2</u>					
UNIT TYPE	L1	L2	L3	L4	L5	TOTAL
STUDIO	4	4	4	2	-	14
1 BED	13	12	12	7	1	45
2 BED	1	1	2	7	8	19
3 BED	3	3	3	4	-	13
4 BED	-	2	3	1	-	6
TOTAL	21	22	24	21	9	97





GRAPHIC LEGEND:

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

💩 ACCESSIBLE

STUDIO

HKa VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	CHKarc NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1-250-585	blin Way V9T2K8
project name		
Caledonia		
Victoria BC		
drawing title		
L2 Plan		
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 L3 Plan
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 A205
 Scale: 1:250
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GRAPHIC LEGEND:

1 BEDROOM

2 BEDROOM

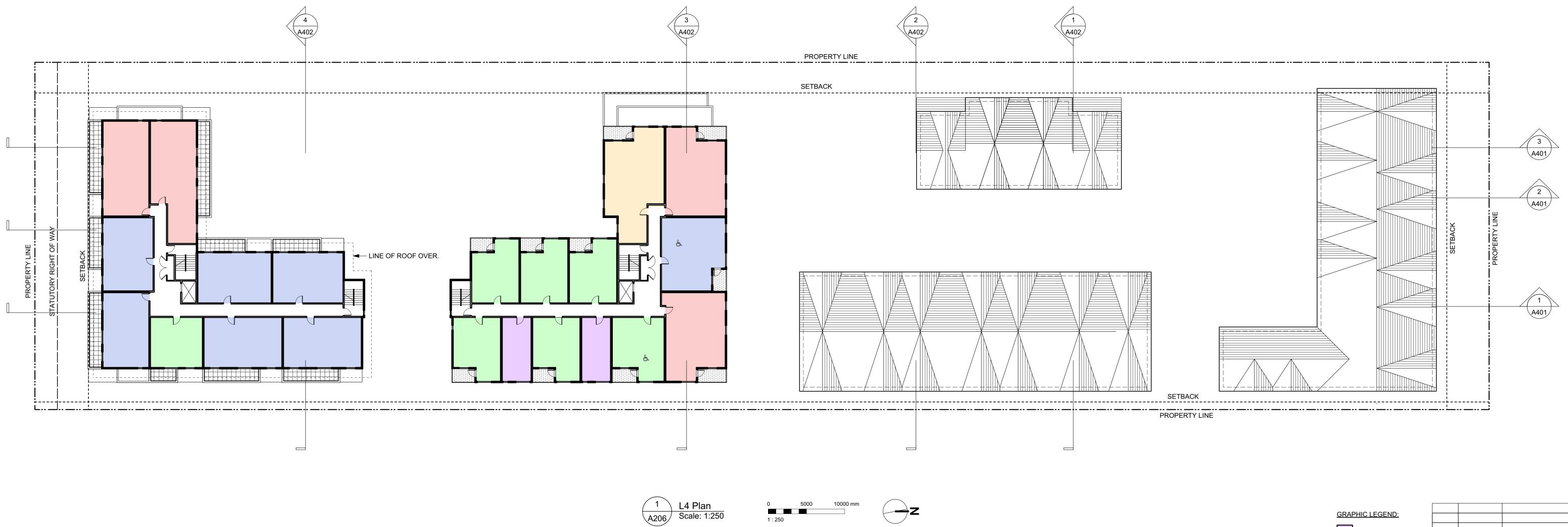
3 BEDROOM

4 BEDROOM

💩 ACCESSIBLE

STUDIO

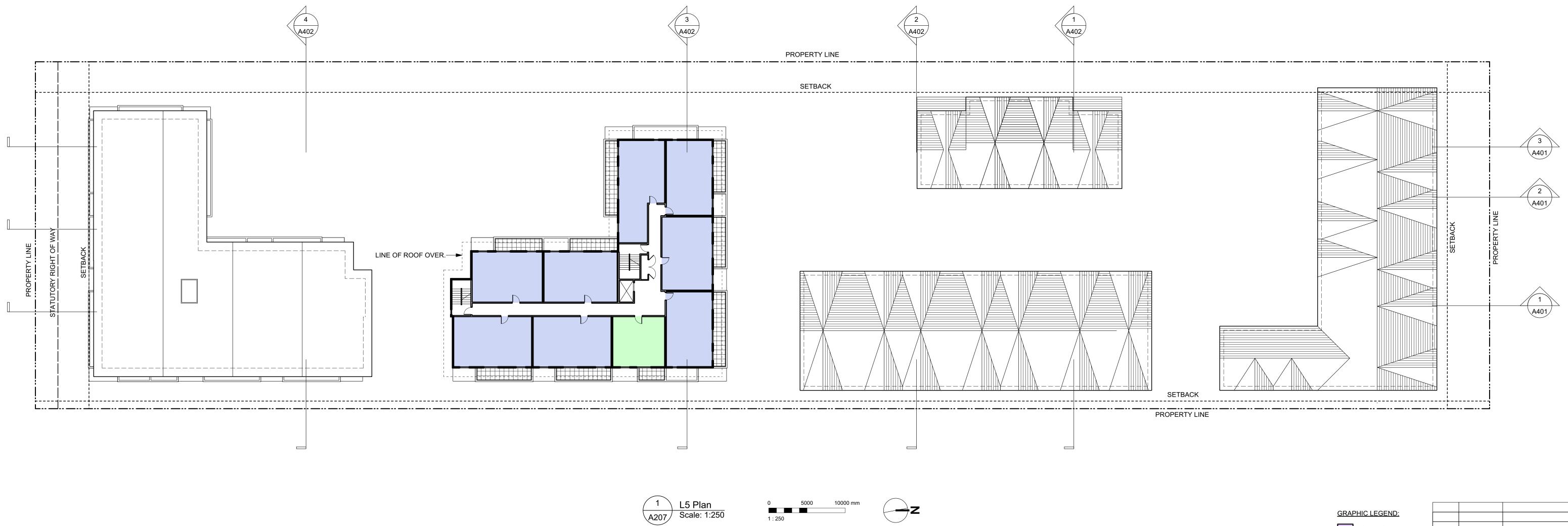
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V3K3 T 1•250•658•3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1•250•585	blin Way V9T 2K8
project name Caledonia		
Victoria BC		
L3 Plan		
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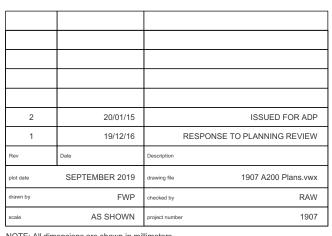


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1	19/12/16	RESPONSE TO PLANNING REV	/IEW
Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file 1907 A200 Plans	6.VWX
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

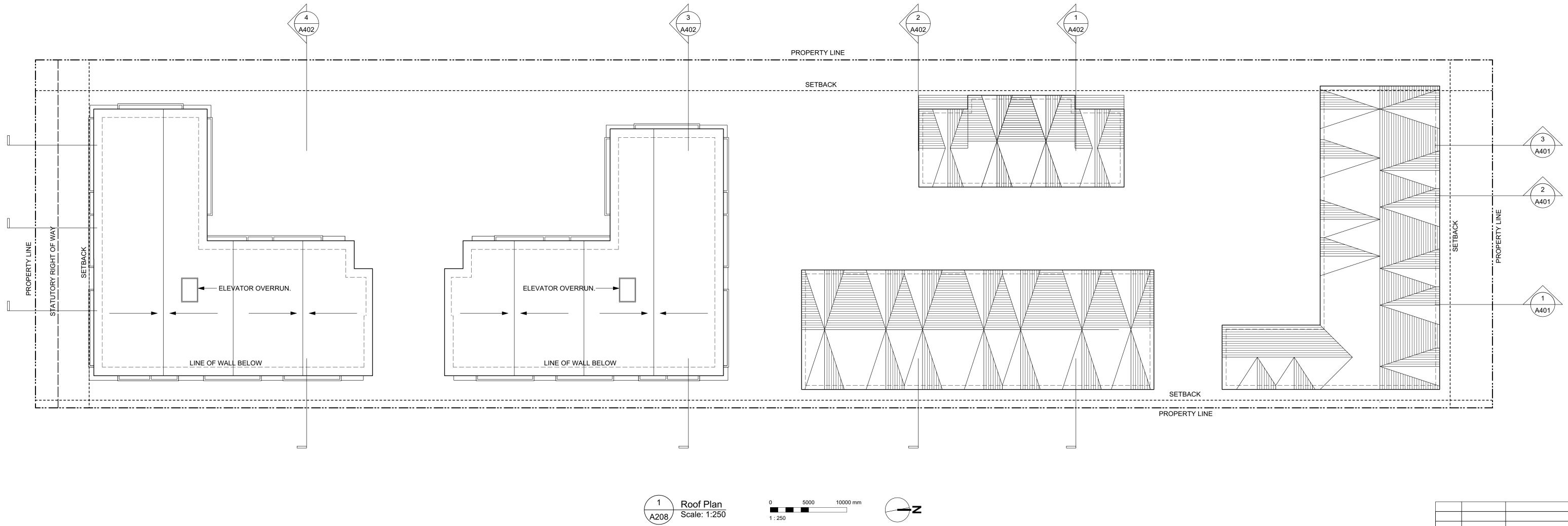
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Caledonia Victoria BC		
drawing little L4 Plan		
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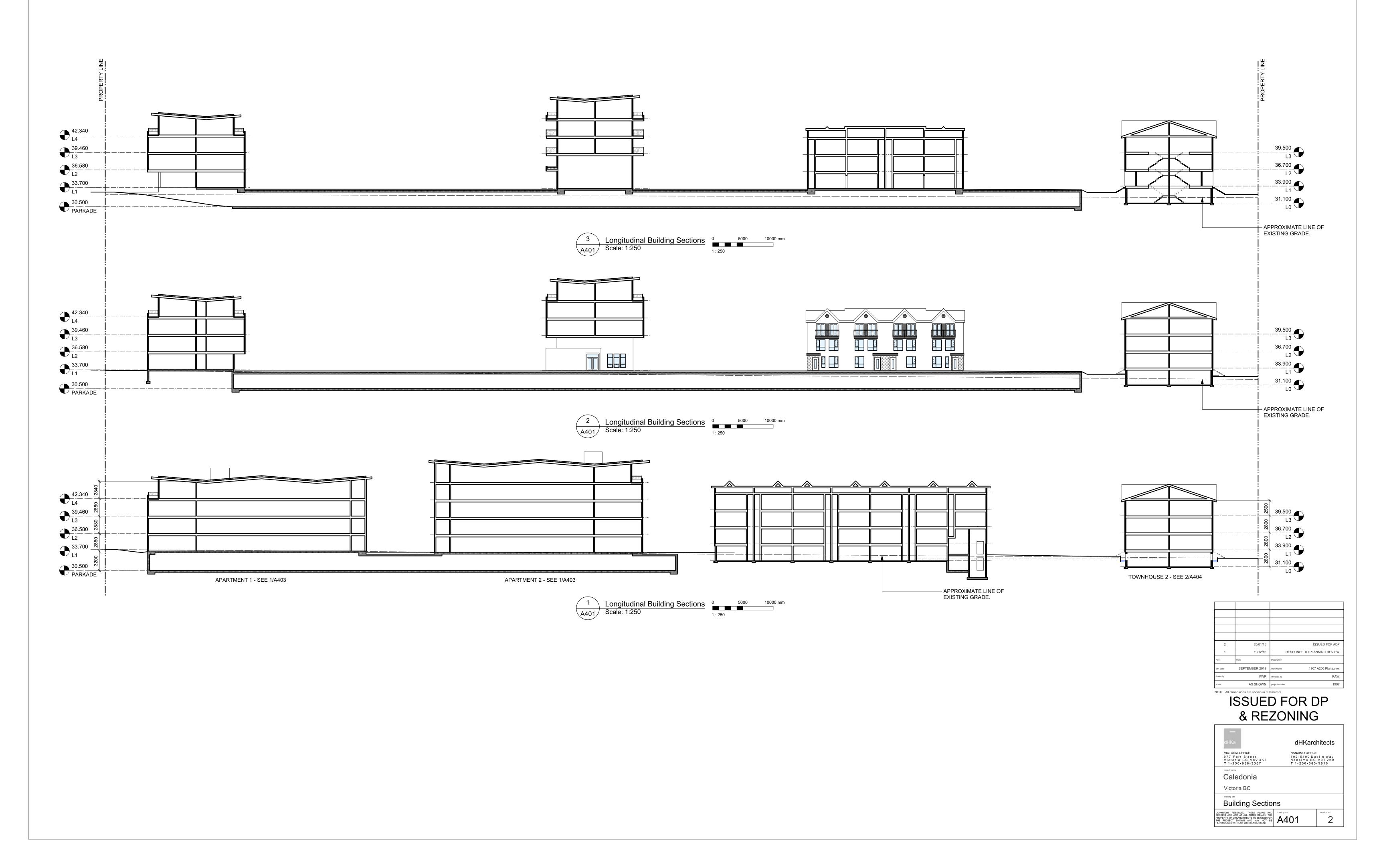
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Dicipat name Caledonia Victoria BC					
L5 Plan					
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT	drawing no.	revision no.			

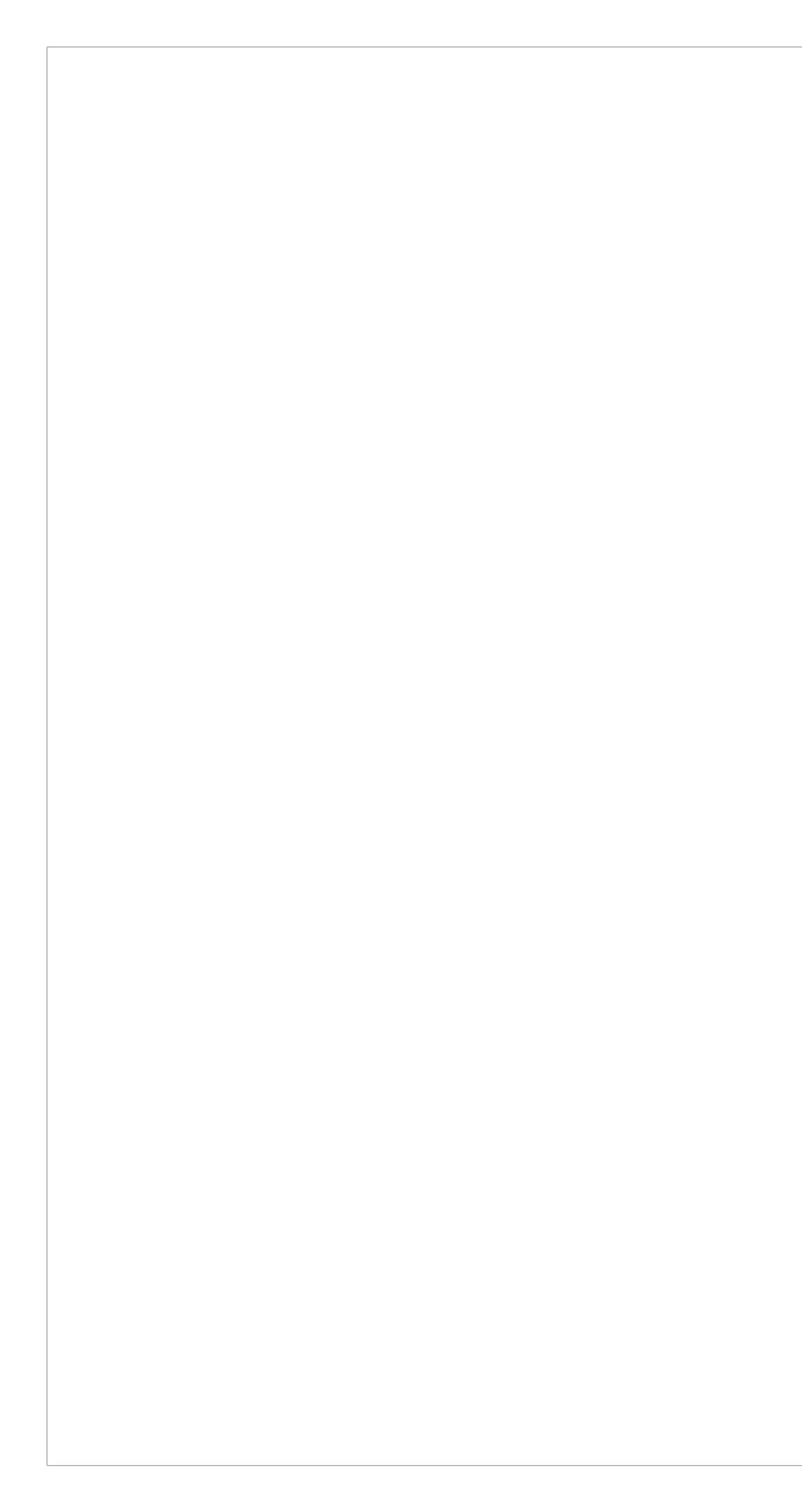


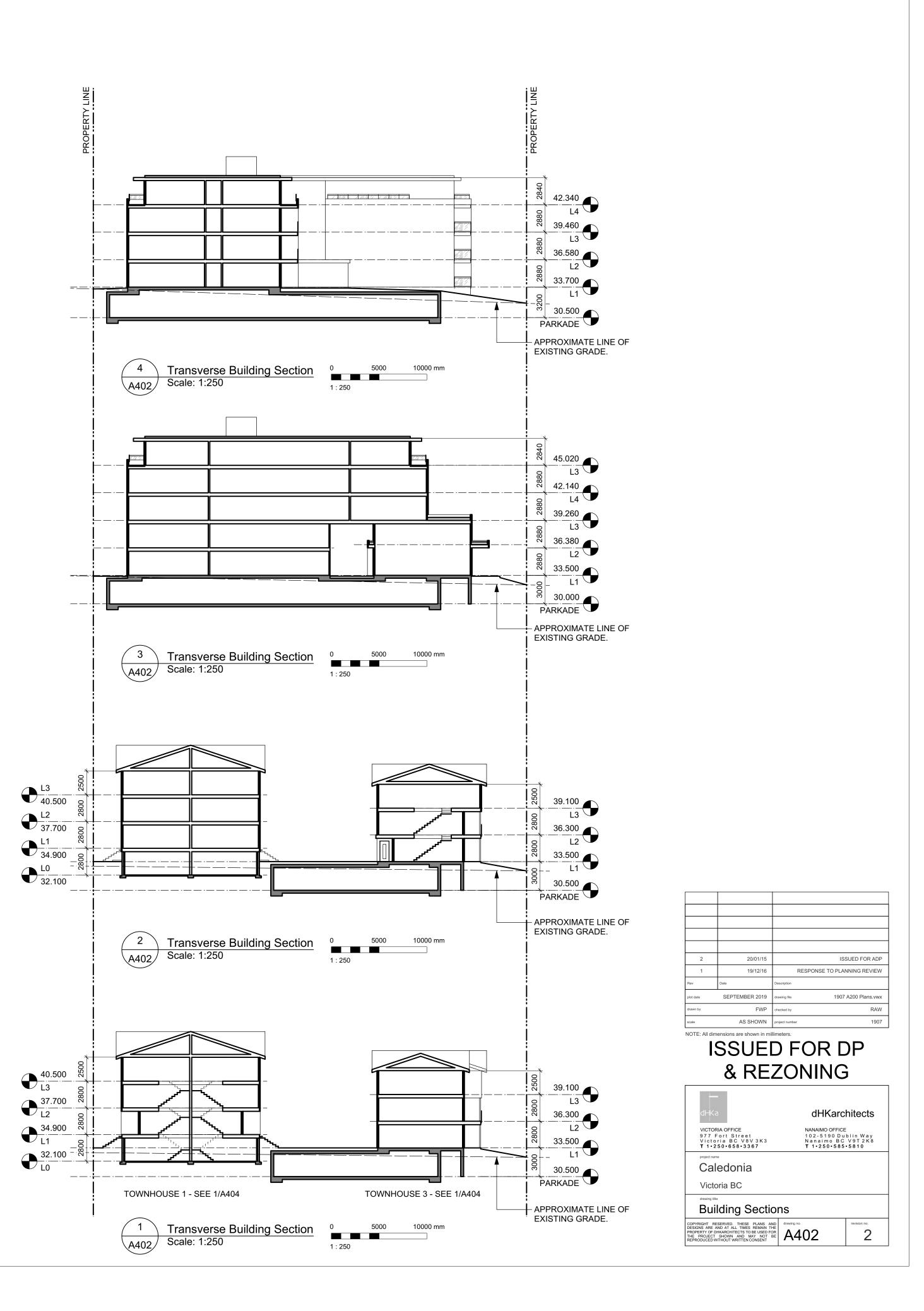
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1	19/12/16	RESPON	SE TO PLANNING REVIEW
Rev	Date	Description	
olot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
Irawn by	FWP	checked by	RAW
cale	AS SHOWN	project number	1907
	mensions are shown in mi	llimeters.	

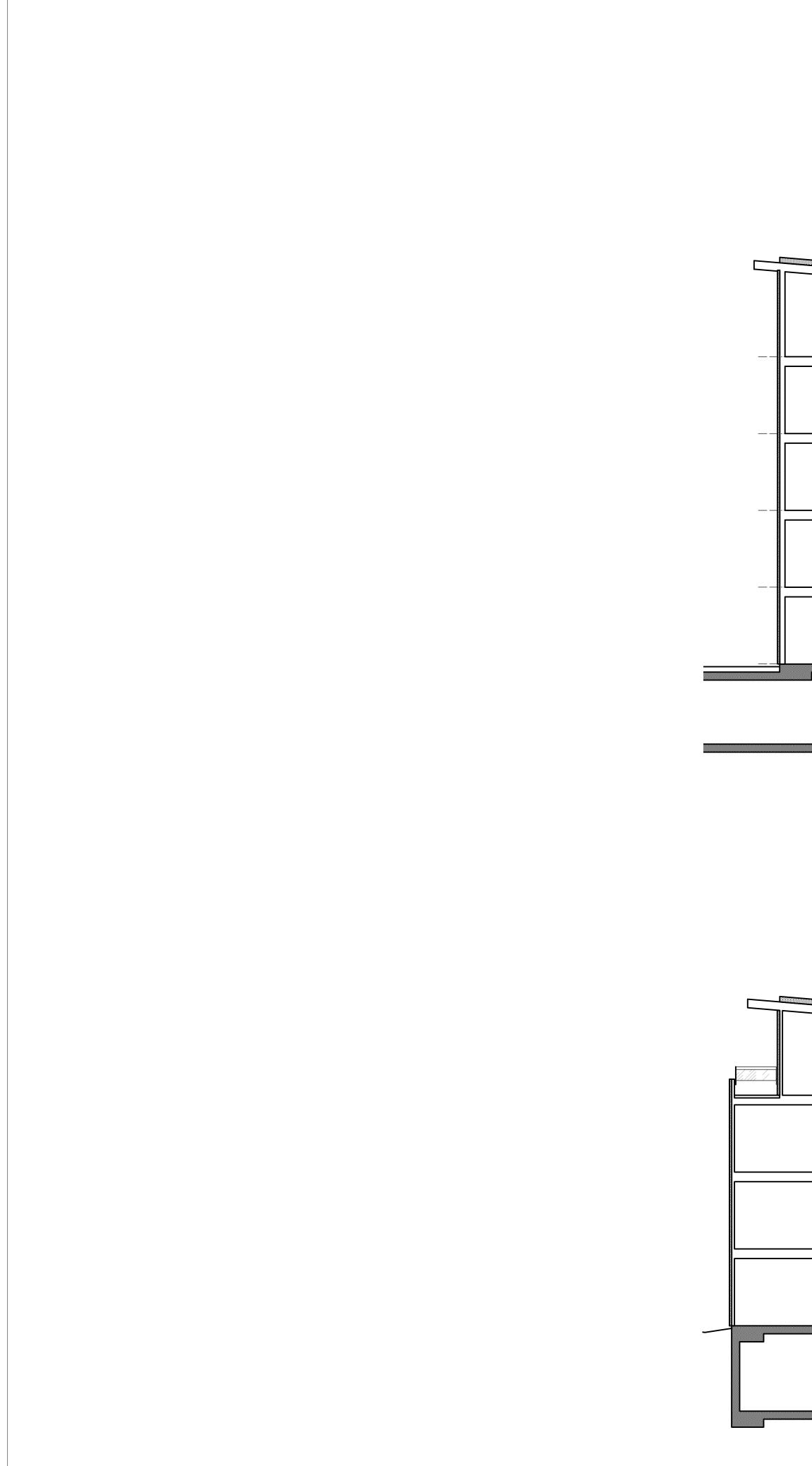
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V3K3 T 1・250・658・3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1•250•585	blin Way V9T 2K8
project name Caledonia		
Victoria BC		
Roof Plan		
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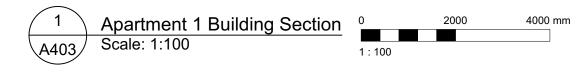


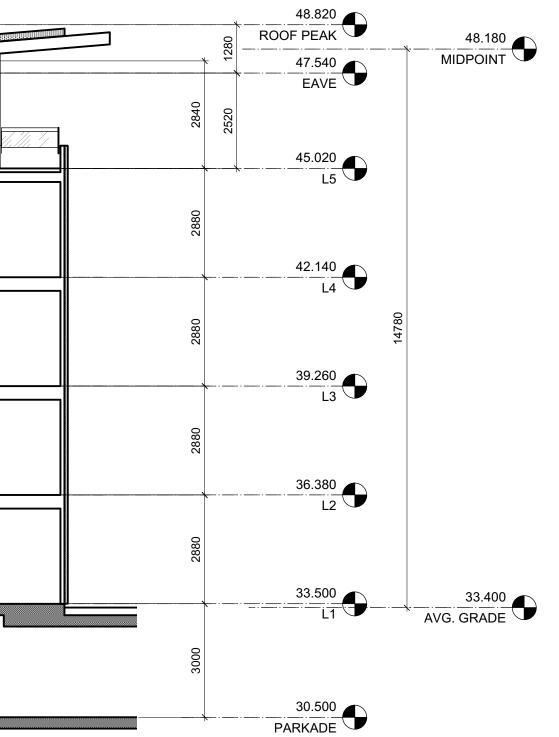


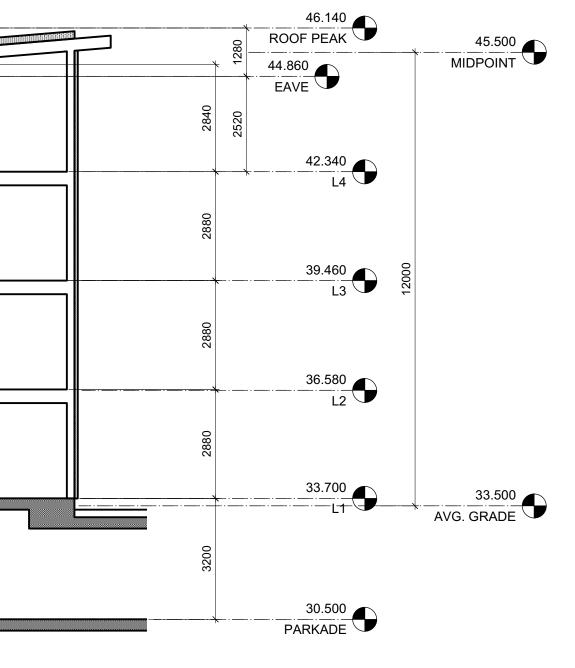
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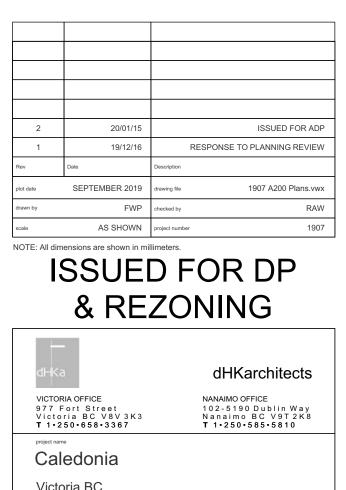
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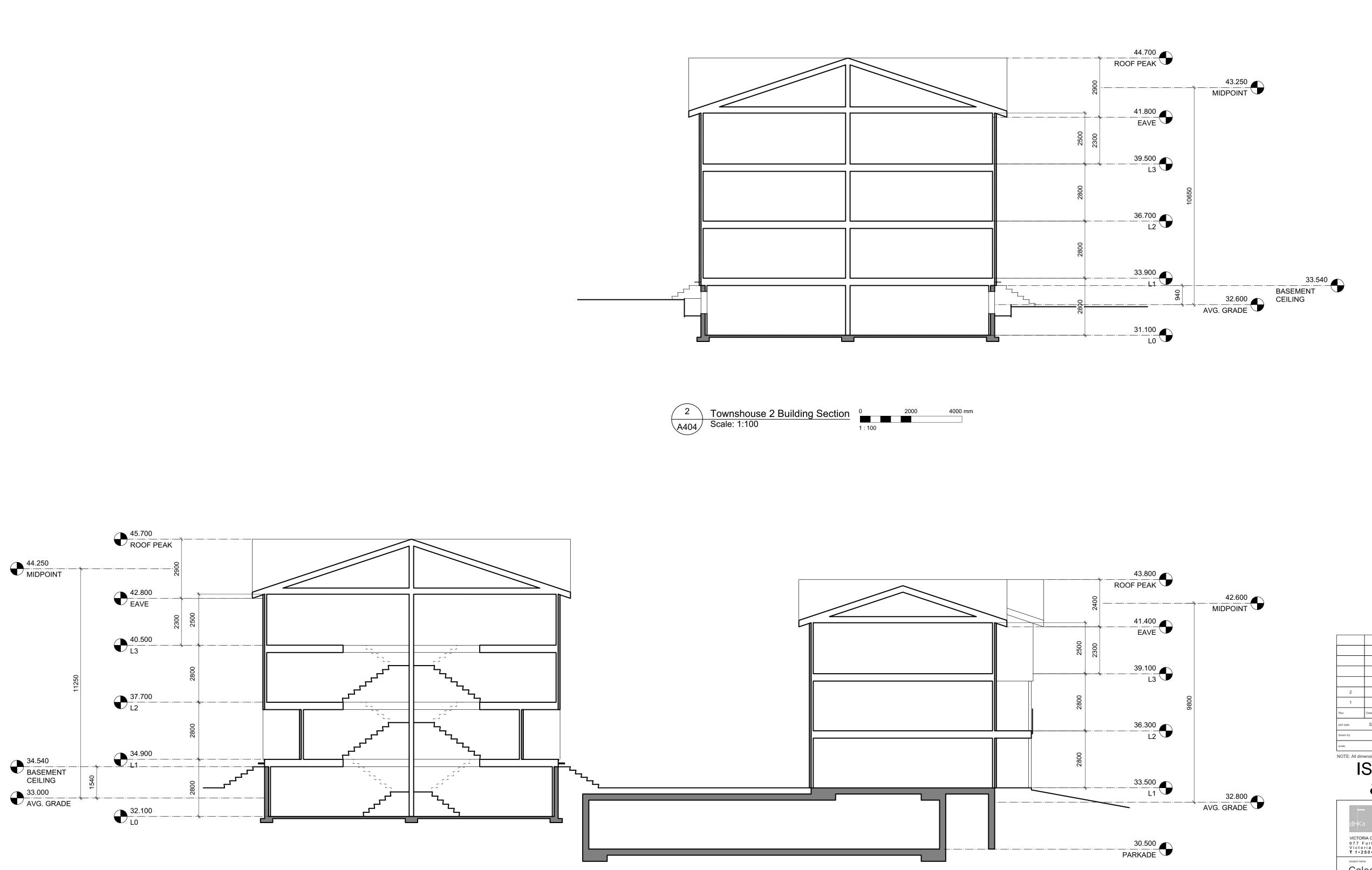






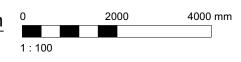


Victoria BC drawing title Building Sections COPYRIGHT RESERVED, THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DHKACHTECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT





1Townhouses 1 & 3 Building SectionA404Scale: 1:100



2	20/01/15		ISSUED FOR ADP
1	19/12/16	RESPONSE TO P	PLANNING REVIEW
Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file 19	907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
· _		Ilimeters. D FOR ZONIN(
NOTE: All di	SSUE & RE	D FOR ZONIN(DP
NOTE: All di	SSUE & RE	Illimeters. DFOR ZONIN(dHKat NANAIMO OFF 102-5190	DP G rchitects
NOTE: All di	Rensions are shown in mi SSUE & RE Ca DRIA OFFICE Fort Street oria BC V8V 3K3 250+658+3367	Illimeters. DFOR ZONIN(dHKal NANAIMO OFF 102-5190 Nanaimo E	DP G rchitects
NOTE: All di	Rensions are shown in mi SSUE & RE Ca DRIA OFFICE Fort Street oria BC V8V 3K3 250+658+3367	Illimeters. DFOR ZONIN(dHKal NANAIMO OFF 102-5190 Nanaimo E	DP G rchitects
NOTE: All di dHk VICTC 977 Vict T 1. project n	mensions are shown in mi SSUE & RE ORIA OFFICE Fort Street oria BC V&V 3K3 250+658+3367	Illimeters. DFOR ZONIN(dHKal NANAIMO OFF 102-5190 Nanaimo E	DP G rchitects
NOTE: All di	Internations are shown in mi SSUE & RE BRIA OFFICE Fort Street oria BC V8V 3K3 250 • 658 • 3367	Illimeters. DFOR ZONIN(dHKai NANAIMO OFF 102-5190 Nanaimo E T 1-250-5	DP G rchitects

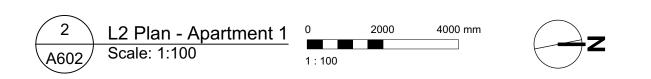








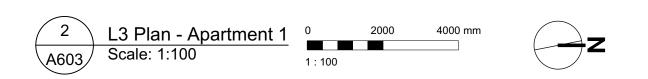








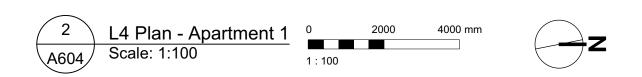






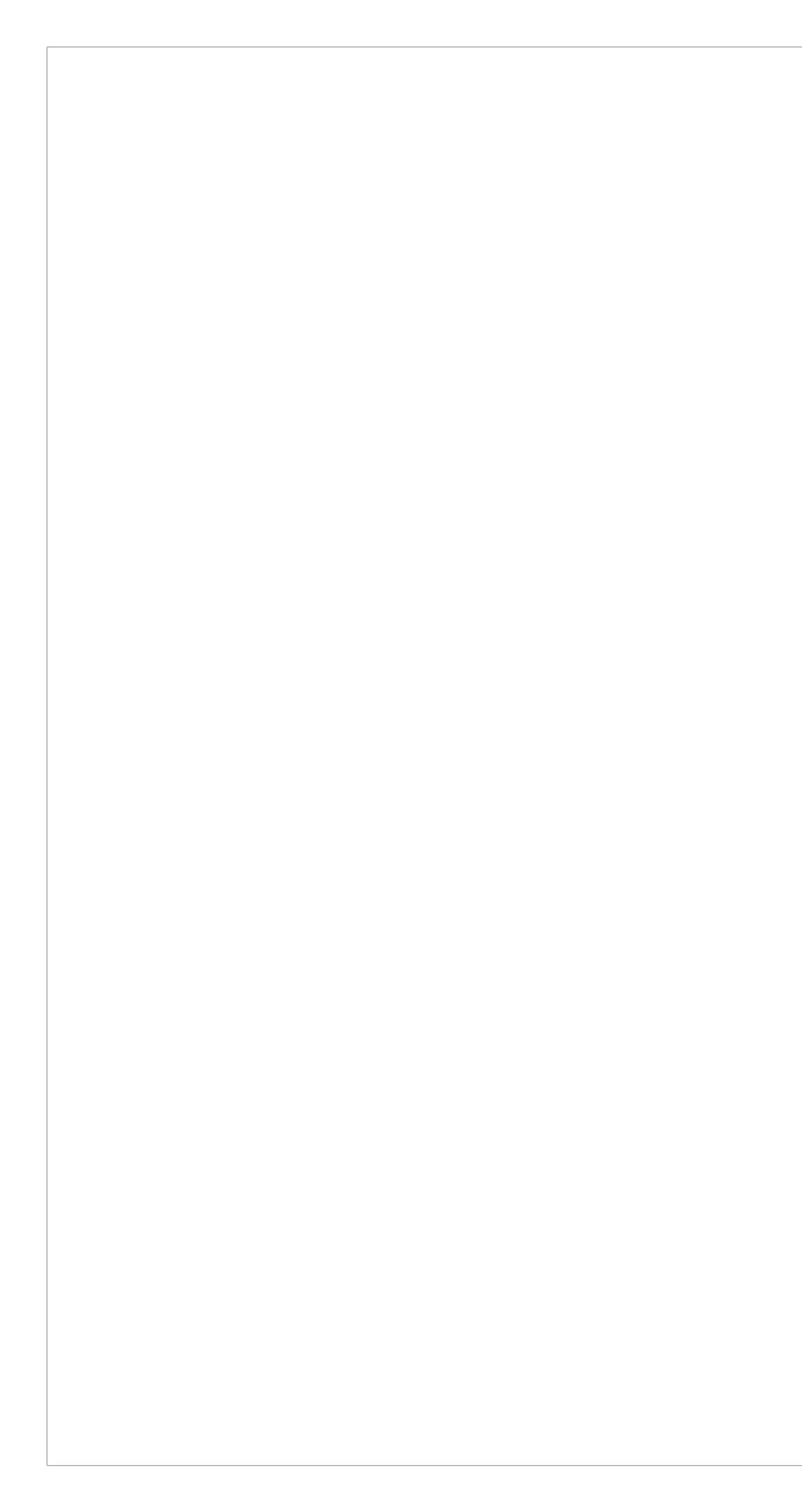




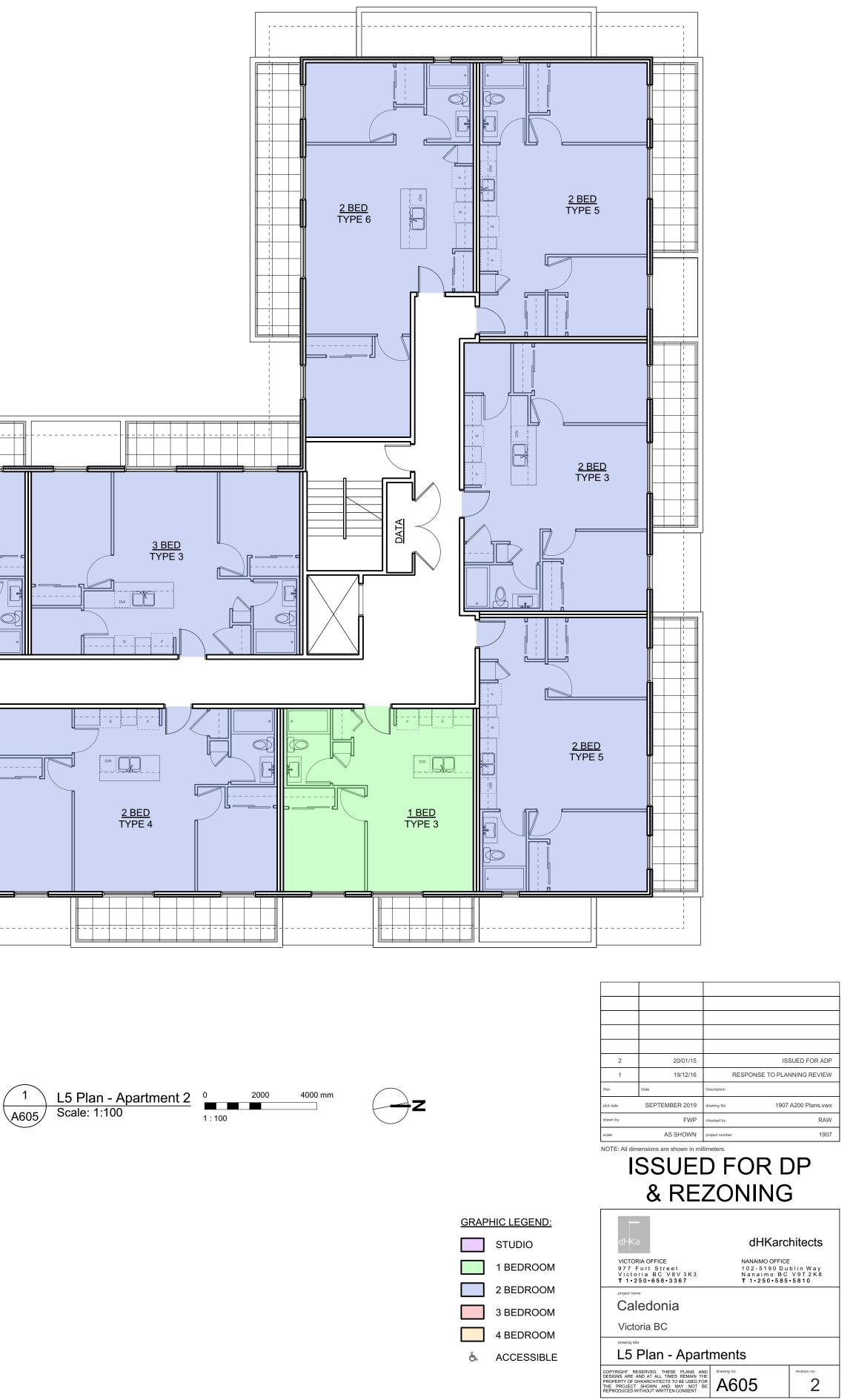


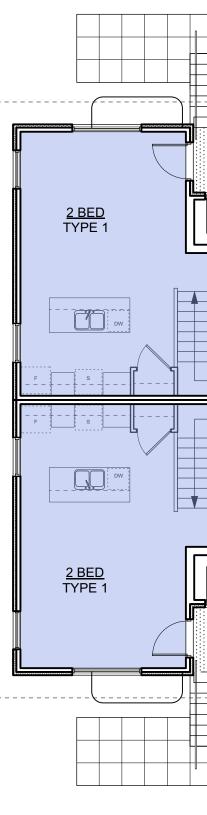




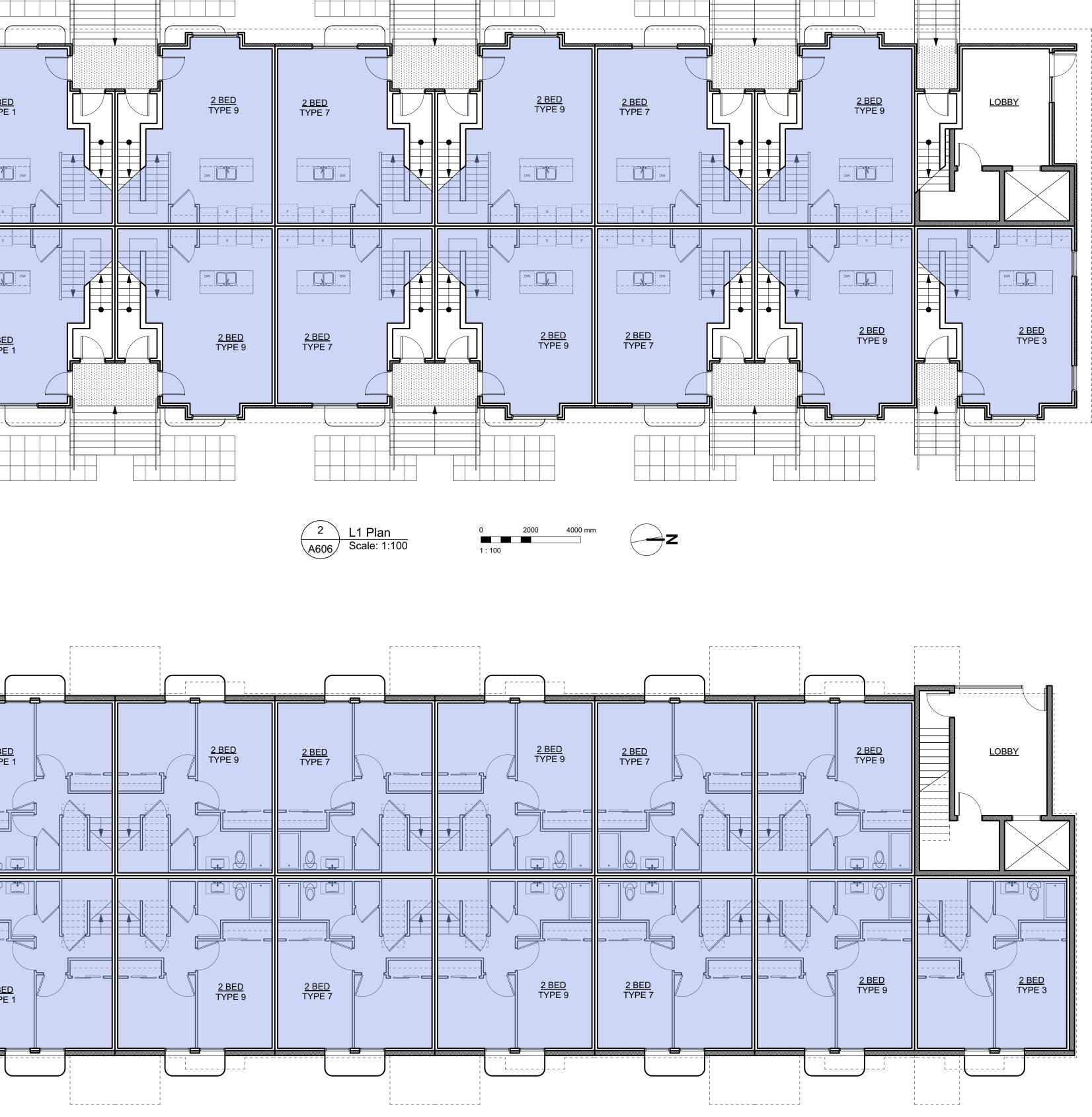








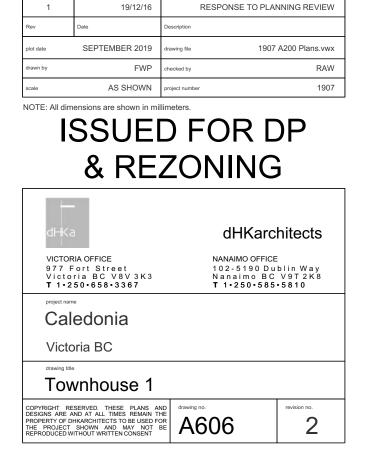






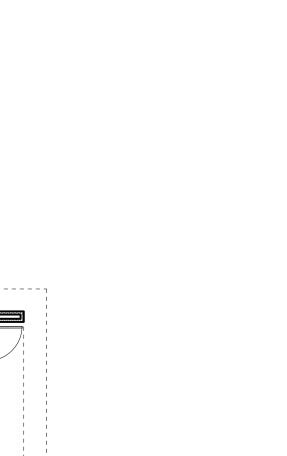
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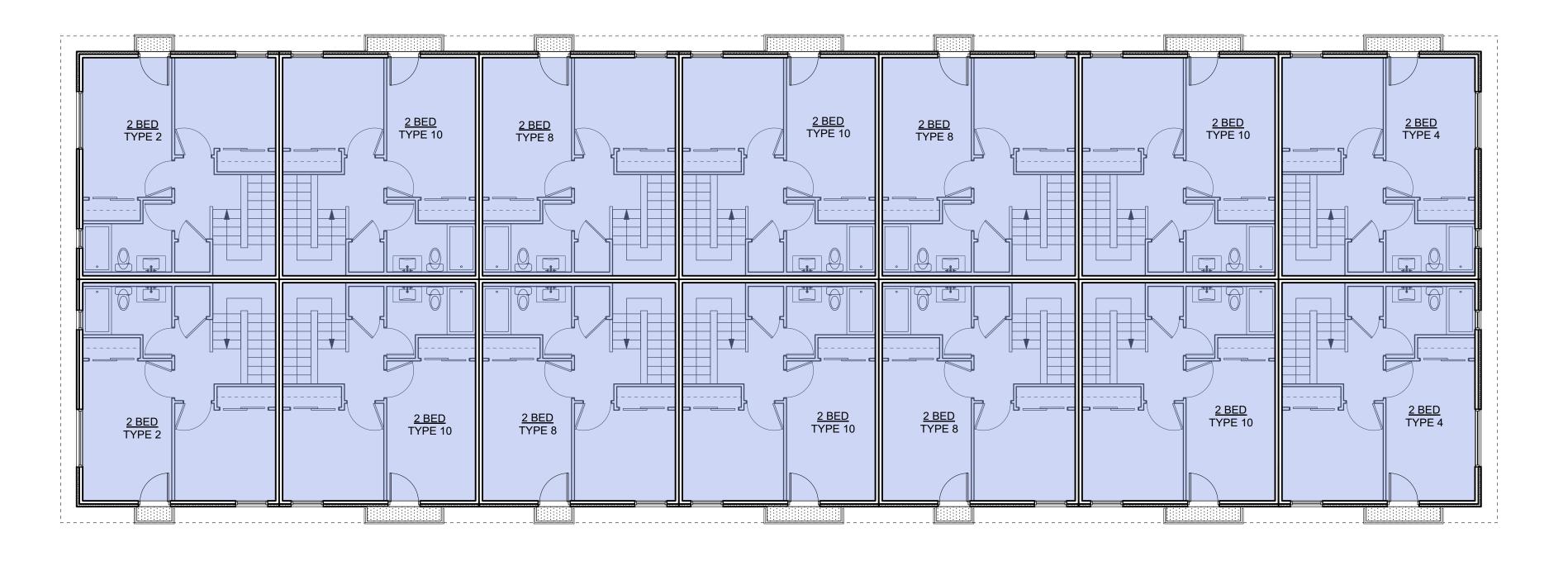


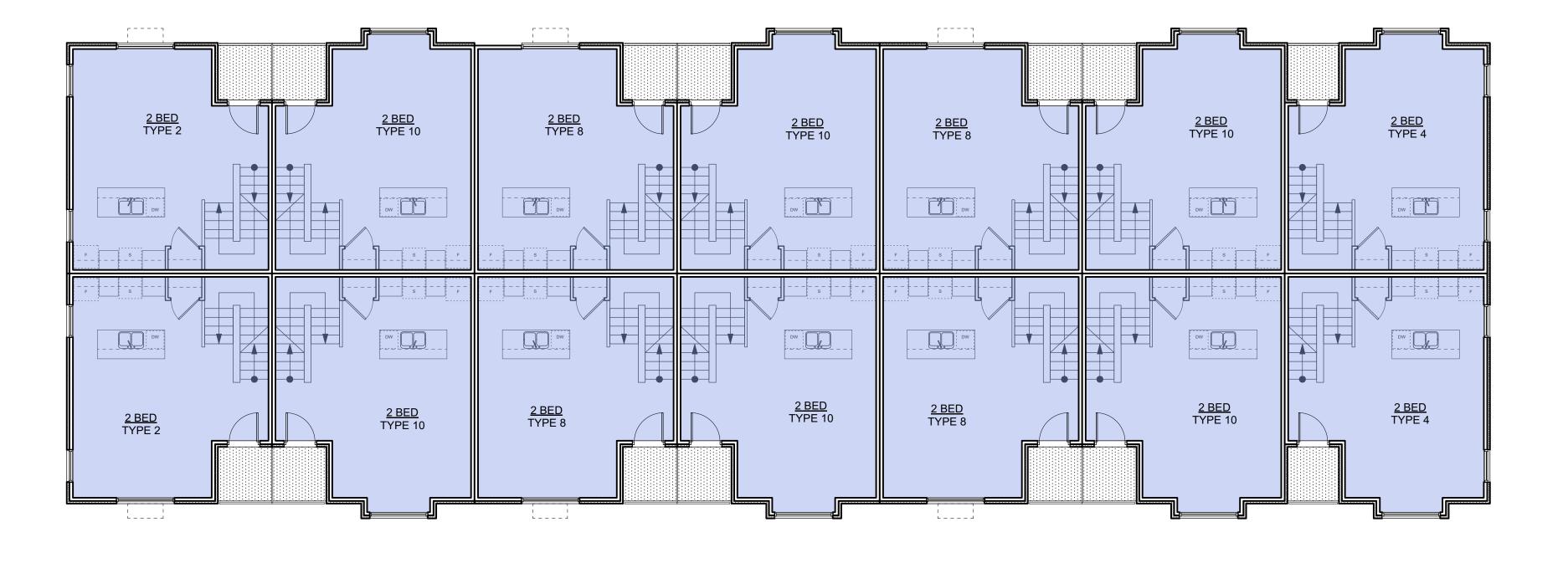
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ISSUED FOR ADP



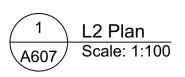


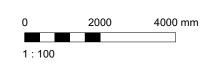




2 L3 Plan A607 Scale: 1:100

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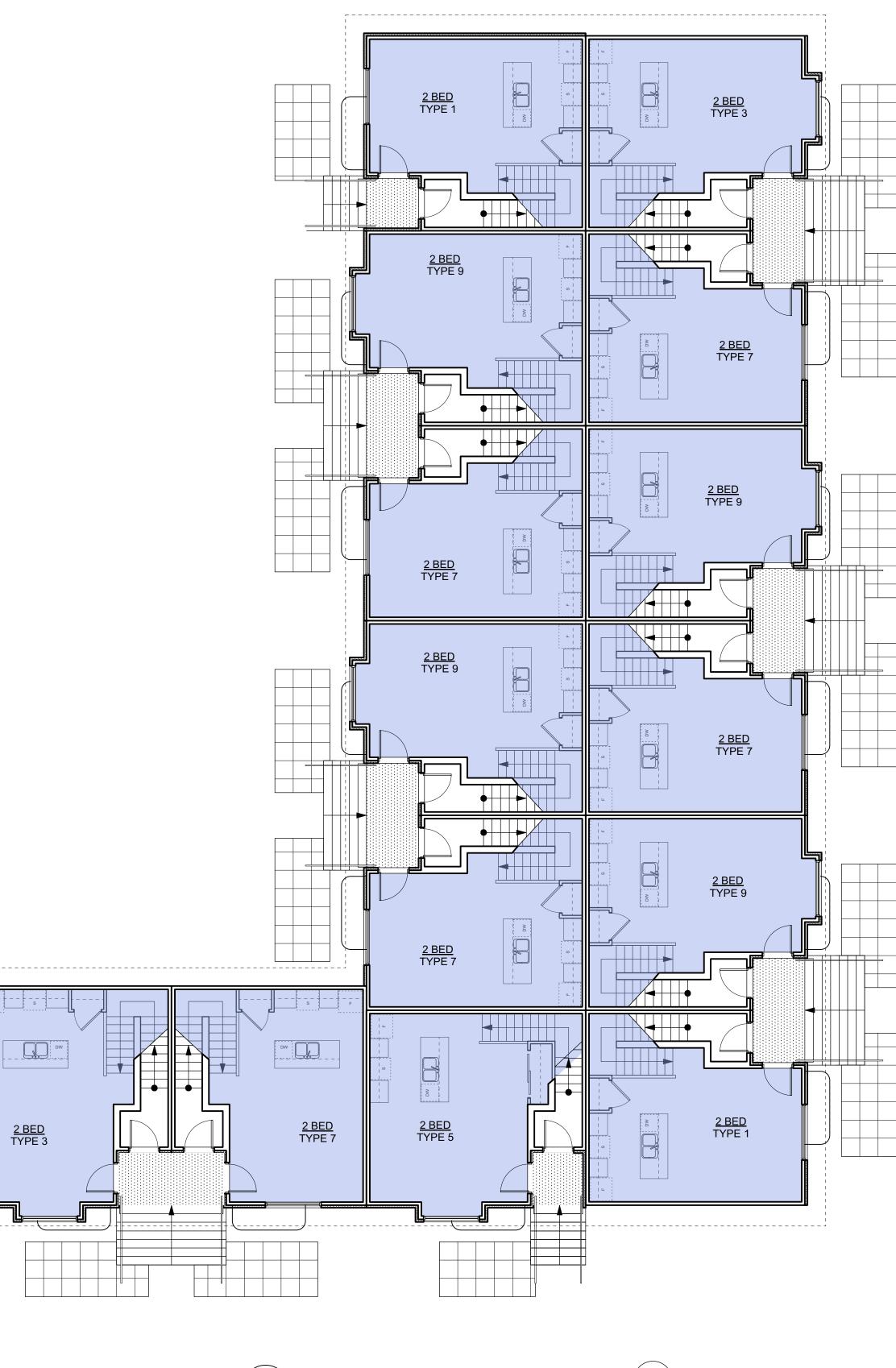






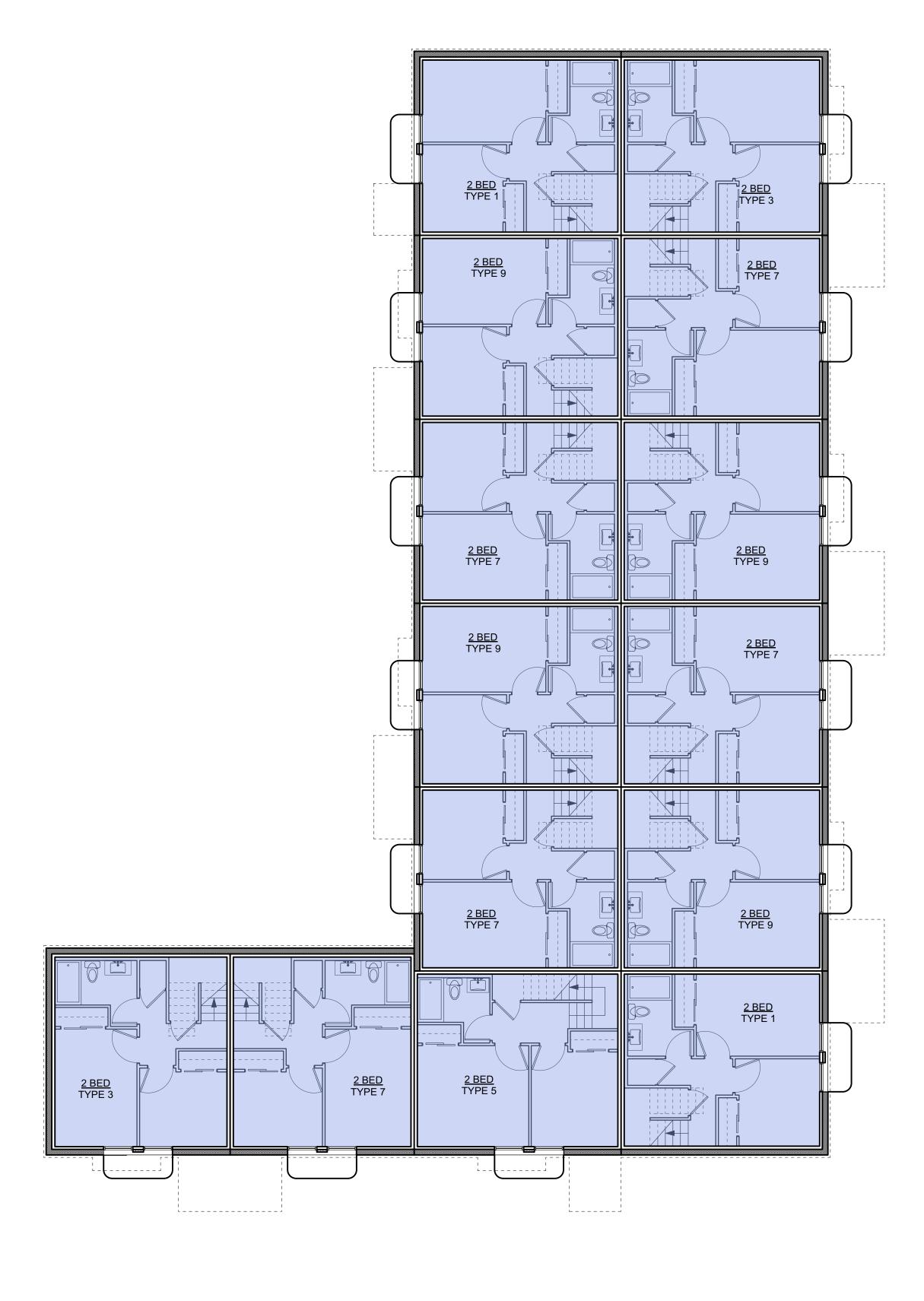


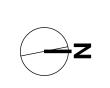
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Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file 1907	A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907
dH	— <a< th=""><th>dHKarc</th><th>hitects</th></a<>	dHKarc	hitects
VICT 977 Vic	ORIA OFFICE Fort Street toria BC V8V 3K3 •250•658•3367	dHKarc NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1+250+585	blin Way V9T2K8
VICT 977 Vic T1	ORIA OFFICE Fort Street toria BC V8V 3K3 •250 • 658 • 3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8
VICT 977 Vic T 1 project	ORIA OFFICE Fort Street toria BC V8V 3K3 •250•658•3367 name	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8
VICT 977 Vic T 1 project	ORIA OFFICE Fort Street 107ia BC V8V 3K3 2250-658-3367 name aledonia etoria BC	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8
VICT 977 Vic T 1 project Vic Vic	ORIA OFFICE Fort Street 107ia BC V8V 3K3 2250-658-3367 name aledonia etoria BC	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8
VICT 977 Vic T 1 project Ca Vic drawing TC	ORIA OFFICE Fort Street 2250-658-3367 name aledonia etoria BC	NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1+250+585 ND drawing no.	blin Way V9T2K8



3 L1 Plan A608 Scale: 1:100

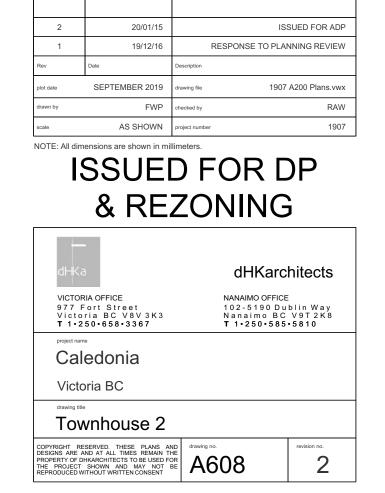
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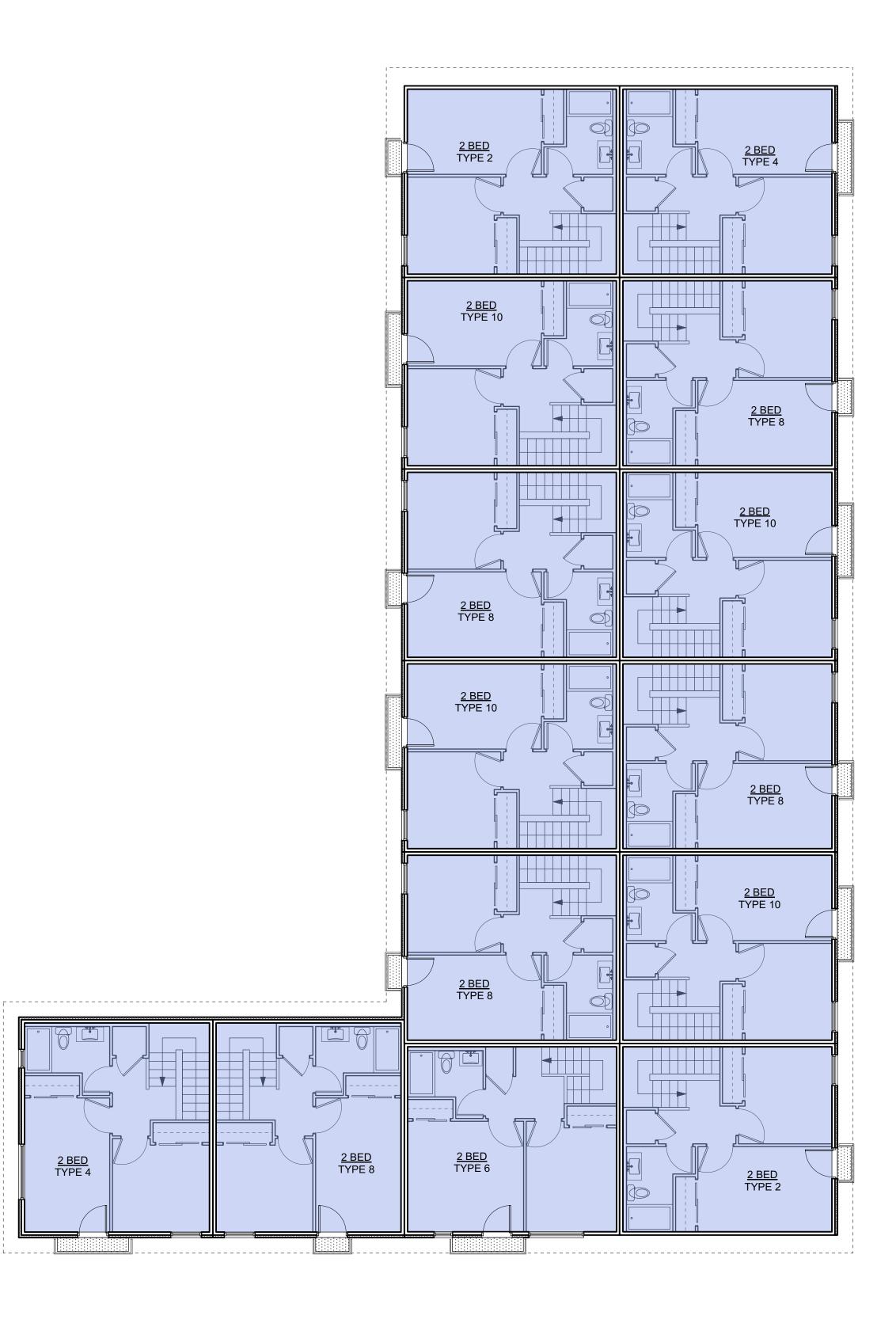






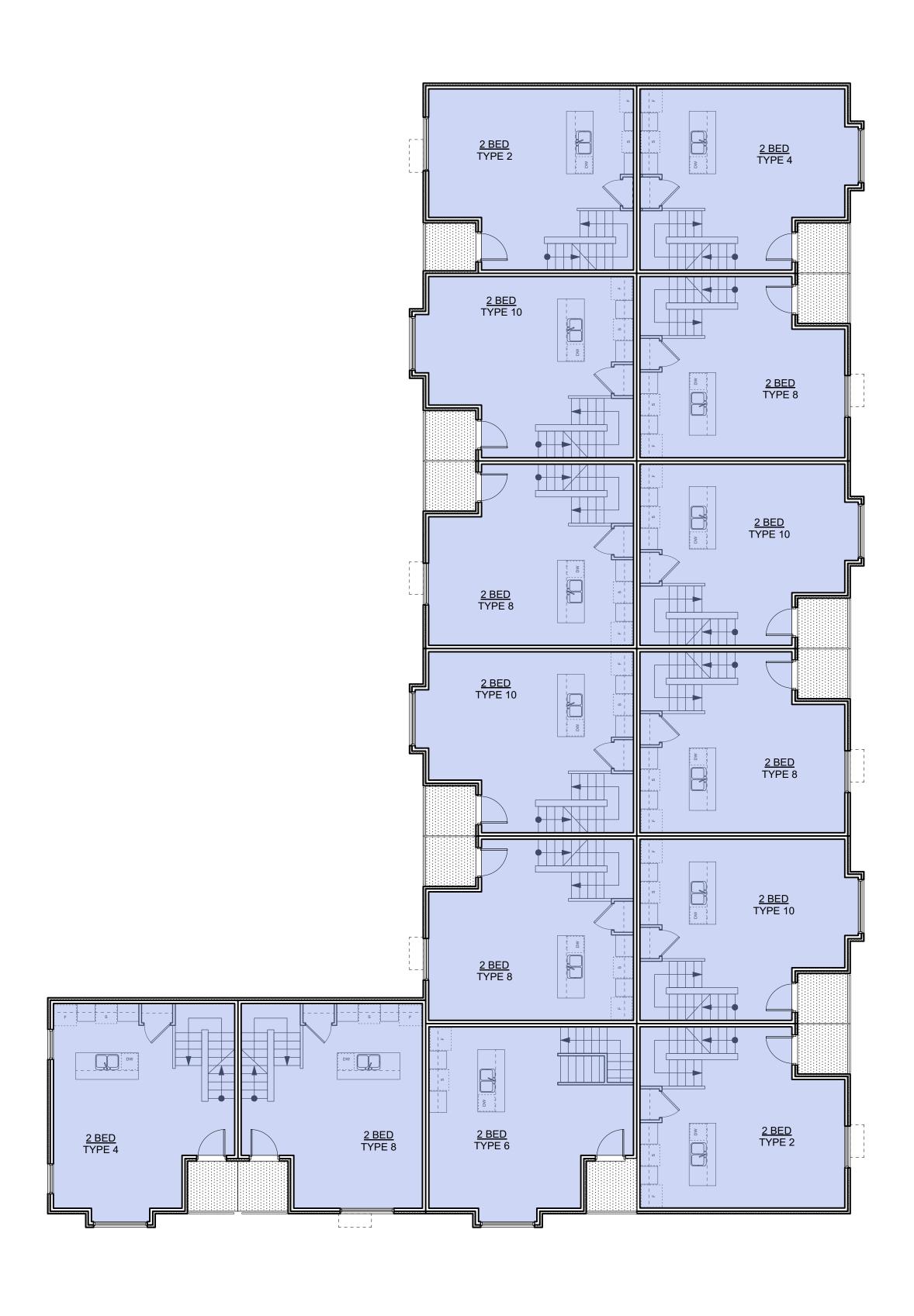


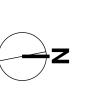






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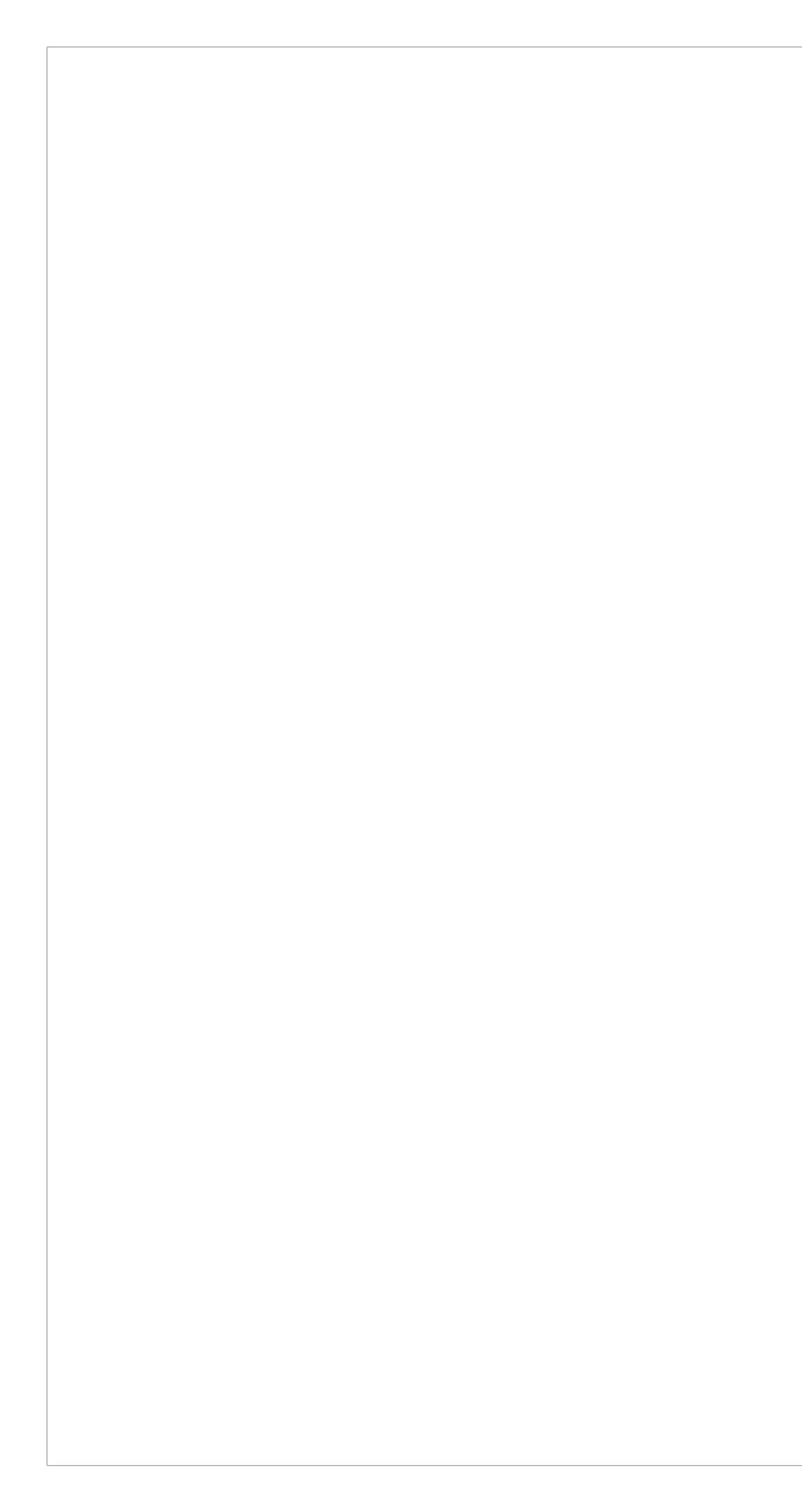


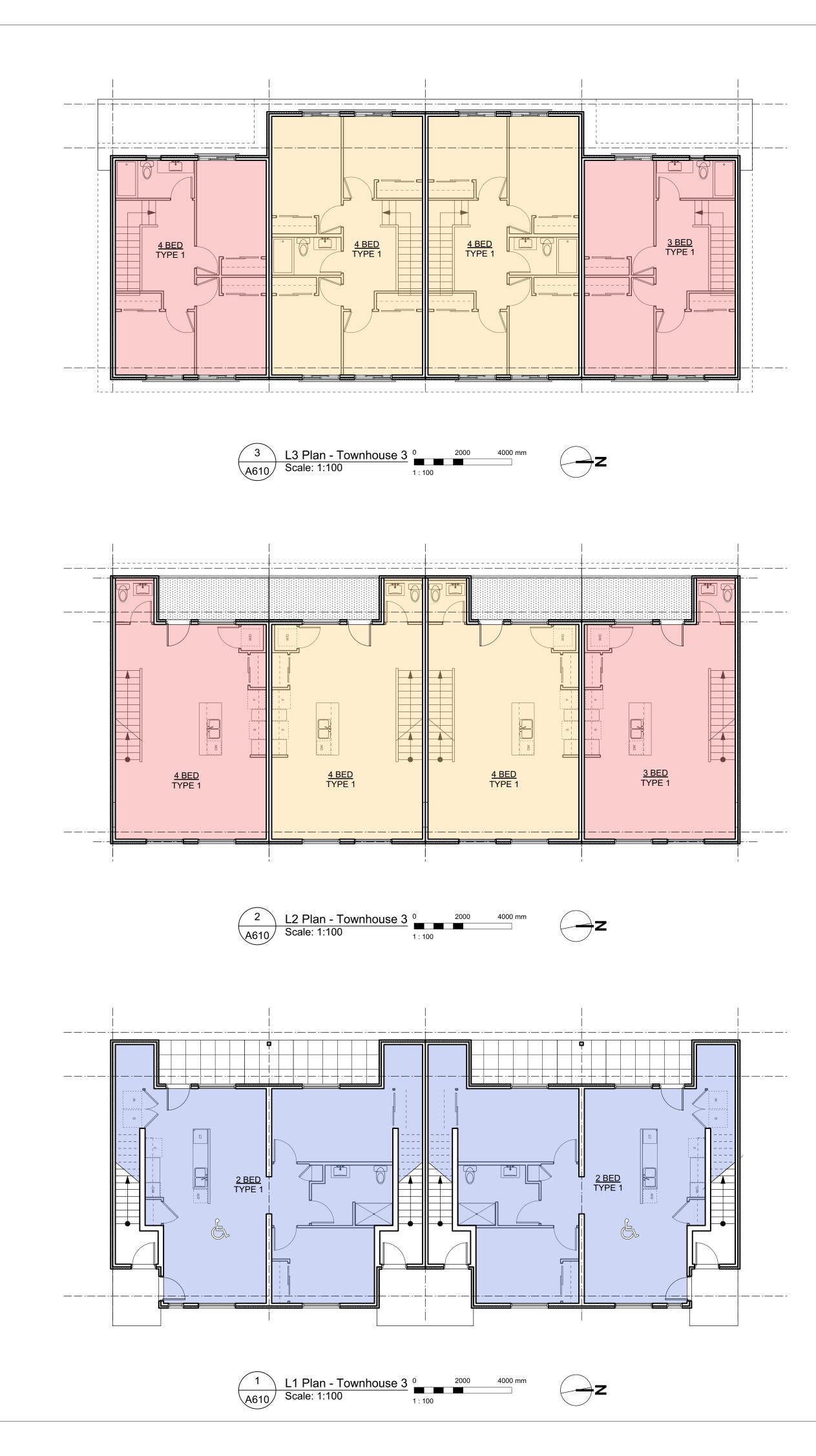


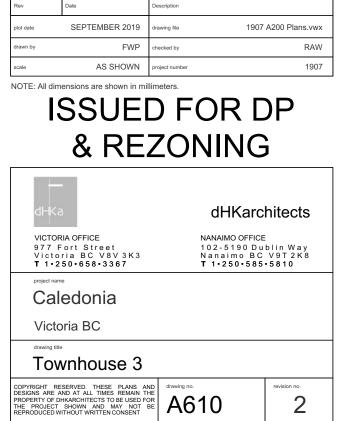
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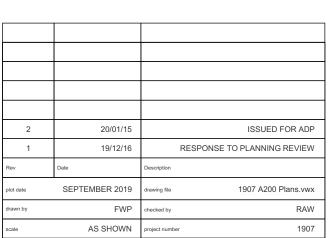


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Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file 1907	A200 Plans.vw
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907
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- dH	— <a< td=""><td>dHKarc</td><td>hitects</td></a<>	dHKarc	hitects
VICT 977 Vict	ORIA OFFICE Fort Street oria BC V8V 3K3 250-658-3367	dHKarc NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1-250-585	blin Way V9T2K8
VICT 977 Vict T 1 project	ORIA OFFICE Fort Street toria BC V8V 3K3 2250-658-3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8
VICT 977 Vict T 1 project	ORIA OFFICE Fort Street poria BC V8V 3K3 2250 658 3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8
VICT 977 Vict T 1 project	ORIA OFFICE Fort Street toria BC V8V 3K3 2250-658-3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8
VICT 977 Vict T 1 project I C 2 Vic Vic	Aledonia toria BC	NANAIMO OFFICE 102-5190 Du Nanaimo BC	blin Way V9T2K8

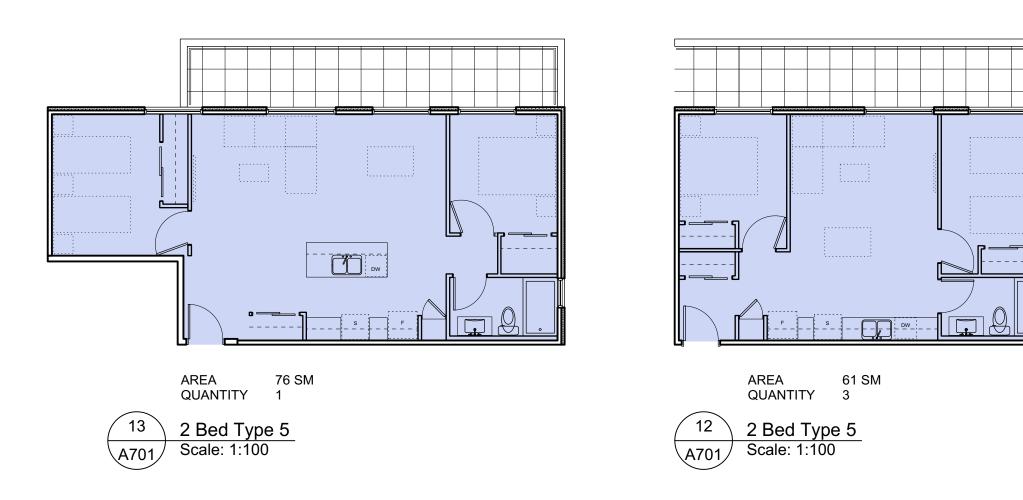


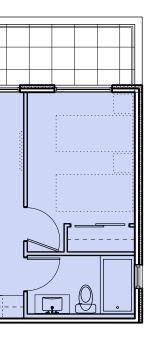


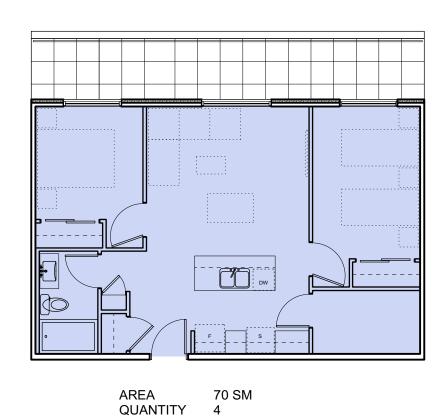






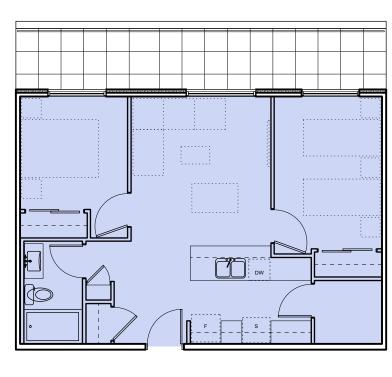


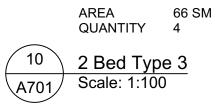




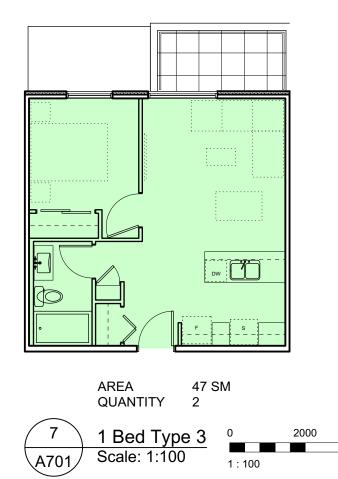
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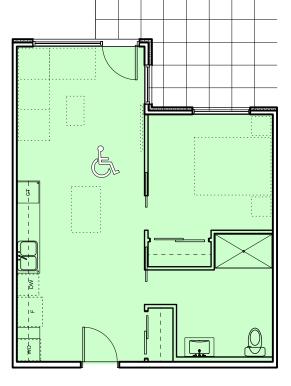
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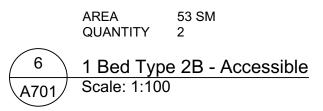


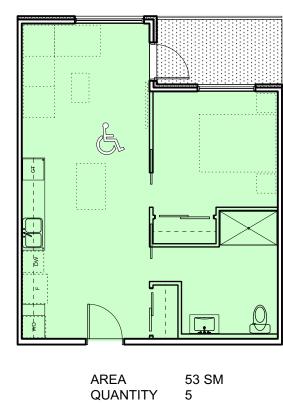


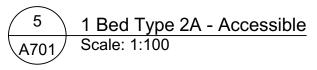


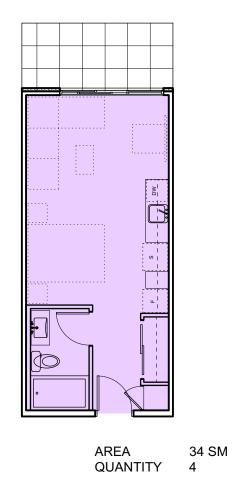








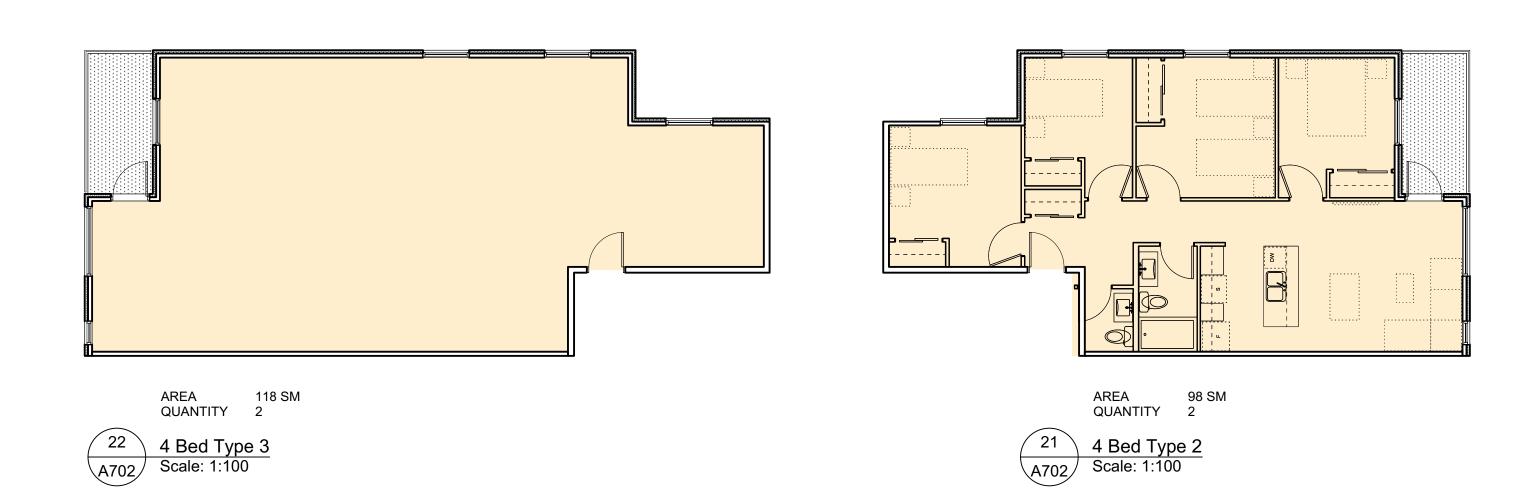


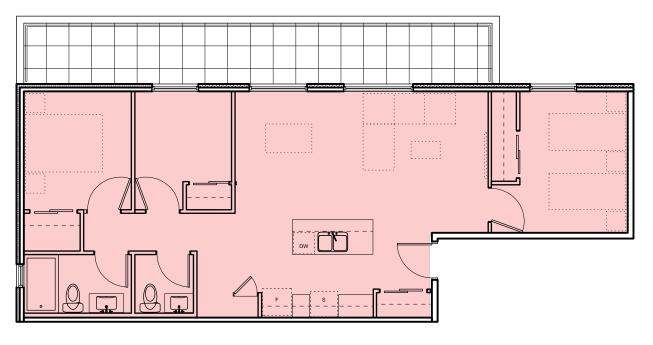




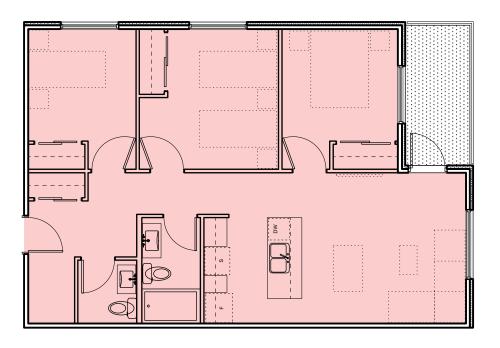




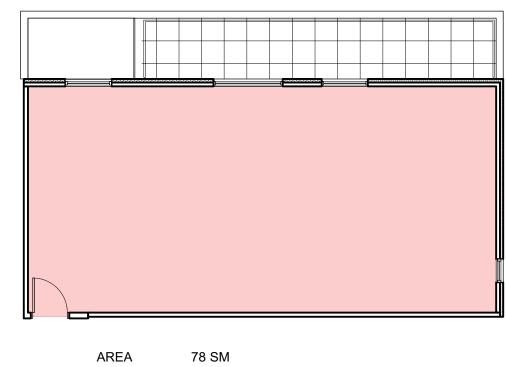




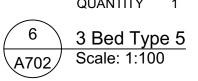
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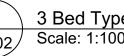
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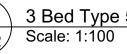


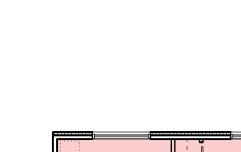


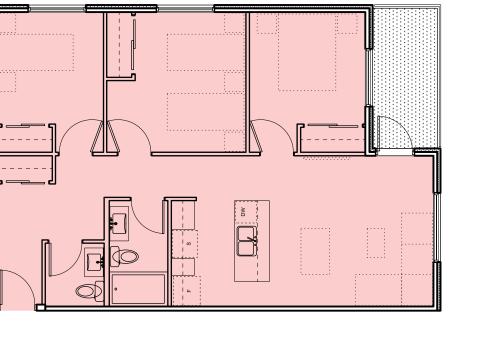


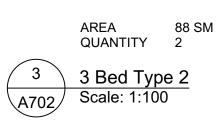




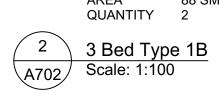




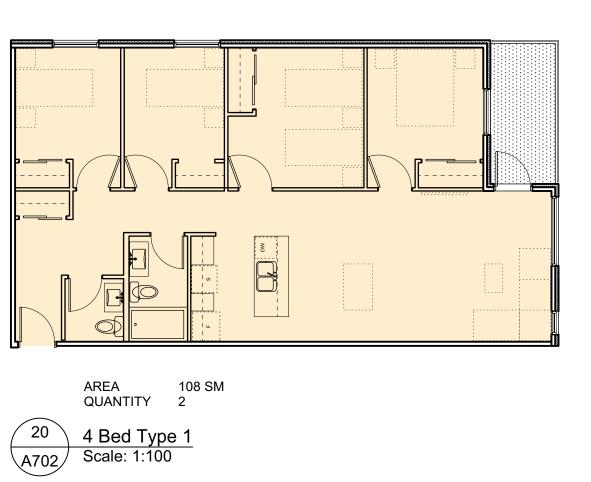


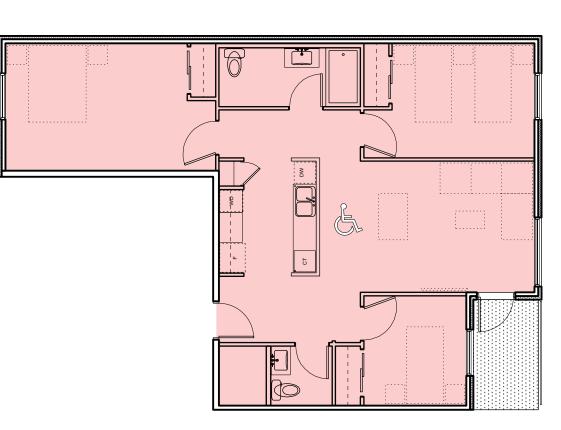


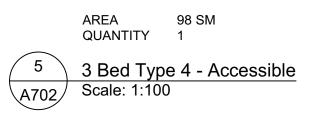


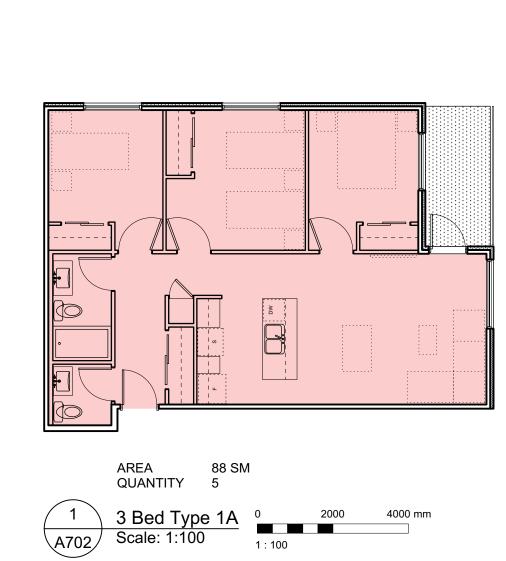




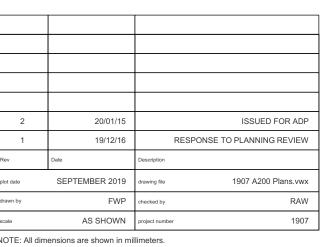


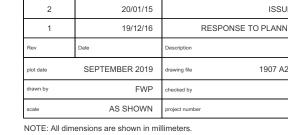


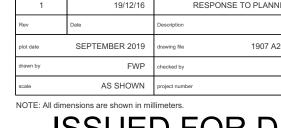


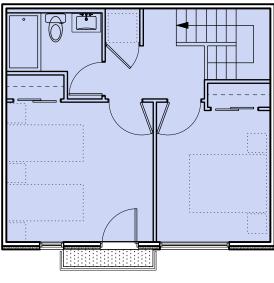


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drawn by	FWP	checked by	F	RAW
scale	AS SHOWN	project number	1	1907
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977	Fort Street toria BC V8V 3K3	102-5190 Dublin Way Nanaimo BC V9T2K8		
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Vic	toria BC			
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COPYRIGHT DESIGNS ARE	RESERVED. THESE PLANS AN E AND AT ALL TIMES REMAIN TH	D drawing no.	revision no.	
PROPERTY OF THE PROJECT	F DHKARCHITECTS TO BE USED FO CT SHOWN AND MAY NOT E WITHOUT WRITTEN CONSENT		2	

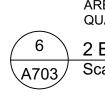


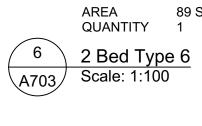


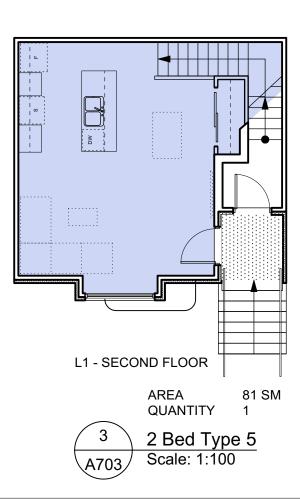


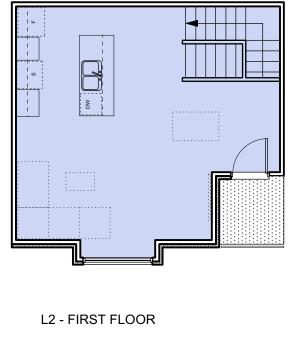


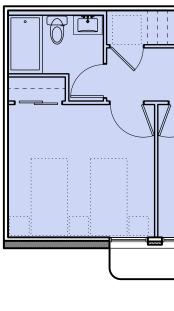
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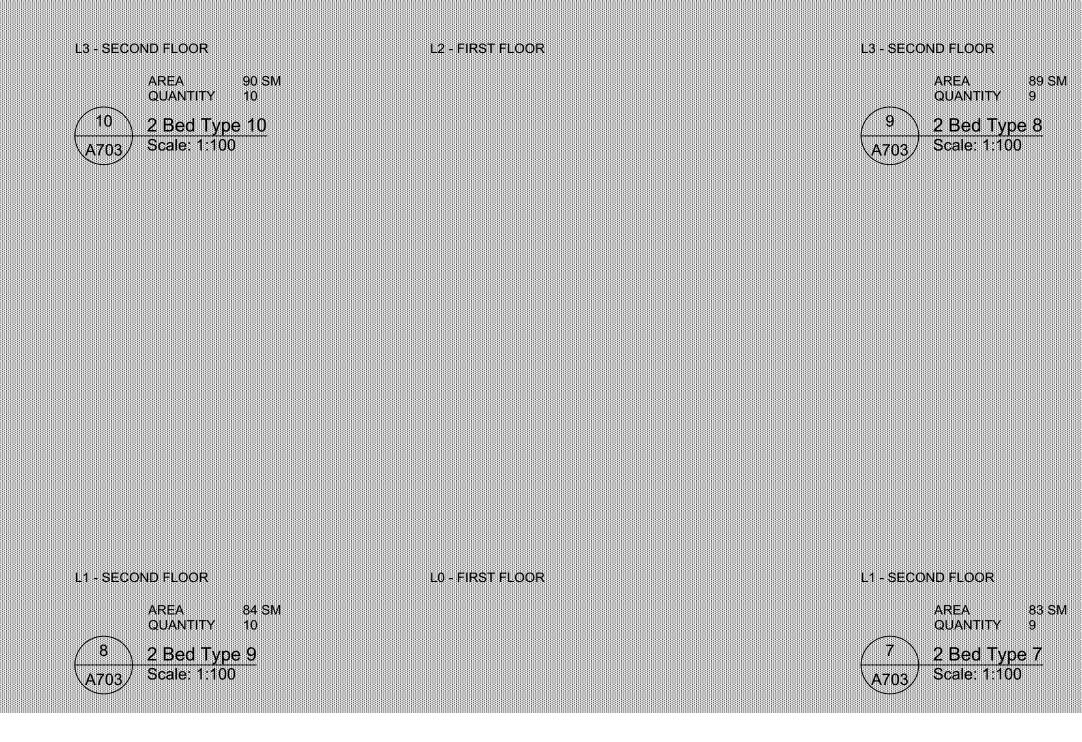


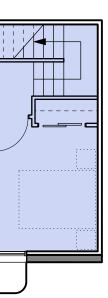


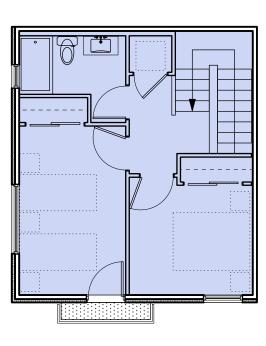




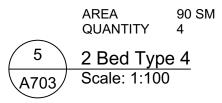
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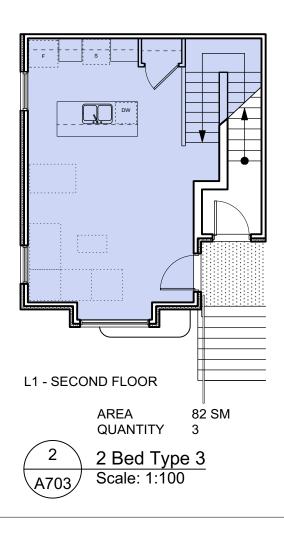


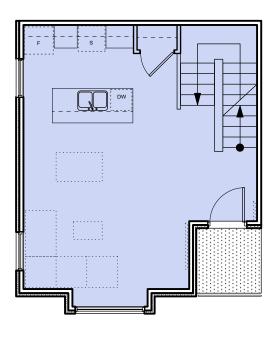




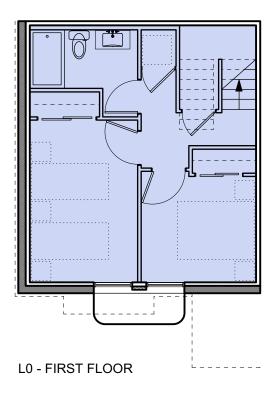
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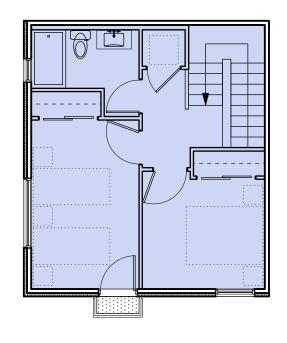




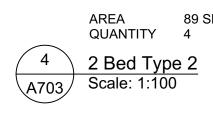


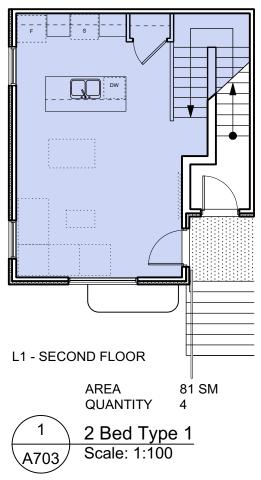
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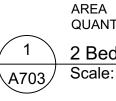


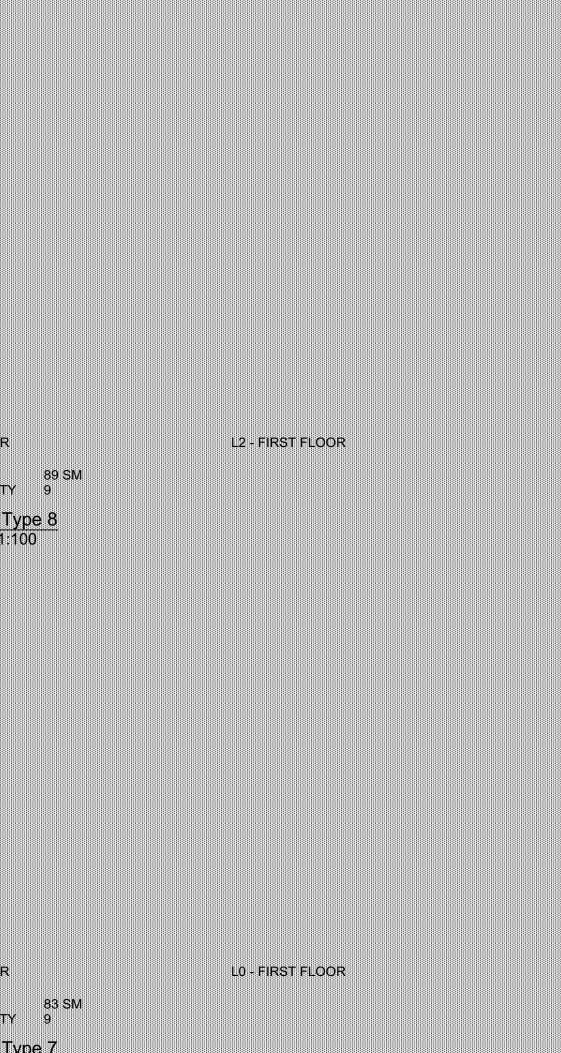


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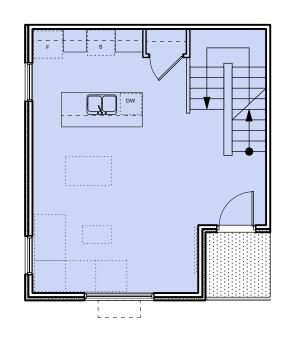




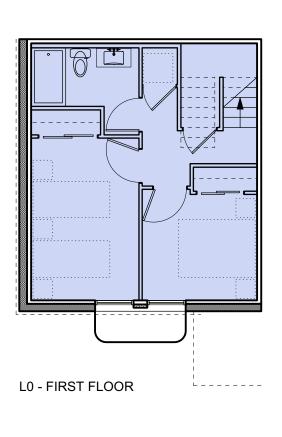




AREA 89 S QUANTITY 4 89 SM



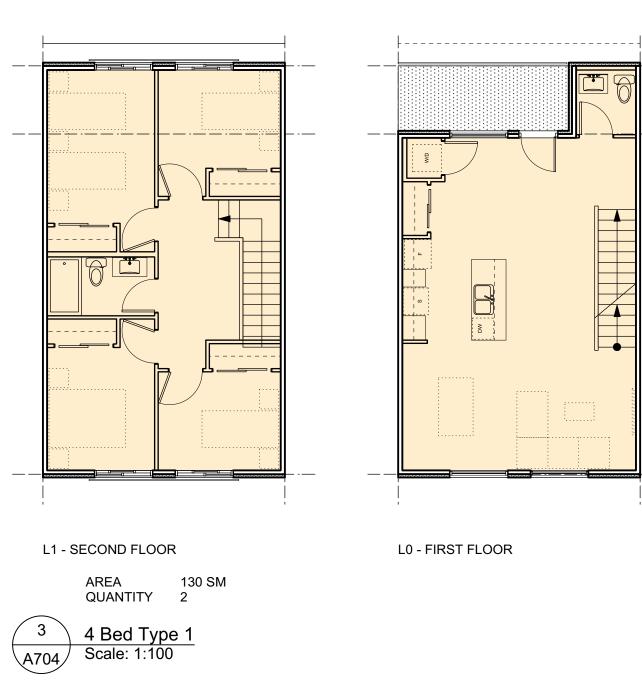
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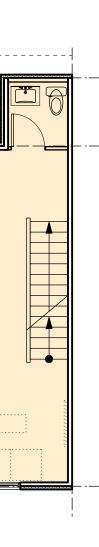


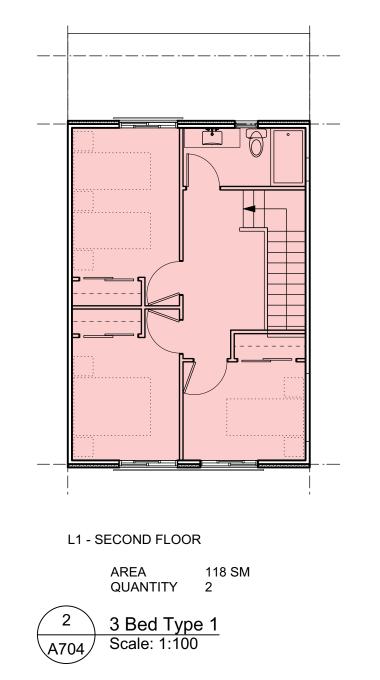
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Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907
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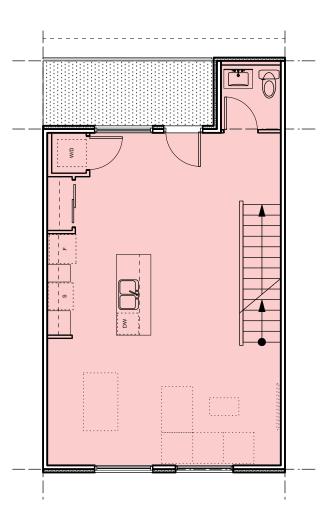
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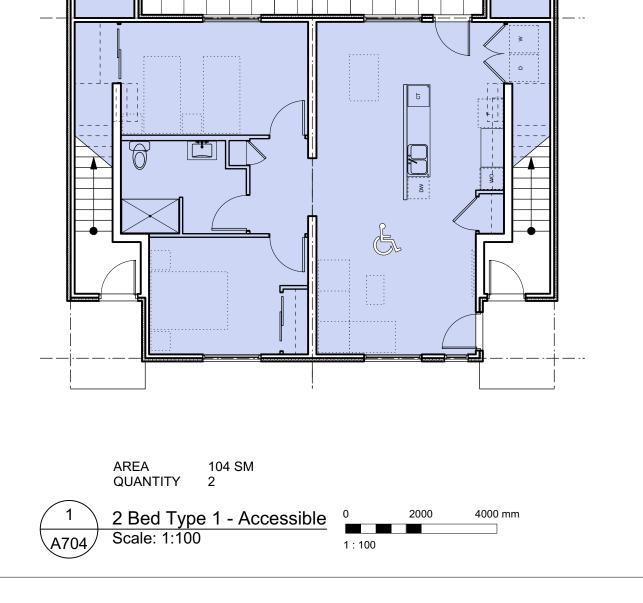








L0 - FIRST FLOOR



/	Date	Description	
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ISSUED FOR ADP

RESPONSE TO PLANNING REVIEW

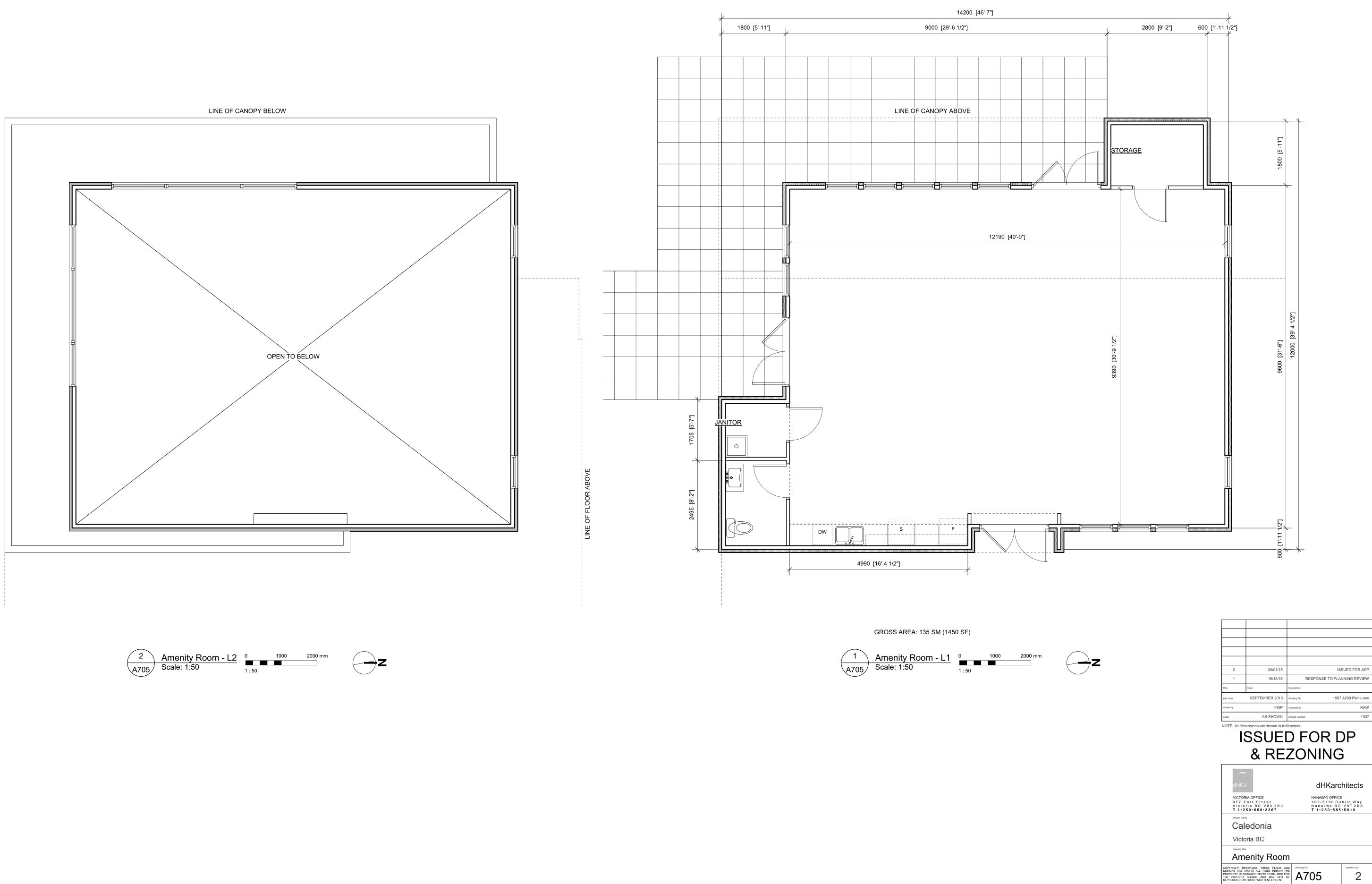
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19/12/16

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RAW 1907

revision no.



9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh



2 Apartment 1 - East A301 Scale: 1:100



$\left(\right)$	4	Apartment 1 - West	
A	301/	Scale: 1:100	

2	20/01/15	ISSUED FOR AL	ЭР
1	19/12/16	RESPONSE TO PLANNING REVIE	W
Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file 1907 A300 Elevations.vv	wx
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scale	AS SHOWN	project number 19	07

ISSUED FOR DP & REZONING -

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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1•250•658•3367	NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1•250•585	blin Way V9T 2K8
project name Caledonia		
Victoria BC		
Elevations - Ap	artment 1	
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101 - 2

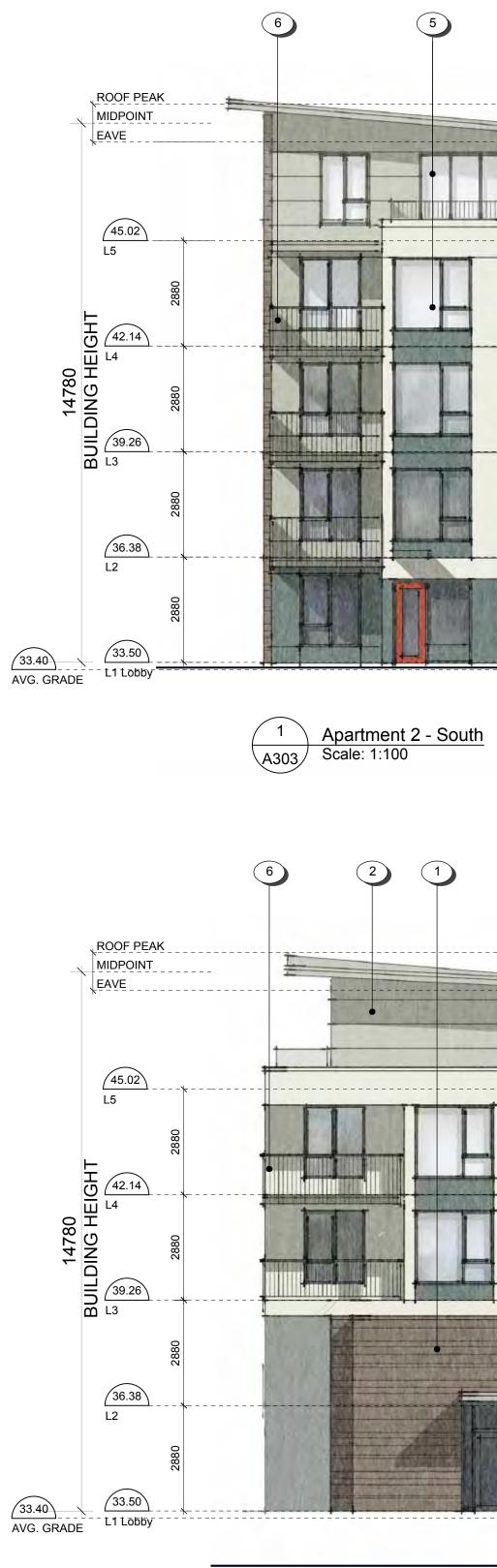
MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

2 Apartment 2 - East A302 Scale: 1:100

2 20/01/15 ISSUED FOR ADI 1 19/12/16 RESPONSE TO PLANNING REVIEW
1 19/12/16 RESPONSE TO PLANNING REVIEW
Date Description
lot date SEPTEMBER 2019 drawing file 1907 A300 Elevations.vw
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	CHKarc NANAIMO OFFICE 102-5190 Du Nanaimo BC T 1-250-585	blin Way V9T 2K8
^{project name} Caledonia Victoria BC		
Elevations - Ap	artment 2	
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MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

2 Apartment 2 - West A303 Scale: 1:100



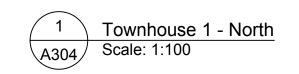
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2	20/01/15		ISSUED FOR ADP
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Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	AS SHOWN	project number	1907
	Imensions are shown in m SSUE & RE	D FC	
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	UNKarc	nilecis		
VICTORIA OFFICE 977 Fort Street	NANAIMO OFFICE 1 0 2 - 5 1 9 0 D u	blin Way		
Victoria BC V8V 3K3 T 1•250•658•3367	Nanaimo BC T 1•250•585			
project name				
Caledonia				
Victoria BC				
drawing title				
Elevations - Ap	artment 2			
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3Townhouse 1 - SouthA304Scale: 1:100

MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS & DOORS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh





Townhouse 1 - West Scale: 1:100

2	20/01/15		ISSUED FOR ADP
1	19/12/16	RES	SPONSE TO PLANNING REVIEW
Rev	Date	Description	
plot date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	AS SHOWN	project number	1907

ISSUED FOR DP & REZONING

VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	dHKarc 102-5190 DU Nanaimo BC T 1•250•585	blin Way V9T 2K8
^{project name} Caledonia Victoria BC		
Elevations - To	wnhouse 1	
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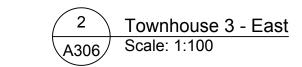
2	20/01/15		ISSUED FOR ADP
1	19/12/16	RESP	ONSE TO PLANNING REVIEW
Rev	Date	Description	
lot date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
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cale	AS SHOWN	project number	1907

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caledonia						
Victoria BC						
drawing title	drawing title					
Elevations - Townhouse 2						
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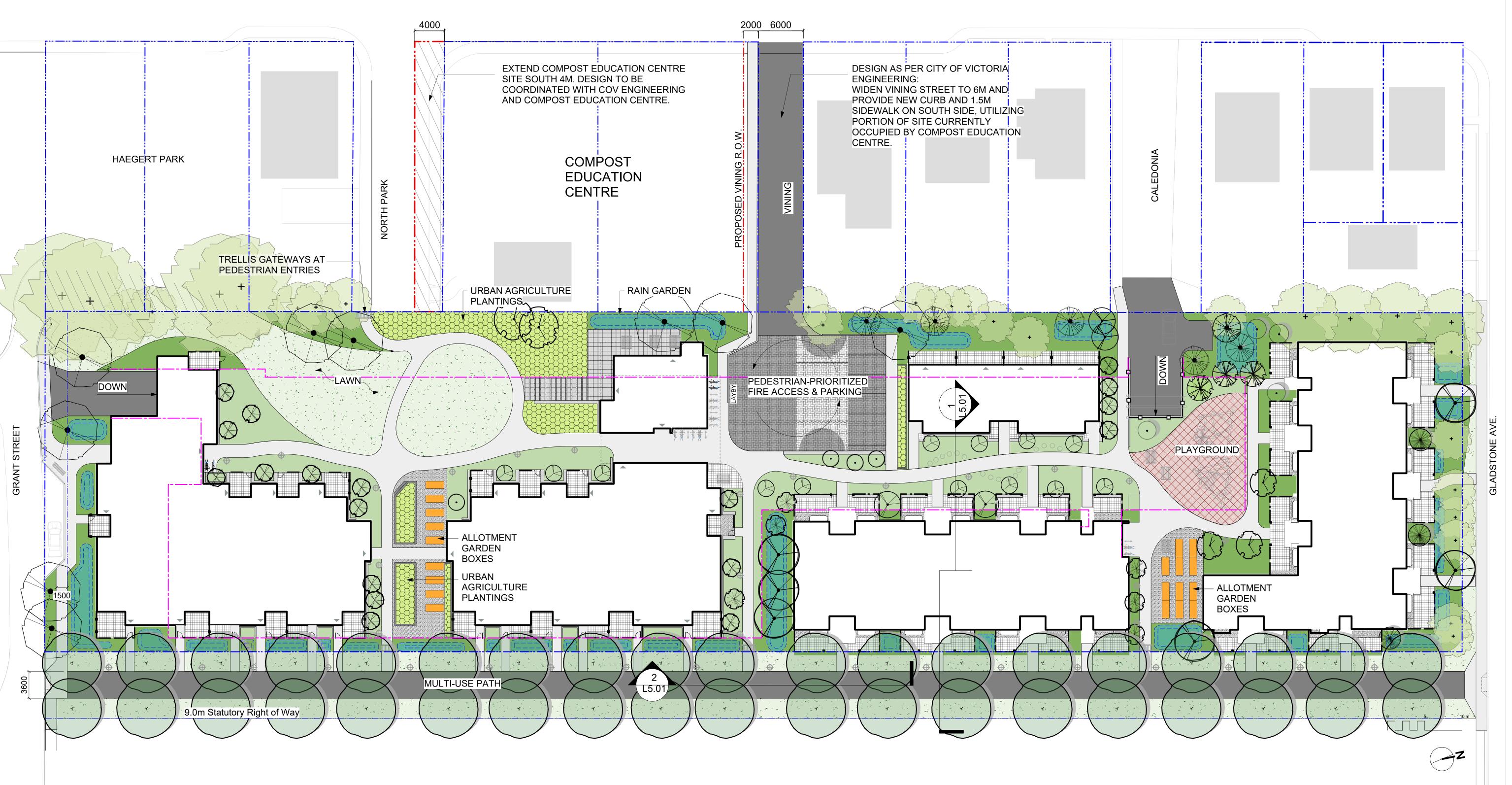






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plot date	SEPTEMBER 2019	drawing file 1907 A300 Elevations.vw				
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1	19/12/16	RESPONSE TO PLANNING REVIEW				
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project name Caledonia				
Victoria BC				
Elevations - Townhouse 3				
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DHARACHTECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT	drawing no. A306	revision no.		



LANDSCAPE TYPOLOGIES



PLAY PLACES that foster fun and creativity.



RAIN GARDENS that slow & cleanse rainwater.



PERSONAL OUTDOOR AREAS that can be modified, beautified and funkified.



GATHERING PLACES that help neighbours get to know each other and support each other.



BICYCLE FACILITIES that make it easy for people of all ages to hop on their bikes.



PLANTINGS that provide food for birds, bees and butterflies.



OUTDOOR SOCIAL SPACES for gethering and sharing food.



PLANTINGS that provide beauty and food for people.



ACTIVE PLAY SPACES that support community sports.



PUBLIC ART that celebrates Fernwood's artistic spirit.



COMMUNITY GARDEN PLOTS that boost local food security.

NC	DT FOR CONSTRU	JCTION
4 3	Issued for ADP Issued for ADP	20.01.15 20.01.15
2	RZ/DP Revision Rezoning/DP	19.12.16 19.09.26
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- 1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work. 2. All plan dimensions in metres and all detail dimensions in millimetres.
- 3. Plant quantities on Plans shall take precedence over plant list
- 6. Contractor to provide irrigation system for all planters to current IIABC
- 7. Landscape installation to carry a 1 year warranty from date of
- 8. Plant material, installation and maintenance to conform to the current
- 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape
- 10. Tree protection fencing, for existing trees, to be installed prior to

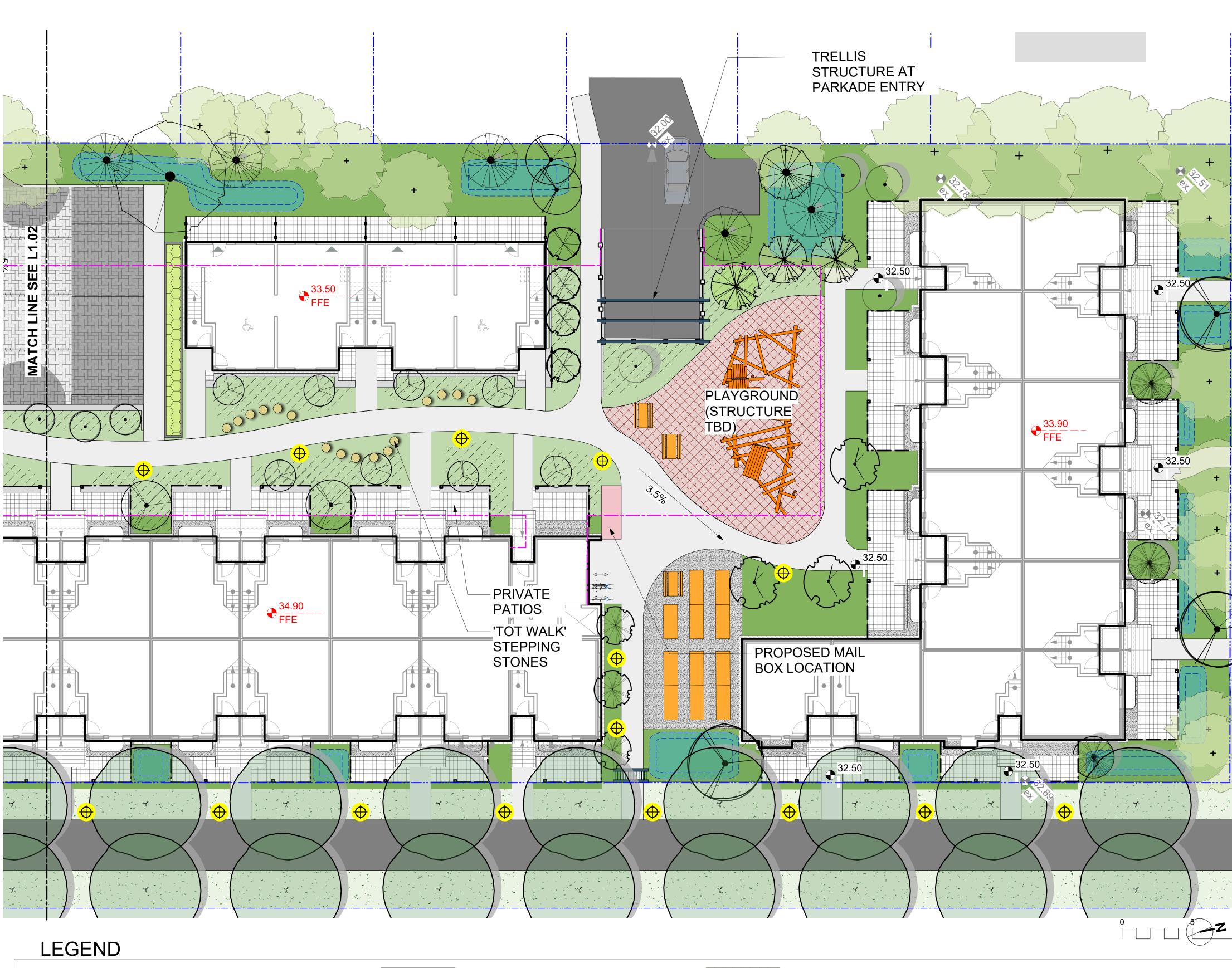
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4 Issued for ADP 2	20.01.15
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	Property line	Cast in Place Co
	Extent of Parkade, below Rain garden - TOP OF POOL	Concrete Unit Pa
45.00	Rain garden - BOTTOM OF POOL Existing Landscape Grade	Concrete Unit Pa
• ex. • 45.00 •	Architectural grade, provided for reference only Proposed Landscape Grade	Gravel Surfacing
€	TWTop of WallTPTop of PoolBWBottom of WallBPBottom of PoolTOCTop of CurbTSTop of Stairs	Vehicular Concre
	BC Bottom of Curb BS Bottom of Stairs Retaining/Planter Wall	Asphalt Paving
	Retaining/Planter Seating Wall	Rubber Playgrou
	Landscape Screen, 1800 mm height. Wood Picket Fence, 1000 mm height.	





Proposed Picket Fence Detail

NOT FOR CONSTRUCTION

4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date



client CRD Housing Corporation

631 Fisgard Ave. Victoria, BC

project

Caledonia Redevelopment Caledonia Ave. Victoria, BC

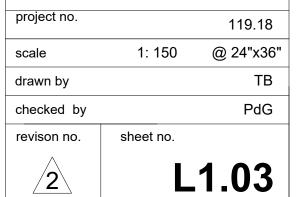
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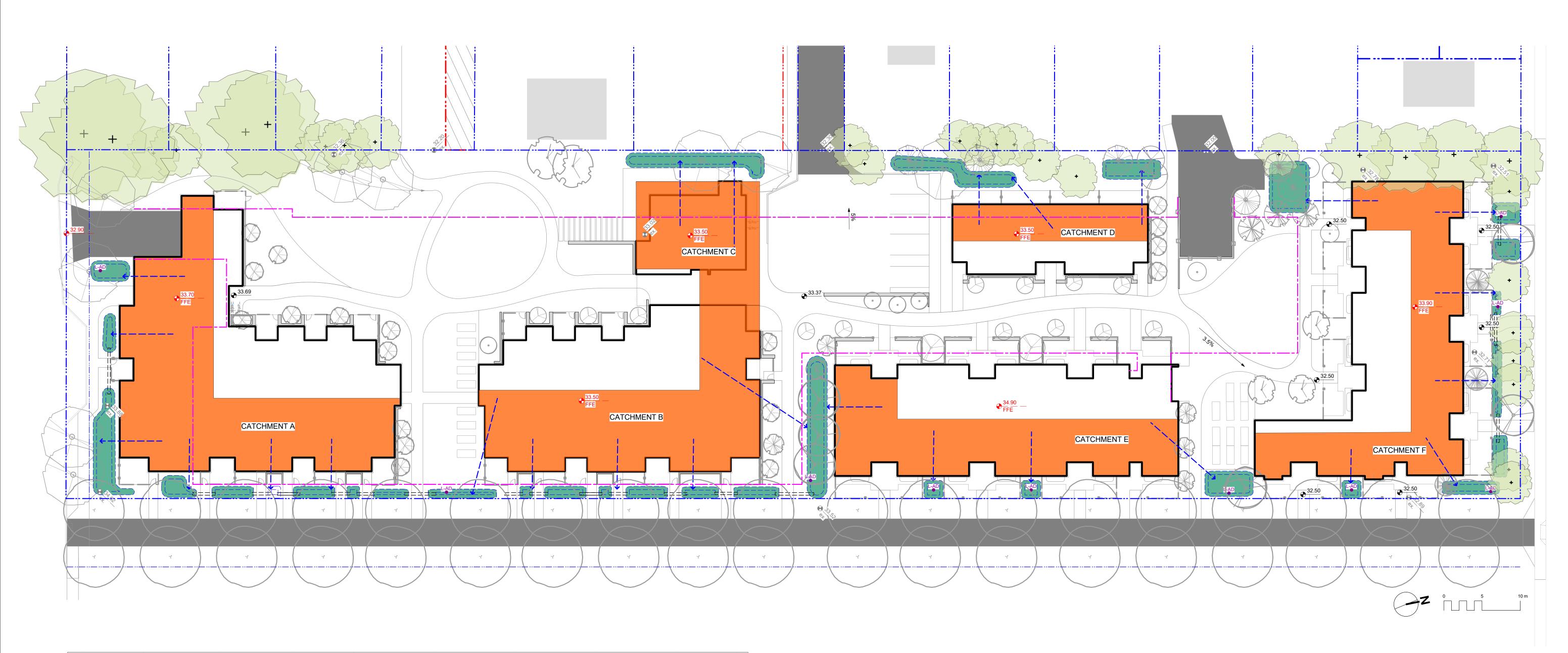
Landscape **Materials North**

DRAWING NOTES

10 m

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- 2. All plan dimensions in metres and all detail dimensions in millimetres. 3. Plant quantities on Plans shall take precedence over plant list
- quantities. 4. Contractor to confirm location and elevation of all existing services and
- utilities prior to start of construction. 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- 6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- 7. Landscape installation to carry a 1 year warranty from date of acceptance.
- 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape
- as-built information including irrigation. 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work





Rain Garden Capacity Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity	Soil Volume
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu.m./day)	(cu.m.)
Catchment A	560.0	28.0	0.60	0.8	40.0	30.0	2.0	24.0
Catchment B	420.0	21.0	0.60	0.8	25.0	18.8	-2.3	15.0
Catchment C	220.0	11.0	0.60	0.8	34.0	25.5	14.5	20.4
Catchment D	120.0	6.0	0.60	0.8	30.0	22.5	16.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	400.0	20.0	0.60	0.8	50.0	37.5	17.5	30.0
total	2085.0	104.3			212.0	152.8	48.5	127.2

Assumptions

Design storm is a 2 year storm event which equals 5 cm of water, in a 24 hr period.

Rain Garden design based on 150 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

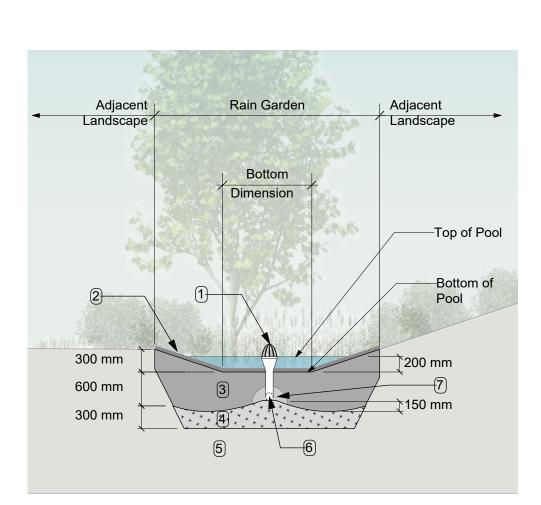
RAIN WATER MANAGEMENT NOTES

Water collected from portions of the building roofs flow to the rain gardens located throughout the site. Rain gardens have been situated on-grade.

Rain gardens are designed to capture, slow flows, and treat runoff. Rain gardens will be designed with underdrains and a high apacity overflow drain that will be connected to the onsite piped drainage system. The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area, which is the area required to manage Victoria's 2 year storm event.

Walkways will be sloped to drain to adjacent absorbant landscape. Larger paved areas such as driveways and turnarounds will be drained directly to the storm system.

Portions of the roof which cannot be easily connected to rain gardens will be drained directly to the storm system. The roof catchments are shown schematically and will be refined during detailed design.



RAIN GARDEN MATERIALS

- 1. Overflow drain, 200 mm domed grate + adapter
- 2. Composted mulch, 50 -70 mm depth
- 3. Bio-retention growing medium, 600 mm depth
- 4. Scarified/tilled subgrade, 300 mm depth 5. Existing subgrade/native material
- 6. 100 mm diameter (min) perforated pipe
- 7. 25 mm diameter drain rock, 100 mm depth
- 1

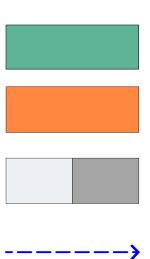
Typical Rain Garden Scale: 1:50

LEGEND

_____ _____

-----_____





	>
L-AD	

Property line Extent of Parkade, below Rain garden - TOP OF POOL Rain garden - BOTTOM OF POOL Existing Landscape Grade Architectural grade, provided for reference only

Proposed Landscape Grade TW Top of Wall TP Top of Pool BW Bottom of Wall BP Bottom of Pool TOC Top of Curb TS Top of Stairs

BC Bottom of Curb BS Bottom of Stairs

Rain Garden on Grade

Roof Drains to Rain Garden

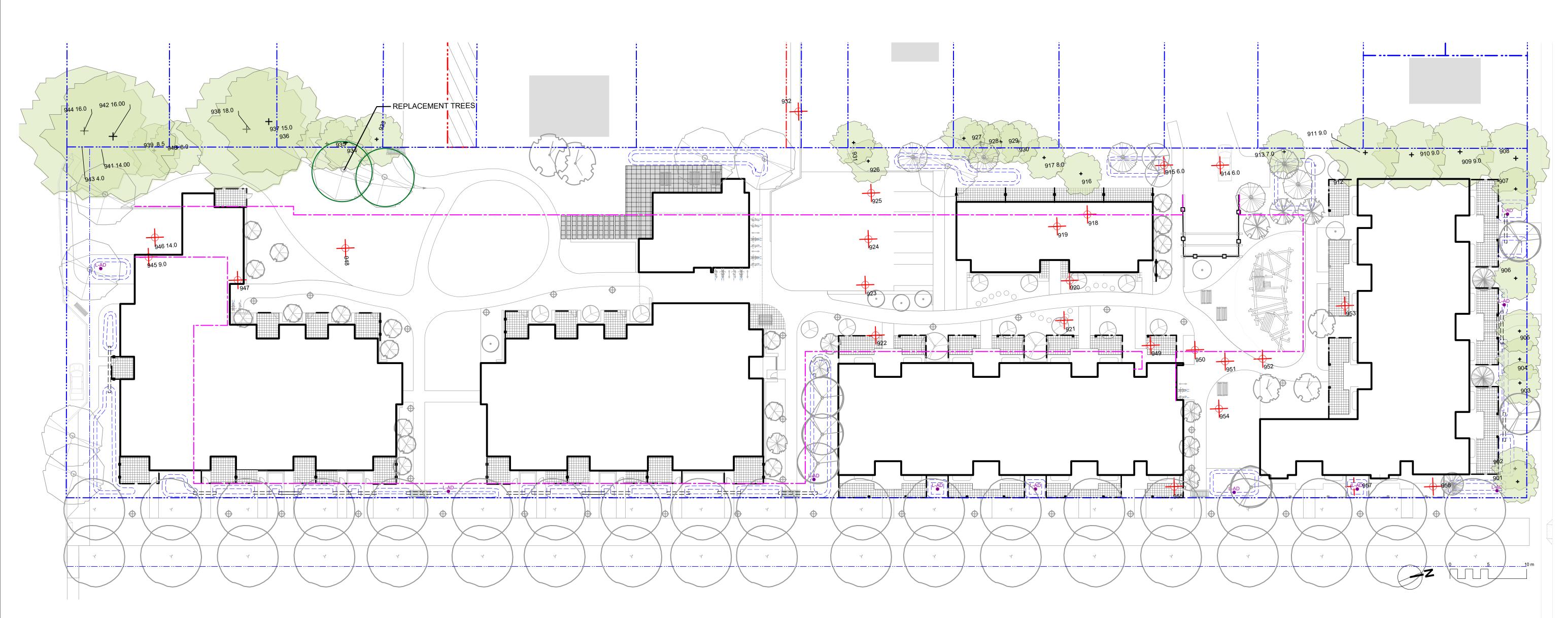
Roof / Road / Hardscape Drains Directly to Storm System

Flow Path (Schematic) Rain Garden Overflow Drain Culvert Rain Garden Connection

NOT FOR CONSTRUCTION Issued for ADP 20.01.15 4 **RZ/DP** Revision 19.12.16 2 19.09.26 Rezoning/DP date rev no description Murdoch de Greeff INC Landscape Planning & Design 250.412-2891 200 - 524 Culduthel Road Victoria, BC V8Z 1G1 Phone: Fax: 250.412-2892 client CRD Housing Corporation 631 Fisgard Ave. Victoria, BC project Caledonia Redevelopment Caledonia Ave. Victoria, BC sheet title Stormwater Management project no. 119.18 1: ### @ 24"x36" scale ΤВ drawn by PdG checked by revison no. sheet no.



L1.04



DRAWING NOTES

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
 Plant quantities on Plans shall take precedence over plant list
- quantities.
- 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications. 7. Landscape installation to carry a 1 year warranty from date of
- acceptance. 8. Plant material, installation and maintenance to conform to the current
- edition of the Canadian Landscape Standard. 9. General Contractor and/or sub-contractors are responsible for all costs
- related to production and submission to consultant of all landscape as-built information including irrigation. 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

RETAINED TREE SUMM

TREE TAG #	· · · ·
901	11
902	11
903	12
904	16
905	16
906	25
907	32
908	34
909	36
910	42
911	36
912	46
913	46
916	41
917	36
926	25
927	23
928	20
929	21
930	28
931	27
933	14
934	54
935	33
936	35
937	58
938	42,56,49,59
939	33
940	33
941	25,39,38,28,29
942	27,33,23,34,22
944	35,25,40,41

TOTAL TREES TO BE RETAINED:

Arborist recommendations.

ARY*

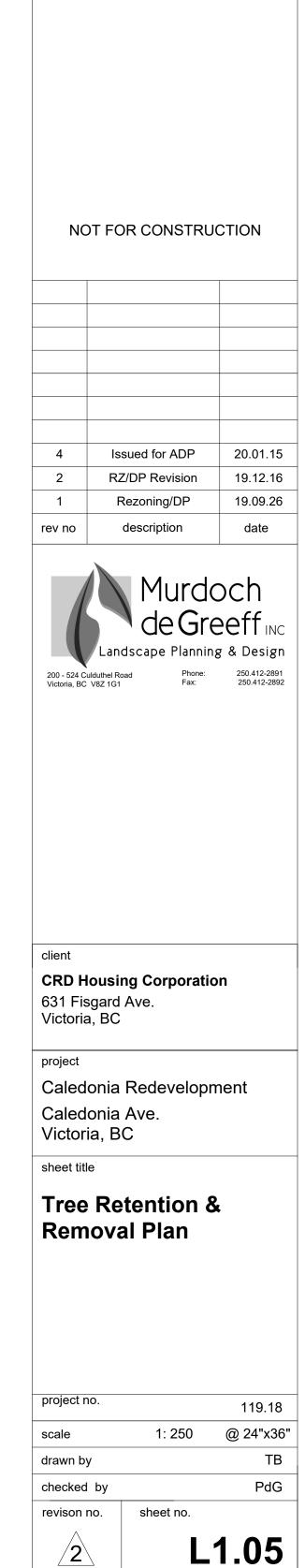
REMOVED	TREE	SUMMARY*
-		

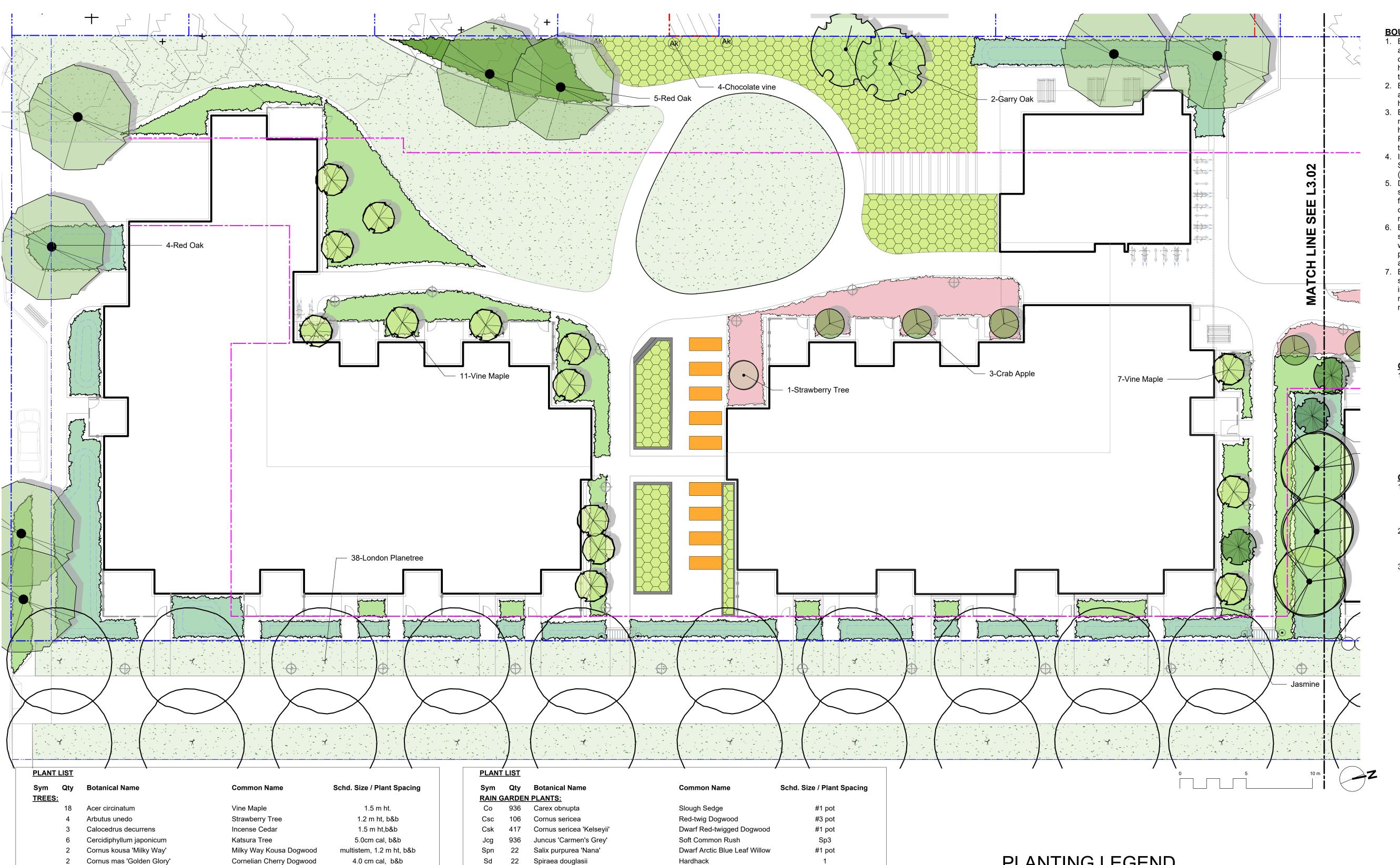
Species	Bylaw Protected?	TREE TAG #	DBH (cm)	Species	Bylaw Protected?
Tulip Tree	no	914	45	Norway maple	no
Tulip Tree	no	915	43	Red oak	no
Tulip Tree	no	918	34	Red oak	no
Tulip Tree	no	919	30	Tulip Tree	no
Tulip Tree	no	920	20	Tulip Tree	no
Tulip Tree	no	921	33	Tulip Tree	no
Tulip Tree	no	922	24	Red maple	no
Tulip Tree	no	923	30	Tulip Tree	no
English oak	no	924	20	Tulip Tree	no
English oak	no	925	41	Tulip Tree	no
English oak	no	932	74	Bluegum	no
Sycamore maple	no	943	42	Pear	no
Red oak	no	945	36	Oregon ash	no
Red oak	no	946	68	Douglas fir	yes
Red oak	no	947	37	Pear	no
Red maple	no	948	30	Ellwood juniper	no
Zebra cedar	no	949	25	Red maple	no
Zebra cedar	no	950	22	Tulip tree	no
Zebra cedar	no	951	19	Red maple	no
Zebra cedar	no	952	18	Red maple	no
Douglas fir	no	953	32	Red maple	no
Eastern white cedar	no	954	13	Tulip tree	no
Edible chestnut	no	955	35	Red maple	no
Edible chestnut	no	956	10	Eastern white cedar	no
Western redcedar	no	957	24	Red oak	no
Scotch elm	no	958	23	Red oak	no
Scotch elm	yes	TOTAL TREES	S TO BE REMO	OVED:	26
Scotch elm	no			TO BE REMOVED**:	1
Scotch elm	no				
Scotch elm	yes	* Based on Arborist's Report recieved from Dogwood Tree Services,			
Scotch elm	yes			report for details on tree	conditions and
Scotch elm	yes	Arborist recom	mendations.		
NED:	32	** Based on p	re Oct. 24th, 20)19 Tree Bylaw requirem	ients.

* Based on Arborist's Report recieved from Dogwood Tree Services, 09/25/2019. Refer to Arborist report for details on tree conditions and

LEGEND

	Property line			
	Extent of Parkade, below			
	Rain garden - TOP OF POOL			
	Rain garden - BOTTOM OF POOL			
24.31	Existing Landscape Grade			
• <u>ex.</u> • <u>23.77</u>	Architectural grade, provided for reference only			
24.31	Proposed Landscape Grade			
• <u> </u>	TWTop of WallTPTop of PoolBWBottom of WallBPBottom of PoolTOCTop of CurbTSTop of StairsBCBottom of CurbBSBottom of Stairs			
+ 10	Existing Tree for Retention (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies). —Tree Tag			
10	Existing Tree to be Removed (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).			
	—Tree Tag			





	0	Cercidiphyllum japonicum	Kalsura mee
	2	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwo
	2	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwo
	1	Corylus 'Felix'	Felix Hazlenut
	2	Corylus 'Jefferson'	Jefferson Hazlenut
	2	Ficus carica 'Mission'	Black Mission Fig
	13	Malus 'Sugar tyme'	Crab Apple
	2	Oxydendrum arboreum	Sourwood Tree
	6	Picea omorika	Serbian Spruce
	38	Platanus acerifolia	London Planetree
	8	Pseudotsuga menziesii	Douglas Fir
	5	Quercus garryana	Garry Oak
	9	Quercus rubra	Red Oak
HERB (& POLL	INATOR PLANTINGS	
Ana	193	Aster novae-angliae	New England Aster
Сх	22	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
Ep	229	Echinacea purpurea	Purple Coneflower
Lws	182	Lavandula x intermedia 'White Spike'	White Spike Lavandin
OI	22	Origanum laevigatum 'Herrenhausen'	Garden Oregano
Rrs	229	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose
Rof	49	Rosmarinus officinalis	Rosemary
Rf	229	Rudbeckia fulgida	Black-Eyed Susan
Ssm	193	Salvia [°] sylvestris 'Mainacht'	May Night Salvia
Slo	22	Salvia officinalis	Culinary Sage
St	263	Stipa tenuissima	Mexican Feathergrass
Vsb	22	Vaccinium 'Sunshine Blue'	Blueberry
VINES			
Pac	2	Passiflora caerulea	Blue Passionflower
1 4 4	-		

Ws

Jn

Ak

4

4

Wisteria sinensis

4 Akebia quinata

Jasminum nudiflorum

Wisteria Vine

Chocolate vine

Jasmine

4.0 cm cal, b&b 1.5m height, b&b 1.5m height, b&b #10 pot #10 pot, Min 1.2m ht multistem, 1.5m ht, b&b 1.5m ht, b&b 4.0 cm cal, b&b 1.5m ht, b&b 4.0cm cal, b&b 5.0cm cal, b&b

#1 pot	
#1 pot / 1.8 m	O.C.
#1 pot	
#1 pot	
#1 pot	
#2 pot	
#2 pot	
#1 pot	
#3 pot	

#1 pot

#2 pot

#1 pot

#2 pot

		<u> </u>
Co	936	Carex obnupta
Csc	106	Cornus sericea
Csk	417	Cornus sericea 'Kels
Jcg	936	Juncus 'Carmen's G
Spn	22	Salix purpurea 'Nana
Sd	22	Spiraea douglasii
NATIV	E & EDII	BLE SHRUB PLANTIN
Fve	169	Fragaria vesca
Gsh	385	Gaultheria shallon
Mn	3	Mahonia nervosa
Мус	108	Myrica californica
Oo	267	Oxalis oregana
Phl	42	Philadelphus lewisii
Pm	608	Polystichum munitur
Ruc	169	Ribes uva-crispa
Rn	223	Rosa nutkana
Sd	42	Spiraea douglasii
Sa	223	Symphoricarpos alba

Vsb

Bbd

Vo

Vh

0

NTINGS

itum

s alba Vaccinium 'Sunshine Blue' Vaccinium 'Blue Crop' & 'Duke' Vaccinium ovatum 'Thunderbird' Vancouveriana hexandra

1

Woodland Strawberry	Sp3 30cm o.c.
Salal	#1 pot, 40cm o.c.
Oregon Grape Holly	#1 pot 40cm o.c.
Pacific Wax Myrtle	#3 pot
Redwood Sorrel	Sp3, 30cm o.c.
Mock Orange	1.8
Sword Fern	#1 pot
Gooseberry	#2 pot
Nootka Rose	#1 pot
Hardhack	1
Snowberry	#1 pot
Blueberry	#3 pot
Blueberry 'Blue Crop' & 'Duke'	#3 pot
Evergreen Huckleberry	#3 pot
Inside-out Flower	0.3

PLANTING LEGEND

NATIVE SHRUB PLANTINGS Sword Fern

Snowberry Evergreen Huckleberry Salal RAIN GARDEN PLANTINGS

> - Soft Common Rush Hardhack Slough Sedge Dwarf Arctic Blue Leaf Willow Red-twig Dogwood Dwarf Red-twigged Dogwood

URBAN AGRICULTURE ZONE

Plantings to be designed & managed by Community Partner, Volunteers and Residents.

ALLOTMENT GARDEN BOX

BOULEVARD PLANTING NOTES

- 1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- 2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- 3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff. 4. Irrigation to be installed as per Municipal
- Specifications, for all boulevard planting areas (unless otherwise indicated). 5. Design/build drawings for boulevard irrigation to be
- submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- 6. Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- 7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

ON-SLAB TREE PLANTING NOTES

- 1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
- 2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- 3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

NOT FOR CONSTRUCTION

4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date



200 - 524 Culduthel Road Victoria, BC V8Z 1G1

250.412-2891 250.412-2892 Phone: Fax:

client

CRD Housing Corporation 631 Fisgard Ave. Victoria, BC

project

Caledonia Redevelopment Caledonia Ave. Victoria, BC

sheet title

Planting Plan South

HERBS & POLLINATOR PLANTINGS	

Purple Coneflower White Spike Lavandin New England Aster Black-Eyed Susan May Night Salvia Snow Pavement Rose Mexican Feathergrass Feather Reed Grass Blueberry Rosemary Culinary Sage Garden Oregano

LAWN AREA in the start

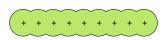
SHADY NATIVE & EDIBLE PLANTINGS



- Salal Gooseberry Sword Fern Hardhack Woodland Strawberry Mock Orange Evergreen Huckleberry Redwood Sorrel

Inside-out Flower

SCREENING HEDGE

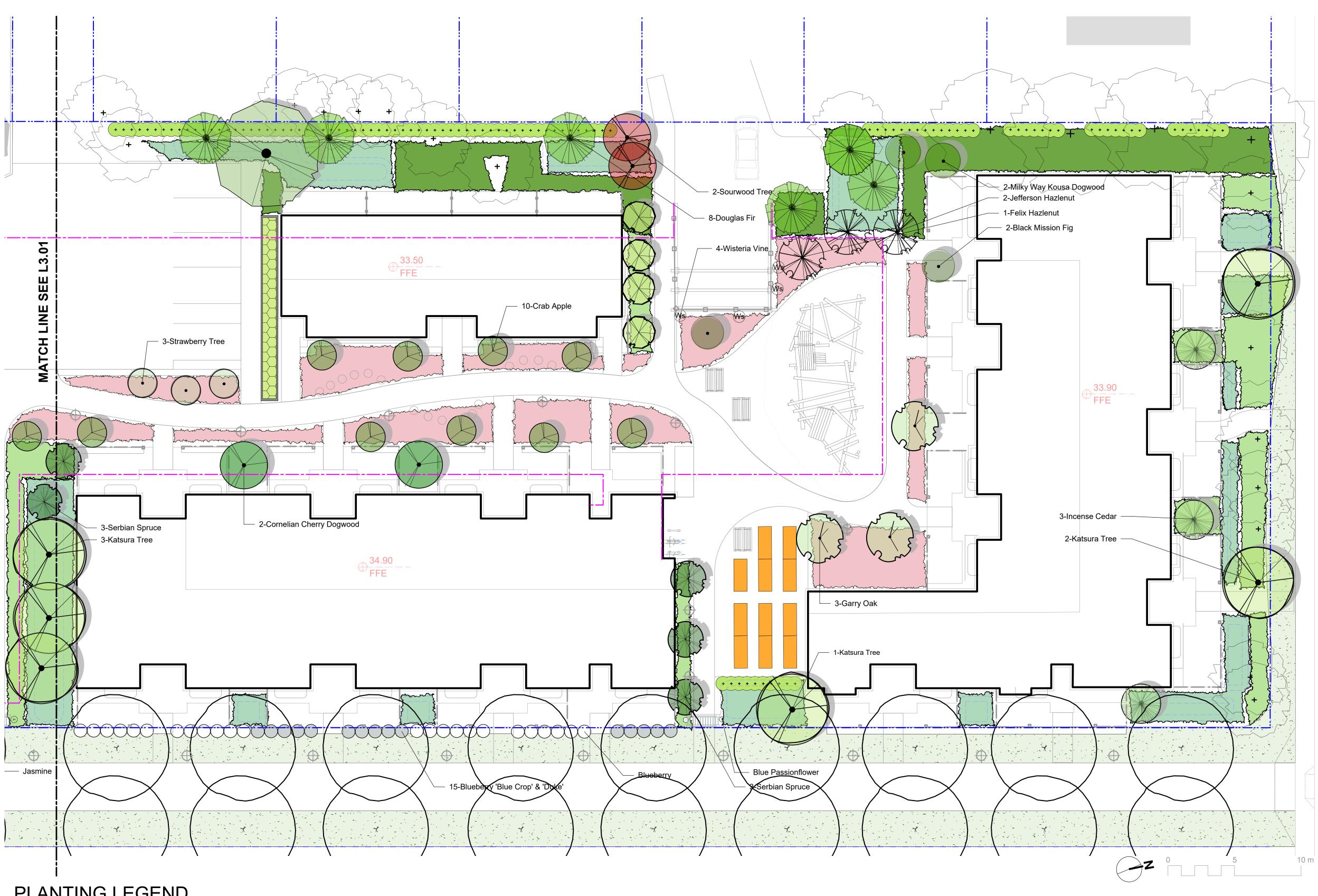


Pacific Wax Myrtle

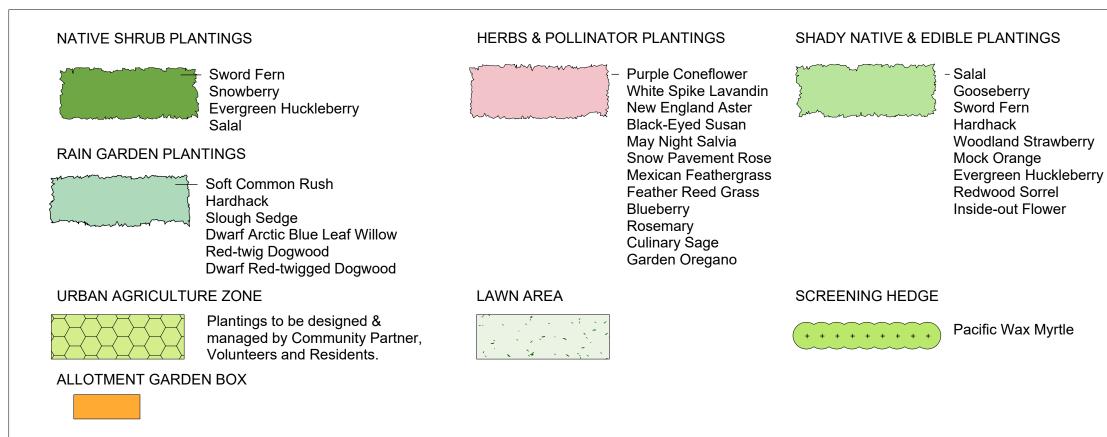
project no. 119.18 1: 150 @ 24"x36" scale ΤB drawn by PdG checked by revison no. sheet no.







PLANTING LEGEND





BOULEVARD PLANTING NOTES

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ON-SLAB TREE PLANTING NOTES

drains are less than 2m deep.

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Murdoch de Greeff INC Landscape Planning & Design

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client

CRD Housing Corporation 631 Fisgard Ave. Victoria, BC

project

Caledonia Redevelopment Caledonia Ave. Victoria, BC

sheet title

Planting Plan North

project no.		119.18
scale	1: 150	@ 24"x36"
drawn by		ТВ
checked by		PdG
revison no.	sheet no.	
2	L	3.02



NOT FOR CONSTRUCTION Issued for ADP 20.01.15 4 **RZ/DP** Revision 19.12.16 2 Rezoning/DP 19.09.26 1 description date rev no Murdoch de Greeff INC Landscape Planning & Design 250.412-2891 250.412-2892 Phone: Fax: 200 - 524 Culduthel Road Victoria, BC V8Z 1G1 client **CRD Housing Corporation** 631 Fisgard Ave. Victoria, BC project Caledonia Redevelopment Caledonia Ave. Victoria, BC sheet title Landscape Sections project no. 119.18 1: 250 @ 24"x36" scale ΤВ drawn by PdG checked by revison no. sheet no. 2 L5.01