

825 FORT STREET - ISSUED FOR DELEGATED DP



DRAWING INDEX - ARCHITECTURAL - DDP		
DRAWING NUMBER	DRAWING NAME	SHEET SCALE
A001	Cover Sheet	As indicated
A002	Project Data	As indicated
A003	Shadow Study	As indicated
A101	Survey - for Reference Only	As indicated
A102	Site Plan Existing - for Reference Only	As indicated
A103	Proposed Site Plan & Vicinity Plan - for Reference Only	As indicated
A201	Floor Plan Level P2	1/8" = 1'-0"
A202	Floor Plan Level P1	1/8" = 1'-0"
A203	Floor Plan Ground Level	1/8" = 1'-0"
A204	Floor Plan Level 2	1/8" = 1'-0"
A205	Floor Plan Level 3	1/8" = 1'-0"
A206	Floor Plan Level 4	1/8" = 1'-0"
A207	Floor Plan Level 5 to 7	1/8" = 1'-0"
A208	Floor Plan Level 8 & 9	1/8" = 1'-0"
A209	Floor Plan Level 10	1/8" = 1'-0"
A210	Floor Plan Level 11	1/8" = 1'-0"
A211	Roof Plan	1/8" = 1'-0"
A301	Streetscape Elevation	As indicated
A302	North Building Elevation	1/8" = 1'-0"
A303	East Building Elevation	1/8" = 1'-0"
A304	South Building Elevation	1/8" = 1'-0"
A305	West Building Elevation	1/8" = 1'-0"
A401	Building Section	As indicated
A402	Building Section	1/8" = 1'-0"



CONTEXT PLAN



Musson
Cattell
Mackey
Partnership

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Oceanic Plaza
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25	2023-06-08	Delegated DP
24	2023-05-08	Issued for Owner's Review - Not for Construction
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13	2020-12-17	Delegated DP
12	2020-10-07	Delegated DP
11	2020-08-17	Delegated DP
10	2020-07-02	Delegated DP
9	2019-07-09	Reconciling Revision
8	2019-07-26	Reconciling Revision
7	2019-05-24	Reconciling Revision
6	2019-01-09	Reconciling Revision
5	2018-10-24	Reconciling Revision
4	2018-08-31	Reconciling Revision
3	2018-04-24	Reconciling Revision
2	2018-04-19	Reconciling Revision
1	2017-11-08	Reconciling Application

Revisions DD MMM YYYY

PROJECT DIRECTORY

OWNER

825 Fort Holdings Ltd.



CLIENT / DEVELOPMENT MANAGER

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STRUCTURAL

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avalonmechanical.com

ELECTRICAL

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INTERIOR DESIGN

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SURVEYOR

J. E. Anderson & Associates
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LANDSCAPE

Considered Design Inc.
201 - 318 Homer Street
Vancouver, BC V6B 2V2
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weareconsidered.com

CIVIL

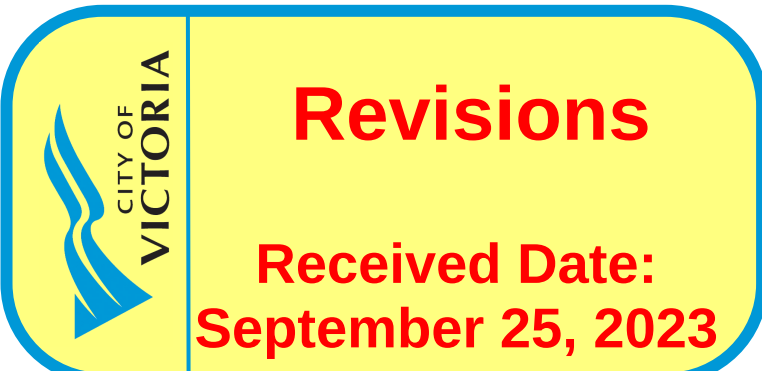
J. E. Anderson & Associates
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T: 250-727-2214
F: 250-727-3395
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GEOTECHNICAL

Ryzuk Geotechnical
28 Crease Avenue
Victoria, BC V8Z 1S3
T: 250-475-3131
F: 250-475-3611
www.ryzuk.com

BUILDING ENVELOPE

RJC Engineers
645 Tyee Road, Suite 220
Victoria, BC V9A 6X5
T: 250-386-7794
F: 250-381-7900
www.rjc.ca



Seal

825 Fort Street
Victoria, BC
Project

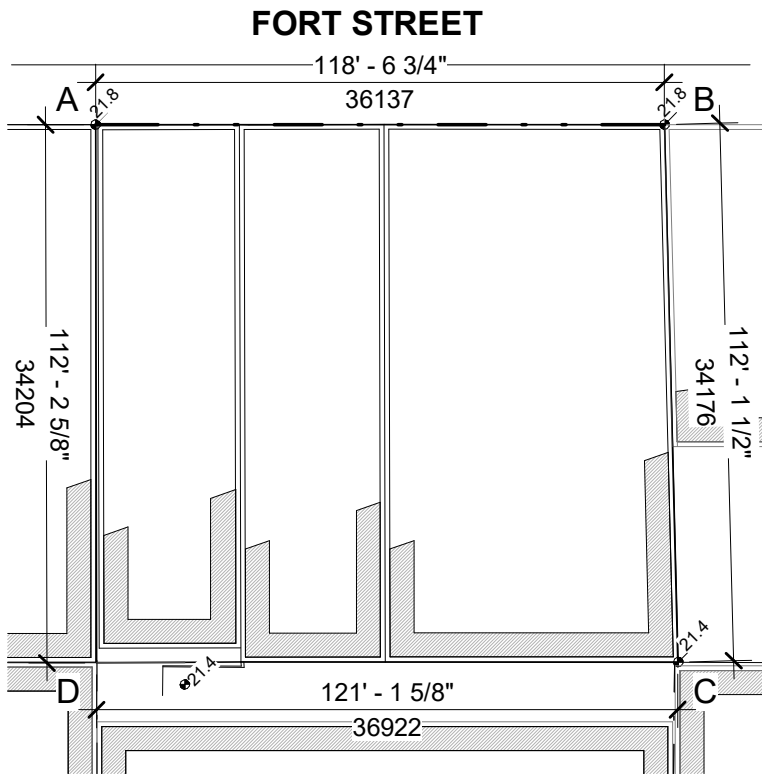
825 Fort Street Victoria -

217033

Sheet
A001

PROJECT STATISTICS

PROJECT ADDRESS NEIGHBOURHOOD DOWNTOWN CORE AREA PLAN DISTRICT DEVELOPMENT PERMIT AREA	819 - 823 AND 825 - 827 FORT STREET FAIRFIELD RESIDENTIAL MIXED USE DISTRICT DPA 7B (HC)		
LEGAL DESCRIPTION	VICTORIA PARCEL D, LOT 277 & 278, (DD 2635141) LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769		
GOVERNING CODE	B.C. BUILDING CODE 2018, DIVISION B, PART 3 (refer to BUILDING CODE COMPLIANCE REPORT by MCMP dated March 17, 2021) * TO BE UPDATED		
ENERGY CODE	B.C. ENERGY STEP CODE - STEP 2 (refer to ENERGY MODELLING REPORT by AVALON MECH. dated March 04, 2021) * TO BE UPDATED		
ZONING (PREVIOUS)	819-823 FORT STREET: CA-HG 825-827 FORT STREET: CA-2		
NEW ZONING:	RMD-2 (RESIDENTIAL MIXED USE FORT STREET DISTRICT)		
LOT AREA	1248 SQ.M. (13,434 SQ.FT.)		
SITE COVERAGE	1232 SQ.M. (13,260 SQ.FT.) (98.7%)		
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)		
TOTAL FLOOR AREA	TOTAL 7,699.2 SQ.M. (82,873.5 SQ.FT.) (SEE BUILDING AREA CALCULATION) RESIDENTIAL 7,309.5 SQ.M. (78,678.8 SQ.FT.) (LEVELS 2 - 11) COMMERCIAL 389.7 SQ.M. (4,195 SQ.FT.) (TOTAL AREA OF COMMERCIAL UNITS)		
FLOOR SPACE RATIO	NEW ZONING RMD-2 MAXIMUM 6.17:1 (WITH AMENITIES) ALLOWED UNDER SPECIAL DENSITY AREA (REZONING) PROPOSED: 7699.2 SQ.M. / 1248 SQ.M. = 6.17 F.S.R.		
FLOOR PLATE SIZE	REQUIRED UNDER DOWNTOWN CORE AREA PLAN: 0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS 20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010 SQ.FT.) > 30 M (> 98.4') RESIDENTIAL MAXIMUM 650 SQ.M. (7,000 SQ.FT.) PROPOSED: 20 M - 30 M (65.6' - 98.4') 665.2 SQ.M. (7,160 SQ.FT.) > 30 M (> 98.4') 559.8 SQ.M. (6,025 SQ.FT.) 21.6m		
AVERAGE GRADE (GEODETIC)			
HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)	ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4') 30-37.5 M PER 6.2.1. POLICY UNDER FAIRFIELD NEIGHBOURHOOD PLAN (2019) ALLOWED UNDER NEW ZONING RMD-2: 30 M PROJECTIONS OF 1M FOR PARAPETS AND 5M FOR ROOFTOP PROPOSED: MAIN ROOF 33.9 M (111.2') (EXCLUDES 0.61 M PARAPET) HIGHEST ROOFTOP 37.4 M (122.8') ELEVATOR 40.1 m (131.6') APPROVED AT REZONING MAIN ROOF 31.7 M (EXCL. 0.61 M PARAPET) 11 STOREYS (EXCLUDING MECH. PENTHOUSE)		
NUMBER OF STOREYS			
STREETWALL	REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m) PRIMARY FACE: WIDTH, MIN 60% SITE WIDTH: 36.1 M (118.6') x 60% = 21.7 M (71.2') HEIGHT, 10 M - 15 M (32.8' - 49.2') SETBACK, 0 M - 3 M (0' - 9.8') SECONDARY FACE: WIDTH, MIN 30% SITE WIDTH 36.1 M (118.6') x 30% = 10.8 M (35.5') HEIGHT, 18 M - 25 M (59.1' - 82') SETBACK, 3 M - 6 M (9.8' - 19.7') SETBACK ABOVE 25 M (82') MIN 6 M (19.7')	PROPOSED 36.1 M (117.7') 9.0 M (26.5') TO 12.5 M (40.9') 0 M 30.1 M (98.7') 29.4 M (96.5') TO 32.1 M (105.3') 4.7 M (15.5') TO 5.4 M (17.7') 6.1 M (20')	
BUILDING SETBACKS	REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0 - 30 M (0' - 98.4') EXTERIOR WALL, FRONT PROPERTY LINE: PRIMARY STREET WALL: 0 - 3 M FROM P. L., HEIGHT = 10 TO 15 M SECONDARY STREET WALL: 3-6 M FROM P. L., HEIGHT = 18 TO 25 M 1:5 BUILDING SETBACK RATIO STARTING AT 15 M ABOVE GRADE EXTERIOR WALL, SIDE PROPERTY LINE: MIN 3 M (9.8') EXTERIOR WALL, REAR PROPERTY LINE: MIN 3 M (9.8') BALCONIES, SIDE PROPERTY LINE: MIN 3.5 M (11.5') BALCONIES, REAR PROPERTY LINE: MIN 3.5 M (11.5') SETBACK FOR ROOFTOP STRUCTURES FROM OUTER EDGE OF THE ROOF MIN. 3M PROJECTIONS INTO INTERIOR LOT LINE SETBACKS (MAX.) 0.25 M	PROPOSED 4.7 M (15.5') TO 5.4 M (17.7') EAST 3.4 M WEST 3.0 M 4.6 M 3.0 M 3.3 M 3 M 0.2 - 0.25 M	
PARKING	PARKING REQUIRED UNDER NEW ZONING BYLAW SCHEDULE C RESIDENTIAL: 66 UNITS (< 45 SQ.M.) x (0.50/UNIT) = 33 34 UNITS(45 - 70 SQ.M.) x (0.60/UNIT) = 20.4 19 UNITS (>70 SQ.M.) x (1.00/UNIT) = 19 119 UNITS x (0.1/UNIT VISITOR STALLS) = 11.9 COMMERCIAL/SERVICE: 135.9 SQ.M. (1,463 SQ.FT.) x (1/50 SQ.M.) = 2.71 COMMERCIAL/RETAIL: 253.8 SQ.M. (2,732 SQ.FT.) x (1/80 SQ.M.) = 3.1 PER SCHEDULE C TOTAL REQUIRED: 90 (72 RESIDENTIAL, 12 VISITOR & 6 COMMERCIAL) 1 REGULAR ACCESSIBLE, 1 VAN ACCESSIBLE , 1 VISITOR ACCESSIBLE, 1 VISITOR VAN ACCESSIBLE, PER NEW SCHEDULE C (TOTAL 4)	PROPOSED 44 RESIDENTIAL (2 AC STALLS) 12 VISITOR (2 AC STALLS) INCL. CAR SHARE 3 SERVICE * 3 RETAIL * * SHARED WITH VISITOR	
BICYCLE STORAGE	CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C RESIDENTIAL 66 x (1/UNIT<45 SQ.M.) = 66 AND 53x (1.25/UNIT>45 SQ.M.) = 66.25 TOTAL = 132 RETAIL @ 1/200 SQ.M. =1.95 TOTAL REQUIRED: = 134 CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C MULTIFAMILY RESIDENTIAL = 119x (0.1/UNIT) = 11.90 RETAIL @ 1/200 SQ.M. = 1.95 TOTAL REQUIRED: = 14	PROPOSED 56 TOTAL 169 TOTAL 14 TOTAL	
RETAIL	NUMBER OF CRU/SERVICE UNITS: 5 AREA: 389.7 SQ.M. (4195 SQ.FT.)		
SUITE TYPES	TYPE STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM GROUND-ORIENTATED TOTAL	SIZE RANGE 380 - 603 SQ.FT. 382 - 591 SQ.FT. 615 - 850 SQ.FT. 842 - 991 SQ.FT. N/A	QUANTITY 9 69 34 7 0 119
	PROPOSED CMHC ACCESSIBLE UNITS CMHC ACCESSIBLE 12 TOTAL CMHC ADAPTABLE PROPOSED 2 TOTAL CMHC UNIVERSAL PROPOSED 2 TOTAL		



1 Site Plan Existing Grades
A002 SCALE: 1" = 40'-0"

AVERAGE GRADE CALCULATION

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

PROPERTY LINE DISTANCES:

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

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

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

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

NOTE:
SURVEY DIMS UPDATED PER SITE COORDINATION ON JUNE 2022, LEGAL CONSOLIDATED PLAN DATED FEB. 03, 2021
PREPARED BY JE ANDERSON & ASSOCIATES SHOWN AS A REFERENCE TO BE UPDATED WITH NEW SURVEY

Building Area (FSR)				
Level	Name	Area SF	Area SQ.M	Area Type
P2_	P2 Area	12810 SF	1190.1 m²	Exclude Area
P1	P1 Area	12810 SF	1190.1 m²	Exclude Area
L1	BIKE ROOM	2656 SF	246.8 m²	Exclude Area
L1	ELEV.SHAFT	130 SF	12.1 m²	Exclude Area
L2	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L3	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L4	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L5	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L6	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L7	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L8	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L9	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L10	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
L11	ELEV. SHAFT	130 SF	12.1 m²	Exclude Area
ROOF DECK	ROOF AREA	934 SF	86.7 m²	Exclude Area
Exclude Area: 15		30642 SF	2846.8 m²	

L1	COMMERCIAL AREA	4195 SF	389.7 m²	Building Area
L1	COMMON AREA	2390 SF	222.1 m²	Building Area
L1	COMMON AREA	1798 SF	167.1 m²	Building Area
L2	RESIDENTIAL AREA	9892 SF	919.0 m²	Building Area
L3	RESIDENTIAL AREA	8987 SF	834.9 m²	Building Area
L4	RESIDENTIAL AREA	7160 SF	665.2 m²	Building Area
L5	RESIDENTIAL AREA	7160 SF	665.2 m²	Building Area
L6	RESIDENTIAL AREA	7160 SF	665.2 m²	Building Area
L7	RESIDENTIAL AREA	7160 SF	665.2 m²	Building Area
L8	RESIDENTIAL AREA	7160 SF	665.2 m²	Building Area
L9	RESIDENTIAL AREA	7160 SF	665.2 m²	Building Area
L10	RESIDENTIAL AREA	6626 SF	615.6 m²	Building Area
L11	RESIDENTIAL AREA	6025 SF	559.8 m²	Building Area
Building Area: 13		82874 SF	7699.2 m²	
Grand total		113516 SF	10546.0 m²	

BUILDING AREA

FSR CALCULATIONS EXCLUDE BELOW GRADE PARKING, PARKING RAMPS, ONLY REQUIRED BIKE STALLS AND ACCESS TO REQUIRED BIKE STALLS, ELEVATOR CORE AND RROF TOP STRUCTURES.

BIKE STORAGE AREA (AREA EXCL FOR REQ BIKES AND BIKE ACCESS 5' WIDE ONLY)

HORIZONTAL STALLS 74@0.84 SQ.M. = 62.16 SQ.M.
VERTICAL STALLS 65@0.56 SQ.M. = 36.40 SQ.M.
MINIMUM AISLE+ACCESS @0.9 SQ.M. = 148.24 SQ.M.

TOTAL: = 246.8 SQ.M.

FSR: 82,874 SQ.FT / 13,434 SQ.FT. = 6.17
*EXCLUDES 246.8 SQ.M. CLASS 1 & 2 ONLY REQ BIKE STORAGE NOT ALL PROVIDED
REQ. 134 RES+2 RETAIL+12 VIS = 148 TOTAL (BASED ON 119UNITS)

M C M

Musson
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S A L I E N T

23	2023-09-20	IPV Response
22	2023-08-12	IPV Response
21	2023-08-08	IPV
20	2022-09-30	IPC Below Grade
19	2021-11-08	Post-Render Addendum #1
18	2021-05-01	CDPH-HAP
17	2021-08-19	CDPH-HAP
16	2021-08-19	BP Response
15	2021-06-30	BP Response
14	2021-05-26	IFT
13	2021-03-17	FRP
12	2021-03-04	Delegated DP
11	2021-03-04	BP
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9	2020-10-07	Delegated DP
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7	2020-07-02	Delegated DP
6	2019-07-29	Rezonng Revision
5	2019-07-26	Rezonng Revision
4	2019-05-24	Rezonng Revision
3	2019-01-09	Rezonng Revision
2	2018-10-04	Rezonng Revision
1	2018-08-31	Rezonng Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Project Data

Drawing

Scale As indicated

Project 217033

A002

Sheet

15	2023-06-08	Delegated DP
14	2021-10-21	DDP/CHAP
13	2021-08-19	DDP/CHAP
12	2021-03-04	Delegated DP
11	2020-12-17	Delegated DP
10	2020-10-07	Delegated DP
9	2020-08-17	Delegated DP
8	2020-07-02	Delegated DP
7	2019-01-09	Recurring Revision
6	2019-05-24	Recurring Revision
5	2019-01-09	Recurring Revision
4	2018-10-24	Recurring Revision
3	2018-08-31	Recurring Revision
2	2018-04-19	Recurring Revision
1	2017-11-08	Recurring Application

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Shadow Study

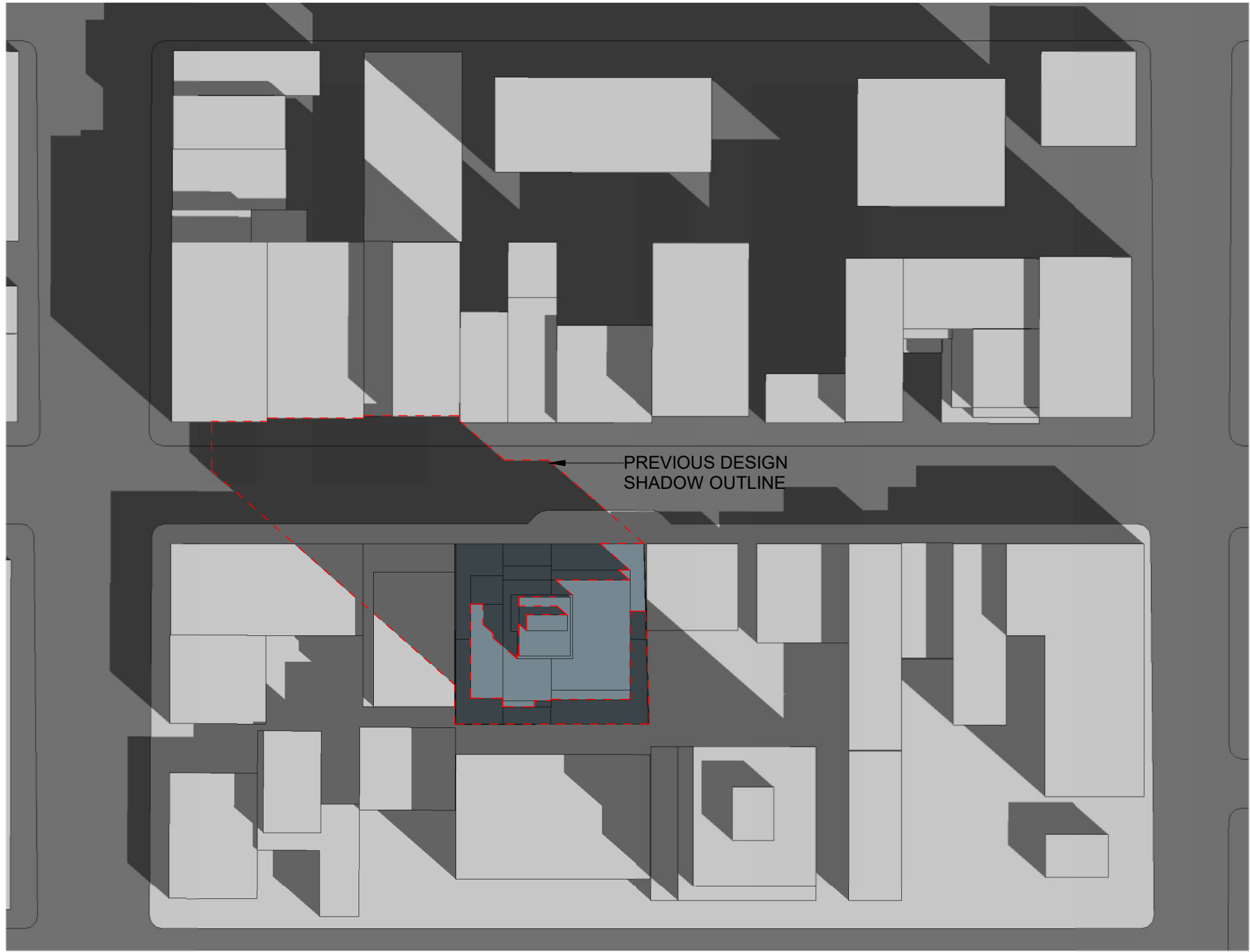
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Scale 12" = 1'-0"

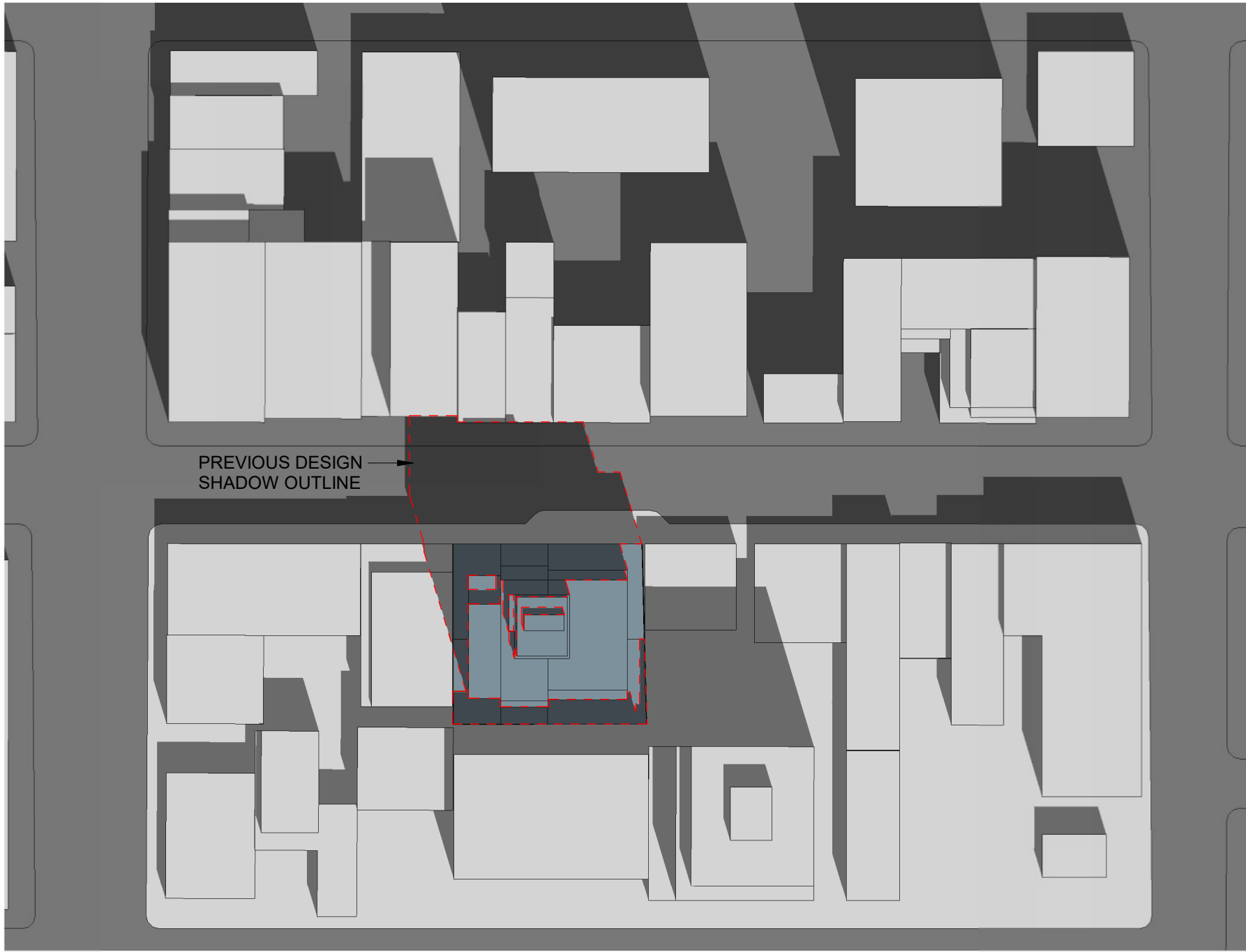
Project 217033

Sheet

A003



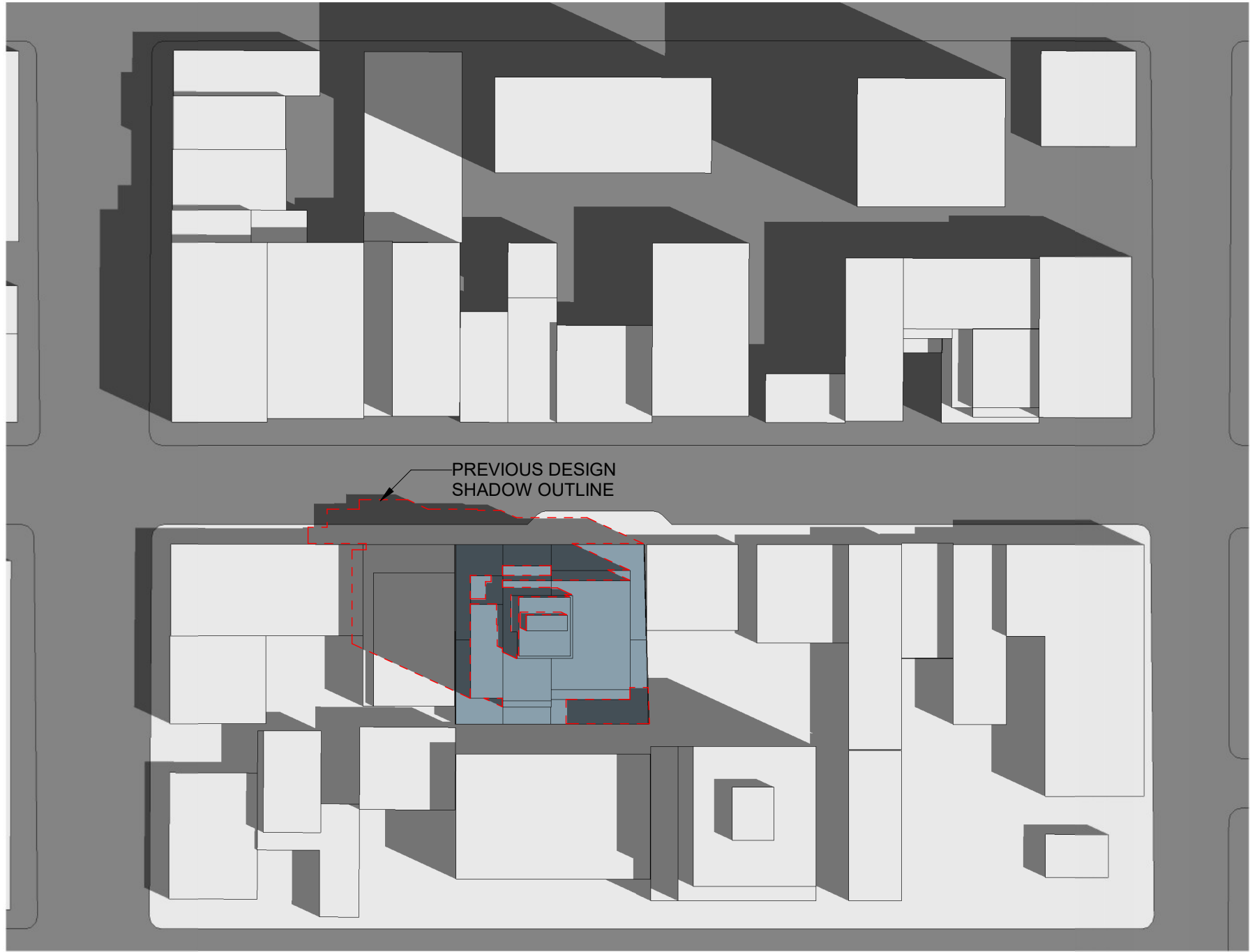
1 Spring Equinox 10 AM
SCALE:



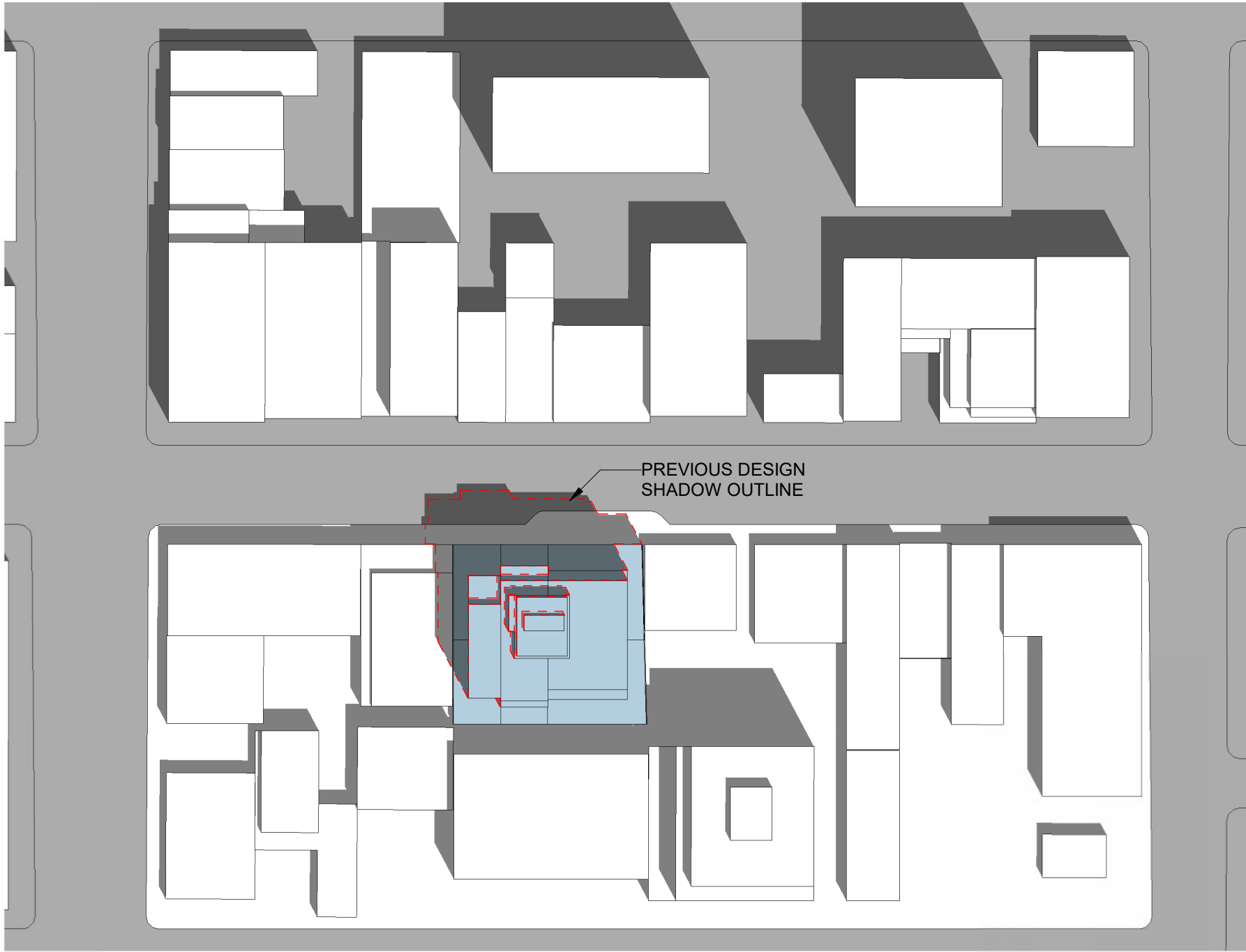
2 Spring Equinox 12 PM
SCALE:



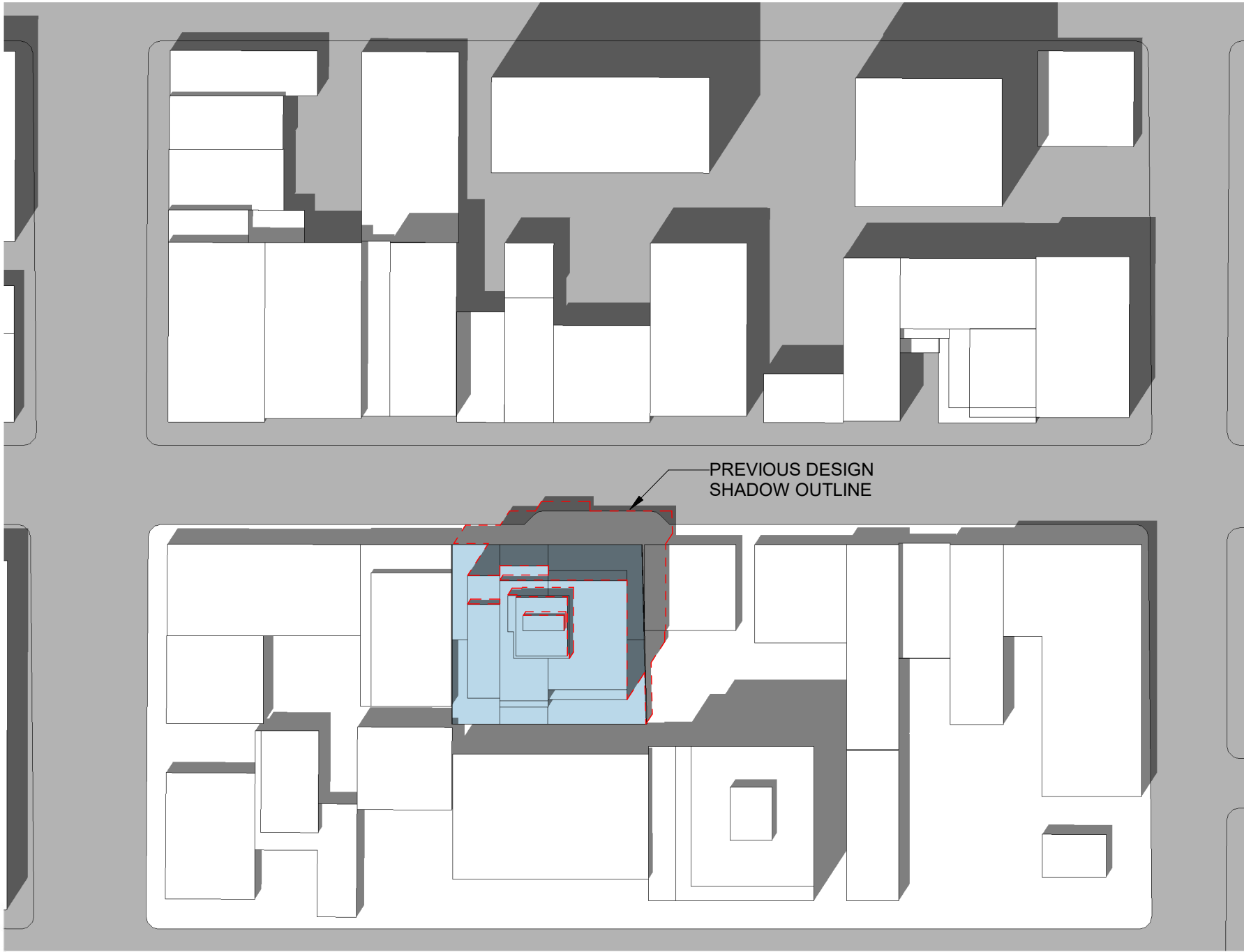
3 Spring Equinox 2 PM
SCALE:



4 Summer Solstice 10 AM
SCALE:



5 Summer Solstice 12 PM
SCALE:



6 Summer Solstice 2 PM
SCALE:

12	2023-06-08	Integrated DP
11	2023-05-08	Issued for Owner's Review - Not for Construction
10	2022-09-30	EC Below Grade
9	2021-11-09	Post-Tender Addendum #1
8	2021-10-21	DOP/DHP
7	2021-08-19	DOP/DHP
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5	2021-08-30	SP Response
4	2021-05-26	IFT
3	2021-03-17	FRP
2	2021-03-04	Integrated DP
1	2021-03-04	SP

Reference Plan of
Lot A of Lots 276 and 277, Plan 26769 and
Parcel D (DD 263514) of Lots 277 and 278,
Both in Victoria City
Pursuant to Section 100(1)(b) of the Land Title Act
BCGS 92B.044

The intended plot size of this plan is 854mm in width by 560mm
in height (D size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof
This plan lies within Integrated Survey Area No. 17, Victoria,
NAD83 (CSRS) 3.0 0.0 BC 1 CRD

Grid bearings are derived from observations between
geodetic control monuments 16-114 and 9-40 and are referred
to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved
are derived from the MARS2011 published coordinates and
standard deviations for geodetic control monuments
16-114 and 9-40.

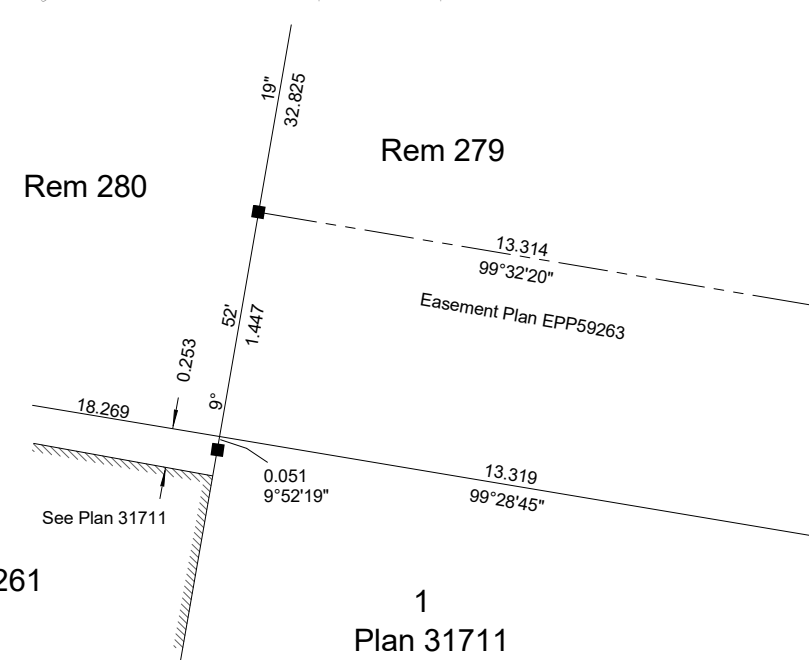
This plan shows horizontal ground level distances, unless
otherwise specified. To compute grid distances, multiply
ground level distances by the average combined factor
of 0.9996079. The average combined factor has been
determined based on control monuments 16-114 and 9-40.

This plan shows one or more witness posts which are not
set on the true corner(s).

Datum: NAD83(CSRS) 3.0 0.0 BC 1 CRD
Projection: UTM Zone 10N
UTM Northing: 5363514.009
UTM Easting: 473192.947
Station Combined Factor: 0.9996074
Estimated Absolute Accuracy: 0.02

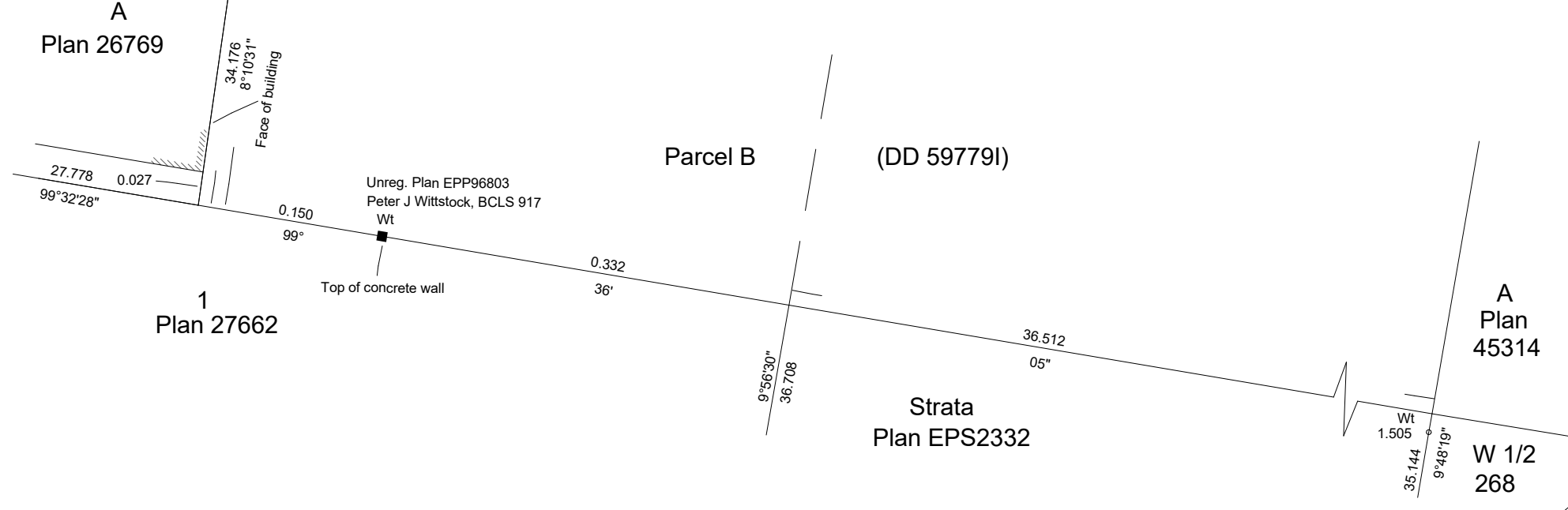
ENLARGEMENT B

Scale of Enlargement is 1:40 at intended plot size of plan



ENLARGEMENT A

Scale of Enlargement is 1 to 4 at intended plot size of plan



LEGEND

Found Placed
Standard Iron Post
Lead Plug
City of Victoria Boxed Monument
Control Monument
Exag — Denotes Exaggerated
PCL — Denotes Parcel
Unreg — Denotes Unregistered
UTP — Denotes Unable To Post

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria-Nanaimo-Parkville-Campbell River, B.C.
File: 30703

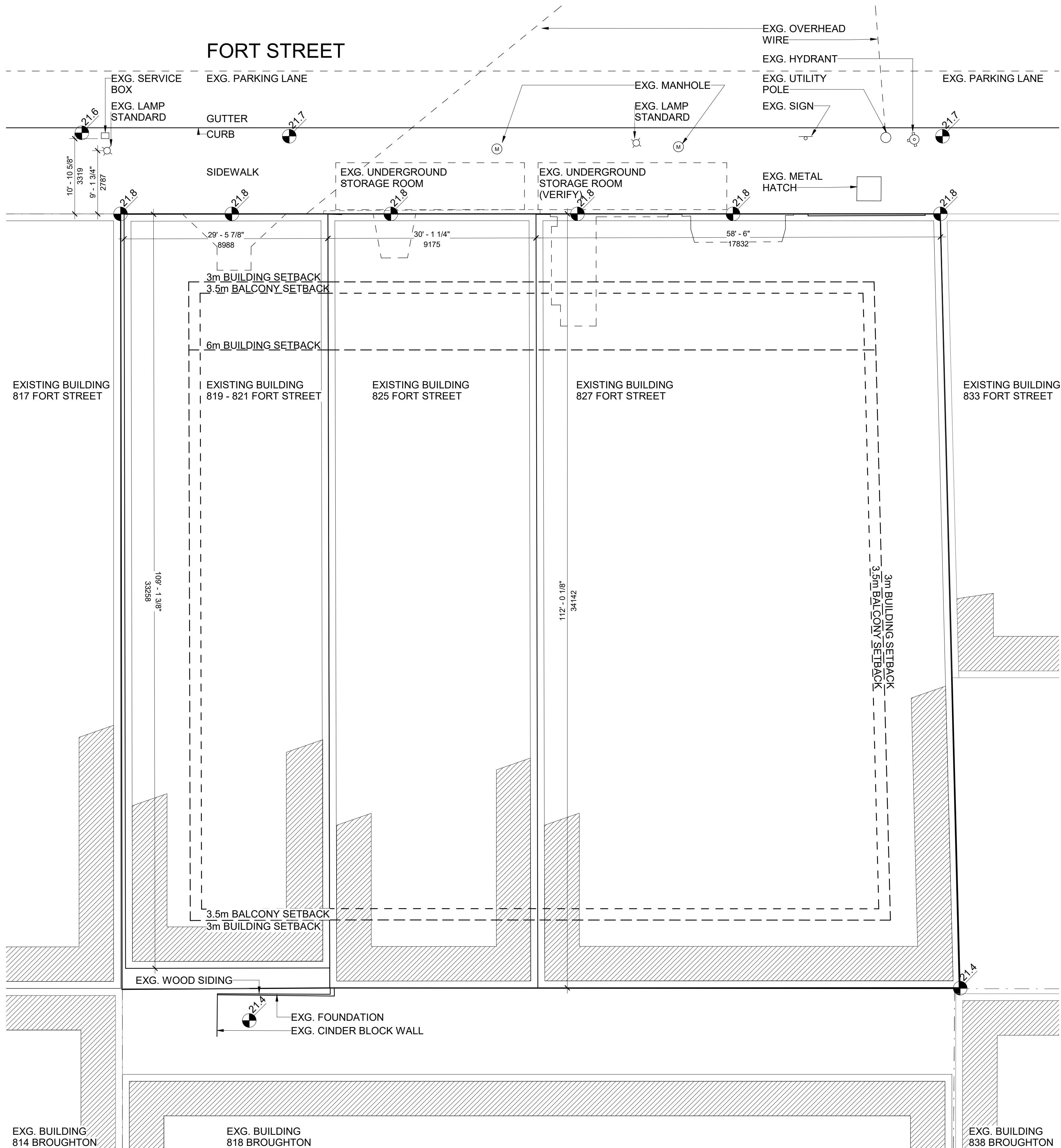
V:\Projects\30703\06\02\crossurvey\30703.dwg (30703 REF PLAN)

Datum: NAD83(CSRS) 3.0 0.0 BC 1 CRD
Projection: UTM Zone 10N
UTM Northing: 5363524.710
UTM Easting: 473350.781
Station Combined Factor: 0.9996074
Estimated Absolute Accuracy: 0.02

This plan lies within the Capital Regional District

The field survey represented by this plan was completed
on the 3rd day of February, 2021.

Peter J Wittstock, BCLS 917

1 Site Plan Existing
A007 SCALE: 1 : 100

24	2023-06-08	Delegated DP
23	2023-05-08	Issued for Owner's Review - Not for Construction
22	2022-09-30	P.C. Before Grade
21	2021-11-09	Final Tender Addendum #1
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16	2021-05-26	IFT
15	2021-03-17	FBP
14	2021-03-04	Delegated DP
13	2021-03-04	BP
12	2020-12-17	Delegated DP
11	2020-10-07	Delegated DP
10	2020-09-17	Delegated DP
9	2020-07-02	Delegated DP
8	2019-07-29	Recurring Revision
7	2019-07-05	Recurring Revision
6	2019-05-24	Recurring Revision
5	2019-01-09	Recurring Revision
4	2018-10-24	Recurring Revision
3	2018-08-31	Recurring Revision
2	2018-04-19	Recurring Revision
1	2017-11-08	Recurring Application

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Site Plan
Existing - for
Reference
Only

Scale 1 : 100

Project 217033

A102

Sheet

22	2023-09-12	DPV Response
21	2023-08-08	DPV
20	2022-09-30	FPC Below Grade
19	2021-11-08	Post-Tender Addendum #1
18	2021-05-01	CDP/HAP
17	2021-08-19	CDP/HAP
16	2021-08-19	SP Response
15	2021-08-30	SP Response
14	2021-05-26	FT
13	2021-03-17	Frag
12	2021-03-04	Delegated DP
11	2021-03-04	SP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
8	2020-08-17	Delegated DP
7	2020-07-02	Delegated DP
6	2019-07-29	Revising Revision
5	2019-07-29	Revising Revision
4	2019-05-24	Revising Revision
3	2019-01-09	Revising Revision
2	2018-10-04	Revising Revision
1	2018-08-31	Revising Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Proposed Site
Plan & Vicinity
Plan - for
Reference
Only

As indicated

Project 217033

A103

Sheet

PROJECT INFORMATION TABLE

ZONE (PREVIOUS)	CA-HG
NEW ZONE	CA-2
SITE AREA	RMD-2 (RESIDENTIAL MIXED USE FORT STREET DISTRICT)
TOTAL FLOOR AREA	1248 SQ.M. (13,434 SQ.FT.)
COMMERCIAL FLOOR AREA	7,699.2 SQ.M. (82,874 SQ.FT.)
FLOOR SPACE RATIO	389.7 SQ.M. (4,195 SQ.FT.)
SITE COVERAGE (%)	6.17
OPEN SITE SPACE	98.7%
HEIGHT OF BUILDING (m)	16 SQ.M. (172 SQ.FT.)
NUMBER OF STOREYS	33.9 M (M. ROOF) PREVIOUS 31.7 M
PARKING STALLS ON SITE	11
BICYCLE PARKING NUMBER:	56
CLASS 1	142
CLASS 2	14

BUILDING SETBACKS (m):

FRONT YARD	4.2 M - 6.0 M
REAR YARD	4.4 M
SIDE YARD (E)	3.1 M
SIDE YARD (W)	3.0 M
COMBINED SIDE YARDS	6.1 M

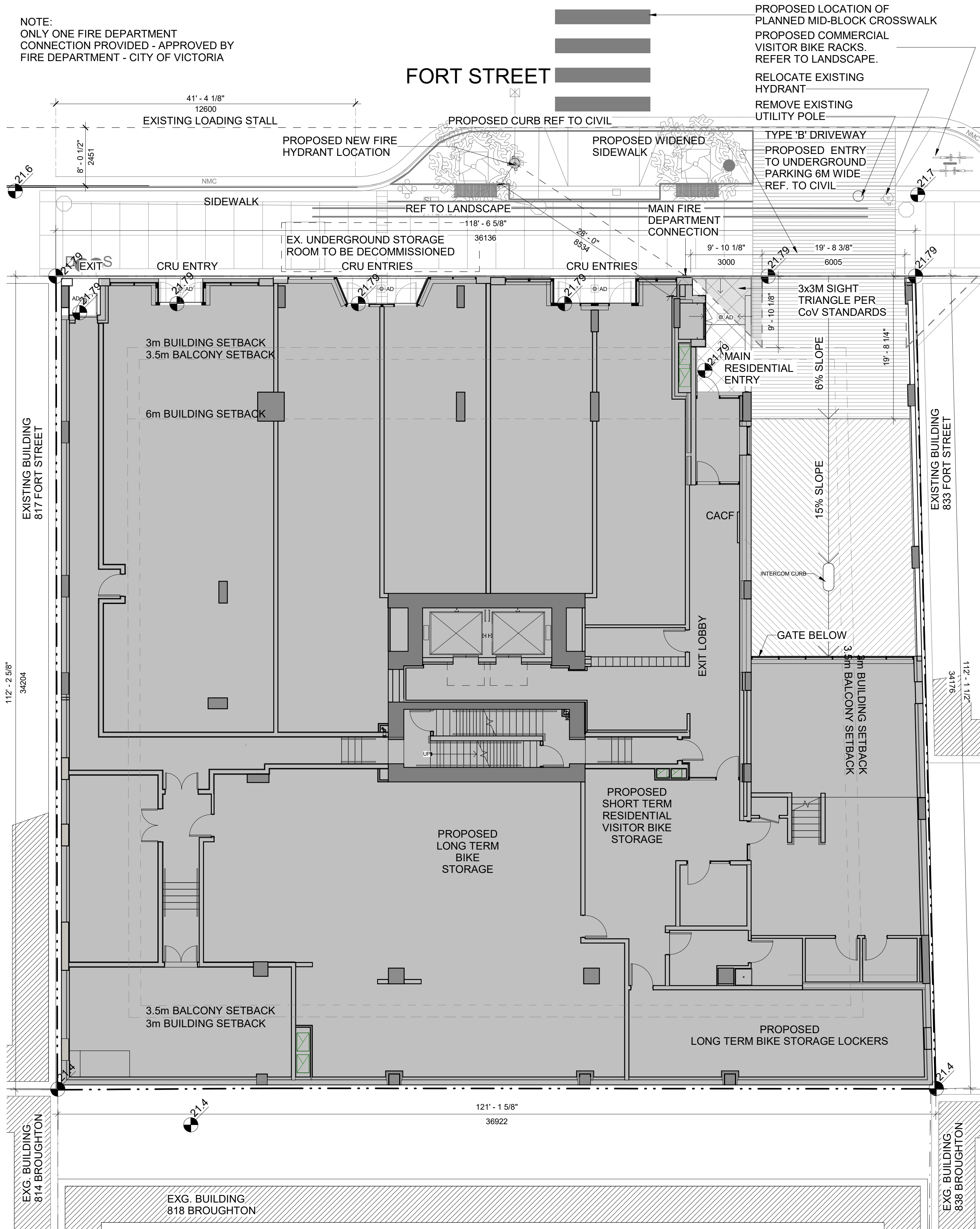
RESIDENTIAL USE DETAILS:

TOTAL NUMBER OF UNITS	119
STUDIO	9
1 BEDROOM	69
2 BEDROOM	34
3 BEDROOM	7
GROUND-ORIENTATED	N/A

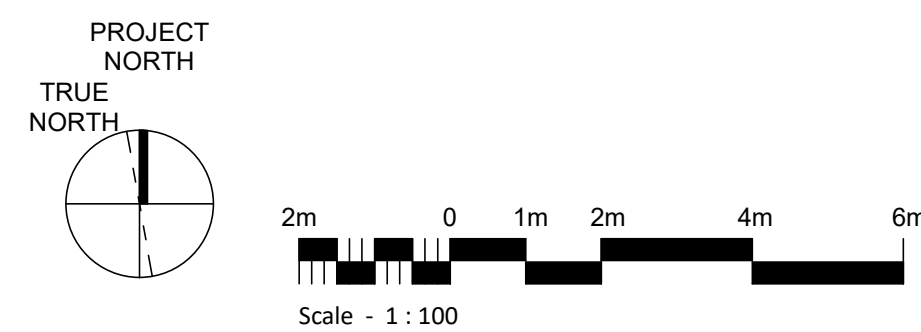
MINIMUM UNIT FLOOR AREA:

STUDIO	33.0 SQ.M. (362 SQ.FT.)
1 BEDROOM	34.3 SQ.M. (369 SQ.FT.)
2 BEDROOM	55.3 SQ.M. (596 SQ.FT.)
3 BEDROOM	76.4 SQ.M. (819 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	7,309.5 SQ.M. (78,678 SQ.FT.)

NOTE:
ONLY ONE FIRE DEPARTMENT
CONNECTION PROVIDED - APPROVED BY
FIRE DEPARTMENT - CITY OF VICTORIA



1 Site Plan
A007 SCALE: 1 : 100



2 Vicinity Plan
A007 SCALE: 1 : 500

22	2023-09-12	DPV Response
21	2023-08-09	DPV
20	2022-09-30	FC Below Grade
19	2021-11-09	Post-Header Addendum #1
18	2021-05-01	DDPHAP
17	2021-08-19	DDPHAP
16	2021-08-19	SP Response
15	2021-06-30	SP Response
14	2021-05-26	FT
13	2021-03-17	Frse
12	2021-03-04	Delegated DP
11	2021-03-04	SP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
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6	2019-07-29	Recurring Revision
5	2019-07-29	Recurring Revision
4	2019-05-24	Recurring Revision
3	2019-01-09	Recurring Revision
2	2018-10-31	Recurring Revision
1	2018-08-31	Recurring Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level P2

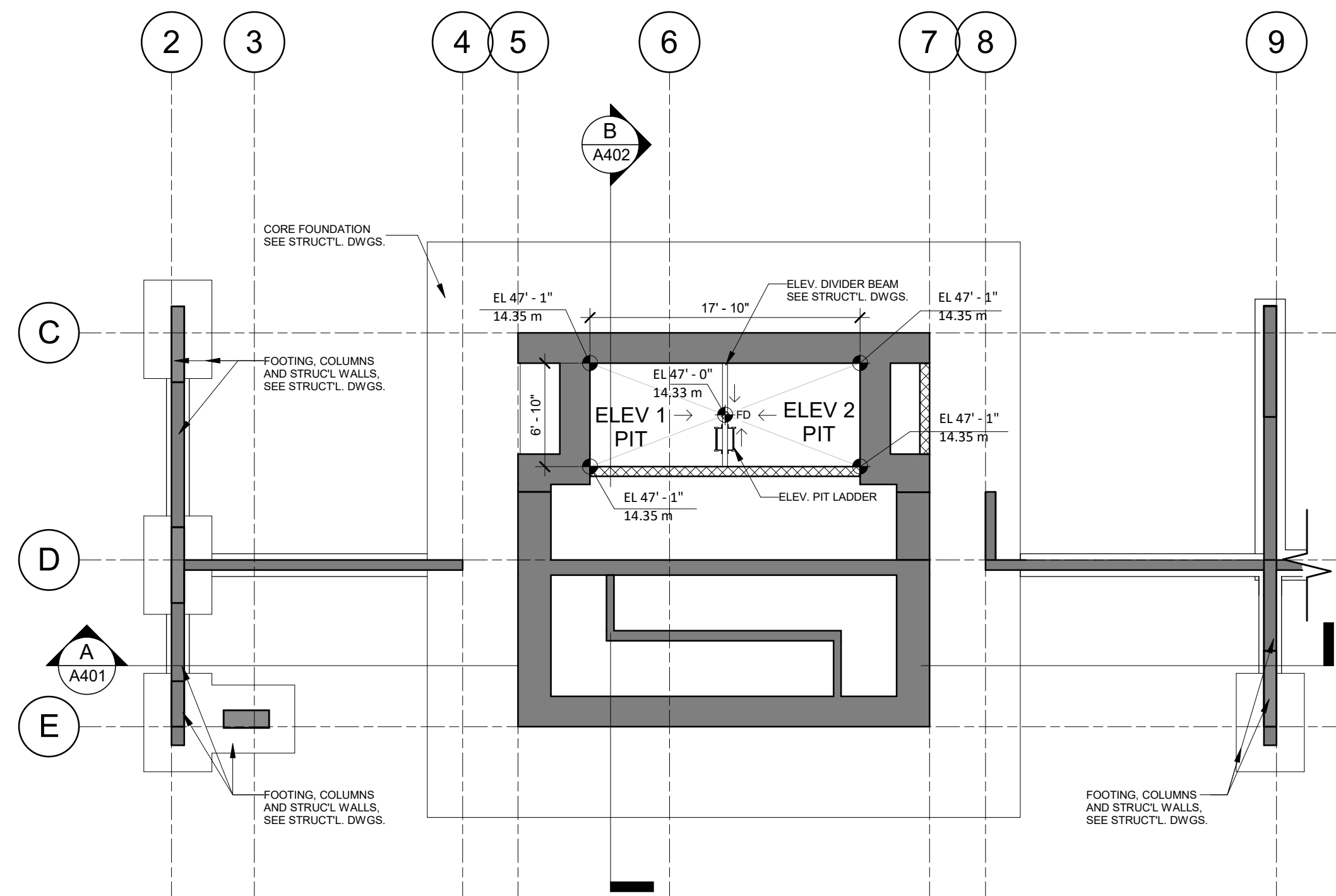
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Scale As indicated

Project 217033

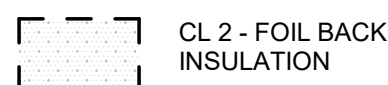
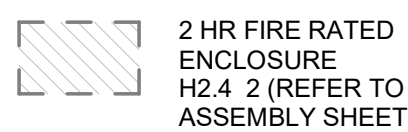
A201

Sheet



2 LOWER P2 - ELEV. PIT
A201 SCALE: 1/8" = 1'-0"

LEGEND



NOTE: RCPs ARE AS PER ID (ALL DROP LOCATIONS, DETAILS AND CLEAR HEIGHTS)



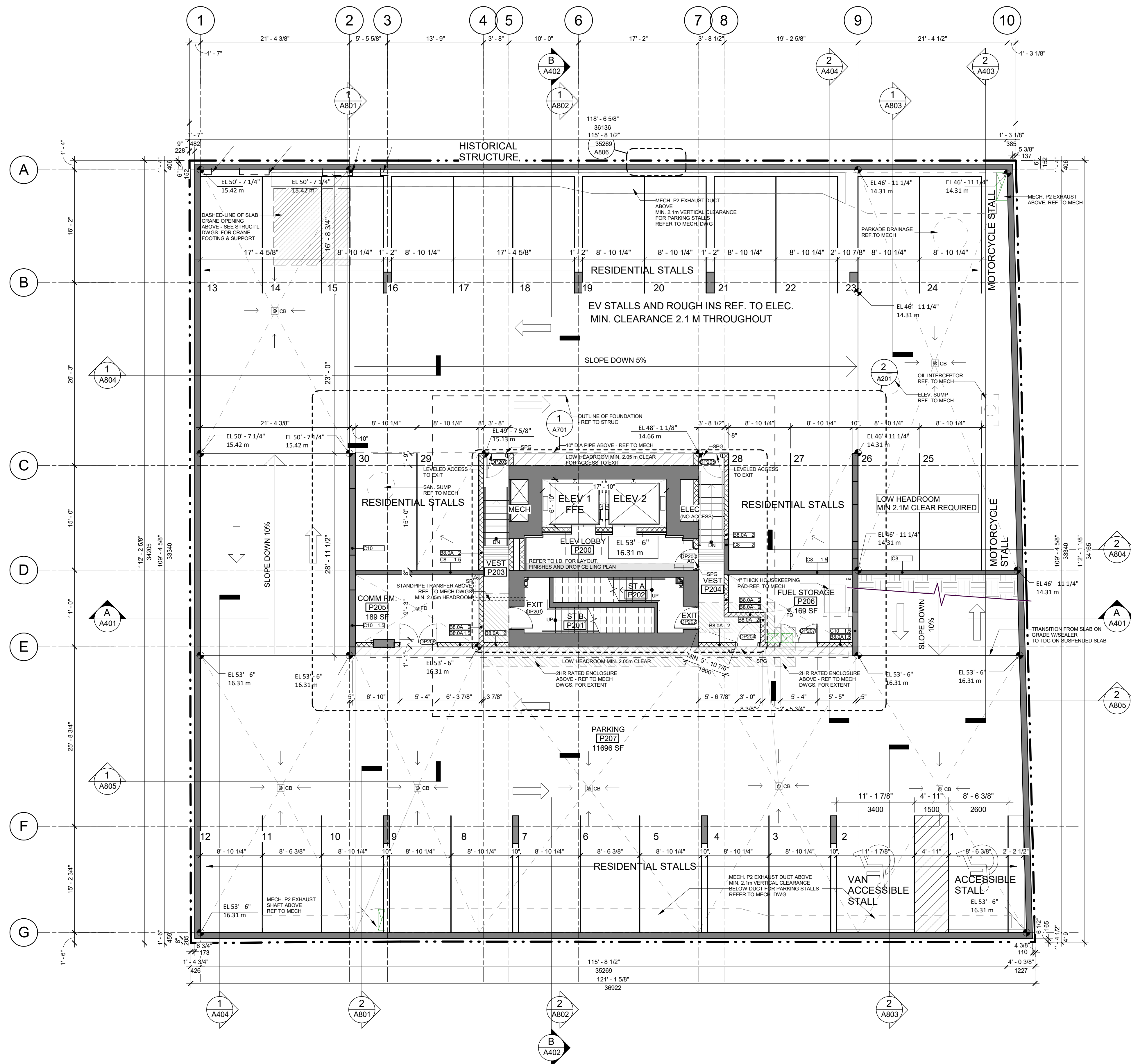
FIRESTOP CAULKING TO ALL JOINTS BETWEEN GWB AND EXPOSED CONCRETE @ ALL EXPOSED CONCRETE COLUMN LOCATIONS, TYPICAL TO BOTH SIDES OF STUD FRAMING, TO MAINTAIN MIN. REQ'D F.R.R.

PROVIDE ACOUSTIC SEALANT AT ALL JOINTS BETWEEN STUD FRAMING AND EXPOSED CONCRETE @ ALL EXPOSED CONCRETE COLUMN LOCATIONS.

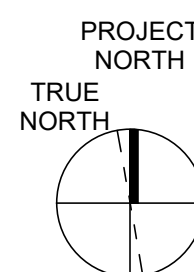
PARKING COUNT: 31 STALLS
AREA: 13,260 SQ.FT. 1,232.9 SQ.M.

GENERAL NOTES:

- REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES AND REFLECTED CEILING PLAN AT ELEVATOR LOBBIES, PUBLIC CORRIDORS AND UNITS.
- REFER TO INTERIOR DRAWINGS FOR BATHROOM AND KITCHEN LAYOUTS, APPLIANCES AND FIXTURES.
- GLASS DOORS TO BE TEMPERED GLASS. SIDELIGHTS ADJACENT TO GLASS DOORS ON GROUND LEVEL TO BE TEMPERED GLASS. DOORS/GLASS IN FS WITH SPRINKLER PROTECTED GLAZING (SPG) AS PER CODE.
- LEVEL ALL ENTRIES WHERE NECESSARY.
- SLOPE AND SEAL AROUND PARKING LEVEL COLUMNS AND WALLS. REFER TO DETAILS.
- PROVIDE PLYWOOD BACKING BEHIND ELEC. AND COMM. PANELS, 8" HIGH FOR WIDTH OF PANELS.
- PREPARE SITE MOCK UPS OF ALL GUARDS FOR REVIEW BY BUILDING INSPECTOR.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF ALL PLUMBING, DRAIN, SANITARY AND SPRINKLER LINES WITH CONSULTANT PRIOR TO INSTALLATION.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF HVAC AND EXHAUST DUCTING WITH CONSULTANT PRIOR TO INSTALLATION.
- REFER TO MECH. AND ELEC. DRAWINGS FOR COORDINATION OF FIXTURE LOCATIONS.



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



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

23	2023-09-27	DPV Response
22	2023-09-12	DPV Response
21	2023-08-08	DPV
20	2022-09-30	P.C. Below Grade
19	2021-11-08	Post-Render Addendum #1
18	2021-05-01	CDP/CHAP
17	2021-08-19	CDP/CHAP
16	2021-08-19	SP Response
15	2021-05-30	SP Response
14	2021-05-26	FT
13	2021-03-17	FRP
12	2021-03-04	Delegated DP
11	2021-03-04	SP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
8	2020-08-17	Delegated DP
7	2020-07-02	Delegated DP
6	2019-07-29	Recurring Revision
5	2019-07-29	Recurring Revision
4	2019-05-24	Recurring Revision
3	2019-01-09	Recurring Revision
2	2018-10-04	Recurring Revision
1	2018-08-31	Recurring Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level P1

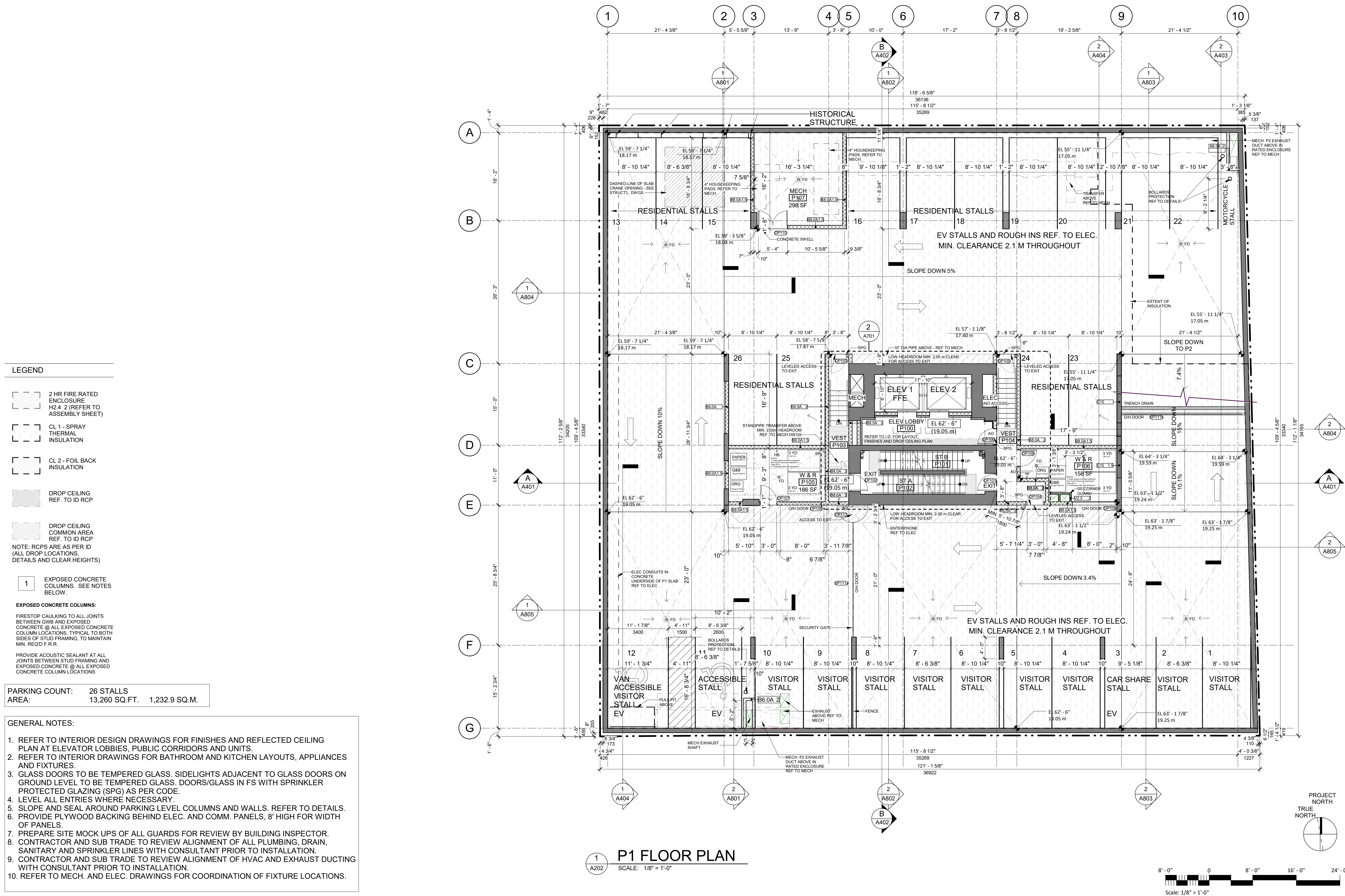
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Scale As indicated

Project 217033

A202

Sheet



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18	2021-05-01	CDP/CHAP
17	2021-08-19	CDP/CHAP
16	2021-08-19	SP Response
15	2021-05-26	FT
14	2021-03-17	F&P
13	2021-03-04	Delegated DP
12	2021-03-04	SP
11	2020-12-17	Delegated DP
10	2020-10-07	Delegated DP
9	2020-08-17	Delegated DP
8	2020-07-02	Delegated DP
7	2019-07-29	Revising Revision
6	2019-05-24	Revising Revision
5	2019-07-29	Revising Revision
4	2019-05-24	Revising Revision
3	2019-07-29	Revising Revision
2	2019-05-24	Revising Revision
1	2019-08-31	Revising Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Ground Level

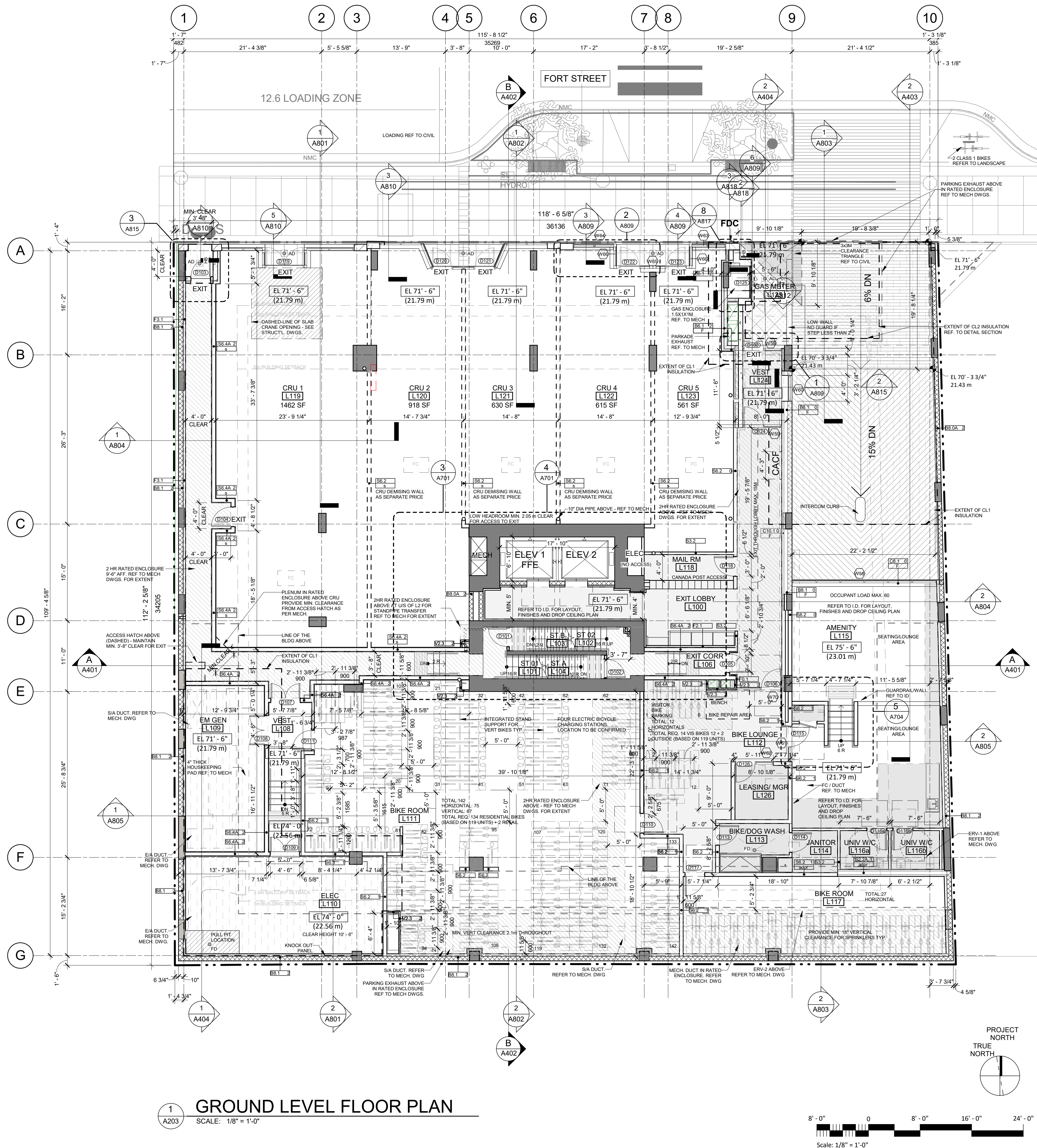
Drawing

Scale As indicated

Project 217033

A203

Sheet



GROUND LEVEL FLOOR PLAN

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

GENERAL NOTES:

- REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES AND REFLECTED CEILING PLAN AT ELEVATOR LOBBIES, PUBLIC CORRIDORS AND UNITS.
- REFER TO INTERIOR DRAWINGS FOR BATHROOM AND KITCHEN LAYOUTS, APPLIANCES AND FIXTURES.
- GLASS DOORS TO BE TEMPERED GLASS. SIDELIGHTS ADJACENT TO GLASS DOORS ON GROUND LEVEL TO BE TEMPERED GLASS. DOORS/GLASS IN FS WITH SPRINKLER PROTECTED GLAZING (SPG) AS PER CODE.
- LEVEL ALL ENTRIES WHERE NECESSARY.
- SLOPE AND SEAL AROUND PARKING LEVEL COLUMNS AND WALLS. REFER TO DETAILS.
- PROVIDE PLYWOOD BACKING BEHIND ELEC. AND COMM. PANELS, 8" HIGH FOR WIDTH OF PANELS.
- PREPARE SITE MOCK UPS OF ALL GUARDS FOR REVIEW BY BUILDING INSPECTOR.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF ALL PLUMBING, DRAIN, SANITARY AND SPRINKLER LINES WITH CONSULTANT PRIOR TO INSTALLATION.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF HVAC AND EXHAUST DUCTING WITH CONSULTANT PRIOR TO INSTALLATION.
- REFER TO MECH. AND ELEC. DRAWINGS FOR COORDINATION OF FIXTURE LOCATIONS. PROVIDE SOLID BACKING WHERE NEEDED.
- FOR BIKE AND STORAGE ROOMS, PROVIDE WALL PROTECTIONS WHERE NEEDED.

22	2023-09-12	DPV Response
21	2023-08-08	DPV
20	2022-09-30	P.C. Below Grade
19	2021-11-08	Post-Header Addendum #1
18	2021-05-01	CDP/CHAP
17	2021-08-19	CDP/CHAP
16	2021-08-19	SP Response
15	2021-05-26	FT
14	2021-05-26	FT
13	2021-03-17	FRP
12	2021-03-04	Delegated DP
11	2021-03-04	SP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
8	2020-08-17	Delegated DP
7	2020-07-02	Delegated DP
6	2019-07-29	Revising Revision
5	2019-07-29	Revising Revision
4	2019-05-24	Revising Revision
3	2019-01-09	Revising Revision
2	2018-10-04	Revising Revision
1	2018-08-31	Revising Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 2

Drawing

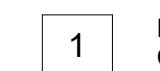
Scale As indicated

Project 217033

A204

Sheet

LEGEND

 2 HR FIRE RATED
ENCLOSURE
H2.4.2 (REFER TO
ASSEMBLY SHEET) CL 1 - SPRAY
THERMAL
INSULATION CL 2 - FOIL BACK
INSULATION DROP CEILING
REF. TO ID RCP DROP CEILING
COMMON AREA
REF. TO ID RCPNOTE: RCPS ARE AS PER ID
(ALL DROP LOCATIONS,
DETAILS AND CLEAR HEIGHTS) EXPOSED CONCRETE
COLUMNS. SEE NOTES
BELOW.

EXPOSED CONCRETE COLUMNS:

FIRESTOP CAULKING TO ALL JOINTS
BETWEEN GWB AND EXPOSED
CONCRETE @ ALL EXPOSED CONCRETE
COLUMN LOCATIONS. TYPICAL TO BOTH
SIDES OF STUD FRAMING, TO MAINTAIN
MIN. REQ'D F.R.R.PROVIDE ACOUSTIC SEALANT AT ALL
JOINTS BETWEEN STUD FRAMING AND
EXPOSED CONCRETE @ ALL EXPOSED
CONCRETE COLUMN LOCATIONS.

NOTE:

CMHC ACCESSIBLE

PER CMHC ACCESSIBILITY CRITERIA BASED ON SAANICH
BASIC ADAPTABLE HOUSING GUIDELINES (Including Saanich
Mandatory Building Standards and Voluntary Design Guidelines for
Adaptable Housing (June 1, 2004)

CMHC ADAPTABLE

PER CMHC ADAPTABILITY REQUIREMENTS

CMHC UNIVERSAL

PER CMHC UNIVERSAL DESIGN REQUIREMENTS

L 02 UNITS

1 B	6
2 B	5
STUDIO	4

Grand total: 15

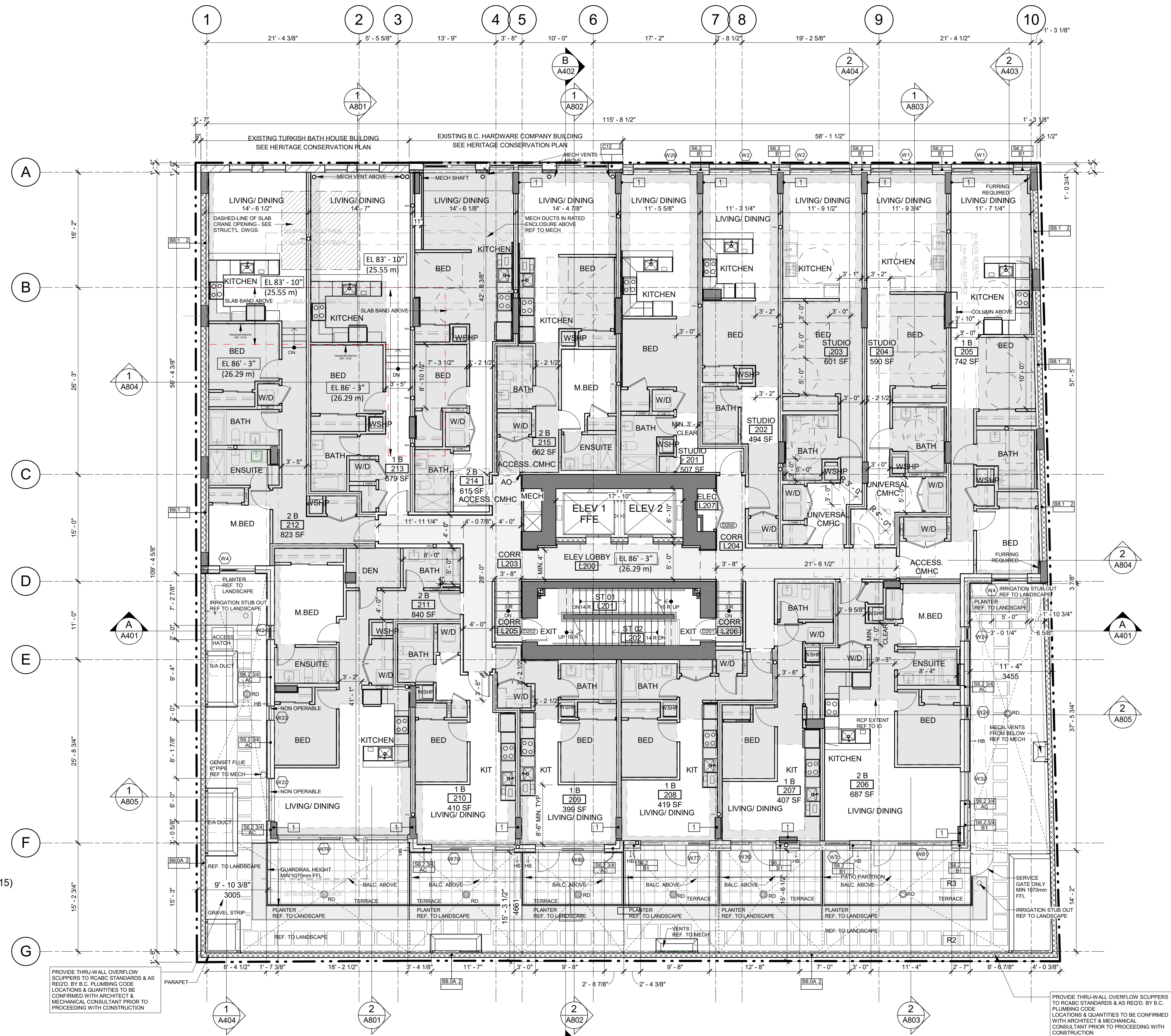
L2

CMHC UNIVERSAL - 2 UNITS (203, 204)

CMHC ACCESSIBLE - 3 UNITS (205, 214, 215)

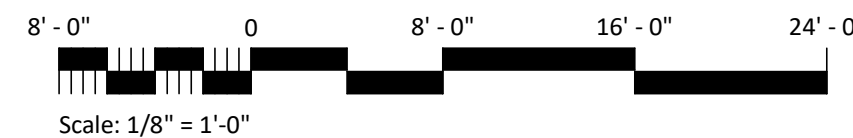
GENERAL NOTES:

- REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES AND REFLECTED CEILING
PLAN AT ELEVATOR LOBBIES, PUBLIC CORRIDORS AND UNITS.
- REFER TO INTERIOR DRAWINGS FOR BATHROOM AND KITCHEN LAYOUTS, APPLIANCES
AND FIXTURES.
- GLASS DOORS TO BE TEMPERED GLASS. SIDELIGHTS ADJACENT TO GLASS DOORS ON
GROUND LEVEL TO BE TEMPERED GLASS. DOORS/GLASS IN FS WITH SPRINKLER
PROTECTED GLAZING (SPG) AS PER CODE.
- LEVEL ALL ENTRIES WHERE NECESSARY.
- SLOPE AND SEAL AROUND PARKING LEVEL COLUMNS AND WALLS. REFER TO DETAILS.
- PROVIDE PLYWOOD BACKING BEHIND ELEC. AND COMM. PANELS, 8" HIGH FOR WIDTH
OF PANELS.
- PREPARE SITE MOCK UPS OF ALL GUARDS FOR REVIEW BY BUILDING INSPECTOR.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF ALL PLUMBING, DRAIN,
SANITARY AND SPRINKLER LINES WITH CONSULTANT PRIOR TO INSTALLATION.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF HVAC AND EXHAUST DUCTING
WITH CONSULTANT PRIOR TO INSTALLATION.
- REFER TO MECH. AND ELEC. DRAWINGS FOR COORDINATION OF FIXTURE LOCATIONS.
- WHERE CONCRETE COLUMNS ARE EXPOSED IN FIRE-RATED PARTITION WALLS, SUCH AS
PARTY WALLS BETWEEN SUITES, BED STUDS IN CONTINUOUS BEAD OF ACOUSTIC SEALANT
FULL HEIGHT AND PROVIDE FIRESTOPPING AT JUNCTION BETWEEN CONCRETE COLUMN
AND GYPSUM WALLBOARD TO RATING AS REQUIRED BY CODE COMPLIANCE DRAWINGS.
- PROVIDE EXTRA LAYER OF 5/8" GWB TO PARTY WALL (& EXTEND TO NEAREST CORNER)
WHERE A KITCHEN OR BATHROOM IS BESIDE A NEIGHBOURING BEDROOM FOR ACOUSTICS.
- FOR WSHF ENCLOSURE IT IS ACOUSTICAL RECOMMENDATION TO USE A WALL WITH 2 LAYERS OF 5/8"
GWB AND 1" DUCT LINER ADHERED TO THE BACK OF THE DRYWALL WITHIN THE FRAMING CAVITIES BETWEEN
THE STUDS. PROVIDE 1" CLEARANCE BETWEEN HEAT PUMP, DUCTWORK, PIPING ETC. AND
FRAMING/DRYWALL TYP.



LEVEL 2 FLOOR PLAN

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



22	2023-09-12	DPV Response
21	2023-08-08	DPV
20	2022-09-30	F.C. Below Grade
19	2021-11-08	Post-Header Addendum #1
18	2021-05-01	DDPHAP
17	2021-08-19	DDPHAP
16	2021-08-19	SP Response
15	2021-05-26	SP Response
14	2021-05-26	FT
13	2021-03-17	FRR
12	2021-03-04	Delegated DP
11	2021-03-04	SP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
8	2020-08-17	Delegated DP
7	2020-07-02	Delegated DP
6	2019-07-29	Recurring Revision
5	2019-07-29	Recurring Revision
4	2019-05-24	Recurring Revision
3	2019-01-09	Recurring Revision
2	2018-10-04	Recurring Revision
1	2018-08-31	Recurring Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 3

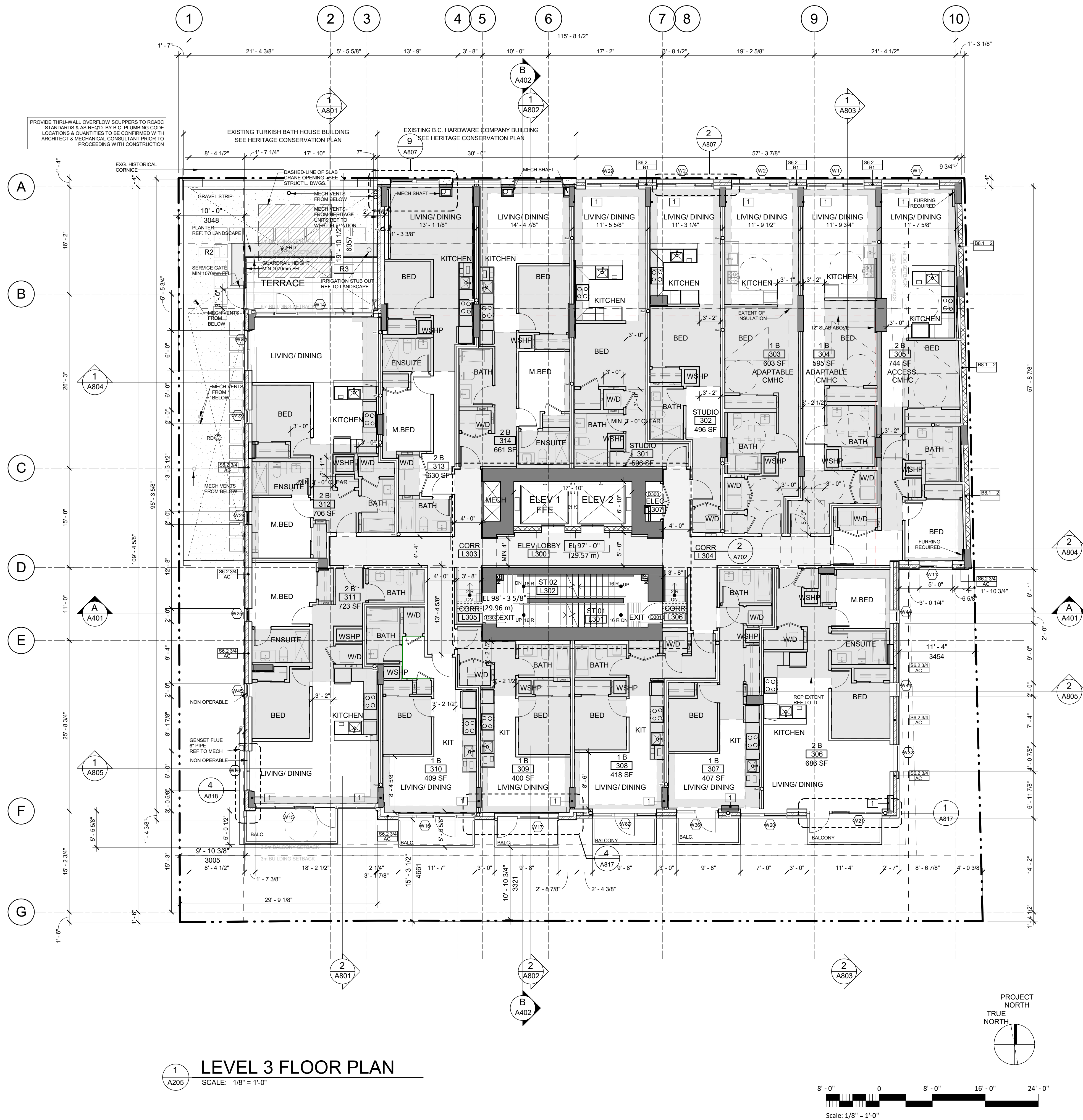
Drawing

Scale As indicated

Project 217033

A205

Sheet



LEGEND

2 HR FIRE RATED
ENCLOSURE
H2.4 2 (REFER TO
ASSEMBLY SHEET)

CL 1 - SPRAY
THERMAL
INSULATION

CL 2 - FOIL BACK
INSULATION

DROP CEILING
REF. TO ID RCP

DROP CEILING
COMMON AREA
REF. TO ID RCP

NOTE: RCPs ARE AS PER ID
(ALL DROP LOCATIONS,
DETAILS AND CLEAR HEIGHTS)

1 EXPOSED CONCRETE
COLUMNS. SEE NOTES
BELOW.

EXPOSED CONCRETE COLUMNS:

FIRESTOP CAULKING TO ALL JOINTS
BETWEEN GWB AND EXPOSED
CONCRETE @ ALL EXPOSED CONCRETE
COLUMN LOCATIONS. TYPICAL TO BOTH
SIDES OF STUD FRAMING, TO MAINTAIN
MIN. REQ'D F.R.R.

PROVIDE ACOUSTIC SEALANT AT ALL
JOINTS BETWEEN STUD FRAMING AND
EXPOSED CONCRETE @ ALL EXPOSED
CONCRETE COLUMN LOCATIONS.

NOTE:

CMHC ACCESSIBLE

PER CMHC ACCESSIBILITY CRITERIA BASED ON SAANICH
BASIC ADAPTABLE HOUSING GUIDELINES (Including Saanich
Mandatory Building Standards and Voluntary Design Guidelines for
Adaptable Housing (June 1, 2004))

CMHC ADAPTABLE

PER CMHC ADAPTABILITY REQUIREMENTS

CMHC UNIVERSAL

PER CMHC UNIVERSAL DESIGN REQUIREMENTS

L 03 UNITS

1 B	6
-----	---

2 B	6
-----	---

STUDIO	2
--------	---

Grand total: 14

L3

CMHC ADAPTABLE - 2 UNITS (303, 304)

CMHC ACCESSIBLE - 1 UNIT (305)

GENERAL NOTES:

- REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES AND REFLECTED CEILING PLAN AT ELEVATOR LOBBIES, PUBLIC CORRIDORS AND UNITS.
- REFER TO INTERIOR DRAWINGS FOR BATHROOM AND KITCHEN LAYOUTS, APPLIANCES AND FIXTURES.
- GLASS DOORS TO BE TEMPERED GLASS. SIDELIGHTS ADJACENT TO GLASS DOORS ON GROUND LEVEL TO BE TEMPERED GLASS. DOORS/GLASS IN FS WITH SPRINKLER PROTECTED GLAZING (SPG) AS PER CODE.
- LEVEL ALL ENTRIES WHERE NECESSARY.
- SLOPE AND SEAL AROUND PARKING LEVEL COLUMNS AND WALLS. REFER TO DETAILS.
- PROVIDE PLYWOOD BACKING BEHIND ELEC. AND COMM. PANELS. 8" HIGH FOR WIDTH OF PANELS.
- PREPARE SITE MOCK UPS OF ALL GUARDS FOR REVIEW BY BUILDING INSPECTOR.
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- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF HVAC AND EXHAUST DUCTING WITH CONSULTANT PRIOR TO INSTALLATION.
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- PROVIDE EXTRA LAYER OF 5/8" GWB TO PARTY WALL (& EXTEND TO NEAREST CORNER) WHERE A KITCHEN OR BATHROOM IS BESIDE A NEIGHBOURING BEDROOM FOR ACOUSTICS.
- FOR WSHIP ENCLOSURE IT IS ACOUSTICAL RECOMMENDATION TO USE A FURRING WALL WITH 2 LAYERS OF 5/8" GWB AND 1" DUCT LINER ADHERED TO THE BACK OF THE DRYWALL WITHIN THE FRAMING CAVITIES. PROVIDE 1" CLEARANCE BETWEEN HEAT PUMP, DUCTWORK, PIPING ETC. AND FRAMING/DRYWALL TYP.

22	2023-09-12	DPV Response
21	2023-08-08	DPV
20	2022-09-30	FC Below Grade
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18	2021-05-01	DDPHAP
17	2021-08-19	DDPHAP
16	2021-08-19	SP Response
15	2021-05-26	FT
14	2021-03-17	FR
13	2021-03-04	Delegated DP
12	2021-03-04	SP
11	2021-03-04	Delegated DP
10	2020-10-07	Delegated DP
9	2020-08-17	Delegated DP
8	2020-07-02	Delegated DP
7	2019-07-29	Revising Revision
6	2019-07-29	Revising Revision
5	2019-05-24	Revising Revision
4	2019-05-24	Revising Revision
3	2019-05-24	Revising Revision
2	2019-05-24	Revising Revision
1	2019-05-24	Revising Revision

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 4

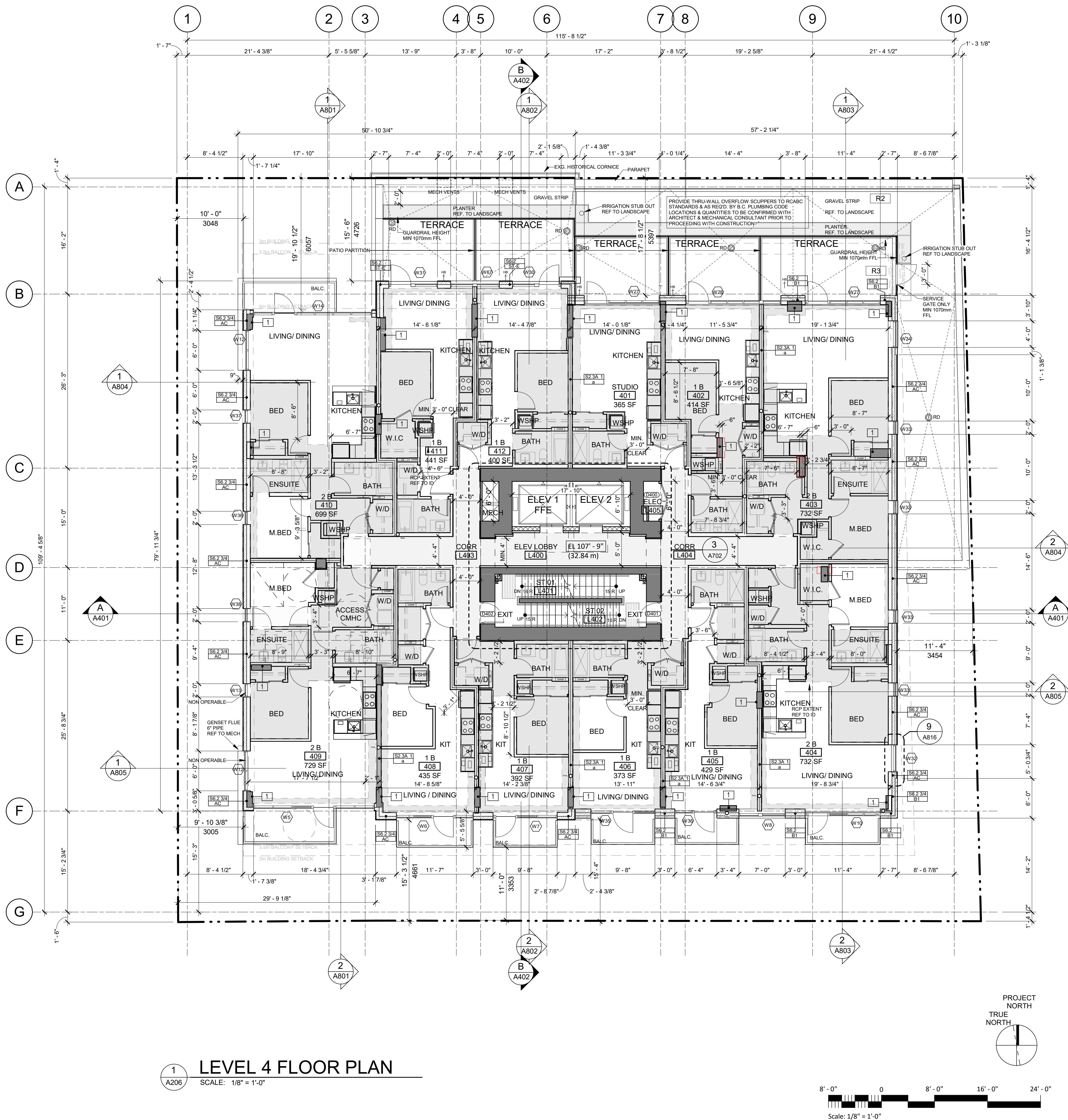
Drawing

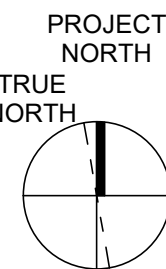
Scale As indicated

Project 217033

A206

Sheet



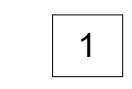


2023-09-11 7:51:12 PM

LEGEND

 2 HR FIRE RATED ENCLOSURE H2.4 2 (REFER TO ASSEMBLY SHEET) CL 1 - SPRAY THERMAL INSULATION CL 2 - FOIL BACK INSULATION DROP CEILING REF. TO ID RCP DROP CEILING COMMON AREA REF. TO ID RCP

NOTE: RCPS ARE AS PER ID (ALL DROP LOCATIONS, DETAILS AND CLEAR HEIGHTS)

 EXPOSED CONCRETE COLUMNS. SEE NOTES BELOW.

EXPOSED CONCRETE COLUMNS:

FIRESTOP CAULKING TO ALL JOINTS BETWEEN GWB AND EXPOSED CONCRETE @ ALL EXPOSED CONCRETE COLUMN LOCATIONS, TYPICAL TO BOTH SIDES OF STUD FRAMING, TO MAINTAIN MIN. REQ'D F.R.R.

PROVIDE ACOUSTIC SEALANT AT ALL JOINTS BETWEEN STUD FRAMING AND EXPOSED CONCRETE @ ALL EXPOSED CONCRETE COLUMN LOCATIONS.

NOTE:

CMHC ACCESSIBLE

PER CMHC ACCESSIBILITY CRITERIA BASED ON SAANICH BASIC ADAPTABLE HOUSING GUIDELINES (Including Saanich Mandatory Building Standards and Voluntary Design Guidelines for Adaptable Housing (June 1, 2004))

CMHC ADAPTABLE

PER CMHC ADAPTABILITY REQUIREMENTS

CMHC UNIVERSAL

PER CMHC UNIVERSAL DESIGN REQUIREMENTS

L 08 UNITS

1 B	8
2 B	2
3 B	1
STUDIO	1

Grand total: 12

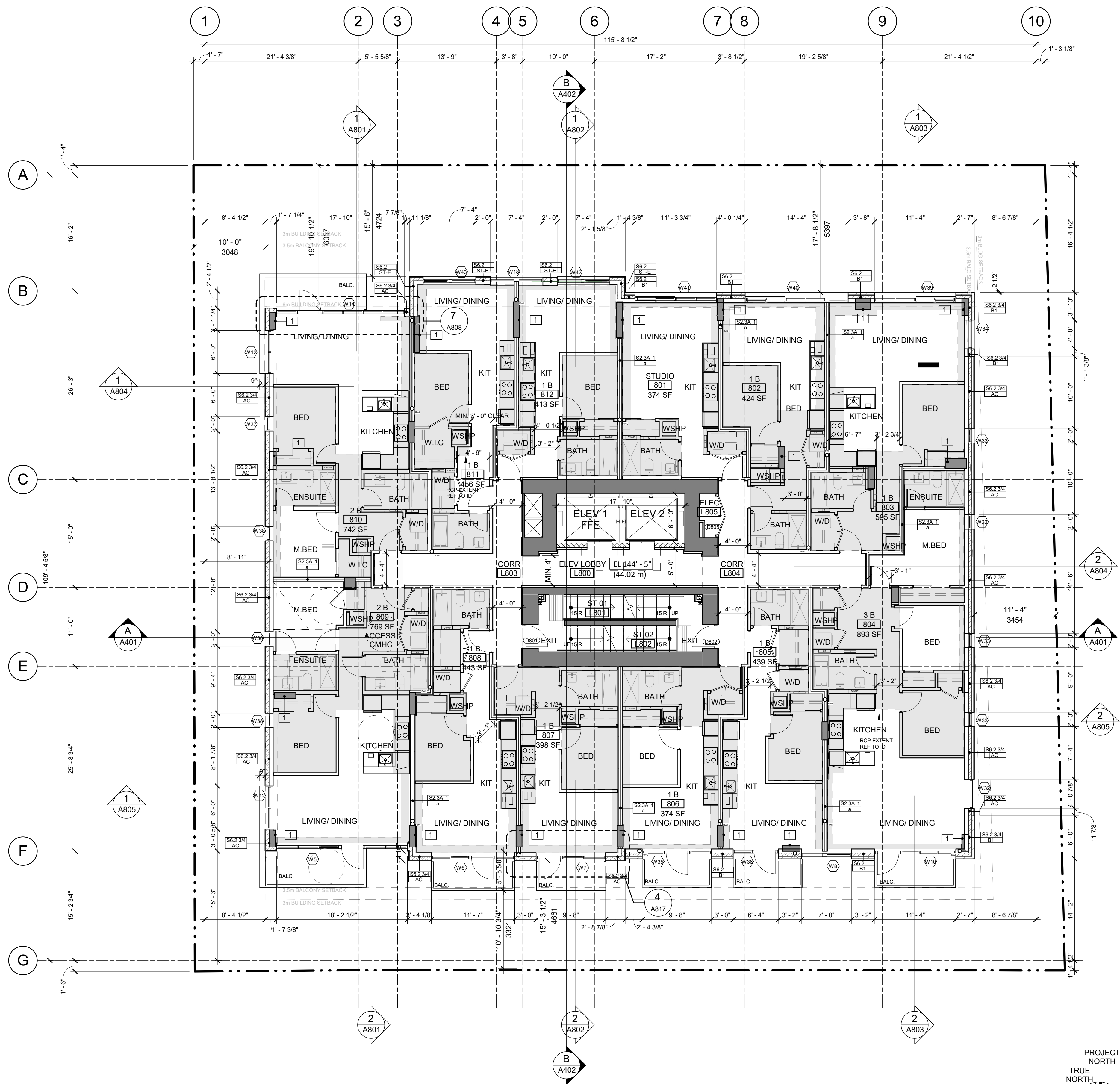
L8 and 9 total units: 24

L8 AND 9

CMHC ACCESSIBLE - 2 UNIT (809, 909)

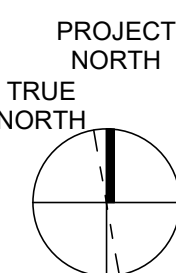
GENERAL NOTES:

- REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES AND REFLECTED CEILING PLAN AT ELEVATOR LOBBIES, PUBLIC CORRIDORS AND UNITS.
- REFER TO INTERIOR DRAWINGS FOR BATHROOM AND KITCHEN LAYOUTS, APPLIANCES AND FIXTURES.
- GLASS DOORS TO BE TEMPERED GLASS. SIDELIGHTS ADJACENT TO GLASS DOORS ON GROUND LEVEL TO BE TEMPERED GLASS. DOORS/GLASS IN FS WITH SPRINKLER PROTECTED GLAZING (SPG) AS PER CODE.
- LEVEL ALL ENTRIES WHERE NECESSARY.
- SLOPE AND SEAL AROUND PARKING LEVEL COLUMNS AND WALLS. REFER TO DETAILS.
- PROVIDE PLYWOOD BACKING BEHIND ELEC. AND COMM. PANELS. 8" HIGH FOR WIDTH OF PANELS.
- PREPARE SITE MOCK UPS OF ALL GUARDS FOR REVIEW BY BUILDING INSPECTOR.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF ALL PLUMBING, DRAIN, SANITARY AND SPRINKLER LINES WITH CONSULTANT PRIOR TO INSTALLATION.
- CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF HVAC AND EXHAUST DUCTING WITH CONSULTANT PRIOR TO INSTALLATION.
- REFER TO MECH. AND ELEC. DRAWINGS FOR COORDINATION OF FIXTURE LOCATIONS.
- WHERE CONCRETE COLUMNS ARE EXPOSED IN FIRE-RATED PARTITION WALLS, SUCH AS PARTY WALLS BETWEEN SUITES, BED STUDS IN CONTINUOUS BEAD OF ACOUSTIC SEALANT FULL HEIGHT AND PROVIDE FIRESTOPPING AT JUNCTION BETWEEN CONCRETE COLUMN AND GYPSUM WALLBOARD TO RATING AS REQUIRED BY CODE COMPLIANCE DRAWINGS.
- PROVIDE EXTRA LAYER OF 5/8" GWB TO PARTY WALL (& EXTEND TO NEAREST CORNER) WHERE A KITCHEN OR BATHROOM IS BESIDE A NEIGHBOURING BEDROOM FOR ACOUSTICS.
- FOR WSHIP ENCLOSURE IT IS ACOUSTICAL RECOMMENDATION TO USE A FURRING WALL WITH 2 LAYERS OF 5/8" GWB AND 1" DUCT LINER ADHERED TO THE BACK OF THE DRYWALL WITHIN THE FRAMING CAVITIES. PROVIDE 1" CLEARANCE BETWEEN HEAT PUMP, DUCTWORK, PIPING ETC. AND FRAMING/DRYWALL TYP.



LEVEL 8 & 9 FLOOR PLAN

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

8' - 0" 0 8' - 0" 16' - 0" 24' - 0"
Scale: 1/8" = 1'-0"

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 8 & 9

Drawing

Scale As indicated

Project 217033

A208

Sheet

23	2023-06-08	Delegated DP
22	2023-05-08	Issued for Owner's Review - Not for Construction
21	2021-11-09	Final Tender Addendum #1
20	2021-10-21	DDP/HAP
19	2021-08-19	DDP/HAP
18	2021-08-19	RP Response
17	2021-06-30	RP Response
16	2021-06-03	Addendum #2
15	2021-05-07	Addendum #1
14	2021-05-26	FT
13	2021-03-17	FRP
12	2021-03-04	Delegated DP
11	2020-12-17	Delegated DP
10	2020-10-07	Delegated DP
9	2020-08-17	Delegated DP
8	2020-07-02	Delegated DP
7	2019-07-02	Recurring Revision
6	2019-05-24	Recurring Revision
5	2019-01-09	Recurring Revision
4	2018-10-24	Recurring Revision
3	2018-08-31	Recurring Revision
2	2018-04-19	Recurring Revision
1	2017-11-08	Recurring Application

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 10

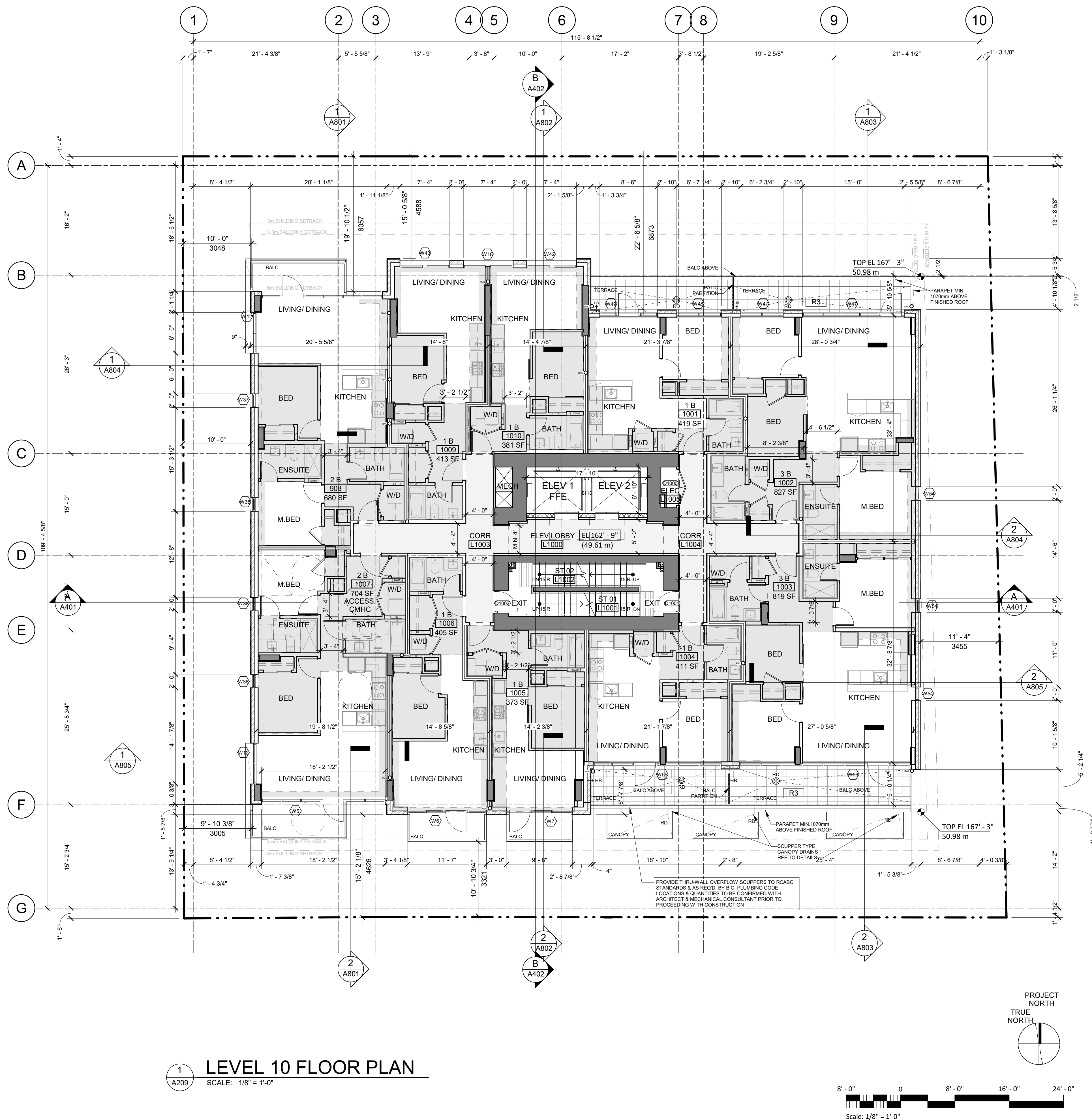
Drawing

Scale As indicated

Project 217033

A209

Sheet



22	2023-06-08	Delegated DP
21	2023-06-08	Issued for Owner's Review - Not for Construction
20	2021-11-09	Cost-Tender Addendum #1
19	2021-05-21	CDP/DAP
18	2021-05-19	DDP/DAP
17	2021-06-19	BP Response
16	2021-06-30	BP Response
15	2021-06-03	Addendum #2
14	2021-05-07	Addendum #1
13	2021-05-26	IFT
12	2021-03-17	IFB
11	2021-03-04	Delegated DP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
8	2020-11-17	Delegated DP
7	2020-07-02	Delegated DP
6	2019-07-29	Reconciling Revision
5	2019-05-24	Reconciling Revision
4	2019-01-09	Reconciling Revision
3	2018-10-24	Reconciling Revision
2	2018-08-31	Reconciling Revision
1	2018-04-19	Reconciling Revision
1	2017-11-01	Reconciling Application

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Floor Plan
Level 11

Drawing

Scale As indicated

Project 217033

A210

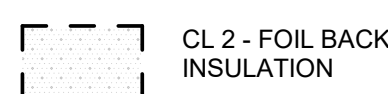
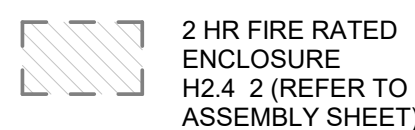
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A210 SCALE: 1/8" = 1'-0"

Profile view of the bridge deck. The horizontal axis represents distance in feet, with markers at 8'-0", 0, 8'-0", 16'-0", and 24'-0". The vertical axis represents elevation. The profile shows a series of rectangular blocks representing the bridge deck segments, with varying heights and widths. The scale is indicated as 1/8" = 1'-0".

LEGEND



NOTE: RCPS ARE AS PER ID
(ALL DROP LOCATIONS,
DETAILS AND CLEAR HEIGHTS)

NOTE:

ACCESSIBLE

SAANICH BASIC ADAPTABLE
ACCESSIBILITY CRITERIA) -
Saanich Mandatory Building S
Guidelines for Adaptable Hous

ADAPTABLE

CMHC ADAPTABILITY REQUIREMENTS

UNIVERSAL

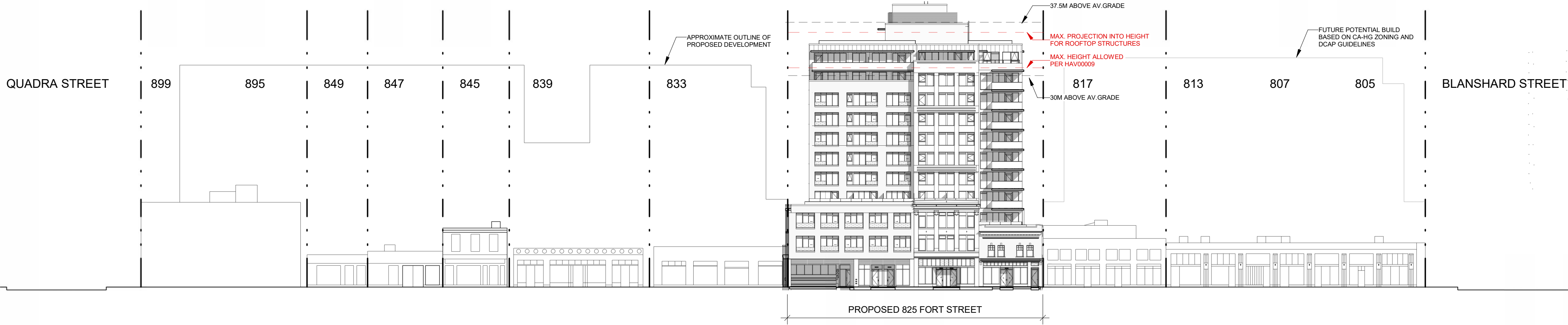
CMHC UNIVERSAL DESIGN

GENERAL NOTES:

1. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES AND REFLECTED CEILING PLAN AT ELEVATOR LOBBIES, PUBLIC CORRIDORS AND UNITS.
2. REFER TO INTERIOR DRAWINGS FOR BATHROOM AND KITCHEN LAYOUTS, APPLIANCES AND FIXTURES.
3. GLASS DOORS TO BE TEMPERED GLASS. SIDELIGHTS ADJACENT TO GLASS DOORS ON GROUND LEVEL TO BE TEMPERED GLASS. DOORS/GLASS IN FS WITH SPRINKLER PROTECTED GLAZING (SPG) AS PER CODE.
4. LEVEL ALL ENTRIES WHERE NECESSARY.
5. SLOPE AND SEAL AROUND PARKING LEVEL COLUMNS AND WALLS. REFER TO DETAILS.
6. PROVIDE PLYWOOD BACKING BEHIND ELEC. AND COMM. PANELS, 8' HIGH FOR WIDTH OF PANELS.
7. PREPARE SITE MOCK UPS OF ALL GUARDS FOR REVIEW BY BUILDING INSPECTOR.
8. CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF ALL PLUMBING, DRAIN, SANITARY AND SPRINKLER LINES WITH CONSULTANT PRIOR TO INSTALLATION.
9. CONTRACTOR AND SUB TRADE TO REVIEW ALIGNMENT OF HVAC AND EXHAUST DUCTING WITH CONSULTANT PRIOR TO INSTALLATION.
10. REFER TO MECH. AND ELEC. DRAWINGS FOR COORDINATION OF FIXTURE LOCATIONS.
11. WHERE CONCRETE COLUMNS ARE EXPOSED IN FIRE-RATED PARTITION WALLS, SUCH AS PARTY WALLS BETWEEN SUITES, BED STUDS IN CONTINUOUS BEAD OF ACOUSTIC SEALANT FULL HEIGHT AND PROVIDE FIRESTOPPING AT JUNCTION BETWEEN CONCRETE COLUMN AND GYPSUM WALLBOARD TO RATING AS REQUIRED BY CODE COMPLIANCE DRAWINGS.
12. PROVIDE EXTRA LAYER OF 5/8" GWB TO PARTY WALL (& EXTEND TO NEAREST CORNER) WHERE A KITCHEN OR BATHROOM IS BESIDE A NEIGHBOURING BEDROOM FOR ACOUSTICS.
13. FOR WSPH ENCLOSURE IT IS RECOMMENDED TO USE A FURRING WALL WITH 2 LAYERS OF 5/8" GWB AND DUCT LINER ADHERED TO THE BACK OF THE DRYWALL WITHIN THE FRAMING CAVITIES.

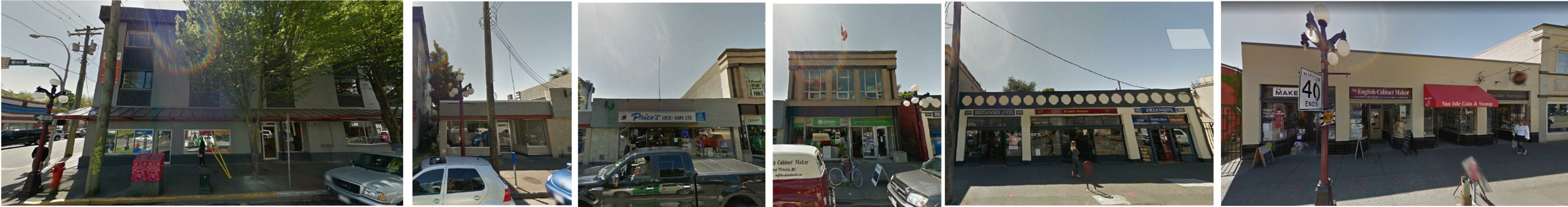
L 10 UNITS	
1 B	4
2 B	1
3 B	2
3 B+D	1
Grand total: 8	

\\mcmparchitects.com\mcmdata\$\Users\msoaresdemelo\217033 825 Fort Street Arch DDP R20 msoaresdemelo@mcmparchitects.com.rvt 2023-06-07 5:05:06 PM



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

FORT STREET IMAGES :
EXSISTING STREETScape



899

895

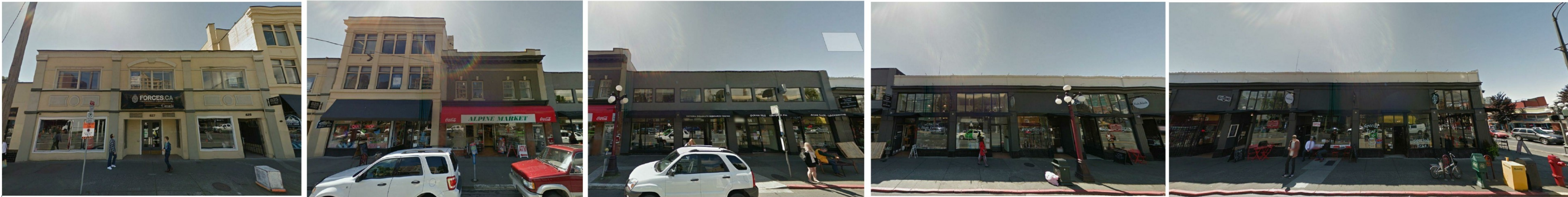
849

847

845

839

833



827

825

819

817

813

807

805

EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

15	2023-06-08	Delegated DP
14	2021-11-09	Post-Tender Addendum #1
13	2021-10-27	DDP/CDP/ADP
12	2021-08-19	DDP/CDP/ADP
11	2021-03-04	Delegated DP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
8	2020-08-17	Delegated DP
7	2019-07-25	Recurring Revision
6	2019-05-24	Recurring Revision
5	2019-01-09	Recurring Revision
4	2018-10-24	Recurring Revision
3	2018-08-31	Recurring Revision
2	2018-04-19	Recurring Revision
1	2017-11-08	Recurring Application

Revisions DD MMM YYYY

Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project
Streetscape
Elevation

Drawing

Scale 1/32" = 1'-0"

Project 217033

A301
Sheet

EXTERIOR FINISHES LEGEND	
BA	BALCONY/ROOF CLEAR GLASS (OPAQUE AS NOTED)
CA	CONCRETE CANOPY
CB	CONCRETE BLOCK
MF	PRE-FINISHED METAL FLASHING
SQ	OVERHEAD PARKING GATE
ST-E	EIFS STUCCO
B1	BRICK VENEER WHITE - FINISH BOND
C1	CONCRETE
C2	PRECAST CONCRETE SILLS
G1	GLAZING
H1	EXISTING HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	ALUMINUM PRIVACY SCREEN W/ TEMP. DIF. WHITE GLASS
M2	METAL LOUVER CHARCOAL
M3	HIGH DENSITY ROUND HOLE PERFORATED METAL PANEL
M4	MULLIONS CHARCOAL
M5	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
M6	METAL SPANDREL PANEL
P1	METAL PANEL - SMOOTH FINISH
P2	METAL PANEL - STRIPED FINISH

HERITAGE NOTES:

ALL HERITAGE OPENINGS - DIMS TO BE VERIFIED ON SITE
STOREFRONT RESTORATION BY OTHERS - REFER TO HERITAGE
CONSERVATION PLANS PREPARED BY HERITAGE CONSULTANT

TYP. STOREFRONTS TO BE RESTORED IN WOOD W/ ORIGINAL
TRANSOMS, TBC ON SITE

COLOUR SCHEME AS PER HERITAGE CONSERVATION PLAN

HERITAGE FACADES RESTORATION BY OTHERS - REF TO
HERITAGE CONSERVATION PLANS PREPARED BY HERITAGE
CONSULTANT

HERITAGE CONSERVATION PLANS, PREPARED BY DONALD
LUXTON & ASSOCIATES INC.;

- B.C. HARDWARE COMPANY BUILDING - 825 FORT STREET
CONSERVATION PLAN
DECEMBER, 2017
- TURKISH BATH HOUSE - 819-823 FORT STREET
CONSERVATION PLAN
MAY 2021

CONTRACTOR TO COORDINATE CURRENT ARCHITECTURAL
DETAILS WITH EXISTING CONDITIONS DURING CONSTRUCTION
AND INFORM ARCHITECT OF ANY AND ALL DISCREPANCIES
BETWEEN THE TENDER DOCUMENTS AND ACTUAL SITE
CONDITIONS AS THEY DEVELOP - DO NOT PROCEED WITH THE
PORTION OF WORK AFFECTED BY SUCH DISCREPANCIES UNTIL
DIRECTED IN WRITING BY THE ARCHITECT

HERITAGE CONSULTANT NOTE:
ALL SUBMITTALS AND SHOP DRAWINGS ASSOCIATED WITH
RESTORATION WORK TO BE REVIEWED BY HERITAGE
CONSULTANT PRIOR TO COMMENCEMENT OF WORK

23	2023-09-20	DPV Response
22	2023-09-12	DPV Response
20	2023-06-08	DPV
20	2022-09-30	IFC Below Grade
19	2021-11-09	Post-Tender Addendum #1
18	2021-07-27	DDP/DAP
17	2021-08-05	DDP/DAP
16	2021-08-19	BP Response
15	2021-06-30	BP Response
14	2021-05-06	IFT
13	2021-03-17	IFBP
12	2021-03-04	Delegated DP
11	2021-03-04	BP
10	2020-12-17	Delegated DP
9	2020-10-07	Delegated DP
8	2020-08-17	Delegated DP
7	2020-07-02	Delegated DP
6	2019-07-29	Reasoning Revision
5	2019-07-26	Reasoning Revision
4	2019-05-24	Reasoning Revision
3	2019-01-17	Reasoning Revision
2	2018-10-24	Reasoning Revision
1	2018-08-31	Reasoning Revision

Revisions DD MMM YYYY

Sea

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

North Building Elevation

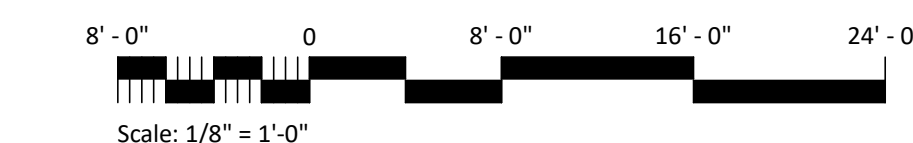
Drawing

Scale As indicated

Project 217033

A301

Sheet



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

EXTERIOR FINISHES LEGEND

BA	BALCONY/ROOF CLEAR GLASS (OPAQUE AS NOTED)
CA	CONCRETE CANOPY
CB	CONCRETE BLOCK
MF	PRE-FINISHED METAL FLASHING
SQ	OVERHEAD PARKING GATE
ST-E	EIFS STUCCO
B1	BRICK VENEER WHITE- RUNNING BOND
C1	CONCRETE
C2	PRECAST CONCRETE SILLS
G1	GLAZING
H1	EXISTING HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	ALUMINUM PRIVACY SCREEN W/ TEMP. DIF. WHITE GLASS
M2	METAL LOUVER CHARCOAL
M3	HIGH DENSITY ROUND HOLE PERFORATED METAL PANEL
M4	MULLIONS CHARCOAL
M5	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
M6	METAL SPANDREL PANEL
P1	METAL PANEL - SMOOTH FINISH
P2	METAL PANEL - STRIPED FINISH

23	2023-06-08	Designated DP
22	2023-05-08	Issued for Owner's Review - Not for Construction
21	2021-11-09	Phase Tender Addendum #1
20	2021-10-21	DDP/DP/HA/PP
19	2021-08-19	DDP/DP/HA/PP
18	2021-08-19	DP Response
17	2021-06-30	DP Response
16	2021-05-26	IFT
15	2021-03-17	FBP
14	2021-03-04	Designated DP
13	2020-12-17	Designated DP
12	2020-10-07	Designated DP
11	2020-08-17	Designated DP
10	2020-07-02	Designated DP
9	2019-07-22	Recurring Revision
8	2019-07-22	Recurring Revision
7	2019-06-24	Recurring Revision
6	2019-01-09	Recurring Revision
5	2018-10-24	Recurring Revision
4	2018-08-21	Recurring Revision
3	2018-04-24	Recurring Revision
2	2018-04-19	Recurring Revision
1	2017-11-08	Recurring Application

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

East Building
Elevation

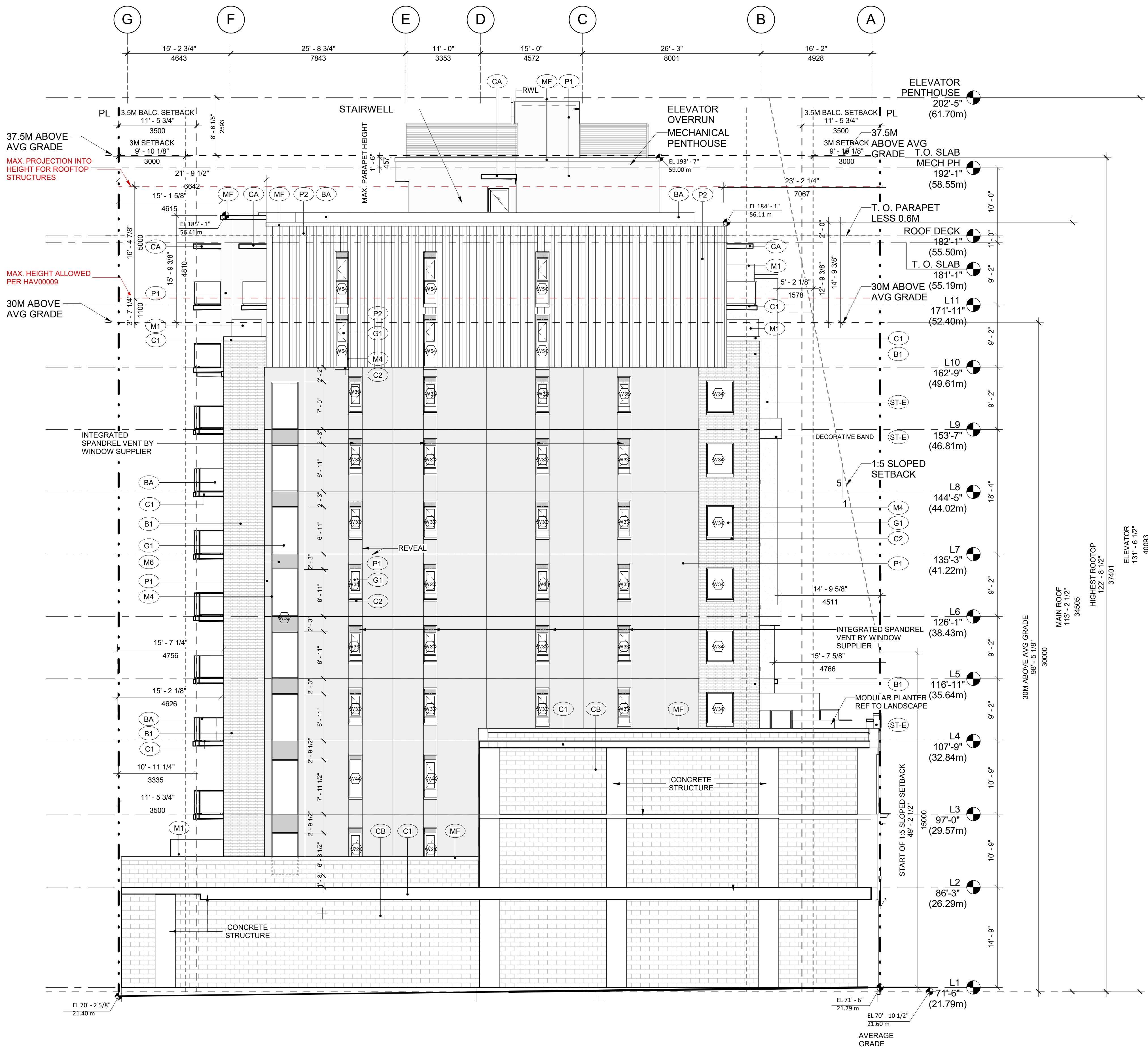
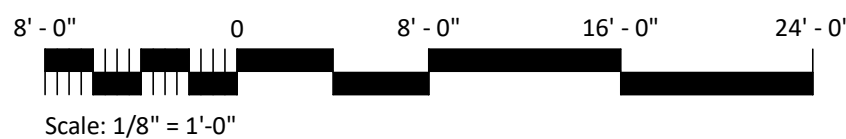
Drawing

Scale As indicated

Project 217033

A303

Sheet

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

EXTERIOR FINISHES LEGEND	
BA	BALCONY/ROOF CLEAR GLASS (OPAQUE AS NOTED)
CA	CONCRETE CANOPY
CB	CONCRETE BLOCK
MF	PRE-FINISHED METAL FLASHING
SQ	OVERHEAD PARKING GATE
ST-E	EIFS STUCCO
B1	BRICK VENEER WHITE- RUNNING BOND
C1	CONCRETE
C2	PRECAST CONCRETE SILLS
G1	GLAZING
H1	EXISTING HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	ALUMINUM PRIVACY SCREEN W/ TEMP. DIF. WHITE GLASS
M2	METAL LOUVER CHARCOAL
M3	HIGH DENSITY ROUND HOLE PERFORATED METAL PANEL
M4	MULLIONS CHARCOAL
M5	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
M6	METAL SPANDREL PANEL
P1	METAL PANEL - SMOOTH FINISH
P2	METAL PANEL - STRIPED FINISH

23	2023-08-08	Delegated DP
22	2023-05-08	Issued for Owner's Review - Not for Construction
21	2021-11-09	Phase Tender Addendum #1
20	2021-10-21	DDP/HAP
19	2021-08-19	DDP/HAP
18	2021-08-19	BP Response
17	2021-06-30	BP Response
16	2021-05-26	IFT
15	2021-03-17	FBP
14	2021-03-04	Delegated DP
13	2020-12-17	Delegated DP
12	2020-10-07	Delegated DP
11	2020-08-17	Delegated DP
10	2020-07-02	Delegated DP
9	2019-07-29	Recurring Revision
8	2019-07-26	Recurring Revision
7	2019-06-24	Recurring Revision
6	2019-01-09	Recurring Revision
5	2019-10-24	Recurring Revision
4	2019-08-21	Recurring Revision
3	2018-04-24	Recurring Revision
2	2018-04-19	Recurring Revision
1	2017-11-08	Recurring Application

Revisions	DD MMM YYYY
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Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

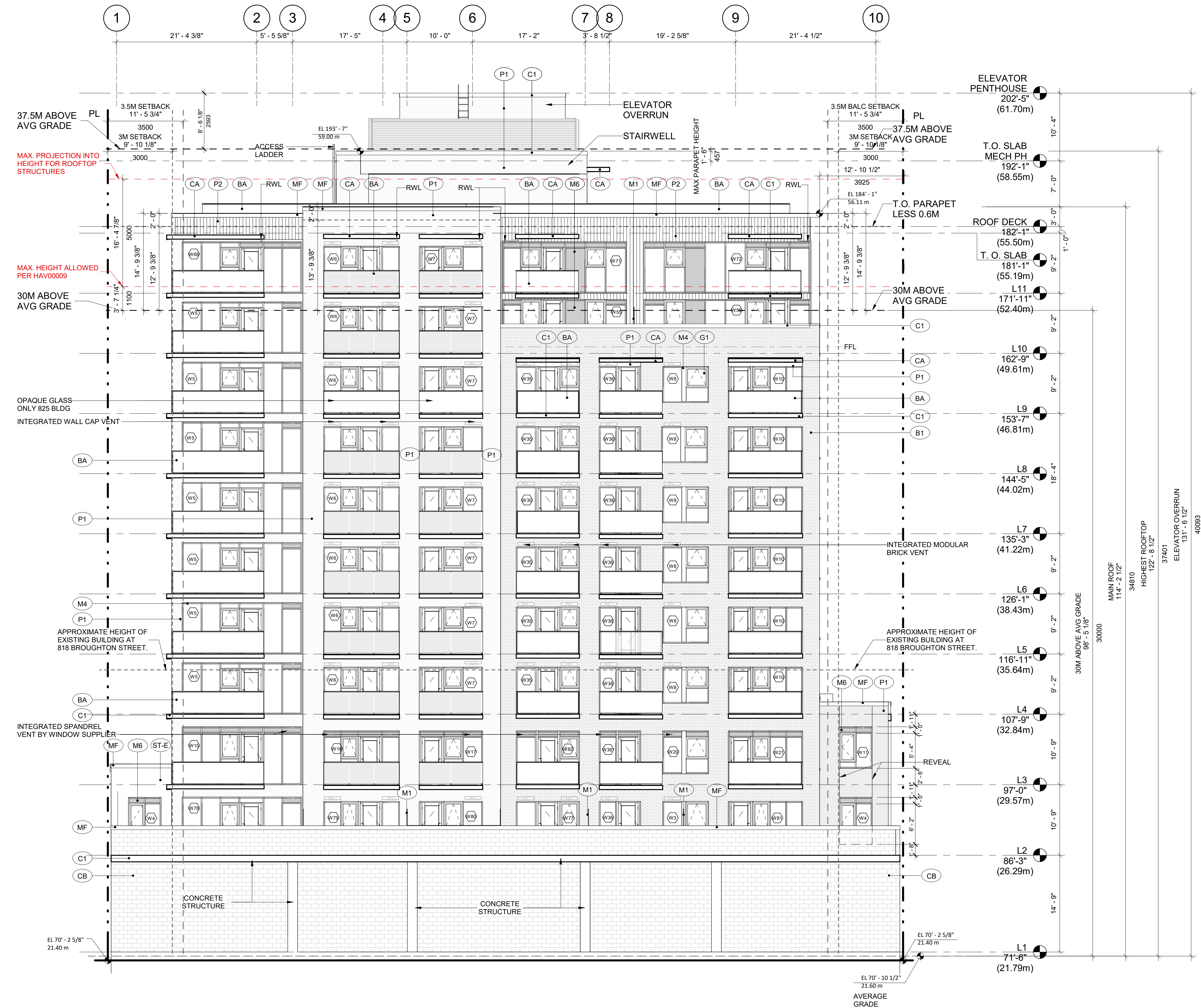
South Building
Elevation

Drawing

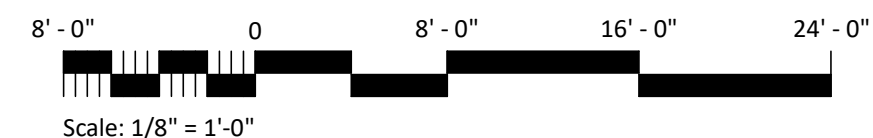
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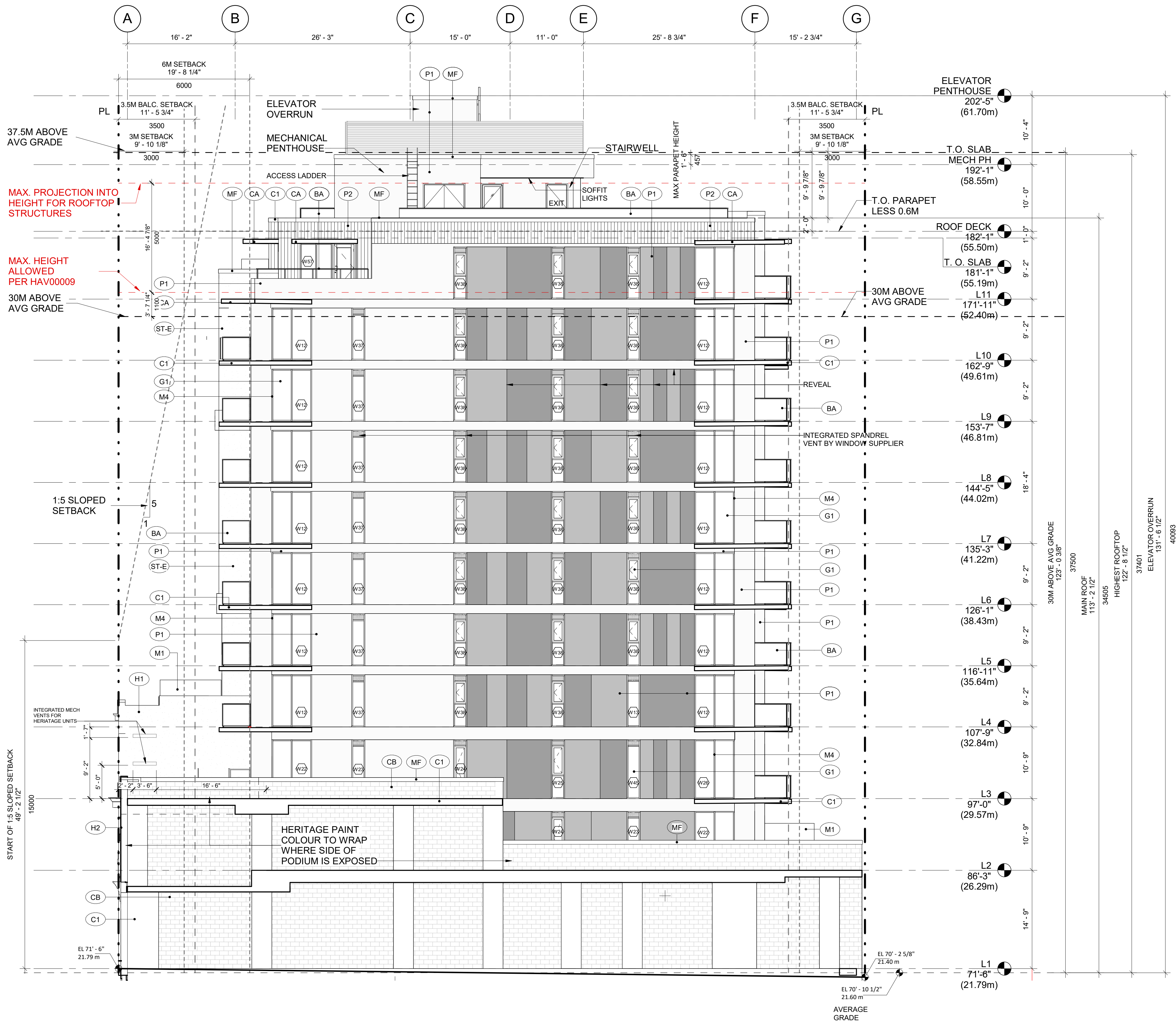
Project 217033

A304
Sheet



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





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

EXTERIOR FINISHES LEGEND	
BA	BALCONY/ROOF CLEAR GLASS (OPAQUE AS NOTED)
CA	CONCRETE CANOPY
CB	CONCRETE BLOCK
MF	PRE-FINISHED METAL FLASHING
SQ	OVERHEAD PARKING GATE
ST-E	EIFS STUCCO
B1	BRICK VENEER WHITE- RUNNING BOND
C1	CONCRETE
C2	PRECAST CONCRETE SILLS
G1	GLAZING
H1	EXISTING HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	ALUMINUM PRIVACY SCREEN W/ TEMP. DIF. WHITE GLASS
M2	METAL LOUVER CHARCOAL
M3	HIGH DENSITY ROUND HOLE PERFORATED METAL PANEL
M4	MULLIONS CHARCOAL
M5	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
M6	METAL SPANDREL PANEL
P1	METAL PANEL - SMOOTH FINISH
P2	METAL PANEL - STRIPED FINISH

NOTE: OPERABLE WINDOWS IN ALL BEDROOMS WHERE POSSIBLE DUE TO REQUIRED CLEARANCE FROM GENSET EXHAUST - TBC WITH MECHANICAL DWGS.



Musson
Cattell
Mackey
Partnership

Architects Designers Planners

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1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687.2990
F. 604.687.1771
MCMPartners.com



24	2023-06-08	Delegated DP
23	2023-06-08	Issued for Owner's Review - Not for Construction
22	2021-11-09	Post-Tender Addendum #1
21	2021-10-27	DDP/HAP
20	2021-08-19	DDP/HAP
19	2021-08-19	DP Responses
18	2021-05-26	DP Responses
17	2021-05-03	Addendum #2
16	2021-05-26	IFT
15	2021-03-17	FBP
14	2021-03-04	Delegated DP
13	2020-12-17	Delegated DP
12	2020-10-07	Delegated DP
11	2020-08-17	Delegated DP
10	2020-07-02	Delegated DP
9	2019-07-29	Reconciling Revision
8	2019-07-26	Reconciling Revision
7	2019-06-24	Reconciling Revision
6	2019-01-09	Reconciling Revision
5	2019-10-24	Reconciling Revision
4	2018-08-27	Reconciling Revision
3	2018-04-24	Reconciling Revision
2	2018-04-19	Reconciling Revision
1	2017-11-08	Reconciling Application

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

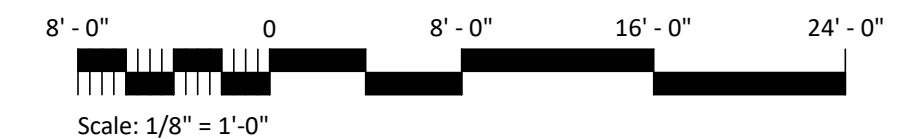
West Building
Elevation

Drawing

Scale As indicated

Project 217033

A305
Sheet



22	2023-06-08	Delegated DP
21	2023-05-08	Issued for Owner's Review - Not for Construction
20	2022-09-30	IFC Below Grade
19	2021-11-09	Post-Render Addendum #1
18	2021-05-01	DDP/HAP
17	2021-08-19	DDP/HAP
16	2021-08-19	BP Response
15	2021-05-30	BP Response
14	2021-05-26	IFT
13	2021-03-17	IFB
12	2021-03-04	Delegated DP
11	2020-12-17	Delegated DP
10	2020-10-07	Delegated DP
9	2020-08-17	Delegated DP
8	2020-07-02	Delegated DP
7	2019-07-09	Recurring Revision
6	2019-05-24	Recurring Revision
5	2019-01-09	Recurring Revision
4	2018-10-24	Recurring Revision
3	2018-08-31	Recurring Revision
2	2018-04-19	Recurring Revision
1	2017-11-08	Recurring Application

Revisions	DD MMM YYYY
-----------	-------------

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

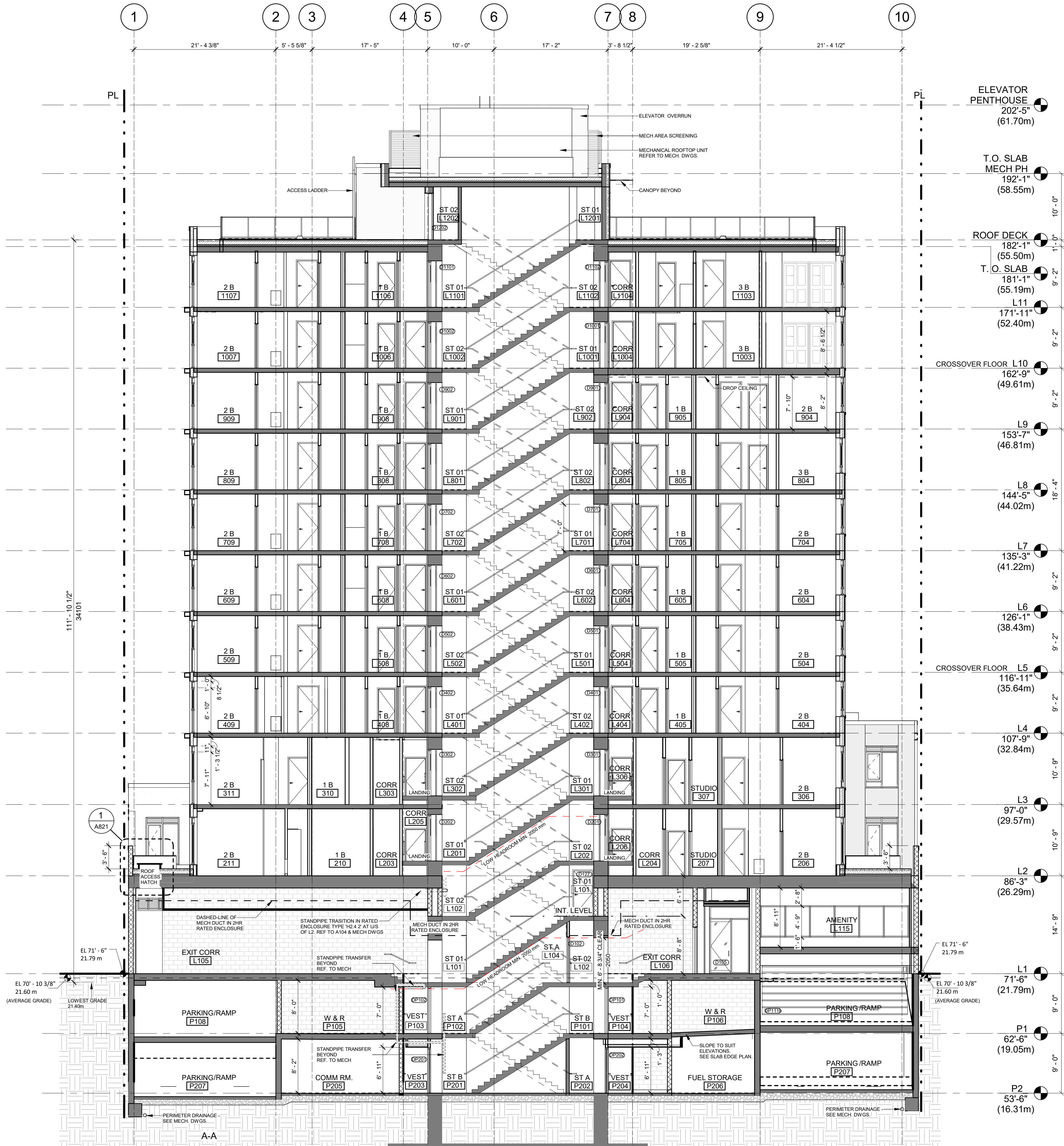
Building
Section

Drawing

Scale 1/8" = 1'-0"

Project 217033

A401
Sheet



Seal

825 Fort
Street Victoria

Project

Building Section

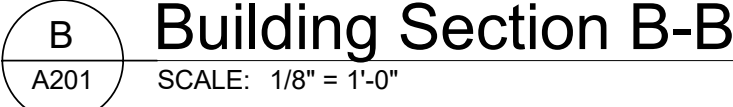
Drawing

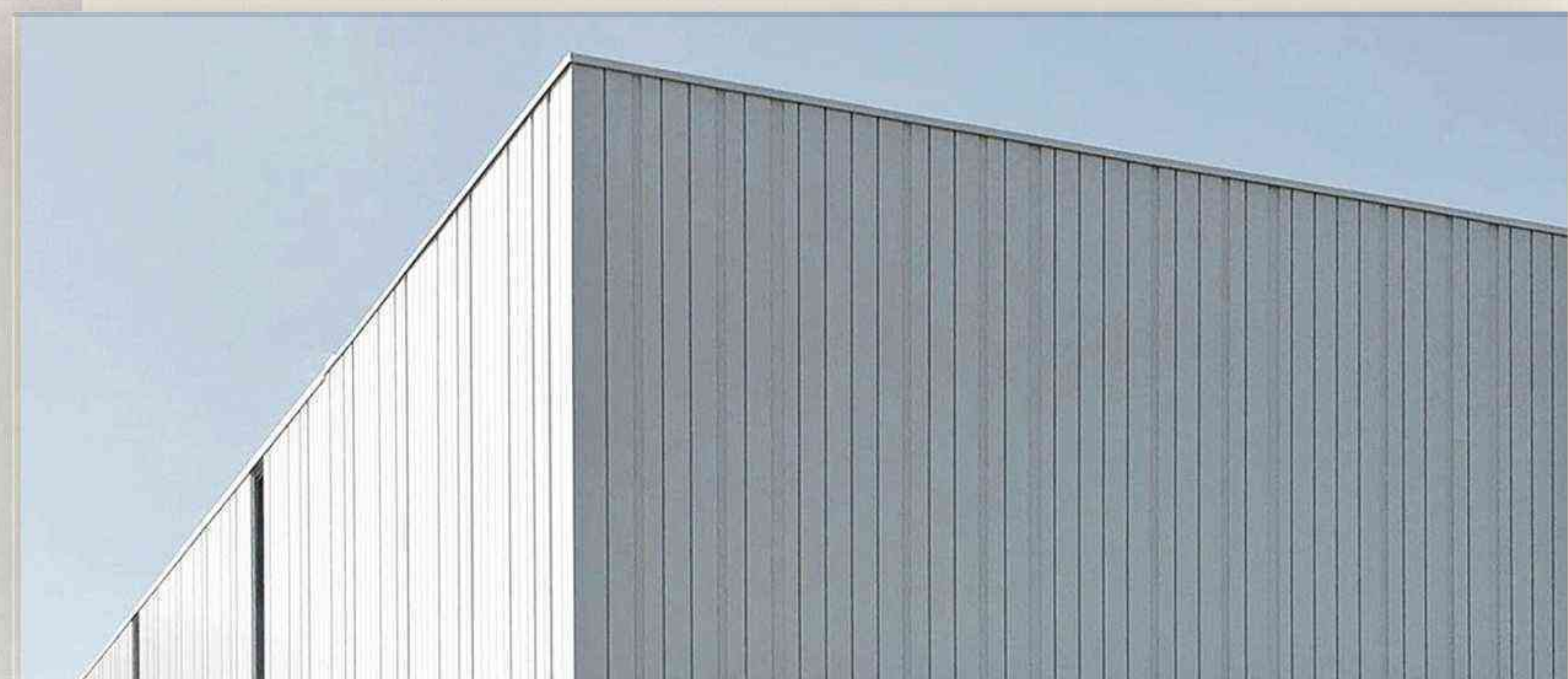
Scale $1/8" = 1'-0"$

Project 217033

A402

Sheet





P1 P2

ST-E

P1

P2

B1

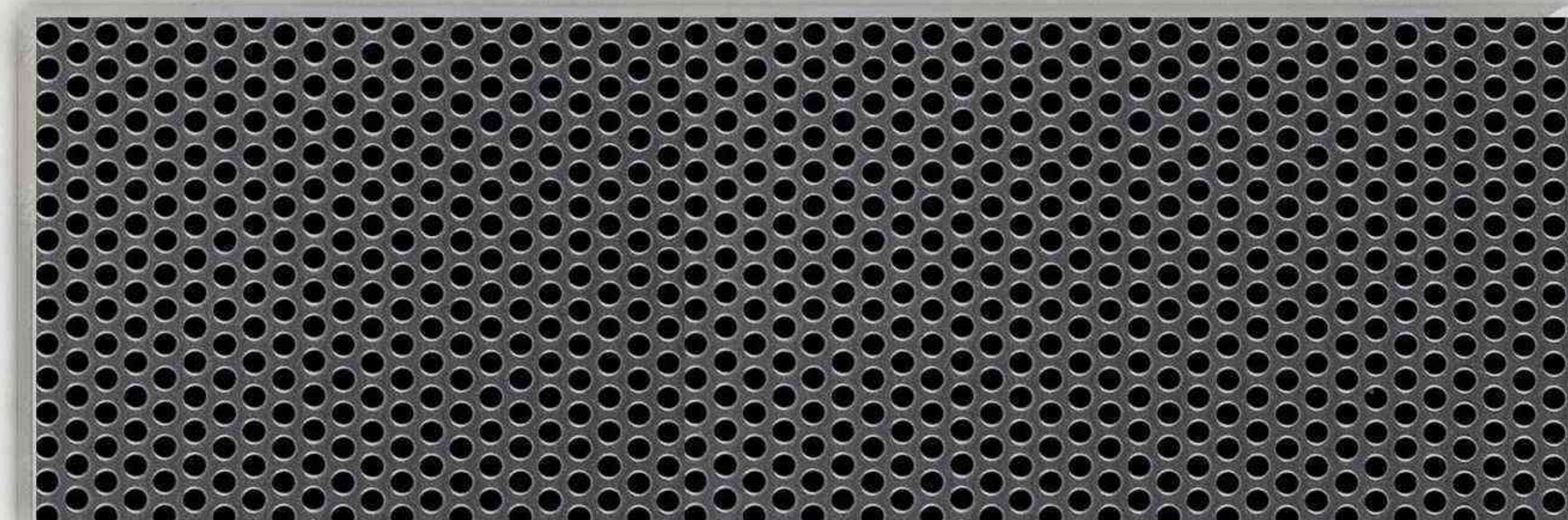
G1

M3

M4



NORTH ELEVATION NTS



825 FORT ST MATERIAL BOARD

NORTH ELEVATION

EXTERIOR FINISHES LEGEND

- B1: BRICK RUNNING BOND
- G1: GLAZING
- M3: METAL MESH GUARD
- M4: WINDOW PAINT
- P1/P2: METAL PANEL
- ST-E : EIFS STUCCO *

* COLOUR TO COMPLEMENT COLOUR SCHEDULE
OUTLINED IN CONSERVATION PLAN FOR
BC HARDWARE COMPANY RESTORATION
PROPOSED BY HERITAGE CONSULTANT

B1

M3

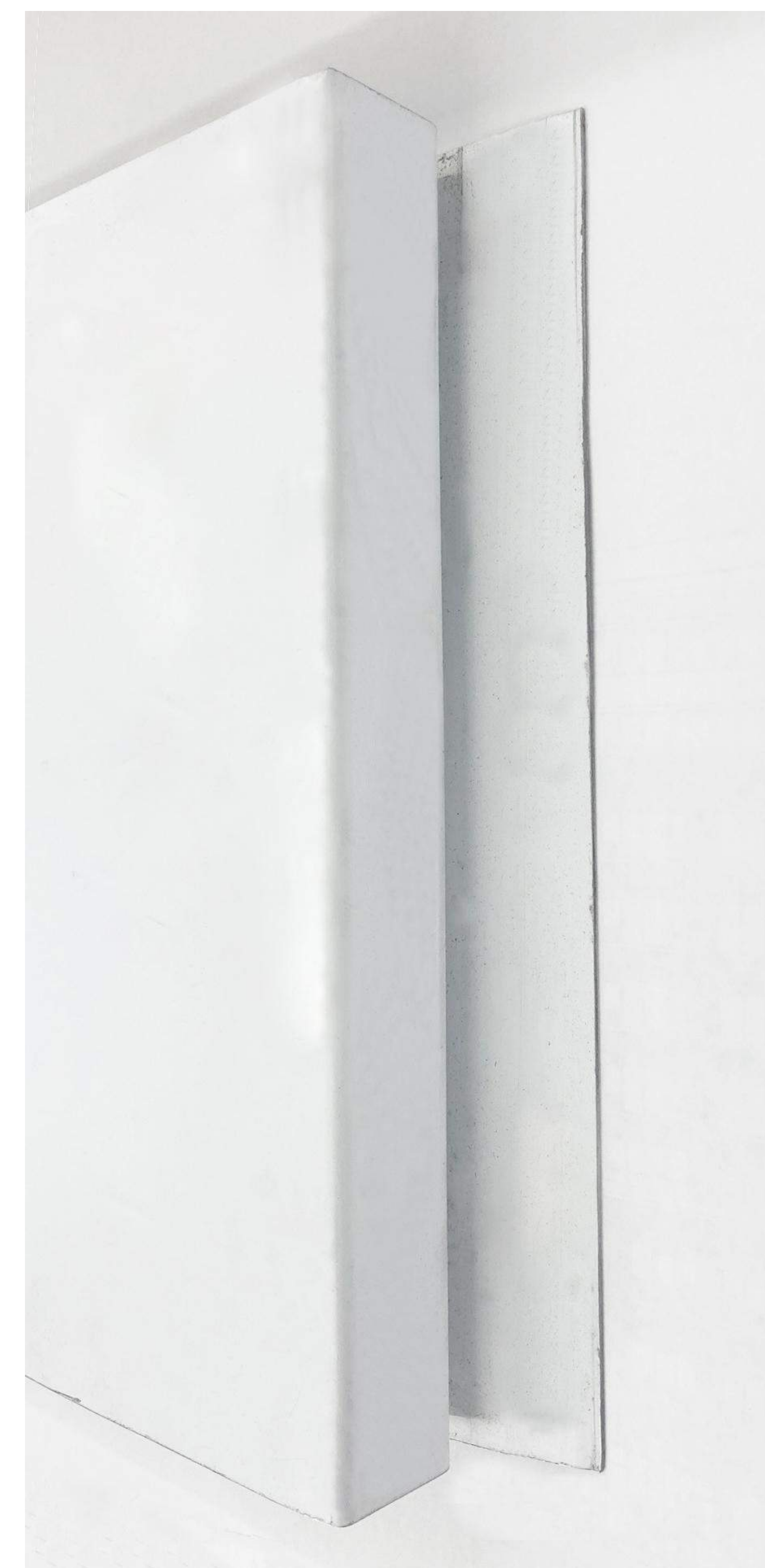
ST-E

G1

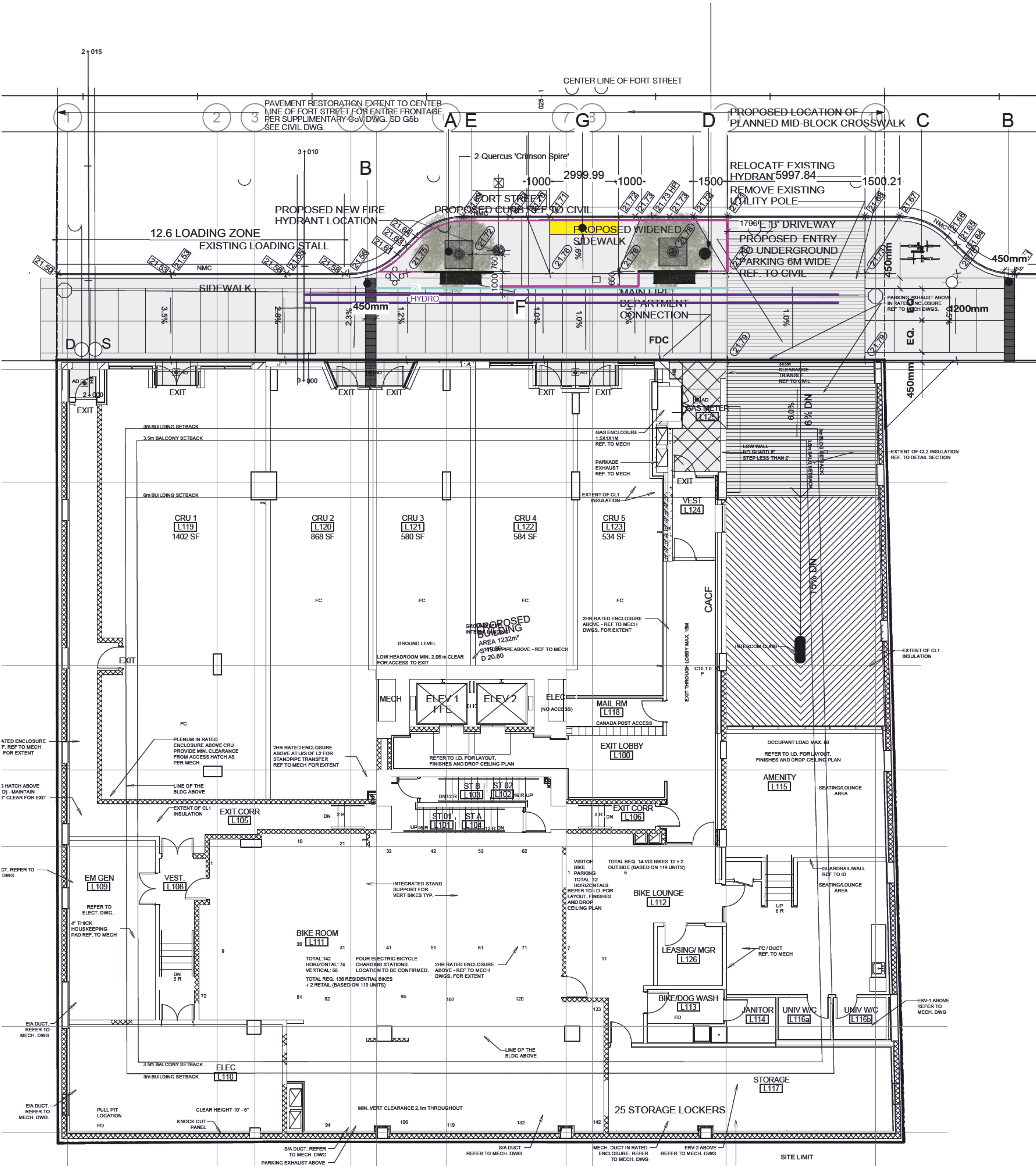
M4



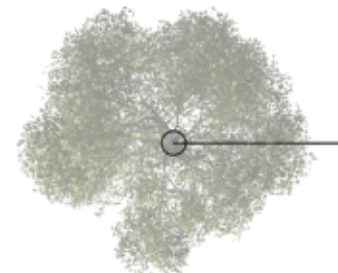
B1 - BRICK SAMPLE



P1/P2 - UPPER METAL CALDDING SAMPLE



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



Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
QCS	2	Quercus 'Crimson Spire'	Columnar Oak	6-8cm Cal B&B	Straight Trunk/ Full Crown

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

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

GENERAL

ALL WORK, INCLUDING: PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE EXECUTED TO THE CANADIAN LANDSCAPE STANDARD, INDUSTRY REQUIREMENTS, NATIONAL STANDARDS, CODES AND REGULATIONS RECOGNIZED AS ACCEPTABLE BY THE CNLA, THE CSLA, NATIONAL MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATIONS.

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

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AN IRRIGATION SYSTEM MUST APPLY A CONSISTENT, UNIFORM, MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM

GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND THEIR REPRODUCTIVE PARTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, ICE, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE IMPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST, OR HAVE THE SOIL SUPPLIER TEST, THE PROPOSED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT 3 WEEKS PRIOR TO DELIVERY ON-SITE.

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROUNDS FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REMOVAL OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

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CLASS 1 AREA LAWNS WITH LEVEL 1 MAINTENANCE, UNLESS OTHERWISE SPECIFIED. APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLACEMENT OF SOD. SOD TO BE NO. 1 PREMIUM OR NO. 2 STANDARD AND SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDED USE.

PLANTS & MULCH

THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS DELIVERED TO THE SITE COMPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN APPROVAL.

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INVASIVE AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, CANADIAN STANDARDS FOR NURSERY STOCK, AND SECTION 12, CONTAINER GROWN PLANTS, WITH RESPECT TO SIZING, GRADING AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR SHALL NOTIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INVASIVE AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS, SOIL, STONES, SALTS OR OTHER HARMFUL CHEMICALS, OR OTHER EXTRANEOUS MATTER THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL.

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

GREENROOFS

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-11.1. MINIMUM GROWING MEDIUM DEPTHS AFTER SETTLEMENT FOR ON-SLAB APPLICATIONS, INCLUDING ROOF DECKS AND INTERIOR BEDS

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPES OVER STRUCTURES. GROWING MEDIA FOR ROOF SLABS AND CONTAINED PLANTERS SHALL BE DESIGNED TO AVOID PLUGGING OR CAKING AT THE FILTER CLOTH, AND SHOULD THEREFORE BE LOW IN CONTENT OF FINES (SILTS AND CLAYS).

MAINTENANCE

SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN TABLE T-14.1. MAINTENANCE LEVELS - LEVEL 1 "WELL-GROOMED"

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

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

MUNICIPAL AND LOCAL AUTHORITIES' LEGISLATION AND REQUIREMENTS: ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL LEGISLATION AND REQUIREMENTS, WHICH MAY RESTRICT OR PROHIBIT CERTAIN ACTIVITIES SUCH AS APPLICATION OF PESTICIDES, HERBICIDES, AND INSECTICIDES.

*ALL REFERENCES REFER TO CSLA/ CNLA STANDARDS (CURRENT ED.)

considered design inc

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

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018
REZONING/ DP RESUBMISSION	16.05.2019
BUILDING PERMIT 90%	13.11.2020
BUILDING PERMIT	18.12.2020
BUILDING PERMIT	04.03.2021
IFT	07.05.2021
BUILDING PERMIT	04.06.2021
BUILDING PERMIT	22.06.2021
BUILDING PERMIT	24.06.2021
BUILDING PERMIT	30.06.2021
BUILDING PERMIT RESUBMISSION	19.08.2021
DDP RESUBMISSION	21.10.2021
BUILDING PERMIT RESUBMISSION	15.11.2021
BC HYDRO	17.05.2022
BUILDING PERMIT RESUBMISSION	28.06.2022
DDP RESUBMISSION	30.05.2023

revision	date
A	19.04.2018
B	16.05.2019
C	13.11.2020
D	18.12.2020
E	04.03.2021
F	07.05.2021
G	04.06.2021
H	22.06.2021
I	24.06.2021
J	30.06.2021
K	19.08.2021
L	15.11.2021
M	17.05.2022
N	30.05.2023

project
819-827 FORT STREET VICTORIA BC.

legal
PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing
GROUND FLOOR
LANDSCAPE GENERAL ARRANGEMENT

seal



scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09.02 L1_L1E

number
L1_L1

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BUILDING PERMIT	18.12.2020
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IFT	07.05.2021
BUILDING PERMIT	30.06.2021
BUILDING PERMIT RESUBMISSION	19.08.2021
DDP RESUBMISSION	21.10.2021
BUILDING PERMIT RESUBMISSION	15.11.2021
BC HYDRO	31.03.2022
BC HYDRO	17.05.2022
BUILDING PERMIT RESUBMISSION	28.06.2022
DDP RESUBMISSION	30.05.2023

revision	date
A	31.03.2022
B	17.05.2022

project
819-827 FORT STREET VICTORIA BC.

PARCEL D (DD 263514 I) OF LOTS 277 AND 278,
VICTORIA CITY.

GROUND FLOOR LANDSCAPE TYPICAL DETAILS

seal



NTS

JP

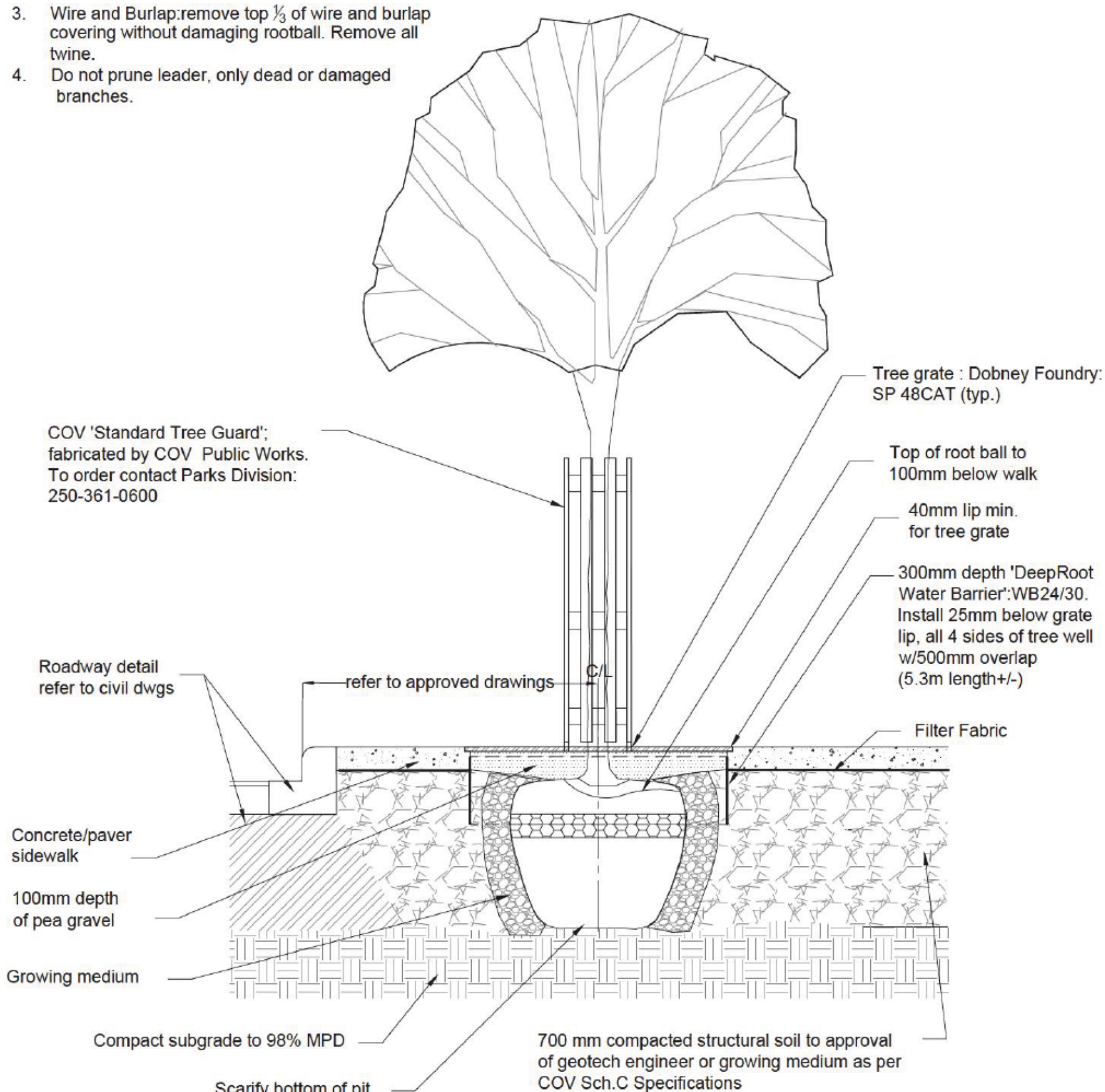
JP

reference
2017.09_02 L1_L1D

L1 L6

1. Container grown: remove completely from container
2. Burlap and rope: remove top $\frac{1}{3}$ of covering
3. Wire and Burlap: remove top $\frac{1}{3}$ of wire and burlap covering without damaging rootball. Remove all twine.
4. Do not prune leader, only dead or damaged branches.

NOTE: ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA (COV) SCHEDULE C SPECIFICATIONS



Parks Division

File: v:\design\construct_design specs\const details\painting\SD_P5

TITL E:

SCAI F: Not to Scale

DRAWING

Tree Planting in Sidewalk with Tree Guard

DATE: Feb.27, 2018

DWN.:

APP'D:

SD-P5

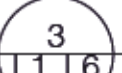
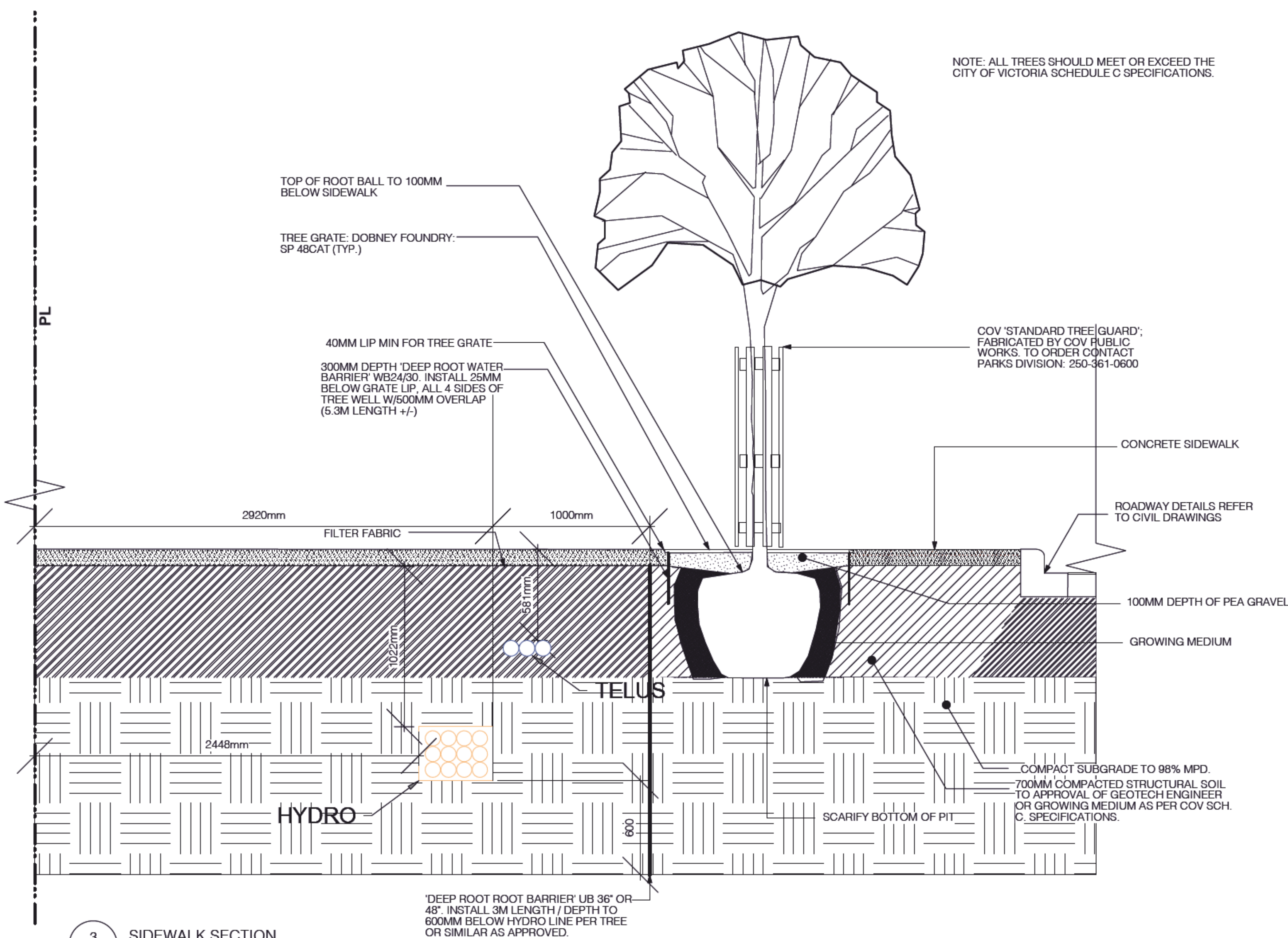
SD-P5

**NB: AS PER CITY OF VICTORIA DOWNTOWN
PUBLIC REALM PLAN & STREETSCAPE
STANDARDS ED. JAN 2019**

1

TREE PLANTING DETAIL

L1_L6



SIDEWALK SECTION
Scale: 1:20

Scale: 1:20

t: 778.386.4414
e: studio@weareconsidered.com
w: www.weareconsidered.com

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BUILDING PERMIT RESUBMISSION	28.06.2022
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G	30.05.2023

project
819-827 FORT STREET VICTORIA BC.

legal
PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing
SECOND FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number

L2_L1

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

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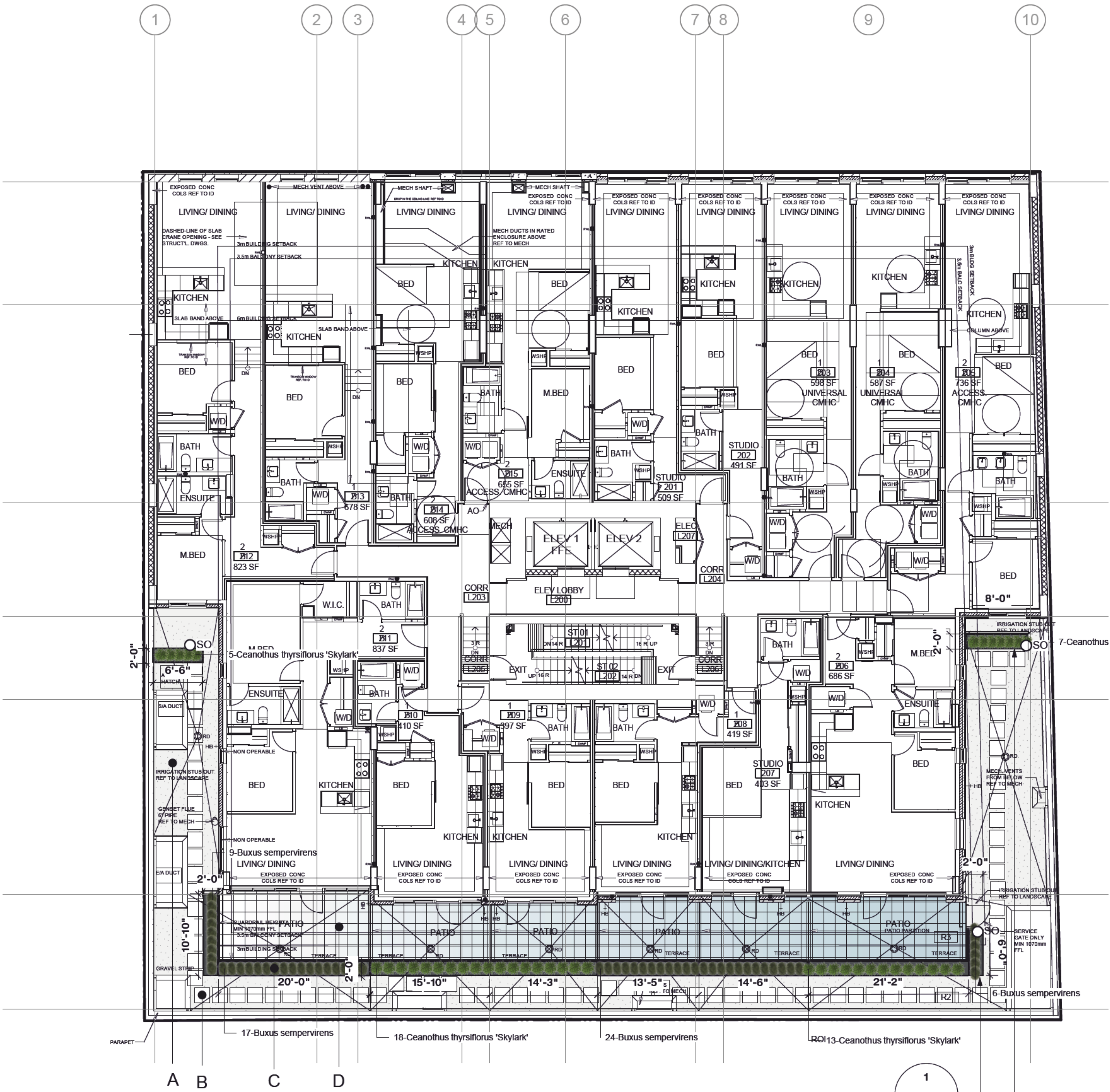
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SO IRRIGATION STUB OUT LOCATION

HB HOSEBIB LOCATION



1 SECOND FLOOR GENERAL ARRANGEMENT
L2_L1 1:100 METRIC

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	56	Buxus sempervirens	Boxwood	#5 Cont	Full & Bushy
Cean	43	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants

t: 778.386.4414
e: studio@weareconsidered.com
w: www.weareconsidered.com

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BUILDING PERMIT 90%	13.11.2020
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IFT	04.03.2021
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IFT ADDENDUM 01	26.05.2021
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DDP RESUBMISSION	21.10.2021
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revision	date
A	19.04.2018
B	18.05.2019
C	13.11.2020
D	04.03.2021
E	07.05.2021
F	26.05.2021
G	30.06.2021
H	30.05.2023

project
819-827 FORT STREET VICTORIA BC.

legal
PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing
THIRD FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L3_L1

number

L3_L1

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

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

GENERAL

ALL WORK, INCLUDING: PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE EXECUTED TO THE CANADIAN LANDSCAPE STANDARD, INDUSTRY REQUIREMENTS, NATIONAL STANDARDS, CODES AND REGULATIONS RECOGNIZED AS ACCEPTABLE BY THE CNLA, THE CSLA, NATIONAL MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATIONS.

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NO LANDSCAPE WORK SHALL BE CARRIED OUT IN AREAS OR OVER SURFACES THAT HAVE NOT BEEN PROPERLY PREPARED AND GRADED; AND THAT DUE TO CLIMATE WOULD BE AT RISK OF UNNECESSARY DISTURBANCE.

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

IRRIGATION

THE IRRIGATION INDUSTRY ASSOCIATION HAS DEVELOPED THE STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. CNLA AND CSLA SUPPORT THESE STANDARDS. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR.

ALL PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM EG. RAINBIRD OR SIMILAR AS APPROVED. ALL PATIOS TO HAVE A HOSESBBIB LOCATION.

AN IRRIGATION SYSTEM MUST APPLY A CONSISTENT, UNIFORM, MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM

GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND THEIR REPRODUCTIVE PARTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, ICE, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE IMPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST, OR HAVE THE SOIL SUPPLIER TEST, THE PROPOSED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT 3 WEEKS PRIOR TO DELIVERY ON-SITE.

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROUNDS FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REMOVAL OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

GROWING MEDIA SHALL MEET THE NUTRIENT LEVELS AS SET OUT IN SECTION 6.2.7. GROWING MEDIUM NUTRIENTS. GROWING MEDIA SHOULD BE FOR FOR LEVEL 1 "WELL-GROOMED" AREAS - TABLE T-6.3.5.1. AND CONFORM TO TABLE T-6.3.5.2. PROPERTIES OF GROWING MEDIA FOR LEVEL 1 "WELL-GROOMED" AREAS.

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-6.3.5.5. MINIMUM DEPTHS OF GROWING MEDIA.

LAWNS/ SOD

CLASS 1 AREA LAWNS WITH LEVEL 1 MAINTENANCE, UNLESS OTHERWISE SPECIFIED. APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLACEMENT OF SOD. SOD TO BE NO 1 PREMIUM OR NO.2 STANDARD AND SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDED USE.

PLANTS & MULCH

THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS DELIVERED TO THE SITE COMPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN APPROVAL.

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INVASIVE AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, CANADIAN STANDARDS FOR NURSERY STOCK, AND SECTION 12. CONTAINER GROWN PLANTS, WITH RESPECT TO SIZING, GRADING AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INVASIVE AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS, SOIL, STONES, SALTS OR OTHER HARMFUL CHEMICALS, OR OTHER EXTRANEOUS MATTER THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL.

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

GREENROOFS

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-11.1. MINIMUM GROWING MEDIUM DEPTHS AFTER SETTLEMENT FOR ON-SLAB APPLICATIONS, INCLUDING ROOF DECKS AND INTERIOR BEDS

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPES OVER STRUCTURES. GROWING MEDIA FOR ROOF SLABS AND CONTAINED PLANTERS SHALL BE DESIGNED TO AVOID PLUGGING OR CAKING AT THE FILTER CLOTH, AND SHOULD THEREFORE BE LOW IN CONTENT OF FINES (SILTS AND CLAYS).

MAINTENANCE

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- HB HOSEBIB LOCATION



1 THIRD FLOOR GENERAL ARRANGEMENT
L3_L1 1:100 METRIC

Plant Schedule - Ground Floor				
ID	Qty	Latin Name	Common Name	Scheduled Size
Bs	17	Buxus sempervirens	Boxwood	#5 Cont
Cean	4	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont

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H	30.05.2023

project
819-827 FORT STREET VICTORIA BC.

legal
PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing
4th FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09.02 L0

number

L4_L1

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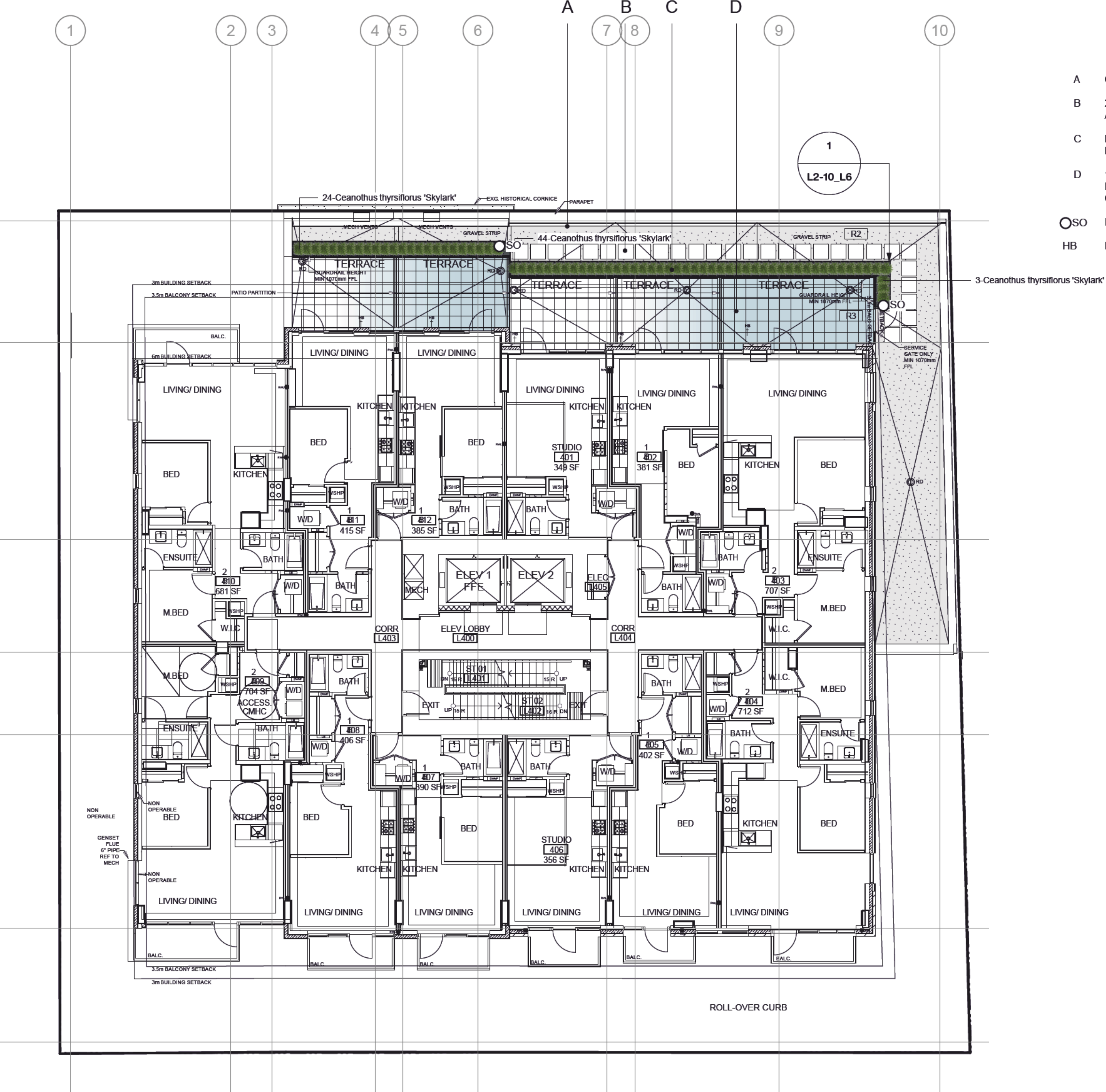
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- C MODULAR P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 18"x18" PCC PAVER ON PEDESTALS ONTO MIRADRAIN. E.G. TEXADA CHARCOAL GREY BY ABBOTSFORD CONCRETE OR SIMILAR AS APPROVED.

○ SO IRRIGATION STUB OUT LOCATION

HB HOSEBIB LOCATION



1
L4_L1
4th FLOOR GENERAL ARRANGEMENT
1:200 METRIC

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Cean	71	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants

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project
819-827 FORT STREET VICTORIA BC.

legal

PARCEL D (DD 263514 I) OF LOTS 277 AND 278,
VICTORIA CITY.

drawing

10th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal



scale
AS SHOWN

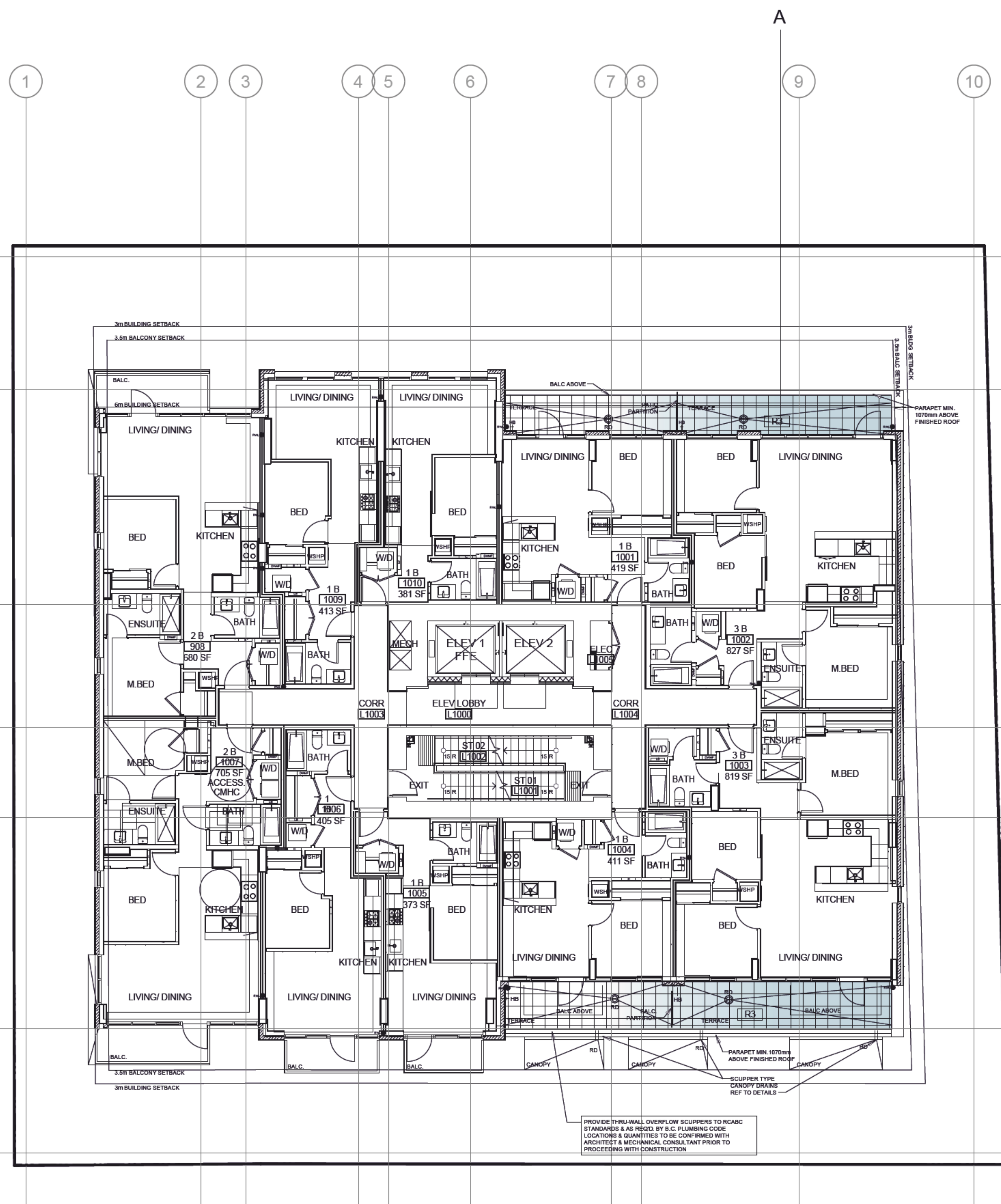
drawn
JP

checked
JP

reference
2017.09_02 L0

number

L10 **L1**



A 18"x18" PCC PAVER ON PEDESTALS ONTO MIRADRAIN.
E.G. TEXADA CHARCOAL GREY BY ABBOTSFORD
CONCRETE OR SIMILAR AS APPROVED.

HB	HOSEBIB LOCATION
----	------------------

1 10TH FLOOR GENERAL ARRANGEMENT
L10_L1 1:100 METRIC

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

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PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing
11TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

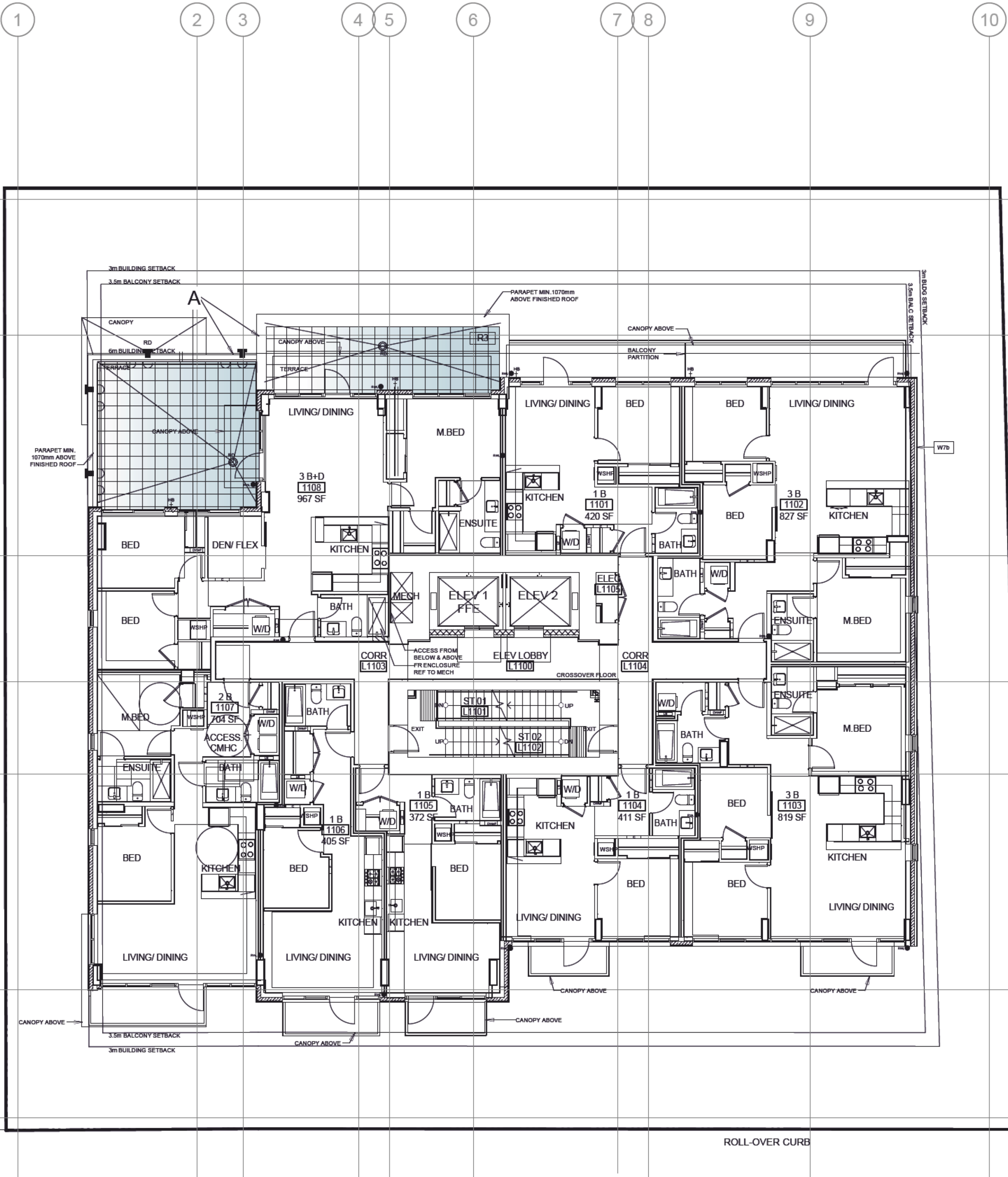
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JP

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number
L11_L1

A 18"x18" PCC PAVER ON PEDESTALS ONTO MIRADRAIN.
E.G. TEXADA CHARCOAL GREY BY ABBOTSFORD
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1 11th FLOOR GENERAL ARRANGEMENT
L11_L1 1:100 METRIC



t: 778 386 4414
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issue

issue	date
REZONING/ DP RESUBMISSION	16.05.2019
COORDINATION	20.05.2020
REZONING / REVISED DP SUBMISSION	20.05.2020
REVISED DESIGN REVIEW	18.06.2020
COORDINATION	25.06.2020
BUILDING PERMIT 90%	13.11.2020
BUILDING PERMIT 90%	17.12.2020
BUILDING PERMIT	18.12.2020
BUILDING PERMIT	04.03.2021
IFT	07.05.2021
BUILDING PERMIT	30.06.2021
BUILDING PERMIT RESUBMISSION	19.08.2021
DDP RESUBMISSION	21.10.2021
BUILDING PERMIT RESUBMISSION	15.11.2021
BUILDING PERMIT RESUBMISSION	28.06.2022
DDP RESUBMISSION	30.05.2023

revision

revision	date
A	15.07.2019
B	20.05.2020
C	20.05.2020
D	18.06.2020
E	25.06.2020
F	13.11.2020
G	17.12.2020
H	04.03.2021
I	07.05.2021
J	30.06.2021
K	30.05.2023

project

819-827 FORT STREET VICTORIA BC.

legal

PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing

ROOF GENERAL ARRANGEMENT

scale

AS SHOWN

drawn

JP

checked

JP

reference

2017.09_02 L12_L1

number

L12_L1

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

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

GENERAL

ALL WORK, INCLUDING: PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE EXECUTED TO THE CANADIAN LANDSCAPE STANDARD, INDUSTRY REQUIREMENTS, NATIONAL STANDARDS, CODES AND REGULATIONS REGIMIZED AS ACCEPTABLE BY THE CNLA, THE CSLA, NATIONAL MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATIONS.

THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO STARTING WORK TO VERIFY THAT ALL SURFACES ARE PROPERLY PREPARED AND GRADED. UPON DISCOVERY, ANY DISCREPANCIES SHALL BE REPORTED TO THE AUTHORITY. CONTRACTOR TO ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUB-GRADES PRIOR TO THE WORK.

NO LANDSCAPE WORK SHALL BE CARRIED OUT IN AREAS OR OVER SURFACES THAT HAVE NOT BEEN PROPERLY PREPARED AND GRADED, AND THAT DUE TO CLIMATE WOULD BE AT RISK OF UNNECESSARY DISTURBANCE.

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

IRRIGATION

THE IRRIGATION INDUSTRY ASSOCIATION HAS DEVELOPED THE STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. CNLA AND CSLA SUPPORT THESE STANDARDS. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR.

ALL PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM EG. RAINBIRD OR SIMILAR AS APPROVED. ALL PATIOS TO HAVE A HOSESISBIS LOCATION.

AN IRRIGATION SYSTEM MUST APPLY A CONSISTENT, UNIFORM, MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM

GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND THEIR REPRODUCTIVE PARTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, I.E. CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEUS MATERIALS THAT DETRACT FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE IMPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST, OR HAVE THE SOIL SUPPLIER TEST, THE PROPOSED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT 3 WEEKS PRIOR TO DELIVERY ON-SITE.

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROUNDS FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REMOVAL OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

GROWING MEDIA SHALL MEET THE NUTRIENT LEVELS AS SET OUT IN SECTION 6.2.7. GROWING MEDIUM NUTRIENTS. GROWING MEDIA SHOULD BE FOR LEVEL 1 "WELL-GROOMED" AREAS - TABLE T-4.3.5.1, AND CONFORM TO TABLE T-4.3.5.2. PROPERTIES OF GROWING MEDIA FOR LEVEL 1 "WELL-GROOMED" AREAS.

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-4.3.5.5. MINIMUM DEPTHS OF GROWING MEDIA.

LAWNS/ SOD

CLASS 1 AREA LAWNS WITH LEVEL 1 MAINTENANCE, UNLESS OTHERWISE SPECIFIED. APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLACEMENT OF SOD. SOD TO BE NO 1 PREMIUM OR NO 2 STANDARD SOD SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDED USE.

PLANTS & MULCH

THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS DELIVERED TO THE SITE COMPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN APPROVAL.

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INVASIVE AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, CANADIAN STANDARDS FOR NURSERY STOCK, AND SECTION 12. CONTAINER GROWN PLANTS, WITH RESPECT TO SIZING, GRADING AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INVASIVE AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS, SOIL, STONES, SALTS OR OTHER HARMFUL CHEMICALS, OR OTHER EXTRANEUS MATTER THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL.

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

GREENROOFS

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-11.1. MINIMUM GROWING MEDIUM DEPTHS AFTER SETTLEMENT FOR ON-SLAB APPLICATIONS, INCLUDING ROOF DECKS AND INTERIOR BEDS

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPES OVER STRUCTURES. GROWING MEDIA FOR ROOF SLABS AND CONTAINED PLANTERS SHALL BE DESIGNED TO AVOID PLUGGING OR CAKING AT THE FILTER CLOTH, AND SHOULD THEREFORE BE LOW IN CONTENT OF FINES (SILTS AND CLAYS).

MAINTENANCE

SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN TABLE T-14.1. MAINTENANCE LEVELS - LEVEL 1 "WELL-GROOMED"

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

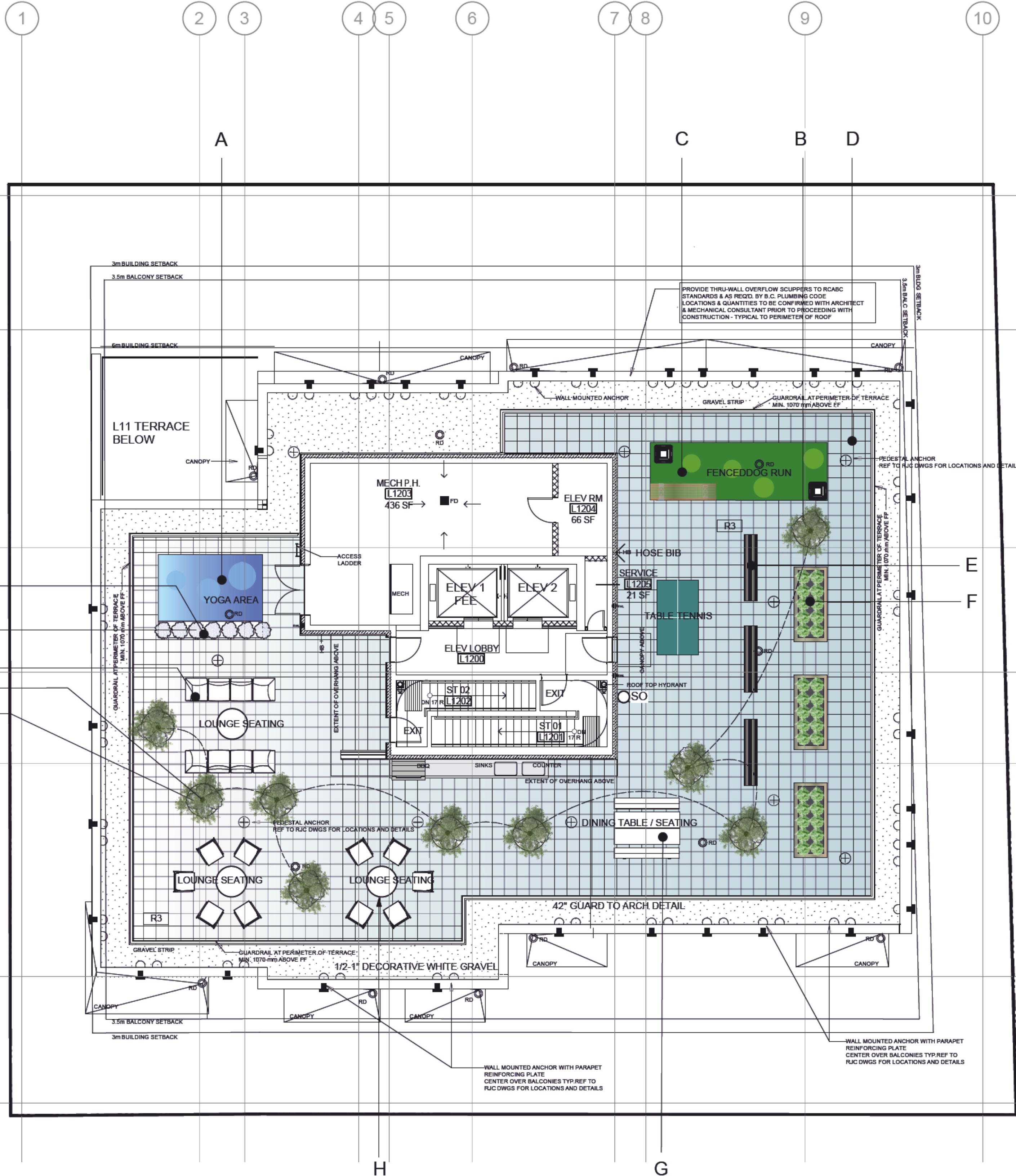
CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

MUNICIPAL AND LOCAL AUTHORITIES' LEGISLATION AND REQUIREMENTS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL LEGISLATION AND REQUIREMENTS, WHICH MAY RESTRICT OR PROHIBIT CERTAIN ACTIVITIES SUCH AS APPLICATION OF PESTICIDES, HERBICIDES, AND INSECTICIDES.

*ALL REFERENCES REFER TO CSLA/ CNLA STANDARDS (CURRENT ED.)

LEGEND / DETAIL REFERENCES

- 1 L11_L6 A POURED IN PLACE RUBBER SURFACE FLUSH WITH PAVING.
- 2 L11_L6 B P/C ALUMINIUM PLANTER MIN 4' PLANTING DEPTH / SMALL TREE
- 3 L11_L6 C DOG RUN AREA WITH LOGS/ FAKE HYDRANTS. SURFACE TO BE WASHABLE PET FRIENDLY SYNTHETIC GRASS. SPRINKLER SYSTEM TO BE INSTALLED FOR MAINTENANCE. DOG WASTE RECIPTICLES AND DOG WASTE BAG DISPENSER.
- 4 L11_L6 D 18"x18" PCC PAVER E.G. TEXADA CHARCOAL GREY BY ABBOTSFORD CONCRETE OR SIMILAR AS APPROVED.
- 1 L11_L6 E DOUBLE SIDED TIMBER BENCH SEATING
- 2 L11_L6 F UNIVERSALLY ACCESSIBLE URBAN AGRICULTURE BEDS
- 3 L11_L6 G DINING TABLE / BENCH SEATS REF. HARVEST BY LANDSCAPE FORMS
- 4 L11_L6 H COCHRAN LOUNGE CHAIRS / 45" DIA. ROUND LOUNGE TABLE REF. CHIPMAN BY LANDSCAPE FORMS.
- 1 L11_L6 I MODULAR P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH SHRUB PLANTING
- 2 L11_L6 J SIESTA MODULAR OUTDOOR SOFA & OTTOMAN BY ANDREU WORLD COLOUR WHITE
- https://www.andreuworl.com/contact
- SO IRRIGATION STUB OUT LOCATION - IRRIGATION TO RUN TO EACH TREE/ SHRUB PLANTER. NO IRRIGATION REQUIRED FOR URBAN AGRICULTURE BEDS.



1 L12_L1 ROOF GENERAL ARRANGEMENT
1:100 METRIC

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
ApOB	9	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	#10 Cont.	Full Crown/ Container Grown
Lav ang 'M'	43	Lavandula angustifolia 'Munstead'	Munstead Lavender	#3 Cont	Full and bushy plants

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BUILDING PERMIT RESUBMISSION	15.11.2021
BUILDING PERMIT RESUBMISSION	28.06.2022
DDP RESUBMISSION	30.05.2023

revision	date
A	07.05.2021

project
819-827 FORT STREET VICTORIA BC.

legal
PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing
ROOF TYPICAL DETAILS

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L12_L1

number

L12_L6

18"x18" PCC PAVER TEXADA CHARCOAL GREY BY ABBOTSFORD CONCRETE OR SIMILAR AS APPROVED. ONTO: MIN 50mm LIGHTWEIGHT FREE DRAINING CRUSHED COMPACTED GRAVEL FILL ON TO; ZINCO FILTER SHEET SF ON TO; DRAINAGE ELEMENT FLORADRAIN FD60, INFILL WITH MINERAL SUBSTRATE 'ZINCOBLEND M' ON TO; MOISTURE + PROTECTION MAT ZINCO SSM45 ON TO; WATERPROOFING MEMBRANE ON TO; ROOF SURFACE - AS PER ARCHITECTURE (OR SIMILAR AS APPROVED)

1/4" S/STEELSTEEL EDGE WELDED TO ANGLE PLATE BOLT FIXED TO MIN 4" DEEP CONCRETE STRIP FOUNDATION

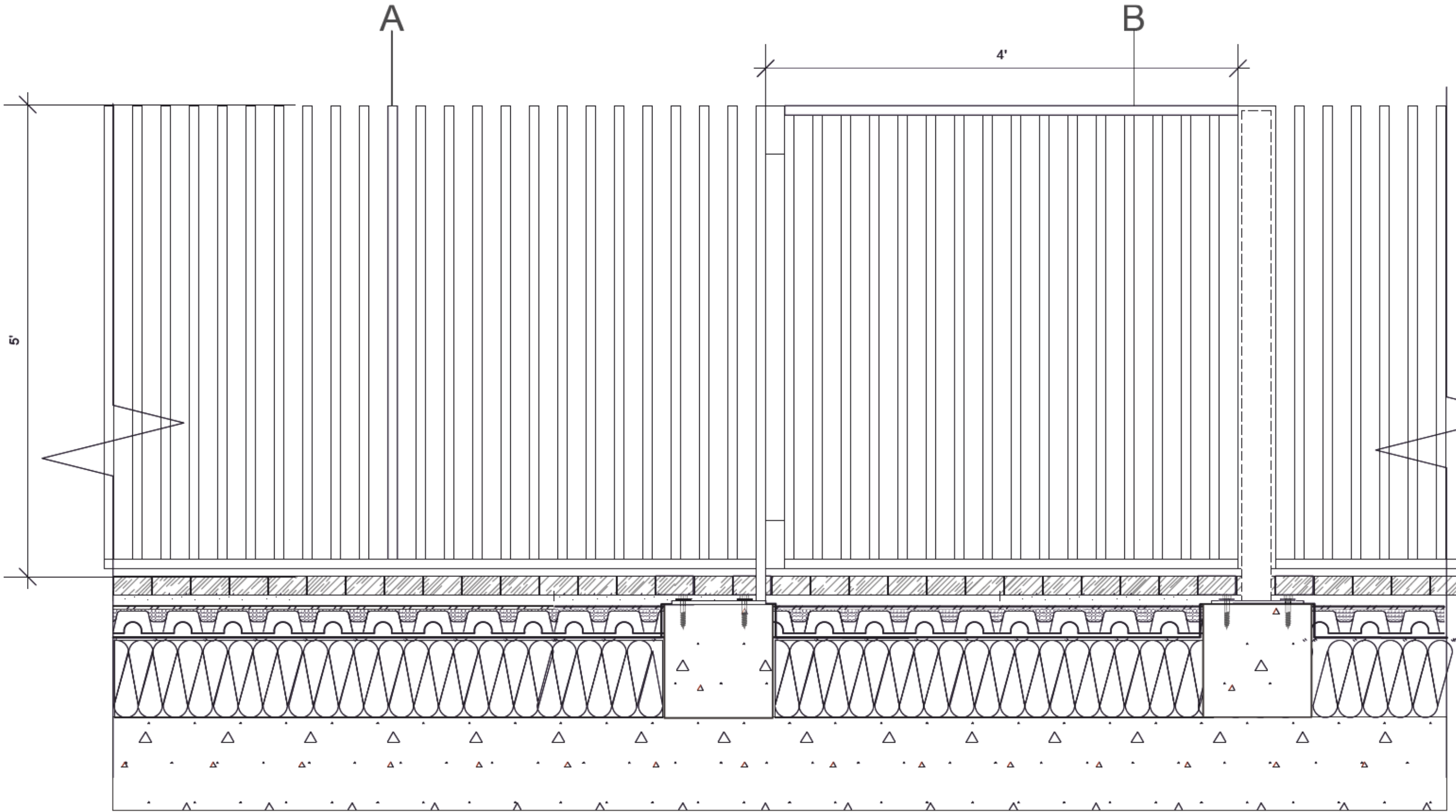
POURED IN PLACE RUBBER SURFACE 0.5" DEPTH. TOP WEARING COURSE WITH BASEMAT. LANDSAFE BY MARATHON SURFACES. CONTACT DALE GRAVES TEL: 604-878-0625 ext 2. TOTAL MIN. 2" BUILD-UP DEPTH TBC COLOUR TBC OR SIMILAR AS APPROVED.

NB SLAB SLOPES MIN 1:50 FALL TO ROOF DRAINS TO ARCH/M&E SPECIFICATION & DETAIL

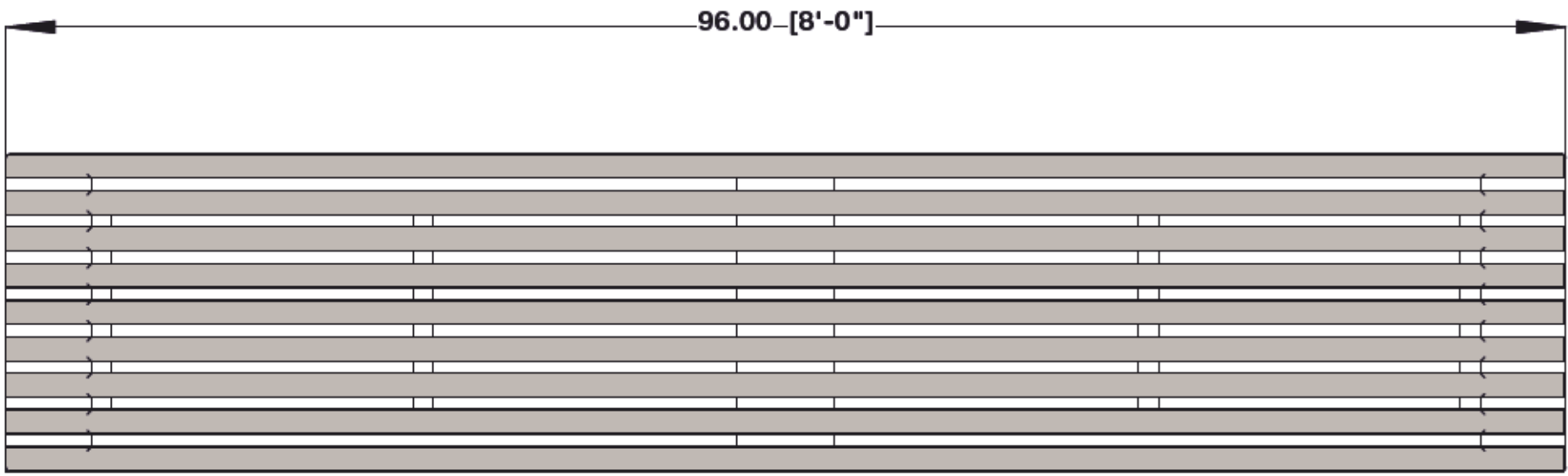
1 RUBBER SURFACE / PAVING
L12_L6
Scale: 1:10

- A. 3"x1" P/C (CHARCOAL GREY) ALUMINIUM RECTANGULAR HOLLOW SECTION WELDED TO 6' LONG SECTIONS OF 3"x1" RHS P/C ALUMINIUM BASE FIXED AT 6' O/C TO INSITU CONCRETE STARTER CURB (NB WATER PROOF MEMBRANE TO WRAP UP AND OVER STARTER CURB) BOLT FIXED TO 3rd PARTY STRUCTURAL ENG. DETAIL
- B. 3"x1" P/C (CHARCOAL GREY) ALUMINIUM RECTANGULAR HOLLOW SECTION WELDED TO 6' LONG SECTIONS OF 3"x1" RHS P/C ALUMINIUM BASE WELDED TO 3" SQ' HOLLOW SECTION POST WITH INTERNAL ALUMINIUM POST AND SLEEVE BOLT FIXED TO INSITU CONCRETE STARTER CURB (NB WATER PROOF MEMBRANE TO WRAP UP AND OVER STARTER CURB) BOLT FIXED TO 3rd PARTY STRUCTURAL ENG. DETAIL

SHOP DRAWINGS TO BE REVIEWED BY LA PRIOR TO FABRICATION & CONSTRUCTION



3 ENCLOSURE TO DOG RUN
L12_L6
Scale: 1:10



TREE PLANTERS 48" DIA. 42" HEIGHT
MIN 38" DEEP GROWING MEDIUM ZINCO INTENSIVE SYSTEM SUBSTRATE ONTO; MIRADRAIN ONTO; MIN. 4" FREE DRAINING ROCK.

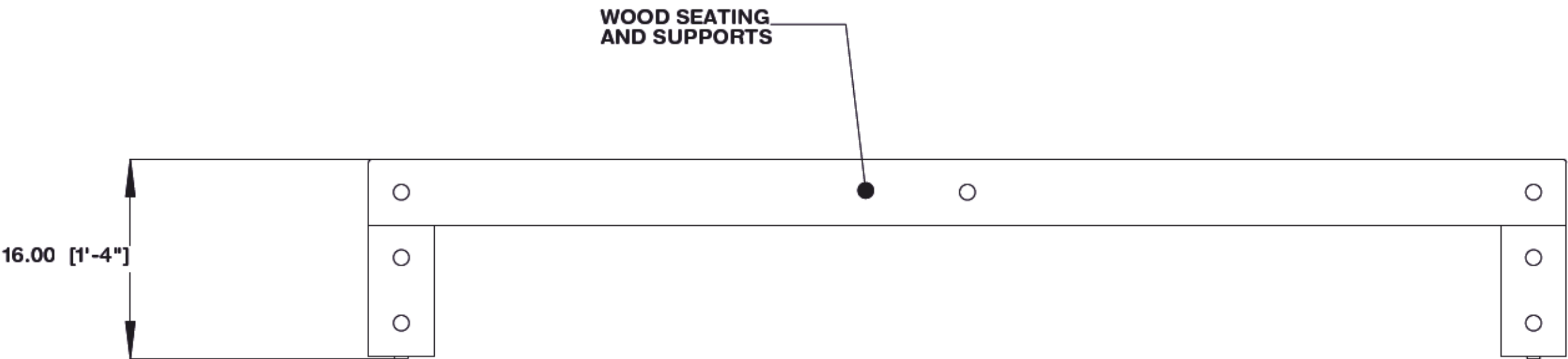
1/4" THICK POWDER COATED WHITE ALUMINIUM PLANTER
BASE OF PLANTER TO BE DRILLED WITH 5/8" DIA HOLES @ 200mm C. TO RECEIVE IRRIGATION FEED & ALLOW FOR DRAINAGE

PLANTER TO BE FULLY LINED WITH MIRADRAIN OR SIMILAR AS APPROVED BY LA

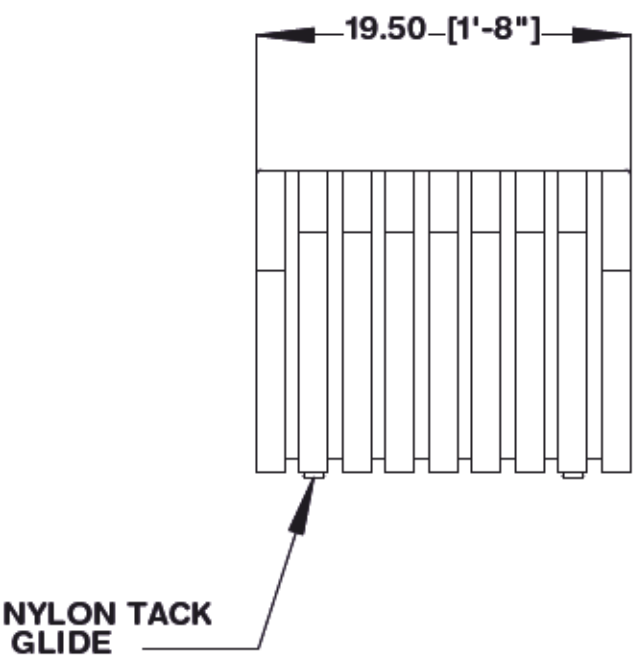
18"x18" PCC PAVER TEXADA CHARCOAL GREY BY ABBOTSFORD CONCRETE OR SIMILAR AS APPROVED. ONTO: MIN 50mm LIGHTWEIGHT FREE DRAINING CRUSHED COMPACTED GRAVEL FILL ON TO; ZINCO FILTER SHEET SF ON TO; DRAINAGE ELEMENT FLORADRAIN FD60, INFILL WITH MINERAL SUBSTRATE 'ZINCOBLEND M' ON TO; MOISTURE + PROTECTION MAT ZINCO SSM45 ON TO; WATERPROOFING MEMBRANE ON TO; ROOF SURFACE - AS PER ARCHITECTURE (OR SIMILAR AS APPROVED)

NB SLAB SLOPES MIN 1:50 FALL TO ROOF DRAINS TO ARCH/M&E SPECIFICATION & DETAIL
SHOP DRAWINGS TO BE APPROVED BY LA

2 TYPICAL TREE PLANTER
L12_L6
Scale: 1:10



4 TIMBER BENCH REF. PAILISADE BY LANDSCAPE FORMS
L12_L6
Scale: 1:10



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A	07.05.2021

project
819-827 FORT STREET VICTORIA BC.

legal
PARCEL D (DD 263514 I) OF LOTS 277 AND 278, VICTORIA CITY.

drawing
ROOF GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L12_L1

number

L12_L6.1

SYSTEM BUILD-UP:
PLANT MATERIAL ONTO:
GROWING MEDIUM ZINCO EXTENSIVE SYSTEM SUBSTRATE
ZINCO GROWING MEDIUM ONTO, ZINCO FILTER SHEET SF
ON TO, MIN 4" FREE DRAINING ROCK
DRAINAGE ELEMENT FLORADRAIN FD60 INFILL WITH MINERAL

(OR SIMILAR AS APPROVED)

6"x6"xNOM. LENGTH UNTREATED CEDAR SECTIONS
FINGER JOINTED AT CORNERS AND DRILLED / FIXED
WITH 5/8TH" S/STEEL DOWEL BARS

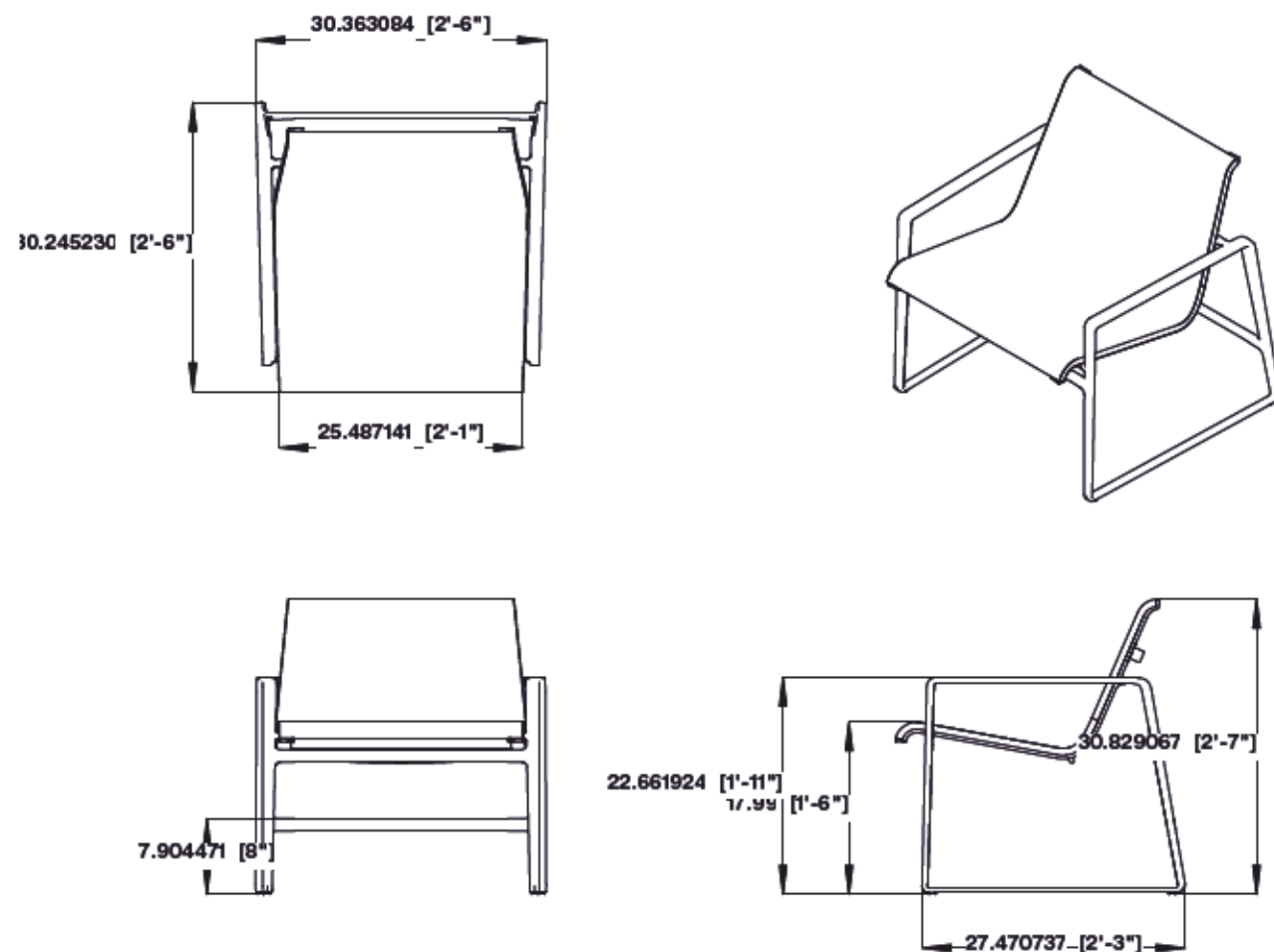
MIN 4" FREE DRAINING ROCK

18"x18" PCC PAVER TEXADA CHARCOAL GREY BY
ABBOTSFORD CONCRETE OR SIMILAR AS APPROVED
ON TO, MIN 1" 3/4" FREE DRAINING COMPACTED ANGULAR
GRAVEL ONTO DRAINAGE ELEMENT FLORADRAIN FD60
INFILL WITH MINERAL. SUBSTRATE ZINCOBLEND M

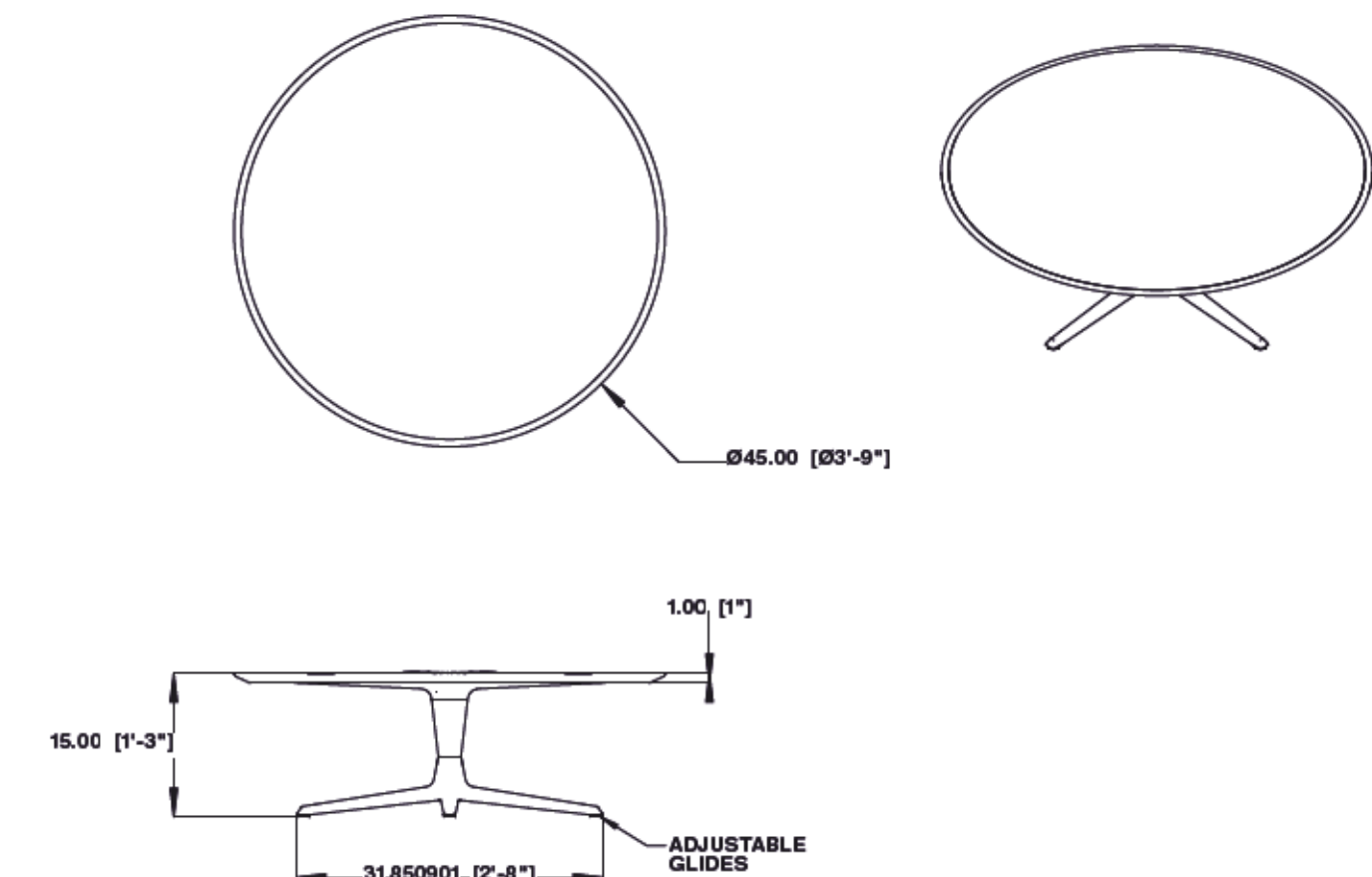
(OR SIMILAR AS APPROVED)

SLOPED STRUCTURAL SLAB
TO ARCH DETAIL /
SPECIFICATION

1 URBAN AGG. PLANTERS
L12_L6.1 Scale: 1:10



5 COCHRAN LOUNGE CHAIRS CHIPMAN TABLE BY LANDSCAPE FORMS
L12_L6.1 Scale: 1:20

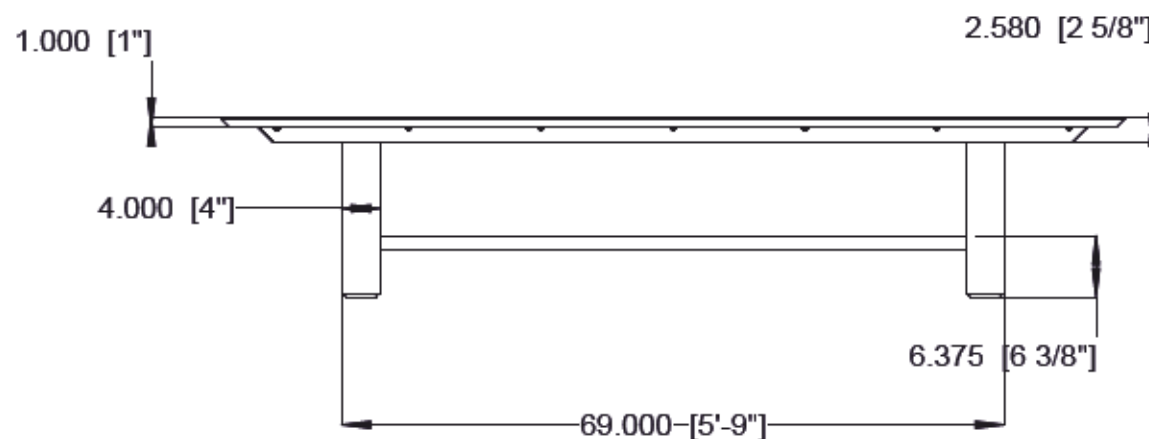
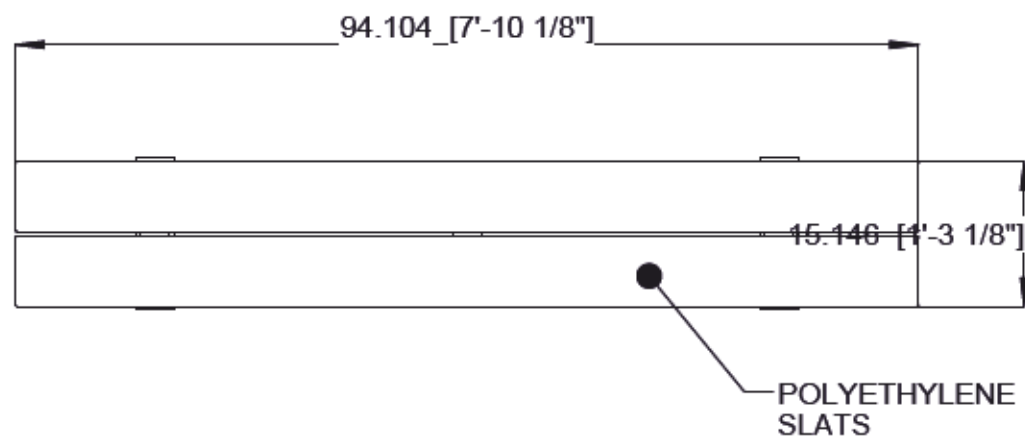
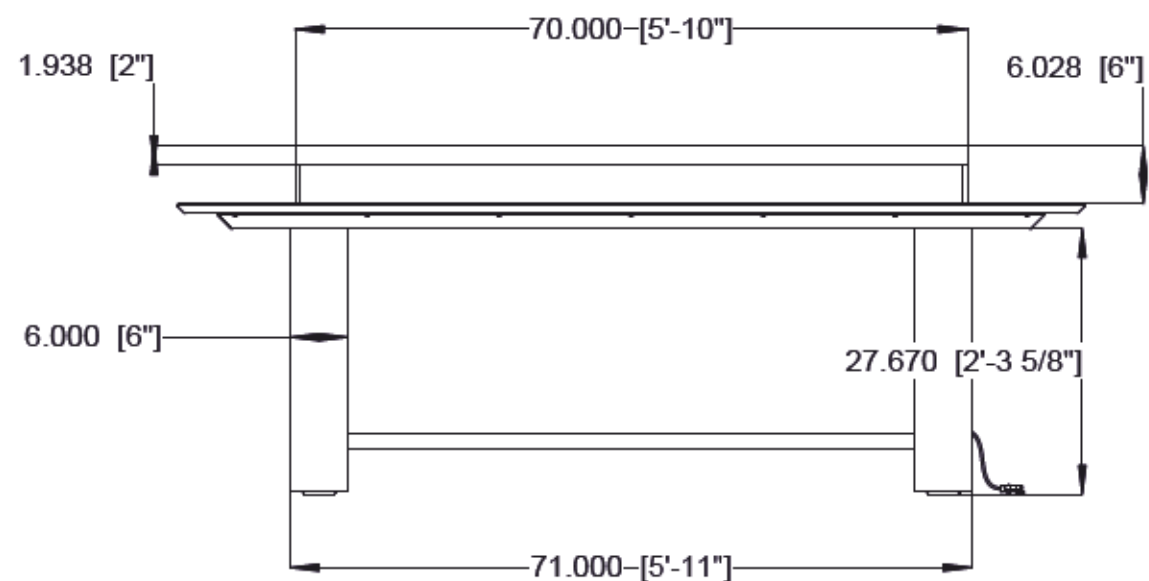
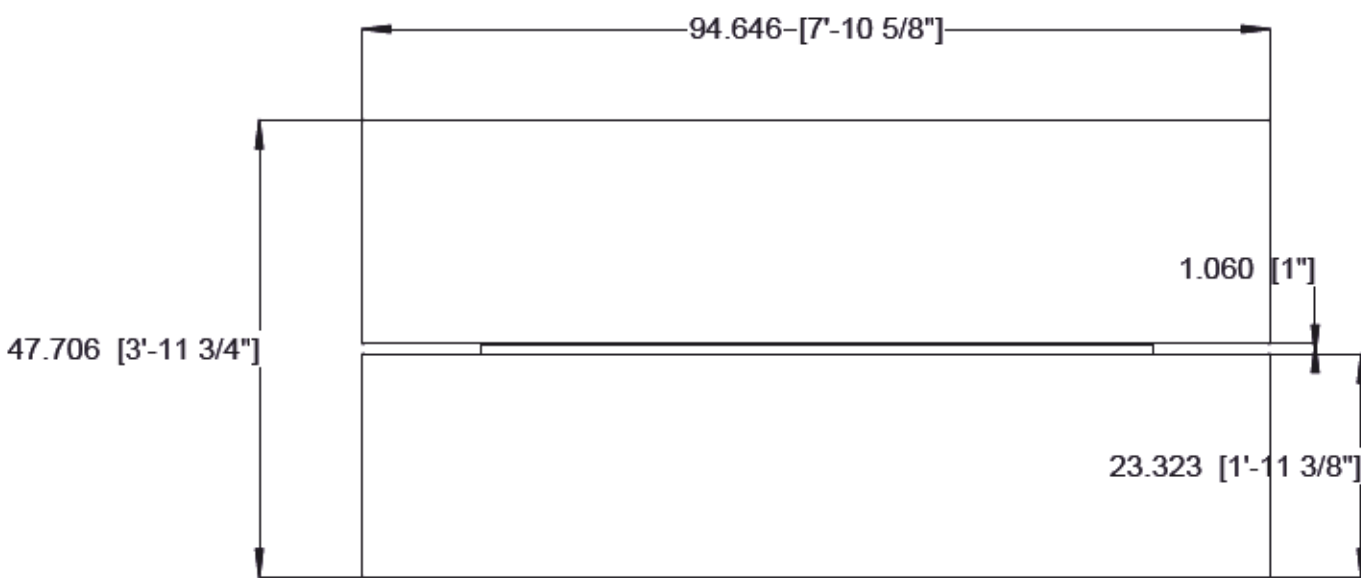
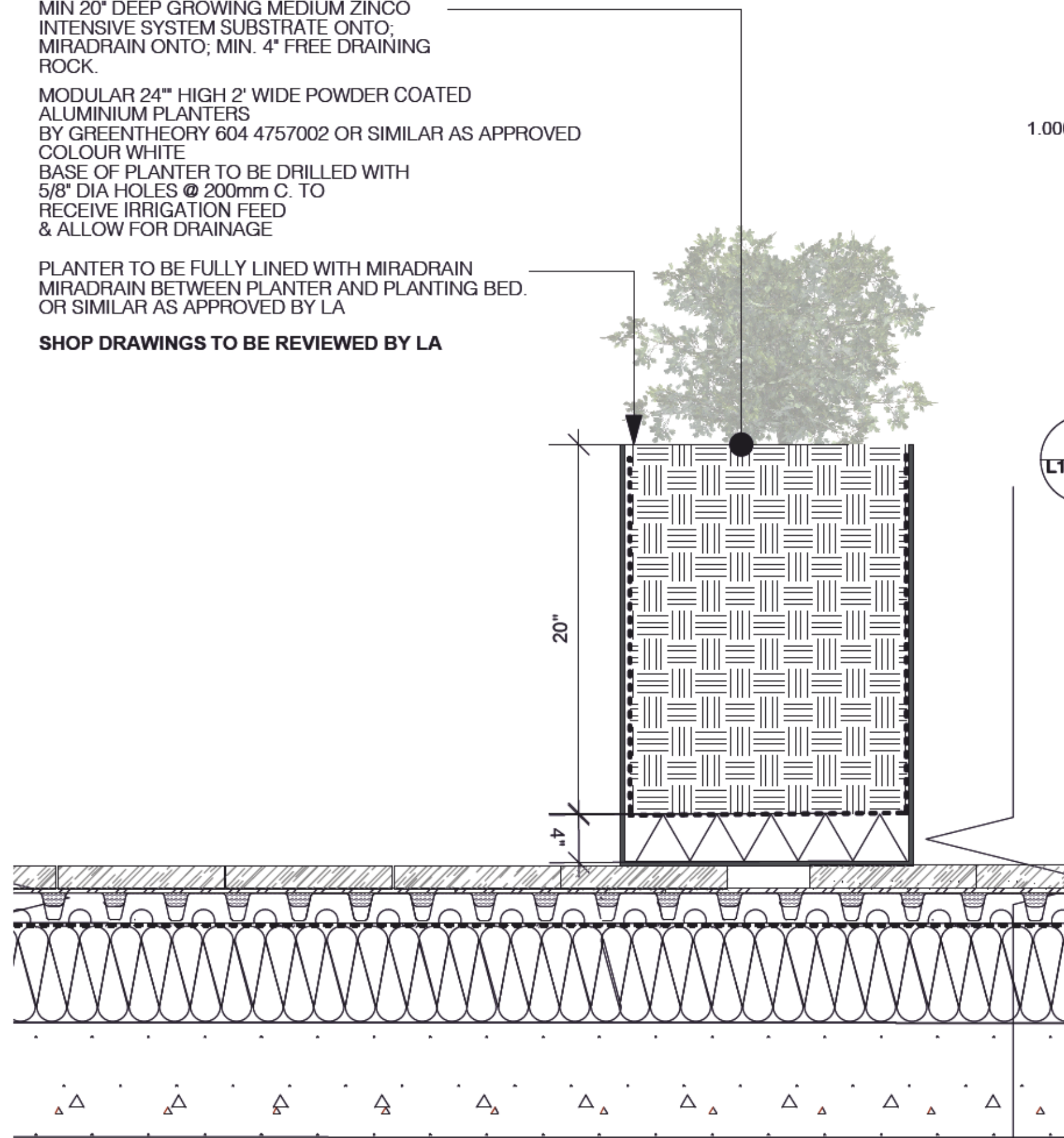


MIN 20" DEEP GROWING MEDIUM ZINCO
INTENSIVE SYSTEM SUBSTRATE ONTO:
MIRADRAIN ONTO; MIN. 4" FREE DRAINING
ROCK.
MODULAR 24" HIGH 2" WIDE POWDER COATED
ALUMINIUM PLANTERS
BY GREENTHEORY 604 4757002 OR SIMILAR AS APPROVED
COLOUR WHITE
BASE OF PLANTER TO BE DRILLED WITH
5/8" DIA HOLES @ 200mm C. TO
RECEIVE IRRIGATION FEED
& ALLOW FOR DRAINAGE

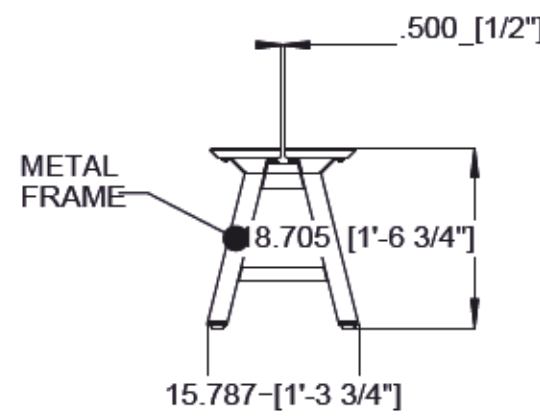
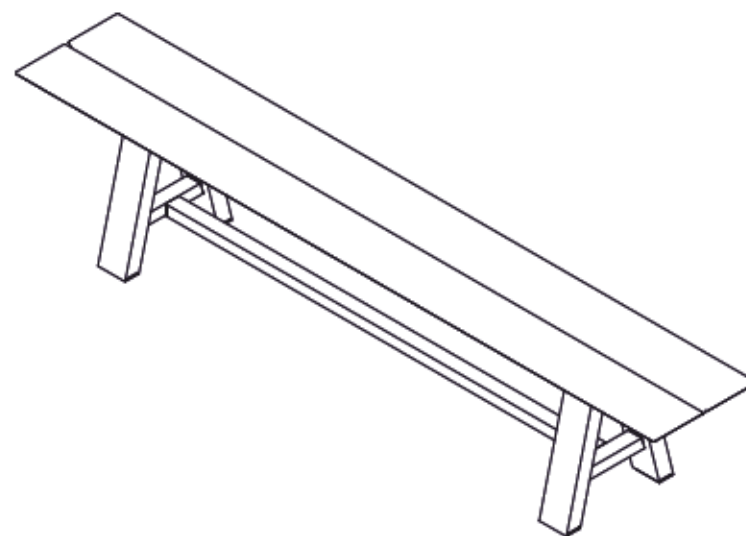
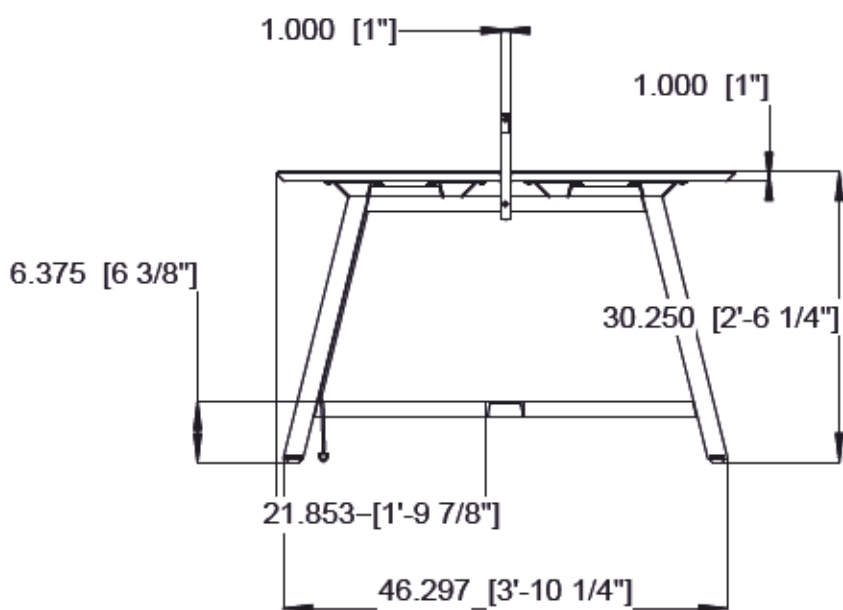
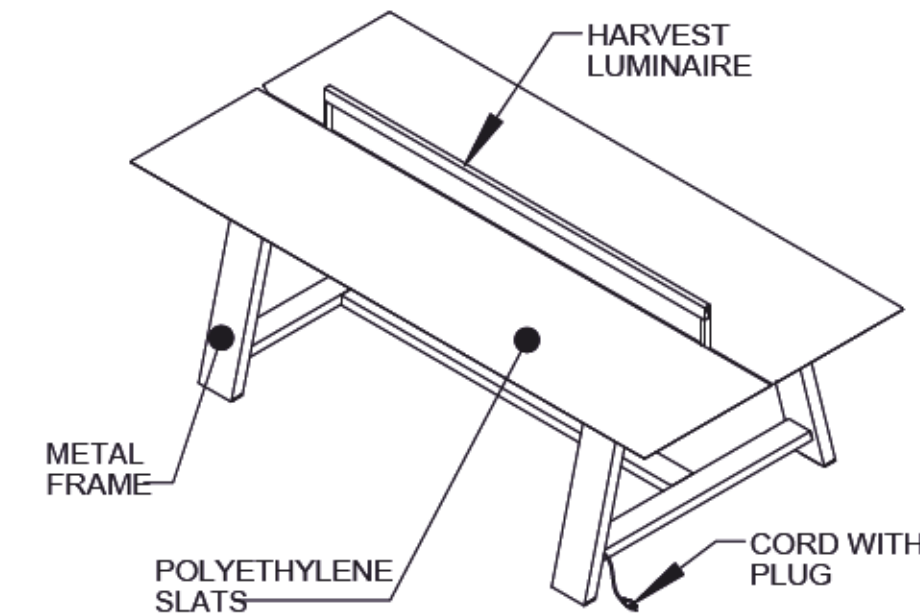
PLANTER TO BE FULLY LINED WITH MIRADRAIN
MIRADRAIN BETWEEN PLANTER AND PLANTING BED.
OR SIMILAR AS APPROVED BY LA

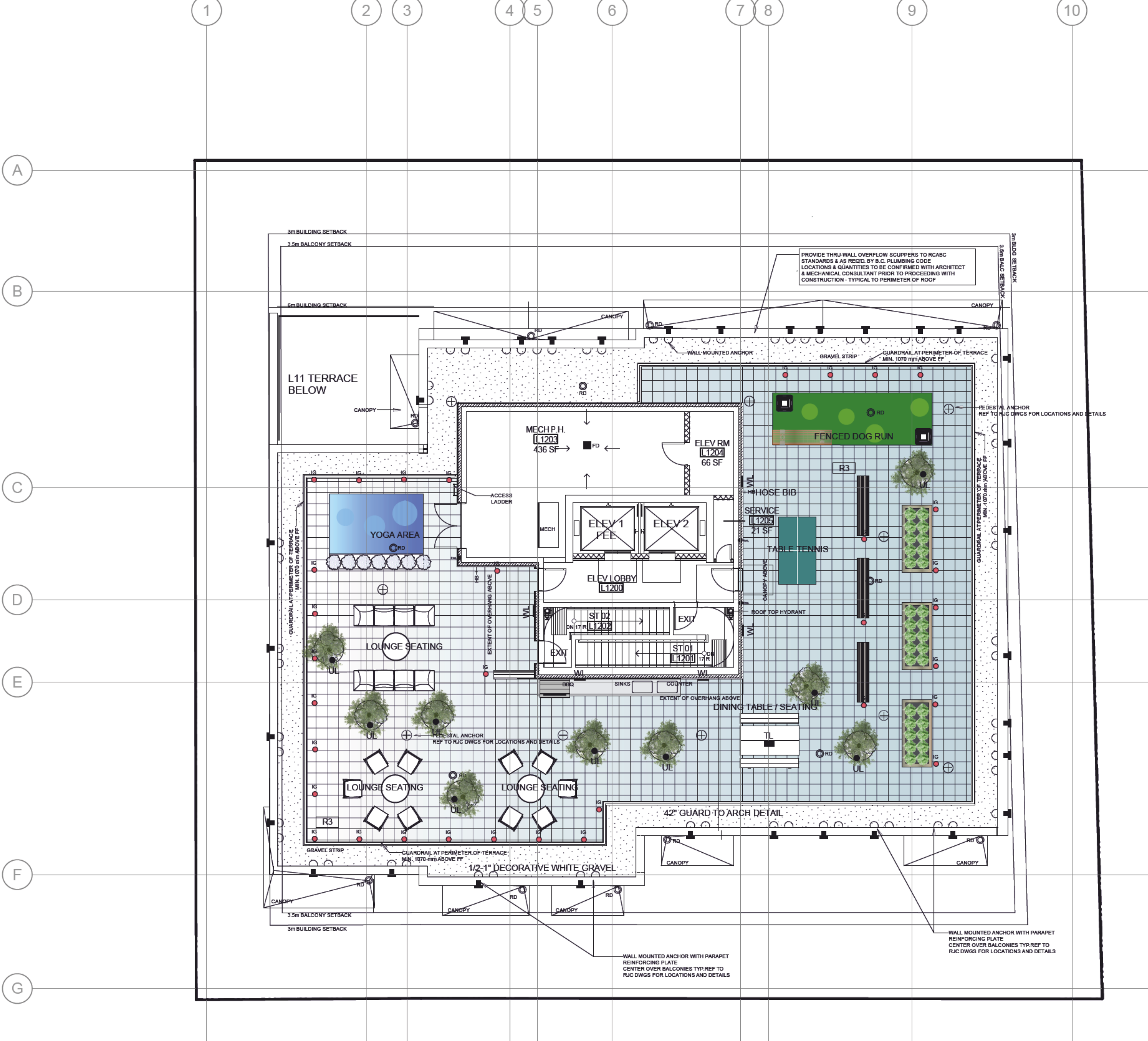
SHOP DRAWINGS TO BE REVIEWED BY LA

4 MODULAR ALUMINIUM PLANTER
L12_L6.1 Scale: 1:10



2 HARVEST TABLE / BENCH BY LANDSCAPE FORMS
L12_L6.1 Scale: 1:20





1
L12_L11
ROOF LANDSCAPE LIGHTING
1:100 METRIC

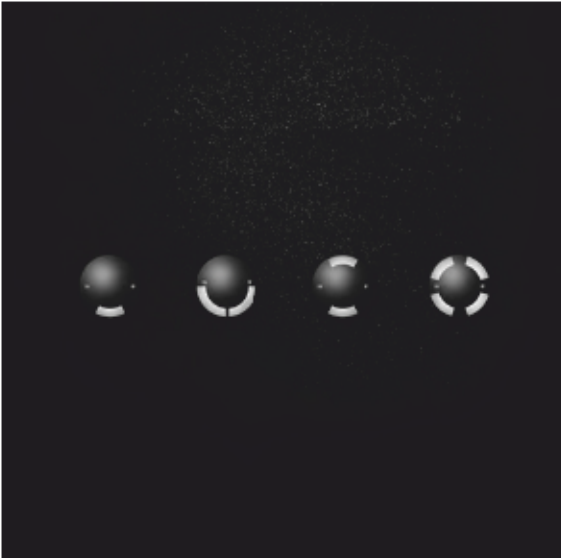
TL TABLE LIGHT / HARVEST TABLE BY LANDSCAPE FORMS



WL WALL LIGHT / EG. BEGA 24374 / WALL LIGHTS TO BE COORDINATED WITH ARCHITECTURE.



IG INGROUND LIGHT / EG. BEGA 88674 WITH 1 OR 2 OPENINGS DEPENDANT ON LOCATION.



UL TREE UP LIGHT / EG. BK NITESTAR



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drawing
ROOF LANDSCAPE LIGHTING PLAN

seal



scale
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L12_L11