

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

ZONING (EXISTING)

819-823 FORT STREET: CA-HG
825-827 FORT STREET: CA-2
NEW ZONE

PROPOSED ZONING:

LOT AREA

1248 SQ.M. (13,434 SQ.FT.)

SITE COVERAGE

1232 SQ.M. (13,260 SQ.FT.) (98.7%)

OPEN SITE SPACE

16 SQ.M. (172 SQ.FT.)

TOTAL FLOOR AREA

TOTAL
RESIDENTIAL 7483.5 SQ.M. (80,552 SQ.FT.)
RETAIL 452.2 SQ.M. (4,867 SQ.FT.)

FLOOR SPACE RATIO

CURRENT ZONING
CA-2: MAXIMUM 2:1 (LOT AREA = 916.3 SQ.M.)
CA-HG: MAXIMUM 3:1
ALLOWED UNDER SPECIAL DENSITY AREA (REZONING)
PROPOSED: 7474.8 SQ.M. / 1248 SQ.M. = 5.99 F.S.R.

FLOOR PLATE SIZE

REQUIRED UNDER DOWNTOWN CORE AREA PLAN:
0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS
20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010) SQ.FT.)
PROPOSED:
20 M - 30 M (65.6' - 98.4') 725.4 SQ.M. (7,809 SQ.FT.)

AVERAGE GRADE (GEODETIC)

21.6m

HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)

ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4')
ALLOWED UNDER CA-2 ZONING: 15.5 M (50.8')
ALLOWED UNDER CA-HG ZONING: 43 M (141.1')
PROPOSED:
MAIN ROOF 33.6 M (110.1')
HIGHEST ROOFTOP 35.2 M (115.6')
10 STOREYS

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 (29.5') TO 12.5 M (40.9')
0 M
30.1 M (98.6')
29.9 M (98.2') TO 30.4M (99.9')
4.1 M (13.5') TO 6.0 M (19.7')
6 M (19.7')

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')

PROPOSED

3 M
3 M
1.6 M
3.17 M

PARKING

PARKING REQUIRED UNDER CURRENT ZONING BYLAW SCHEDULE C
RESIDENTIAL: 98 UNITS x (1.4/UNIT) = 137
RETAIL: 452.2 SQ.M. (4,867 SQ.FT.) x (1/65 SQ.M.) = 7
TOTAL: 144

PARKING REQUIRED UNDER PROPOSED ZONING BYLAW SCHEDULE C
RESIDENTIAL: 8 UNITS x (0.5/UNIT) = 4
81 UNITS x (0.6/UNIT) = 49
9 UNITS x (1/UNIT) = 9
98 UNITS x (0.1/UNIT VISITOR STALLS) = 10
RETAIL: 452.2 SQ.M. (4,867 SQ.FT.) x (1/200 SQ.M.) = 3
TOTAL: 75

PROPOSED
57 TOTAL

VISITOR PARKING REQUIRED UNDER CURRENT ZONING BYLAW SCHEDULE C
8 (10% OF TOTAL)

PROPOSED
0
0 TOTAL

BICYCLE STORAGE

CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C
98 x (1/UNIT) = 98
RETAIL @ 1/205 SQ.M. = 3 x 50% = 12
TOTAL: 110

PROPOSED

134 STALLS
18 LOCKERS

CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C
MULTIFAMILY RESIDENTIAL = 6
RETAIL @ 1/205 SQ.M. = 3 x 50% = 2
TOTAL: 8

PROPOSED
6
2
8 TOTAL

NUMBER OF STORAGE LOCKERS

NO BYLAW REQUIREMENT
98 x (0.4 / UNIT) = 40

PROPOSED
38 STACKED
6 FULL HEIGHT
44 TOTAL

RETAIL

NUMBER OF UNITS: 5
AREA: 452.2 SQ.M. (4,867 SQ.FT.) + 67 SQ.M. (722 SQ.FT. MEZZANINE) = 519.2 SQ.M. (5,589 SQ.FT.)

SUITE TYPES

TYPE	SIZE RANGE	QUANTITY
1 BEDROOM	351 - 567 SQ.FT.	53
2 BEDROOM	605 - 821 SQ.FT.	38
3 BEDROOM	871 SQ.FT.	7
GROUND-ORIENTATED	N/A	0



PROJECT TEAM

OWNER

Owner: 825 Fort Holdings Ltd.

c/o:

CLIENT / DEVELOPMENT MANAGER

Company: The Salient Group
Address: Suite 225 - 209 Carrall Street
Vancouver, BC V6B 2J2

T: 604-669-5536

F: 604-669-5574

Website: thesalientgroup.com

ARCHITECT

Company: Musson Cattell Mackey Partnership
Architects Designers Planners
Address: 1066 West Hastings Street
Suite 1900
Vancouver, BC V6E 3X1

T: 604-687-2990

F: 604-687-1771

Website: www.MCMParchitects.com

STRUCTURAL CONSULTANT

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

MECHANICAL CONSULTANT

Company: Rocky Point Engineering Ltd.
Address: 202 - 1701 Island Highway
Victoria, BC V9B 1J1
T: 778-400-9825
Website: rockypointengineering.com

ELECTRICAL CONSULTANT

Company: AES Engineering Ltd.
Address: 300 - 1815 Blanshard Street
Victoria, BC V8T5A4
T: 250-381-6121
F: 250-381-6811
Website: aesengr.com

LANDSCAPE CONSULTANT

Company: Considered Design Inc.
Address: 201 - 318 Homer Street
Vancouver, BC V6B 2V2
T: 778-386-4414
Website: weareconsidered.com

GEOTECHNICAL CONSULTANT

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

SURVEYOR

Company: Island Land Surveying Ltd.
Address: 1-15 Cadillac Avenue
Victoria, BC V8Z 1T3
T: 250-475-1515
F: 250-475-1516
Website: www.islandsurveying.ca

CIVIL CONSULTANT

Company: J. E. Anderson & Associates
Address: 4212 Glanford Avenue
Victoria, BC V6Z 4B7
T: 250-727-2214
F: 250-727-3395
Website: jeanderson.com

GROSS BUILDING AREA
FSR CALCULATIONS EXCLUDE BELOW GRADE
PARKING, PARKING RAMP, BICYCLE STORAGE,
AND ELEVATOR CORE.

P2	13,260 SQ.FT.	1,232.9 SQ.M.
P1	13,260 SQ.FT.	1,232.9 SQ.M.

L01	8,298 SQ.FT.	770.9 SQ.M.
L02	9,780 SQ.FT.	908.6 SQ.M.*
L03	9,629 SQ.FT.	984.6 SQ.M.
L04	7,809 SQ.FT.	725.4 SQ.M.
L05	7,809 SQ.FT.	725.4 SQ.M.
L06	7,809 SQ.FT.	725.4 SQ.M.
L07	7,809 SQ.FT.	725.4 SQ.M.
L08	7,809 SQ.FT.	725.4 SQ.M.
L09	7,162 SQ.FT.	665.3 SQ.M.
L10	6,544 SQ.FT.	608.0 SQ.M.

TOTAL: 80,458 SQ.FT. 7,474.8 SQ.M.

FSR: 80,458 SQ.FT / 13,434 SQ.FT. = 5.99*

*INCLUDING MEZZANINE IN CRU 1.

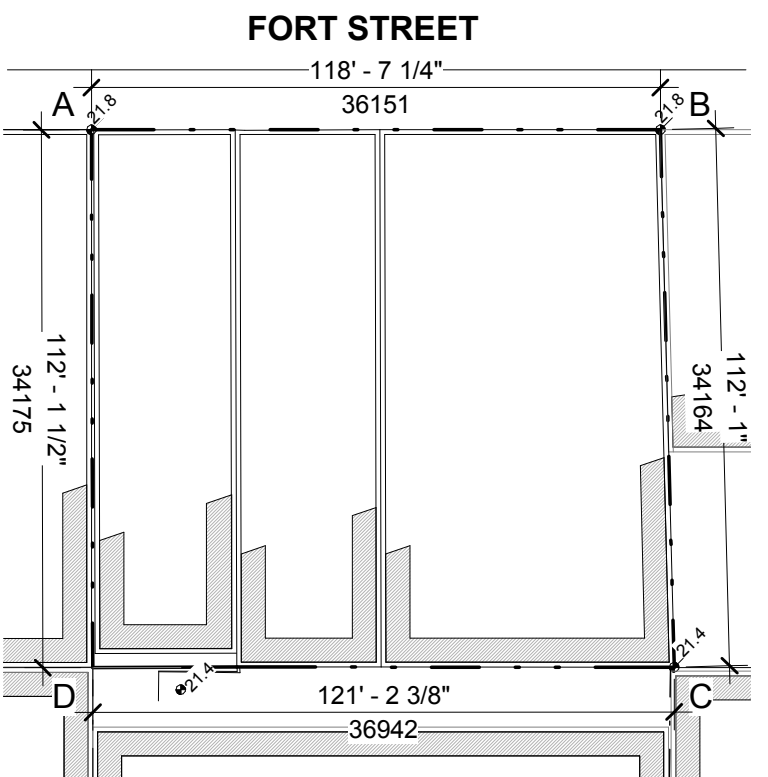
DRAWING INDEX	
Drawing Sheet	
No.	Title

A001	Cover Sheet
A101	Site Plan Existing
A102	Proposed Site Plan
A201	Floor Plan Level P2
A202	Floor Plan Level P1
A203	Floor Plan Ground Level
A204	Floor Plan Level 2
A205	Floor Plan Level 3
A206	Floor Plan Level 4
A207	Floor Plan Level 5
A208	Floor Plan Level 6
A209	Floor Plan Level 7
A210	Floor Plan Level 8
A211	Floor Plan Level 9
A212	Floor Plan Level 10
A213	Roof Plan
A301	Streetscape Elevation
A302	North Building Elevation
A303	East Building Elevation
A304	South Building Elevation
A305	West Building Elevation
A401	Building Section
A402	Building Section



Revisions

Received Date:
April 19/2018



Site Plan Existing Grades

SCALE: 1" = 40'-0"

AVERAGE GRADE CALCULATION

GRADES:

A	21.8
B	21.8
C	21.4
D	21.4*

PROPERTY LINE DISTANCES:

AB	36,151 M
BC	34,164 M
CD	36,942 M
DA	34,175 M
TOTAL	131,432 M

AB	(21.8+21.8)/2 * 36,151 M = 788.0918
BC	(21.8+21.4)/2 * 34,164 M = 521.9424
CD	(21.4+21.4)/2 * 36,942 M = 790.5588
DA	(21.4+21.8)/2 * 34,175 M = 738.1800
TOTAL	= 2838.773

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

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

M C M

Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
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F. 604. 687. 1771
MCMParcitects.com

Cover Sheet

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Cover Sheet

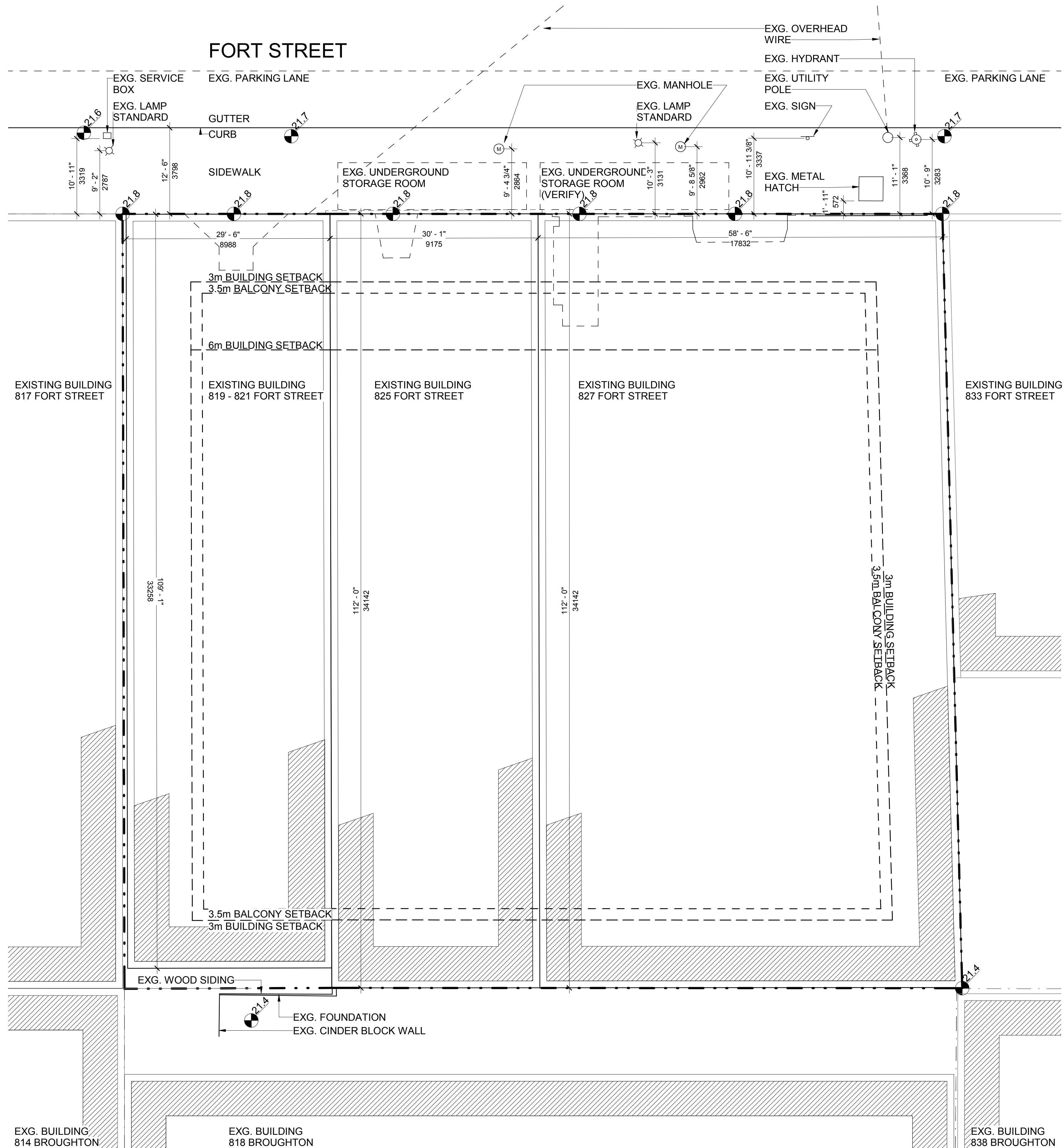
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Scale As indicated

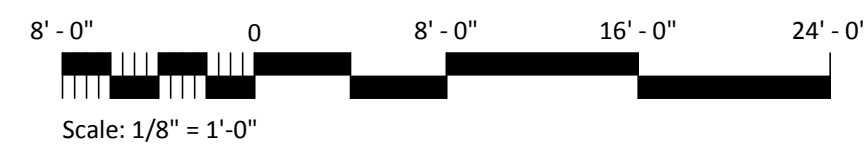
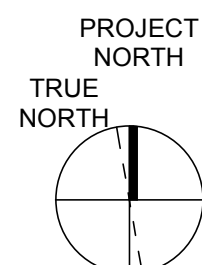
Project 217033

Sheet

A001



1
A101
Site Plan Existing
SCALE: 1 : 100



2 Rezoning Resubmission 2018-04-19

Revisions DD MMM YYYY

Site Plan
Existing

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Site Plan
Existing

Drawing

Scale 1 : 100

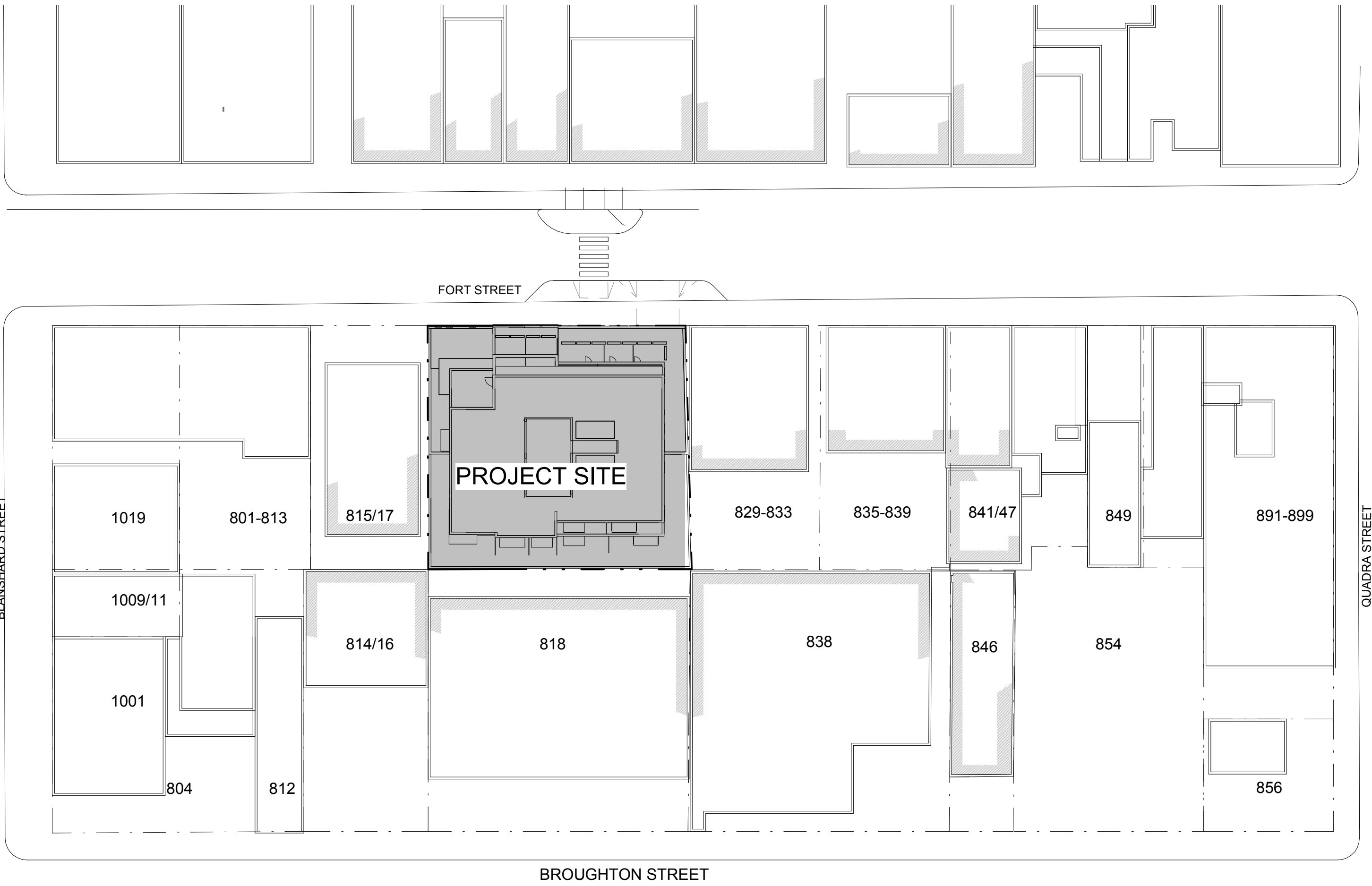
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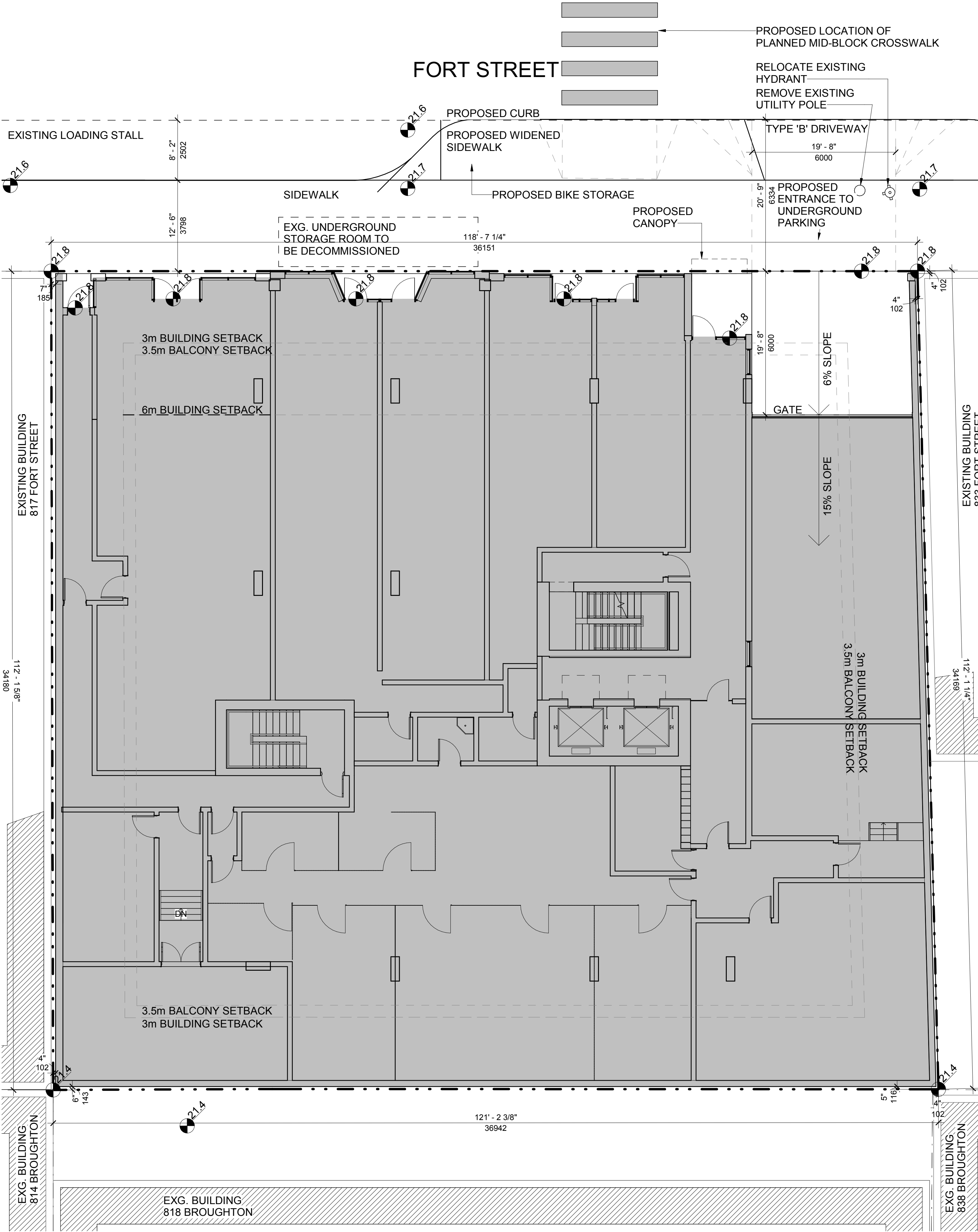
A101

PROJECT INFORMATION TABLE

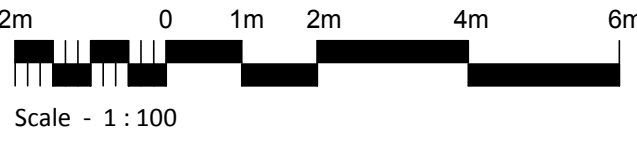
ZONE (EXISTING)	CA-HG
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	7,474.8 SQ.M. (80,458 SQ.FT.)
COMMERCIAL FLOOR AREA	452.2 SQ.M. (4,867 SQ.FT.)
FLOOR SPACE RATIO	5.99
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	32.8 M (MAIN ROOF)
NUMBER OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	134
CLASS 2	8
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6 M
REAR YARD	3 M
SIDE YARD (E)	3 M
SIDE YARD (W)	3 M
COMBINED SIDE YARDS	6 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	98
1 BEDROOM	53
2 BEDROOM	38
3 BEDROOM	7
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
1 BEDROOM	32.6 SQ.M. (351 SQ.FT.)
2 BEDROOM	56.2 SQ.M. (605 SQ.FT.)
3 BEDROOM	80.9 SQ.M. (871 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	7483.5 SQ.M. (80,551 SQ.FT.)

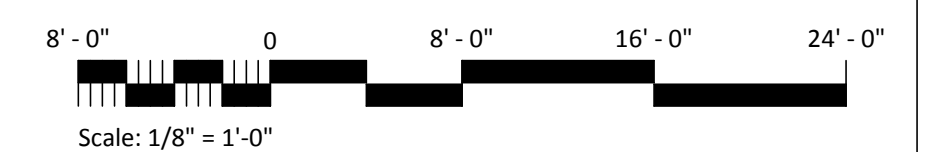


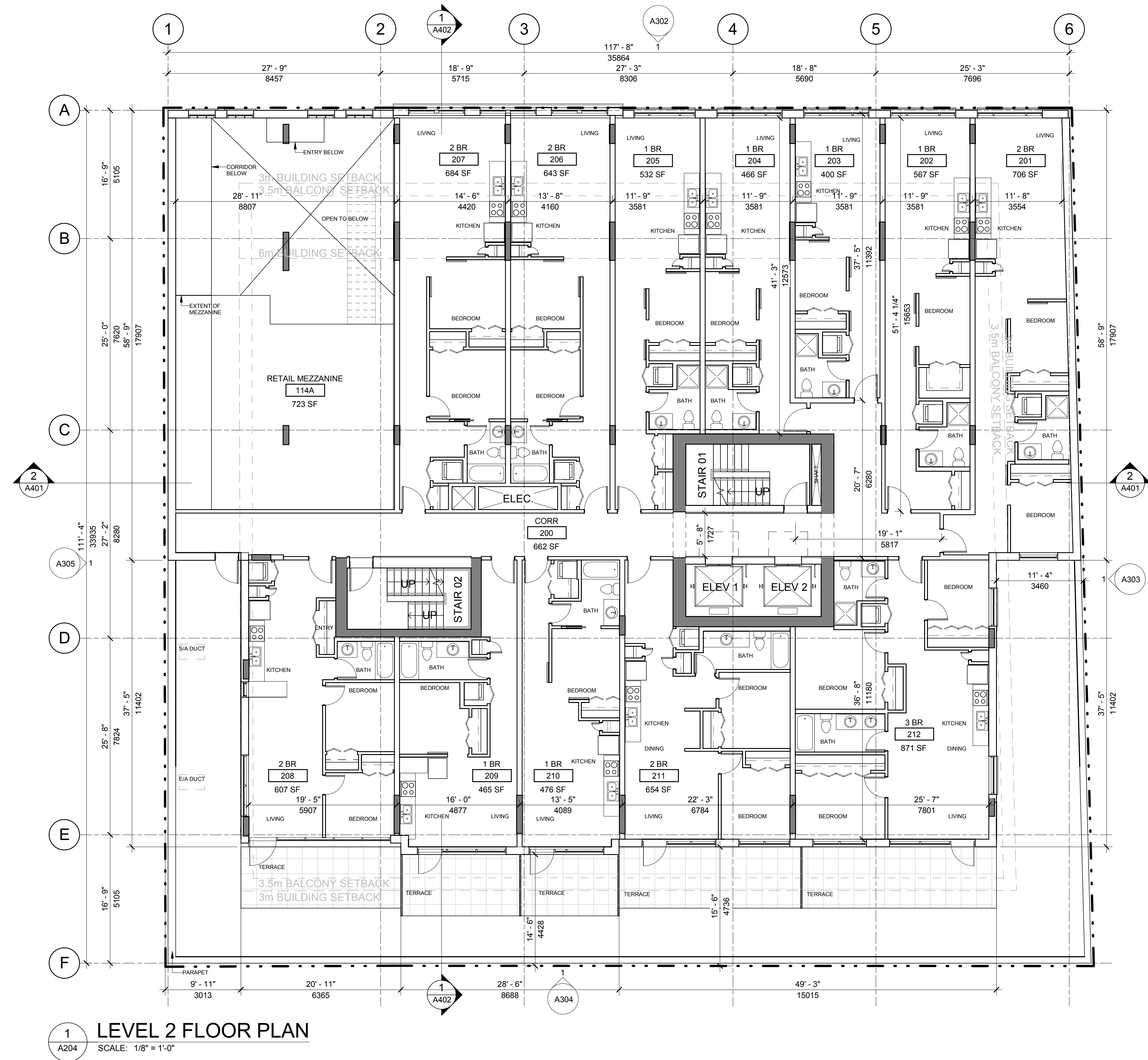
2 Vicinity Plan
A102 SCALE: 1 : 500



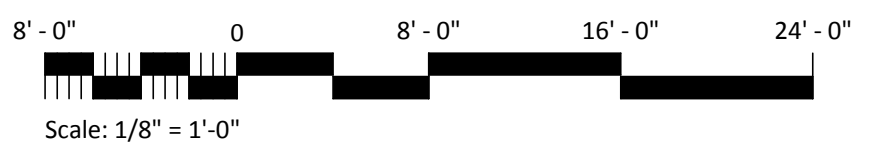
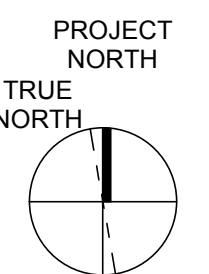
1 Site Plan
A102 SCALE: 1 : 100

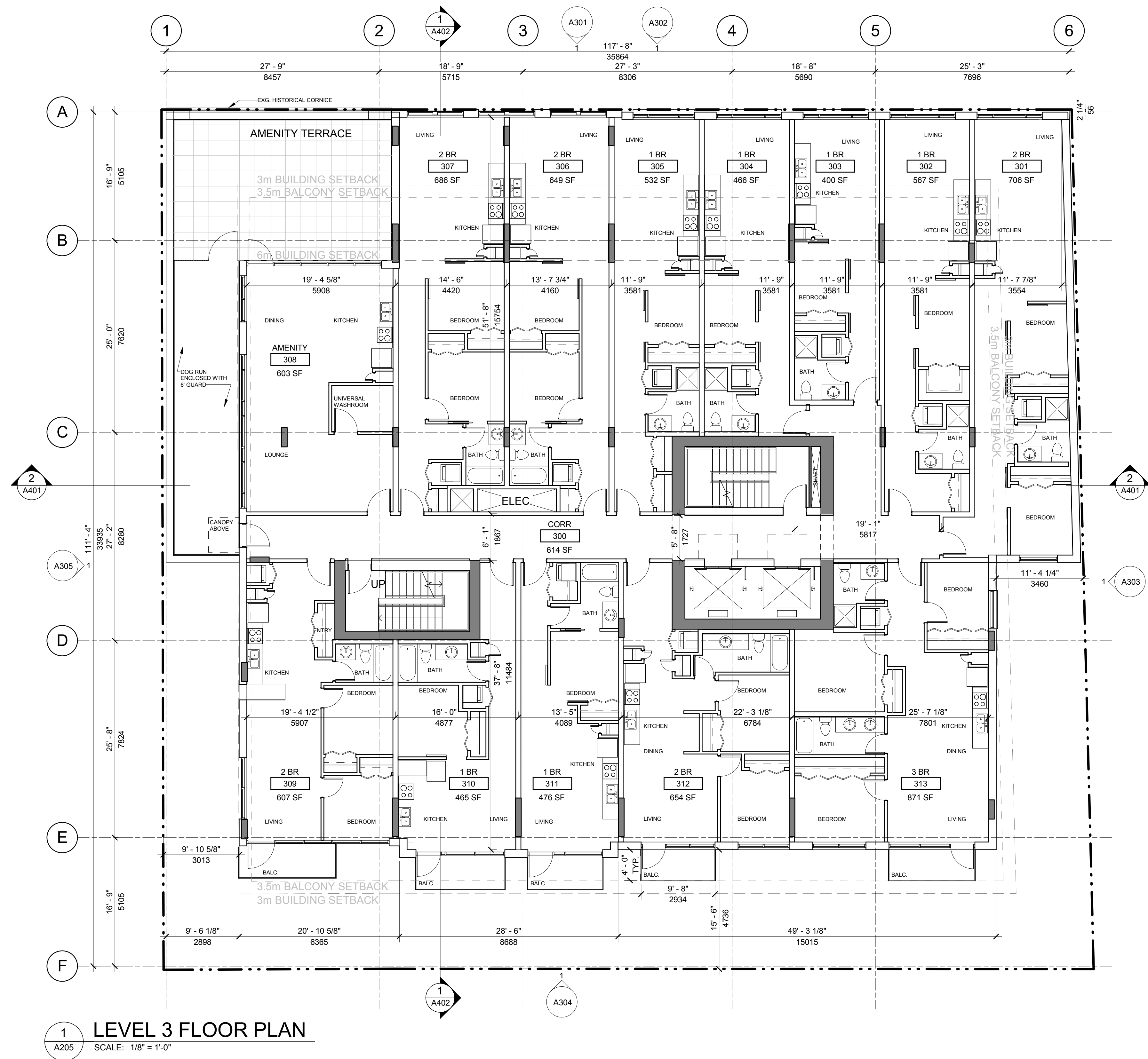


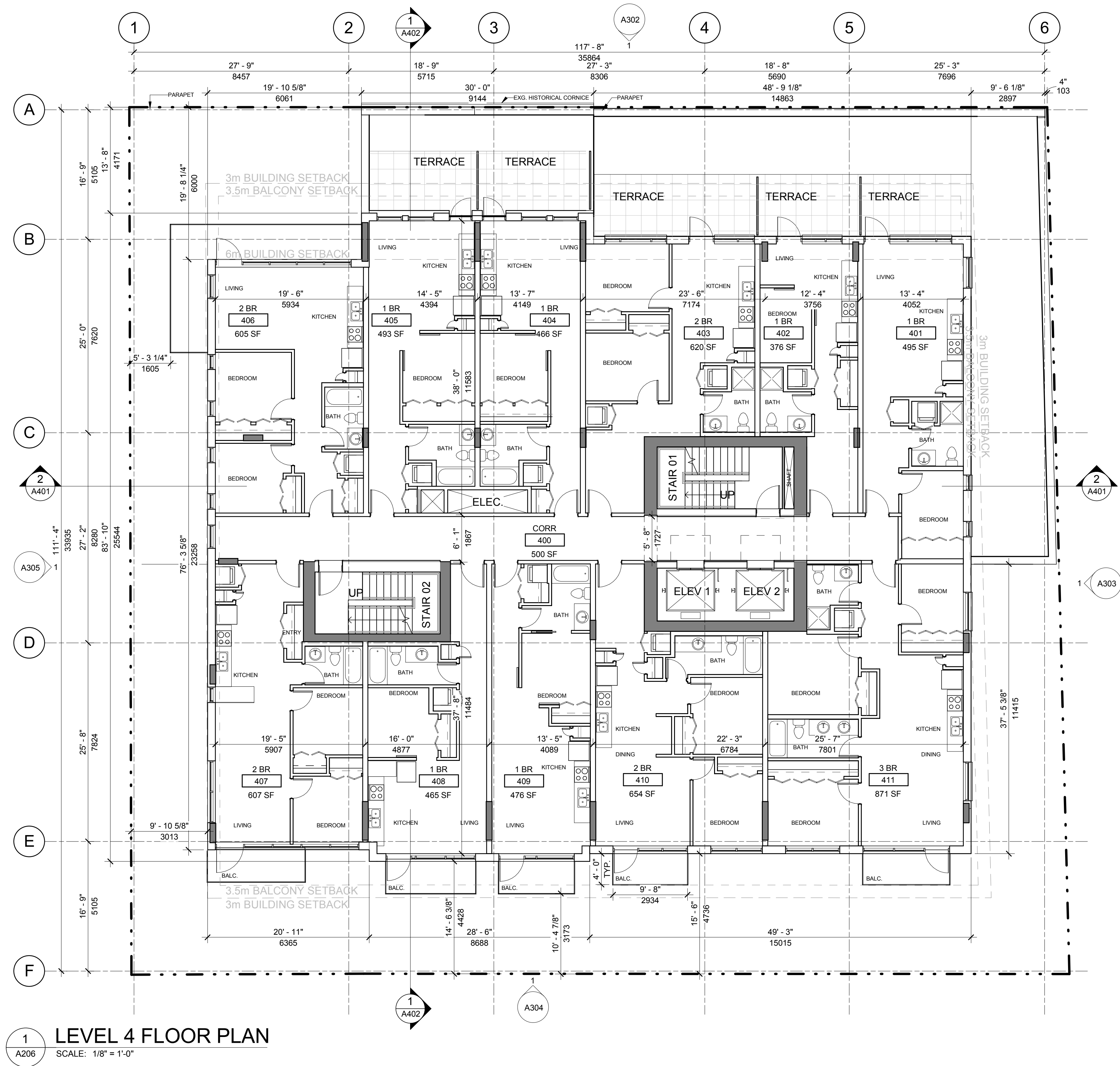




L2 ROOM COUNT	
1 BR	6
2 BR	5
3 BR	1







Revisions DD MMM YYYY

Floor Plan
Level 4

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 4

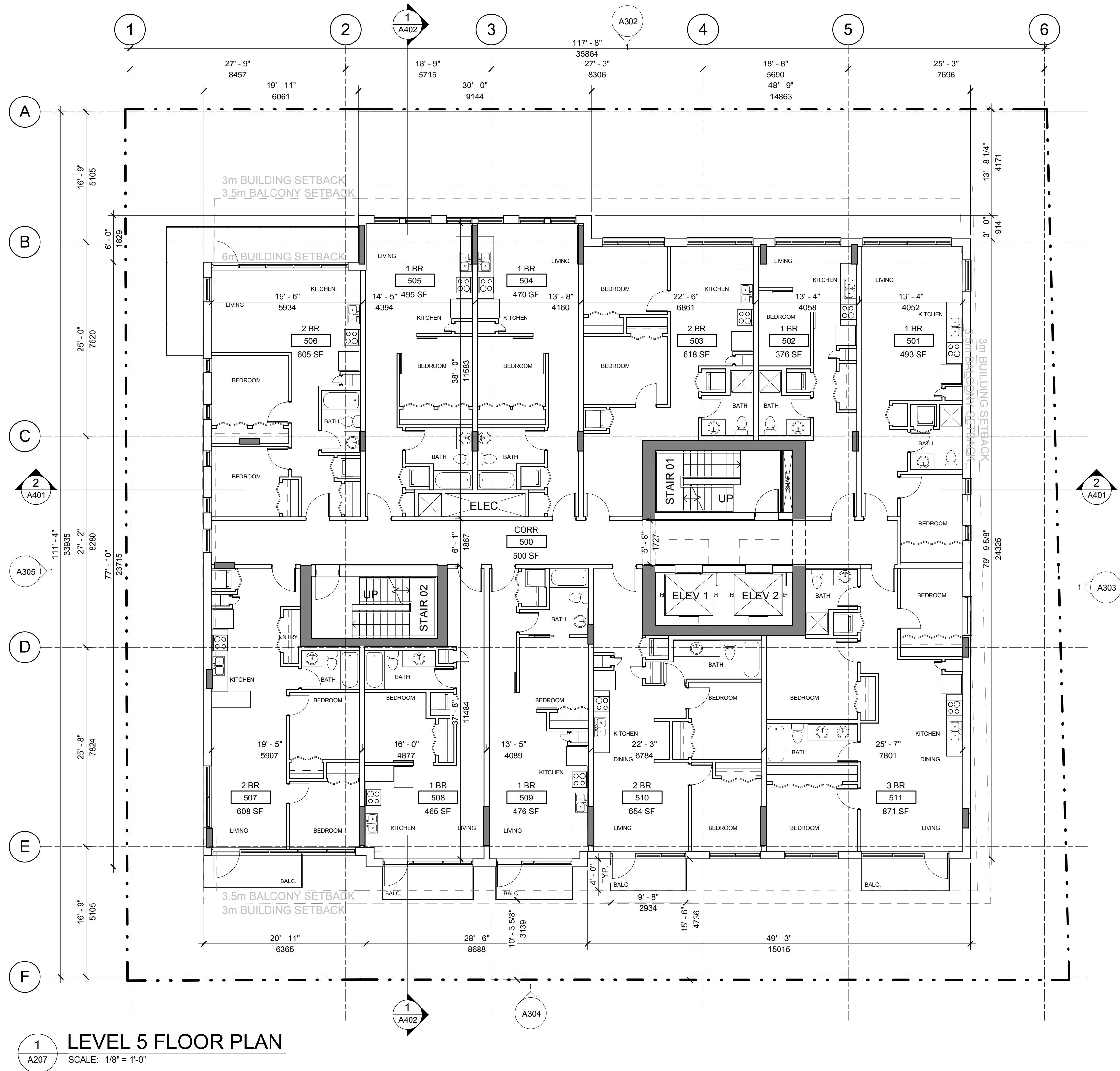
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

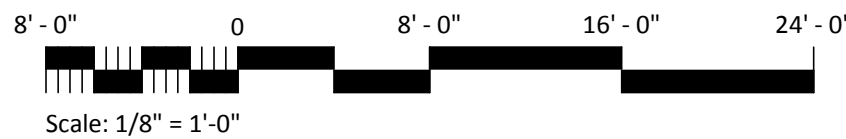
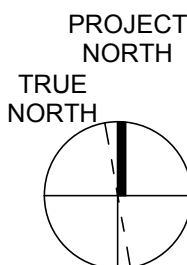
A206



1
A207

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

L5 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1



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

Revisions DD MMM YYYY

Floor Plan
Level 5

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Floor Plan
Level 5

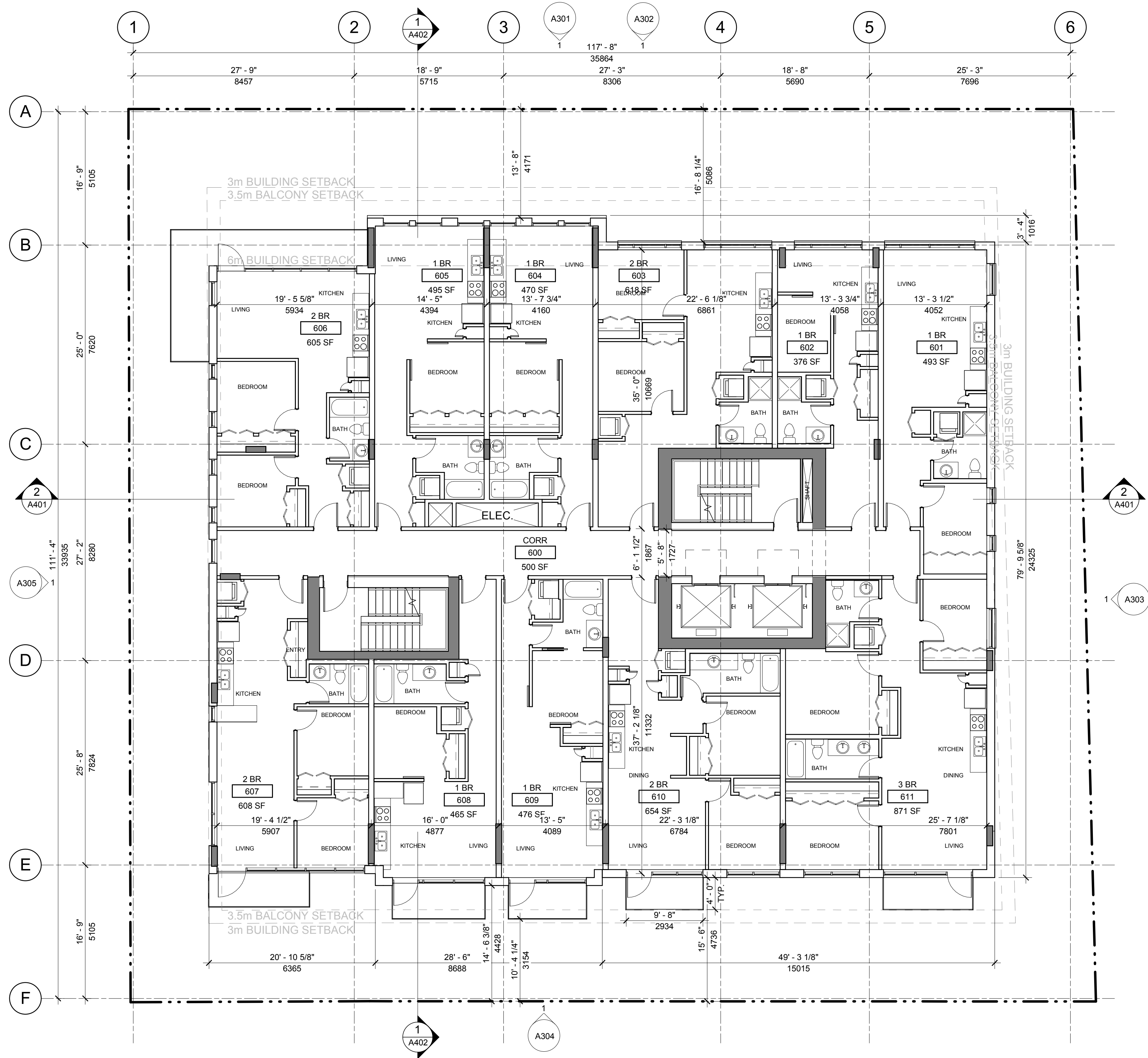
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Scale 1/8" = 1'-0"

Project 217033

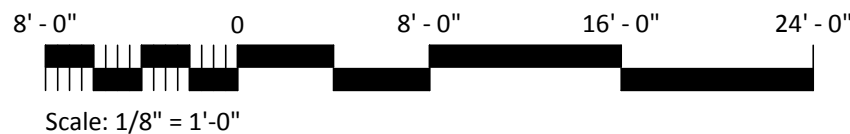
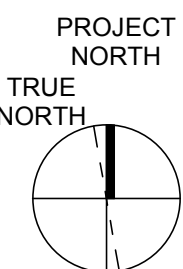
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A207



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

L6 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1



Revisions DD MMM YYYY

Floor Plan
Level 6

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 6

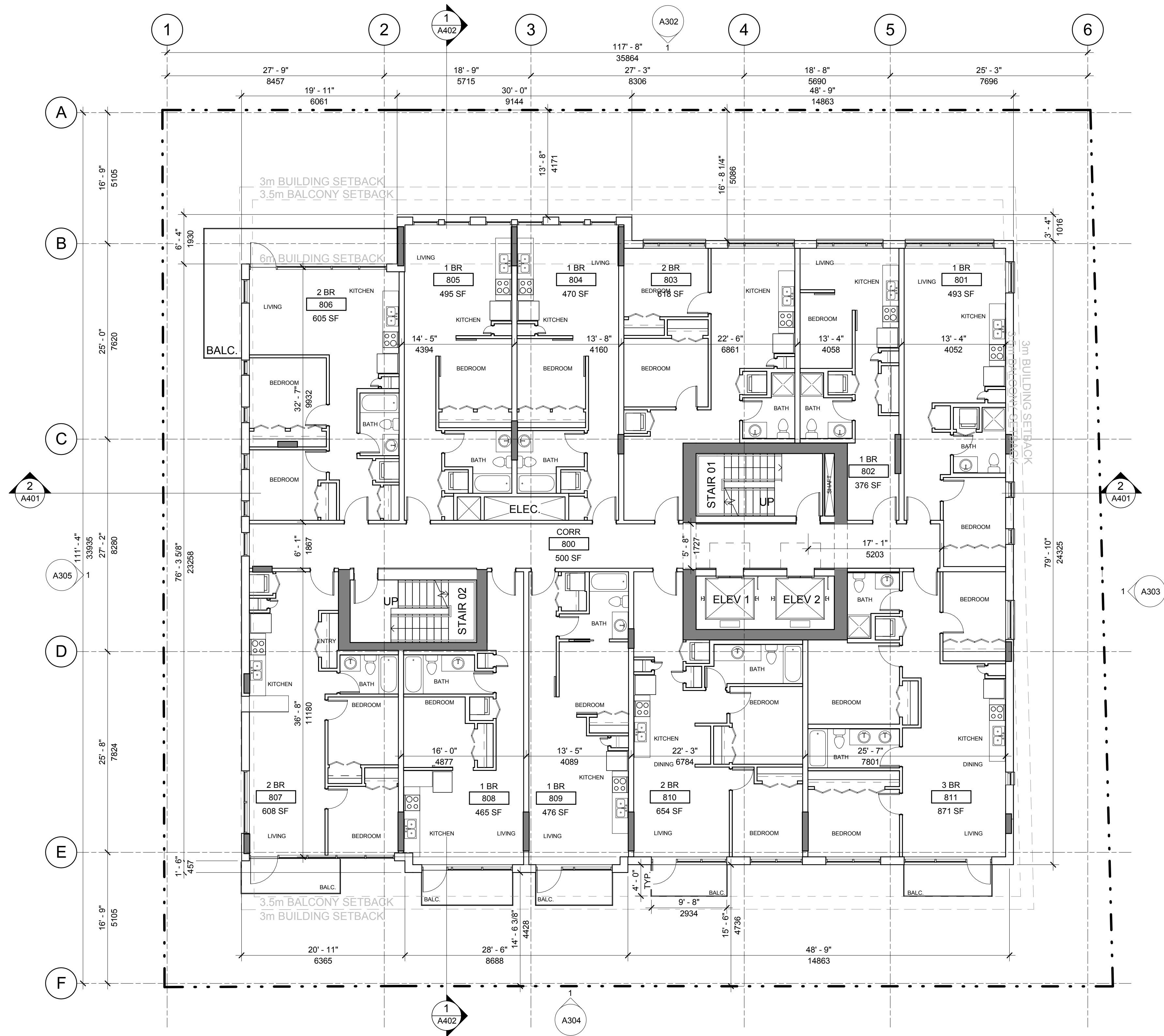
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Scale 1/8" = 1'-0"

Project 217033

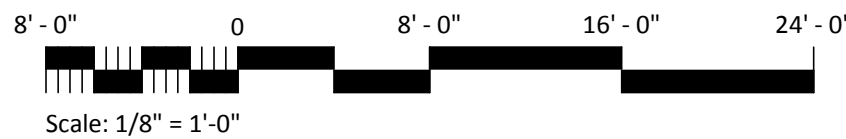
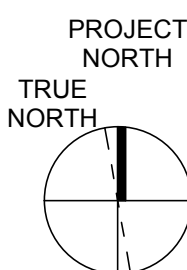
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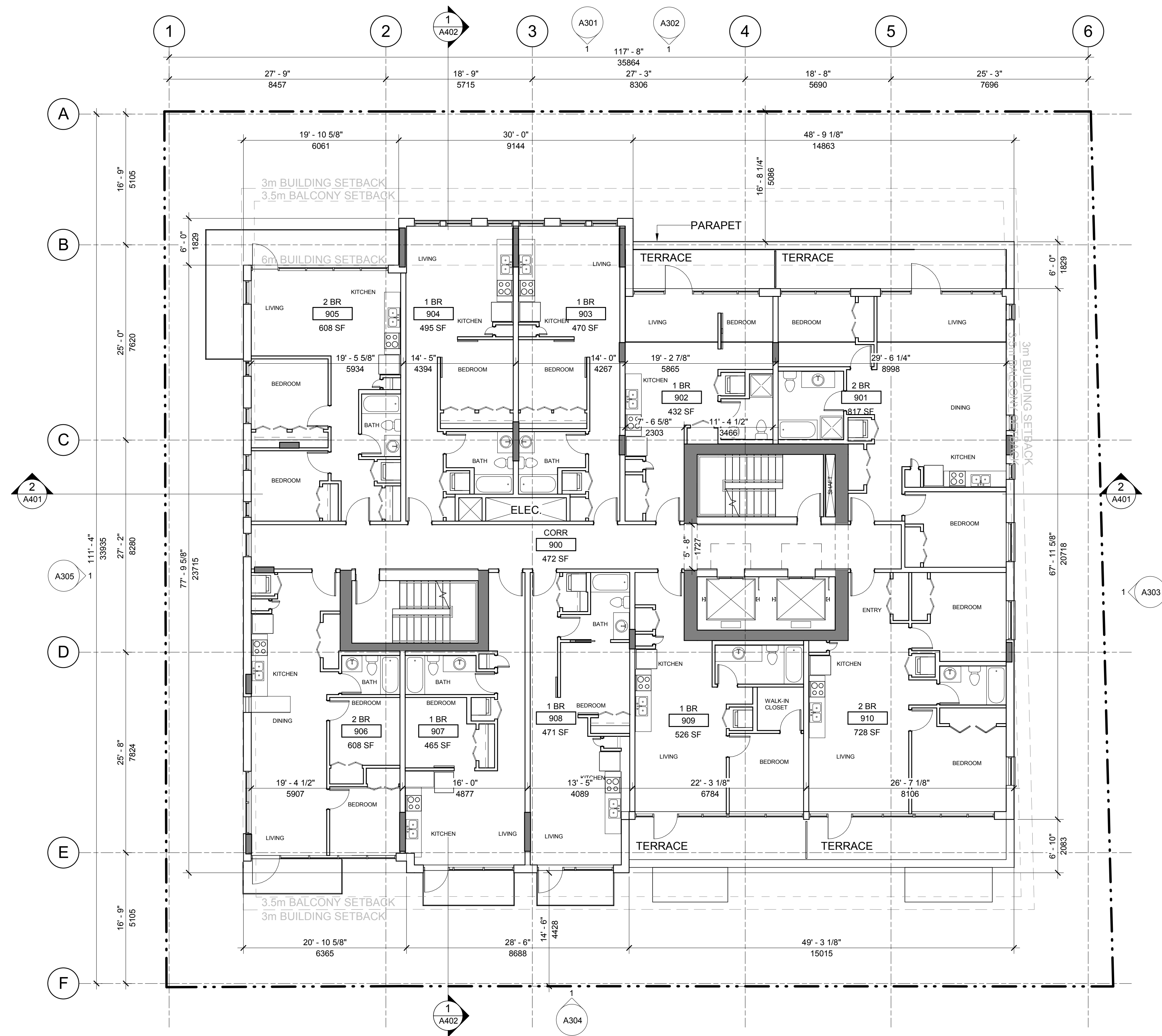
A208



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

L8 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1



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

Revisions DD MMM YYYY

Floor Plan
Level 9

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 9

Drawing

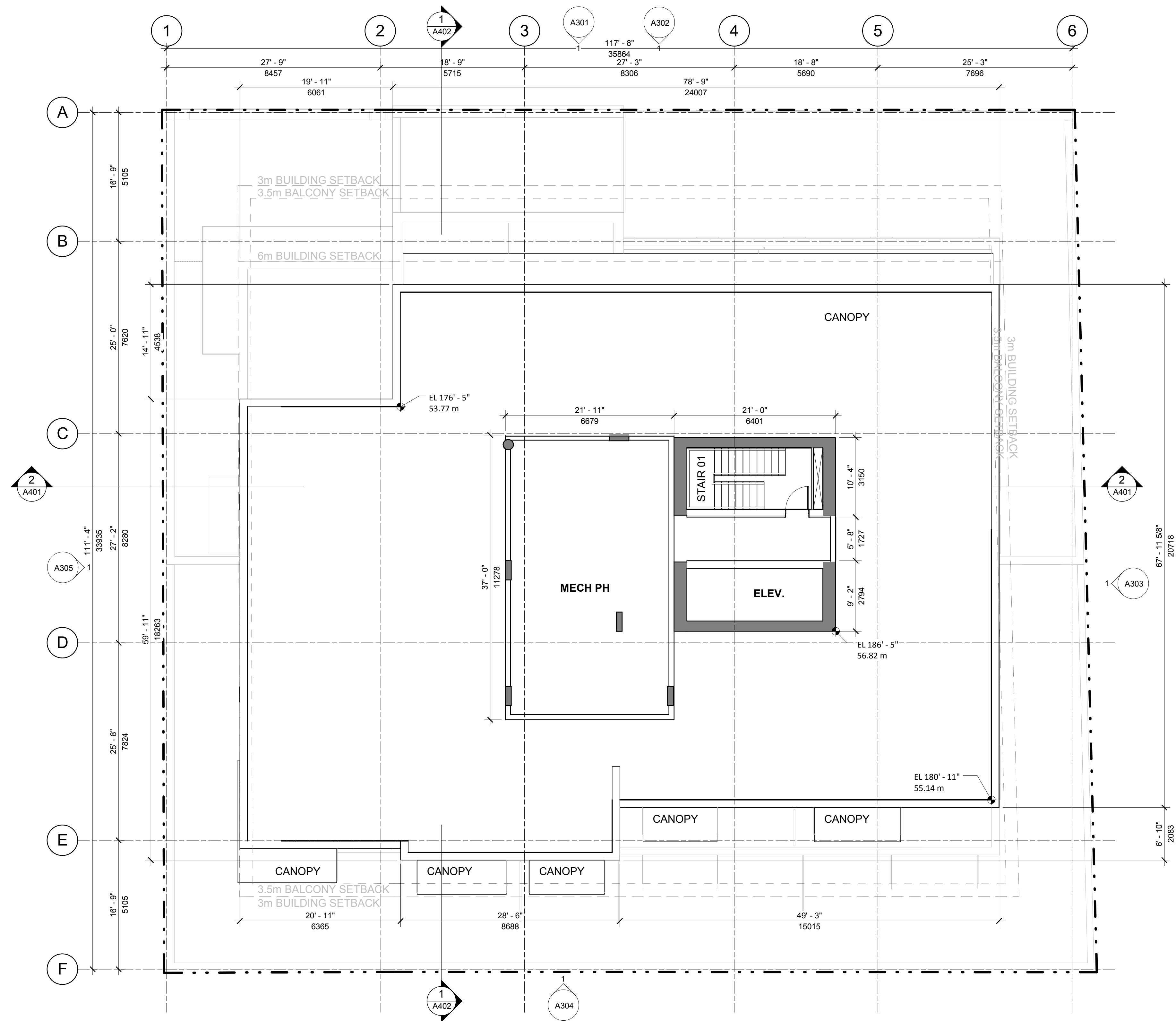
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Project 217033

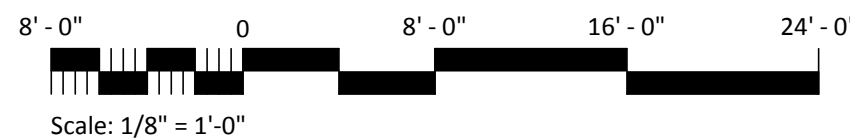
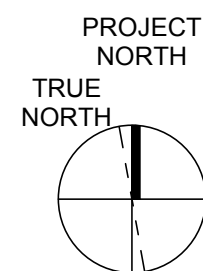
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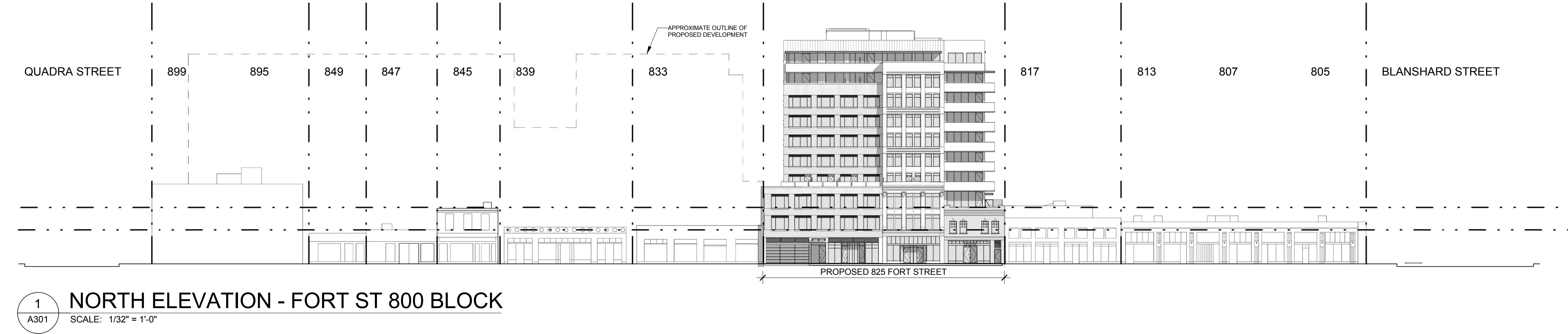
A211





1 ROOF DECK
A213 SCALE: 1/8" = 1'-0"





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

Revisions	DD MMM YYYY
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Streetscape
Elevation

Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project
Streetscape
Elevation

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

[illegible]

Figure 1 is a schematic diagram of a 24-foot long, 8-inch high rectangular structure. The structure is divided into four segments, each 6 feet long. The segments are labeled 8' - 0", 0, 8' - 0", 16' - 0", and 24' - 0". The diagram shows a series of black and white rectangular blocks of varying heights and widths, representing a stepped profile. A scale bar at the bottom indicates 1/8" = 1' - 0".

Architectural drawing of the East Elevation of a building. The drawing shows a multi-story structure with a grid of columns and various setbacks. Key features include a STAIRWELL, ELEVATOR CORE, and MECHANICAL PENTHOUSE at the top. The building is situated on a site with a 1:5 SLOPED SETBACK and a DEMOUNTABLE CANOPY. The drawing also shows the AVERAGE GRADE and the HIGHEST ROOF TOP. The drawing is labeled 'EAST ELEVATION' and 'TEN STOREYS'.

Dimensions and setbacks shown on the left side:

- 3.5M BALC. SETBACK 11' - 5 3/4" (3500)
- 3M SETBACK 9' - 10 1/8" (3000)
- 21' - 4 1/8" (6505)
- 14' - 6 1/8" (4423)
- 15' - 6 1/8" (4727)
- 14' - 6 1/8" (4423)
- 11' - 6 1/8" (3508)
- 10' - 4 3/8" (3158)
- EL 70' - 2 5/8" (21.40 m)

Dimensions and setbacks shown on the right side:

- 6M SETBACK 19' - 8 1/4" (6000)
- 3.5M BALC. SETBACK 11' - 5 3/4" (3500)
- 3M SETBACK 9' - 10 1/8" (3000)
- ELEV. ROOF 186'-5" (56.82m)
- ROOF DECK 175'-5" (53.47m)
- 22' - 8 1/4" (6914)
- 3' - 4 1/8" (1019)
- 1:5 SLOPED SETBACK
- 5
- 1
- 13' - 4 1/4" (4070)
- 16' - 8 1/4" (5086)
- START OF 1:5 SLOPED SETBACK 49' - 2 1/2" (15000)
- DEMOUNTABLE CANOPY
- AVERAGE GRADE
- EL 70' - 10 1/2" (21.60 m)
- EL 71' - 6" (21.79 m)
- EL 70' - 2 5/8" (21.40 m)

Grid lines and levels shown on the right side:

- L10 165'-9" (50.52m)
- L9 156'-1" (47.57m)
- L8 146'-5" (44.63m)
- L7 136'-9" (41.68m)
- L6 127'-1" (38.74m)
- L5 117'-5" (35.79m)
- L4 107'-9" (32.84m)
- L3 97'-0" (29.57m)
- L2 86'-3" (26.29m)
- L1 71'-6" (21.79m)

Other labels and dimensions:

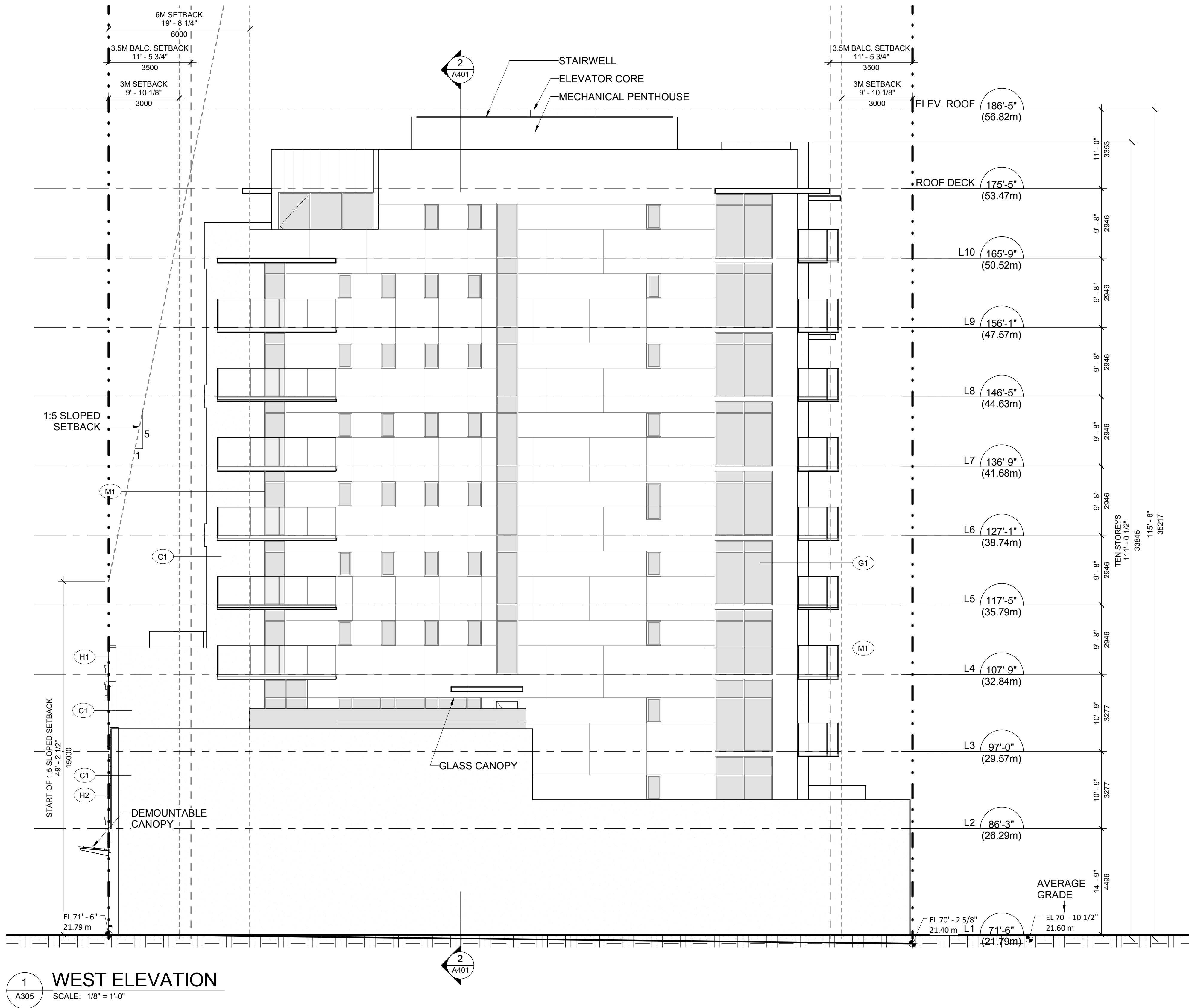
- STAIRWELL
- ELEVATOR CORE
- MECHANICAL PENTHOUSE
- 2 A401
- ST
- C1
- M2
- B2
- B1
- H1
- C1
- 11' - 0" (3353)
- 9' - 8" (2946)
- 9' - 8" (2946)
- 9' - 8" (2946)
- 9' - 8" (2946)
- 9' - 8" (2946)
- 9' - 8" (2946)
- 10' - 9" (3277)
- 10' - 9" (3277)
- 14' - 9" (4496)
- TEN STOREYS
- 33540
- HIGHEST ROOF TOP
- 110' - 0"
- 1:5 SLOPED SETBACK
- 35372

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

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

Sheet **A004**

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
C1	CONCRETE
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
M1	CEMENTITIOUS PANEL
M2	METAL
ST	STUCCO



Revisions DD MMM YYYY

West Building
Elevation

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

West Building
Elevation

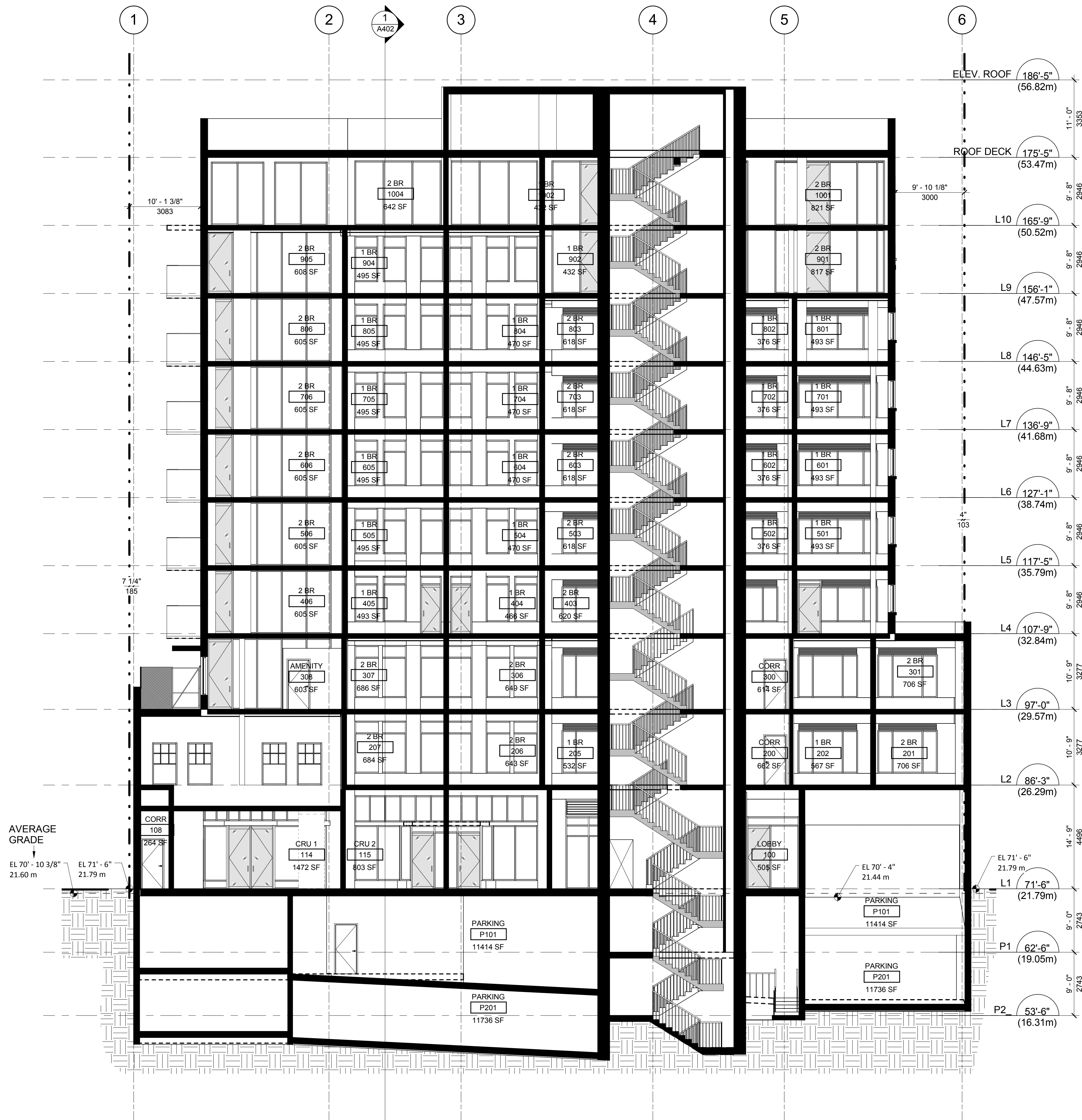
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

A305



**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMPParchitects.com

Revisions DD MMM YYYYBuilding
Section_____

005 5 1

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

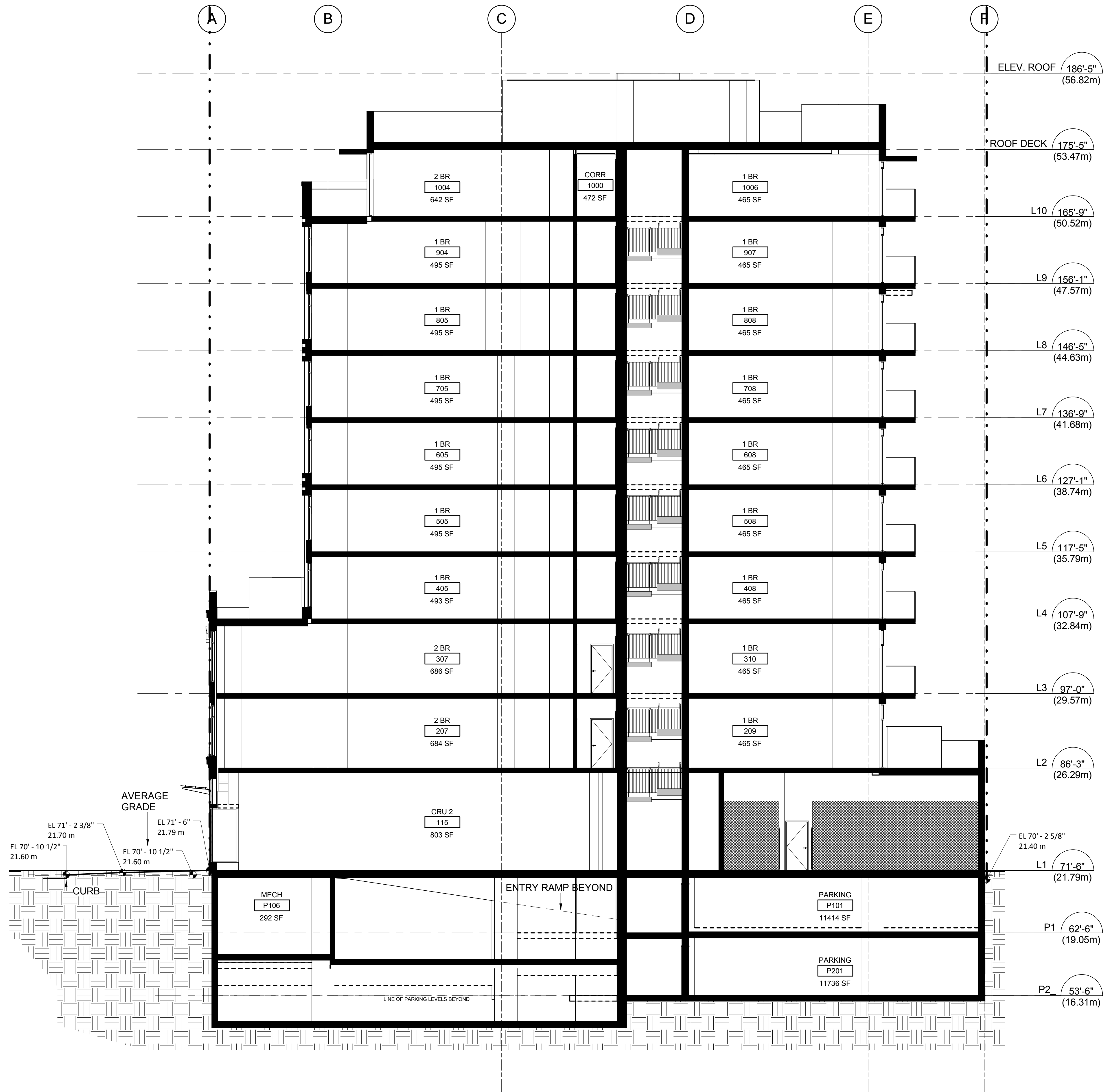
Project

Building Section

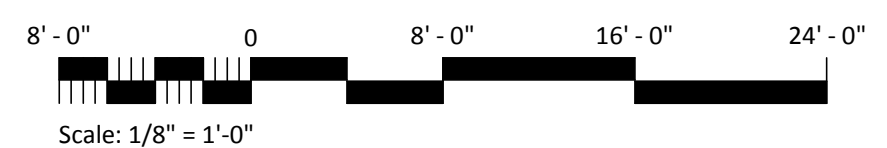
Drawing

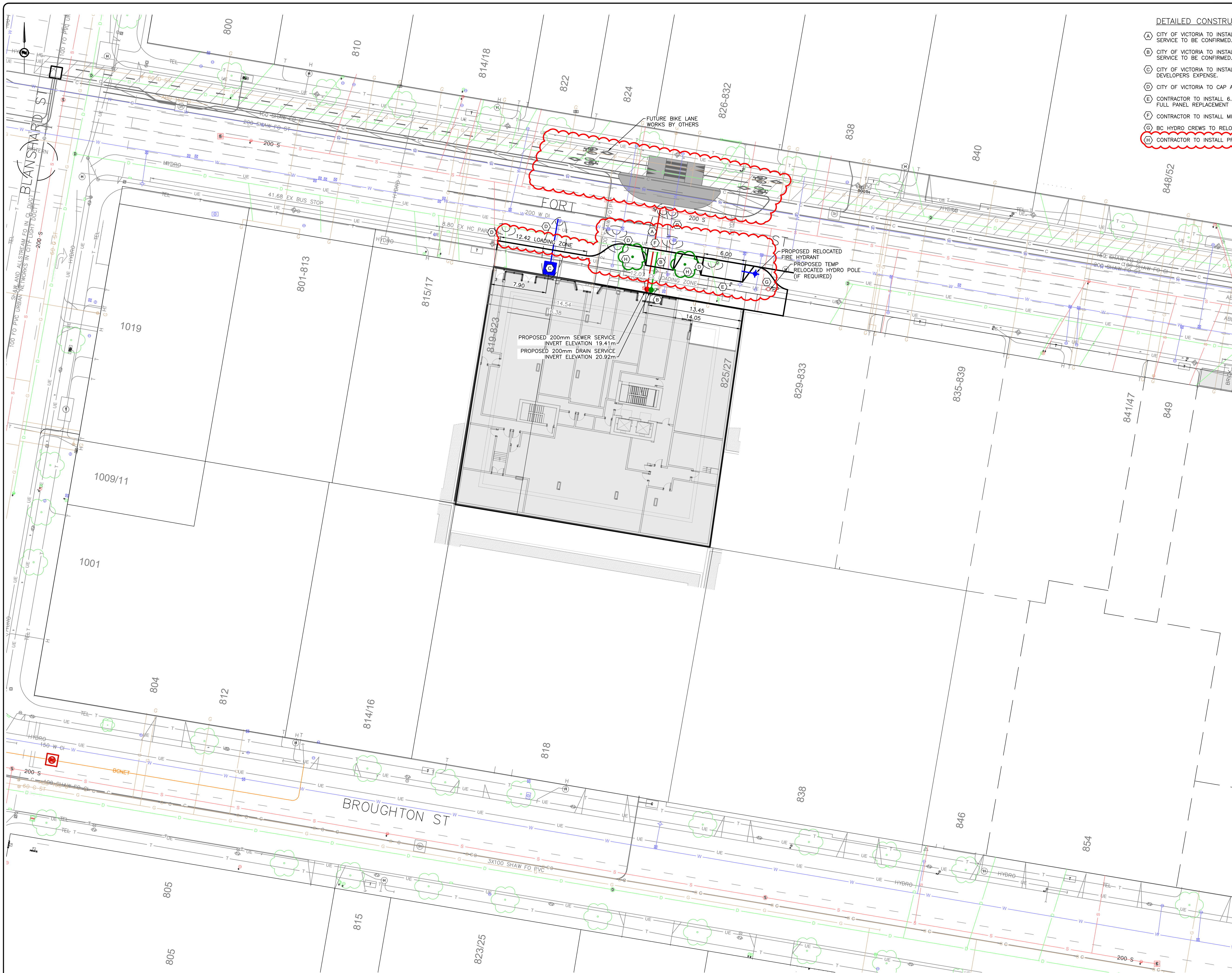
Scale $1/8" = 1'-0"$

Project 217033

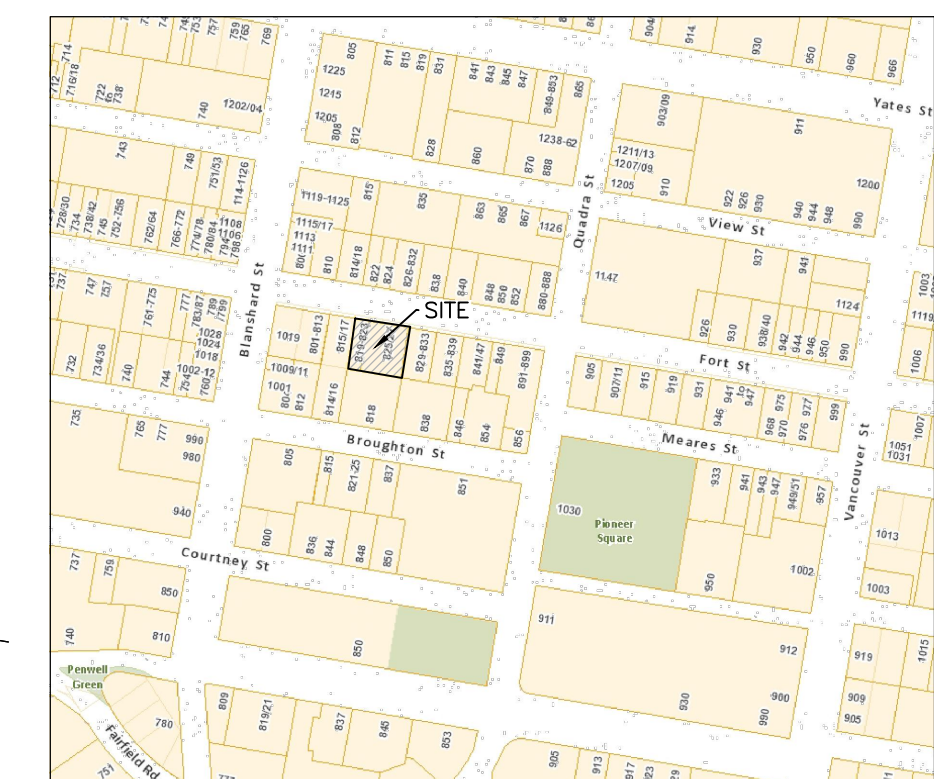
Sheet **A402**

1
A402





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



KEY PLAN
NTS

825 FORT STREET
PRELIMINARY CIVIL PLAN

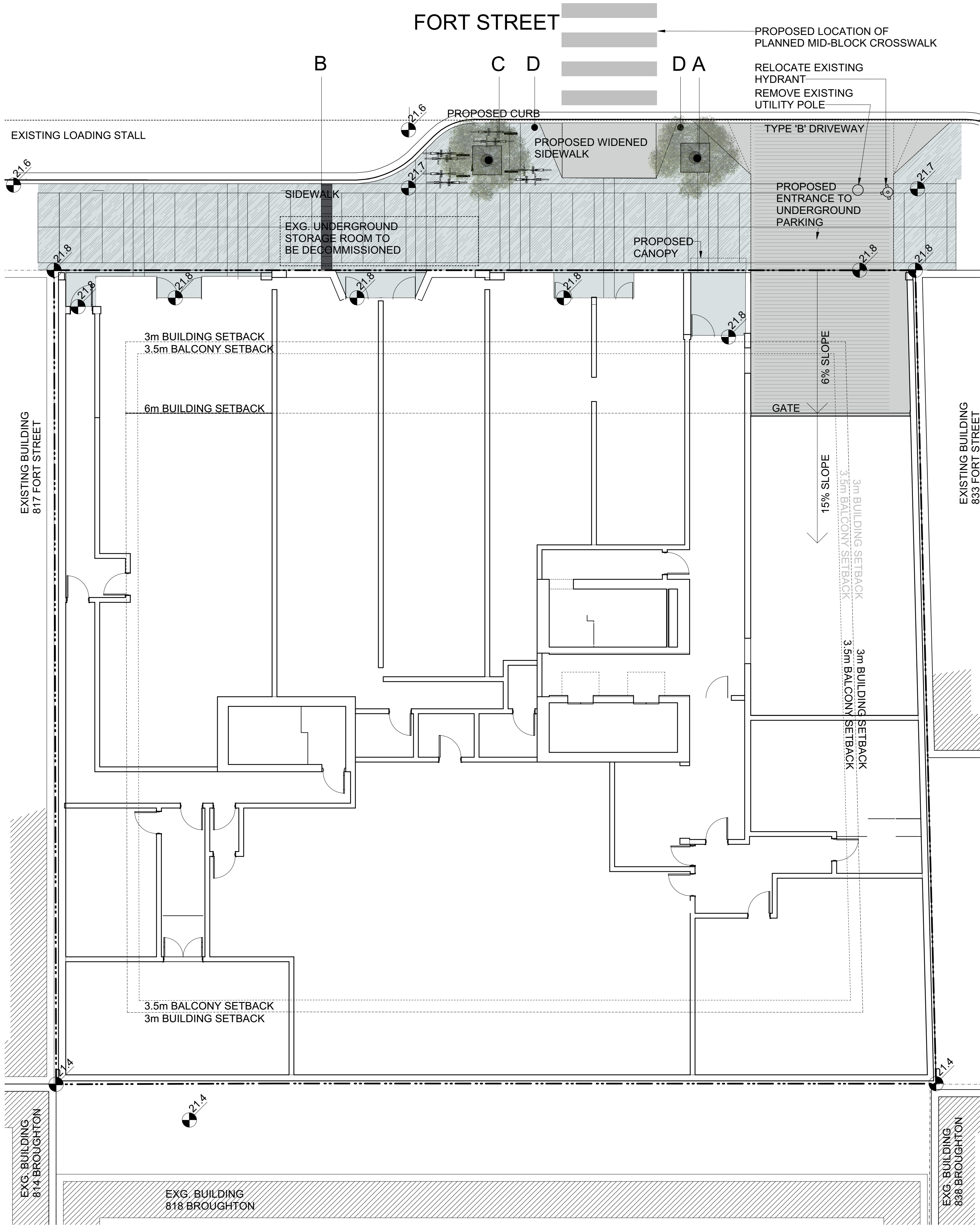
Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30703

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

ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:250





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

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REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
GROUND FLOOR
LANDSCAPE GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09.02 L0

number
L1_L1

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



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

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considered design inc^①

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A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
SECOND FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number

L2_L1

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



1 SECOND FLOOR GENERAL ARRANGEMENT
L2_L1 1:100 METRIC



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

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revision
A

date
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project
819-827 FORT STREET VICTORIA BC.

legal

drawing
THIRD FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

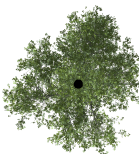
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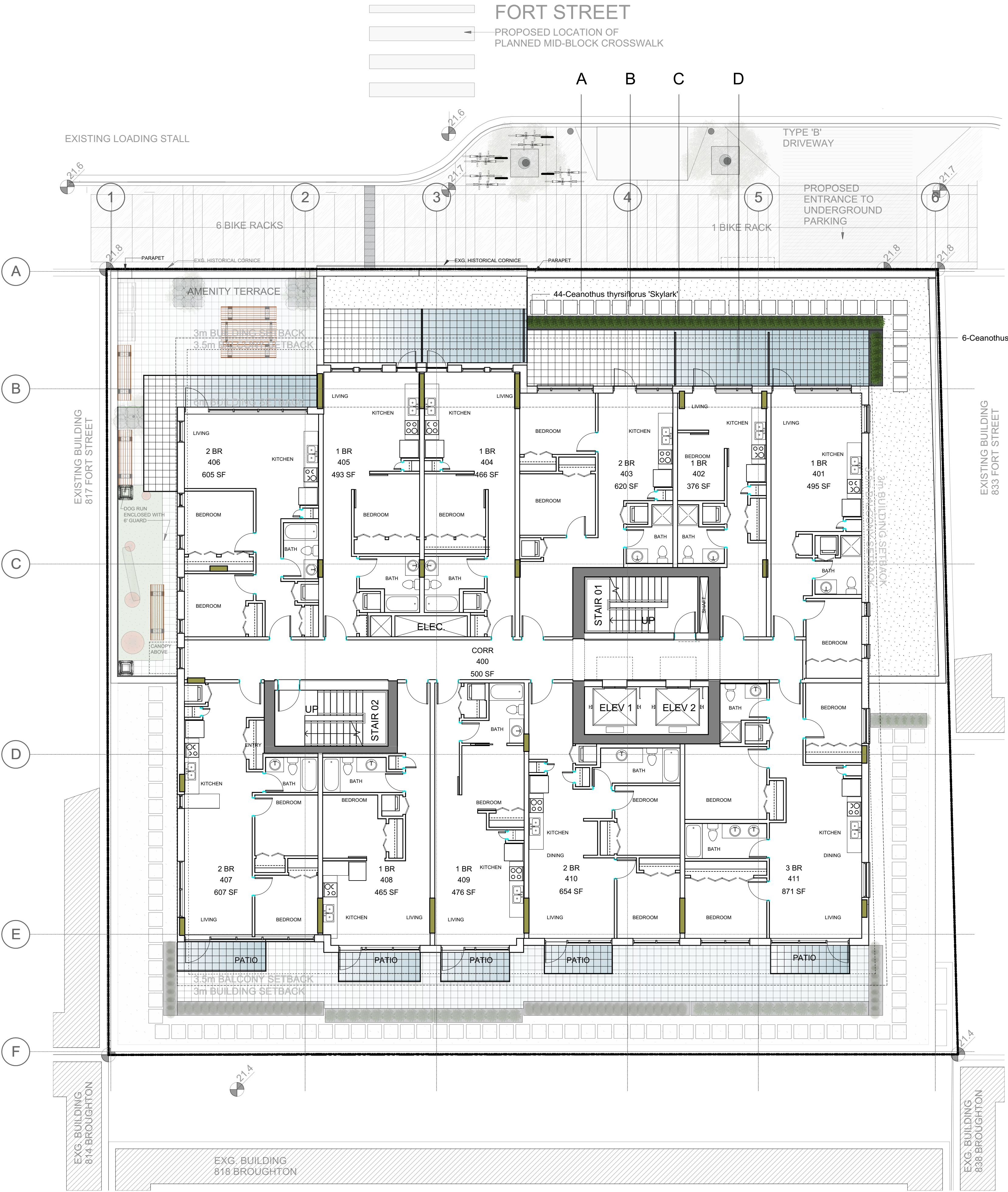
reference
2017.09_02 L0

number

L3_L1

Plant Schedule - Ground Floor				
ID	Qty	Latin Name	Common Name	Scheduled Size
ApOB	3	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	#10 Cont.
Lav ang 'M'	24	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 Cont





- A CRUSHED ANGULAR WHITE GRAVEL
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819-827 FORT STREET VICTORIA BC.

legal

drawing
4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

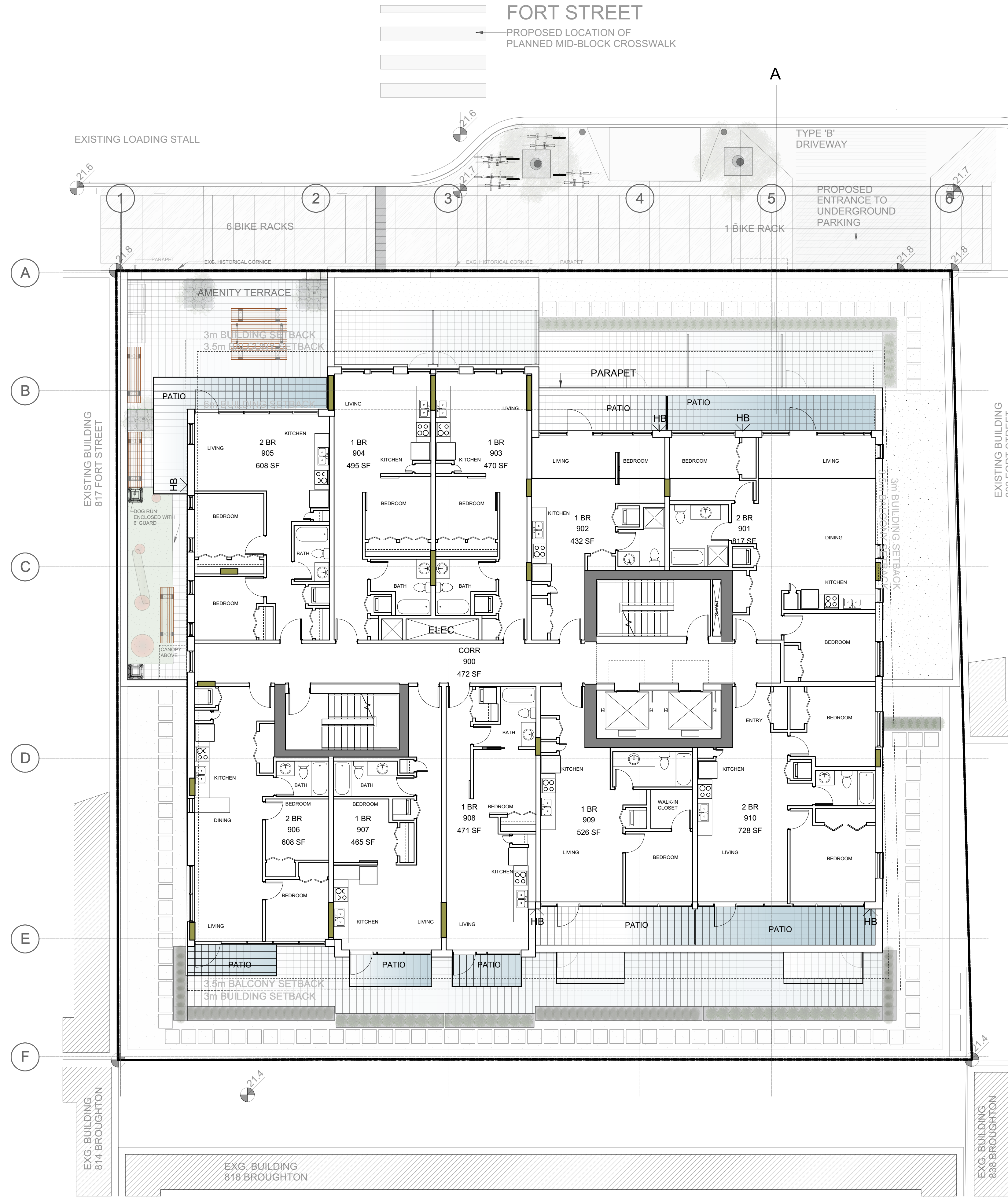
checked
JP

reference
2017.09_02 L0

number

L4-8_L1

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



A 1'x1' PCC PAVER ONTO PEDESTALS

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal



scale
AS SHOWN

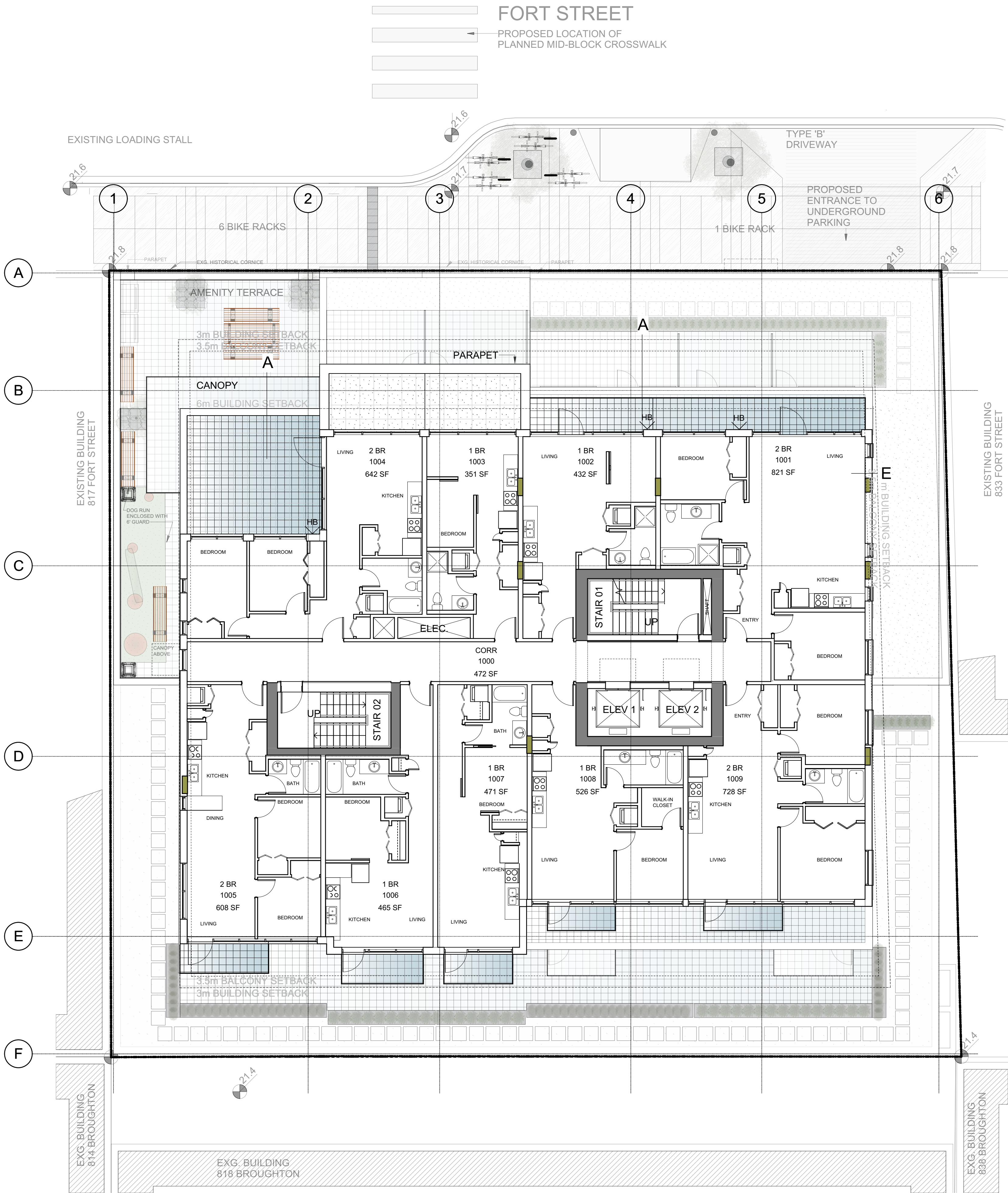
drawn
JP

checked
JP

reference
2017.09_02 L0

number

L9_L1



A 12" SQ. PCC CONCRETE PAVING ONTO PEDESTALS

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
10TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number
L10_L1