

SMARTSTOP SELF - STORAGE DOBNEY FOUNDRY, VICTORIA, B.C

APPLICATION FOR DELEGATED DEVELOPMENT PERMIT



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CIVIL

23-079-CSP	PRELIMINARY CIVIL PLAN
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ITEM	BRITISH COLUMBIA BUILDING CODE DATA MATRIX- PART 3					BCBC Reference	
1	Project Description: NEW CONSTRUCTION OF A 4 STOREY SELF-STORAGE BUILDING WITH 2 BASEMENTS					Part 3	
2	Major Occupancy: F2 (SELF-STORAGE) & E (RETAIL, STORE)		Subsidiary Occupancy: D (OFFICE) & F3 (STORAGE GARAGE)		3.1.2.1 (1)		
3	Building Area		Proposed: 29,492.3 m ² (2,739.9 m ²)		1.4.1.2		
4	Gross Floor Area		Proposed: 153,834.5 m ² (14,291.7 m ²)				
	Basement 2		Proposed: 29,518.6 m ² (2,742.4 m ²)				
	Partial Basement		Proposed: 19,629.2 m ² (1,823.6 m ²)				
	Ground/Split Ground		Proposed: 29,318.7 m ² (2,723.8 m ²)		(119.6 m ²)		
	Second		Proposed: 25,068.4 m ² (2,328.9 m ²)		(514.8 m ²)		
	Third		Proposed: 25,149.7 m ² (2,336.5 m ²)				
	Fourth		Proposed: 25,149.7 m ² (2,336.5 m ²)				
5	Number of Storeys Above Grade: 4		Below Grade: 2		3.2.1.1, 3.2.2.15		
6	Height of Building (m): 14.9m (AVERAGE TO TOP OF ROOF)						
7	Number of Streets/ Fire Fighting Access 2					3.2.2.10 & 3.2.5.	
8	Building Classification: 3.2.2.77 GROUP F, DIVISION 2, UP TO 4 STOREYS, INCREASED AREA, SPRINKLERED 3.2.2.66 GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED PER 3.2.2.6, THE REQUIREMENTS OF THE MOST RESTRICTED MAJOR OCCUPANCY SHALL APPLY TO THE WHOLE BUILDING.					3.2.2.77, 3.2.2.66 3.2.2.6	
9	Sprinkler system proposed: ENTIRE BUILDING					3.2.2.77, 3.2.2.66	
10	Standpipe required:		☒ YES	☐ NO	3.2.5.		
11	Fire Alarm required:		☒ YES	☐ NO	3.2.4		
12	Water Service/Supply is Adequate:		☒ YES	☐ NO	3.2.5.7		
13	High Building:		☐ YES	☒ NO	3.2.6		
14	Permitted Construction:		☐ Combustible	☒ Non-Combustible	☐ Both 3.2.2.77		
	Actual Construction:		☐ Combustible	☒ Non-Combustible	☐ Both		
15	Mezzanine Area: N/A					3.2.1.1.(3)-(8)	
16	Occupant Load Based on:		Self Storage (F2) ☐ m ² / person	☒ Design of Building	3.1.1.7		
			Office (D) ☒ m ² / person	☐ Design of Building			
			95 m ² / 9.3 = 10				
17	Barrier Free Design:		☒ YES	☐ NO	3.8.		
18	Hazardous Substances:		☐ YES	☒ NO	3.3.1.2		
19	Required Fire Resistance Ratings (FRR)	Horizontal Assemblies FRR (Hours)		Horizontal Assemblies FRR (Hours)		3.2.2.77, 3.2.2.66 3.2.1.4, 3.3.1.1	
		Floors (except per below)	2 Hours	Deck & Beams: cUL D798		3.2.2.66	
		Floors (above multiple storeys below ground)	3 Hours	Cast-In-Place Concrete		3.2.2.15.(2)	
		Roof	0 Hours				
		FRR (Hours) of supporting Members					
		Floors	2 Hours	Deck & Beams: cUL D798 Joists: cUL N854		3.2.2.66	
		Floors (above multiple storeys below ground)	3 Hours	Cast-In-Place Concrete		3.2.2.15.(2)	
		Roof	0 Hours				
		Other required Fire Separations FRR (Hrs)					
		Exit Stairs	2 Hours	Floor assemblies and supporting structure as per above		3.4.4.1.	
	Elevator Hoistway and Machine Room	2 Hours	Walls: ULC W453 or ULC U411		3.5.3.1(1), 3.5.3.3.		
	Service Rooms	1 Hours			3.6.2.1.		
	Walls and Ceilings between Interior Loading and Main Building	1.5 Hours (2 Hours provided)	Walls: ULC W453 or ULC U411		3.3.5.6.		
	Garbage Room	1 Hours			3.6.2.5.		

20	SPATIAL SEPARATION AND EXPOSURE SEPARATION - Construction of Exterior Walls											3.2.3.1 E
NORTH	EAST	BUILDING FACE 1	Area of Exposed Building Face (m sq.)	Limiting Distance (m)	Length / Height (m)	Permitted Max % of Openings	Proposed Max % of Unprotected Openings	FRR (Hours of CBF)	Listed Design	Type of Construction Required	Type of Cladding Required	Wall % Required Rating
			276m ²	10.1m (centerline of street)	43.01m / varies	100% per 3.2.3.10(2)	100%	0 HR	-	Combustible or Noncombustible	Combustible or Noncombustible	0%
			46.3m ²	10.1m (centerline of street)	3.69m / varies	100%	100%	0 HR	-	Combustible or Noncombustible	Combustible or Noncombustible	0%
			20.9m ²	10.1m (centerline of street)	5.45m / varies	100%	100%	0 HR	-	Combustible or Noncombustible	Combustible or Noncombustible	0%
			18.8m ²	10.1m (centerline of street)	5.45m / 3.45m	100%	100%	0 HR	-	Combustible or Noncombustible	Combustible or Noncombustible	0%
			167.2m ²	10.1m (centerline of street)	48.47m / 3.45m	57%	48%	1 HR	-	Combustible or Noncombustible	Noncombustible	43%
	WEST	BUILDING FACE 2	167.2m ²	10.1m (centerline of street)	48.47m / 3.45m	57%	38%	1 HR	-	Combustible or Noncombustible	Noncombustible	43%
			383m ²	0.49m (to property line)	27.98m / varies	0%	0%	2 HR	-	Noncombustible	Noncombustible	100%
			453m ²	0.46m (to property line)	36.12m / varies	0%	0%	2 HR	-	Noncombustible	Noncombustible	100%
			32.2m ²	11.26m (to property line)	5.64m / varies	100%	100%	0 HR	-	Combustible or Noncombustible	Combustible or Noncombustible	0%
			292.9m ²	1m (to property line)	17.5m / varies	0%	0%	2 HR	-	Noncombustible	Noncombustible	100%
			210m ²	9.7m (centerline of street)	34.4m / 6m	100%	100%	0 HR	-	Combustible or Noncombustible	Combustible or Noncombustible	0%
SOUTH	EAST	BUILDING FACE 1	115m ²	9.7m (centerline of street)	34.4m / 3.45m	76%	50%	1 HR	-	Combustible or Noncombustible	Noncombustible	24%
			238m ²	22m (centerline of street)	34.4m / 6.9m	100%	100%	0 HR	-	Combustible or Noncombustible	Combustible or Noncombustible	0%
			972m ²	0.46m (to property line)	68.2m / varies	0%	0%	2 HR	-	Noncombustible	Noncombustible	100%

21	ANSI / ASHRAE / IES STANDARD 90.1 - 2022, TABLE 5.5.4 CLIMATE ZONE 4C (ASHRAE STANDARD 189 TABLE A-5)			
	OPAQUE ELEMENTS	Nonresidential		
		Assembly		Insulation
		Max. U-Value	Min. R-Value	Provided R-value
		Roofs: Insulation Entirely Above Deck	U-0.032	R-35.4 g
		Walls, Above Grade: Steel Framed (conventional wall construction)	U-0.064	R-13 + R-7.5 g R-24 + R-8.4 g
		Walls, Above Grade: Wood Framed and Other (Insulated Metal Panel)	U-0.064	R-13 + R-3.8 g or R-20 R-16 g 4" IMP (Kingspan K-ROC) R-24 g 6" IMP (Kingspan K-ROC) R-30 g 4" IMP (Kingspan Quadcore)
		Walls, Below Grade	C-0.119	R-7.5 g UN-INSULATED
		Floors: Steel Joist	U-0.038	R-30
		Slab-On-Grade Floors (Unheated)	F-0.520	R-15 for 24" R-15 for 24"
		Opaque Doors (Swinging)	U-0.37	
		Opaque Doors (Nonswinging)	U-0.31	
		FENESTRATION		
		Assembly		Min. VT/SHGC
		Max U-Value	Max. SHGC	
		Vertical Fenestration, 0% - 40% of Wall		
		Non metal framing: all (N/A)	U-0.50	0.40 NR
		Metal framing: fixed	U-0.36	0.36 1.10
		Metal framing: operable	U-0.45	0.33 1.10
		Metal framing: entrance door	U-0.63	0.33 1.10

22	COMBUSTIBLE INSULATION AND ITS PROTECTION	3.1.5.14 (3)
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23	PLUMBING FIXTURE REQUIREMENTS	3.9.3.2.
		PER 3.9.3.2.
		• TWO WASHROOMS, EACH CONTAINING A WATER CLOSET AND A LAVATORY SHALL BE PROVIDED.
		• 1 UNIVERSAL WASHROOM PROVIDED.
		• 1 MALE/FEMALE WASHROOM PROVIDED.

NOTE:
THE INFORMATION ON THIS SHEET WILL BE CONFIRMED AT THE BUILDING PERMIT STAGE

FOR DELEGATED DEVELOPMENT PERMIT

GENERAL NOTES - TYPICAL:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
- DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
- DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS FOR CONSTRUCTION AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
- CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
- ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

8	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
7	2024.03.05	FOR DEVELOPMENT PERMIT
6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

LANDSCAPING:

CLIENT LOGO:

CLIENT:

PN: PROJECT NORTH

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



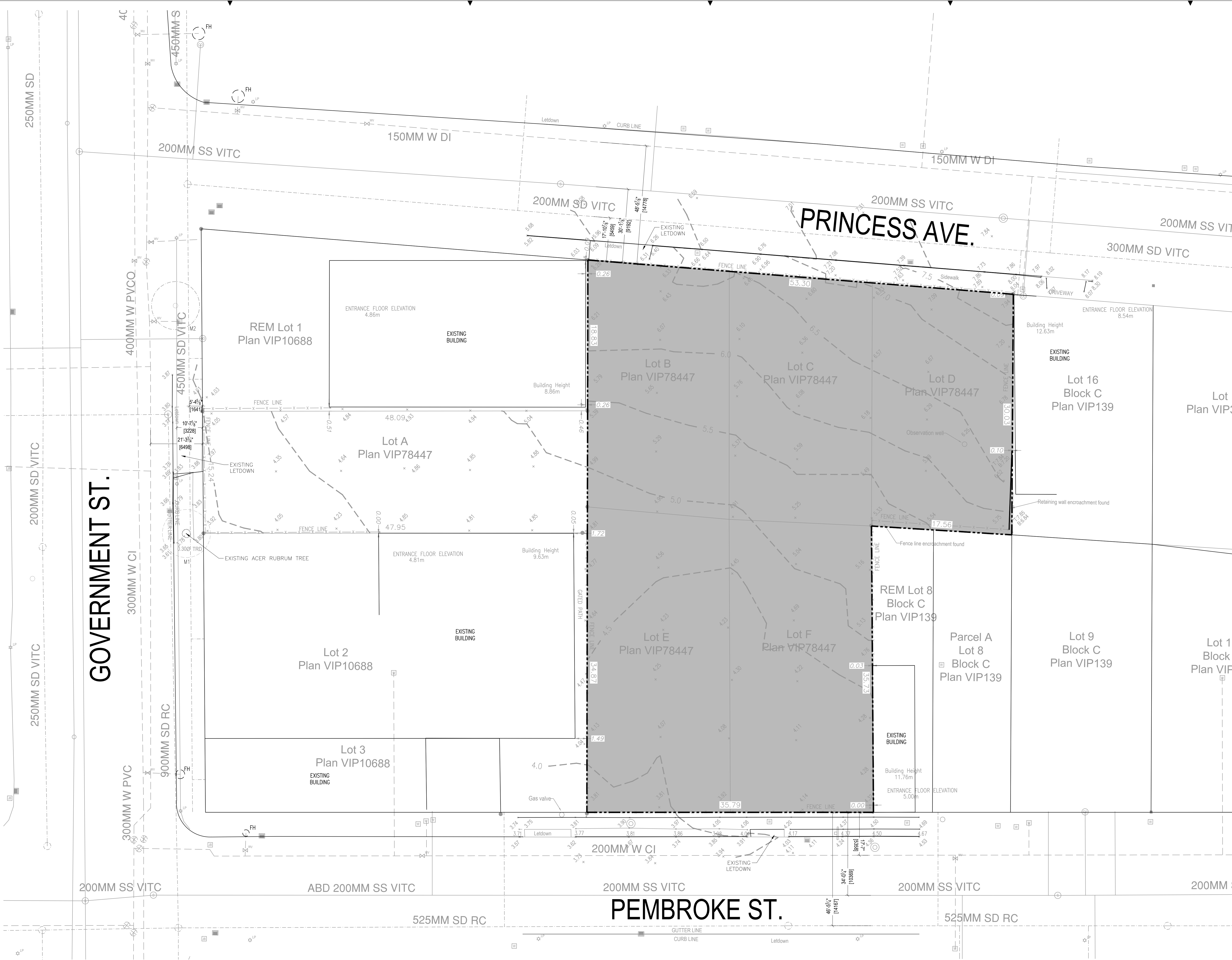
WPT PROJECT #:	MUNICIPAL #:
2022-0076.01	
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

SCALE:	SHEET #:
N.T.S.	
DRAWN BY:	
PM	

A-001



1 SITE PLAN EXISTING
A100 SCALE: 1:200

LEGEND - SYMBOLS

⊙

MANHOLE

⊙

SANITARY CLEAN OUT

⊠

STORM DRAIN CLEAN OUT OR WATER METER

⊙^{FH}

FIRE HYDRANT

⊙^{WV}

WATER VALVE

⊙^W

WATER SYSTEM GATE VALVE

⊙^{LP}

LIGHT POST

⊙

ELECTRIC MANHOLE

⊠

JUNCTION BOX

LEGEND - LINE TYPES

WATER MAIN LINES

STORM WATER MAIN LINES

ELECTRICAL CONDUIT

GRAPHIC SCALE

5

0

10 metres

SITE PLAN BASED ON SURVEY BY EXPLORER FILE 11874 DATED 2022-11-30. SERVICES DWG BASED ON CAD FILE PROVIDED BY CLIENT RECEIVED ON APRIL 12, 2023

FOR DELEGATED DEVELOPMENT PERMIT		
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#	YYYY-MM-DD	REVISIONS
1	2024-01-12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
2	2024-01-24	FOR TENDER
3	2024-03-05	FOR DEVELOPMENT PERMIT
4	2024-03-20	FOR DEVELOPMENT PERMIT
5	2024-03-31	FOR DEVELOPMENT PERMIT
6	2024-04-15	FOR DEVELOPMENT PERMIT
7	2024-04-20	FOR DEVELOPMENT PERMIT
8	2024-04-24	FOR DISCUSSION
9	2024-04-29	FOR DISCUSSION

DESIGNER:	QUASAR
	250 ROWNTREE DAIRY RD, WOODBRIDGE, ON. TEL: 905 507 0800
CIVIL:	QUASAR
	250 ROWNTREE DAIRY RD, WOODBRIDGE, ON. TEL: 905 507 0800
ELECTRICAL:	RJC
	1515 DOUGLAS STREET, SUITE 330 VICTORIA, BC TEL: 250 386 7794
MECHANICAL:	PMG LANDSCAPE ARCHITECTS
	C100 4185 Still Creek Drive Burnaby BC Canada V5C6G9 TEL: 604.294.0011
STRUCTURAL:	SMARTCENTRES
	3200 HIGHWAY 7, SUITE 230 VAUGHAN, ON, L4K 5Z5 TEL: 905 326 6400
LANDSCAPE:	
CLIENT LOGO:	
CLIENT:	

PK: PROJECT NORTH

ARCHITECT'S SEAL:

PN

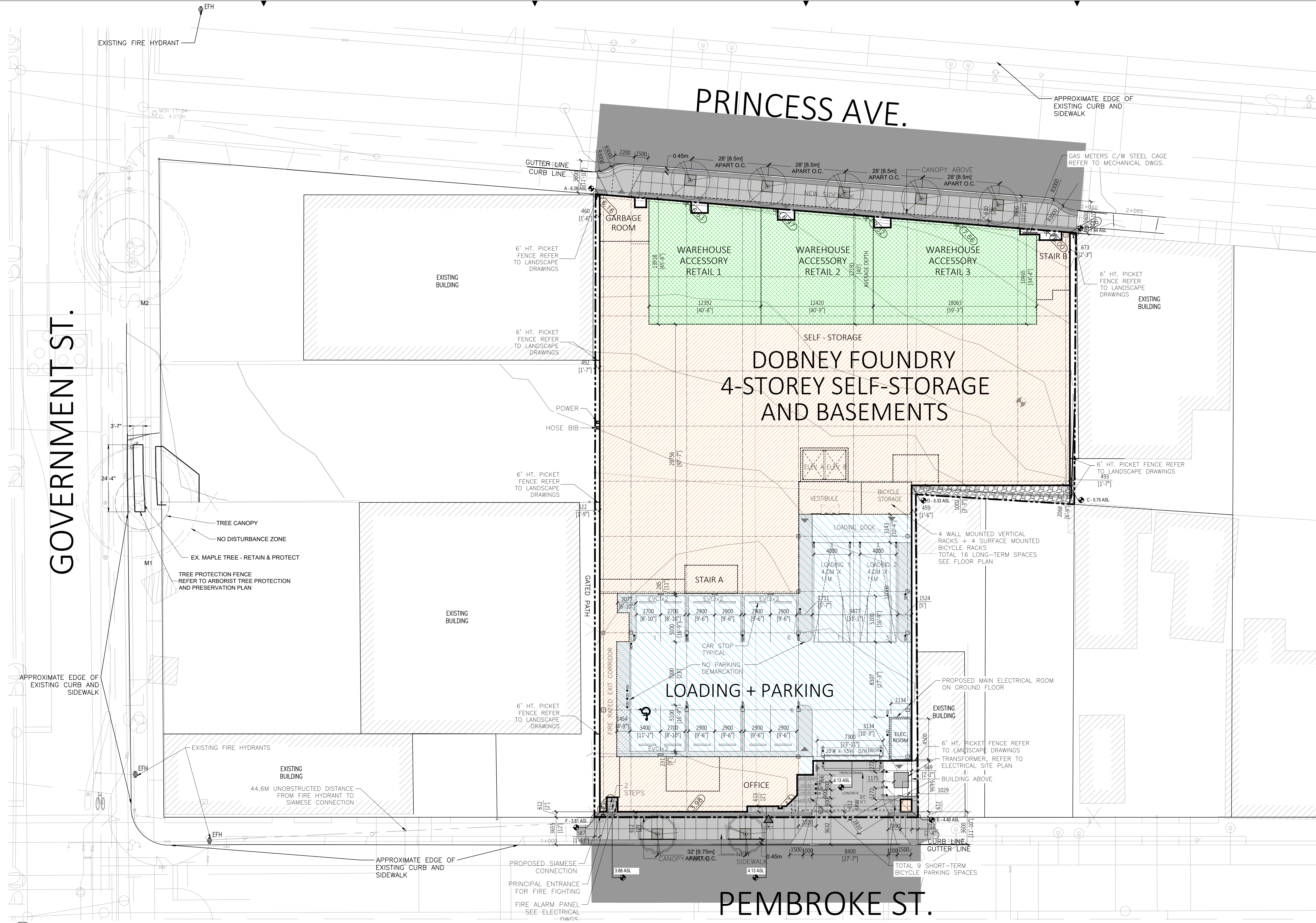
TN

TN: TRUE NORTH

ARCHITECT:

WPT ARCHITECTURE INC
wpt@wptarchitecture.ca

WPT PROJECT #:	MUNICIPAL #:
2022-0076-01	
CLIENT PROJECT #:	CLIENT CONTRACT #:
PROJECT NAME AND LOCATION:	
VICTORIA SELF STORAGE INC 621, 627, 629 PRINCESS AVENUE AND 616, 624 PEMBROKE STREET VICTORIA, BRITISH COLUMBIA	
SHEET NAME:	
SITE PLAN EXISTING	
SCALE:	SHEET #:
1:200	A100X
DRAWN BY:	AF

1 ARCHITECTURAL SITE PLAN
A100 SCALE: 1:200

PROPERTY ADDRESSES	PARCEL IDENTIFIER	LEGAL DESCRIPTION
621 PRINCESS AVE. VICTORIA, BC	026-220-547	LOT B SECTION 3 VICTORIA DISTRICT PLAN VIP78447
627 PRINCESS AVE. VICTORIA, BC	026-220-555	LOT C SECTION 3 VICTORIA DISTRICT PLAN VIP78447
629 PRINCESS AVE. VICTORIA, BC	026-220-563	LOT D SECTION 3 VICTORIA DISTRICT PLAN VIP78447
616 PEMBROKE ST. VICTORIA, BC	026-220-571	LOT E SECTION 3 VICTORIA DISTRICT PLAN VIP78447
624 PEMBROKE ST. VICTORIA, BC	026-220-580	LOT F SECTION 3 VICTORIA DISTRICT PLAN VIP78447

GRADE POINTS (ASL)	DISTANCE (m)	AVERAGE GRADE POINT x DISTANCE = Z
A-B	6.28 7.94	52.167
B-C	7.94 5.75	27.987
C-D	5.75 5.33	17.498
D-E	5.33 4.4	36.116
E-F	4.4 3.81	34.495
F-A	3.81 6.28	68.29
TOTAL	236.553	1,321.24667
AVERAGE GRADE		5.59

LEGEND

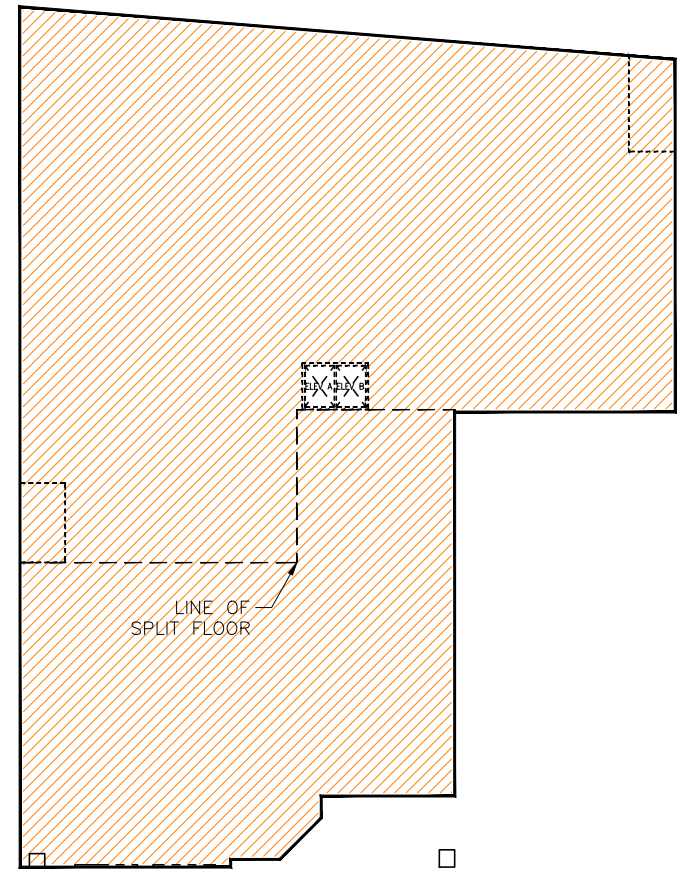
	SELF STORAGE
	INT. LOADING + PARKING
	WAREHOUSE ACCESSORY RETAIL

SITE PLAN BASED ON SURVEY BY
EXPLORER FILE 11874
DATED 2022-11-30.

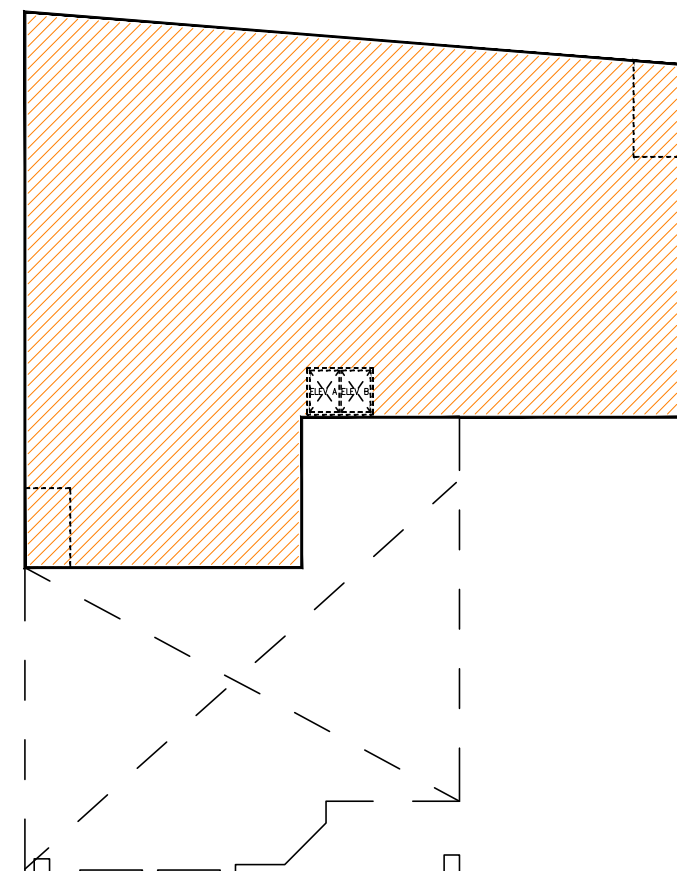
GENERAL NOTES

- REINSTATE SIDEWALKS, ASPHALT & CURBS TO COMPLY WITH CITY STANDARDS.
- FOR DIMENSIONS AND BLOW-UP OF BICYCLE STORAGE, SEE DWG A111A.
- ALL GRADING TO BE CONFIRMED BY CIVIL ENGINEER

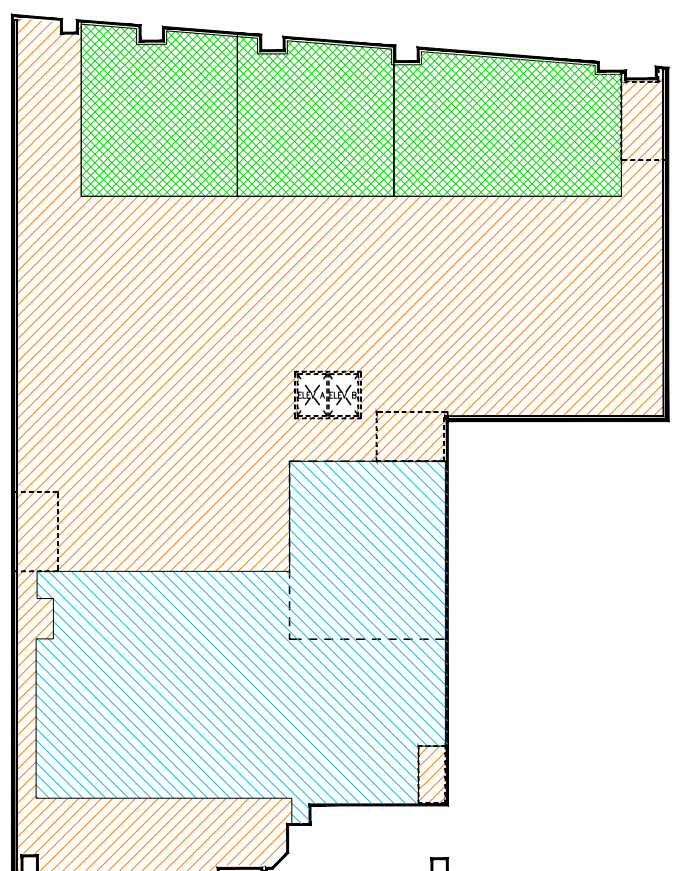
PROJECT INFORMATION TABLE		
ITEM	REQUIRED / PERMITTED	PROPOSED
ZONE (EXISTING)	M2-1 Zone,	DOUGLAS-BLANSHARD INDUSTRIAL DISTRICT
SITE AREA (m ²)		2,932
TOTAL FLOOR AREA (m ²)*	N/A	8,682
WAREHOUSE ACCESSORY RETAIL (m ²)		516
FLOOR SPACE RATIO	Max 3.0	2.96
SITE COVERAGE %	N/A	93.10%
OPEN SITE SPACE %	N/A	6.9%
HEIGHT OF BUILDING (m)	15m	14.952m
NUMBER OF STOREYS	N/A	4 Floors + 1 Partial Basement + 1 Full Basement
PARKING STALLS (NUMBER) ON SITE		
WAREHOUSE BUILDING AREA (m ²)**	N/A	13,083
WAREHOUSE ACCESSORY RETAIL AREA (m ²)*	N/A	516
WAREHOUSE **	131	12 INTERIOR PARKING SPACES 2 LOADING BAYS 3 ADDITIONAL PARKING SPACES WHEN LOADING BAYS ARE NOT IN USE FOR A TOTAL OF 15 PARKING SPACES.
WAREHOUSE ACCESSORY RETAIL ***	6	
STREET PARKING		
ACCESSIBLE PARKING SPACES		
STANDARD	0	
VAN	1	1 VAN
ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE (****)		
2 OR 5% OF TOTAL REQUIRED VEHICLE PARKING	8	8
BICYCLE PARKING (STORAGE AND RACK)		
RETAIL ***	SHORT TERM	
	LONG TERM	
WAREHOUSE	SHORT TERM	
	LONG TERM	9 SHORT TERM + 16 LONG TERM
BUILDING SETBACKS (m)		
FRONT YARD (PEMBROKE STREET)	No setback required	0.612m
REAR YARD (PRINCESS AVE)	No setback required	0
SIDE YARD (INTERIOR SIDE)	3.0m or 0m	0.458m
SIDE YARD (GOVERNMENT STREET)	3.0m or 0m	0.452m
COMBINED SIDE YARDS	N/A	N/A
NOTES:		
(*) MEASURED TO INTERIOR FACE OF EXTERIOR WALL, EXCLUDES INTERIOR PARKING + LOADING, PARTIAL BASEMENT 1 & BASEMENT 2, LONG TERM BICYCLE STORAGE AND ELEVATOR SHAFT.		
(**) WAREHOUSE BUILDING AREA FOR PARKING CALCULATION INCLUDES ALL FLOORS, OFFICE, PARTIAL BASEMENT 1 & BASEMENT 2; EXCLUDES INTERIOR PARKING + LOADING AND WAREHOUSE ACCESSORY RETAIL (1 SPACE X 100m ²).		
(***) WAREHOUSE ACCESSORY RETAIL USE PARKING CALCULATION BASED ON RETAIL (1 SPACE X 80m ²)		
(****) EVCI (ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE) 240V (30 AMP)		



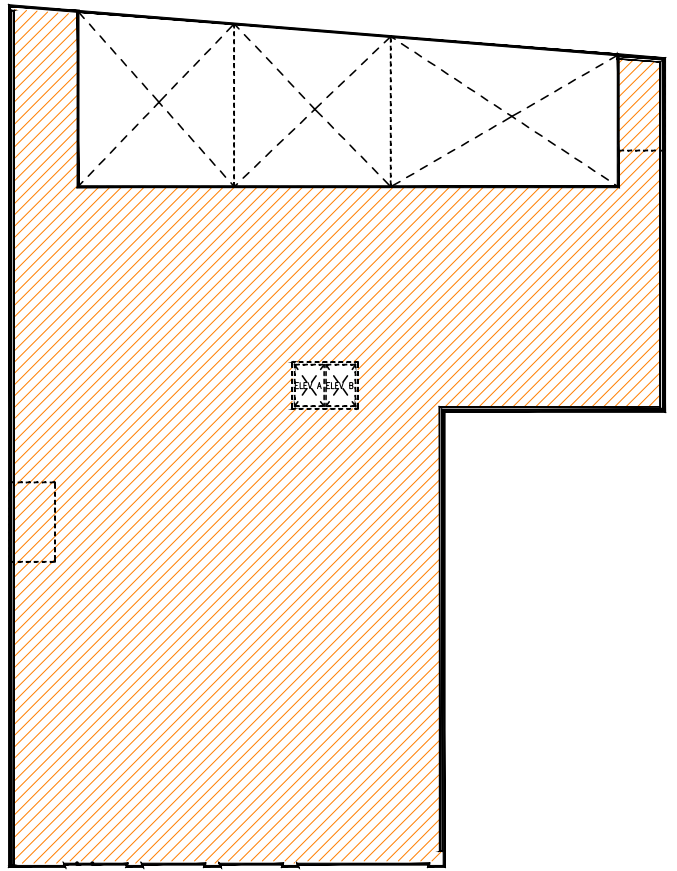
BASEMENT 2



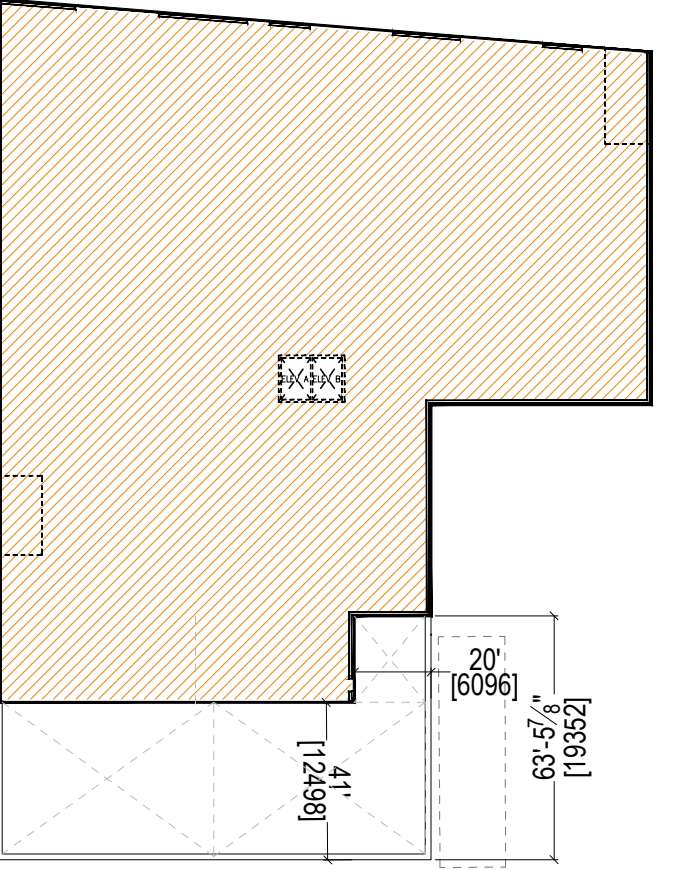
PARTIAL BASEMENT 1



GROUND + SPLIT FLOOR



2ND FLOOR



3RD + 4TH FLOOR

2 FLOOR PLATES

A100
N.T.S.

FOR DELEGATED DEVELOPMENT PERMIT

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43	2024-11-12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
39	2024-10-22	ISSUED FOR ADDENDUM 01
38	2024-10-09	FOR TENDER
37	2024-09-26	FOR CLIENT REVIEW
36	2024-09-03	ISSUED FOR PERMIT
35	2024-08-27	FOR COORDINATION
34	2024-08-08	FOR 70% DRAWING REVIEW
33	2024-06-28	FOR COORDINATION
32	2024-03-03	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

DESIGNER:

CIVIL:

ELECTRICAL:

QUASAR

250 ROWNTREE DAIRY RD,
WOODBRIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR

250 ROWNTREE DAIRY RD,
WOODBRIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC

1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC
TEL: 250 386 7794

LANDSCAPE:

PMG LANDSCAPE ARCHITECTS

C100 4185 Still Creek Drive
Burnaby BC Canada V5C6G9
TEL: 604.294.0011

CLIENT LOGO:



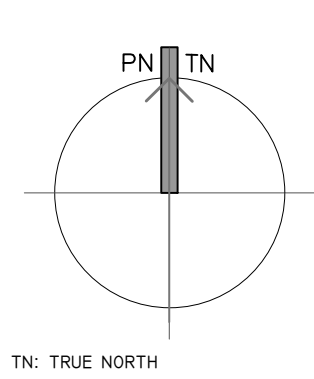
CLIENT:

SMARTCENTRES

3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON. L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:



ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

2022-0076-01

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

ARCHITECTURAL
SITE PLAN

SCALE:

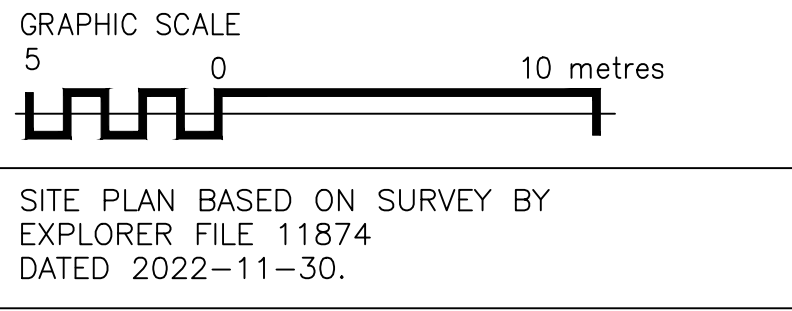
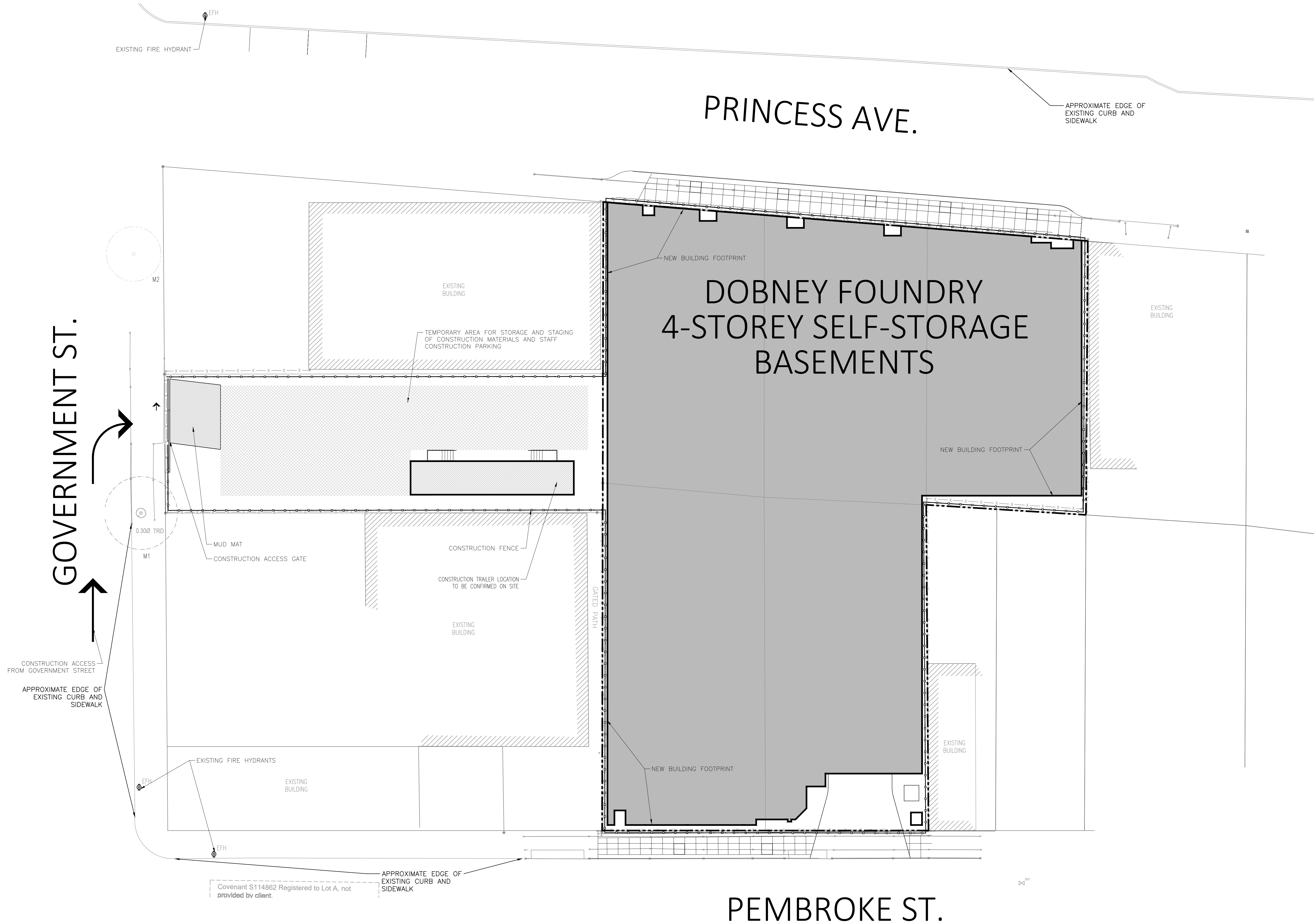
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DRAWN BY:

XGM

SHEET #:

A100



TIMEFRAME:
17 MONTHS CONSTRUCTION
PERIOD

1 CONSTRUCTION MANAGEMENT PLAN
A101A SCALE: 1:200

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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9	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
8	2024.11.12	ISSUED FOR ADDENDUM 01
7	2024.11.12	FOR DEVELOPMENT PERMIT
6	2024.11.12	FOR DEVELOPMENT PERMIT
5	2024.11.12	FOR DEVELOPMENT PERMIT
4	2024.11.12	FOR DEVELOPMENT PERMIT
3	2024.11.12	FOR DEVELOPMENT PERMIT
2	2024.11.12	FOR DISCUSSION
1	2024.11.12	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

DESIGNER:

CIVIL:

ELECTRICAL: **QUASAR**
250 ROWNTREE DAIRY RD,
WOODBRIDGE, ON.
TEL: 905 507 0800

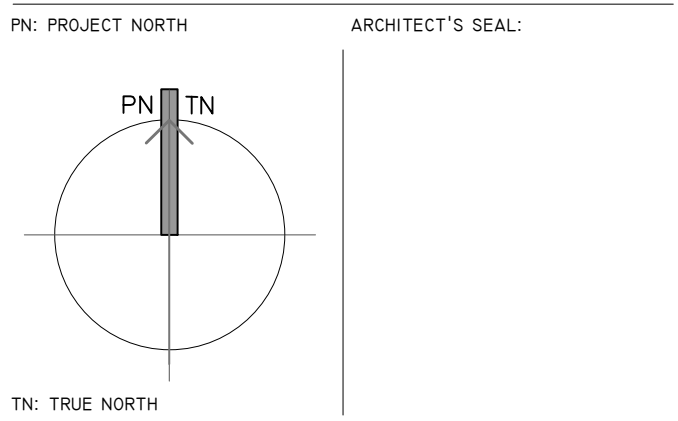
MECHANICAL: **QUASAR**
250 ROWNTREE DAIRY RD,
WOODBRIDGE, ON.
TEL: 905 507 0800

STRUCTURAL: **RJC**
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC
TEL: 250 386 7794

LANDSCAPE: **PMG LANDSCAPE ARCHITECTS**
C100 4185 Still Creek Drive
Burnaby BC Canada V5C6G9
TEL: 604.294.0011

CLIENT LOGO:
SMARTCENTRES **SmartStop**
REAL ESTATE INVESTMENT TRUST Self Storage

CLIENT: **SMARTCENTRES**
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

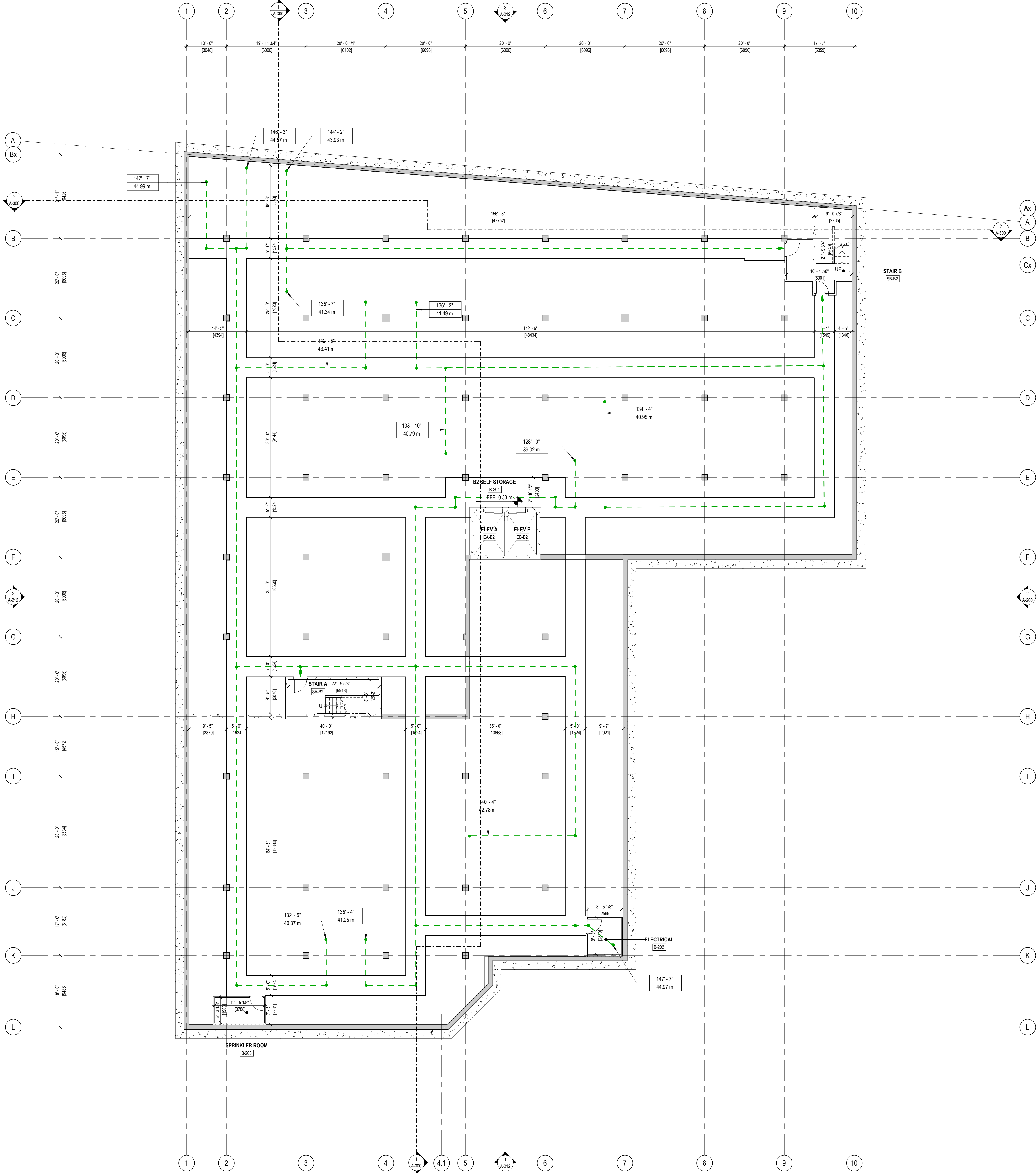


WPT PROJECT #: 2022-0076-01 MUNICIPAL #:
CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:
**CONSTRUCTION
MANAGEMENT PLAN**

SCALE: 1:200 SHEET #:
DRAWN BY: AF **A101**



FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES - TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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5	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
4	2024.03.05	FOR DEVELOPMENT PERMIT
3	2023.12.20	FOR DEVELOPMENT PERMIT
2	2023.10.31	FOR DEVELOPMENT PERMIT
1	2023.08.15	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

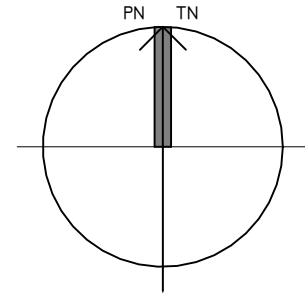
CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH



ARCHITECT'S SEAL:

ARCHITECT:



WPT PROJECT #: 2022.0076.01
MUNICIPAL #:
CLIENT PROJECT #:
CLIENT CONTRACT #:

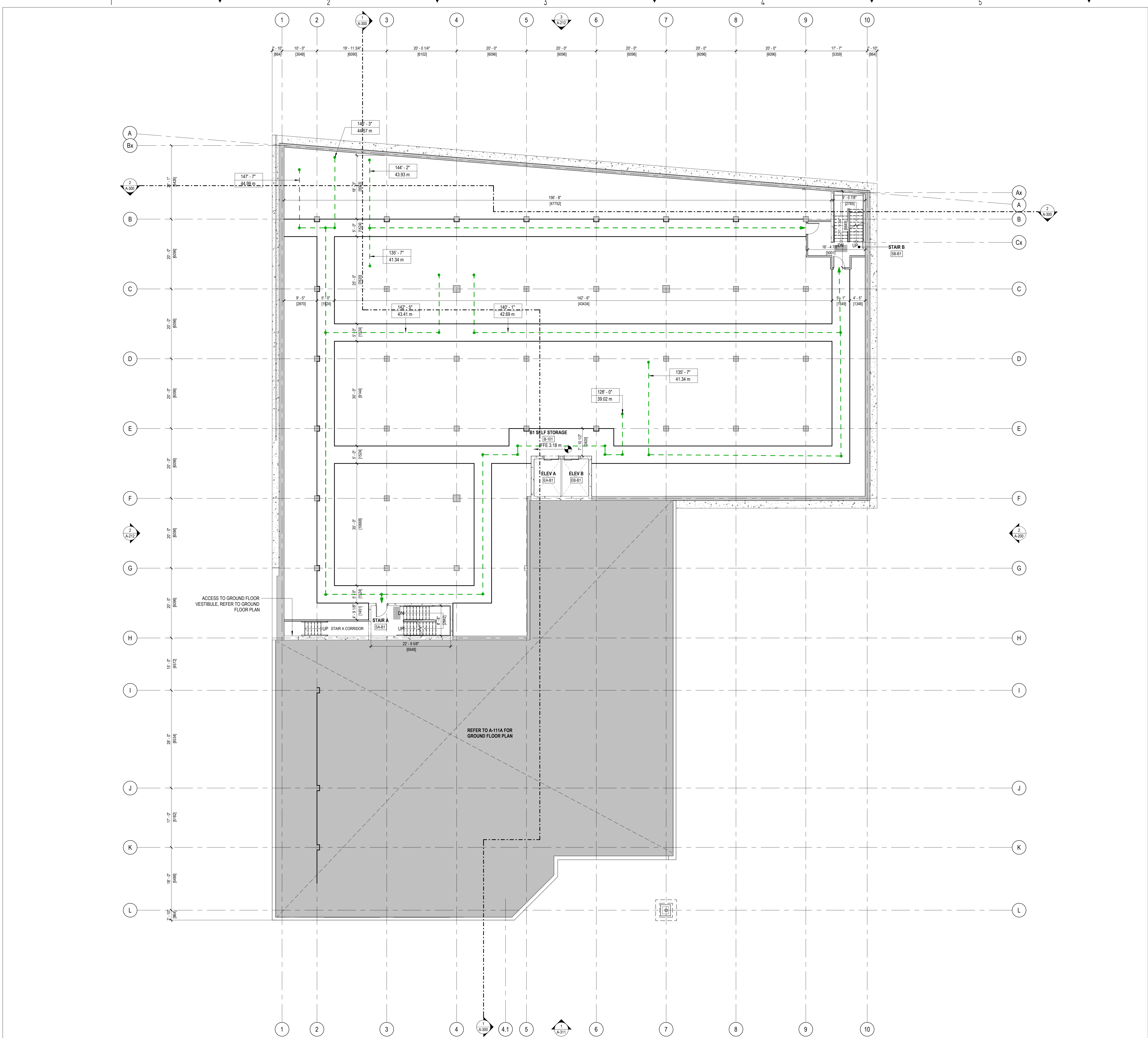
PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

BASEMENT 2 FLOOR PLAN

SCALE:
3/32" = 1'-0"
DRAWN BY:
PM

SHEET #:
A-110



1 PARTIAL BASEMENT FLOOR PLAN
A-111 3/32" = 1'-0"

LEGEND

--- TRAVEL DISTANCE

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES - TYPICAL:**
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#	DATE	DESCRIPTION
8	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
7	2024.03.05	FOR DEVELOPMENT PERMIT
6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

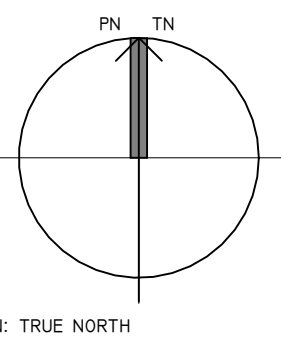
LANDSCAPING:

CLIENT LOGO:

CLIENT:

PN: PROJECT NORTH

ARCHITECT'S SEAL:



ARCHITECT:



WPT PROJECT #: 2022.0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

PARTIAL BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"	SHEET #:
DRAWN BY: PM	

A-III

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND ALL CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
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8	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
7	2024.03.22	FOR DEVELOPMENT PERMIT
6	2024.03.05	FOR DEVELOPMENT PERMIT
5	2023.12.20	FOR DEVELOPMENT PERMIT
4	2023.10.31	FOR DEVELOPMENT PERMIT
3	2023.08.15	FOR DEVELOPMENT PERMIT
2	2023.04.21	FOR DEVELOPMENT PERMIT
1	2023.04.14	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD
WOODBIDGE, ON
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD
WOODBIDGE, ON
TEL: 905 507 0800

STRUCTURAL:

RJ
515 DOUGLAS STREET, SUITE 33
VICTORIA, BC
TEL: 250 386 779

BUILDING ENVELOPE:

WSR
100-20339 96 AVENUE
LANGLEY, BC
TEL: 604 533 299

LANDSCAPING:

PMO
4185 STILL CREEK DRIVE, SUITE C10
BURNABY, B
TEL: 604 294 00

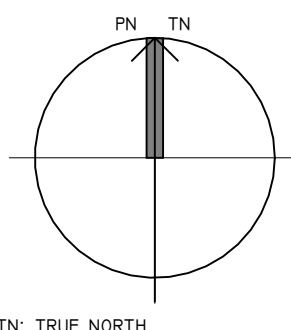
CLIENT LOGO:




CLIENT: SMARTCENTRE

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z2
TEL: 905 326 6400

PN: PROJECT NORTH | ARCHITECT'S SEAL:



ARCHITECT:



WPT PROJECT #: 2022.0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC.
21, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME: _____

GROUND & SPLIT GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"
DRAWN BY: PM

SHEET #:

A-III A

A-III A

LEGEN

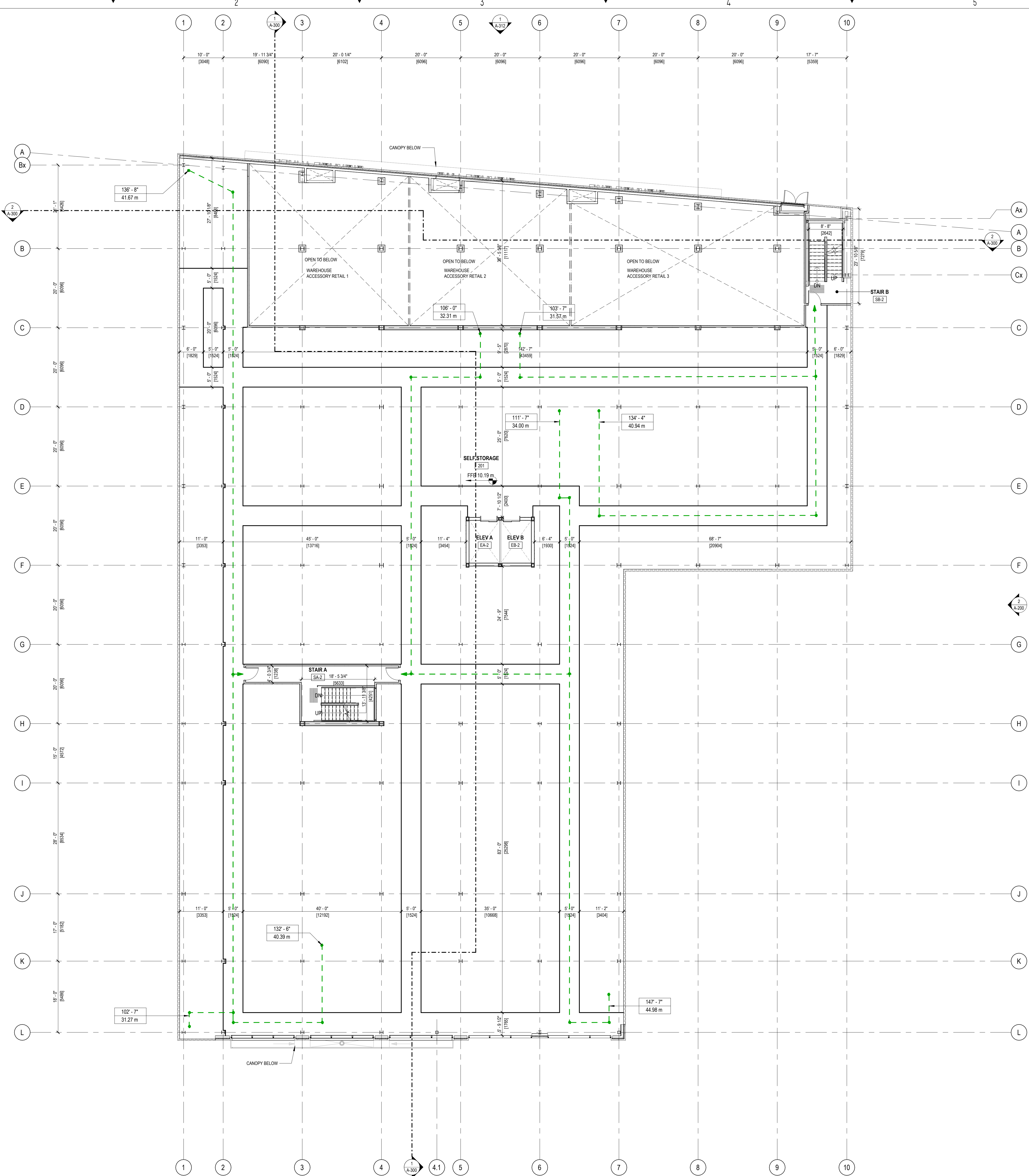
— — — — — TRAVEL DISTANCE

SCALE: 3/32" = 1'-0"
DRAWN BY: PM

SHEET #:

A-III A

A-III A



1
A-112
SECOND FLOOR PLAN
3/32" = 1'-0"

LEGEND

--- TRAVEL DISTANCE

FOR DELEGATED DEVELOPMENT PERMIT

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#	YYYY-MM-DD	REVISIONS
9	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
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6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

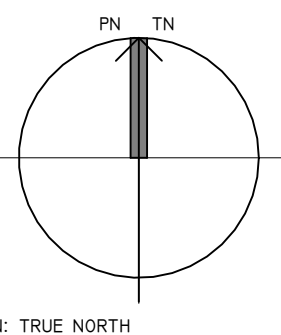
LANDSCAPING:

CLIENT LOGO:

CLIENT:

PN: PROJECT NORTH

ARCHITECT'S SEAL:



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022.0076.01
MUNICIPAL #:
CLIENT PROJECT #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

SECOND FLOOR PLAN

SCALE:
3/32" = 1'-0"
DRAWN BY:
PM

SHEET #:
A-112



— — — — — TRAVEL DISTANCE

FOR DELEGATED DEVELOPMENT PERMIT

GENERAL NOTES TYPICAL:

- **GENERAL NOTES TYPICAL:**
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5	2023.10.31	FOR DEVELOPMENT PERMIT
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3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL

QUASAR
250 ROWNTREE DAIRY RD
WOODBIDGE, ON
TEL: 905 507 0800

MECHANICAL

QUASAR
250 ROWNTREE DAIRY RD
WOODBIDGE, ON
TEL: 905 507 0800

STRUCTURAL

RJ
1515 DOUGLAS STREET, SUITE 33
VICTORIA, BC
TEL: 250 386 779

BUILDING ENVELOPE:

WSR
100-20339 96 AVENUE
LANGLEY, BC
TEL: 604 533 299

LANDSCAPING

PMO
4185 STILL CREEK DRIVE, SUITE C10
BURNABY, B
TEL: 604 294 00

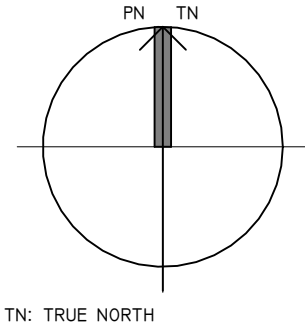
CLIENT LOGO:



CLIENT

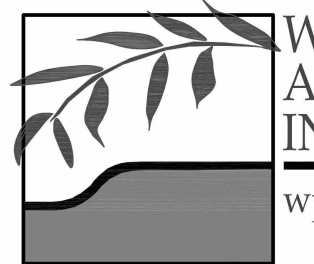
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z2
TEL: 905 326 6400

PN: PR



TN: TRUE NORTH

ARCHITECT



WPT
ARCHITECTURE
INC

wpt@wptarchitecture.ca

WPT PROJECT #

MUNICIPAL # _____

CLIENT PROJECT #

CLIENT CONTRACT #

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

THIRD FLOOR PLAN

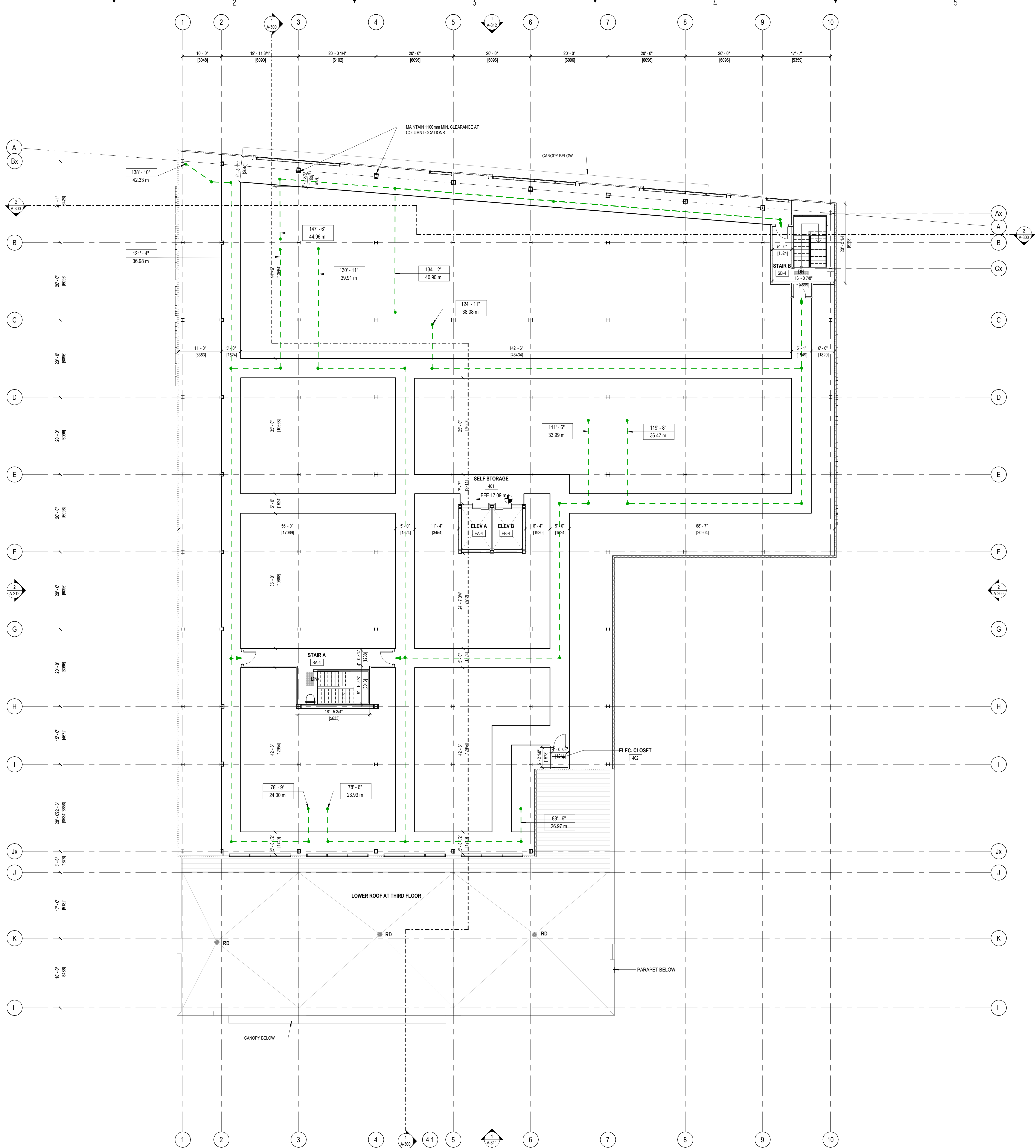
SCALE:

3/32" = 1'-0"

3752

SHEET #1

A-113



1
A-114
FOURTH FLOOR PLAN
3/32" = 1'-0"

LEGEND

--- TRAVEL DISTANCE

FOR DELEGATED DEVELOPMENT PERMIT

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6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
8	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

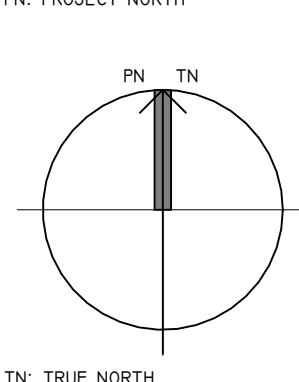
CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

2022.0076.01

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

FOURTH FLOOR PLAN

SCALE:

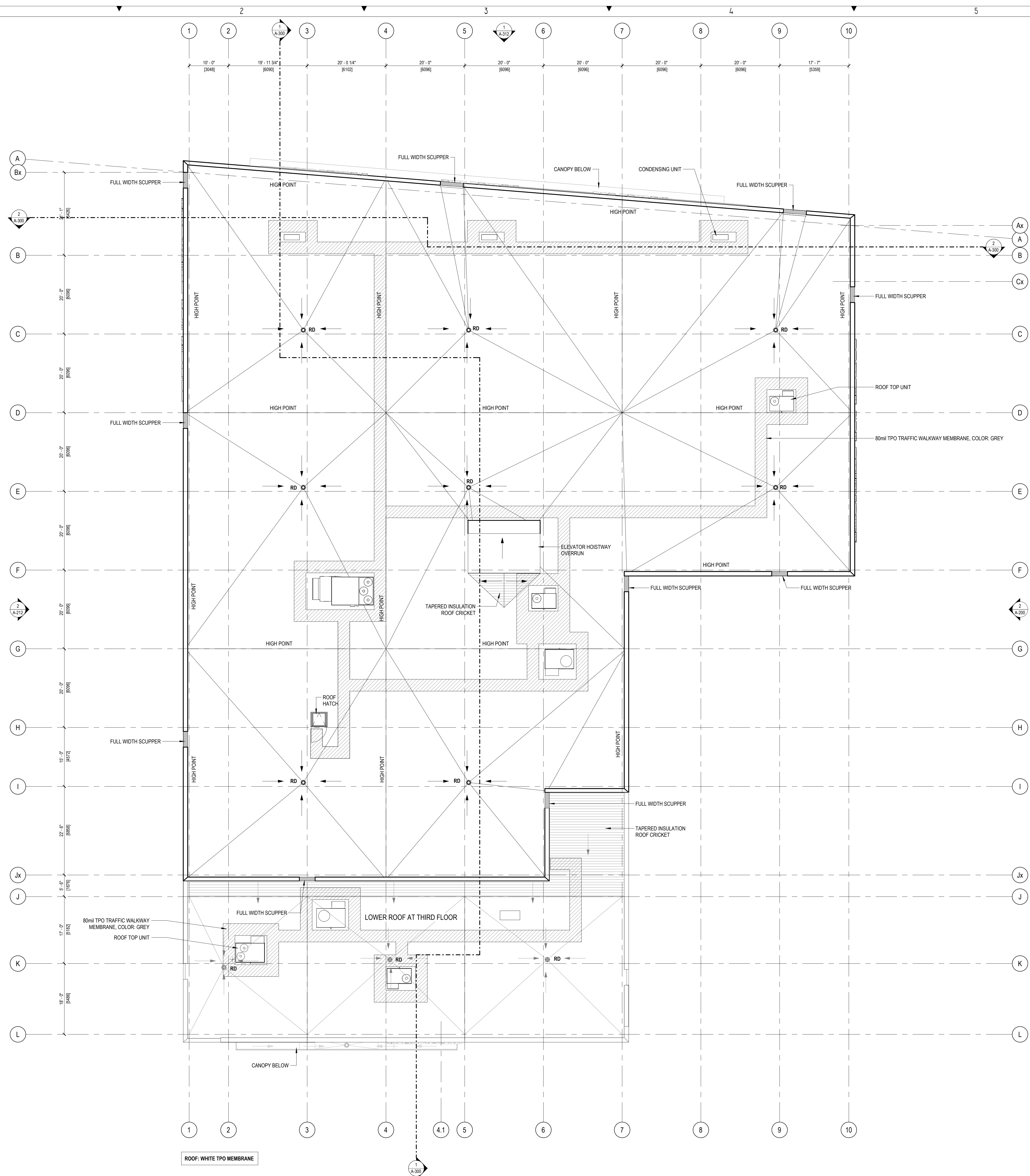
3/32" = 1'-0"

DRAWN BY:

PM

SHEET #:

A-114



FOR DELEGATED DEVELOPMENT PERMIT

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7	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
6	2024.03.22	FOR DEVELOPMENT PERMIT
5	2024.03.05	FOR DEVELOPMENT PERMIT
4	2023.12.20	FOR DEVELOPMENT PERMIT
3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

#	YYYY-MM-DD	REVISIONS
---	------------	-----------

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.,
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL

1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING

4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO

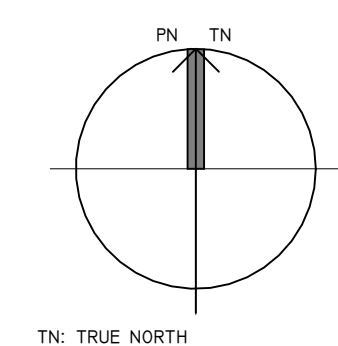


CLIENT

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

FN: PROJECT NORTH

ARCHITECT'S SEAL:



TN: TRUE NORT

ARCHITECT



WPT PROJECT #:

MUNICIPAL # _____

CLIENT PROJECT

	CLIENT CONTRACT #
--	-------------------

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

ROOF PLAN

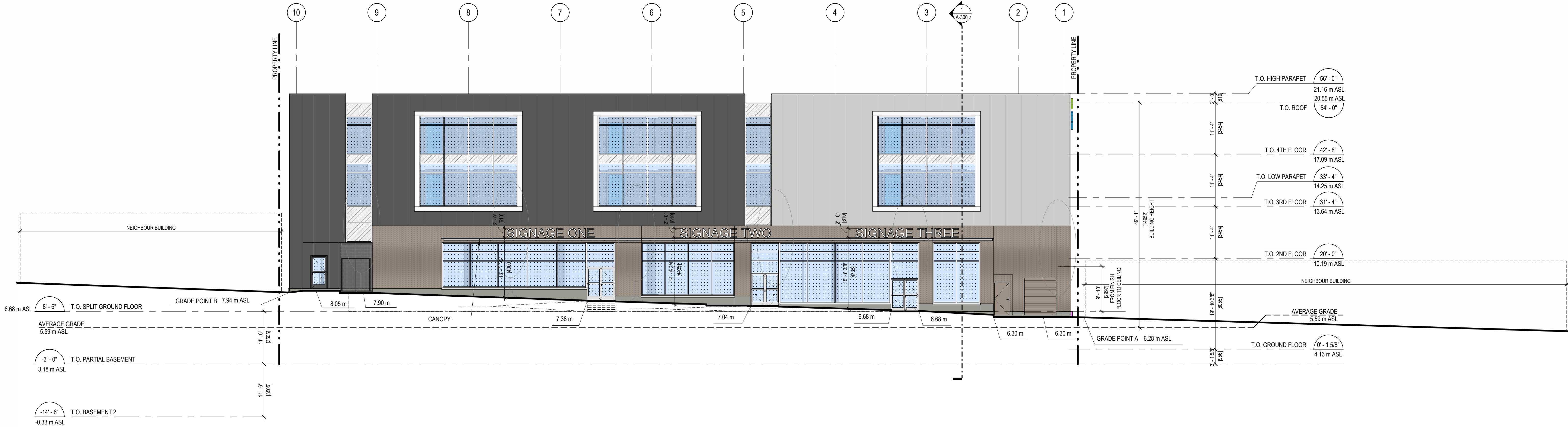
SCALE:

3/32" = 1'-0"

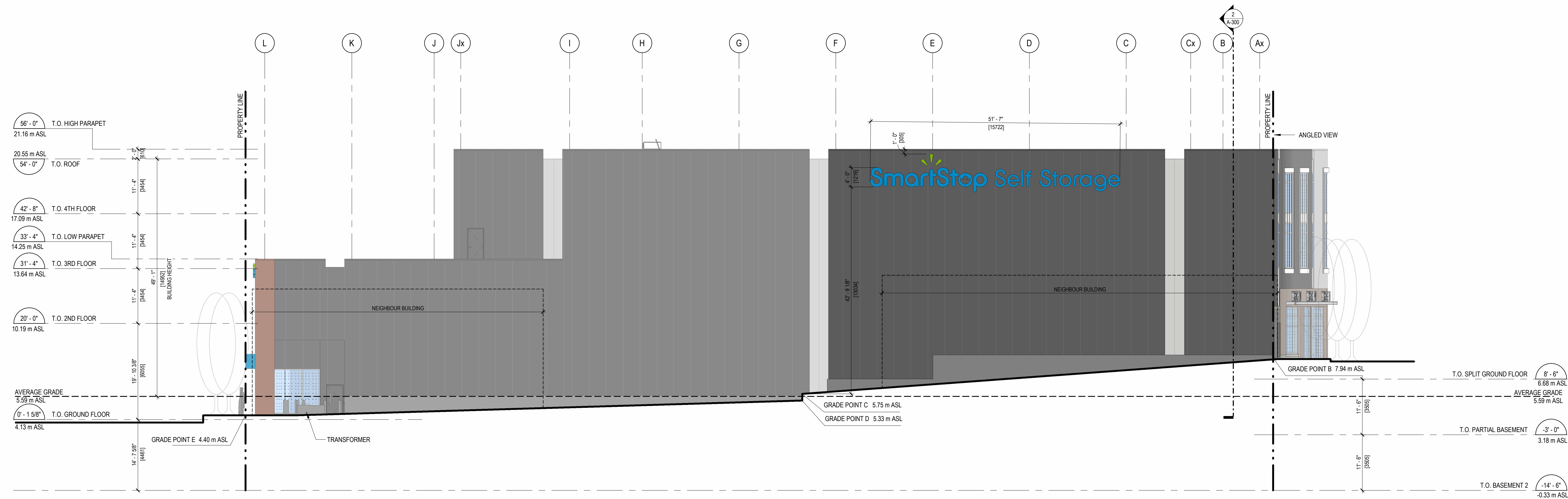
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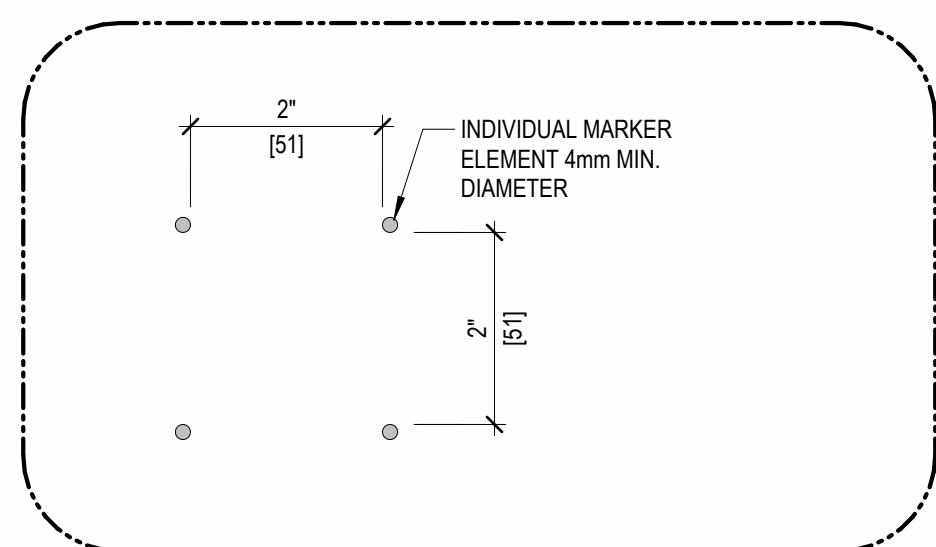
A-151



1 NORTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



BIRD FRIENDLY DESIGN

BIRD FRIENDLY TREATMENT TO BE APPLIED TO 100% (MINIMUM 85% REQUIRED) OF CONTIGUOUS GLASS PANEL THAT IS GREATER THAN 2m2 (21.982) AND WITHIN 12m FROM FINISHED GRADE.

SPANDREL PANELS WITH OUTSIDE REFLECTANCE OF LESS THAN 15% DO NOT REQUIRE TO BE TREATED.

FOR DELEGATED DEVELOPMENT PERMIT

GENERAL NOTES - TYPICAL:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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NO.	DATE	DESCRIPTION
8	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
7	2024.03.05	FOR DEVELOPMENT PERMIT
6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
8	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-203339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

PN

TN

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

2022.0076.01

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

**NORTH AND EAST EXTERIOR
ELEVATIONS**

SCALE:

SHEET #:

AS INDICATED

DRAWN BY:

KB

A-200

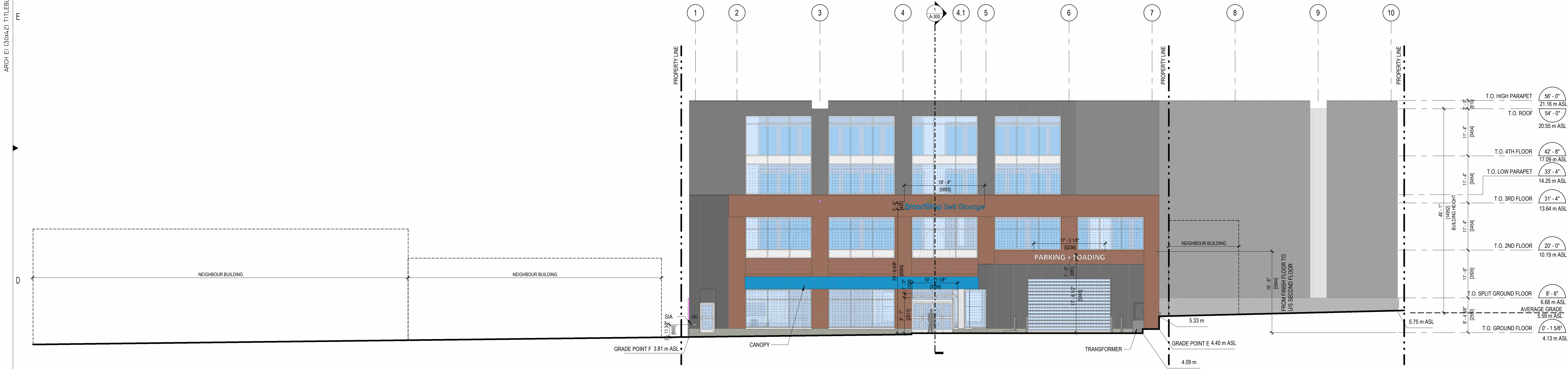
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D

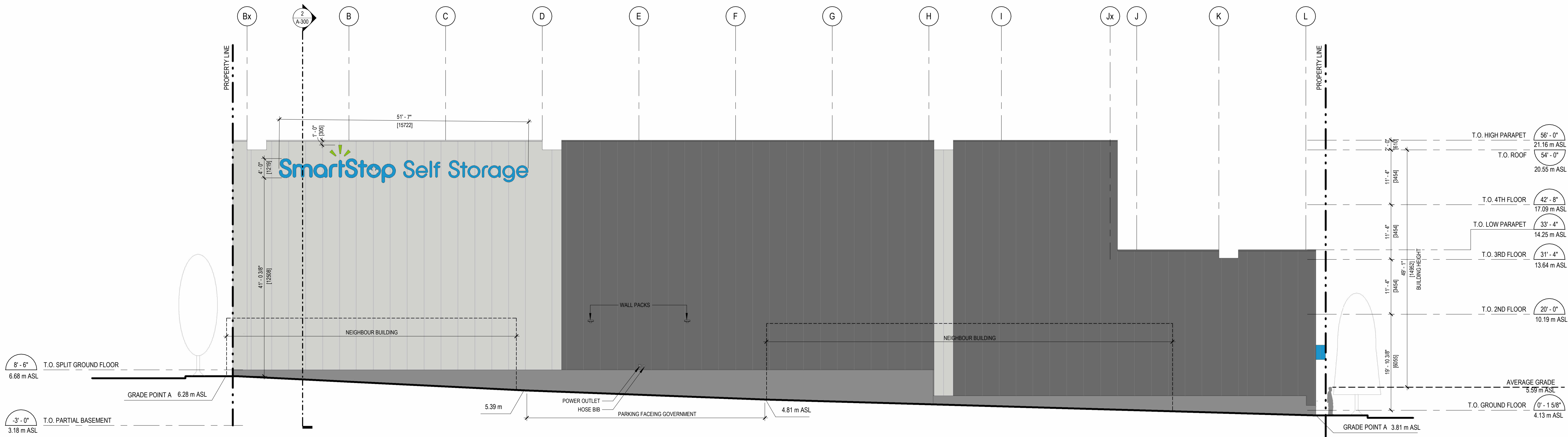
C

B

A



1 SOUTH ELEVATION
A-201
3/32" = 1'-0"



2 WEST ELEVATION
A-201
3/32" = 1'-0"

FOR DELEGATED DEVELOPMENT PERMIT

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3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
8	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

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RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

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100-203339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

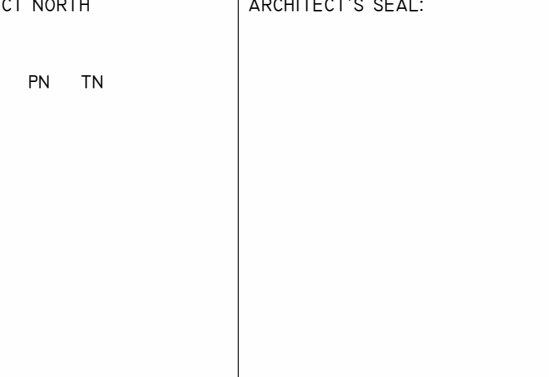
CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022-0076.01
CLIENT PROJECT #: CLIENT CONTRACT #:

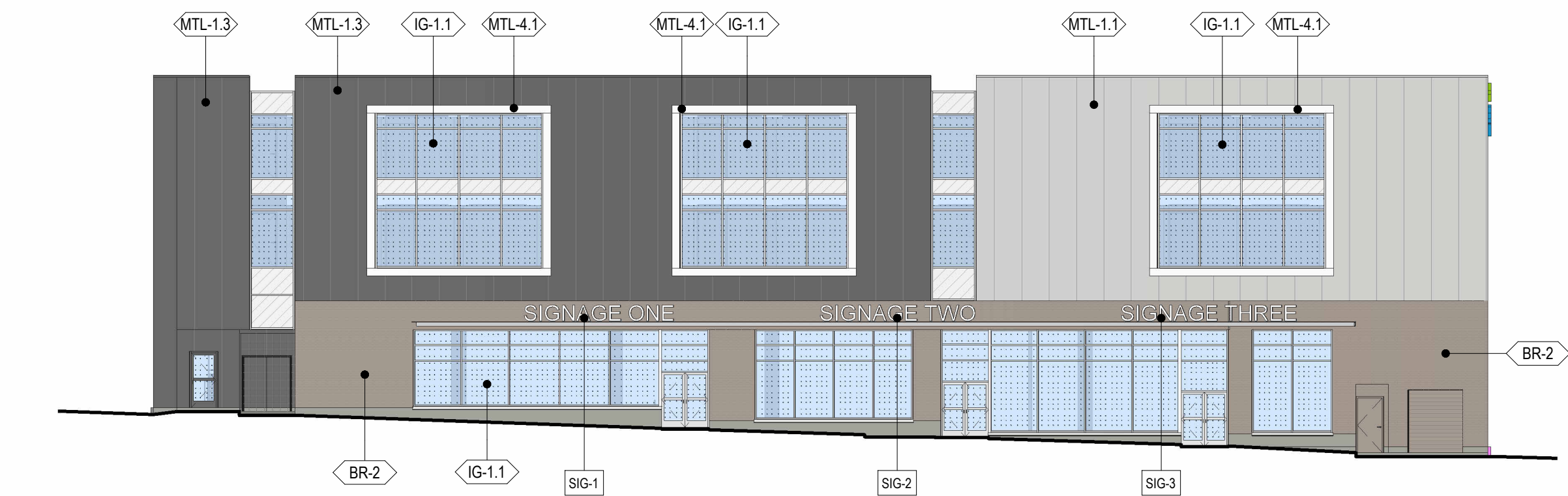
PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

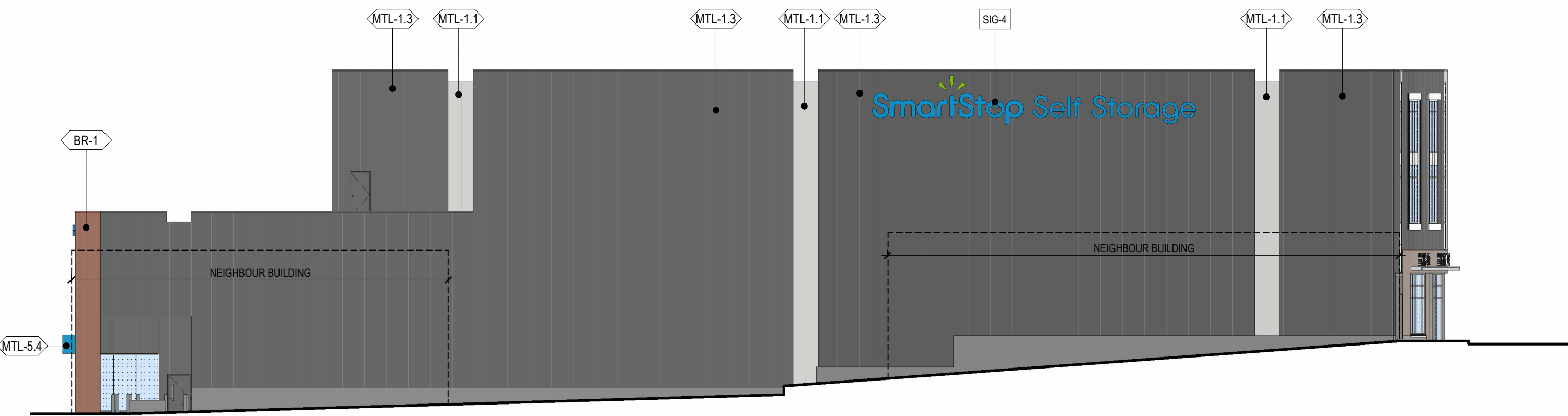
**SOUTH AND WEST EXTERIOR
ELEVATIONS**

SCALE:
3/32" = 1'-0"
DRAWN BY:
KB

SHEET #:
A-201



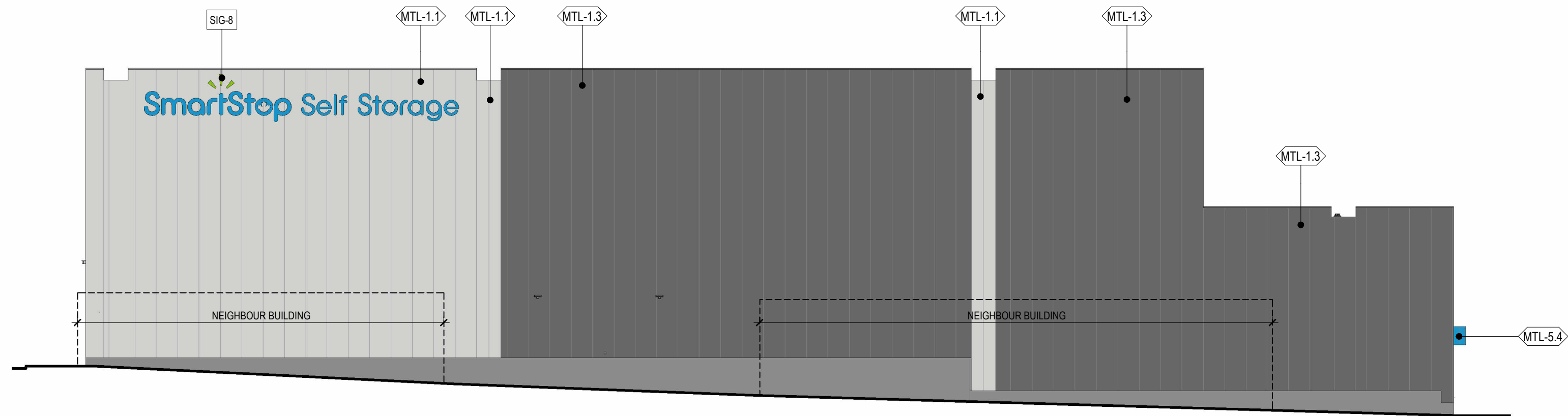
1 NORTH ELEVATION EXTERIOR FINISHES
A-210 1/16" = 1'-0"



2 EAST ELEVATION EXTERIOR FINISHES
A-210 1/16" = 1'-0"



3 SOUTH ELEVATION EXTERIOR FINISHES
A-210 1/16" = 1'-0"



4 WEST ELEVATION EXTERIOR FINISHES
A-210 1/16" = 1'-0"

BY LAW NO. 14-097 | ARTERIAL COMMERCIAL SIGN ZONE

A fascia sign shall not have a display surface exceeding 9 m2 (96.88 sq ft).

NORTH ELEVATION

SIGNAGE 1 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 4.0 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 18 sq. ft. (1.67 m2)

SIGNAGE 2 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 4.4 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 18 sq. ft. (1.67 m2)

SIGNAGE 3 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 4.7 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 22.6 sq. ft. (2.1 m2)

EAST ELEVATION

SIGNAGE 4 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 13 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 69.65 sq. ft. (6 m2)

SOUTH ELEVATION

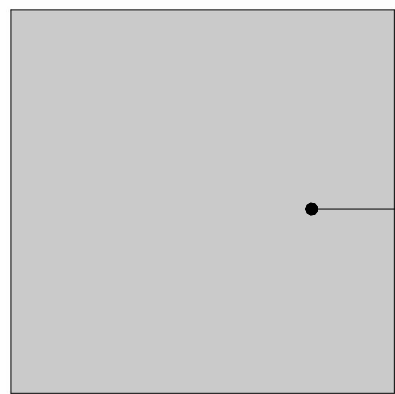
SIGNAGE 5 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 9 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 23.4 sq. ft. (2.17 m2)

SIGNAGE 6 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 2.6 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 4.3 sq. ft. (0.4 m2)

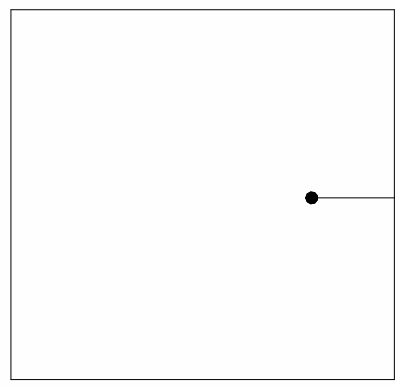
SIGNAGE 7 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 5.3 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 11 sq. ft. (1.02 m2)

WEST ELEVATION

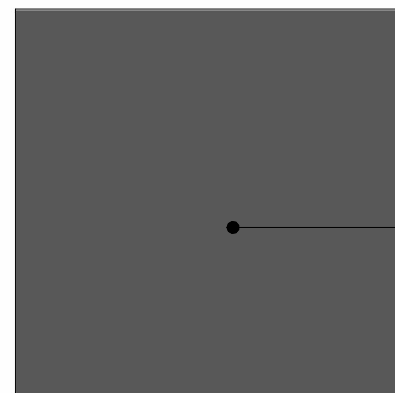
SIGNAGE 8 - FASCIA SIGNAGE, CHANNEL LETTER TYPE 50mm DEEP @ 12.5 m MEASURED FROM SIDE WALK TO BOTTOM OF SIGNAGE.
AREA = 69.65 sq. ft. (6 m2)



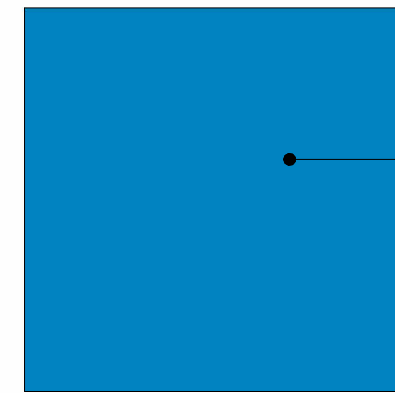
MTL-1.1 **INSULATED METAL PANEL
ACCENT PANEL**
ORIENTATION - VERTICAL
COLOUR - SW 7064 "PASSIVE"



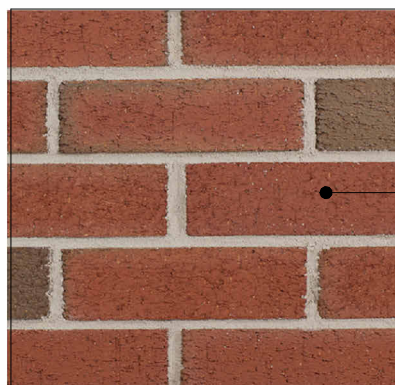
MTL-4.1 **ALUMINUM COMPOSITE PANEL
DISPLAY FEATURE WALL**
ORIENTATION - HORIZONTAL/VERTICAL
COLOUR - WHITE



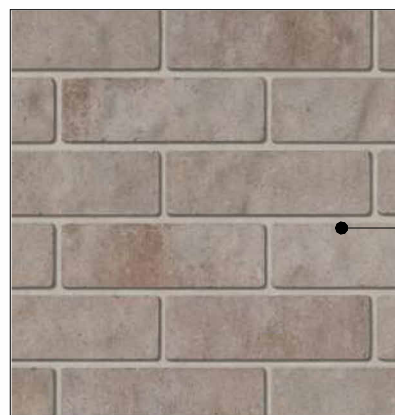
MTL-1.3 **INSULATED METAL PANEL
MAIN PANEL**
ORIENTATION - VERTICAL
COLOUR - SW 7674 "PEPPERCORN"



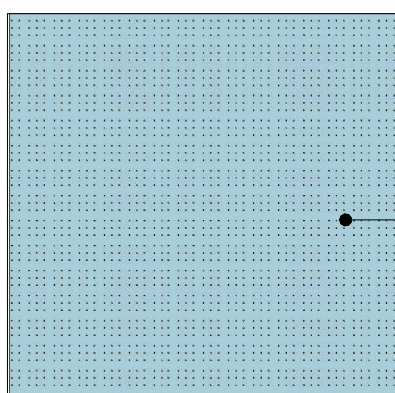
MTL-5.4 **METAL LINEAR PANEL
CANOPY FASCIA & SOFFIT**
ORIENTATION - VERTICAL
COLOUR - PMS 7461 "SMARTSTOP BLUE"



BR-1 **BRICK MASONRY
SELECT AREAS AT BASE OF BUILDING**
COLOUR - COLOUR - 200 FLASHED MATT



BR-2 **BRICK MASONRY
SELECT AREAS AT BASE OF BUILDING**
COLOUR - COLOUR - VIVACE PRP MILANO



IG-1.1 **CLEAR GLAZING
CURTAIN WALL**
COLOUR - LIGHT BLUE

FOR DELEGATED DEVELOPMENT PERMIT

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NO.	DATE	DESCRIPTION
7	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
6	2024.10.23	ISSUED FOR BUILDING PERMIT COMMENTS
5	2024.10.15	ISSUED FOR SIGNAGE TENDER
4	2024.10.09	ISSUED FOR TENDER
3	2024.09.03	ISSUED FOR PERMIT
2	2024.08.08	ISSUED FOR 70% SUBMISSION
1	2024.03.05	FOR DEVELOPMENT PERMIT
8	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

LANDSCAPING:

CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

PN TN

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

2022.0076.01

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

EXTERIOR FINISHES

SCALE:

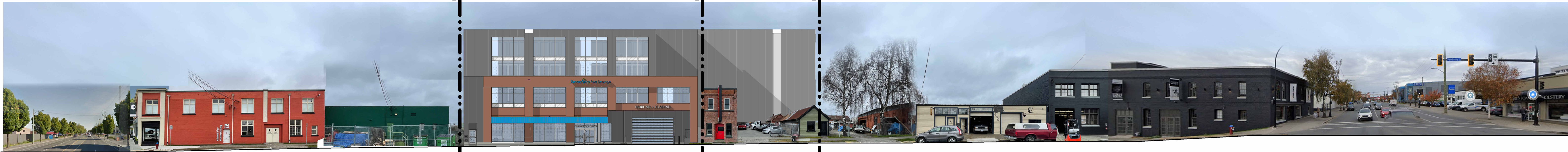
1/16" = 1'-0"

DRAWN BY:

KB

SHEET #:

A-210



1 SOUTH- PEMBROKE STREET
A-212 1: 275



2 WEST - GOVERNMENT STREET
A-212 1: 275



3 NORTH - PRINCESS AVENUE
A-212 1: 275

FOR DELEGATED DEVELOPMENT PERMIT

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4	2023.10.31	FOR DEVELOPMENT PERMIT
3	2023.08.15	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

PN TN

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

**EXTERIOR CONTEXT
ELEVATIONS**

SCALE:

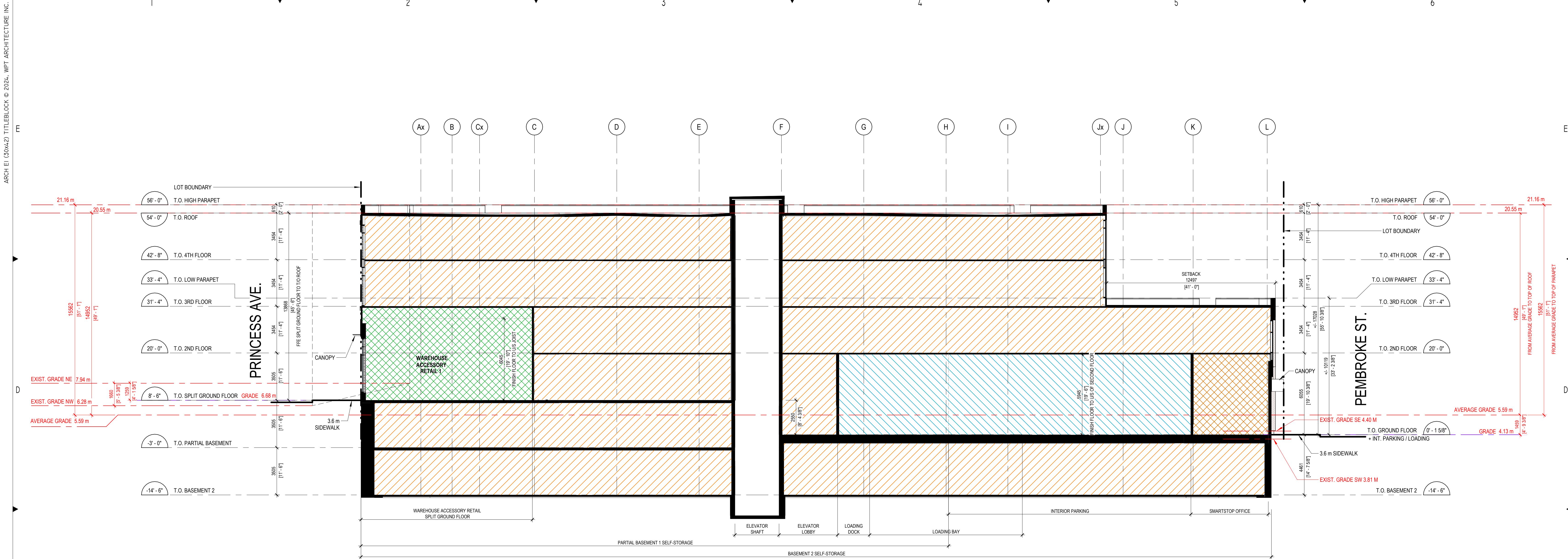
1 : 275

DRAWN BY:

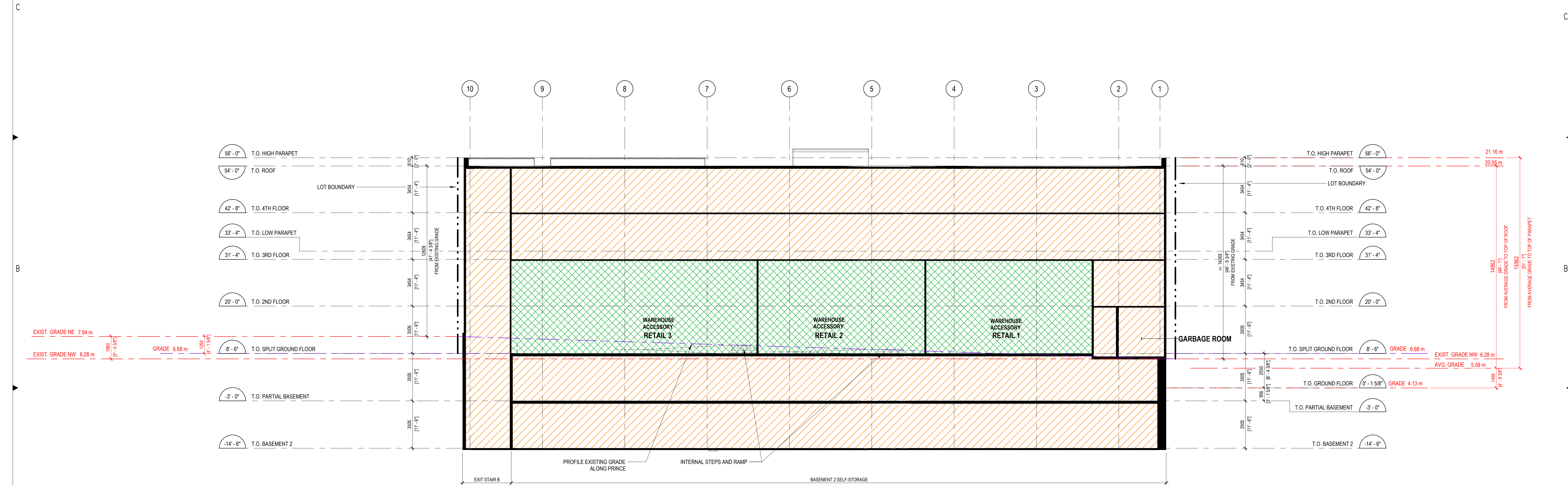
KB

SHEET #:

A-212



1 BUILDING SECTION 1
A-300 3/32" = 1'-0"



2 BUILDING SECTION 2
A-300 3/32" = 1'-0"

NOTE: ALL GRADING TO BE CONFIRMED AT SITE

FOR DELEGATED DEVELOPMENT PERMIT

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3	2023.04.21	FOR DEVELOPMENT PERMIT
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1	2023.04.06	FOR DISCUSSION
8 YYYY-MM-DD REVISIONS		

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

LANDSCAPING:

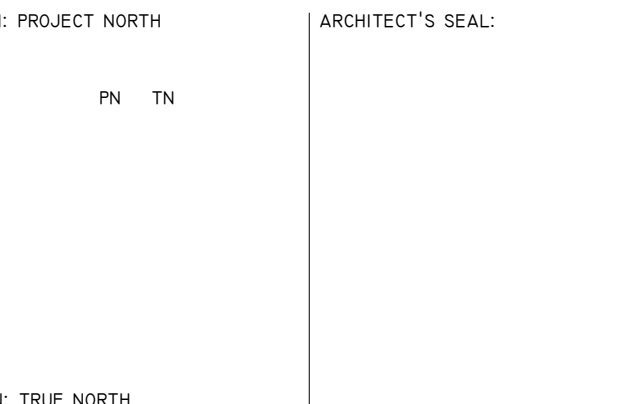
CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PROJECT NORTH



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

2022-0076-01

CLIENT PROJECT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

BUILDING SECTIONS

SCALE:

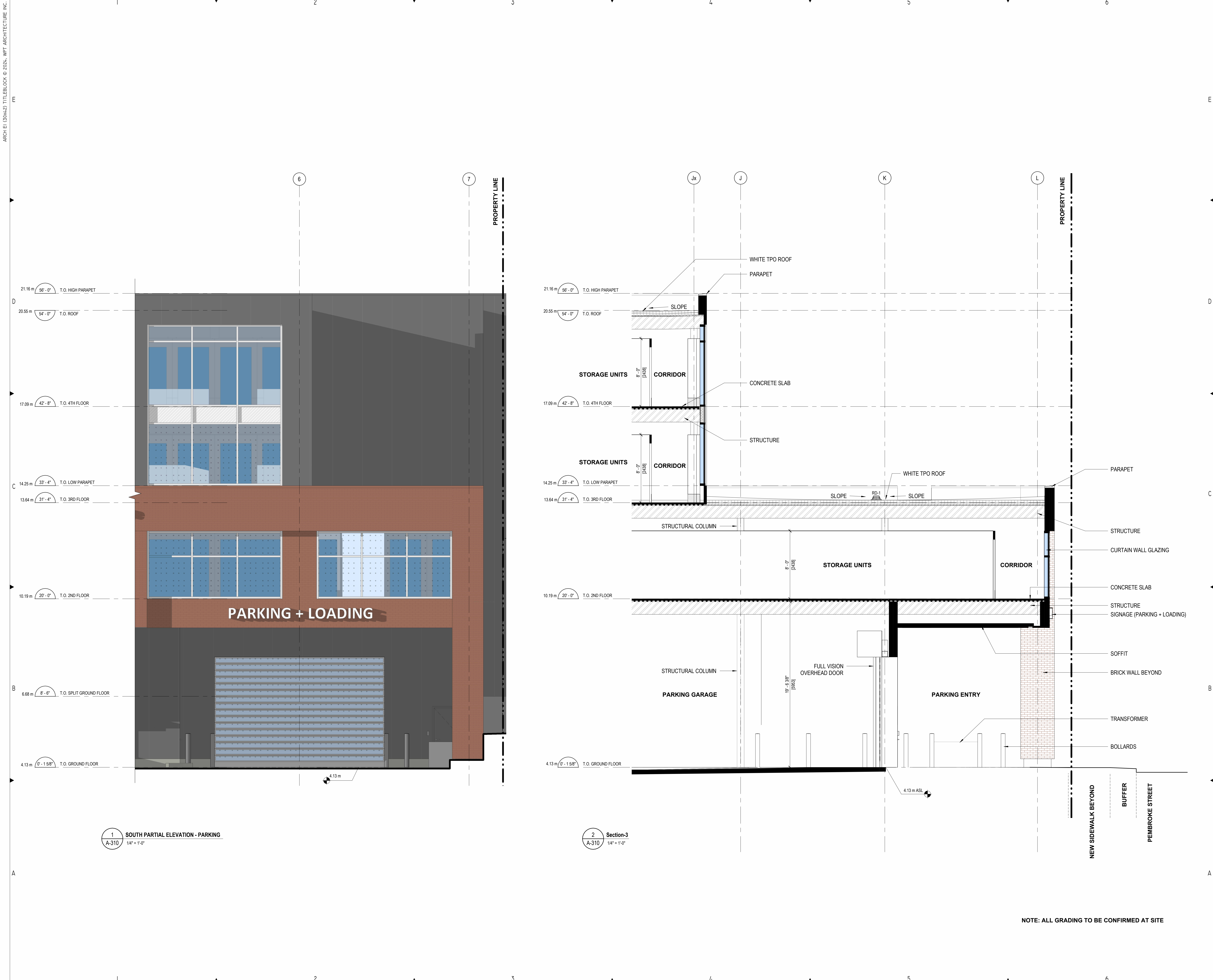
3/32" = 1'-0"

DRAWN BY:

PM

SHEET #:

A-300



FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES - TYPICAL:**
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3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

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LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:

SmartStop Self Storage **SMARTCENTRES**
REAL ESTATE INVESTMENT TRUST

CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

PN TN

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022.0076.01

MUNICIPAL #:

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CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC

621, 627, 629 PRINCESS AVENUE AND

616, 624 PEMBROKE STREET

VICTORIA, BRITISH COLUMBIA

SHEET NAME:

PARTIAL SOUTH ELEVATION

AND SECTION

SCALE:

1/4" = 1'-0"

DRAWN BY:

PM

SHEET #:

A-310



FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES - TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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6	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
5	2024.03.05	FOR DEVELOPMENT PERMIT
4	2023.12.20	FOR DEVELOPMENT PERMIT
3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

LANDSCAPING:

CLIENT LOGO:

CLIENT:

PN: PROJECT NORTH

PN TN

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:	MUNICIPAL #:
2022.0076.01	
CLIENT PROJECT #:	CLIENT CONTRACT #:

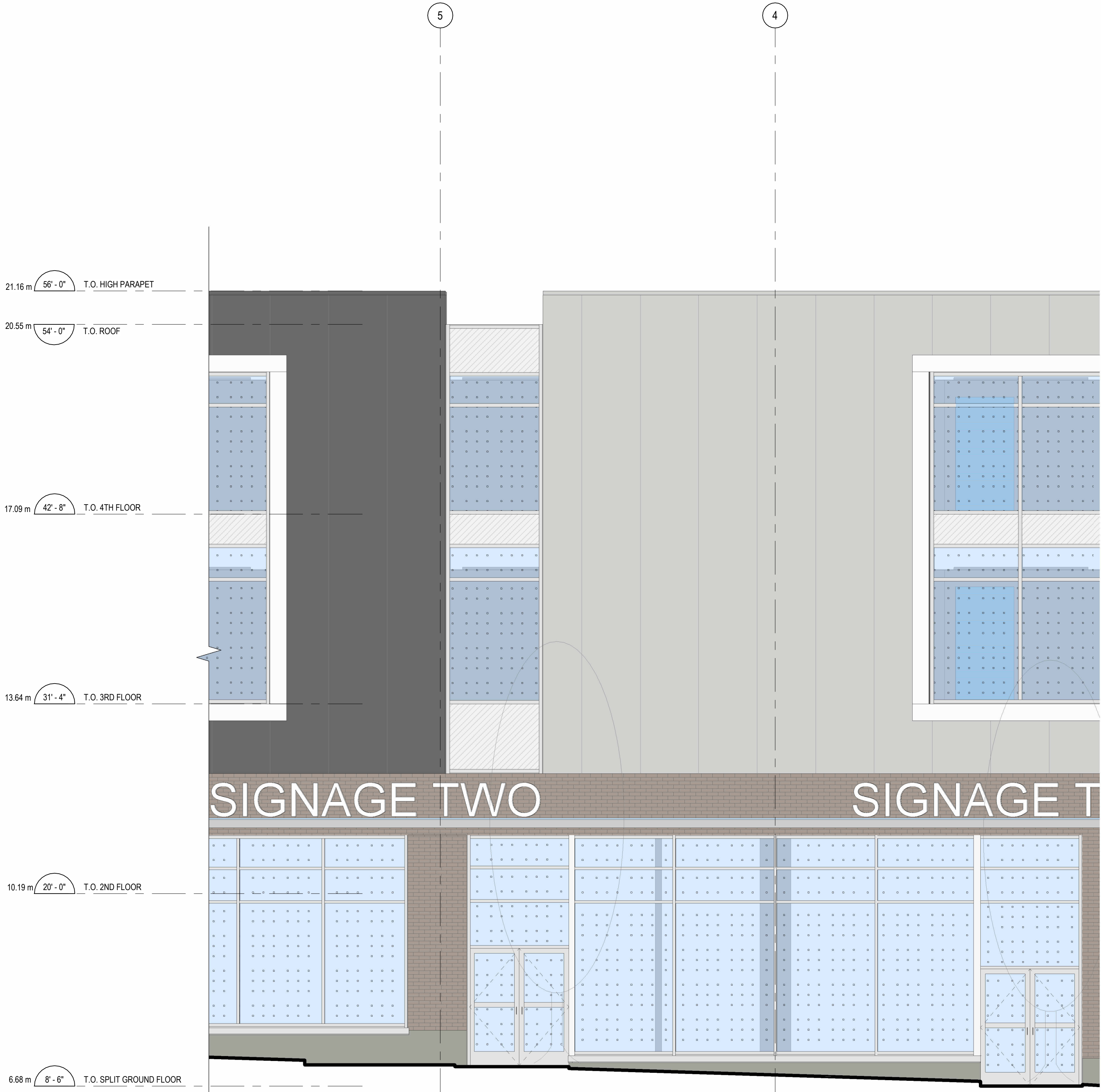
PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

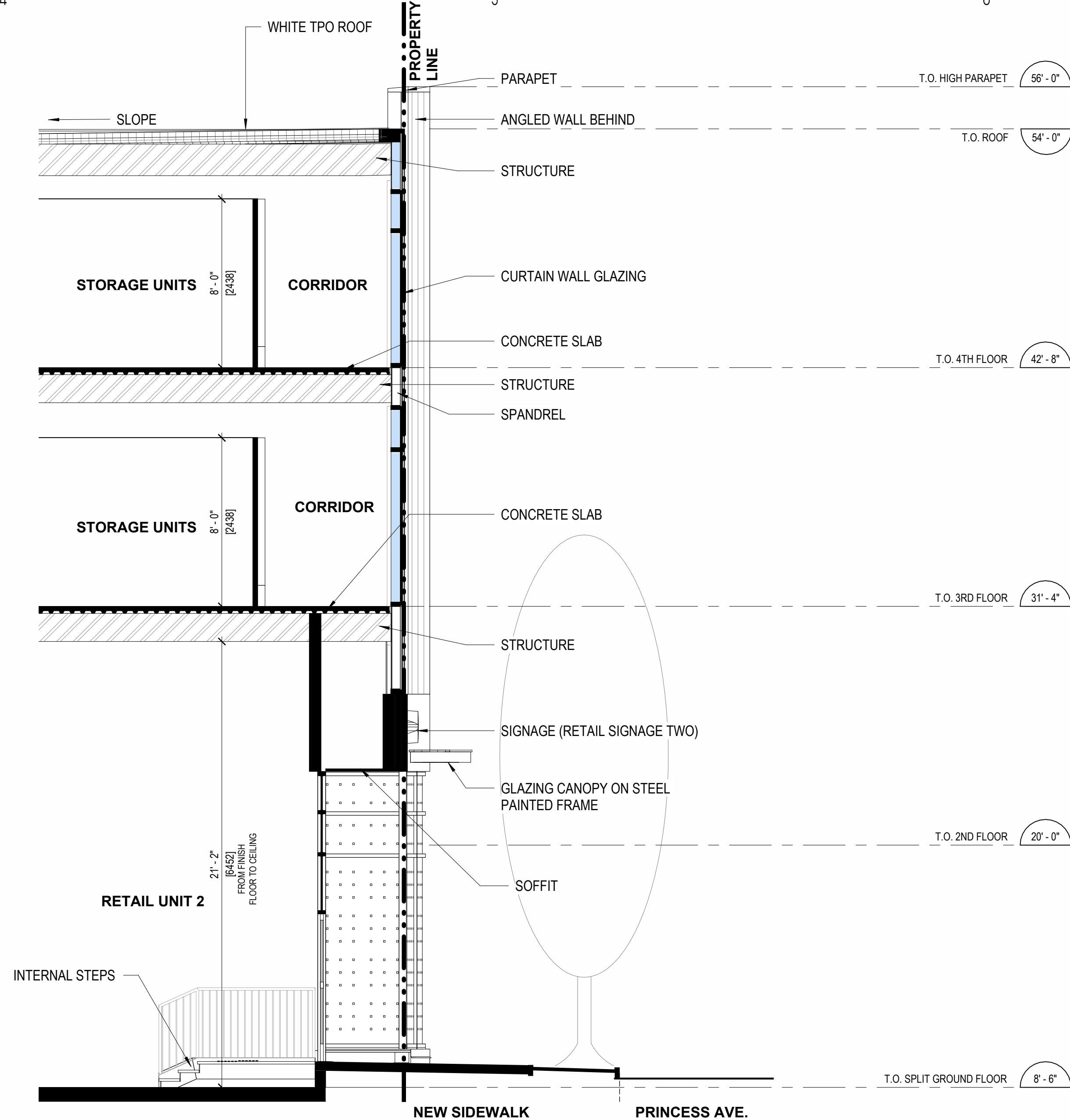
**PARTIAL SOUTH ELEVATION
AND SECTION**

SCALE:	SHEET #:
1/4" = 1'-0"	
DRAWN BY:	
PM	

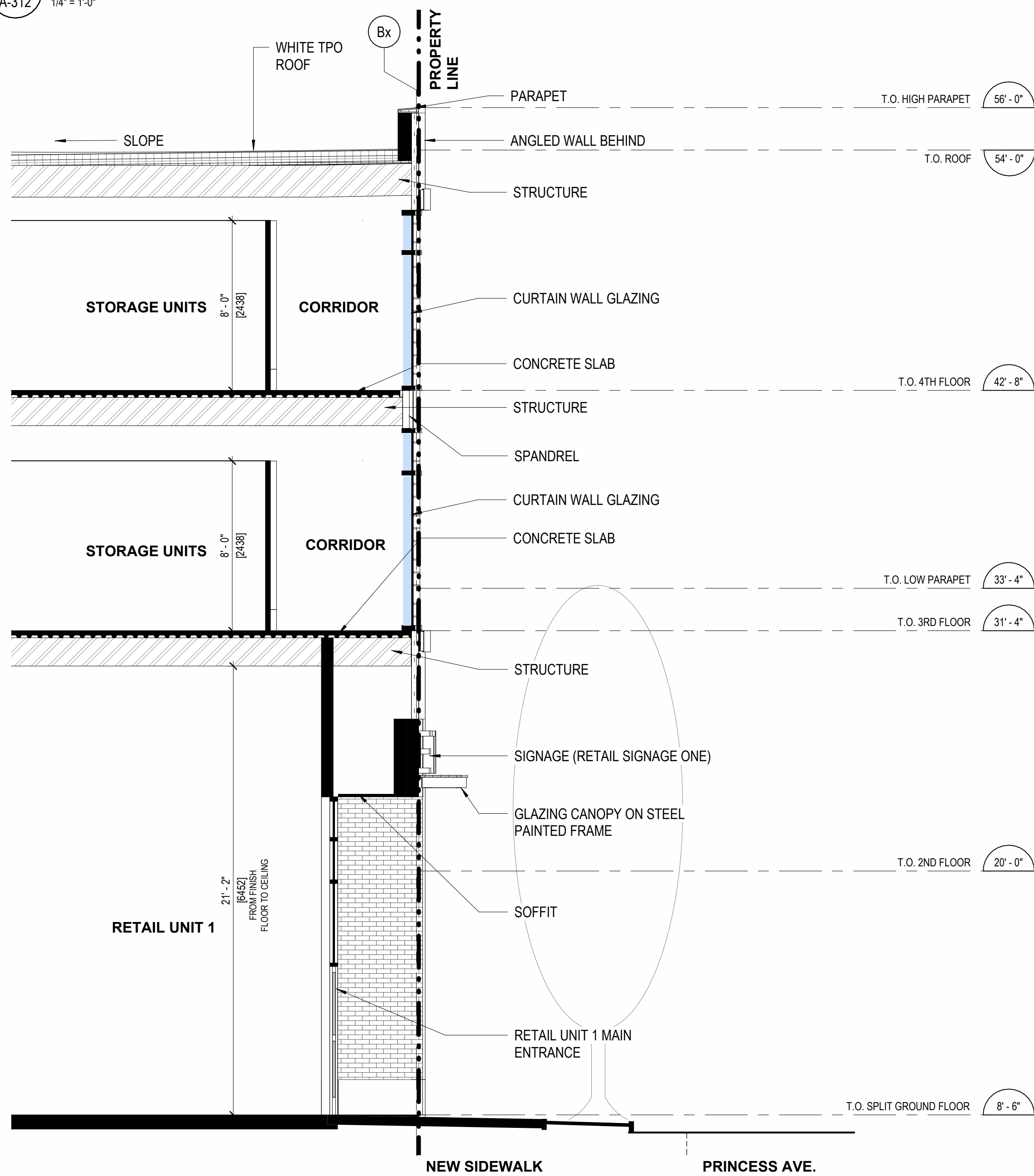
A-311



1 NORTH PARTIAL ELEVATION - COMMERCIAL ENTRANCE
A-312 1/4" = 1'-0"



2 Section-4
A-312 1/4" = 1'-0"



3 Section-5
A-312 1/4" = 1'-0"

NOTE: ALL GRADING TO BE CONFIRMED AT SITE

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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#	YYYY-MM-DD	REVISIONS
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4	2023.12.20	FOR DEVELOPMENT PERMIT
3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

LANDSCAPING:

CLIENT LOGO:



CLIENT:

PN: PROJECT NORTH

PN TN

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022-0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

PARTIAL NORTH ELEVATION
AND SECTION

SCALE:

1/4" = 1'-0"

DRAWN BY:

PM

SHEET #:

A-312



VIEW FROM PRINCESS AVENUE LOOKING SOUTH-WEST AT THE NORTH FACADE

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES - TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

PN TN

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

2022.0076.01

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

PERSPECTIVE VIEW

SCALE:

SHEET #:

DRAWN BY:

PM

A-400



VIEW FROM PEMBROKE STREET LOOKING NORTH-WEST AT THE SOUTH FACADE

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

PN TN

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022-0076-01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

PERSPECTIVE VIEW

SCALE:	SHEET #:
DRAWN BY: A.F	

A-401



STREET LEVEL VIEW ON PEMBROKE STREET

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES - TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD.
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

PN TN

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022.0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

PERSPECTIVE VIEW

SCALE:
DRAWN BY:
A,F

SHEET #:

A-402



STREET LEVEL VIEW ON PRINCESS AVENUE

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

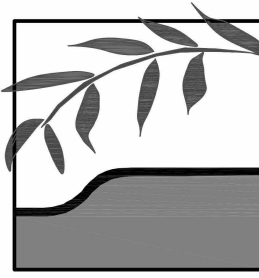
WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:


CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH
TN: TRUE NORTH
ARCHITECT'S SEAL:
FN TN

**WPT
ARCHITECTURE
INC**
wpt@wptarchitecture.ca

WPT PROJECT #:
2022.0076.01
MUNICIPAL #:
CLIENT PROJECT #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:
PERSPECTIVE VIEW

SCALE:
DRAWN BY:
PM
SHEET #:
A-403



AERIAL VIEW LOOKING NORTH-EAST AT THE PROPOSED BUILDING IN CONTEXT

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

MECHANICAL:

QUASAR
250 ROWNTREE DAIRY RD,
WOODBIDGE, ON.
TEL: 905 507 0800

STRUCTURAL:

RJC
1515 DOUGLAS STREET, SUITE 330
VICTORIA, BC.
TEL: 250 386 7794

BUILDING ENVELOPE:

WSP
100-20339 96 AVENUE
LANGLEY, BC.
TEL: 604 533 2992

LANDSCAPING:

PMG
4185 STILL CREEK DRIVE, SUITE C100
BURNABY, BC
TEL: 604 294 0011

CLIENT LOGO:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH

PN TN

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022-0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

3D ARIAL VIEW

SCALE:	SHEET #:
DRAWN BY: PM	

A-410



AERIAL VIEW LOOKING NORTH-WEST AT THE PROPOSED BUILDING IN CONTEXT

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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5	2024.03.05	FOR DEVELOPMENT PERMIT
4	2023.12.20	FOR DEVELOPMENT PERMIT
3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

LANDSCAPING:

CLIENT LOGO:

CLIENT:

PN: PROJECT NORTH

PN TN

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022-0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

3D ARIAL VIEW

SCALE:	SHEET #:
DRAWN BY: PM	A-411



PERSPECTIVE VIEW LOOKING NORTH-EAST AT SOUTH WEST CORNER



PERSPECTIVE VIEW LOOKING NORTH-WEST AT SOUTH EAST CORNER



PERSPECTIVE VIEW LOOKING SOUTH-WEST AT NORTH-EAST CORNER



PERSPECTIVE VIEW LOOKING SOUTH-EAST AT NORTH-WEST CORNER

FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES - TYPICAL:**
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6	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
5	2024.03.05	FOR DEVELOPMENT PERMIT
4	2023.12.20	FOR DEVELOPMENT PERMIT
3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

BUILDING ENVELOPE:

LANDSCAPING:

CLIENT LOGO:

CLIENT:

PN: PROJECT NORTH

PN TN

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022.0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
VICTORIA SELF STORAGE INC
621, 627, 629 PRINCESS AVENUE AND
616, 624 PEMBROKE STREET
VICTORIA, BRITISH COLUMBIA

SHEET NAME:

3D PERSPECTIVES

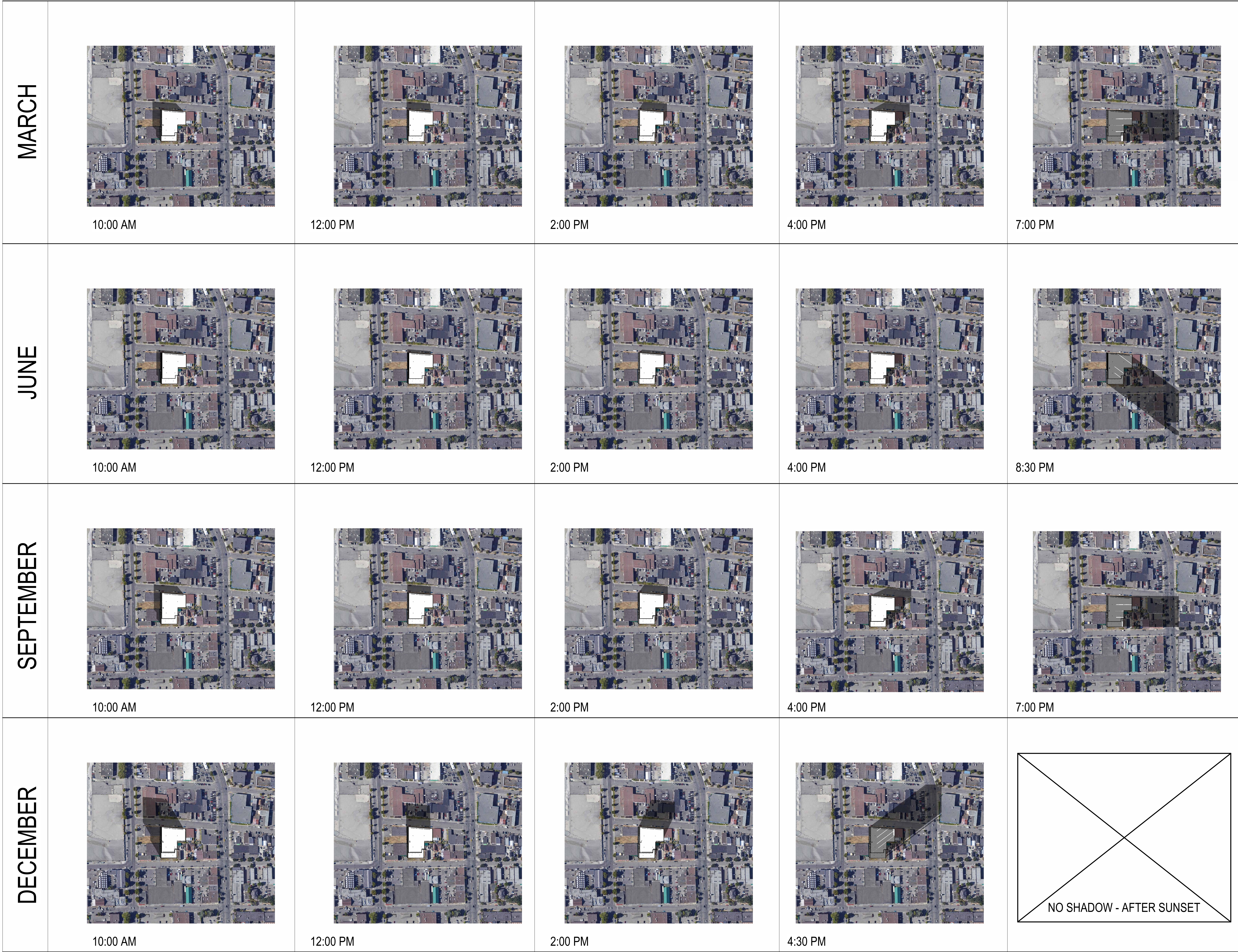
SCALE:

DRAWN BY:

PM

SHEET #:

A-412



FOR DELEGATED DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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8	2024.11.12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
7	2024.03.05	FOR DEVELOPMENT PERMIT
6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

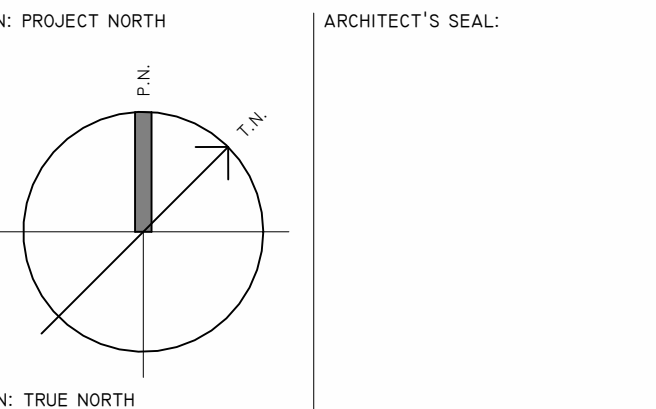
STRUCTURAL:

PLANNING:

LANDSCAPING:
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC CANADA V5C6G9
T: 604.294.0011

CLIENT LOGO:
 

CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4L 5Z5
TEL: 905 326 6400



TN: TRUE NORTH
ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMART STOP
DOBNEY FOUNDRY
VICTORIA, BC

SHEET NAME:

SUN STUDIES

SCALE:

SHEET #:

N.T.S.

DRAWN BY:

A.F

A 901



GINKGO BILOBA 'PRINCETON SENTRY'



QUERCUS FRAINETTO 'SCHMIDT'



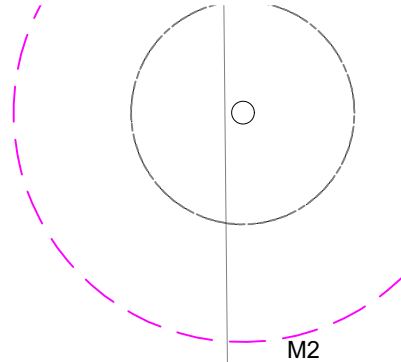
WISHBONE INDUSTRIES:
LOOP BIKE RACK - LBRP-1-SS MOUNT TO CONCRETE SIDEWALK PAD

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 23-064	CITY OF VICTORIA SCHEDULE E SIZE
TREE	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	7CM CAL; 2M STD; B&B		LARGE
	5	QUERCUS FRAINETTO 'SCHMIDT'	HUNGARIAN OAK	6CM CAL; 1.8M STD; B&B, CLIMATE RESILIENT		LARGE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

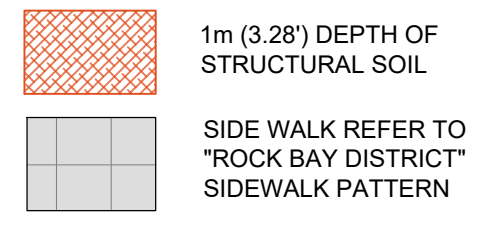
NOTES:
1. CONTRACTOR TO PROVIDE DESIGN-BUILD HIGH EFFICIENCY IRRIGATION SYSTEM THAT MEETS CITY OF VICTORIA STANDARDS. DEVELOPER AND/OR LANDSCAPE ARCHITECT TO REVIEW DESIGN PRIOR TO SUBMISSION TO COV NO LESS THAN 30 DAYS PRIOR TO INSTALLATION.
2. TEMPORARY CONSTRUCTION STAGING AREA TO BE LOCATED AT 2121 GOVERNMENT STREET.



Planting Area ID	Area (m²)	Soil Volume Multiplier	A. Estimated Soil Volume	Replacement Trees Proposed			Soil Volume Required (m³)				Total
				B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large		
ONSITE											
Planting Area x	0	0	0	0	0	0	0	0	0	0	0
OFFSITE (excluding City property)											
Planting Area OSA 1	82	1	82	0	0	2	0	0	60	60	
Planting Area OSA 2	171	1	171	0	0	5	0	0	150	150	

REPLACEMENT TREES MUST BE PLANTED DURING THE SUITABLE LOCAL PLANTING SEASONS GENERALLY DEFINED AS FALL (SEPTEMBER - NOVEMBER) AND SPRING (FEBRUARY - APRIL).
WHERE PLANTING MUST OCCUR OUTSIDE OF THE PRESCRIBED TIME PERIODS, THEN A STRATEGY FOR ENSURING THE TREES ARE WATERED (IN THE SUMMER) AND APPROPRIATELY CARED FOR MUST BE INCLUDED AS PART OF THE TREE PERMIT APPLICATION.

TOTAL REPLACEMENT TREES PROPOSED FOR ONSITE	0
ONSITE TREES PROPOSED FOR CIL	15
OFFSITE TREES PROPOSED	7
OFFSITE TREES PROPOSED FOR CIL	0
CIL PROPOSED 15 X \$2,000 = \$30,000	



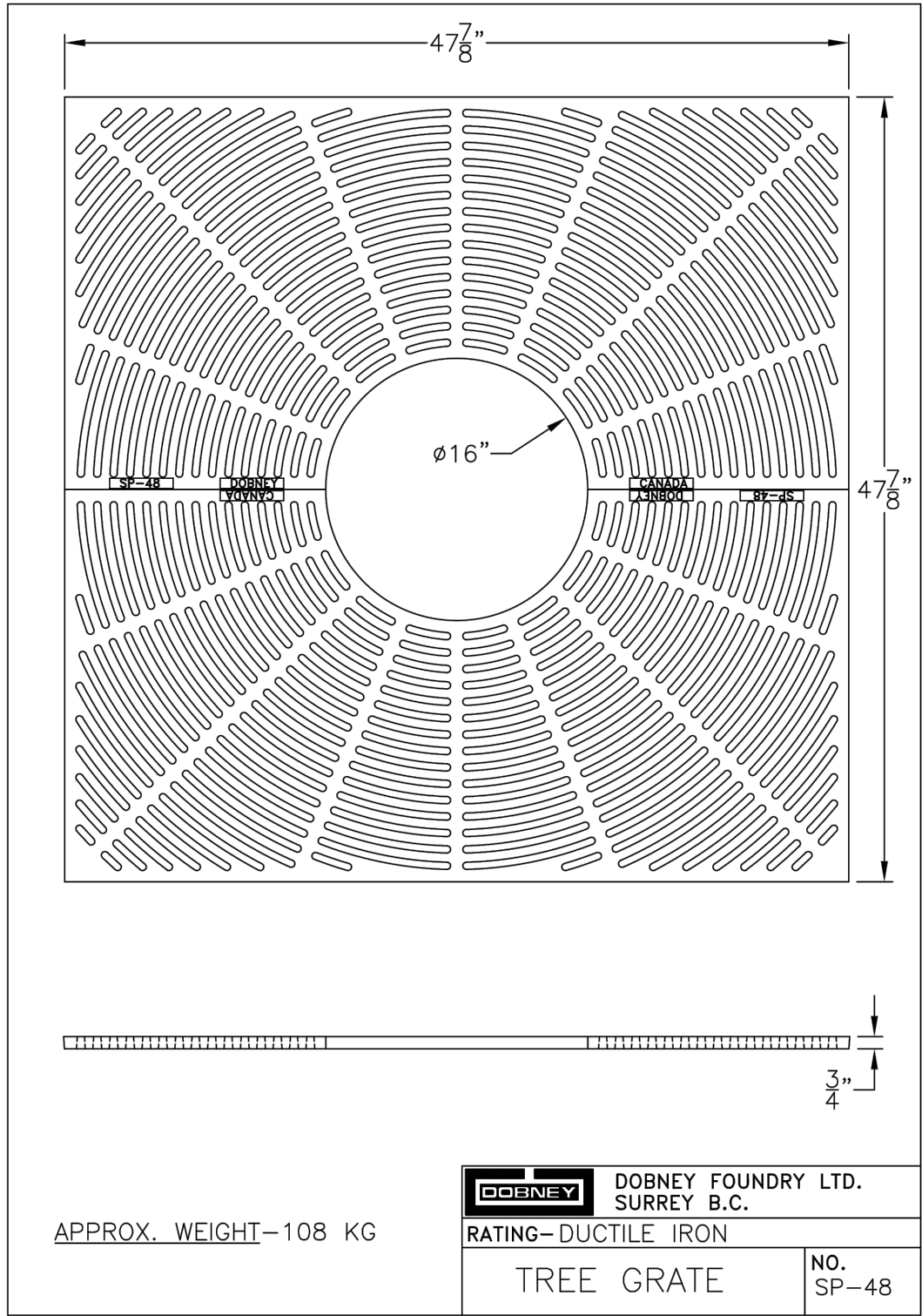
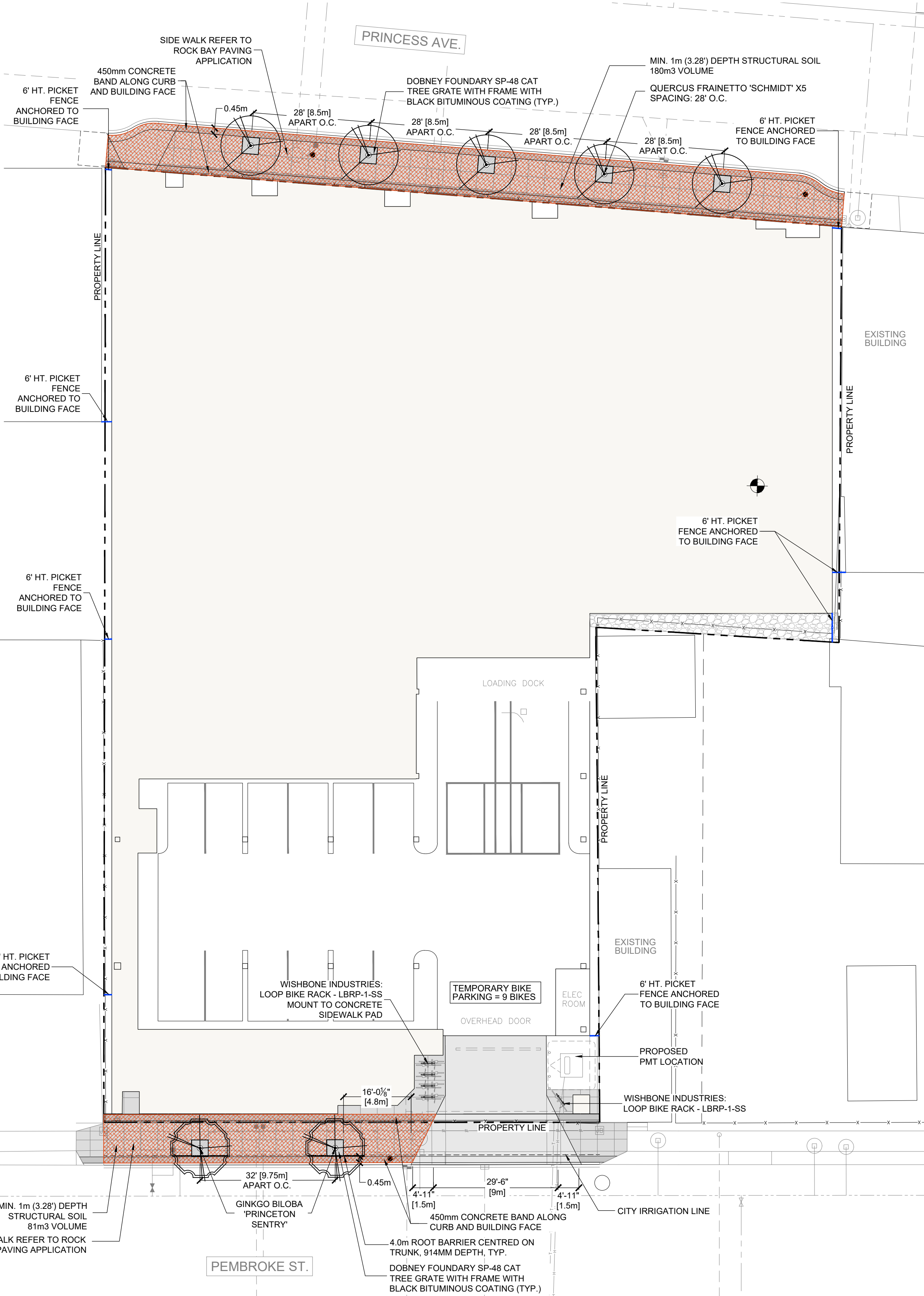
FENCE LEGEND

6' HT. PICKET FENCE ANCHORED TO BUILDING FACE (REF TO ARCH DETAIL)

- NOTES:
CITY OF VICTORIA IRRIGATION:
1. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, MUST FOLLOW CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW.
2. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION. CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48HRS NOTICE FOR IRRIGATION INSPECTIONS.
3. REQUIRED PARKS INSPECTIONS FOR IRRIGATION:
- IRRIGATION SLEEVES PRIOR TO BACKFILLING.
- OPEN TRENCH MAINLINE AND LATERAL LINES.
- PRESSURE TEST.
- IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).
NOTE: INSTALLATION OF WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. PARKS IS NOW REQUESTING THAT 100MM SDR PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATION WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. PLEASE INSTALL AT 400MM DEPTH.

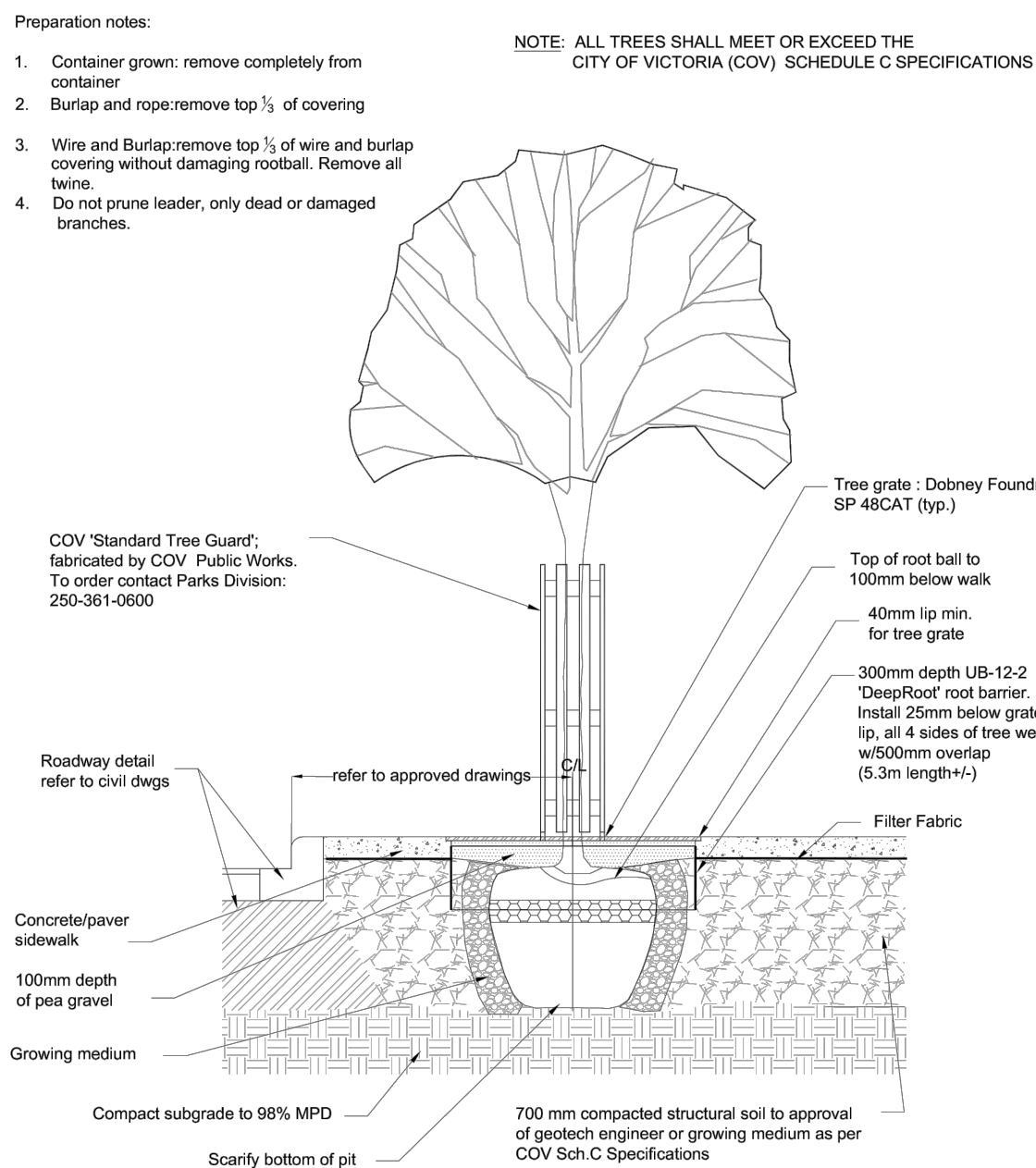
- CITY OF VICTORIA SPECIFICATIONS:
1. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8CM DIAMETER CALIPER MEASURED 15CM ABOVE GROUND, AND WELL-BALANCE CROWN WITH BRANCHING STARTING AT 1.8-2.5M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.
2. SOIL TEST OF GROWING MEDIUM. SOIL TEST FOR THE GROWING MEDIA FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREEPERMITS@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS FOR EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
3. SCHEDULE B3-4 AND SCHEDULE C: THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO 12-042 AND TH ASSOCIATED SCHEDULE CAN BE FOUND ON THE CITY OF VICTORIA BYLAWS WEBSITE.
4. PROPOSED STREET TREE LOCATIONS AND SPECIES SELECTION REQUIRES PARKS APPROVAL. PROPOSED STREET TREE LOCATIONS MUST BE INDICATED AND SHALL RESPECT THE MINIMUM OFFSETS FROM INFRASTRUCTURE OUTLINED IN VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW. SCHEDULE C. TREES PLANTED 1.0M OR LESS FROM CURBS OR SIDEWALKS ARE TO HAVE ROOT BARRIERS TO PROTECT CIVIL INFRASTRUCTURE. PLEASE CONTACT ROB HUGHES, RHUGHES@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME TO SCHEDULE AN INSPECTION.

- REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
1. INSPECTION OF EXCAVATED TREE PITS, STRUCTURAL SOIL, ROOT BARRIERS.
2. INSPECTION OF TREE STOCK PRIOR TO PLANTING.
3. INSPECTION OF INSTALLED TREE - TREE PLANTING, GRATE/GUARD, STAKES, ETC. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.



DOBNEY	DOBNEY FOUNDRY LTD. SURREY B.C.	NO. SP-48
RATING-DUCTILE IRON		
TREE GRATE		

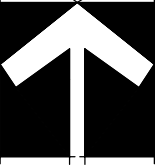
APPROX. WEIGHT-108 KG



PREPARED BY: Parks Division	FILE: videsp/construct_design/specs/notes/detailed/PS0090_P5
TITLE: Tree Planting in Sidewalk with Tree Guard	SCALE: Not to Scale
	DATE: Feb. 27, 2018
	DWN: APP'D:
	DRAWING: SD-P5



23064-15.ZIP



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pmg
LANDSCAPE
ARCHITECTS

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	24.OCT.25	NEW SITE PLAN	JL
14	24.OCT.21	ISSUED FOR PERMIT COMMENTS	JL
13	24.OCT.07	RE-ISSUED FOR TENDER	JL
12	24.SEP.24	ISSUED FOR TENDER	JL
11	24.SEP.19	UPDATE PER COMMENTS	JL
10	24.AUG.26	UPDATE PER COMMENTS	CLG
9	24.APR.05	REV. PER NEW SITE PLAN	BA
8	24.MAR.22	UPDATE BUILDING PLAN	BA
7	24.FEB.29	REV. PER CITY COMMENTS	BA
6	24.FEB.27	REV. PER CITY COMMENTS	BA
5	24.JAN.24	REV. PER PARKS COMMENTS	BA
4	23.DEC.18	SITE PLAN/CITY COMMENTS	BA
3	23.OCT.30	SITE PLAN/CITY COMMENTS	BA
2	23.JUL.25	SHIFT TREE/ADD SOIL VOLUMES	CW
1	23.JUL.21	REV. PER NEW SITE PLAN/CITY COMMENTS	BA

CLIENT:

PROJECT:

SMARTSTOP
SELF STORAGE
PEMBROKE ST.
VICTORIA, B.C.

DRAWING TITLE:

LANDSCAPE
PLAN

DATE:	23.APR.17	DRAWING NUMBER:
SCALE:	1:125	
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	BA	

PMG PROJECT NUMBER:

23-064

SEAL:

NOTE:
POWDER COAT COLOR CO-ORDINATE WITH
BLDG TRIM - FINAL SELECTION BY OWNER
ALUMINUM RAIL AS SHOWN OR SIMILAR
(OR AVAILABLE LOCAL)

		NEW SITE PLAN	JL
15	24.OCT.25	ISSUED FOR PERMIT COMMENTS	JL
14	24.OCT.21	RE-ISSUED FOR TENDER	JL
13	24.OCT.07	ISSUED FOR TENDER	JL
12	24.SEP.24	UPDATE PER COMMENTS	JL
10	24.AUG.26	UPDATE PER COMMENTS	CLG
9	24.APR.05	REV. PER NEW SITE PLAN	BA
8	24.MAR.22	UPDATE BUILDING PLAN	BA
7	24.FEB.29	REV. PER CITY COMMENTS	BA
6	24.FEB.27	REV. PER CITY COMMENTS	BA
5	24.JAN.24	REV. PER PARKS COMMENTS	BA
4	23.DEC.18	SITE PLAN/CITY COMMENTS	BA
3	23.OCT.30	SITE PLAN/CITY COMMENTS	BA
2	23.JUL.25	SHIFT TREE/ ADD SOIL VOLUMES	CW
1	23.JUL.21	REV. PER NEW SITE PLAN/CITY COMMENTS	BA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**SMARTSTOP
SELF STORAGE
PEMBROKE ST.
VICTORIA, B.C.**

DRAWING TITLE:

**LANDSCAPE
SPECIFICATIONS**

DATE: 23.APR.12 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: MM
DESIGN: MM
CHK'D: BA OF 3

PART ONE GENERAL REQUIREMENTS

11) REFERENCES
1) CCDC Doc 2 2008 Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.
2) Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.
3) MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division
4) STANDARD FOR LANDSCAPE IRRIGATION SYSTEM 2008 Prepared by the Irrigation Industry Association of British Columbia
5) MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED
12) TESTING
1) A current list more than one month test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4. Growing Medium Testing for procedure.
2) Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.
13) SUBMITTALS
1) Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
2) Submittals to consist of product sample or manufacturer's product description.
14) SITE REVIEW
1) Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days review. Observation schedule may include but will not be limited to the following: 11. Start Up Site Meeting, General Contract Prior to any site disturbance, meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements. 12. Start Up Site Meeting, Landscape Contract (If separate) At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting. 13. Progress Site Visits To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading, Drainage and Drainage Materials, Lawns or Grass areas, Planting - plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, Tree support, Mulch, Irrigation Systems, Play Equipment, Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and stairs, Unit Paving 14. Substantial Performance Review of all work, accounting of all substantial, deleterious, plant counts, preparations of deficiency list, and recommendations for completion. 15. Certificate of Completion Upon the Declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract. 16. Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed a Schedule "C" will be issued where required. 17. Warranty Review Prior to the completion of the warranty period (i.e. 11 months after issuance of the Certificate of Completion), review all warranty material and request recommendations for warranty replacement.
15) WORKMANSHIP
1) Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Architect. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.
2) All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.
3) A site visit is required to become familiar with site conditions before bidding and before start of work.
4) Confirm location of all services before proceeding with any work.
5) Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.
6) Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.
7) Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.
8) Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.
16) WARRANTIES
1) Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.
2) Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1) SCOPE OF WORK
1) Other conditions of Contract may apply. Confirm Scope of Work at time of tender.
2) Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following: 2.1 Retention of Existing Trees where shown on drawings. 2.2 Finish Grading and Landscape Drainage. 2.3 Supply and placement of growing medium. 2.4 Testing of imported growing medium and/or site topsoil. 2.5 Supply and incorporation of additives to meet requirements of soil test and Table One. 2.6 Preparation of planting beds, supply of plant material and planting. 2.7 Preparation of rough grass areas, supply of materials and seeding. 2.8 Preparation of lawn areas, supply of materials and seeding. 2.9 Supply and placement of bark mulch. 2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner. 2.11 SODDING PRICE Establishment Maintenance, Section 1.11. 2.12 Other work Work other than this list, not specified by Landscape Architect.

2.2) MATERIALS
1) Growing Medium Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.
TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 1 GROWNED AND LEVEL 3 MODERATE AREAS Canadian System of Soil Classification Textural Class: "Sandy Sand" To "Sandy Loam"
Applications: Low Traffic Areas: Trees and Large Shrubs High Traffic Lawn Areas Planting Areas and Planters
Growing Medium Types ZL ZH ZP
Texture Percent Of Dry Weight of Total Growing Medium
Coarse Gravel: larger than 25mm 0 - 1%
All Gravel: larger than 2mm 0 - 5%
Percent Of Dry Weight of Growing Medium Excluding Gravel
Sand: larger than 0.075mm smaller than 0.25mm 50 - 80%
Silt: larger than 0.002mm smaller than 0.075mm 10 - 25%
Clay: smaller than 0.002mm 0 - 25%
Clay and Silt Combined maximum 35%
Organic Content (soast) 3 - 10%
Organic Content (interior) 3 - 5%
Acidity (pH) 6.0 - 7.0
Drainage Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.

2) Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (soluble Zn) in proportions required by soil test.
3) Lime: Ground agricultural Limestone. Meet requirements of the Canadian Landscape Standard.
4) Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fore, Stream Organics Management.
5) Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.
6) Composted Bark Mulch: 10mm (3/8") minus Fir/ Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange or cedar bark will be rejected.
7) Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applies must hold current licenses issued by the appropriate authorities in the area.
8) Filter Fabric: A non biodegradable knuck or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MRAFI 540 N6, GEOLIN 60 OR AMCO 4345 or alternate product) pre-approved by the Landscape Architect.
9) Drainage Piping if required: Schedule 40 PVC nominal sizes.
10) Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 16mm.
11) Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.
12) Seed: Refer to individual sections in this specification.
13) Supplier and installers of segmental block walls to provide engineered drawings for all walls, signed and sealed drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m. Installations must be reviewed and signed off by Certified Professional Engineer, include cost of engineering services in Tender price.
14) Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

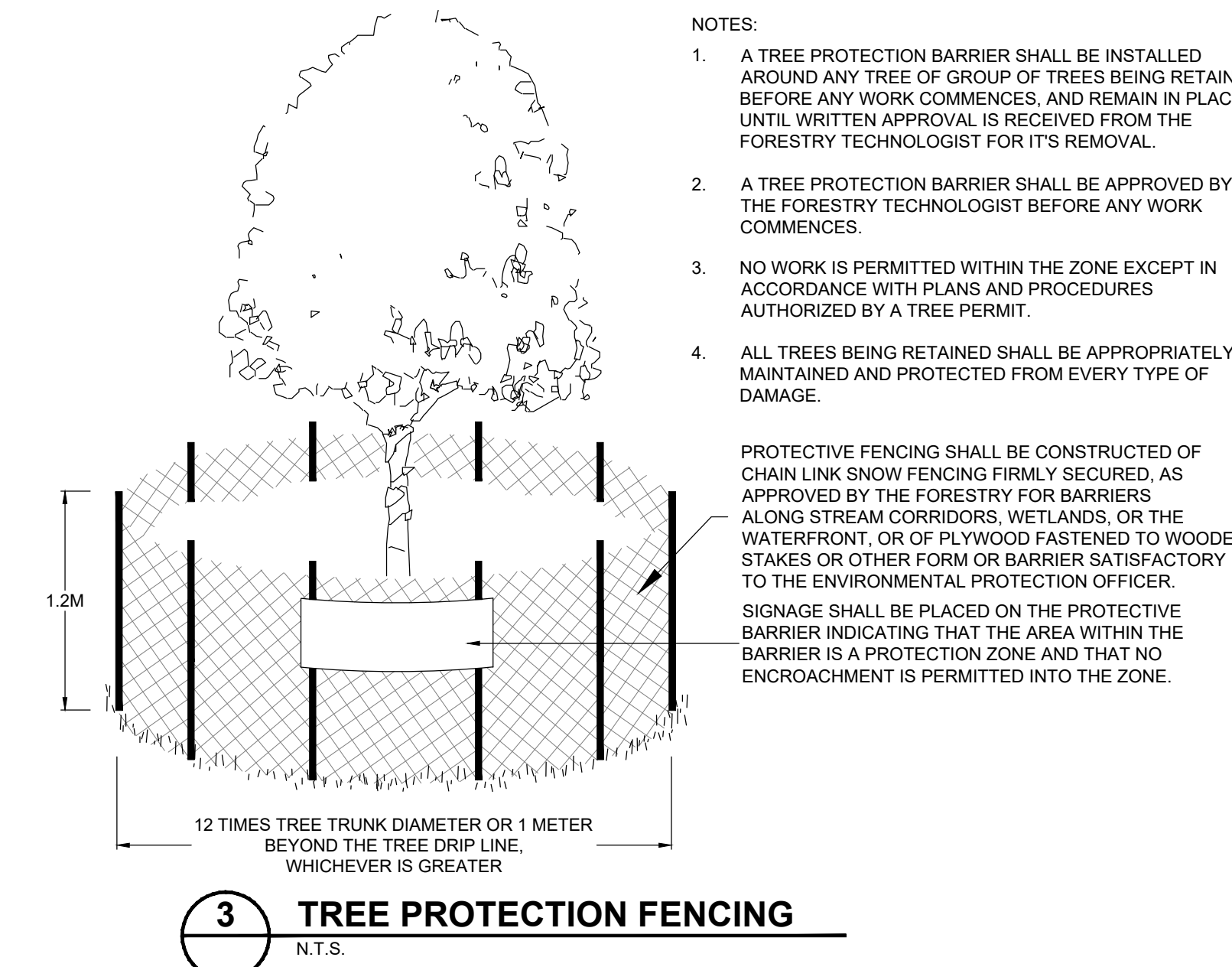
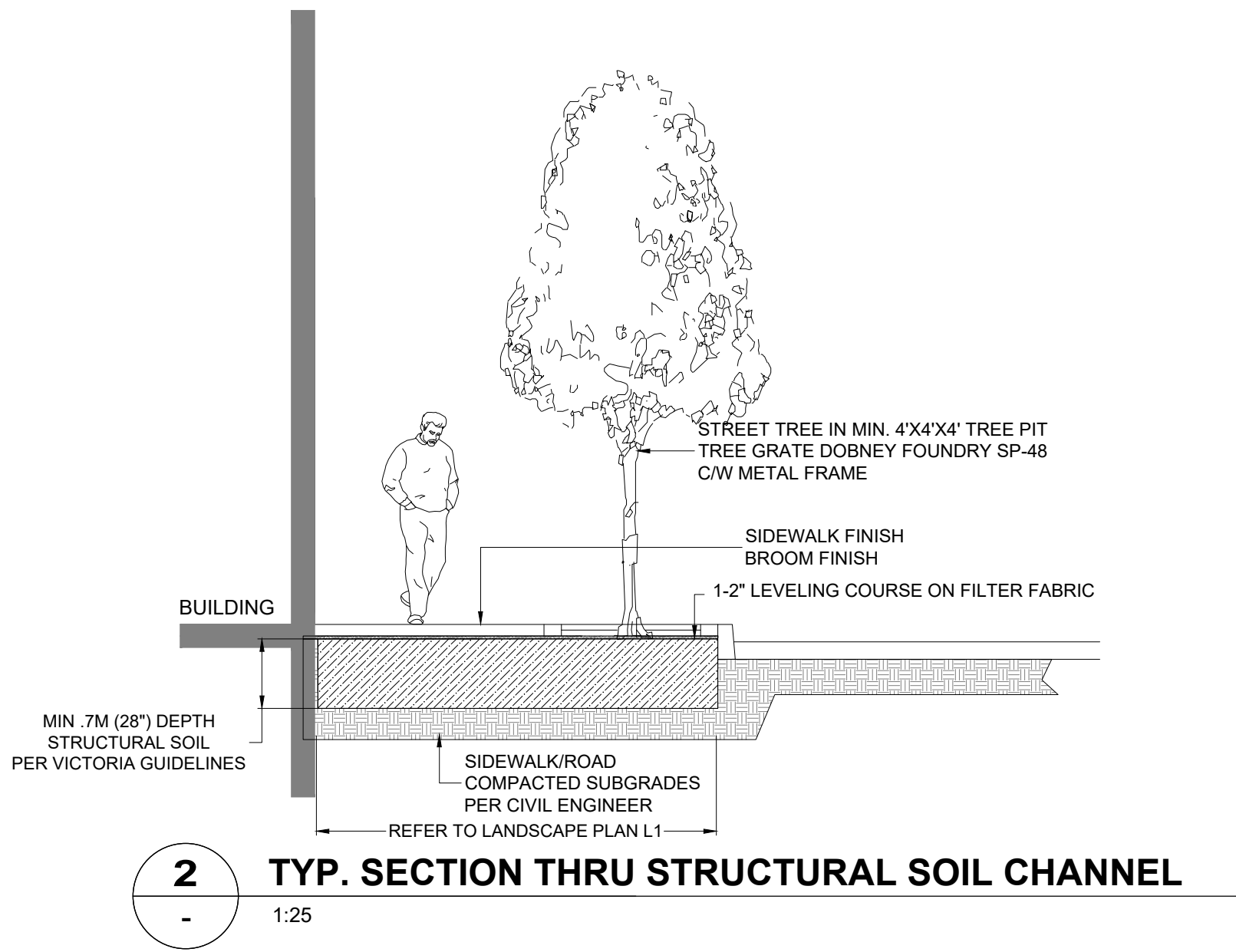
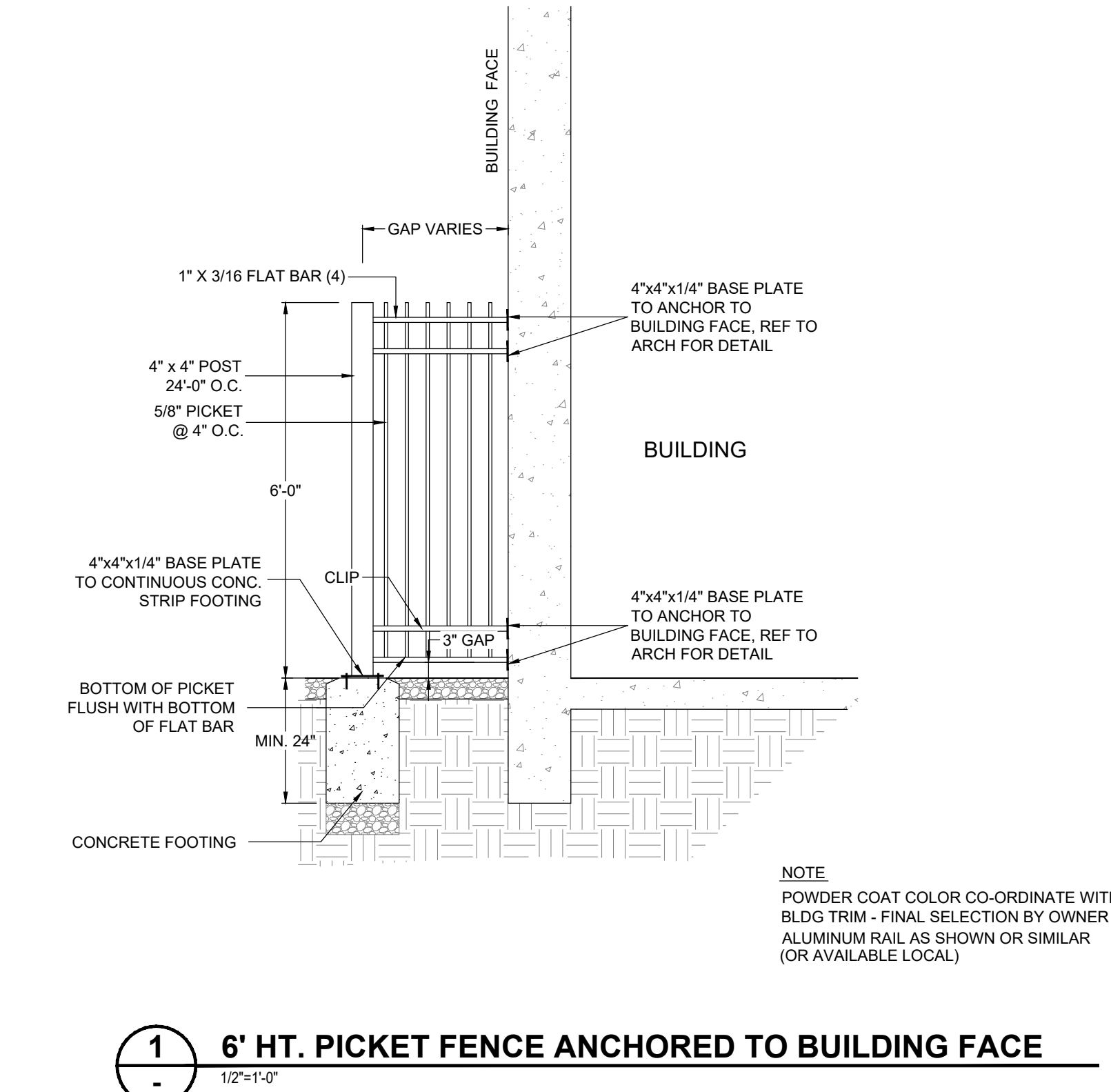
3.1) RETENTION OF EXISTING TREES
1) Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
2) In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.
3) A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.
4) No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.
5) Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
6) Do not park, fuel or service vehicles within vegetation retention areas.
7) No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
8) No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.
9) Do not cut branches or roots of retained trees without the approval of the Landscape Architect.
10) Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
11) Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and/or the persons(s) responsible for the disturbance.
12) In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.
13) In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.
3.2) GRADES
1) Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Table. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.
2) On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 15m (50 ft.) intervals minimum.
3) Scarify the entire subgrade immediately prior to topsoil grading medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
4) Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.
5) Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.
6) Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.
7) Finished soil/mulch elevation at building to comply with municipal requirements.
8) Inform Landscape Architect of completion of finish grade prior to placement of seed, soil, plants or mulch.
3.3) LANDSCAPE DRAINAGE
1) Related Work: Growing medium and Finish Grading: Grass areas, Trees Shrubs and Groundcovers, Planters, Crib walls
2) Work include: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
3) Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.
4) Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
5) Planter drains as noted. Refer to Section 3.10, Installing Landscapes on Structures.
3) Erosion Control
1) Do trenching and backfilling in accordance with engineering details and specifications.
2) Lay drains on prepared bed, true to line and grade with invert's smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
3) Commence laying pipe at outlet and proceed in upstream direction.
4) Lay perforated pipes with perforations at 90° and 180° positions.
5) Make joints tight in accordance with manufacturer's directions.
6) Do not allow water to flow through the pipes during construction except as approved by Engineer.
7) Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
8) Plug upstream ends of pipe with watertight clean out caps.
9) Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 300mm.
10) Cover drain rock with non-woven filter cloth lay all edges and seams minimum 150mm.
11) Assure positive drainage.
12) Back fill remainder of trench as indicated.
13) Protect subdrains from installation during installation.

3.4) GROWING MEDIUM TESTING
1) Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include: 11. Physical properties, % content of gravel, sand, silt, clay and organics. 12. Acidity (pH) and quantities of lime or sulphur required to bring within specified range. 13. Nutrient levels of principle and trace elements and recommendations for required soil amendments. 14. Carbon/Nitrogen level.
3.5) GROWING MEDIUM SUPPLY AND PLACEMENT
1) Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.
2) Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
2.1 Thoroughly mix required amendments into the full depth of the growing medium.
2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.
3) Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.
4) Minimum depths of growing medium placed and compacted to 80%: 4.1 On-grade 4.1.1 Seeded and sodded lawn 6" (150mm) 4.1.2 Mass planted shrubs & groundcovers 12" (300mm) 4.1.3 Groundcover only areas, if defined on plan 9" (225mm) 4.1.4 Tree & large shrub pits - depth to conform to depth of rootball - with shall be at least twice the width of the root ball with saucer shaped sides. 4.2 On Slope 4.2.1 Irrigated lawn 9" (225mm) 4.2.2 Groundcover areas 12" (300mm) 4.2.3 Lawn without automatic irrigation 12" (300mm) 4.2.4 Shrub & groundcover areas 18" (450mm) 4.2.5 Trees and specimen shrubs 36" (915mm) over columns and/or edge of slab (verify column locations on-site for tree locations) 4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric. 4.2.7 Maximum 18" depth growing medium except where noted for trees, shrubs and crown points.
5) Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.
6) In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.
7) Finished grades shall conform to the elevations shown on landscape and site plans.

3.6) PLANTS AND PLANTING
1) Conform to planting layout as shown on Landscape Plans.
2) Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.
3) Make edge of beds with smooth clean defined lines.
4) Time of Planting 4.1 Plant Trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.
5) Standards 5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification. 5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grow Plants for minimum standards. 5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements. 5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
6) Review 6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.
7) Availability 7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area. 7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.
8) Substitution 8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected. 8.2 Allow a minimum of 5 days prior to delivery for any substitutions or request to substitute. 8.3 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.
9) Plant Species & Location 9.1 Plant's shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade. 9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered. 9.3 Deviation of given planting layout will only be allowed after review of the proposed deviation by the Landscape Architect.
10) Excavation 10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to a least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.
11) Drainage of Planting Holes 11.1 Provide drainage of planting pits where required - on sloped conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, mound to raise the rootball above previous layer. Notify the Landscape Architect where the drainage of planting holes is limited.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

12) Planting and Fertilizing Procedures 12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut back. For wire baskets, clip and remove top three rows of soil. 12.2 Fill planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates. 12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees. 12.4 Where trees are in lawn areas, provide a clean cut mulched 500mm (13 ft.) diameter circle centered on the tree.
13) Staking of Trees 13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball. 13.2 Leave the tree completely vertical. 13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot. 13.4 Confess: Trees over 6 ft. height: Guy with three 2-strand wires (11 gage). Drive three stakes equidistant around the tree completely below grade. 13.5 Trees 6 ft. + on Wood or Concrete Bolls: Guy above three dashed line, 2"x4" x 1' banded to the maximum possible depth instead of stakes. 13.6 Mark all guy wires with visible flagging material.
14) Pruning 14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material. 14.2 Nothing 14.3 Match all planting areas with an even layer of mulch to 2-1/2" - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.
16) Acceptance 16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.
17) Plant Material Maintenance 17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion. 17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows: 17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 100% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work. 17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and ordinances for chemical control. 17.4 Plant material which fails to survive shall be replaced as soon as practicable or as soon as appropriate season is determined by the Landscape Architect. 17.5 Repair tree guards, stakes, and guy wires, when necessary. 17.6 Maintain areas relatively weed free (Appearance Level: Canadian Landscape Standard, Chapter 13). 17.7 Maintain mulch to specified depths.
18) Plant Warranty 18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract. 18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture total class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures below the average of the extreme minimum temperatures officially recorded in the area concerned in the last 10 years, will not be replaced without cost of replacement borne by the Owner. 18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over. 18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth. 18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactorily using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance. 18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion. 18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.
37) ESTABLISHMENT MAINTENANCE (Provide a separate price for this section) 1) Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect: from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs. 2) Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion. 3) Related Standards and Legislation: Canadian Landscape Standard, latest edition, Fertilizer Code, B.C. Pesticide Control Act. 4) Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative. 5) Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominantly during the growing season between March 1st and November 30th, however visits at other times of the year may be required. 6) Maintenance Level: Comply with B.C. Landscape Standard, Section 14, Table 14.2, Maintenance Level "2 Growned". 7) Materials: Comply with Part Two of this specification. 7.1 Fertilizers: To the requirements of the Canadian Landscape Standard Formulations and rates as required by soil testing.
8) Plant Material Establishment 8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 30th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1st and July 31st and once between August 1st and September 30th. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required. 8.2 Mulch: Maintain mulches in the original areas and to the original depths. 8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides. 8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by a experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements. 8.5 Tree Support: Maintain stakes, guy wires and ties until full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair. 8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions. 8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements. 9) Grass Areas Establishment 9.1 Seeding: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a lush condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation of no expense to the owner. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. 9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleaved weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weeds greater per 40 square meters. This application shall reduce the weed population to zero. 9.3 Fertilizing: According to soil analysis. 9.4 Liming: According to soil analysis. 9.5 Mowing and Trimming: All areas. The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edge once per year. Remove all grass clippings after each cut. 9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical core. Core to a depth of 100mm (4"), and remove cores. 9.7 Repair: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.



PART ONE - GENERAL

1.1 COPYRIGHT
1 The Structural Soil specification is provided as an instrument of service and remains the property of PMG landscape Architects. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of PMG Landscape Architects.
1.2 SCOPE OF WORK
1 The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.
2 It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.
3 Refer to drawings for location and dimension of structural soil mixture.
4 All other related work as described in the drawings and/or this specification.
1.3 RELATED WORK
1 Section 02100, Landscape Requirements
2 Section 02710, Landscape Drainage
3 Section 02810, Irrigation System
4 Section 02933, Sodding [Seeding]
5 Section 02906, Planting Trees, Shrubs, and Groundcover
1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS
1 Contractor to report all conflicts with civil engineering to Landscape Architect
2 Section 02210, Site Grading
3 Section 02223, Excavating, Trenching, and Backfilling
4 Section 02226, Aggregates and Granular Materials
5 Section 02666, Waterworks
6 Section 02721, Storm Sewers
7 Section 02725, Manholes and Catch Basins
1.5 STANDARDS
1 BCSLA/BCINA Landscape Standard (most current edition)
2 Canadian System of Soil Classification
1.6 QUALITY ASSURANCE
1 All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.
2 All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:
2.1 Gravel, sand and fines content each as a % of dry weight mineral
2.2 Organic material content as a percentage of dry weight.
2.3 Acidity (pH)
2.4 Salinity in millimhos/cm at 25 degrees C
2.5 Basic fertility (Total nitrogen available K, Ca, Mg, P)
2.6 Recommendation for incorporation of necessary amendments.
3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.
4 Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.
5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.
6 Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.
7 Aggregate Test:
7.1 Provide source and sieve designation of intended aggregate material prior to ordering.
7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
7.3 Submit 2.5kg sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.
8 Structural Soil Mix Design:
8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 2 days prior to mixing samples.
8.2 Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.
1.7 SCHEDULING
1 Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.
2 Schedule to include:
2.1 date for commencement of preparation of structural soil at source
2.2 sub grade preparation at site
2.3 shipping dates
2.4 arrival dates on site
2.5 installation dates
3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.
4 Complete work to ensure tree planting will occur under optimum conditions
5 Do not handle or place structural soil mix in rain.
1.8 FIELD REVIEW
1 Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.
2 Co-ordinate site meeting with Consultant at the following times
2.1 drainage installation and connection
2.2 irrigation installation
2.3 mixing of structural soil mixture
2.4 installation of structural soil mixture
2.5 sub grade preparation and layout.
2.6 installation of trees
3 Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 18.2.
1.9 SAMPLES
1 Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 1.3.2. and 1.3.3
1.10 PRODUCT HANDLING
1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.
2 Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.
1.11 DELIVERY, STORAGE AND PROTECTION
1 For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.
2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.
3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.
4 All material to be stockpiled shall be protected in accordance With B. C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2. GROWING MEDIUM

1. TABLE ONE:

1.1 Provide all growing medium required to complete the work.

1.2 Comply with the requirements of Table 1, below

1.3 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE: Particle size classes by the Canadian System of Soil Classification	
Gravel: greater than 2mm - less than 75mm	0
Sand: greater than 0.05mm - less than 2mm	maximum 60%
Silt: greater than 0.002 mm - less than 0.05 mm	maximum 35%
Clay: less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ACIDITY (pH):	6.0 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place:	3.0
SALINITY: Saturated extract conductivity shall not exceed:	30 millimhos/cm at 25°C
ORGANIC CONTENT: Percent of Dry Weight (%)	8% - 12%

2.2 AGGREGATE

1 Clean inert stone of high angularity is preferred over washed gravel.

2 Stone dimension aspect ratio should approach 1:1:1 with a maximum of 2:1:1 length: width: depth.

3 Single size stone, 75mm clear sieve designation: Blasted Quarry Rock.

4 Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 1.5 and 1.8

5 Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

2.3 SOIL STABILIZER

1 A non-toxic organic binder.

Product: Stabilizer, The Original Natural Binder, as available from Veratec, Aldergrove, BC. 604-607-3002. (Or approved equal)

2.4 GRANULAR BASE

1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials.

2.5 PAVING MATERIALS

1 Refer to architectural drawings.

2.6 FILTER FABRIC

1 Non Woven filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

2 Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:

- Grab Tensile Strength ASTM-D-4632 4.00 kN

- Tensile Elongation ASTM-D-4632 50%

- Static CBR Puncture test ASTM D-6241

- Flow Rate ASTM-D-4491 6100 l/min/m²

3 Fabric shall be Amoco 4545 or approved equivalent.

PART THREE - EXECUTION

3.1 SUBGRADE
1 Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
2 Areas designated as structural soil tree pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.
3.2 PREPARATION OF EXISTING GRADE
1 Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.
2 Excavate trench to Master Municipal Specification Section 02223, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
2.1 Refer to contract drawings for areas to be treated and to details for dimensions
2.2 Compact to 95% Modified Proctor Density.
2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.
4 Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.
5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.
3.3 SUB DRAINS
1 Install to requirements of Master Municipal Specifications. Refer to Section 02666, Waterworks, Section 02721, Storm Sewers, and Section 02725, Manholes and Catch Basins
1.1 Install prior to installation of the structural soil mixture.
1.2 Co-ordinate all contract drainage work with other drainage on-site
1.3 Confirm location of storm sewer connections with civil engineer.
3.4 IRRIGATION
1 Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.
1.1 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
1.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site
1.3 Confirm location of irrigation connections with civil engineer.
3.5 MIXING STRUCTURAL SOIL MATERIAL
1 Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.
2 Base Ratio of Materials:
- 4 cu metre of aggregate stone section 2.2
- 125 cu metre of Growing Medium section 2.1
- 2 kg Stabiliser section 2.3
x Water as required
x The amount of water required will vary according to moisture present in growing medium.
3 Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.
3.6 MIXING
1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.
2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.
3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.7 PLACEMENT
1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.
2 Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.
3 Place Stone mixture in 300mm lifts through entire area of structural soil mixture.
4 Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.
5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture. Refer to Quality Assurance, section 1.5
6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.
7 Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, steel boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.1) added to surround the root ball.
3.8 INSTALLATION OF FILTER FABRIC
1 After approval of structural soil mixture compaction, install Filter Fabric.
2 Ensure minimum 60cm overlap of all fabric seams and beyond edge of structural soil.
3.9 GRANULAR BASE MATERIAL
1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.
2 Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.
3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.
3.10 PROTECTION
1 Protect existing conditions from damage or staining and make good any damage.
2 All damage will be repaired at the expense of the installation contractor.
3.11 TREE PLANTING
1 Remove structural soil or other backfill material (sand, see comments in section 3.7.7) from the full dimensions of the tree grate area (12m x 12m x depth of root ball).
2 Re compact all material below root ball to original specified density to prevent settling of the root ball in the hole.
3 Ensure tree is planted in the exact centre of the specified planting station straight and true.
4 Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.
5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.
6 Place 50mm depth composted fir/hem bark mulch over the top of the open tree pit area.
3.12 TREE GRATES
1 Site Furniture and to contract drawings for tree grates, frames and footings.
3.13 ACCEPTANCE
1 Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.
2 Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.
3.14 SURPLUS MATERIAL
1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.
2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.
3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	24.OCT.25	NEW SITE PLAN	JL
14	24.OCT.21	ISSUED FOR PERMIT COMMENTS	JL
13	24.OCT.07	RE-ISSUED FOR TENDER	JL
12	24.SEP.24	ISSUED FOR TENDER	JL
11	24.SEP.19	UPDATE PER COMMENTS	JL
10	24.AUG.26	UPDATE PER COMMENTS	CLG
9	24.APR.05	REV. PER NEW SITE PLAN	BA
8	24.MAR.22	UPDATE BUILDING PLAN	BA
7	24.FEB.29	REV. PER CITY COMMENTS	BA
6	24.FEB.27	REV. PER CITY COMMENTS	BA
5	24.JAN.24	REV. PER PARKS COMMENTS	BA
4	23.DEC.18	SITE PLAN/CITY COMMENTS	BA
3	23.OCT.30	SITE PLAN/CITY COMMENTS	BA
2	23.JUL.25	SHIFT TREE/ADD SOIL VOLUMES	CW
1	23.JUL.21	REV. PER NEW SITE PLAN/CITY COMMENTS	BA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

SMARTSTOP
SELF STORAGE
PEMBROKE ST.
VICTORIA, B.C.

DRAWING TITLE:

STRUCTURAL SOIL
SPECIFICATIONS

DATE: 23.APR.12 DRAWING NUMBER:

SCALE:

DRAWN: MM

DESIGN: MM

CHK'D: BA

L3

OF 3