

GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE (BCBC), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES.
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS.
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD. UNLESS NOTED OTHERWISE.
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE. UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS. UNLESS NOTED OTHERWISE.

DRAWING INDEX
ARCHITECTURAL

SHEET NO.	SHEET TITLE	SCALE
A0.00	Cover Sheet	As Noted
A0.02	Site Context	AS NOTED
A0.03	Shadow Studies	As Noted
A1.01	Existing Site Plan	AS NOTED
A1.02	Site Plan	As Noted
A2.01	Main Floor Plan	As Noted
A2.02	2nd Floor Plan	As Noted
A2.03	3rd Floor Plan	As Noted
A2.04	4th Floor Plan	As Noted
A2.05	5th Floor Plan	As Noted
A2.06	6th Floor Plan	As Noted
A2.07	Roof Plan	As Noted
A3.01	Building Elevations	As Noted
A3.02	Building Elevations	As Noted
A3.03	Building Elevations	As Noted
A3.04	Building Elevations	As Noted
A4.01	Building Sections	As Noted
A7.01	Perspectives	As Noted
A7.02	Perspectives	As Noted
A8.01	Window Schedule	As Noted
A8.02	Door Schedule	As Noted

PROJECT TEAM

DEVELOPER

NVision Properties
301-1106 Cook St.,
Victoria, BC
V8V 3Z9
T 250.883.5579

ARCHITECT

Stuart Howard Architects Inc.
405, 375 West 5th Avenue.
Vancouver, BC
V5Y 1J6
604-688-5585

LANDSCAPE ARCHITECT

Murdoch de Greeff Inc.
200-524 Cudthel Road
Victoria, BC
V8Z 1G1
250.412.2891

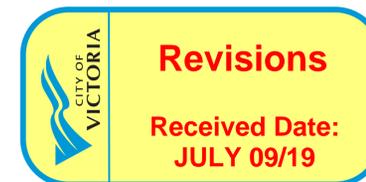
SURVEYOR

Powell & Associates
250-2950 Douglas Street
Victoria BC
V8T 4N4
250.382.8855



1301 HILLSIDE
1301 Hillside Ave.
Victoria, BC

REZONING APPLICATION



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No.	Date	Issue Notes

Issues

Consultant

Architect

SH **STUART HOWARD ARCHITECTS INC.**
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.2585 fax - 604.688.7486

Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Cover Sheet

Issue Date	Plot Date	Sheet No.
	2019.07.05	A0.00
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision



1 Context Plan
1/64"=1'-0"



4 Birdview looking East
NTS



5 Streetview looking East
NTS



2 Streetscape 1 from Hillside Avenue
1/32"=1'-0"



3 Streetscape 2 from Cook Street
1/32"=1'-0"

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No.	Date	Issue Notes

Issues

Consultant

Architect

SH **A** **STUART HOWARD ARCHITECTS INC.**
MEMBERS AIBC - RAIC - AIA
405 - 375 West 56 Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.2585 fax - 604.688.7486

Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Site Context

Issue Date	Plot Date	Sheet No.
	2019.07.05	

Designed By NR Reviewed By NR

Drawn By OEM Checked By NR

Project ID 217.29 Scale AS NOTED Issue/Revision

A0.02



1 JUNE 21 - 9 AM
NTS



4 MAR/SEPT 21 - 9 AM
NTS



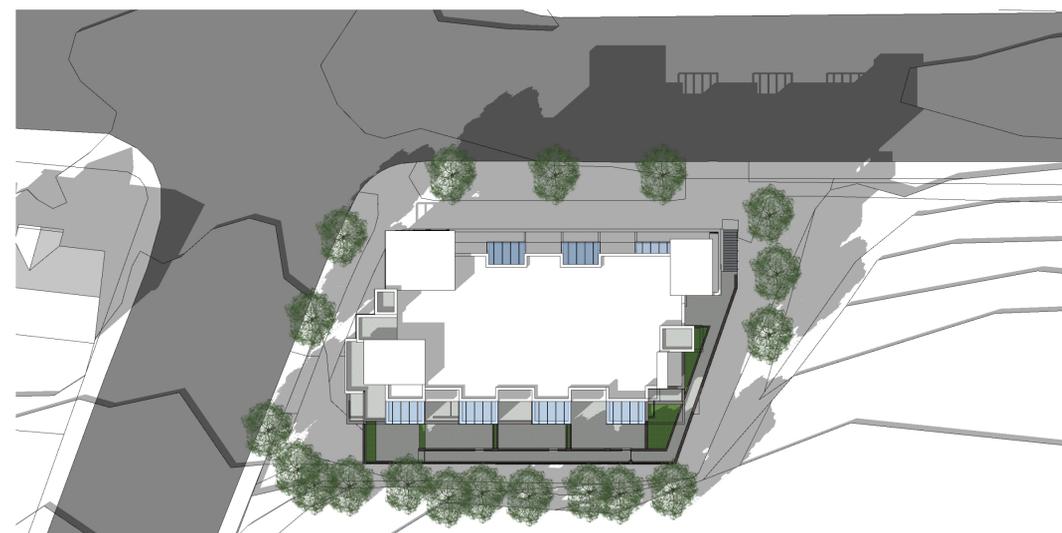
2 JUNE 21 - 12 PM
NTS



5 MAR/SEPT 21 - 12 pm
NTS



3 JUNE 21 - 3 PM
NTS



6 MAR/SEPT 21 - 3 pm
NTS

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No.	Date	Issue Notes

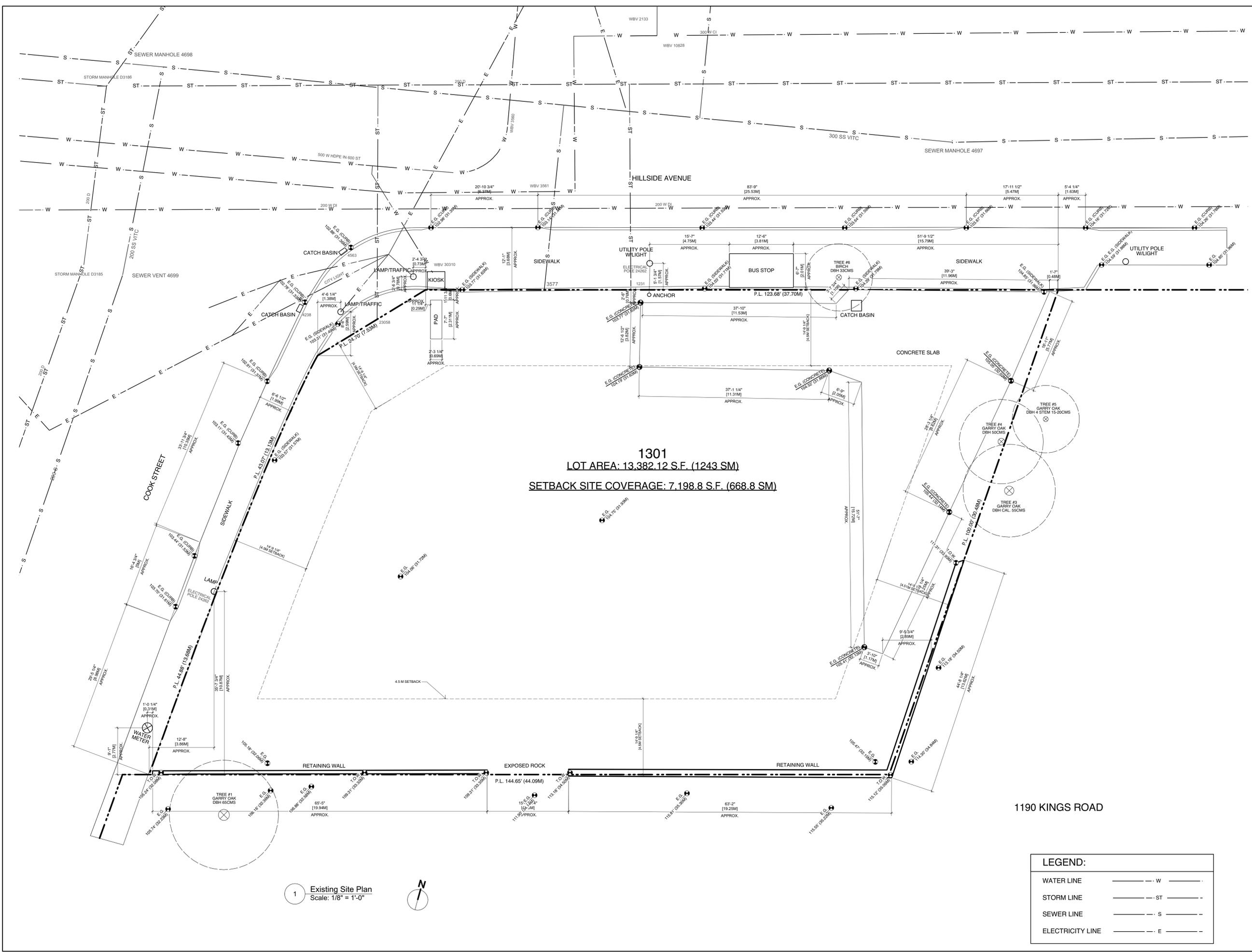
Architect

SH
A
STUART HOWARD
ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 56 Avenue
phone - 604.688.2585
Vancouver B.C. V5Y 1J6
fax - 604.688.7486

Project Title
1301 Hillside Ave.
1301 Hillside Ave. Victoria, BC
Shadow Studies

Issue Date	Plot Date	Sheet No.
	2019.07.05	A0.03
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

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1301
LOT AREA: 13,382.12 S.F. (1243 SM)
SETBACK SITE COVERAGE: 7,198.8 S.F. (668.8 SM)

1 Existing Site Plan
 Scale: 1/8" = 1'-0"



LEGEND:	
WATER LINE	--- W ---
STORM LINE	--- ST ---
SEWER LINE	--- S ---
ELECTRICITY LINE	--- E ---

No.	Date	Issue Notes

Architect

SH
A **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.2585 fax - 604.688.7486

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Existing Site Plan

Issue Date	Plot Date	Sheet No.
	2019.07.05	A1.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
217.29	AS NOTED	

File name: 2019.07.05 1301 Hillside.wvk



LEGEND:

WATER LINE	---
STORM LINE	---
SEWER LINE	---
ELECTRICITY LINE	---

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No.	Date	Issue Notes

SH STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue
 phone - 604.688.2585 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

NEW BUILDING
 SITE COVERAGE: 10,185.05 SQ.FT. (946.22 SM)

AVERAGE GRADE CALCULATION

$\left[\frac{((E) 107.64' [32.80 M] + (SE) 115.12' [35.09 M])}{2} \right] \times 66.29'$	$[20.21 M]$	$= 7383.38'$	$[2250.45 M]$
$\left[\frac{((SE) 115.12' [35.09 M] + (SW) 104.53' [31.86 M])}{2} \right] \times 110.48'$	$[33.67 M]$	$= 12133.47'$	$[3698.28 M]$
$\left[\frac{((SW) 104.53' [31.86 M] + (W) 104.04' [31.71 M])}{2} \right] \times 38.38'$	$[11.63 M]$	$= 4002.45'$	$[1219.95 M]$
$\left[\frac{((W) 104.04' [31.71 M] + (NW) 104.33' [31.80 M])}{2} \right] \times 14.86'$	$[4.53 M]$	$= 1548.19'$	$[471.89 M]$
$\left[\frac{((NW) 104.33' [31.80 M] + (N) 103.67' [31.60 M])}{2} \right] \times 10.85'$	$[3.3 M]$	$= 1128.40'$	$[343.94 M]$
$\left[\frac{((N) 103.67' [31.60 M] + (NE) 103.35' [31.50 M])}{2} \right] \times 14.46'$	$[4.4 M]$	$= 1496.75'$	$[456.21 M]$
$\left[\frac{((NE) 103.35' [31.50 M] + (E) 105.05' [32.02 M])}{2} \right] \times 16.27'$	$[4.90 M]$	$= 1681.50'$	$[512.52 M]$
$\left[\frac{((E) 105.05' [32.02 M] + (SE) 107.64' [32.80 M])}{2} \right] \times 110.48'$	$[33.67 M]$	$= 11512.02'$	$[3509.86 M]$
$\left[\frac{((SE) 107.64' [32.80 M] + (S) 105.05' [32.02 M])}{2} \right] \times 19.68'$	$[6.0 M]$	$= 2092.87'$	$[637.90 M]$
42979.03' [13100.00 M] / (BUILDING PERIMETER) 401.75' [122.45 M] =		AVERAGE GRADE = 106.97' [32.61 M]	

SITE DATA

Civic Address	1301 HILLSIDE AVENUE VICTORIA, BC
Legal Address	PID 014-979-675 LOTS A, SECTION 4, VICTORIA DISTRICT, PLAN 38000
Site Area	13382.12 sq.ft. [1243.24 sq.m.]
Site Coverage	10185.05 sq.ft. [946.22 sq.m.] (76.1%)
Open Site Space	2683.17 sq.ft. [249.27 sq.m.] (20.1%)

DEVELOPMENT STATISTICS

Zoning Uses	C-SS (CA Proposed)		
	Existing (C-SS)	Proposed (CA)	Required
Number of Units	1 SERVICE STATION	49	-
Number of Storeys	6	6	-
Height	36'1" [11 M]	56' 4 1/2" [17.18 M]	-
Front Yard	4.5 M	11' 10" [3.60 M]	S.R.W. [3.57 M]
Side Yard (West)	4.5 M	10' 7 1/2" [3.24 M]	S.R.W. [3.24 M]
Side Yard (East)	4.5 M	0	-
Rear Yard Setback	4.5 M	0	-
Combined Sideyards	13.5 M	10' 7 1/2" [3.24 M]	-
Parking Spaces	4	23 (19 + 4 visitor)	46 (41 + 5 visitor)
Bicycle Spaces	0	66 LONG TERM	55 LONG TERM
		6 SHORT TERM	6 SHORT TERM

FSR SUMMARY

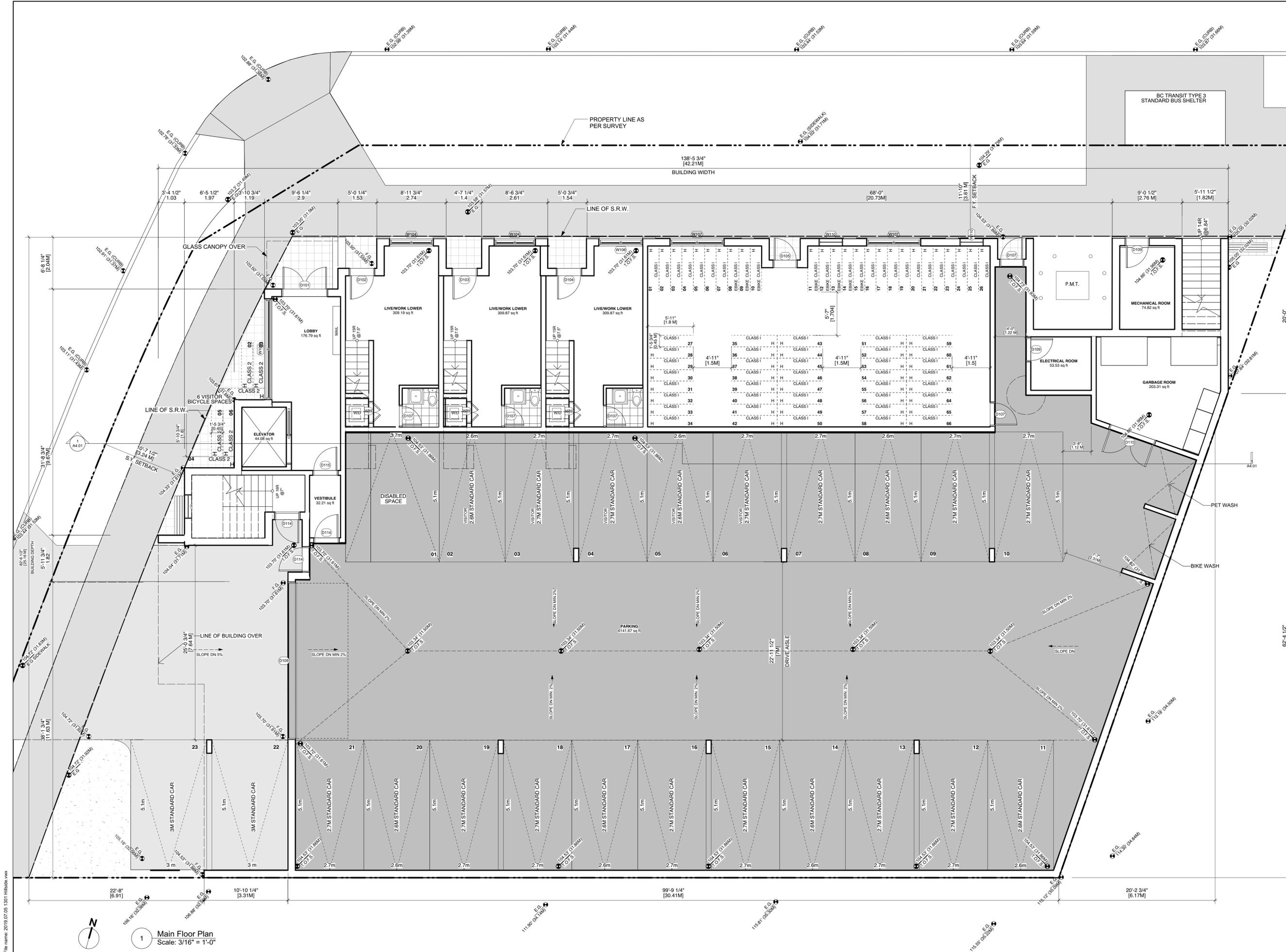
TOTAL SITE AREA = 13,382.12 sq.ft.	
CURRENT ZONE: C-SS	
EXISTING/LOT	PROPOSED
MAIN FLOOR	0.00 sq.ft. 1,787.25 sq.ft. [166.04 sq.m.]
SECOND FLOOR	0.00 sq.ft. 6,746.11 sq.ft. [626.73 sq.m.]
THIRD FLOOR	0.00 sq.ft. 6,596.27 sq.ft. [612.81 sq.m.]
FOURTH FLOOR	0.00 sq.ft. 6,596.27 sq.ft. [612.81 sq.m.]
FIFTH FLOOR	0.00 sq.ft. 5,089.91 sq.ft. [472.87 sq.m.]
SIXTH FLOOR	0.00 sq.ft. 5,089.91 sq.ft. [472.87 sq.m.]
GROSS FSR	0.00 2.38
TOTAL	0.00 sq.ft. 31,905.72 sq.ft. [2,964.14 sq.m.]
COMMERCIAL FLOOR AREA	0.00 sq.ft. 928.93 sq.ft. [86.30 sq.m.]

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	
GROUND ORIENTED UNITS	0		
MIN. UNIT FLOOR AREA	335.74 sq.ft. [31.19 sq.m.]		
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft. [2539.96 sq.m.)		

1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Site Plan

Issue Date	Plot Date	Sheet No.
2019.07.05	2019.07.05	A1.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	



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No.	Date	Issue Notes

Architect
 Consultant

SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue
 phone - 604.688.2585 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Architect
 Consultant

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Main Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.07.05	A2.01
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

File name: 2019.07.05_1301 Hillside.vwk

1 Main Floor Plan
 Scale: 3/16" = 1'-0"

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BC TRANSIT TYPE 3
 STANDARD BUS SHELTER



3'-4 1/2" [1.03 M]	6'-5 1/4" [1.96 M]	3'-1 1/4" [1.19 M]	9'-6 1/4" [2.9 M]	138'-5 3/4" [42.21 M]			109'-2 1/2" [33.29 M]	6'-0 1/4" [1.83 M]
BUILDING WIDTH								
6'-9 1/2" [2.08 M]	8'-2" [2.49 M]	14'-10 1/2" [4.54 M]	9'-0" [2.74 M]	32'-6 1/2" [9.93 M]	10'-11" [3.33 M]	18'-10 1/2" [5.75 M]	9'-10 1/2" [3.01 M]	15'-1" [4.6 M]
BUILDING DEPTH								
PROPERTY LINE AS PER SURVEY								
LINE OF S.R.W.								
5'-11 1/4" [1.81 M]	21'-8 1/4" [6.61 M]	12'-0" [3.66 M]	13'-1 1/4" [4.24 M]	12'-0" [3.66 M]	13'-1 1/4" [4.24 M]	26'-2" [7.98 M]	14'-0" [4.27 M]	119'-8" [36.47 M]

1 Second Floor Plan
 Scale: 3/16" = 1'-0"

SECOND	BACH	1BR	2BR
THIRD	6	1	4
FOURTH	5	2	4
FIFTH	5	2	4
SIXTH	-	8	-
	-	8	-
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS 0
 MIN. UNIT FLOOR AREA 335.74 sq. ft [31.19 sq. m.]
 TOTAL RESIDENTIAL FLOOR AREA 27339.85 sq. ft [2539.96 sq. m.]

No.	Date	Issue Notes

Architect
SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56th Avenue
 phone - 604.688.5585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.

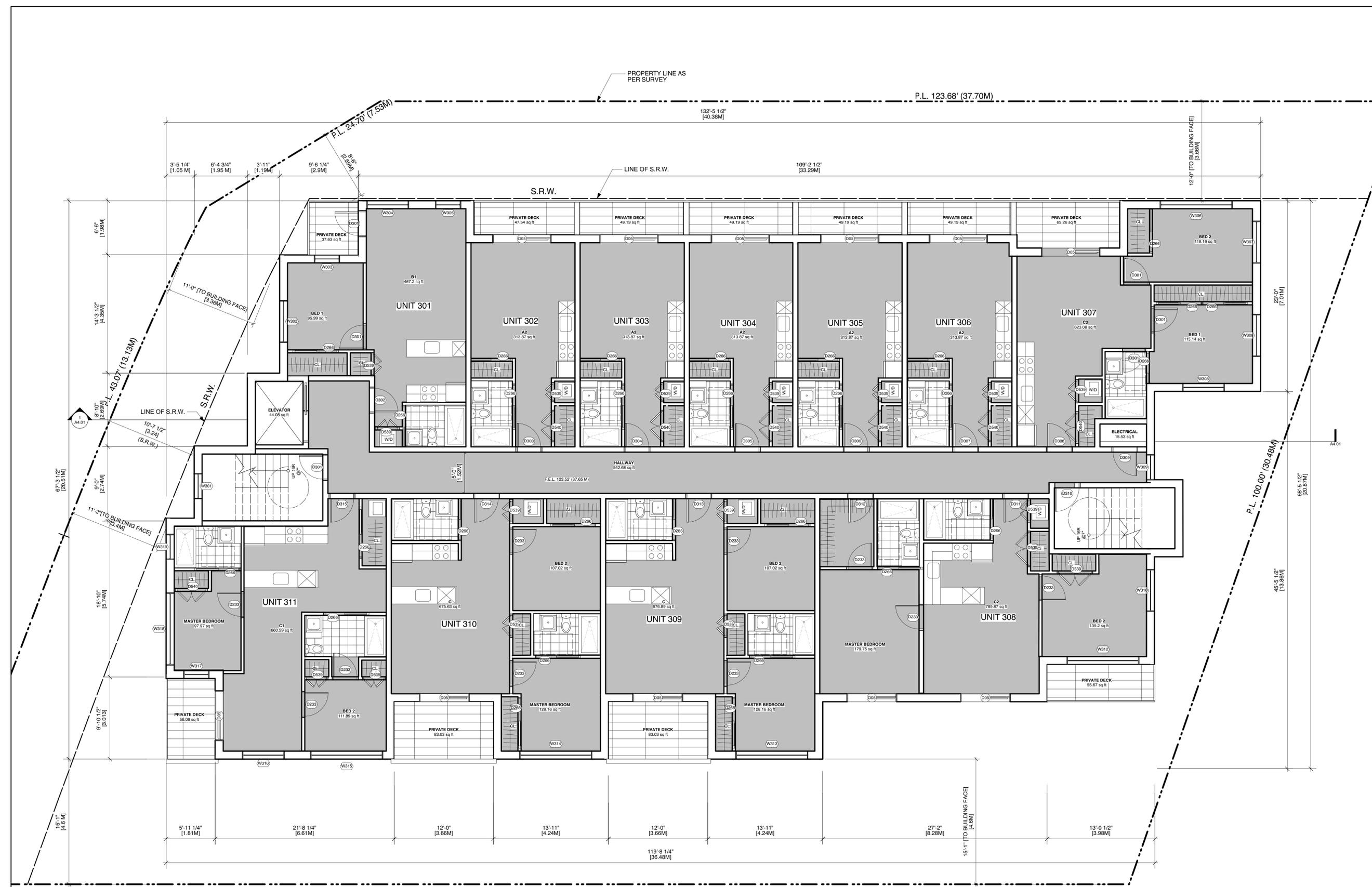
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
2nd Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.07.05	A2.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

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SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56th Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
3rd Floor Plan

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS: 0
 MIN. UNIT FLOOR AREA: 335.74 sq.ft [31.19 sq.m.]
 TOTAL RESIDENTIAL FLOOR AREA: 27339.85 sq.ft [2539.96 sq.m.]

Issue Date	Plot Date	Sheet No.
	2019.07.05	A2.03

Designed By: NR
 Reviewed By: NR
 Drawn By: AP
 Checked By: NR
 Project ID: 217.29
 Scale: As Noted
 Issue/Revision:

1 Third Floor Plan
 Scale: 3/16" = 1'-0"

File Name: 2019.07.05 1301 Hillside.vwk

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Architect
SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56th Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Seal
 Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
4th Floor Plan

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12

TOTAL UNITS 49 (33% BACH, 43% 1BR, 24% 2BR)

	0
GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	335.74 sq.ft [31.19 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft [2539.96 sq.m.]

Issue Date	Plot Date	Sheet No.
	2019.07.05	A2.04

Designed By	Reviewed By
NR	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
217.29	As Noted

File Name: 2019.07.05_1301_Hillside.vwk



1 Fourth Floor Plan
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Issues
 Consultant
 Architect

SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
5th Floor Plan

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	
GROUND ORIENTED UNITS	0		
MIN. UNIT FLOOR AREA	335.74 sq.ft [31.19 sq.m.]		
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft [2539.96 sq.m.]		

Issue Date	Plot Date	Sheet No.
	2019.07.05	A2.05

Designed By: NR
 Reviewed By: NR
 Drawn By: AP
 Checked By: NR
 Project ID: 217.29
 Scale: As Noted
 Issue/Revision:

File name: 2019.07.05 1301 Hillside.vwk



1 Fifth Floor Plan
 Scale: 3/16" = 1'-0"

P.L. 144.65' (44.09M)

PROPOSED UNIT MAKEUP

P.L. 123.68' (37.70M)

P.L. 100.00' (30.48M)

PROPERTY LINE AS PER SURVEY

S.R.W.

LINE OF S.R.W.

LINE OF S.R.W.

S.R.W.

HALLWAY
 542.67 sq ft
 F.E.L. 142.18' (43.33M)

ELECTRICAL
 15.53 sq ft

ELEVATOR
 44.98 sq ft

UNIT 501
 B2
 555.48 sq ft

UNIT 502

UNIT 503

UNIT 504
 B5
 460.55 sq ft

UNIT 508
 B6
 615.95 sq ft

UNIT 507

UNIT 506

UNIT 505
 B8
 405.88 sq ft

PRIVATE DECK
 327.33 sq ft

PRIVATE DECK
 103.33 sq ft

PRIVATE DECK
 103.33 sq ft

PRIVATE DECK
 110.38 sq ft

3'-8" [1.12M]

20'-7" [6.27M]

12'-0" [3.66M]

13'-11" [4.24M]

12'-0" [3.66M]

13'-11" [4.24M]

12'-0" [3.66M]

13'-11" [4.24M]

12'-0" [3.66M]

13'-11" [4.24M]

12'-0" [3.66M]

22'-0" [TO BUILDING FACE] [6.71M]

21'-5'-2" [TO BUILDING FACE] [6.53M]

7'-0" [2.13 M]

9'-5 1/4" [2.87 M]

6'-5 1/4" [1.96 M]

3'-11" [1.19M]

9'-6 1/4" [2.91M]

P.L. 24.70' (7.53M)

125'-1 1/4" [38.13M]

105'-2 1/2" [32.07M]

18'-0" [TO BUILDING FACE] [4.88M]

11'-0" [TO BUILDING FACE] [3.35M]

15'-8 1/4" [4.80M]

10'-7 1/2" [3.24M]

8'-1 1/2" [2.48M]

56'-3 1/4" [17.15M]

61'-1 1/2" [18.62M]

43'-0" [13.11M]

20'-9" [6.35M]

22'-0" [6.71M]

29'-7 1/2" [9.08M]

17'-6" [5.33M]

95'-4 1/4" [29.05M]

113'-1 1/2" [34.47M]

28'-7 1/2" [8.80M]

95'-4 1/4" [29.05M]

8'-3" [2.52M]

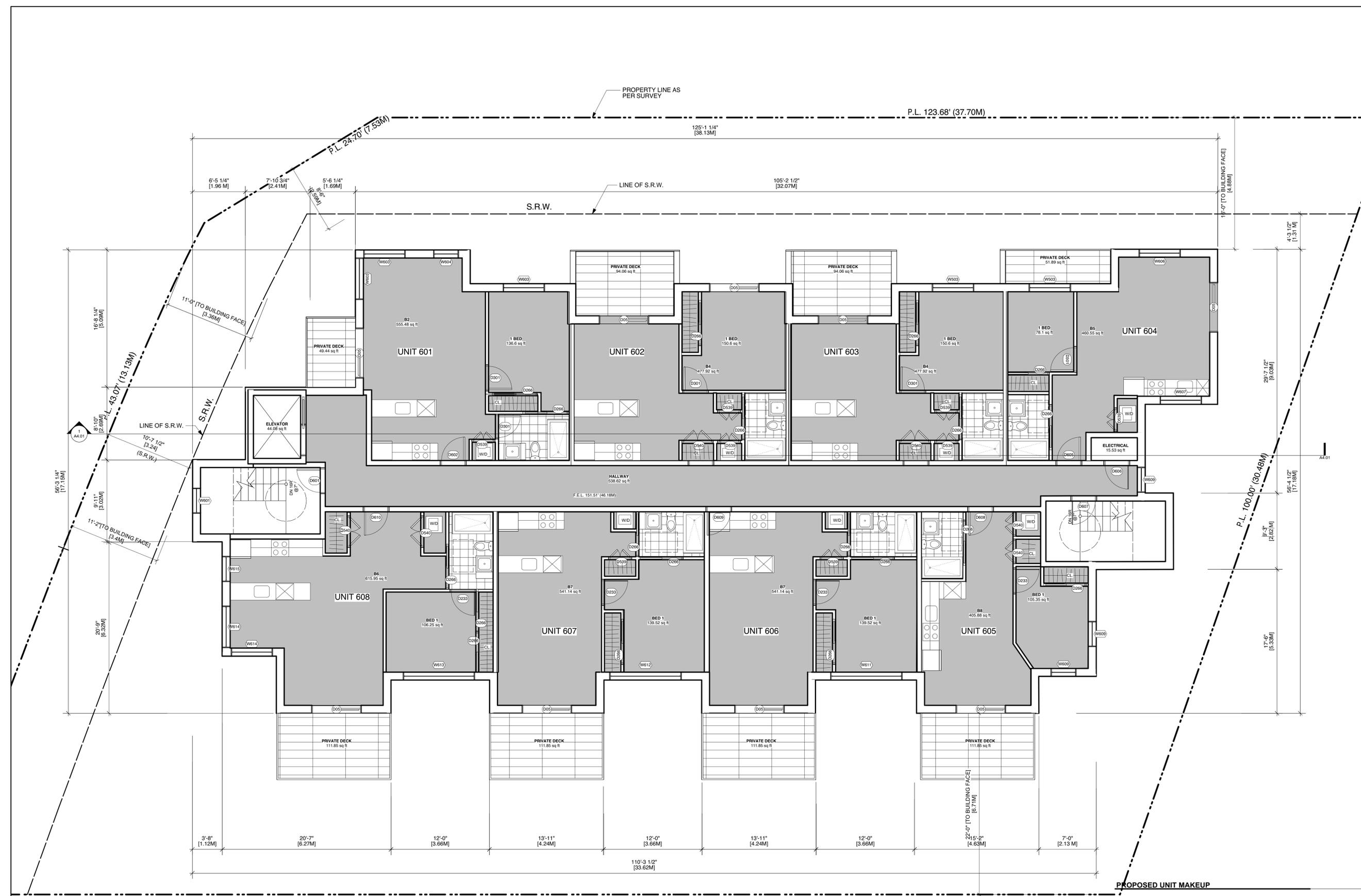
17'-6" [5.33M]

11'-2" [TO BUILDING FACE] [3.4M]

10'-7 1/2" [3.24M]

11'-0" [TO BUILDING FACE] [3.35M]

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No.	Date	Issue Notes

Architect
SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56th Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
6th Floor Plan

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12

TOTAL UNITS 49 (33% BACH, 43% 1BR, 24% 2BR)

GROUND ORIENTED UNITS 0
 MIN. UNIT FLOOR AREA 335.74 sq. ft. [31.19 sq. m.]
 TOTAL RESIDENTIAL FLOOR AREA 27339.85 sq. ft. [2539.96 sq. m.]

Issue Date	Plot Date	Sheet No.
	2019.07.05	A2.06

Designed By: NR
 Drawn By: AP
 Project ID: 217.29

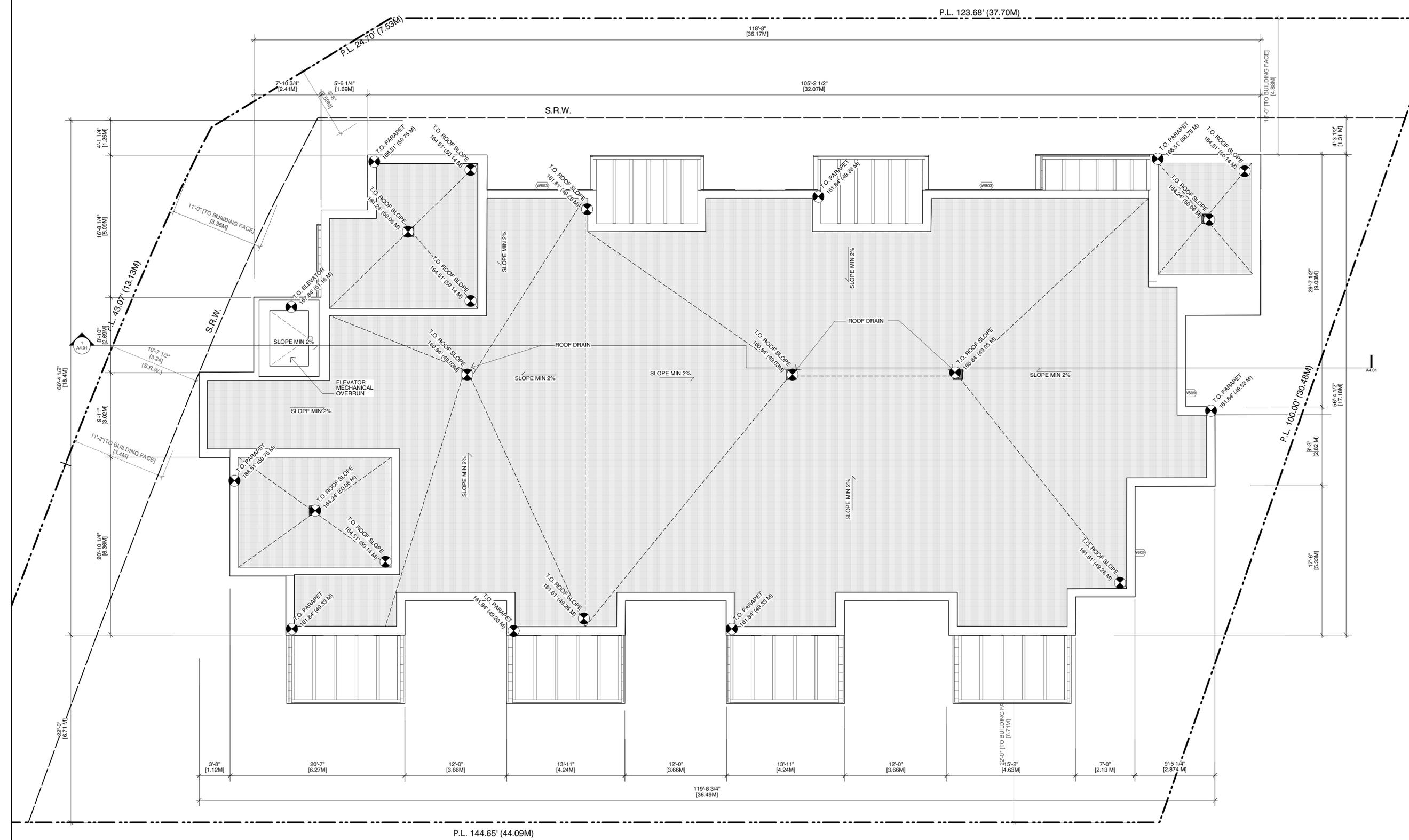
Reviewed By: NR
 Checked By: NR
 Scale: As Noted
 Issue/Revision:

File Name: 2019.07.05_1301_Hillside_vvk



1 Sixth Floor Plan
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Architect
 Seal
 Project Title
 1301 Hillside Ave.
 Victoria, BC

SH
A
STUART HOWARD
ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Seal
 Project Title
 1301 Hillside Ave.
 Victoria, BC

Roof Plan

Issue Date	Plot Date	Sheet No.
	2019.07.05	A2.07
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

File name: 2019.07.05 1301 Hillside.vwk



1 Roof Plan
 Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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No.	Date	Issue Notes

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SH STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.2585 fax - 604.688.7486

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Elevations

1 North Elevation
 Scale: 3/16" = 1'-0"

Issue Date	Plot Date	Sheet No.
	2019.07.05	A3.01

Designed By NR	Reviewed By NR
Drawn By JM	Checked By NR
Project ID 217.29	Scale As Noted

File Name: 2019.07.05 - 1301 Hillside.wvx

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
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No.	Date	Issue Notes

Architect

SH
A **STUART HOWARD**
ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

1 South Elevation
 Scale: 3/16" = 1'-0"

Issue Date	Plot Date	Sheet No.
	2019.07.05	A3.02
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
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No.	Date	Issue Notes

Architect



STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.2585 fax - 604.688.7486

Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.07.05	A3.03
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	



File Name: 2019.07.05 1301 Hillside.vwx

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
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1 West Elevation
 Scale: 3/16" = 1'-0"

No.	Date	Issue Notes

Issues
 Consultant

Architect

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A **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.2585 fax - 604.688.7486

Seal

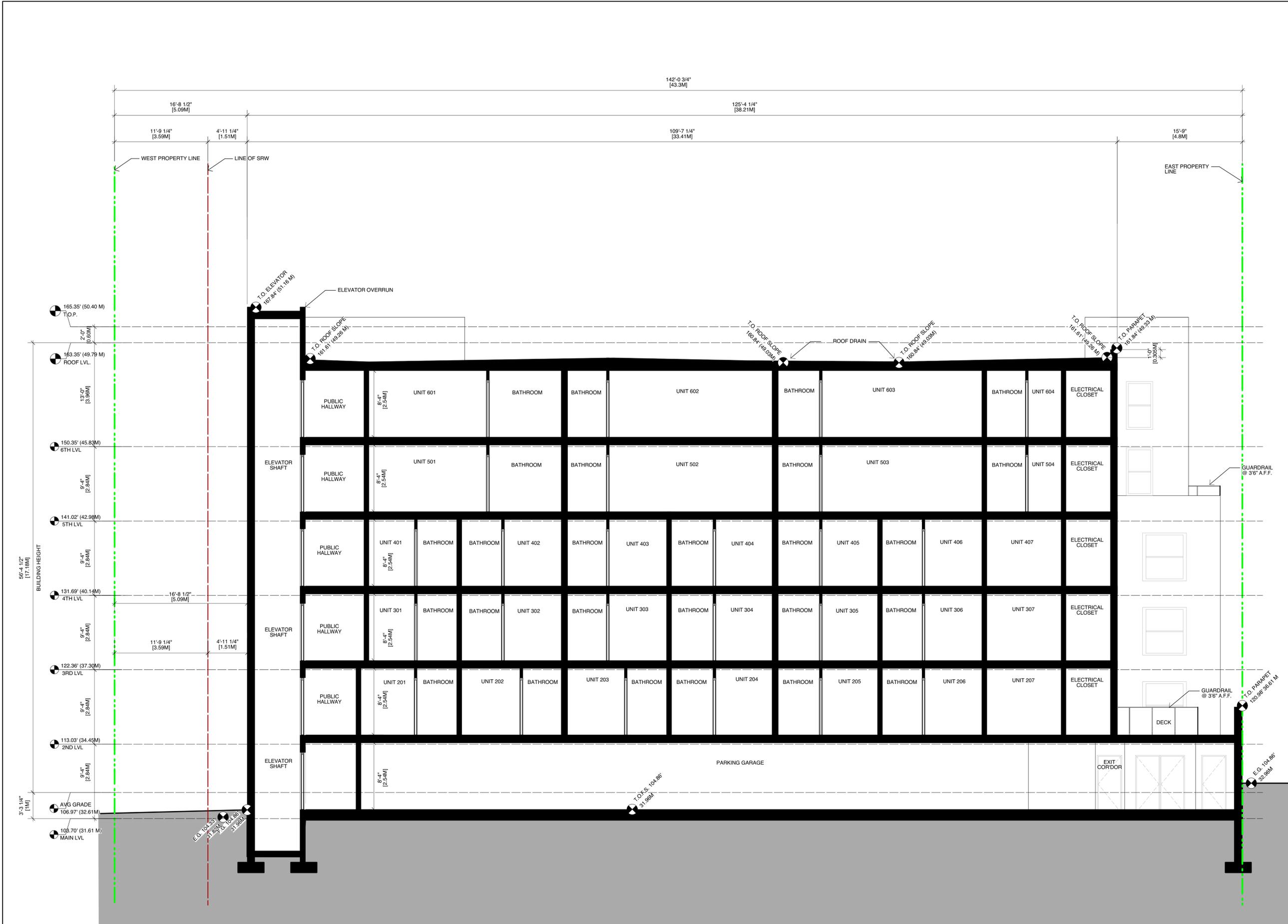
Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.07.05	A3.04
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

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1 SECTION VIEW (FROM SOUTH)
 Scale: 3/16" = 1'-0"

No.	Date	Issue Notes

Architect

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 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Sections

Issue Date	Plot Date	Sheet No.
	2019.07.05	A4.01
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	
Issue/Revision		

File Name: 2019.07.05 1301 Hillside.vwk

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1 NW Corner - Aerial
 NTS



3 SW Corner - Aerial
 NTS



2 NW Corner - Street Level
 NTS



4 NE - Aerial
 NTS

No.	Date	Issue Notes

Issues
 Consultant

Architect

SH
A **STUART HOWARD**
ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Perspectives

Issue Date	Plot Date	Sheet No.
	2019.07.05	A7.01
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

File name: 2019.07.05 1301 Hillside.vwk

WINDOW SCHEDULE

QUANTITY	WINDOW SPEC.		Size		Window Data			
	WINDOW NO.	WINDOW ID.	O.A. WIDTH	O.A. Height	Mfr	Model No.	Accessories	Notes
1	W103		13'0"	4'0"	-	-	-	-
1	W103		5'0"	7'6"	-	-	-	-
1	W104		5'8"	4'0"	-	-	-	-
1	W104		5'4"	4'0"	-	-	-	-
1	W106		5'8"	4'0"	-	-	-	-
1	W107		7'0"	4'0"	-	-	-	-
1	W107		7'0"	4'0"	-	-	-	-
1	W110		3'0"	7'6"	-	-	-	-
1	W110		3'0"	7'6"	-	-	-	-
1	W110		3'0"	7'6"	-	-	-	-
1	W201		3'0"	7'6"	-	-	-	-
1	W204		13'0"	7'6"	-	-	-	-
1	W205		8'0"	7'6"	-	-	-	-
1	W206		3'0"	7'6"	-	-	-	-
1	W207		3'0"	7'6"	-	-	-	-
1	W208		3'0"	7'6"	-	-	-	-
1	W208		5'0"	7'6"	-	-	-	-
1	W209		5'0"	7'6"	-	-	-	-
1	W210		3'0"	7'6"	-	-	-	-
1	W211		5'0"	7'6"	-	-	-	-
1	W213		7'0"	7'6"	-	-	-	-
1	W215		7'0"	7'6"	-	-	-	-
1	W217		7'0"	7'6"	-	-	-	-
1	W218		5'0"	7'6"	-	-	-	-
1	W219		3'0"	7'6"	-	-	-	-
1	W219		3'0"	7'6"	-	-	-	-
1	W220		5'0"	7'6"	-	-	-	-
1	W220		5'0"	7'6"	-	-	-	-
1	W223		8'8"	7'6"	-	-	-	-
1	W224		8'8"	7'6"	-	-	-	-
1	W225		8'8"	7'6"	-	-	-	-
1	W226		8'8"	7'6"	-	-	-	-
1	W227		5'0"	7'6"	-	-	-	-
1	W228		3'0"	7'6"	-	-	-	-
1	W228		3'0"	7'6"	-	-	-	-
1	W229		8'8"	7'6"	-	-	-	-
1	W301		3'0"	7'6"	-	-	-	-
1	W302		5'0"	7'6"	-	-	-	-
1	W303		3'0"	7'6"	-	-	-	-
1	W304		5'0"	7'6"	-	-	-	-
1	W305		3'0"	7'6"	-	-	-	-
1	W306		8'8"	7'6"	-	-	-	-
1	W307		5'0"	7'6"	-	-	-	-
1	W308		5'0"	7'6"	-	-	-	-
1	W308		5'0"	7'6"	-	-	-	-
1	W309		3'0"	7'6"	-	-	-	-
1	W310		5'0"	7'6"	-	-	-	-
1	W312		8'8"	7'6"	-	-	-	-
1	W313		8'8"	7'6"	-	-	-	-
1	W314		8'8"	7'6"	-	-	-	-
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1	W316		5'0"	7'6"	-	-	-	-
1	W317		3'0"	7'6"	-	-	-	-
1	W318		8'8"	7'6"	-	-	-	-
1	W319		3'0"	7'6"	-	-	-	-
1	W401		3'0"	7'6"	-	-	-	-
1	W402		5'0"	7'6"	-	-	-	-
1	W403		3'0"	7'6"	-	-	-	-
1	W404		5'0"	7'6"	-	-	-	-
1	W405		3'0"	7'6"	-	-	-	-
1	W406		8'8"	7'6"	-	-	-	-
1	W407		5'0"	7'6"	-	-	-	-
1	W408		5'0"	7'6"	-	-	-	-
1	W409		5'0"	7'6"	-	-	-	-
1	W410		3'0"	7'6"	-	-	-	-
1	W411		5'0"	7'6"	-	-	-	-
1	W413		8'8"	7'6"	-	-	-	-
1	W413		8'8"	7'6"	-	-	-	-
1	W414		8'8"	7'6"	-	-	-	-
1	W415		8'8"	7'6"	-	-	-	-
1	W416		8'8"	7'6"	-	-	-	-
1	W417		5'0"	7'6"	-	-	-	-
1	W418		3'0"	7'6"	-	-	-	-
1	W419		8'8"	7'6"	-	-	-	-
1	W420		3'0"	7'6"	-	-	-	-
1	W501		3'0"	7'6"	-	-	-	-
1	W502		3'0"	7'6"	-	-	-	-
1	W502		3'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W504		5'0"	7'6"	-	-	-	-
1	W506		3'0"	7'6"	-	-	-	-
1	W506		3'0"	7'6"	-	-	-	-
1	W506		3'0"	7'6"	-	-	-	-
1	W508		8'8"	7'6"	-	-	-	-
1	W509		8'8"	7'6"	-	-	-	-
1	W510		8'8"	7'6"	-	-	-	-
1	W511		5'0"	7'6"	-	-	-	-
1	W511		5'0"	7'6"	-	-	-	-
1	W512		3'0"	7'6"	-	-	-	-
1	W601		3'0"	7'6"	-	-	-	-
1	W603		5'0"	7'6"	-	-	-	-
1	W603		5'0"	7'6"	-	-	-	-
1	W604		3'0"	7'6"	-	-	-	-
1	W605		5'0"	7'6"	-	-	-	-
1	W607		5'0"	7'6"	-	-	-	-
1	W609		3'0"	7'6"	-	-	-	-
1	W609		3'0"	7'6"	-	-	-	-
1	W609		3'0"	7'6"	-	-	-	-
1	W611		8'8"	7'6"	-	-	-	-
1	W612		8'8"	7'6"	-	-	-	-
1	W613		8'8"	7'6"	-	-	-	-
1	W614		5'0"	7'6"	-	-	-	-
1	W614		5'0"	7'6"	-	-	-	-
1	W615		3'0"	7'6"	-	-	-	-

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No.	Date	Issue Notes

Issues
 Consultant
 Architect

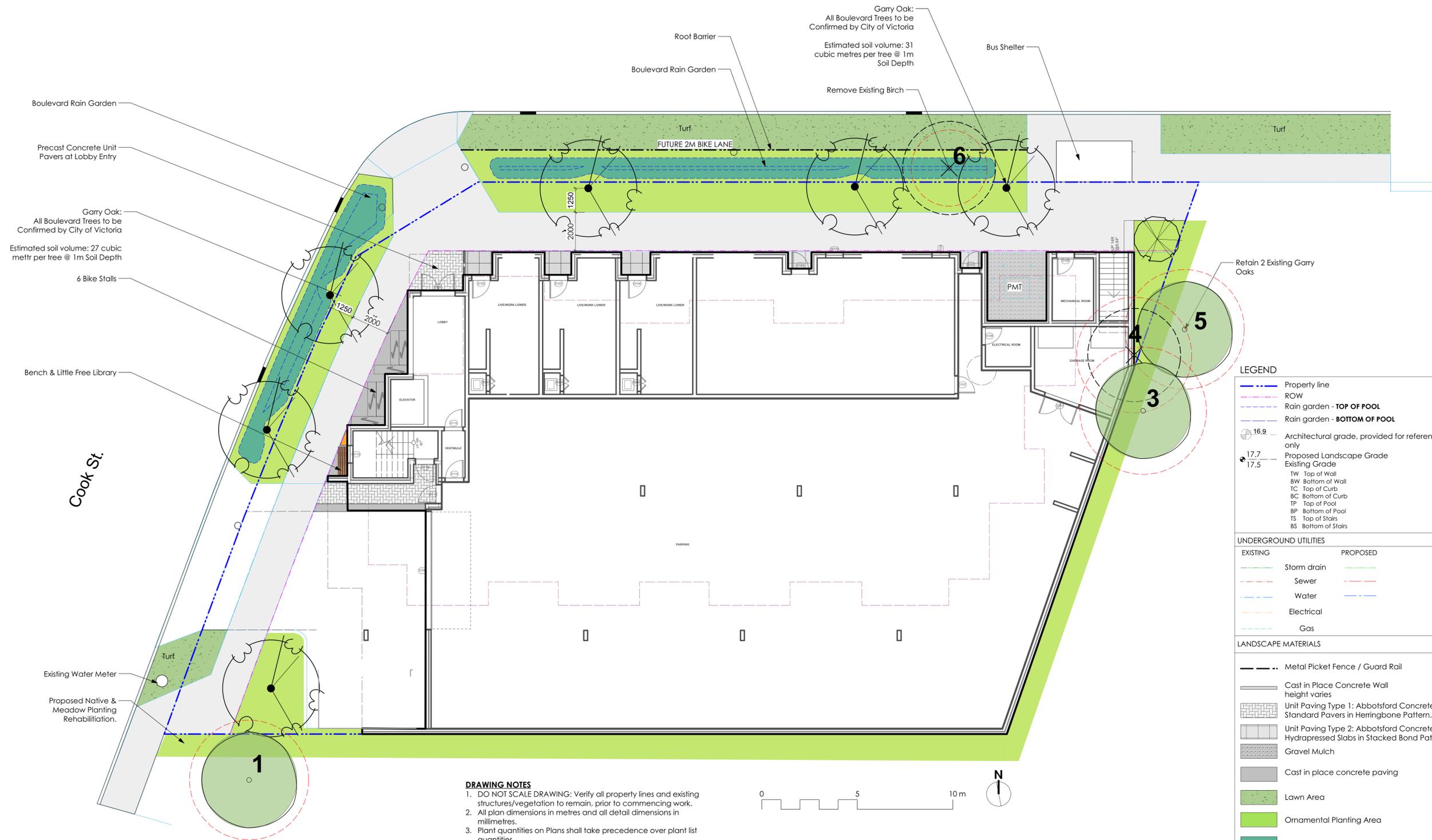
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A
STUART HOWARD
ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.2585 fax - 604.688.7486

Seal
 Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
Window Schedule

Issue Date	Plot Date	Sheet No.
	2019.07.05	A8.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AS	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

Hillside Ave



Boulevard Rain Garden
Precast Concrete Unit Pavers at Lobby Entry
Garry Oak: All Boulevard Trees to be Confirmed by City of Victoria
Estimated soil volume: 27 cubic metrs per tree @ 1m Soil Depth
6 Bike Stalls

Bench & Little Free Library
Cook St.

Existing Water Meter
Proposed Native & Meadow Planting Rehabilitation.

Root Barrier
Boulevard Rain Garden
Turf
FUTURE 2M BIKE LANE
Garry Oak: All Boulevard Trees to be Confirmed by City of Victoria
Estimated soil volume: 31 cubic metres per tree @ 1m Soil Depth
Remove Existing Birch
Bus Shelter

LEGEND

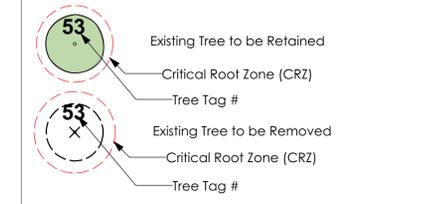
	Property line
	ROW
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
	Architectural grade, provided for reference only
	Proposed Landscape Grade
	Existing Grade
	TW Top of Wall
	BW Bottom of Wall
	TC Top of Curb
	BC Bottom of Curb
	TP Top of Pool
	BP Bottom of Pool
	TS Top of Stairs
	BS Bottom of Stairs

UNDERGROUND UTILITIES

EXISTING	PROPOSED
	Storm drain
	Sewer
	Water
	Electrical
	Gas

LANDSCAPE MATERIALS

	Metal Picket Fence / Guard Rail
	Cast in Place Concrete Wall height varies
	Unit Paving Type 1: Abbotsford Concrete Standard Pavers in Herringbone Pattern.
	Unit Paving Type 2: Abbotsford Concrete 'Texeda' Hydrapressed Slabs in Stacked Bond Pattern.
	Gravel Mulch
	Cast in place concrete paving
	Lawn Area
	Ornamental Planting Area
	Rain Garden Area
	Prefabricated Planter



- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
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 - Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

NOT FOR CONSTRUCTION

rev no	description	date
5	DP Rev 04	2019.07.08
4	DP Rev 03	2019.06.03
3	DP Rev 02	2019.04.15
2	DP Rev 01	2019.01.31
1	DP	2018.01.26

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Caledonia Road
Victoria, BC V8T 1G1
Phone: 250.412.2891
Fax: 250.412.2892

client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

sheet title
Ground Floor Landscape Materials

project no.	117.31
scale	1:100
drawn by	TB
checked by	SM/PdG
revision no.	sheet no.

L1.01

NOT FOR CONSTRUCTION

rev no	description	date
5	DP Rev 04	2019.07.08
4	DP Rev 03	2019.06.03
3	DP Rev 02	2019.04.15
2	DP Rev 01	2019.01.31
1	DP	2018.01.26

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Landscape Planning & Design
200 - 524 Caledonia Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

sheet title
**Second Floor
Landscape
Materials**

project no.	117.31
scale	1:100
drawn by	TB
checked by	SM/PdG

revision no. 5
sheet no. **L1.02**



LEGEND

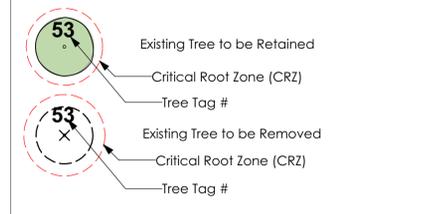
	Property line
	ROW
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
	Architectural grade, provided for reference only
	Proposed Landscape Grade
	Existing Grade
	TW Top of Wall
	BW Bottom of Wall
	TC Top of Curb
	BC Bottom of Curb
	TP Top of Pool
	BP Bottom of Pool
	TS Top of Stairs
	BS Bottom of Stairs

UNDERGROUND UTILITIES

EXISTING	PROPOSED

LANDSCAPE MATERIALS

	Metal Picket Fence / Guard Rail
	Cast in Place Concrete Wall height varies
	Unit Paving Type 1: Abbotsford Concrete Standard Pavers in Herringbone Pattern.
	Unit Paving Type 2: Abbotsford Concrete 'Texeda' Hydrapressed Slabs in Stacked Bond Pattern.
	Gravel Mulch
	Cast in place concrete paving
	Lawn Area
	Ornamental Planting Area
	Rain Garden Area
	Prefabricated Planter



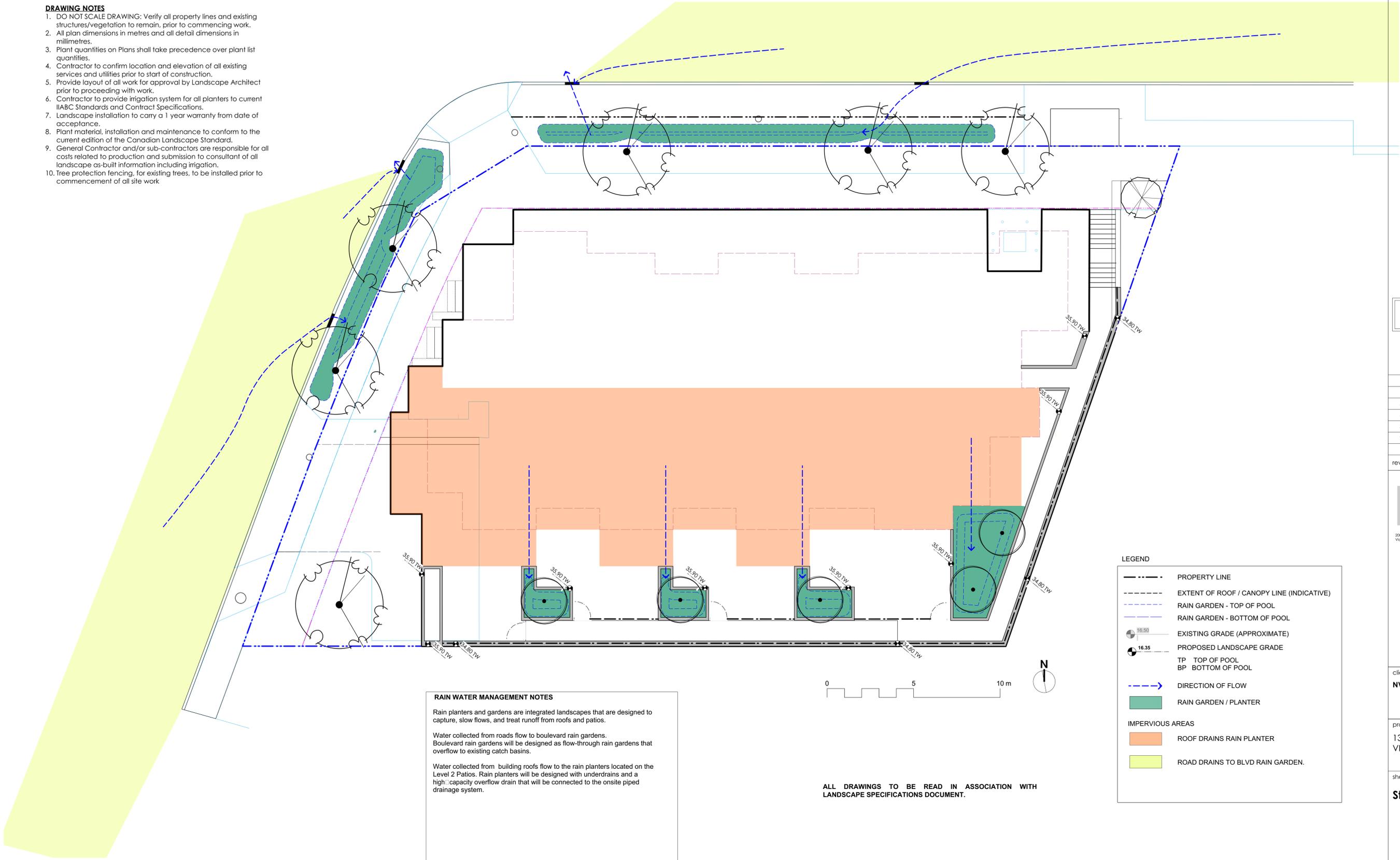
- DRAWING NOTES**
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DRAWING NOTES

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7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
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RAIN WATER MANAGEMENT NOTES

Rain planters and gardens are integrated landscapes that are designed to capture, slow flows, and treat runoff from roofs and patios.

Water collected from roads flow to boulevard rain gardens. Boulevard rain gardens will be designed as flow-through rain gardens that overflow to existing catch basins.

Water collected from building roofs flow to the rain planters located on the Level 2 Patios. Rain planters will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

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rev no	description	date
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1	DP	2018.01.26

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Columbia Road
Victoria, BC V8T 1G1

Phone: 250.412.2891
Fax: 250.412.2892

client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

sheet title
Stormwater Plan

project no.	117.31
scale	1:100
drawn by	TB
checked by	SM/PdG

revision no. 5
sheet no. **L1.03**

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

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5	DP Rev 04	2019.07.08
4	DP Rev 03	2019.06.04
3	DP Rev 02	2019.04.15
2	DP Rev 01	2019.01.31
1	DP	2018.01.26
rev no	description	date



Native Grass Seed Mix: Garry Oak Upland Mix (Pickseed)
Seed Mix Composition (by weight):
 70% Roemers Fescue
 30% California Oatgrass
Seeding Rate: 250g/100 sq.m.
Recommended seed time: Fall or spring, soil temperature min 10° Celsius.
 Supplier: Pickseed

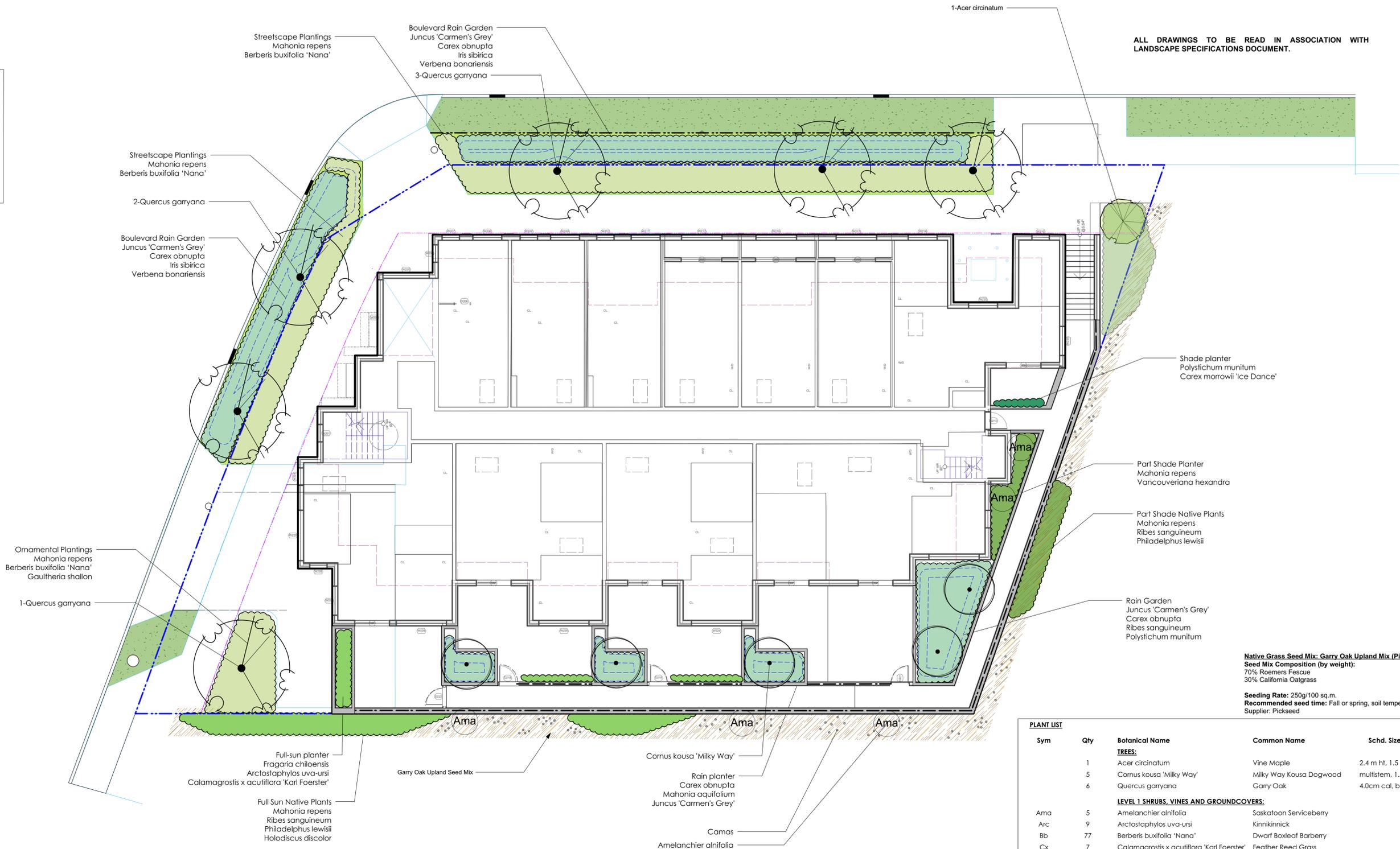
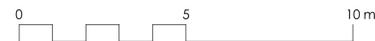
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	1	<i>Acer circinatum</i>	Vine Maple	2.4 m ht, 1.5 width
	5	<i>Cornus kousa</i> 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
	6	<i>Quercus garryana</i>	Garry Oak	4.0cm cal, b&b
LEVEL 1 SHRUBS, VINES AND GROUNDCOVERS:				
Ama	5	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	#3 pot
Arc	9	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot
Bb	77	<i>Berberis buxifolia</i> 'Nana'	Dwarf Boxleaf Barberry	#1 pot
Cx	7	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#1 pot
Cq	119	<i>Camassia quamash</i>	Camas	2 bulbs each/ 40cm o.c.
Cm	5	<i>Carex marrowii</i> 'Ice Dance'	Japanese Sedge Grass	#1 pot
Co	185	<i>Carex obnupta</i>	Slough Sedge	#1 pot
Fc	12	<i>Fragaria chiloensis</i>	Coast Strawberry	Sp3
Gsh	13	<i>Gaultheria shallon</i>	Salal	#1 pot
Hd	21	<i>Holodiscus discolor</i>	Oceanspray	#2 pot
Is	60	<i>Iris sibirica</i>	Siberian Iris	#1 pot
Jcg	108	<i>Juncus 'Carmen's Grey'</i>	Soft Common Rush	Sp3
Ma	20	<i>Mahonia aquifolium</i>	Oregon Grape	#2 pot
Mr	104	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot
Phi	13	<i>Philadelphus lewisii</i>	Mock Orange	#3 pot
Pm	12	<i>Polystichum munitum</i>	Sword Fern	#1 pot
Rs	31	<i>Ribes sanguineum</i>	Red Flowering Currant	#3 pot
Vh	9	<i>Vancouveriana hexandra</i>	Inside-out Flower	Sp3
Vbo	30	<i>Verbena bonariensis</i>	Tall Verbena	#1 pot

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BOULEVARD PLANTING NOTES

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



client	NVision Properties	
project	1301 Hillside Ave. VICTORIA, BC	
sheet title	Planting Plan	
project no.	117.31	
scale	1:100	
drawn by	TB	
checked by	SM/PdG	
revision no.	5	sheet no.
		L3.01