

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 DISCREPENCIES 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
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A3.04	Building Elevations	As Noted
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A7.01	Perspectives	As Noted
A8.01	Window Schedule	As Noted
A8.02	Door Schedule	As Noted



CITY OF
VICTORIA

Revisions

Received Date:
June 4, 2019

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No.	Date	Issue Notes
Issues		
Consultant		

Architect

SH
A

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Cover Sheet

Issue Date	Plot Date	Sheet No.
	2019.05.29	A0.00
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

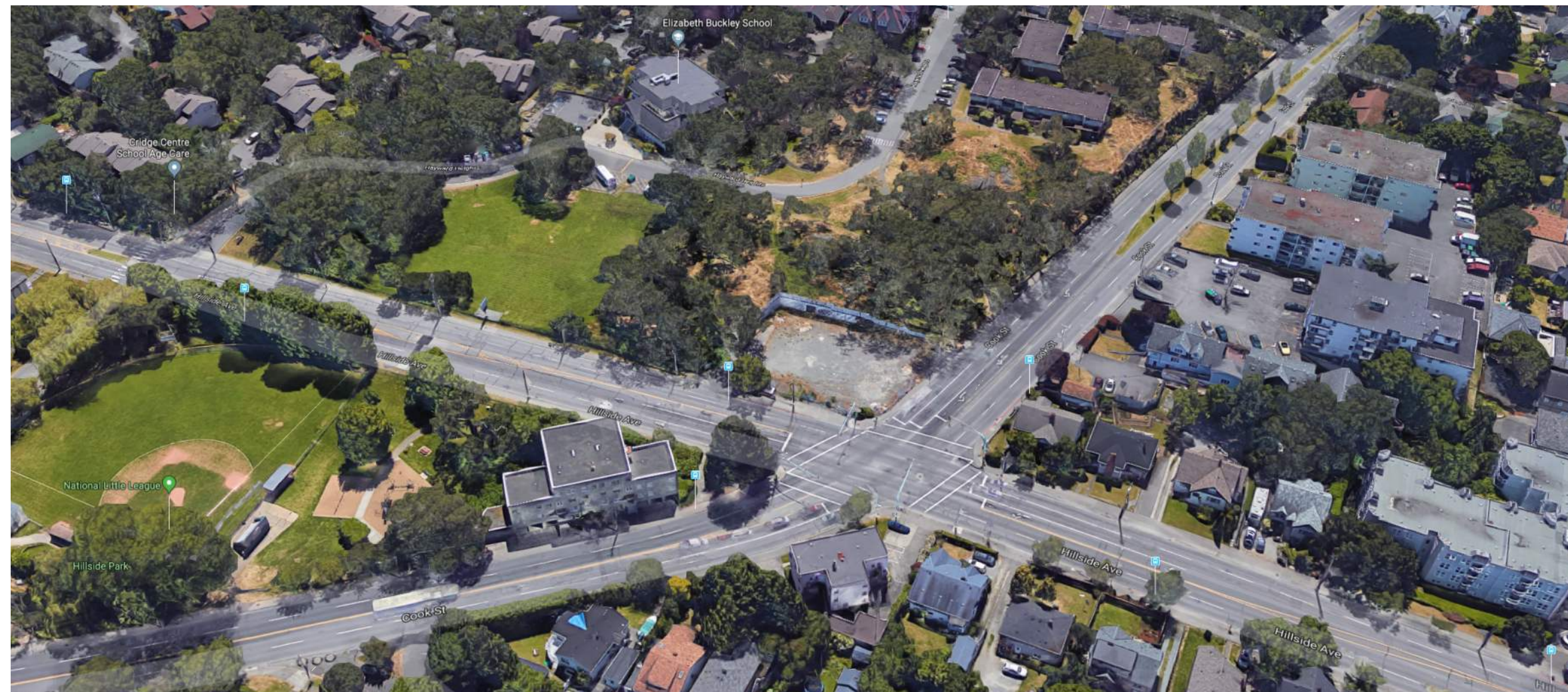


1301 HILLSIDE
1301 Hillside Ave.
Victoria, BC

REZONING APPLICATION



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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1301 Hillside Ave.

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Site Context

Issue Date	Plot Date	Sheet No.
	2019.05.29	A0.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
OEM	NR	
Project ID	Scale	Issue/Revision
217.29	AS NOTED	



1 JUNE 21 - 9 AM
NTS



2 JUNE 21 - 12 PM
NTS



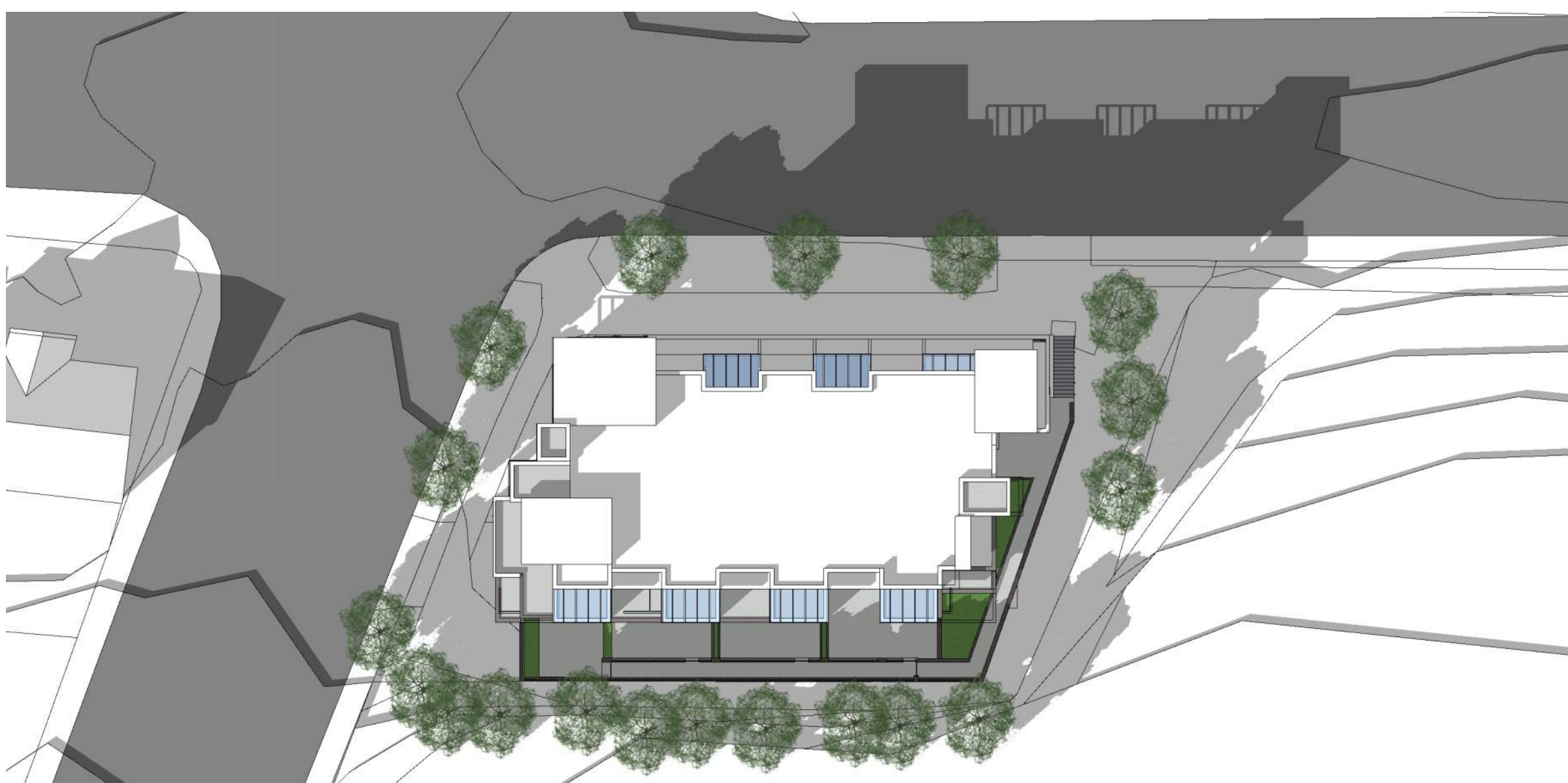
3 JUNE 21 - 3 PM
NTS



4 MAR/SEPT 21 - 9 AM
NTS



5 MAR/SEPT 21 - 12 pm
NTS



6 MAR/SEPT 21 - 3 pm
NTS

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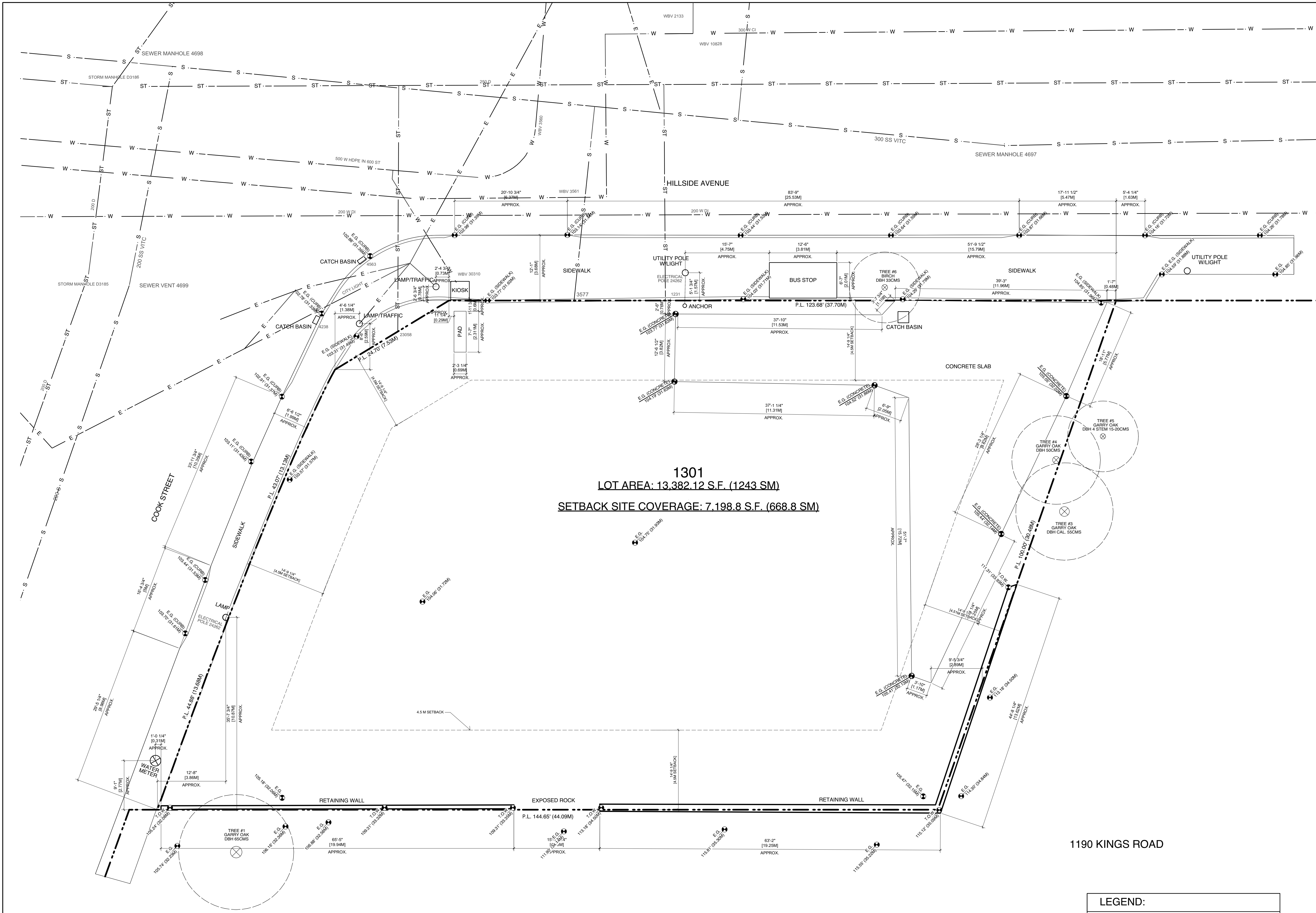
Seal

Project Title

1301 Hillside Ave.

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Victoria, BC

Sheet Title	
Shadow Studies	
Issue Date	Plot Date
	2019.05.29
Designed By	Reviewed By
NR	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
217.29	As Noted
	Issue/Revision
	A0.03



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



LEGEND:

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

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1301 Hillside Ave.

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Victoria, BC

Existing Site Plan

Issue Date	Plot Date	Sheet No.
	2019.05.29	
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
DEM	NR	
Project ID	Scale	Issue/Revision
217.29	AS NOTED	

A1.01



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

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AVERAGE GRADE CALCULATION

$$\left[\frac{(-107.64' (E) + 115.12' (SE))}{2} \right] \times \left[\frac{16.50\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(115.12' (SE) + 104.86' (SW))}{2} \right] \times \left[\frac{27.60\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(104.86' (SW) + 104.86' (W))}{2} \right] \times \left[\frac{9.50\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(-104.86' (W) + 104.33' (NW))}{2} \right] \times \left[\frac{3.70\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(104.33' (W) + 104.67' (NW))}{2} \right] \times \left[\frac{2.70\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(104.67' (NW) + 103.35' (NW))}{2} \right] \times \left[\frac{3.60\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(103.35' (NW) + 103.35' (NE))}{2} \right] \times \left[\frac{4.00\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(103.35' (NW) + 105.05' (NE))}{2} \right] \times \left[\frac{27.50\%}{\% \text{ OF PERIMETER}} \right] +$$

$$\left[\frac{(-105.05' (NE) + 107.64' (E))}{2} \right] \times \left[\frac{4.90\%}{\% \text{ OF PERIMETER}} \right] +$$

AVERAGE GRADE = 107.20' [32.67 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) Multiple Dwelling	
	Existing (C-SS)	Proposed (CA)
Number of Units	1 SERVICE STATION	49
Number of Storeys	6	-
Height	36'1" [11 M]	57' 3 3/4" [17.47 M]
Front Yard	4.5 M	11' 10" [3.60 M]
Side Yard (West)	4.5 M	S.R.W. [3.57 M]
Side Yard (East)	4.5 M	10' 7 1/2" [3.24 M]
Rear Yard Setback	4.5 M	0
Combined Sideyards	13.5 M	10' 7 1/2" [3.24 M]
Parking Spaces	23	23 (19 + 4 visitor)
Bicycle Spaces	4	57 LONG TERM 6 SHORT TERM

FSR SUMMARY

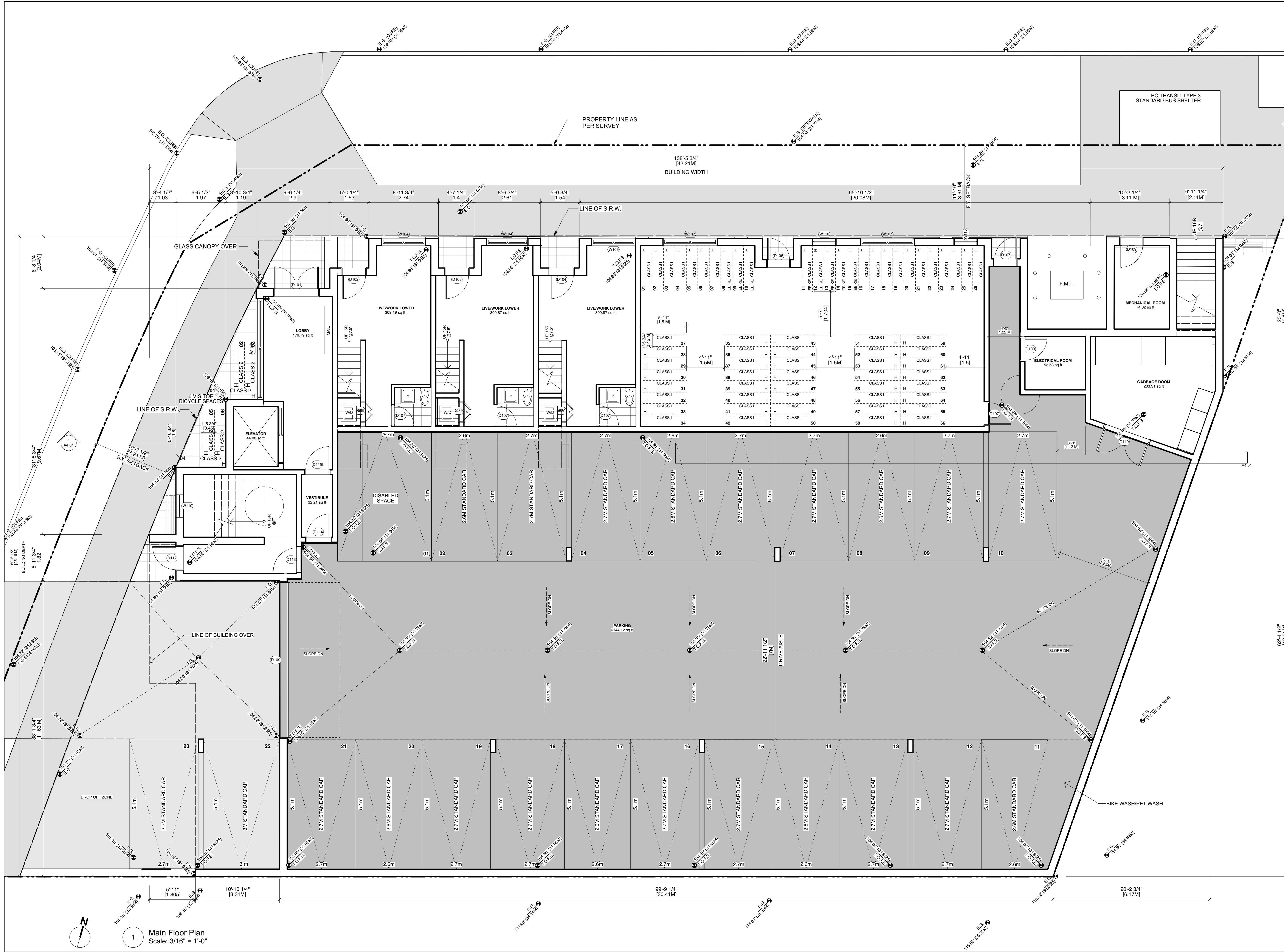
	TOTAL SITE AREA = 13,382.12 sq.ft. CURRENT ZONE: C-SS	
	EXISTING/LOT	PROPOSED
MAIN FLOOR	0.00 sq.ft.	1,787.25 sq.ft. [166.04 sq.m.]
SECOND FLOOR	0.00 sq.ft.	6,746.11 sq.ft. [626.73 sq.m.]
THIRD FLOOR	0.00 sq.ft.	6,596.27 sq.ft. [612.81 sq.m.]
FOURTH FLOOR	0.00 sq.ft.	6,596.27 sq.ft. [612.81 sq.m.]
FIFTH 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.]

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
	6	1	4
SECOND	5	2	4
THIRD	5	2	4
FOURTH	-	8	-
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.
	2019.05.29	A1.02
Designed By	Reviewed By	A1.02
NR	NR	
Drawn By	Checked By	
NR	NR	
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Project Title

1301 Hillside Ave.

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Victoria, BC

Sheet Title

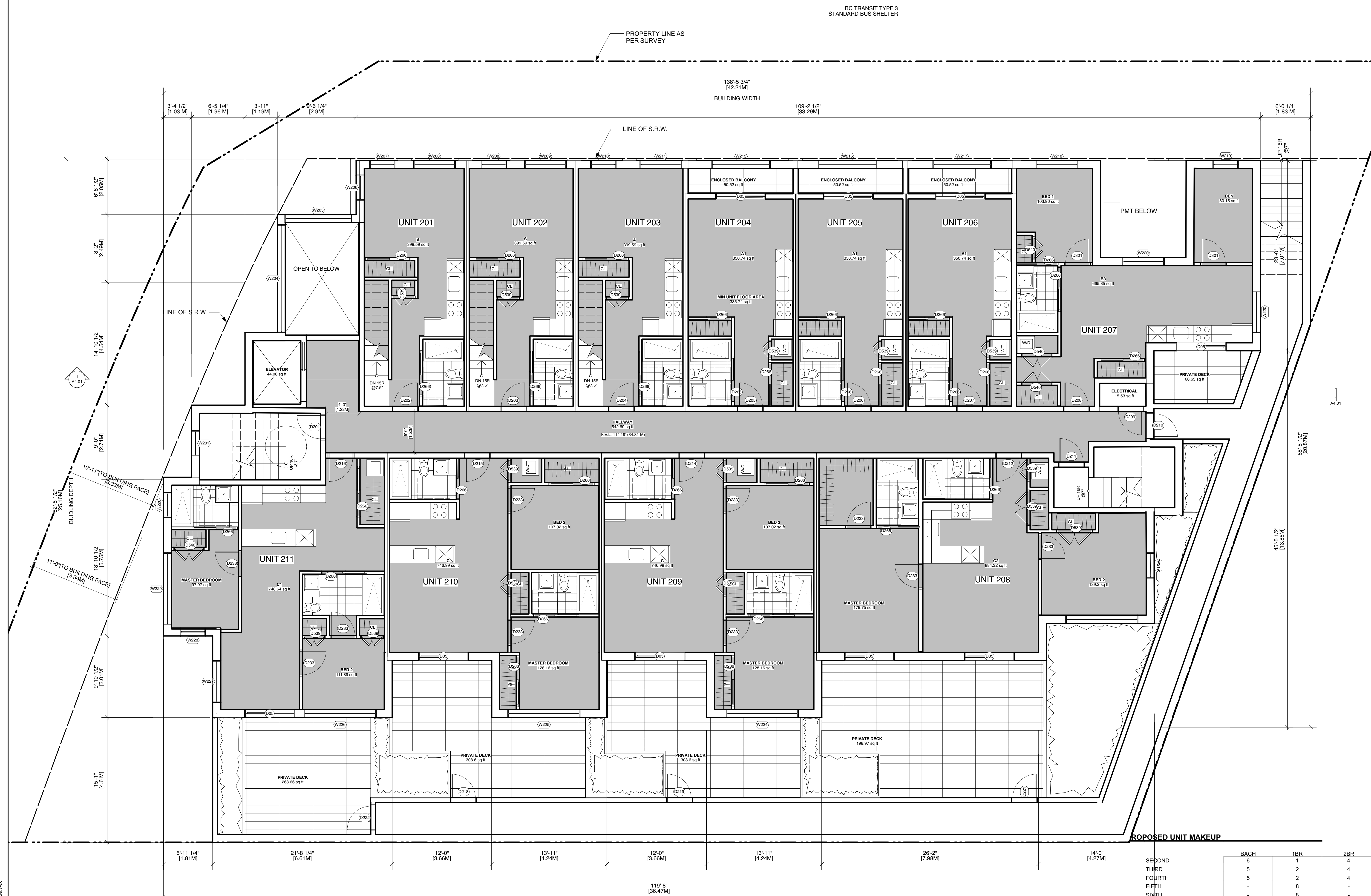
Main Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.05.29	A2.01

Designed By	Reviewed By
NR	NR

Drawn By	Checked By
AP	NR

Project ID	Scale	Issue/Revision
217.29	As Noted	



1 Second Floor Plan
Scale: $\frac{3}{16}" = 1'-0"$

	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.]

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

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.
	2019.05.29	A2.03
Designed By	Reviewed By	
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AP	NR	
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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)
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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.
	2019.05.29	A2.04
Designed By NR	Reviewed By NR	Issue/Revision
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Project ID 217.29	Scale As Noted	

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Seal

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)
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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.
	2019.05.29	A2.05
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Seal

Project Title

1301 Hillside Ave.

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Sheet Title		
6th Floor Plan		
Issue Date	Plot Date	Sheet No.
	2019.05.29	A2.06
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	



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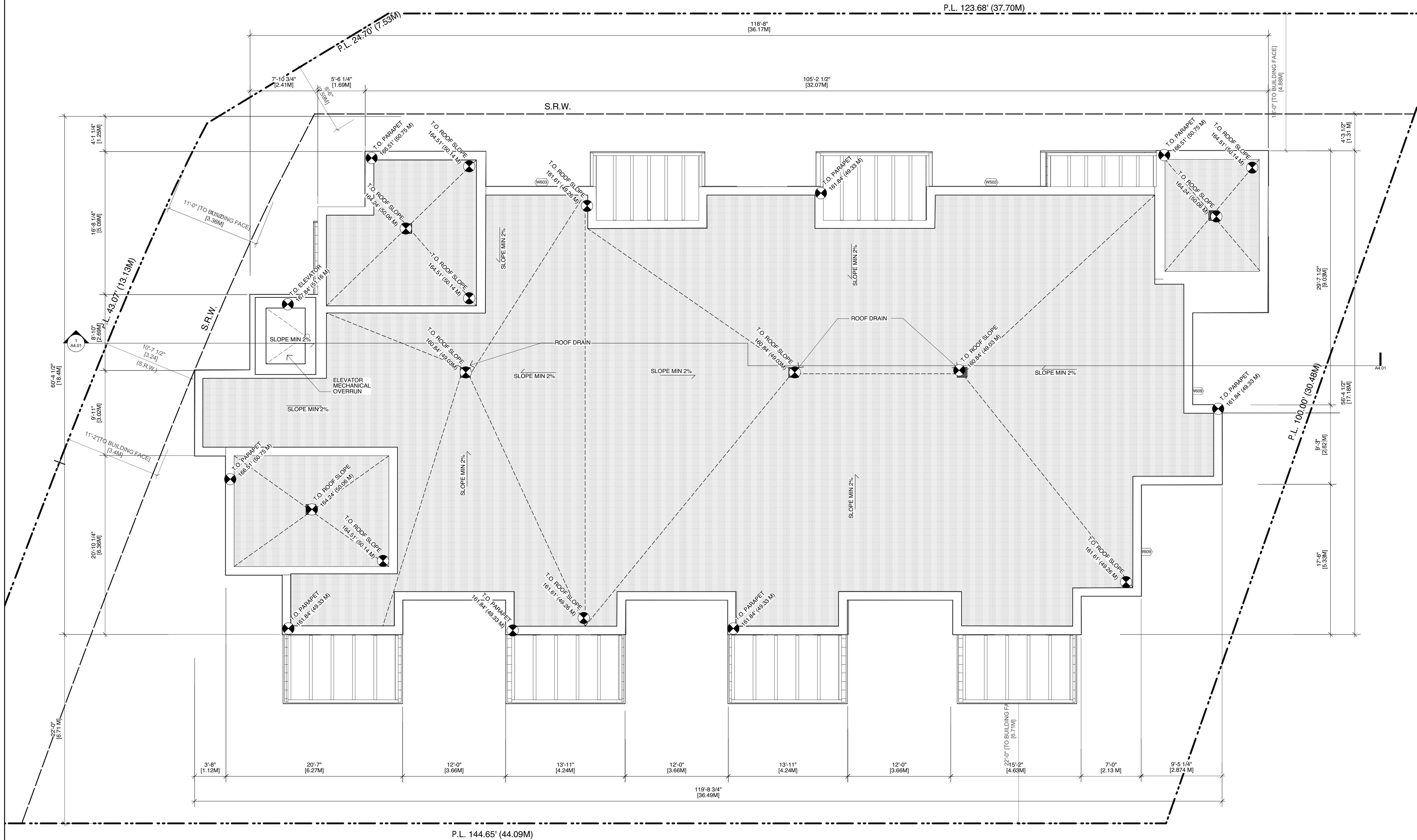
GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	335.74 sq.ft [31.19 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft [2539.96 sq.m.]

N

1

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

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Project Title

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Roof Plan

Issue Date	Plot Date	Sheet No.
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217.29	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
- J

BRICK CORNICE
- K

METAL O/H GARAGE DOOR
- L

SLIDING GLASS DOOR
- M

3' SWING GLASS DOOR

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.

Victoria, BC

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.05.29	A3.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
217.29	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
- 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
Issues		
Consultant		

Architect

SH

A

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.05.29	A3.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

138'-5 3/4" [BUILDING WIDTH]
[42.21M]



1 South Elevation
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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Issues

Consultant

Architect

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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.05.29	A3.03
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
217.29	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
- 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
Issues		
Consultant		

Architect

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.

Victoria, BC

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.05.29	A3.04
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

82'-6 1/2" [BUILDING WIDTH]
[25.16M]

T.O. ELEVATOR
167.84' (51.16M)

T.O.P.
168.51' (50.75M)

T.O.P.
168.51' (50.75M)

166.51' (50.75 M)
T.O.P.

164.51' (50.14 M)
ROOF LVL.

151.51' (46.18M)
6TH LVL

142.18' (43.34M)
5TH LVL

132.85' (40.50M)
4TH LVL

123.52' (37.65M)
3RD LVL

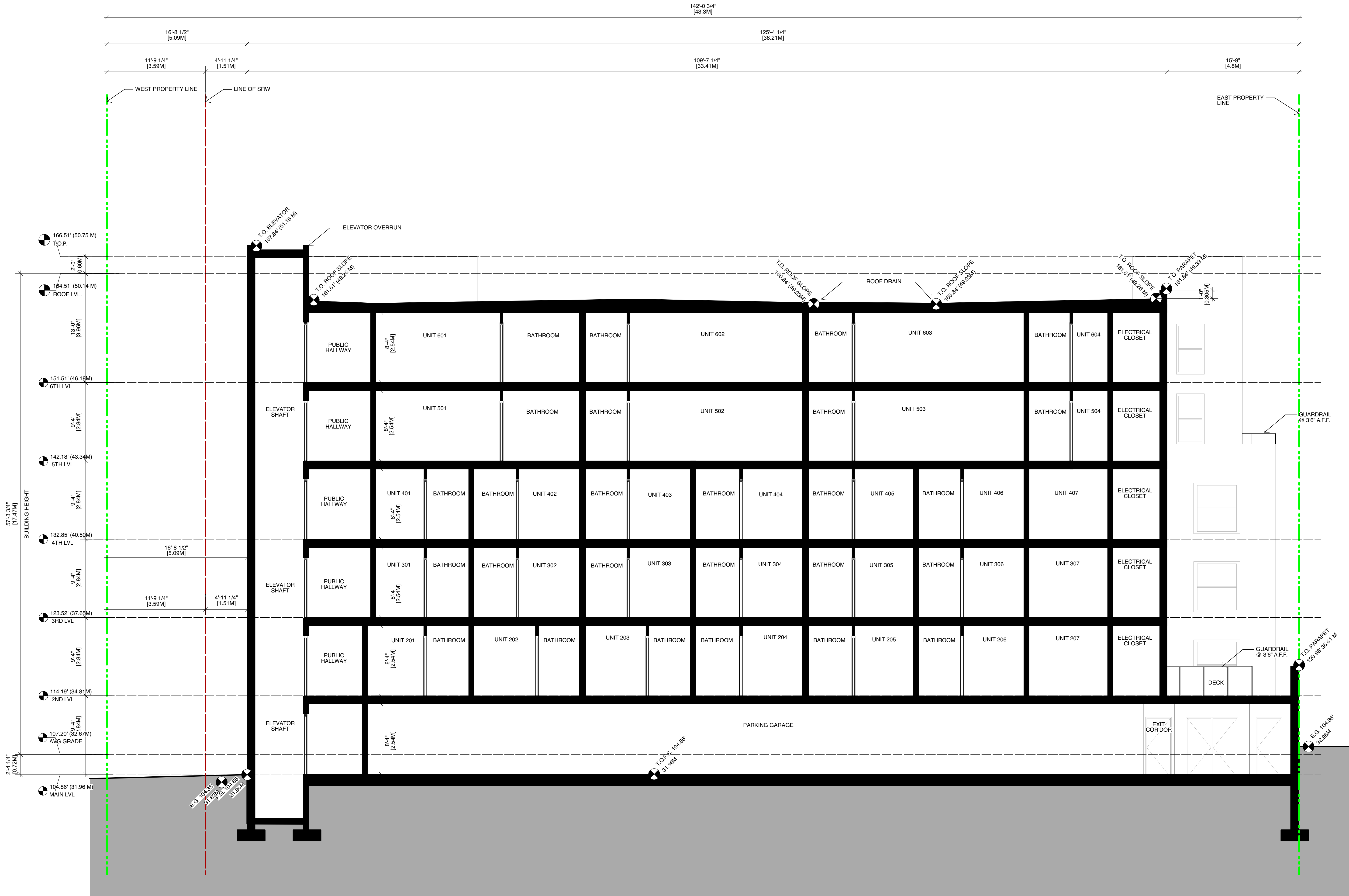
114.19' (34.81M)
2ND LVL

107.28' (32.67M)
AVG GRADE

104.86' (31.96 M)
MAIN LVL

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

File name: 2019.05.30_1301 Hillside.vwx



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

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No.	Date	Issue Notes
Issues		
Consultant		

Architect

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Building Sections

Issue Date	Plot Date	Sheet No.
	2019.05.29	A4.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	



1 NW Corner - Aerial
NTS



3 SW Corner - Aerial
NTS



2 NW Corner - Street Level
NTS



4 NE - Aerial
NTS

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No.	Date	Issue Notes

Issues

Consultant

Architect

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2019.05.29	A7.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

WINDOW SCHEDULE									
WINDOW SPEC.				Size	Window Data				
QUANTITY	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"				
1		W315		8'8"	7'6"				
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		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		W603		5'0"	7'6"				
1		W604		3'0"	7'6"				
1		W606		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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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.

Victoria, BC

Issue Date	Plot Date	Sheet No.
	2019.05.29	
Designed By	Reviewed By	A8.01
NR	NR	
Drawn By	Checked By	
AS	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

File name: 2019.05.30_1301 Hillside.vcx

DOOR SCHEDULE														
QUANTITY	DOOR SPEC.				NOMINAL SIZE			DOOR STYLE		DOOR	HARDWARE DESCRIPTION			
	Door Name	Door No.	Door No.	Door Type	Leaf Width	Leaf Height	Thickness	Door Operation	Slab Style	JAMB THICK	JAMB DEPTH	Accessories	Notes	
184	0	184	184	0	703	1350	24	Door Operation	184	47	21	126	0	47
1		D	107		3	7	0	Swing Simple						
1		D	114		3	7	0	Swing Simple						
1		D	101		6	8	0	Swing Bi-part						
1		D	113		3	7	0	Swing Simple						
1		D	115		3	7	0	Swing Simple						
1		D	109		20	7	0	Overhead						
1		D	103		3	7	0	Swing Simple						
1		D	104		3	7	0	Swing Simple						
1		D	539		3	7	0	Swing Bi-part						
1		D	539		3	7	0	Swing Bi-part						
1		D	539		3	7	0	Swing Bi-part						
1		D	107		3	8	0	Swing Simple						
1		D	109		3	8	0	Swing Simple						
1		D	112		3	7	0	Swing Simple						
1		D	107		3	8	0	Swing Simple						
1		D	107		3	8	0	Swing Simple						
1		D	107		3	8	0	Swing Simple						
1		D	105		3	8	0	Swing Simple						
1		D	110		6	7	0	Swing Bi-part						
1		D	102		3	7	0	Swing Simple						
1		D	109		3	8	0	Swing Simple						
1		D	115		3	7	0	Swing Simple						
1		D	115		3	7	0	Swing Simple						
1		D	115		3	7	0	Swing Simple						
1		D	115		3	7	0	Swing Simple						
1		D	108		3	7	0	Swing Simple						
1		D	115		3	7	0	Swing Simple						
1		D	219		3	7	0	Swing Simple						
1		D	218		3	7	0	Swing Simple						
1		D	214		3	7	0	Swing Simple						
1		D	216		3	7	0	Pocket Simple						
1		D	215		4	7	0	Slider						
1		D	217		3	7	0	Swing Bi-part						
1		D	220		4	7	0	Slider						
1		D	254		3	7	0	Swing Simple						
1		D	267		3	7	0	Swing Simple						
1		D	266		3	7	0	Pocket Simple						
1		D	260		3	7	0	Swing Simple						
1		D	265		4	7	0	Slider						
1		D	268		4	7	0	Slider						
1		D	263		4	7	0	Slider						
1		D	262		3	7	0	Swing Bi-part						
1		D	261		3	7	0	Pocket Simple						
1		D	202		3	7	0	Swing Simple						
1		D	204		3	7	0	Swing Simple						
1		D	208		3	7	0	Swing Simple						
1		D	205		3	7	0	Swing Simple						
1		D	203		3	7	0	Swing Simple						
1		D	206		3	7	0	Swing Simple						
1		D	207		3	7	0	Swing Simple						
1		D	209		3	7	0	Swing Simple						
1		D	214		3	7	0	Swing Simple						
1		D	215		3	7	0	Swing Simple						
1		D	216		3	7	0	Swing Simple						
1		D	212		3	7	0	Swing Simple						
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	201		3	7	0	Swing Simple	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	210		3	7	0	Swing Simple	-					-
1		D	211		3	7	0	Swing Simple	-					-
1		D	05		6	8	0	Slider	-					-
1		D	222		3	7	0	Swing Simple	-					-
1		D	218		3	7	0	Swing Simple	-					-
1		D	219		3	7	0	Swing Simple	-					-
1		D	221		3	7	0	Swing Simple	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	305		3	7	0	Swing Bi-part	-					-
1		D	303		4	7	0	Slider	-					-
1		D	302		3	7	0	Swing Simple	-					-
1		D	304		3	7	0	Pocket Simple	-					-
1		D	365		3	7	0	Swing Simple	-					-
1		D	369		3	7	0	Swing Simple	-					-
1		D	367		3	7	0	Pocket Simple	-					-
1		D	368		4	7	0	Slider	-					-
1		D	370		4	7	0	Slider	-					-
1		D	368		4	7	0	Slider	-					-
1		D	364		3	7	0	Swing Bi-part	-					-
1		D	361		3	7	0	Pocket Simple	-					-
1		D	362		3	7	0	Swing Simple	-					-
1		D	334		4	7	0	Slider	-					-
1		D	328		3	7	0	Swing Simple	-					-
1		D	332		3	7	0	Swing Simple	-					-
1		D	333		3	7	0	Pocket Simple	-					-
1		D	329		3	7	0	Swing Bi-part	-					-
1		D	331		4	7	0	Slider	-					-
1		D	330		3	7	0	Pocket Simple	-					-
1		D	336		3	7	0	Swing Simple	-					-
1		D	337		4	7	0	Slider	-					-
1		D	301		3	7	0	Swing Simple	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	315		3	7	0	Swing Simple	-					-
1		D	314		3	7	0	Swing Simple	-					-
1		D	313		3	7	0	Swing Simple	-					-
1		D	312		3	7	0	Swing Simple	-					-
1		D	311		3	7	0	Swing Simple	-					-
1		D	302		3	7	0	Swing Simple	-					-
1		D	308		3	7	0	Swing Simple	-					-
1		D	307		3	7	0	Swing Simple	-					-
1		D	306		3	7	0	Swing Simple	-					-
1		D	305		3	7	0	Swing Simple	-					-
1		D	304		3	7	0	Swing Simple	-					-
1		D	303		3	7	0	Swing Simple	-					-
1		D	309		3	7	0	Swing Simple	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	301		3	7	0	Swing Simple	-					-
1		D	310		3	7	0	Swing Simple	-					-
1		D	401		3	7	0	Swing Simple	-					-
1		D	416		3	7	0	Swing Simple	-					-
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1		D	05		6	8	0	Slider	-					-
1		D	05		6	8	0	Slider	-					-
1		D	402		3	7	0	Swing Simple	-					-
1		D	408		3	7	0	Swing Simple	-					-
1		D	407		3	7	0	Swing Simple	-					-
1		D	406		3	7	0	Swing Simple	-					-
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1		D	410		3	7	0	Swing Simple	-					-
1		D	501		3	7	0	Swing Simple	-					

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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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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.	sheet no.

3
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
- 16.9 TW Top of Wall
- 17.7 BW Bottom of Wall
- 17.5 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	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	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

Tree Protection Details:

- Existing Tree to be Retained
- Critical Root Zone (CRZ)
- Tree Tag #
- Existing Tree to be Removed
- Critical Root Zone (CRZ)
- Tree Tag #

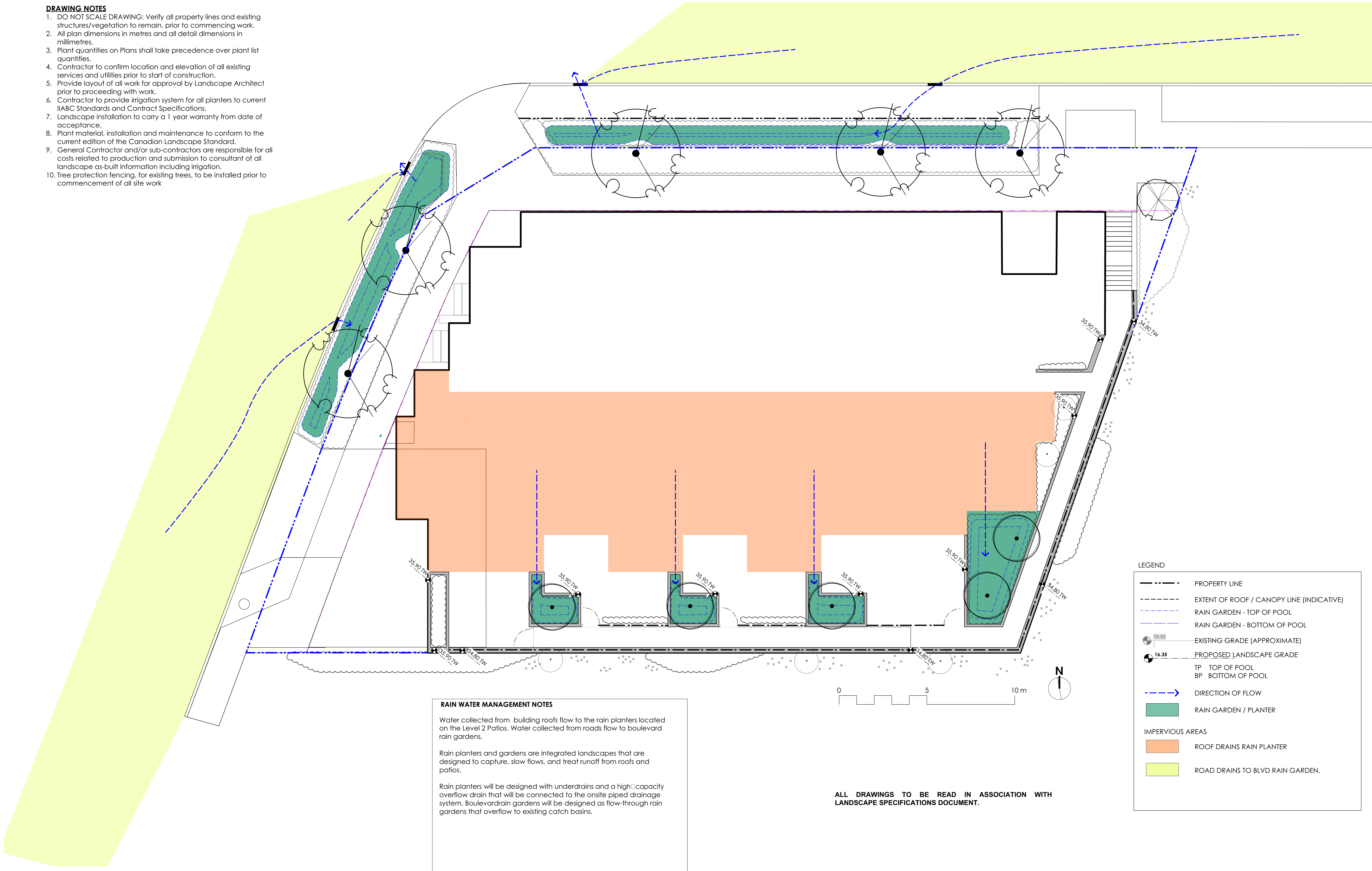
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH
LANDSCAPE SPECIFICATIONS DOCUMENT.



- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IAABC 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

DRAWING NOTES

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10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain planters located on the Level 2 Patios. Water collected from roads flow to boulevard rain gardens.

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

Rain planters will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system. Boulevardrain gardens will be designed as flow-through rain gardens that overflow to existing catch basins.

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

LEGEND

- PROPERTY LINE
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- EXISTING GRADE (APPROXIMATE)
- PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN / PLANTER
- IMPERVIOUS AREAS
 - ROOF DRAINS RAIN PLANTER
 - ROAD DRAINS TO BLVD RAIN GARDEN.

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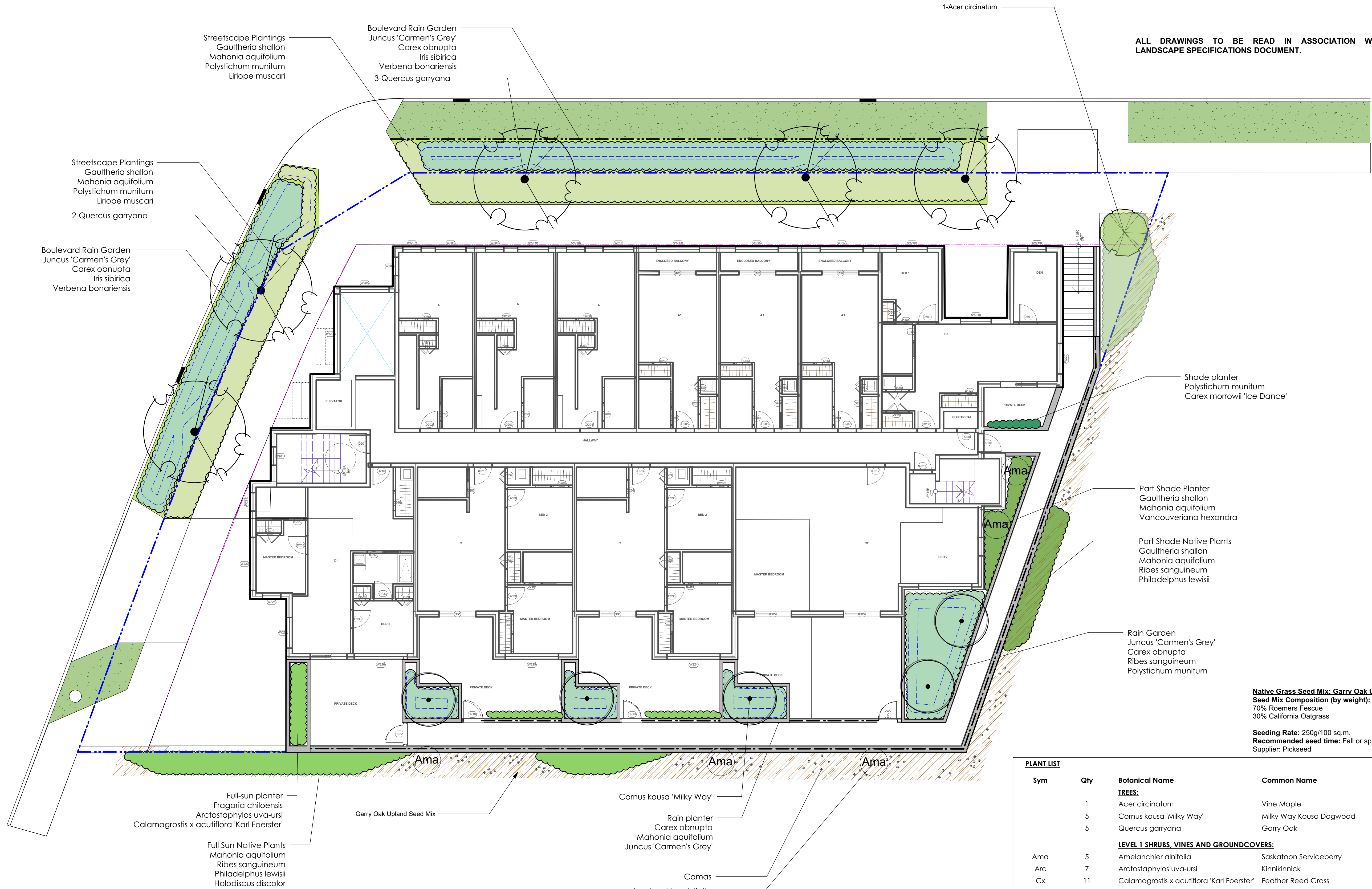
client
NVision Properties

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. 3
sheet no. L1.03



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 place 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 IABC 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.

DRAWING NOTES

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- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IABC 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.

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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

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
	1	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
	5	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
	5	Quercus garryana	Garry Oak	4.0cm cal, b&b
LEVEL 1 SHRUBS, VINES AND GROUNDCOVERS:				
Ama	5	Amelanchier alnifolia	Saskatoon Serviceberry	#3 pot
Arc	7	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Cx	11	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Cq	119	Camassia quamash	Camas	2 bulbs each, 40cm o.c.
Cm	2	Carex marowii 'Ice Dance'	Japanese Sedge Grass	0.55
Co	189	Carex obnupta	Slough Sedge	#1 pot
Fc	6	Fragaria chiloensis	Coast Strawberry	Sp3 30cm o.c.
Gsh-1	89	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Hd	21	Holodiscus discolor	Oceanspray	#2 pot
Is	62	Iris sibirica	Siberian Iris	#1 pot
Jcg	111	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lm	79	Liriope muscari	Lily turf	1
Ma	91	Mahonia aquifolium	Oregon Grape	#2 pot
Phi	3	Philadelphus lewisii	Mock Orange	#5 pot
Pm	137	Polystichum munitum	Sword Fern	#1 pot
Rs	32	Ribes sanguineum	Red Flowering Currant	#3 pot
Vh	9	Vancouveriana hexandra	Inside-out Flower	0.3
Vbo	31	Verbena bonariensis	Tall Verbena	#1 pot

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