

DATE	REV	DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
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2024-02-21	5	HAP & RZ RESUBMISSION 02
2024-11-15	6	HAP & RZ RESUBMISSION 03

REVISIONS

21 Drawing lists updated to reflect added / modified sheets in response to comments. See bubbled drawings, response letter, and revision notes for specifics of changes.

780 BLANSHARD - REHABILITATION + ADDITION

VICTORIA, BC

HAV00034 CONCURRENT WITH REZ00825 - RESUBMISSION 03

CIVIC ADDRESS: 780 BLANSHARD STREET, VICTORIA, BC V8W 2H1

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B

PROJECT TEAM

OWNER	ARCHITECTURAL	LANDSCAPE	STRUCTURAL	TRANSPORTATION	
Reliance Properties	office of mcfarlane biggar architects + designers	Gauthier + Associates Landscape Architects	Read Jones Christoffersen Ltd.	WATT Consulting Group	
305-111 Water St Vancouver, BC V6B 1A7 604.683.2404	301 - 1825 Quebec St Vancouver, BC V5T 2Z3 604.558.6344	629 Atlantic St Vancouver, BC V6A 2J9 604.317.9682	Suite 220-645 Tyee Road, Victoria, BC V9A 6X5 778.746.1125	302 - 740 Hillside Avenue Victoria, BC V8T 1Z4 250.208.3874	
Contact Juan Pereira juanp@relianceproperties.ca	Contact Steve McFarlane smcfarlane@officemb.ca	Contact Bryce Gauthier bryce@gauthier.ca	Contact Clint Plett cplett@rjc.ca	Contact Tania Wegwitz twegwitz@wattconsultinggroup.com	
GEOTECHNICAL	MECHANICAL	ELECTRICAL	ARBORIST	CIVIL	
Ryzuk Geotechnical Ltd.	Introba Group	e2 Engineering Inc.	D. Clark Arboriculture	WSP	
#6-40 Cadillac Avenue Victoria, BC V8Z 1T2 250.475.3131	1515 Douglas Street, Suite 210 Victoria, BC V8W 2G4 250.418.1288	549 Herald Street Victoria, BC V8W 1S5 778.402.3060	2741 The Rise Victoria, BC V8T 3T4 250.208.1568	760 Enterprise Crescent Victoria, BC V8Z 6R4 250.475.1000	
Contact Cameron Schellenberg cschellenberg@ryzuk.com	Contact Andy Chong achong@integralgroup.com	Contact Jay Singh jay.singh@e2eng.ca	Contact Darryl Clark clarkarbor@gmail.com	Contact Jeff Somerville Jeff.Somerville@wsp.com	

ARCHITECTURAL DRAWINGS

A000	COVER SHEET
A001	3D VIEWS
A002	GENERAL NOTES + ABBREVIATIONS
A010	CONTEXT PLAN
A011	PROJECT INFO
A012	PUBLIC EXTERNAL VIEWS
A013	CONTEXT STREETSCAPES
A014	SHADOW ANALYSIS - EQUINOX
A015	BUILDING FORM - ZONING ENVELOPE
A016	CONTEXT SCHEMATIC VIEWS AND SECTION
A020	BUILDING CODE AND AVERAGE GRADE
A021	CODE ANALYSIS - PLANS
A022	CODE ANALYSIS - ELEVATIONS
A030	SITE PLAN EXISTING
A031	LEVEL 1 DEMOLITION/RETENTION PLAN
A032	LEVEL 2 DEMOLITION/RETENTION PLAN
A033	LEVEL 3 DEMOLITION/RETENTION PLAN
A034	LEVEL 4 DEMOLITION/RETENTION PLAN
A035	LEVEL 5 ROOF DEMOLITION/RETENTION PLAN
A036	DEMOLITION/RETENTION ELEVATIONS
A041	FSR OVERLAYS EXISTING
A042	FSR OVERLAYS PROPOSED
A100	SITE PLAN PROPOSED
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
A104	LEVEL 4 FLOOR PLAN
A105	LEVEL 5 FLOOR PLAN
A106	LEVEL 6 FLOOR PLAN
A107	LEVEL 7-17 FLOOR PLAN
A108	LEVEL 18-20 FLOOR PLAN
A110	ROOF PLAN
A121	SLAB PLANS
A200	ELEVATION NORTH
A201	ELEVATION SOUTH
A202	EAST ELEVATION
A203	WEST ELEVATION
A300	BUILDING SECTION EAST-WEST
A301	BUILDING SECTION NORTH-SOUTH

LANDSCAPE DRAWINGS

L0.0	COVER SHEET
L0.1	TREE SURVEY
L0.2	TREE MANAGEMENT PLAN
L0.3	REPLACEMENT TREE PLAN
L0.4	DEMOLITION PLAN
L0.5	OVERALL IMPERMEABLE SURFACES OVERLAY
L1.0	OVERALL SITE PLAN
L1.1	WEST ENLARGEMENT PLAN
L1.2	NORTH ENLARGEMENT PLAN
L1.3	SOUTH ENLARGEMENT PLAN
L1.4	PENWILL GREEN PARK ENLARGEMENT PLAN
L1.5	OVERALL PLANTING PLAN
L1.6	OVERALL IRRIGATION PLAN
L1.7	OVERALL LIGHTING PLAN
L1.8	PRECEDENT IMAGES
L2.0	LEVEL 5: MATERIALS AND LAYOUT PLAN
L3.0	PRECEDENT IMAGES
L4.0	SECTIONS
L4.1	DETAILS
L5.0	DETAILS

CIVIL DRAWINGS

C01	SITE AND DEMOLITION PLAN
C02	CONCEPTUAL CIVIL SERVICING PLAN
C03	CONCEPTUAL ULTIMATE SURFACE WORKS & SITE GRADING
C04	SECTIONS AND DETAILS

ELECTRICAL DRAWINGS

E0.00	OFFSITE LIGHTING LAYOUT
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SURVEY

TOPOGRAPHIC SURVEY

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

COVER SHEET

As indicated

A000

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1 AERIAL VIEW



2 BLANSHARD STREET ENTRY PLAZA



3 PENWILL GREEN PARK

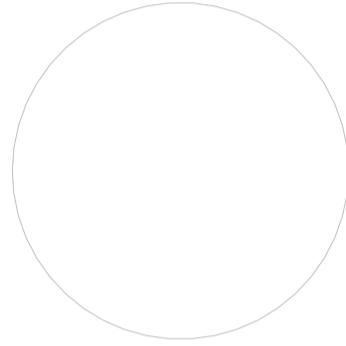
omb

office of mcfarlane biggar
architects + designers

408D-535 Yates Street Victoria BC
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 RELIANCE
PROPERTIES

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REVISIONS

22 Minor updates to visualizations to reflect changes in proposed design. See response letter, drawings, and supplementary materials included in the re-submission package for details.

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

3D VIEWS

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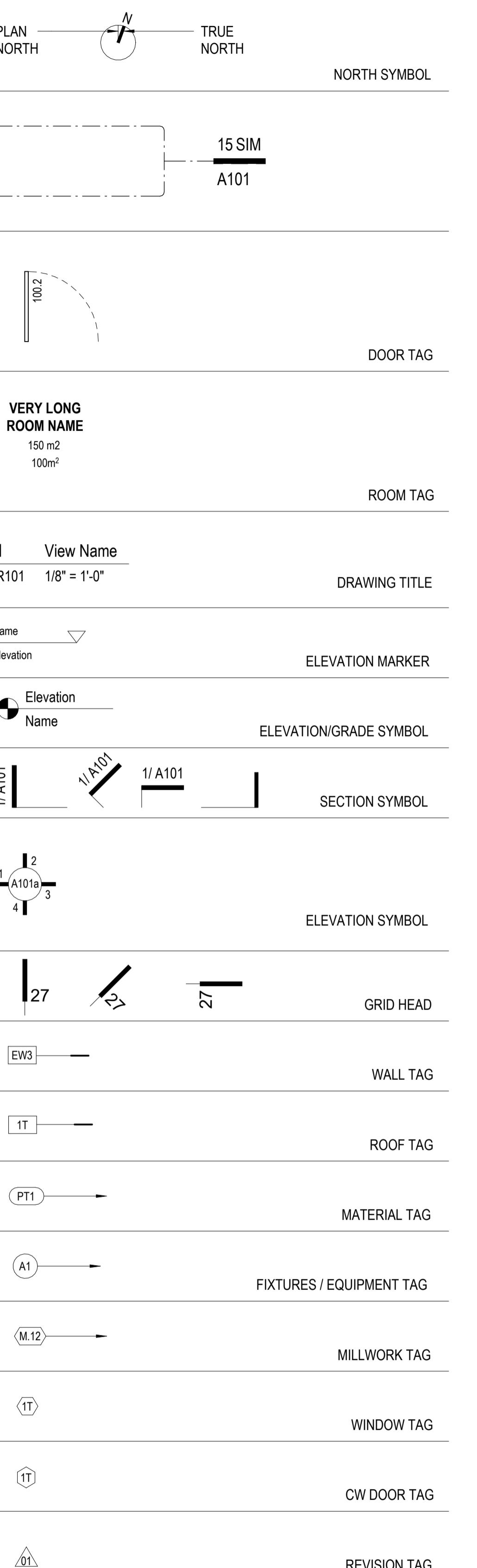
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A001

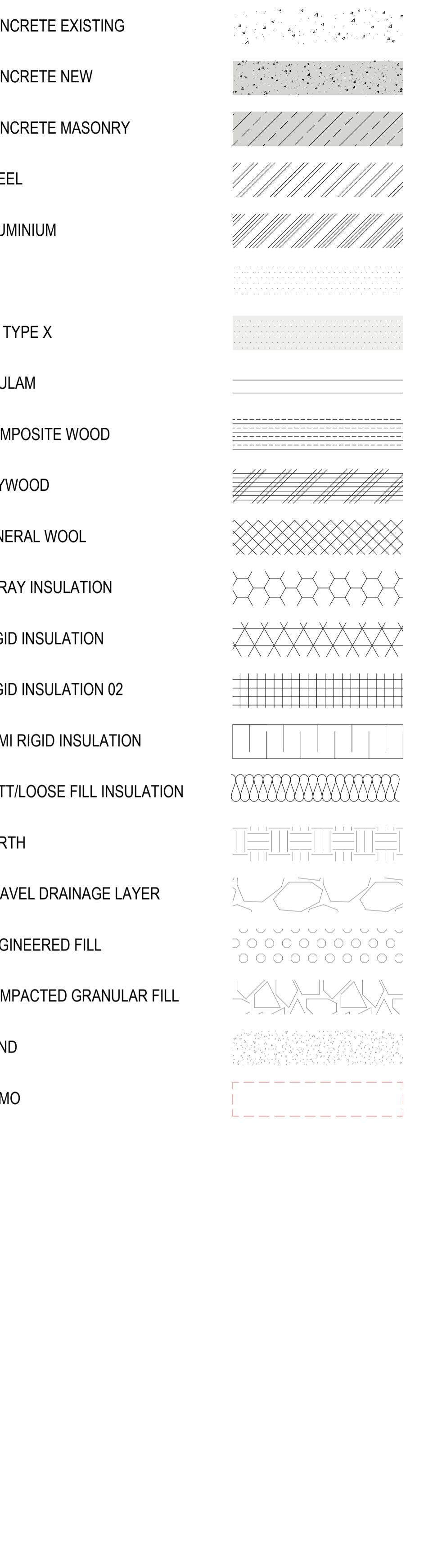
GENERAL NOTES

- THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.
- ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE FOR DESIGN INTENT ONLY.
- ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.
- ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION, UNLESS OTHERWISE STATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."
- ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.
- CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.
- PROVIDE GUARDS WHERE SHOWN ON THE DRAWINGS AND WHERE ADJACENT GRADE OR FLOOR LEVEL IS LOWER BY 600mm OR MORE, UNLESS OTHERWISE NOTED GUARDS TO BE 1070mm. UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 100mm DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN NBC 2015. REFER TO STRUCTURAL INFORMATION FOR MORE INFORMATION.
- GLAZING IN DOORS, SIDELIGHTS, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.
- GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS.
- ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- DOORS IN THEIR SWING SHALL NOT REDUCE THE EFFECTIVE WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750mm, MEASURED FROM THE EDGE OF THE DOOR TO THE HANDRAIL.
- PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.
- ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF NEW STUD WALL, FACE OF FINISHED STUD WALL, OUTSIDE FACE OF EXTERIOR WALL, UNO.
- UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH. PROVIDE FOR STRUCTURAL DEFLECTION WHERE REQUIRED.
- ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.
- ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS NOTED OR NOTED OTHERWISE.
- PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL AND CEILING FINISH INSTALLATION.
- CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS AND CEILING REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERS' SPECIFICATIONS AND BUILDING CODES.
- THE EXISTING BUILDING HAS BEEN CONSTRUCTED OVER EXISTING ELECTRICAL AND MECHANICAL SERVICES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING SERVICES THROUGHOUT CONSTRUCTION AND TAKING ALL MEASURES NECESSARY INCLUDING HAND EXCAVATING TO ENSURE THEIR INTEGRITY IS MAINTAINED.
- THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNO. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL, ARCHITECTURAL, OR OTHER TRADES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL DRYWALL AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ANY REVEALS INDICATED IN DRAWINGS ARE ACHIEVABLE.

SYMBOLS LEGEND

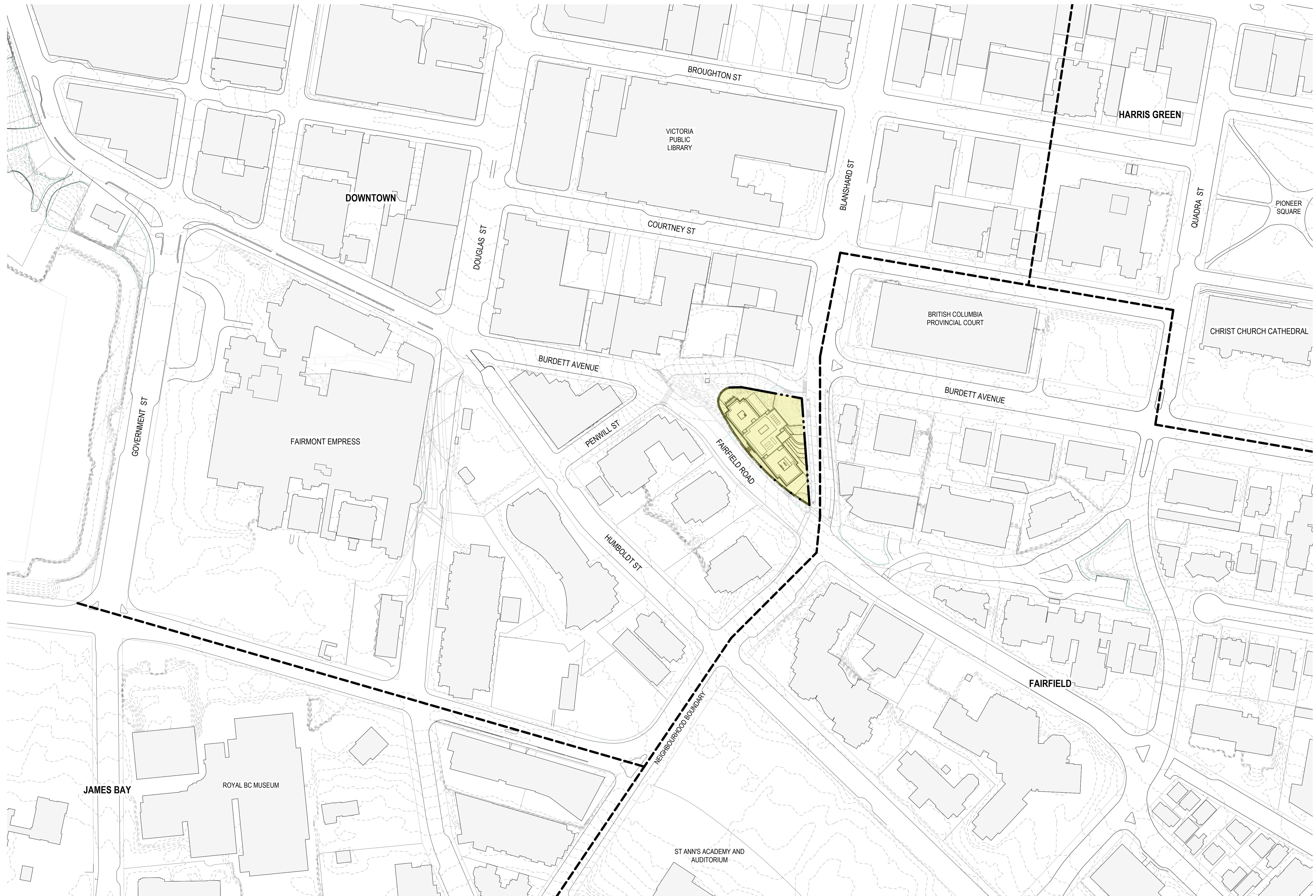


HATCHES



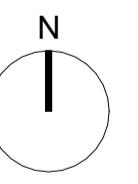
ABBREVIATIONS

& / + AND	ON CENTRE
@ AT	OUTSIDE DIMENSION
# NUMBER	OVER HEAD
± PLUS/MINUS	OPERABLE PARTITION
AFF ABOVE FINISHED FLOOR	OPPOSITE
AL/ALUM ALUMINUM	OVEN
APPROXIMATE(LY)	
ARCH ARCHITECTURAL	
BCBC BRITISH COLUMBIA BUILDING CODE	PA PUBLIC ADDRESS SPEAKER
BLDG BUILDING	PLY PLYWOOD
BO BOTTOM OF	PL PROPERTY LINE
BOH BACK OF HOUSE	PT PAINT
CW COMPLETE WITH	PTD PAINTED
CB CATCH BASIN	PTN PARTITION
CIP CAST IN PLACE	
CJ CONTROL JOINT	
CL CENTRE LINE	RD ROOF DRAIN
CO CLEAN OUT	REQD REQUIRED
COMM COMMUNICATION	REV REVISION OR REVERSE
CON CONCRETE	RM ROOM
CONT CONTINUOUS	RO ROUGH OPENING
CPT CARPET	RVL REVEAL
CTR CENTRE	RWL RAIN WATER LEADER
DBL DOUBLE	SC SIAMESE CONNECTION
DET DETAIL	SCHED SCHEDULE
DEMO DEMOLITION	SCWD SOLID CORE WOOD DOOR
DF DRINKING FOUNTAIN	SECT SECTION
DIA DIAMETER	SH SHELF
DIM DIMENSION	SP SPRINKLER
DN DOWN	SPEC SPECIFICATION
DWG DRAWING	SO SQUARE
DR DOOR	SO FT SQUARE FEET
DRW DRAWER	SO M SQUARE METRES
DW DISHWASHER	SS STAINLESS STEEL
EA EACH	SSG STRUCTURALSILICONE GLASS
EJ EXPANSION JOINT	ST STAIR
EL ELEVATION	STD STANDARD
ELEC ELECTRICAL	STL STEEL
EMER EMERGENCY	STOR STORAGE
ELEV ELEVATOR	STRU STRUCTURAL
ENCL ENCLOSURE	SUSP SUSPENDED
EQ EQUAL	
EQUIPMENT	TBC TO BE CONFIRMED
EXIST EXISTING	TBD TO BE DETERMINED
EXP EXPOSED	TD TRENCH DRAIN
EXT EXTERIOR	T&G TONGUE AND GROOVE
FA FIRE ALARM	TO TOP OF
FD FLOOR DRAIN	TOC TOP OF CURB/CONCRETE
FF FINISHED FLOOR	TOF TOP OF FINISH
FHC FIRE HOSE CABINET	TOFF TOP OF FINISHED FLOOR
FIN FIN(ED)	TOS TOP OF STRUCTURE
FLR FLOOR	TOW TOP OF WALL
FND FOUNDATION	TYP TYPICAL
FO FACE OF	
FP FALL PROTECTION	UNO UNLESS NOTED OTHERWISE
FR FRIDGE	U/S UNDERSIDE
FRR FIRE RESISTANCE RATING	UH UTILITY HOLE
FT FOOT or FEET	VBBL VANCOUVER BUILDING BYLAW
G/L GRIDLINE	VERT VERTICAL
G1S GOOD ONE SIDE	VEST VESTIBULE
G2S GOOD TWO SIDES	VIF VERIFY IN FIELD
GA GAUGE	
GALV GALVANIZED	WC WATER CLOSET
GL GLASS or GLAZED	WD WOOD
GR GRADE	WRHS WAREHOUSE
GRND GROUND	WH WAREHOUSE
GB GYPSUM BOARD	WV WOOD VENEER
HB HOSE BIB	W/ WITH
HCWD HOLLOW CORE WOOD DOOR	W/O WITHOUT
HDWR HARDWARE	
HPDL HIGH PRESSURE DECORATIVE LAMINATE	
HORIZ HORIZONTAL	
HT HEIGHT	
INSUL INSULATION	
INT INTERIOR	
JC JANITOR CLOSET	
JT JOINT	
LAM LAMINATE / LAMINATED	
LS LAMP STANDARD	
LT LIGHT	
MAT MATERIAL	
MAX MAXIMUM	
MC METAL CLADDING	
MECH MECHANICAL	
MET METAL	
MFR MANUFACTURER	
MIN MINIMUM	
MIR MIRROR	
MISC MISCELLANEOUS	
MTD MOUNTED	
MUL MULLION	
MW MICROWAVE	
N/A NOT APPLICABLE	
NBC NATIONAL BUILDING CODE	
NIC NOT IN CONTRACT	
NOM NOMINAL	
NTS NOT TO SCALE	



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REVISIONS



780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

CONTEXT PLAN

1:1000

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PROJECT INFORMATION TABLE

	Existing	Permitted / Required	Proposed	Notes
Zone	CBD-1	-	New Zone	
Site Area	2,272 m ² / 24,460 ft ²	-	-	
Site Coverage	46%	-	45%	
Open Site Space	43%	-	51%	
Height of building	15.01 m	43 m	64.18 m	
Number of Storeys	4	-	20 (4 Existing + 16 Addition)	
Parking Stalls	6	99 stalls	2 on-site + 25 off-site stalls	See detail tables and Parking & TDM Study and Traffic Impact Assessment from WATT Consulting Group for details on traffic impacts, vehicle parking demand management, transit improvements, and active transportation measures
Bicycle parking number (class 1)	0	111	2 162	
Bicycle parking number (class 2)	8	14	2 14	

VEHICLE PARKING

FOR MORE DETAILED INFORMATION ON VEHICLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

BICYCLE PARKING

FOR MORE DETAILED INFORMATION ON BICYCLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

ID FORMULA	USE	UNIT COUNT	REQUIREMENT		SHORT-TERM SPACES	
			A	B	C = A * B	D
				RATE *	NUMBER REQUIRED	E = A * D
RESIDENTIAL USE						
Units <45m ²		59 Suites		1 per Suite	59.0	0.1 per Suite 6
Units >=45m ² <70m ²		33 Suites		1.25 per Suite	41.3	0.1 per Suite 3
Units >70m ²		6 Suites		1.25 per Suite	7.5	0.1 per Suite 0.6
HOTEL						
Rooms		96 Rooms		1 per 25 rooms	3.8	1 per 40 rooms 2.4
FOOD + BEVERAGE						
Floor Area		136 m ²		1 per 400 m ²	0.3	1 per 100 m ² 1.4
				Residential total†	108	Residential total† 10
				Hotel + F&B total†	4	Hotel + F&B total† 4
				Total	112	Total 14

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REVISIONS

- 1 Per plan check comment #5.1, area calculation revised to include mechanical and electrical spaces on Level 01 which were excluded in previous calculation. Corresponding note for Column C deleted. Prorated floor area allocation and overall FSR adjusted to suit.
- 2 Residential long-term bicycle parking revised on Level 01 to change basis of design for stacked bicycle racks to address plan check

basic of design for stacked bicycle racks to address plan check comment #5.6. Parking space counts updated to reflect revised bike room plans. Dimensions have been added for clearance at walls / columns.

3 To address plan check comment #5.5, the short-term bicycle parking spaces previously shown on Burdett Avenue ROW have been removed and short-term stalls partly locate on Fairfield ROW have been relocated fully on subject site.

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

PROJECT INFO

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A011

Building Setbacks

			L01 - L04	L06 - L20	
Front Yard - Blanshard Street	1.19 m	-	2.33 m	9.73 m	Existing building is not parallel to property line; setback to building faces. Setbacks shown for heritage building and proposed addition. CBD-1 and DCAP stepbacks and inclined plane setbacks above street wall height have variable requirement; see A015 and A200-A203 for details of proposed variance.
Side/Rear Yard - Burdett Avenue	6.65 m	-	6.65 m	4 8.88 m	
Side/Rear Yard - Fairfield Road	1.11 m	-	1.11 m	3.25 m	
Residential Use Details					
Total Number of Units	No existing residential use	-	98		
Unit type, e.g. 1 bedroom	-	-	Studio: 23 1-Bed: 38 1-Bed + Den: 16 2-Bed: 15 2-Bed + Den: 3 3-Bed: 3		See tables for additional detail.
Ground oriented units	-	-	0		
Minimum Unit Floor Area	-	-	36.6 m ²		
Total Residential Floor Area	-	-	6,906.7 m ²		
Area and Floor Space Ratio					
Commercial	1.67		1.5		
Residential - Strata	-		3.1		See tables for additional detail.
Total	1.67	CBD-1: 3.0 DCAP: 6.0 (3.0 max residential)	4.6		
Commercial			1		

NOTES

* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking

UNITS SUMMARY								
OR AREA	HOTEL	RESIDENTIAL TOWER						
N								
=L+M								
RESIDENTIAL FLOOR AREA		HOTEL ROOM						
379.7	6		STUDIO	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR
64.4	34	-	-	-	-	-	-	-
133.0	22	-	-	-	-	-	-	-
60.0	34	-	-	-	-	-	-	-
138.1	-	-	-	-	-	-	-	-
403.1	-	1	2	2	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
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421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.7	-	2	3	1	1	-	-	-
421.9	-	-	1	1	1	1	1	1
421.9	-	-	1	1	1	1	1	1
421.9	-	-	1	1	1	1	1	1
-	-	-	-	-	-	-	-	-
7,082.9	96	23	38	16	15	3	3	3
		23%	39%	16%	15%	3%	3%	3%

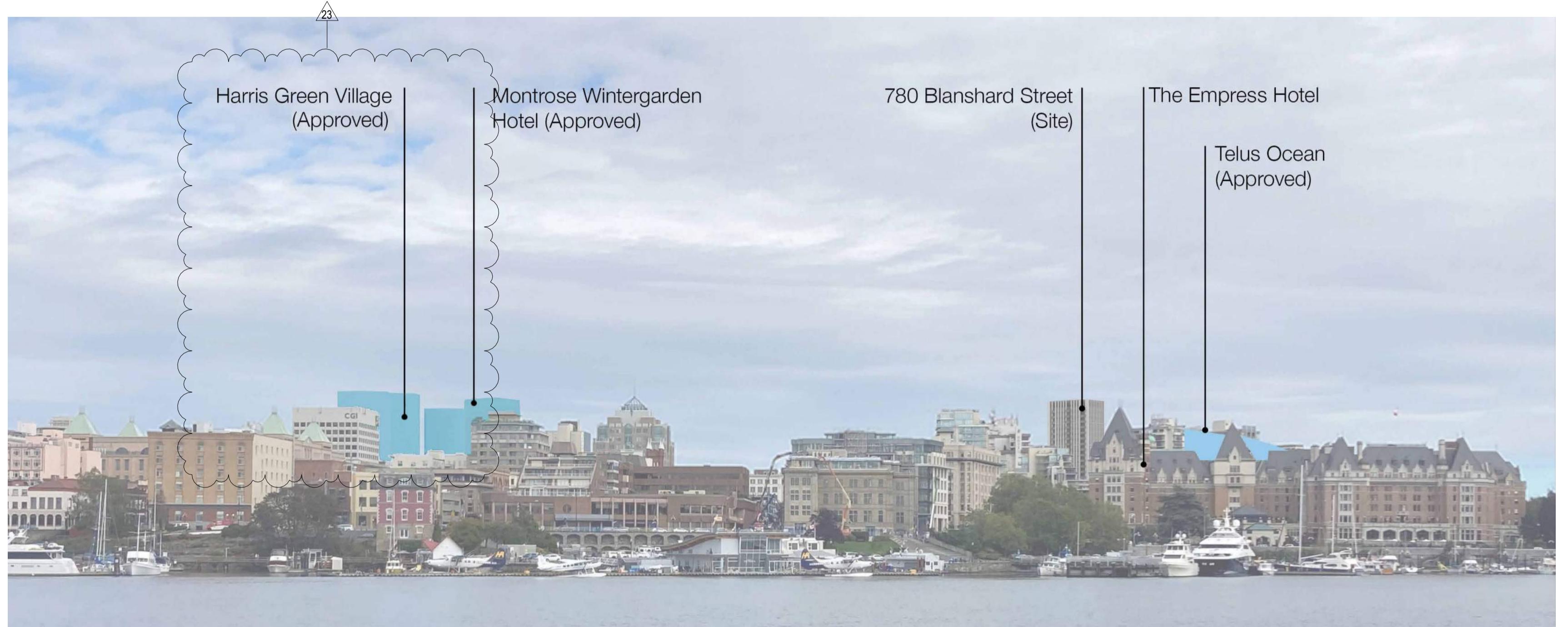
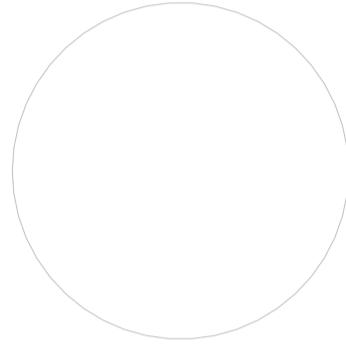
		PROPOSED	
		LONG-TERM SPACES ▷	SHORT-TERM SPACES
RESIDENTIAL USE			
Horizontal Stall (Standard Size)			
Horizontal Stall (Cargo Size)			
Vertical Stall			
Stacked Stall (Lower Tier)			
Stacked Stall (Upper Tier)			
Total Residential		146	
HOTEL + CAFÉ USE			
Horizontal Stall (Standard Size)		4	
Horizontal Stall (Cargo Size)		1	
Total Hotel + Café		5	
SHARED USE			
Building Ebikes		11	
Horizontal Stall (Standard Size)‡			
Horizontal Stall (Cargo Size)‡			
Total Shared		11	
NOTES			
* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking			
† Rounded to nearest full stall			
▷ All long-term stalls to have access to outlets for ebike charging			
‡ Cargo stalls classified for vehicles heavier than 1,000 kg. A100 for details.			

- * From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking
- † Rounded to nearest full stall
- ‡ All long-term stalls to have access to outlets for ebike charging
- § Some stalls electrified for ebike charging; see A100 for details

NOTES

Areas Column G

All areas are in square meters
Includes shared horizontal and vertical circulation for exiting and mechanical / electrical rooms on each floor where shafts run to rooftop service spaces.



The proposal as seen from View 1: Laurel Point to Downtown Core Area.

In View 1 from Laurel Point, the proposal helps to establish the anticipated CBD backdrop articulated in the DCAP at the boundary between the Historic Commercial District and the Inner Harbour Causeway area, creating a multilayered and tiered urban profile. It contributes to this backdrop with a reserved material palette and regular fenestration pattern, allowing the richly detailed facades of the historic building stock to maintain prominence. The slim massing of the tower maximizes the sky view and preserves the legibility of the Empress Hotel's roofline. By preserving the scale and character of the existing BC Power Commission Building as a podium, the proposal also helps maintain a massing and proportion that is compatible with the surrounding context at street level.



The proposal as seen from View 2: Inner Harbour from Songhees Point.

In View 2 from Songhees Point, the proposal is visible at the northern extent of this view as a backdrop to the Empress Hotel and the Customs House in a cluster of other tall contemporary buildings. It contributes to the anticipated stepped urban backdrop that helps frame the historic buildings along the Inner Harbour Causeway. The profile of the proposal is simple and quiet, allowing the variegated roofline of the Empress Hotel to remain legible and prominent. The facade is crafted from high quality materials that complement the surrounding context while remaining distinguishable and contemporary. The slim massing creates a unique fixture in the skyline, while the refined fenestration and balcony pattern does not detract from the prominence of the many important landmarks along the Inner Harbour Causeway.

Public External Views

The proposed addition appears in two of the public external views of downtown identified in DCAP Appendix 2. Visualizations of the proposal from the View 1: Laurel Point to Downtown Core Area and View 2: Inner Harbour from Songhees Point are shown below.

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2019-039

PUBLIC EXTERNAL VIEWS

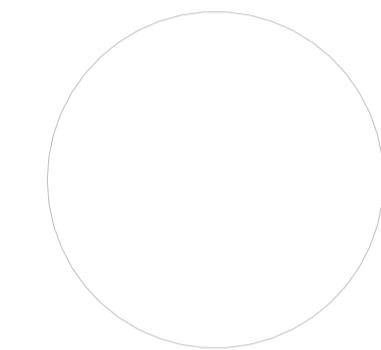
Additional visualizations and analysis of shadowing, near and distant perspective views, and the impact of the proposed addition on the existing views from two nearby high rise residential developments are included in the Large Project Supplementary Information Booklet.



1 STREETSCAPE ALONG BLANSHARD STREET

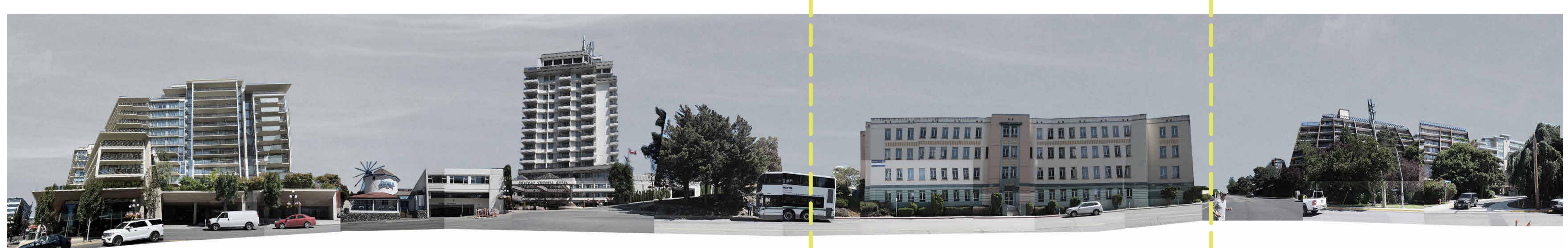
A013 N.T.S.

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DATE	REV	DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2023-02-17	2	ISSUED FOR COORDINATION
2023-03-14	3	FINAL PROGRESS SET
2023-03-23	4	HAP & REZONING RESUBMISSION
2024-02-21	5	HAP & RZ RESUBMISSION 02
2024-11-15	6	HAP & RZ RESUBMISSION 03

REVISIONS



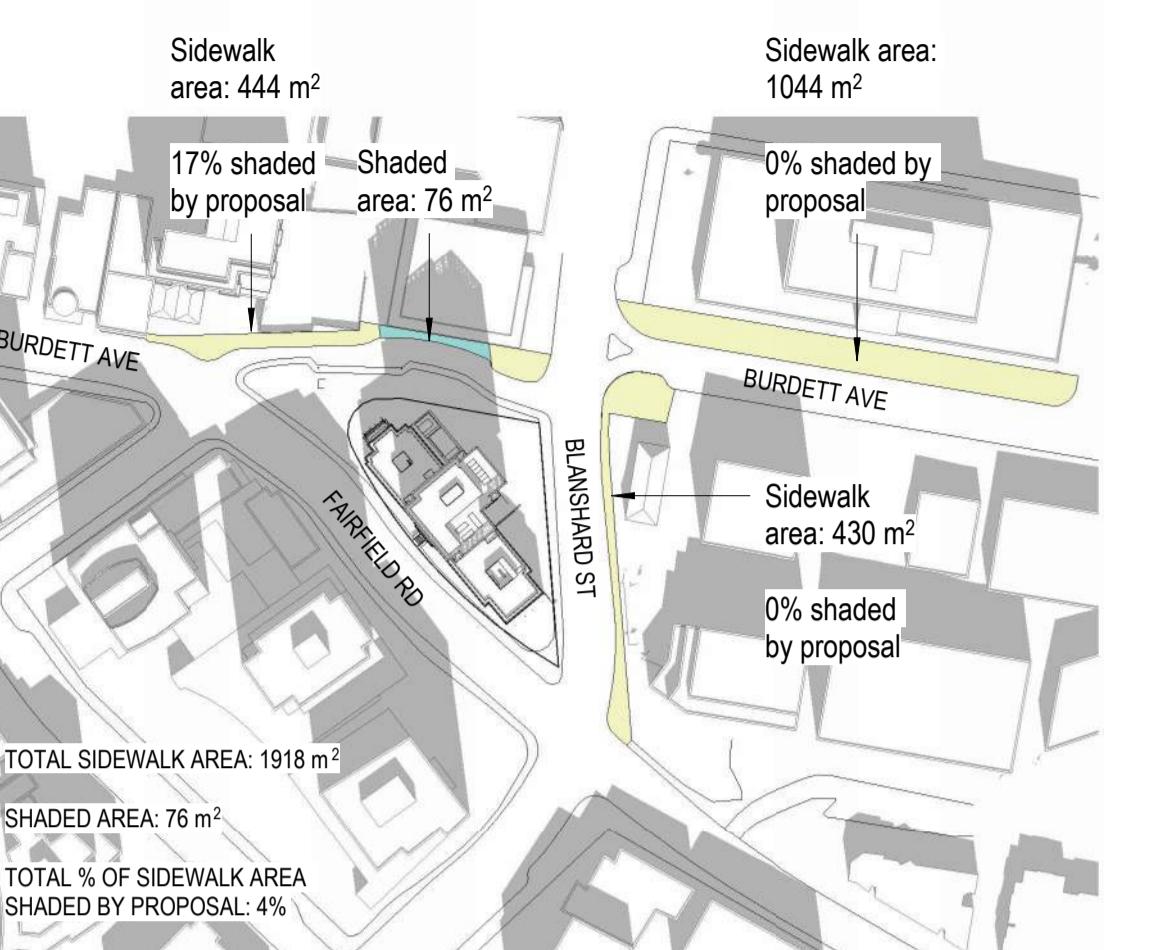
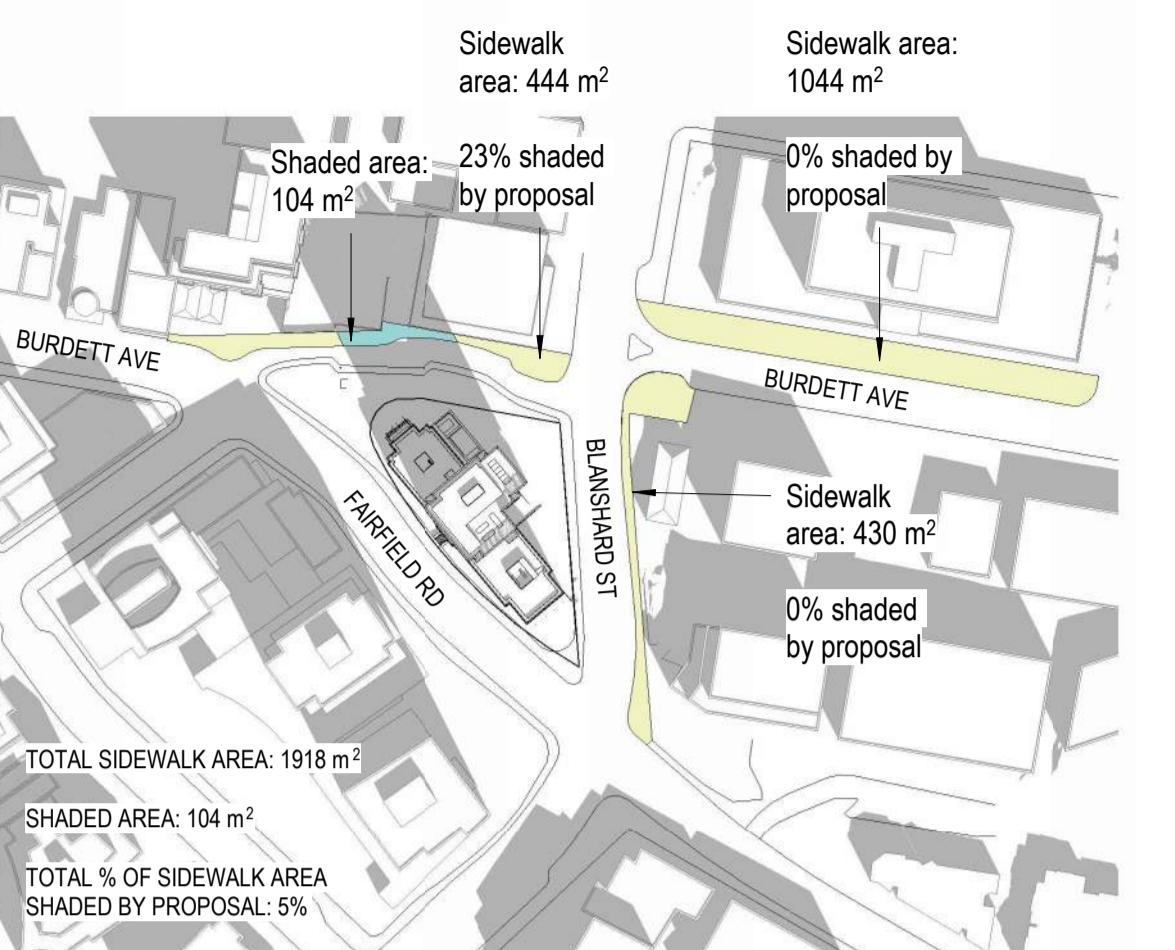
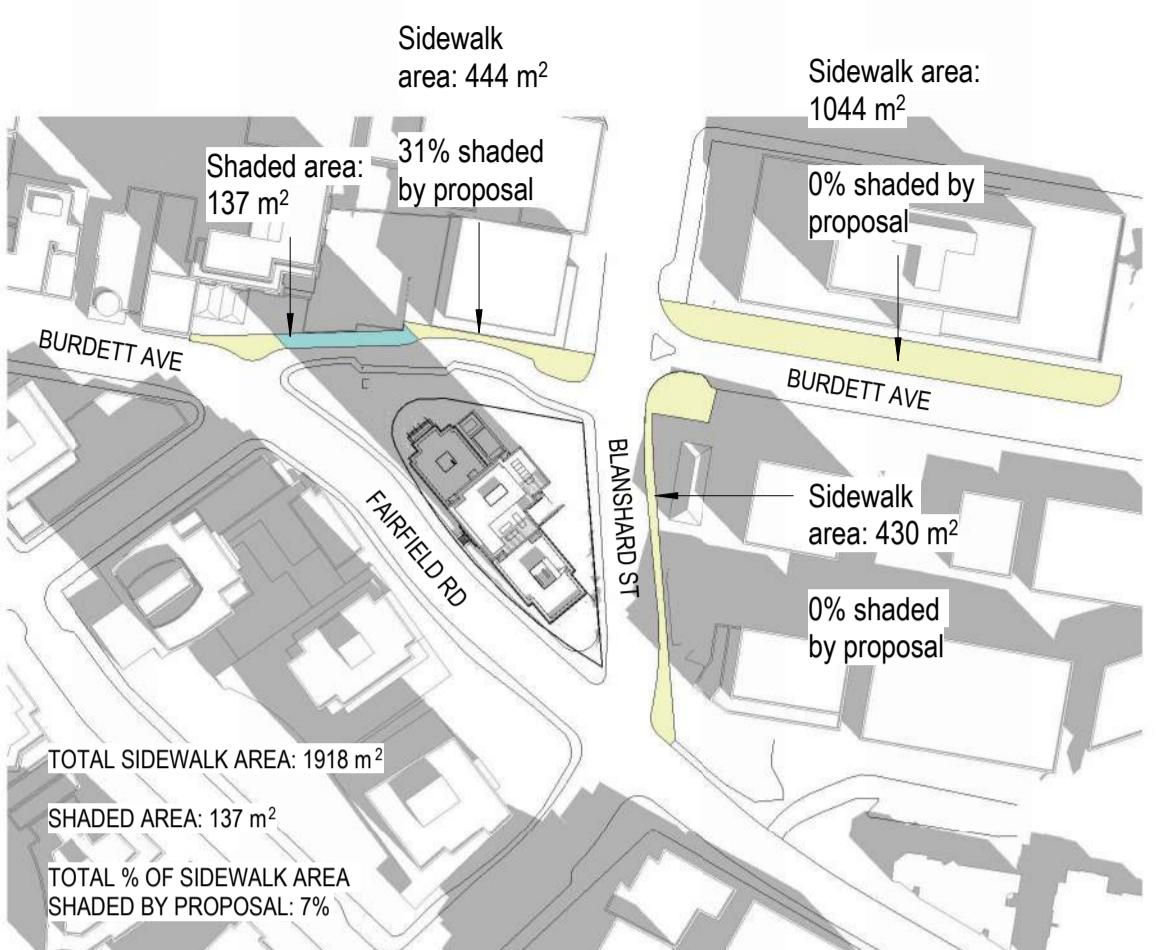
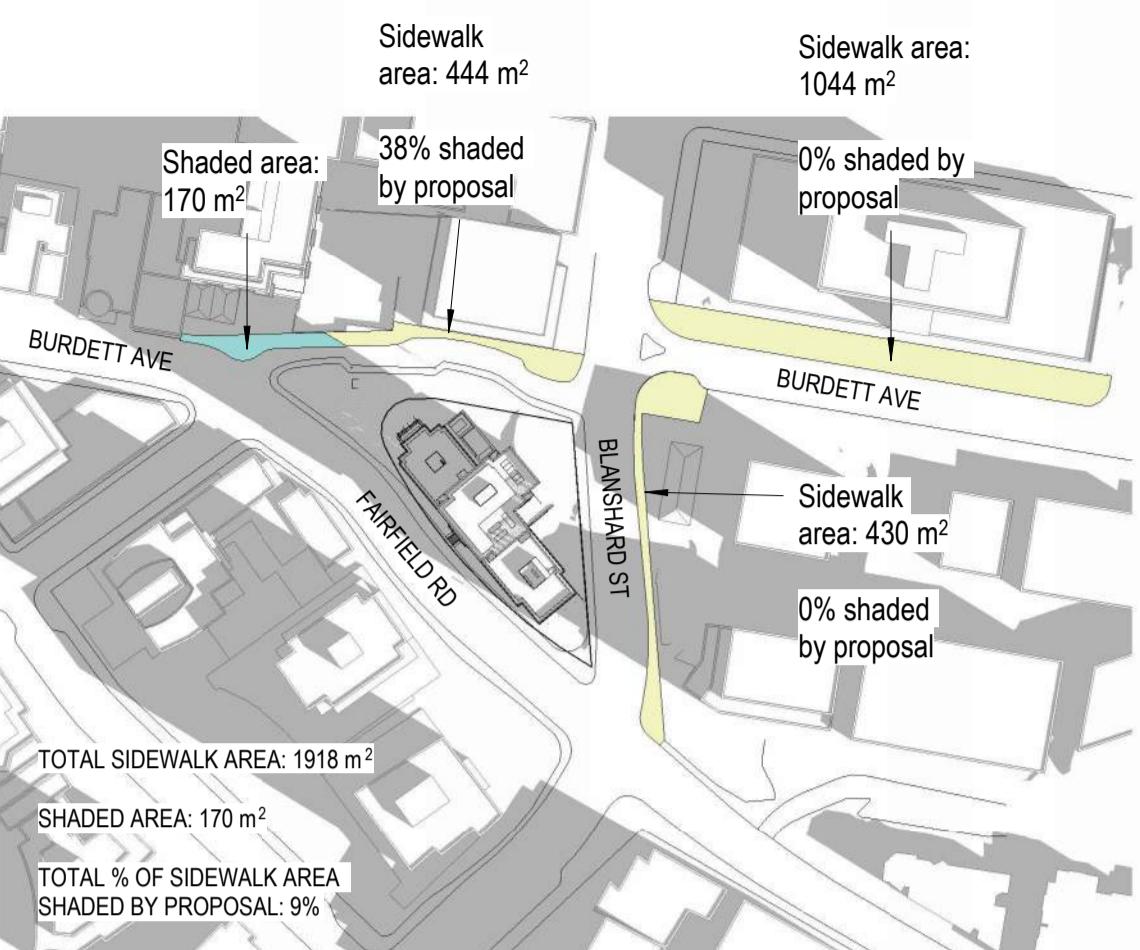
2 STREETSCAPE ALONG FAIRFIELD ROAD

A013 N.T.S.

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2019-039

CONTEXT STREETSCAPES

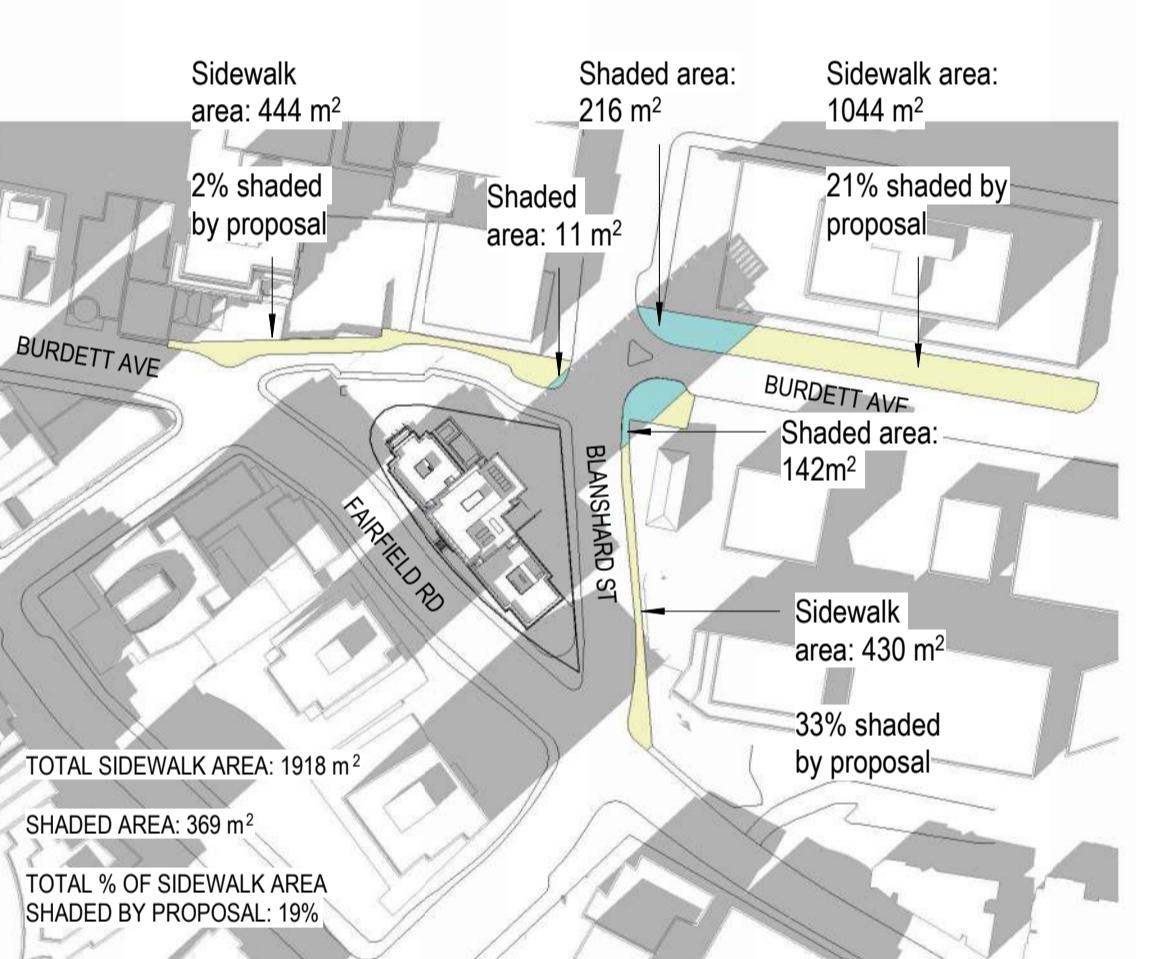
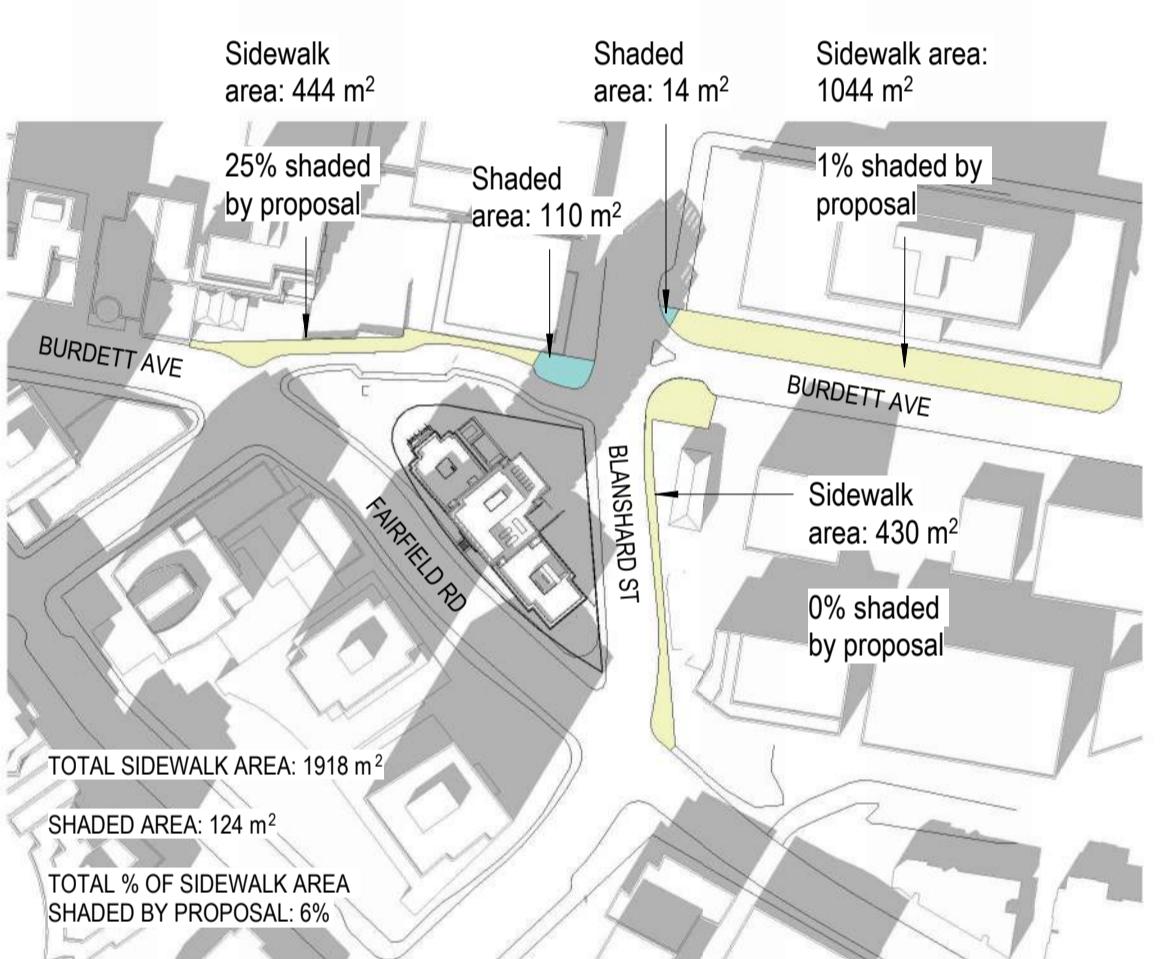
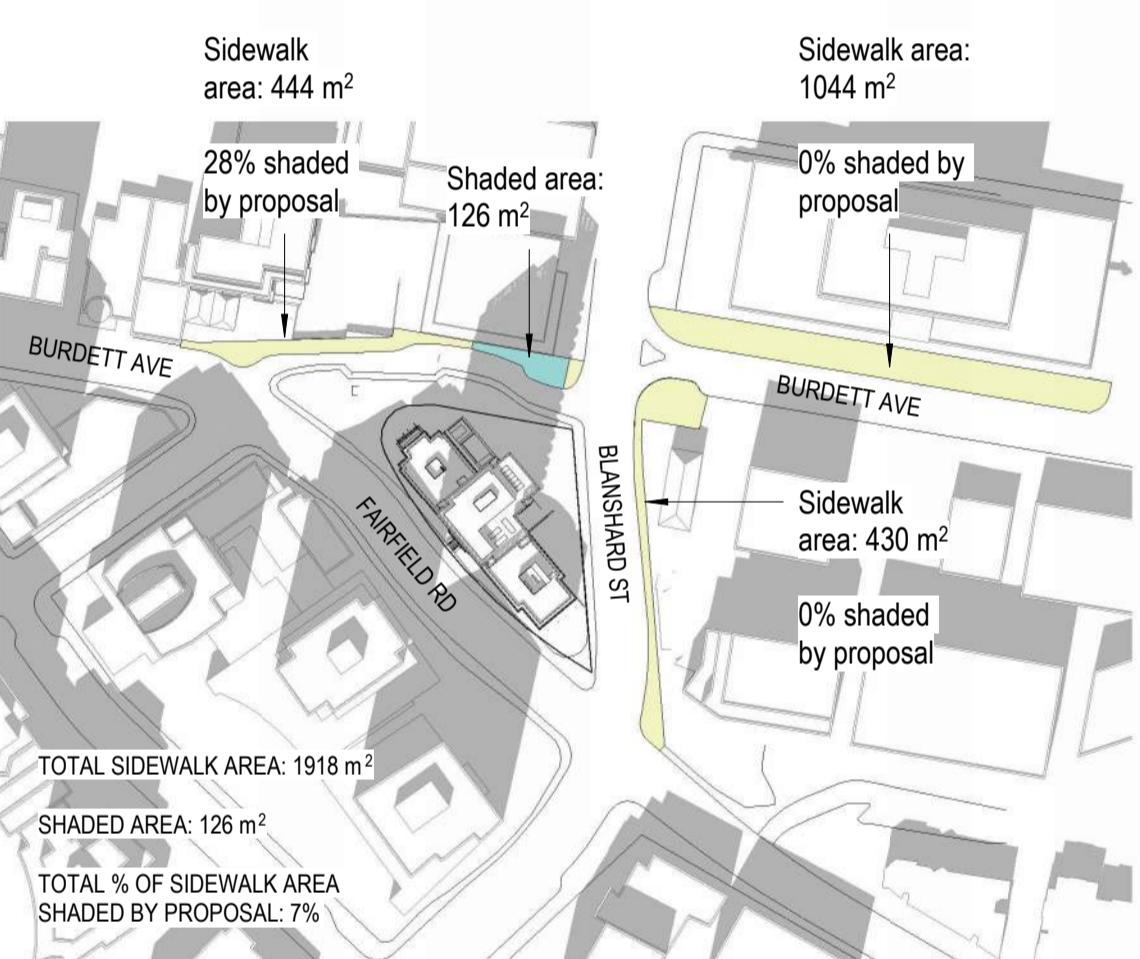


1 Shadow Analysis - Proposed - Equinox 10am

2 Shadow Analysis - Proposed - Equinox 11am

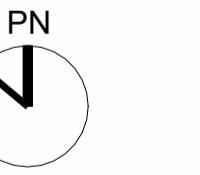
3 Shadow Analysis - Proposed - Equinox 12pm

4 Shadow Analysis - Proposed - Equinox 1pm



DATE	REV	DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION
2024-02-21	2	HAP & RZ RESUBMISSION 02
2024-11-15	3	HAP & RZ RESUBMISSION 03

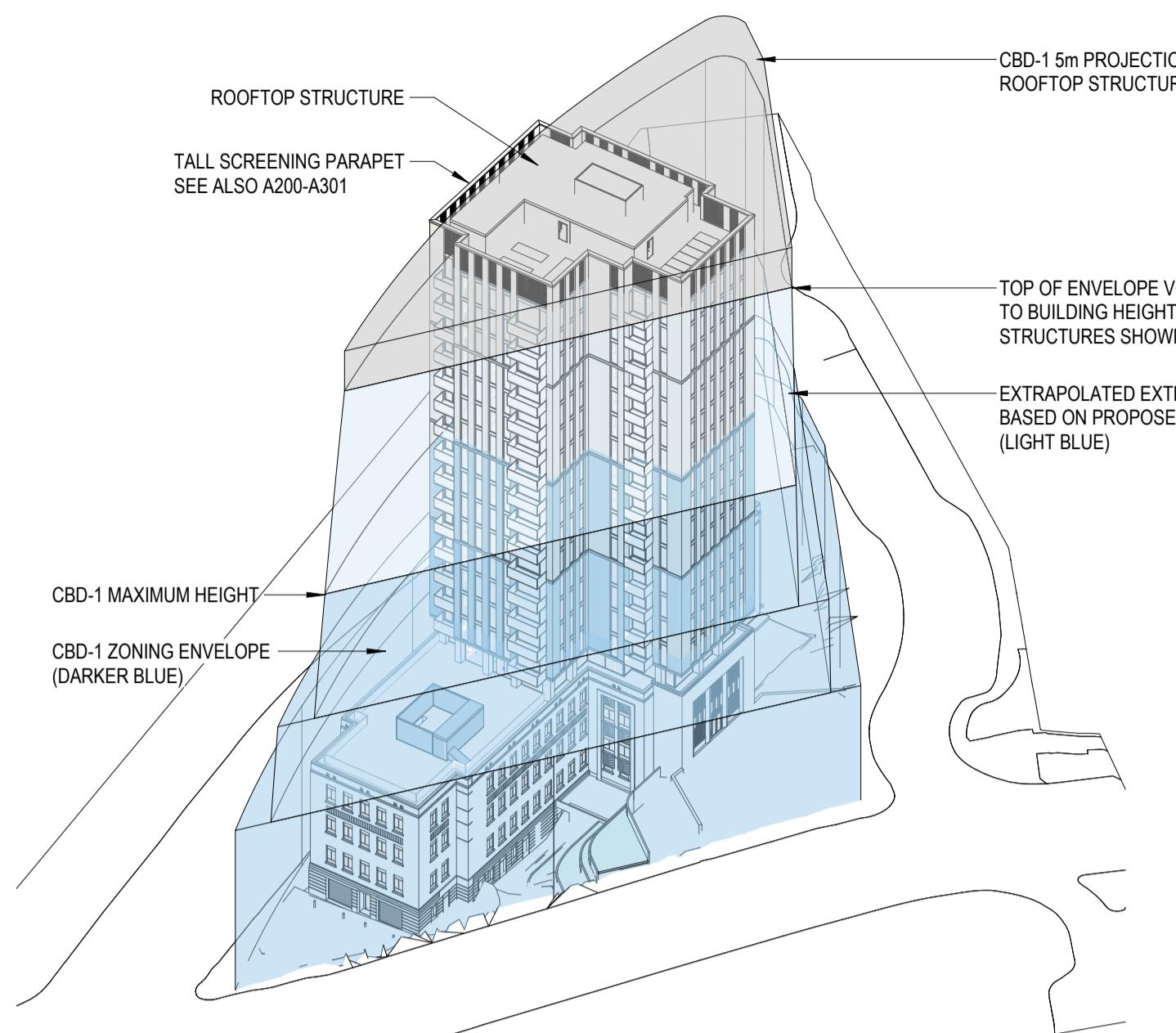
REVISIONS



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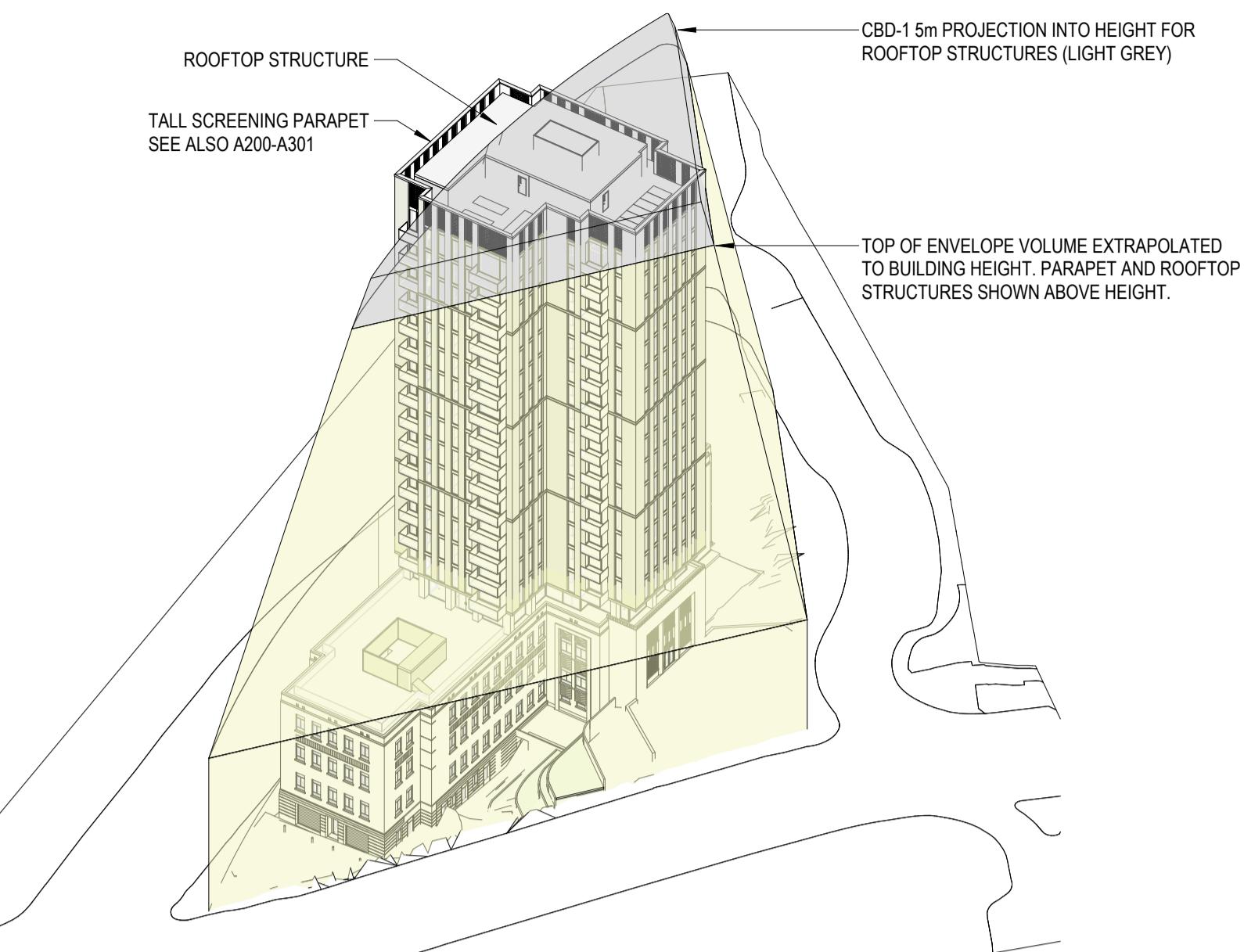
780 Blanshard Street, Victoria, BC
2019-039

SHADOW ANALYSIS - EQUINOX



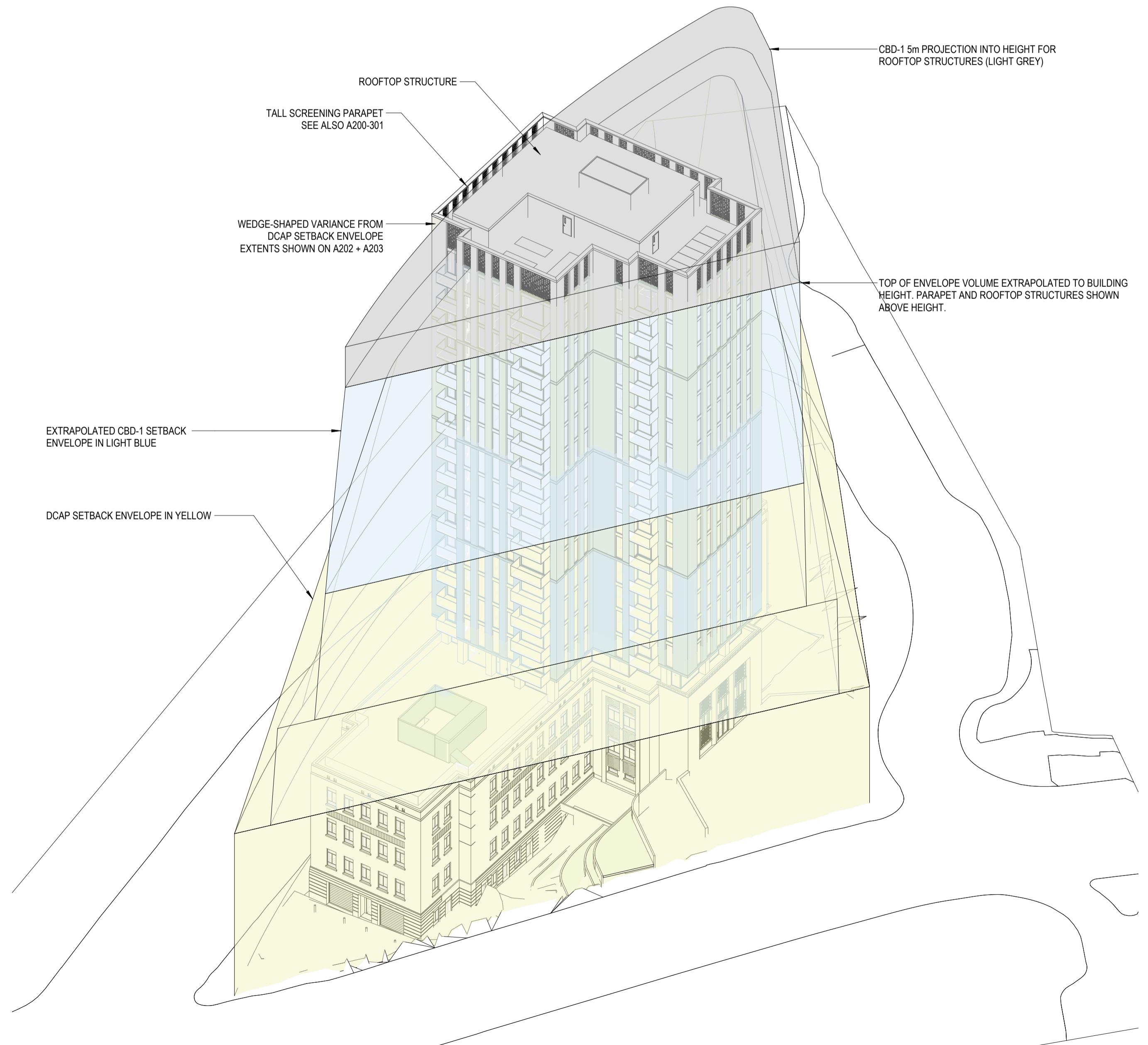
3 Axonometric View of CBD-1 Setback Envelope

A015



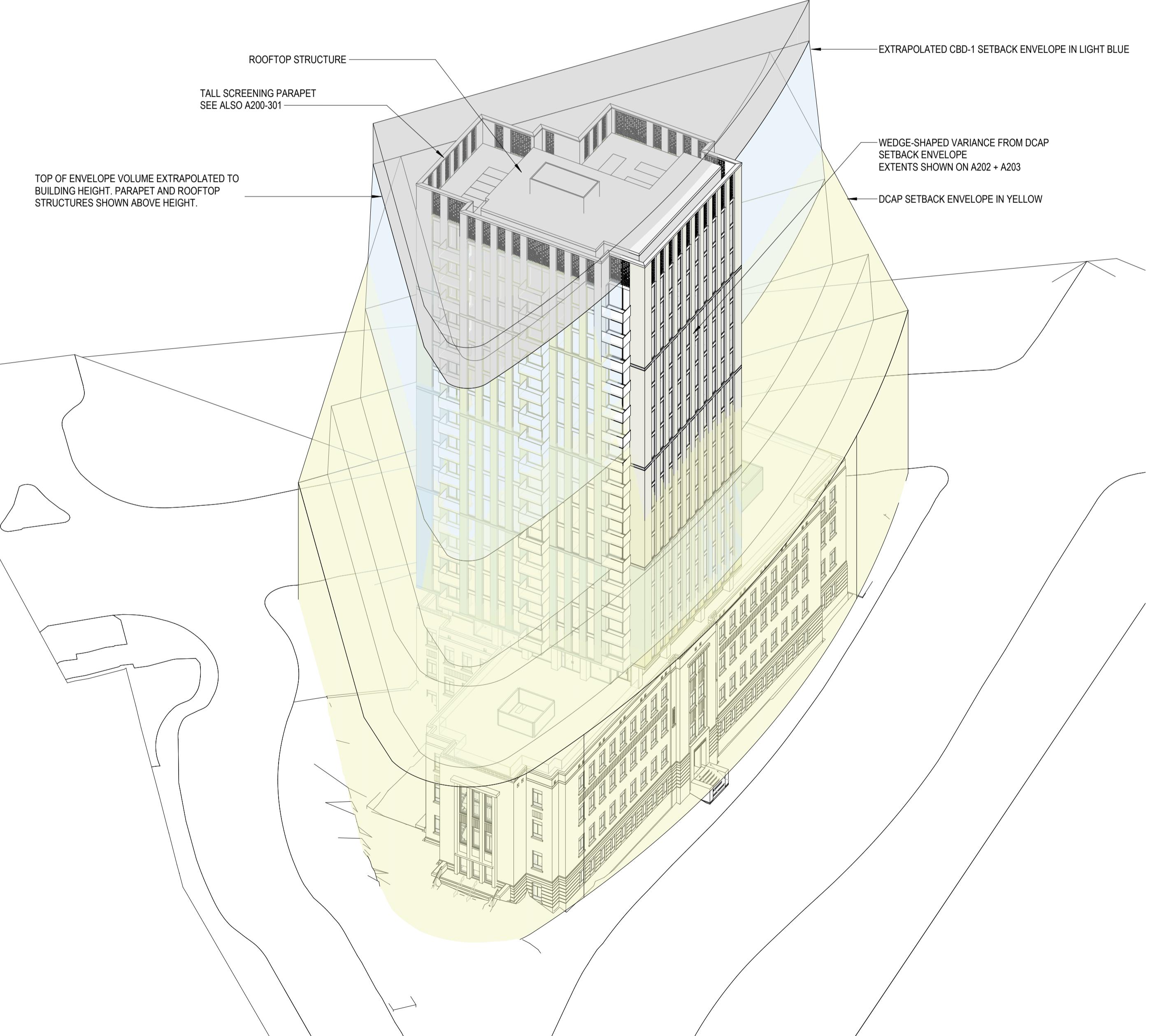
4 Axonometric View of DCAP Setback Envelope

A015



1 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (East)

A015



2 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (West)

A015

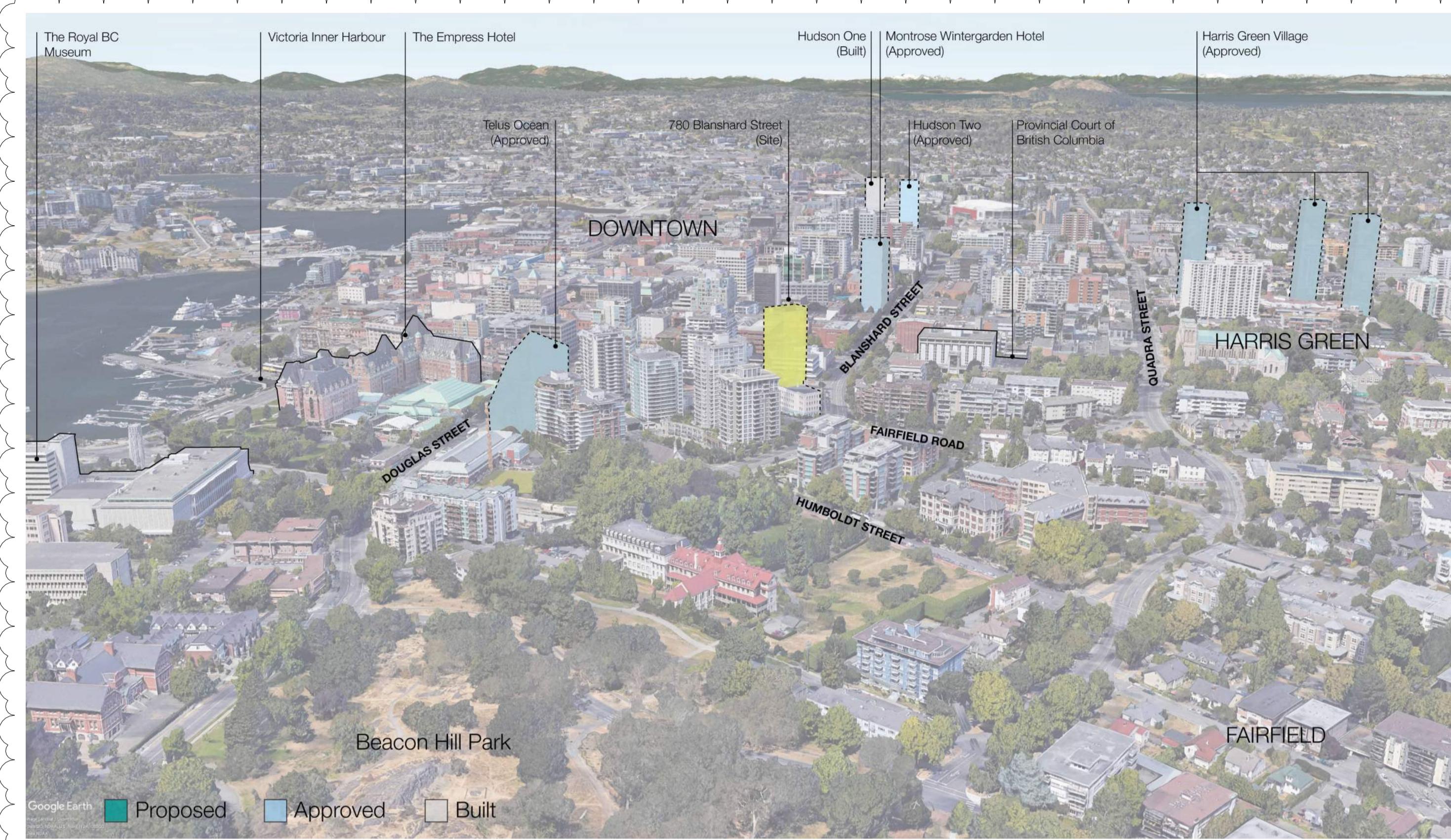
DATE	REV	DESCRIPTION
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2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
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2024-11-15	6	HAP & RZ RESUBMISSION 03

REVISIONS

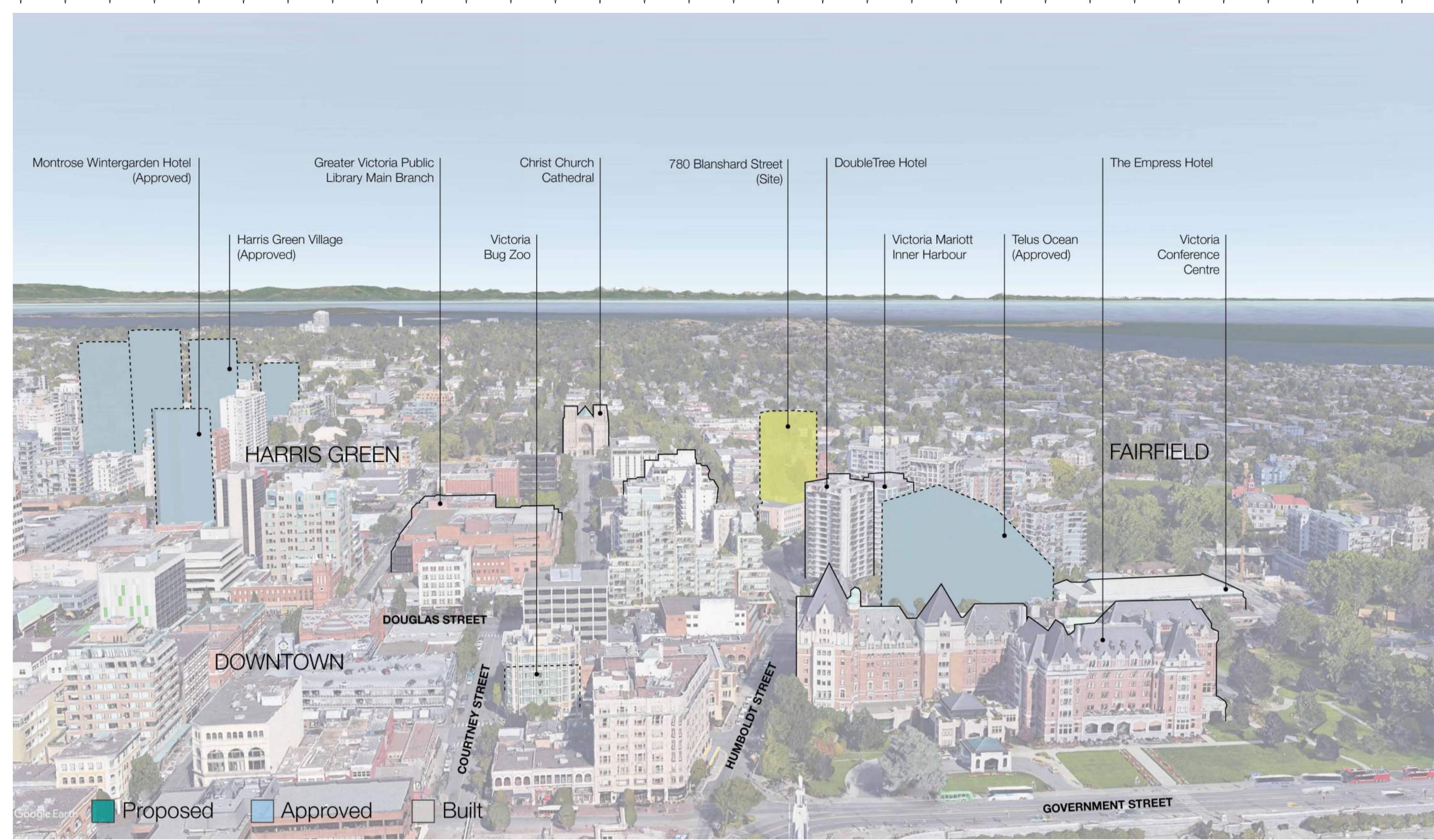
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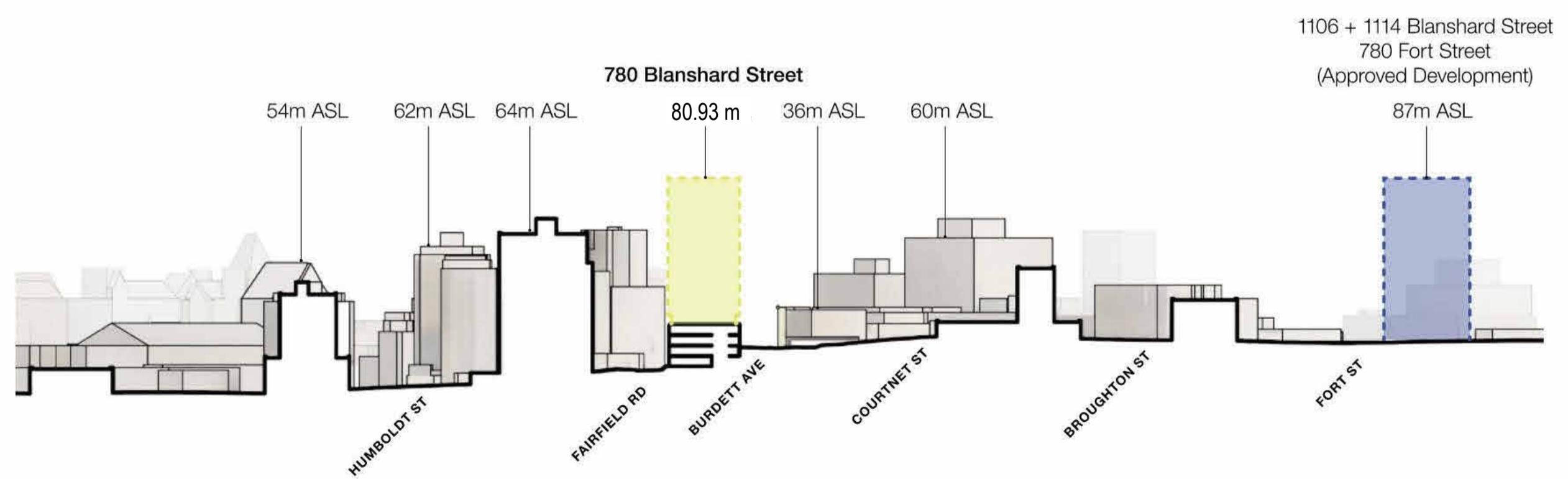
BUILDING FORM - ZONING
ENVELOPE



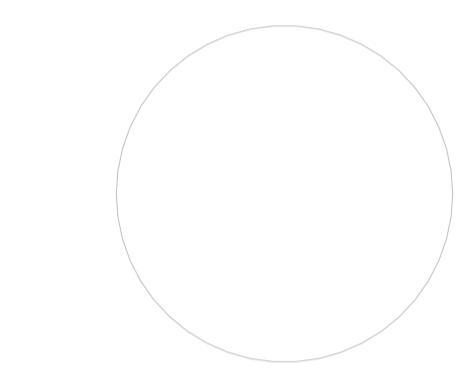
1 VIEW TO SITE ABOVE BEACON HILL



2 VIEW TO SITE LOOKING EAST ABOVE HARBOUR



3 CONTEXT SECTION - SOUTH TO NORTH FACING WEST



DATE	REV	DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
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2024-11-15	6	HAP & RZ RESUBMISSION 03

REVISIONS

23 Updated to reflect changes to approval status of various development proposals.

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CONTEXT SCHEMATIC VIEWS
AND SECTION

As indicated

A016

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BUILDING CODE ANALYSIS

SEE ALSO OUTLINE CODE REPORT BY GHL CONSULTANTS

PROJECT INFORMATION

		BCBC Reference	Notes
Project Type	Renovation and Addition		
Governing Building Code	BC Building Code 2018		
Major Occupancies	Group C	3.1.2.1	Hotel and residential tower share a major occupancy. Dining, fitness centre, and amenity spaces are subsidiary occupancies which are integral to the principal occupancy.
Building Area	1038 m ²	1.4.1.2	Outside face of exterior walls (existing heritage building)
Grade	14.86 m	1.4.1.2	BCBC Grade differs from City of Victoria Average Grade. BCBC Grade is the average along the lowest building face (along Fairfield Road). (14.88 m + 14.84 m) / 2 = 14.86 m
Building Height	20 stores	1.4.1.2	
High Building	Yes	3.2.6.1	

BUILDING FIRE SAFETY + CONSTRUCTION CLASSIFICATION

Classification	Group C, Any Height, Any Area, Sprinklered	3.2.2.47	
Maximum Building Area	Unlimited	3.2.2.47	
Number of Streets Facing	3	3.2.2.10	
Construction Types Permitted	Noncombustible	3.2.2.47	
Interconnected Floor Space	Yes	3.2.8	

EXITS FROM FLOOR AREAS

Number of Exits Required	2	3.4.2.1	
Separation of Exits (Min.)	One half of diagonal floor area, but need not be more than 9 m	3.4.2.3	All floor areas served by public corridors
Maximum Travel Distance Allowed	45 m	3.4.2.5	Measured from suite egress door into public corridor (3.4.2.4)

FIRE RESISTANCE RATINGS

Floor Assemblies	2 h	3.2.2.47	
Roofs	N/A	3.2.2.47	
Occupied Roofs	2 h	3.2.2.13	
Mezzanines	1 h	3.2.2.47	
Exits	2 h	3.4.4.1	
Between Suites	1 h	3.3.1.1, 3.3.4.2	
Between Suites and Public Corridors	1 h	3.3.4.2, 3.2.6.5	Elevator access directly to corridor
Elevator Hoistways	2 h	3.5.3.1	
Service Spaces Containing Emergency Equipment	1 h	3.2.7.10	
Rooms Containing Fire Alarm Equipment	1 h	3.2.7.10	
Generator Room and Fuel Tank	2 h	3.6.2.8	
Electrical Equipment Room (sprinklered)	1 h	3.6.2.1	
Electrical Equipment Vault (unsprinklered)	2h	NFPA 13	
Vertical Service Spaces	1 h	3.6.3.1	

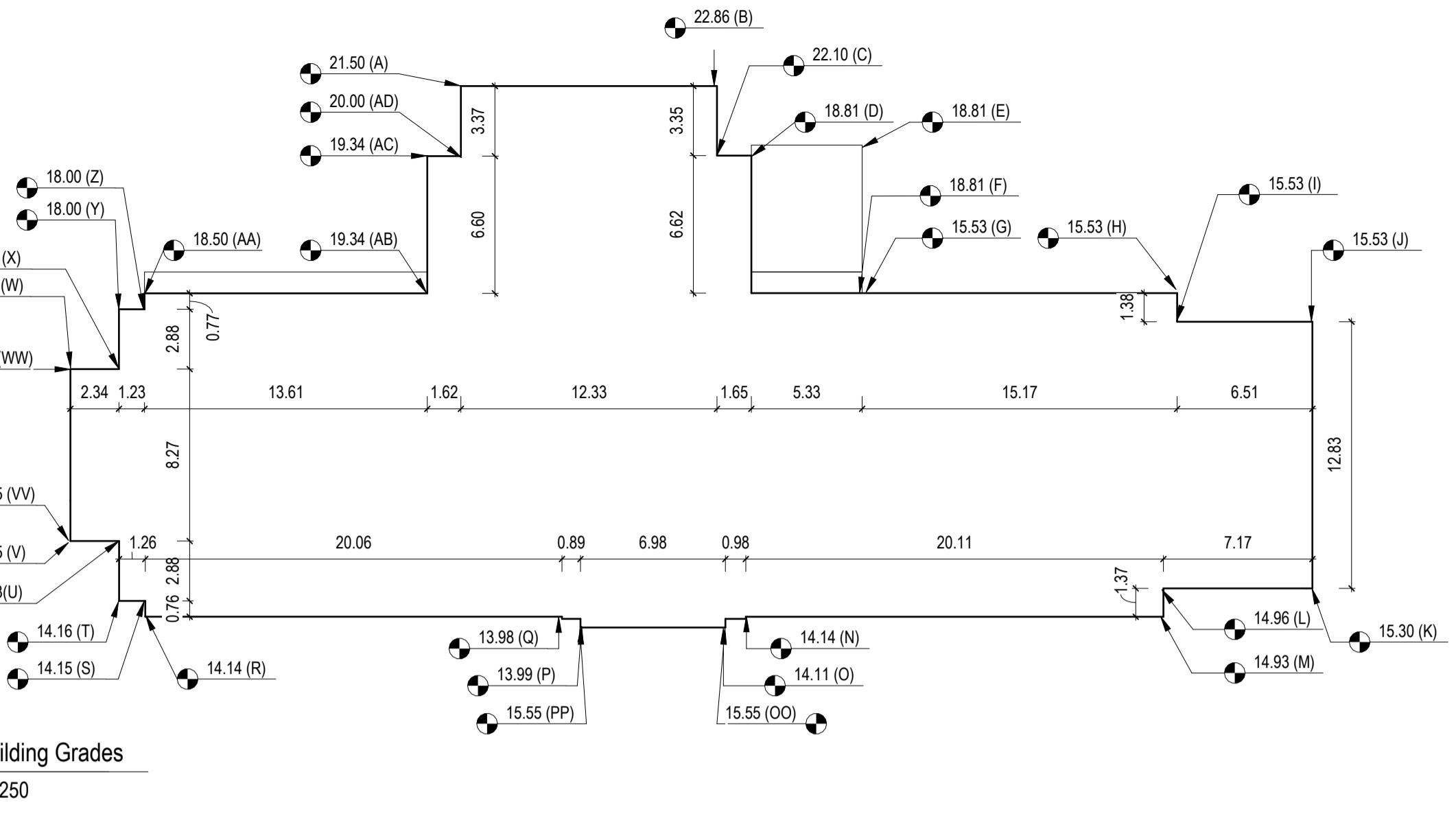
SPATIAL SEPARATION

Table 3.2.3.1-D
Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout
Forming Part of Article 3.2.3.1.

Exposing Building Face	Area of Unprotected Opening for Groups A, B, C, D and F, Division 3 Occupancies, %											
	Limiting Distance, m											
Max. Area, m ²	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9
10	0	16	24	42	66	100						
15	0	16	20	34	50	74	100					
20	0	16	20	30	42	60	100					
25	0	16	18	26	38	52	90	100				
30	0	14	18	24	34	46	78	100				
40	0	14	16	22	30	40	64	96	100			
50	0	14	16	20	28	36	56	82	100			
60	0	14	16	20	26	32	50	72	98	100		
80	0	14	16	18	22	28	42	58	80	100		
100	0	14	16	18	22	26	36	50	68	88	100	
150 or more	0	14	14	16	20	22	30	40	52	66	82	100

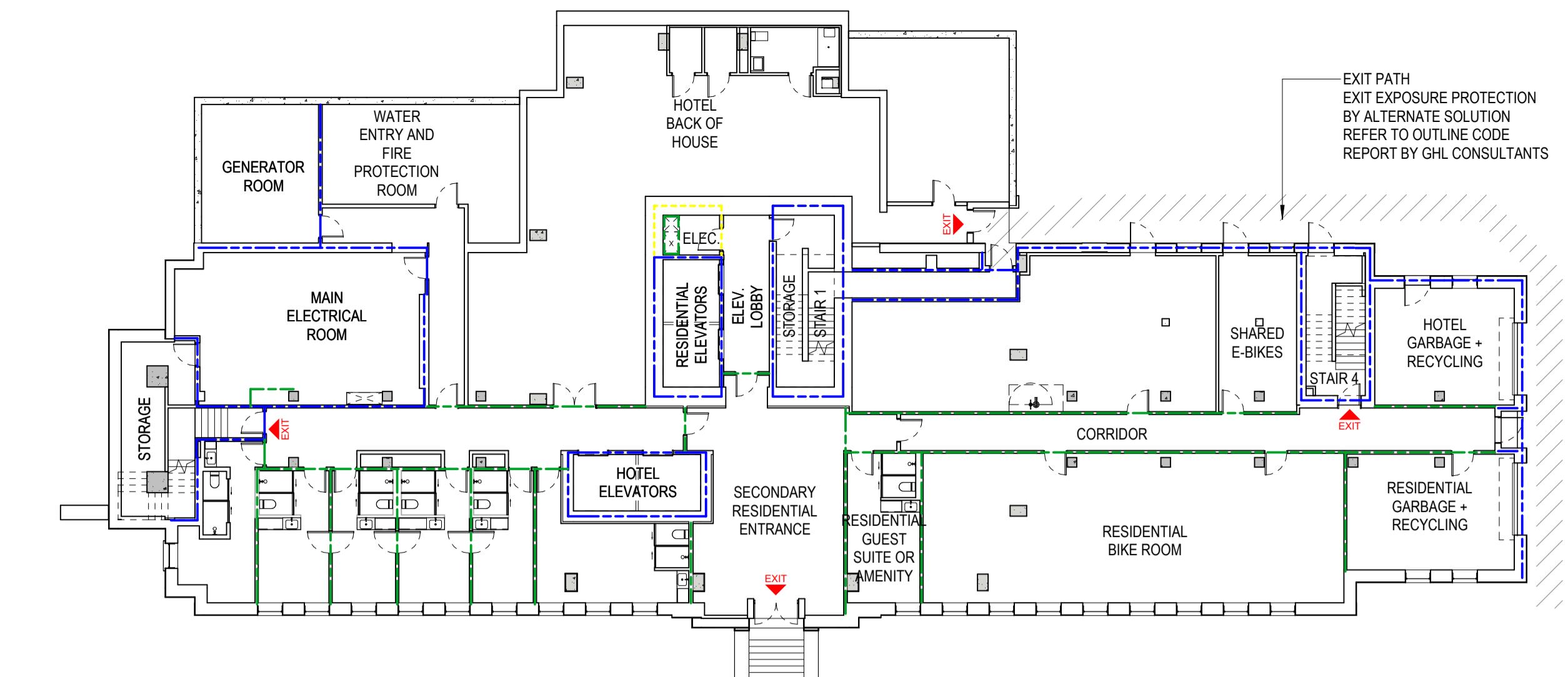
NOTE:

THE EXISTING BUILDING AND PROPOSED ADDITION WILL CONTAIN GROUP A AND C OCCUPANCIES AND WILL BE SPRINKLERED THROUGHOUT. AS SUCH, SPATIAL SEPARATION REQUIREMENTS WILL BE GOVERNED BY BCBC 2018 TABLE 3.2.3-D UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT. ACCORDING TO THE TABLE, AT A LIMITING DISTANCE OF 9 m OR GREATER, THE AREA OF UNPROTECTED OPENINGS IS PERMITTED TO BE 100%. THIS UNIQUE SITE FACES THREE STREETS AND IN ALL CASES HAS LIMITING DISTANCES THAT ARE AT LEAST 9 m. THEREFORE, ALL ELEVATIONS OF THE BUILDING WILL BE PERMITTED TO HAVE AN AREA OF UNPROTECTED OPENINGS OF 100%. THE ACTUAL PERCENTAGE OF UNPROTECTED OPENINGS AT THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE SUBSTANTIALLY LOWER AND WILL BE IN COMPLIANCE WITH SPATIAL SEPARATION REQUIREMENTS.



AVERAGE GRADE CALCULATION

Grade Points	Elev (m)	Point	Point Pair	Distance Btw Points (m)	Average Grade Calculation					
					Point Pair	Point 1	Point 2	Average	Distance	Total
A	21.50	A & B	B & C	12.33	A & B	21.50	22.86	22.18	12.33	273.48
B	22.86	B & C	C & D	3.35	B & C	22.86	22.10	22.48	3.35	75.31
C	22.10	C & D	D & E	1.65	C & D	22.10	18.81	20.46	1.65	33.75
D	18.81	D & E	E & F	5.33	D & E	18.81	18.81	18.81	5.33	100.26
E	18.81	E & F	F & G	6.62	E & F	18.81	18.81	18.81	6.62	124.52
F	18.81	F & G	G & H	0.00	F & G	18.81	15.53	17.17	0.00	0.00
G	15.53	G & H	H & I	15.17	G & H	15.53	15.53	15.53	15.17	235.59
H	15.53	H & I	I & J	1.38	H & I	15.53	15.53	15.53	1.38	21.43
I	15.53	I & J	J & K	6.51	I & J	15.53	15.53	15.53	6.51	101.10
J	15.53	J & K	K & L	12.83	J & K	15.53	15.30	15.42	12.83	197.77
K	15.30	K & L	L & M	7.17	K & L	15.30	14.96	15.13	7.17	108.48
L	14.96	L & M	M & N	1.37	L & M	14.96	14.93	14.95	1.37	20.47
M	14.93	M & N	N & O	20.11	M & N	14.93	14.14	14.54	20.11	292.30
N	14.14	N & O	O & OO	0.98	N & O	14.14	14.11	14.13	0.98	13.84
O	14.11	O & OO	OO & PP	1.44	O & OO	14.11	15.55	14.83	1.44	21.36
OO	15.55	OO & PP	PP & P	7.98	OO & PP	15.55	15.55	15.55	7.98	124.09
PP	15.55	PP & P	P & Q	1.56	PP & P	15.55	13.99	14.77	1.56	23.04
P	13.99	P & Q	Q & R	0.89	P & Q	13.99	13.98	13.99	0.89	12.45
Q	13.98	Q & R	20.06	1.23	Q & R	13.98	14.14	14.06	20.06	282.04
R	14.14	R & S	S & T	0.76	R & S	14.14	14.15	14.15	0.76	10.75
S	14.15	S & T	T & U	1.26	S & T	14.15	14.16	14.16	1.26	17.84
T	14.16	T & U	U & V	2.88	T & U	14.16	15.53	14.85	2.88	42.75
U	15.53									



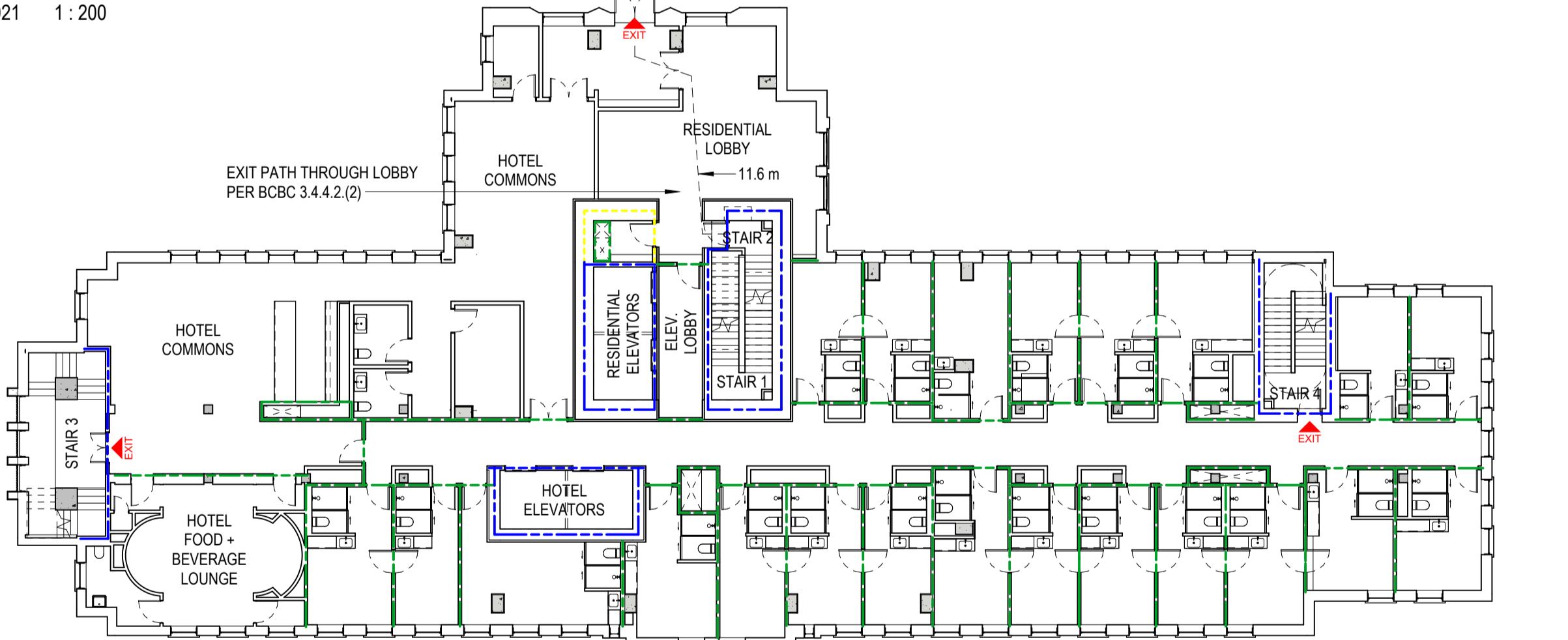
1 Level 01

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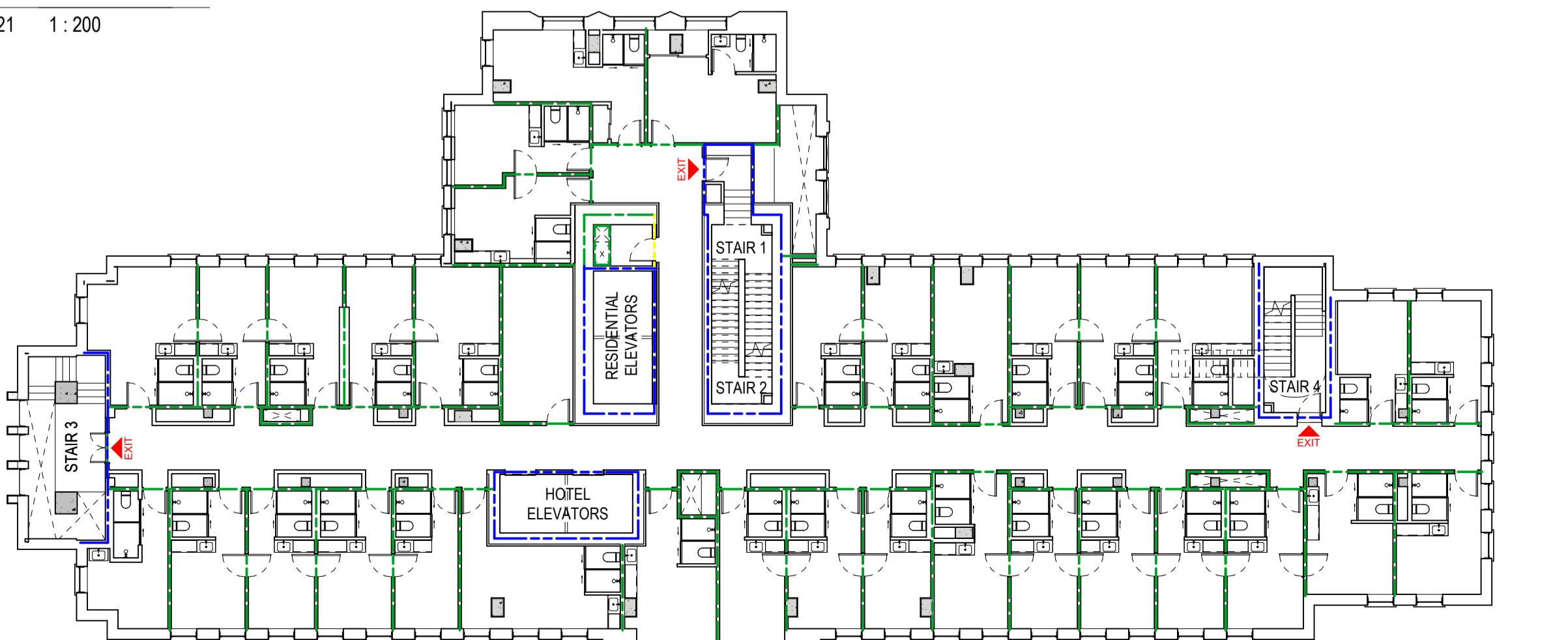
2 Level 02

A021 1:200



3 Level 03

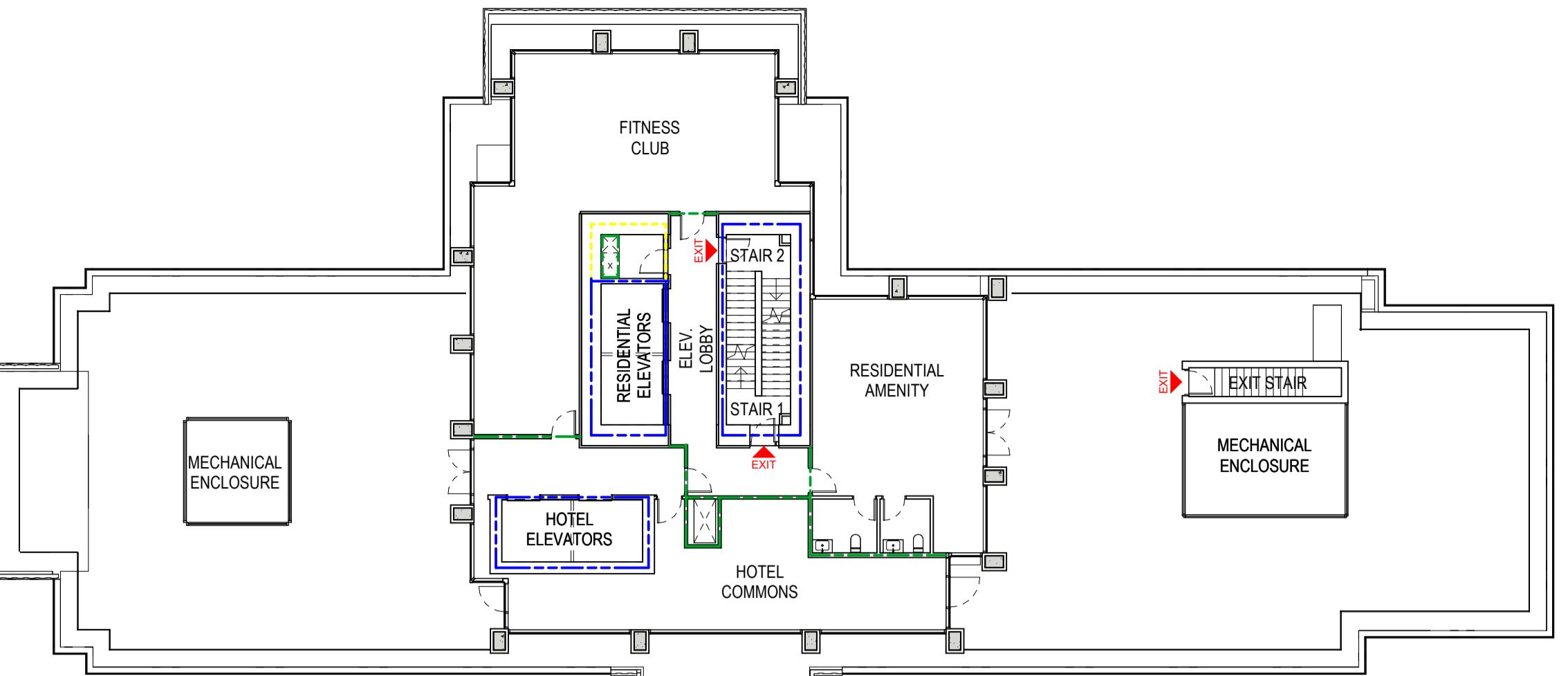
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4 Level 04

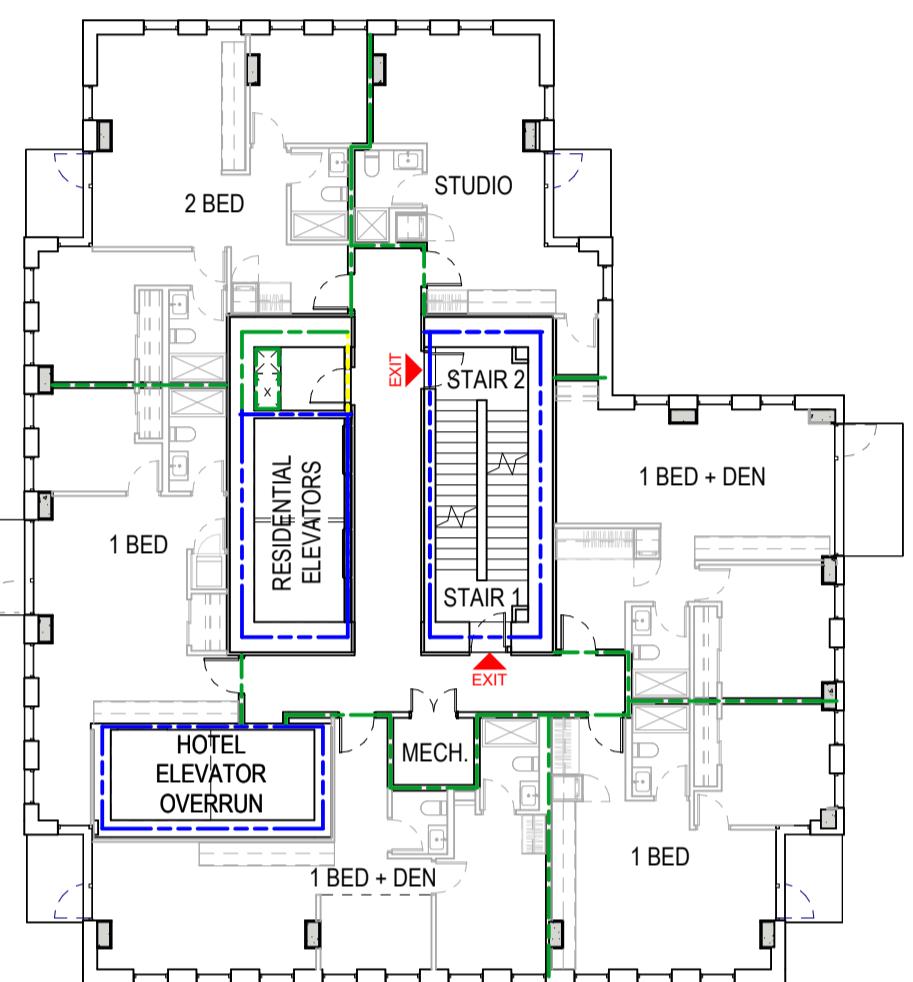
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8 Level 18-20
A021 1:200



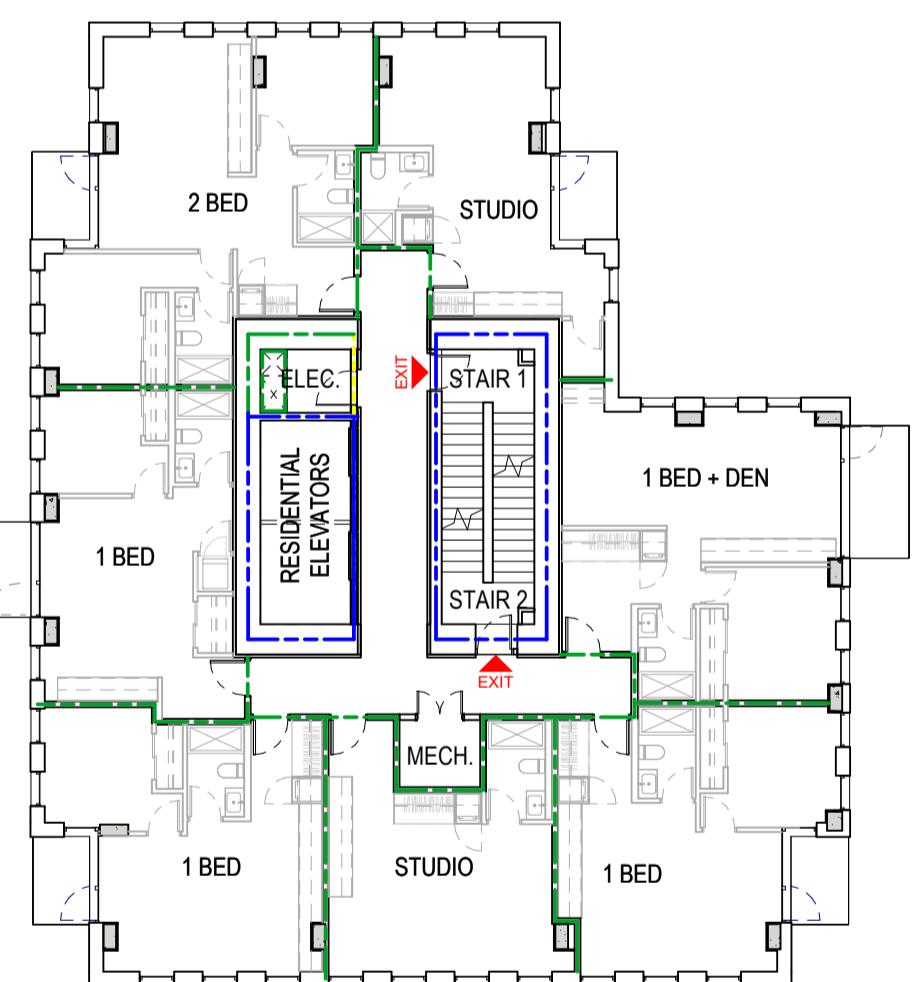
5 Level 05

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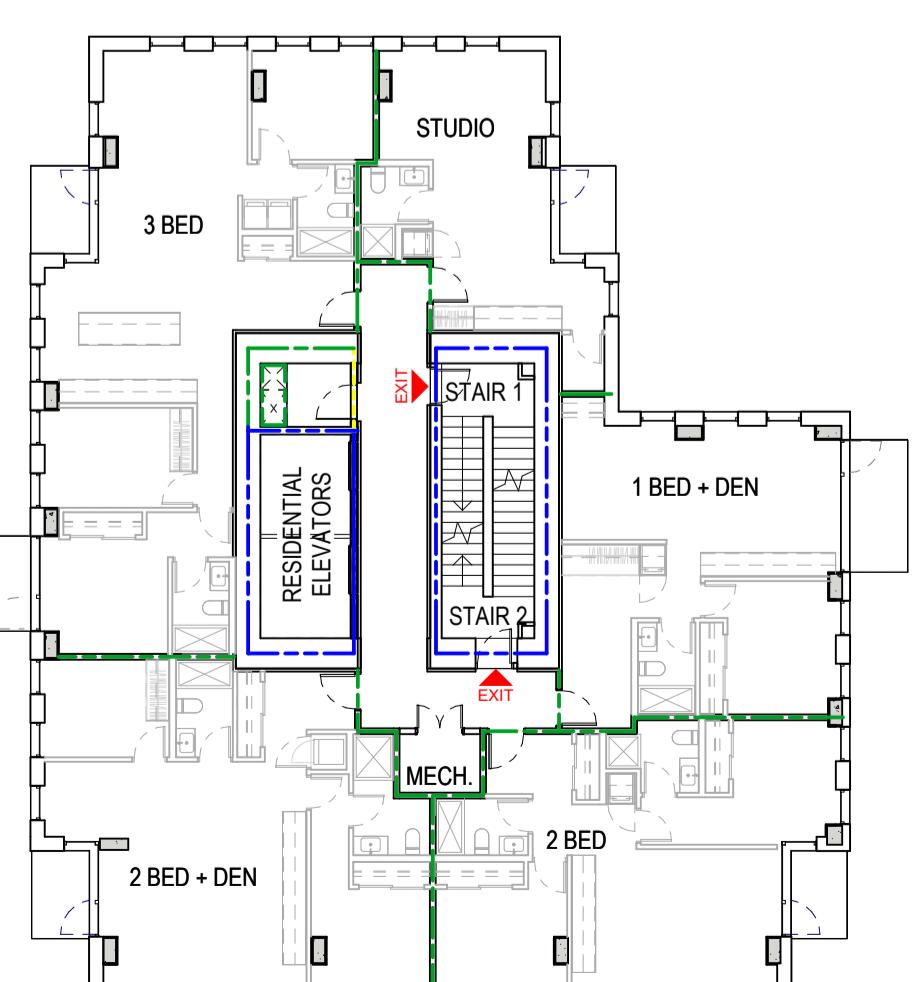
6 Level 06

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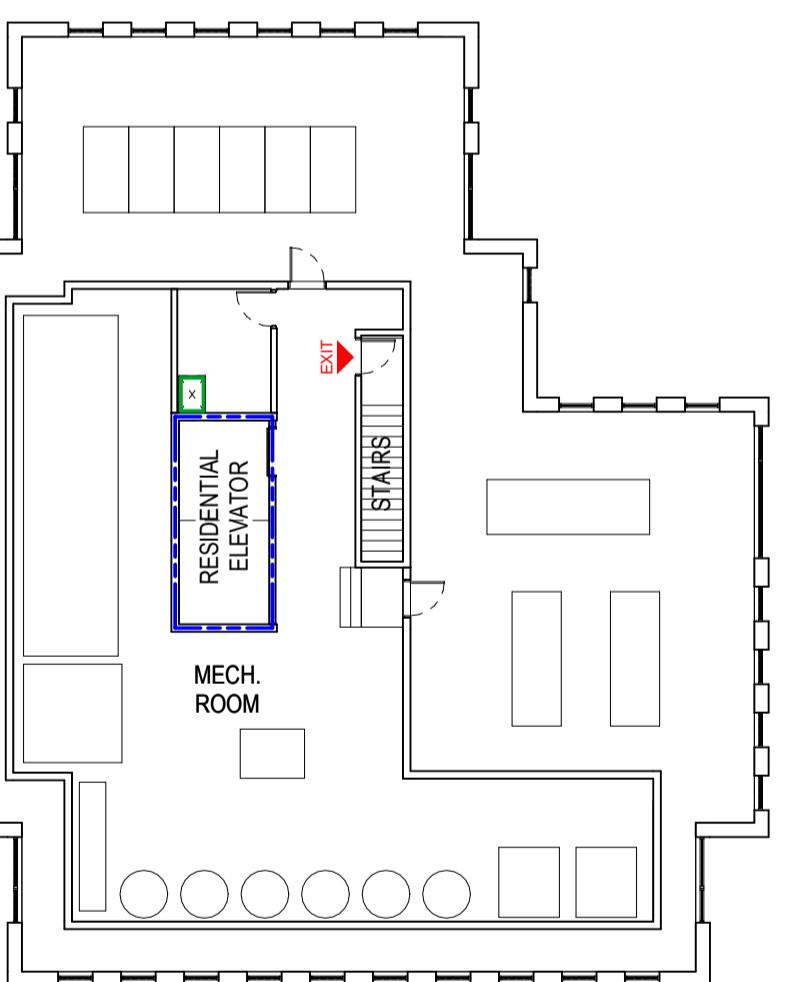
7 Level 07-17

A021 1:200



9 Mechanical Rooftop

A021 1:200



LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

NOTE:
1. DRAWING TO BE READ IN COLOUR.
2. DRAWING TO BE READ IN CONJUNCTION WITH OUTLINE CODE COMPLIANCE REPORT PROVIDED BY GHL CONSULTANTS.

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As indicated

A021

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2019-039

CODE ANALYSIS - PLANS

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DATE REV DESCRIPTION
2023-03-23 1 HAP & REZONING RESUBMISSION
2024-02-21 2 HAP & RZ RESUBMISSION 02
2024-11-15 3 HAP & RZ RESUBMISSION 03

REVISIONS

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2019-039

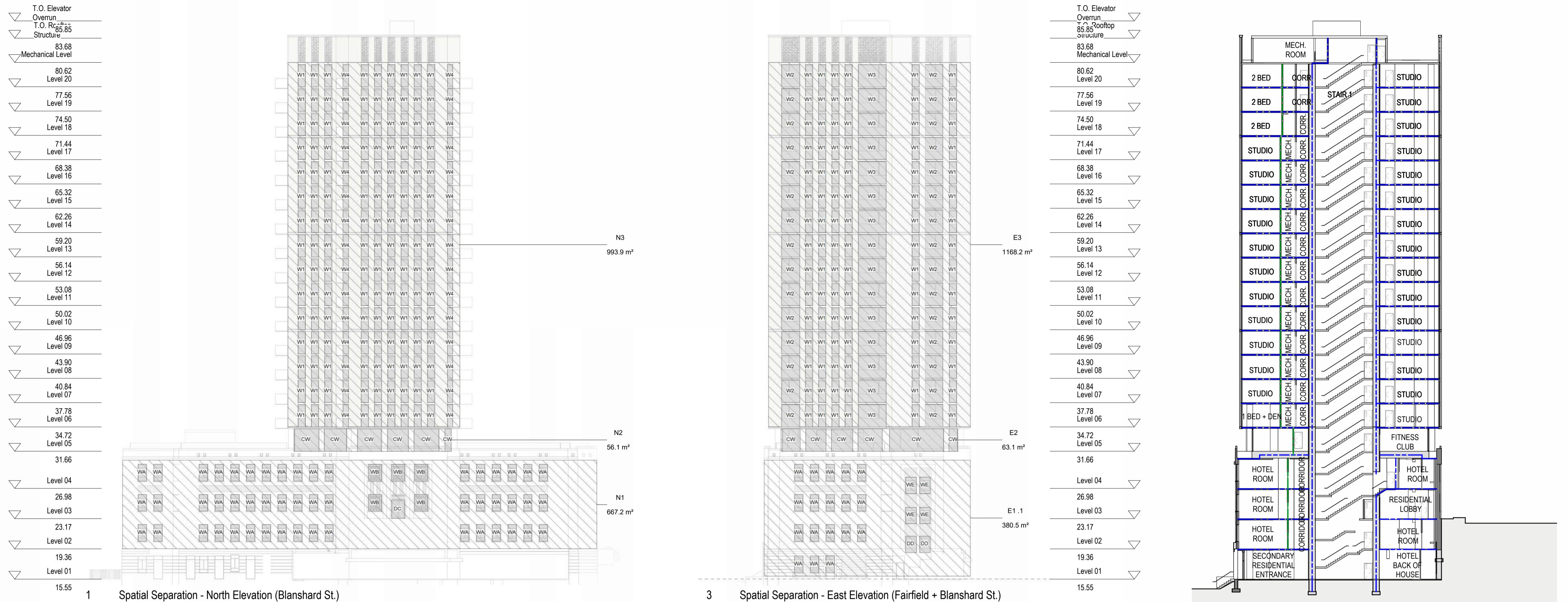
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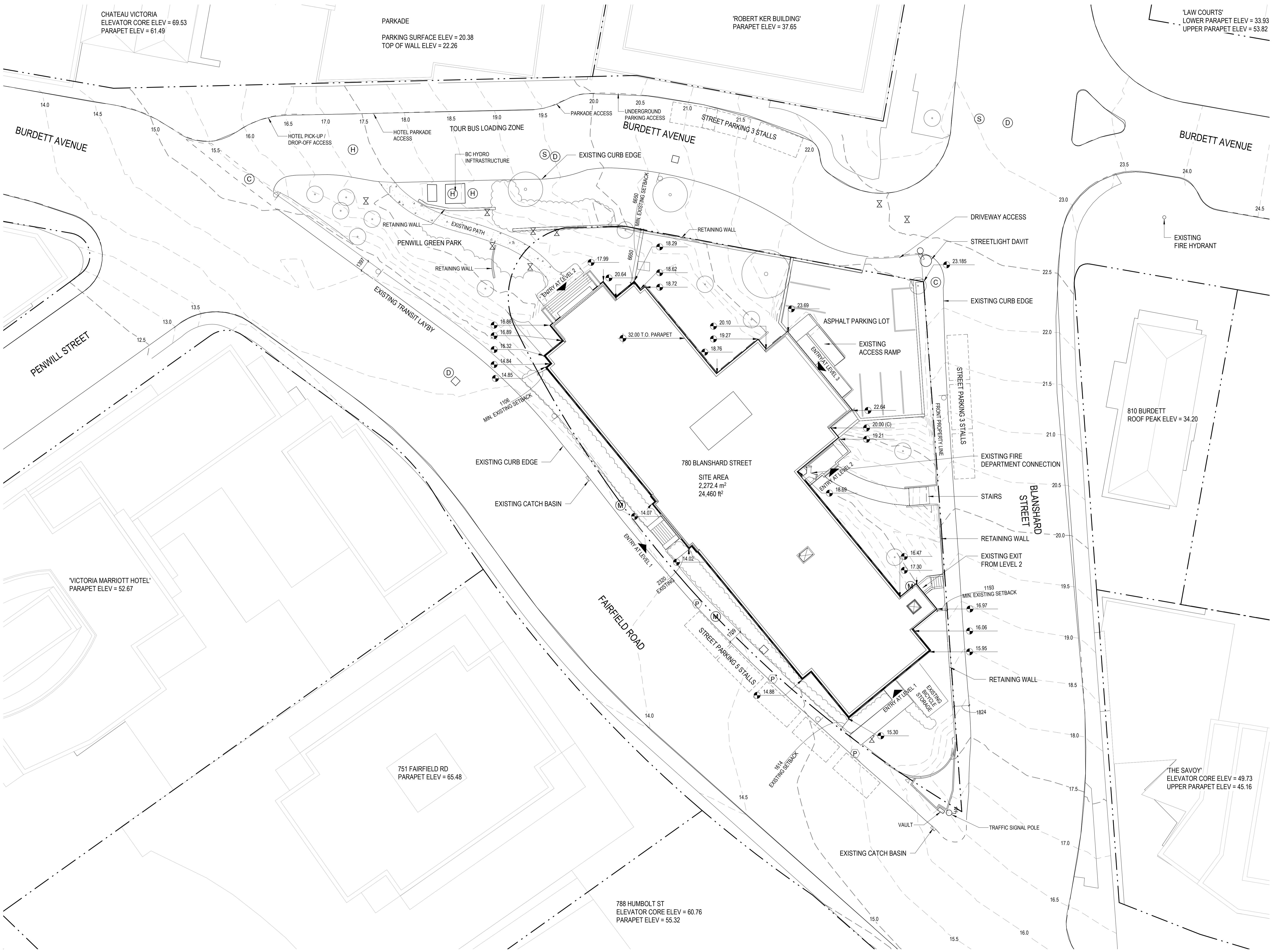
As indicated
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LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTE F.R.R.
- 90 MINUTE F.R.R.
- 120 MINUTE F.R.R.

NOTE:
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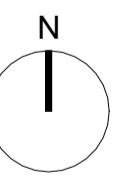




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REVISED



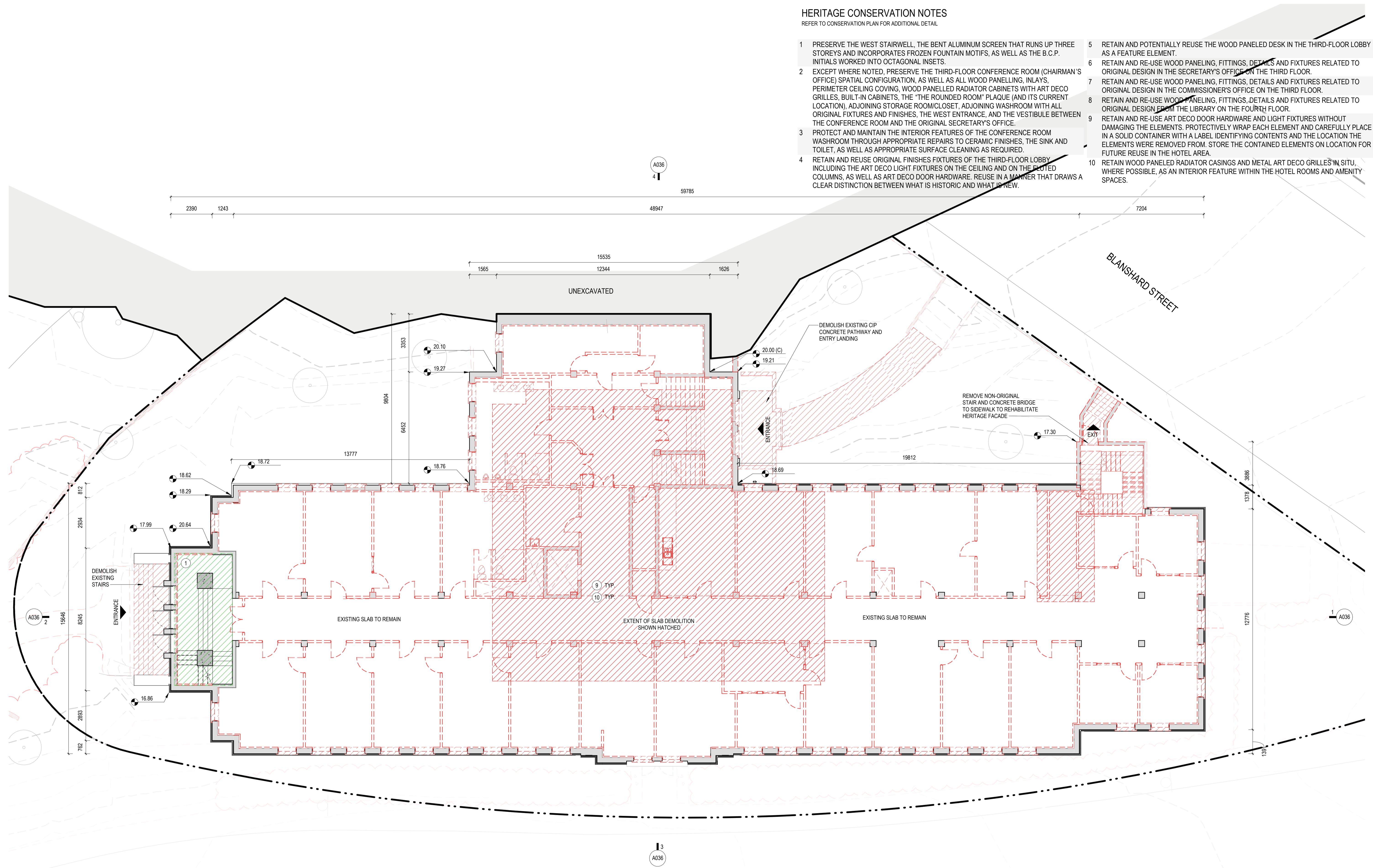
80 Blanshard - Rehabilitation + Addition

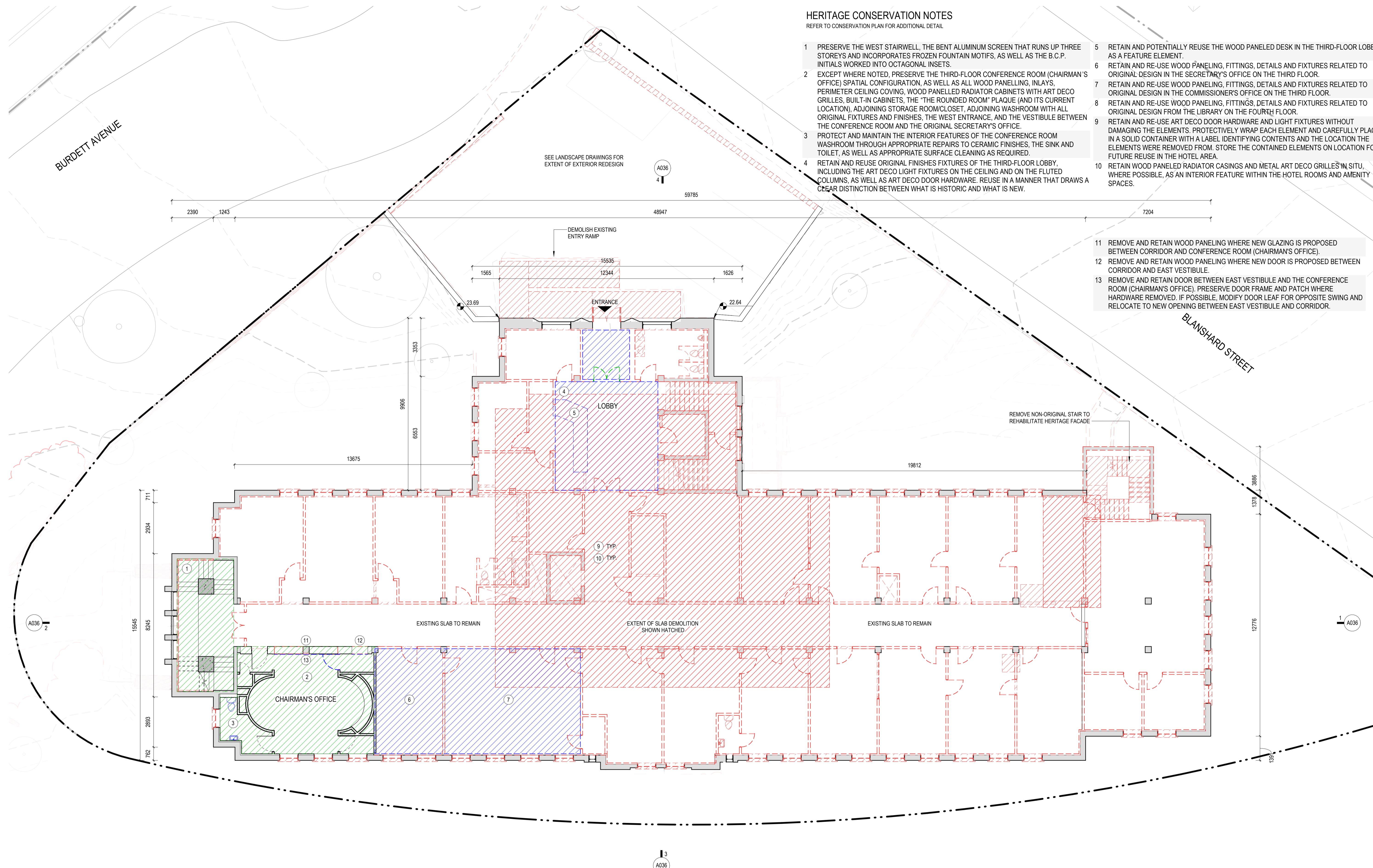
80 Blanshard Street, Victoria, BC
019-039

SITE PLAN EXISTING

1 : 200

A030



**DEMOLITION NOTES:**

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS.

ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE 'PRESERVED AND RESTORED / REUSED', PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

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GENERAL NOTES - HERITAGE RETENTION:

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RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK, ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING.

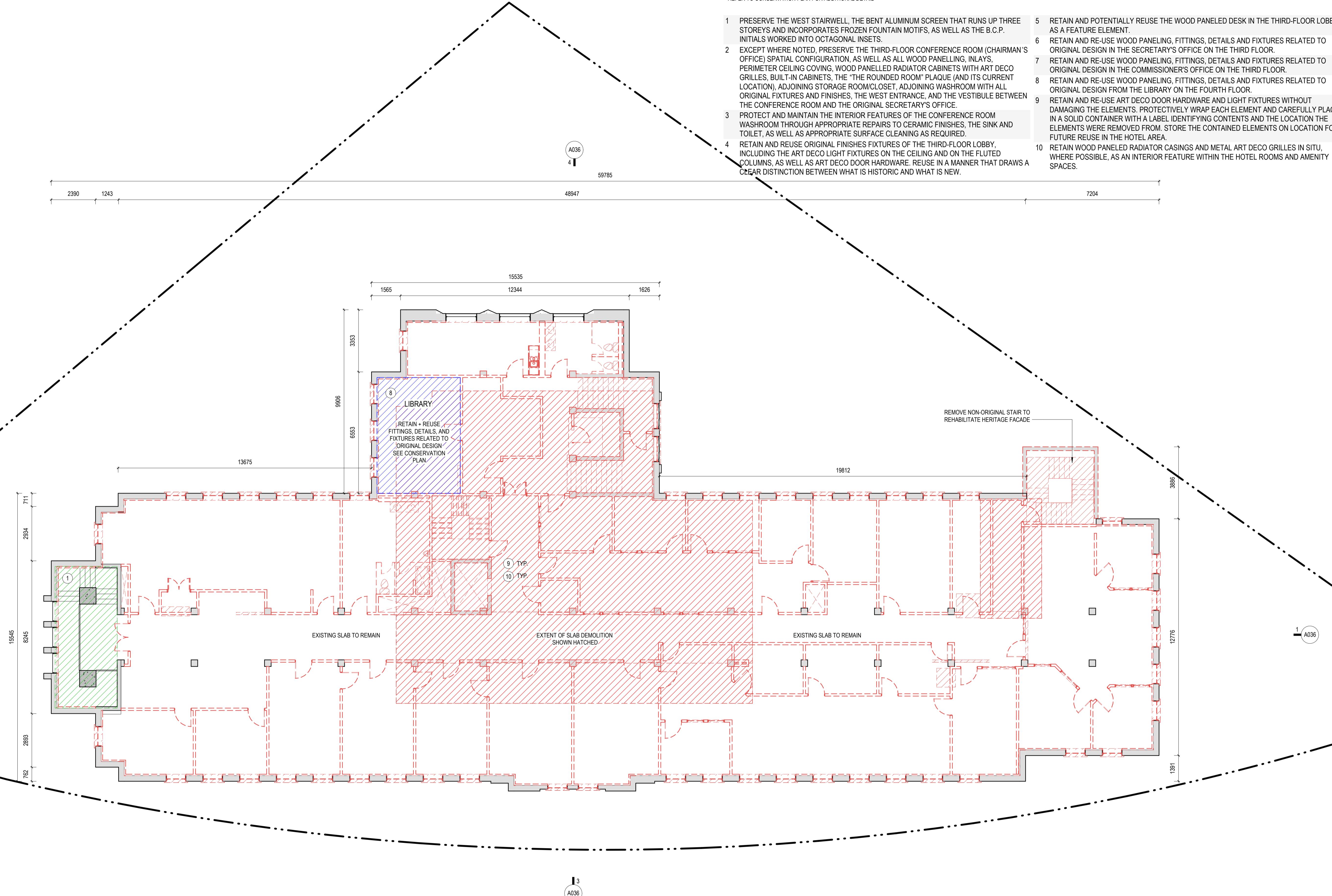
RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- ▨ EXISTING AREA TO BE REMOVED
- ▨ EXISTING AREA TO BE RETAINED + REUSED
- ▨ EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

HERITAGE CONSERVATION NOTES
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

- 1 PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- 2 EXCEPT WHERE NOTED, PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANELLING RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE 'THE ROUNDED ROOM' PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- 3 PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- 4 RETAIN AND RE-USE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
- 5 RETAIN AND POTENTIALLY REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
- 6 RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
- 7 RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
- 8 RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FROM THE LIBRARY ON THE FOURTH FLOOR.
- 9 RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- 10 RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE HOTEL ROOMS AND AMENITY SPACES.



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REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

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DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

LEVEL 4
DEMOLITION/RETENTION PLAN

1 : 100

A034

780 Blanshard, Victoria, BC
2019-039

REVISIONS

DATE	REV	DESCRIPTION
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2022-06-01	2	OPEN HOUSE PROGRESS SET
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2024-11-15	6	HAP & RZ RESUBMISSION 03

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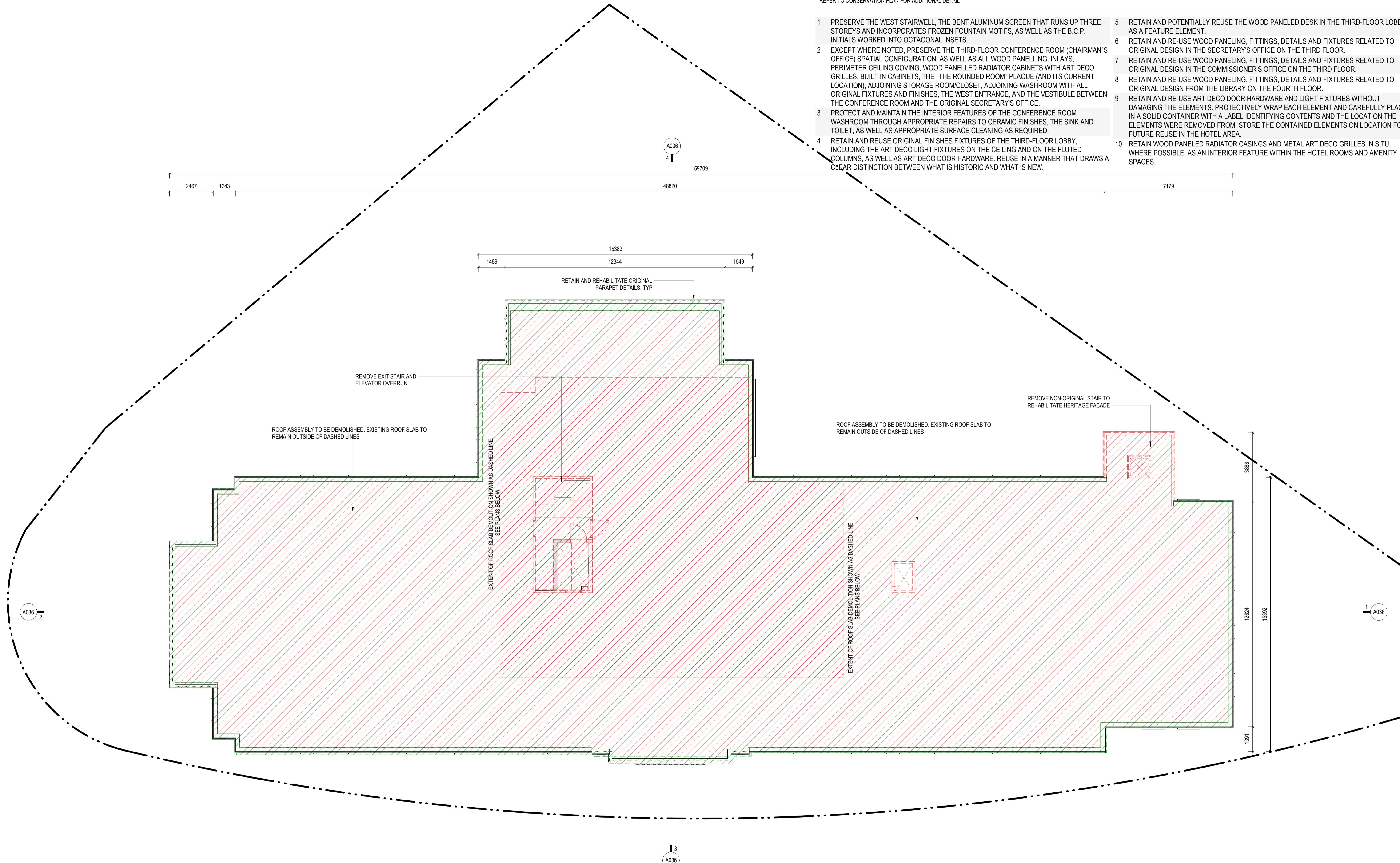


780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

1 : 100

A034

**DEMOLITION NOTES:**

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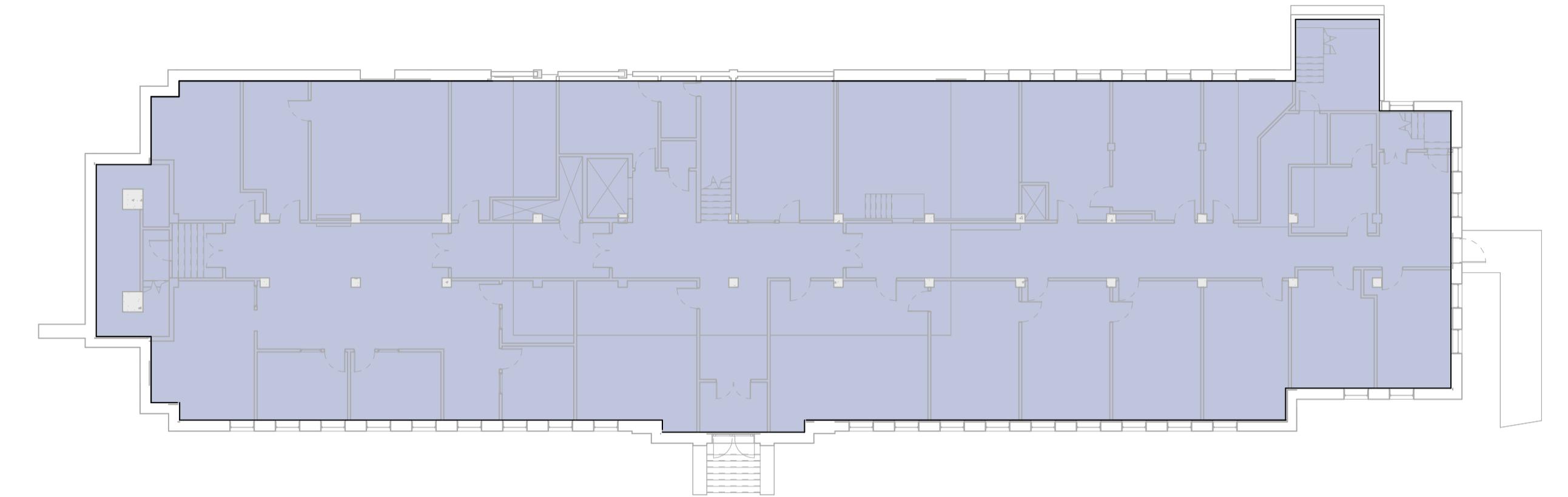
DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

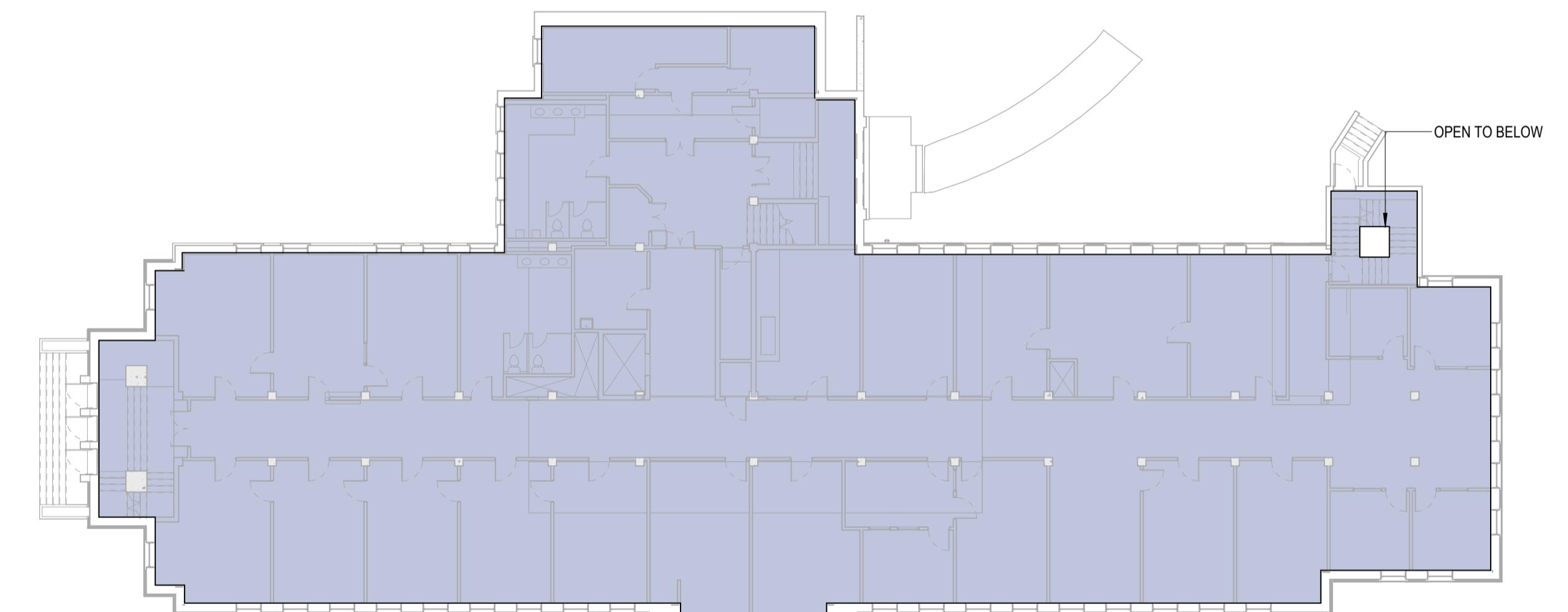
**LEVEL 5 ROOF
DEMOLITION/RETENTION PLAN**

1 : 100

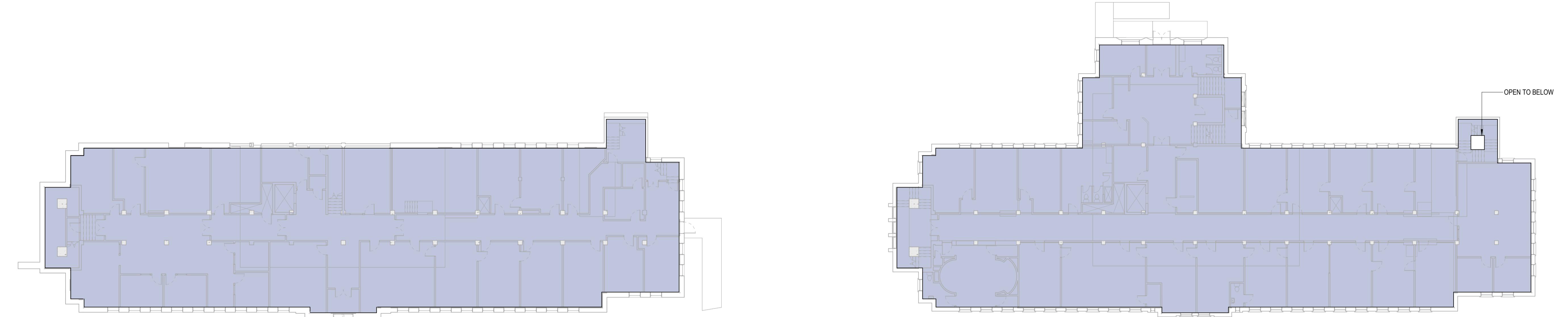
A035
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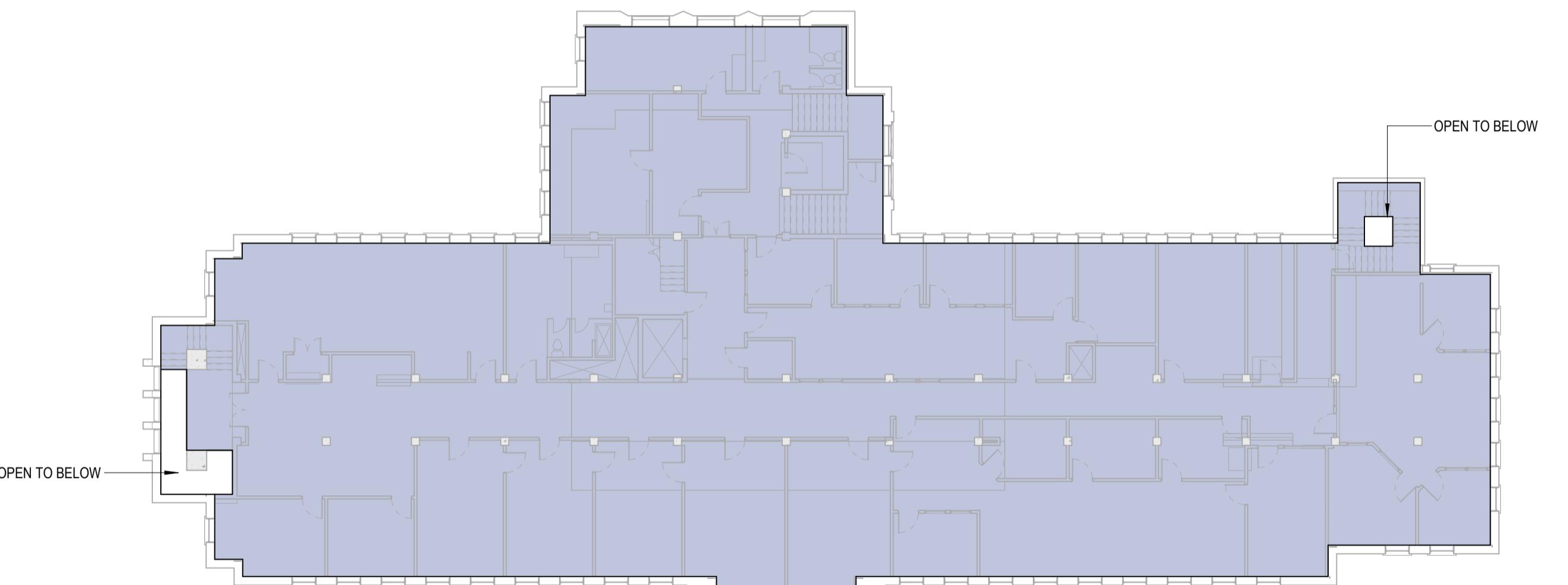
1 Level 1
A041 1:200



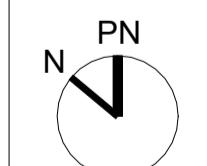
2 Level 2
A041 1:200



3 Level 3
A041 1:200



4 Level 4
A041 1:200



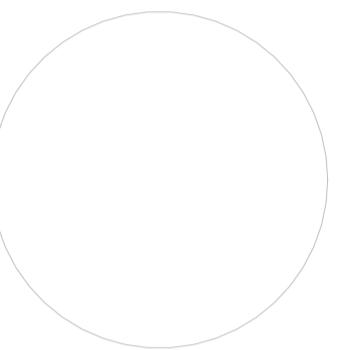
780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

FSR OVERLAYS EXISTING

EXISTING FLOOR AREA

Level 01	852.3 m ²
Level 02	985.2 m ²
Level 03	982.6 m ²
Level 04	972.3 m ²
	3792.5 m ²



DATE REV DESCRIPTION
2023-03-23 1 HAP & REZONING RESUBMISSION
2024-02-21 2 HAP & RZ RESUBMISSION 02
2024-11-15 3 HAP & RZ RESUBMISSION 03

REVISIONS



FLOOR AREA - LEVEL 1

Commercial	391.0 m ²
Excluded	226.7 m ²
Residential	200.4 m ²
Shared	276.2 m ²



FLOOR AREA - LEVEL 2

Commercial	875.0 m ²
Residential	20.9 m ²
Shared	64.2 m ²



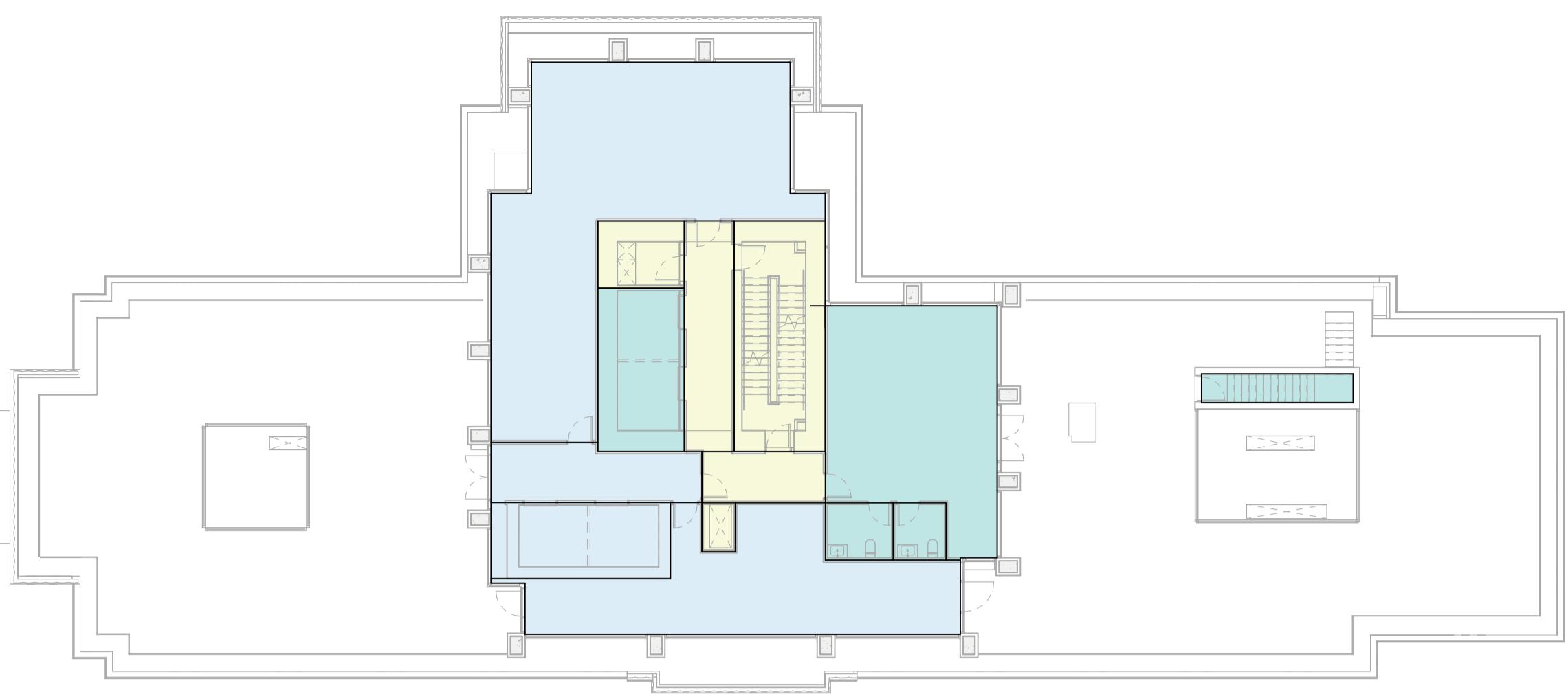
FLOOR AREA - LEVEL 3

Commercial	797.3 m ²
Residential	69.7 m ²
Shared	93.3 m ²



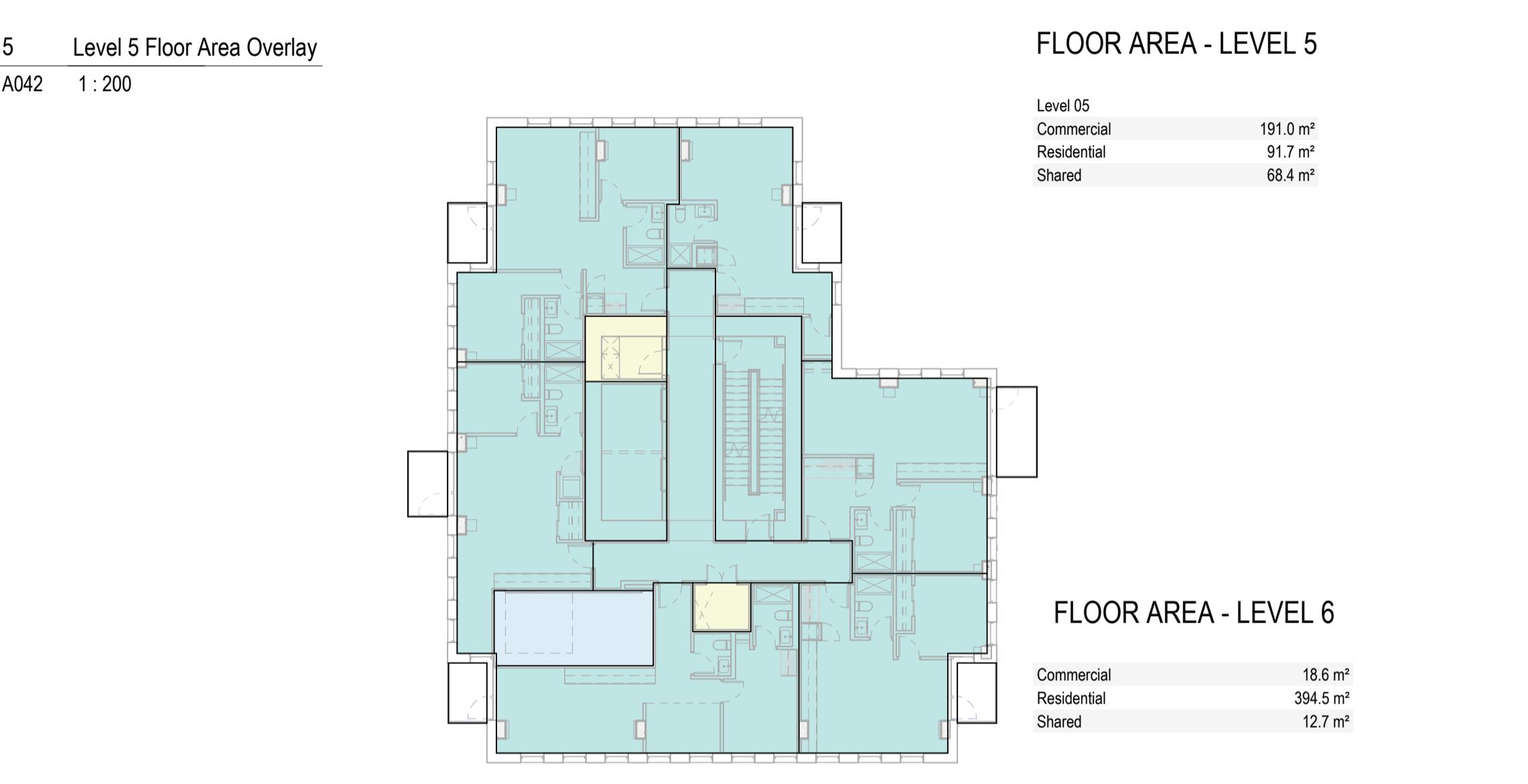
Commercial	860.5 m ²
Excluded	18.4 m ²
Residential	21.2 m ²
Shared	60.1 m ²

FLOOR AREA - LEVEL 4



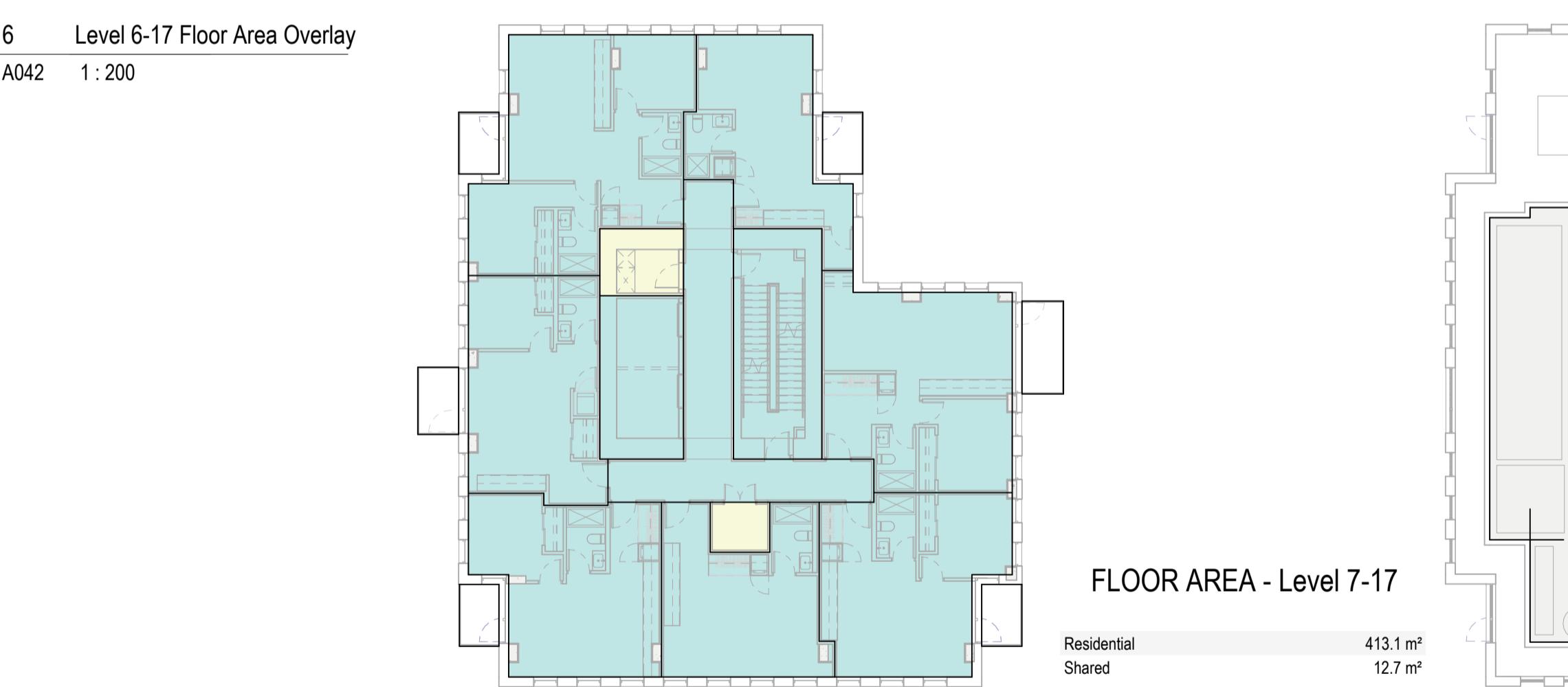
FLOOR AREA - LEVEL 5

Level 05	191.0 m ²
Commercial	91.7 m ²
Residential	68.4 m ²
Shared	



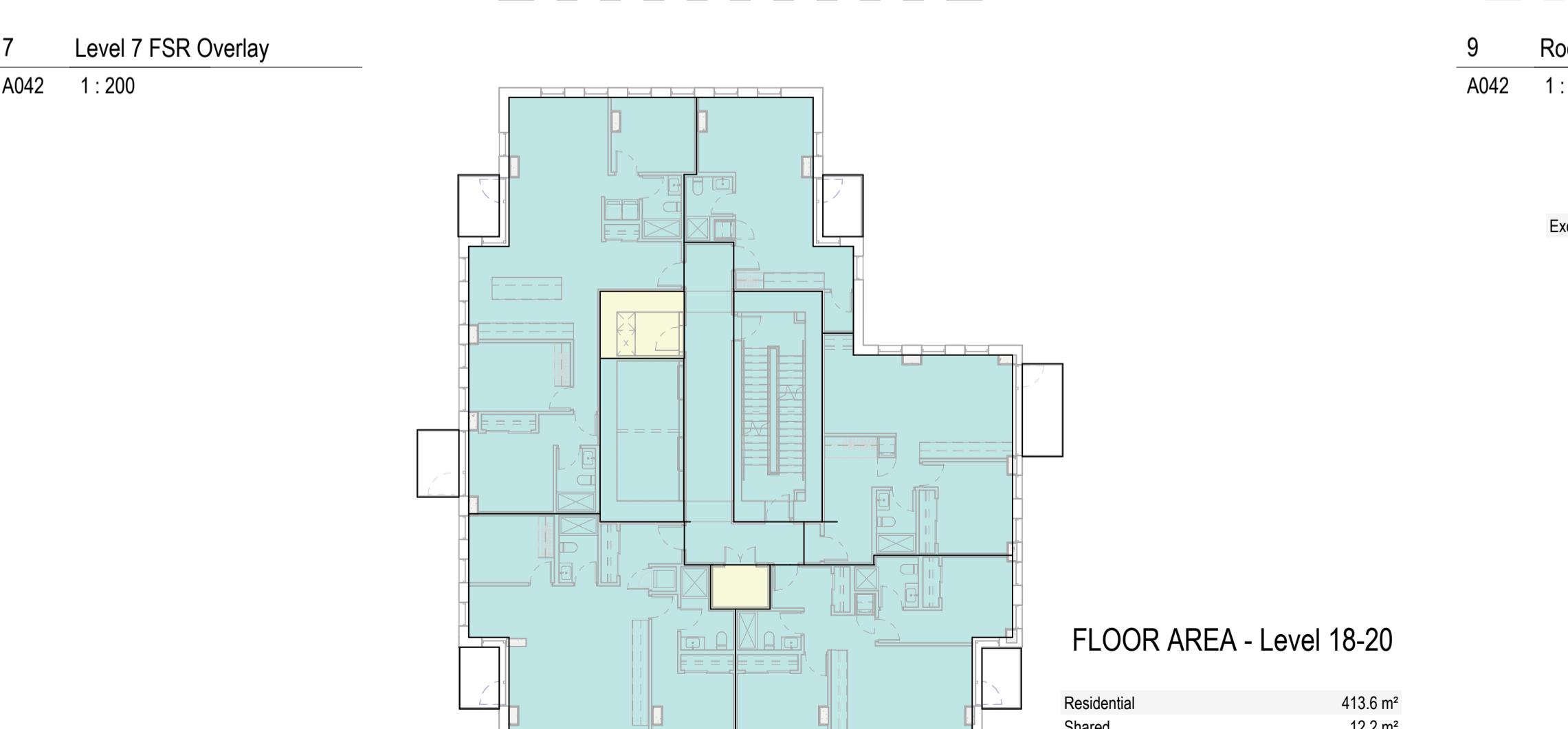
FLOOR AREA - LEVEL 6

Commercial	18.6 m ²
Residential	394.5 m ²
Shared	12.7 m ²



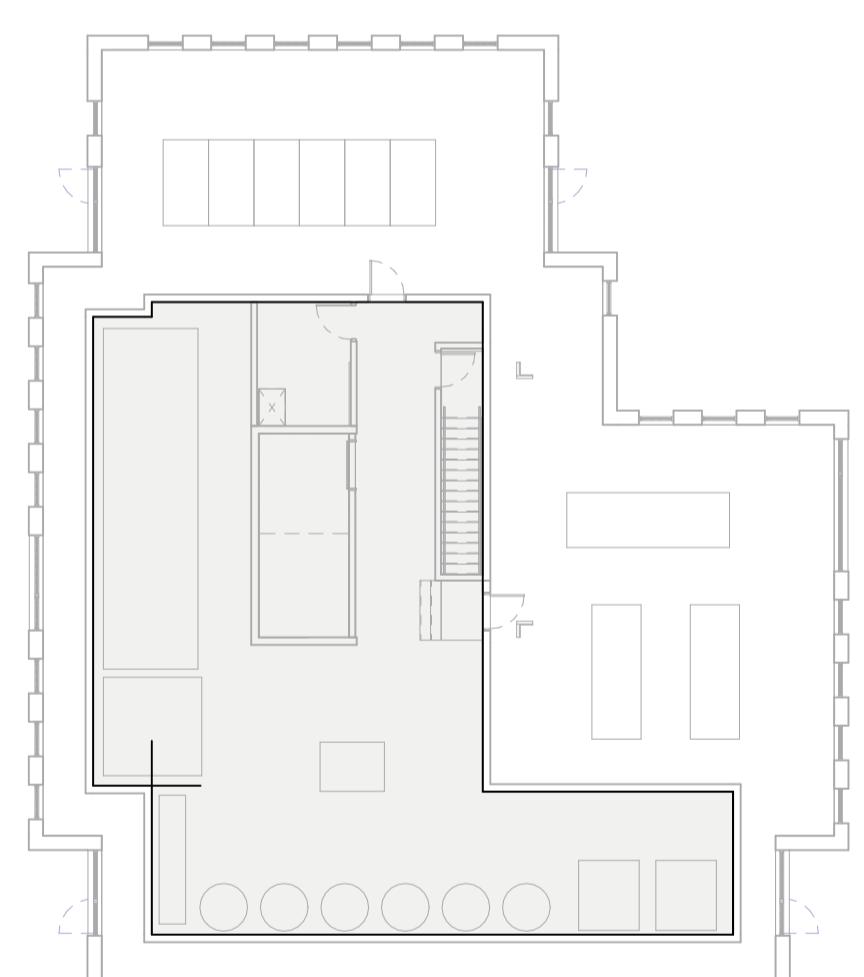
FLOOR AREA - Level 7-17

Residential	413.1 m ²
Shared	12.7 m ²



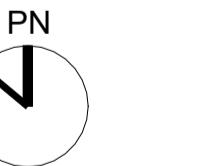
FLOOR AREA - Level 18-20

Residential	413.6 m ²
Shared	12.2 m ²



FLOOR AREA - ROOF

Excluded	190.4 m ²
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780 Blanshard - Rehabilitation + Addition
780 Blanshard Street, Victoria, BC
2019-039

FSR OVERLAYS PROPOSED

FSR by Use
 Commercial
 Excluded
 Residential
 Shared

1:200
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A042

CHATEAU VICTORIA
ELEVATOR CORE ELEV = 69.53
PARAPET ELEV = 61.49

PARKADE
PARKING SURFACE ELEV = 20.38
TOP OF WALL ELEV = 22.26

'ROBERT KER BUILDING'
PARAPET ELEV = 37.65

'LAW COURTS'
LOWER PARAPET ELEV = 33.93
UPPER PARAPET ELEV = 53.82

omb
office of mcfarlane biggar
architects + designers

408D-535 Yates Street Victoria, BC
T 604 558 6344 E info@officemb.ca

RELIANCE
PROPERTIES

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2022-06-01 2 OPEN HOUSE PROGRESS SET
2022-06-21 3 REZONING APPLICATION
2023-03-23 4 HAP & REZONING RESUBMISSION
2024-02-21 5 HAP & RZ RESUBMISSION 02
2024-11-15 6 HAP & RZ RESUBMISSION 03

REVISONS

5 Burdett Avenue sidewalks reconfigured and two-way vehicle movement provided per discussions with Staff and reflected in small summary comments and concept design drawing from City of Victoria. See Civil drawings and Response Comments #4.1 and #4.2.

6 Car share parking stalls and public car charging stall moved to north side of Burdett Avenue to accommodate two-way vehicle movements and locations for south side curb due to PR2 of existing trees. See further discussions and redesigned street in Response Comments #1.39, #4.2, #4.6, and #4.15.

7 Short-term curb-side parking stall removed to accommodate two-way design of Burdett Avenue per City comment and concept drawing. See Response Comment #4.5.

8 Proposed short-term bicycle parking on City ROW removed per City comment. See Response Comment #4.5.

9 Short-term bicycle parking spaces removed from ROW to address City comment. See Response Comment #5.5.

10 Proposed curb-side stall for short-term loading, delivery, and pick-up/drop-off use. Used as proposed as a result of loss of short-term stall on Burdett Avenue due to redesign for two-way vehicle movement per City request. See further discussion in Response Comments #4.1 and #4.12.

11 New street trees in grates coordinated with transit layby. See also Landscape drawing L1.0, Civil drawing C03, and Comment Responses #1.6, #1.23, #12.2, #1.31, and #4.14.

12 Large street tree within SRW per City comment. See Comment Response #4.9.

13 Blanshard Street cross section redesigned per City comments and concept drawing. See also Civil Drawing C03 and Response Comments #4.5.

14 Blanshard Street cross section redesigned per City comments and concept drawing. See also Civil Drawing C03 and Response Comments #4.5.

15 In response to City comment, a mountable curb is proposed for the whole south Burdett street edge. See Civil drawing C03 and Response Comment #4.5.

16 Driveway-style crossings provided at Burdett Avenue intersections per City comment. See Response Comments #1.3 and #4.3.

17 SRW along existing retaining wall proposed per City comment. See Response Comments #3.2 and #4.3.

18 New street lighting. See also Electrical, Civil, Landscape drawings and Response Comments #1.5 and #4.16.

19 Proposed SRW for sidewalk clearance around street trees at front of building. See Civil drawing C04 and Response Comment #1.4.

20 Proposed SRW at intersection. See also Civil drawing C04 and Response Comment #1.4.

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

SITE PLAN PROPOSED

1:200

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A100

788 HUMBOLDT ST
ELEVATOR CORE ELEV = 60.76
PARAPET ELEV = 55.32

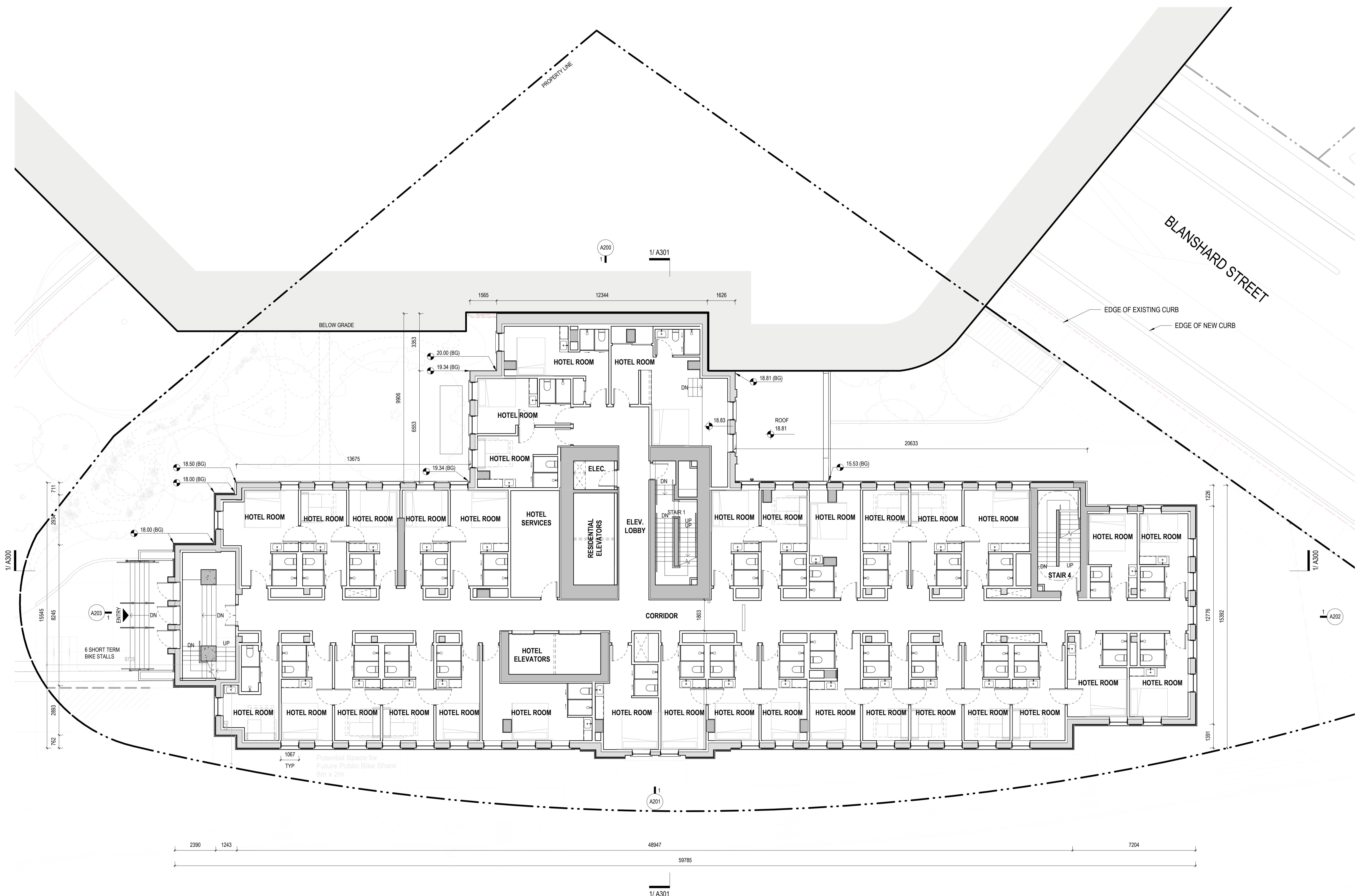
751 FAIRFIELD RD
PARAPET ELEV = 65.48

THE SAVOY
ELEVATOR CORE ELEV = 49.73
UPPER PARAPET ELEV = 45.16

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REVISIONS



780 Blanshard Street, Victoria, BC
2019-039

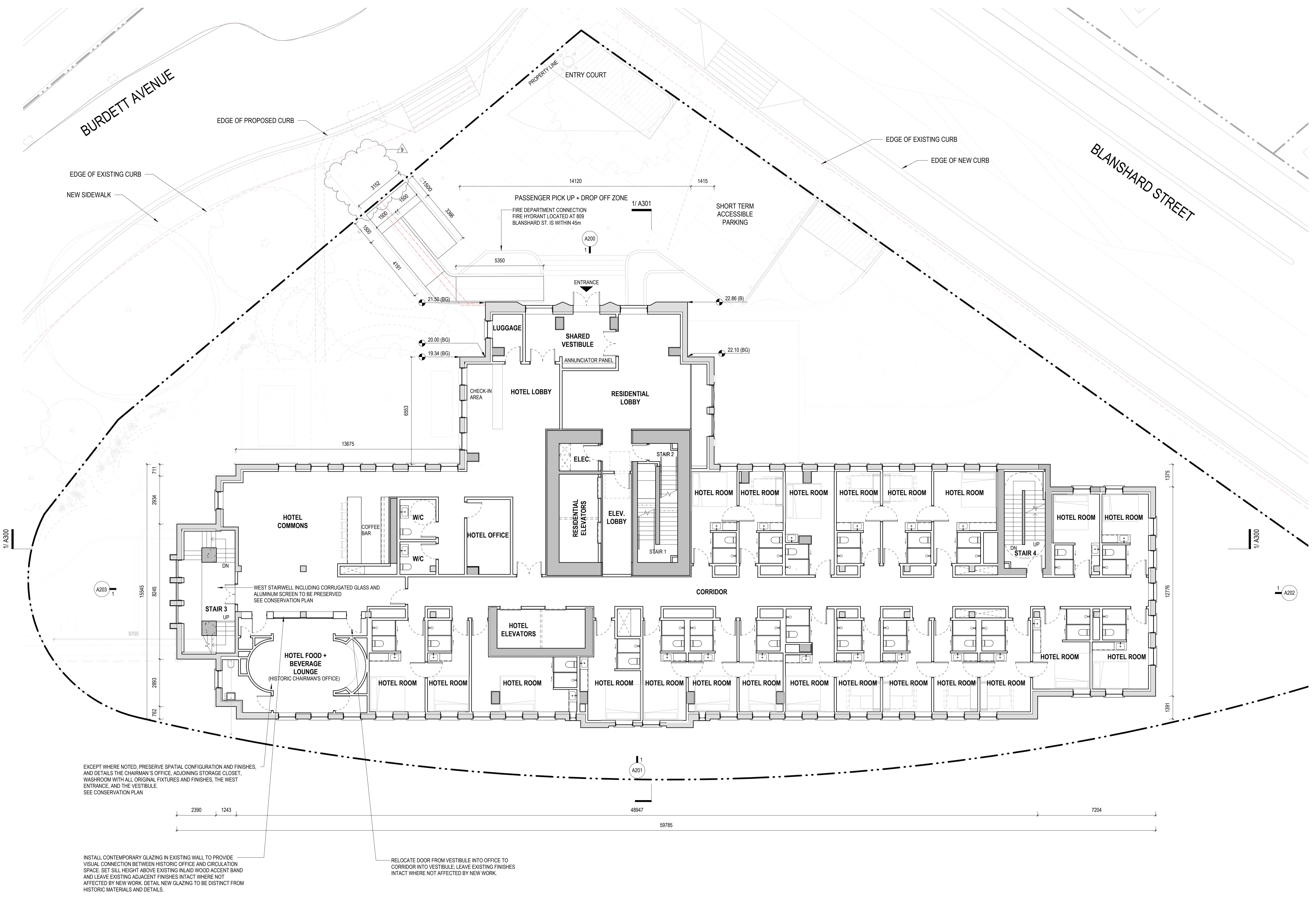
LEVEL 2 FLOOR PLAN

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2-06-21	3	REZONING APPLICATION
3-03-23	4	HAP & REZONING RESUBMISSION
3-10-26	5	PRE-COTW REVISIONS
4-02-21	6	HAP & RZ RESUBMISSION 02
4-11-15	7	HAP & RZ RESUBMISSION 03

REVISIONS

hort-term bicycle parking spaces removed from ROW to address comment. See Response Comment #5.5.



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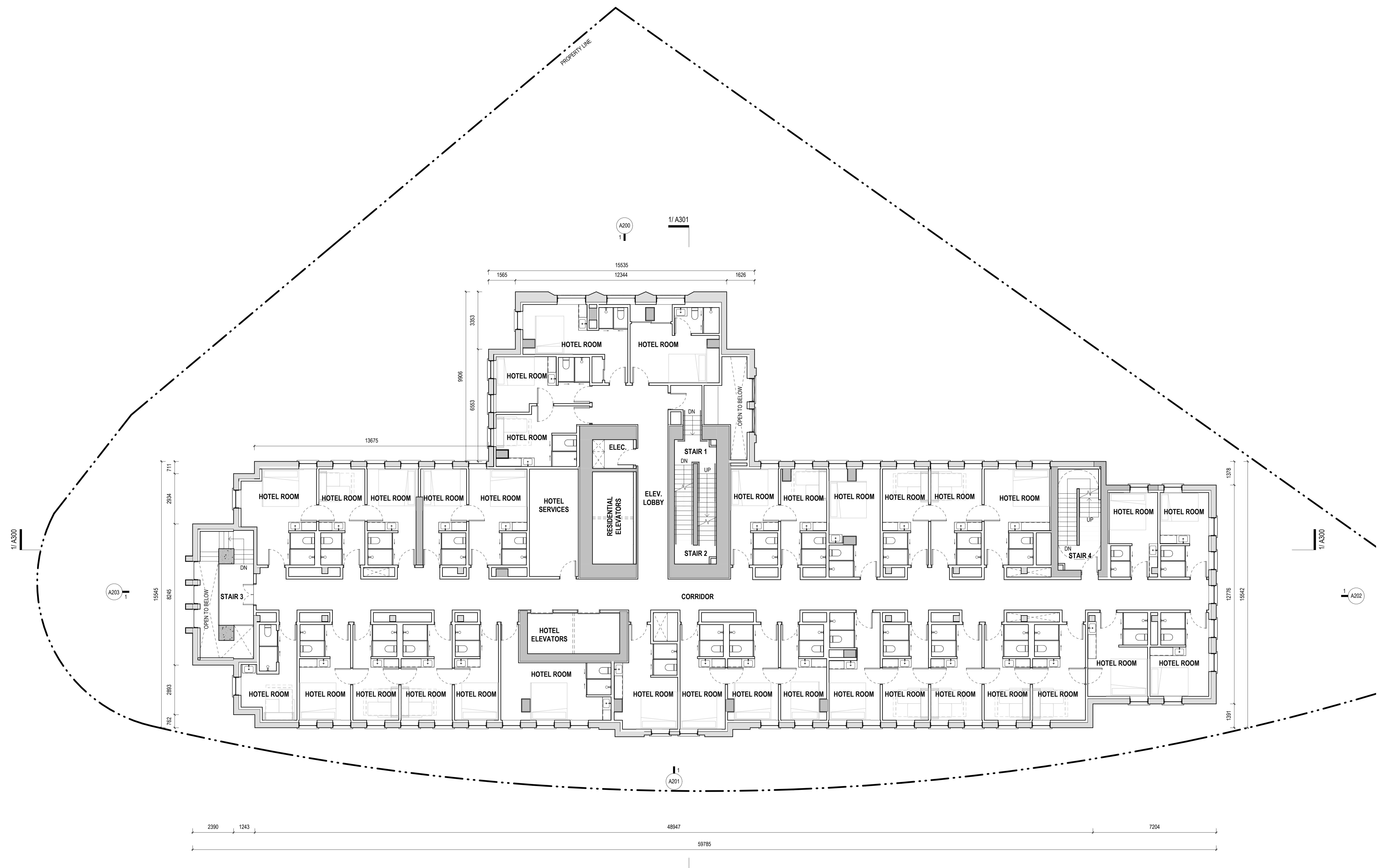
REVISIONS

A circular symbol with a diagonal line from the top-left to the bottom-right, with the letters 'PN' written above it.

80 Blanshard Street, Victoria, BC
019-039

LEVEL 4 FLOOR PLAN

1 : 100



1 : 100

A104

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DATE	REV	DESCRIPTION
22-02-24	1	REZONING PRE-APPLICATION
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22-06-21	3	REZONING APPLICATION
23-03-23	4	HAP & REZONING RESUBMISSION
24-02-21	5	HAP & RZ RESUBMISSION 02
24-11-15	6	HAP & RZ RESUBMISSION 03

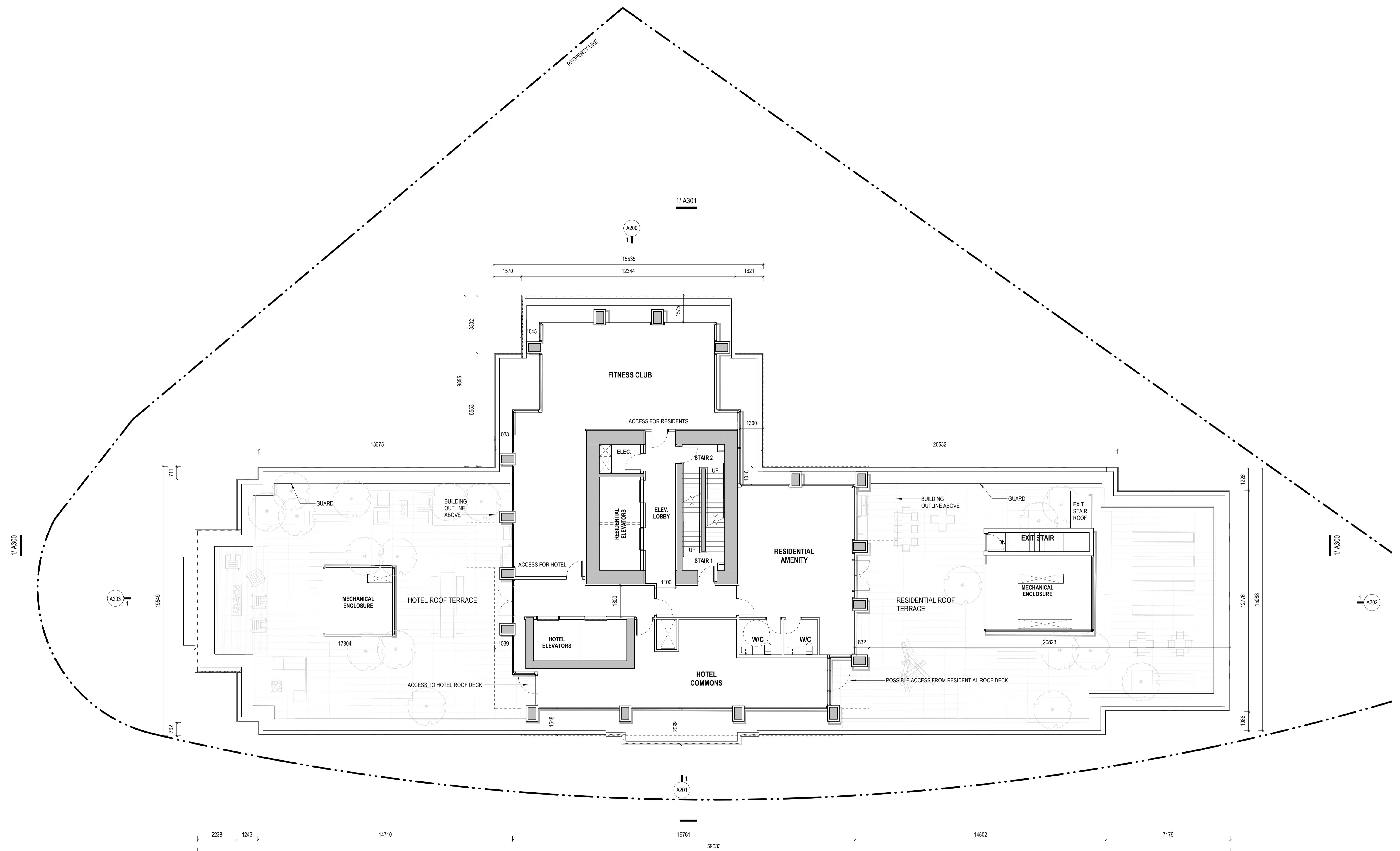
REVIEWS

PN

10 Blanshard Street, Victoria, BC
V8W 1S9

LEVEL 5 FLOOR PLAN

: 100



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DATE	REV	DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION
2024-02-21	2	HAP & RZ RESUBMISSION 02
2024-11-15	3	HAP & RZ RESUBMISSION 03

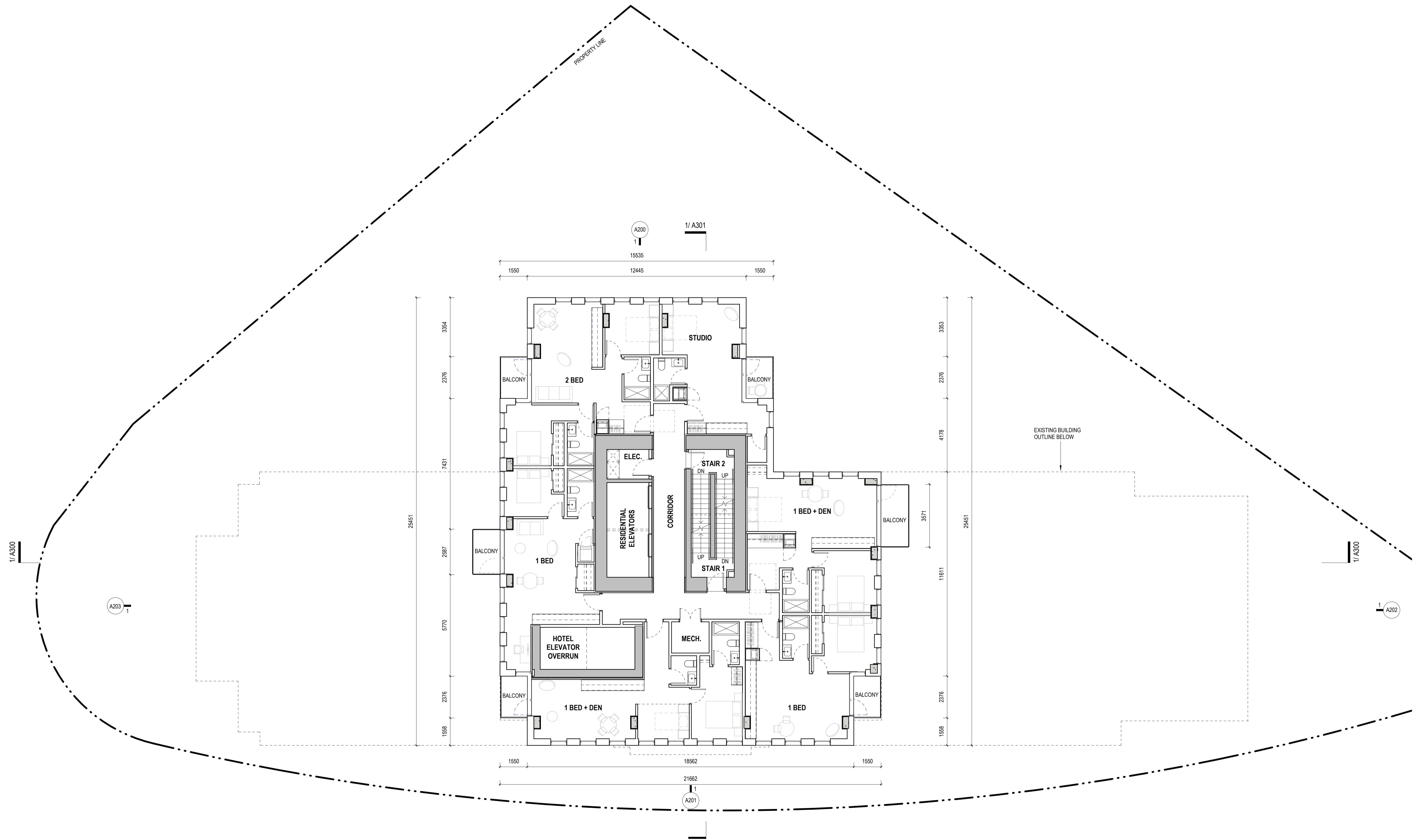
REVISIONS

A pie chart with a black wedge representing the 'PN' category. The chart is mostly white, indicating that the 'PN' category is a small fraction of the total.

80 Blanshard Street, Victoria, BC
019-039

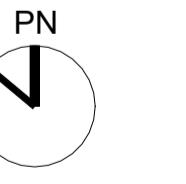
LEVEL 6 FLOOR PLAN

11/15/2024 1:57:47 PM 1 : 100 A1



DATE	REV	DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION
2024-02-21	5	HAP & RZ RESUBMISSION 02
2024-11-15	6	HAP & RZ RESUBMISSION 03

REVISIONS



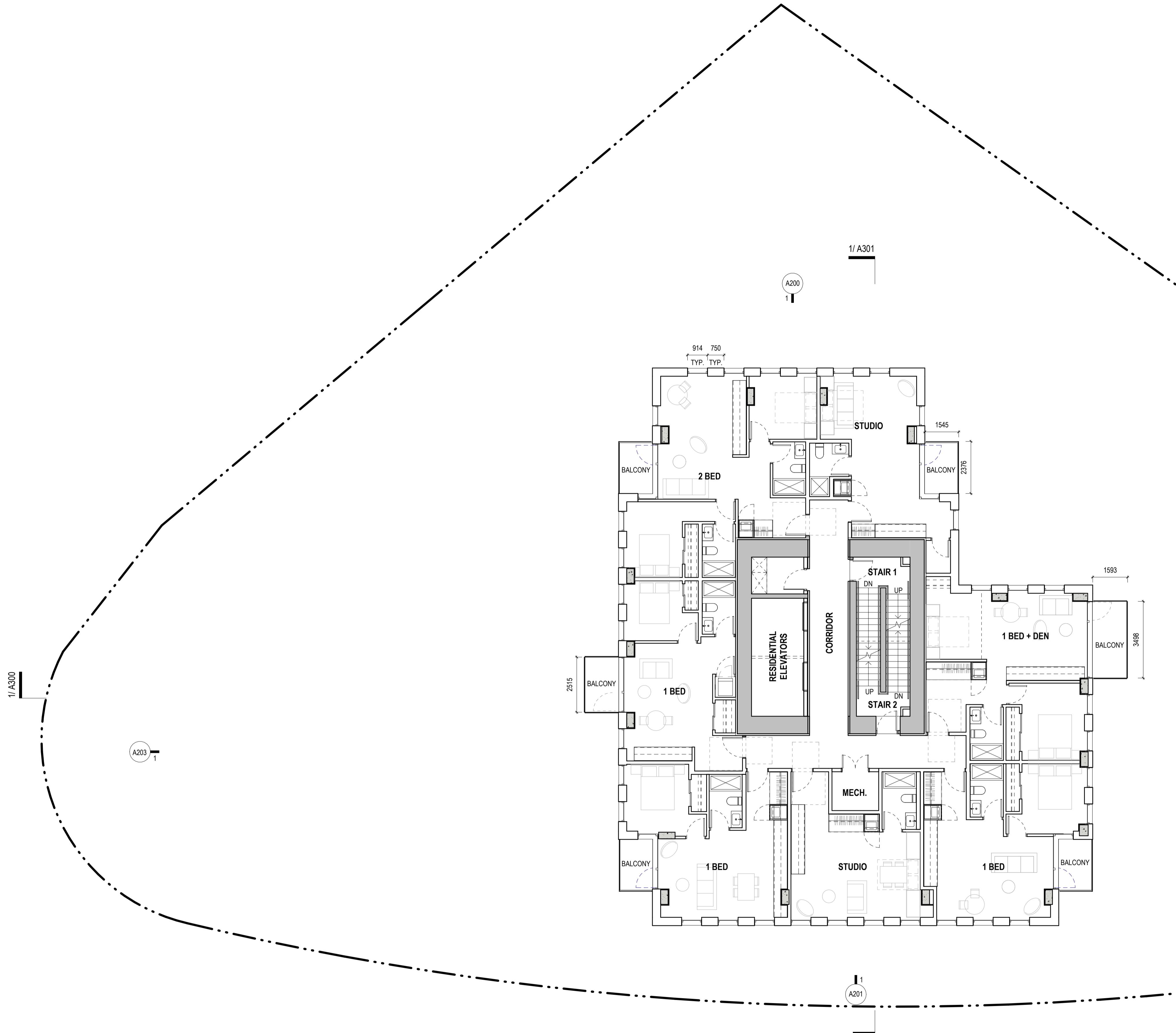
780 Blanshard - Rehabilitation + Addition
780 Blanshard Street, Victoria, BC
2019-039

LEVEL 7-17 FLOOR PLAN

1 : 100

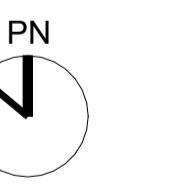
11/15/2024 1:57:46 PM

A107



DATE	REV	DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION
2024-02-21	2	HAP & RZ RESUBMISSION 02
2024-11-15	3	HAP & RZ RESUBMISSION 03

REVISIONS

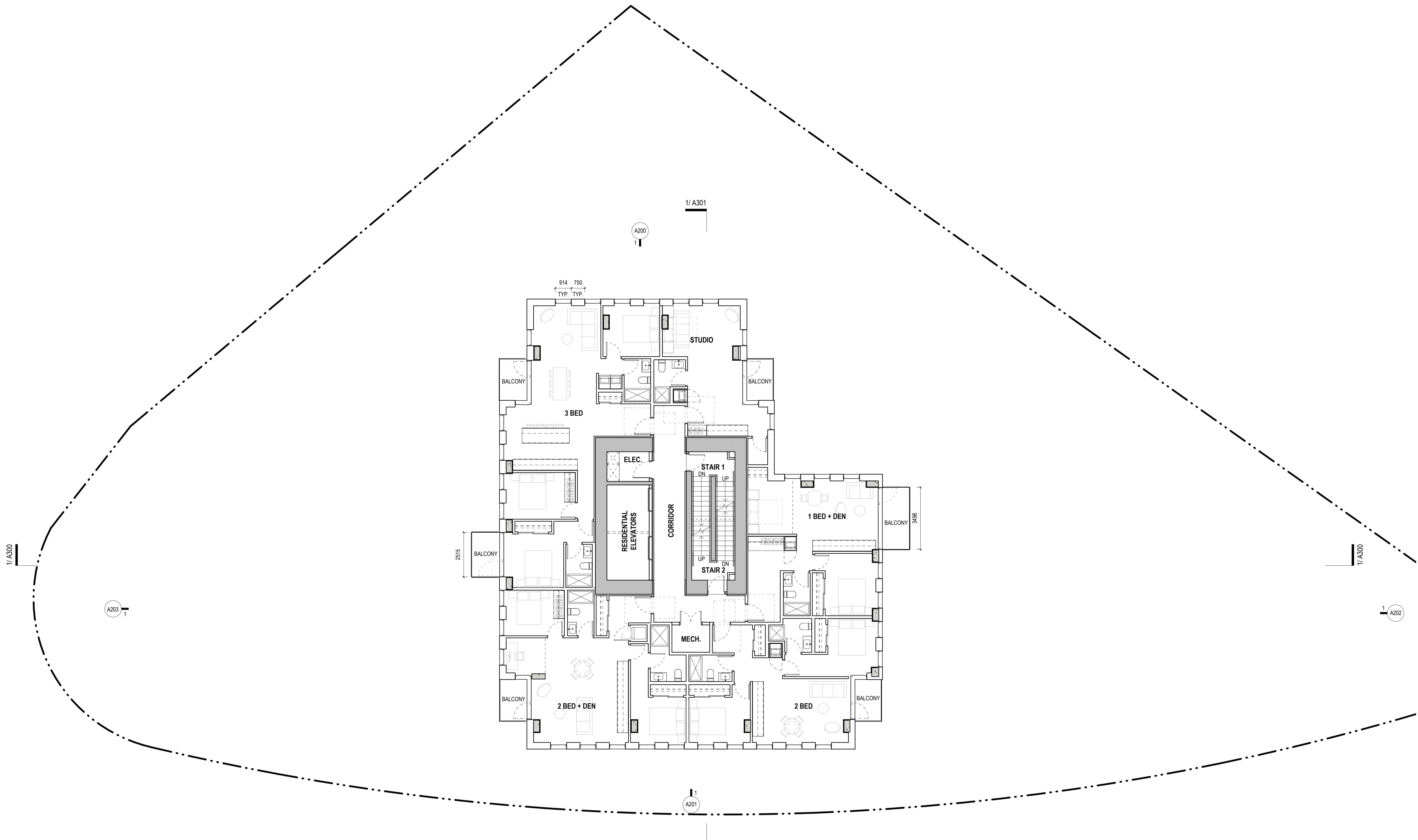


780 Blanshard - Rehabilitation + Addition
780 Blanshard Street, Victoria, BC
2019-039

LEVEL 18-20 FLOOR PLAN

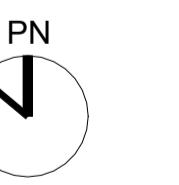
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A108



DATE	REV	DESCRIPTION
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2022-06-01	2	OPEN HOUSE PROGRESS SET
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2024-11-15	6	HAP & RZ RESUBMISSION 03

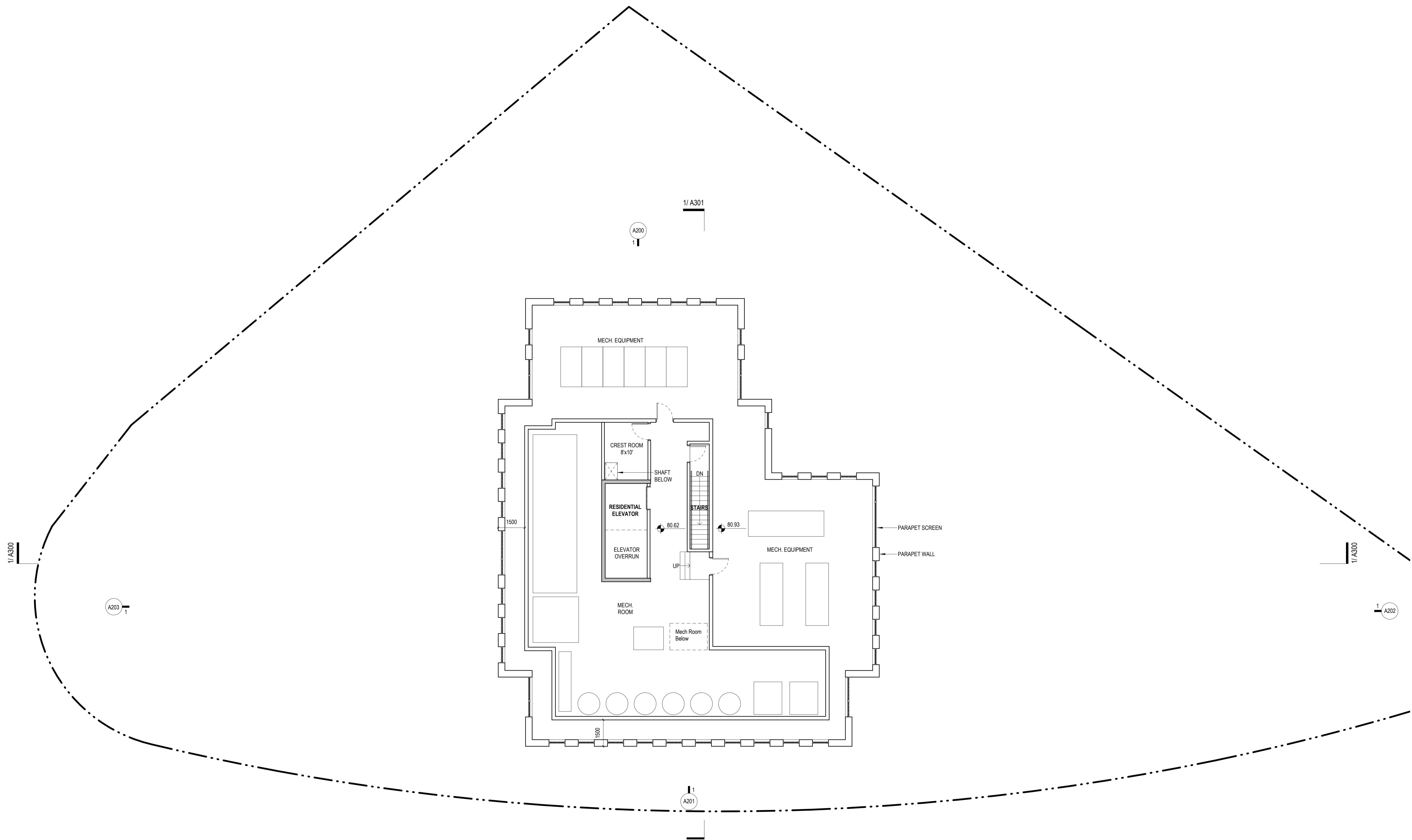
REVISIONS



780 Blanshard - Rehabilitation + Addition

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2019-039

MECHANICAL ROOFTOP PLAN



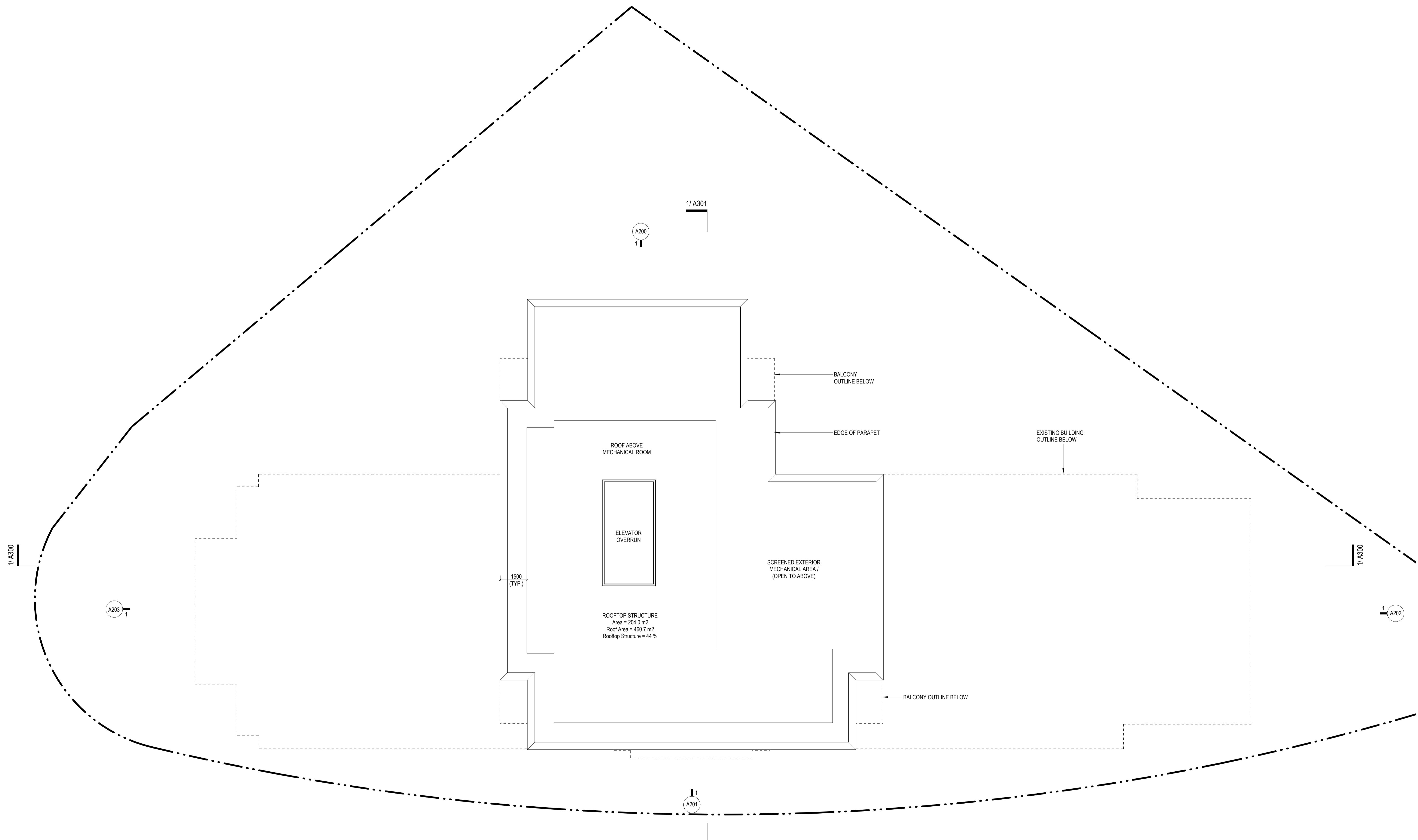
DATE	REV	DESCRIPTION
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2024-11-15	3	HAP & RZ RESUBMISSION 03

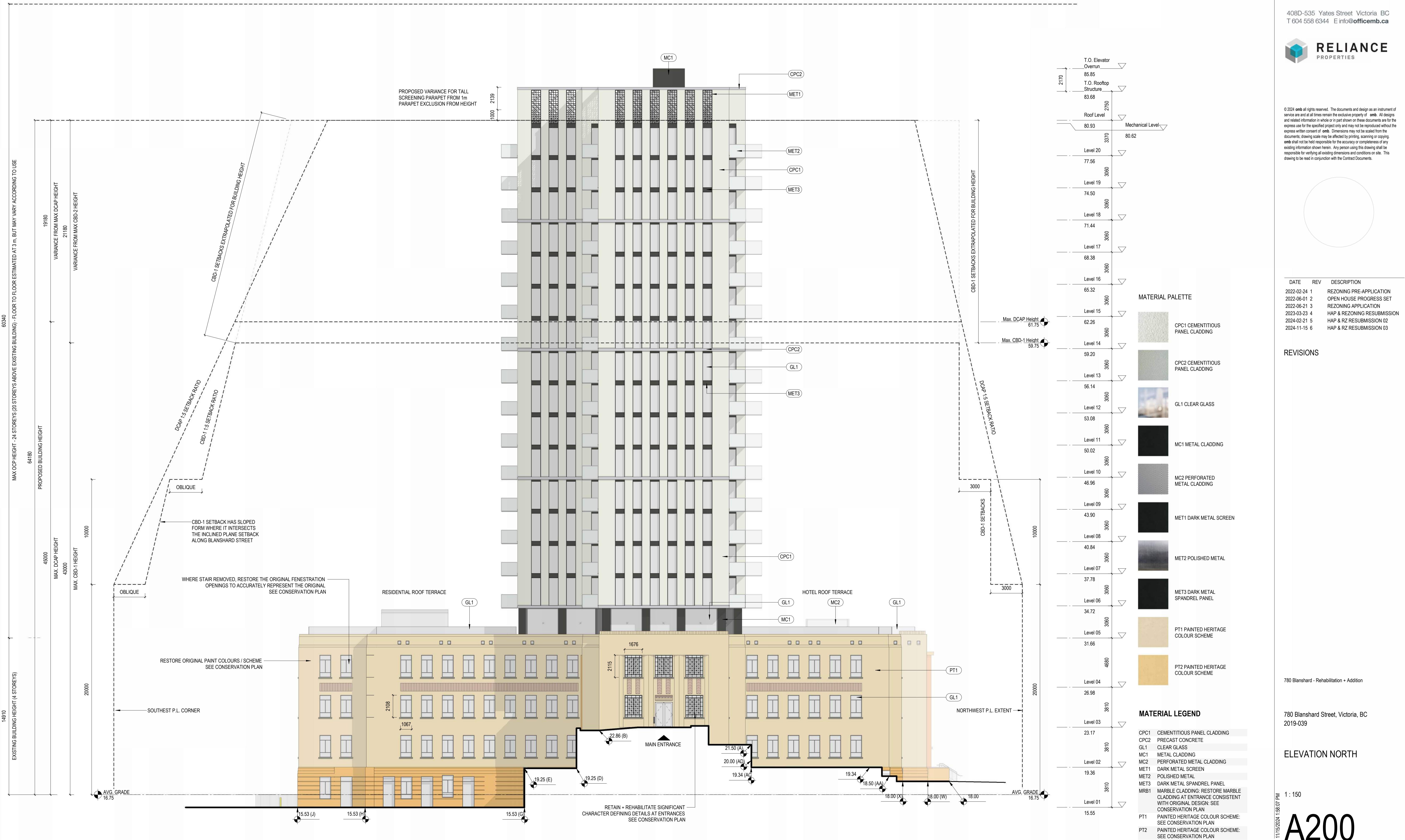
REVISIONS

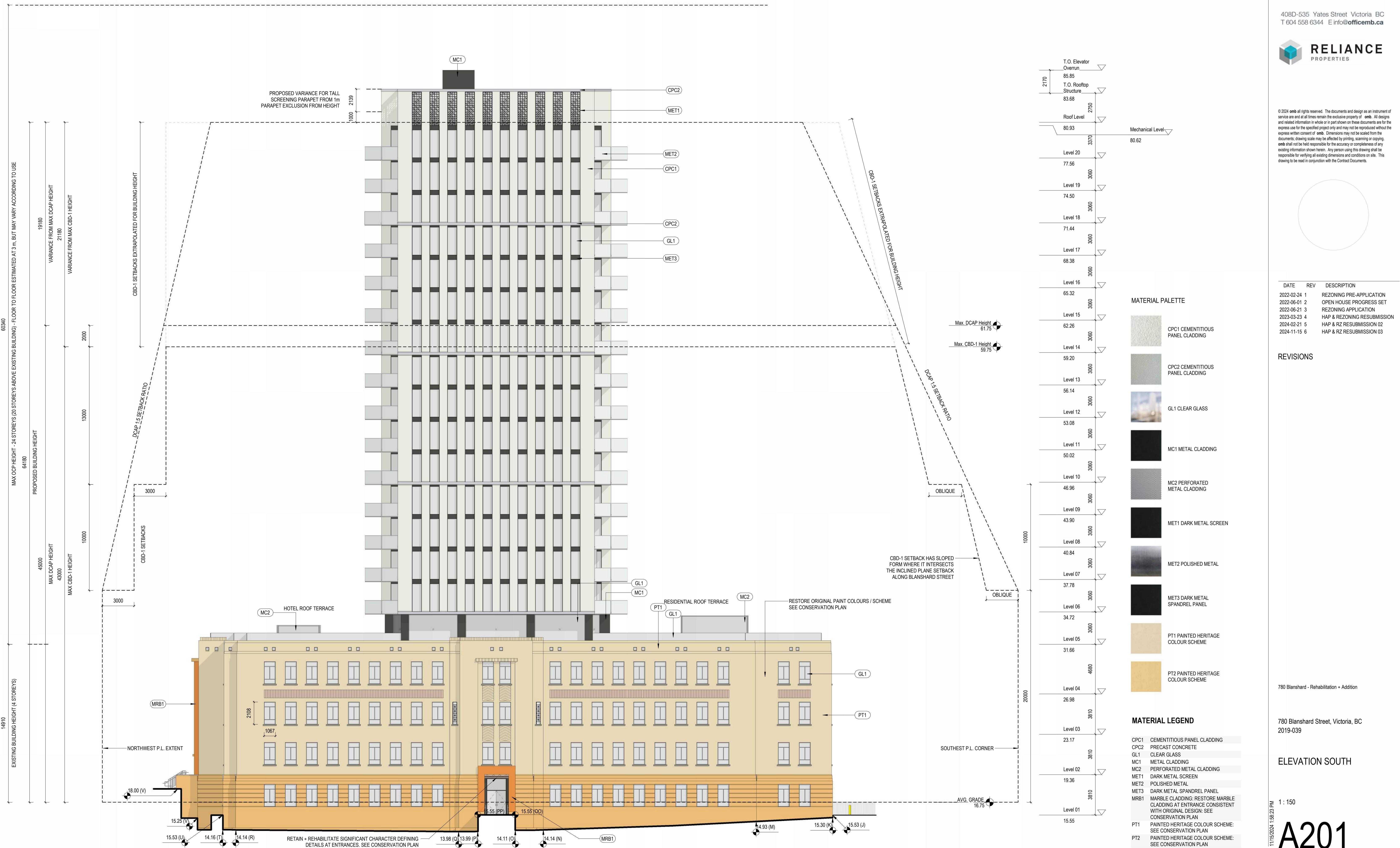


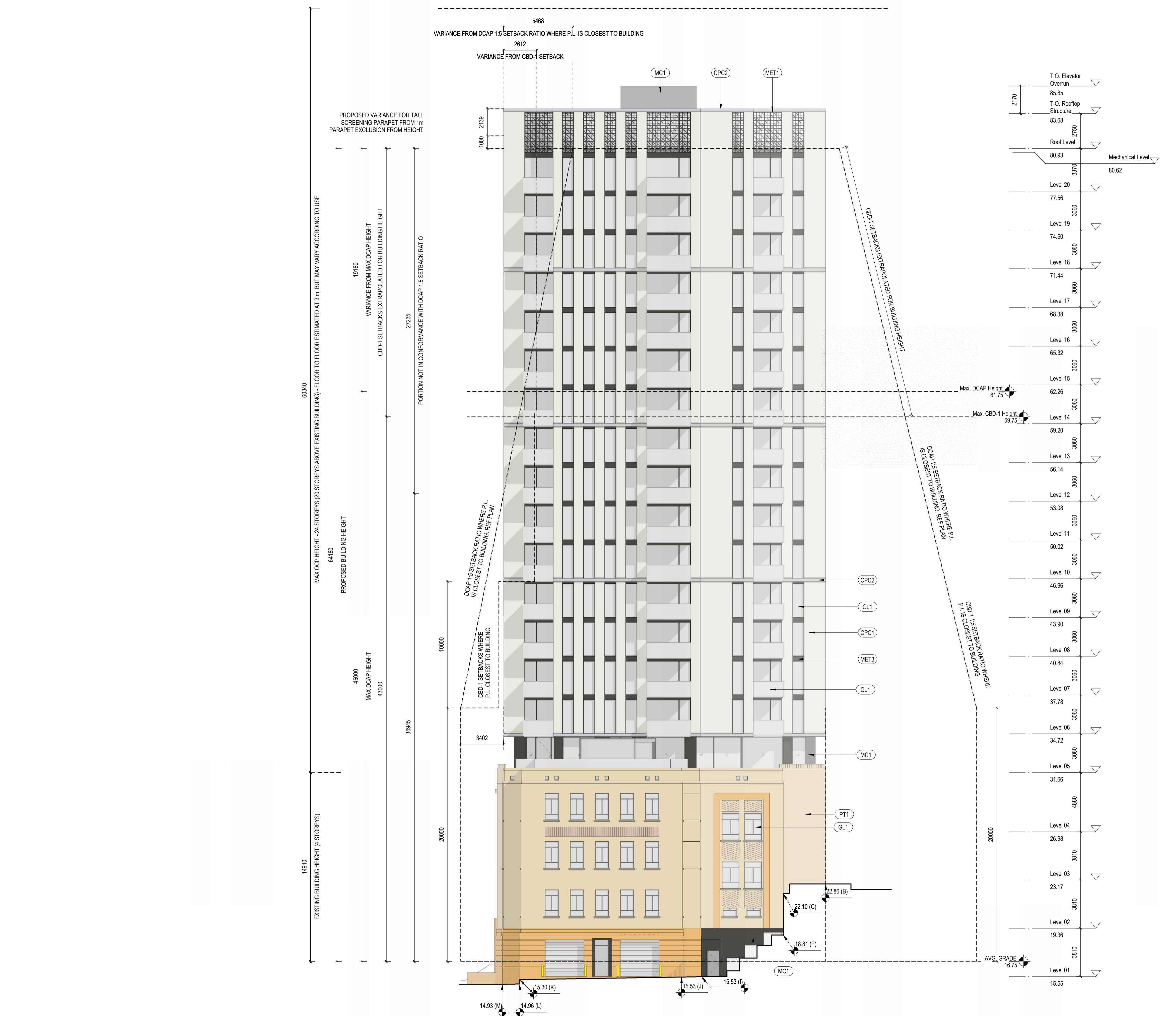
780 Blanshard - Rehabilitation + Addition
780 Blanshard Street, Victoria, BC
2019-039

ROOF PLAN









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REVISED

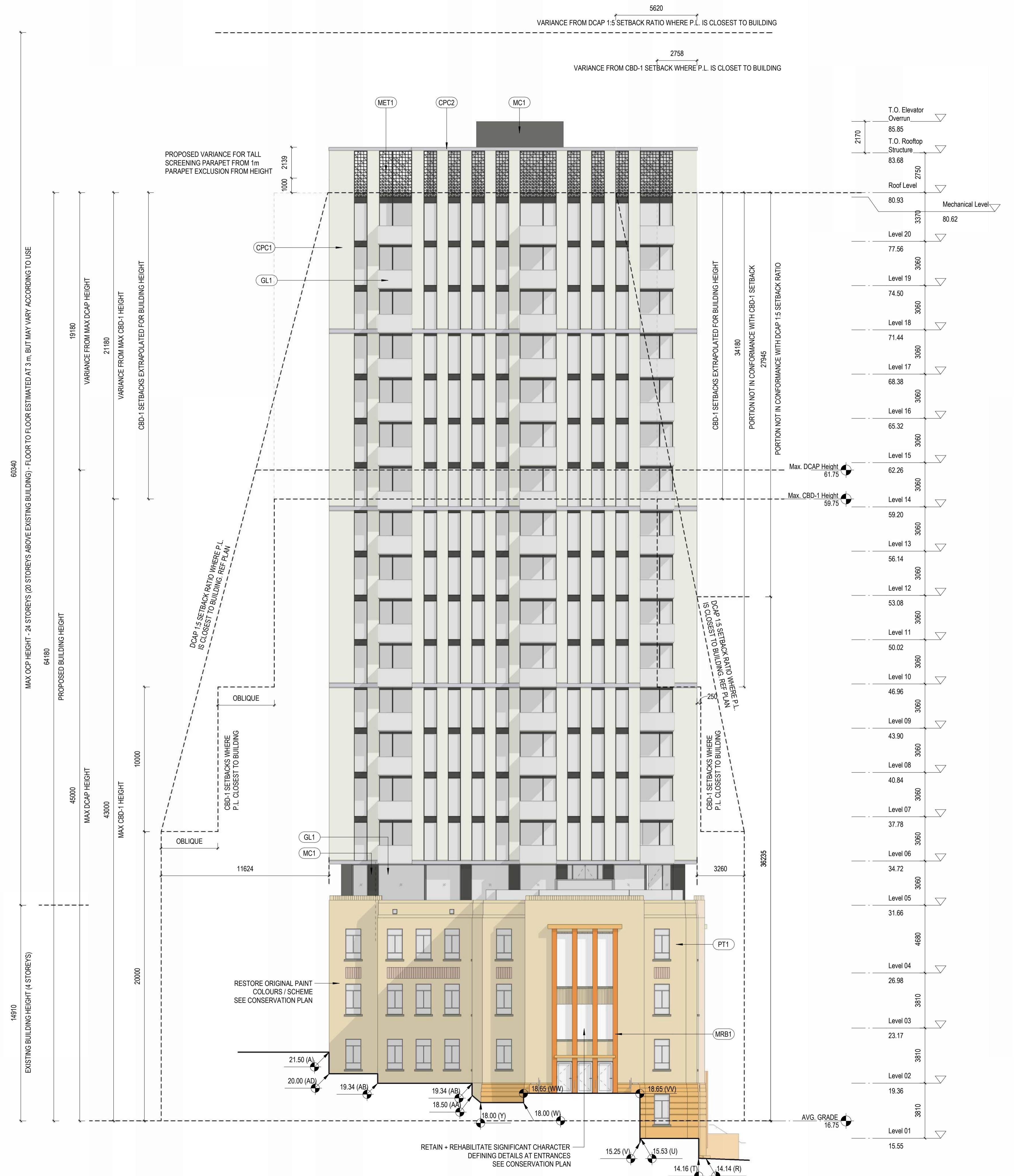
780 Blanshard - Rehabilitation + Addition

FRONT ELEVATION

1 : 150

A202

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REVISIONS

MATERIAL PALETTE	
	CPC1 CEMENTITIOUS PANEL CLADDING
	CPC2 CEMENTITIOUS PANEL CLADDING
	GL1 CLEAR GLASS
	MC1 METAL CLADDING
	MC2 PERFORATED METAL CLADDING
	MET1 DARK METAL SCREEN
	MET2 POLISHED METAL
	MET3 DARK METAL SPANDREL PANEL
	PT1 PAINTED HERITAGE COLOUR SCHEME
	PT2 PAINTED HERITAGE COLOUR SCHEME

80 Blanshard - Rehabilitation + Addition

MATERIAL LEGEND

- 2 CEMENTITIOUS PANEL CLADDING
- 2 PRECAST CONCRETE
- 2 CLEAR GLASS
- 2 METAL CLADDING
- 2 PERFORATED METAL CLADDING
- 2 DARK METAL SCREEN
- 2 POLISHED METAL
- 3 DARK METAL SPANDREL PANEL
- 1 MARBLE CLADDING: RESTORE MARBLE CLADDING AT ENTRANCE CONSISTENT WITH ORIGINAL DESIGN: SEE CONSERVATION PLAN
- PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN
- PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN

WEST ELEVATION

: 150

A203

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REVISED EDITIONS

Blanshard - Rehabilitation + Addition

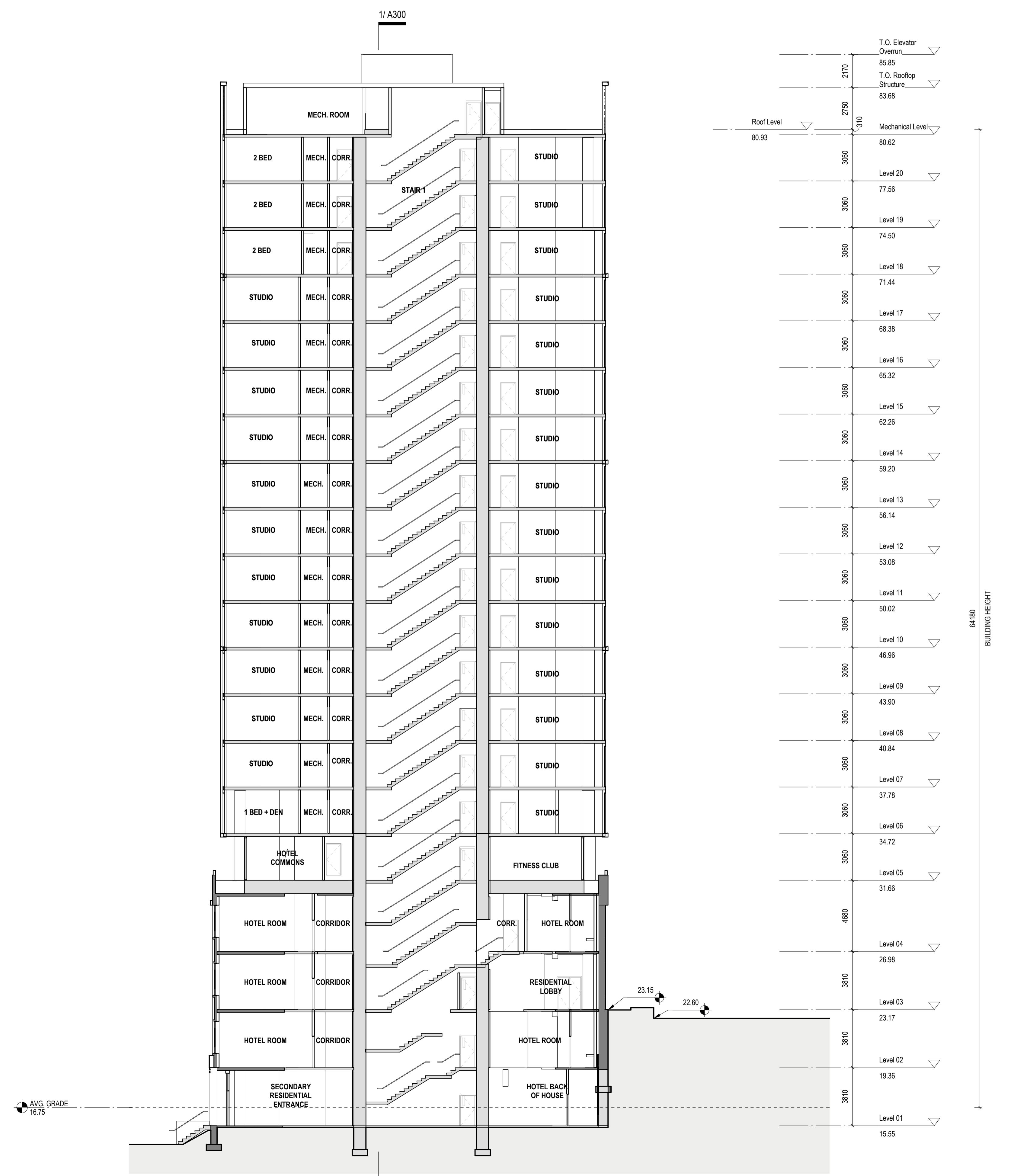
10 Blanshard Street, Victoria, BC
V8W 1S9

BUILDING SECTION NORTH-SOUTH

150

A3

A301



780 BLANSHARD STREET

ISSUED FOR HAP & RZ RESUBMISSION 03

CLIENT:

RELIANCE PROPERTIES LTD.

JUAN PEREIRA
juanp@reliancproperties.ca
604.694.8680

ARCHITECTS:

**OFFICE OF MCFARLANE BIGGAR ARCHITECTS +
DESIGNERS INC.**

MATTHEW BEALL
MBeall@officemb.ca
604.558.6371

LANDSCAPE ARCHITECT:

**G|ALA GAUTHIER + ASSOCIATES LANDSCAPE
ARCHITECTS INC.**

BRYCE GAUTHIER
bryce@gauthierla.com
604.317.9682

RODRIGO RODRIGUES
rodrigo@gauthierla.com
778.714.0123

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE SURVEY
L0.2	TREE MANAGEMENT PLAN
L0.3	REPLACEMENT TREE PLAN
L0.4	DEMOLITION PLAN
L0.5	OVERALL IMPERMEABLE SURFACES OVERLAY
L1.0	OVERALL SITE PLAN
L1.1	WEST ENLARGEMENT PLAN
L1.2	NORTH ENLARGEMENT PLAN
L1.3	SOUTH ENLARGEMENT PLAN
L1.4	PENWILL GREEN PARK ENLARGEMENT PLAN
L1.5	OVERALL PLANTING PLAN
L1.6	OVERALL IRRIGATION PLAN
L1.7	OVERALL LIGHTING PLAN
L1.8	PRECEDENT IMAGES
L2.0	LEVEL 5: MATERIALS AND LAYOUT PLAN
L3.0	PRECEDENT IMAGES
L4.0	SECTIONS
L4.1	SECTIONS
L5.0	DETAILS

TYPICAL TREE PROTECTION FOR VICTORIA

1. THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
2. BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPARATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
3. THE PERMIT HOLDER MUST CONTINUOUSLY MAINTAIN THE FENCE OR OTHER PROTECTIVE MEASURE UNTIL THE COMPLETION OF THE WORK PROPOSED TO BE CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES;
4. THE PERMIT HOLDER MUST POST AND CONTINUOUSLY MAINTAIN ON THE FENCE OR OTHER PROTECTIVE MEASURE AN ALL-WEATHER SIGN STATING "PROTECTED ROOT ZONE - NO ENTRY";
5. IF TREE ROOTS ARE CUT BY EXCAVATION, THE PERMIT HOLDER MUST IMMEDIATELY WRAP THE REMAINING ROOTS IN A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP SURROUNDED BY POSTS;
6. THE PERMIT HOLDER MUST CONTINUOUSLY KEEP ROOT CURTAIN OF WIRE MESH MOIST THROUGHOUT THE HOLDER'S CONSTRUCTION PROCESS;
7. THE PERMIT HOLDER MAY PRUNE AND CUT A PROTECTED TREE'S BRANCHES, LIMBS, OR ROOTS ONLY UNDER THE SUPERVISION OF CERTIFIED ARBORIST;
8. IF THE PERMIT HOLDER CUTS DOWN OR REMOVES A PROTECTED TREE OR A PROTECTED SEEDLING, THE PERMIT HOLDER MUST PLANT AND MAINTAIN TWO REPLACEMENT TREES OR SEEDLINGS OF THE FOLLOWING:
9. OF THE SAME SPECIES AND IN THE SAME LOCATION AS THAT CUT DOWN OR REMOVED, OR OF A DIFFERENT SPECIES AUTHORIZED BY THE DIRECTOR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES, AND
10. THAT HAVE AT LEAST ONE OF THE FOLLOWING SIZES:
11. A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
12. WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII, MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER;
13. BYLAW APPLIES TO ALL LANDS IN CITY.
14. PERMIT REQUIRED FOR CUTTING PROTECTED TREE SIZE/TYPE OF ANY SIZE TREE OF 4 SPECIES; GREATER THAN 60CM OF 3 OTHER SPECIES; ANY TREE GREATER THAN 80CM; SIGNIFICANT TREES (INVENTORY); RETAINED OR COVENANTED TREES; TREES ON A STEEP SLOPE.
15. REPLACEMENT TREES ARE REQUIRED, MINIMUM 2:1.
16. THE FOLLOWING SPECIES ARE PROTECTED:
17. GARRY OAK (QUERCUS GARRYANA), ARBUTUS (ARBUTUS MENZIESII), PACIFIC YEW (TAXUS BREVIFOLIA) OVER 50CM IN HT, PACIFIC DOGWOOD (CORNUS NUTTALLII), DOUGLAS FIR (PSEUDOTSUGA MENZIESII) OVER 60CM IN TRUNK DIAMETER, WESTERN RED CEDAR (THUJA PLICATA) OVER 60CM IN TRUNK DIAMETER, BIG LEAF MAPLE (ACER MACROPHYLLUM) OVER 60CM IN TRUNK DIAMETER;
18. A SIGNIFICANT TREE;
19. ANY TREE OVER 80CM IN TRUNK DIAMETER;
20. A TREE ON A STEEP SLOPE;
21. A TREE THAT IS RETAINED VOLUNTARILY BY THE OWNER AS PART OF AN APPLICATION FOR A PERMIT THAT WOULD AFFECT THE TREE, AND IS PROTECTED BY A RESTRICTIVE COVENANT IN FAVOUR OF THE CITY;
22. THE FOLLOWING TREE SEEDLINGS ARE PROTECTED (YOUNG, INDEPENDENT, LIVING, ERECT, WOODY PLANT THAT HAS A HT OF MORE THAN 50CM AND LESS THAN 5M):
23. GARRY OAK (QUERCUS GARRYANA), PACIFIC DOGWOOD (CORNUS NUTTALLII), ARBUTUS (ARBUTUS MENZIESII);
24. TO MINIMIZE ROOT DAMAGE, SOIL EROSION AND TREE DISTURBANCE, WRAP A TEMPORARY ROOT CURTAIN AROUND ROOT ZONE TO RETAIN AND PROTECT THE EXPOSED AREA, WHICH ROOT CURTAIN IS TO CONSIST OF HEAVY WIRE MESH OR SIMILAR MATERIAL LINED WITH BURLAP AND SUPPORTED BY POSTS;
25. IF REQUIRED BY THE DIRECTOR OF PLANNING, TUNNEL RATHER THAN TRENCH WHEN INSTALLING UNDERGROUND UTILITIES AND DRAINAGE LINES, WHICH TECHNIQUE INCLUDES BORING A HOLE UNDER OR THROUGH THE ROOT SYSTEM WITHIN MINIMUM DISTURBANCE, CARRY OUT ANY EXCAVATION WITHIN THE TREE PROTECTION AREA TO ACCOMMODATE UNDERGROUND INSTALLATIONS, INCLUDING SERVICES AND FOOTINGS, BY HAND, AND
26. MAINTAIN SUCH PROTECTION BARRIER, REPAIR ANY DAMAGE TO IT, AND NOT ALTER OR REMOVE IT UNTIL CONSTRUCTION IS COMPLETE.



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TREE REPLACEMENT PLAN

SYMBOL	DESCRIPTION
●	EXISTING TREES TO REMAIN
● with a star	PROPOSED REPLACEMENT TREE (#16 TOTAL) (2 small trees at a 2:1 ratio=1 tree)
● with a dashed border	PROPOSED STREET TREE By City of Victoria
—	EXISTING CURB LINE
—	PROPOSED UTILITIES. REFER TO CIVIL

ALL SIDEWALK AND CURBWORK
TO BE SUPERVISED BY THE
PROJECT ARBORIST



GENERAL DEMOLITION NOTES:

1. VEHICLES SHALL NOT BE PARKED OR PARKED TEMPORARILY STANDING IDLE WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
2. THE CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
3. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
4. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. INITIATE BC ONE CALL PRIOR TO EXCAVATION; IDENTIFY AND PROTECT ALL EXISTING UTILITIES.
6. INSTALL TREE PROTECTION FENCING PRIOR TO EXCAVATION; PROTECT AND PRESERVE DRIP LINES OF TREES TO REMAIN AT ALL TIMES.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. EXISTING PLANTS MAY BE REMOVED, PROTECTED AND REPLANTED AT THE LANDSCAPE ARCHITECT'S DISCRETION.
9. ALL NEW CONCRETE MUST DRAIN TO EXISTING CATCH BASINS.
10. REFER TO CITY OF VICTORIA TREE PROTECTION GUIDELINE FOR TREE PROTECTION FENCING.
11. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
12. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
13. THE LAYOUT OF ALL PROPOSED HARDCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
15. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
16. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
17. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY CONTRACTOR. PROVIDE DUST CONTROL, AS APPROVED BY LANDSCAPE ARCHITECT.
18. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
19. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES, SHRUBS AND TURF DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD.

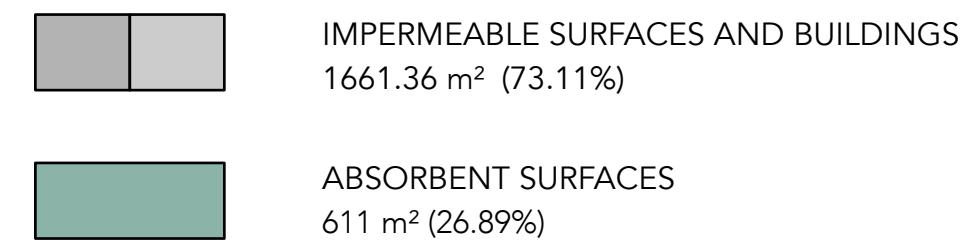
DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXTENT OF DEMOLITION
	PARTLY DEMOLISHED/PROTECTED



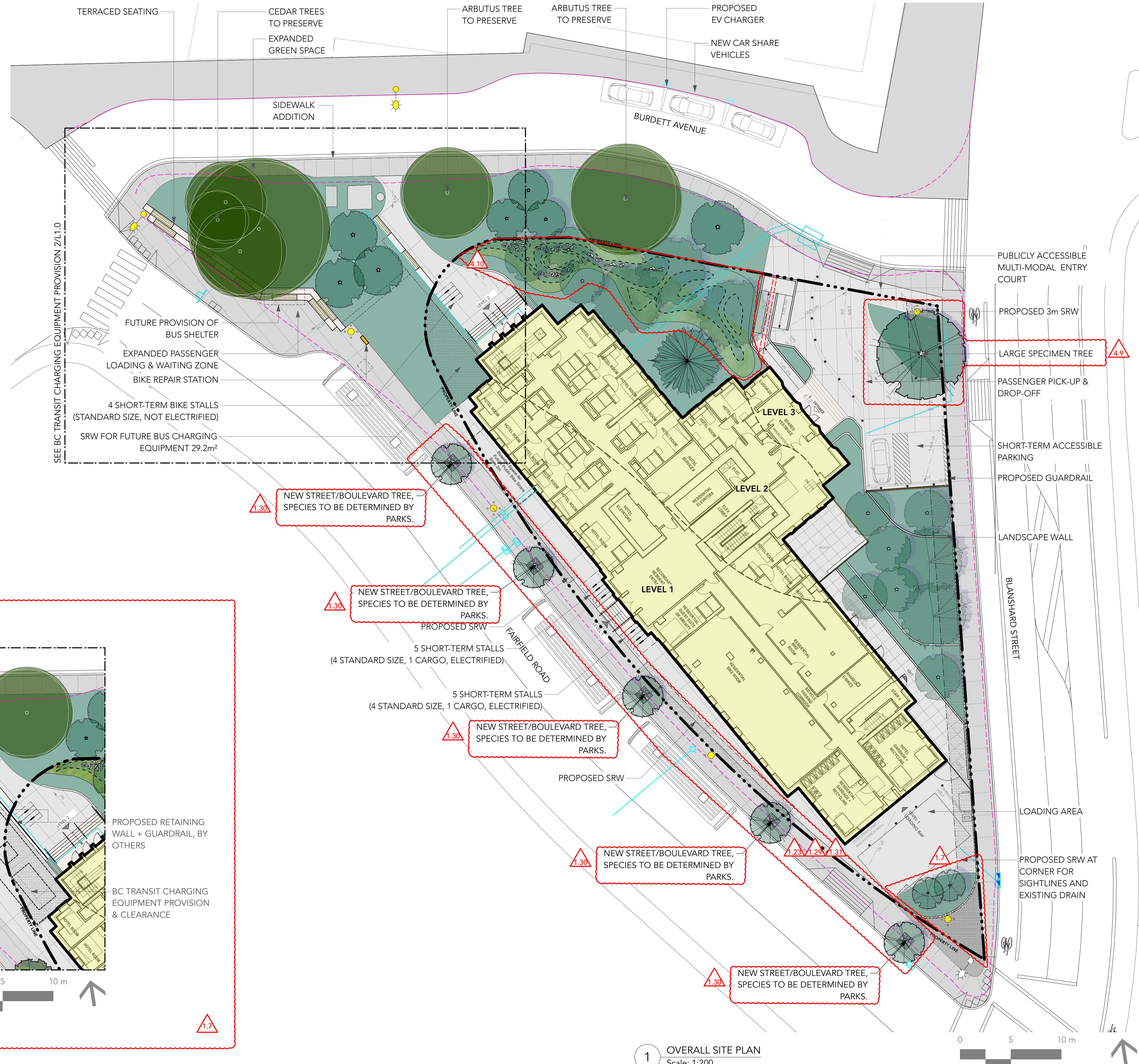
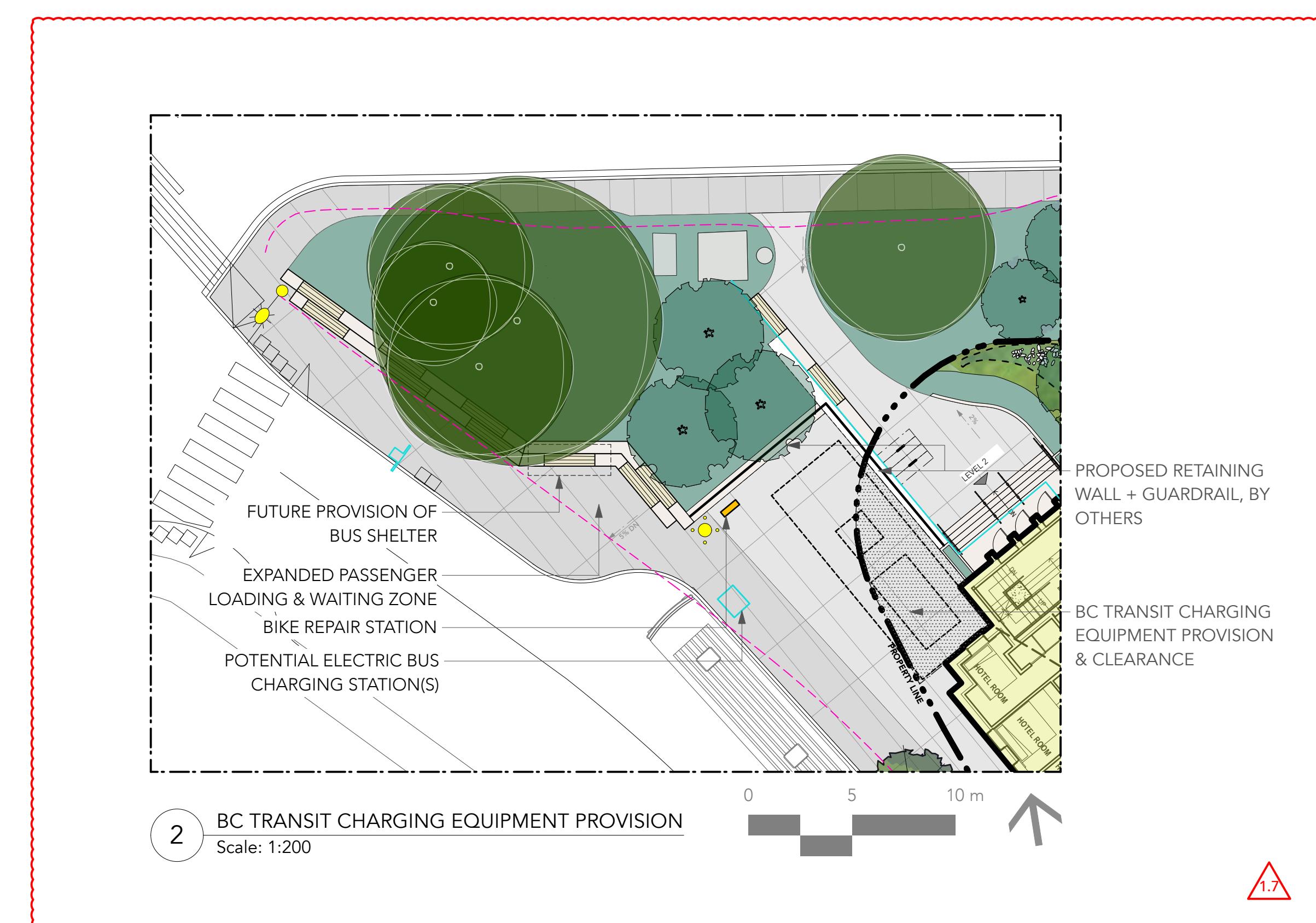
IMPERMEABLE X ABSORBENT SURFACES LEGEND

TOTAL AREA: 2272.36 m²



LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
	PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD, as per New Town Design	
	PAVING TYPE 2 Concrete unit paver (225mm x 75mm x 60mm), 45° Herringbone field with single row soldier course, Mortar set as per New Town Public Realm Design	
	PLANTING TYPE 1 Garry Oak Ecosystem	
	PLANTING TYPE 2 Rain Gardens, 18" maximum depth	
	SITE FURNISHING Bollard as per New Town Public Realm Design	
	SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design	
	SITE FURNISHING Square Tree Grate as per New Town Public Realm Design, 48" x 48"	
	CLUSTER LUMINAIRE Refer to Electrical for Specification	
	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification	
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING Bike Repair Station	
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	





LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
	PAVING TYPE 1	CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD, as per New Town Design
	PAVING TYPE 2	Concrete unit paver (225mm x 75mm x 60mm), 45° Herringbone field with single row soldier course, Mortar set as per New Town Public Realm Design
	PLANTING TYPE 1	Garry Oak Ecosystem
	PLANTING TYPE 2	Rain Gardens, 18" maximum depth
	SITE FURNISHING	Bollard as per New Town Public Realm Design
	SITE FURNISHING	Standard Bike Rack as per New Town Public Realm Design
	SITE FURNISHING	Square Tree Grate as per New Town Public Realm Design, 48"x48"
	CLUSTER LUMINAIRE	Refer to Electrical for Specification
	POLE MOUNTED SINGLE HEAD LUMINAIRE	Refer to Electrical for Specification
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING	Bike Repair Station
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	



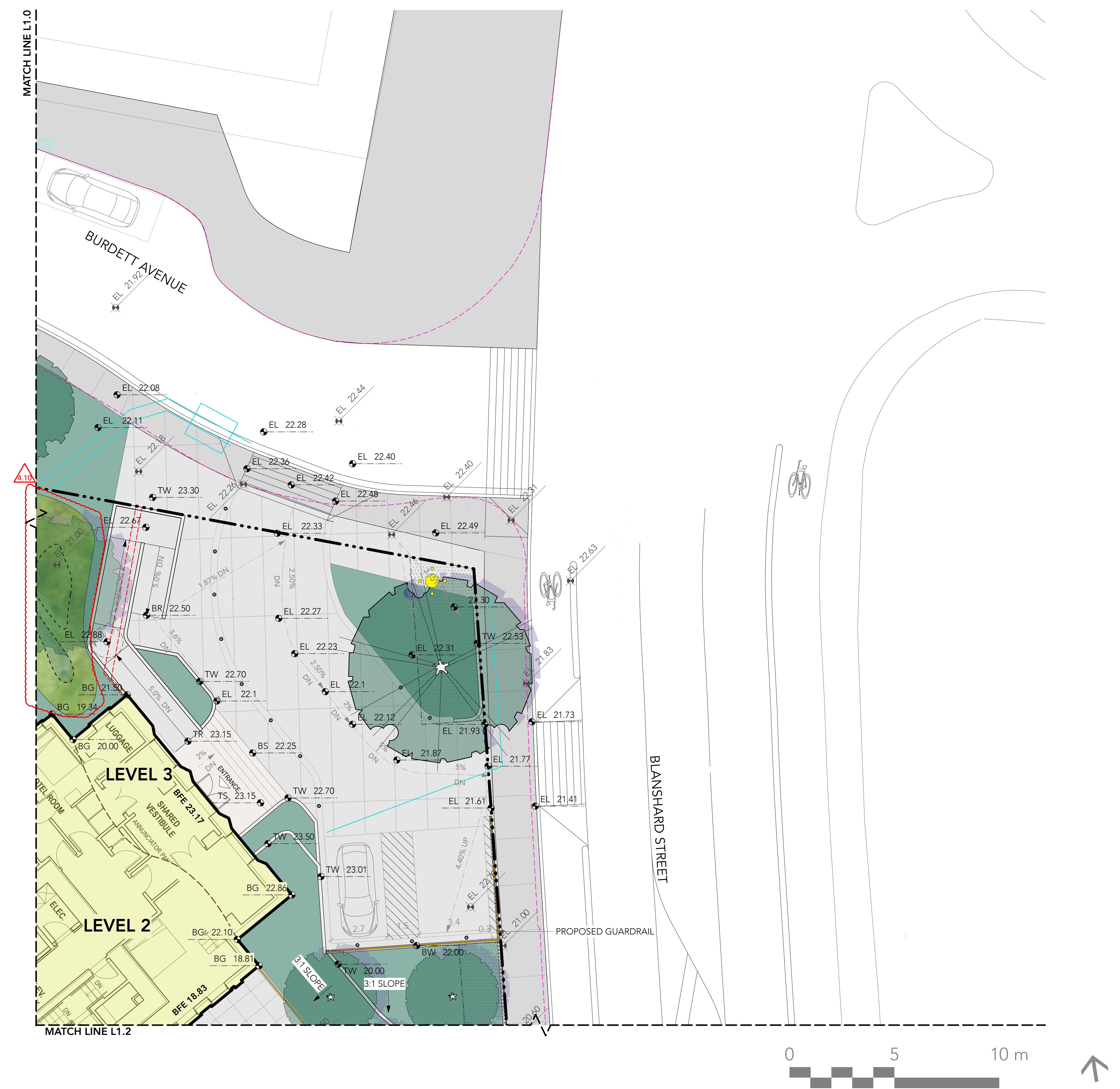


LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
	PAVING TYPE 1	CIP Concrete Sidewalk With Broom Finish
		Saw-cuts, CoV SSD, as per New Town Design
	PAVING TYPE 2	Concrete unit paver (225mm x 75mm x 60mm), 45°
		Herringbone field with single row soldier course,
		Mortar set as per New Town Public Realm Design
	PLANTING TYPE 1	
		Garry Oak Ecosystem
	PLANTING TYPE 2	
		Rain Gardens, 18" maximum depth
	SITE FURNISHING	
		Bollard as per New Town Public Realm Design
	SITE FURNISHING	
		Standard Bike Rack as per New Town Public Realm
		Design
	SITE FURNISHING	
		Square Tree Grate as per New Town Public Realm
		Design, 48"x48"
	CLUSTER LUMINAIRE	
		Refer to Electrical for Specification
	POLE MOUNTED SINGLE HEAD LUMINAIRE	
		Refer to Electrical for Specification
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING	
		Bike Repair Station
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH	
		WOOD TOP
	STAIRS	

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
TR 0.00	TOP OF RAMP ELEVATION
BR 0.00	BOTTOM OF RAMP ELEVATION
BG 0.00	BUILDING GRADE ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TC 0.00	TOP OF CURB ELEVATION
1% 	SLOPE AND DIRECTION



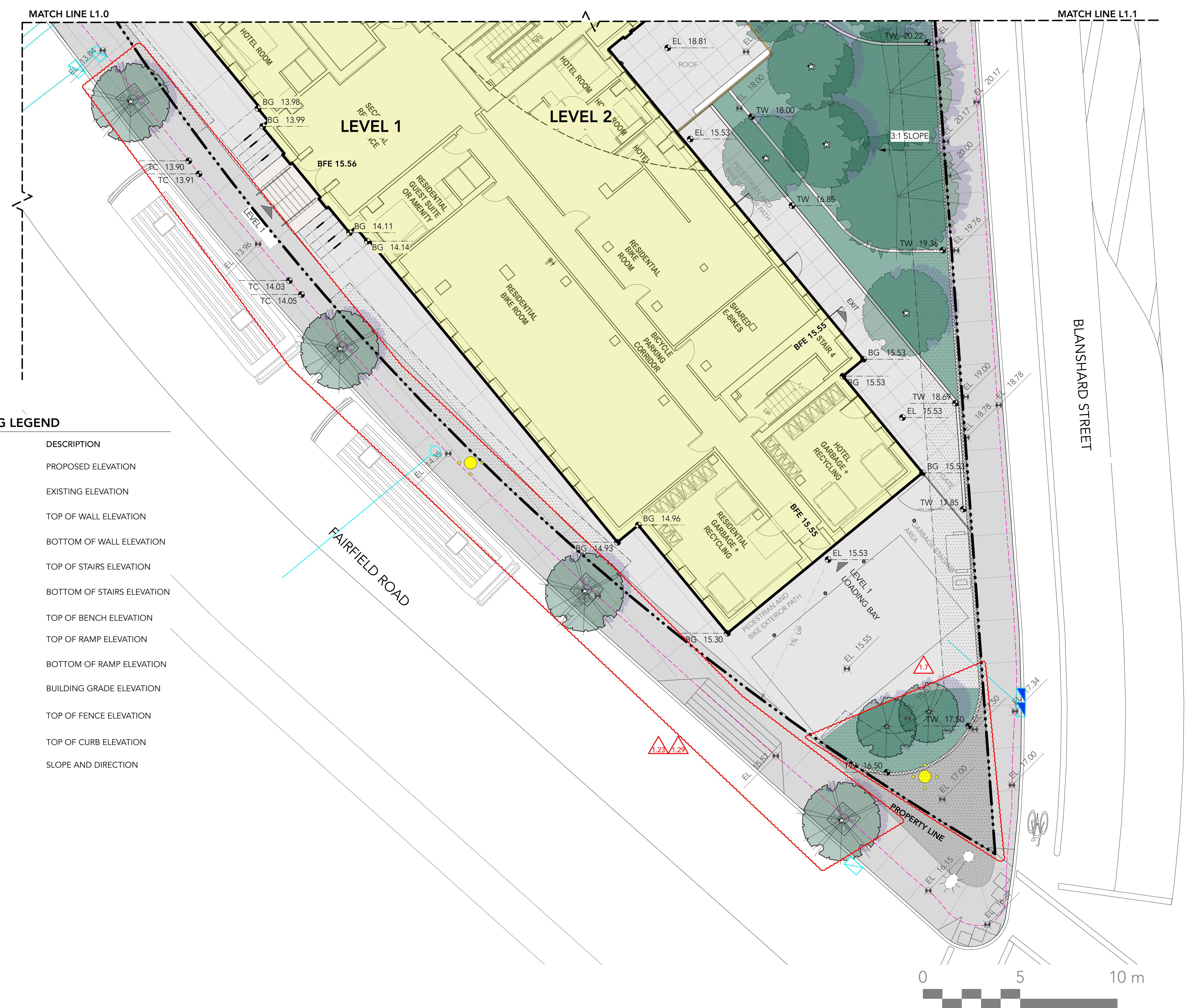


LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
	PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD, as per New Town Design	
	PAVING TYPE 2 Concrete unit paver (225mm x 75mm x 60mm), 45° Herringbone field with single row soldier course, Mortar set as per New Town Public Realm Design	
	PLANTING TYPE 1 Garry Oak Ecosystem	
	PLANTING TYPE 2 Rain Gardens, 18" maximum depth	
	SITE FURNISHING Bollard as per New Town Public Realm Design	1 L5.0
	SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design	2 L5.0
	SITE FURNISHING Square Tree Grate as per New Town Public Realm Design, 48"x48"	3 L5.0
	CLUSTER LUMINAIRE Refer to Electrical for Specification	
	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification	
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING Bike Repair Station	
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
TR 0.00	TOP OF RAMP ELEVATION
BR 0.00	BOTTOM OF RAMP ELEVATION
BG 0.00	BUILDING GRADE ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TC 0.00	TOP OF CURB ELEVATION
1%	SLOPE AND DIRECTION



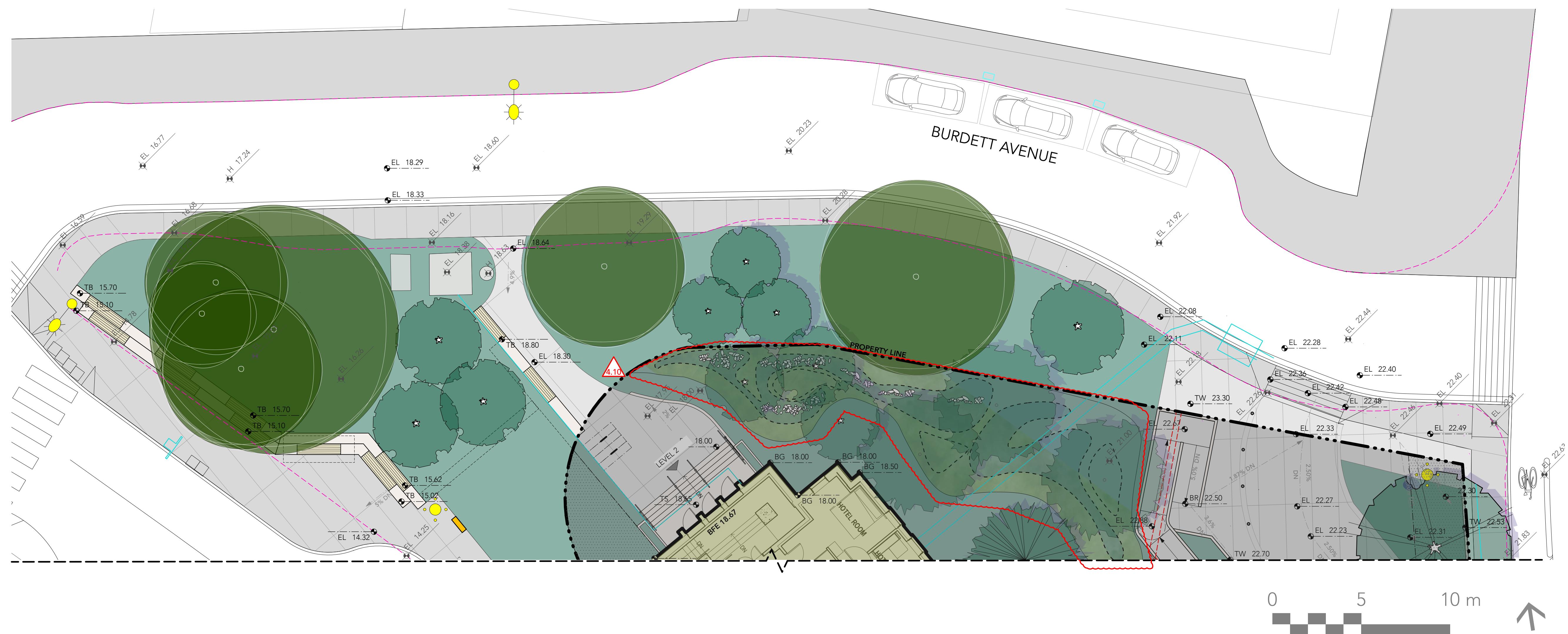


LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
	PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD, as per New Town Design	
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	SITE FURNISHING Square Tree Grate as per New Town Public Realm Design, 48"x48"	3 L5.0
	CLUSTER LUMINAIRE Refer to Electrical for Specification	
	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification	
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING	

GRADING LEGEND

SYMBOL	DESCRIPTION
	PROPOSED ELEVATION
	EXISTING ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	TOP OF STAIRS ELEVATION
	BOTTOM OF STAIRS ELEVATION
	TOP OF BENCH ELEVATION
	TOP OF RAMP ELEVATION
	BOTTOM OF RAMP ELEVATION
	BUILDING GRADE ELEVATION
	TOP OF FENCE ELEVATION
	TOP OF CURB ELEVATION
	SLOPE AND DIRECTION



GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VICTORIA ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VICTORIA STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
12. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
13. IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT).
14. REFER TO SUBDIVISION AND DEVELOPMENT SERVICE BYLAW NO. 12-042, SCHEDULE C AND TRANSPORTATION COMMENTS FOR PUBLIC REALM IMPROVEMENT REQUIREMENTS. STREET TREE PLANTING LOCATIONS, SPECIES SELECTION, AND THE NUMBER OF TREES IS SUBJECT TO APPROVAL BY THE CITY OF VICTORIA PARKS DIVISION.

15. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M 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.

REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:

1. INSPECTION OF EXCAVATED TREE PITS, SOIL CELLS, 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.

16. THE DETAILS FOR THE SEED AND SOD BOULEVARD CAN BE FOUND IN SCHEDULE B3-4. (PLEASE ENSURE THAT ADEQUATE SOIL VOLUMES FOR THE PROPOSED STREET TREES ARE INSTALLED IN GRASS BOULEVARDS). PLEASE CONTACT TOM SHERBO, TSHERBO@VICTORIA.CA AND COPY TREERPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME TO SCHEDULE AN INSPECTION. PLEASE INCLUDE THE FOLLOWING NOTES FOR GRASS BOULEVARD INSPECTIONS:

REQUIRED PARKS INSPECTIONS FOR SEED AND SOD BOULEVARD:

1. INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL.
2. INSPECTION OF INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING.
3. INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.

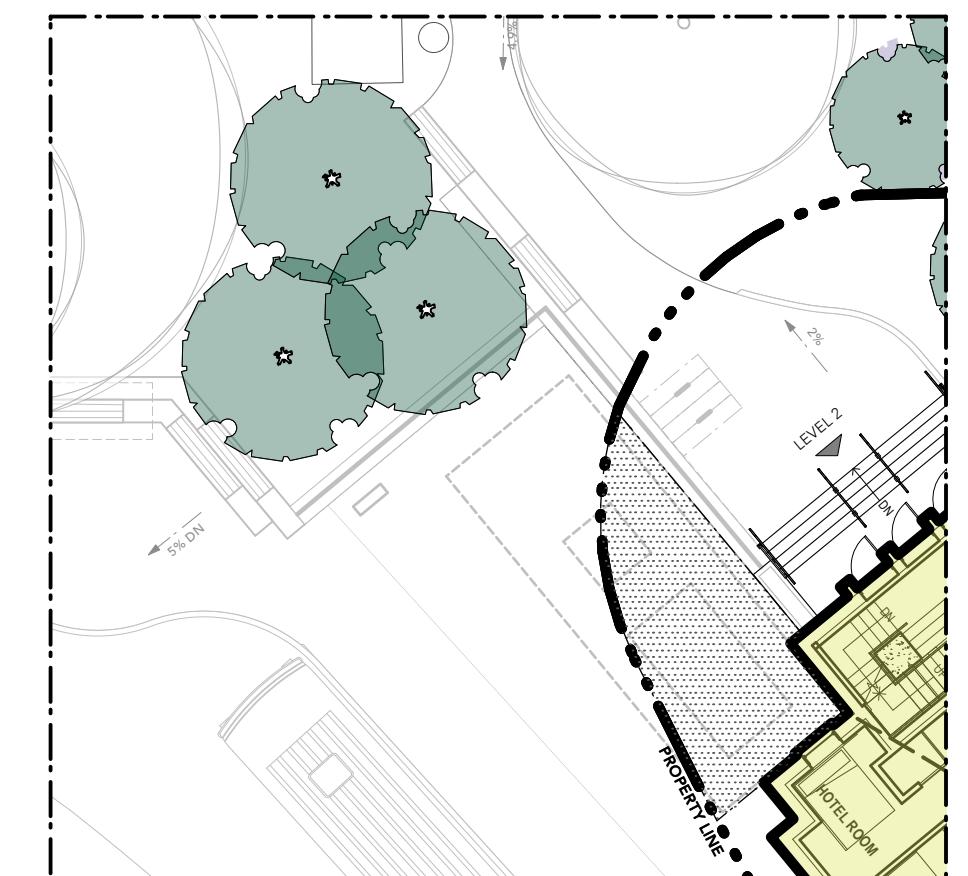
17. PLANT MATERIAL AND INSTALLATION MUST MEET OR EXCEED THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD AND SPECIFICATIONS FOR PLANTED LANDSCAPES AS REQUIRED IN THE MMCD. TO SCHEDULE AN INSPECTION PLEASE CONTACT TOM SHERBO, TSHERBO@VICTORIA.CA AND ALSO COPY TREERPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME. PLEASE INCLUDE THE FOLLOWING NOTES FOR PLANTED LANDSCAPE INSPECTIONS:

REQUIRED PARKS INSPECTIONS FOR LANDSCAPED/PLANTED AND RAIN GARDEN AREAS:

1. INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR PLACEMENT OF THE GROWING MEDIA.
2. INSPECTION OF INSTALLED AND PREPARED GROWING MEDIUM PRIOR TO PLANTING.
3. INSPECTION OF PLANT MATERIAL ON-SITE PRIOR TO PLANTING.
4. INSPECTION OF PLANTED LANDSCAPE PRIOR TO THE INSTALLATION OF MULCH.
5. INSPECTION WHEN THE PLANTED AND MULCHED LANDSCAPING MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE MMCD.

18. A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREERPERMITS@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.

19. THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 AND THE ASSOCIATED SCHEDULES CAN BE FOUND ON THE CITY OF VICTORIA BYLAWS WEBPAGE.



1 BC TRANSIT CHARGING EQUIPMENT PROVISION
Scale: 1:200



GENERAL IRRIGATION NOTES:

1. INSTALL POP-UP SPRINKLER HEADS POSITIONED WITHIN SHRUB OR GROUND COVER AREAS WITH THE TOP OF SPRINKLER ABOVE FINISH GRADE AS SHOWN IN THE DETAILS
2. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO IRRIGATED UNLESS INDICATED OTHERWISE ON THE DRAWINGS
3. SPRINKLER SYSTEM WILL BE BASED ON MINIMUM PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS. VERIFY PERMANENT WATER PRESSURE BEFORE THE START OF CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL SITE PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, ASSUME ALL RESPONSIBILITY FOR REVISIONS.
4. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, WALLS, FENCES AND BUILDINGS. SELECT THE MOST APPROPRIATE PART CIRCLE PATTERN NOZZLE TO FIT THE SITE CONDITIONS AND THROTTLE THE FLOW CONTROL ADJUSTMENT AT EACH CONTROL VALVE TO OBTAIN OPTIMUM SPRINKLER HEAD PRESSURE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL LINE PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WIRES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE DRAWINGS.
7. TEST ALL PRESSURE MAIN LINES UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR PERIOD OF 3 HOURS. TESTING OF PRESSURE MAIN LINE PIPING SHALL OCCUR PRIOR TO THE INSTALLATION OF ANY ELECTRONIC CONTROL VALVE, BASKET STRAINERS, QUICK COUPLING VALVES AND OTHER PRESSURE-SIDE IRRIGATION FACILITIES. PRESSURE TESTING RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT
8. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTRE SPACING, AND ADDITIONAL INFORMATION.
9. DO NOT INSTALL DRIPLINE TUBING UNDER PAVED SURFACES. CONNECT DRIPLINE TUBING TO SCHEDULE 40 PVC LATERAL LINE PIPING FOR ROUTING UNDER PAVED SURFACES AND SCHEDULE 80 PVC PIPING ROUTING THROUGH PLANTER WALLS. ADAPT DRIPLINE TUBING TO PVC PIPING AS REQUIRED WITH COMPRESSION ADAPTER FITTINGS
10. CONNECT DRIPLINE PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS AND COMPRESSION ADAPTER FITTINGS
11. PROVIDE COMPRESSION SERIES FITTINGS FOR TUBING CONNECTIONS AND CONNECTIONS TO PVC PIPING AS INDICATED IN THE EQUIPMENT LEGEND IN THIS SHEET. THE IRRIGATION DESIGN SHALL BE DONE BY A LICENSED IRRIGATION CONTRACTOR AND BE FULLY COMPLIANT WITH THE CONSULTANT'S SPECIFICATIONS. THE LANDSCAPE OR GENERAL CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN AS A SHOP DRAWING FOR REVIEW BY THE LANDSCAPE ARCHITECT AT LEAST TWO MONTHS PRIOR TO INSTALLATION. NO WORK SHALL BEGIN UNTIL THE SHOP DRAWING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE SHOP DRAWINGS MUST BE COMPLIANT WITH ALL MUNICIPAL BYLAWS AND PROVINCIAL HEALTH AND BUILDING CODES.
12. SYSTEM TO BE DESIGN BUILD. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ALL WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS FOR ALL COMPLETED WORK ONCE APPROVED BY LANDSCAPE ARCHITECT.
14. ALL PIPE TO BE SCHEDULE 40.
15. IRRIGATION CONTROLLER TO BE INSTALLED IN VANDAL RESISTANT METAL LOCK BOX.
16. INSTALL PRECISION SOIL SENSOR ON SYSTEM
17. ALL PIPING RUNS ARE DIAGRAMMATIC, AVOID TRENCHING NEAR EXISTING TREE DRIP LINE.
18. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE IRRIGATION SYSTEM SHALL BE DESIGNED AT 65PSI AND 18GPM.
19. THE SYSTEM SHALL INCLUDE A RAIN SENSOR.
20. THE SYSTEM SHALL BE A HIGH EFFICIENCY SYSTEM WITH A BUILT-IN RAIN SENSOR.
21. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
22. IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT).
23. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

IRRIGATION LEGEND

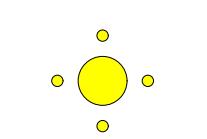
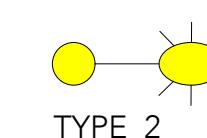
SYMBOL	DESCRIPTION
	IRRIGATION SLEEVE FOR IRRIGATION CONDUIT
	RAISED / RECESSED PLANTER AREA TO BE IRRIGATED



GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARIES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.

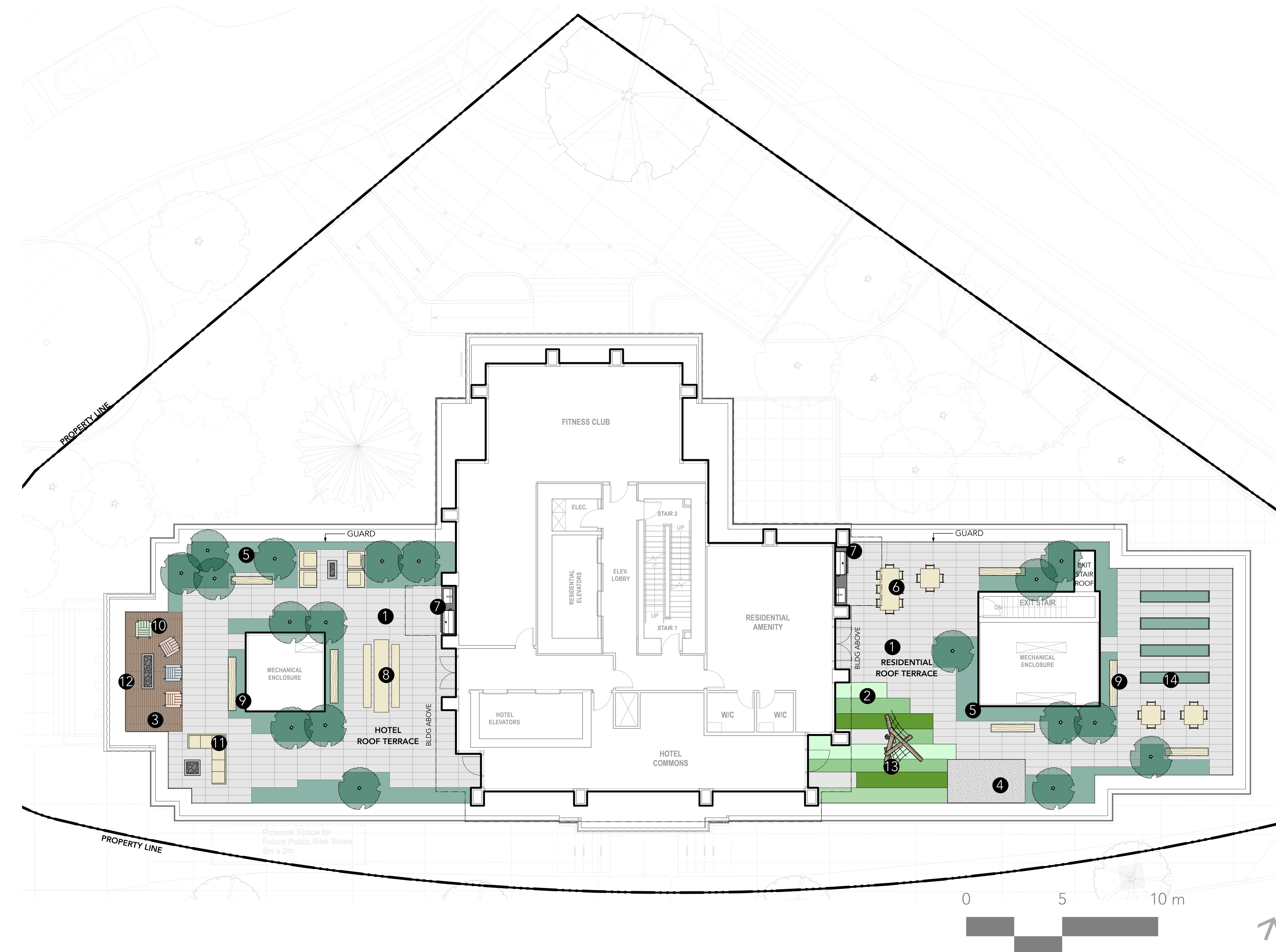
LIGHTING LEGEND

SYMBOL	DESCRIPTION
	CLUSTER LUMINAIRE Refer to Electrical for Specification
	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification



LEGEND

SYMBOL	DESCRIPTION
1	PAVING TYPE 3 Unit Pavers
2	PAVING TYPE 4 PIP Rubber Surface
3	PAVING TYPE 5 Thermally Modified Wood Decking
4	PAVING TYPE 6 Play Sand
5	PLANTING TYPE 1 Garry Oak Ecosystem
6	MOVEABLE FURNITURE
7	BBQ AND OUTDOOR FOOD SERVICE COUNTER
8	HARVEST TABLE
9	SEATING TYPE 1 Timber Bench
10	SEATING TYPE 2 Coloured Americana Outdoor Chair
11	SEATING TYPE 3 Outdoor Patio Furniture
12	FIRE PIT Product TBD
13	PLAY STRUCTURE
14	URBAN AGRICULTURE PLOTS Product TBD

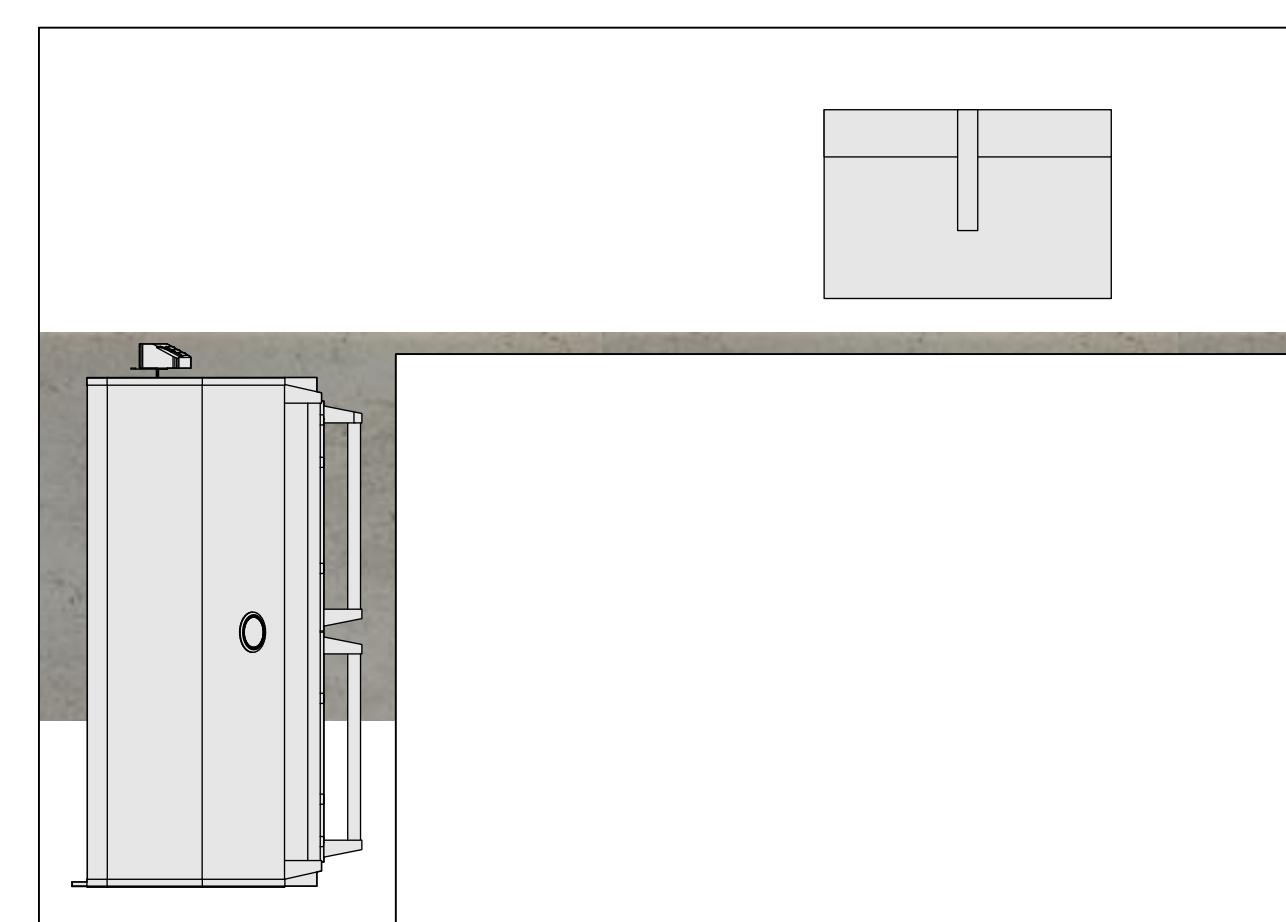




1) PRE-CAST CONCRETE PAVERS INTEGRATED WITH PLANTING



7) MOVEABLE OUTDOOR CHAIRS



4) BBQ AND OUTDOOR FOOD SERVICE COUNTER



8) OUTDOOR PATIO FURNITURE



KEON - TECH COLLECTION BY DEKTON
USED AS COUNTER TOP FOR OUTDOOR KITCHEN



5) HARVEST TABLE



DOMOOS - SOLID COLLECTION BY DEKTON
USED UNDER THE COUNTER TO HIDE
MECHANICS FROM BARBECUE AND SINK +
SEATING AREA



4) OUTDOOR BBQ + BAR STOOL SEATING



9) FIRE PIT



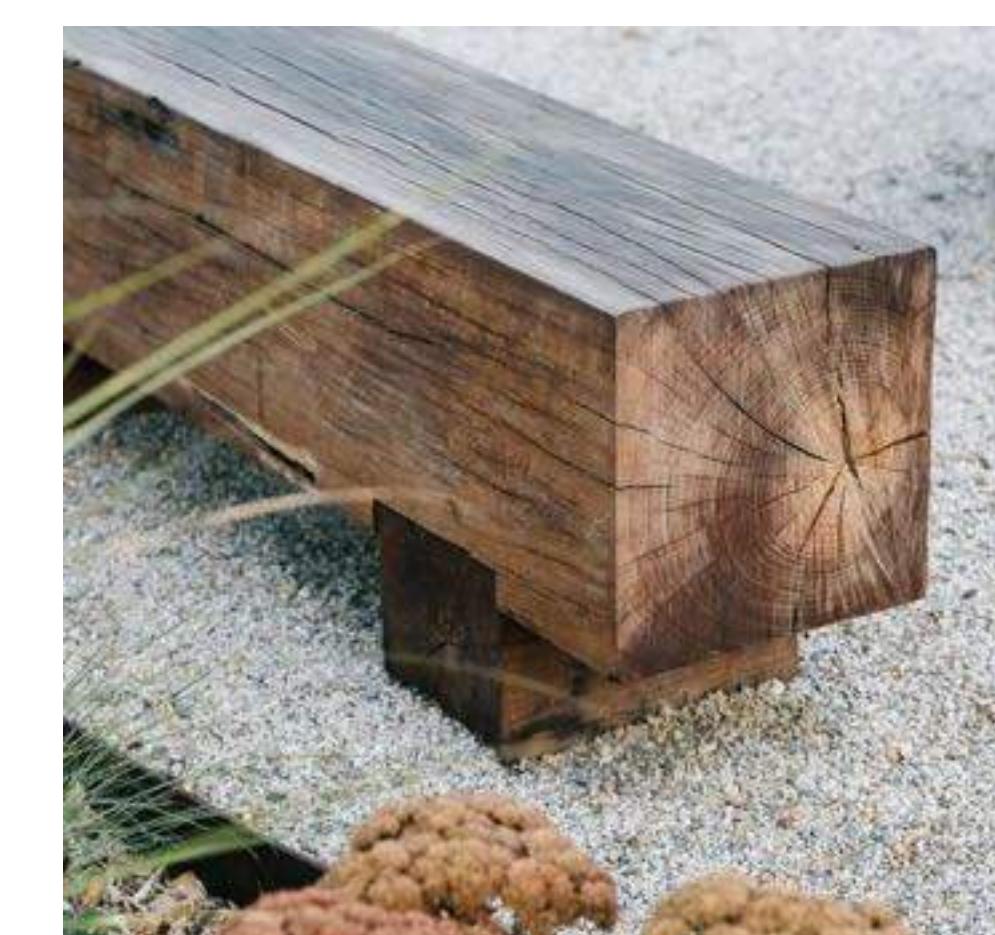
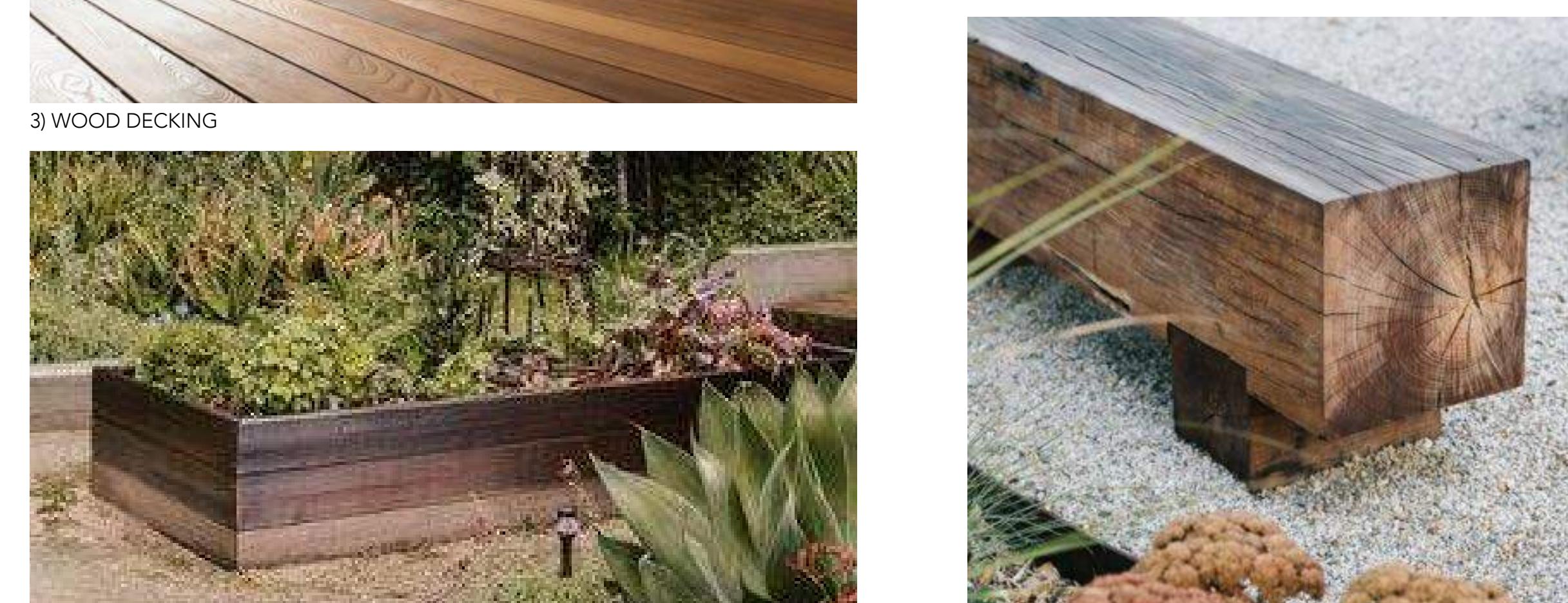
2) PIP RUBBER SURFACE / SANDPLAY AREA



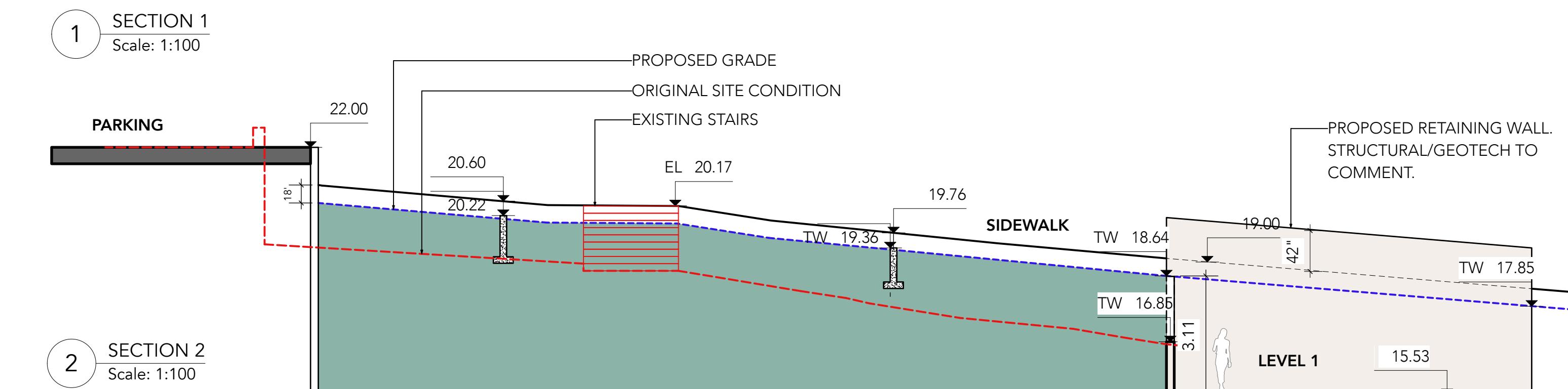
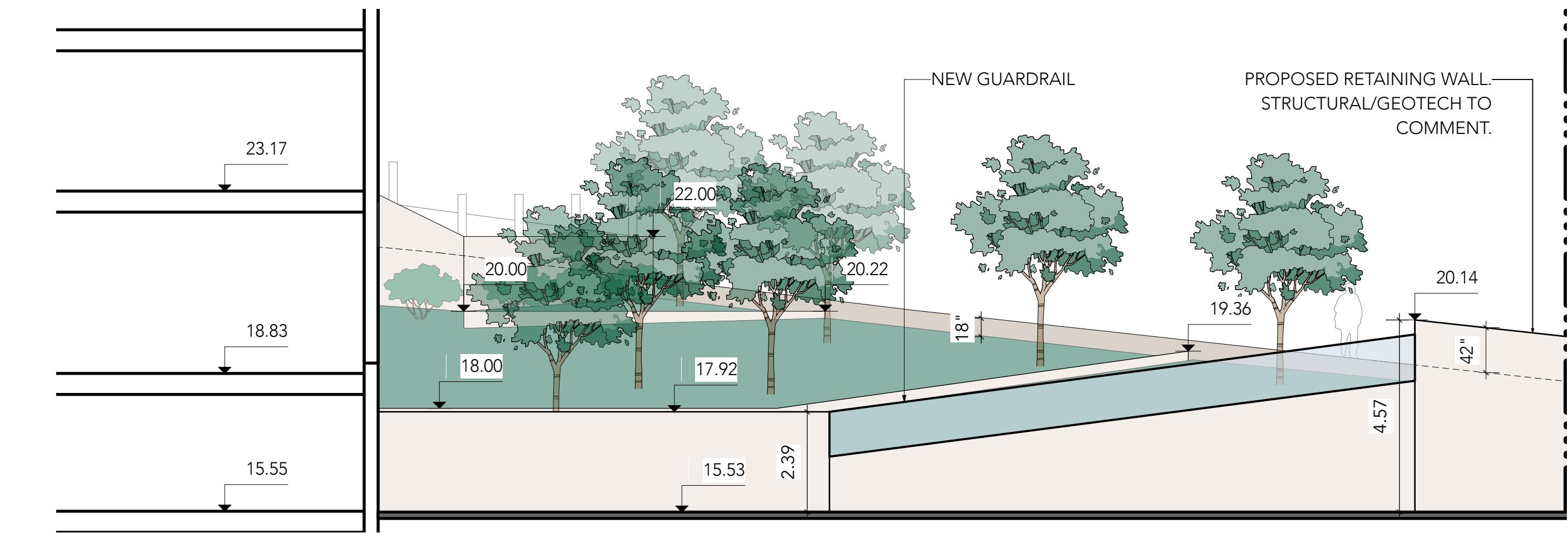
3) WOOD DECKING

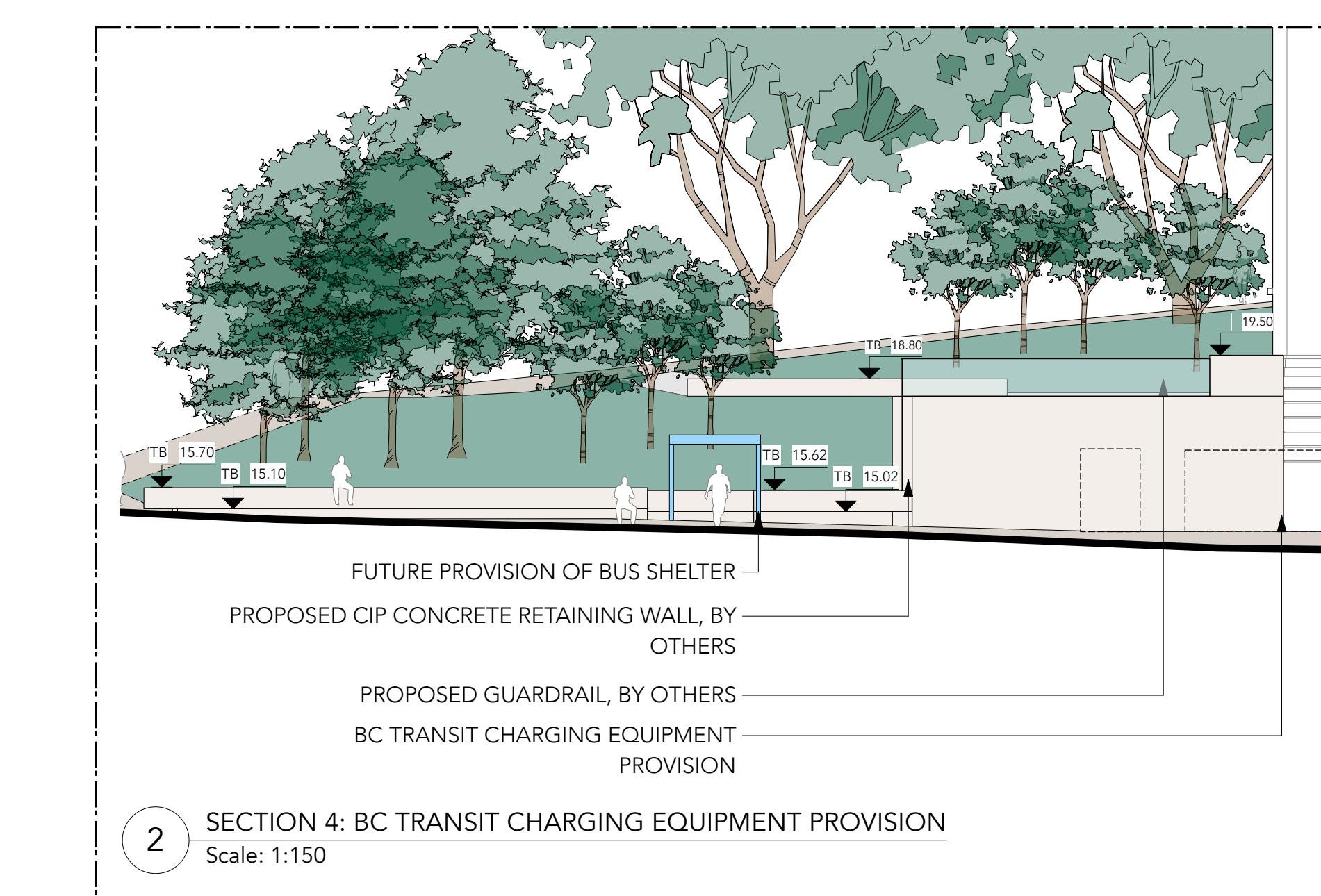
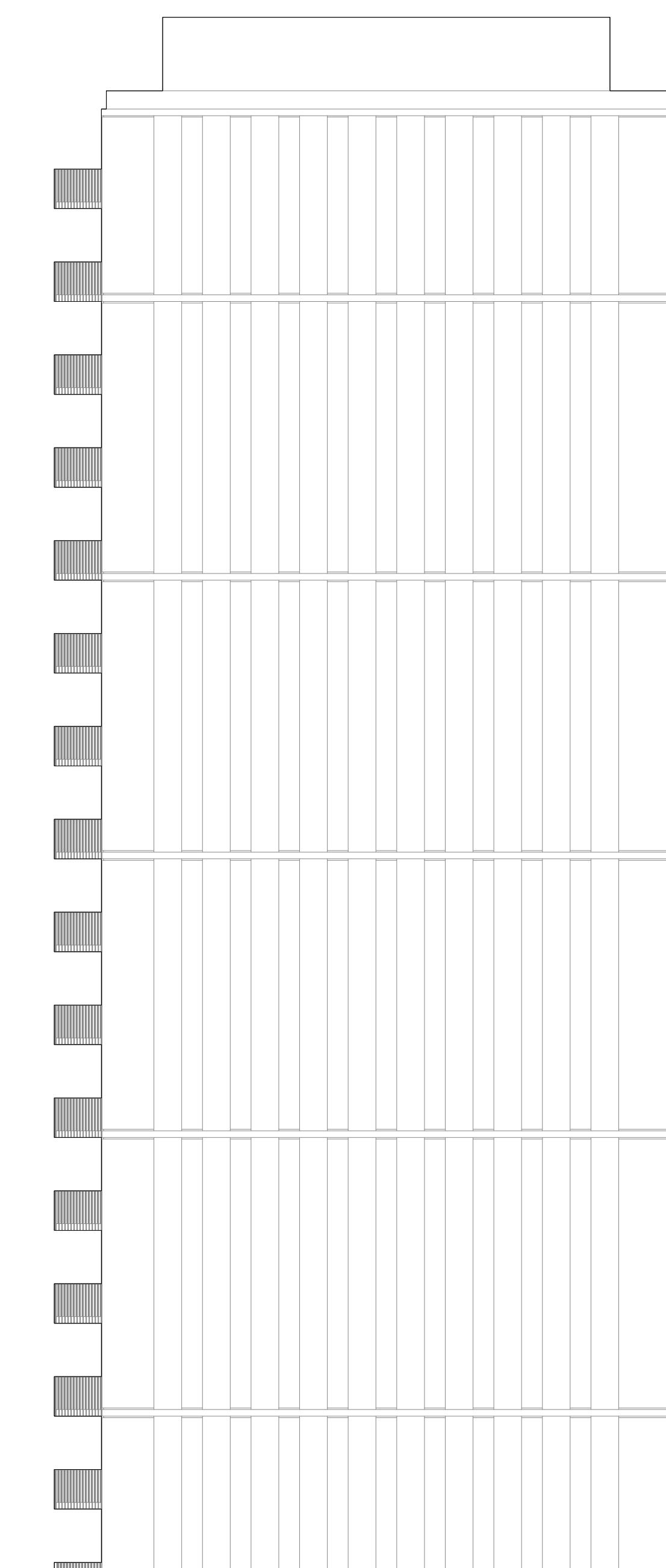
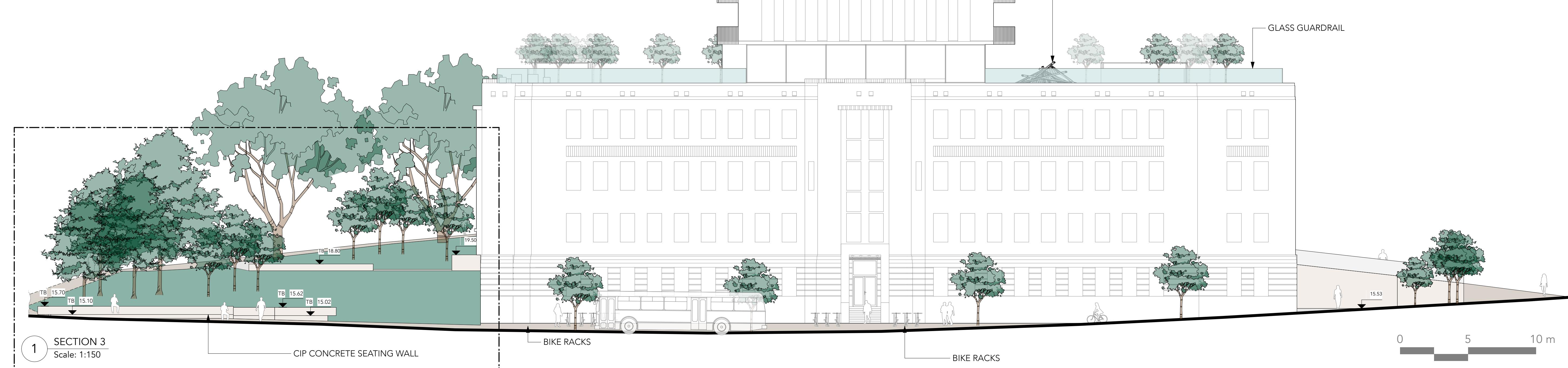


10) URBAN AGRICULTURE



6) TIMBER BENCH





G | ALA



RELIANCE
PROPERTIES

omb office of mcfarlane biggar
architects + designers

- Q Issued for HAP & RZ Resubmission 03
- P Issued for Coordination
- O Issued for Coordination

24-11-0

780 Blanshard St
Victoria,

Reliance Properties 2148

L4.1

SECTIONS

RELIANCE FOUNDRY BOLLARD

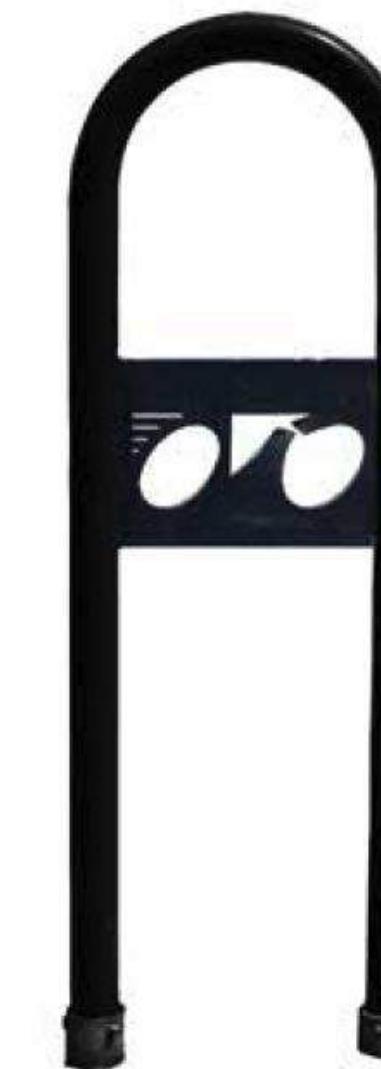
PRODUCT TYPE: Type B Bollard
PRODUCT NAME: Reliance Foundry Bollard
DESIGN STYLE: Standard
MATERIALS: Ductile Iron
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 35" Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING: Surface Mount, Bolted to Concrete
MANUFACTURER: Reliance Foundry
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



1 COV RELIANCE FOUNDRY BOLLARD
Scale: N.T.S.

STANDARD BIKE RACK

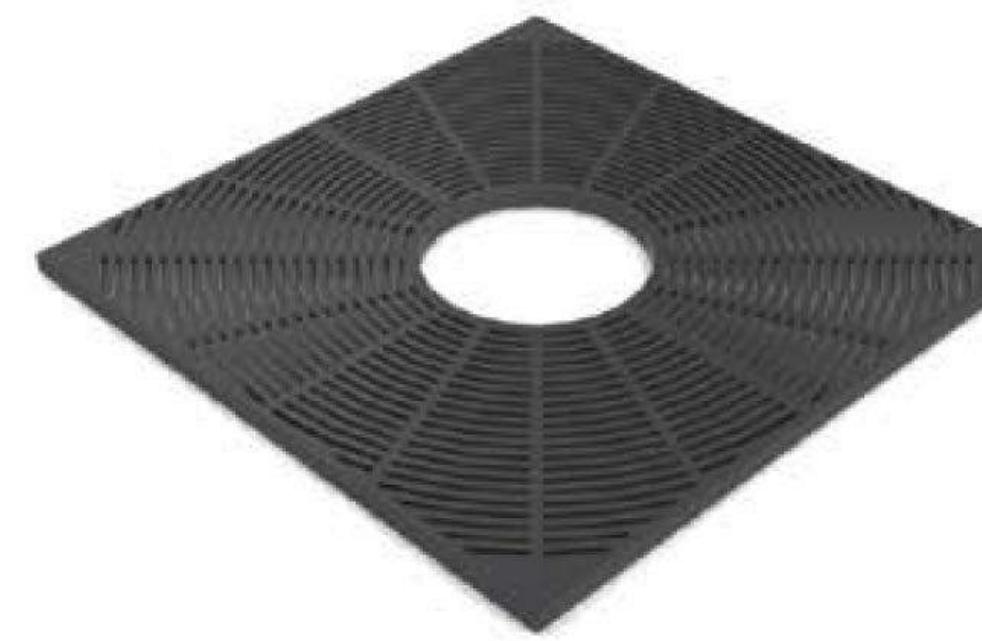
PRODUCT TYPE: 2 Capacity Bike Rack
PRODUCT NAME: Standard Bike Rack
DESIGN STYLE: Standard
MATERIALS: 1.5" Galvanized Steel Pipe
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 12" Length, 3' Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING: Sleeve Mount
MANUFACTURER: City of Victoria
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



2 COV STANDARD BIKE RACK
Scale: N.T.S.

SQUARE TREE GRATE

PRODUCT TYPE: Tree Grate
PRODUCT NAME: Square Tree Grate
DESIGN STYLE: Contemporary
MATERIALS: Metal
COLOUR/ FINISH:
DIMENSIONS: 48" W
DISTRIBUTION:
MANUFACTURER: Dobney Foundry Ltd.
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



3 COV SQUARE TREE GRATE
Scale: N.T.S.

1.5

ENGINEERING NOTES:

- ALL CONSTRUCTION AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION, AND THESE DRAWINGS.
- ALL CONSTRUCTION SURVEY WORK TO BE PROVIDED BY THE CONTRACTOR.
- ALL CONSTRUCTION CO-ORDINATED BY CITY OF VICTORIA MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
- ALL SERVICE LOCATIONS AND CROSSINGS ARE NOT GUARANTEED AS TO THEIR ACCURACY. LOCATIONS OF ALL EXISTING SERVICES, FEATURES AND APPURTENANCES SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTACT BC 1-800-474-8868, BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
- ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN TO BE RELAYED TO ENGINEER AND CITY TECHNICIAN IMMEDIATELY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES.
- CITY CREWS TO INSTALL ALL SEWER AND DRAIN CONNECTIONS AND SERVICES UP TO THE PROPERTY LINE. AT THE DEVELOPER'S EXPENSE.
- ALL SERVICES ARE TO BE INSTALLED TO NEW METER AT THE PROPERTY LINE BY THE CITY OF VICTORIA MUNICIPAL CREW. AT THE DEVELOPER'S EXPENSE, THE CONTRACTOR SHALL NOT OPERATE ANY WATERMAN OR SERVICE VALVES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVICING TO PROPERTY LINE INCLUDING ABANDONMENT OF EXISTING SERVICES. CAP ABANDONED HYDRO/TEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
- ALL SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDRO/ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
- STREETS SHALL BE SWEEP CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
- DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL SERVICES TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MND AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
- PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES, ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS. OUTBOUND ARTERIAL ROAD TRAVEL LANES TO BE OPEN AFTER 3:00 PM.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS AND SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
- ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
- COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FIELD CONSTRUCTION DETAILS.
- FIELD CONSTRUCTION COMPLETED BY GEOPERRA 2020/2021.
- CONTRACTOR IS TO PROVIDE AS-CONSTRUCTED DRAWING MARKUPS TO ENGINEER UPON CONSTRUCTION COMPLETION.
- ASPHALT TO BE REPLACED FULL DEPTH TO ROAD CENTERLINE ON ALL FRONTRAGES.

IRRIGATION NOTES:

- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS (2 BUSINESS DAYS) NOTICE TO ARRANGE FOR IRRIGATION INSPECTION.

REQUIRED PARKS INSPECTIONS FOR IRRIGATION:

- IRRIGATION SLEEVING PRIOR TO BACKFILLING.
- OPEN TO SURFACE LATERAL AND LATERAL LINES.
- LEAKURE TEST.
- IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

NOTE: INSTALLATION OF THE WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. PARKS IS NOW REQUESTING THAT 100mm SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90° BEND IS REQUIRED SHOULD BE INSTALLED USING 100mm SDR 28 GSX (22.5°) LONG SWEEPS. PLEASE INSTALL AT 400mm DEPTH.

ADDRESS: 780 BLANSHARD STREET
LOT: LOTS 1, 3, 4, 29 & 29 OF SECTION 88
AND OF LOT 1627
BLOCK:
PLAN: 35B
ZONING: CBD-1
LAND USE: COMMERCIAL/RESIDENTIAL

EXISTING ELECTRICAL VAULTS
TO REMAIN UNDISTURBED

PROPOSED STREETLIGHT (TYP.)

PROPOSED HYDRO SERVICE LOCATION

PROPOSED SANITARY SEWER CONNECTION AND INSPECTION CHAMBER

REPLACE EXISTING STORM DRAIN CONNECTION AND INSPECTION CHAMBER

PROPOSED FIRE HYDRANT

LEVEL 1 LOADING BAY

CATCHBASIN FOR LOADING BAY

PROPOSED SRW AT CORNER FOR SIGHTLINES AND RETAINING WALL

CITY TO RELOCATE EXISTING DRAIN SERVICE

PROPOSED 150mm⁰ DRAIN SERVICE

150mm⁰ DRAIN FOR RETAINING WALLS AND LAWNBASINS, AS REQUIRED.

EXISTING RETAINING WALL. REFER TO STRUCTURAL AND GEOTECHNICAL FOR PROTECTION DETAILS THROUGH CONSTRUCTION. EXISTING RAILING TO BE REMOVED AND REPLACED.

CATCHBASIN FOR LOADING BAY

Note, existing drain service that encroaches onto the property is to be relocated by the City

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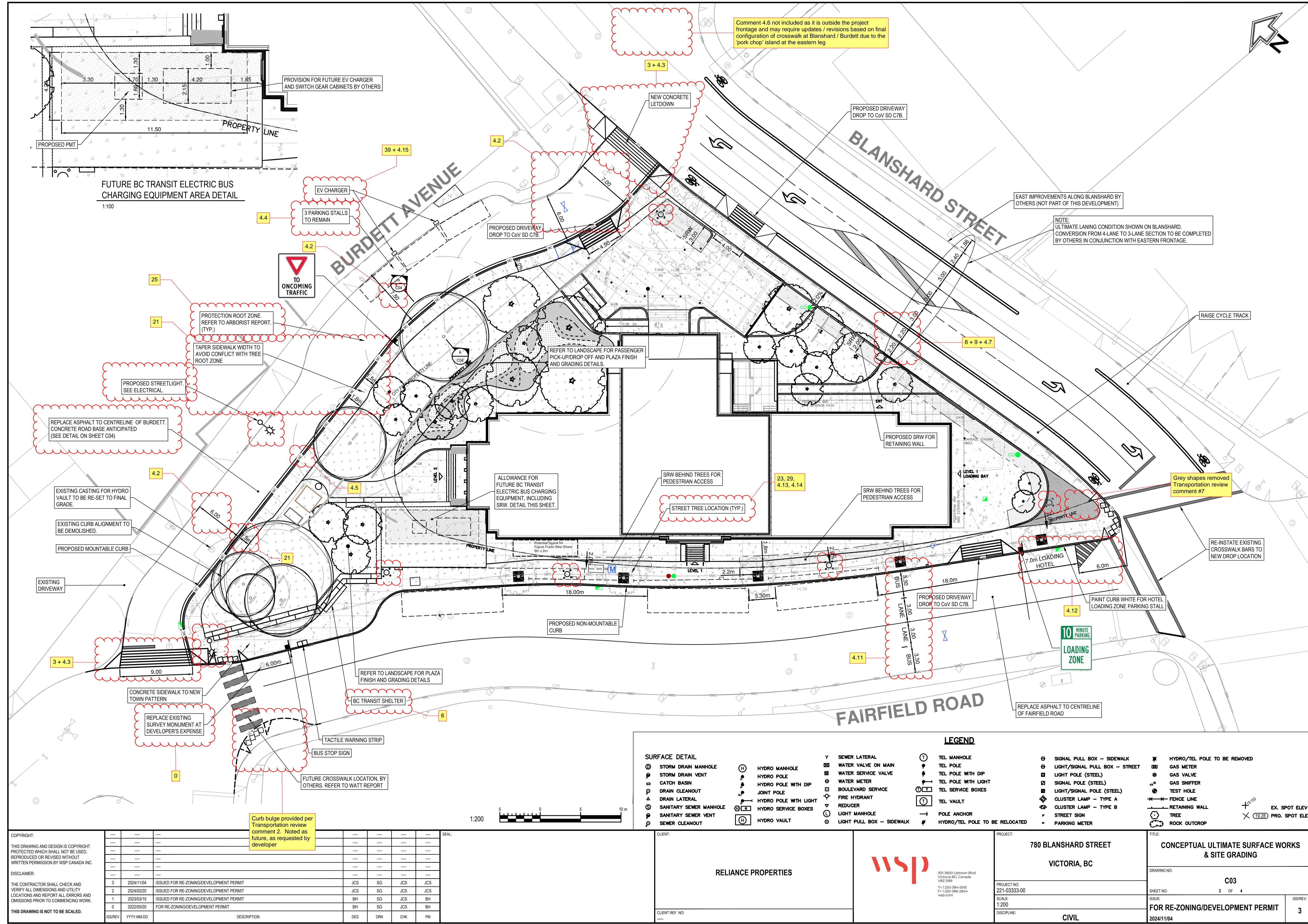
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* NOT FOR CONSTRUCTION *

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
1-21-098 780 Blanshard

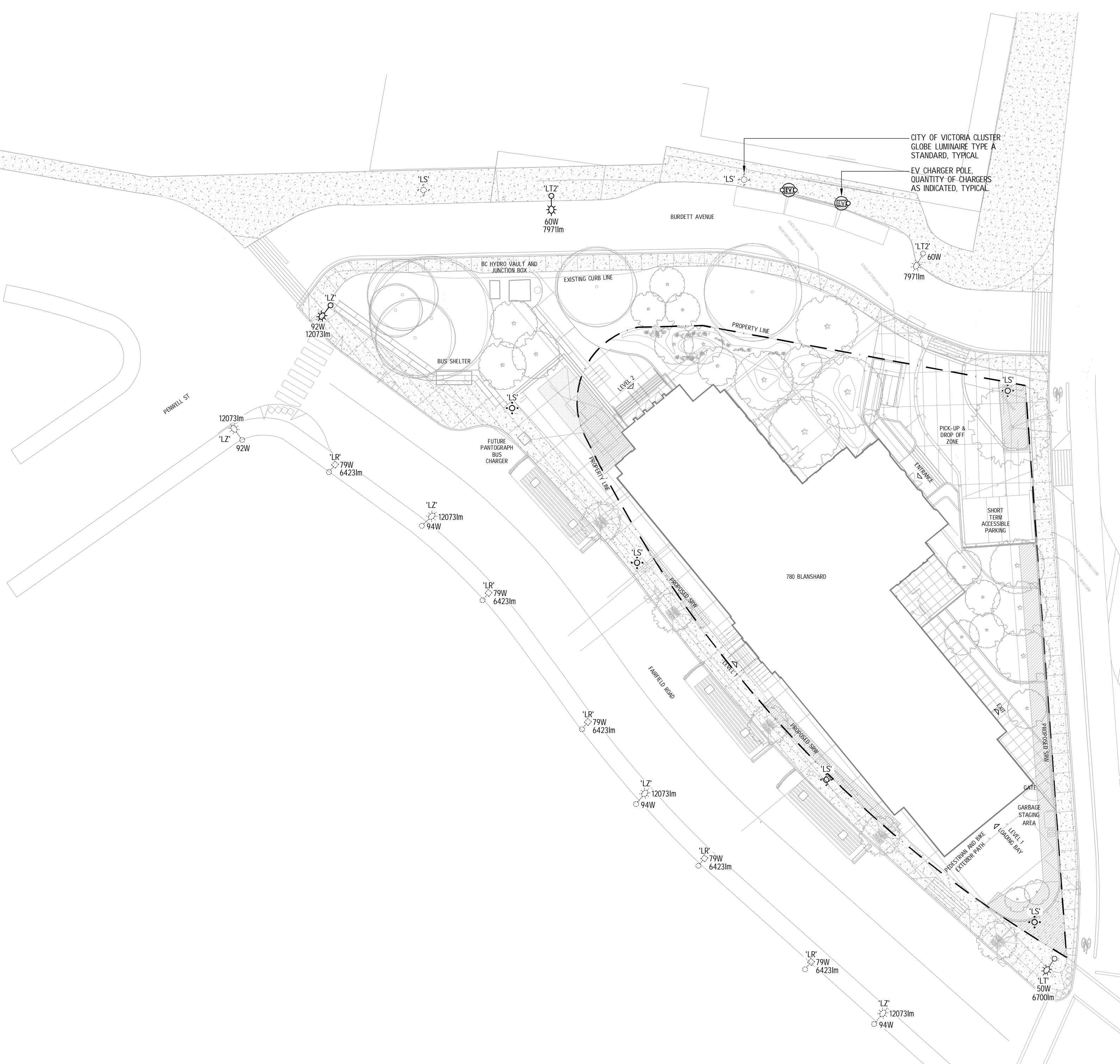
OFFSITE LIGHTING LAYOUT

E0.00

780 BLANSHARD - STREET LIGHTING CALCULATION					
STREET	ROAD CLASSIFICATION	PEDESTRIAN CONFLICT CRITERIA	MEASUREMENT	AVG. ILLUMINANCE (FOOTCANDLE)	UNIFORMITY RATIO (AVG:MIN)
DESIGN CRITERIA	MAJOR	MEDIUM	ILLUMINANCE	1.3	3.0
	COLLECTOR	MEDIUM		1.2	3.0
	LOCAL	MEDIUM		0.7	6.0
BLANSHARD ST	MAJOR	-	ILLUMINANCE	1.6	2.7
FAIRFIELD RD	COLLECTOR			2.4	4.8
BURDETT AVE	LOCAL			0.6	N/A

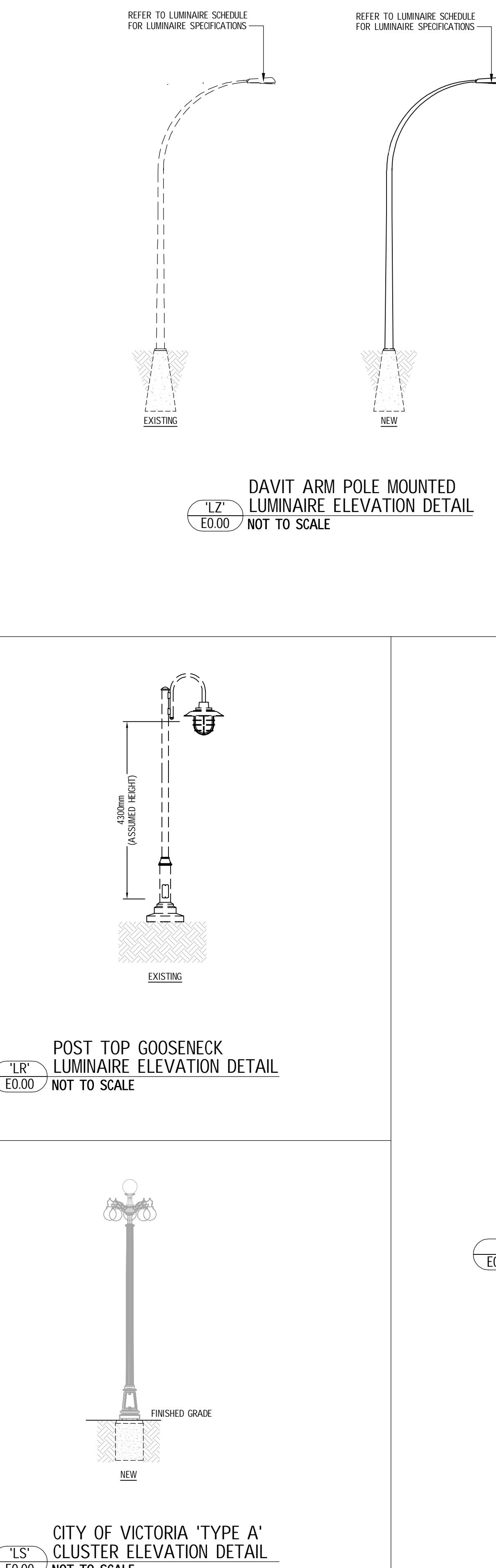
TYPE	MANUFACTURER	MODEL	SOURCE	DRIVER	NOTES
LR	CYCLONE	CN12P1B-FGC-T4-P60-30K	79W LED, 6423lm, 3000K	LED DRIVER	EXISTING POST-TOP LUMINAIRE. REFER TO LUMINAIRE TYPE 'LR' DETAIL
LS	CITY OF VICTORIA CLUSTER	-	LED, 3000K	LED DRIVER	EXISTING POST-TOP LUMINAIRE. NOT USED IN STREETLIGHTING CALCULATION.
LT	AUTOBAHN	ATBS-P20-MVOLT-R2-3K	50W LED, 6700lm, 3000K	LED DRIVER	EXISTING DAVIT ARM LUMINAIRE.
LT2	AUTOBAHN	ATBS-P30-MVOLT-R2-3K	60W LED, 7971lm, 3000K	LED DRIVER	DAVIT ARM LUMINAIRE MOUNTED ON 30' POLE.
LX	AUTOBAHN	ATBS-P50-MVOLT-R2-3K	82W LED, 10628lm, 3000K	LED DRIVER	EXISTING DAVIT ARM LUMINAIRE.
LZ	AUTOBAHN	ATBM-P20-MVOLT-R2-3K	92W LED, 12073lm, 3000K	LED DRIVER	DAVIT ARM LUMINAIRE MOUNTED ON 30' POLE.

LEGEND	
GENERAL	
DEVICES SHOWN WITH DOTTED LINE TYPE ARE EXISTING DEVICES	
LIGHTING	
CLUSTER LUMINAIRE	



THIS DRAWING IS REFLECTIVE OF REZONING REQUIREMENTS.
DETAILED INFORMATION WILL BE ADDED FOR THE BUILDING PERMIT
SUBMISSION.

1
E0.0 0 500 1000 1250
OFFSITE LIGHTING LAYOUT
PROJECT NORTH



THIS DRAWING IS REFLECTIVE OF REZONING REQUIREMENTS.
DETAILED INFORMATION WILL BE ADDED FOR THE BUILDING PERMIT
SUBMISSION.