

GENERAL NOTES

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

DRAWING INDEX

ARCHITECTURAL

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



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
June 4, 2019

PROJECT TEAM

DEVELOPER

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1301 HILLSIDE
1301 Hillside Ave.
Victoria, BC

REZONING APPLICATION

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No.	Date	Issue Notes

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title
Cover Sheet

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



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



4 Birdview looking East
NTS



5 Streetview looking East
NTS



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



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

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No.	Date	Issue Notes

Issues
Consultant

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Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Site Context

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



1 JUNE 21 - 9 AM
NTS



4 MAR/SEPT 21 - 9 AM
NTS



2 JUNE 21 - 12 PM
NTS



5 MAR/SEPT 21 - 12 pm
NTS



3 JUNE 21 - 3 PM
NTS



6 MAR/SEPT 21 - 3 pm
NTS

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Seal

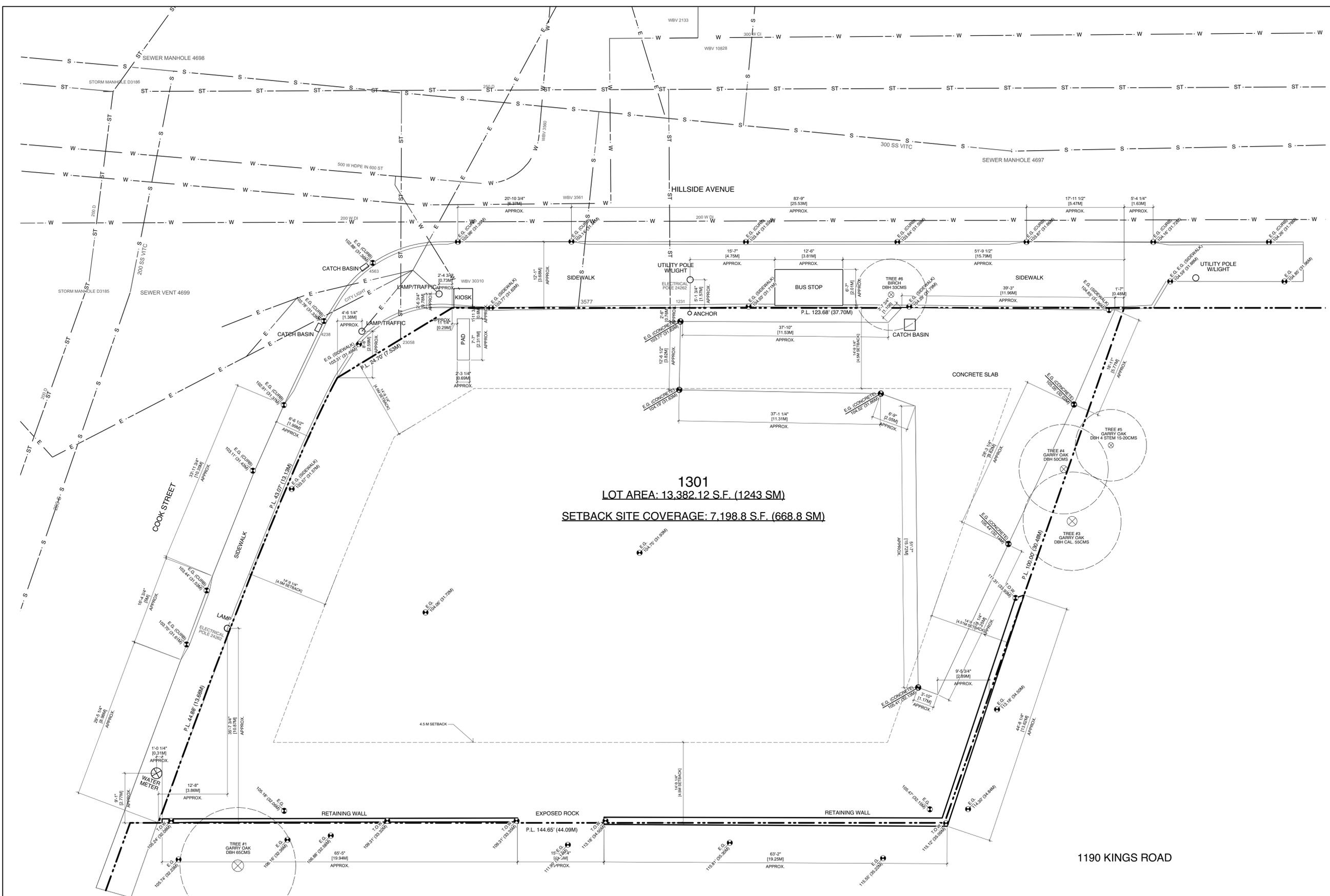
Project Title
1301 Hillside Ave.

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Victoria, BC

Sheet Title
Shadow Studies

Issue Date	Plot Date	Sheet No.
	2019.05.29	A0.03
Designed By NR	Reviewed By NR	Issue/Revision
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Project ID 217.29	Scale As Noted	

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

LEGEND:	
WATER LINE	---
STORM LINE	---
SEWER LINE	---
ELECTRICITY LINE	---

No.	Date	Issue Notes

Architect

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Project Title

1301 Hillside Ave.

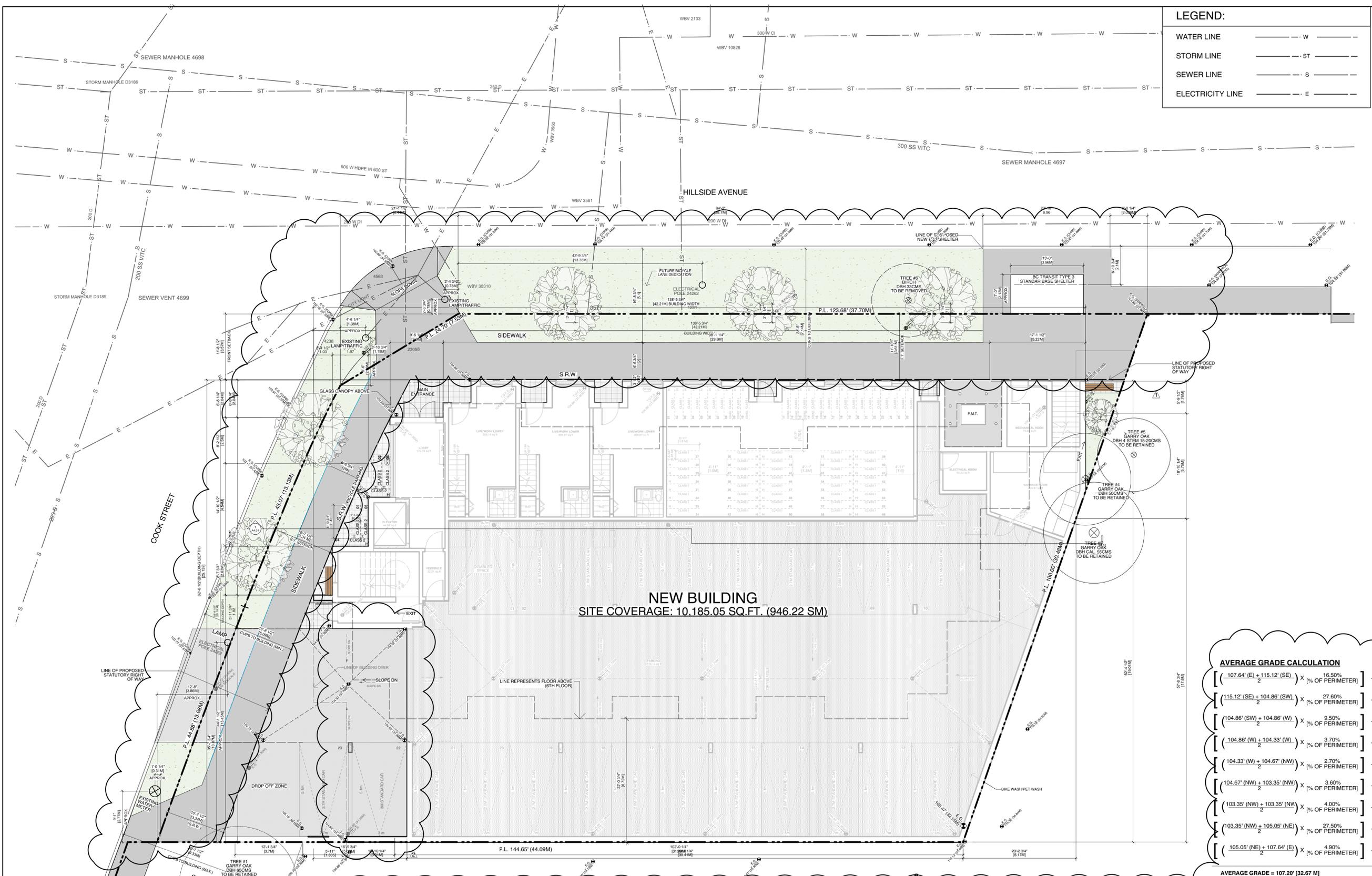
1301 Hillside Ave.
 Victoria, BC

Sheet Title

Existing Site Plan

Issue Date	Plot Date	Sheet No.
	2019.05.29	A1.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
217.29	AS NOTED	

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LEGEND:

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

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No.	Date	Issue Notes

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

AVERAGE GRADE CALCULATION

$\left[\frac{(-107.64' (E) + 115.12' (SE))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	16.50%
$\left[\frac{(115.12' (SE) + 104.86' (SW))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	27.60%
$\left[\frac{(104.86' (SW) + 104.86' (W))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	9.50%
$\left[\frac{(104.86' (W) + 104.33' (NW))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	3.70%
$\left[\frac{(104.33' (NW) + 104.67' (NW))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	2.70%
$\left[\frac{(104.67' (NW) + 103.35' (NW))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	3.90%
$\left[\frac{(103.35' (NW) + 103.35' (NW))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	4.00%
$\left[\frac{(103.35' (NW) + 105.05' (NE))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	27.50%
$\left[\frac{(105.05' (NE) + 107.64' (E))}{2} \right] \times [\% \text{ OF PERIMETER}]$	+	4.90%
AVERAGE GRADE = 107.20' (32.67 M)		

301 Hillside Ave.
 301 Hillside Ave.
 Victoria, BC
 Site Plan

SITE DATA

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

DEVELOPMENT STATISTICS

Zoning Uses	C-SS (CA Proposed)	
	Existing (C-SS)	Multiple Dwelling
Number of Units	1 SERVICE STATION	49
Number of Storeys	6	-
Height	36'1" [11 M]	57' 3 3/4" [17.47 M]
Front Yard	4.5 M	11' 10" [3.60 M]
Side Yard (West)	4.5 M	10' 7 1/2" [3.24 M]
Side Yard (East)	4.5 M	0
Rear Yard Setback	4.5 M	0
Combined Sideyards	13.5 M	10' 7 1/2" [3.24 M]
Parking Spaces	4	23 (19 + 4 visitor)
Bicycle Spaces	0	66 LONG TERM 57 LONG TERM 6 SHORT TERM

FSR SUMMARY

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

PROPOSED UNIT MAKEUP

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

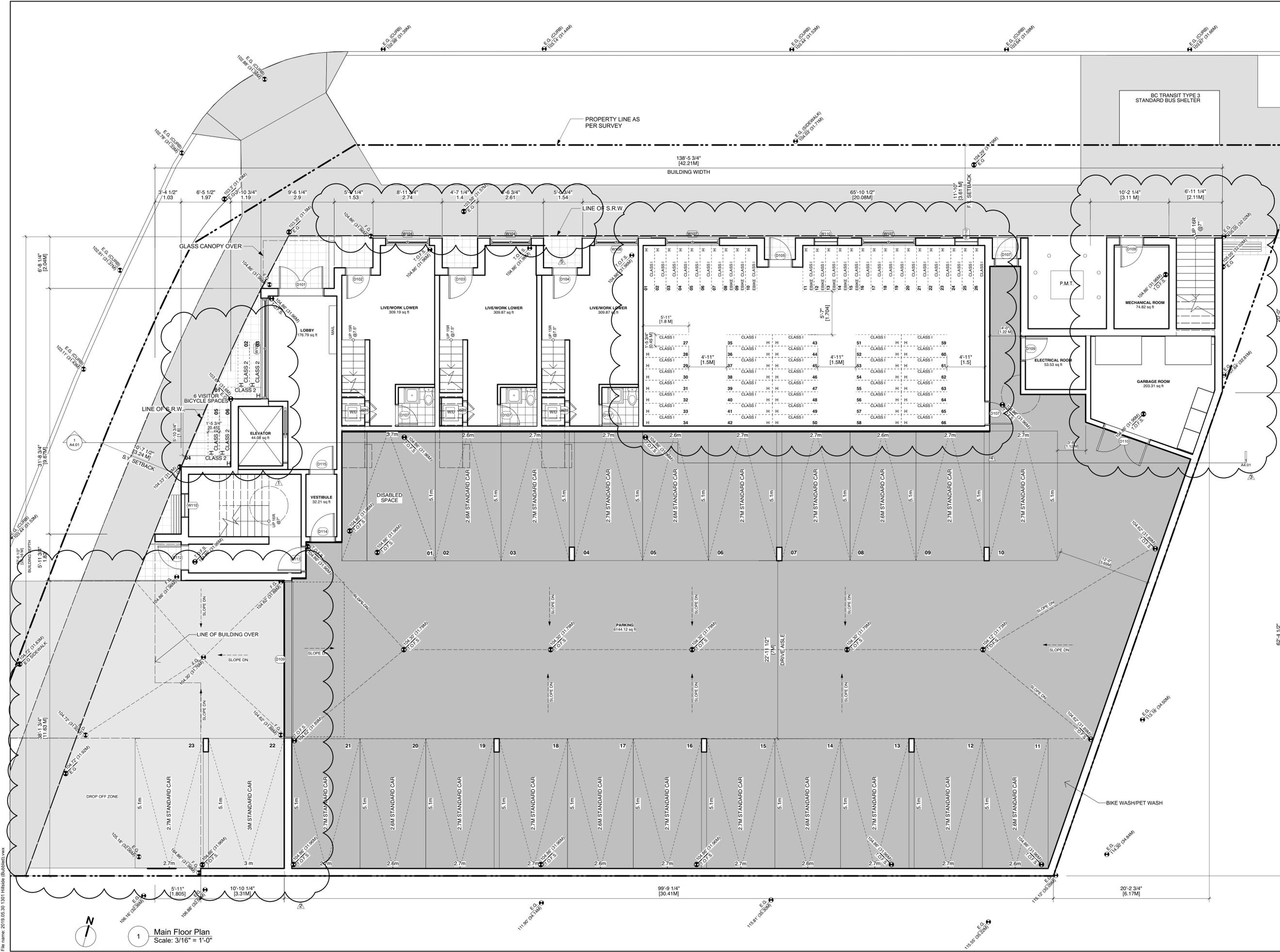
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	2019.05.29	A1.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	
217.29	As Noted	

File Name: 2019.05.30_1301 Hillside (Bubble).dwg

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



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

Sheet Title
Main Floor Plan

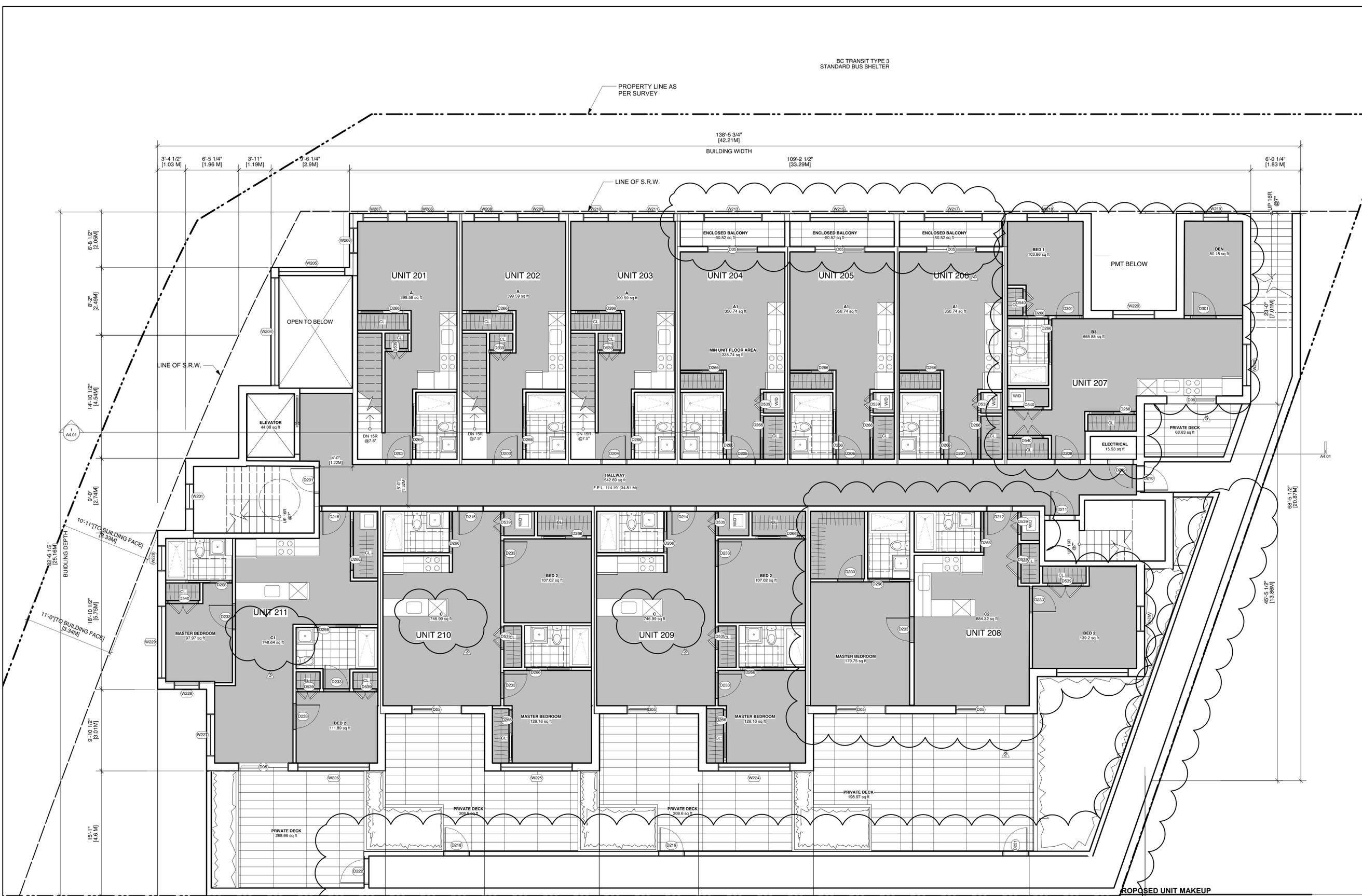
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Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

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

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BC TRANSIT TYPE 3
 STANDARD BUS SHELTER



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

PROPOSED UNIT MAKEUP

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

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

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

No.	Date	Issue Notes

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

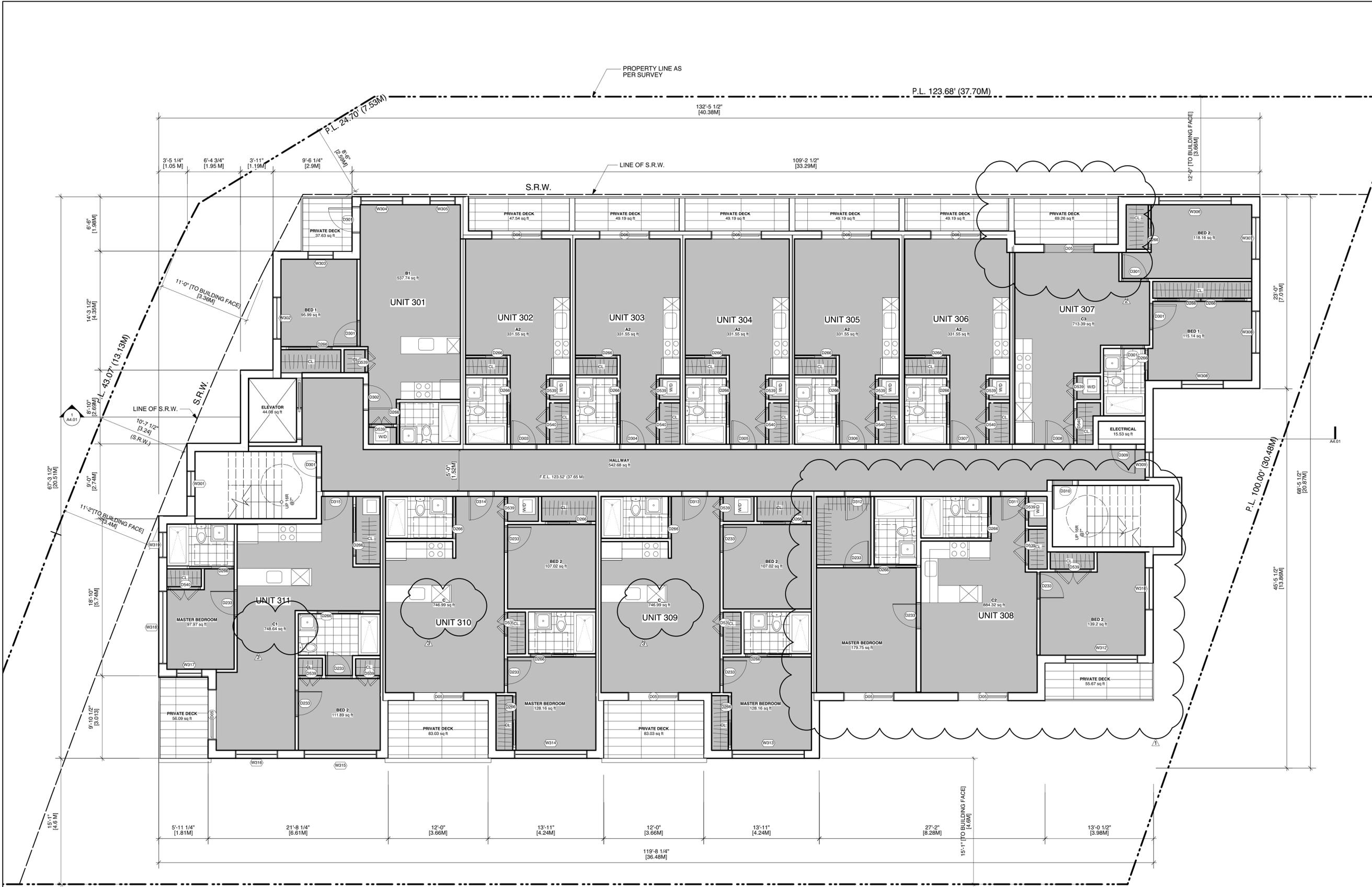
Sheet Title
2nd Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.05.29	A2.02

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 Project ID 217.29 Scale As Noted Issue/Revision

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Architect
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Issue Date
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
3rd Floor Plan

PROPOSED UNIT MAKEUP

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

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

Issue Date	Plot Date	Sheet No.
2019.05.29	2019.05.29	A2.03

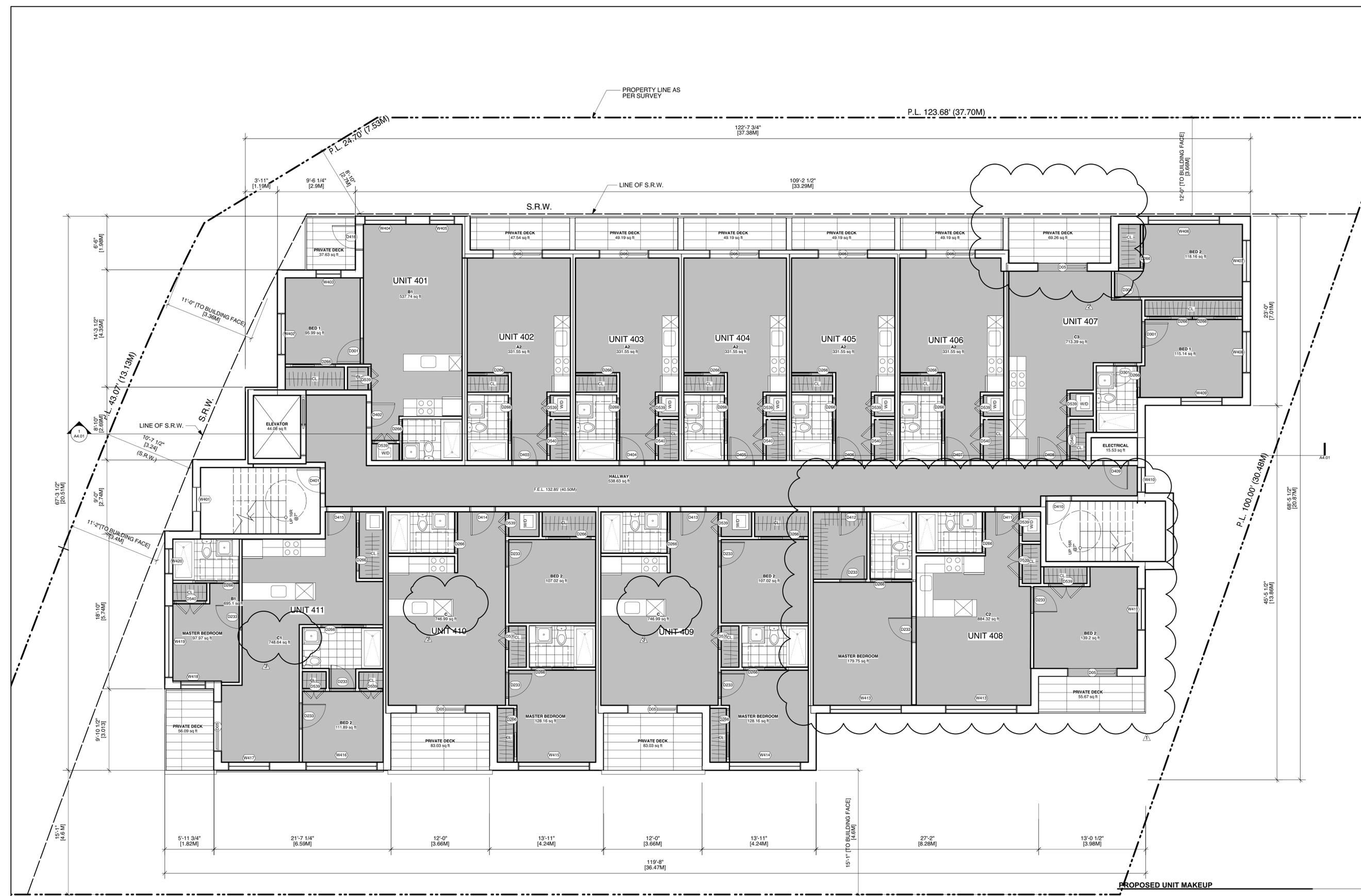
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 Reviewed By: NR
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 Checked By: NR
 Project ID: 217.29
 Scale: As Noted
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1 Third Floor Plan
 Scale: 3/16" = 1'-0"

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Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
4th Floor Plan

PROPOSED UNIT MAKEUP

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

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

Issue Date	Plot Date	Sheet No.
2019.05.29	2019.05.29	A2.04

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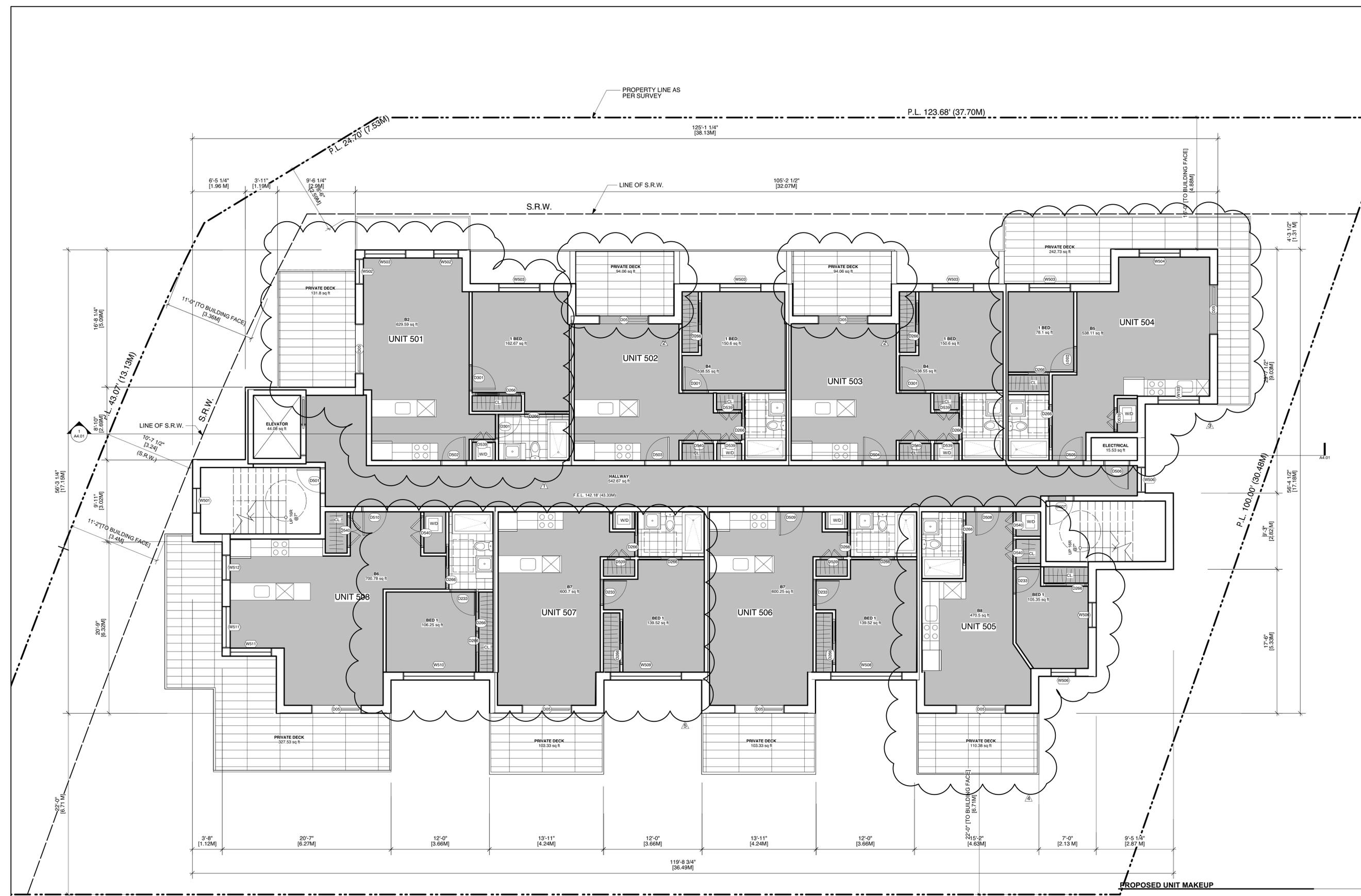
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1 Fourth Floor Plan
 Scale: 3/16" = 1'-0"

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Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
5th Floor Plan

PROPOSED UNIT MAKEUP

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

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

Issue Date	Plot Date	Sheet No.
	2019.05.29	A2.05

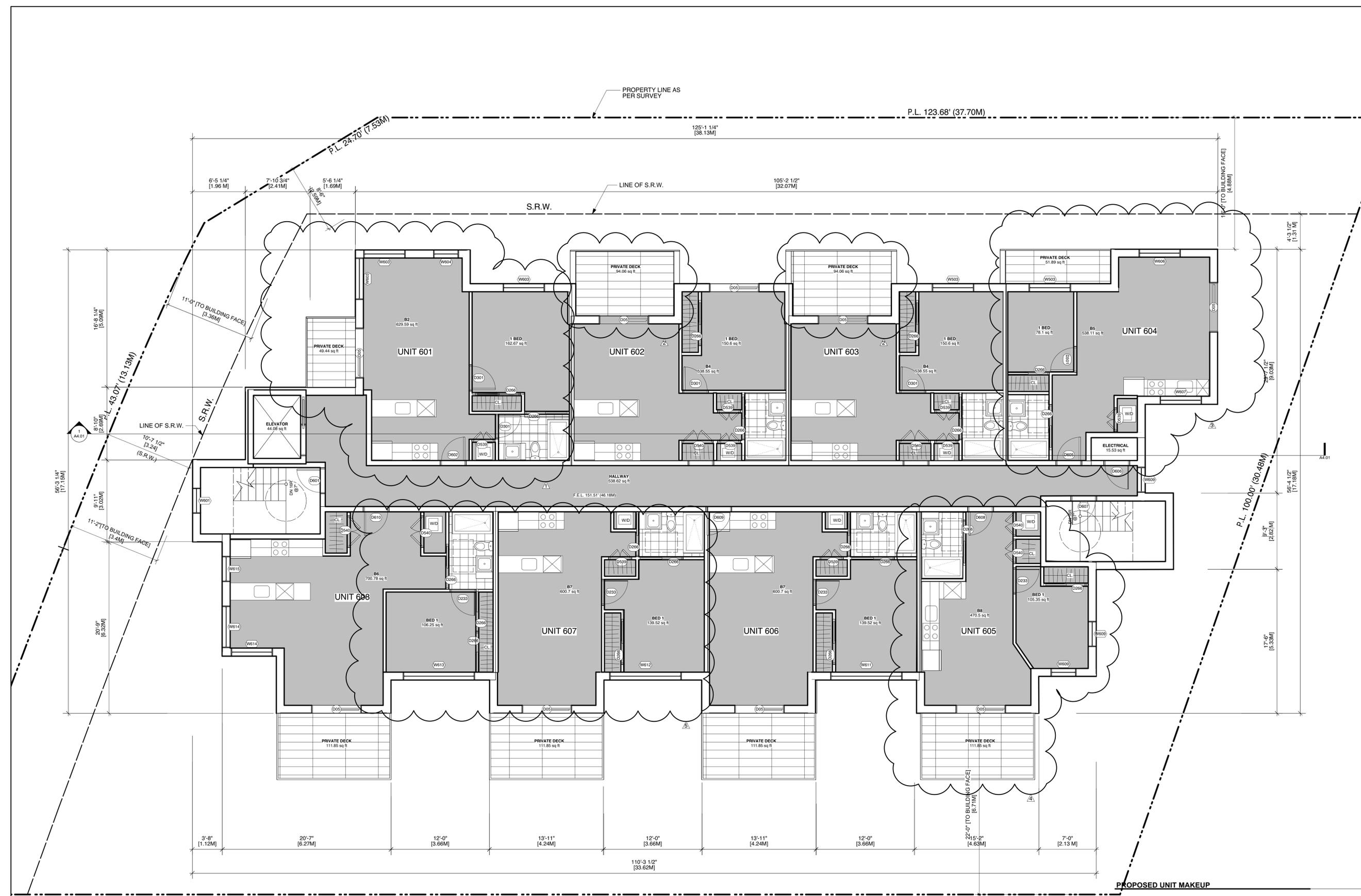
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 Drawn By: AP
 Checked By: NR
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 Scale: As Noted
 Issue/Revision:

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

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No.	Date	Issue Notes

Issues
 Consultant
 Architect

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

Sheet Title
6th Floor Plan

PROPOSED UNIT MAKEUP

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

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

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

Issue Date	Plot Date	Sheet No.
	2019.05.29	A2.06

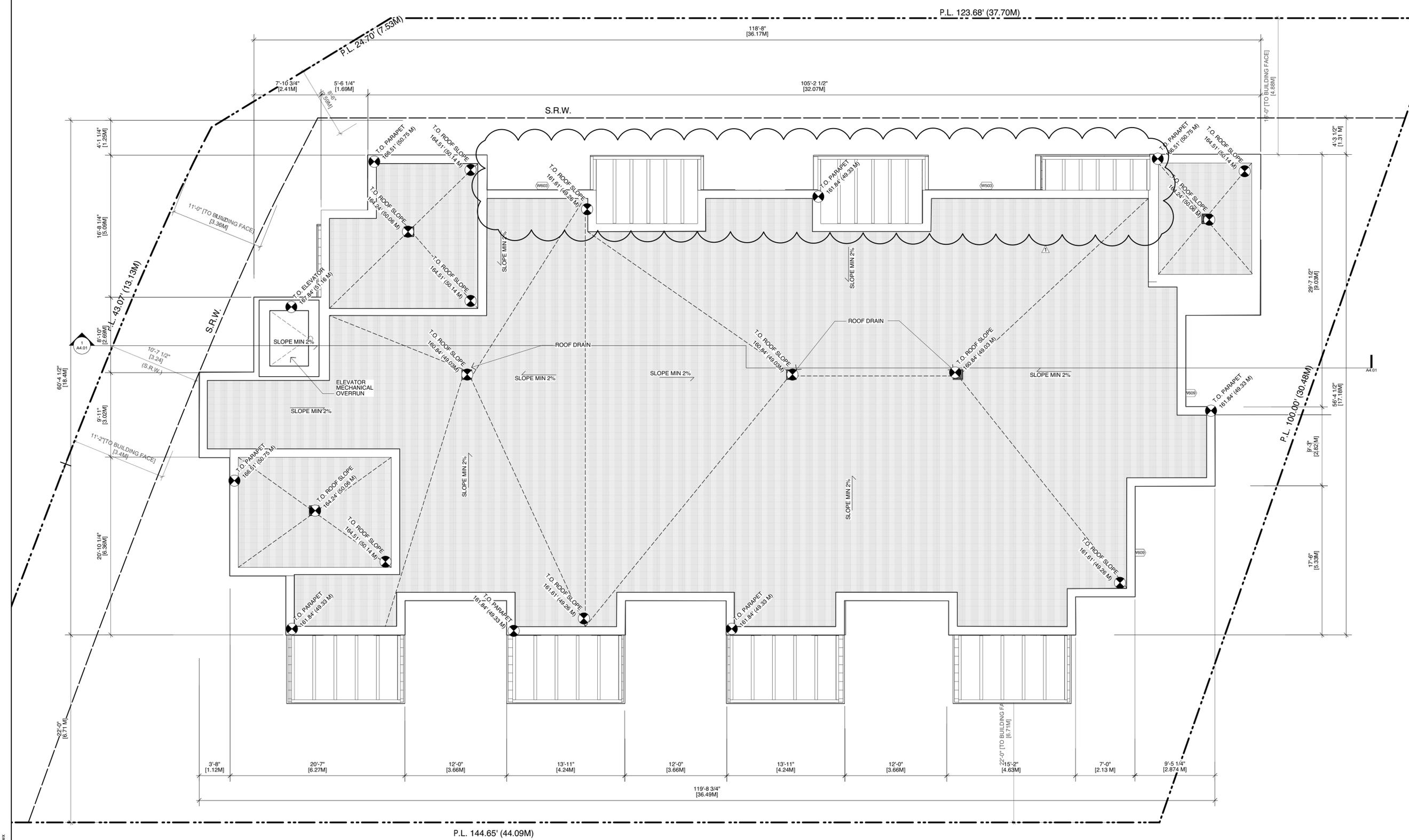
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1 Sixth Floor Plan
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Issues
 Consultant
 Architect

SH
A **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA
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Seal
 Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
Roof Plan

Issue Date	Plot Date	Sheet No.
	2019.05.29	A2.07
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

File name: 2019.05.30_1301 Hillside (Bubble).dwg



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

EXTERIOR FINISH SCHEDULE

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

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No.	Date	Issue Notes

Architect

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

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

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

File name: 2019.05.30 - 1301 Hillside (Bubble).vwx

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
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138'-5 3/4" [BUILDING WIDTH]
 [42.21M]



No.	Date	Issue Notes

Architect

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

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

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

File name: 2019.05.30_1301 Hillside (Bubble).dwg

EXTERIOR FINISH SCHEDULE

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

Architect



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 phone - 604.688.2585 fax - 604.688.7486

Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Elevations

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

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



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

File Name: 2019.05.30_1301 Hillside (Bubble).vwx

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
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No.	Date	Issue Notes

Architect

SH
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 MEMBERS AIBC - RAIC - AIA
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Seal

Project Title
1301 Hillside Ave.

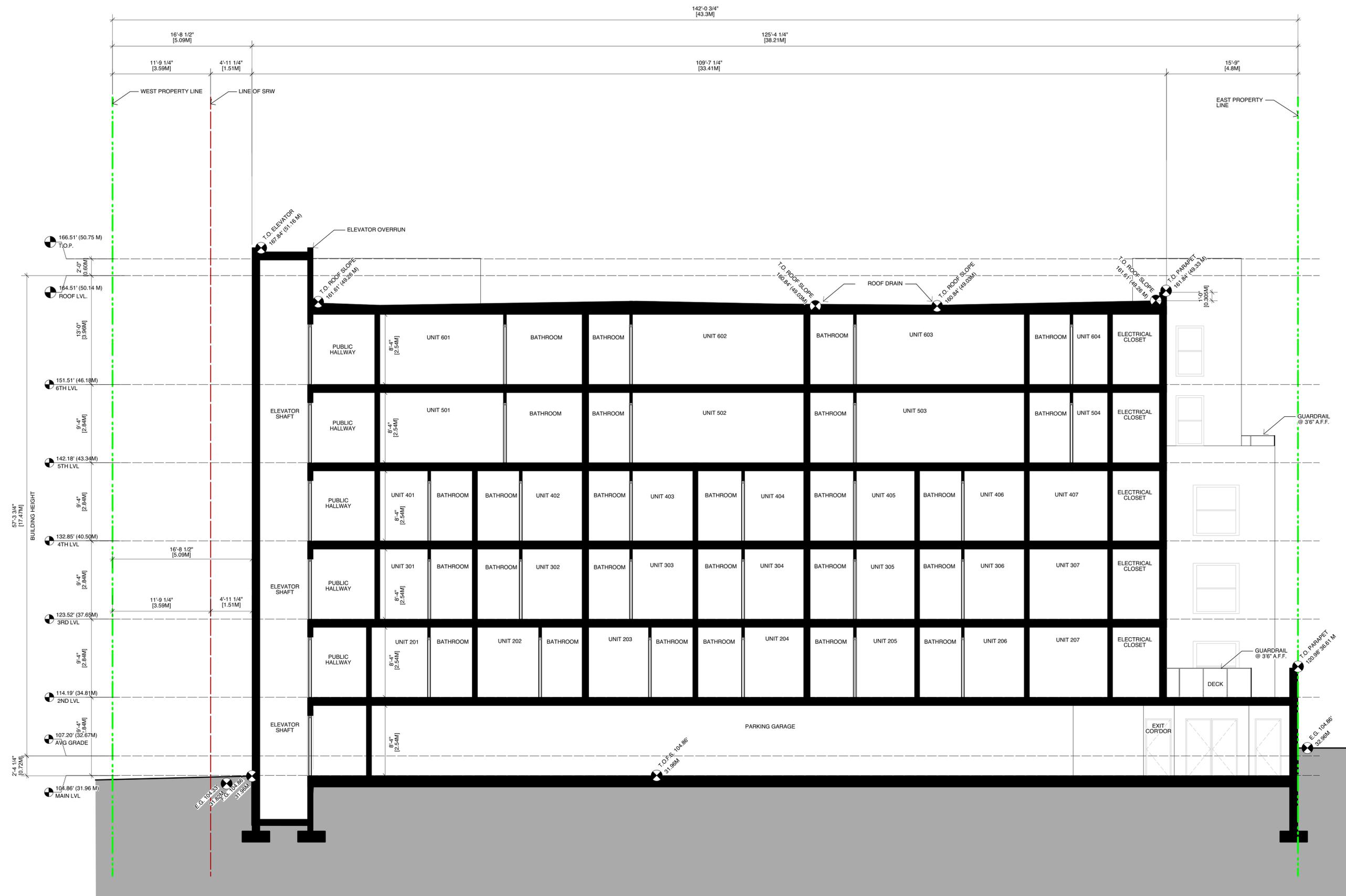
1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

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

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

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

No.	Date	Issue Notes

Architect

SH **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA

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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Building Sections

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

File name: 2019.05.30_1301 Hillside (Bubble).vwx



1 NW Corner - Aerial
NTS



3 SW Corner - Aerial
NTS



2 NW Corner - Street Level
NTS



4 NE - Aerial
NTS

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No.	Date	Issue Notes

SH
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Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC
Sheet Title
Perspectives

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

File Name: 2019.05.30_1301 Hillside Ave (Babbler).dwg

WINDOW SCHEDULE

QUANTITY	WINDOW SPEC.		Size		Window Data			
	WINDOW NO.	WINDOW ID.	O.A. WIDTH	O.A. Height	Mfr	Model No.	Accessories	Notes
1	W103		13'0"	4'0"	-	-	-	-
1	W103		5'0"	7'6"	-	-	-	-
1	W104		5'8"	4'0"	-	-	-	-
1	W104		5'4"	4'0"	-	-	-	-
1	W106		5'8"	4'0"	-	-	-	-
1	W107		7'0"	4'0"	-	-	-	-
1	W107		7'0"	4'0"	-	-	-	-
1	W110		3'0"	7'6"	-	-	-	-
1	W110		3'0"	7'6"	-	-	-	-
1	W110		3'0"	7'6"	-	-	-	-
1	W201		3'0"	7'6"	-	-	-	-
1	W204		13'0"	7'6"	-	-	-	-
1	W205		8'0"	7'6"	-	-	-	-
1	W206		3'0"	7'6"	-	-	-	-
1	W207		3'0"	7'6"	-	-	-	-
1	W208		3'0"	7'6"	-	-	-	-
1	W208		5'0"	7'6"	-	-	-	-
1	W209		5'0"	7'6"	-	-	-	-
1	W210		3'0"	7'6"	-	-	-	-
1	W211		5'0"	7'6"	-	-	-	-
1	W213		7'0"	7'6"	-	-	-	-
1	W215		7'0"	7'6"	-	-	-	-
1	W217		7'0"	7'6"	-	-	-	-
1	W218		5'0"	7'6"	-	-	-	-
1	W219		3'0"	7'6"	-	-	-	-
1	W219		3'0"	7'6"	-	-	-	-
1	W220		5'0"	7'6"	-	-	-	-
1	W220		5'0"	7'6"	-	-	-	-
1	W223		8'8"	7'6"	-	-	-	-
1	W224		8'8"	7'6"	-	-	-	-
1	W225		8'8"	7'6"	-	-	-	-
1	W226		8'8"	7'6"	-	-	-	-
1	W227		5'0"	7'6"	-	-	-	-
1	W228		3'0"	7'6"	-	-	-	-
1	W228		3'0"	7'6"	-	-	-	-
1	W229		8'8"	7'6"	-	-	-	-
1	W301		3'0"	7'6"	-	-	-	-
1	W302		5'0"	7'6"	-	-	-	-
1	W303		3'0"	7'6"	-	-	-	-
1	W304		5'0"	7'6"	-	-	-	-
1	W305		3'0"	7'6"	-	-	-	-
1	W306		8'8"	7'6"	-	-	-	-
1	W307		5'0"	7'6"	-	-	-	-
1	W308		5'0"	7'6"	-	-	-	-
1	W308		5'0"	7'6"	-	-	-	-
1	W309		3'0"	7'6"	-	-	-	-
1	W310		5'0"	7'6"	-	-	-	-
1	W312		8'8"	7'6"	-	-	-	-
1	W313		8'8"	7'6"	-	-	-	-
1	W314		8'8"	7'6"	-	-	-	-
1	W315		8'8"	7'6"	-	-	-	-
1	W316		5'0"	7'6"	-	-	-	-
1	W317		3'0"	7'6"	-	-	-	-
1	W318		8'8"	7'6"	-	-	-	-
1	W319		3'0"	7'6"	-	-	-	-
1	W401		3'0"	7'6"	-	-	-	-
1	W402		5'0"	7'6"	-	-	-	-
1	W403		3'0"	7'6"	-	-	-	-
1	W404		5'0"	7'6"	-	-	-	-
1	W405		3'0"	7'6"	-	-	-	-
1	W406		8'8"	7'6"	-	-	-	-
1	W407		5'0"	7'6"	-	-	-	-
1	W408		5'0"	7'6"	-	-	-	-
1	W409		5'0"	7'6"	-	-	-	-
1	W410		3'0"	7'6"	-	-	-	-
1	W411		5'0"	7'6"	-	-	-	-
1	W413		8'8"	7'6"	-	-	-	-
1	W413		8'8"	7'6"	-	-	-	-
1	W414		8'8"	7'6"	-	-	-	-
1	W415		8'8"	7'6"	-	-	-	-
1	W416		8'8"	7'6"	-	-	-	-
1	W417		5'0"	7'6"	-	-	-	-
1	W418		3'0"	7'6"	-	-	-	-
1	W419		8'8"	7'6"	-	-	-	-
1	W420		3'0"	7'6"	-	-	-	-
1	W501		3'0"	7'6"	-	-	-	-
1	W502		3'0"	7'6"	-	-	-	-
1	W502		3'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W503		5'0"	7'6"	-	-	-	-
1	W504		5'0"	7'6"	-	-	-	-
1	W506		3'0"	7'6"	-	-	-	-
1	W506		3'0"	7'6"	-	-	-	-
1	W506		3'0"	7'6"	-	-	-	-
1	W508		8'8"	7'6"	-	-	-	-
1	W509		8'8"	7'6"	-	-	-	-
1	W510		8'8"	7'6"	-	-	-	-
1	W511		5'0"	7'6"	-	-	-	-
1	W511		5'0"	7'6"	-	-	-	-
1	W512		3'0"	7'6"	-	-	-	-
1	W601		3'0"	7'6"	-	-	-	-
1	W603		5'0"	7'6"	-	-	-	-
1	W603		5'0"	7'6"	-	-	-	-
1	W604		3'0"	7'6"	-	-	-	-
1	W605		5'0"	7'6"	-	-	-	-
1	W607		5'0"	7'6"	-	-	-	-
1	W609		3'0"	7'6"	-	-	-	-
1	W609		3'0"	7'6"	-	-	-	-
1	W609		3'0"	7'6"	-	-	-	-
1	W612		8'8"	7'6"	-	-	-	-
1	W613		8'8"	7'6"	-	-	-	-
1	W614		5'0"	7'6"	-	-	-	-
1	W614		5'0"	7'6"	-	-	-	-
1	W615		3'0"	7'6"	-	-	-	-

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No.	Date	Issue Notes
-----	------	-------------

Issues
 Consultant
 Architect

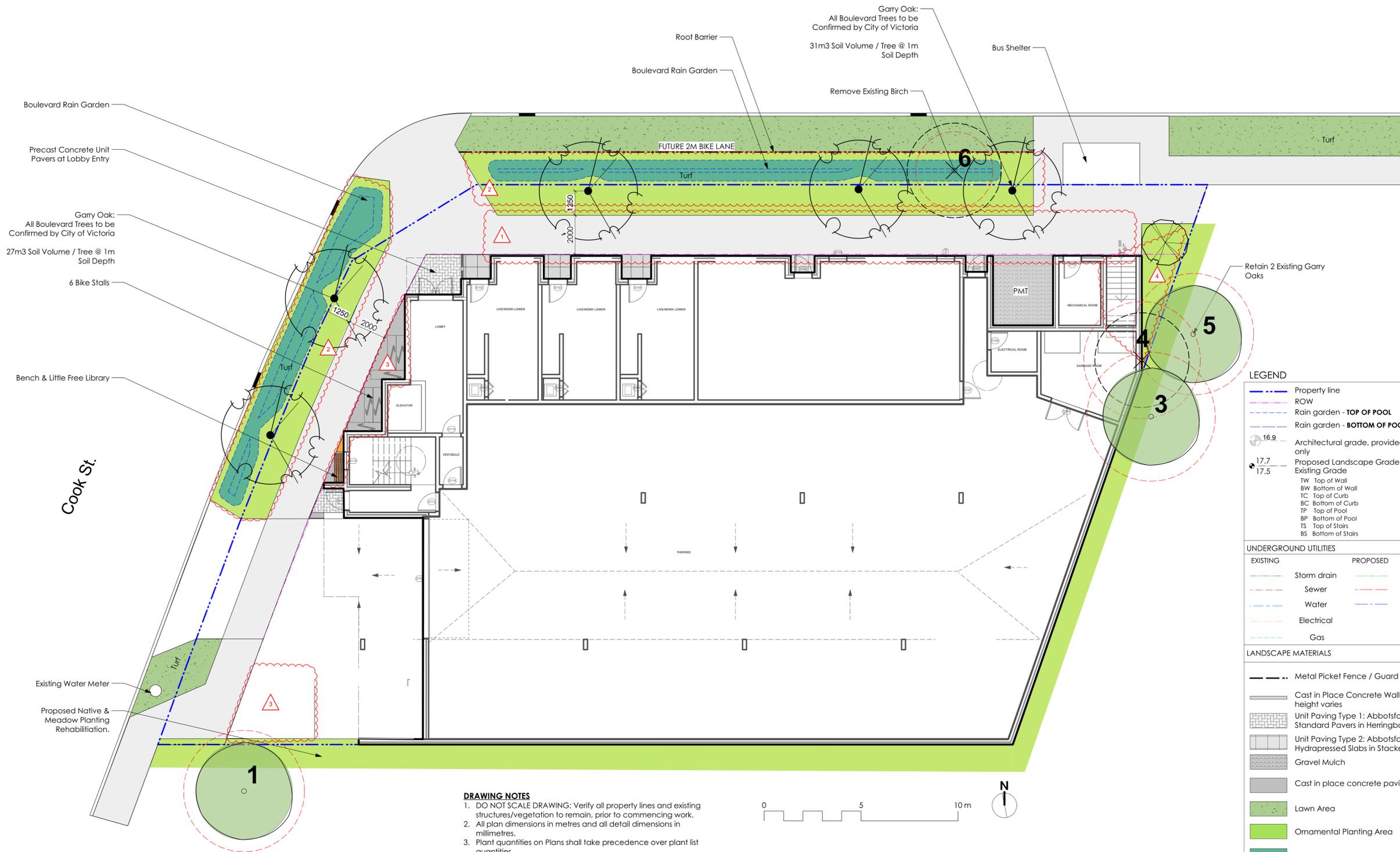
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 phone - 604.688.2585 fax - 604.688.7486

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

Sheet Title
Window Schedule

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

Hillside Ave



- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



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

LEGEND

	Property line
	ROW
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
	Architectural grade, provided for reference only
	Proposed Landscape Grade
	Existing Grade
	Top of Wall
	Bottom of Wall
	Top of Curb
	Bottom of Curb
	Top of Pool
	Top of Stairs
	Bottom of Stairs

UNDERGROUND UTILITIES

EXISTING	PROPOSED

LANDSCAPE MATERIALS

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



NOT FOR CONSTRUCTION

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

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

client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

sheet title
Ground Floor Landscape Materials

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

L1.01

NOT FOR CONSTRUCTION

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

Murdoch de Greeff INC
Landscape Planning & Design

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Fax: 250.412.2892

client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

sheet title
**Second Floor
Landscape
Materials**

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

L1.02



LEGEND

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

UNDERGROUND UTILITIES

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	Gas

LANDSCAPE MATERIALS

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

Tree Protection:

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

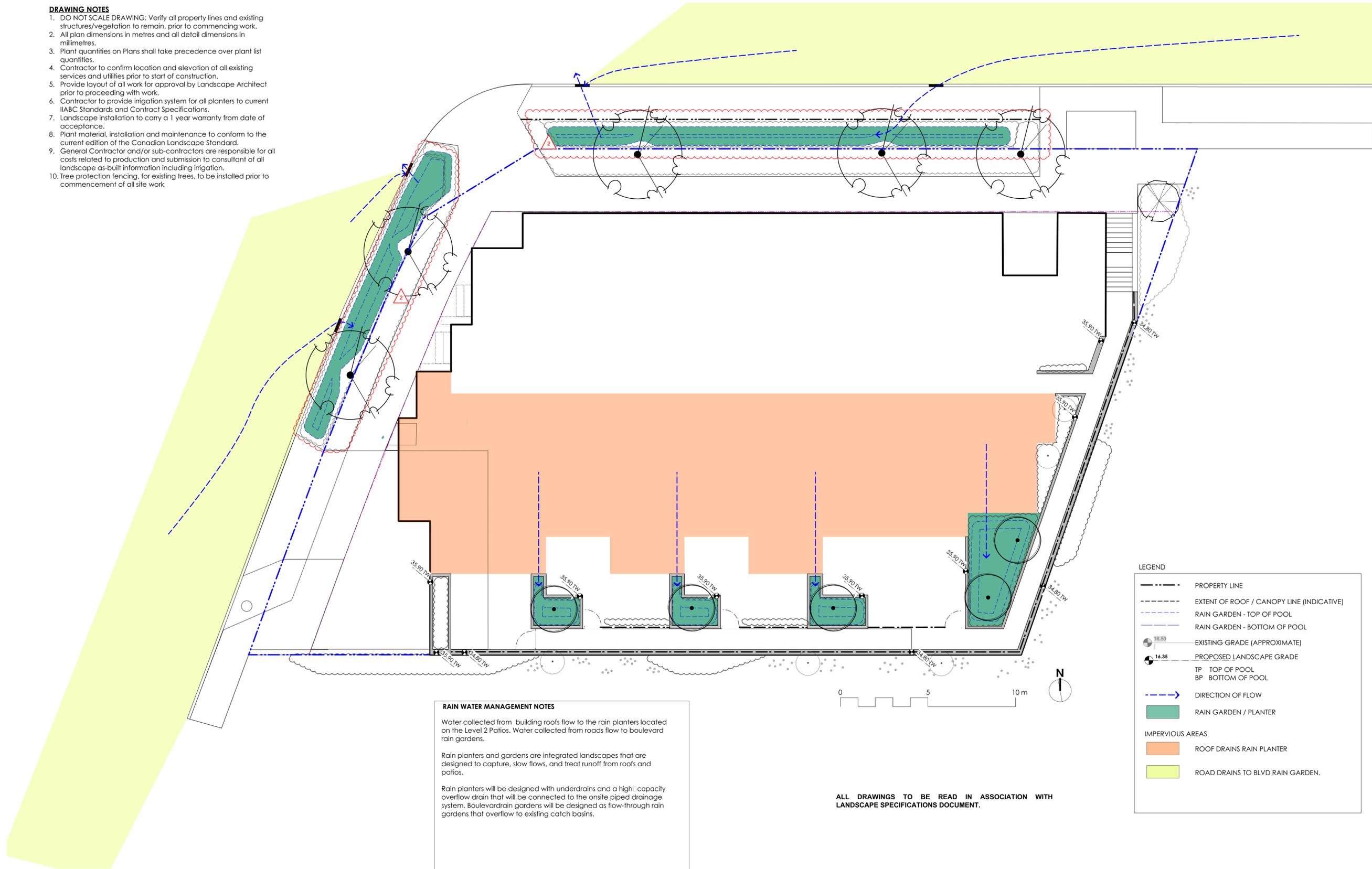
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 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IAABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

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



DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
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RAIN WATER MANAGEMENT NOTES

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

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

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

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LEGEND

- PROPERTY LINE
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- EXISTING GRADE (APPROXIMATE)
- PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN / PLANTER

IMPERVIOUS AREAS

- ROOF DRAINS RAIN PLANTER
- ROAD DRAINS TO BLVD RAIN GARDEN.

NOT FOR CONSTRUCTION

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

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client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

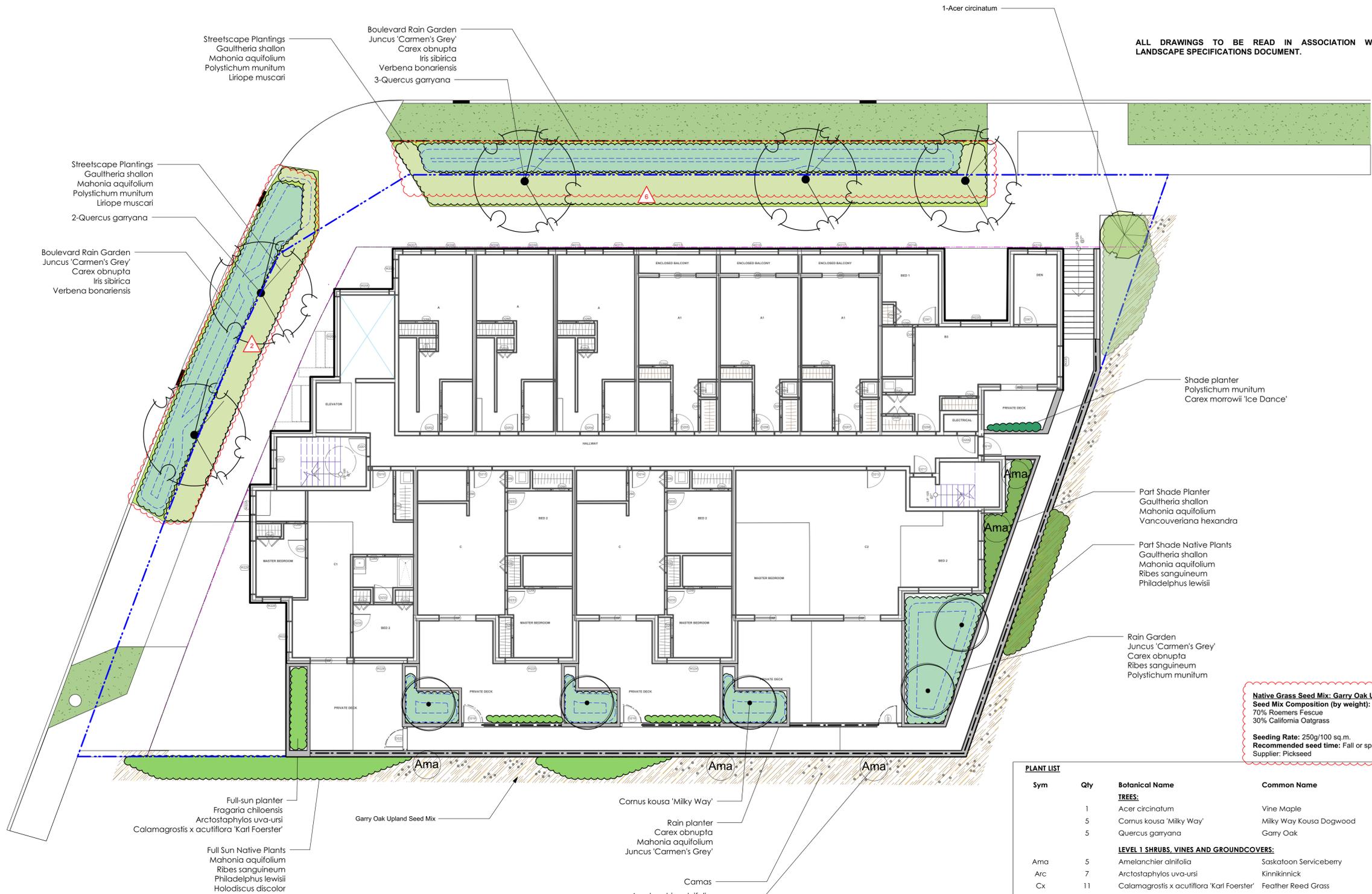
sheet title
Stormwater Plan

project no.	117.31
scale	1:100
drawn by	TB
checked by	SM/PdG
revision no.	sheet no.
3	L1.03

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4	DP Rev 03	2019.06.04
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Native Grass Seed Mix: Garry Oak Upland Mix (Pickseed)
Seed Mix Composition (by weight):
 70% Roemers Fescue
 30% California Oatgrass
Seeding Rate: 250g/100 sq.m.
Recommended seed time: Fall or spring, soil temperature min 10° Celsius.
 Supplier: Pickseed

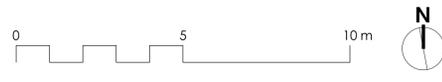
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	1	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
	5	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
	5	Quercus garryana	Garry Oak	4.0cm cal, b&b
LEVEL 1 SHRUBS, VINES AND GROUNDCOVERS:				
Ama	5	Amelanchier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

BOULEVARD PLANTING NOTES

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

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sheet title	Planting Plan
project no.	117.31
scale	1:100
drawn by	TB
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revision no.	sheet no.
3	L3.01