

GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2018 BRITISH COLUMBIA BUILDING CODE (BCBC), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES.
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS.
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPENCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD. UNLESS NOTED OTHERWISE.
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE. UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.). UNLESS NOTED OTHERWISE.
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.). UNLESS NOTED OTHERWISE.
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS. UNLESS NOTED OTHERWISE.

PROJECT TEAM

DEVELOPER

NVision Properties
301-1106 Cook St.,
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DRAWING INDEX


ARCHITECTURAL

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



1301 HILLSIDE
1301 Hillside Ave.
Victoria, BC

REZONING APPLICATION



CITY OF
VICTORIA

Revisions

Received Date:
January 17, 2020

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3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning
No.	Date	Issue Notes

Issues
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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

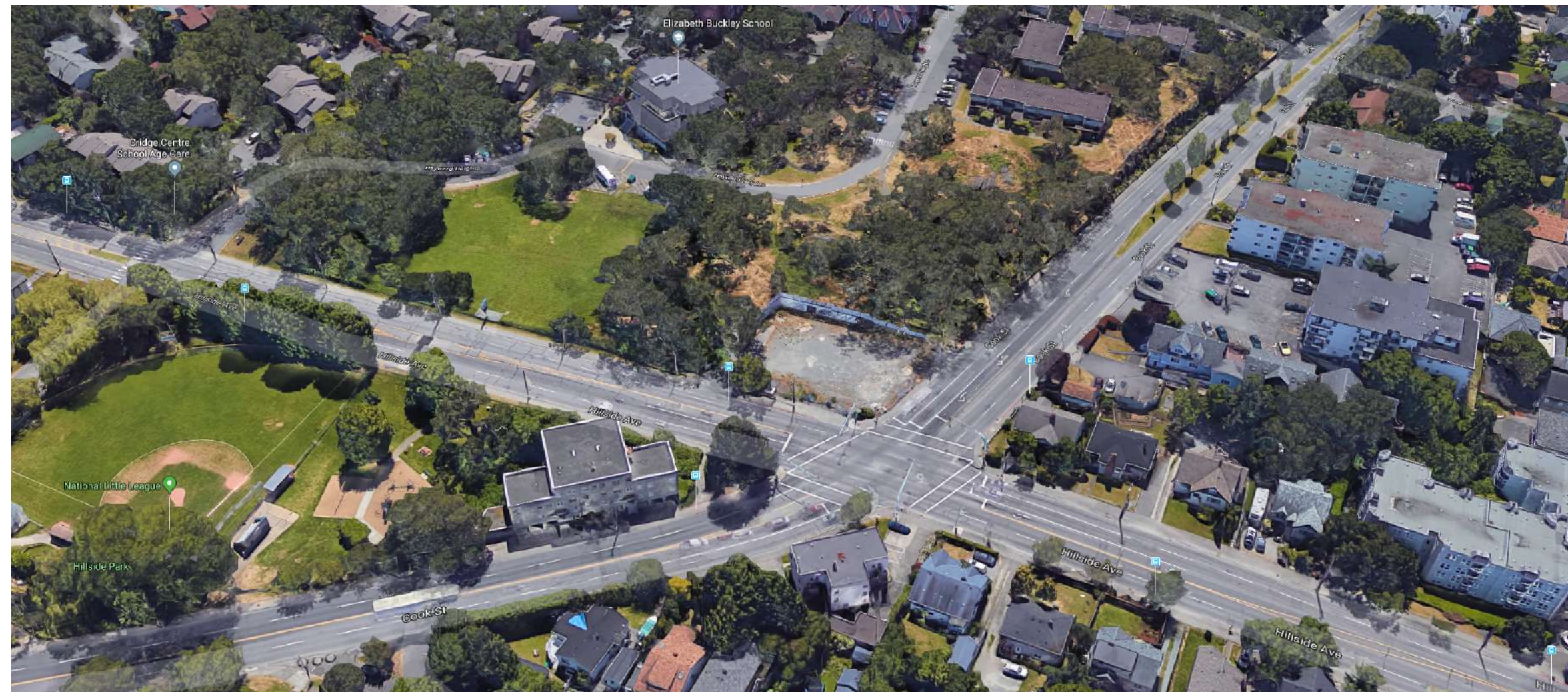
Sheet Title

Cover Sheet

Issue Date	Plot Date	Sheet No.
	2020.01.09	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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Project Title

1301 Hillside Ave.

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Victoria, BC

Sheet Title

Site Context

Issue Date	Plot Date	Sheet No.
	2020.01.09	A0.02

Designed By	Reviewed By
NR	NR

Drawn By	Checked By
OEM	NR

Project ID	Scale	Issue/Revision
217.29	AS NOTED	

File name: 2020.01.09 1301 Hillside (Hillside) vwx



1 JUNE 21 - 9 AM
NTS



2 JUNE 21 - 12 PM
NTS



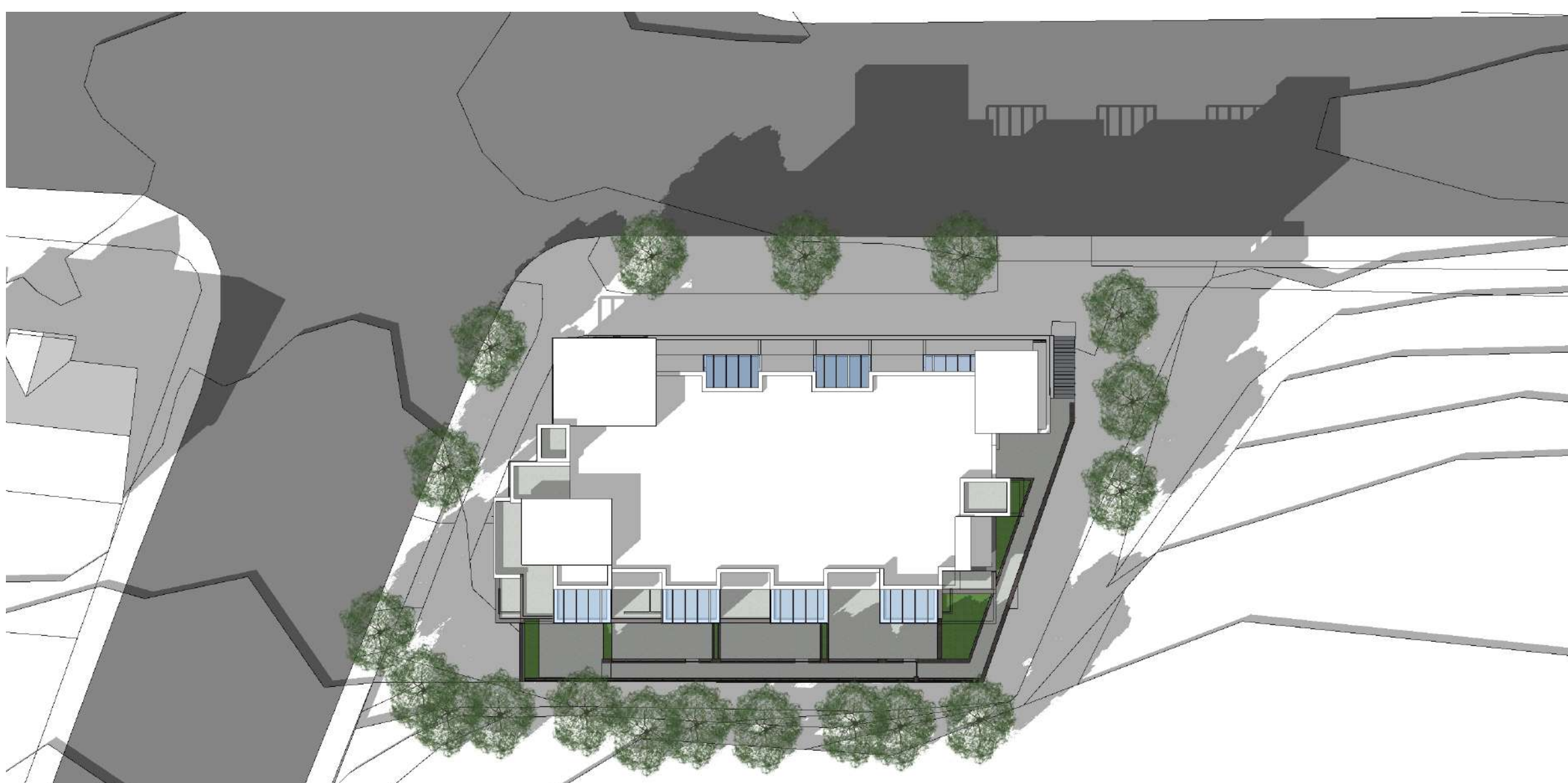
3 JUNE 21 - 3 PM
NTS



4 MAR/SEPT 21 - 9 AM
NTS



5 MAR/SEPT 21 - 12 pm
NTS



6 MAR/SEPT 21 - 3 pm
NTS

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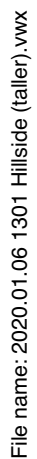
1301 Hillside Ave.

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Victoria, BC

Sheet Title

Shadow Studies

Issue Date	Plot Date	Sheet No.
	2020.01.09	A0.03
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision



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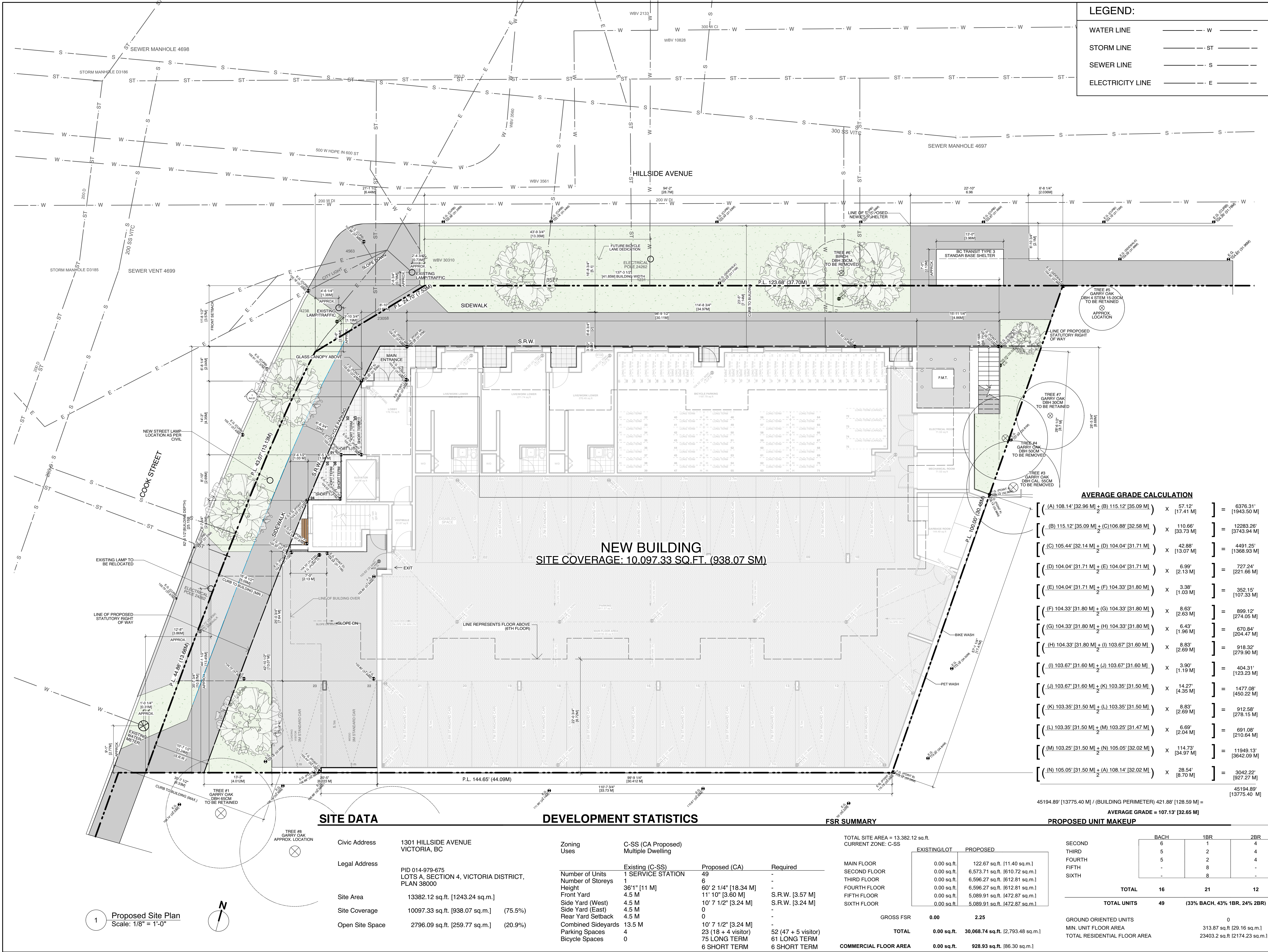
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Project Title	
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1301 Hillside Ave.
Victoria, BC

Issue Date	Plot Date	Sheet No. <div style="font-size: 48pt; text-align: center;">A1.01</div>
	2020.01.09	
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
OEM	NR	
Project ID	Scale	Issue/Revision
217_29	AS NOTED	



LEGEND:

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

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No. Date Issue Notes

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Seal

Issue Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Site Plan

AVERAGE GRADE CALCULATION

$\left[\left(\frac{(A) 108.14' [32.96 M]}{2} + \frac{(B) 115.12' [35.09 M]}{2} \right) \times 57.12' [17.41 M] \right]$	=	6376.31' [1943.50 M]
$\left[\left(\frac{(B) 115.12' [35.09 M]}{2} + \frac{(C) 106.88' [32.58 M]}{2} \right) \times 110.66' [33.73 M] \right]$	=	12283.28' [3743.94 M]
$\left[\left(\frac{(C) 105.44' [32.14 M]}{2} + \frac{(D) 104.04' [31.71 M]}{2} \right) \times 42.88' [13.07 M] \right]$	=	4491.25' [1368.93 M]
$\left[\left(\frac{(D) 104.04' [31.71 M]}{2} + \frac{(E) 104.04' [31.71 M]}{2} \right) \times 6.99' [2.13 M] \right]$	=	727.24' [221.66 M]
$\left[\left(\frac{(E) 104.04' [31.71 M]}{2} + \frac{(F) 104.33' [31.80 M]}{2} \right) \times 3.38' [1.03 M] \right]$	=	352.15' [107.33 M]
$\left[\left(\frac{(F) 104.33' [31.80 M]}{2} + \frac{(G) 104.33' [31.80 M]}{2} \right) \times 8.63' [2.63 M] \right]$	=	899.12' [274.05 M]
$\left[\left(\frac{(G) 104.33' [31.80 M]}{2} + \frac{(H) 104.33' [31.80 M]}{2} \right) \times 6.43' [1.96 M] \right]$	=	670.84' [204.47 M]
$\left[\left(\frac{(H) 104.33' [31.80 M]}{2} + \frac{(I) 103.67' [31.60 M]}{2} \right) \times 8.83' [2.69 M] \right]$	=	918.32' [279.90 M]
$\left[\left(\frac{(I) 103.67' [31.60 M]}{2} + \frac{(J) 103.67' [31.60 M]}{2} \right) \times 3.90' [1.19 M] \right]$	=	404.31' [123.23 M]
$\left[\left(\frac{(J) 103.67' [31.60 M]}{2} + \frac{(K) 103.35' [31.50 M]}{2} \right) \times 14.27' [4.35 M] \right]$	=	1477.08' [450.22 M]
$\left[\left(\frac{(K) 103.35' [31.50 M]}{2} + \frac{(L) 103.35' [31.50 M]}{2} \right) \times 8.83' [2.69 M] \right]$	=	912.58' [278.15 M]
$\left[\left(\frac{(L) 103.35' [31.50 M]}{2} + \frac{(M) 103.25' [31.47 M]}{2} \right) \times 6.69' [2.04 M] \right]$	=	691.08' [210.64 M]
$\left[\left(\frac{(M) 103.25' [31.50 M]}{2} + \frac{(N) 105.05' [32.02 M]}{2} \right) \times 114.73' [34.97 M] \right]$	=	11949.13' [3642.09 M]
$\left[\left(\frac{(N) 105.05' [31.50 M]}{2} + \frac{(A) 108.14' [32.02 M]}{2} \right) \times 28.54' [8.70 M] \right]$	=	3042.22' [927.27 M]

45194.89' [13775.40 M] / (BUILDING PERIMETER) 421.88' [128.59 M] =
AVERAGE GRADE = 107.13' [32.65 M]

SITE DATA

Civic Address	1301 HILLSIDE AVENUE VICTORIA, BC
Legal Address	PID 014-979-675 LOTS A, SECTION 4, VICTORIA DISTRICT, PLAN 38000
Site Area	13382.12 sq. ft. [1243.24 sq. m.]
Site Coverage	10097.33 sq. ft. [938.07 sq. m.] (75.5%)
Open Site Space	2796.09 sq. ft. [259.77 sq. m.] (20.9%)

DEVELOPMENT STATISTICS

Zoning Uses	C-SS (CA Proposed) Multiple Dwelling
Number of Units	Existing (C-SS) 1 SERVICE STATION
Number of Storeys	Proposed (CA) 6
Height	Required 60' 2 1/4" [18.34 M]
Front Yard	1' 10" [3.60 M] S.R.W. [3.57 M]
Side Yard (West)	4.5 M S.R.W. [3.24 M]
Side Yard (East)	4.5 M
Rear Yard Setback	4.5 M
Combined Sideyards	13.5 M
Parking Spaces	23 (18 + 4 visitor)
Bicycle Spaces	61 LONG TERM 6 SHORT TERM

FSR SUMMARY

TOTAL SITE AREA = 13,382.12 sq. ft.	EXISTING/LOT	PROPOSED
CURRENT ZONE: C-SS		
MAIN FLOOR	0.00 sq. ft.	122.67 sq. ft. [11.40 sq. m.]
SECOND FLOOR	0.00 sq. ft.	6,573.71 sq. ft. [610.72 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	2.25
TOTAL	0.00 sq. ft.	30,068.74 sq. ft. [2,793.48 sq. m.]
COMMERCIAL FLOOR AREA	0.00 sq. ft.	928.93 sq. ft. [86.30 sq. m.]

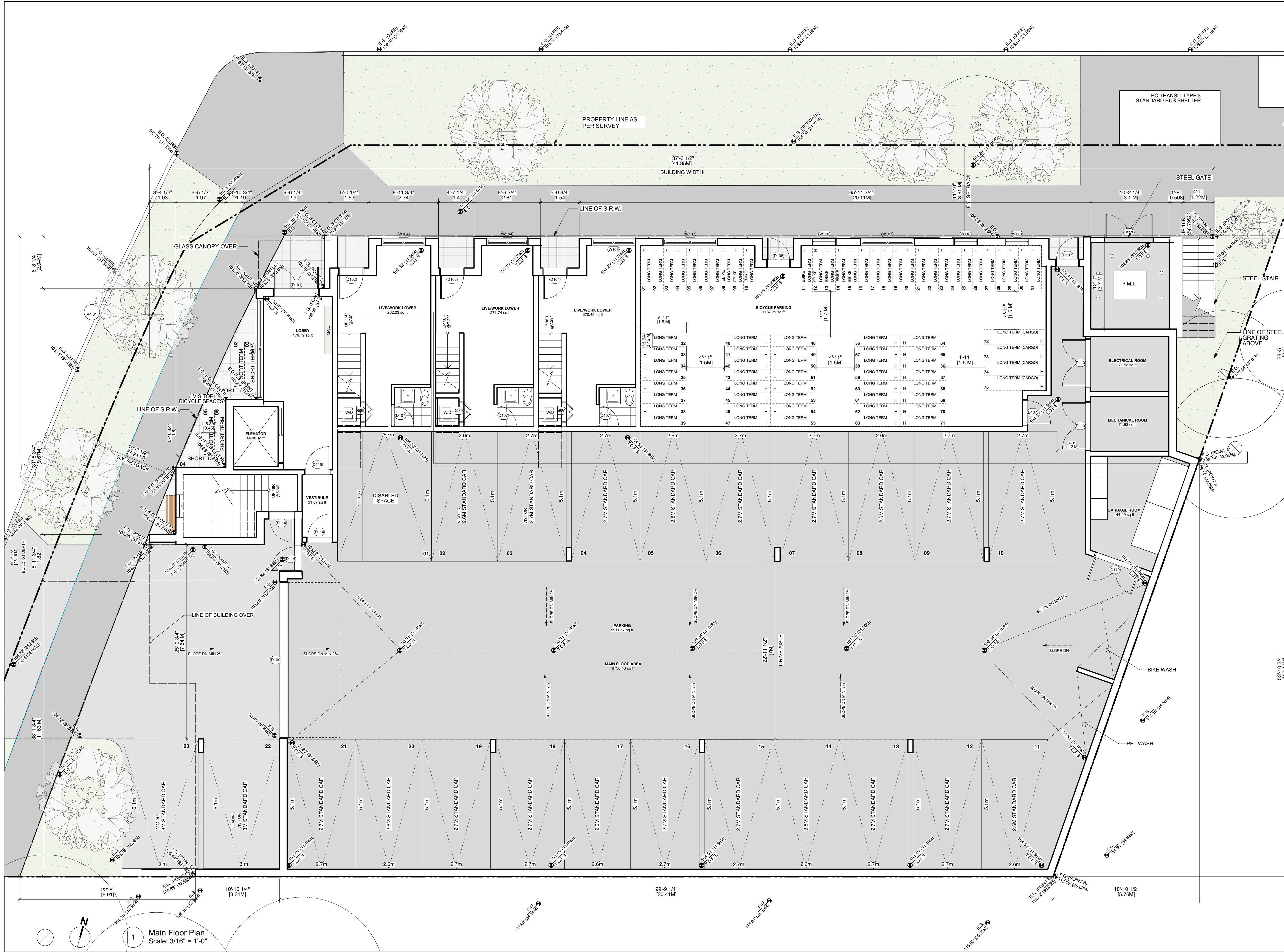
PROPOSED UNIT MAKEUP

	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		0	
MIN. UNIT FLOOR AREA		313.87 sq. ft. [29.16 sq. m.]	
TOTAL RESIDENTIAL FLOOR AREA		23403.2 sq. ft. [2174.23 sq. m.]	

Issue Date	Plot Date	Sheet No.
	2020.01.09	A1.02

Designed By	Reviewed By	A1.02
NR	NR	
Drawn By	Checked By	
AP	NR	
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No.	Date	Issue Notes
3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

Issues
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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Main Floor Plan

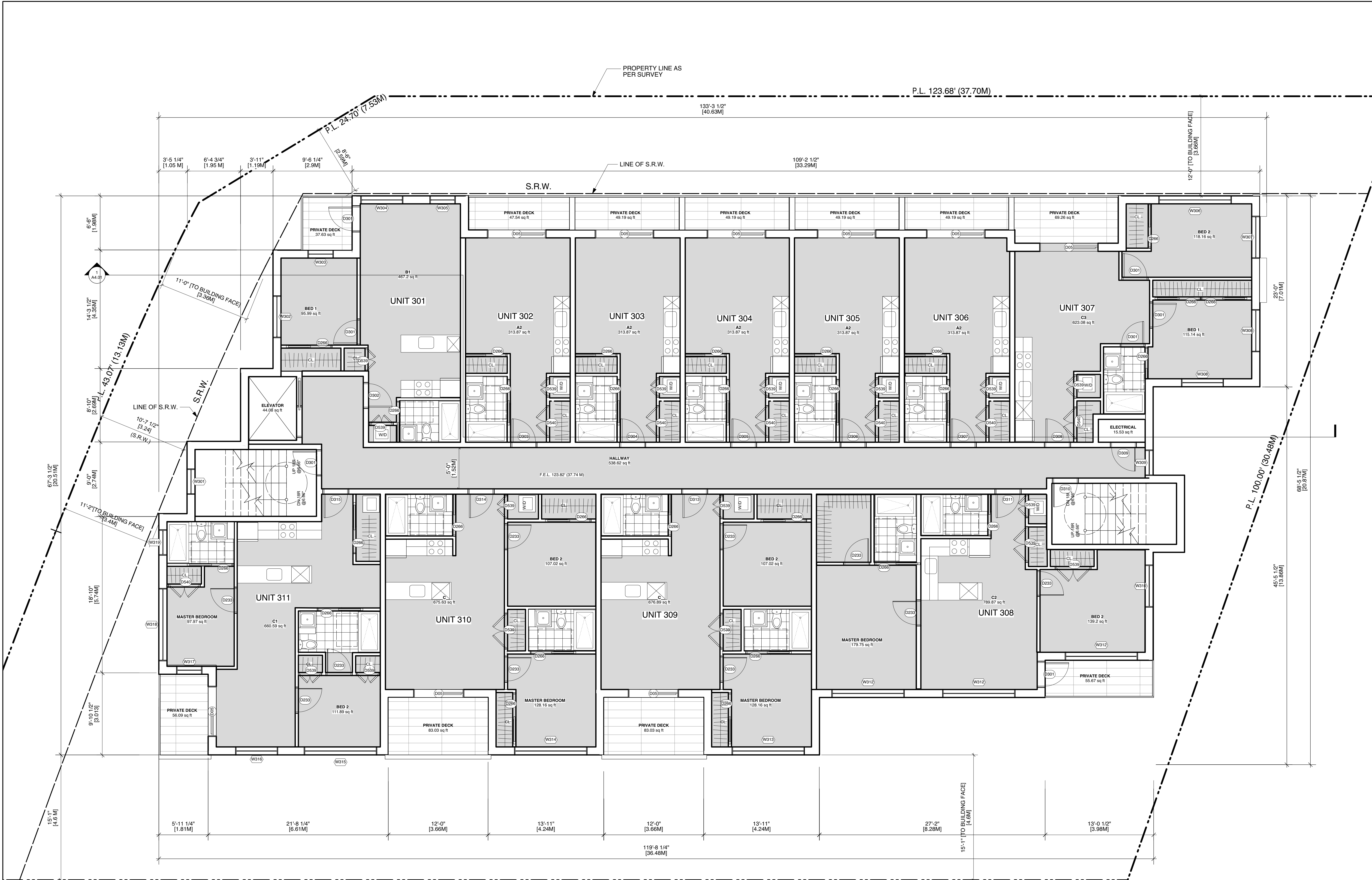
Issue Date	Plot Date	Sheet No.
	2020.01.09	A2.01

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NR	NR

Drawn By	Checked By
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1301 Hillside Ave.

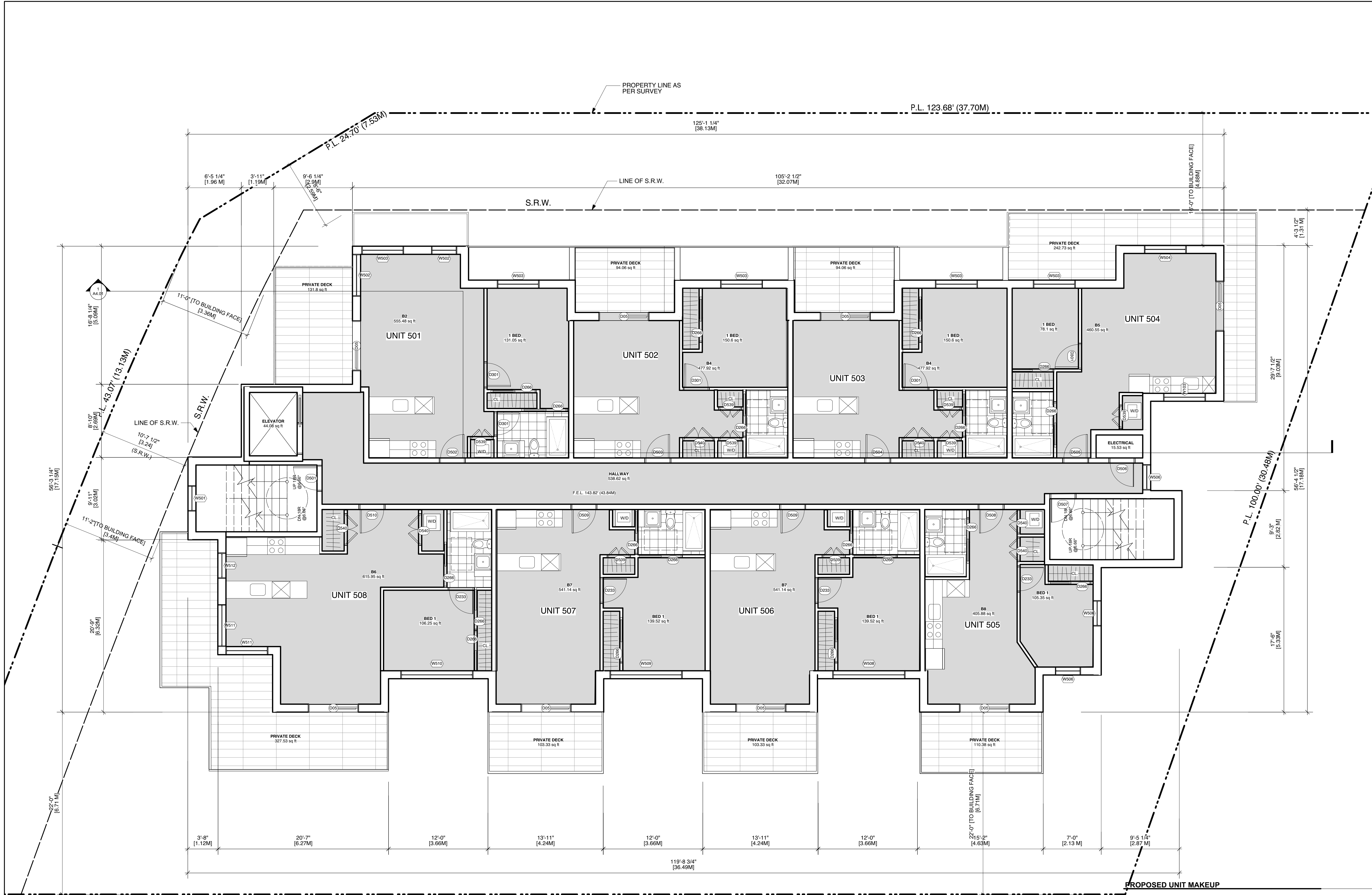
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Sheet Title

3rd Floor Plan

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	2020.01.09	A2.03
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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.

Victoria, BC

5th Floor Plan

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	
GROUND ORIENTED UNITS	0		
MIN. UNIT FLOOR AREA	313.87 sq.ft [29.16 sq.m.]		
TOTAL RESIDENTIAL FLOOR AREA	23403.2 sq.ft [2174.23 sq.m.]		

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Seal

Project Title

1301 Hillside Ave.

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Sheet Title

6th Floor Plan

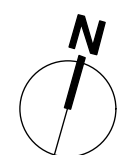
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Drawn By	Checked By	
AP	NR	
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PROPOSED UNIT MAKEUP

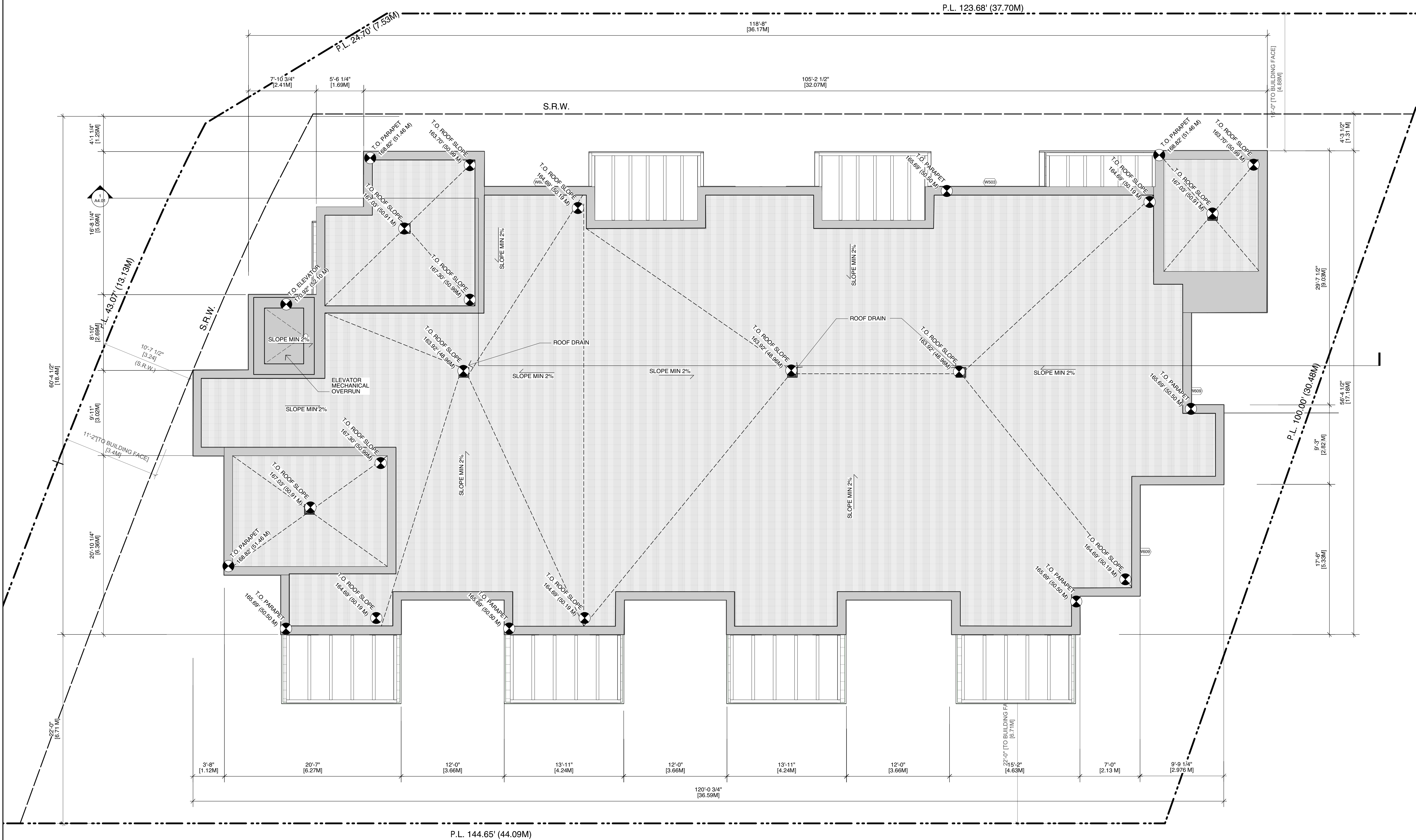
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SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12

TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)
GROUND ORIENTED UNITS		0
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TOTAL RESIDENTIAL FLOOR AREA		23403.2 sq.ft [2174.23 sq.m.]



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

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Project Title

1301 Hillside Ave.

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Roof Plan

Issue Date	Plot Date	Sheet No.
	2020.01.09	A2.07
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

EXTERIOR FINISH SCHEDULE

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

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3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

No.	Date	Issue Notes
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Architect

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2020.01.09	A3.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

EXTERIOR FINISH SCHEDULE

- A

BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B

FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C

METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D

VINYL FRAME GLAZING
- E

METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F

CURTAIN WALL GLAZING
- G

GLASS GUARDS
- H

PILASTER- STUCCO CLADDING
- I

WOOD FASCIA
- J

BRICK CORNICE
- K

METAL O/H GARAGE DOOR
- L

SLIDING GLASS DOOR
- M

3' SWING GLASS DOOR

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3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

No.	Date	Issue Notes
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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2020.01.09	A3.03
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

EXTERIOR FINISH SCHEDULE

- A

BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B

FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C

METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D

VINYL FRAME GLAZING
- E

METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F

CURTAIN WALL GLAZING
- G

GLASS GUARDS
- H

PILASTER- STUCCO CLADDING
- I

WOOD FASCIA
- J

BRICK CORNICE
- K

METAL O/H GARAGE DOOR
- L

SLIDING GLASS DOOR
- M

3' SWING GLASS DOOR

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3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

No.	Date	Issue Notes
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Seal

Project Title

1301 Hillside Ave.

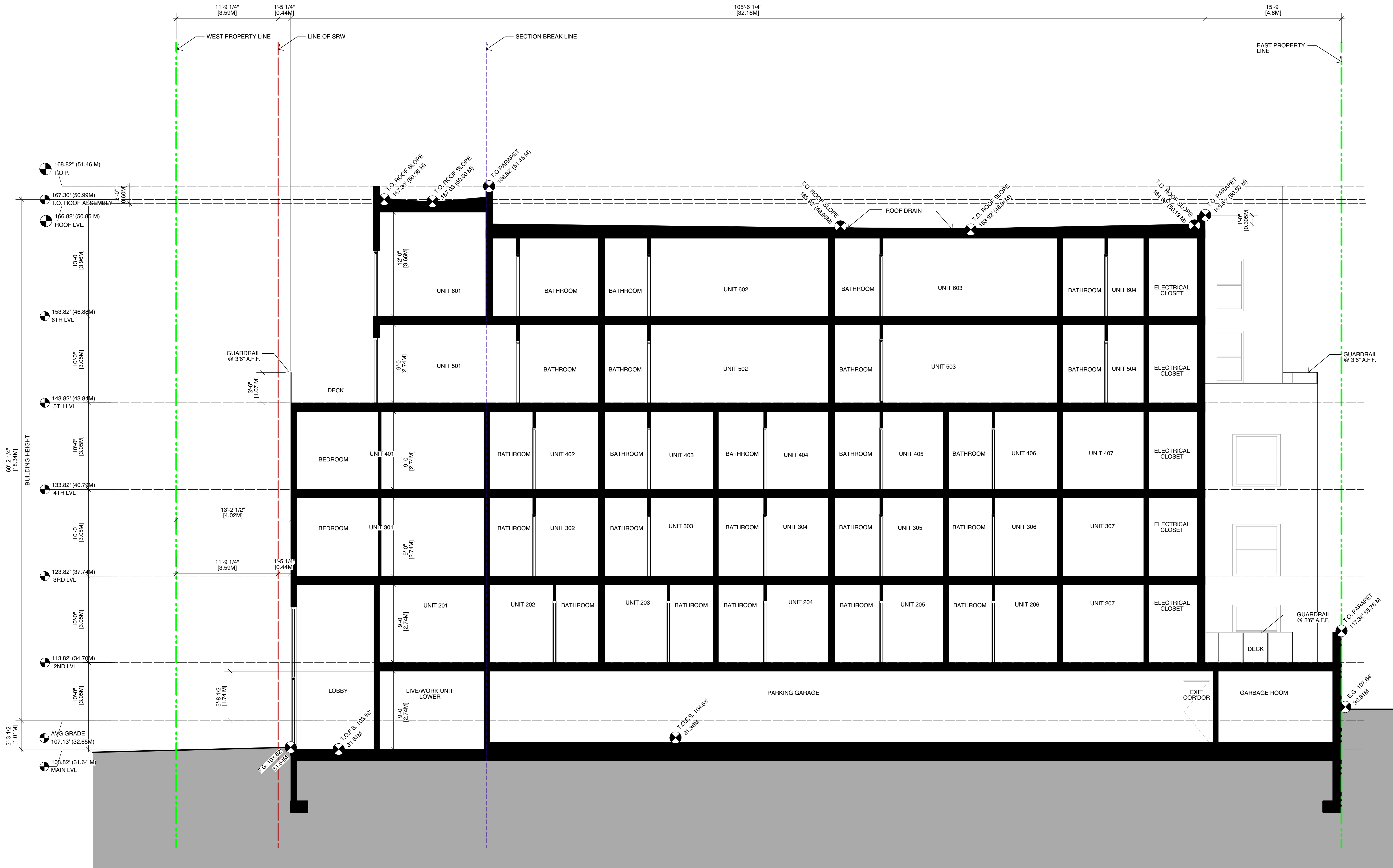
1301 Hillside Ave.
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2020.01.09	A3.04
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

File name: 2020.01.06 1301 Hillside (bldg).vwx



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

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No.	Date	Issue Notes
3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Building Sections

Issue Date	Plot Date	Sheet No.
	2020.01.09	A4.01
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision



1 NW Corner - Aerial
NTS



3 SW Corner - Aerial
NTS



2 NW Corner - Street Level
NTS



4 NE - Aerial
NTS

File name: 2020.01.06 1301 Hillside (Hillside) v02

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3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

No.	Date	Issue Notes
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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2020.01.09	

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

A7.01

Issue/Revision



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3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

No.	Date	Issue Notes
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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2020.01.09	A7.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

WINDOW SCHEDULE									
WINDOW SPEC.				Size	Window Data				
QUANTITY	WINDOW NO.	WINDOW ID.		O.A. WIDTH	O.A. Height	Mfr	Model No.	Accessories	Notes
1		W103		5'0"	7'6"				
1		W103		13'0"	4'0"	-	-		-
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		W110		3'0"	7'6"				
1		W110		3'0"	7'6"				
1		W1201		3'0"	7'6"				
1		W1204		13'0"	7'6"				
1		W1205		8'0"	7'6"				
1		W1206		3'0"	7'6"				
1		W1207		3'0"	7'6"				
1		W1208		3'0"	7'6"				
1		W1208		5'0"	7'6"				
1		W1209		5'0"	7'6"				
1		W1210		3'0"	7'6"				
1		W1211		5'0"	7'6"				
1		W1213		7'0"	7'6"				
1		W1215		7'0"	7'6"				
1		W1217		7'0"	7'6"				
1		W1218		5'0"	7'6"				
1		W1219		3'0"	7'6"				
1		W1219		3'0"	7'6"				
1		W1220		5'0"	7'6"				
1		W1223		8'8"	7'6"				
1		W1224		8'8"	7'6"				
1		W1225		8'8"	7'6"				
1		W1226		8'8"	7'6"				
1		W1227		5'0"	7'6"				
1		W1228		3'0"	7'6"				
1		W1228		3'0"	7'6"				
1		W1228		8'8"	7'6"				
1		W1301		3'0"	7'6"				
1		W1302		5'0"	7'6"				
1		W1303		3'0"	7'6"				
1		W1304		5'0"	7'6"				
1		W1305		3'0"	7'6"				
1		W1306		8'8"	7'6"				
1		W1307		5'0"	7'6"				
1		W1308		5'0"	7'6"				
1		W1308		5'0"	7'6"				
1		W1309		3'0"	7'6"				
1		W1310		5'0"	7'6"				
1		W1312		8'8"	7'6"				
1		W1312		8'8"	7'6"				
1		W1312		8'8"	7'6"				
1		W1313		8'8"	7'6"				
1		W1314		8'8"	7'6"				
1		W1315		8'8"	7'6"				
1		W1316		5'0"	7'6"				
1		W1317		3'0"	7'6"				
1		W1318		8'8"	7'6"				
1		W1319		3'0"	7'6"				
1		W1401		3'0"	7'6"				
1		W1402		5'0"	7'6"				
1		W1403		3'0"	7'6"				
1		W1404		5'0"	7'6"				
1		W1405		3'0"	7'6"				
1		W1406		8'8"	7'6"				
1		W1407		5'0"	7'6"				
1		W1408		5'0"	7'6"				
1		W1409		5'0"	7'6"				
1		W1410		3'0"	7'6"				
1		W1411		5'0"	7'6"				
1		W1413		8'8"	7'6"				
1		W1413		8'8"	7'6"				
1		W1413		8'8"	7'6"				
1		W1414		8'8"	7'6"				
1		W1415		8'8"	7'6"				
1		W1416		8'8"	7'6"				
1		W1417		5'0"	7'6"				
1		W1418		3'0"	7'6"				
1		W1419		8'8"	7'6"				
1		W1420		3'0"	7'6"				
1		W1501		3'0"	7'6"				
1		W1502		5'0"	7'6"				
1		W1502		3'0"	7'6"				
1		W1503		5'0"	7'6"				
1		W1503		5'0"	7'6"				
1		W1503		5'0"	7'6"				
1		W1503		5'0"	7'6"				
1		W1503		5'0"	7'6"				
1		W1504		5'0"	7'6"				
1		W1506		3'0"	7'6"				
1		W1506		3'0"	7'6"				
1		W1506		3'0"	7'6"				
1		W1508		8'8"	7'6"				
1		W1509		8'8"	7'6"				
1		W1510		8'8"	7'6"				
1		W1511		5'0"	7'6"				
1		W1511		5'0"	7'6"				
1		W1512		3'0"	7'6"				
1		W1601		3'0"	7'6"				
1		W1603		5'0"	7'6"				
1		W1603		5'0"	7'6"				
1		W1603		5'0"	7'6"				
1		W1604		3'0"	7'6"				
1		W1606		5'0"	7'6"				
1		W1607		5'0"	7'6"				
1		W1607		5'0"	7'6"				
1		W1609		3'0"	7'6"				
1		W1609		3'0"	7'6"				
1		W1609		3'0"	7'6"				
1		W1611		8'8"	7'6"				
1		W1612		8'8"	7'6"				
1		W1613		8'8"	7'6"				
1		W1614		5'0"	7'6"				
1		W1614		5'0"	7'6"				
1		W1615		3'0"	7'6"				

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3	20.01.09	Re-Issued for Rezoning
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

No.	Date	Issue Notes
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Seal

Project Title

1301 Hillside Ave.


1301 Hillside Ave.

Victoria, BC

Window Schedule

Issue Date	Plot Date	Sheet No.
	2020.01.09	
Designed By	Reviewed By	A8.01
NR	NR	
Drawn By	Checked By	
AS	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

DOOR SCHEDULE												
QUANTITY	DOOR SPEC.				NOMINAL SIZE			DOOR STYLE		DOOR		
	Door Name	Door No.	Door No.	Door Type	Leaf Width	Leaf Height	Thickness	Door Operation	Slab Style	JAMB THICK	JAMB DEPTH	Accessories
184	0	184	184	0	709	1291	24	Door Operation	184	43	21	126
1		D	107		3	7	0	Swing Simple		0	1	
1		D	114		3	7	0	Swing Simple		0	1	
1		D	101		6	8	0	Swing Bt-part		0	1	
1		D	114		3	7	0	Swing Simple		0	1	
1		D	115		3	7	0	Swing Simple		0	1	
1		D	103		3	7	0	Swing Simple		0	1	
1		D	104		3	7	0	Swing Simple		0	1	
1		D	539		3	7	0	Swing Bt-part		0	1	
1		D	539		3	7	0	Swing Bt-part		0	1	
1		D	539		3	7	0	Swing Bt-part		0	1	
1		D	110		6	7	0	Swing Bt-part		0	1	
1		D	110		6	7	0	Swing Bt-part		0	1	
1		D	107		3	8	0	Swing Simple		0	0	
1		D	107		3	8	0	Swing Simple		0	0	
1		D	107		3	8	0	Swing Simple		0	0	
1		D	107		3	8	0	Swing Simple		0	0	
1		D	108		3	8	0	Swing Simple		0	1	
1		D	110		6	7	0	Swing Bt-part		0	1	
1		D	102		3	7	0	Swing Simple		0	1	
1		D	109		30	7	0	Overhead		0	1	
1		D	114		3	7	0	Swing Simple		0	1	
1		D	107		3	7	0	Swing Simple		0	1	
1		D	221		6	7	0	Swing Bt-part		0	1	
1		D	115		3	7	0	Swing Simple		0	1	
1		D	118		3	7	0	Swing Simple		0	1	
1		D	115		3	7	0	Swing Simple		0	1	
1		D	115		3	7	0	Swing Simple		0	1	
1		D	115		3	7	0	Swing Simple		0	1	
1		D	106		3	7	0	Swing Simple		0	1	
1		D	115		3	7	0	Swing Simple		0	1	
1		D	219		3	7	0	Swing Simple		0	0	
1		D	218		3	7	0	Swing Simple		0	0	
1		D	214		3	7	0	Swing Simple		0	1	
1		D	216		3	7	0	Pocket Simple		0	0	
1		D	215		4	7	0	Slider		0	0	
1		D	217		3	7	0	Swing Bt-part		0	0	
1		D	220		4	7	0	Slider		0	0	
1		D	264		3	7	0	Swing Simple		0	0	
1		D	267		3	7	0	Swing Simple		0	0	
1		D	266		3	7	0	Pocket Simple		0	0	
1		D	260		3	7	0	Swing Simple		0	0	
1		D	265		4	7	0	Slider		0	0	
1		D	268		4	7	0	Slider		0	0	
1		D	263		4	7	0	Slider		0	0	
1		D	262		3	7	0	Swing Bt-part		0	0	
1		D	261		3	7	0	Pocket Simple		0	0	
1		D	202		3	7	0	Swing Simple		0	1	
1		D	204		3	7	0	Swing Simple		0	1	
1		D	208		3	7	0	Swing Simple		0	1	
1		D	205		3	7	0	Swing Simple		0	1	
1		D	203		3	7	0	Swing Simple		0	1	
1		D	206		3	7	0	Swing Simple		0	1	
1		D	207		3	7	0	Swing Simple		0	1	
1		D	209		3	7	0	Swing Simple		0	1	
1		D	214		3	7	0	Swing Simple		0	1	
1		D	216		3	7	0	Swing Simple		0	1	
1		D	216		3	7	0	Swing Simple		0	1	
1		D	212		3	7	0	Swing Simple		0	1	
1		D	05		6	8	0	Slider	-	0	1	-
1		D	05		6	8	0	Slider	-	0	1	-
1		D	05		6	8	0	Slider	-	0	1	-
1		D	201		3	7	0	Swing Simple		0	1	
1		D	05		6	8	0	Slider	-	0	1	-
1		D	05		6	8	0	Slider	-	0	1	-
1		D	210		3	7	0	Swing Simple		0	1	
1		D	211		3	7	0	Swing Simple		0	1	
1		D	05		6	8	0	Slider	-	0	1	-
1		D	222		3	7	0	Swing Simple		0	1	
1		D	218		3	7	0	Swing Simple		0	1	
1		D	219		3	7	0	Swing Simple		0	1	
1		D	221		3	7	0	Swing Simple		0	1	
1		D	05		7	8	0	Slider	-	0	1	-
1		D	05		7	8	0	Slider	-	0	1	-
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1		D	305		3	7	0	Swing Bt-part		0	0	
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Revisions

Received Date:
January 17, 2020



NOT FOR CONSTRUCTION

7	For Public Hearing	2020.01.16
6	DP Rev 05	2019.09.13
5	DP Rev 04	2019.07.08
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1	DP	2018.01.26
rev no	description	date



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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**



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



DRAWING NOTES

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

LEGEND

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

UNDERGROUND UTILITIES

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

LANDSCAPE MATERIALS

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

- 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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client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

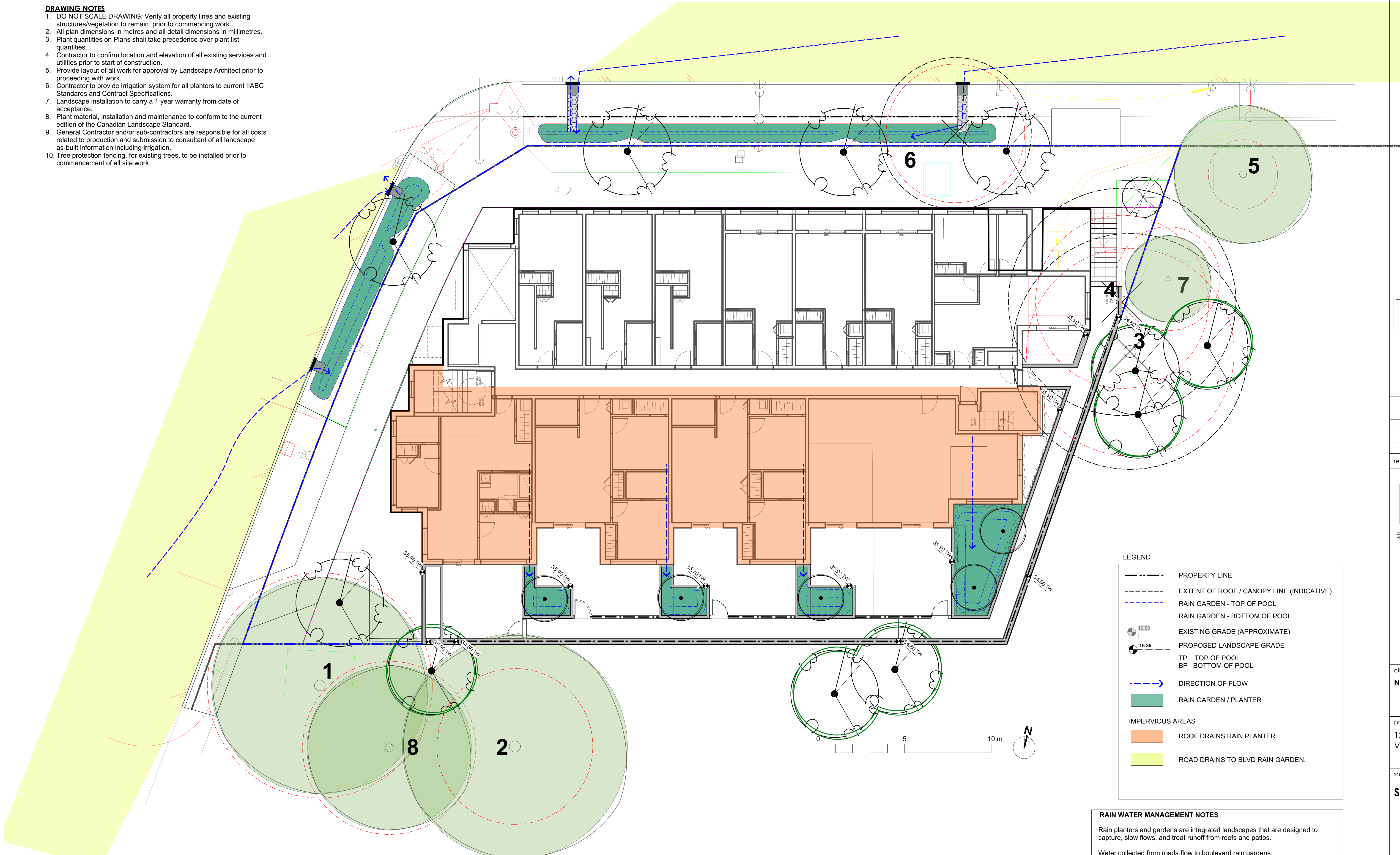
sheet title
**Second Floor
Landscape
Materials**

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

L1.02

DRAWING NOTES

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



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.

RAIN WATER MANAGEMENT NOTES

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

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

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

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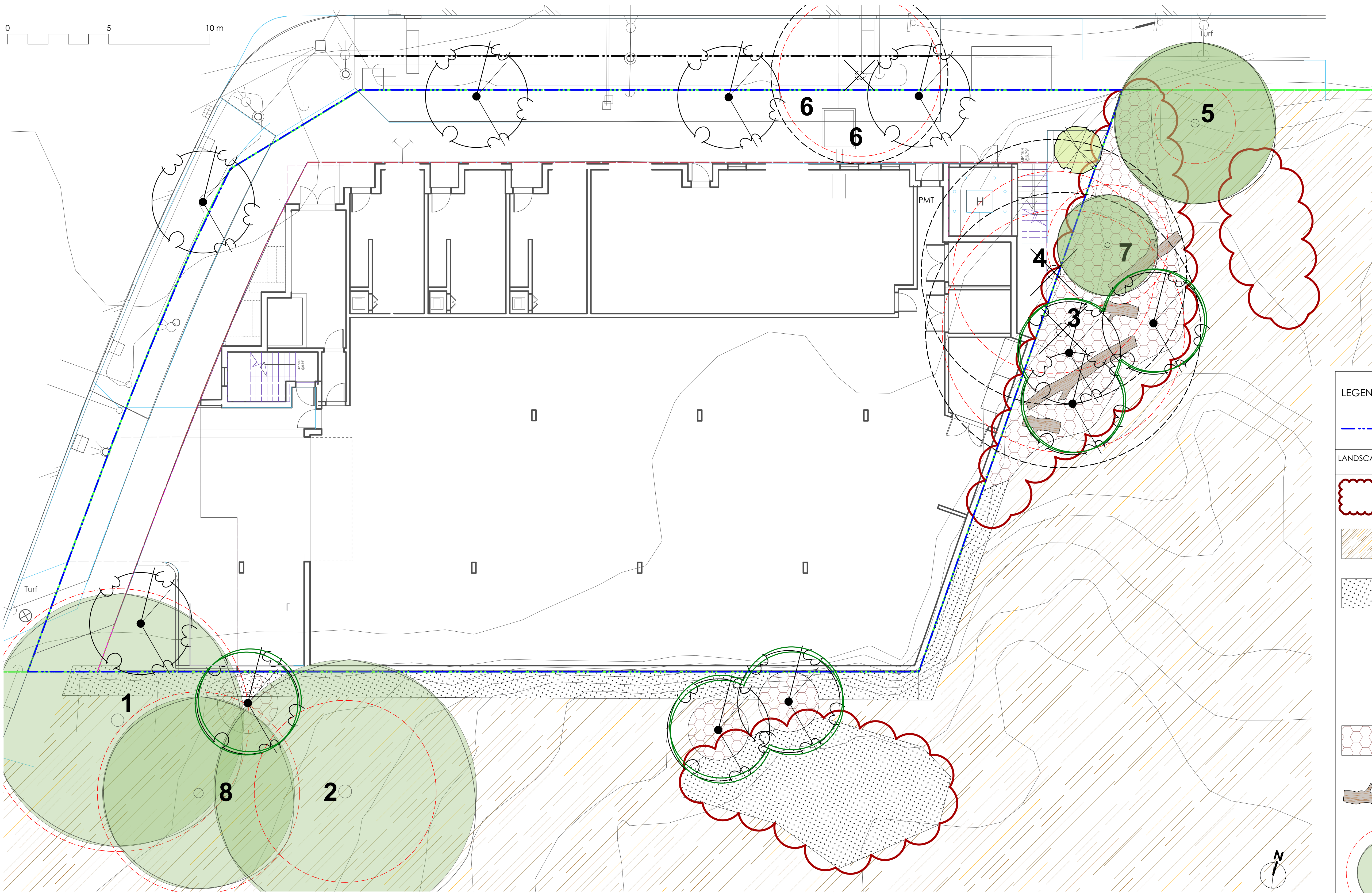
client
NVision Properties

project
1301 Hillside Ave.
VICTORIA, BC

sheet title
Stormwater Plan

project no.	117.31
scale	1:100
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L1.03



- DRAWING NOTES**
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- OFFSITE PLANTING NOTES**
1. Meadow Seeding Area, native plantings and trees are shown schematically. Confirm layout and plant placement with Landscape Architect in the field prior to planting.
 2. All trees to be irrigated with double ring drip irrigation system c/w double check valve.
 3. Meadow Seeding Areas and Shrub plantings do not require irrigation. Install in Fall or Spring to coincide with rainy season. Supplemental hand-watering of shrubs may be required during establishment year.
 4. Design and installation of offsite irrigation system to meet current IIABC and Municipal Specifications.
 5. Design/build drawings for offsite 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.

- OFFSITE HABITAT IMPROVEMENTS - GENERAL REQUIREMENTS**
1. PERFORMANCE REQUIREMENTS
The intent of this work is to remove invasive plant biomass from the park areas indicated on L1.02, with a target of 90% removal of invasive plant material. This approach is not expected to eradicate invasive plants, but rather to manage them such that native plant material can become established.
 2. QUALITY ASSURANCE
Do construction occupational health and safety in accordance with WorkSafe BC. Safety Requirements: worker protection. Workers must wear protection included but not limited to eye protection, thick, long sleeved clothing; safety boots, and gloves.
 3. STORAGE AND PROTECTION
Prevent damage to existing trees, root systems of trees, shrubs and flowering bulbs which are to remain. Existing patches of Camas within work area are to be staked off prior to commencement of offsite work. Planting placement to be field-fit to avoid existing camas patches. All grubbing within critical root zone of existing trees to be completed in consultation with project Arborist. Replace trees and shrubs designated to remain, if damaged, as directed by Landscape Architect.
 4. WASTE MANAGEMENT AND DISPOSAL
All removed plant material to be placed directly onto tarps or into bags, to avoid spreading of seed, roots, or stems. On completion and verification of performance of installation, remove surplus materials, excess materials, rubbish, tools and equipment. Disposal of invasive plant material to be in accordance with Saanich Invasive Plant Disposal guidelines. Guidelines available through Saanich Planning Department.
 5. FINISHED SURFACE
.1 Fill depressions made by grubbing with suitable material and to make new surface conform with existing adjacent surface of ground.
.2 For areas disturbed by grubbing or other removal technique, leave ground surface in condition suitable for mulching to approval or Landscape Architect.
 6. MAINTENANCE PERIOD
.1 Maintenance Period is in effect for 1 year following Substantial Completion of the offsite work.
.2 Maintain irrigation for a period of 1 year.
.3 Remove invasive species that resprout or regeminate following initial removal efforts.

- INVASIVE SPECIES MANAGEMENT TECHNIQUES**
1. English Ivy (Hedera helix)
.1 Vines on trees: cut vines around the tree stem at breast height and remove stems from breast height to ground, leaving the remainder on tree to desiccate. Pull/remove roots from a 1m diameter around the base of the stem.
.2 Small patches on ground: Remove by pulling vines and digging roots from the soil. It is best to work from the outside edge of the patch inwards to contain the spread.
 2. Himalayan Blackberry (Rubus armeniacus)
.1 Large patches of canes: grub with small excavator to remove canes and as much root as possible without harming tree roots. Work with project arborist around trees. Less accessible patches can be cut with brush saw.
.2 Smaller patches of canes: cut cane at base.

SEE L3.01 FOR OFFSITE PLANTING

LEGEND

Property line

LANDSCAPE TREATMENTS

Invasive Species Management Area: Himalayan Blackberry and/or English Ivy. See Invasive Species Management Techniques.

Predominantly Native Plants: Do not disturb native plants and soils, including dormant bulbs. Do not compact with excessive foot traffic. Vehicular traffic is not permitted.

Meadow Seeding Area: Install growing medium to reinstate all landscape areas that are damaged during construction activities. Backfill against retaining walls as required to meet existing grade at Cridge Center lands. Feather growing medium to undisturbed areas.

Wood Mulch: Removed Garry Oak trees to be chipped (save trunks and large branches for Large Woody Debris) and used as mulch on Cridge Center lands. Install mulch 50-100mm thick.

Large Woody Debris: Removed Garry Oak tree trunks and branches over 150mm diam. to be distributed in wood mulch areas as habitat logs. Install before applying mulch.

Existing Tree to be Retained

53

Critical Root Zone (CRZ)

Tree Tag #

Existing Tree to be Removed

53

Critical Root Zone (CRZ)

Tree Tag #

Proposed Garry Oak replacement tree (3:1 replacement for all removed Garry Oak Trees)

project no. 117.31

scale 1:100

drawn by TB

checked by SM/PdG

revision no.

sheet no.

L3.02

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client
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project
1301 Hillside Ave.
VICTORIA, BC

sheet title
Offsite Habitat Improvements Plan

project no. 117.31

scale 1:100

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sheet no.

L3.02



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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PLANT LIST

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
	7	Quercus garryana	Garry Oak	4.0cm cal, b&b
	4	Quercus garryana or as per COV Parks	Garry Oak or as per COV Parks	4.0cm cal, b&b
SHRUBS, VINES AND GROUNDCOVERS:				
Ama	5	Amelanchier alnifolia	Saskatoon Serviceberry	#3 pot
Arc	9	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot
Bb	77	Berberis buxifolia 'Nana'	Dwarf Boxleaf Barberry	#1 pot
Cx	7	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot
Cq	119	Camassia quamash	Camas	2 bulbs each/ 40cm o.c.
Cm	5	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	#1 pot
Co	185	Carex obnupta	Slough Sedge	#1 pot
Fc	12	Fragaria chiloensis	Coast Strawberry	Sp3
Gsh	13	Gaultheria shallon	Salal	#1 pot
Hd	10	Holodiscus discolor	Oceanspray	#2 pot
Is	60	Iris sibirica	Siberian Iris	#1 pot
Jcg	108	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Ma	37	Mahonia aquifolium	Oregon Grape	#2 pot
Mr	84	Mahonia repens	Creeping Oregon Grape	#1 pot
Phil	7	Philadelphus lewisii	Mock Orange	#3 pot
Pm	12	Polystichum munitum	Sword Fern	#1 pot
Rs	30	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	242	Symphoricarpos alba	Snowberry	#1 pot
Vh	9	Vancouveriana hexandra	Inside-out Flower	Sp3
Vbo	30	Verbena bonariensis	Tall Verbena	#1 pot

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rev no	description	date



client

NVision Properties

project

1301 Hillside Ave.
VICTORIA, BC

sheet title

Planting Plan

project no.

117.31

scale

1:100

drawn by

TB

checked by

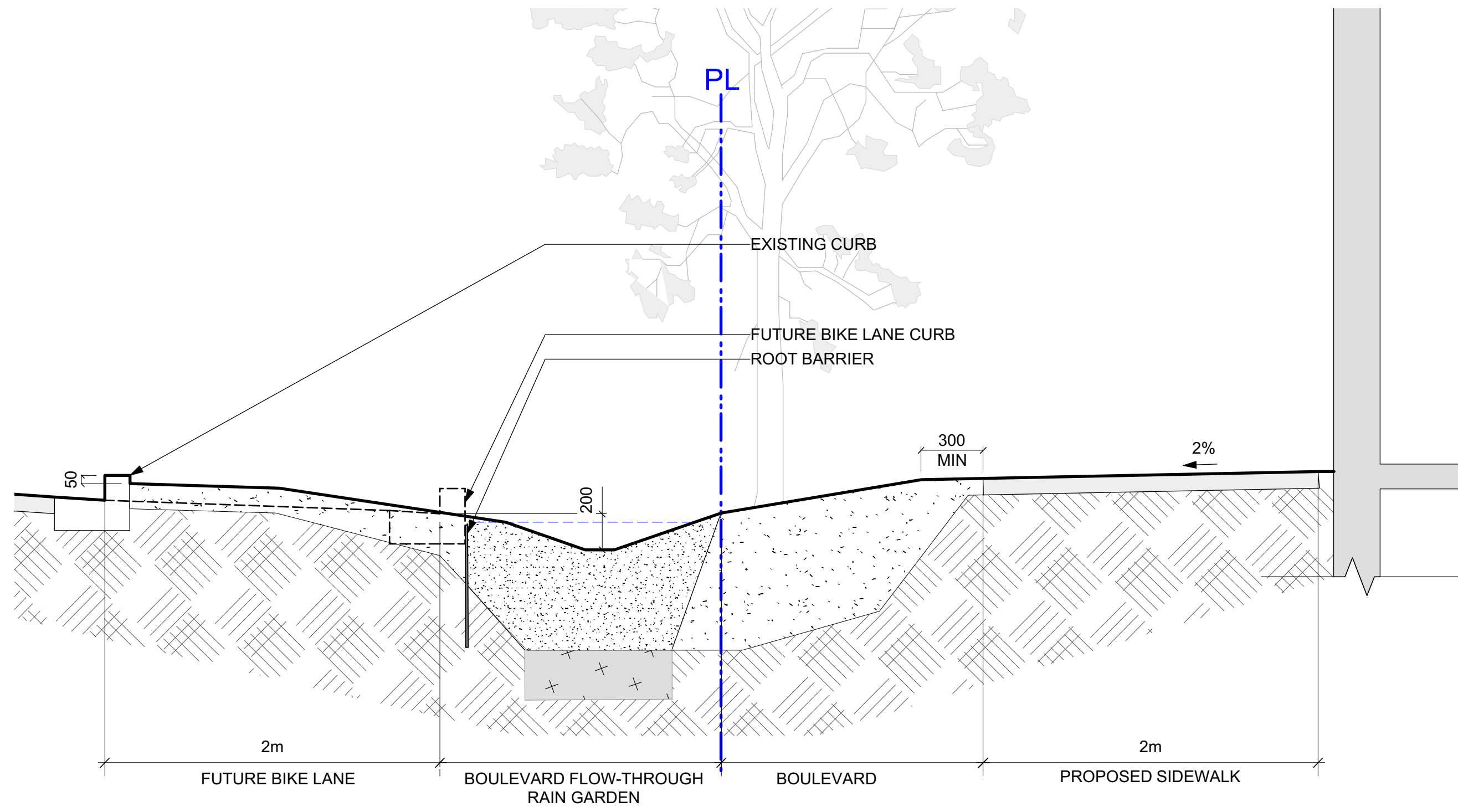
SM/PdG

revision no.

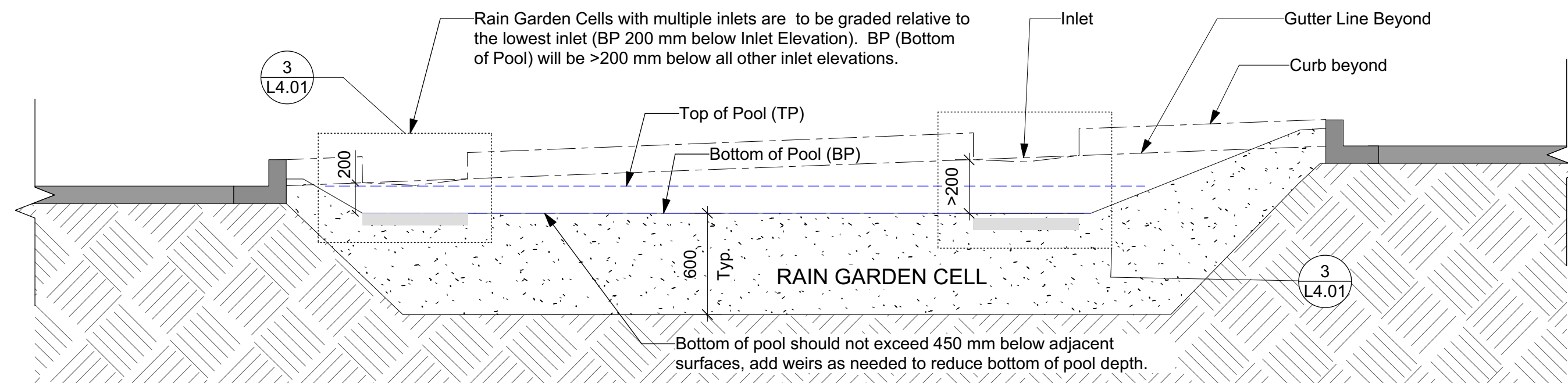
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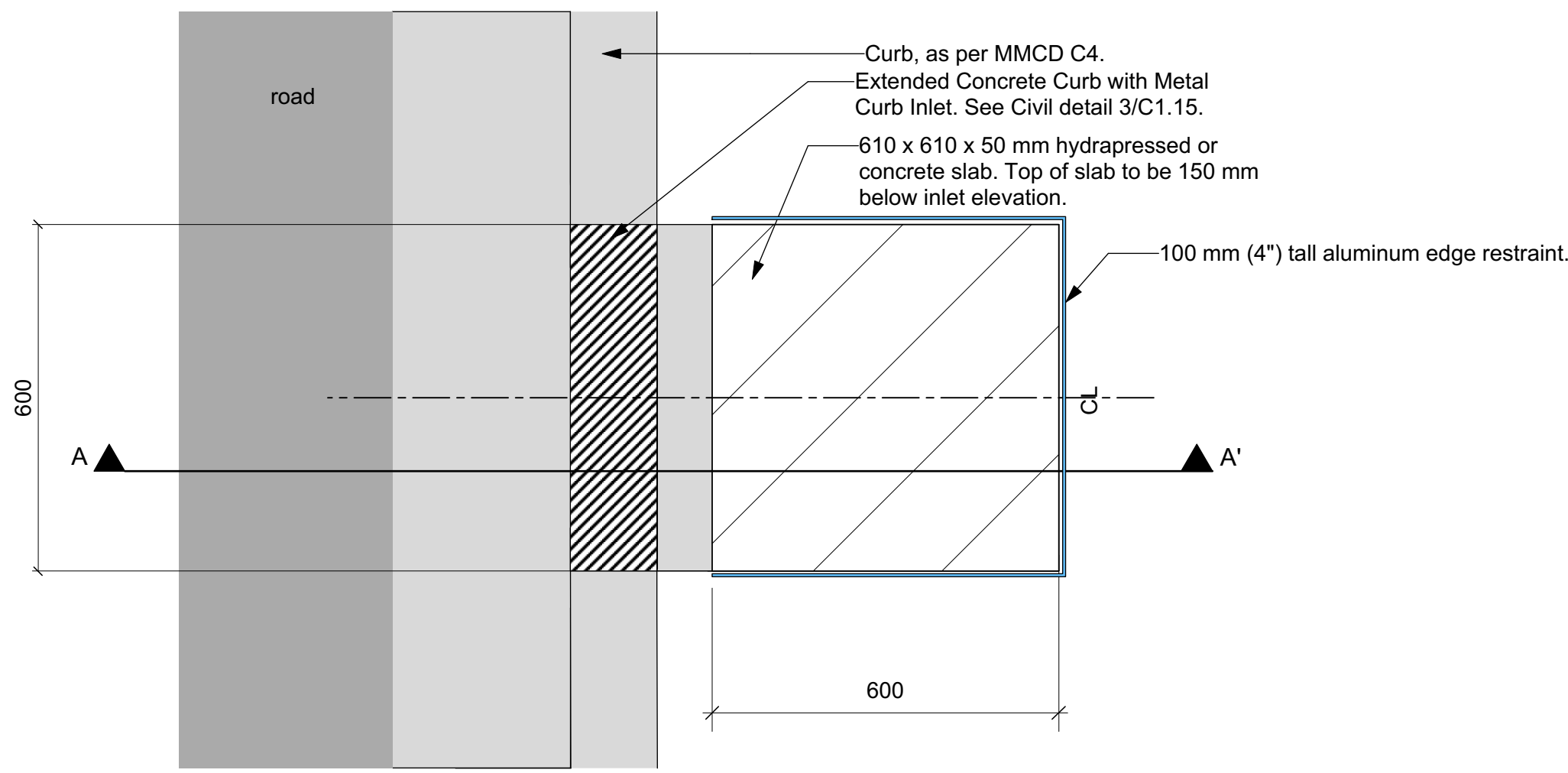
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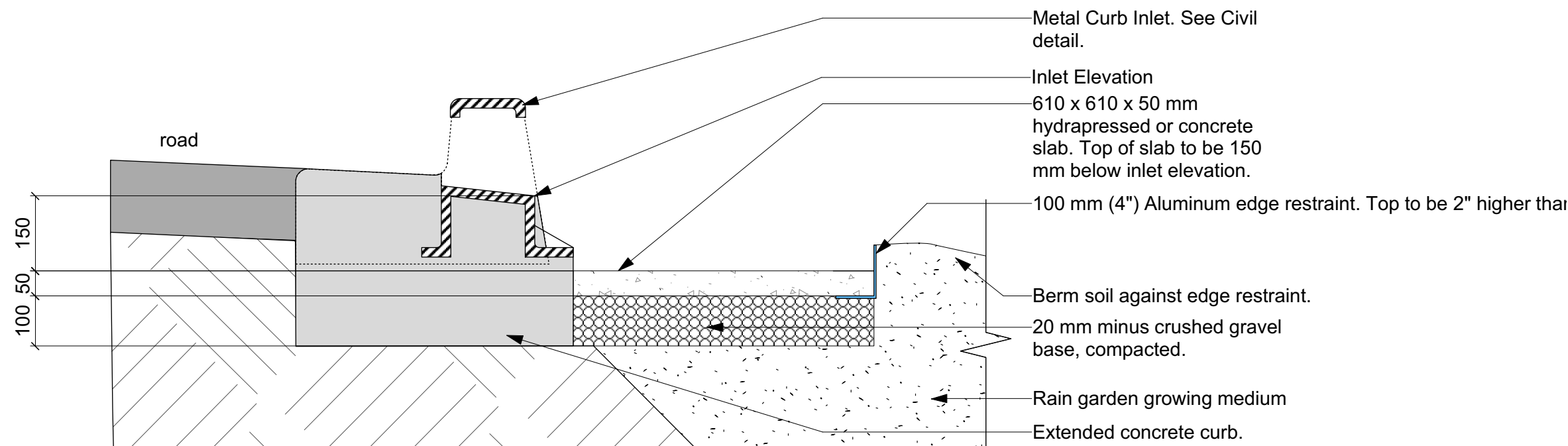
1 Typical Boulevard Cross-Section at Hillside
Scale: 1:25



2 BOULEVARD RAIN GARDEN TYPICAL DETAIL
Scale: 1:25

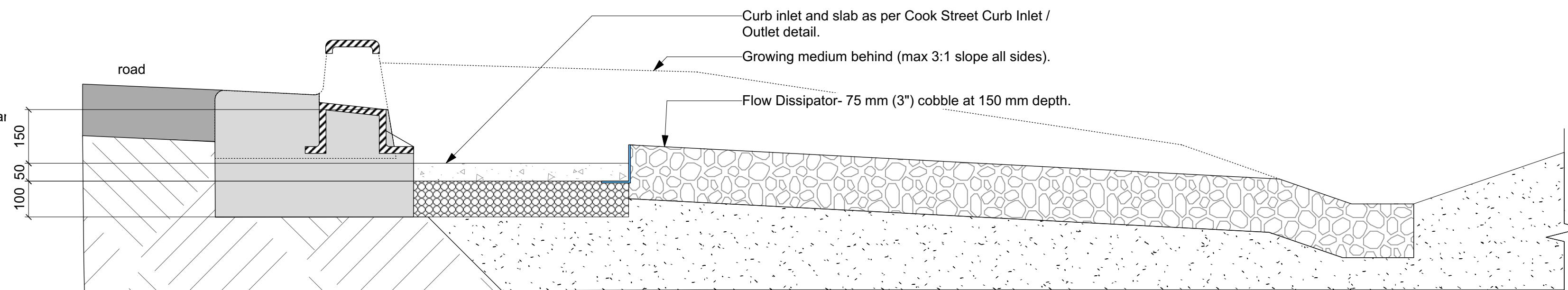


PLAN VIEW



SECTION AA'

3 COOK STREET CURB INLET / OUTLET
Scale: 1:10



SECTION AA'

4 HILLSIDE AVENUE CURB INLET / OUTLET
Scale: 1:10

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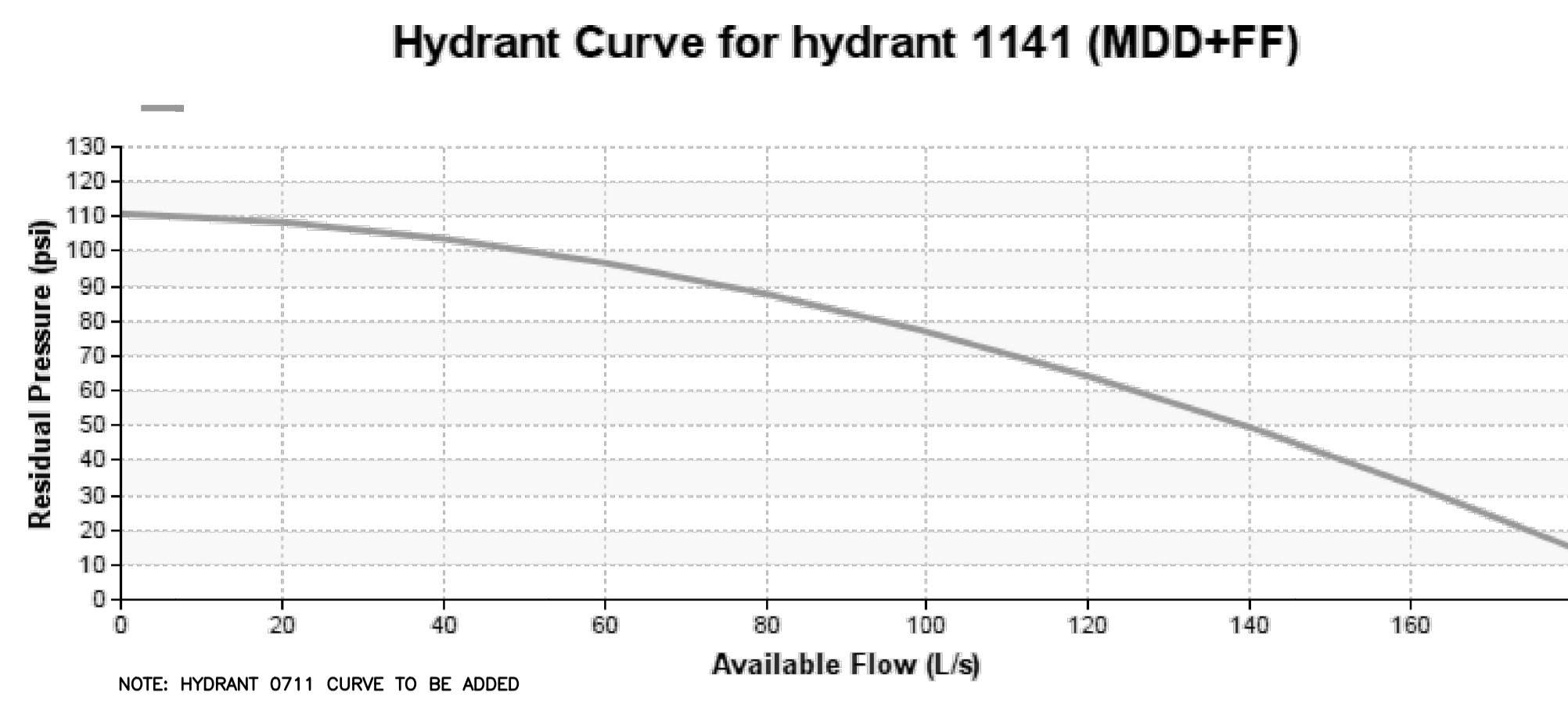
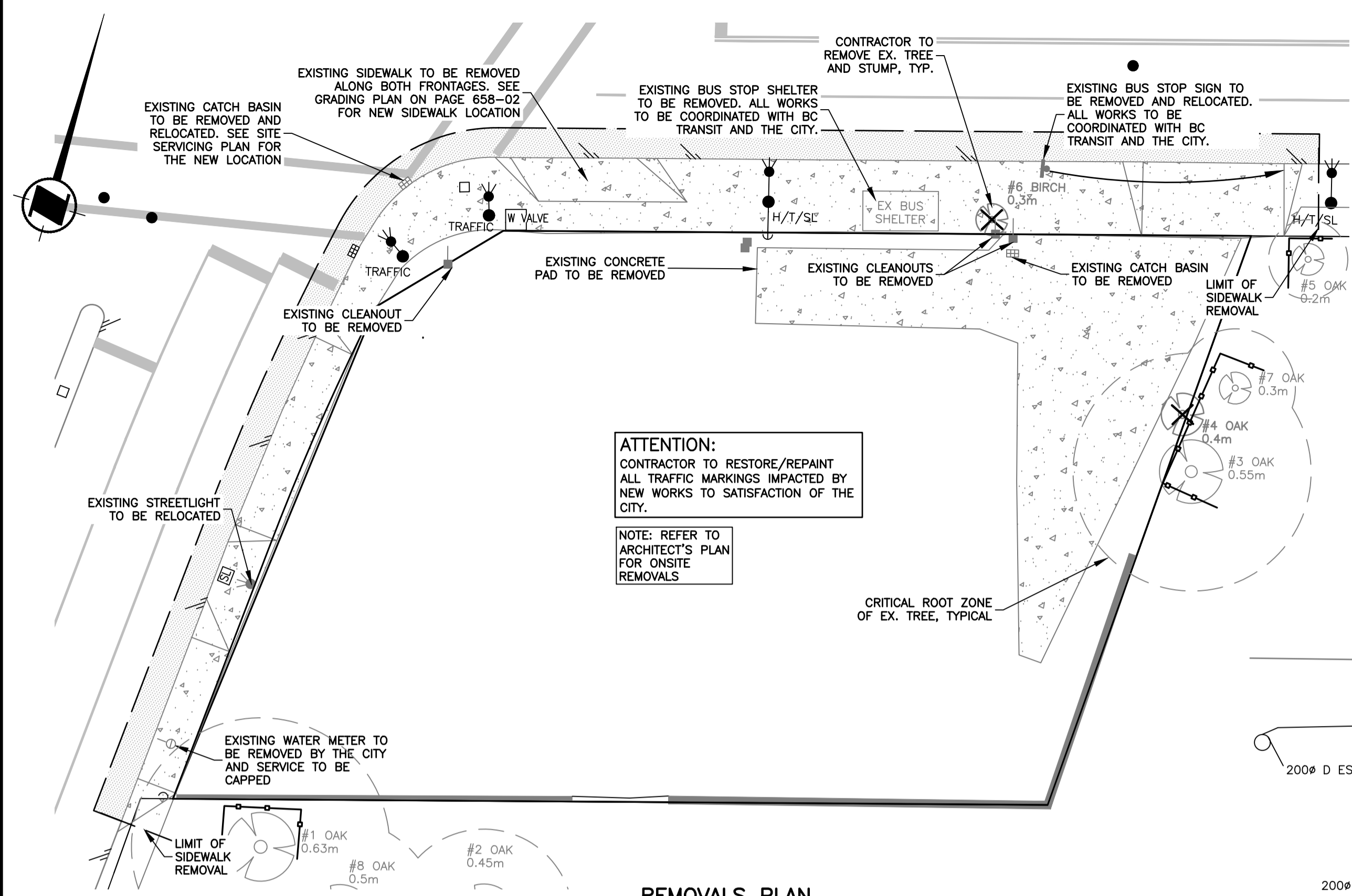
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VICTORIA, BC

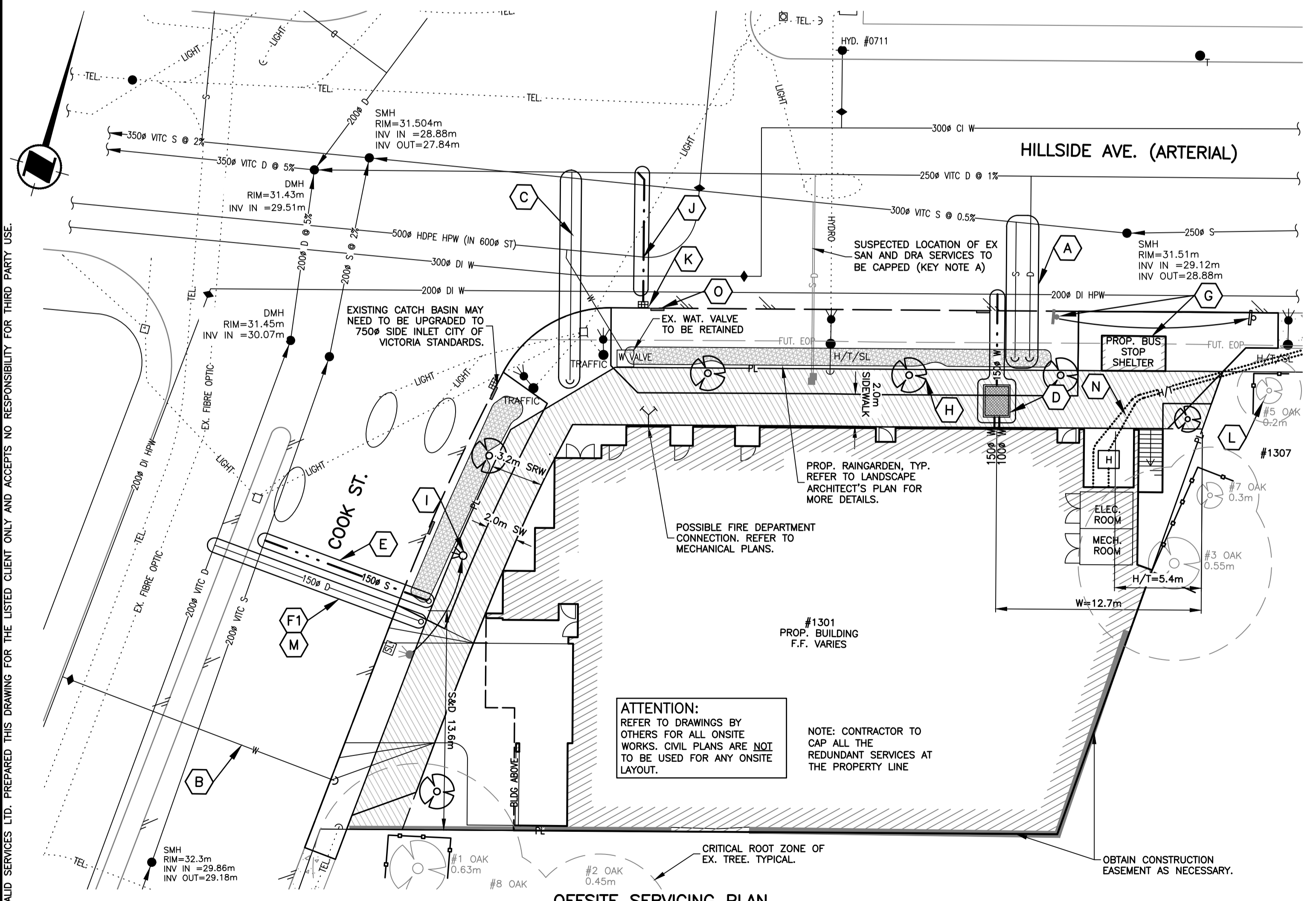
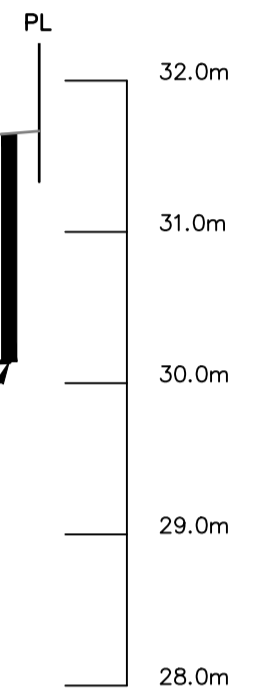
sheet title
**Ground Floor
Landscape
Materials**

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

L1.01



COOK STREET PROFILE FOR SANITARY & DRAIN SERVICES
SCALE 1:50



NOTICE:
1. SITE SOIL IS KNOWN TO HAVE HYDROCARBON CONTAMINATION.
2. CITY ADVISES THAT EXISTING STREETLIGHTS MAY NEED TO BE UPGRADED.
3. CITY ADVISED THAT SEWAGE ATTENUATION IS NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

- KEY NOTES**
- A CITY OF VICTORIA STAFF TO WITNESS CAPPING OF EXISTING SANITARY AND DRAIN SERVICES AT PL.
 - B CITY OF VICTORIA TO REMOVE EXISTING WATER METER AND CAP WATER SERVICE.
 - C CITY OF VICTORIA CREWS TO WITNESS CAPPING OF THE EXISTING DRAIN SERVICE AT THE PROPERTY LINE.
 - D CITY OF VICTORIA CREWS TO INSTALL NEW DOM. & FIRE WATER SERVICES. SIZES SHOWN ARE PRELIMINARY, MECHANICAL ENGINEER TO CONFIRM/SIZE SERVICES.
 - E CITY OF VICTORIA CREWS TO INSTALL NEW 150# SANITARY SERVICE C/W SIC AT PL. ALL WORK AT DEVELOPER'S EXPENSE. EXPOSE AND SURVEY CONNECTION POINT PRIOR TO ANY WORK. ADVISE IF INVERT CAN BE ACHIEVED.
 - F IF DRAIN IS TO BE REUSED (SEE NOTE M), CITY TO INSTALL DIC. IF NOT POSSIBLE TO REUSE, INSTALL NEW 150# DRAIN SERVICE AT MIN 2%.
 - J CITY CREW TO INSTALL NEW CB LEAD.
 - G PROPOSED RELOCATED BUS STOP SHELTER AND SIGN. ALL WORKS FOR REMOVAL AND LOCATION OF NEW BUS STOP TO BE COORDINATED BY DEVELOPER WITH APPROVAL BY BC TRANSIT AND CITY OF VICTORIA.
 - H NEW BOULEVARD TREES, TYP. REFER TO LANDSCAPE PLAN FOR EXACT LOCATIONS. SPECIES OF MUNICIPAL TREES TO BE AS DETERMINED BY CITY OF VICTORIA PARKS.
 - I NEW STREET LIGHT LOCATION TO BE DESIGNED BY ELECTRICAL ENGINEER.
 - K CONTRACTOR TO INSTALL NEW 750# SIDE INLET CATCH BASIN TO CITY OF VICTORIA STANDARDS.
 - L ARBORIST TO SUPERVISE HYDRO/COMM EXCAVATION WITHIN THE CRITICAL ROOT ZONE OF ADJACENT TREE.
 - M DEVELOPER TO ORDER TEST FOR REUSE 150# DRAIN SERVICE. UNCOVER PIPE AND SURVEY DEPTH AT PL. MECHANICAL ENGINEER TO DETERMINE IF 150# IS ADEQUATE FOR NEW DEVELOPMENT.
 - N POSSIBLE HYDRO/TEL/COMM FEED.
 - O CURB CUTS FOR THE RAINGARDENS PROPOSED BY LANDSCAPE ARCHITECT, TYPICAL. REFER TO LANDSCAPE PLAN FOR MORE DETAILS.

ATTENTION:
PROPOSED INVERTS SHOWN ON THIS DRAWING ARE NOT GUARANTEED AND ARE ESTIMATES ONLY. THEREFORE THE NEW SITE SERVICES MUST BE INSTALLED PRIOR TO ANY BUILDING CONSTRUCTION INCLUDING FOOTINGS.

UNDERGROUND SERVICE INFORMATION

INFORMATION IS AT PROP. PROPERTY LINE (IC TOP'S=31.65m)	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH TO INVERT AT PL (m)	0.60	2.0
PROPOSED INVERT ELEV. AT PL (m)	31.1	30.1
MAX. DEPTH REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

WORKS AND SERVICES CHECK TABLE

PLAN CHECKER	AUTHORIZED REPRESENTATIVE		
	NAME	SIGNATURE	DATE
UTILITY	BC HYDRO		
	TELUS		
	FORTIS GAS		
	SHAW CABLE		
MUNICIPAL	FIBRE OPTIC CO.		
	UNDERGROUND UTILITIES		
	TRANSPORTATION DESIGN & INFRASTRUCTURE		

* INVERTS MAY BE HIGHER. ELEVATIONS ARE NOT GUARANTEED.

**Preliminary
Not for Construction**

BC 1 CALL
1-800-474-6886
CELLULAR *6886

ATTENTION:
CONTRACTOR TO GET HYDRO, TELUS, SHAW AND FORTIS BC CONTACTS AT CONSTRUCTION START. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY ENTIRELY TO COORDINATE THESE UTILITIES.

WARNING:
THE LOCATION, SIZE AND TYPE OF EXISTING SERVICES IN THIS AREA IS NOT GUARANTEED. AVAILABLE AS BUILT DRAWINGS ARE NOT EXTENSIVE AND ARE SUSPECT. THE CONTRACTOR IS TO CONDUCT HIS OWN INVESTIGATION BEFORE ANY WORK.

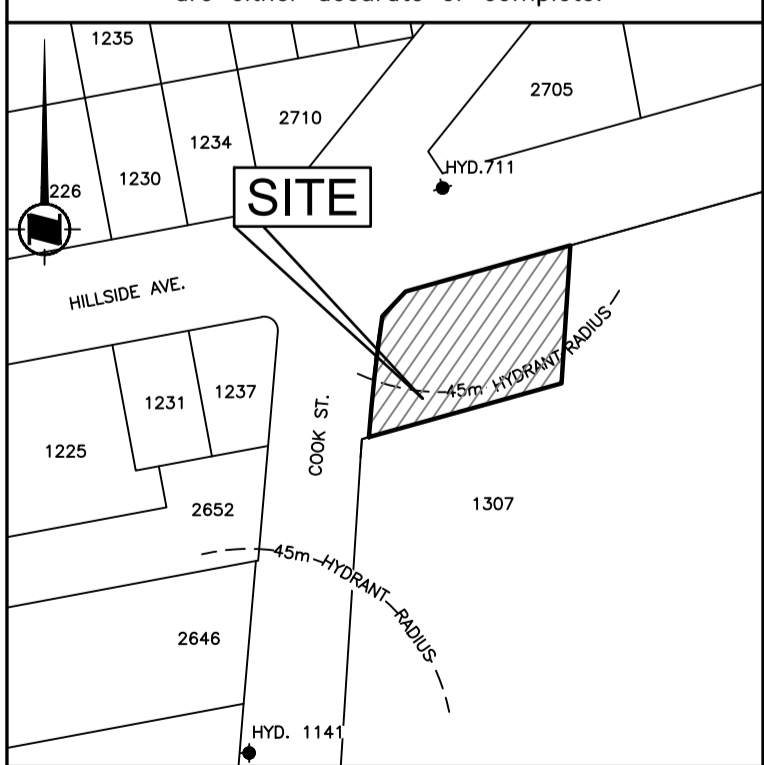
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BENCHMARK & ADDRESS
CITY OF VICTORIA MONUMENT 25-40A ELEVATION 31.512m (GCM# 772970)

LEGAL DESCRIPTION & ADDRESS
LOT A, SECTION 4, VICTORIA DISTRICT, PLAN 38000 P.L.D. 001-009-303
SITE ADDRESS: #1301 HILLSIDE AVE., VICTORIA, B.C.

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.



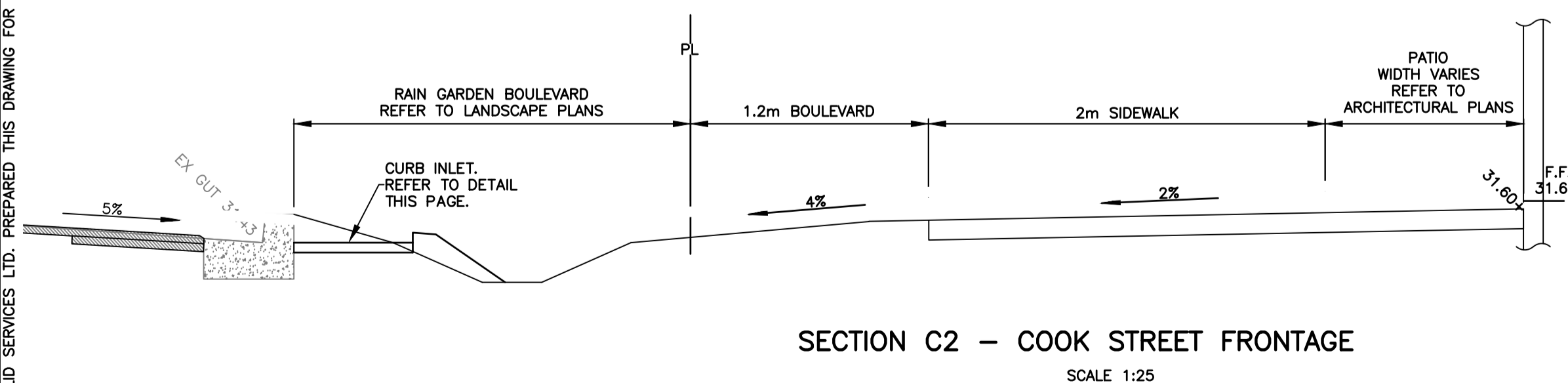
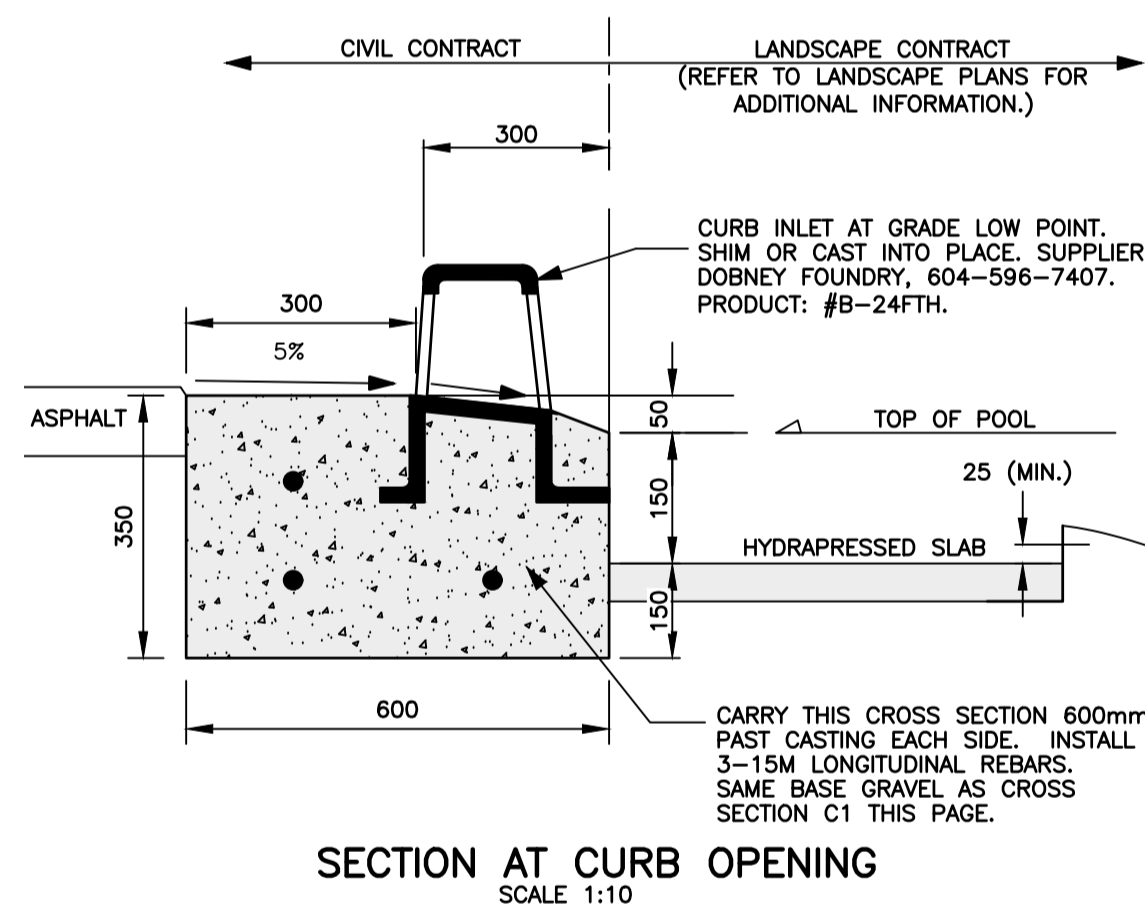
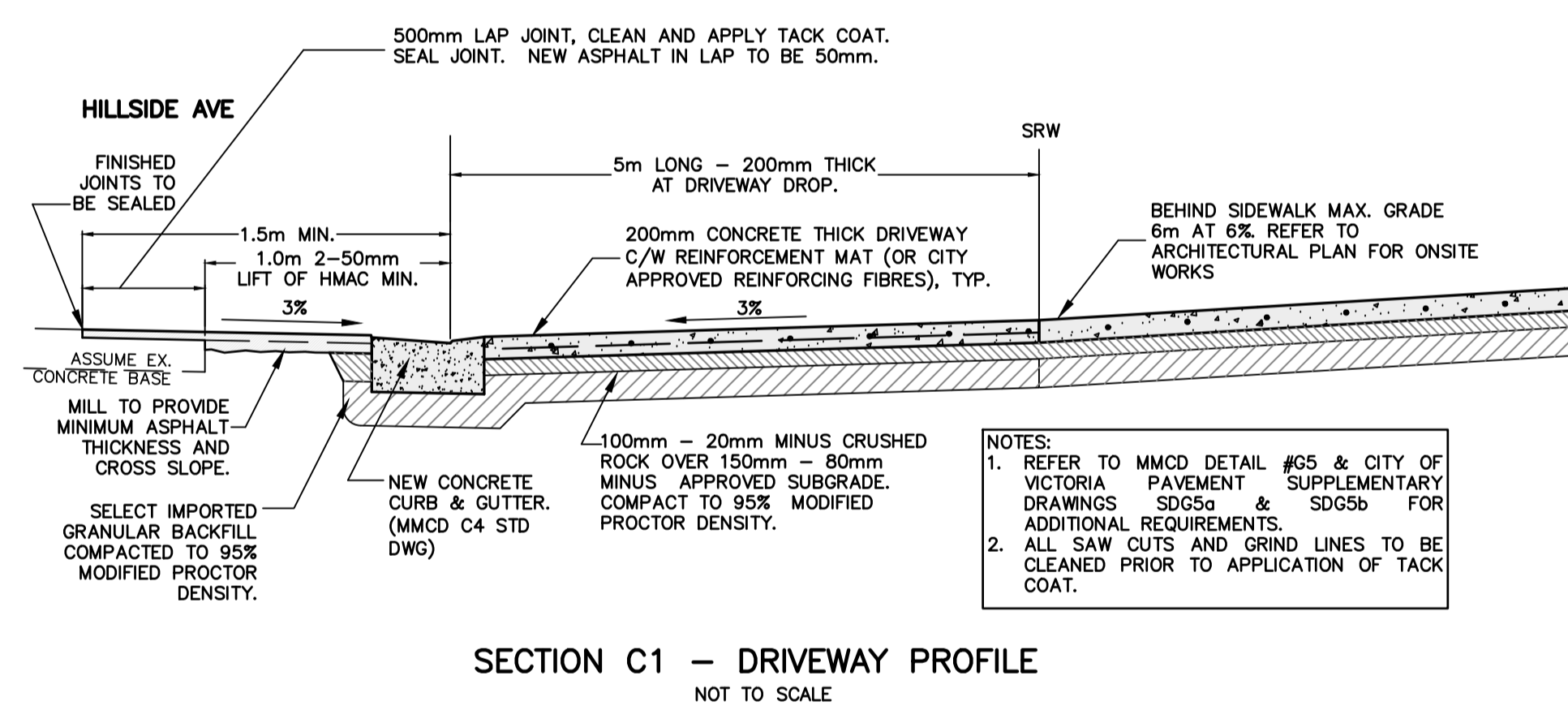
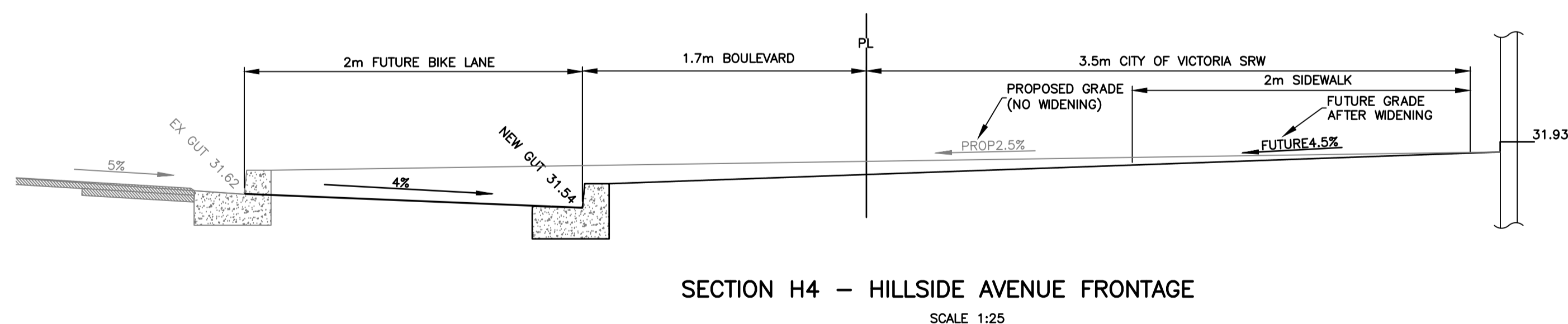
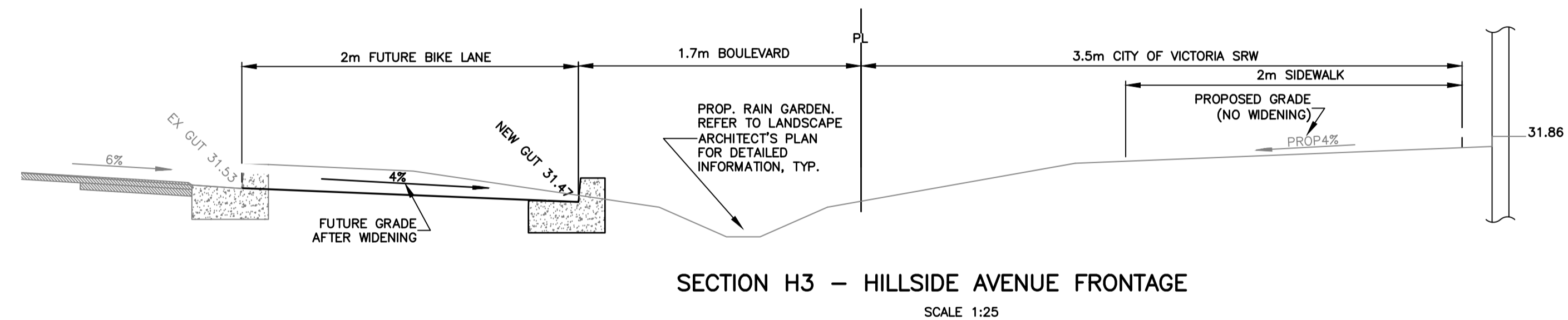
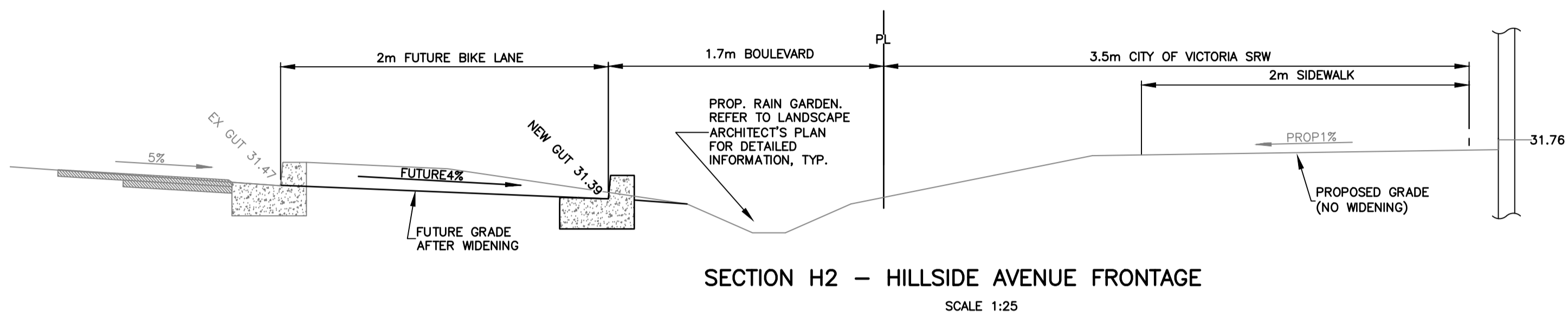
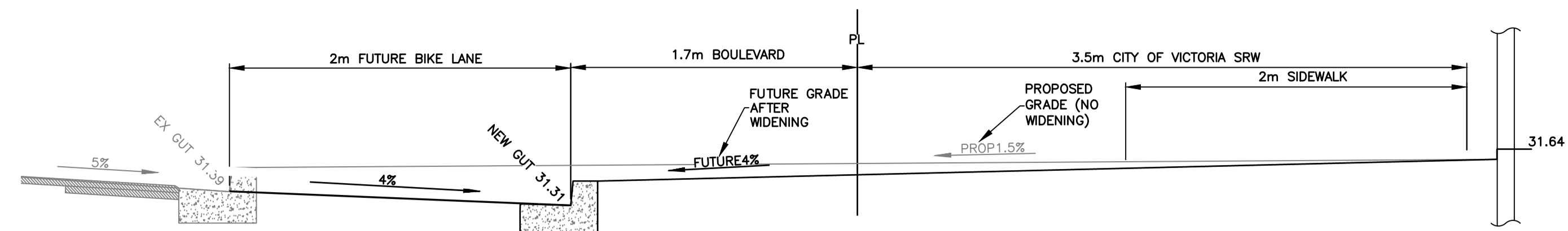
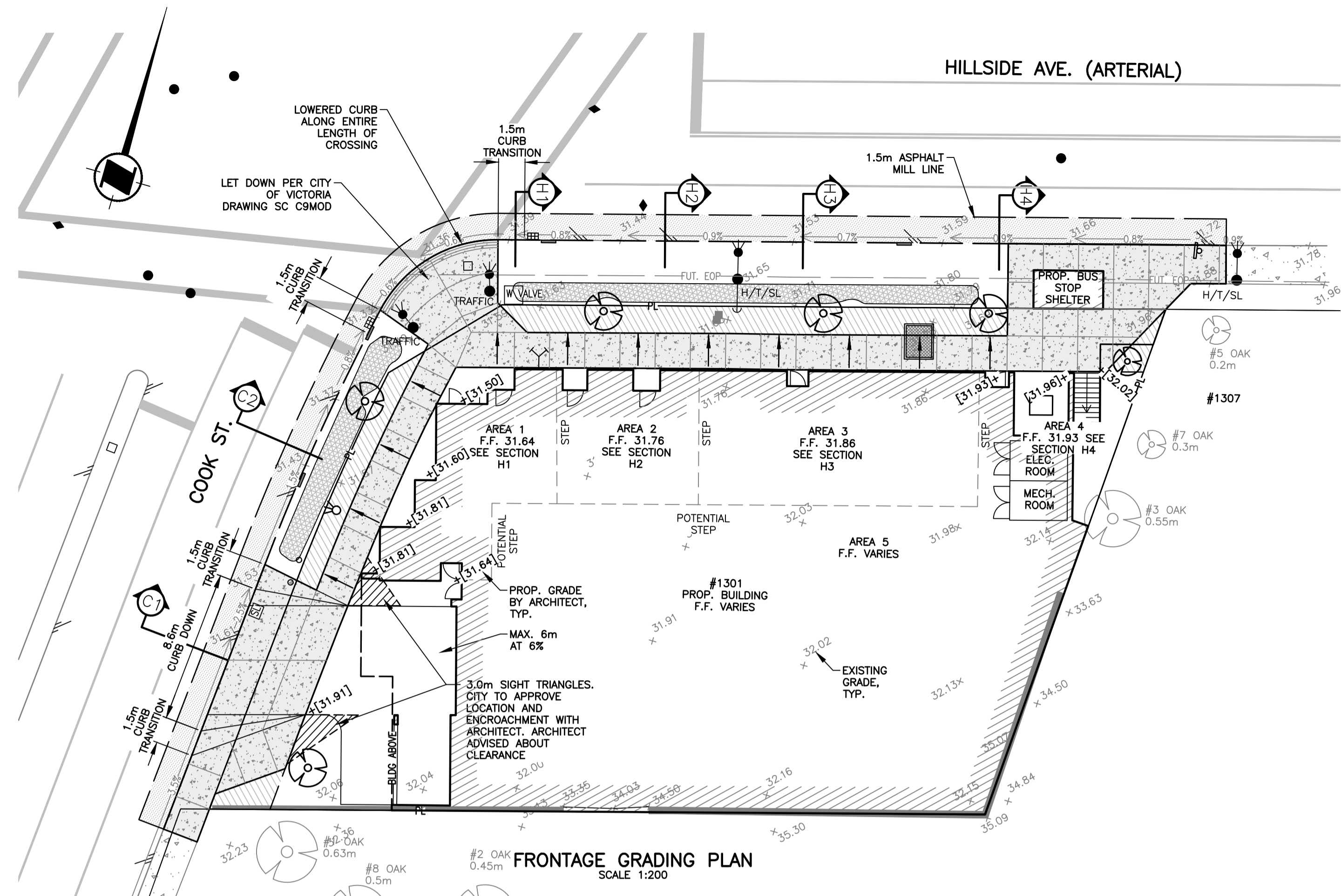
Dwg. No.		REFERENCE DRAWINGS		DATE	
LEGEND		EXISTING		PROPOSED	
W		WATER		W	
S		SEWER		S	
D		DRAIN		D	
G		GAS		G	
H/T		H/T		H/T	
EOP		EOP		EOP	
EX. PROP.		EX. PROP.		EX. PROP.	
WATER VALVE ON MAIN		WATER VALVE ON MAIN		WATER VALVE ON MAIN	
HYDRANT		HYDRANT		HYDRANT	
CAP OR PLUG		CAP OR PLUG		CAP OR PLUG	
WATER METER		WATER METER		WATER METER	
FLUSH VALVE		FLUSH VALVE		FLUSH VALVE	
MANHOLE		MANHOLE		MANHOLE	
CLEANOUT		CLEANOUT		CLEANOUT	
SEWER PUMP STATION		SEWER PUMP STATION		SEWER PUMP STATION	
CATCH BASIN		CATCH BASIN		CATCH BASIN	
SILT TRAP		SILT TRAP		SILT TRAP	
CULVERT		CULVERT		CULVERT	
DITCH		DITCH		DITCH	
HYDRO/TEL POLE		HYDRO/TEL POLE		HYDRO/TEL POLE	
HYDRO ANCHOR		HYDRO ANCHOR		HYDRO ANCHOR	
2 JAN 15/20 TO CITY OF VICTORIA COMMENTS		2 JAN 15/20 TO CITY OF VICTORIA COMMENTS		2 JAN 15/20 TO CITY OF VICTORIA COMMENTS	
1 JAN 07/20 RAINGARDENS, PRELIM. HYDRO ROUTE ADDED		1 JAN 07/20 RAINGARDENS, PRELIM. HYDRO ROUTE ADDED		1 JAN 07/20 RAINGARDENS, PRELIM. HYDRO ROUTE ADDED	
REV. DATE REVISIONS		REV. DATE REVISIONS		REV. DATE REVISIONS	
BY APPROVED		BY APPROVED		BY APPROVED	

1301 Hillside Ave. Development
Offsite Servicing, Removals Plan & Notes
Client: Abstract Developments Ltd.

CALID Services Ltd.
207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 388-6919
FAX: (250) 381-6919
engineer@calid.ca

C01

2



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1-800-474-6886
CELLULAR *6886

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1301 Hillside Ave. Development
Offsite Grading Plan & Sections
Client: Abstract Developments Ltd.



207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 388-6919
FAX: (250) 381-6919
engineer@calid.ca

Drawn	dp,gsr	Date	Sept 4, 2019
Checked		Project #	0658
Approved		Scale	AS NOTED
Designed	gkc		

C02	2
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CANCEL PRINTS BEARING EARLIER LETTER