

PROJECT STATISTICS

PROJECT ADDRESS
NEIGHBOURHOOD
DOWNTOWN CORE AREA PLAN DISTRICT
DEVELOPMENT PERMIT AREA

819 - 823 AND 825 - 827 FORT STREET
FAIRFIELD
RESIDENTIAL MIXED USE DISTRICT
DPA 7B (HC)

VICTORIA PARCEL D, LOT 277 & 278, (DD 2635141)
LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769

LEGAL DESCRIPTION

ZONING (EXISTING)

819-823 FORT STREET: CA-HG
825-827 FORT STREET: CA-2
NEW ZONE

PROPOSED ZONING:

LOT AREA

1248 SQ.M. (13,434 SQ.FT.)

SITE COVERAGE

1218 SQ.M. (13,110 SQ.FT.)

OPEN SITE SPACE

30 SQ.M. (124 SQ.FT.)

TOTAL FLOOR AREA

TOTAL
RESIDENTIAL 7561 SQ.M.
RETAIL 349.1 SQ.M.

FLOOR SPACE RATIO

CURRENT ZONING
CA-2: MAXIMUM 2:1 (LOT AREA = 916.3 SQ.M.)
CA-HG: MAXIMUM 3:1
ALLOWED UNDER SPECIAL DENSITY AREA (REZONING)
PROPOSED: 8743 SQ.M. / 1248 SQ.M. = 7.0 F.S.R.

FLOOR PLATE SIZE

REQUIRED UNDER DOWNTOWN CORE AREA PLAN:
0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS
20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010) SQ.FT.)
PROPOSED:
20 M - 30 M (65.6' - 98.4') 724.0 SQ.M. (7,793 SQ.FT.)

AVERAGE GRADE (GEODETIC)

21.6m

HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)

ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4')
ALLOWED UNDER CA-2 ZONING: 15.5 M (50.8')
ALLOWED UNDER CA-HG ZONING: 43 M (141.1')
PROPOSED:
MAIN ROOF 36.3 M (119.1')
HIGHEST ROOFTOP 38.1 M (125')
11 STOREYS

NUMBER OF STOREYS

STREETWALL

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m)
PRIMARY FACE:
WIDTH, MIN 60% SITE WIDTH: 36.1 M (118.6') x 60% = 21.7 M (71.2')
HEIGHT, 10 M - 15 M (32.8' - 49.2')
SETBACK, 0 M - 3 M (0' - 9.8')
SECONDARY FACE:
WIDTH, MIN 30% SITE WIDTH 36.1 M (118.6') x 30% = 10.8 M (35.5')
HEIGHT, 18 M - 25 M (59.1' - 82')
SETBACK, 3 M - 6 M (9.8' - 19.7')
SETBACK ABOVE 25 M (82') MIN 6 M (19.7')

PROPOSED

36.1 M (118.6')
12.2 M (40') AND 14.9 M (48.7')
0 M

30.6 M (100.4')
29.2 M (95.8')
4.2 M (13.8') AND 5.1 M (16.7')
6 M (19.7')

BUILDING SETBACKS

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0 - 30 M (0' - 98.4')
EXTERIOR WALL, FRONT PROPERTY LINE:
PRIMARY STREET WALL: 0 - 3 M FROM P. L., HEIGHT = 10 TO 15 M
SECONDARY STREET WALL: 3-6 M FROM P. L., HEIGHT = 18 TO 25 M
1:5 BUILDING SETBACK RATIO STARTING AT 15 M ABOVE GRADE
EXTERIOR WALL, SIDE PROPERTY LINE: MIN 3 M (9.8')
EXTERIOR WALL, REAR PROPERTY LINE: MIN 3 M (9.8')
BALCONIES, SIDE PROPERTY LINE: MIN 3.5 M (11.5')
BALCONIES, REAR PROPERTY LINE: MIN 3.5 M (11.5')

PROPOSED

3 M
3 M
1.63 M
3.17 M

PARKING

PARKING REQUIRED UNDER CURRENT ZONING BYLAW SCHEDULE C
RESIDENTIAL: 109 UNITS x (1.4/UNIT) = 153
RETAIL: 386.7 SQ.M. (3,969 SQ.FT.) x (1/65 SQ.M.) = 6
TOTAL: 159

PARKING REQUIRED UNDER PROPOSED ZONING BYLAW SCHEDULE C
RESIDENTIAL: 8 UNITS x (0.5/UNIT) = 4
85 UNITS x (0.6/UNIT) = 51
16 UNITS x (1/UNIT) = 16
109 UNITS x (0.1/UNIT VISITOR STALLS) = 11
RETAIL: 386.7 SQ.M. (3,969 SQ.FT.) x (1/200 SQ.M.) = 2
TOTAL: 88

PROPOSED
55 TOTAL

VISITOR PARKING REQUIRED UNDER CURRENT ZONING BYLAW SCHEDULE C
5 (10% OF TOTAL)

PROPOSED
0
0 TOTAL

BICYCLE STORAGE

CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C
109 x (1/UNIT) = 109
RETAIL @ 1/205 SQ.M. = 2 x 50% = 1

PROPOSED
129

CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C
MULTIFAMILY RESIDENTIAL = 6
RETAIL @ 1/205 SQ.M. = 2 x 50% = 1

PROPOSED
6
1
7 TOTAL

NUMBER OF STORAGE LOCKERS

NO BYLAW REQUIREMENT
109 x (1 / UNIT) = 109

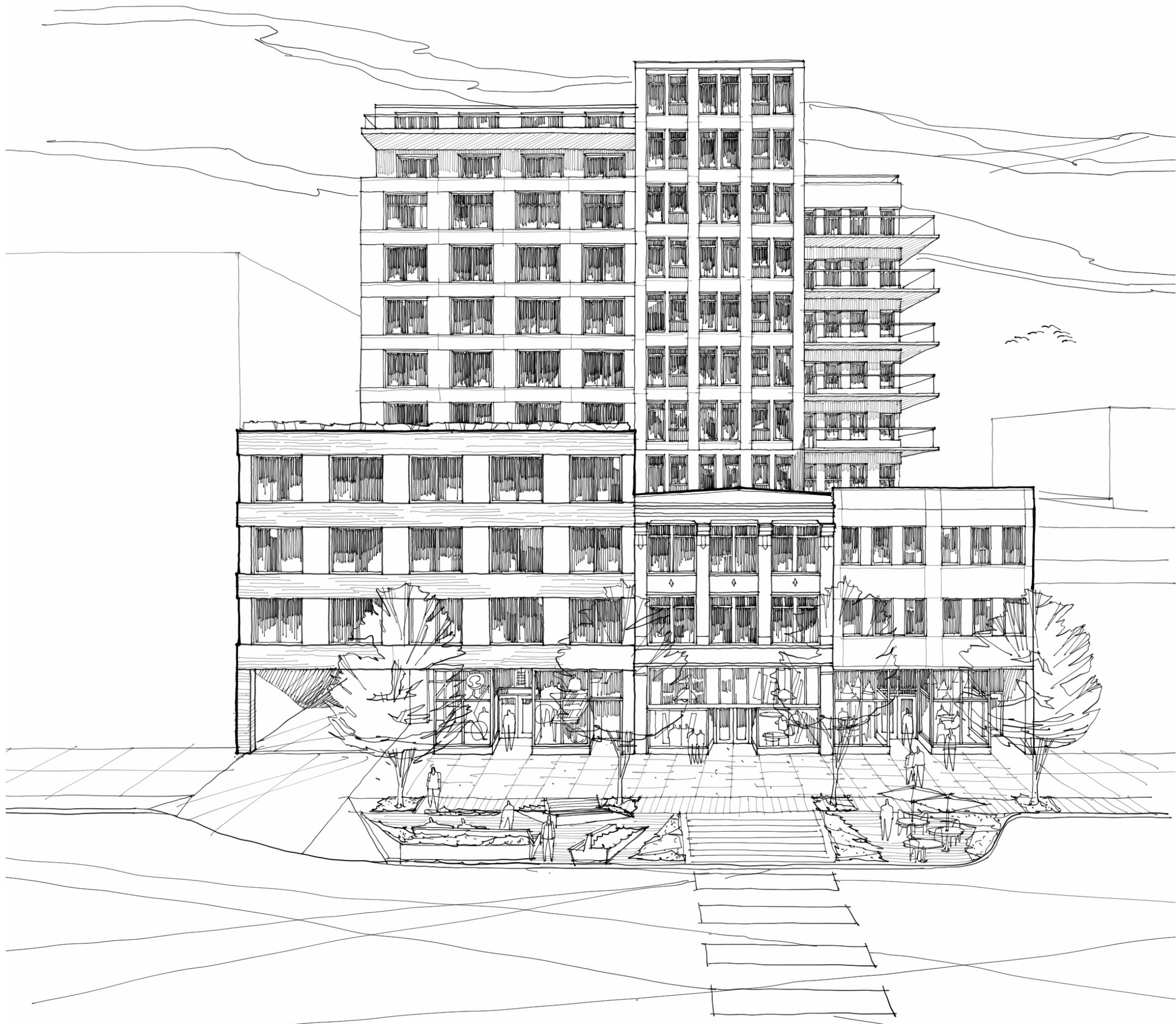
PROPOSED
65

RETAIL

NUMBER OF UNITS: 5
AREA: 368.7 SQ.M. (3,969 SQ.FT.)

SUITE TYPES

TYPE	SIZE RANGE	QUANTITY
1 BEDROOM	378 - 652 SQ.FT.	53
2 BEDROOM	587 - 719 SQ.FT.	42
3 BEDROOM	814 - 891 SQ.FT.	14
GROUND-ORIENTATED	N/A	0



PROJECT TEAM

OWNER

Owner: 825 Fort Holdings Ltd.
c/o:

CLIENT / DEVELOPMENT MANAGER

Company: The Salient Group
Address: Suite 225 - 209 Carrall Street
Vancouver, BC V6B 2J2
T: 604-669-5536
F: 604-669-5574
Website: thesalientgroup.com

ARCHITECT

Company: Musson Cattell Mackey Partnership
Architects Designers Planners
Address: 1066 West Hastings Street
Suite 1900
Vancouver, BC V6E 3X1
T: 604-687-2990
F: 604-687-1771
Website: www.MCMParchitects.com

STRUCTURAL CONSULTANT

Company: RJC Engineers
Address: 645 Tyee Road, Suite 220
Victoria, BC V9A 6X5
T: 250-386-7794
F: 250-381-7900
Website: www.rjc.ca

MECHANICAL CONSULTANT

Company: Rocky Point Engineering Ltd.
Address: 202 - 1701 Island Highway
Victoria, BC V9B 1J1
T: 778-400-9825
Website: rockypointengineering.com

ELECTRICAL CONSULTANT

Company: AES Engineering Ltd.
Address: 300 - 1815 Blanshard Street
Victoria, BC V8T5A4
T: 250-381-6121
F: 250-381-6811
Website: aesengr.com

LANDSCAPE CONSULTANT

Company: Considered Design Inc.
Address: 201 - 318 Homer Street
Vancouver, BC V6B 2V2
T: 778-386-4414
Website: weareconsidered.com

GEOTECHNICAL CONSULTANT

Company: Ryzuk Geotechnical
Address: 28 Crease Avenue
Victoria, BC V8Z 1S3
T: 250-475-3131
F: 250-475-3611
Website: www.ryzuk.com

SURVEYOR

Company: Island Land Surveying Ltd.
Address: 1-15 Cadillac Avenue
Victoria, BC V8Z 1T3
T: 250-475-1515
F: 250-475-1516
Website: www.islandsurveying.ca

CIVIL CONSULTANT

Company: J. E. Anderson & Associates
Address: 4212 Glanford Avenue
Victoria, BC V8Z 4B7
T: 250-727-2214
F: 250-727-3395
Website: jeanderson.com

DRAWING INDEX

Drawing Sheet	
No.	Title

A001	Cover Sheet
A101	Site Plan Existing
A102	Proposed Site Plan
A201	Floor Plan Level P2
A202	Floor Plan Level P1
A203	Floor Plan Ground Level
A204	Floor Plan Levels 2 - 3
A205	Floor Plan Level 4
A206	Floor Plan Levels 5 - 7
A207	Floor Plan Levels 8 - 9
A208	Floor Plan Level 10
A209	Floor Plan Level 11
A210	Roof Plan
A301	Streetscape Elevation
A302	North Building Elevation
A303	East Building Elevation
A304	South Building Elevation
A305	West Building Elevation
A401	Building Section
A402	Building Section

GROSS BUILDING AREA

P2	12,980 SQ.FT.	1,205.9 SQ.M.
P1	12,980 SQ.FT.	1,205.9 SQ.M.

L01	12,327 SQ.FT.	1,145.2 SQ.M.
L02	10,510 SQ.FT.	976.4 SQ.M.
L03	10,510 SQ.FT.	976.4 SQ.M.
L04	9,123 SQ.FT.	847.6 SQ.M.
L05	7,793 SQ.FT.	724.0 SQ.M.
L06	7,793 SQ.FT.	724.0 SQ.M.
L07	7,793 SQ.FT.	724.0 SQ.M.
L08	7,793 SQ.FT.	724.0 SQ.M.
L09	7,793 SQ.FT.	724.0 SQ.M.
L10	6,549 SQ.FT.	608.4 SQ.M.
L11	6,549 SQ.FT.	608.4 SQ.M.

TOTAL: 94,533 SQ.FT. 8,782.4 SQ.M.

FSR: 94,533 SQ.FT / 13,434 SQ.FT. = 7.0



M C M

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Cattell
Mackey
Partnership

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Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Cover Sheet

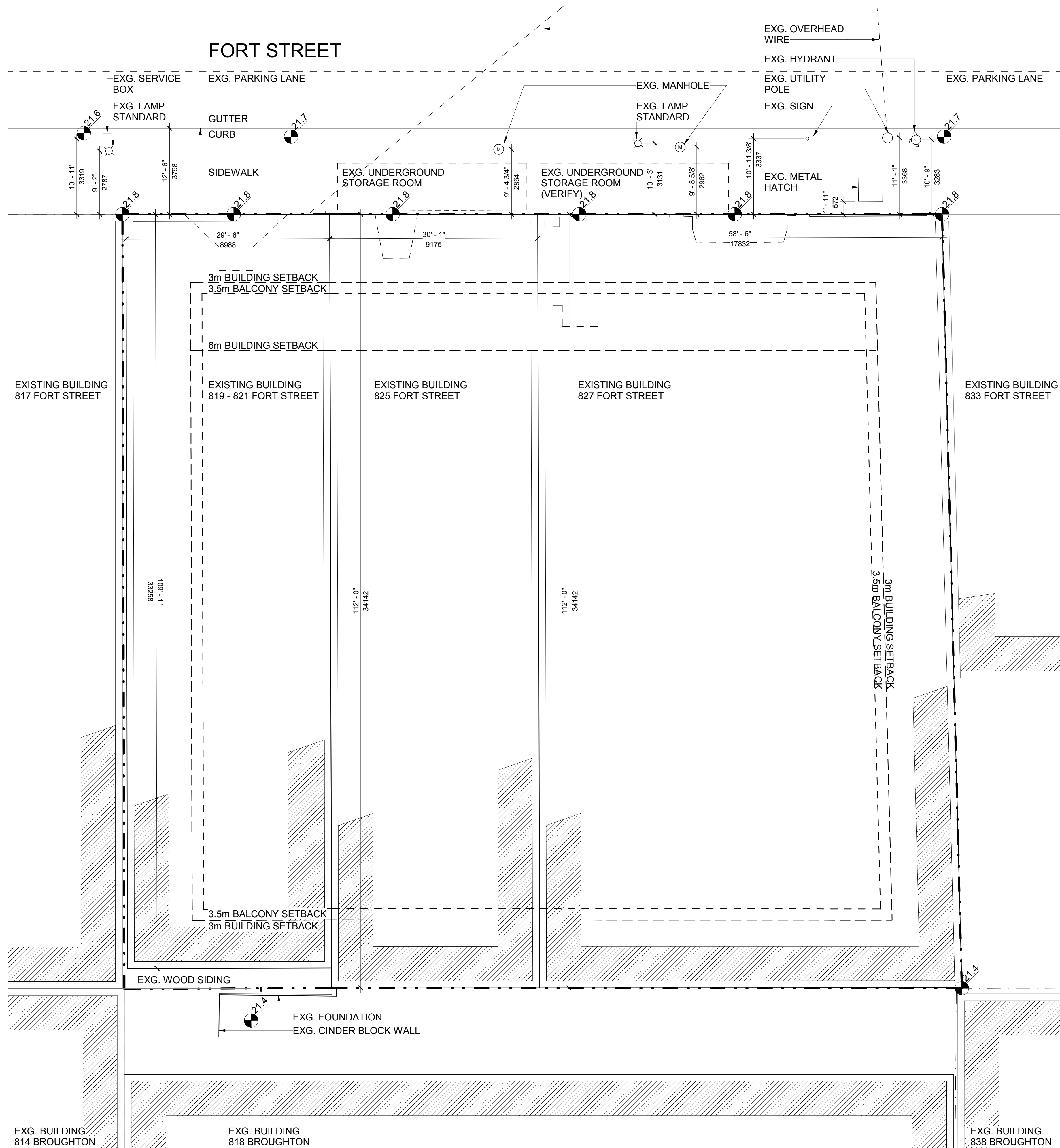
Drawing

Scale

Project 217033

Sheet

A001

1 Site Plan Existing
A101 SCALE: 1/8" = 1'-0"

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Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Site Plan
Existing

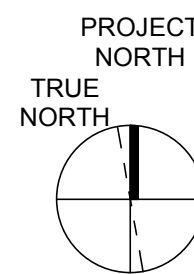
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Project 217033

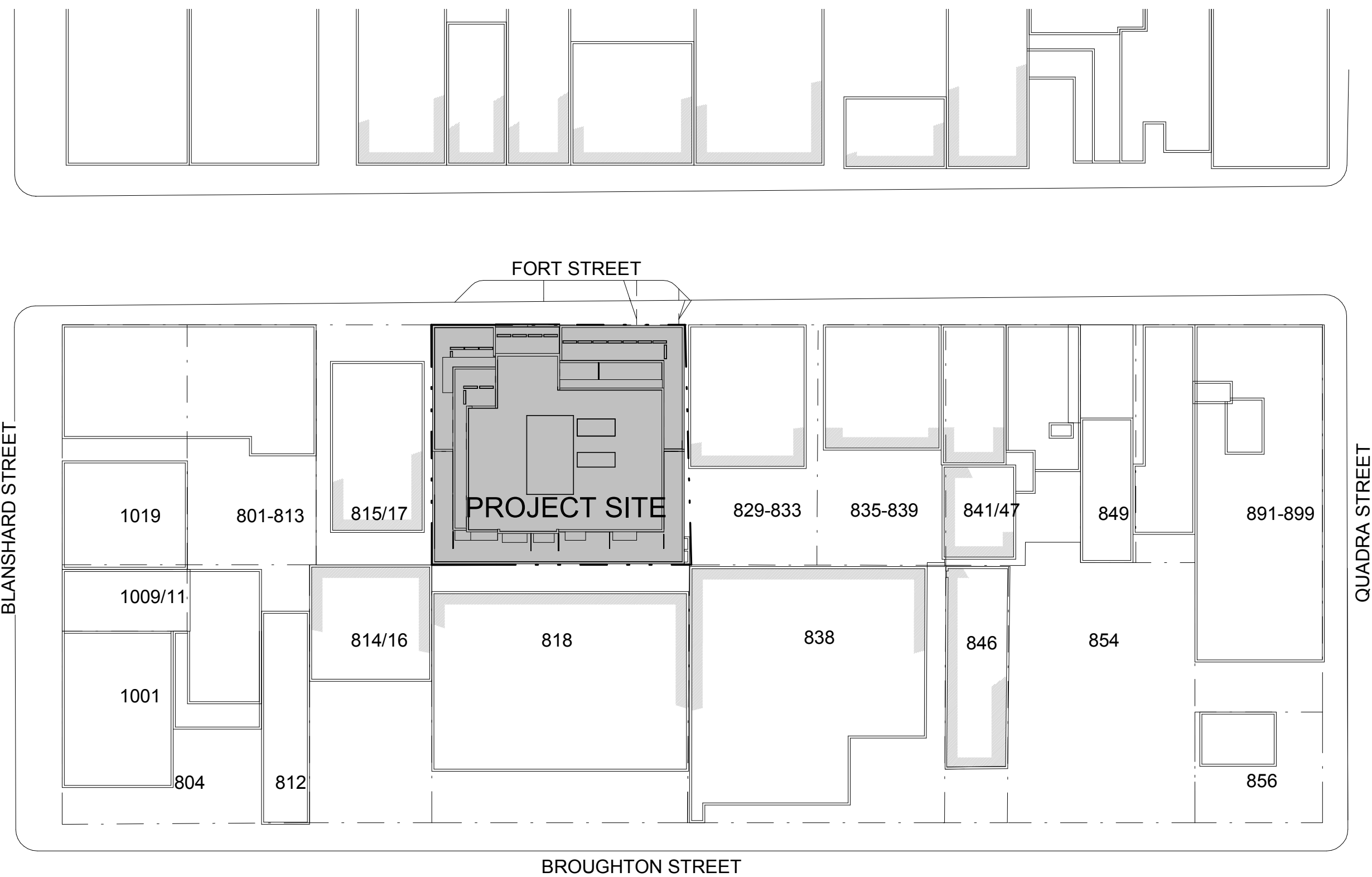
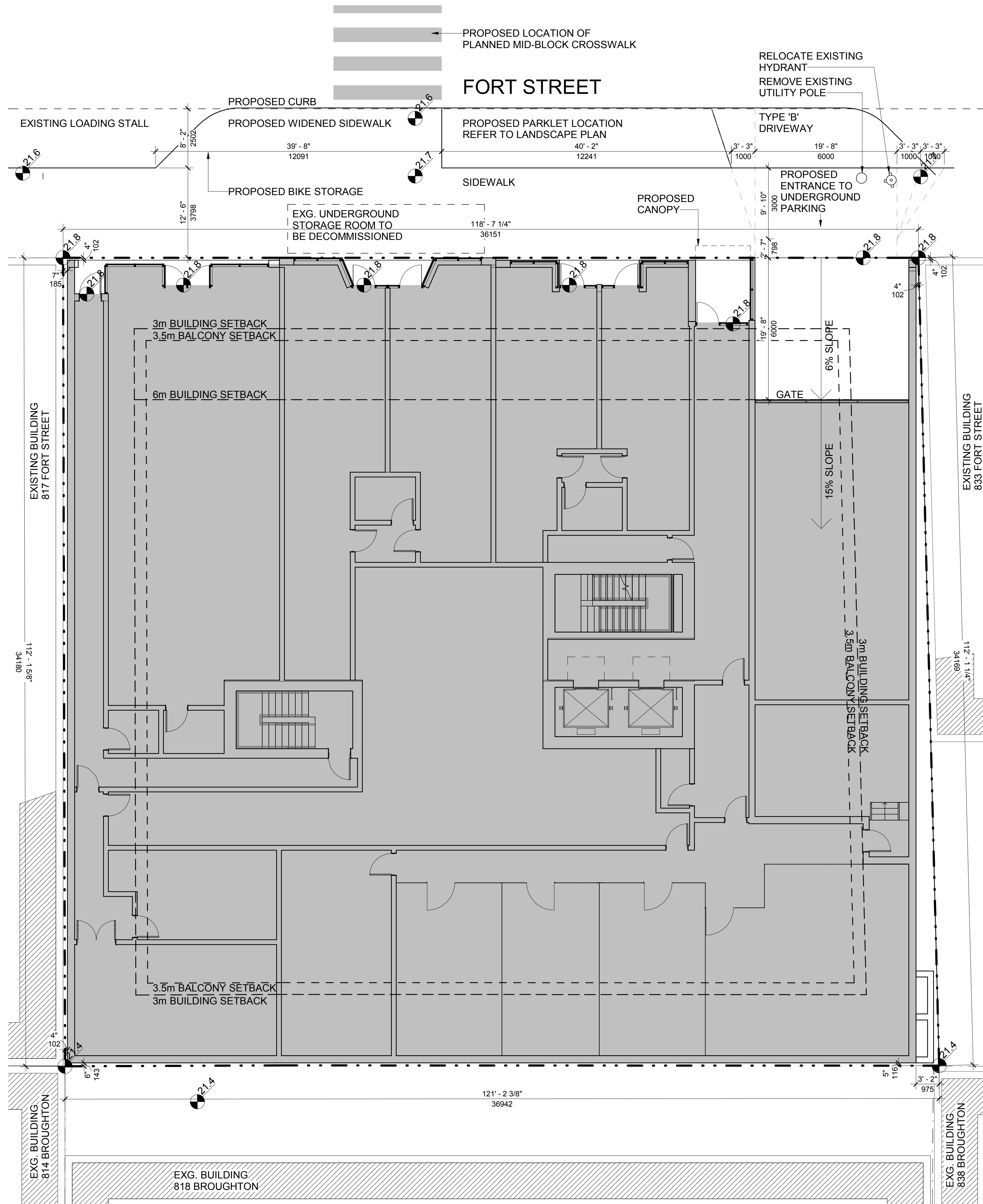
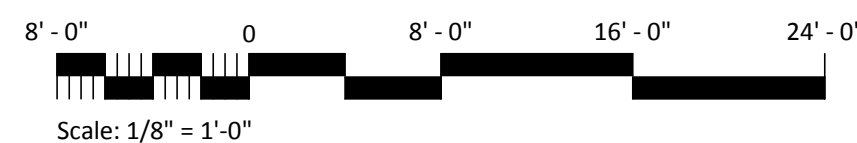
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A101

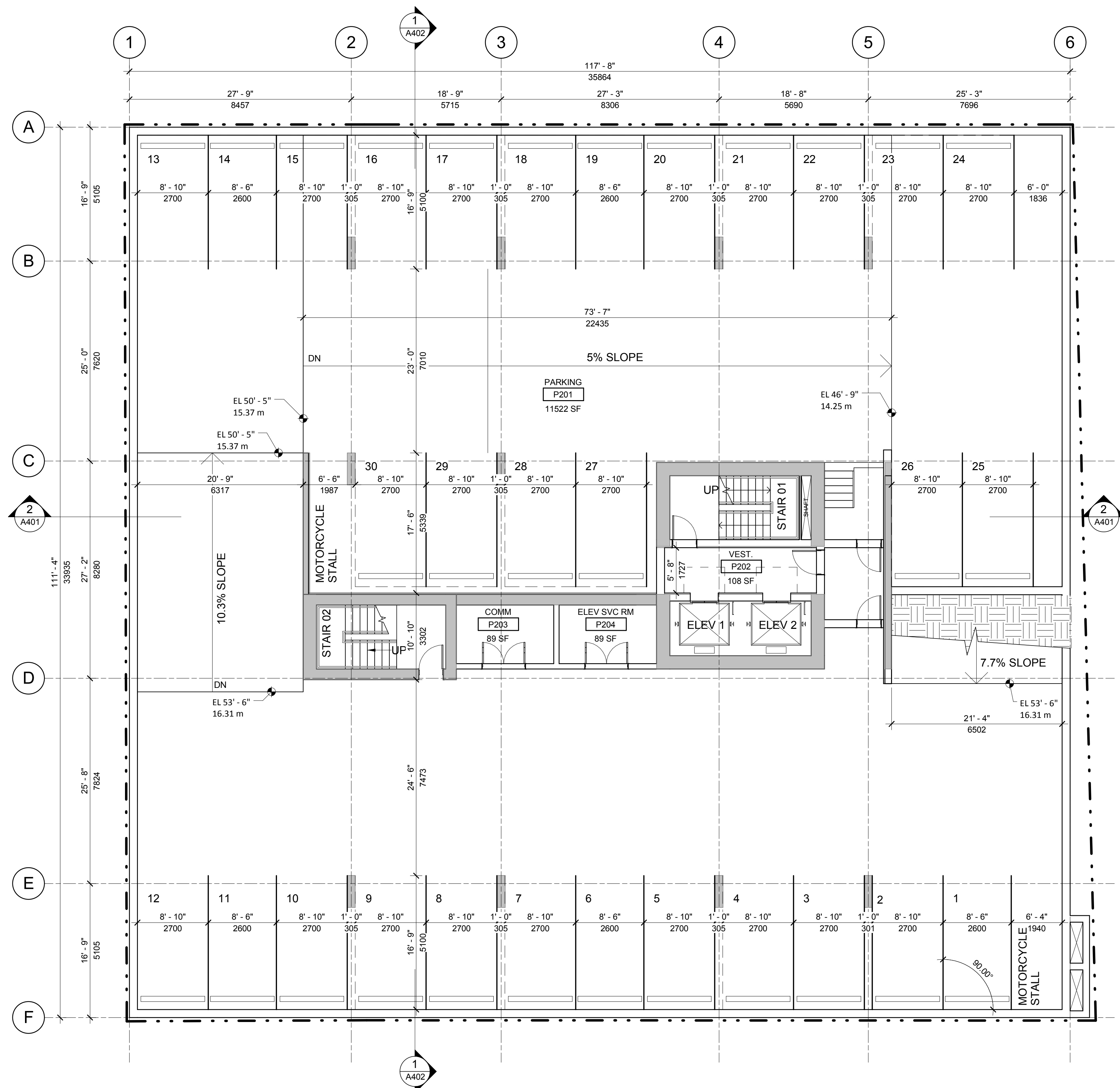


PROJECT INFORMATION TABLE

ZONE (EXISTING)	CA-HG
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	8782 SQ.M. (94,533 SQ.FT.)
COMMERCIAL FLOOR AREA	386.7 SQ.M. (3,969 SQ.FT.)
FLOOR SPACE RATIO	7.0
SITE COVERAGE (%)	97.5%
OPEN SITE SPACE	30 SQ.M. (124 SQ.FT.)
HEIGHT OF BUILDING (m)	36.3 M
NUMBER OF STOREYS	11
PARKING STALLS ON SITE	55
BICYCLE PARKING NUMBER:	
CLASS 1	129
CLASS 2	7
BUILDING SETBACKS (m):	
FRONT YARD	3 M, 6 M
REAR YARD	3 M
SIDE YARD (E)	3 M
SIDE YARD (W)	3 M
COMBINED SIDE YARDS	6 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	109
1 BEDROOM	53
2 BEDROOM	42
3 BEDROOM	14
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
1 BEDROOM	35 SQ.M. (378 SQ.FT.)
2 BEDROOM	54.5 SQ.M. (587 SQ.FT.)
3 BEDROOM	75.6 SQ.M. (814 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	7637 SQ.M. (82,206 SQ.FT.)

2 Vicinity Plan
A102 SCALE: 1" = 50'-0"1 Site Plan
A102 SCALE: 1/8" = 1'-0"

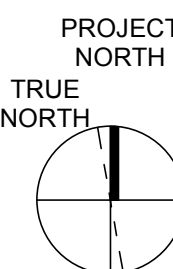
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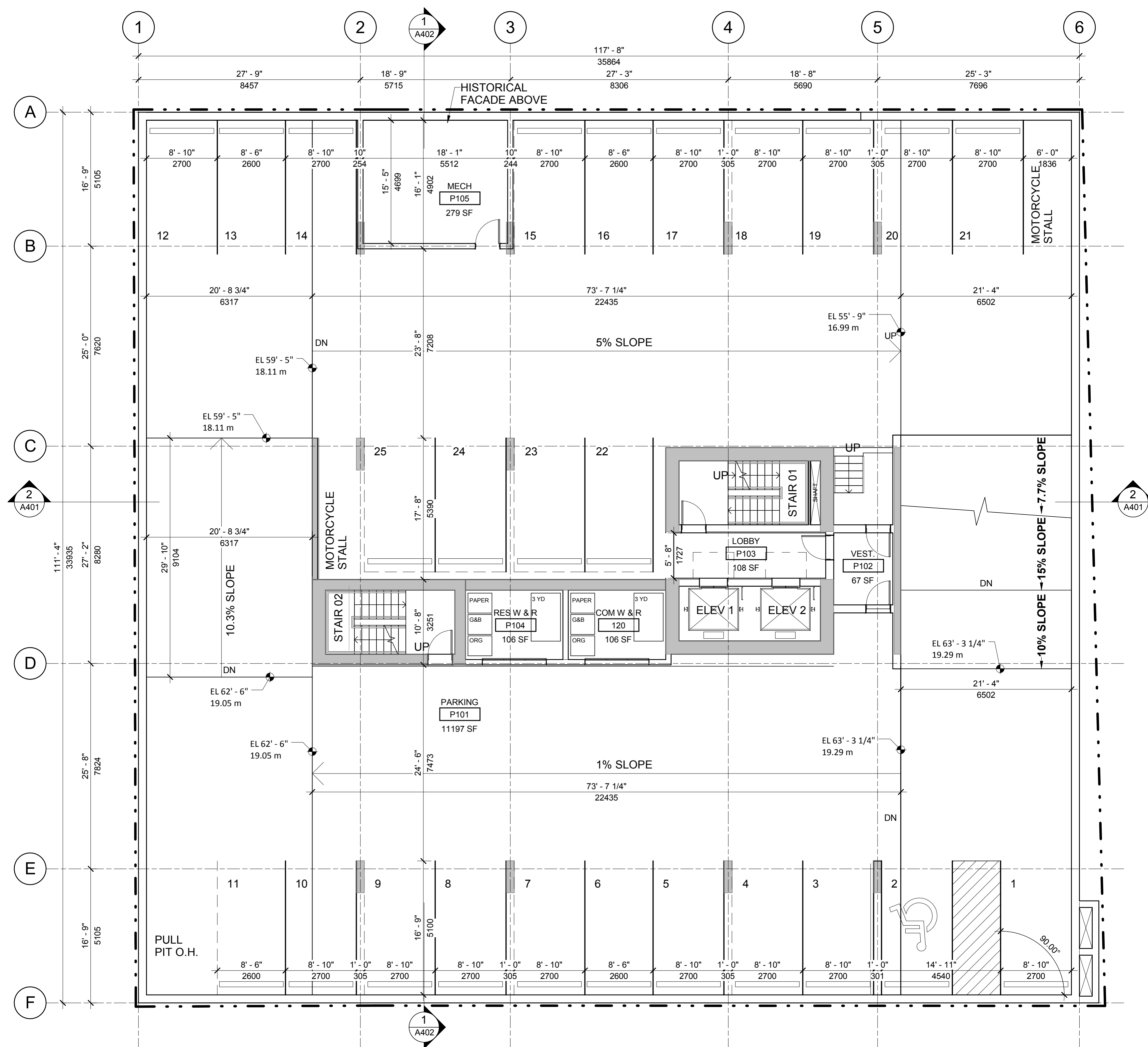
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A201

P2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARKING COUNT: 30 STALLS
AREA: 12,980 SQ.FT. 1,205.9 SQ.M.

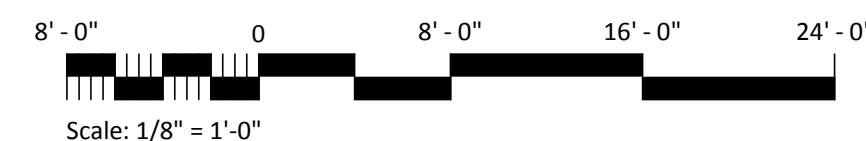
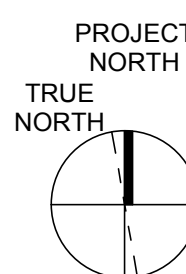


8' - 0" 0 8' - 0" 16' - 0" 24' - 0"
Scale: 1/8" = 1'-0"



1
A202
P1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARKING COUNT: 25 STALLS
AREA: 12,980 SQ.FT. 1,205.9 SQ.M.



Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Floor Plan
Level P1

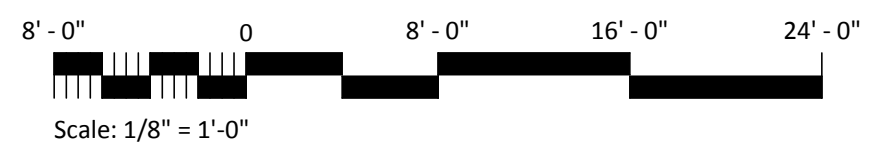
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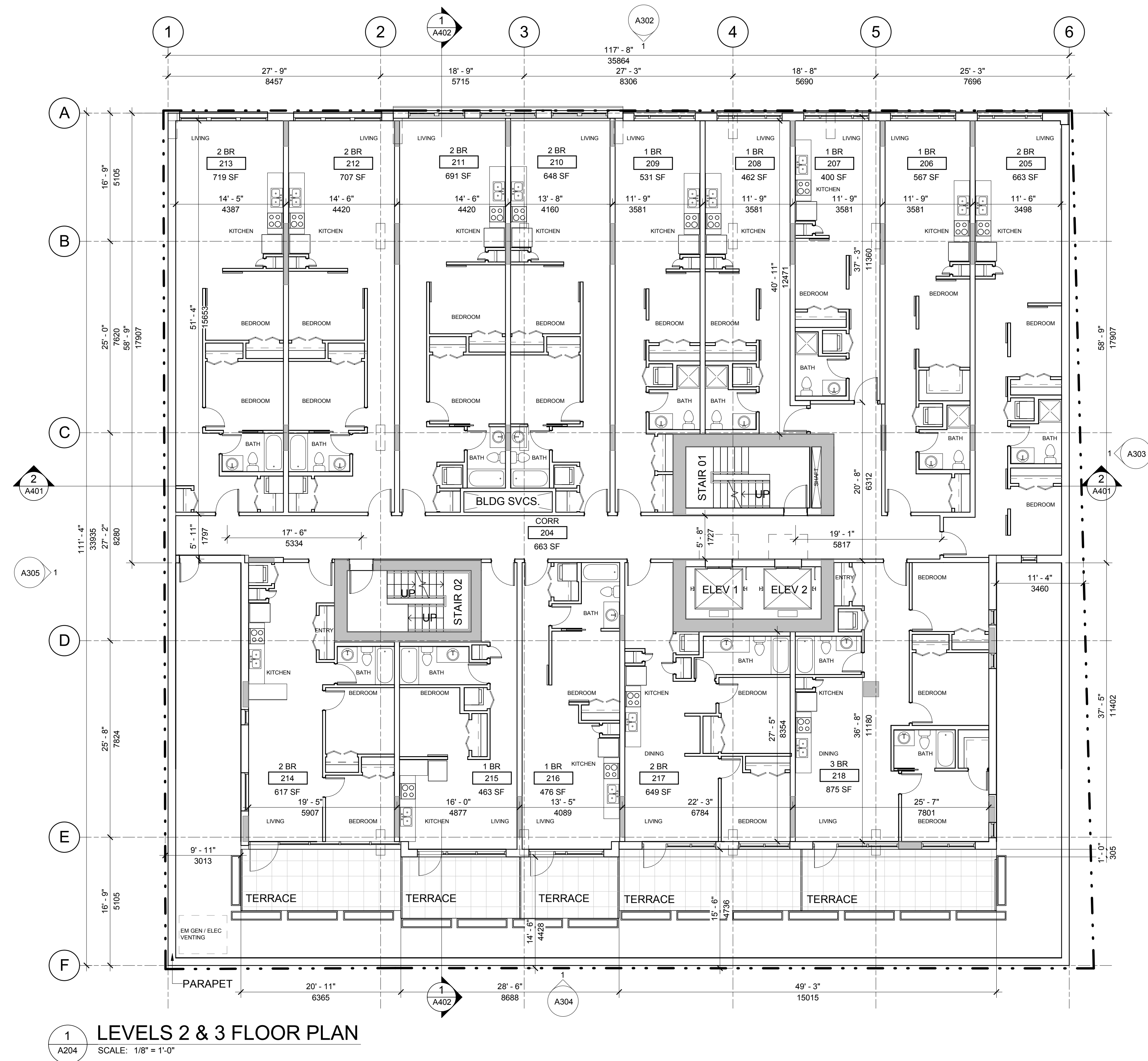
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Project 217033

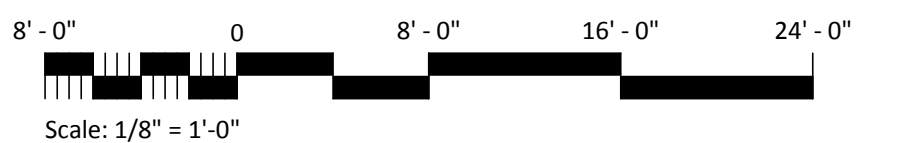
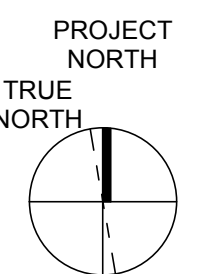
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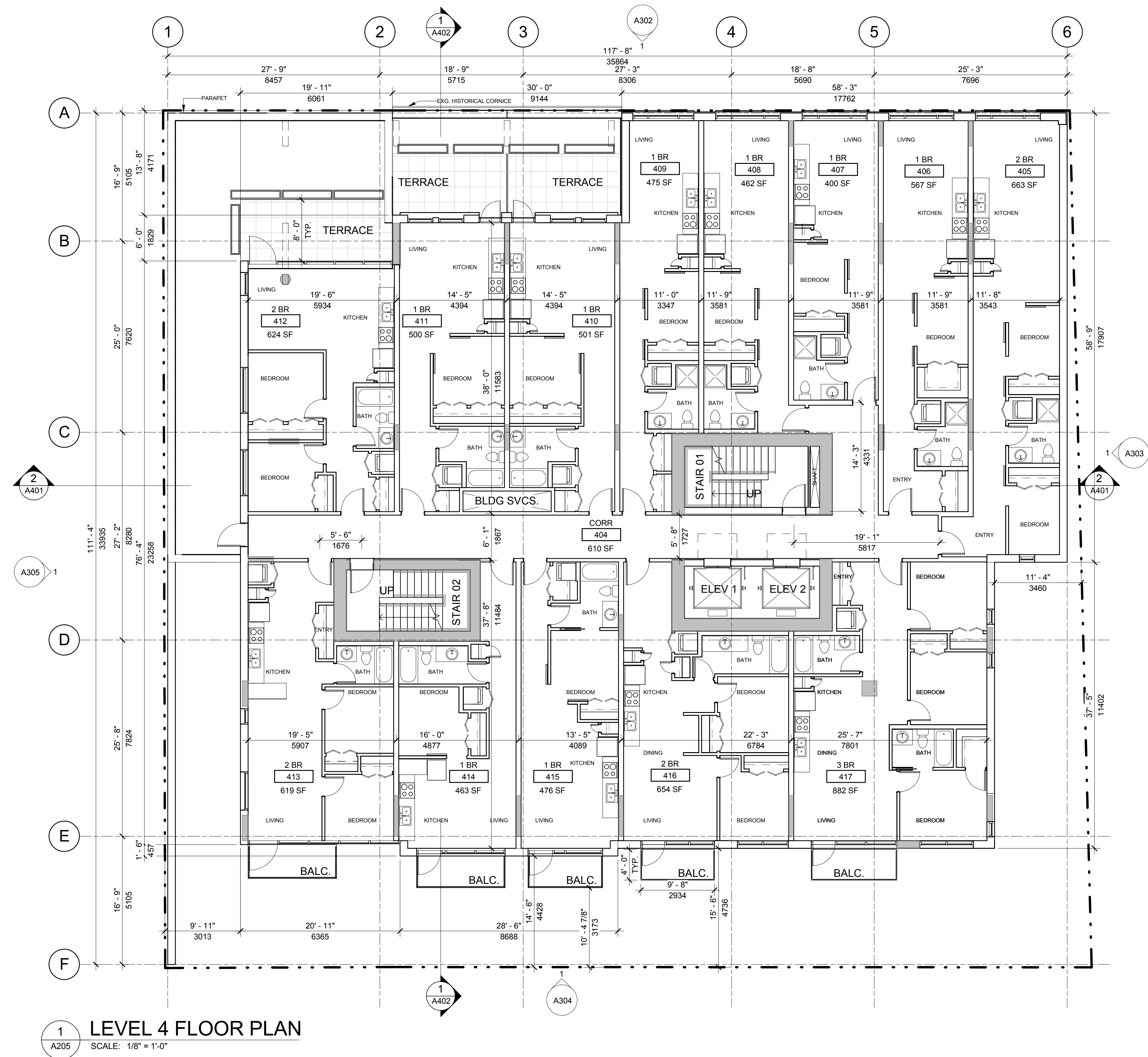
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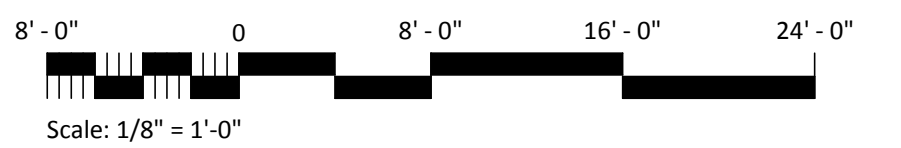
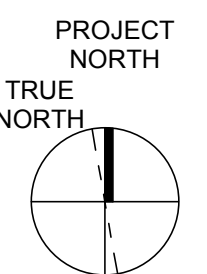


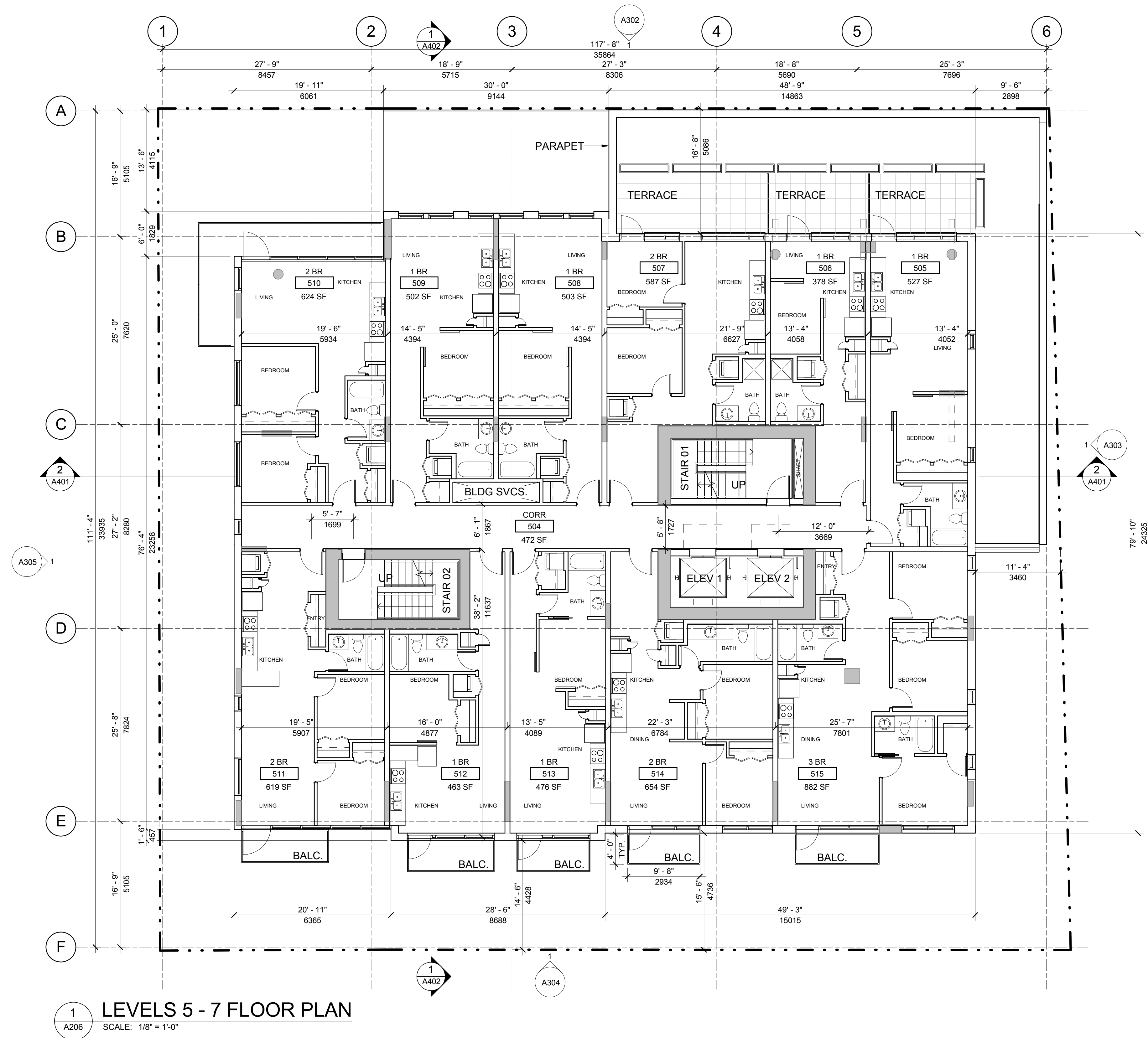
L2-L3 ROOM COUNT	
1 BR	6
2 BR	7
3 BR	1





L4 ROOM COUNT	
1 BR	8
2 BR	4
3 BR	1

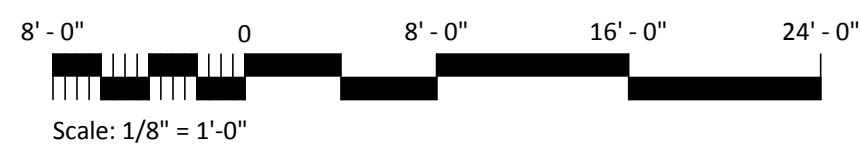
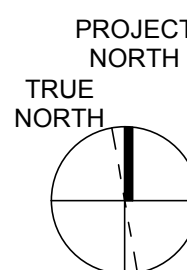




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A206

LEVELS 5 - 7 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L5-L7 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1



Revisions DD MMM YYYY

Seal

**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC

Project

**Floor Plan
Levels 5 - 7**

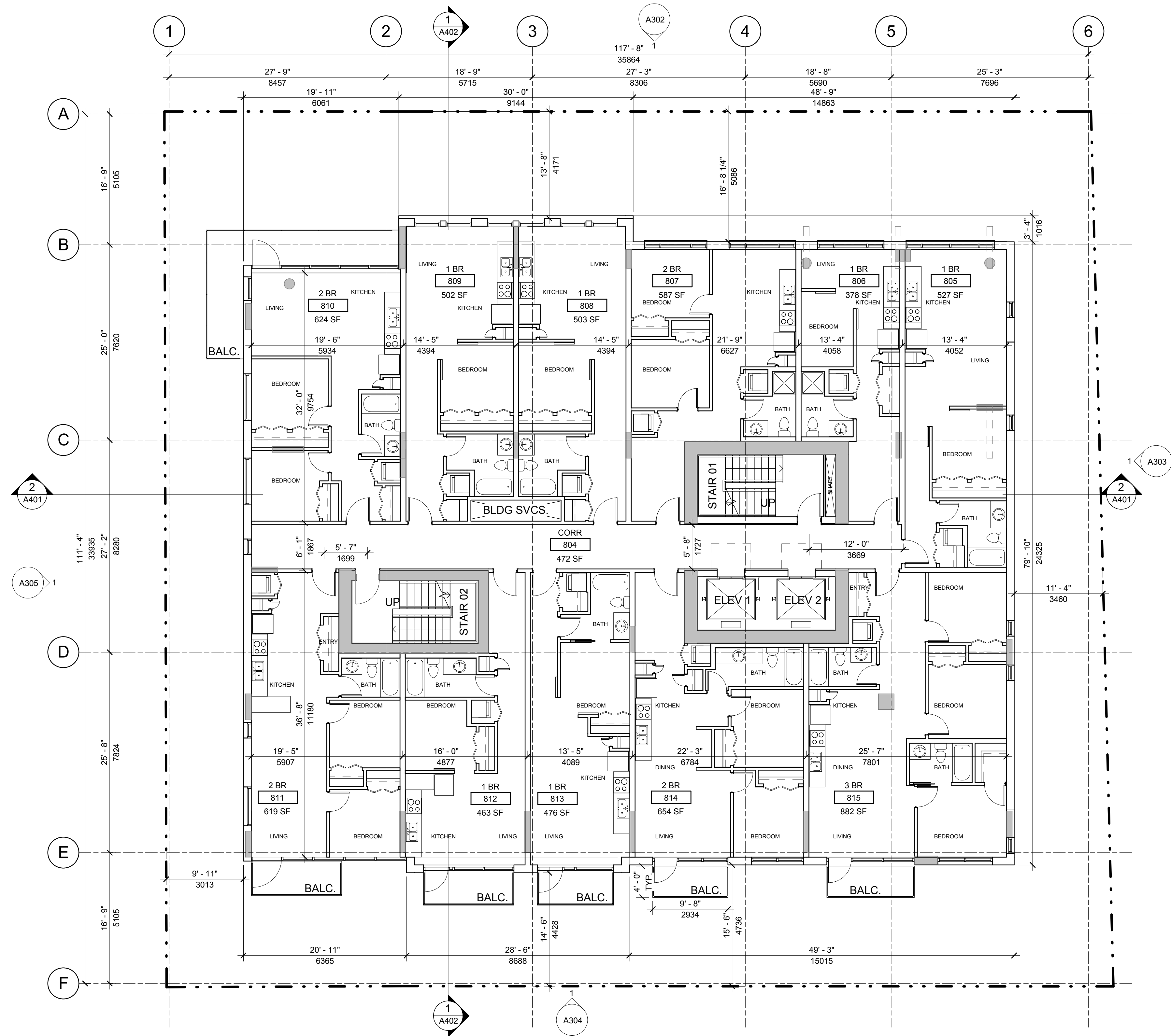
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Scale 1/8" = 1'-0"

Project 217033

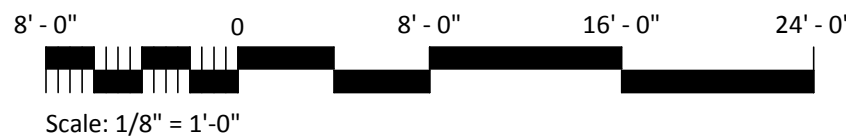
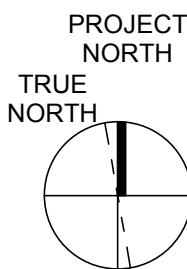
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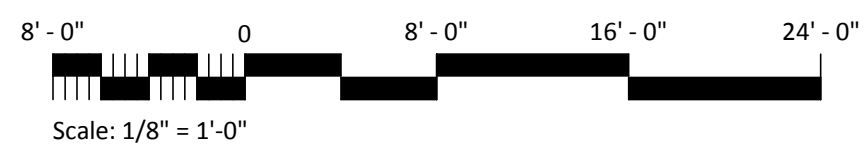
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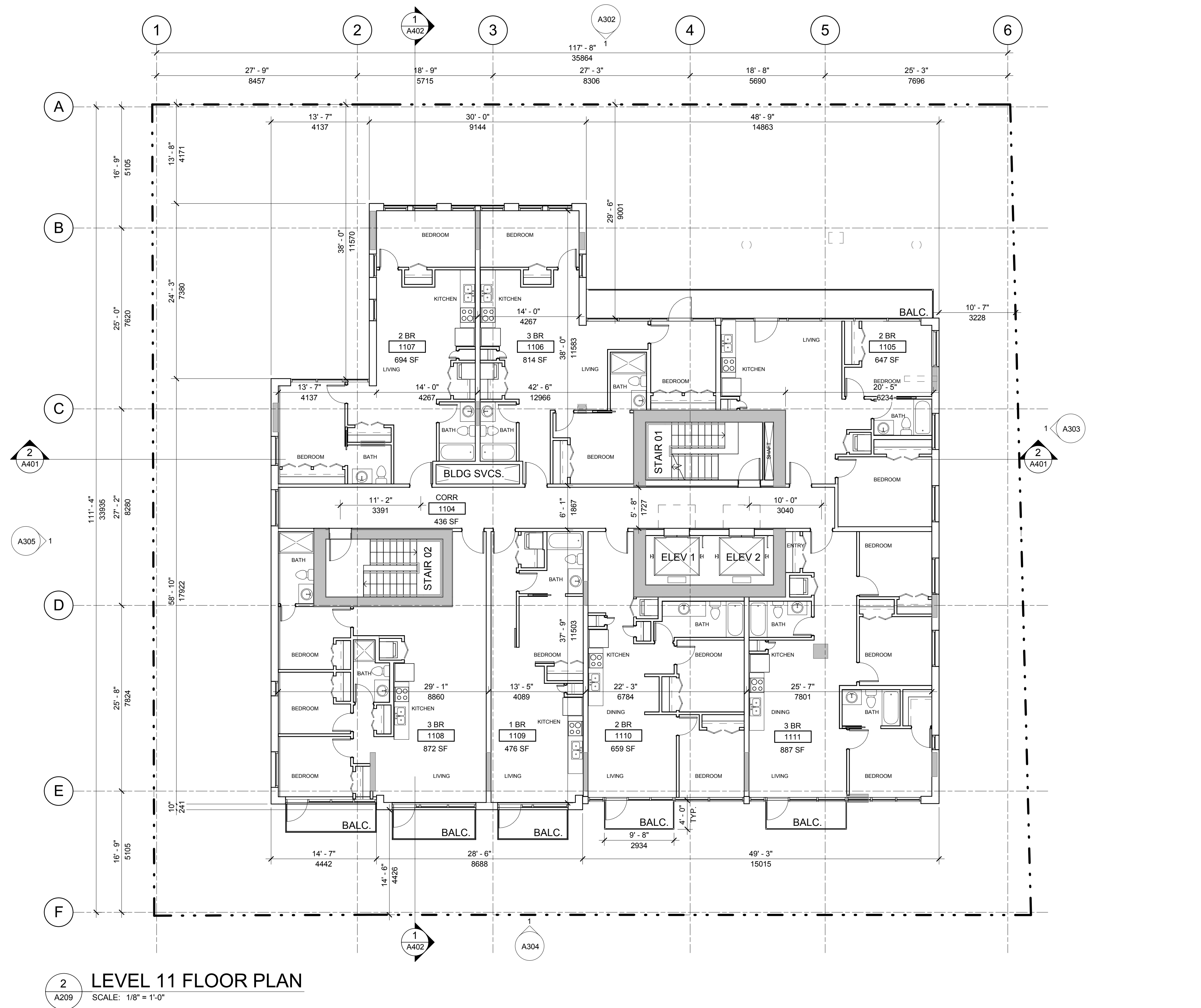


1 LEVELS 8 - 9 PLAN
A207 SCALE: 1/8" = 1'-0"

L8-L9 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1







Revisions DD MMM YYYY

Seal

**825 Fort
Street Victoria**825 Fort Street
Victoria, BC

Project

**Floor Plan
Level 11**

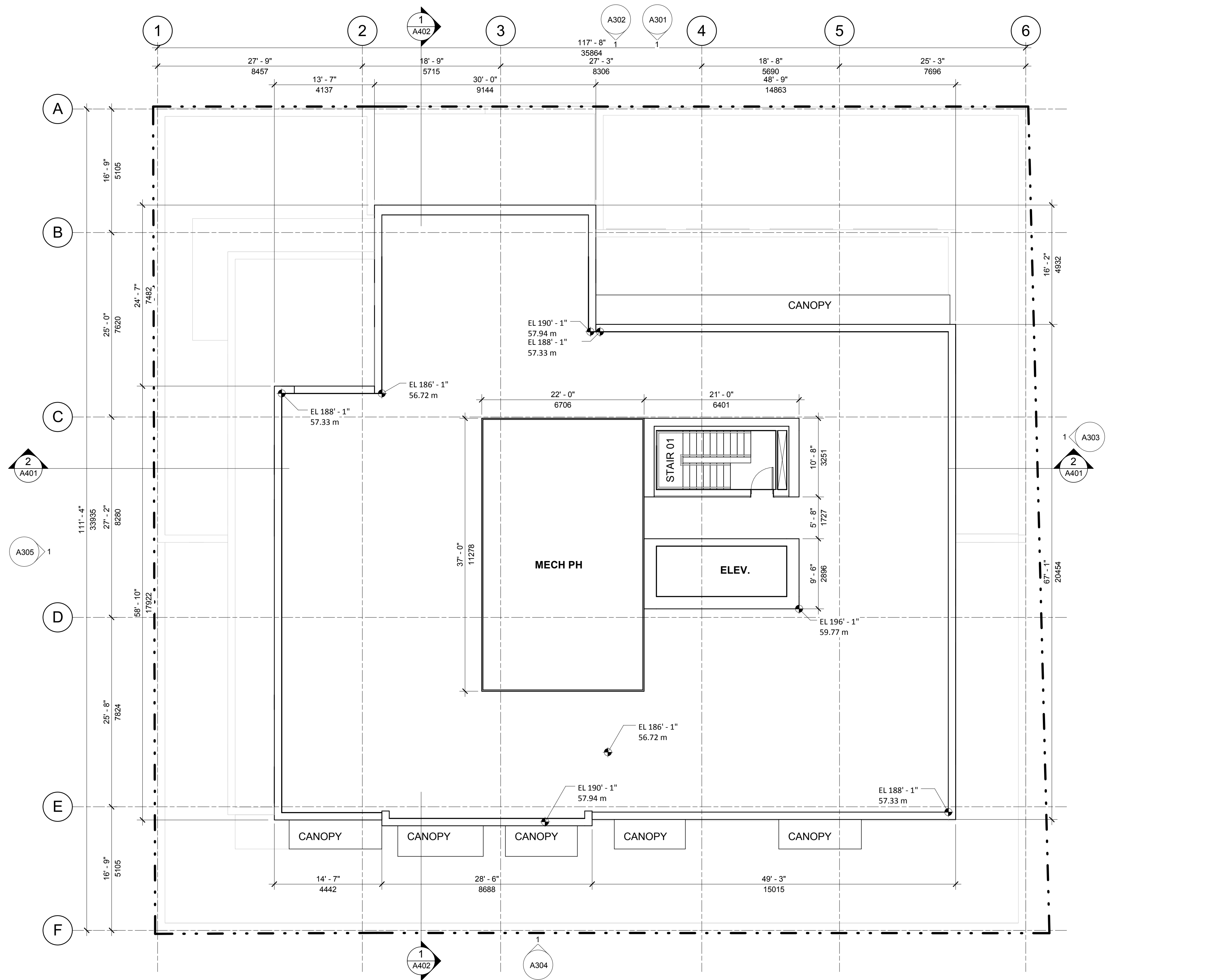
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

A209



1 ROOF DECK
A210 SCALE: 1/8" = 1'-0"

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Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Roof Plan

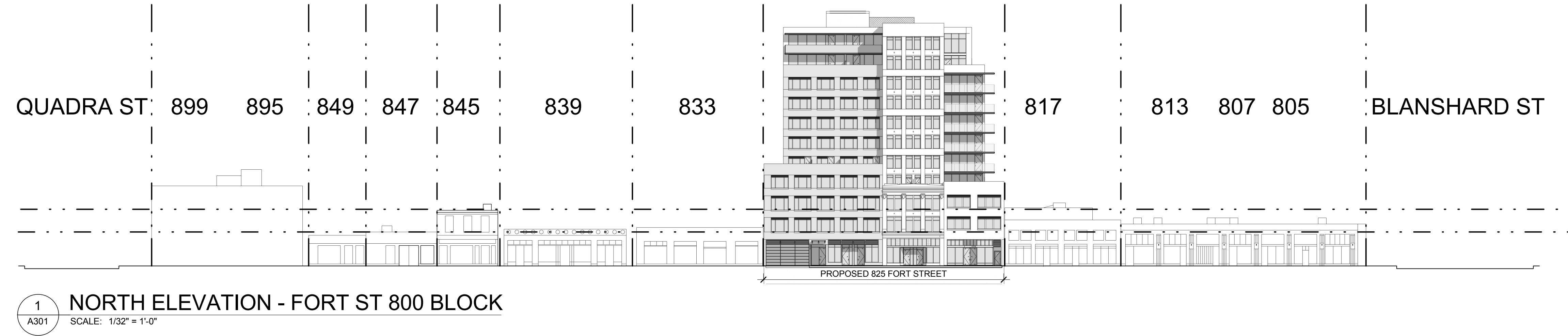
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

A210



FORT STREET IMAGES :
EXSISTING STREETScape



EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

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Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

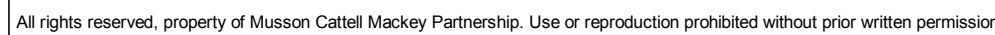
Project

Streetscape
Elevation

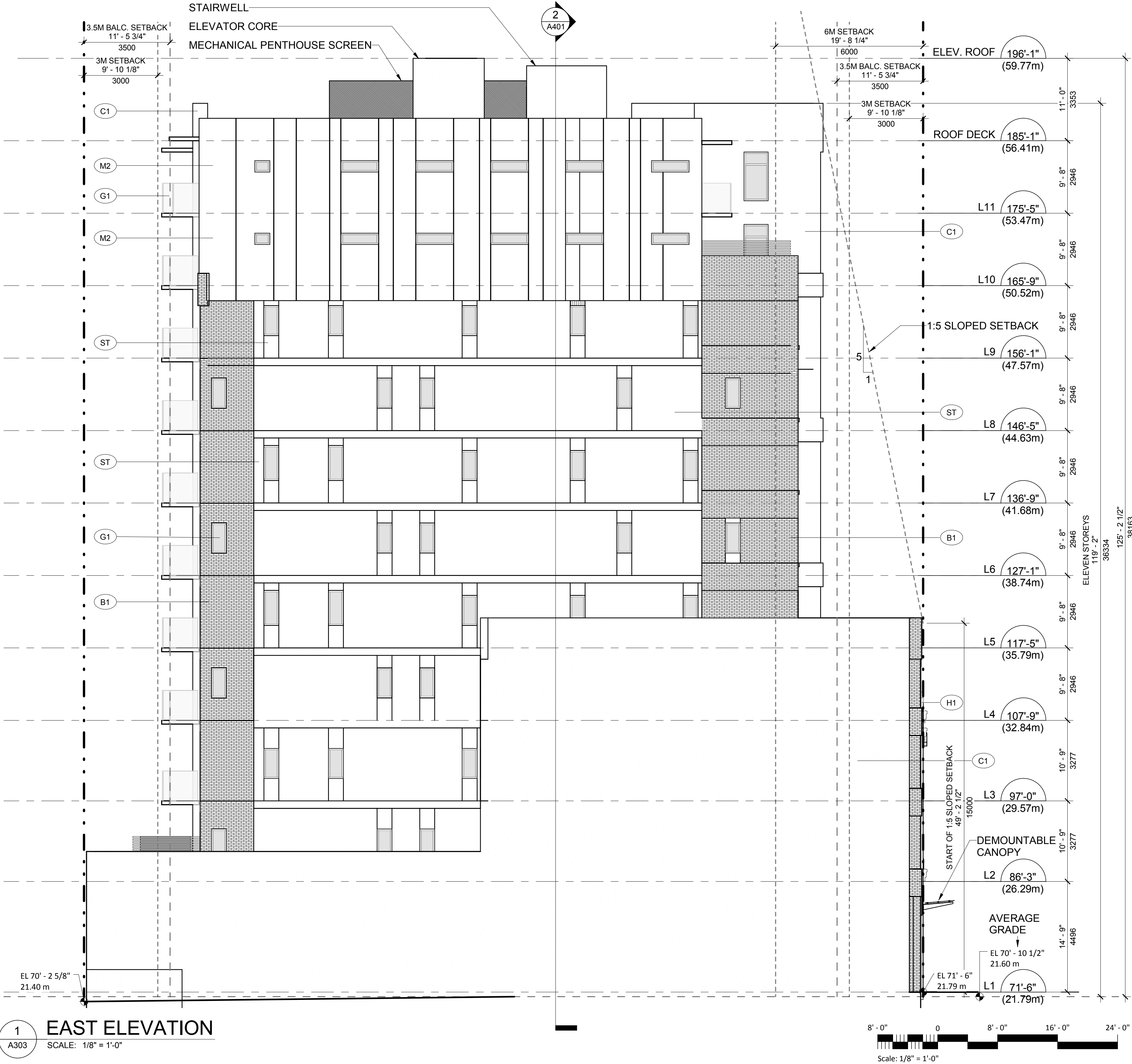
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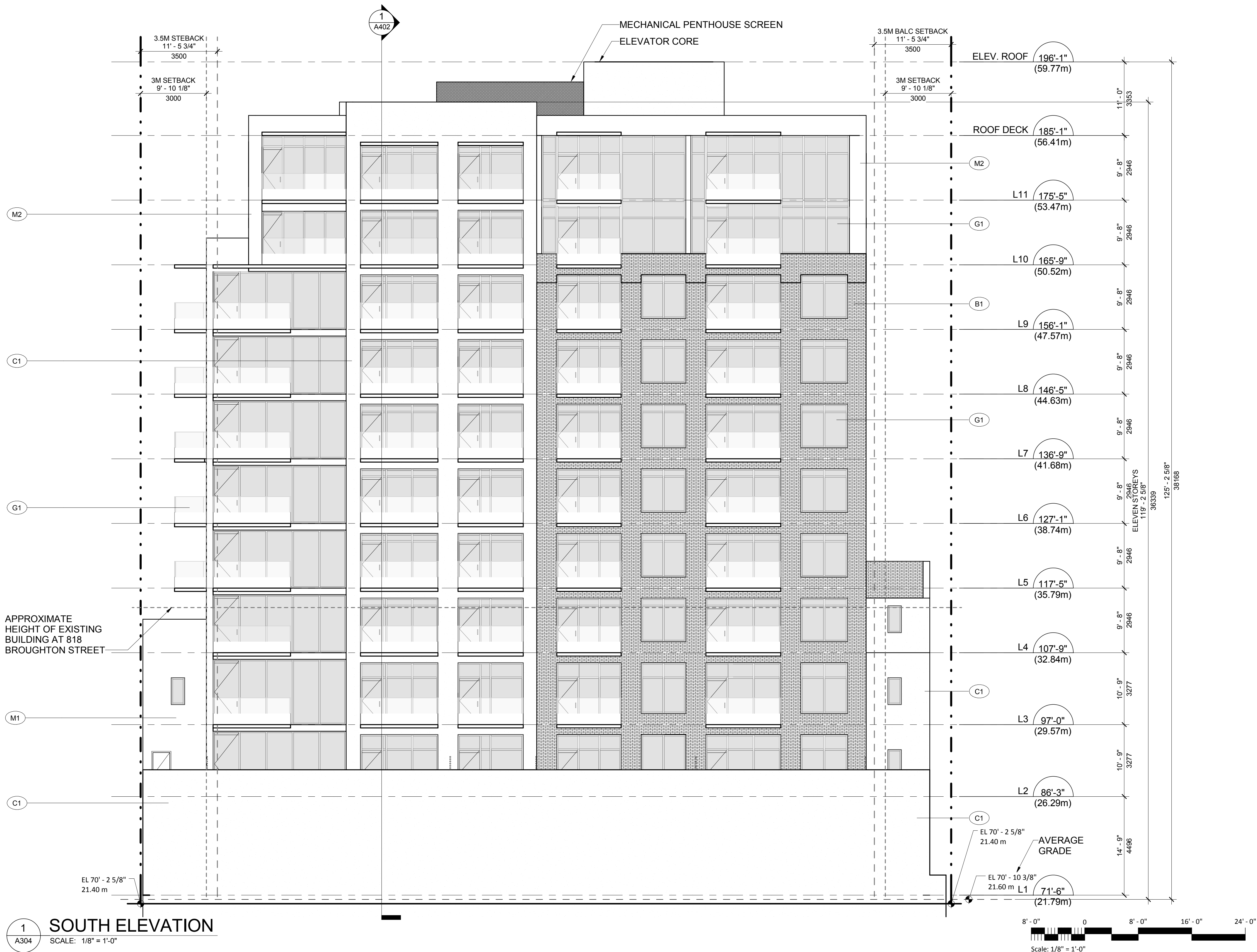
Project 217033



Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK;
C1	CONCRETE;
G1	GLAZING;
G4	GLASS GUARDRAIL;
H1	EXISTING HISTORICAL FACADE;
M1	CEMENTITIOUS PANEL;
M2	METAL;
ST	STUCCO;



Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK;
C1	CONCRETE;
G1	GLAZING;
G4	GLASS GUARDRAIL;
H1	EXISTING HISTORICAL FACADE;
M1	CEMENTITIOUS PANEL;
M2	METAL;
ST	STUCCO;



Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

South Building
Elevation

Drawing

Scale 1/8" = 1'-0"

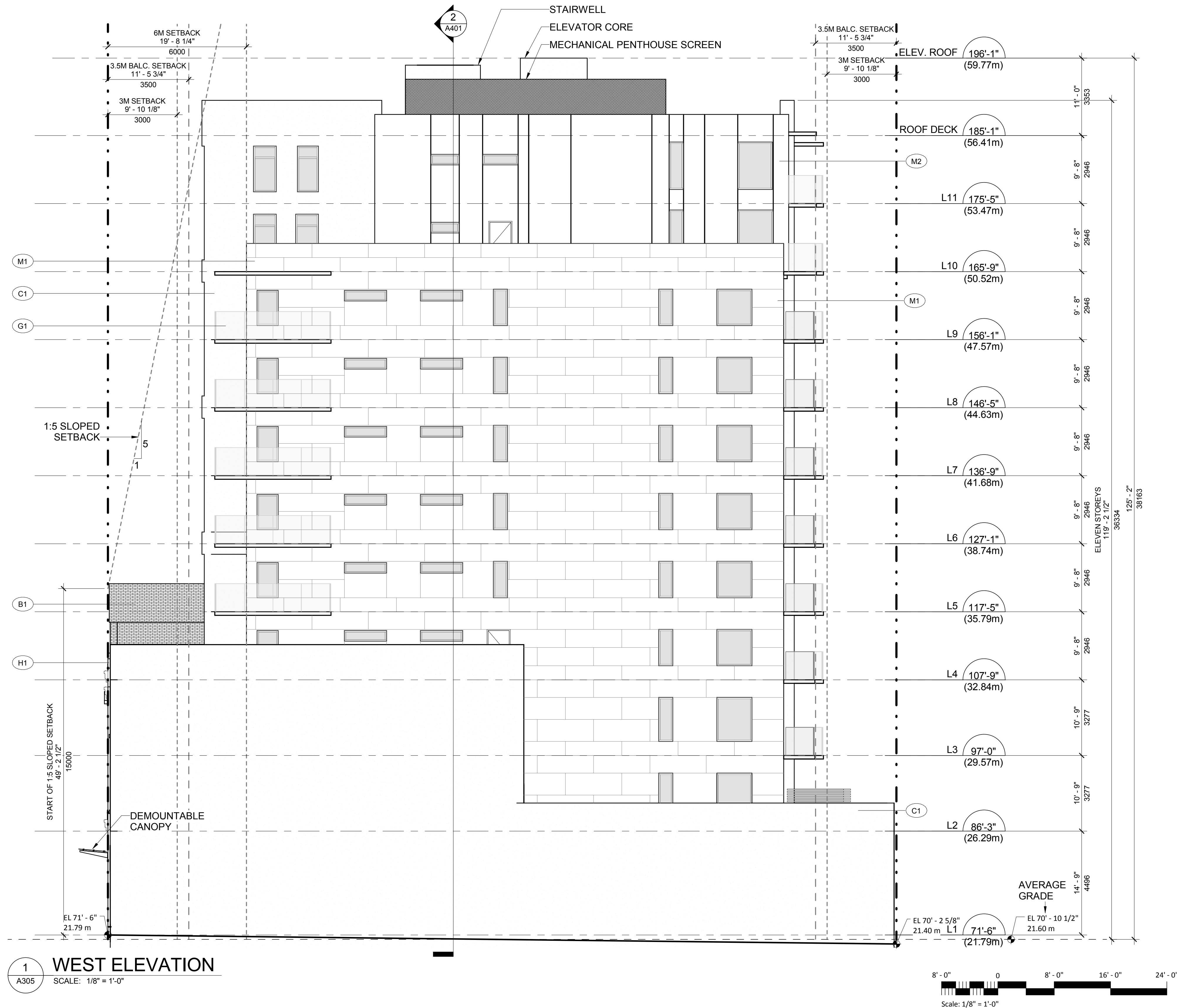
Project 217033

Sheet

A304

REZONING APPLICATION: 2017-11-08

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK;
C1	CONCRETE;
G1	GLAZING;
G4	GLASS GUARDRAIL;
H1	EXISTING HISTORICAL FACADE;
M1	CEMENTITIOUS PANEL;
M2	METAL;
ST	STUCCO;



Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

West Building
Elevation

Drawing

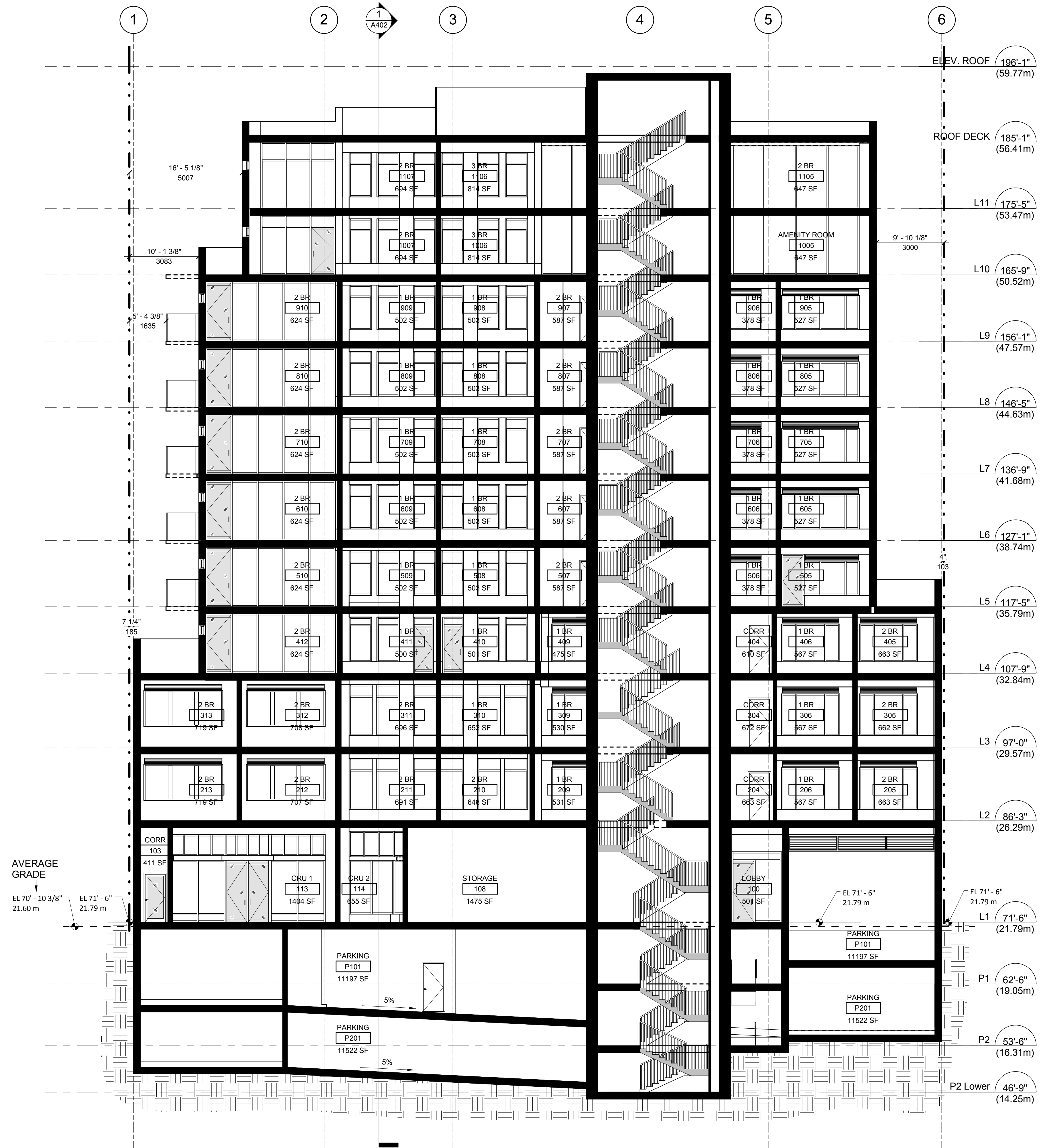
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Project 217033

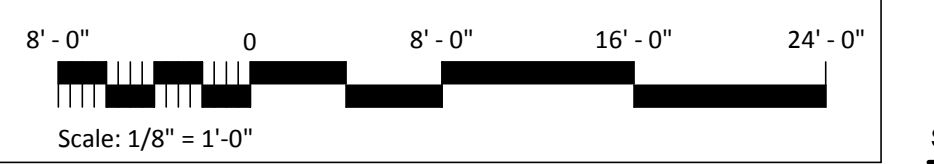
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A305

REZONING APPLICATION: 2017-11-08



2
A401



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F. 604. 687. 1771
MCMParcchitects.com

Revisions DD MMM YYYY

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Building Section

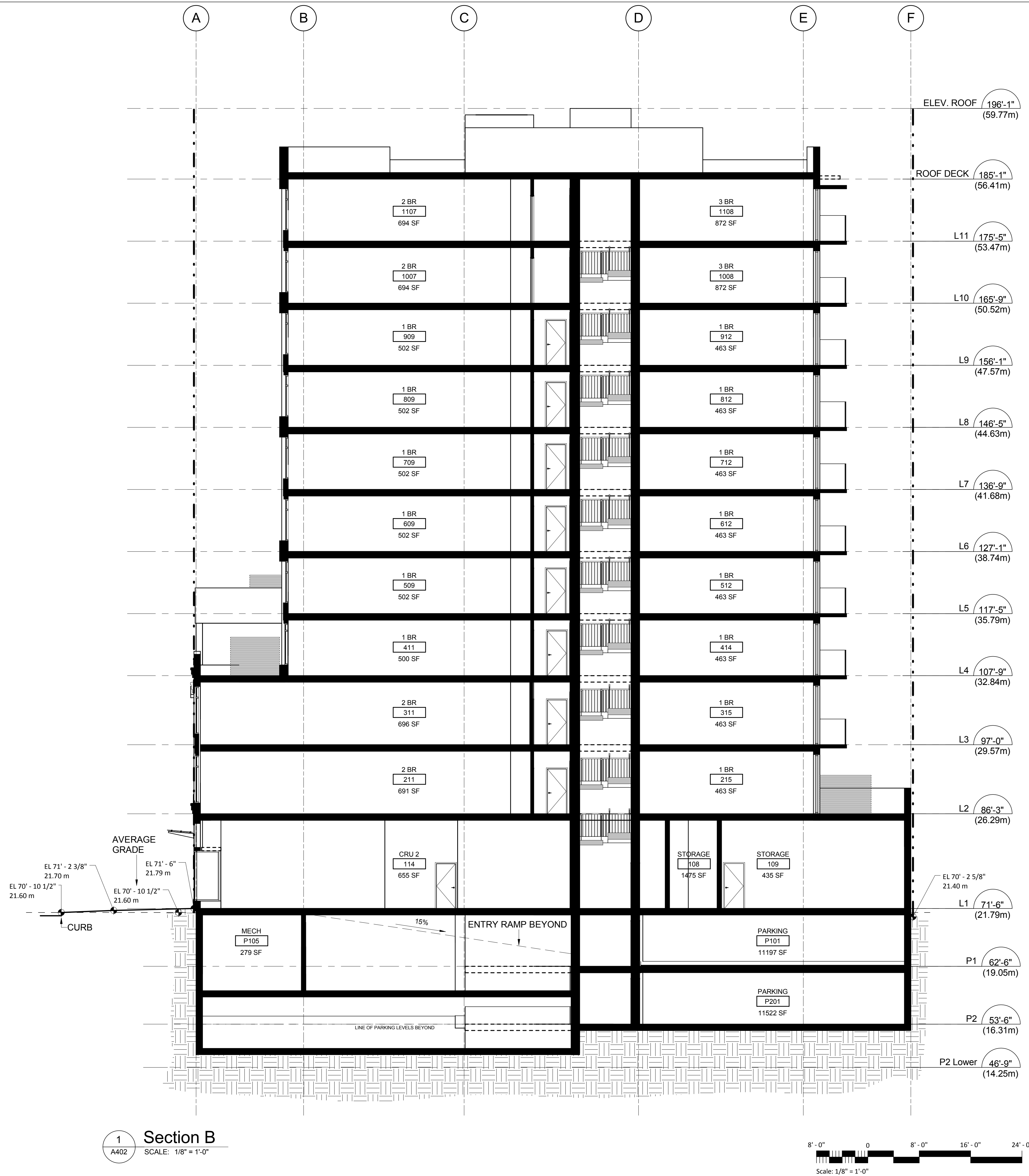
Drawing

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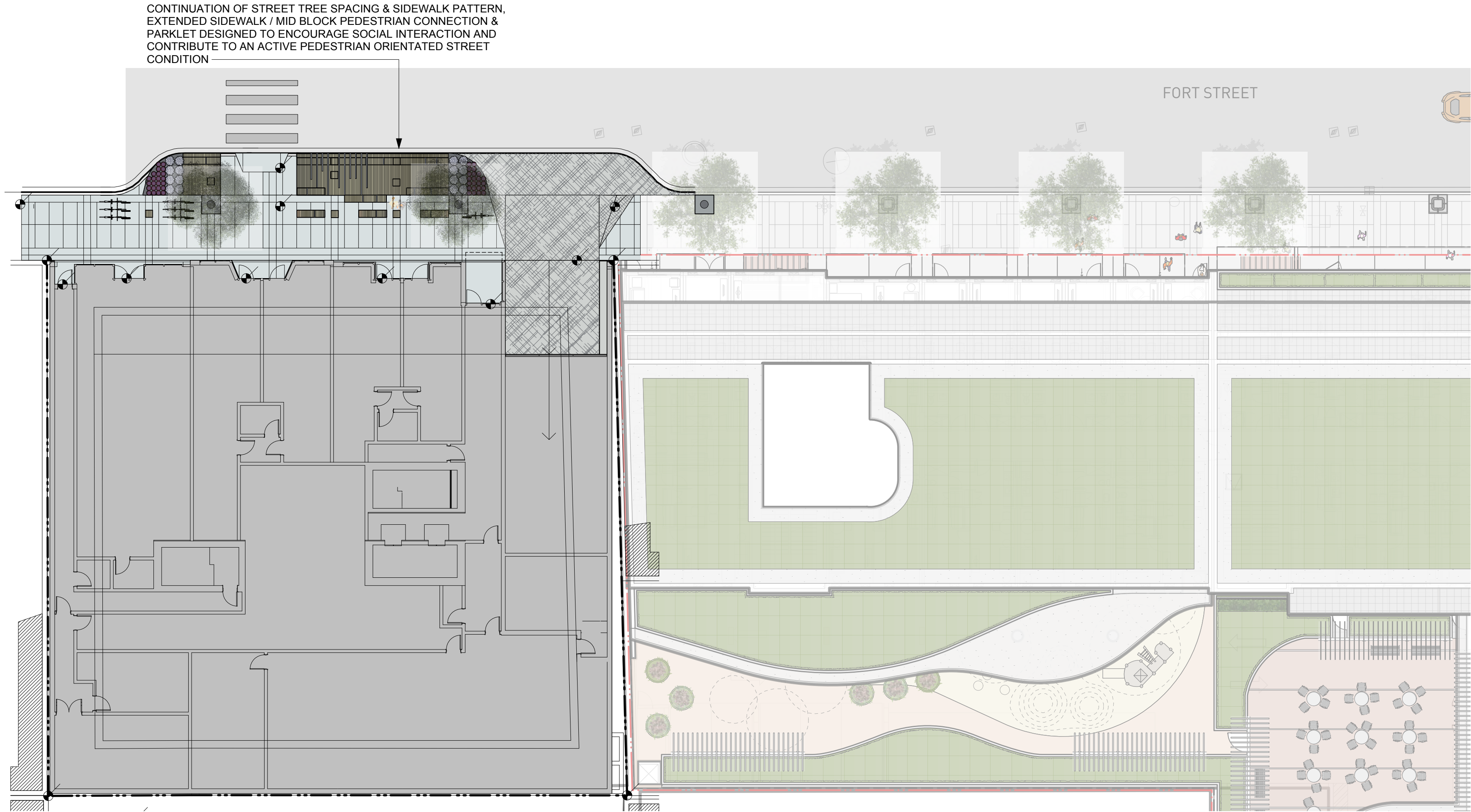
Project 217033

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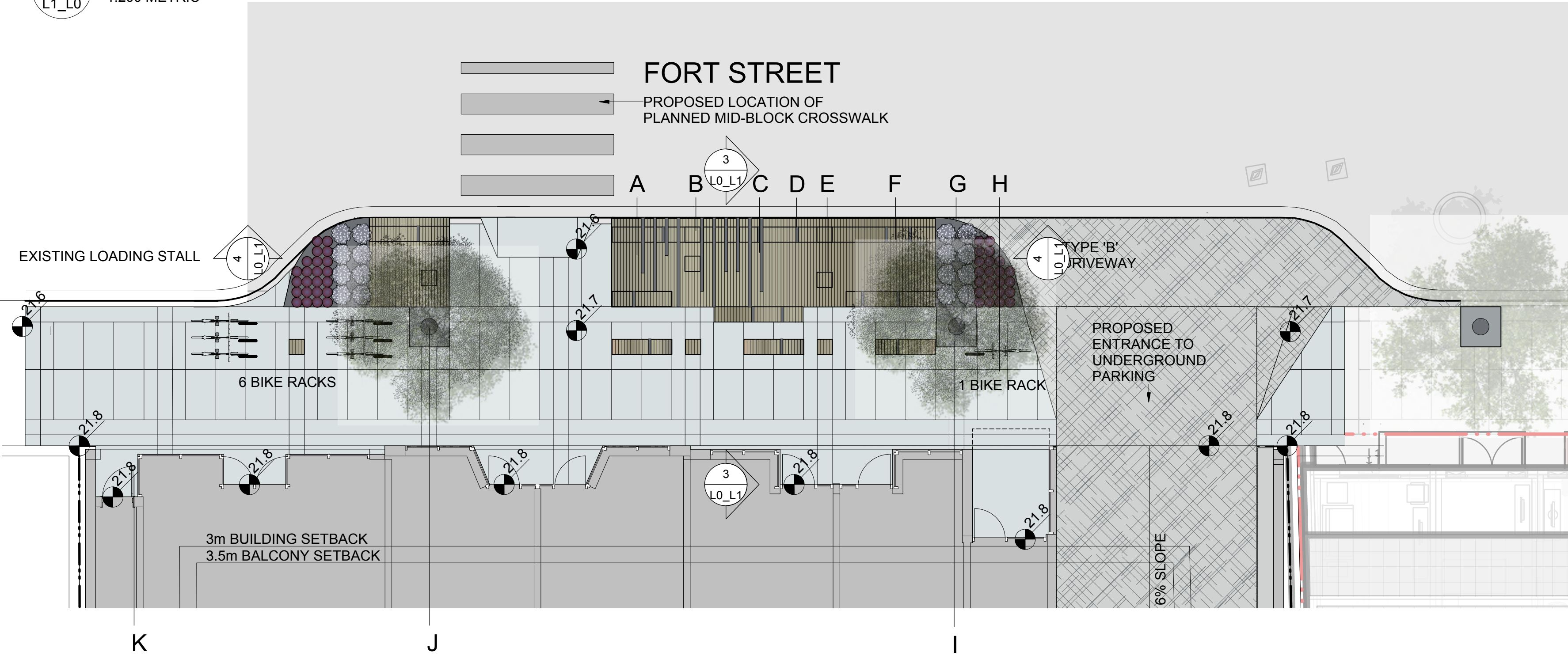
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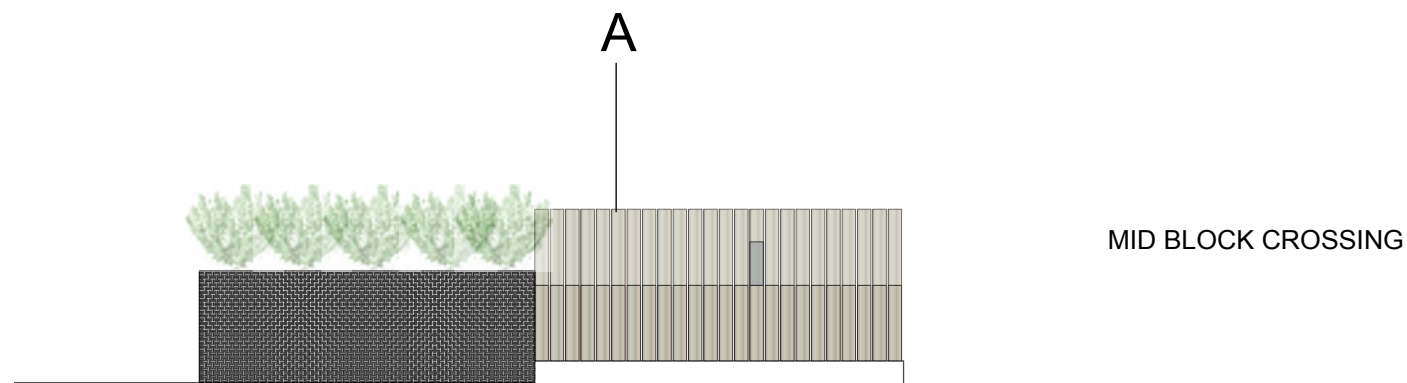
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A402



1
L1_L0
STREETSCAPE CONCEPT & CONTEXT
1:200 METRIC



2
L1_L0
STREETSCAPE CONCEPT
1:100 METRIC

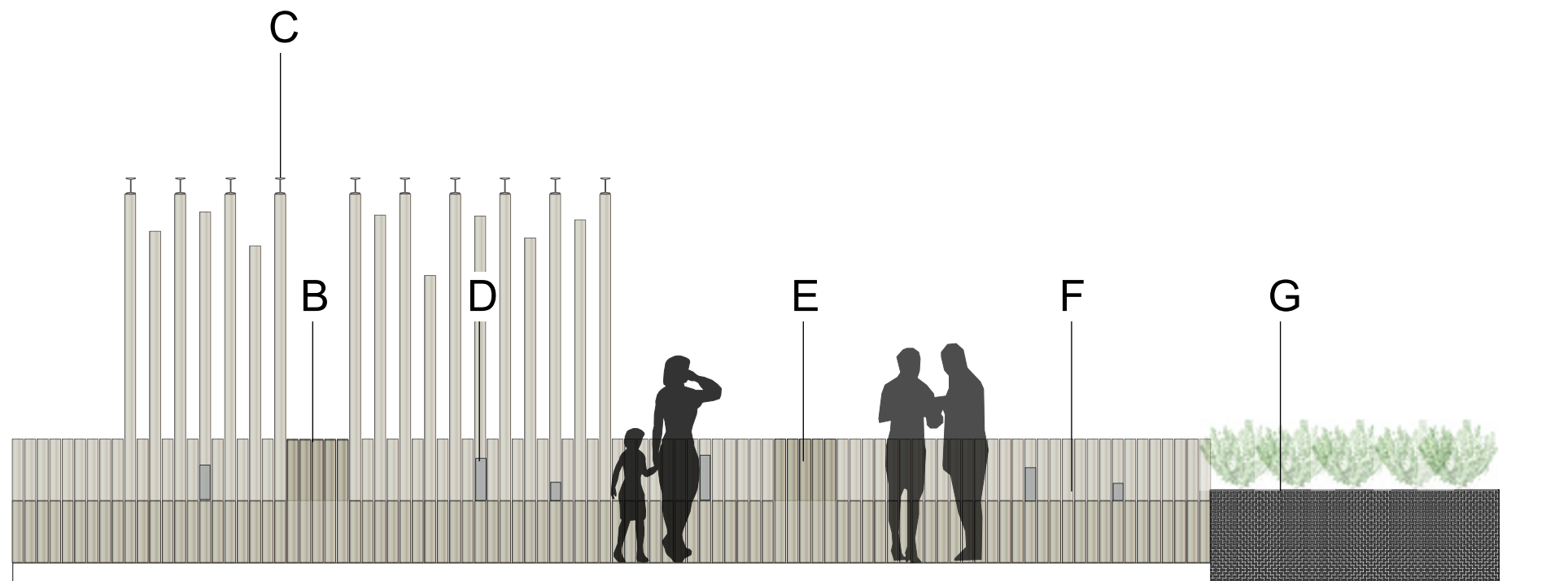


4
L1_L0
SECTION TO PARK-LET
1: 50 METRIC



3
L1_L0
SECTION TO PARK-LET
1: 50 METRIC

- A FSC CERTIFIED S/W TIMBER DECK / BENCH SEATS
B RAISED TIMBER TABLE
C GALV. STEEL PERGOLA
D GALV. STEEL ARM RESTS
E 4' HIGH S/W TIMBER STANDING TABLE
F FSC CERTIFIED S/W TIMBER BENCH SEAT
G 2' DEEP GALV STEEL PLANTER & INTEGRATED IRRIGATION TANK
H INSITU CONCRETE PAVING PER STREETSCAPE GUIDELINES
I TREE GRILLE PER STREETSCAPE GUIDELINES
J PROPOSED STREET TREE PER STREETSCAPE GUIDELINES
K CONCRETE SIDEWALK TREATMENT TO EXTEND TO FACE OF BUILDING



considered design inc^①

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issue	date
COMMENT	25.10.2017.
COMMENT	02.11.2017
COMMENT	03.11.2017
REZONING	07.11.2017

revision	date
A	02.11.2017.
B	03.11.2017.

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
GROUND FLOOR
LANDSCAPE GENERAL ARRANGEMENT

seal

scale
AS SHOWN

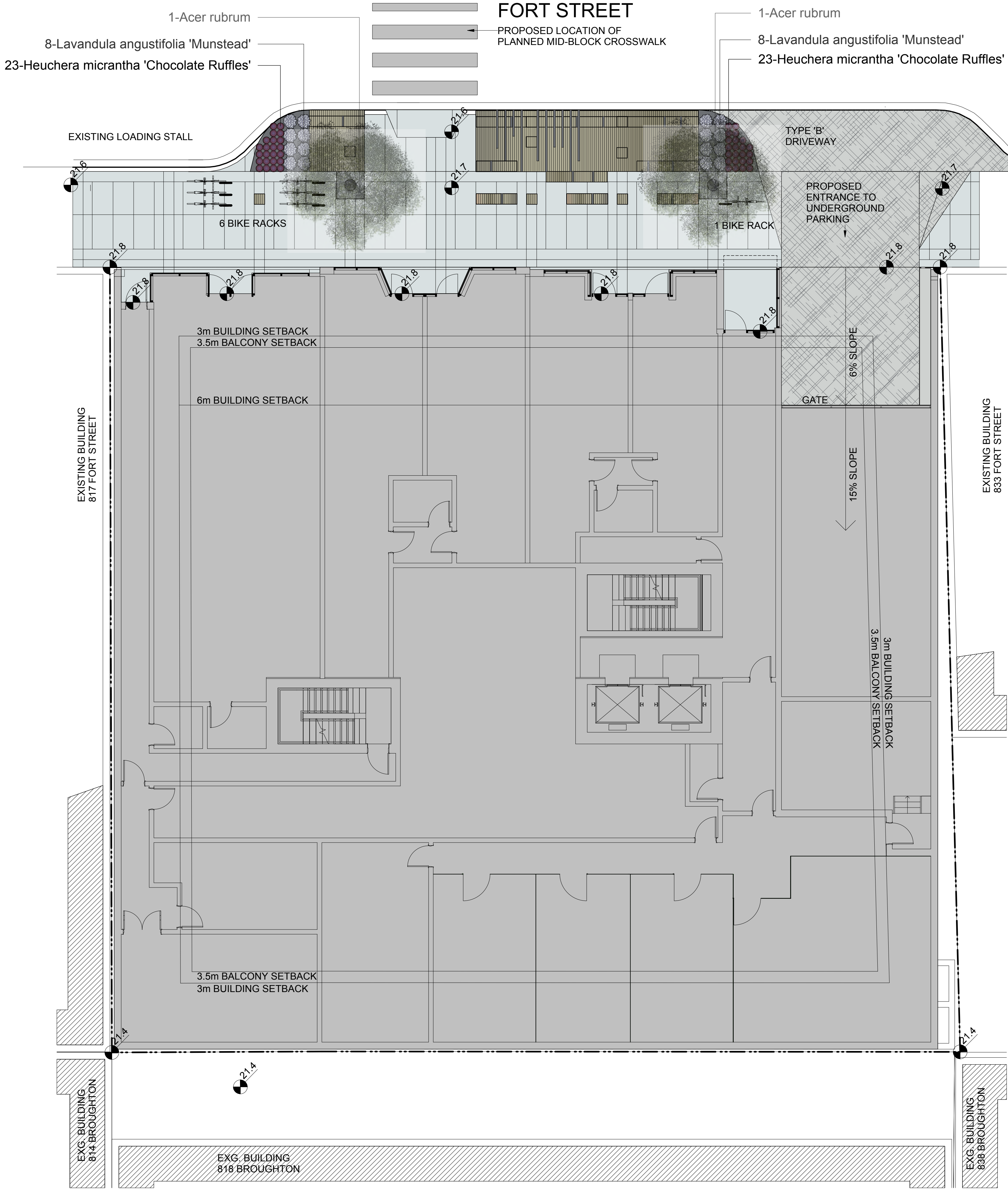
drawn
JP

checked
JP

reference
2017.09.02 L0

number

L1_L0



1 GROUND FLOOR PLANTING PLAN
Scale: 1:100



Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Acer R	2	Acer rubrum	Red Maple, Swamp Maple	6-8cm Cal B&B	Straight Trunk/ Full Crown
HmCR	46	Heuchera micrantha 'Chocolate Ruffles'	Chocolate Ruffles Coral Bells	#3 Cont	Full & Bushy Plants
LaM	16	Lavandula angustifolia 'Munstead'	Munstead Lavender	#3 Cont	Full & Bushy

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
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ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO
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LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY
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CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL,
WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC
MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS.
SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM,
CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR
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LOW TRAFFIC LAWN AREAS, TREES AND LARGE
SHRUBS (2L IN TABLE 6-3 OF THE 2012 BCLNA
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IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:-

- *COARSE GRAVEL (LARGER THAN 25MM); 0-1%
- *ALL GRAVEL (LARGER THAN 2MM); 0-5%
- *SAND (LARGER THAN .05MM AND SMALLER
THAN 2MM); 50-70%
- *SILT (LARGER THAN .002MM AND SMALLER
THAN .05MM); 10-25%
- *CLAY (SMALLER THAN .002MM); 0-20%
- *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT
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HEAVY RAIN OR IRRIGATION.

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TABLE 6-5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

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COMPLETION REVIEW

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ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY
IRRIGATION SYSTEM

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45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

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CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO
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issue	date
REZONING	07.11.2017

revision	date
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project
819-827 FORT STREET VICTORIA BC.

legal

drawing
GROUND FLOOR
PLANTING PLAN

seal

scale
AS SHOWN

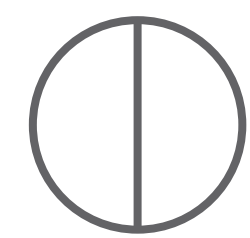
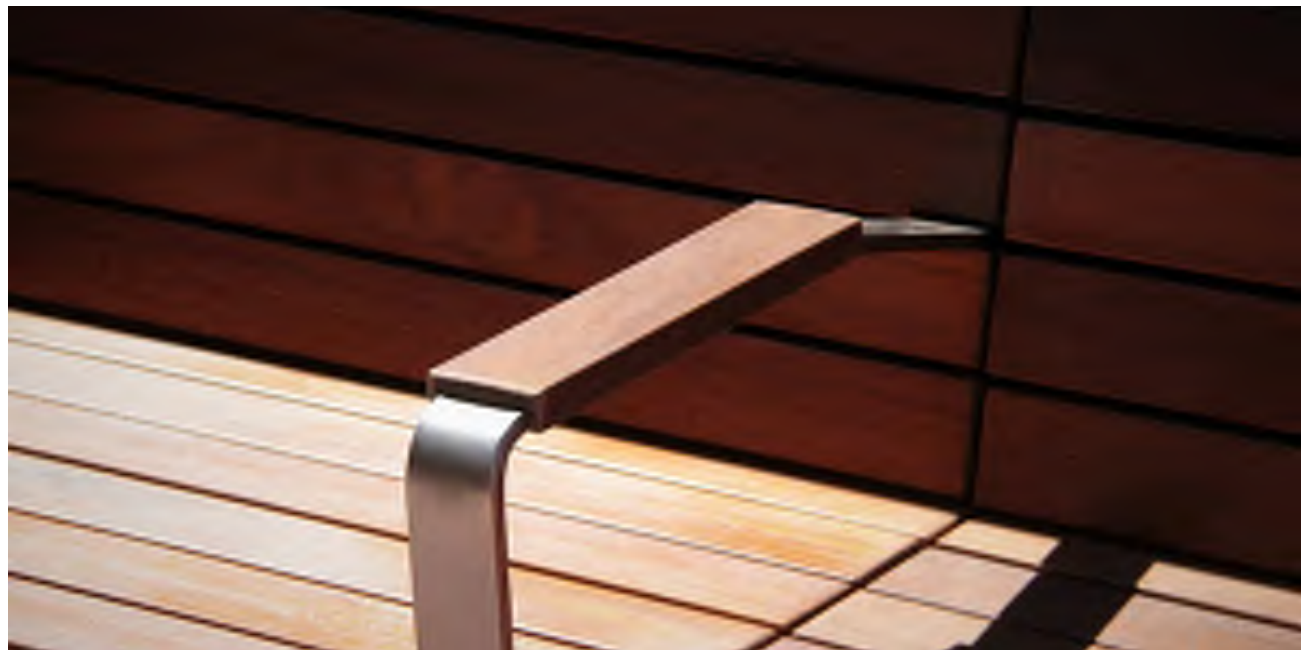
drawn
JP

checked
JP

reference
2017.09_02 L0

number

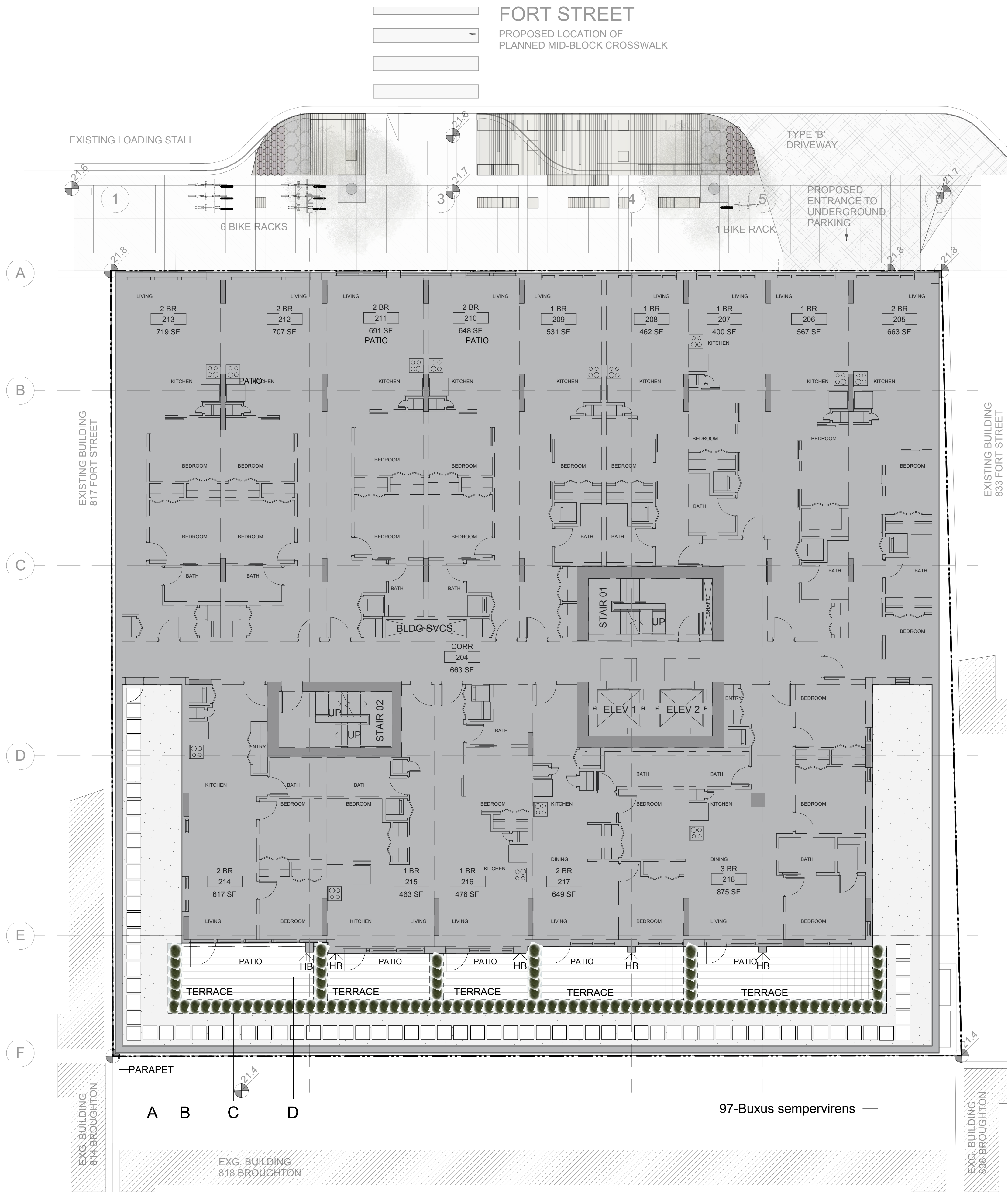
L1_L4



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vancouver
british columbia
canada
v6b 2v2

project: 819-827 FORT STREET, VICTORIA
reference: 2017.09_02 L2
date: NOVEMBER 2017



- A CRUSHED ANGULAR WHITE GRAVEL
- B 2'x2' PCC WHITE PAVER
- C P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER

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issue	date
COMMENT	02.11.2017
REZONING	07.11.2017

revision	date
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project
819-827 FORT STREET VICTORIA BC.

legal

drawing
SECOND FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

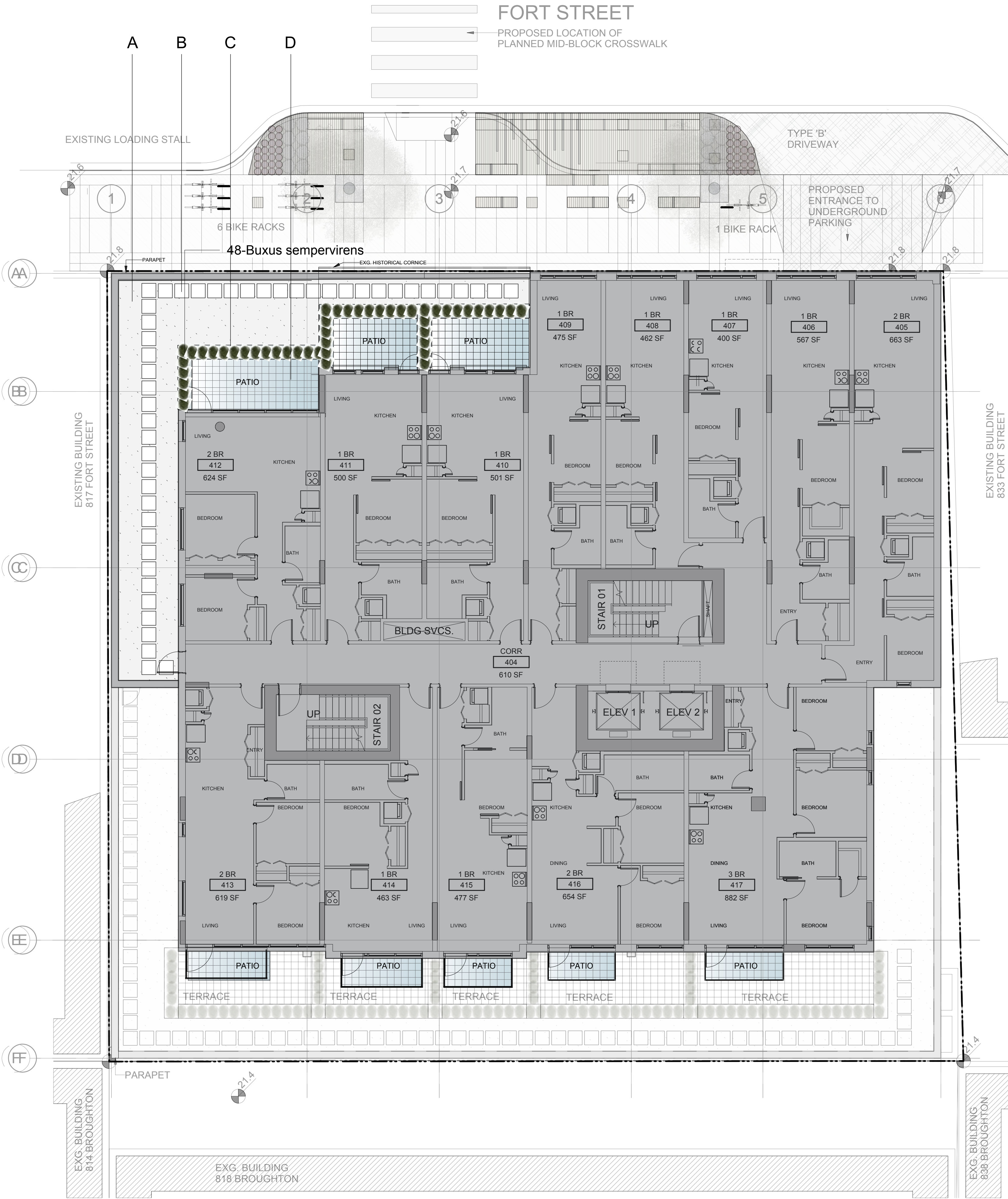
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JP

reference
2017.09_02 L0

number

L2_L0

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	98	Buxus sempervirens	Boxwood	#5 Cont	Full & Bushy



- A CRUSHED ANGULAR WHITE GRAVEL
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CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

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issue	date
COMMENT	02.11.2017
REZONING	07.11.2017

revision	date
----------	------

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
4th FLOOR GENERAL ARRANGEMENT

seal

scale

AS SHOWN

drawn

JP

checked

JP

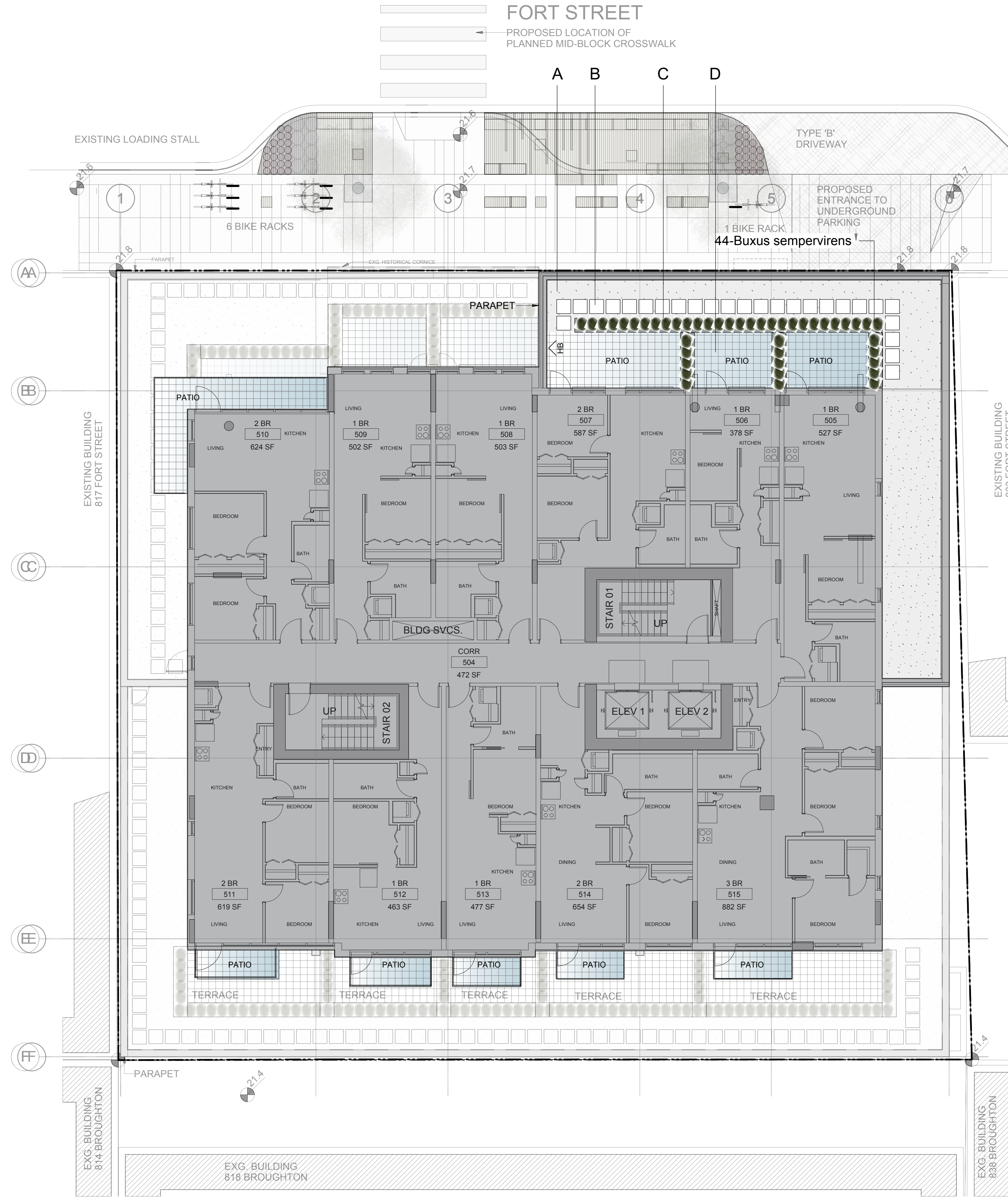
reference

2017.09_02 L0

number

L4_L0

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	48	Buxus sempervirens	Boxwood	#5 Cont.	Full & Bushy



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project
819-827 FORT STREET VICTORIA BC.

legal

drawing
5th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

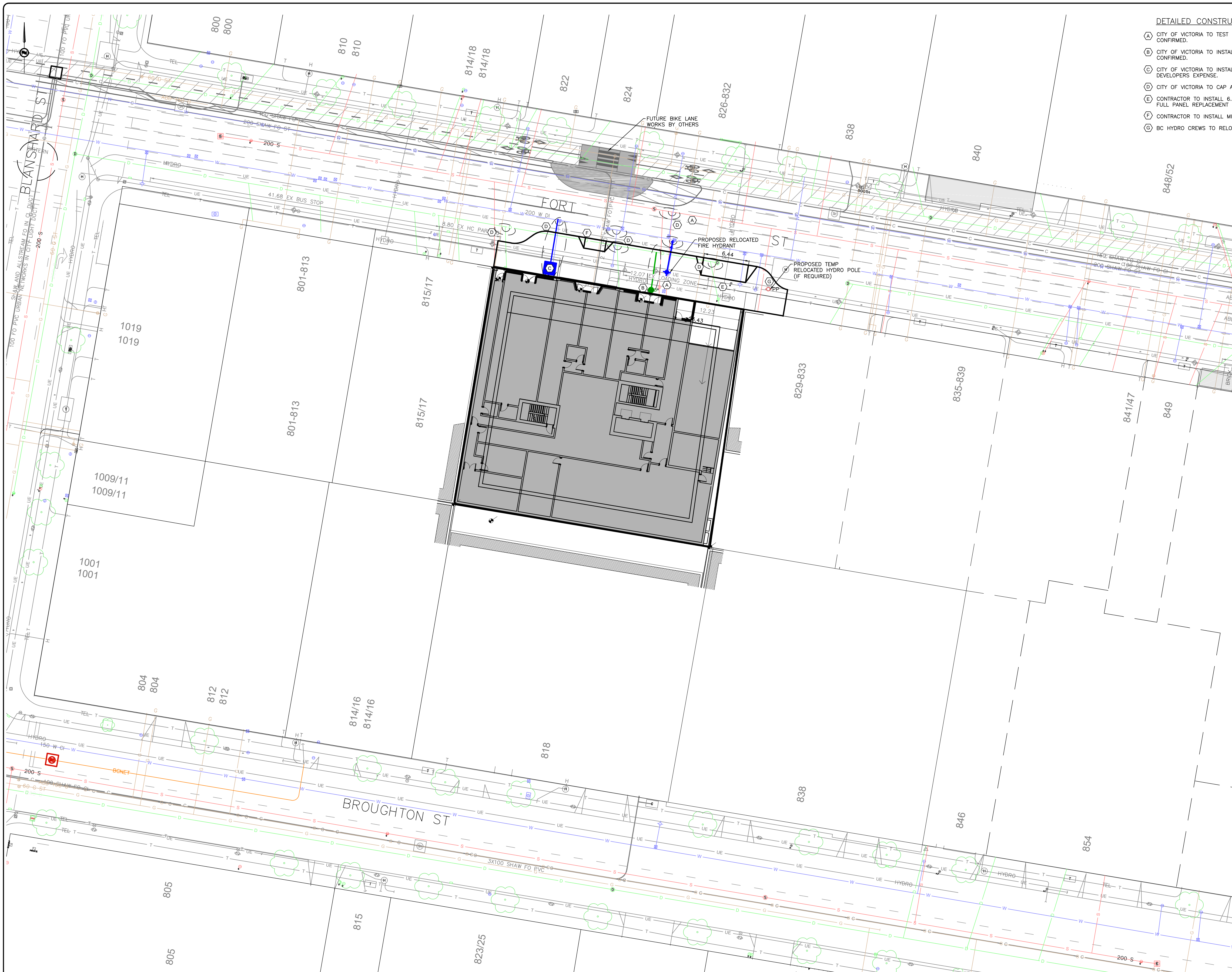
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2017.09_02_L0

number

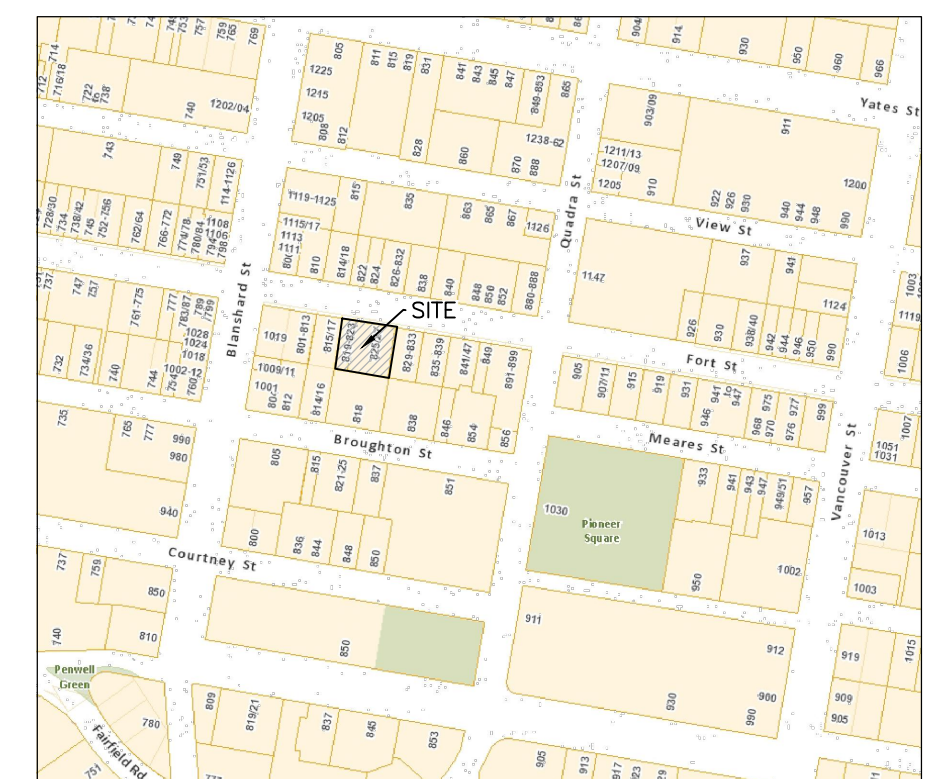
L5_L0

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	45	Buxus sempervirens	Boxwood	#5 Cont.	Full & Bushy



DETAILED CONSTRUCTION NOTES:

- (A) CITY OF VICTORIA TO TEST EXISTING 150mm SEWER SERVICE FOR RE-USE. ELEVATION OF SERVICE TO BE CONFIRMED.
- (B) CITY OF VICTORIA TO INSTALL NEW 200mm DRAIN SERVICE TO PROPERTY LINE. ELEVATION OF NEW TO BE CONFIRMED.
- (C) CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC FIRE SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (D) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.
- (E) CONTRACTOR TO INSTALL 6.44m WIDE DRIVEWAY DROP AS PER CITY OF VICTORIA STANDARD DRAWING C7B. FULL PANEL REPLACEMENT REQUIRED.
- (F) CONTRACTOR TO INSTALL MID BLOCK CROSSWALK.
- (G) BC HYDRO CREWS TO RELOCATE EXISTING SERVICE POLE IF REQUIRED.



KEY PLAN
NTS

825 FORT STREET
PRELIMINARY CIVIL PLAN

Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30703

JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
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ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:250

