

PROJECT STATISTICS

PROJECT ADDRESS	819 - 823 AND 825 - 827 FORT STREET
NEIGHBOURHOOD	FAIRFIELD
DOWNTOWN CORE AREA PLAN DISTRICT	RESIDENTIAL MIXED USE DISTRICT
DEVELOPMENT PERMIT AREA	DPA 7B (HC)
LEGAL DESCRIPTION	VICTORIA PARCEL D, LOT 277 & 278, (DD 2635141) LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769
ZONING (EXISTING)	819-823 FORT STREET: CA-HG 825-827 FORT STREET: CA-2
PROPOSED ZONING:	NEW ZONE
LOT AREA	1248 SQ.M. (13,434 SQ.FT.)
SITE COVERAGE	1232 SQ.M. (13,260 SQ.FT.) (98.7%)
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
TOTAL FLOOR AREA	TOTAL 7,702.5 SQ.M. (82,909 SQ.FT.) (SEE GROSS BUILDING AREA CALCULATION) RESIDENTIAL 6,644.7 SQ.M. (71,523 SQ.FT.) (LEVELS 2 - 10, LESS RETAIL MEZZANINE) RETAIL 453.3 SQ.M. (4,879 SQ.FT.) (TOTAL AREA OF RETAIL UNITS)
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: 7702.5 SQ.M. / 1248 SQ.M. = 6.17 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.) > 30 M (> 98.4') RESIDENTIAL MAXIMUM 650 SQ.M. (7,000 SQ.FT.) PROPOSED: 20 M - 30 M (65.6' - 98.4') 724.6 SQ.M. (7,800 SQ.FT.) > 30 M (> 98.4') 612.8 SQ.M. (6,596 SQ.FT.) 21.6m
AVERAGE GRADE (GEODETIC)	
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 31.7 M (102.0') (EXCLUDES 0.61 M PARAPET) HIGHEST ROOFTOP 34.8 M (114.0') (EXCLUDES 0.61 M PARAPET)
NUMBER OF STOREYS	10 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')
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')
PARKING	PARKING REQUIRED UNDER NEW ZONING BYLAW SCHEDULE C RESIDENTIAL: 38 UNITS x (0.65/UNIT) = 24.7 56 UNITS x (0.8/UNIT) = 44.8 7 UNITS x (1.2/UNIT) = 8.4 101 UNITS x (0.1/UNIT VISITOR STALLS) = 10 RETAIL: 453.3 SQ.M. (4,879 SQ.FT.) x (1/80 SQ.M.) = 5.666 * 50% PER CA-2 = 2.8 TOTAL: 91
BICYCLE STORAGE	CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C 39 x (1/UNIT) = 39 62 x (1.25/UNIT) = 77.5 = 116.5 RETAIL @ 1/200 SQ.M. = 2.27 2 TOTAL: = 118.5
NUMBER OF STORAGE LOCKERS	NO BYLAW REQUIREMENT 101 x (0.4 / UNIT) = 40
RETAIL	NUMBER OF UNITS: 5 AREA: 453.3 SQ.M. (4,879 SQ.FT.)
SUITE TYPES	TYPE SIZE RANGE QUANTITY STUDIO 304 - 405 SQ.FT. 10 1 BEDROOM 419 - 547 SQ.FT. 47 2 BEDROOM 607 - 741 SQ.FT. 37 3 BEDROOM 877 SQ.FT. 7 GROUND-ORIENTED N/A 0 TOTAL 101

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L11_L1	Roof General Arrangement

2 Updated rendering to reflect design changes.

PROJECT TEAM

OWNER Owner: 825 Fort Holdings Ltd. c/o: 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	MECHANICAL CONSULTANT Company: Rocky Point Engineering Ltd. Address: 202 - 1701 Island Highway Victoria, BC V9B 1J1 T: 778-400-9825 Website: rockypointengineering.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
CLIENT / DEVELOPMENT MANAGER Company: Musson Cattell Mackey Partnership Address: 1066 West Hastings Street Suite 1900 Vancouver, BC V6E 3X1 T: 604-687-2990 F: 604-687-1771 Website: www.MCMParchitects.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	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
ARCHITECT Company: Musson Cattell Mackey Partnership Address: 1066 West Hastings Street Suite 1900 Vancouver, BC V6E 3X1 T: 604-687-2990 F: 604-687-1771 Website: www.MCMParchitects.com	LANDSCAPE CONSULTANT Company: Considered Design Inc. Address: 201 - 318 Homer Street Vancouver, BC V6B 2V2 T: 778-386-4414 Website: weareconsidered.com	TRAFFIC CONSULTANT Company: Bunt & Associates Engineering Ltd. Address: Suite 421 - 645 Fort Street Victoria, BC V8W 1G2 T: 250-592-6122 Website: www.bunteng.com
STRUCTURAL CONSULTANT Company: RJC Engineers Address: 645 Tye Road, Suite 220 Victoria, BC V9A 6X5 T: 250-386-7794 F: 250-381-7900 Website: www.rjc.ca	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	ENVELOPE CONSULTANT Company: JRS Engineering Ltd. Address: 300 - 4595 Canada Way Burnaby, BC V5G 1J9 604-320-1999 T: 604-320-1999 Website: www.jrsengineering.com

GROSS BUILDING AREA
FSR CALCULATIONS EXCLUDE BELOW GRADE PARKING, PARKING RAMP, REQUIRED BIKE STALLS, AND ELEVATOR CORE.

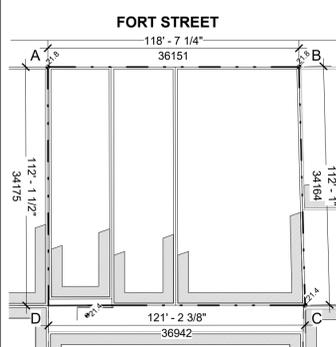
P2	13,139 SQ.FT.	1,220.7 SQ.M.
P1	13,139 SQ.FT.	1,220.7 SQ.M.
L01	10,648 SQ.FT.	989.2 SQ.M.*
L02	9,835 SQ.FT.	913.7 SQ.M.**
L03	9,620 SQ.FT.	893.7 SQ.M.
L04	7,800 SQ.FT.	724.6 SQ.M.
L05	7,800 SQ.FT.	724.6 SQ.M.
L06	7,800 SQ.FT.	724.6 SQ.M.
L07	7,800 SQ.FT.	724.6 SQ.M.
L08	7,800 SQ.FT.	724.6 SQ.M.
L09	7,210 SQ.FT.	669.8 SQ.M.
L10	6,596 SQ.FT.	612.8 SQ.M.
TOTAL:	82,909 SQ.FT.	7,702.5 SQ.M.
ROOF	1,273 SQ.FT.	118.3 SQ.M.***
BIKE STORAGE AREA		
HORIZONTAL STALLS 69@0.81 SQ.M.		= 55.89 SQ.M.
VERTICAL STALLS 59@0.54 SQ.M.		= 31.86 SQ.M.
TOTAL:		= 87.75 SQ.M.

FSR: 82,909 SQ.FT / 13,434 SQ.FT. = 6.17
*EXCLUDES 87.75 SQ.M. CLASS 1 & 2 BIKE STORAGE
**INCLUDES 68.6 SQ.M. MEZZANINE IN CRU 1.
***FSR INCLUDING ROOF LEVEL AREA = 6.27

REVISIONS KEY

- Updated Project Statistics to reflect design changes. Decreased overall height.
- Updated rendering to reflect design changes.
- Updated renderings to reflect design changes.
- Updated shadow study to reflect design changes.
- Updated table per project statistics. Updated site plan to reflect design changes, including amenity and bike parking.
- Changed visitor stall to car share.
- Updated bike parking statistics.
- Unit count updated.
- Amenity relocated to ground floor and roof. 2-bedroom unit added. Balcony and terrace revised. Heritage chimney added.
- Balconies and windows revised.
- Balcony, canopy, and windows revised.
- Roof plan revised to include rooftop amenity terrace. Mechanical penthouse and exiting revised.
- Elevation updated to reflect design changes. Outline of adjacent proposed development updated.
- Design changes to fenestration, balconies, rooftop. Building height reduced.
- Building height reduced. Mechanical penthouse and rooftop access revised.
- Design changes to fenestration, balconies, rooftop. Building height reduced.
- Changes to elevation design, fenestration, balconies, rooftop. Building height reduced.
- Building height reduced. Mechanical penthouse and rooftop access revised.
- Building height reduced. Mechanical penthouse and rooftop access revised.

Updated Project Statistics to reflect design changes. Decreased overall height.



Site Plan Existing Grades
SCALE: 1" = 40'-0"

AVERAGE GRADE CALCULATION

GRADES:
A: 21.8 B: 21.8 C: 21.4 D: 21.4*

PROPERTY LINE DISTANCES:

AB	36.151 M
BC	34.164 M
CD	36.942 M
DA	34.175 M
TOTAL	131.432 M

AB	(21.8+21.8)/2 * 36.151 M = 788.0918
BC	(21.8+21.4)/2 * 34.164 M = 521.9424
CD	(21.4+21.4)/2 * 36.942 M = 790.5588
DA	(21.4+21.8)/2 * 34.175 M = 738.1800
TOTAL	= 2838.773

AVERAGE GRADE:
2838.773 / 131.432 M = **21.6**

*LEGAL SURVEY INDICATES GRADE D SLIGHTLY AWAY FROM THE SW PROPERTY CORNER. CORNER INACCESSIBLE DUE TO EXISTING SERVICE BUILDING AT 818 BROUGHTON ST. SO THE NEAREST GEODETIC HAS BEEN USED.



Musson Cattell Mackey Partnership

Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687.2990
F. 604.687.1771
MCMparchitects.com

Revisions
Bubble areas indicate revisions compared to the previously submitted plans.
Received Date:
May 28, 2019

3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

Seal

825 Fort Street Victoria

825 Fort Street
Victoria, BC

Project

Cover Sheet

Drawing

Scale As indicated

Project 217033

A001

Sheet

REZONING RESUBMISSION: 2019-05-24



SOUTHEAST VIEW



NORTH VIEW



NORTHWEST VIEW

2 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal

**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC

Project

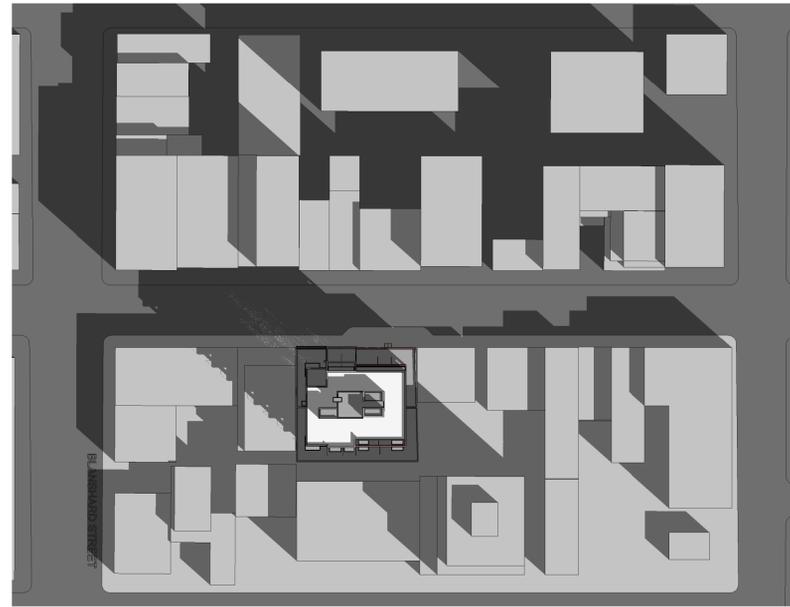
Renderings

Drawing

Scale

Project 217033

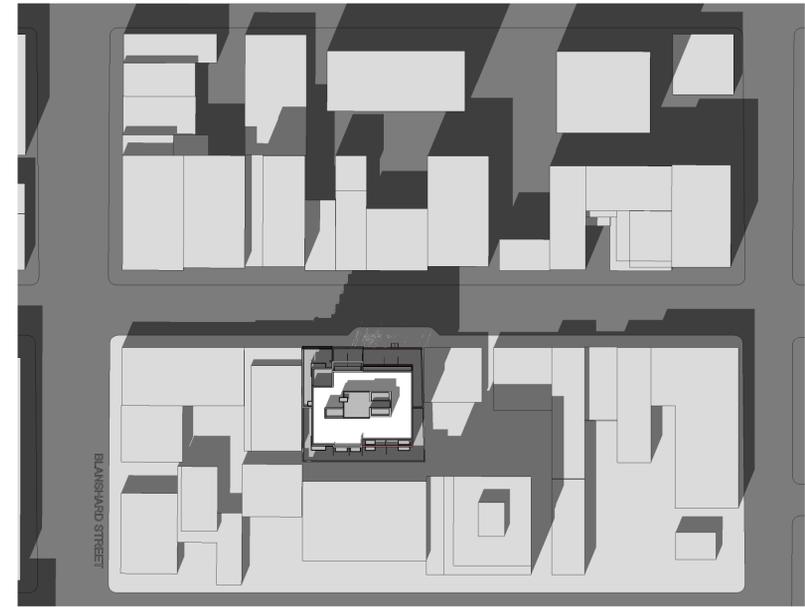
Updated renderings to reflect design changes.



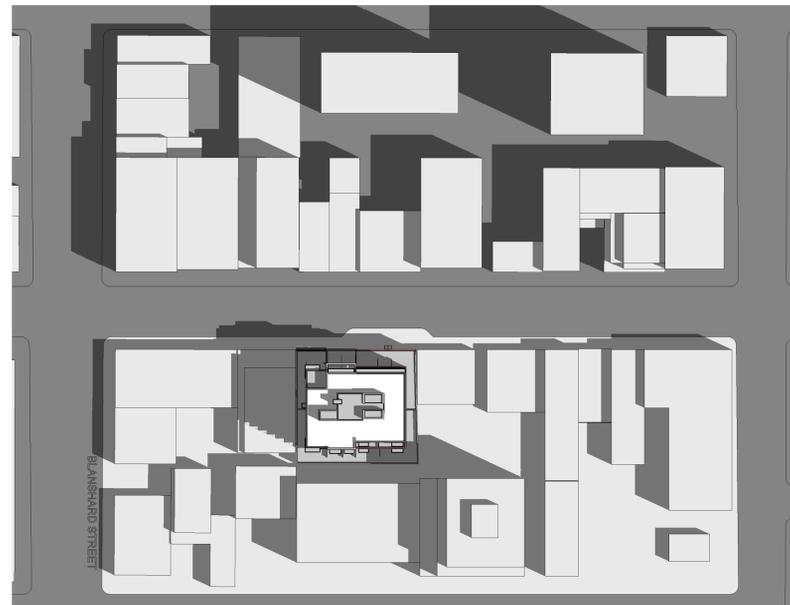
1 Spring Equinox 10 AM
A003 SCALE:



2 Spring Equinox 12 PM
A003 SCALE:



3 Spring Equinox 2 PM
A003 SCALE:



4 Summer Solstice 10 AM
A003 SCALE:



5 Summer Solstice 12 PM
A003 SCALE:



6 Summer Solstice 2 PM
A003 SCALE:

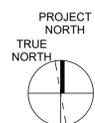
3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

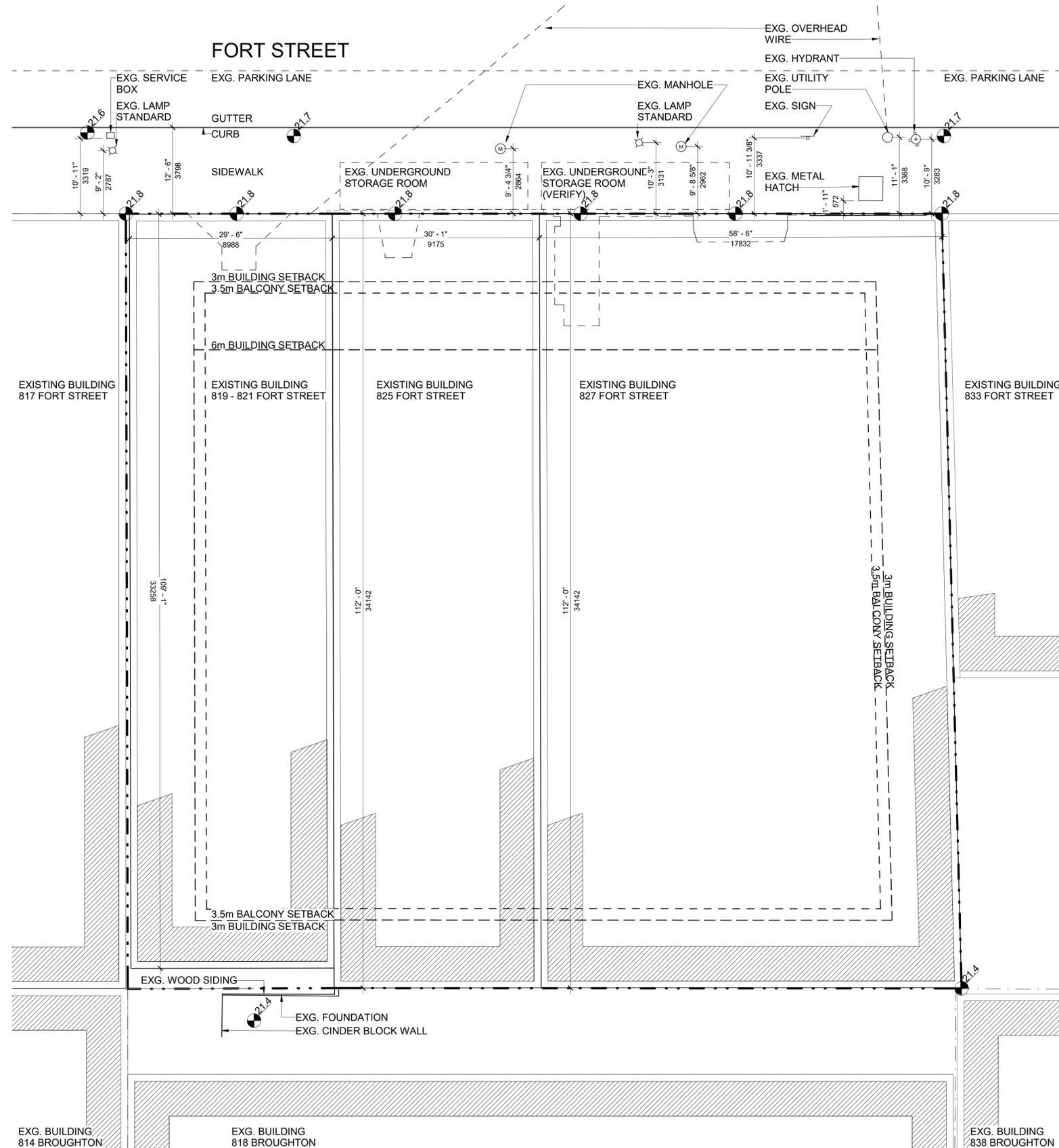
Seal
825 Fort Street
Victoria

825 Fort Street
Victoria, BC
Project
Shadow Study

Drawing
Scale
Project 217033



Updated shadow study to reflect design changes.



1 Site Plan Existing
A101 SCALE: 1 : 100



3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

Seal

**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC

Project

**Site Plan
Existing**

Drawing

Scale 1 : 100

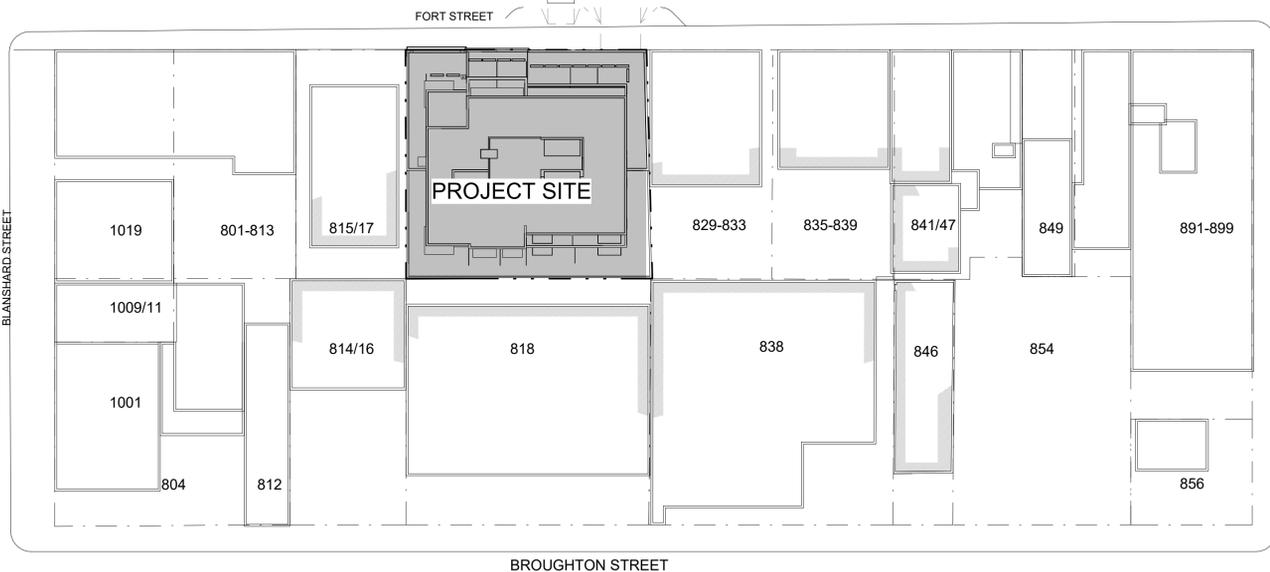
Project 217033

A101

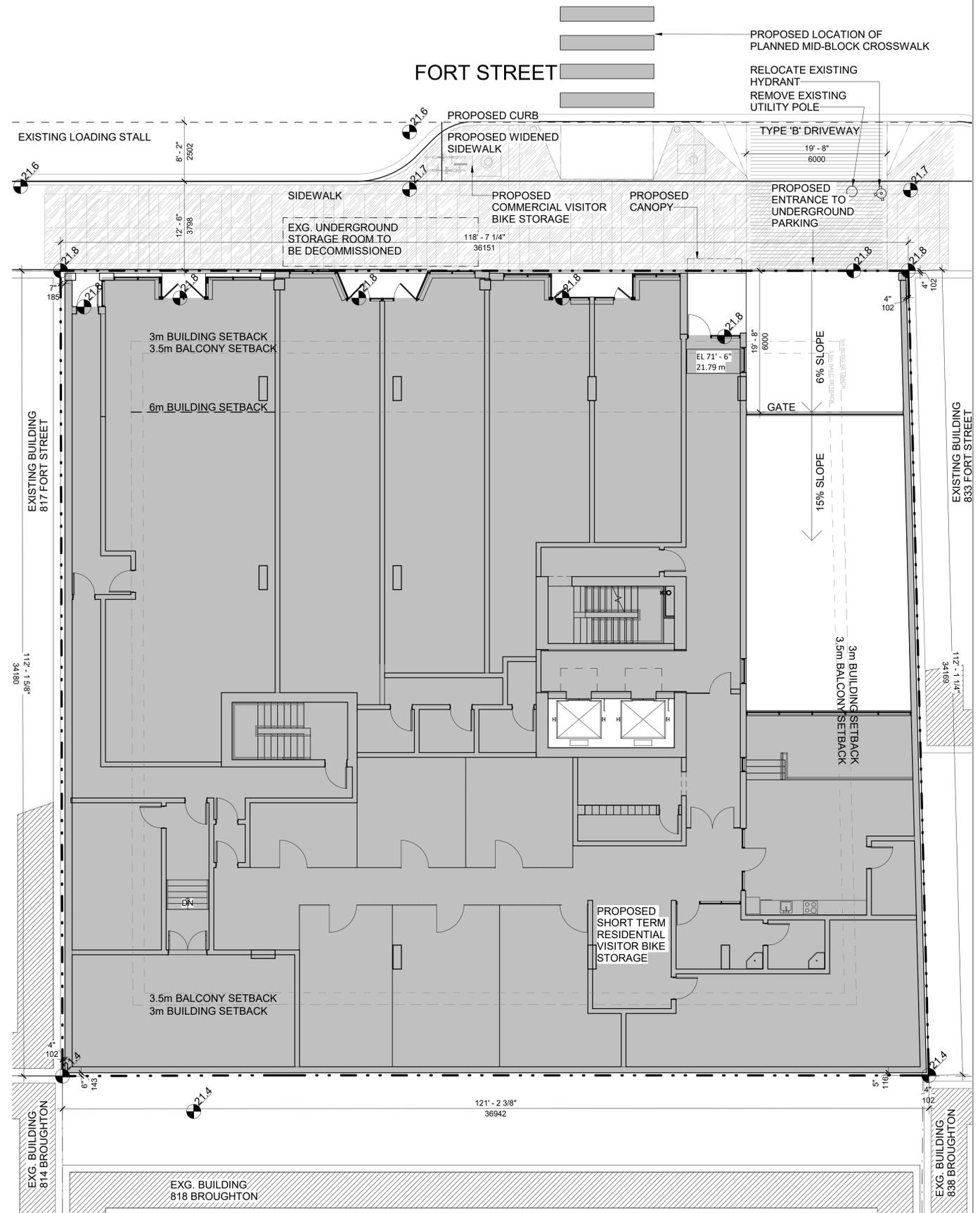
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PROJECT INFORMATION TABLE

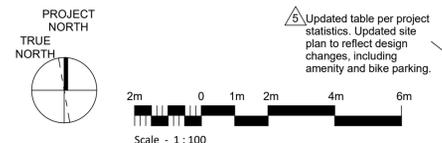
ZONE (EXISTING)	CA-HG
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	7,702.5 SQ.M. (82,909 SQ.FT.)
COMMERCIAL FLOOR AREA	453.3 SQ.M. (4,879 SQ.FT.)
FLOOR SPACE RATIO	6.17
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	31.7 M (MAIN ROOF)
NUMBER OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	139
CLASS 2	12
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6.9 M
REAR YARD	4.4 M
SIDE YARD (E)	3.1 M
SIDE YARD (W)	3.0 M
COMBINED SIDE YARDS	6.1 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	101
STUDIO	10
1 BEDROOM	47
2 BEDROOM	37
3 BEDROOM	7
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
STUDIO	28.2 SQ.M. (304 SQ.FT.)
1 BEDROOM	38.9 SQ.M. (419 SQ.FT.)
2 BEDROOM	56.4 SQ.M. (607 SQ.FT.)
3 BEDROOM	81.5 SQ.M. (877 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	6,644.7 SQ.M. (71,523 SQ.FT.)



2 Vicinity Plan
A102 SCALE: 1 : 500



1 Site Plan
A102 SCALE: 1 : 100



3 Rezoning Resubmission 2019-05-24

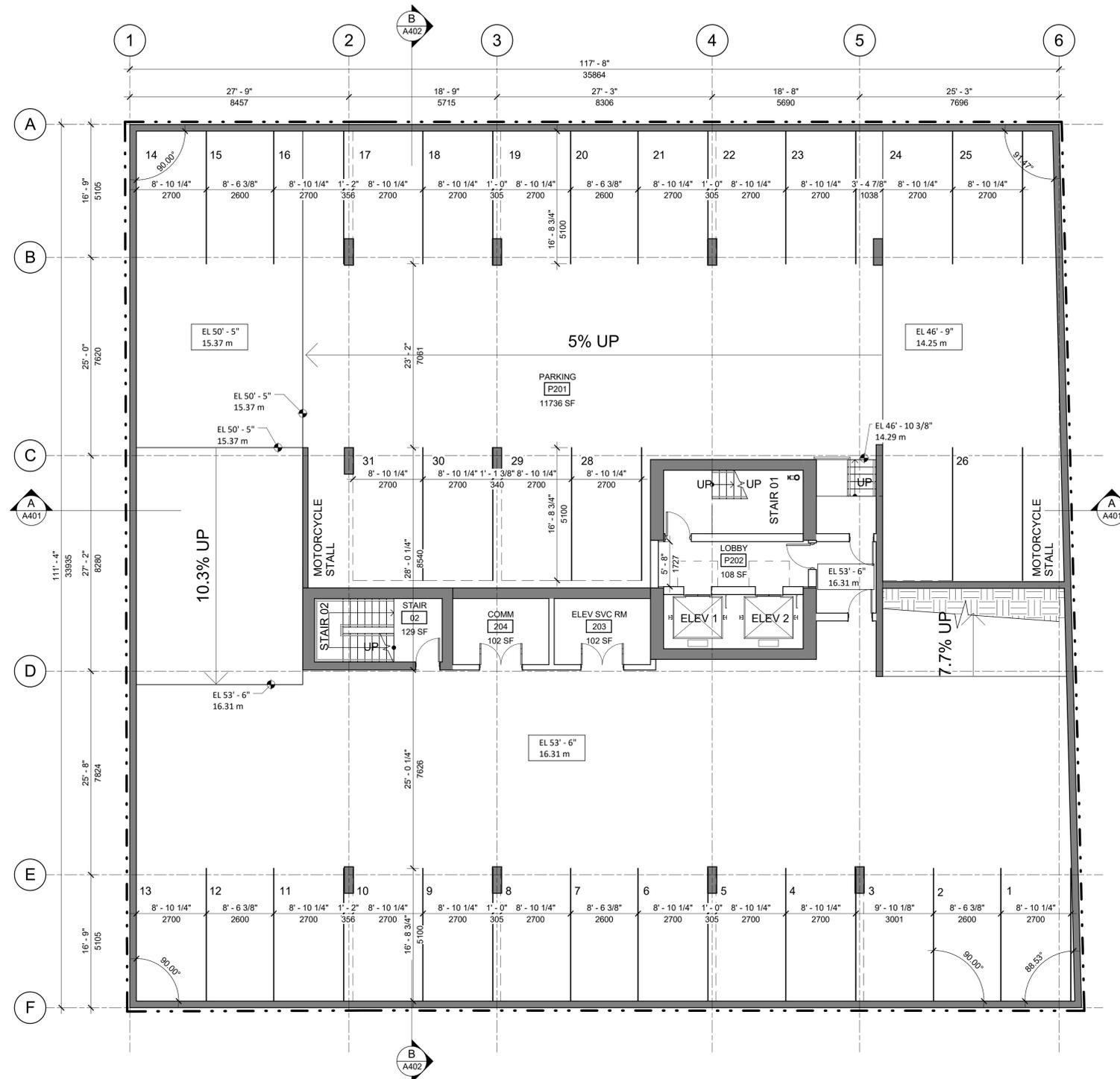
Revisions DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street Victoria, BC
Project
Proposed Site Plan

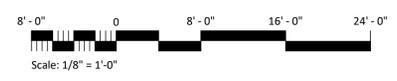
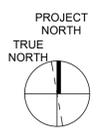
Drawing
Scale As indicated
Project 217033

Sheet A102



2 P2X FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"

PARKING COUNT: 31 STALLS
AREA: 13,260 SQ.FT. 1,232.9 SQ.M.



3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level P2**

Drawing
Scale 1/8" = 1'-0"
Project 217033

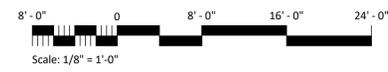
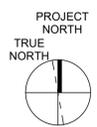
Sheet **A201**

REZONING RESUBMISSION: 2019-05-24



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

PARKING COUNT: 26 STALLS
AREA: 13,260 SQ.FT. 1,232.9 SQ.M.



3 Rezoning Resubmission 2019-05-24

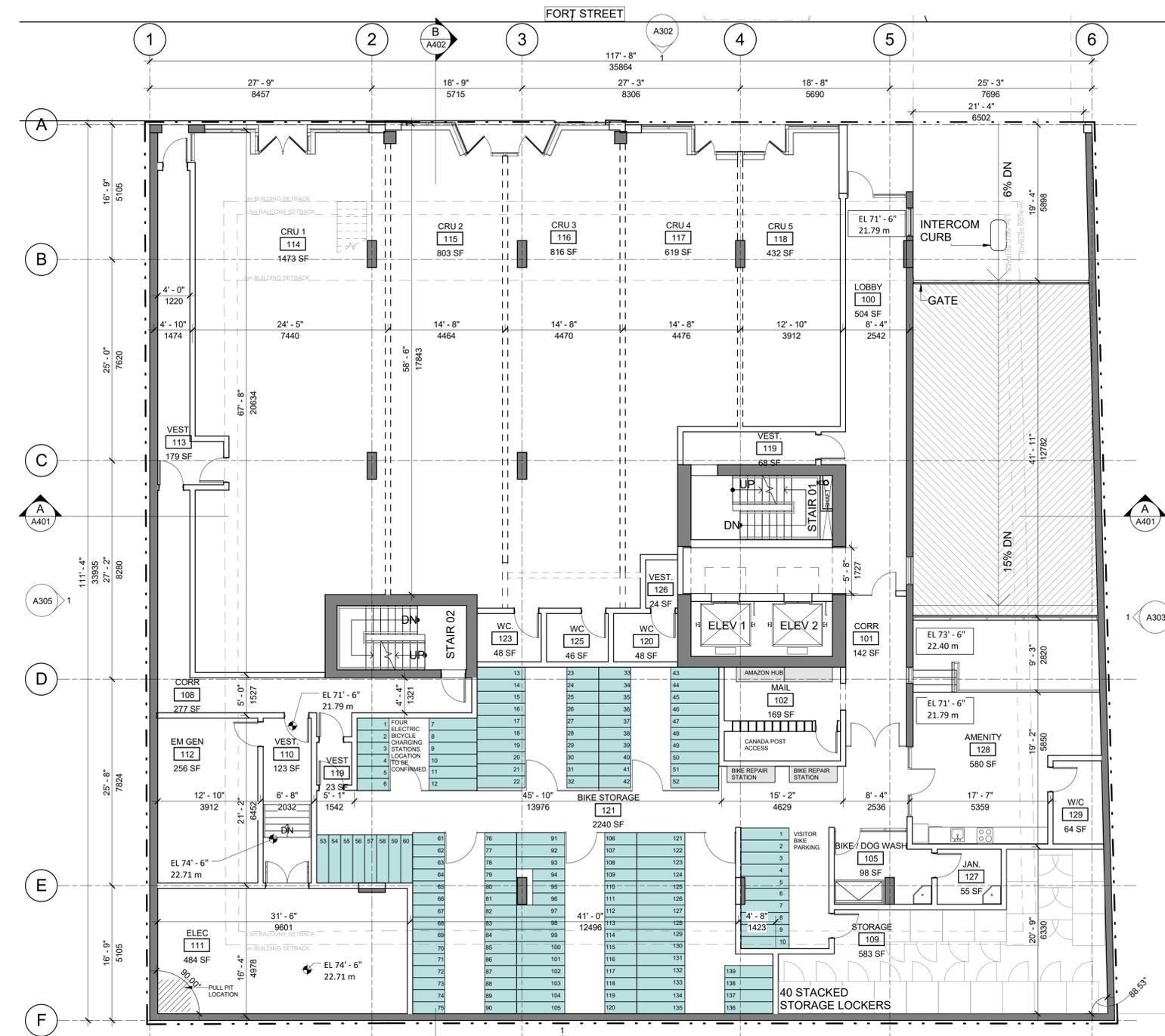
Revisions	DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street Victoria, BC
Project
Floor Plan Level P1

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A202**

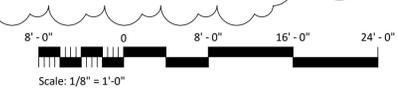


1 GROUND LEVEL FLOOR PLAN
A203 SCALE: 1/8" = 1'-0"

Revisions to layout of residential amenities. Bike storage changed. Storage locker count revised.

Updated bike parking statistics.

LEGEND		
WALL MOUNTED	GROUND ANCHORED	
SCHED. C (NEW)		
MIN. 12 m ²	MIN. 1.8 m	
MIN. 0.6 m	MIN. 0.6 m	
NUMBER OF STALLS		
TYPE	GROUND ANCHORED	WALL MOUNTED
RESIDENTS	65	74
VISITOR	10	
TOTAL: 149		
* 2 ADDITIONAL VISITOR STALLS OUTSIDE. REFER TO SITE PLAN.		



3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street Victoria, BC

Project
Floor Plan Ground Level

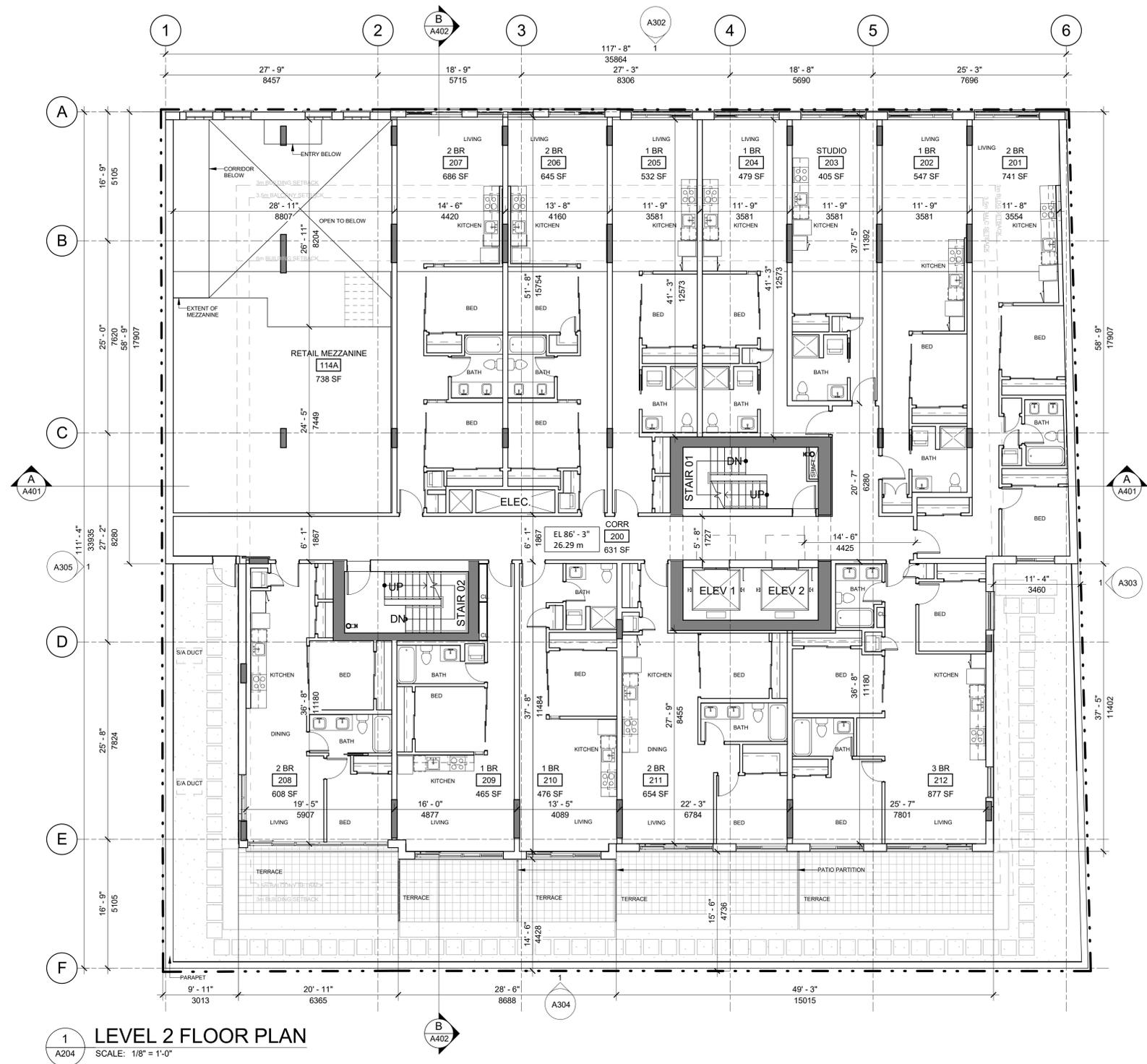
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Scale 1/8" = 1'-0"

Project 217033

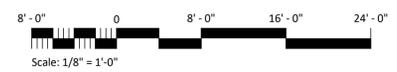
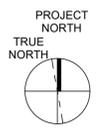
Sheet **A203**

REZONING RESUBMISSION: 2019-05-24



1 LEVEL 2 FLOOR PLAN
A204 SCALE: 1/8" = 1'-0"

L 02 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1



3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC

Project
**Floor Plan
Level 2**

Drawing

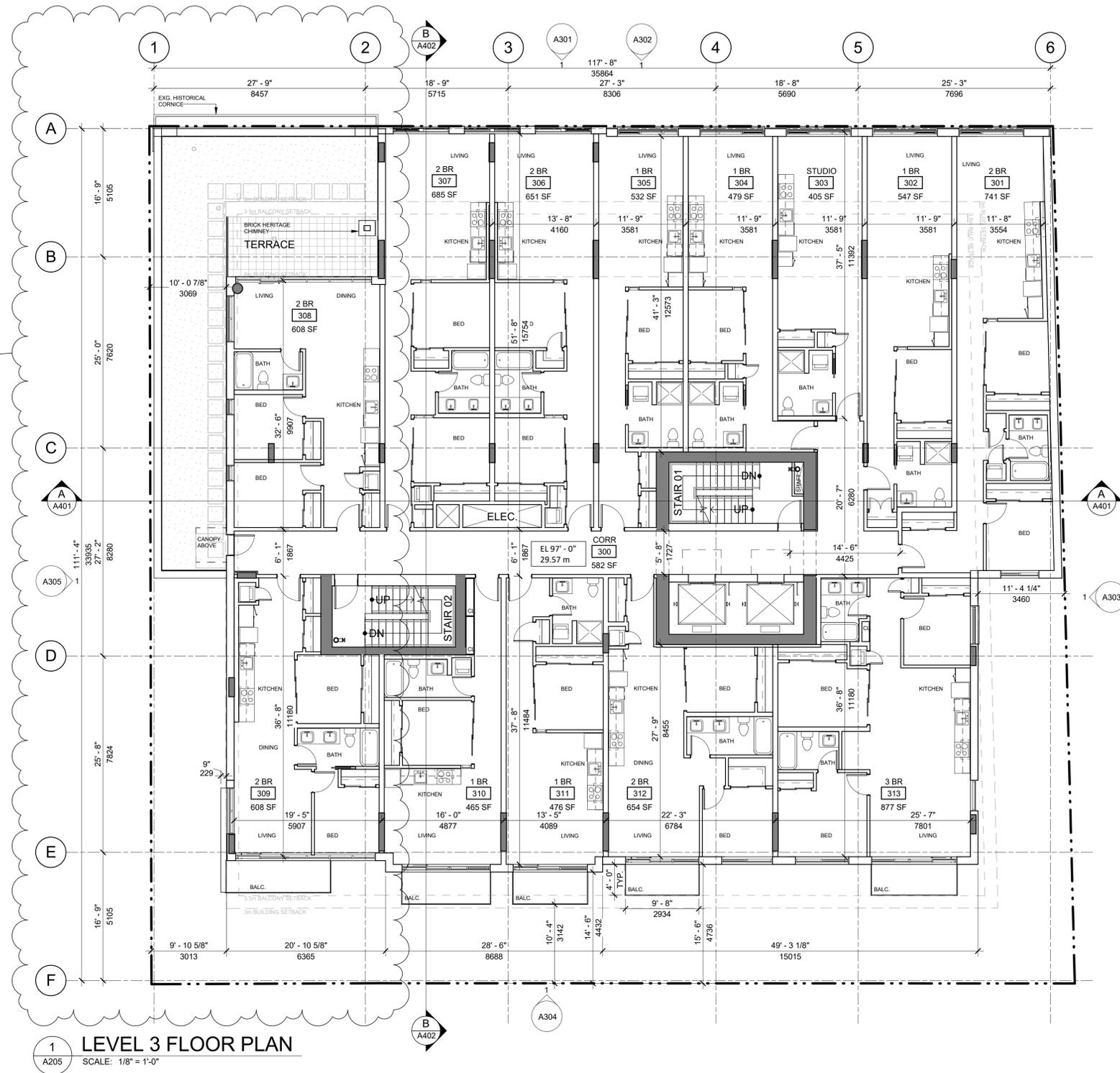
Scale 1/8" = 1'-0"

Project 217033

Sheet **A204**

REZONING RESUBMISSION: 2019-05-24

9 Amenity relocated to ground floor and roof. 2-bedroom unit added. Balcony and terrace revised. Heritage chimney added.



1 LEVEL 3 FLOOR PLAN
A205 SCALE: 1/8" = 1'-0"

8 Unit count updated

L 03 UNITS	
1 BR	5
2 BR	6
3 BR	1
STUDIO	1

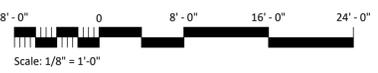
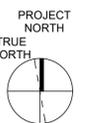
PROJECT NORTH
TRUE NORTH

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



1 LEVEL 4 FLOOR PLAN
A206 SCALE: 1/8" = 1'-0"

L 04 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

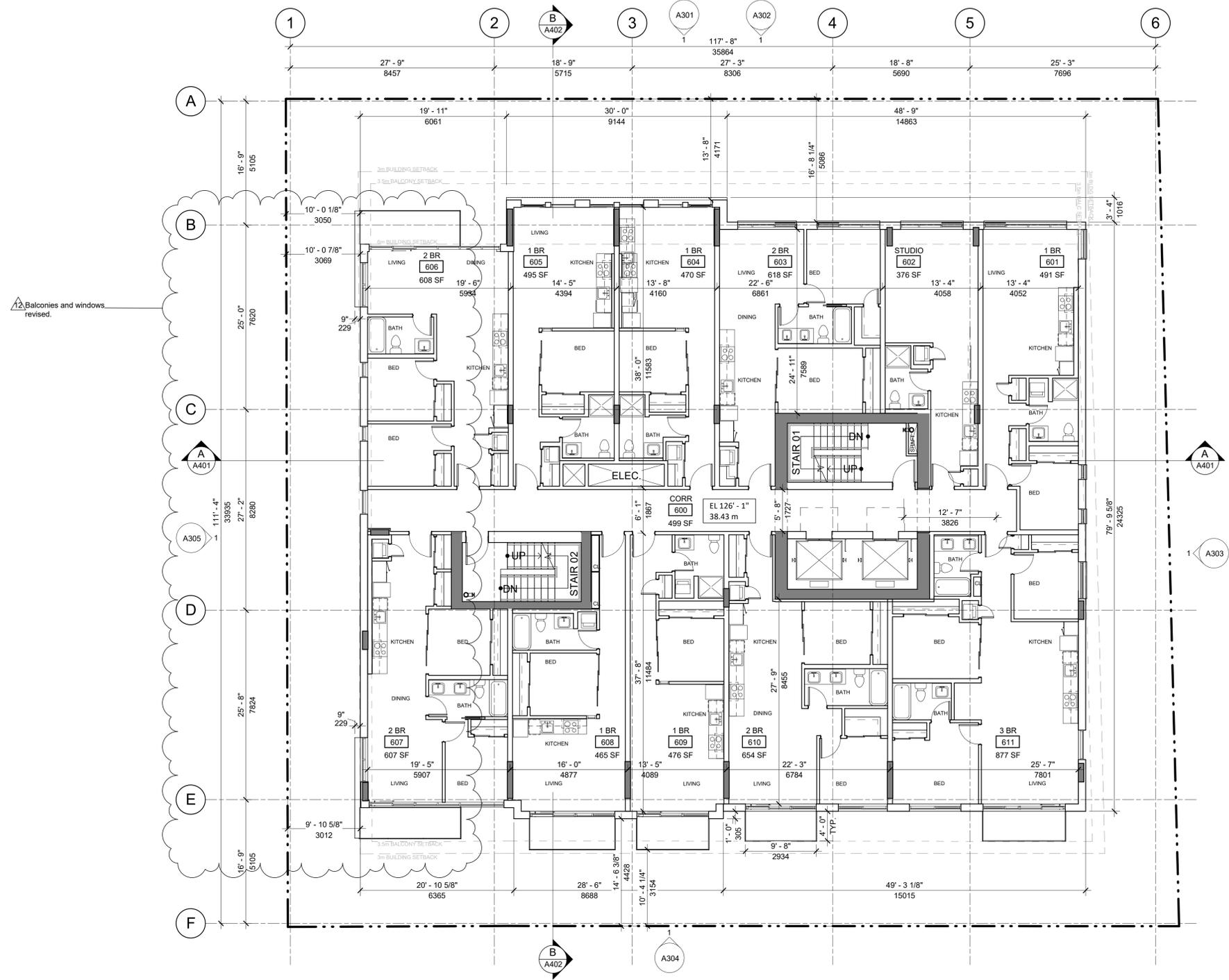
Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC

Project
**Floor Plan
Level 4**

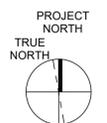
Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A206**



1 LEVEL 6 FLOOR PLAN
A208 SCALE: 1/8" = 1'-0"

L 06 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



3 Rezoning Resubmission 2019-05-24

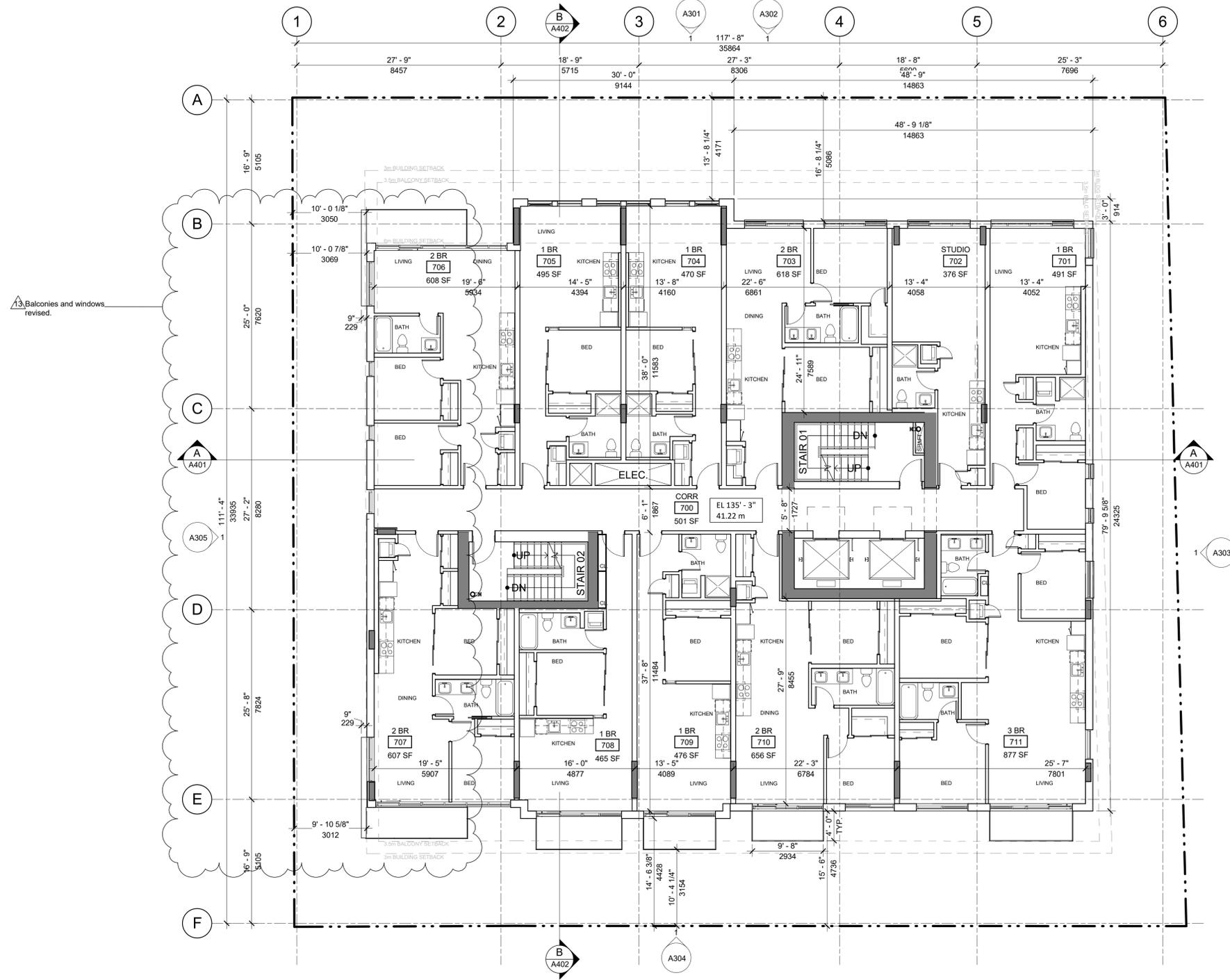
Revisions DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC
Project
Floor Plan
Level 6

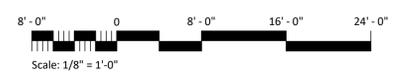
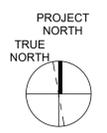
Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A208**



1 LEVEL 7 FLOOR PLAN
A209 SCALE: 1/8" = 1'-0"

L 07 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC

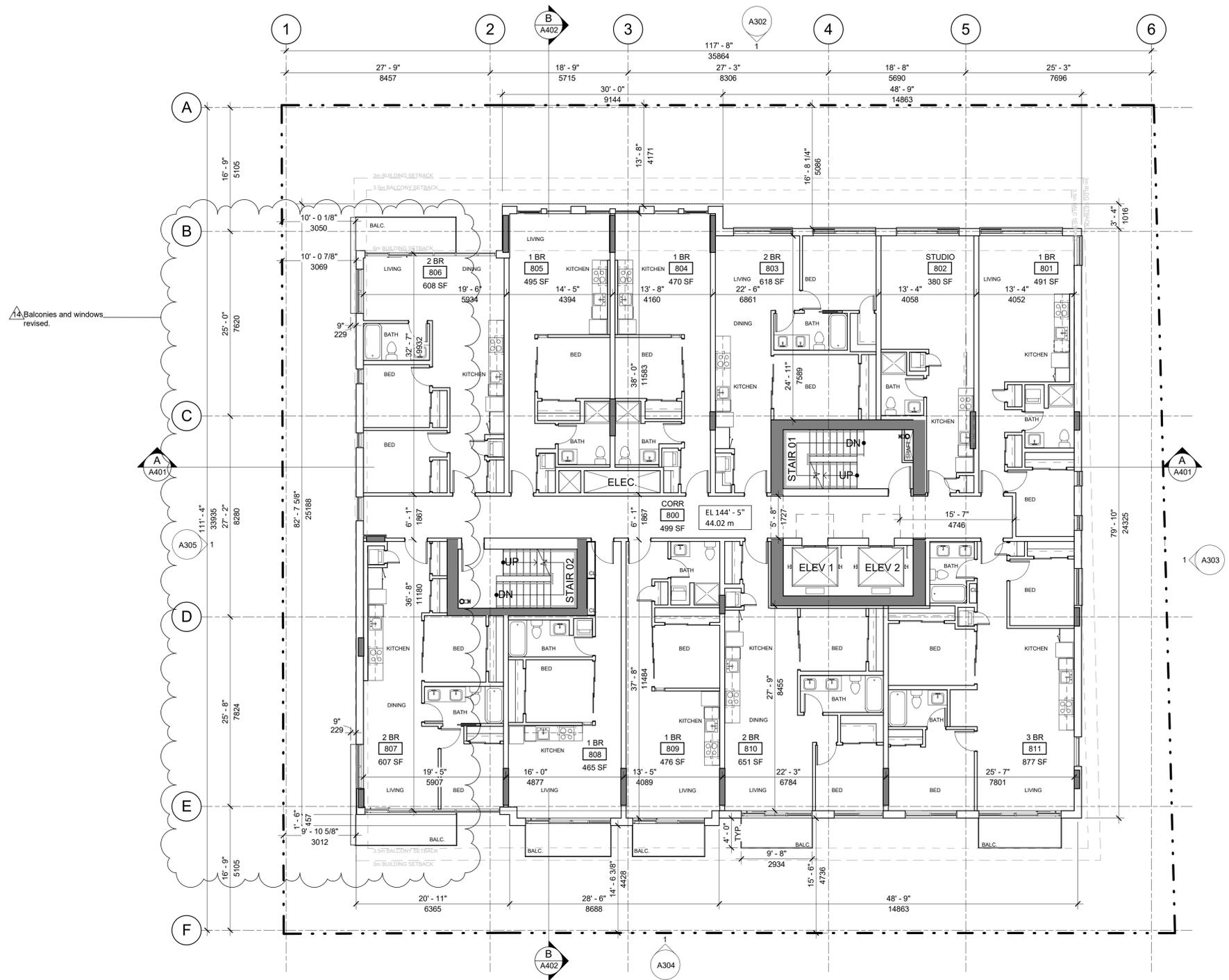
Project
**Floor Plan
Level 7**

Drawing

Scale 1/8" = 1'-0"

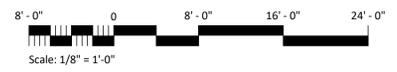
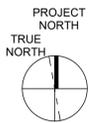
Project 217033

Sheet **A209**



1 LEVEL 8 PLAN
A210 SCALE: 1/8" = 1'-0"

L 08 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



3 Rezoning Resubmission 2019-05-24

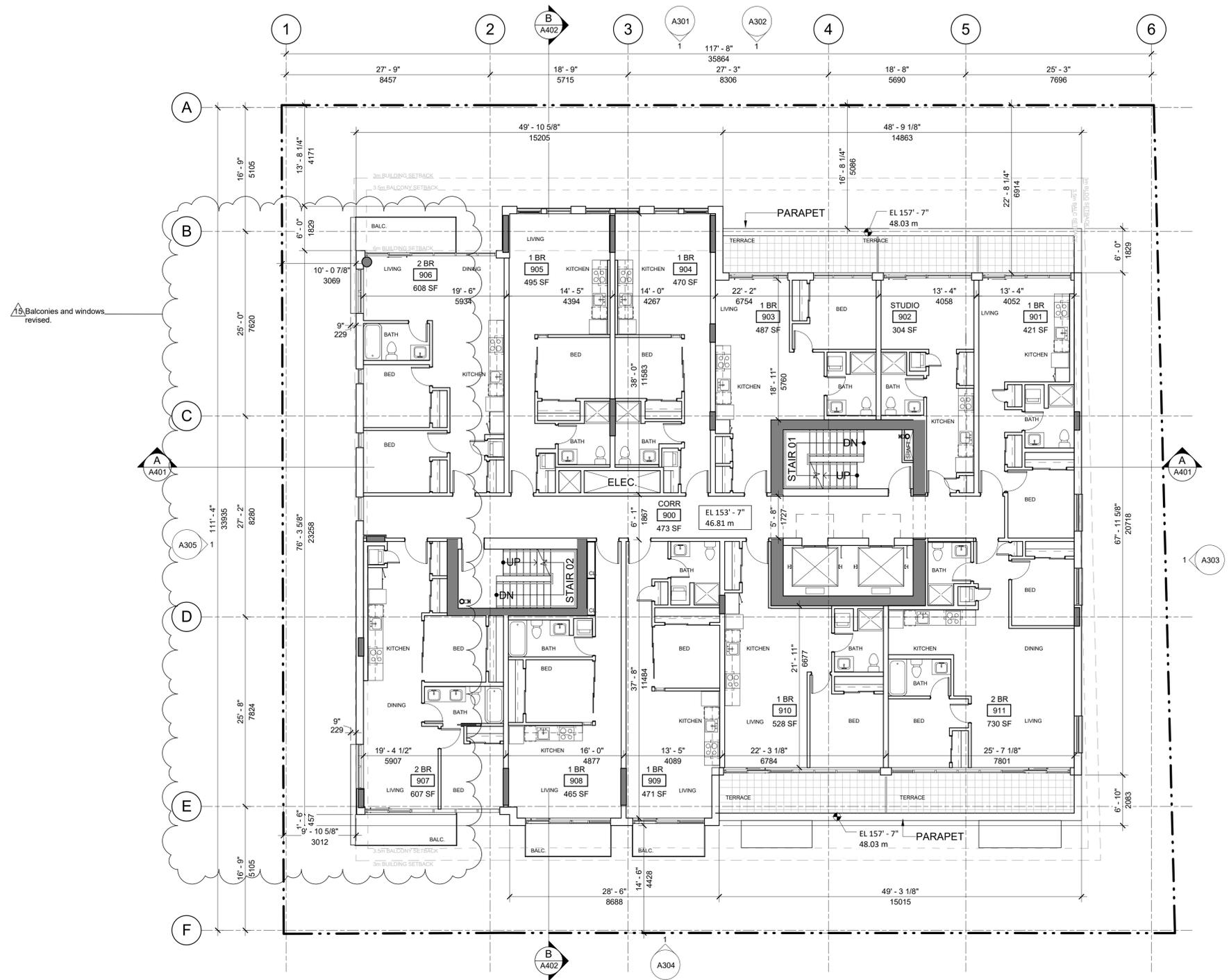
Revisions	DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 8**

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A210**



15 Balconies and windows revised.

1 LEVEL 9 FLOOR PLAN
A211 SCALE: 1/8" = 1'-0"

PROJECT NORTH
TRUE NORTH

L 09 UNITS	
1 BR	7
2 BR	3
STUDIO	1

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

3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal
825 Fort Street Victoria

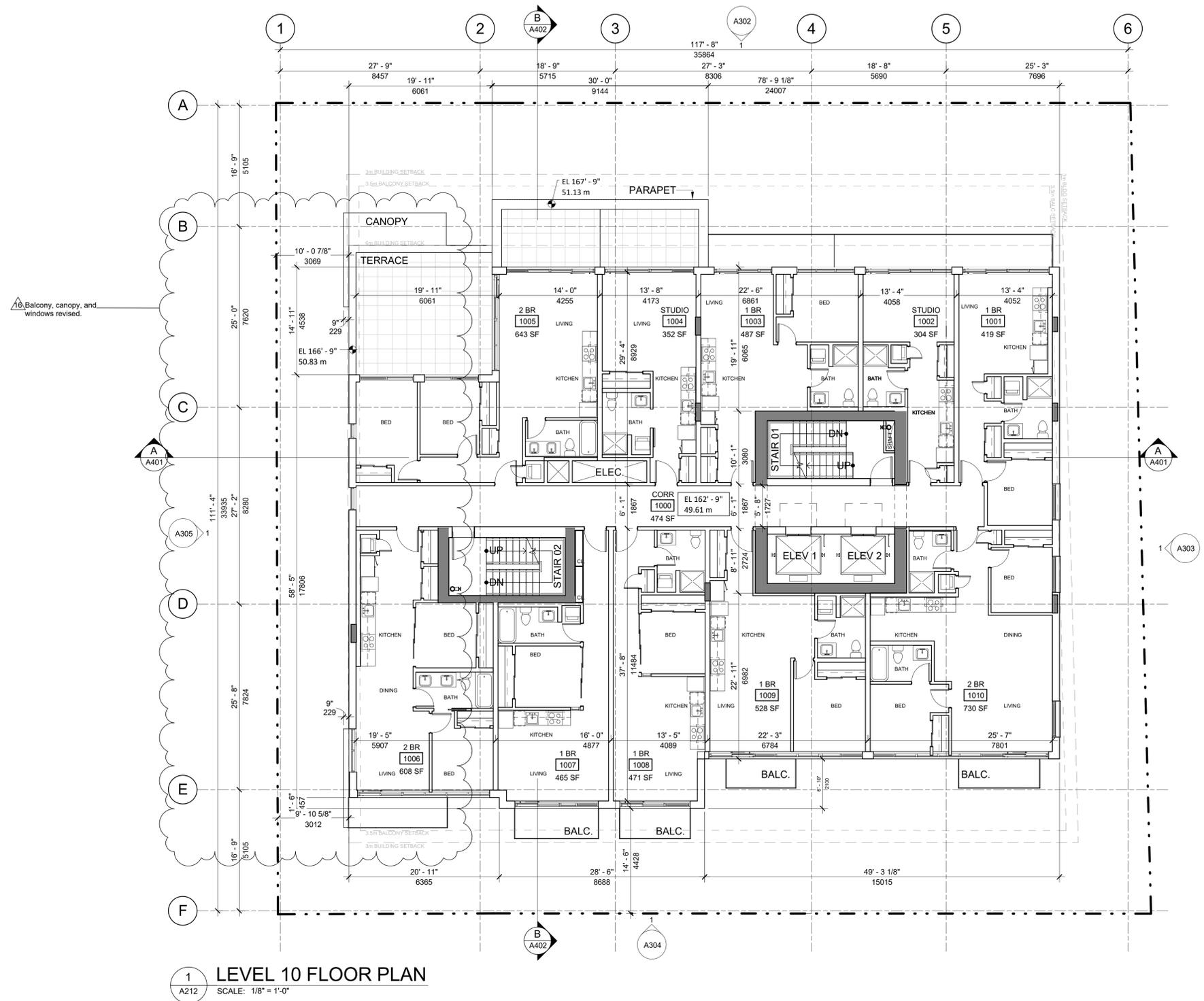
825 Fort Street Victoria, BC

Project
Floor Plan Level 9

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A211**

REZONING RESUBMISSION: 2019-05-24



1 LEVEL 10 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH
TRUE NORTH

L 10 UNITS	
1 BR	5
2 BR	3
STUDIO	2

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

3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal
825 Fort Street Victoria

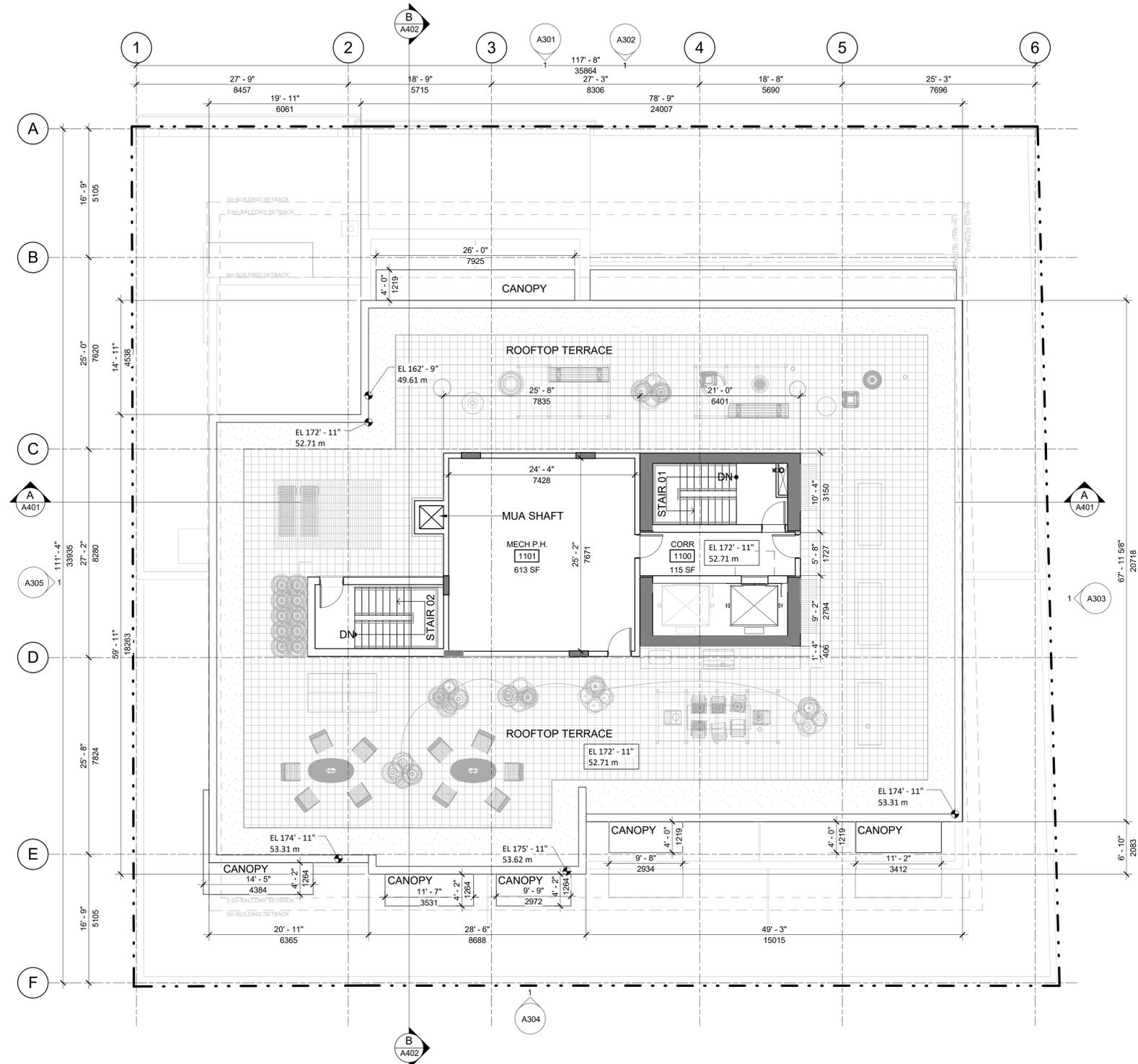
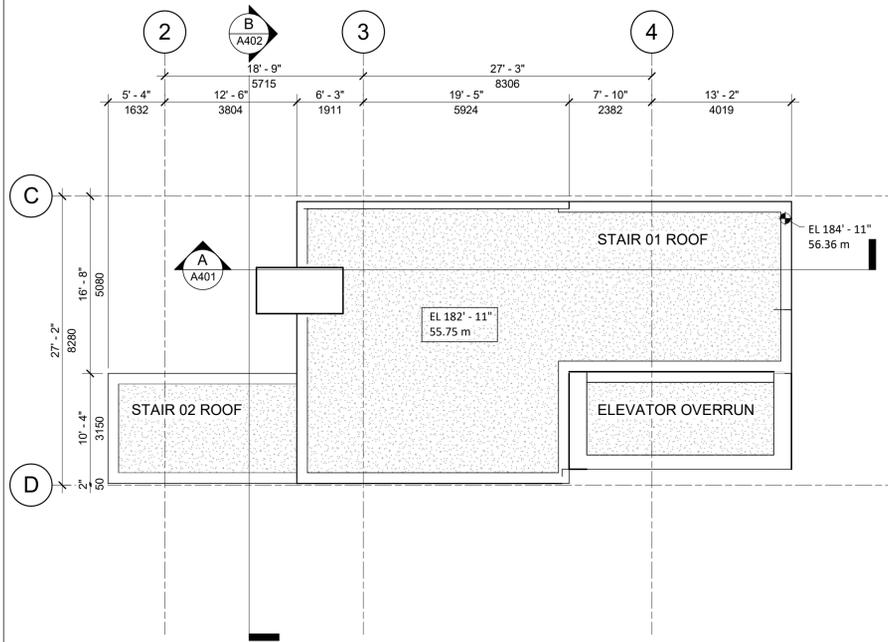
825 Fort Street Victoria, BC

Project
Floor Plan Level 10

Drawing
Scale 1/8" = 1'-0"

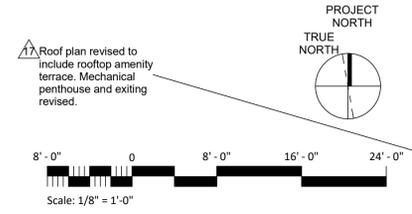
Project 217033

Sheet A212



2 ELEV. ROOF PLAN
A213 SCALE: 1/8" = 1'-0"

1 MAIN ROOF PLAN
A213 SCALE: 1/8" = 1'-0"



Roof plan revised to include rooftop amenity terrace. Mechanical penthouse and exiting revised.

3 Rezoning Resubmission 2019-05-24

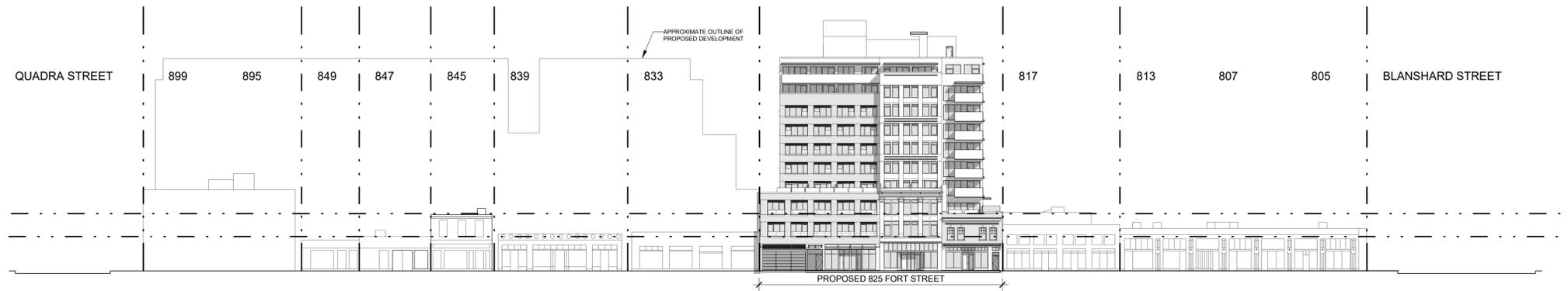
Revisions	DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street Victoria, BC
Project
Roof Plan

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A213**



1 NORTH ELEVATION - FORT ST 800 BLOCK
A301 SCALE: 1/32" = 1'-0"

**FORT STREET IMAGES :
EXISTING STREETScape**



EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
Project
**Streetscape
Elevation**

Drawing

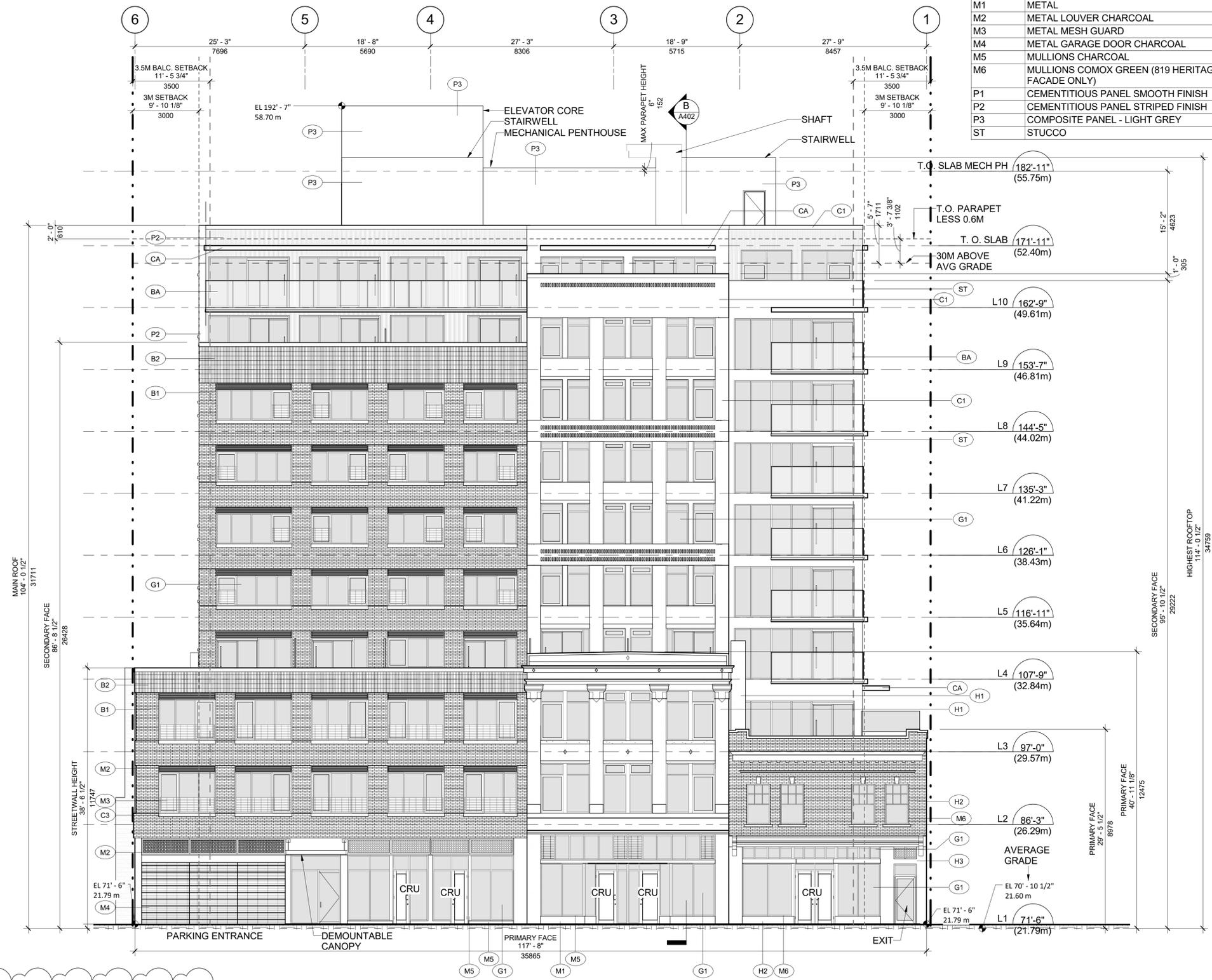
Scale 1/32" = 1'-0"

Project 217033

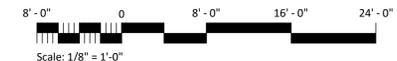
18. Elevation updated to reflect design changes. Outline of adjacent proposed development updated.

Sheet **A301**

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
P3	COMPOSITE PANEL - LIGHT GREY
ST	STUCCO



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
Design changes to fenestration, balconies, rooftop. Building height reduced.



3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

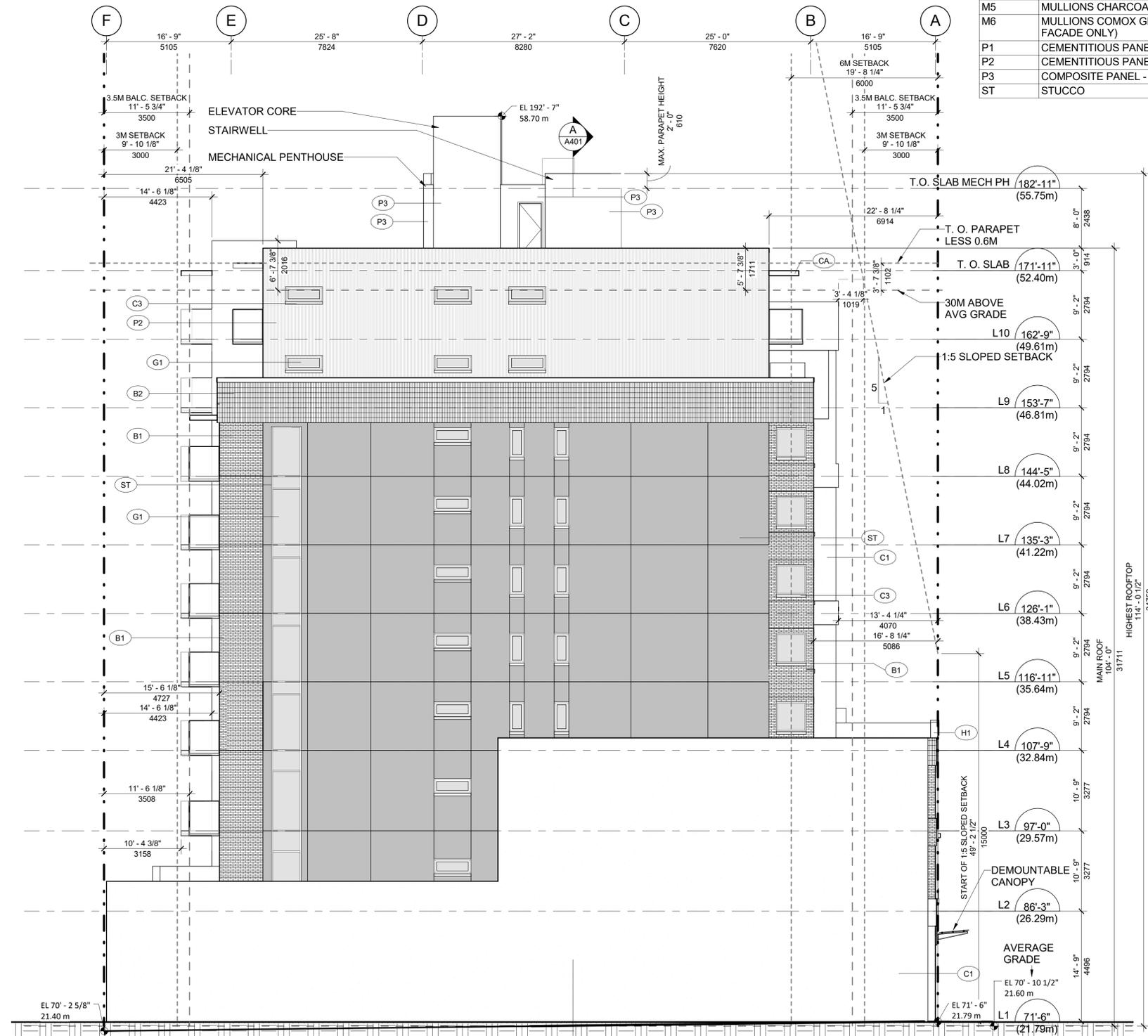
Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC
Project
North Building Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

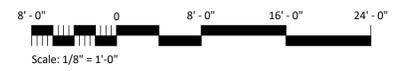
REZONING RESUBMISSION: 2019-05-24

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
P3	COMPOSITE PANEL - LIGHT GREY
ST	STUCCO



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
A303

20. Building height reduced.
Mechanical penthouse
and rooftop access
revised.



3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

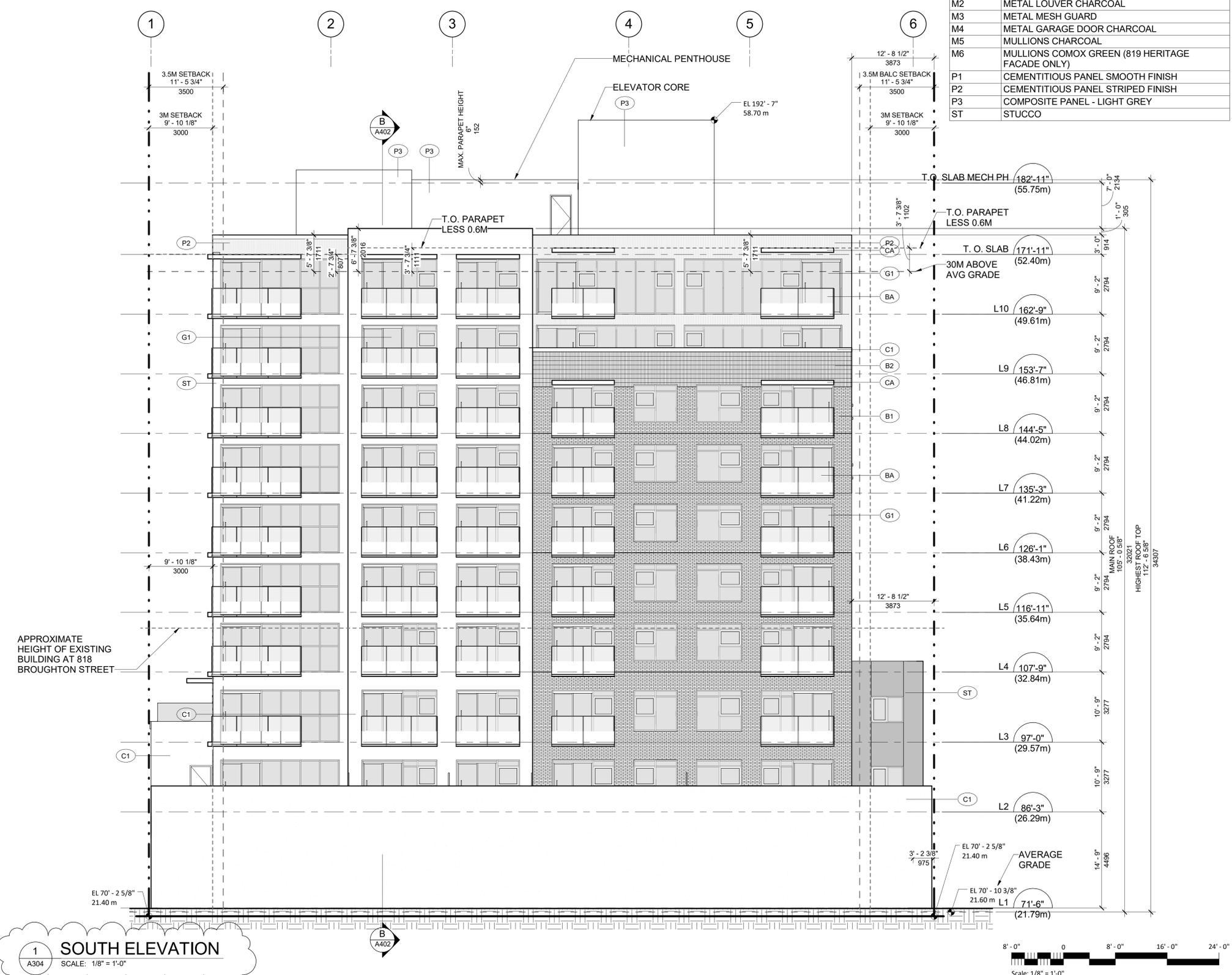
Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC
Project
East Building Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A303**

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
P3	COMPOSITE PANEL - LIGHT GREY
ST	STUCCO



Design changes to fenestration, balconies, rooftop. Building height reduced.

1 SOUTH ELEVATION
A304 SCALE: 1/8" = 1'-0"

3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

Seal
825 Fort Street Victoria

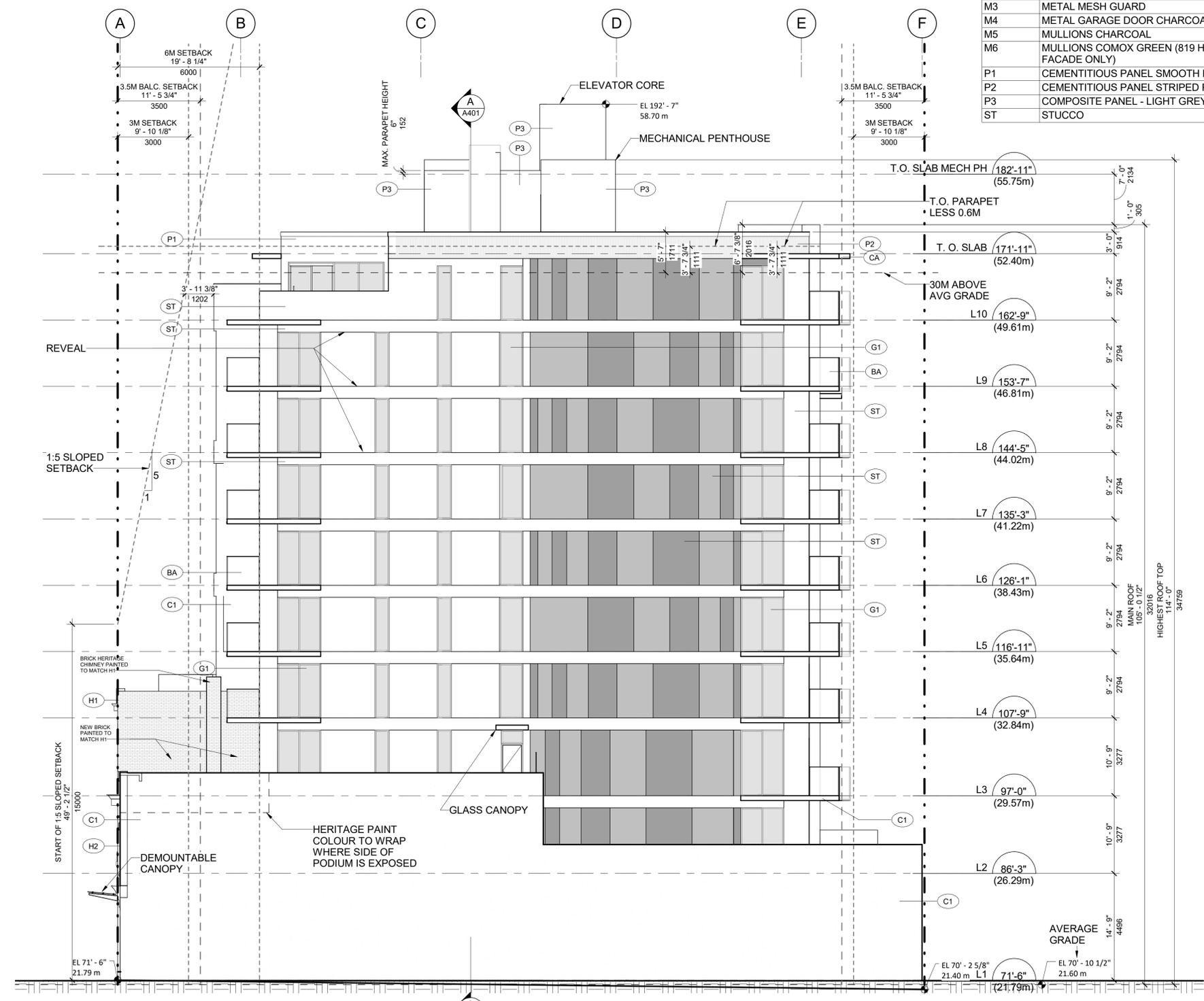
825 Fort Street
Victoria, BC
Project
South Building Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A304**

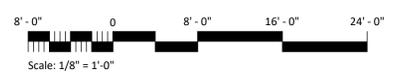
REZONING RESUBMISSION: 2019-05-24

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
P3	COMPOSITE PANEL - LIGHT GREY
ST	STUCCO



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Changes to elevation design, fenestration, balconies, rooftop. Building height reduced.



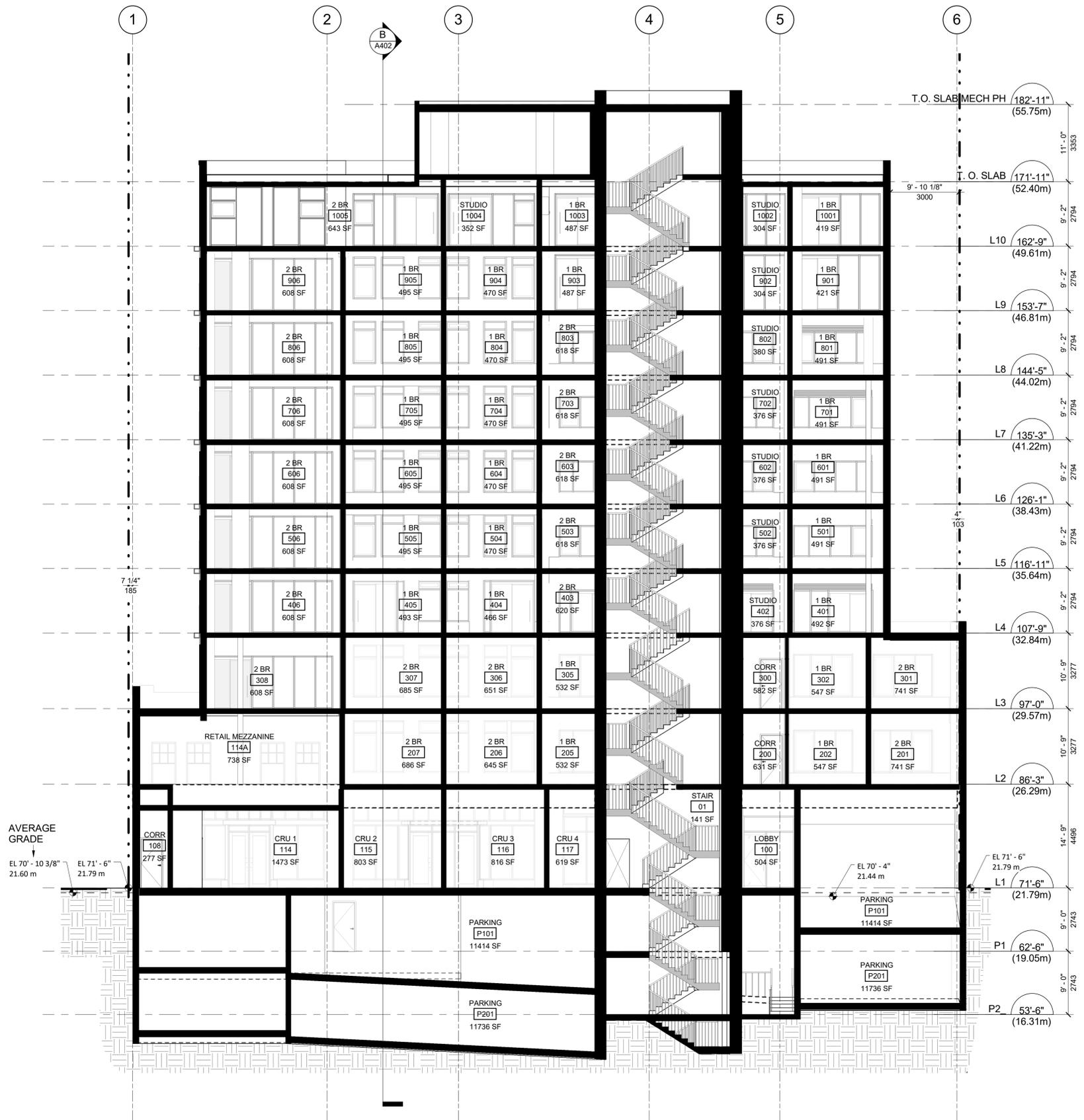
3 Rezoning Resubmission 2019-05-24

Revisions	DD MMM YYYY

Seal
825 Fort Street Victoria

825 Fort Street Victoria, BC
Project
West Building Elevation

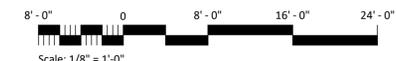
Drawing
Scale 1/8" = 1'-0"
Project 217033



AVERAGE GRADE
EL 70' - 10 3/8"
21.60 m

Section A
A401
SCALE: 1/8" = 1'-0"

Building height reduced.
Mechanical penthouse
and rooftop access
revised.



3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

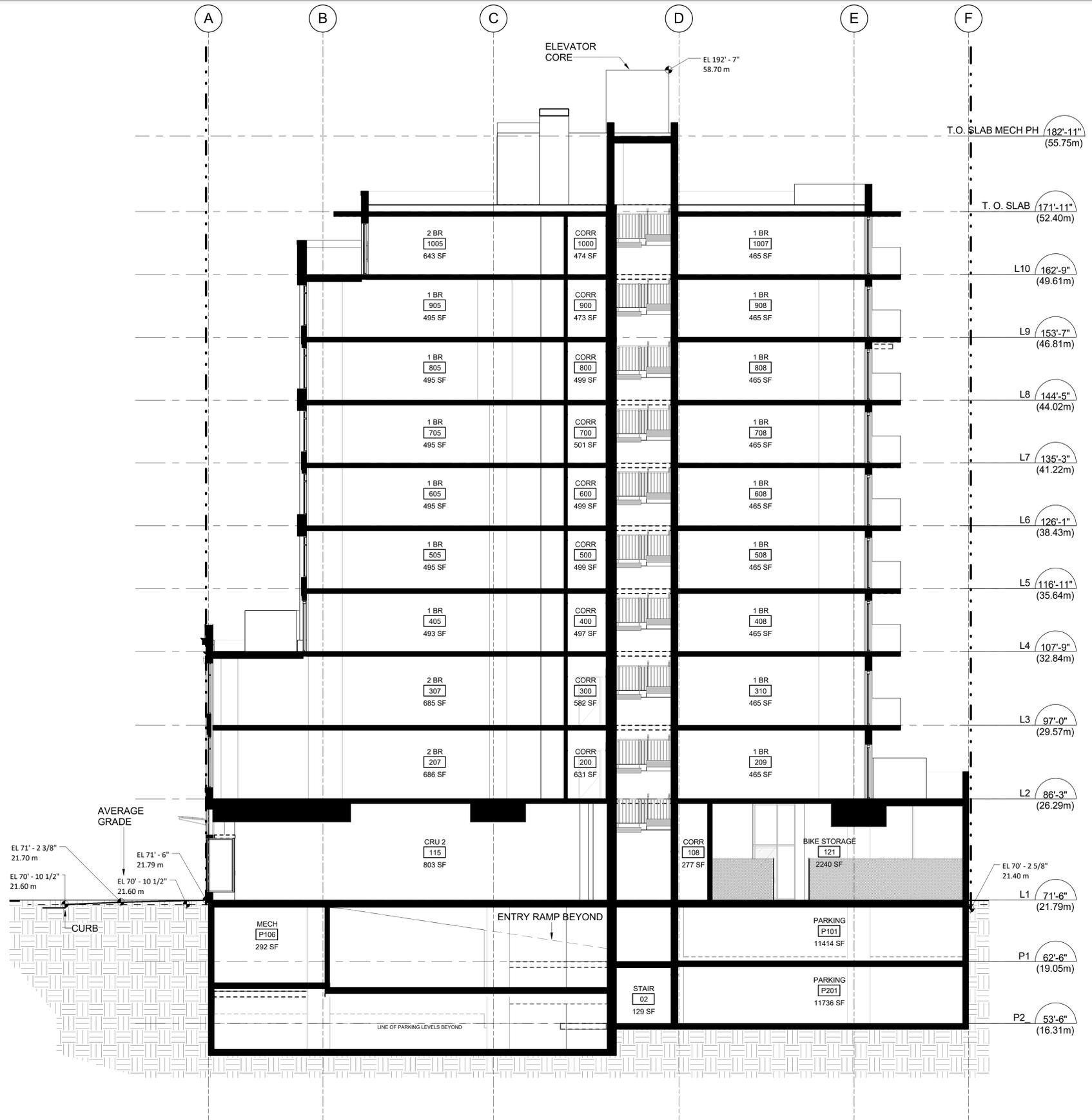
Seal
**825 Fort
Street Victoria**

825 Fort Street
Victoria, BC
Project
**Building
Section**

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A401**

REZONING RESUBMISSION: 2019-05-24



B Section B
A402 SCALE: 1/8" = 1'-0"

Building height reduced.
Mechanical penthouse
and rooftop access
revised.



3 Rezoning Resubmission 2019-05-24

Revisions DD MMM YYYY

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Building
Section

Drawing

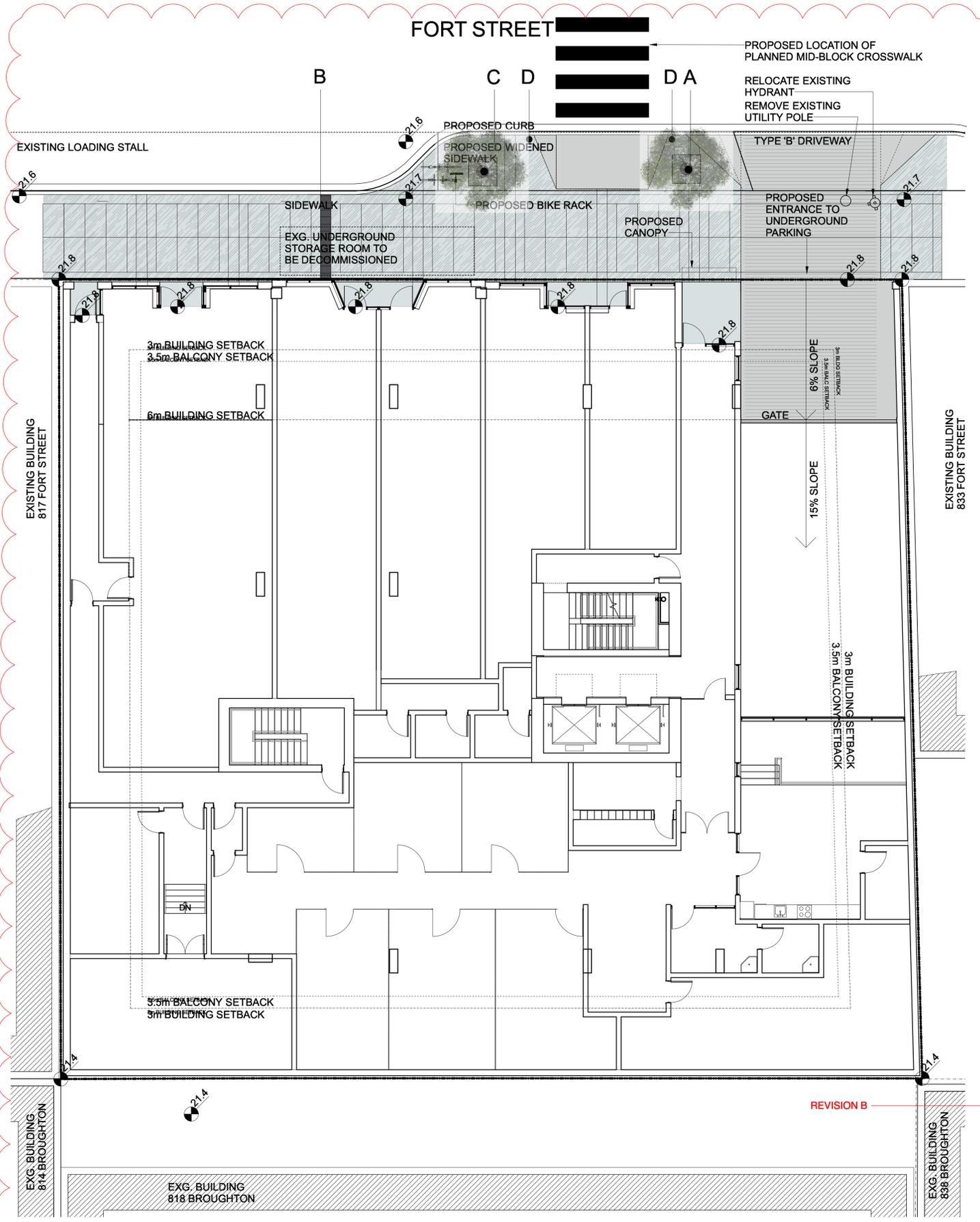
Scale 1/8" = 1'-0"

Project 217033

Sheet

A402

FORT STREET



- A STREET TREE AND GRILLE AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. STREET TREES IN BUMP OUT DUE TO UNDERGROUND UTILITY CONFLICTS.
- B 450mm WIDE BASALT BAND AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. BASALT FLAME TEXTURED 350X450X80MM
- C #4 DOWNTOWN BIKE RACKS AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. (8 BIKES)
- D TYPE B BOLLARD AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017

REVISION B 16TH MAY 2019
 - NEW ARCHITECTURAL BACKGROUND
 - UPDATED LANDSCAPE NOTES
 - REDUCTION IN BIKE RACKS

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LAUREL TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

GENERAL
 ALL WORK, INCLUDING: PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE EXECUTED TO THE CANADIAN LANDSCAPE STANDARD, INDUSTRY REQUIREMENTS, NATIONAL STANDARDS, CODES AND REGULATIONS RECOGNIZED AS ACCEPTABLE BY THE CNLA, THE CSLA, NATIONAL MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATIONS.

THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO STARTING WORK TO VERIFY THAT ALL SURFACES ARE PROPERLY PREPARED AND GRADED. UPON DISCOVERY, ANY DISCREPANCIES SHALL BE REPORTED TO THE AUTHORITY. CONTRACTOR TO ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUB-GRADES PRIOR TO THE WORK.

NO LANDSCAPE WORK SHALL BE CARRIED OUT IN AREAS OR OVER SURFACES THAT HAVE NOT BEEN PROPERLY PREPARED AND GRADED; AND THAT DUE TO CLIMATE WOULD BE AT RISK OF UNNECESSARY DISTURBANCE.

IRRIGATION
 THE IRRIGATION INDUSTRY ASSOCIATION HAS DEVELOPED THE STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. CNLA AND CSLA SUPPORT THESE STANDARDS. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR.

ALL PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM EG. RAINFOURD OR SIMILAR AS APPROVED. ALL PATIOS TO HAVE A HOSES/BIB LOCATION.

AN IRRIGATION SYSTEM MUST APPLY A CONSISTENT, UNIFORM, MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM
 GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND THEIR REPRODUCTIVE PARTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, ICE, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE IMPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST, OR HAVE THE SOIL SUPPLIER TEST, THE PROPOSED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT **3 WEEKS PRIOR TO DELIVERY ON-SITE.**

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROUNDS FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REMOVAL OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

GROWING MEDIA SHALL MEET THE NUTRIENT LEVELS AS SET OUT IN SECTION 6.2.7, GROWING MEDIUM NUTRIENTS. GROWING MEDIA SHOULD BE FOR FOR LEVEL 1 "WELL-GROOMED" AREAS - TABLE T-6.3.5.1, AND CONFORM TO TABLE T-6.3.5.2, PROPERTIES OF GROWING MEDIA FOR LEVEL 1 "WELL-GROOMED" AREAS.

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-6.3.5.5. MINIMUM DEPTHS OF GROWING MEDIA.

LAWNS/ SOD
 CLASS 1 AREA LAWNS WITH LEVEL 1 MAINTENANCE, UNLESS OTHERWISE SPECIFIED. APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLACEMENT OF SOD. SOD TO BE NO.1 PREMIUM OR NO.2 STANDARD AND SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDED USE.

PLANTS & MULCH
 THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS DELIVERED TO THE SITE COMPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE **CONSULTANT'S PRIOR WRITTEN APPROVAL.**

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INVASIVE AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, CANADIAN STANDARDS FOR NURSERY STOCK, AND SECTION 12, CONTAINER GROWN PLANTS, WITH RESPECT TO SIZING, GRADING AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INVASIVE AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS, SOIL, STONES, SALTS OR OTHER HARMFUL CHEMICALS, OR OTHER HAZARDOUS MATTER THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL.

BEDS TO HAVE **2" MULCH LAYER** CONSISTING OF ORGANIC DARK COMPOSTED BARK.

GREENROOFS
 GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-11.1. MINIMUM GROWING MEDIUM DEPTHS AFTER SETTLEMENT FOR ON-SLAB APPLICATIONS, INCLUDING ROOF DECKS AND INTERIOR BEDS

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPES OVER STRUCTURES. GROWING MEDIA FOR ROOF SLABS AND CONTAINED PLANTERS SHALL BE DESIGNED TO AVOID PLUGGING OR CAKING AT THE FILTER CLOTH, AND SHOULD THEREFORE BE LOW IN CONTENT OF FINES (SILTS AND CLAYS).

MAINTENANCE
 SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN TABLE T-14.1. MAINTENANCE LEVELS - LEVEL 1 "WELL-GROOMED"

CONTRACTOR TO PROVIDE **MAINTENANCE FOR PERIOD OF 45 DAYS** FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE WRITTEN **1 YEAR WARRANTY ON PLANT MATERIAL.**

CONTRACTOR TO PROVIDE WRITTEN **1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.** CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

MUNICIPAL AND LOCAL AUTHORITIES' LEGISLATION AND REQUIREMENTS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL LEGISLATION AND REQUIREMENTS, WHICH MAY RESTRICT OR PROHIBIT CERTAIN ACTIVITIES SUCH AS APPLICATION OF PESTICIDES, HERBICIDES, AND INSECTICIDES.

t: 778 386 4414
 e: studio@weareconsidered.com
 w: www.weareconsidered.com

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

revision	date
A	10.04.2018
B	19.04.2018
	16.05.2019

revision	date
A	19.04.2018
B	16.05.2019

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_L1

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

1 LANDSCAPE - GROUND FLOOR GENERAL ARRANGMENT
 1:100 METRIC

general notes

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018
REZONING/ DP RESUBMISSION	16.05.2019

revision	date
B	16.04.2019 16.05.2019

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
SECOND FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number
L2_L1

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

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GROWING MEDIUM

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PLANTS & MULCH

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PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

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BEDS TO HAVE **2" MULCH LAYER** CONSISTING OF ORGANIC DARK COMPOSTED BARK.

GREENROOFS

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MAINTENANCE

SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN TABLE T-14.1. MAINTENANCE LEVELS - LEVEL 1 "WELL-GROOMED"

CONTRACTOR TO PROVIDE **MAINTENANCE FOR PERIOD OF 45 DAYS** FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE **WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.**

CONTRACTOR TO PROVIDE **WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.** CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

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- D 1'x1' PCC PAVER ON PEDESTALS

REVISION B 16TH MAY 2019

- NEW ARCHITECTURAL BACKGROUND
- UPDATED LANDSCAPE NOTES

REVISION B

REVISION B

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	56	Buxus sempervirens	Boxwood	#5 Cont	Full & Bushy
Cean	39	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants



1 SECOND FLOOR GENERAL ARRANGEMENT
L2_L1 1:100 METRIC

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REZONING/ DP RESUBMISSION	16.05.2019

revision	date
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project
819-827 FORT STREET VICTORIA BC.

legal

drawing
THIRD FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number
L3_L1

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REVISION B 16TH MAY 2019

- NEW ARCHITECTURAL BACKGROUND
- UPDATED LANDSCAPE NOTES
- AMENITY SPACE REMOVED FROM LEVEL 3 AND RELOCATED TO ROOF.
- PLANTER/PATIO ADDED

REVISION B



1 THIRD FLOOR GENERAL ARRANGEMENT
L3_L1
1:100 METRIC

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	18	Buxus sempervirens	Boxwood	#5 Cont	Full & Bushy

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legal

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4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
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number

L4-8_L1

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REVISION B 16TH MAY 2019
- NEW ARCHITECTURAL BACKGROUND
- UPDATED LANDSCAPE NOTES

REVISION B

REVISION B

1 4th FLOOR GENERAL ARRANGEMENT
L4_L1 1:200 METRIC

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Cean	50	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants



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project
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legal

drawing
 9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal

scale
 AS SHOWN

drawn
 JP

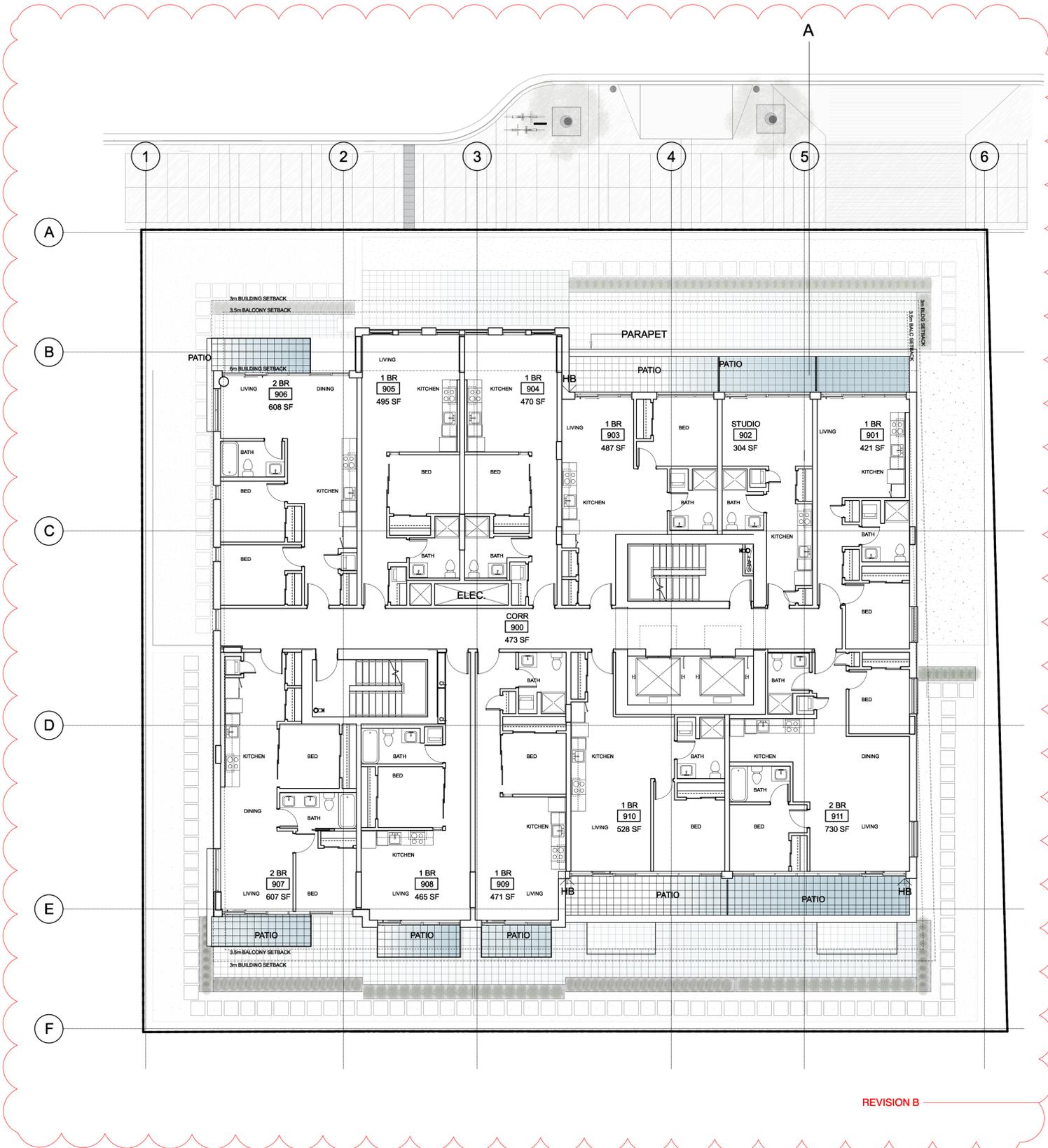
checked
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 2017.09_02.L0

number

L9_L1

A 1'x1' PCC PAVER ONTO PEDESTALS



REVISION B

1 9TH FLOOR GENERAL ARRANGEMENT
 L9_L1 1:100 METRIC



REVISION B 16TH MAY 2019
 - NEW ARCHITECTURAL BACKGROUND

t: 778 386 4414
 e: studio@weareconsidered.com
 w: www.weareconsidered.com

general notes
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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018
REZONING/ DP RESUBMISSION	16.05.2019

revision	date
A	19.04.2018
B	16.05.2019

project
 819-827 FORT STREET VICTORIA BC.

legal

drawing
 10TH FLOOR GENERAL ARRANGEMENT

seal

scale
 AS SHOWN

drawn
 JP

checked
 JP

reference
 2017.09_02.L0

number
L10_L1

A 12" SQ. PCC CONCRETE PAVING ONTO PEDESTALS



1 10th FLOOR GENERAL ARRANGEMENT
 L10_L1 1:100 METRIC



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issue	date
REZONING/ DP RESUBMISSION	16.05.2019

revision	date
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ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLE IN ONE LOCATION FOR REVIEW.

GENERAL

ALL WORK, INCLUDING: PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE EXECUTED TO THE CANADIAN LANDSCAPE STANDARD, INDUSTRY REQUIREMENTS, NATIONAL STANDARDS, CODES AND REGULATIONS RECOGNIZED AS ACCEPTABLE BY THE CNLA, THE CSLA, NATIONAL MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATIONS.

THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO STARTING WORK TO VERIFY THAT ALL SURFACES ARE PROPERLY PREPARED AND GRADED. UPON DISCOVERY, ANY DISCREPANCIES SHALL BE REPORTED TO THE AUTHORITY. CONTRACTOR TO ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUB-GRADES PRIOR TO THE WORK.

NO LANDSCAPE WORK SHALL BE CARRIED OUT IN AREAS OR OVER SURFACES THAT HAVE NOT BEEN PROPERLY PREPARED AND GRADED; AND THAT DUE TO CLIMATE WOULD BE AT RISK OF UNNECESSARY DISTURBANCE.

IRRIGATION

THE IRRIGATION INDUSTRY ASSOCIATION HAS DEVELOPED THE STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. CNLA AND CSLA SUPPORT THESE STANDARDS. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR.

ALL PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM E.G. RAINBIRD OR SIMILAR AS APPROVED. ALL PATIOS TO HAVE A HOSESIB LOCATION.

AN IRRIGATION SYSTEM MUST APPLY A CONSISTENT, UNIFORM, MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM

GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND THEIR REPRODUCTIVE PARTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, ICE, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEUS MATERIALS THAT DETRACT FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE IMPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST, OR HAVE THE SOIL SUPPLIER TEST, THE PROPOSED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT **3 WEEKS PRIOR TO DELIVERY ON-SITE.**

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROUNDS FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REMOVAL OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

GROWING MEDIA SHALL MEET THE NUTRIENT LEVELS AS SET OUT IN SECTION 6.2.7. GROWING MEDIUM NUTRIENTS. GROWING MEDIA SHOULD BE FOR LEVEL 1 "WELL-GROOMED" AREAS - TABLE T-6.3.5.1, AND CONFORM TO TABLE T-6.3.5.2. PROPERTIES OF GROWING MEDIA FOR LEVEL 1 "WELL-GROOMED" AREAS.

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-6.3.5.5. MINIMUM DEPTHS OF GROWING MEDIA.

LAWNS/ SOD

CLASS 1 AREA LAWNS WITH LEVEL 1 MAINTENANCE, UNLESS OTHERWISE SPECIFIED, APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLACEMENT OF SOD. SOD TO BE NO. 1 PREMIUM OR NO. 2 STANDARD AND SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDED USE.

PLANTS & MULCH

THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS DELIVERED TO THE SITE COMPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN APPROVAL.

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INVASIVE AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, CANADIAN STANDARDS FOR NURSERY STOCK, AND SECTION 12, CONTAINER GROWN PLANTS, WITH RESPECT TO SIZING, GRADING AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INVASIVE AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS, SOIL, STONES, SALTS OR OTHER HARMFUL CHEMICALS, OR OTHER EXTRANEUS MATTER THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL.

BEDS TO HAVE **2" MULCH LAYER** CONSISTING OF ORGANIC DARK COMPOSTED BARK.

GREENROOFS

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE T-11.1. MINIMUM GROWING MEDIUM DEPTHS AFTER SETTLEMENT FOR ON-SLAB APPLICATIONS, INCLUDING ROOF DECKS AND INTERIOR BEDS

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPES OVER STRUCTURES. GROWING MEDIA FOR ROOF SLABS AND CONTAINED PLANTERS SHALL BE DESIGNED TO AVOID PLUGGING OR CAKING AT THE FILTER CLOTH, AND SHOULD THEREFORE BE LOW IN CONTENT OF FINES (SILTS AND CLAYS).

MAINTENANCE

SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN TABLE P-14.1. MAINTENANCE LEVELS - LEVEL 1 "WELL-GROOMED"

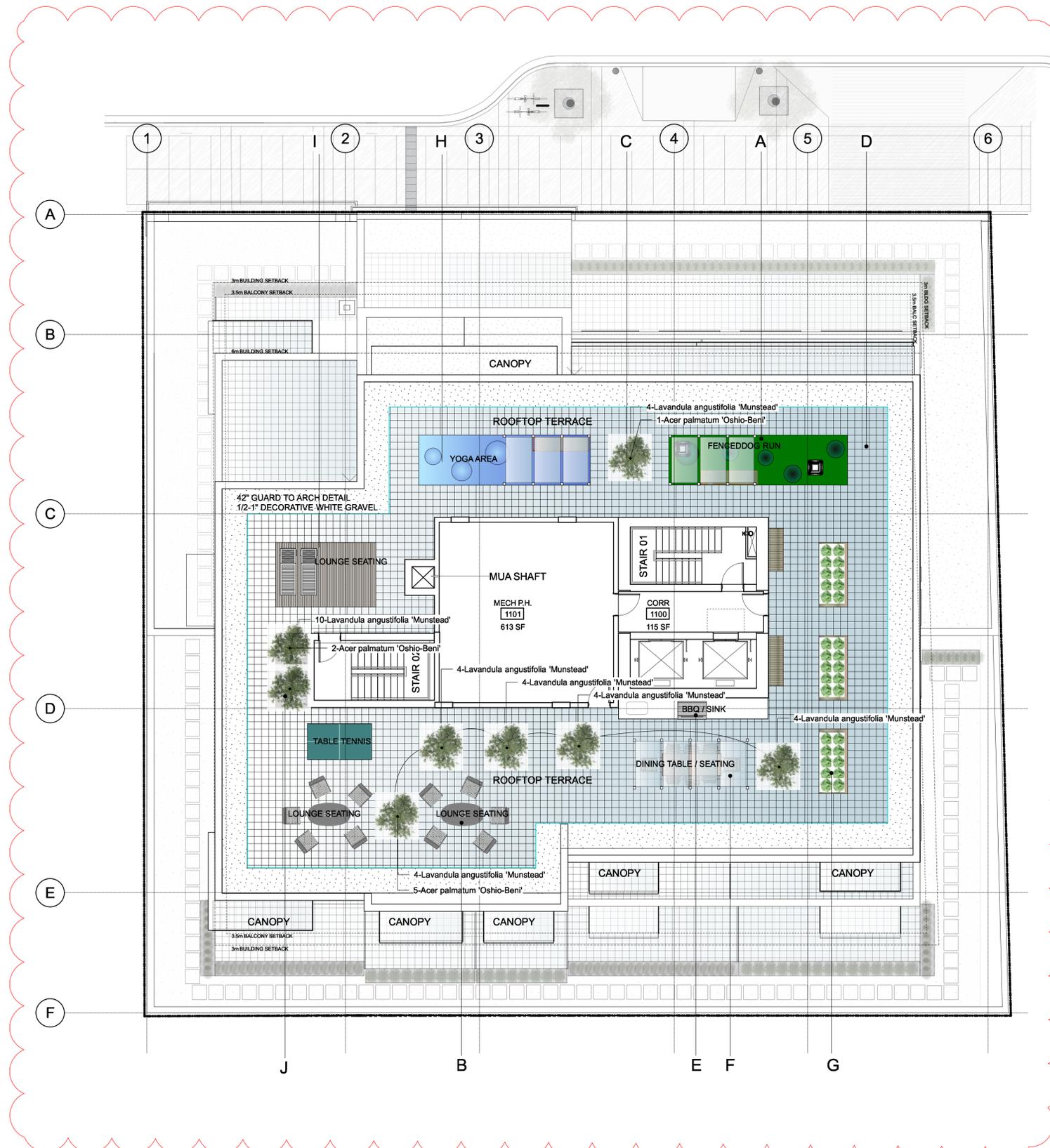
CONTRACTOR TO PROVIDE **MAINTENANCE FOR PERIOD OF 45 DAYS** FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE **WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.**

CONTRACTOR TO PROVIDE **WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.** CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

MUNICIPAL AND LOCAL AUTHORITIES' LEGISLATION AND REQUIREMENTS: ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL LEGISLATION AND REQUIREMENTS, WHICH MAY RESTRICT OR PROHIBIT CERTAIN ACTIVITIES SUCH AS APPLICATION OF PESTICIDES, HERBICIDES, AND INSECTICIDES.

- A DOG RUN AREA WITH LOGS/ FAKE HYDRANTS. SURFACE TO BE WASHABLE PET FRIENDLY SYNTHETIC GRASS. SPRINKLER SYSTEM TO BE INSTALLED FOR MAINTENANCE. DOG WASTE RECIPTICLES AND DOG WASTE BAG DISPENSER.
- B LOUNGE SEATING SPECIFICATION TBC.
- C P/C ALUMINIUM PLANTER MIN 4' PLANTING DEPTH / SMALL TREE - SP. ACER AND LAVANDER SHRUBS.
- D 1'x1' PCC PAVER
- E BBQ AREA
- F DINNING TABLE/ COVERED SEATING AREA
- G UNNIVERSALLY ACCEPTABLE URBAN AGRICULTURE BEDS
- H POURED IN PLACE RUBBER SURFACE FLUSH WITH PAVING.
- I S/W TIMBER DECK AREA
- J P/C ALUMINIUM PLANTER MIN 4' PLANTING DEPTH / SMALL TREE - SP. ACER AND LAVANDER SHRUBS.

16TH MAY 2019
- NEW AMENITY ROOF LEVEL / NEW DRAWING L11_L1



1 ROOF GENERAL ARRANGEMENT
L11_L1 1:100 METRIC

Plant Schedule						
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks	
ApOB	8	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	#10 Cont.	Full Crown/ Container Grown	
Lav ang 'M'	34	Lavandula angustifolia 'Munstead'	Munstead Lavender	#3 Cont.	Full and bushy plants	

scale
AS SHOWN
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L11_L1

number
L11_L1

