

11 CHOWN PLACE  
DEVELOPMENT PERMIT WITH VARIANCES RE - APPLICATION

LOT A, PLAN 11749 VICTORIA SECTION 10/11



Drawing List

Architecture Drawings

- A-0.00 Cover
- A-0.01 Code
- A-0.02 Grading Plan
- A-1.01 Existing Site
- A-1.02 Site and Context Plan
- A-1.03 Site Plan
- A-2.01 1st Floor
- A-2.02 2nd Floor
- A-2.03 3rd Floor
- A-2.04 4th Floor
- A-2.05 Roof Plan
- A-2.06 Basement Plan
- A-3.01 North and West Elevations
- A-3.02 South and East Elevations
- A-4.01 Building Sections
- A-5.01 3d Images
- A-5.02 3d Images
- A-6.01 Shadow Studies

Landscape Drawings

- L-1 Site Concept Plan
- L-2 Landscape Concept Plan
- L-3 Landscape Details

Civil Drawings

- C01 Conceptual Servicing Plan
- C02 Conceptual Site Plan

Variances Requested

Height  
11m in zoning / 12.6m proposed.  
1.6m Height Variance

Building Separation  
12.2m in zoning / 8.6m proposed  
3.6m Separation Variance

Parking Setback  
6m in zoning / 2.4-3.8m proposed

Note: Setbacks of Existing Buildings are non conforming No Variances Requested

Proposed New Building Summary

Height- 12.6m 4 Storeys  
FSR Area - 3,683 sqm  
Number of Units - 58  
Building Separation - 8.6m  
Setbacks

- North Side 46,002
- West Rear 80,715
- South Side 51,107
- East Front 69,068

Cistern Setbacks  
-North Side 56,355  
-West Rear 78,957  
-South Side 31,327  
-East Front 117,506

Parking - (recalculated into site total)  
Bike Parking  
-Visitor 6 Stalls  
-Resident 68 Stalls

| ZONING DATA     |   |                             |                      |                           |                   |             |                              |                       |             |
|-----------------|---|-----------------------------|----------------------|---------------------------|-------------------|-------------|------------------------------|-----------------------|-------------|
| 2019-12-16      |   |                             |                      |                           |                   |             |                              |                       |             |
| Project Name:   | Chown Place   |                             |                      |                           |                   |             |                              |                       |             |
| Address:        | 11 Chown Place Victoria B.C.  |                             |                      |                           |                   |             |                              |                       |             |
| Building Type   | Wood Frame  |                             |                      |                           |                   |             |                              |                       |             |
| Parking Type    | Surface   |                             |                      |                           |                   |             |                              |                       |             |
| Zone            | R3-G ZONE, GARDEN APARTMENT DISTRICT & PART 3.1.1 – R3-G-SC ZONE – GARDEN APARTMENT (SENIOR CITIZEN) DISTRICT |                             |                      |                           |                   |             |                              |                       |             |
| Client:         | Gorge View Housing Society  |                             |                      |                           |                   |             |                              |                       |             |
| R3- G Catagorey |   | R3- G Zoning Req'ts         |                      | Existing Chown Place Data |                   |             | Proposed Site Total          |                       |             |
| 3               | Dwelling unit size  | 33 m2 min area              |                      | 33 - 70 m2 units          |                   |             | 44- 98 m2 units              |                       |             |
| 4               | Height  | 11m in height               |                      | 7.5m                      | 2 storeys         |             | 12.6 m                       | 4 storeys             |             |
| 4b              | FSR over 2 storeys  | 30% max                     |                      | 0                         | 0                 |             | 8%                           | 1782.5 m2             |             |
| 5               | Site Coverage   | 30% max                     |                      | 21%                       | 4768 m2           |             | 26.0%                        | 5,801 m2              |             |
| 6               | Floor Space Ratio   | 0.5 to 1                    |                      | 0.232 to 1                |                   |             | 0.388 to 1                   |                       |             |
| 7               | Open Site Space   | 40% min                     |                      | 65%                       | 14,591 m2         |             | 60%                          | 13,475 m2             |             |
| 9               | Number of apartments  | 2 or more garden apartments |                      | 108 units                 | 15 Buildings      |             | 58 new (166 total)           | 1 new Bldg (16 Total) |             |
| 10              | Site Area   | 1,858 m2 min                |                      | 22,373.7 m2               | 240,828.5 sq.ft.  |             | 22,373.7 m2                  | 240,828.5 sq.ft.      |             |
| 13              | Building Separation   | # Storeys x 3.048           |                      | 6 m                       |                   |             | 12.2 m                       | 8.6 m                 |             |
| 14              | Setbacks  | 7.62 m                      |                      | 4.5 m                     |                   |             | Existing non conforming 4.5m |                       |             |
| 16              | Parking Set Back  | 6m                          | 2.4m with screen     | 3.5 m                     |                   |             | 2.4m - 3.8m                  | Screens as proposed   |             |
|                 |   |                             |                      |                           |                   |             |                              |                       |             |
|                 | Built Area Above Grade  | 11,186.9                    | m2 max               | 5,007.84 m2               | 53,903.9 sq.ft.   |             | 8,691 m2                     | 93,549 sq.ft.         |             |
|                 | Built Area Below Grade  |                             |                      | none                      |                   |             | 337 m2                       | 3,627 sq.ft.          |             |
|                 |   |                             |                      |                           |                   |             |                              |                       |             |
| R3-G-SC         | Parking Old Zoning  | per unit                    | 0.35 stalls per unit | 108 units                 | 37.8 stalls req'd | 70 supplied | 166 units (58 new)           | 58.1                  |             |
|                 | Schedule C Affordable   | Visitors                    | 0.1 stalls per unit  | 108                       | 10.8 stalls       |             | 166                          | 16.6                  |             |
|                 |   | Total                       |                      |                           | 42.6 stalls       | 70 supplied |                              | 74.7                  | 79 provided |
|                 | Schedule C Bike Parking   |                             |                      |                           |                   |             | Needed in new                | Supplied              |             |
|                 |   | Visitors                    | 6                    |                           |                   |             | 6                            | 6                     |             |
|                 |   | 45 m2                       | 1                    |                           |                   |             | 25                           | 25                    |             |
|                 |   | 45 m2 +                     | 1.25                 |                           |                   |             | 42.5                         | 43                    |             |
|                 |   | Total                       |                      |                           |                   |             | 68                           | 68                    |             |

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GENERAL NOTES

**Revisions**  
  
Received Date:  
December 20, 2019

**Final  
Approved Plans**  
  
Adopted Date:  
December 20, 2019

|    |  |            |
|----|--|------------|
| 03 | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
| 01 | DEVELOPMENT PERMIT WITH VARIANCES APPLICATION    | 2019-11-05 |
| 00 | REVISED/ ISSUED/PLOTTED                          | DATE       |

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SCALE 1 : 400  
DATE 2019-12-20

11 Chown Place

PROJECT

Cover

SHEET TITLE

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CLIENT PROJECT NO.

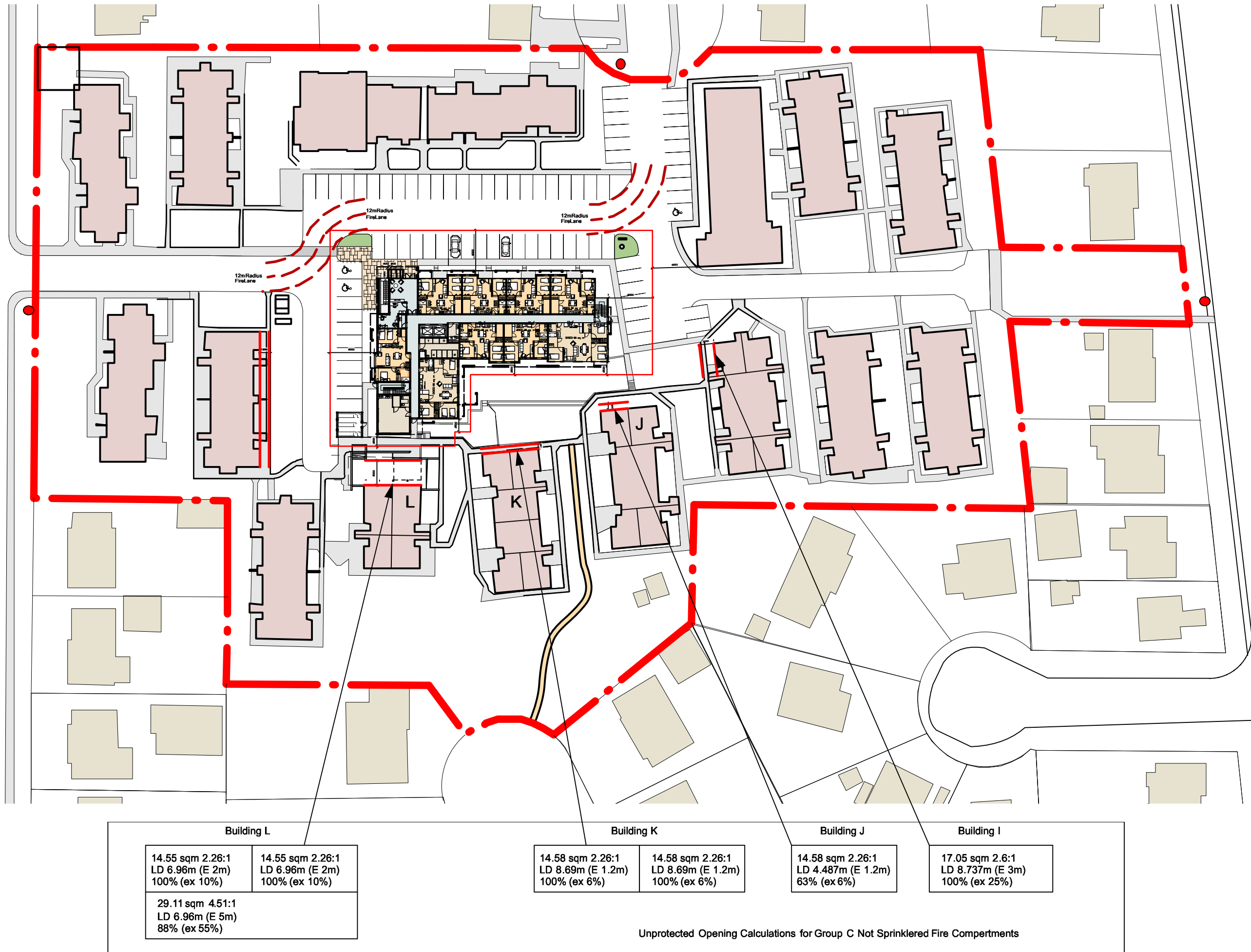
2018532

NTAG PROJECT NO.

SHEET NO.

A-0.00





|   |
|---|
| Unprotected Opening Calculations for Group C Sprinklered Fire Compartments BCBC 3.2.2.51. |
| 3 bed long side<br>Area 37sqm<br>U.P.O 10.75sqm 30%<br>LD min 2.5m                        |
| 3 bed side<br>Area 24.88sqm<br>U.P.O 2.88sqm 11%<br>LD min 1.2m                           |
| 2 bed<br>Area 27.52sqm<br>U.P.O 7.78sqm 28%<br>LD min 2.5m                                |
| 2 bed<br>Area 18.57sqm<br>U.P.O 4.63sqm 25%<br>LD min 2m                                  |
| 1 bed side<br>Area 24.88sqm<br>U.P.O 1.64sqm 7%<br>LD min 1.2m                            |
| Door In Exit hall<br>Area 5.04sqm<br>U.P.O 2.49sqm 49%<br>LD min 2.5m                     |
| Lounge side<br>Area 21.24sqm<br>U.P.O 5.95sqm 28%<br>LD min 2.5m                          |



|   |  |  |                |            |                         |                    |             |                              |                               |                |
|---|--|--|----------------|------------|-------------------------|--------------------|-------------|------------------------------|-------------------------------|----------------|
| Name of Project: 11 Chown Place<br>Location: Victoria, BC |  | 2018-09-09   |                |            |                         |                    |             |                              |                               |                |
| Item  | BCBC 2018  | Part 3   | BCBC Reference |            |                         |                    |             |                              |                               |                |
| 1   | Project Description: - <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation<br>Construction of a new 4 storey residence building on a site with 15 existing building on site.   |  |                |            |                         |                    |             |                              |                               |                |
| 2   | Major Occupancy(s): Group C - Residential  | 3.1.2.1 (1)  |                |            |                         |                    |             |                              |                               |                |
| 3   | Building Area: 963.1 sq.m. (10,367 sf)   | 1.4.1.2 (A)  |                |            |                         |                    |             |                              |                               |                |
| 4   | Bldg Floor Area: 4,006.8 sq.m. (43,129 sf)<br>U/G Parking Area: 0 sq.m. (0 sf)   | 1.4.1.2 (A)  |                |            |                         |                    |             |                              |                               |                |
| 5   | Number of Storeys: 4   | 1.4.1.2(A); 3.2.1.1                                      |                |            |                         |                    |             |                              |                               |                |
| 6   | Height of Building (m): 12.6m (Average Grade to top of Roof level)   | -  |                |            |                         |                    |             |                              |                               |                |
| 7   | Number of Streets/Access Routes: 2   | 3.2.2.10; 3.2.5.4  |                |            |                         |                    |             |                              |                               |                |
| 8   | Building Size, Construction, Occupancy: Group C, up to <4> Storey, Sprinklered   | 3.2.2.51   |                |            |                         |                    |             |                              |                               |                |
| 9   | Sprinkler System Proposed: <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> No   | 3.2.2.50 1)a)  |                |            |                         |                    |             |                              |                               |                |
| 10  | Standpipe Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | 3.2.5.8  |                |            |                         |                    |             |                              |                               |                |
| 11  | Fire Alarm Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | 3.2.4  |                |            |                         |                    |             |                              |                               |                |
| 12  | Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes (assumed) <input type="checkbox"/> No  | 3.2.5.7  |                |            |                         |                    |             |                              |                               |                |
| 13  | High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | 3.2.6  |                |            |                         |                    |             |                              |                               |                |
| 14  | Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both<br>Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both<br>Exterior Wall Cladding: <input checked="" type="checkbox"/> Non-Combustible | 3.2.2.50<br>3.2.2.50 3)a)                                |                |            |                         |                    |             |                              |                               |                |
| 15  | Mezzanine(s) Area: N.A.  | 3.2.1.1  |                |            |                         |                    |             |                              |                               |                |
| 16  | Occupant Load Based On: <input checked="" type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> Sleeping Rooms<br>Main floor Lounge (0.95 sq.m/person) 55 sq.m = 58 persons<br>Main floor Offices (0.30 sq.m/person) 28 sq.m = 3 persons<br>Number of sleeping rooms (2 persons/room) 69 rooms = 138 persons<br>Total Occupant Load = 199 persons     | 3.1.17   |                |            |                         |                    |             |                              |                               |                |
| 17  | Barrier-Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | 3.8  |                |            |                         |                    |             |                              |                               |                |
| 18  | Hazardous Substances: <input type="checkbox"/> Yes <input type="checkbox"/> No N.A.  | 3.3.1.2  |                |            |                         |                    |             |                              |                               |                |
| 19  | Required Fire Resistance Rating (FRR)<br>Horizontal Assemblies FRR (Hours) 3.2.2.50 2)a)<br>Roof not req'd<br>Floors 1.0 h<br>FRR of Supporting Floor over Crawl 1h min or NC<br>N.A.  | Listed Design No. or Description<br>See Assemblies (TBD) | 3.2.2.50       |            |                         |                    |             |                              |                               |                |
| 20  | Spatial Separation - Construction of Exterior Walls:   |  | 3.2.3.1.D      |            |                         |                    |             |                              |                               |                |
|   | Wall   | Area of EBF (m <sup>2</sup> )                            | L.D. (m)       | L/H or H/L | Permitted % of Openings | Proposed % Opening | FRR (hours) | Listed Design or Description | Construction                  | Cladding       |
|   | South  | 5-37sqm  | 1.2-2.5m       | N.A.       | 7-49%                   | -                  | N.A.        | N.A.                         | Combustible or Noncombustible | Noncombustible |
|   | West   | 354.9 sq.m   | over 9m        | N.A.       | 100%                    | -                  | N.A.        | N.A.                         |                               |                |
|   | North  | 584.0 sq.m   | over 9m        | N.A.       | 100%                    | -                  | N.A.        | N.A.                         |                               |                |
|   | East   | 354.9 sq.m   | over 9m        | N.A.       | 100%                    | -                  | N.A.        | N.A.                         |                               |                |

## 2 Unprotected Openings Code Calculations

SCALE: nts

## 1 Unprotected Openings Code Plan

A0.01 SCALE: 1:750



3 Building J  
A0.01 SCALE: NTS



4 Building K  
A0.01 SCALE: NTS



5 Building L  
A0.01 SCALE: NTS

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GENERAL NOTES

|     |  |            |
|-----|--|------------|
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1 : 400

SEAL

DATE

2019-12-20

11 Chown Place

PROJECT

Code

SHEET TITLE

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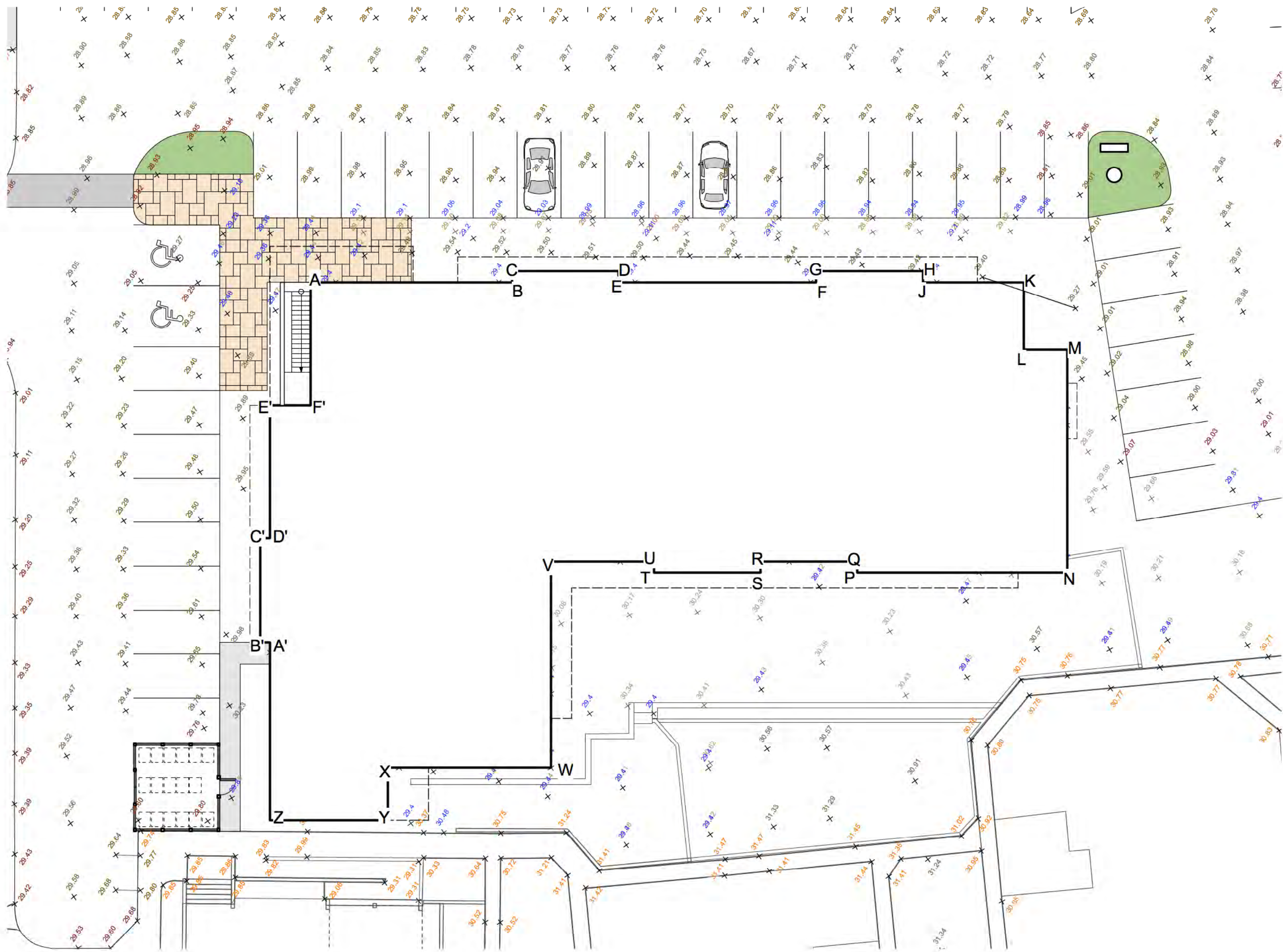
2018532

NTAG PROJECT NO.

SHEET NO.

A-0.01





1 Grade Point Locations  
A0.02 SCALE: 1:200

| 2019-10-11 |                      |                      |                |                   |   |                       |
|------------|----------------------|----------------------|----------------|-------------------|---|-----------------------|
| POINTS     | EXISTING GRADE ELEV. | FINISHED GRADE ELEV. | POINT TO POINT | SUM OF ELEVATIONS | HORZ. DISTANCE BETWEEN GRADE POINTS (M) | AVERAGE GRADE BETWEEN |
| A          | 29.60                | 29.40                | A-B            | 58.80             | 11.906                                  | 29.40                 |
| B          | 29.60                | 29.40                | B-C            | 58.80             | 0.648                                   | 29.40                 |
| C          | 29.58                | 29.40                | C-D            | 58.80             | 6.298                                   | 29.40                 |
| D          | 29.58                | 29.40                | D-E            | 58.80             | 0.648                                   | 29.40                 |
| E          | 29.58                | 29.40                | E-F            | 58.80             | 11.694                                  | 29.40                 |
| F          | 29.53                | 29.40                | F-G            | 58.80             | 0.648                                   | 29.40                 |
| G          | 29.53                | 29.40                | G-H            | 58.80             | 6.312                                   | 29.40                 |
| H          | 29.48                | 29.40                | H-I            | 58.80             | 0.648                                   | 29.40                 |
| J          | 29.48                | 29.40                | J-K            | 58.73             | 5.969                                   | 29.37                 |
| K          | 29.33                | 29.40                | K-L            | 58.73             | 3.983                                   | 29.37                 |
| L          | 29.48                | 29.40                | L-M            | 58.76             | 2.578                                   | 29.38                 |
| M          | 29.36                | 29.40                | M-N            | 58.76             | 13.551                                  | 29.38                 |
| N          | 29.64                | 29.40                | N-O            | 58.80             | 12.422                                  | 29.40                 |
| P          | 30.14                | 29.40                | P-Q            | 58.80             | 0.625                                   | 29.40                 |
| Q          | 30.14                | 29.40                | Q-R            | 58.80             | 5.725                                   | 29.40                 |
| R          | 30.22                | 29.40                | R-S            | 58.80             | 0.625                                   | 29.40                 |
| S          | 30.24                | 29.40                | S-T            | 58.80             | 6.312                                   | 29.40                 |
| T          | 30.10                | 29.40                | T-U            | 58.80             | 0.625                                   | 29.40                 |
| U          | 30.09                | 29.40                | U-V            | 58.80             | 5.737                                   | 29.40                 |
| V          | 29.98                | 29.40                | V-W            | 58.80             | 12.188                                  | 29.40                 |
| W          | 30.41                | 29.40                | W-X            | 58.80             | 9.646                                   | 29.40                 |
| X          | 30.34                | 29.40                | X-Y            | 58.80             | 3.095                                   | 29.40                 |
| Y          | 30.34                | 29.40                | Y-Z            | 58.80             | 6.994                                   | 29.40                 |
| Z          | 30.18                | 29.40                | Z-A'           | 58.80             | 10.507                                  | 29.40                 |
| A'         | 30.01                | 29.40                | A'-B'          | 58.80             | 0.563                                   | 29.40                 |
| B'         | 30.01                | 29.40                | B'-C'          | 58.80             | 6.189                                   | 29.40                 |
| C'         | 29.97                | 29.40                | C'-D'          | 58.80             | 0.563                                   | 29.40                 |
| D'         | 29.97                | 29.40                | D'-E'          | 58.80             | 7.865                                   | 29.40                 |
| E'         | 29.85                | 29.40                | E'-F'          | 58.80             | 2.411                                   | 29.40                 |
| F'         | 29.82                | 29.40                | F'-G'          | 58.80             | 7.281                                   | 29.40                 |

TOTAL= 164.256 TOTAL= 4828.456

AVERAGE GRADE = 29.40

2 Grade Point Calculations  
A0.02 SCALE: NTS

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GENERAL NOTES

|     |  |            |
|-----|--|------------|
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10

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SCALE

1 : 400

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DATE

2019-12-20

11 Chown Place

PROJECT

Grading plan

SHEET TITLE

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CLIENT PROJECT NO.

NTAG PROJECT NO.

2018532

SHEET NO.

A-0.02





1 Existing Site Plan  
A1.01 SCALE: 1:400

CLIENT  
GENERAL NOTES

|     |  |            |
|-----|--|------------|
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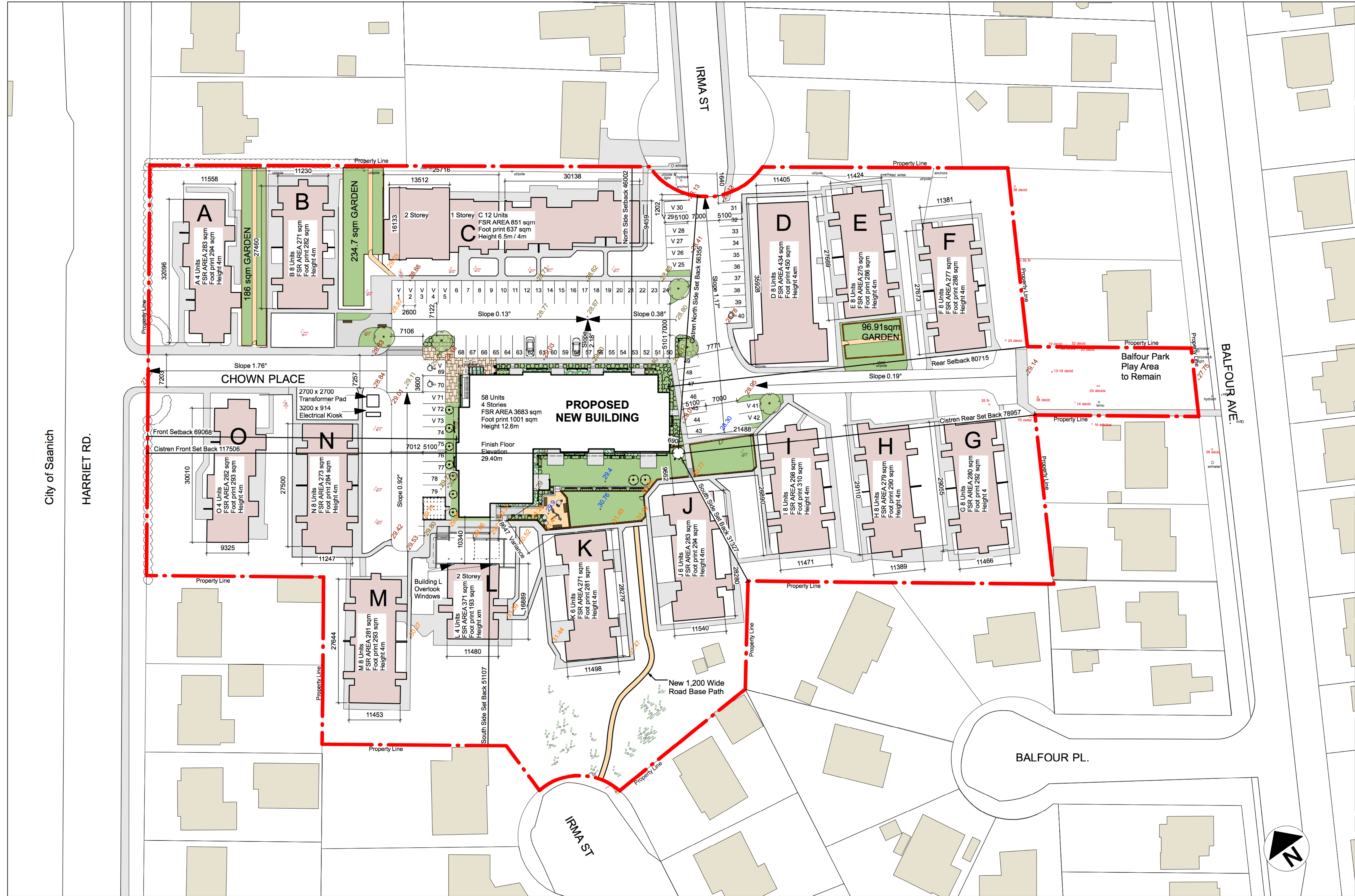
SCALE: 1:400  
DATE: 2019-12-20

PROJECT  
11 Chown Place

Existing Site Plan

SHEET TITLE  
DRAWN BY: DS,  
CLIENT PROJECT NO.: 2018532  
NTAG PROJECT NO.:  
CHECKED BY: BC  
A-1.01





1  
A1.02

## Site and Context Plan

SCALE: 1:400

|                   |               |
|-------------------|---------------|
| CLIENT            |               |
| GENERAL NOTES     |               |
| Site Area         | =22,373.7 sqm |
| Site Coverage     | =5,801 sqm    |
| Total Parking     | =79           |
| Parking residents | =58           |
| Parking Visitor   | =17           |
| Other             | =4            |
| Total Units       | =166          |
| Existing          | =108          |
| Proposed New      | =58           |

Point elevation dimensions all in meters



|     |  |            |
|-----|--|------------|
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| SEAL          | SEAL |

|                    |         |            |            |
|--------------------|---------|------------|------------|
| SCALE              | 1 : 400 | DATE       | 2019-12-20 |
| PROJECT            |         |            |            |
| Site/ Context Plan |         |            |            |
| SHEET TITLE        |         |            |            |
| DRAWN BY           | DS,     | CHECKED BY | BC         |
| CLIENT PROJECT NO. | 2018532 | A-1.02     |            |
| NTAG PROJECT NO.   |         | SHEET NO.  |            |









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GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
| 02  | BC Housing Schematic Design Submission           | 2019-11-15 |
| 01  | DEVELOPMENT PERMIT WITH VARIANCES APPLICATION    | 2019-11-05 |
| No. | REVISED/ ISSUED/ PLOTTED                         | DATE       |

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number  
10

ARCHITECTURAL

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|       |       |      |            |
|-------|-------|------|------------|
| SCALE | 1:100 | DATE | 2019-12-20 |
|-------|-------|------|------------|

11 Chown Place

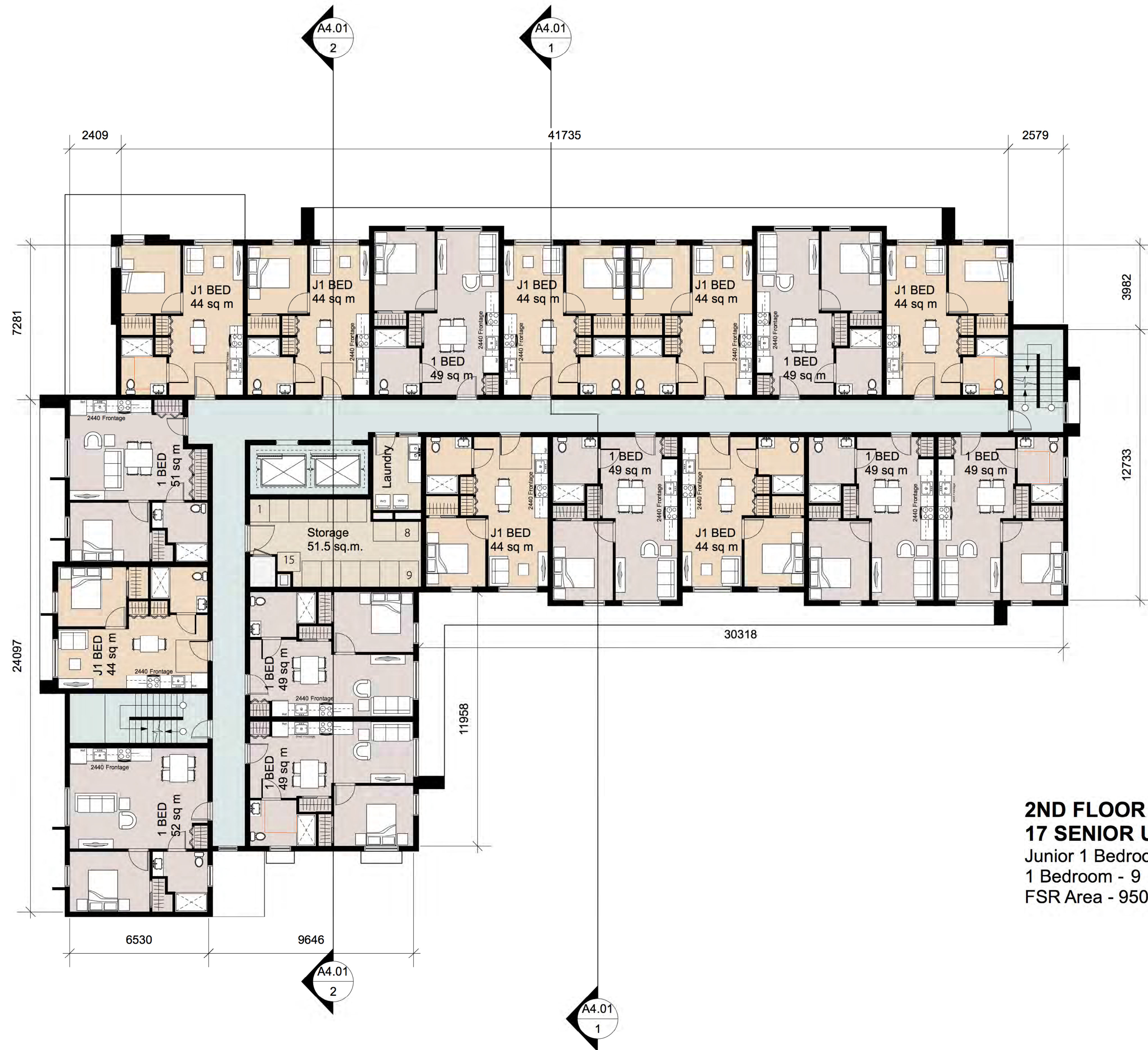
PROJECT  
1st Floor Plan

|                    |            |        |
|--------------------|------------|--------|
| SHEET TITLE        | DS,        | BC     |
| DRAWN BY           | CHECKED BY |        |
| CLIENT PROJECT NO. | 2018532    | A-2.01 |
| NTAG PROJECT NO.   |            |        |



1 1st Floor Plan  
SCALE: 1:100





**2ND FLOOR**  
**17 SENIOR UNITS**  
Junior 1 Bedroom - 8  
1 Bedroom - 9  
FSR Area - 950 sqm

1 2nd Floor Plan  
A2.02 SCALE: 1:100

CLIENT  
GENERAL NOTES

|     |  |            |
|-----|--|------------|
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| 01  | DEVELOPMENT PERMIT WITH VARIANCES APPLICATION    | 2019-11-05 |
| No. | REVISED/ISSUED/NOTED                             | DATE       |

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victoria@numberten.com



ARCHITECTURAL

CURRICULANTS

SCALE 1:100  
DATE 2019-12-20

11 Chown Place

PROJECT

2nd Floor Plan

SHEET TITLE

DRAWN BY DS, CHECKED BY BC

CLIENT PROJECT NO. 2018532

NTAG PROJECT NO. SHEET NO.



A-2.02





1 3rd Floor Plan  
A2.03 SCALE: 1:100

CLIENT  
GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
| 02  | BC Housing Schematic Design Submission           | 2019-11-15 |
| 01  | DEVELOPMENT PERMIT WITH VARIANCES APPLICATION    | 2019-11-05 |
| No. | REVISED/ ISSUED/ PLOTTED                         | DATE       |

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CURRICULANTS

SCALE 1:100  
DATE 2019-12-20

11 Chown Place

PROJECT  
3rd Floor Plan

SHEET TITLE  
DRAWN BY DS,  
CLIENT PROJECT NO. 2018532  
NTAG PROJECT NO.  
CHECKED BY BC  
A-2.03  
SHEET NO.







**4TH FLOOR**  
**16 SENIOR UNITS**  
Junior 1 Bedroom - 8  
1 Bedroom - 8  
FSR Area - 891 sqm

CLIENT  
GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
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| No. | REVISED/ ISSUED/ PLOTTED                         | DATE       |

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CURRICULANTS

|       |      |
|-------|------|
| SEAL  | SEAL |
| SCALE | DATE |

1 : 100 2019-12-20

11 Chown Place

PROJECT

4th Floor Plan

SHEET TITLE

DRAWN BY DS, CHECKED BY BC

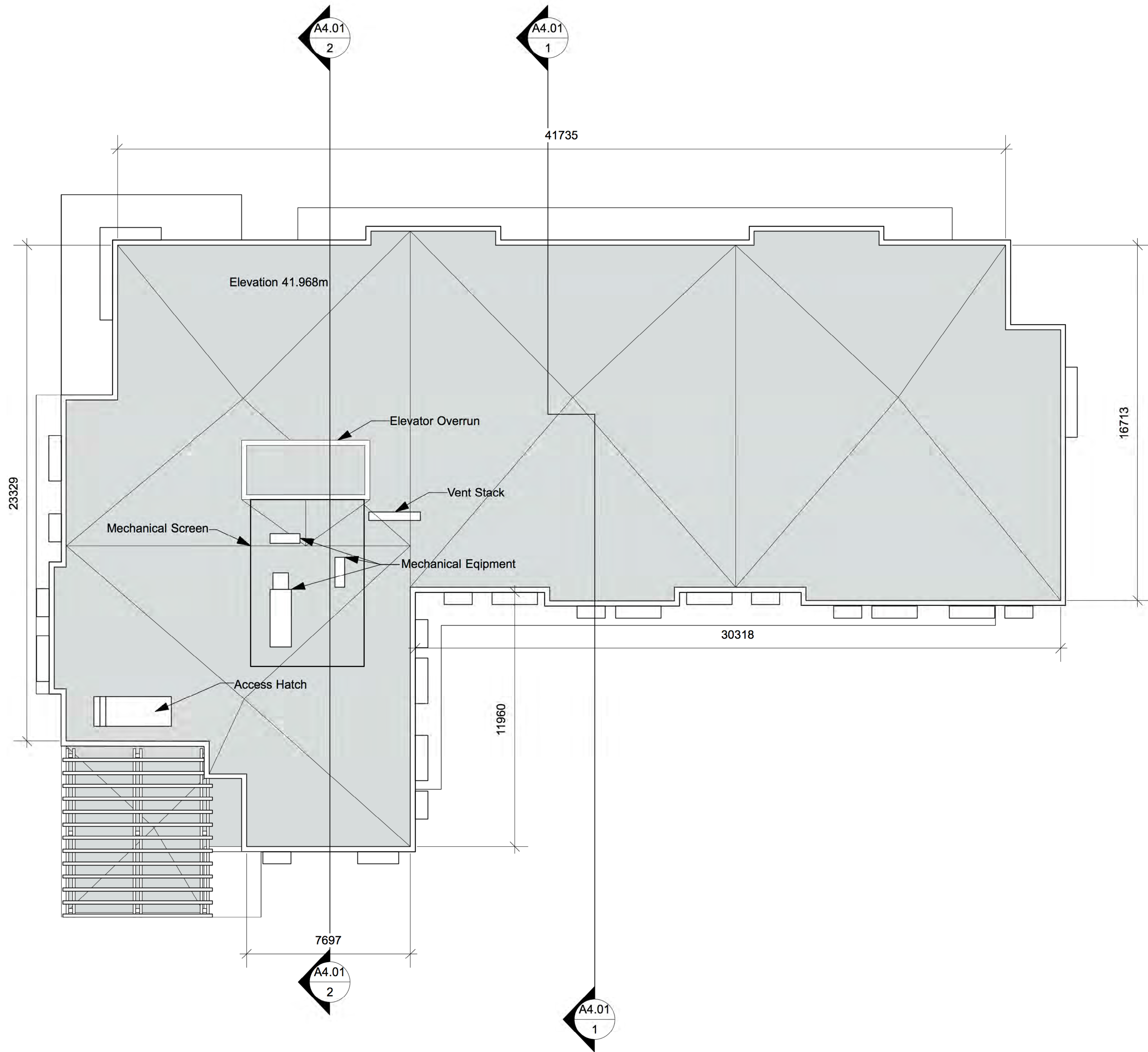
CLIENT PROJECT NO. 2018532

NTAG PROJECT NO. A-2.04



1 4th Floor Plan  
A2.04 SCALE: 1:100





1 Roof Plan  
A2.05 SCALE: 1:100

CLIENT

GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
| 02  | BC Housing Schematic Design Submission           | 2019-11-15 |
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SEAL

1 : 100

DATE

2019-12-20

11 Chown Place

PROJECT

Roof Plan

SHEET TITLE

DRAWN BY

DS,

CHECKED BY

BC

CLIENT PROJECT NO.

2018532

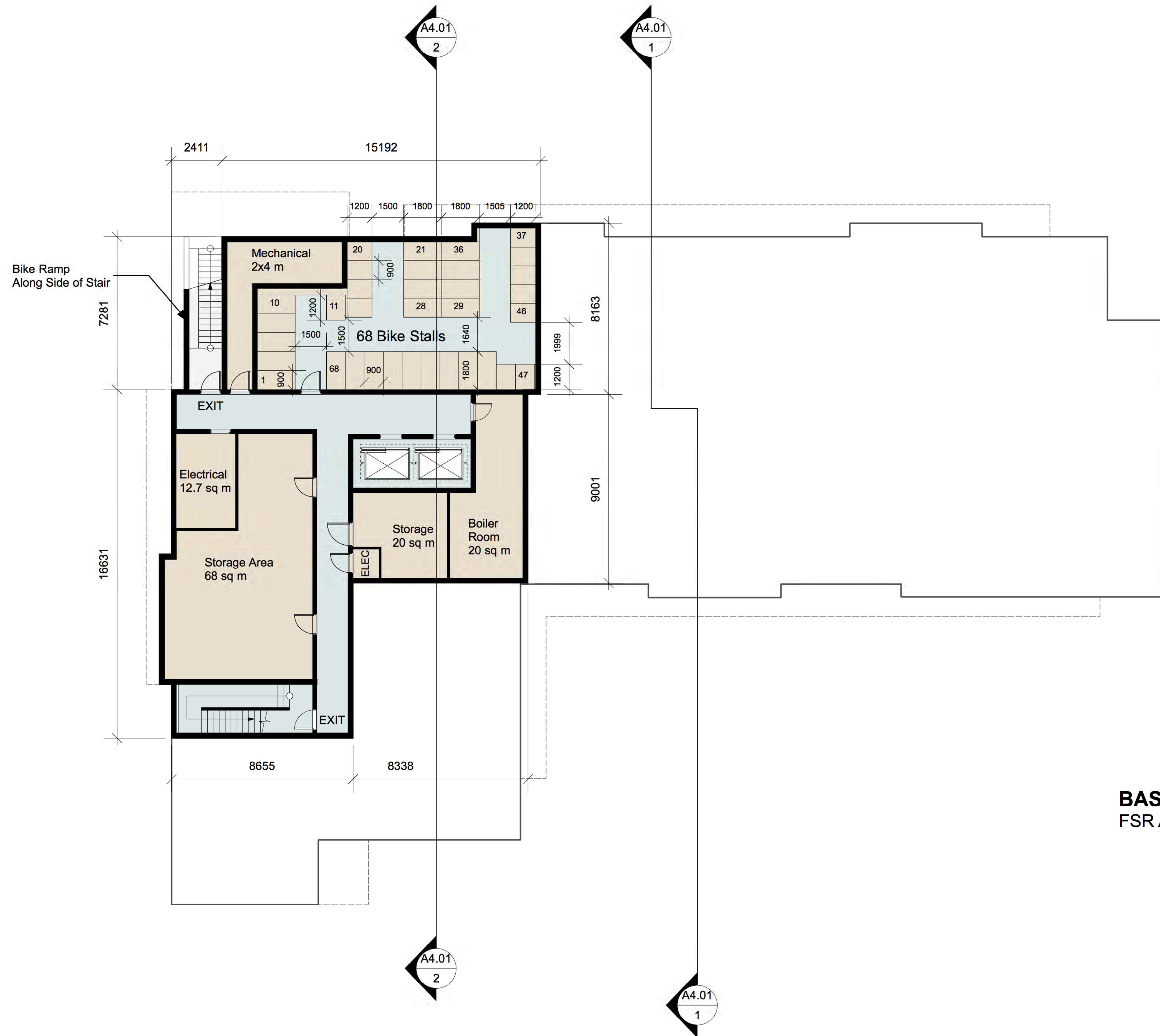
NTAG PROJECT NO.

SHEET NO.

A-2.05







**BASEMENT**  
FSR Area - 0 sqm

CLIENT  
GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 02  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
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SCALE 1 : 100  
DATE 2019-12-20

11 Chown Place

Basement Plan

SHEET TITLE  
DRAWN BY DS,  
CLIENT PROJECT NO. 2018532  
SHEET NO. A-2.06

1 Basement Floor Plan  
A2.06 SCALE: 1:100





1 North Elevation  
A3.01 SCALE: 1:100



1 West Elevation  
A3.01 SCALE: 1:100

CLIENT

GENERAL NOTES

- 1 Cementitious Fiber Board - Panel  
- SW 9166 DRIFT WOOD MIST
- 2 Cementitious Fiber Board - Panel  
- SW 7047 DOWNING STONE
- 3 Cementitious Fiber Board - Panel  
- SW 7047 WESTCHESTER GRAY
- 4 Cementitious Fiber Board - Panel  
- SW 7047 POROISE
- 5 Cementitious Fiber Board - Plank  
- SW 9113 MUDSLIDE
- 6 Flashing to match  
- SW 9166DRIFT WOOD MIST
- 7 Window and Door Frames  
- Black
- 8 Exposed Concrete
- 9 Horizontal Siding  
-Wood Look
- 10 Wood Screen For Climbing Plants
- 11 Painted Sun Shade  
- SW 9166DRIFT WOOD MIST
- 12 Aluminum and Glass Rail
- 13 Clear Glass

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
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| No. | REVISED/ ISSUED/ PLOTTED                         | DATE       |

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|       |         |      |            |
|-------|---------|------|------------|
| SCALE | 1 : 100 | DATE | 2019-12-20 |
|-------|---------|------|------------|

11 Chown Place

PROJECT  
North and West Elevations

|                    |            |           |
|--------------------|------------|-----------|
| SHEET TITLE        | DS,        | BC        |
| DRAWN BY           | CHECKED BY |           |
| CLIENT PROJECT NO. | 2018532    | A-3.01    |
| NTAG PROJECT NO.   |            | SHEET NO. |





1 South Elevation  
A3.02 SCALE: 1:100



2 East Elevation  
A3.02 SCALE: 1:100

CLIENT

GENERAL NOTES

- 1 Cementitious Fiber Board - Panel  
- SW 9166 DRIFT WOOD MIST
- 2 Cementitious Fiber Board - Panel  
- SW 7047 DOWNING STONE
- 3 Cementitious Fiber Board - Panel  
- SW 7047 WESTCHESTER GRAY
- 4 Cementitious Fiber Board - Panel  
- SW 7047 POROISE
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- SW 9113 MUDSLIDE
- 6 Flashing to match  
- SW 9166DRIFT WOOD MIST
- 7 Window and Door Frames  
- Black
- 8 Exposed Concrete
- 9 Horizontal Siding  
-Wood Look
- 10 Wood Screen For Climbing Plants
- 11 Painted Sun Shade  
- SW 9166DRIFT WOOD MIST
- 12 Aluminum and Glass Rail
- 13 Clear Glass

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
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ARCHITECTURAL

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SEAL

SEAL

SCALE 1:100 DATE 2019-12-20

11 Chown Place

PROJECT

South and East Elevations

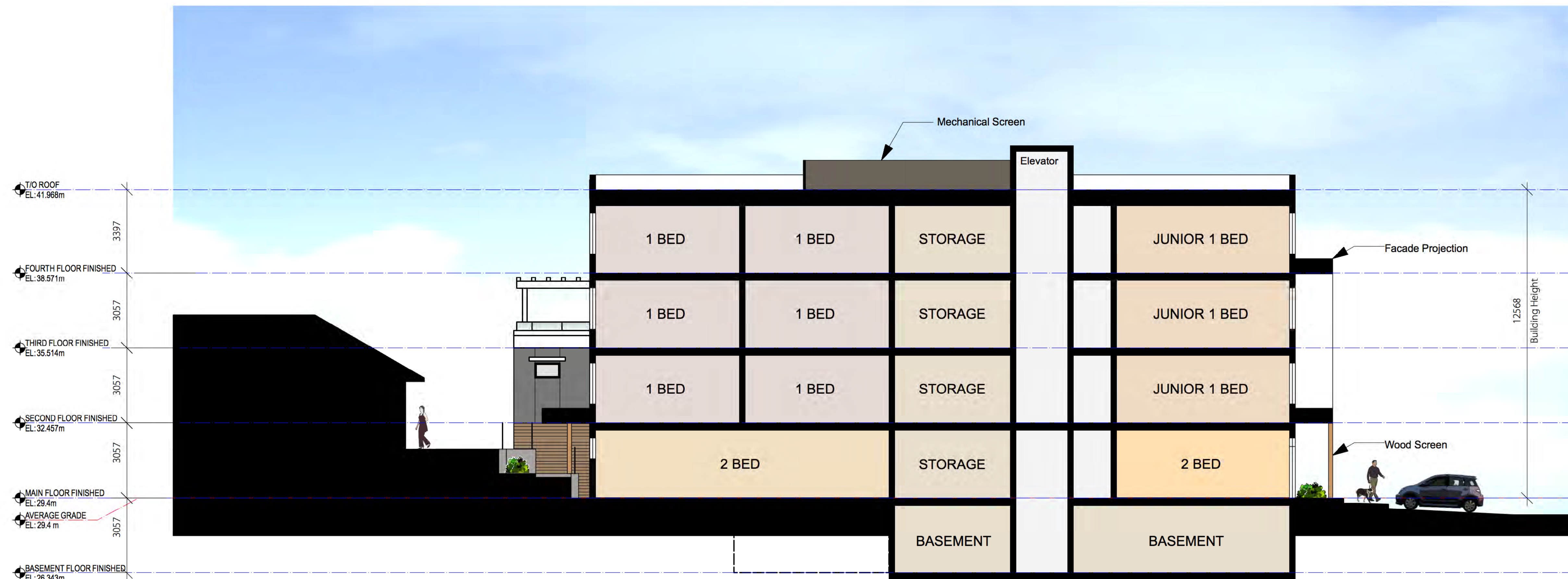
SHEET TITLE

|                    |         |            |        |
|--------------------|---------|------------|--------|
| DESIGNED BY        | DS,     | CHECKED BY | BC     |
| CLIENT PROJECT NO. | 2018532 | SHEET NO.  | A-3.02 |
| NTAG PROJECT NO.   |         |            |        |





1 North South Garden Section  
A4.01 SCALE: 1:100



2 North South Section  
A4.01 SCALE: 1:100

CLIENT

GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
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| No. | REVISED/ ISSUED/ PLOTTED                         | DATE       |

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SCALE: 1:100  
DATE: 2019-12-20

11 Chown Place

PROJECT

South and East Elevations

SHEET TITLE

DRAWN BY DS, CHECKED BY BC

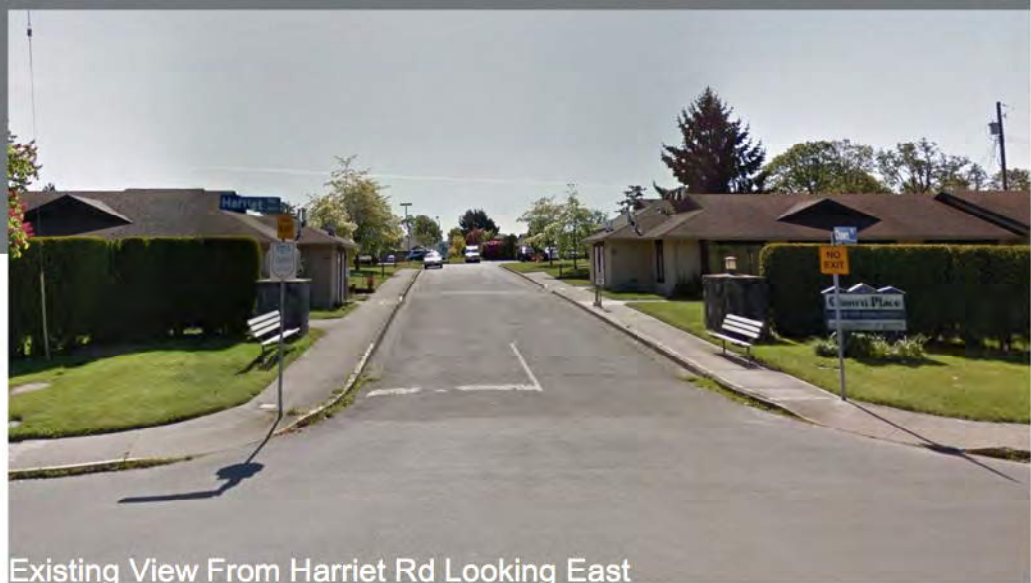
CLIENT PROJECT NO. 2018532

NTAG PROJECT NO. SHEET NO. A-4.01





1 View From Harriet Rd Looking East  
A5.01 SCALE: NTS



Existing View From Harriet Rd Looking East



2 View From Irma St Looking South  
A5.01 SCALE: NTS



Existing View From Irma St Looking South



3 View From Balfour Park Looking South  
A5.01 SCALE: NTS



Existing View From Balfour Ave Looking South



4 View From Irma St Looking North  
A5.01 SCALE: NTS



Existing View From Irma St Looking North

CLIENT

GENERAL NOTES

|     |  |            |
|-----|--|------------|
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|-------|-----|------|------------|
| SCALE | NTS | DATE | 2019-12-20 |
|-------|-----|------|------------|

11 Chown Place

Images

|                    |         |            |        |
|--------------------|---------|------------|--------|
| SHEET TITLE        | DS,     | CHECKED BY | BC     |
| DRAWN BY           |         |            |        |
| CLIENT PROJECT NO. | 2018532 |            | A-5.01 |
| NTAG PROJECT NO.   |         |            |        |





1 3d Image Looking East  
A5.02 SCALE: NTS



2 3d Image Looking South  
A5.02 SCALE: NTS



3 3d Image Looking North West  
A5.02 SCALE: NTS

CLIENT  
GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 03  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
| 01  | DEVELOPMENT PERMIT WITH VARIANCES APPLICATION    | 2019-11-05 |
| No. | REVISED/ ISSUED/ PLOTTED                         | DATE       |

number**TEN**  
architectural group

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ARCHITECTURAL

CONSULTANTS

|      |      |
|------|------|
| SEAL | SEAL |
|------|------|

|       |     |      |            |
|-------|-----|------|------------|
| SCALE | NTS | DATE | 2019-12-20 |
|-------|-----|------|------------|

11 Chown Place

Images

|                    |         |            |
|--------------------|---------|------------|
| SHEET TITLE        | DS,     | BC         |
| DRAWN BY           |         | CHECKED BY |
| CLIENT PROJECT NO. |         | A-5.02     |
| NTAG PROJECT NO.   | 2018532 | SHEET NO.  |





9:00 AM



9:00 AM



9:00 AM



12:00 PM



12:00 PM



12:00 PM



3:00 PM



3:00 PM



3:00 PM

**Summer Solstice**  
June 21st, 2019

**Fall Equinox**  
September 22nd, 2019

**Winter Solstice**  
December 21st, 2019

CLIENT

GENERAL NOTES

|     |  |            |
|-----|--|------------|
| 02  | DEVELOPMENT PERMIT WITH VARIANCES RE-APPLICATION | 2019-12-20 |
| 01  | DEVELOPMENT PERMIT WITH VARIANCES APPLICATION    | 2019-11-05 |
| No. | REVISED/ ISSUED/ PLOTTED                         | DATE       |

**numberTEN**  
architectural group

**number**  
**10**

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[victoria@numberten.com](mailto:victoria@numberten.com)

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|       |            |
|-------|------------|
| SEAL  | SEAL       |
| SCALE | NTS        |
| DATE  | 2019-12-20 |

11 Chown Place

Sun study

|                    |                  |            |    |
|--------------------|------------------|------------|----|
| DRAWN BY           | DS,              | CHECKED BY | BC |
| CLIENT PROJECT NO. | 2018532          |            |    |
| NTAG PROJECT NO.   | SHEET NO. A-6.01 |            |    |





|    |             |                  |
|----|-------------|------------------|
| B. | Dec 20, '19 | DP Re-Submission |
| A. | Nov 1, '19  | DP Submission    |

REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Chown Place  
Victoria B.C.

TITLE

Site Context Plan

SCALE

As shown

DRAWN

OL  
CHECKED BW

PROJECT No. 1925

DATE

Nov 1, 2019

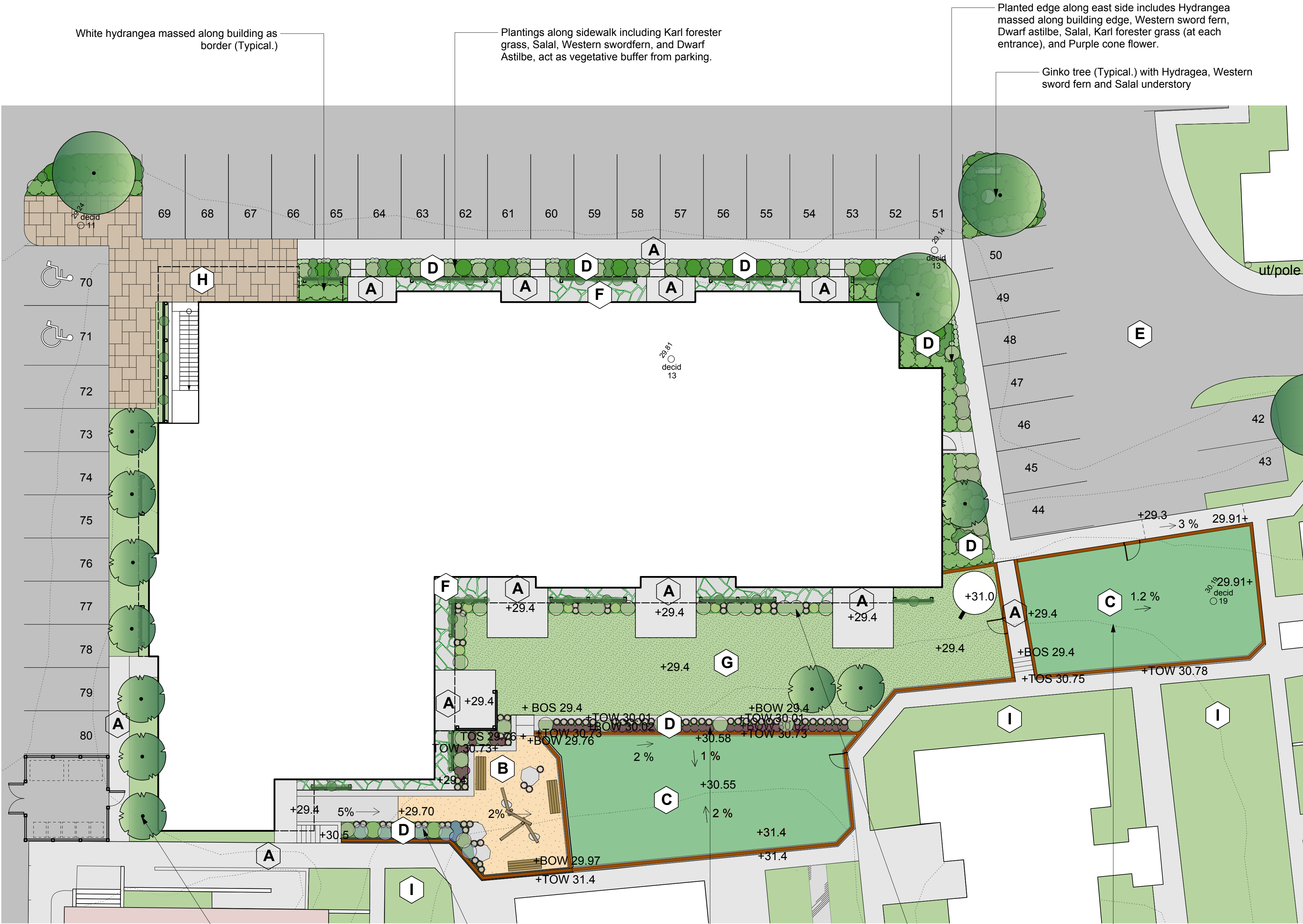
1

of 3

SHEET

# Landscape Concept - Chown Place



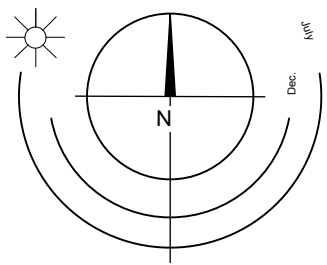


Recommended Nursery Stock

| Trees                         |          |  |                                  |           |
|-------------------------------|----------|--|----------------------------------|-----------|
| ID                            | Quantity | Botanical Name                             | Common Name                      | Size      |
| CaBe                          | 10       | Carpinus betulus 'Frans Fontaine'          | Columnar Hornbeam                | 6 cm cal. |
| GiBi                          | 6        | Ginkgo biloba                              | Ginkgo                           | 6 cm cal. |
| Medium Shrubs                 |          |  |                                  |           |
| ID                            | Quantity | Botanical Name                             | Common Name                      | Size      |
| HyMa                          | 48       | Hydrangea macrophylla 'Lanarth White'      | Lanarth White Hydrangea          | # 5 pot   |
| Small Shrubs                  |          |  |                                  |           |
| ID                            | Quantity | Botanical Name                             | Common Name                      | Size      |
| CIte                          | 96       | Clematis terniflora                        | Sweet Autumn Clematis            | # 1 pot   |
| RoOf                          | 2        | Rosmarinus officinalis                     | Rosemary                         | # 1 pot   |
| Perennials, Annuals and Ferns |          |  |                                  |           |
| ID                            | Quantity | Botanical Name                             | Common Name                      | Size      |
| AsCh                          | 82       | Astilbe chinensis 'Pumila'                 | Dwarf Astilbe                    | # 1 pot   |
| CaAc                          | 53       | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | # 1 pot   |
| EcPu                          | 9        | Echinacea purpurea                         | Purple Coneflower                | # 1 pot   |
| NaTe                          | 78       | Nassella tenuissima (Stipa tenuissima)     | Mexican Feather Grass            | # 1 pot   |
| PeAt                          | 5        | Perovskia atriplicifolia                   | Russian Sage                     | # 1 pot   |
| PoMu                          | 40       | Polystichum munitum                        | Sword Fern                       | # 1 pot   |
| RuFu                          | 7        | Rudbeckia fulgida 'Goldsturm'              | Goldsturm Black Eyed Susan       | # 1 pot   |
| SaNe                          | 5        | Salvia nemorosa 'East Friesland'           | East Friesland Meadow Sage       | # 1 pot   |
| VeBo                          | 42       | Verbena bonariensis                        | Tall Verbena                     | # 1 pot   |
| Vines                         |          |  |                                  |           |
| ID                            | Quantity | Botanical Name                             | Common Name                      | Size      |
| CIte                          | 20       | Clematis terniflora                        | Sweet Autumn Clematis            | # 1 pot   |
|                               | 0        |  |                                  |           |

1. All work to be completed to current BCSLA Landscape Standards  
2. All soft landscape to be irrigated with an automatic irrigation system  
3. No protected trees removed

| MATERIALS LEGEND |  |                          |
|------------------|--|--------------------------|
| <b>A</b>         | Concrete                                     | <b>D</b> Planted area    |
| <b>B</b>         | Wood chips                                   | <b>E</b> Asphalt         |
| <b>C</b>         | Growing medium, plants provided by residents | <b>F</b> Flagstone paver |
| <b>G</b>         | Sod lawn                                     | <b>H</b> Permeable paver |
| <b>I</b>         | Existing lawn retained                       |                          |



1 Landscape Concept Plan  
Scale: 1:150

Feature planting in play area includes, Karl Forester grass, Russian sage, Meadow sage, Rosemary, and Mexican feather grass

Perennial border along terraced 600 mm high concrete block retaining wall, planted with Karl Forester grass, Tall verbena, and Mexican feather grass

Perennial border between private patios planted with Karl Forester grass, Black eyed susan and Mexican feather grass

As project progresses, garden committee to determine how plots will be assigned (group or individual)

Chown Place  
Victoria B.C.

Landscape Concept Plan

SCALE As shown  
DRAWN OL  
CHECKED BW

PROJECT No. 1925

DATE Nov 1, 2019  
SHEET 2 of 3



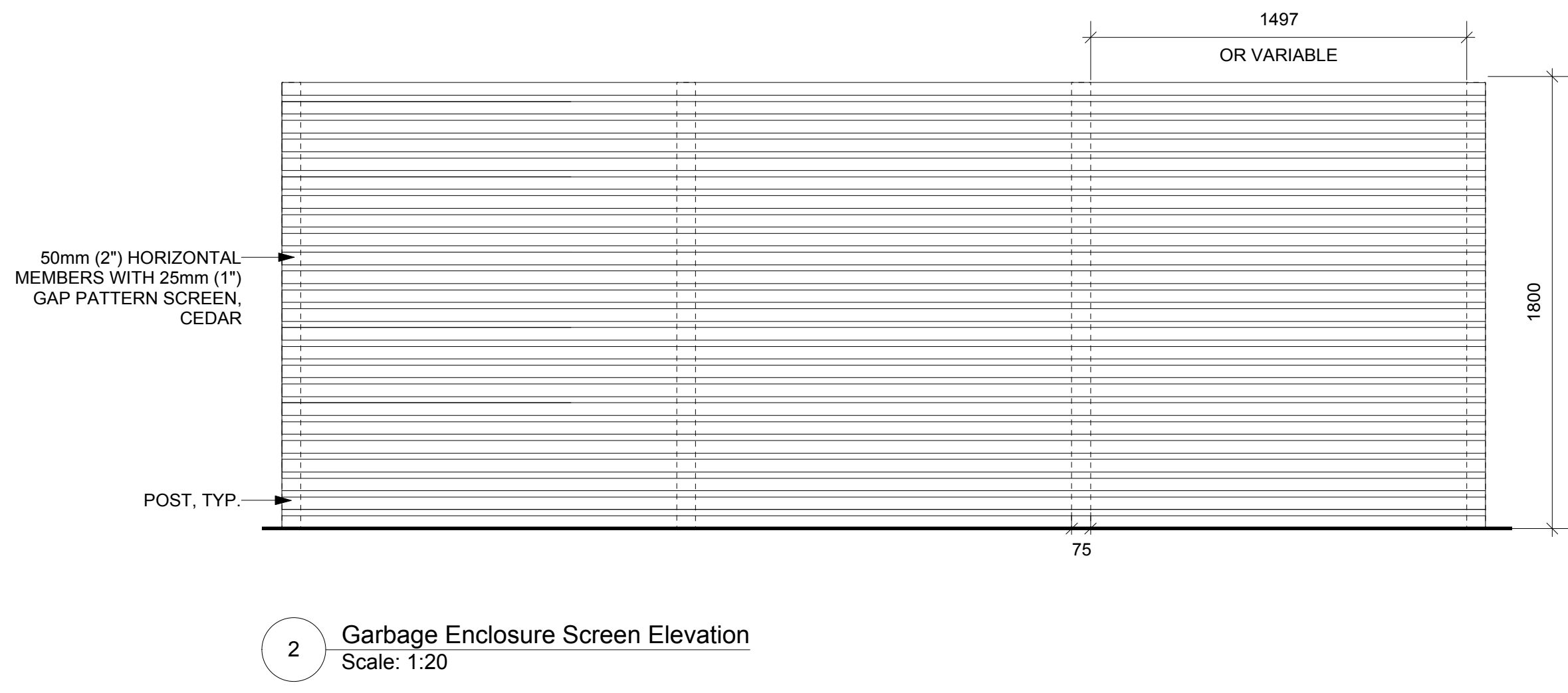
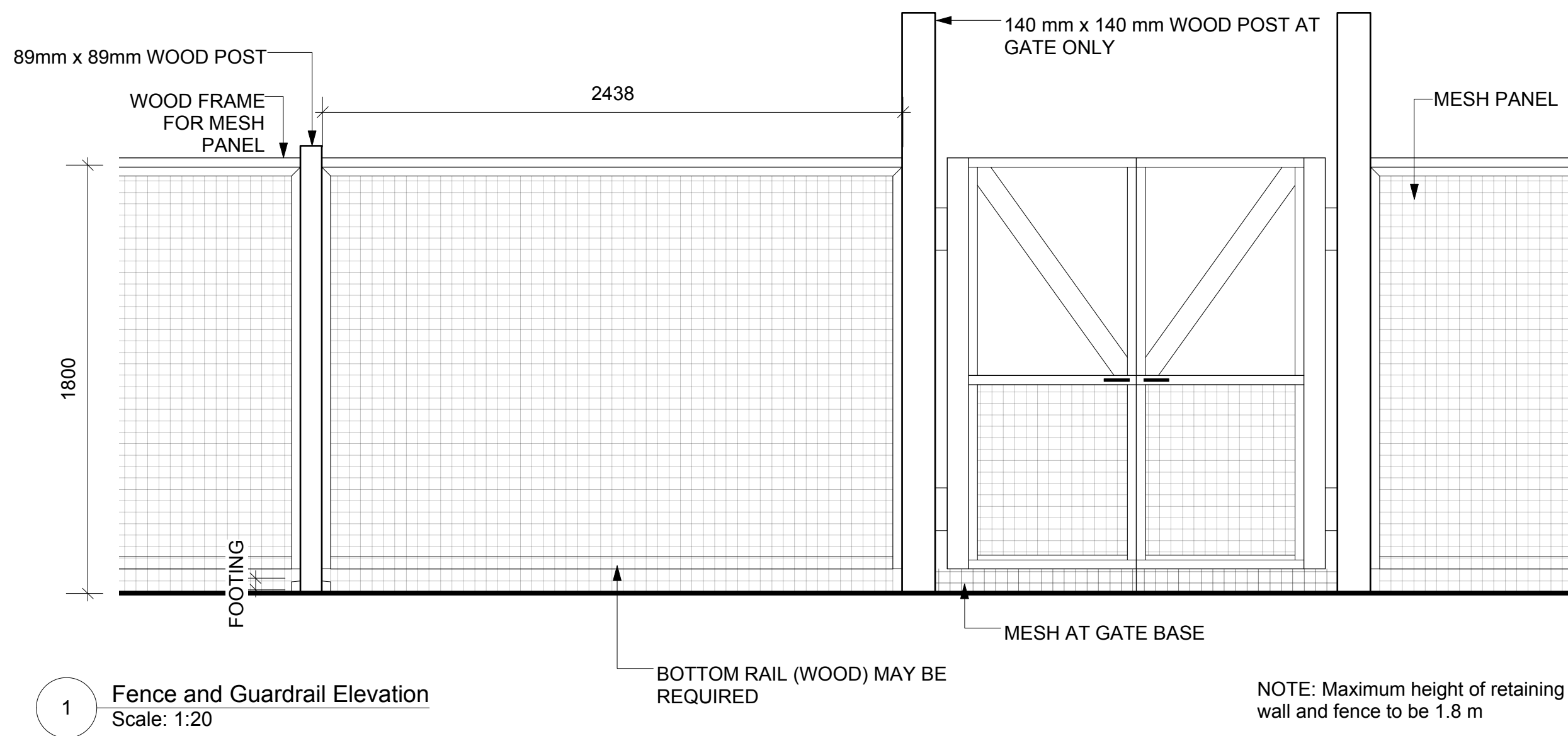


Image: Wood Bench Seating



Image: Decorative Concrete Block Retaining Wall



Image: Fence and guard rail with mesh



Image: Natural play area with logs and boulders on woodchips

|    |             |                  |
|----|-------------|------------------|
| B. | Dec 20, '19 | DP Re-Submission |
| A. | Nov 1, '19  | DP Submission    |

REVISIONS



LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Chown Place  
Victoria B.C.

TITLE

Landscape Details

SCALE

As shown

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BW

PROJECT No.

1925

DATE

Nov 1, 2019

3 of 3

SHEET



**11 CHOWN PLACE**  
**CONCEPTUAL SERVICING PLAN**

INSTALL PROPOSED SANITARY AND DRAIN SERVICE TO THE C/W INSPECTION CHAMBER; SERVICING REQUIREMENTS TO BE COORDINATED WITH MECHANICAL ENGINEER AND CITY OF VICTORIA ENGINEERING DEPARTMENT

RESTORE UTILITIES AND INFRASTRUCTURE WITHIN ALL CITY FRONTAGES TO CURRENT CITY OF VICTORIA STANDARDS AND TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS (TYP.)

COORDINATE FRONTAGE WORKS WITH THE DISTRICT OF SAANICH DURING BUILDING PERMIT PHASE; ADHERE TO CITY OF VICTORIA & DISTRICT OF SAANICH REGULATIONS AND REQUIREMENTS FOR TRAFFIC MANAGEMENT DURING CONSTRUCTION

ON-SITE ELECTRICAL, UTILITY, AND STREET DESIGN REQUIREMENTS TO BE COORDINATED WITH BC HYDRO AND ELECTRICAL CONSULTANT

GAS SERVICING TO BE COORDINATED WITH FORTIS AND MECHANICAL ENGINEER

RECONFIGURATION OF ON-SITE PARKING AREAS TO BE COORDINATED WITH PROJECT ARCHITECT

PERMEABLE PAVERS AT FRONT ENTRY; COORDINATE WITH LANDSCAPE ARCHITECT

MAINTAIN EXISTING VEHICLE PARKING AREAS THROUGHOUT DURATION OF CONSTRUCTION (TYP.)

REPLACE EXISTING NON-MOUNTABLE CURB WITH NEW NON-MOUNTABLE CURB IN AREAS SHOWN (TYP.)

WIDEN EXISTING PAVED PARKING AREA TO ACCOMMODATE NEW PARKING LAYOUT

FIRE DEPARTMENT CONNECTION (FDC) ON MONUMENT WITH BOLLARD PROTECTION; 100% FDC FEED BACK TO BUILDING; COORDINATE WITH PROJECT MECHANICAL ENGINEER

MAINTAIN EXISTING DRIVEWAY AND PEDESTRIAN ACCESS TO SITE FROM IRMA STREET DURING CONSTRUCTION

WIDEN EXISTING PAVED PARKING AREA TO ACCOMMODATE NEW PARKING LAYOUT

ON-SITE LANDSCAPING AND COMMUNITY GARDENING AREAS TO BE TO BE COORDINATED WITH LANDSCAPE ARCHITECT (LADR LANDSCAPE ARCHITECTS)

ON-SITE LANDSCAPING, HARDSCAPING, AND COMMUNITY GARDEN AREAS TO BE TO BE COORDINATED WITH LANDSCAPE ARCHITECT (LADR LANDSCAPE ARCHITECTS)

WIDEN EXISTING PAVED PARKING AREA TO ACCOMMODATE NEW PARKING LAYOUT

REPLACE EXISTING CATCHBASIN AND RECONNECT TO EXISTING ON-SITE DRAINAGE SYSTEM

MAINTAIN EXISTING PEDESTRIAN ACCESS TO REAR BUILDINGS AT ALL TIMES DURING CONSTRUCTION (TYP.)

LOT A (DD 270373), SECTION 10 & 11, VICTORIA DISTRICT, PLAN 11749 (PID 005-066-999); CIVIC ADDRESS: 11 CHOWN PLACE, VICTORIA BC

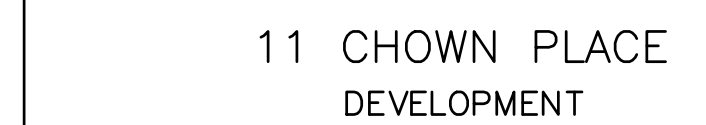
LOCATION PLAN

SCALE: NTS

DECEMBER 17, 2019

































**SUBMITTED FOR**

SUBMITTED FOR  
DEVELOPMENT PERMIT



CITY OF VICTORIA  
CONCEPTUAL SERVICING PLAN

|                   |     |
|-------------------|-----|
| DWG No.           | C01 |
| Sooke<br>DWG No.  |     |
| Sooke<br>FILE No. |     |

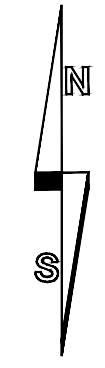
| LEGEND – PROPOSED SERVICES SHOWN DASHED |   |            |   |                      |   |            |   |             |   |           |   |           |   |
|---|---|------------|---|----------------------|---|------------|---|-------------|---|-----------|---|-----------|---|
| WATER                                   |  | CURB       |  | EXISTING U/G UTILITY |  | MAN-HOLE   |  | HYDRANT     |  | REDUCER   |  | MONUMENT  |  |
| DRAIN                                   |  | SIDEWALK   |  | PROPOSED U/G UTILITY |  | CLEANOUT   |  | VALVE       |  | CAP       |  | LOT PIN   |  |
| DITCH                                   |  | EDGE PAVE. |   | LIGHT STANDARD       |  | CATCHBASIN |  | FLUSH VALVE |  | CULVERT   |  | LEAD PLUG |  |
| SEWER                                   |  | BUSHLINE   |  | POWER POLE           |  | SILTTRAP   |  | AIR VALVE   |  | HEADWALL  |  |           |   |
| GAS                                     |  | TREE       |  | ANCHOR               |  | CONC. BOX  |  | METER       |  | ROAD SIGN |  |           |   |

| REVISIONS |                     |            |      |
|-----------|---------------------|------------|------|
|           | DESCRIPTION         | DATE       | DATE |
| 4         |                     | 8          |      |
| 3         |                     | 7          |      |
| 2         | DP SUBMISSION NO. 2 | 12/17/2019 | 6    |
| 1         | DP SUBMISSION NO. 1 | 10/29/2019 | 5    |

|                 |      |      |  |
|-----------------|------|------|--|
| DESIGN APPROVED |      |      |  |
| EXCEPTIONS      |      |      |  |
| APPROVED BY     | DATE | SIGN |  |
| DESIGN ENG.     |      |      |  |
| ASSIST. ENG.    |      |      |  |
| MUNICIPAL ENG.  |      |      |  |

|                               |            |          |     |                  |                   |
|-------------------------------|------------|----------|-----|------------------|-------------------|
| CITY OF VICTORIA              |            |          |     | DWG No.          | C01               |
| CONCEPTUAL SERVICING PLAN     |            |          |     |                  |                   |
| DRAIN, SEWER, WATER AND ROADS |            |          |     | SOOKE<br>DWG No. |                   |
| B.M.                          |            | ELEV.    |     |                  |                   |
| DESIGN                        | CBB        | DRAWN    | CBB | CHECKED          |                   |
| SCALES                        | Hor. 1:250 | Vertical | —   | DATE DEC 2019    | SOOKE<br>FILE No. |

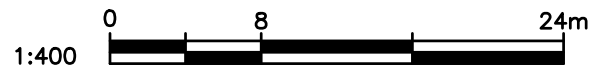




DECEMBER 17, 2019  
**SUBMITTED FOR  
DEVELOPMENT PERMIT**



SITE PLAN: 11 CHOWN PLACE  
SCALE 1:400



11 CHOWN PLACE  
DEVELOPMENT

|                      |        |        |
|----------------------|--------|--------|
| ISLANDER PROJECT No. |        | 2254   |
| SHEET                | 2 OF 2 | REV. - |

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE TO THE START OF ANY EXCAVATIONS

| LEGEND - PROPOSED SERVICES SHOWN DASHED |            |                   |            |             |           |           |  |  |  |
|---|------------|-------------------|------------|-------------|-----------|-----------|--|--|--|
| WATER                                   | CURB       | EXISTING U/G UTL. | MANHOLE    | HYDRANT     | REDUCER   | MONUMENT  |  |  |  |
| DRAIN                                   | SIDEWALK   | PROPOSED U/G UTL. | CLEANOUT   | VALVE       | CAP       | LOT PIN   |  |  |  |
| DITCH                                   | EDGE PAVE. | LIGHT STANDARD    | CATCHBASIN | FLUSH VALVE | CULVERT   | LEAD PLUG |  |  |  |
| SEWER                                   | BUSHLINE   | POWER POLE        | SILTTRAP   | AIR VALVE   | HEADWALL  |           |  |  |  |
| GAS                                     | TREE       | ANCHOR            | CONC.BOX   | METER       | ROAD SIGN |           |  |  |  |

| REVISIONS             |            |  |  |  | DESIGN APPROVED |      |      |  |  |
|-----------------------|------------|--|--|--|-----------------|------|------|--|--|
| DESCRIPTION           | DATE       |  |  |  | EXCEPTIONS      | DATE | SIGN |  |  |
| 4                     |            |  |  |  | APPROVED BY     |      |      |  |  |
| 3                     |            |  |  |  | DESIGN ENG.     |      |      |  |  |
| 2 DP SUBMISSION NO. 2 | 12/17/2019 |  |  |  | ASSIST. ENG.    |      |      |  |  |
| 1 DP SUBMISSION NO. 1 | 10/29/2019 |  |  |  | MUNICIPAL ENG.  |      |      |  |  |

| CITY OF VICTORIA     |            |            |               | DWG No.        | C02 |
|----------------------|------------|------------|---------------|----------------|-----|
| CONCEPTUAL SITE PLAN |            |            |               | Sooke DWG No.  |     |
| B.M.                 | DESIGN     | CBB        | ELEV.         | Sooke FILE No. |     |
| SCALES               | Hor. 1:500 | Vertical - | DATE DEC 2019 |                |     |