



1693 Fort Street
Victoria, B.C.

D'AMBROSIO
architecture + urbanism

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Victoria BC Canada V8T 5K2

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Re-Zoning and Development
Permit Resubmission
March 14, 2021

Aryze Developments Inc.

Contacts

Developer

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1839 Fairfield Road
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List of Drawings

Architectural

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- A0.1 Code Summary
- A0.2 Average Grade
- A0.3 Shadow Studies
- A0.4 Perspective Views
- A0.5 Perspective Views

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- A2.1 L2 & L3 Floorplan
- A2.2 L4 & L5 Floorplan
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- A4.2 South & East Elevations & Materials
- A4.3 Building Sections
- A4.4 Context Elevations

Landscape

- L0 Tree Removal and Protection Plan
- L1 Landscape Site Plan
- L2 Tree Planting Plan
- L3 Planting Plan

Civil

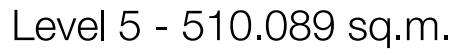
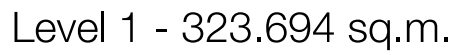
- C1 Conceptual Servicing Drawing



CITY OF
VICTORIA

Revisions

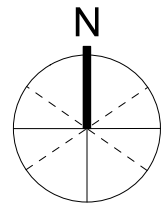
Received Date:
March 18, 2022



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0 5m
1:100 scale in metres

5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
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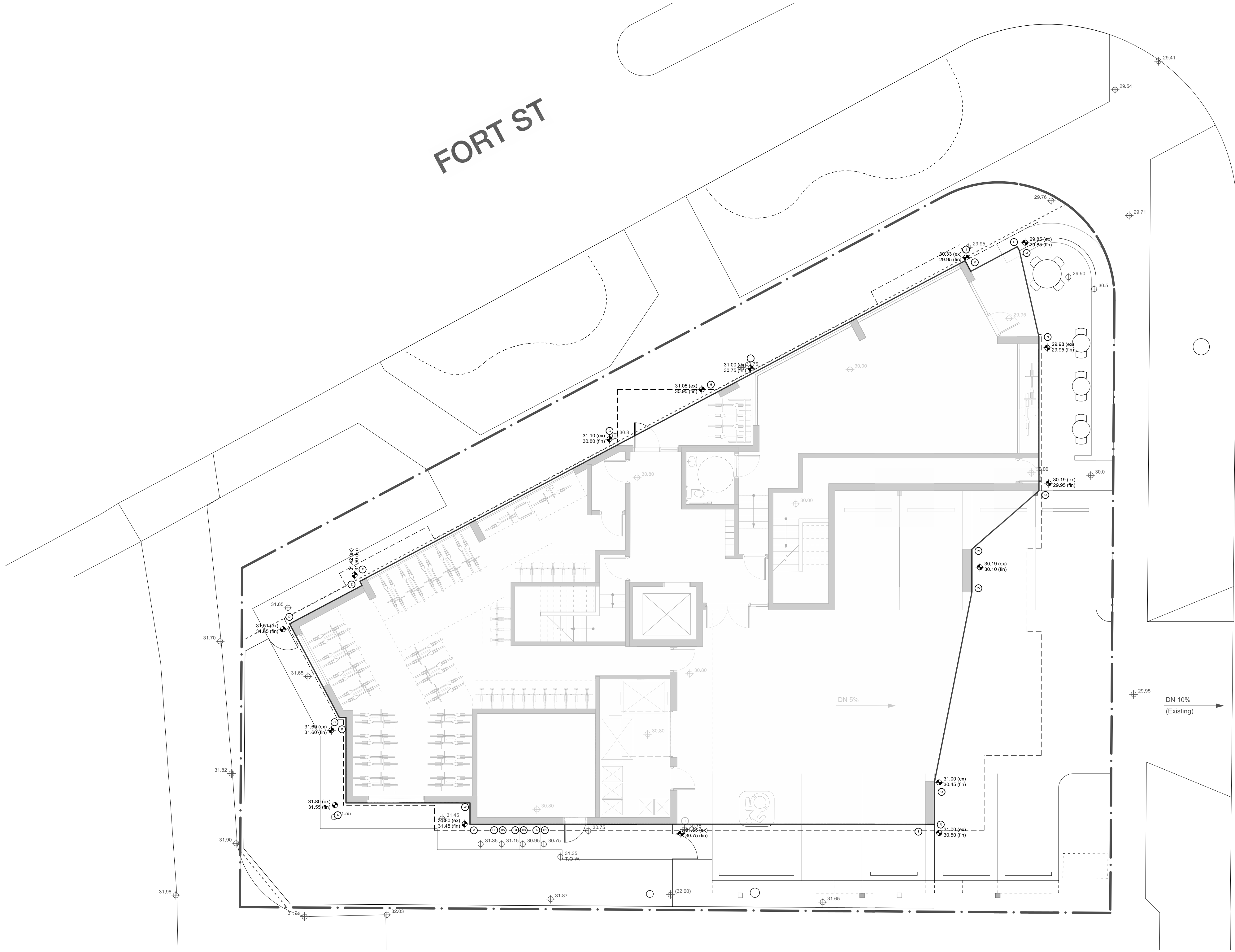
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Rental Housing	
1693 Fort Street	
sheet title	
Average Grade	
project no. 20-17	
drawing file 20-17 1693 Fort Street CURRENT.vwx	
date issued March 14, 2022	
scale As Noted	
drawn by MZ	
checked by ES	
revision no.	sheet no.
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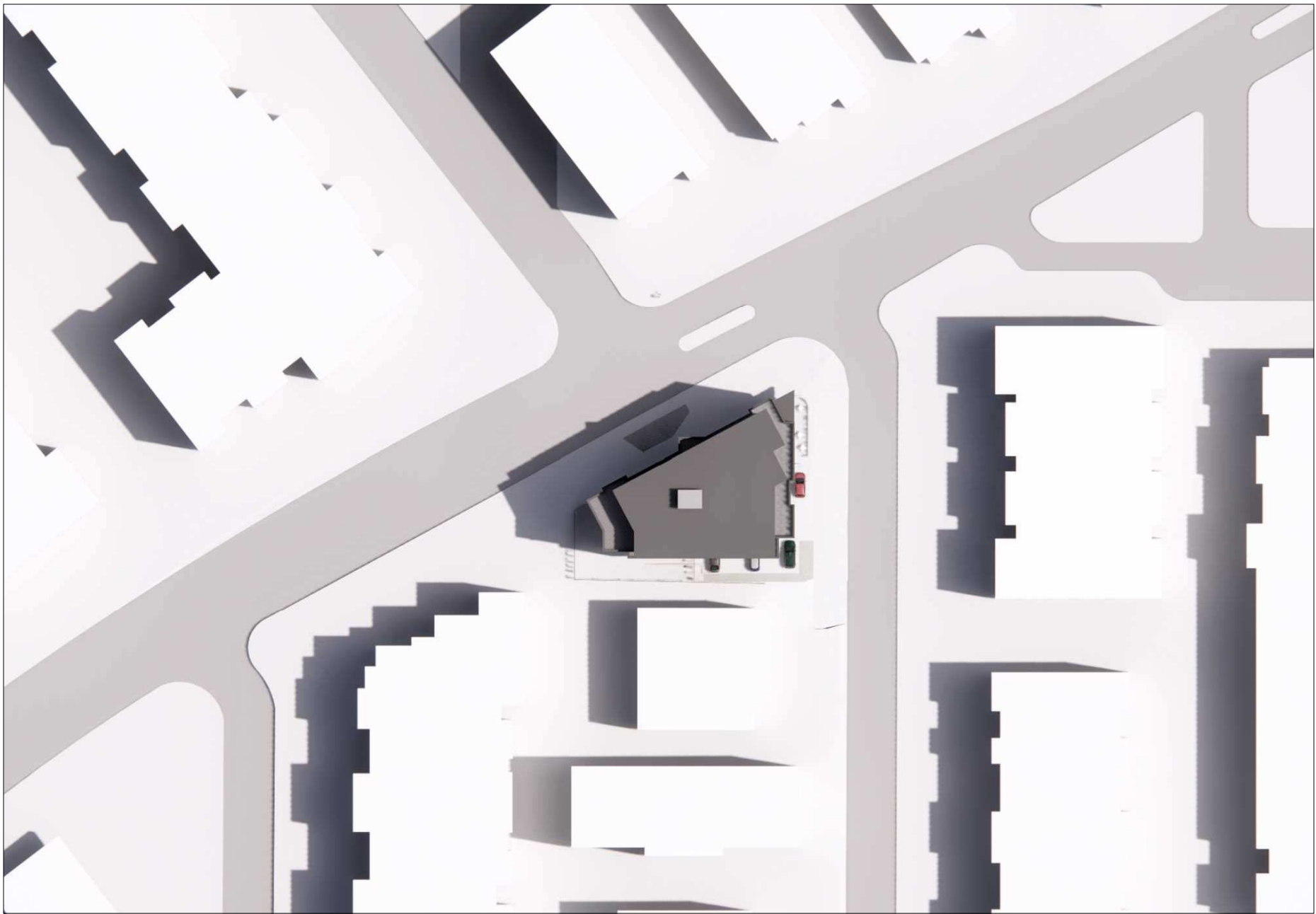
1693 Fort Street - Student Housing
Project Data 2020-10-24

Average Grade = 30.607

ID	Grade (m)	Interval	Average Grade	Distance (m)	Subtotal
A	30.55	A-B	30.575	3.661	111.93508
B	30.6	B-C1	30.625	0.288	8.82
C	30.65	C-D	31.08	4.524	140.60592
D	31.51	D-E	31.465	3.504	110.25336
E	31.42	E-F	31.42	0.2	6.284
F	31.42	F-G	31.11	12.4	385.764
G	30.8	G-H	30.775	4.911	151.13603
H	30.75	H-I	30.725	1.699	52.201775
I	30.7	I-J	30.325	10.262	311.19515
J	29.95	J-K	29.95	0.515	15.42425
K	29.95	K-L	29.9	2.249	67.2451
L	29.85	L-M	29.85	0.2	5.97
M	29.85	M-N	29.9	3.766	112.6034
N	29.95	M-N	29.95	6.579	197.04105
O	29.95	N-O	30.025	3.8	114.095
P1	30.1	P1-P2	30.1	1.83	55.083
P2	30.1	P2-Q	30.275	8.26	250.0715
Q	30.45	Q-R	30.475	1.83	55.76925
R	30.5	R-S	30.5	0.4	12.2
S	30.5	S-T	30.625	10.602	324.68625
T	30.75	T-U	30.75	5.852	179.949
U1	30.75	U1-U2	30.85	0	0
U2	30.95	U2-U3	30.95	0.9	27.855
U3	30.95	U3-U4	31.05	0	0
U4	31.15	U4-U5	31.15	0.9	28.035
U5	31.15	U5-U6	31.25	0	0
U6	31.35	U6-V	31.4	1.2	37.68
V	31.45	V-W	31.45	0.915	28.77675
W	31.45	V-A	31	5.3	164.3
Subtotal			96.547		2954.9799

1 Average Grade Calculation
Scale 1:100





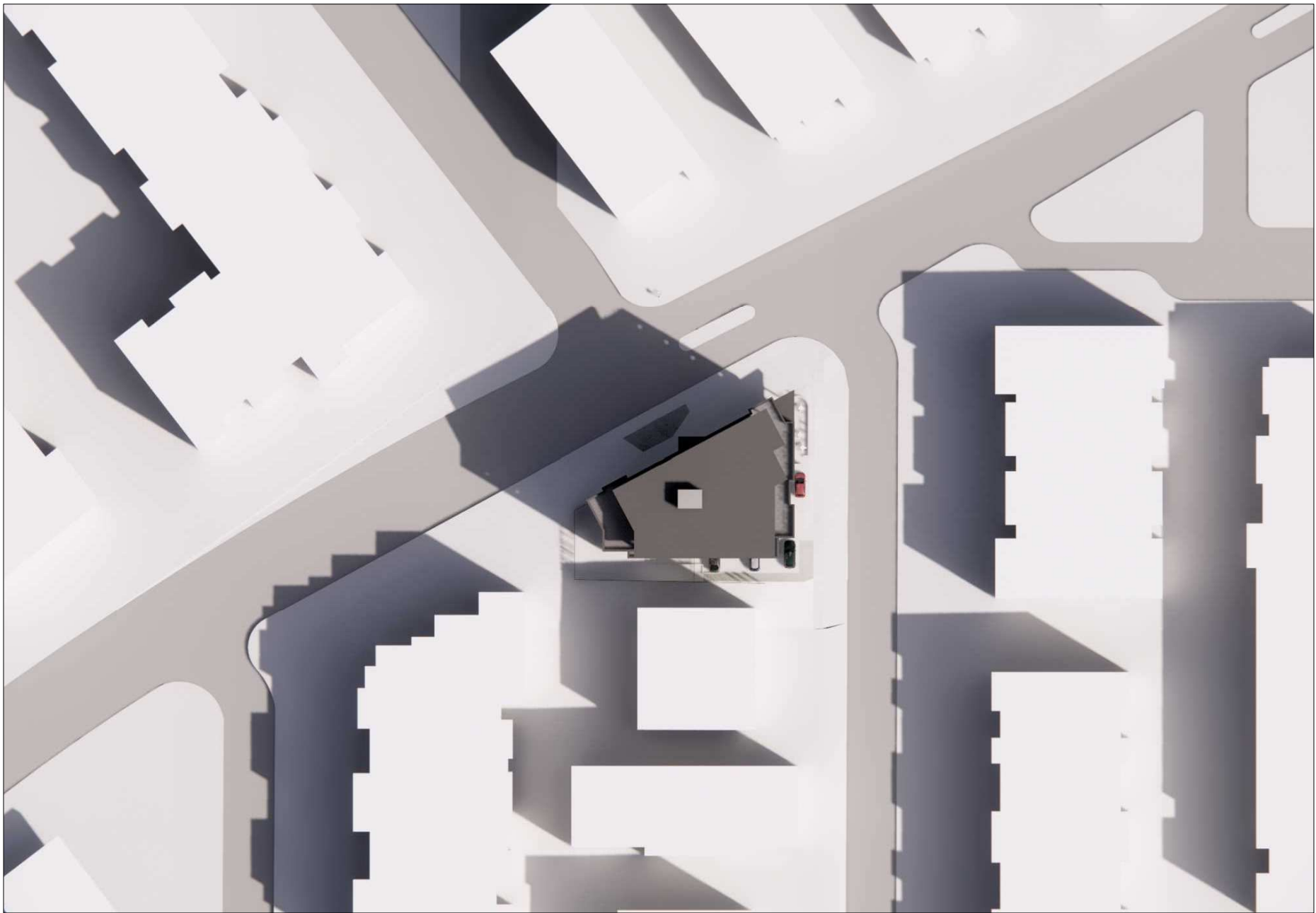
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Scale: NTS



2 June 21 - 12:00pm
Scale: NTS



3 June 21 - 5:00pm
Scale: NTS



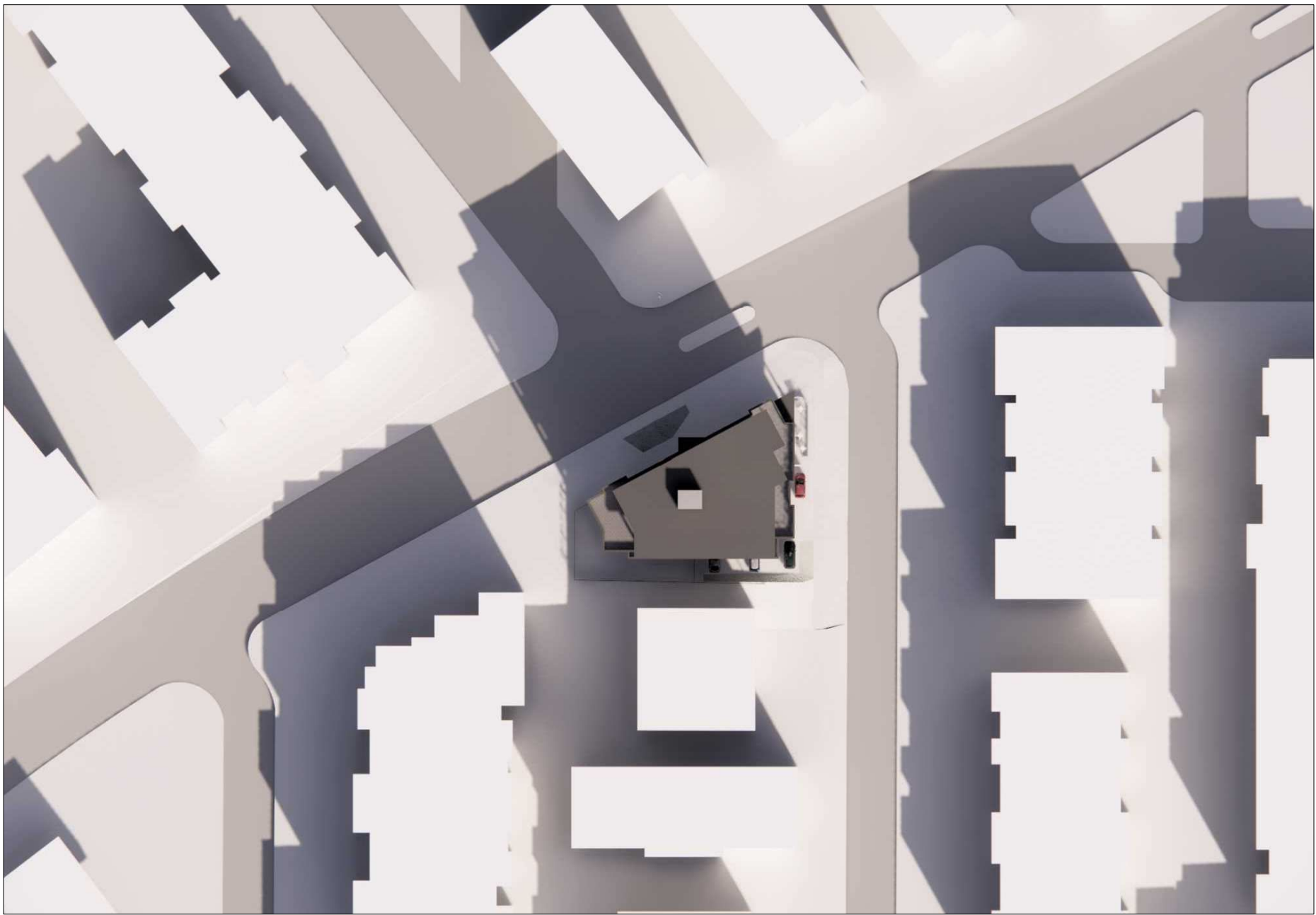
4 March/Sept 21 - 9:00am
Scale: NTS



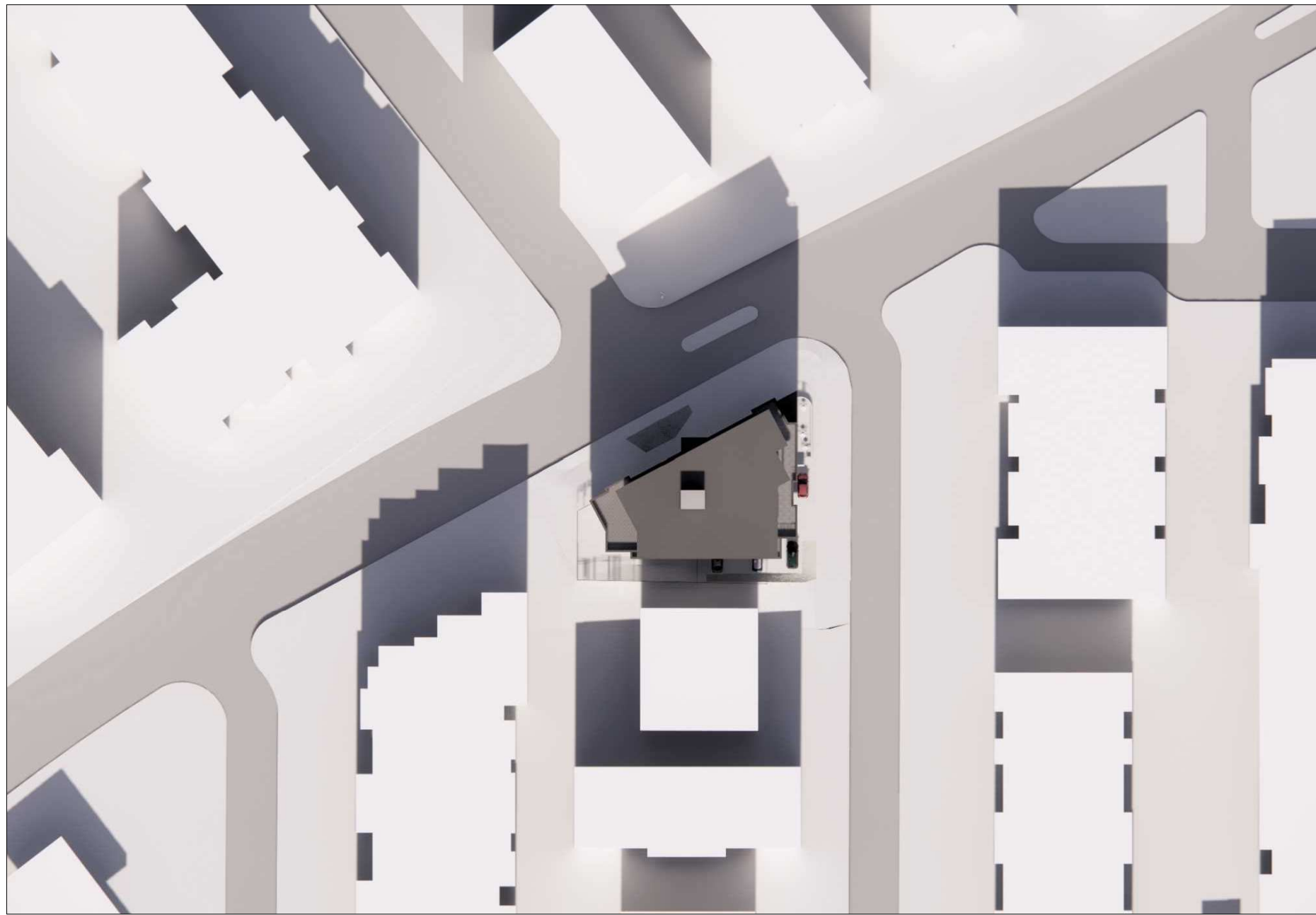
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Scale: NTS



6 March/Sept 21 - 5:00pm
Scale: NTS



7 December 21 - 9:00am
Scale: NTS



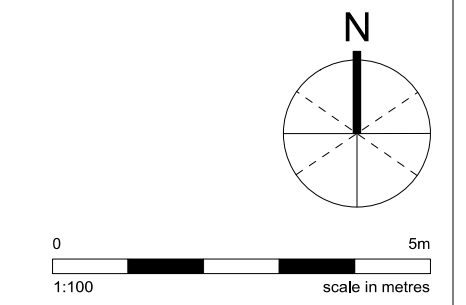
8 December 21 - 12:00pm
Scale: NTS



9 December 21 - 3:00pm
Scale: NTS



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rev no	description	date

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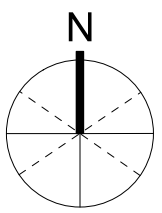
project name
Rental Housing
1693 Fort Street

sheet title
Shadow Studies

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
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5m
scale in metres

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rev no	description	date
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project name

Rental Housing

1693 Fort Street

sheet title

Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES

revision no.	sheet no.
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1 View from East
Scale: NTS



2 View from Northwest
Scale: NTS



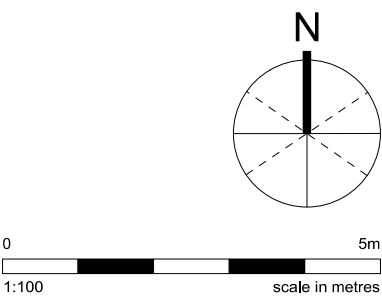
3 View from Southwest
Scale: NTS



4 View from North
Scale: NTS



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0	Rezoning and DP	20/11/18

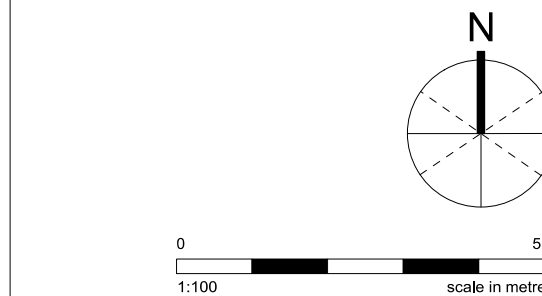
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project name
Rental Housing
1693 Fort Street

sheet title
Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

5 A0.5



5	Rezoning and DP	22/03/16
4	Rezoning and DP	21/11/02
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2	Rezoning and DP	21/04/20
1	Rezoning and DP	21/01/21
0	Rezoning and DP	20/11/11

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project name

Rental Housing

1693 Fort Street

sheet title

Survey

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project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wvd

date issued	March 14, 2022
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scale	As Noted
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drawn by	MZ
checked by	ES

revision no.	sheet no.
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Project Information Table		
Zone (existing)	R3-2	
Proposed zone or site specific zone	Site Specific	
Site area (m2)	896	
Total floor area (m2)	2456.70	
Commercial floor area (m2)	77.26	
Floor space ratio	2.74	
Site Coverage (%)	61.15%	
Open site space (%)	30.54%	
Height of building (m)	19.72	
Number of storeys	6	
Parking stalls (number) on site	9	
Bicycle parking number (Class 1 & 2)	Class 1 = 63 Class 2 = 6	
Building Setbacks (m)		
Front yard	0.771	
Rear yard	3.36	
Side yard (Flanking Street)	3.025	
Side yard (Interior)	1.815	
Combined side yards	4.84	
Residential Use Details		
Total number of units	34	
Unit type, e.g., 1 bedroom	Studio, 1-Bdrm and 2-Bdrm	
Ground-oriented units	None	
Minimum unit floor area (m2)	35.44	
Total residential floor area (m2)	2379.44	

SCHEDULE C PARKING CALCULATIONS						
Vehicle Parking Calculations (Per Unit)						
Unit Area	Pkg Rate	Qty	LT	ST		
< 45 sq.m.	0.2	12	2.4	1.2		
45 sq.m. to 70 sq.m.	0.5	17	8.5	1.7		
≥ 70 sq.m.	0.75	5	3.75	0.5		
Totals			14.65	3.4		
Vehicle Parking Calculations (Commercial)						
Use	Pkg Rate	Area	ST			
Restaurant	1 per 40 sq.m.	77.3 sq.m.	1.9			
Totals				1.9		
Bicycle Parking Calculations (Residential)						
Unit Area	Pkg Rate	Qty	LT	ST		
< 45 sq.m.	1.0	12	12	1.2		
≥ 45 sq.m.	1.25	22	27.5	2.2		
Totals			39.5	3.4		
Bicycle Parking Calculations (Commercial)						
Stall Type	Pkg Rate	Qty	LT	ST		
Long Term	1 per 400 sq.m.	77.4	0.19			
Short Term	1 per 100 sq.m.	77.4		0.8		
Totals			0.19	0.8		

34 Affordable Rentals + CRU - Urban Village



REGISTERED ARCHITECT
BRITISH COLUMBIA

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- Refer to landscape architectural drawings for paving and plant materials information.

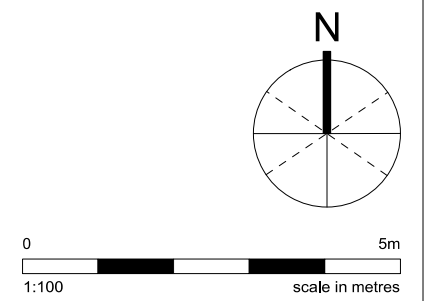
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project name		
Rental Housing		
1693 Fort Street		
sheet title		
Site Plan / L1 Floorplan		
project no. 20-17		
drawing file 20-17 1693 Fort Street CURRENT.vwx		
date issued March 14, 2022		
scale As Noted		
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revision no.		sheet no.
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project name
Rental Housing

1693 Fort Street

sheet title
L2 & L3 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

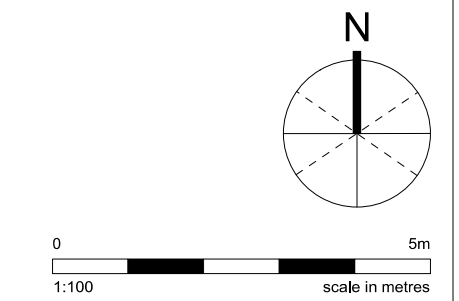
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- NOTES:
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 - Units 403 and 506 conform to BCBC 2018 adaptable design requirements.



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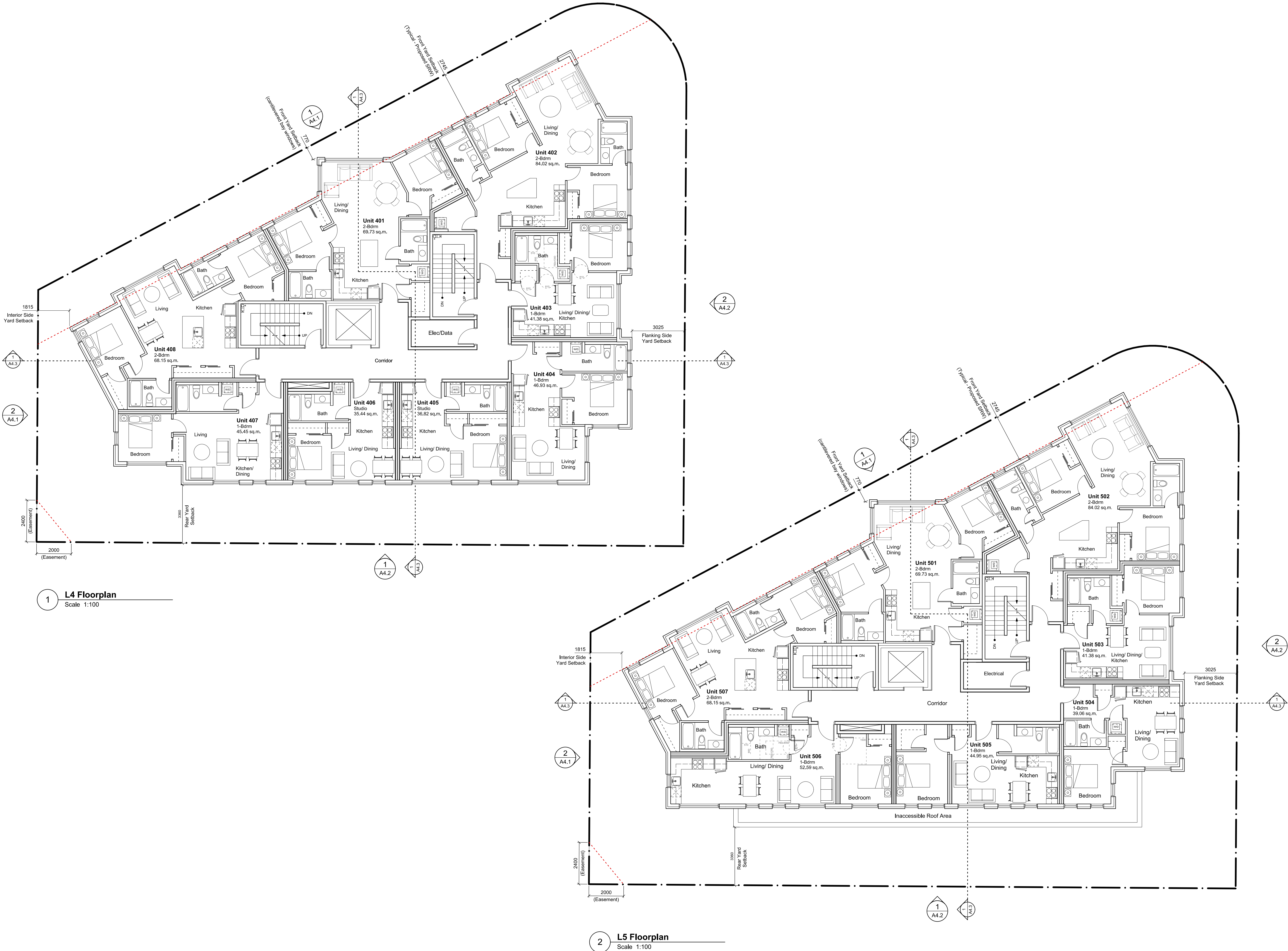
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project name
Rental Housing
1693 Fort Street

sheet title
L4 & L5 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

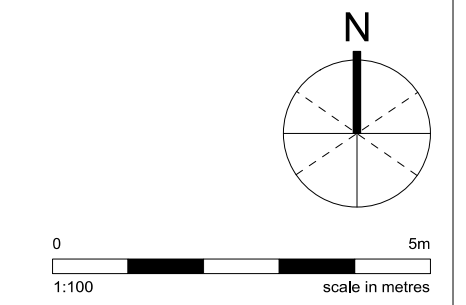
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 2. Refer to landscape architectural drawings for paving and plant materials information.
 3. Soffit-mounted exterior artwork subject to approval by the Director of Planning.
 4. Unit 601 conforms to BCBC 2018 accessible design requirements.



rev no	description	date
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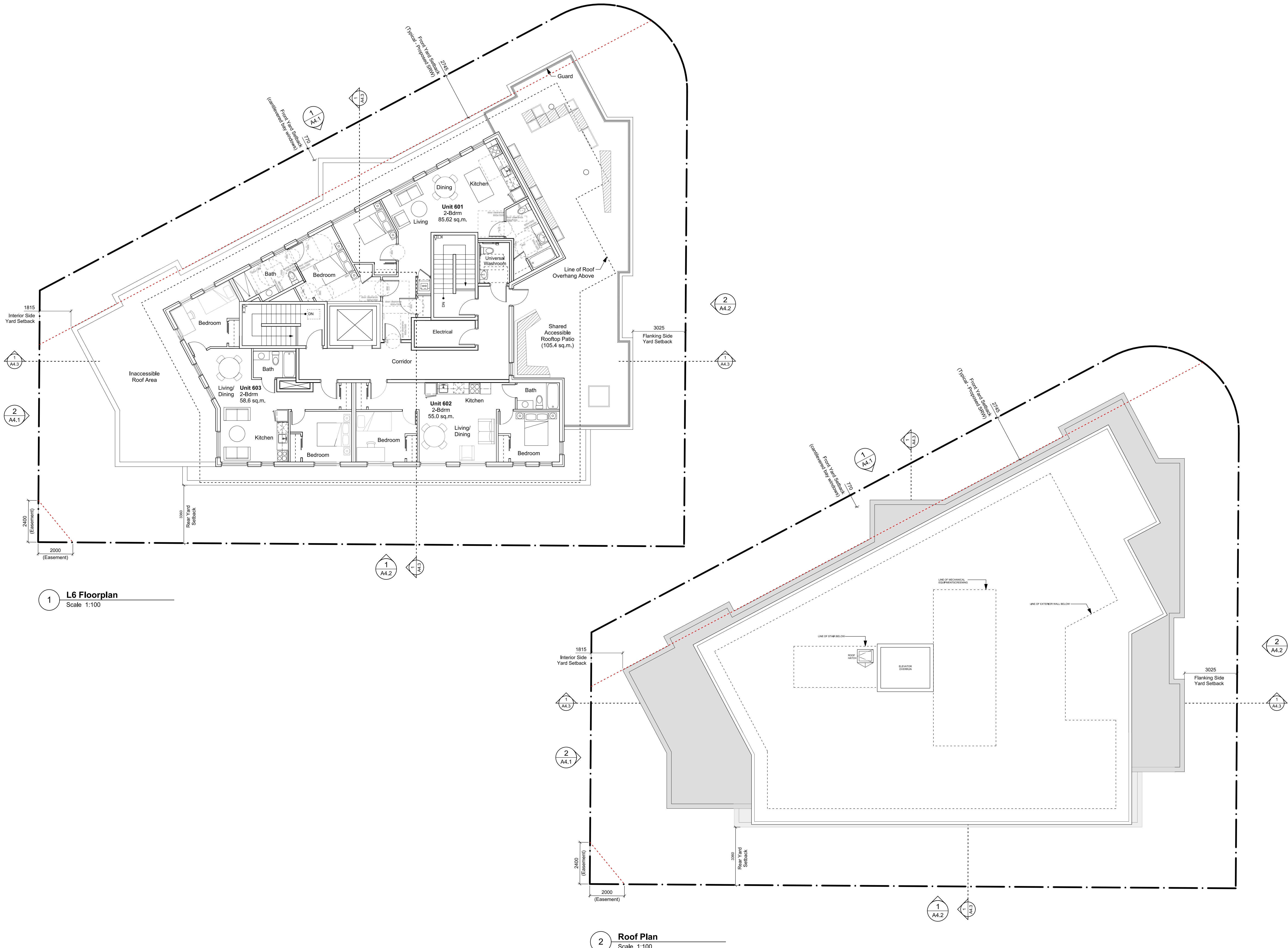
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project name
Rental Housing
1693 Fort Street

sheet title
L6 & Roof Floorplans

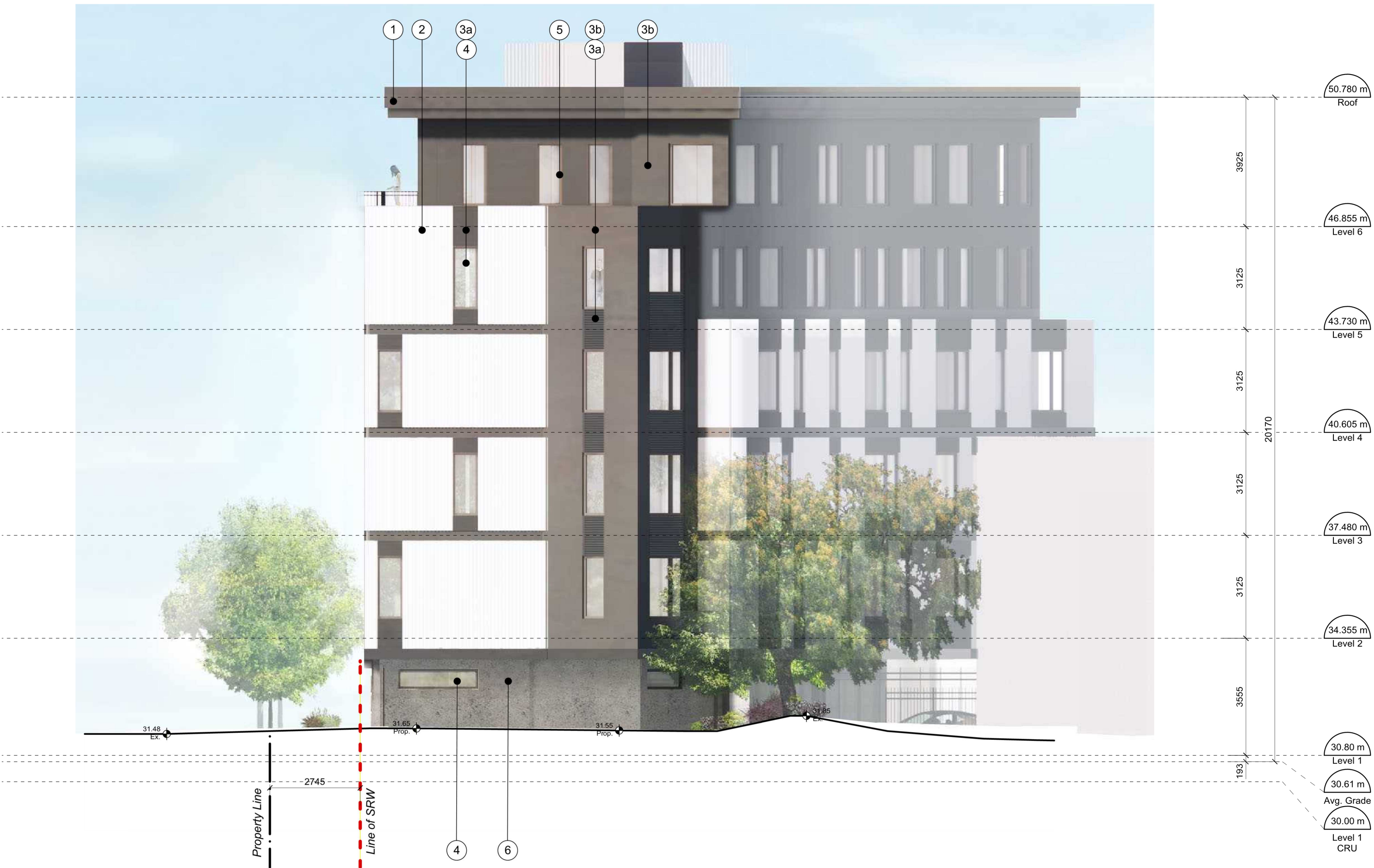
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date issued	March 14, 2022
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drawn by	MZ
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revision no.	sheet no.

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A2.3



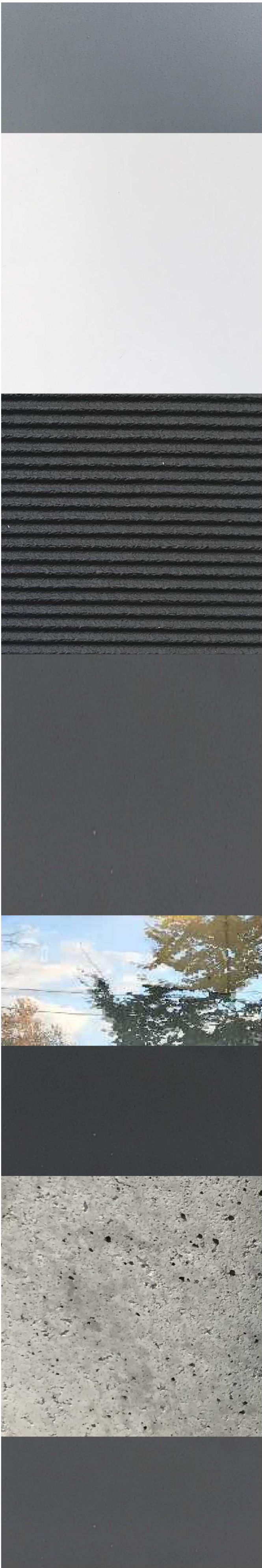


1 North Elevation
Scale 1:100



2 West Elevation
Scale 1:100

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard

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project name

Rental Housing

1693 Fort Street

sheet title

Elevations - North and West

project no.

20-17

drawing file

20-17 1693 Fort Street CURRENT.vwx

date issued

March 14, 2022

scale

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sheet no.

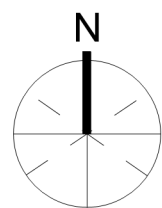
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NOTES:

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0 5m
1:100 scale in metres

5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
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project name

Rental Housing

1693 Fort Street

sheet title

Elevations - South
and East

project no. 20-17

drawing file 20-17 1693 Fort Street CURRENT.vwx

date issued March 14, 2022

scale As Noted

drawn by MZ

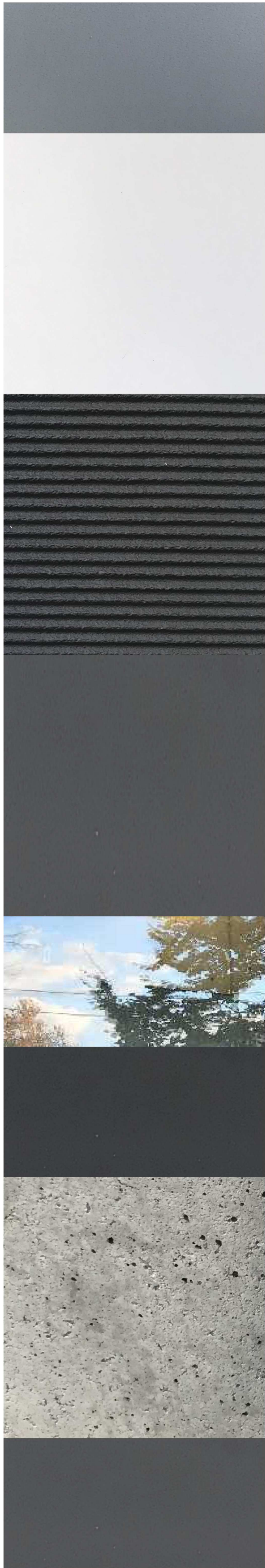
checked by ES

revision no. sheet no.

5

A4.2

Material Examples



Finish Legend

- Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- Glazing
- Black Vinyl Window Frames (L1 to L6)
- Exposed Concrete (Ground Level Only)
- Painted Metal Picket Guard



1 South Elevation
Scale 1:100



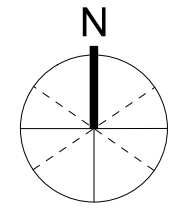
2 East Elevation
Scale 1:100



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0 5m
1:100 scale in metres

5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
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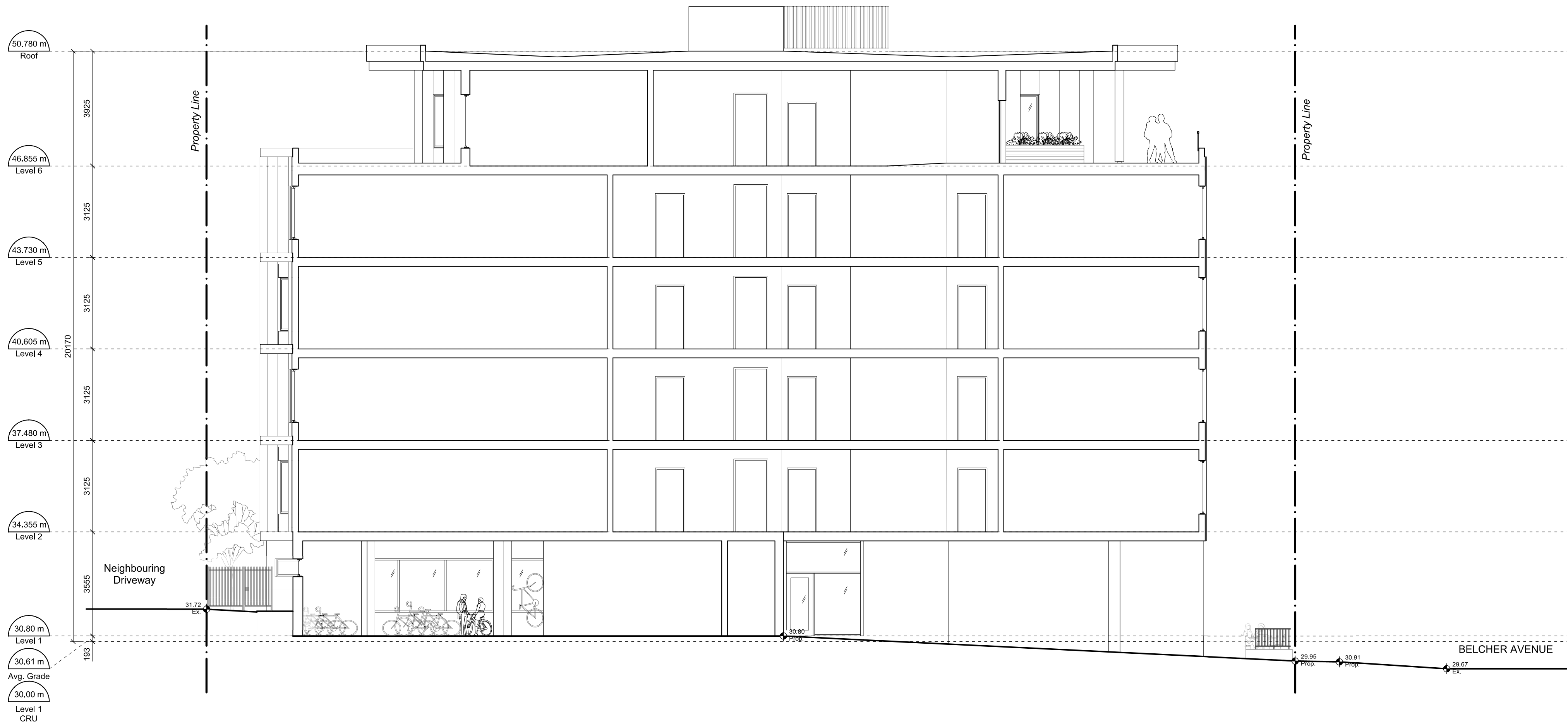
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1693 Fort Street

sheet title
Building Sections

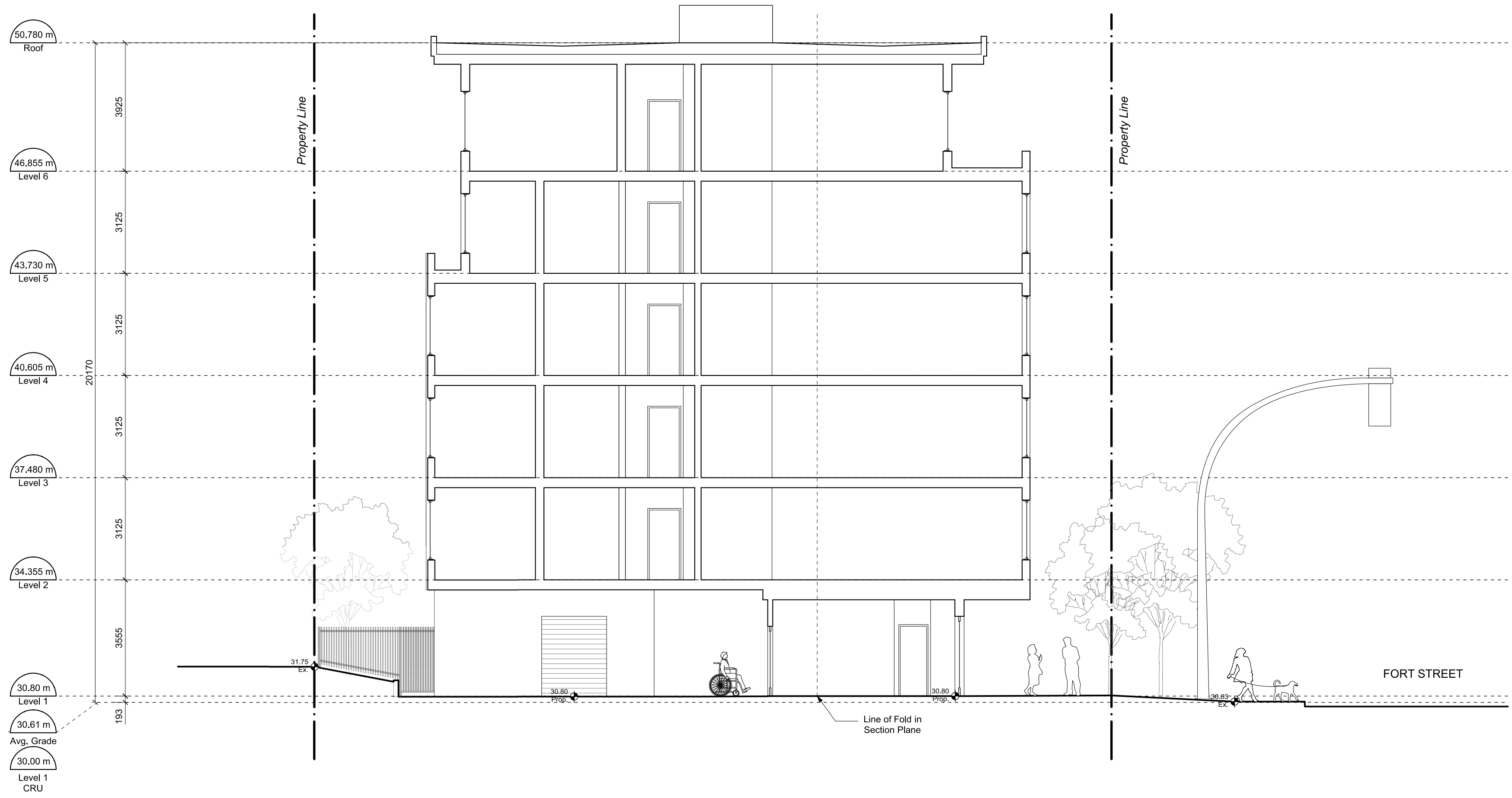
project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES

revision no.	sheet no.
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5 A4.3



1 **Section 1**
Scale 1:100



2 **Section 2**
Scale 1:100



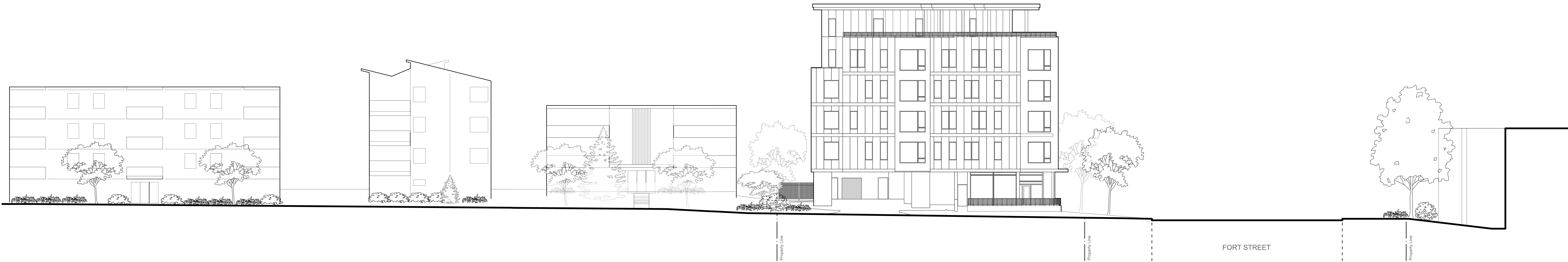
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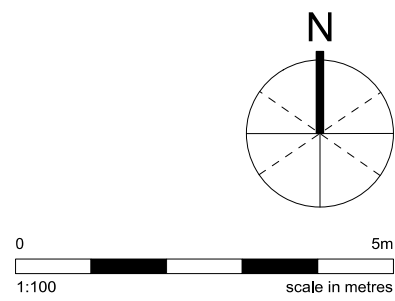
1 Fort Street Context Elev.

Scale 1:100

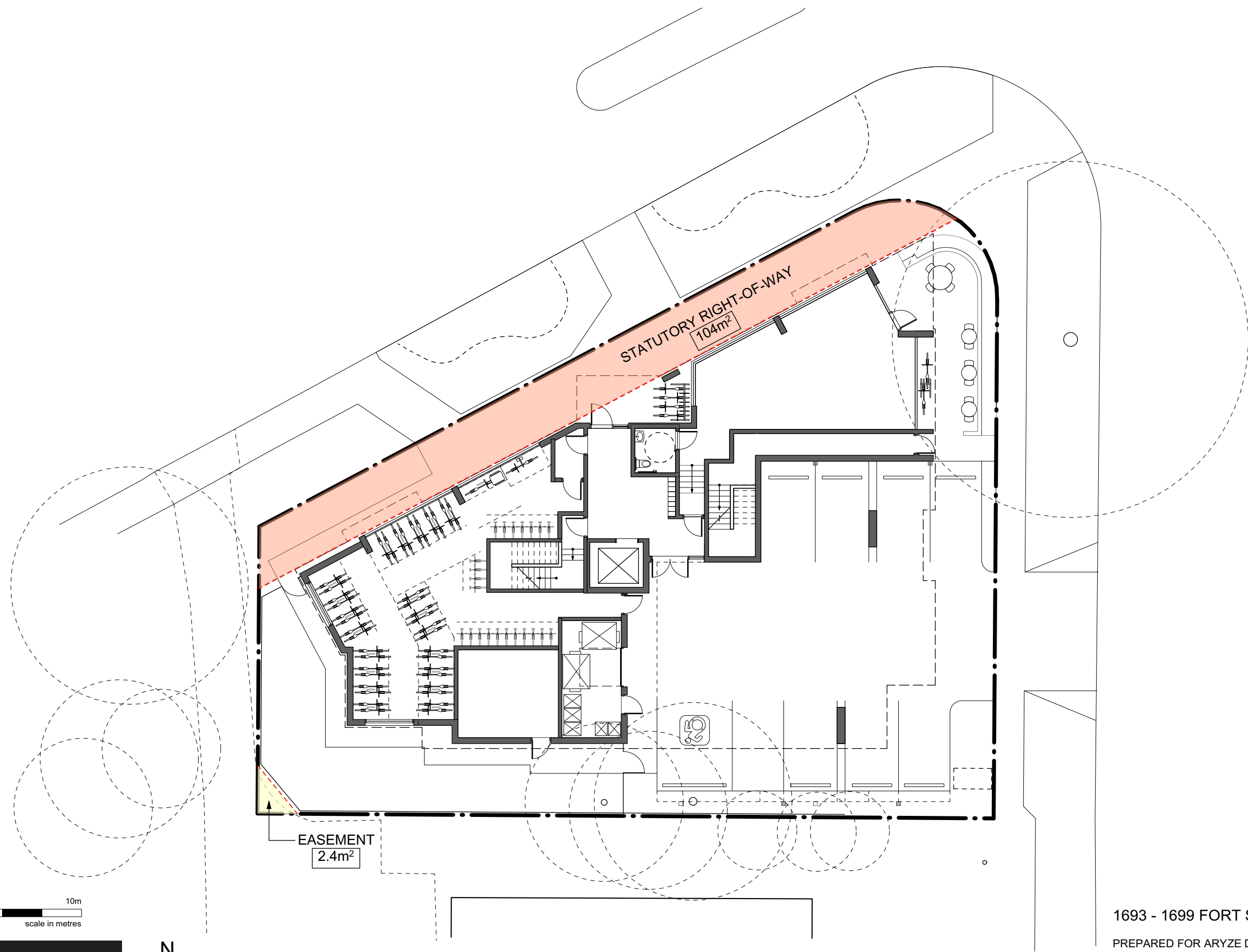


2 Belcher Ave Context Elev.

Scale 1:100



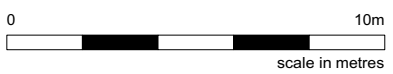
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1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date
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project name		
Rental Housing		
1693 Fort Street		
sheet title		
Context Elevations		
project no.	20-17	
drawing file	20-17 1693 Fort Street CURRENT.vwx	
date issued	March 14, 2022	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	sheet no.	
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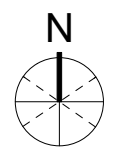
1693 - 1699 FORT STREET SITE DIAGRAM

PREPARED FOR ARYZE DEVELOPMENTS

GENERAL INFORMATION, DIMENSIONS AND SPECIFICATIONS ON THIS DRAWING ARE SUBJECT TO CONFIRMATION AND ARE NOT TO BE USED AS A PART OF CONSTRUCTION CONTRACT DOCUMENTATION



D'AMBROSIO
architecture + urbanism



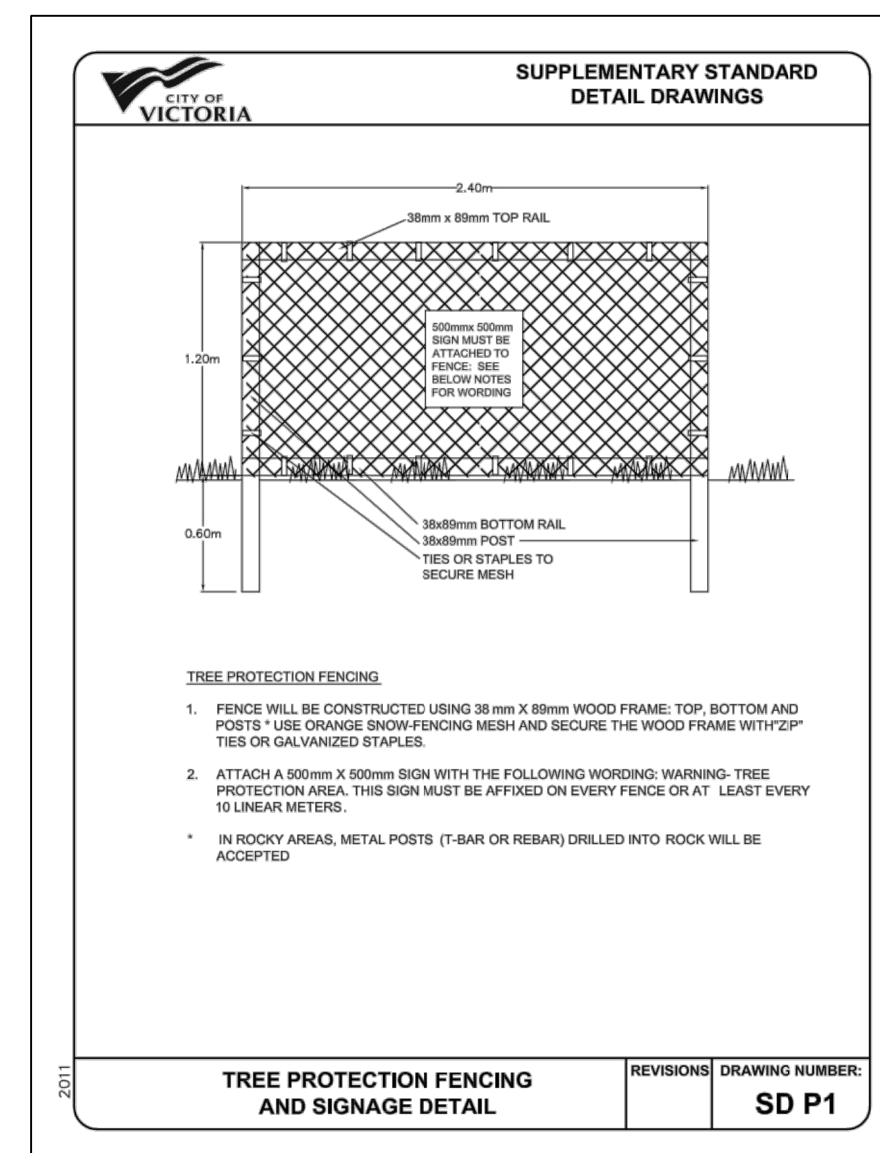


TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
ON-SITE TREES, NOT BYLAW PROTECTED	2		2		
MUNICIPAL TREES	1	1		0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	8	7	10	12

REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
SEE ARBORIST REPORT
PREPARED BY TALBOT
MACKENZIE & ASSOCIATES
- TREE PROTECTION FENCING
TO OUTSIDE OF DRIPLINE WHERE
POSSIBLE (AS SHOWN)
TO BE MAINTAINED UNTIL
COMPLETION OF CONSTRUCTION
TO MUNICIPAL STANDARD
- MUNICIPAL TREE TO BE RETAINED
(ARBORIST TO BE PRESENT DURING
EXCAVATION)
- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL



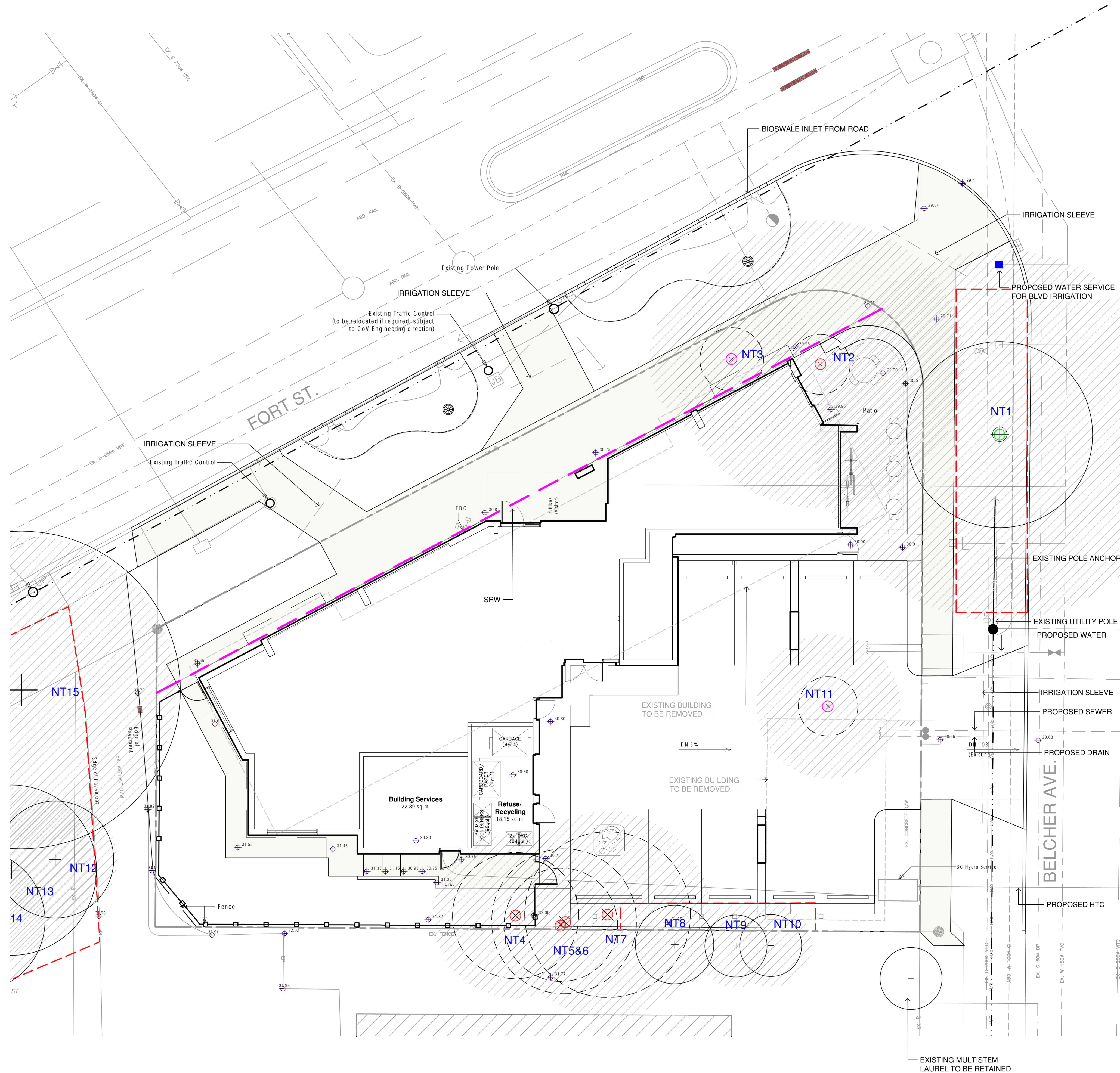
Inventory date: September 9, 2020

Tree Resource Spreadsheet - 1693 Fort Street

Page 1 of 2

Tree ID	Common Name	Latin Name	DBH (cm) -- approximate	Crown Spread (meters in meters)	CRZ (meters in meters)	Relative Endurance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
NT1	Cherry	<i>Prunus</i> spp.	73 below union	10.0	9.0	Moderate	Fair	Fair-poor	Municipal tree. Decay in most pruning wounds.	Yes (municipal)	Retain*	Water services, sidewalk
NT2	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	47.025 = 60% of 20, 16)	3.0	7.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	Yes (by multi- stem calculation)	X	Within building footprint
NT3	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	27.0	3.0	4.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	No	X	Within sidewalk footprint
NT4	Elm	<i>Ulmus</i> spp.	33.0	6.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to be 3 more in the row that were removed to the west.	Yes	X	Conflict with foundation, sidewalk
NT5	Elm	<i>Ulmus</i> spp.	34.0	7.0	4.0	Moderate	Fair	Fair	Topped previously. Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk
NT6	Elm	<i>Ulmus</i> spp.	33.0	5.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk
NT7	Elm	<i>Ulmus</i> spp.	43.0	8.0	5.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk, and parking lot
NT8	Crabapple	<i>Malus</i> spp.	~20	4.0	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT9	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT10	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT11	Beech (purple)	<i>Fagus sylvatica</i>	23	4	3.5	Poor	Good	Good	Close proximity to carport foundation. Some clearance pruning previously.	No	X	Within parking lot footprint
NT12	Austrian Pine	<i>Pinus nigra</i>	~30	7.0	3.0	Good	Fair	Good	Asymmetric crown. Elevated from subject property 45cm, protected by retaining wall. Barrier fencing due to development on neighbouring property.	Yes (if estimate is correct)	Retain	Driveway widening/res urfacing
NT13	Austrian Pine	<i>Pinus nigra</i>	~40	8	4.0	Good	Fair	Fair-poor	Codominant leaders with included bark, swelling from reaction wood. Asymmetric crown	Yes (if estimate is correct)	Retain	Driveway widening/res urfacing
NT14	Austrian Pine	<i>Pinus nigra</i>	~35	9	3.5	Good	Fair	Good	Asymmetric crown.	Yes (if estimate is correct)	Retain	Driveway widening/res urfacing
NT15	Garry Oak	<i>Quercus garryana</i>	~60	15	6.0	Good	Good	Fair	May be municipal or co-owned. Codominant leaders with included bark. Barrier fencing due to development on neighbouring property.	Yes	Retain	Driveway widening/res urfacing

ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com





CLIENT NAME
ARYZE Developments

PROJECT
Rental Housing

ADDRESS
1693 Fort St.
Victoria BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KH

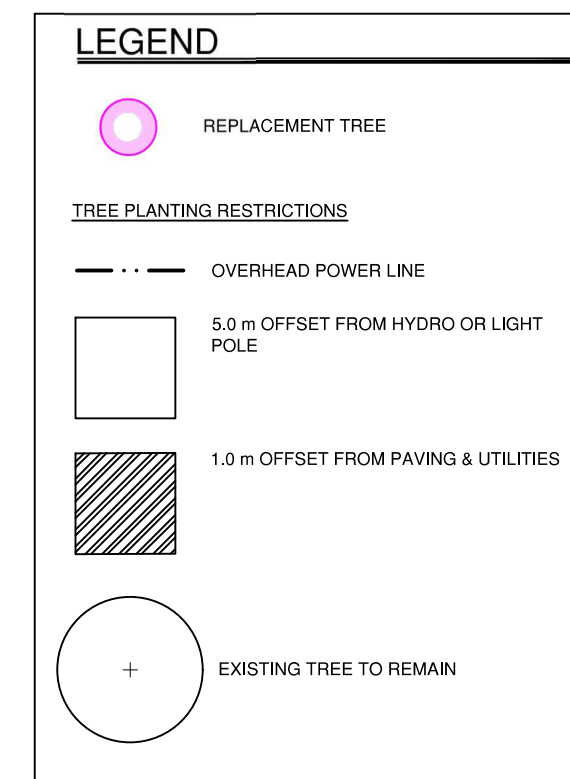
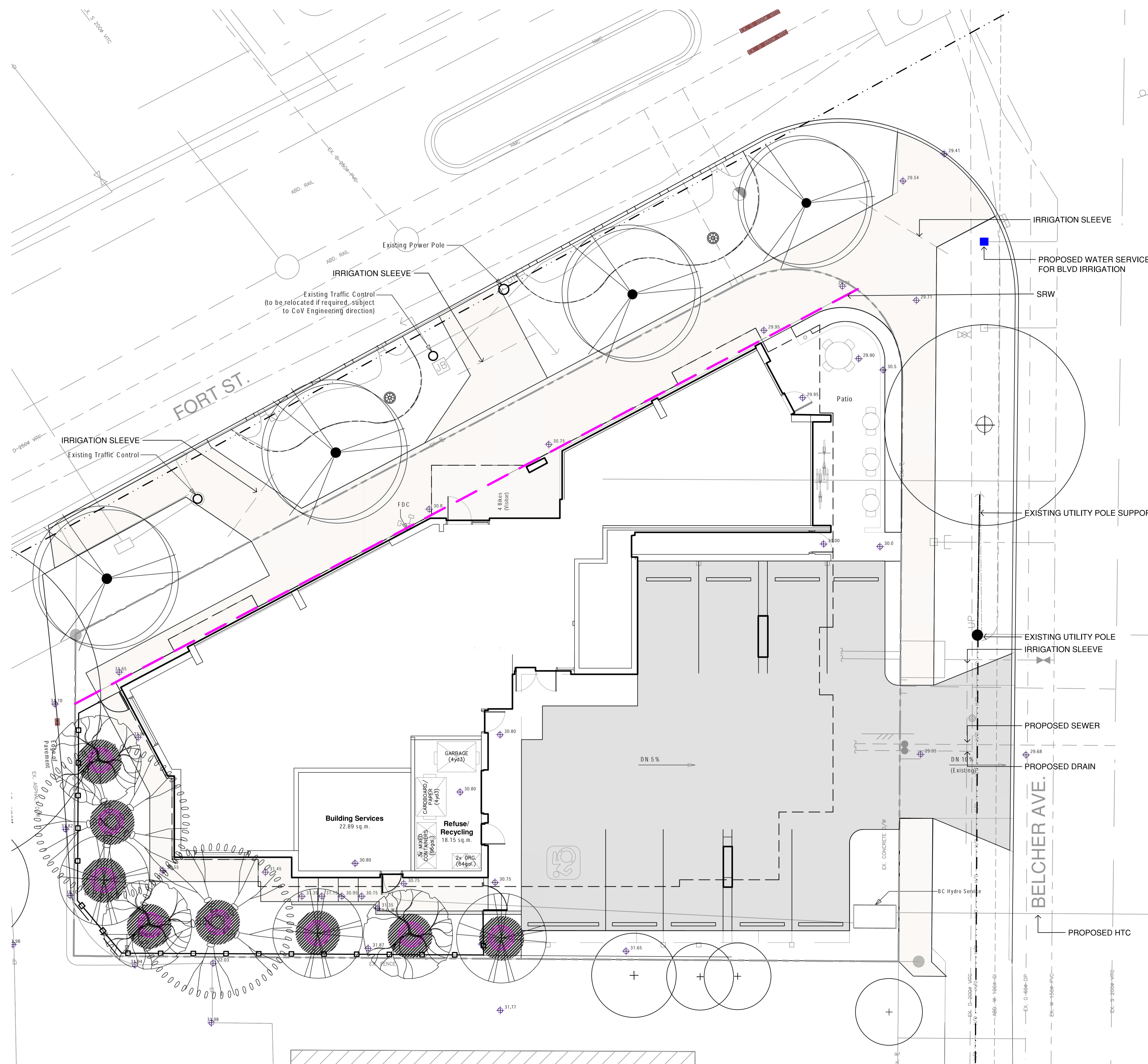
REVISIONS:
1 ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT 2021-01-25
2 ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT 2021-11-03



RE-ISSUED FOR
REZONING AND
DEVELOPMENT PERMIT
MARCH 10, 2021

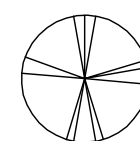
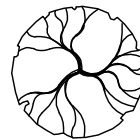
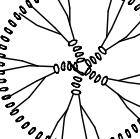
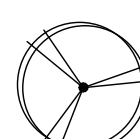
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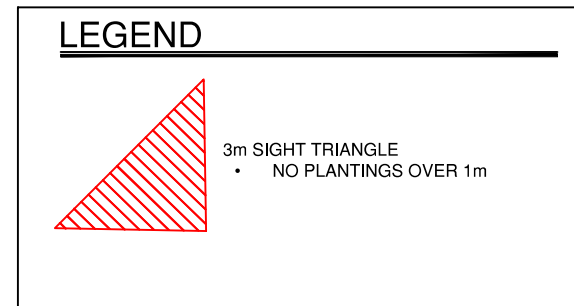
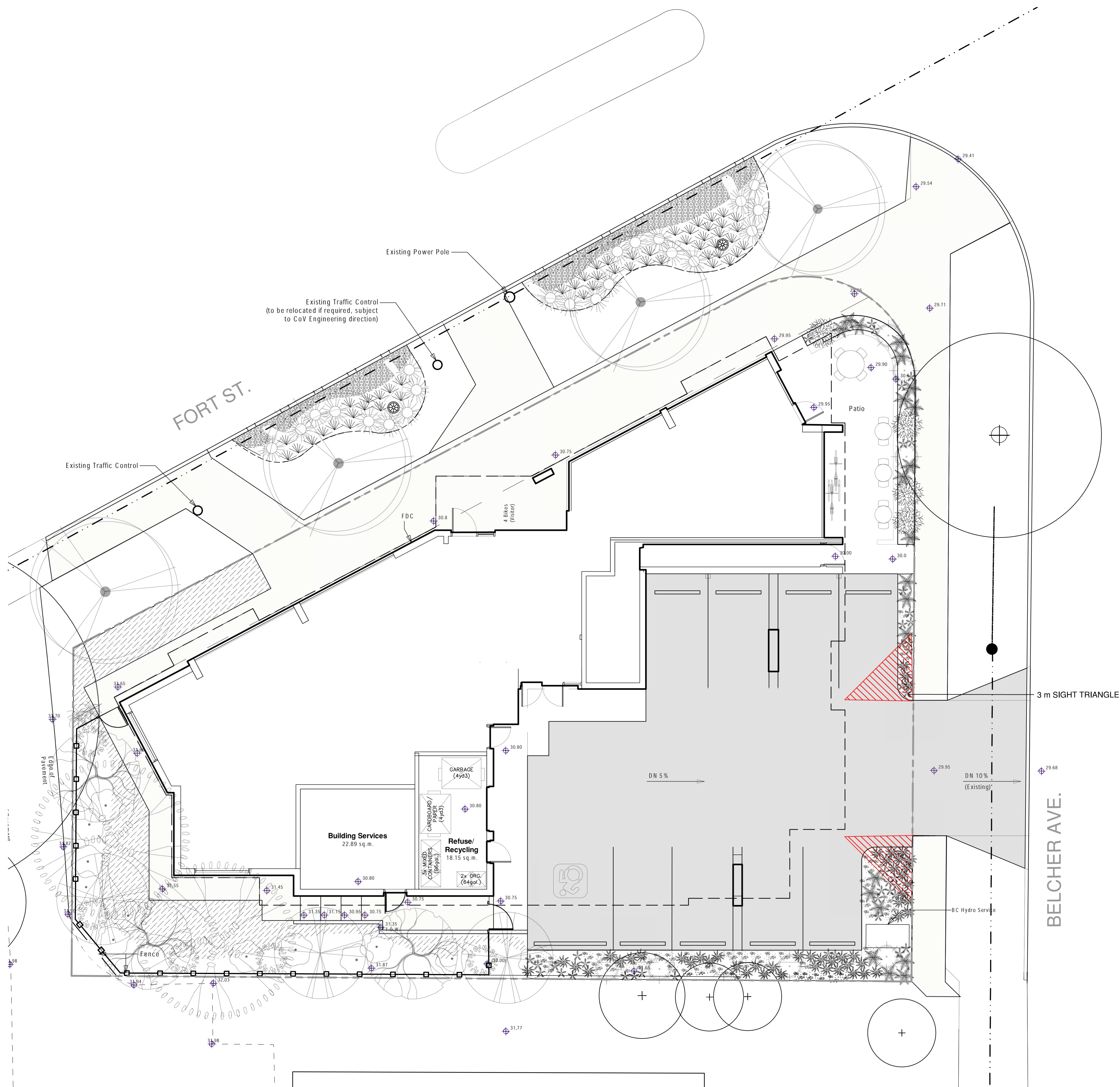
L1 Landscape Site
Plan



TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
ON-SITE TREES, NOT BYLAW PROTECTED	2		2		
MUNICIPAL TREES	1	1		0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	8	7	10	12

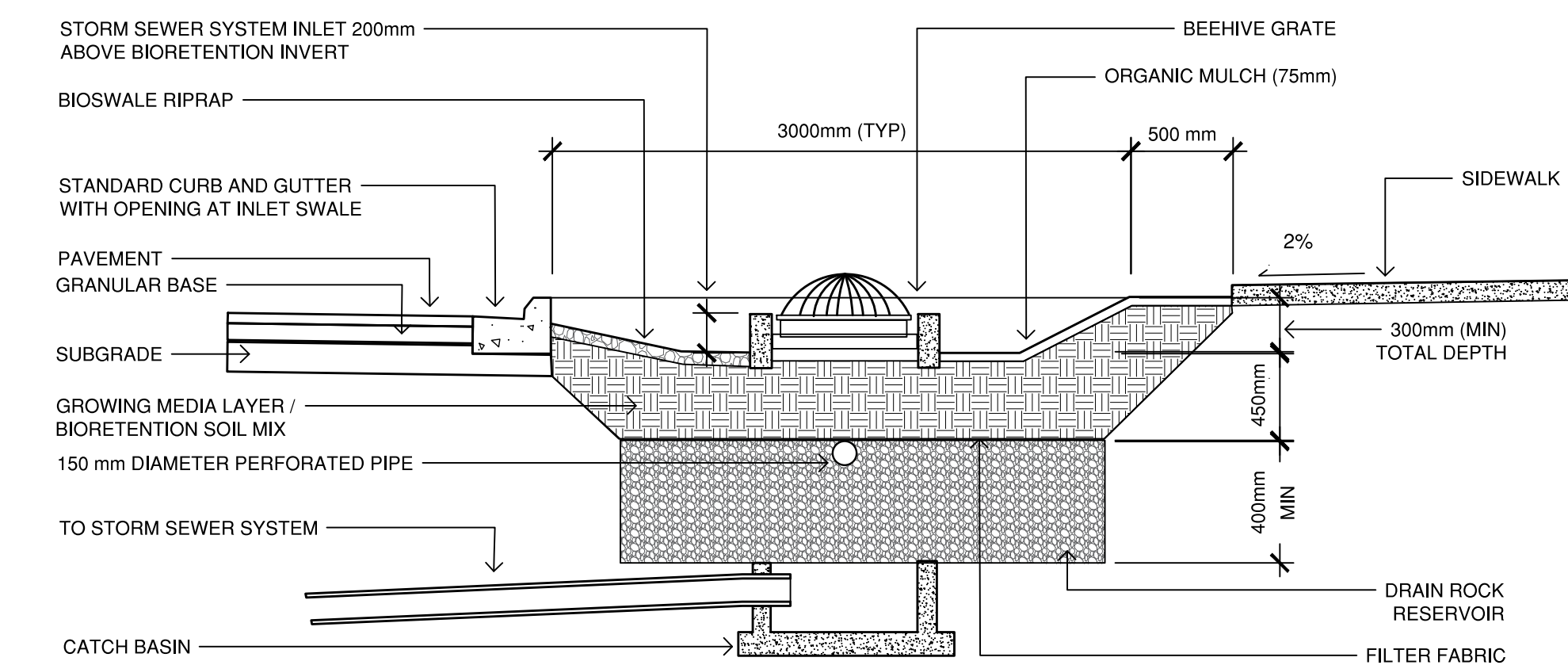
REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2


TREE SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native
3		Acer circinatum	Vine maple	B&B	4cm	yes
3		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Flowering Dogwood	B&B	4cm	yes
2		Quercus garryana	Garry oak	B&B	4 cm	yes
MUNICIPAL						
4		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	4cm	



PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
44	✱	Blechnum spicant	Deer Fern	#1	y	
2	✱	Cornus canadensis	Creeping dogwood	tray	y	y
22	☀	Cornus sericea 'Kelsey'	Kelsey dogwood	#2		
7	☀	Gaultheria shallon	Salal	#2	Y	
58	✱	Juncus effusus	Common rush	#1	y	
51	✱	Mahonia nervosa	Oregon Grape	#1	y	
4	✱	Pinus Mugo	Dwarf Mugo pine	#2		
26	✱	Ploystichum munitum	Western sword fern	#1	y	
6	✱	Ribes sanguineum	Red-flowering currant	#2		y
14	✱	Symphoricarpos albus	Snowberry	#2	y	y
	✱	Native Meadow Seed Mix		hydro-seed	y	y

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



SHEET NOTES	
No.	DESCRIPTION
①	150# SANITARY SERVICE AND 200# STORM SERVICE IN SHARED TRENCH C/W INSPECTION CHAMBERS. WORK BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
②	100# DOMESTIC AND 150# FIRE SERVICE C/W METER AND VAULT BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
③	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
④	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
⑤	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
⑥	200# STORM SERVICE C/W LAWN BASIN BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
 EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.	

 EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.

TRAFFIC SIGNAL AND BASE
TO BE REPLACED

APPROX SAWCUT LINE AND EXTENT
OF NEW ASPHALT
NOTE: CONCRETE ROAD BASE

CURB CUTOUTS TO ALLOW ROAD
RUNOFF INTO RAIN GARDENS (TYP)

RAIN GARDENS ALONG FORT STREET (EXTENT /
CONFIGURATION TO BE CONFIRMED DURING DETAILED DESIGN)

PROPOSED BOULEVARD TREE
(SEE LANDSCAPE)

EXISTING SIDEWALK TO BE REMOVED

CONNECT TO EXISTING SIDEWALK /
LETDOWN. CONNECTION DETAILS TO BE
CONFIRMED DURING DETAILED DESIGN.

— EXISTING WATER SERVICE TO BE REMOVED. NEW 25" IRRIGATION SERVICE TO BE INSTALLED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.

— RECENTLY CONSTRUCTED
CURB TO REMAIN

— APPROX SAWCUT LINE AND
EXTENT OF NEW ASPHALT

6.0m WIDE DRIVEWAY AS PER
VICTORIA STD. DWG. C7a

IRRIGATION SLEEVE (TYP)

MARCH 10, 2022

ISSUED FOR
REZONING AND DP

1:100

LEGAL PLAN & AND SURVEY
INFORMATION PROVIDED BY J.E.
ANDERSON & ASSOCIATES

SEE ARCHITECTURAL AND
LANDSCAPING DRAWINGS FOR
ADDITIONAL INFORMATION

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2. FOR LANDSCAPE INFORMATION, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE LTD.
3. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
4. FOR ARBORIST INFORMATION, SEE REPORT BY TALBOT MACKENZIE & ASSOCIATES.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN AND ARE SUBJECT TO CHANGE.
6. MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
7. ALL EXTERIOR WALLS, CURB WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
8. STREETLIGHT CONDUITS C/W JUNCTION BOXES TO BE INSTALLED ALONG PROPERTY FRONTAGE (NOT SHOWN, IF REQUESTED DURING DETAILED DESIGN).

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[illegible]

McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221

SEAL

PROJECT:
1693 FORT STREET, VICTORIA, BC

TITLE:
CONCEPTUAL SERVICING DRAWING

SCALE
HORIZ: 1:100 VERT: N/A

PROJECT NO. 20-118	ISSUED/REVISION
-----------------------	-----------------

APPROVING AUTHORITY FILE NO.

DRAWING NO.
20-118-C1