780 BLANSHARD - REHABILITATION + ADDITION

VICTORIA, BC

HAV00034 CONCURRENT WITH REZ00825 - RESUBMISSION 03

CIVIC ADDRESS: 780 BLANSHARD STREET, VICTORIA, BC V8W 2H1

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B

PROJECT TEAM

OWNER	ARCHITECTURAL	LANDSCAPE	STRUCTURAL	TRANSPORTATION
Reliance Properties	**office of mcfarlane biggar architects + designers**	**Gauthier + Associates Landscape Architects**	**Read Jones Christoffersen Ltd.**	**WATT Consulting Group**
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GEOTECHNICAL	MECHANICAL	ELECTRICAL	ARBORIST	CIVIL
Ryzuk Geotechnical Ltd.	**Introba Group**	**e2 Engineering Inc.**	**D. Clark Arboriculture**	**WSP**
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ELECTRICAL DRAWINGS

E0.00 OFFSITE LIGHTING LAYOUT

SURVEY

TOPOGRAPHIC SURVEY

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2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION
2024-02-21	5	HAP & RZ RESUBMISSION 02
2024-11-15	6	HAP & RZ RESUBMISSION 03

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

COVER SHEET

As indicated

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1 AERIAL VIEW

2 BLANSHARD STREET ENTRY PLAZA

3 PENWILL GREEN PARK

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3D VIEWS

1 : 1

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GENERAL NOTES

1. THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.

2. ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE FOR DESIGN INTENT ONLY.

3. ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.

4. ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION, UNLESS OTHERWISE STATED.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."

6. ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

7. ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.

8. CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.

9. PROVIDE GUARDS WHERE SHOWN ON THE DRAWINGS AND WHERE ADJACENT GRADE OR FLOOR LEVEL IS LOWER BY 600mm OR MORE. UNLESS OTHERWISE NOTED GUARDS TO BE 1070mm. UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 100mm DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN NBC 2015. REFER TO STRUCTURAL INFORMATION FOR MORE INFORMATION.

10. GLAZING IN DOORS, SIDELIGHTS, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.

11. GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS.

12. ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

13. DOORS IN THEIR SWING SHALL NOT REDUCE THE EFFECTIVE WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750mm, MEASURED FROM THE EDGE OF THE DOOR TO THE HANDRAIL.

14. PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.

15. ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF NEW STUD WALL, FACE OF FINISHED EXISTING STUD WALL, OUTSIDE FACE OF EXTERIOR WALL, UNO.

16. UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH. PROVIDE FOR STRUCTURAL DEFLECTION WHERE REQUIRED.

17. ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.

18. ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.

19. PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL AND CEILING FINISH INSTALLATION.

20. CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS AND CEILING REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERS' SPECIFICATIONS AND BUILDING CODES.

21.THE EXISTING BUILDING HAS BEEN CONSTRUCTED OVER EXISTING ELECTRICAL AND MECHANICAL SERVICES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING SERVICES THROUGHOUT CONSTRUCTION AND TAKING ALL MEASURES NECESSARY INCLUDING HAND EXCAVATING TO ENSURE THEIR INTEGRITY IS MAINTAINED.

22. THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNO. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL, ARCHITECTURAL, OR OTHER TRADES.

23. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL DRYWALL AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ANY REVEALS INDICATED IN DRAWINGS ARE ACHIEVABLE.

24. COORDINATE MECHANICAL AND ELECTRICAL DEVICES WITH FOUNDATION WALLS, SHEAR WALLS, REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS.

25. REFER TO STRUCTURAL DOCUMENTS FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEARWALLS, STAIRS, CONCRETE ETC.

26. CONTRACTOR TO FIELD CHECK AND CONFIRM EXACT LOCATIONS, ELEVATIONS INVERTS AND INSTALLATIONS OF ALL SERVICES FOR THIS PROJECT.

27. ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.

28. ROOF INSTALLATION AND MATERIALS TO MEET ACCEPTED RCABC STANDARDS, MATERIALS & GUIDELINES

29. ALL ROOFS AND GUTTERS TO HAVE POSITIVE SLOPE TO DRAIN, UNO.

30. ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING, UNO.

31. ALL TILE SET OUT JOINTS AND CONCRETE JOINT/REGLET DETAILS TO BE RESOLVED ON SITE WITH ARCHITECT.

32. NO FLOOR TRANSITION TO BE GREATER THAN 6mm AT THRESHOLDS AND BETWEEN ADJACENT MATERIALS, UNO.

33. ALL MIRRORS TO HAVE POLISHED EDGES WITH MINIMAL EDGE RADIUS. MIRRORS TO BE GLUED IN PLACE WITH SUITABLE ADHESIVE AND MINIMAL CONCEALED GRAVITY CLIPS WHERE NECESSARY TO HOLD MIRROR WHILE GLUE SETS.

34. ANY BUILDING CONTROL SWITCHES SUCH AS ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES THAT ARE INTENDED TO BE OPERATED BY THE OCCUPANT SHALL BE MOUNTED BETWEEN 400-1200mm ABOVE FFL.

35. PAINT ALL INTERIOR AND EXTERIOR CAVITIES, INCLUSIVE OF BUT NOT LIMITED TO STRUCTURE, ELECTRICAL, MECHANICAL, BLIND HOUSINGS, OR OTHER COMPONENTS FLAT BLACK, ABOVE THE WOOD CEILING, IN WALL REVEALS, GAPS, ETC AND BEHIND ALL INTERIOR AND EXTERIOR LOUVRES INCLUDING WOOD SOFFIT LOUVRES.

36. REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES IN PUBLIC AREAS UNLESS APPROVED BY ARCHITECT.

37. GLAZING WITH LOW-E SOFT OR HARD COATING SHALL LOCATE THE COATING ON SPECIFIED SURFACE AND SHALL BE LABELED WITH A REMOVABLE LABEL FOR INSTALLATION TO ENSURE PROPER ORIENTATION OF GLASS. ALL EXTERIOR WOOD TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.

38. ALL EXTERIOR FASTENERS TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED. ALL EXTERIOR WOOD TO BE FASTENED WITH STAINLESS STEEL FASTENERS UNLESS OTHERWISE NOTED.

39. CONTRACTOR TO MAKE GOOD ALL FLOOR, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY TO MATCH EXISTING CONDITIONS. DISRUPTIONS TO WORKSTATIONS AND PUBLIC CIRCULATION TO BE MINIMIZED AND COORDINATED WITH THE OWNER PRIOR TO EXECUTING THE WORK.

40. METAL FLASHING JOINTS & SEAMS TO ALIGN w/ CENTRELINE CURTAINWALL MULLIONS AND CLADDING JOINTS ONLY.

41. CONTRACTOR TO ALLOW FOR HORIZONTAL CONSTRUCTION JOINT (COLD JOINT) BETWEEN POURS. FINAL LAYOUT TO BE COORDINATED THROUGH SHOP DRAWINGS.

42. CONTRACTOR TO PROVIDE 20mm PLY PAINTED WITH FIRE RETARDANT PAINT PRIOR TO ELECTRICAL PANEL INSTALLATION ALL SERVICE ROOMS TYP.

43. WHERE FIELD WELDING OF GALVANIZED MATERIAL IS REQUIRED, GRIND SURFACE SMOOTH AND FILL/SKIM WITH BONDO BODY FILLER TO ACHIEVE SMOOTH SURFACE. PROVIDE ZINC RICH COATING PRIOR TO PAINTING PER SCHEDULE.

44. PROVIDE 38mm BLOCKING AT JOIST WEBS TO INFILL GAP IN SHEATHING WHERE JOISTS PASS THROUGH SHEATHING LINE - TYP. WHERE JOIST ARE PERPENDICULAR TO SHEATHING FACE.

45. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING THE INSTALLATION OF SIGNS AND ENSURING THAT THE WORK AND ROUGHINS, BACKING, AND SUPPORT STRUCTURES IS COMPLETE PRIOR TO INSTALLATION.

46. CEILINGS ARE TO BE INSTALLED WITH THE USE OF LASER ALIGNMENT TO ENSURE LEVEL ASSEMBLY.

47. DO NOT SCALE MEASUREMENTS OFF DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CLIENT'S REPRESENTATIVE.

SYMBOLS LEGEND

PLAN NORTH — TRUE NORTH — NORTH SYMBOL

15 SIM / A101 — DOOR TAG

VERY LONG ROOM NAME
150 m2
100m²
ROOM TAG

1 View Name
R101 1/8" = 1'-0"
DRAWING TITLE

Name
Elevation
ELEVATION MARKER

Elevation
Name
ELEVATION/GRADE SYMBOL

1/A101 — 1/A101 — 1/ A101
SECTION SYMBOL

1 2 A101a 3 4
ELEVATION SYMBOL

27 — 27 — 27
GRID HEAD

EW3 — WALL TAG

1T — ROOF TAG

PT1 — MATERIAL TAG

A1 — FIXTURES / EQUIPMENT TAG

M.12 — MILLWORK TAG

1T — WINDOW TAG

1T — CW DOOR TAG

01 — REVISION TAG

HATCHES

CONCRETE EXISTING
CONCRETE NEW
CONCRETE MASONRY
STEEL
ALUMINIUM
GB
GB TYPE X
GLULAM
COMPOSITE WOOD
PLYWOOD
MINERAL WOOL
SPRAY INSULATION
RIGID INSULATION
RIGID INSULATION 02
SEMI RIGID INSULATION
BATT/LOOSE FILL INSULATION
EARTH
GRAVEL DRAINAGE LAYER
ENGINEERED FILL
COMPACTED GRANULAR FILL
SAND
DEMO

ABBREVIATIONS

& / +	AND
@	AT
#	NUMBER
±	PLUS/MINUS
AFF	ABOVE FINISHED FLOOR
AL/ALUM	ALUMINIUM
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURAL
BCBC	BRITISH COLUMBIA BUILDING CODE
BLDG	BUILDING
BO	BOTTOM OF
BOH	BACK OF HOUSE
C/W	COMPLETE WITH
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTRE LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CON	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CTR	CENTRE
DBL	DOUBLE
DET	DETAIL
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DR	DOOR
DRW	DRAWER
DW	DISHWASHER
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
EMER	EMERGENCY
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FLR	FLOOR
FND	FOUNDATION
FO	FACE OF
FP	FALL PROTECTION
FR	FRIDGE
FRR	FIRE RESISTANCE RATING
FT	FOOT or FEET
G/L	GRIDLINE
G1S	GOOD ONE SIDE
G2S	GOOD TWO SIDES
GA	GAUGE
GALV	GALVANIZED
GL	GLASS or GLAZED
GR	GRADE
GRND	GROUND
GB	GYPSUM BOARD
HB	HOSE BIB
HCWD	HOLLOW CORE WOOD DOOR
HDWR	HARDWARE
HPDL	HIGH PRESSURE DECORATIVE LAMINATE
HORIZ	HORIZONTAL
HT	HEIGHT
INSUL	INSULATION
INT	INTERIOR
JC	JANITOR CLOSET
JT	JOINT
LAM	LAMINATE / LAMINATED
LS	LAMP STANDARD
LT	LIGHT
MAT	MATERIAL
MAX	MAXIMUM
MC	METAL CLADDING
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
MW	MICROWAVE
N/A	NOT APPLICABLE
NBC	NATIONAL BUILDING CODE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTRE
OD	OUTSIDE DIMENSION
OH	OVER HEAD
OP	OPERABLE PARTITION
OPP	OPPOSITE
OV	OVEN
PA	PUBLIC ADDRESS SPEAKER
PLY	PLYWOOD
PL	PROPERTY LINE
PT	PAINT
PTD	PAINTED
PTN	PARTITION
RD	ROOF DRAIN
REQ'D	REQUIRED
REV	REVISION OR REVERSE
RM	ROOM
RO	ROUGH OPENING
RVL	REVEAL
RWL	RAIN WATER LEADER
SC	SIAMESE CONNECTION
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD DOOR
SECT	SECTION
SH	SHELF
SP	SPRINKLER
SPEC	SPECIFICATION
SQ	SQUARE
SQ FT	SQUARE FEET
SQ M	SQUARE METRES
SS	STAINLESS STEEL
SSG	STRUCTURALSILICONE GLASS
ST	STAIR
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRU	STRUCTURAL
SUSP	SUSPENDED
TBC	TO BE CONFIRMED
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
T&G	TONGUE AND GROOVE
TL	TILE
TO	TOP OF
TOC	TOP OF CURB/CONCRETE
TOF	TOP OF FINISH
TOFF	TOP OF FINISHED FLOOR
TOS	TOP OF STRUCTURE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UH	UTITLITY HOLE
VBBL	VANCOUVER BUILDING BYLAW
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
WC	WATER CLOSET
WD	WOOD
WRHS	WAREHOUSE
WH	WAREHOUSE
WV	WOOD VENEER
W/	WITH
W/O	WITHOUT

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780 Blanshard - Rehabilitation + Addition

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GENERAL NOTES + ABBREVIATIONS

N.T.S.

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1 Context Plan
A010 1 : 1000

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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

CONTEXT PLAN

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PROJECT INFORMATION TABLE

	Existing	Permitted / Required	Proposed		Notes
Zone	CBD-1	-	New Zone		
Site Area	2,272 m² / 24,460 ft²	-	-		
Site Coverage	46%	-	45%		
Open Site Space	43%	-	51%		
Height of building	15.01 m	43 m	64.18 m		
Number of Storeys	4	-	20 (4 Existing + 16 Addition)		
Parking Stalls	6	99 stalls	2 on-site + 25 off-site stalls		See detail tables and Parking & TDM Study and Traffic Impact Assessment from WATT Consulting Group for details on traffic impacts, vehicle parking demand management, transit improvements, and active transportation measures.
Bicycle parking number (class 1)	0	111	162		
Bicycle parking number (class 2)	8	14	14		
Building Setbacks					
			L01 - L04	**L06 - L20**	
Front Yard - Blanshard Street	1.19 m	-	2.33 m	9.73 m	Existing building is not parallel to property line; setback to building faces. Setbacks shown for heritage building and proposed addition. CBD-1 and DCAP stepbacks and inclined plane setbacks above street wall height have variable requirement; see A015 and A200-A203 for details of proposed variance.
Side/Rear Yard - Burdett Avenue	6.65 m	-	6.65 m	8.88 m	
Side/Rear Yard - Fairfield Road	1.11 m	-	1.11 m	3.25 m	
Residential Use Details					
Total Number of Units	No existing residential use	-	98		
Unit type, e.g. 1 bedroom	-	-	Studio: 23 1-Bed: 38 | 1-Bed + Den: 16 2-Bed: 15 | 2-Bed + Den: 3 3-Bed: 3		See tables for additional detail.
Ground oriented units	-	-	0		
Minimum Unit Floor Area	-	-	36.6 m²		
Total Residential Floor Area	-	-	6,906.7 m²		
Area and Floor Space Ratio					
Commercial	1.67		1.5		
Residential - Strata	-		3.1		See tables for additional detail.
Total	**1.67**	CBD-1: 3.0 | DCAP: 6.0 (3.0 max residential)	**4.6**		

Commercial

VEHICLE PARKING

FOR MORE DETAILED INFORMATION ON VEHICLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

ID		UNITS	REQUIREMENT		
		A	B	C	D
FORMULA				=A*B	
		UNITS or AREA	SPACES / UNIT (Condominium use) *	REQUIREMENT	ROUNDED TOTAL
UNITS <45m²		59	0.65	**38.4**	
UNITS >=45m² and <=70m²		33	0.80	**26.4**	
UNITS >70m²		6	1.20	**7.2**	
					72
Visitor (Total # Units)		98	0.10	**9.8**	
					10
Hotel (Rooms)		96	0.25	**24.0**	
Café (m²)		136	-	**-**	
					24
				total	**106**

	PROPOSED
On-Site Stalls	**2**
Off-Site Stalls	**25**
total	**27**

NOTES

* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking

BICYCLE PARKING

FOR MORE DETAILED INFORMATION ON BICYCLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

ID			REQUIREMENT			
		A	LONG-TERM SPACES		SHORT-TERM SPACES	
FORMULA			B	C = A * B	D	E = A * D
USE		UNIT COUNT	RATE *	NUMBER REQUIRED	RATE *	NUMBER REQUIRED
RESIDENTIAL USE						
Units <45m²	59	Suites	1 per Suite	59.0	0.1 per Suite	6
Units >=45m² <70m²	33	Suites	1.25 per Suite	41.3	0.1 per Suite	3
Units >70m²	6	Suites	1.25 per Suite	7.5	0.1 per Suite	0.6
HOTEL						
Rooms	96	Rooms	1 per 25 rooms	3.8	1 per 40 rooms	2.4
FOOD + BEVERAGE						
Floor Area	136	m²	1 per 400 m2	0.3	1 per 100 m2	1.4
			Residential total†	108	Residential total†	10
			Hotel + F&B total†	4	Hotel + F&B total†	4
			Total	**112**	**Total**	**14**

	PROPOSED	
	LONG-TERM SPACES ¤	SHORT-TERM SPACES
RESIDENTIAL USE		
Horizontal Stall (Standard Size)	45	
Horizontal Stall (Cargo Size)	11	
Vertical Stall	18	
Stacked Stall (Lower Tier)	36	
Stacked Stall (Upper Tier)	36	
Total Residential	**146**	
HOTEL + CAFÉ USE		
Horizontal Stall (Standard Size)	4	
Horizontal Stall (Cargo Size)	1	
Total Hotel + Café	**5**	
SHARED USE		
Building Ebikes	11	
Horizontal Stall (Standard Size)‡		12
Horizontal Stall (Cargo Size)‡		2
Total Shared	**11**	**14**
	Total 162	**Total 14**

NOTES

* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking
† Rounded to nearest full stall
¤ All long-term stalls to have access to outlets for ebike charging
‡ Some stalls electrified for ebike charging; see A100 for details

FLOOR AREA + UNITS SUMMARY

ID		FLOOR	ZONING FLOOR AREA										UNITS SUMMARY							
				EXCLUSIONS				HOTEL FLOOR AREA			RESIDENTIAL FLOOR AREA			HOTEL	RESIDENTIAL TOWER						
	A		B	C	D	E	F	G	H	J	K	L	M	N							
FORMULA							=B-SUM(C:E)			=G*X	=H+J		=G*Y	=L+M							
			AREA TO INTERIOR SURFACE OF EXTERIOR WALLS	BASEMENT, CRAWLSPACE, BELOW GRADE, OPEN TO BELOW	ROOFTOP STRUCTURES	BICYCLE PARKING	TOTAL FLOOR AREA	SHARED FLOOR AREA	HOTEL FLOOR AREA	PRORATED PORTION OF SHARED FLOOR AREA	HOTEL FLOOR AREA	RESIDENTIAL FLOOR AREA	PRORATED PORTION OF SHARED FLOOR AREA	RESIDENTIAL FLOOR AREA	HOTEL ROOM	STUDIO	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR
Level 01			**1,094.3**	-	-	255.7	**838.6**	301.4	362.0	96.9	**458.9**	175.2	204.5	**379.7**	6	-	-	-	-	-	-
Level 02			**960.1**	-	-	-	**960.1**	64.2	875.0	20.6	**895.7**	20.9	43.5	**64.4**	34	-	-	-	-	-	-
Level 03			**960.2**	-	-	-	**960.2**	93.3	797.3	30.0	**827.2**	69.7	63.3	**133.0**	22	-	-	-	-	-	-
Level 04			**960.2**	18.4	-	-	**941.8**	57.2	863.4	18.4	**881.8**	21.2	38.8	**60.0**	34	-	-	-	-	-	-
Level 05			**351.0**	-	-	-	**351.0**	68.4	191.0	22.0	**213.0**	91.7	46.4	**138.1**	-	-	-	-	-	-	-
Level 06			**425.8**	-	-	-	**425.8**	12.7	18.6	4.1	**22.7**	394.5	8.6	**403.1**	-	1	2	2	1	-	-
Level 07			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 08			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 09			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 10			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 11			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 12			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 13			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 14			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 15			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 16			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 17			**425.8**	-	-	-	**425.8**	12.7	-	4.1	**4.1**	413.1	8.6	**421.7**	-	2	3	1	1	-	-
Level 18			**425.8**	-	-	-	**425.8**	12.2	-	3.9	**3.9**	413.6	8.3	**421.9**	-	-	1	1	1	1	1
Level 19			**425.8**	-	-	-	**425.8**	12.2	-	3.9	**3.9**	413.6	8.3	**421.9**	-	-	1	1	1	1	1
Level 20			**425.8**	-	-	-	**425.8**	12.2	-	3.9	**3.9**	413.6	8.3	**421.9**	-	-	1	1	1	1	1
Roof Level			**190.4**	-	190.4	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	-	-	-	-
TOTAL (m²)			**10,903.3**	18.4	190.4	255.7	**10,438.8**	773.7	3,107.3	248.7	**3,356.0**	6,558.0	525.0	**7,082.9**	**96**	**23**	**38**	**16**	**15**	**3**	**3**
									U			V				23%	39%	16%	15%	3%	3%
																Total Residential Units					**98**

Proportion of Unshared Floor Area by Use				**68%**	
		X		Y	
		=U/(U+V)		=V/(U+V)	

Total FSR	Commercial FSR	Residential FSR
4.6	1.5	3.1

Site Area 2272.4 m²

NOTES

Areas All areas are in square meters

Columm G Includes shared horizontal and vertical circulation for exiting and mechanical / electrical rooms on each floor where shafts run to rooftop service spaces.

UNIT AREA SIZE SUMMARY

	HOTEL ROOM	STUDIO	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR
AVG	18.3	36.9	44.0	55.7	63.7	76.5	97.5
MIN	14.5	36.6	36.6	54.6	63.4	76.5	97.5
MAX	40.7	37.1	49.8	59.3	65.2	76.5	97.5

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2024-11-15	6	HAP & RZ RESUBMISSION 03

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PROJECT INFO

11/15/2024 2:02:38 PM

A011

The proposal as seen from View 1: Laurel Point to Downtown Core Area.

In View 1 from Laurel Point, the proposal helps to establish the anticipated CBD backdrop articulated in the DCAP at the boundary between the Historic Commercial District and the Inner Harbour Causeway area, creating a multilayered and tiered urban profile. It contributes to this backdrop with a reserved material palette and regular fenestration pattern, allowing the richly detailed facades of the historic building stock to maintain prominence. The slim massing of the tower maximizes the sky view and preserves the legibility of the Empress Hotel's roofline. By preserving the scale and character of the existing BC Power Commission Building as a podium, the proposal also helps maintain a massing and proportion that is compatible with the surrounding context at street level.

The proposal as seen from View 2: Inner Harbour from Songhees Point.

In View 2 from Songhees Point, the proposal is visible at the northern extent of this view as a backdrop to the Empress Hotel and the Customs House in a cluster of other tall contemporary buildings. It contributes to the anticipated stepped urban backdrop that helps frame the historic buildings along the Inner Harbour Causeway. The profile of the proposal is simple and quiet, allowing the variegated roofline of the Empress Hotel to remain legible and prominent. The façade is crafted from high quality materials that complement the surrounding context while remaining distinguishable and contemporary. The slim massing creates a unique fixture in the skyline, while the refined fenestration and balcony pattern does not detract from the prominence of the many important landmarks along the Inner Harbour Causeway.

Public External Views

The proposed addition appears in two of the public external views of downtown identified in DCAP Appendix 2. Visualizations of the proposal from the View 1: Laurel Point to Downtown Core Area and View 2: Inner Harbour from Songhees Point are shown below.

Additional visualizations and analysis of shadowing, near and distant perspective views, and the impact of the proposed addition on the existing views from two nearby high rise residential developments are included in the Large Project Supplementary Information Booklet.

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DATE	REV	DESCRIPTION
2023-02-17	1	ISSUED FOR COORDINATION
2023-03-14	2	FINAL PROGRESS SET
2023-03-23	3	HAP & REZONING RESUBMISSION
2024-02-21	4	HAP & RZ RESUBMISSION 02
2024-11-15	5	HAP & RZ RESUBMISSION 03

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PUBLIC EXTERNAL VIEWS

11/15/2024 3:01:24 PM

A012

1 STREETSCAPE ALONG BLANSHARD STREET

A013 N.T.S.

2 STREETSCAPE ALONG FAIRFIELD ROAD

A013 N.T.S.

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2024-11-15	6	HAP & RZ RESUBMISSION 03

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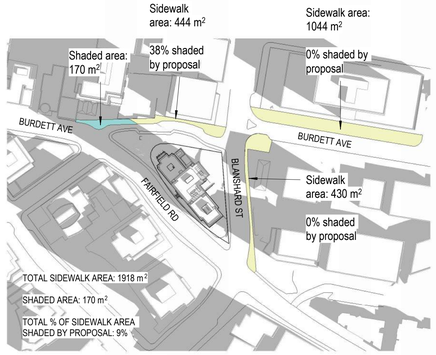
CONTEXT STREETSCAPES

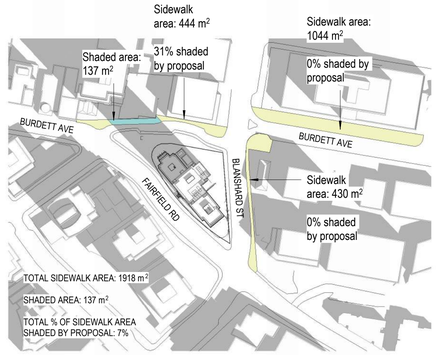
N.T.S.

11/15/2024 2:02:39 PM

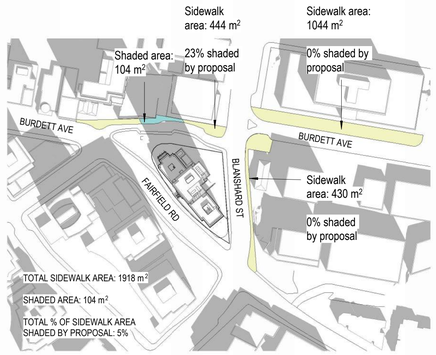
A013



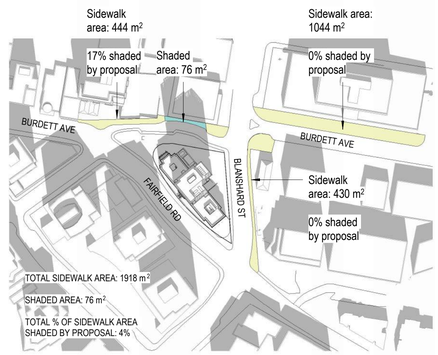
1 Shadow Analysis - Proposed - Equinox 10am



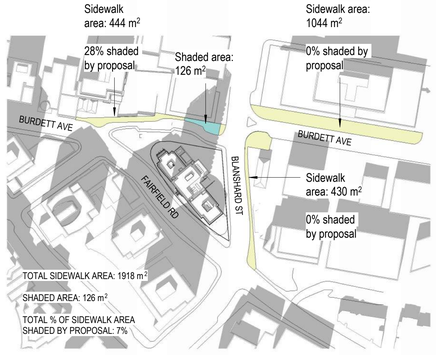
2 Shadow Analysis - Proposed - Equinox 11am



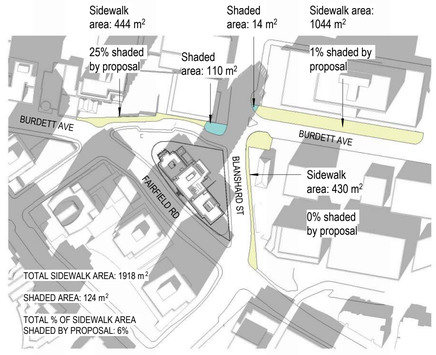
3 Shadow Analysis - Proposed - Equinox 12pm



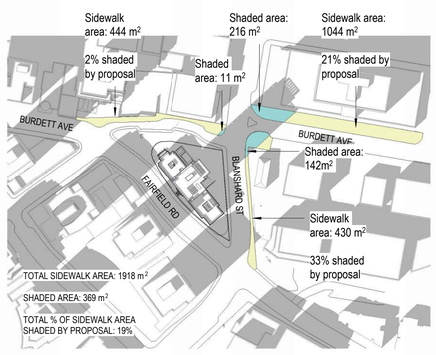
4 Shadow Analysis - Proposed - Equinox 1pm



5 Shadow Analysis - Proposed - Equinox 2pm



6 Shadow Analysis - Proposed - Equinox 3pm



7 Shadow Analysis - Proposed - Equinox 4pm

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DATE	REV	DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION
2024-02-21	2	HAP & RZ RESUBMISSION 02
2024-11-15	3	HAP & RZ RESUBMISSION 03

PN

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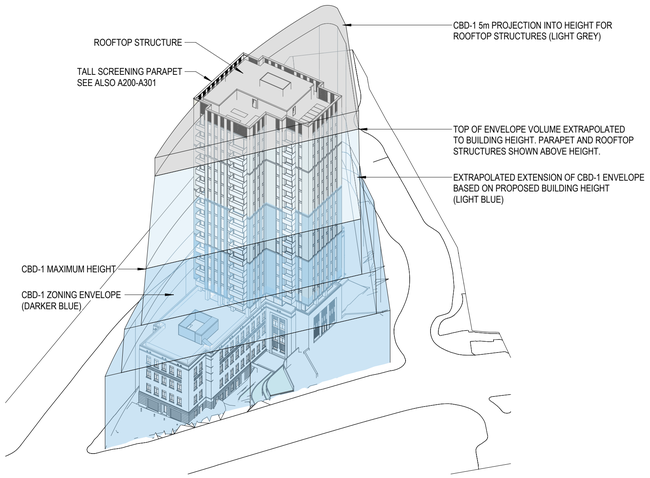
SHADOW ANALYSIS - EQUINOX

1 : 2000

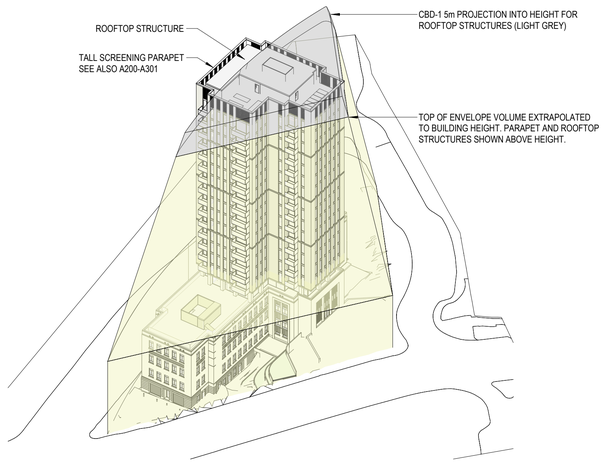
11/15/2024 2:05:01 PM

A014



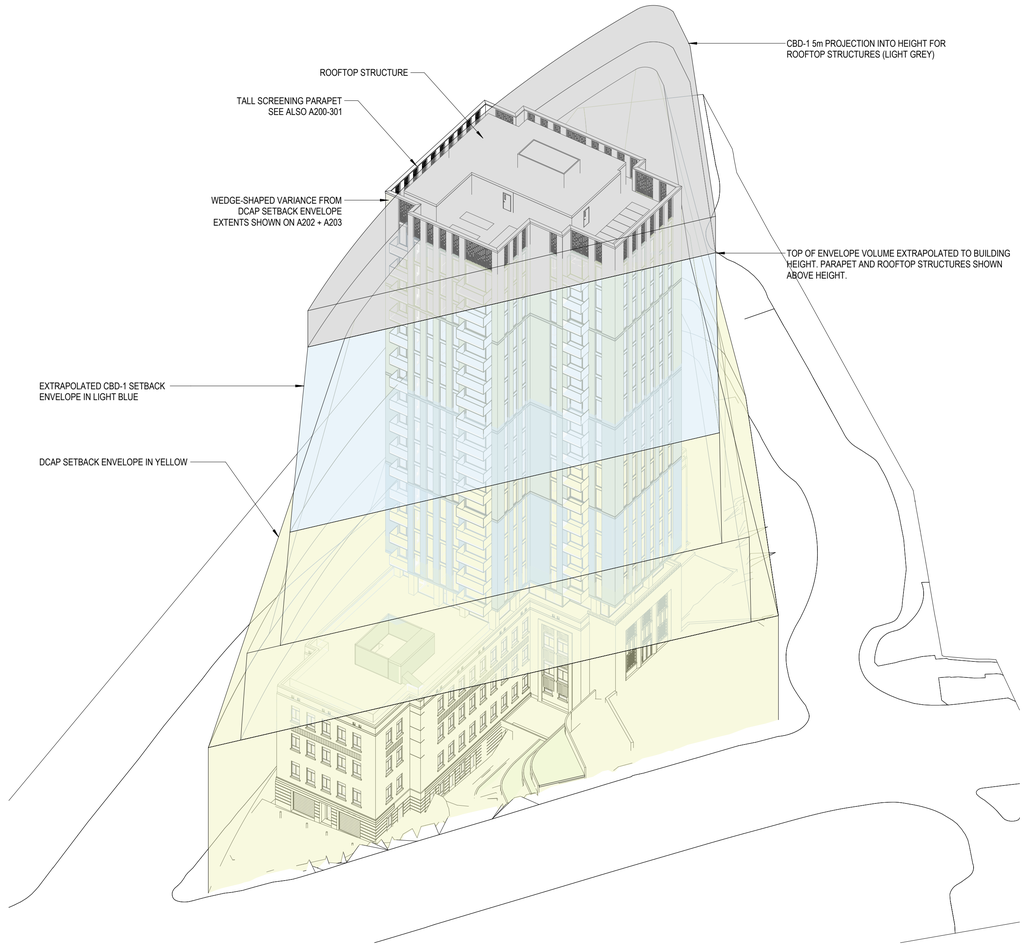
3 Axonometric View of CBD-1 Setback Envelope

A015



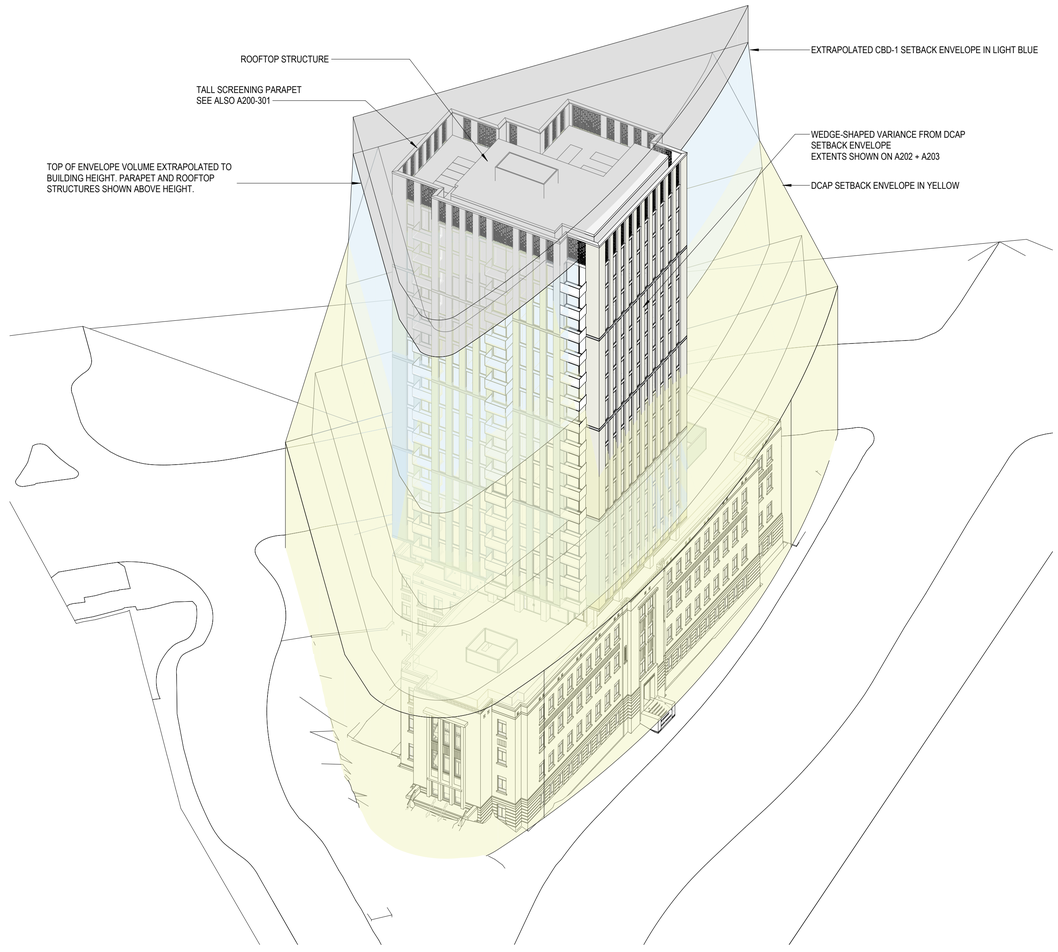
4 Axonometric View of DCAP Setback Envelope

A015



1 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (East)

A015



2 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (West)

A015

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2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION
2024-02-21	5	HAP & RZ RESUBMISSION 02
2024-11-15	6	HAP & RZ RESUBMISSION 03

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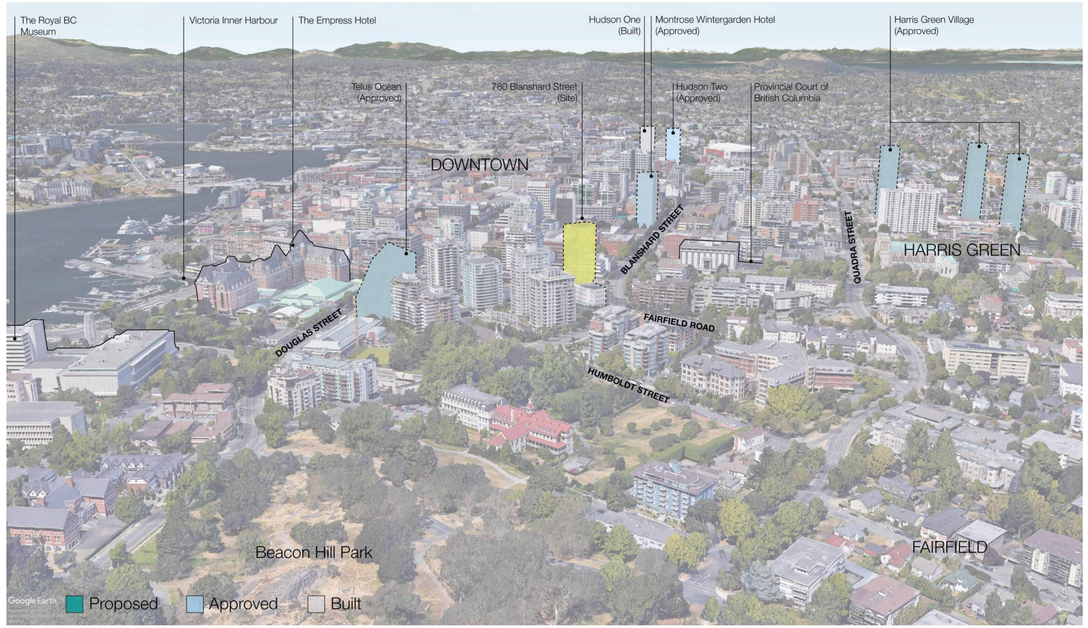
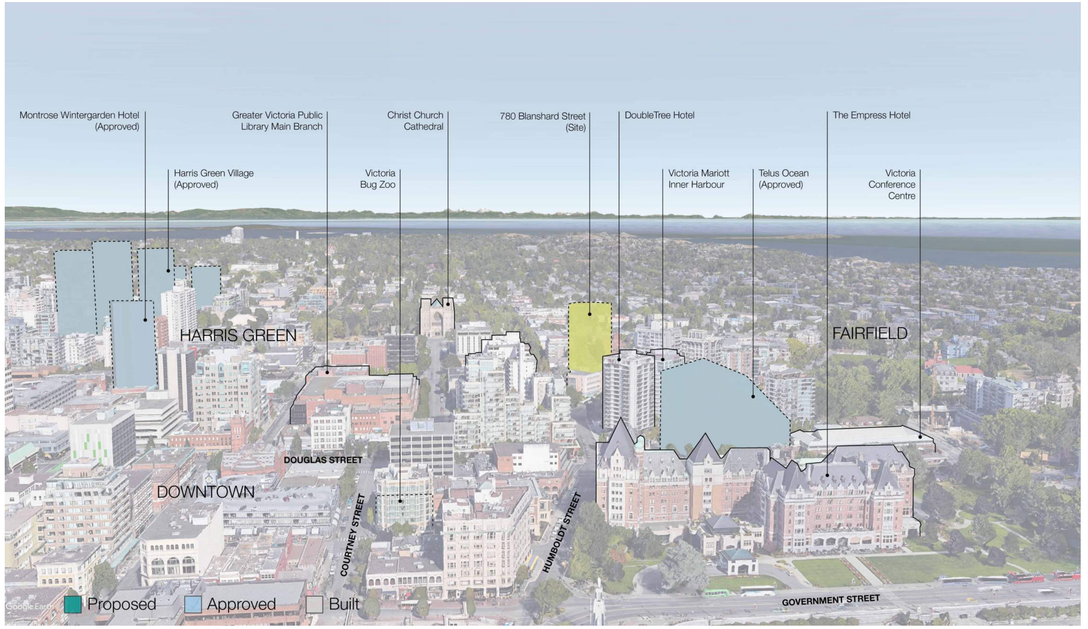
BUILDING FORM - ZONING ENVELOPE

11/15/2024 2:05:21 PM

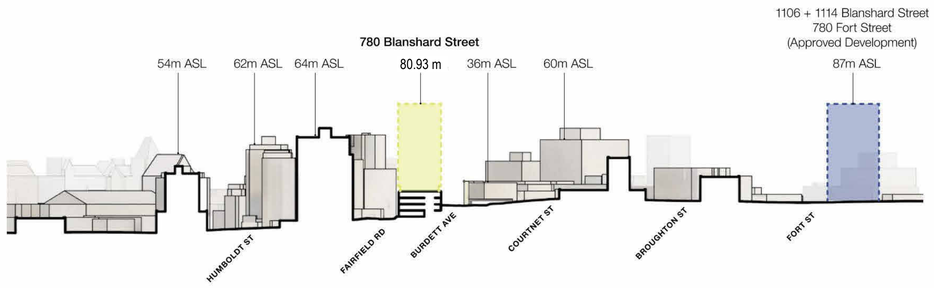
A015



1 VIEW TO SITE ABOVE BEACON HILL



2 VIEW TO SITE LOOKING EAST ABOVE HARBOUR



3 CONTEXT SECTION - SOUTH TO NORTH FACING WEST

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2024-11-15	6	HAP & RZ RESUBMISSION 03

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2019-039

CONTEXT SCHEMATIC VIEWS AND SECTION

As indicated

11/15/2024 2:05:23 PM

A016

BUILDING CODE ANALYSIS

SEE ALSO OUTLINE CODE REPORT BY GHL CONSULTANTS

PROJECT INFORMATION		BCBC Reference	Notes
Project Type	Renovation and Addition		
Governing Building Code	BC Building Code 2018		
Major Occupancies	Group C	3.1.2.1	Hotel and residential tower share a major occupancy. Dining, fitness centre, and amenity spaces are subsidiary occupancies which are integral to the principal occupancy.
Building Area	1038 m^2	1.4.1.2	Outside face of exterior walls (existing heritage building)
Grade	14.86 m	1.4.1.2	BCBC Grade differs from City of Victoria Average Grade. BCBC Grade is the average along the lowest building face (along Fairfield Road). (14.88 m + 14.84 m) / 2 = 14.86 m
Building Height	20 storeys	1.4.1.2	
High Building	Yes	3.2.6.1	

BUILDING FIRE SAFETY + CONSTRUCTION CLASSIFICATION			
Classification	Group C, Any Height, Any Area, Sprinklered	3.2.2.47	
Maximum Building Area	Unlimited	3.2.2.47	
Number of Streets Facing	3	3.2.2.10	
Construction Types Permitted	Noncombustible	3.2.2.47	
Interconnected Floor Space	Yes	3.2.8	

EXITS FROM FLOOR AREAS			
Number of Exits Required	2	3.4.2.1	
Separation of Exits (Min.)	One half of diagonal floor area, but need not be more than 9 m	3.4.2.3	All floor areas served by public corridors
Maximum Travel Distance Allowed	45 m	3.4.2.5	Measured from suite egress door into public corridor (3.4.2.4)

FIRE RESISTANCE RATINGS			
Floor Assemblies	2 h	3.2.2.47	
Roofs	N/A	3.2.2.47	
Occupied Roofs	2 h	3.2.2.13	
Mezzanines	1 h	3.2.2.47	
Exits	2 h	3.4.4.1	
Between Suites	1 h	3.3.1.1, 3.3.4.2	
Between Suites and Public Corridors	1 h	3.3.4.2, 3.2.6.5	Elevator access directly to corridor
Elevator Hoistways	2 h	3.5.3.1	
Service Spaces Containing Emergency Equipment	1 h	3.2.7.10	
Rooms Containing Fire Alarm Equipment	1 h	3.2.7.10	
Generator Room and Fuel Tank	2 h	3.6.2.8	
Electrical Equipment Room (sprinklered)	1 h	3.6.2.1	
Electrical Equipment Vault (unsprinklered)	2h	NFPA 13	
Vertical Service Spaces	1 h	3.6.3.1	

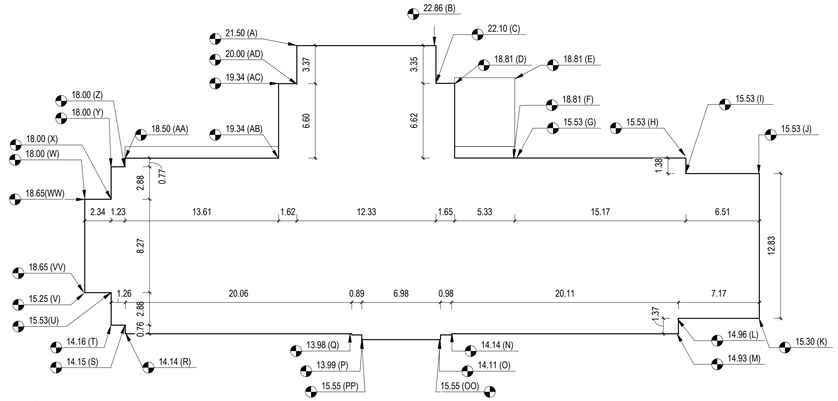
SPATIAL SEPARATION

Table 3.2.3.1.-D
Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout
Forming Part of Article 3.2.3.1.

Exposing Building Face	Area of *Unprotected Opening* for Groups A, B, C, D and F, Division 3 *Occupancies*, %											
	Limiting Distance, m											
Max. Area, m^2	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9
10	0	16	24	42	66	100						
15	0	16	20	34	50	74	100					
20	0	16	20	30	42	60	100					
25	0	16	18	26	38	52	90	100				
30	0	14	18	24	34	46	78	100				
40	0	14	16	22	30	40	64	96	100			
50	0	14	16	20	28	36	56	82	100			
60	0	14	16	20	26	32	50	72	98	100		
80	0	14	16	18	22	28	42	58	80	100		
100	0	14	16	18	22	26	36	50	68	88	100	
150 or more	0	14	14	16	20	22	30	40	52	66	82	100

NOTE:

THE EXISTING BUILDING AND PROPOSED ADDITION WILL CONTAIN GROUP A AND C OCCUPANCIES AND WILL BE SPRINKLERED THROUGHOUT. AS SUCH, SPATIAL SEPARATION REQUIREMENTS WILL BE GOVERNED BY BCBC 2018 TABLE 3.2.3.1-D UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT. ACCORDING TO THE TABLE, AT A LIMITING DISTANCE OF 9 M OR GREATER, THE AREA OF UNPROTECTED OPENINGS IS PERMITTED TO BE 100%. THIS UNIQUE SITE FACES THREE STREETS AND IN ALL CASES HAS LIMITING DISTANCES THAT ARE AT LEAST 9 M. THEREFORE, ALL ELEVATIONS OF THE BUILDING WILL BE PERMITTED TO HAVE AN AREA OF UNPROTECTED OPENINGS OF 100%. THE ACTUAL PERCENTAGE OF UNPROTECTED OPENINGS AT THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE SUBSTANTIALLY LOWER AND WILL BE IN COMPLIANCE WITH SPATIAL SEPARATION REQUIREMENTS.



1 Building Grades
A020 1 : 250

AVERAGE GRADE CALCULATION

Grade Points		Distance Btw Points		Average Grade Calculation					
Point	Elev (m)	Point Pair	(m)	Point Pair	Point 1	Point 2	Average	Distance	Total
A	21.50	A & B	12.33	A & B	21.50	22.86	22.18	12.33	273.48
B	22.86	B & C	3.35	B & C	22.86	22.10	22.48	3.35	75.31
C	22.10	C & D	1.65	C & D	22.10	18.81	20.46	1.65	33.75
D	18.81	D & E	5.33	D & E	18.81	18.81	18.81	5.33	100.26
E	18.81	E & F	6.62	E & F	18.81	18.81	18.81	6.62	124.52
F	18.81	F & G	0.00	F & G	18.81	15.53	17.17	0.00	0.00
G	15.53	G & H	15.17	G & H	15.53	15.53	15.53	15.17	235.59
H	15.53	H & I	1.38	H & I	15.53	15.53	15.53	1.38	21.43
I	15.53	I & J	6.51	I & J	15.53	15.53	15.53	6.51	101.10
J	15.53	J & K	12.83	J & K	15.53	15.30	15.42	12.83	197.77
K	15.30	K & L	7.17	K & L	15.30	14.96	15.13	7.17	108.48
L	14.96	L & M	1.37	L & M	14.96	14.93	14.95	1.37	20.47
M	14.93	M & N	20.11	M & N	14.93	14.14	14.54	20.11	292.30
N	14.14	N & O	0.98	N & O	14.14	14.11	14.13	0.98	13.84
O	14.11	O & OO	1.44	O & OO	14.11	15.55	14.83	1.44	21.36
OO	15.55	OO & PP	7.98	OO & PP	15.55	15.55	15.55	7.98	124.09
PP	15.55	PP & P	1.56	PP & P	15.55	13.99	14.77	1.56	23.04
P	13.99	P & Q	0.89	P & Q	13.99	13.98	13.99	0.89	12.45
Q	13.98	Q & R	20.06	Q & R	13.98	14.14	14.06	20.06	282.04
R	14.14	R & S	0.76	R & S	14.14	14.15	14.15	0.76	10.75
S	14.15	S & T	1.26	S & T	14.15	14.16	14.16	1.26	17.84
T	14.16	T & U	2.88	T & U	14.16	15.53	14.85	2.88	42.75
U	15.53	U & V	2.34	U & V	15.53	15.25	15.39	2.34	36.01
V	15.25	V & VV	3.40	V & VV	15.25	18.65	16.95	3.40	57.63
VV	18.65	VV & WW	8.27	VV & WW	18.65	18.65	18.65	8.27	154.24
WW	18.65	WW & W	0.65	WW & W	18.65	18.00	18.33	0.65	11.91
W	18.00	W & X	2.34	W & X	18.00	18.00	18.00	2.34	42.12
X	18.00	X & Y	2.88	X & Y	18.00	18.00	18.00	2.88	51.84
Y	18.00	Y & Z	1.23	Y & Z	18.00	18.00	18.00	1.23	22.14
Z	18.00	Z & AA	0.77	Z & AA	18.00	18.50	18.25	0.77	14.05
AA	18.50	AA & AB	13.61	AA & AB	18.50	19.34	18.92	13.61	257.50
AB	19.34	AB & AC	6.60	AB & AC	19.34	19.34	19.34	6.60	127.64
AC	19.34	AC & AD	1.62	AC & AD	19.34	0.00	9.67	1.62	15.67
AD	20.00	AD & A	3.37	AD & A	20.00	21.50	20.75	3.37	69.93
Total		Perimeter	178.71	Total				178.71	2,993.31
							AVERAGE GRADE		16.75

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780 Blanshard Street, Victoria, BC
2019-039

BUILDING CODE AND AVERAGE GRADE

As indicated

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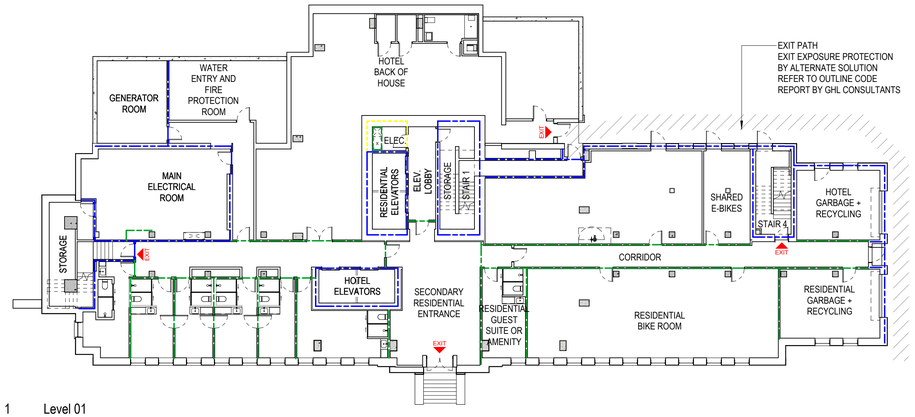
A020



1 Level 01

A021 1 : 200

2 Level 02

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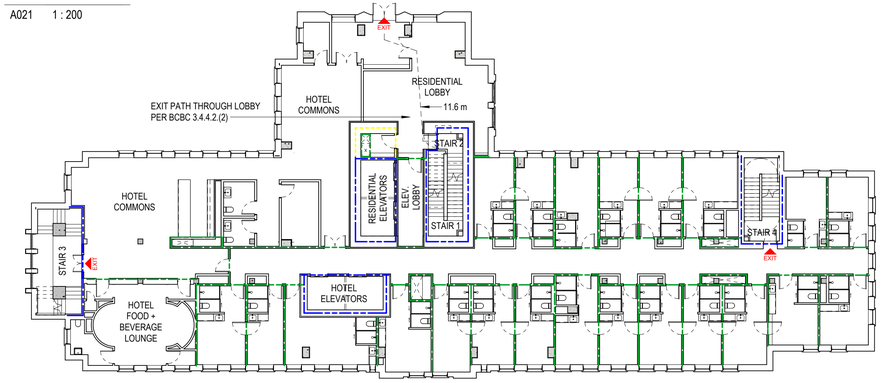
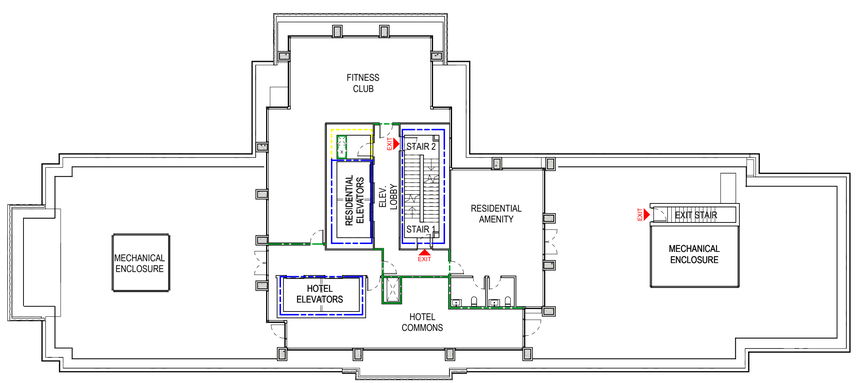


3 Level 03

A021 1 : 200

4 Level 04

A021 1 : 200



5 Level 05

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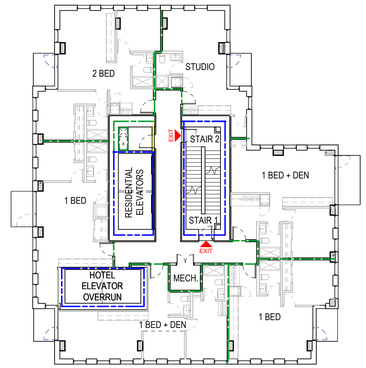

6 Level 06

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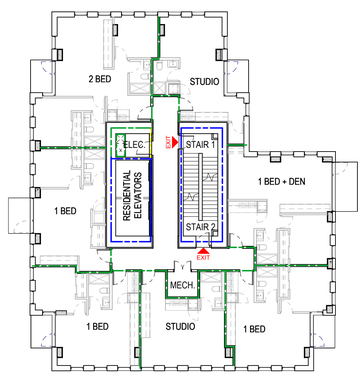
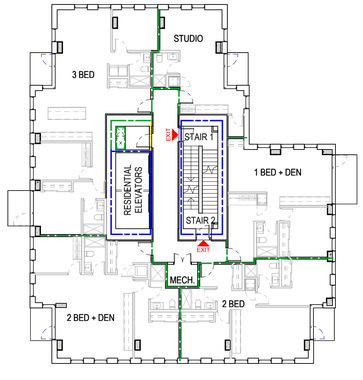


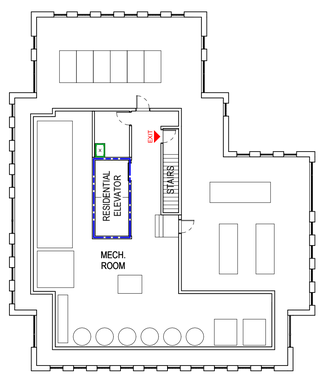
7 Level 07-17

A021 1 : 200



8 Level 18-20

A021 1 : 200



9 Mechanical Rooftop

A021 1 : 200

LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

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2024-11-15	3	HAP & RZ RESUBMISSION 03

PN

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2019-039

CODE ANALYSIS - PLANS

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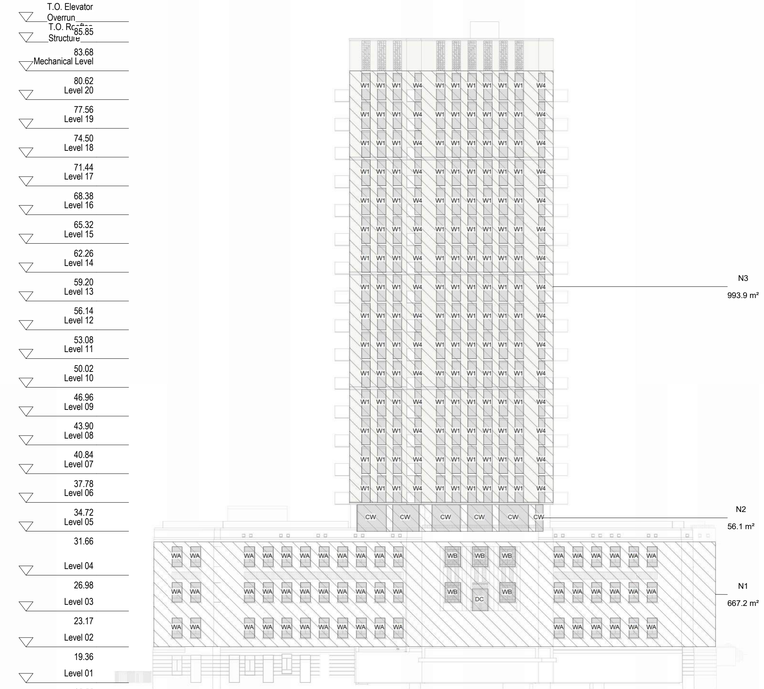
A021



1 Spatial Separation - North Elevation (Blanshard St.)

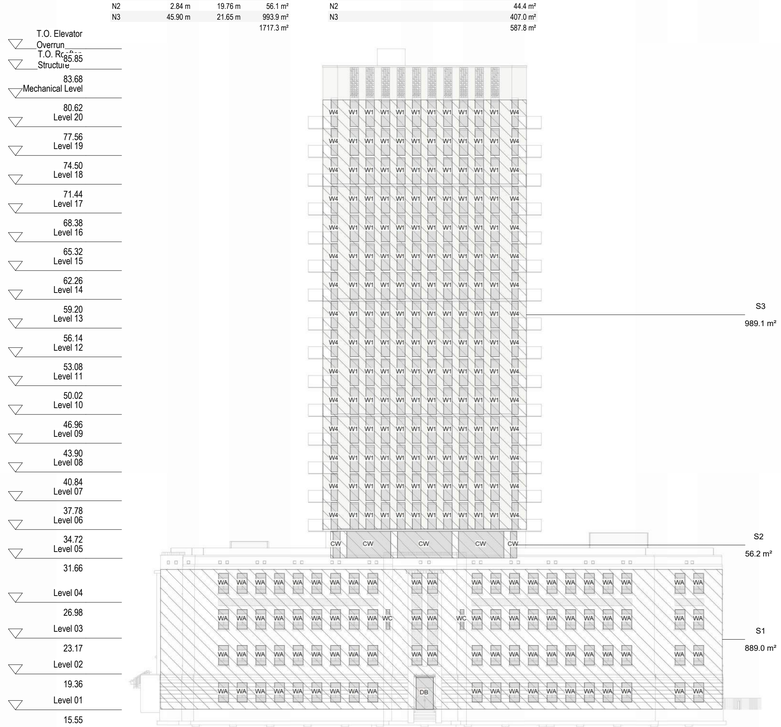
A022 1 : 300

NORTH - BUILDING FACE

N1	11.16 m	59.79 m	667.2 m²
N2	2.84 m	19.76 m	56.1 m²
N3	45.90 m	21.65 m	993.9 m²
			1717.3 m²

NORTH - UNPROTECTED OPENINGS

N1	136.4 m²
N2	44.4 m²
N3	407.0 m²
	587.8 m²



2 Spatial Separation - South Elevation (Fairfield Road)

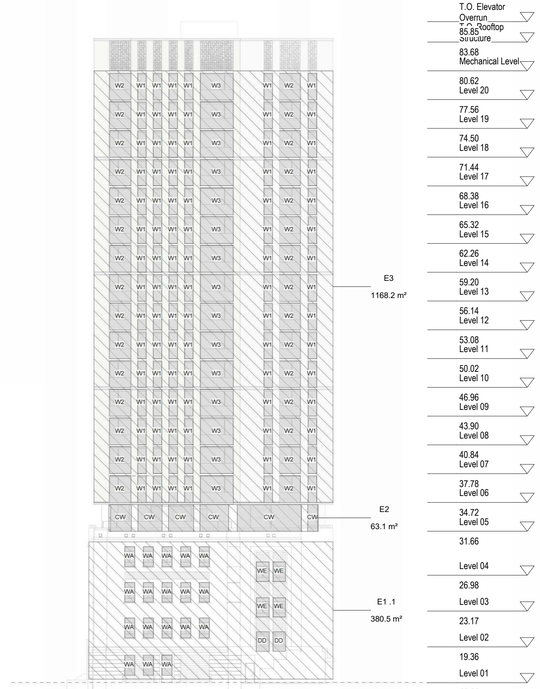
A022 1 : 300

SOUTH - BUILDING FACE

S1	14.87 m	59.79 m	889.0 m²
S2	2.84 m	19.81 m	56.2 m²
S3	45.68 m	21.65 m	989.1 m²
			1934.3 m²

SOUTH - UNPROTECTED OPENINGS

N1	136.4 m²
N2	44.4 m²
N3	407.0 m²
	587.8 m²



3 Spatial Separation - East Elevation (Fairfield + Blanshard St.)

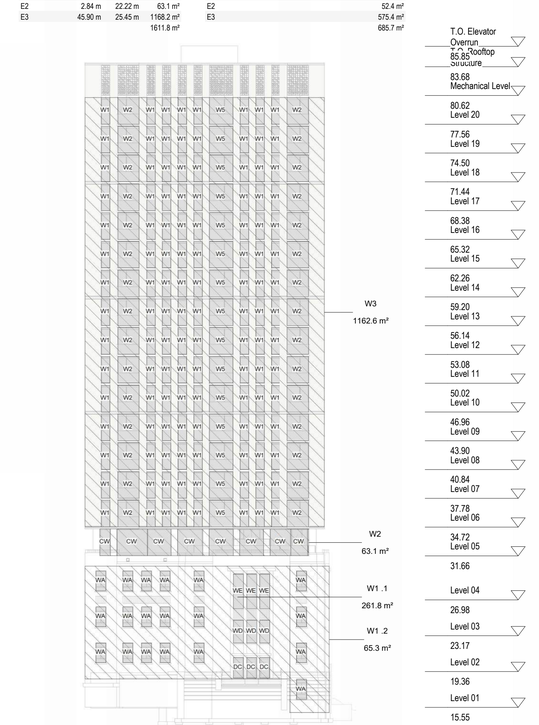
A022 1 : 300

EAST - BUILDING FACE

E1	14.65 m	25.98 m	380.5 m²
E2	2.84 m	22.22 m	63.1 m²
E3	45.90 m	25.45 m	1168.2 m²
			1611.8 m²

EAST - UNPROTECTED OPENINGS

E1	57.8 m²
E2	52.4 m²
E3	575.4 m²
	685.7 m²



4 Spatial Separation - West Elevation (Burdett Ave.)

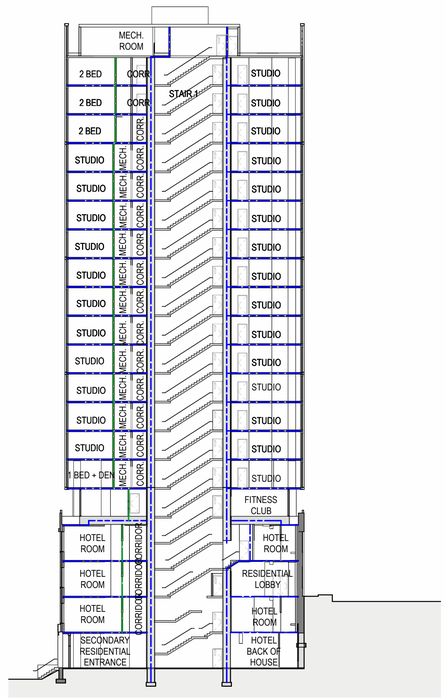
A022 1 : 300

WEST - BUILDING FACE

W1	<varies>	<varies>	327.1 m²
W2	2.84 m	22.22 m	63.1 m²
W3	45.68 m	25.45 m	1162.6 m²
			1552.8 m²

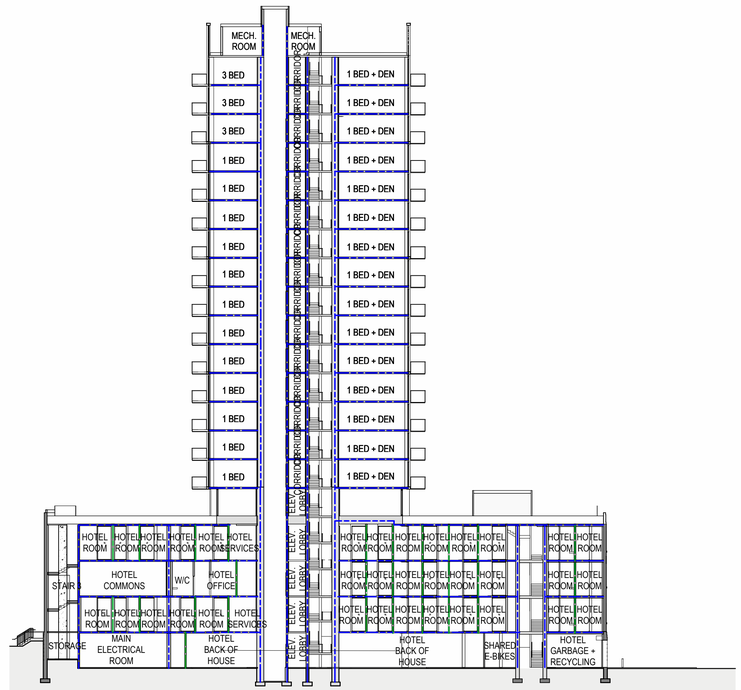
WEST - UNPROTECTED OPENINGS

W1	69.2 m²
W2	53.1 m²
W3	611.5 m²
	733.8 m²



5 Fire Compartment - Cross Section @ Stair

A022 1 : 300



6 Fire Compartment - Longitudinal Section

A022 1 : 300

LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

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CODE ANALYSIS - ELEVATIONS

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As indicated

A022

CHATEAU VICTORIA
ELEVATOR CORE ELEV = 69.53
PARAPET ELEV = 61.49

PARKADE

PARKING SURFACE ELEV = 20.38
TOP OF WALL ELEV = 22.26

'ROBERT KER BUILDING'
PARAPET ELEV = 37.65

'LAW COURTS'
LOWER PARAPET ELEV = 33.93
UPPER PARAPET ELEV = 53.82

BURDETT AVENUE

HOTEL PICK-UP / DROP-OFF ACCESS

HOTEL PARKADE ACCESS

TOUR BUS LOADING ZONE

PARKADE ACCESS

UNDERGROUND PARKING ACCESS

STREET PARKING 3 STALLS

BC HYDRO INFTRASTRUCTURE

EXISTING CURB EDGE

RETAINING WALL

EXISTING PATH

PENWILL GREEN PARK

6650 MIN. EXISTING SETBACK

RETAINING WALL

DRIVEWAY ACCESS

STREETLIGHT DAVIT

EXISTING FIRE HYDRANT

PENWILL STREET

EXISTING TRANSIT LAYBY

1397

ENTRY AT LEVEL 2

17.99
20.64
18.29
18.62
18.72
23.185
23.69

ASPHALT PARKING LOT

EXISTING CURB EDGE

16.86
16.89
16.32
14.84
14.85

32.00 T.O. PARAPET

20.10
19.27
18.76

EXISTING ACCESS RAMP

ENTRY AT LEVEL 3

STREET PARKING 3 STALLS

FRONT PROPERTY LINE

1106 MIN. EXISTING SETBACK

22.64
20.00 (C)
19.21

EXISTING FIRE DEPARTMENT CONNECTION

780 BLANSHARD STREET

SITE AREA
2,272.4 m²
24,460 ft²

EXISTING CURB EDGE

ENTRY AT LEVEL 2

18.69

STAIRS

BLANSHARD STREET

EXISTING CATCH BASIN

14.07

RETAINING WALL

ENTRY AT LEVEL 1

14.02

16.47
17.30

EXISTING EXIT FROM LEVEL 2

2539 EXISTING

1193 MIN. EXISTING SETBACK

16.97
16.06
15.95

RETAINING WALL

FAIRFIELD ROAD

STREET PARKING 5 STALLS

1824

14.88

EXISTING BICYCLE STORAGE

ENTRY AT LEVEL 1

15.30

1614 EXISTING SETBACK

VAULT

TRAFFIC SIGNAL POLE

EXISTING CATCH BASIN

810 BURDETT
ROOF PEAK ELEV = 34.20

'THE SAVOY'
ELEVATOR CORE ELEV = 49.73
UPPER PARAPET ELEV = 45.16

'VICTORIA MARRIOTT HOTEL'
PARAPET ELEV = 52.67

751 FAIRFIELD RD
PARAPET ELEV = 65.48

788 HUMBOLT ST
ELEVATOR CORE ELEV = 60.76
PARAPET ELEV = 55.32

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SITE PLAN EXISTING

1 : 200

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A030

HERITAGE CONSERVATION NOTES

REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

1. PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
2. EXCEPT WHERE NOTED, PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
3. PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
4. RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
5. RETAIN AND POTENTIALLY REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
6. RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
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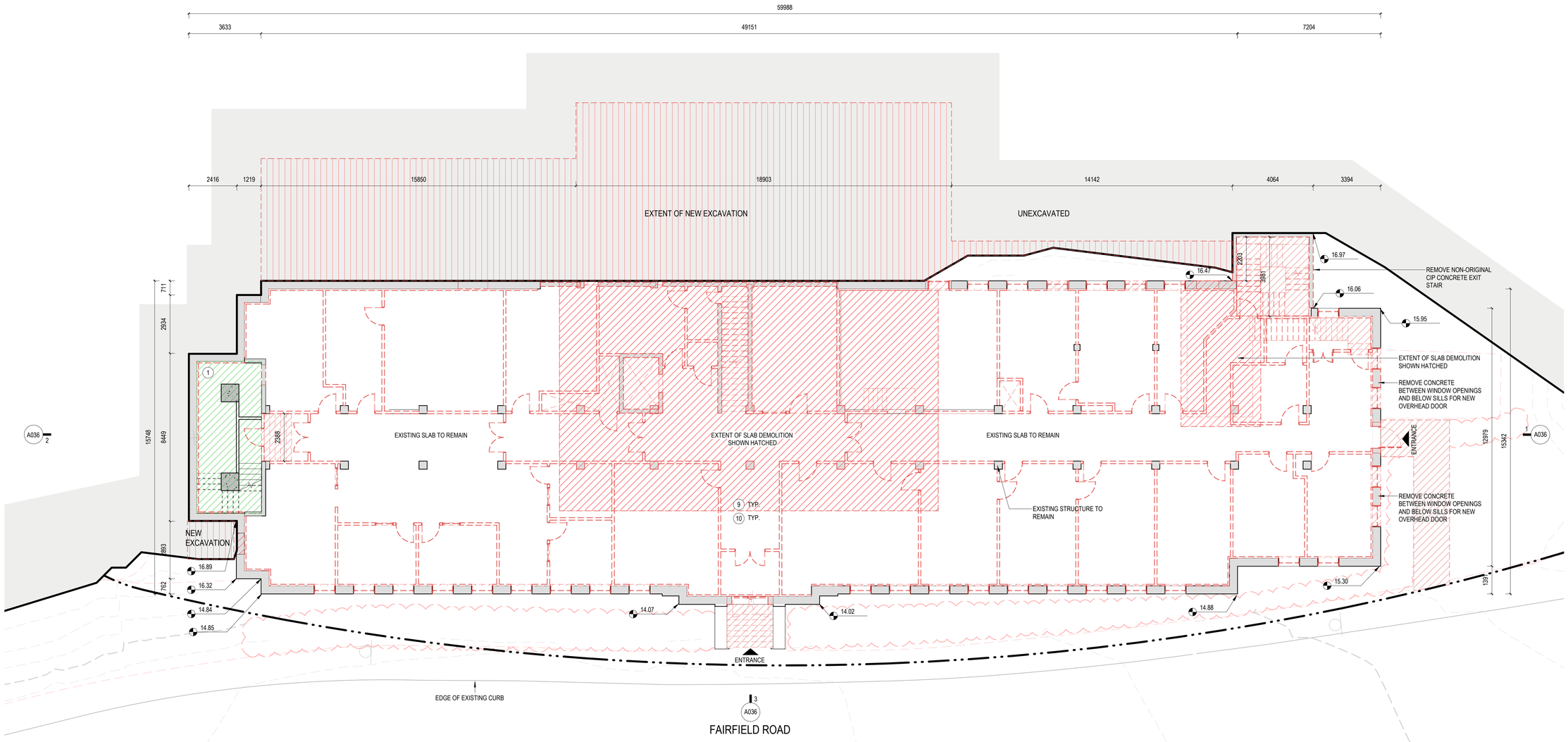
9. RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
10. RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE HOTEL ROOMS AND AMENITY SPACES.



DEMOLITION NOTES:

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DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

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2024-11-15	6	HAP & RZ RESUBMISSION 03

PN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

LEVEL 1
DEMOLITION/RETENTION PLAN

1 : 100

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HERITAGE CONSERVATION NOTES

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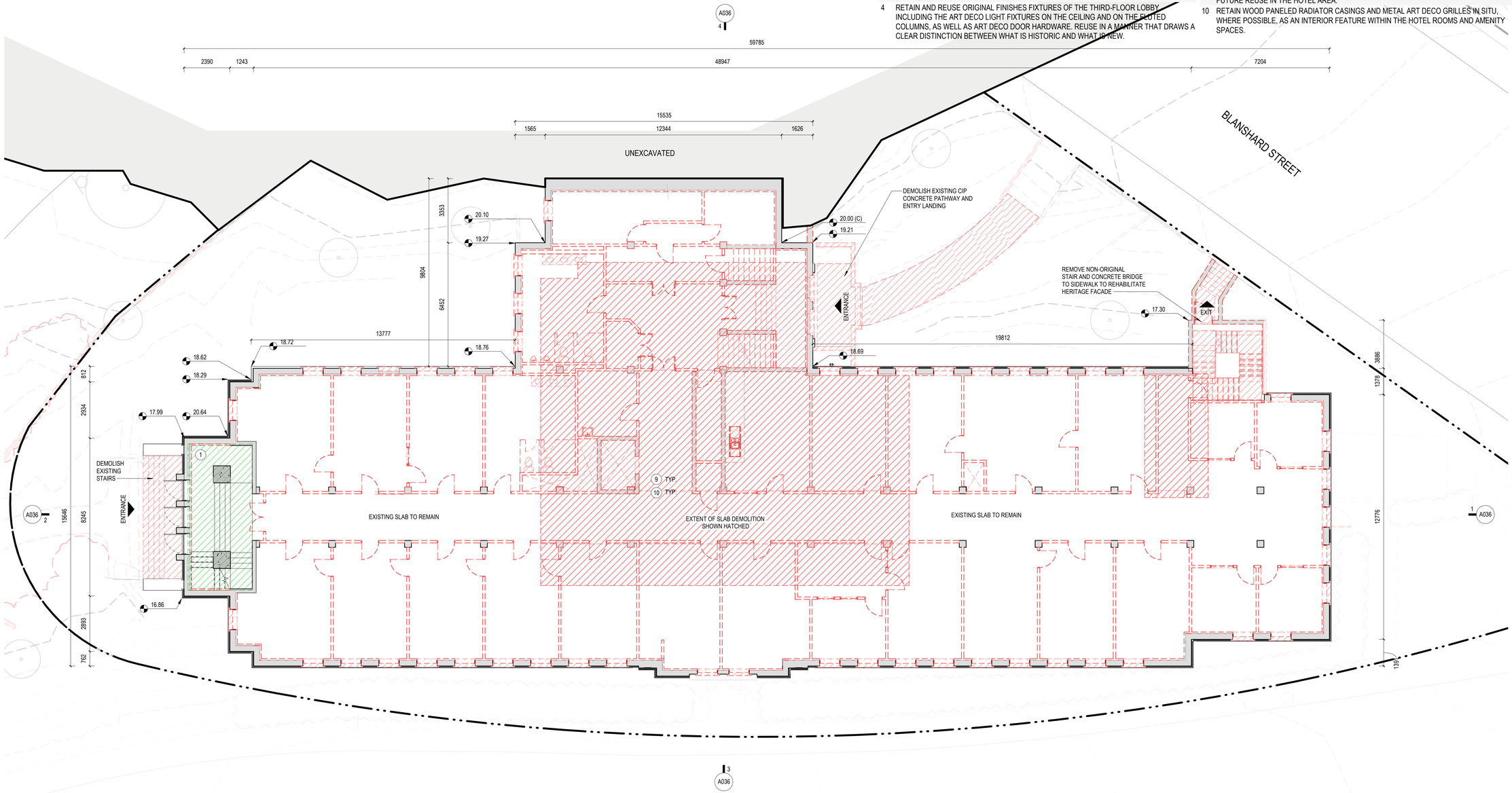

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PN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

LEVEL 2
DEMOLITION/RETENTION PLAN

1 : 100

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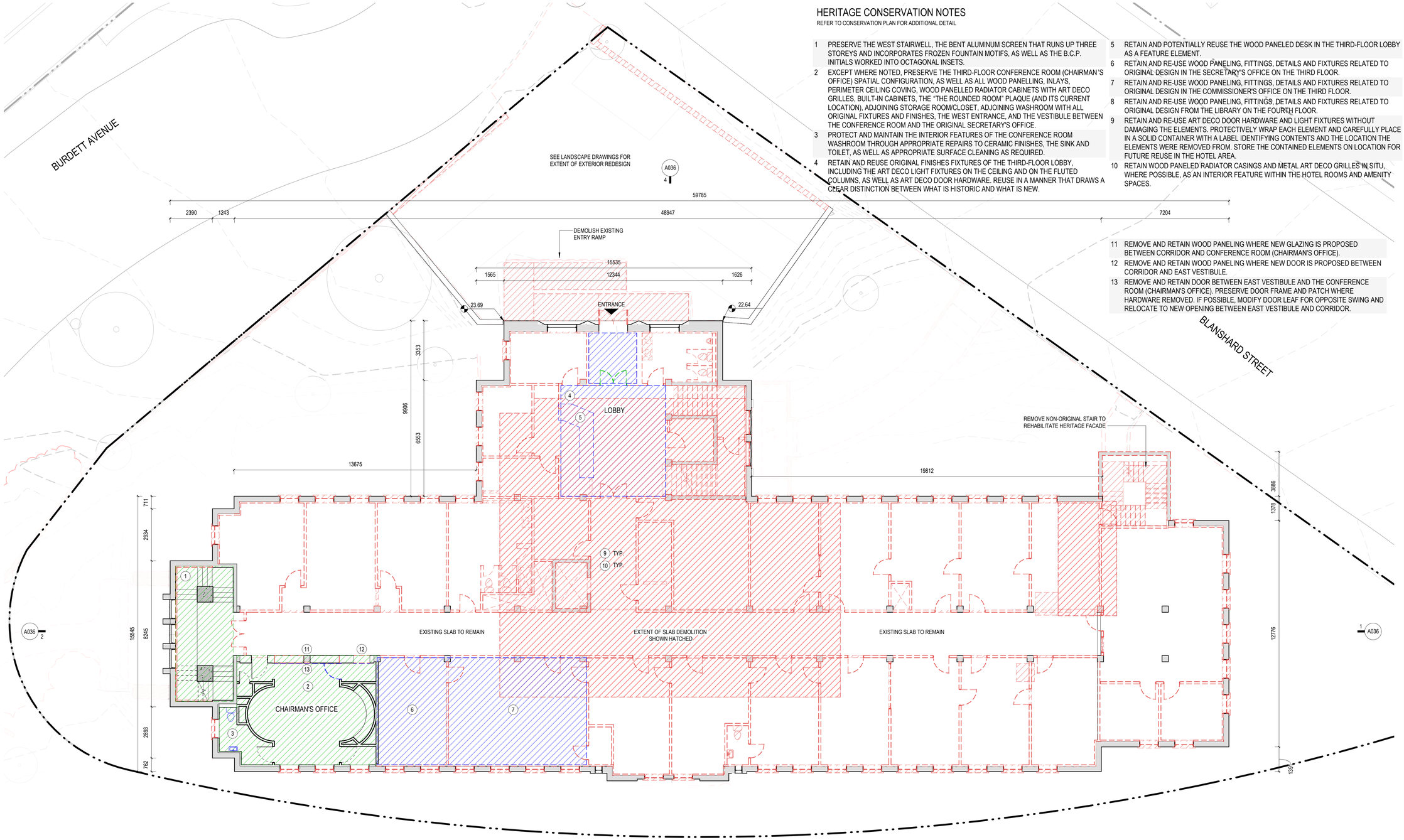

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11. REMOVE AND RETAIN WOOD PANELING WHERE NEW GLAZING IS PROPOSED BETWEEN CORRIDOR AND CONFERENCE ROOM (CHAIRMAN'S OFFICE).
12. REMOVE AND RETAIN WOOD PANELING WHERE NEW DOOR IS PROPOSED BETWEEN CORRIDOR AND EAST VESTIBULE.
13. REMOVE AND RETAIN DOOR BETWEEN EAST VESTIBULE AND THE CONFERENCE ROOM (CHAIRMAN'S OFFICE). PRESERVE DOOR FRAME AND PATCH WHERE HARDWARE REMOVED. IF POSSIBLE, MODIFY DOOR LEAF FOR OPPOSITE SWING AND RELOCATE TO NEW OPENING BETWEEN EAST VESTIBULE AND CORRIDOR.

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PN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

LEVEL 3
DEMOLITION/RETENTION PLAN

1 : 100

11/15/2024 2:05:55 PM

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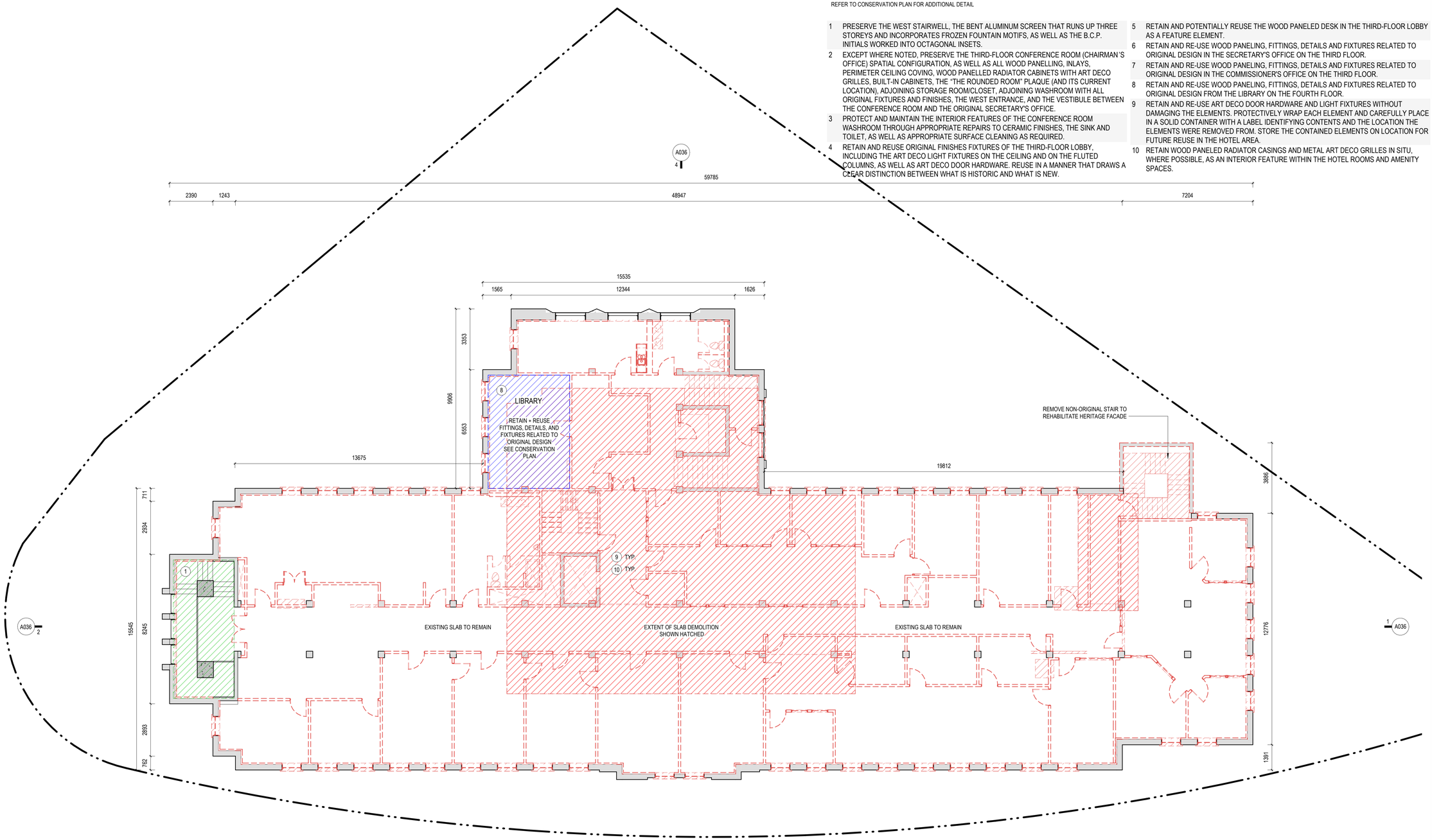

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DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

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PN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

LEVEL 4
DEMOLITION/RETENTION PLAN

1 : 100

11/15/2024 2:05:56 PM

A034

HERITAGE CONSERVATION NOTES

REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

1. PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
2. EXCEPT WHERE NOTED, PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
3. PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
4. RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
5. RETAIN AND POTENTIALLY REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
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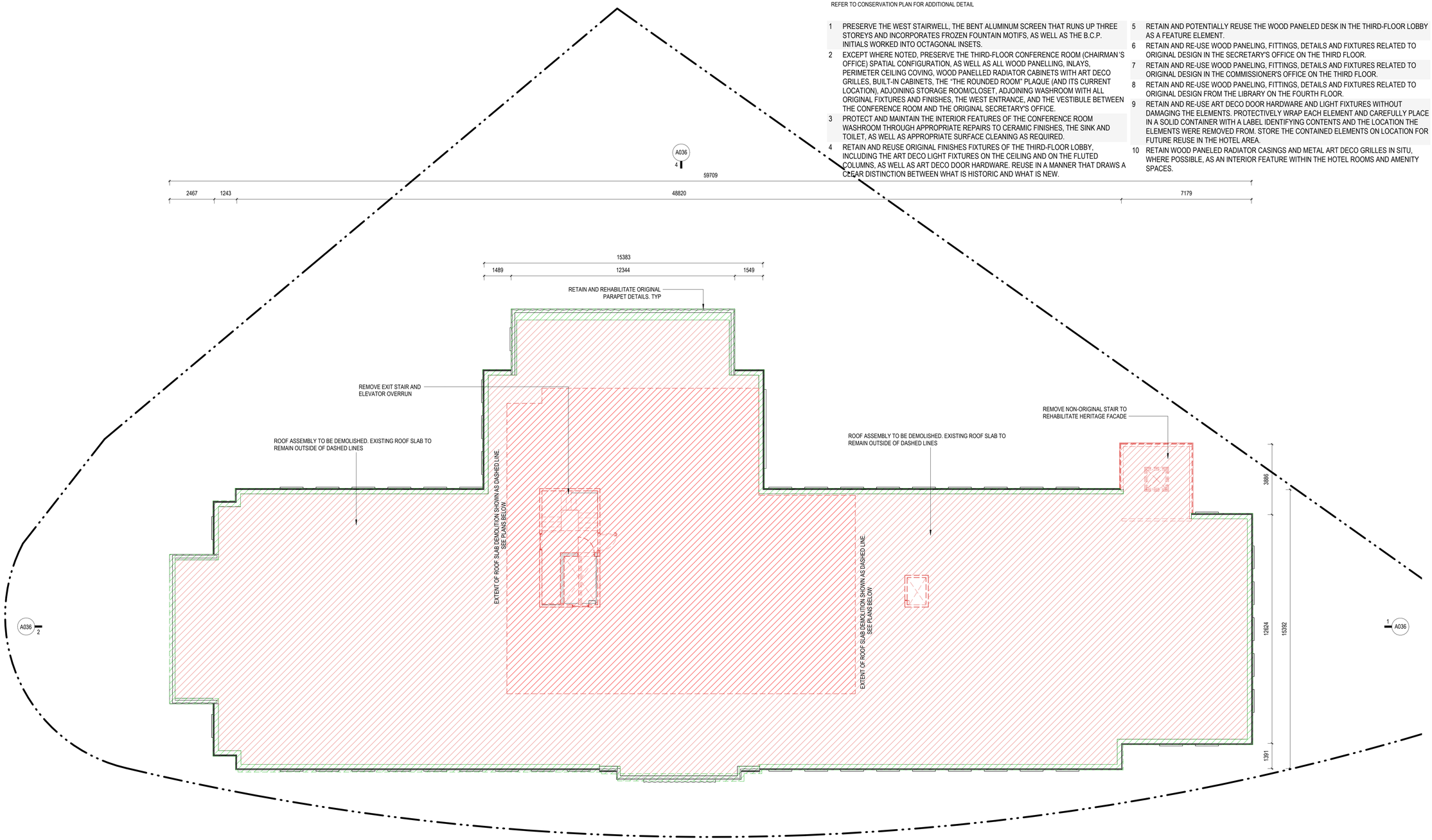

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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

LEVEL 5 ROOF
DEMOLITION/RETENTION PLAN

1 : 100

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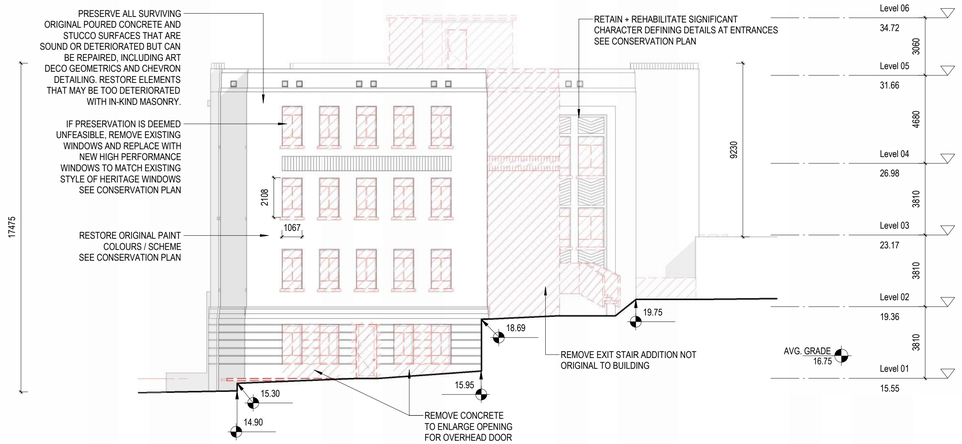
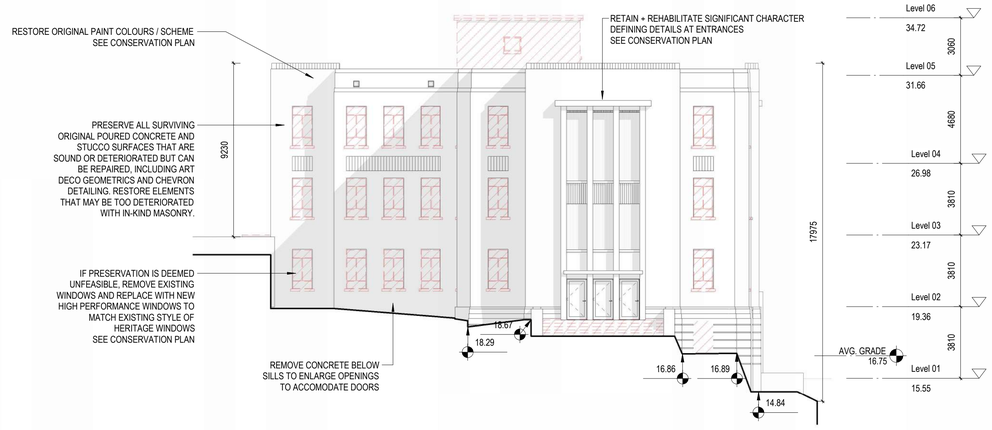
A035



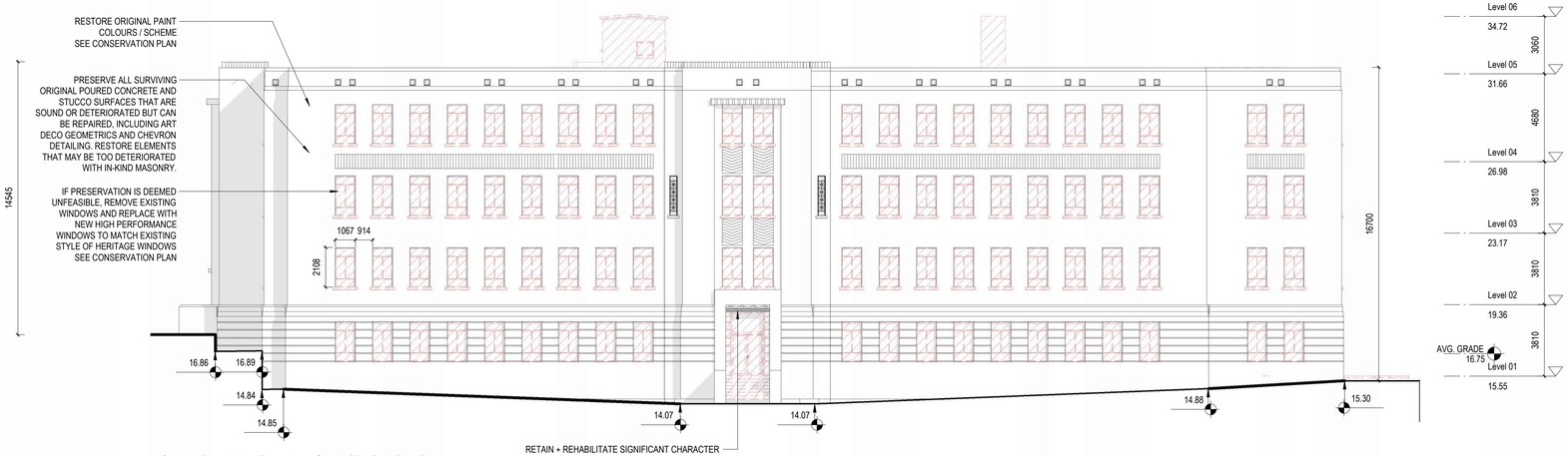
1 Demolition Elevation - East (Blanshard St.)

A036 1 : 150



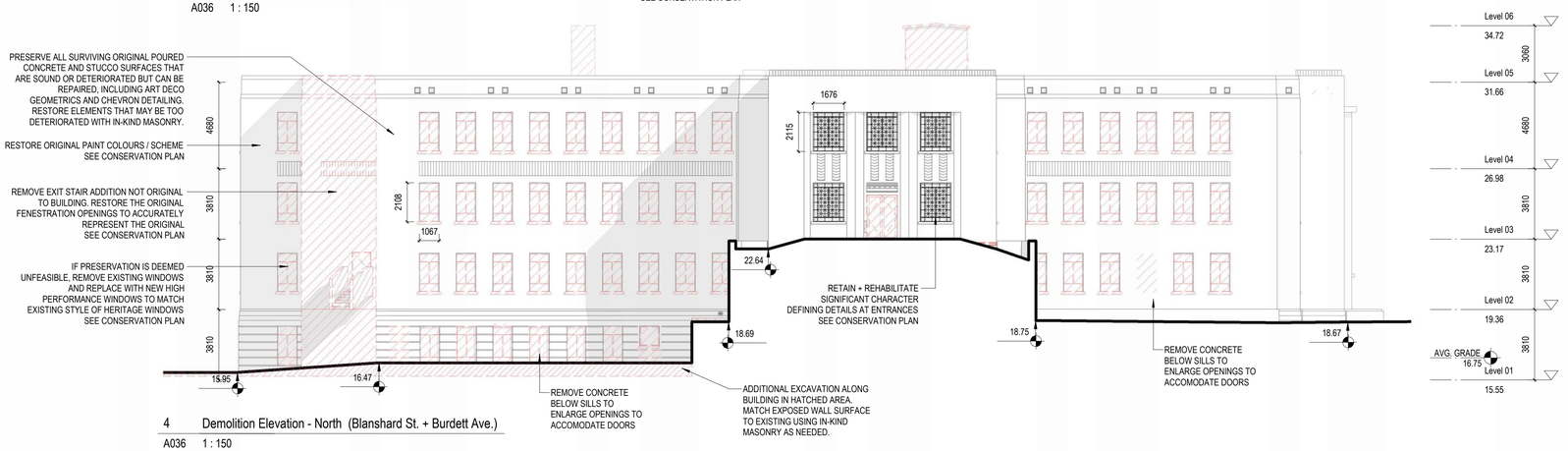
2 Demolition Elevation - West (Burdett Ave.)

A036 1 : 150



3 Demolition Elevation - South (Fairfield Road)

A036 1 : 150



4 Demolition Elevation - North (Blanshard St. + Burdett Ave.)

A036 1 : 150

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2019-039

DEMOLITION/RETENTION ELEVATIONS

As indicated

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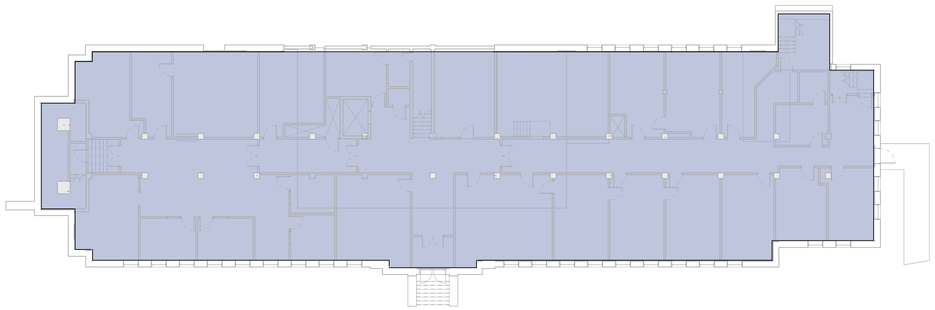

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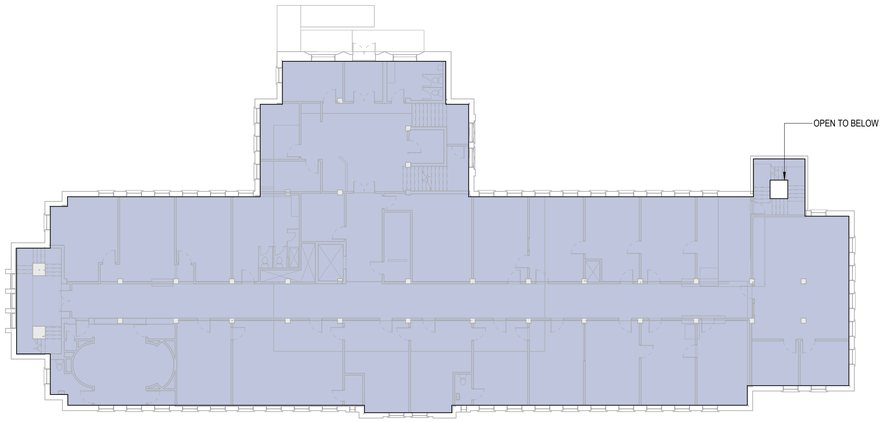
A041 1 : 200



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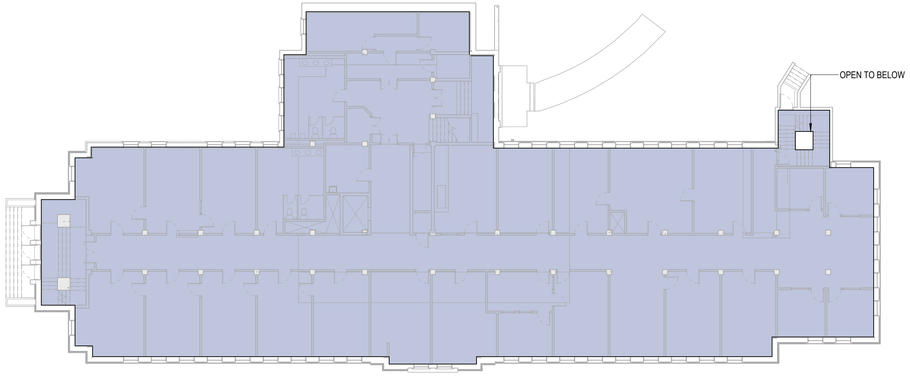

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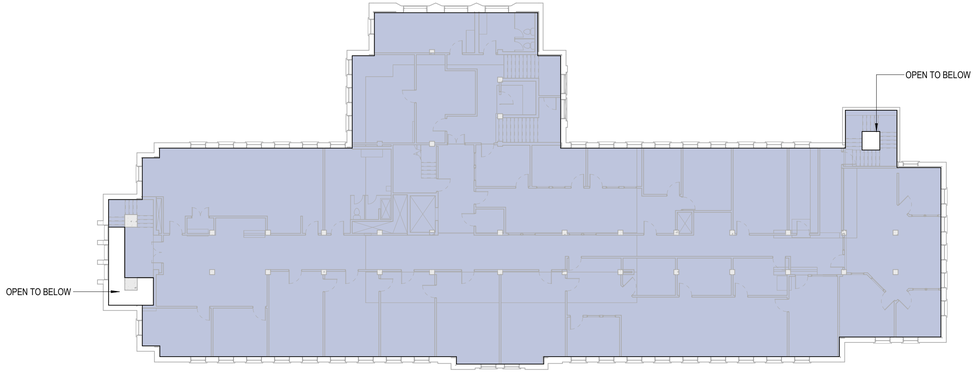

4 Level 4
A041 1 : 200

EXISTING FLOOR AREA

Level 01	852.3 m²
Level 02	985.2 m²
Level 03	982.6 m²
Level 04	972.3 m²
	3792.5 m²

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FSR OVERLAYS EXISTING

1 : 200

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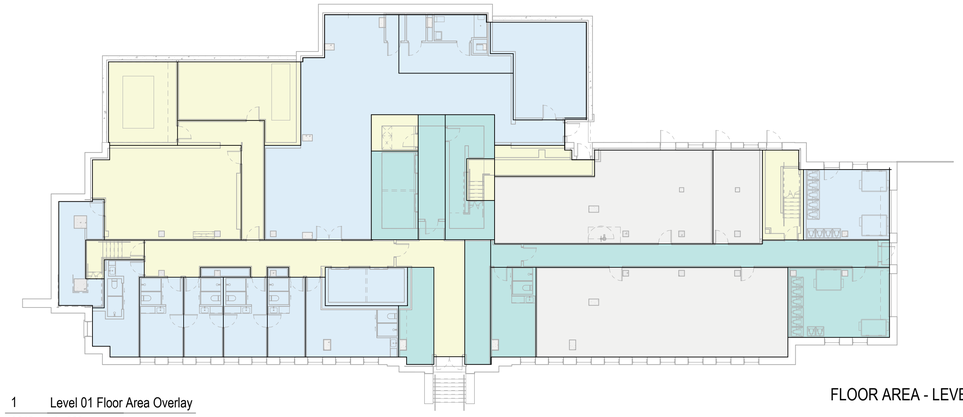


1 Level 01 Floor Area Overlay

A042 1 : 200

FLOOR AREA - LEVEL 1

Commercial	391.0 m²
Excluded	226.7 m²
Residential	200.4 m²
Shared	276.2 m²

2 Level 02 Floor Area Overlay

A042 1 : 200

FLOOR AREA - LEVEL 2

Commercial	875.0 m²
Residential	20.9 m²
Shared	64.2 m²

3 Level 3 Floor Area Overlay

A042 1 : 200

FLOOR AREA - LEVEL 3

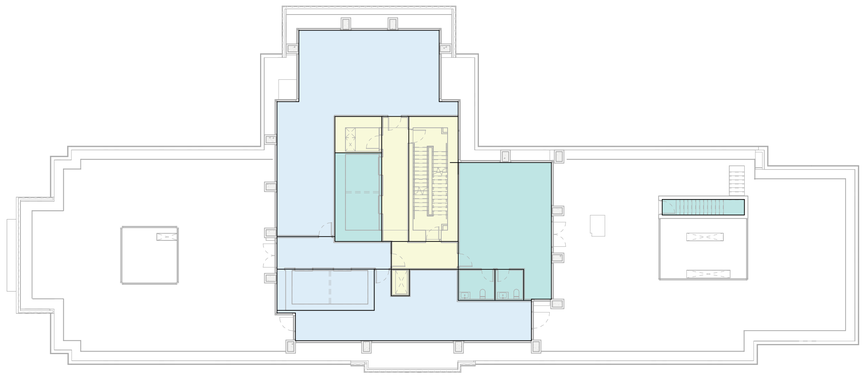
Commercial	797.3 m²
Residential	69.7 m²
Shared	93.3 m²

4 Level 4 Floor Area Overlay

A042 1 : 200

FLOOR AREA - LEVEL 4

Commercial	860.5 m²
Excluded	18.4 m²
Residential	21.2 m²
Shared	60.1 m²



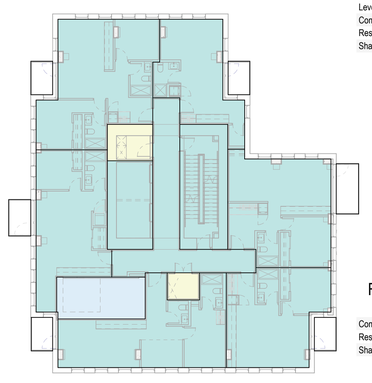
5 Level 5 Floor Area Overlay

A042 1 : 200

FLOOR AREA - LEVEL 5

Level 05

Commercial	191.0 m²
Residential	91.7 m²
Shared	68.4 m²

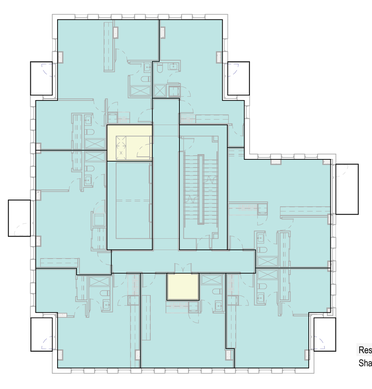


6 Level 6-17 Floor Area Overlay

A042 1 : 200

FLOOR AREA - LEVEL 6

Commercial	18.6 m²
Residential	394.5 m²
Shared	12.7 m²

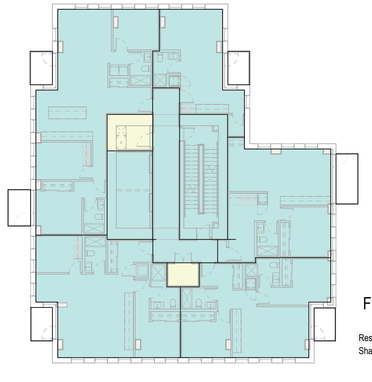


7 Level 7 FSR Overlay

A042 1 : 200

FLOOR AREA - Level 7-17

Residential	413.1 m²
Shared	12.7 m²

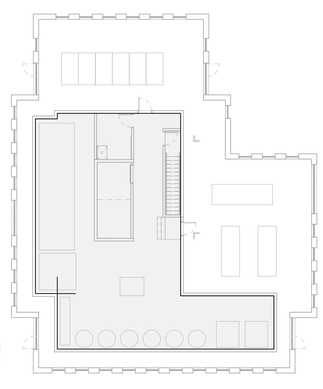


8 Level 18-20 Floor Area Overlay

A042 1 : 200

FLOOR AREA - Level 18-20

Residential	413.6 m²
Shared	12.2 m²



9 Roof Floor Area Overlay

A042 1 : 200

FLOOR AREA - ROOF

Excluded	190.4 m²

FSR by Use

- Commercial
- Excluded
- Residential
- Shared

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2024-11-15	3	HAP & RZ RESUBMISSION 03

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FSR OVERLAYS PROPOSED

1 : 200

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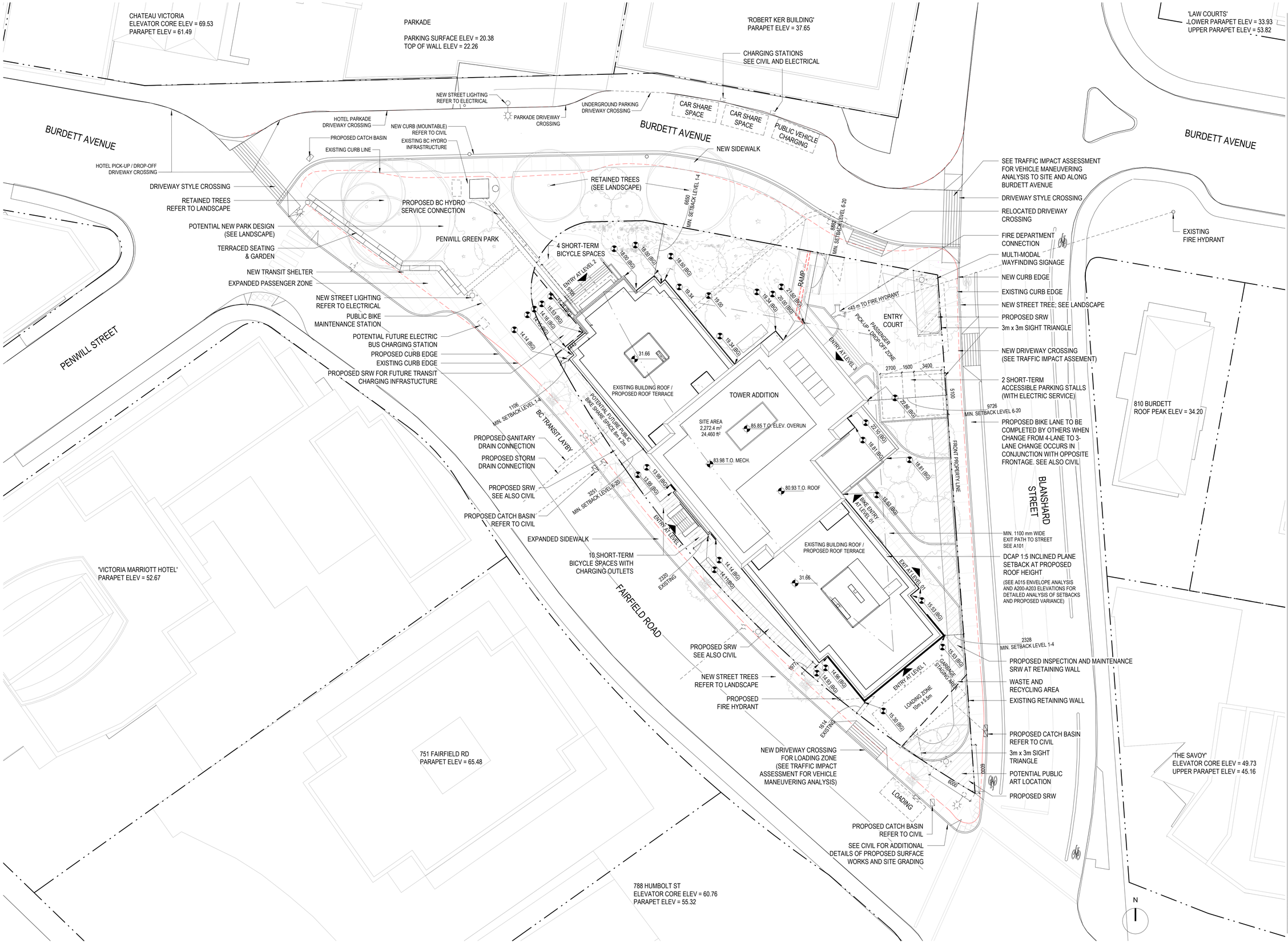
A042



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SITE PLAN PROPOSED

1 : 200

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A100

STACKED BICYCLE PARKING BASIS OF DESIGN

Urban Double Stacker
(Standard Aisle)

URBAN RACKS
INNOVATIVE | BICYCLE PARKING

These drawings are not for construction purposes and are for information purposes only. All information contained herein are correct at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate.

www.urbanracks.com | sales@urbanracks.com
+1 (888) 707-8885 | @urbanracks

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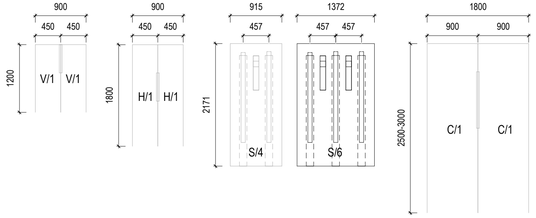
BICYCLE SPACE TYPES



LONG TERM BICYCLE SPACES

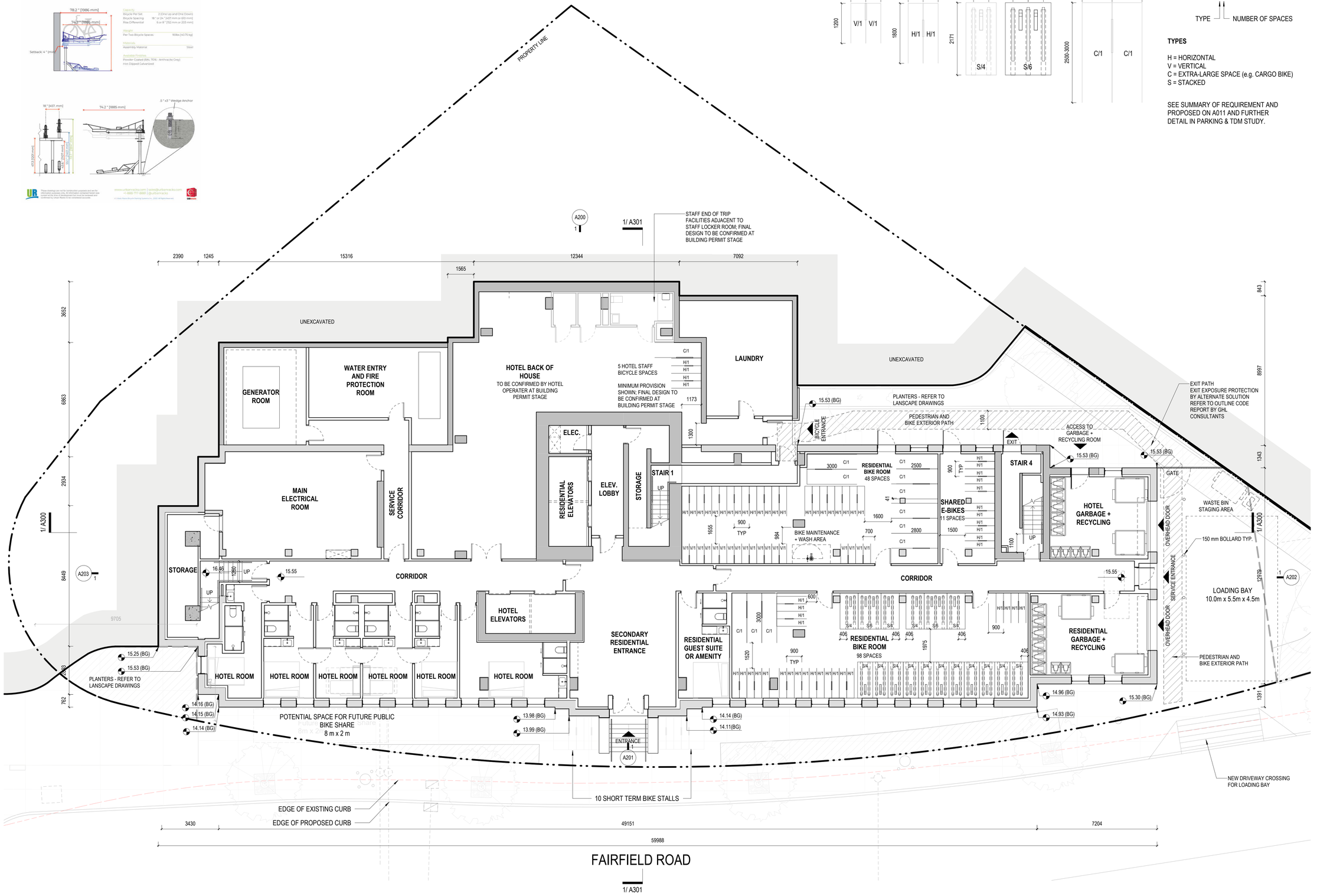
LEGEND

H/1
TYPE — NUMBER OF SPACES

TYPES

H = HORIZONTAL
V = VERTICAL
C = EXTRA-LARGE SPACE (e.g. CARGO BIKE)
S = STACKED

SEE SUMMARY OF REQUIREMENT AND PROPOSED ON A011 AND FURTHER DETAIL IN PARKING & TDM STUDY.



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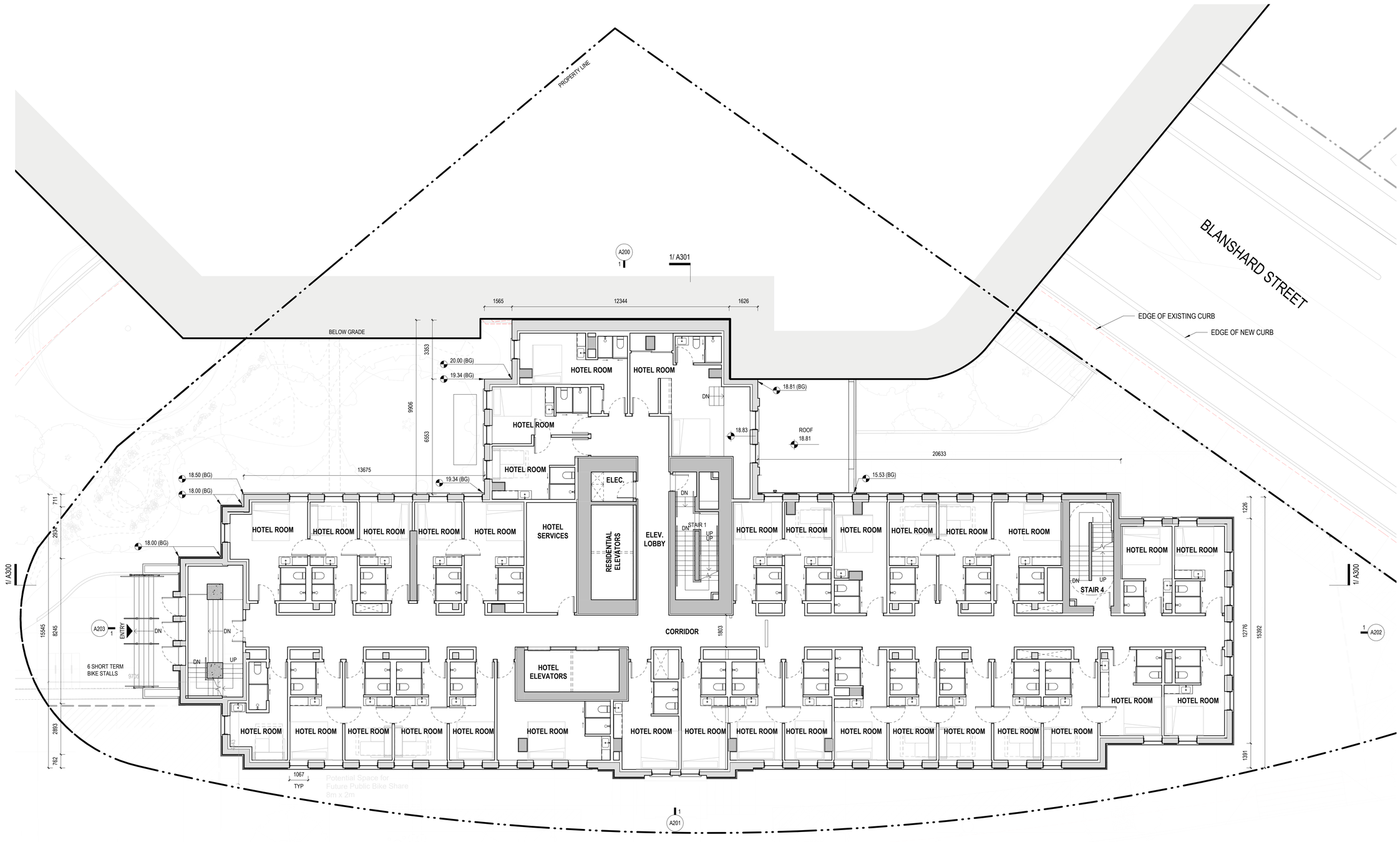
LEVEL 1 FLOOR PLAN

As indicated

11/15/2024 2:06:24 PM

A101



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2024-11-15	6	HAP & RZ RESUBMISSION 03

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LEVEL 2 FLOOR PLAN

1 : 100

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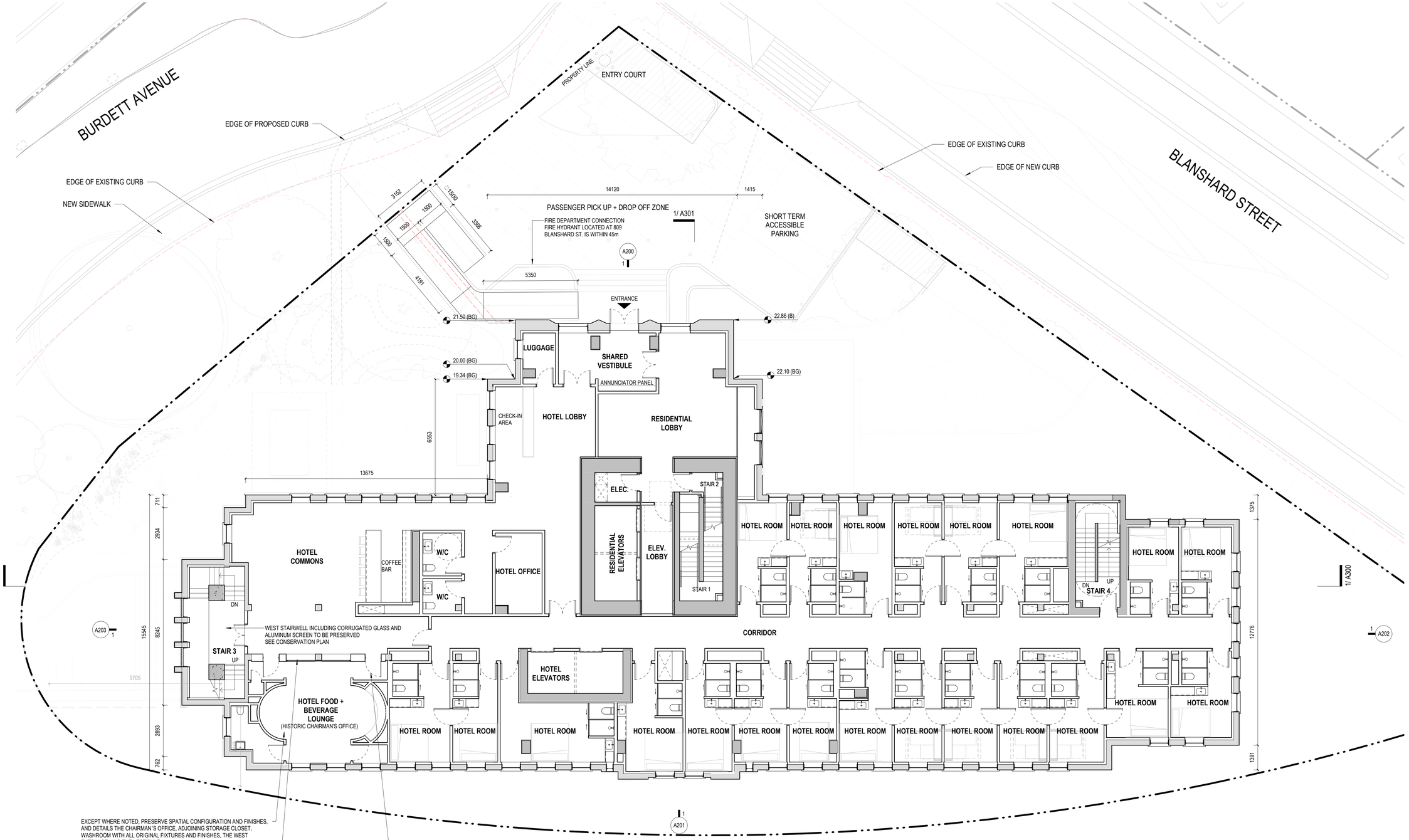
A102



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2023-03-23	4	HAP & REZONING RESUBMISSION
2023-10-26	5	PRE-COTW REVISIONS
2024-02-21	6	HAP & RZ RESUBMISSION 02
2024-11-15	7	HAP & RZ RESUBMISSION 03

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LEVEL 3 FLOOR PLAN

1 : 100

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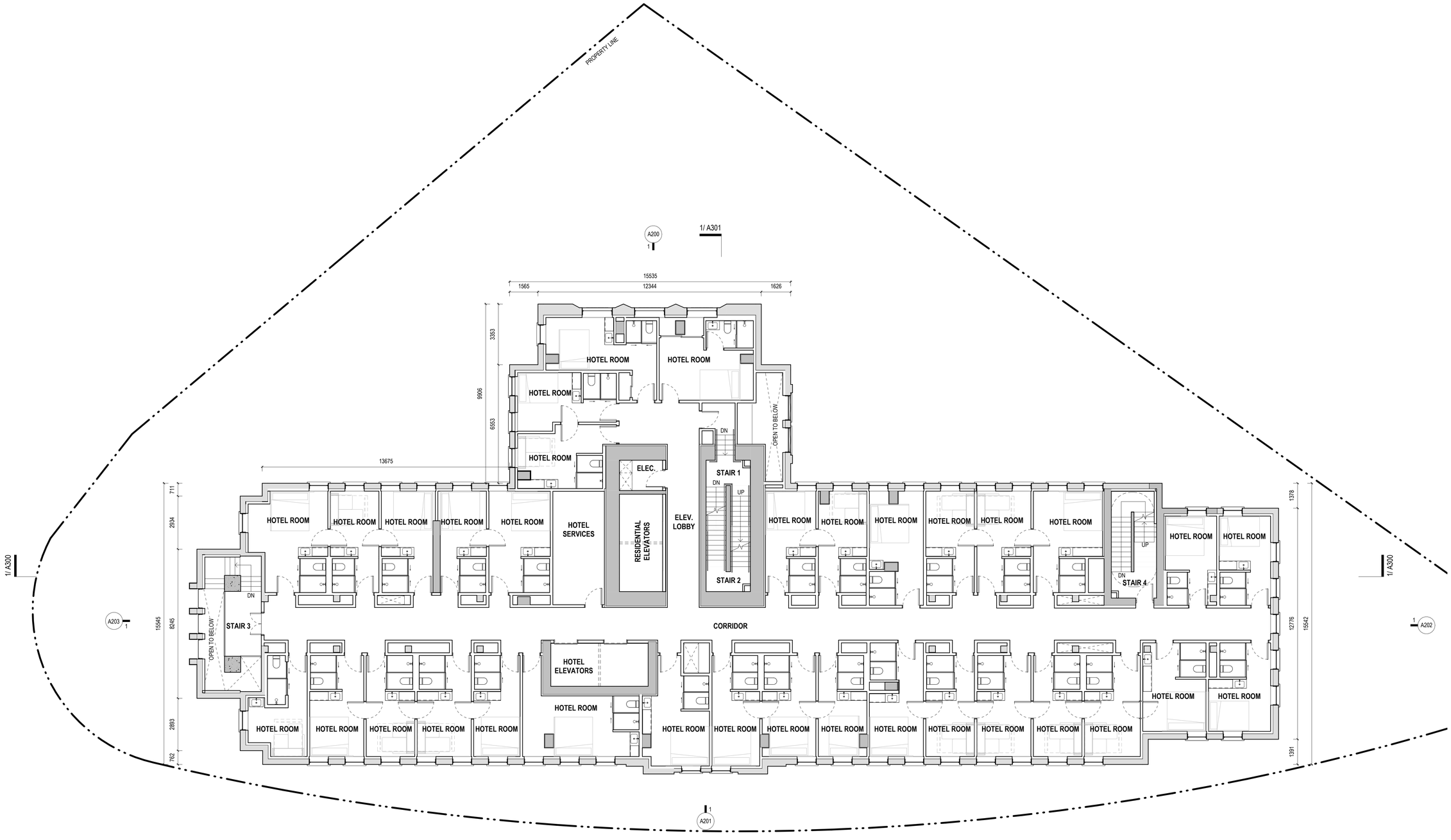
A103



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LEVEL 4 FLOOR PLAN

1 : 100

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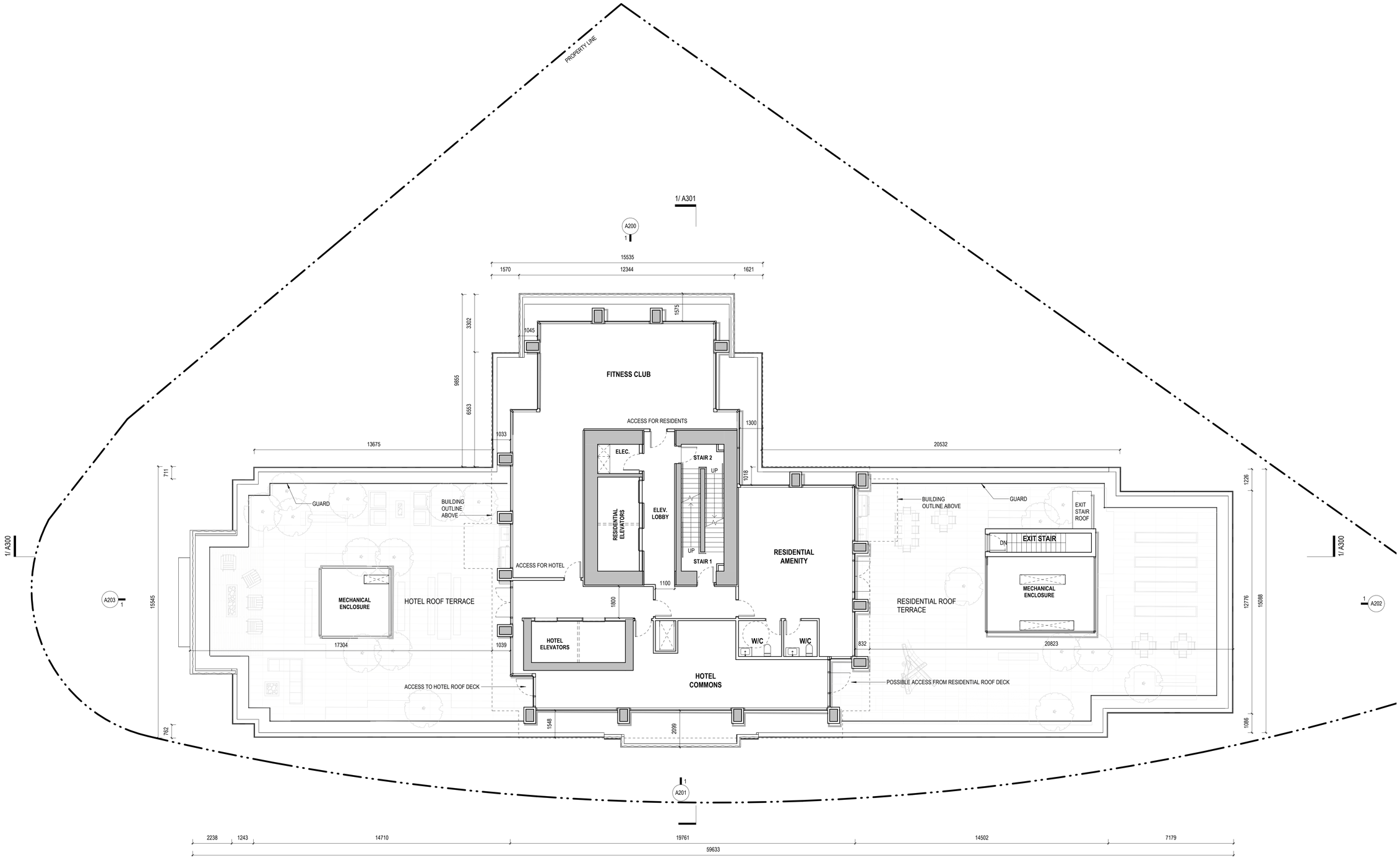
A104



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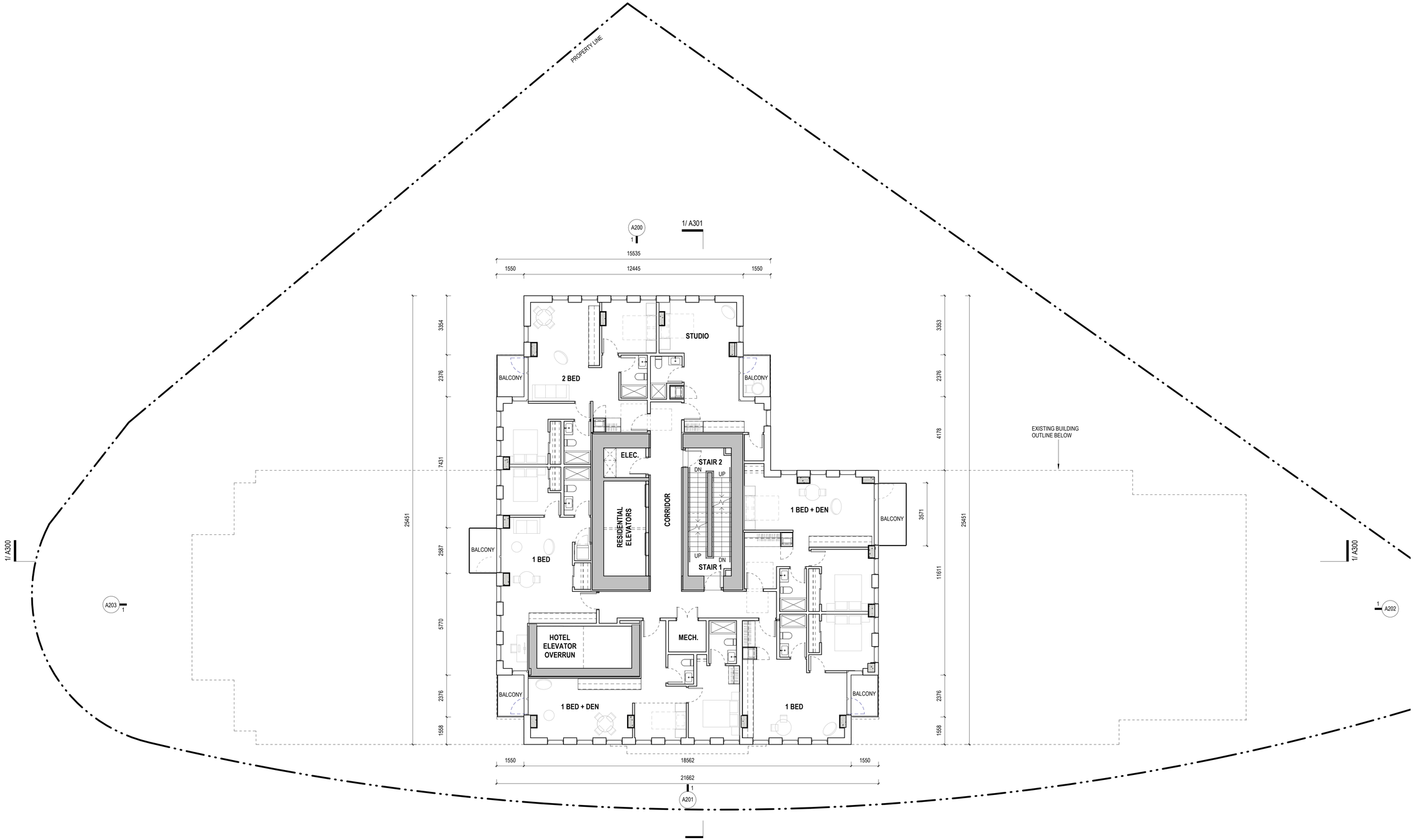
LEVEL 5 FLOOR PLAN

1 : 100

11/15/2024 2:06:31 PM

A105



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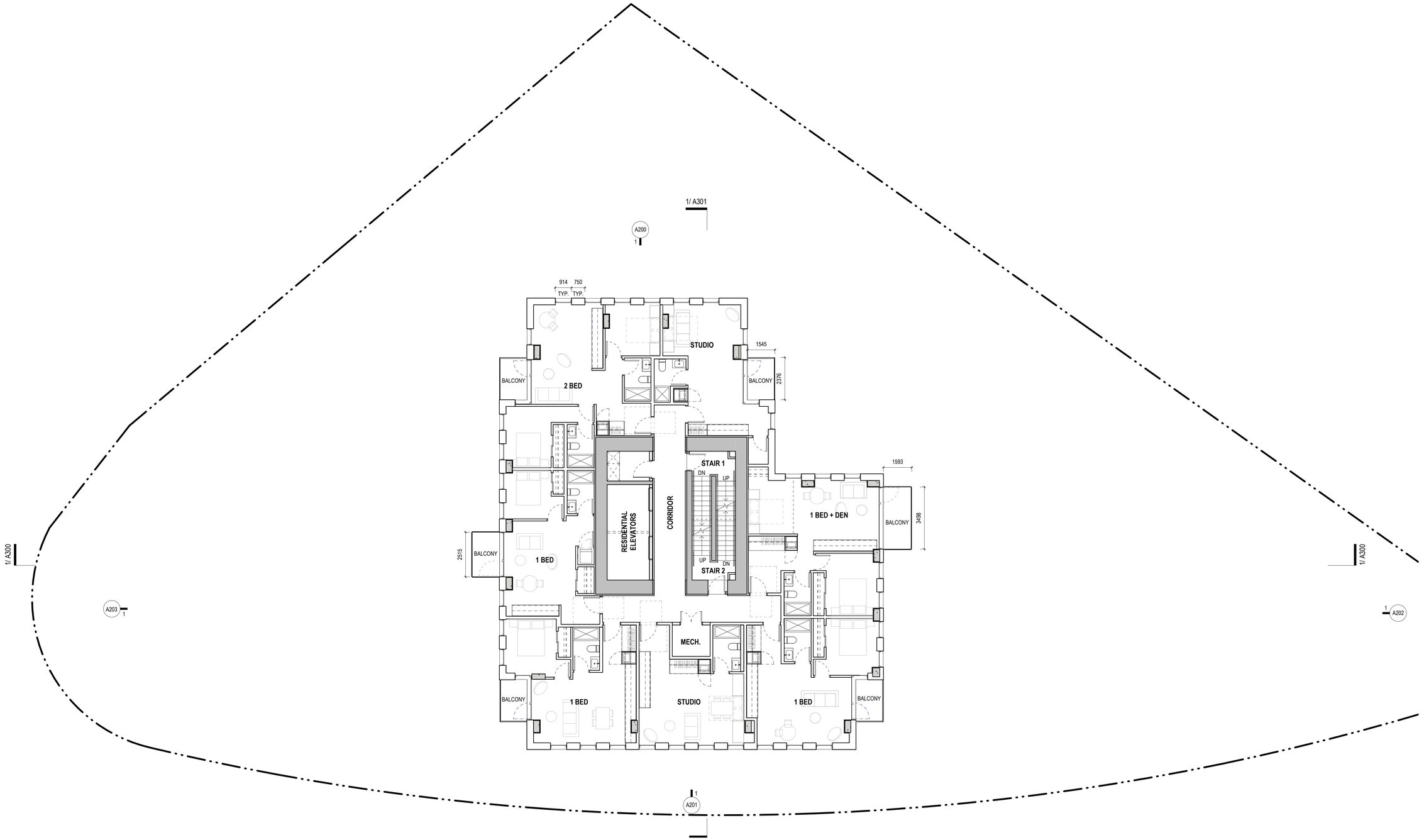
LEVEL 6 FLOOR PLAN

1 : 100

11/15/2024 2:06:32 PM

A106



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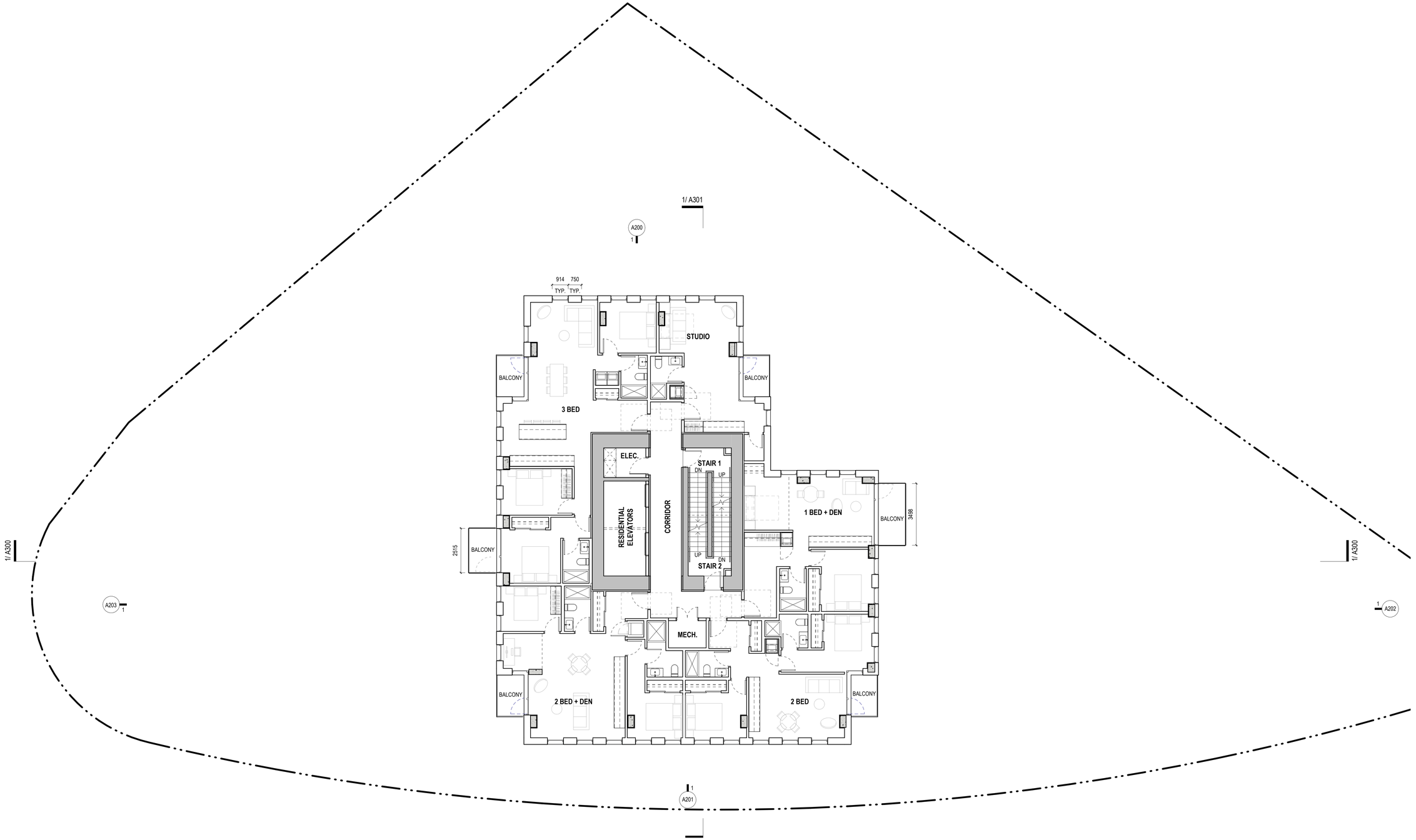
LEVEL 7-17 FLOOR PLAN

1 : 100

11/15/2024 2:06:32 PM

A107



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LEVEL 18-20 FLOOR PLAN

1 : 100

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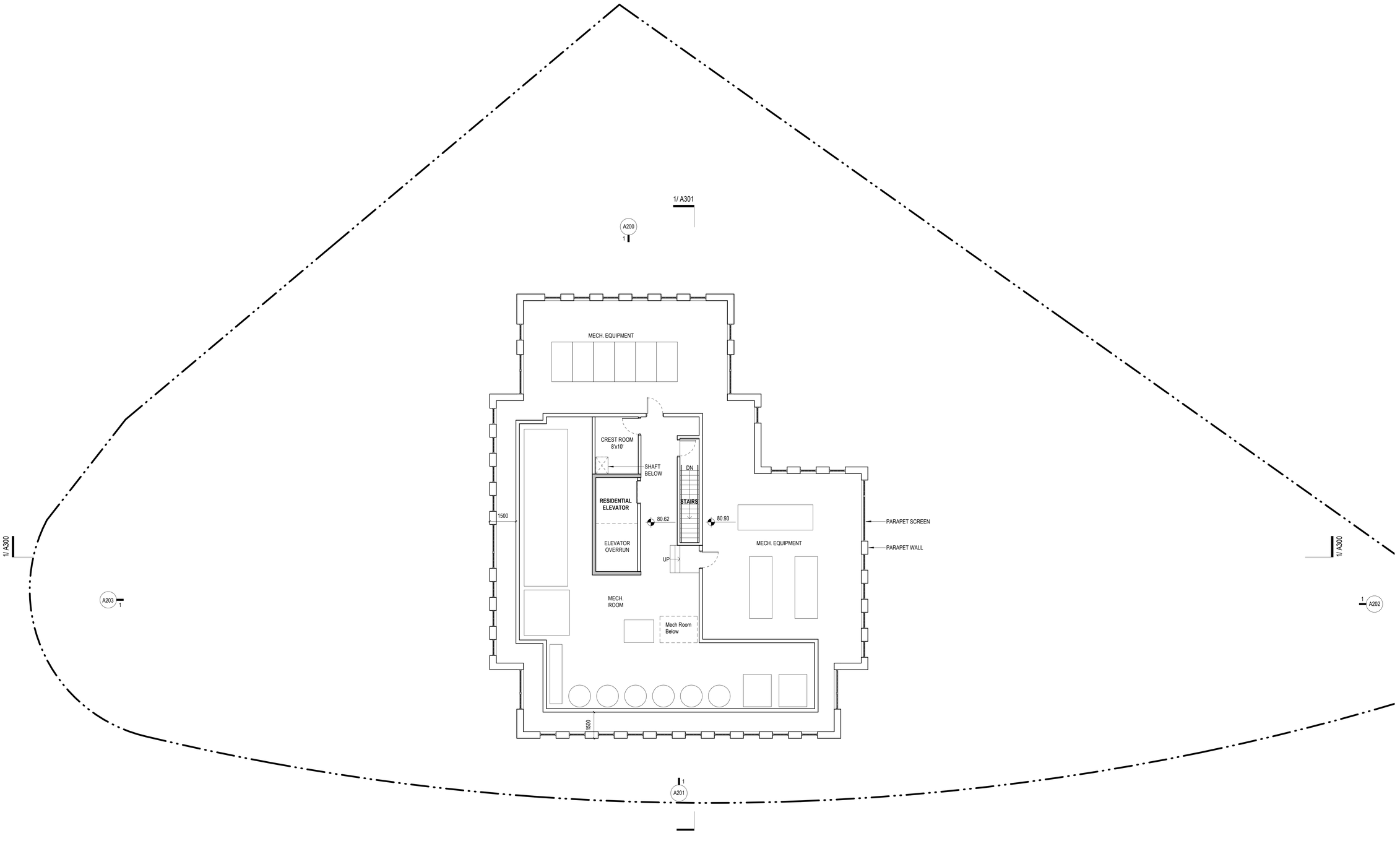
A108



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MECHANICAL ROOFTOP PLAN

1 : 100

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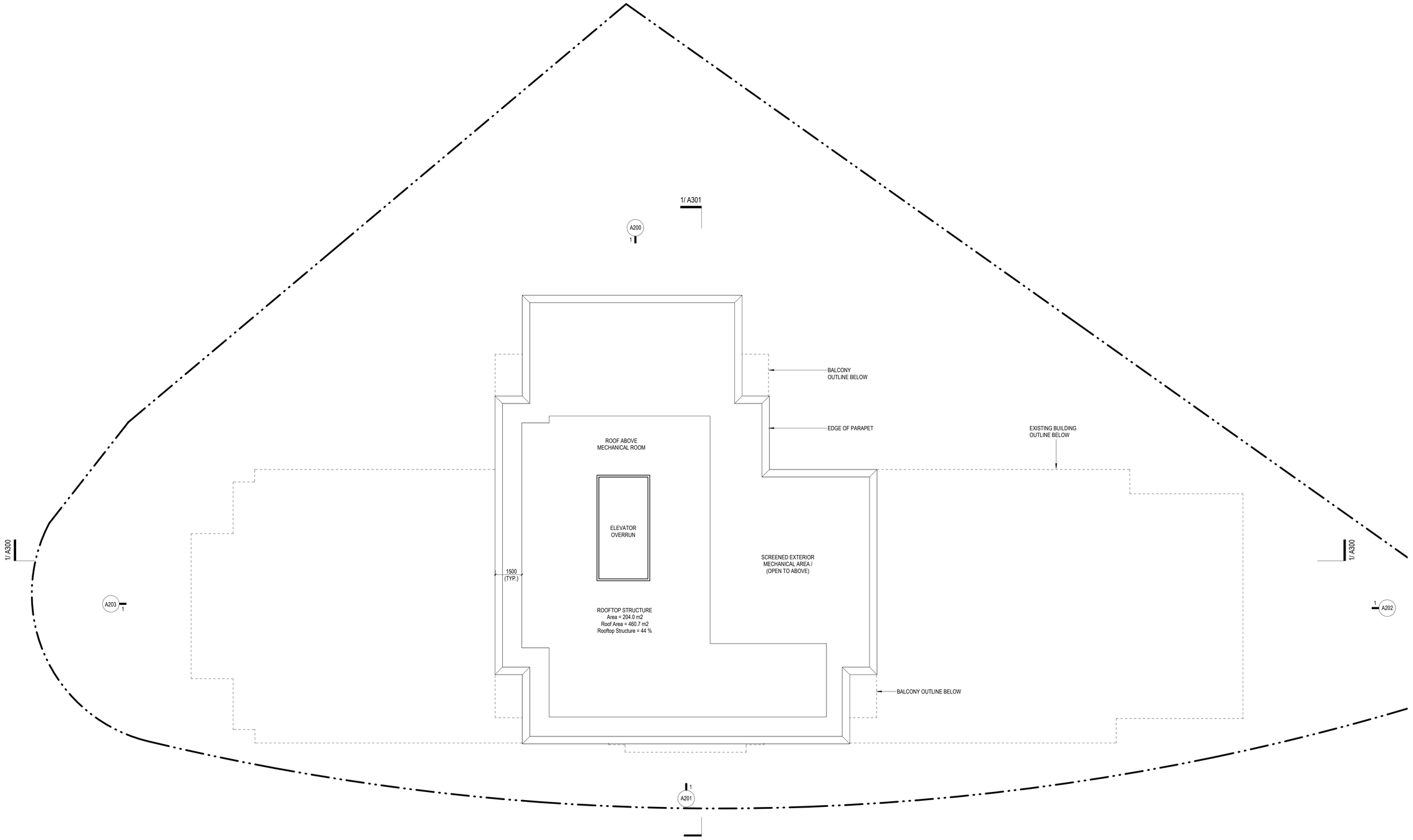
A109



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ROOF PLAN

1 : 100

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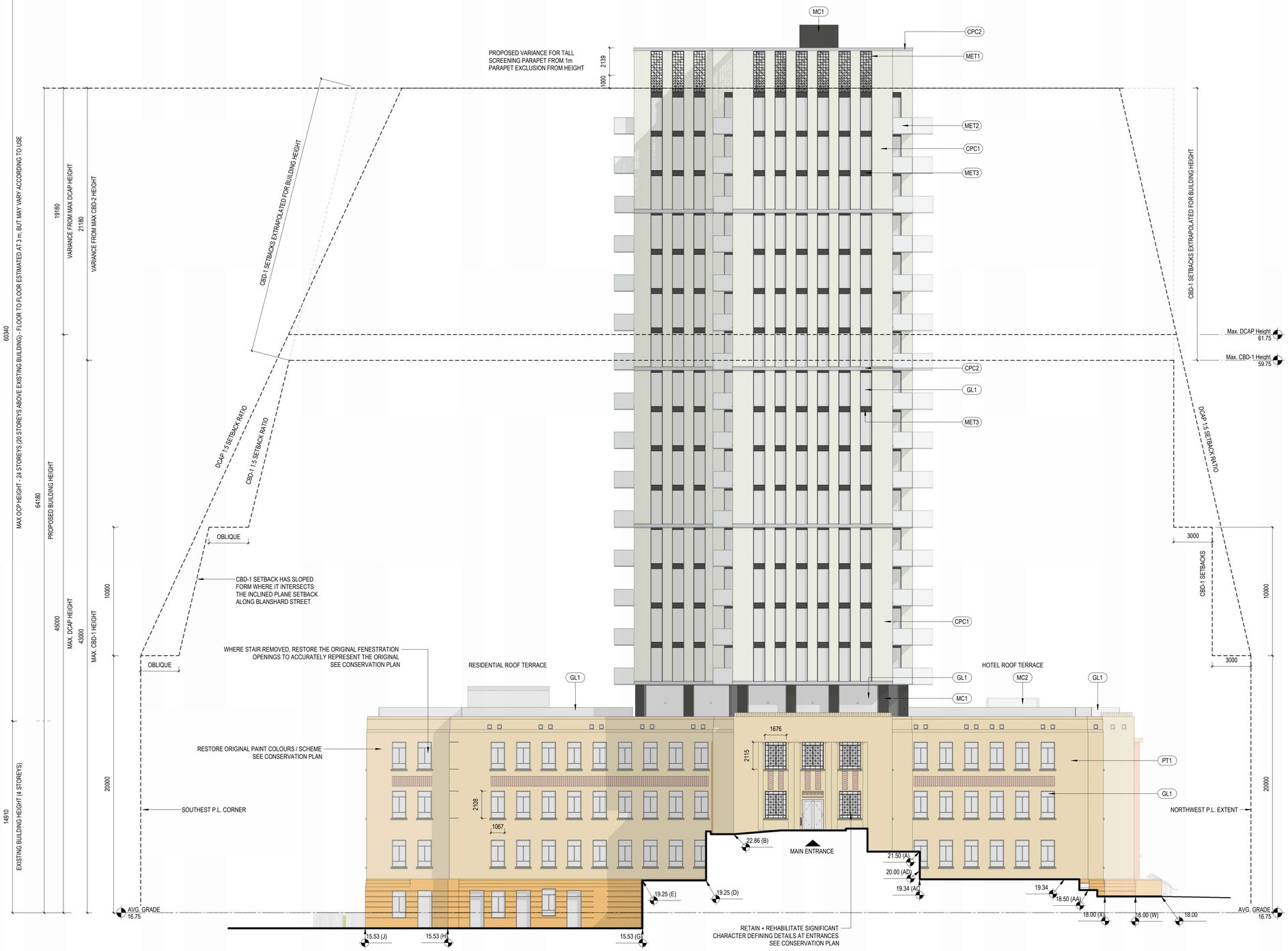
A110



MATERIAL PALETTE

- CPC1 CEMENTITIOUS PANEL CLADDING
- CPC2 CEMENTITIOUS PANEL CLADDING
- GL1 CLEAR GLASS
- MC1 METAL CLADDING
- MC2 PERFORATED METAL CLADDING
- MET1 DARK METAL SCREEN
- MET2 POLISHED METAL
- MET3 DARK METAL SPANDREL PANEL
- PT1 PAINTED HERITAGE COLOUR SCHEME
- PT2 PAINTED HERITAGE COLOUR SCHEME

MATERIAL LEGEND

CPC1	CEMENTITIOUS PANEL CLADDING
CPC2	PRECAST CONCRETE
GL1	CLEAR GLASS
MC1	METAL CLADDING
MC2	PERFORATED METAL CLADDING
MET1	DARK METAL SCREEN
MET2	POLISHED METAL
MET3	DARK METAL SPANDREL PANEL
MRB1	MARBLE CLADDING: RESTORE MARBLE CLADDING AT ENTRANCE CONSISTENT WITH ORIGINAL DESIGN: SEE CONSERVATION PLAN
PT1	PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN
PT2	PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN

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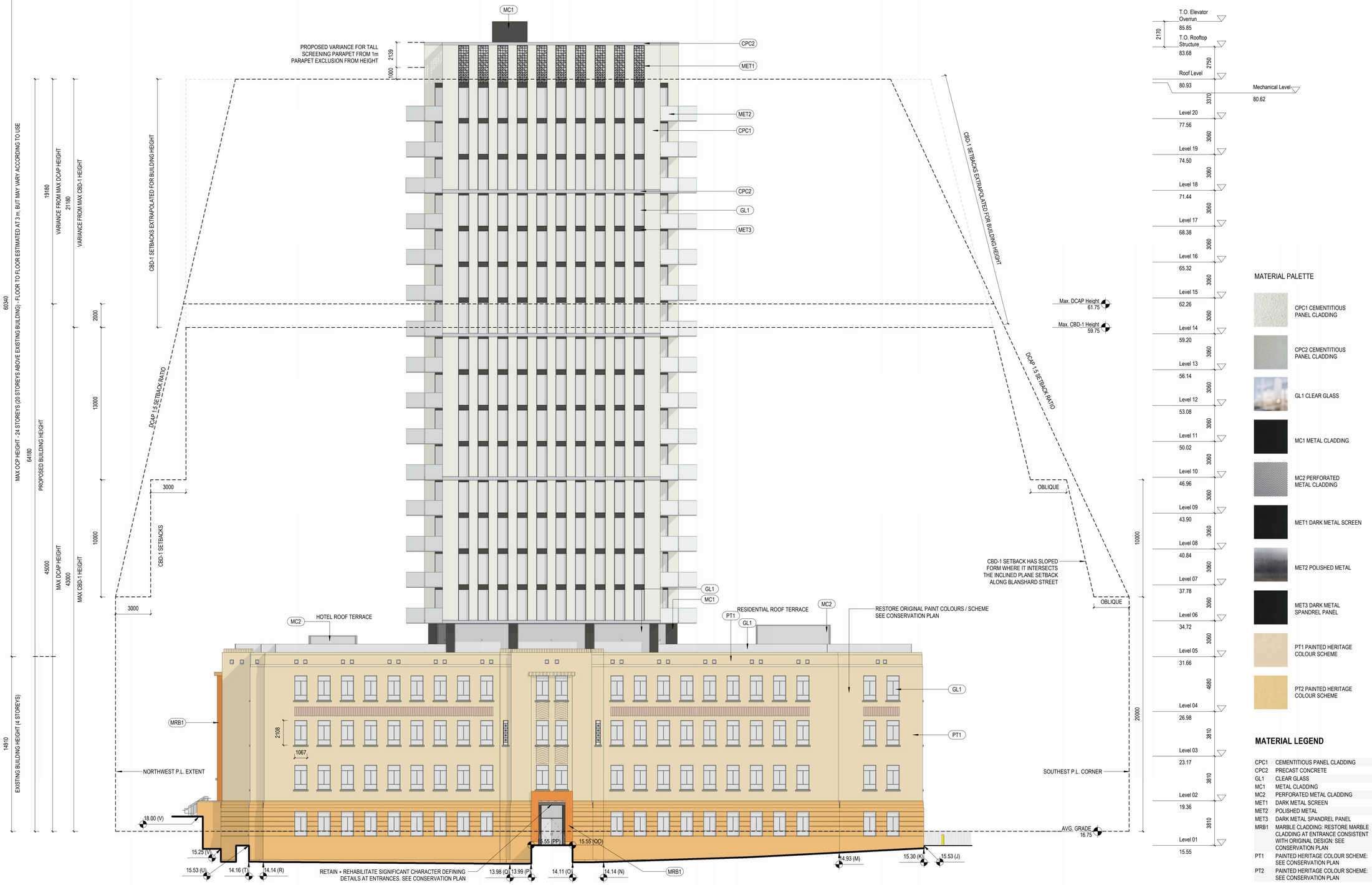
ELEVATION NORTH

1 : 150

11/15/2024 2:06:52 PM

A200



MATERIAL PALETTE

- CPC1 CEMENTITIOUS PANEL CLADDING
- CPC2 CEMENTITIOUS PANEL CLADDING
- GL1 CLEAR GLASS
- MC1 METAL CLADDING
- MC2 PERFORATED METAL CLADDING
- MET1 DARK METAL SCREEN
- MET2 POLISHED METAL
- MET3 DARK METAL SPANDREL PANEL
- PT1 PAINTED HERITAGE COLOUR SCHEME
- PT2 PAINTED HERITAGE COLOUR SCHEME

MATERIAL LEGEND

CPC1	CEMENTITIOUS PANEL CLADDING
CPC2	PRECAST CONCRETE
GL1	CLEAR GLASS
MC1	METAL CLADDING
MC2	PERFORATED METAL CLADDING
MET1	DARK METAL SCREEN
MET2	POLISHED METAL
MET3	DARK METAL SPANDREL PANEL
MRB1	MARBLE CLADDING: RESTORE MARBLE CLADDING AT ENTRANCE CONSISTENT WITH ORIGINAL DESIGN: SEE CONSERVATION PLAN
PT1	PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN
PT2	PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN

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architects + designers

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T 604 558 6344 E info@officemb.ca

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2024-11-15	6	HAP & RZ RESUBMISSION 03

780 Blanshard - Rehabilitation + Addition

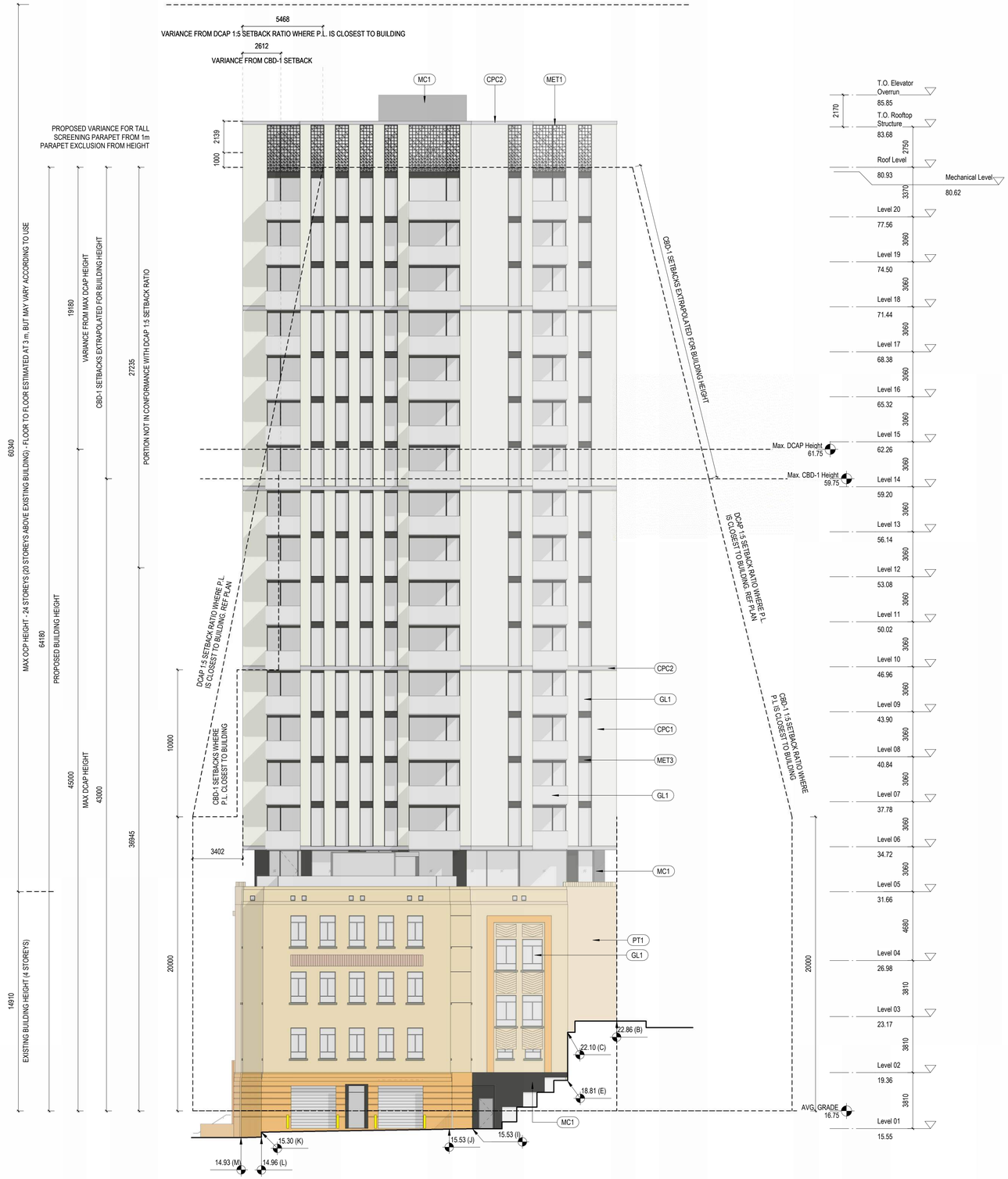
780 Blanshard Street, Victoria, BC
2019-039

ELEVATION SOUTH

1 : 150

11/15/2024 2:07:08 PM

A201



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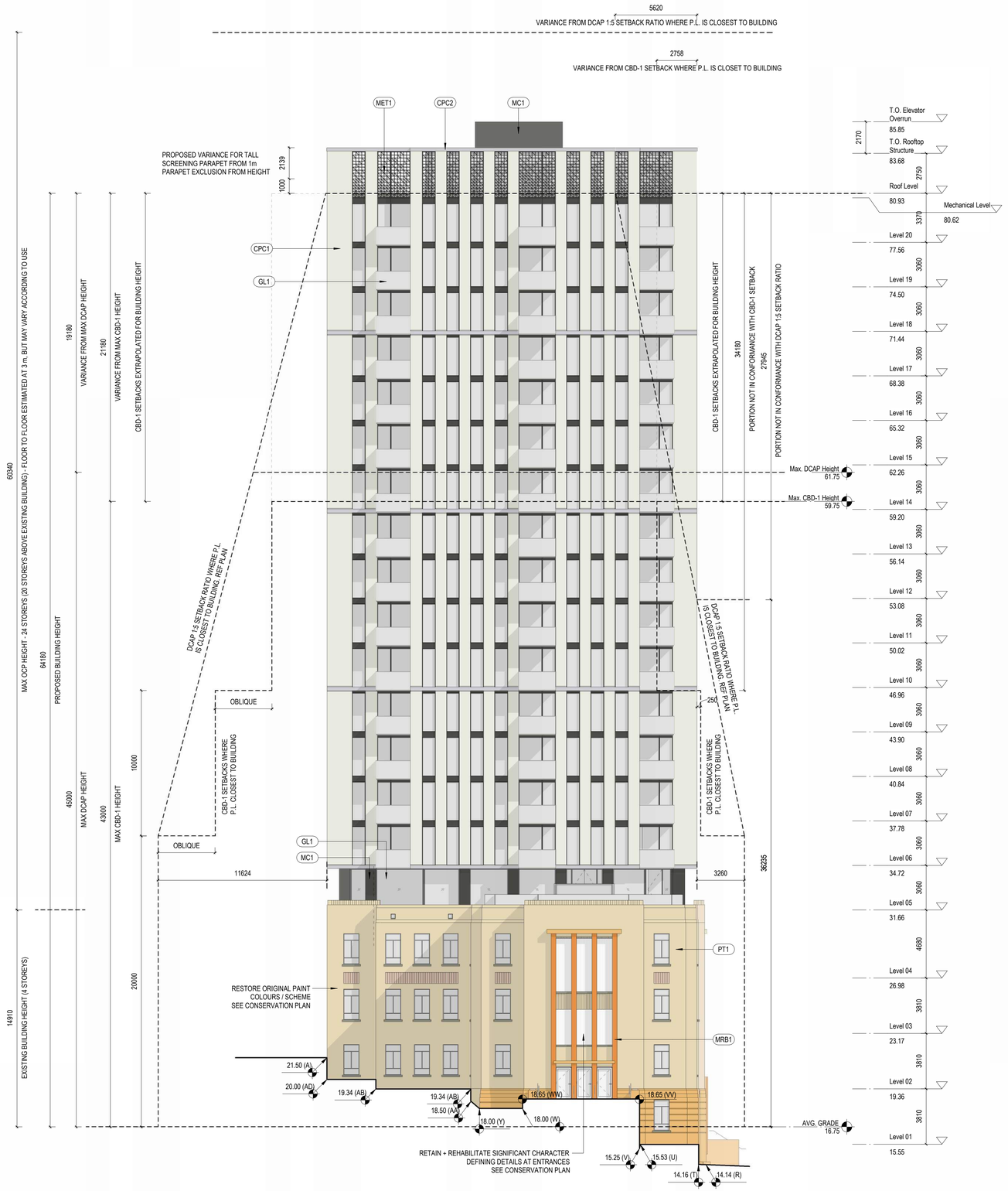
EAST ELEVATION

1 : 150

11/15/2024 2:07:22 PM

A202



MATERIAL PALETTE

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WEST ELEVATION

1 : 150

11/15/2024 2:07:37 PM

A203

1/ A301

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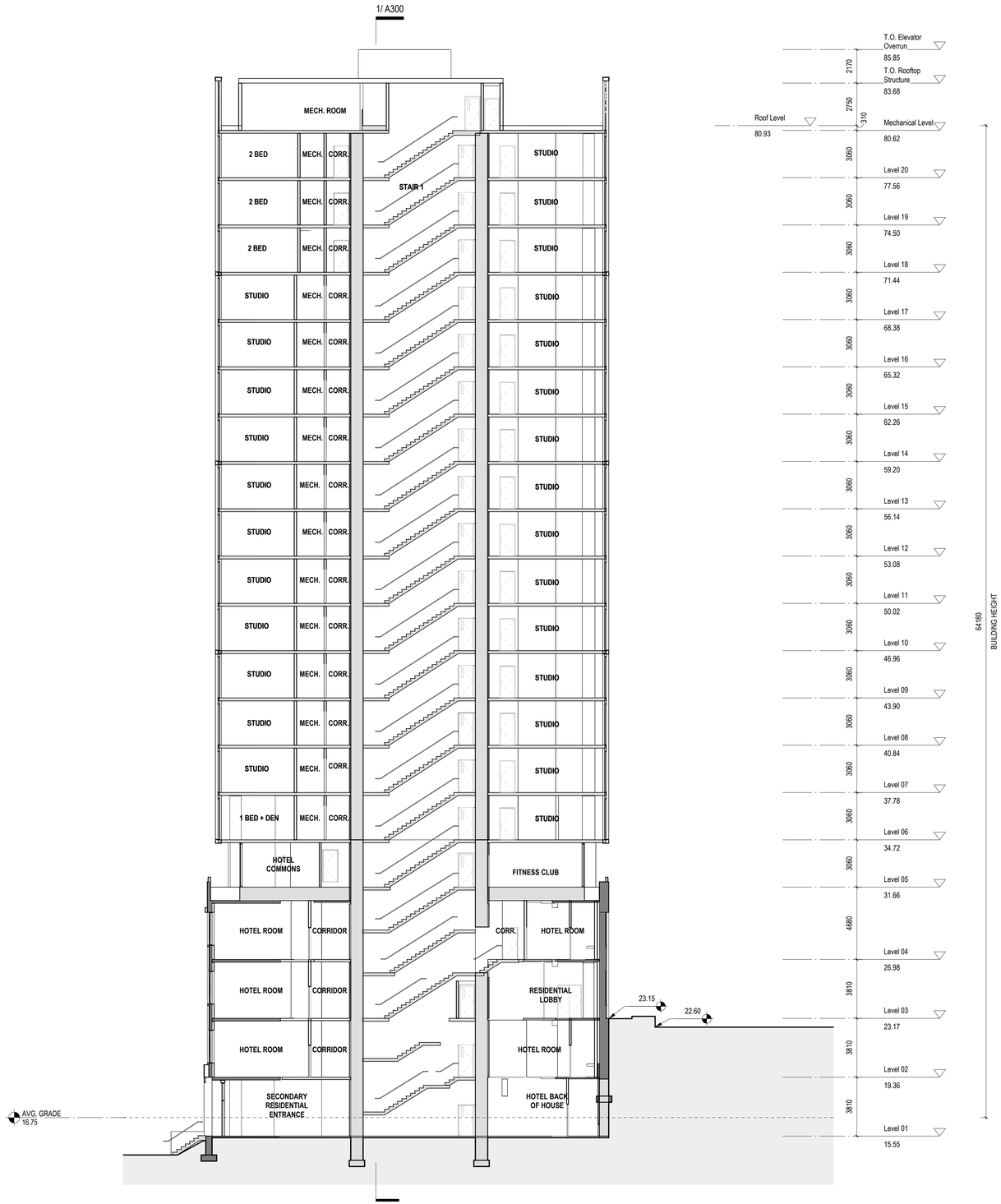
2019-039

BUILDING SECTION EAST-WEST

1 : 150

11/15/2024 2:07:38 PM

A300



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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

BUILDING SECTION NORTH-SOUTH

1 : 150

11/15/2024 2:07:40 PM

A301

780 BLANSHARD STREET

ISSUED FOR HAP & RZ RESUBMISSION 03

CLIENT:
RELIANCE PROPERTIES LTD.
JUAN PEREIRA
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604.694.8680

ARCHITECTS:
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604.558.6371

LANDSCAPE ARCHITECT:
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604.317.9682

RODRIGO RODRIGUES
rodrigo@gauthierla.com
778.714.0123

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE SURVEY
L0.2	TREE MANAGEMENT PLAN
L0.3	REPLACEMENT TREE PLAN
L0.4	DEMOLITION PLAN
L0.5	OVERALL IMPERMEABLE SURFACES OVERLAY
L1.0	OVERALL SITE PLAN
L1.1	WEST ENLARGEMENT PLAN
L1.2	NORTH ENLARGEMENTPLAN
L1.3	SOUTH ENLARGEMENT PLAN
L1.4	PENWILL GREEN PARK ENLARGEMENT PLAN
L1.5	OVERALL PLANTING PLAN
L1.6	OVERALL IRRIGATION PLAN
L1.7	OVERALL LIGHTING PLAN
L1.8	PRECEDENT IMAGES
L2.0	LEVEL 5: MATERIALS AND LAYOUT PLAN
L3.0	PRECEDENT IMAGES
L4.0	SECTIONS
L4.1	SECTIONS
L5.0	DETAILS

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O	Issued for Coordination	24-10-03

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Victoria, BC

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2148

L0.0
COVER SHEET

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TYPICAL TREE PROTECTION FOR VICTORIA

1. THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
2. BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPERATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
3. THE PERMIT HOLDER MUST CONTINUOUSLY MAINTAIN THE FENCE OR OTHER PROTECTIVE MEASURE UNTIL THE COMPLETION OF THE WORK PROPOSED TO BE CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES;
4. THE PERMIT HOLDER MUST POST AND CONTINUOUSLY MAINTAIN ON THE FENCE OR OTHER PROTECTIVE MEASURE AN ALL-WEATHER SIGN STATING "PROTECTED ROOT ZONE - NO ENTRY";
5. IF TREE ROOTS ARE CUT BY EXCAVATION, THE PERMIT HOLDER MUST IMMEDIATELY WRAP THE REMAINING ROOTS IN A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP SURROUNDED BY POSTS;
6. THE PERMIT HOLDER MUST CONTINUOUSLY KEEP ROOT CURTAIN OF WIRE MESH MOIST THROUGHOUT THE HOLDER'S CONSTRUCTION PROCESS;
7. THE PERMIT HOLDER MAY PRUNE AND CUT A PROTECTED TREE'S BRANCHES, LIMBS, OR ROOTS ONLY UNDER THE SSUPERVISION OF CERTIFIED ARBORIST;
8. IF THE PERMIT HOLDER CUTS DOWN OR REMOVES A PROTECTED TREE OR A PROTECTED SEEDLING, THE PERMIT HOLDER MUST PLANT AND MAINTAIN TWO REPLACEMENT TREES OR SEEDLINGS OF THE FOLLOWING:
9. OF THE SAME SPECIES AND IN THE SAME LOCATION AS THAT CUT DOWN OR REMOVED, OR OF A DIFFERENT SPECIES AUTHORIZED BY THE DIRECTOR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES, AND
10. THAT HAVE AT LEAST ONE OF THE FOLLOWING SIZES:
11. A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
12. WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII, MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER.
13. BYLAW APPLIES TO ALL LANDS IN CITY.
14. PERMIT REQUIRED FOR CUTTING PROTECTED TREE SIZE/TYPE OF ANY SIZE TREE OF 4 SPECIES; GREATER THAN 60CM OF 3 OTHER SPECIES; ANY TREE GREATER THAN 80CM; SIGNIFICANT TREES (INVENTORY); RETAINED OR COVENANTED TREES; TREES ON A STEEP SLOPE.
15. REPLACEMENT TREES ARE REQUIRED, MINIMUM 2:1.
16. THE FOLLOWING SPECIES ARE PROTECTED:
17. GARRY OAK (QUERCUS GARRYANA), ARBUTUS (ARBUTUS MENZIESSII), PACIFIC YEW (TAXUS BREVIFOLIA) OVER 50CM IN HT, PACIFIC DOGWOOD (CORNUS NUTTALLII), DOUGLAS FIR (PSEUDOTSUGA MENZIESII) OVER 60CM IN TRUNK DIAMETER, WESTERN RED CEDAR (THUJA PLICATA) OVER 60CM IN TRUNK DIAMETER, BIG LEAF MAPLE (ACER MACROPHYLLUM) OVER 60CM IN TRUNK DIAMETER;
18. A SIGNIFICANT TREE;
19. ANY TREE OVER 80CM IN TRUNK DIAMETER;
20. A TREE ON A STEEP SLOPE;
21. A TREE THAT IS RETAINED VOLUNTARILY BY THE OWNER AS PART OF AN APPLICATION FOR A PERMIT THAT WOULD AFFECT THE TREE, AND IS PROTECTED BY A RESTRICTIVE COVENANT IN FAVOUR OF THE CITY;
22. THE FOLLOWING TREE SEEDLINGS ARE PROTECTED (YOUNG, INDEPENDENT, LIVING, ERECT, WOODY PLANT THAT HAS A HT OF MORE THAN 50CM AND LESS THAN 5M).:
23. GARRY OAK (QUERCUS GARRYANA), PACIFIC DOGWOOD (CORNUS NUTTALLII), ARBUTUS (ARBUTUS MENZIESII);
24. TO MINIMIZE ROOT DAMAGE, SOIL EROSION AND TREE DISTURBANCE, WRAP A TEMPORARY ROOT CURTAIN AROUND ROOT ZONE TO RETAIN AND PROTECT THE EXPOSED AREA, WHICH ROOT CURTAIN IS TO CONSIST OF HEAVY WIRE MESH OR SIMILAR MATERIAL LINED WITH BURLAP AND SUPPORTED BY POSTS;
25. IF REQUIRED BY THE DIRECTOR OF PLANNING, TUNNEL RATHER THAN TRENCH WHEN INSTALLING UNDERGROUND UTILITIES AND DRAINAGE LINES, WHICH TECHNIQUE INCLUDES BORING A HOLE UNDER OR THROUGH THE ROOT SYSTEM WITHIN MINIMUM DISTURBANCE, CARRY OUT ANY EXCAVATION WITHIN THE TREE PROTECTION AREA TO ACCOMMODATE UNDERGROUND INSTALLATIONS, INCLUDING SERVICES AND FOOTINGS, BY HAND, AND
26. MAINTAIN SUCH PROTECTION BARRIER, REPAIR ANY DAMAGE TO IT, AND NOT ALTER OR REMOVE IT UNTIL CONSTRUCTION IS COMPLETE.

TREE SURVEY

SYMBOL	DESCRIPTION
X	EXISTING TREE TO BE REMOVED
	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
O	EXISTING TREE TO BE RETAINED:
	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL
	EXISTING RETAINING WALL TO REMAIN
	EXISTING CONDITIONS

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L0.1
TREE SURVEY

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TYPICAL TREE PROTECTION FOR VICTORIA

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SYMBOL	DESCRIPTION
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	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
O	EXISTING TREE TO BE RETAINED:
	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL
	EXISTING RETAINING WALL TO REMAIN
	EXISTING CONDITIONS
	TREE PROTECTION FENCE

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TREE MANAGEMENT PLAN

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TREE REPLACEMENT PLAN

SYMBOL	DESCRIPTION
	EXISTING TREES TO REMAIN
	PROPOSED REPLACEMENT TREE (#16 TOTAL) (2 small trees at a 2:1 ratio=1 tree)
	PROPOSED STREET TREE By City of Victoria
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL

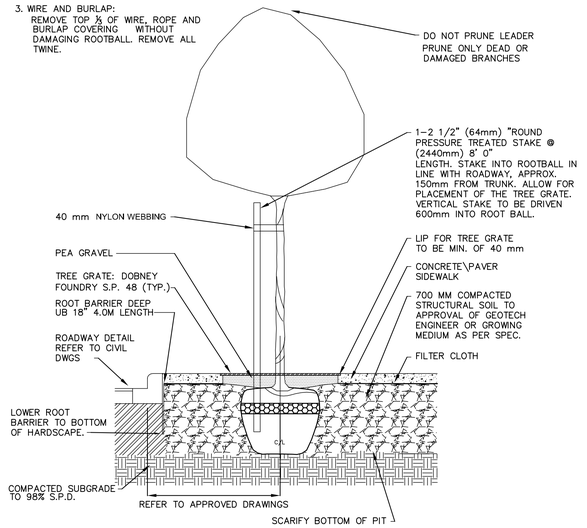
ALL SIDEWALK AND CURBWORK TO BE SUPERVISED BY THE PROJECT ARBORIST

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

CITY OF VICTORIA

PREPARATION NOTES:

1. CONTAINER GROWN:
   REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
   REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP:
   REMOVE TOP ⅔ OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.



NOTES:

ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

2011

TREE PLANTING IN SIDEWALK | REVISIONS | DRAWING NUMBER: **SD P5**

Row #	Tree Size	Min soil volume (m³)	Shared or irrigated soil volume (m³)
1	Small tree (Schedule "E", Part 2)	8.0	6.0
2	Medium tree (Schedule "E", Part 1)	20.0	15.0
3	Large tree (Schedule "E", Part 1)	35.0	30.0

				Replacement Trees Proposed			Soil Volume Required (m³)			
Planting Area ID	Area (m²)	Soil volume multiplier	A: Estimated Soil Volume (m³)	B #Small	C #Medium	D #Large	E #Small	F #Medium	G #Large	Total
ONSITE										
#1	256.30	1	256.30		3	4		45	120	165
#2	29.0	1	29.0		1			20		20
#3	113.0	1	113.0		3	2		45	60	105
#4	34.0	1	34.0		2			30		30
#5	22.45	1	22.45	2			12			12
PENWILL GREEN										
#6	221.0	1	221.0		3			45		45
#7	240.8	1	240.8		3	1		45	30	75
STREET TREES										
#8	31.80	1	31.80			1			30	30

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L0.3
REPLACEMENT TREE PLAN

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GENERAL DEMOLITION NOTES:

1. VEHICLES SHALL NOT BE PARKED OR PARKED TEMPORARILY STANDING IDLE WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
2. THE CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
3. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
4. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. INTIATE BC ONE CALL PRIOR TO EXCAVATION; IDENTIFY AND PROTECT ALL EXISTING UTILITIES.
6. INSTALL TREE PROTECTION FENCING PRIOR TO EXCAVATION; PROTECT AND PRESERVE DRIP LINES OF TREES TO REMAIN AT ALL TIMES.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. EXISITING PLANTS MAY BE REMOVED, PROTECTED AND REPLANTED AT THE LANDSCAPE ARCHITECTS DESCREATION.
9. ALL NEW CONCRETE MUST DRAIN TO EXISTING CATCH BASINS.
10. REFER TO CITY OF VICTORIA TREE PROTECTION GUIDELINE FOR TREE PROTECTION FENCING.
11. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
12. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
13. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
15. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
16. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
17. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY CONTRACTOR. PROVIDE DUST CONTROL, AS APPROVED BY LANDSCAPE ARCHITECT.
18. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
19. THE CONTRACTOR IS REPSONSIBLE FOR ANY DAMAGE TO EXISITING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES, SHRUBS AND TURF DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXTENT OF DEMOLITION
	PARTLY DEMOLISHED/PROTECTED

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DEMOLITION PLAN

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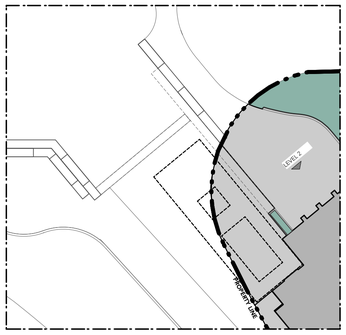
IMPERMEABLE X ABSORBENT SURFACES LEGEND

TOTAL AREA: 2272.36 m²

IMPERMEABLE SURFACES AND BUILDINGS
1661.36 m² (73.11%)

ABSORBENT SURFACES
611 m² (26.89%)



1 BC TRANSIT CHARGING EQUIPMENT PROVISION
Scale: 1:200

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OVERALL IMPERMEABLE SURFACES OVERLAY

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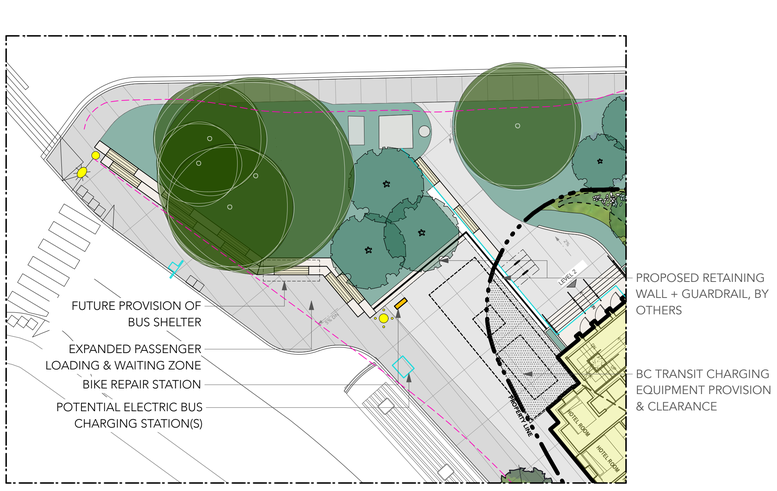
LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
	PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD, as per New Town Design	
	PAVING TYPE 2 Concrete unit paver (225mm x 75mm x 60mm), 45° Herringbone field with single row soldier course, Mortar set as per New Town Public Realm Design	
	PLANTING TYPE 1 Garry Oak Ecosystem	
	PLANTING TYPE 2 Rain Gardens,18" maximum depth	
	SITE FURNISHING Bollard as per New Town Public Realm Design	1 / L5.0
	SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design	2 / L5.0
	SITE FURNISHING Square Tree Grate as as per New Town Public Realm Design, 48"x48"	3 / L5.0
	CLUSTER LUMINAIRE Refer to Electrical for Specification	
	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification	
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING Bike Repair Station	
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	



2 BC TRANSIT CHARGING EQUIPMENT PROVISION
Scale: 1:200

1 OVERALL SITE PLAN
Scale: 1:200

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L1.0
OVERALL SITE PLAN

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LEGEND

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	PAVING TYPE 2 Concrete unit paver (225mm x 75mm x 60mm), 45° Herringbone field with single row soldier course, Mortar set as per New Town Public Realm Design	
	PLANTING TYPE 1 Garry Oak Ecosystem	
	PLANTING TYPE 2 Rain Gardens,18" maximum depth	
	SITE FURNISHING Bollard as per New Town Public Realm Design	1 L5.0
	SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design	2 L5.0
	SITE FURNISHING Square Tree Grate as as per New Town Public Realm Design, 48"x48"	3 L5.0
	CLUSTER LUMINAIRE Refer to Electrical for Specification	
	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification	
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING Bike Repair Station	
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
TR 0.00	TOP OF RAMP ELEVATION
BR 0.00	BOTTOM OF RAMP ELEVATION
BG 0.00	BUILDING GRADE ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TC 0.00	TOP OF CURB ELEVATION
1%	SLOPE AND DIRECTION

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L1.1
WEST ENLARGEMENT PLAN

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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
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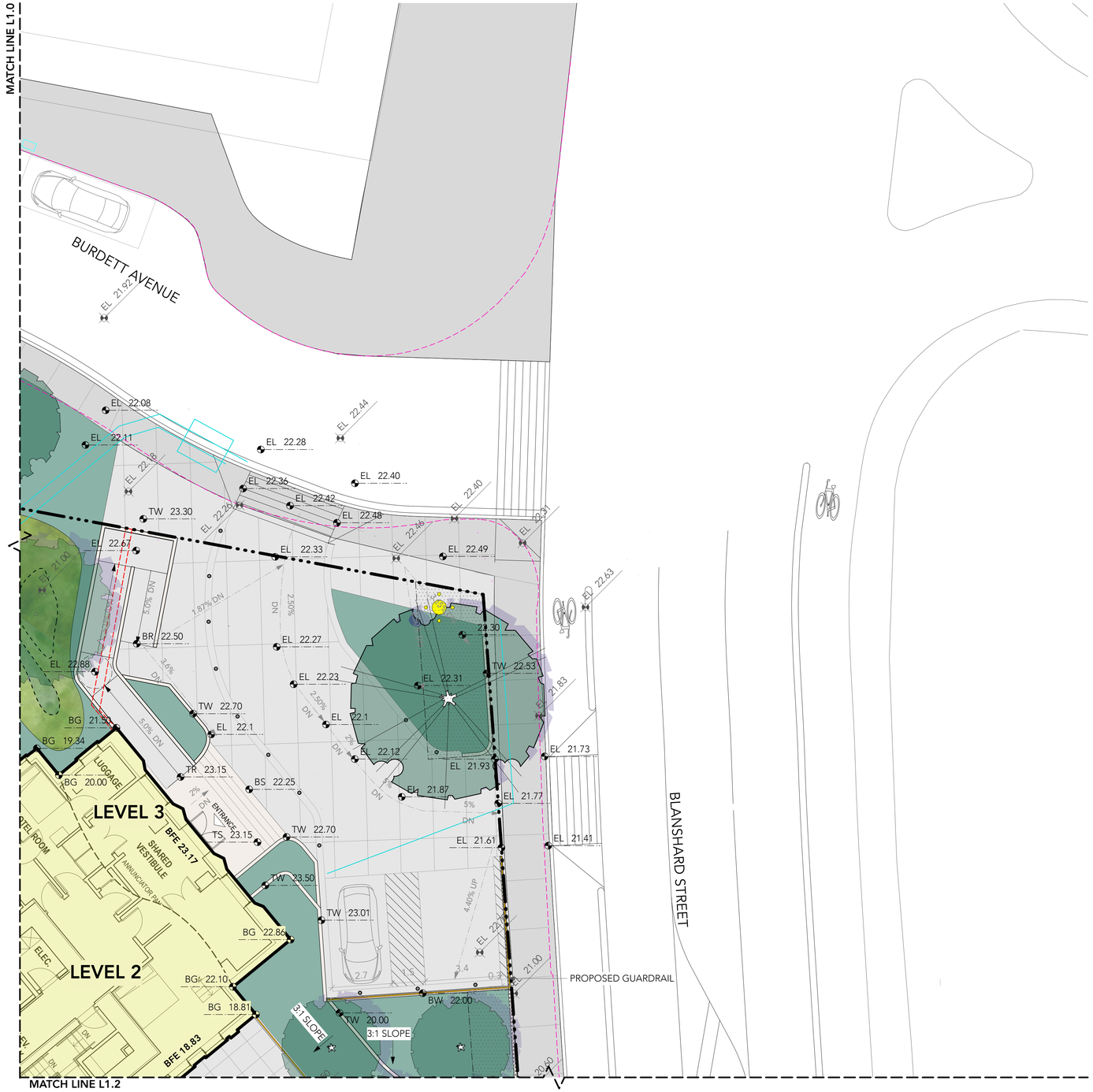
	PAVING TYPE 2 Concrete unit paver (225mm x 75mm x 60mm), 45° Herringbone field with single row soldier course, Mortar set as per New Town Public Realm Design	
	PLANTING TYPE 1 Garry Oak Ecosystem	
	PLANTING TYPE 2 Rain Gardens,18" maximum depth	
	SITE FURNISHING Bollard as per New Town Public Realm Design	1 L5.0
	SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design	2 L5.0
	SITE FURNISHING Square Tree Grate as as per New Town Public Realm Design, 48"x48"	3 L5.0
	CLUSTER LUMINAIRE Refer to Electrical for Specification	
	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification	
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING Bike Repair Station	
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
TR 0.00	TOP OF RAMP ELEVATION
BR 0.00	BOTTOM OF RAMP ELEVATION
BG 0.00	BUILDING GRADE ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TC 0.00	TOP OF CURB ELEVATION
1%	SLOPE AND DIRECTION



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L1.2
NORTH ENLARGEMENTPLAN

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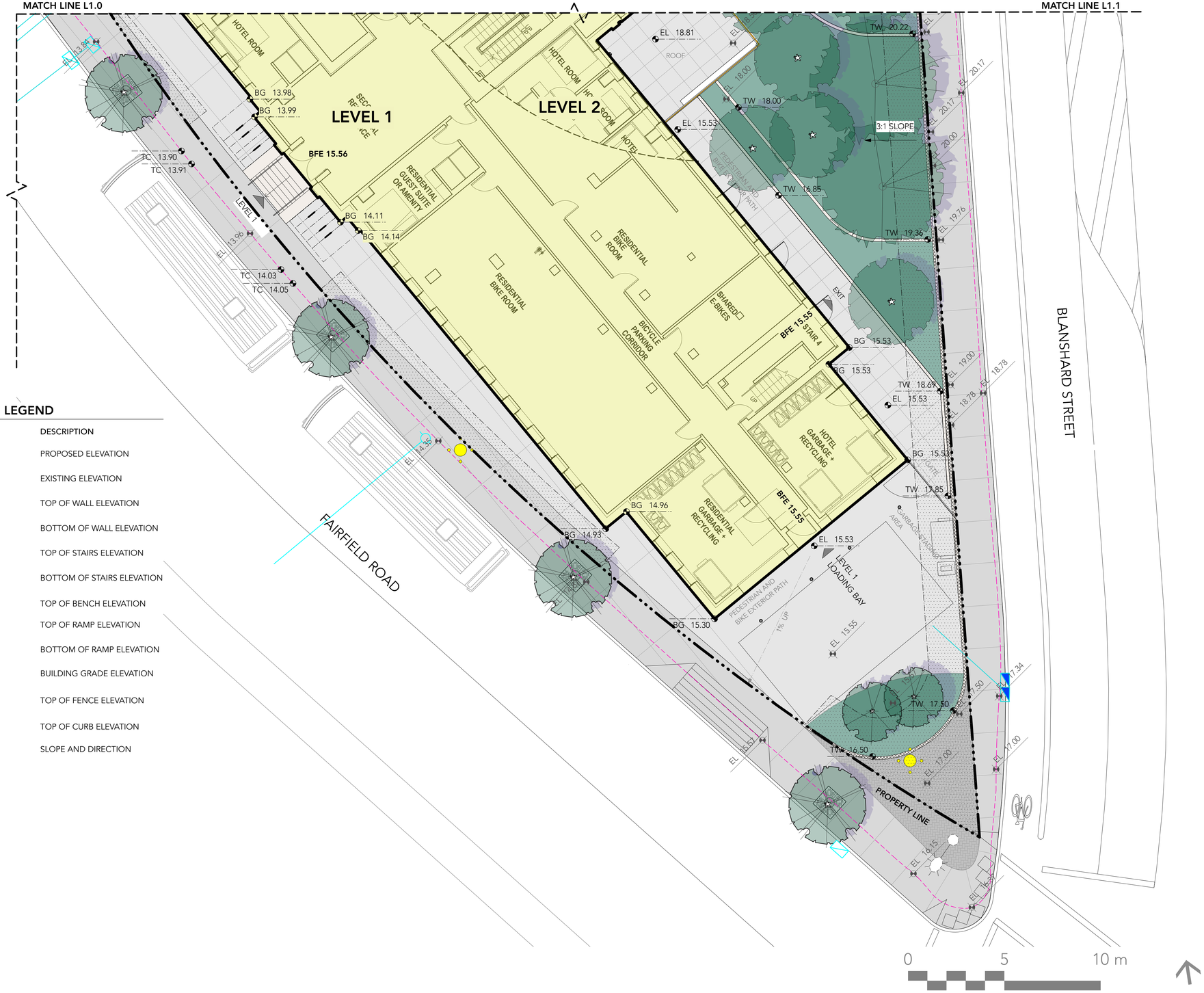

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING CURB LINE	
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	PAVING TYPE 2 Concrete unit paver (225mm x 75mm x 60mm), 45° Herringbone field with single row soldier course, Mortar set as per New Town Public Realm Design	
	PLANTING TYPE 1 Garry Oak Ecosystem	
	PLANTING TYPE 2 Rain Gardens,18" maximum depth	
	SITE FURNISHING Bollard as per New Town Public Realm Design	1 / L5.0
	SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design	2 / L5.0
	SITE FURNISHING Square Tree Grate as as per New Town Public Realm Design, 48"x48"	3 / L5.0
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	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification	
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	SITE FURNISHING Bike Repair Station	
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
TR 0.00	TOP OF RAMP ELEVATION
BR 0.00	BOTTOM OF RAMP ELEVATION
BG 0.00	BUILDING GRADE ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TC 0.00	TOP OF CURB ELEVATION
1%	SLOPE AND DIRECTION

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L1.3
SOUTH ENLARGEMENT PLAN

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LEGEND

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	EXISTING CURB LINE	
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	PLANTING TYPE 1 Garry Oak Ecosystem	
	PLANTING TYPE 2 Rain Gardens,18" maximum depth	
	SITE FURNISHING Bollard as per New Town Public Realm Design	1 / L5.0
	SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design	2 / L5.0
	SITE FURNISHING Square Tree Grate as as per New Town Public Realm Design, 48"x48"	3 / L5.0
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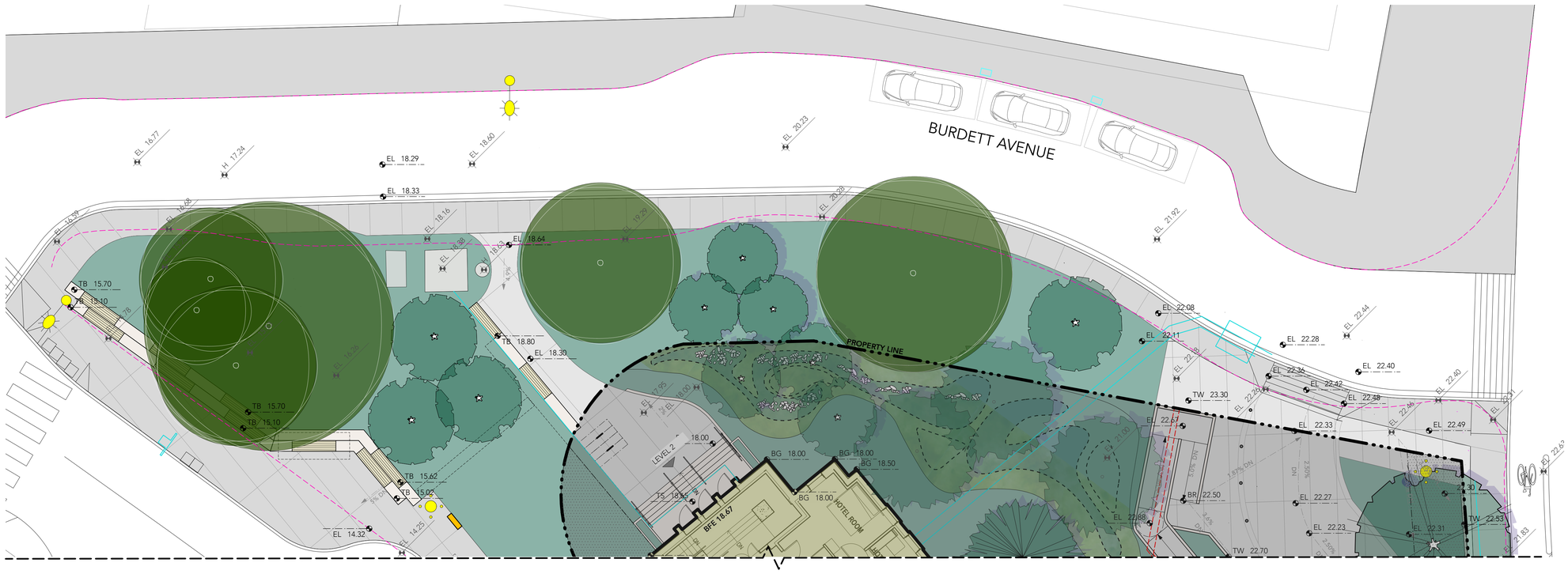
	EXISTING STREETLIGHT POLE	
	SITE FURNISHING Bike Repair Station	
	EXISTING RETAINING WALL TO REMAIN	
	PROPOSED RETAINING WALL, BY OTHERS	
	PROPOSED LANDSCAPE WALL	
	CIP CONCRETE SEAT WALL WITH WOOD TOP	
	STAIRS	

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
TR 0.00	TOP OF RAMP ELEVATION
BR 0.00	BOTTOM OF RAMP ELEVATION
BG 0.00	BUILDING GRADE ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TC 0.00	TOP OF CURB ELEVATION
1%	SLOPE AND DIRECTION



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L1.4

PENWILL GREEN PARK ENLARGEMENT
PLAN

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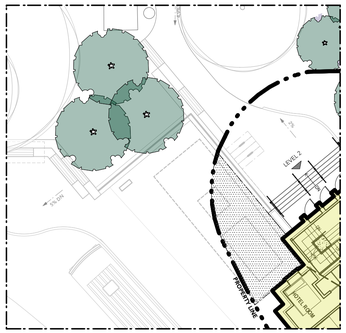
GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VICTORIA ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VICTORIA STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
12. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
13. IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT.
14. REFER TO SUBDIVISION AND DEVELOPEMENT SERVICE BYLAW NO. 12-042, SCHEDULE C AND TRANSPORTATION COMMENTS FOR PUBLIC REALM IMPROVEMENT REQUIREMENTS. STREET TREE PLANTING LOCATIONS, SPECIES SELECTION, AND THE NUMBER OF TREES IS SUBJECT TO APPROVAL BY THE CITY OF VICTORIA PARKS DIVISION.
15. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.
    REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
    1. INSPECTION OF EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS.
    2. INSPECTION OF TREE STOCK PRIOR TO PLANTING.
    3. INSPECTION OF INSTALLED TREE - TREE PLANTING, GRATE GUARD, STAKES, ETC. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.
16. THE DETAILS FOR THE SEED AND SOD BOULEVARD CAN BE FOUND IN SCHEDULE B3-4. (PLEASE ENSURE THAT ADEQUATE SOIL VOLUMES FOR THE PROPOSED STREET TREES ARE INSTALLED IN GRASS BOULEVARDS). PLEASE CONTACT TOM SHERBO, TSHERBO@VICTORIA.CA AND COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME TO SCHEDULE AN INSPECTION. PLEASE INCLUDE THE FOLLOWING NOTES FOR GRASS BOULEVARD INSPECTIONS:
    REQUIRED PARKS INSPECTIONS FOR SEED AND SOD BOULEVARD:
    1. INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL.
    2. INSPECTION OF INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING.
    3. INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
17. PLANT MATERIAL AND INSTALLATION MUST MEET OR EXCEED THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD AND SPECIFICATIONS FOR PLANTED LANDSCAPES AS REQUIRED IN THE MMCD. TO SCHEDULE AN INSPECTION PLEASE CONTACT TOM SHERBO, TSHERBO@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME. PLEASE INCLUDE THE FOLLOWING NOTES FOR PLANTED LANDSCAPE INSPECTIONS:
    REQUIRED PARKS INSPECTIONS FOR LANDSCAPED/PLANTED AND RAIN GARDEN AREAS:
    1. INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR PLACEMENT OF THE GROWING MEDIA.
    2. INSPECTION OF INSTALLED AND PREPARED GROWING MEDIUM PRIOR TO PLANTING.
    3. INSPECTION OF PLANT MATERIAL ON-SITE PRIOR TO PLANTING.
    4. INSPECTION OF PLANTED LANDSCAPE PRIOR TO THE INSTALLATION OF MULCH.
    5. INSPECTION WHEN THE PLANTED AND MULCHED LANDSCAPING MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE MMCD.
18. A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREEPERMITS@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS FOR EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
19. THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 AND THE ASSOCIATED SCHEDULES CAN BE FOUND ON THE CITY OF VICTORIA BYLAWS WEBPAGE.



1 BC TRANSIT CHARGING EQUIPMENT PROVISION
Scale: 1:200

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780 Blanshard Street
Victoria, BC

Reliance Properties
2148

L1.5
OVERALL PLANTING PLAN

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GENERAL IRRIGATION NOTES:

1. INSTALL POP-UP SPRINKLER HEADS POSITIONED WITHIN SHRUB OR GROUND COVER AREAS WITH THE TOP OF SPRINKLER ABOVE FINISH GRADE AS SHOWN IN THE DETAILS
2. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO IRRIGATED UNLESS INDICATED OTHERWISE ON THE DRAWINGS
3. SPRINKLER SYSTEM WILL BE BASED ON MINIMUM PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS. VERIFY PERMANENT WATER PRESSURE BEFORE THE START OF CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL SITE PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, ASSUME ALL RESPONSIBILITY FOR REVISIONS.
4. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, WALLS, FENCES AND BUILDINGS. SELECT THE MOST APPROPRIATE PART CIRCLE PATTERN NOZZLE TO FIT THE SITE CONDITIONS AND THROTTLE THE FLOW CONTROL ADJUSTMENT AT EACH CONTROL VALVE TO OBTAIN OPTIMUM SPRINKLER HEAD PRESSURE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL LINE PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WIRES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE DRAWINGS.
7. TEST ALL PRESSURE MAIN LINES UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR PERIOD OF 3 HOURS. TESTING OF PRESSURE MAIN LINE PIPING SHALL OCCUR PRIOR TO THE INSTALLTION OF ANY ELECTRONIC CONTROL VALVE, BASKET STRAINERS, QUICK COUPLING VALVES AND OTHER PRESSURE-SIDE IRRIGATION FACILITIES. PRESSURE TESTING RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT
8. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTRE SPACING, AND ADDITIONAL INFORMATION.
9. DO NOT INSTALL DRIPLINE TUBING UNDER PAVED SURFACES. CONNECT DRIPLINE TUBING TO SCHEDULE 40 PVC LATERAL LINE PIPING FOR ROUTING UNDER PAVED SURFACES AND SCHEDULE 80 PVC PIPING ROUTING THROUGH PLANTER WALLS. ADAPT DRIPLINE TUBING TO PVC PIPING AS REQUIRED WITH COMPRESSION ADAPTER FITTINGS
10. CONNECT DRIPLINE PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS AND COMPRESSION ADAPTER FITTINGS
11. PROVIDE COMPRESSION SERIES FITTINGS FOR TUBING CONNECTIONS AND CONNECTIONS TO PVC PIPING AS INDICATED IN THE EQUIPMENT LEGEND IN THIS SHEET. THE IRRIGATION DESIGN SHALL BE DONE BY A LICENSED IRRIGATION CONTRACTOR AND BE FULLY COMPLIANT WITH THE CONSULTANT'S SPECIFICATIONS. THE LANDSCAPE OR GENERAL CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN AS A SHOP DRAWING FOR REVIEW BY THE LANDSCAPE ARCHITECT AT LEAST TWO MONTHS PRIOR TO INSTALLATION. NO WORK SHALL BEGIN UNTIL THE SHOP DRAWING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE SHOP DRAWINGS MUST BE COMPLIANT WITH ALL MUNICIPAL BYLAWS AND PROVINCIAL HEALTH AND BUILDING CODES.
12. SYSTEM TO BE DESIGN BUILD. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ALL WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS FOR ALL COMPLETED WORK ONCE APPROVED BY LANDSCAPE ARCHITECT.
14. ALL PIPE TO BE SCHEDULE 40.
15. IRRIGATION CONTROLLER TO BE INSTALLED IN VANDAL RESISTANT METAL LOCK BOX.
16. INSTALL PRECISION SOIL SENSOR ON SYSTEM
17. ALL PIPING RUNS ARE DIAGRAMMATIC, AVOID TRENCHING NEAR EXISTING TREE DRIP LINE.
18. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE IRRIGATION SYSTEM SHALL BE DESIGNED AT 65PSI AND 18GPM.
19. THE SYSTEM SHALL INCLUDE A RAIN SENSOR.
20. THE SYSTEM SHALL BE A HIGH EFFICIENCY SYSTEM WITH A BUILT-IN RAIN SENSOR.
21. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
22. IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT.
23. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	IRRIGATION SLEEVE FOR IRRIGATION CONDUIT
	RAISED / RECESSED PLANTER AREA TO BE IRRIGATED

1 BC TRANSIT CHARGING EQUIPMENT PROVISION
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OVERALL IRRIGATION PLAN

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GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRIACAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARIES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING, SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRIACL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
TYPE 1	CLUSTER LUMINAIRE Refer to Electrical for Specification
TYPE 2	POLE MOUNTED SINGLE HEAD LUMINAIRE Refer to Electrical for Specification

1 BC TRANSIT CHARGING EQUIPMENT PROVISION
Scale: 1:200

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OVERALL LIGHTING PLAN

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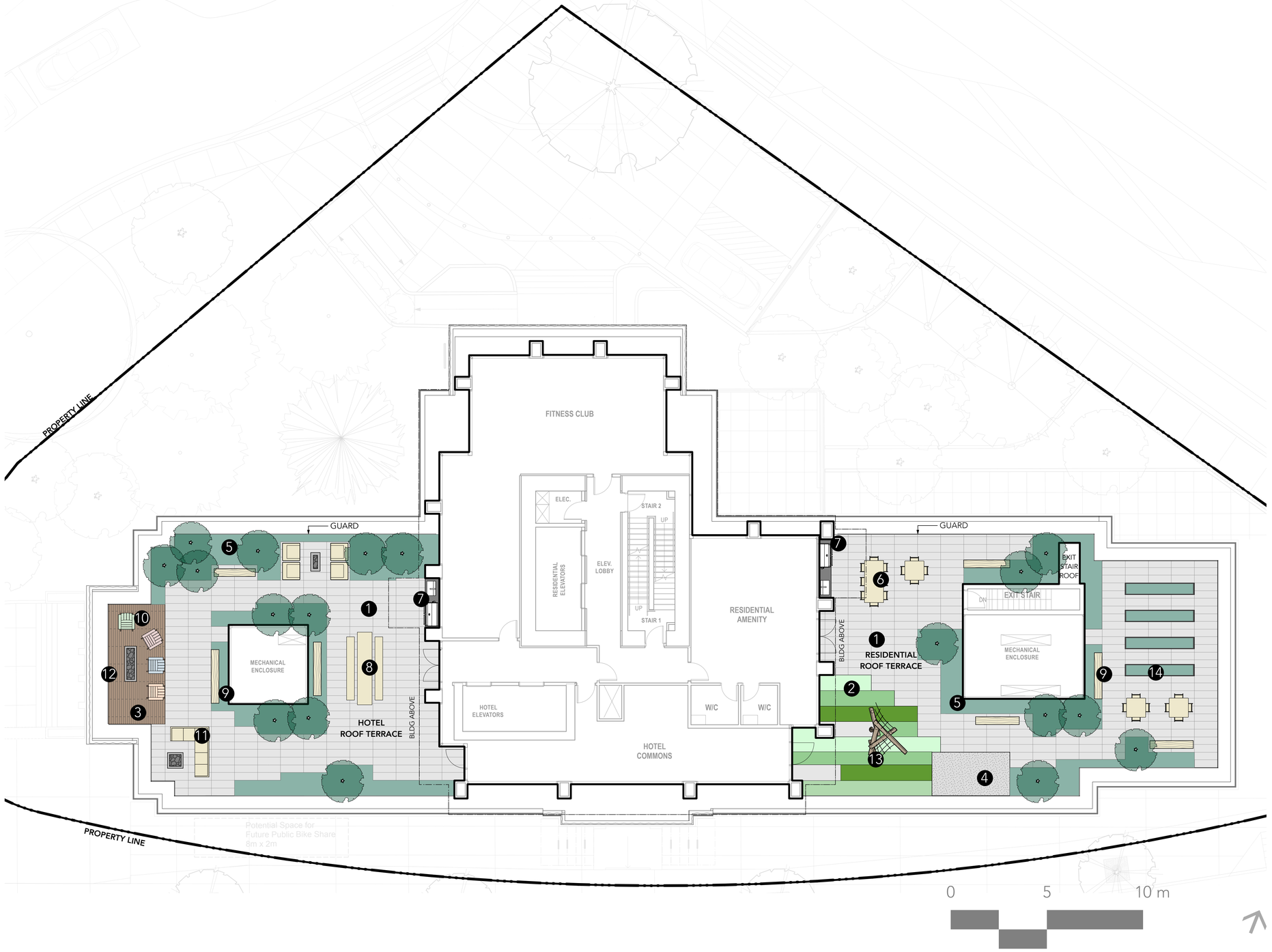
LEGEND

SYMBOL		DESCRIPTION
	1	PAVING TYPE 3 Unit Pavers
	2	PAVING TYPE 4 PIP Rubber Surface
	3	PAVING TYPE 5 Thermally Modified Wood Decking
	4	PAVING TYPE 6 Play Sand
	5	PLANTING TYPE 1 Garry Oak Ecosystem
	6	MOVEABLE FURNITURE
	7	BBQ AND OUTDOOR FOOD SERVICE COUNTER
	8	HARVEST TABLE
	9	SEATING TYPE 1 Timber Bench
	10	SEATING TYPE 2 Coloured Americana Outdoor Chair
	11	SEATING TYPE 3 Outdoor Patio Furniture
	12	FIRE PIT Product TBD
	13	PLAY STRUCTURE
	14	URBAN AGRICULTURE PLOTS Product TBD



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L2.0

LEVEL 5: MATERIALS AND LAYOUT PLAN

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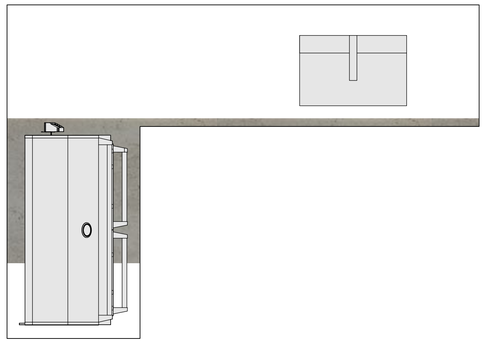
1) PRE-CAST CONCRETE PAVERS INTEGRATED WITH PLANTING

7) MOVEABLE OUTDOOR CHAIRS

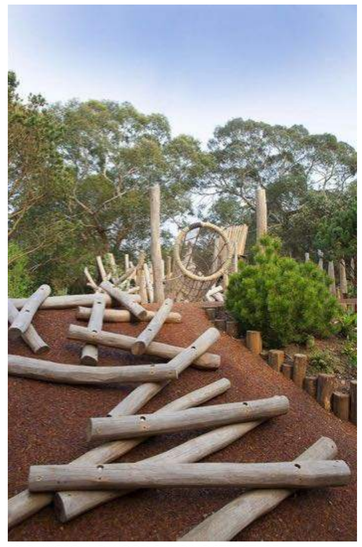


4) BBQ AND OUTDOOR FOOD SERVICE COUNTER

8) OUTDOOR PATIO FURNITURE

5) HARVEST TABLE

2) PIP RUBBER SURFACE / SANDPLAY AREA



10) PLAYGROUND WOOD CLIMBING STRUCTURE

3) WOOD DECKING

4) OUTDOOR BBQ + BAR STOOL SEATING

KEON – TECH COLLECTION BY DEKTON
USED AS COUNTER TOP FOR OUTDOOR KITCHEN

DOMOOS – SOLID COLLECTION BY DEKTON
USED UNDER THE COUNTER TO HIDE MECHANICS FROM BARBECUE AND SINK + SEATING AREA

9) FIRE PIT

10) URBAN AGRICULTURE

6) TIMBER BENCH

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L3.0
PRECEDENT IMAGES

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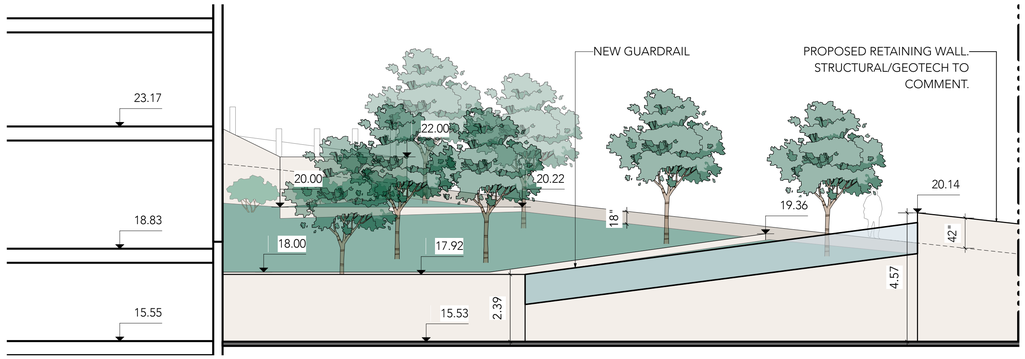
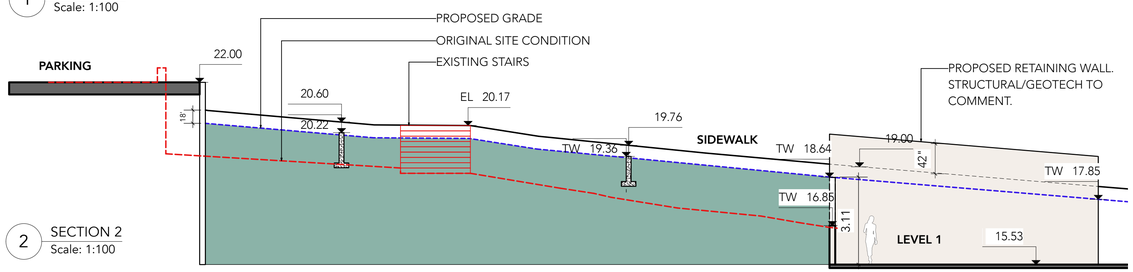


1 SECTION 1
Scale: 1:100



2 SECTION 2
Scale: 1:100

3 SECTIONS 3
Scale: 1:100

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L4.0
SECTIONS

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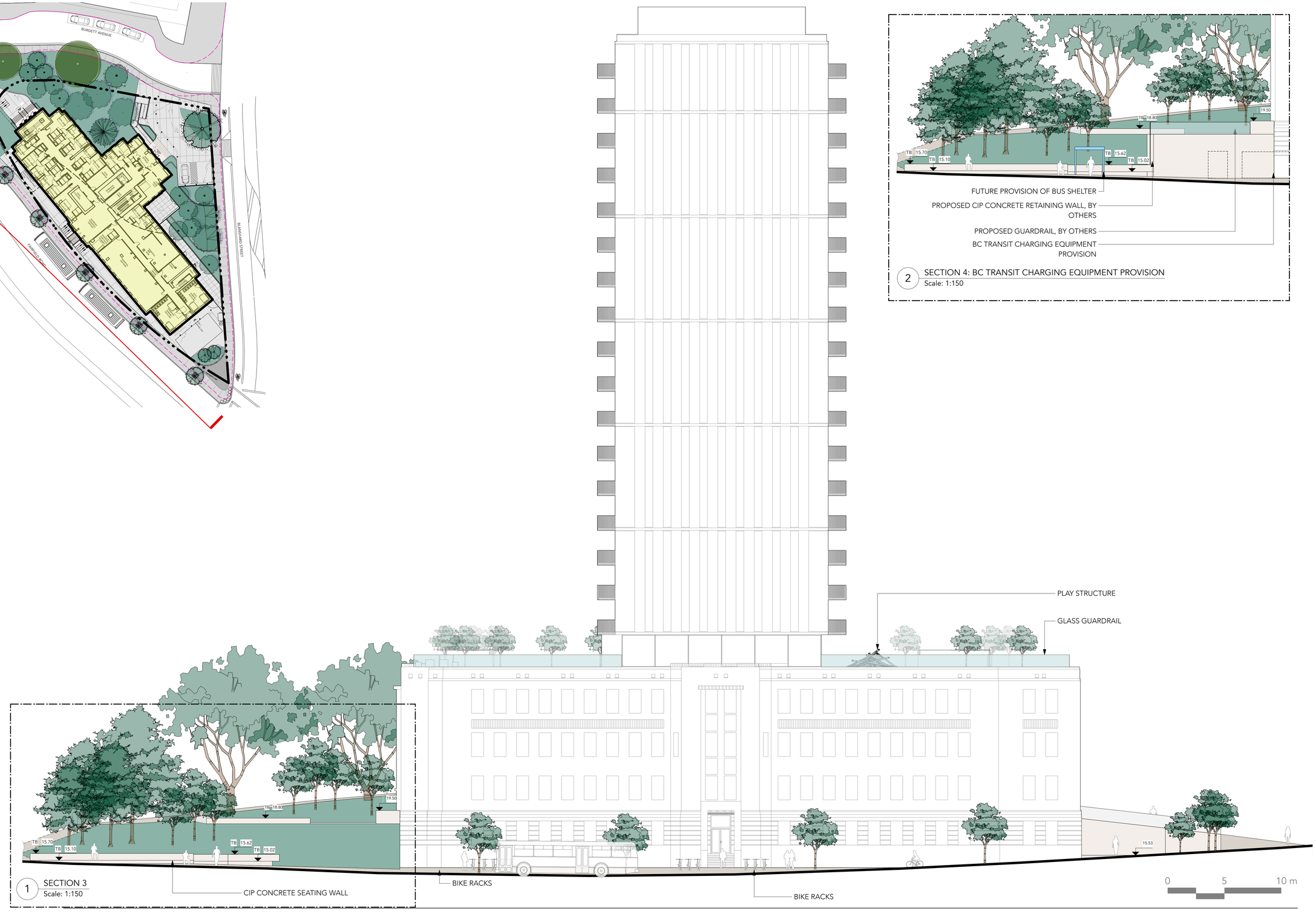

1 SECTION 3
Scale: 1:150

2 SECTION 4: BC TRANSIT CHARGING EQUIPMENT PROVISION
Scale: 1:150

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L4.1
SECTIONS

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RELIANCE FOUNDRY BOLLARD

PRODUCT TYPE: Type B Bollard
PRODUCT NAME: Reliance Foundry Bollard
DESIGN STYLE: Standard
MATERIALS: Ductile Iron
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 35" Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING: Surface Mount, Bolted to Concrete
MANUFACTURER: Reliance Foundry
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.

1 COV RELIANCE FOUNDRY BOLLARD
Scale: N.T.S.

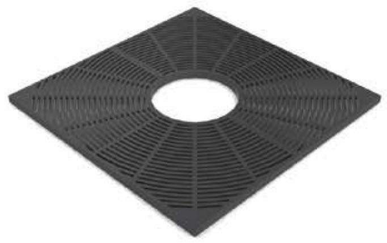
STANDARD BIKE RACK

PRODUCT TYPE: 2 Capacity Bike Rack
PRODUCT NAME: Standard Bike Rack
DESIGN STYLE: Standard
MATERIALS: 1.5" Galvanized Steel Pipe
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 12" Length, 3' Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING: Sleeve Mount
MANUFACTURER: City of Victoria
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.

2 COV STANDARD BIKE RACK
Scale: N.T.S.

SQUARE TREE GRATE

PRODUCT TYPE: Tree Grate
PRODUCT NAME: Square Tree Grate
DESIGN STYLE: Contemporary
MATERIALS: Metal
COLOUR/ FINISH:
DIMENSIONS: 48" W
DISTRIBUTION:
MANUFACTURER: Dobney Foundry Ltd.
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



3 COV SQUARE TREE GRATE
Scale: N.T.S.

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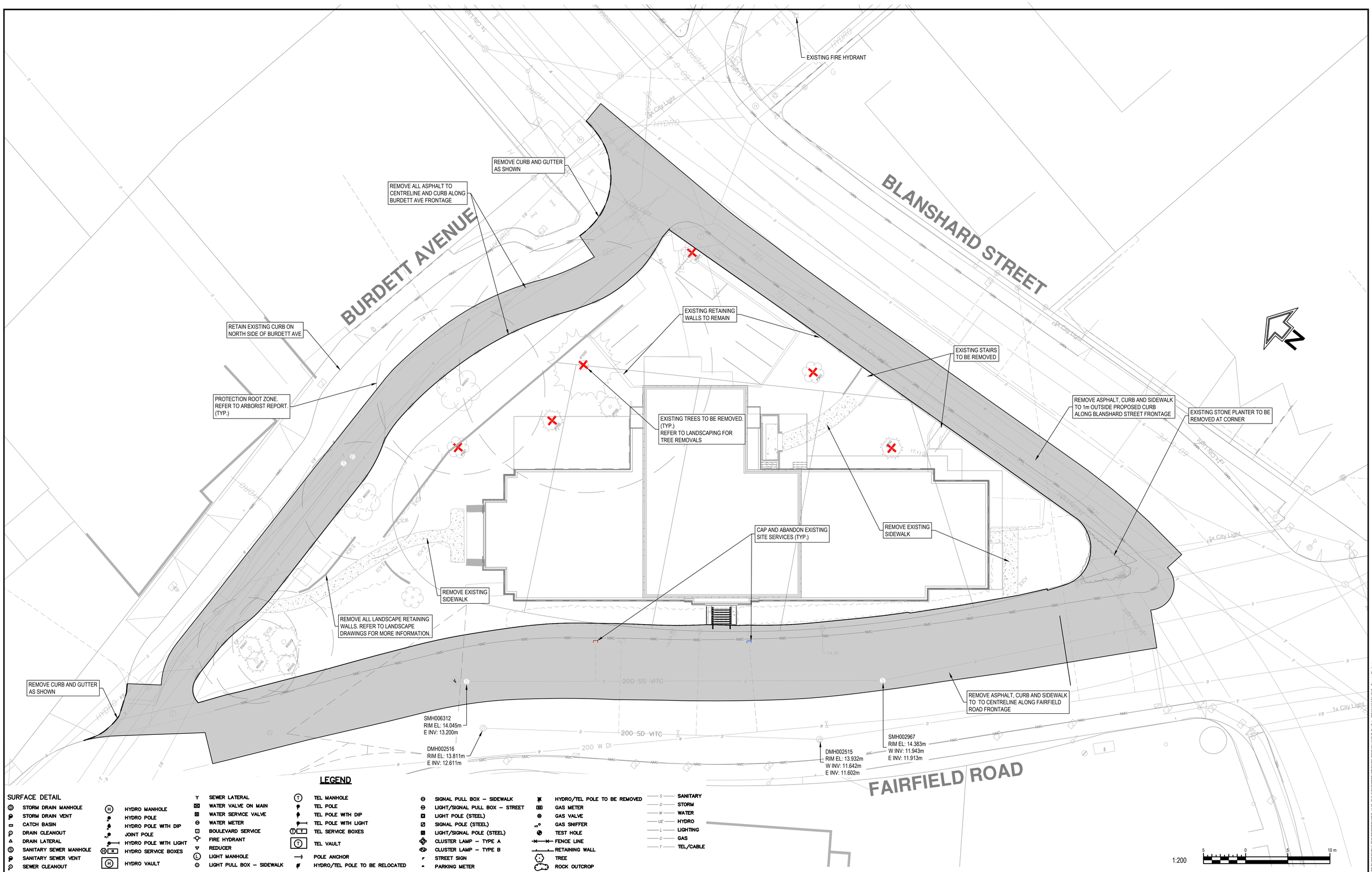

LEGEND

SURFACE DETAIL

- STORM DRAIN MANHOLE
- STORM DRAIN VENT
- CATCH BASIN
- DRAIN CLEANOUT
- DRAIN LATERAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER VENT
- SEWER CLEANOUT
- HYDRO MANHOLE
- HYDRO POLE
- HYDRO POLE WITH DIP
- JOINT POLE
- HYDRO POLE WITH LIGHT
- HYDRO SERVICE BOXES
- HYDRO VAULT
- SEWER LATERAL
- WATER VALVE ON MAIN
- WATER SERVICE VALVE
- WATER METER
- BOULEVARD SERVICE
- FIRE HYDRANT
- REDUCER
- LIGHT MANHOLE
- LIGHT PULL BOX – SIDEWALK
- TEL MANHOLE
- TEL POLE
- TEL POLE WITH DIP
- TEL POLE WITH LIGHT
- TEL SERVICE BOXES
- TEL VAULT
- POLE ANCHOR
- HYDRO/TEL POLE TO BE RELOCATED
- SIGNAL PULL BOX – SIDEWALK
- LIGHT/SIGNAL PULL BOX – STREET
- LIGHT POLE (STEEL)
- SIGNAL POLE (STEEL)
- LIGHT/SIGNAL POLE (STEEL)
- CLUSTER LAMP – TYPE A
- CLUSTER LAMP – TYPE B
- STREET SIGN
- PARKING METER
- HYDRO/TEL POLE TO BE REMOVED
- GAS METER
- GAS VALVE
- GAS SNIFFER
- TEST HOLE
- FENCE LINE
- RETAINING WALL
- TREE
- ROCK OUTCROP
- SANITARY
- STORM
- WATER
- HYDRO
- LIGHTING
- GAS
- TEL/CABLE

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DISCLAIMER:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

THIS DRAWING IS NOT TO BE SCALED.

ISS/REV	YYYY-MM-DD	DESCRIPTION	DES	DRN	CHK	PM
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3	2024/11/04	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	JCS	SG	JCS	JCS
2	2024/02/20	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	JCS	SG	JCS	JCS
1	2023/03/15	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	BH	SG	JCS	BH
0	2022/05/20	ISSUED FOR RE-ZONING	BH	SG	JCS	BH

SEAL:

CLIENT: RELIANCE PROPERTIES

CLIENT REF. NO: ----

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301-3600 Uptown Blvd
Victoria BC, Canada
V8Z 0B9
T+ 1 250-384-5510
F+ 1 250-386-2844
wsp.com

PROJECT: 780 BLANSHARD STREET
VICTORIA, BC

PROJECT NO: 221-03333-00

SCALE: 1:200

DISCIPLINE: CIVIL

TITLE: SITE AND DEMOLITION PLAN

DRAWING NO: C01

SHEET NO: 1 OF 4

ISSUE: FOR RE-ZONING/DEVELOPMENT PERMIT

ISS/REV: 3

2024/11/04

C:\PROJECTS\2022\221-03333-00 780 BLANSHARD ST - MIDCLIVE DEVELOPMENT\4_TECH\PDR\SHEETS\C01_SITE DEMO PRODUCTION\221-03333-00_C01_SITE DEMO PRODUCTION.DWG 2024/11/13 2:53:21 PM By: Dayne Stephens

ENGINEERING NOTES:

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION, AND THESE DRAWINGS.
2. ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
3. PERMIT TO CONSTRUCT WORKS ON CITY RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT BEFORE WORKS COMMENCE. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
4. ALL SERVICE LOCATIONS AND CROSSINGS ARE NOT GUARANTEED AS TO THEIR ACCURACY. LOCATIONS OF ALL EXISTING SERVICES, FEATURES AND APPURTENANCES SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
5. CONTACT BC-1 (1-800-474-6886), BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
6. EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.
7. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN TO BE RELAYED TO ENGINEER AND CITY TECHNICIAN IMMEDIATELY.
8. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES.
9. CITY CREWS TO INSTALL ALL SEWER AND DRAIN CONNECTIONS AND SERVICES UP TO THE PROPERTY LINE, AT THE DEVELOPER'S EXPENSE.
10. WATER SERVICE CONNECTIONS ARE TO BE INSTALLED TO NEW METER AT THE PROPERTY LINE BY THE CITY OF VICTORIA MUNICIPAL CREW, AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL NOT OPERATE ANY WATERMAIN OR SERVICE VALVES.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVICING TO PROPERTY LINE, INCLUDING ABANDONMENT OF EXISTING SERVICES. CAP ABANDONED HYDRO/TEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
12. UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDRO/TEL DRAWINGS AND SPECIFICATIONS.
13. OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
14. STREETS SHALL BE SWEPT CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
15. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
16. DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
17. ALL TRAFFIC CONTROL TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
18. PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES, ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS. OUTBOUND ARTERIAL ROAD TRAVEL LANES TO BE OPEN AFTER 3:00 PM.
19. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
20. ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
21. COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
22. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC UTILITY CONSTRUCTION DETAILS.
23. FIELD SURVEY COMPLETED BY GEOVERRA 2020/2021.
24. CONTRACTOR IS TO PROVIDE AS-CONSTRUCTED DRAWING MARKUPS TO ENGINEER UPON CONSTRUCTION COMPLETION.
25. ASPHALT TO BE REPLACED FULL DEPTH TO ROAD CENTERLINE ON ALL FRONTAGES.

IRRIGATION NOTES:

1. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION. SCHEDULE C TO THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
2. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
3. CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48HOURS (2 BUSINESS DAYS) NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.

REQUIRED PARKS INSPECTIONS FOR IRRIGATION:
1. IRRIGATION SLEEVING PRIOR TO BACKFILLING.
2. OPEN TRENCH MAINLINE AND LATERAL LINES.
3. PRESSURE TEST.
4. IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

NOTE:
INSTALLATION OF THE WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. PARKS IS NOW REQUESTING THAT 100mm SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90° BEND IS REQUIRED SHOULD BE INSTALLED USING 100mmm SDR 28 GSX (22.5°) LONG SWEEPS. PLEASE INSTALL AT 400mm DEPTH.

ADDRESS	780 BLANSHARD STREET
LOT:	LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627
BLOCK:	
PLAN:	35B
ZONING:	CBD-1
LAND USE:	COMMERCIAL/RESIDENTIAL

UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT **PROPERTY LINE**	STORM DRAIN	SANITARY DRAIN
PROPOSED DEPTH (m)	TBD	TBD
PROPOSED INVERT ELEVATION (m)	TBD	TBD
MAXIMUM DEPTH REQUESTED (m)	☒ YES ☐ NO	☒ YES ☐ NO

SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST($)[1]
WATER	150mm	City of Victoria	City of Victoria	At Cost
	150mm	City of Victoria	City of Victoria	At Cost
SANITARY	200mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	150mm	City of Victoria	City of Victoria	At Cost
GAS	[2]Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	[2]Unconfirmed	BC Hydro	Utility Contractor	Based on Size
COMMUNICATIONS	[2]Unconfirmed	Telus/Shaw	Utility Contractor	Based on Size

[1] City of Victoria Schedule of fees for Service Connections Provided in Appendix A
[2] Design loads and service size to be confirmed by mechanical and Electrical consultants during detailed design stage.

WORKS AND SERVICES CHECK TABLE				
PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
		NAME	SIGNATURE	
UTILITY	BC HYDRO			
	TELUS			
	FORTIS BC			
	SHAW			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION DESIGN & INFRASTRUCTURE			
	LAND DEVELOPMENT			

BURDETT AVENUE

BLANSHARD STREET

FAIRFIELD ROAD

EXISTING FIRE HYDRANT

PROPOSED DOMESTIC AND FIRE WATER SERVICE c/w METER VAULT TO SD W2H

PROPOSED EV CHARGERS

FIRE AND DOMESTIC WATER SERVICES. INSTALL BY HYDRO-EXCAVATION UNDER REVIEW BY ARBORIST.

PROTECTION ROOT ZONE. REFER TO ARBORIST REPORT. (TYP.)

PROPOSED STREETLIGHT (TYP.)

EXISTING ELECTRICAL VAULTS TO REMAIN UNDISTURBED

REMOVE EXISTING AND INSTALL NEW CATCHBASIN(S) AT PROPOSED CURB ALIGNMENT C/W NEW LEAD.

100mmØ PVC SDR28 IRRIGATION SLEEVE (TYP.)

FUTURE PANTOGRAPH BUS CHARGER, BY OTHERS.

PROPOSED 3m SRW

CLEANOUT

150mmØ DRAIN FOR RETAINING WALLS AND LAWNBASINS, AS REQUIRED.

PROPOSED TEL/COMMS SERVICE LOCATION

PROPOSED HYDRO SERVICE LOCATION.

PROPOSED SANITARY SEWER CONNECTION AND INSPECTION CHAMBER

REPLACE EXISTING STORM DRAIN CONNECTION AND INSPECTION CHAMBER

EXISTING SANITARY TO BE CAPPED AND ABANDONED

REMOVE EXISTING AND INSTALL NEW CATCHBASIN AT PROPOSED CURB ALIGNMENT. REPLACE EXISTING LEAD WITH NEW.

SMH006312
RIM EL: 14.045m
E INV: 13.200m

DMH002516
RIM EL: 13.811m
E INV: 12.611m

PROPOSED 50mmØ IRRIGATION WATER SERVICE, METER AND BACKFLOW PREVENTER. REFER TO LANDSCAPE FOR IRRIGATION DETAILS.

DMH002515
RIM EL: 13.932m
W INV: 11.642m
E INV: 11.602m

SMH002967
RIM EL: 14.383m
W INV: 11.943m
E INV: 11.913m

NOTE: ALL SERVICE CONNECTION SIZES HAVE BEEN ASSUMED AND WILL BE CONFIRMED WITH MECHANICAL ENGINEER DURING DETAILED DESIGN.

EXISTING RETAINING WALL. REFER TO STRUCTURAL AND GEOTECHNICAL FOR PROTECTION DETAILS THROUGH CONSTRUCTION. EXISTING RAILING TO BE REMOVED AND REPLACED.

CATCHBASIN FOR LOADING BAY

PROPOSED SRW AT CORNER FOR SIGHTLINES AND RETAINING WALL

CITY TO RELOCATE EXISTING DRAIN SERVICE

PROPOSED 150mmØ DRAIN SERVICE

PROPOSED FIRE HYDRANT

PROPOSED STREETLIGHT (TYP.)

REMOVE EXISTING AND INSTALL NEW CATCHBASIN C/W NEW LEAD AT PROPOSED CURB ALIGNMENT

LEVEL 1 LOADING BAY

LEVEL 2

PROPERTY LINE

Potential Space for Future Public Bike Share 6m x 2m

1:200

LEGEND

SURFACE DETAIL
- STORM DRAIN MANHOLE
- STORM DRAIN VENT
- CATCH BASIN
- DRAIN CLEANOUT
- DRAIN LATERAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER VENT
- SEWER CLEANOUT

- HYDRO MANHOLE
- HYDRO POLE
- HYDRO POLE WITH DIP
- JOINT POLE
- HYDRO POLE WITH LIGHT
- HYDRO SERVICE BOXES
- HYDRO VAULT

- SEWER LATERAL
- WATER VALVE ON MAIN
- WATER SERVICE VALVE
- WATER METER
- BOULEVARD SERVICE
- FIRE HYDRANT
- REDUCER
- LIGHT MANHOLE
- LIGHT PULL BOX – SIDEWALK

- TEL MANHOLE
- TEL POLE
- TEL POLE WITH DIP
- TEL POLE WITH LIGHT
- TEL SERVICE BOXES
- TEL VAULT
- POLE ANCHOR
- HYDRO/TEL POLE TO BE RELOCATED

- SIGNAL PULL BOX – SIDEWALK
- LIGHT/SIGNAL PULL BOX – STREET
- LIGHT POLE (STEEL)
- SIGNAL POLE (STEEL)
- LIGHT/SIGNAL POLE (STEEL)
- CLUSTER LAMP – TYPE A
- CLUSTER LAMP – TYPE B
- STREET SIGN
- PARKING METER

- HYDRO/TEL POLE TO BE REMOVED
- GAS METER
- GAS VALVE
- GAS SNIFFER
- TEST HOLE
- FENCE LINE
- RETAINING WALL
- TREE
- ROCK OUTCROP

- SANITARY
- STORM
- WATER
- HYDRO
- LIGHTING
- GAS
- TEL/CABLE

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3	2024/11/04	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	JCS	SG	JCS	JCS
2	2024/02/20	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	JCS	SG	JCS	JCS
1	2023/03/15	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	BH	SG	JCS	BH
0	2022/05/20	ISSUED FOR RE-ZONING	BH	SG	JCS	BH

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CLIENT: RELIANCE PROPERTIES

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PROJECT: 780 BLANSHARD STREET
VICTORIA, BC

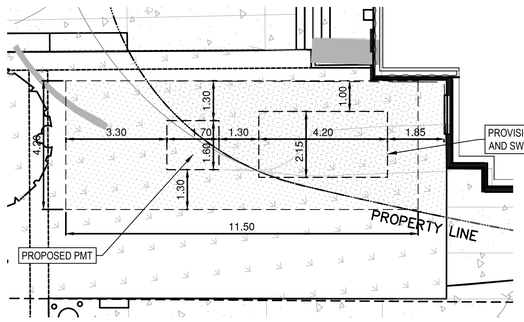
PROJECT NO: 221-03333-00
SCALE: 1:200
DISCIPLINE: CIVIL

TITLE: CONCEPTUAL CIVIL SERVICING PLAN

DRAWING NO: C02
SHEET NO: 2 OF 4

ISSUE: FOR RE-ZONING/DEVELOPMENT PERMIT
ISS/REV: 3
2024/11/04

R:\PROJECTS\2022\22-03333-00 780 BLANSHARD ST SW\DOCS\DEVELOPMENT\4_TECHPROSERVICES_1-4-B_CIVIL\DWG\PRODUCTION\221-03333-00-CIVIL.dwg Plot Date: 2024/11/13 8:47:14 AM By: Gagnon, Stephane



FUTURE BC TRANSIT ELECTRIC BUS CHARGING EQUIPMENT AREA DETAIL

1:100

BURDETT AVENUE

BLANSHARD STREET

FAIRFIELD ROAD

EV CHARGER

3 PARKING STALLS TO REMAIN

NEW CONCRETE LETDOWN

PROPOSED DRIVEWAY DROP TO CoV SD C7B.

EAST IMPROVEMENTS ALONG BLANSHARD BY OTHERS (NOT PART OF THIS DEVELOPMENT)

NOTE:
ULTIMATE LANING CONDITION SHOWN ON BLANSHARD. CONVERSION FROM 4-LANE TO 3-LANE SECTION TO BE COMPLETED BY OTHERS IN CONJUNCTION WITH EASTERN FRONTAGE.

RAISE CYCLE TRACK

TO ONCOMING TRAFFIC

PROTECTION ROOT ZONE. REFER TO ARBORIST REPORT. (TYP.)

TAPER SIDEWALK WIDTH TO AVOID CONFLICT WITH TREE ROOT ZONE

PROPOSED STREETLIGHT. SEE ELECTRICAL.

REPLACE ASPHALT TO CENTRELINE OF BURDETT. CONCRETE ROAD BASE ANTICIPATED (SEE DETAIL ON SHEET C04)

REFER TO LANDSCAPE FOR PASSENGER PICK-UP/DROP OFF AND PLAZA FINISH AND GRADING DETAILS.

ALLOWANCE FOR FUTURE BC TRANSIT ELECTRIC BUS CHARGING EQUIPMENT, INCLUDING SRW. DETAIL THIS SHEET.

SRW BEHIND TREES FOR PEDESTRIAN ACCESS

STREET TREE LOCATION (TYP.)

PROPOSED SRW FOR RETAINING WALL

EXISTING CASTING FOR HYDRO VAULT TO BE RE-SET TO FINAL GRADE.

EXISTING CURB ALIGNMENT TO BE DEMOLISHED.

PROPOSED MOUNTABLE CURB

EXISTING DRIVEWAY

PROPOSED NON-MOUNTABLE CURB

RE-INSTATE EXISTING CROSSWALK BARS TO NEW DROP LOCATION

7.0m LOADING HOTEL

PAINT CURB WHITE FOR HOTEL LOADING ZONE PARKING STALL

10 MINUTE PARKING
LOADING ZONE

REFER TO LANDSCAPE FOR PLAZA FINISH AND GRADING DETAILS

BC TRANSIT SHELTER

CONCRETE SIDEWALK TO NEW TOWN PATTERN

REPLACE EXISTING SURVEY MONUMENT AT DEVELOPER'S EXPENSE

TACTILE WARNING STRIP

BUS STOP SIGN

FUTURE CROSSWALK LOCATION, BY OTHERS. REFER TO WATT REPORT

PROPOSED DRIVEWAY DROP TO CoV SD C7B.

REPLACE ASPHALT TO CENTRELINE OF FAIRFIELD ROAD

1:200

5 0 5 10 m

LEGEND

SURFACE DETAIL

- STORM DRAIN MANHOLE
- STORM DRAIN VENT
- CATCH BASIN
- DRAIN CLEANOUT
- DRAIN LATERAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER VENT
- SEWER CLEANOUT
- HYDRO MANHOLE
- HYDRO POLE
- HYDRO POLE WITH DIP
- JOINT POLE
- HYDRO POLE WITH LIGHT
- HYDRO SERVICE BOXES
- HYDRO VAULT
- SEWER LATERAL
- WATER VALVE ON MAIN
- WATER SERVICE VALVE
- WATER METER
- BOULEVARD SERVICE
- FIRE HYDRANT
- REDUCER
- LIGHT MANHOLE
- LIGHT PULL BOX – SIDEWALK
- TEL MANHOLE
- TEL POLE
- TEL POLE WITH DIP
- TEL POLE WITH LIGHT
- TEL SERVICE BOXES
- TEL VAULT
- POLE ANCHOR
- HYDRO/TEL POLE TO BE RELOCATED
- SIGNAL PULL BOX – SIDEWALK
- LIGHT/SIGNAL PULL BOX – STREET
- LIGHT POLE (STEEL)
- SIGNAL POLE (STEEL)
- LIGHT/SIGNAL POLE (STEEL)
- CLUSTER LAMP – TYPE A
- CLUSTER LAMP – TYPE B
- STREET SIGN
- PARKING METER
- HYDRO/TEL POLE TO BE REMOVED
- GAS METER
- GAS VALVE
- GAS SNIFFER
- TEST HOLE
- FENCE LINE
- RETAINING WALL
- TREE
- ROCK OUTCROP
- EX. SPOT ELEV
- PRO. SPOT ELEV

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2	2024/02/20	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	JCS	SG	JCS	JCS
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0	2022/05/20	FOR RE-ZONING/DEVELOPMENT PERMIT	BH	SG	JCS	BH

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PROJECT: 780 BLANSHARD STREET
VICTORIA, BC

PROJECT NO: 221-03333-00

SCALE: 1:200

DISCIPLINE: CIVIL

TITLE: CONCEPTUAL ULTIMATE SURFACE WORKS & SITE GRADING

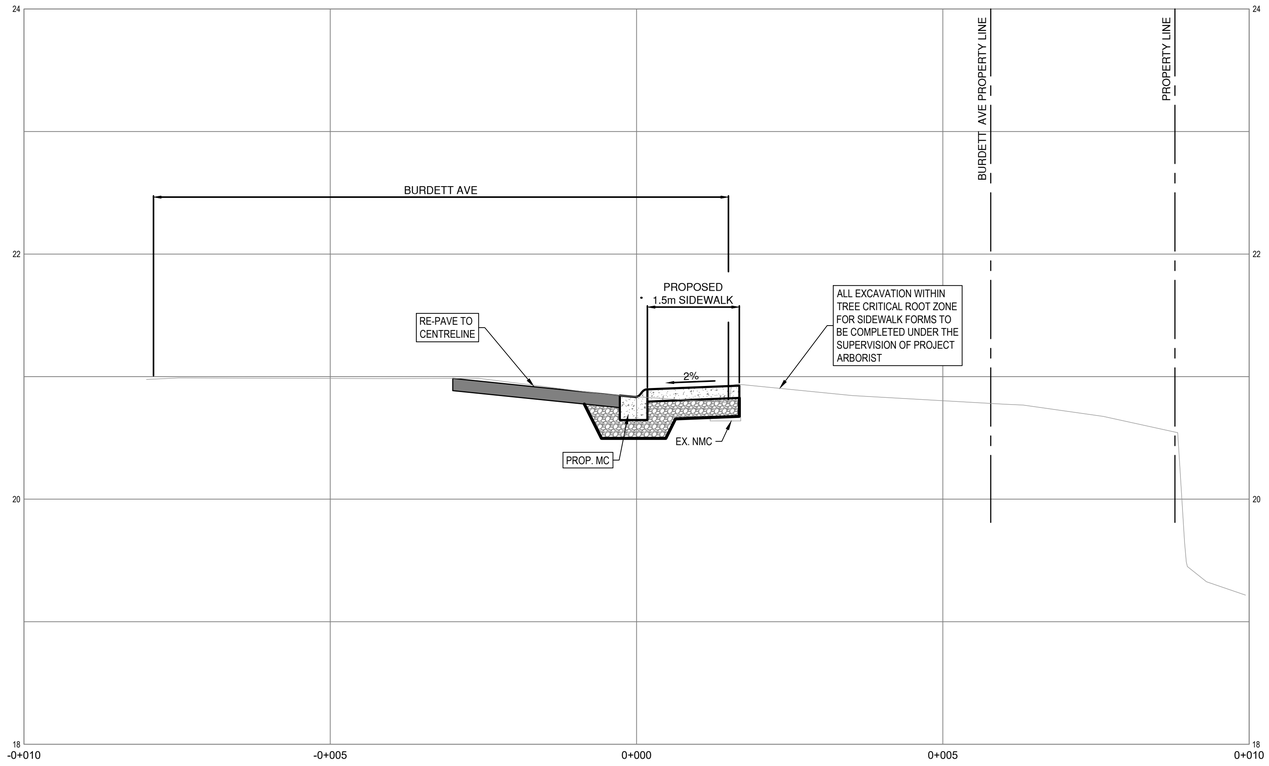
DRAWING NO: C03

SHEET NO: 3 OF 4

ISSUE: FOR RE-ZONING/DEVELOPMENT PERMIT
2024/11/04

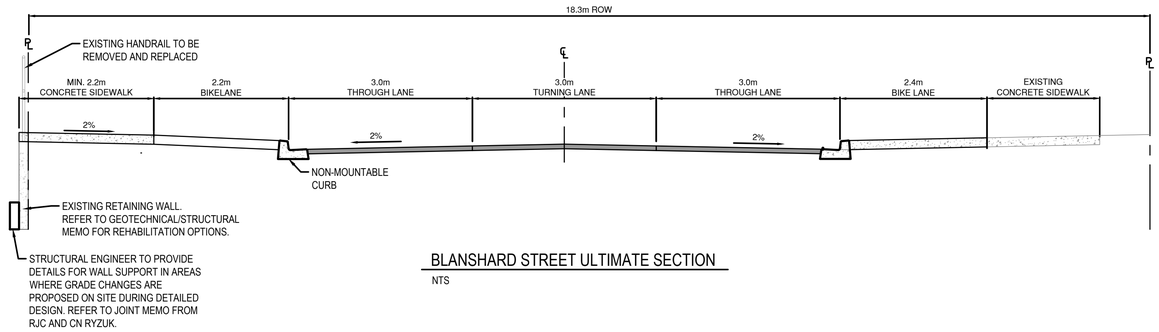
ISS/REV: 3

H:\PROJECTS\2022\03333-00\30-08 780 BLANSHARD ST SHOOSE DEVELOPMENT\4 TECHNICAL\CIVIL\LAND DEVELOPMENT\C03\C03-ULTIMATE SURFACE WORKS & SITE GRADING.dwg 2024-11-13 2:14:41 PM By: Gagan Sharma



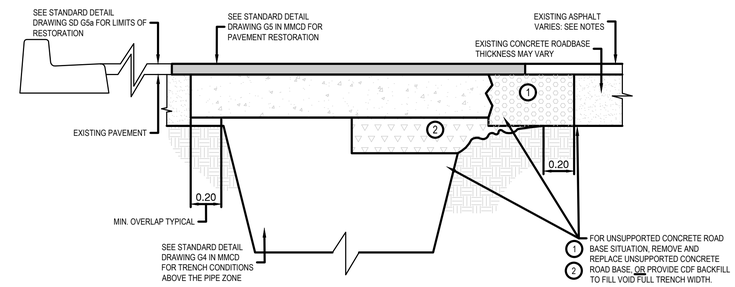
A / C03 EXISTING BURDETT AVE SECTION

H 1:50 V 1:25



BLANSHARD STREET ULTIMATE SECTION

NTS



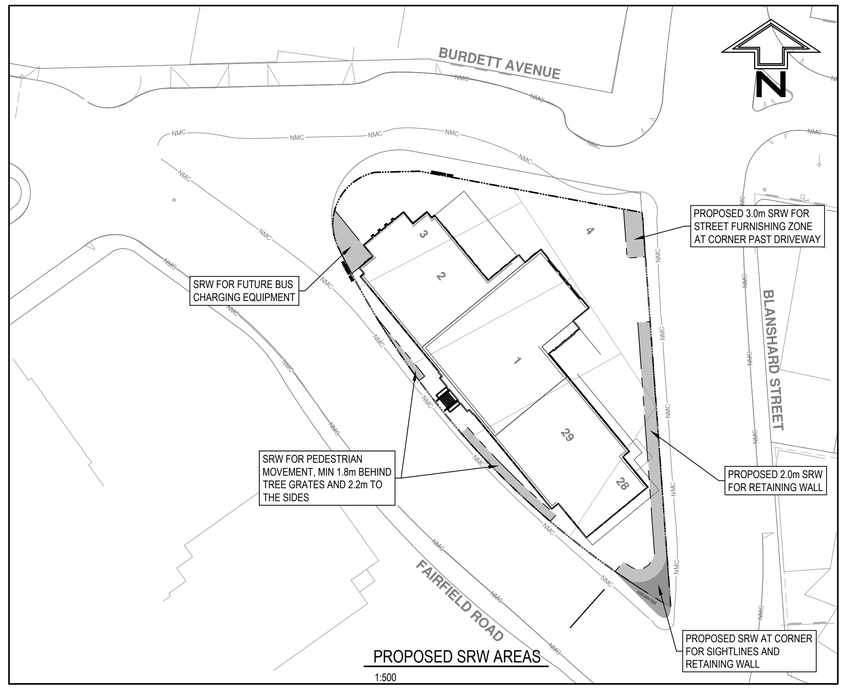
NOTES:

1. IF PAVEMENT THICKNESS IS 150mm OR LESS, REPLACE CONCRETE ROAD BASE UP TO EXISTING PAVEMENT LOWER LEVEL.
2. IF PAVEMENT THICKNESS IS GREATER THAN 150mm REPLACE CONCRETE ROAD BASE UP TO A LEVEL OF 150mm BELOW THE SURFACE OF EXISTING PAVEMENT.
3. MUNICIPALITY MAY REQUEST FURTHER ASPHALT REMOVAL DEPENDING ON PAVEMENT CONDITIONS.
4. REFER TO CONTRACT DRAWINGS FOR DETAILED SPECIFICATIONS.
5. RESTORE CONCRETE ROAD BASE TO 200mm THICKNESS.
6. DOWEL NEW CONCRETE ROAD BASE INTO EXISTING AT THE DISCRETION OF THE CITY ENGINEER.

TRENCH RESTORATION FOR CONCRETE ROAD BASE

1:20

CoV SD G5b



PROPOSED SRW AREAS

1:500

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0	2022/05/20	FOR RE-ZONING/DEVELOPMENT PERMIT	BH	SG	JCS	BH

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wsp.com

PROJECT: **780 BLANSHARD STREET**

VICTORIA, BC

PROJECT NO: 221-03333-00

SCALE: AS NOTED

DISCIPLINE: **CIVIL**

TITLE: **SECTIONS AND DETAILS**

DRAWING NO: **C04**

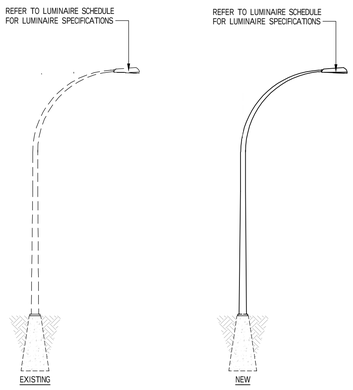
SHEET NO: 4 OF 4

ISSUE: **FOR RE-ZONING/DEVELOPMENT PERMIT**

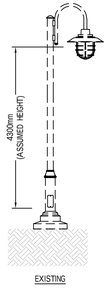
2024/11/04

ISS/REV: **3**

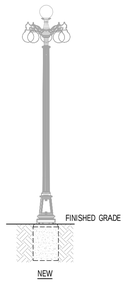
41 \\PROJECTS\221221-03333-00 780 BLANSHARD ST - MIXED USE DEVELOPMENT\4_TECH\PDR SERVICES - 1 HR CIVIL\4 ENVIRO\PRODUCTION\221-03333-00 LAYOUT Plot Date: 2024-11-13 8:52 AM By: Eugene Stepanov



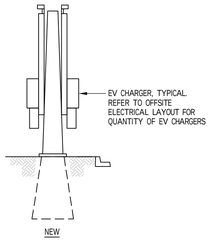
'LZ' E0.00 DAVIT ARM POLE MOUNTED LUMINAIRE ELEVATION DETAIL
NOT TO SCALE



'LR' E0.00 POST TOP GOOSENECK LUMINAIRE ELEVATION DETAIL
NOT TO SCALE



'LS' E0.00 CITY OF VICTORIA 'TYPE A' CLUSTER ELEVATION DETAIL
NOT TO SCALE



3 E0.00 EV CHARGER POLE ELEVATION DETAIL
NOT TO SCALE

780 BLANSHARD - STREET LIGHTING CALCULATION

STREET	ROAD CLASSIFICATION	PEDESTRIAN CONFLICT CRITERIA	MEASUREMENT	AVG. ILLUMINANCE (FOOTCANDLE)	UNIFORMITY RATIO (AVG:MIN)
DESIGN CRITERIA	MAJOR	MEDIUM	ILLUMINANCE	1.3	3.0
	COLLECTOR	MEDIUM		1.2	3.0
	LOCAL	MEDIUM		0.7	6.0
BLANSHARD ST	MAJOR	-		1.6	2.7
FAIRFIELD RD	COLLECTOR			2.4	4.8
BURDETT AVE	LOCAL			0.6	N/A

780 BLANSHARD - LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	MODEL	SOURCE	DRIVER	NOTES:
LR	CYCLONE	CNT2P1B-FGC-T4-P60-30K	79W LED, 6423lm, 3000K	LED DRIVER	EXISTING POST-TOP LUMINAIRE. REFER TO LUMINAIRE TYPE 'LR' DETAIL
LS	CITY OF VICTORIA CLUSTER	-	LED, 3000K	LED DRIVER	EXISTING POST-TOP LUMINAIRE. NOT USED IN STREETLIGHTING CALCULATION.
LT	AUTOBAHN	ATBS-P20-MVOLT-R2-3K	50W LED, 6700lm, 3000K	LED DRIVER	EXISTING DAVIT ARM LUMINAIRE.
LT2	AUTOBAHN	ATBS-P30-MVOLT-R2-3K	60W LED, 7971lm, 3000K	LED DRIVER	DAVIT ARM LUMINAIRE MOUNTED ON 30' POLE.
LX	AUTOBAHN	ATBS-P50-MVOLT-R2-3K	82W LED, 10628lm, 3000K	LED DRIVER	EXISTING DAVIT ARM LUMINAIRE.
LZ	AUTOBAHN	ATBM-P20-MVOLT-R2-3K	92W LED, 12073lm, 3000K	LED DRIVER	DAVIT ARM LUMINAIRE MOUNTED ON 30' POLE.

CITY OF VICTORIA CLUSTER GLOBE LUMINAIRE TYPE A STANDARD, TYPICAL
EV CHARGER POLE, QUANTITY OF CHARGERS AS INDICATED, TYPICAL
BURDETT AVENUE
BC HYDRO VAULT AND JUNCTION BOX
EXISTING CURB LINE
PROPERTY LINE
BUS SHELTER
FUTURE PANTOGRAPH BUS CHARGER
LEVEL 2
PROPERTY LINE
PROPOSED 780 BLANSHARD
FAIRFIELD ROAD
PROPOSED 780
PROPOSED 780
PROPOSED 780