



822 CATHERINE STREET + 304 LANGFORD STREET

VICTORIA, BC

01.08.2023

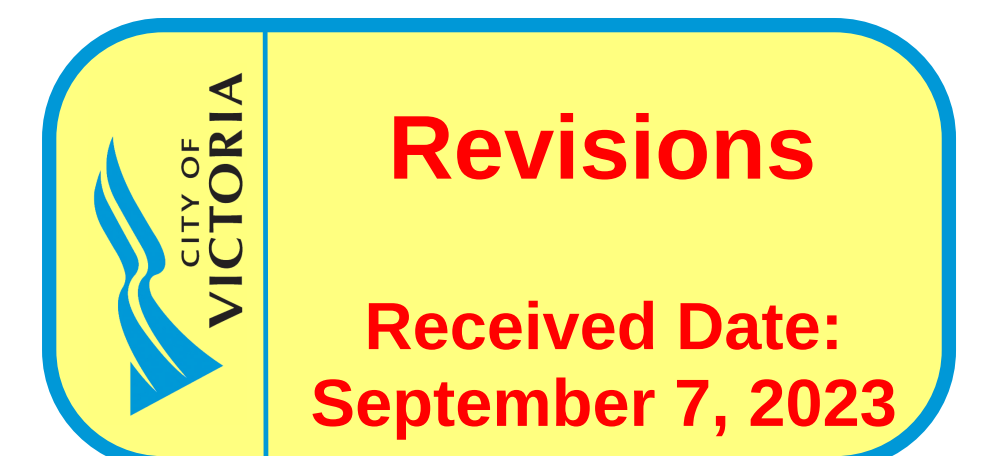
ISSUED FOR DEVELOPMENT PERMIT

ARYZE

ARYZE DEVELOPMENT
1839 Fairfield Road
Victoria, BC, V8S 1G9
P: 250.940.3568



5468796 ARCHITECTURE INC.
266 McDermot Avenue
Winnipeg, MB, R3B 0S8
P: 204.480.8421
E: info@5468796.ca





VIEW OF CRU FROM CATHERINE STREET SIDEWALK



VIEW FROM BELLA STREET



VIEW FROM LANGFORD STREET @ MARY STREET



VIEW FROM CATHERINE STREET

2 ISSUED FOR TR01 RESPONSE 01.08.2023
1 ISSUED FOR DP 14.07.2023

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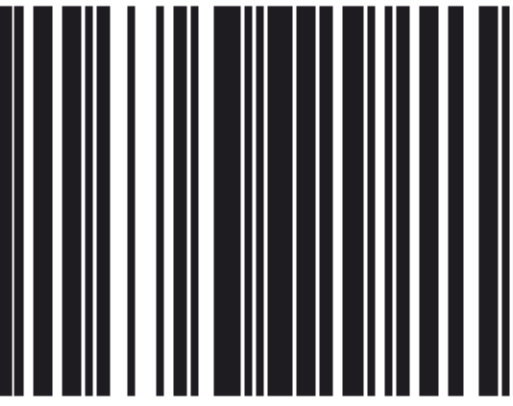
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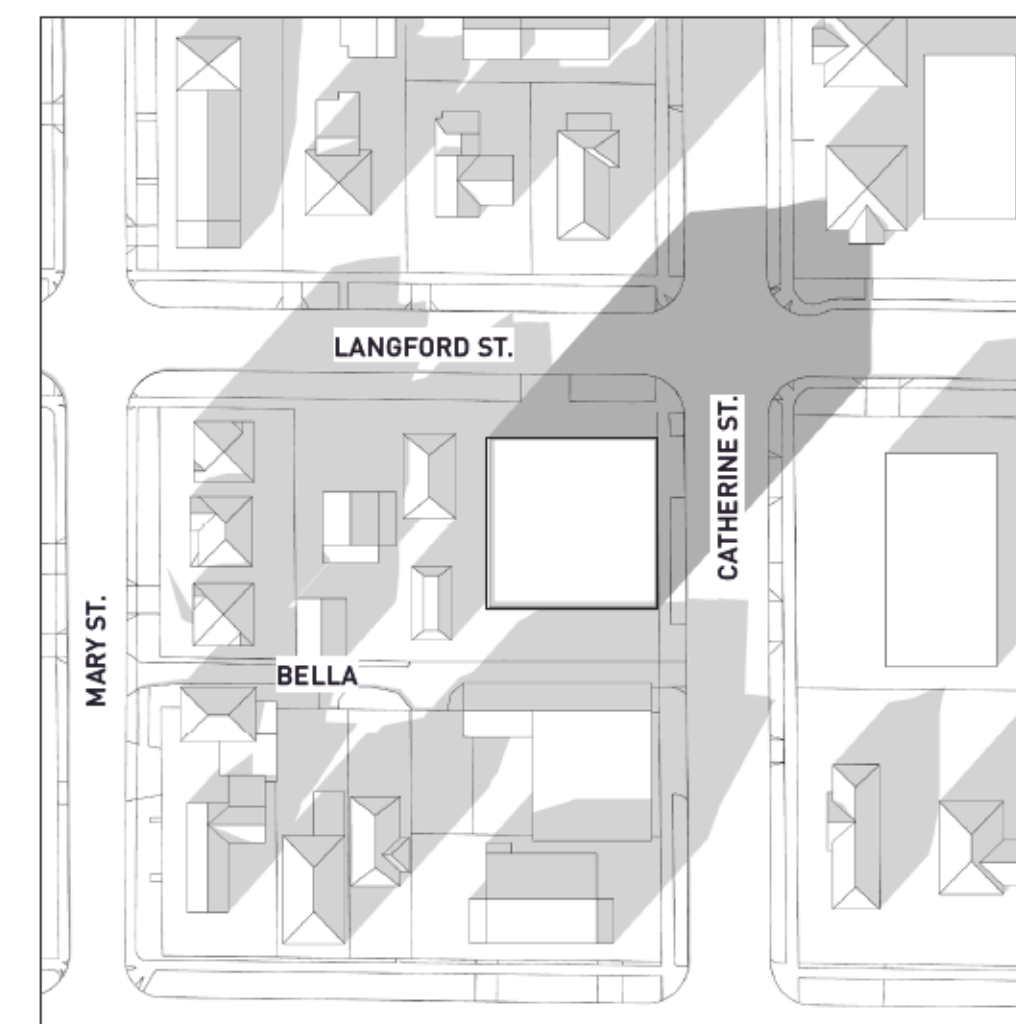
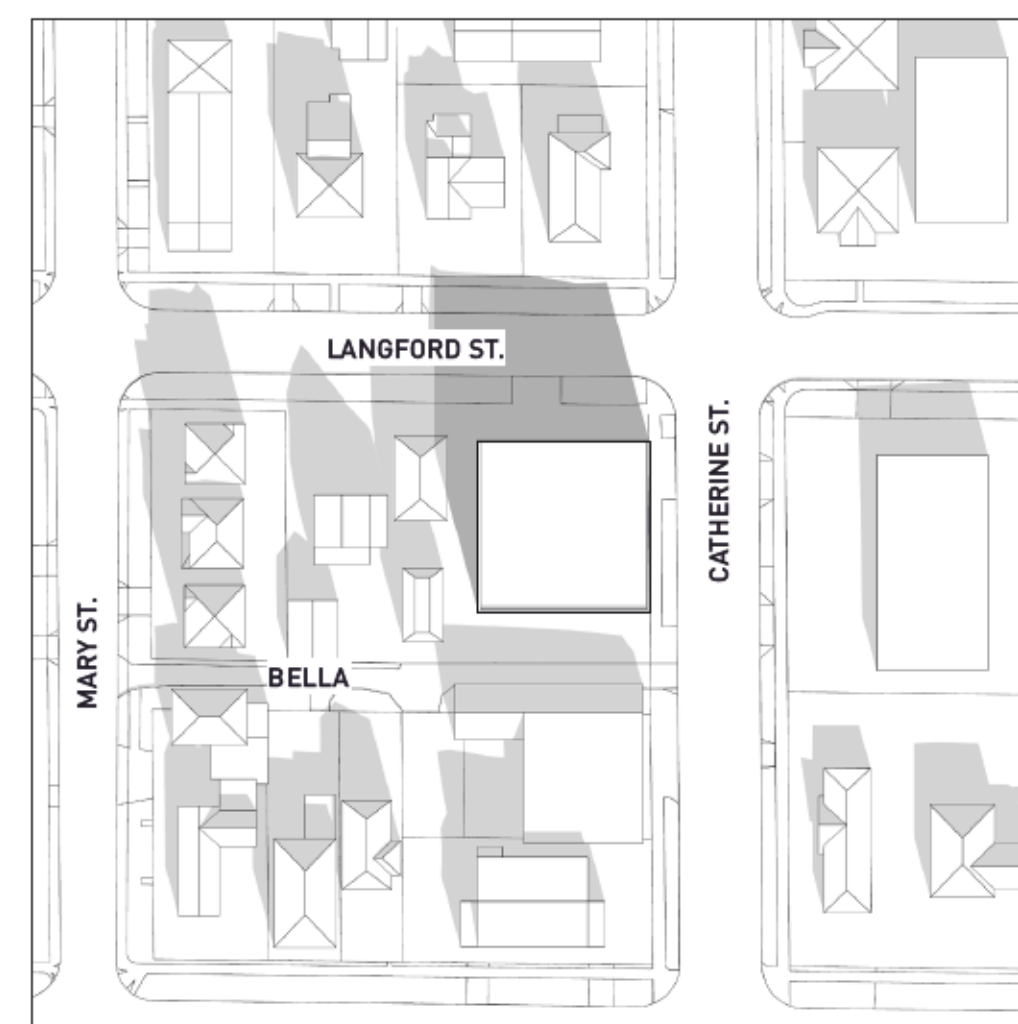
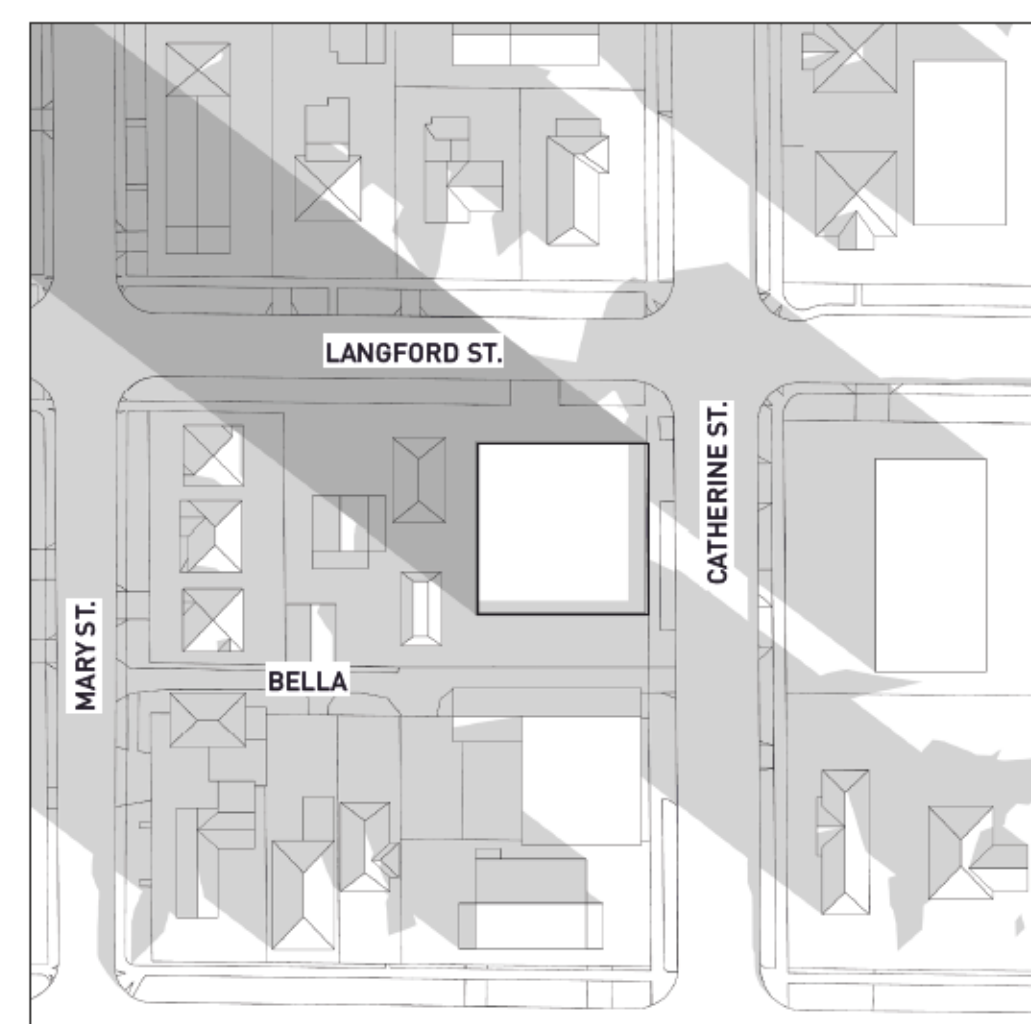
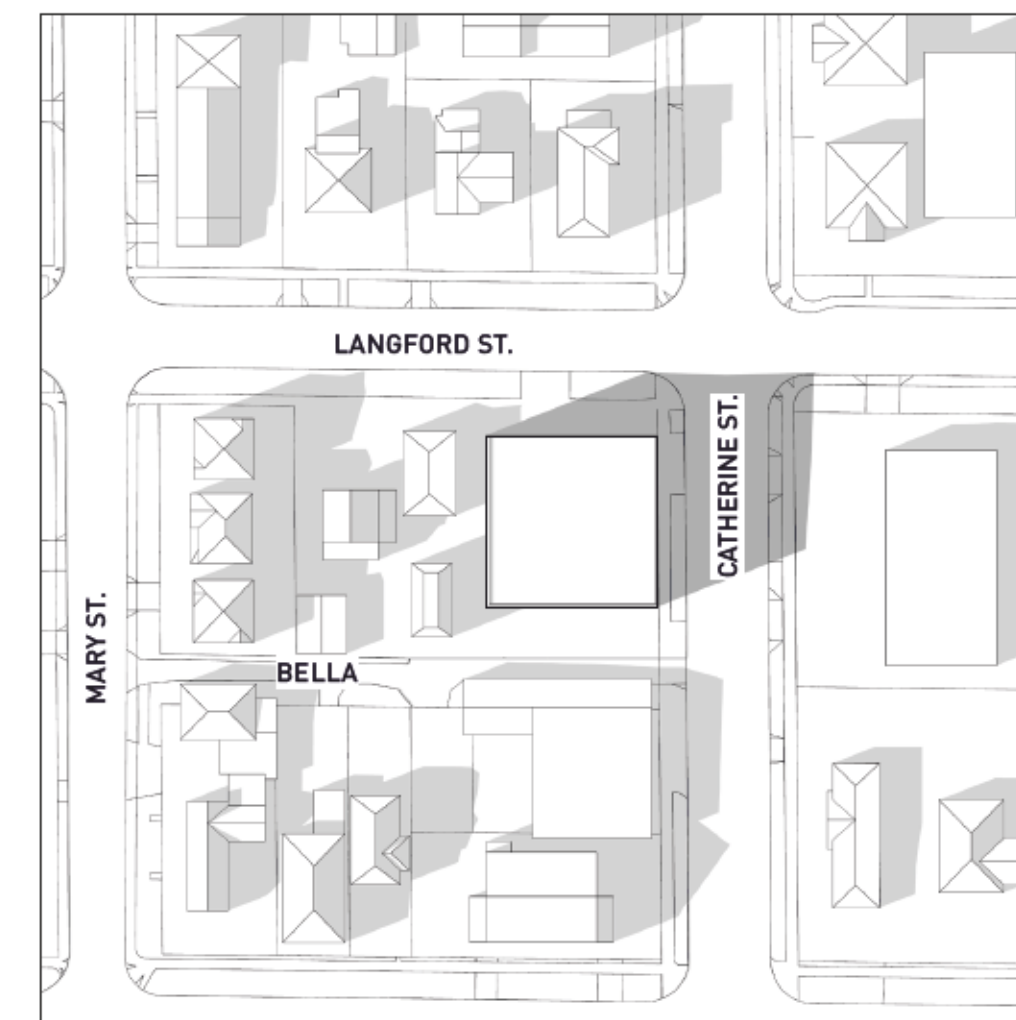
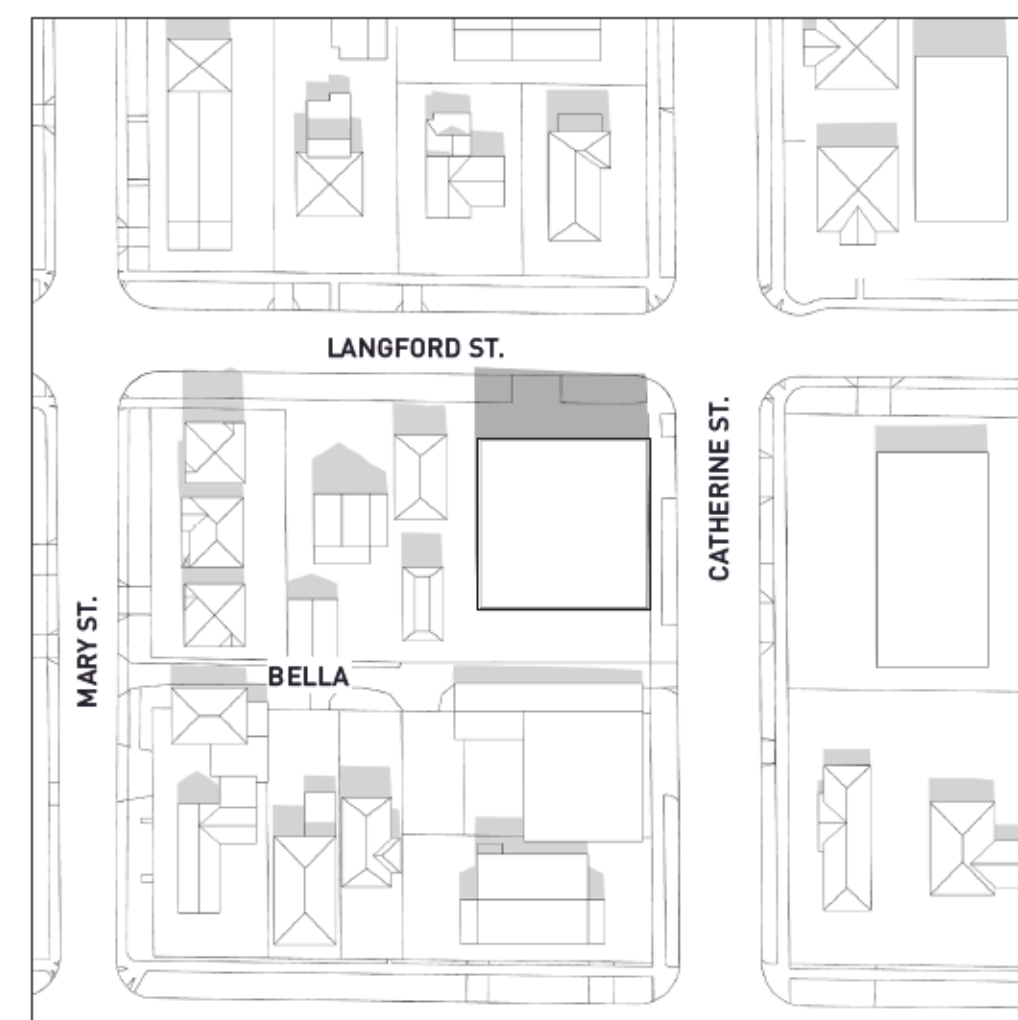
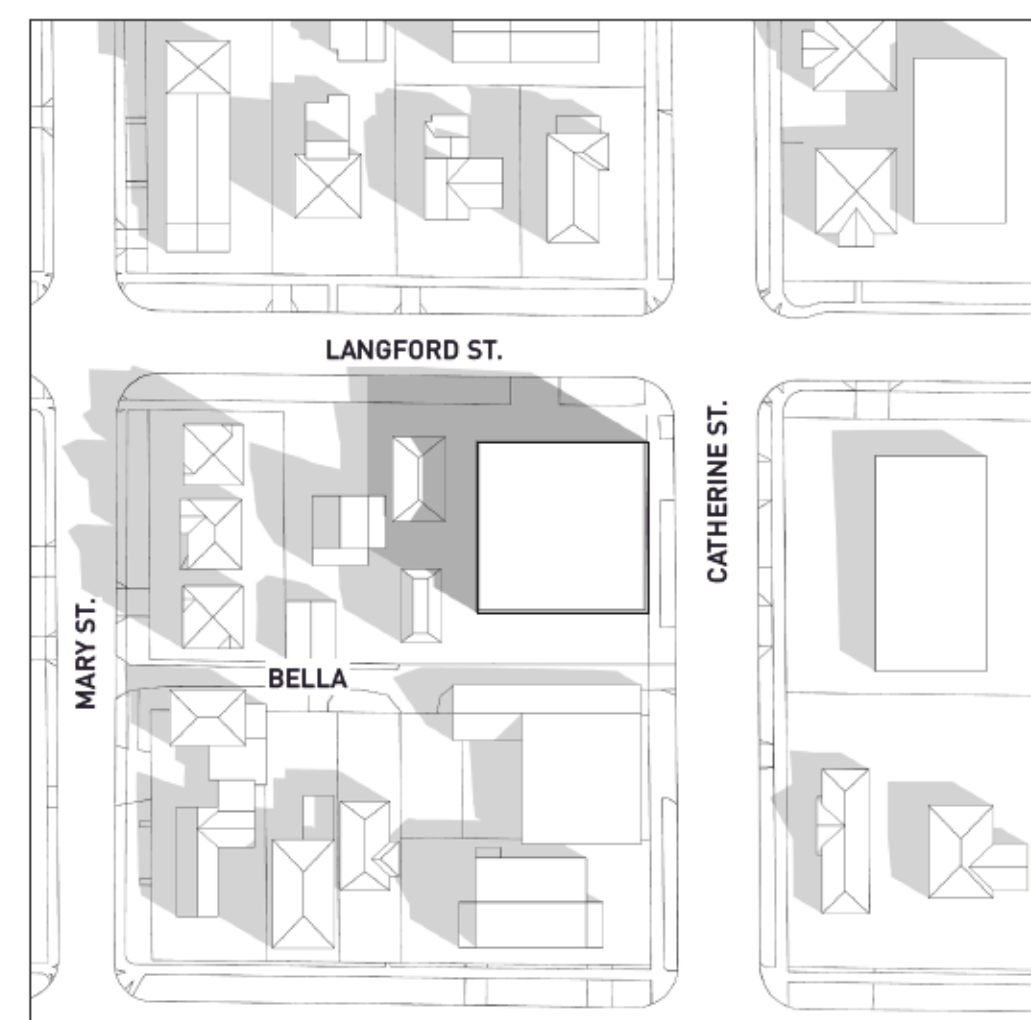
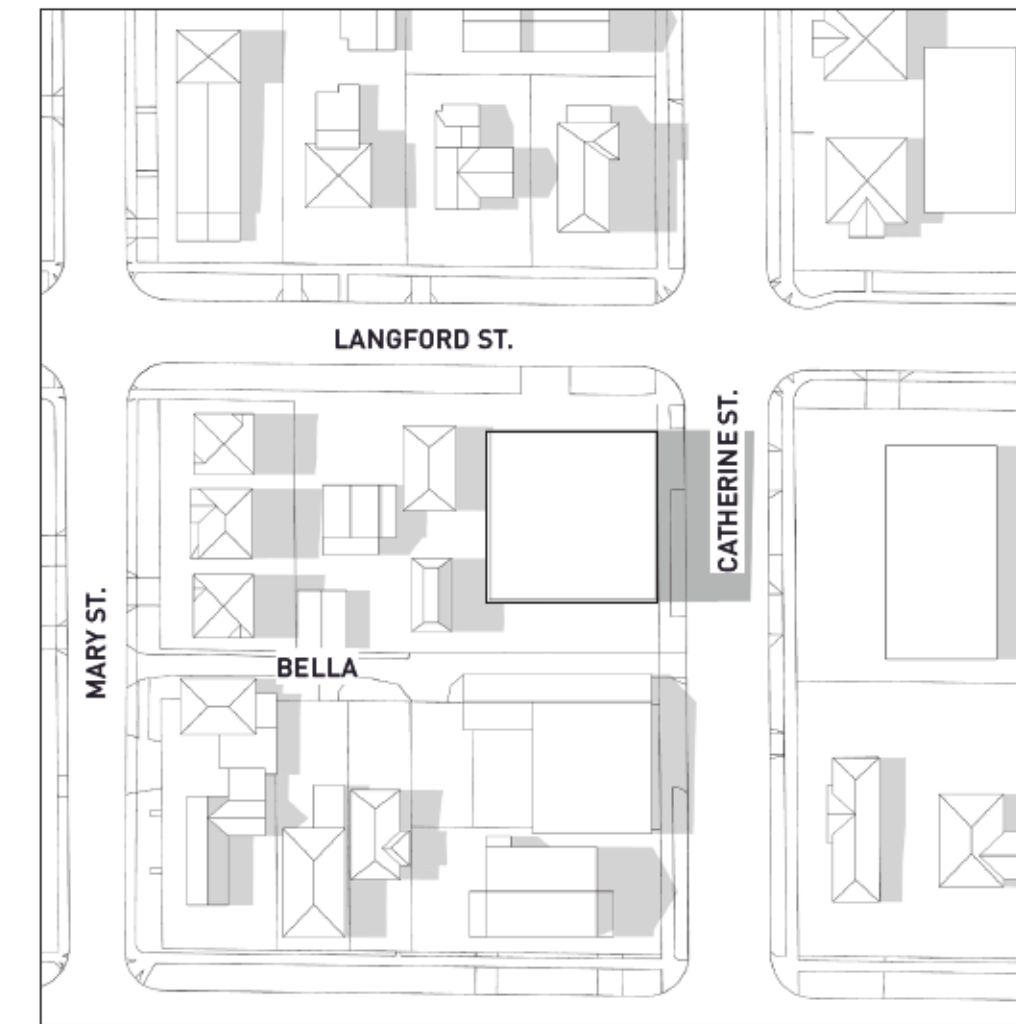
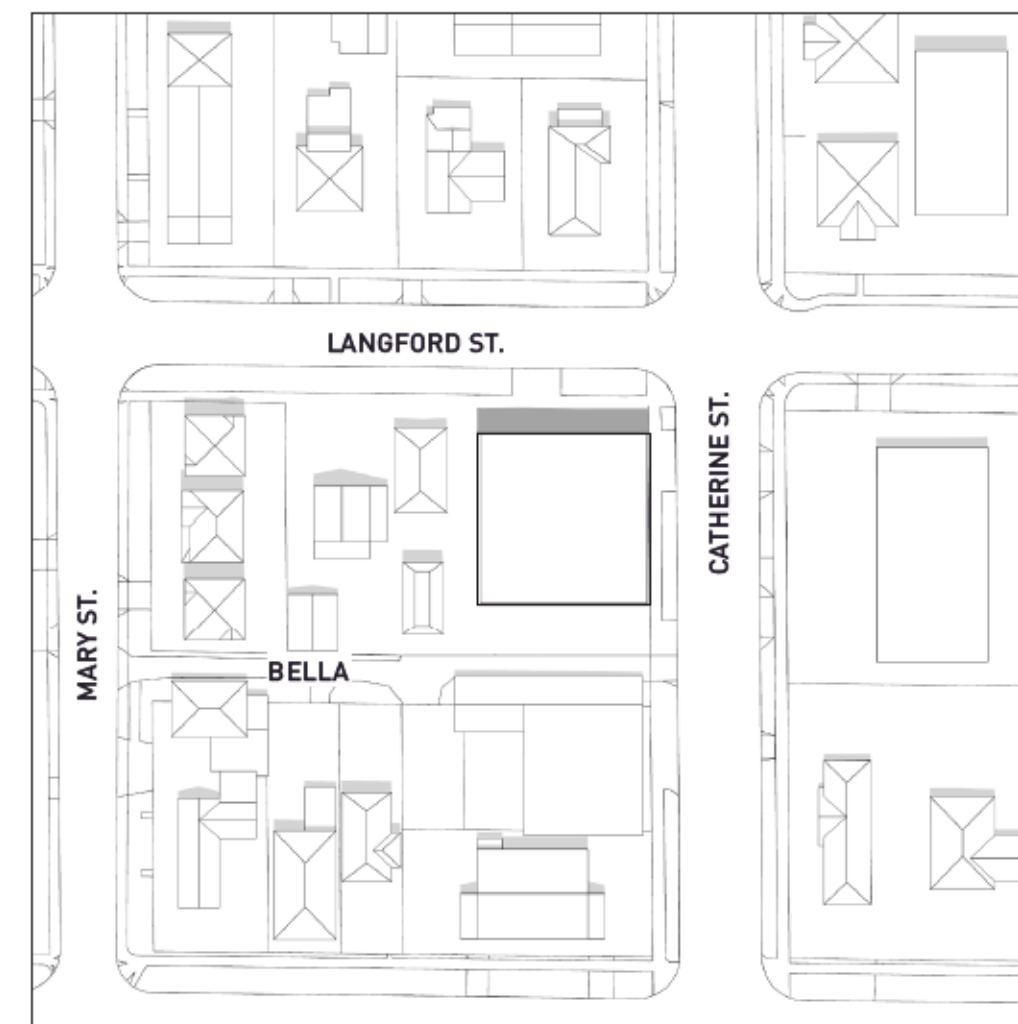
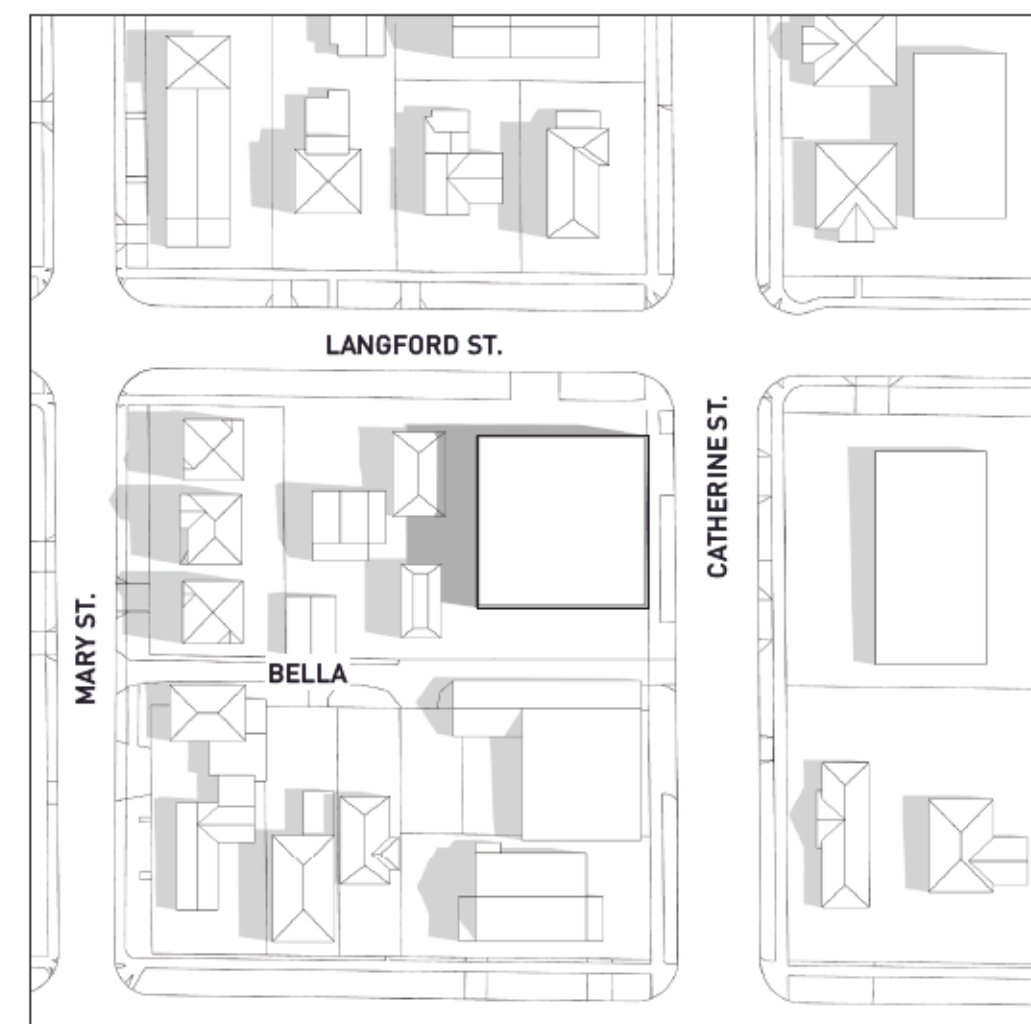
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822 CATHERINE STREET
+ 304 LANGFORD STREET

VICTORIA, BC
Project
0646
Sheet
AG.1



1
AG.2 SHADOW STUDIES - PROPOSED
SCALE: NTS

2	ISSUED FOR TRG 1 RESPONSE	01.08.2023
1	ISSUED FOR DP	14.07.2023

Drawn By:	MK
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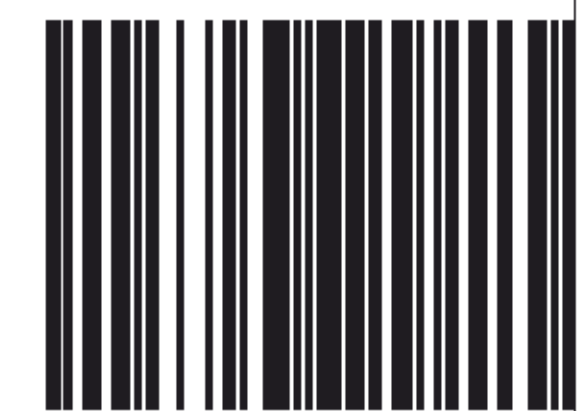
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SHADOW STUDIES	Project 0646 Sheet
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AG.2

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
Subject to charges, legal notations, and interests shown on: Title No. E127581 (P.I.D. 000-500-879)
Underground servicing shown schematically and aquired from VCMAP GIS.
Invert elevations from VCMAP GIS.

- LEGEND
- Denotes Control Monument Found
 - Denotes Traverse Station Placed
 - Denotes Cleanout
 - Denotes Coniferous Tree
 - Dec. Denotes Deciduous Tree
 - Denotes Hydrant
 - Denotes Lamp Standard
 - Denotes Sewer Manhole
 - Denotes Street Sign
 - Denotes Typical Spot Elevation
 - Denotes Utility Pole
 - Denotes Water Service
 - Denotes Water Valve Box

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:150.

Distances and elevations are in metres
Elevations are geodetic based on control monument 24-82
Elevations are at grade unless noted otherwise
Dimensions to property line are from siding



SITE PLAN

DIMMA PACIFIC
PROPERTIES LTD

Lot C, (DD 3386541),
Block N, Section 31,
Esquimalt District, Plan 549

ADDRESS : 822 Catherine Street

PROJECT SURVEYOR : RPH

DRAWN BY : BAR DATE : SEPT 15/20

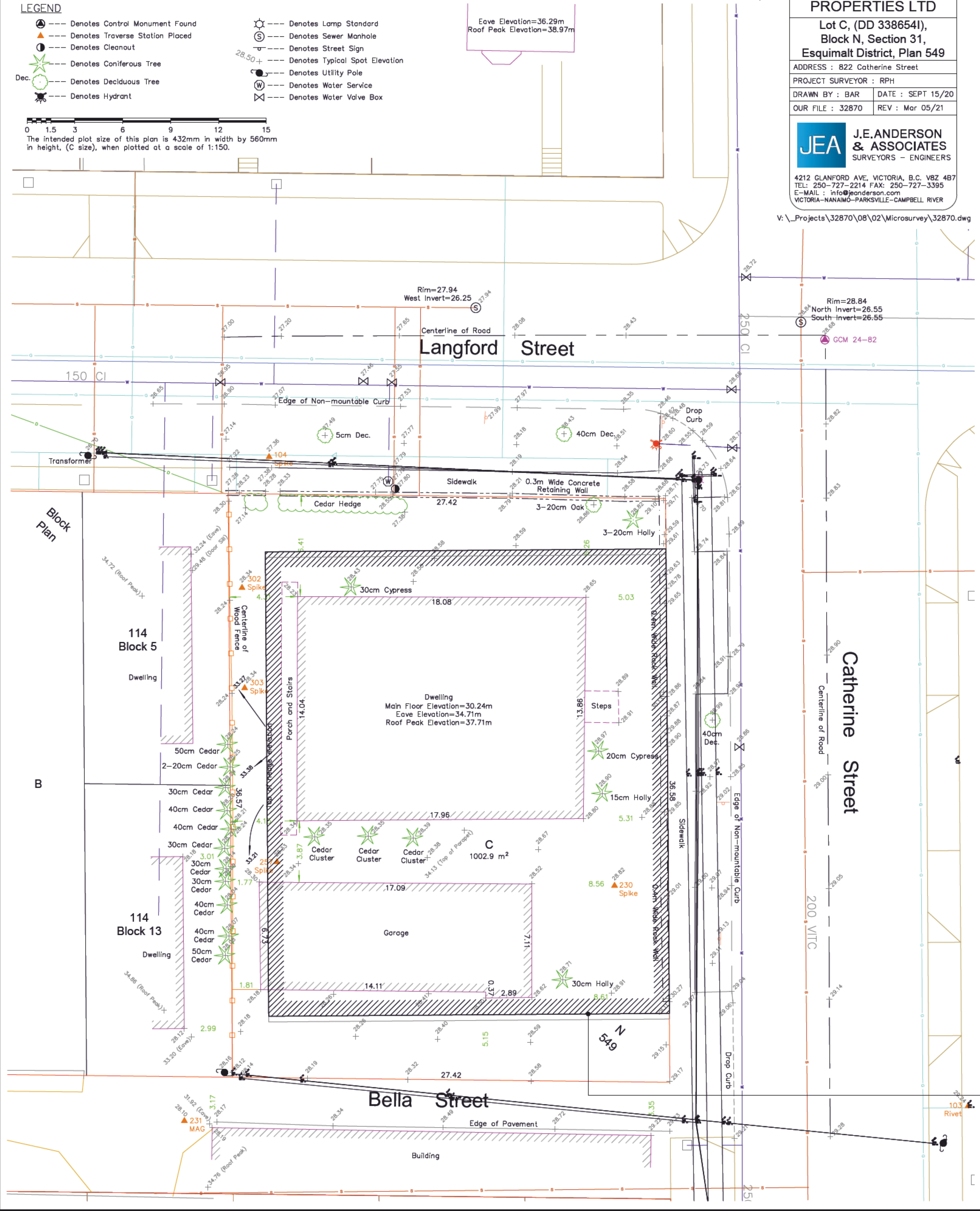
OUR FILE : 32870 REV : Mar 05/21

JEA

J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@janderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:\Projects\32870\08\02\Microsurvey\32870.dwg



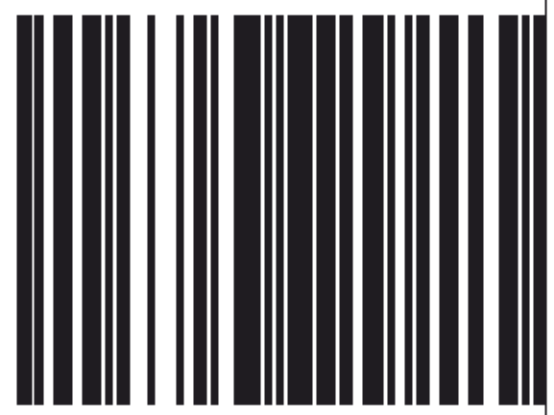
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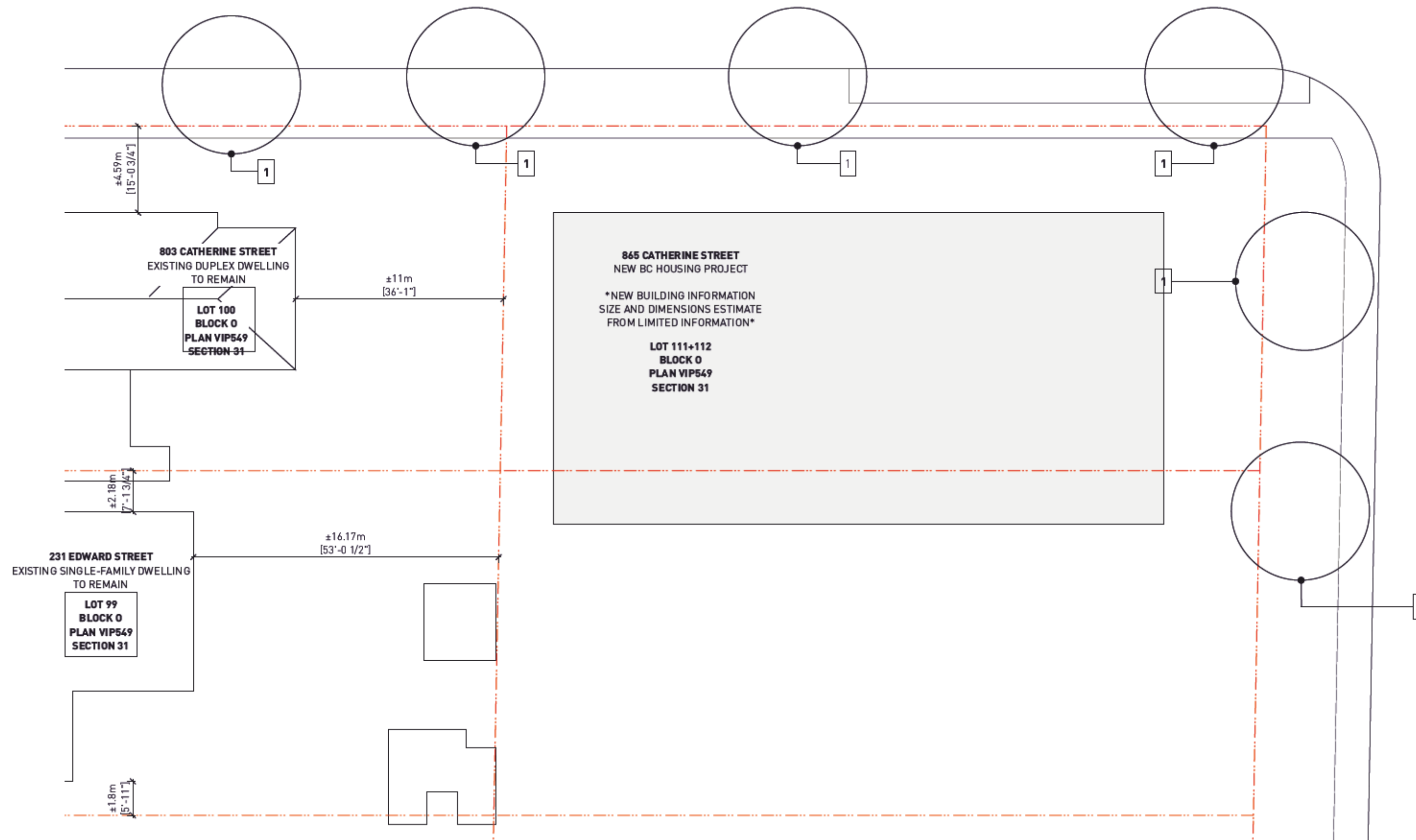
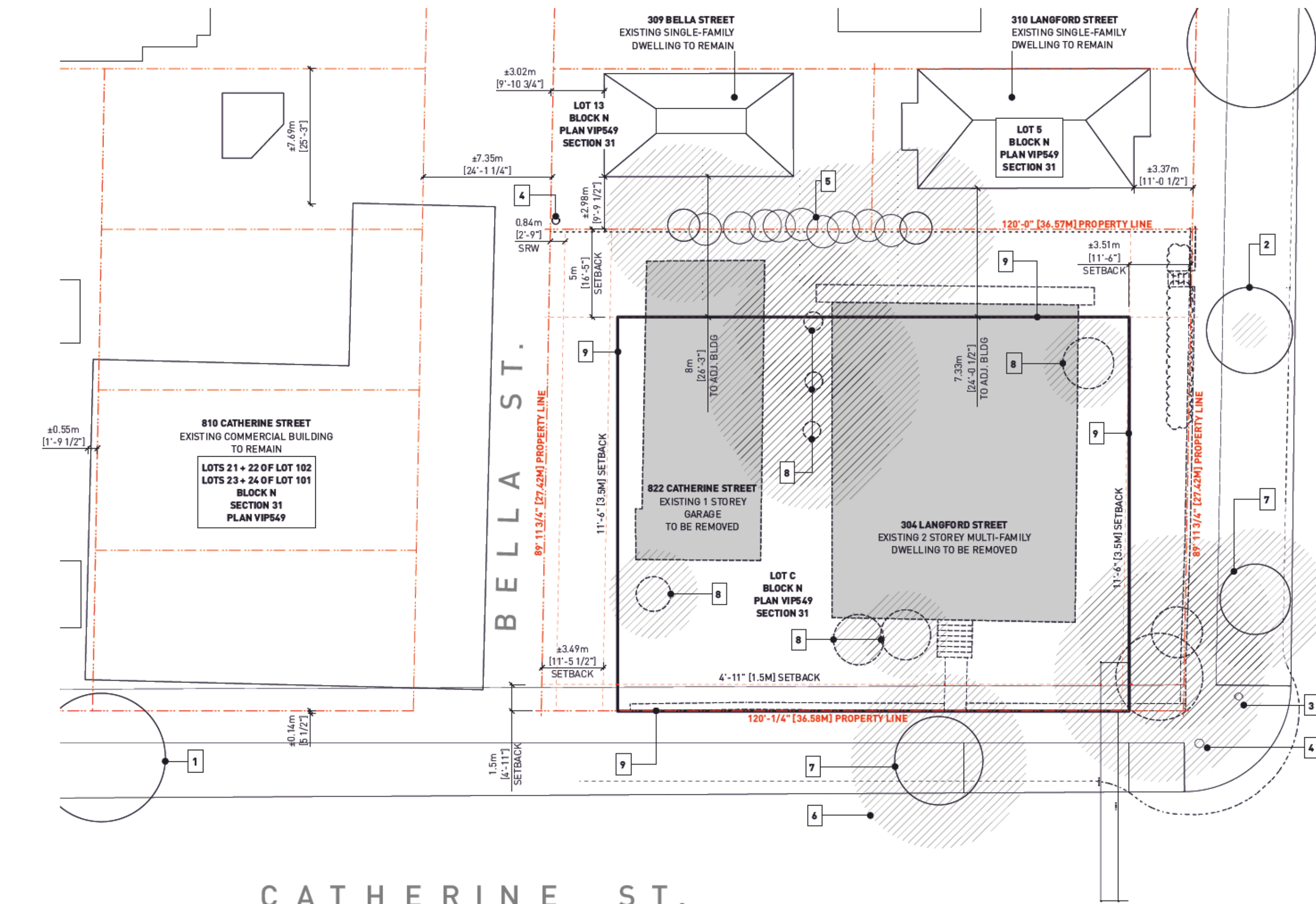
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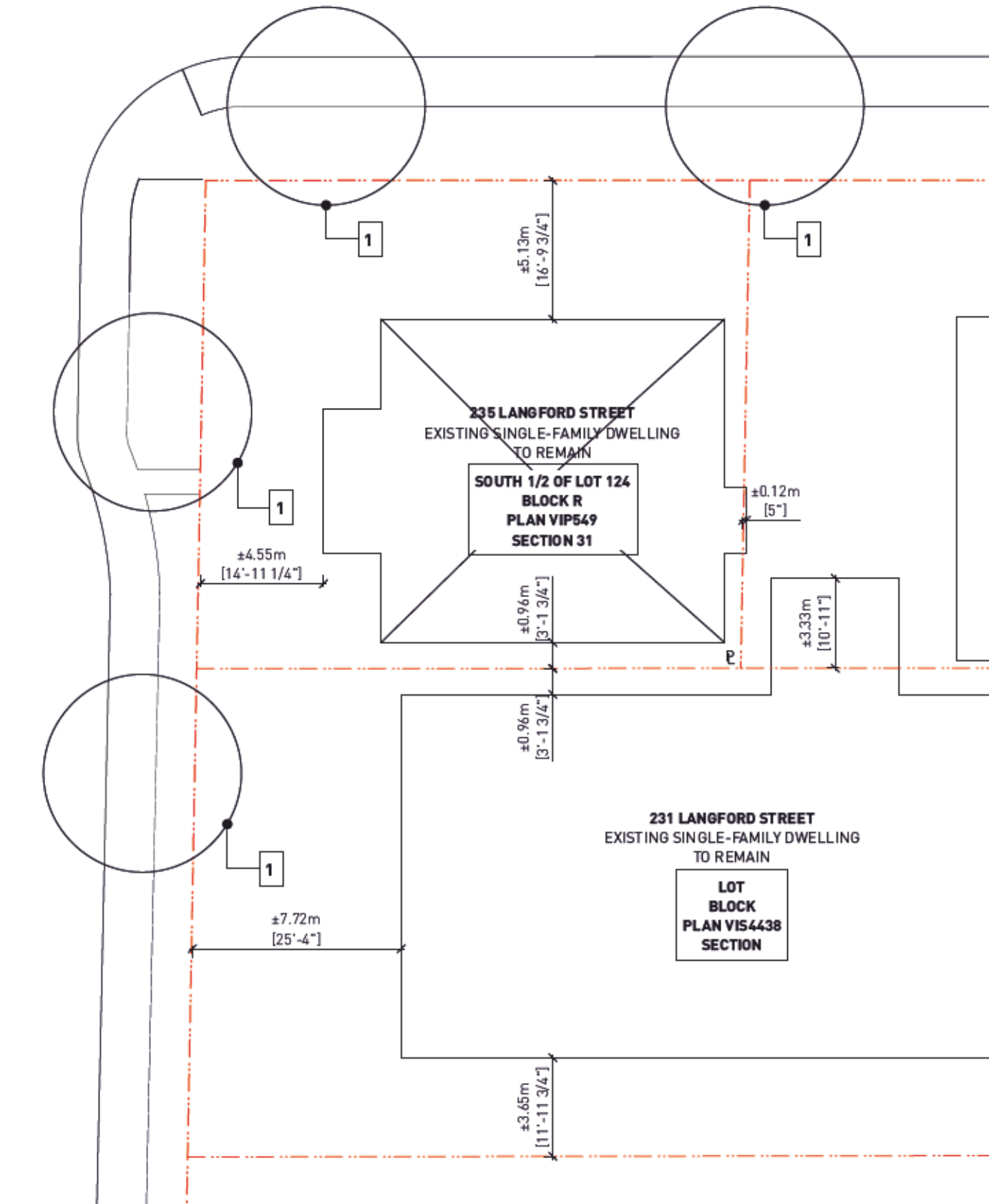
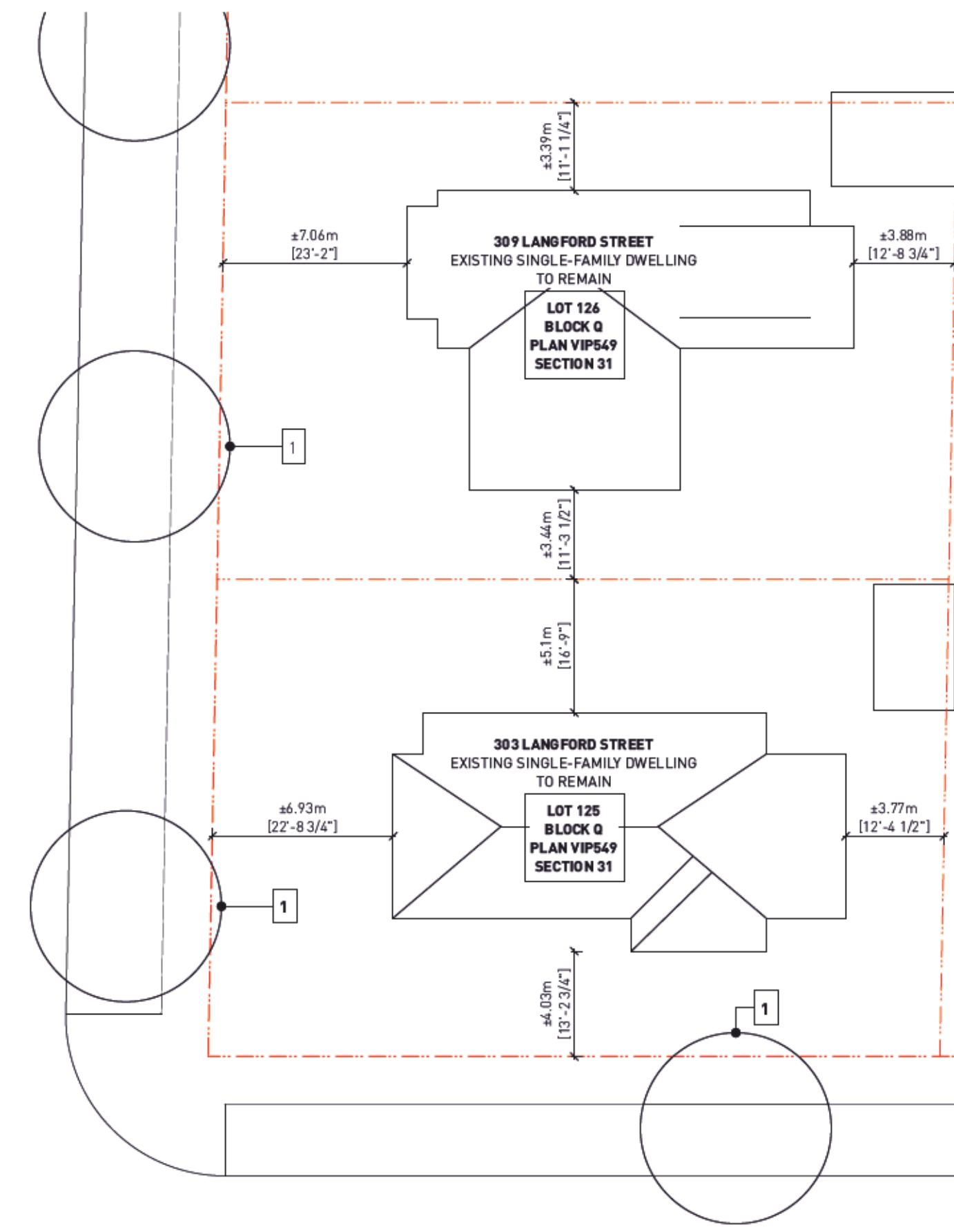
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+ 304 LANGFORD STREET

VICTORIA, BC
SITE SURVEY Project
0646
Sheet
AG.3



1 SITE CONTEXT PLAN
A9.4 SCALE: 1:200

LANGFORD ST.



LEGEND:

BELOW
PROPERTY LINE
BUILDING - EXISTING
BUILDING - DEMO
TREE PROTECTION

EXISTING TREE
DEMO TREE

KEYNOTES - SITE CONTEXT

- EXISTING MUNICIPAL TREE TO REMAIN
- EXISTING DECIDUOUS TREE (SCM) TO REMAIN
- EXISTING FIRE HYDRANT
- EXISTING HYDRO POLE
- EXISTING HEDGE (CEDAR) TO REMAIN
- EXISTING PROTECTED TREE ROOT AREA
- EXISTING DECIDUOUS TREE (AOCM) TO REMAIN
- TREE TO BE REMOVED
- PROPOSED BUILDING FOOTPRINT

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VICTORIA, BC

SITE PLAN - CONTEXT Project 0646 Sheet

A9.4



1 SITE CONTEXT ELEVATION - SOUTH (BELLA)
AG.5 SCALE: 1:200



2 SITE CONTEXT ELEVATION - NORTH (LANGFORD)
AG.5 SCALE: 1:200



4 SITE CONTEXT ELEVATION - WEST
AG.5 SCALE: 1:200

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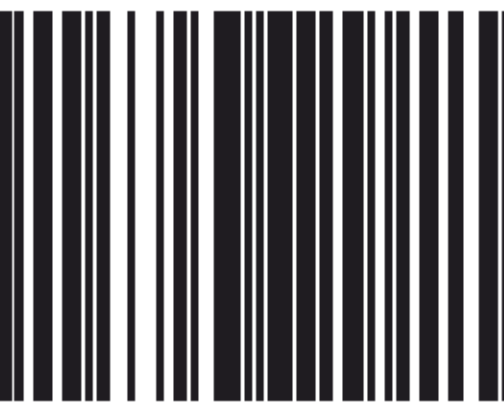
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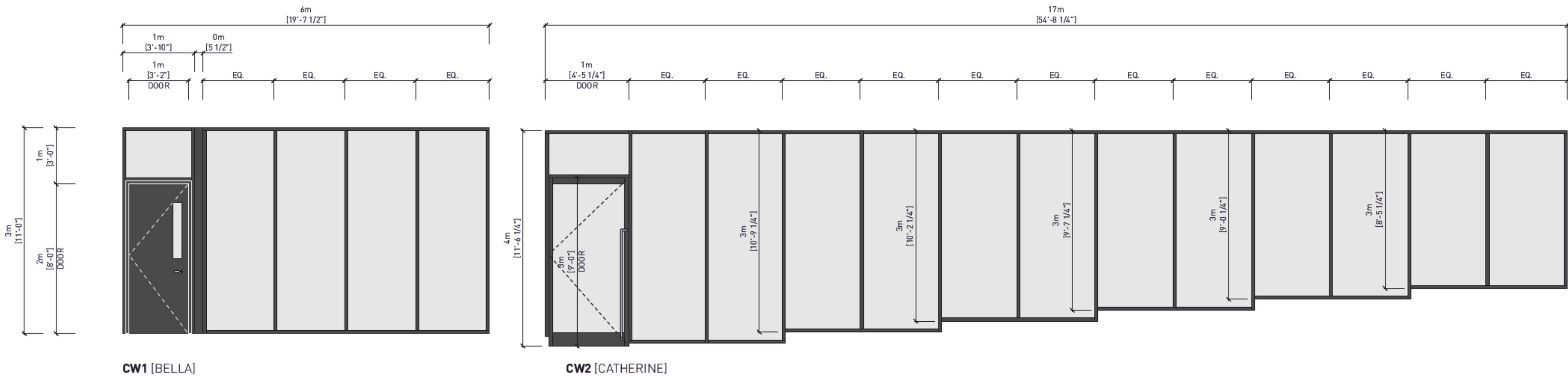
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VICTORIA, BC
Project 0646
Sheet

AG.5

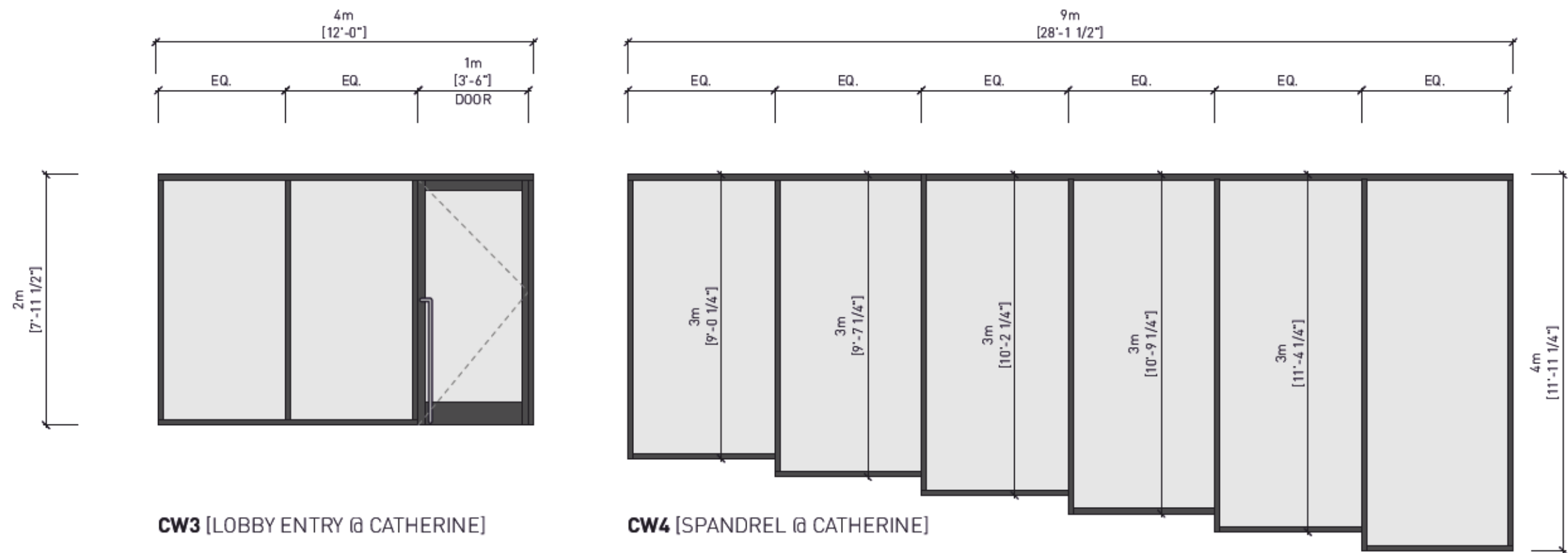
COMMERCIAL GLAZING SCHEDULE

CURTAIN WALL
DESCRIPTION: ALUMICOR, THERMALLY BROKEN ALUMINUM STOREFRONT
TEMPERED, DUAL PANE, LOW E COATING, ARGON FILL, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
PRE-FINISHED ALUMINUM FLASHING AT HEADS AND SILLS



CW1 [BELLA]

CW2 [CATHERINE]



CW3 [LOBBY ENTRY @ CATHERINE]

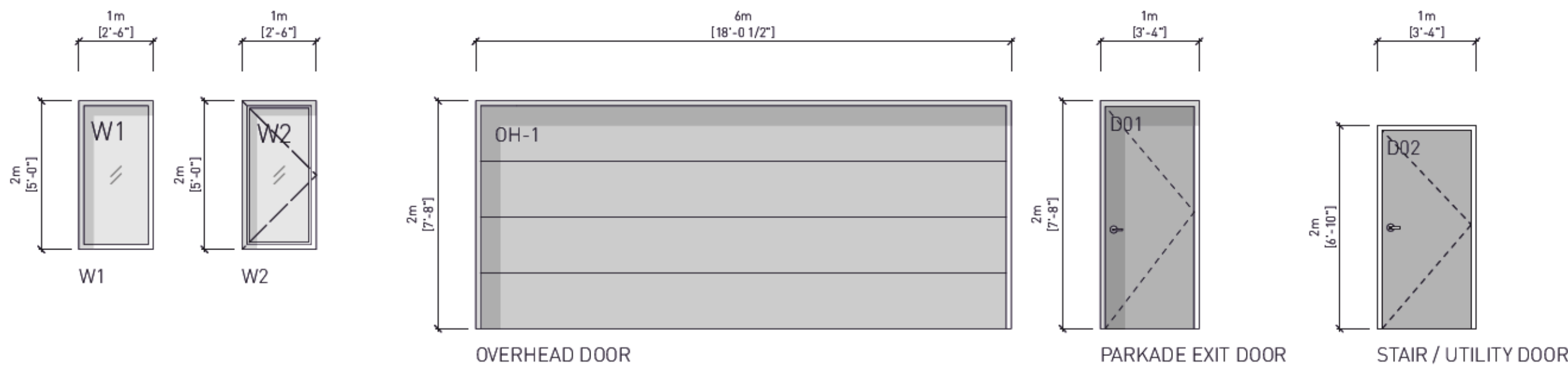
CW4 [SPANDREL @ CATHERINE]

RESIDENTIAL WINDOW & DOOR SCHEDULE

PICTURE / AWNING WINDOW
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

CASEMENT WINDOW
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

EXTERIOR DOOR
DESCRIPTION: SMOKE SEAL, WALL STOP, HINGE, PEEP HOLE, DEAD BOLT, LEVERED SET, CLOSER, DOOR SWEEP, UNIT#.



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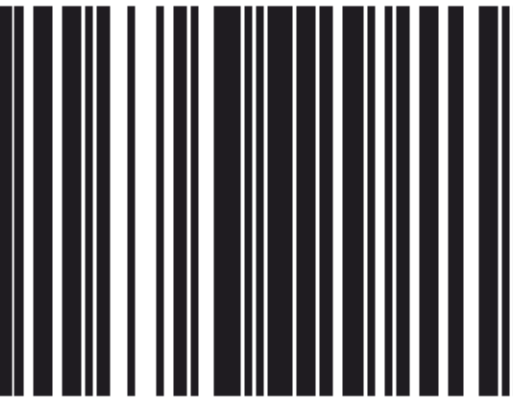
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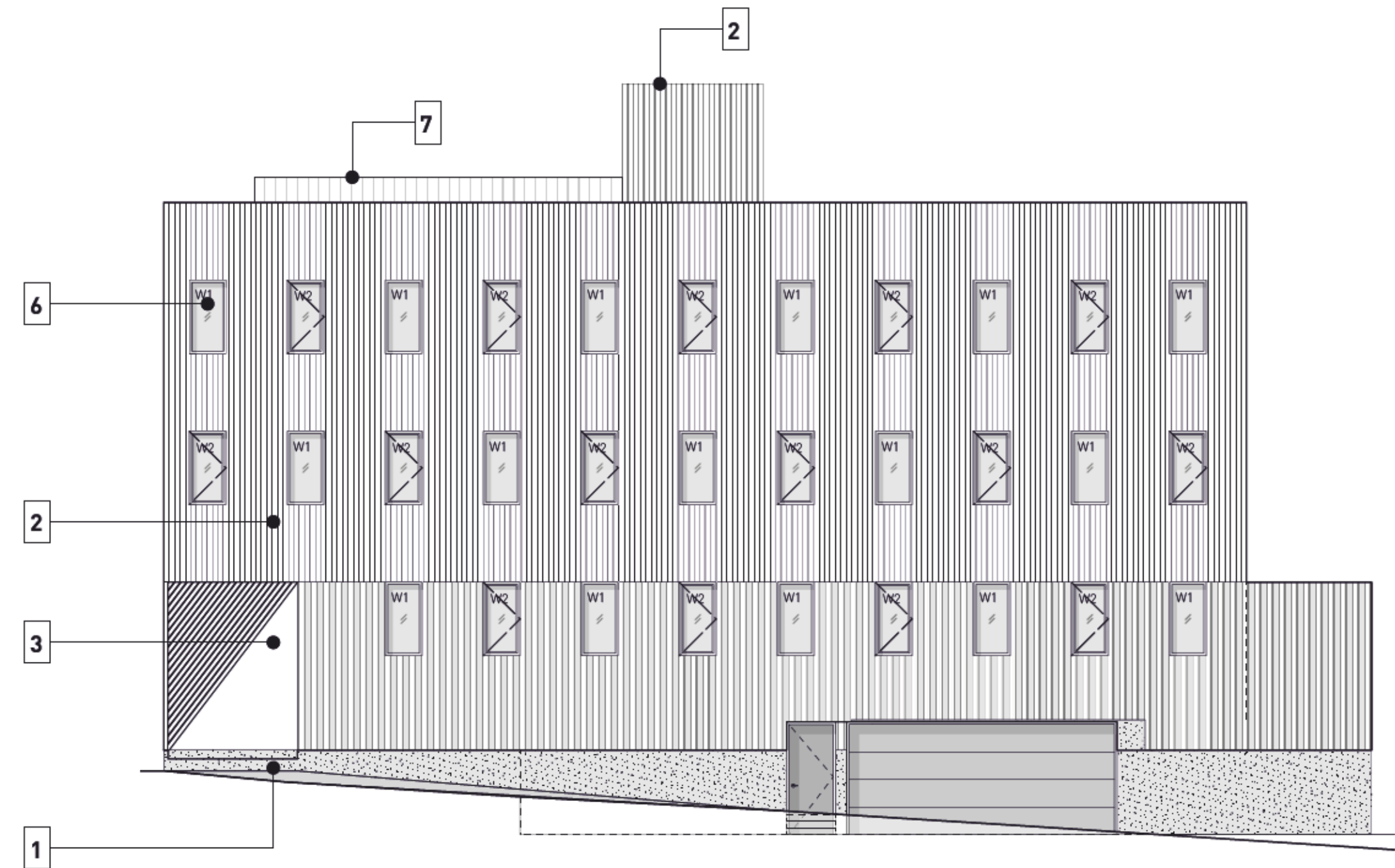
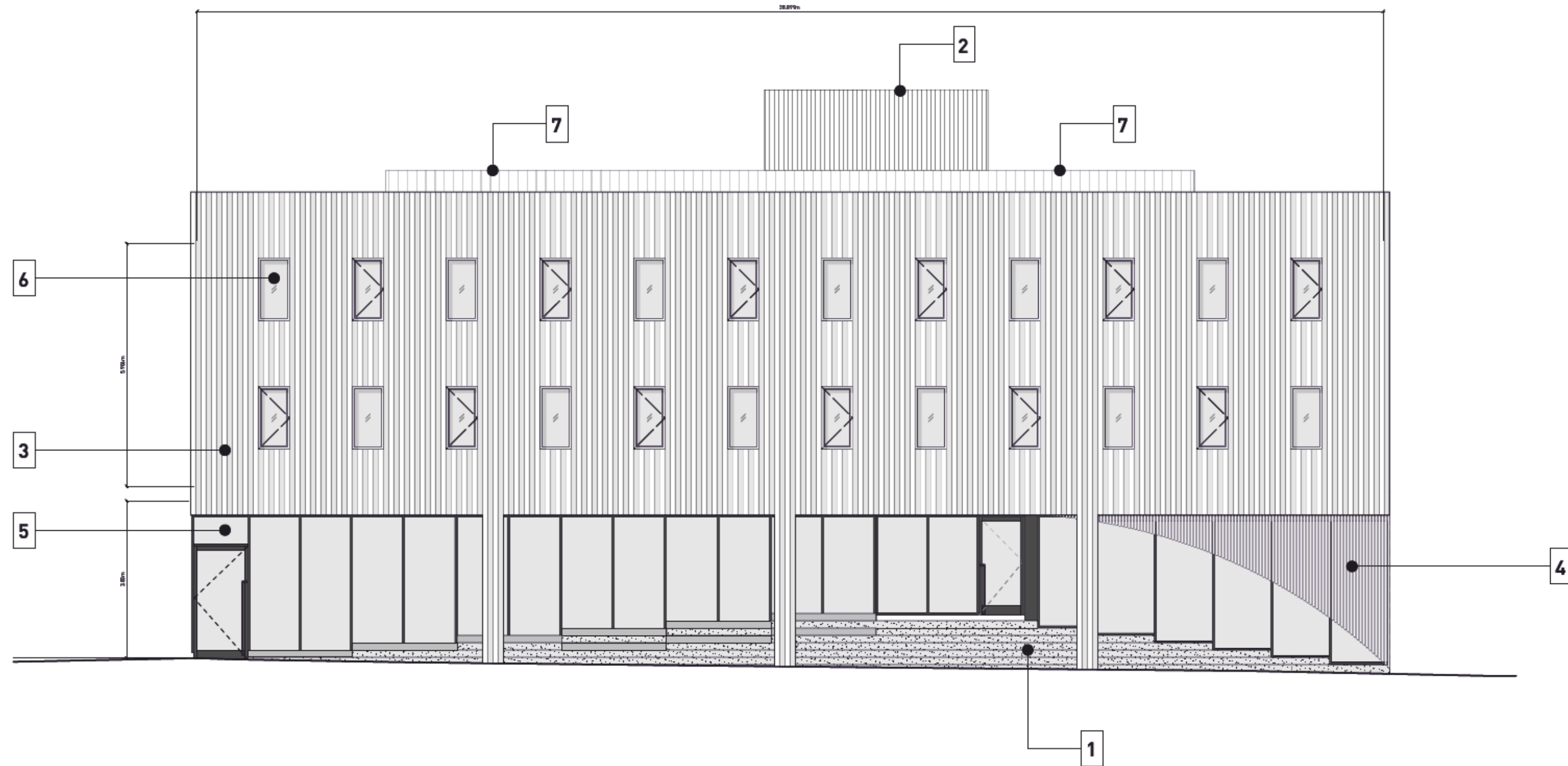


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VICTORIA, BC

WINDOW SCHEDULE Project
0646
Sheet



1. CONCRETE



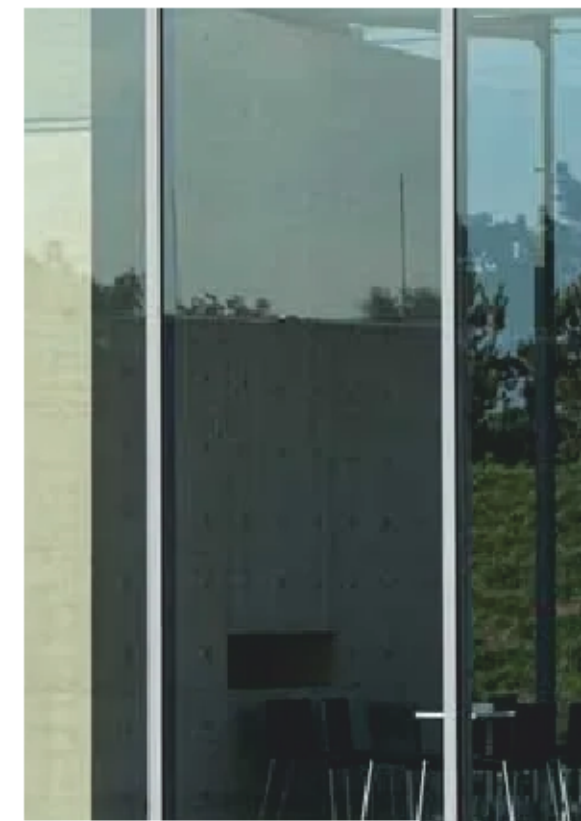
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[WHITE]



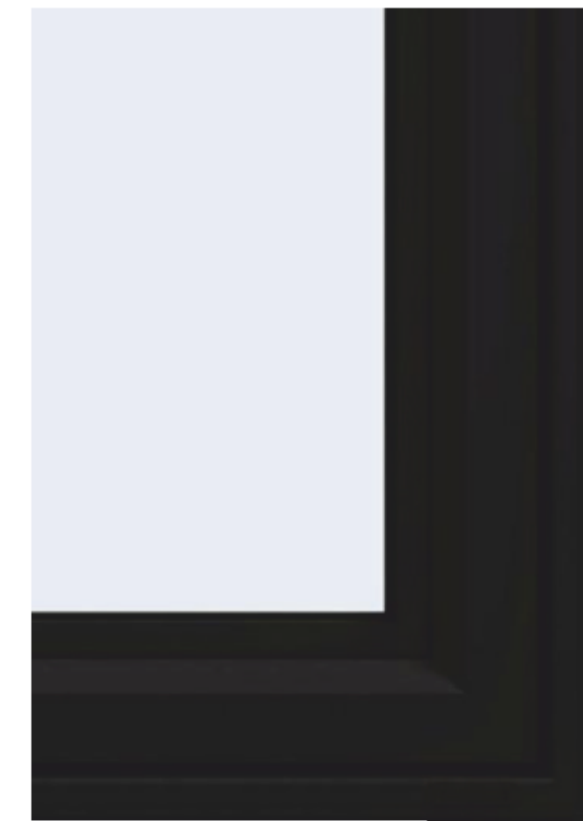
3. CUSTOM CURVED METAL
CLADDING [WHITE]



4. WOOD ENTRY SOFFIT /
FEATURE WALL



5. STOREFRONT GLASS



6. BLACK PVC WINDOW



7. METAL PICKET GUARDRAIL [WHITE]

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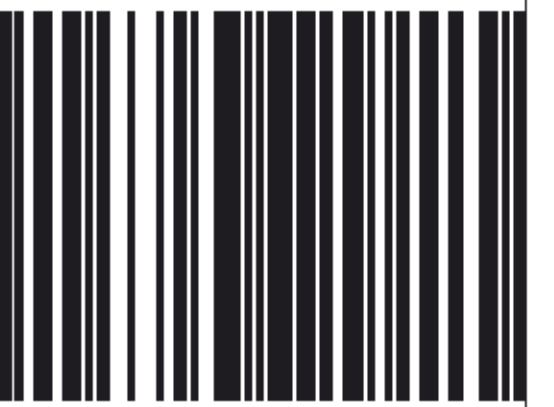
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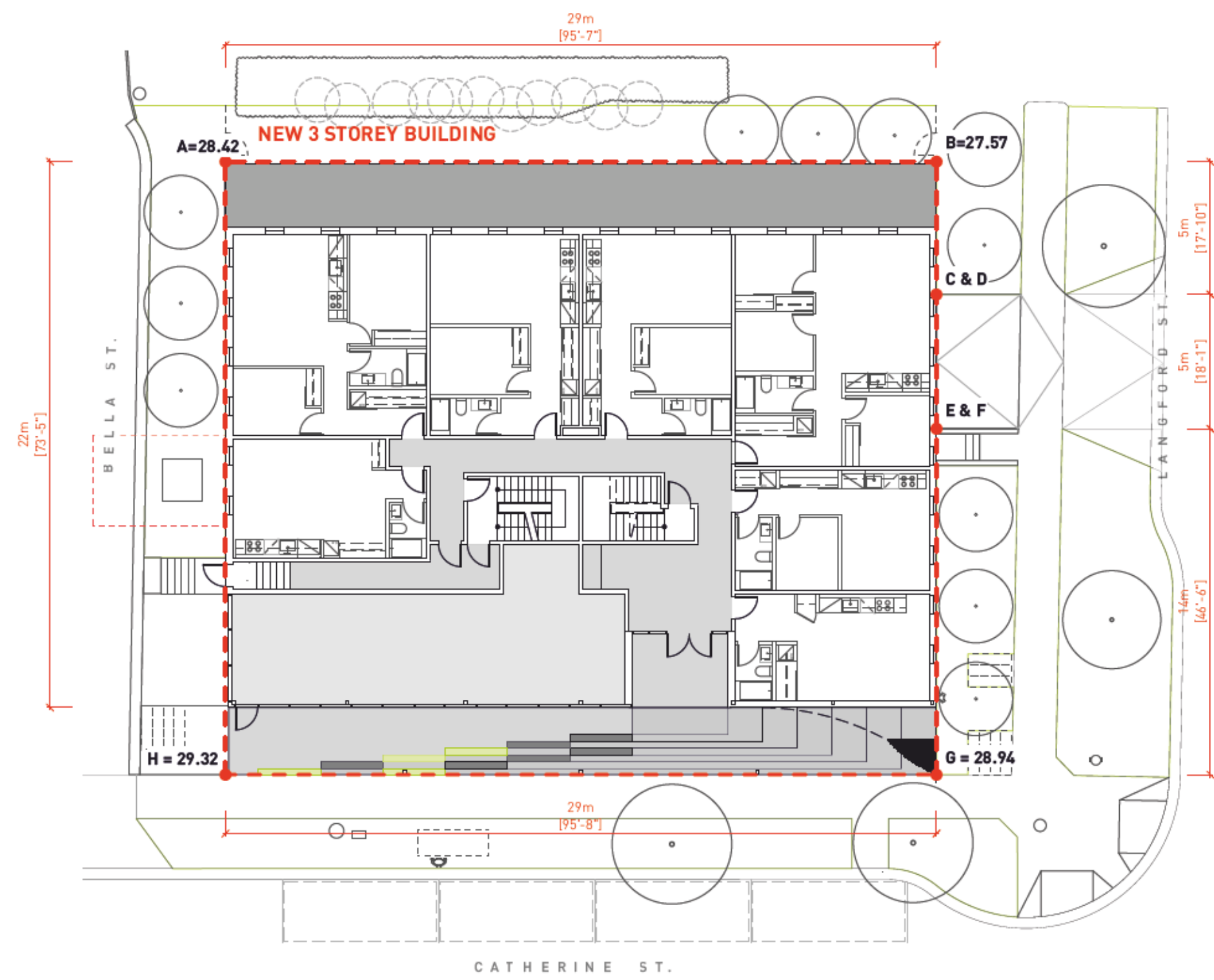
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VICTORIA, BC

MATERIAL BOARD Project
0646
Sheet

AG.7

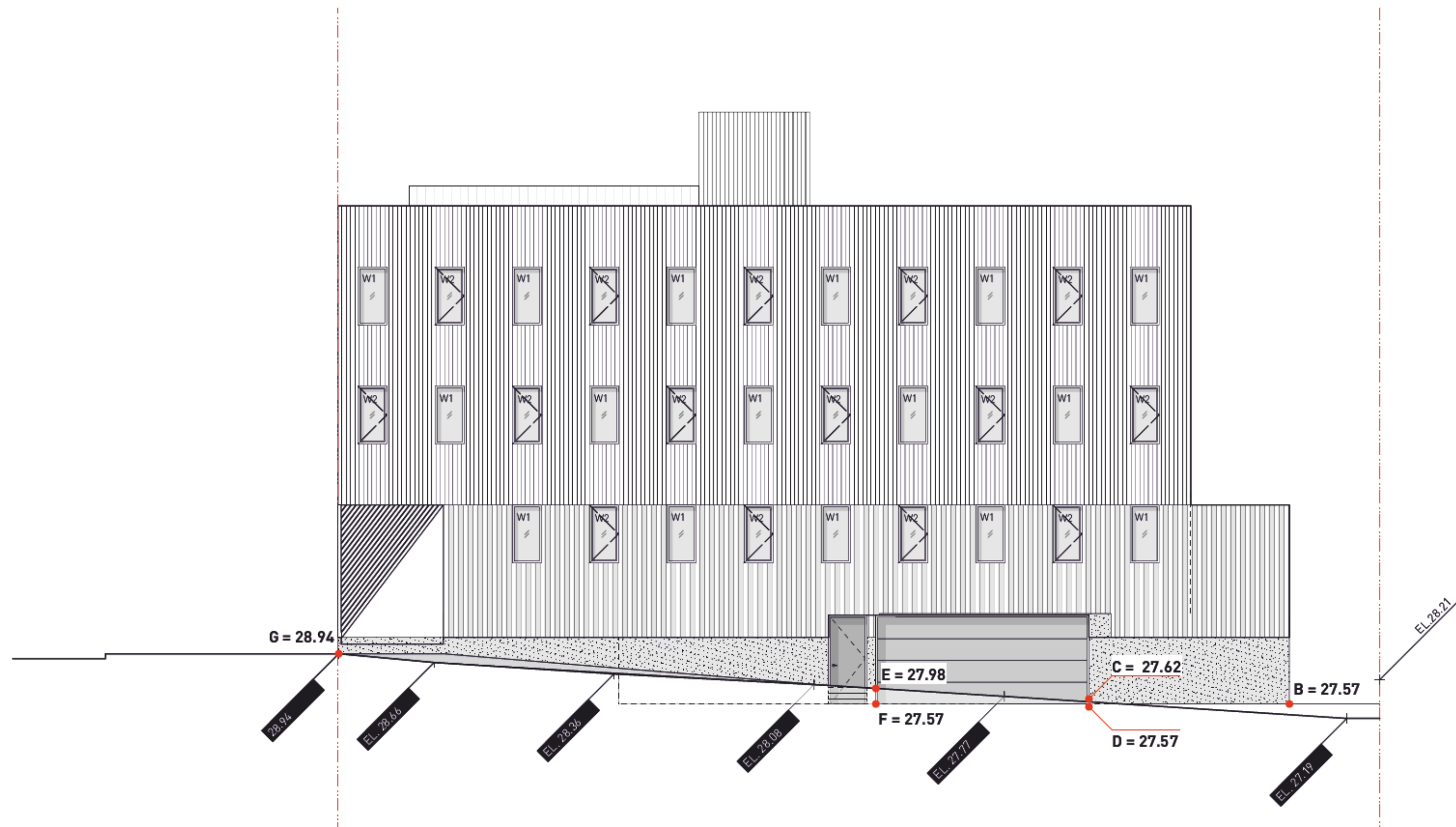


1 AVERAGE GRADE
AG.8 SCALE: 1:200

GRADE POINTS		BUILDING PERIMETER
A	28.42	105.74
B	27.57	
C	27.62	
D	27.52	
E	27.98	
F	27.52	
G	28.94	
H	29.32	

CALCULATION:	AVERAGES	DISTANCE	TOTALS
A & B	28.00	29.15	816.05
B & C	27.60	5.40	149.01
D & F	27.52	5.50	151.36
E & G	28.46	14.18	403.56
G & H	29.13	29.15	849.05
H & I	28.87	22.37	645.71

	105.74	3014.75
AVERAGE GRADE		
28.51		



2 AVERAGE GRADE
AG.8 SCALE: 1:100

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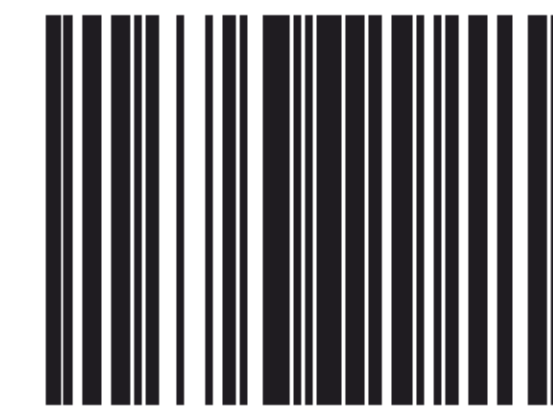
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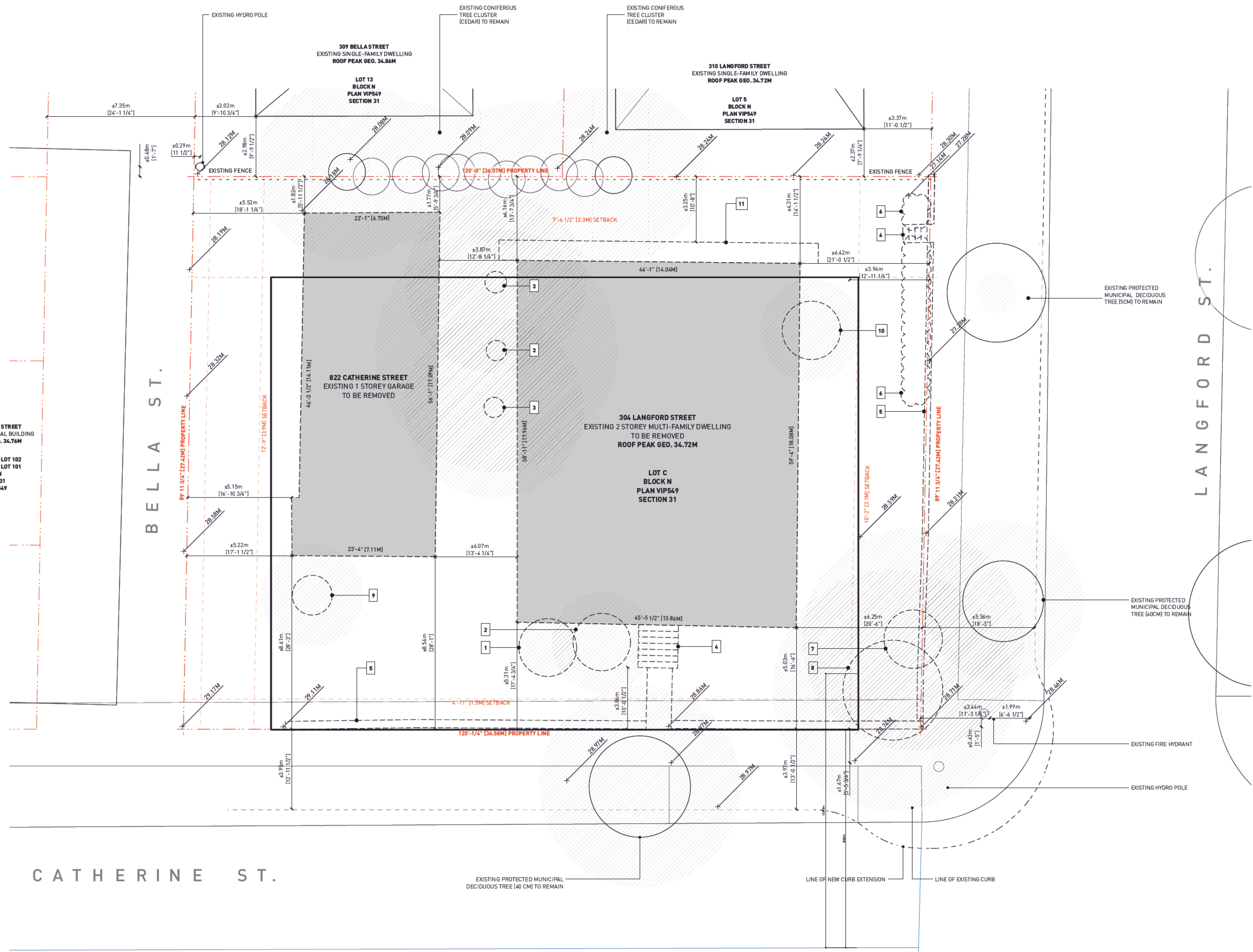
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AVERAGE GRADE Project
CALCULATION 0646
Sheet



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KEYNOTES - SITE EXISTING + DEMO

1. EXISTING CONIFEROUS TREE (15CM HOLLY) TO BE REMOVED
2. EXISTING CONIFEROUS TREE (20CM CYPRESS) TO BE REMOVED
3. EXISTING CONIFEROUS TREE (CEDAR) TO BE REMOVED
4. EXISTING STEPS TO BE REMOVED
5. EXISTING RETAINING WALL TO BE REMOVED
6. EXISTING HEDGE (CEDAR) TO BE REMOVED
7. EXISTING PROTECTED DECIDUOUS TREE (3-20CM OAK) TO BE REMOVED
8. EXISTING PROTECTED CONIFEROUS TREE (3-20CM HOLLY) TO BE REMOVED
9. EXISTING CONIFEROUS TREE (30CM HOLLY) TO BE REMOVED
10. EXISTING CONIFEROUS TREE (30CM CYPRESS) TO BE REMOVED
11. EXISTING PORCH + STEPS TO BE REMOVED

LEGEND:

- EXISTING BUILDING (TO BE REMOVED)
- EXISTING BUILDING (TO REMAIN)
- PROPERTY LINE
- SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING SANITARY LINE
- EXISTING FENCE
- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE ROOT AREA
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT

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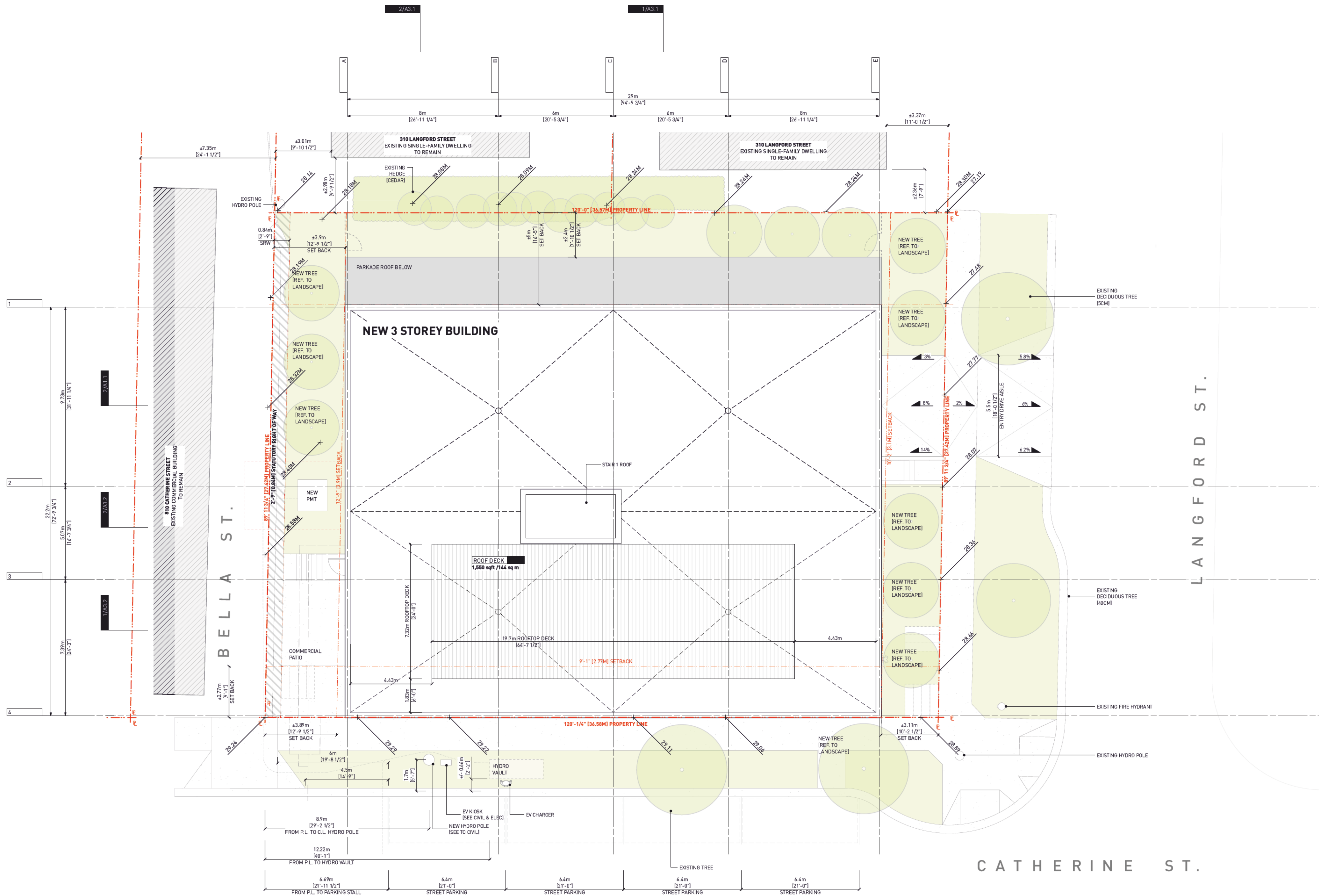
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VICTORIA, BC
SITE PLAN - EXISTING +
DEMOLITION Project
0646 Sheet



LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

NON-RATED, GWB BULKHEAD ABOVE

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

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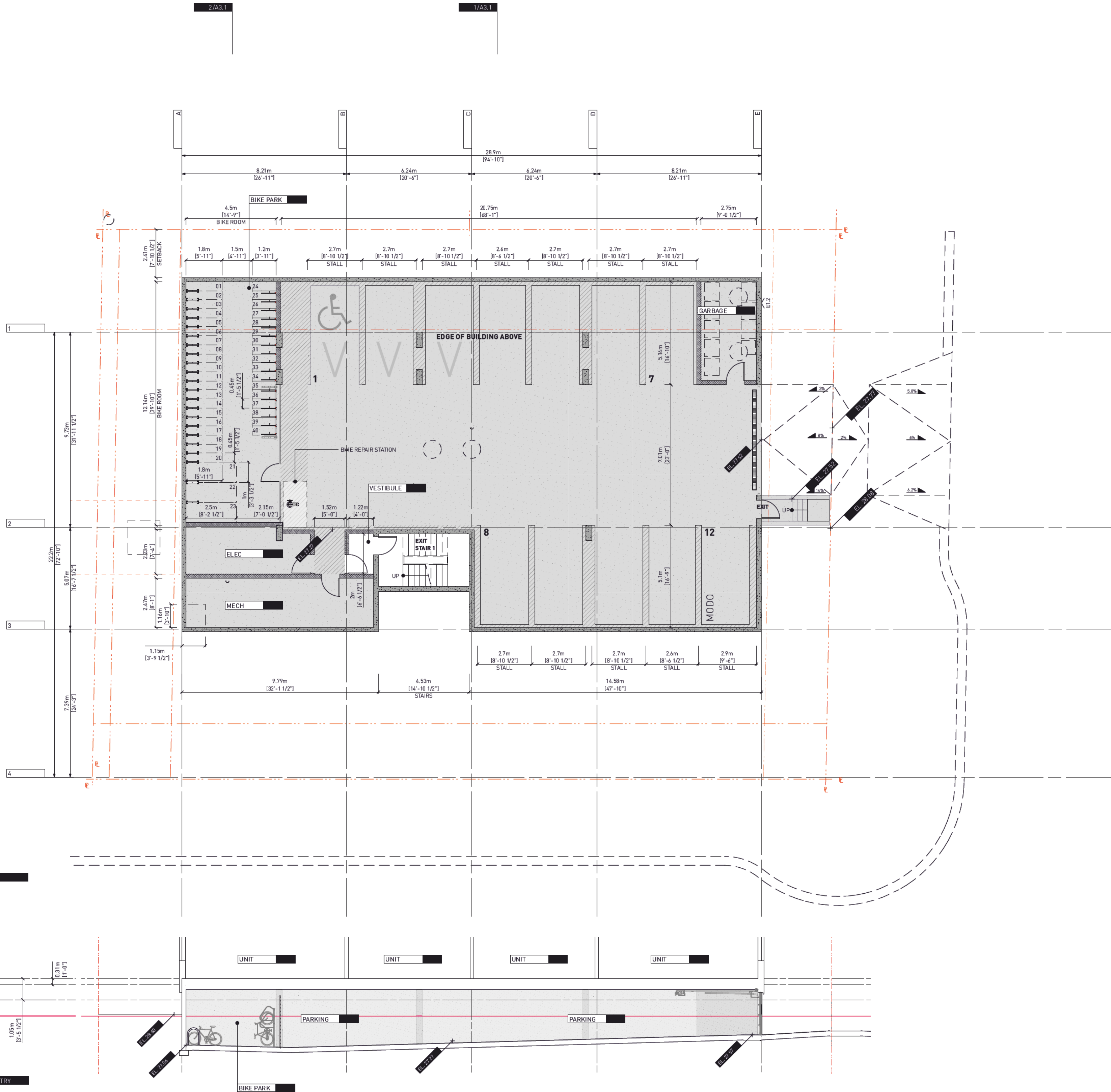
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SITE PLAN - PROPOSED Project 0646
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A1.0



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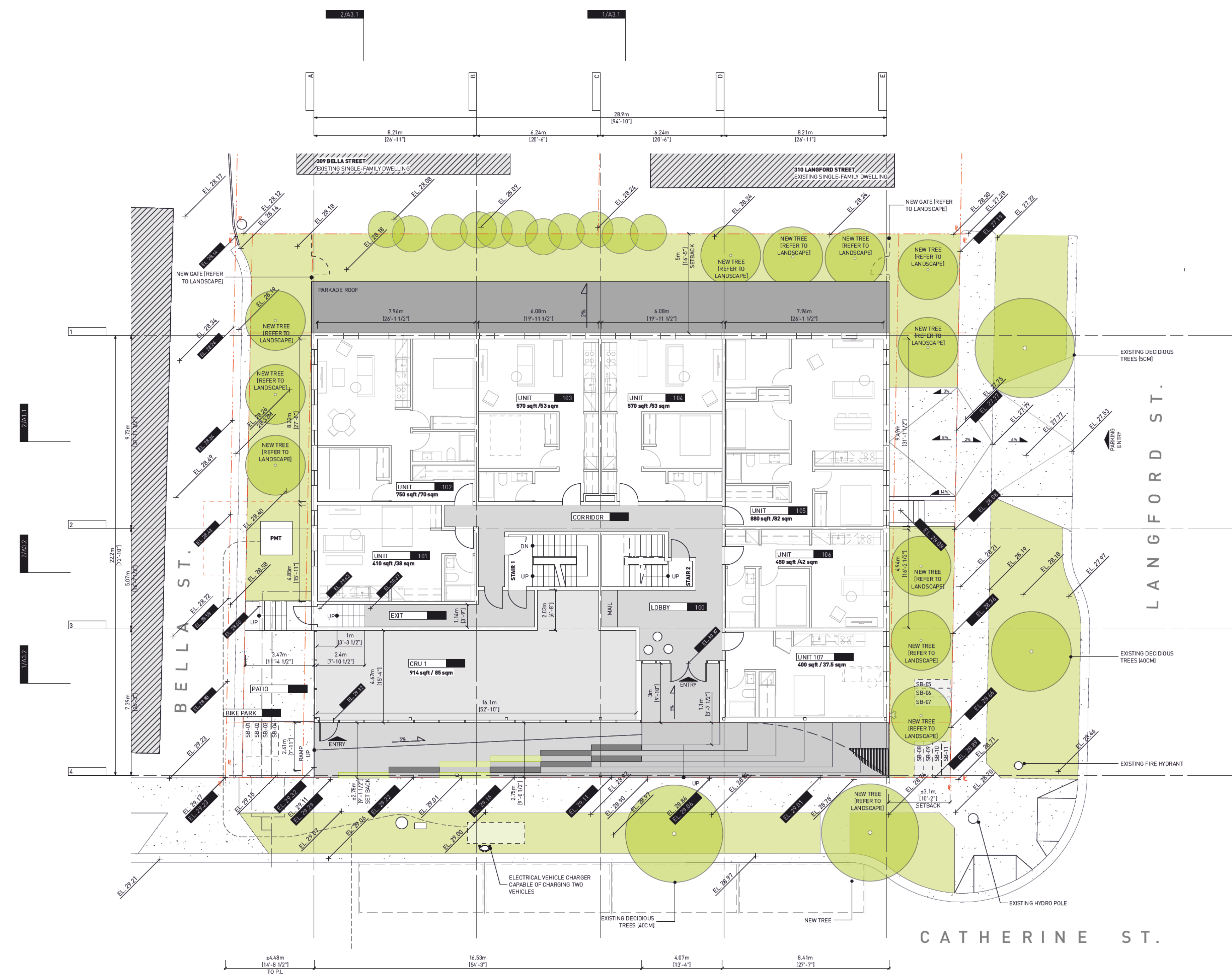
5 4 6 8 7 9 6
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LEVEL 00 PLAN Project
0646
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A1.1



1 LEVEL 01 PLAN
A1.2 SCALE: 1:100

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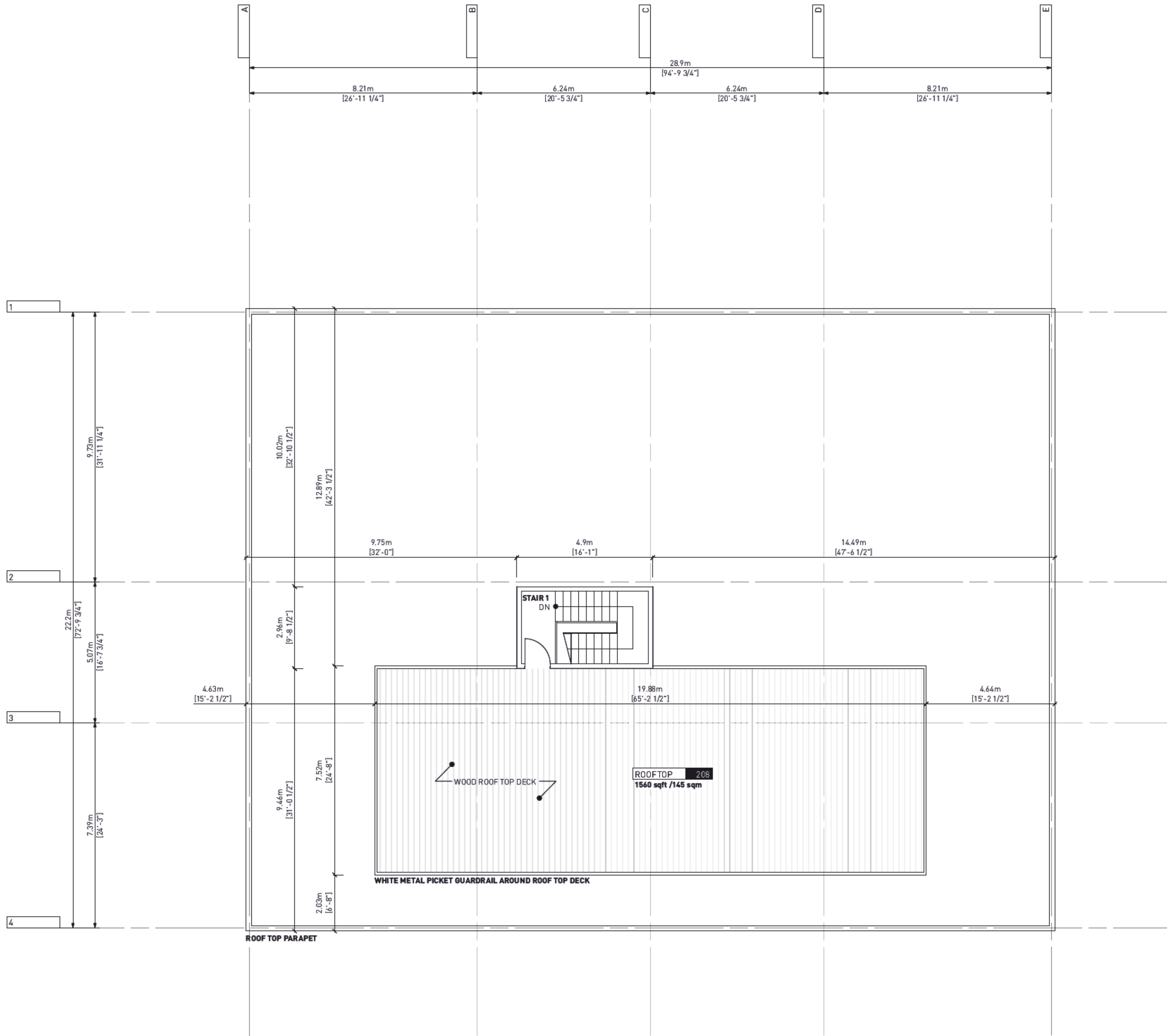
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A1.2





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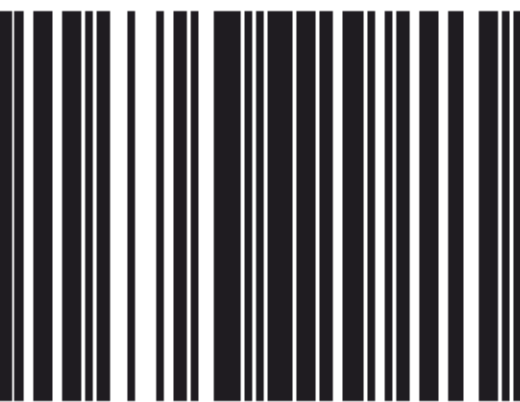
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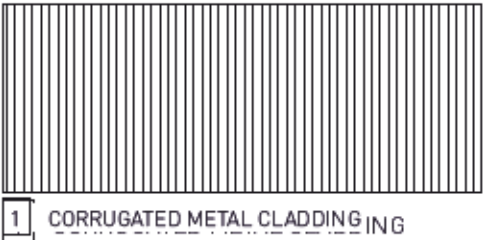
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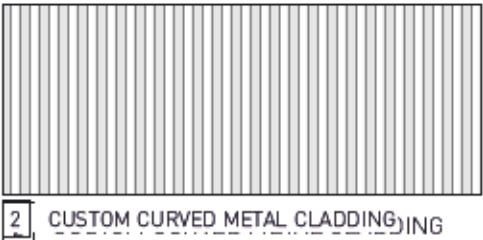
ROOF TOP PLAN Project
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A1.4

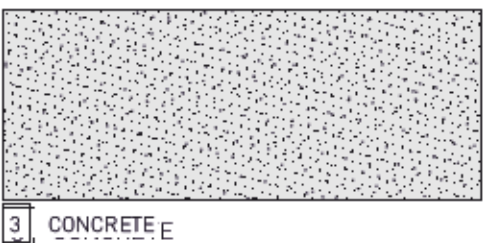
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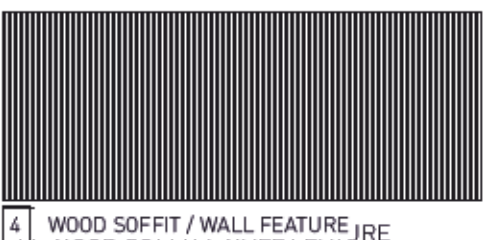
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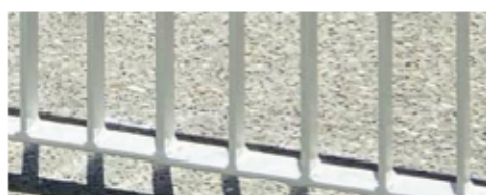
2 CUSTOM CURVED METAL CLADDING



3 CONCRETE



4 WOOD SOFFIT / WALL FEATURE



5 METAL PICKET GUARDRAIL

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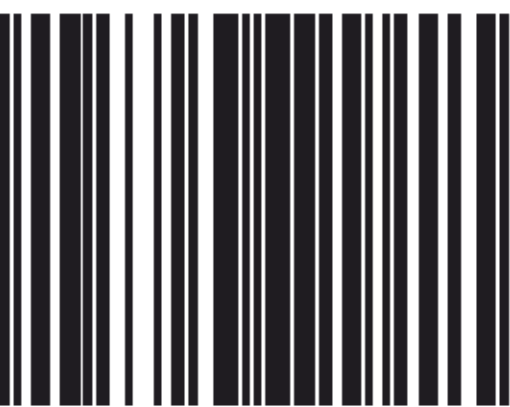
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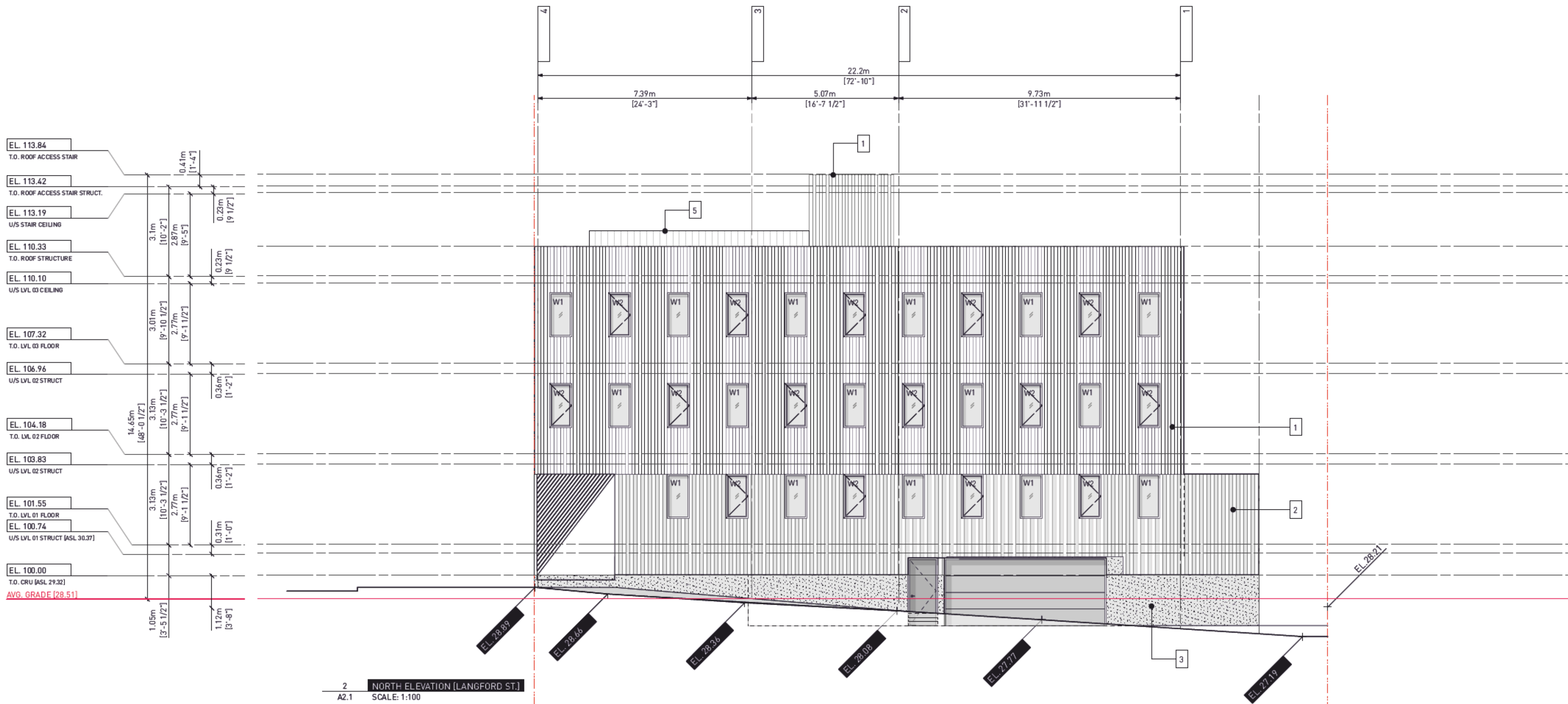
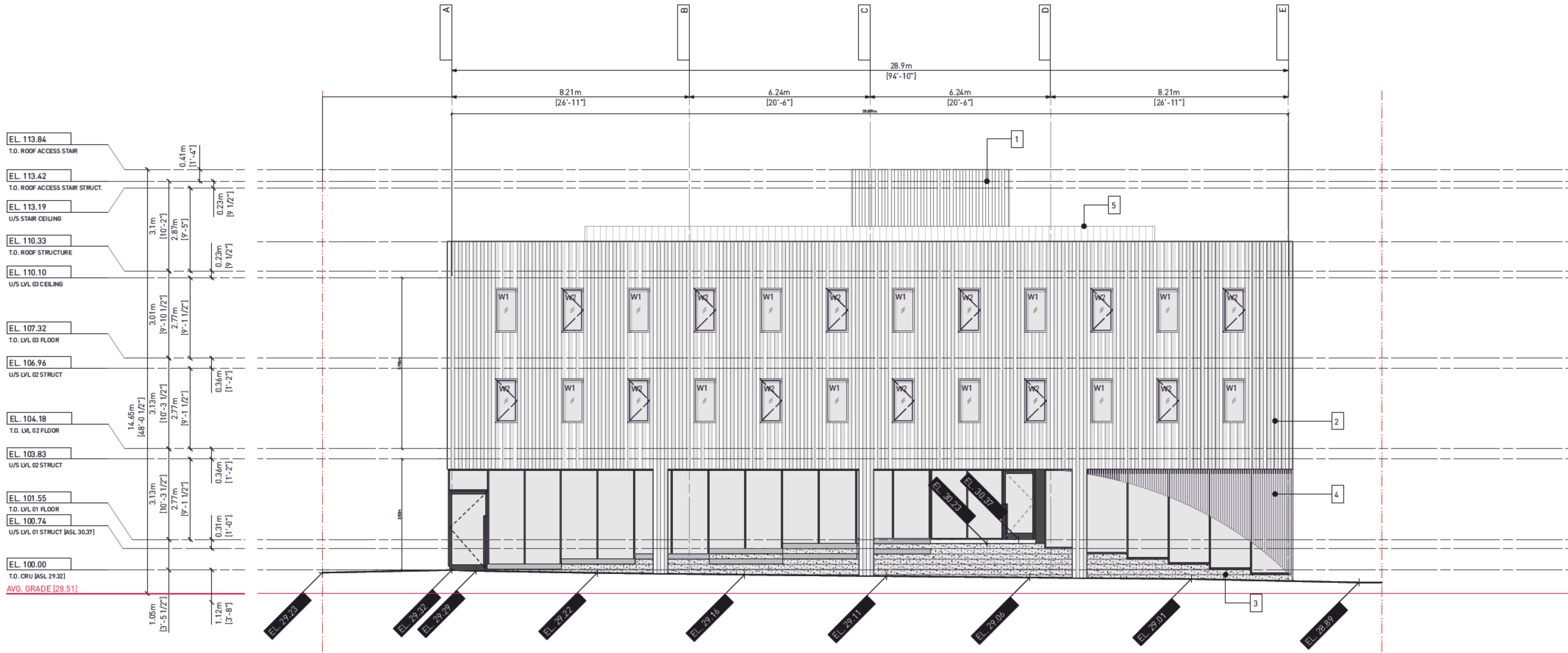
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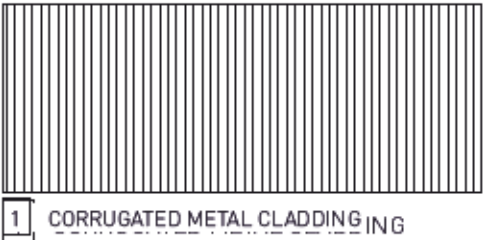
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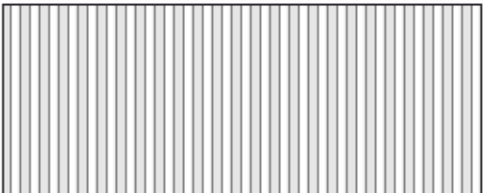
A2.1



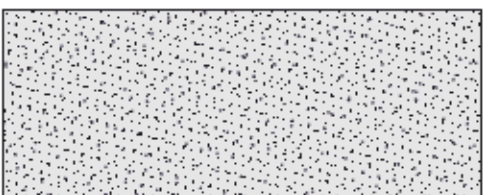
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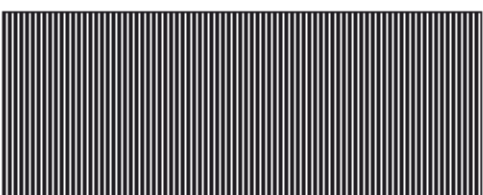
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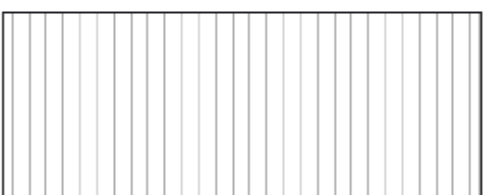
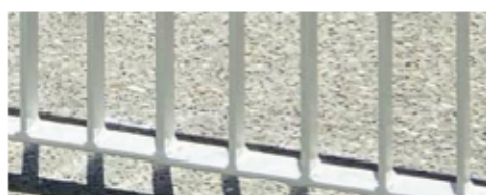
2 CUSTOM CURVED METAL CLADDING



3 CONCRETE



4 WOOD SOFFIT / WALL FEATURE



5 METAL PICKET GUARDRAIL

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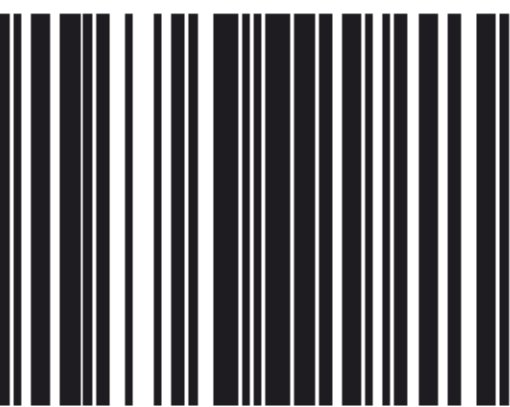
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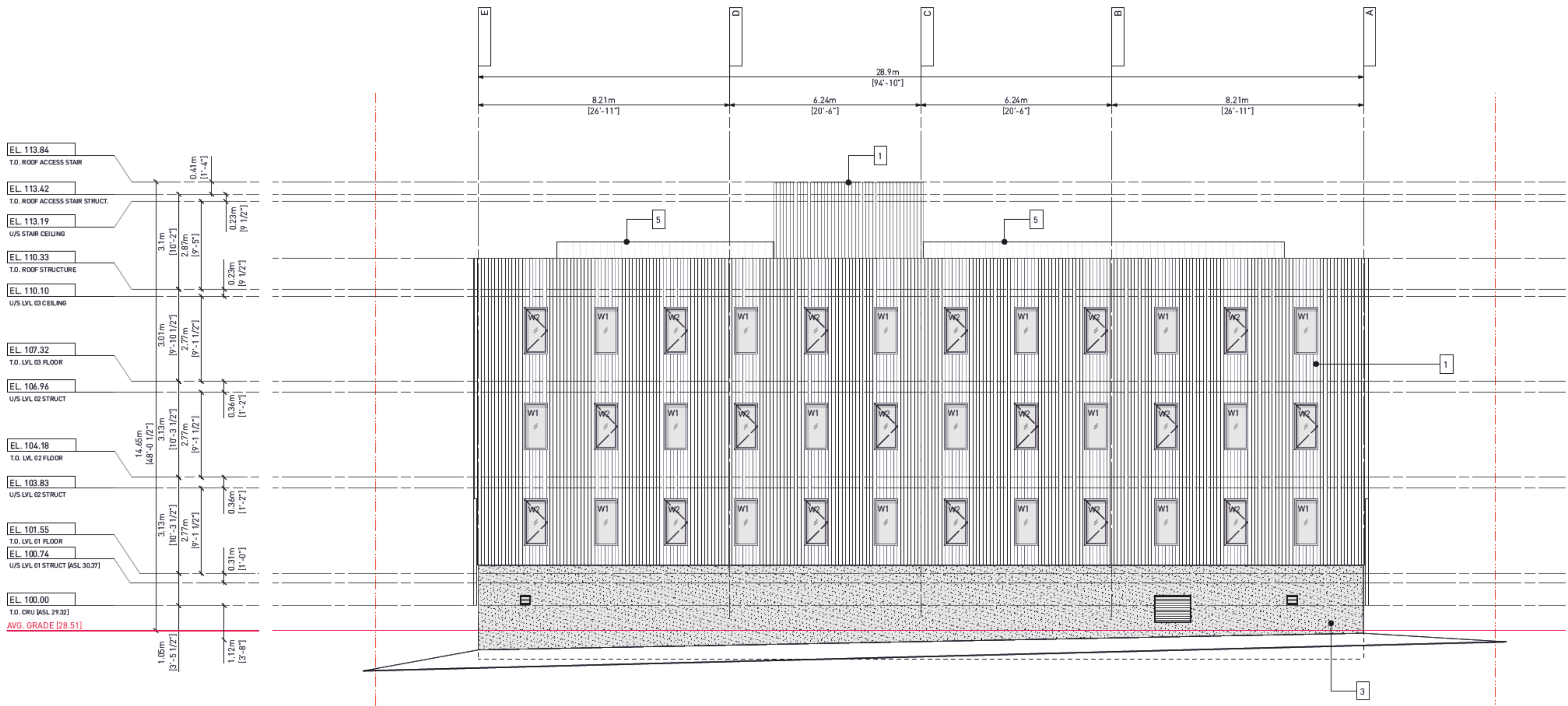
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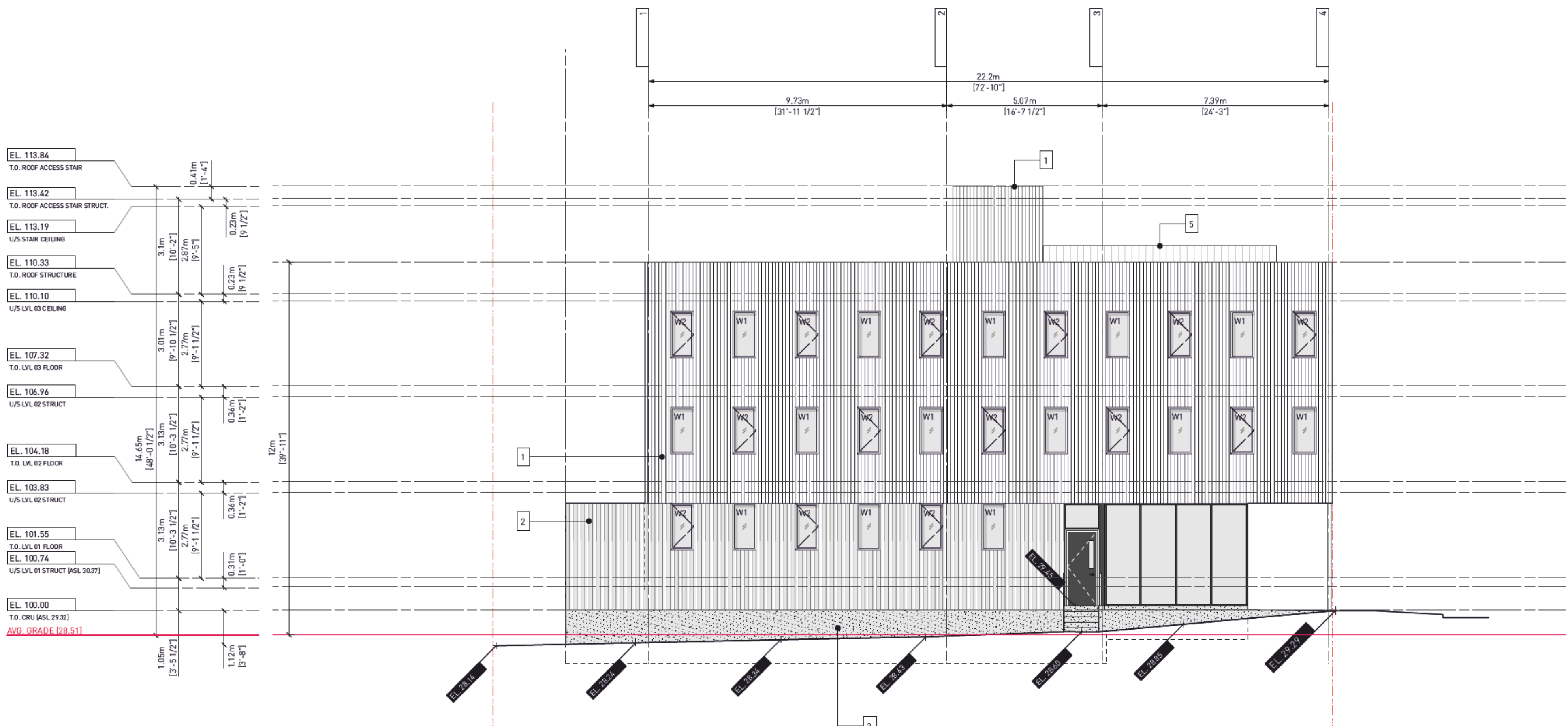
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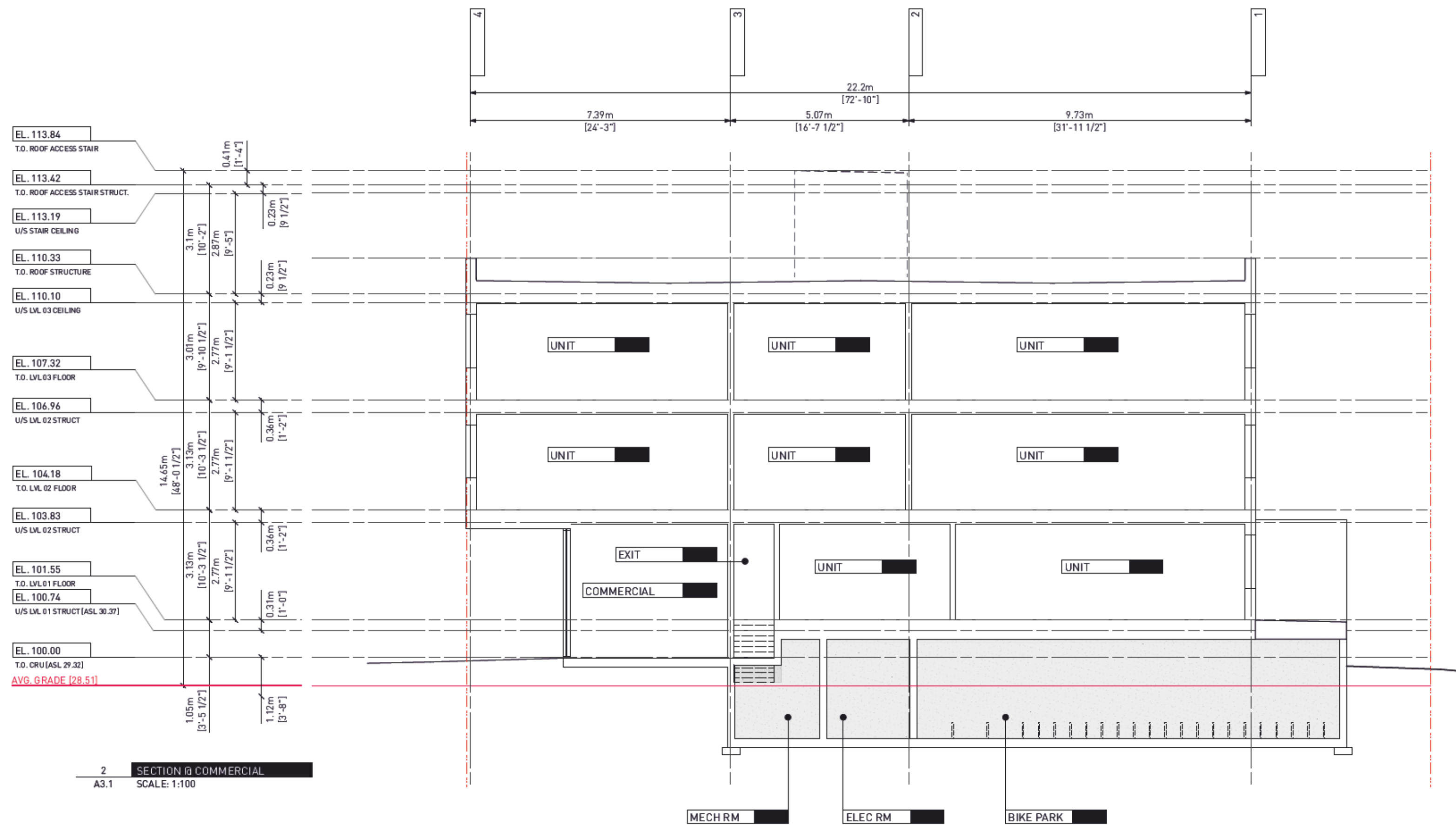
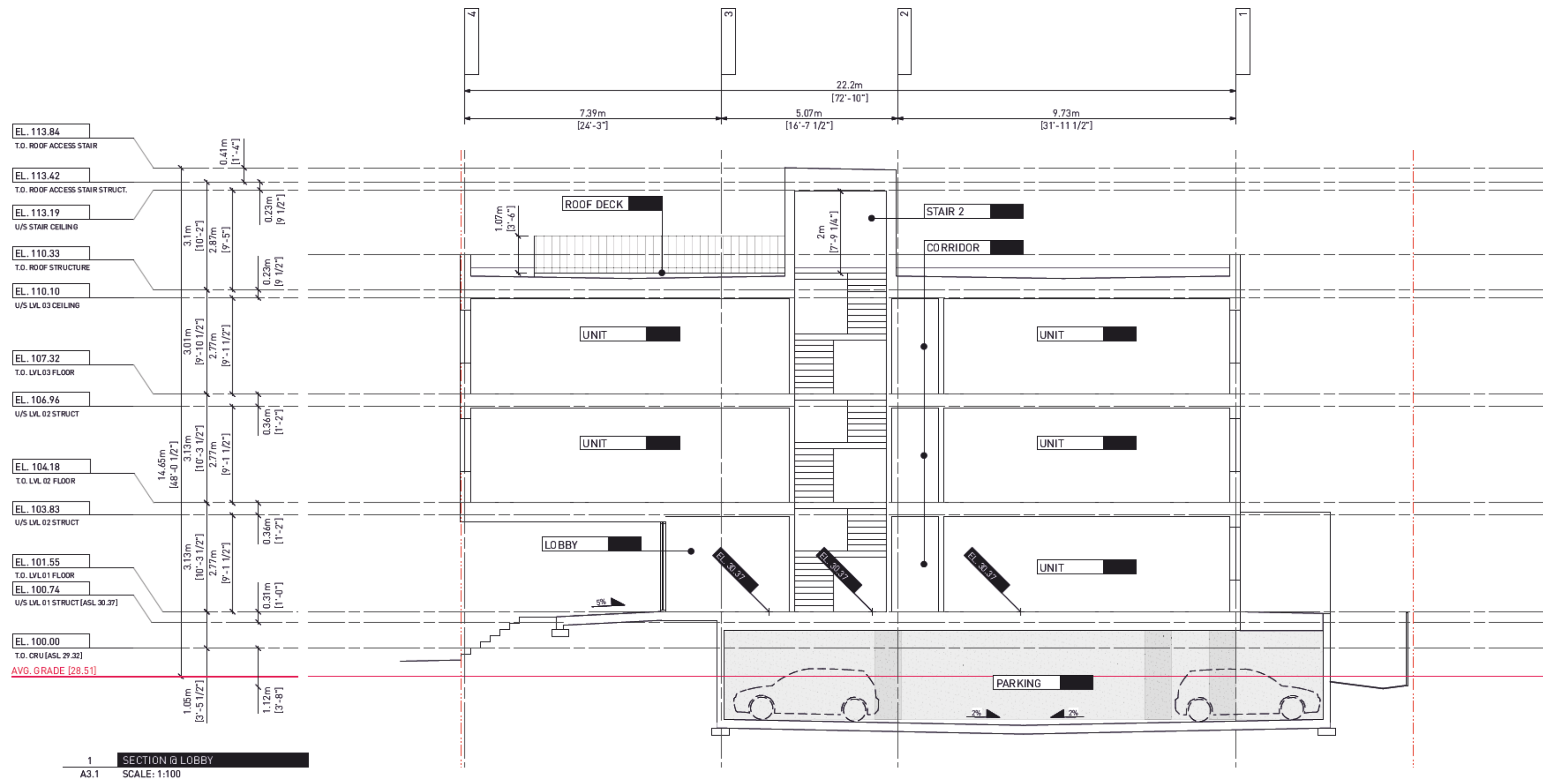
A2.2



3 WEST ELEVATION
A2.2 SCALE: 1:100



2 WEST ELEVATION
A2.2 SCALE: 1:100



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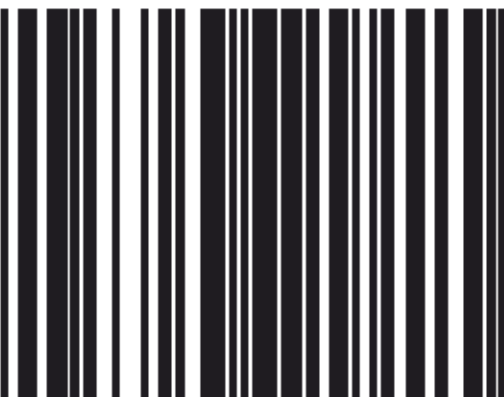
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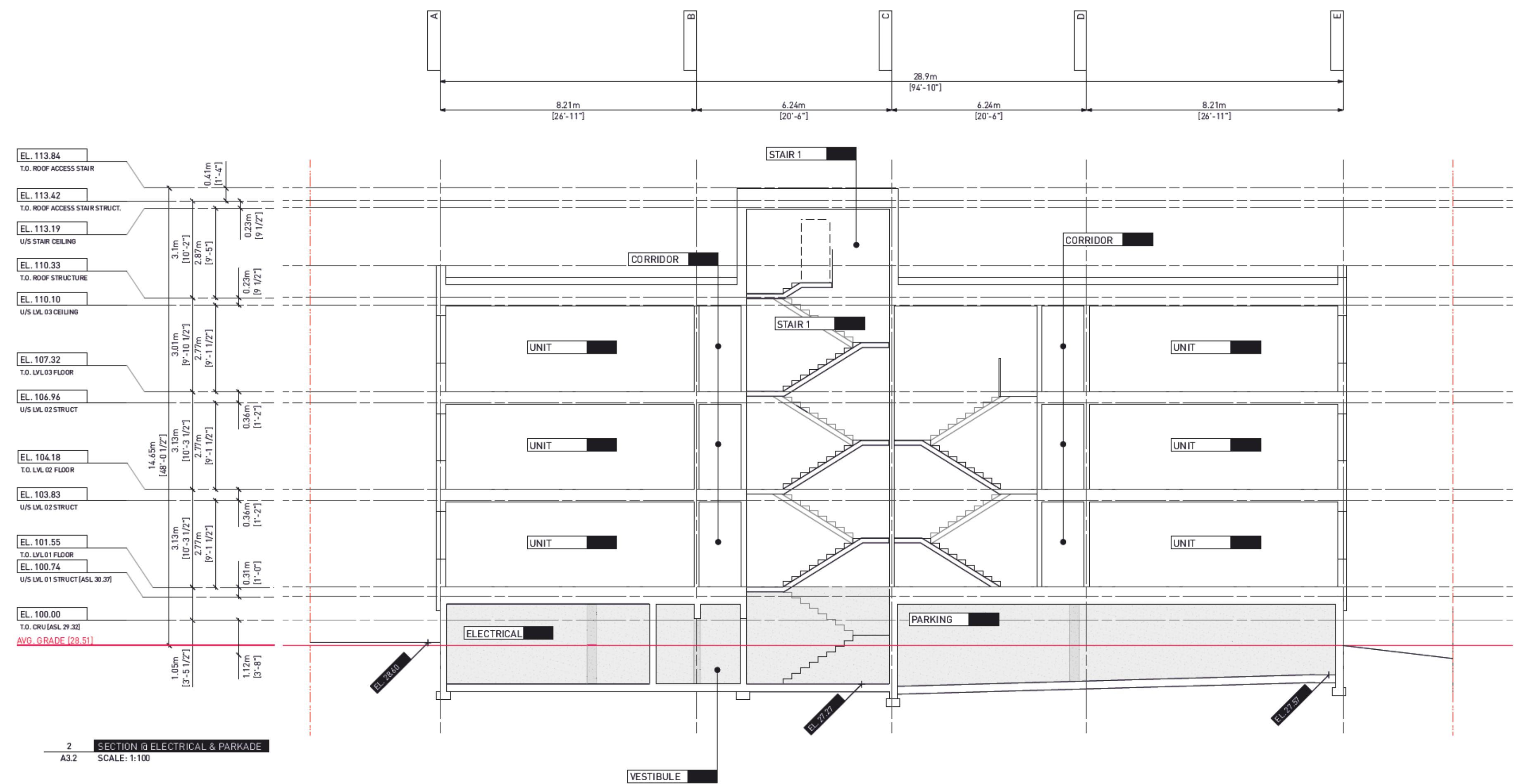
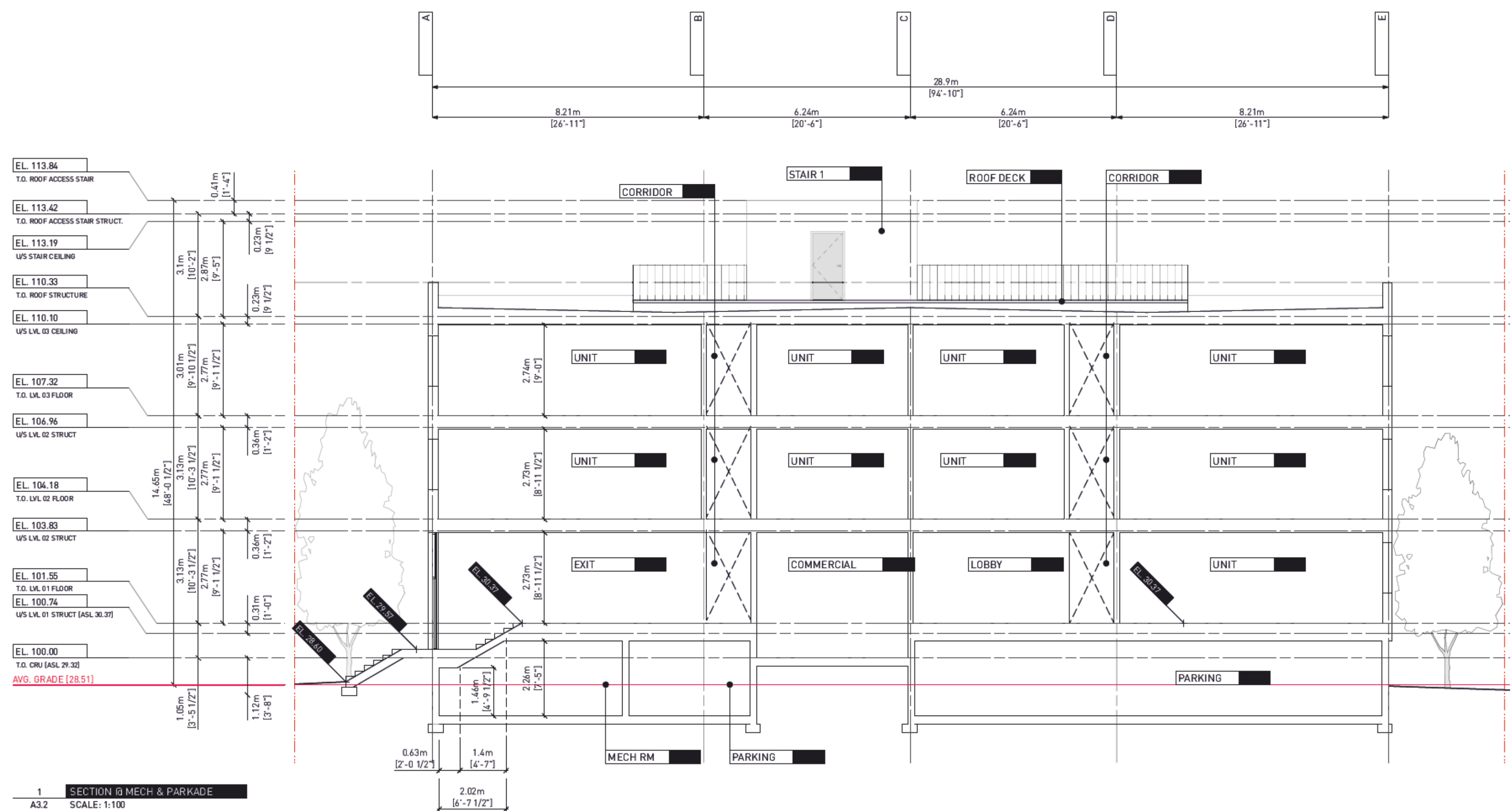
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A3.1



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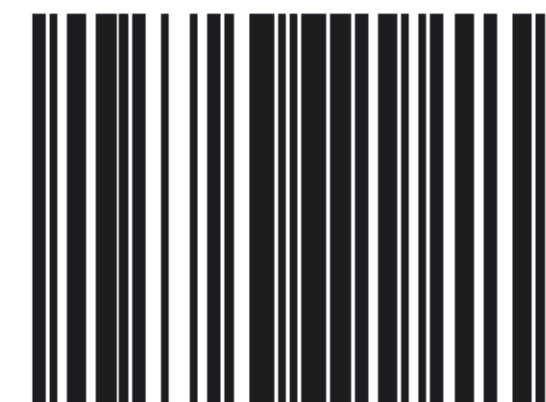
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A3.2