



Talbot Mackenzie & Associates

Consulting Arborists

1301 Hillside Ave, Victoria

Construction Impact Assessment &

Tree Preservation Plan

Prepared For: Abstract Developments Inc.
301-1106 Cook St.
Victoria, BC V8V 3Z9

Prepared By: Talbot, Mackenzie & Associates
Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Date of Issuance: May 31, 2019

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Talbot Mackenzie & Associates

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Jobsite Property: 1301 Hillside Ave, Victoria, BC

Date of Site Visit: May 29, 2019

Site Conditions: Empty lot. No ongoing construction activity.

Summary: The construction of the six storey building will result in the removal of Garry Oak #4 (~50cm DBH). Municipal Paper Birch #6 (33cm DBH) is proposed for removal and replacement. The neighbour's Garry Oak #3 and Garry Oak #7 may also require removal due to excavation for the building foundation near the property line. Relatively minor clearance pruning will be required for Garry Oak #2; the tree currently appears to be in poor health. Limbs from the group of Garry Oaks labelled #5 will likely conflict with large vehicle access during construction, unless access from the north-east driveway is restricted. The neighbour should be notified of the potential removals and proposed impacts to their trees.

Scope of Assignment:

- To inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to construct a six storey building
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology:

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Trees were not tagged, but were assigned identification numbers
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached are based on the information provided within the attached plans from Steward Howard Architects Inc (dated 2019.04.12)
- A Tree Protection Site Plan was created by adding comments and labels to the site plan provided within this package.

Limitations:

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations, observations of site conditions, and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- The height and location of the canopies have not been surveyed. All pruning requirements and potential canopy loss percentages are estimations taken from the ground. The diameter of the cuts will depend on where the reduction or removal cuts are made. It is often difficult to estimate the amount of canopy loss without knowing the exact laterals that will be cut back to, which we recommend be determined at the framing stage.
- Where trees were not surveyed on the plans provided, we have added their approximate locations (green circles). The accuracy of our estimated locations has not been verified by a professional surveyor. It's our understanding that only the trees shown on the existing survey (attached) were professionally surveyed.
- No servicing plans were provided for this assessment. The installation of hydro, telecommunications, storm, water and sanitary sewer services could result in additional tree impacts.

Summary of Tree Resource: One bylaw protected tree exists on the subject property (Garry Oak #4) and a Paper Birch (#6) exists on the municipal frontage. The remaining 6 trees inventoried are Garry Oaks on the neighbour's property (The Cridge Centre for the Family).

Trees to be Removed

Garry Oak #4 (~50cm DBH) – The existing survey shows this tree as on the subject property; it is possible the base of the tree crosses the property line and therefore may be under shared ownership. It will require removal due to being located within the proposed wall of the building.

Paper Birch #6 (~33cm DBH) – No specific reason has been given for the removal of this municipal tree, but servicing installation impacts are expected (the hydro PMT is located south-east of the tree). Were the tree to be retained, some building clearance pruning would be required, the removal of existing pavement would have to be supervised by the project arborist and replacement of the sidewalk would have to take the root system into account.

Trees Potentially to be Removed

Garry Oak #3 (~55cm DBH) – The trunk of this neighbour’s tree is located slightly less than 1m from the property line. The building foundation will be directly against this portion of the property line. Much of the ground in this area is currently obscured by ivy; there is an existing grade change between the two properties but no retaining wall could be observed (potentially restricting root growth). No wall is shown on the attached existing survey in this area of the property line. Therefore, root loss is likely during the excavation for the foundation and this could impact the health or stability of the tree significantly. The tree would also require significant canopy pruning for building clearance totaling 30-45% of the canopy of the tree including the potential loss of the 3 limbs measuring approximately 20cm, 15cm and 12cm.

Despite these impacts, the applicant would like to make an attempt at retaining the tree. If retention is to be attempted, we recommend the excavation be supervised by the project arborist and the final determination of its retention viability be made at that time.

Garry Oak #7 (30cm DBH)

This neighbour’s tree is located 1.5-1.8m from the property boundary where similar to oak #3, there appears to be a grade change, but no wall could be observed that would be restricting root growth. The ground beside the tree on both sides of the fence is obscured by ivy. The tree is leaning significantly east (away from the subject property) and therefore no clearance pruning will be required. However, excavation will be close to the property line to construct the foundation of the stairwell and building (on the side of the tree opposite its lean), and soil volumes are likely limited, which increases the chances of roots being encountered. We have listed its retention status as “to be determined” by the project arborist at the time of excavation.

Impacts on Trees to be Retained and Mitigation Measures

Garry Oaks #5 (group of neighbour’s oaks, 15-20cm at DBH)

The canopy from this group of trees leans over the existing driveway entrance and sidewalk. At a minimum, clearance pruning will likely be required for pedestrian sidewalk access. During construction, if vehicles and machinery are using this existing driveway, the canopy of these trees could be damaged. Limbs of the following sizes may require removal: 7cm, 5cm, and two 3cm. The applicant has indicated they are willing to limit vehicle access from this driveway. However, installing protective fencing to block off the east portion of the driveway is limited to only one side to avoid blocking the sidewalk and pedestrian traffic. We recommend the municipality confirm their desired clearance pruning height for the sidewalk and that this pruning be completed prior to the start of construction, and this will inform the decision whether a barricade or other methods are necessary to protect the remaining canopy.

Garry Oak #1 (63cm, neighbour's)

This neighbour's tree is located 2.9m south from the curb/retaining wall along the property line. Parking is proposed on the subject property in this location at approximately the same grade as the existing pavement and gravel driveway. Due to the presence of the retaining wall and pavement, we do not anticipate a significant amount of roots will be encountered close to the surface. If roots are encountered prior to bearing soil being reached, the project arborist may recommend the specifications outlined in the "Paving Above Tree Roots" section be followed, as grading allows.

If possible, we recommend the existing retaining wall be left in place to avoid root damage and disturbance. If removal of the wall is required, we recommend the project arborist supervise its removal as well as the excavation for the parking stalls. We recommend the hard surface be left in place and that the excavation be completed towards the end of construction.

Minimal to no building clearance pruning is anticipated for this tree as the building is located 6m east from the tree. During our most recent site visit, we observed that the tree is in a state of health stress with a sparse canopy and twig dieback throughout its crown.

Garry Oak #2 (~45cm, neighbour's)

During our most recent site visit, we observed that this tree is in poor health, with significant health stress evident. The canopy of the tree is sparse and there is twig dieback through the canopy of the tree.

Root loss is not anticipated from this neighbour's oak, located 5-6m from the property line where a retaining wall is present. The canopy of the tree leans towards the subject property and overhangs the property line by 4.3m. Two 3-4cm lower limbs may conflict with desired clearance for the second floor rear deck. The upper canopy above these limbs can likely be retained above the deck with minimal clearance issues. Three 2-3cm limbs from the upper canopy will require pruning if 1m of building clearance is desired for the second storey building, located 4.2m from the property line.

If scaffolding is required, this will require significantly more clearance pruning. The applicant has informed us that they are willing to avoid using scaffolding in this section of the building, as per our recommendations in the "scaffolding" section below.

We recommend pruning be completed during the framing stage of the project, so that it can be determined exactly what branches will require reduction or removal. The final cuts should be made by an ISA Certified Arborist.

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. In particular, the following activities should be completed under the direction of the project arborist:
 - Garry Oak #1: Removal of existing pavement and retaining wall (if required), and any excavation associated with the parking stalls and building foundation within its CRZ
 - Garry Oaks #3 & 7: Excavation associated with the building foundation and removal of the existing fence pilings.
 - Installation of any underground services within the CRZ of retained trees
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Ideally, the area surrounding exposed roots should be watered; this is particularly important if excavation occurs or the roots are exposed during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and watering the area periodically throughout the construction process.
- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing, as shown on the Tree Protection Site Plan. Where possible, the fencing should be erected at the perimeter of the critical root zones.

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.

- **Removal of Existing Services:** Any existing services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for access, barrier fencing must be erected immediately after the supervised removal.

- **Paved Surfaces Above Tree Roots:**

If the new paved surfaces within the CRZ of retained trees require excavation down to bearing soil and roots are encountered in this area, this could impact the health of the retained trees. If roots are encountered and tree retention is desired, a raised and permeable paved surface may be recommended. The “paved surfaces above root systems” diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, if roots are encountered, we may recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).

- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,



Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site plan with trees, 17-page building plans, 1-page Paved Surfaces Above Root Systems specification, 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a “risk assessment” of the trees included.

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
1	Garry Oak	<i>Quercus garryana</i>	63.0	13.0	6.5	G	Poor	Fair	Neighbour's. 2.9m from curb/retaining wall along property line. Sparse canopy with twig dieback throughout and limb dieback. Epicormic growth	Retain
2	Garry Oak	<i>Quercus garryana</i>	~45	13.0	4.5	G	Poor	Fair	Neighbour's, 5-6m from PL. Sparse canopy with significant dieback throughout. Asymmetric canopy and leaning with limbs overhanging subject property by 4m	Retain
3	Garry Oak	<i>Quercus garryana</i>	60.0	14.0	6.0	G	Fair	Fair	Neighbour's. Tag #52. Base obscured by fence and ivy. Some epicormic growth. Crossing limbs.	Potential Removal
4	Garry Oak	<i>Quercus garryana</i>	~50	13.0	5.0	G	Fair	Fair	On subject property or potentially shared. Epicormic growth.	Removal
5	Garry Oak	<i>Quercus garryana</i>	~15-20	8.0	2.0	G	Fair	Fair	Neighbour's. Significant insect defoliation on some trees.	Retain*
6	Paper Birch	<i>Betula papyrifera</i>	33.0	10.0	4.0	M	Fair	Fair	Municipal tree (ID# 22391). V-pruned for hydro lines. Minor twig dieback	Removal
7	Garry Oak	<i>Quercus garryana</i>	30.0	5.0	3.0	G	Fair/Poor	Fair/Poor	Neighbour's. Tag #54. Leaning east. Sparse canopy with epicormic growth.	Potential Removal
8	Garry Oak	<i>Quercus garryana</i>	~50	10.0	5.0	G	Poor	Fair	Neighbour's, 6m from PL. Significant dieback throughout and epicormic growth	Retain

GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE (BCBC), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES.
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS.
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD. UNLESS NOTED OTHERWISE.
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE. UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.), UNLESS NOTED OTHERWISE.
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS. UNLESS NOTED OTHERWISE.

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET TITLE	SCALE
A0.00	Cover Sheet	As Noted
A0.02	Site Context	AS NOTED
A1.01	Existing Site Plan	AS NOTED
A1.02	Site Plan	As Noted
A2.01	Main Floor Plan	As Noted
A2.02	2nd Floor Plan	As Noted
A2.03	3rd Floor Plan	As Noted
A2.04	4th Floor Plan	As Noted
A2.05	5th Floor Plan	As Noted
A2.06	6th Floor Plan	As Noted
A2.07	Roof Plan	As Noted
A3.01	Building Elevations	As Noted
A3.02	Building Elevations	As Noted
A3.03	Building Elevations	As Noted
A3.04	Building Elevations	As Noted
A4.01	Building Sections	As Noted
A7.01	Perspectives	As Noted
A7.02	Perspectives	As Noted
A8.01	Window Schedule	As Noted
A8.02	Door Schedule	As Noted

PROJECT TEAM

DEVELOPER

NVision Properties
 301-1106 Cook St.,
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 V8V 3Z9
 T 250.883.5579

ARCHITECT

Stuart Howard Architects Inc.
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 604-688-5585

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 250.412.2891

SURVEYOR

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 250.382.8855



1301 HILLSIDE
 1301 Hillside Ave.
 Victoria, BC

REZONING APPLICATION

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 NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.
 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND
 NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes

Issues
 Consultant

Architect

SH **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Cover Sheet

Issue Date	Plot Date	Sheet No.
	2019.04.12	A0.00
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	



1 Context Plan
1/64"=1'-0"



4 Birdview looking East
NTS



5 Streetview looking East
NTS



2 Streetscape 1 from Hillside Avenue
1/32"=1'-0"



3 Streetscape 2 from Cook Street
1/32"=1'-0"

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND
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No.	Date	Issue Notes

Issues
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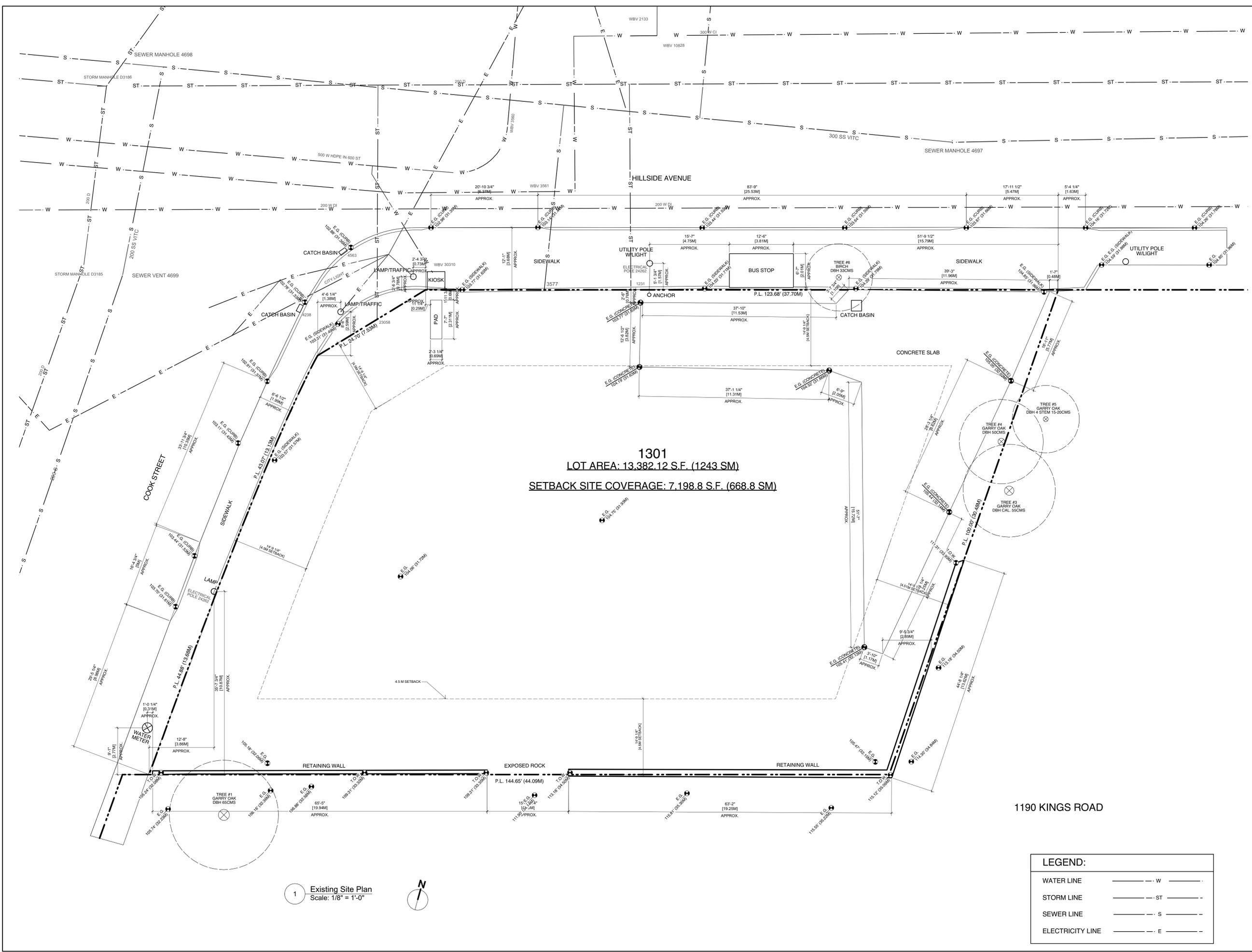
Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title
Site Context

Issue Date	Plot Date	Sheet No.
	2019.04.12	A0.02
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By OEM	Checked By NR	
Project ID 217.29	Scale AS NOTED	

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1301
LOT AREA: 13,382.12 S.F. (1243 SM)
SETBACK SITE COVERAGE: 7,198.8 S.F. (668.8 SM)

1 Existing Site Plan
 Scale: 1/8" = 1'-0"



LEGEND:	
WATER LINE	--- W ---
STORM LINE	--- ST ---
SEWER LINE	--- S ---
ELECTRICITY LINE	--- E ---

No.	Date	Issue Notes

Architect

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 phone - 604.688.2585 fax - 604.688.7486

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Existing Site Plan

Issue Date	Plot Date	Sheet No.
	2019.04.12	A1.01

Designed By	Reviewed By
NR	NR

Drawn By	Checked By
NR	NR

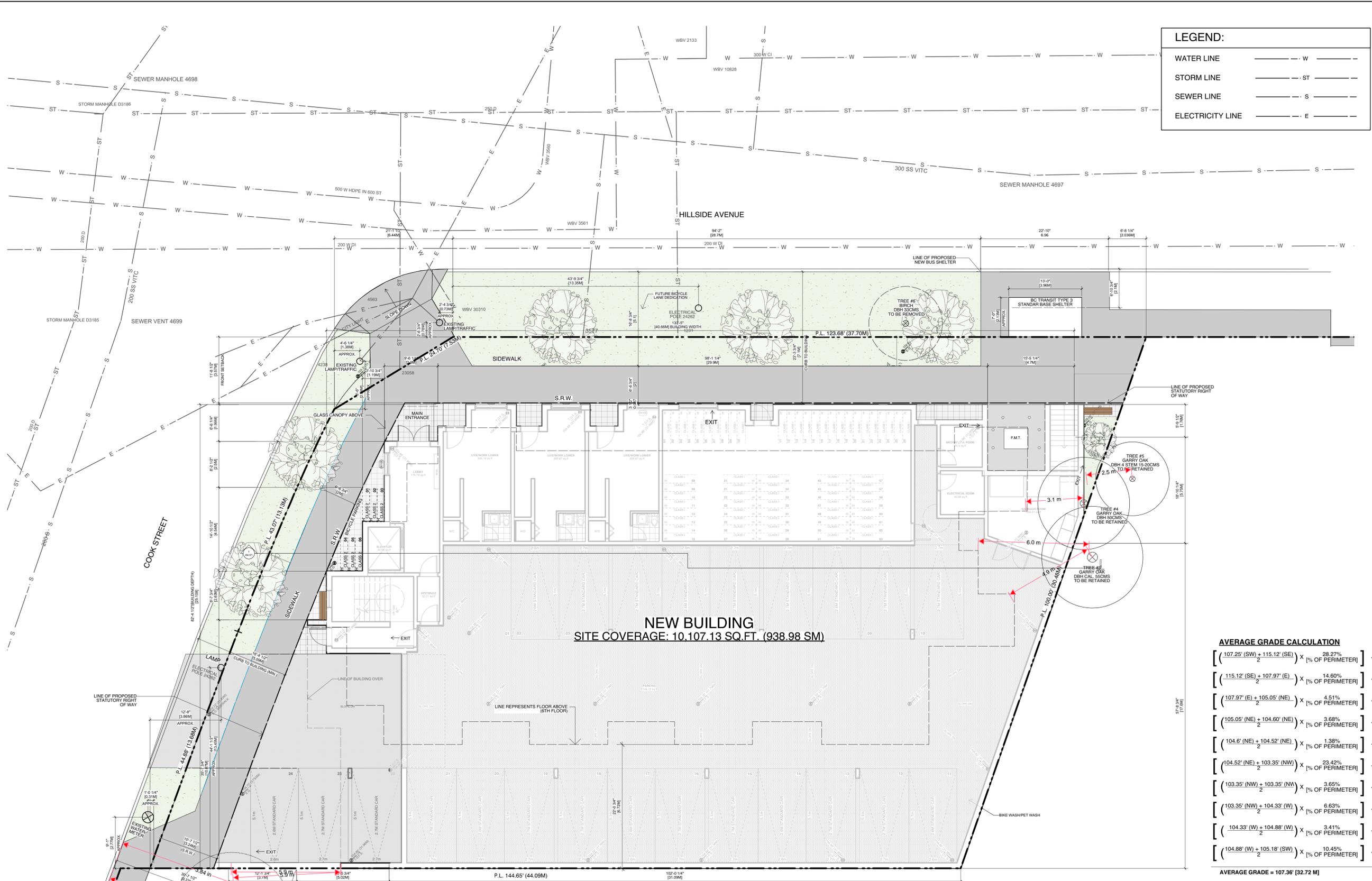
Project ID	Scale	Issue/Revision
217.29	AS NOTED	

File name: 2019.05.24_1301_Hillside.vwk

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LEGEND:

WATER LINE	---	W
STORM LINE	---	ST
SEWER LINE	---	S
ELECTRICITY LINE	---	E



NEW BUILDING
 SITE COVERAGE: 10,107.13 SQ.FT. (938.98 SM)

AVERAGE GRADE CALCULATION

$\left[\frac{107.25' (SW) + 115.12' (SE)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 28.27%
$\left[\frac{115.12' (SE) + 107.97' (E)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 14.60%
$\left[\frac{107.97' (E) + 105.05' (NE)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 4.51%
$\left[\frac{105.05' (NE) + 104.60' (NE)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 3.68%
$\left[\frac{104.6' (NE) + 104.52' (NE)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 1.98%
$\left[\frac{104.52' (NE) + 103.35' (NW)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 23.42%
$\left[\frac{103.35' (NW) + 103.35' (NW)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 3.65%
$\left[\frac{103.35' (NW) + 104.33' (W)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 6.63%
$\left[\frac{104.33' (W) + 104.88' (W)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 3.41%
$\left[\frac{104.88' (W) + 105.18' (SW)}{2} \right] \times [\% \text{ OF PERIMETER}]$	+ 10.45%
AVERAGE GRADE = 107.36' (32.72 M)	

SITE DATA

Civic Address	1301 HILLSIDE AVENUE VICTORIA, BC
Legal Address	PID 014-979-675 LOTS A, SECTION 4, VICTORIA DISTRICT, PLAN 38000
Site Area	13382.12 sq.ft. [1243.24 sq.m.]
Site Coverage	10107.13 sq.ft. [938.98 sq.m.] (75.5%)
Open Site Space	2909.82 sq.ft. [270.33 sq.m.] (21.7%)

DEVELOPMENT STATISTICS

Zoning Uses	C-SS (CA Proposed) Multiple Dwelling
Number of Units	Existing (C-SS) 1 Proposed (CA) 50 Required -
Number of Storeys	Existing (C-SS) 1 Proposed (CA) 6 Required -
Height	Existing (C-SS) 36'1" [11 M] Proposed (CA) 57'2" [17.42 M] Required -
Front Yard	4.5 M
Side Yard (West)	4.5 M
Side Yard (East)	4.5 M
Rear Yard Setback	4.5 M
Combined Sideyards	13.5 M
Parking Spaces	4
Bicycle Spaces	0

FSR SUMMARY

TOTAL SITE AREA	13,382.12 sq.ft.
CURRENT ZONE:	C-SS
MAIN FLOOR	0.00 sq.ft.
SECOND FLOOR	0.00 sq.ft.
THIRD FLOOR	0.00 sq.ft.
FOURTH FLOOR	0.00 sq.ft.
FIFTH FLOOR	0.00 sq.ft.
SIXTH FLOOR	0.00 sq.ft.
GROSS FSR	0.00
TOTAL	0.00 sq.ft. 32,107.95 sq.ft. [2,982.93 sq.m.]
COMMERCIAL FLOOR AREA	0.00 sq.ft. 928.93 sq.ft. [86.30 sq.m.]

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	7	1	4
THIRD	6	1	5
FOURTH	6	1	5
FIFTH	-	6	1
SIXTH	-	6	1
TOTAL	19	15	16
TOTAL UNITS	50	(38% BACH, 30% 1BR, 32% 2BR)	
GROUND ORIENTED UNITS	0		
MIN. UNIT FLOOR AREA	331.55 sq.ft. [30.80 sq.m.]		
TOTAL RESIDENTIAL FLOOR AREA	28541.92 sq.ft. [2651.63 sq.m.]		

No.	Date	Issue Notes

SH STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 56 Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.2585 fax - 604.688.7486

Project Title
1301 Hillside Ave.

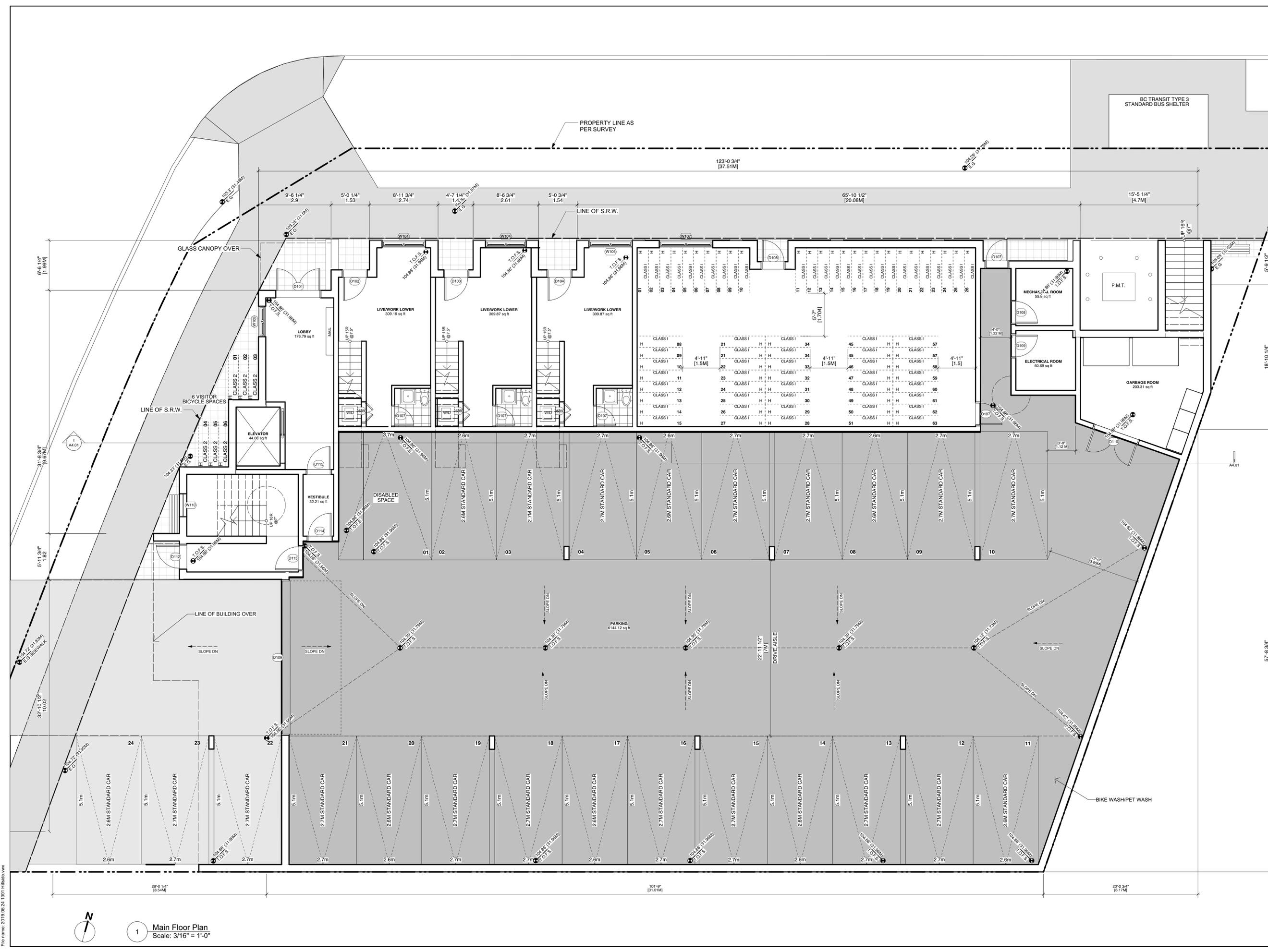
Sheet Title
1301 Hillside Ave. Victoria, BC

Site Plan

Issue Date	Plot Date	Sheet No.
	2019.04.12	A1.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

File Name: 2019.05.24_1301_Hillside_vwk

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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.



No.	Date	Issue Notes

Architect
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 405 - 375 West 56th Avenue
 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

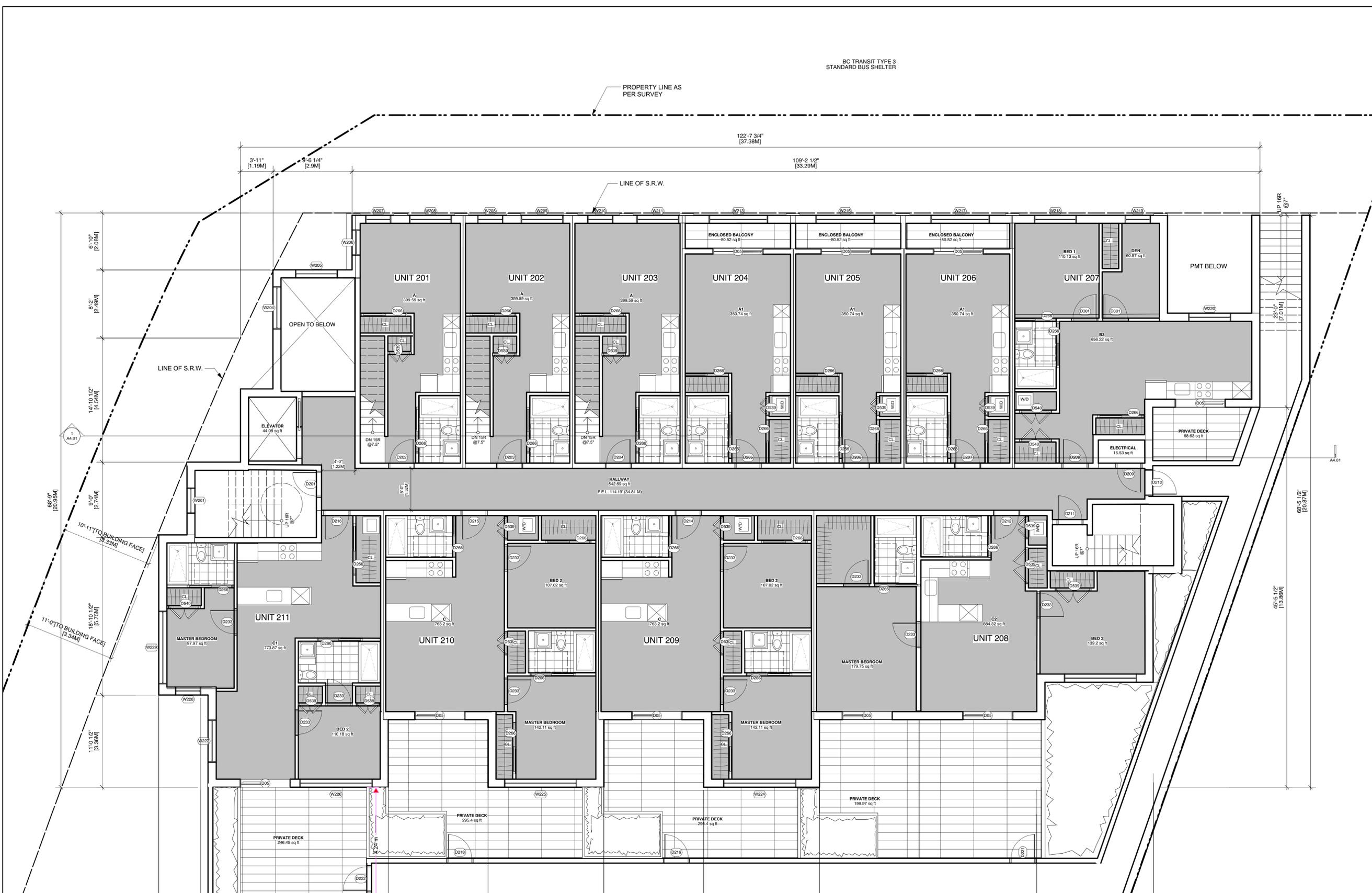
Sheet Title
Main Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.04.12	A2.01
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

File name: 2019.05.24_1301_Hillside_vwk
 1
 Main Floor Plan
 Scale: 3/16" = 1'-0"

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BC TRANSIT TYPE 3
 STANDARD BUS SHELTER



PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	7	1	4
THIRD	6	1	5
FOURTH	6	1	5
FIFTH	-	6	1
SIXTH	-	6	1
TOTAL	19	15	16

TOTAL UNITS 50 (38% BACH, 30% 1BR, 32% 2BR)

GROUND ORIENTED UNITS 0
 MIN. UNIT FLOOR AREA 331.55 sq.ft [30.80 sq.m.]
 TOTAL RESIDENTIAL FLOOR AREA 28541.92 sq.ft [2651.63 sq.m.)

No.	Date	Issue Notes

Architect

SH
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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

2nd Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.04.12	A2.02

Designed By: NR
 Drawn By: AP
 Project ID: 217.29

Reviewed By: NR
 Checked By: NR
 Scale: As Noted
 Issue/Revision:

File Name: 2019.05.24_1301 Hillside.vwk

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No.	Date	Issue Notes

Architect
SH A STUART HOWARD ARCHITECTS INC.
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Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
3rd Floor Plan

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	7	1	4
THIRD	6	1	5
FOURTH	6	1	5
FIFTH	-	6	1
SIXTH	-	6	1
TOTAL	19	15	16
TOTAL UNITS	50	(38% BACH, 30% 1BR, 32% 2BR)	

GROUND ORIENTED UNITS 0
 MIN. UNIT FLOOR AREA 331.55 sq.ft [30.80 sq.m.]
 TOTAL RESIDENTIAL FLOOR AREA 28541.92 sq.ft [2651.63 sq.m.]

Issue Date	Plot Date	Sheet No.
	2019.04.12	A2.03

Designed By: NR
 Reviewed By: NR
 Drawn By: AP
 Checked By: NR
 Project ID: 217.29
 Scale: As Noted
 Issue/Revision:

File Name: 2019.05.24_1301_Hillside.vwk



1 Third Floor Plan
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Architect
SH A STUART HOWARD ARCHITECTS INC.
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 405 - 375 West 56th Avenue Vancouver B.C. V5Y 1J6
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Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
4th Floor Plan

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	7	1	4
THIRD	6	1	5
FOURTH	6	1	5
FIFTH	-	1	1
SIXTH	-	6	1
TOTAL	19	15	16

TOTAL UNITS 50 (38% BACH, 30% 1BR, 32% 2BR)

	0
GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	331.55 sq.ft [30.80 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA	28541.92 sq.ft [2651.63 sq.m.]

Issue Date	Plot Date	Sheet No.
	2019.04.12	A2.04

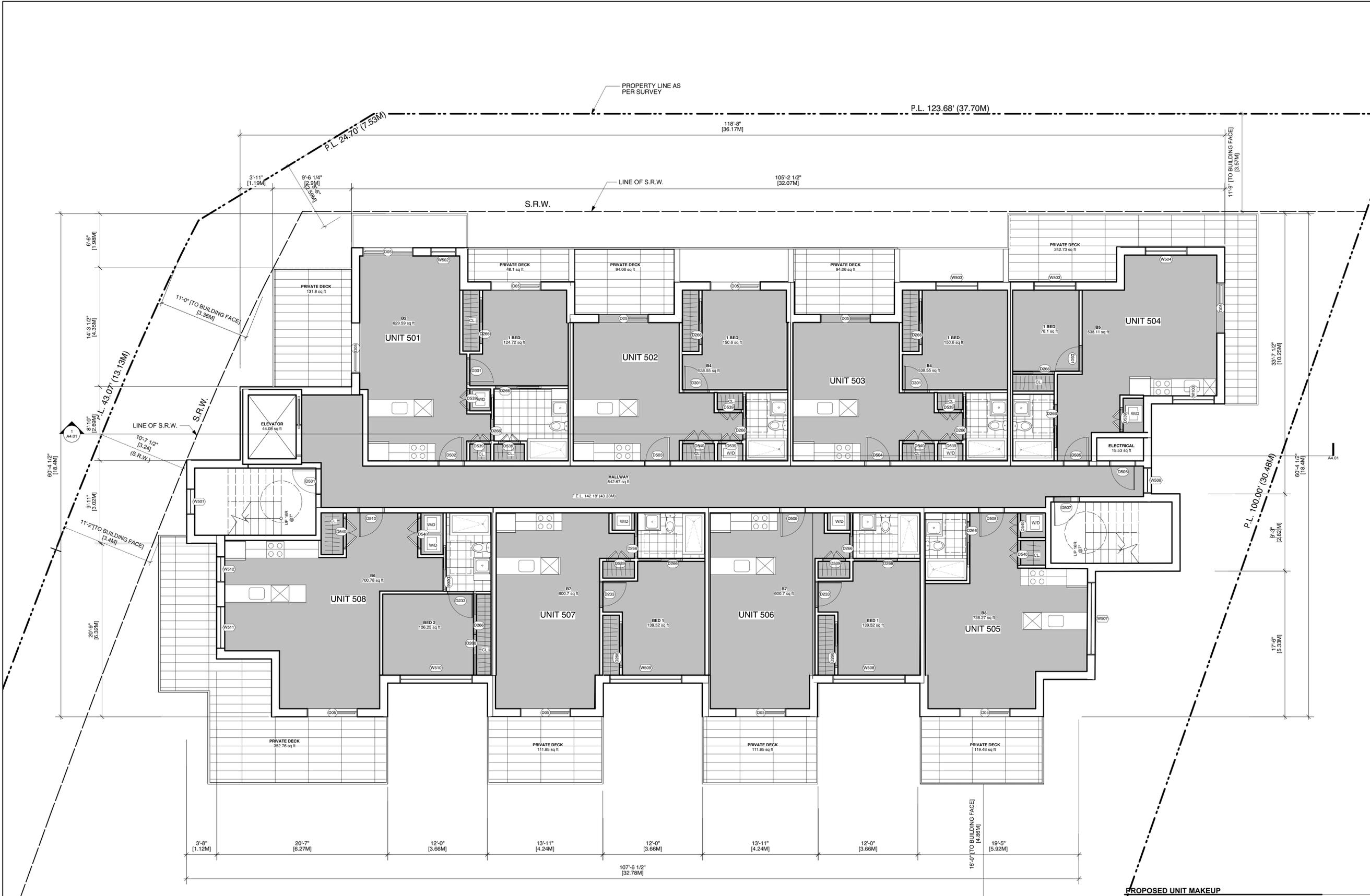
Designed By	Reviewed By
NR	
Drawn By	Checked By
AP	NR
Project ID	Scale
217.29	As Noted

File Name: 2019.05.24_1301_Hillside_vwk



1 Fourth Floor Plan
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Architect
SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
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 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.
 1301 Hillside Ave.
 Victoria, BC

Sheet Title
5th Floor Plan

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	7	1	4
THIRD	6	1	5
FOURTH	6	1	5
FIFTH	-	6	1
SIXTH	-	6	1
TOTAL	19	15	16

TOTAL UNITS 50 (38% BACH, 30% 1BR, 32% 2BR)

	0
GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	331.55 sq ft [30.80 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA	28541.92 sq ft [2651.63 sq.m.]

Issue Date	Plot Date	Sheet No.
	2019.04.12	A2.05

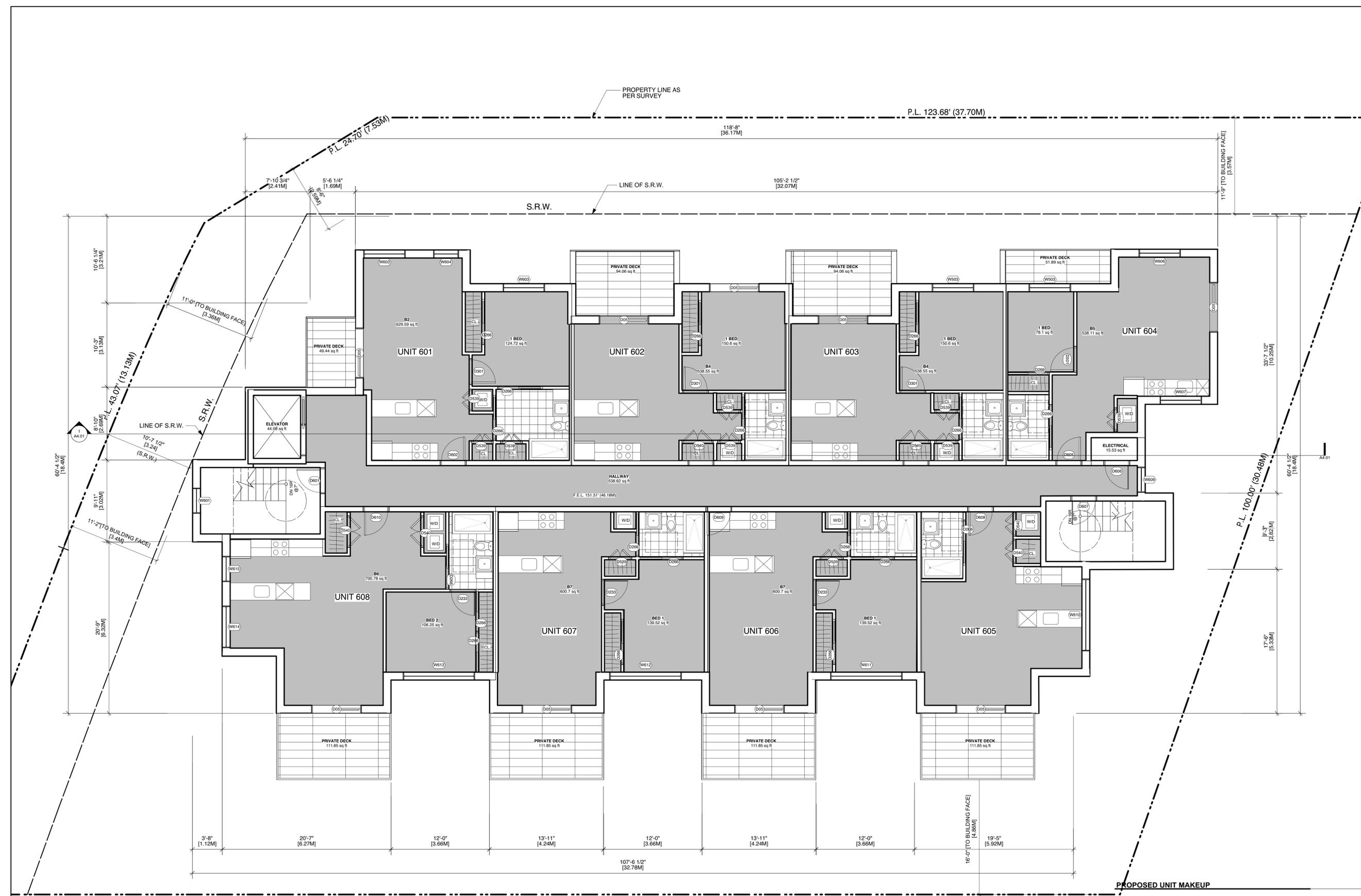
Designed By	Reviewed By
NR	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
217.29	As Noted
Issue/Revision	

File name: 2019.05.24_1301 Hillside.wvk



1 Fifth Floor Plan
 Scale: 3/16" = 1'-0"

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No.	Date	Issue Notes

Architect
SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
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 phone - 604.688.2585
 Vancouver B.C. V5Y 1J6
 fax - 604.688.7486

Project Title
1301 Hillside Ave.

 1301 Hillside Ave.
 Victoria, BC

Sheet Title
6th Floor Plan

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	7	1	4
THIRD	6	1	5
FOURTH	6	1	5
FIFTH	-	6	1
SIXTH	-	6	1
TOTAL	19	15	16

GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	331.55 sq.ft [30.80 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA	28541.92 sq.ft [2651.63 sq.m.]

Issue Date	Plot Date	Sheet No.
	2019.04.12	A2.06

Designed By	Reviewed By
NR	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
217.29	As Noted

File Name: 2019.05.24_1301 Hillside.vwk



1 Sixth Floor Plan
 Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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1 North Elevation
 Scale: 3/16" = 1'-0"

No.	Date	Issue Notes

Architect

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.04.12	A3.01

Designed By NR	Reviewed By NR
Drawn By JM	Checked By NR
Project ID 217.29	Scale As Noted

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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No.	Date	Issue Notes

Architect

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 fax - 604.688.7486

Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title

Building Elevations

1 South Elevation
 Scale: 3/16" = 1'-0"

Issue Date	Plot Date	Sheet No.
	2019.04.12	A3.02
Designed By NR	Reviewed By NR	
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

File Name: 2019_05_24_1301_Hillside_vvk

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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1 East Elevation
 Scale: 3/16" = 1'-0"

No.	Date	Issue Notes

Architect



STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.04.12	A3.03
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

EXTERIOR FINISH SCHEDULE

- A BRICK CLADDING C/W PROPRIETARY RAISCREEN SYSTEM
- B FIBRECEMENT CLADDING- GREY FINISH C/W PROPRIETARY RAISCREEN SYSTEM
- C METAL CLADDING-WOOD FINISH C/W PROPRIETARY RAISCREEN SYSTEM
- D VINYL FRAME GLAZING
- E METAL CLADDING - WHITE FINISH C/W PROPRIETARY RAISCREEN SYSTEM
- F CURTAIN WALL GLAZING
- G GLASS GUARDS
- H PILASTER- STUCCO CLADDING
- I WOOD FASCIA
- J BRICK CORNICE
- K METAL O/H GARAGE DOOR
- L SLIDING GLASS DOOR
- M 3' SWING GLASS DOOR

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1 West Elevation
 Scale: 3/16" = 1'-0"

No.	Date	Issue Notes

Architect

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.04.12	A3.04
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

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1 NW Corner - Aerial
 NTS



3 SW Corner - Aerial
 NTS



2 NW Corner - Street Level
 NTS



4 NE - Aerial
 NTS

No.	Date	Issue Notes

Issues
 Consultant

Architect

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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

Sheet Title
Perspectives

Issue Date	Plot Date	Sheet No.
	2019.04.12	A7.02
Designed By NR	Reviewed By NR	Issue/Revision
Drawn By JM	Checked By NR	
Project ID 217.29	Scale As Noted	

WINDOW SCHEDULE

QUANTITY	WINDOW SPEC.		Size		Window Data			
	WINDOW NO.	WINDOW ID.	O.A. WIDTH	O.A. Height	Mfr	Model No.	Accessories	Notes
1		W103	4'0"	4'0"	-	-	-	-
1		W103	5'0"	7'6"	-	-	-	-
1		W104	5'4"	4'0"	-	-	-	-
1		W104	5'8"	4'0"	-	-	-	-
1		W106	5'8"	4'0"	-	-	-	-
1		W107	7'0"	4'0"	-	-	-	-
1		W110	3'0"	7'6"	-	-	-	-
1		W201	3'0"	7'6"	-	-	-	-
1		W204	5'0"	7'6"	-	-	-	-
1		W205	5'0"	7'6"	-	-	-	-
1		W206	3'0"	7'6"	-	-	-	-
1		W207	3'0"	7'6"	-	-	-	-
1		W208	3'0"	7'6"	-	-	-	-
1		W208	5'0"	7'6"	-	-	-	-
1		W209	5'0"	7'6"	-	-	-	-
1		W210	3'0"	7'6"	-	-	-	-
1		W211	5'0"	7'6"	-	-	-	-
1		W213	7'0"	7'6"	-	-	-	-
1		W215	7'0"	7'6"	-	-	-	-
1		W217	7'0"	7'6"	-	-	-	-
1		W218	5'0"	7'6"	-	-	-	-
1		W219	3'0"	7'6"	-	-	-	-
1		W220	5'0"	7'6"	-	-	-	-
1		W223	8'8"	7'6"	-	-	-	-
1		W224	8'8"	7'6"	-	-	-	-
1		W225	8'8"	7'6"	-	-	-	-
1		W226	8'8"	7'6"	-	-	-	-
1		W227	5'0"	7'6"	-	-	-	-
1		W228	3'0"	7'6"	-	-	-	-
1		W229	8'8"	7'6"	-	-	-	-
1		W301	3'0"	7'6"	-	-	-	-
1		W302	5'0"	7'6"	-	-	-	-
1		W303	3'0"	7'6"	-	-	-	-
1		W304	5'0"	7'6"	-	-	-	-
1		W305	3'0"	7'6"	-	-	-	-
1		W306	8'8"	7'6"	-	-	-	-
1		W307	5'0"	7'6"	-	-	-	-
1		W308	5'0"	7'6"	-	-	-	-
1		W309	3'0"	7'6"	-	-	-	-
1		W310	5'0"	7'6"	-	-	-	-
1		W312	8'8"	7'6"	-	-	-	-
1		W313	8'8"	7'6"	-	-	-	-
1		W314	8'8"	7'6"	-	-	-	-
1		W315	8'8"	7'6"	-	-	-	-
1		W316	5'0"	7'6"	-	-	-	-
1		W317	3'0"	7'6"	-	-	-	-
1		W318	8'8"	7'6"	-	-	-	-
1		W319	3'0"	7'6"	-	-	-	-
1		W401	3'0"	7'6"	-	-	-	-
1		W402	5'0"	7'6"	-	-	-	-
1		W403	3'0"	7'6"	-	-	-	-
1		W404	5'0"	7'6"	-	-	-	-
1		W405	3'0"	7'6"	-	-	-	-
1		W406	8'8"	7'6"	-	-	-	-
1		W407	5'0"	7'6"	-	-	-	-
1		W408	5'0"	7'6"	-	-	-	-
1		W409	5'0"	7'6"	-	-	-	-
1		W410	3'0"	7'6"	-	-	-	-
1		W411	5'0"	7'6"	-	-	-	-
1		W413	8'8"	7'6"	-	-	-	-
1		W413	8'8"	7'6"	-	-	-	-
1		W414	8'8"	7'6"	-	-	-	-
1		W415	8'8"	7'6"	-	-	-	-
1		W416	8'8"	7'6"	-	-	-	-
1		W417	5'0"	7'6"	-	-	-	-
1		W418	3'0"	7'6"	-	-	-	-
1		W419	8'8"	7'6"	-	-	-	-
1		W420	3'0"	7'6"	-	-	-	-
1		W501	3'0"	7'6"	-	-	-	-
1		W502	3'0"	7'6"	-	-	-	-
1		W503	5'0"	7'6"	-	-	-	-
1		W503	5'0"	7'6"	-	-	-	-
1		W503	5'0"	7'6"	-	-	-	-
1		W503	5'0"	7'6"	-	-	-	-
1		W504	5'0"	7'6"	-	-	-	-
1		W506	3'0"	7'6"	-	-	-	-
1		W507	8'8"	7'6"	-	-	-	-
1		W508	8'8"	7'6"	-	-	-	-
1		W509	8'8"	7'6"	-	-	-	-
1		W510	8'8"	7'6"	-	-	-	-
1		W511	5'0"	7'6"	-	-	-	-
1		W512	3'0"	7'6"	-	-	-	-
1		W601	3'0"	7'6"	-	-	-	-
1		W603	5'0"	7'6"	-	-	-	-
1		W603	5'0"	7'6"	-	-	-	-
1		W604	3'0"	7'6"	-	-	-	-
1		W606	5'0"	7'6"	-	-	-	-
1		W607	5'0"	7'6"	-	-	-	-
1		W609	3'0"	7'6"	-	-	-	-
1		W610	8'8"	7'6"	-	-	-	-
1		W611	8'8"	7'6"	-	-	-	-
1		W612	8'8"	7'6"	-	-	-	-
1		W613	8'8"	7'6"	-	-	-	-
1		W614	5'0"	7'6"	-	-	-	-
1		W615	3'0"	7'6"	-	-	-	-

NOTES:
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NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.
 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND
 NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes

Issues

Consultant

Architect

SH
A
STUART HOWARD
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Seal

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
 Victoria, BC

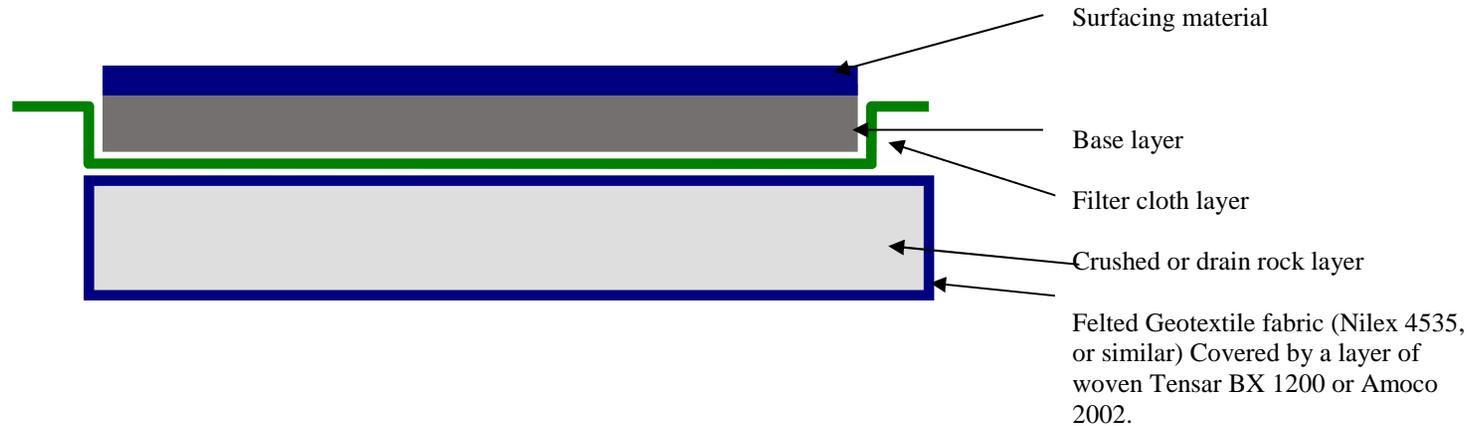
Sheet Title
Window Schedule

Issue Date	Plot Date	Sheet No.
	2019.04.12	A8.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AS	NR	
Project ID	Scale	Issue/Revision
217.29	As Noted	

Talbot Mackenzie & Associates

Consulting Arborists

Diagram – Site Specific Driveway, Parking and Walkway



Specifications for Paved Surfaces Above Root Systems (Driveway, Parking and Walkway Areas)

1. Excavation for construction of the driveway/parking/walkway areas must remove only the top layer of sod and not result in root loss
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the paved surface. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric (depth dependent on desired finished grade).
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.
6. Two-dimensional (such as CombiGrid 30/30 or similar) or three-dimensional geo-grid reinforcements can be installed in combination with, or instead of, the geotextile fabric specified in the attached diagram.
7. Ultimately, a geotechnical engineer should be consulted and in consultation with the project arborist may specify their own materials and methods that are specific to the site's soil conditions and requirements, while also avoiding root loss and reducing compaction to the sub-grade.



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Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns