



JUN 18 2018

Planning & Development Department
Development Services Division

[illegible]



Copyright notice: All parts of this drawing are the exclusive property of Veterinary Architecture, LLC, and shall not be used without the Architect's permission. All dimensions shall be verified by the Contractor before commencing work.

NORTH AFRICA

TABLE 1

element [illegible]

02	RECEIVED FOR DEVELOPMENT PERMIT	05/12/20
02	RECEIVED FOR DEVELOPMENT PERMIT	06/06/20
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/20

**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

90 SAGHALIE RD
VICTORIA, B C

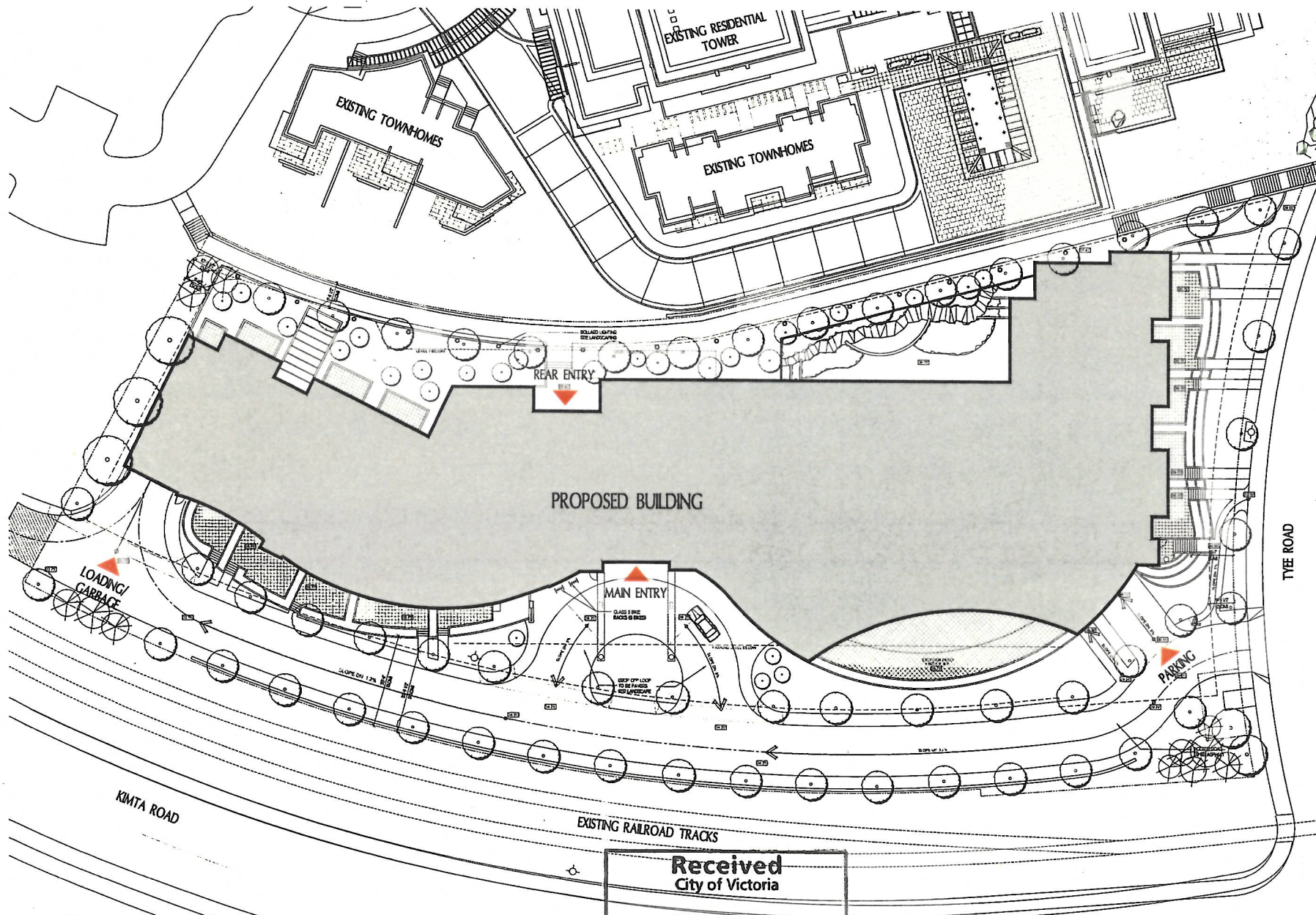


COAGULANTS
 (continued)
 MICHIGAN
 ELLIOTT
 (313)
 LAKESIDE
 (616)

HEAD OFFICE OFFICE REPRESENTATIVE
 NEW GROUP
 NEW YORK
 100 WALL STREET
 NEW YORK, N.Y. 10038
 (212) 353-1100

CONTEXT PHOTOS			
PROJECT NO.	1008	APPROVAL	ES
SCALE	N.T.S.	REVISIONS	AG
DATE	01/11/2011	APPROVED BY	AL

Received
City of Victoria
JUN 18 2018
Planning & Development Department
Development Services Division



1 SITE PLAN
1:200

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

element

PROJECT NAME	BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT
PROJECT ADDRESS	90 SAGHALIE RD VICTORIA, B.C.
CONSULTANTS	Wensley Architecture Ltd
DATE	JAN 27 2017

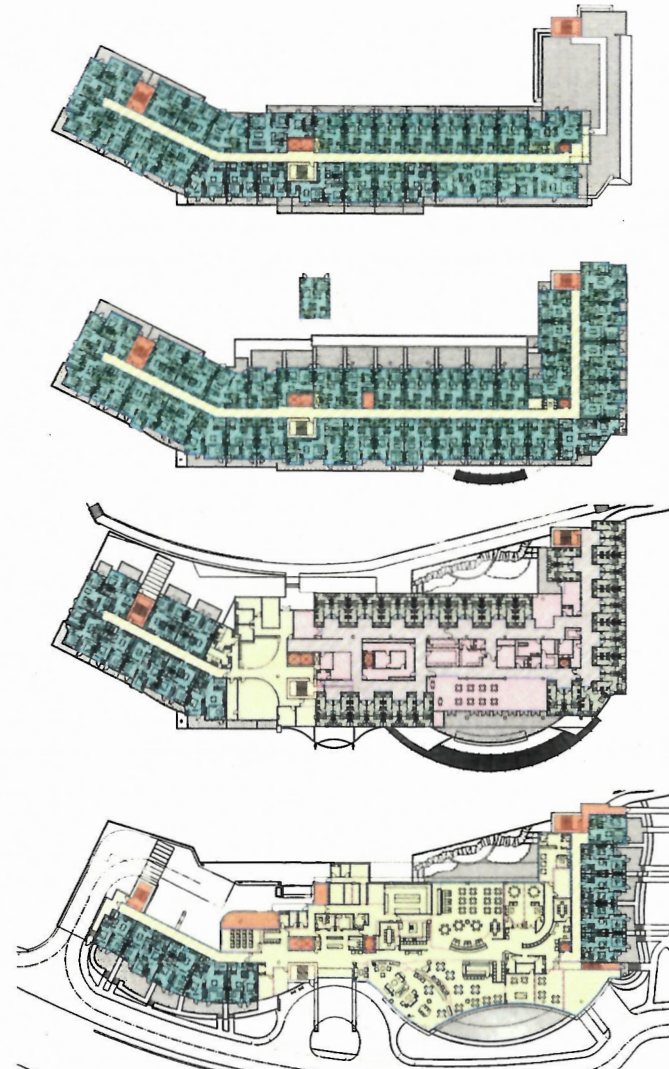
SITE PLAN

PROJECT NO.	1704	DATE	1/27/17
SCALE	1:200	REVISION	KS
DATE	JAN 27 2017	PROJECT NO.	A03

CIVIC ADDRESS	90 SAGHALIE ROAD
LEGAL DESCRIPTION	LOT A DISTRICT LOT 119 ESQUIMALT EPP58033
ZONE (EXISTING)	SSR (DEVELOPMENT AREA 3B), SAGHALIE ROAD DISTRICT
PROPOSED USE	RETIREMENT RESIDENTIAL

PROPOSED DWELLING UNITS		UNIT	COUNT	AREA(SF)	AREA(M ²)	FLOORS
INDEPENDENT LIVING UNITS	126	STUDIO-A	2	563	52.3	3.4
STUDIO	3	STUDIO-B	1	543	50.4	3
1 BED	81	1-BED-A	31	654	60.8	3.4,5
1+ BED	18	1-BED-A1	1	633	58.8	1
2 BED	23	1-BED-B	4	632	58.7	2,3,4,5
3 BED	1	1-BED-B1	1	622	57.8	1
ASSISTED LIVING UNITS	35	1-BED-C	4	597	55.5	2,3,4,5
		1-BED-D	4	700	65.0	2,3,4,5
		1-BED-E	4	620	57.6	2,3,4,5
		1-BED-F	3	750	69.7	3,4,5
		1-BED-G	2	590	54.8	3,4
		1-BED-H	3	609	56.6	3,4,5
TOTAL UNITS	161	1-BED-I	8	642	59.6	1,1A
		1-BED-J	5	528	49.1	1A,3,4
		1-BED-K	1	619	57.5	5
		1-BED-L	6	710	66.0	3,4
		1-BED-M	1	586	54.4	1
		1-BED-N	2	578	53.7	5
		1-BED-O	1	741	68.8	5
MARKET CONDO UNITS	50 (31%)	1A-FLEX-A	12	707	65.7	2,3,4,5
RENTAL UNITS	76 (47.2%)	1A-FLEX-A1	1	830	77.1	1
ASSISTED LIVING (CARE)	35 (21.7%)					

UNIT	COUNT	AREA(\$F)	AREA(\$Z)	FLOORS
STUDIO-A	2	563	52.3	3.4
STUDIO-B	1	543	50.4	3
1-BED-A	31	654	60.8	3.45
1-BED-B	4	633	58.7	3
1-BED-C	1	632	57.8	1
1-BED-D	4	597	55.5	2.345
1-BED-E	4	700	65.0	2.45
1-BED-F	4	620	57.6	2.145
1-BED-G	3	750	69.7	3.45
1-BED-H	3	609	56.6	3.45
1-BED-I	8	642	59.6	1.1A
1-BED-J	5	528	49.1	1A,3A
1-BED-K	1	619	57.5	5
1-BED-L	6	710	66.0	3.4
1-BED-M	1	585	54.4	1
1-BED-N	2	578	53.7	5
1-BED-O	8	741	68.5	5A,8A
1-FLEX-A	12	707	65.7	2.345
1-FLEX-A1	1	830	77.1	1
1-FLEX-B	3	794	73.8	2.34
1-FLEX-B1	1	791	73.5	1
1-FLEX-C	1	800	82.7	5
2-BED-A	10	866	80.5	2.345
2-BED-A1	1	902	83.8	1
2-BED-B	2	850	79.0	3.4
2-BED-C	3	839	77.2	1A,3A
2-BED-D	2	1,033	94.3	96.0
2-BED-E	2	1,033	96.0	3.4
2-BED-F	1	1,000	92.9	5
2-BED-G	1	1,126	104.6	5
2-BED-H	1	1,187	111.2	5
3-BED-A	1	1,475	137.0	5



RESIDENTIAL UNITS	9,085.20m ²
RESIDENTIAL CIRCULATION	1,789.10m ²
ACCESSORY SPACES	2,964.09m ²
OTHER	465.49m ²

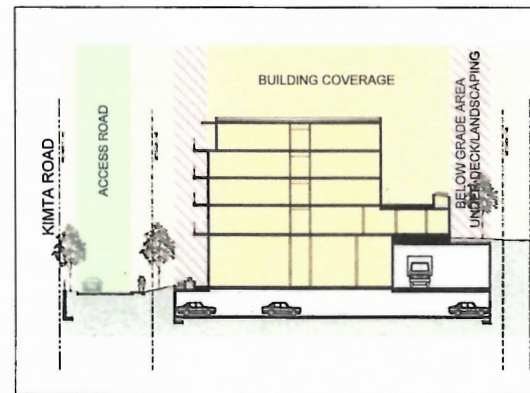
JUN 18 2018

**Planning & Development Department
Development Services Division**

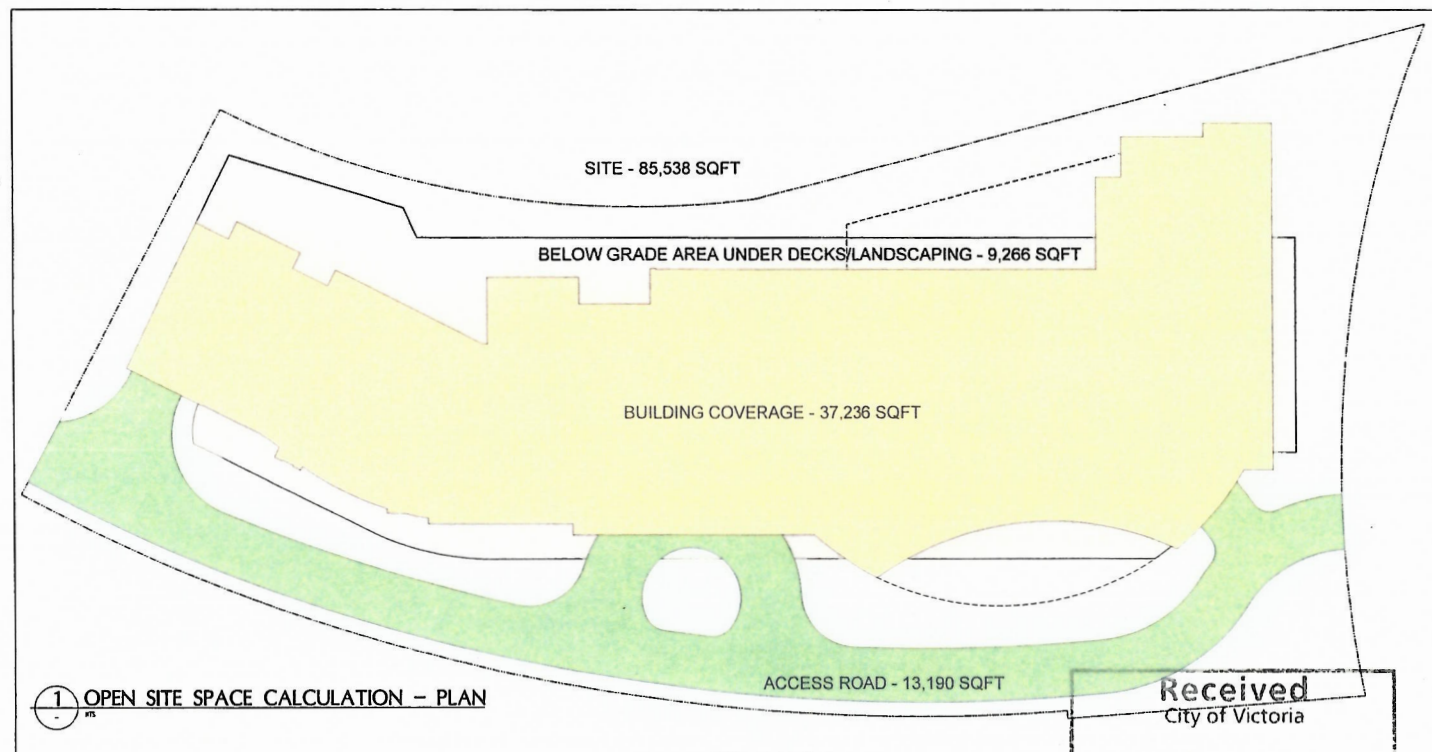
[illegible]

OPEN SITE SPACE CALCULATION		
	AREA (ft ²)	AREA (%)
SITE AREA =	85,538	
ACCESS ROAD =	13,190	15.4%
BUILDING COVERAGE =	37,236	43.5%
BUILDING ABOVE GRADE ONLY (EXCLUDING DECKS)		
BUILDING UNDER DECK/LANDSCAPING =	9,266	10.8%
BUILDING AREA BELOW GRADE WITH DECKS OR LANDSCAPING ABOVE		
OPEN SITE AREA =	35,112	41.0%
SUBTRACTING BUILDING COVERAGE AND ACCESS ROAD FROM SITE AREA		

----- LINE OF DECK AT GRADE
 HATCH INDICATES OPEN SITE AREA



2 OPEN SITE SPACE CALCULATION - SECTION



1 OPEN SITE SPACE CALCULATION - PLAN

Copyright reserved. All rights of this drawing are the exclusive property of Wensley Architecture Ltd. and shall not be used without the written permission of Wensley Architecture Ltd. or its authorized representatives.

SCALE

NORTH ARROW

element

15	REGULATORY DEVELOPMENT PERMIT	20/04/18
16	REGULATORY DEVELOPMENT PERMIT	20/04/18
17	REGULATORY DEVELOPMENT PERMIT	20/04/18
18	REGULATORY DEVELOPMENT PERMIT	20/04/18

PROJECT NAME

**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

PROJECT ADDRESS

80 SAGHAIER RD
VICTORIA, B.C.

Wensley
Architecture Ltd

CONSULTANTS

ARCHITECT	Wensley Architecture Ltd
ENGINEER	Wensley Architecture Ltd
LANDSCAPE ARCHITECT	Wensley Architecture Ltd
ENVIRONMENTAL	Wensley Architecture Ltd
TRAVEL	Wensley Architecture Ltd
ACoustics	Wensley Architecture Ltd

OPEN SITE SPACE CALCULATION

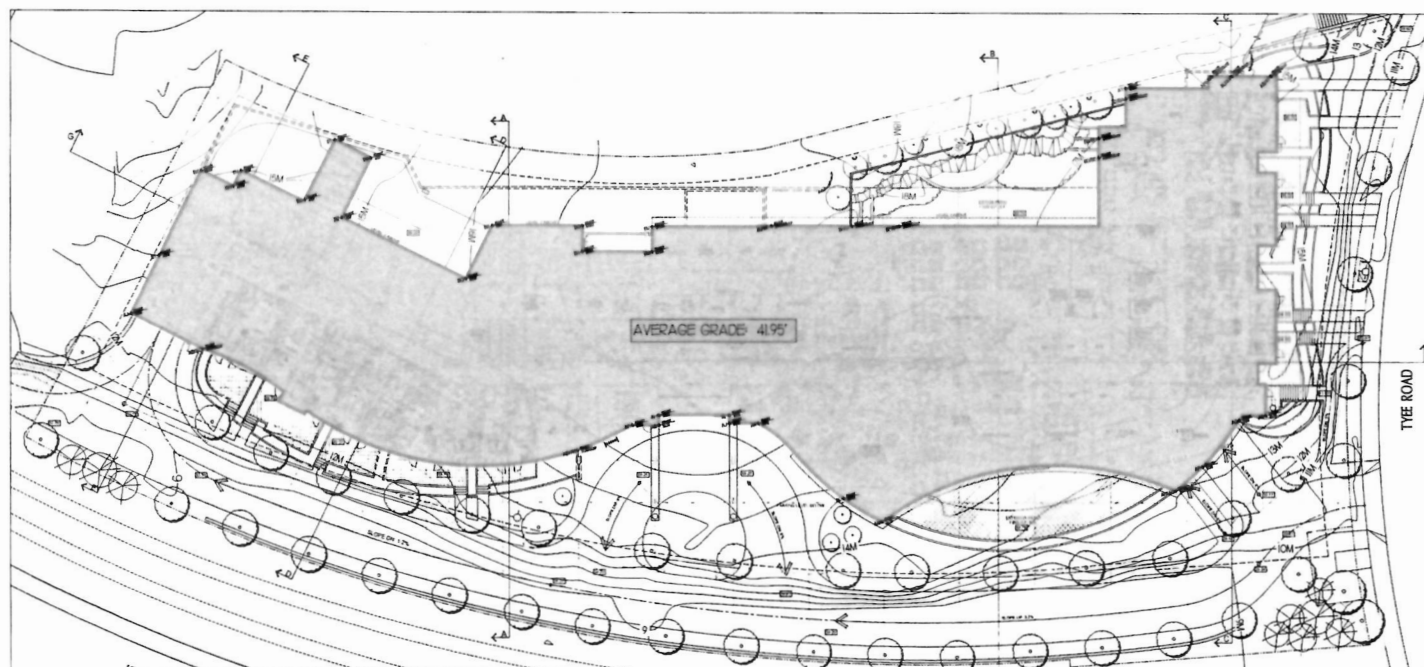
DATE	20/04/18	BY	Wensley Architecture Ltd
SCALE	N.T.S.	PROJECT	80
DATE	20/04/18	BY	Wensley Architecture Ltd

A05

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division



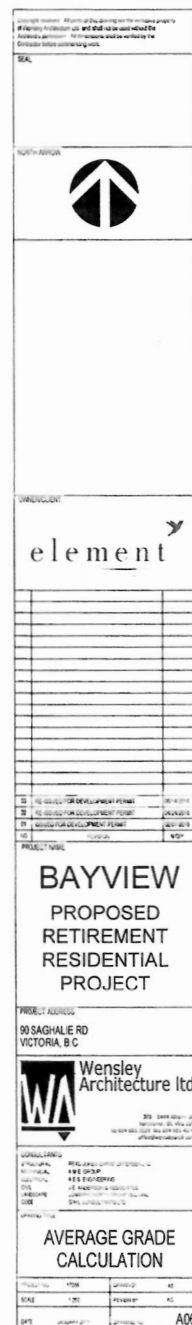
1 AVERAGE GRADE CALCULATION

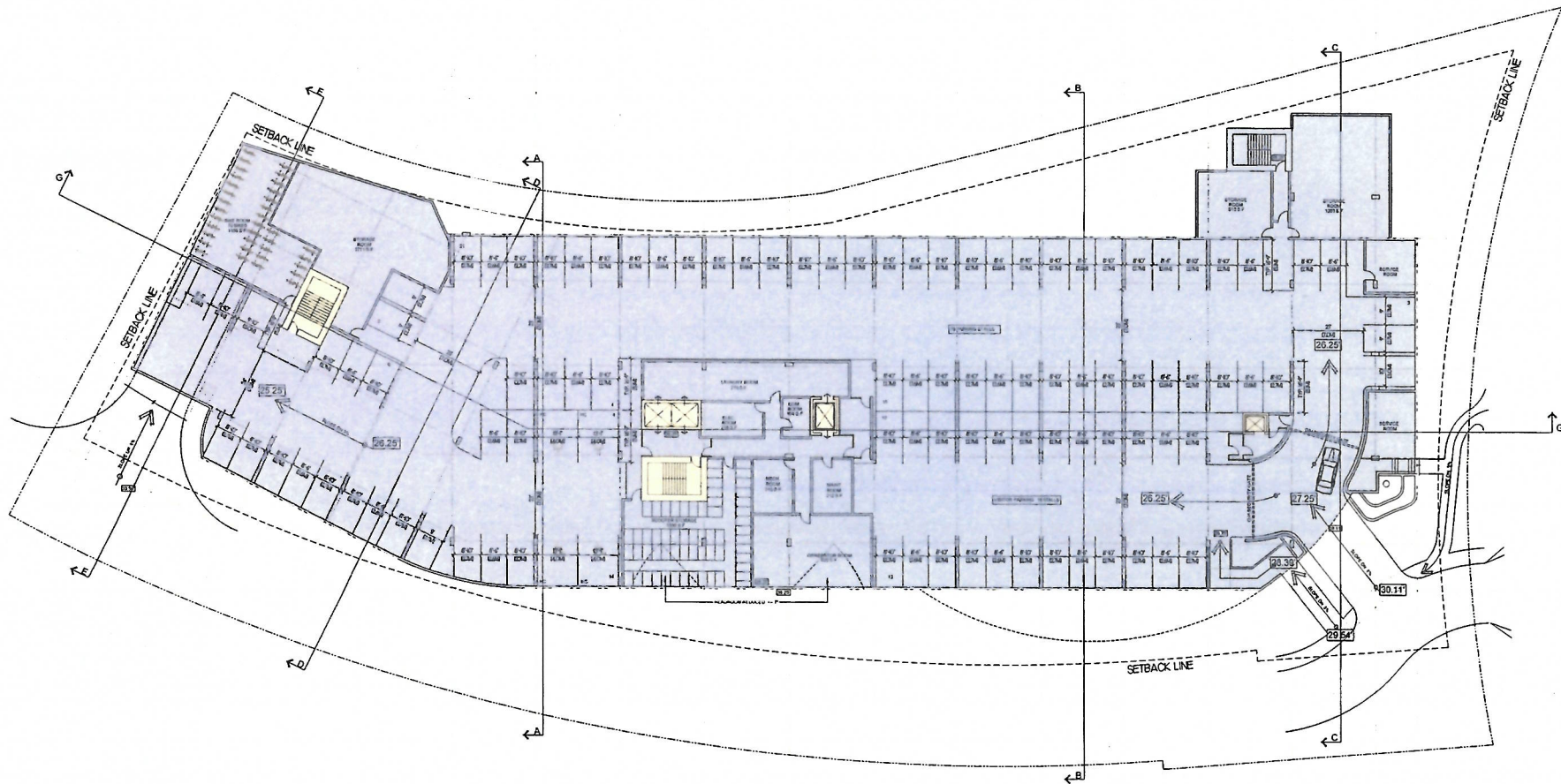
BUILDING A - AVERAGE GRADE CALCULATIONS				
*elevation points start at south-west corner and continue counter clockwise around building				
FINISHED ELEVATION (FT)		LENGTH (FT)	FINISHED GRADE CALCS	
AA 34.25	AB 34.25	29.04	$(34.25 + 34.25) \div 2 \times 29.04' =$	994.62
AB 34.25	AC 36.75	0.00	$(34.25 + 36.75) \div 2 \times 0' =$	0.00
AC 36.75	AD 36.75	148.90	$(36.75 + 36.75) \div 2 \times 148.9' =$	5472.08
AD 36.75	AE 36.25	0.00	$(36.75 + 36.25) \div 2 \times 0' =$	0.00
AE 36.25	AF 36.75	31.73	$(36.25 + 36.75) \div 2 \times 31.73' =$	1158.15
AF 36.75	AG 36.75	11.67	$(36.75 + 36.75) \div 2 \times 11.67' =$	428.87
AG 36.75	AH 36.75	3.67	$(36.75 + 36.75) \div 2 \times 3.67' =$	134.87
AH 36.75	AI 36.75	24.67	$(36.75 + 36.75) \div 2 \times 24.67' =$	906.62
AI 36.75	AJ 36.75	2.92	$(36.75 + 36.75) \div 2 \times 2.92' =$	107.31
AJ 36.75	AK 36.75	10.35	$(36.75 + 36.75) \div 2 \times 10.35' =$	380.36
AK 36.75	AL 36.00	41.48	$(36.75 + 36) \div 2 \times 41.48' =$	1508.84
AL 36.00	AM 36.75	16.06	$(36 + 36.75) \div 2 \times 16.06' =$	584.18
AM 36.75	AN 36.75	111.31	$(36.75 + 36.75) \div 2 \times 111.31' =$	4090.64
AN 36.75	AO 36.00	0.00	$(36.75 + 36) \div 2 \times 0' =$	0.00
AO 36.00	AP 27.75	12.92	$(36 + 27.75) \div 2 \times 12.92' =$	411.83
AP 27.75	AQ 27.75	21.48	$(27.75 + 27.75) \div 2 \times 21.48' =$	596.07
AQ 27.75	AR 36.75	9.90	$(27.75 + 36.75) \div 2 \times 9.9' =$	319.28
AR 36.75	AS 36.75	156.75	$(36.75 + 36.75) \div 2 \times 156.75' =$	5760.56
AS 36.75	AT 42.00	0.00	$(36.75 + 42) \div 2 \times 0' =$	0.00
AT 42.00	AU 43.50	14.21	$(42 + 43.5) \div 2 \times 14.21' =$	607.48
AU 43.50	AV 47.00	0.00	$(43.5 + 47) \div 2 \times 0' =$	0.00
AV 47.00	AW 49.00	7.21	$(47 + 49) \div 2 \times 7.21' =$	346.08
AW 49.00	AX 55.00	0.00	$(49 + 55) \div 2 \times 0' =$	0.00
AX 55.00	AY 55.83	34.10	$(55 + 55.83) \div 2 \times 34.1' =$	1889.65
AY 55.83	AZ 56.00	3.73	$(55.83 + 56) \div 2 \times 3.73' =$	208.56

AZ 56.00	BA 49.50	0.00	$(56 + 49.5) \div 2 \times 0' =$	0.00
BA 49.50	BB 49.50	24.06	$(49.5 + 49.5) \div 2 \times 24.06' =$	1190.97
BB 49.50	BC 44.00	0.00	$(49.5 + 44) \div 2 \times 0' =$	0.00
BC 44.00	BD 44.00	7.02	$(44 + 44) \div 2 \times 7.02' =$	308.88
BD 44.00	BE 36.75	0.00	$(44 + 36.75) \div 2 \times 0' =$	0.00
BE 36.75	BF 36.75	97.29	$(36.75 + 36.75) \div 2 \times 97.29' =$	3575.41
BF 36.75	BG 44.00	0.00	$(36.75 + 44) \div 2 \times 0' =$	0.00
BG 44.00	BH 44.00	17.15	$(44 + 44) \div 2 \times 17.15' =$	754.60
BH 44.00	BI 49.50	0.00	$(44 + 49.5) \div 2 \times 0' =$	0.00
BI 49.50	BJ 49.50	29.38	$(49.5 + 49.5) \div 2 \times 29.38' =$	1454.31
BJ 49.50	BK 59.00	0.00	$(49.5 + 59) \div 2 \times 0' =$	0.00
BK 59.00	BL 54.50	42.54	$(59 + 54.5) \div 2 \times 42.54' =$	2414.15
BL 54.50	BM 54.33	9.00	$(54.5 + 54.33) \div 2 \times 9' =$	469.74
BM 54.33	BN 54.33	25.00	$(54.33 + 54.33) \div 2 \times 25' =$	1358.25
BN 54.33	BO 54.50	9.33	$(54.33 + 54.5) \div 2 \times 9.33' =$	507.69
BO 54.50	BP 53.17	32.40	$(54.5 + 53.17) \div 2 \times 32.4' =$	1744.25
BP 53.17	BQ 52.33	21.40	$(53.17 + 52.33) \div 2 \times 21.4' =$	1128.85
BQ 52.33	BR 49.17	49.54	$(52.33 + 49.17) \div 2 \times 49.54' =$	2514.16
BR 49.17	BS 49.17	24.33	$(49.17 + 49.17) \div 2 \times 24.33' =$	1196.31
BS 49.17	BT 49.17	14.75	$(49.17 + 49.17) \div 2 \times 14.75' =$	725.26
BT 49.17	BU 49.17	24.33	$(49.17 + 49.17) \div 2 \times 24.33' =$	1196.31
BU 49.17	BV 49.17	25.19	$(49.17 + 49.17) \div 2 \times 25.19' =$	1238.59
BV 49.17	BW 48.58	6.33	$(49.17 + 48.58) \div 2 \times 6.33' =$	309.38
BW 48.58	BX 50.69	12.83	$(48.58 + 50.69) \div 2 \times 12.83' =$	636.82
BX 50.69	BY 45.93	34.35	$(50.69 + 45.93) \div 2 \times 34.35' =$	1659.45
BY 45.93	AA 34.25	23.31	$(45.93 + 34.25) \div 2 \times 23.31' =$	934.50
TOTALS		1221.63		\$1243.90
AVERAGE BUILDING GRADE =			$51243.9 \div 1221.63' =$	41.95'

Received
City of Victoria
JUN 18 2018

Planning & Development Department
Development Services Division





1 P1 FLOOR PLAN
1:50

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

Copyright reserved. All rights of this drawing and the related property of Wensley Architecture Ltd. and shall not be used without the written permission. All drawings shall be sealed by the City of Victoria before commencing work.

SEAL

NORTH ARROW



URBAN DESIGN

element

1. ALL RIGHTS FOR DEVELOPMENT PERMIT	2. APPROVED
3. ALL RIGHTS FOR DEVELOPMENT PERMIT	4. APPROVED
5. ALL RIGHTS FOR DEVELOPMENT PERMIT	6. APPROVED

BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS
90 SAGHALIE RD
VICTORIA, B.C.



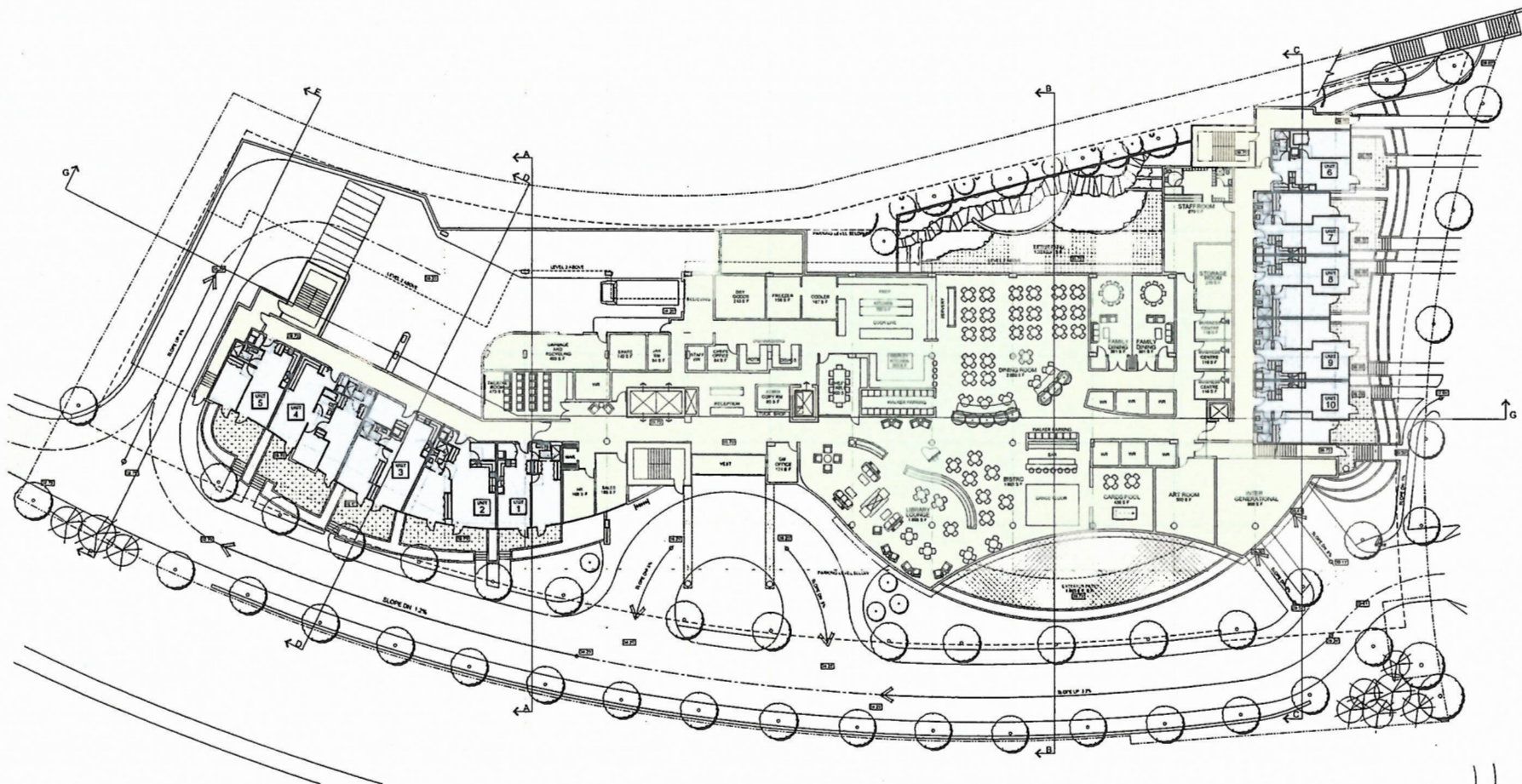
CONSULTANTS
ARCHITECT: WENSLEY ARCHITECTURE LTD.
ENGINEER: [blank]
LANDSCAPE ARCHITECT: [blank]
CIVIL ENGINEER: [blank]
ELECTRICAL ENGINEER: [blank]
MECHANICAL ENGINEER: [blank]
PLUMBING ENGINEER: [blank]
FIRE ENGINEER: [blank]
ENVIRONMENTAL ENGINEER: [blank]
GEOLOGICAL ENGINEER: [blank]
HYDROLOGICAL ENGINEER: [blank]
POLLUTION ENGINEER: [blank]
SOIL ENGINEER: [blank]
TRAFFIC ENGINEER: [blank]
WATER ENGINEER: [blank]
WIND ENGINEER: [blank]
WOOD ENGINEER: [blank]
ZONING ENGINEER: [blank]

PARKING LEVEL FLOOR PLAN

Project No.	1706	Project Date	01
Scale	1:50	Project No.	1706
Sheet	001	Project No.	1706

DATE: 2018/06/18

A07



1 GROUND FLOOR PLAN

AREA m² SF
LEVEL 1 2,770.27 29,819.0

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

Copyright Material - All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

SEA



UNIVERSITY

element

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
2	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
3	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
4	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
5	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
6	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
7	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
8	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
9	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
10	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ

PROJECT NAME

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS

90 SAGHAIE RD
VICTORIA, B.C.



101-1000-0000

CONSULTANTS
ARCHITECTURAL: WENSLEY ARCHITECTURE LTD.
ENGINEERING: WENSLEY ARCHITECTURE LTD.
LANDSCAPE: WENSLEY ARCHITECTURE LTD.
STRUCTURAL: WENSLEY ARCHITECTURE LTD.
MECHANICAL: WENSLEY ARCHITECTURE LTD.
ELECTRICAL: WENSLEY ARCHITECTURE LTD.
PLUMBING: WENSLEY ARCHITECTURE LTD.
HVAC: WENSLEY ARCHITECTURE LTD.
PAVING: WENSLEY ARCHITECTURE LTD.
CONCRETE: WENSLEY ARCHITECTURE LTD.
ROOFING: WENSLEY ARCHITECTURE LTD.
GLAZING: WENSLEY ARCHITECTURE LTD.
FENCING: WENSLEY ARCHITECTURE LTD.
LANDSCAPE: WENSLEY ARCHITECTURE LTD.
TREES: WENSLEY ARCHITECTURE LTD.
SHRUBS: WENSLEY ARCHITECTURE LTD.
FENCES: WENSLEY ARCHITECTURE LTD.
WALKWAYS: WENSLEY ARCHITECTURE LTD.
STAIRS: WENSLEY ARCHITECTURE LTD.
ELEVATORS: WENSLEY ARCHITECTURE LTD.
LOBBY: WENSLEY ARCHITECTURE LTD.
CORRIDOR: WENSLEY ARCHITECTURE LTD.
CL. (Closets): WENSLEY ARCHITECTURE LTD.
HALL: WENSLEY ARCHITECTURE LTD.
ENTRY: WENSLEY ARCHITECTURE LTD.
SCREENED PORCH: WENSLEY ARCHITECTURE LTD.
DECK: WENSLEY ARCHITECTURE LTD.
TERRACE: WENSLEY ARCHITECTURE LTD.
BALCONY: WENSLEY ARCHITECTURE LTD.
PATIO: WENSLEY ARCHITECTURE LTD.
POOL: WENSLEY ARCHITECTURE LTD.
SPA: WENSLEY ARCHITECTURE LTD.
HOT TUB: WENSLEY ARCHITECTURE LTD.
BBQ AREA: WENSLEY ARCHITECTURE LTD.
GOLF COURSE: WENSLEY ARCHITECTURE LTD.
TENNIS COURT: WENSLEY ARCHITECTURE LTD.
BASKETBALL COURT: WENSLEY ARCHITECTURE LTD.
SOFTBALL FIELD: WENSLEY ARCHITECTURE LTD.
BASEBALL FIELD: WENSLEY ARCHITECTURE LTD.
CRICKET FIELD: WENSLEY ARCHITECTURE LTD.
RUGBY FIELD: WENSLEY ARCHITECTURE LTD.
HOCKEY RINK: WENSLEY ARCHITECTURE LTD.
SWIMMING POOL: WENSLEY ARCHITECTURE LTD.
SAUNA: WENSLEY ARCHITECTURE LTD.
STEAM ROOM: WENSLEY ARCHITECTURE LTD.
JACUZZI: WENSLEY ARCHITECTURE LTD.
GYMNASIUM: WENSLEY ARCHITECTURE LTD.
RECREATION ROOM: WENSLEY ARCHITECTURE LTD.
GAME ROOM: WENSLEY ARCHITECTURE LTD.
BILLIARD ROOM: WENSLEY ARCHITECTURE LTD.
BOWLING ALLEY: WENSLEY ARCHITECTURE LTD.
AMPHITHEATRE: WENSLEY ARCHITECTURE LTD.
THEATRE: WENSLEY ARCHITECTURE LTD.
AUDITORIUM: WENSLEY ARCHITECTURE LTD.
CONCERT HALL: WENSLEY ARCHITECTURE LTD.
BALLROOM: WENSLEY ARCHITECTURE LTD.
BANQUET HALL: WENSLEY ARCHITECTURE LTD.
WEDDING CHAPEL: WENSLEY ARCHITECTURE LTD.
CREMATORIUM: WENSLEY ARCHITECTURE LTD.
BURIAL GROUND: WENSLEY ARCHITECTURE LTD.
MEMORIAL GARDEN: WENSLEY ARCHITECTURE LTD.
PEACE GARDEN: WENSLEY ARCHITECTURE LTD.

GROUND FLOOR PLAN

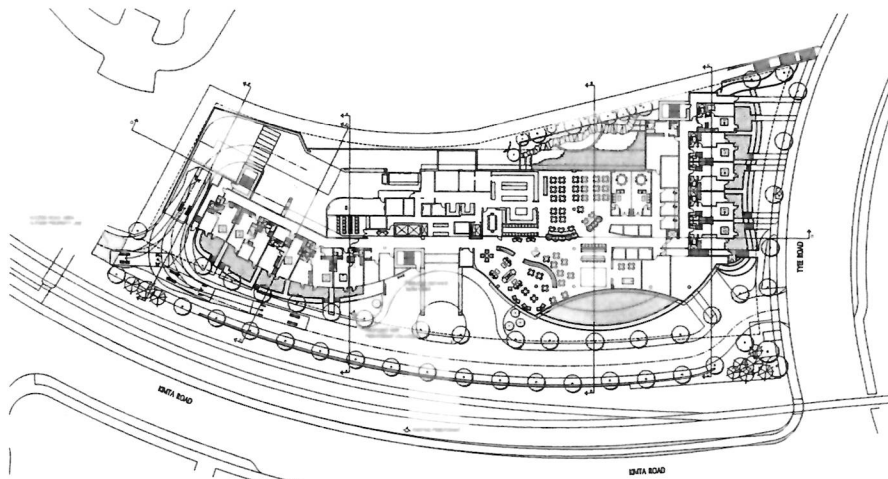
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
2	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
3	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
4	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
5	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
6	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
7	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
8	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
9	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ
10	ISSUED FOR DEVELOPMENT PERMIT	2017-06-14	WJ	WJ

DATE: 2017-06-14

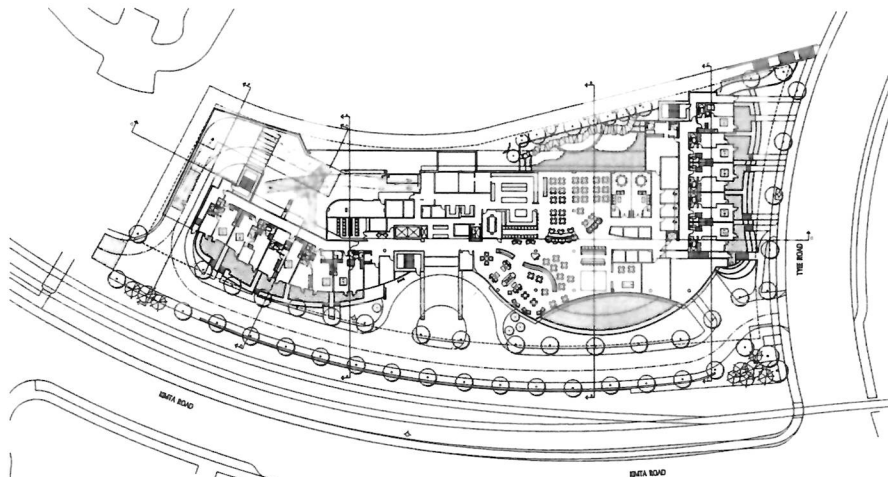
BY: WJ

CHKD.: WJ

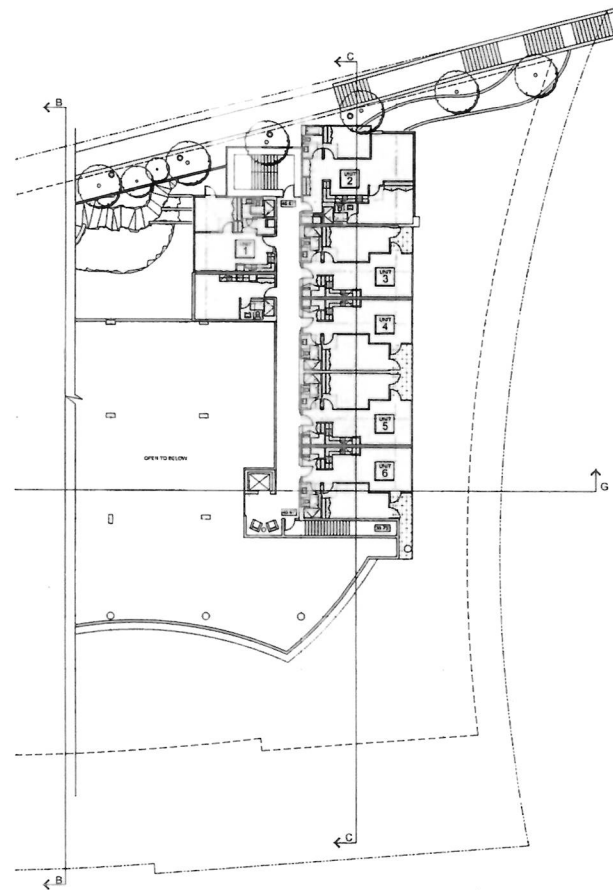
APP: ADB



2 FIRETRUCK TURNAROUND
1:500



3 LOADING TRUCK TURNAROUND
1:500



1 LEVEL 1A FLOOR PLAN
1:200

AREA	m ²	SF
LEVEL 1A	50126	5,395.5

Copyright reserved. All parts of this drawing are the property of Wensley Architecture Ltd. and shall not be used without the permission of Wensley Architecture Ltd. or its authorized agents.

Scale



element

PROJECT ADDRESS
90 SAGHAIE RD
VICTORIA, B.C.

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

Wensley Architecture Ltd

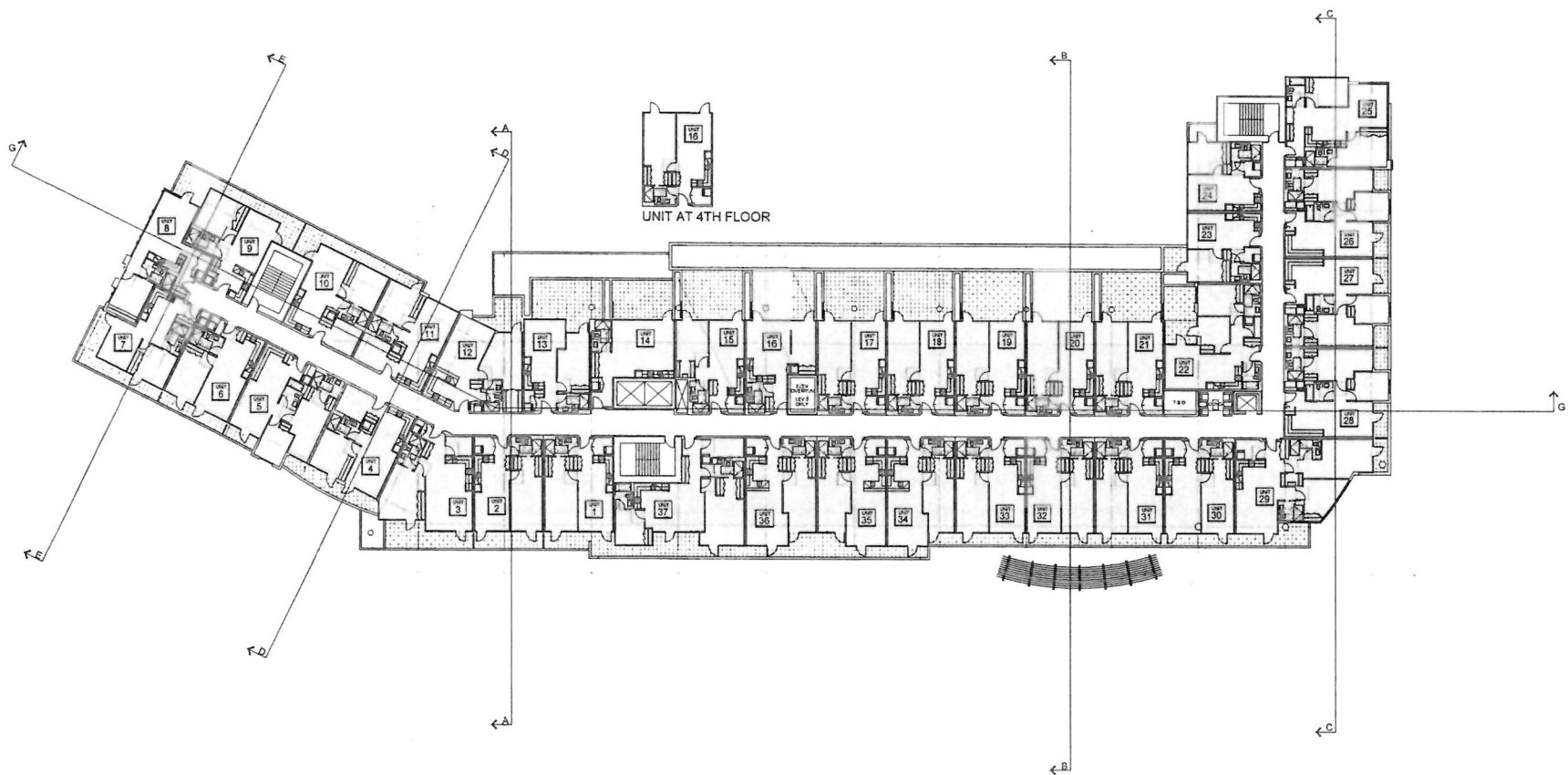
CONSULTANTS
ARCHITECTURAL
ENGINEERING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
ENVIRONMENTAL ENGINEERING
ELECTRICAL ENGINEERING
MECHANICAL ENGINEERING
STRUCTURAL ENGINEERING
CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
HYDROLOGICAL ENGINEERING
METEOROLOGICAL ENGINEERING
POLLUTION ENGINEERING
SOIL REMEDIATION ENGINEERING
TRANSPORT ENGINEERING
WATER RESOURCES ENGINEERING
WASTE ENGINEERING
WEATHER ENGINEERING
WIND ENGINEERING
WOOD ENGINEERING
ZONING ENGINEERING

PROJECT TITLE
LEVEL 1A FLOOR PLAN
& TRUCK TURNS

PROJECT NO.	DATE	BY	FOR
100-1000	2010-01-01	Wensley Architecture Ltd	Client

DATE: 2010-01-01

Received
City of Victoria
JUN 18 2010
Planning & Development Department
Development Services Unit



1 THIRD & FOURTH FLOOR PLANS
1:200

AREA	m ²	SF
LEVEL 3	2,789.30	30,023.8
LEVEL 4	2,781.63	29,941.2

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

Copyright reserved. All rights in this drawing and the contents hereof are reserved by the architect. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the architect.

SEA

NORTH ARROW

element

1	REVISION FOR DEVELOPMENT PERMIT	100
2	REVISION FOR DEVELOPMENT PERMIT	100
3	REVISION FOR DEVELOPMENT PERMIT	100
4	REVISION FOR DEVELOPMENT PERMIT	100
5	REVISION FOR DEVELOPMENT PERMIT	100
6	REVISION FOR DEVELOPMENT PERMIT	100
7	REVISION FOR DEVELOPMENT PERMIT	100
8	REVISION FOR DEVELOPMENT PERMIT	100
9	REVISION FOR DEVELOPMENT PERMIT	100
10	REVISION FOR DEVELOPMENT PERMIT	100
11	REVISION FOR DEVELOPMENT PERMIT	100
12	REVISION FOR DEVELOPMENT PERMIT	100
13	REVISION FOR DEVELOPMENT PERMIT	100
14	REVISION FOR DEVELOPMENT PERMIT	100
15	REVISION FOR DEVELOPMENT PERMIT	100
16	REVISION FOR DEVELOPMENT PERMIT	100
17	REVISION FOR DEVELOPMENT PERMIT	100
18	REVISION FOR DEVELOPMENT PERMIT	100
19	REVISION FOR DEVELOPMENT PERMIT	100
20	REVISION FOR DEVELOPMENT PERMIT	100
21	REVISION FOR DEVELOPMENT PERMIT	100
22	REVISION FOR DEVELOPMENT PERMIT	100
23	REVISION FOR DEVELOPMENT PERMIT	100
24	REVISION FOR DEVELOPMENT PERMIT	100
25	REVISION FOR DEVELOPMENT PERMIT	100
26	REVISION FOR DEVELOPMENT PERMIT	100
27	REVISION FOR DEVELOPMENT PERMIT	100
28	REVISION FOR DEVELOPMENT PERMIT	100
29	REVISION FOR DEVELOPMENT PERMIT	100
30	REVISION FOR DEVELOPMENT PERMIT	100
31	REVISION FOR DEVELOPMENT PERMIT	100
32	REVISION FOR DEVELOPMENT PERMIT	100
33	REVISION FOR DEVELOPMENT PERMIT	100
34	REVISION FOR DEVELOPMENT PERMIT	100
35	REVISION FOR DEVELOPMENT PERMIT	100
36	REVISION FOR DEVELOPMENT PERMIT	100

PROJECT NAME
BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS
90 SAGHAI RD
VICTORIA, B.C.

Wensley Architecture Ltd

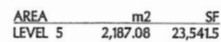
Wensley Architecture Ltd
100 SAGHAI RD
VICTORIA, B.C.
V8N 1A1
TEL: 250-383-1111
FAX: 250-383-1112
WWW.WENSLYARCHITECTURE.COM

DATE: 2018-06-18

THIRD & FOURTH FLOOR PLANS

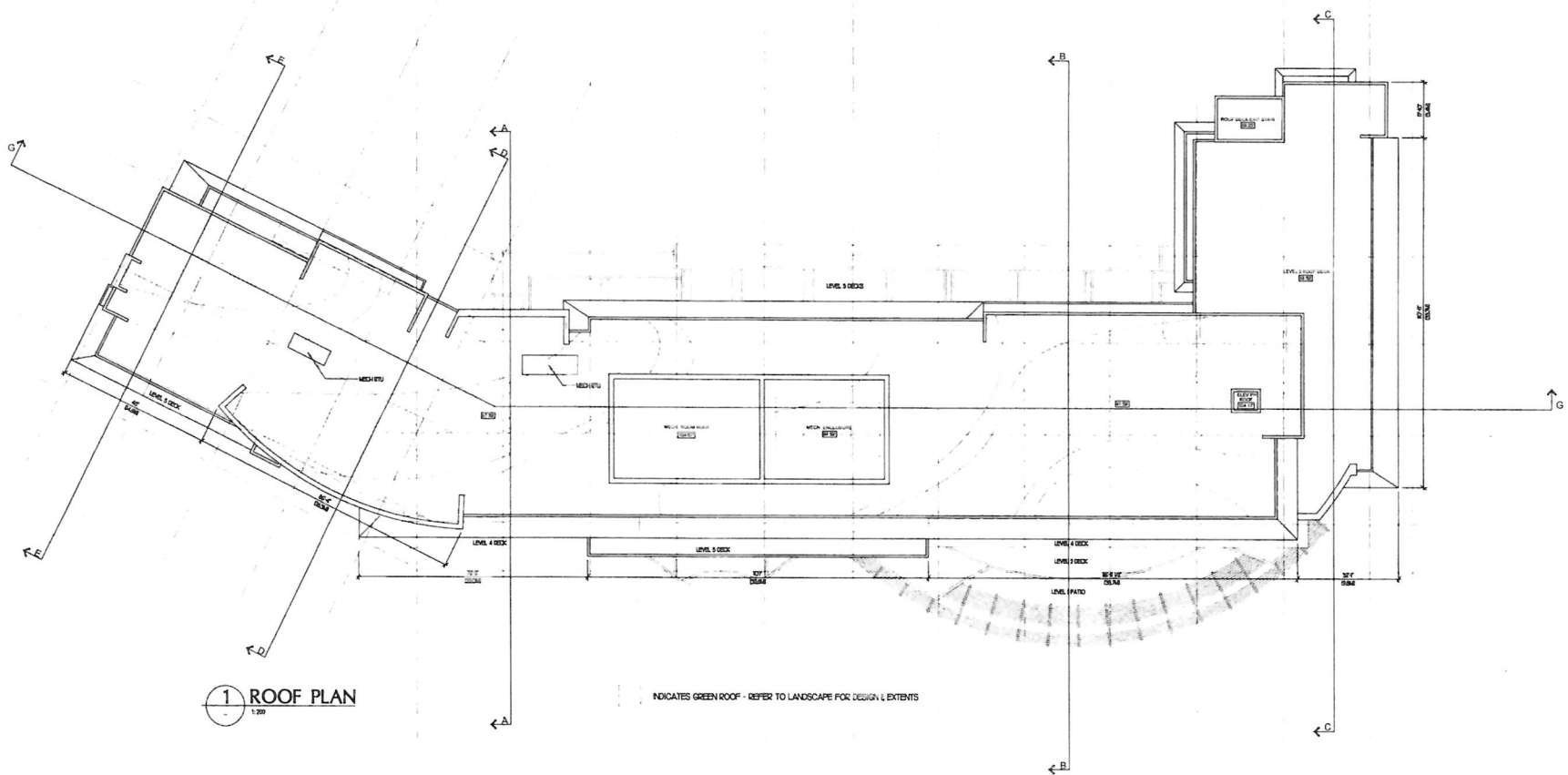
1:200

A11



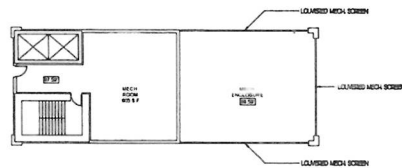
Planning & Development Department
Development Services Division

[illegible]

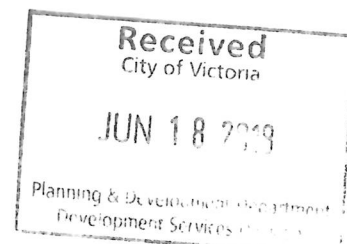


1 ROOF PLAN
1:200

INDICATES GREEN ROOF - REFER TO LANDSCAPE FOR DESIGN & EXTENTS



2 ROOFTOP MECH ROOM PLAN
1:200



Copyright reserved. All parts of this drawing are the exclusive property of Wensley Architecture Ltd. and shall not be used without the written permission of Wensley Architecture Ltd. All dimensions are in millimeters unless otherwise indicated.

SCALE

NORTH ARROW

UNIFORMITY

element

10	REVISION FOR DEVELOPMENT PERMIT	2018-03-01
11	REVISION FOR DEVELOPMENT PERMIT	2018-03-01
12	REVISION FOR DEVELOPMENT PERMIT	2018-03-01
13	REVISION FOR DEVELOPMENT PERMIT	2018-03-01

PROJECT NAME

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS

90 SAGHAME RD
VICTORIA, B.C.

Wensley
Architecture Ltd

101 - 1000 BROADVIEW ST
VICTORIA, B.C. V8M 1A1
250.584.1234 FAX 250.584.1235
WWW.WENSELYARCHITECTURE.COM

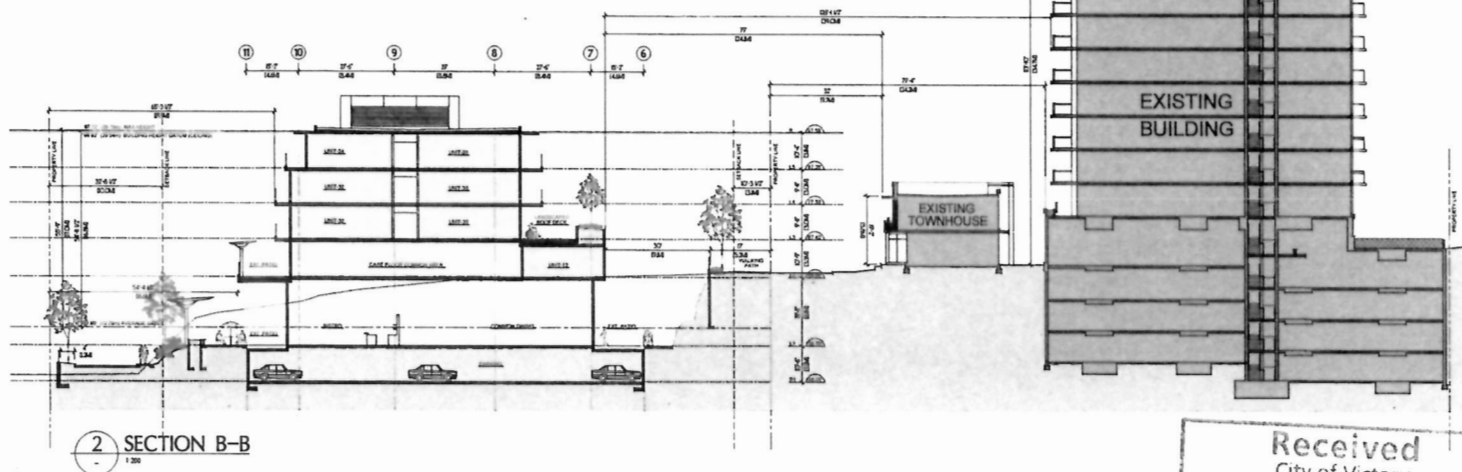
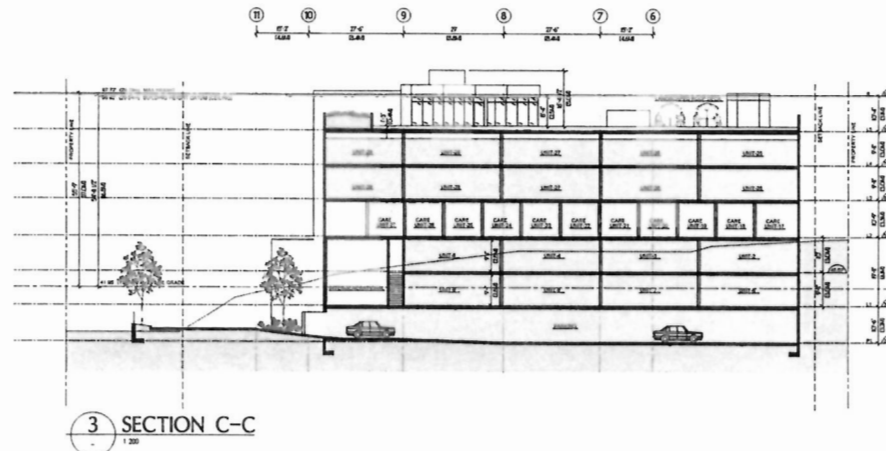
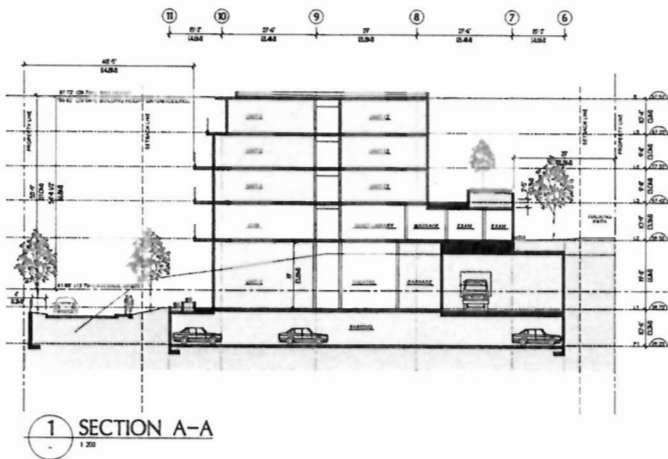
SPECIALTIES

ARCHITECTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE
INTERIOR

DESIGN GROUP
3D RENDERING
3D ANIMATION
CONSTRUCTION MANAGEMENT
GENERAL CONTRACTOR

ROOF PLAN

PROJECT NO.	1008	DATE	15
SCALE	1:200	REVISION	15
DATE	JANUARY 2019	DATE	A13



Received
City of Victoria
JUN 18 2018
Planning & Development Department
Development Services Division

Copyright reserved. All parts of this drawing are the exclusive property of Wensley Architecture Ltd. and shall not be used without the written permission of Wensley Architecture Ltd. or its authorized representative.

DATE: 18/06/2018

PROJECT ADDRESS: 90 SAGHAIE RD VICTORIA B.C.

PROJECT NAME: BAYVIEW PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ARCHITECT: Wensley Architecture Ltd.

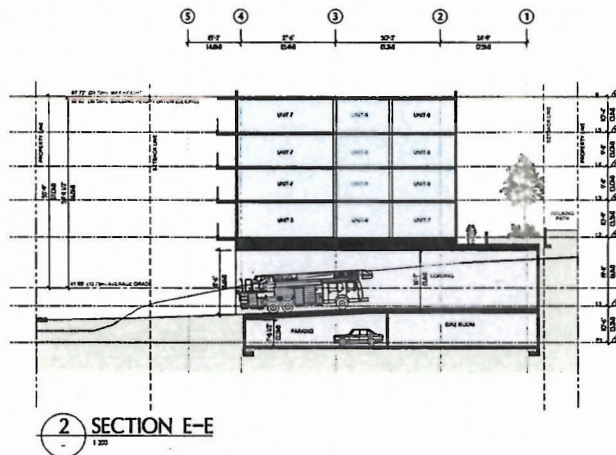
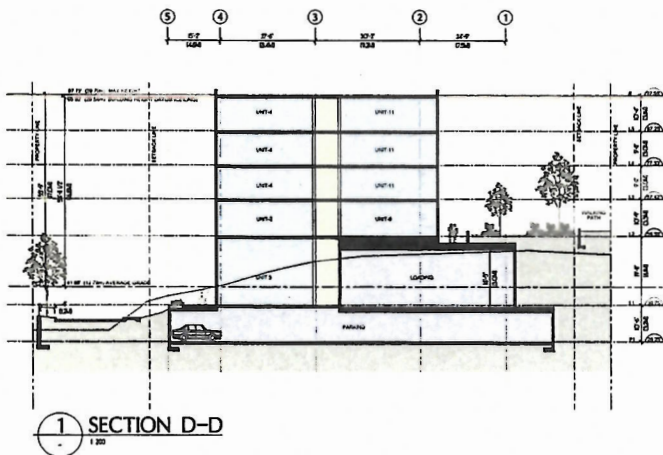
PROJECT ENGINEER: Wensley Architecture Ltd.

PROJECT CONSULTANTS: Wensley Architecture Ltd.

PROJECT DATE: 18/06/2018

PROJECT SCALE: 1/200

PROJECT SHEET: A14



Copyright reserved. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. All dimensions are in millimeters unless otherwise stated.

SCALE

NORTH ARROW

UNIVERSITY

element

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS
90 SAGAMORE RD
VICTORIA, B.C.

Wensley
Architecture Ltd

DATE: 10/01/2018
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

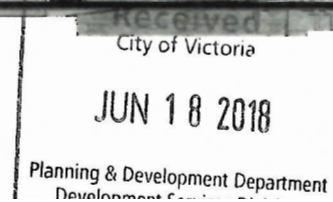
BUILDING
SECTIONS

PROJECT NO: 1008
SCALE: 1:200
DATE: 10/01/2018
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

[illegible]



PROJECT NO.	1001	DATE	10/1/80
SCALE	1" = 1'	REVISION	01
DATE		DRAWN BY	

Received
City of Victoria
JUN 18 2018
Planning & Development Department



1 PERSPECTIVE
A19

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

Copyright reserved. All rights in this drawing and the information contained herein are the property of the Architect. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Architect.

SEALED

NO SIGNATURE

DATE

element

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

PROJECT NAME
**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

PROJECT ADDRESS
90 SACHALIER RD
VICTORIA, B.C.

CONSULTANTS
Wensley Architecture Ltd
100 - 1000 BROADVIEW AVE
VICTORIA, B.C. V8W 2G4
250.624.8871 FAX 250.624.8872
WWW.WENSLYARCHITECTURE.COM

DATE
JULY 2011

SCALE
1:100

DATE
JULY 2011



1 PERSPECTIVE
ALL

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

Copyright reserved. All parts of this drawing are the intellectual property of the City of Victoria. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without permission in writing from the City of Victoria.

SEA:

NORTH ARROW

element

10	REVISED FOR DEVELOPMENT PERMIT	DATE
11	REVISED FOR DEVELOPMENT PERMIT	DATE
12	REVISED FOR DEVELOPMENT PERMIT	DATE
13	REVISED FOR DEVELOPMENT PERMIT	DATE
14	REVISED FOR DEVELOPMENT PERMIT	DATE
15	REVISED FOR DEVELOPMENT PERMIT	DATE
16	REVISED FOR DEVELOPMENT PERMIT	DATE
17	REVISED FOR DEVELOPMENT PERMIT	DATE
18	REVISED FOR DEVELOPMENT PERMIT	DATE
19	REVISED FOR DEVELOPMENT PERMIT	DATE
20	REVISED FOR DEVELOPMENT PERMIT	DATE
21	REVISED FOR DEVELOPMENT PERMIT	DATE
22	REVISED FOR DEVELOPMENT PERMIT	DATE
23	REVISED FOR DEVELOPMENT PERMIT	DATE
24	REVISED FOR DEVELOPMENT PERMIT	DATE
25	REVISED FOR DEVELOPMENT PERMIT	DATE
26	REVISED FOR DEVELOPMENT PERMIT	DATE
27	REVISED FOR DEVELOPMENT PERMIT	DATE
28	REVISED FOR DEVELOPMENT PERMIT	DATE
29	REVISED FOR DEVELOPMENT PERMIT	DATE
30	REVISED FOR DEVELOPMENT PERMIT	DATE
31	REVISED FOR DEVELOPMENT PERMIT	DATE
32	REVISED FOR DEVELOPMENT PERMIT	DATE
33	REVISED FOR DEVELOPMENT PERMIT	DATE
34	REVISED FOR DEVELOPMENT PERMIT	DATE
35	REVISED FOR DEVELOPMENT PERMIT	DATE
36	REVISED FOR DEVELOPMENT PERMIT	DATE
37	REVISED FOR DEVELOPMENT PERMIT	DATE
38	REVISED FOR DEVELOPMENT PERMIT	DATE
39	REVISED FOR DEVELOPMENT PERMIT	DATE
40	REVISED FOR DEVELOPMENT PERMIT	DATE
41	REVISED FOR DEVELOPMENT PERMIT	DATE
42	REVISED FOR DEVELOPMENT PERMIT	DATE
43	REVISED FOR DEVELOPMENT PERMIT	DATE
44	REVISED FOR DEVELOPMENT PERMIT	DATE
45	REVISED FOR DEVELOPMENT PERMIT	DATE
46	REVISED FOR DEVELOPMENT PERMIT	DATE
47	REVISED FOR DEVELOPMENT PERMIT	DATE
48	REVISED FOR DEVELOPMENT PERMIT	DATE
49	REVISED FOR DEVELOPMENT PERMIT	DATE
50	REVISED FOR DEVELOPMENT PERMIT	DATE
51	REVISED FOR DEVELOPMENT PERMIT	DATE
52	REVISED FOR DEVELOPMENT PERMIT	DATE
53	REVISED FOR DEVELOPMENT PERMIT	DATE
54	REVISED FOR DEVELOPMENT PERMIT	DATE
55	REVISED FOR DEVELOPMENT PERMIT	DATE
56	REVISED FOR DEVELOPMENT PERMIT	DATE
57	REVISED FOR DEVELOPMENT PERMIT	DATE
58	REVISED FOR DEVELOPMENT PERMIT	DATE
59	REVISED FOR DEVELOPMENT PERMIT	DATE
60	REVISED FOR DEVELOPMENT PERMIT	DATE
61	REVISED FOR DEVELOPMENT PERMIT	DATE
62	REVISED FOR DEVELOPMENT PERMIT	DATE
63	REVISED FOR DEVELOPMENT PERMIT	DATE
64	REVISED FOR DEVELOPMENT PERMIT	DATE
65	REVISED FOR DEVELOPMENT PERMIT	DATE
66	REVISED FOR DEVELOPMENT PERMIT	DATE
67	REVISED FOR DEVELOPMENT PERMIT	DATE
68	REVISED FOR DEVELOPMENT PERMIT	DATE
69	REVISED FOR DEVELOPMENT PERMIT	DATE
70	REVISED FOR DEVELOPMENT PERMIT	DATE
71	REVISED FOR DEVELOPMENT PERMIT	DATE
72	REVISED FOR DEVELOPMENT PERMIT	DATE
73	REVISED FOR DEVELOPMENT PERMIT	DATE
74	REVISED FOR DEVELOPMENT PERMIT	DATE
75	REVISED FOR DEVELOPMENT PERMIT	DATE
76	REVISED FOR DEVELOPMENT PERMIT	DATE
77	REVISED FOR DEVELOPMENT PERMIT	DATE
78	REVISED FOR DEVELOPMENT PERMIT	DATE
79	REVISED FOR DEVELOPMENT PERMIT	DATE
80	REVISED FOR DEVELOPMENT PERMIT	DATE
81	REVISED FOR DEVELOPMENT PERMIT	DATE
82	REVISED FOR DEVELOPMENT PERMIT	DATE
83	REVISED FOR DEVELOPMENT PERMIT	DATE
84	REVISED FOR DEVELOPMENT PERMIT	DATE
85	REVISED FOR DEVELOPMENT PERMIT	DATE
86	REVISED FOR DEVELOPMENT PERMIT	DATE
87	REVISED FOR DEVELOPMENT PERMIT	DATE
88	REVISED FOR DEVELOPMENT PERMIT	DATE
89	REVISED FOR DEVELOPMENT PERMIT	DATE
90	REVISED FOR DEVELOPMENT PERMIT	DATE
91	REVISED FOR DEVELOPMENT PERMIT	DATE
92	REVISED FOR DEVELOPMENT PERMIT	DATE
93	REVISED FOR DEVELOPMENT PERMIT	DATE
94	REVISED FOR DEVELOPMENT PERMIT	DATE
95	REVISED FOR DEVELOPMENT PERMIT	DATE
96	REVISED FOR DEVELOPMENT PERMIT	DATE
97	REVISED FOR DEVELOPMENT PERMIT	DATE
98	REVISED FOR DEVELOPMENT PERMIT	DATE
99	REVISED FOR DEVELOPMENT PERMIT	DATE
100	REVISED FOR DEVELOPMENT PERMIT	DATE

PROJECT NAME
**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

PROJECT ADDRESS
80 SACHALIE RD
VICTORIA, B.C.

Wensley
Architecture Ltd

CONSULTANTS
ARCHITECTURAL
ENGINEERING
ELECTRICAL
MECHANICAL
PLUMBING
STRUCTURAL
LANDSCAPE
ENVIRONMENTAL
HISTORICAL
ARCHAEOLOGICAL
GEOLOGICAL
HYDROLOGICAL
SOILS
TRANSPORTATION
UTILITY
VEGETATION
WATER RESOURCES
WIND
NOISE
OTHER

PERSPECTIVE

PROJECT NO.	1000	DATE	18
SCALE	N.T.S.	REVISION	1
DATE	JULY 2017	PROJECT	A20

[illegible]



1 PERSPECTIVE OF SERVICE ENTRANCE
KTS



2 PERSPECTIVE OF EAST TOWNHOUSES

[illegible]

[illegible]



Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

[illegible]



Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

Copyright reserved. All parts of this drawing are the exclusive property of Ramsey Architecture Ltd. and shall not be used without the Architect's permission. All dimensions shall be verified by the Contractor before commencing work.

SEAS

NORTH ASIAN

CONTRACTS

element

[illegible]

03	ISSUED FOR DEVELOPMENT PERMIT	00
02	ISSUED FOR DEVELOPMENT PERMIT	00
01	ISSUED FOR DEVELOPMENT PERMIT	00

10	
PROJECT NAME	

**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

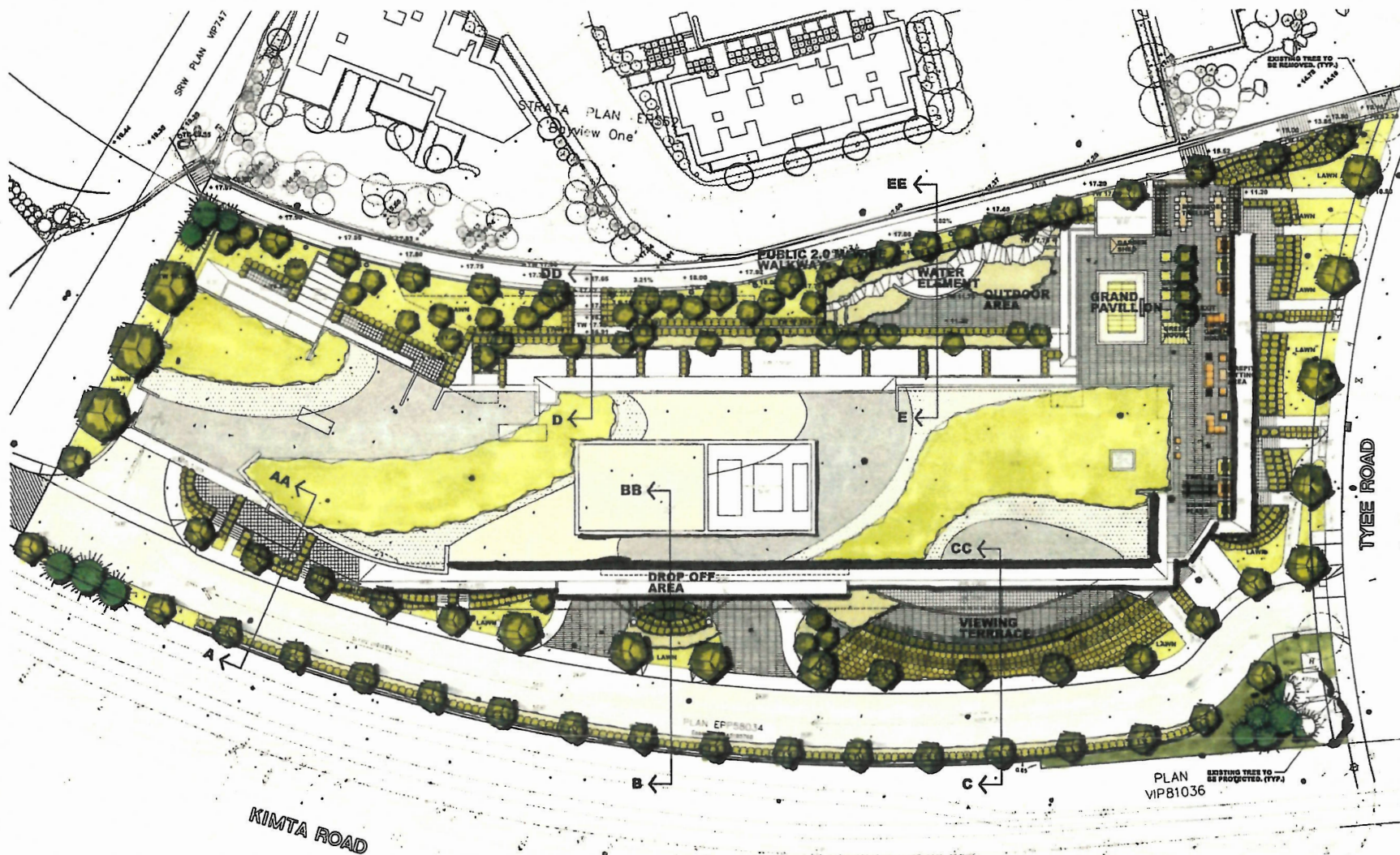
PROJECT ADDRESS
90 SAGHALIE RD
VICTORIA, B C



CONSULTANTS	
STRUCTURAL	READ JONES CHRISTOPHERSON
MECHANICAL	AME GROUP
ELECTRICAL	IES ENGINEERING
CIVIL	JE ENGINEERS ASSOCIATES
LANDSCAPE	LONGMAN NORTH-CHURCHILL & CO.

PERSPECTIVE

PROJECTING	Y/N	DRYNESS	AS
SCALE	N/S	REVERSED	NO
DATE	JAN 11 2011	ORIGINATOR	A2



Copyright reserved. All rights of this drawing are the sole property of Wensley Architecture Ltd. and shall remain confidential. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Wensley Architecture Ltd.

SIA:

NORTH ARROW

element

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PROJECT NAME
BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS
90 SAGHALL RD
VICTORIA, B.C.

Wensley
Architecture Ltd

111-1140 KENNEDY RD
VICTORIA, B.C. V8M 1A1
TEL: 250-383-1111
FAX: 250-383-1112
WWW.WENSLYARCHITECTURE.COM

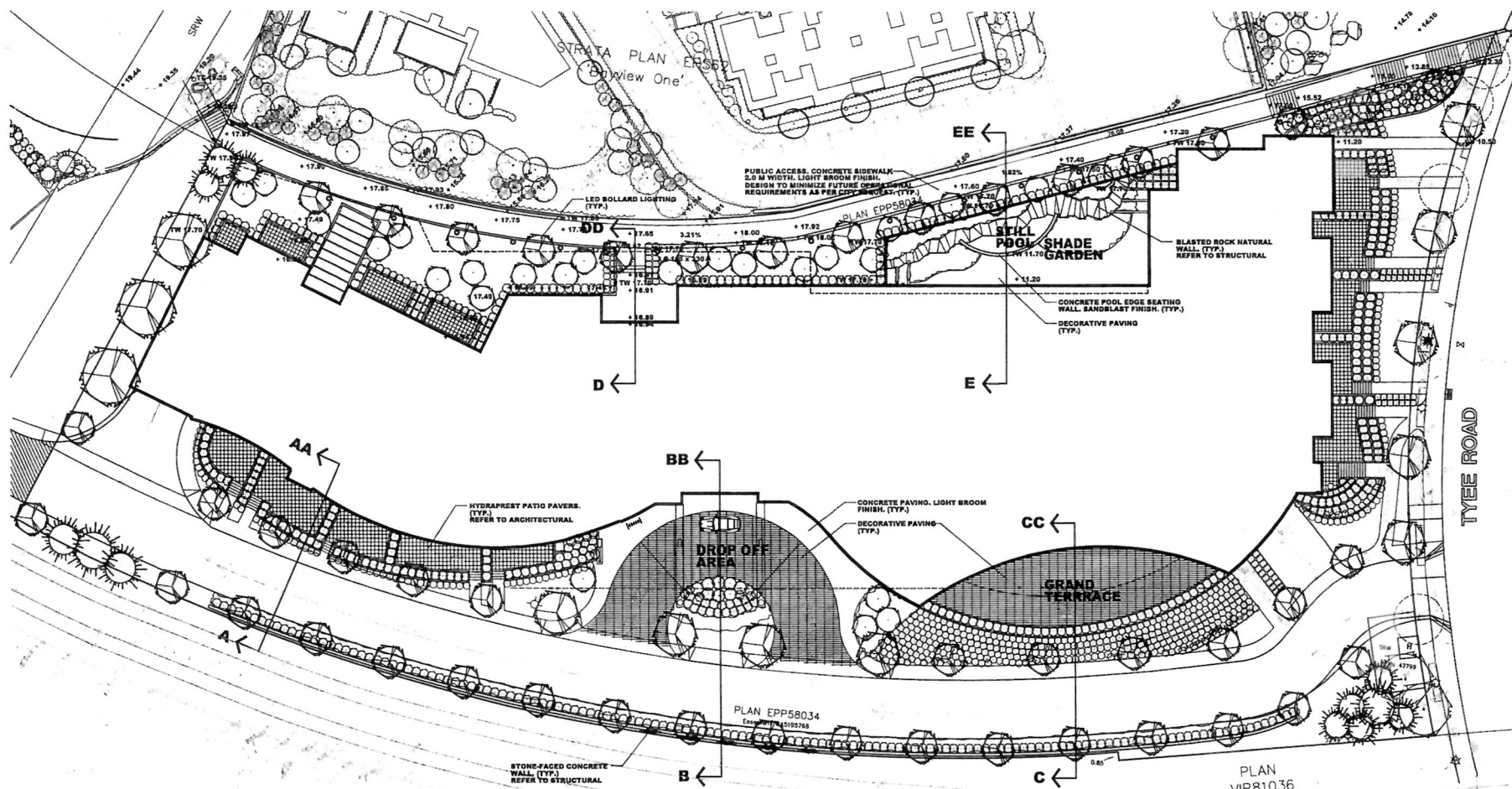
LANDSCAPE PLAN

PROJECT NO.	111-1140	DATE	11/11
SCALE	1:200	REVISION	1
DATE	2/18/11	DRAWN BY	PL

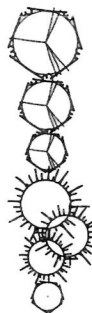
Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division



LEGEND



- MEDIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE, SWEET SHADOW MAPLE, HEDGE MAPLE,
LITTLE LEAF LINDEN
SIZE 7.6 CM CAL.; APPROXIMATE NO. - 03
- ORNAMENTAL DECIDUOUS TREE TO BE A SELECTION OF:
SILK TREE, MT. FUJI FLOWERING CHERRY,
JAPANESE MAPLE
SIZE 6.0 CM CAL.; APPROXIMATE NO. - 9
- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF:
PINE, DOUGLAS FIR, NORWAY SPRUCE,
SIZE 2.5 M HT.; APPROXIMATE NO. - 12
- MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC),
STRAWBERRY TREE (BL), CALIFORNIA LILAC (BL),
PINK WHITE FLOWERING CURRANT (DEC), LILAC (DEC),
SIZE 1.2 M HT.; APPROXIMATE NO. - 04



- LARGE SHRUB TO BE A SELECTION OF: WOOD'S
ROSE (DEC), WOODY ROSE (DEC), GLOSSY ABELIA (BL),
MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC),
COTONWOOD (BL), PORTULACAE LAUREL (BL),
OAK LEAF HYDRANGEA (DEC),
SIZE 21 CM POT; APPROXIMATE NO. - 08
- MEDIUM SHRUB TO BE A SELECTION OF:
OREGON GRAPE (BL), JAPANESE AZALEA (BL), PINK
ESCALONIA (BL), JAPANESE HOLLY (BL),
WESTERN SWORD FERN (BL),
SIZE 21 CM POT; APPROXIMATE NO. - 038
- SMALL SHRUB TO BE A SELECTION OF:
OREGON BOX (BL), EDWARD GOUCHER ABELIA (BL),
CREEPING OREGON GRAPE (BL), GOLDFLAME SPIRUEA (DEC),
ORIENTAL PINK (BL),
SIZE 21 CM POT; APPROXIMATE NO. - 038
- VINES TO BE A SELECTION OF: CLIMBING HYDRANGEA (DEC),
TRUMPET VINE (DEC), WISTERIA (DEC),
SIZE 27 CM POT; APPROXIMATE NO. - 05
- GROUNDCOVER TO BE A SELECTION OF:
KUNIKUNIKO (BL), WINTERGREEN (BL),
LIRIOPE (BL), ORNAMENTAL (DEC),
SIZE 15 CM POT; PLANT 45 CM O.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A
FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
THIS DRAWING IS CONCEPTUAL ONLY AND NOT
INTENDED FOR CONSTRUCTION PURPOSES.

PUBLIC WALKWAY LIGHTING

- PATHWAY LIGHTING
LOCATIONS AS SHOWN
IN LULU LED BOLLARD
BY SELLUX



Copyright reserved. All parts of this drawing are the property of Wensley Architecture Ltd. and shall not be used without the authority of Wensley Architecture Ltd. All dimensions shall be verified by the contractor before commencing work.

SEALED

NORTH ARROW

UNIVERSITY

element

NO.	DESCRIPTION	DATE	BY	CHECKED
01	DEVELOPMENT PERMIT APPLICATION			
02	CONSTRUCTION			

PROJECT NAME

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

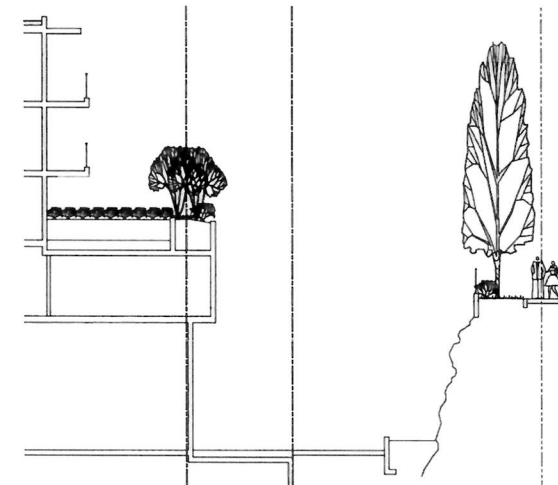
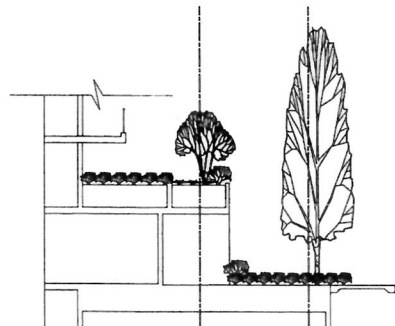
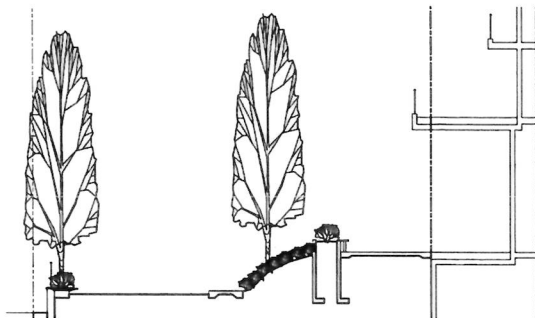
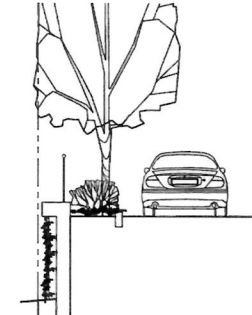
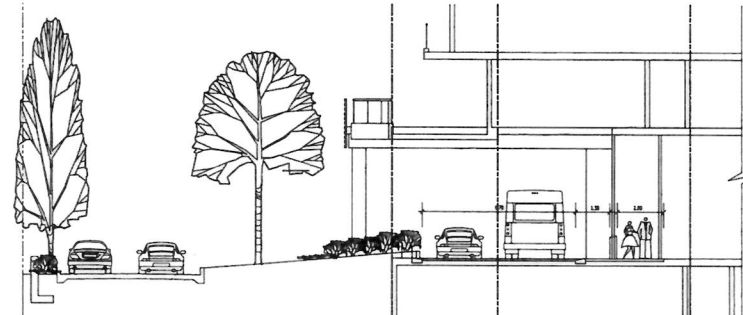
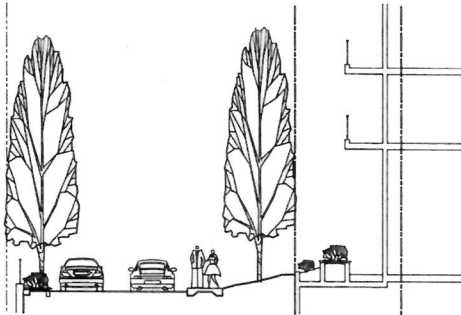
PROJECT ADDRESS
90 SAGhalie RD
VICTORIA, B.C.

Wensley Architecture Ltd
100-1000 Blenheim St
VICTORIA B.C. V8P 1A4
TEL: 250-383-1234 FAX: 250-383-1235
www.wensleyarch.com

DATE: 05/05/18 DRAWING NO.: P2

LEVEL 1/ LEVEL 2
LANDSCAPE PLAN

Received
City of Victoria
JUN 18 2018
Planning & Development Department
Development Services Division



Copyright reserved. All parts of this drawing are the exclusive property of Wensley Architecture Ltd. and shall not be used without the Architect's permission. All dimensions shall be verified by the Contractor before commencing work.

SEAL



OWNER/CLIENT

element [illegible]

02	QTY COMMENTS	ISSUED 6
01	DEVELOPMENT PERMIT APPLICATION	ISSUED 6
NO	REVISION	NOV
PROJECT NAME		

BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS
90 SAGHALIE RD
VICTORIA, B.C.



**Wensley
Architecture Ltd**

301 1414 Avenue 16,
Vancouver, BC V6G 2C4



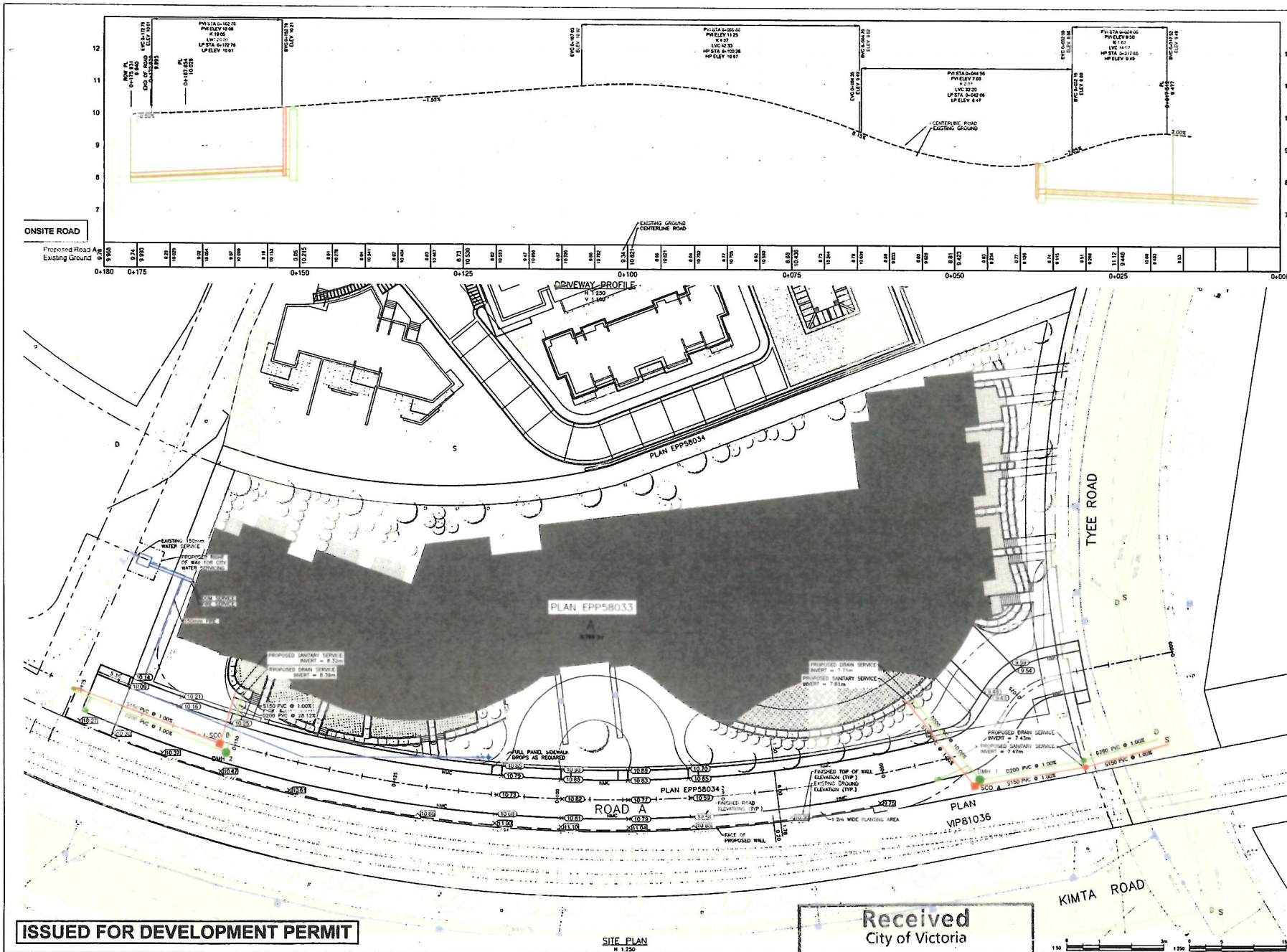
LANDSCAPE SECTIONS

PROJECT NO.	1179 17 01	DRAWN BY	SP
SCALE	1:100	REVIEW BY	SP
DATE	2009.03.10	DATE OF ISSUE	P3

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division



ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:250

Received
City of Victoria

JUN 18 2018

Planning & Development Department
Development Services Division

**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS
4212 ULANOWSKI AVE. VICTORIA, BC V8C 4B7
TEL: 250-727-2214 FAX: 250-727-3295
EMAIL: info@jeanderson.com

element
landscape architecture

**BAYVIEW
PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT**

**Wensley
Architecture Ltd**
101-1444 Adams St.
Victoria, BC V8M 4B4
Wensley Architecture Ltd
www.wensleyarchitecture.com

CONSULTANTS:
STRUCTURAL
MECHANICAL
ELECTRICAL
PAVEMENT
LANDSCAPE
DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT NO: 2018001
SCALE: AS SHOWN
DATE: 20180610