BAYVIEW RETIREMENT RESIDENTIAL
90 SAGHALIE RD. CITY OF VICTORIA, B.C.

CONSULTANT LIST

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ELEMENT LIFESTYLE RETIREMENT
1147 HOMER STREET
VANCOUVER, BC V6B 2Y1
TEL : 604.676.1418
CONTACT: WENDY HO

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WENSLEY ARCHITECTURE LTD.
301 - 1444 ALBERNI STREET
VANCOUVER B.C. V6G 2Z4
TEL: 604-685-3529
CONTACT: BARRY WEIH

LANDSCAPE
LOMBARD NORTH GROUP (B.C.) INC.
836 CORMORANT ST.
VICTORIA B.C. V8W 1R1
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CONTACT: JAMES PARTLOW

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#300 1285 W BROADWAY
VANCOUVER B.C. V6H 3X8
604-738-0048
CONTACT: PAT ELISCHER

MECHANICAL
AME GROUP
1100-808 WEST HASTINGS STREET
VANCOUVER B.C. V6C 2X4
TEL: 604-684-5995
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ELECTRICAL
A.E.S ENGINEERING
1330 GRANVILLE ST.
VANCOUVER B.C. V6Z 1M7
604-569-6500
CONTACT: JAY SINGH

CIVIL AND SURVEY
J E ANDERSON & ASSOCIATES
4212 GLANFORD AVENUE
VICTORIA, BC V8Z 4B7
250-727-2214
CONTACT: ROSS TUCK

GEOTECHNICAL
RYZUK GEOTECHNICAL
28 CREASE AVE
VICTORIA, BC V8Z 1S3
250-475-3131
CONTACT: SCOTT CURRIE

CODE CONSULTANT
GHL CONSULTANTS LTD.
409 GRANVILLE STREET
VANVCOUVER B.C. V6C 1T2
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CONTACT: FRANKIE VICTOR

DRAWING LIST

ARCHITECTURAL

A00	COVER SHEET
	SURVEY
A01	CONTEXT PLAN
A02	CONTEXT PHOTOS
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A04	PROJECT DATA & AREAS
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A31	PERSPECTIVE

LANDSCAPE

P1	LANDSCAPE PLAN
P2	LEVEL 1/LEVEL 2 LANDSCAPE PLAN
P3	LANDSCAPE SECTIONS

CIVIL

01	CIVIL SITE PLAN

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

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VICTORIA, B.C

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ELECTRICAL:	A.E.S. ENGINEERING
CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

COVER SHEET

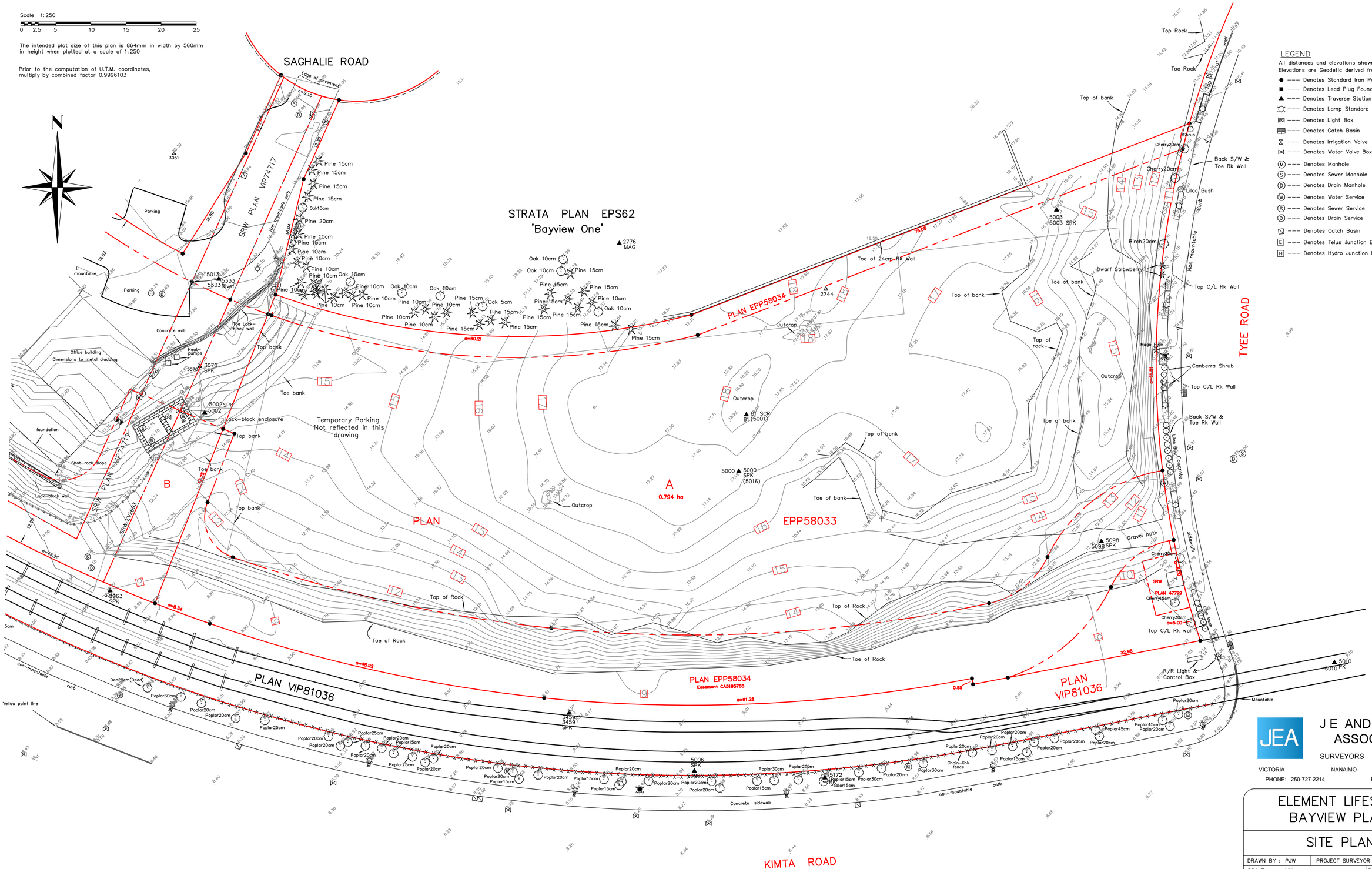
PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A00

Scale 1:250

0 2.5 5 10 15 20 25

The intended plot size of this plan is 864mm in width by 560mm in height when plotted at a scale of 1:250

Prior to the computation of U.T.M. coordinates, multiply by combined factor 0.9996103



LEGEND

All distances and elevations shown are in metres
Elevations are Geodetic derived from Control Monument 17-82

- ● --- Denotes Standard Iron Post Found
- ■ --- Denotes Lead Plug Found
- ▲ --- Denotes Traverse Station
- --- Denotes Lamp Standard
- --- Denotes Light Box
- --- Denotes Catch Basin
- --- Denotes Irrigation Valve
- --- Denotes Water Valve Box
- (M) --- Denotes Manhole
- (S) --- Denotes Sewer Manhole
- (D) --- Denotes Drain Manhole
- (W) --- Denotes Water Service
- (S) --- Denotes Sewer Service
- (D) --- Denotes Drain Service
- --- Denotes Catch Basin
- (E) --- Denotes Telus Junction Box
- (H) --- Denotes Hydro Junction Box

JEA

J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE

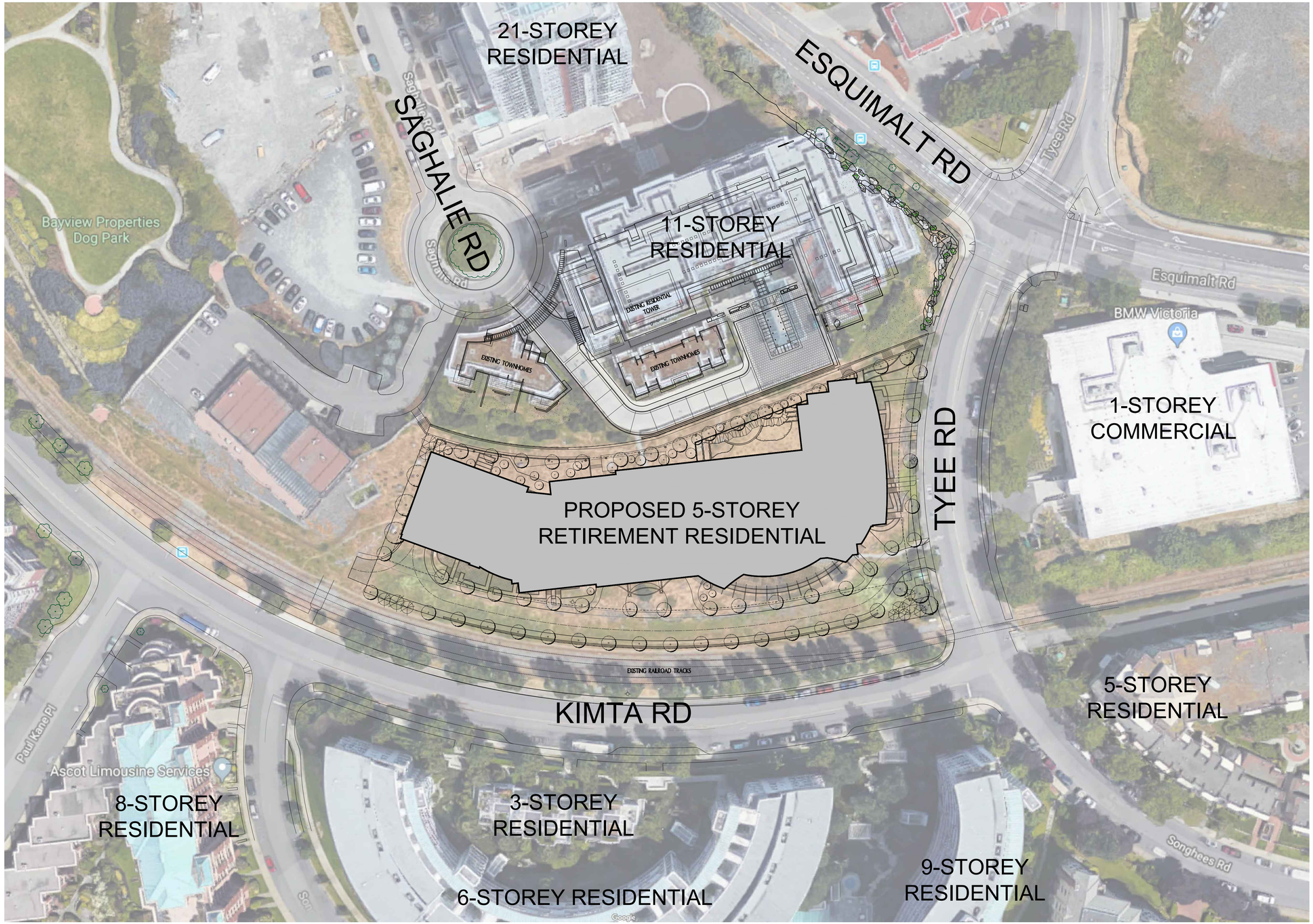
PHONE: 250-727-2214 FAX: 250-727-3395

ELEMENT LIFESTYLE BAYVIEW PLACE

SITE PLAN

DRAWN BY : PJW	PROJECT SURVEYOR : PJW
SCALE : 1:250	DATE : May 9, 2011.
LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN EPP58033	Rev: June 15/16 Rev: Jan. 04/18 Rev: Jan. 15/18
OUR FILE : 27115	SHEET: 1 of 1

v:_Surveying\\27115_Bayview Lot 4.\...\27115_Lot 4.dwg (30624_Topo_Jan18)



1 CONTEXT PLAN
1:500

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CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

CONTEXT PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:500	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A01

1 VIEW LOOKING NORTH
N.T.S.

2 VIEW LOOKING EAST
N.T.S.

3 VIEW LOOKING SOUTH
N.T.S.

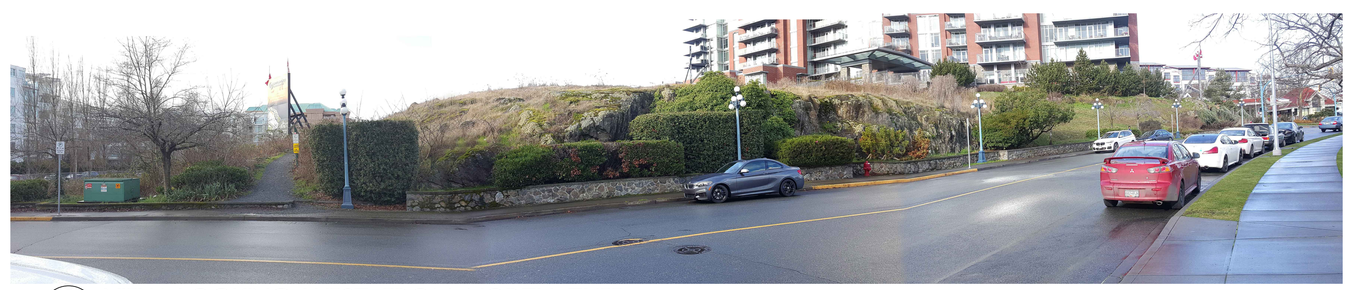
4 VIEW LOOKING SOUTH
N.T.S.

5 ADJACENT PARK TO WEST
N.T.S.

6 VIEW LOOKING SOUTH EAST
N.T.S.

7 PEDESTRIAN PATH ACROSS TYEE
N.T.S.

8 VIEW LOOKING WEST FROM SOUTH TYEE
N.T.S.



9 VIEW LOOKING WEST FROM NORTH TYEE
N.T.S.

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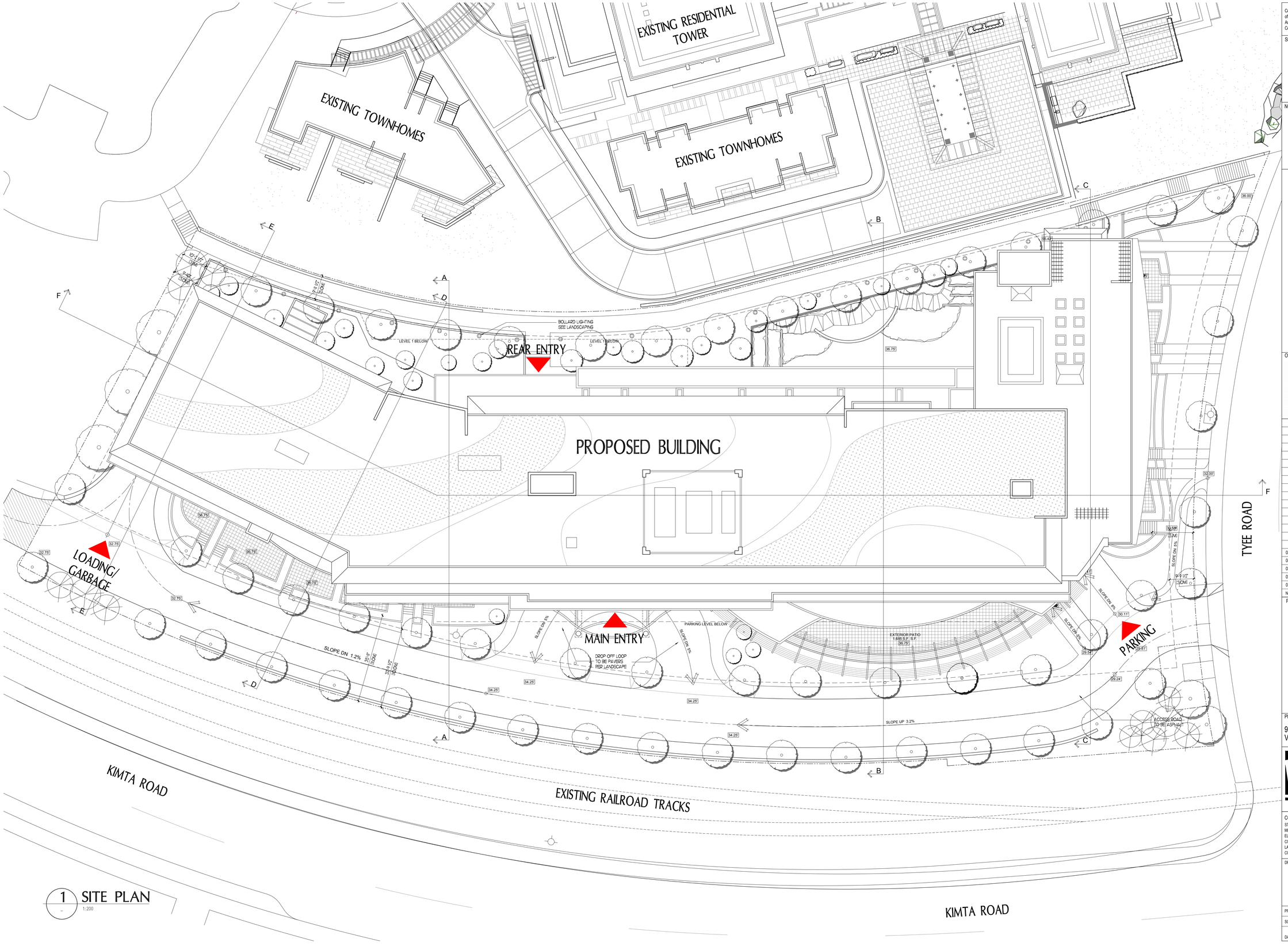
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

CONTEXT PHOTOS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A02



1 SITE PLAN
1:200

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LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
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DRAWING TITLE:

SITE PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A03

PROJECT DATA

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

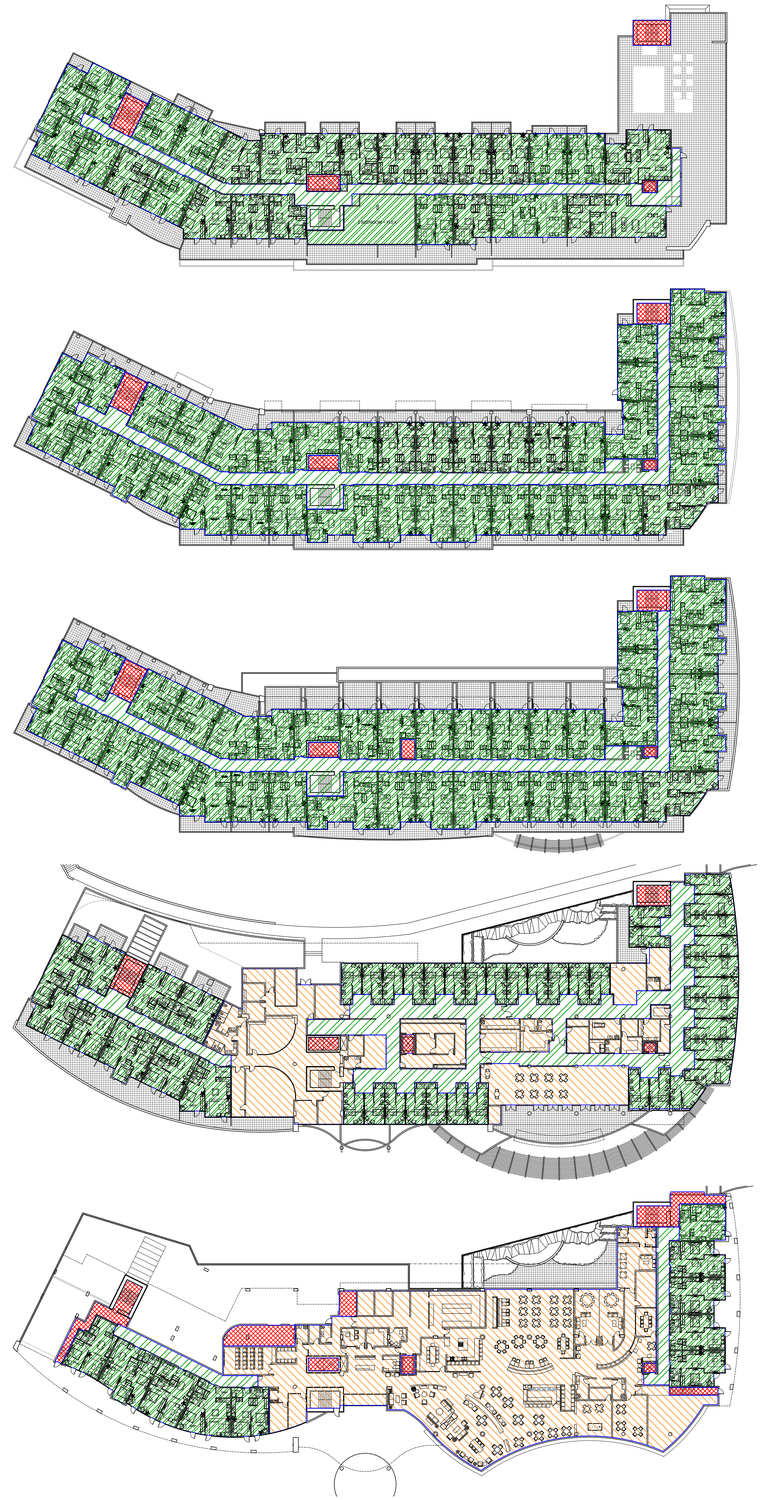
PROJECT INFORMATION TABLE

	ZONE STANDARD	PROPOSED	COMMENT
ZONE (EXISTING)	SSR (DA-3)	SSR (DA-3)	
SITE AREA (m^2)	7,944	7,944	
TOTAL FLOOR AREA (m^2)	14,219.76	14,219.76	
COMMERCIAL FLOOR AREA (m^2)	190	0	
FLOOR SPACE RATIO	1.790	1.790	*COMMUNITY AMENITIES
SITE COVERAGE (%)	<50	50	
OPEN SITE SPACE (%)	>40	40	
LENGTH OF STREET WALL (m)	39.0	37.8	
HEIGHT OF BUILDING (m)	17.0	16.5	
NUMBER OF STOREYS	5	5	INCLUDES 1 MEZZANINE
OFF-STREET PARKING			
PARKING STALLS (NUMBER) ON SITE	76	97	18 VISITOR, 4 HC
PARKING LOCATION	ENCLOSED (8 OPEN)	ALL ENCLOSED	
2 STALLS PER LIVE WORK	0	-	
0.5 STALLS PER INDEPENDENT DU	63	-	125 INDEPENDENT DU
0.35 STALLS PER ASSISTED LIVING DU	13	-	35 ASSISTED LIVING DU
BICYCLE PARKING NUMBER	*69 CLASS A, 8 B*	70 CLASS A, 8 B	*PER SCHEDULE C (80-159) DRAFT*
BUILDING SETBACKS (m)			
FRONT YARD	10	11.0	
REAR YARD	3	3.0	
SIDE YARD (WEST)	3	3.1	
SIDE YARD (EAST)	3	5.1	
COMBINED SIDE YARDS	N/A	N/A	
COMMUNITY AMENITY SPACES			
ACCESSORY FACILITIES INCL CIRC.	>19% TOTAL F.A.	20.59% (2,927.19m^2)	
SENIOR'S HOUSING INCL. CIRC.	>75% TOTAL F.A.	76.77% (10,916.64m^2)	
RESIDENTIAL USE DETAILS			
TOTAL NUMBER OF UNITS	-	160 (35 CARE)	
UNIT TYPE	-	1/1+/2/2+ BED & CARE	
GROUND-ORIENTATED UNITS	-	10	
MINIMUM UNIT FLOOR AREA (m^2)	-	49.7 (25.0 CARE)	
TOTAL RESIDENTIAL FLOOR AREA (m^2)	-	10,916.64	

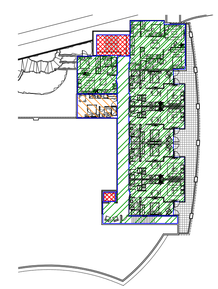
PROPOSED DWELLING UNITS

INDEPENDENT LIVING UNITS	125
STUDIO	3
1 BED	80
1+ BED	17
2 BED	24
2+ BED	1
ASSISTED LIVING UNITS	35
TOTAL UNITS	160
MARKET CONDO UNITS	50 (31.3%)
RENTAL UNITS	75 (46.9%)
ASSISTED LIVING (CARE)	35 (21.9%)

UNIT	COUNT	AREA(SF)	AREA(m2)	FLOORS
STUDIO-A	2	563	52.3	3,4
STUDIO-B	1	543	50.4	3
1 BED-A	30	654	60.8	3,4,5
1 BED-A1	1	633	58.8	1
1 BED-B	4	632	58.7	2,3,4,5
1 BED-B1	1	622	57.8	1
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	2	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
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	1	578	53.7	5
1 BED-O	1	758	70.4	5
1 BED-P	1	689	64.0	5
1 BED-Q	1	530	49.2	5
1+ FLEX-A	12	707	65.7	2,3,4,5
1+ FLEX-A1	1	830	77.1	1
1+ FLEX-B	3	794	73.8	2,3,4
1+ FLEX-B1	1	791	73.5	1
2 BED-A	10	866	80.5	2,3,4,5
2 BED-A1	1	902	83.8	1
2 BED-B	2	850	79.0	3,4
2 BED-C	3	939	87.2	1A,3,4
2 BED-D	2	1,033	96.0	3,4
2 BED-E	2	1,033	96.0	3,4
2 BED-F	1	1,116	103.7	5
2 BED-G	1	1,126	104.6	5
2 BED-H	1	1,289	119.8	5
2 BED-I	1	1,339	124.4	5
2+ FLEX-A	1	1,401	130.2	5



RESIDENTIAL UNITS	9,127.15m^2
RESIDENTIAL CIRCULATION	1,789.49m^2
ACCESSORY SPACES	2,927.19m^2
OTHER	437.86m^2



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DRAWING TITLE:

PROJECT DATA & AREAS

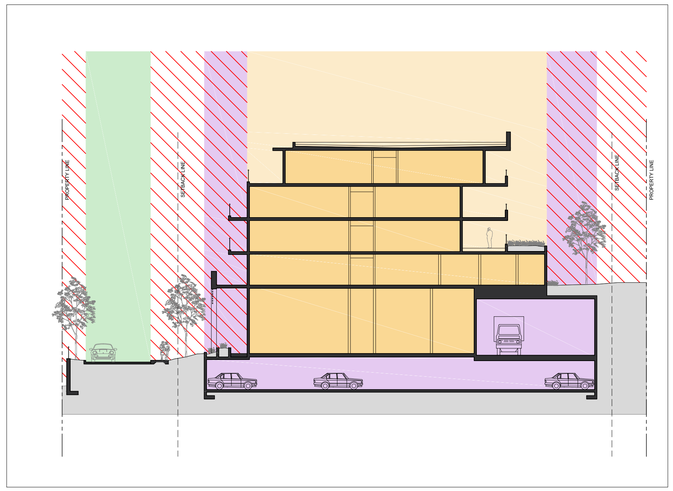
PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A04

OPEN SITE SPACE CALCULATION

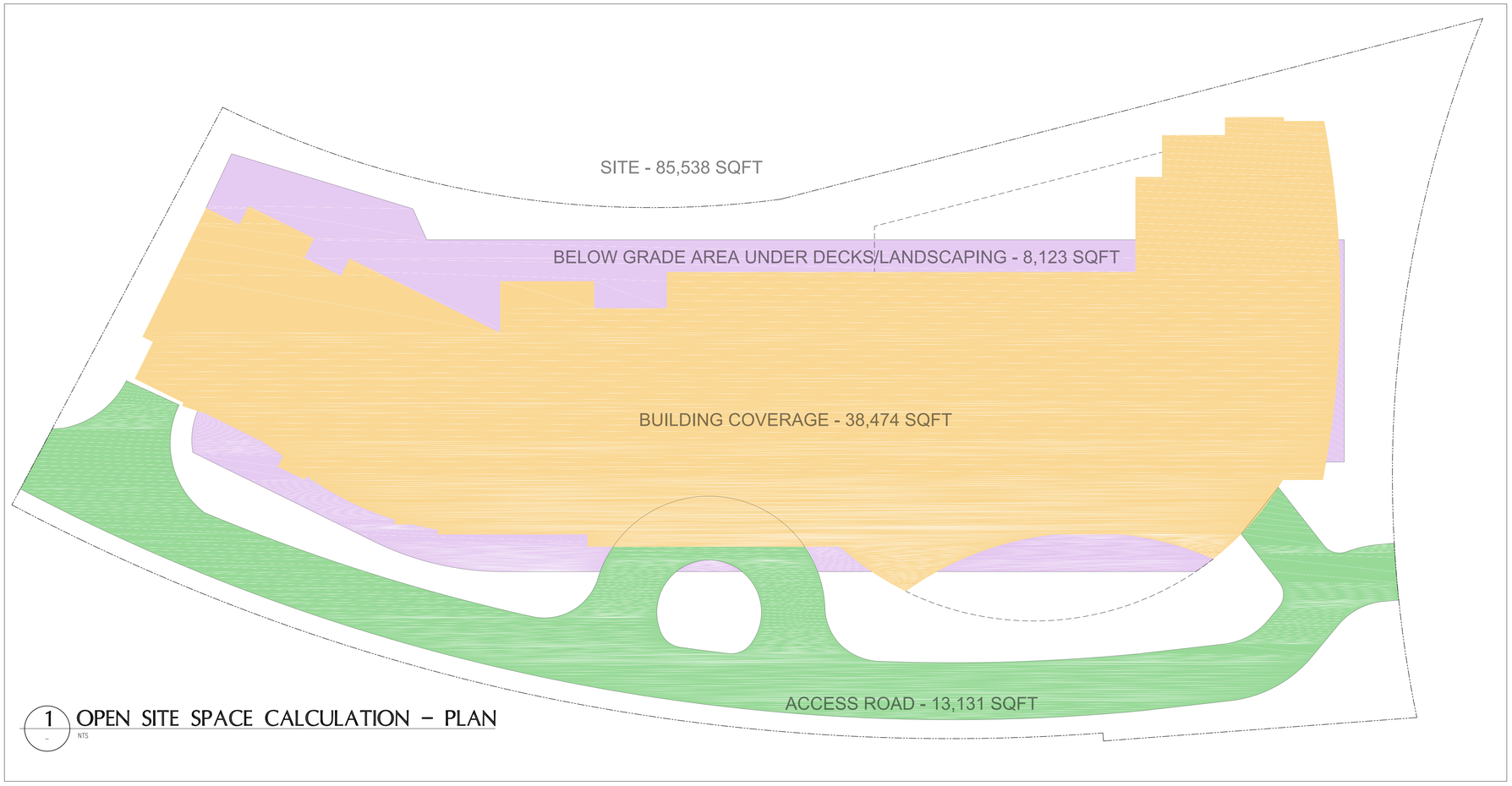
	AREA (ft²)	AREA (%)
SITE AREA =	85,538	
ACCESS ROAD =	13,131	15%
BUILDING COVERAGE = BUILDING ABOVE GRADE ONLY (EXCLUDING DECKS)	38,474	45%
BUILDING UNDER DECK/LANDSCAPING = BUILDING AREA BELOW GRADE WITH DECKS OR LANDSCAPING ABOVE	9,266	11%
OPEN SITE AREA = SUBTRACTING BUILDING COVERAGE AND ACCESS ROAD FROM SITE AREA	33,933	40%

LINE OF DECK AT GRADE

HATCH INDICATES OPEN SITE AREA



2 OPEN SITE SPACE CALCULATION – SECTION
NTS



1 OPEN SITE SPACE CALCULATION – PLAN
NTS

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DRAWING TITLE:

OPEN SITE SPACE CALCULATION

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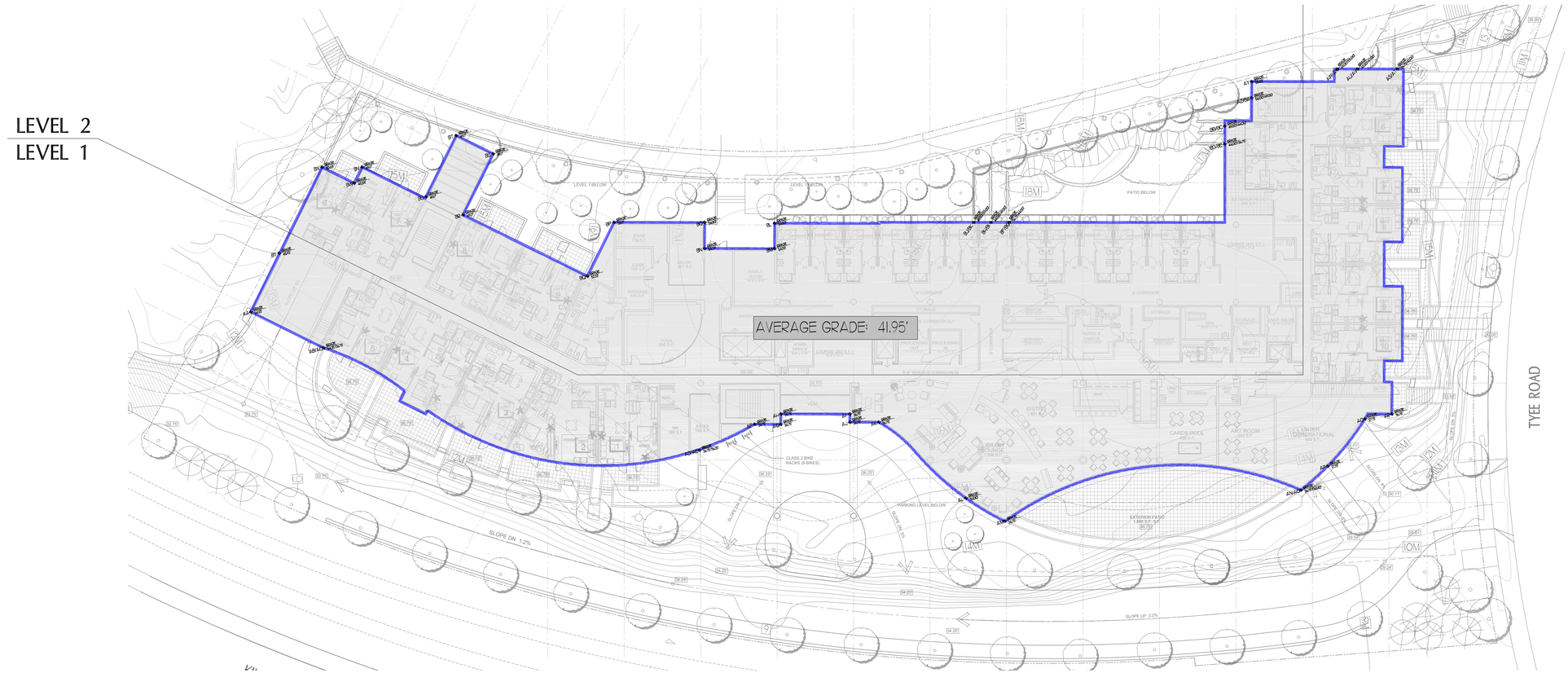

1 AVERAGE GRADE CALCULATION

1:250

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) ÷ 2 x 29.04' =	994.62
AB 34.25	AC 36.75	0.00	(34.25 + 36.75) ÷ 2 x 0' =	0.00
AC 36.75	AD 36.75	148.90	(36.75 + 36.75) ÷ 2 x 148.9' =	5472.08
AD 36.75	AE 36.25	0.00	(36.75 + 36.25) ÷ 2 x 0' =	0.00
AE 36.25	AF 36.75	31.73	(36.25 + 36.75) ÷ 2 x 31.73' =	1158.15
AF 36.75	AG 36.75	11.67	(36.75 + 36.75) ÷ 2 x 11.67' =	428.87
AG 36.75	AH 36.75	3.67	(36.75 + 36.75) ÷ 2 x 3.67' =	134.87
AH 36.75	AI 36.75	24.67	(36.75 + 36.75) ÷ 2 x 24.67' =	906.62
AI 36.75	AJ 36.75	2.92	(36.75 + 36.75) ÷ 2 x 2.92' =	107.31
AJ 36.75	AK 36.75	10.35	(36.75 + 36.75) ÷ 2 x 10.35' =	380.36
AK 36.75	AL 36.00	41.48	(36.75 + 36) ÷ 2 x 41.48' =	1508.84
AL 36.00	AM 36.75	16.06	(36 + 36.75) ÷ 2 x 16.06' =	584.18
AM 36.75	AN 36.75	111.31	(36.75 + 36.75) ÷ 2 x 111.31' =	4090.64
AN 36.75	AO 36.00	0.00	(36.75 + 36) ÷ 2 x 0' =	0.00
AO 36.00	AP 27.75	12.92	(36 + 27.75) ÷ 2 x 12.92' =	411.83
AP 27.75	AQ 27.75	21.48	(27.75 + 27.75) ÷ 2 x 21.48' =	596.07
AQ 27.75	AR 36.75	9.90	(27.75 + 36.75) ÷ 2 x 9.9' =	319.28
AR 36.75	AS 36.75	156.75	(36.75 + 36.75) ÷ 2 x 156.75' =	5760.56
AS 36.75	AT 42.00	0.00	(36.75 + 42) ÷ 2 x 0' =	0.00
AT 42.00	AU 43.50	14.21	(42 + 43.5) ÷ 2 x 14.21' =	607.48
AU 43.50	AV 47.00	0.00	(43.5 + 47) ÷ 2 x 0' =	0.00
AV 47.00	AW 49.00	7.21	(47 + 49) ÷ 2 x 7.21' =	346.08
AW 49.00	AX 55.00	0.00	(49 + 55) ÷ 2 x 0' =	0.00
AX 55.00	AY 55.83	34.10	(55 + 55.83) ÷ 2 x 34.1' =	1889.65
AY 55.83	AZ 56.00	3.73	(55.83 + 56) ÷ 2 x 3.73' =	208.56
AZ 56.00	BA 49.50	0.00	(56 + 49.5) ÷ 2 x 0' =	0.00
BA 49.50	BB 49.50	24.06	(49.5 + 49.5) ÷ 2 x 24.06' =	1190.97
BB 49.50	BC 44.00	0.00	(49.5 + 44) ÷ 2 x 0' =	0.00
BC 44.00	BD 44.00	7.02	(44 + 44) ÷ 2 x 7.02' =	308.88
BD 44.00	BE 36.75	0.00	(44 + 36.75) ÷ 2 x 0' =	0.00
BE 36.75	BF 36.75	97.29	(36.75 + 36.75) ÷ 2 x 97.29' =	3575.41
BF 36.75	BG 44.00	0.00	(36.75 + 44) ÷ 2 x 0' =	0.00
BG 44.00	BH 44.00	17.15	(44 + 44) ÷ 2 x 17.15' =	754.60
BH 44.00	BI 49.50	0.00	(44 + 49.5) ÷ 2 x 0' =	0.00
BI 49.50	BJ 49.50	29.38	(49.5 + 49.5) ÷ 2 x 29.38' =	1454.31
BJ 49.50	BK 59.00	0.00	(49.5 + 59) ÷ 2 x 0' =	0.00
BK 59.00	BL 54.50	42.54	(59 + 54.5) ÷ 2 x 42.54' =	2414.15
BL 54.50	BM 54.33	9.00	(54.5 + 54.33) ÷ 2 x 9' =	489.74
BM 54.33	BN 54.33	25.00	(54.33 + 54.33) ÷ 2 x 25' =	1358.25
BN 54.33	BO 54.50	9.33	(54.33 + 54.5) ÷ 2 x 9.33' =	507.69
BO 54.50	BP 53.17	32.40	(54.5 + 53.17) ÷ 2 x 32.4' =	1744.25
BP 53.17	BQ 52.33	21.40	(53.17 + 52.33) ÷ 2 x 21.4' =	1128.85
BQ 52.33	BR 49.17	49.54	(52.33 + 49.17) ÷ 2 x 49.54' =	2514.16
BR 49.17	BS 49.17	24.33	(49.17 + 49.17) ÷ 2 x 24.33' =	1196.31
BS 49.17	BT 49.17	14.75	(49.17 + 49.17) ÷ 2 x 14.75' =	725.26
BT 49.17	BU 49.17	24.33	(49.17 + 49.17) ÷ 2 x 24.33' =	1196.31
BU 49.17	BV 49.17	25.19	(49.17 + 49.17) ÷ 2 x 25.19' =	1238.59
BV 49.17	BW 48.58	6.33	(49.17 + 48.58) ÷ 2 x 6.33' =	309.38
BW 48.58	BX 50.69	12.83	(48.58 + 50.69) ÷ 2 x 12.83' =	636.82
BX 50.69	BY 45.93	34.35	(50.69 + 45.93) ÷ 2 x 34.35' =	1659.45
BY 45.93	AA 34.25	23.31	(45.93 + 34.25) ÷ 2 x 23.31' =	934.50
	TOTALS	**1221.63**		**51243.90**
AVERAGE BUILDING GRADE =			51243.9 ÷ 1221.63' = **41.95'**	

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02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

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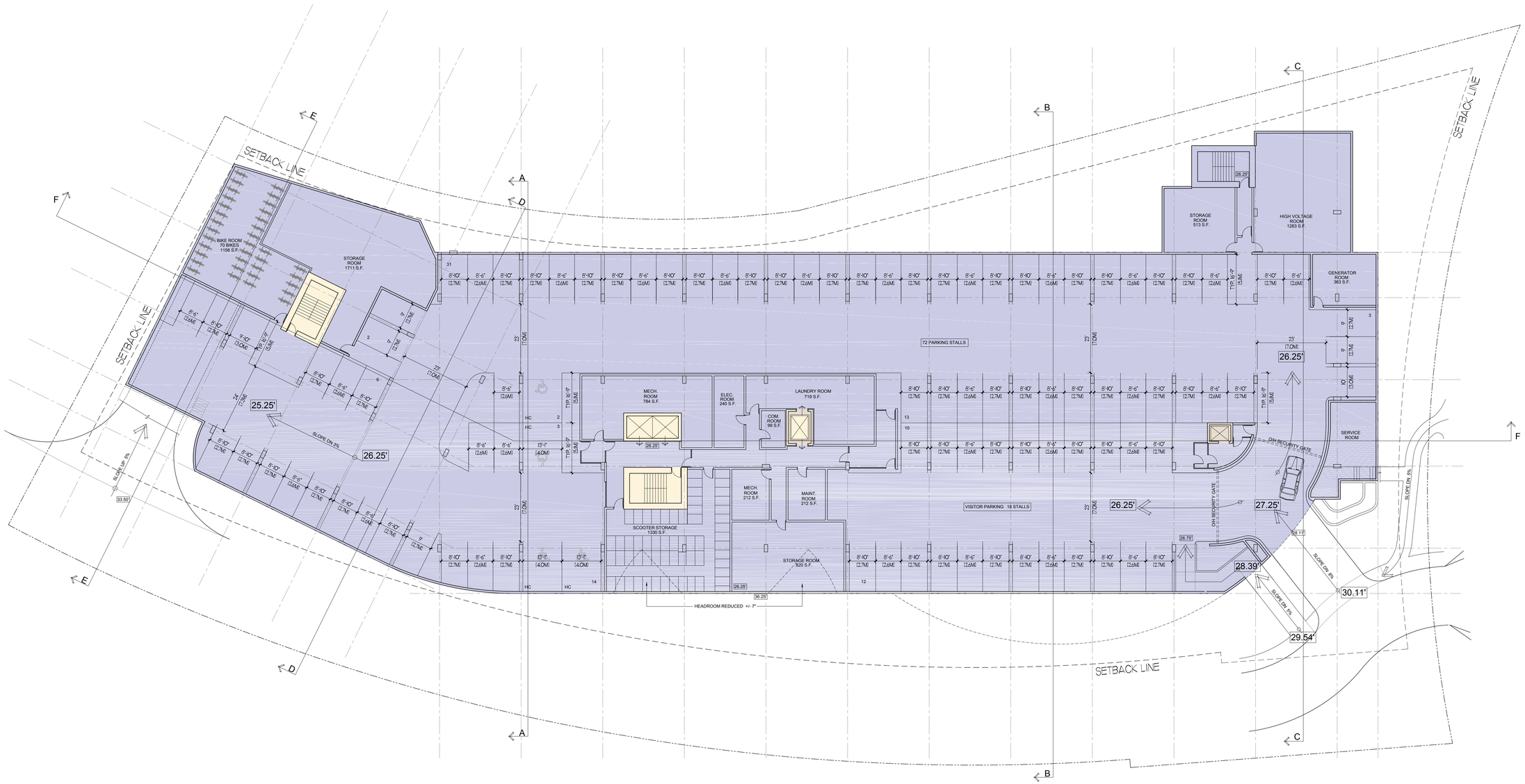
ELECTRICAL:	A.E.S. ENGINEERING
CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

AVERAGE GRADE CALCULATION

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:250	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A06



1 P1 FLOOR PLAN
1:200

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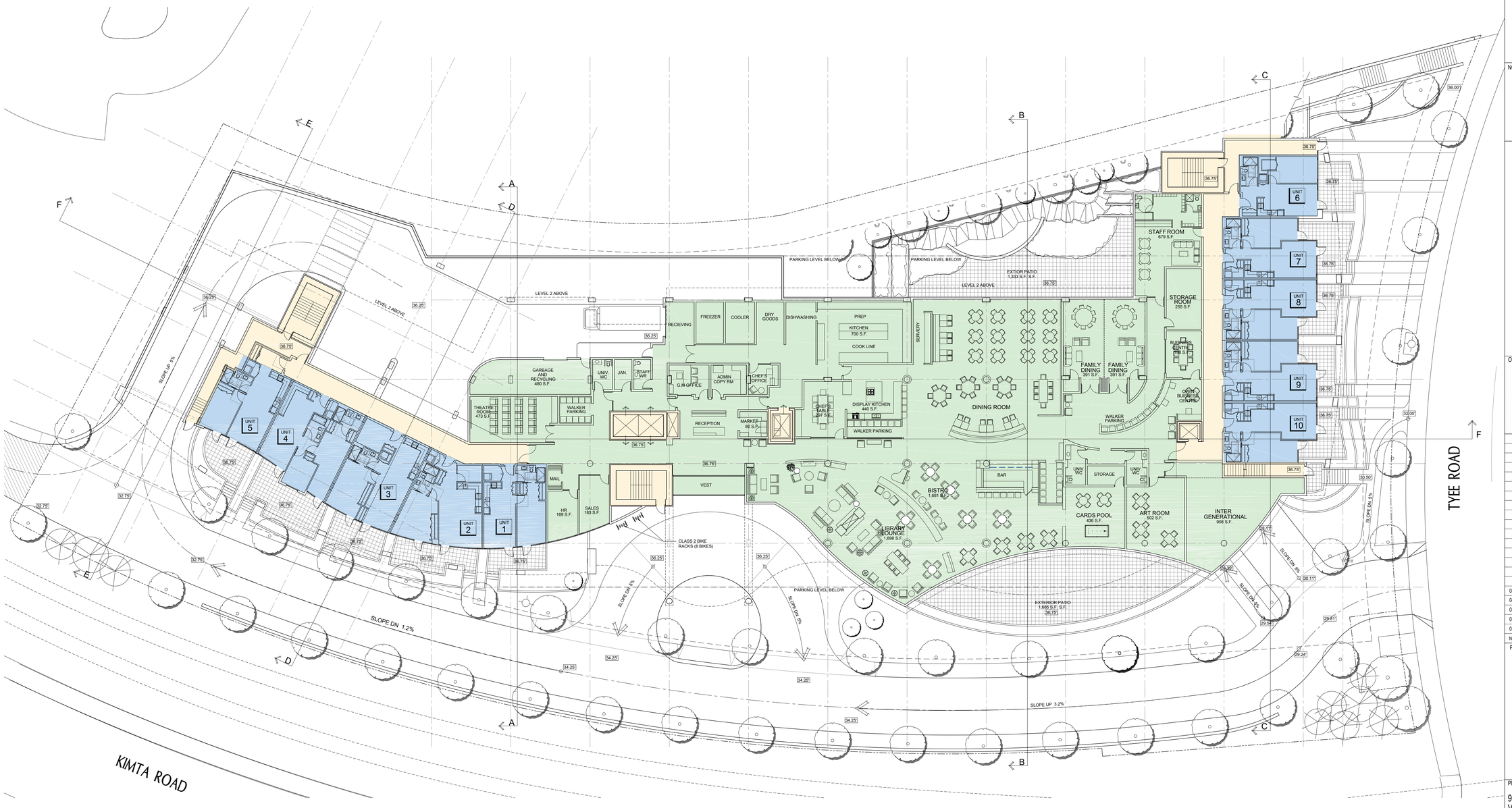
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PARKING LEVEL FLOOR PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A07



1 GROUND FLOOR PLAN

1:200

AREA	m2	SF
LEVEL 1	2,730.54	29,391.3

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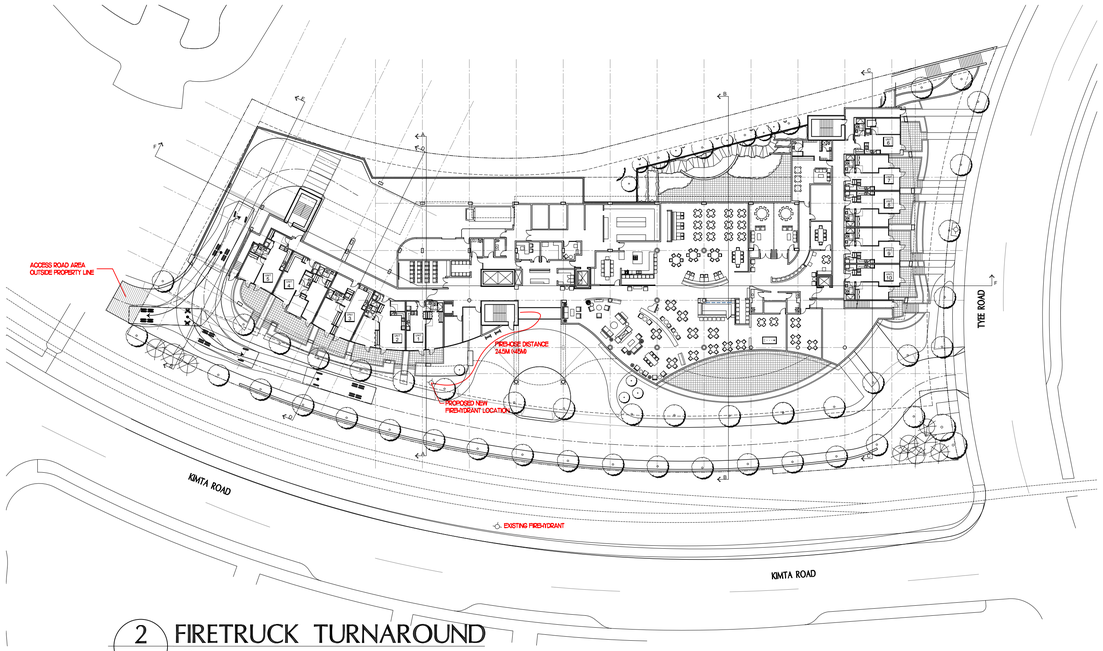
CODE:	G.H.L CONSULTANTS LTD.

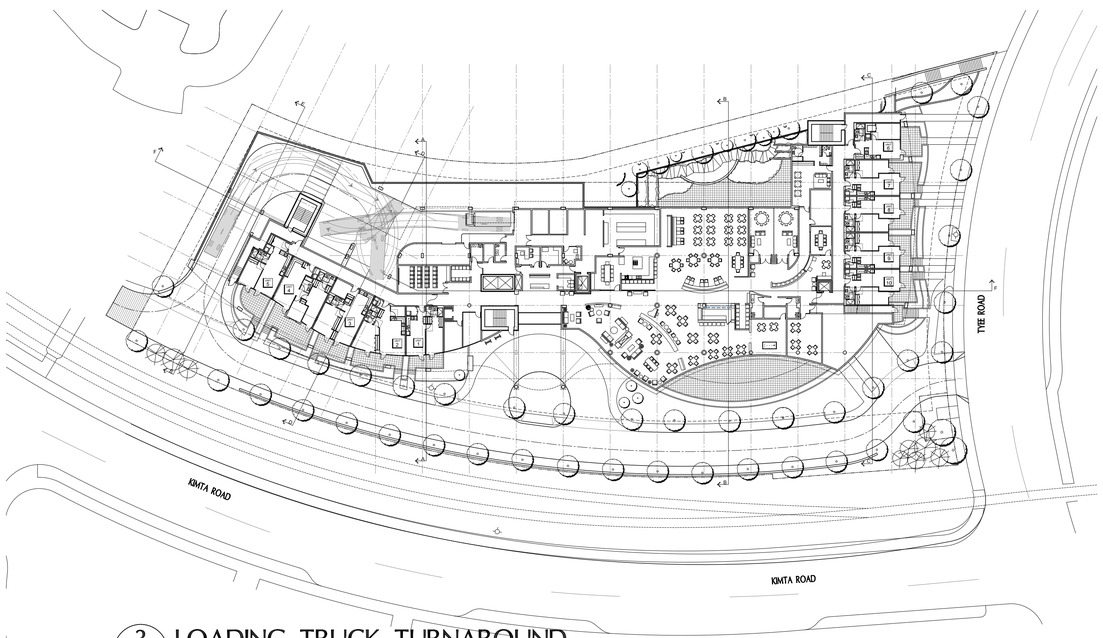
DRAWING TITLE:

GROUND FLOOR PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A08



2 FIRETRUCK TURNAROUND
1:500



3 LOADING TRUCK TURNAROUND
1:500

1 LEVEL 1A FLOOR PLAN
1:200

AREA	m2	SF
LEVEL 1A	501.26	5,395.5

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01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

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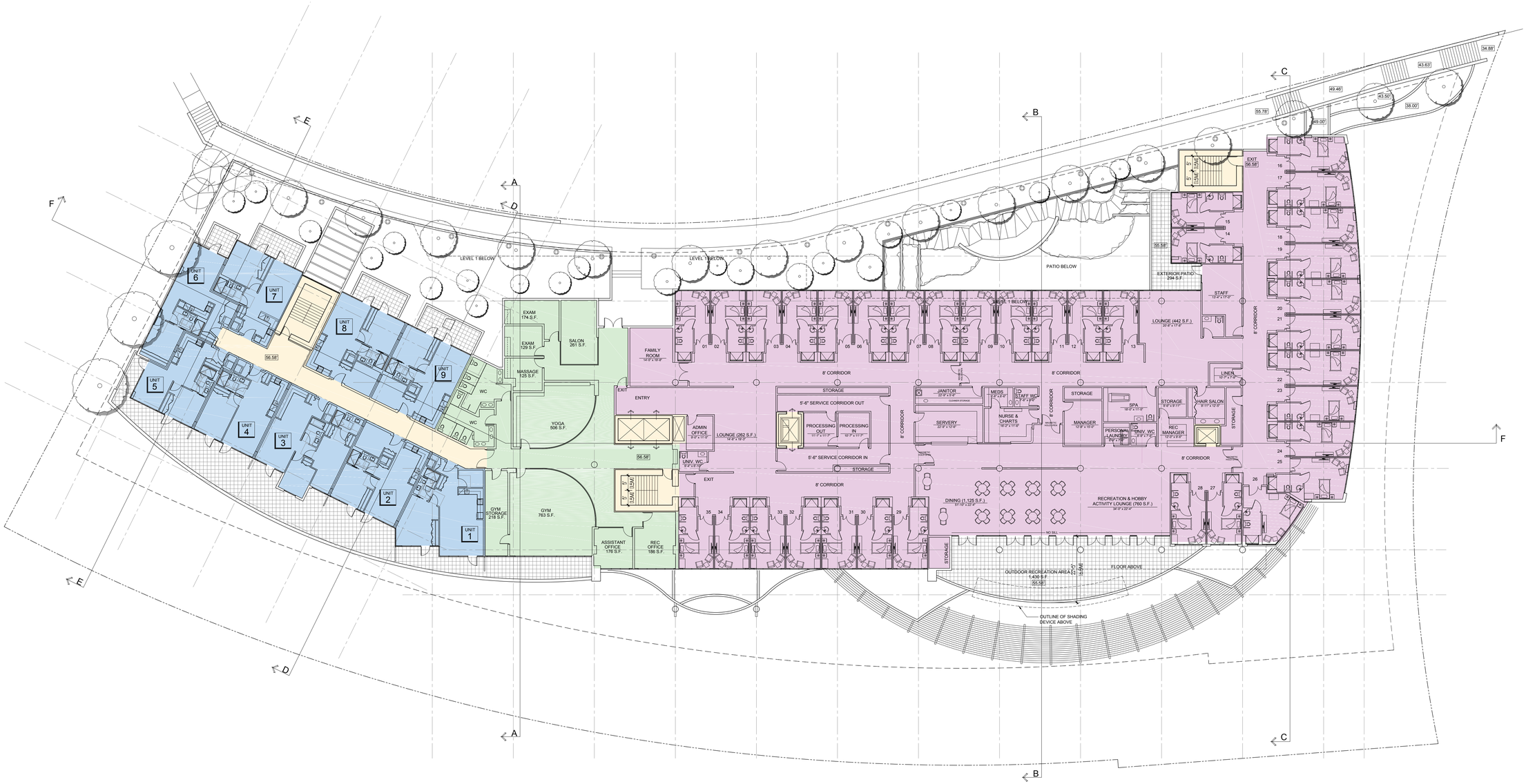
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

LEVEL 1A FLOOR PLAN & TRUCK TURNS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	AS NOTED	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A09



1 SECOND FLOOR PLAN

1:200

AREA	m2	SF
LEVEL 2	3,265.11	35,145.4

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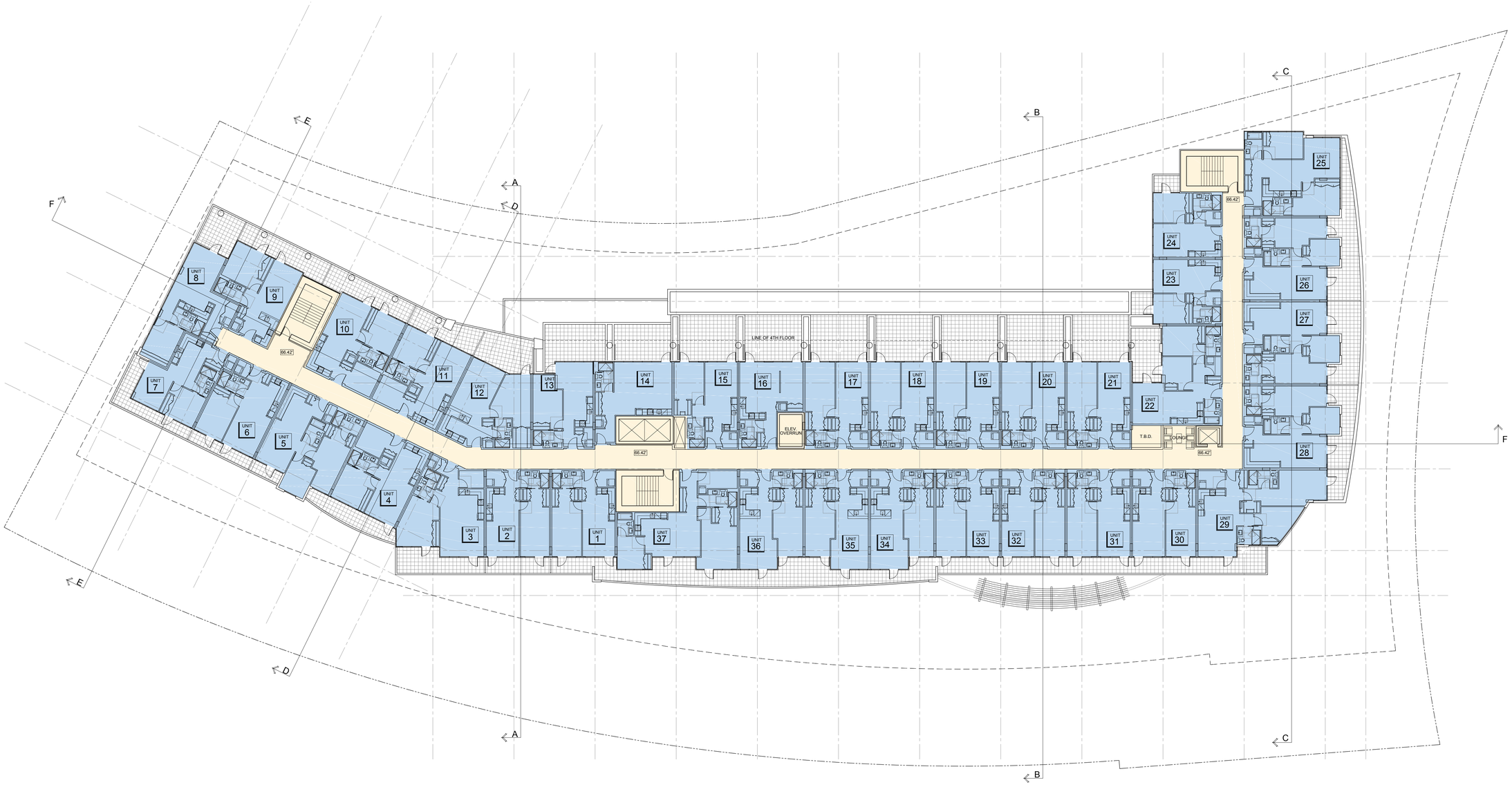
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

SECOND FLOOR PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A10



1 THIRD FLOOR PLAN

1:200

AREA	m2	SF
LEVEL 3	2,786.12	29,989.5

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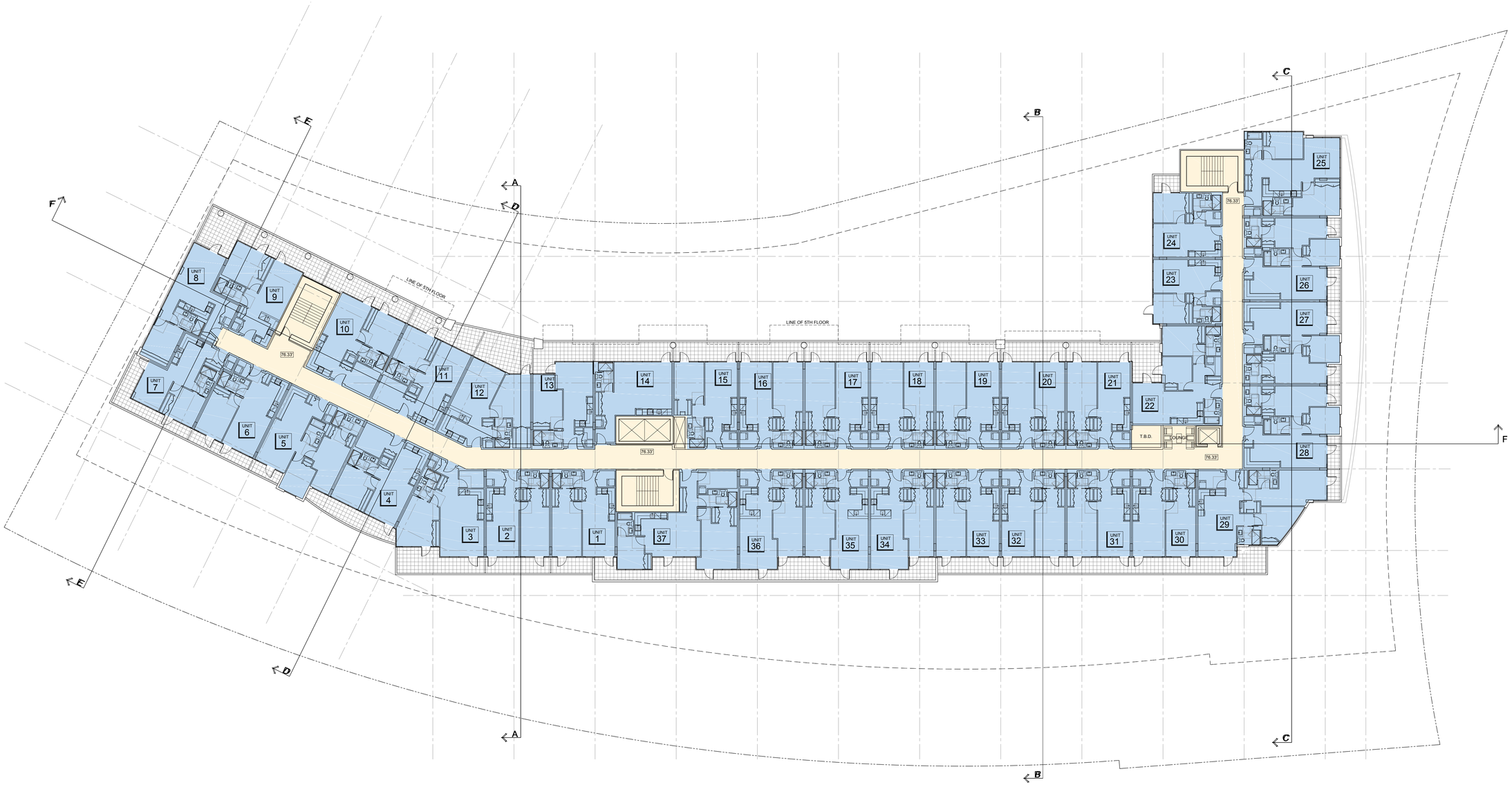
DRAWING TITLE:

THIRD FLOOR PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A11



1 FOURTH FLOOR PLAN
1:200

AREA	m2	SF
LEVEL 4	2,793.79	30,072.1

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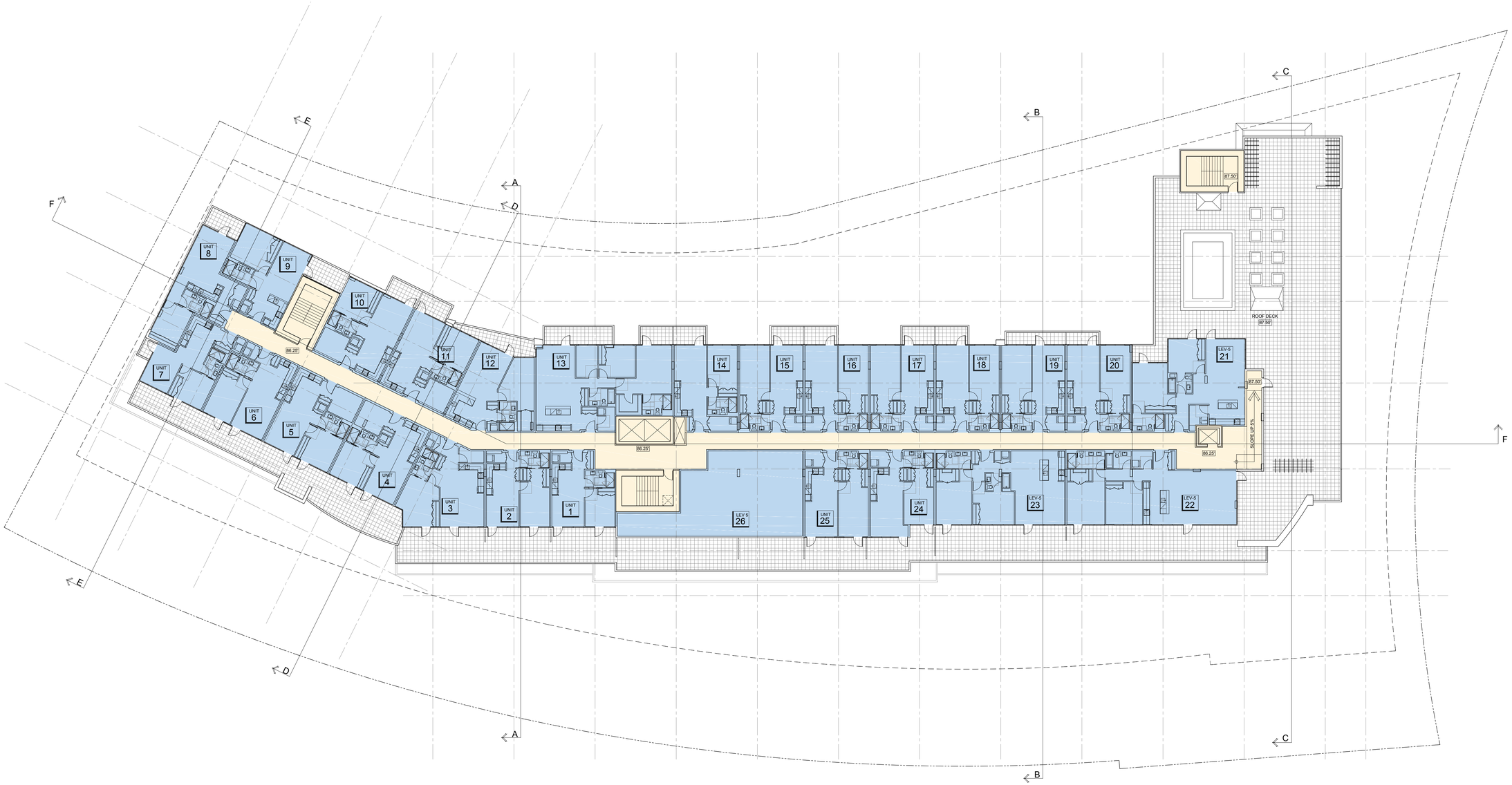
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

FOURTH FLOOR PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A12



1 FIFTH FLOOR PLAN

1:200

AREA	m2	SF
LEVEL 5	2,143.00	23,067.0

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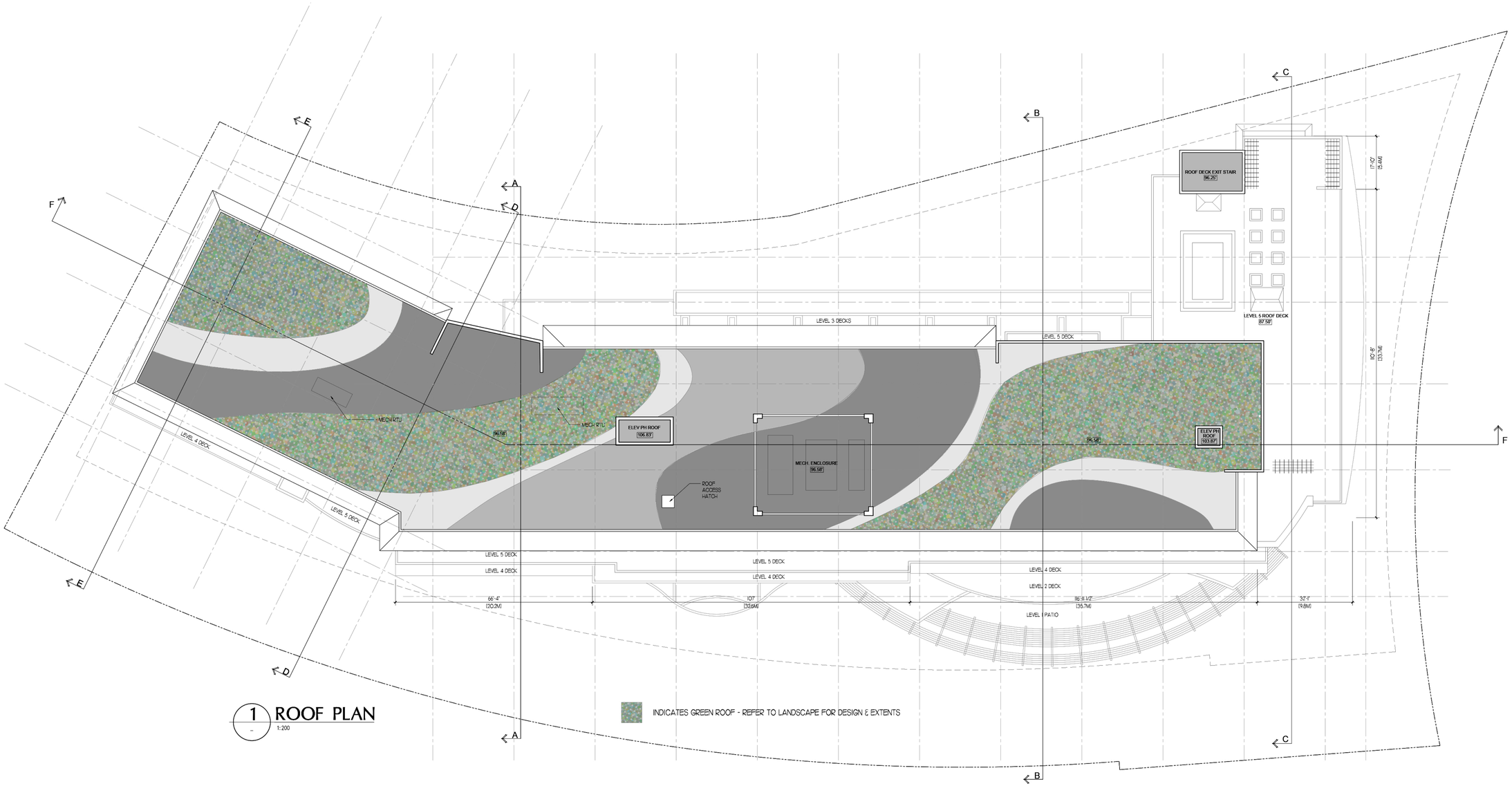
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

FIFTH FLOOR PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A13



1 ROOF PLAN
1:200

INDICATES GREEN ROOF - REFER TO LANDSCAPE FOR DESIGN & EXTENTS

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CIVIL:	J.E. ANDERSON & ASSOCIATES
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CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

ROOF PLAN

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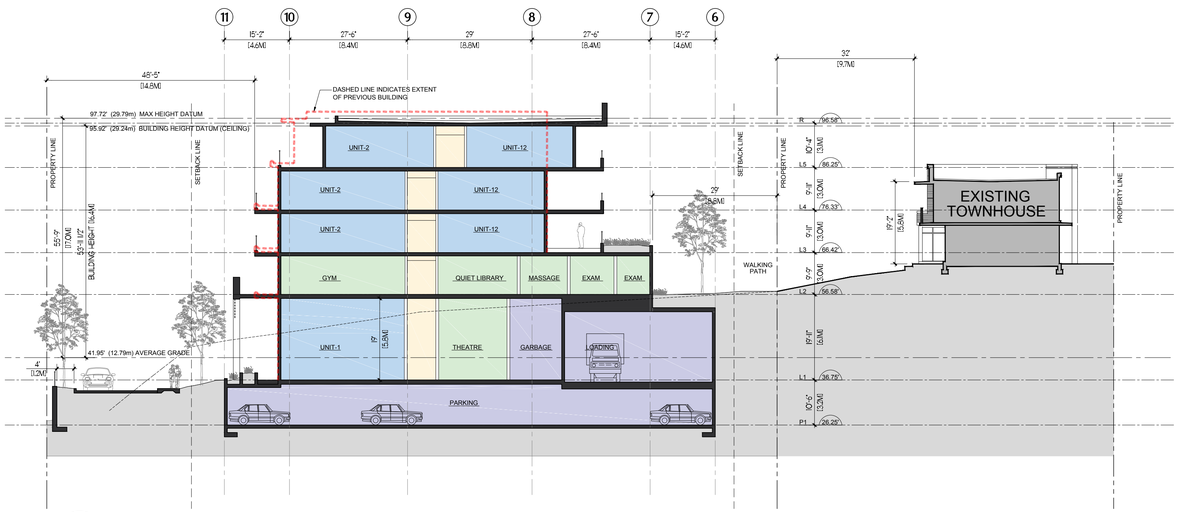
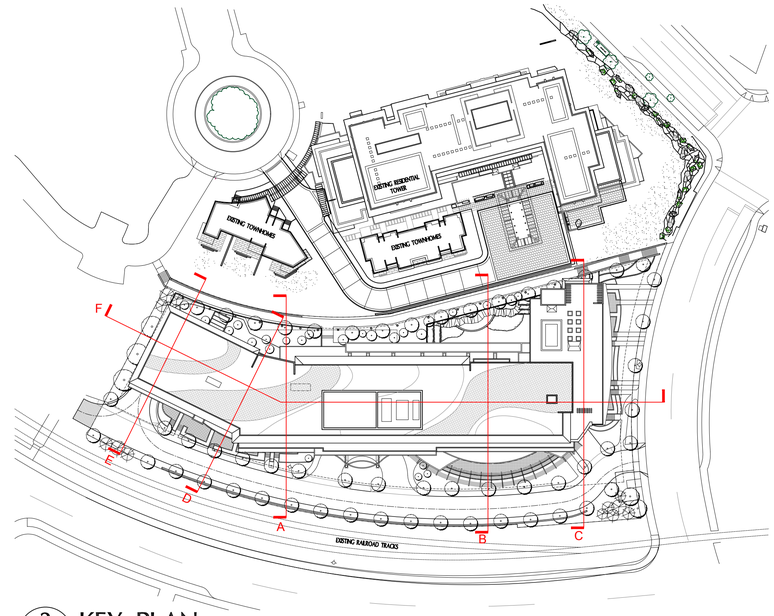
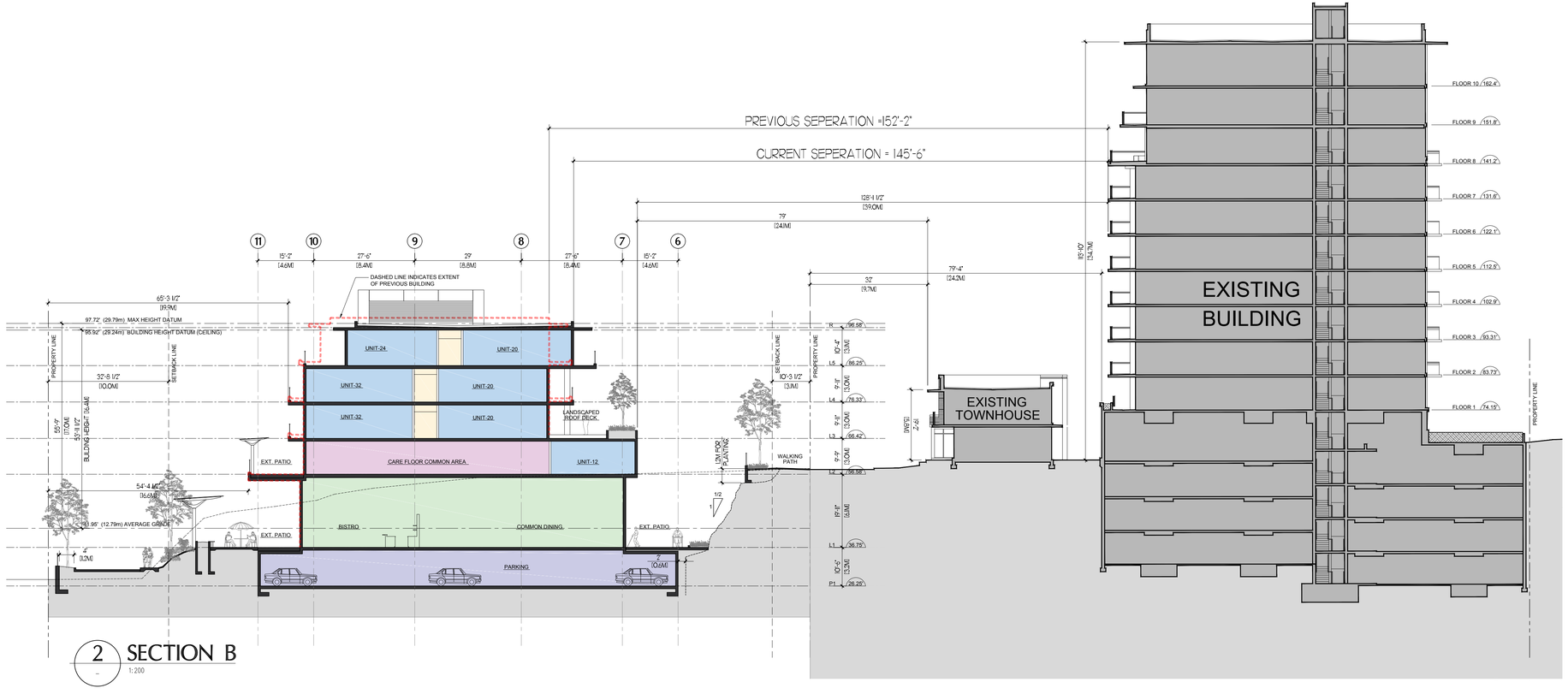
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A14



1 SECTION A
1:200



3 KEY PLAN
1:750



2 SECTION B
1:200

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03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

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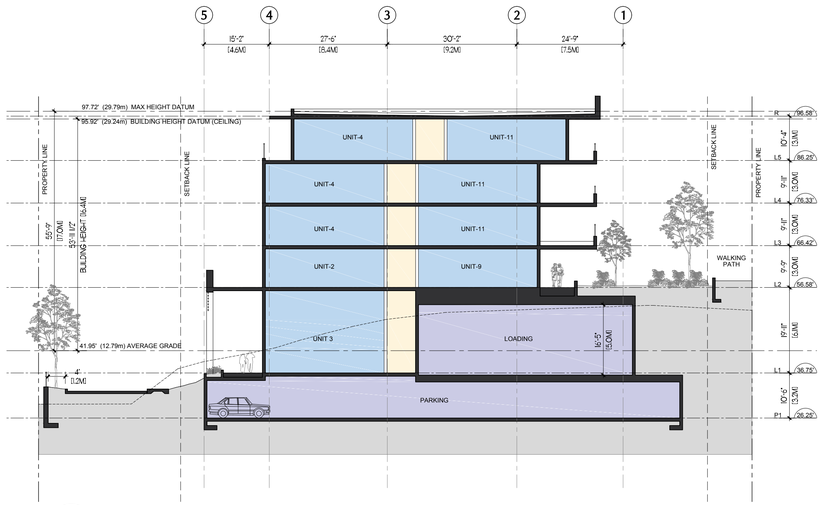
STRUCTURAL:	READ JONES CHRISTOFFERSEN LTD.
MECHANICAL:	A.M.E. GROUP
ELECTRICAL:	A.E.S. ENGINEERING
CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

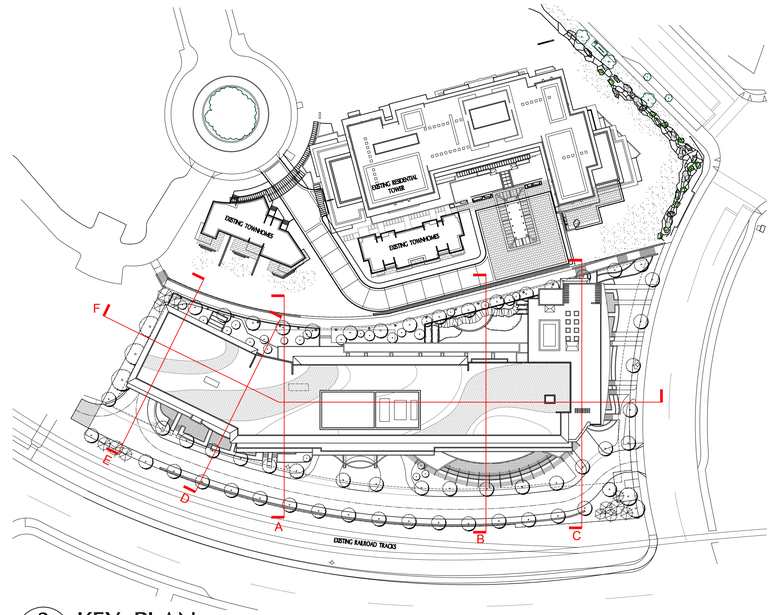
DRAWING TITLE:

BUILDING SECTIONS

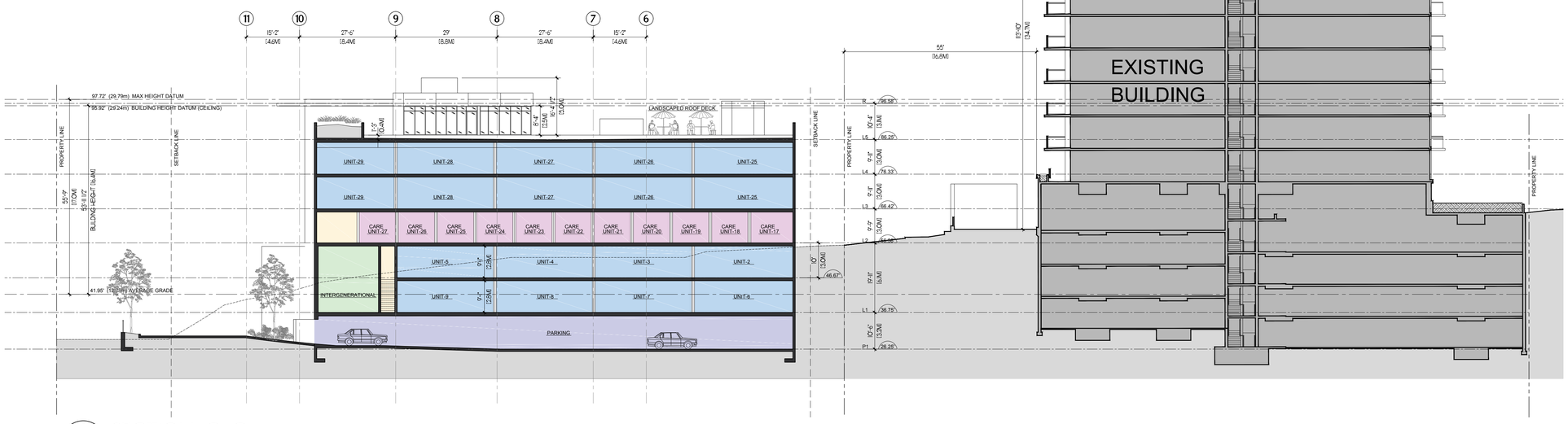
PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A15



1 SECTION D–D
1:200



3 KEY PLAN
1:750



2 SECTION C–C
1:200

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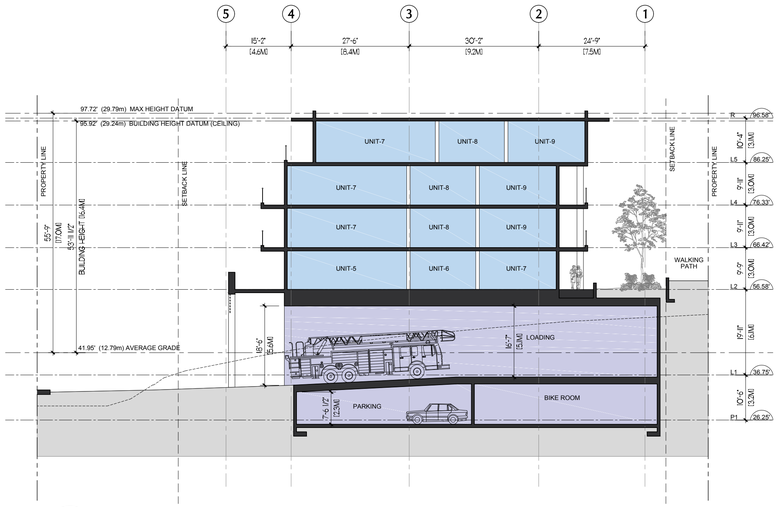
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

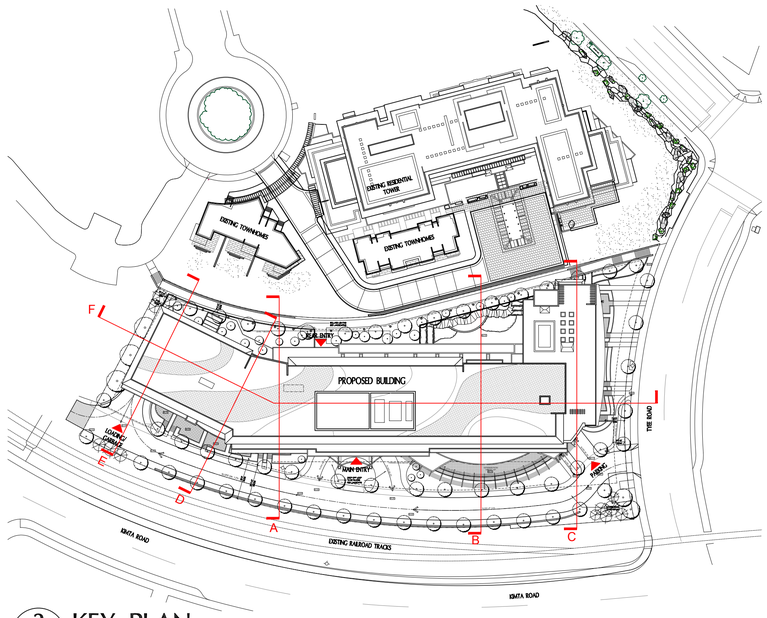
BUILDING SECTIONS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A16



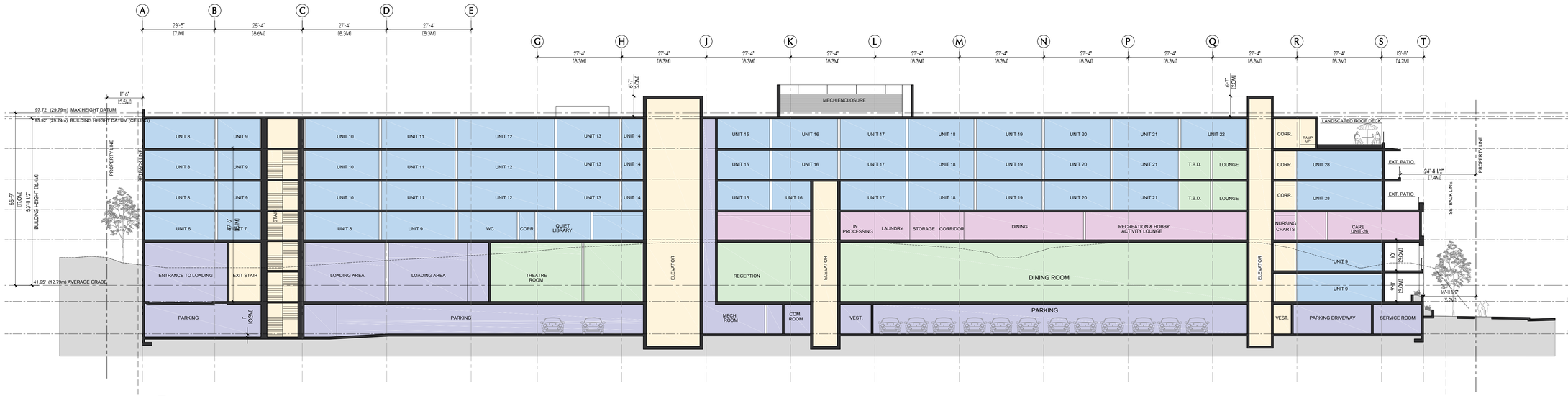
1 SECTION E–E

1:200



3 KEY PLAN

1:750



2 SECTION F–F

1:200

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01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

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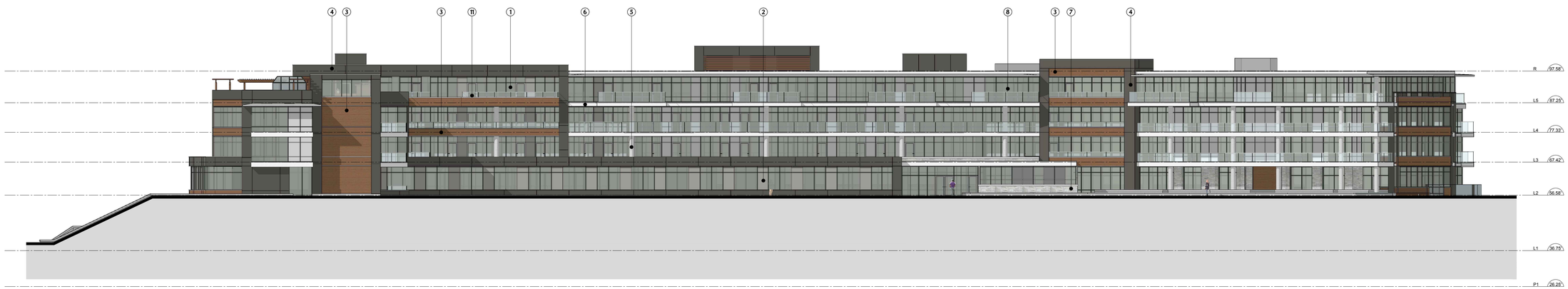
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

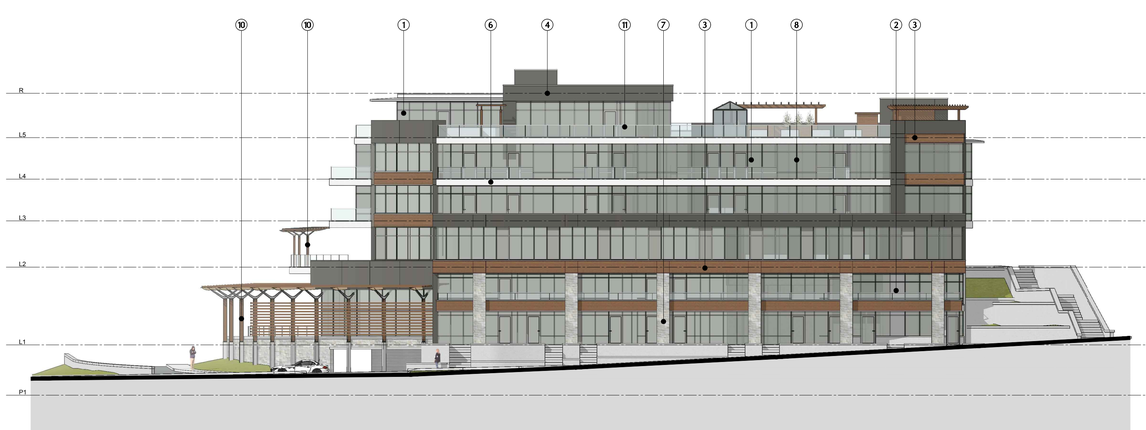
BUILDING SECTIONS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A17

1 SOUTH ELEVATION
1:200



2 NORTH ELEVATION
1:200



3 EAST ELEVATION
1:200

4 WEST ELEVATION
1:200

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MATERIAL LEGEND

1. CLEAR VISION GLASS
2. SPANDREL GLASS - CLEAR BLUE
3. LONGBOARD SIDING - LIGHT CHERRY
4. METAL COMPOSITE PANEL - CHARCOAL
5. SEALED CONCRETE
6. PAINTED WHITE CONCRETE
7. STONE - GREY TAILORED LEDGESTONE
8. ANODIZE ALUMINUM FRAME
9. LONGBOARD BAGUETTE - LIGHT CHERRY
10. WOOD POST
11. CLEAR TEMPERED GLASS RAILING

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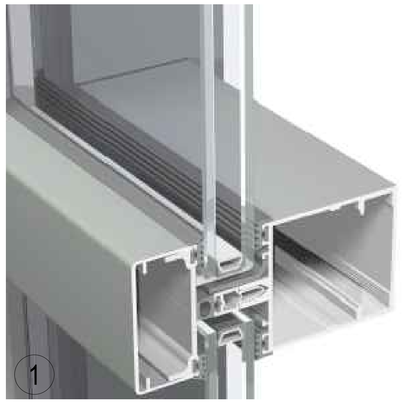
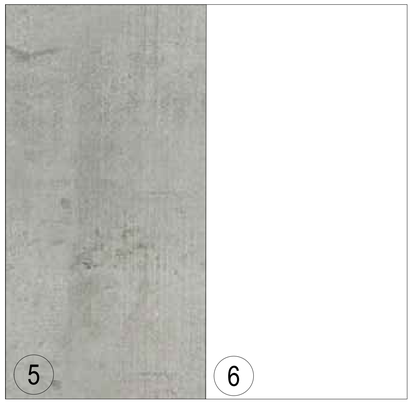
CODE:	G.H.L CONSULTANTS LTD.

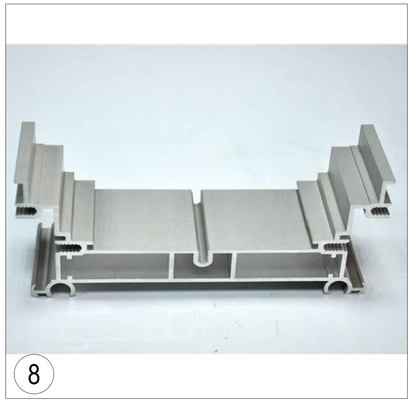
DRAWING TITLE:

BUILDING ELEVATIONS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	1:200	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A18







MATERIAL LEGEND

1. CLEAR VISION GLASS
2. SPANDREL GLASS - CLEAR BLUE
3. LONGBOARD SIDING - LIGHT CHERRY
4. METAL COMPOSITE PANEL - CHARCOAL
5. SEALED CONCRETE
6. PAINTED WHITE CONCRETE
7. STONE - GREY TAILORED LEDGESTONE
8. ANODIZE ALUMINUM FRAME
9. LONGBOARD BAGUETTE - LIGHT CHERRY
10. WOOD POST
11. CLEAR TEMPERED GLASS RAILING

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CODE:	G.H.L CONSULTANTS LTD.

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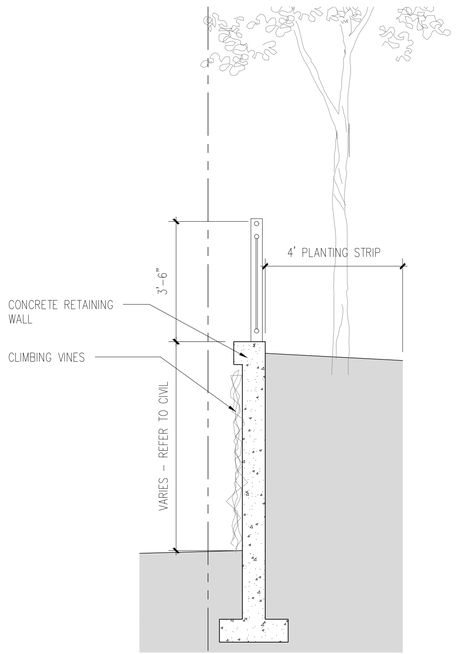
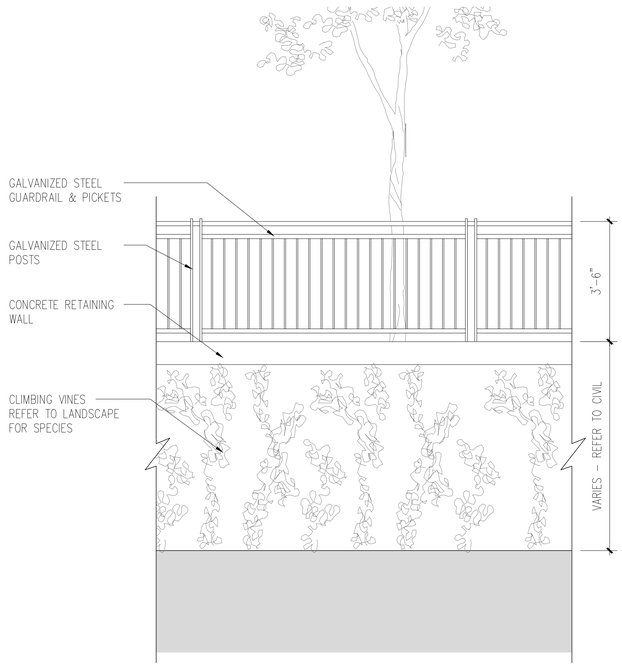
MATERIALS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A19



1 SECTION DETAIL THRU E&N RAIL CORRIDOR RETAINING WALL
1:25



2 ELEVATION DETAIL THRU E&N RAIL CORRIDOR RETAINING WALL
1:25

3 E&N CORRIDOR GUARDRAIL
N.T.S.

4 ROOF DECK – TRELLIS
N.T.S.

5 ROOF DECK – GREENHOUSE
N.T.S.

6 ROOF DECK – GARDEN SHED
N.T.S.

7 ROOF DECK – GRAND PAVILLION
N.T.S.

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DRAWING TITLE:

DETAILS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A19a

1 STREETSCAPE ALONG TYEE
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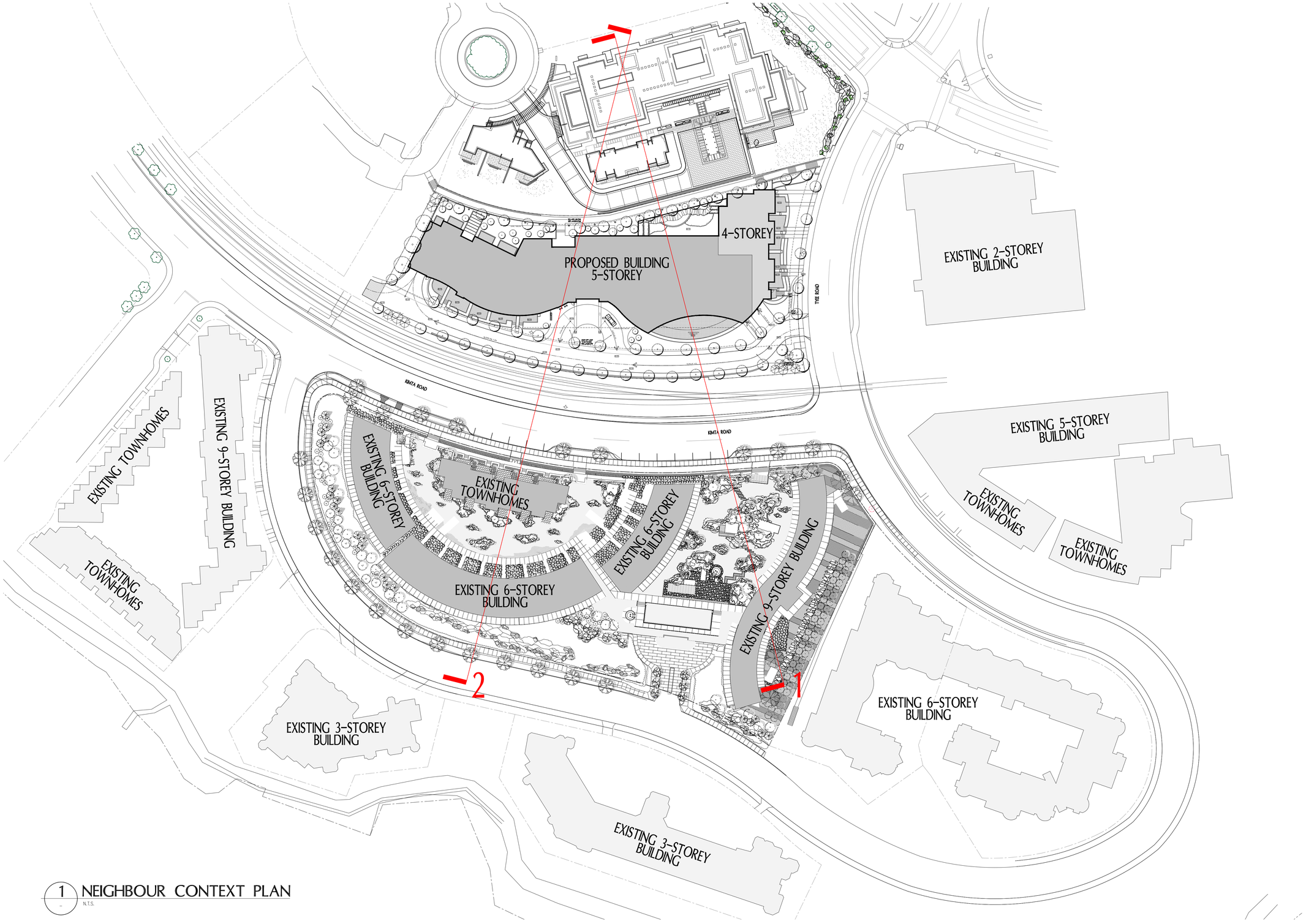
DRAWING TITLE:

STREETSCAPE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A20



1 NEIGHBOUR CONTEXT PLAN
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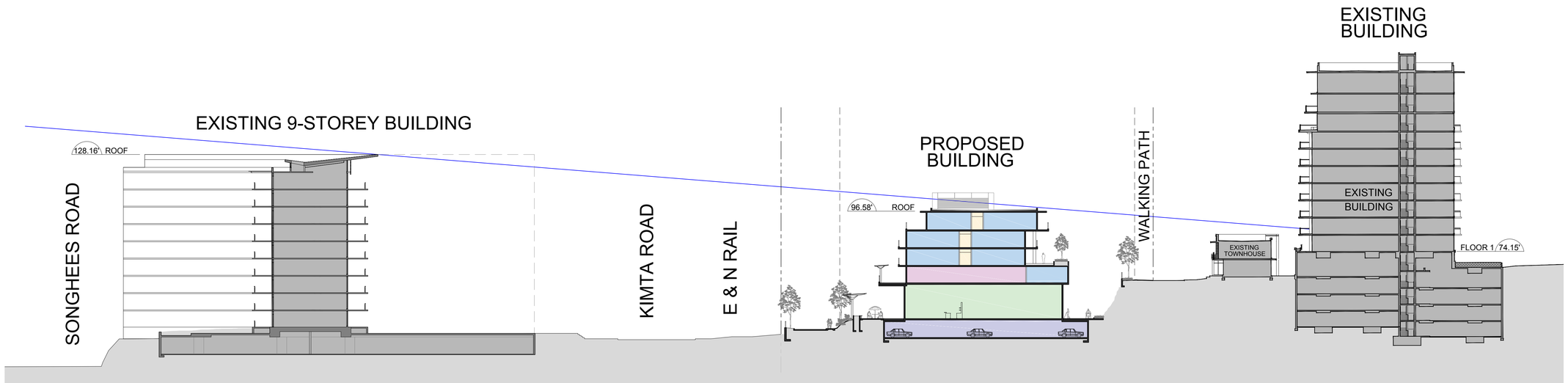
DRAWING TITLE:

NEIGHBOURS CONTEXT PLAN

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A21

NO SIGNIFICANT CHANGE TO VIEW

EXTENT OF OBSTRUCTION



1 1/A21 CONTEXT SECTION 1
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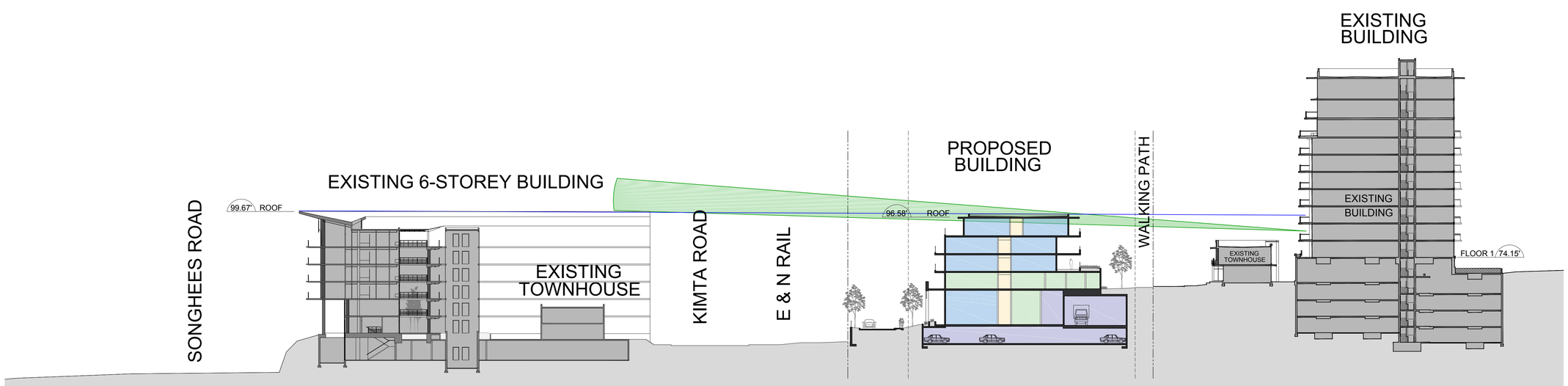

2 1/A21 CONTEXT SECTION 2
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CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

CONTEXT SECTIONS

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A22

1 PERSPECTIVE OF KIMTA STREETSCAPE
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CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A23

1 PERSPECTIVE ALONG NORTH PEDESTRIAN PATHWAY
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03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:

90 SAGHALIE RD
VICTORIA, B.C

Wensley Architecture ltd

301 - 1444 Alberni St.
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tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

CONSULTANTS:

STRUCTURAL:	READ JONES CHRISTOFFERSEN LTD.
MECHANICAL:	A.M.E. GROUP
ELECTRICAL:	A.E.S. ENGINEERING
CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A24

1 PERSPECTIVE OF SOUTHEAST CORNER
N.T.S.

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:

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VICTORIA, B.C

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CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A25

1 SCHEMATIC PERSPECTIVE
N.T.S.

NOTE:
PLANTING INTENTIONALLY LEFT OFF TO
ILLUSTRATE BUILDING FORM AND PATHWAYS

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:

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CONSULTANTS:

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CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A26

1 PERSPECTIVE OF SOUTHWEST PEDESTRIAN PATHWAY
N.T.S.

NOTE:
STAIR AND PATHWAY FOR CONTEXT ONLY.
NOT REPRESENTATIVE OF FINAL DESIGN

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

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CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A27

1 PERSPECTIVE OF TYEE STREETSCAPE
N.T.S.

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:

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CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A28

1 PERSPECTIVE OF MAIN ENTRY
N.T.S.

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:

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CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A29

1 PERSPECTIVE OF TYEE STREETSCAPE
N.T.S.

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:

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CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A30

1 PERSPECTIVE AT KIMTA & TYEE INTERSECTION
N.T.S.

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NO.	REVISION	M/D/Y
05	RE-ISSUED FOR DEVELOPMENT PERMIT	12/14/2018
04	RE-ISSUED FOR DEVELOPMENT PERMIT	10/29/2018
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/14/2018
02	RE-ISSUED FOR DEVELOPMENT PERMIT	04/24/2018
01	ISSUED FOR DEVELOPMENT PERMIT	02/07/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

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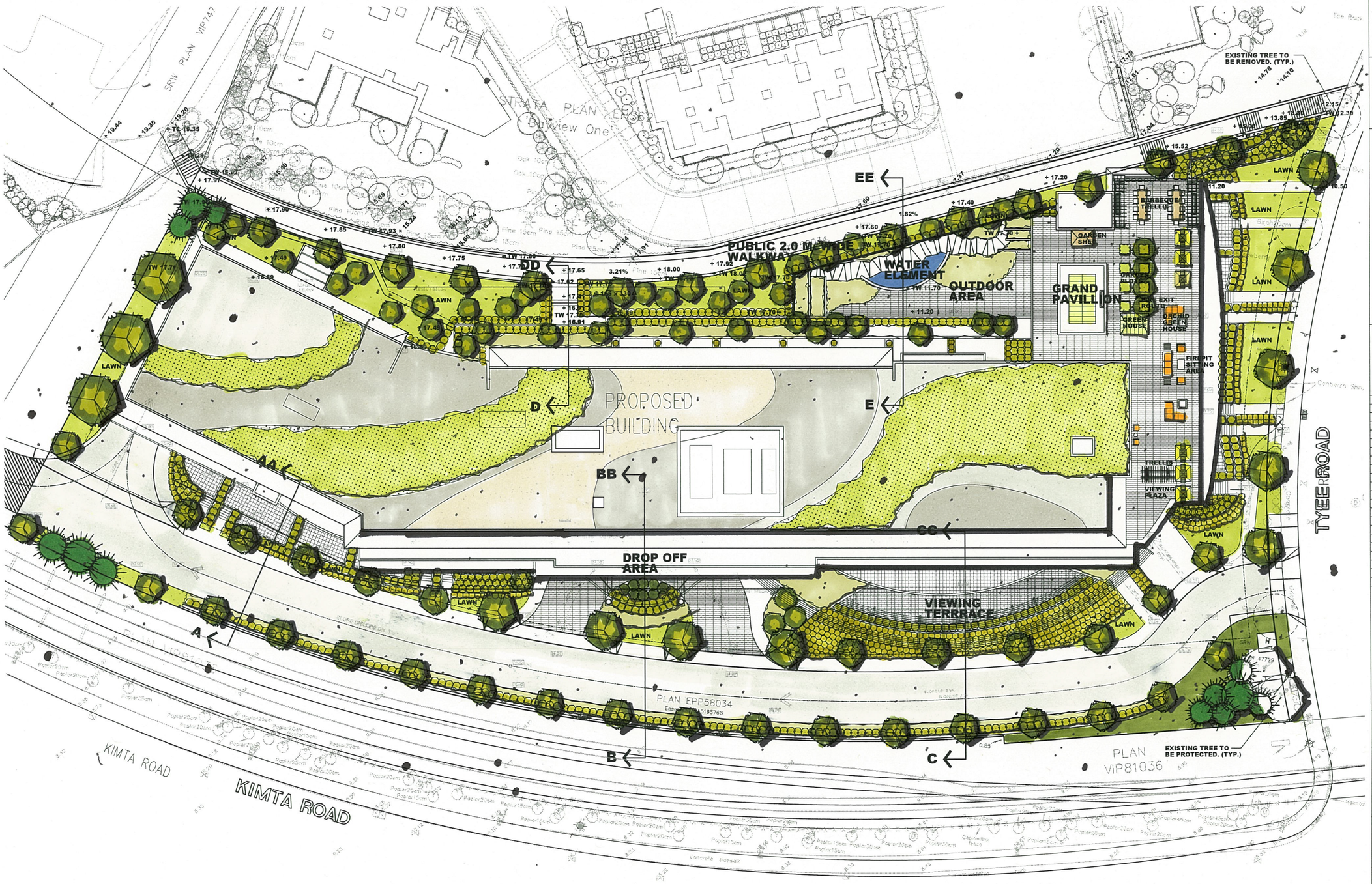
CIVIL:	J.E. ANDERSON & ASSOCIATES
LANDSCAPE:	LOMBARD NORTH GROUP (B.C.) INC.
CODE:	G.H.L CONSULTANTS LTD.

DRAWING TITLE:

PERSPECTIVE

PROJECT NO:	17086	DRAWN BY:	AS
SCALE:	N.T.S.	REVIEW BY:	KG
DATE:	JANUARY 2017	DRAWING NO:	A31



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\Element_Logo_Colour_HighRes-1100x477.jpg

NO.	REVISION	M/D/Y
04	RE-SUBMITTED FOR DEVELOPMENT PERMIT	10/29/2018
03	BUILDING FRONTAGE	06/05/2018
02	CITY COMMENTS	04/24/2018
01	DEVELOPMENT PERMIT APPLICATION	03/06/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:

90 SAGHALIE RD
VICTORIA, B.C.

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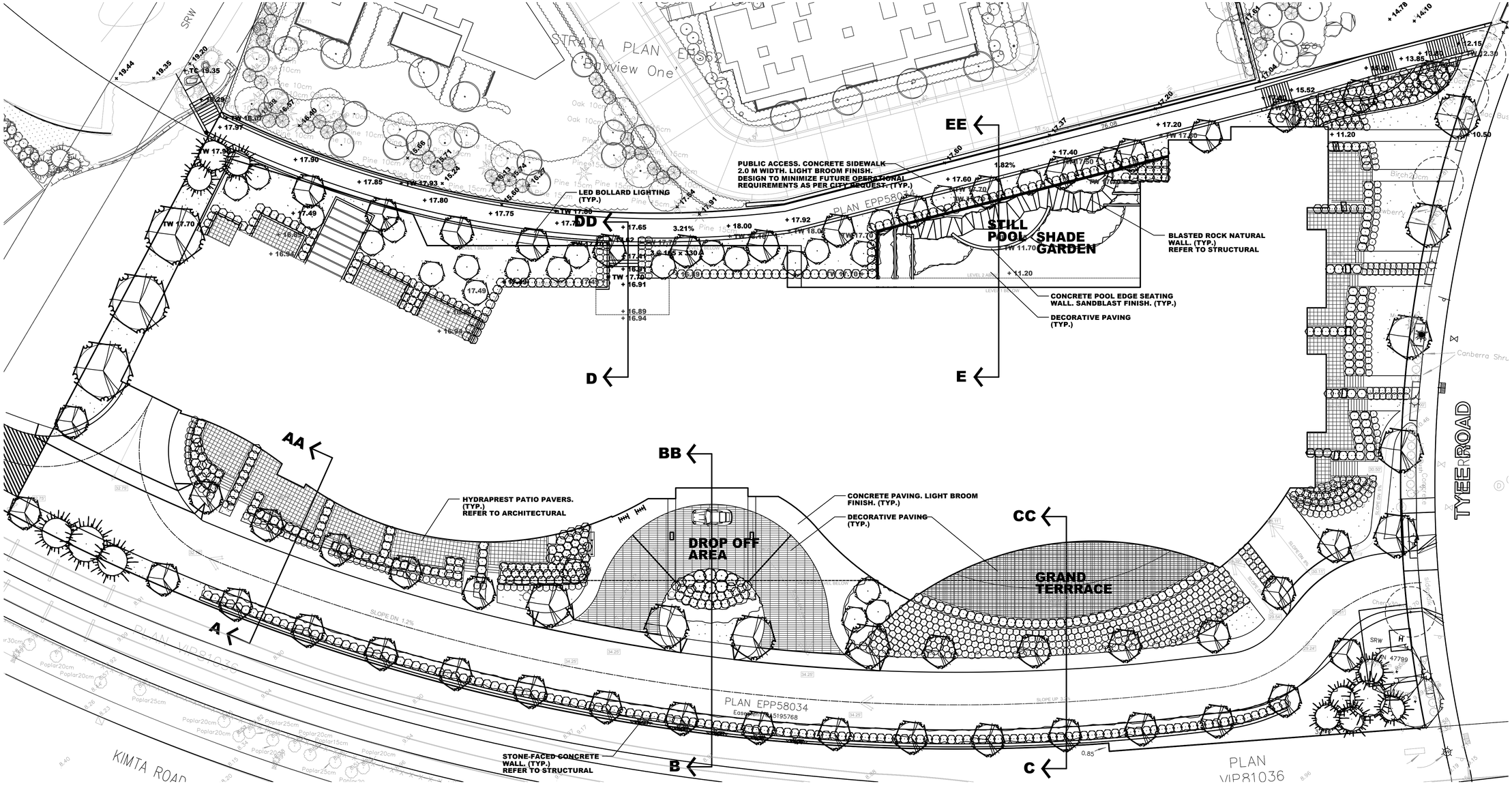
301 - 1444 Alberni St.
Vancouver, BC V6G 3Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

Lombard North Group

DRAWING TITLE:

LANDSCAPE PLAN

PROJECT NO:	1178 17 01	DRAWN BY:	SP
SCALE:	1:200	REVIEW BY:	JP
DATE:	01/15/18	DRAWING NO:	P1



LEGEND

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE, SWEET SHADOW MAPLE, HEDGE MAPLE, LITTLE LEAF LINDEN;
SIZE 7.0 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:
COLUMNAR RED MAPLE, COLUMNAR GOLD MAPLE
SIZE 6.0 CM CAL.; APPROXIMATE NO. - 46

CONIFEROUS 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), NOOTKA ROSE (DEC), GLOSSY ABELIA (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), PORTUGESE LAUREL (BL), OAK LEAF HYDRANGEA (DEC);
SIZE 27 CM POT; APPROXIMATE NO. - 08

MEDIUM SHRUB TO BE A SELECTION OF:
OREGON GRAPE (BL), JAPANESE AZALEA (BL), PINK ESCALLONIA (BL), JAPANESE HOLLY (BL), WESTERN SWORD FERN (BL);
SIZE 21 CM POT; APPROXIMATE NO. - 545

SMALL SHRUB TO BE A SELECTION OF:
OREGON BOX (BL), EDWARD GOUCHER ABELIA (BL), CREEPING OREGON GRAPE (BL), GOLDFLAME SPIREA (DEC), DWARF JAPANESE AZALEA (BL);
SIZE 21 CM POT; APPROXIMATE NO. - 538

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:
KINNIKINNICK (BL), WINTERGREEN (BL); LIRIOPE (BL), GRASSES (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

INULA LED BOLLARD BY SELUX

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NORTH ARROW

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NO.	REVISION	M/D/Y
03	RE-SUBMITTED FOR DEVELOPMENT PERMIT	10/29/2018
02	CITY COMMENTS	04/24/2018
01	DEVELOPMENT PERMIT APPLICATION	02/06/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:
90 SAGHALIE RD
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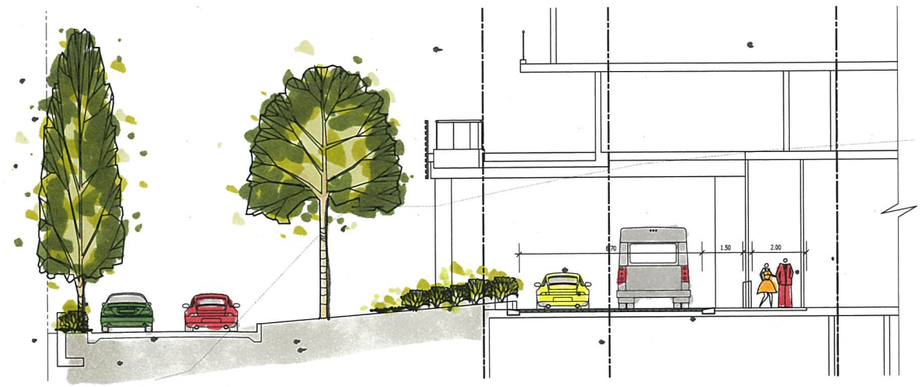
Lombard North Group
LOMBARD NORTH GROUP (BC) INC.
LANDSCAPE ARCHITECTURE • LAND DEVELOPMENT
#200 - 1444 ALBERNI ST., VANCOUVER, B.C. V6G 2Z4
604.688.1301 FAX 604.688.4220

DRAWING TITLE:

LEVEL 1/ LEVEL 2 LANDSCAPE PLAN

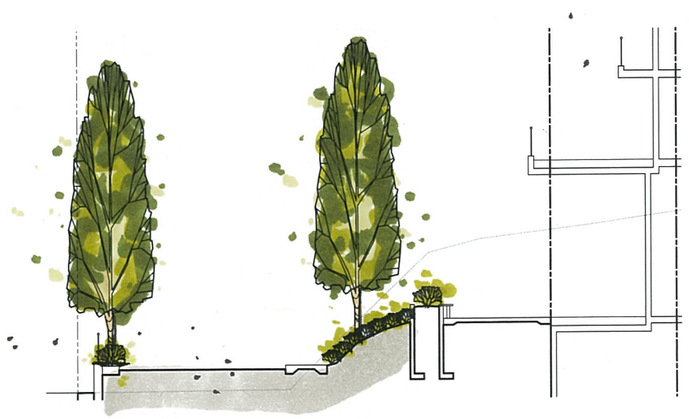
PROJECT NO:	1179 17 01	DRAWN BY:	SP
SCALE:	1:200	REVIEW BY:	JP
DATE:	02/06/2018	DRAWING NO:	P2

SECTIONS A-AA
SCALE: 1:100



SECTIONS B-BB
SCALE: 1:100

WALL DETAIL
SCALE: 1:50



SECTIONS C-CC
SCALE: 1:100

SECTIONS D-DD
SCALE: 1:100

SECTIONS E-EE
SCALE: 1:100

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NO.	REVISION	M/D/Y
02	CITY COMMENTS	04/24/2018
01	DEVELOPMENT PERMIT APPLICATION	02/06/2018

PROJECT NAME

BAYVIEW

PROPOSED
RETIREMENT
RESIDENTIAL
PROJECT

PROJECT ADDRESS:
90 SAGHALIE RD
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Wensley Architecture ltd
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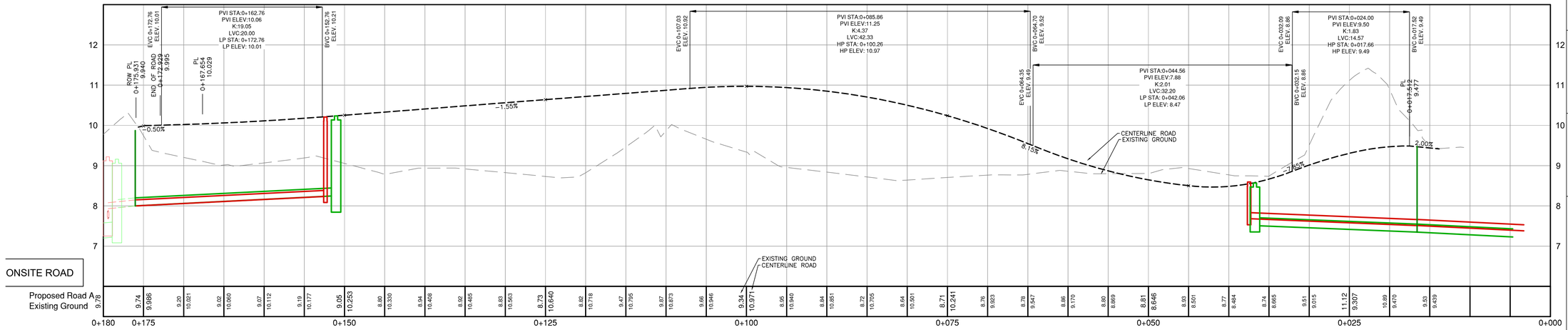
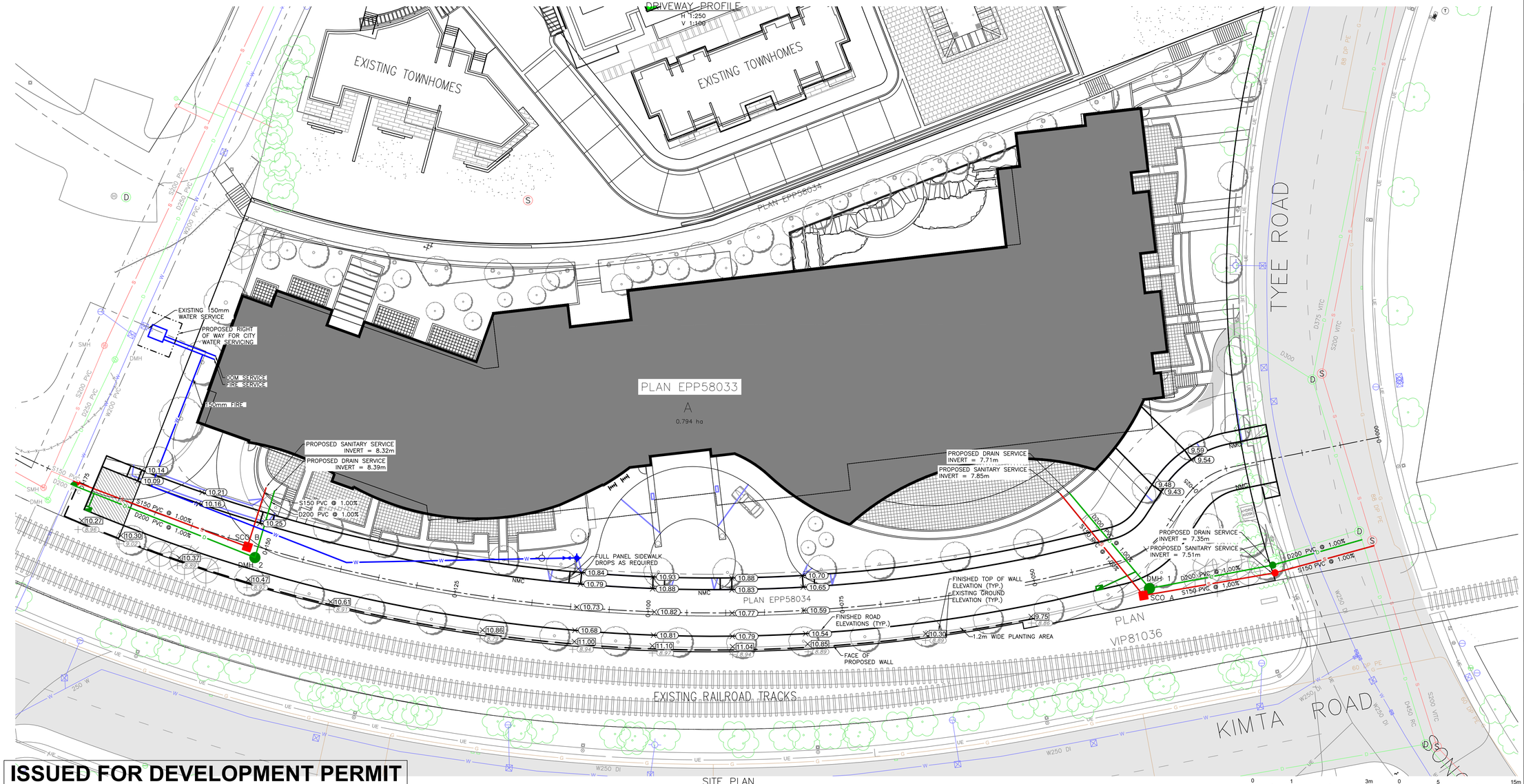
Lombard North Group

DRAWING TITLE:

LANDSCAPE SECTIONS

PROJECT NO:	1179 17 01	DRAWN BY:	SP
SCALE:	1:100	REVIEW BY:	JP
DATE:	02/06/18	DRAWING NO:	P3





ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:250

SEAL

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JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS
4212 GLANFORD AVE. VICTORIA, BC, V8Z 4B7
TEL: 250 - 727 - 2214 FAX: 250 - 727 - 3395
E-MAIL : info@jeanderson.com

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Lifestyle Retirement Inc.

NO.	REVISION	M/D/Y
01	ISSUED FOR DEVELOPMENT PERMIT	10/29/2018

PROJECT NAME

BAYVIEW

PROPOSED RETIREMENT RESIDENTIAL PROJECT

PROJECT ADDRESS:
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office@wensleyarch.com

CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

DRAWING TITLE:
SITE SERVICING PLAN

PROJECT NO:	39624	DRAWN BY:	AM
SCALE:	1:250	REVIEW BY:	RT
DATE:	OCT 29 2018	DRAWING NO:	01