

RE-ISSUED FOR REZONING AND DP
JANUARY 21, 2019

PROJECT STATISTICS

Reagan Hall, Washington, D.C.

WA

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****Total floor area is the sum of the floor areas of all storeys. Floor area of each storey is calculated as measured to the exterior face of the exterior wall of the building. All interior walls, including those separating units, have been included, where the elevation area has been contained in this table.

4-11 4-12 4-13 4-14 4-15 4-16 4-17 4-18 4-19 4-20 4-21 4-22 4-23 4-24 4-25 4-26 4-27 4-28 4-29 4-30 4-31 4-32 4-33 4-34 4-35 4-36 4-37 4-38 4-39 4-40 4-41 4-42 4-43 4-44 4-45 4-46 4-47 4-48 4-49 4-50 4-51 4-52 4-53 4-54 4-55 4-56 4-57 4-58 4-59 4-60 4-61 4-62 4-63 4-64 4-65 4-66 4-67 4-68 4-69 4-70 4-71 4-72 4-73 4-74 4-75 4-76 4-77 4-78 4-79 4-80 4-81 4-82 4-83 4-84 4-85 4-86 4-87 4-88 4-89 4-90 4-91 4-92 4-93 4-94 4-95 4-96 4-97 4-98 4-99 4-100 4-101 4-102 4-103 4-104 4-105 4-106 4-107 4-108 4-109 4-110 4-111 4-112 4-113 4-114 4-115 4-116 4-117 4-118 4-119 4-120 4-121 4-122 4-123 4-124 4-125 4-126 4-127 4-128 4-129 4-130 4-131 4-132 4-133 4-134 4-135 4-136 4-137 4-138 4-139 4-140 4-141 4-142 4-143 4-144 4-145 4-146 4-147 4-148 4-149 4-150 4-151 4-152 4-153 4-154 4-155 4-156 4-157 4-158 4-159 4-160 4-161 4-162 4-163 4-164 4-165 4-166 4-167 4-168 4-169 4-170 4-171 4-172 4-173 4-174 4-175 4-176 4-177 4-178 4-179 4-180 4-181 4-182 4-183 4-184 4-185 4-186 4-187 4-188 4-189 4-190 4-191 4-192 4-193 4-194 4-195 4-196 4-197 4-198 4-199 4-200 4-201 4-202 4-203 4-204 4-205 4-206 4-207 4-208 4-209 4-210 4-211 4-212 4-213 4-214 4-215 4-216 4-217 4-218 4-219 4-220 4-221 4-222 4-223 4-224 4-225 4-226 4-227 4-228 4-229 4-230 4-231 4-232 4-233 4-234 4-235 4-236 4-237 4-238 4-239 4-240 4-241 4-242 4-243 4-244 4-245 4-246 4-247 4-248 4-249 4-250 4-251 4-252 4-253 4-254 4-255 4-256 4-257 4-258 4-259 4-260 4-261 4-262 4-263 4-264 4-265 4-266 4-267 4-268 4-269 4-270 4-271 4-272 4-273 4-274 4-275 4-276 4-277 4-278 4-279 4-280 4-281 4-282 4-283 4-284 4-285 4-286 4-287 4-288 4-289 4-290 4-291 4-292 4-293 4-294 4-295 4-296 4-297 4-298 4-299 4-300 4-301 4-302 4-303 4-304 4-305 4-306 4-307 4-308 4-309 4-310 4-311 4-312 4-313 4-314 4-315 4-316 4-317 4-318 4-319 4-320 4-321 4-322 4-323 4-324 4-325 4-326 4-327 4-328 4-329 4-330 4-331 4-332 4-333 4-334 4-335 4-336 4-337 4-338 4-339 4-340 4-341 4-342 4-343 4-344 4-345 4-346 4-347 4-348 4-349 4-350 4-351 4-352 4-353 4-354 4-355 4-356 4-357 4-358 4-359 4-360 4-361 4-362 4-363 4-364 4-365 4-366 4-367 4-368 4-369 4-370 4-371 4-372 4-373 4-374 4-375 4-376 4-377 4-378 4-379 4-380 4-381 4-382 4-383 4-384 4-385 4-386 4-387 4-388 4-389 4-390 4-391 4-392 4-393 4-394 4-395 4-396 4-397 4-398 4-399 4-400 4-401 4-402 4-403 4-404 4-405 4-406 4-407 4-408 4-409 4-410 4-411 4-412 4-413 4-414 4-415 4-416 4-417 4-418 4-419 4-420 4-421 4-422 4-423 4-424 4-425 4-426 4-427 4-428 4-429 4-430 4-431 4-432 4-433 4-434 4-435 4-436 4-437 4-438 4-439 4-440 4-441 4-442 4-443 4-444 4-445 4-446 4-447 4-448 4-449 4-450 4-451 4-452 4-453 4-454 4-455 4-456 4-457 4-458 4-459 4-460 4-461 4-462 4-463 4-464 4-465 4-466 4-467 4-468 4-469 4-470 4-471 4-472 4-473 4-474 4-475 4-476 4-477 4-478 4-479 4-480 4-481 4-482 4-483 4-484 4-485 4-486 4-487 4-488 4-489 4-490 4-491 4-492 4-493 4-494 4-495 4-496 4-497 4-498 4-499 4-500 4-501 4-502 4-503 4-504 4-505 4-506 4-507 4-508 4-509 4-510 4-511 4-512 4-513 4-514 4-515 4-516 4-517 4-518 4-519 4-520 4-521 4-522 4-523 4-524 4-525 4-526 4-527 4-528 4-529 4-530 4-531 4-532 4-533 4-534 4-535 4-536 4-537 4-538 4-539 4-540 4-541 4-542 4-543 4-544 4-545 4-546 4-547 4-548 4-549 4-550 4-551 4-552 4-553 4-554 4-555 4-556 4-557 4-558 4-559 4-560 4-561 4-562 4-563 4-564 4-565 4-566 4-567 4-568 4-569 4-570 4-571 4-572 4-573 4-574 4-575 4-576 4-577 4-578 4-579 4-580 4-581 4-582 4-583 4-584 4-585 4-586 4-587 4-588 4-589 4-590 4-591 4-592 4-593 4-594 4-595 4-596 4-597 4-598 4-599 4-600 4-601 4-602 4-603 4-604 4-605 4-606 4-607 4-608 4-609 4-610 4-611 4-612 4-613 4-614 4-615 4-616 4-617 4-618 4-619 4-620 4-621 4-622 4-623 4-624 4-625 4-626 4-627 4-628 4-629 4-630 4-631 4-632 4-633 4-634 4-635 4-636 4-637 4-638 4-639 4-640 4-641 4-642 4-643 4-644 4-645 4-646 4-647 4-648 4-649 4-650 4-651 4-652 4-653 4-654 4-655 4-656 4-657 4-658 4-659 4-660 4-661 4-662 4-663 4-664 4-665 4-666 4-667 4-668 4-669 4-670 4-671 4-672 4-673 4-674 4-675 4-676 4-677 4-678 4-679 4-680 4-681 4-682 4-683 4-684 4-685 4-686 4-687 4-688 4-689 4-690 4-691 4-692 4-693 4-694 4-695 4-696 4-697 4-698 4-699 4-700 4-701 4-702 4-703 4-704 4-705 4-706 4-707 4

RENDERING



INTRODUCTION

CONTEXT PLAN



NTS

Building Code Compliance Report

The project will involve the construction of a 6 storey apartment building (Group C) and 3 storey townhouse building (Group C) over a below grade parking garage (F3) complying with BCBC Part 3. The parking garage is of non-combustible construction and the residential buildings above is of combustible construction. The parking garage is considered a separate building, conforming to BCBC 3.2.1.2 *Storage Garage Considered as Separate Building*.

The 6 storey apartment conforms to BCBC 3.2.2.50. The 3 storey townhouse building conforms to BCBC 3.2.2.52. The below grade parking garage conforms to BCBC 3.2.2.79.

PROJECT TEAM:

CLIENT:
ANALOGUE PROJECTS LTD.
P.O. BOX 42090
2200 OAK BAY AVENUE,
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TEL: 250-516-7879

ARCHITECT:
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SUITE 301, 1444 ALBERNI STREET,
VANCOUVER, B.C.
TEL: 604-685-3529

CIVIL ENGINEERING:
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LANDSCAPE ARCHITECT:
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SURVEYOR:
MCLVANEY RILEY LAND SURVEYING INC.
#113-2244 SOOKE ROAD,
VICTORIA, BC
TEL: 250-474-5538

DRAWING LIST

ARCHITECTURAL	A000 COVER
	A100 EXISTING SITE PLAN
	A101 PROPOSED SITE PLAN
	A102 AVERAGE GRADE CALC.
	A200 PARKADE FLOOR PLAN
	A201 LEVEL 1 - FLOOR PLAN
	A202 LEVEL 2 - FLOOR PLAN
	A203 LEVEL 3 - FLOOR PLAN
	A204 LEVEL 4 - FLOOR PLAN
	A205 LEVEL 5 - FLOOR PLAN
	A206 LEVEL 6 - FLOOR PLAN
	A207 ROOF PLAN
	A301 APARTMENT BLDG. ELEVATIONS
	A302 APARTMENT BLDG. ELEVATIONS
	A303 TOWNHOUSE ELEVATIONS
	A304 STREETSCAPE ELEVATIONS
	A401 BUILDING SECTIONS
	A501 SHADOW STUDIES
CIVIL	C01 SITE SERVING PLAN
LANDSCAPE	L01 LANDSCAPE PLAN

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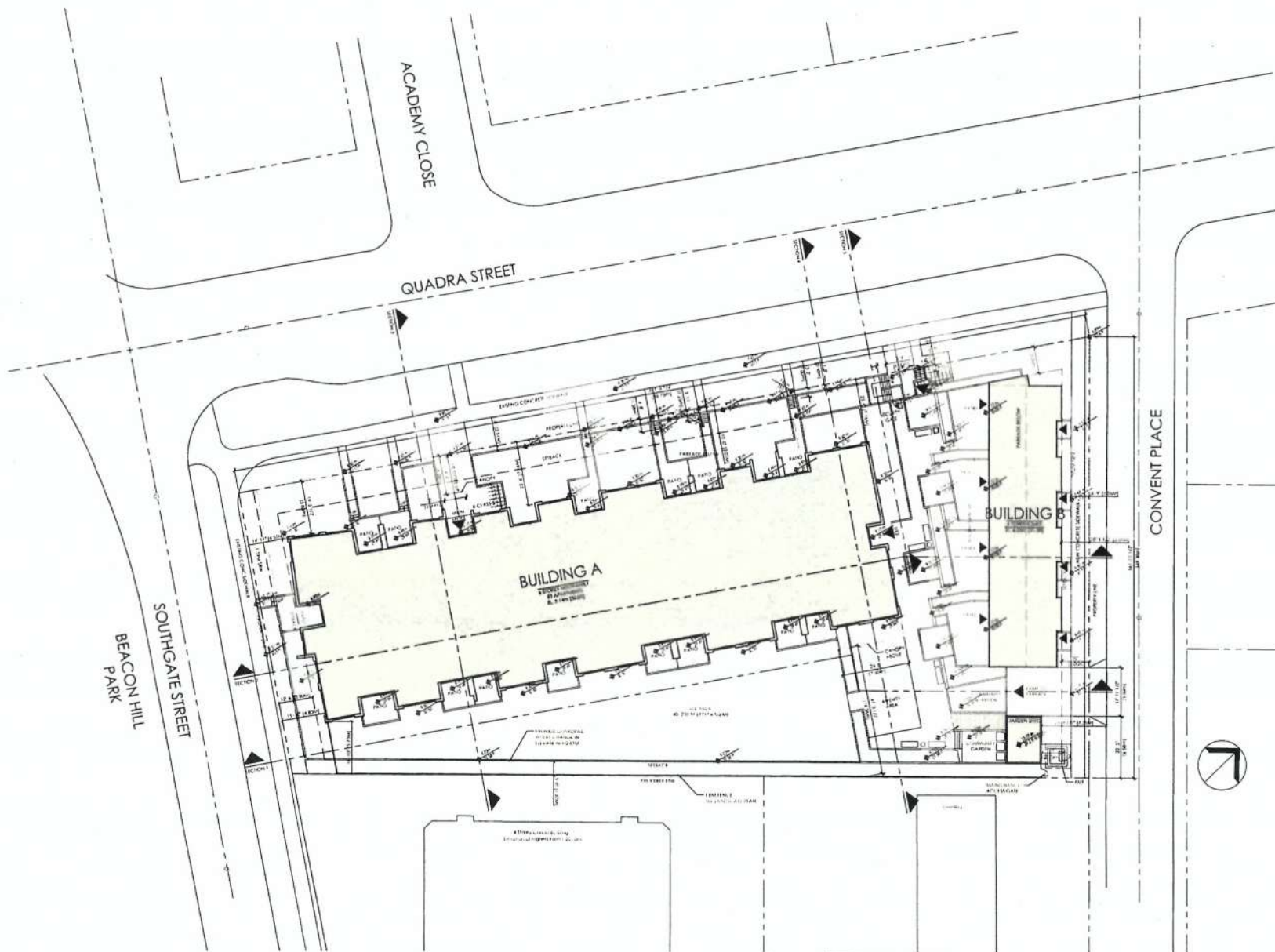
JAN 22 2019

Planning & Development Department
Development Services Division

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WENSLEY ARCHITECTURE LTD

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1 PROPOSED SITE PLAN
SCALE 1:200

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SEA

WENSLEY ARCHITECTURE
ARCHITECTS/PLANNERS LTD
P.O. BOX 4000
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VICTORIA, BC
TEL: 250.679.3773

NO.	REVISION	DATE
01	ISSUED FOR PERMITTING & SP	07/07/18
02	RE-ISSUED FOR PERMITTING & SP	08/07/18
03	RE-ISSUED FOR PERMITTING & SP	08/07/18
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99	ISSUED FOR PERMITTING & SP	08/07/18
100	ISSUED FOR PERMITTING & SP	08/07/18

PROJECT NAME
BEACON HILL RESIDENTIAL

PROJECT ADDRESS
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

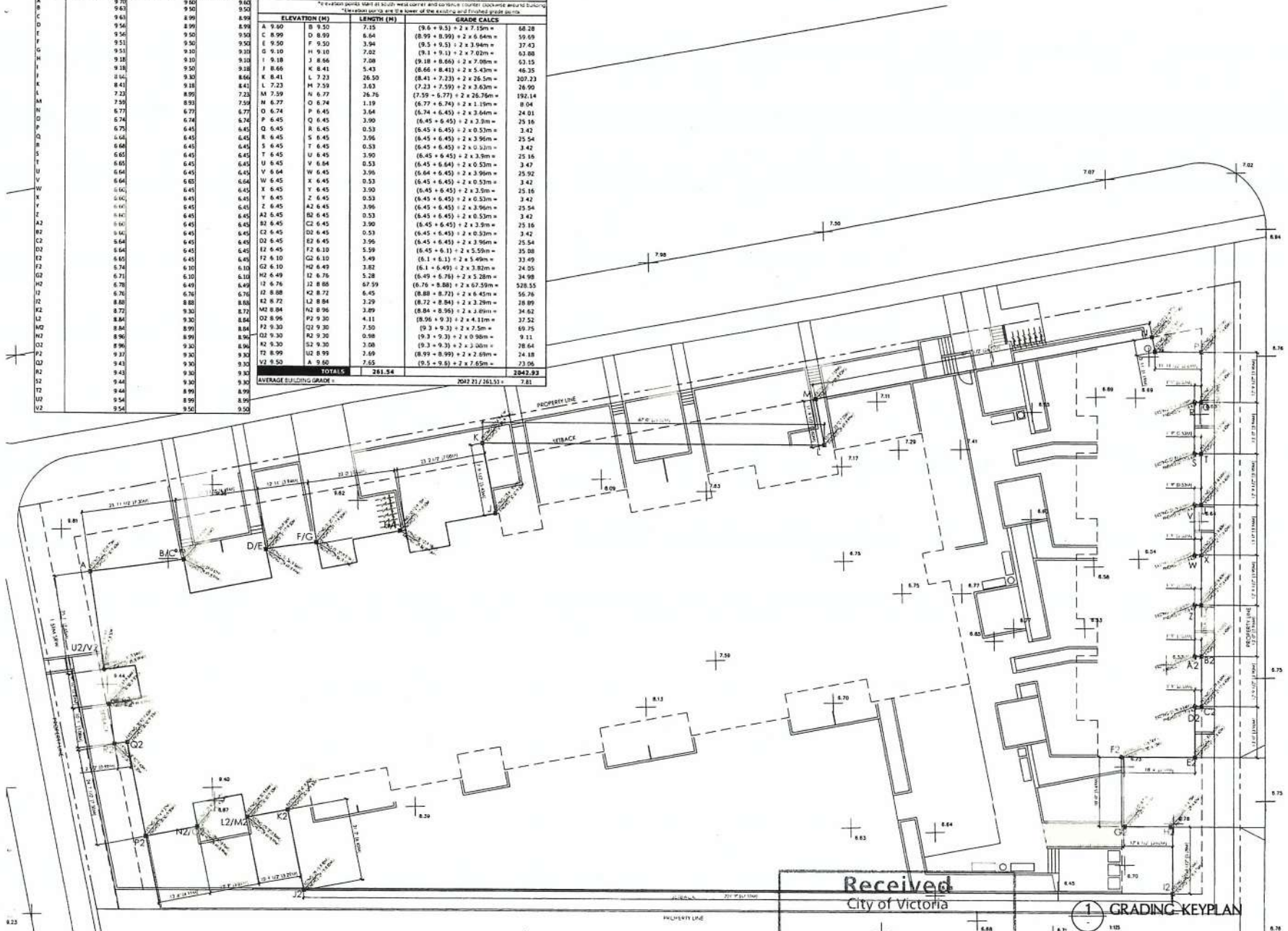
WA
WENSLEY ARCHITECTURE LTD

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MECHANICAL
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LANDSCAPE ARCHITECTURE
CIVIL
ENVIRONMENTAL
HISTORIC PRESERVATION
INTERIOR DESIGN
PARKS & RECREATION
TRANSPORTATION
URBAN DESIGN
VISUALIZATION

PROPOSED SITE PLAN

PROJECT NO.	100	DATE	07/07/18
SCALE	1:200	PROJECT NO.	100
DATE	07/07/18	PROJECT NO.	100
DATE	07/07/18	PROJECT NO.	100

	EXISTING GRADE (M)	FINISHED GRADE (M)	LOWER OF TWO (M)	AVERAGE GRADE CALCULATIONS		
				ELEVATION (M)	LENGTH (M)	GRADE CALC
A	9.50	9.50	9.50	9.50	7.15	(9.50 + 9.50) ÷ 2 x 7.15m = 68.28
B	9.43	8.99	8.99	8.99	6.64	(8.99 + 8.99) ÷ 2 x 6.64m = 59.69
C	9.56	8.99	8.99	8.99	3.94	(8.99 + 8.99) ÷ 2 x 3.94m = 35.43
D	9.50	9.50	9.50	9.50	7.02	(9.50 + 9.50) ÷ 2 x 7.02m = 66.88
E	9.51	9.50	9.50	9.50	7.08	(9.51 + 9.50) ÷ 2 x 7.08m = 67.25
F	9.51	9.50	9.50	9.50	5.43	(9.51 + 9.50) ÷ 2 x 5.43m = 51.15
G	9.51	9.50	9.50	9.50	26.50	(9.51 + 9.50) ÷ 2 x 26.50m = 250.23
H	9.51	9.50	9.50	9.50	3.63	(9.51 + 9.50) ÷ 2 x 3.63m = 34.56
I	9.51	9.50	9.50	9.50	26.76	(9.51 + 9.50) ÷ 2 x 26.76m = 252.14
J	9.51	9.50	9.50	9.50	1.19	(9.51 + 9.50) ÷ 2 x 1.19m = 11.04
K	9.51	9.50	9.50	9.50	3.64	(9.51 + 9.50) ÷ 2 x 3.64m = 34.61
L	9.51	9.50	9.50	9.50	3.00	(9.51 + 9.50) ÷ 2 x 3.00m = 28.50
M	9.51	9.50	9.50	9.50	0.53	(9.51 + 9.50) ÷ 2 x 0.53m = 5.04
N	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
O	9.51	9.50	9.50	9.50	0.53	(9.51 + 9.50) ÷ 2 x 0.53m = 5.04
P	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
Q	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
R	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
S	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
T	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
U	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
V	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
W	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
X	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
Y	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
Z	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
A1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
A2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
B1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
B2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
C1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
C2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
D1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
D2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
E1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
E2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
F1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
F2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
G1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
G2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
H1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
H2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
I1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
I2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
J1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
J2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
K1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
K2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
L1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
L2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
M1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
M2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
N1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
N2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
O1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
O2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
P1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
P2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
Q1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
Q2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
R1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
R2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
S1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
S2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
T1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
T2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54
U1	9.51	9.50	9.50	9.50	3.42	(9.51 + 9.50) ÷ 2 x 3.42m = 31.56
U2	9.51	9.50	9.50	9.50	3.90	(9.51 + 9.50) ÷ 2 x 3.90m = 36.09
V1	9.51	9.50	9.50	9.50	3.47	(9.51 + 9.50) ÷ 2 x 3.47m = 32.01
V2	9.51	9.50	9.50	9.50	3.96	(9.51 + 9.50) ÷ 2 x 3.96m = 36.54



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SEA

UNDESIGNED:
ANALYSIS FROM 1/15/10
1/15/10
2010 ON-SITE VISUAL
ANALYSIS
TEL: 250-610-1111

13	RE-DESIGNED FOR RECORD & DP	11/07/11
14	RE-DESIGNED FOR RECORD & DP	04/05/11
15	RE-DESIGNED FOR RECORD & DP	04/05/11

PROJECT NAME

**BEACON HILL
RESIDENTIAL**

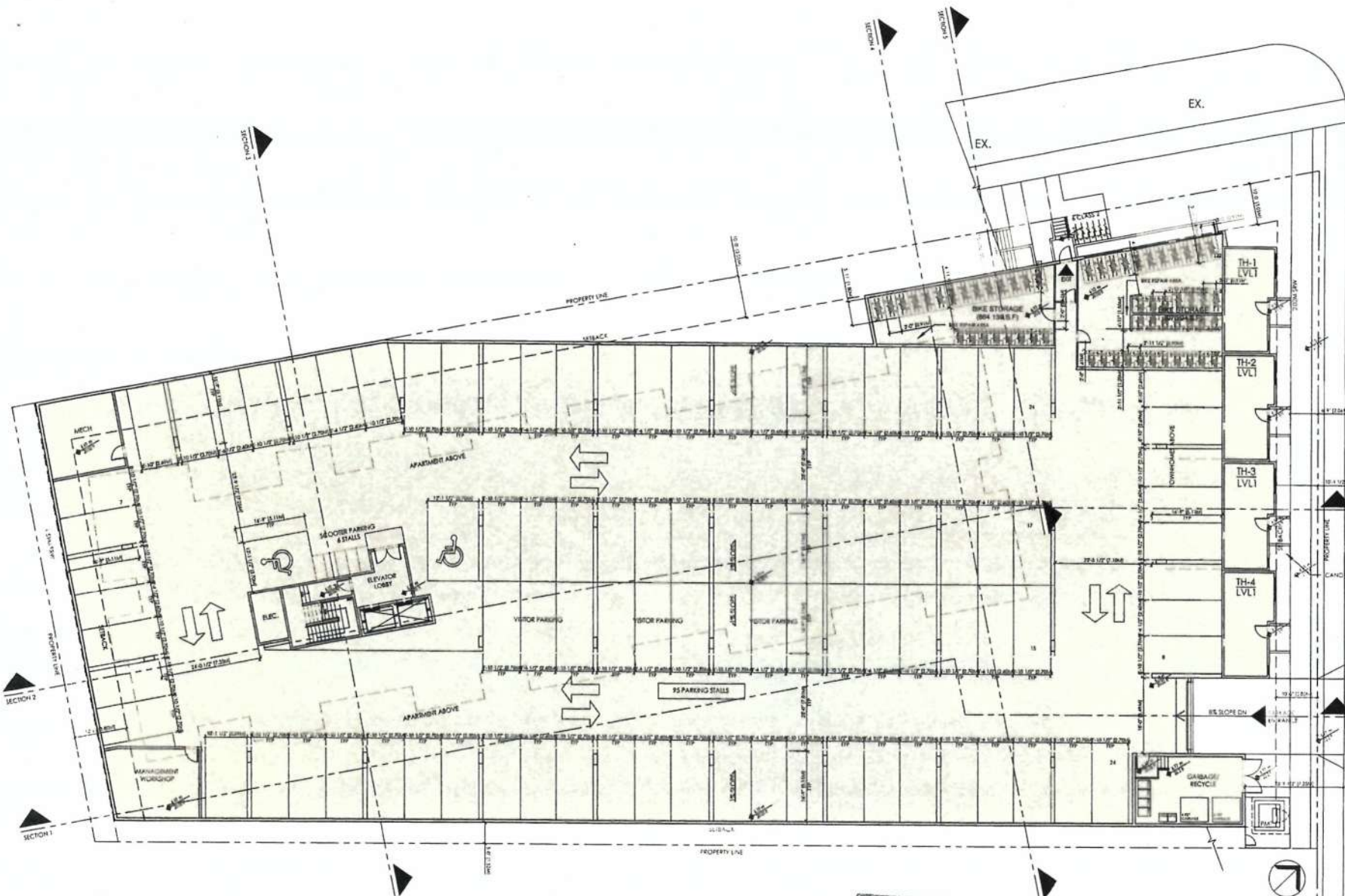
PROJECT ADDRESS
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

WA
WENSLEY ARCHITECTURE LTD.

CONSULTANTS
ARCHITECT: WA
ENGINEER: WA
LANDSCAPE: WA
CIVIL: WA
ELECTRICAL: WA
MECHANICAL: WA
PLOT: WA

**AVERAGE GRADE
CALCULATION**

DATE	11/07/11	DESIGNED BY	WA
SCALE	1/1" = 10'	REVIEWED BY	WA
DATE	11/07/11	APPROVED BY	A102



Received
City of Victoria
JAN 22 2019
Planning & Development Department
Development Services Division

1 PARKADE PLAN
SCALE: 1:100

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SEA

CONTRACT NO.
PROJECT NO.
P.O. BOX 4000
2001 JARVIS ROAD
VICTORIA, BC
TEL: 250-610-1111

NO.	REVISION	DATE
01	REVISED FOR RECORD & SP	07/10/19
02	REVISED FOR RECORD & SP	08/10/19
03	REVISED FOR RECORD & SP	08/10/19
04	REVISED FOR RECORD & SP	12/02/19
05	REVISED FOR RECORD & SP	08/10/19

PROJECT NAME

**BEACON HILL
RESIDENTIAL**

PROJECT ADDRESS
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

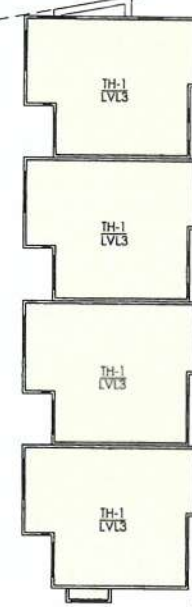
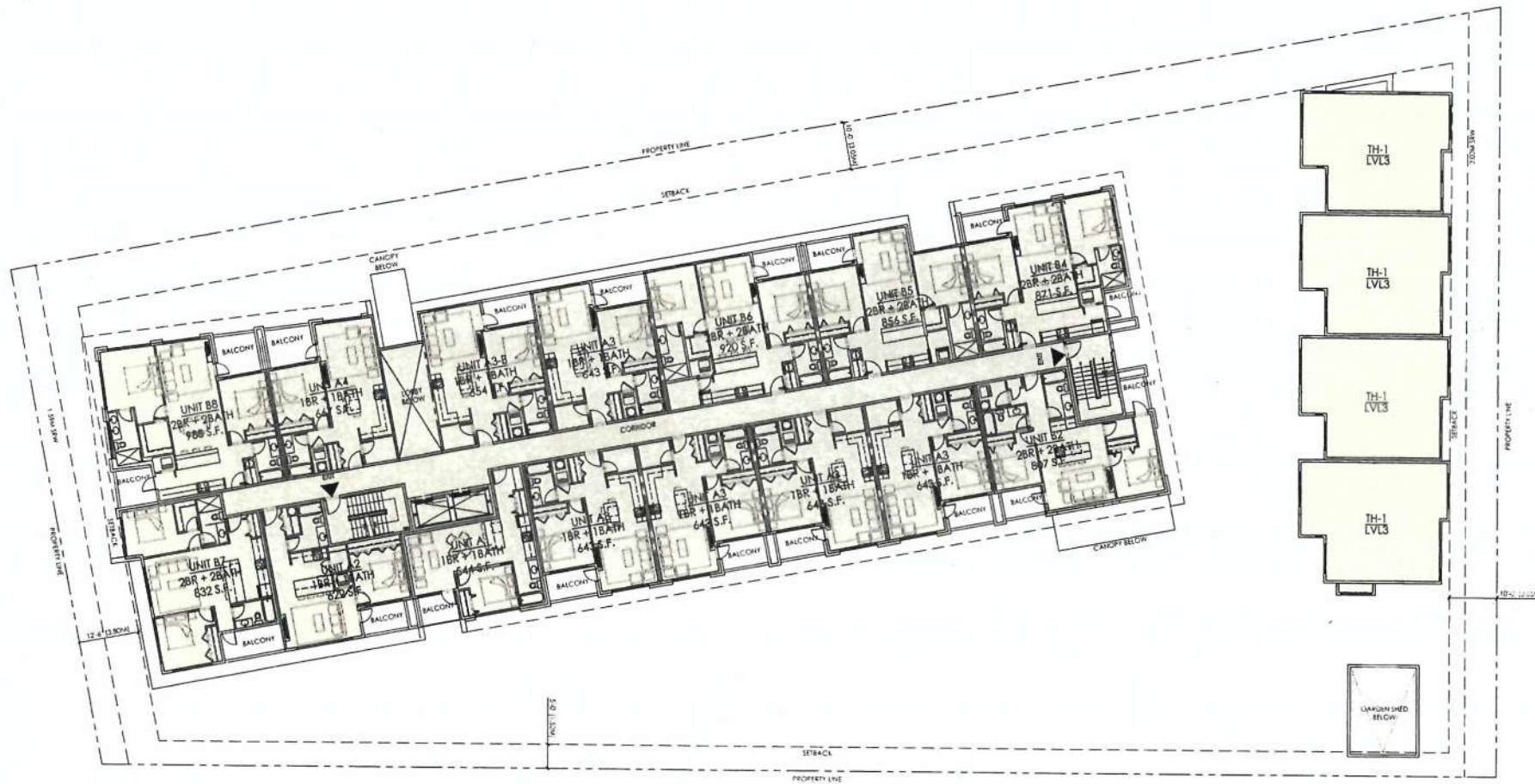
WA
WENSLEY ARCHITECTURE LTD.

CONSULTANTS
ARCHITECT: WA
ENGINEER: WA
LANDSCAPE: WA
ELECTRICAL: WA
MECHANICAL: WA
PLUMBING: WA
FIRE: WA
ACoustics: WA
ENVIRONMENTAL: WA

PARKADE LEVEL

DATE	BY	APP'D BY	SP
NOV 19 2019	WJ	WJ	WJ
DEC 19 2019	WJ	WJ	WJ

DATE: NOV 19 2019



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City of Victoria

JAN 22 2019

Planning & Development Department
Development Services Division

1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SEAL

PROJECT/CLIENT
ANALOGUE PROJECTS LTD
P.O. BOX 4200
4200 CONVENT AVENUE
VICTORIA, BC
TEL: 250-620-1212

NO.	REVISION	DATE
01	RE-DESIGNED FOR REVISION & DP	12/12/18
02	RE-DESIGNED FOR REVISION & DP	12/12/18
03	RE-DESIGNED FOR REVISION & DP	12/12/18
04	RE-DESIGNED FOR REVISION & DP	12/12/18
05	RE-DESIGNED FOR REVISION & DP	12/12/18
06	RE-DESIGNED FOR REVISION & DP	12/12/18

PROJECT NAME
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PROJECT ADDRESS
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

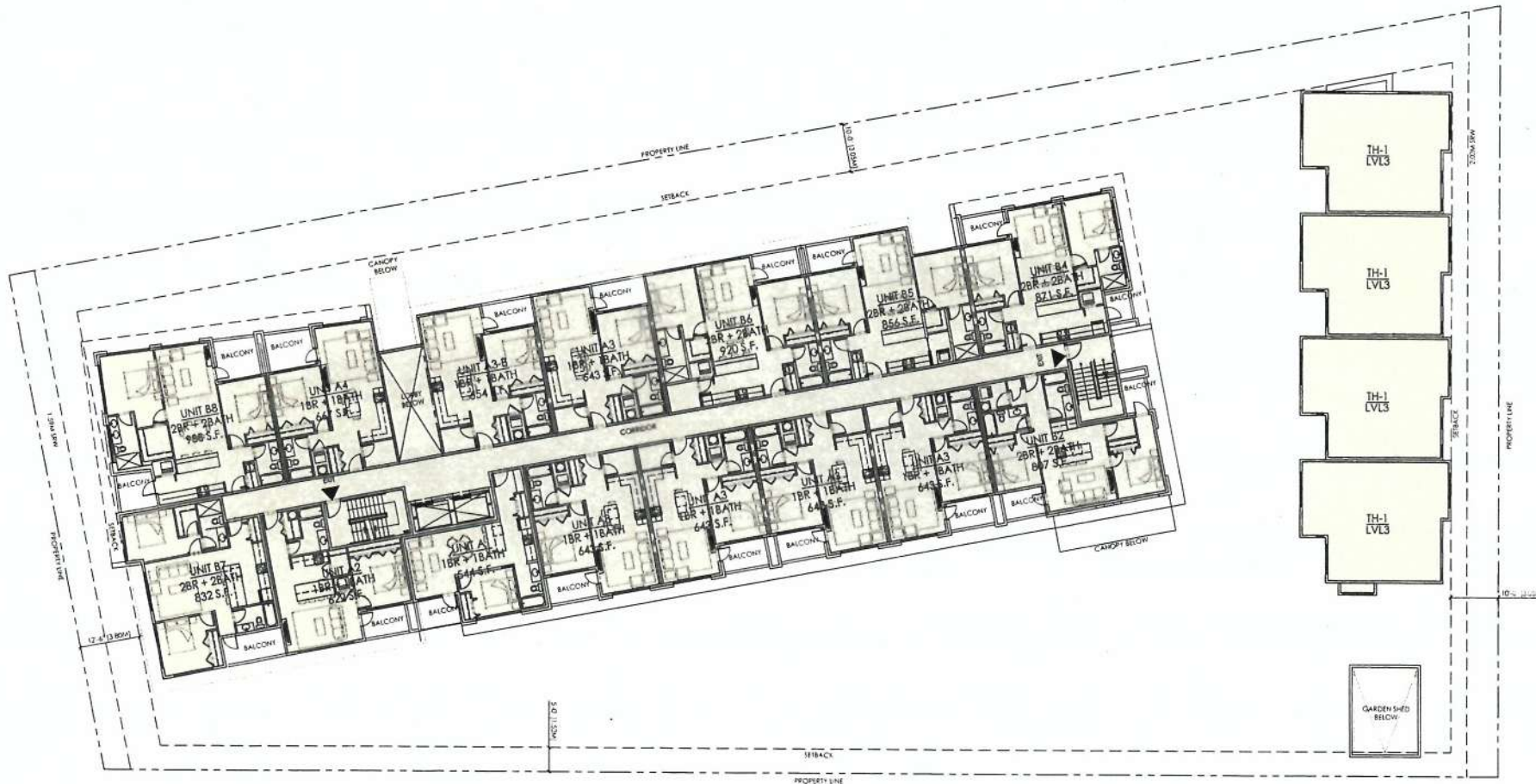
WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS
ARCHITECT: WA
ENGINEER: WA
LANDSCAPE ARCHITECT: WA
INTERIOR DESIGNER: WA
GENERAL CONTRACTOR: WA

LEVEL 2

DATE	BY	CHECKED BY	DATE
12/12/18	WA	WA	12/12/18
12/12/18	WA	WA	12/12/18
12/12/18	WA	WA	12/12/18

CITY: VICTORIA
DRAWING NO.: A202



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PO BOX 4000
DOWNSVIEW, ONTARIO
M3J 2G4
TEL: (905) 881-1177

01	RE-DESIGNED FOR REPAIRING & SP	10/1/18
02	RE-DESIGNED FOR REPAIRING & SP	10/1/18
03	RE-DESIGNED FOR REPAIRING & SP	10/1/18
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10	RE-DESIGNED FOR REPAIRING & SP	10/1/18

PROJECT NAME

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RESIDENTIAL

PROJECT ADDRESS
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

WA
WENSLEY ARCHITECTURE LTD

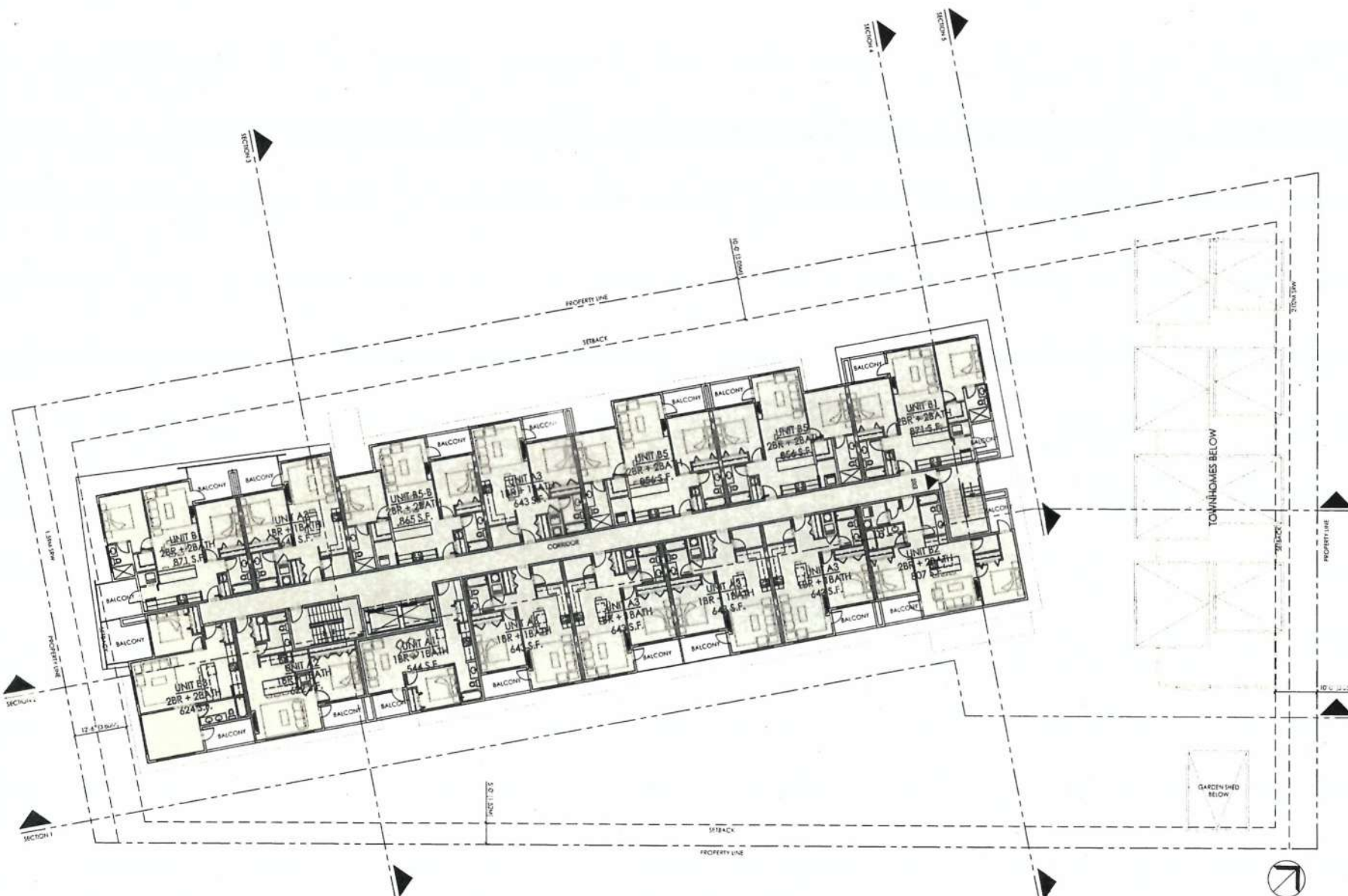
CONSULTANTS
WENSLEY ARCHITECTURE LTD
WENSLEY ARCHITECTURE LTD
WENSLEY ARCHITECTURE LTD
WENSLEY ARCHITECTURE LTD

LEVEL 3

DATE	REVISION	BY	DATE
01/01/18	01	WENSLEY	01/01/18
02/01/18	02	WENSLEY	02/01/18
03/01/18	03	WENSLEY	03/01/18

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City of Victoria
JAN 22 2019
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Development Services Division

1 LEVEL 3 FLOOR PLAN
A203



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City of Victoria

JAN 22 2019

Planning & Development Department
Development Services Division

1 LEVEL 4 FLOOR PLAN
SCALE: 1/100

SA:

PROJECT NAME: BEACON HILL RESIDENTIAL

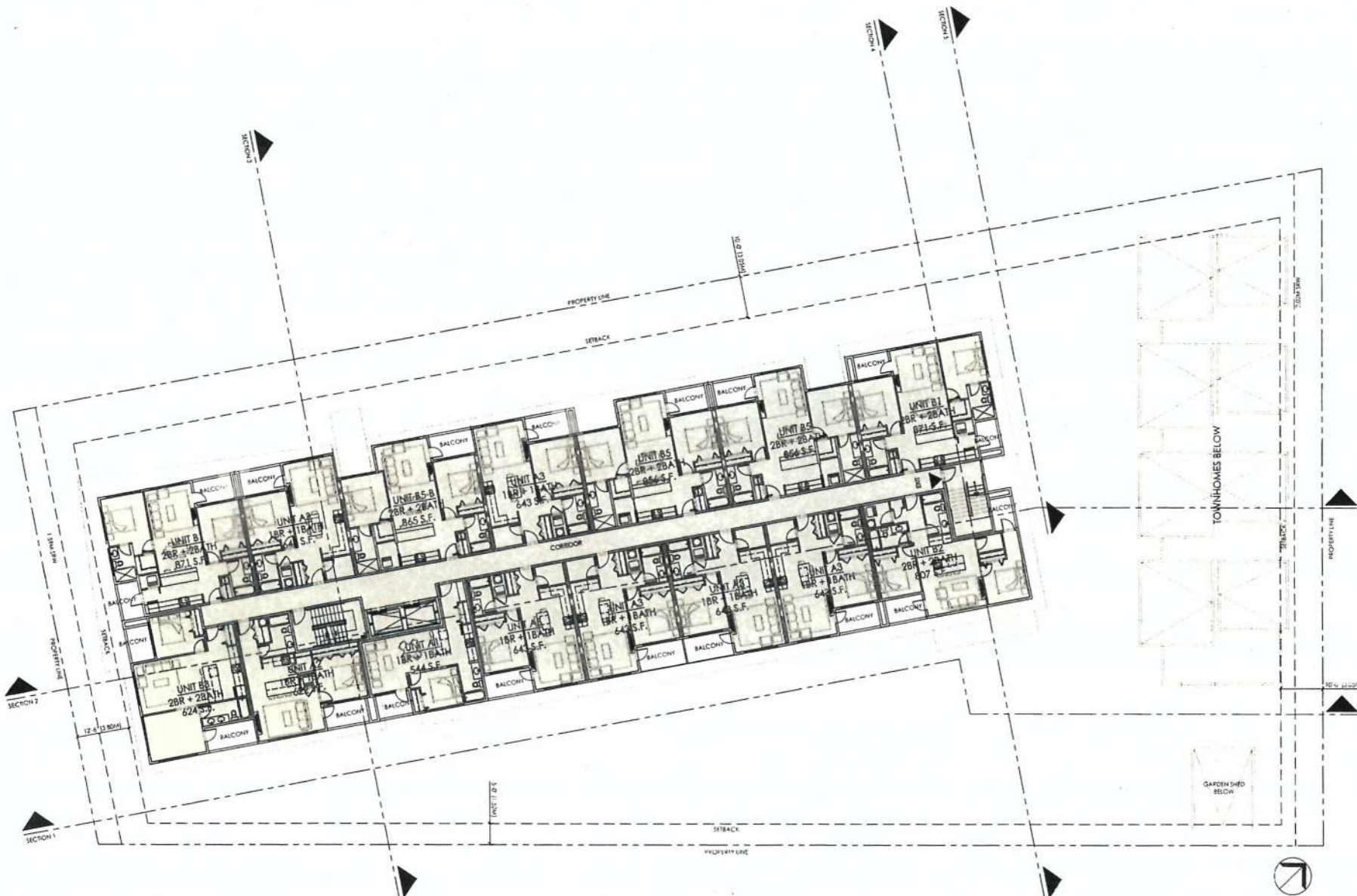
PROJECT ADDRESS: 555-521 QUADRA ST & 901 CONVENT PL, VICTORIA, BC

WA WENSLY ARCHITECTURE LTD

LEVEL 4

DATE	BY	PROJECT	DR
DATE	BY	PROJECT	DR
DATE	BY	PROJECT	DR

A204



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SEAL

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 505-521 QUADRA ST
 VICTORIA, BC
 TEL: 250-363-1212

15	RE-DESIGN FOR REZONING & DP	01/07/18
14	RE-DESIGN FOR REZONING & DP	08/02/18
13	RE-DESIGN FOR REZONING & DP	08/02/18
12	RE-DESIGN FOR REZONING & DP	12/07/17
11	DESIGN FOR REZONING & DP	09/07/17
	PROJECT	WTL

PROJECT NAME

**BEACON HILL
RESIDENTIAL**

PROJECT ADDRESS

505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS

PROJECT NO. 18-001
 CLIENT: WTL
 DESIGN: WTL
 DRAWING: WTL
 CHECKED: WTL
 APPROVED: WTL

LEVEL 5

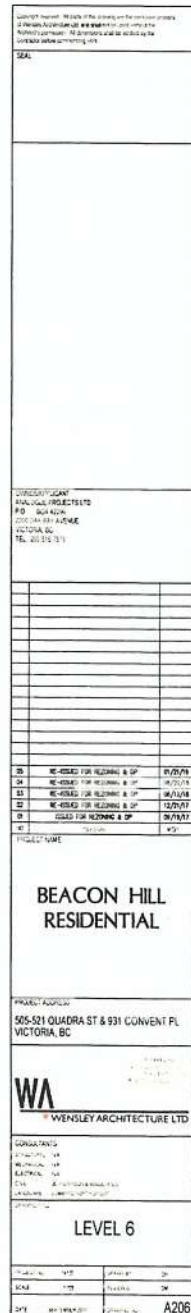
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SCALE	1/8" = 1'-0"	DATE	08/02/18
DATE	SEPTEMBER 2017	DATE	20/07/18
			A205

Received
 City of Victoria

JAN 22 2019

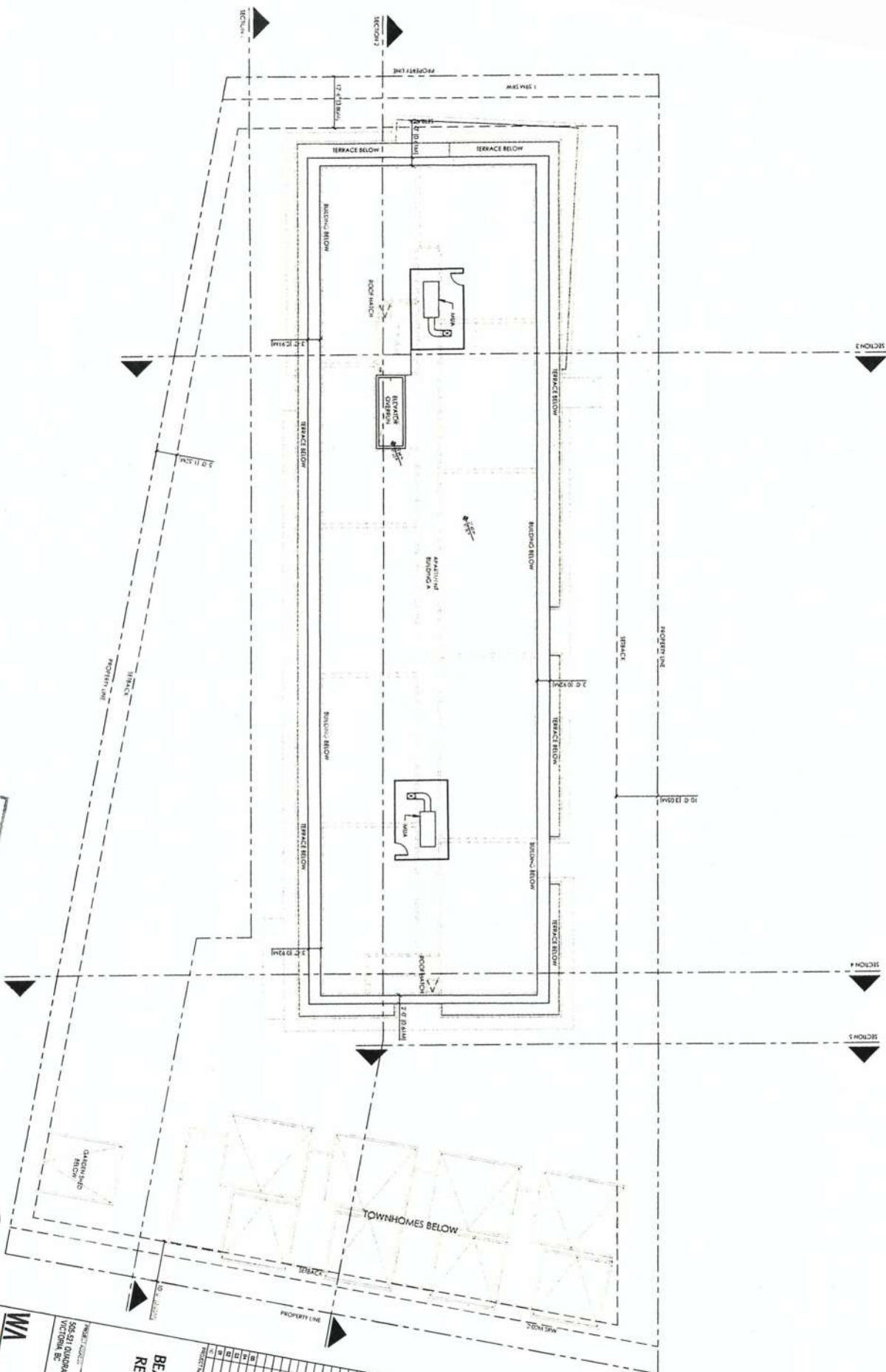
Planning & Development Department
 Development Services Division

1 LEVEL 5 FLOOR PLAN
 1/8" = 1'-0"



1 LEVEL 6 FLOOR PLAN
A205 SCALE: 1/125

LEVEL 6



Received
City of Victoria
JAN 22 2019
Planning & Development Department
Development Services

1 ROOF PLAN
SCALE: 1/8\"/>

BEACON HILL RESIDENTIAL

5550 QUINCY ST. S. 831 CONCEPT P1
VICTORIA, BC

WMA
WMA ARCHITECTURAL LTD.

DATE: 10/10/18
BY: [Signature]
CHECKED: [Signature]
SCALE: 1/8\"/>

NO.	DESCRIPTION	DATE	BY	CHECKED
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5	REVISION 5	10/10/18	[Signature]	[Signature]
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10	REVISION 10	10/10/18	[Signature]	[Signature]



1 APARTMENT BUILDING SOUTH ELEVATION
SCALE 1/125



3 SOUTH WEST VIEW
NOT TO SCALE



2 APARTMENT BUILDING EAST ELEVATION
SCALE 1/125



Received
City of Victoria
JAN 22 2019
Planning & Development Department
Development Services Division

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DATE: _____

LEGEND OF FINISHES

- 1) BRICK REVEAL PANEL
- 2) BRICK - VENEER
- 3) BRICK - PLANK LAY - HORIZONTAL
- 4) EPS
- 5) SANDWICH SKIRT
- 6) ALUMINUM SKIRT
- 7) VINYL LINEN
- 8) STAINLESS STEEL GLAZING SYSTEM
- 9) ALUMINUM GLAZING
- 10) GLASS GLAZING
- 11) BRICK - PLANK LAY - HORIZONTAL - PAINTED
- 12) CONCRETE LINTEL / SILL
- 13) REINFORCED
- 14) BRICK
- 15) BRICK - PLANK LAY - HORIZONTAL - PAINTED
- 16) BRICK - PLANK LAY - HORIZONTAL - PAINTED
- 17) BRICK - PLANK LAY - HORIZONTAL - PAINTED
- 18) BRICK - PLANK LAY - HORIZONTAL - PAINTED
- 19) BRICK - PLANK LAY - HORIZONTAL - PAINTED
- 20) BRICK - PLANK LAY - HORIZONTAL - PAINTED

PROJECT LOCATION
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC
TEL: 250-363-1234

NO.	REVISIONS FOR RECORD & DP	DATE
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99	REVISIONS FOR RECORD & DP	01/12/18
100	REVISIONS FOR RECORD & DP	01/12/18

PROJECT NAME
BEACON HILL RESIDENTIAL

PROJECT ADDRESS
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

WA
WENSLY ARCHITECTURE LTD

COORDINATORS
ARCHITECT
ENGINEER
LANDSCAPE ARCHITECT
INTERIOR DESIGNER
ENVIRONMENTAL DESIGNER
HISTORIC PRESERVATION
LIGHTING DESIGNER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
PLUMBING ENGINEER
FIRE ENGINEER
ACoustical ENGINEER
TRANSPORTATION ENGINEER
CIVIL ENGINEER
GEOLOGICAL ENGINEER
METEOROLOGICAL ENGINEER
POLLUTION ENGINEER
SOIL ENGINEER
WATER ENGINEER
WIND ENGINEER
WOOD ENGINEER
YACHT ENGINEER
ZONING ENGINEER

APARTMENT BUILDING ELEVATIONS

DATE: 01/12/18
SCALE: 1/125
SHEET: 01 OF 01
A301



1 APARTMENT BUILDING NORTH ELEVATION
A302 SCALE 1:125



3 NORTH WEST VIEW
A302



2 APARTMENT BUILDING WEST ELEVATION
A302 SCALE 1:125

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SEA

LEGEND OF FINISHES

- 1 INSIDE REVEAL PANEL
- 2 INSIDE VENEER
- 3 INSIDE PLANK LIP SILING
- 4 EPS
- 5 SHOWER CURTAIN
- 6 ALUMINUM CURTAIN
- 7 VINYL FLOOR
- 8 SCOURING/BLASTING SYSTEM
- 9 ALUMINUM RAILING
- 10 ALUMINUM RAILING
- 11 100% CEMENT/100% GRASS COVER - FENCED
- 12 CONCRETE UTILITY WALL
- 13 CONCRETE
- 14 SLAB/CONCRETE/CLAY - INSIDE LAP VENEER
- 15 MECHANICAL NOISE
- 16 SLAB/CONCRETE DOOR
- 17 FENCE
- 18 ALUMINUM/STEEL/ALUMINUM

WENSLEY ARCHITECTURE
2201 GARDEN AVENUE
VICTORIA, BC
TEL: 250-733-7179

PROJECT NAME

BEACON HILL
RESIDENTIAL

PROJECT ADDRESS
505-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS
STRUCTURAL: 14
MECHANICAL: 14
ELECTRICAL: 14
ENVIRONMENTAL: 14
LANDSCAPE: 14

APARTMENT BUILDING
ELEVATIONS

PROJECT NO.	100	DATE	20
SCALE	1:125	REVISION	01
DATE	20-04-2019	PROJECT NO.	A302

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City of Victoria

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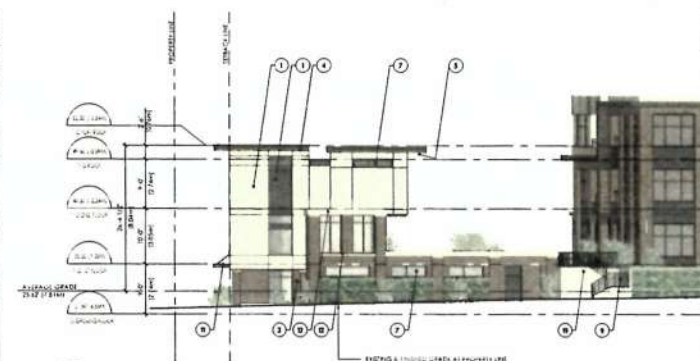
1 TOWNHOUSE NORTH ELEVATION

ASD SCALE 1:125



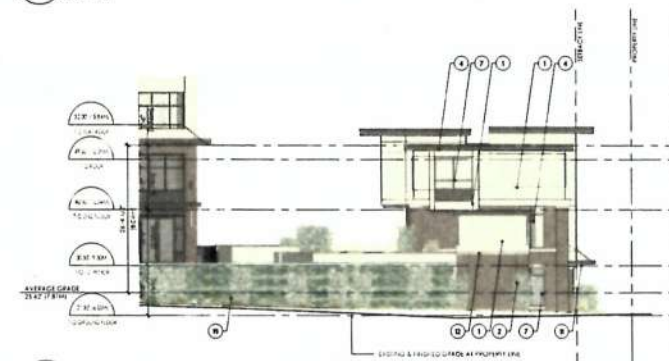
3 TOWNHOUSE SOUTH ELEVATION

ASD SCALE 1:125



2 TOWNHOUSE WEST ELEVATION

ASD SCALE 1:125



4 TOWNHOUSE EAST ELEVATION

ASD SCALE 1:125

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LEGEND OF FINISHES

- 1 HARVEY WEATHERSHIELD
- 2 BRICK VENEER
- 3 HARVEY WEATHERSHIELD
- 4 EIFS
- 5 SHAPED SIPRIT
- 6 ALUMINUM SIPRIT
- 7 VINYL SIDING
- 8 SHAPED SIPRIT
- 9 SHAPED SIPRIT
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- 18 SHAPED SIPRIT
- 19 SHAPED SIPRIT
- 20 SHAPED SIPRIT

WENSLY ARCHITECTURE LTD
P.O. BOX 4400
1000 WEST 10TH AVENUE
VICTORIA, BC
TEL: 251-1111

01	RECEIVED FOR REVIEW & DP	12/10/18
02	RECEIVED FOR REVIEW & DP	12/10/18
03	RECEIVED FOR REVIEW & DP	12/10/18
04	RECEIVED FOR REVIEW & DP	12/10/18
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08	RECEIVED FOR REVIEW & DP	12/10/18
09	RECEIVED FOR REVIEW & DP	12/10/18
10	RECEIVED FOR REVIEW & DP	12/10/18

PROJECT NAME

BEACON HILL
RESIDENTIAL

PROJECT ADDRESS
505-521 QUADRA ST & 531 CONVENT PL
VICTORIA, BC

WA
WENSLY ARCHITECTURE LTD

CONSULTANTS
ARCHITECTURAL: WA
STRUCTURAL: WA
MECHANICAL: WA
ELECTRICAL: WA
LANDSCAPE: WA
INTERIOR: WA
FURNITURE: WA
LIGHTING: WA
SOUND: WA
VIDEO: WA
GRAPHIC: WA
PRINTING: WA
SIGNAGE: WA
PAINTING: WA
CARPENTRY: WA
IRONWORK: WA
GLASS: WA
MASONRY: WA
ROOFING: WA
CONCRETE: WA
PAVING: WA
FENCING: WA
GARDENING: WA
TREES: WA
PLANTS: WA
WATER: WA
SEWER: WA
GAS: WA
ELECTRIC: WA
TELEPHONE: WA
CABLE: WA
SATELLITE: WA
RADIO: WA
TELEVISION: WA
INTERNET: WA
OTHER: WA

TOWNHOUSE
ELEVATIONS

PROJECT	DATE	DESIGNED BY	DATE
SCALE	1:125	DATE	DATE
DATE	12/10/18	DATE	12/10/18

A303



5 NORTH WEST VIEW

ASD



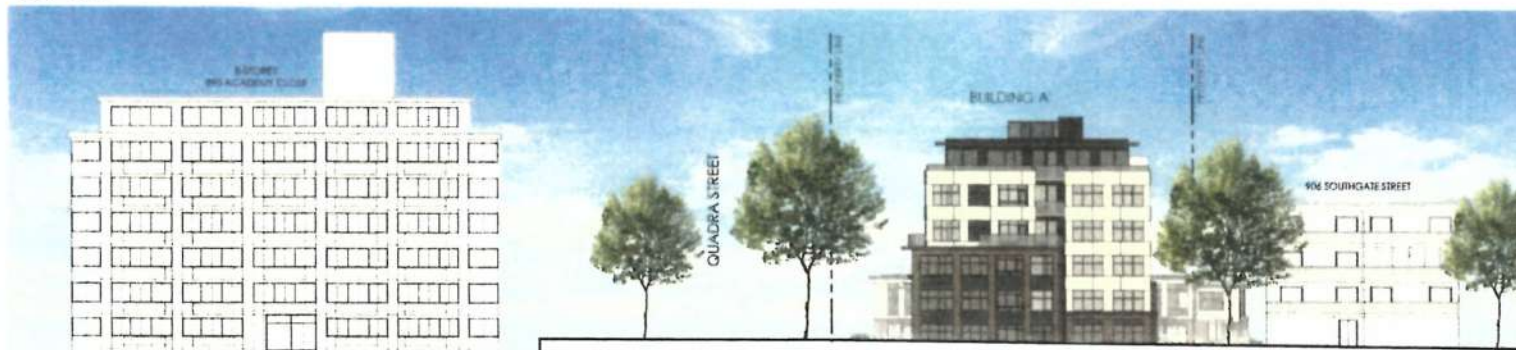
6 SOUTH EAST VIEW

ASD

Received
City of Victoria
JAN 22 2019
Planning & Development Department
Development Services Division



1 QUADRA STREET VIEW
SCALE 1:200



2 SOUTHGATE STREET VIEW
SCALE 1:200



3 CONVENT PLACE VIEW
SCALE 1:200

General Notes: Views of the proposed development are shown for information only. The views are not guaranteed and are subject to change without notice. The views are not to be used for any other purpose without the written consent of the architect.

SEA

UNIVERSITY OF
VICTORIA
P.O. BOX 1800
VICTORIA, BC
V8X 2Y1
TEL: 251-1711

01	RE-DESIGN FOR FILLING & SP	10/12/18
02	RE-DESIGN FOR FILLING & SP	10/12/18
03	RE-DESIGN FOR FILLING & SP	10/12/18
04	RE-DESIGN FOR FILLING & SP	10/12/18
05	RE-DESIGN FOR FILLING & SP	10/12/18
06	RE-DESIGN FOR FILLING & SP	10/12/18
07	RE-DESIGN FOR FILLING & SP	10/12/18
08	RE-DESIGN FOR FILLING & SP	10/12/18
09	RE-DESIGN FOR FILLING & SP	10/12/18
10	RE-DESIGN FOR FILLING & SP	10/12/18
11	RE-DESIGN FOR FILLING & SP	10/12/18
12	RE-DESIGN FOR FILLING & SP	10/12/18
13	RE-DESIGN FOR FILLING & SP	10/12/18
14	RE-DESIGN FOR FILLING & SP	10/12/18
15	RE-DESIGN FOR FILLING & SP	10/12/18
16	RE-DESIGN FOR FILLING & SP	10/12/18
17	RE-DESIGN FOR FILLING & SP	10/12/18
18	RE-DESIGN FOR FILLING & SP	10/12/18
19	RE-DESIGN FOR FILLING & SP	10/12/18
20	RE-DESIGN FOR FILLING & SP	10/12/18

PROJECT NAME

BEACON HILL
RESIDENTIAL

PROJECT ADDRESS
555-521 QUADRA ST & 931 CONVENT PL
VICTORIA, BC

WA
WINSLEY ARCHITECTURE LTD

CONTRACT NO.
DATE
BY
CHECKED
DATE
BY

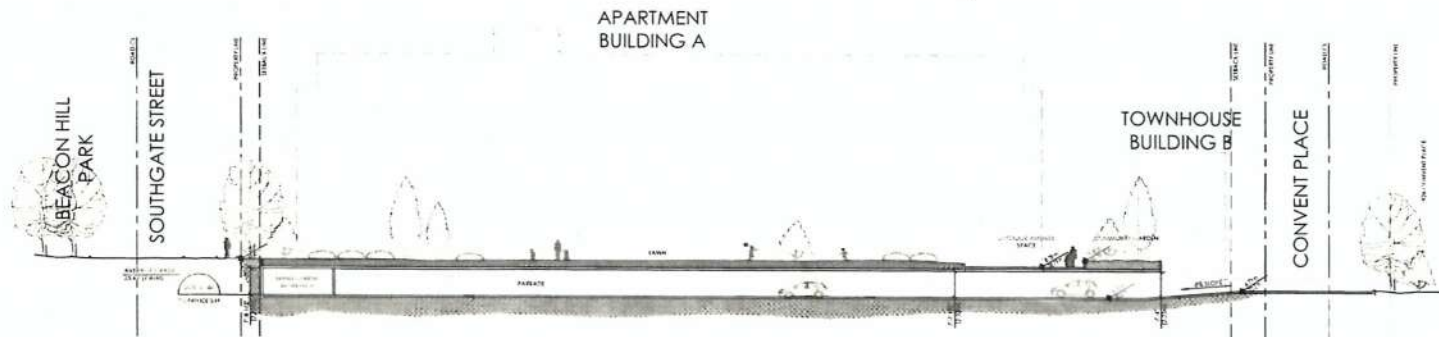
CONTEXT
ELEVATIONS

PROJECT NO.	DATE	BY	CHECKED	DATE	BY
SCALE	1:200	WINSLEY			
SHEET	01/01/01	01/01/01			A304

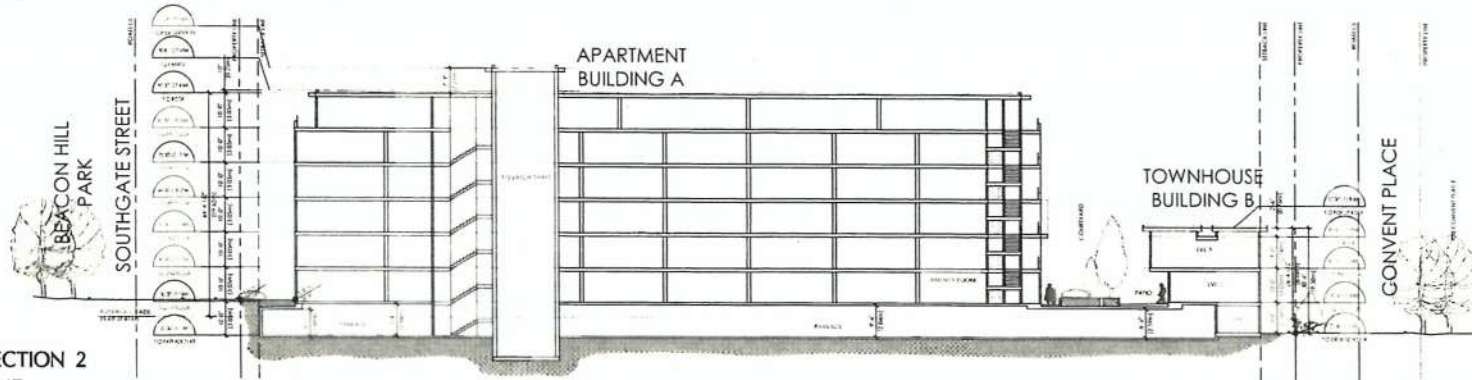
Received
City of Victoria

JAN 22 2019

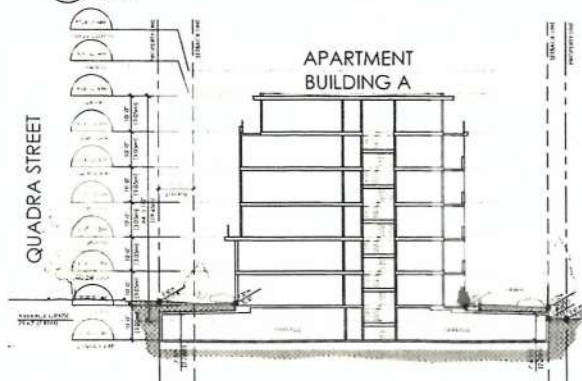
Planning & Development Department
Development Services Division



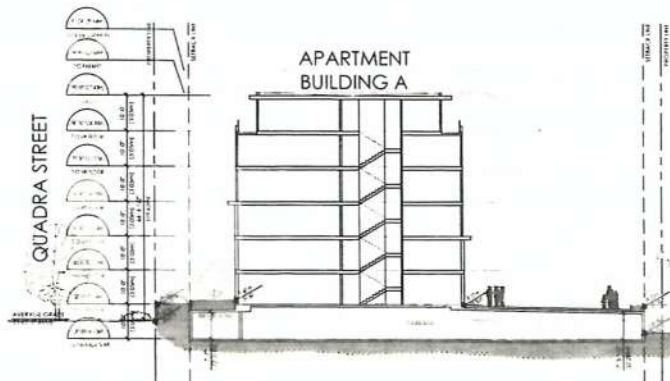
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SCALE: 1:200



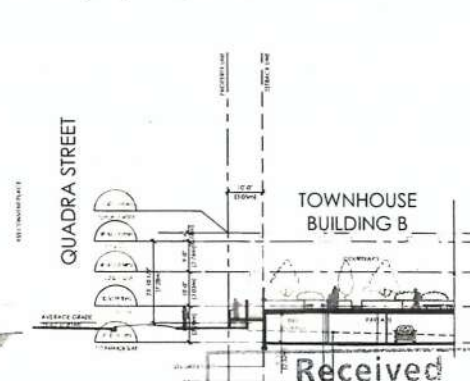
2 SECTION 2
SCALE: 1:200



3 SECTION 3
SCALE: 1:200



4 SECTION 4
SCALE: 1:200



5 SECTION 5
SCALE: 1:200

Received
City of Victoria

JAN 22 2019

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Development Services Division

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SEA

2 WENSLY COURT
400-4000 PROSPECT RD
P.O. BOX 4000
VICTORIA BC
TEL: 251-5151

10	RE-DESIGN FOR REZONING & DP	01/07/18
24	RE-DESIGN FOR REZONING & DP	01/07/18
43	RE-DESIGN FOR REZONING & DP	01/07/18
100	RE-DESIGN FOR REZONING & DP	11/07/17
201	DESIGN FOR REZONING & DP	01/06/17
101	DESIGN FOR REZONING & DP	01/06/17

PROJECT NAME

BEACON HILL
RESIDENTIAL

PROPERTY ADDRESS
505-521 QUADRA ST & 531 CONVENT PL
VICTORIA BC

WA
WENSLY ARCHITECTURE LTD

CONSULTANTS
ARCHITECT: WA
ENGINEERING: WA
EARTHQUAKE: WA
ENVIRONMENTAL: WA
LANDSCAPE ARCHITECTURE: WA
CIVIL ENGINEERING: WA
MECHANICAL ENGINEERING: WA
ELECTRICAL ENGINEERING: WA
PLUMBING ENGINEERING: WA
FIRE ENGINEERING: WA
ACoustics ENGINEERING: WA
Soils ENGINEERING: WA
Geotechnical ENGINEERING: WA
Traffic ENGINEERING: WA
Transportation ENGINEERING: WA
Water ENGINEERING: WA
Waste ENGINEERING: WA
Energy ENGINEERING: WA
Environmental ENGINEERING: WA
Historical ENGINEERING: WA
Landscape ENGINEERING: WA
Marine ENGINEERING: WA
Mining ENGINEERING: WA
Offshore ENGINEERING: WA
Other ENGINEERING: WA

BUILDING SECTIONS

SECTION	DATE	BY	CHK
SECTION 1	1/20	WENSLY	WENSLY
SECTION 2	1/20	WENSLY	WENSLY
SECTION 3	1/20	WENSLY	WENSLY
SECTION 4	1/20	WENSLY	WENSLY
SECTION 5	1/20	WENSLY	WENSLY

DATE: 01/07/2017 DRAWN BY: A401



