

MOUNT ST. ANGELA

Senior Living. Redefined.

ARCHITECTURAL:
KEY ARCHITECTURE LTD.
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DESIGN CONSULTANT:
ARCATA LTD.
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PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

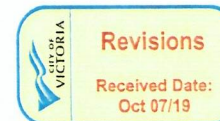
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CONSULTANT

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COMMENTS

#	DESCRIPTION	DATE	BY
1.	1. VPP/REZONING SUBMISSION	SEP 2019	
2.	2. REV VPP/REZONING SUBMISSION	SEP 2019	
3.	3. REV AVERAGE GRADE CALC	SEP 2019	
4.	4. REV GATE AND GARAGE DOOR	OCT 2019	
5.	5. REV as per H&C comments	OCT 2019	
6.	6. REV as per H&C (ADP) comments	NOV 2019	
7.	7. REV as per H&C comments	NOV 2019	
8.	8. REV as per H&C comments - parking	OCT 2019	



MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

DRAWING LEGEND

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED OCT 07 2019	A0.0
DRAWN BY	





CONTEXT PLAN
Scale: 1:500



SURVEY PLAN
Scale: 1:500

BC Land Surveyors Site Plan of
at 913-929 Burdett Ave, Victoria
Legal L&A, Christ Church Trust Estate, Victoria City, Plan 14121

PARKING CALCULATIONS

NUMBER OF STANDARD UNITS: 106
ASSISTED CARE UNITS: 26

PARKING REQUIRED:
standard unit 35 x 106 37.1
assisted care 28/5 5.2
Total unit stalls required 43
Total unit stalls provided 43

Visitors parking
.1 unit .1x 132
Total visitor stalls required 13
Total visitor stalls provided 13

Total unit stalls required 56
Total parking provided 56

NOTE: parking not calculated for bistro/cafe as it is part of seniors complex and not a public amenity

Parking breakdown
underground for units 43
underground for visitors 10
surface-visitor 2
surface-visitor HC 1
service vehicle 1
Total parking provided 57

BICYCLE PARKING
class 1 standard units 1 x 106 106
assisted care 28/5 1.73
class 2 6
TOTAL REQUIRED 114

PARKING PROVIDED
class 1 - secure underground 116
class 2 - 1 space rack at entrance 6
TOTAL PROVIDED 122

PROJECT DATA

Project Address - 913-929 Burdett Ave. & 914 McClure St.
Legal Description - Lot 1, Christ Church Trust Estate
Victoria City, Plan VIP85236
Lot 2, Christ Church Trust Estate
Victoria City, VIP85238
Lot 22, Block 6, Plan 35, Section CCT, Victoria

Zone - CD-10, R-K

OCP - Guidelines
Site within 200 m of the designated Core Residential

Built Form - Multi-unit residential
- Buildings up to six storeys

Uses - Diversity of mixed housing types
- meets community services

FSR - Allowed 2.1
Proposed 1.96

Site Area - 5429 m² (58,437 sq. ft.)

Site Coverage - existing 1364 m² (14,574 sq. ft.) - 25 %
- proposed 2667 m² (28,822 sq. ft.) - 49.4 %
- allowed 43%

Open Space - 38% 2048 m² (22,052 sq. ft.)

Floor Area - Parking/McClure Street Level - 366 m² (3944 sq. ft.)
Level 1 - 2224 m² (23,930 sq. ft.)
Level 2 - 2853 m² (30,852 sq. ft.)
Level 3 - 1752 m² (18,864 sq. ft.)
Level 4 - 1659 m² (17,853 sq. ft.)
Level 5 - 1119 m² (12,041 sq. ft.)
Level 6 - 865 m² (9,320 sq. ft.)

Total Floor Area - Proposed 10,638 m² (114,504 sq. ft.)

Total Number of Stories
Proposed - 1 @ 6 Storey
Existing - Unchanged

Proposed Set Backs -
Front (Burdett): 8.75m
Rear (McClure): 4.7 m building & 3.3 m stairs
Side Yard (East): 3.6m
Side Yard (West): 1.7m Carlift stair
3.05 m Carlift
3.02 m building
Interior Yard (South): 3.1m

Residential Units

Minimum Unit Floor Area - 23 m² (assisted living unit)
Maximum Unit Floor Area - 84 m²

Unit Count - Parking/McClure Street Level - 4 units
Level 1 - 26 units
Level 2 - 19 units
Level 3 - 19 units + 13 assisted
Level 4 - 15 units + 13 assisted
Level 5 - 12 units
Level 6 - 09 units

Total Number of Units - 132

Parking - as per schedule c - refer to parking plan and calc
required - 43 stalls - proposed -43 stalls
visitor required - 4 stalls - proposed -4 stalls
service vehicle proposed - 1 stalls

Bicycles - as per schedule c - refer to parking plan
Class 1
required - 107 stalls
proposed - 108 stalls

Class 2
required - 7
proposed - 1 rack for 8

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

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COMMENTS

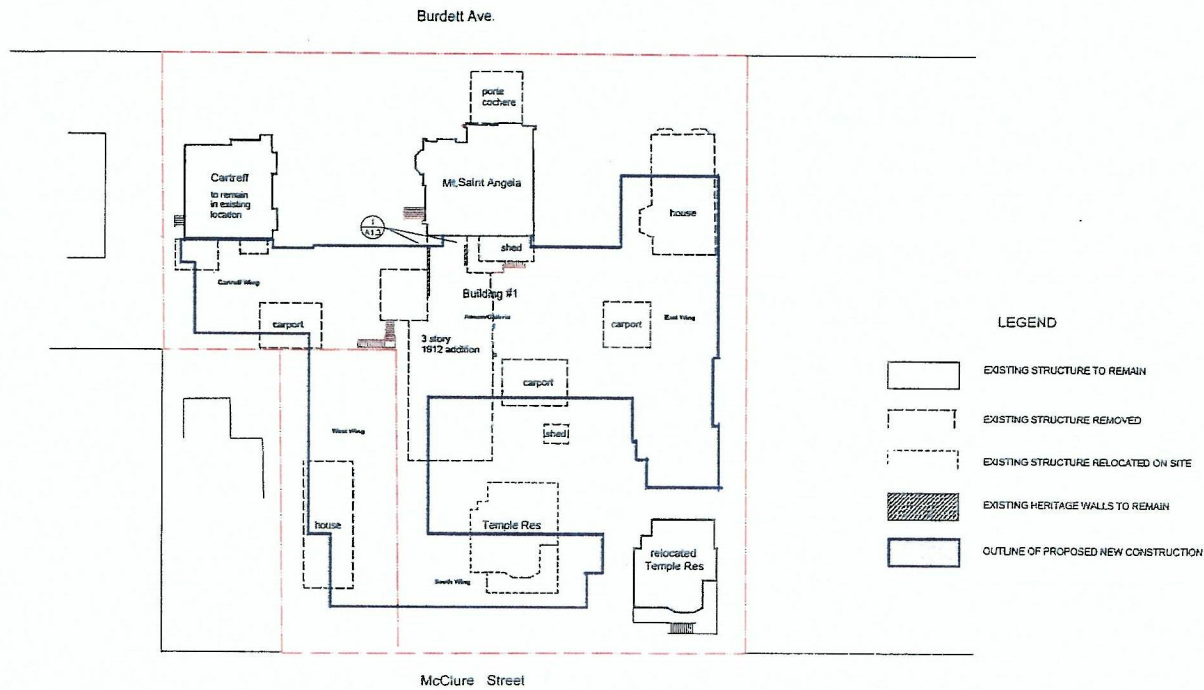
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1	PRELIMINARY SUBMISSION	SEP 2016	
2	PRELIMINARY SUBMISSION	SEP 2016	
3	PRELIMINARY SUBMISSION	SEP 2016	
4	PRELIMINARY SUBMISSION	SEP 2016	
5	PRELIMINARY SUBMISSION	SEP 2016	
6	PRELIMINARY SUBMISSION	SEP 2016	
7	PRELIMINARY SUBMISSION	SEP 2016	
8	PRELIMINARY SUBMISSION	SEP 2016	

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SHEET TITLE

PROJECT DATA
CONTEXT PLAN

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLotted OCT 07 2016	
Drawn by	A1.0



Key Plan
Scale: 1:300

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.
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&
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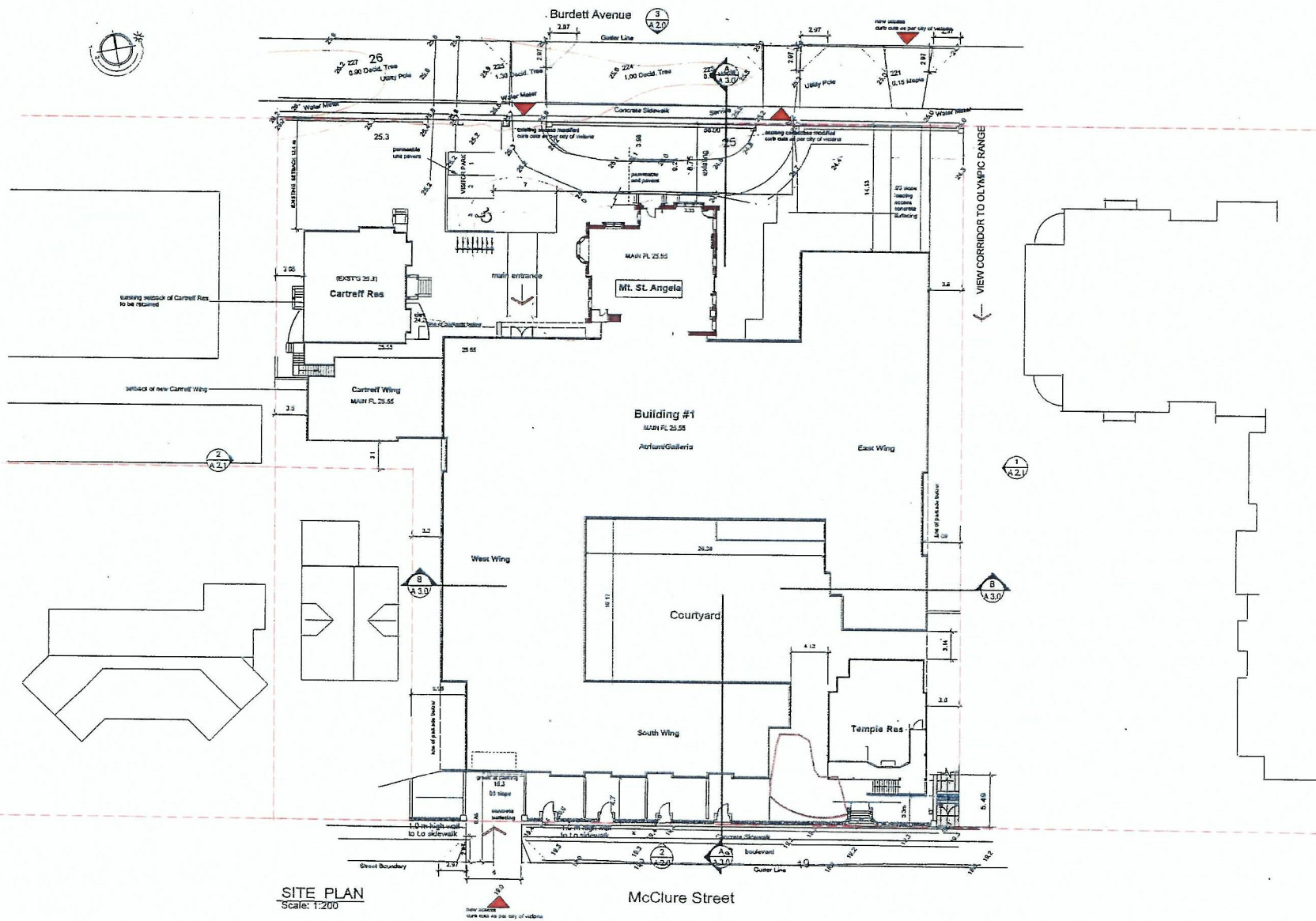
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#	description	DATE	BY
1	HAP / RECORDING SUBMISSION	SEP 2016	
2	REV: HAP / RECORDING SUBMISSION	APR 2016	
3	REV: AVERAGE GRADE CALC	NOV 2015	
4	REV: SITE AND SURGE DOOR	AUG 2015	
5	REV: as per ADP requirements	NOV 2014	
6	REV: as per ADP and comments	FEB 2014	
7	REV: as per staff comments	AUG 2013	
8	REV: as per staff comments - parking	OCT 2014	

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SHEET TITLE
KEY PLAN

SCALE AS NOTED	JOB No. 1124 - 1410
DRAWN BY DCL 07 2019	A1.0a
CHECKED BY	



SITE PLAN
Scale: 1:200

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

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CONSULTANT

Arcata
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COMMENTS

NO.	REVISION	DATE	BY
1.	PREP / PRELIMINARY SUBMISSION	SEP. 2010	
2.	REV. MAP / REVISION SUBMISSION	NOV. 2010	
3.	REV. AVERAGE GRADE CALC	NOV. 2010	
4.	REV. GATE AND GARAGE DOOR	AUG. 2011	
5.	REV. AS PER ADP COMMENTS	NOV. 2011	
6.	REV. AS PER HAZ ADP COMMENTS	FEB. 2012	
7.	REV. AS PER HAZ COMMENTS	MAY 2012	
8.	REV. AS PER HAZ COMMENTS - PARKING	OCT. 2012	

MOUNT ST. ANGELA
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SHEET TITLE
SITE PLAN

SCALE
AS NOTED
DATE PLOTTED
OCT. 07 2019
DRAWN BY

JOB NO.
1154 - 1410

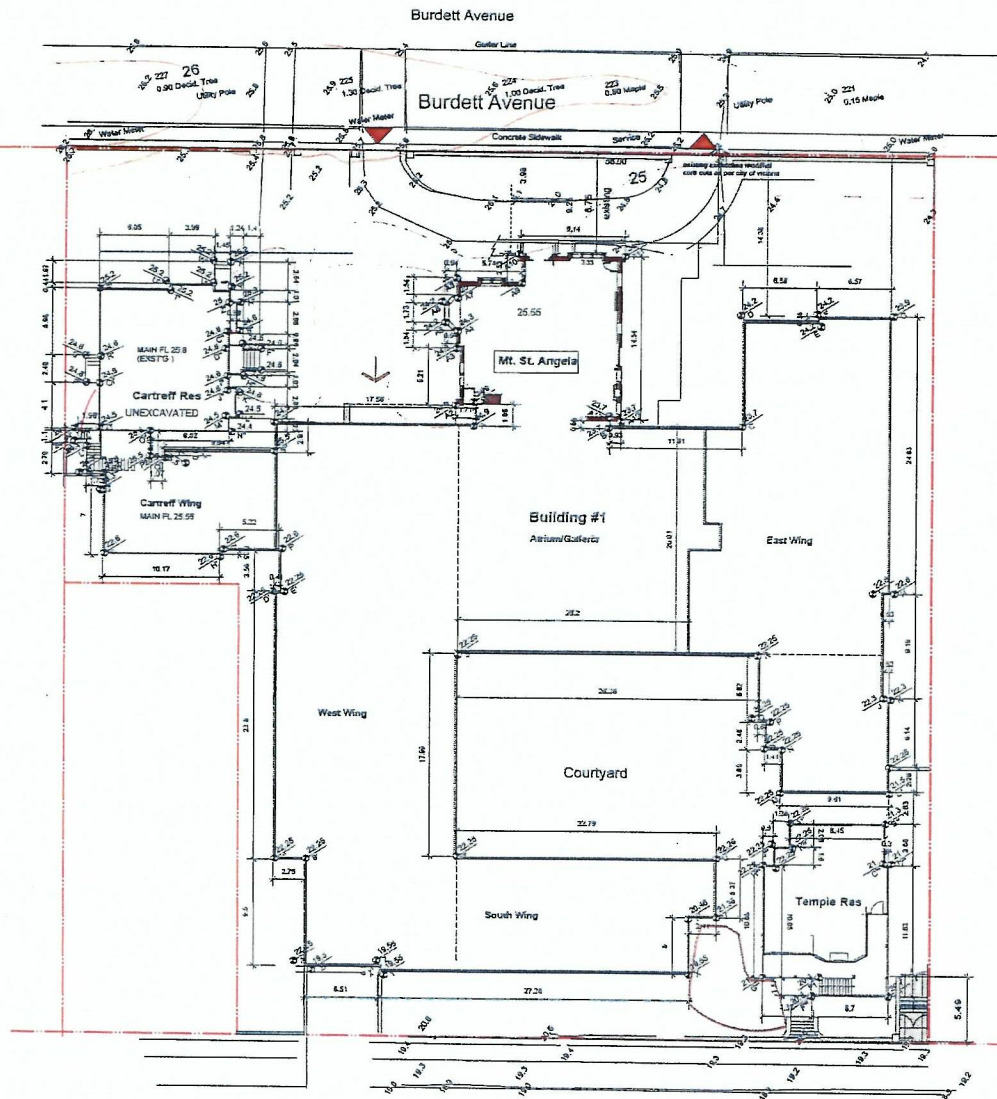
A1.0b



Building No. 1
Average Grade Calculation

Point	Elevation
A 1 (24.3 - 24.3) / 2 ± 1.00m	-8.55
A 2 (24.3 - 24.3) / 2 ± 1.70m	-8.59
A 3 (24.3 - 24.3) / 2 ± 2.20m	-10.15
A 4 (24.3 - 24.3) / 2 ± 1.50m	-7.42
A 5 (24.3 - 24.3) / 2 ± 1.00m	-7.42
A 6 (24.3 - 24.3) / 2 ± 1.70m	-4.59
A 7 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 8 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 9 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 10 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 11 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 12 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 13 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 14 (24.3 - 24.3) / 2 ± 1.00m	-2.19
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A 16 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 17 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 18 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 19 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 20 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 21 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 22 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 23 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 24 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 25 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 26 (24.3 - 24.3) / 2 ± 1.00m	-2.19
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A 99 (24.3 - 24.3) / 2 ± 1.00m	-2.19
A 100 (24.3 - 24.3) / 2 ± 1.00m	-2.19

Perimeter
Average Grade 10.662.8 / 434.07 ± 22.02



AVERAGE GRADE CALCULATIONS
Scale: 1:200

McClure Street

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

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CONSULTANT

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COMMENTS

No.	DESCRIPTION	DATE	BY
1.	HAD / RETURNING SUBMISSION	SEP 2016	
2.	REV HAD / RETURNING SUBMISSION	SEP 2016	
3.	REV AVERAGE GRADE CALC	NOV 2016	
4.	REV GATE AND GARAGE DOOR	JAN 2017	
5.	REV as per ACP comments	NOV 2016	
6.	REV as per HAD ACP comments	FEB 2017	
7.	REV as per staff comments	MAY 2017	
8.	REV as per staff comments - parking	OCT 2016	

MOUNT ST. ANGELA
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SHEET TITLE

AVERAGE GRADE CALC.

SCALE

AS NOTED

DATE PLOTTED

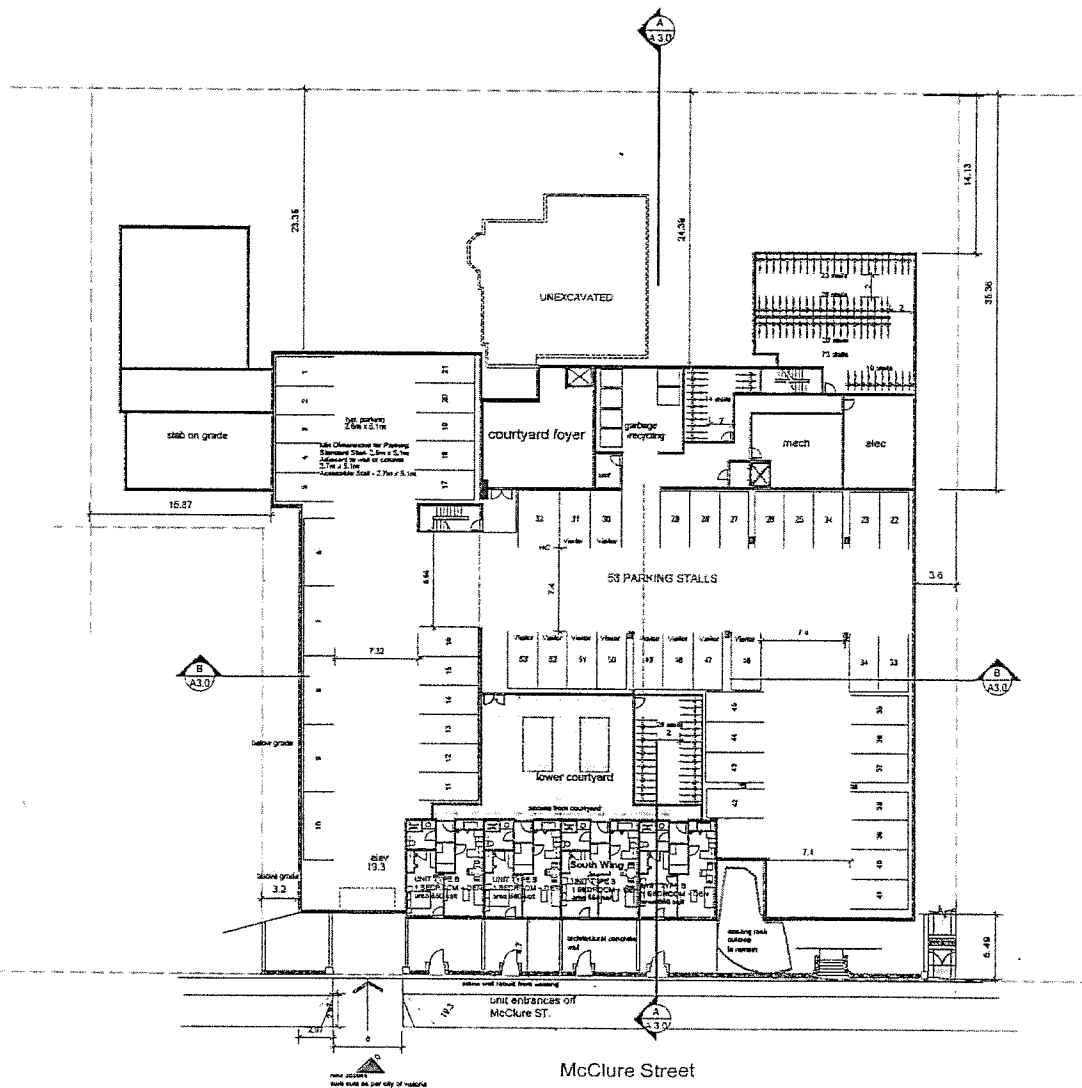
OCT 07 2016

DRAWN BY

JOB NO.

1124 - 1410

A1.0c



PARKING LEVEL PLAN/McCLURE ST. UNITS
Scale: 1/200

Total McClure Street Level Units - 4 units

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

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COMMENTS

NO.	REVISION	DATE
1.	MAP / REVISION SUBMISSION	SEP 2010
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6.	REV MAP / REVISION SUBMISSION	NOV 2010
7.	REV MAP / REVISION SUBMISSION	NOV 2010
8.	REV MAP / REVISION SUBMISSION	NOV 2010

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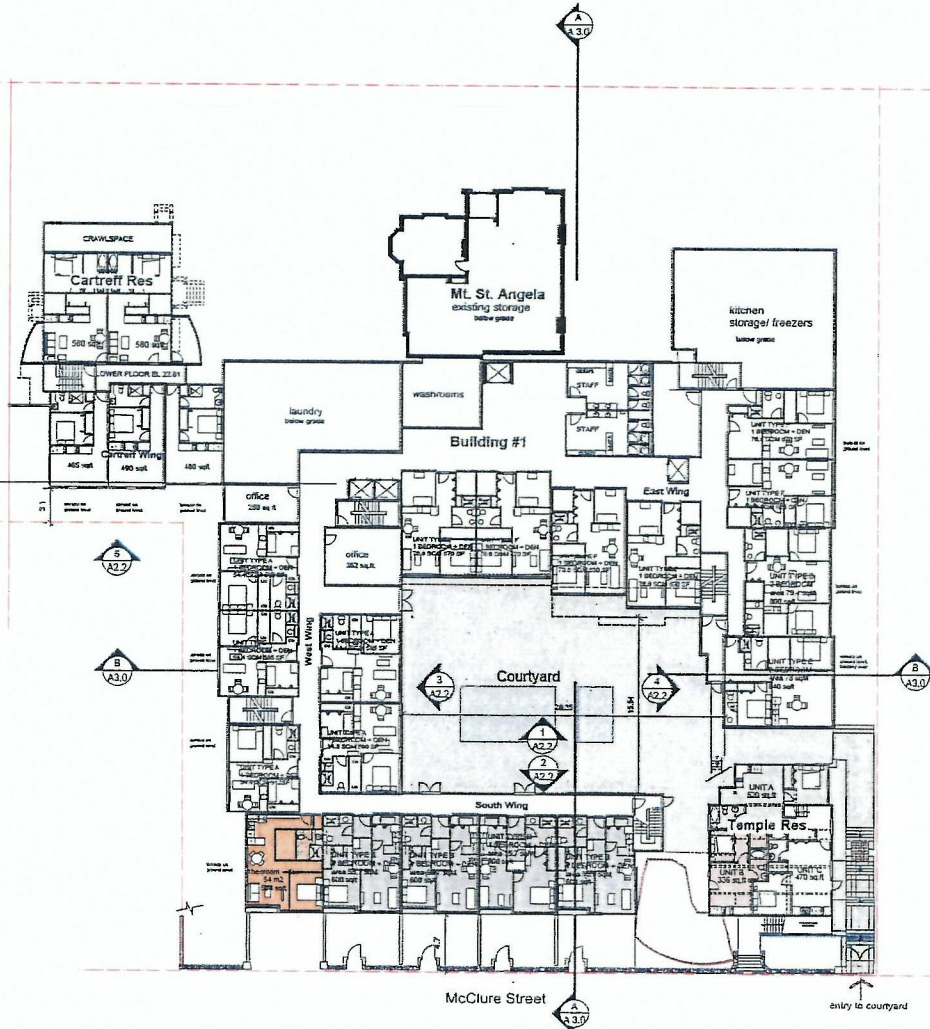
SHEET TITLE

PARKING LEVEL PLAN
McCLURE ST. UNITS

SCALE

AS NOTED
DATE PLOTTED
OCT 07 2010
DRAWN BY

A1.1



LEVEL 1 PLAN
Scale: 1:200

- Cartreff Res - 2 units
 - Mt. St. Angela - 0 units
 - Building #1 - 0 units
 - Cartreff Wing - 3 units
 - West Wing - 5 units
 - South Wing - 5 units
 - East Wing - 8 units
 - Temple Res. - 3 units
- Total Level 1 - 26 units

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ARCHITECT - CRP

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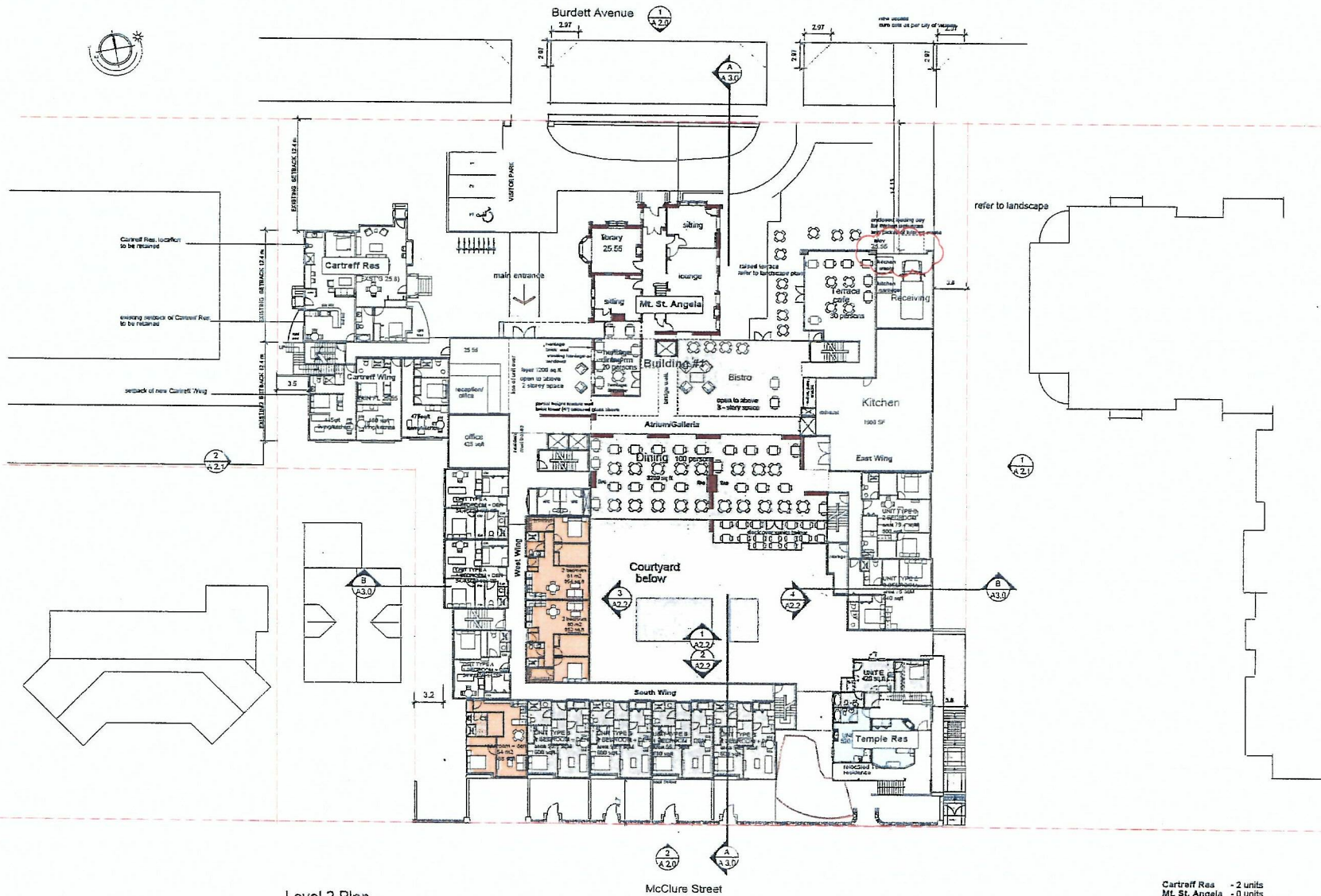
CONSULTANT
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COMMENTS			
No.	Description	Date	By
1.	REV. REVISION SUBMISSION	SEP. 2014	
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4.	REV. GATE AND GARAGE DOOR	NOV. 2014	
5.	REV. AS PER ADP COMMENTS	NOV. 2014	
6.	REV. AS PER ADP COMMENTS	NOV. 2014	
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8.	REV. AS PER ADP COMMENTS	NOV. 2014	

MOUNT ST. ANGELA
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SHEET TITLE
LEVEL 1 PLAN

SCALE AS NOTED	DATE OCT. 07 2014	A1.2
DATE NOTED OCT. 07 2014	DESIGNED BY A1.2	



Level 2 Plan
Scale: 1/200

- Cartreth Res - 2 units
- Mc. St. Angela - 0 units
- Building 1 - 0 units
- Atrium/Galleria - 0 units
- Cartreth Wing - 3 units
- West Wing - 7 units
- South Wing - 3 units
- East Wing - 2 units
- Temple Res. - 2 units
- Total Level 2 Units - 19 units

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
MI Ventures
&
Norwood Group

ARCHITECT - CRP

key
architectural ltd
250-113-7507 / 524 McClure St
P.O. Box 30000, Victoria B.C. V8M 1T1

CONSULTANT
Arcata
250-113-7507 / 524 McClure St
P.O. Box 30000, Victoria B.C. V8M 1T1

COMMENTS

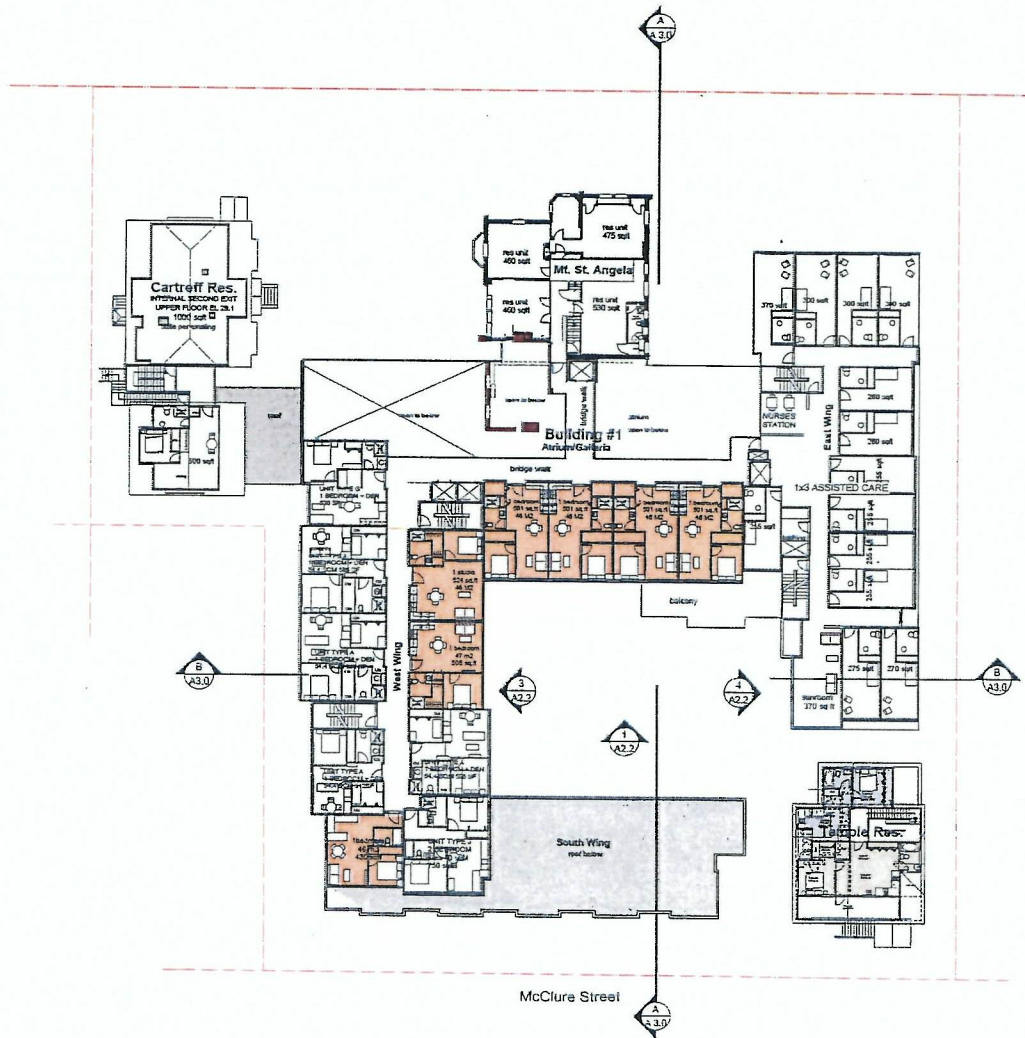
No.	Description	DATE	BY
1.	MAP / RECORDING SUBMISSION	SEP. 2016	
2.	REV. MAP / RECORDING SUBMISSION	NOV. 2016	
3.	REV. AVERAGE GARAGE GATE	NOV. 19.16	
4.	REV. GATE AND GARAGE DOOR	AUG. 19.16	
5.	REV. as per ADP comments	NOV. 2016	
6.	REV. as per HAZ ADP comments	FEB. 2017	
7.	REV. as per ADP comments	MAY 2017	
8.	REV. as per ADP comments	OCT. 2016	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
LEVEL 2 PLAN

SCALE
AS NOTED
DATE PLOTTED
OCT. 07.2016
DRAWN BY

A1.3



LEVEL 3 PLAN
Scale: 1:200

Cartreff Res. - 1 units
Mt. St. Angela - 4 units
Building 1
Atrium/Gallery - 4 units
Cartreff Wing - 1 units
West Wing - 8 units
South Wing - 0 units
East Wing - 13 units
Temple Res. - 2 units
Total Level 3 Units - 34 units

PROJECT
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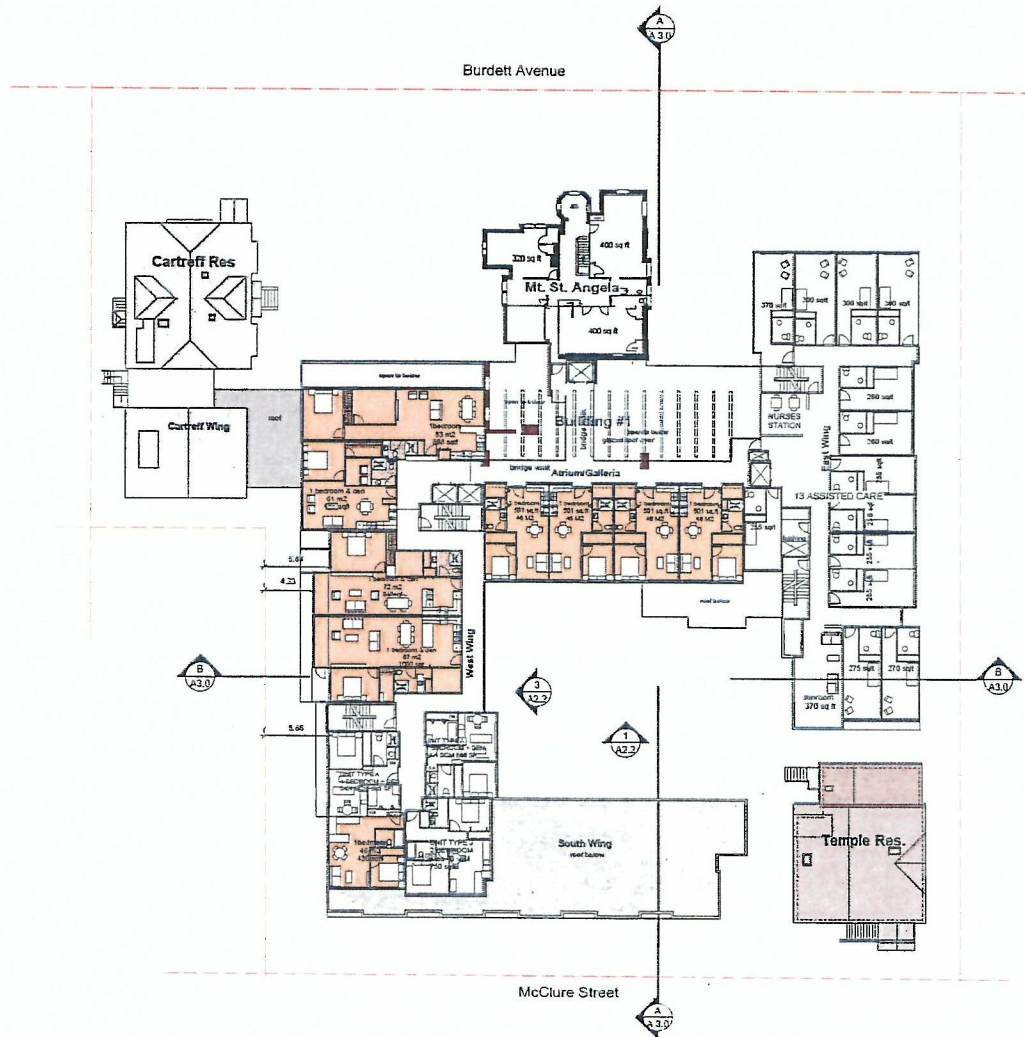
keay
architecture ltd
201 West 112th Street, Victoria, BC V8M 2K6
250-413-7307 / 934 McClure St
4-3-11 Arcata @ plus.net
CONSULTANT
@Arcata
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COMMENTS			
NO.	REVISION	DATE	BY
1.	PLAN / REVISION SUBMISSION	NOV 2010	
2.	REV. MAP / REVISION SUBMISSION	NOV 2010	
3.	REV. AVERAGE GRADE CHIEF	NOV 2010	
4.	REV. GATE AND GARAGE DOOR	NOV 2010	
5.	REV. as per ACP comments	NOV 2010	
6.	REV. as per AISC / ACP joint comments	NOV 2010	
7.	REV. as per staff comments	NOV 2010	
8.	REV. as per staff comments - parking	NOV 2010	

MOUNT ST. ANGELA
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LEVEL 3 PLAN

SCALE: AS NOTED
DATE PLOTTED: DCL 07 2010
DRAWN BY: A1.4



LEVEL 4 PLAN
Scale: 1:200

Mt. St. Angela - 3 units
Building 1
Atrium/Galleria - 4 units
West Wing - 8 units
East Wing - 13 units
Total Level 4 Units - 28 units

PROJECT
Mount St Angela
913-929 Burdett Ave.
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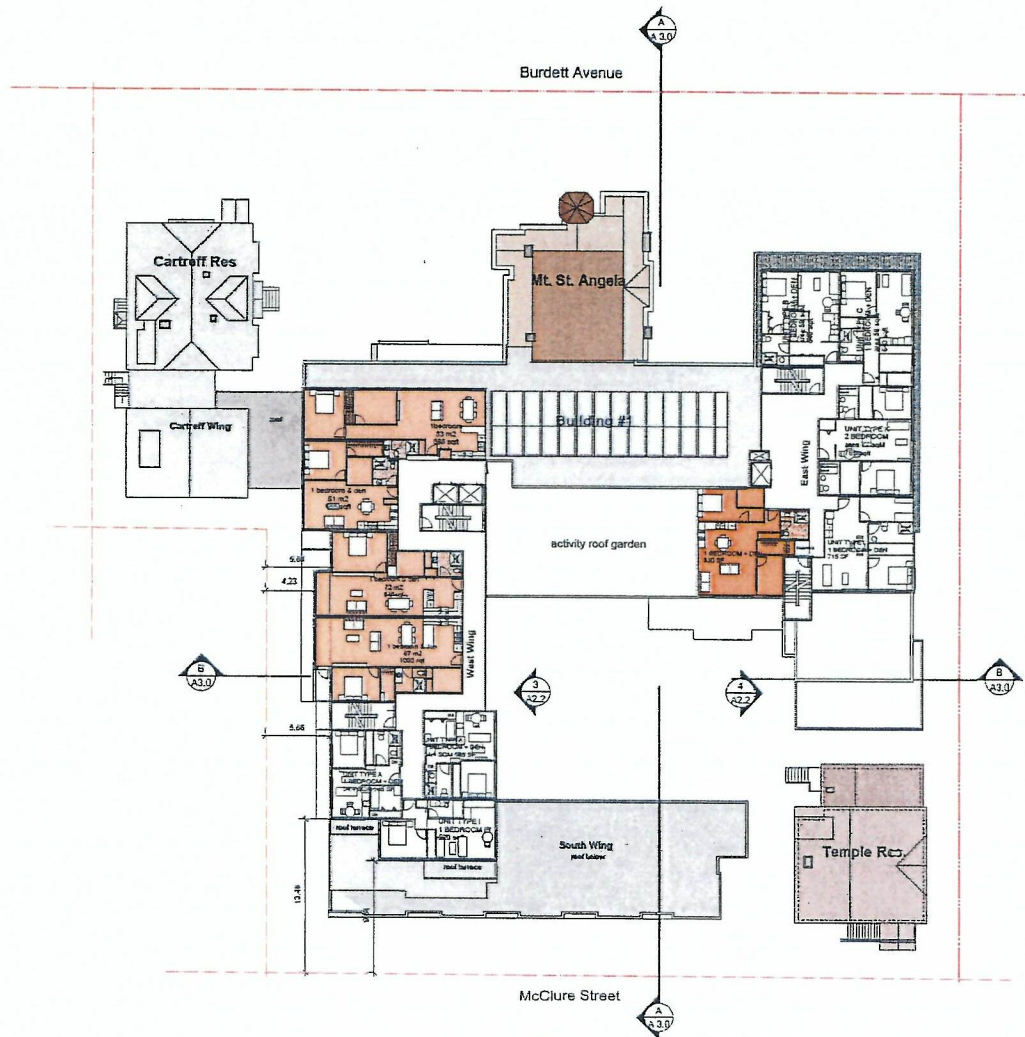
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NO.	DESCRIPTION	DATE	BY
1.	HAP / REVISION SUBMISSION	SEP 2010	
2.	REV. HAP / REVISION SUBMISSION	SEP 2010	
3.	REV. AVERAGE GARAGE DOOR	SEP 13/10	
4.	REV. GATE AND GARAGE DOOR	AUT 18/10	
5.	REV. SEE PER A/C (A/C) WITH GARAGE	AUG 2010	
6.	REV. SEE PER A/C (A/C) WITH GARAGE	AUG 2010	
7.	REV. SEE PER A/C (A/C) WITH GARAGE	AUG 2010	
8.	REV. SEE PER A/C (A/C) WITH GARAGE	OCT 2010	

MOUNT ST. ANGELA
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LEVEL 4 PLAN

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A1.5
APPROVED	



LEVEL 5 PLAN
Scale: 1:200

Building 1
West Wing - 7 units
East Wing - 5 units
Total Level 5 Units - 12 units

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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Norwood Group**

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phone 250 382 1463 email mkey@keyarchitects.com

CONSULTANT

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COMMENTS

no.	description	date	by
1	MAP / RECORDING SUBMISSION	SEP 2016	
2	REV. MAP / RECORDING SUBMISSION	APR 2016	
3	REV. AVERAGE GRADE CALC	MAY 15/16	
4	REV. GATE AND GARAGE DOOR	AUG 17/16	
5	REV. as per HCP comments	NOV 28/16	
6	REV. as per HCP and HCP comments	FEB 2 2017	
7	REV. as per HCP comments	MAY 22/17	
8	REV. as per HCP comments (parking)	OCT 27/16	

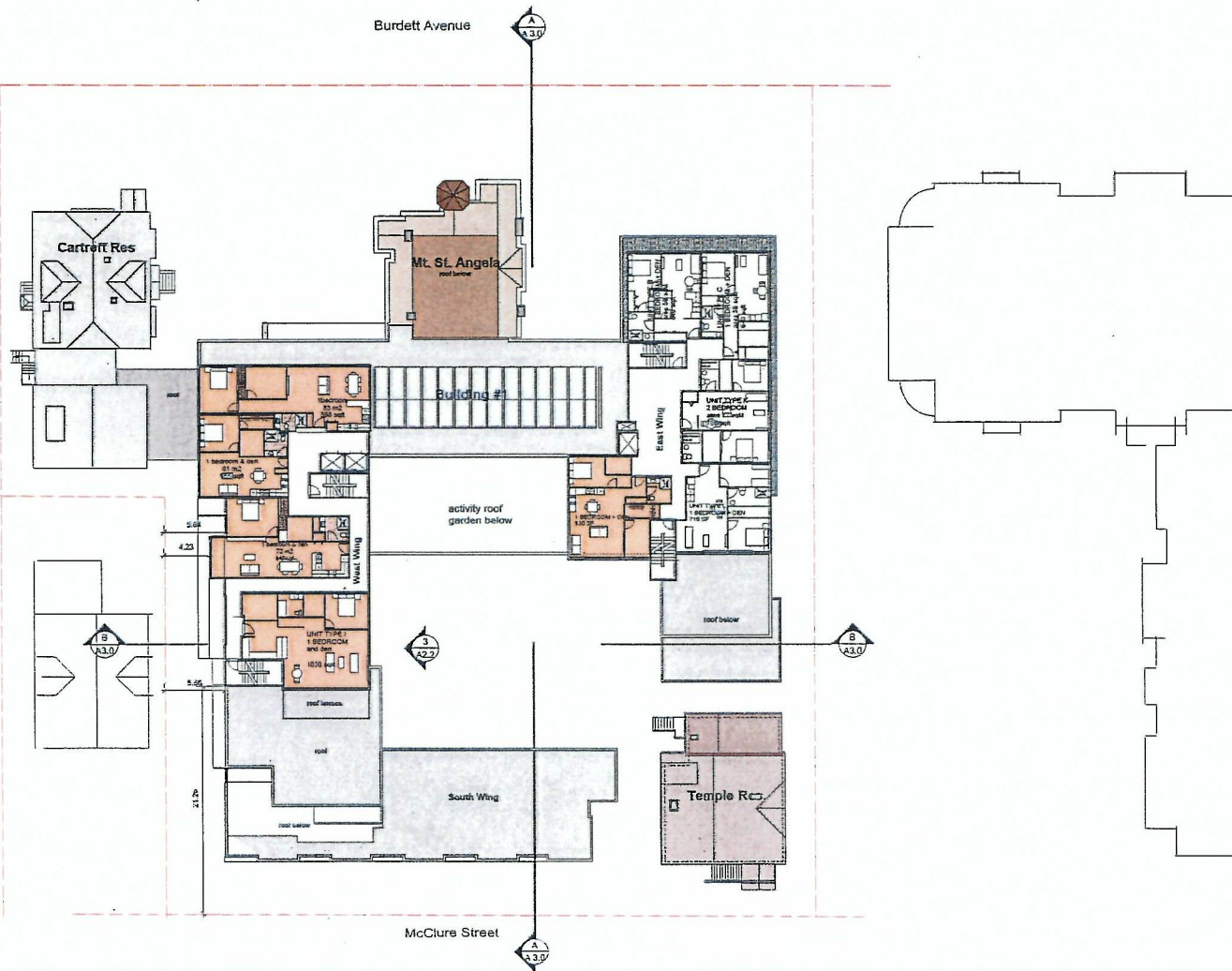
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
LEVEL 5 PLAN

SCALE
AS NOTED
DATE PLOTTED
OCL 07 2016
DRAWN BY

JOB NO.
1124 - 1410

A1.6

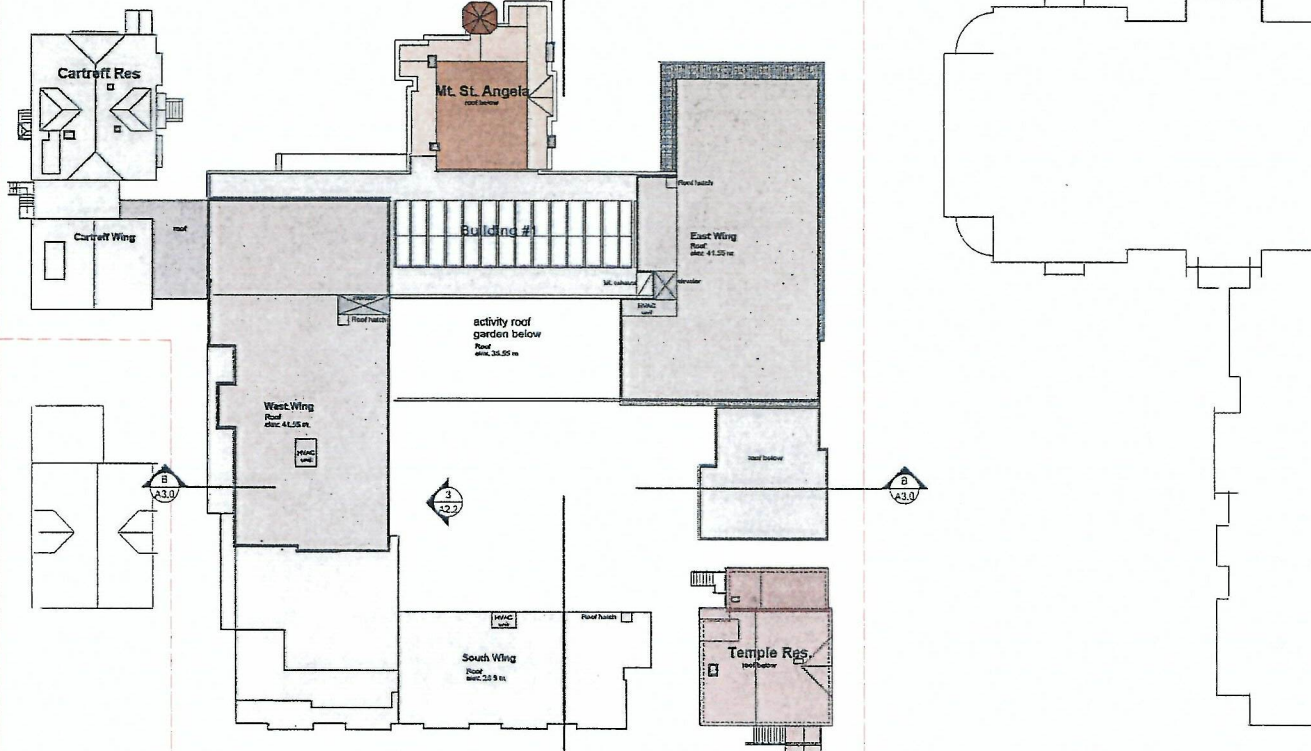


Building 1
West Wing - 4 units
East Wing - 5 units
Total Level Units - 9 units

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED OCT 07 2019	A1.7
DRAWN BY	



Burdett Avenue



McClure Street



ROOF PLAN
Scale: 1:200

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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CONSULTANT

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e m a i l a r c a t a @ a t a n e t

COMMENTS

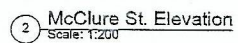
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3.	3.100 / 3.100 SUBMISSION	NOV. 2010	
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6.	6.100 / 6.100 SUBMISSION	NOV. 2010	
7.	7.100 / 7.100 SUBMISSION	NOV. 2010	
8.	8.100 / 8.100 SUBMISSION	NOV. 2010	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

ROOF PLAN

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
Oct. 07 2010	
DRAWN BY	
	A1.8



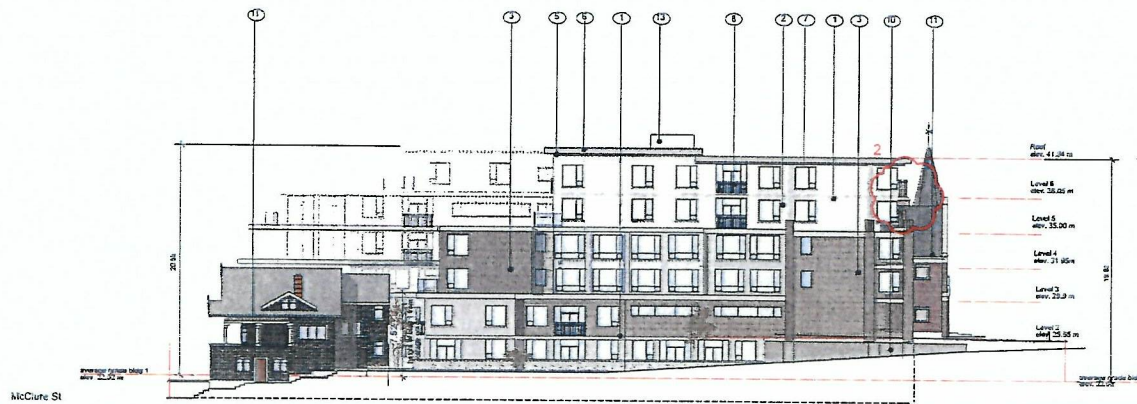
- 1 STONE FINISH - CONCRETE SURF COLOUR (POLYMERISED FINISH)
- 2 STONE FINISHES - CONCRETE SURF COLOUR (POLYMERISED FINISH)
- 3 BRICK FINISHES (CONCRETE COLOUR & WHITE GLAZE FINISH)
- 4 CURRY WALL / CLEAR GLAZE - STRUCTURAL GRN GLAZE FINISH
- 5 ROOF / DOWNPOUT - POLYMER COAT TO RESISTANCE GALVANISED COLOUR
- 6 METAL GR PLUGGING - GALVANISED COLOUR
- 7 GLASSING WINDOW FINISHES
- 8 GLOSSY/FLAT METAL FINISHES
- 9 GLASS CANOPY
- 10 ARCHITECTURAL COMPOSITES
- 11 EXTERIOR FINISH MATERIALS UNDERGROUND
- 12 METAL FENCE GALVANISED / PAINT / GRN COLOUR
- 13 DOWNPOUT / PLUGGING (NO FINISH)
- 14 BULKING

SL	DESCRIPTION	DATE	BY
1.	HAP / RECONING SUBMISSION	SEP 24/10	
2.	REV. HAP / RECONING SUBMISSION	SEP 28/10	
3.	REV. AVERAGE GRADE CALC	NOV 13/10	
4.	REV. GATE AND SHUTTLE DOOR	JAN 7 5/10	
5.	REV. as per ACP comments	MAY 22/10	
6.	REV. as per HAP ACP joint comments	FEB 14/11	
7.	REV. as per staff comments	MAY 20/11	
8.	REV. as per staff comments - parking	OCT 27/11	

MOUNT ST. ANGELA
Senior Living. Redefined.

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED Oct. 07 2019	A2
DRAWN BY	

A2.0



① East Elevation
Scale: 1:200



② West Elevation
Scale: 1:200

FINISH SCHEDULE

- ① STONE (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ② STONE (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ③ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ④ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑤ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑥ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑦ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑧ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑨ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑩ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑪ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑫ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑬ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑭ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑮ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑯ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑰ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑱ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
- ⑲ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
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- ㊴ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME
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- ㊿ BRICK (RANDOM) - CONCRETE - BUILT COLOR - UNPAINTED PRIME

PROJECT
Mount St. Angela
913-929 Burdett Ave.
Victoria B.C.
CLIENT
MI Ventures
&
Norwood Group
ARCHITECT - CRP

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413.7307.9294

CONSULTANT
Arcata
250 413.7307.9294
413.7307.9294

NO.	DESCRIPTION	DATE	BY
1	PREP / REVISION SUBMISSION	SEP 2016	
2	PREP / REVISION SUBMISSION	SEP 2016	
3	PREP / REVISION SUBMISSION	SEP 2016	
4	PREP / REVISION SUBMISSION	SEP 2016	
5	PREP / REVISION SUBMISSION	SEP 2016	
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7	PREP / REVISION SUBMISSION	SEP 2016	
8	PREP / REVISION SUBMISSION	SEP 2016	

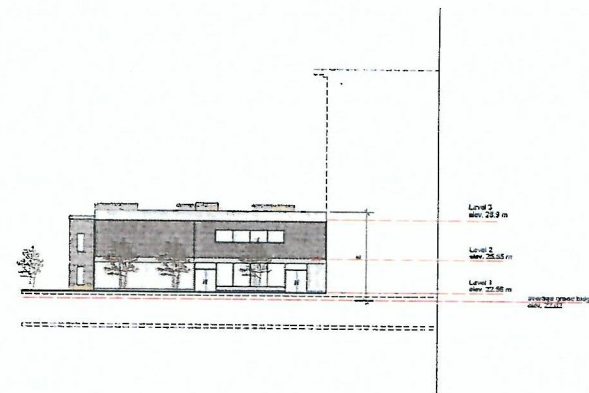
MOUNT ST. ANGELA
Senior Living. Redefined.

ELEVATIONS

SCALE
AS NOTED
DATE NOTED
OCT 07 2016
DRAWN BY
A2.1



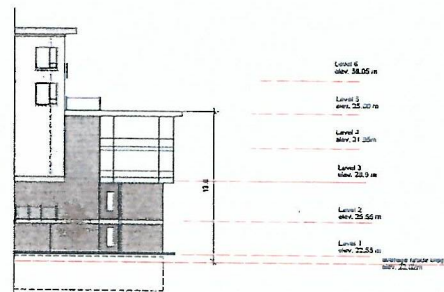
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Scale: 1:200



② Courtyard South Elevation
Scale: 1:200



③ Courtyard West Elevation
Scale: 1:200



④ Courtyard East Elevation
Scale: 1:200



⑤ Cartreff Addition McClure Elevation
Scale: 1:200

PROJECT
Mount St Angela
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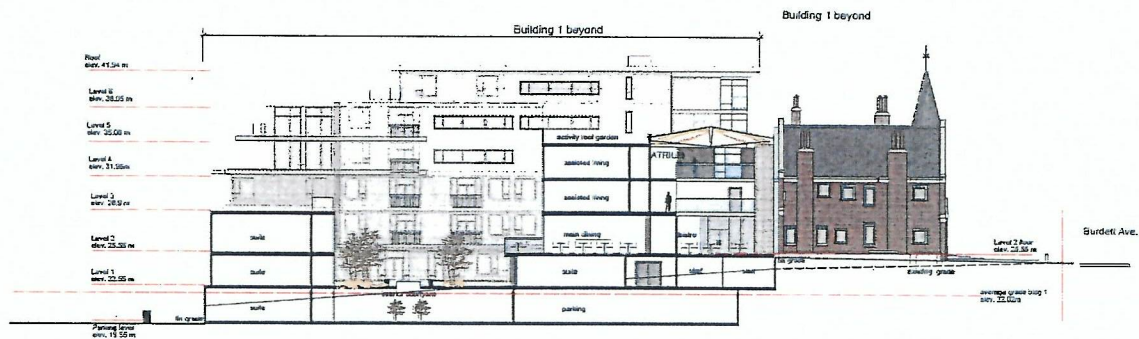
keay
architecture ltd.
350 413 1307 / 524 McClure St
4th fl Arcata 9-1015-1017
CONSULTANT
Arcata
350 413 1307 / 524 McClure St
4th fl Arcata 9-1015-1017

COMMENTS			
No.	Description	Date	By
1.	HAP / RECORDING SUBMISSION	SEP 2016	
2.	REV. HAP / RECORDING SUBMISSION	APR 2016	
3.	REV. AVERAGE GRADE CALC	APR 12 16	
4.	REV. GATE AND GARAGE DOOR	JULY 8 16	
5.	REV. as per ADP comments	NOV 2016	
6.	REV. as per AMC/ADP joint comments	FEB 2017	
7.	REV. as per road department	MAY 2017	
8.	REV. as per staff comments - parking	OCT 2016	

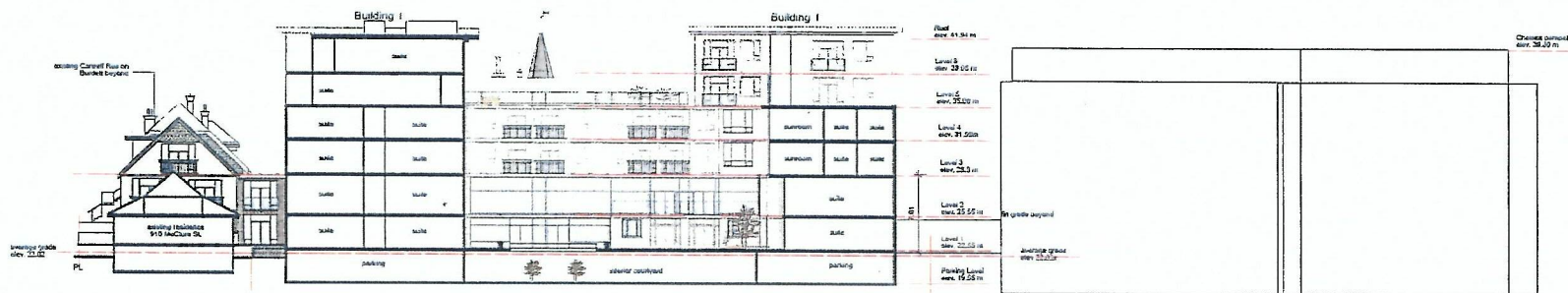
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
ELEVATIONS

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2016
DRAWN BY
JON H.
1124 - 1410
A2.2



Scale: 1:200
SECTION A-A



SECTION B-B
Scale: 1:200

PROJECT
Mount St Angela
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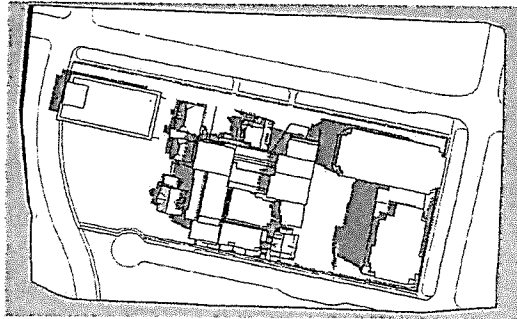
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NO.	DESCRIPTION	DATE	BY
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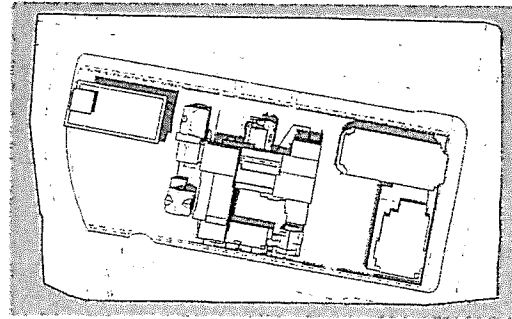
MOUNT ST. ANGELA
Senior Living, Redefined.

INVEST TITLE
SECTIONS

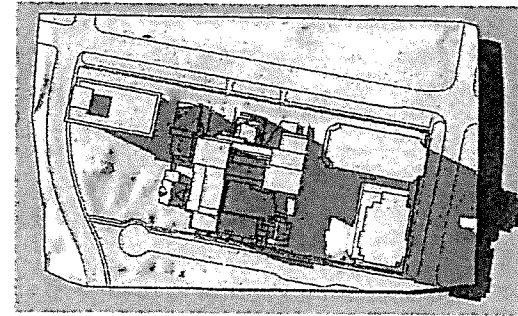
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLotted Oct. 07 2016	
DRAWN BY	A3.0



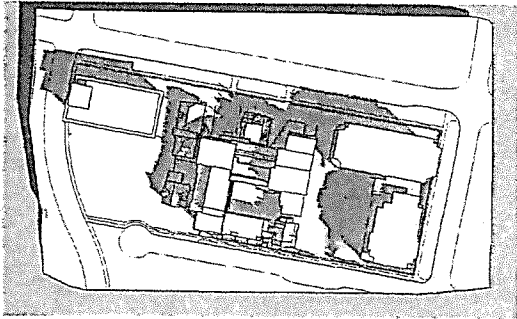
Morning
Summer Solstice



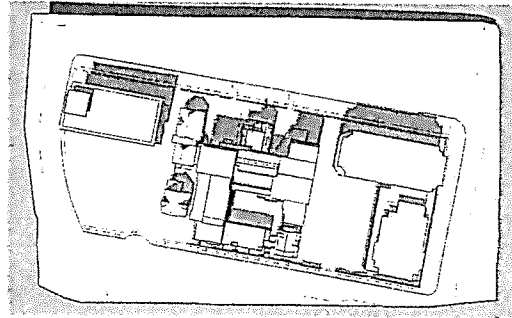
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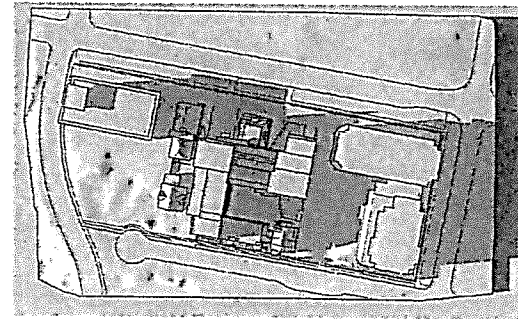
Evening



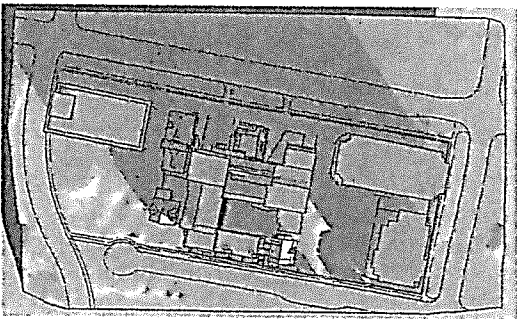
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Equinox



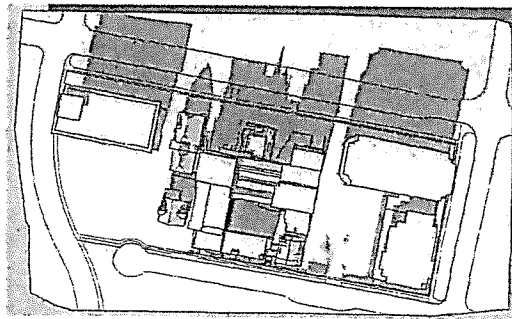
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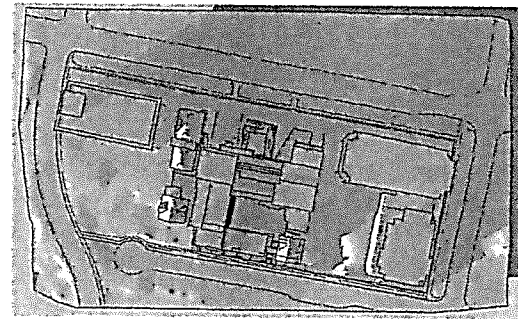
Evening



Morning
Winter Solstice



Noon



Evening

PROJECT
Mount St Angela
913-929 Burdett Ave.
Victoria B.C.
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COMMENTS		
NO.	DESCRIPTION	DATE
1.	1. HAP / REZONING SUBMISSION	SEP. 2013
2.	2. REV. HAP / REZONING SUBMISSION	NOV. 2013
3.	3. REV. AVENUE GRADE CALC.	NOV. 2013
4.	4. REV. GATE AND GARAGE DOOR	JAN. 2014
5.	5. REV. per HAP comments	MAY. 2014
6.	6. REV. per HAP / ADP HAP comments	FEB. 2017
7.	7. REV. per HAP / ADP comments	MAY. 2017
8.	8. REV. per HAP / ADP comments - parking	OCT. 2018

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
SHADOW STUDY

SCALE
AS NOTED
DATE PLOTTED
OCT. 07, 2019
DRAWN BY

JOB NO.
11524 - 1410

A 7.0



PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

**MI Ventures
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a.s.d. arcata@telus.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP 2017	
2.	PRELIMINARY SUBMISSION	APR 2018	
3.	PRELIMINARY GRADING CALC	APR 2018	
4.	PRELIMINARY GRADING CALC	APR 2018	
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6.	PRELIMINARY GRADING CALC	APR 2018	
7.	PRELIMINARY GRADING CALC	APR 2018	
8.	PRELIMINARY GRADING CALC	APR 2018	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

Perspectives

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2018
DRAWN BY

JOB NO.
1124 - 1410

A 7.1



PROJECT
Mount St Angela
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 Mi Ventures
 &
 Norwood Group
 ARCHITECT - GRP

key
 architecture ltd.
 250-1117 207 / 254 McDougall St
 250-1117 207 / 254 McDougall St

CONSULTANT
Arcata
 250-1117 207 / 254 McDougall St
 250-1117 207 / 254 McDougall St

COMMENTS		
No.	Description	Date
1.	1. HAP / PRELIMINARY SUBMISSION	SEP 2010
2.	2. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
3.	3. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
4.	4. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
5.	5. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
6.	6. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
7.	7. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011
8.	8. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2011

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE
 Perspectives

SCALE
 AS NOTED
 1:124 = 1:110
 DATE
 OCT 27 2010
 DRAWN BY
 A 7.2



Limited view of cathedral tower behind existing residence

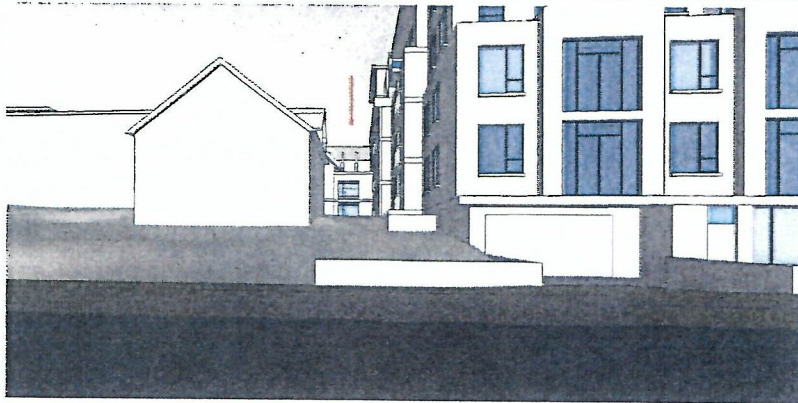
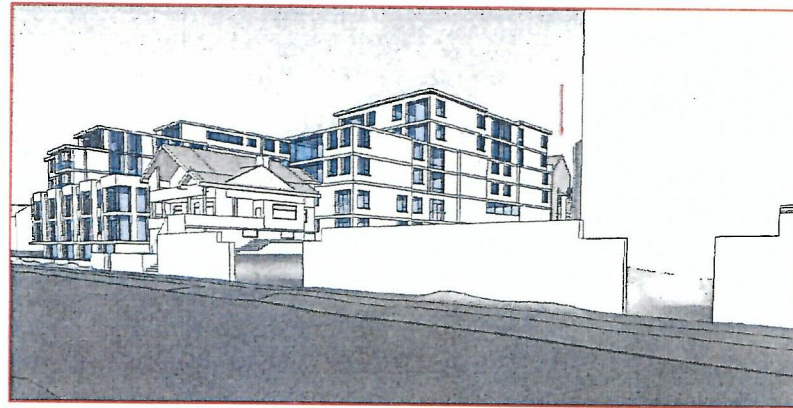
Limited view of cathedral tower through trees during fall season

Roof line of cathedral visible behind Chelsea building during fall season

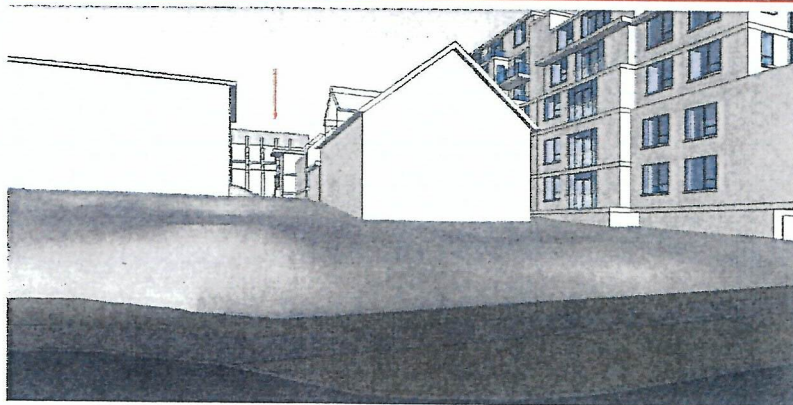
Current Conditions: McClure St. views looking north toward Christ Church Cathedral.
(Photos taken from the south sidewalk on McClure St.)



Roof line of cathedral remains visible behind Chelsea building



Roof line of cathedral remains visible during fall season



Roof line of cathedral remains visible during fall season

New Conditions: Views of Christ Church Cathedral will be maintained

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

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architecture ltd
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CONSULTANT

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250.613.7307 / 250.613.7308

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	HAP / PRELIMINARY SUBMISSION	SEP 2016	
2.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	SEP 2016	
3.	PRELIMINARY AVERAGE GROUND CALC	SEP 2016	
4.	PRELIMINARY GATE AND GARAGE DOOR	SEP 2016	
5.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	SEP 2016	
6.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	SEP 2016	
7.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	SEP 2016	
8.	PRELIMINARY HAP / PRELIMINARY SUBMISSION	SEP 2016	

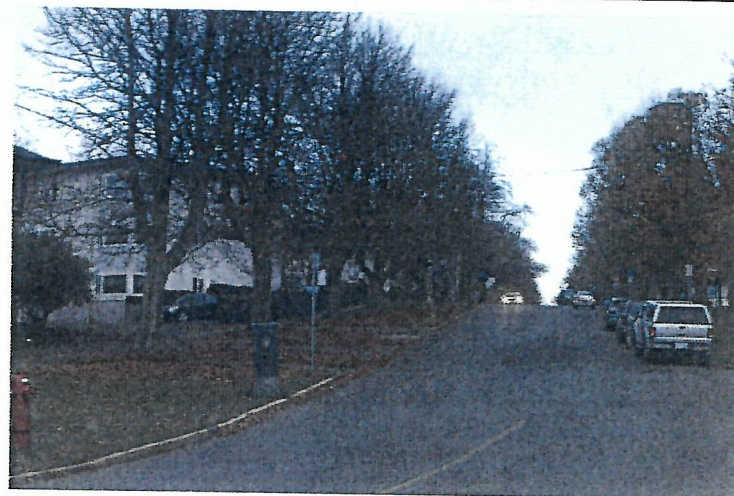
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
**Perspectives-Public views
of Christ Church Cathedral
from McClure St.**

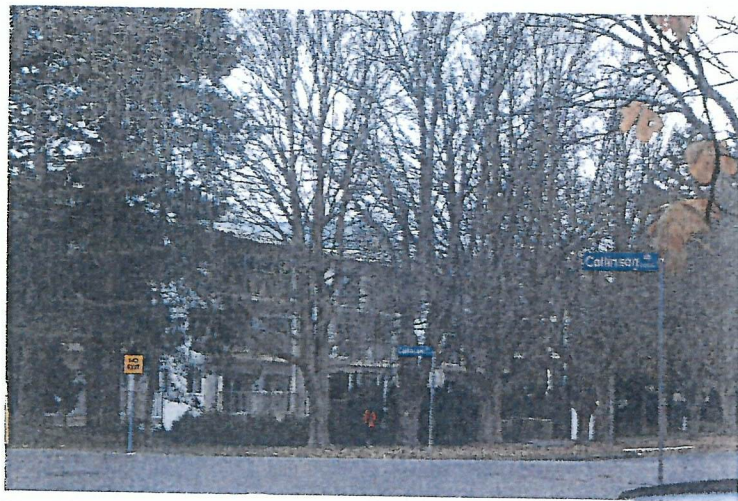
SCALE AS NOTED	JOB NO. 1124 - 1410
GATE PLANTED OCT 07/2019	
DATE OCT 07/2019	A 7.3



View at the corner of Sutlej St. and Vancouver St. looking north toward Christ Church Cathedral during fall season. Proposed project does not impinge on current view.



View at the corner of Humboldt St. and Vancouver St. looking north toward Christ Church Cathedral, no view from this location.



View at the corner of Collinson St. and Vancouver St. looking north toward Christ Church Cathedral during fall season. Roof and tower are visible here. The roof line of the proposed project does not impinge on current view.



View at the corner of Quadra St. and Burdett Ave. looking south toward proposed project during fall season.



PROJECT
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CONSULTANT

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 250.413.7307 224 McCune St
 #1001 Arcata, CA 95521

COMMENTS

No.	Description	Date	By
1.	PREP / RECEIVING SUBMISSION	SEP 2016	
2.	PREP / RECEIVING SUBMISSION	APR 2016	
3.	REV. AVERAGE GRADE CALC	SEP 2016	
4.	REV. GATE AND GARAGE DOOR	AUT 2016	
5.	REV. AS PER MCP SUBMITTAL	SEP 2016	
6.	REV. AS PER MACADP GATE SUBMITTAL	SEP 2016	
7.	REV. AS PER MAIL COMMENTS	NOV 2017	
8.	REV. AS PER MAIL COMMENTS - PARKING	OCT 2018	

MOUNT ST. ANGELA
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3 SHEET TITLE
 Perspectives-Public views
 of Christ Church Cathedral

SCALE AS NOTED	SHEET NO. 1124 - 1410
DATE NOTED OCT 07 2019	
DRAWN BY	A 7.4



View from Burdett Ave.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

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Victoria B.C. V8T 2C8

CONSULTANT

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Victoria B.C. V8T 2C8

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP 2019	
2.	REV. PRELIMINARY SUBMISSION	SEP 2019	
3.	REV. AVANCE GARAGE CALC.	NOV 2019	
4.	REV. GATE AND GARAGE DOOR	AUG 2019	
5.	REV. AS PER ACP COMMENTS	NOV 2019	
6.	REV. AS PER HAZI ACP (PARK COMMENTS)	FEB 2020	
7.	REV. AS PER ACP COMMENTS	NOV 2019	
8.	REV. AS PER ACP COMMENTS	NOV 2019	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

Views

SCALE

AS NOTED

DATE PLOTTED

OCT 07 2019

Drawn by

JOB NO.

1134 - 1410

A 7.5



View along Burdett Ave.

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
**MI Ventures
 &
 Norwood Group**
 ARCHITECT - CRP

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CONSULTANT

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250-412-7307 / 254 HODGINS ST
 VANCOUVER, BC V6C 3K8

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	1. HAP / PRELIMINARY SUBMISSION	SEP 2016	
2.	2. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2017	
3.	3. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2017	
4.	4. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2017	
5.	5. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2017	
6.	6. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2017	
7.	7. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2017	
8.	8. PRELIMINARY / PRELIMINARY SUBMISSION	APR 2017	

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE	SHEET NO.
AS NOTED	1124 - 1410
DATE PLOTTED	A 7.6
Oct. 07 2019	
DESIGNED BY	



View along McClure St.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

MI Ventures
&
Norwood Group

ARCHITECT - CRP

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CONSULTANT

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Victoria B.C. V8M 1P4

COMMENTS

No.	REVISION	DATE	BY
1.	MAP / ZONING SUBMISSION	SEP 2010	
2.	RELI. MAP / ZONING SUBMISSION	SEP 2010	
3.	RELI. AVENUE GRADE CALC.	SEP 10/10	
4.	RELI. GATE AND GARAGE DOOR	JULY 10/10	
5.	RELI. AS PER ADP COMMENTS	DEC 10/10	
6.	RELI. AS PER HAZ ADP 10/10 COMMENTS	FEB 11/11	
7.	RELI. AS PER HAZ COMMENTS	MAY 2011	
8.	RELI. AS PER HAZ COMMENTS	OCT 2011	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

Views

SCALE
AS NOTED
DATE PLOTTED
OCT. 07 2011
DRAWN BY

JOB NO.
1124 - 1410

A 7.7



View along McClure St.

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
 MI Ventures
 &
 Norwood Group
 ARCHITECT - CRP

keay
 architecture ltd
 253-4137307 / 524 McClure St
 CONSULTANT
 @Arcata
 253-4137307 / 524 McClure St

COMMENTS			
NO.	DESCRIPTION	DATE	BY
1.	TRAP / REDLINING SUBMISSION	SEP 2010	
2.	TRAP / REDLINING SUBMISSION	APRIL 2010	
3.	REV. GARAGE GRADE CALC.	MAY 2010	
4.	REV. GATE AND GARAGE DOOR	MAY 2010	
5.	REV. as per ADP comments	NOV 2010	
6.	REV. as per H&C ADP per comments	FEB 2011	
7.	REV. as per staff comments	MAY 2011	
8.	REV. as per staff comments - parking	OCT 2011	

MOUNT ST. ANGELA
 Senior Living, Redefined.

SHEET TITLE	
Views	
SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2010	A 7.8
DRAWN BY	



Entrance Lobby

PROJECT
Mount St Angela
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 Victoria B.C.
 CLIENT
 MI Ventures
 &
 Norwood Group
 ARCHITECT - CRP

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CONSULTANT
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 350-413.7337 / 524 Middle St
 Victoria, BC V8T 1A1

COMMENTS		
NO.	DESCRIPTION	DATE
1.	MAP / PRELIMINARY SUBMISSION	SEP 2010
2.	REV. MAP / PRELIMINARY SUBMISSION	APRIL 2011
3.	REV. AVERAGE GRADE CALC	MAY 2011
4.	REV. GATE AND GARAGE DOOR	JULY 2011
5.	REV. SEE PER ACP COMMENTS	NOV 2011
6.	REV. SEE PER ACP COMMENTS	NOV 2011
7.	REV. SEE PER ACP COMMENTS	NOV 2011
8.	REV. SEE PER ACP COMMENTS	NOV 2011

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE	
Views	
SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	A 7.10
DEC 07 2010	
DESIGNED BY	



Atrium View

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

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&
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250.683.3623

CONSULTANT

Arcata
250.413.7307 / 524 McDougall St
vancouver arcata.com

COMMENTS

NO.	REVISION	DATE	BY
1.	HAUP / RETURNING SUBMISSION	SEP 2017	
2.	REV. HAUP / RETURNING SUBMISSION	SEP 2017	
3.	REV. AVERAGE GARAGE CALC	NOV 2016	
4.	REV. GATE AND GARAGE DOOR	NOV 2016	
5.	REV. AS PER ACP COMMENTS	NOV 2016	
6.	REV. AS PER HAC / ACP POINT COMMENTS	DEC 2017	
7.	REV. AS PER HAC COMMENTS	NOV 2017	
8.	REV. AS PER HAC COMMENTS - PARKING	OCT 2018	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

Views

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT 07 2018	
DRAWN BY	

A 7.11



Entrance at night

PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
 MI Ventures
 &
 Norwood Group
 ARCHITECT - CRP

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 800 361 3612 / 800 361 3612

CONSULTANT

Arcata
 250 413.7307 / 524 McDougall St
 800 361 3612 / 800 361 3612

COMMENTS

No.	Description	Date	By
1.	POP / PRELIMINARY SUBMISSION	SEP 2016	
2.	POP / PRELIMINARY SUBMISSION	SEP 2016	
3.	PRELIMINARY SUBMISSION	SEP 2016	
4.	PRELIMINARY SUBMISSION	SEP 2016	
5.	PRELIMINARY SUBMISSION	SEP 2016	
6.	PRELIMINARY SUBMISSION	SEP 2016	
7.	PRELIMINARY SUBMISSION	SEP 2016	
8.	PRELIMINARY SUBMISSION	SEP 2016	

MOUNT ST. ANGELA
 Senior Living, Redefined.

SHEET TITLE

Views

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT 07 2016	
Drawn by	

A 7.12

- PRESERVED STREET TREES
- PROPOSED PRILT TREES
- PRESERVED HERITAGE WALL
SEE L5

- TRADITIONAL GARDEN WITH BIRDBATH
- FEATHER IN FILL SOILS
ON PROPERTY LINE

905 Burdett Ave.

NEW WOOD FENCE ON ENTIRE WEST
PROPERTY LINE - SEE L2 - 1

- PARK BENCH
- PROPOSED TREE PLANTING
- PROPOSED SHRUBS &
GROUND COVER PLANTINGS
- HEDGING
- PATHWAY LUMINAIRE
- UNIT PAVERS
- CONCRETE PEDESTRIAN SURFACES
- CONCRETE PEDESTRIAN SURFACES
- LAWN

McCLURE ST. FRONTAGE
LANDSCAPE PLAN SEE L3

UNDERGROUND PARKING
ENTRANCE

GATED PATIO GARDENS

ORNAMENTAL BOULEVARD TREES
SEE L6 TREE RETENTION PLAN

BURDETT AVENUE

BURDETT AVE. FRONTAGE
LANDSCAPE PLAN SEE L3

SIDEWALK

VISITOR PARKING

MAIN ENTRANCE

BUILDING #2

BUILDING #1

MOUNT ST. ANGELA'S

BUILDING #3

RIVER TO L2
REFER TO L3

BUILDING #5

BUILDING #4

910 McClure St

GREEN ROOFS
BUILDING 4 - LEVELS 3 & 6
BUILDING 4a, LEVEL 2
SEE L4

BUILDING #4a

BUILDING #6

RENOVATED
TEMPLE RESIDENCE

BREAKFAST TERRACE

999 Burdett Ave.

ENTRANCE

ACTIVITY ROOF GARDEN
SEE L4

COURTYARD AT SPIN ON LOWER
FLOOR LEVEL SEE L3

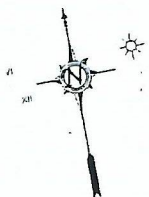
GREEN ROOF - BUILDING 5a
SEE L4

ENTRY TO COURTYARD

PUBLIC WALKWAY WITH LIGHTING

McCLURE STREET

EXISTING EXPOSED ROCK
TO REMAIN



KEY: CECOCO
ARCHITECTURE LTD.

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Email Larry@cecocoarch.com

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC

3012 meadow road, sooke, b.c., v9c 2p7
t: 250-642-6707

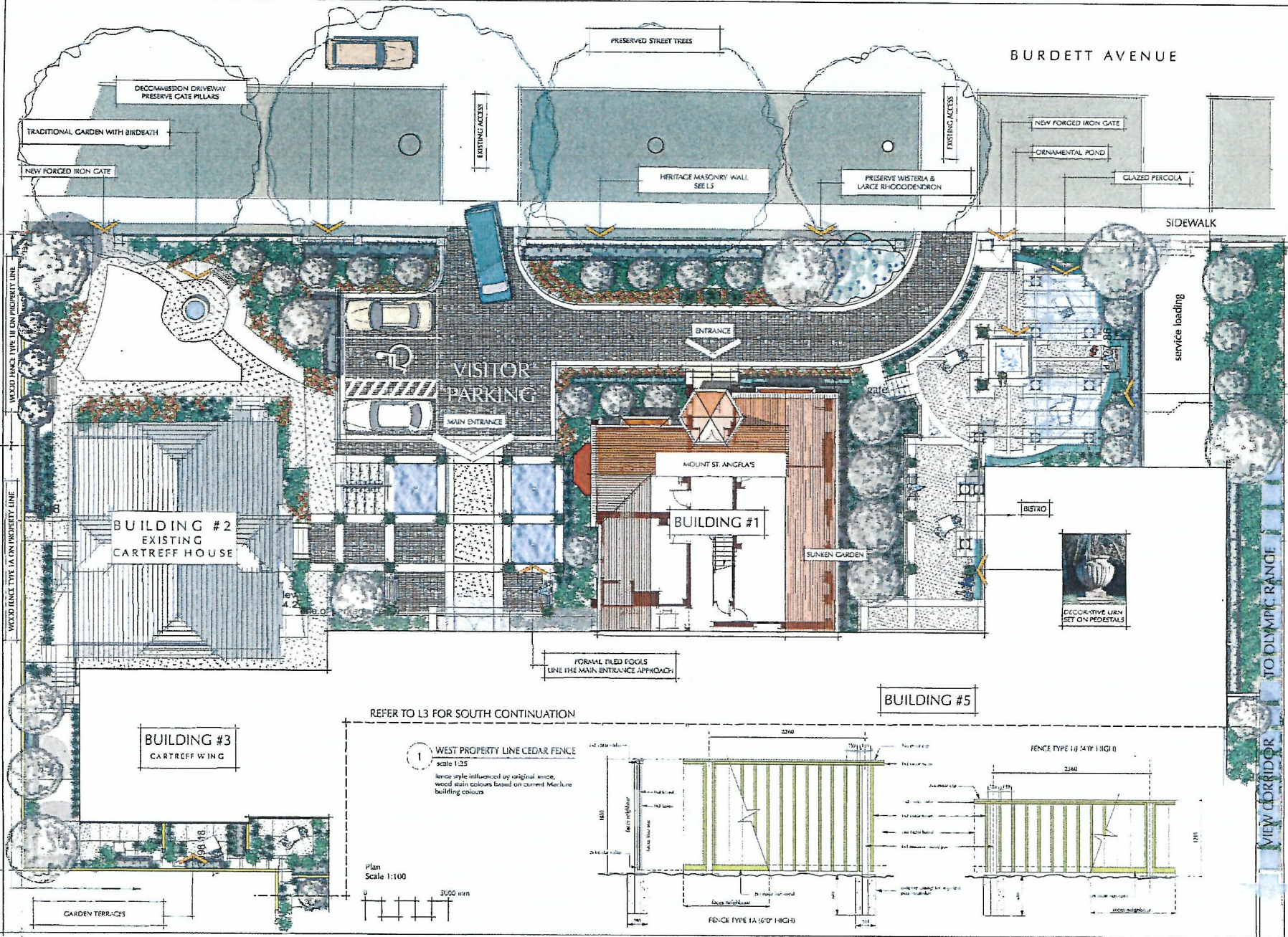
design@smallandrossell.com
www.smallandrossell.com

MOUNT ST. ANGELA
Source: Laying Out

DRAWING REVISIONS
REVISED 17 APRIL 2017
• CONTRACT NOTATION SCHEDULED
• TEMPLATE REVISION NOTATION - ADDED
REVISED 4 MARCH 2017
• TO REVISION TO SIGNIFY ADOPTED DESIGN PANEL
• HERITAGE ADVISORY PANEL RECOMMENDATION ON
• VISIT GARDEN REPLACED WITH TRADITIONAL
GARDEN SPACE
• TRUST TREES ADDED
• ENTRANCE SPACE & WALKWAY FURNITURE REVISED
TO COORDINATE WITH ARCHITECTURAL
ALTERNATIVES
• EXISTING WALL PRESERVED JACQUETTE
• ALTERNATIVE APPLIED TO COURTYARD GARDEN
• BUILDING ROCK OUTCROP PRESERVED
• PATIO GARDEN ADDED
• GREEN ROOFS TO LEVELS 3 & 6 ADDED
• UPPER FLOOR TO BUILDING 4 ADDED
REVISED JANUARY 2016
• HERITAGE WALL ON BUILDING 4
• FRONTAGE IDENTIFIED FOR PRESERVATION
REVISED 18 NOVEMBER 2013
• PUBLIC WALKWAY DELETED
REVISED FOR REZONING & DP APPLICATION
2 NOVEMBER 2013

LANDSCAPE PLAN (OVERALL)	
SCALE 1: 200	JOB NO.
DATE PLOTTED	
DRAWN BY RJS	L1

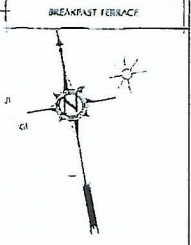
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DRAWING REVISIONS

REVISION 27 APRIL 2017 - CAR REPAIR INDICATION
CORRECTED

REVISION 9 MARCH 2017
TO REVISION TO JOINT ADVISORY DESIGN PANEL
+ IMPROVE TOP-SOFTY PANEL ACCORDANCE WITH BC
+ HERB GARDEN REPLACED WITH TRADITIONAL
GARDEN SPACE
+ ENTRANCE SPACE & BREAKFAST TERRACE REVISION
TO COORDINATE WITH ARCHITECTURE +
REVISIONS

REVISION 6 APRIL 2016
WAST PROPERTY LINE FENCE ON UNALIGNED
HERITAGE WALL POSTS/STOPS MODIFIED

REVISION - PLASTIC WALKWAY DUTY STOPS
28 NOVEMBER 2015

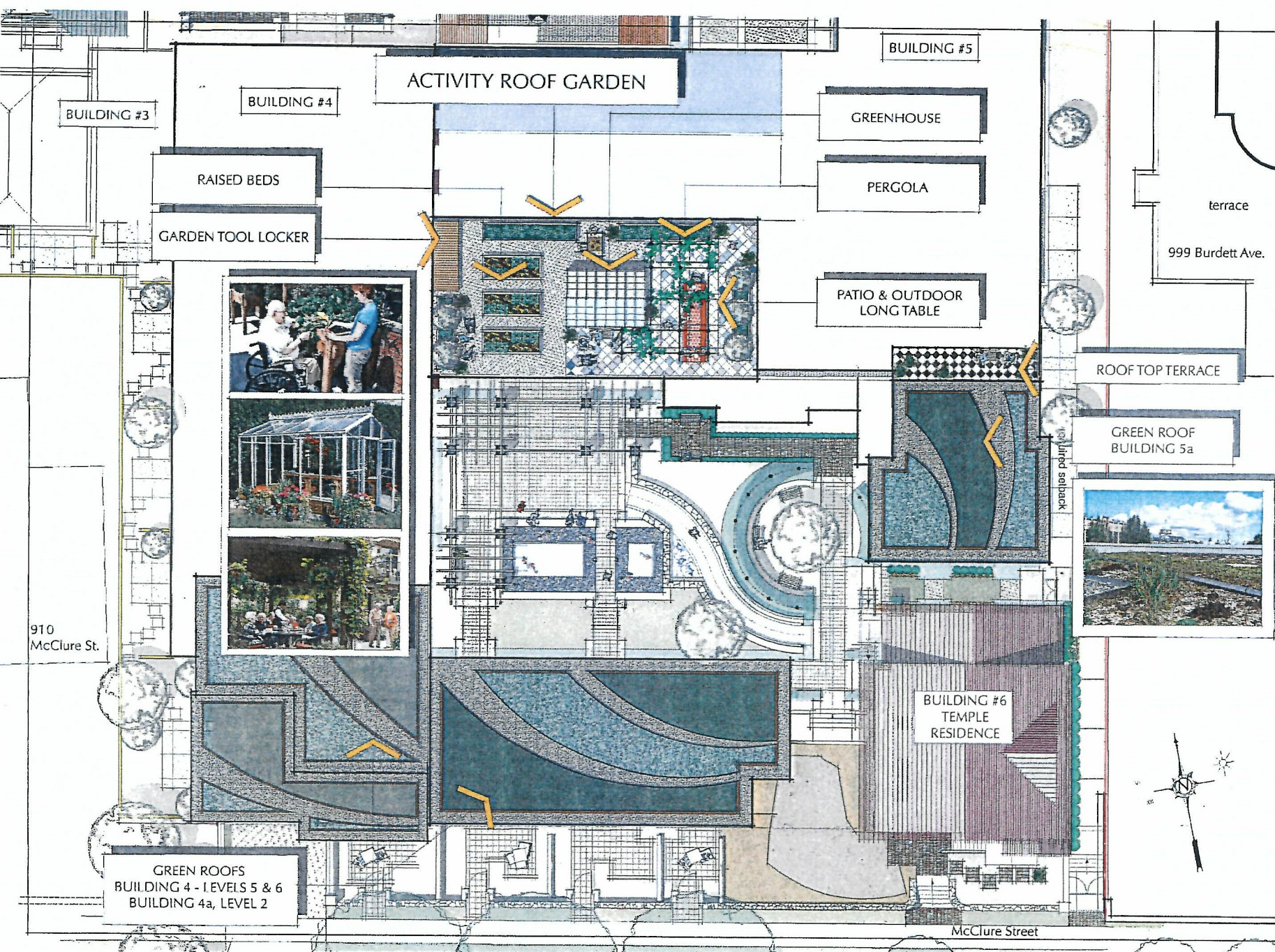
ISSUED FOR REVISIONING & OF APPLICATION
3 NOVEMBER 2015

MOUNT ST. ANGELA

LANDSCAPE PLAN
MAIN FLOOR LEVEL

SCALE 1:100
DATE PLOTTED
DRAWN BY JLR
L2

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terrace

999 Burdett Ave.

ROOF TOP TERRACE

GREEN ROOF
BUILDING 5a



BUILDING #6
TEMPLE
RESIDENCE

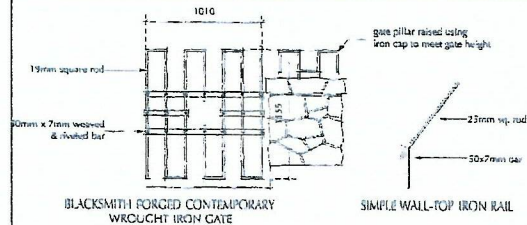
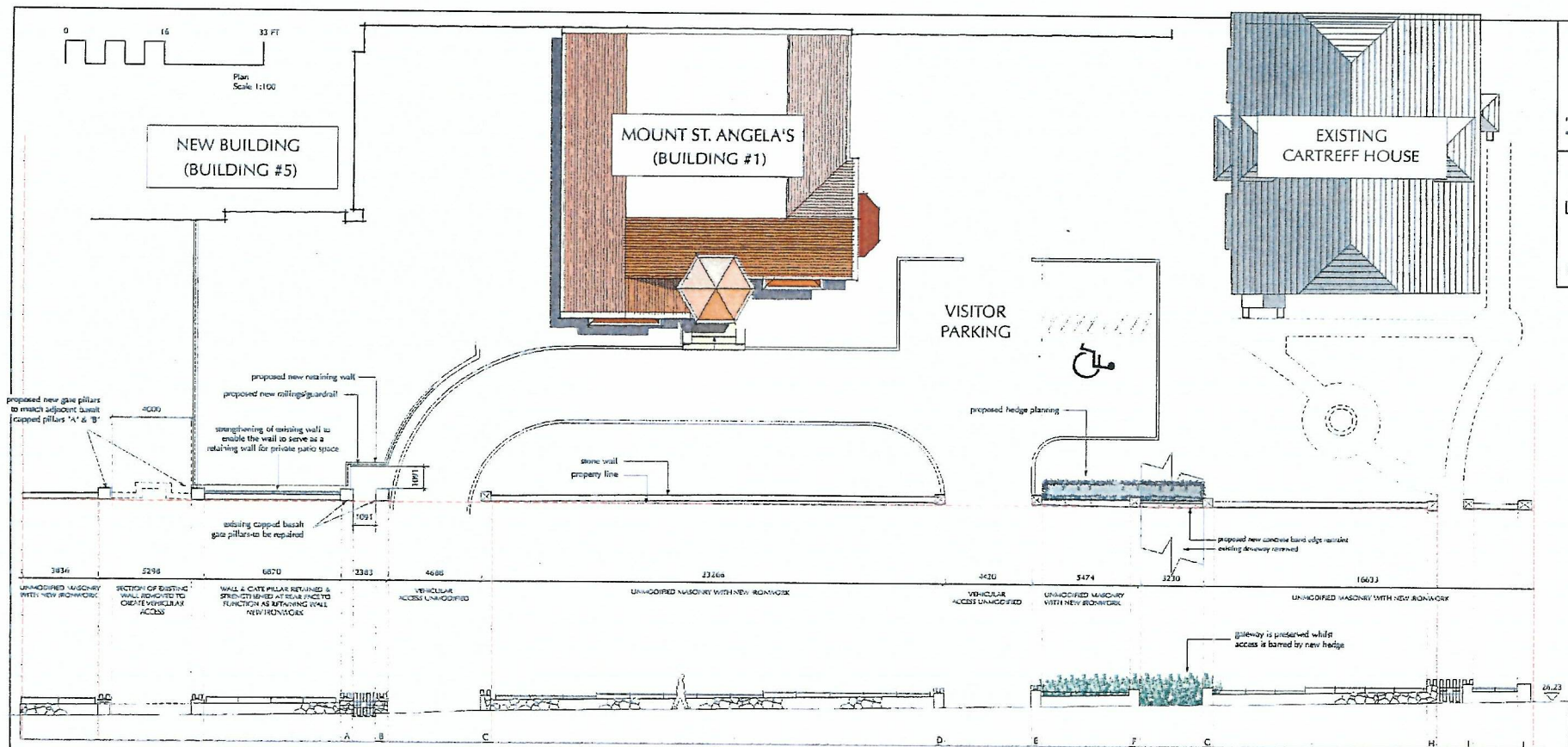
GREEN ROOFS
BUILDING 4 - LEVELS 5 & 6
BUILDING 4a, LEVEL 2

DRAWING REVISIONS
REVISED 27 APRIL 2017 - TEMPLE RESIDENCE
LOCATION CORRECTED
REVISED 9 MARCH 2017
* GREEN ROOFS ADDED TO BUILDING 4
LEVELS 5 AND 6
* ROOF TOP TERRACE ADDED
REVISED 28 NOVEMBER 2015
* P.L. & C. COMPANY DRAFTED
SHEED FOR RECORDING & OF APPLICATION
13 NOVEMBER 2015

SHEET TITLE
ACTIVITY
ROOF GARDEN
&
GREEN ROOFS

SCALE 1: 100	JOB No.
DATE ISSUED APRIL 06, 2016	
DRAWN BY CDP	L4

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BASALT GATE PILLARS 'A' & 'B'



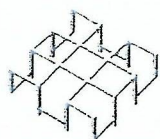
WHITE GRANITE PILLAR 'C'



WHITE GRANITE PILLAR 'F'



STONE PILLAR 'G'



GATE PILLAR IRON CAP



CONCRETE MASS / REAR FACE OF WALL TYPICAL



RANDOM STONE FACE OF WALL TYPICAL



WHITE GRANITE PILLAR 'D'



WHITE GRANITE PILLAR 'B'



STONE GATE PILLARS 'H' & 'I'



STONE PILLAR 'J' AT WEST END

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DRAWING REVISIONS
REVISED 17 APRIL 2017
+ BUILDING 2, DRILLING COMMENCED
+ BUBBLE ADDED TO IDENTIFY HERB GARDEN
REPLACED WITH TRADITIONAL GARDEN SPACE

MOUNT ST. ANGELA

SHEET TITLE
PROPOSALS TO
ALTER HERITAGE
GARDEN WALL ON
BURDETT FRONTAGE

SCALE	1:100	200 mm
DATE PLOTTED	APRIL 08, 2016	
DRAWN BY	ajf	
		L5

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Burdett Avenue

KEAY & CECCHI
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1247 Pitt Street Victoria BC Canada V8W 2P8
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MOUNT ST. ANGELA
St. Mary's, Irvine, Redwood

REPORT 31: ANALYSIS OF TREE RETENTION/REMOVAL, SCHED 6.4					
THREATS ON SITE					
	THREAT	DRIVE IN METERS	CANOPY IN METERS	REASON FOR REMOVAL	REMARKS
THREAT #1	DOGWOOD	9.24	8.0	REMOVAL	POOR
THREAT #2	TAXUS SPA. VIEW	18.1 X 4	5.0	REMOVAL	SOIL SINKED
THREAT #3	SPURGEY OAK	9.1	10.1	REMOVAL	POOR
THREAT #4	MAPLE	0.1	3.0	REMOVAL	SOIL SINKED
THREAT #5	AMERICAN OAK	0.56	3.0	REMOVAL	POOR
THREAT #6	PURPLE PEARL	9.08	10.0	REMOVAL	POOR
THREAT #7	BIRCH	THRU 0.12 X 1.1	5.0	REMOVAL	SCALE DECAY
THREAT #8	MAPLE	0.1	4.0	REMOVAL	SOIL SINKED
THREAT #9	MAPLE	1.74	4.0	REMOVAL	SOIL SINKED
THREAT #10	WALNUT	THRU 3.1 X 2.2	8.0	REMOVAL	SOIL SINKED
THREAT #11	PEARL	0.4	3.0	REMOVAL	SOIL SINKED
THREAT #12	PEARL	0.12	3.0	REMOVAL	SOIL SINKED
THREAT #13	PEARL	0.32	8.0	REMOVAL	IN DECLINE
THREAT #14	PEARL	0.18	8.0	REMOVAL	POOR
THREAT #15	CYPRESS	18.1 X 1.3	5.0	REMOVAL	POOR
THREAT #16	PHODODENDRON	0.16	5.0	REMOVAL	POOR
THREAT #17	HOLY V.	18.1 X 1.3	5.0	REMOVAL	POOR
THREAT #18	CHERRY	18.1 X 1.3 X 3	5.0	REMOVAL	POOR
THREAT #19	PEARL	0.15	2.0	REMOVAL	POOR
THREAT #20	PEARL	0.16	2.0	REMOVAL	POOR
THREAT #21	CYPRESS	18.1 X 1.3	5.0	REMOVAL	POOR
MUNICIPAL TREES					
MUNICIPAL STREET					
THREAT #21	CHERRY	0.0	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
THREAT #22	SORBUS SPP. WHITEBARK	0.33	8.0	REMAIN	
THREAT #23	CHERRY	0.1	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
THREAT #24	CHERRY	0.2	8.0	REMOVAL	POOR HEALTH, REPLACES TO MUNICIPAL REQUIREMENTS
BUNKER STREET					
THREAT #25	MAPLE	0.8	10.0	REMAIN	
THREAT #26	MAPLE	1.9	21.2	REMAIN	
THREAT #27	MAPLE	0.39	21.2	REMAIN	
THREAT #28	MAPLE	0.98	12.1	REMAIN	
THREAT #29	MAPLE	0.48	3.1	REMAIN	
THREAT #30	MAPLE	0.41	13.1	REMAIN	UPST & REPAIR

PROPOSED FOOTPRINT
OF NEW BUILDING
PIRADE FOUNDATIONS

McClure Street

EXHIBIT TITLE
TREE RETENTION /
REMOVAL PLAN

SCALE
1: 200

DATE PLCTED

Printed by

L6

TREES			SHRUBS - MASSING		
					
Flowering dogwood	Japanese maple	Magnolia "Vulcan"	Hydrangea "Bluebird"	Hardy fuchsia	Azalea
SHRUBS - SPECIMEN			PERENNIALS / GROUND COVERS		
					
Red veined enkianthus	Witch-hazel	Mock orange blossom	Hardy geranium	Calla lily	Hosta

PLANT SCHEDULE, INDICATES TYPICAL SPECIES, PLANT SIZES AND APPROXIMATE NUMBERS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES				
ACER PALMATUM	JAPANESE MAPLES	#5 - #15 pots	50	SPRING / AUTUMN COLOUR
CORNUS KUSA "SATOMI"	PINK FL. DOGWOOD	40CM CALIPER		FLOWERS
CARPINUS BETULUS PASTIGIATA	HORNBEAM	50CM CALIPER		PLEACHED
MAGNOLIA VARIETIES	MAGNOLIA, EVERGREEN & DECIDUOUS	4/50CM CALIPER		FLOWERS
STYRAX JAPONICA	BELL FLOWER TREE	50CM CALIPER		FLOWERS
FRUIT TREES	"HERITAGE" VARIETIES	#5 - #10 pots	5	FRUIT / HERITAGE VALUE
BOULEVARD				
SPECIES AS REQUESTED BY CITY PARKS		50CM CALIPER	1	IN BOULEVARD
SHRUB PLANTING - TOTAL AREA 1163 SQ.M				
SPECIMEN SHRUBS - 110% - 115 sqm @ 9.3 / sqm = 35 plants				
ARBUTUS UNEDO "COMPACTA"	STRAWBERRY TREE	#5 - #15 pots	35	EVERGREEN / ORNAMENTAL
AZALEA VARIETIES	AZALEAS, DECIDUOUS & EVERGREEN			FRUIT
ENKIANTHUS CAMPANULATUS	ENKIANTHUS			SPRING COLOUR
HAMELIS X INTERMEDIA	WITCHHAZEL			FLOWERS
HYDRANGEA VARIETIES	HYDRANGEAS			SPRING FLS / FRAGRANCE
PHILADELPHUS "BELLE ETOILE"	MOCK ORANGE BLOSSOM			FLOWERS
RHODODENDRON SPP.	RHODO VARIETIES			SUMMER FLS / FRAGRANCE
VIBURNUM X BODNANTENSE "DAWN"	WINTER FL. VIBURNUM			SPRING COLOUR / EVERGREEN
MASSING SHRUBS - 150% - 576 sqm @ 1.4 / sqm = 864 plants				
AZALEA	DWARF EVERGREEN AZALEA	#1 pots	864	COLOUR
ELAEAGNUS SEMPERVIRENS	BOX			DRY TOLERANT
LAVANDULA ANGUSTIFOLIA "HIDCOTE"	ENGLISH LAVENDER			DRY TOLERANT
LONICERA "MIGGY"	DWARF SHRUBBY HONEYSUCKLE			DRY TOLERANT
ROSA VARIETIES	SHRUB ROSES			COLOUR / FRAGRANCE
SARCOCCOA RUSCIFOLIA	FRAGRANT WINTER BOX			FRAGRANCE / DROUGHT RESISTANT

PLANT SCHEDULE, INDICATES TYPICAL SPECIES, PLANT SIZES AND APPROXIMATE NUMBERS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PERENNIALS / GROUND COVERS (40% - 461 sqm @ 3.1 / sqm = 1383 plants)				
ARCTOSTAPHYLOS UVA URSI	KINKIDINK	#1 pots	1383	NATIVE SPP.
GERANIUM MACGROBIZUM	HARDY GERANIUM			DRY TOLERANT
HOSTA VARIETIES	PLANTAIN LILY			FOLIAGE
LIGULARIA DENTATA	LIGULARIA			FOLIAGE
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.
ZANTEDESCHIA AETHIOPIA	CALLA LILY			FLOWERS / FOLIAGE
GREEN ROOF 332 SQ.M				
SEDUM MATS TO COVER 332 SQ.M & PLANT PLUGS				
PLANT PLUGS		10cm POTS	100	EVERGREEN
ALLIUM CERNUM	NODDING ONION	10cm		
CALAMAGROSTIS STRICTA	NARROW LEAVED REED GRASS	10cm		NATIVE BULB
GERANIUM MACGROBIZUM	CRANESBILL	10cm		FOLIAGE
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	10cm		FOLIAGE
KNIPHOFIA BORDER BALLEE	RED HOT POKER, DWARF	10cm		DRY TOLERANT
LAVANDULA STOECHAS	SPANISH LAVENDER	10cm		BIRD ATTRACTOR
PENSTEMON FRUTICOSUS	BUSH PENSTEMON	10cm		DRY TOLERANT
SEDUM SPECTABILE "AUTUMN JOY"	SEDUM SPECTABILE	10cm		DRY TOLERANT
STIPA TENISSINIA	MEXICAN FEATHER GRASS	10cm		AUTUMN INTEREST

1. PLANT SCHEDULES.
PROPOSED PLANT SPECIES, SPACING, SIZE AND NUMBERS ARE A GUIDE TO THE PLANTING CONCEPT AND CHARACTER. THIS INFORMATION WILL BE CONFIRMED AT BUILDING PERMIT APPLICATION STAGE WHEN DETAILED PLANTING PLANS WILL BE PROVIDED.

2. LANDSCAPE STANDARDS
SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST BC LANDSCAPE STANDARD. SOFT LANDSCAPE WORKS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE PLUMBING REGULATIONS AND INSTALLED TO THE STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC AND TO THE STANDARDS OF THE CITY OF VICTORIA.

KEAY "CECCO"
ARCHITECTURE LTD.

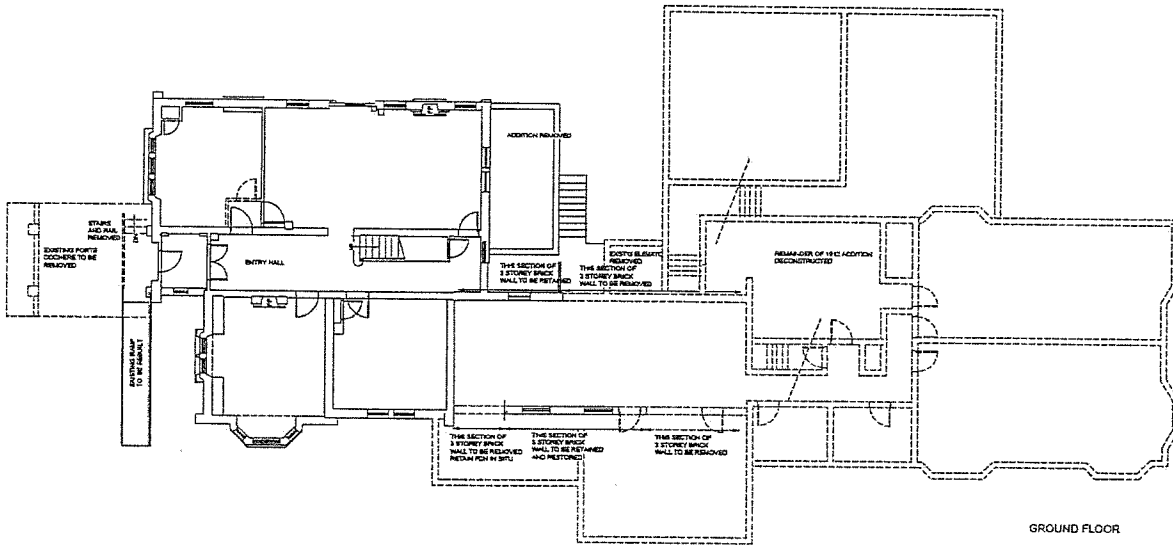
1124 Fort St. Victoria, BC Canada V8V 2M6
Phone: 250-382-3893 Fax: 250-382-9415

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LANDSCAPE ARCHITECTS INC.
3012 Munroe Road, Suite 100, Victoria, BC V8N 6P9
Tel: 250-442-8867
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www.smallandrossell.com

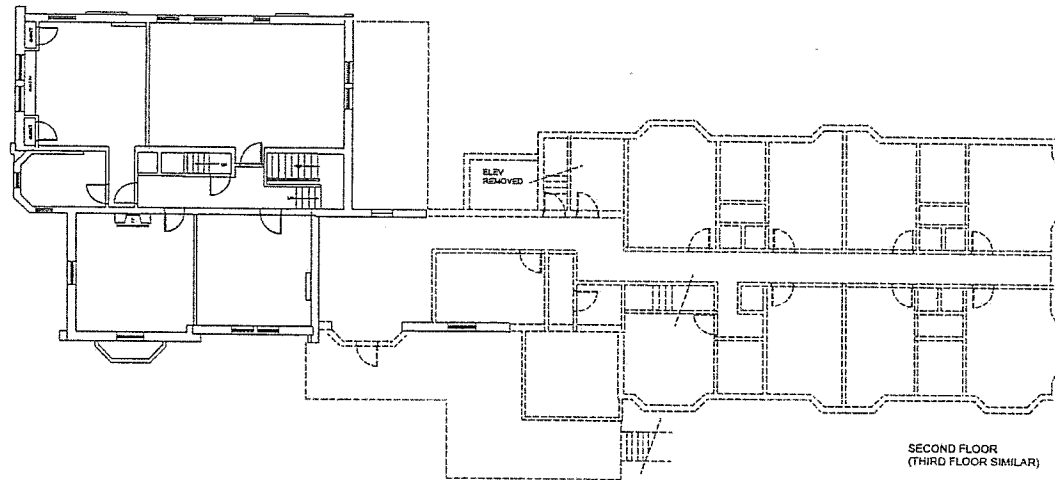
MOUNT ST. ANGELA

PLANT SCHEDULES
&
EXAMPLES

L7



GROUND FLOOR



SECOND FLOOR
(THIRD FLOOR SIMILAR)



DEMOLITION LEGEND & GENERAL NOTES	
	EXISTING WALLS - DRYWALL/PLASTER TO REMAIN
	EXISTING WALLS - TO BE STRIPPED OF DRYWALL/PLASTER
	WALLS TO BE REMOVED
GENERAL NOTES	
1. ALL WOOD PANEL DOORS, PRIMERS AND ALL HOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEARED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECTURAL INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.	6. DEMOLISH WALLS, CLEAN AND RETURN BRICKS FOR RE-USE.
2. REMOVE DOORS AND WINDOW SCHEDULES (SEE MECHANICAL DRAWINGS).	7. REMOVE ALL EXISTING FIXTURES AND PLUMBING (TO BE REPLACED WITH NEW).
3. REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER LOCAL ORDINANCE.	8. REMOVE ALL PLASTER/PORTLAND CEMENTS AND LAMP WHERE APPLICABLE.
4. CONFIRM CONDITION OF ELECTRICAL BRANCH WORKS, REVIEW WITH THE ELECTRICAL CONSULTANT AND REPORT TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.	9. REMOVE ALL CARPET, VINYL TILE, RUBBER BASE TRIM AND WINDOW COVERS.
5. WINDOWS AND TRAIL TO BE REMOVED WITH CARE AND STORED FOR RE-USE.	10. REMOVE AND STORE ANY EQUIPMENT, ARTIFACTS AS DIRECTED BY THE ARCHITECT.
	11. ADHERE TO THE SPECIFICATIONS TO BE USED IN CONSTRUCTION WITH THESE DRAWINGS.
	12. PROTECT ALL OPENINGS CREATED AT THE CONTRACT DURING STRIKE-OUT.
	13. PROVIDE SECURITY TO OWNER'S SPECIFICATION.

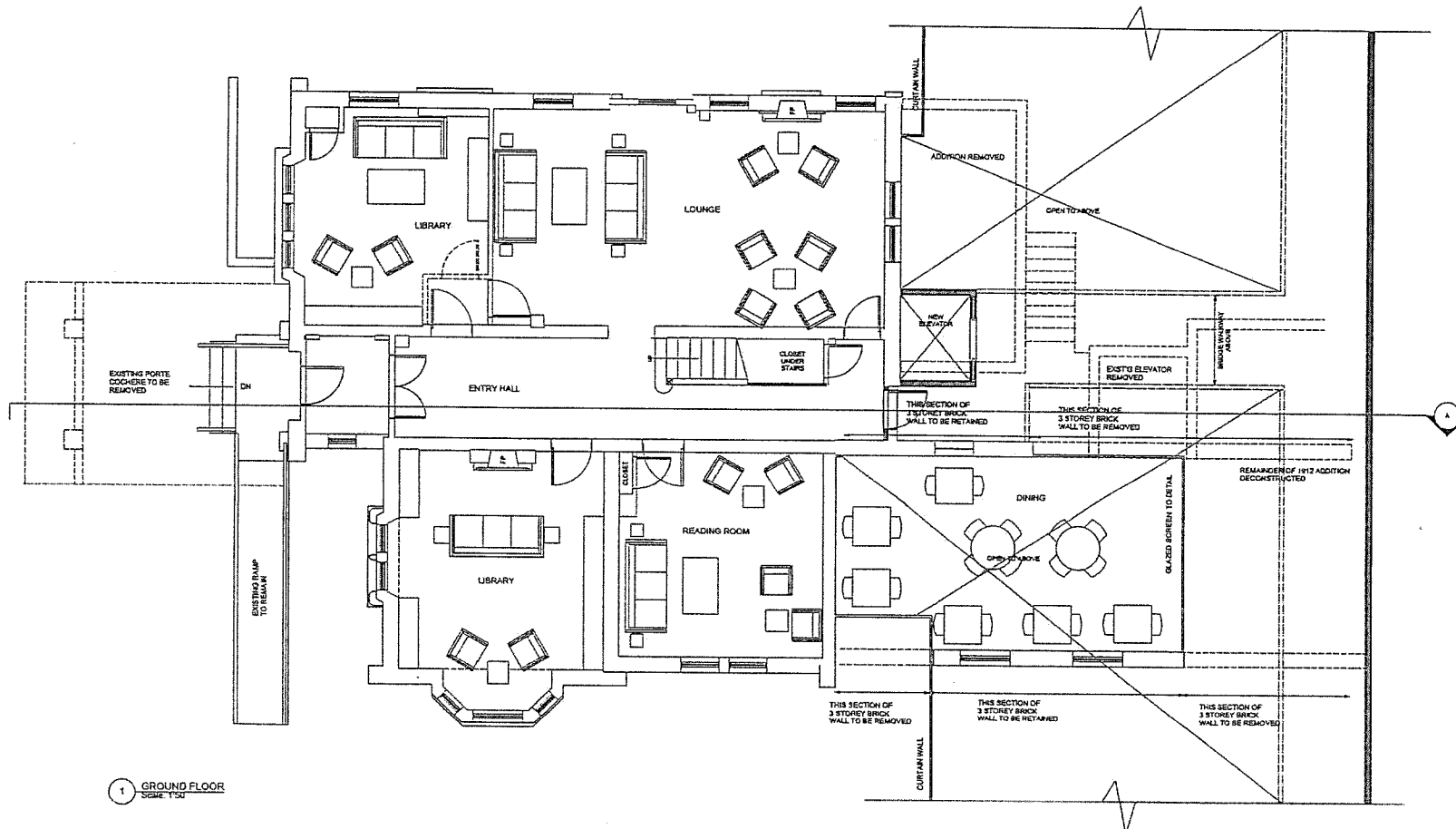
PROJECT
Mount St Angela
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 MI Ventures
 &
 Norwood Group
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COMMENTS		
NO.	DESCRIPTION	DATE
1.	PREP / REDESIGN SUBMISSION	SEP 2016
2.	REV. MAP / REDESIGN SUBMISSION	NOV 2016
3.	REV. AVERAGE GRADE CALC	NOV 2016
4.	REV. GATE AND GARAGE DOOR	JAN 2017
5.	REV. 1st FLOOR ELEVATIONS	JUN 2017
6.	REV. 2nd FLOOR ELEVATIONS	JUN 2017
7.	REV. 3rd FLOOR ELEVATIONS	JUN 2017
8.	REV. 4th FLOOR ELEVATIONS	JUN 2017

MOUNT ST. ANGELA
 Senior Living. Redefined.

COLLEGE RESTORATION DEMO PLANS	
SCALE AS NOTED	DATE 11/24/16
DATE NOTED OCT 07 2016	DESIGNED BY M.A3.0



RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - STRAPPED FILLER WITH INSULATION		WALL CAP FOR VENTING
	EXISTING WALLS - STRAPPED FILLER WITH INSULATION		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - FULL PARTITION / FRAME GLASS ELEVATION TO FILL		BULKHEAD
	NEW CONCRETE POLYMERIZATION WALLS		
	NEW RATED WALL - EXISTING STUDS		
	NEW RATED WALL - NEW FRAMED WALL		
	NEW INTERIOR WALL		

GENERAL NOTES:

- WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION
- WINDOW RE-INSTALLED, REBUILT WINDOW AND FRAME
- INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN IN WALLS WHICH ARE REMOVED

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COMMENTS

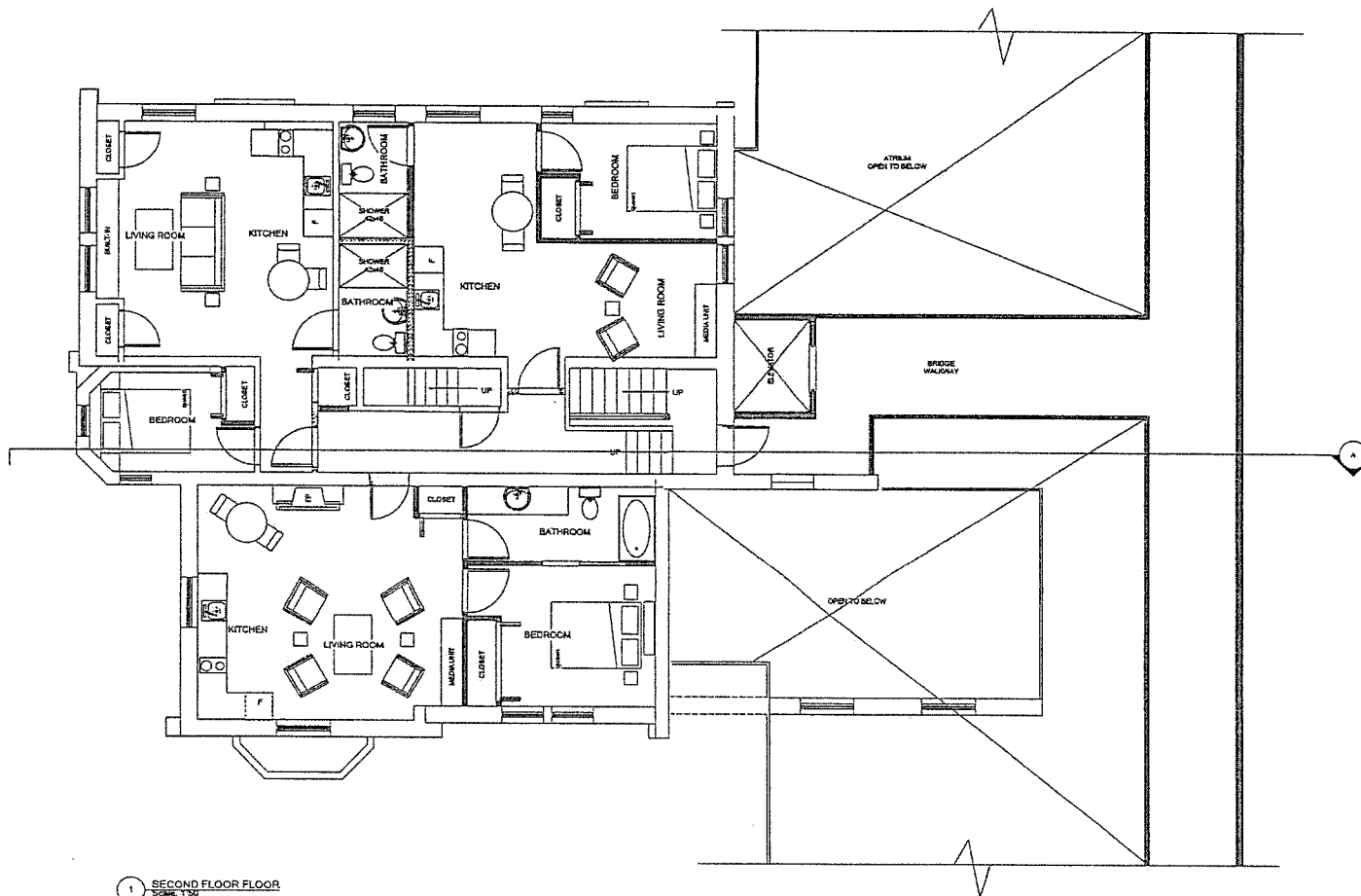
No.	Description	Date	By
1.	HAP / RECONSTRUCTION SUBMISSION	SEP 2018	
2.	REV. HAP / RECONSTRUCTION SUBMISSION	NOV 2018	
3.	REV. AVERAGE GRADE CALC	NOV 2018	
4.	REV. GATE AND GARAGE DOOR	NOV 2018	
5.	REV. as per ACP comments	NOV 2018	
6.	REV. as per HAC ACP comments	DEC 2017	
7.	REV. as per staff comments	NOV 2017	
8.	REV. as per staff comments - parking	NOV 2017	

MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE
COLLEGE RESTORATION
RENO PLANS

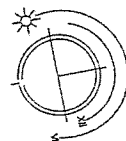
SCALE	AS NOTED	JOB No.	1124 - 1410
DATE PLOTTED	Oct. 07 2019		
DESIGNED BY			

M.A4.0



1 SECOND FLOOR FLOOR
SCALE: 1/8" = 1'-0"

RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED FILLER WITH INSULATION
	EXISTING WALLS - STRIPPED, NO STRIPPING, FILLER BATT INSULATION TO JOINT
	EXISTING WALLS - FILL WITH SPRAY FOAM GLASS INSULATION TO R15
	NEW CONCRETE FOUNDATION WALLS
	NEW PLASTER WALL - EXISTING STUDS
	NEW PLASTER WALL - NEW FRAMED WALL
	NEW INTERIOR WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES:	
1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION	
2. WINDOWS RE-INSTALLED, REBUILD WINDOW AND FRAME	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING	



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COMMENTS

NO.	DESCRIPTION	DATE
1.	TRIP / PRECLOSING SUBMISSION	SEP 2019
2.	REV. RAMP / PRECLOSING SUBMISSION	SEP 2019
3.	REV. AVERAGE GARAGE CALC	NOV 2019
4.	REV. GATE AND GARAGE DOOR	JAN 2020
5.	REV. as per ADP comments	NOV 2019
6.	REV. as per ADP joint comments	FEB 2020
7.	REV. as per staff comments	MAY 2020
8.	REV. as per staff comments - parking	OCT 2020

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
COLLEGE
RESTORATION
RENO PLANS

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2019
DRAWN BY

JOB NO.
1124 - 1410
M.A.1

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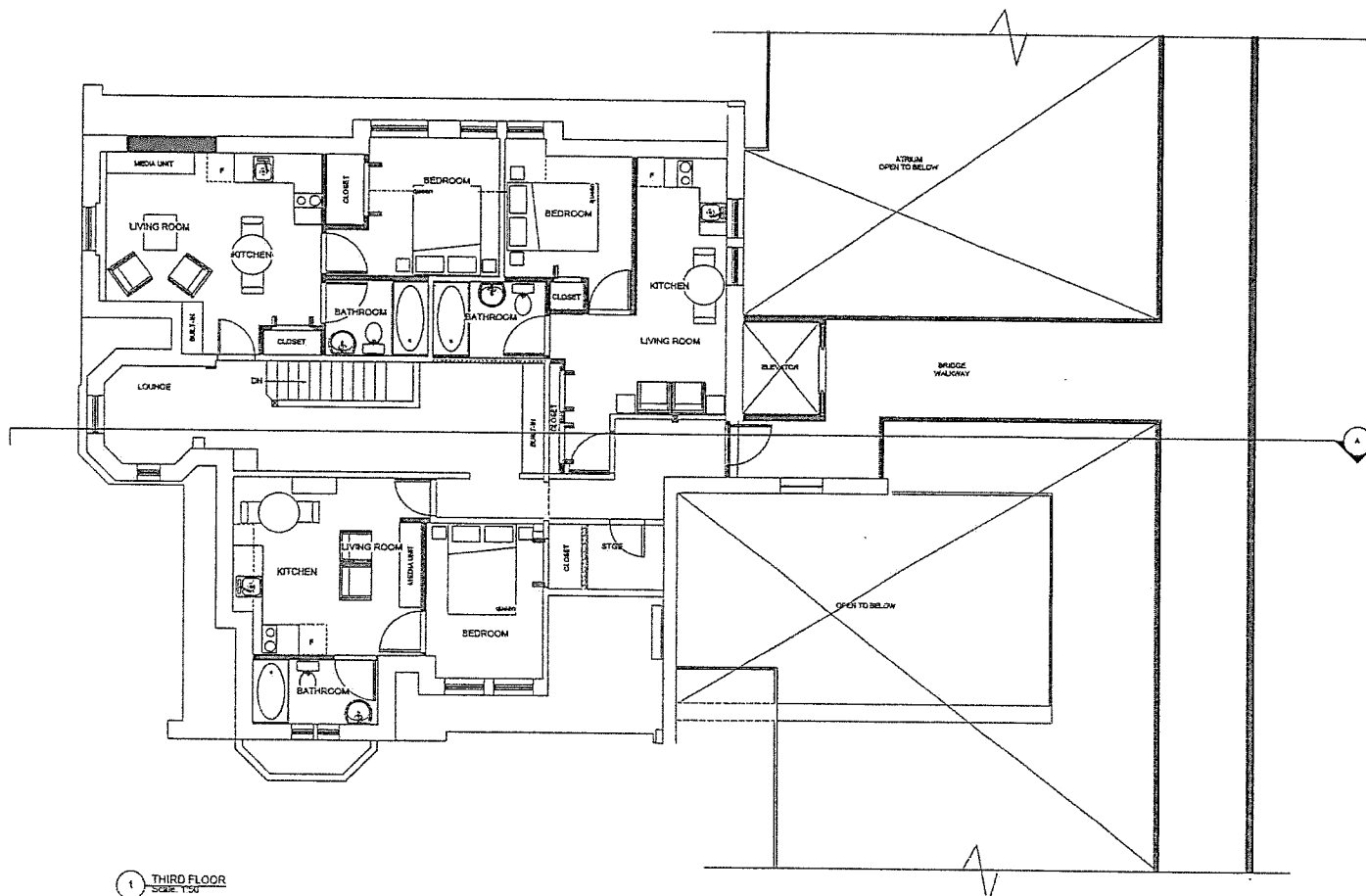
COMMENTS

No.	Description	DATE	BY
1.	HAP / PRECONING SUBMISSION	SEP 2010	
2.	REV. HAP / PRECONING SUBMISSION	SEP 2010	
3.	REV. AVERAGE GARAGE CALC	NOV 1910	
4.	REV. GATE AND GARAGE DOOR	JAN 2011	
5.	REV. see per ACP comments	NOV 2010	
6.	REV. see per RAC ACP joint comments	FEB 2011	
7.	REV. see per RAC comments	JUN 2011	
8.	REV. see per RAC comments	OCT 2011	

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SHEET TITLE

COLLEGE RESTORATION	
RENO PLANS	
SCALE AS NOTED	JOB NO. 1124-1410
DATE PLOTTED OCT 07 2010	
DRAWN BY	M.A.4.2

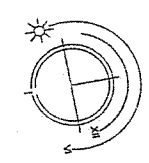


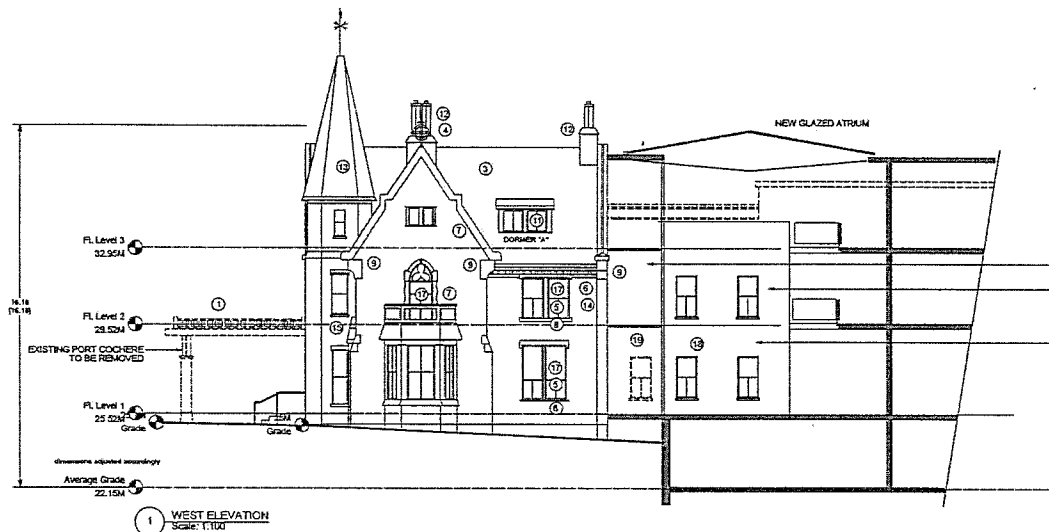
1 THIRD FLOOR
 SCALE: 1/32"

RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - REMOVED FILL WITH INSULATION		WALL CAP FOR VENTING
	EXISTING WALLS - STRIPPED, NO STRAPPING FILL WITH INSULATION TO R/S		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - FILL WITH SPRAY FRAME GLASS INSULATION TO R/S		BULKHEAD
	NEW CONCRETE FOUNDATION WALLS		
	NEW PLASTER WALL - EXISTING STUD		
	NEW PLASTER WALL - NEW FRAMED WALL		
	NEW INTERIOR WALL		

GENERAL NOTES:
 1. WOOD FRAME DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION. WINDOW RE-ADJUSTED, REBUILT WINDOW AND FRAME. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN IS4 WALLS WHICH ARE REMOVED.

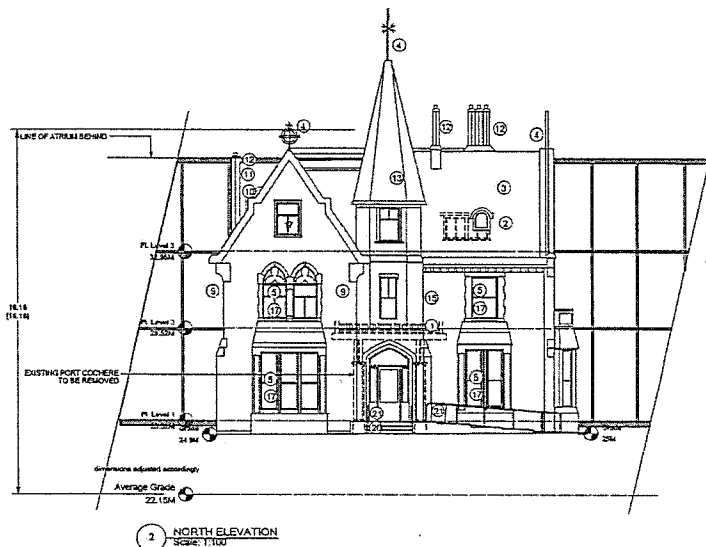




PART OF BRICK WALL TO BE REMOVED AND REPLACED WITH GLAZING

UPPER PORTION OF 1912 BRICK WALL TO REMAIN

LOWER PORTION OF ORIGINAL BRICK WALL TO REMAIN



ANGELA COLLEGE

SCOPE OF EXTERIOR RESTORATION WORK:

1. DECONSTRUCT PORTE COCHERE, MAKE BRICK EXTERIOR WALL GOOD
2. REMOVE DORMER ON NORTH ELEVATION, RECONSTRUCT ORIEL WINDOW
3. NEW PT CEDAR SHINGLE ROOF
4. RE AND RE SHEET METAL FINIALS AS REQUIRED
5. REPAIR MORTAR AS REQUIRED, TO MORTAR SPECIFICATIONS
6. REBUILD GUTTER AND RVL AS REQUIRED, TO MATCH ORIGINAL
7. RE AND RE SHEET METAL DECORATIVE ELEMENTS
8. REPAIR MORTAR SILLS AND WINDOW SURROUNDS CONFIRM MORTAR AND PROCEDURES
9. ELASTOMERIC COATINGS ON CORBELS AND OTHER ELEMENTS MAKE GOOD, FLASH JOINT AT BRICKWORK, FLASHING COLOR TO MATCH COATING, DO NOT REMOVE COATING
10. DORMER REMOVED, ROOF MADE GOOD
11. DORMER AND WINDOWS RESULT TO DETAIL
12. CHIMNEYS STABILIZED PER STRUCTURAL
13. RE AND RE SHINGLE ROOF ON TOWER
14. NEW 4" ROUND RVL THROUGHOUT
15. REMOVE METAL FIRE ESCAPE
16. DECONSTRUCT REAR ADDITION AND REAR STAIR
17. REBUILD WINDOWS AS REQUIRED, REPAINT
18. THIS SECTION OF ORIGINAL CONSTRUCTION TO REMAIN
19. THIS SECTION OF ORIGINAL CONSTRUCTION ALTERED AS SHOWN
20. NEW CAST CONC STAIRS
21. NEW STAINLESS STEEL HANDRAILS

PROJECT

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COMMENTS

REV	DESCRIPTION	DATE	BY
1	TRIP / PRECONING SUBMISSION	SEP. 2018	
2	REV. SLIP / PRECONING SUBMISSION	NOV. 2018	
3	REV. AVERAGE GRADE CALC	NOV. 2018	
4	REV. GATE AND GARAGE DOOR	JAN. 2019	
5	REV. AS PER ADP COMMENTS	MAR. 2019	
6	REV. AS PER HADJADP JUNE COMMENTS	MAR. 2019	
7	REV. AS PER STAFF COMMENTS	MAR. 2019	
8	REV. AS PER STAFF COMMENTS - PARKING	OCT. 2019	

MOUNT ST. ANGELA
Senior Living, Redefined.

SHEET TITLE

**COLLEGE
RESTORATION
ELEVATIONS**

SCALE

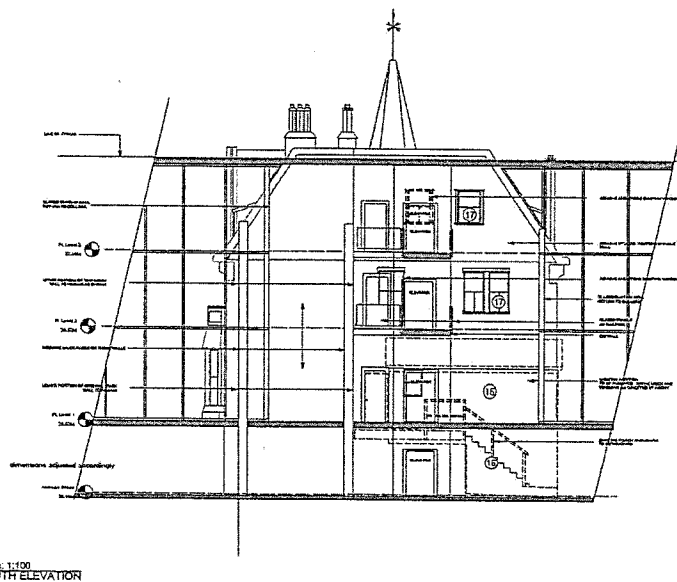
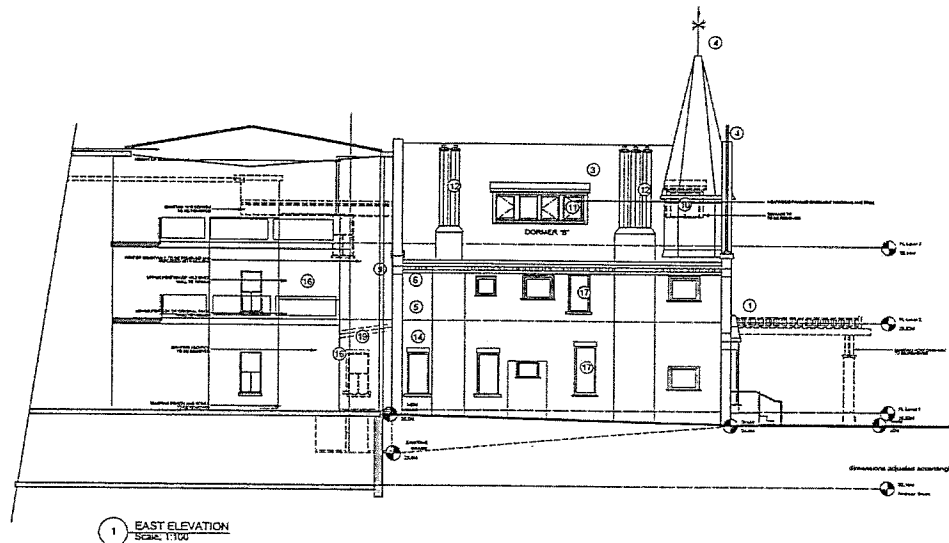
AS NOTED

DATE PLOTTED

OCT. 07 2019

DRAWN BY

M.A5.0



- ANGELA COLLEGE
SCOPE OF EXTERIOR RESTORATION WORK
1. DECONSTRUCT PORTE COCHERE, MAKE BRICK EXTERIOR WALL GOOD
 2. REMOVE DORMER ON NORTH ELEVATION, RECONSTRUCT ORIEL WINDOW
 3. NEW PT CEDAR SHINGLE ROOF
 4. RE AND RE SHEET METAL FINIALS AS REQUIRED
 5. REPAIR MORTAR AS REQUIRED, TO MORTAR SPECIFICATIONS
 6. REBUILD GUTTER AND RYM AS REQUIRED, TO MATCH ORIGINAL
 7. RE AND RE SHEET METAL DECORATIVE ELEMENTS
 8. REPAIR MORTAR BELLS AND WINDOW SURROUNDS
CONFIRM MORTAR AND PROCEDURES
 9. ELASTOMERIC COATINGS ON CORBELS AND OTHER ELEMENTS
MADE GOOD. FLASH JOINT AT BRICKWORK, FLASHING COLOR TO
MATCH COATING. DO NOT REMOVE COATING
 10. DORMER REMOVED, ROOF MADE GOOD
 11. DORMER AND WINDOWS REBUILT TO DETAIL
 12. CHIMNEYS STABILIZED PER STRUCTURAL
 13. RE AND RE SHINGLE ROOF ON TOWER
 14. NEW 4" ROUND RYM THROUGHOUT
 15. REMOVE METAL FIRE ESCAPE
 16. DECONSTRUCT REAR ADDITION AND REAR STAIR
 17. REBUILD WINDOWS AS REQUIRED, REPAINT
 18. THIS SECTION OF ORIGINAL CONSTRUCTION TO REMAIN
 19. THIS SECTION OF ORIGINAL CONSTRUCTION ALTERED AS SHOWN
 20. NEW CAST CONC STAIRS
 21. NEW STAINLESS STEEL HANDRAILS

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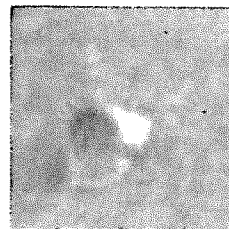
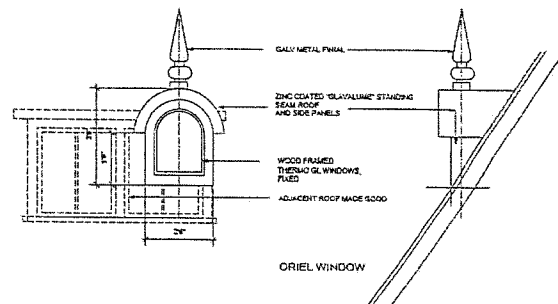
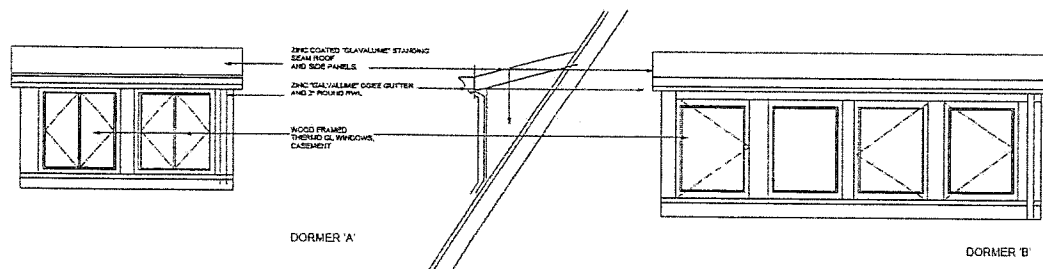
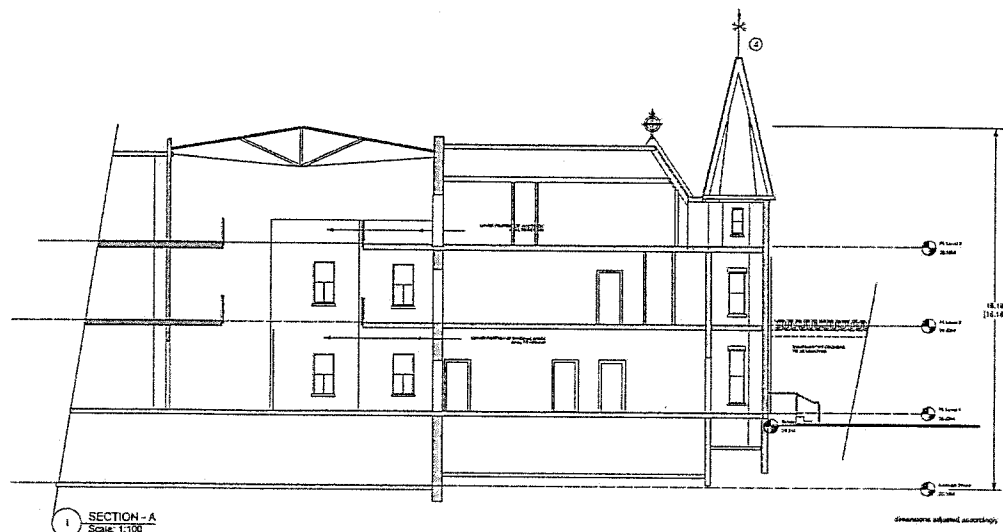
COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PRELIMINARY SUBMISSION	SEP 2011	
2.	REV. PRELIMINARY SUBMISSION	SEP 2011	
3.	REV. APPROVED GRADE CALC	MAY 2012	
4.	REV. GATE AND GARAGE DOOR	JULY 2012	
5.	REV. AS PER ACP COMMENTS	NOV 2012	
6.	REV. AS PER ACP COMMENTS	FEB 2013	
7.	REV. AS PER ACP COMMENTS	MAY 2013	
8.	REV. AS PER ACP COMMENTS	OCT 2013	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
COLLEGE
RESTORATION
ELEVATIONS

SCALE
AS NOTED
DATE PLOTTED
OCT 07 2013
DRAWN BY
JON H.
1124 x 1410
M.A5.1



PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT
**MI Ventures
&
Norwood Group**

ARCHITECT - CRP

key
architecture ltd.

CONSULTANT

@Arcata
250.413.7307 / 524 Macdougall St.
478.011 arcata@telus.net

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	1. HAP / REZONING SUBMISSION	SEP 2019	
2.	2. REV / HAP / REZONING SUBMISSION	SEP 2019	
3.	3. REV / AVERAGE GRADE CALC.	NOV 2019	
4.	4. REV / GATE AND GARAGE DOOR	JAN 2020	
5.	5. REV / as per ADP comments	MAY 2020	
6.	6. REV / as per HAP / ADP comments	PER 2020	
7.	7. REV / as per HAP / ADP comments	MAY 2021	
8.	8. REV / as per staff comments - parking	NOV 2021	

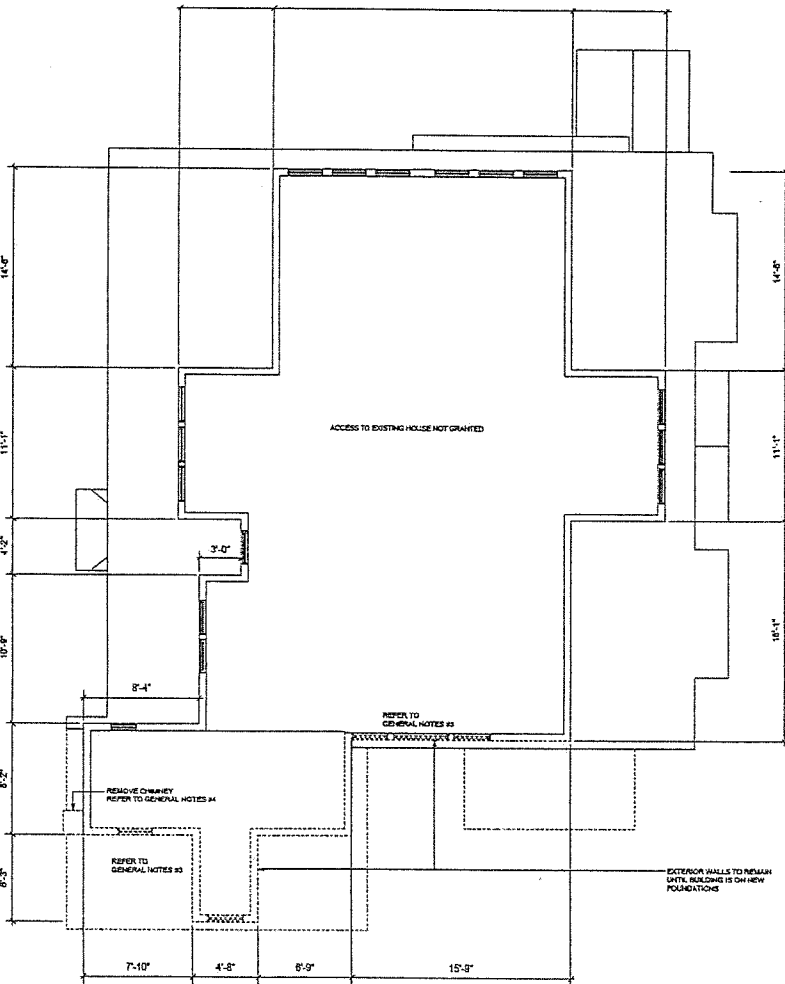
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE

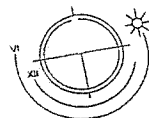
**COLLEGE
RESTORATION**

SECTIONS & DETAILS

SCALE	AS NOTED	JOB No.	1124 - 1410
DATE PLOTTED	OCT 07 2019		
DRAWN BY			M.A6.0



1 SECOND LEVEL
SCALE 1/32"



DEMOLITION LEGEND & GENERAL NOTES

- EXISTING WALLS - DRYWALL PLASTER TO REMAIN
EXISTING WALLS - TO BE STRIPPED OF DRYWALL/PLASTER
WALLS TO BE REMOVED
REFER TO DOOR SCHEDULE

GENERAL NOTES

- ALL WOOD PANEL, DOORS, FRAMES AND ALL MOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEANED AND REPAIRED FOR POTENTIAL REUSE AS PER ARCHITECT'S INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
- CONFIRM CONDITION OF ELECTRICAL, PLUMBING WORKS, REVIEW WITH THE ELECTRICAL CONSULTANT AND REFER TO ELECTRICAL, PLUMBING AND MECHANICAL SPECIFICATIONS.
- WINDOWS AND TRIM IN EXTERIOR FOUNDATION WALL TO BE REMOVED WITH CARE AND STORED FOR RE-USE IN NEW FOUNDATIONS.

- DEMOLISH CHIMNEY, CLIMB AND RETURN BRICKS FOR RE-USE. PRIOR TO DEMOLITION, CONFIRM WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MAINTAINED AND RECORDED. DO NOT DEMOLISH BRICK TO COMPLETION OF REPAIRS.
- REMOVE ALL EXISTING PICTURE AND PLUMBING TO BE REPLACED WITH NEW.
- REMOVE ALL CORNER, TRIM, T.E.E., RUBBER BASE, TRIM AND WINDOW COORDINATES.
- REMOVE AND STORE ANY COUNCILMAN ARTIFACTS AS DIRECTED BY THE ARCHITECT.
- REFER TO THE SPECIFICATIONS TO BE USED IN CONSTRUCTION WITH THE ARCHITECT.
- PROTECT ALL OWNERS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.
- PROVIDE SECURITY TO OWNER'S SPECIFICATION.

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

CLIENT

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CONSULTANT

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COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
2.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
3.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
4.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
5.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
6.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	
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8.	PREP / PRECONSTRUCTION SUBMISSION	SEP. 2016	

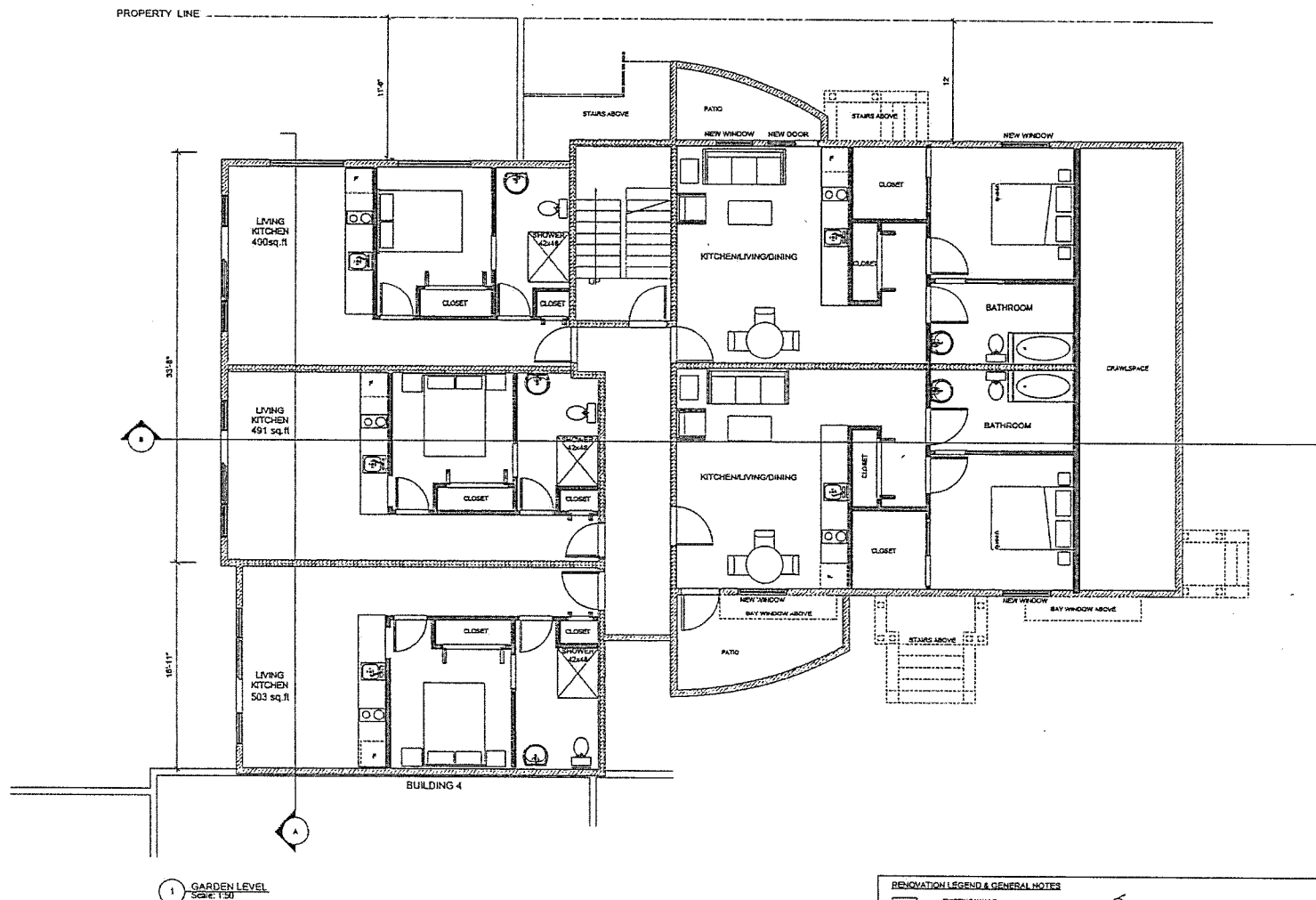
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
CARTREFF RESIDENCE
RESTORATION

DEMO PLANS

SCALE	AS NOTED	JOB No.	1124 - 1210
DATE PLOTTED	Oct. 07 2019		
Drawn by			

C.A3.1



PROJECT
Mount St Angela
 913-929 Burdett Ave.
 Victoria B.C.
 CLIENT
MI Ventures
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COMMENTS			
No.	Description	Date	By
1.	HART / MEDICINE SUBMISSION	SEP 2019	
2.	PRELIM / MEDICINE SUBMISSION	SEP 2019	
3.	PRELIM / MEDICINE SUBMISSION	SEP 2019	
4.	REV. AVERAGE GRADE CALC	MAY 2019	
5.	REV. GATE AND GARAGE DOOR	MAY 2019	
6.	REV. as per ACP comments	MAY 2019	
7.	REV. as per HACC / ACP comments	SEP 2019	
8.	REV. as per HACC comments	MAY 2019	
9.	REV. as per HACC comments - parking	OCT 2019	

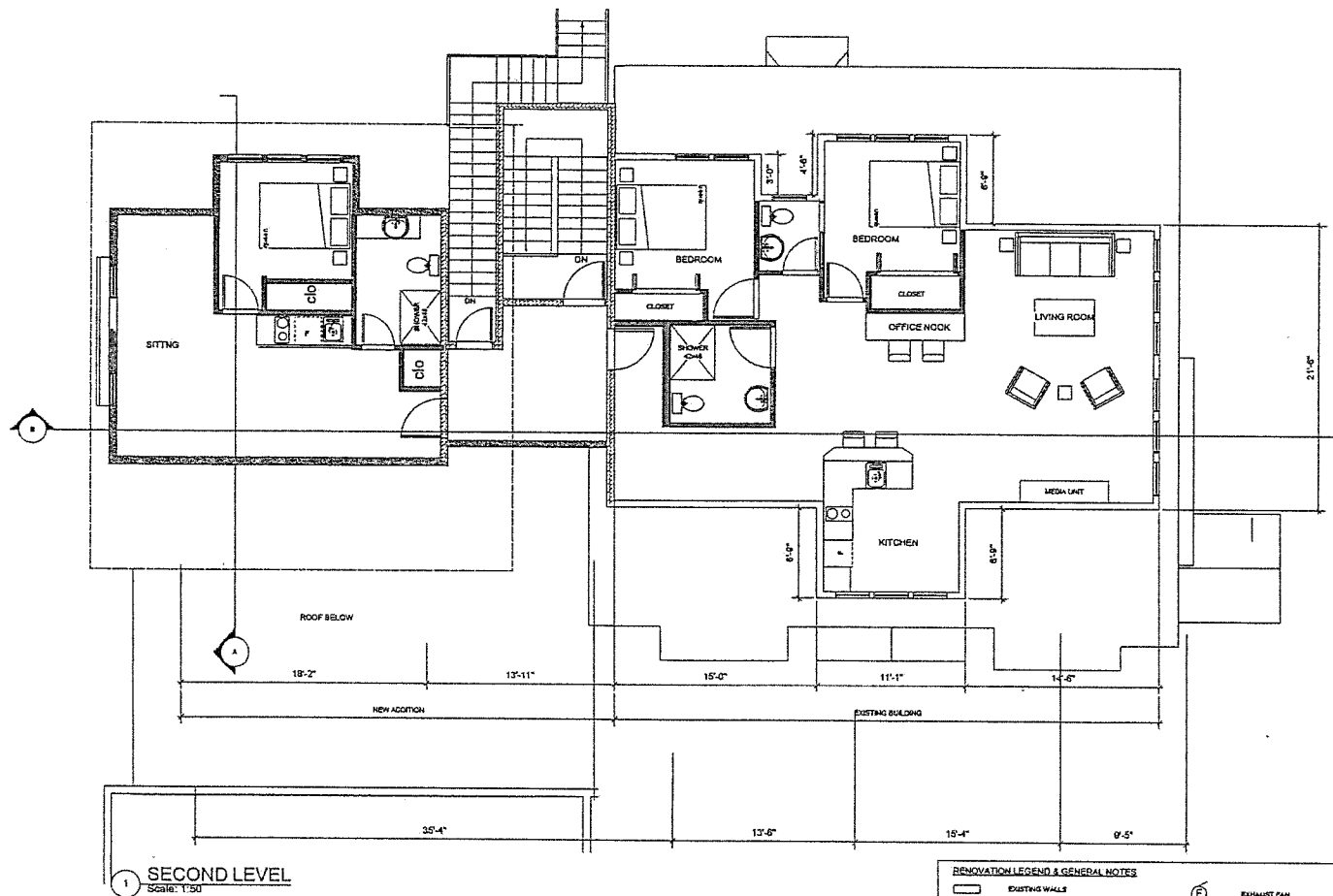
MOUNT ST. ANGELA
 Senior Living. Redefined.

SHEET TITLE
CARTREFF RESIDENCE RESTORATION
LOWER FLOOR PLAN

SCALE
 AS SHOWN
 DATE PLOTTED
 Oct. 07 2019
 DRAWN BY
 C.A4.0

RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - STRIPPED FILL WITH INSULATION		WALL CAP FOR VENTING
	EXISTING WALLS - EXTERIOR INSULATION		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - EXTERIOR INSULATION & SHEATHING		BULKHEAD
	NEW CONCRETE FOUNDATION WALLS	GENERAL NOTES:	
	NEW RATED WALL - EXISTING STYLE	1. WOOD PANELS, DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION	
	NEW RATED WALL - NEW FRAMED WALL	2. WINDOW INSULATION: REBUILD WINDOW AND FRAME.	
	NEW WALL	3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING.	



RENOVATION LEGEND & GENERAL NOTES	
	EXISTING WALLS
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION TO 2x6
	EXISTING WALLS - FILL WITH SPRAY FOAM GLASS INSULATION TO R11
	NEW CONCRETE FOUNDATION WALLS
	NEW RATED WALL - EXISTING STYLE
	NEW RATED WALL - NEW FRAMED WALL
	NEW WALL
	EXHAUST FAN
	WALL CAP FOR VENTING
	DROPPED CEILING FOR SERVICES
	BULKHEAD
GENERAL NOTES:	
1. WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION	
2. WINDOW PANELS INSTALLED, REBUILD WINDOW AND FRAME	
3. INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 3/4" WALLS WHICH ARE REMAINING	

PROJECT
Mount St Angela
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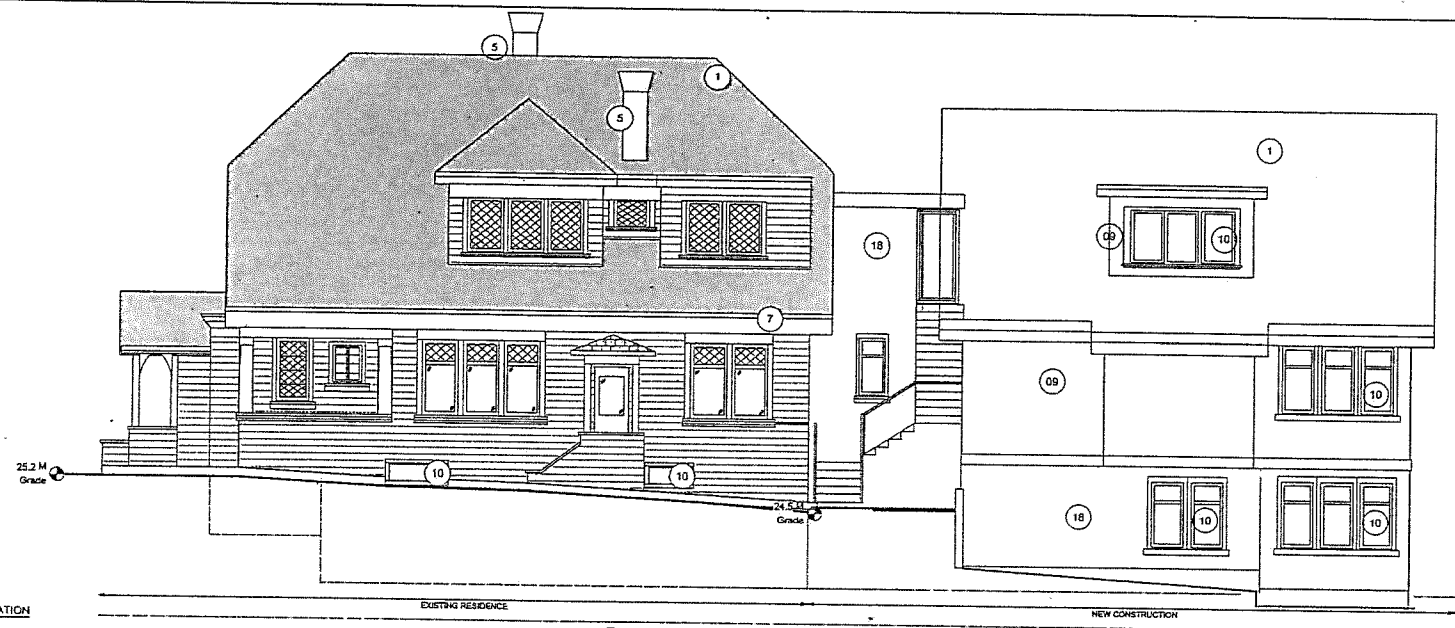
CONSULTANT
Arcata
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COMMENTS			
No.	Description	Date	By
1.	PAID / RECEIVING SUBMISSION	SEP 2010	
2.	REV. ADP / RECEIVING SUBMISSION	NOV 2010	
3.	REV. ADP / RECEIVING SUBMISSION	NOV 2010	
4.	REV. GATE AND GARAGE DOOR	NOV 2010	
5.	REV. ADP / ADP COMMENTS	NOV 2010	
6.	REV. ADP / ADP / ADP COMMENTS	NOV 2010	
7.	REV. ADP / ADP COMMENTS	NOV 2010	
8.	REV. ADP / ADP COMMENTS - PARKING	OCT 2010	

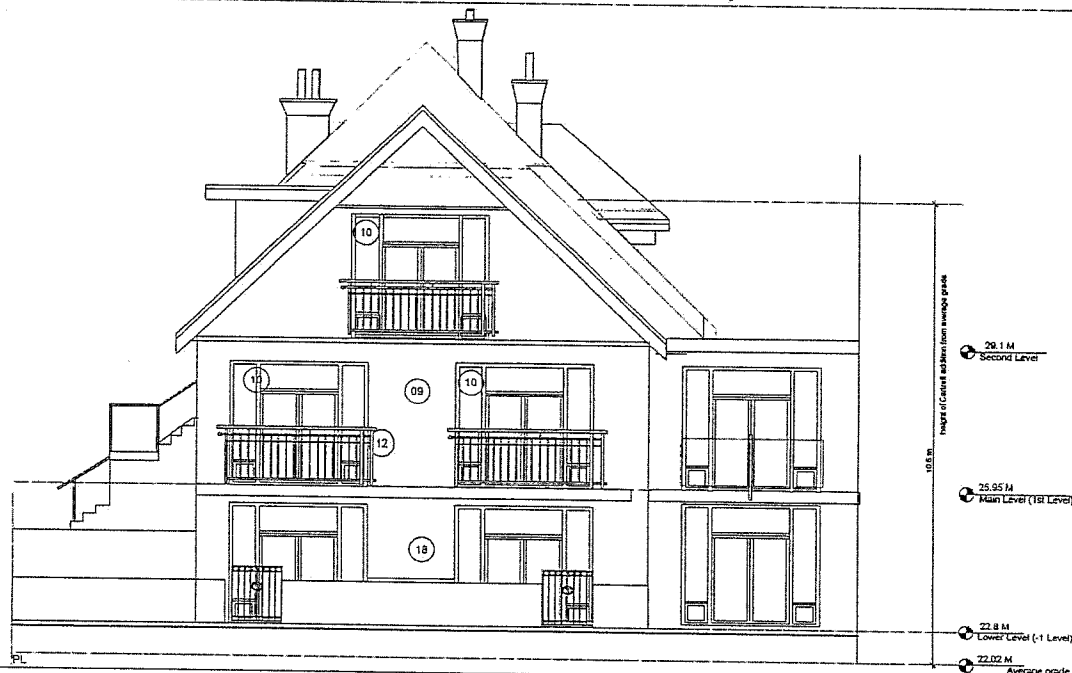
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
CARTREFF RESIDENCE
RESTORATION
UPPER FLOOR PLAN

SCALE AS NOTED	DATE 11/24 - 1/10
DATE PLOTTED OCT. 07 2010	DESIGNED BY C.A4.2



WEST ELEVATION
SCALE 1/30



SOUTH ELEVATION
SCALE 1/30

FINISH SCHEDULE

SCOPE OF EXTERIOR RESTORATION WORK

1. FIREGLASS SHINGLE ROOF
2. RE AND RE CEDAR WALL SHINGLES, PAINTED
3. RE AND RE WOOD TRIM, PAINTED
4. REPAIR WOOD FRAME WINDOWS AS REQUIRED, REPAINT
5. CHIMNEYS RECONSTRUCTED
6. NEW TORCH ON MEMBRANE ROOF
7. NEW ALU GUTTERS CW ROUND RAIL
8. EXTEND EXISTING TOWER AS SHOWN TO ACCOMMODATE CUT STAIR. SHINGLE FINISH TO MATCH
9. STUCCO, PEBBLE DASH FINISH. COLOR TO SPEC
10. WOOD FRAME THERMO GL WINDOWS, PAINTED
11. ALUMINUM FRAMED THERMO GL WINDOWS, PAINTED
12. ALUMINUM PICKETS AND RAIL FOR JAUETTE BALCONY
13. BRICK WALL CW ALUMINUM GATE, PAINTED
14. TYPICAL LIMESTONE PANELS
15. METAL FLASHING, BAKED ENAMEL FINISH
16. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS
17. STONE VENEER - SANDSTONE - BUFF COLOUR- HONED FINISH
18. BRICK VENEER (BROWN COLOUR)

PROJECT

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COMMENTS

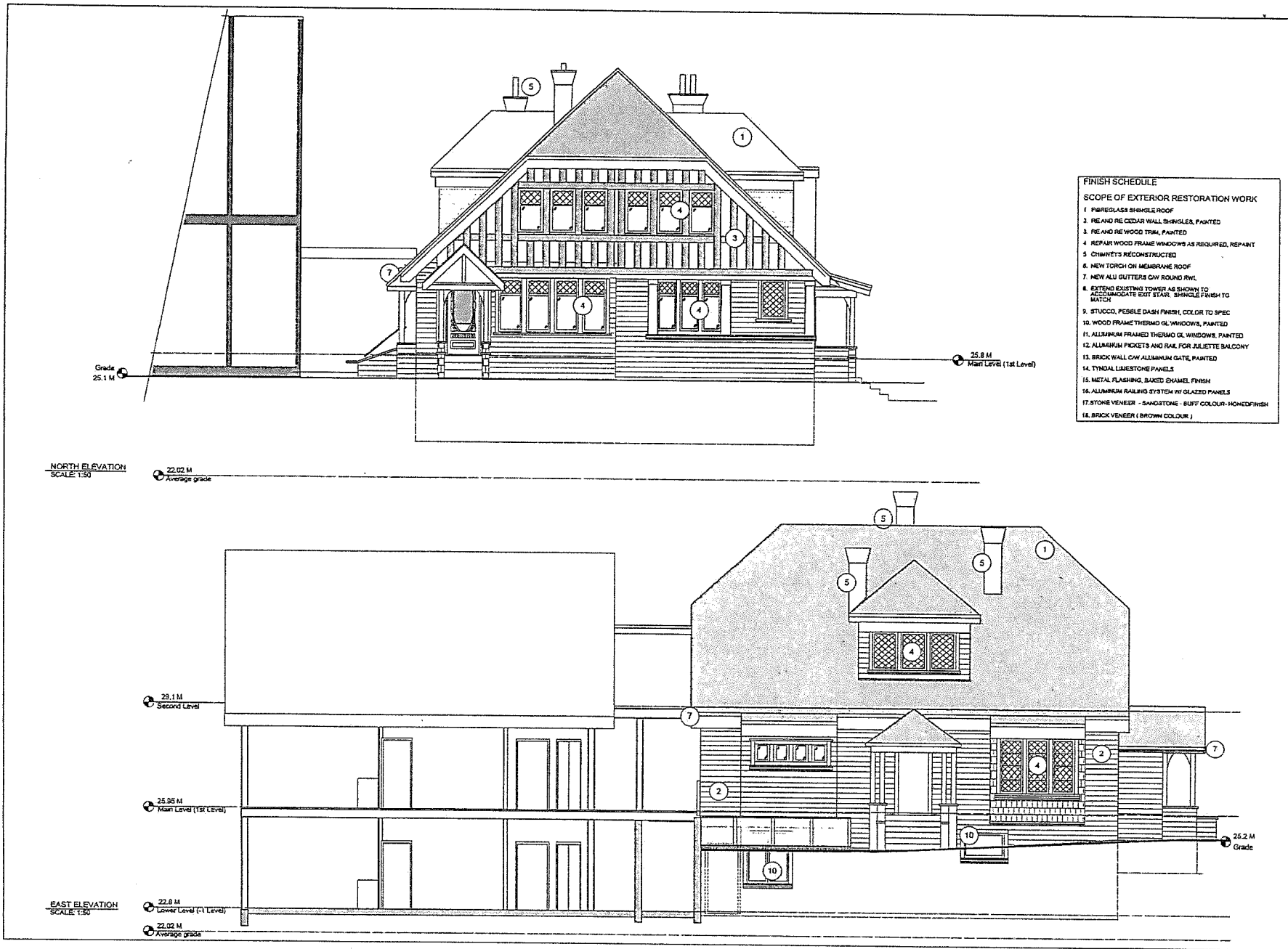
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3.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	
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7.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	
8.	PREP / PREP / RECONSTRUCTION SUBMISSION	NOV. 2014	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
**CARTREFFE RESIDENCE
RESTORATION**

ELEVATIONS

NO. 10	JOB NO.
AS NOTED	1124 - 1410
DRAWN BY	C.A.5.0



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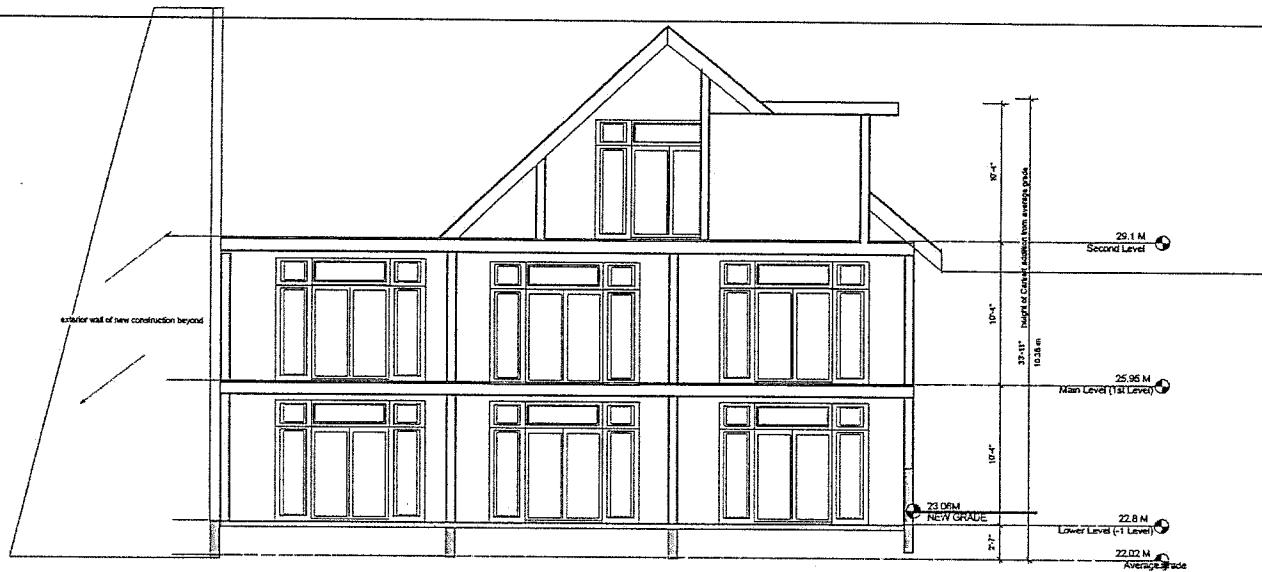
Arcata
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email: arcata@telus.net

COMMENTS			
NO.	DESCRIPTION	DATE	BY
1	HAP / REVISION SUBMISSION	SEP 2013	
2	REV: HAP / REVISION SUBMISSION	APR 2014	
3	REV: AVERAGE GRADE CALC	SEPT 2014	
4	REV: GATE AND GARAGE DOOR	APR 2015	
5	REV: as per RCP windows	NOV 2016	
6	REV: as per HAD HAD RCP windows	FEB 2017	
7	REV: as per HAD HAD RCP windows	MAY 2017	
8	REV: as per HAD HAD RCP windows	OCT 2017	

MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
**CARTREFF RESIDENCE
RESTORATION
ELEVATIONS**

SCALE AS NOTED	JOB NO. 1124 - 1410
DATE PLOTTED OCT 07 2019	
DESIGNED BY	C.A.5.1



1 SECTION - A
Scale: 1:50



2 SECTION - B
Scale: 1:50

PROJECT

Mount St Angela
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COMMENTS

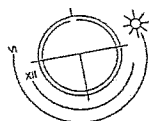
NO.	DESCRIPTION	DATE	BY
1.	HAP / REZONING SUBMISSION	SEP. 2010	
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3.	REV. AVERAGE GRADE CALC.	MAY 1910	
4.	REV. GATE AND GARAGE DOOR	JULY 8/10	
5.	REV. as per ADP comments	NOV. 2010	
6.	REV. as per HAC ADP joint comments	FEB. 2011	
7.	REV. as per staff comments	MAY 2011	
8.	REV. as per staff comments - parking	OCT. 2011	

MOUNT ST. ANGELA
Senior Living. Redefined.

PROJECT TITLE
CARTREFF RESIDENCE
RESTORATION

SECTIONS

SCALE	JOB NO.
AS NOTED	1124 - 1410
DATE PLOTTED	
OCT. 07 2010	
DESIGN BY	C.A6.0



 EXISTING WALLS - DRYWALL PLASTER TO REMAIN
 EXISTING WALLS - TO BE STRIPPED OF DRYWALL PLASTER
 WALLS TO BE REMOVED
 REFER TO DOOR SCHEDULE

1. ALL WOOD PANEL DOORS, FRAMES AND ALL MOLINGS ETC. ARE TO BE REMOVED WITH THE CATEGORY, CUT AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECTS INSTRUCTIONS, AND THE DOOR AND WINDOW SCHEDULE.
2. REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER ELECTRICAL DRAWINGS
3. CONFIRM CONDITION OF ELECTRICAL BRANCH WIRING, REVIEW WITH THE ELECTRICAL CONTRACTOR AND REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
4. WINDOWS AND TRIM ARE TO BE REMOVED AND ALL WALLS TO BE REMOVED WITH CARE AND STORED FOR RE-USE IN NEW FOUNDATIONS.

9. DISASSEMBLE CHIMNEYS PRIOR TO DISMANTLING, COMPLY WITH ARCHITECT INSTALLATION OF CHIMNELS SO THAT EXISTING CHIMNEY CAN BE MEASURED AND RECORDED. DO NOT DISMANTLE PRIOR TO COLLECTING ALL THE REQUIRED INFORMATION.

10. REMOVE ALL EXISTING FIXTURES AND PLUMBING (TO BE REPLACED WITH NEW).

11. REMOVE ALL CARPET, VINYL, TILE, RUBBER BASE TRIM AND WINDOW COVERINGS.

12. REMOVE AND STORE ANY EQUIPMENT, ARTIFACTS AS DIRECTED BY THE ARCHITECT.

13. REFER TO THE SPECIFICATIONS, TO BE USED IN CONJUNCTION WITH THESE DRAWINGS.

14. ALL GUARANTEES CREATED BY THIS CONTRACT DURING STRIP-OUT AND MOVING.

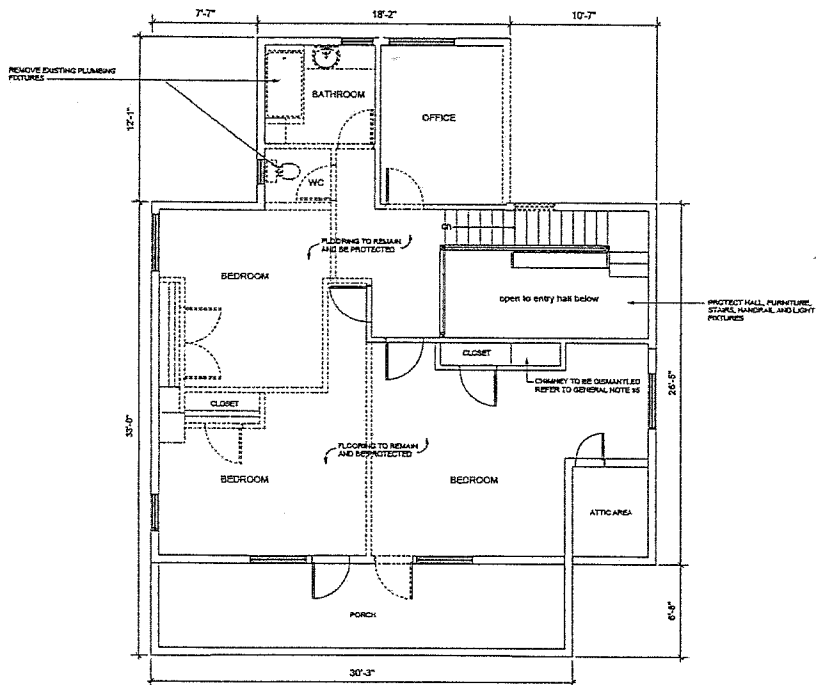
15. PROVIDE SECURITY TO OWNERS SPECIFICALLY:

no.	description	DATE
1.	HAP / RECOGNIZING SUBMISSION	SEP 8/96
2.	RED. HAP / RECOGNIZING SUBMISSION	APR 28/96
3.	REX-AVERAGE GRADE CALC	JUNY 13/96
4.	REX-GATE AND GARAGE DOOR	JULY 8/96
5.	REX-as per ACP comments	NOV. 08/96
6.	REX-as per HAD ACP 2nd comments	DEC/09/96
7.	REX-as per staff comments	MAY22/97
8.	REX-as per staff comments - parking	OCT 05/96

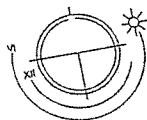
MOUNT ST. ANGELA
Senior Living. Redefined.

SHEET TITLE
 TEMPLE RESIDENCE
 RESTORATION
 DEMO PLANS

SCALE AS NOTED	JOB No. 1124 - 1410
DATE PLOTTED Oct. 07 2019	T.A3.0
DRAWN BY	



1 SECOND LEVEL
SCALE: 1/8" = 1'-0"



DEMOLITION LEGEND & GENERAL NOTES

- EXISTING WALLS - DEMOLITION PLASTER TO REMAIN
 EXISTING WALLS - TO BE STRIPPED OF DEMOLITION PLASTER
 WALLS TO BE REMOVED
 REFER TO DOOR SCHEDULE

GENERAL NOTES

- ALL WOOD PANEL DOORS, FRAMES AND ALL MOLDINGS ETC. ARE TO BE REMOVED WITH CARE, CATALOGUED, CLEANED AND RETAINED FOR POTENTIAL REUSE AS PER ARCHITECT'S INSTRUCTIONS AND THE DOOR AND WINDOW SCHEDULES.
- REMOVE AND DISPOSE OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT AS PER ELECTRICAL SCHEDULES.
- COOPERATION OF ALL ELECTRICAL BRANCH WIRING, REMOVE WITH THE ELECTRICAL CONSULTANT AND REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- REMOVE AND DISPOSE OF ALL EXISTING FLOORING AND FLOORING MATERIALS, REMOVE WITH CARE AND STORE FOR REUSE IN NEW FOUNDATIONS.
- DEMOLITION CHAIRS, PRIOR TO DEMOLITION, COOPERATION WITH ARCHITECT INSTALLATION OF SCAFFOLD SO THAT EXISTING CHIMNEY CAN BE MEASURED AND RECORDED.
- REMOVE ALL EXISTING FLOORING AND FLOORING TO BE REPLACED WITH NEW.
- REMOVE ALL CARPET, WOOD, TILE, RUBBER BASE, TRIM AND WINDOW COVERINGS.
- REMOVE AND STORE ANY EQUIPMENT, ATTACHMENTS AS DIRECTED BY THE ARCHITECT PRIOR TO THE DEMOLITION TO BE USED IN CONNECTION WITH THESE DRAWINGS.
- PROTECT ALL OPENINGS CREATED BY THE CONTRACT DURING STRIP-OUT AND MOVING.
- PROVIDE SECURITY TO OWNERS' SPECIFICATION.

PROJECT

Mount St Angela
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CLIENT

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CONSULTANT

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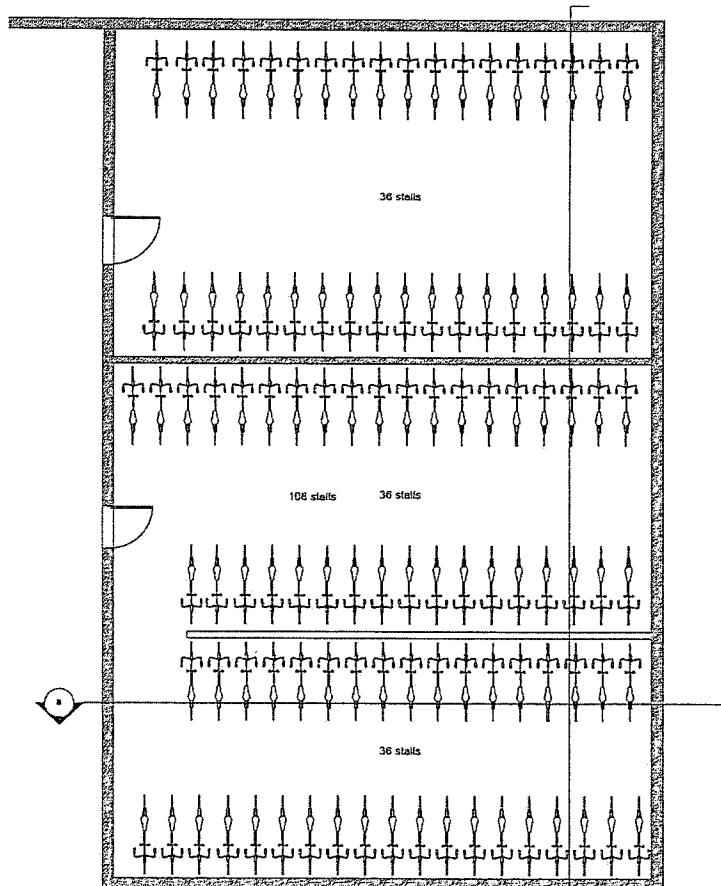
COMMENTS

NO.	REVISION	DATE	BY
1.	HAP / REVISION SUBMISSION	SEP 2012	
2.	HAP / HAP / REVISION SUBMISSION	SEP 2012	
3.	HAP / HAP / REVISION SUBMISSION	SEP 2012	
4.	HAP / HAP / REVISION SUBMISSION	SEP 2012	
5.	HAP / HAP / REVISION SUBMISSION	SEP 2012	
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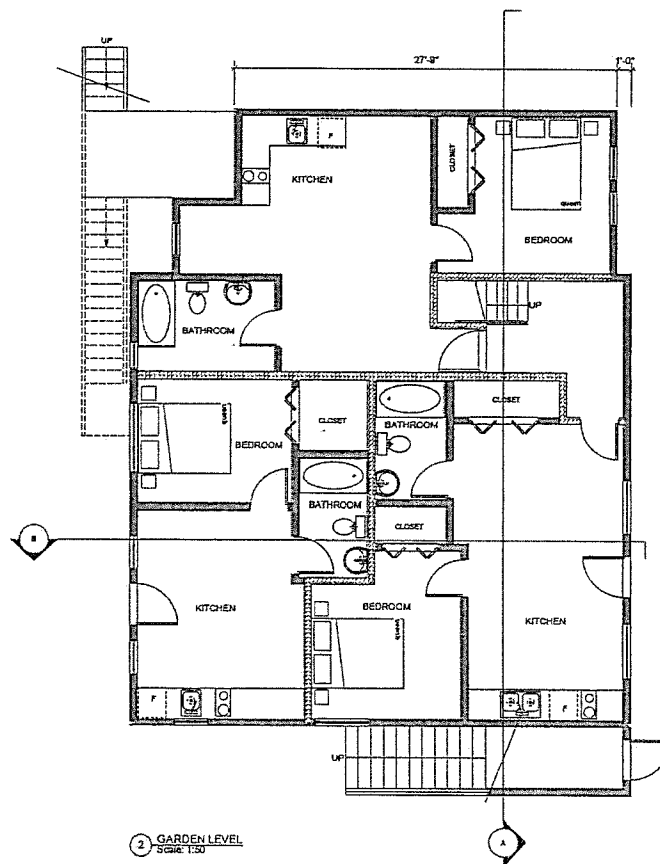
MOUNT ST. ANGELA
Senior Living, Redefined.

1154-1410
TEMPLE RESIDENCE
RESTORATION
DEMO PLANS

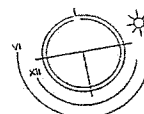
SCALE: AS NOTED
DATE PLOTTED: OCT 07 2012
DRAWN BY: T.A.3.1



1. PARKING LEVEL
Scale: 1/32"



2. GARDEN LEVEL
Scale: 1/32"



RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - STRIPPED, FILLED WITH INSULATION		WALL CAP FOR VENTING
	EXISTING WALLS - STRIPPED, FULL STRAWBALE, FILLED WITH INSULATION TO JOE		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - FULL WITH SPRAY FOAM, SINGLE INSULATION TO JOE		BULKHEAD
	NEW CONCRETE FOUNDATION WALLS		
	NEW RATED WALL - EXISTING STYLE		
	NEW RATED WALL - NEW FRAMED WALL		
	NEW INTERIOR WALL		

GENERAL NOTES

1. WOOD PANEL DOORS TO BE AS PER ARCHITECT'S INSTRUCTION
2. WINDOW RE-INSTALLATION: REMOVE WINDOW AND FRAME, INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WINDOW ARE REMAINING.

PROJECT

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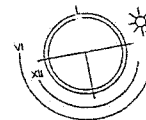
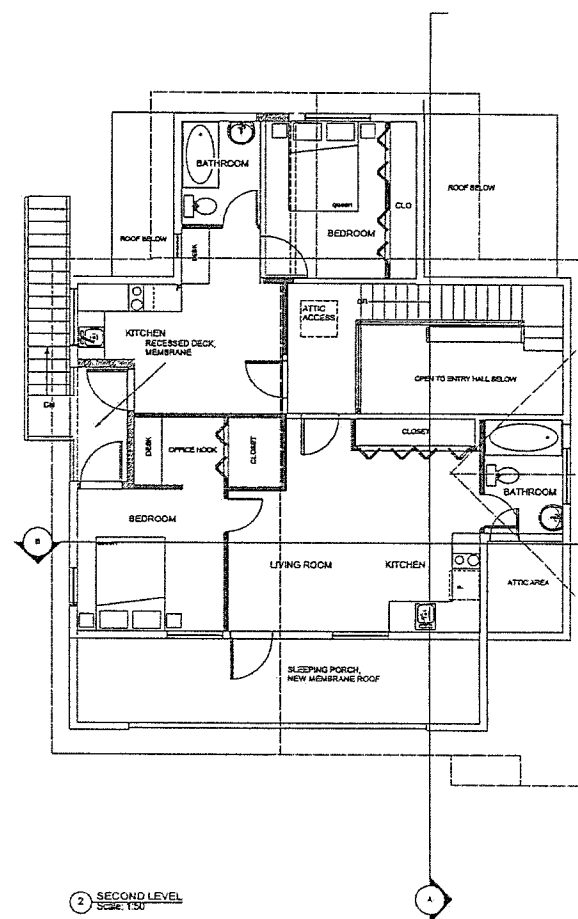
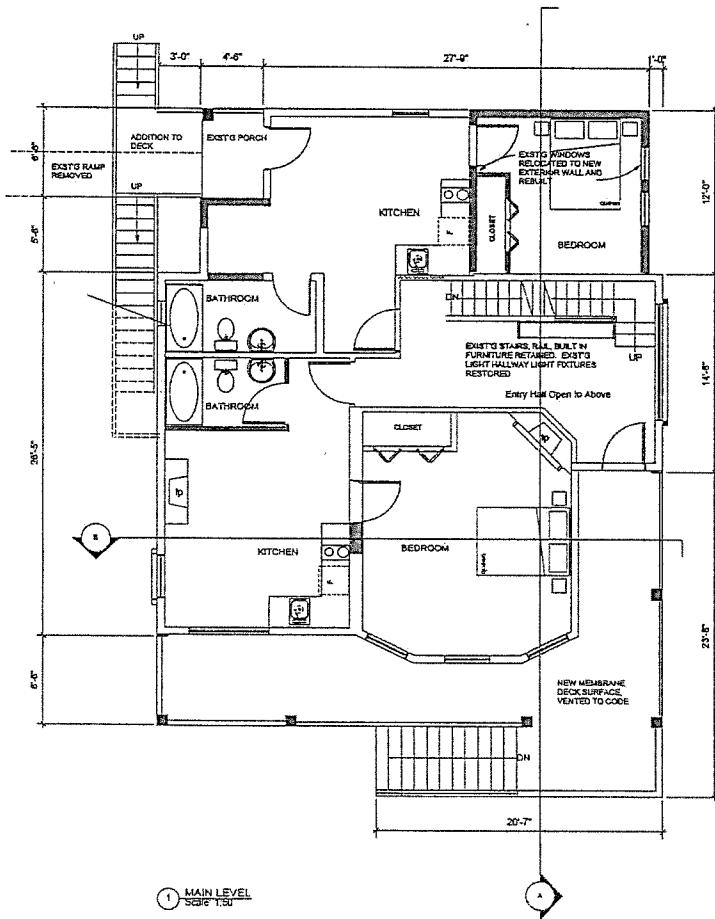
COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	HAP / REDLINING SUBMISSION	SEP 2010	
2.	REV: HAP / REDLINING SUBMISSION	NOV 2010	
3.	REV: HAP / REDLINING SUBMISSION	NOV 2010	
4.	REV: GATE AND GARAGE DOOR	JAN 2011	
5.	REV: as per ADP comments	NOV 2010	
6.	REV: as per HAP / ADP joint comments	DEC 2010	
7.	REV: as per HAP comments	NOV 2011	
8.	REV: as per HAP comments - parking	OCT 2011	

MOUNT ST. ANGELA
Senior Living: Redefined.

TEMPLE RESIDENCE
RESTORATION
RENO PLANS

SCALE	AS NOTED	DATE PLOTTED	OCT 07 2010
DATE PLOTTED	OCT 07 2010	Drawn BY	T.A4.0



RENOVATION LEGEND & GENERAL NOTES

	EXISTING WALLS		EXHAUST FAN
	EXISTING WALLS - STRIPPED, PAINTED		WALL CAP FOR VENTING
	EXISTING WALLS - STRIPPED, 3/4" STRAPPING		DROPPED CEILING FOR SERVICES
	EXISTING WALLS - FULL WITH SPRAY FOAM GLASS INSULATION (STI)		BLANKHEAD
	EXISTING WALLS - FULL WITH SPRAY FOAM GLASS INSULATION (STI)		
	NEW CONCRETE FOUNDATION WALLS		
	NEW RATED WALL - EXISTING STUCK		
	NEW RATED WALL - NEW FRAMED WALL		
	NEW INTERIOR WALL		

GENERAL NOTES

- WOOD PANEL DOORS TO BE RE-INSTALLED AS PER ARCHITECT'S INSTRUCTION
- WINDSHIELD RE-INSTALLED, REBUILD WINDOW AND FRAME
- INSTALL INSULATION TO WALL THICKNESS AROUND WINDOWS AND IN 2x4 WALLS WHICH ARE REMAINING

PROJECT

Mount St Angela
913-929 Burdett Ave.
Victoria B.C.

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&
Norwood Group

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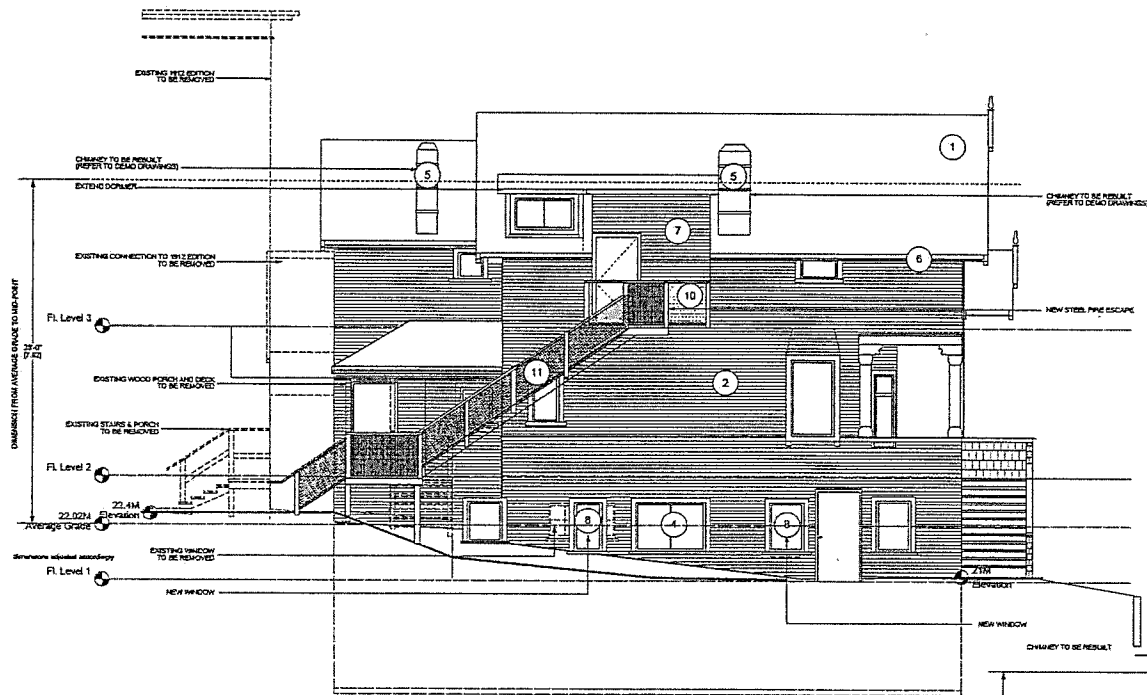
COMMENTS

No.	Description	Date	By
1.	WAP / REVISIONS SUBMISSION	SEP. 04/16	
2.	WAP / REVISIONS SUBMISSION	SEP. 20/16	
3.	REV. INHERENT GROUND DRAIN	SEP. 20/16	
4.	REV. GATE AND GARAGE DOOR	SEP. 20/16	
5.	REV. as per ACP comments	NOV. 08/16	
6.	REV. as per HAD / JEP comments	FEB. 14/17	
7.	REV. as per staff comments	MAY. 22/17	
8.	REV. as per staff comments - opening	OCT. 05/18	

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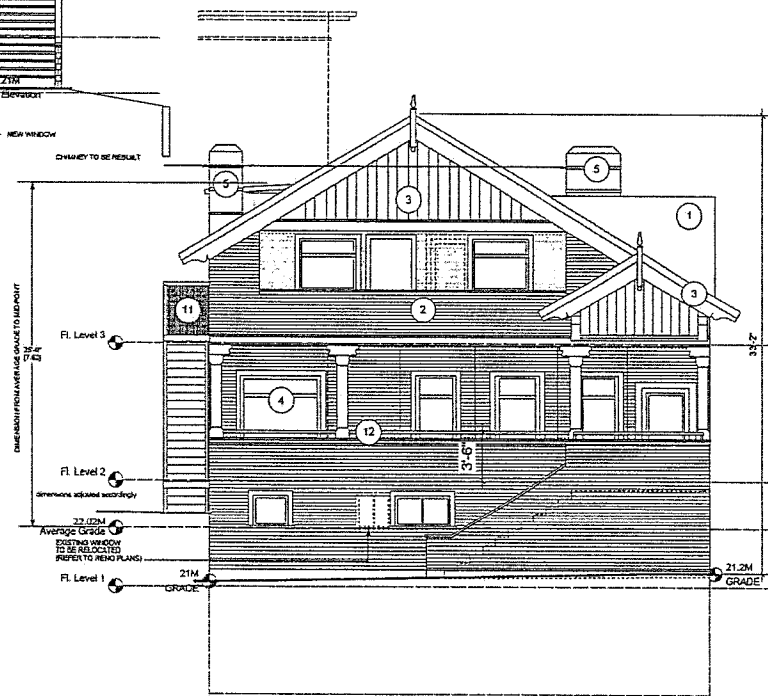
TEMPLE RESIDENCE
RESTORATION
RENO PLANS

SCALE:
AS NOTED
DATE PLOTTED:
OCT. 07 2019
DRAWN BY:
T.A.1



1 West Elevation
Scale: 1:100

FINISH SCHEDULE	
SCOPE OF EXTERIOR RESTORATION WORK	
1. FIBERGLASS SHINGLE ROOF	
2. RE AND RE-EXISTING CEDAR WALL SHINGLES, PAINTED	
3. RE AND RE WOOD TRIM, PAINTED	
4. REPAIR EXISTING WOOD FRAME WINDOWS AS REQUIRED, REPAINT	
5. CHIMNEYS RECONSTRUCTED	
6. NEW ALU GUTTERS CW ROUND RVL	
7. NEW CEDAR SHINGLES, PAINTED, TO MATCH EXISTING RESIDENCE	
8. NEW WOOD FRAME THERMO SL WINDOWS, PAINTED	
9. METAL FLASHING, BAKED ENAMEL FINISH	
10. ALUMINUM RAILING SYSTEM W/ GLAZED PANELS	
11. STEEL FIRE ESCAPE WITH METAL MESH GUARD	
12. NEW STEEL RAIL TO MEET HEIGHT OF 42"	



2 South Elevation
Scale: 1:100

PROJECT
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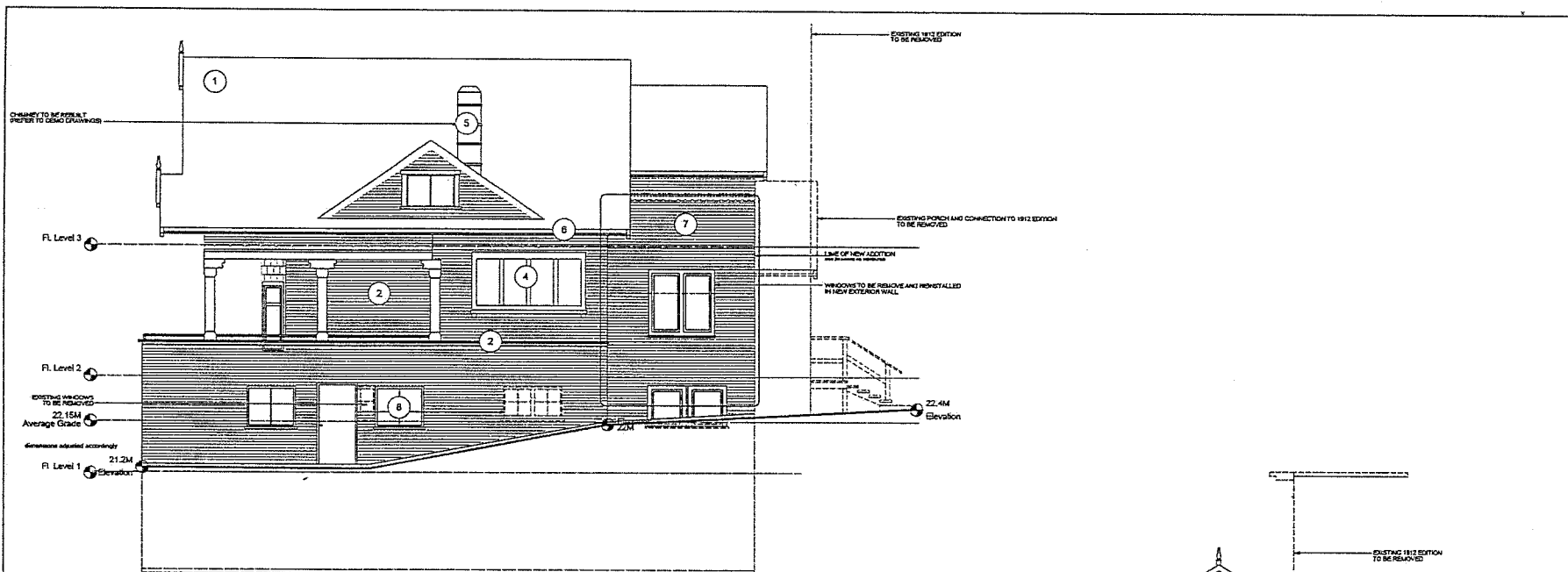
COMMENTS

No.	Description	Date	By
1	1. HAP / PRELIMINARY SUBMISSION	SEP. 2016	
2	2. PRELIMINARY / PRELIMINARY SUBMISSION	NOV. 2016	
3	3. PRELIMINARY / PRELIMINARY SUBMISSION	NOV. 2016	
4	4. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
5	5. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
6	6. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
7	7. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	
8	8. PRELIMINARY / PRELIMINARY SUBMISSION	JAN. 2017	

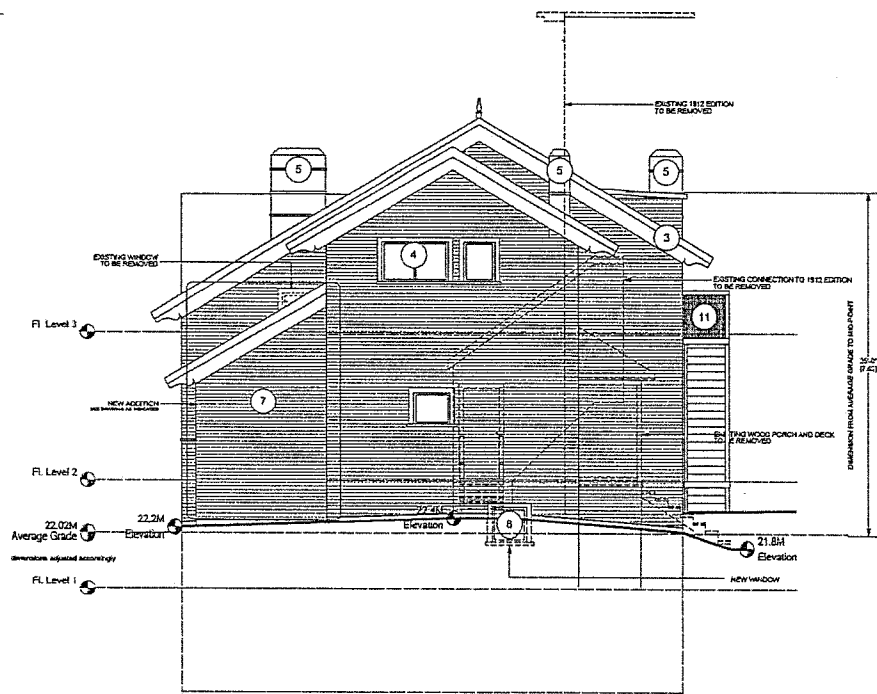
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SHEET TITLE
TEMPLE RESIDENCE
RESTORATION
ELEVATIONS

SCALE AS NOTED	SHEET No. 1124 - 1410
DATE PLOTTED OCT. 07 2019	DESIGNED BY T.A5.0



1 East Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100

FINISH SCHEDULE

SCOPE OF EXTERIOR RESTORATION WORK

1. FIBERGLASS SHINGLE ROOF
2. RE AND RE-EXISTING CEDAR WALL SHINGLES, PAINTED
3. RE AND RE-EXISTING WOOD TRIM, PAINTED
4. REPAIR EXISTING WOOD FRAME WINDOWS AS REQUIRED, REPAINT
5. CHIMNEYS RECONSTRUCTED
6. NEW ALU GUTTERS C/W ROUND R/WL
7. NEW CEDAR SHINGLES, PAINTED TO MATCH EXISTING RESIDENCE
8. NEW WOOD FRAME THERMO GL WINDOWS, PAINTED
9. METAL FLASHING, BAKED ENAMEL FINISH
10. ALUMINUM RAINING SYSTEM W/ GLAZED PANELS
11. STEEL FIRE ESCAPE WITH METAL MESH GUARD
12. NEW STEEL RAIL TO MEET HEIGHT OF 42"

PROJECT

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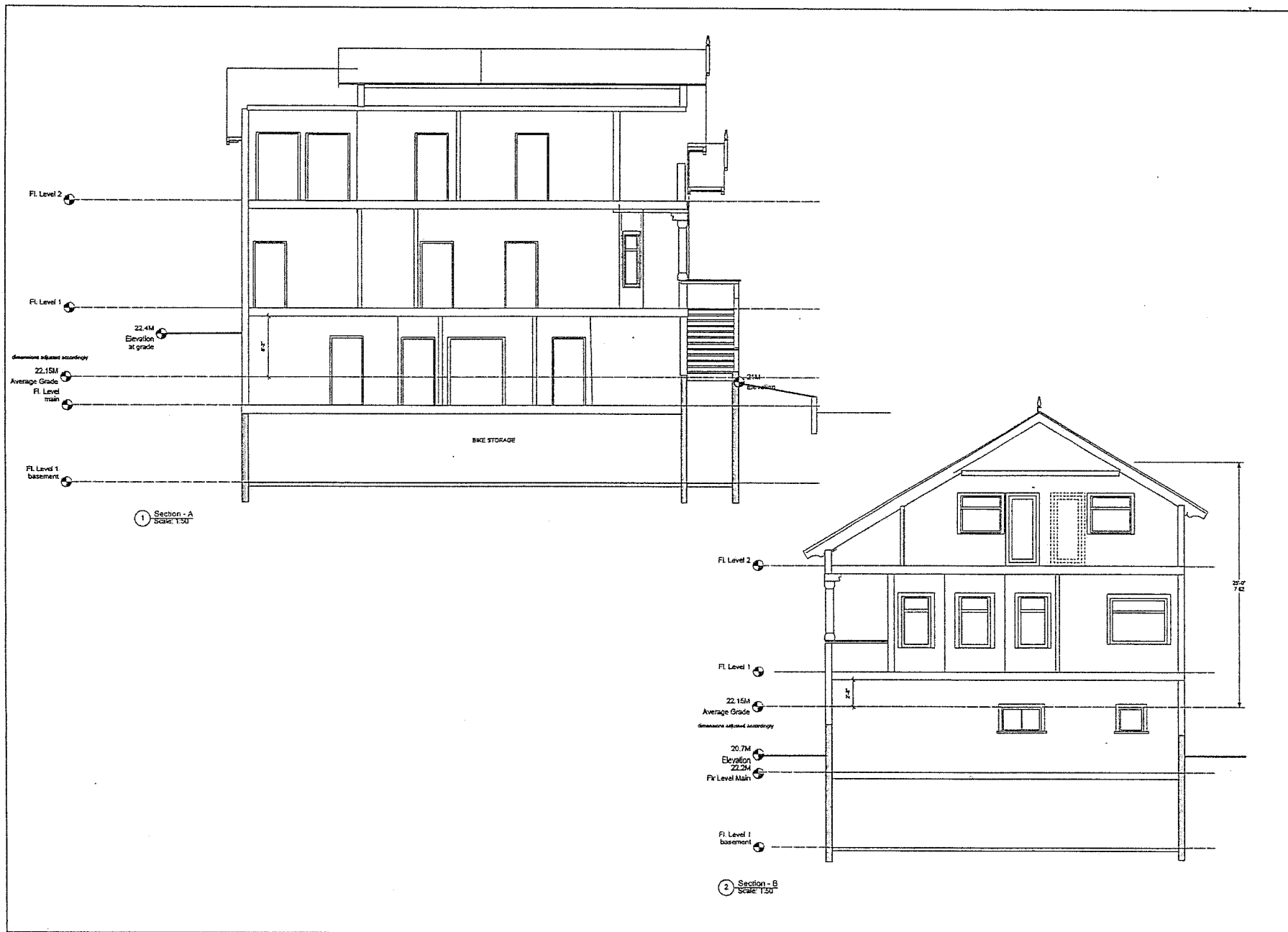
COMMENTS

NO.	REVISION	DATE	BY
1.	1.10.17 / REVISION SUBMISSION	SEP. 2017	
2.	1.10.17 / REVISION SUBMISSION	SEP. 2017	
3.	1.10.17 / REVISION SUBMISSION	SEP. 2017	
4.	1.10.17 / REVISION SUBMISSION	SEP. 2017	
5.	1.10.17 / REVISION SUBMISSION	SEP. 2017	
6.	1.10.17 / REVISION SUBMISSION	SEP. 2017	
7.	1.10.17 / REVISION SUBMISSION	SEP. 2017	
8.	1.10.17 / REVISION SUBMISSION	SEP. 2017	

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IN-SHEET TITLE
**TEMPLE RESIDENCE
RESTORATION
ELEVATIONS**

SCALE
AS NOTED
DATE PLOTTED
OCT. 27 2017
DRAWN BY
T.A.5.1



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COMMENTS			
No.	DESCRIPTION	DATE	BY
1.	HAP / REDLINING SUBMISSION	SEP 2019	
2.	REV. HAP / REDLINING SUBMISSION	NOV 2019	
3.	REV. AVERAGE GRADE CALC	JULY 2019	
4.	REV. GATE AND GARAGE DOOR	JULY 2019	
5.	REV. as per ACP comments	NOV 2019	
6.	REV. as per HAZ / ACP JUNE COMMENTS	FEB 2017	
7.	REV. as per staff comments	MAY 2017	
8.	REV. as per staff comments - parking	OCT 2019	