GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2018 BRITISH COLUMBIA BUILDING CODE (BCBC), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPENCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING UNLESS NOTED OTHERWISE
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.) UNLESS NOTED OTHERWISE
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.) UNLESS NOTED OTHERWISE
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS UNLESS NOTED OTHERWISE

DRAWING INDEX

ARCHITECTURAL

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

Received
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

PROJECT TEAM

DEVELOPER

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

ARCHITECT

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V5Y 1J6
604-688-5585

LANDSCAPE ARCHITECT

Murdoch de Greeff Inc.
200-524 Culduthel Road
Victoria, BC
V8Z 1G1
250.412.2891

SURVEYOR

Powell & Associates
250-2950 Douglas Street
Victoria BC
V8T 4N4
250.382.8855

1301 HILLSIDE

1301 Hillside Ave.

Victoria, BC

REZONING APPLICATION

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

No.	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
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phone 604 688 5585 fax 604 683 9183

Seal

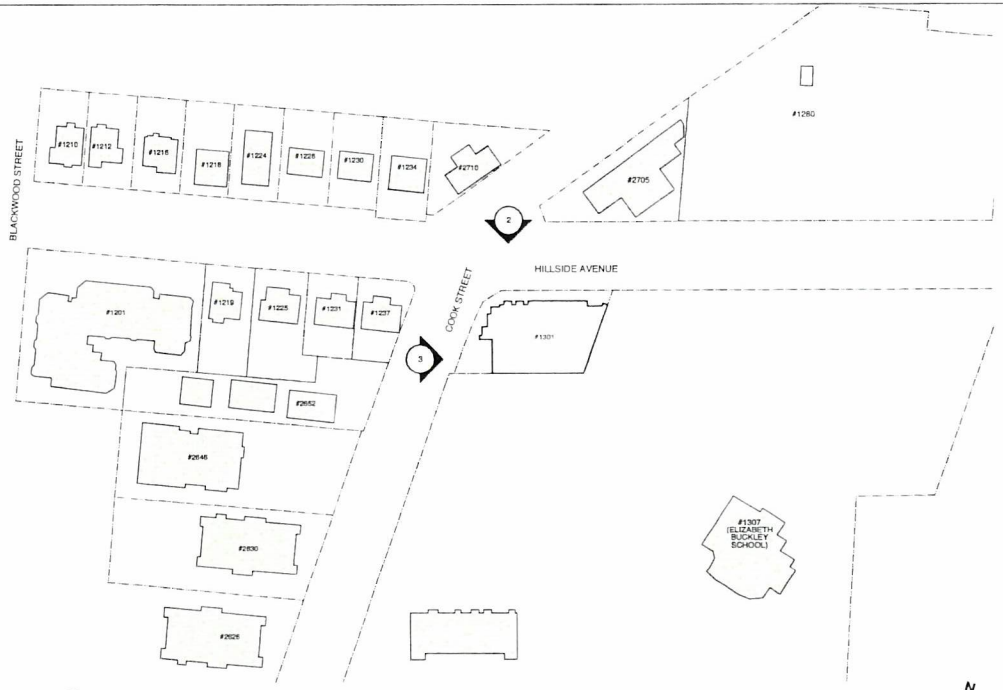
Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title
Cover Sheet

Issue Date	Plot Date: 2019.09.12	Sheet No. A0.00
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.29	Scale: As Noted	

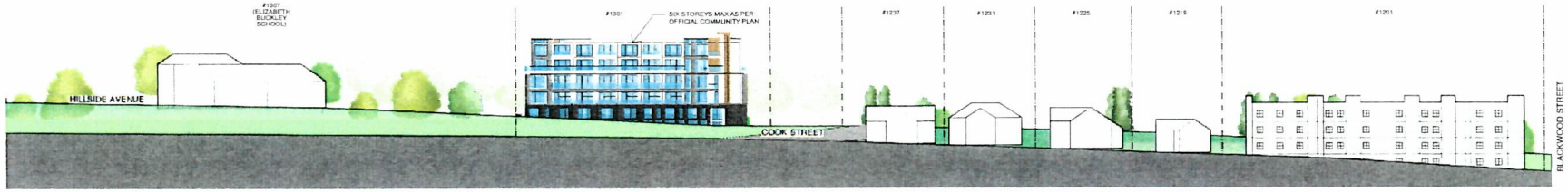
ATTACHMENT C



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

4 Birdview looking East
NTS

5 Streetview looking East
NTS



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

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

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No	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

STUART HOWARD ARCHITECTS INC.
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fax 604 688 0346

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title
Site Context

Issue Date: 2019.09.12	Sheet No. A0.02
Designed By: NR	Reviewed By: NR
Drawn By: DEM	Checked By: NR
Project No. 217.29	Scale: AS NOTED

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City of Victoria
SEP 13 2019
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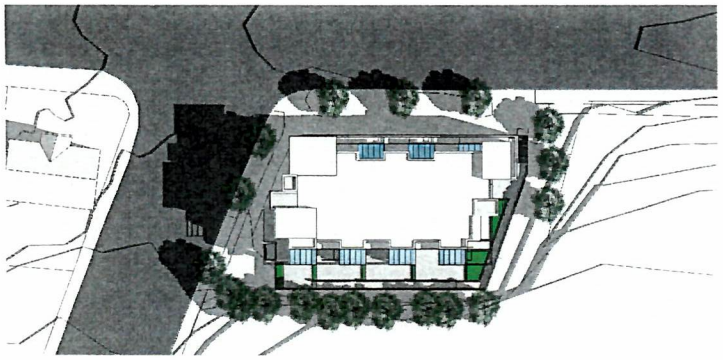
Development Services Division



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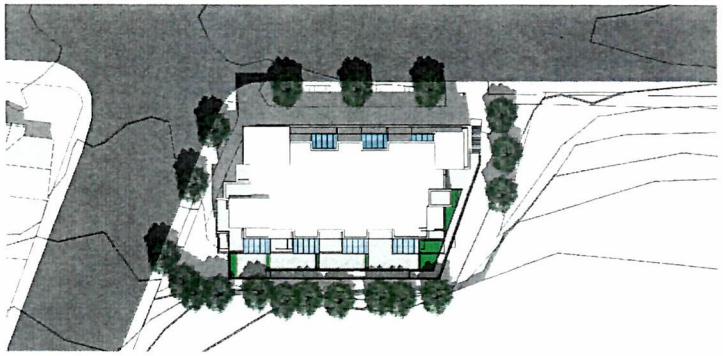

2 JUNE 21 - 12 PM
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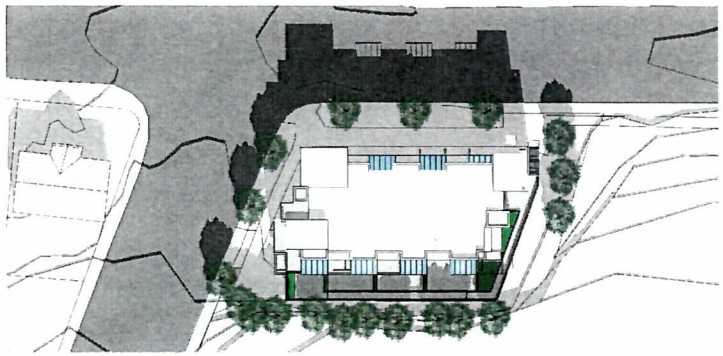
3 JUNE 21 - 3 PM
NTS

4 MAR/SEPT 21 - 9 AM
NTS



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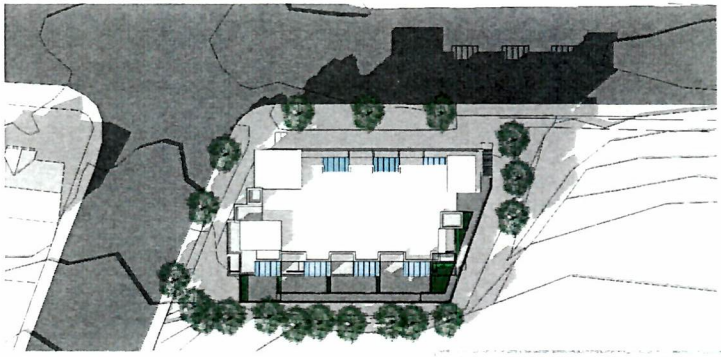

6 MAR/SEPT 21 - 3 pm
NTS

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No	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Seal/s:

Consultant:

Architect:

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC RAIC AIA

Project Title:

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title:

Shadow Studies

Issue Date:	Plot Date: 2019.09.12	Sheet No: A0.03
Designed By: NR	Reviewed By: NR	
Drawn By: AJP	Checked By: NR	
Project ID: 217.29	Scale: As Noted	Issued/Revision:

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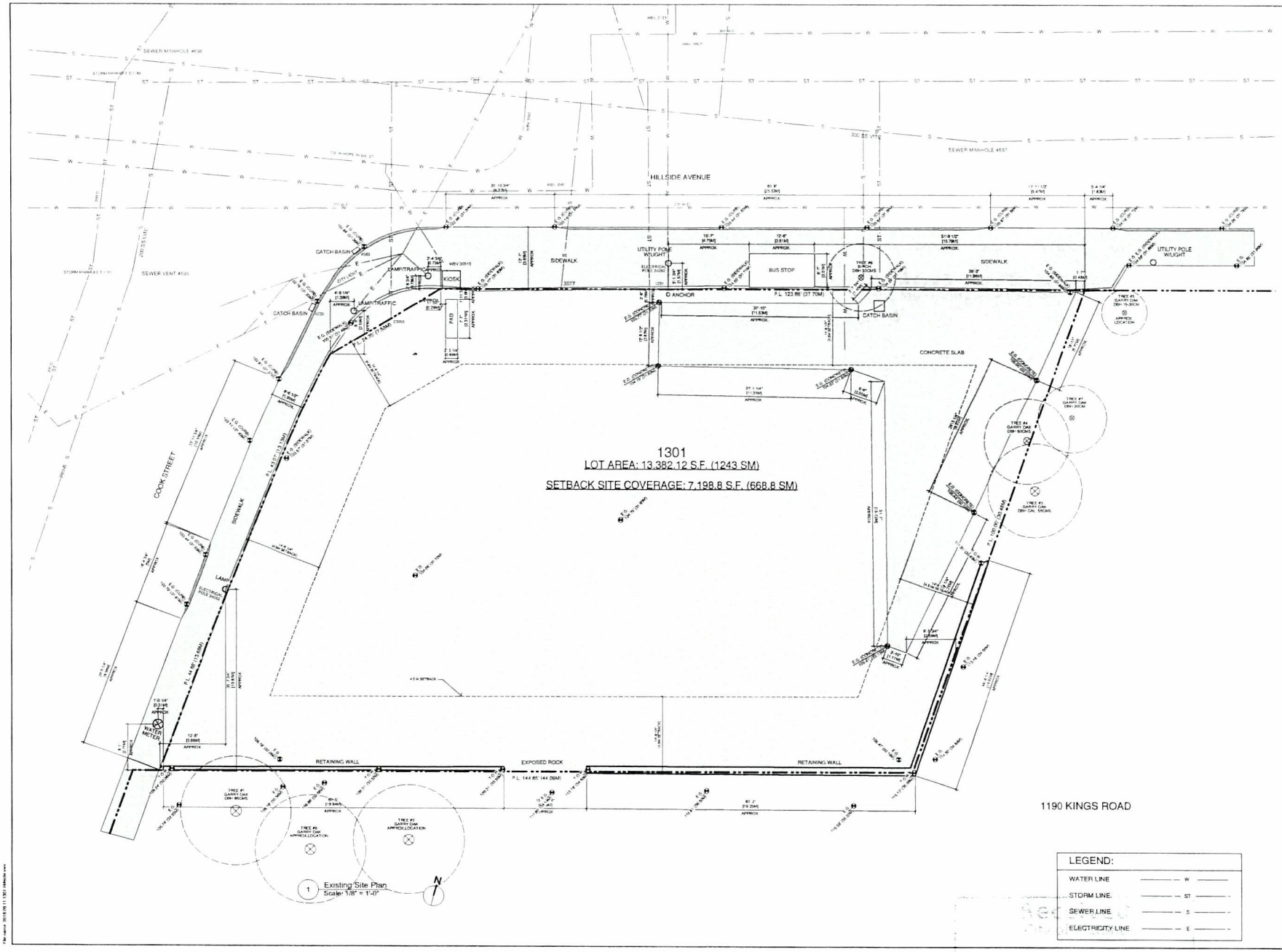
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

File Name: 2019.09.11 1301 Hillside.rvt



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No	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC RAIC AIA

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

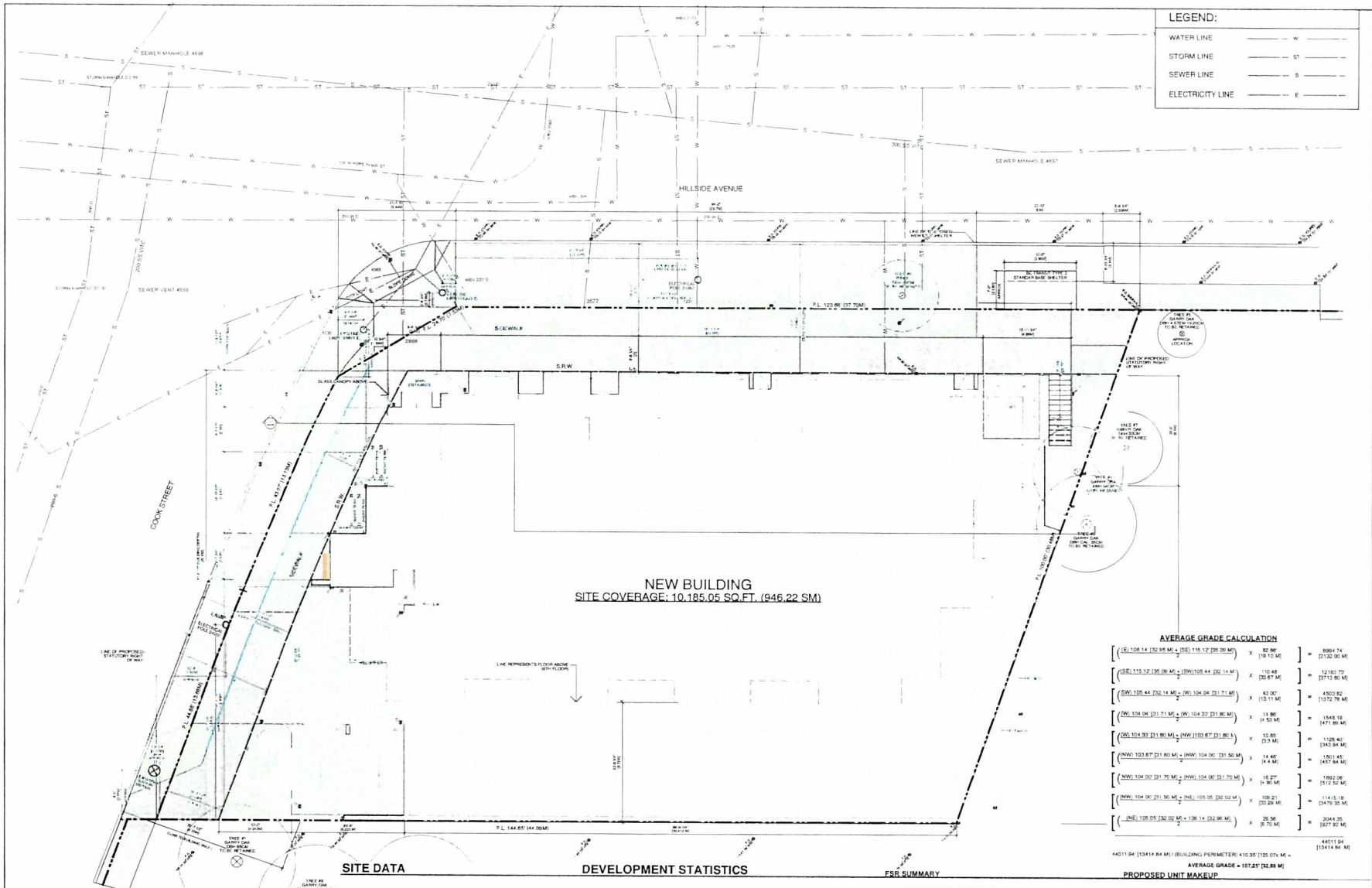
Drawn Title
Existing Site Plan

Issue Date	Plot Date 2019.09.12
Designed By NR	Reviewed By NR
Drawn By CEM	Checked By NR
Project ID 217.29	Scale AS NOTED

Drawn No. A1.01

SEP 13 2019

Planning & Development Department



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

SITE DATA

Civic Address	1301 HILLSIDE AVENUE VICTORIA, BC
Legal Address	PID 014-979-675 LOTS A, SECTION 4, VICTORIA DISTRICT, PLAN 38000
Site Area	13382.12 sq.ft. [1243.24 sq.m.]
Site Coverage	10097.33 sq.ft. [938.07 sq.m.] (75.5%)
Open Site Space	2796.09 sq.ft. [259.77 sq.m.] (20.9%)

DEVELOPMENT STATISTICS

Zoning	C-SS (CA Proposed)
Uses	Multiple Dwelling

	Existing (C-SS)	Proposed (CA)	Required
Number of Units	1 SERVICE STATION	49	-
Number of Storeys	1	6	-
Height	36'1" [11 M]	57' 2" [17.42 M]	-
Front Yard	4.5 M	11' 10" [3.60 M]	S.R.W. [3.57 M]
Side Yard (West)	4.5 M	10' 7 1/2" [3.24 M]	S.R.W. [3.24 M]
Side Yard (East)	4.5 M	0	-
Rear Yard Setback	4.5 M	0	-
Combined Sideyards	13.5 M	10' 7 1/2" [3.24 M]	-
Parking Spaces	4	23 (19 + 4 visitor)	52 (47 + 5 visitor)
Bicycle Spaces	0	75 LONG TERM 6 SHORT TERM	61 LONG TERM 6 SHORT TERM

FSR SUMMARY

TOTAL SITE AREA = 13,382.12 sq.ft.
CURRENT ZONE: C-SS

	EXISTING/LOT	PROPOSED
MAIN FLOOR	0.00 sq.ft.	1,591.74 sq.ft. [147.88 sq.m.]
SECOND FLOOR	0.00 sq.ft.	6,573.71 sq.ft. [610.72 sq.m.]
THIRD FLOOR	0.00 sq.ft.	6,596.27 sq.ft. [612.81 sq.m.]
FOURTH FLOOR	0.00 sq.ft.	6,596.27 sq.ft. [612.81 sq.m.]
FIFTH FLOOR	0.00 sq.ft.	5,089.91 sq.ft. [472.87 sq.m.]
SIXTH FLOOR	0.00 sq.ft.	5,089.91 sq.ft. [472.87 sq.m.]
GROSS FSR	0.00	2.36
TOTAL	0.00 sq.ft.	31,537.81 sq.ft. [2,929.96 sq.m.]
COMMERCIAL FLOOR AREA	0.00 sq.ft.	928.93 sq.ft. [86.30 sq.m.]

AVERAGE GRADE CALCULATION

((E) 108.14 [32.95 M] + (SE) 115.12' [35.09 M]) / 2	x	52.66' [19.10 M]	= 6994.74 [2132.00 M]
((SE) 115.12' [35.09 M] + (SW) 105.44' [32.14 M]) / 2	x	110.48' [33.67 M]	= 12183.73' [3713.80 M]
((SW) 105.44' [32.14 M] + (W) 104.04' [31.71 M]) / 2	x	43.00' [13.11 M]	= 4503.82 [1372.76 M]
((W) 104.04' [31.71 M] + (W) 104.33' [31.80 M]) / 2	x	14.86' [4.53 M]	= 1548.19 [471.89 M]
((W) 104.33' [31.80 M] + (NW) 103.67' [31.60 M]) / 2	x	10.85' [3.3 M]	= 1126.40 [343.94 M]
((NW) 103.67' [31.60 M] + (NW) 104.00' [31.50 M]) / 2	x	14.46' [4.4 M]	= 1501.45 [457.64 M]
((NW) 104.00' [31.70 M] + (NW) 104.00' [31.70 M]) / 2	x	16.27' [4.96 M]	= 1692.08 [512.52 M]
((NW) 104.00' [31.50 M] + (NE) 105.05' [32.02 M]) / 2	x	109.21' [33.29 M]	= 11415.18 [3479.35 M]
((NE) 105.05' [32.02 M] + 108.14' [32.96 M]) / 2	x	26.56' [8.70 M]	= 3044.25 [927.82 M]
			44011.94 [13414.84 M]

44011.94' [13414.84 M] / (BUILDING PERIMETER) 410.35' [125.07x M] =
AVERAGE GRADE = 107.25' [32.69 M]

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH		6	
SIXTH		6	
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	335.74 sq.ft [31.19 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft [2539.96 sq.m.]

No	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Consultant

Architect
STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC RAIC AIA

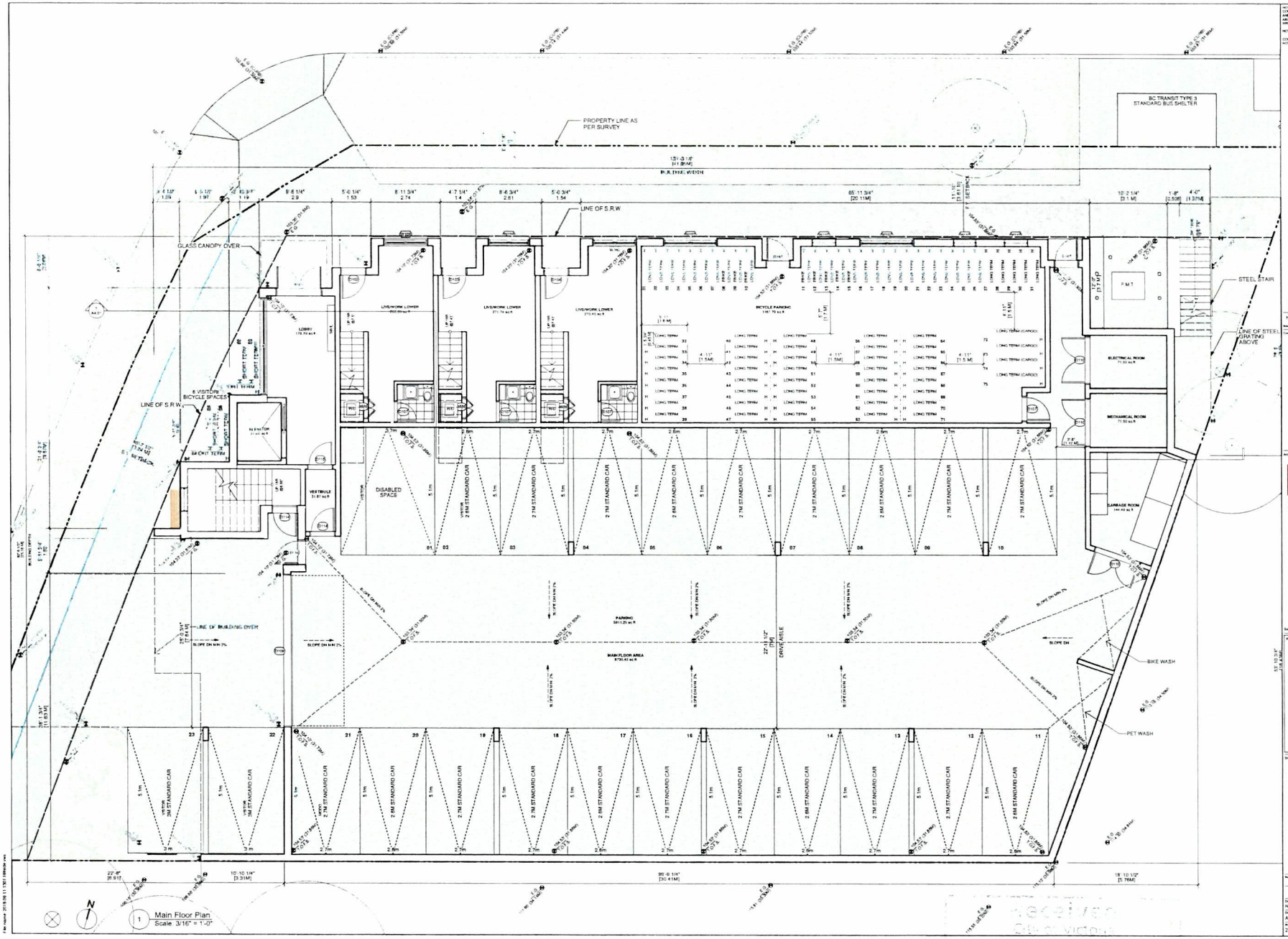
Project Title
1301 Hillside Ave.

1301 Hillside Ave
Victoria, BC

Sheet Title
Site Plan

Issue Date: 2019.09.12
Drawn By: AP
Checked By: NR
Project ID: 217.29
Scale: As Noted
Sheet No: A1.02

SEP 13 2019
Planning & Development Department



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

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No	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC RAIC AIA
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Vancouver B.C. V5Y 1X
phone - 604 685 3363
fax - 604 685 7436

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Drawn Title
Main Floor Plan

Issue Date	Print Date 2019.09.12
Designed By NR	Reviewed By NR
Drawn By AP	Checked By NR
Project ID 217.29	Scale As Noted

Drawn No. A2.01

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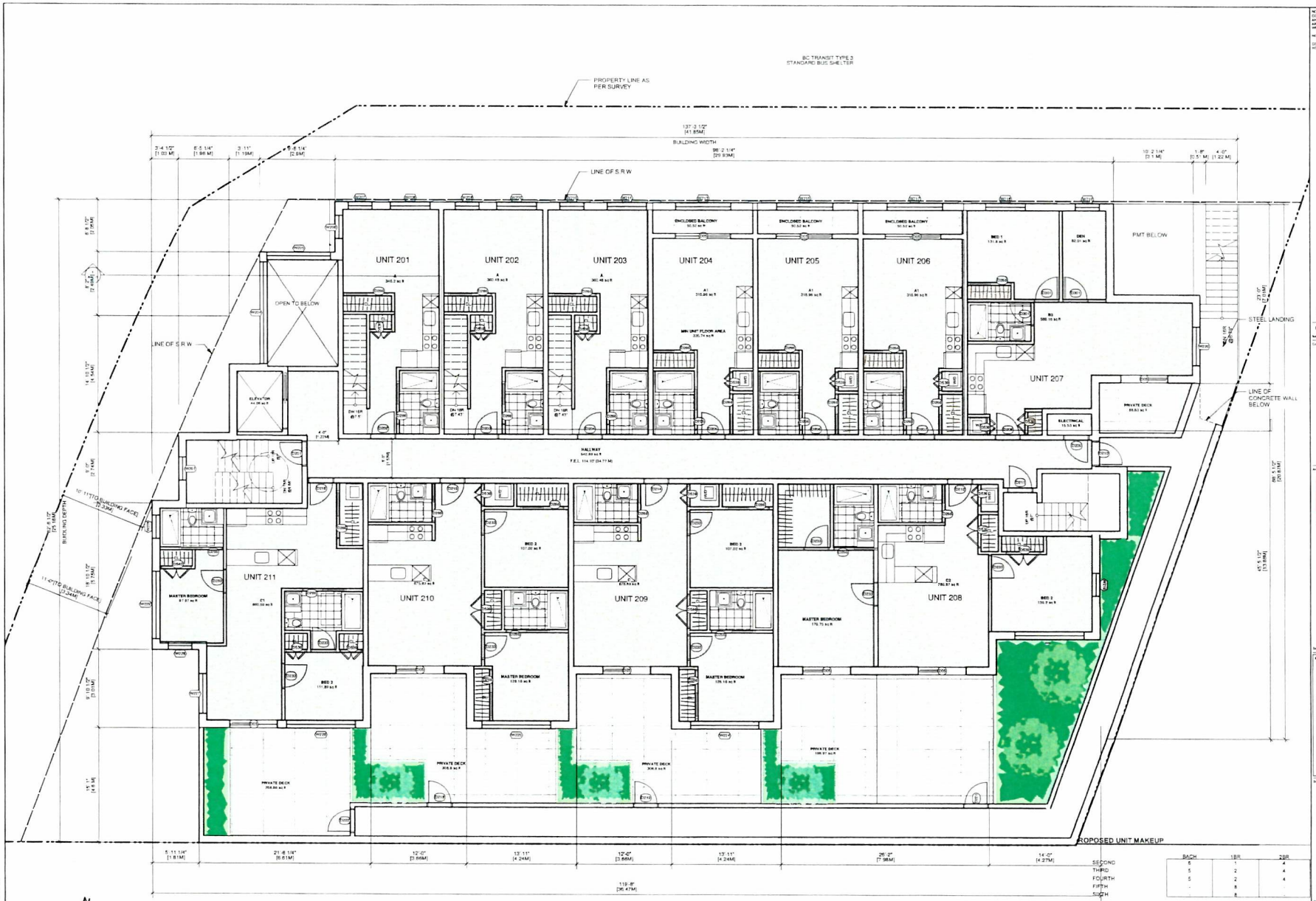
City of Victoria
SEP 13 2019
Planning & Development Department



PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	
SIXTH	-	8	
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS: 0
MIN. UNIT FLOOR AREA: 335.74 sq.ft. [31.19 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA: 27,330.85 sq.ft. [2539.96 sq.m.]

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No.	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

STUART HOWARD ARCHITECTS INC.
MEMBERS: AIBC RAIC AIA
400 - 770 Fisgard Street, Victoria, B.C. V7V 1J6
phone - 604 386 2361 fax - 604 386 7486

Project Title
1301 Hillside Ave.

1301 Hillside Ave
Victoria, BC

Drawn Title
2nd Floor Plan

Issue Date	Plot Date
	2019.09.12

Drawn No: A2.02

Designed By	Reviewed By
NR	NR
Drawn By	Checked By
AF	NR
Project No.	Scale
217.29	As Noted

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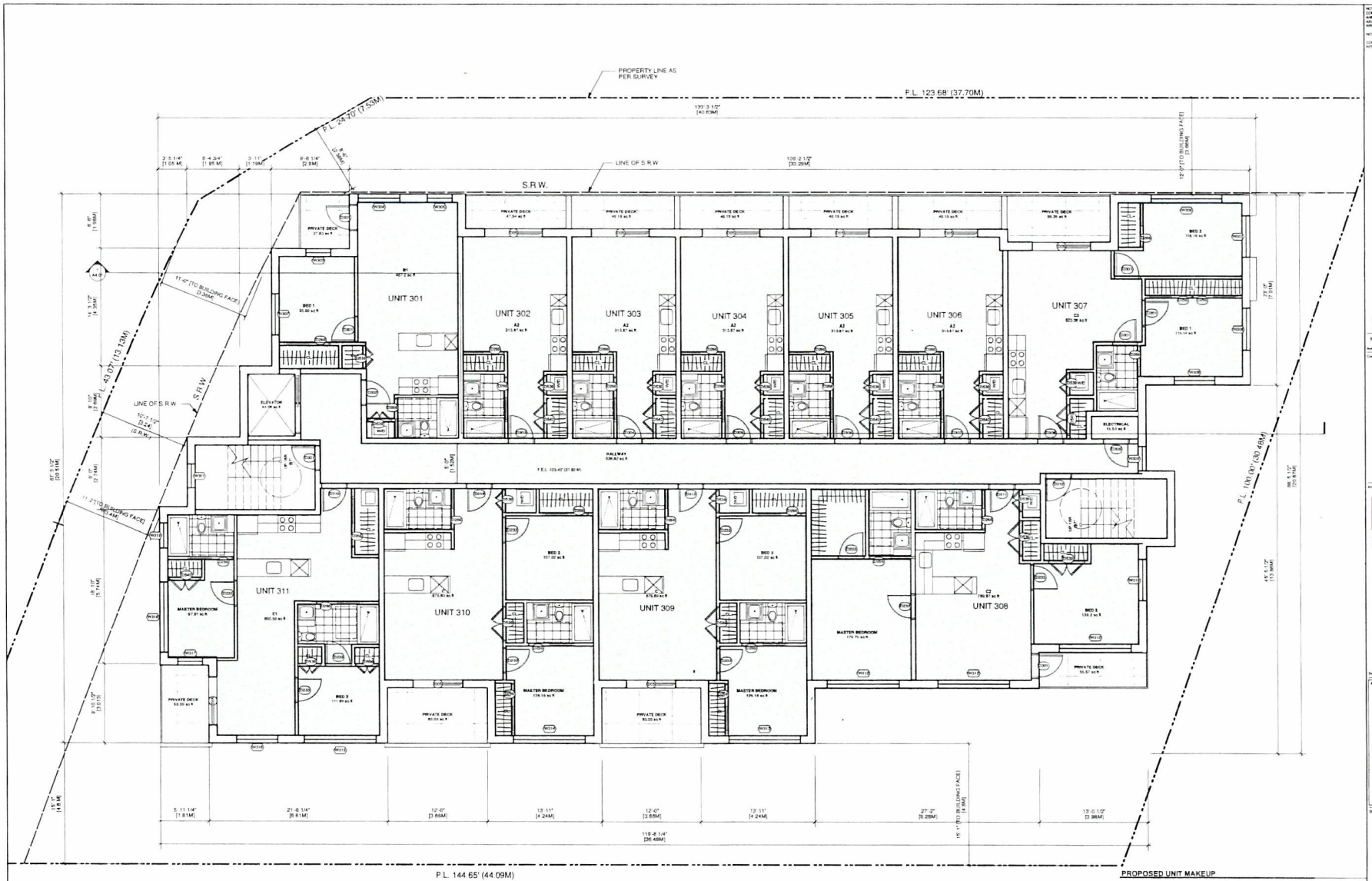
Planning & Development
SEP 13 2019
Development Services



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

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	6	-
SIXTH	-	6	-
TOTAL	16	21	12
TOTAL UNITS	40	(33% BACH, 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS: 0
MIN. UNIT FLOOR AREA: 335.74 sq.ft (31.19 sq.m.)
TOTAL RESIDENTIAL FLOOR AREA: 27,339.85 sq.ft (2539.96 sq.m.)

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No	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

STUART HOWARD ARCHITECTS INC.
MEMBERS: AIBC AIAC AIA
402 - 372 West 3th Avenue, Vancouver B.C. V5Y 1J6
phone: 604 688 2383 fax: 604 683 7488

Project Title
1301 Hillside Ave.

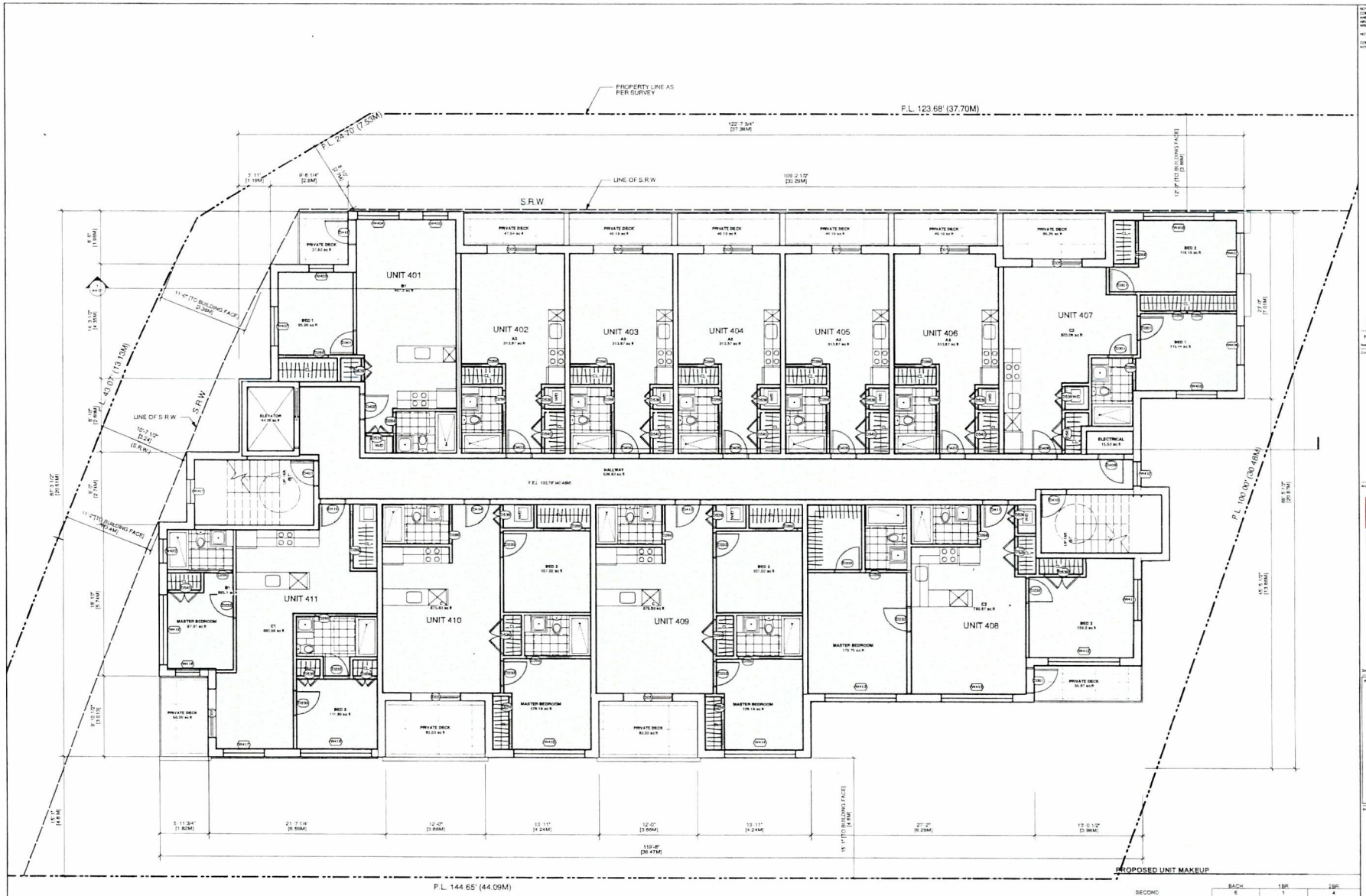
1301 Hillside Ave.
Victoria, BC

Sheet Title
3rd Floor Plan

Issue Date	Plot Date 2019.09.12
Designed By NR	Reviewed By NR
Drawn By AP	Checked By NR
Project ID 217.29	Scale As Noted

A2.03

Received
SEP 13 2019



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

PROPOSED UNIT MAKEUP

	BACH.	1BR	2BR
SECOND	6	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	6	-
SIXTH	-	6	-
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH, 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	335.74 sq.ft (31.19 sq.m.)
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft (2539.96 sq.m.)

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

No	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC RAIC AIA

Project Title
1301 Hillside Ave.

1301 Hillside Ave
Victoria, BC

Drawn Title
4th Floor Plan

Issue Date	Plot Date: 2019.09.12
Designed By: NR	Reviewed By: NR
Drawn By: AP	Checked By: NR
Project #: 217.29	Scale: As Noted

Drawing No. A2.04

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Archived
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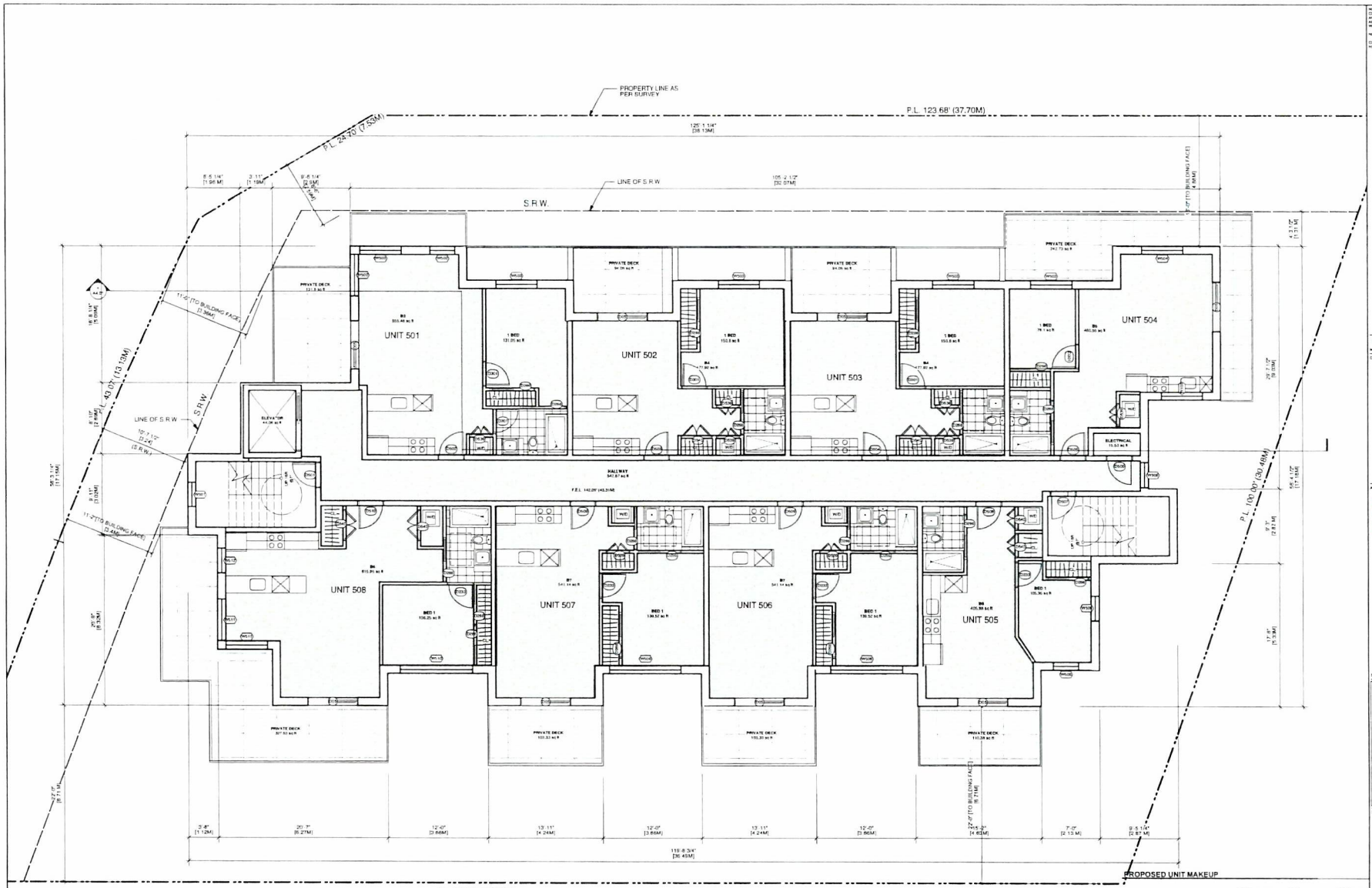
Planning & Development Department
Development Services Division



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

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	5	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	15	21	12
TOTAL UNITS	48	(33% BACH, 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS	0
MIN. UNIT FLOOR AREA	335.74 sq.ft.[31.19 sq.m.]
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft.[2539.96 sq.m.]

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

No.	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

Consultant

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Project Title
1301 Hillside Ave.

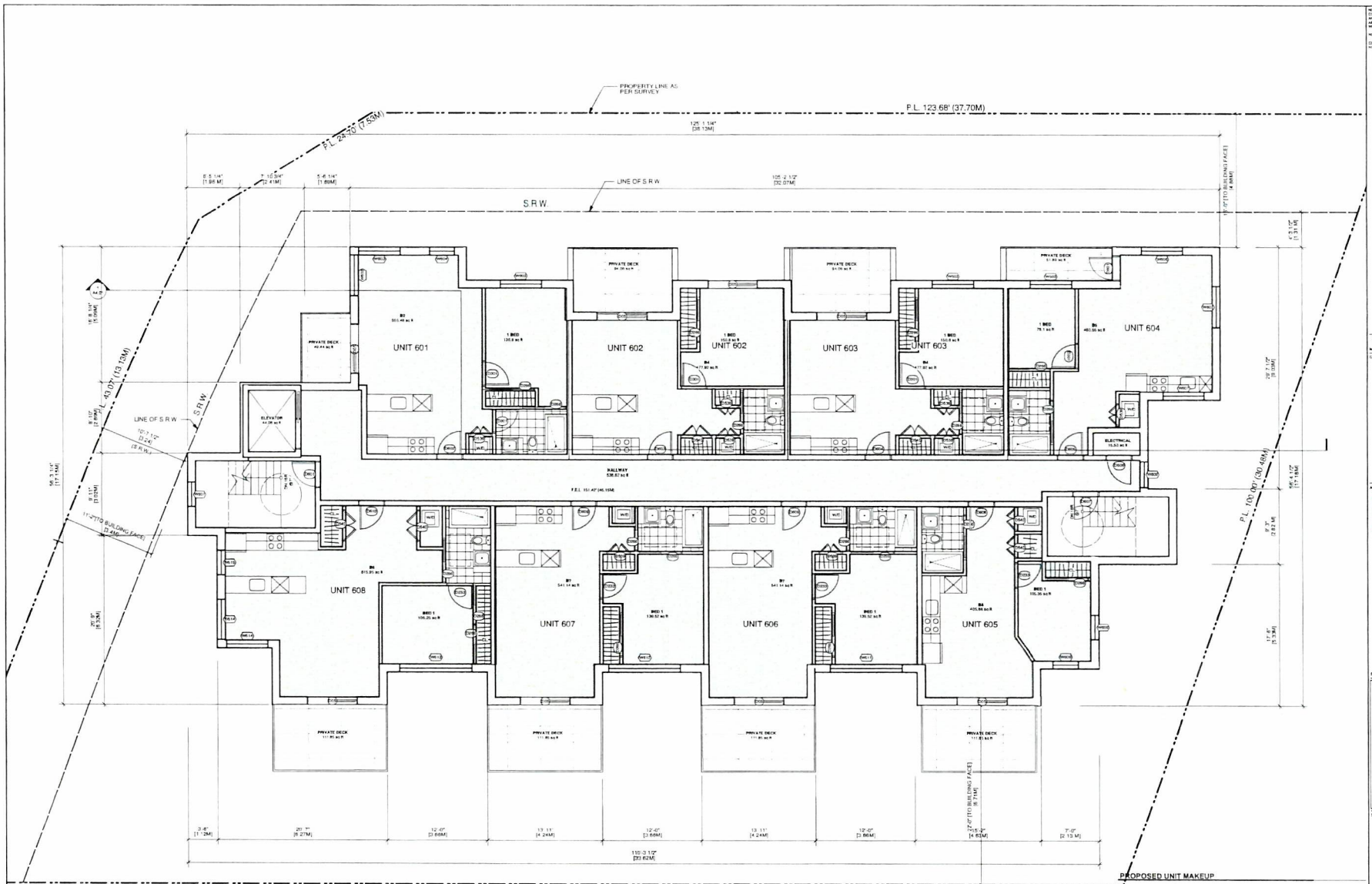
1301 Hillside Ave
Victoria, BC

Sheet Title
5th Floor Plan

Issue Date	First Issue 2019.09.12
Designed By	NR
Reviewed By	NR
Drawn By	AP
Checked By	NR
Project ID	217.29
Scale	As Noted

Sheet No. A2.05

Received
Ref Metrics
SEP 13 2019
Planning & Development Department
Development Services Division



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

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR
SECOND	5	1	4
THIRD	5	2	4
FOURTH	5	2	4
FIFTH	-	8	-
SIXTH	-	8	-
TOTAL	16	21	12
TOTAL UNITS	49	(33% BACH 43% 1BR, 24% 2BR)	

GROUND ORIENTED UNITS	0
MIN UNIT FLOOR AREA	335.74 sq.ft (31.19 sq.m.)
TOTAL RESIDENTIAL FLOOR AREA	27339.85 sq.ft (2539.96 sq.m.)

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No.	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

Consultant

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Seal

Project Title
1301 Hillside Ave.

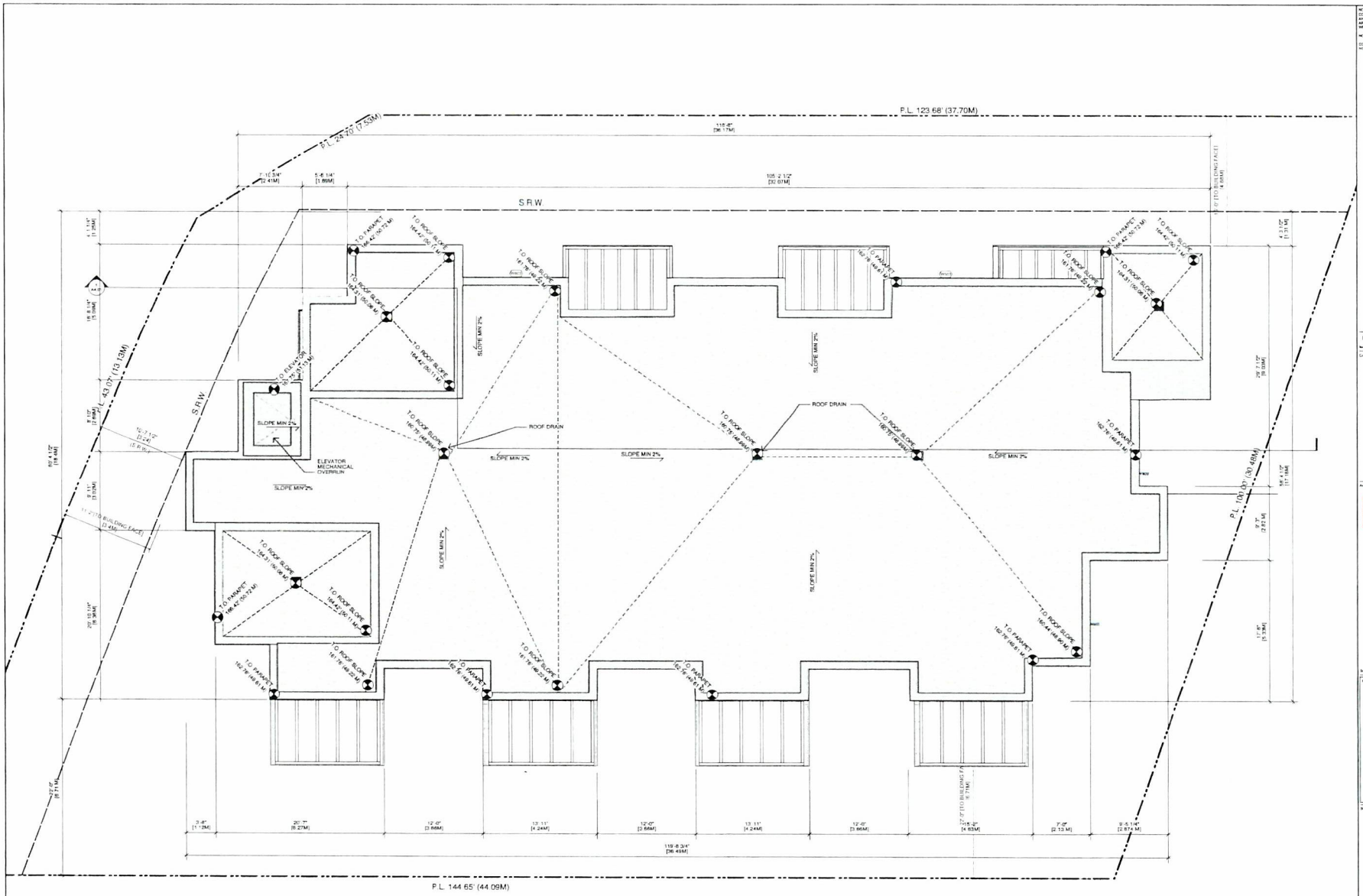
1301 Hillside Ave
Victoria, BC

Sheet Title
6th Floor Plan

Issue Date	Print Date	Sheet No.
	2019.09.12	A2.06

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

Received
Planning & Development Department
Development Services Division
SEP 13 2019



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

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

No.	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBER RIBA ARIC AIAC AIA

Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title
Roof Plan

Issue Date	First Date
	2019.06.12

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

Sheet No.
A2.07

Issued/Revised

Received
City of Victoria
SEP 13 2019

EXTERIOR FINISH SCHEDULE

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

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

No	Date	Issue Notes
2	19 09 12	Re-issued for Rezoning
1	19 07 05	Re-issued for Rezoning

Consultant

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave
Victoria, BC

Sheet Title

Building Elevations

Issued Date:	First Date: 2019 09 12
Designed By: NR	Approved By: NR
Drawn By: AP	Checked By: NR
Project ID: 217.29	Scale: As Noted

Sheet No. A3.01

Issue/Revision

Received
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

EXTERIOR FINISH SCHEDULE

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

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

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No	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

Consultant

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Project Title
1301 Hillside Ave.

1301 Hillside Ave
Victoria, BC

Drawn Title
Building Elevations

Issue Date	Plot Date 2019.09.12
Designed By NR	Reviewed By NR
Drawn By AP	Checked By NR
Project ID 217.29	Scale As Noted

Drawn No. A3.02

Received
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

EXTERIOR FINISH SCHEDULE

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

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

Received
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

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No	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	19.07.05	Re-Issued for Rezoning

Issuing
Consultant

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Site

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Print Date 2019.09.12		Sheet No. A3.03
Designed By NR		Reviewed By NR	
Drawn By AP		Checked By NR	
Project ID 217.29		Scale As Noted	

File name: 2019.09.11 301 Hillside.vwx

EXTERIOR FINISH SCHEDULE

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

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

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No.	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Issued
Consultant

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Seal

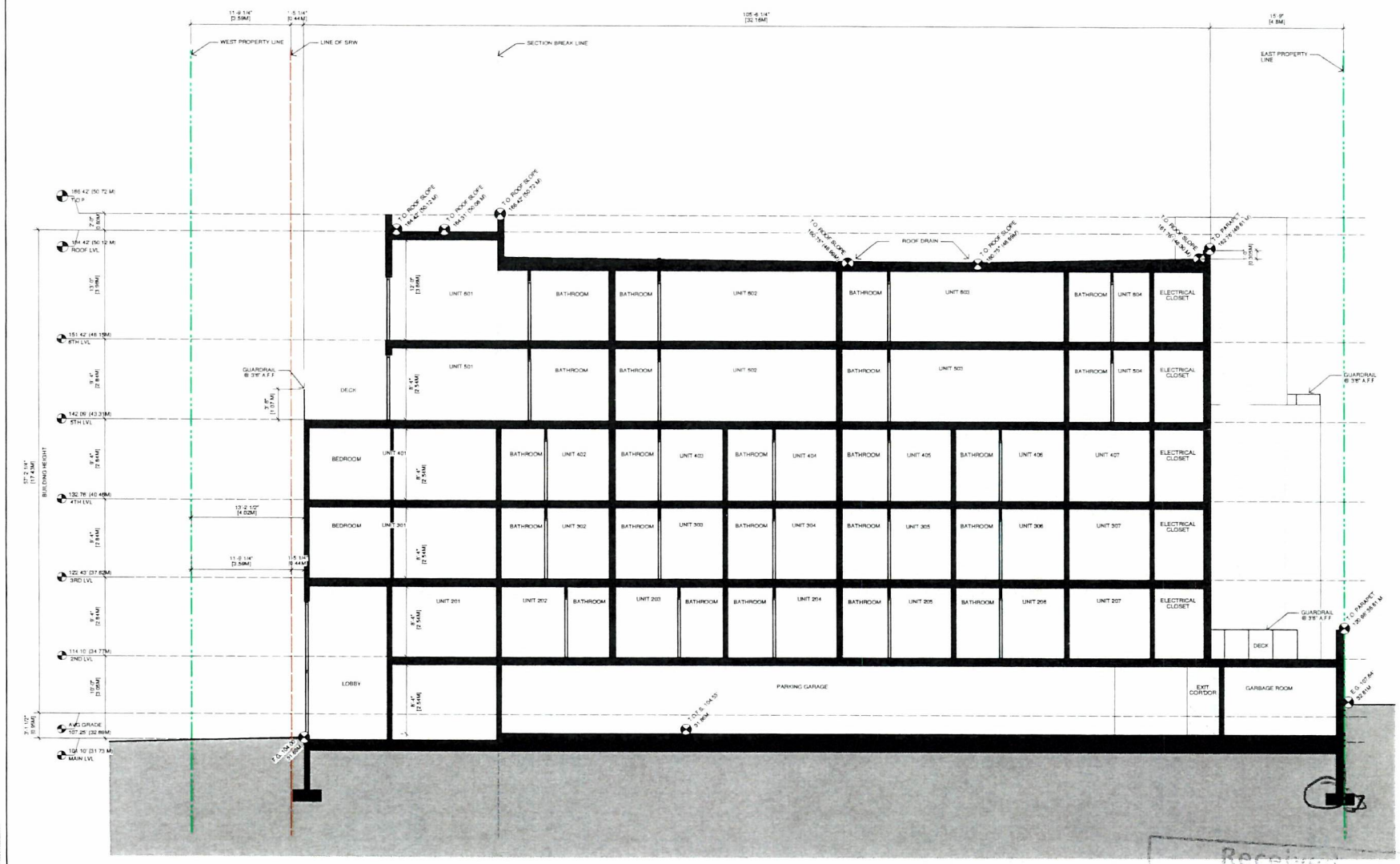
Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title
Building Elevations

Issue Date	First Date 2019.09.12	Sheet No. A3.04
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Remarks

Received
City of Victoria
SEP 13 2019
Planning and Development
Development Services Division



1 SECTION VIEW (FROM SOUTH)
Scale: 3/16" = 1'-0"

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No	Date	Issue Notes
2	19.09.12	Re-Issued for Rezoning
1	18.07.05	Re-Issued for Rezoning

STUART HOWARD ARCHITECTS INC.
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Project Title
1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Drawn Title
Building Sections

Issue Date	Plot Date 2019.09.12	Drawing No. A4.01
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	

Received
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

1 NW Corner - Aerial
NTS

3 SW Corner - Aerial
NTS

2 NW Corner - Street Level
NTS

4 NE - Aerial
NTS

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No	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Consultant

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Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Sheet Title

Perspectives

Issue Date	Plot Date
	2019.09.12

Sheet No.
A7.01

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

Revision/Revision

Received
City of Victoria
SEP 13 2019
Planning and Development Department
Development Services Division

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No	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Seals

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBER RIBA AIBC AAIC AIA

Project Title

1301 Hillside Ave.

1301 Hillside Ave
Victoria, BC

Sheet Title

Perspectives

Issue Date	First Issue 2019.09.12	Sheet No. A7.02
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.29	Scale As Noted	Issue/Revision

Received
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

WINDOW SCHEDULE

	WINDOW SPEC.			Size		Window Data			
QUANTITY	WINDOW TOK	WINDOW ID.		O.A. WIDTH	O.A. Height	Mfr	Model No.	Accessories	Notes
1		W 103		5'0"	7'6"				
1		W 103		13'0"	4'0"	-	-		
1		W 104		5'8"	4'0"	-	-		
1		W 104		5'4"	4'0"	-	-		
1		W 106		5'8"	4'0"	-	-		
1		W 107		7'0"	4'0"	-	-		
1		W 107		7'0"	4'0"	-	-		
1		W 110		3'0"	7'6"				
1		W 110		3'0"	7'6"				
1		W 110		3'0"	7'6"				
1		W 110		3'0"	7'6"				
1		W 201		3'0"	7'6"				
1		W 204		13'0"	7'6"				
1		W 205		8'0"	7'6"				
1		W 206		3'0"	7'6"				
1		W 207		3'0"	7'6"				
1		W 208		3'0"	7'6"				
1		W 208		5'0"	7'6"				
1		W 209		5'0"	7'6"				
1		W 210		3'0"	7'6"				
1		W 211		5'0"	7'6"				
1		W 213		7'0"	7'6"				
1		W 215		7'0"	7'6"				
1		W 217		7'0"	7'6"				
1		W 218		5'0"	7'6"				
1		W 219		3'0"	7'6"				
1		W 219		3'0"	7'6"				
1		W 220		5'0"	7'6"				
1		W 223		8'8"	7'6"				
1		W 224		8'8"	7'6"				
1		W 225		8'8"	7'6"				
1		W 226		8'8"	7'6"				
1		W 227		5'0"	7'6"				
1		W 228		3'0"	7'6"				
1		W 228		3'0"	7'6"				
1		W 229		8'8"	7'6"				
1		W 301		3'0"	7'6"				
1		W 302		5'0"	7'6"				
1		W 303		3'0"	7'6"				
1		W 304		5'0"	7'6"				
1		W 305		3'0"	7'6"				
1		W 306		8'8"	7'6"				
1		W 307		5'0"	7'6"				
1		W 308		5'0"	7'6"				
1		W 308		5'0"	7'6"				
1		W 309		3'0"	7'6"				
1		W 310		5'0"	7'6"				
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1		W 312		8'8"	7'6"				
1		W 312		8'8"	7'6"				
1		W 313		8'8"	7'6"				
1		W 314		8'8"	7'6"				
1		W 315		8'8"	7'6"				
1		W 316		5'0"	7'6"				
1		W 317		3'0"	7'6"				
1		W 318		8'8"	7'6"				
1		W 319		3'0"	7'6"				
1		W 401		3'0"	7'6"				
1		W 402		5'0"	7'6"				
1		W 403		3'0"	7'6"				
1		W 404		5'0"	7'6"				
1		W 405		3'0"	7'6"				
1		W 406		8'8"	7'6"				
1		W 407		5'0"	7'6"				
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1		W 505		3'0"	7'6"				
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1		W 603		5'0"	7'6"				
1		W 603		5'0"	7'6"				
1		W 603		5'0"	7'6"				
1		W 604		3'0"	7'6"				
1		W 606		5'0"	7'6"				
1		W 607		5'0"	7'6"				
1		W 607		5'0"	7'6"				
1		W 609		3'0"	7'6"				
1		W 609		3'0"	7'6"				
1		W 609		3'0"	7'6"				
1		W 611		8'8"	7'6"				
1		W 612		8'8"	7'6"				
1		W 613		8'8"	7'6"				
1		W 614		5'0"	7'6"				
1		W 614		5'0"	7'6"				
1		W 615		3'0"	7'6"				

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No.	Date	Issue Notes
2	19.09.12	Re-issued for Rezoning
1	19.07.05	Re-issued for Rezoning

Consultant

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Seal

Project Title

1301 Hillside Ave.

1301 Hillside Ave.
Victoria, BC

Drawing Title

Window Schedule

Issue Date	Plot Date
	2019.09.12

Designed By	Reviewed By
NR	NR
Drawn By	**Checked By**
AS	NR
Project No.	**Scale**
217.29	As Noted

Drawing No.

A8.01

Received
Stuart Howard Inc.
SEP 13 2019
Planning & Development Department
Development Services Division

DOOR SCHEDULE

DOOR SPEC					NOMINAL SIZE			DOOR STYLE			DOOR HARDWARE DESCRIPTION			
QUANTITY	Door Name	DOOR NO.	DOOR NO.	DOOR TYPE	LEAF WIDTH	LEAF HEIGHT	THICKNESS	Door Operation	Side Style		JAMB THICK	JAMB DEPTH	Accessories	Notes
1		D	101		3	7	0	Swing Simple			0	1		
1		D	114		3	7	0	Swing Simple			0	1		
1		D	101		6	8	0	Swing Bi pair			0	1		
1		D	114		3	7	0	Swing Simple			0	1		
1		D	115		3	7	0	Swing Simple			0	1		
1		D	103		3	7	0	Swing Simple			0	1		
1		D	104		3	7	0	Swing Simple			0	1		
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1		D	8h		6	8	0	Slider

Received
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Hillside Ave

Cook St

Turf

FUTURE 2W BIKE LANE

1

2

3

4

5

6

7

8

Turf

Turf

Turf

Protected Native & Non-Native Planting Area

N

DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all dimensions, levels and existing utilities, vegetation, structures prior to commencing work. Report any discrepancies to Architect and/or Landscape Architect immediately.
2. Planting Plan: Plants shall take precedence over drawings in quantities.
3. Contractor to confirm locations and elevations of all existing services and utilities prior to start of construction.
4. Provide location of work for approval by Landscape Architect prior to proceeding with work.
5. Provide a fully automatic irrigation system for all planting in current NLC Standards and Specifications.
   Landscape Architect to confirm irrigation system and coordinate installation.
6. Plant Material – Installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
7. General Contractor and/or subcontractor responsible for coordinating all permits and submission to confirm all requirements and planning requirements.
8. Best practices to be used for existing trees to be retained, protection and pruning.

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT

LEGEND

Property Line

FSR

Pool Water TOP OF POOL

Pool Bottom BOTTOM OF POOL

Existing Contour

Existing Grade

UNDERGROUND UTILITIES

EXISTING PROPOSED

Gas

Sewer

Water

Electrical

Storm

LANDSCAPE MATERIALS

Metal Flat Rectangular Guard Rail

Cast In Place Concrete Wall

Height 1 Meter

Unit Paving Type 1: Abbotsford Concrete Montstand Pavers in Herringbone Pattern

Unit Paving Type 2: Abbotsford Concrete Tetrastone Hydropressed Slabs in Stacked Bond Pattern

Gravel Mulch

Cast In Place Concrete Pavers

Grass Area

Ornamental Planting Area

Rain Garden Area

Pre-Manufactured Planter

53 Existing Tree to be Retained

Latin Name (CRZ)

Tree Tag #

53 Existing Tree to be Removed

Critical Root Zone (CRZ)

Tree Tag #

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Murdoch de Greeff
Landscape Planning & Design

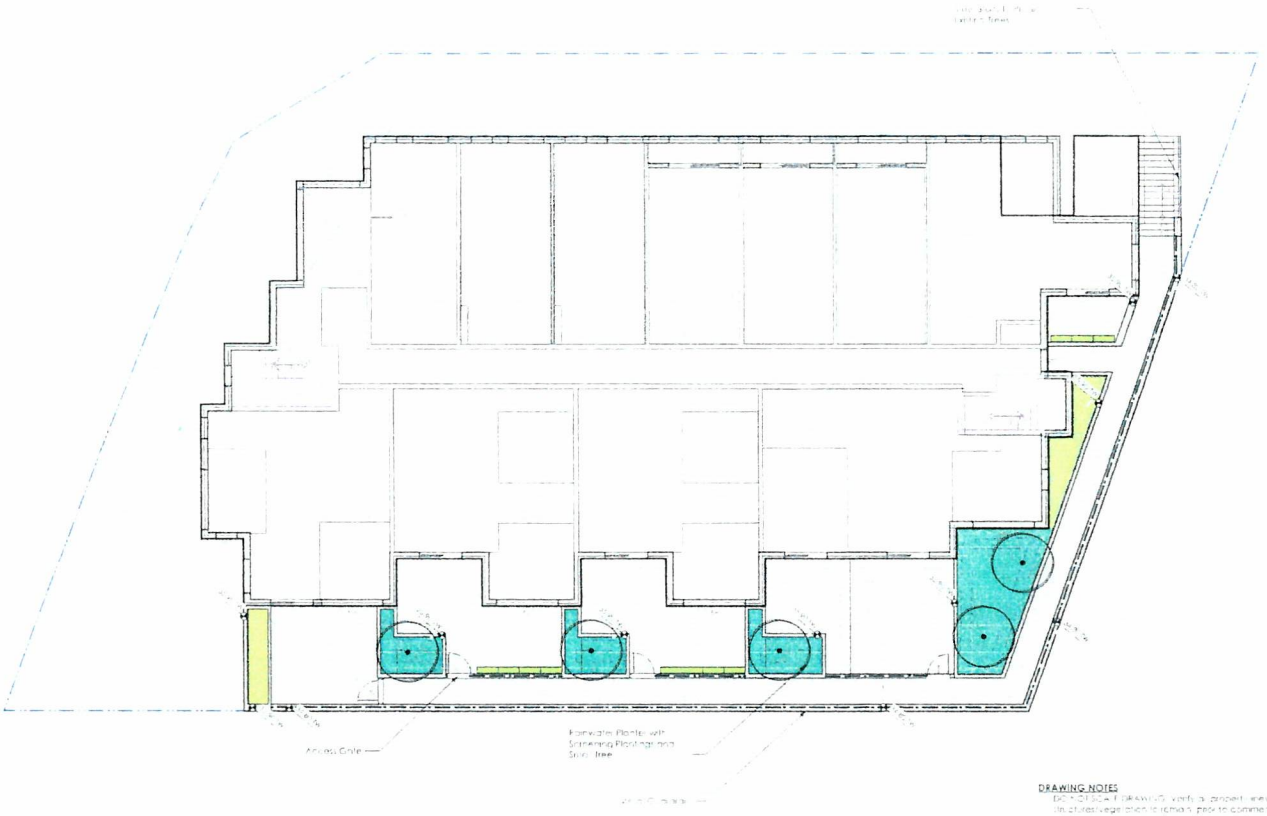
NVision Properties

1301 Hillside Ave
VICTORIA BC

Ground Floor Landscape Materials

5

L1.01



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT

N

DRAWING NOTES

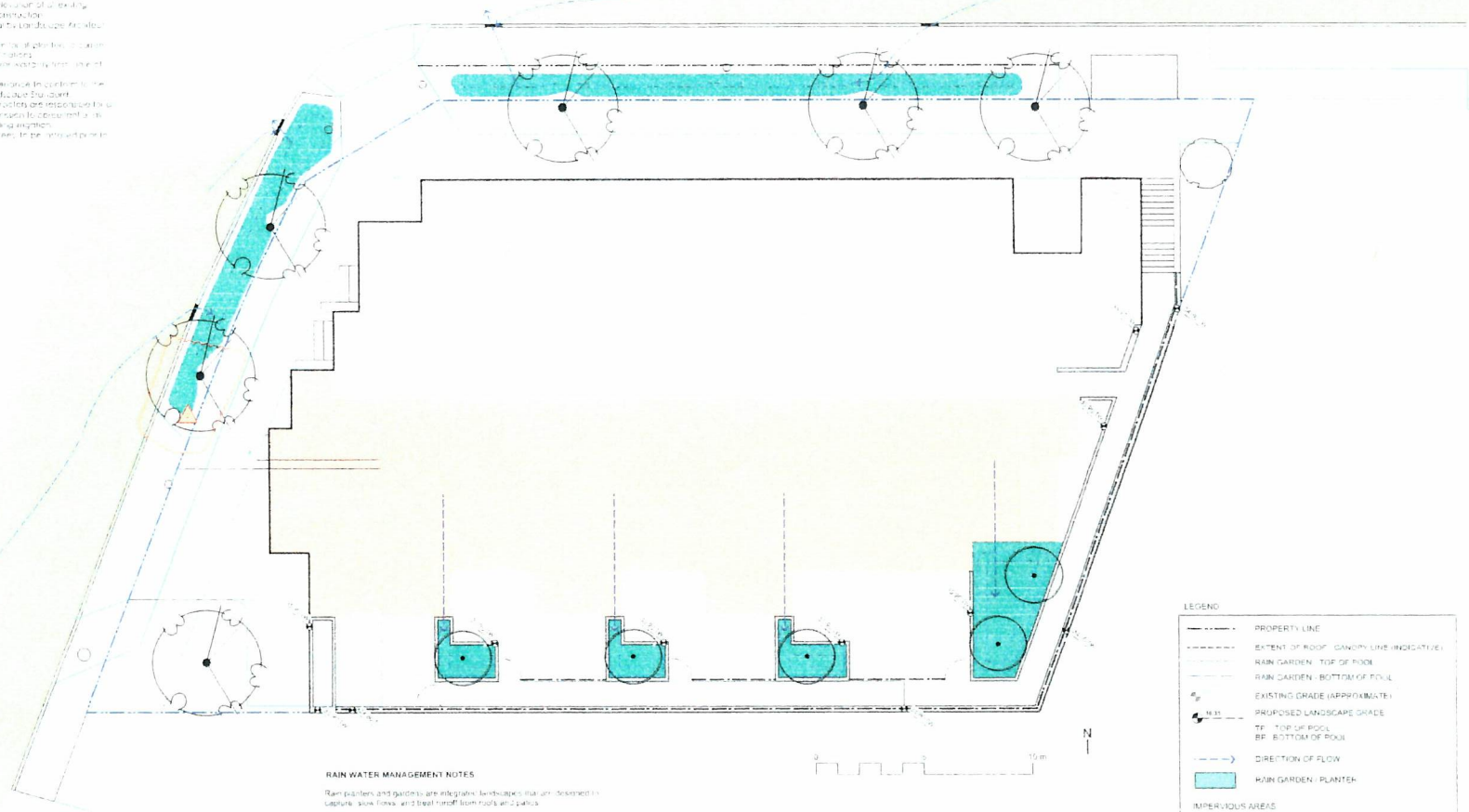
1. DO NOT SCALE DRAWINGS. Verify all property line and building locations, site utilities and grades prior to commencing work. All plant dimensions in metres and include all tree spread in metres.
2. Plant quantities on Planting Table are approximate. Verify all quantities.
3. Contractor to coordinate location and elevation of existing services and utilities prior to start of construction.
4. Provide guarantee for work for approval by Landscape Architect prior to proceeding with work.
5. Contractor to provide irrigation system for all planting in current BABC Standards and Contract Specification.
6. Landscape installation to comply with requirements and practices of Canadian Landscape Standard.
7. Contractor and/or subcontractors are responsible for all costs related to protection and/or removal of any part of the landscape as a result of their operation including equipment.
8. Tree protection fencing to existing trees to be installed prior to commencement of site work.

LEGEND

Property Line
EOW
Pool Coping: TOP OF POOL
Pool Gunite: BOTTOM OF POOL
Area to be cut to grade provided by others
Proposed Landscape Grade
Existing Grade
Contour Line
Spot Elevation
Top of Wall
Top of Curb
Top of Grate
Top of Pavement
Top of Stair
Top of Step
Top of Ramp
Top of Pool
Top of Deck
Top of Slab
Top of Footing
Top of Pier
Top of Column
Top of Beam
Top of Rail
Top of Fence
Top of Hedge
Top of Tree
Top of Shrub
Top of Rock
Top of Water
Top of Bollard
Top of Light Standard
Top of Sign
Top of Mailbox
Top of Hydrant
Top of Valve
Top of Manhole
Top of Cleanout
Top of Catch Basin
Top of Drain
Top of Vent
Top of Hose Bib
Top of Meter
Top of Gas Valve
Top of Electrical Box
Top of Telephone Box
Top of Cable Box
Top of Transformer
Top of Pedestal
Top of Junction Box
Top of Pull Box
Top of Switch
Top of Light
Top of Fan
Top of Air Conditioner
Top of Heat Pump
Top of Satellite Dish
Top of Antenna
Top of Chimney
Top of Flue
Top of Vent Pipe
Top of Roof Drain
Top of Gutter
Top of Downspout
Top of Eave
Top of Ridge
Top of Gable
Top of Dormer
Top of Window
Top of Door
Top of Threshold
Top of Sill
Top of Header
Top of Lintel
Top of Beam
Top of Column
Top of Footing
Top of Pier
Top of Slab
Top of Deck
Top of Pool
Top of Water
Top of Rock
Top of Shrub
Top of Tree
Top of Hedge
Top of Fence
Top of Rail
Top of Pavement
Top of Curb
Top of Grate
Top of Step
Top of Stair
Top of Ramp
Top of Wall
Top of Pier
Top of Column
Top of Beam
Top of Footing

DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all property lines, utilities, existing buildings and vegetation on site and on adjacent properties prior to commencing work.
2. All plant dimensions are under and to detail dimensions are in metres.
3. [illegible]
4. Contractor to verify all utilities and elevations of the existing features and utilities prior to start of construction.
5. Report any discrepancies with Landscape Architect immediately upon discovering them.
6. [illegible]
7. [illegible]
8. [illegible]
9. Plant material shall conform to specifications in the current edition of the Canadian Landscape Standard.
10. Refer to Civil, Structural and Site Servicing drawings for information on [illegible]



RAIN WATER MANAGEMENT NOTES

Rain planters and gardens are integrated landscapes that are designed to capture slow flows and treat runoff from roofs and patios.

Water collected from roads flow to boulevard rain gardens. Boulevard rain gardens will be designed as flow-through rain gardens that overflow to existing catch basins.

Water collected from building roofs flow to the rain planters located on the Level 2 Patios. Rain planters will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT

LEGEND

- PROPERTY LINE
- EXTENT OF ROOF CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- EXISTING GRADE (APPROXIMATE)
- PROPOSED LANDSCAPE GRADE
- TF - TOP OF POOL
  BF - BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN / PLANTER

IMPERVIOUS AREAS

- ROOF DRAINS RAIN PLANTER
- ROAD DRAINS TO BLVD RAIN GARDEN

NOT FOR CONSTRUCTION

5	[illegible]	[illegible]
4	[illegible]	[illegible]
3	[illegible]	[illegible]
2	[illegible]	[illegible]
1	[illegible]	[illegible]
Issue	Description	Date

Murdoch deGreeff
Landscape Planning & Design

NVision Properties

1301 Hillside Ave
VICTORIA, BC

Stormwater Plan

Drawn by	[illegible]
Date	[illegible]
Scale	1:[illegible]
Drawing No.	SW/PRO
Issue No.	5
Sheet No.	L1.03

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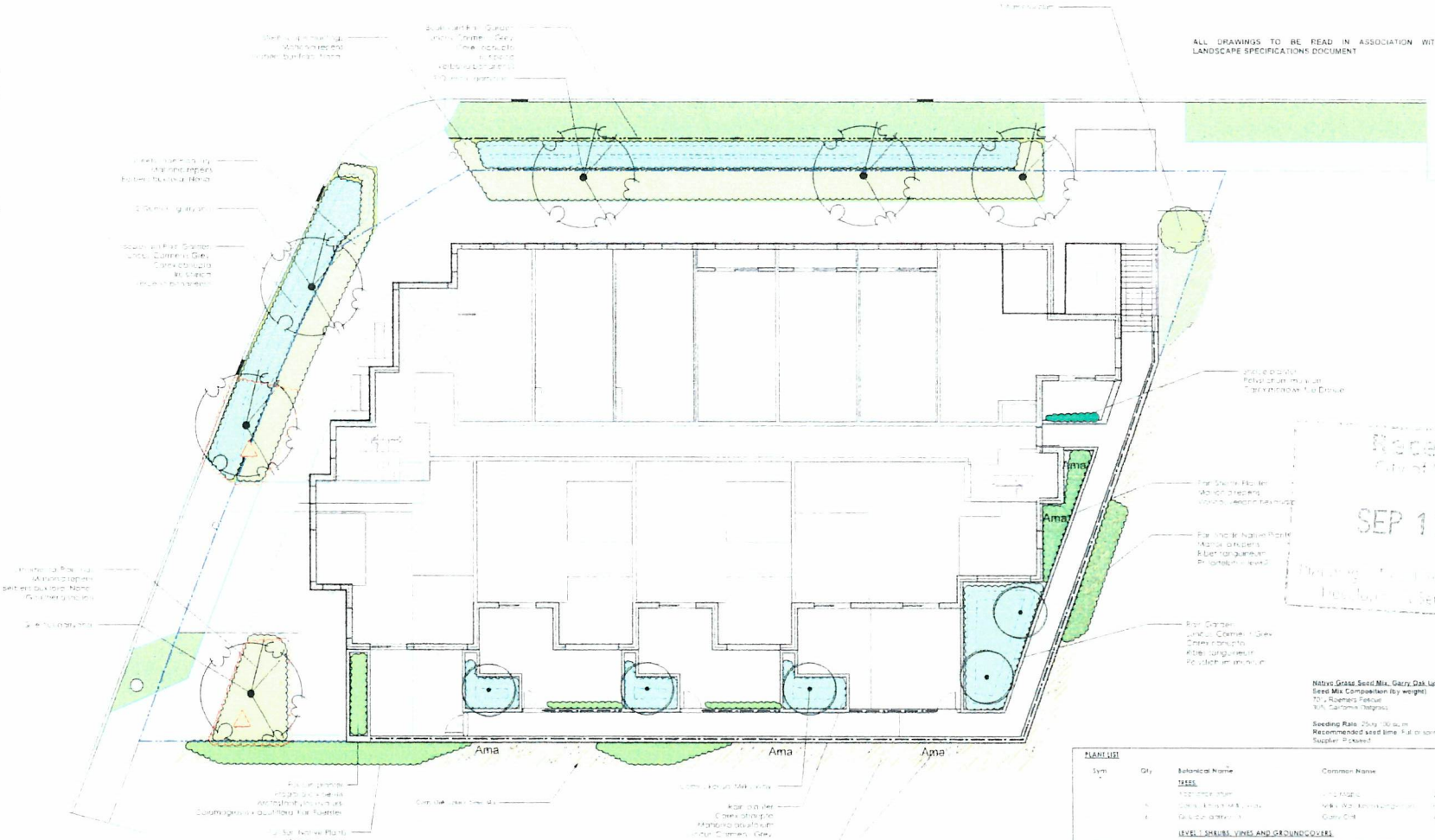
City of Victoria
SEP 13 2019
Planning & Development Department
Development Services Division

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT



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SEP 13 2019
Planning and Development Department
Development Services Division

Murdoch de Greeff
Landscape Planning & Design

Native Grass Seed Mix: Garry Oak Upland Mix (Pickseed)
Seed Mix Composition (by weight)
70 - Roemer's Fescue
10% California Oatgrass

Seeding Rate: 25kg/100 sq.m
Recommended seed time: Fall or spring soil temperature min 10° Celsius
Supplier: Pickseed

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size	Plant Spacing
		TREES			
		[illegible]	[illegible]	[illegible]	
		[illegible]	[illegible]	[illegible]	
		[illegible]	[illegible]	[illegible]	
		LEVEL 1 SHRUBS, VINES AND GROUNDCOVERS			
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Landscape within boulevard areas to be irrigated (unless otherwise indicated).
5. Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
6. Design and installation of boulevard irrigation system to meet current IIABC and Municipal Specifications.
7. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
8. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
9. All trees within boulevard to be irrigated with double leg drip irrigation system c/w double check valve.

DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all property lines and connections, utilities, vegetation, topography, prior to commencing work. Report any discrepancies to Landscape Architect.
2. Right to adjust plant locations due presence of underground utilities.
3. Contractor responsible for all costs associated with damaged utilities, structures, and utilities prior to start of construction.
4. Planting substitutions, when approved by Landscape Architect, must be provided with a credit.
5. Contractor responsible for irrigation system design, installation, and meet IIABC Standards and Municipal Specifications.
6. Landscape area drainage shall be directed away from building foundations.
7. Rototilling or similar shall be performed to a depth of 300mm in all planting areas.
8. Rototilling, amendments and fertilizer to be performed in accordance with the current edition of the Canadian Landscape Standard.
9. Garden Contractor and/or subcontractor are responsible for all work required to produce an acceptable landscape installation. Landscape shall be maintained until acceptance.
10. Tree protection fencing for existing trees to be in place prior to commencement of all site work.

N

NVision Properties

1301 Hillside Ave
VICTORIA, BC

Planting Plan

Project No.	1173
Scale	1:100
Drawn By	TB
Checked By	MdG/PJG
Date	09/09/19

5

L3.01