

GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2012 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 DISCREPANCIES 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

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A7.07	Entry Perspectives	As Noted
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PROJECT TEAM

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1010 FORT STREET  
1010 Fort Street  
Victoria, BC

REZONING APPLICATION



**Revisions**  
**Received Date:**  
**June 3, 2020**  
**Deemed Date:**  
**March 23, 2020**

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6	2020.02.24	Re-Issued for Rezoning
5	2019.10.15	Re-Issued for ADP
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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
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Issues

Consultant

Architect



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Seal

Project Title

1010 Fort Street

1010 Fort  
Victoria, BC

Sheet Title

Cover Sheet

Issue Date	Plot Date	Sheet No.
	2020.02.24	A0.00
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



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**A**

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Seal

Project Title

**1010 Fort Street**

1010 Fort  
Victoria, BC

Sheet Title

**Site Context**

Issue Date	Plot Date	Sheet No.
	2020.02.24	<b>A0.02</b>
Designed By NR	Reviewed By NR	
Drawn By NR	Checked By NR	
Project ID 217.32	Scale As Noted	Issue/Revision



1 21 JUNE - 9:00 AM  
NTS



2 21 JUNE - 12:00 PM  
NTS



3 21 JUNE - 3:00 PM  
NTS



4 21 MARCH/SEPTEMBER - 9:00 AM  
NTS



5 21 MARCH/SEPTEMBER - 12:00 PM  
NTS



6 21 MARCH/SEPTEMBER - 3:00 PM  
NTS

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6 2020.02.24 Re-Issued for Rezoning  
1 2018.04.10 Issued for Rezoning

No.	Date	Issue Notes
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Issues		
Consultant		

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Seal

Project Title

1010 Fort Street

1010 Fort  
Victoria, BC

Sheet Title

Shadow Studies

Issue Date	Plot Date	Sheet No.
	2020.02.24	A0.03
Designed By	Reviewed By	
NR	SHA	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	

File name: 2020.03.10 1010 Fort Street 12 Storey Scheme.vwx



LEGEND:	
WATER LINE	--- W ---
STORM LINE	--- ST ---
SEWER LINE	--- S ---

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Consultant		

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Seal

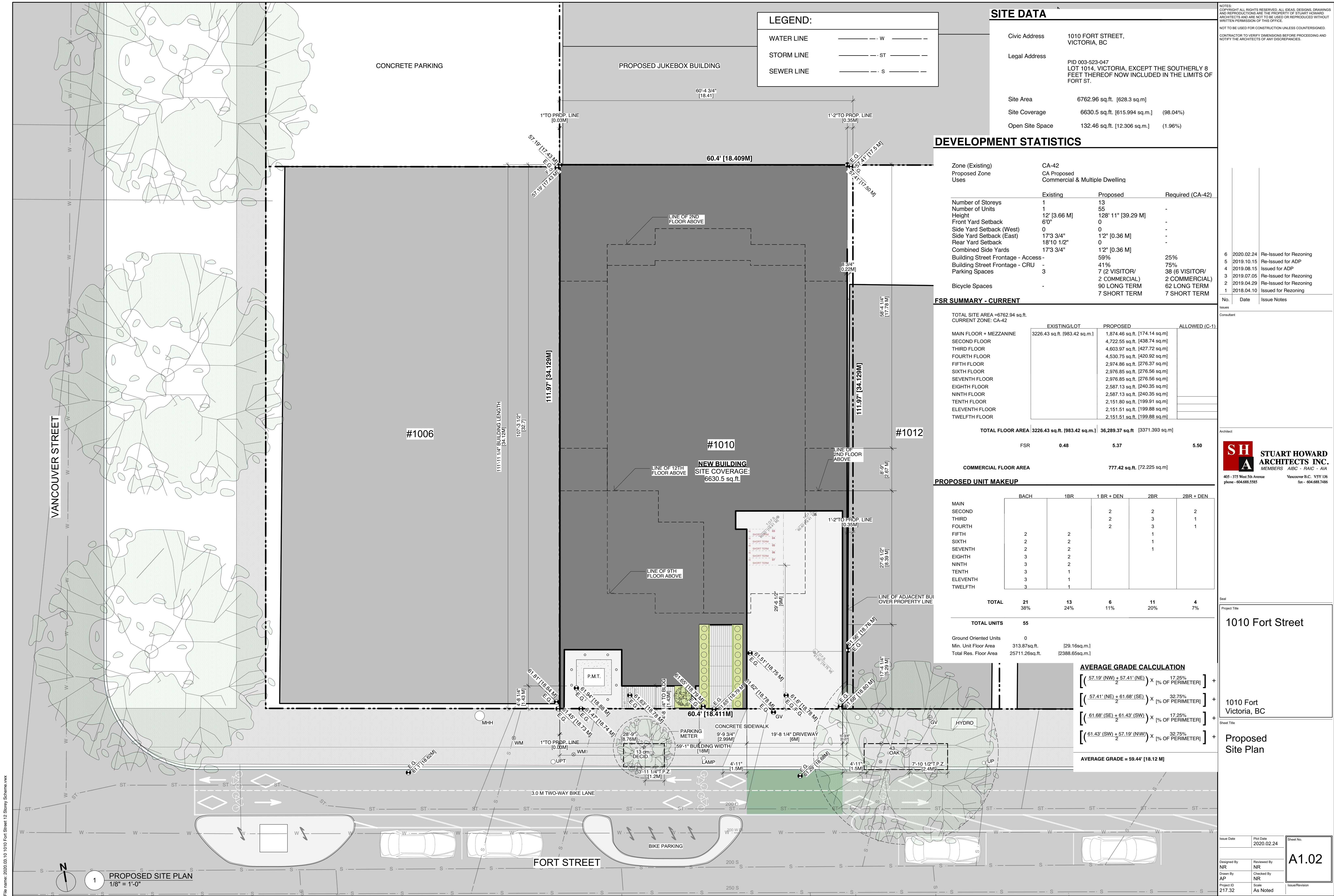
Project Title

1010 Fort Street

1010 Fort  
Victoria, BC

Existing Site Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A1.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



LEGEND:	
WATER LINE	— W —
STORM LINE	— ST —
SEWER LINE	— S —

SITE DATA	
Civic Address	1010 FORT STREET, VICTORIA, BC
Legal Address	PID 003-523-047 LOT 1014, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF NOW INCLUDED IN THE LIMITS OF FORT ST.
Site Area	6762.96 sq.ft. [628.3 sq.m.]
Site Coverage	6630.5 sq.ft. [615.994 sq.m.] (98.04%)
Open Site Space	132.46 sq.ft. [12.306 sq.m.] (1.96%)

DEVELOPMENT STATISTICS	
Zone (Existing)	CA-42
Proposed Zone Uses	CA Proposed Commercial & Multiple Dwelling
Number of Storeys	Existing: 1, Proposed: 13, Required (CA-42): -
Number of Units	Existing: 55, Proposed: 128' 11" [39.29 M], Required (CA-42): -
Height	Existing: 12' [3.66 M], Proposed: 128' 11" [39.29 M], Required (CA-42): -
Front Yard Setback	Existing: 6'0", Proposed: 0, Required (CA-42): -
Side Yard Setback (West)	Existing: 0, Proposed: 1'2" [0.36 M], Required (CA-42): -
Side Yard Setback (East)	Existing: 17'3 3/4", Proposed: 0, Required (CA-42): -
Rear Yard Setback	Existing: 18'10 1/2", Proposed: 0, Required (CA-42): -
Combined Side Yards	Existing: 17'3 3/4", Proposed: 1'2" [0.36 M], Required (CA-42): -
Building Street Frontage - Access -	Existing: 59%, Proposed: 59%, Required (CA-42): 25%
Building Street Frontage - CRU	Existing: 41%, Proposed: 41%, Required (CA-42): 75%
Parking Spaces	Existing: 3, Proposed: 7 (2 VISITOR/ 2 COMMERCIAL) 62 LONG TERM, Required (CA-42): 38 (6 VISITOR/ 2 COMMERCIAL) 62 LONG TERM
Bicycle Spaces	Existing: -, Proposed: 7 SHORT TERM, Required (CA-42): 7 SHORT TERM

FSR SUMMARY - CURRENT	
TOTAL SITE AREA = 6762.94 sq.ft. CURRENT ZONE: CA-42	
MAIN FLOOR + MEZZANINE	EXISTING: 3226.43 sq.ft. [983.42 sq.m.], PROPOSED: 1,874.46 sq.ft. [174.14 sq.m.]
SECOND FLOOR	EXISTING: 4,722.55 sq.ft. [438.74 sq.m.], PROPOSED: 4,722.55 sq.ft. [438.74 sq.m.]
THIRD FLOOR	EXISTING: 4,603.97 sq.ft. [427.72 sq.m.], PROPOSED: 4,603.97 sq.ft. [427.72 sq.m.]
FOURTH FLOOR	EXISTING: 4,530.75 sq.ft. [420.92 sq.m.], PROPOSED: 4,530.75 sq.ft. [420.92 sq.m.]
FIFTH FLOOR	EXISTING: 2,974.86 sq.ft. [276.37 sq.m.], PROPOSED: 2,974.86 sq.ft. [276.37 sq.m.]
SIXTH FLOOR	EXISTING: 2,976.85 sq.ft. [276.56 sq.m.], PROPOSED: 2,976.85 sq.ft. [276.56 sq.m.]
SEVENTH FLOOR	EXISTING: 2,976.85 sq.ft. [276.56 sq.m.], PROPOSED: 2,976.85 sq.ft. [276.56 sq.m.]
EIGHTH FLOOR	EXISTING: 2,587.13 sq.ft. [240.35 sq.m.], PROPOSED: 2,587.13 sq.ft. [240.35 sq.m.]
NINTH FLOOR	EXISTING: 2,587.13 sq.ft. [240.35 sq.m.], PROPOSED: 2,587.13 sq.ft. [240.35 sq.m.]
TENTH FLOOR	EXISTING: 2,151.80 sq.ft. [199.91 sq.m.], PROPOSED: 2,151.80 sq.ft. [199.91 sq.m.]
ELEVENTH FLOOR	EXISTING: 2,151.51 sq.ft. [199.88 sq.m.], PROPOSED: 2,151.51 sq.ft. [199.88 sq.m.]
TWELFTH FLOOR	EXISTING: 2,151.51 sq.ft. [199.88 sq.m.], PROPOSED: 2,151.51 sq.ft. [199.88 sq.m.]
TOTAL FLOOR AREA	EXISTING: 3226.43 sq.ft. [983.42 sq.m.], PROPOSED: 36,289.37 sq.ft. [3371.393 sq.m.]
FSR	EXISTING: 0.48, PROPOSED: 5.37, ALLOWED (C-1): 5.50
COMMERCIAL FLOOR AREA	777.42 sq.ft. [72.225 sq.m.]

PROPOSED UNIT MAKEUP	
	BACH 1BR 1BR + DEN 2BR 2BR + DEN
MAIN	
SECOND	
THIRD	2 2 2 2
FOURTH	2 2 2 2
FIFTH	2 2 2 2
SIXTH	2 2 2 2
SEVENTH	2 2 2 2
EIGHTH	3 2 2 2
NINTH	3 2 2 2
TENTH	3 1 1 1
ELEVENTH	3 1 1 1
TWELFTH	3 1 1 1
TOTAL	21 13 6 11 4
	38% 24% 11% 20% 7%
TOTAL UNITS	55
Ground Oriented Units	0
Min. Unit Floor Area	313.87sq.ft. [29.16sq.m.]
Total Res. Floor Area	25711.26sq.ft. [2388.65sq.m.]

AVERAGE GRADE CALCULATION	
$\left[ \frac{57.19' (NW) + 57.41' (NE)}{2} \right] \times [\% \text{ OF PERIMETER}]$	17.25%
$\left[ \frac{57.41' (NE) + 61.68' (SE)}{2} \right] \times [\% \text{ OF PERIMETER}]$	32.75%
$\left[ \frac{61.68' (SE) + 61.43' (SW)}{2} \right] \times [\% \text{ OF PERIMETER}]$	17.25%
$\left[ \frac{61.43' (SW) + 57.19' (NW)}{2} \right] \times [\% \text{ OF PERIMETER}]$	32.75%
AVERAGE GRADE = 59.44' [18.12 M]	

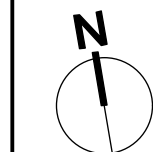
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No.	Date
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Consultant	
Architect	

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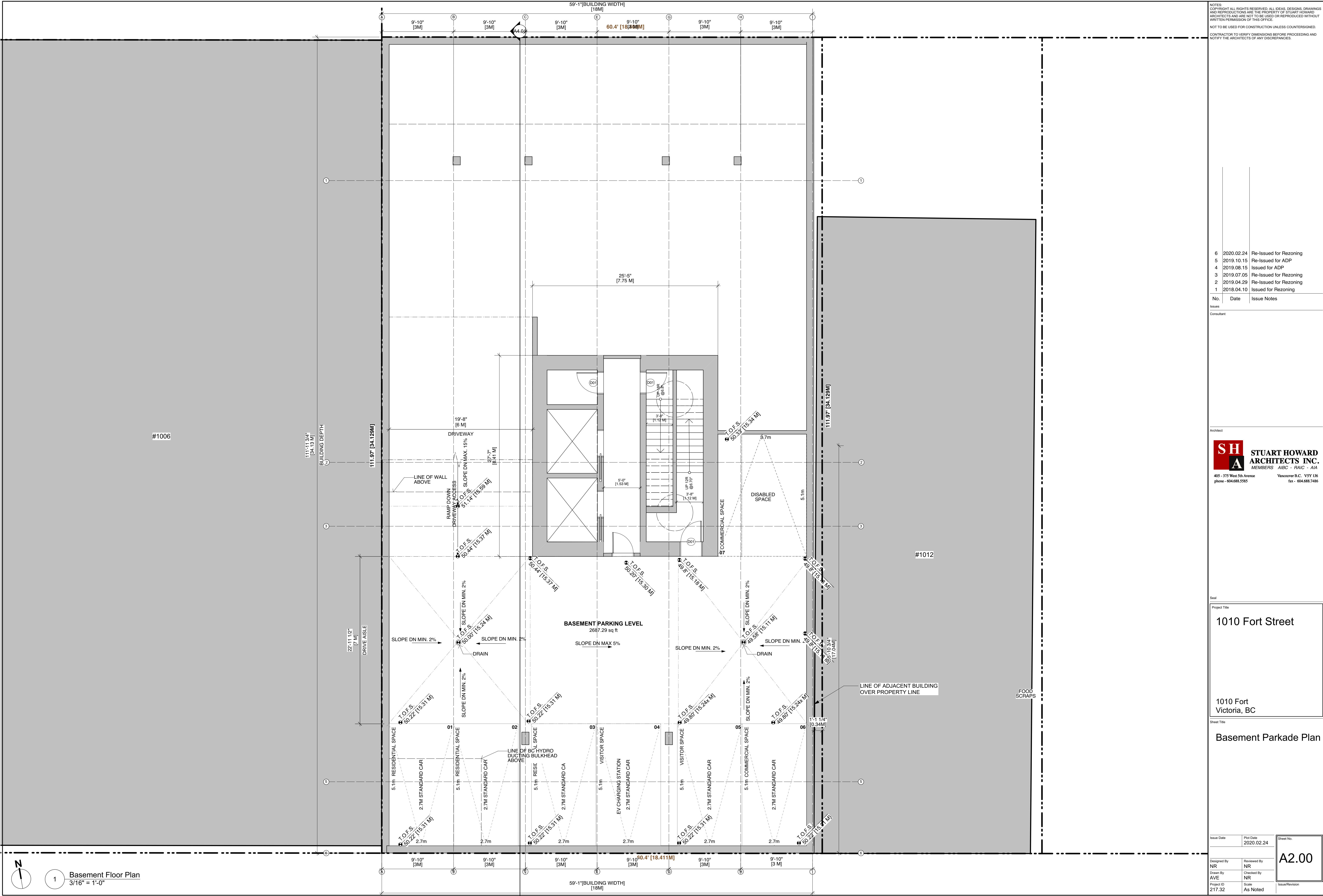
Seal
Project Title
1010 Fort Street
1010 Fort Victoria, BC
Sheet Title
Proposed Site Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A1.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	

File name: 2020.03.10 1010 Fort Street 12 Storey Scheme.vwx



1 Basement Floor Plan  
3/16" = 1'-0"



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No.	Date	Issue Notes
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Issues

Consultant

Architect

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Seal

Project Title

1010 Fort Street

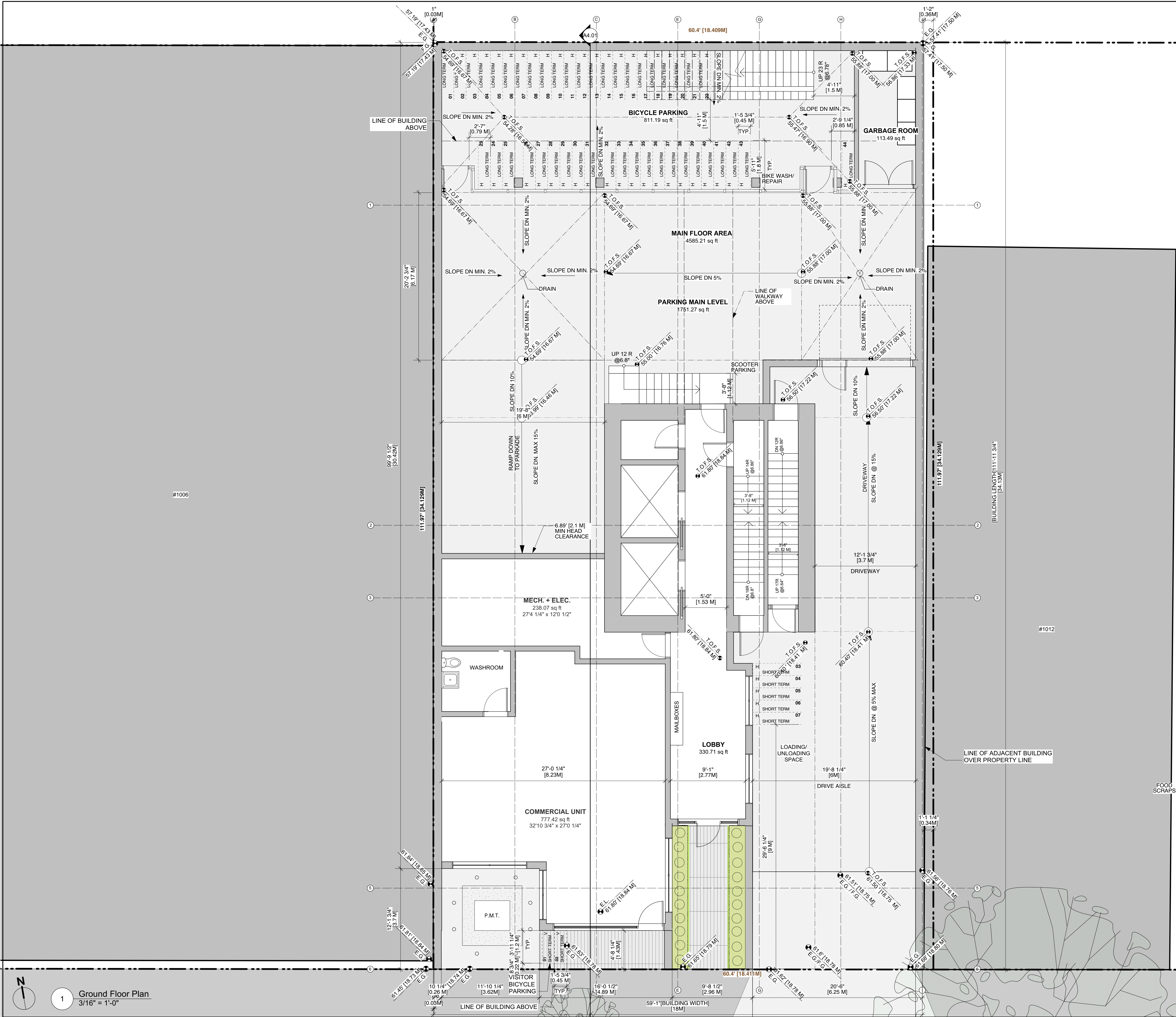
1010 Fort  
Victoria, BC

Sheet Title

Basement Parkade Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.00
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	

File name: 2020.03.10 1010 Fort Street 12 Storey Scheme.vwx



1 Ground Floor Plan  
3/16" = 1'-0"

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Project Title

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Victoria, BC

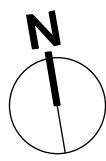
Ground Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.01
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.32	Scale As Noted	Issue/Revision



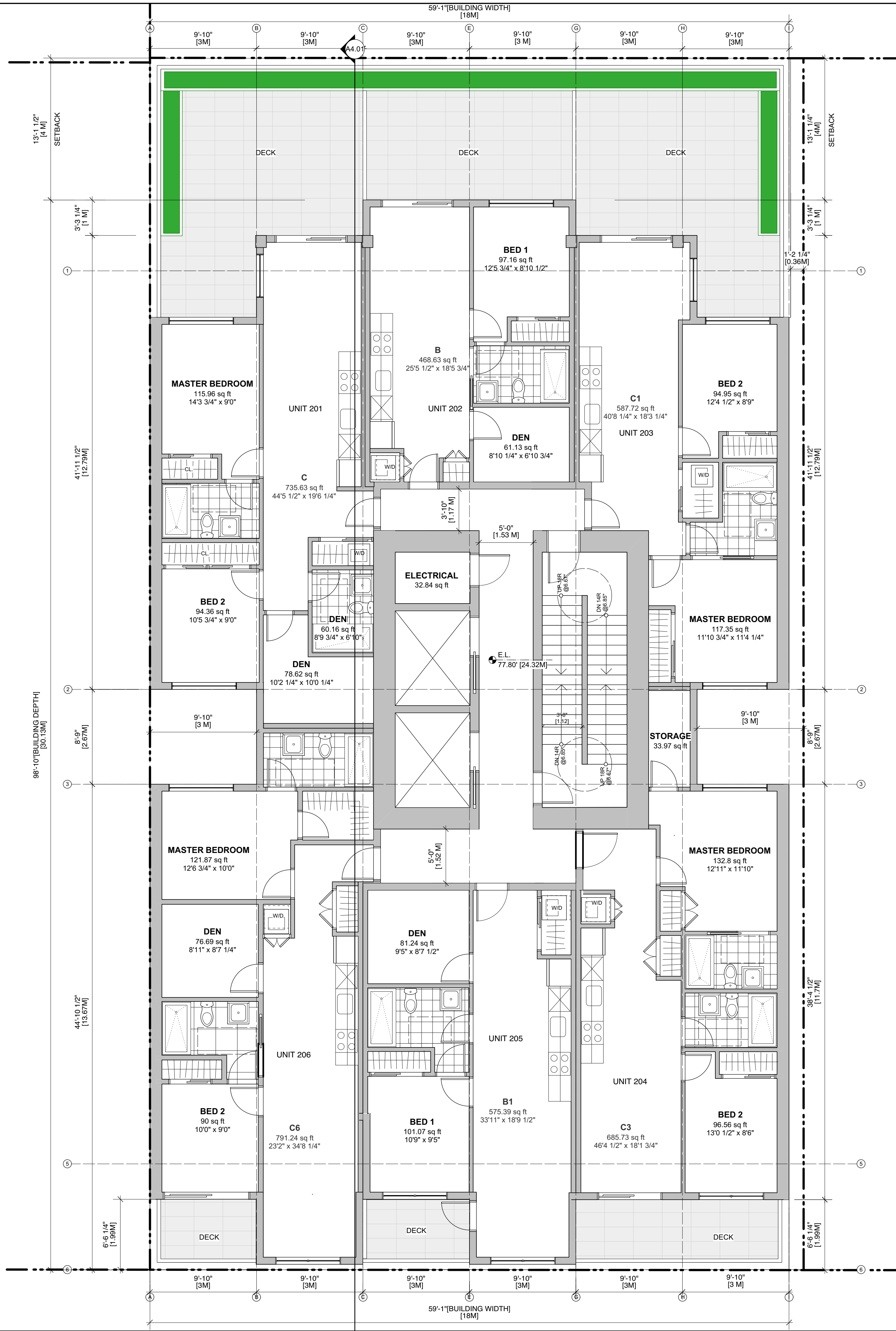
1 Mezzanine Floor Plan  
3/16" = 1'-0"

Issue Date	Pilot Date 2020.02.24	<div>Sheet No.</div> <div>A2.01A</div> <div>Issue/Revision</div>
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.32	Scale As Noted	



1

Second Floor Plan  
3/16" = 1'-0"



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Seal

Project Title

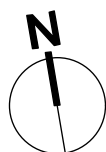
1010 Fort Street

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Victoria, BC

Sheet Title

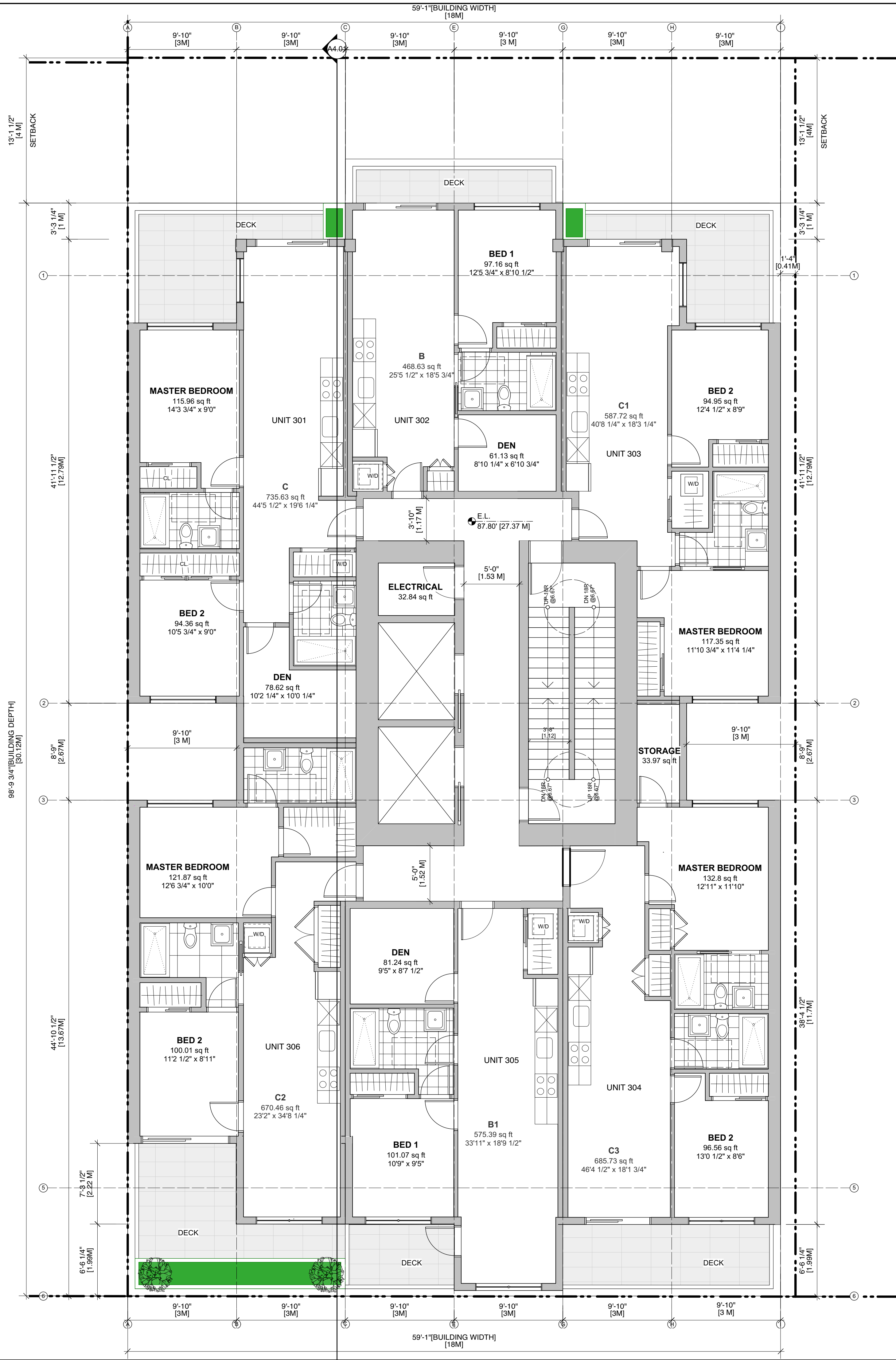
Second Floor Plan

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	2020.02.24	A2.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
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1

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



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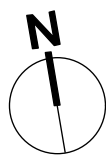
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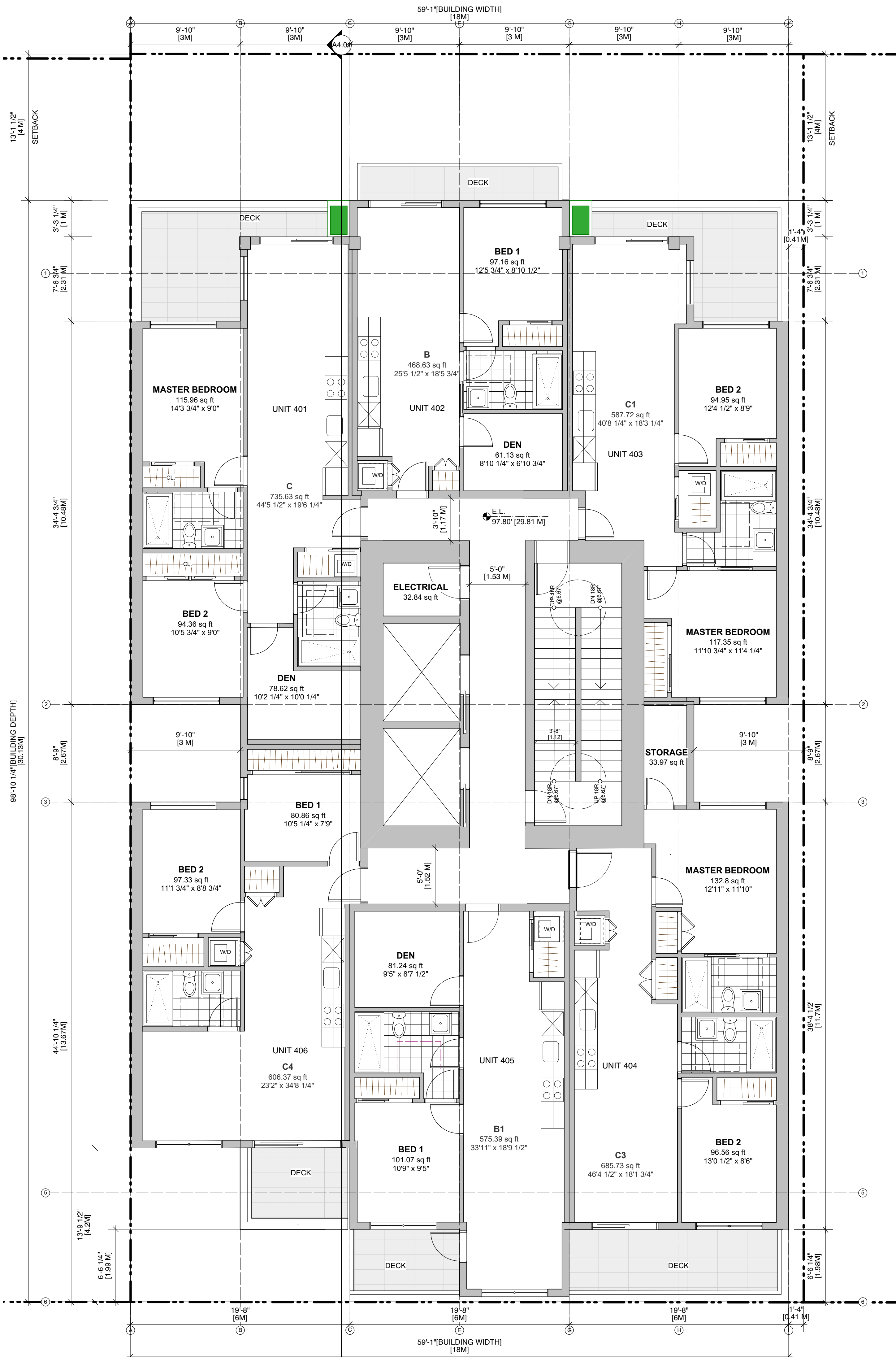
Third Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.03
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



1

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



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No.	Date	Issue Notes
6	2020.02.24	Re-Issued for Rezoning
5	2019.10.15	Re-Issued for ADP
4	2019.08.15	Issued for ADP
3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
Issues		
Consultant		

Architect

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Seal

Project Title

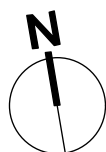
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Victoria, BC

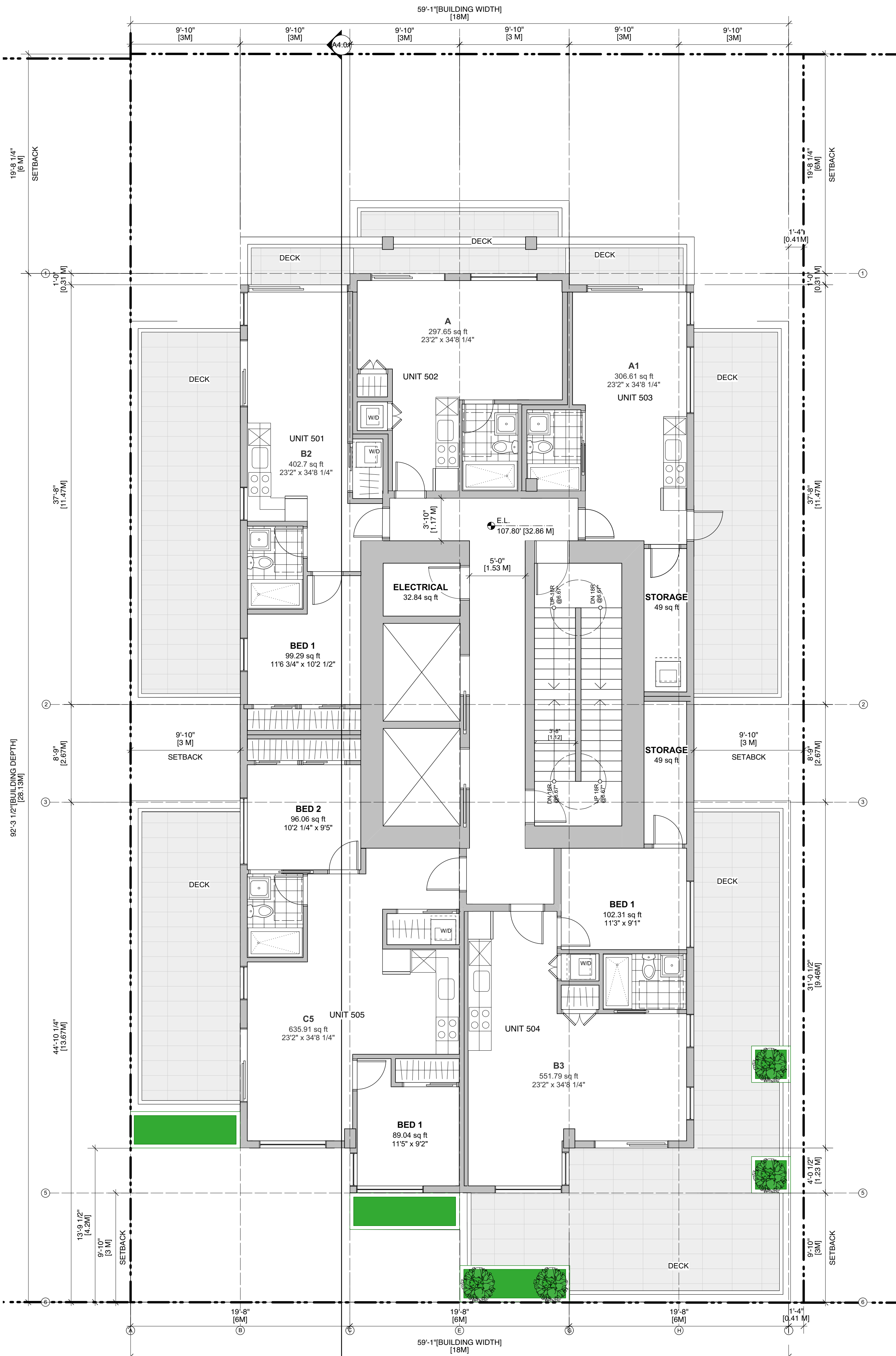
Sheet Title

Fourth Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.04
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



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



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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
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Issues

Consultant

Architect

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Project Title

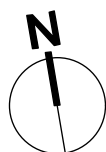
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Sheet Title

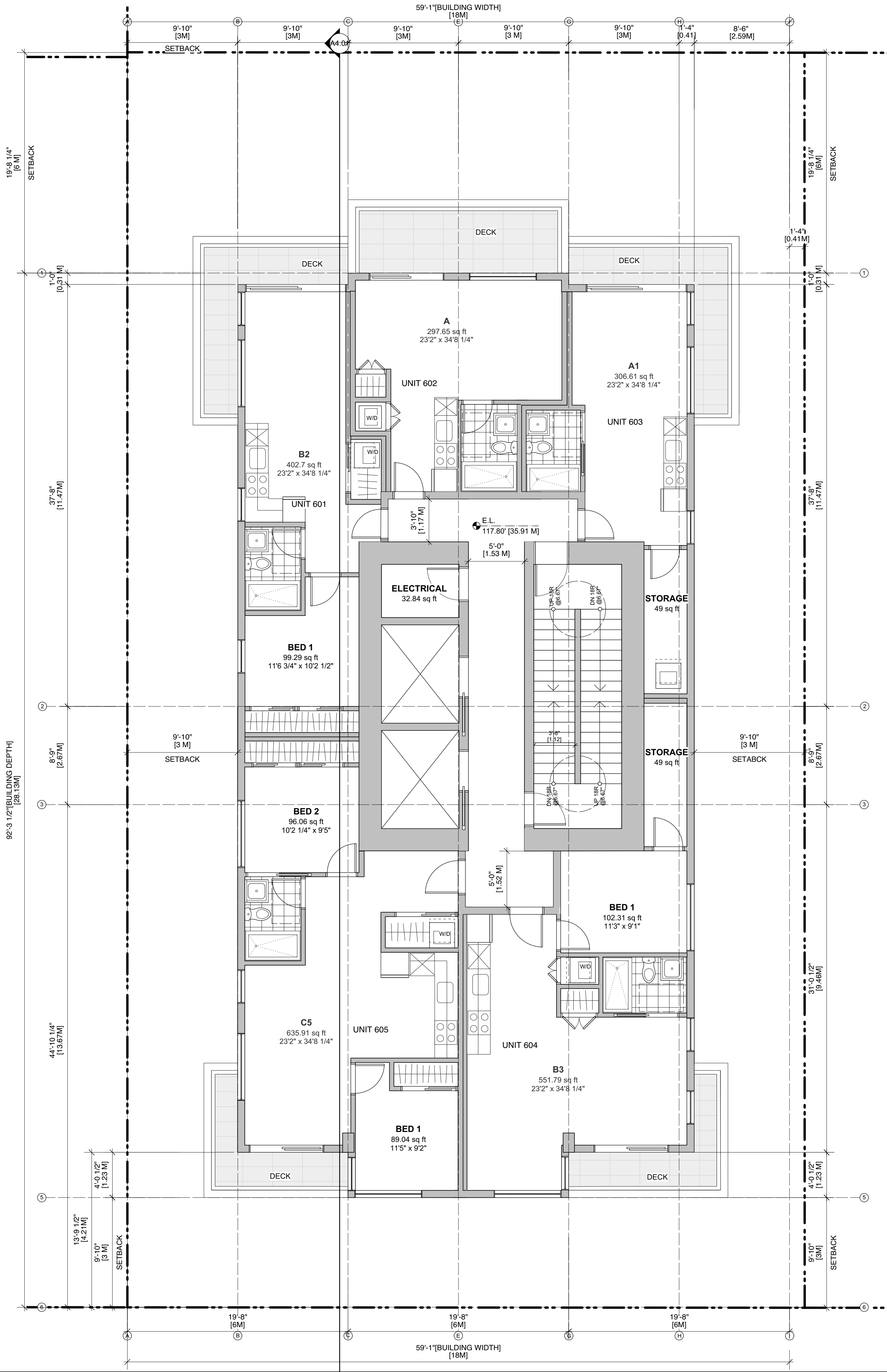
Fifth Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.05
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



1

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



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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
Issues		
Consultant		

Architect

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Project Title

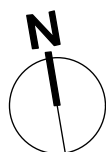
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Sheet Title

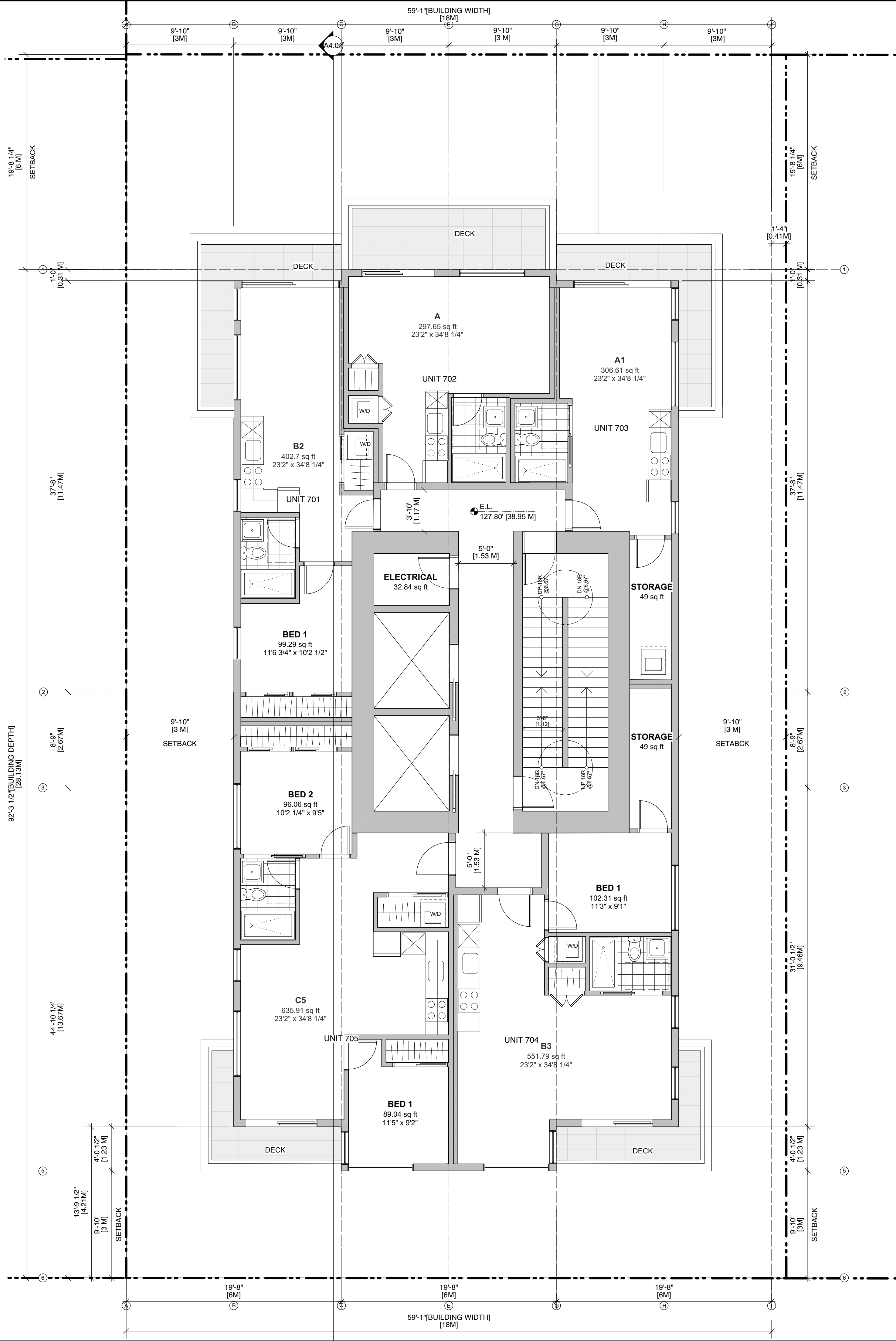
Sixth Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.06
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



1

Seventh Floor Plan  
3/16" = 1'-0"



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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
Issues		
Consultant		

Architect

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Project Title

1010 Fort Street

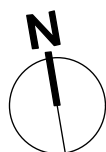
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Sheet Title

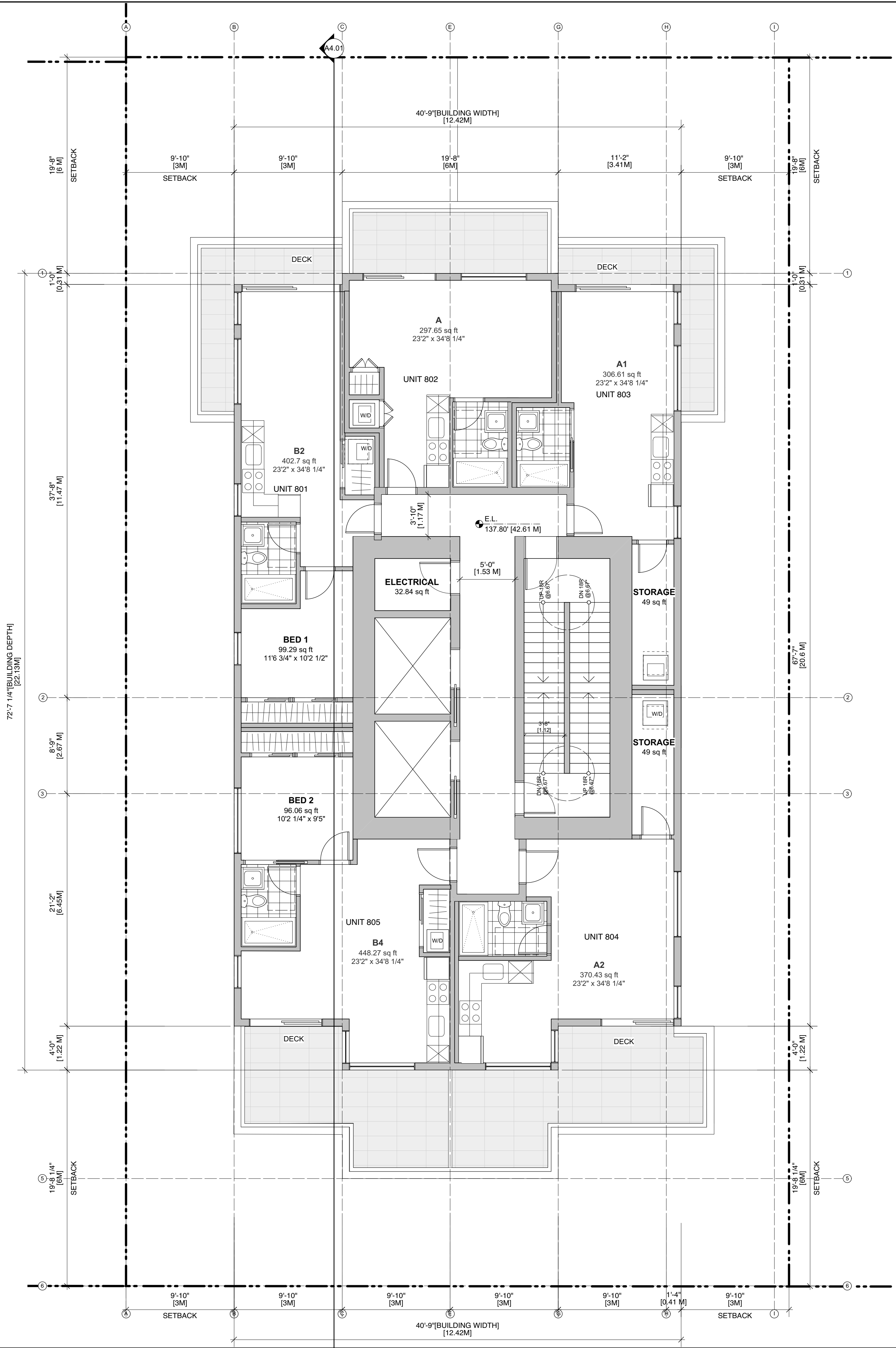
Seventh Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.07
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



1

Eighth Floor Plan  
3/16" = 1'-0"



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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
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Issues  
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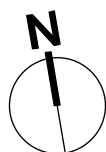
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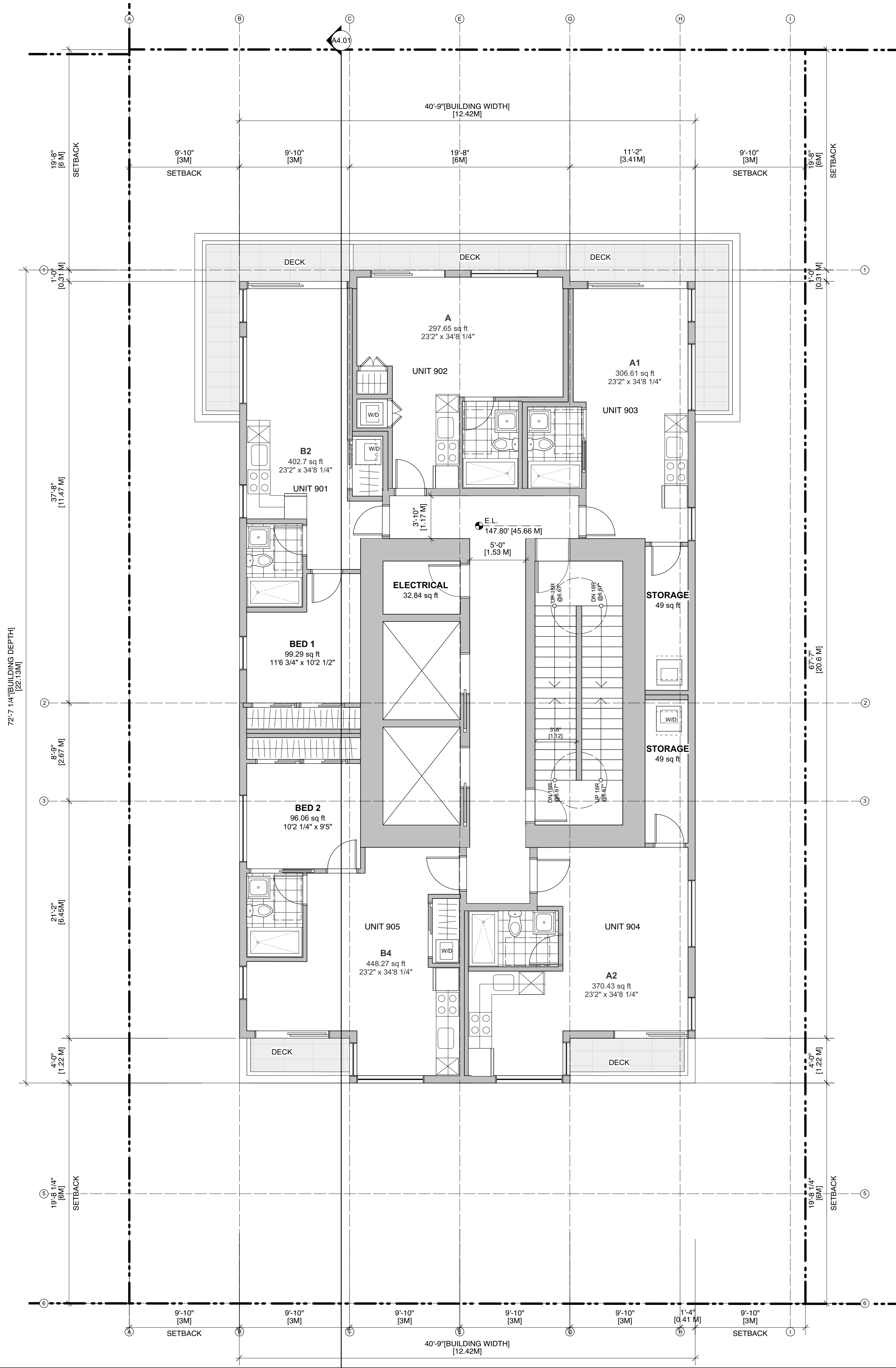
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Eighth Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.08
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



2

Ninth Floor Plan  
3/16" = 1'-0"



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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
Issues		
Consultant		

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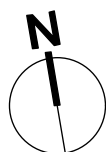
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Sheet Title

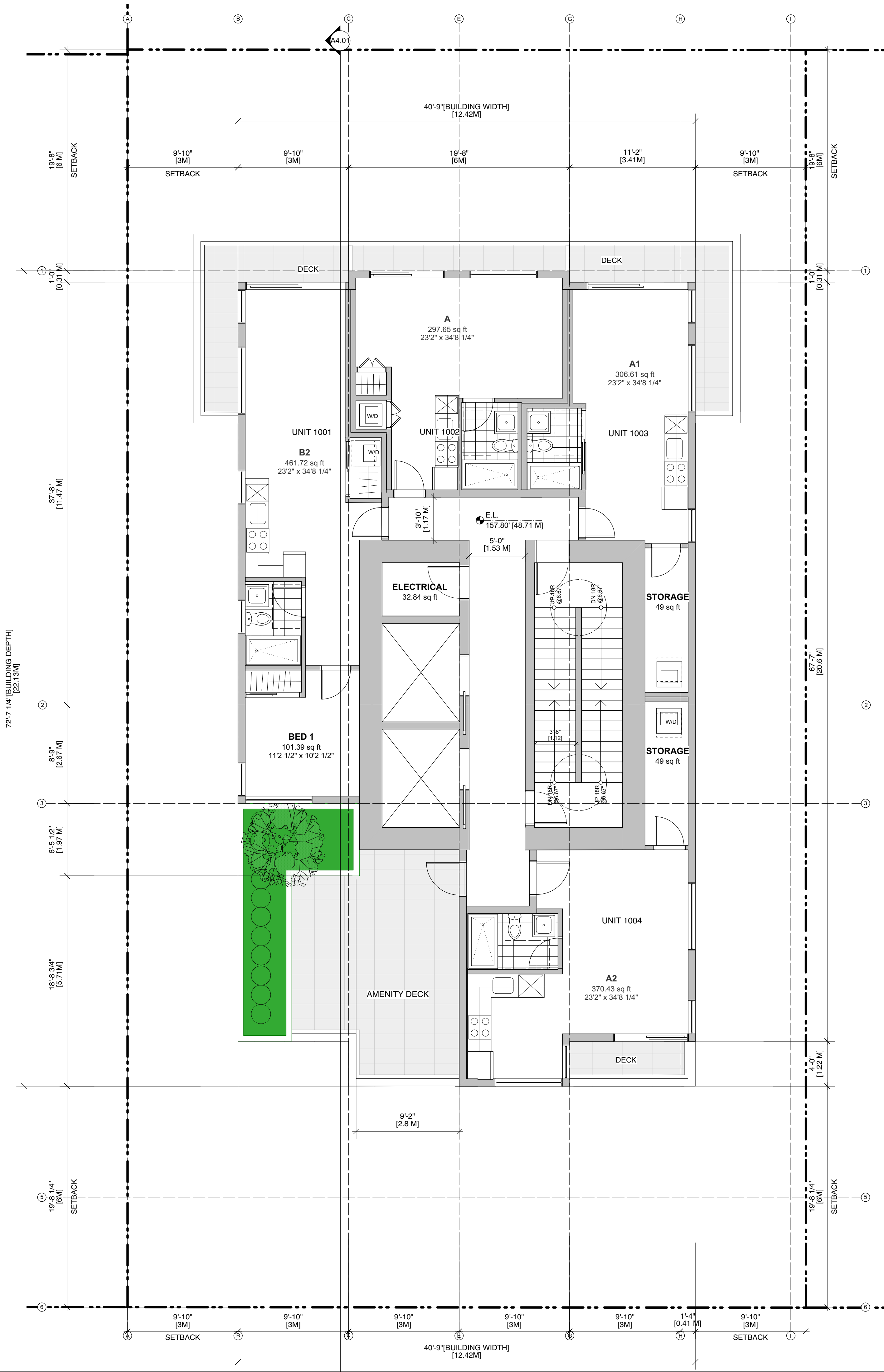
**Ninth Floor Plan**

Issue Date	Plot Date	Sheet No.
	2020.02.24	<b>A2.09</b>
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.32	Scale As Noted	Issue/Revision



1

Tenth Floor Plan  
3/16" = 1'-0"



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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
Issues		
Consultant		

Architect

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Project Title

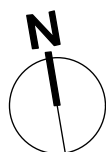
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Sheet Title

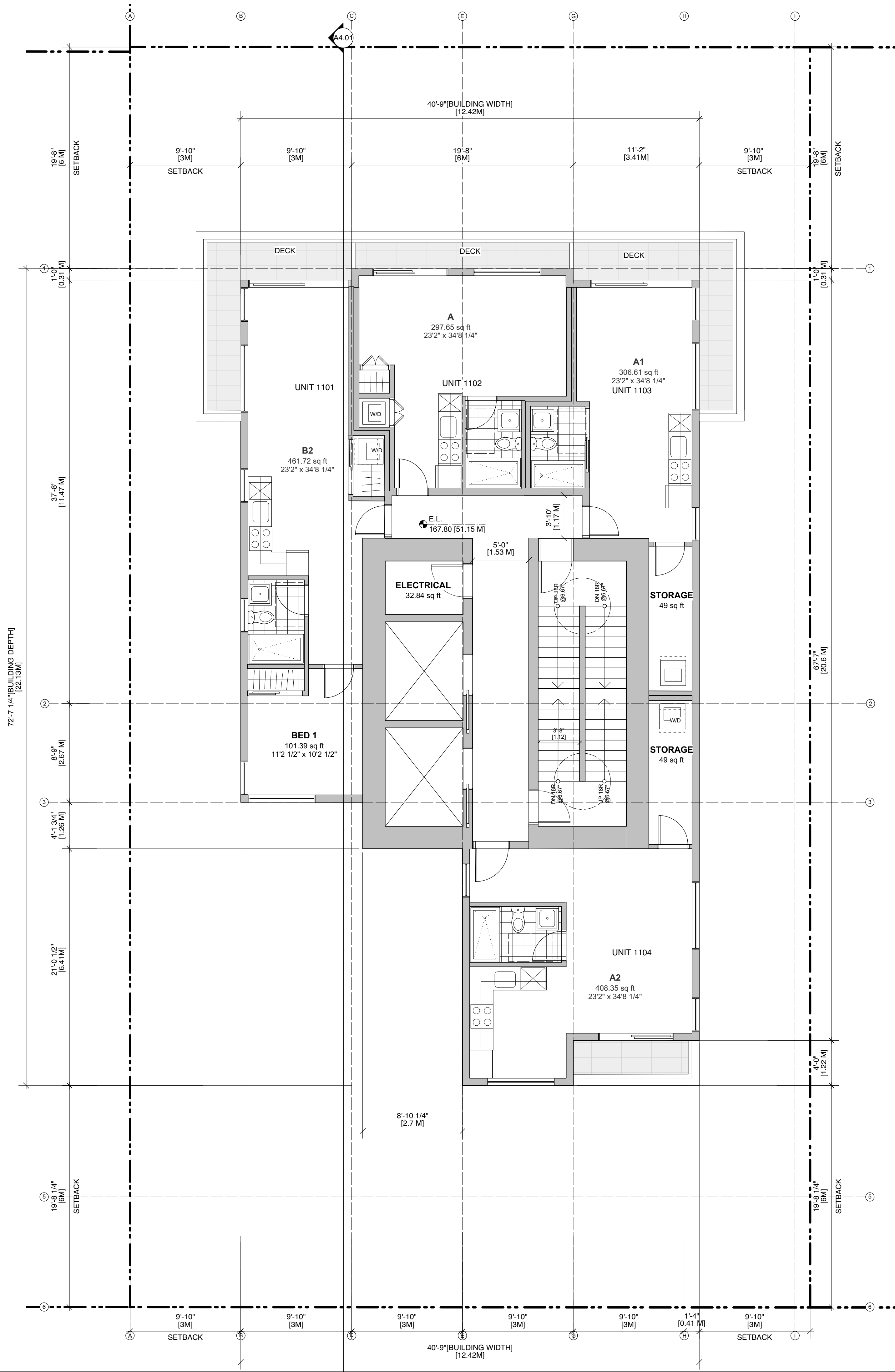
Tenth Floor Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.10
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



2

Eleventh Floor Plan  
3/16" = 1'-0"



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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
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Issues

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Project Title

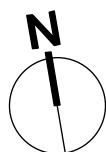
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Sheet Title

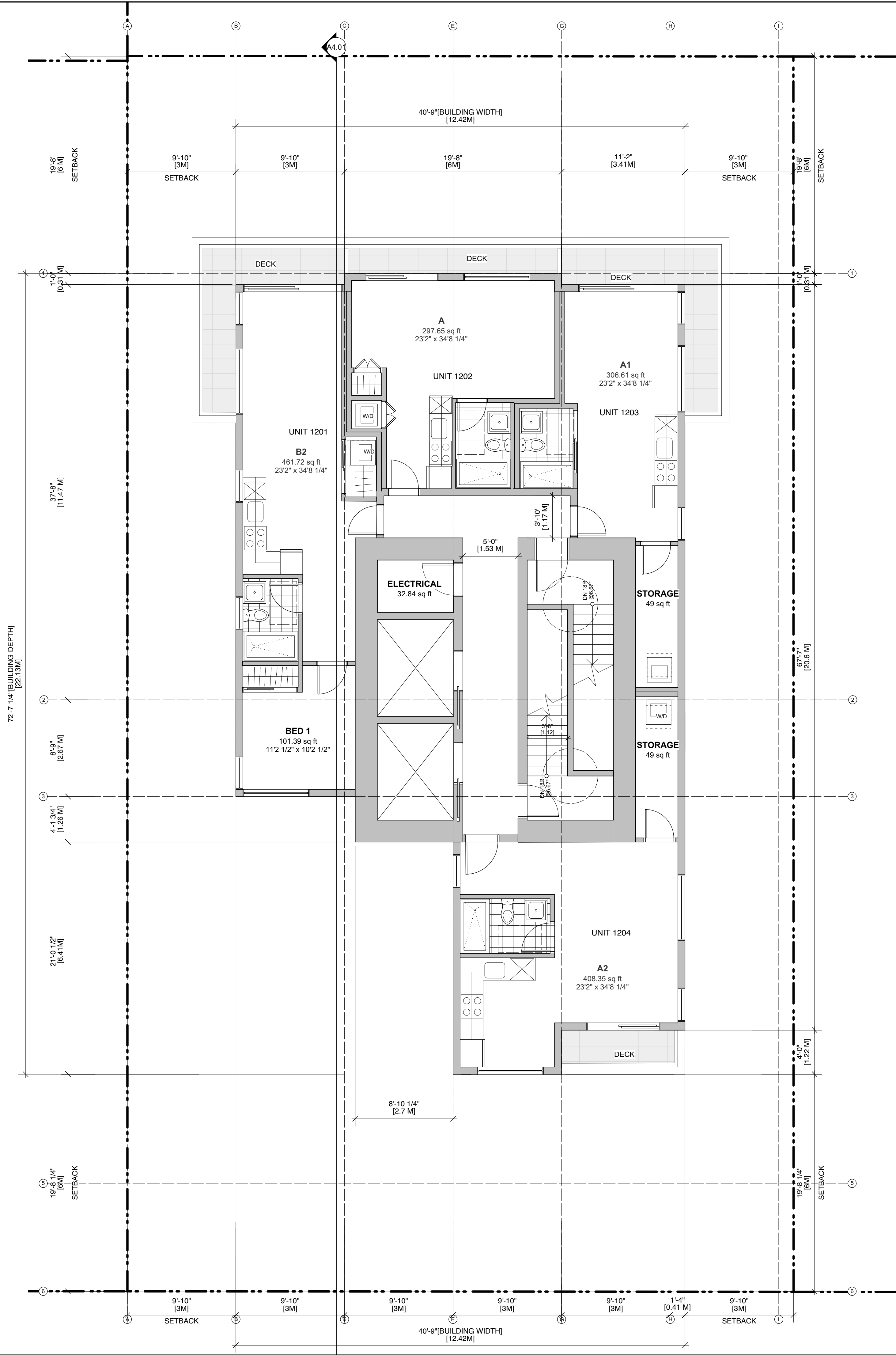
Eleventh Floor Plan

Issue Date	Plot Date	Sheet No.
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Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



1

Twelfth Floor Plan  
3/16" = 1'-0"



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No.	Date	Issue Notes
Issues		
Consultant		

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Project Title

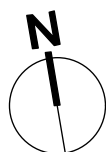
1010 Fort Street

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Twelfth Floor Plan

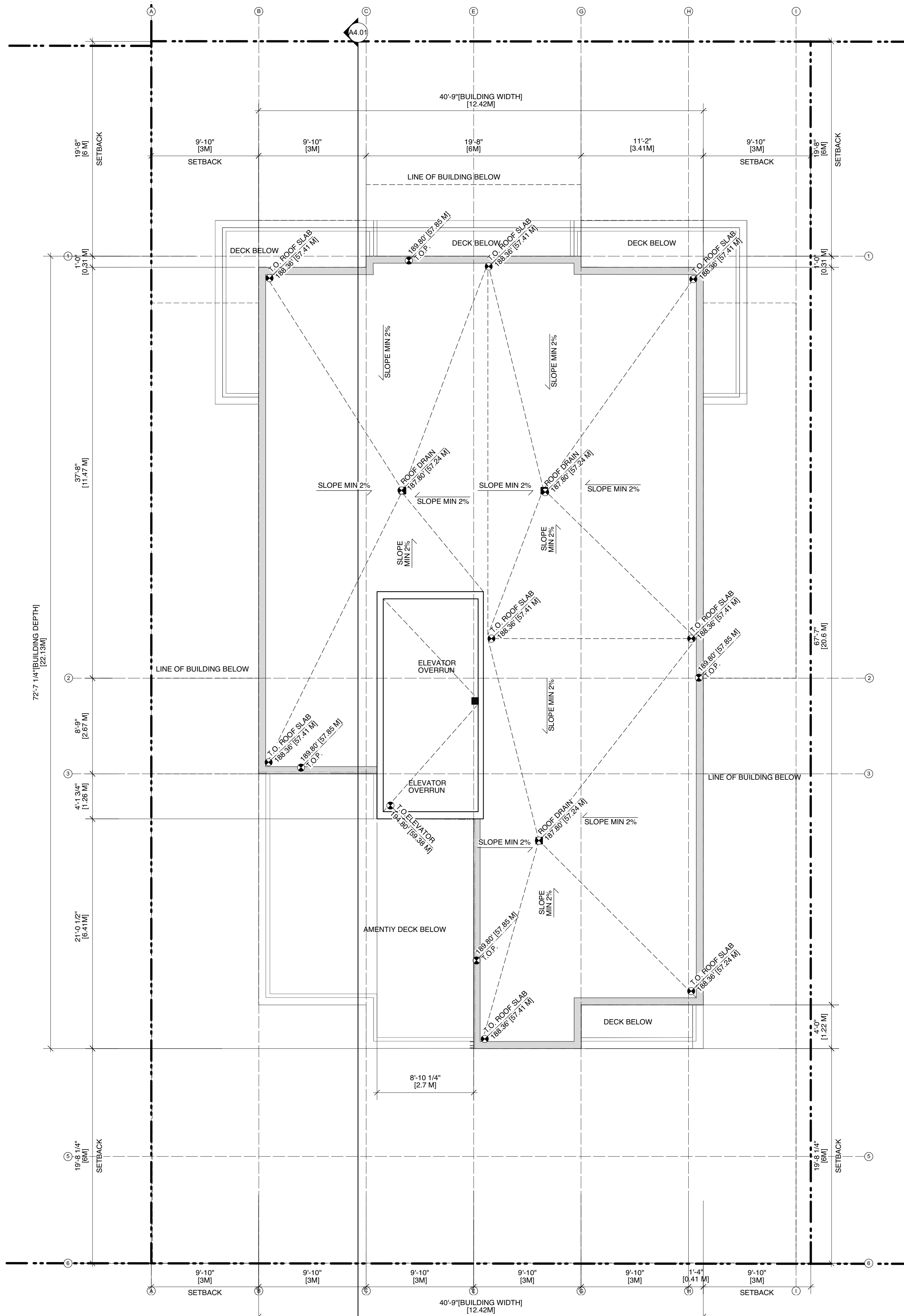
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Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	

File name: 2020.03.10 1010 Fort Street 12 Storey Scheme.vwx



1

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



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No.	Date	Issue Notes
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Project Title

1010 Fort Street

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Sheet Title

Roof Plan

Issue Date	Plot Date	Sheet No.
	2020.02.24	A2.13
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	

File name: 2020.03.10 1010 Fort Street 12 Storey Scheme.vwk

1 South Elevation  
1/8" = 1'-0"



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No.	Date	Issue Notes
Issues		
Consultant		

Architect

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Project Title

1010 Fort Street

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Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2020.02.24	A3.01
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.32	Scale As Noted	Issue/Revision

File name: 2020.03.10 1010 Fort Street 12 Storey Scheme.vwk

1 North Elevation  
1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE

- A METAL CLADDING - BLACK FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- B BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- C STUCCO CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D STANDING SEAM GREY FINISH METAL C/W PROPRIETARY RAINSCREEN SYSTEM
- E METAL CLADDING - WHITE FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM
- F GLASS GUARD
- G CURTAIN WALL GLAZING
- H BLACK VINYL FRAME GLAZING
- I METAL CLADDING - GREY FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- J CMU WALL
- K WOOD SUN SCREEN - METAL FRAME
- L METAL TRIM + FLASHING
- M METAL O/H GARAGE DOOR
- N METAL FRAMED GLAZED DOOR
- O METAL CLADDING - WOOD FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM

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Issues		
Consultant		

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Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2020.02.24	A3.02
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	

1 East Elevation  
1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE

- A METAL CLADDING - BLACK FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- B BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- C STUCCO CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D STANDING SEAM GREY FINISH METAL C/W PROPRIETARY RAINSCREEN SYSTEM
- E METAL CLADDING - WHITE FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM
- F GLASS GUARD
- G CURTAIN-WALL GLAZING
- H BLACK VINYL FRAME GLAZING
- I METAL CLADDING - GREY FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- J CMU WALL
- K WOOD SUN SCREEN - METAL FRAME
- L METAL TRIM + FLASHING
- M METAL O/H GARAGE DOOR
- N METAL FRAMED GLAZED DOOR
- O METAL CLADDING - WOOD FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM

LEGEND  
--- BUILDING MASS  
--- PRESCRIPTIVE DCAP SETBACKS

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Issues	Consultant
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Architect

**SH A** STUART HOWARD ARCHITECTS INC.  
MEMBERS AIBC - RAIC - AIA  
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6  
phone - 604.688.2585 fax - 604.688.7486

Seal

Project Title

1010 Fort Street

1010 Fort  
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2020.02.24	A3.03
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



EXTERIOR FINISH SCHEDULE

- A METAL CLADDING - BLACK FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- B BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- C STUCCO CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D STANDING SEAM GREY FINISH METAL C/W PROPRIETARY RAINSCREEN SYSTEM
- E METAL CLADDING - WHITE FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM
- F GLASS GUARD.
- G CURTAIN WALL GLAZING
- H BLACK VINYL FRAME GLAZING
- I METAL CLADDING - GREY FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- J CMU WALL
- K WOOD SUN SCREEN - METAL FRAME
- L METAL TRIM + FLASHING
- M METAL O/H GARAGE DOOR
- N METAL FRAMED GLAZED DOOR
- O METAL CLADDING - WOOD FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM

LEGEND

- BUILDING MASS
- PRESCRIPTIVE DCAP SETBACKS

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND  
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6	2020.02.24	Re-Issued for Rezoning
5	2019.10.15	Re-Issued for ADP
4	2019.08.15	Issued for ADP
3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
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Issues

Consultant

Architect

**SH**  
**A**

**STUART HOWARD**  
**ARCHITECTS INC.**

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Seal

Project Title

1010 Fort Street

1010 Fort  
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2020.02.24	

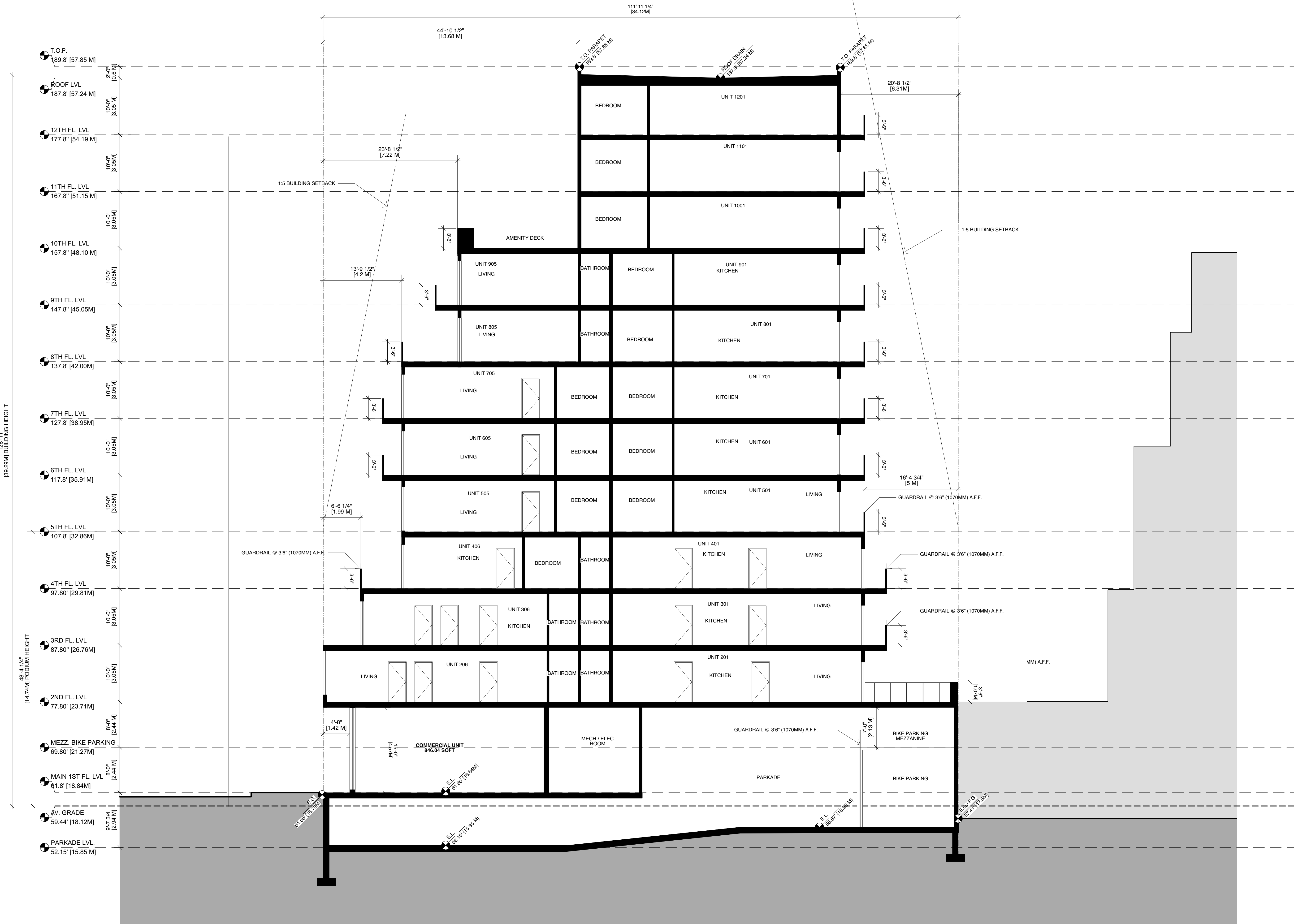
Designed By	Reviewed By
NR	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
217.32	As Noted

A3.04

Issue/Revision

1 West Elevation  
1/8" = 1'-0"

File name: 2020.03.10 1010 Fort Street 12 Storey Scheme.vwk



1 BUILDING SECTION - FACING WEST  
1/8" = 1'-0"

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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
Issues		
Consultant		

Architect

SH

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Seal

Project Title

1010 Fort Street

1010 Fort  
Victoria, BC

Sheet Title

Building Sections

Issue Date	Plot Date	Sheet No.
	2020.02.24	A4.01
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



1 SW Corner - Aerial  
NTS



2 SW Corner - Aerial  
NTS



3 NE Corner - Aerial  
NTS



4 SE Corner  
NTS

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No.	Date	Issue Notes
Issues		
Consultant		

Architect

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fax - 604.688.7486

Seal

Project Title

**1010 Fort Street**

1010 Fort  
Victoria, BC

Sheet Title

**Perspectives**

Issue Date	Plot Date	Sheet No.
	2020.02.24	<b>A7.01</b>
Designed By	Reviewed By	
NR	SHA	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	

DOOR SCHEDULE												
DOOR SPEC.				NOMINAL SIZE			DOOR STYLE		DOOR	HARDWARE DESCRIPTION		
DOOR LOCATION	DOOR NO.	QUANTITY	DOOR TYPE	LEAF WIDTH	LEAF HEIGHT	THICKNESS	Door Operation	Slab Style	JAMB THICK	JAMB DEPTH	Accessories	Notes
	01	1		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	5 1/4"		-
	01	1		5'6"	7'0"	1 1/2"	Slider	-	1 1/2"	4 3/4"		-
	01	25		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	01	15		2'10"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	5 1/4"		---
	01	8		3'2"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	8"		---
	01	12		2'10"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	8"		---
	01	6		4'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	01	2		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	6 3/4"		-
	01	6		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 3/4"		-
	01	4		2'10"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	7 3/4"		---
	01	3		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	01	1		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	8"		-
	01	11		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	7 1/2"		-
	01	2		3'0"	7'0"	1 1/2"	Swing Simple		1 1/2"	4 1/2"		-
	01	1		5'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 3/4"		-
	01	1		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	6"		-
	01	6		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	2'0"		-
	01	11		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	1'0"		-
	01	2		5'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	02	1		4'0"	7'0"	1 1/2"	Slider	-	1 1/2"	5 1/4"		-
	02	3		6'8"	7'0"	1 1/2"	Slider	-	1 1/2"	7 3/4"		-
	02	4		5'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	02	17		4'0"	7'0"	1 1/2"	Slider	---	1 1/2"	4 1/2"		---
	02	1		8'0"	7'0"	1 1/2"	Slider	-	1 1/2"	7 3/4"		-
	02	1		6'0"	7'0"	1 1/2"	Slider	-	1 1/2"	7 3/4"		-
	02	1		6'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	03	5		2'10"	7'0"	1 1/2"	Pocket Simple		1 1/2"	4 3/4"		-
	03	6		2'10"	7'0"	1 1/2"	Pocket Simple		1 1/2"	5 1/4"		-
	03	15		2'10"	7'0"	1 1/2"	Pocket Simple		1 1/2"	4 1/2"		-
	04	1		2'2"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		-
	04	17		2'6"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	5 1/4"		-
	04	10		2'6"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		-
	04	6		2'4"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	5 1/4"		-
	04	1		3'0"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		-
	04	1		2'4"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		-
	04	1		3'8"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		-
	06	2		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	7 3/4"		-
	06	1		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	06	8		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	06	3		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	8"		-
	06	1		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 3/4"		-
	06	1		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 3/4"		-
	06	14		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	5 1/4"		-
	07	2		3'4"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		-
	07	3		2'0"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		-
	09	6		9'0"	8'0"	1 3/4"	Slider	-	1"	7 3/4"		-
	09	2		8'0"	8'0"	1 1/2"	Swing Bi-Part	-	1"	7 3/4"		-
	09	2		8'0"	8'0"	1 3/4"	Slider	-	1"	7 3/4"		-
	09	17		6'8"	8'0"	1 3/4"	Slider	-	1"	7 3/4"		-
	10	5		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	7 3/4"		-
	12	2		6'0"	7'0"	1 1/2"	Swing Bi-Part	-	1"	4 1/2"		-
	13	1		11'6"	6'8"	2"	Overhead	-	3"	10"		-
	13	6		6'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	14	1		2'10"	8'0"	1 1/2"	Swing Simple		1 1/2"	10"		-
	15	1		3'0"	8'0"	1 1/2"	Swing Simple		1 1/2"	10"		-

WINDOW SCHEDULE									
WINDOW SPEC.			Size	Window Data					
QUANTITY	WINDOW NO.	WINDOW TYPE		UNIT WIDTH	UNIT HEIGHT	Mfr	Model No.	Accessories	Notes
1	W01			6'0"	6'0"				
3	W01			4'0"	6'0"				
2	W02			9'0"	5'0"				
19	W02			2'0"	8'0"				
8	W02			3'4"	8'0"				
4	W02			2'4"	8'0"				
27	W02			6'0"	8'0"				
2	W02			4'0"	8'0"				
28	W02			3'0"	8'0"				
16	W02			6'0"	6'0"				
1	W03			6'0"	6'0"				
4	W04			6'0"	8'0"	-	-		-

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1	2018.04.10	Issued for Rezoning

No.	Date	Issue Notes
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Issues  
Consultant

Architect

SH

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MEMBERS AIBC - RAIC - AIA

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Vancouver B.C. V5Y 1J6

fax - 604.688.7486

Seal

Project Title

1010 Fort Street

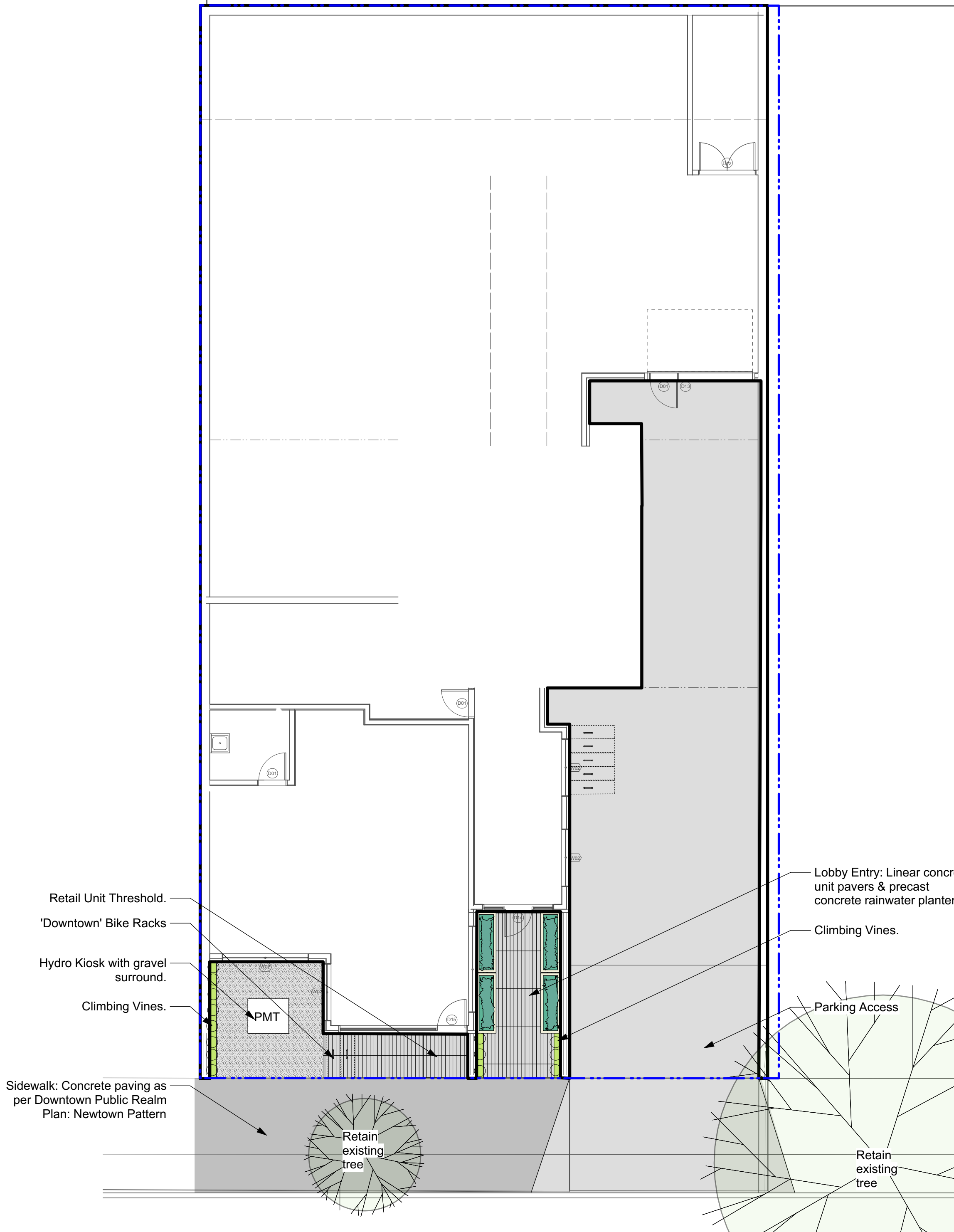
1010 Fort

Victoria, BC

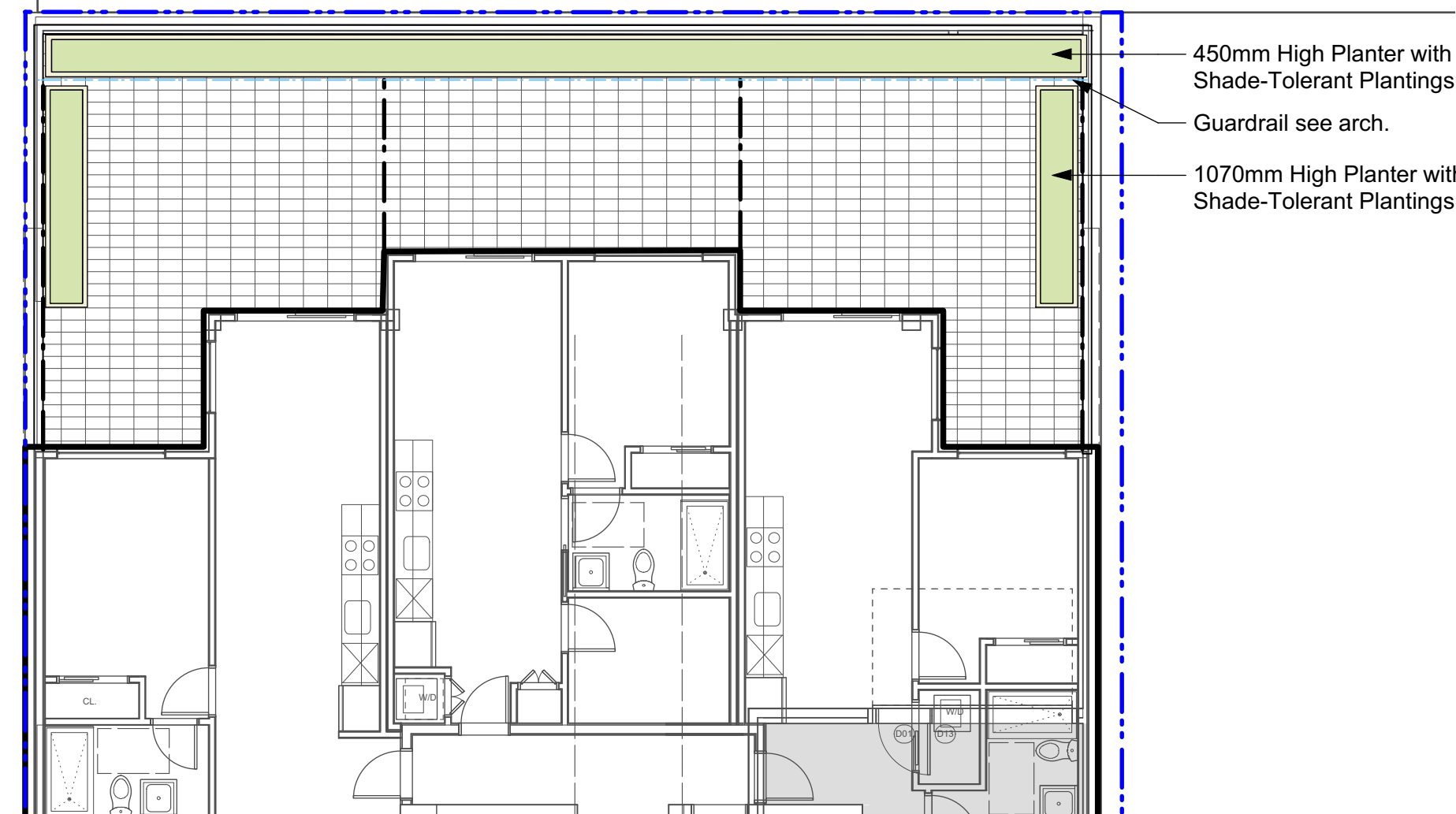
Sheet Title

Schedules

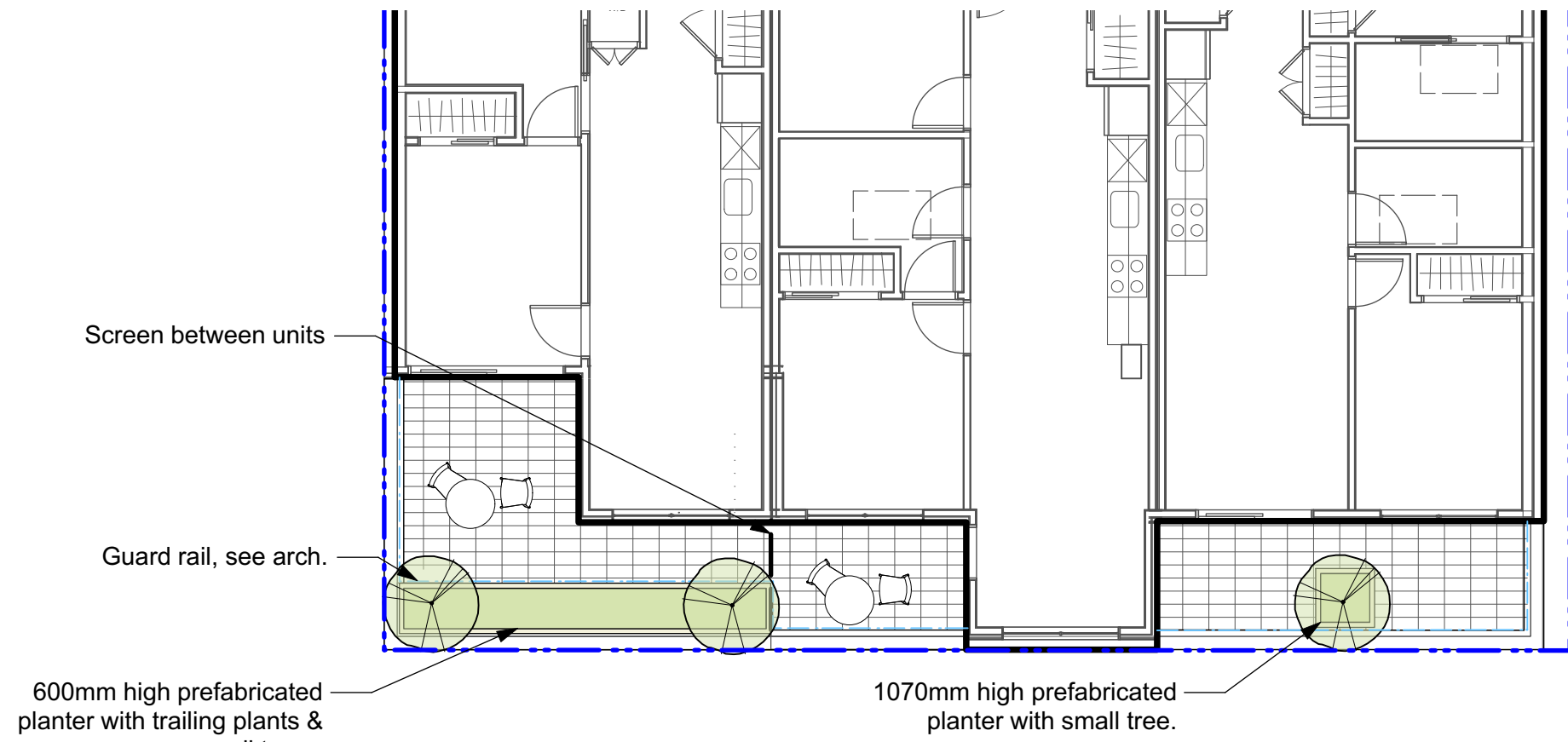
Issue Date	Plot Date	Sheet No.
	2020.02.24	
Designed By	Reviewed By	A8.01
NR	SHA	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



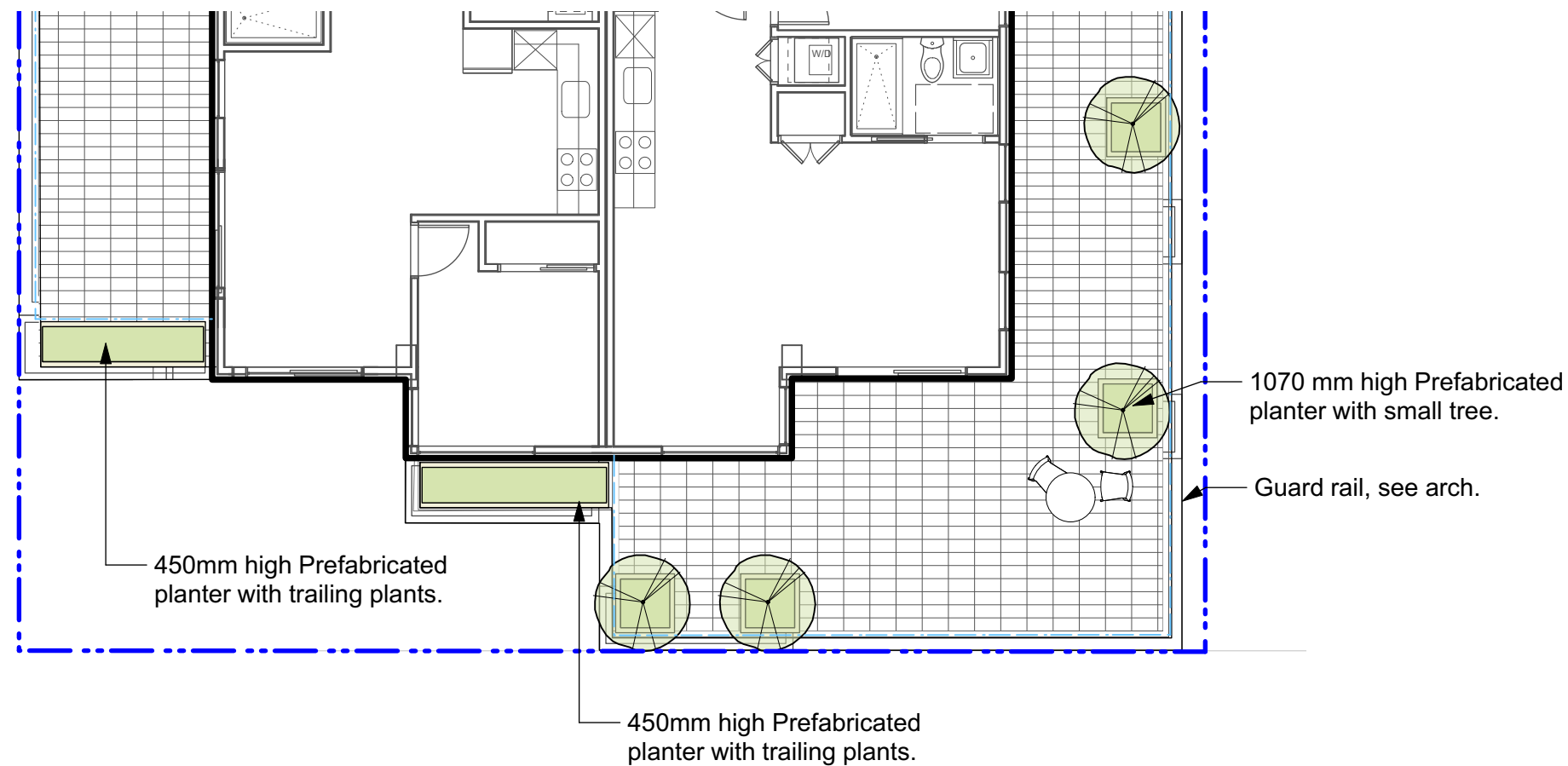
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Scale: 1:100



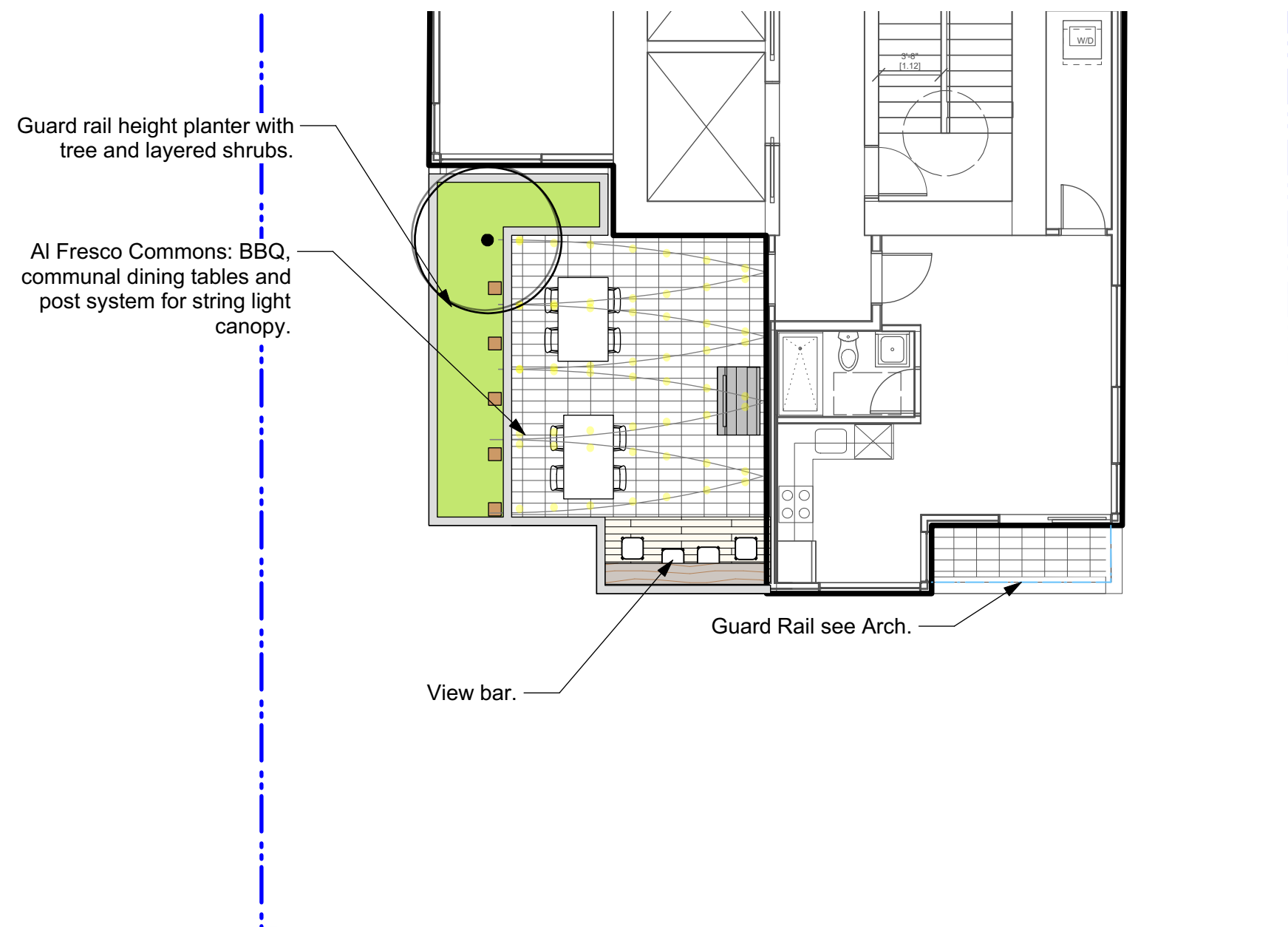
2 Level 2 Deck  
Scale: 1:100



3 Level 3 Deck  
Scale: 1:100



4 Level 5 Deck  
Scale: 1:100



5 Level 10 Amenity Deck  
Scale: 1:100

LEGEND

Property line

Proposed Contour Line  
1 m interval, typ.

Existing Contour Line

16.9  
Architectural grade, provided for reference only

17.7  
Proposed Landscape Grade

17.5  
Existing Grade

TW Top of Wall

BW Bottom of Wall

TC Top of Curb

BC Bottom of Curb

TP Top of Pool

BP Bottom of Pool

TS Top of Stairs

BS Bottom of Stairs

UNDERGROUND UTILITIES

EXISTING

PROPOSED

Storm drain

Sewer

Water

Electrical

Gas

LANDSCAPE MATERIALS

Landscape Screen, 1800mm Height.

Cast in Place Concrete Planter Wall, 1070mm Height.

Unit Paving Type 1: Patios and Amenity Deck  
Supplier: Abbotsford Concrete. Hydrapressed slab:  
'Texada' 24"x12"x2" Natural colour.

Unit Paving Type 2: Ground-Level Entries  
Supplier: Abbotsford Concrete. 'Piazza Series' 400mm  
x 100mm x 100mm linear paver. Charcoal colour.

Wooden Decking, Flush to Adjacent Paving

Gravel Surfacing

Cast in place concrete paving

Ornamental Planting Area

Prefabricated Planter

Precast Concrete Rain Planter

ALL DRAWINGS TO BE READ IN  
ASSOCIATION WITH LANDSCAPE  
SPECIFICATIONS DOCUMENT.

DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

Murdoch  
de Greeff INC  
Landscape Planning & Design

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Fax: 250.412-2892

client

Abstract Developments  
301-1106 Cook Street  
Victoria, BC

project

1010 Fort Mixed Use  
1010 Fort Street  
Victoria, BC

sheet title

Landscap Materials

project no.

117.38

scale

1: 100 @ 24"x36"

drawn by

TB

checked by

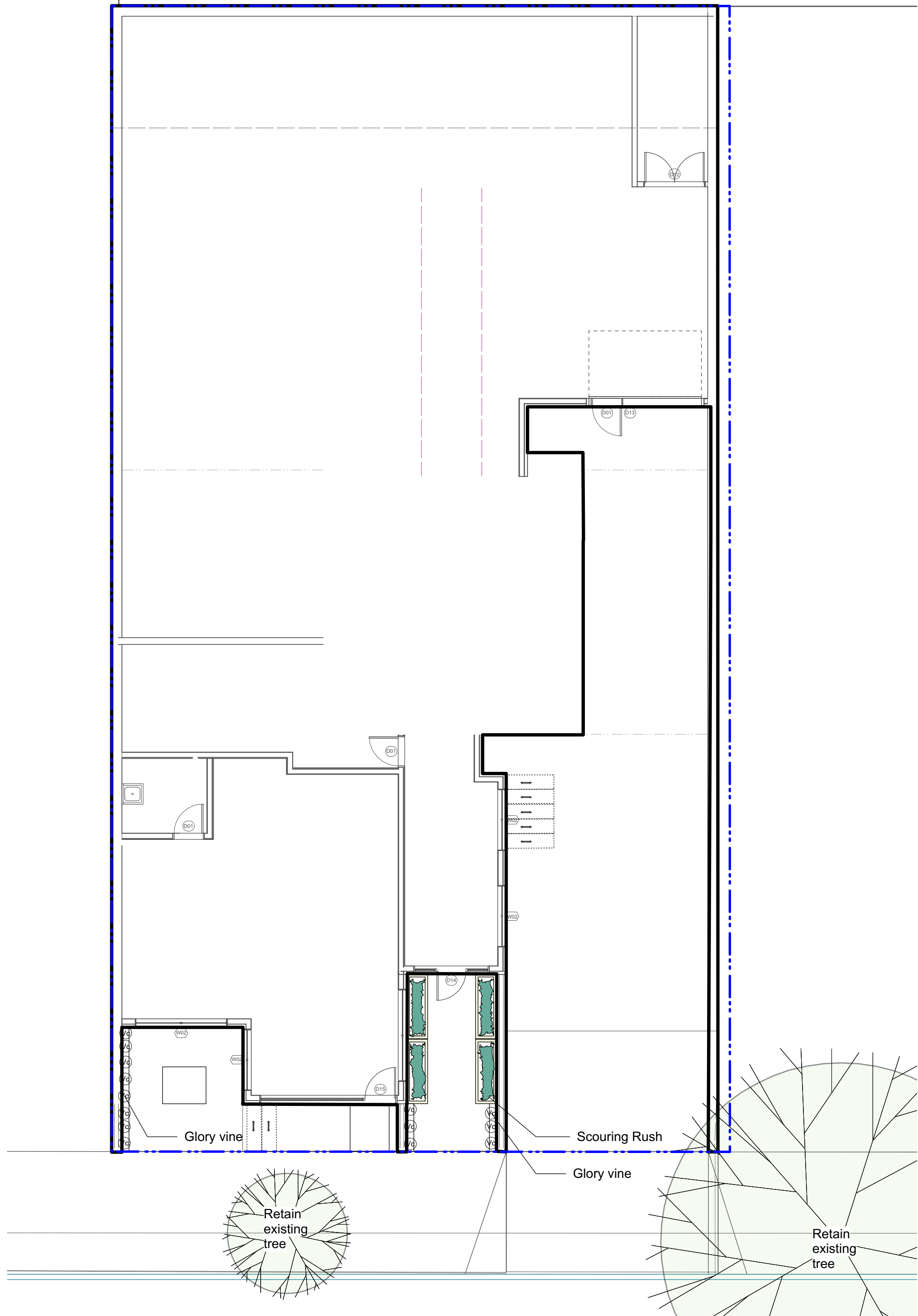
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revision no.

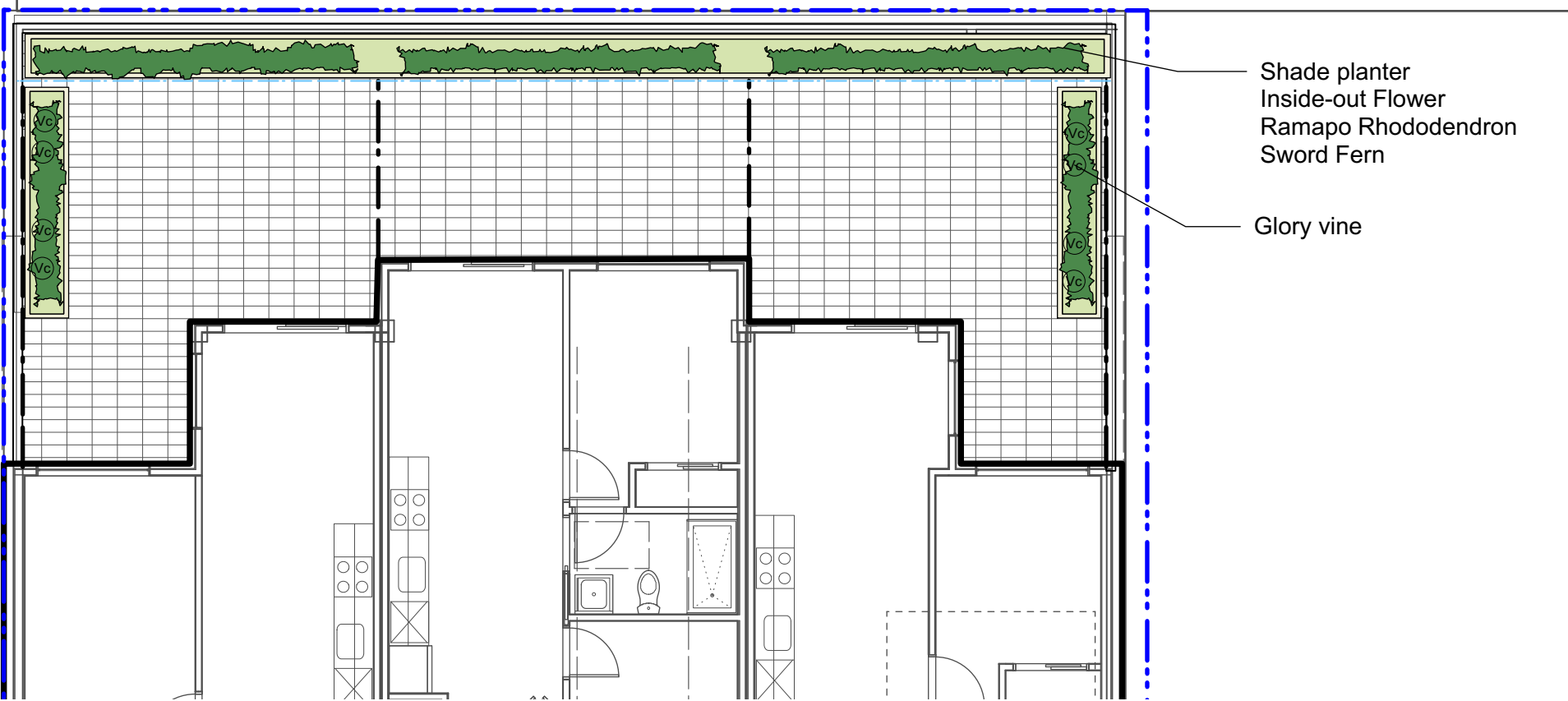
sheet no.

5

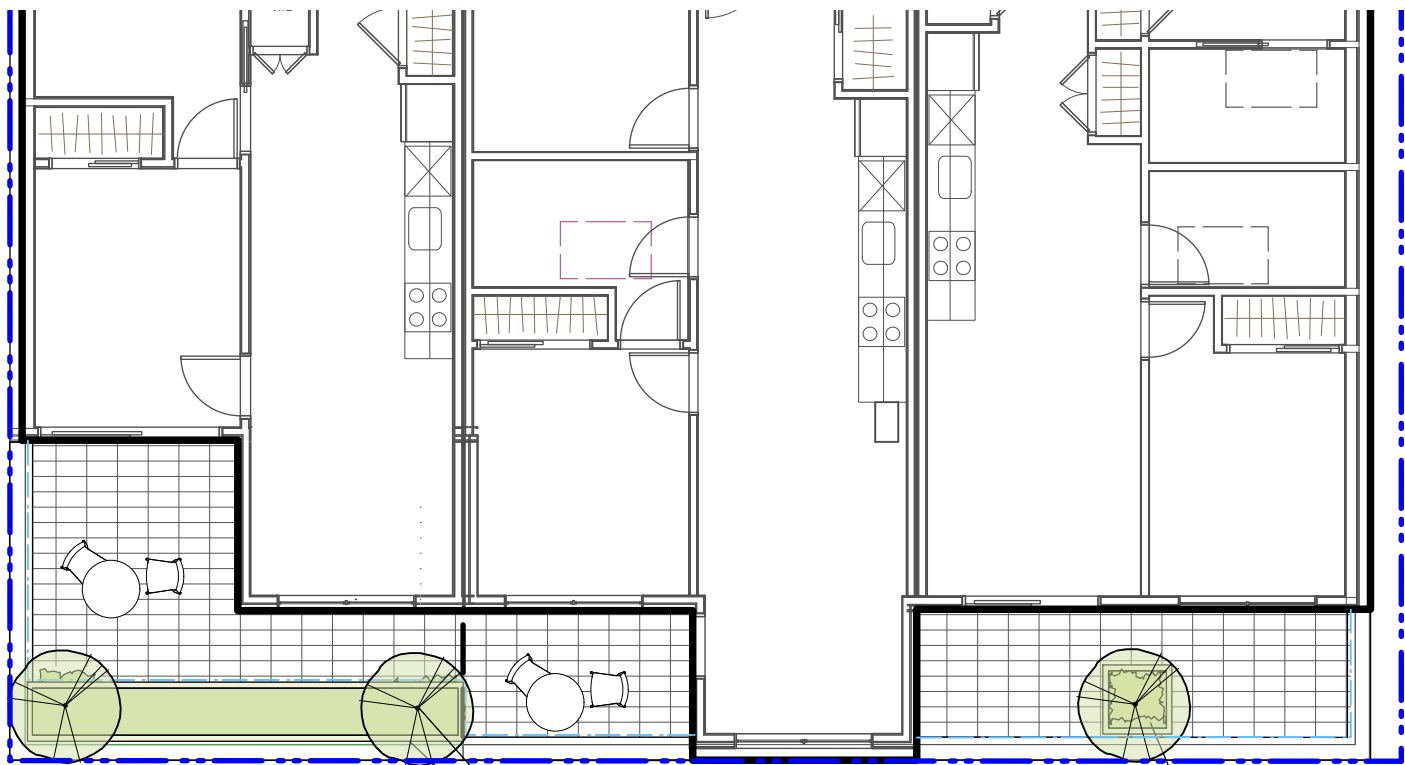
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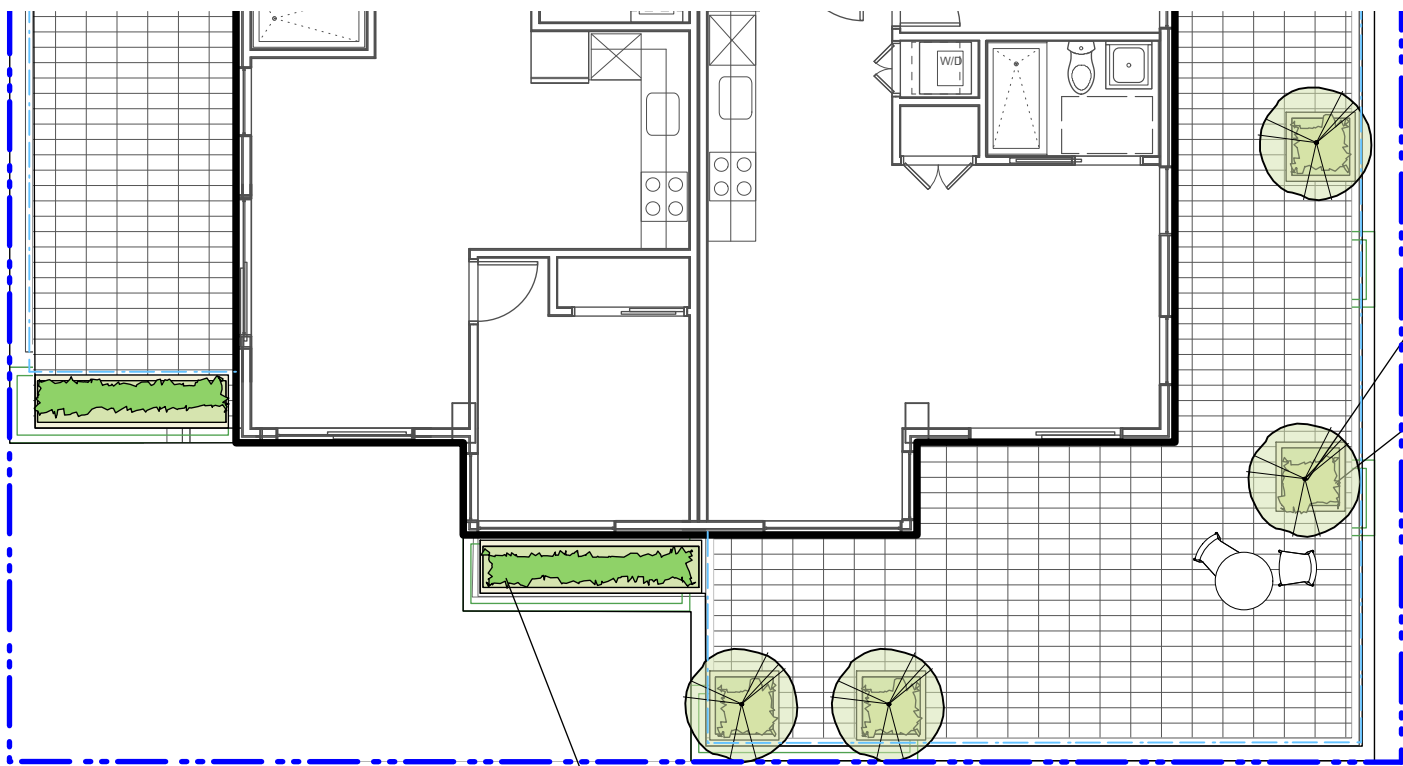
1 Ground Floor  
Scale: 1:100



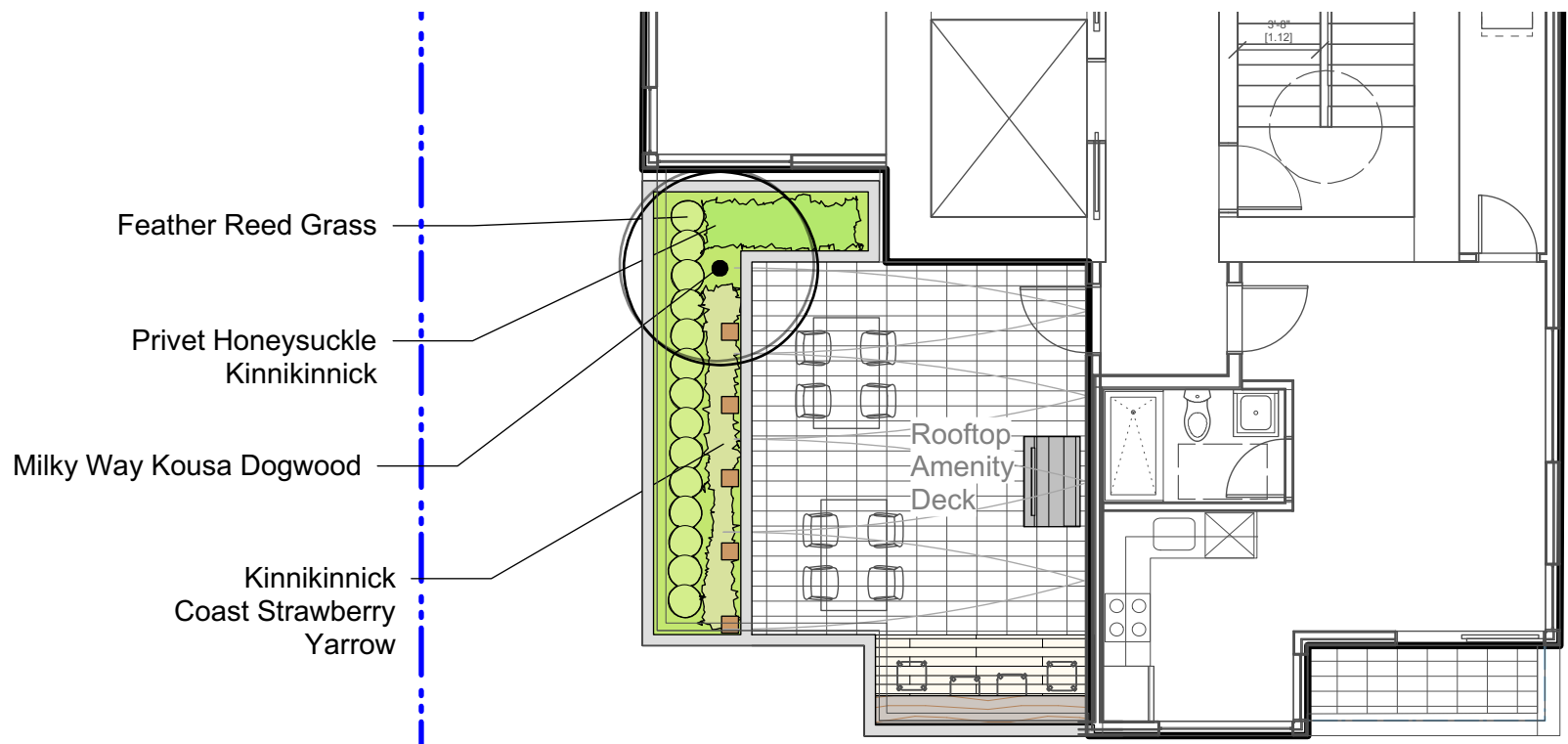
8 Level 2 Deck  
Scale: 1:100



3 Level 4 Podium Deck  
Scale: 1:100



4 Level 5 Podium Deck  
Scale: 1:100



5 Level 10 Amenity Deck  
Scale: 1:100

PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES:			
			Schd. Size / Plant Spacing
	7	Cercis canadensis	Eastern Redbud
	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood
VINES:			
Vc	22	Vitis coignetiae	Glory vine
SHRUBS/PERENNIALS/GRASSES/GROUNDCOVERS:			
Atc	5	Achillea 'terra cotta'	Yarrow
Aa-1	0	Allium acuminatum	Purple chives
Arc	10	Arctostaphylos uva-ursi	Kinnikinnick
Cx	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
Cg	6	Ceanothus glaucus	Point Reyes Creeper
Eq	20	Equisetum hyemale	Scouring Rush
Fc	2	Fragaria chiloensis	Coast Strawberry
Lp	2	Lonicera pileata	Privet Honeysuckle
Pm	18	Polystichum munitum	Sword Fern
Rra	8	Rhododendron x 'Ramapo'	Ramapo Rhododendron
Saj	0	Sedum 'Autumn Joy'	Autumn Stonecrop
Sl-1-1	8	Stachys byzantina	Lamb's ears
St	0	Stipa tenuissima	Mexican Feathergrass
Vh	18	Vancouveriana hexandra	Inside-out Flower

- DRAWING NOTES**
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  - All plan dimensions in metres and all detail dimensions in millimetres.
  - Plant quantities on Plans shall take precedence over plant list quantities.
  - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
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  - Landscape installation to carry a 1 year warranty from date of acceptance.
  - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
  - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
  - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

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NOT FOR CONSTRUCTION



client  
**Abstract Developments**  
301-1106 Cook Street  
Victoria, BC

project  
**1010 Fort Mixed Use**  
1010 Fort Street  
Victoria, BC

sheet title

**Planting Plan**

project no. 117.38

scale 1: 100 @ 24"x36"

drawn by TB

checked by SMPdG

revision no. sheet no.

5

L3.01