

## LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME
A1,1	EXISTING SITE PLAN
A1,2	ARCH SITE PLAN
A2,1	BASEMENT LEVEL PLAN
A2,2	GROUND LEVEL PLAN
A2,3	LEVEL 2 PLAN
A2,4	LEVEL 3 PLAN
A2,5	LEVEL 4 - ROOF PLAN
A3,1	ELEVATIONS - FRONT + REAR
A3,2	ELEVATIONS - SIDES
A3,3	MATERIALS BOARD - SOUTH
A3,4	MATERIALS BOARD - EAST + WEST
A4,1	SECTIONS
A6,1	SITE CONTEXT IMAGES
A6,2	SITE CONTEXT IMAGES

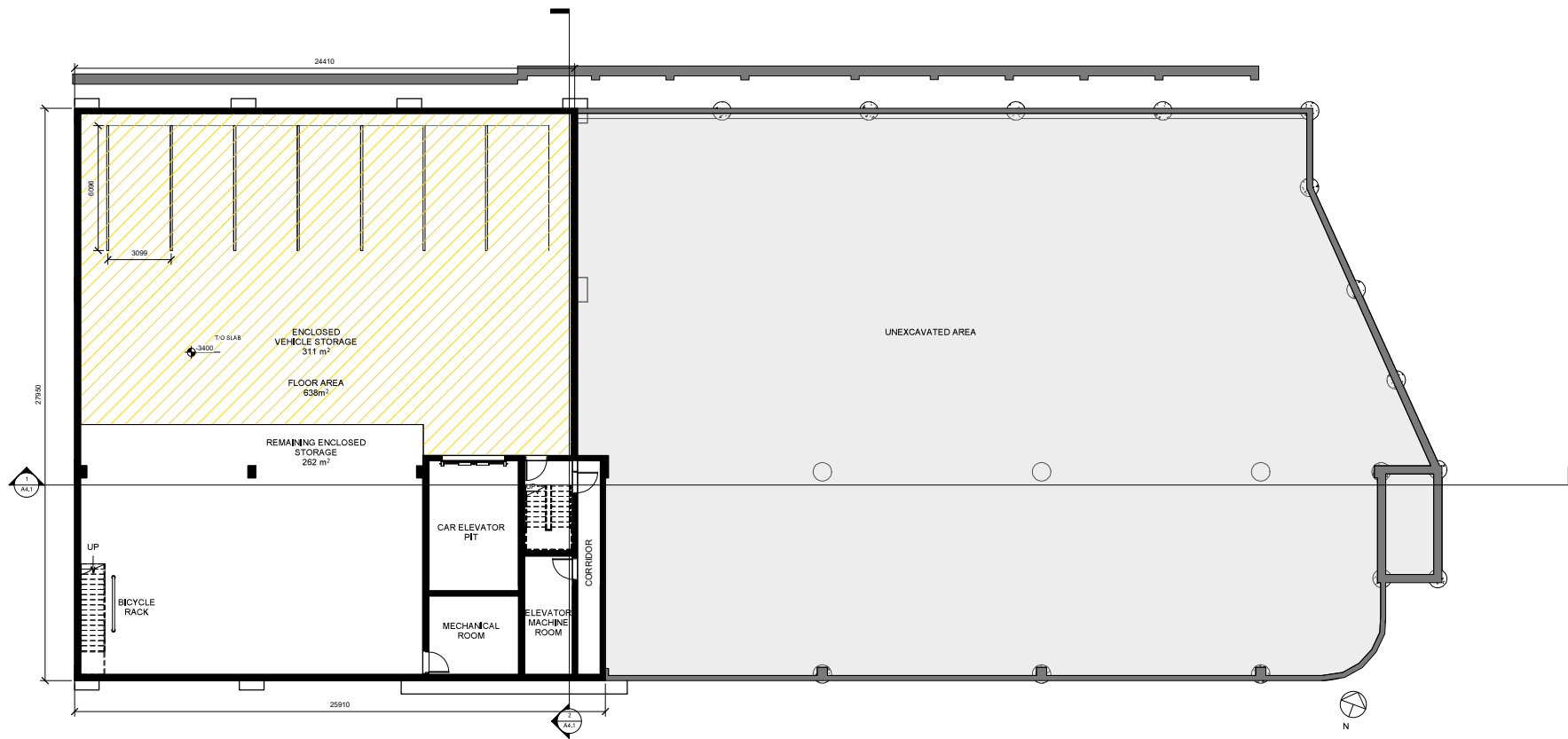
## CODE DATA

PRELIMINARY CODE ANALYSIS	
BUILDING AREA (FOOTPRINT)	1951 m <sup>2</sup>
NO. OF STOREYS	4
BASEMENT	YES
USE AND OCCUPANCY	
	F3 STORAGE GARAGE
ARTICLE	
3.2.2.84	F3 UP TO 4 STOREYS - SPRINKLERED
NO. OF STREETS	2
MAXIMUM BUILDING AREA	3600 m <sup>2</sup>
CONSTRUCTION TYPE	NON - COMBUSTIBLE
FIRE RESISTANCE RATING	FLOOR TO BE NON-RATED FIRE SEPARATIONS
OCCUPANT LOAD	NONE - VEHICLE PARKING ONLY
SPRINKLERED	YES
TRAVEL DISTANCE (45m ALLOWED)	MAXIMUM = 26.37m

## SITE AERIAL VIEW



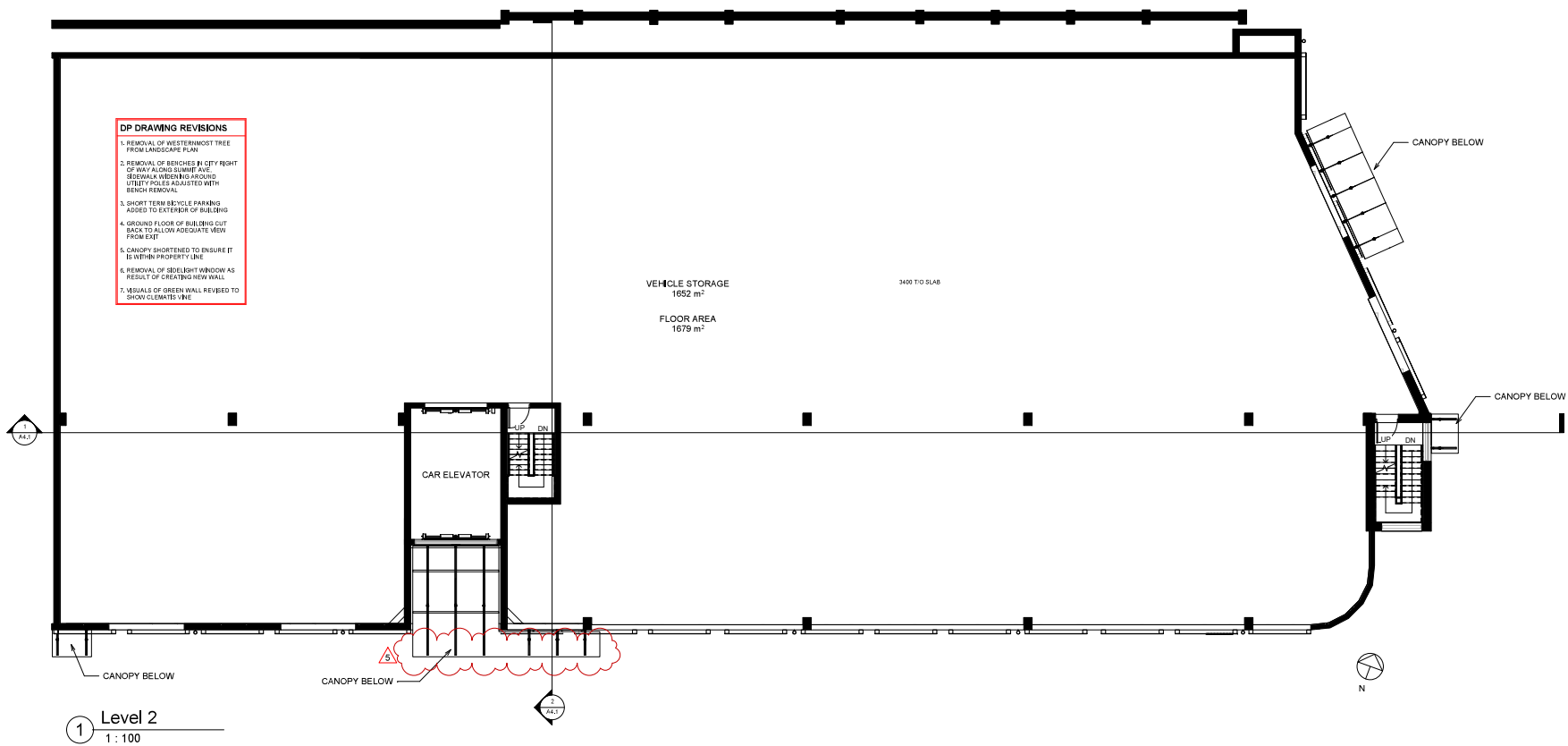


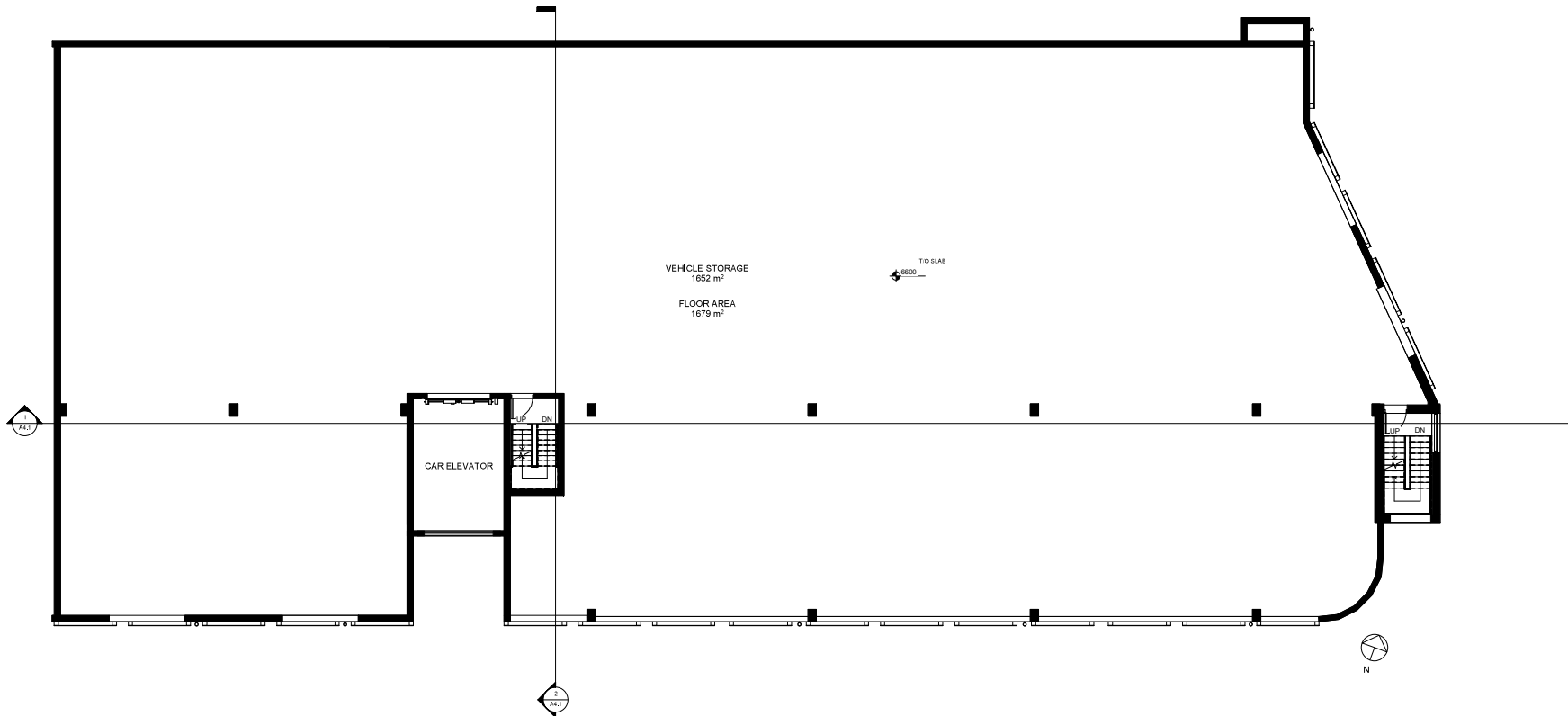


1 Basement Level  
1 : 100

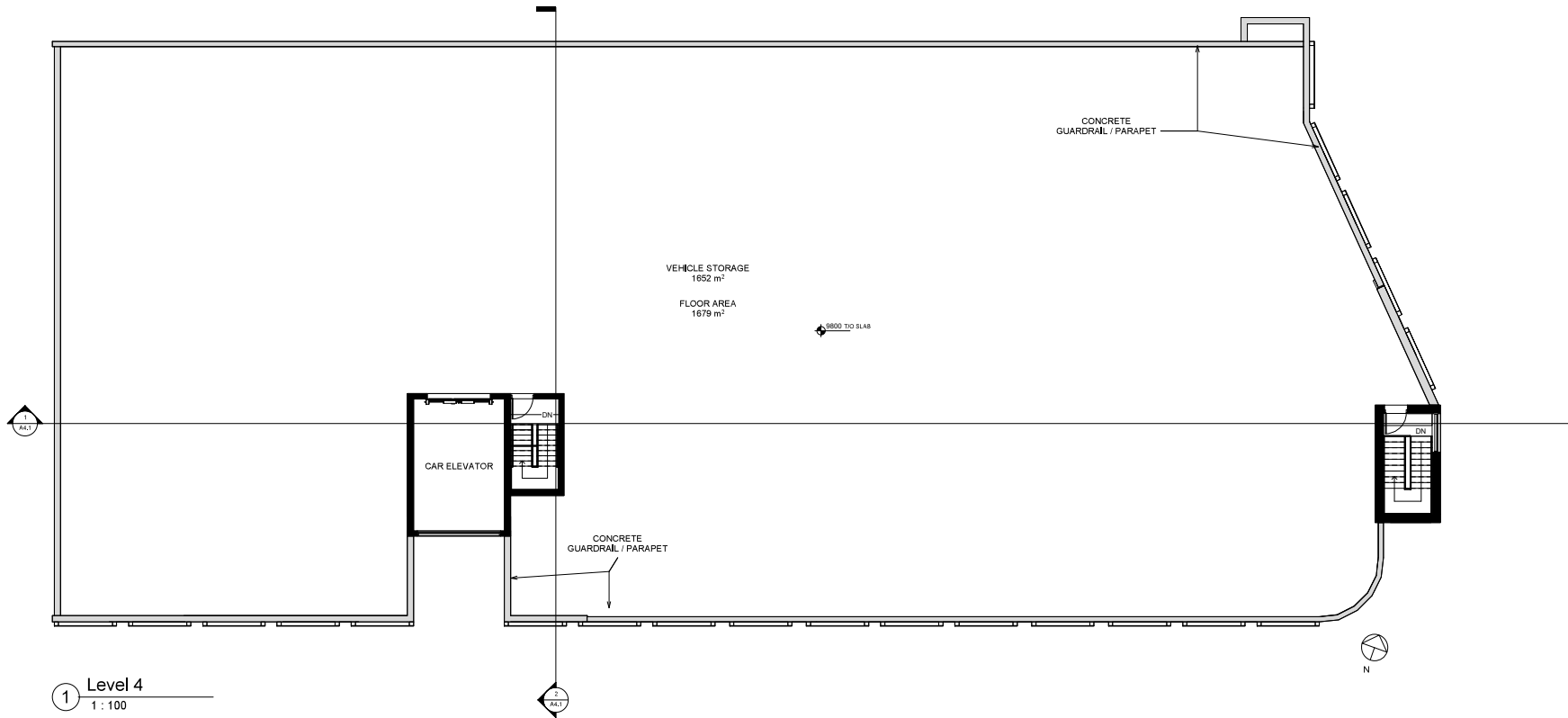








① Level 3  
1 : 100



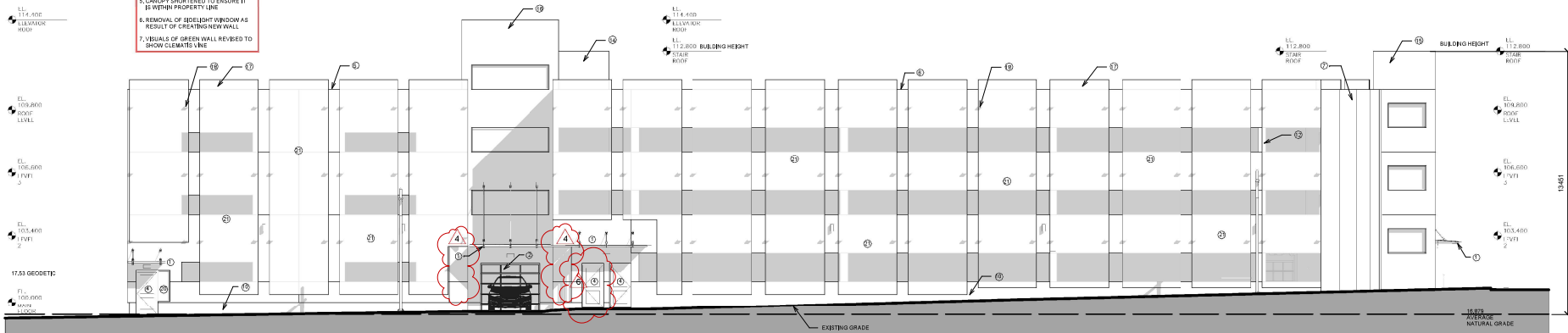
# KEY NOTES

- |   |                                      |
|---|--------------------------------------|
| 1 GLASS + STEEL CANOPY OVER ENTRY                       | 11 SLOPED TOPPING SLAB ON DBL TEES   |
| 2 3050 x 2600 OH DOOR                                   | 12 400 x 600 PRECAST COLUMN W CORBEL |
| 3 3660 x 2134 OH DOOR                                   | 14 STAIR #1                          |
| 4 1000 x 2200 DOOR                                      | 15 STAIR #2                          |
| 5 300 PRECAST WALL PANELS                               | 16 CAR ELEVATOR                      |
| 6 250 PRECAST WALL PANELS                               | 17 DECORATIVE METAL PANEL            |
| 7 250 C.I.P OR PRECAST WALL FULL HEIGHT / OR GREEN WALL | 18 METAL PANEL WALL SUPPORTS         |
| 8 400 PRECAST "LITE WALL" PANELS                        | 19 610 x 1950mm SIDE LIGHT           |
| 9 VERTICAL + HORIZONTAL WALL PANEL JOINTS               | 20 610 x 1600mm SIDE LIGHT           |
| 10 CONCRETE FOUNDATION WALL                             | 21 LED ILLUMINATED ACCENT PANEL      |

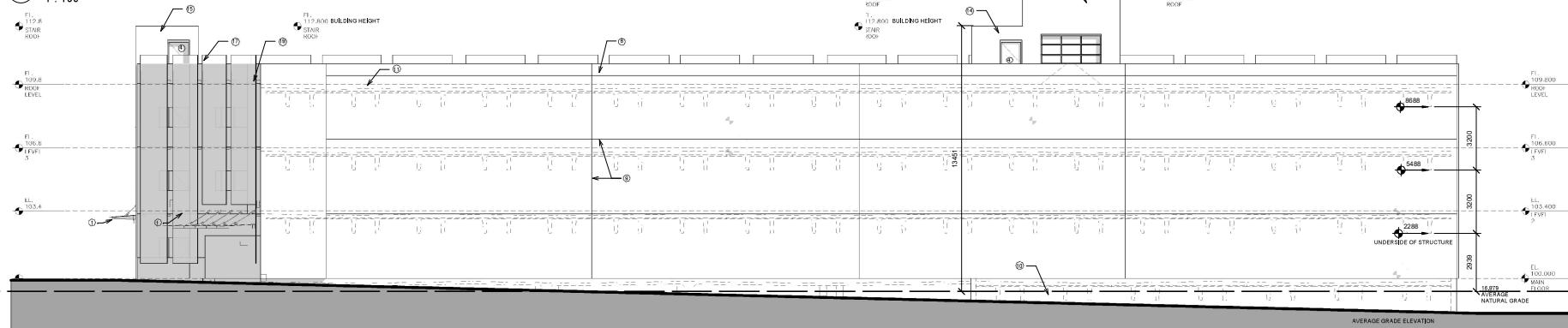
## DP DRAWING REVISIONS

1. REMOVAL OF WESTERMOST TREE FROM LANDSCAPE PLAN
2. REMOVAL OF BENCHES IN CITY RIGHT OF WAY ALONG SUMMIT AVE. SIDEWALK UNDERING AROUND UTILITY POLES ADJUSTED WITH BENCH REMOVAL
3. SHORT TERM BI-CYCLE PARKING ADDED TO EXTERIOR OF BUILDING
4. GROUND FLOOR OF BUILDING CUT BACK TO ALLOW ADEQUATE VIEW FROM LOT
5. CANOPY SHORTENED TO ENSURE IT IS WITHIN PROPERTY LINE
6. REMOVAL OF SIDE LIGHT WINDOW AS RESULT OF CREATING NEW WALL
7. VISUALS OF GREEN WALL REVISED TO SHOW CLIMATE LINE

1 South  
1 : 100



2 North  
1 : 100



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2122 Brandon Road, Shawangen Lake, BC  
250-277-2296

**HEROLD**  
ENGINEERING

## SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVE

## ELEVATIONS

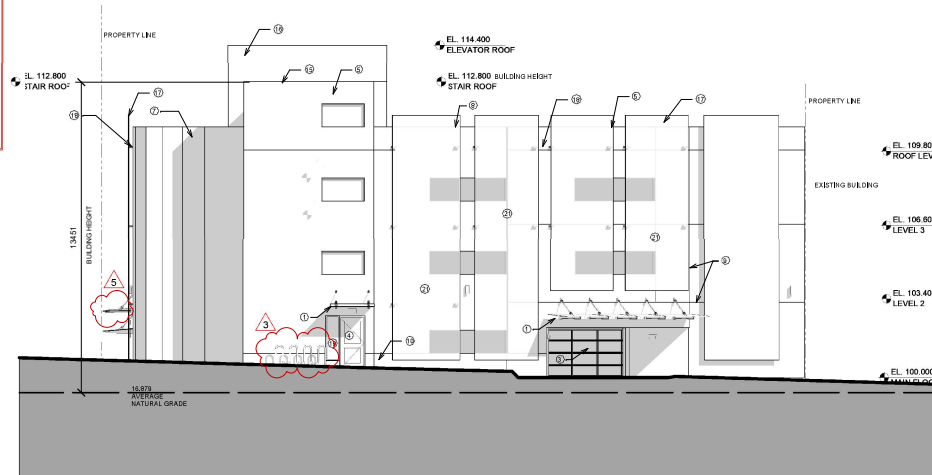
ISSUE: DP APPLICATION  
DATE: 04/08/2020

A3.1

# DP DRAWING REVISIONS

1. REMOVAL OF WESTERNMOST TREE FROM LANDSCAPE PLAN
2. REMOVAL OF BENCHES IN CITY RIGHT OF WAY ALONG SUMMIT AVE SIDEWALK WIDENING AROUND UTILITY POLES ADJUSTED WITH BENCH REMOVAL
3. SHORT TERM BICYCLE PARKING ADDED TO EXTERIOR OF BUILDING
4. GROUND FLOOR OF BUILDING CUT BACK TO ALLOW ADEQUATE VIEW FROM WEST
5. CANOPY SHORTENED TO ENSURE IT IS WITHIN PROPERTY LINE
6. REMOVAL OF SIDEWALK WINDOW AS RESULT OF CREATING NEW WALL
7. VISUALS OF GREEN WALL REVISED TO SHOW CLIMATE VINE

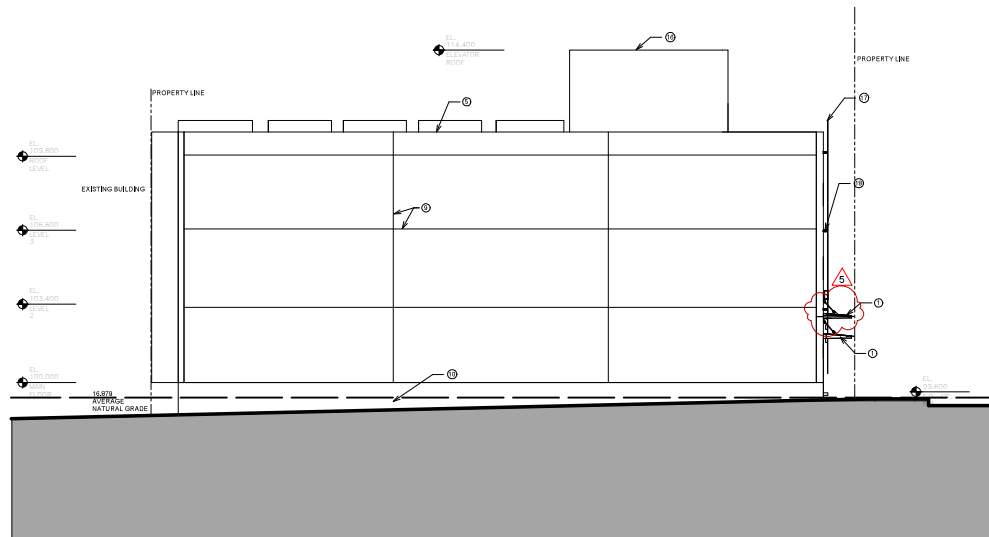
1 East  
1 : 100



## KEY NOTES

- 1 GLASS + STEEL CANOPY OVER ENTRY
- 2 3050 x 2600 OH DOOR
- 3 3660 x 2134 OH DOOR
- 4 1000 x 2200 DOOR
- 5 300 PRECAST WALL PANELS
- 6 250 PRECAST WALL PANELS
- 7 250 C.I.P. OR PRECAST WALL FULL HEIGHT / OR GREEN WALL
- 8 400 PRECAST "LITE WALL" PANELS
- 9 VERTICAL + HORIZONTAL WALL PANNEL JOINTS
- 10 CONCRETE FOUNDATION WALL
- 11 SLOPED TOPPING SLAB ON DBL TEES
- 12 400 x 600 PRECAST COLUMN W CORBEL
- 14 STAIR #1
- 15 STAIR #2
- 16 CAR ELEVATOR
- 17 DECORATIVE METAL PANEL
- 18 METAL PANEL WALL SUPPORTS
- 19 610 x 1950mm SIDELIGHT
- 20 610 x 1600mm SIDELIGHT
- 21 LED LIGHT ILLUMINATED PORTIONS

2 West  
1 : 100



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ENGINEERING

## SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVE

## ELEVATIONS

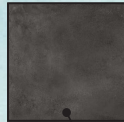
ISSUE: DP APPLICATION  
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A3.2

METAL AND GLASS  
OVER-HEAD DOOR  
DARK GREY METAL



PRECAST CONCRETE WALL  
PANELS - DARK TINT  
250mm / 300mm THICK



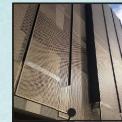
STEEL AND GLASS  
CABLE AWNINGS  
DARK GREY METAL



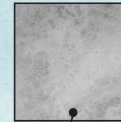
METAL + GLASS DOORS  
1000mm x 2200mm  
WITH SIDELIGHT



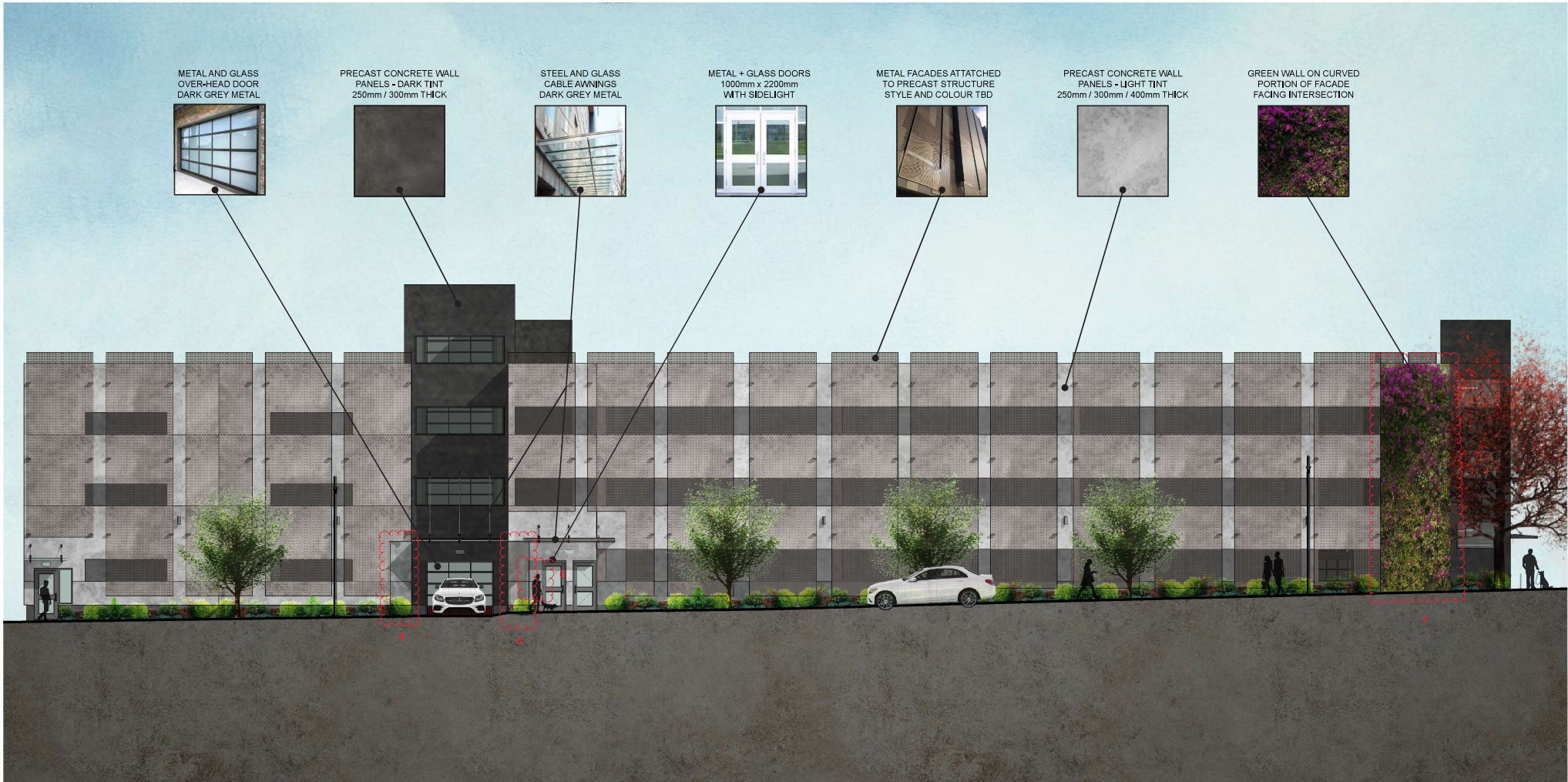
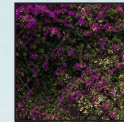
METAL FACADES ATTACHED  
TO PRECAST STRUCTURE  
STYLE AND COLOUR TBD



PRECAST CONCRETE WALL  
PANELS - LIGHT TINT  
250mm / 300mm / 400mm THICK



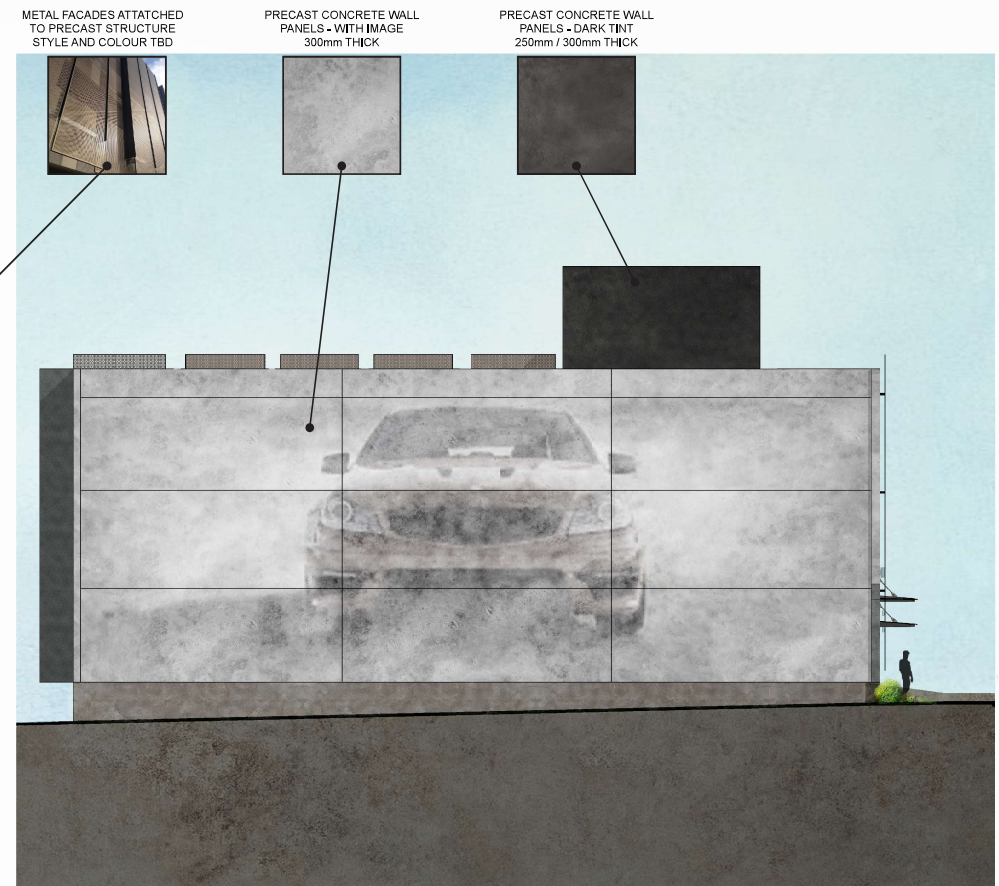
GREEN WALL ON CURVED  
PORTION OF FACADE  
FACING INTERSECTION



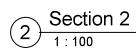
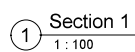




1 East Elevation  
1 : 80



2 West Elevation  
1 : 80





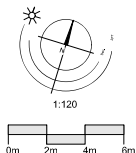
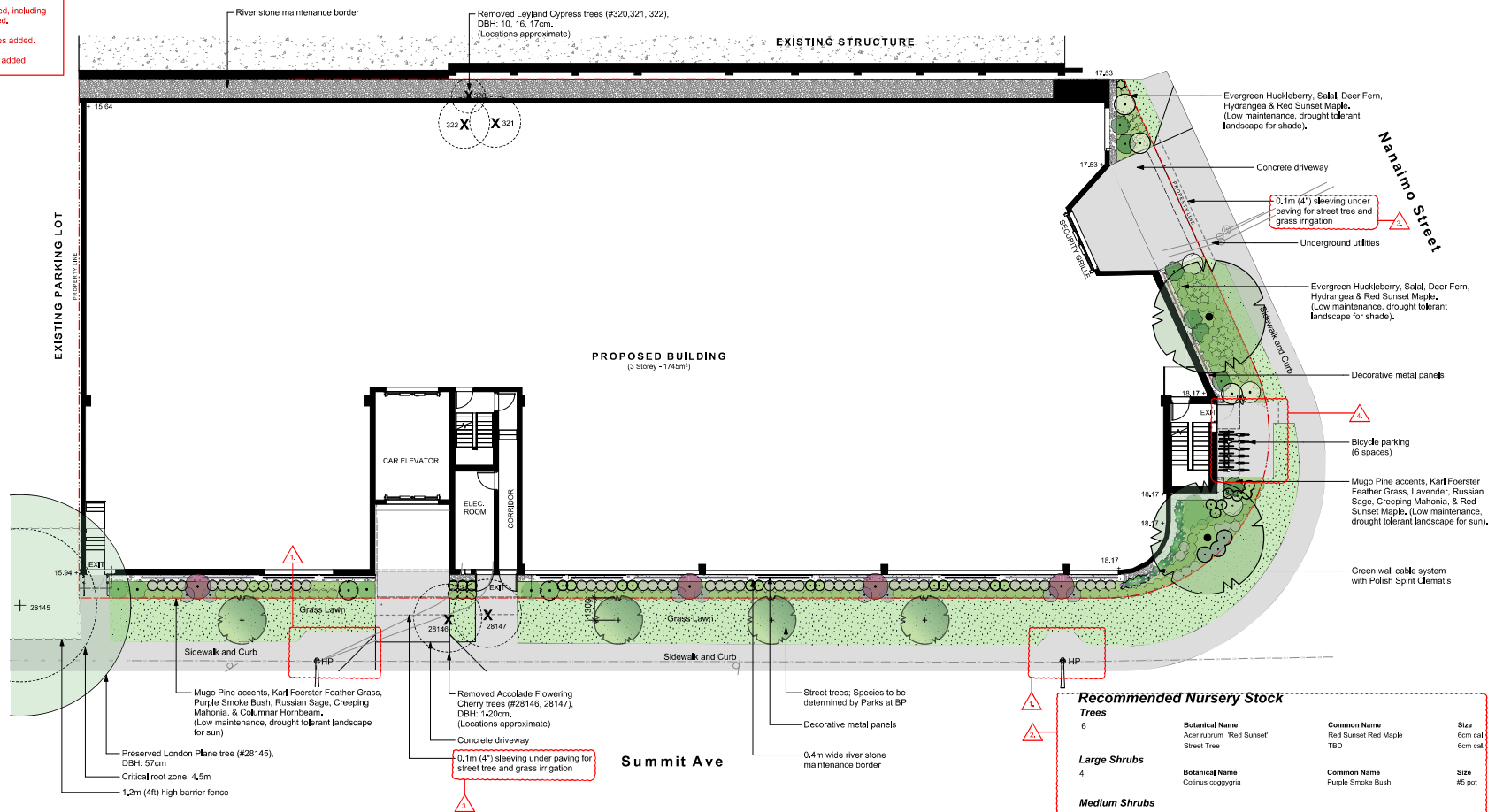






# DP DRAWING REVISIONS

1. Benches removed, and sidewalk revised.
2. Plant list updated, including street tree removal.
3. Irrigation sleeves added.
4. Bicycle parking added



CHARACTER IMAGES

## Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6cm cal
	Street Tree	T&D	6cm cal
Large Shrubs	Botanical Name	Common Name	Size
4	Cotinus coggygia	Purple Smoke Bush	#6 pot
Medium Shrubs	Botanical Name	Common Name	Size
22	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#6 pot
	Penus mugo pumilo	Dwarf Mugo Pine	#6 pot
	Vaccinium ovatum	Evergreen Huckleberry	#6 pot
Small Shrubs	Botanical Name	Common Name	Size
191	Gaithria shallon	Salal	#1 pot
	Lavandula officinalis	English Lavender	#1 pot
	Mahonia repens	Creeping Oregon Grape	#1 pot
Perennials, Grasses and Ferns	Botanical Name	Common Name	Size
62	Blechnum spicant	Deer Fern	#1 pot
	Callamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Perovskia atrorubra	Russian Sage	#1 pot
Vines	Botanical Name	Common Name	Size
23	Clematis viticella 'Polish Spirit'	Polish Spirit Clematis	#6 pot

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
  2. Boulevard soft landscape to be irrigated with an automatic irrigation system

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## REVISIONS



#3-864 Queens Ave., Victoria B.C. V6T 1M5  
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## PROJECT

750-780 Summit Avenue  
Car Storage Facility  
Victoria, BC

## TITLE

Landscape Concept Plan

## SCALE

1:120

## DRAWN

S.L.

CHECKED

B.W.

PROJECT No. 1916

## DATE

April, 18, 2019

1 of 1  
SHEET

# Landscape Concept - Summit Ave. Car Storage Facility