



Revisions
Received Date:
November 20, 2020

List of Drawings

Architectural

Chapman Architecture + Urbanism
2000 Douglas Road
Victoria BC
V8T 2K2

- A0.0 Cover Sheet
- A0.1 Site Survey + Project Data
- A0.2 Average Grade and Floor Area Calculations
- A0.3 Massing Diagrams + Studies
- A0.4 Shadow Studies
- A2.1 P3 - P2 Plans
- A2.2 P1 Plan
- A2.3 Level 1 Plan
- A2.4 Level 1 Mechanical Plan
- A2.5 Level 2-3 Plan
- A2.6 Level 4 Plan
- A2.7 Level 5-6 Plan
- A2.8 Level 7-20 Plan
- A2.9 Roof Level Plan
- A3.1 Building Elevations
- A3.1a Proposed Materials
- A4.1 Building Section
- A6.1 Streetscape Elevation
- A10.1 Streetscape and View Analysis
- A10.2 Context and Skyline Analysis
- A10.3 Rendered Sketch Views
- A10.4 Rendered Sketch Views
- A10.5 Rendered Sketch Views
- A10.6 Rendered Sketch Views

Landscape

Marriott De Gaffel Inc.
1000 Douglas Ave.
Victoria BC
V8T 1G3

- L0.00 Cover
- L0.01 Tree Retention and Removals
- L1.01 Landscape Materials
- L1.02 Landscape Materials
- L1.03 Landscape Materials
- L3.01 Planting Plan
- L3.02 Planting Plan
- L3.03 Planting Plan

Civil

J. Anderson & Associates
1000 Douglas Ave.
Victoria BC
V8T 4B7

- 730 Fort Street Preliminary Site Servicing Plan

D. A. MBRÓSIO
REGISTERED CIVIL ENGINEER

2960 Jutland Road
Victoria BC Canada V8T5K2
Tel 250.384.2400
Fax 250.384.7800
email info@dfarc.ca
www.dfarc.ca



MERCHANT HOUSE
CAPITAL

Montrose Wintergarden Hotel
1106 Blanshard Street, Victoria B.C.



Issued for Rezoning and Development Permit Resubmission
November 18th, 2020



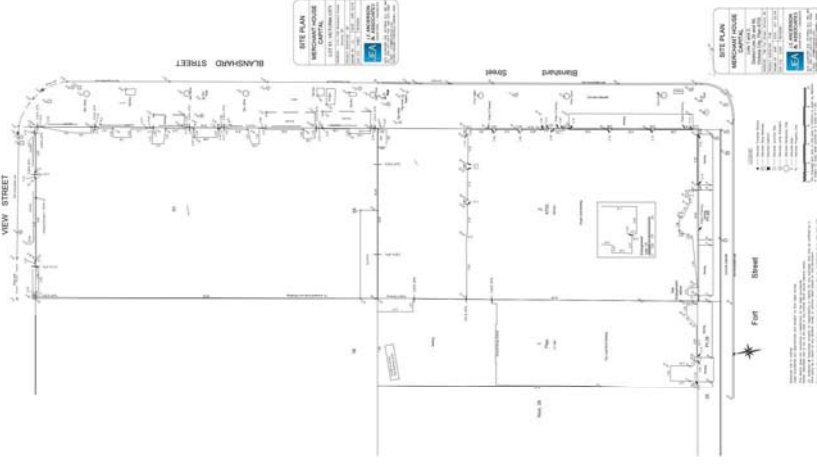
Project Name	Montrose Wintergarden Hotel
Project No.	1008
Client	Site Survey + Project Statistics
Drawn by	MJ
Checked by	FD
Revision no.	A0.1
Date	November 15, 2020
Scale	1:100
Sheet No.	2

Parking Calculation

As required by the City of Toronto, 2018, the following parking calculation is provided. As an existing heritage building currently without parking, no parking is provided for the use of the Montrose building in this proposal.

Montrose Vehicle Parking: 0.25 stalls/ suite Required: 32 Provided: 39

Use	Ratio	Long Term (Per 100 sqm)	Short Term (Per 100 sqm)
Hotel	1 per 25 rms.	328	5.1
Office	1 per 150-sq. ft.	817.5	5.5
LI Café	1 per 100-sq. ft.	261.2	0.7
LI Restaurant	1 per 100-sq. ft.	261.2	0.7
Total		652.7	11.6



Zoning

Address	Existing Zone	Area
1114 Blanshard	CB0-1	7,210.74 sf
1106 Blanshard	CB0-1	6,801.71 sf
780 Fort	CB0-1	3,329.27 sf
Total Site Area		17,341.72 sf

Density	Residential	Commercial	Hotel and Office
Density Total	0.60	6.00	6.00
Density Total	0.16	5.60	6.00
Density Total	1.05	6.30	6.00

Building Height: 14m
Stories: 3
Note: Density calculated with combine area of all properties. Proposed to combine 1106 Blanshard and 780 Fort for new building, 1114 Blanshard to remain with existing Montrose Building.
* Density allowed under a Rezone Density Bonus.
** CB0-1 Height Area 2' under a Rezone.

Size Coverage - New Building on proposed lot: 97%
Open Site Space: 3%

Setbacks - Proposed Building

Front Yard	Side Yard	Rear Yard	Height
0	0	0	15.25(m)
0	3.44	0	0.30
0	0	0	1.95
0	0	0	2.69

Floor Area Retained - Montrose Building

Level	Use	Area (sf)	Density
Level 1	Commercial	6,222	578.0
Level 2	Residential	6,015	558.8
Level 3	Residential	6,015	558.8
Total		18,251	1,695.6

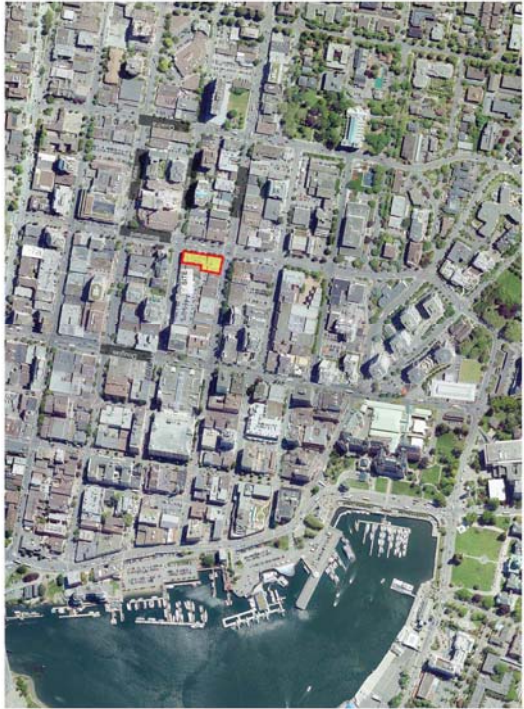
Floor Area New - Proposed Building

Level	Use	Area (sf)	Area (m ²)
Level 1	Café + Atium	2,812	261.2
	Lobbies + Circ + Service	3,363	314.3
Gross		6,195	575.5
Level 1	Service - Gross	1,369	127.2
Level 2	Salable Office	4,459	414.3
	Lobbies + Circ.	2,838	265.2
Gross		6,898	640.8
Level 3	Salable Office	4,340	403.2
	Lobbies + Circ.	2,558	237.6
Gross		6,898	640.8
Level 4	Salable CBU	4,675	434.3
	Lobbies + Circ.	1,800	167.5
Gross		6,155	571.8
Level 4	Outdoor Terrace	2,381	221.4
Total		92,493	8,592.9

Level 5-20: Hotel (per floor) 4,001 377.3 8 (per floor)
X 16 64,000 6,096.8 128 Hotel Suites

Total Residential: 10,050 1,117.6 6.69
Total Commercial, Hotel, and Office: 98,215 9,170.6 5.69
Gross Floor Area Combined Sites: 110,744 10,288.5 6.39

Accession Suite Requirement (per 2018 - 2019.1.1): Amount # Required
1 in 40 rooms 4
* Accessible suites conforming to 83.3 will be identified in detailed design.



1 Site Aerial View 1:4000



2 Site Bird's Eye View NTS

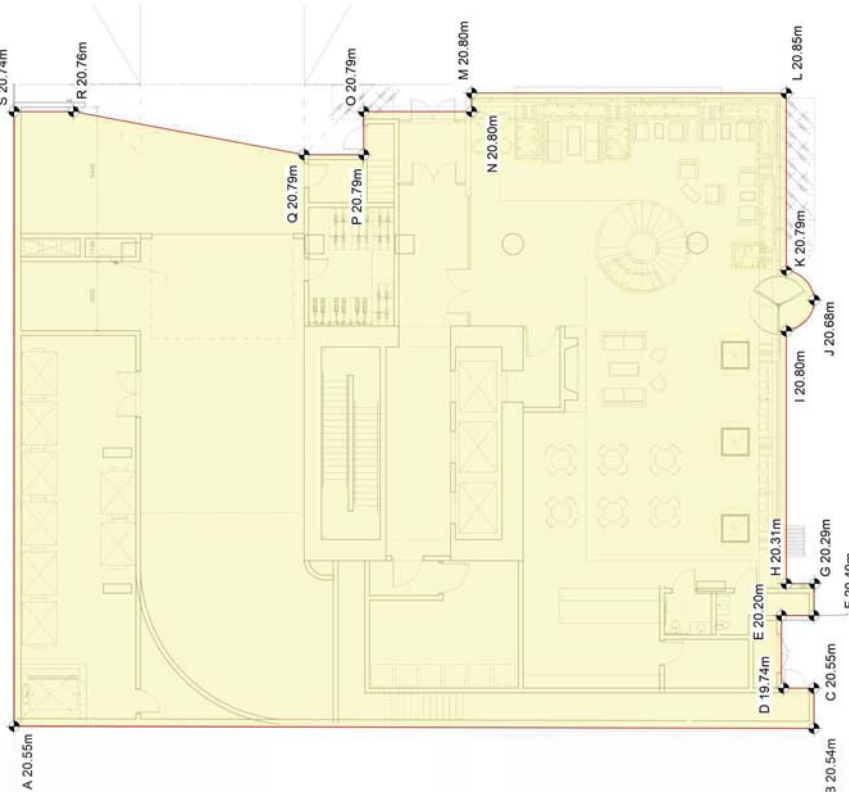
GENERAL NOTES

1. General information, dimensions, and information are not to be used for any other project without the consent of the architect.



Sheet 2020-11-17

Project No.	2020-11-17
Revision No.	01
Revision Description	Revised L1 Floor Area
Revision Date	22/07/2020
Client	Montrose Wintergarden Hotel
Project Name	Montrose Wintergarden Hotel
Project Address	1000
Project Date	November 15, 2020
Scale	1:100
Drawn by	MJ
Checked by	FD
Revision No.	A0.2



1 Average Grade Points
1:100

Grade Point	Points	Average	Distance (mm)	Distance (m)	Total
A	20.55	14204	14.30	702.72	100000
B	20.54	1715	1.72	35.23	100000
C	20.55	1385	1.39	27.90	100000
D	19.74	3100	3.10	61.91	100000
E	20.20	1385	1.39	28.12	100000
F	20.40	1378	1.38	27.66	100000
G	20.29	1378	1.38	27.66	100000
H	20.31	10838	10.84	222.78	100000
I	20.80	1938	1.94	40.19	100000
J	20.79	1886	1.89	39.11	100000
K	20.79	1886	1.89	39.11	100000
L	20.85	15827	15.83	320.22	100000
M	20.80	1378	1.38	27.66	100000
N	20.80	791	0.79	16.45	100000
O	20.79	4639	4.64	96.47	100000
P	20.79	1843	1.84	38.32	100000
Q	20.79	2550	2.55	51.01	100000
R	20.76	1378	1.38	27.66	100000
S	20.74	26289	26.29	542.74	100000
Total			128.71	2655.74	

Perimeter of Building
Average Grade
128.71 m
20.83 m

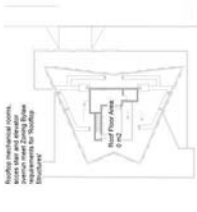
2 Average Grade Calculation



3 L1 Floor Area
1:500



4 L1 Mechanical Floor Area
1:500



5 Roof Floor Area
1:500



6 L5,L20 Floor Area
1:500



7 L4 Floor Area
1:500

Level	Wintergarden Hotel Area	Montrose Apartments Area	Total
L1	6,335.47	578.00	12,416.47
L1.1	1,869.47	317.80	3,212.27
L1.2	1,869.47	171.80	1,668.27
L1.3	1,869.47	148.40	1,199.87
L4	6,335.47	578.00	12,416.47
L4.1	1,869.47	317.80	3,212.27
L4.2	1,869.47	171.80	1,668.27
L4.3	1,869.47	148.40	1,199.87
L5	4,001.47	377.30	4,378.77
L5.1	4,001.47	377.30	4,378.77
L5.2	4,001.47	377.30	4,378.77
L5.3	4,001.47	377.30	4,378.77
L5.4	4,001.47	377.30	4,378.77
L5.5	4,001.47	377.30	4,378.77
L5.6	4,001.47	377.30	4,378.77
L5.7	4,001.47	377.30	4,378.77
L5.8	4,001.47	377.30	4,378.77
L5.9	4,001.47	377.30	4,378.77
L5.10	4,001.47	377.30	4,378.77
L5.11	4,001.47	377.30	4,378.77
L5.12	4,001.47	377.30	4,378.77
L5.13	4,001.47	377.30	4,378.77
L5.14	4,001.47	377.30	4,378.77
L5.15	4,001.47	377.30	4,378.77
L5.16	4,001.47	377.30	4,378.77
L5.17	4,001.47	377.30	4,378.77
L5.18	4,001.47	377.30	4,378.77
L5.19	4,001.47	377.30	4,378.77
L5.20	4,001.47	377.30	4,378.77
Total	92,493.47	8,526.29	110,744.47

8 Floor Area Calculation

GENERAL NOTES:
1. General information, drawings, and information will be used for the purpose of the proposed development.



NO.	DATE	DESCRIPTION
1	11/11/2019	Preparation of Final Plans
2	11/15/2019	Revisions to Final Plans
3	11/15/2019	Final Plans

PROJECT NO. 19008

DATE: November 15, 2019

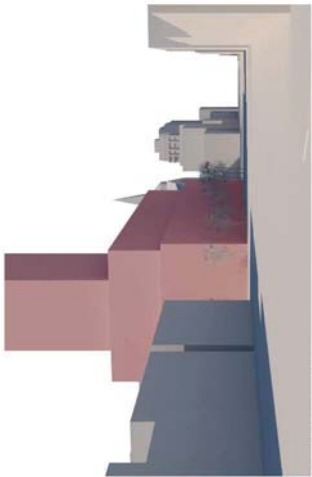
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DRAWN BY: MJ

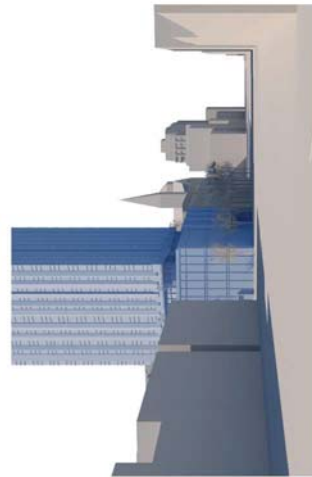
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REVISION NO. 2

SHEET NO. A0.3

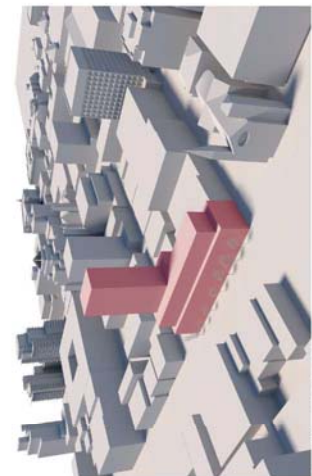


Alternate Massing Exploration*

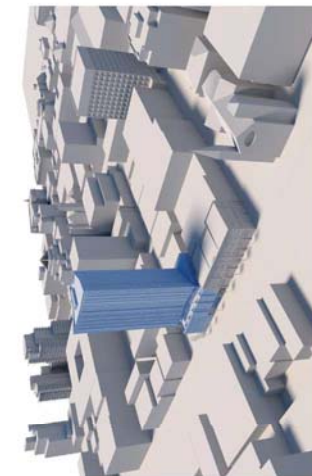


Proposed Massing

* Alternate Massing if the heritage Montrose Building was not retained and the proposed density was applied to all combined sites. Alternate Massing is shown as compliant to DCAP setback guidelines.

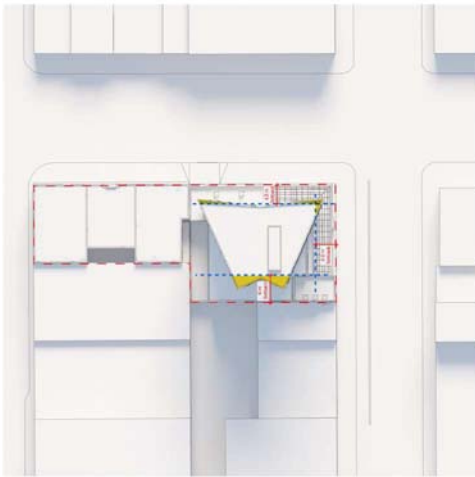


Alternate Massing Exploration*

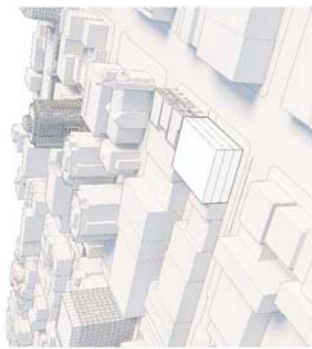


Proposed Massing

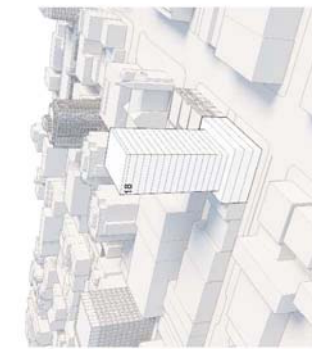
2. Alternate Massing Study for Entire Site



**Setbacks as described in the City of Victoria Policy Summary dated: May 15, 2019



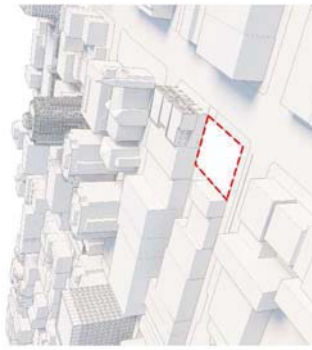
2 - Podium



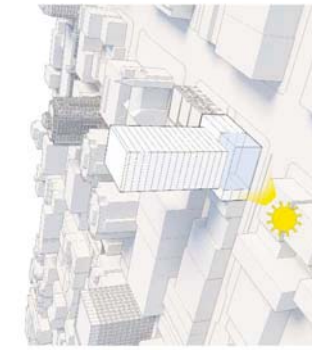
3 - Tower



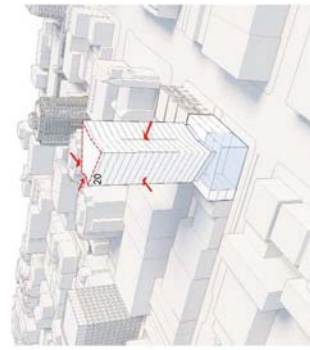
6 - Facade Articulation



1 - Site Footprint



4 - Public Plaza Space

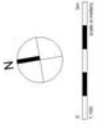


5 - Tower Shaping

1. Massing Design Sequence

3. Setback Diagram**

GENERAL NOTES
1. General information, dimensions, and construction details are indicated on the drawings and are not to be used as part of the contract documents.

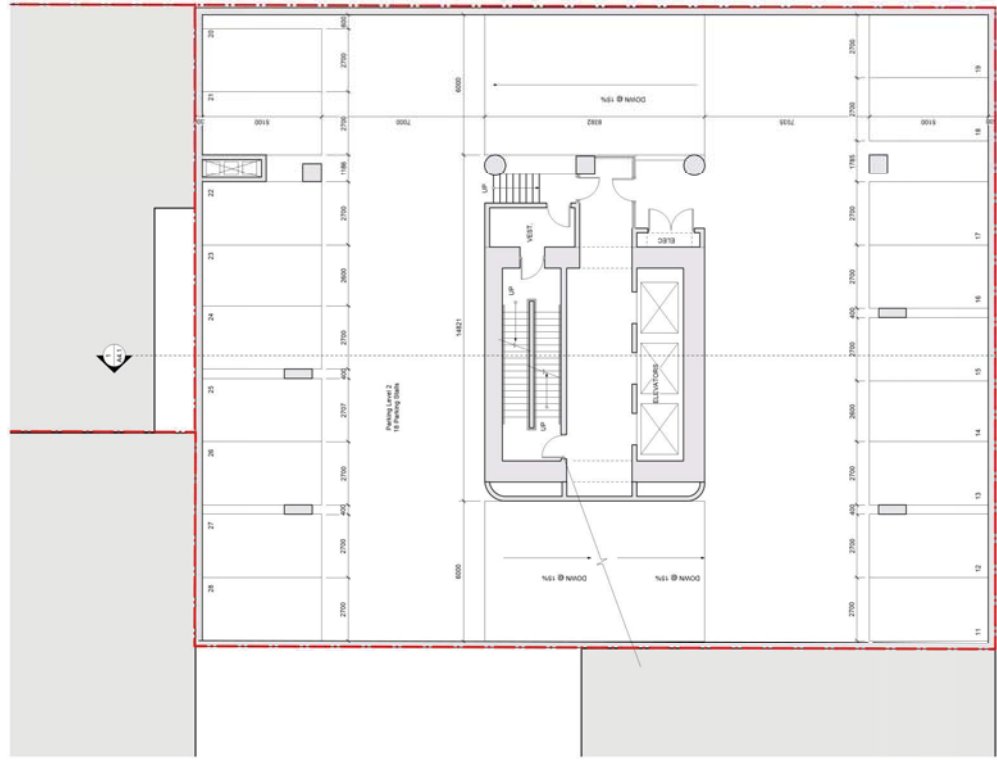


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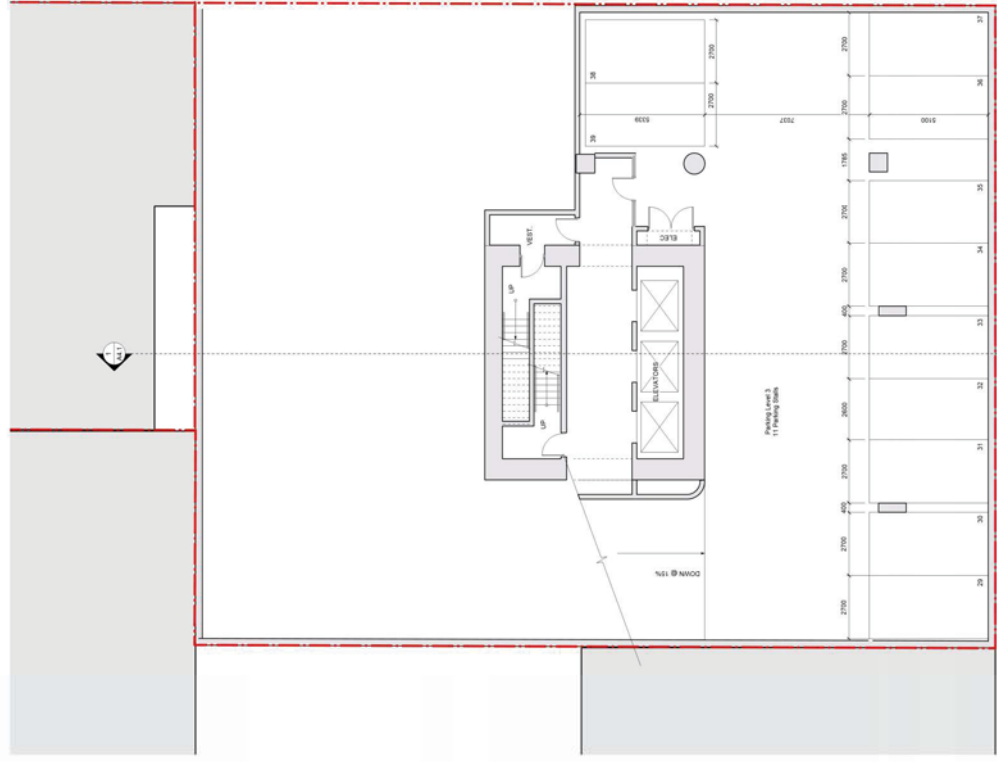
REV. NO.	DESCRIPTION	DATE
2	Revising LP Finalization	08/11/2020
1	Revising LP Application	22/07/2020

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Montrose Wintergarden Hotel

Project no.: 19008
Drawing title: November 15, 2020
Scale: 1:100
Drawn by: MJ
Checked by: FD
Revision no.: A2.1



2 Parking Level 2
1:100



1 Parking Level 3
1:100

GENERAL NOTES:

1. General information, dimensions, and annotations are to be used as part of the project's development.



Sheet No. 2020-11-17

2	Revising	CP Amendment	08/11/2020
1	Revising	CP Application	22/07/2020
REV	NO	DESCRIPTION	DATE

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Project Name

Montrose

Wintergarden Hotel

Sheet No.

P1 Plan

Project No.

1008

Drawing Date

November 15, 2020

Scale

1:100

Drawn by

MJ

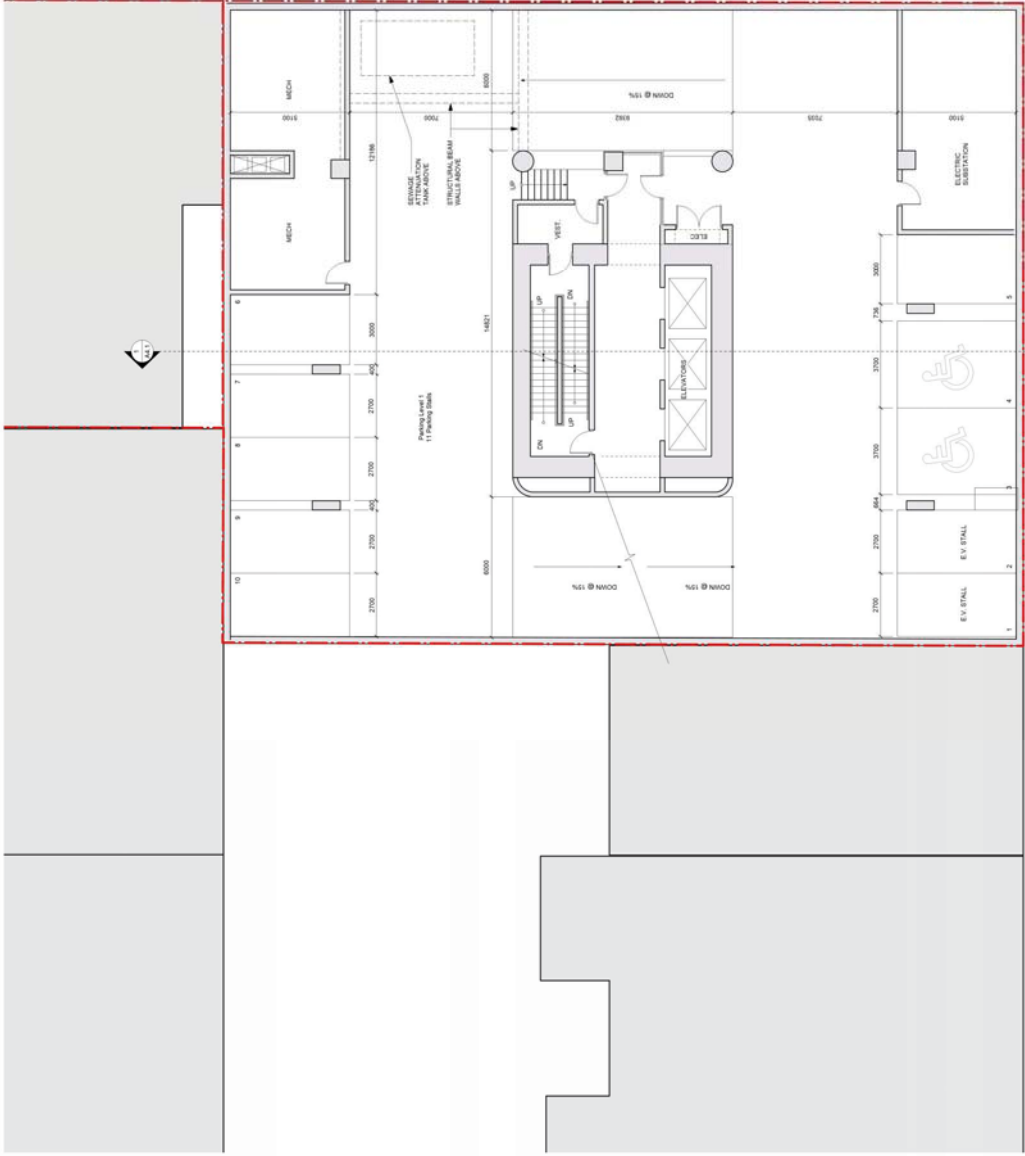
Checked by

FD

Revision No.

2

A2.2



GENERAL NOTES:

1. General information, dimensions, and materials are indicated on this drawing. All information and notes are to be used as part of the design process and are not to be construed as a contract.
2. All items to be used in the design process are to be approved by the client and the architect. All items to be used in the design process are to be approved by the client and the architect.



DATE: 2020-11-17

NO.	DESCRIPTION	DATE
1	Revised CP Application	2019/02/05
2	Revised CP Application	01/11/2020

PROJECT NO: 1908

DATE: November 15, 2020

SCALE: 1/100

DRAWN BY: MJ

CHECKED BY: FD

REVISION NO. 2

SHEET NO. A2.3

PROJECT NAME: Montrose Wintergarden Hotel

PROJECT TYPE: Level 1 Plan



FORT STREET

FORT ST BIKELANE

GENERAL NOTES:
1. General information, dimensions, and materials are indicated on the drawings and are to be used as part of the project's specifications.



Architect: **2020-11-17**

REV	NO	DESCRIPTION	DATE
2	Revising CP Application	08/11/2020	
1	Revising CP Application	22/07/2020	

Project Name: **Montrose Wintergarden Hotel**

Project No: **1008**

Client: **Level 1 Mechanical Level**

Drawn by: **MJ**

Checked by: **FD**

Revision No: **A2.4**



GENERAL NOTES:
1. General information, dimensions, and annotations are not to be used as part of the programmatic requirements.



Sheet No. 2020-11-17

REV	NO	DESCRIPTION	DATE
2	Revising CP Amendment	08/11/2020	
1	Revising CP Application	22/07/2020	

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Project Name
Montrose
Wintergarden Hotel

Project No. 1908

Drawing Date November 15, 2020

Scale 1:100

Drawn by MJ

Checked by FD

Revision No. **A2.5**





GENERAL NOTES:
1. General information, dimensions, and annotations are to be used in part of the project's construction.

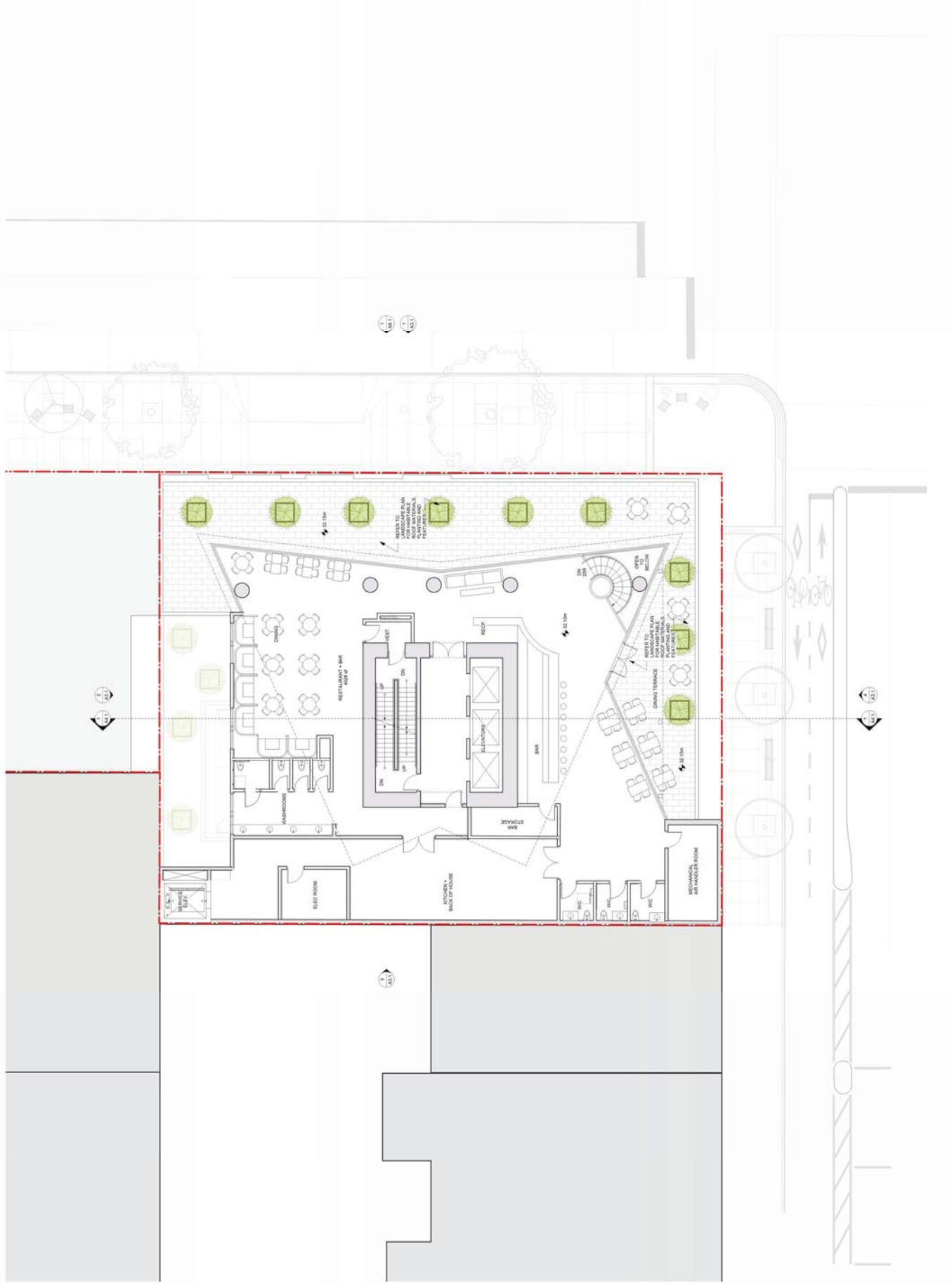


MM 2020-11-17

REV	NO	DESCRIPTION	DATE
2	Revising CP Application	08/11/2020	
1	Revising CP Application	22/07/2020	

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Montrose	
Wintergarden Hotel	
Level 4 Plan	
Project no.	1008
Drawing title	November 15, 2020
Date	1:100
Scale	MJ
Drawn by	FD
Checked by	FD
Revision no.	A2.6





MERCHANT HOUSE CAPITAL

GENERAL NOTES:
1. General information, dimensions, and materials are indicated on the drawings. Information not shown on the drawings is to be obtained from the appropriate specifications.



DATE: 2020-11-17

REV. NO.	DESCRIPTION	DATE
2	Revising CP Amendment	01/11/2020
1	Revising CP Application	22/07/2020

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Project Name:
Montrose
Wintergarden Hotel

Project No.: 1008

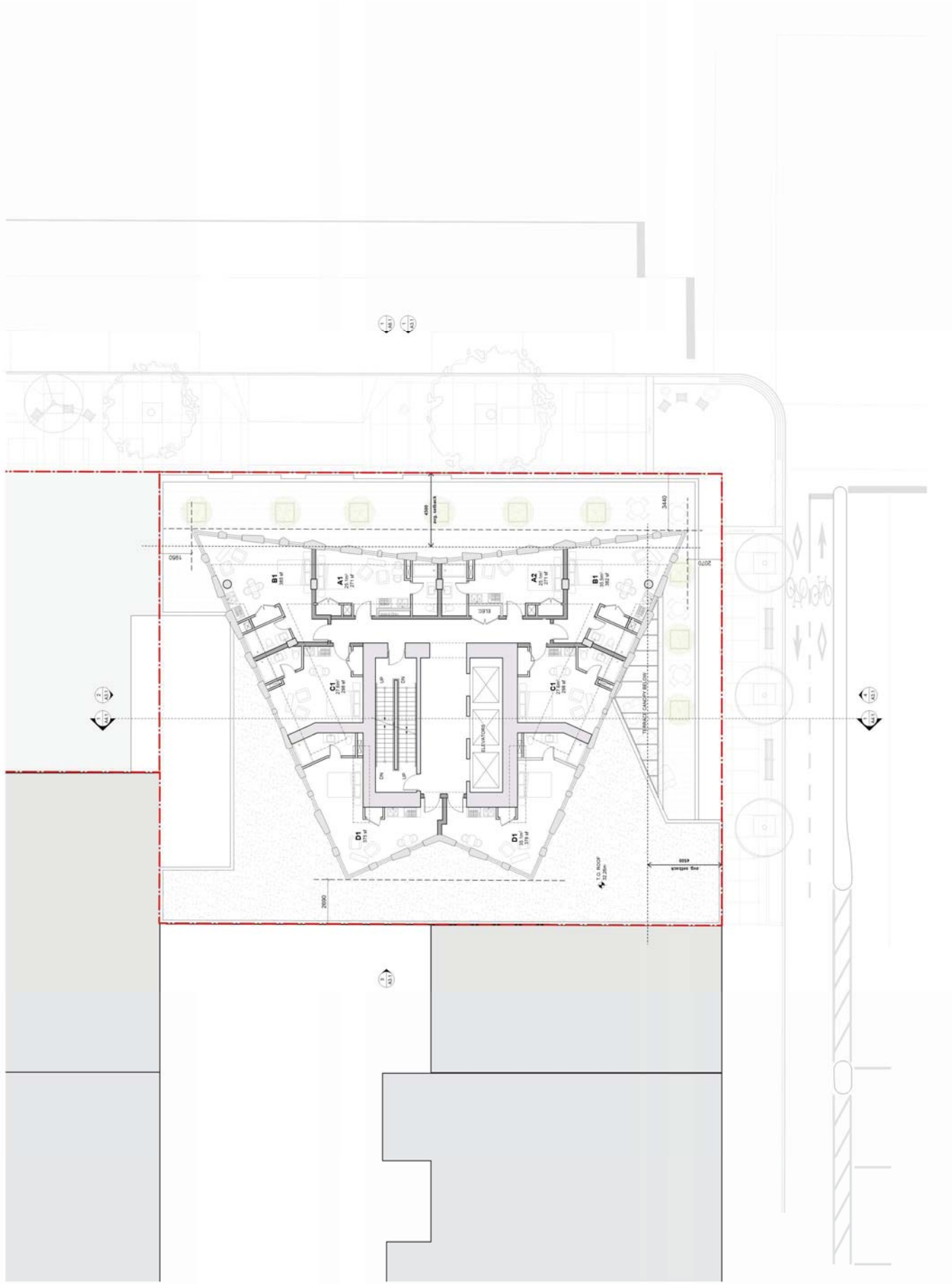
Drawing No.: November 15, 2020

Scale: 1:100

Drawn by: MJ

Checked by: FD

Revision No.: 2
Sheet No.: A2.7



GENERAL NOTES:
1. General information, dimensions, and materials are indicated on the drawings. Information not shown on the drawings is to be obtained from the appropriate authorities.



Scale: 2000/11-17

Rev. No.	Description	Date
2	Revisión CP Resubmisión	08/11/2020
1	Revisión CP Aplicación	22/07/2020

Project Name: Montrose Wintergarden Hotel

Client: Montrose Wintergarden Hotel

Project No.: 1008

Drawing No.: November 15, 2020

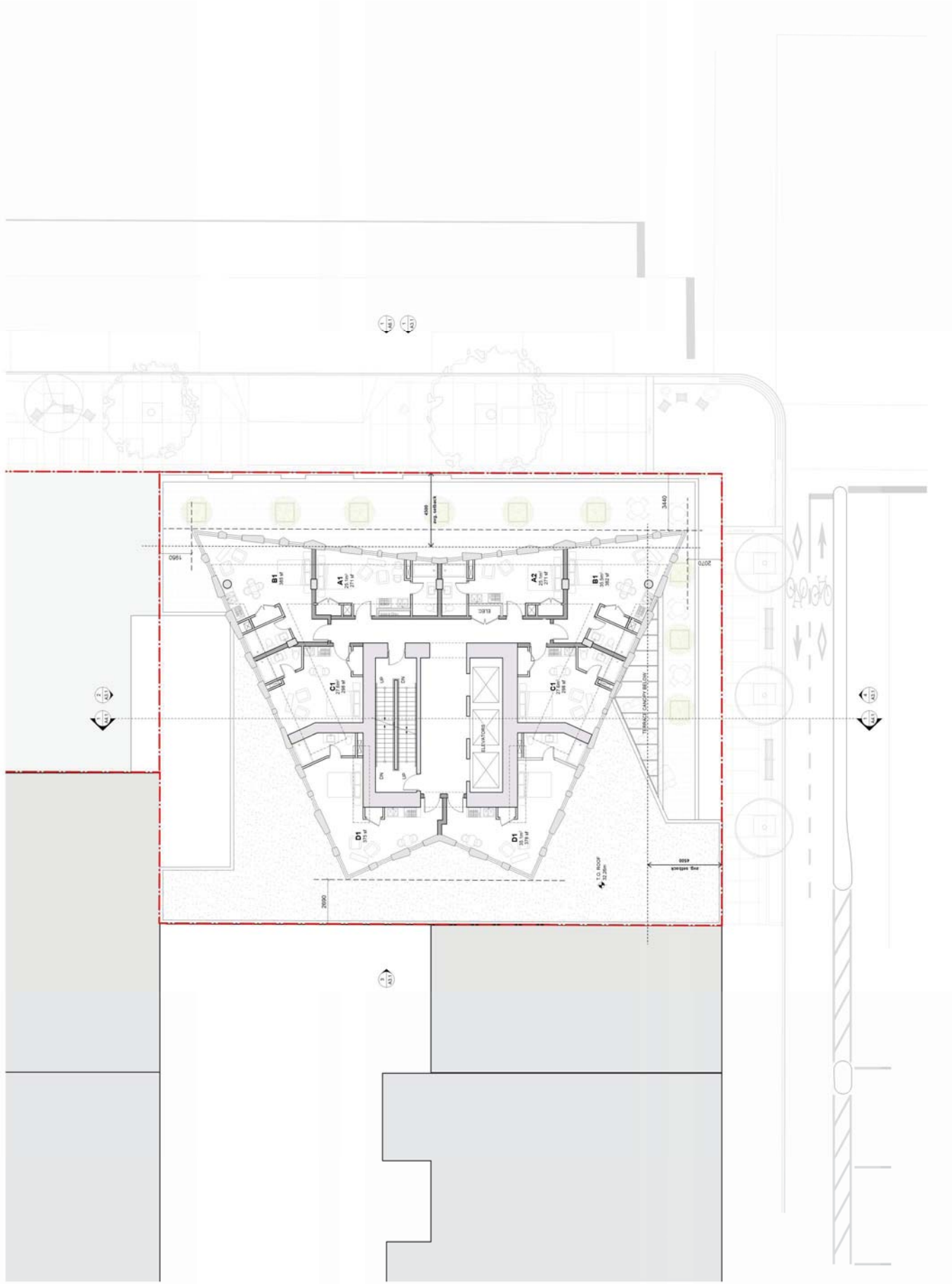
Date: November 15, 2020

Scale: 1:100

Drawn by: MJ

Checked by: FD

Revision No.: A2.8



GENERAL NOTES:
1. General information, dimensions, and annotations are to be used as part of the project's information.



DATE: 2020-11-17

REV	DESCRIPTION	DATE
2	Revising CP Application	08/11/2020
1	Revising CP Application	22/07/2020

PROJECT NO: 1908

CLIENT: Montrose Wintergarden Hotel

PROJECT: Roof Level Plan

DATE: November 15, 2020

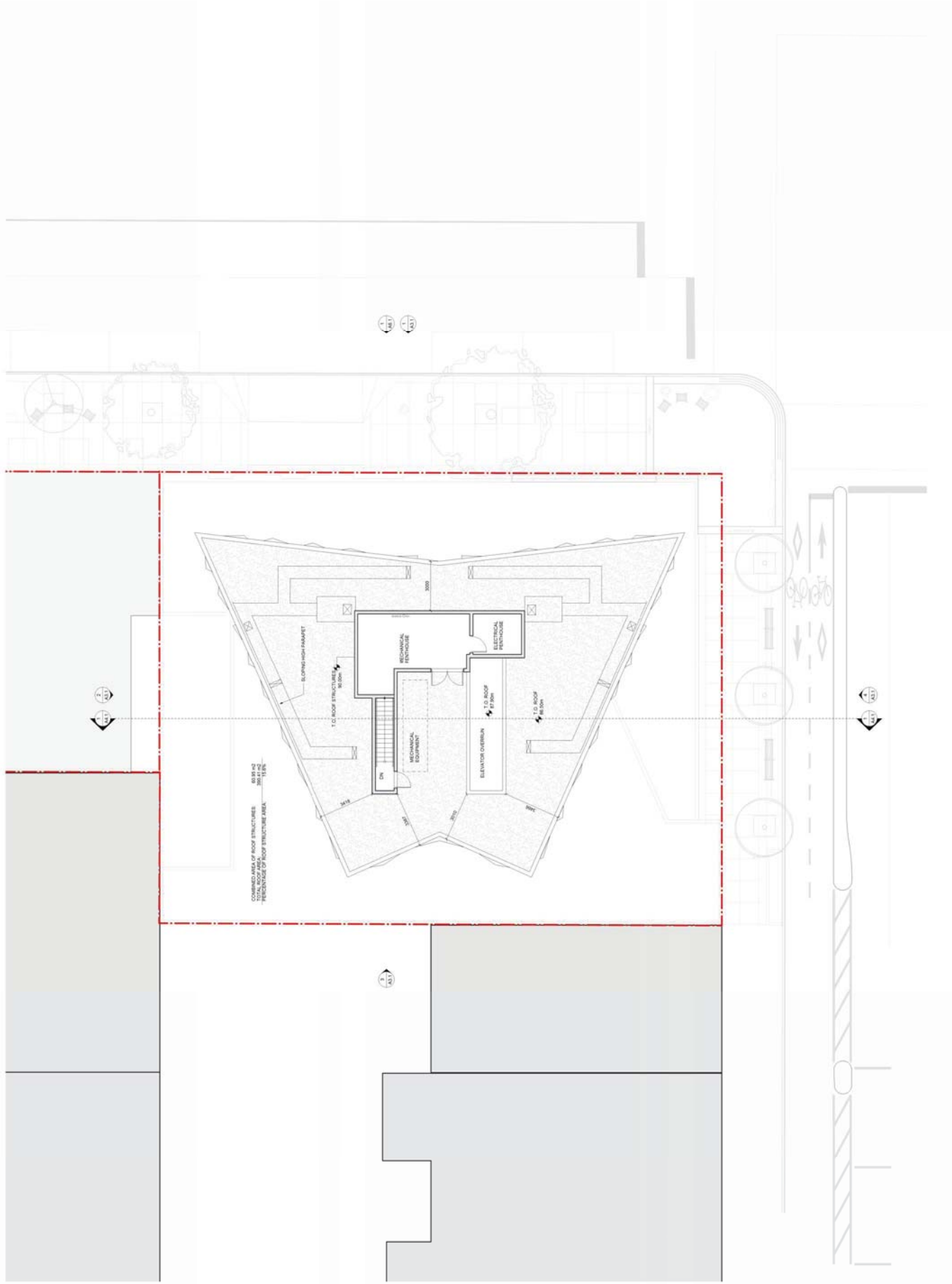
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DRAWN BY: MJ

CHECKED BY: FD

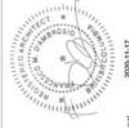
REVISION NO. 2

SHEET NO. **A2.9**



GENERAL NOTES:

1. General information, dimensions, and materials are provided for information only and are not to be used for construction without the approval of the architect.



MM 2020-11-17

1	Revision / Description	10/11/2020
REV NO	DESCRIPTION	DATE
<p>Notes: All materials, finishes, and colors are to be selected and approved by the architect. All materials and finishes are to be installed in accordance with the manufacturer's instructions.</p>		

Project Name

Montrose
Wintergarden Hotel

Project No.

1008

Client Name

Merchant House Capital

Issue Date

November 15, 2020

Issue No.

FD

Created By

MJ

Revision No.

A3.1a



MONTROSE BUILDING EXISTING BRICK FACADE



EXISTING EXTERIOR BRICK
MONTROSE BUILDING



EXISTING EXTERIOR BRICK
MONTROSE BUILDING



MONTROSE WOOD ENTRY - STAINED AND FINISHED
MONTROSE BUILDING (MONTROSE HOTEL)



MONTROSE WOOD ENTRY - STAINED AND FINISHED
MONTROSE BUILDING (MONTROSE HOTEL)

2 MONTROSE BUILDING - EXISTING HERITAGE MATERIALS

A3.1a



AUBURN BRASS CLADDING
DOMINION SQUARE, GREEN



BRASS COLOURED FACADE
LINK JARDIN HOTEL, AUSTRALIA



VERTICAL EXTENSION OVER WINDOW
AIRBORNE PRODUCT CENTRE, UK



VERTICAL CORRUGATED FACADE
RESEMAPLE EMBURY, CANADA, QUEBEC

3 METAL CLADDING PRECEDENTS

A3.1a



REPLACEMENT WOOD AND
WOOD GLAZING SYSTEM
WOOD SPECIES AND FINISH T.B.D.



FINISH ELEMENT ON METAL PANEL
COLOUR: LIGHT GREY



LOW E-COATED GLAZING IN THERMALLY
BROKEN ALUMINUM CURTAIN WALL FRAME

SPANDREL GLASS PANEL
COLOUR: LIGHT GREY



VERTICAL BRASS BRICK
COLOURED METAL CLADDING
SIMILAR TO AUBURN - AUBURN BRASS



FINISHED CONCRETE
SANDGRADED



RED BROWN MAQUERY BRICK
SIMILAR TO BRICK BROWN
METAL MATERIALS - AUBURN BRASS

1 PROPOSED WINTERGARDEN MATERIALS

A3.1a

GENERAL NOTES:
1. General information, dimensions, and materials are shown on all drawings and are not to be used for any other purpose without the written consent of the architect.

**WINTERGARDEN HOTEL
MATERIALS:**

- 1 RED BROWN MAJORITY BRICK
- 2 VERTICALLY FINISHED BRONZE METAL CLADDING SYSTEM
- 3 COLOURED METAL CLADDING
- 4 PANEL CLADDING SYSTEM
- 5 SPANDREL GLASS PANEL
- 6 FINISHED CONCRETE
- 7 GLASS QUADRANT
- 8 WOOD GULLAM STRUCTURE
- 9 WOOD CLAD SPINAL STRUCTURE
- 10 CHALK WALL WITH MURAL



MM 2009-11-17

REV	NO	DESCRIPTION	DATE
1	1	PERMISSION OF PROFESSIONAL ENGINEER	11/11/2020

Project Name:
Montrose
Wintergarden Hotel

Project No.: 1008

Date: November 15, 2020

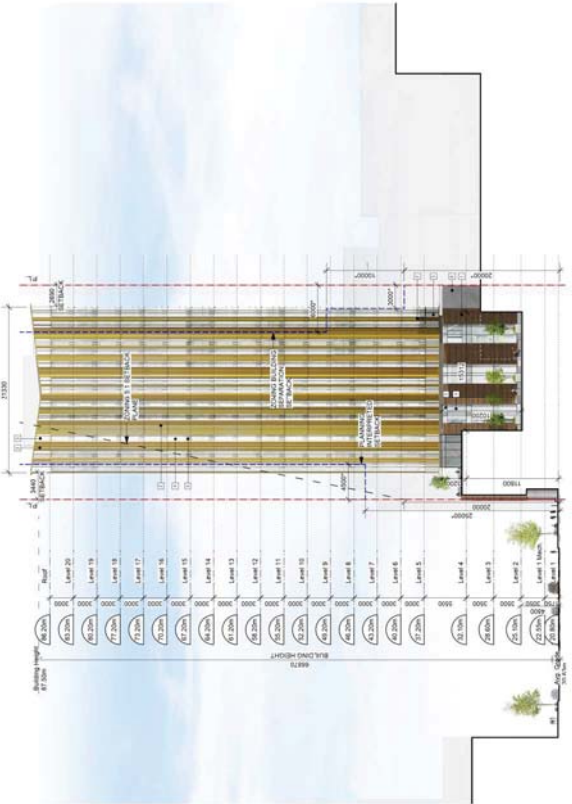
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Drawn by: MJ

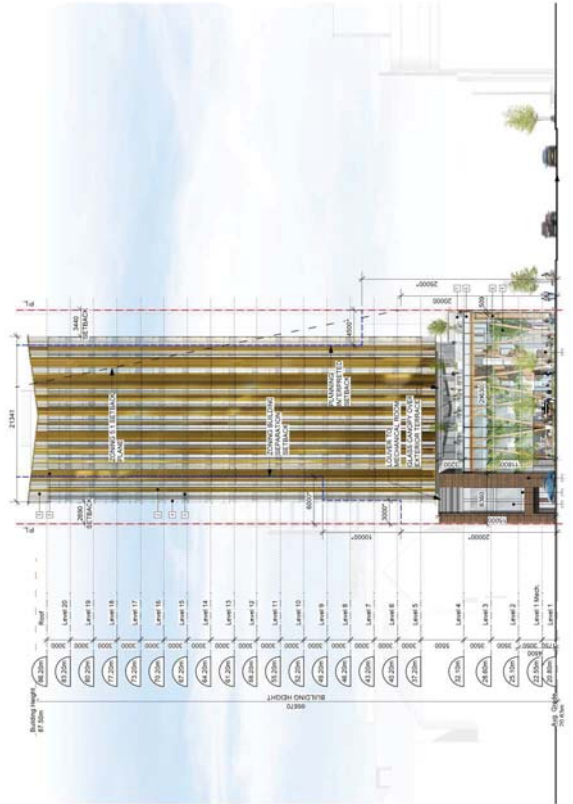
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Revision No.: A3.1

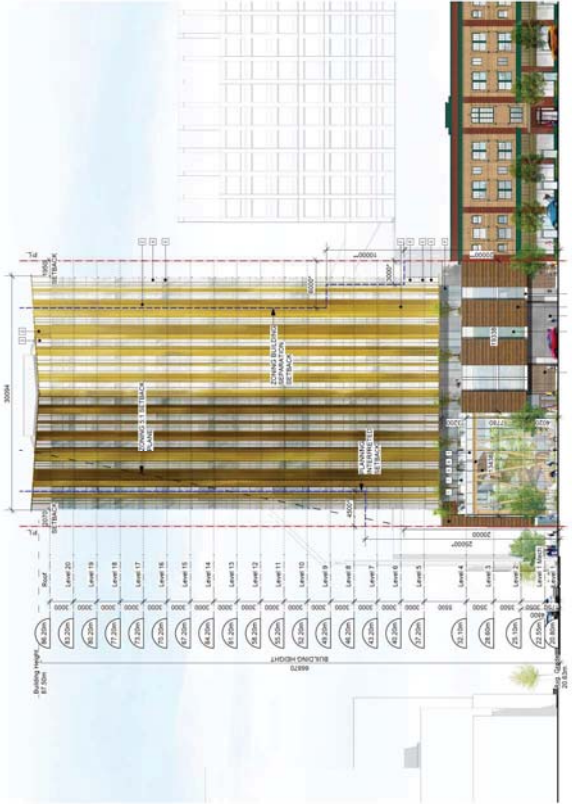
Sheet No.: A3.1



2 NORTH ELEVATION
A3.1 1/320



4 SOUTH ELEVATION
A3.1 1/320



1 EAST ELEVATION
A3.1 1/320



3 WEST ELEVATION
A3.1 1/320

Notes:
1. This drawing is a preliminary drawing and is not to be used for any other purpose without the written consent of the architect.

GENERAL NOTES

1. General information, dimensions, and materials shall be as shown on the drawings and shall be subject to the approval of the appropriate authorities.



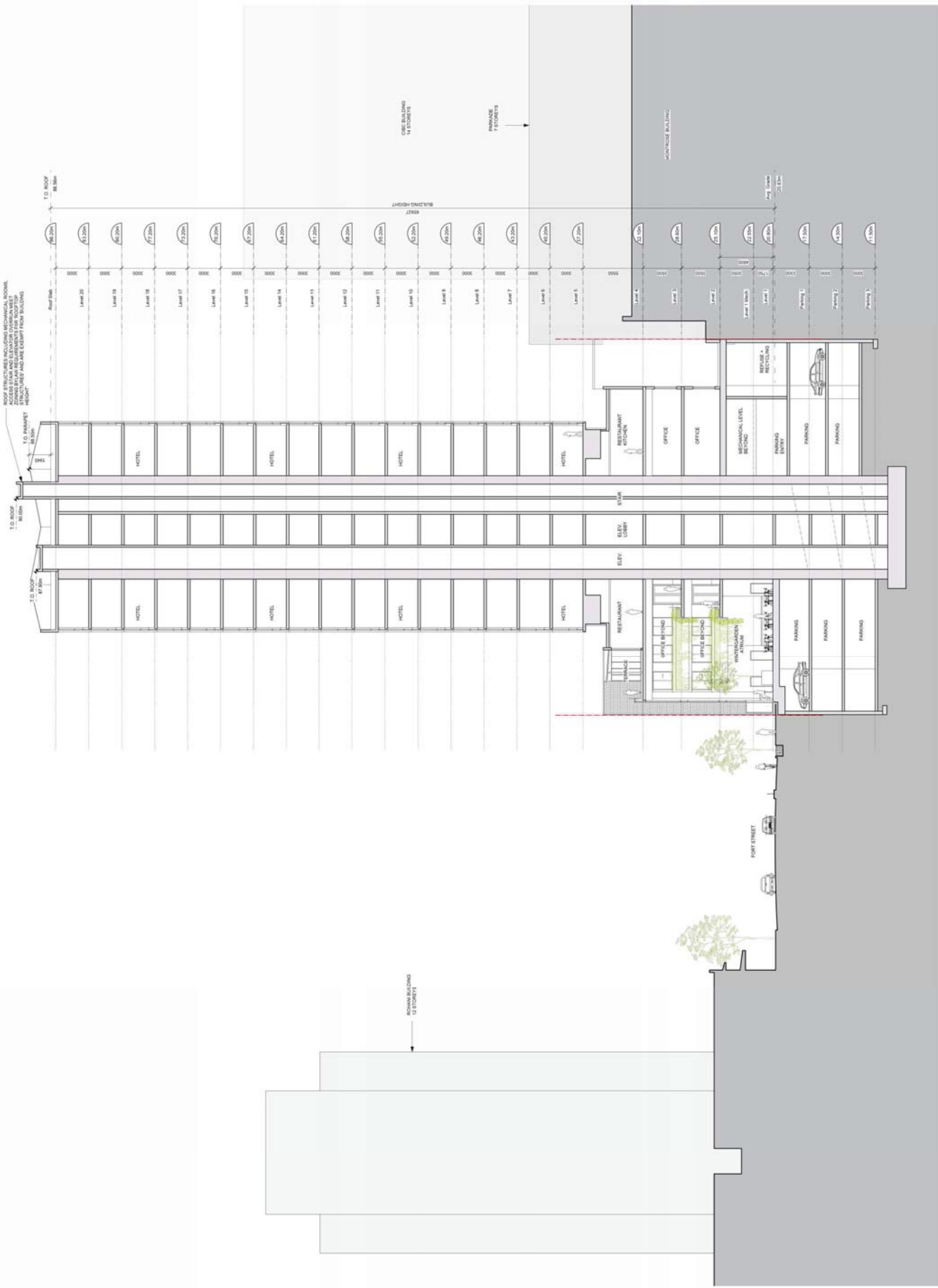
DATE: 2020-11-17

2	Revised	12/15/2020	18-11-0003
1	Revised	12/15/2020	2019-0005
REV NO	DESCRIPTION	DATE	NO.

PROJECT NAME

Montrose
Wintergarden Hotel
Building Section

PROJECT NO.	1008
ISSUE DATE	November 15, 2020
SCALE	1:150
DRAWN BY	MJ
CHECKED BY	FD
REVISION NO.	2
SHEET NO.	A4.1



GENERAL NOTES:

1. General information, dimensions, and materials are shown on the sheet as part of the architectural requirements.



DATE	2008-11-17
NO.	1
DESCRIPTION	REVISION
1	Revised CP Application 22/07/2008
2	Revised CP Application 08/11/2008

Project Name	
Montrose Wintergarden Hotel	
Project No.	
1008	
Drawn By	RJ
Checked By	FD
Revision No.	2
Revision No.	A6.1



WINTERGARDEN HOTEL MATERIALS:

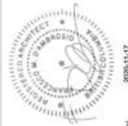
1. WOOD CLAD PANELS
2. WOOD CLAD PANELS
3. WOOD CLAD PANELS
4. WOOD CLAD PANELS
5. WOOD CLAD PANELS
6. WOOD CLAD PANELS
7. WOOD CLAD PANELS
8. WOOD CLAD PANELS
9. WOOD CLAD PANELS
10. WOOD CLAD PANELS

HERITAGE MONTROSE MATERIALS:

1. WOOD CLAD PANELS
2. WOOD CLAD PANELS
3. WOOD CLAD PANELS
4. WOOD CLAD PANELS
5. WOOD CLAD PANELS
6. WOOD CLAD PANELS
7. WOOD CLAD PANELS
8. WOOD CLAD PANELS
9. WOOD CLAD PANELS
10. WOOD CLAD PANELS

GENERAL NOTES:

1. General information, drawings, and specifications are to be used as part of the project's construction.



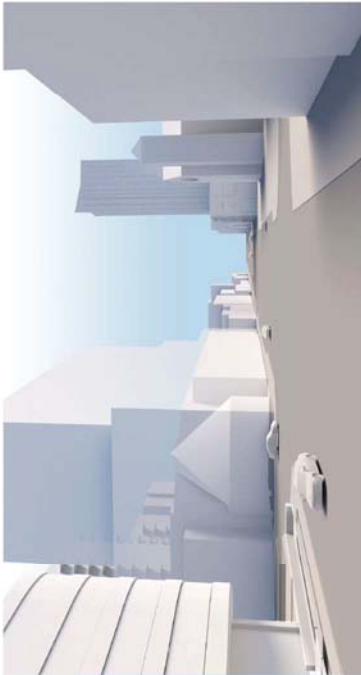
2	Revising CP Amendment	01/11/2020
1	Revising CP Application	22/07/2020
REV NO	DESCRIPTION	DATE

Work shall include those changes and details not set out in the drawings, and shall be subject to the approval of the Architect.

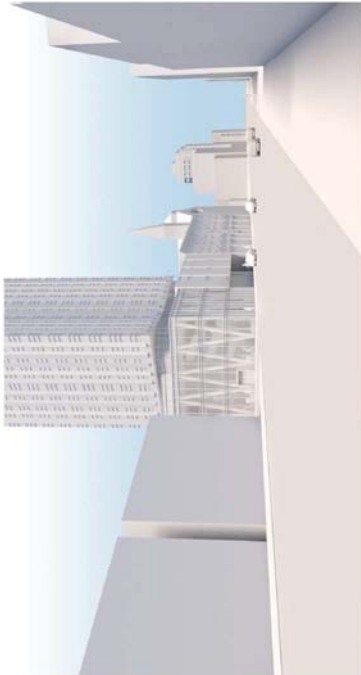
Project Name
Montrose
Wintergarden Hotel

Project No. 1008
Drawn by NTS
Checked by MJ
Revision no. FD

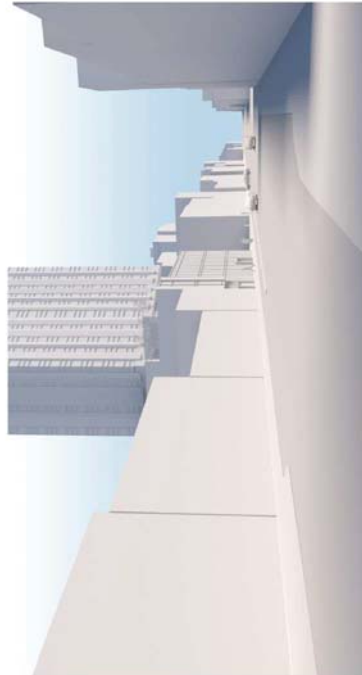
Sheet no. A10.1



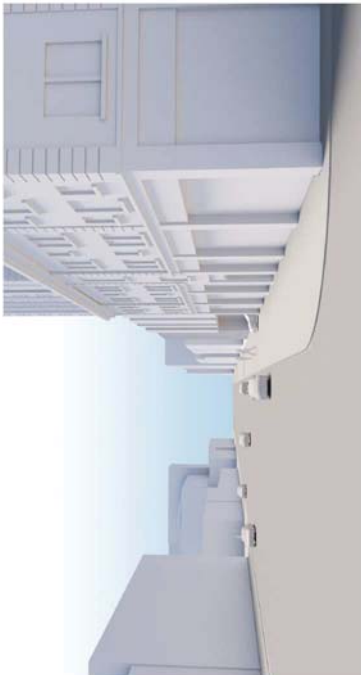
2 - Far View Looking South on Blanshard



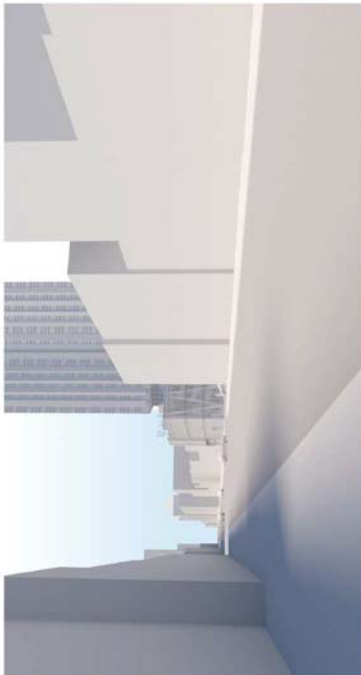
4 - View Looking North on Blanshard



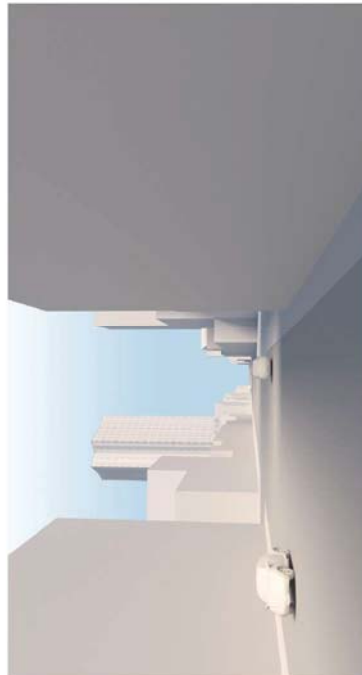
6 - Close View Looking East on Fort



1 - Close View Looking South on Blanshard



3 - View Looking West on Fort



5 - Far View Looking East on Fort



Key Plan
1:2000

2

N



GENERAL NOTES:

1. General information, drawings, notes, and specifications are to be read in conjunction with the contract documents and the applicable building codes.



MM 2020-11-17

2	Revising	CP Amendment	01/11/2020
1	Revising	CP Application	10/13/2019
REV NO.	DESCRIPTION	DATE	

Project Name
Montrose Wintergarden Hotel

Project No.
1909

Drawing Title
Context Views and Skyline Analysis

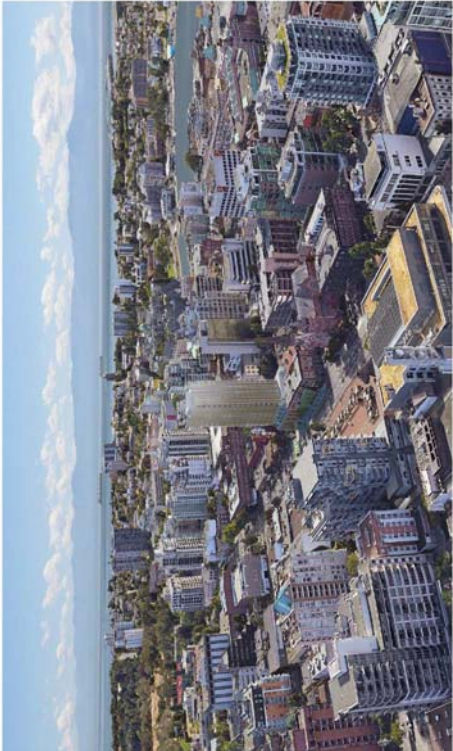
Drawing Date
November 15, 2020

Scale
N/A

Drawn By
MJ

Checked By
FD

Revision No.
A10.2



2 - Context View Birdseye



4 - City Skyline with Proposed Building



1 - Context View from Above



3 - City Skyline Existing

1 Context Views and Skyline Analysis



GENERAL NOTES:

1. General information, drawings, and specifications are to be used as part of the project's information.



MM 2020-11-17

2	Revising CP Amendment	08/11/2020
1	Revising CP Application	22/07/2020
Rev No	Description	Date

Work on these drawings shall be done in accordance with the provisions of the contract documents and any other documents referred to in the contract documents.

Project Name

**Montrose
Wintergarden Hotel**

Rendered Sketch Views

Project No. 1908

Drawing Date November 18, 2020

Scale NTS

Drawn By MJ

Checked By FD

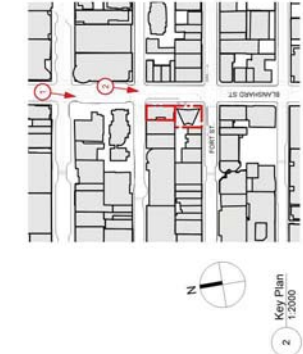
Revision No. **A10.3**



2 - Close View Looking South on Blanshard St



1 - Far View Looking South on Blanshard St



1 - Rendered Sketch Views



GENERAL NOTES:

1. General information, drawings, and specifications are to be read in conjunction with the contract documents and the project program.



DATE: 2020-11-17

2	Revising CP Amendment	08-11-2020
1	Revising CP Application	22-07-2020

KEY NO. DESCRIPTION DATE

PROJECT NAME: Montrose Wintergarden Hotel

PROJECT NO.: 19208

DRAWING DATE: November 15, 2020

SCALE: NTS

DRAWN BY: MJ

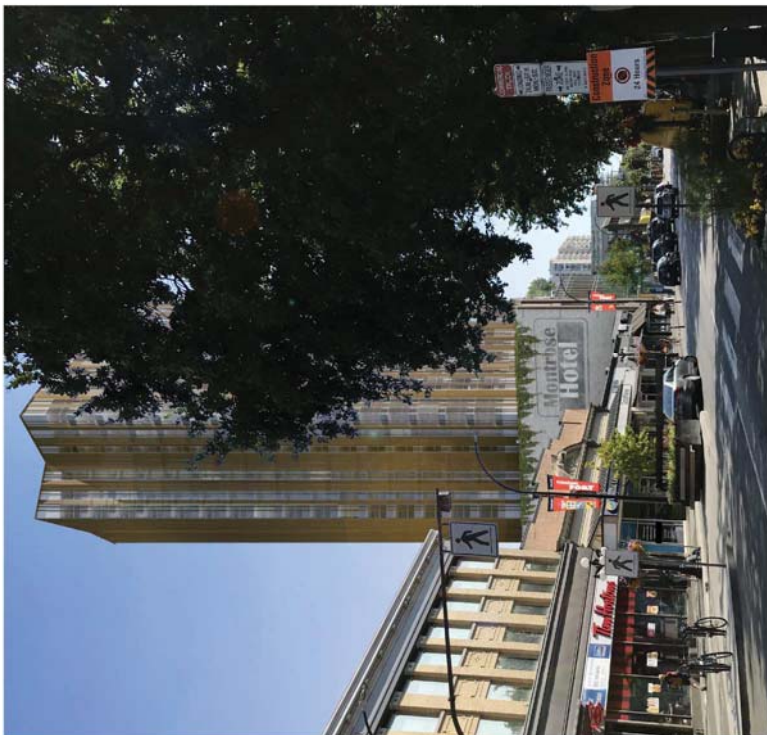
CHECKED BY: FD

REVISION NO.: A10.4

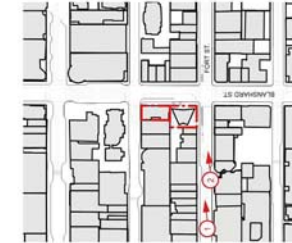
SHEET NO.: 2



2 - Close View Looking East on Fort St



1 - Fair View Looking East on Fort St



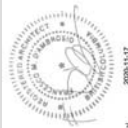
Key Plan
1:2000

2



GENERAL NOTES:

1. General information, drawings, and specifications are to be used in conjunction with all other documents and shall be subject to the terms and conditions of the contract documents.



MM 2020-11-17

REV	NO	DESCRIPTION	DATE
2	1	Revising LP Amendment	08/11/2020
1	1	Revising LP Application	22/07/2020

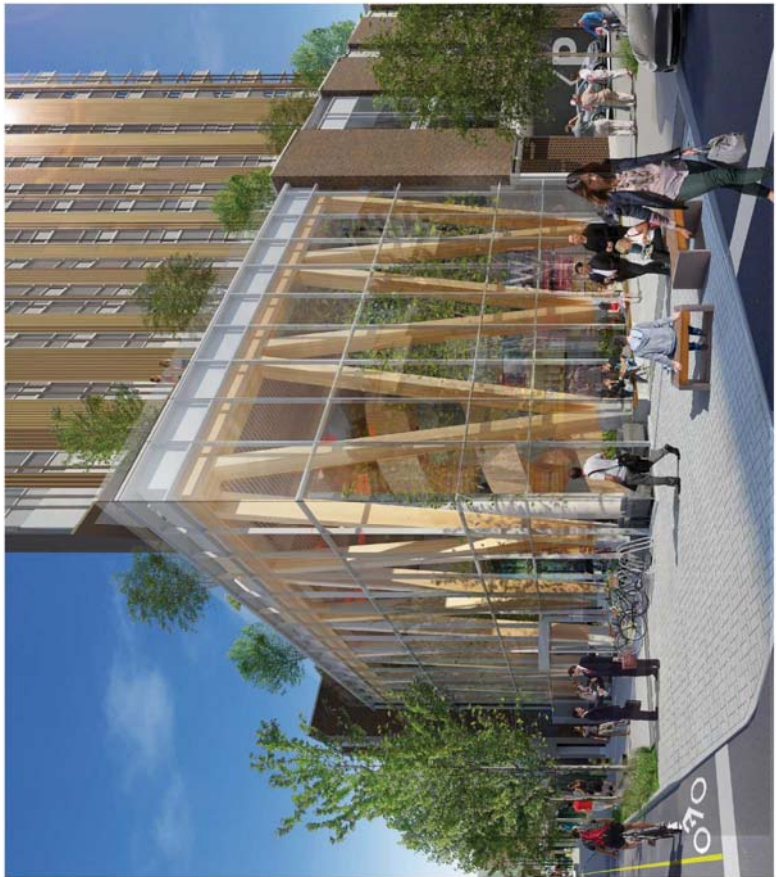
Project Name
**Montrose
Wintergarden Hotel**

Project No. 1908
Drawing Title
November 15, 2020
Scale NTS
Drawn by MJ
Checked by FD
Revision No. 2

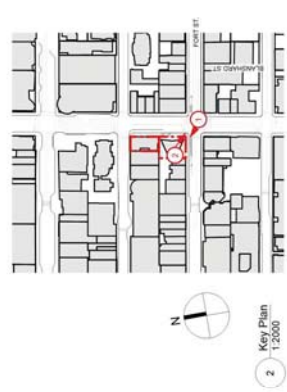
Sheet No. **A10.5**



2 - Wintergarden Interior View



1 - Wintergarden Street View



1 - Rendered Sketch Views



MERCHANT HOUSE CAPITAL

GENERAL NOTES:
1. General information, dimensions, and construction notes are not to be used as part of the contract documents.



REV NO	DESCRIPTION	DATE
2	Revising CP Amendment	08/11/2020
1	Revising CP Application	22/07/2020

All dimensions are in feet and inches and are as shown on the drawings. All dimensions are to be taken as part of the finished construction.
 All work shall be in accordance with the applicable codes and standards.
 All work shall be in accordance with the applicable codes and standards.

Project Name:
 Montrose
 Wintergarden Hotel
 Rendered Sketch Views

Project no: 1908
 Drawing title: November 18, 2020
 Date: NTS
 Scale: MJ
 Drawn by: FD
 Checked by: NTS
 Revision no: A10.6
 Sheet no: 2



1 - View looking North on Blanchard



Key Plan
1:2000

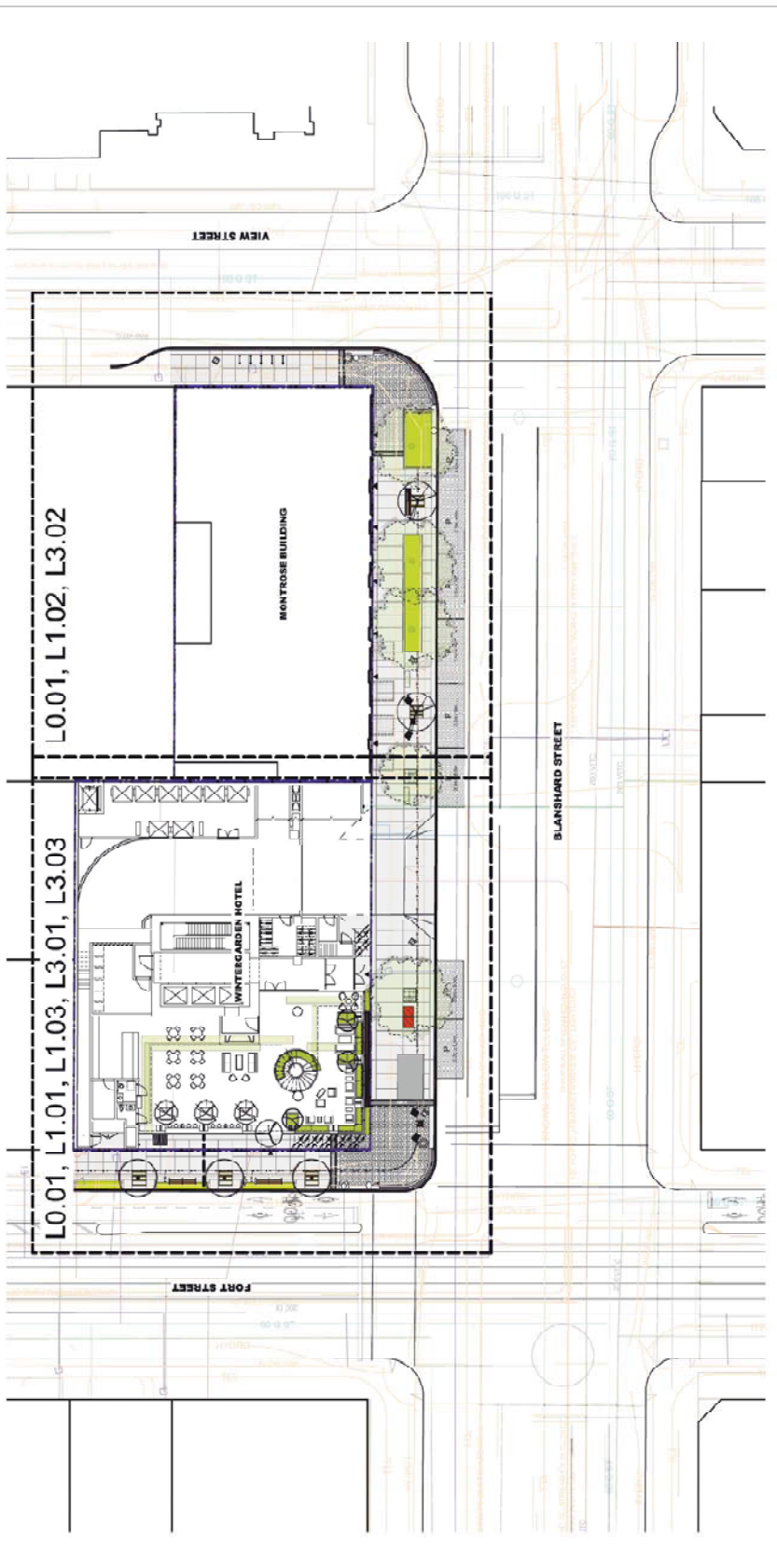
2 - Rendered Sketch Views

Merchant House Capital
MONTROSE WINTERGARDEN
 Victoria, BC

Landscape Streets

Sheet No.	Sheet Title
L3.00	Cover
L3.01	Tree Retention and Removals
L3.02	Landscape Materials
L3.03	Landscape Methods
L3.04	Landscape Details
L3.05	Planting Plan
L3.06	Planting Plan
L3.07	Planting Plan
L3.08	Planting Plan
L3.09	Planting Plan
L3.10	Planting Plan

KEY PLAN



2	DTB Submission	18/11/2020
1	DT Application	20/07/2020
0	Siteplan	08/04

Murdoch de Greeff Inc.
 Landscape Planning & Design
 2050 Douglas Street
 Victoria, BC



client
MERCHANT HOUSE CAPITAL
 2050 Douglas Street
 Victoria, B.C.

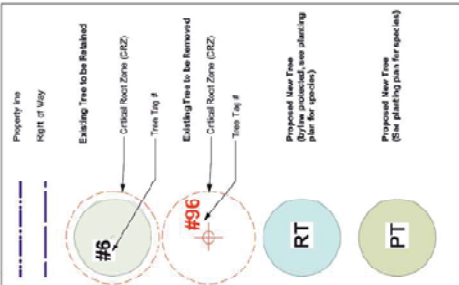
Project
Montrose Wintergarden
 1106 Blanshard Street
 Victoria, B.C.

Sheet No.
Cover

Project No.	110.00
Scale	1:100 @ 20'x30'
Drawn by	MDJ
Checked by	SMF/DC
Project C.D.	Sheet No.

L0.00

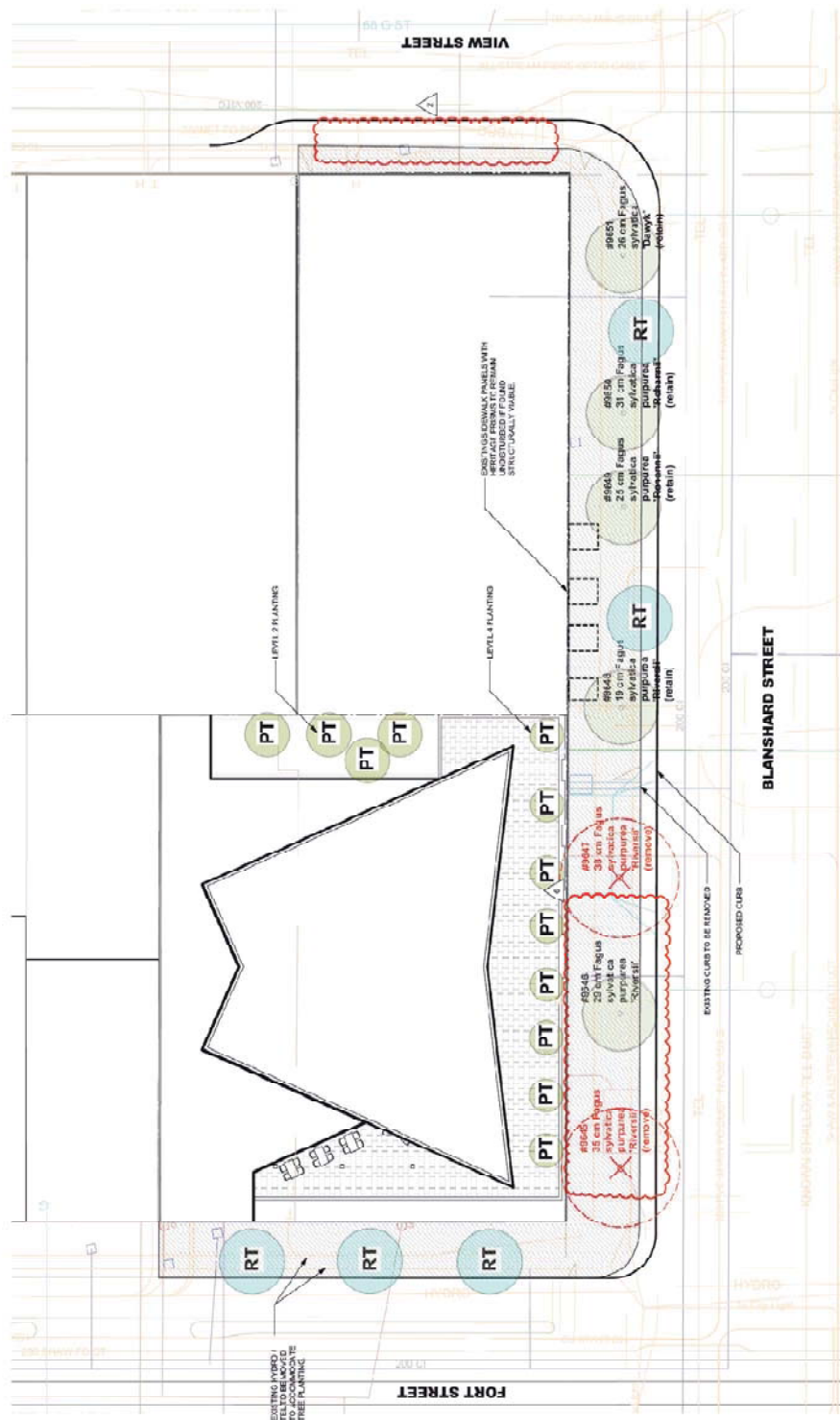
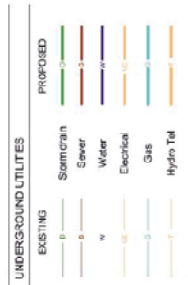
LEGEND



TREE SUMMARY

Diverse Planted Tree Inventory	2
New Trees Proposed	5
Total Replacement Trees	7

Redundant trees to be removed as per City of Victoria, 2016.
Redundant trees to be removed as per City of Victoria, 2016.
Trees within of the site boundary with tags and location to be used in consultation with City of Victoria Parks staff.
Refer to Target Allocation & Associates website report for more information, to be used in accordance with the landscape strategy.



client
MURDOCH deGreeff
Landscape Planning & Design
2250-11-13

client
MERCHANT HOUSE CAPITAL
2250 Douglas Street
Victoria, B.C.

project
Tree Retention and Removals

sheet no.
L0.01

project no. 110.00
scale 1:100 @ 24"x36"
date 11/11/2020
checked by SA/PC
project no. SA/PC



1	DT Application	11/11/2020	ok
2	DT Re-submission	11/11/2020	ok

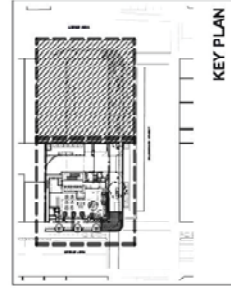
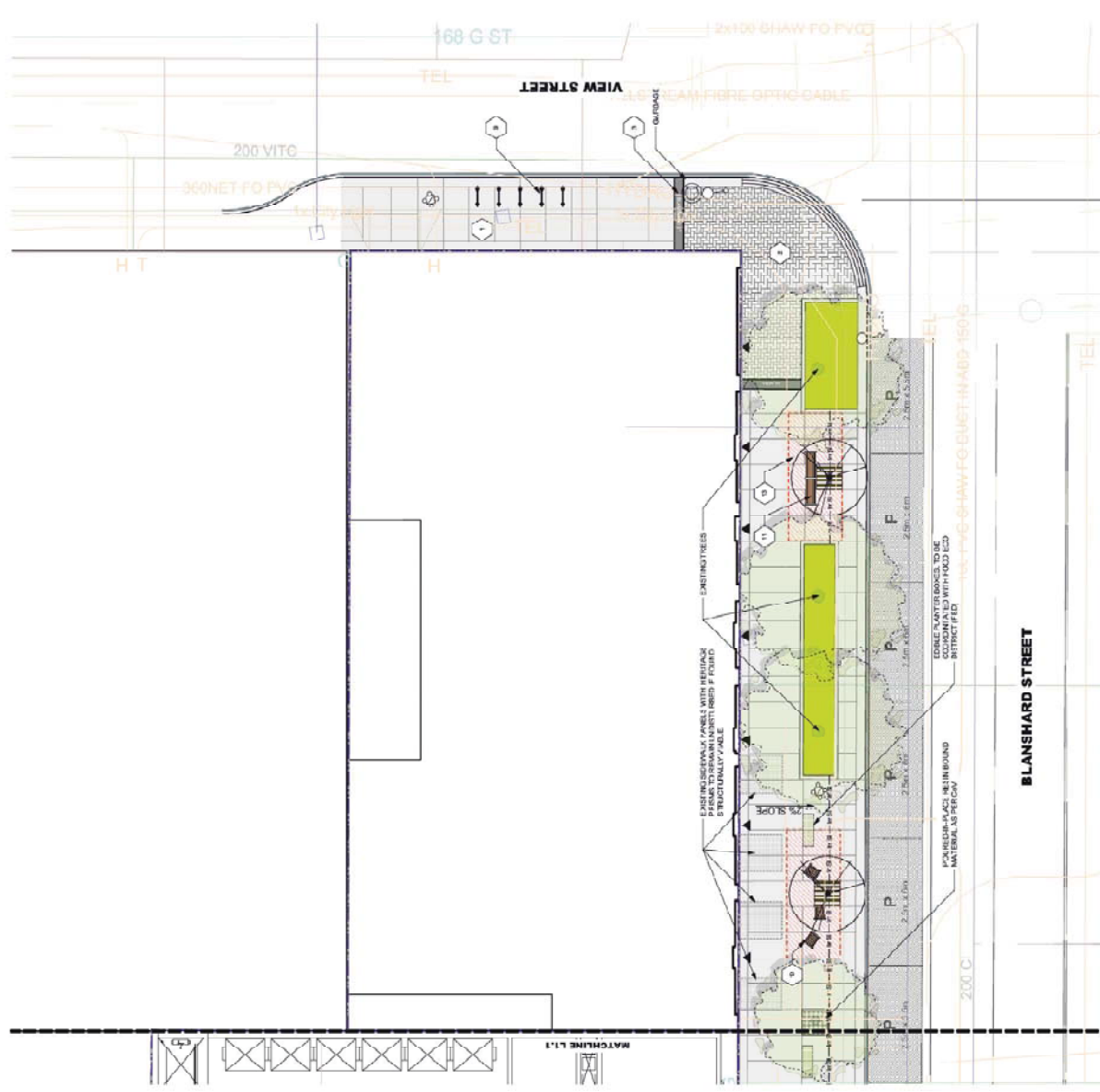
LEGEND

LANDSCAPE MATERIALS

1	Cast in place Concrete Paving New Town CIV STD.
2	Unit Paving - Type 1 225mm x 75mm x 60mm. Acacia set, Matra only. Unstained. New Town CIV STD.
3	Unit Paving - Type 2 225mm x 75mm x 60mm. Acacia set with locker course. Charcoal grey. New Town CIV STD.
4	Unit Paving on Porcelain - Type 5 Hydro-pneumatic sub on pedestal.
5	Plant / Tree Planting Area - Ch. Growth 450 mm depth growing medium, 400 x 400 landscape specification.
6	Raised Planter - Ch. Blab Growing medium depth varies refer to landscape specification. Height 150mm and height.
7	Green Roof - On slab Extensive Green Roof. Pre-vegetated mat over subgrade soil system. R20 - depth varies (100-300 mm)

LANDSCAPE STRUCTURES / FINISHINGS

8	Tree Screen on Slab New Town CIV STD. Manufacture by City of Vancouver. Depth 200mm. powder coat. distance 800 x 200 x 1200mm.
9	Bioplastic - recycled property Manufacture by City of Vancouver. specifies and supplied by City of Vanc.
10	Chair - metal/plastic New Town CIV Standard Chair or equivalent.
11	Deck - material property Equipment 100 mm, 8' height. EP Decking. Manufacture by City of Vancouver. Metric Grey. waterproof. Top Wood Seal. Left to Right: Start Orientation, sealed concrete base.
12	Custom Birch Seating and table (pool) Manufacture by Woodberry with table and arm rest.
13	Soil Cell - material property City approved soil cell. Recycled soil cell. Manufacture by City of Vancouver. To be coordinated with city.



0 5 10 m



KEY PLAN

Scale: 1:100

Sheet No. L1.02

Scale: 1:100

Scale: 1:100

Scale: 1:100

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client: MERCHANT HOUSE CAPITAL
1021 Douglas Street
Victoria, B.C.

project: Montrose Interchange
1106 Blanshard Street
Victoria, B.C.

sheet no. L1.02

scale: 1:100

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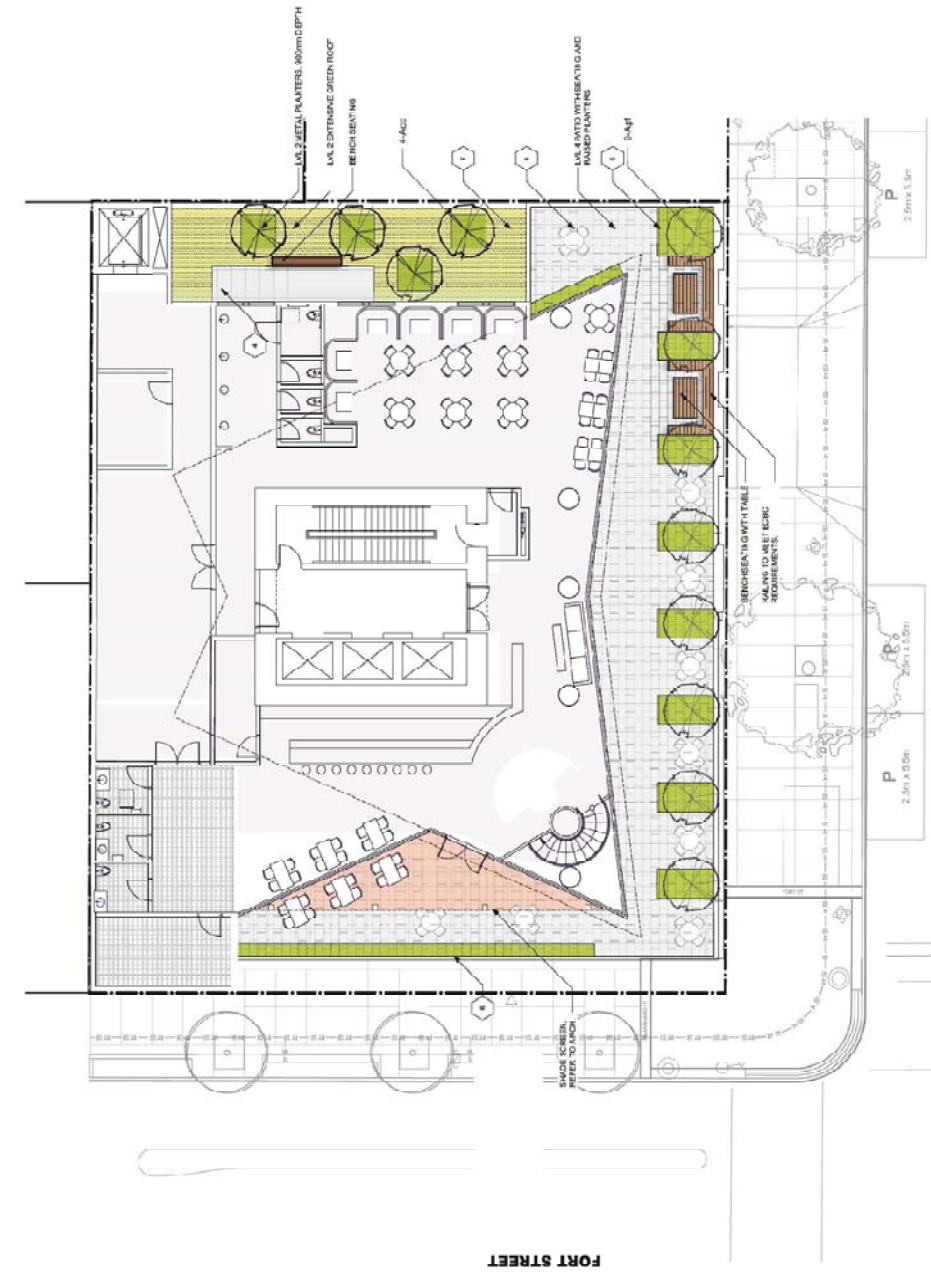
LEGEND

LANDSCAPE MATERIALS

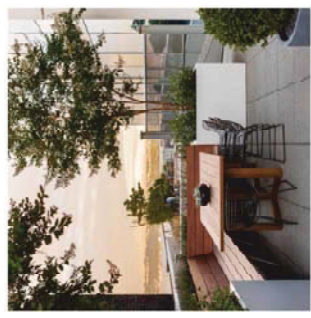
1	Cast in place Concrete Paving New Town CIV Std.
2	Unit Paving - Type 1 225mm x 75mm x 60mm. Acorn set, Natural Grey, Unstained. New Town CIV Std.
3	Unit Paving - Type 2 225mm x 75mm x 60mm. Slate set with Cobble Course, Charcoal grey. New Town CIV Std.
4	Unit Paving on Porosite - Type 5 Hydro-pneumatic sub on porosite.
5	Plant / Tree Planting Area - On Grass 450 mm depth growing medium, 1000 L2 Landscape Specification.
6	Raised Planter - On Slab Growing medium depth varies refer to over subgrade system. Height 1.5m and all height.
7	Green Roof - On Slab Extensive Green Roof. Pre-vegetated mat over subgrade system. Height 1.5m and all height. (500 mm depth varies 100-300 mm)

LANDSCAPE STRUCTURES / FINISHINGS

8	Tree Screen on Slab Refer to Landscape Specification by City of New Town CIV Std. (DPS/MA/2020)
9	Playarea Deck - finished property Refer to Landscape Specification by City of New Town CIV Std. (DPS/MA/2020)
10	Chair - metal/plastic New Town CIV Standard Chair or
11	Benches - metal/plastic Equipment 1800 mm x 600 mm x 100 mm. Refer to Landscape Specification by City of New Town CIV Std. (DPS/MA/2020). Link to Right Side Orientation, based on terrain line.
12	Custom Bench Seating and table (wood) Refer to Landscape Specification by City of New Town CIV Std. (DPS/MA/2020). Link to Right Side Orientation, based on terrain line.
13	Soil Cell - metal/plastic CIV approved soil cell. Recycled soil. Refer to Landscape Specification by City of New Town CIV Std. (DPS/MA/2020). Link to Right Side Orientation, based on terrain line.



CORTEN STEEL RAISED PLANTER



WOOD BENCH SEATING



SHADE SCREEN

KEY PLAN



0 5 10 m

1	DP/Re-submission	18/11/2020
2	DP/Re-submission	20/07/2020
3	Approval	08/08/2020

Murdoch de Greeff
Landscape Planning & Design
200-11-13



client
MERCHANT HOUSE CAPITAL
8251 Douglas Street
Victoria, B.C.

Project
Mortrose Airtersgarden
1106 Blanshard Street
Victoria, B.C.

Project No. 110-06
Scale 1:100
Drawn by MDI
Checked by SM/PC
Project ID 110-06
Sheet No. L1.03

SERVICING NOTES:

- 1. PROPOSED DRAINAGE TO CITY OF VICTORIA STANDARDS. EXISTING PAVING WORK TO BE RELOCATED AS SHOWN.
- 2. EXISTING 150mm STORM SERVICE TO BE REMOVED FOR RE-USE BY THE CITY OF VICTORIA TO INSTALL INSPECTION CHAMBERS AT DEVELOPER'S EXPENSE.
- 3. EXISTING 150mm STORM SERVICE TO BE REMOVED FOR RE-USE.
- 4. PROPOSED WATER SERVICE AND WALKS INSTALLED BY THE CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- 5. EXISTING BOLLARD TIE WHEN PROPOSED DRAINAGE TO BE REMOVED AND REDUCED.
- 6. EXISTING RECYCLING WATER SERVICES TO BE REMOVED BY THE CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- 7. PROPOSED CATCHBASINS TO BE INSTALLED AS PER CITY OF VICTORIA SD 311 DUE TO BE PAVED DUCT BANK (UNPAVED).



SITE SERVICING PLAN
N 1:250



KEY PLAN
N 1:250

780 FORT STREET
PRELIMINARY SITE
SERVICING PLAN
Scale: 1:250
Date: 11/2023
Sheet 1 of 1
Eng. Project No. 31541-2



J E ANDERSON & ASSOCIATES
VICTORIA, BRITISH COLUMBIA, CANADA

ISSUED FOR DEVELOPMENT PERMIT

V:\Projects\31541-2 - Medical Centre - 200 Fort - 2nd Servicing\07 - Engineering\08 - Drawings & Details\08\31541-2_Serv.A41 Rev.04 November 13, 2023