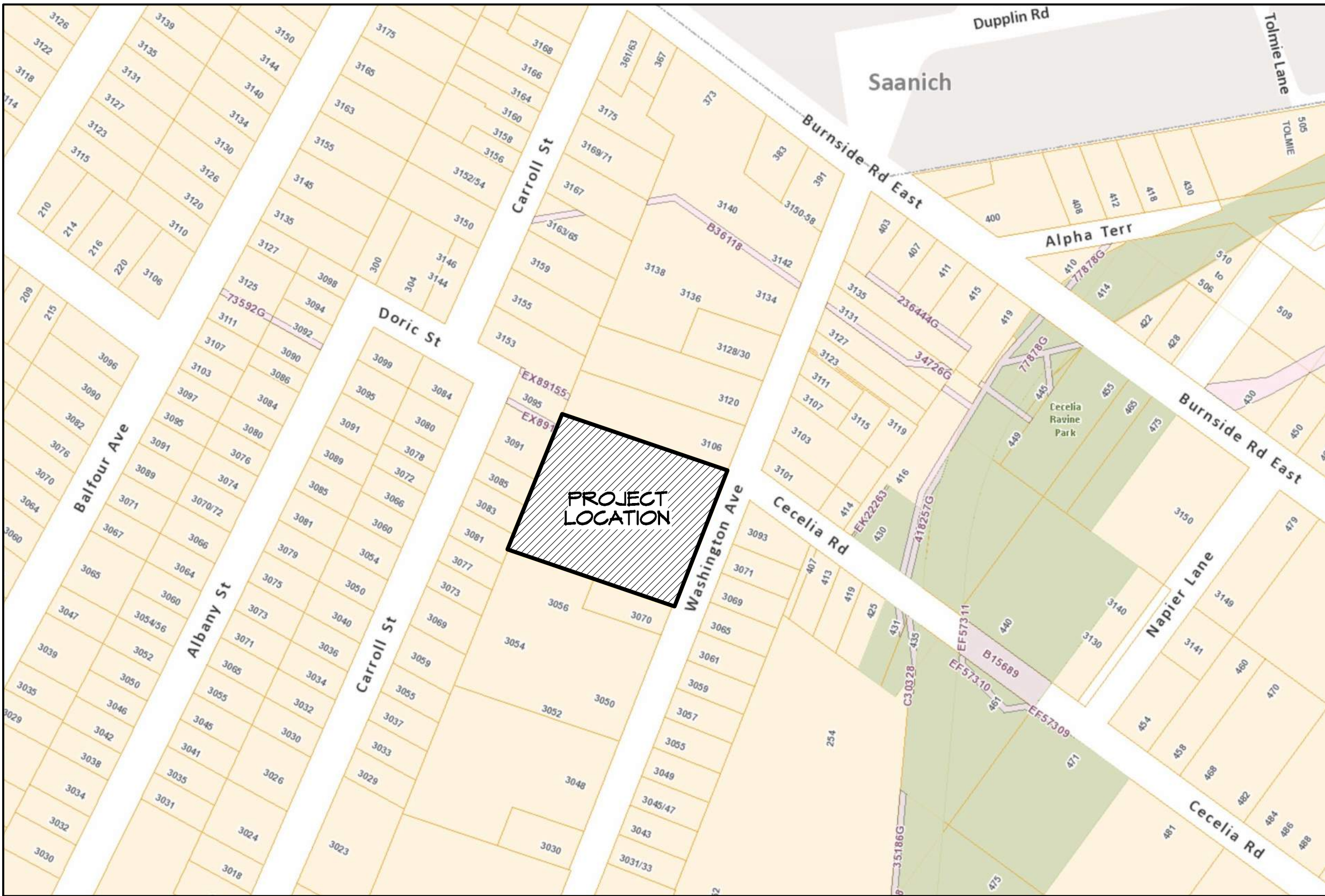


PROJECT INFO & SITE DATA		
OWNER	CURATE DEVELOPMENTS/ LOVE DEVELOPMENTS	
ARCHITECT	MJM ARCHITECT INC.	
DESIGN CONSULTANT	ZEBRA DESIGN	
CIVIC ADDRESS	3080, 3082, 3090 WASHINGTON AVE.	
LEGAL ADDRESS	LOTS 9, 10 & 11 SECTION 7A, VICTORIA DISTRICT, PLAN 431	
CURRENT ZONING	R1-B	
PROPOSED ZONING	SITE SPECIFIC	
PROJECT DESCRIPTION	PROPOSED 34-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT	
ADDITIONAL CONSULTANTS		
LANDSCAPE	MURDOCH DEGREEFF INC.	
CIVIL	JE ANDERSON & ASSOCIATES	
GEOTECHNICAL	TBD	
STRUCTURAL	TBD	
MECHANICAL	TBD	
ELECTRICAL	AES ENGINEERING	
ARBORIST	GYE & ASSOCIATES	
LOT AREA* * INCLUDING SRM AREAS	SITE (COMBINED) 6031.75 M ² (64925.19 FT ²)	
FRONT YARD AREA	282.91 M ² (3045.26 FT ²)	
LOT WIDTH	70.69 M (231.92')	
LOT DEPTH (AVG)	85.37 M (280.07')	
SETBACKS		
EAST - WASHINGTON AVE.	4.00 M (13.12') TO BLDG A/B	
WEST - REAR	5.53 M (18.14') TO BLDG J	
SOUTH - INT. SIDE	3.40 M (11.15') TO BLDG C/F	
NORTH - INT. SIDE	5.47 M (17.95') TO BLDG E/H	
SEPARATION BTW BLDGS		
FRONT/REAR	VARIES 5.48 M - 8.78 M	
SIDE/SIDE	VARIES 3.00 M - 10.21 M	
AVG. GRADE	SEE PAGE A105	
STOREYS	2 & 3 STOREYS	
BUILDING HEIGHT	11.08 M (36.35') - MAX BLDG H	HEIGHT TO UPPER CEILING
BLDG A	7.18 M (23.56')	5.77 M (18.93')
BLDG B	10.46 M (34.32')	8.80 M (28.87')
BLDG C	10.19 M (33.43')	8.52 M (27.95')
BLDG D	10.19 M (33.43')	8.52 M (27.95')
BLDG E	10.31 M (33.83')	8.65 M (28.38')
BLDG F	10.36 M (33.99')	8.70 M (28.54')
BLDG G	10.67 M (35.01')	9.01 M (29.56')
BLDG H	11.08 M (36.35')	9.42 M (30.91')
BLDG I	7.05 M (23.13')	5.74 M (18.83')
BLDG J	7.26 M (23.82')	5.95 M (19.52')
FLOOR AREA		
3RD FLOOR	1275.83 M ² (13732.96 FT ²) = 62.93 % OF 2ND FLOOR AREA	
2ND FLOOR	2027.43 M ² (21823.06 FT ²)	
1ST FLOOR	1162.56 M ² (12513.74 FT ²)	
GARAGE	812.47 M ² (8745.36 FT ²)	
BIKE SHED	4.18 M ² (45.00 FT ²)	
ELECTRICAL CLOSETS (ESTIMATE)	8.36 M ² (90.00 FT ²) LOCATIONS TO BE DETERMINED	
ALLOWANCES:		
VEHICLE PARKING STALL (18.60 M ² PER UNIT)	- 595.20 M ² (- 6406.68 FT ²) -18.60 M ² X 32 UNITS W/ GARAGE	
TOTAL FLOOR AREA	4695.64 M ² (50543.44 FT ²)	
FLOOR AREA RATIO	0.7785	
SITE COVERAGE	39.06 % (2355.93 M ²) INCL BIKE SHED & POSSIBLE ELEC. RMS	
OPEN SITE SPACE - TOTAL	39.68 % (2393.66 M ²)	
OPEN SITE SPACE - FRONT YARD	89.33 % (252.72 M ²)	
PARKING	45 VEHICLE STALLS	
VEHICLE STALL - RESIDENTIAL IN GARAGE	39	
SURFACE STALL (ASSIGNED)	2	
VEHICLE STALL - VISITOR	4	
BICYCLE - LONG TERM	2 BIKE SHED FOR UNITS 16 & 27	
BICYCLE - SHORT TERM	6	
TOTAL NUMBER OF UNITS	34	
UNIT TYPE	2-4 BEDROOMS	
# OF BUILDINGS	10	
# OF UNITS PER BLDG	2-4	
MINIMUM UNIT FLOOR AREA	115.21 M ²	
SITE AREA PER UNIT	177.40 M ² (1909.56 FT ²)	



LOCATION MAP
(not to scale)



Context Plan
Scale: 1:1000

DRAWING LIST:

ARCHITECTURAL

- A100 PROJECT INFO
- A101 PHASING PLAN
- A102 SITE PLAN (PROPOSED)
- A103 TREES TO RETAIN/REMOVE
- A104 SITE PLAN (EXISTING)
- A105 AVG. GRADE CALCULATIONS
- A201 BUILDING A FLOOR PLANS
- A202 BUILDING B FLOOR PLANS
- A203 BUILDING C FLOOR PLANS
- A204 BUILDING D FLOOR PLANS
- A205 BUILDING E FLOOR PLANS
- A206 BUILDING F FLOOR PLANS
- A207 BUILDING G FLOOR PLANS
- A208 BUILDING H FLOOR PLANS
- A209 BUILDING I FLOOR PLANS
- A210 BUILDING J FLOOR PLANS
- A301 BUILDING A ELEVATIONS
- A302 BUILDING B ELEVATIONS
- A303 BUILDING C ELEVATIONS
- A304 BUILDING D ELEVATIONS
- A305 BUILDING E ELEVATIONS
- A306 BUILDING F ELEVATIONS
- A307 BUILDING G ELEVATIONS
- A308 BUILDING H ELEVATIONS
- A309 BUILDING I ELEVATIONS
- A310 BUILDING J ELEVATIONS
- A401 STREETSCAPES & SECTIONS
- A402 SECTIONS (CONT'D)
- A501 RENDERINGS
- A601 COLOURS & MATERIALS
- A602 SUN STUDIES

CIVIL

- PRELIMINARY SITE SERVICING
& STORMWATER MANAGEMENT PLAN

LANDSCAPE

- LANDSCAPE PLANS

ARBORIST

- ARBORIST PLAN

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021



ZEBRADESIGN



1161 NEWPORT AVE
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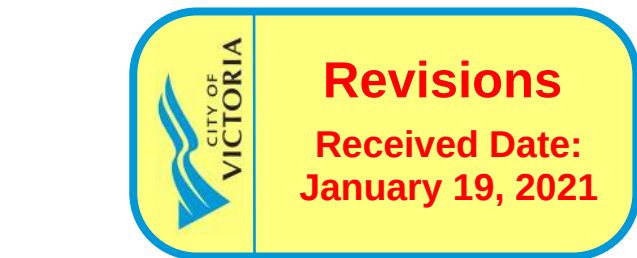
Drawn By: K. KOSHMAN

Date: SEP. 10/19

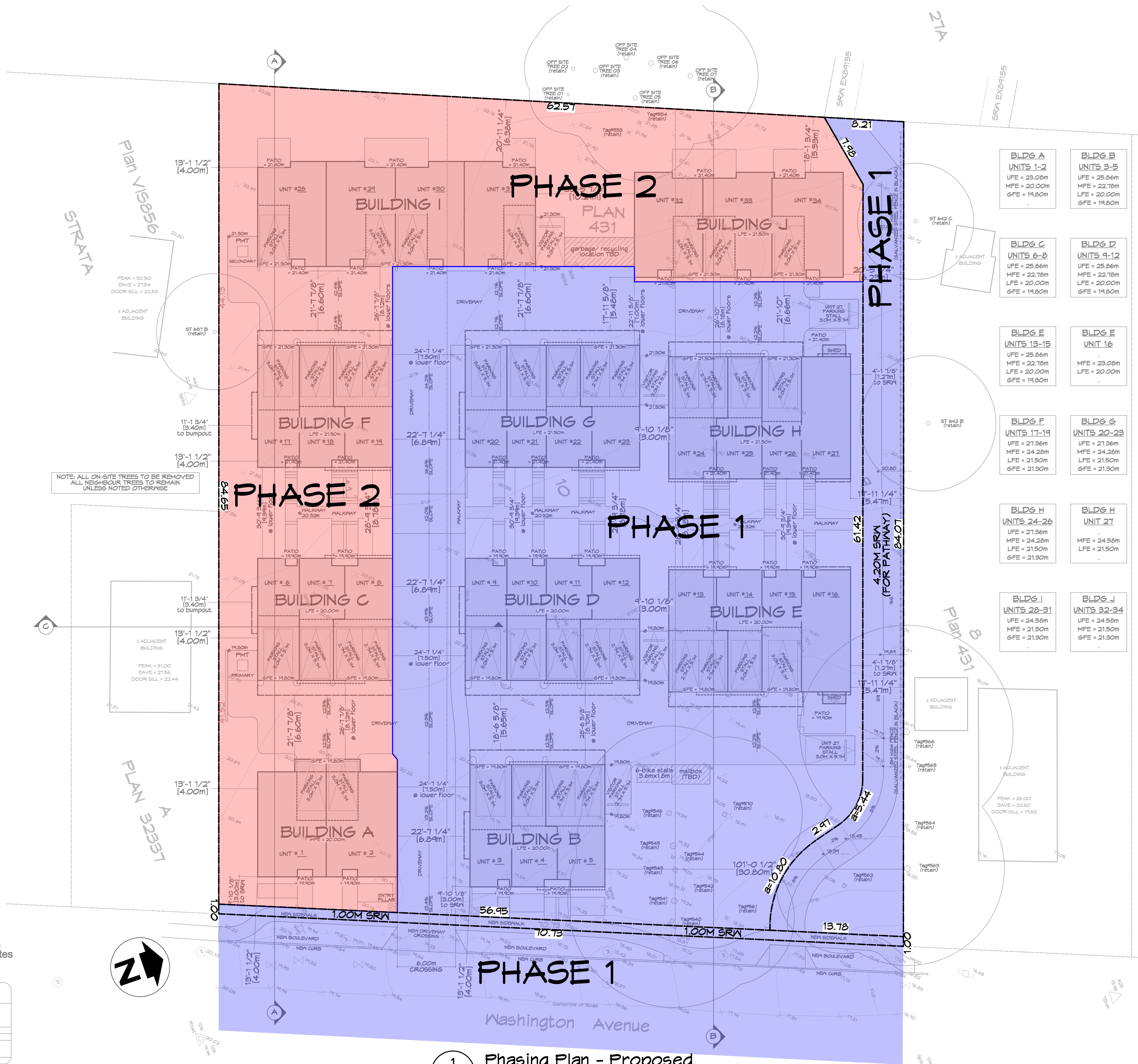
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
PROJECT INFO



REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	DATA TABLE UPDATED; CONTEXT PLAN UPDATED; DRAWING LIST REVISED	MAR. 10/20	CAUS AUG. 26/19 DP/REZONE SEP. 10/19	A 100 Proj.No. TBD
1A	DATA TABLE UPDATED TO CORRECT ERRORS; DRAWING LIST REVISED	MAY 12/20	REV.1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV.1B MAY 12/20	
1C	REVISE SITE DATA; ADD PAGE A402	NOV. 09/20	REV.1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV.1D NOV. 09/20 JAN. 19/21	



PHASING LEGEND & NOTES:

PHASE 1 -
INCLUDES BLDGS B, D, E, G & H; PORTION OF DRIVEWAY/FIRE-ACCESS ROUTE; CENTRAL WALKWAY; PUBLIC PATHWAY; FRONT AMENITY AREA; ROAD FRONTAGE & IMPROVEMENTS; CIVIL WORK, SITE GRADING, & RETAINING WALLS

PHASE 2 -
REMAINDER OF PROJECT; INCLUDES BLDGS A, C, F, I & J; GARBAGE/RECYCLING AREA; REMAINDER OF DRIVEWAY/FIRE-ACCESS ROUTE

BLDG A UNITS 1-2 UFE = 23.08m MFE = 20.00m GFE = 19.80m	BLDG B UNITS 3-5 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m
BLDG C UNITS 6-8 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m	BLDG D UNITS 9-12 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m
BLDG E UNITS 13-15 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m	BLDG F UNIT 16 MFE = 23.08m LFE = 20.00m
BLDG F UNITS 17-19 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG G UNITS 20-23 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m
BLDG H UNITS 24-26 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG I UNIT 27 MFE = 24.58m LFE = 21.50m
BLDG I UNITS 28-31 UFE = 24.58m MFE = 21.50m GFE = 21.30m	BLDG J UNITS 32-34 UFE = 24.58m MFE = 21.50m GFE = 21.30m

ABBREVIATIONS:

UFE = UPPER FLOOR ELEVATION
MFE = MAIN FLOOR ELEVATION
LFE = LOWER FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
PHASING PLAN
(PROPOSED)

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1A	SHEET ADDED TO SHOW PHASING PLAN	MAR. 10/20	CAJUG AUG. 26/19	A 101
1B	NO CHANGES	MAY 12/20	DP/REZONE SEP. 10/19	
1C	NO CHANGES	AUG. 05/20	REV. 1 MAR. 10/20	
1D	NO CHANGES	NOV. 04/20	REV. 2A MAY 12/20	
1D	NO CHANGES	JAN. 19/21	REV. 3A AUG. 05/20 REV. 4A NOV. 04/20 REV. 5A JAN. 19/21	
				Proj.No. TBD

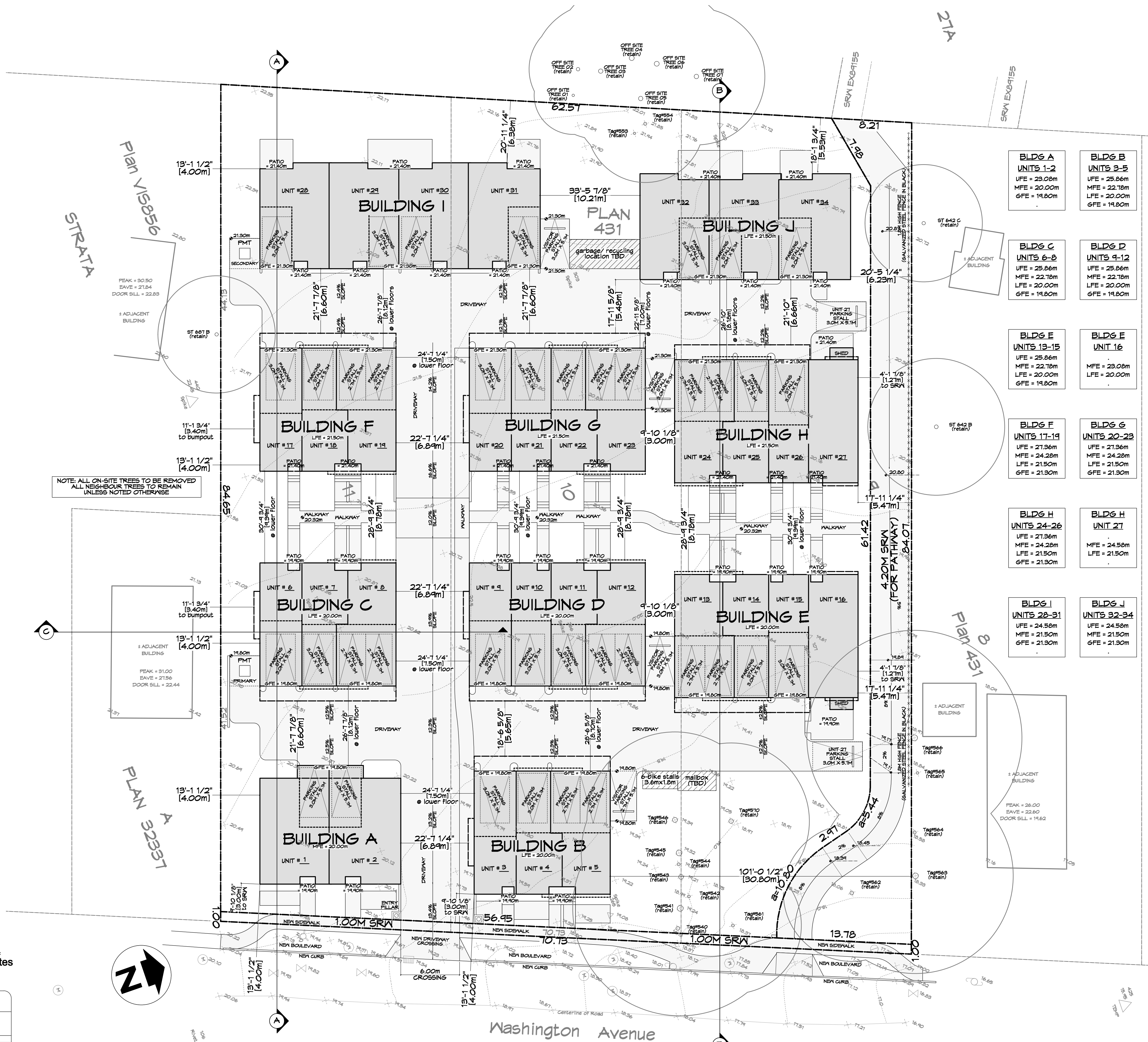
SITE PLAN BASED ON SURVEY BY:
J.E.Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN
3080-3090 WASHINGTON AVE.
LOTS 9-11, SECTION 7A,
VICTORIA DISTRICT, PLAN 431

DRAWN BY: DBL PROJECT SURVEYORS: D.R. CARRIER (P.M.)
SCALE: DATE: JAN 19, 2021
CLIENT: KASAPI CONSTRUCTION

OUR FILE: 30595-10 REVISION:

1 Phasing Plan - Proposed
Scale: 1:200



NOTE: ALL ON-SITE TREES TO BE REMOVED
UNLESS NOTED OTHERWISE

BLDG A UNITS 1-2 UFE = 23.08m MFE = 22.00m GFE = 19.80m	BLDG B UNITS 3-5 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m
BLDG C UNITS 6-8 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m	BLDG D UNITS 9-12 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m
BLDG E UNITS 13-15 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 19.80m	BLDG F UNIT 16 MFE = 23.08m LFE = 20.00m
BLDG G UNITS 17-19 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG H UNITS 20-23 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m
BLDG I UNITS 24-26 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG J UNIT 27 MFE = 24.58m LFE = 21.50m
BLDG K UNITS 28-31 UFE = 24.58m MFE = 21.50m GFE = 21.30m	BLDG L UNITS 32-34 UFE = 24.58m MFE = 21.50m GFE = 21.30m

ABBREVIATIONS:	
UFE	= UPPER FLOOR ELEVATION
MFE	= MAIN FLOOR ELEVATION
LFE	= LOWER FLOOR ELEVATION
GFE	= GARAGE FLOOR ELEVATION

NOTES:

FOR ROAD/SIDEWALK/DRIVEWAY,
GRADING & SERVICING DETAILS
SEE CIVIL PLANS BY JE ANDERSON

FOR WALKWAYS/PATIOS/RETAINING
WALLS/ FENCES/GRADING DETAILS
SEE LANDSCAPE PLANS
BY MURDOCH DEGREEFF

SEE PAGE A103 FOR CLARITY OF
TREES TO BE RETAINED/REMOVED
(ONLY TREES TO BE RETAINED
ARE SHOWN ON THIS PROPOSED
SITE PLAN)

CONTACT PARKS FOR REVIEW AND
APPROVAL OF FENCE ALIGNMENT
AND FOOTING LOCATIONS PRIOR
TO EXCAVATION - EXCAVATION FOR
POST FOOTINGS TO BE
PERFORMED BY HAND UNDER THE
DIRECT SUPERVISION OF THE
PROJECT ARBORIST

REV. NO.	DESCRIPTION	DATE
1	SHEET RENUMBERED; BUILDING/DRIVEWAY LOCATIONS CHANGED; # OF UNITS/BLDG CHANGED; NOTES ADDED PER ZONING PLAN CHECK; UPDATED TREES	MAR. 10/20
1A	NO CHANGES	MAY 12/20
1B	REMOVE TREES 641B, 641C, 641D; TREE TAGS UPDATED TO REFLECT ARBORIST DIMENSION; UPDATE SRW PATHWAY; ADD PATHWAY GRADING; ADD FENCE ON NORTH PL; ADD NEW TREE AT DORM END OF SRW PATH; ADD NOTE RE PARKS REVIEW/ARBORIST REVIEW	AUG. 05/20
1C	REVISE UNITS 16/21/34 & PARKING; REVISE PATH & SRW; REMOVE TREES; ADD SITE SECTION C	NOV. 04/20
1D	NO CHANGES	JAN. 19/21

Title: SITE PLAN (PROPOSED)	
Revision:	Sheet: A 102
Proj.No. TBD	

SITE PLAN BASED ON SURVEY BY:
J.E.Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN 3080-3090 WASHINGTON AVE.	
LOTS 9-11, SECTION 7A, VICTORIA DISTRICT, PLAN 431	
DRAWN BY: DRI	PROJECT SURVEYOR: D.R. CARRIER (P.E.)
SCALE:	DATE: JAN 20, 2021
CLIENT: KASAPI CONSTRUCTION	
OUR FILE: 2020-12	REVISION:

1 Site Plan - Proposed
Scale: 1:200

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal Architect AIBC, MRVAC, LEED A.P.

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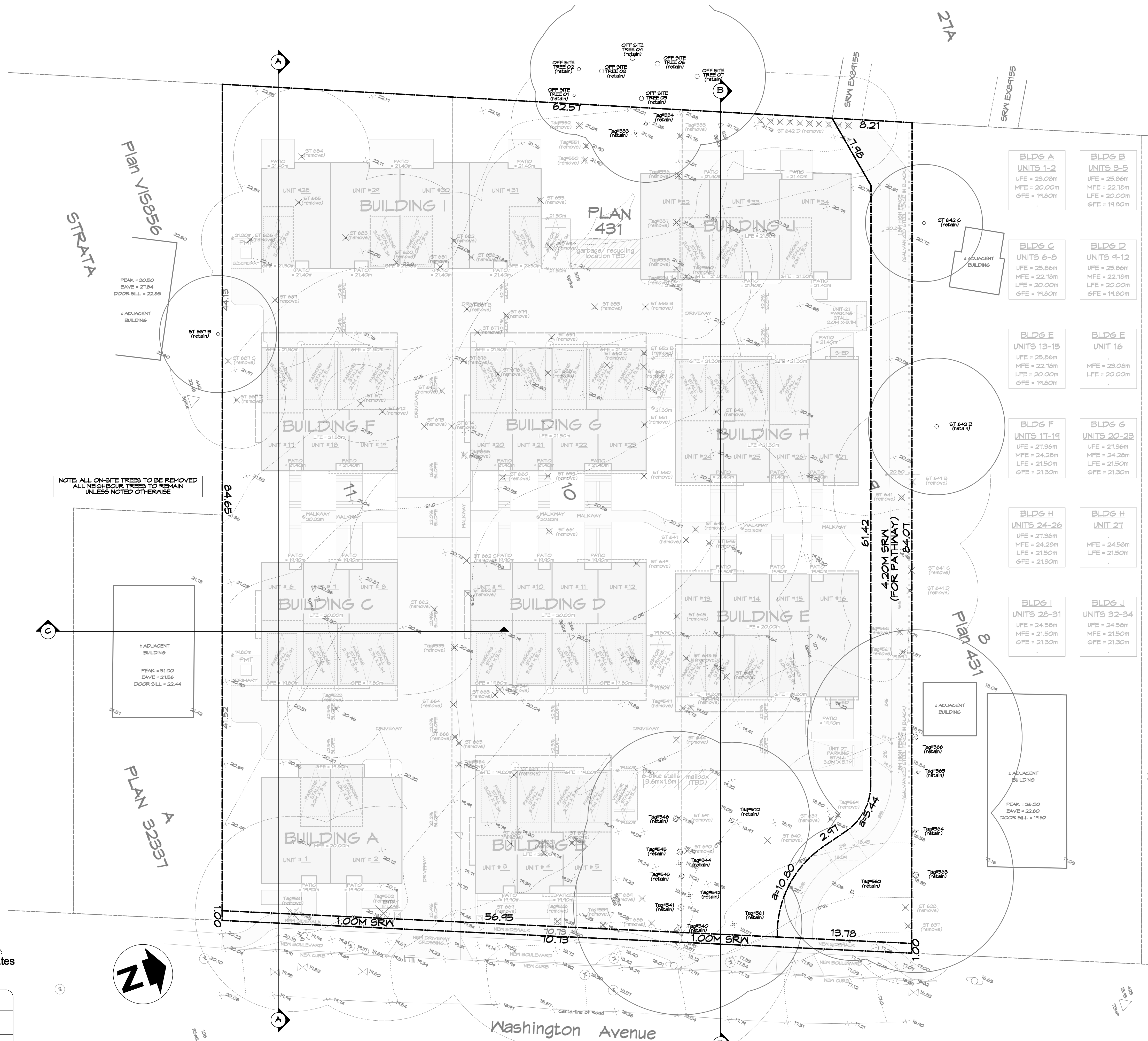
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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.



SITE PLAN BASED ON SURVEY BY:
J.E. Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN	
3080-3090 WASHINGTON AVE.	
LOTS 9-11, SECTION 7A, VICTORIA DISTRICT, PLAN 431	
DRAWN BY: DRI	PROJECT SURVEYOR: D.R. CARRIER (P.E.)
SCALE: DATE: JAN 31, 2021	
CLIENT: KASAPI CONSTRUCTION	
OUR FILE: 3080-10	REVISION:

1 Trees to Retain/Remove
A103 Scale: 1:200

NOTE:
PLEASE SEE ARBORIST REPORT &
DRAWINGS BY GYE AND ASSOCIATES
FOR FULL INFO REGARDING TREES
TO BE RETAINED OR REMOVED

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	SHEET ADDED	MAR. 10/20	CAUS 26/19	A 103 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	DP/REZONE SEP 10/19	
1B	REMOVE TREES 641B, 641C, 641D; TREE TAGS UPDATED TO REFLECT ARBORIST	AUG. 09/20	REV 1A MAR. 10/20	
1C	REVISE TREES TO RETAIN/REMOVE; SHOW "X" THRU REMOVED TREES	NOV. 04/20	REV 1A MAY 12/20	
1D	NO CHANGES	JAN. 19/21	REV 1A AUG. 09/20 REV 1C NOV. 04/20 REV 1D JAN. 19/21	

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN
Date: SEP. 10/19
Scale: AS NOTED
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
TREES TO
RETAIN/REMOVE



SITE PLAN BASED ON SURVEY BY:
J.E. Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN
3080-3090 WASHINGTON AVE.
LOTS 9-11, SECTION 7A,
VICTORIA DISTRICT, PLAN 431

DRAWN BY: DRI PROJECT SURVEYOR: D.R. CARRIER (P.E.)
SCALE: DATE: JAN 19, 2021
CLIENT: **KASAPI CONSTRUCTION**
OUR FILE: 3089-12 REVISION:

1 Site Plan - Existing
A104 Scale: 1:200

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN

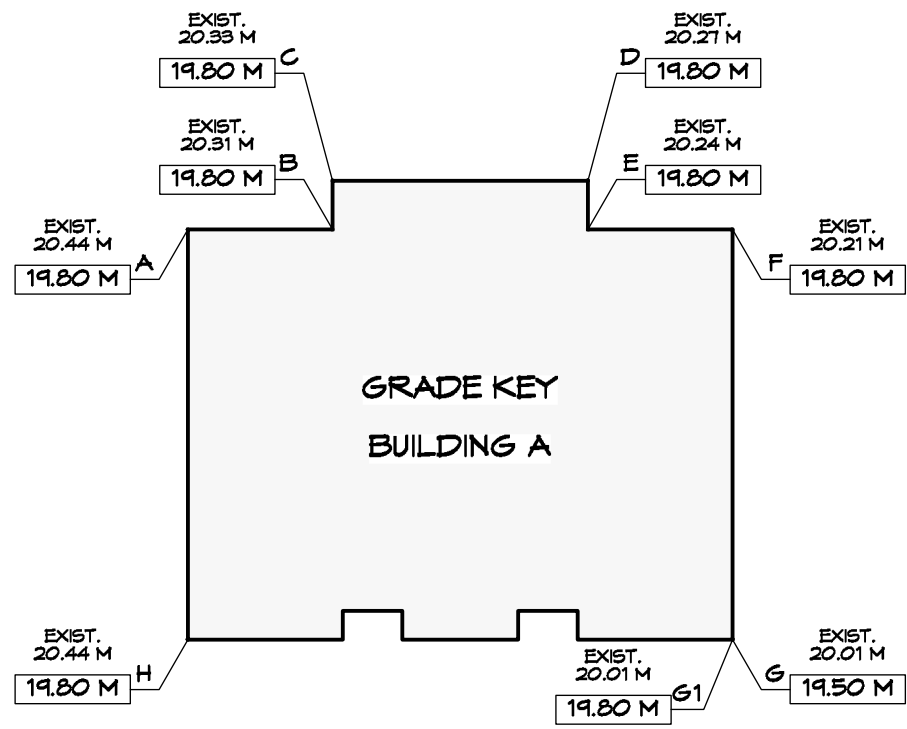
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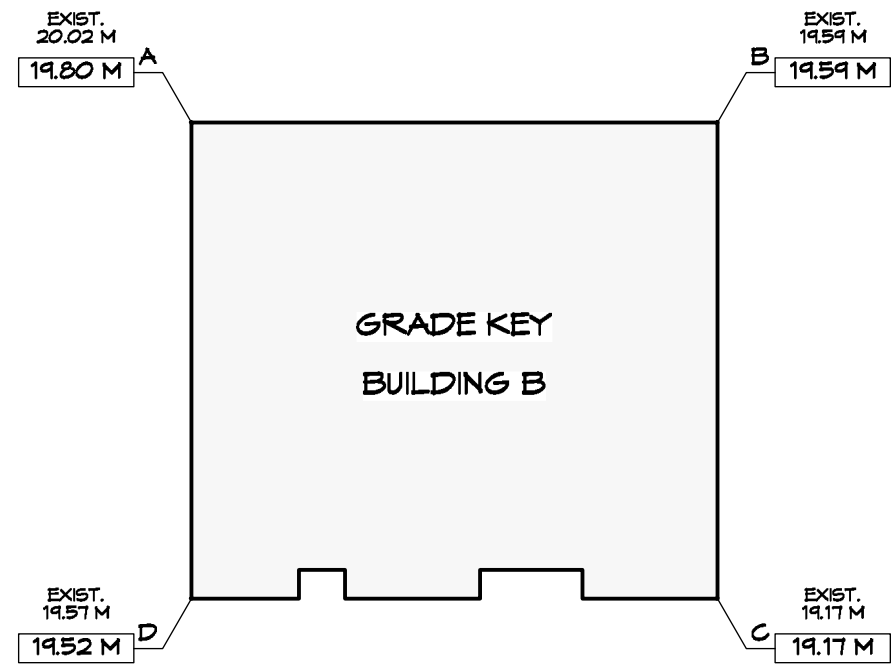
Project:
**WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.**

Title:
**SITE PLAN
(EXISTING)**

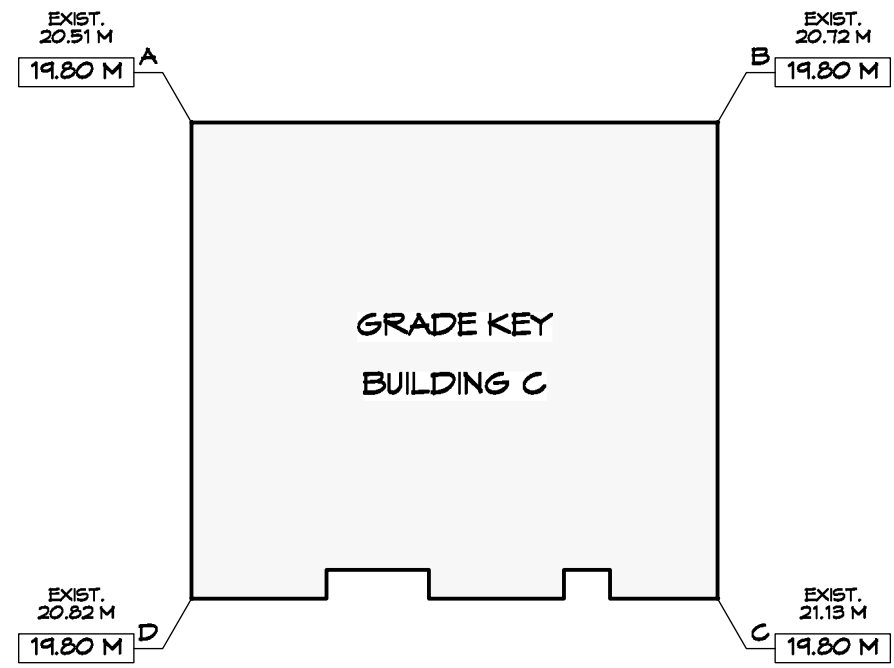
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1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	TREE TAGS UPDATED TO REFLECT ARBORIST TASS	AUG. 05/20	REV. 1B MAY 12/20	
1C	NO CHANGES	NOV. 09/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 09/20 REV. 1E JAN. 19/21	



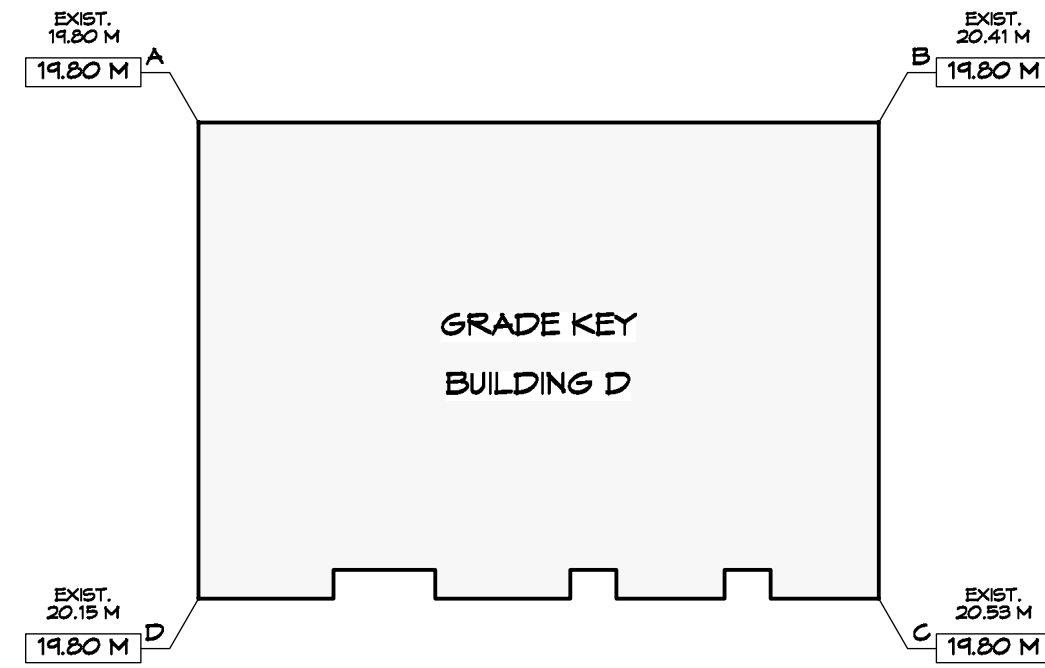
Building A - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.80	19.80	19.80	3.83	75.83	1050.35	53.13	19.769
BC	19.80	19.80	19.80	1.30	25.74			
CD	19.80	19.80	19.80	6.76	133.85			
DE	19.80	19.80	19.80	1.30	25.74			
EF	19.80	19.80	19.80	3.83	75.83			
FG	19.80	19.50	19.65	10.85	213.20			
G1H	19.80	19.80	19.80	14.41	285.32			
HA	19.80	19.80	19.80	10.85	214.83			
					AVERAGE GRADE			
TOTAL				53.13	1050.35		19.77	



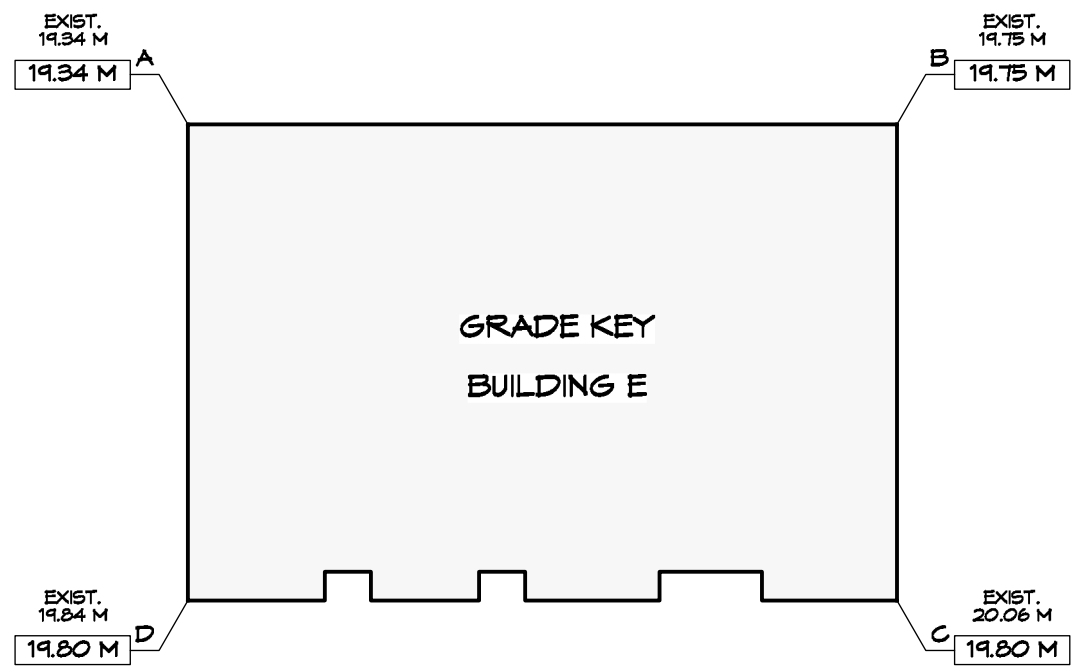
Building B - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.80	19.59	19.70	13.92	274.15	1035.34	53.04	19.520
BC	19.59	19.17	19.38	12.60	244.19			
CD	19.17	19.52	19.35	13.92	269.28			
DA	19.52	19.80	19.66	12.60	247.72			
TOTAL					53.04	1035.34		19.52



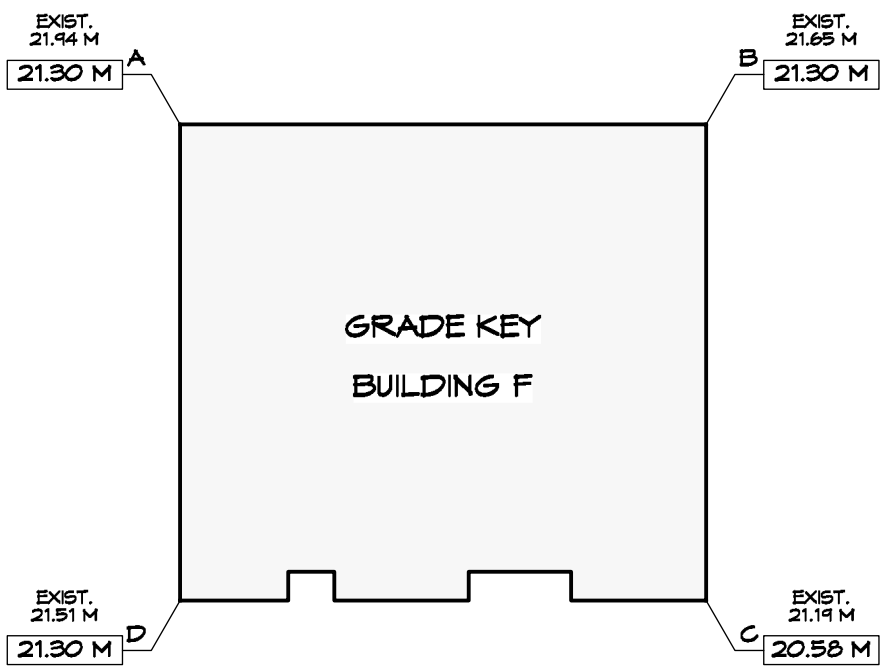
Building C - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.80	19.80	19.80	13.92	275.62	1050.19	53.04	19.800
BC	19.80	19.80	19.80	12.60	249.48			
CD	19.80	19.80	19.80	13.92	275.62			
DA	19.80	19.80	19.80	12.60	249.48			
TOTAL					53.04	1050.19		19.80



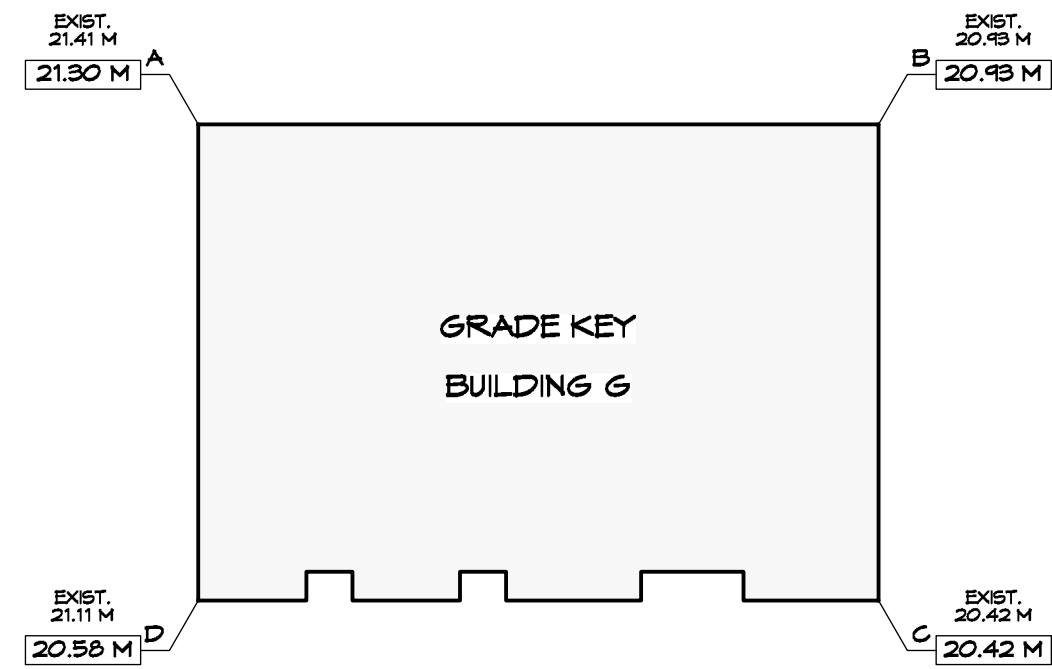
Building D - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.80	19.80	19.80	18.00	356.40	1211.76	61.2	19.800
BC	19.80	19.80	19.80	12.60	249.48			
CD	19.80	19.80	19.80	18.00	356.40			
DA	19.80	19.80	19.80	12.60	249.48			
TOTAL					61.2	1211.76		19.80



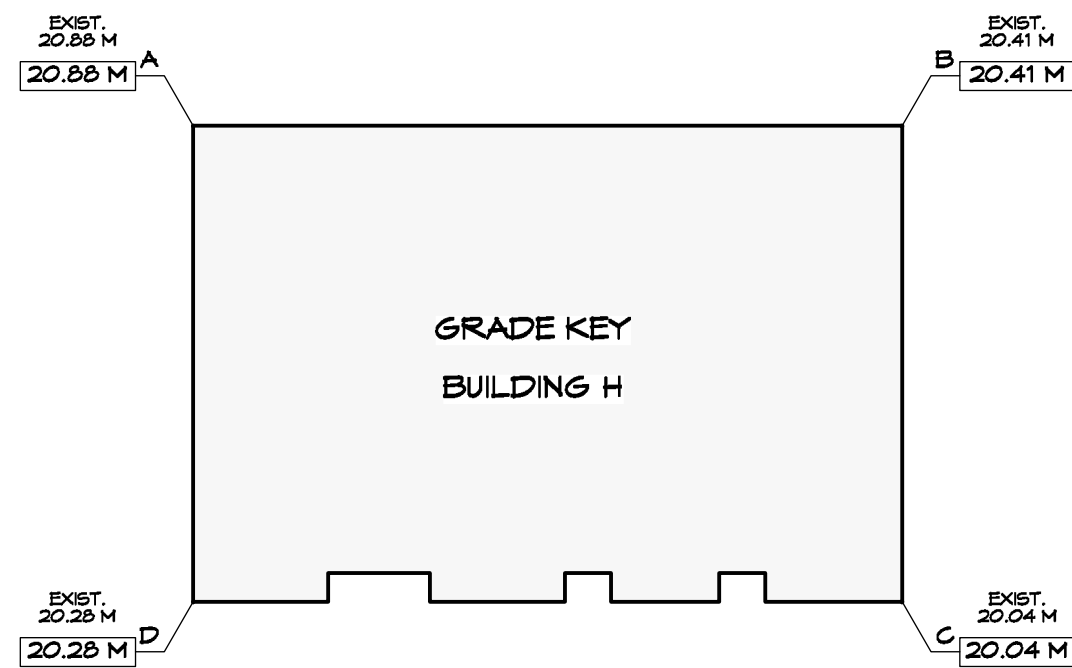
Building E - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.34	19.75	19.55	18.76	366.66	1233.86	62.72	19.673
BC	19.75	19.80	19.78	12.60	249.17			
CD	19.80	19.80	19.80	18.76	371.45			
DA	19.80	19.34	19.57	12.60	246.58			
TOTAL					62.72	1233.86		19.67



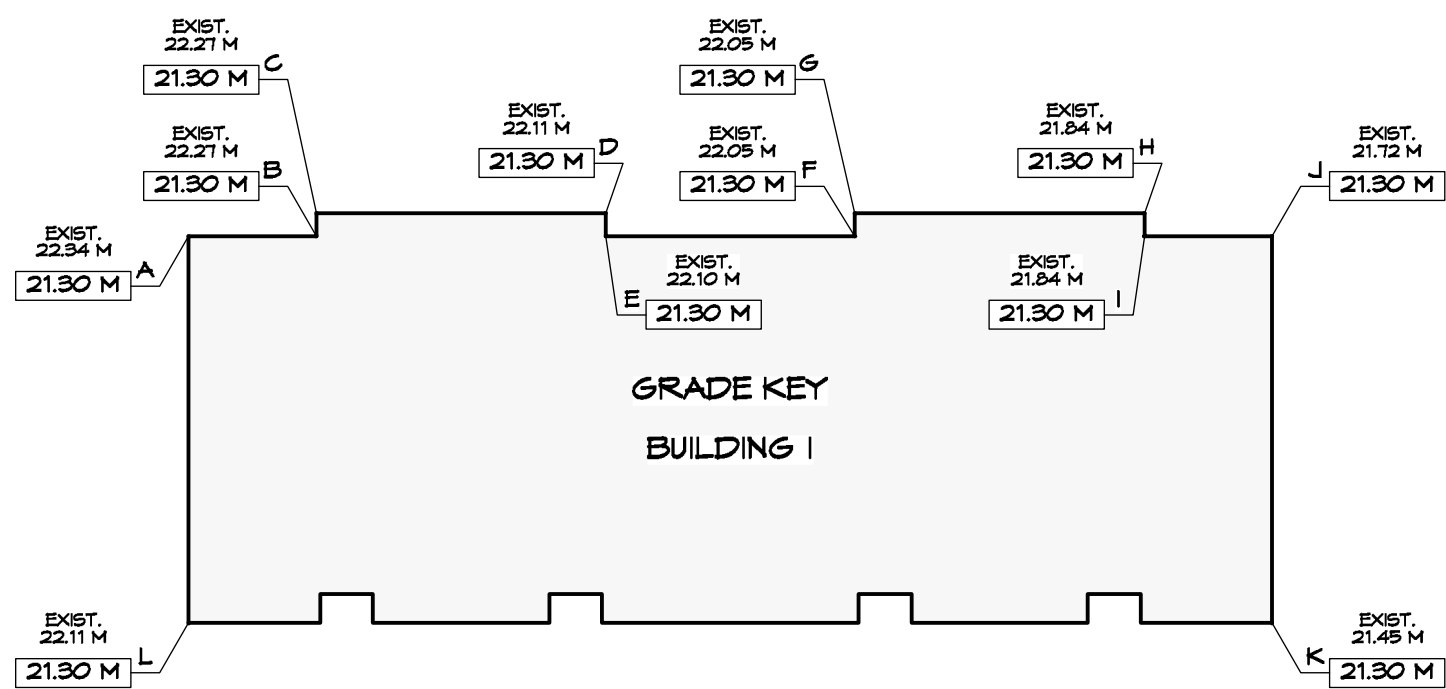
Building F - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.30	21.30	21.30	13.92	296.50	1120.20	53.04	21.120
BC	21.30	20.58	20.94	12.60	263.84			
CD	20.58	21.30	20.94	13.92	291.48			
DA	21.30	21.30	21.30	12.60	268.38			
TOTAL					53.04	1120.20		21.12



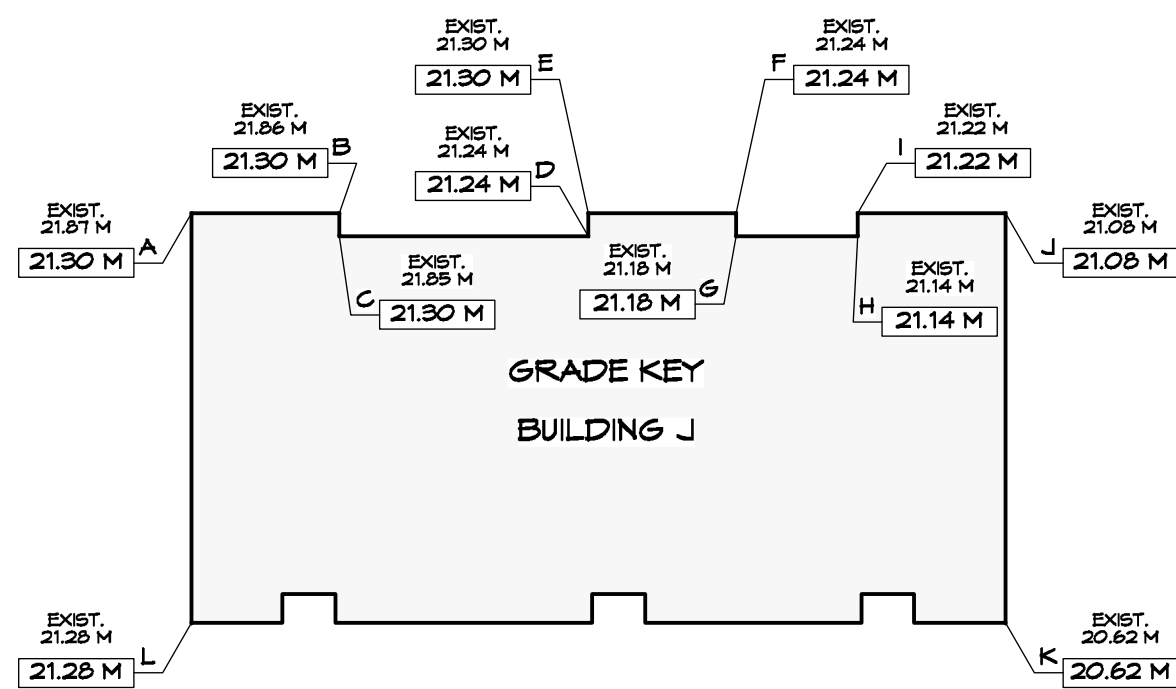
Building G - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.30	20.93	21.12	18.00	380.07	1273.42	61.2	20.808
BC	20.93	20.42	20.68	12.60	260.51			
CD	20.42	20.58	20.50	18.00	369.00			
DA	20.58	21.30	20.94	12.60	263.84			
TOTAL					61.2	1273.42		20.81



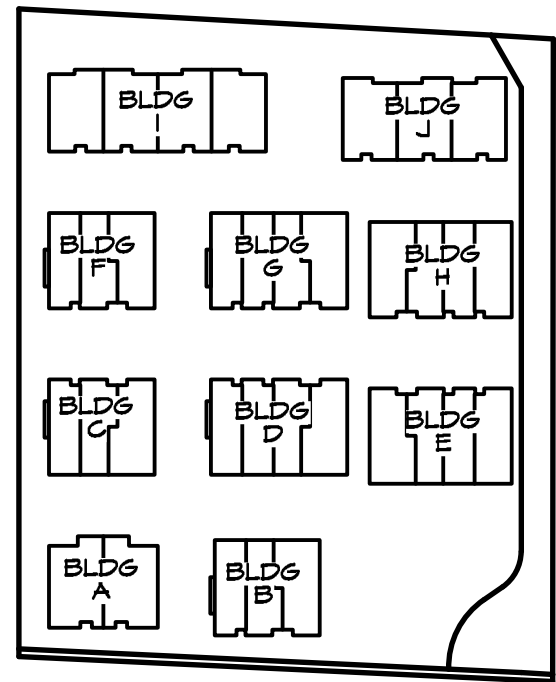
Building H - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	20.88	20.41	20.65	18.76	387.30	1279.64	62.72	20.403
BC	20.41	20.04	20.23	12.60	254.84			
CD	20.04	20.28	20.16	18.76	378.20			
DA	20.28	20.88	20.58	12.60	259.31			
TOTAL					62.72	1279.64		20.40



Building I - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.30	21.30	21.30	3.38	71.99	1709.33	80.25	21.300
BC	21.30	21.30	21.30	0.61	12.99			
CD	21.30	21.30	21.30	7.66	163.16			
DE	21.30	21.30	21.30	0.61	12.99			
EF	21.30	21.30	21.30	6.59	140.37			
FG	21.30	21.30	21.30	0.61	12.99			
GH	21.30	21.30	21.30	7.66	163.16			
HI	21.30	21.30	21.30	0.61	12.99			
IJ	21.30	21.30	21.30	3.38	71.99			
JK	21.30	21.30	21.30	10.24	218.11			
KL	21.30	21.30	21.30	28.66	610.46			
LA	21.30	21.30	21.30	10.24	218.11			
TOTAL					80.25	1709.33		21.30



Building J - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.30	21.30	21.30	3.91	83.28	1417.55	67.21	21.091
BC	21.30	21.30	21.30	0.61	12.99			
CD	21.30	21.24	21.27	6.59	140.17			
DE	21.24	21.30	21.27	0.61	12.97			
EF	21.30	21.24	21.27	3.91	83.17			
FG	21.24	21.18	21.21	0.61	12.94			
GH	21.18	21.14	21.16	3.21	67.92			
HI	21.14	21.22	21.18	0.61	12.92			
IJ	21.22	21.08	21.15	3.91	82.70			
JK	21.08	20.62	20.85	10.85	226.22			
KL	20.62	21.28	20.95	21.54	451.26			
LA	21.28	21.30	21.29	10.85	231.00			
TOTAL					67.21	1417.55		21.09



KEY PLAN

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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ZEBRADESIGN



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

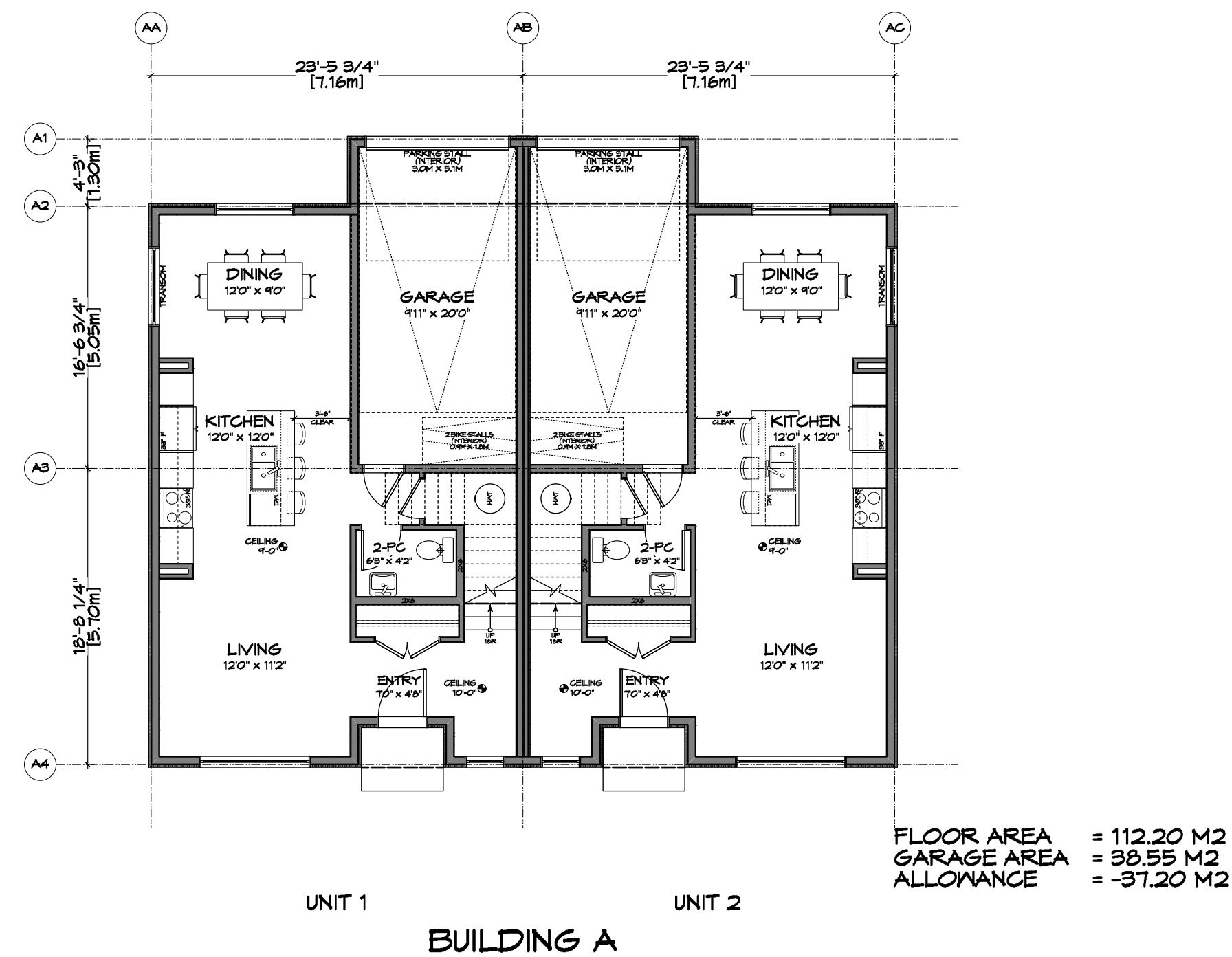
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Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

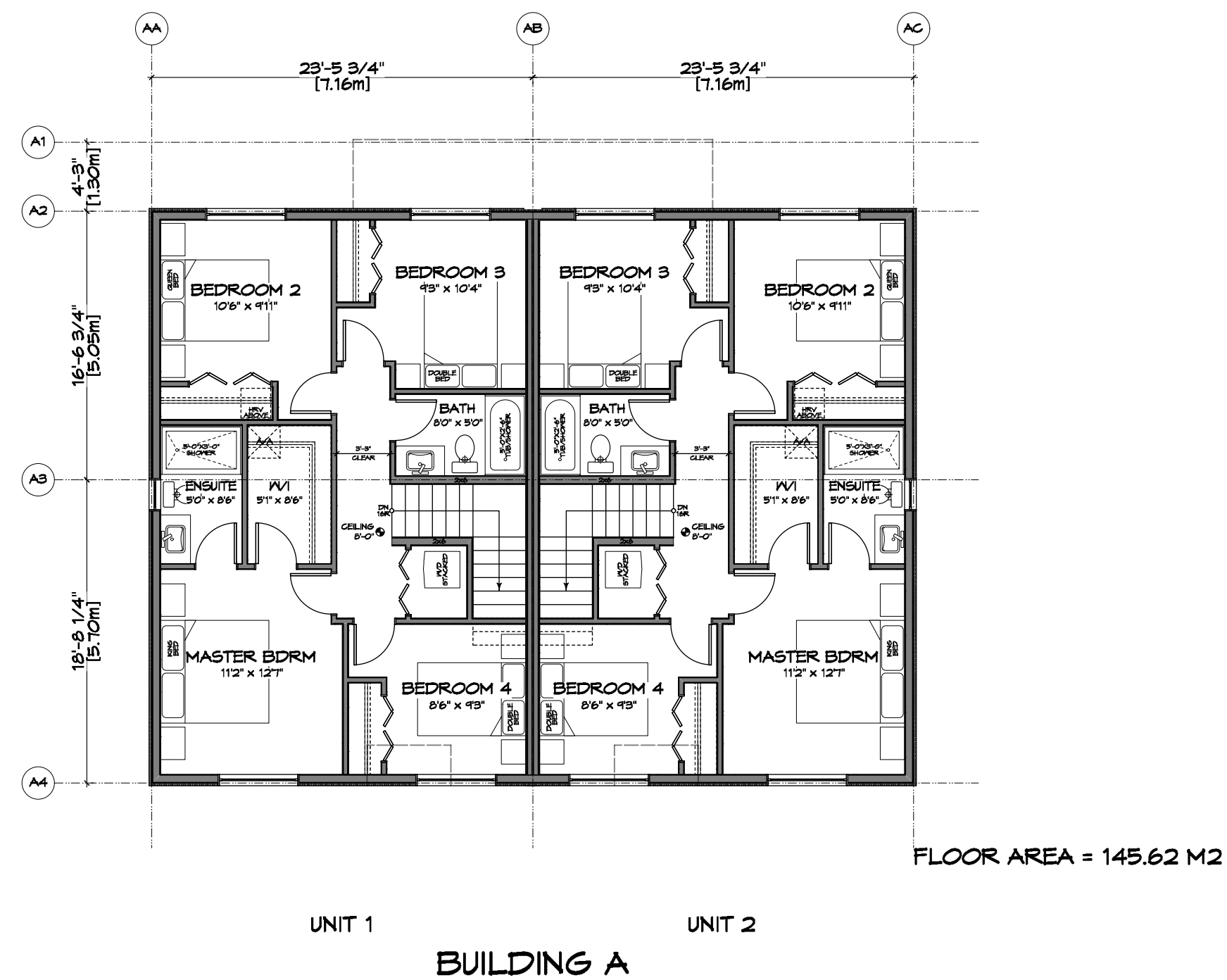
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AVERAGE GRADE
CALCULATIONS

Revision:	Sheet:
1 CALC. AUG. 26/19 DP/REZONE SEP. 10/19 REV. 1A MAR. 10/20 REV. 1B MAY 12/20 REV. 1C AUG. 05/20 REV. 1D NOV. 04/20 REV. 1E JAN. 19/21	A 105 Proj.No. TBD

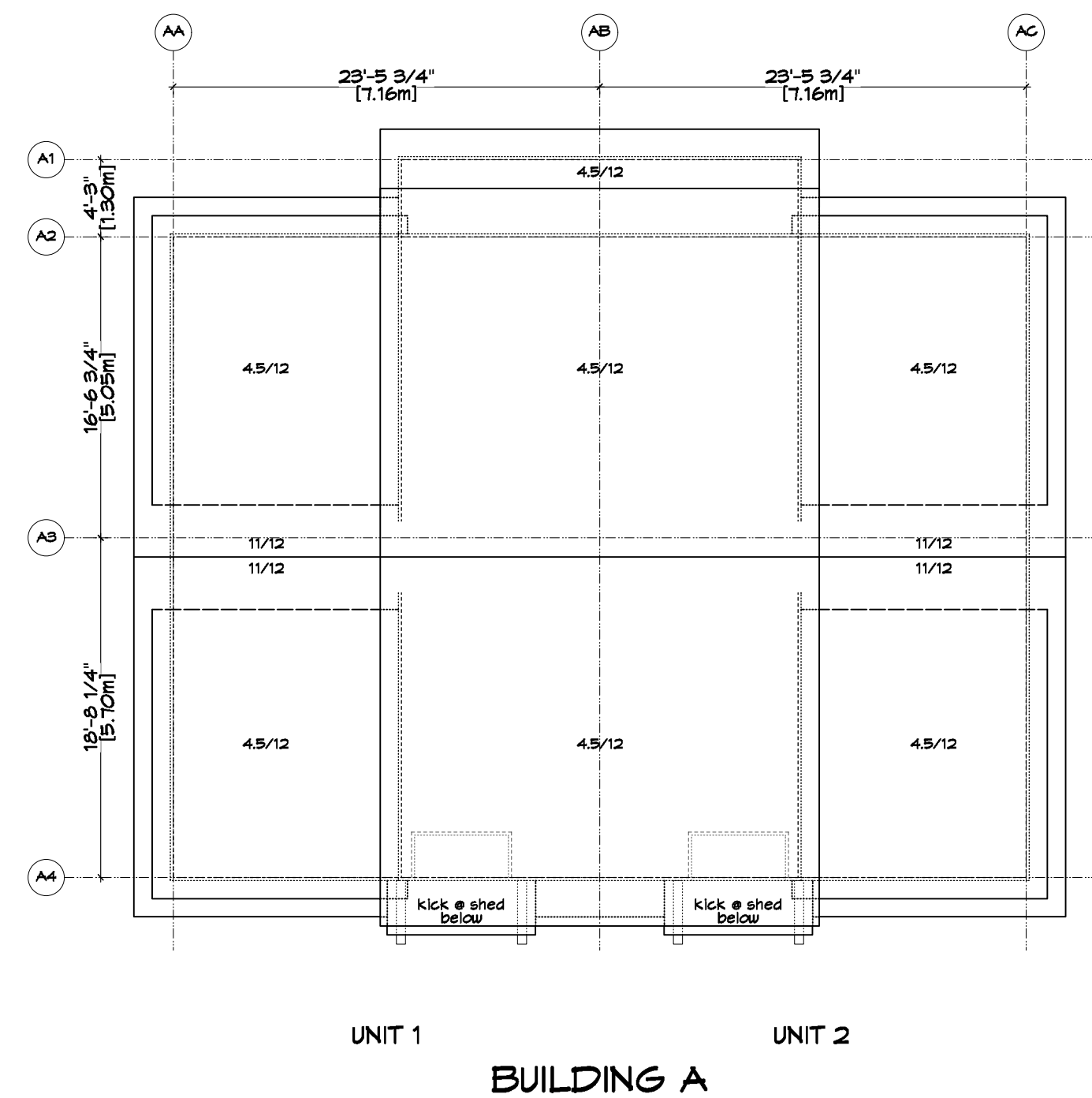
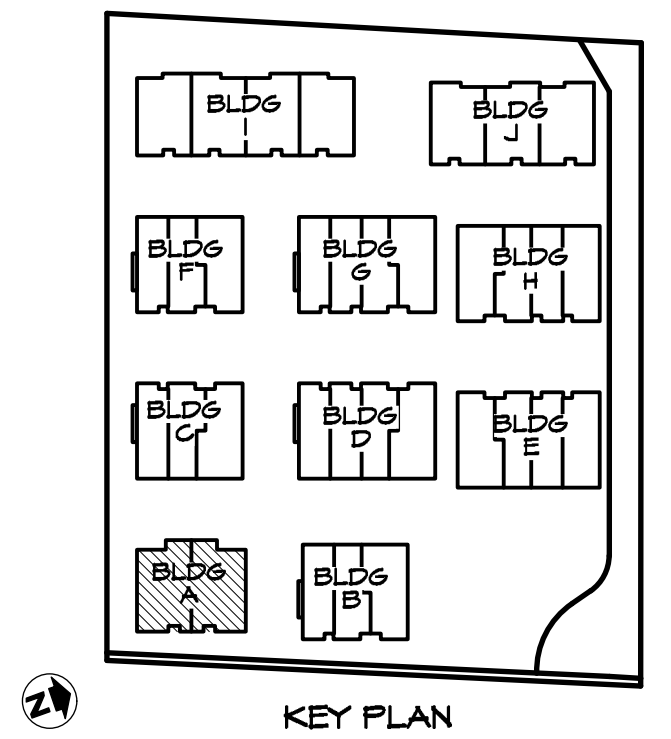
REV. NO.	DESCRIPTION	DATE
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS	MAR. 10/20
1A	NO CHANGES	MAY 12/20
1B	NO CHANGES	AUG. 05/20
1C	REVISE GRADE FOR BLDGS E, H, J	NOV. 04/20
1D	NO CHANGES	JAN. 19/21



1 Ground/Main Floor Plan - Bldg A
A201 Scale: 1:100



2 2nd/Upper Floor Plan - Bldg A
A201 Scale: 1:100



3 Roof Plan - Bldg A
A201 Scale: 1:100

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAJUG 26/19 DF/REZONE SEP. 10/19 REV. 1	A 201 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A	
1B	NO CHANGES	AUG. 05/20	REV. 1B	
1C	NO CHANGES	NOV. 04/20	REV. 1C	
1D	NO CHANGES	JAN. 19/21	REV. 1D	
			JAN. 19/21	

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JAN. 19, 2021

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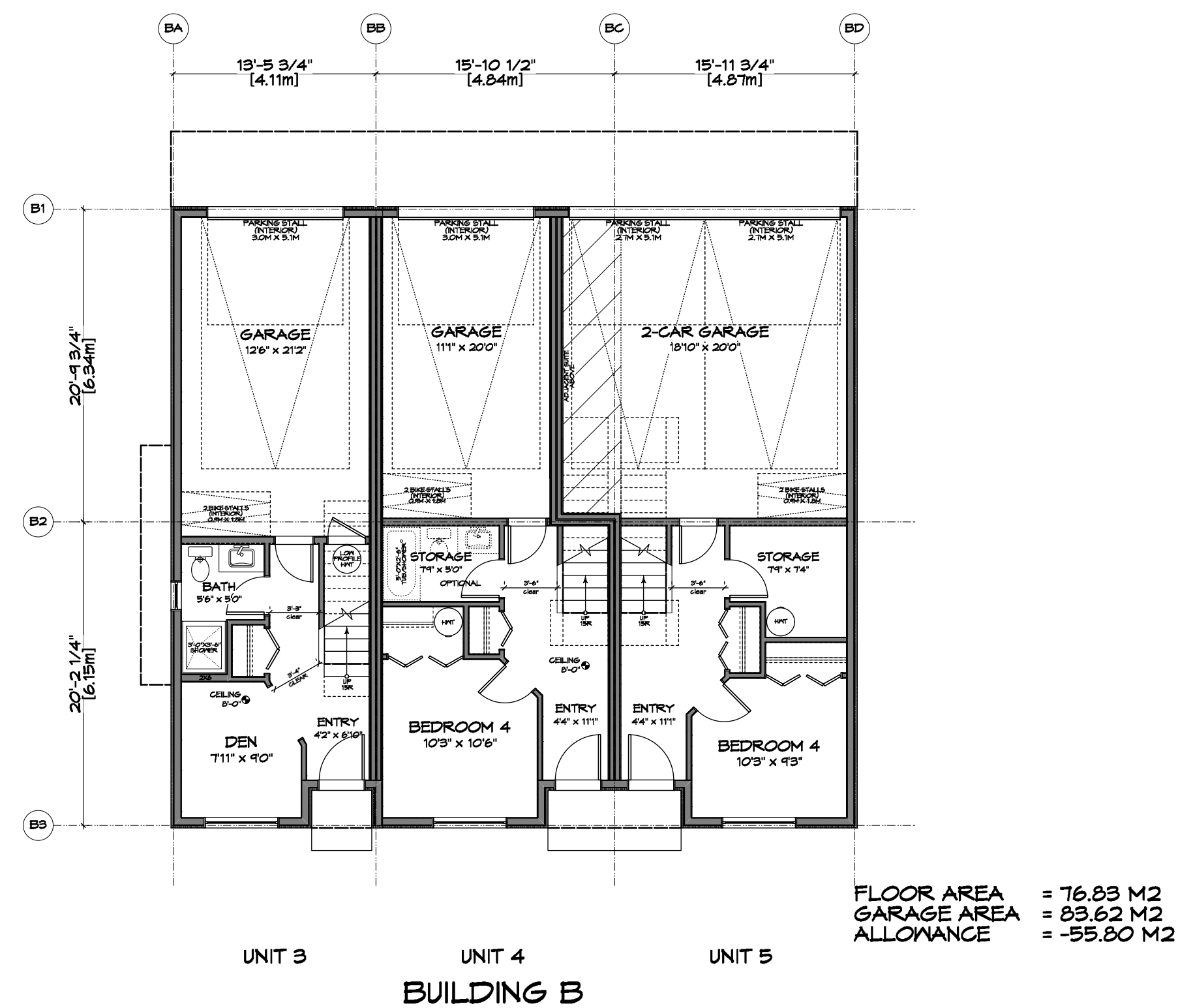
Drawn By: K. KOSHMAN

Date: SEP. 10/19

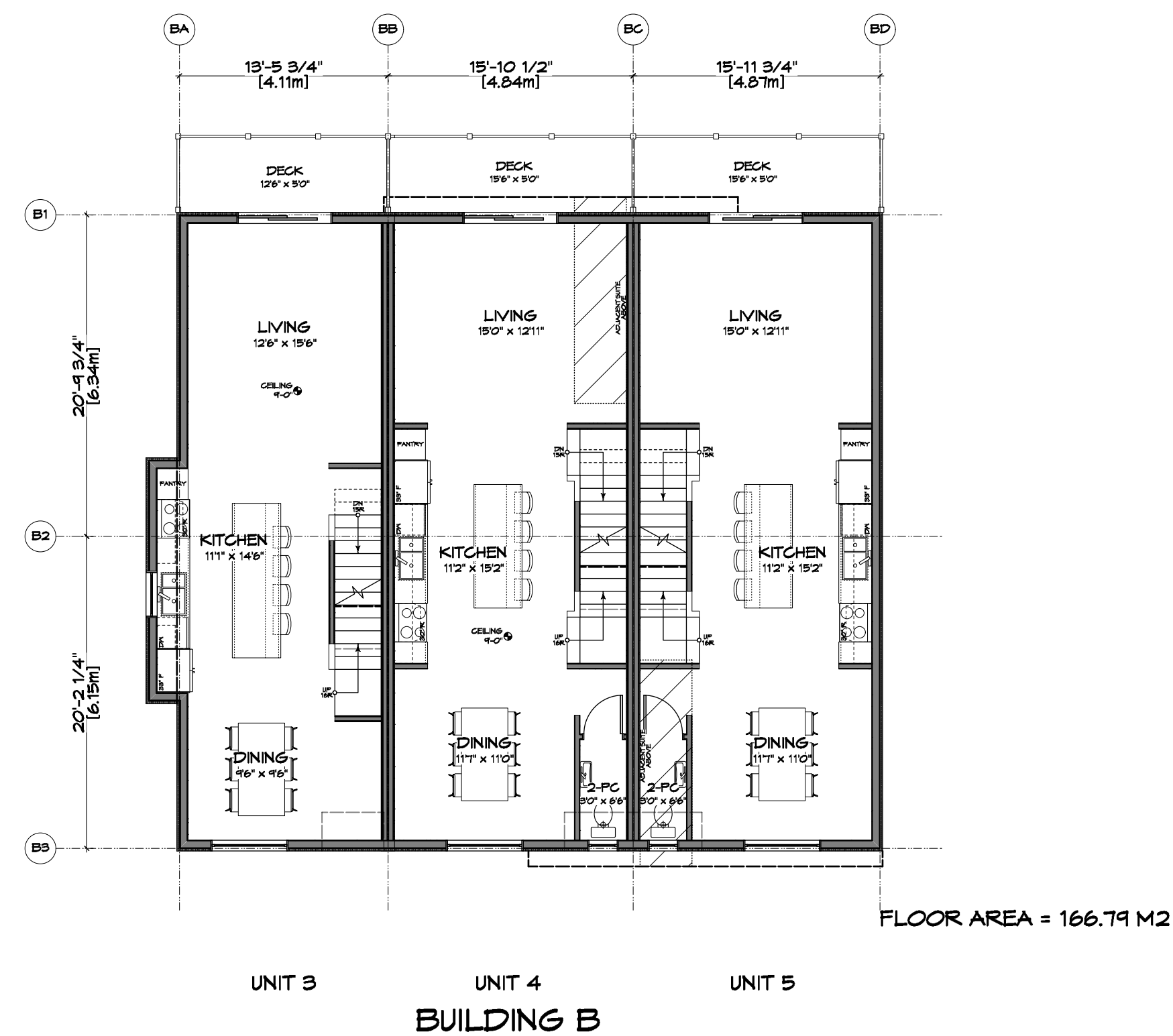
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Project:
WASHINGTON
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WASHINGTON AVE.

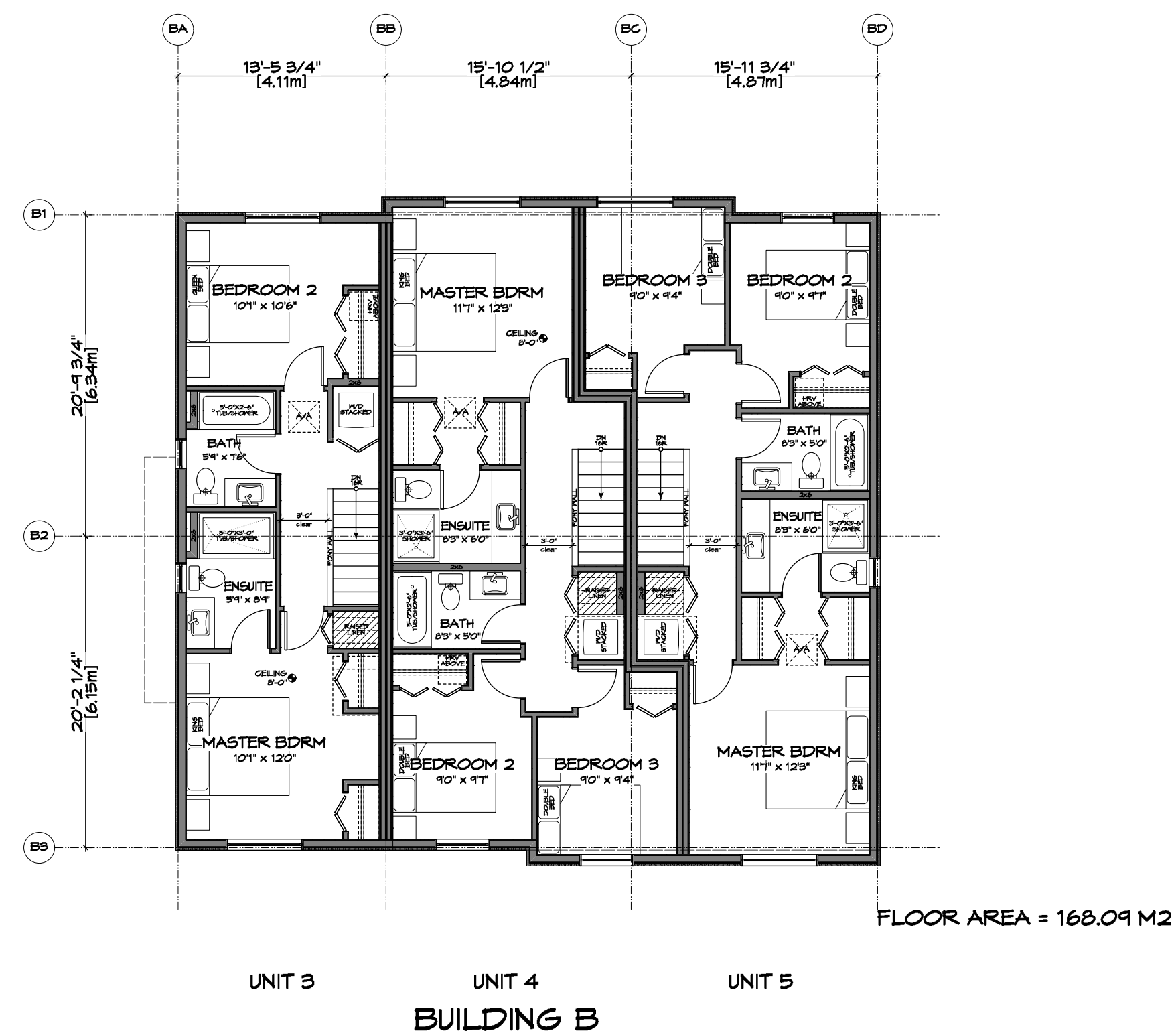
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BUILDING A
FLOOR PLANS



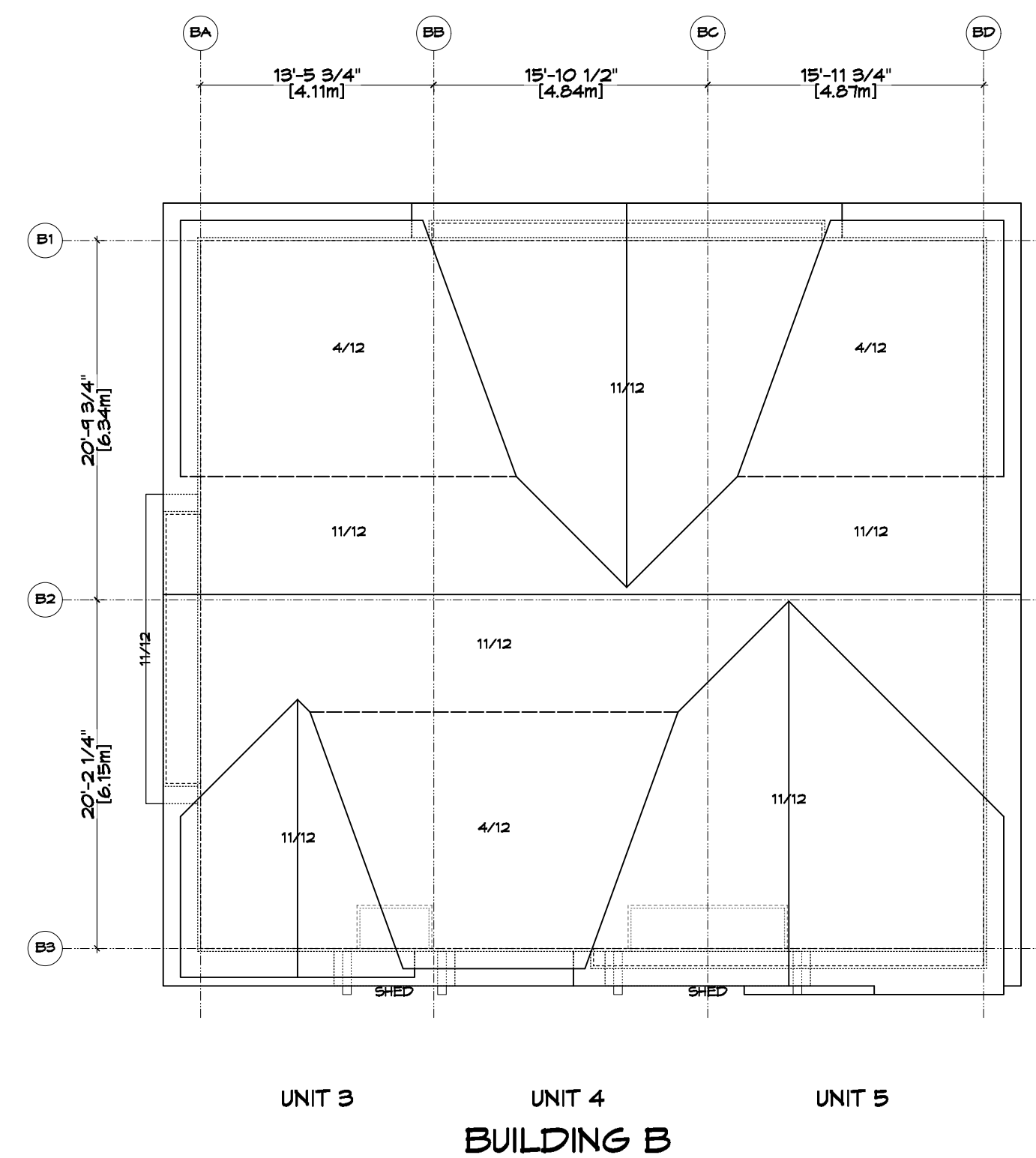
1 Ground/Lower Floor Plan - Bldg B
 A202 Scale: 1:100



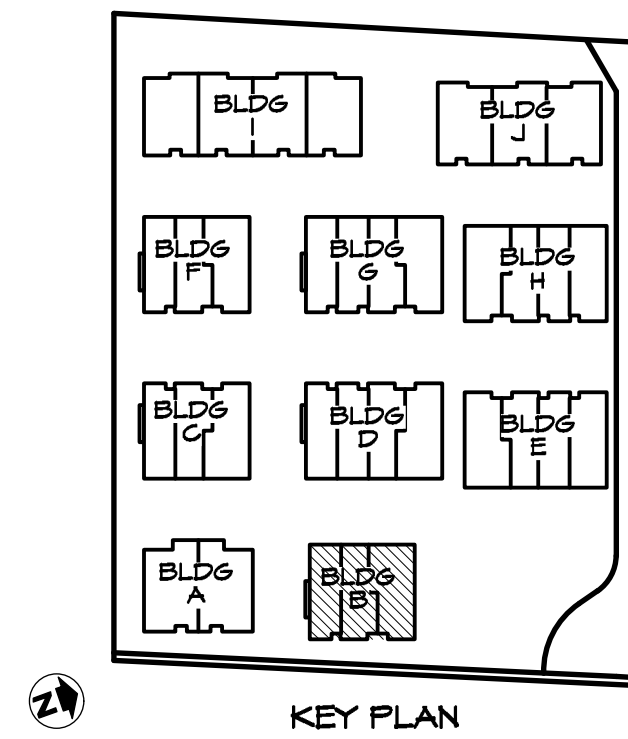
2 2nd/Main Floor Plan - Bldg B
 A202 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg B
 A202 Scale: 1:100



4 Roof Plan - Bldg B
 A202 Scale: 1:100



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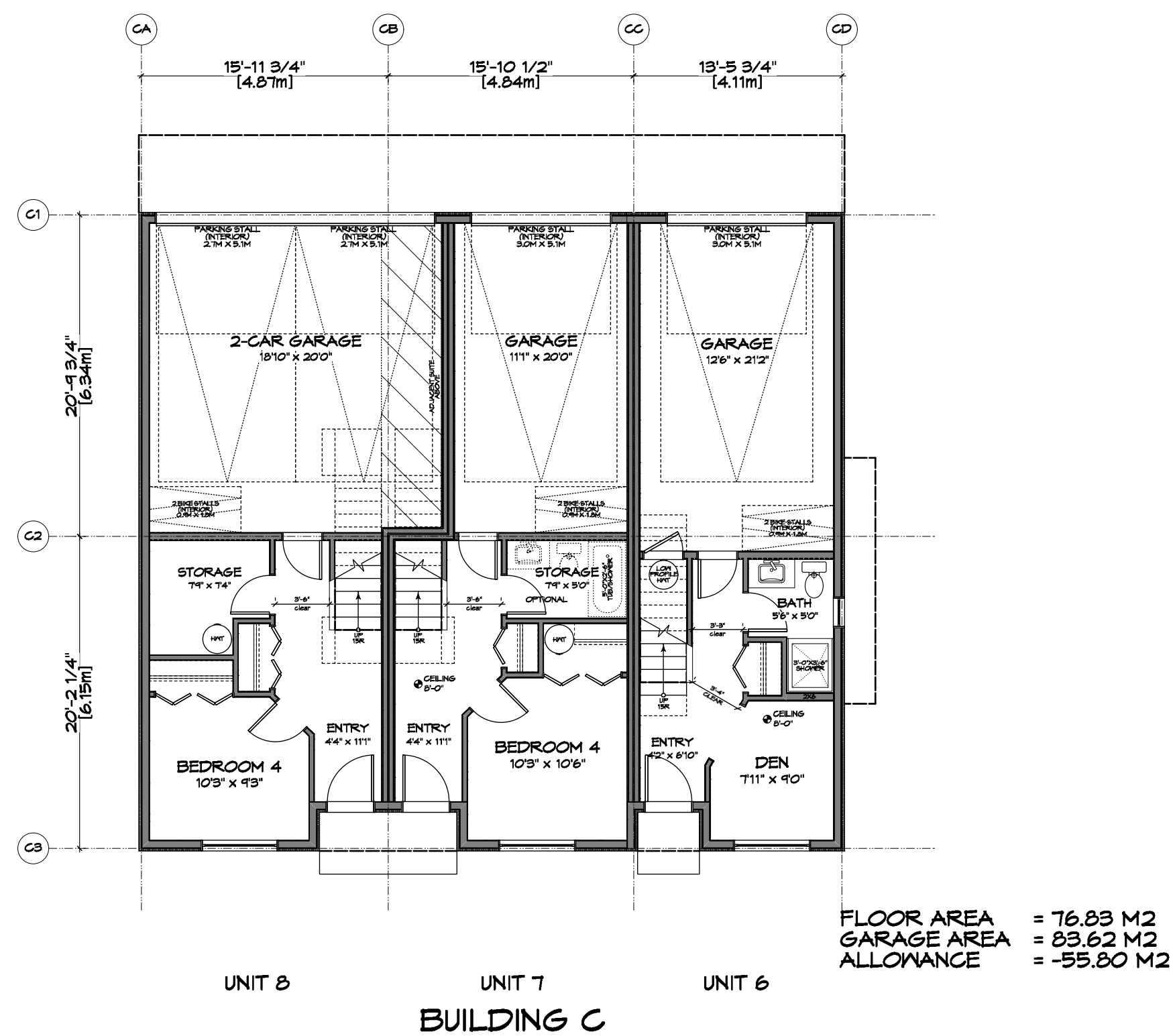
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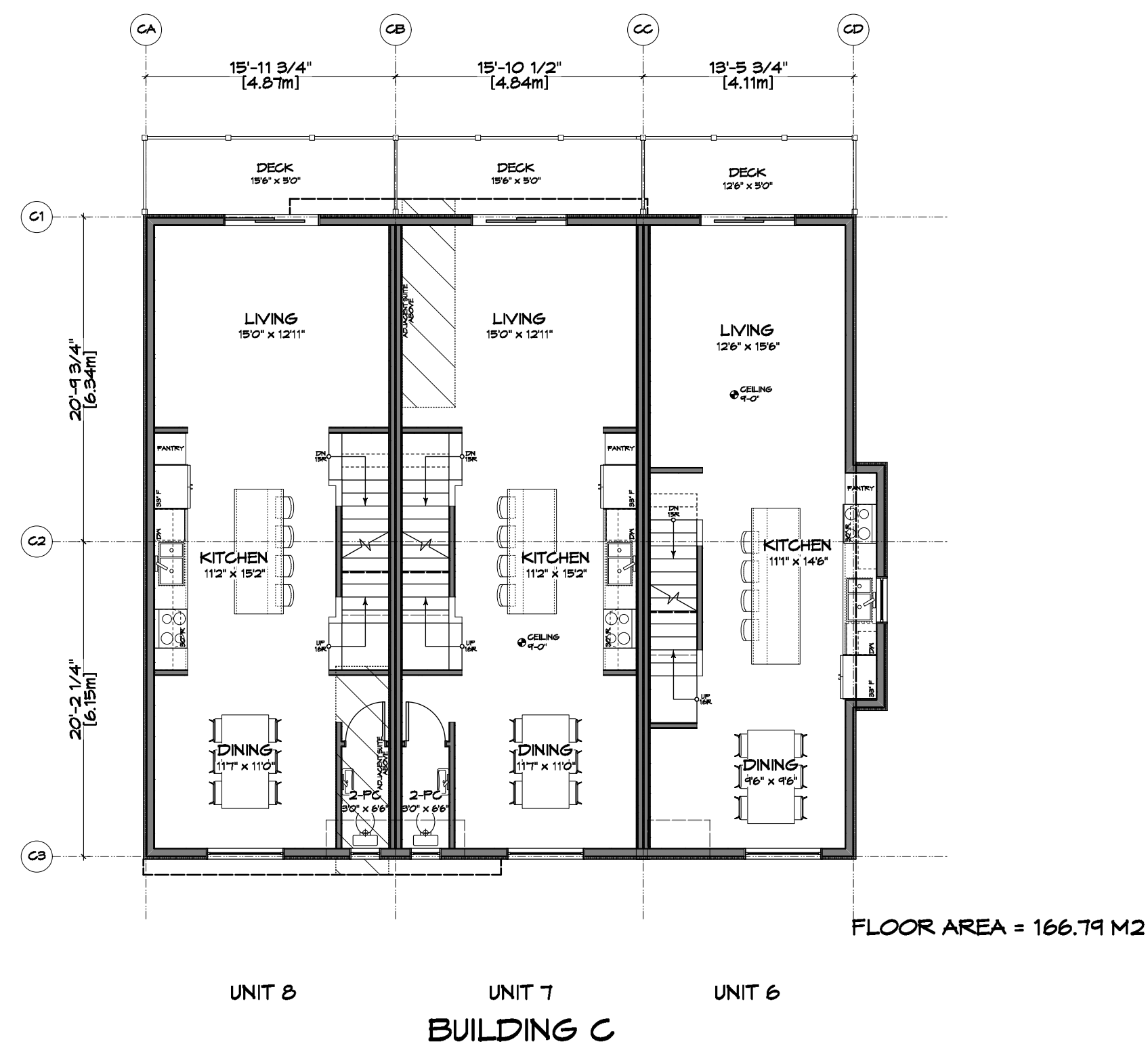
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING B
 FLOOR PLANS

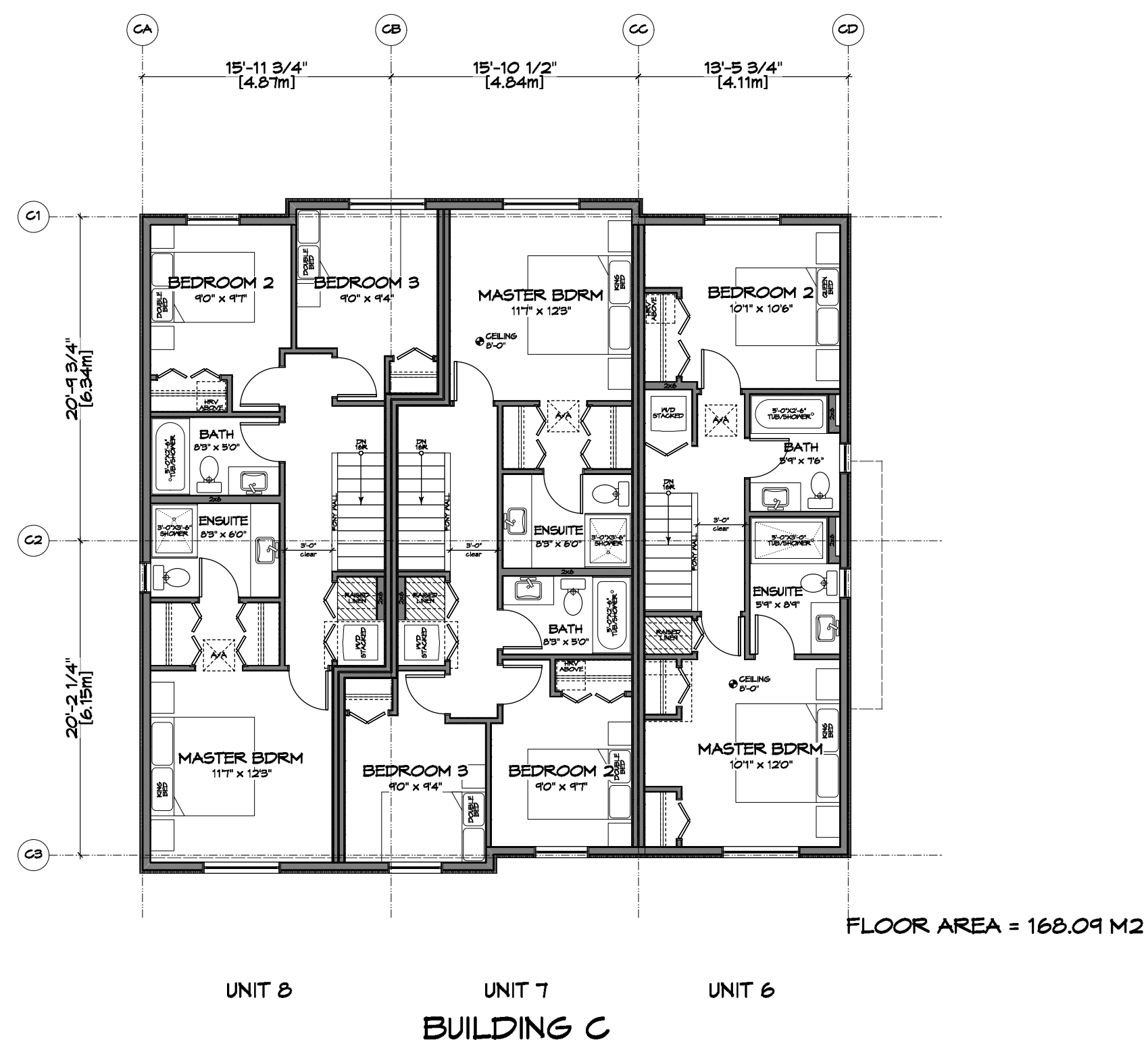
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1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAUS. 26/19 DP/REZONE SEP. 10/19 REV. 1A REV. 1B REV. 1C REV. 1D	A 202 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A	
1B	NO CHANGES	AUG. 05/20	REV. 1B	
1C	NO CHANGES	NOV. 04/20	REV. 1C	
1D	NO CHANGES	JAN. 19/21	REV. 1D	



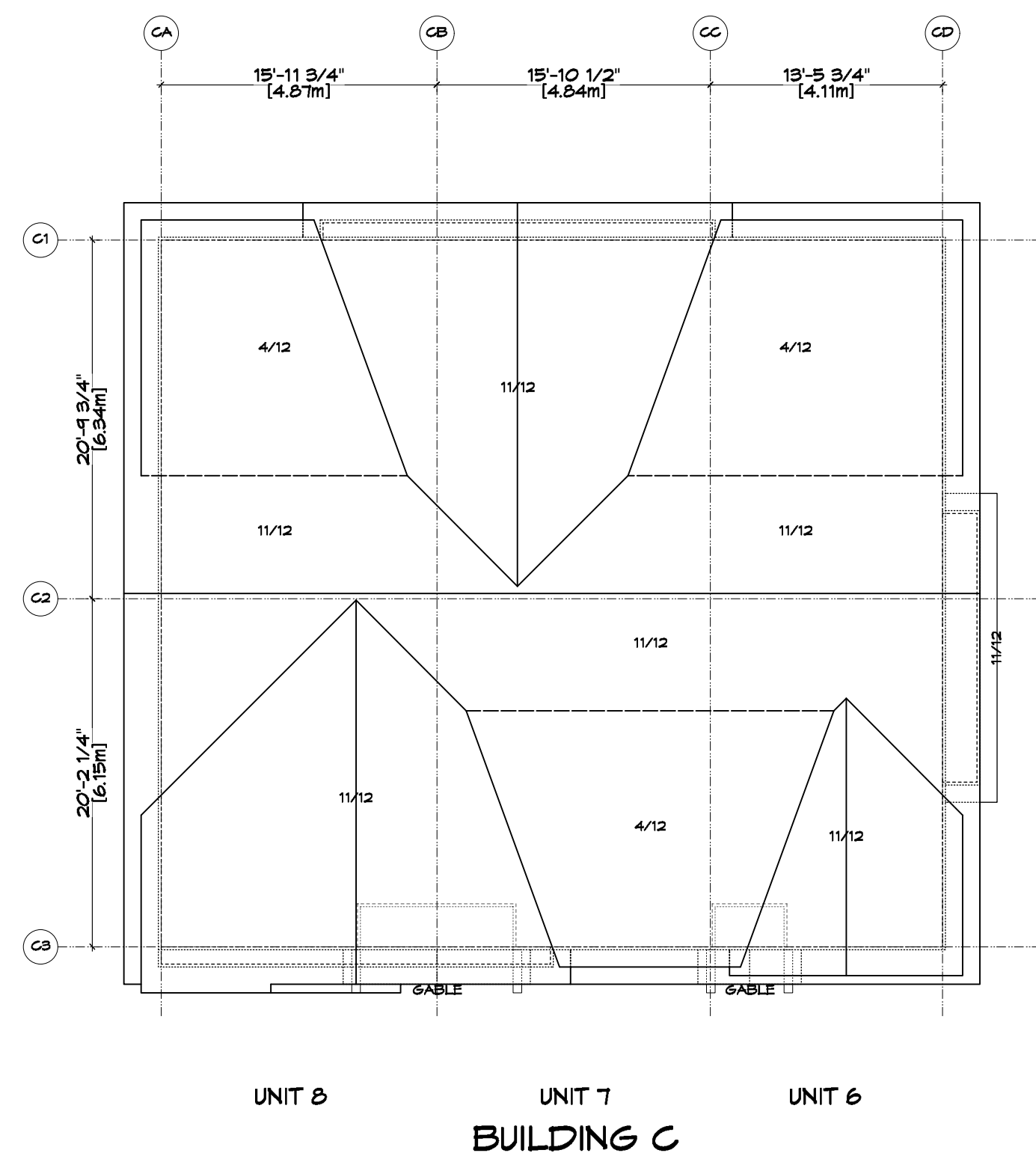
1 Ground/Lower Floor Plan - Bldg C
 A203 Scale: 1:100



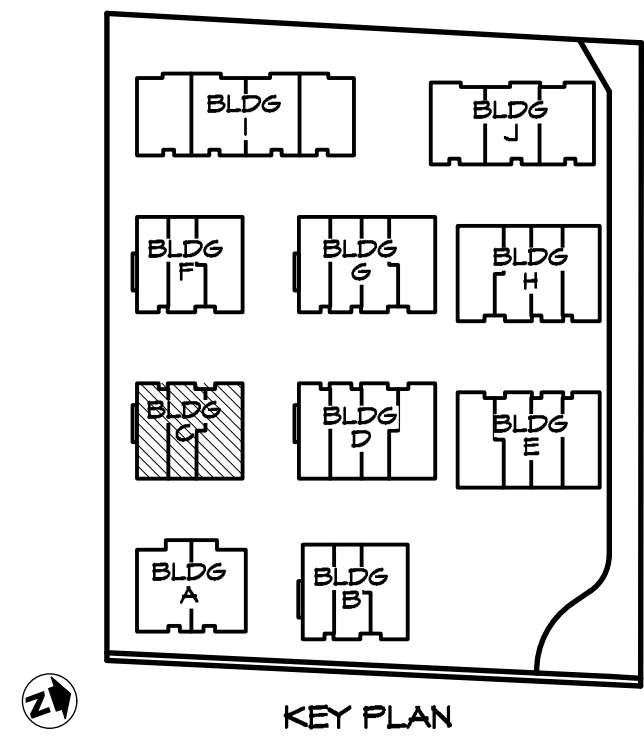
2 2nd/Main Floor Plan - Bldg C
 A203 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg C
 A203 Scale: 1:100



4 Roof Plan - Bldg C
 A203 Scale: 1:100



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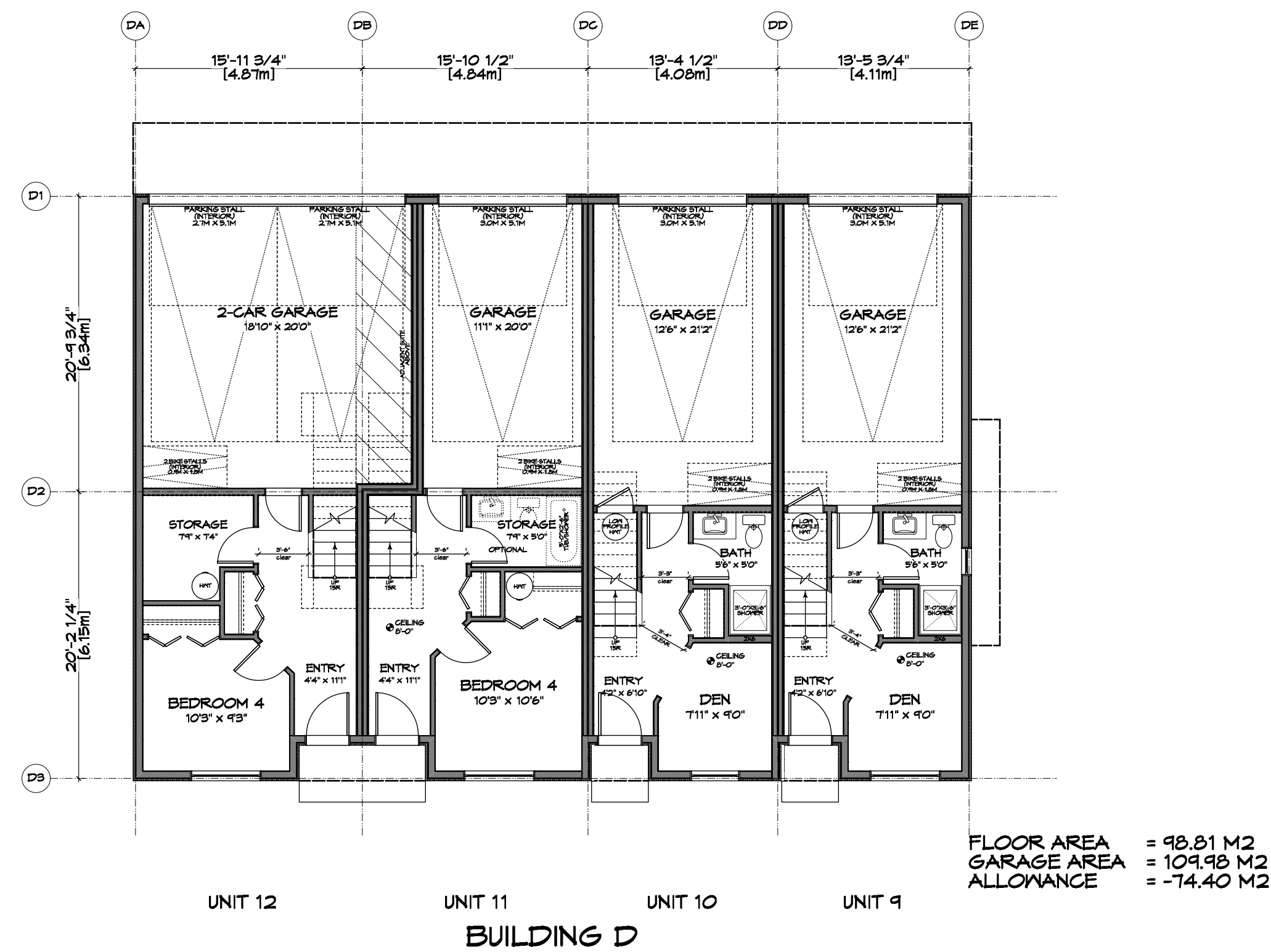
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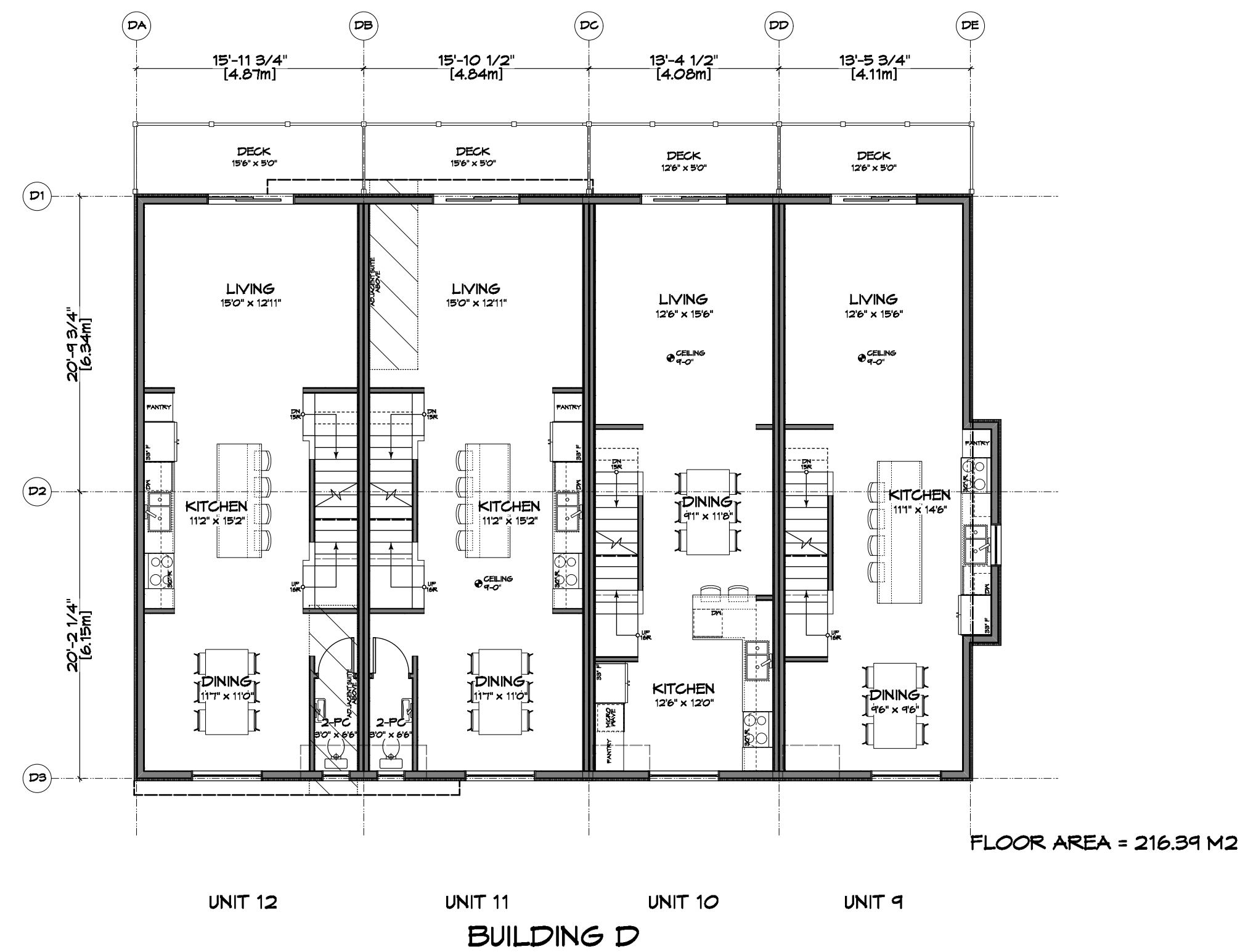
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING C
 FLOOR PLANS

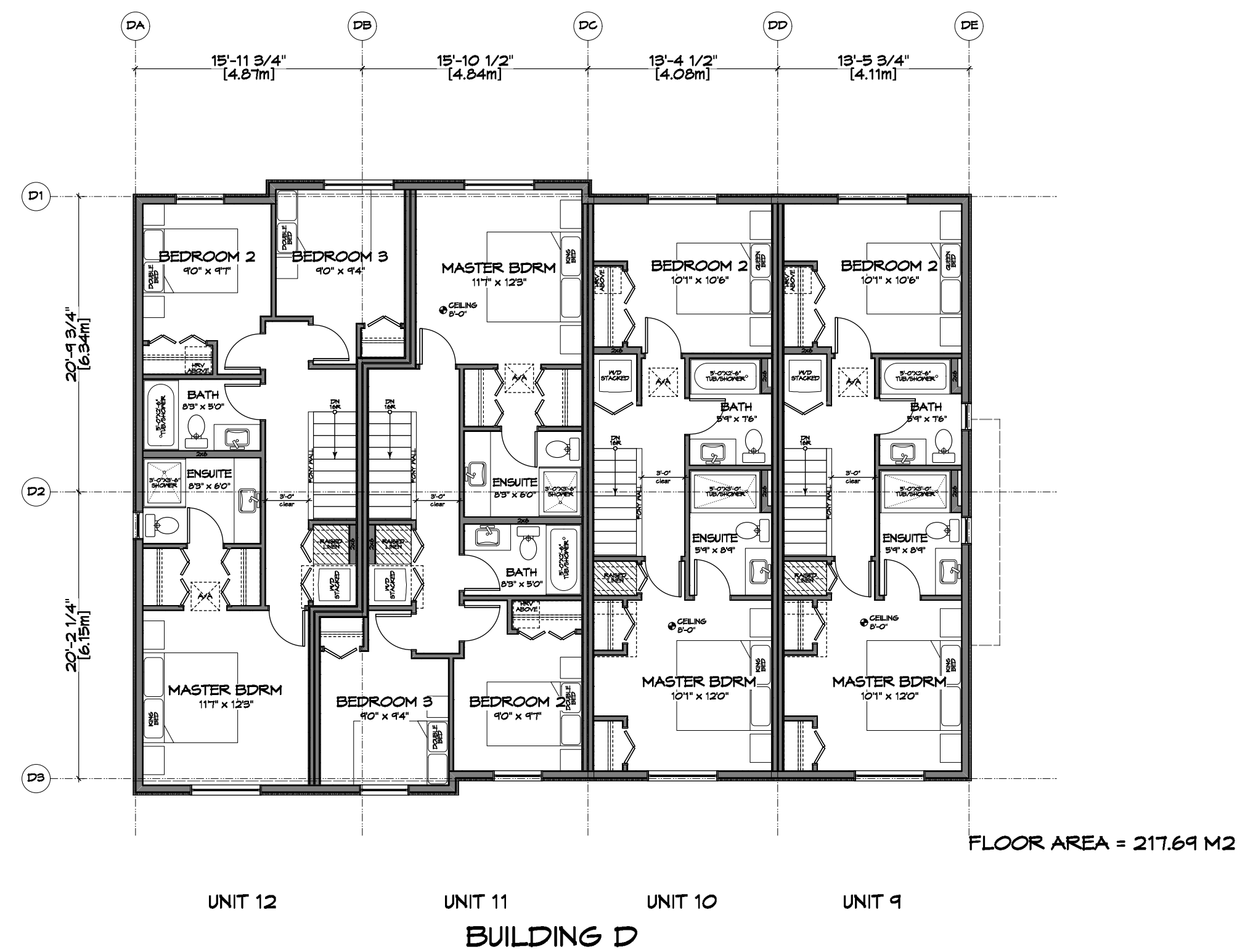
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1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B MAY 12/20	
1C	NO CHANGES	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20 JAN. 19/21	



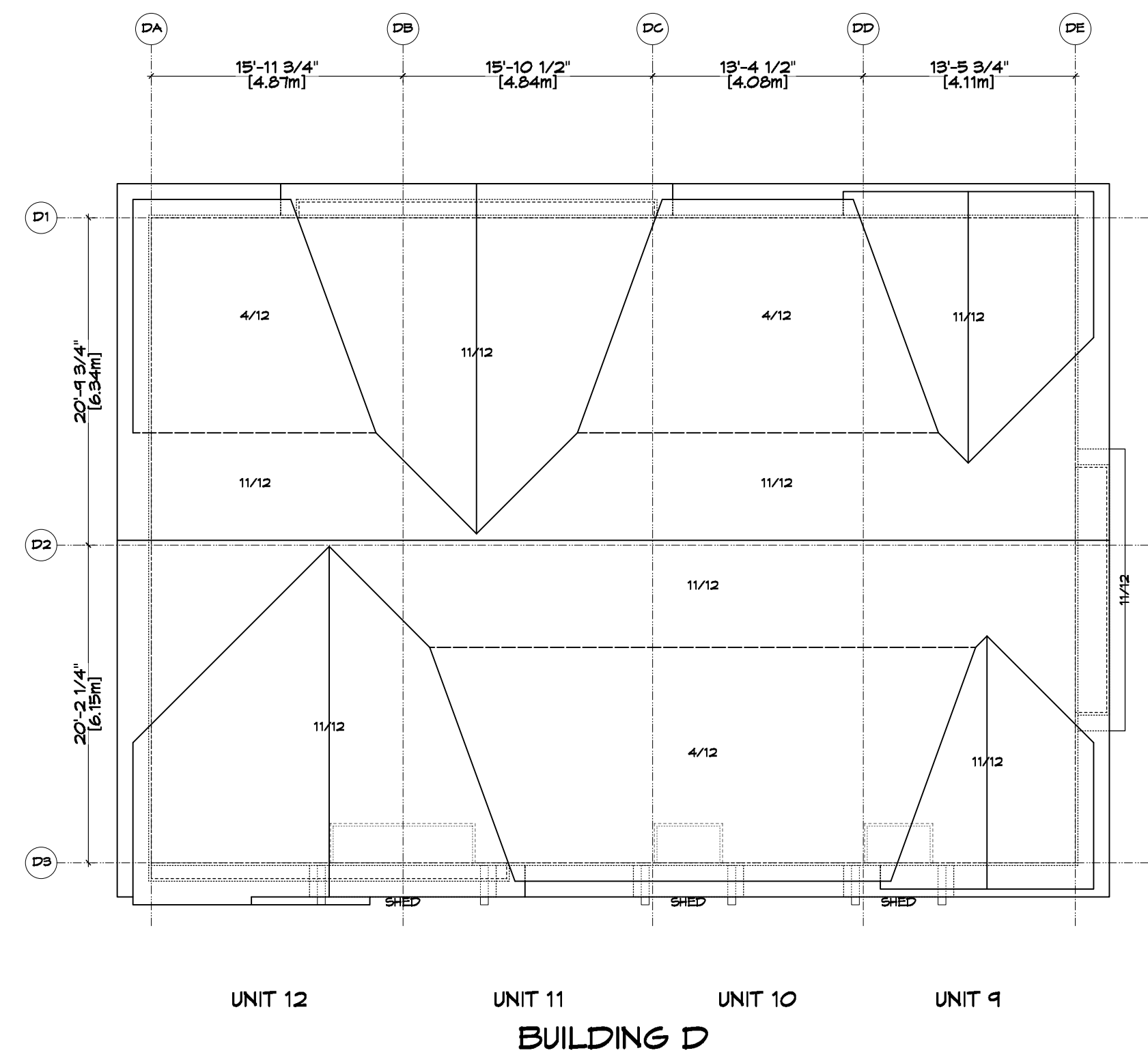
1 Ground/Lower Floor Plan - Bldg D
A204 Scale: 1:100



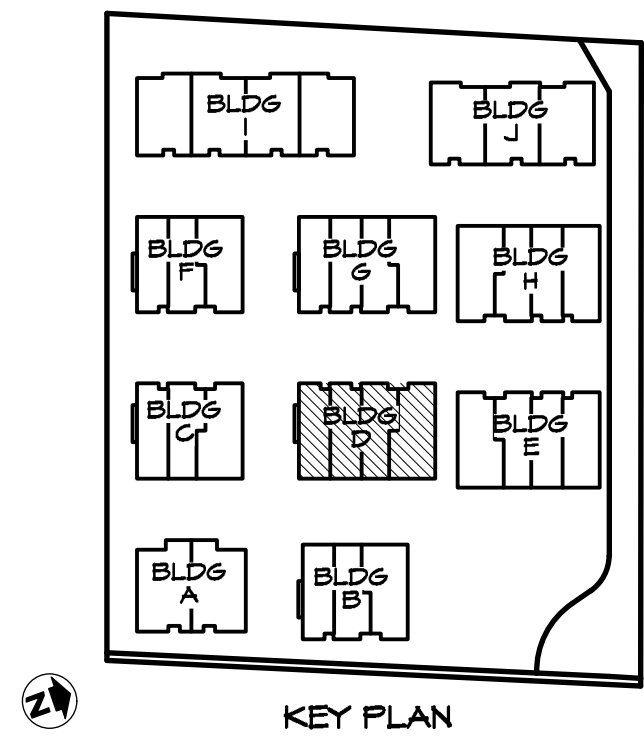
2 2nd/Main Floor Plan - Bldg D
A204 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg D
A204 Scale: 1:100



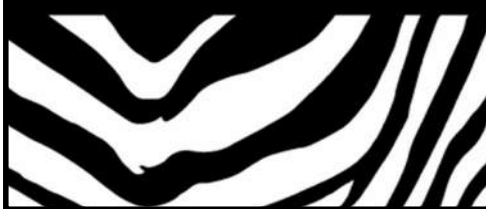
4 Roof Plan - Bldg D
A204 Scale: 1:100



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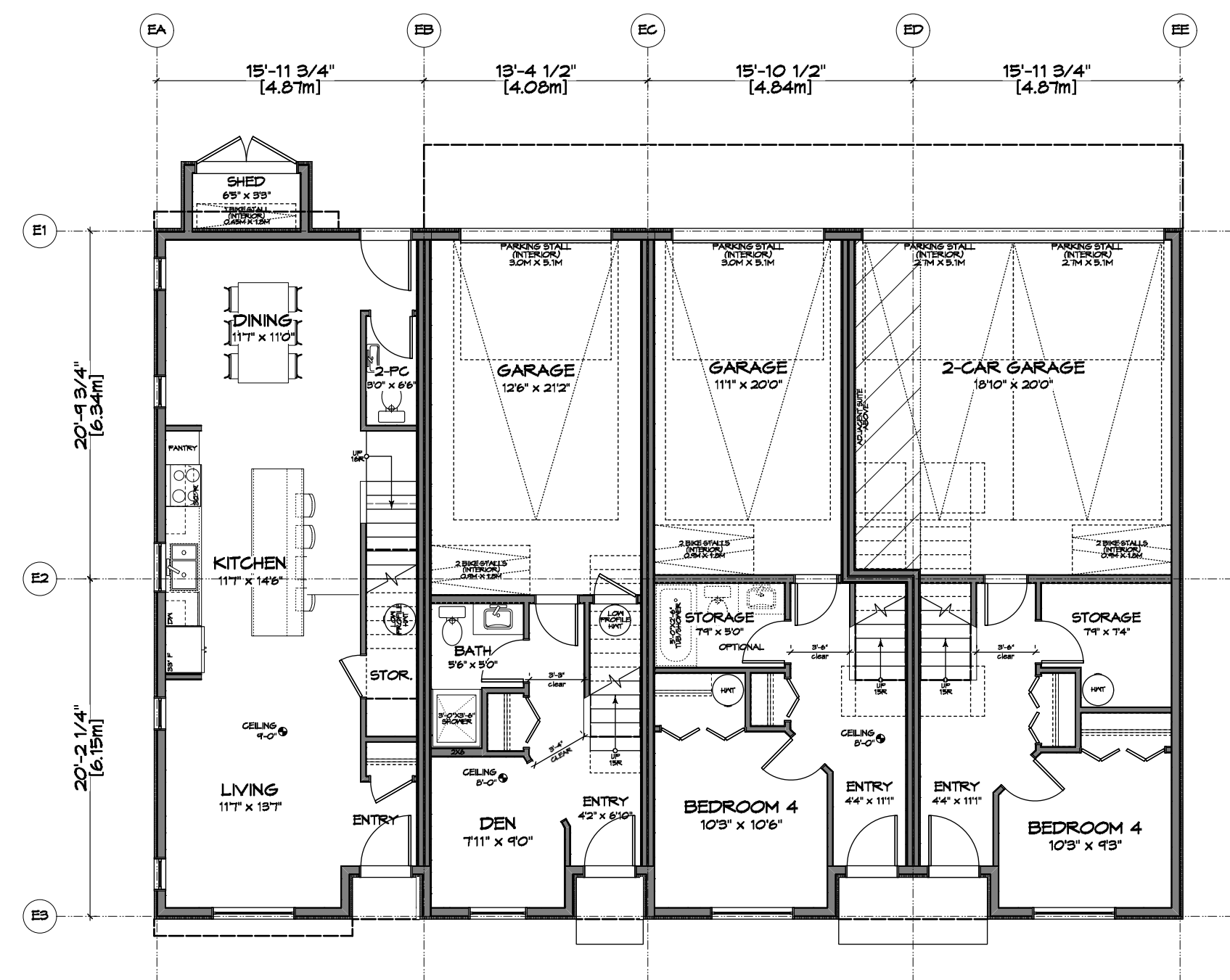
Date: SEP. 10/19

Scale: AS NOTED

Project:
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WASHINGTON AVE.

Title:
BUILDING D
FLOOR PLANS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAUS. 26/19 DP/REZONE SEP. 10/19 REV. 10/19	A 204 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 12/20	
1C	NO CHANGES	NOV. 04/20	REV. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 04/20 REV. 19/21	



UNIT 16

UNIT 15

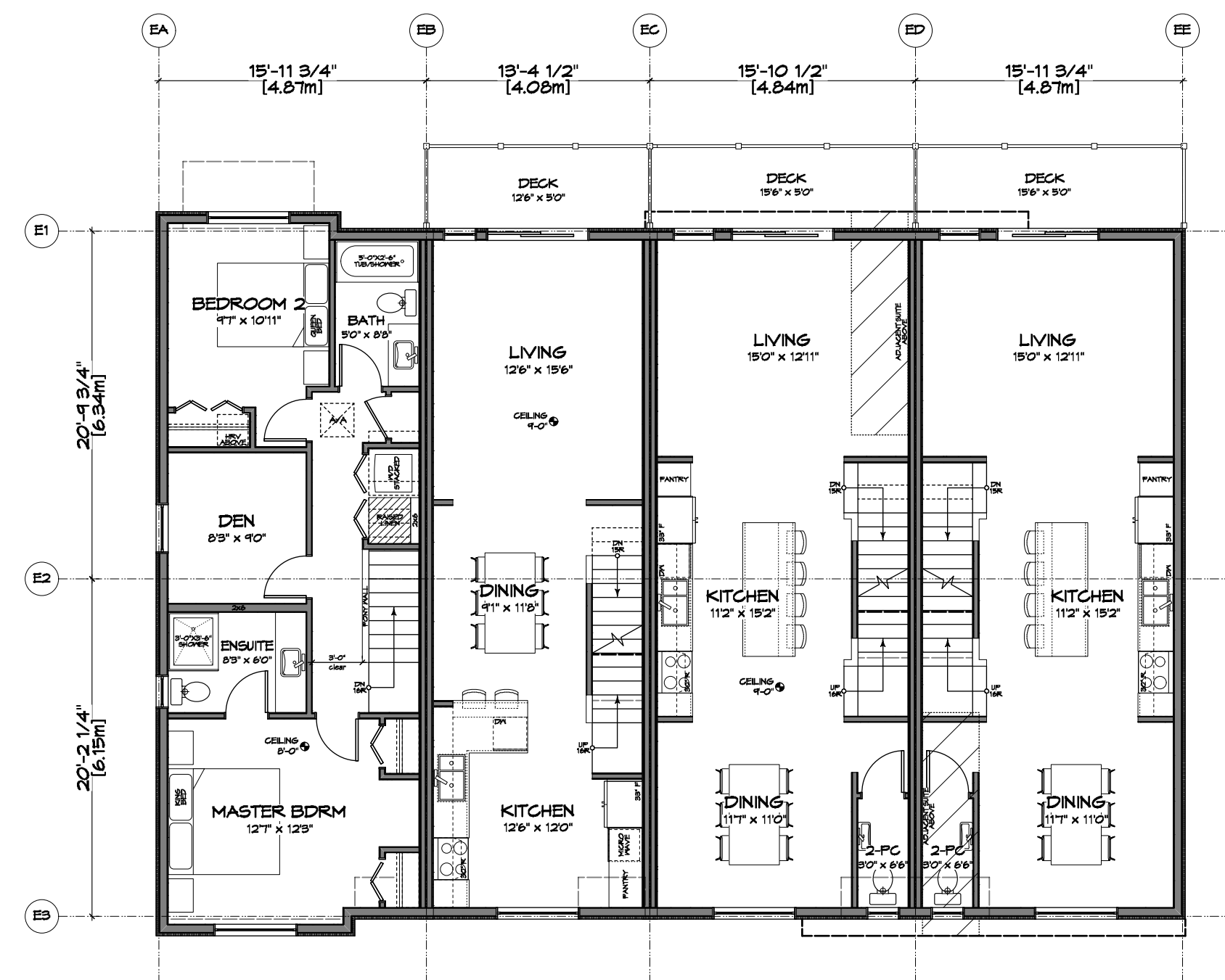
UNIT 14

UNIT 13

BUILDING E

FLOOR AREA = 133.58 M2
GARAGE AREA = 84.48 M2
ALLOWANCE = 55.80 M2
BIKE SHED = 2.09 M2

1 Ground/Lower Floor Plan - Bldg E
A205 Scale: 1:100



UNIT 16

UNIT 15

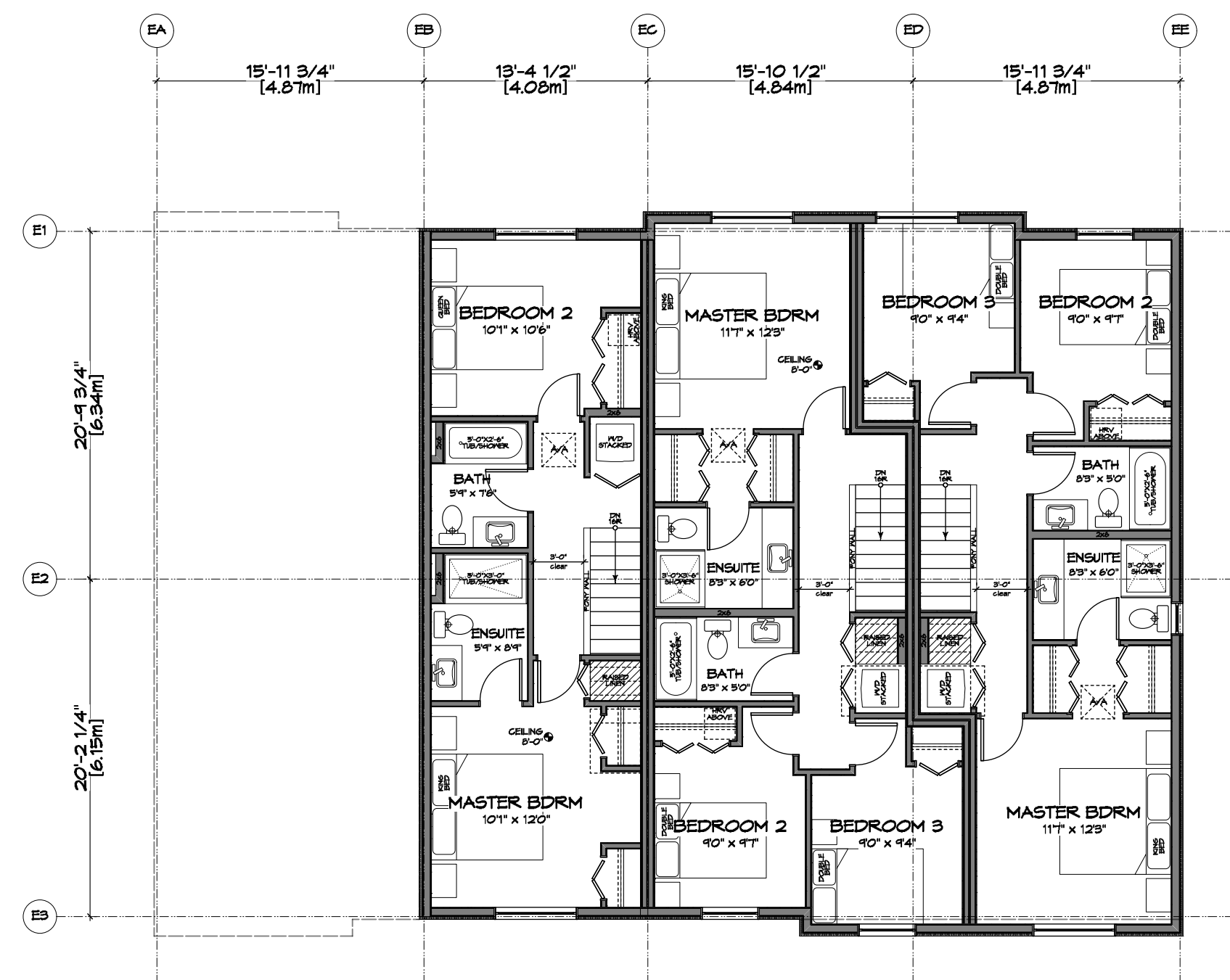
UNIT 14

UNIT 13

BUILDING E

FLOOR AREA = 224.83 M2

2 2nd/Main Floor Plan - Bldg E
A205 Scale: 1:100



UNIT 16

UNIT 15

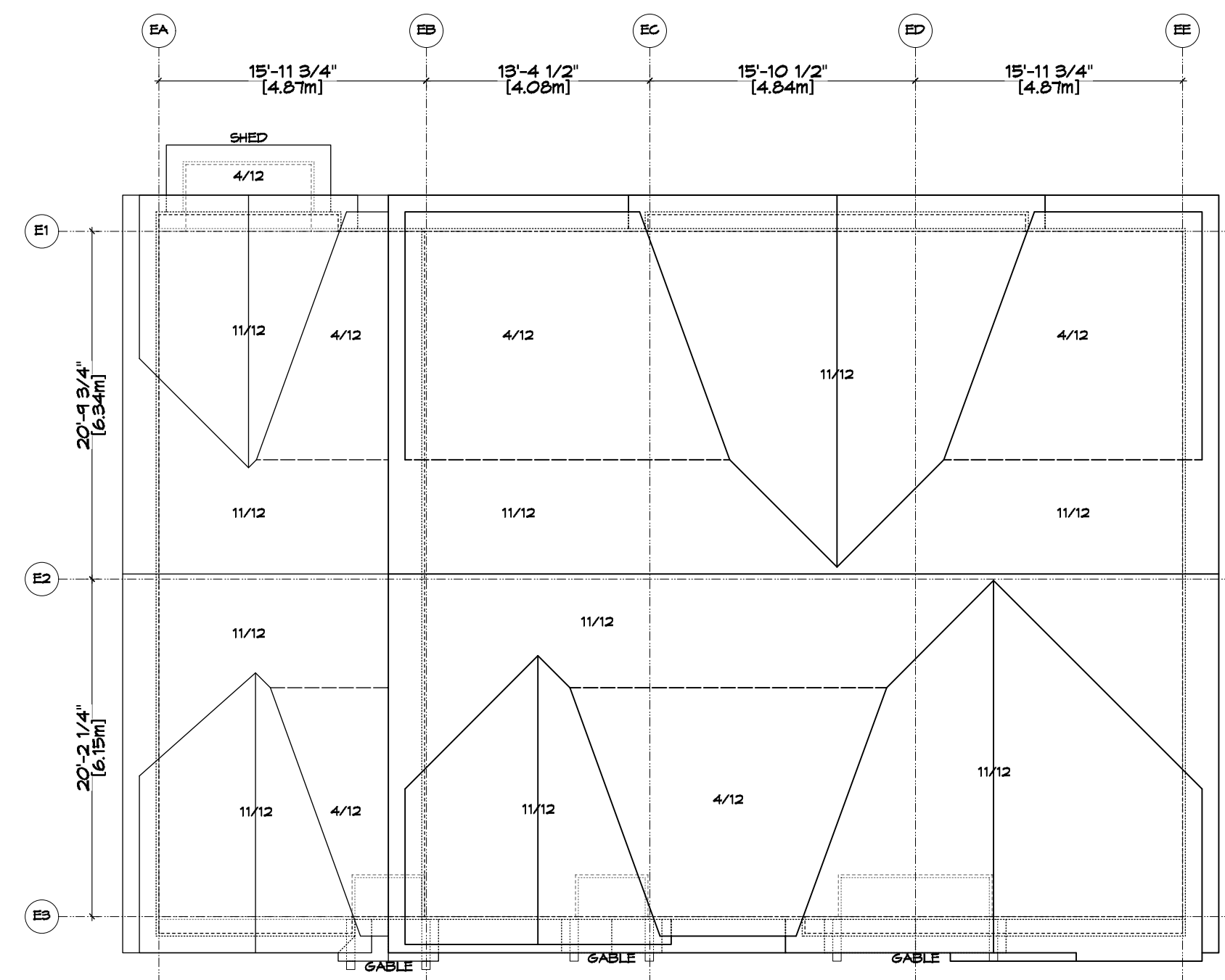
UNIT 14

UNIT 13

BUILDING E

FLOOR AREA = 168.09 M2

3 3rd/Upper Floor Plan - Bldg E
A205 Scale: 1:100



UNIT 16

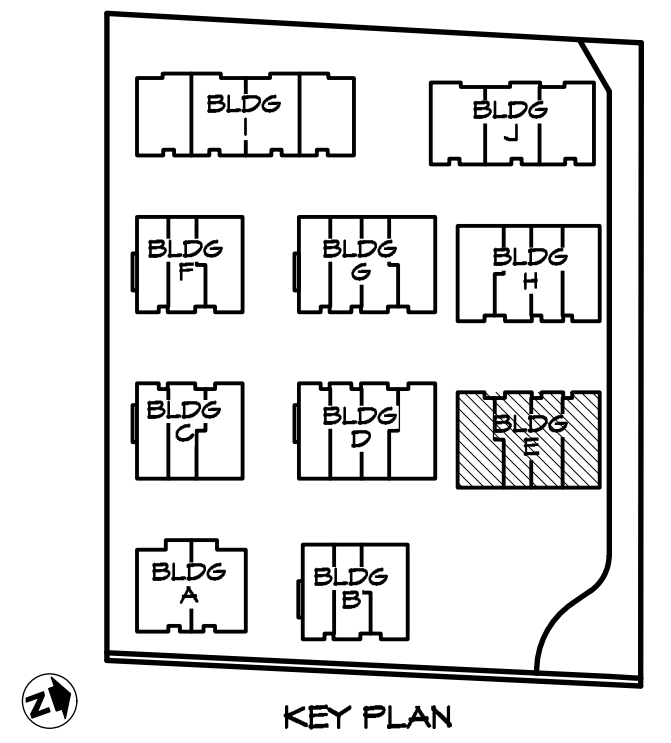
UNIT 15

UNIT 14

UNIT 13

BUILDING E

4 Roof Plan - Bldg E
A205 Scale: 1:100



KEY PLAN

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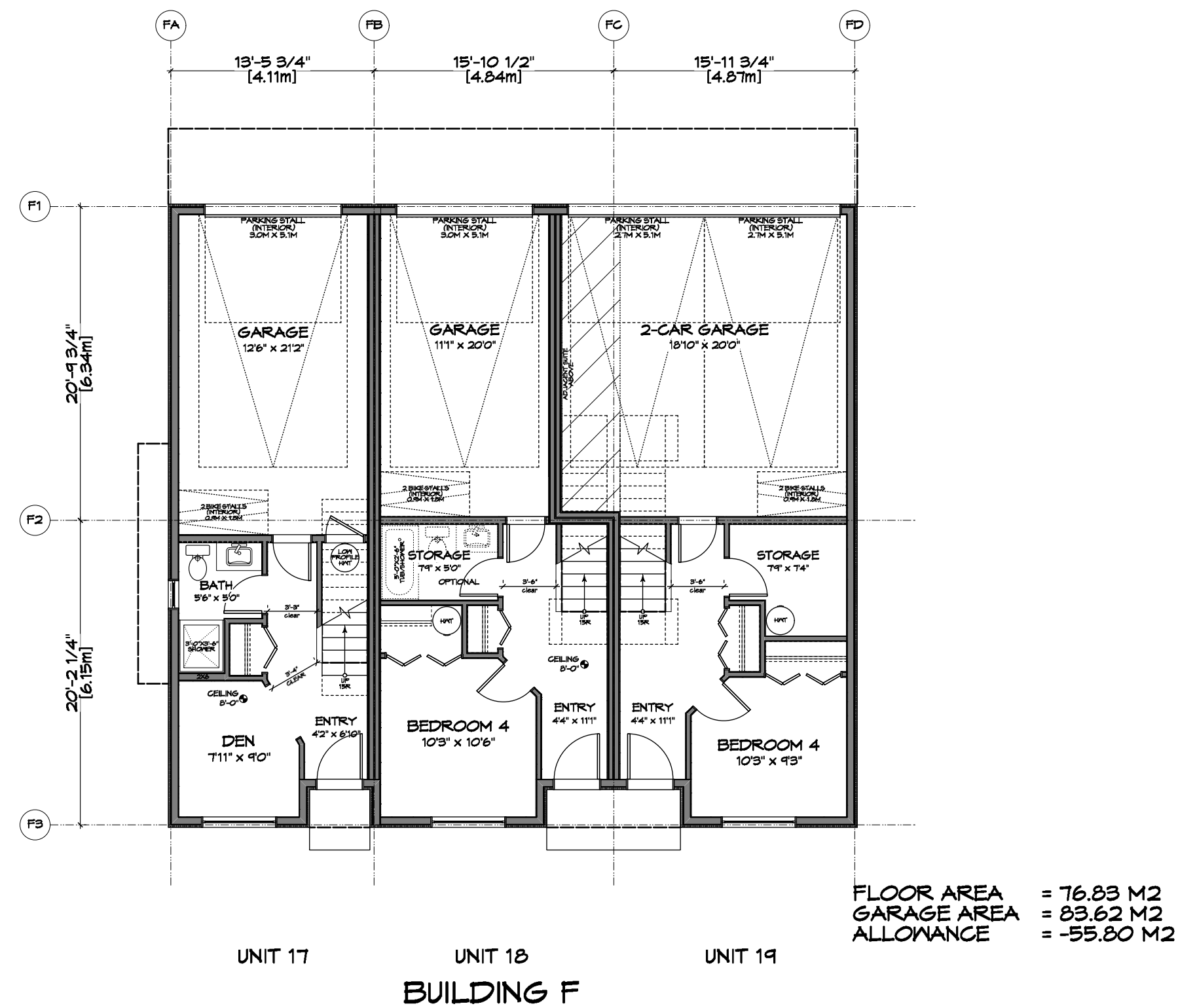
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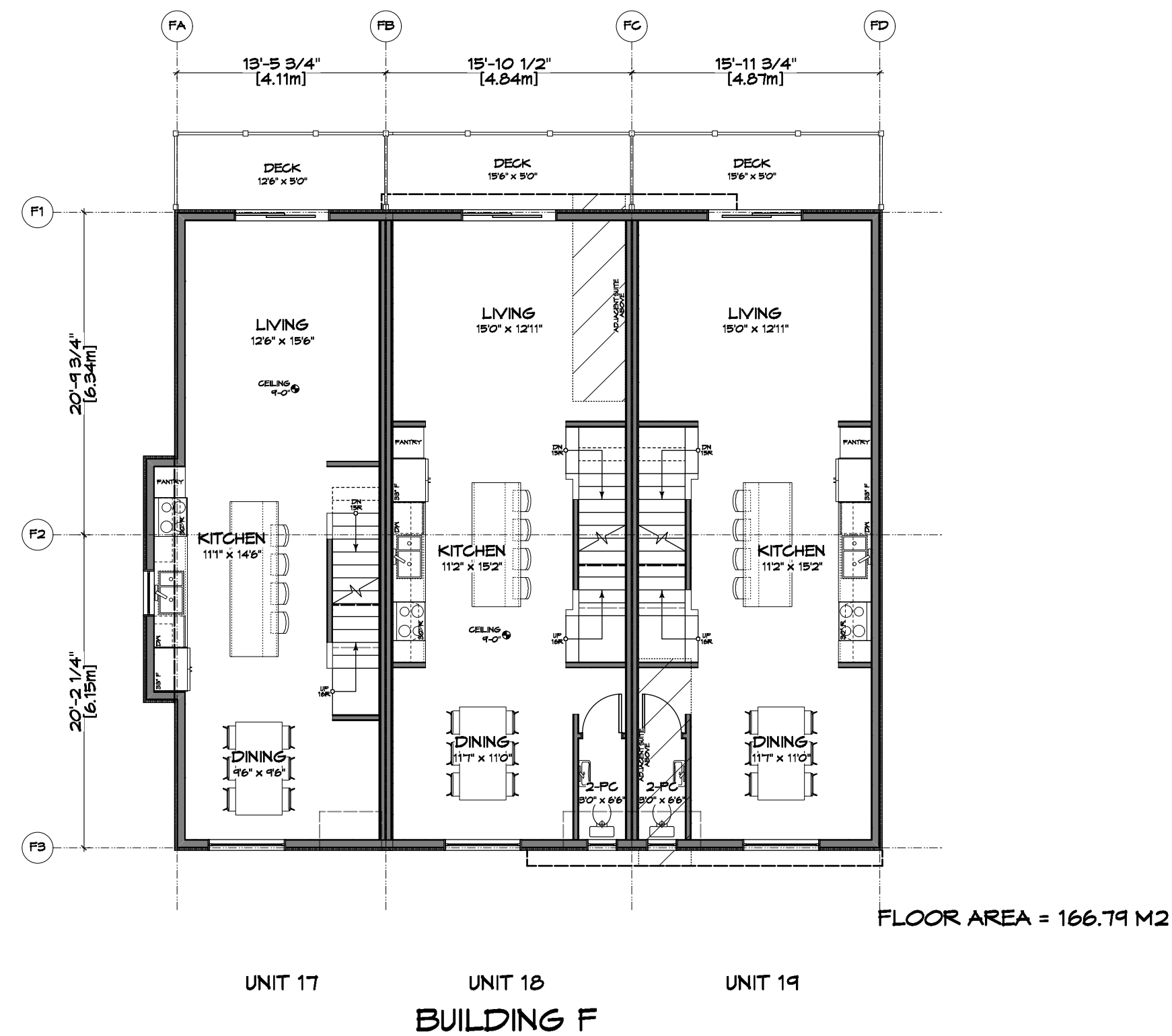
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING E
FLOOR PLANS

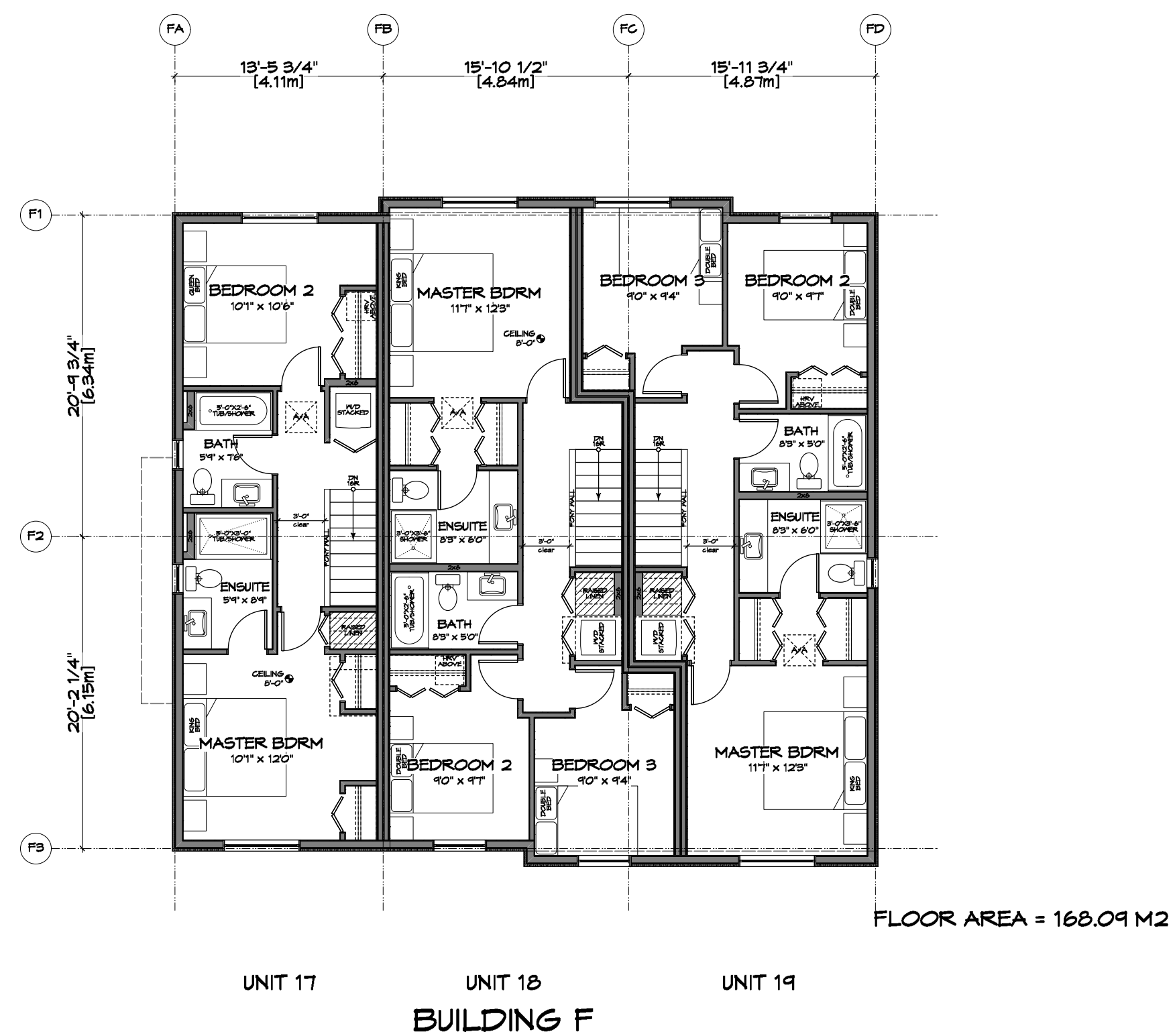
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1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	ADD WINDOWS AT LIVING ROOM; ADD WINDOW TO UNIT 16 DEN	AUG. 05/20	REV. 1B MAY 12/20	
1C	REVISE UNIT 16 TO 2-STOREY	NOV. 09/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 09/20	
			Rev. 1E JAN. 19/21	Proj.No. TBD



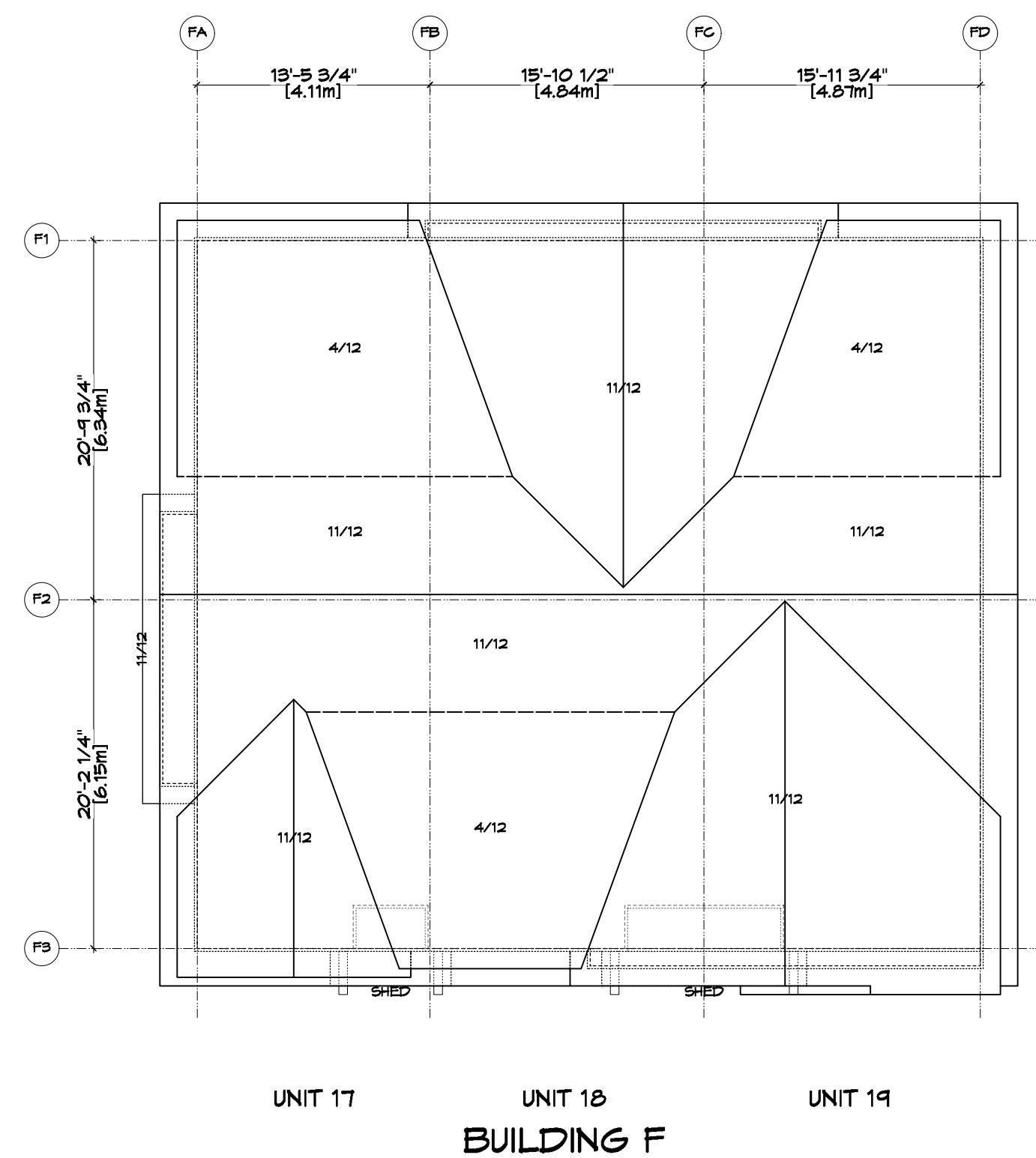
1 Ground/Lower Floor Plan - Bldg F
A206 Scale: 1:100



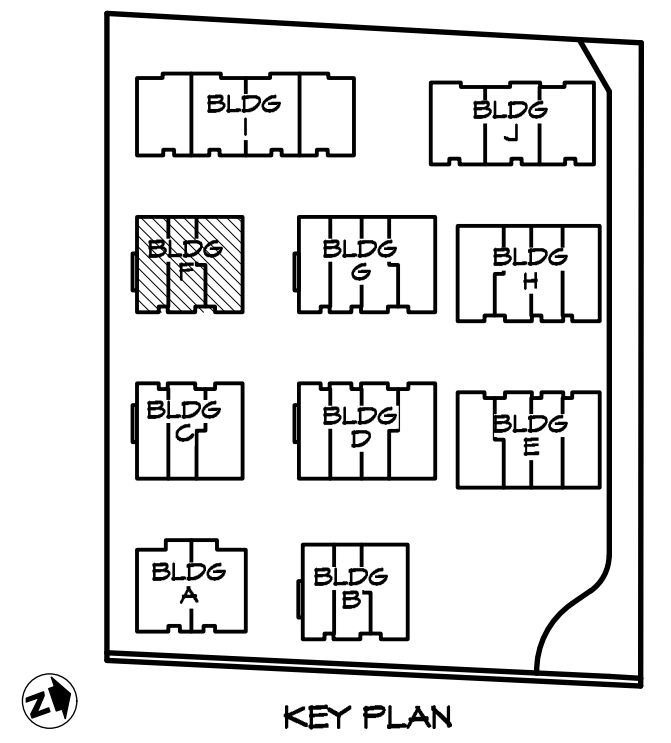
2 2nd/Main Floor Plan - Bldg F
A206 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg F
A206 Scale: 1:100



4 Roof Plan - Bldg F
A206 Scale: 1:100



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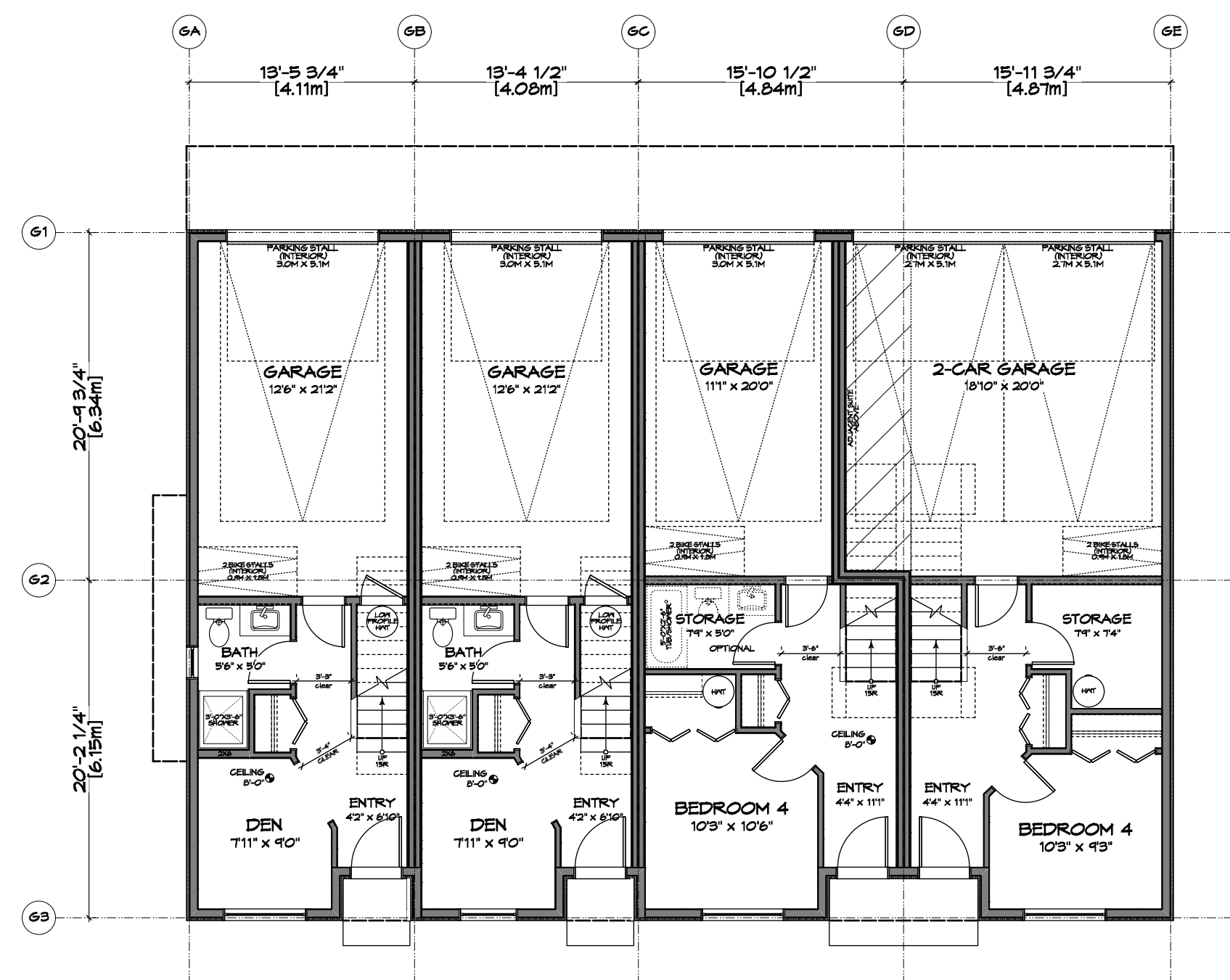
Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING F
FLOOR PLANS

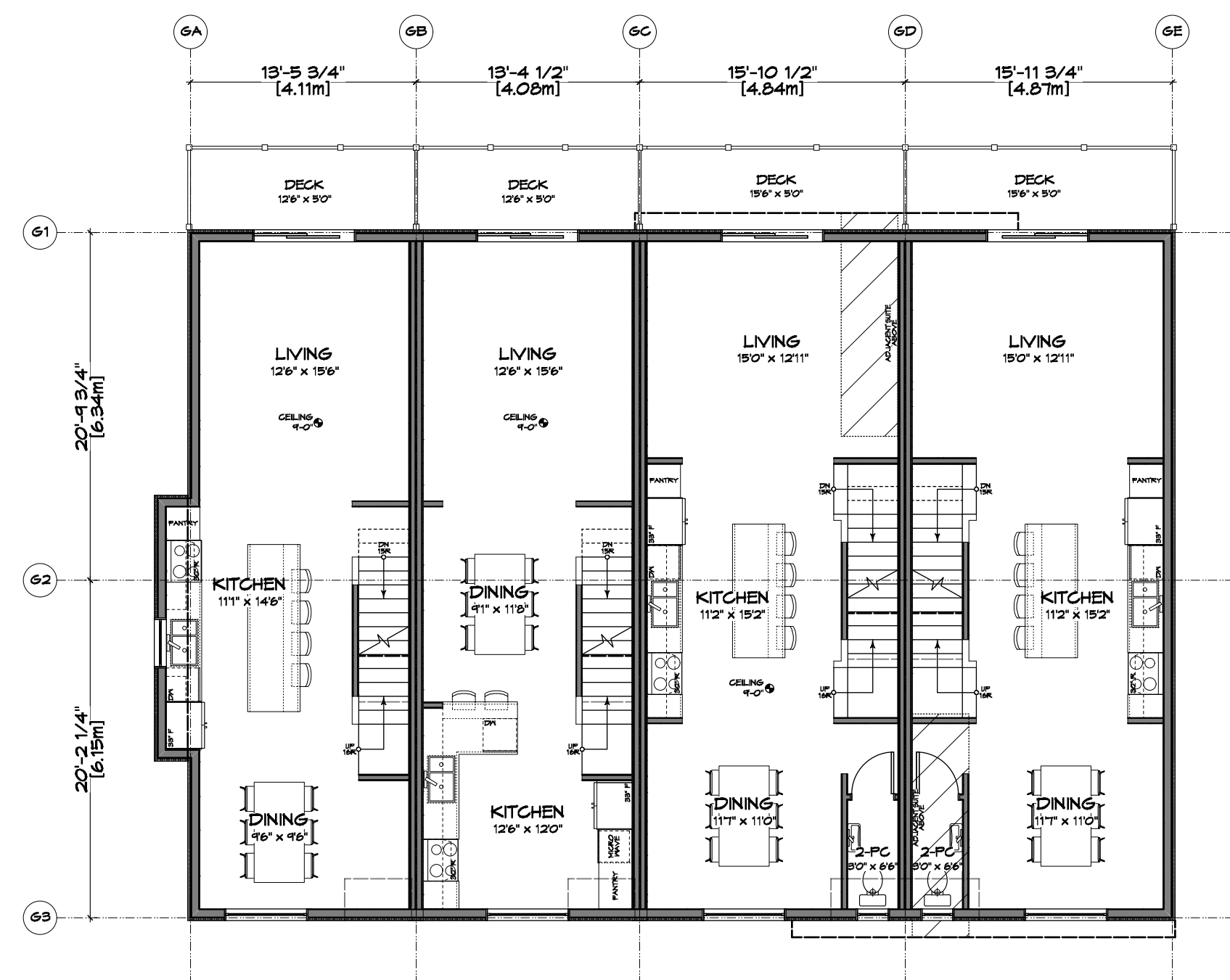
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1A	NO CHANGES	MAY 12/20	REV. 1A	
1B	NO CHANGES	AUG. 05/20	REV. 1B	
1C	NO CHANGES	NOV. 04/20	REV. 1C	
1D	NO CHANGES	JAN. 19/21	REV. 1D	
			REV. 1E	



FLOOR AREA = 98.81 M2
GARAGE AREA = 109.98 M2
ALLOWANCE = -74.40 M2

UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

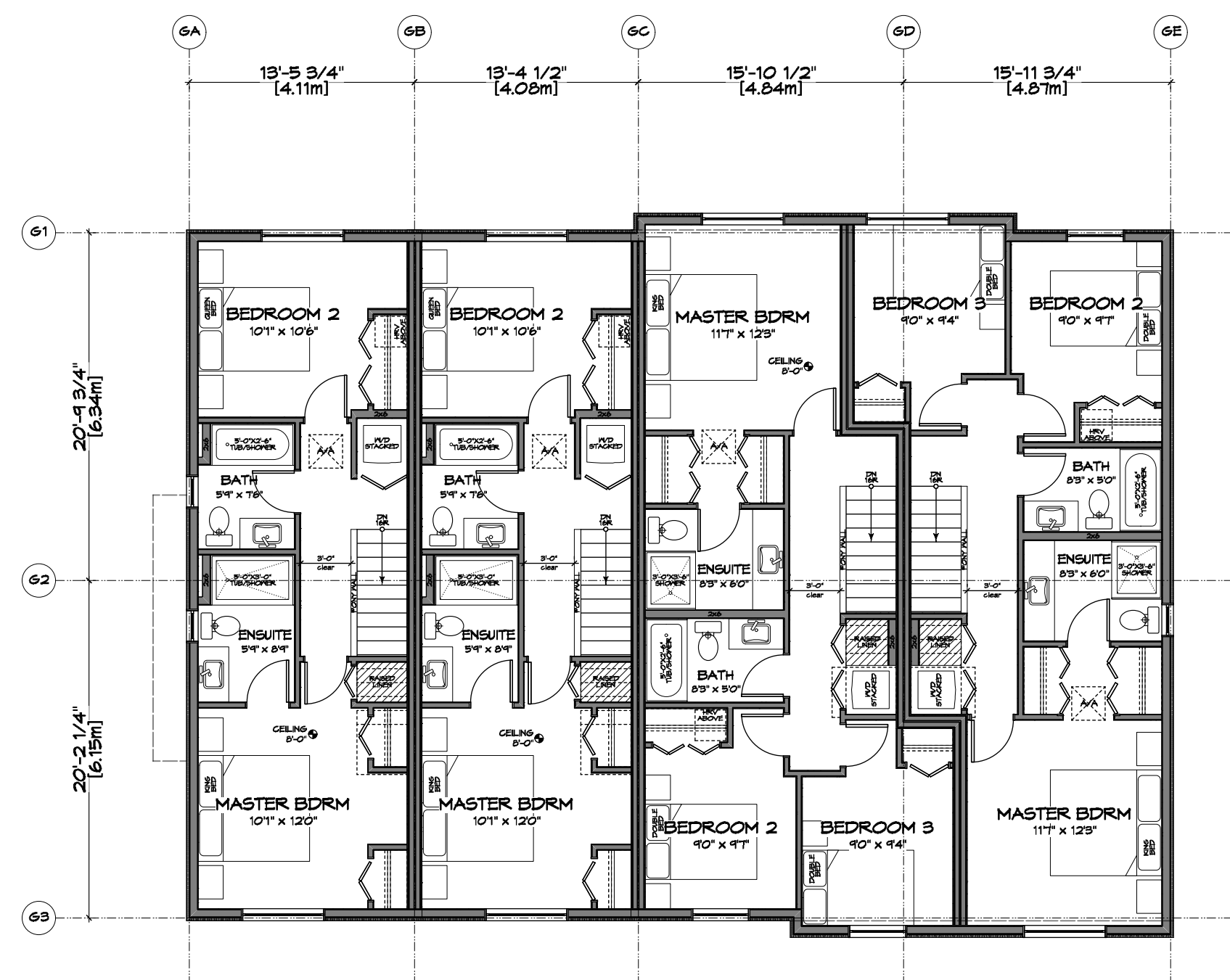
1 Ground/Lower Floor Plan - Bldg G
A207 Scale: 1:100



FLOOR AREA = 216.39 M2

UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

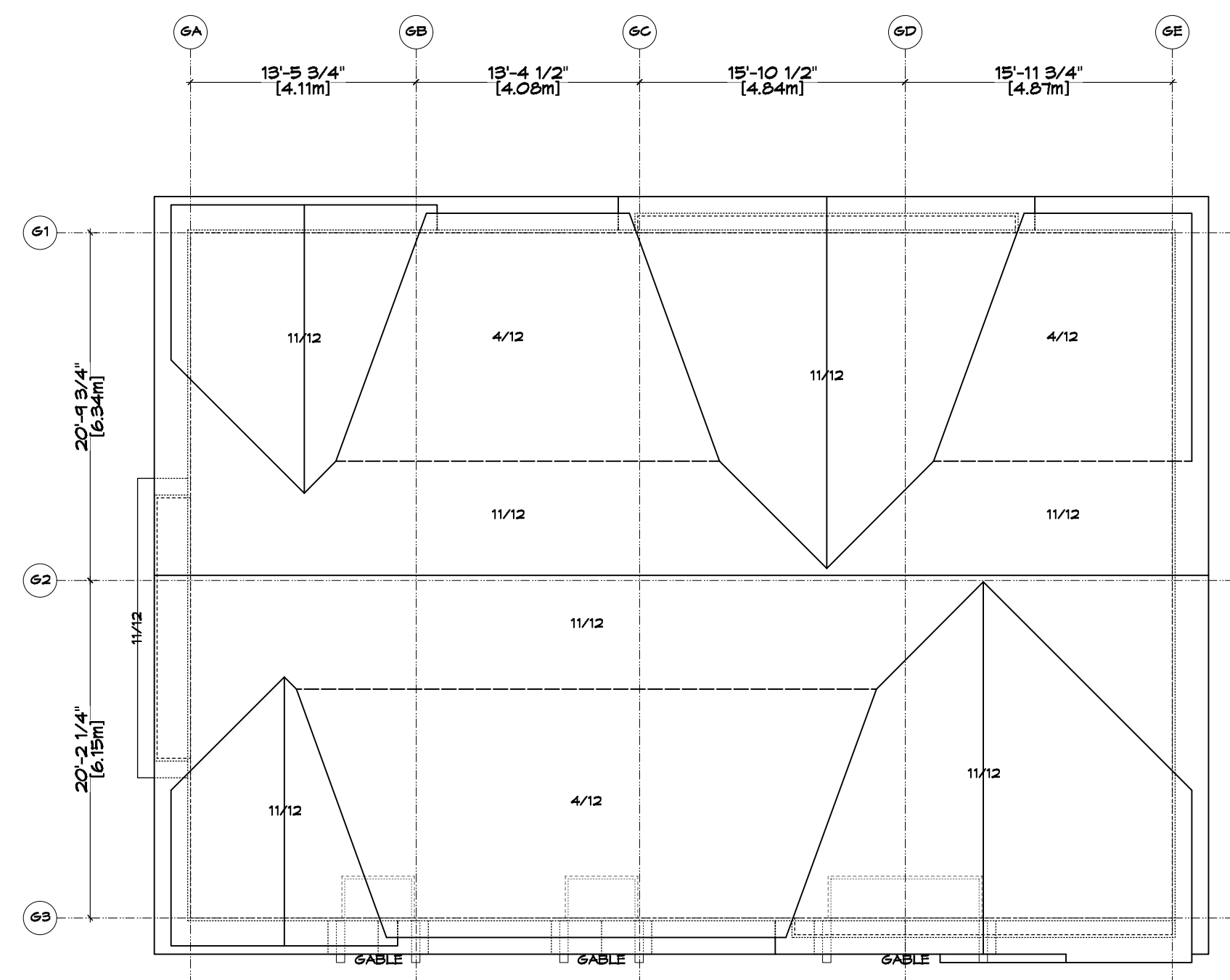
2 2nd/Main Floor Plan - Bldg G
A207 Scale: 1:100



FLOOR AREA = 217.69 M2

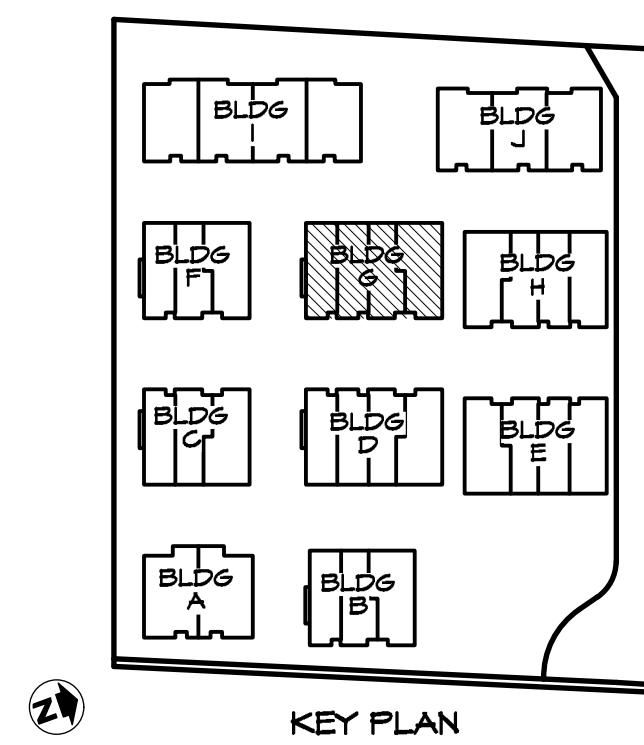
UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

3 3rd/Upper Floor Plan - Bldg G
A207 Scale: 1:100



UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

4 Roof Plan - Bldg G
A207 Scale: 1:100



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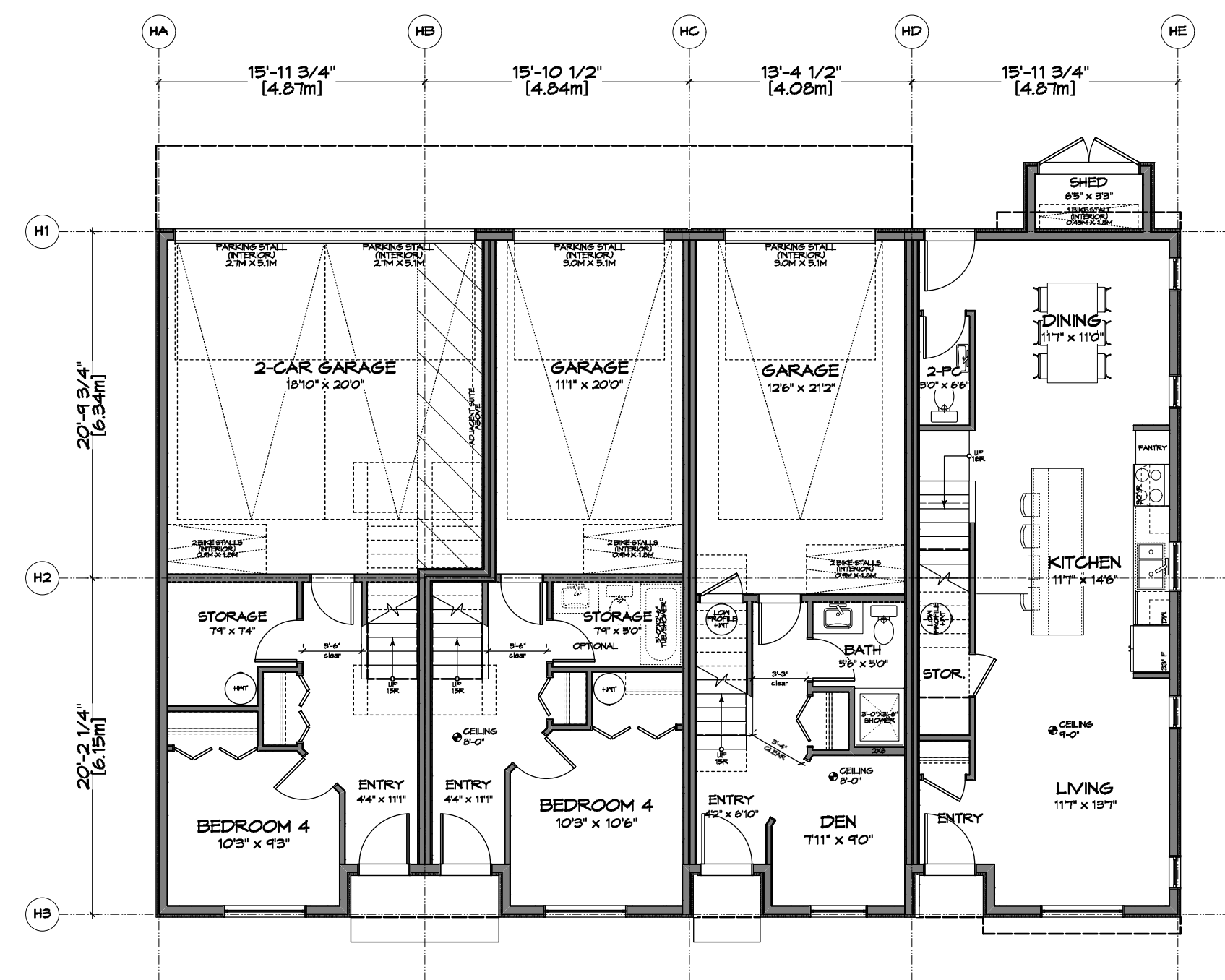
Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING G
FLOOR PLANS

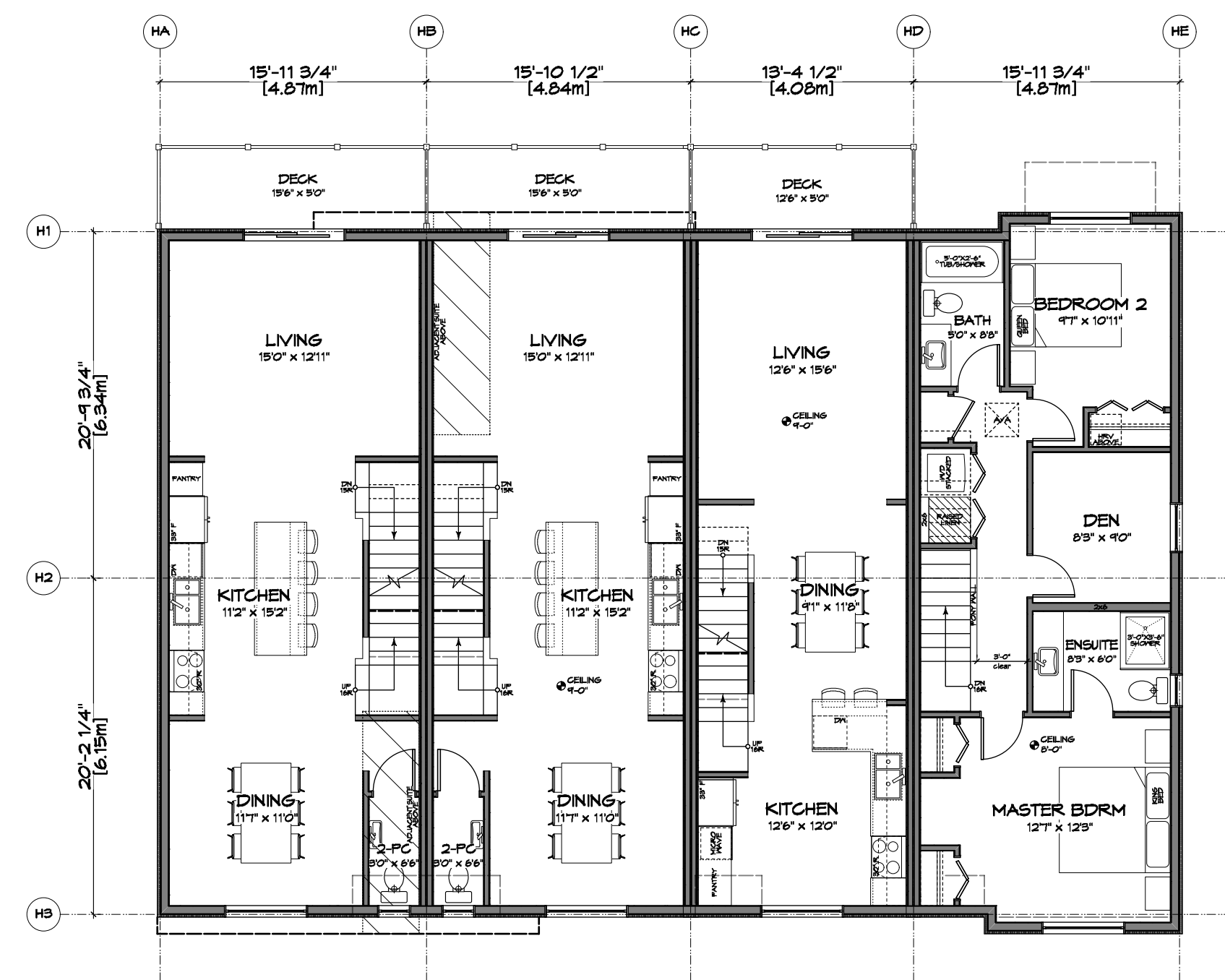
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAJUG 26/19 DP/REZONE SEP. 10/19	A 207 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAY 12/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 05/20	
1C	NO CHANGES	NOV. 04/20	REV. 1C NOV. 04/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D JAN. 19/21	



FLOOR AREA = 133.58 M2
GARAGE AREA = 84.48 M2
ALLOWANCE = 55.80 M2
BIKE SHED = 2.09 M2

UNIT 24 UNIT 25 UNIT 26 UNIT 27
BUILDING H

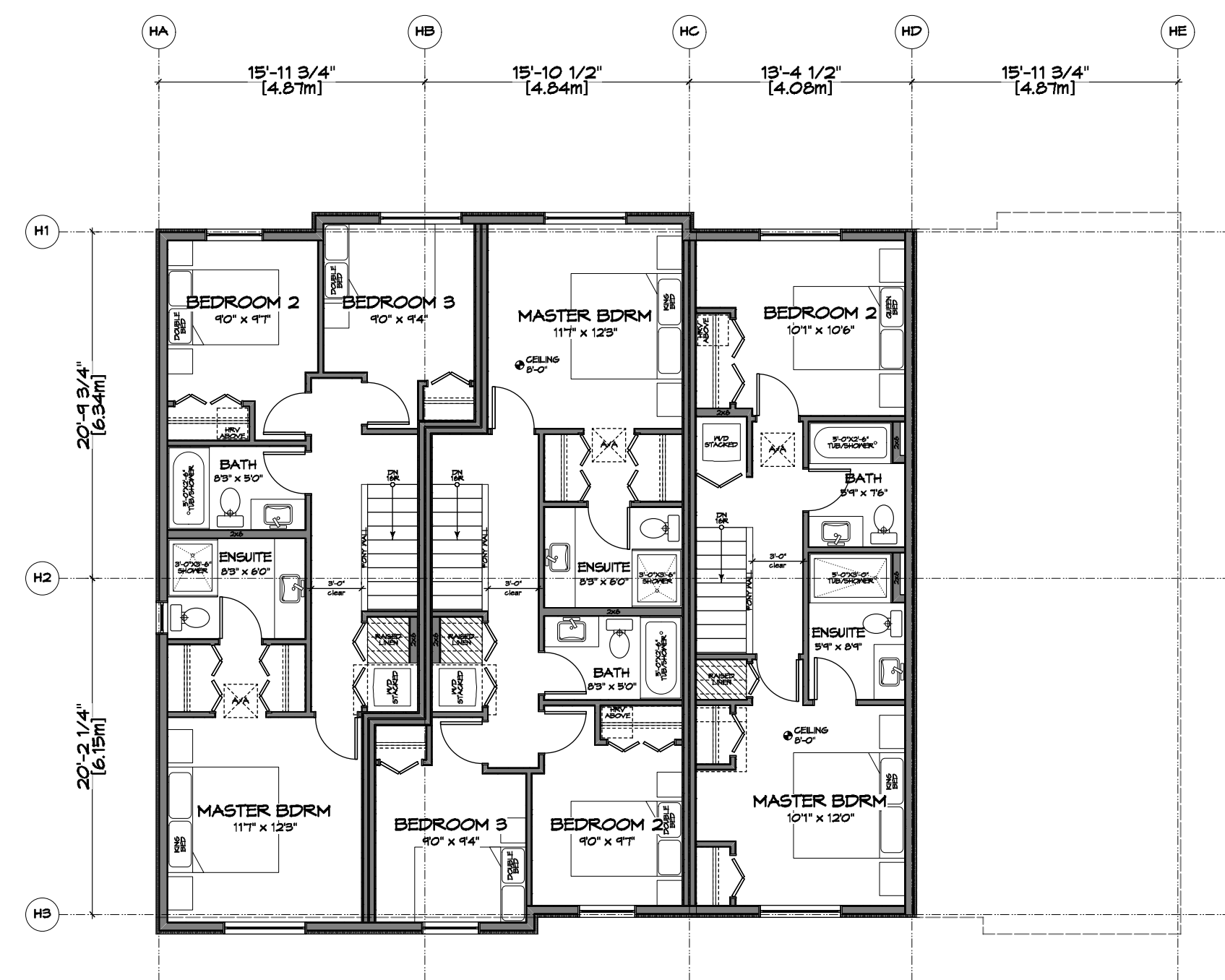
1 Ground/Lower Floor Plan - Bldg H
A208 Scale: 1:100



FLOOR AREA = 224.83 M2

UNIT 24 UNIT 25 UNIT 26 UNIT 27
BUILDING H

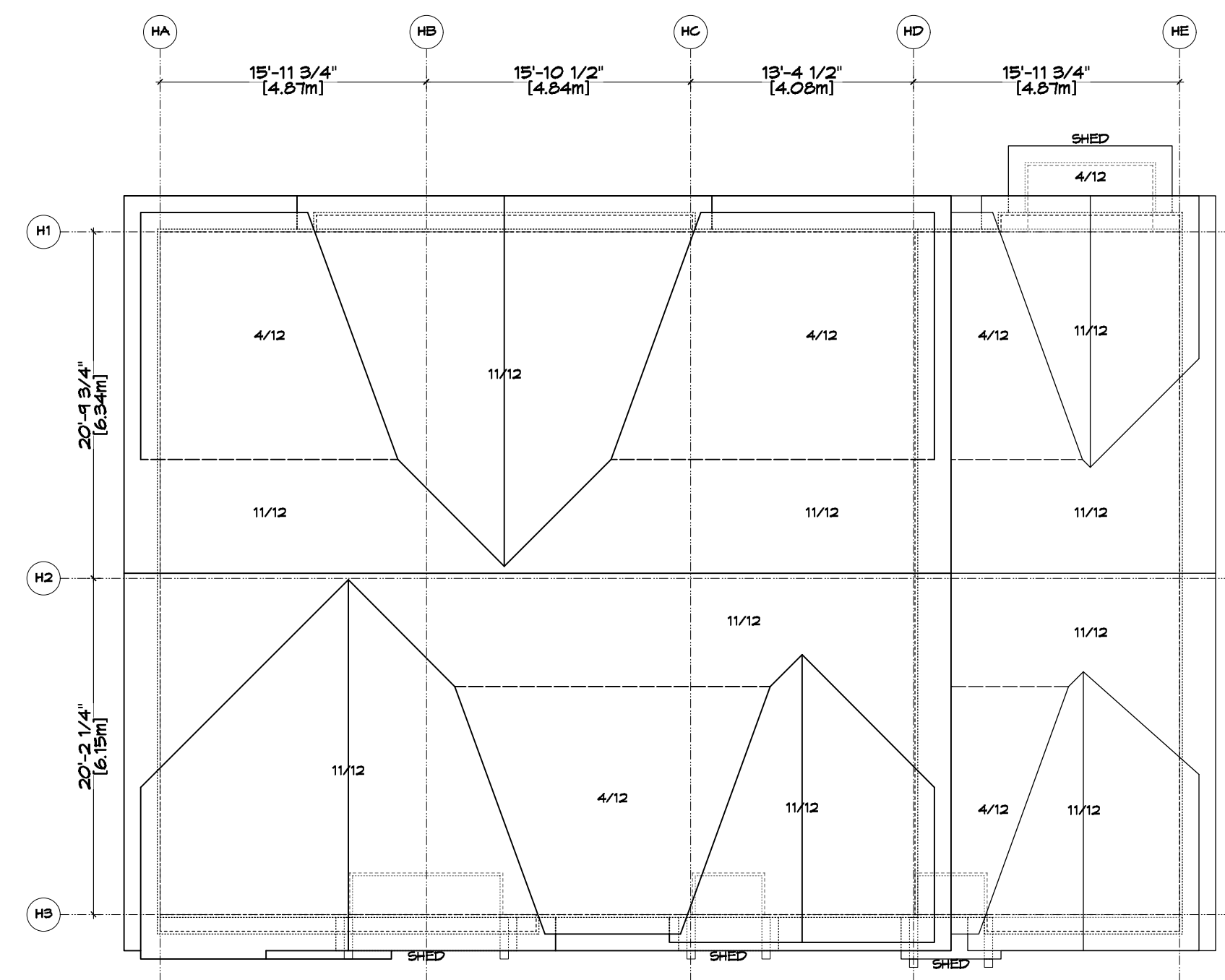
2 2nd/Main Floor Plan - Bldg H
A208 Scale: 1:100



FLOOR AREA = 168.09 M2

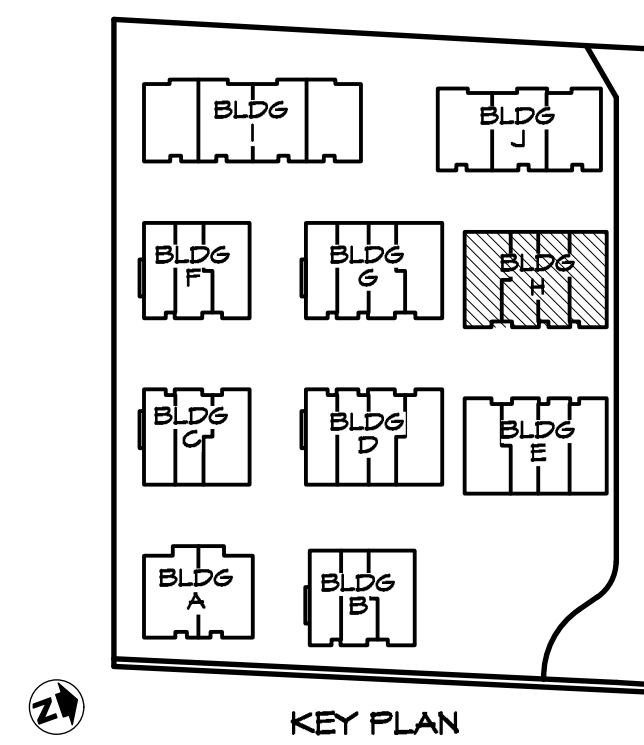
UNIT 24 UNIT 25 UNIT 26 UNIT 27
BUILDING H

3 3rd/Upper Floor Plan - Bldg H
A208 Scale: 1:100



UNIT 24 UNIT 25 UNIT 26 UNIT 27
BUILDING H

4 Roof Plan - Bldg H
A208 Scale: 1:100



KEY PLAN

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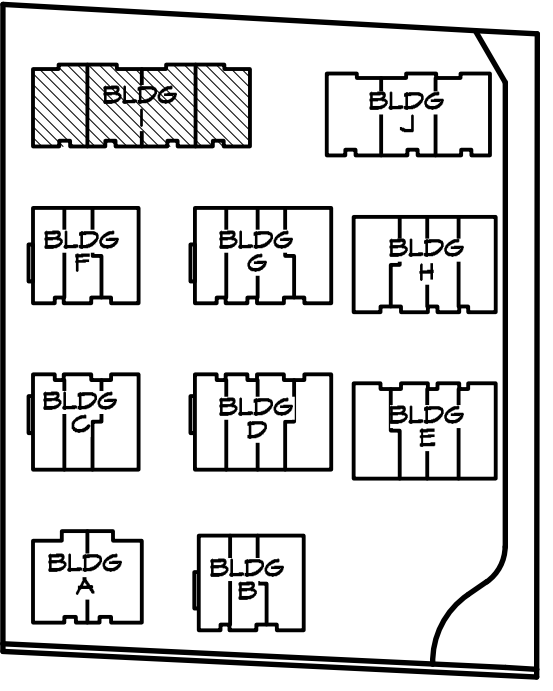
Date: SEP. 10/19

Scale: AS NOTED

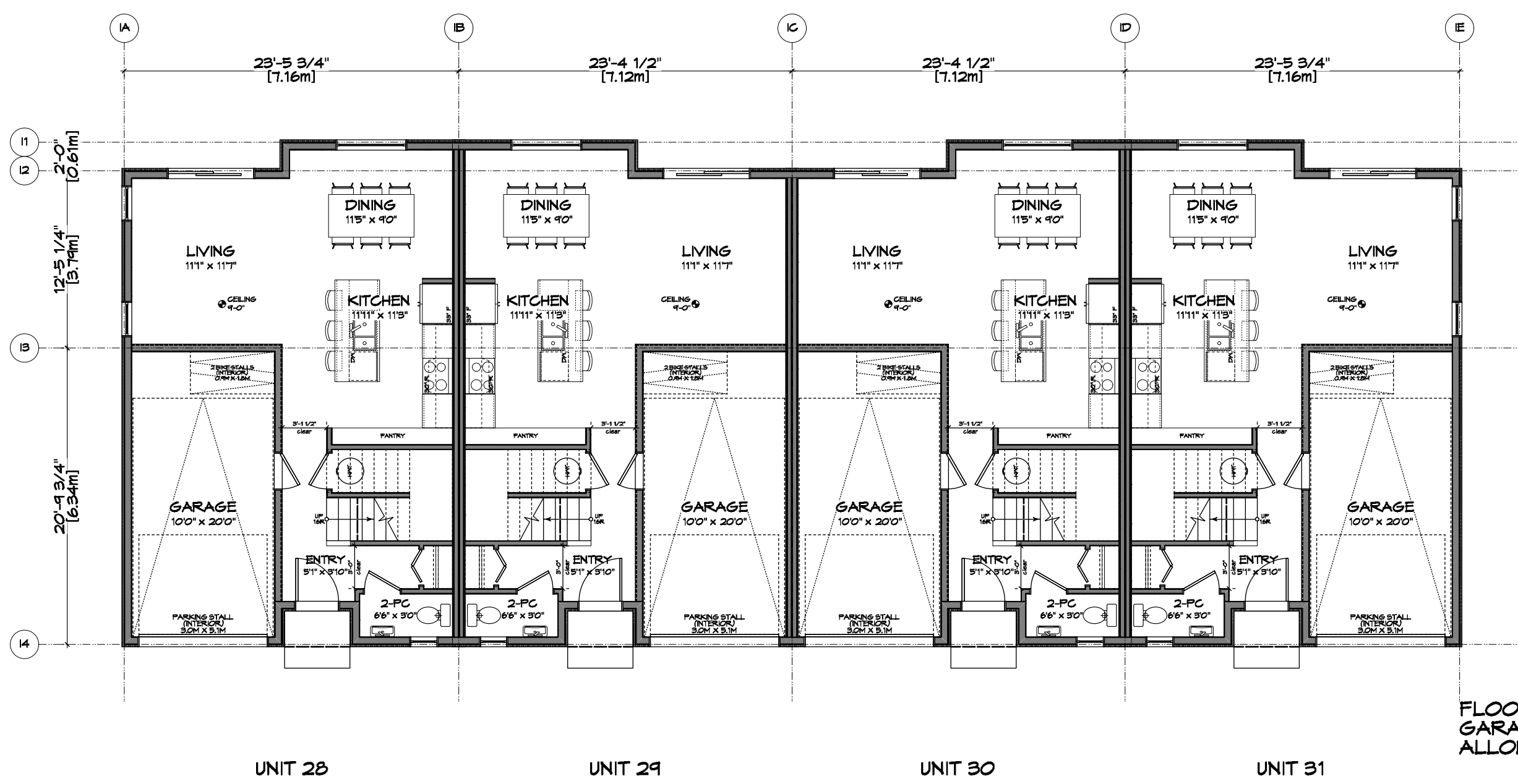
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING H
FLOOR PLANS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAUS. 26/19 DP/REZONE SEP. 10/19	A 208 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	ADD WINDOW TO UNIT 27 DEN	AUG. 05/20	REV. 1B MAY 12/20	
1C	REVISE UNIT 27 TO 2-STORY	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20	
			REV. 1E JAN. 19/21	

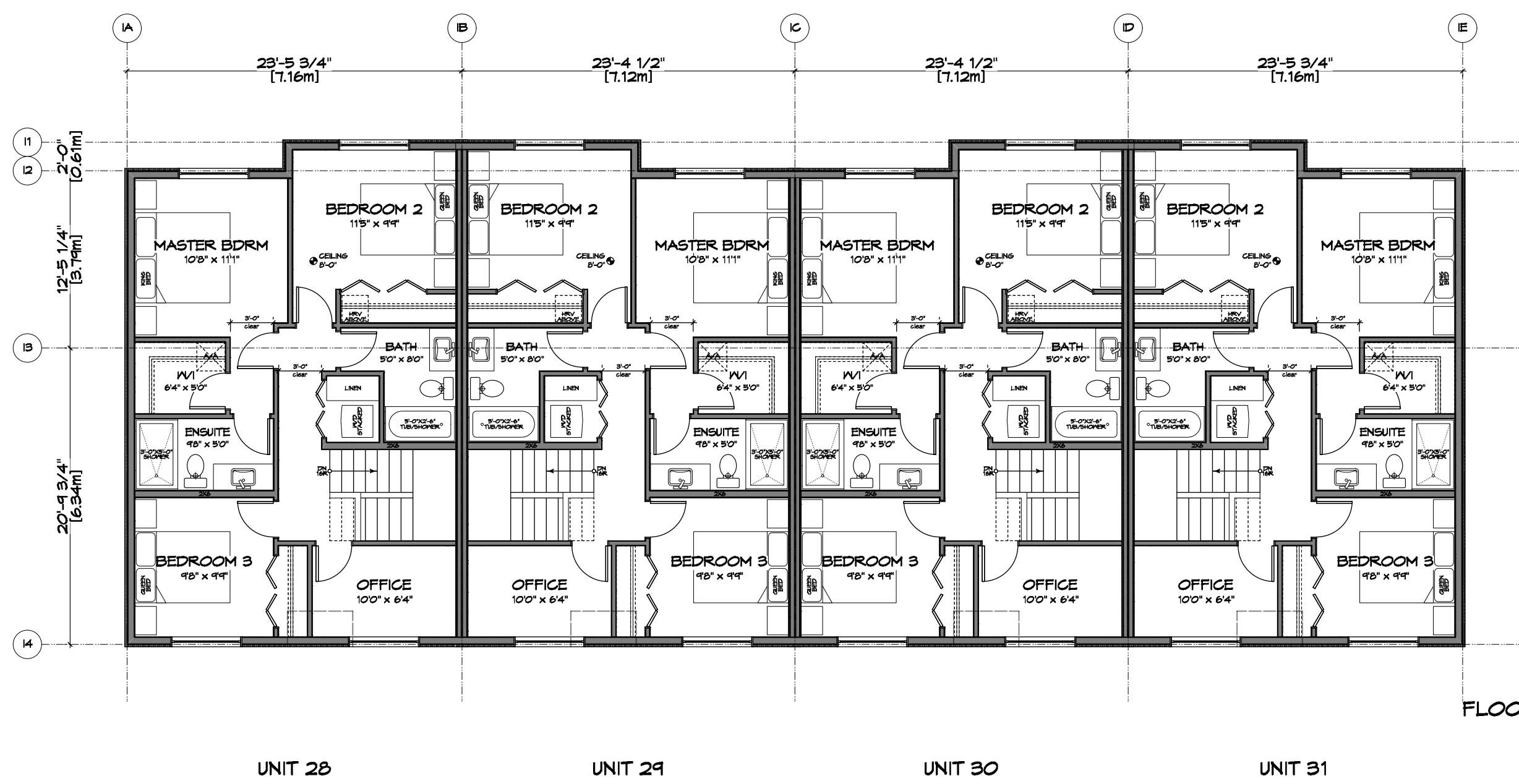


KEY PLAN



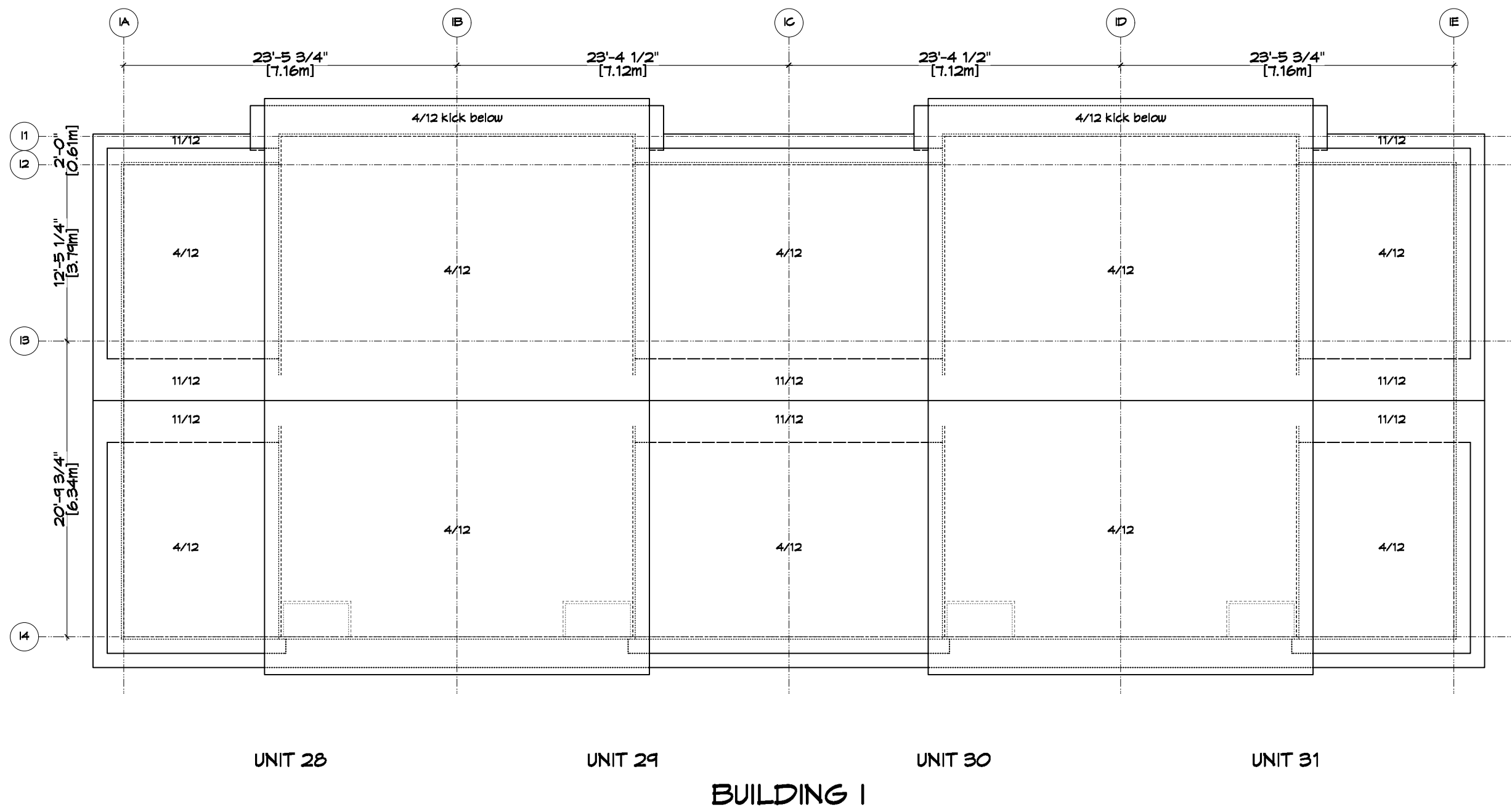
FLOOR AREA = 204.09 M²
GARAGE AREA = 75.95 M²
ALLOWANCE = -74.40 M²

1 Ground/Main Floor Plan - Bldg I
A209 Scale: 1:100



FLOOR AREA = 285.61 M²

2 2nd/Upper Floor Plan - Bldg I
A209 Scale: 1:100



3 Roof Plan - Bldg I
A209 Scale: 1:100

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JAN. 19, 2021

Michael Jon Moody
Principal
Architect AIBC, MRAC,
LEED A.P.I.

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Drawn By: K. KOSHMAN

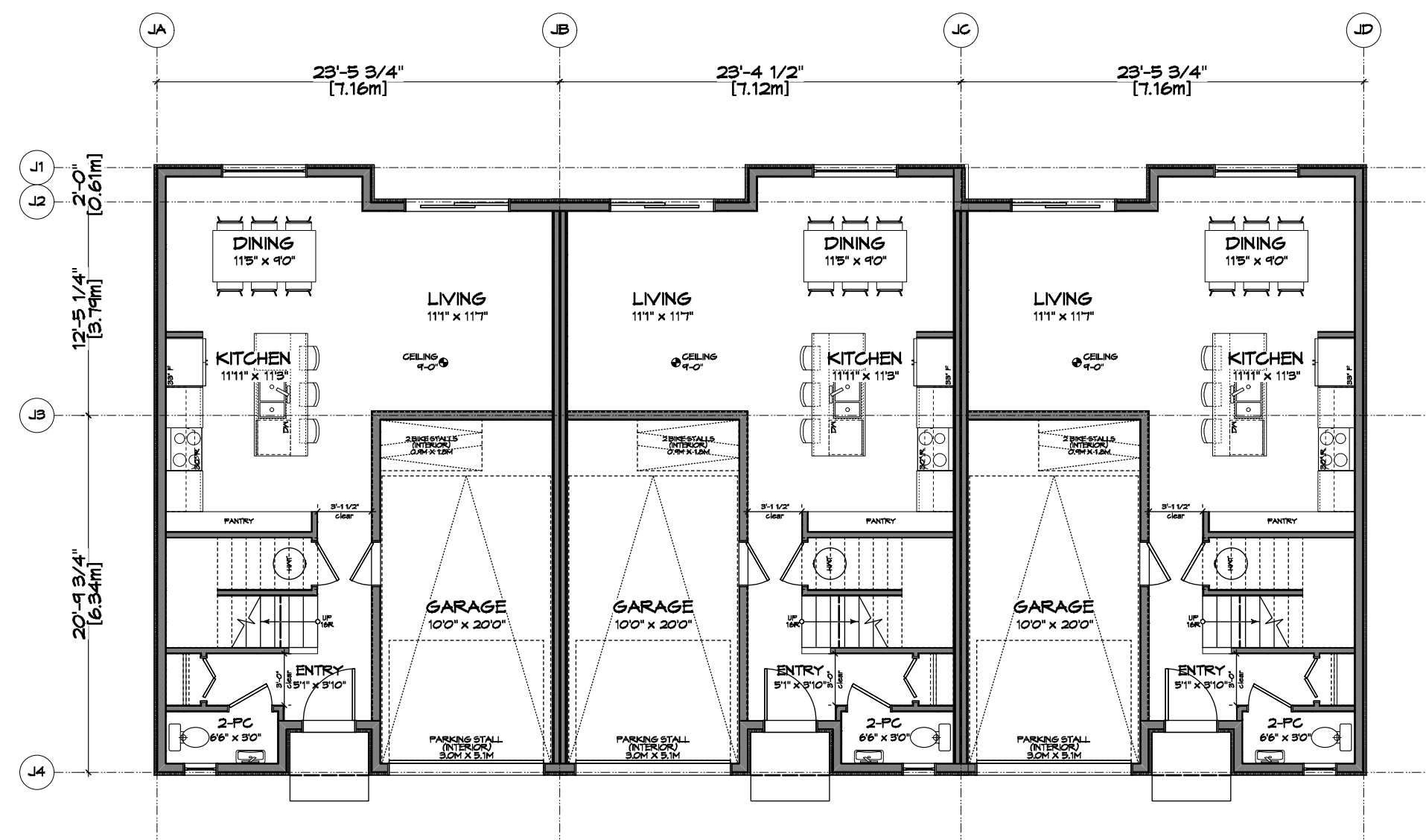
Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING I
FLOOR PLANS

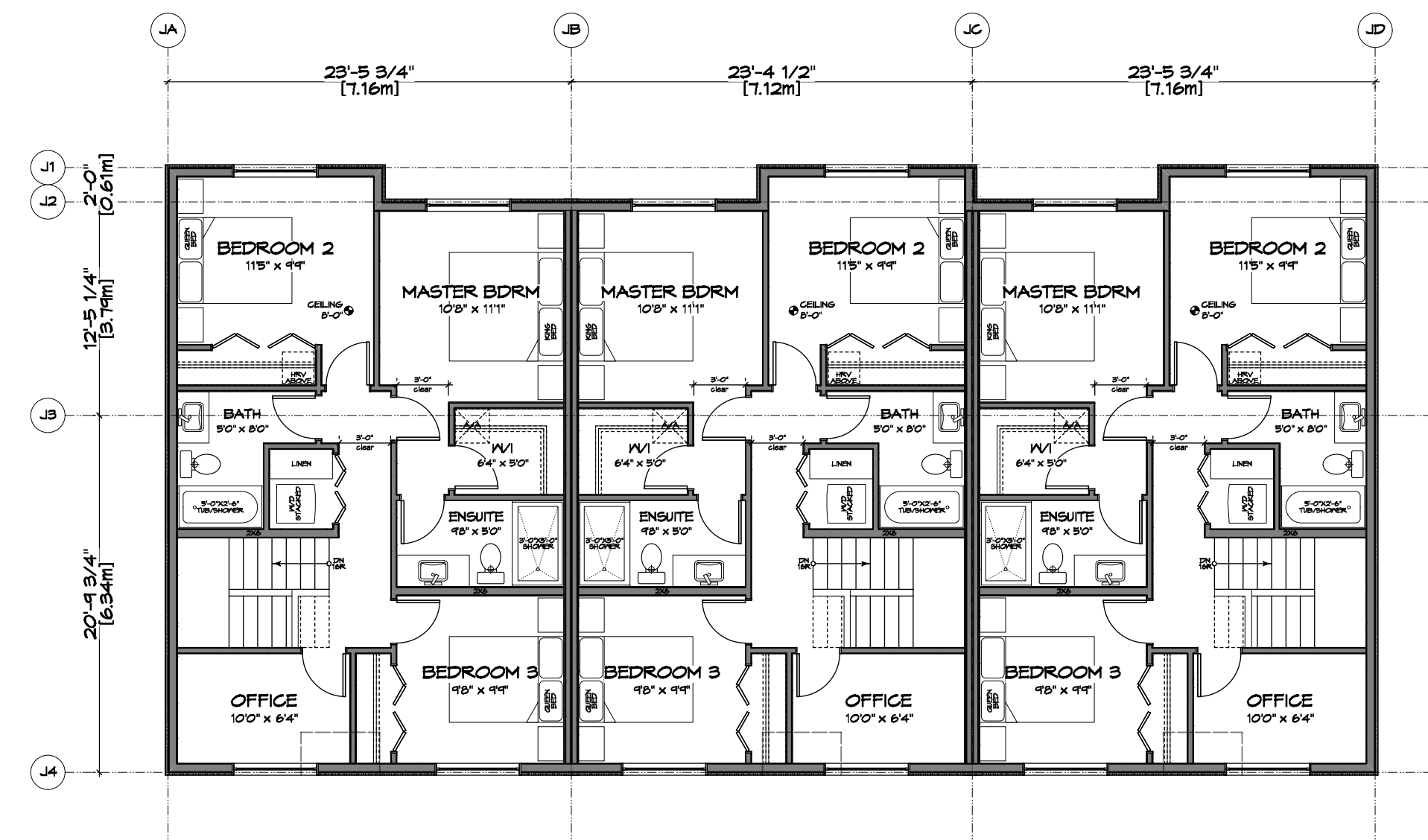
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAUS 26/19 DP/REZONE SEP. 10/19 REV. 1	A 209 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A	
1B	NO CHANGES	AUG. 05/20	REV. 1B	
1C	NO CHANGES	NOV. 04/20	REV. 1C	
1D	NO CHANGES	JAN. 19/21	REV. 1D	
			REV. 1E	



FLOOR AREA = 151.03 M2
GARAGE AREA = 58.18 M2
ALLOWANCE = -55.80 M2

UNIT 32 UNIT 33
BUILDING J

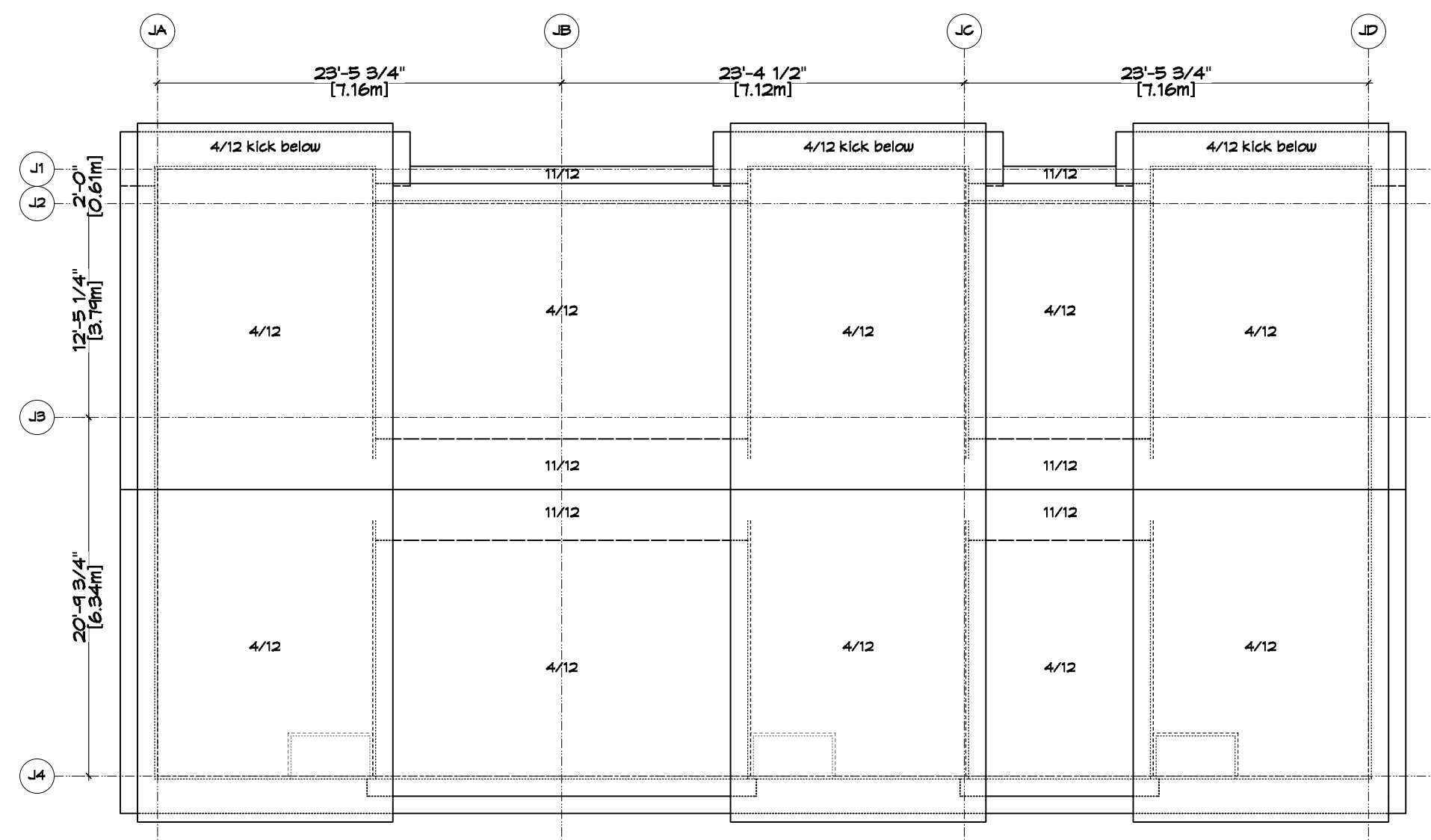
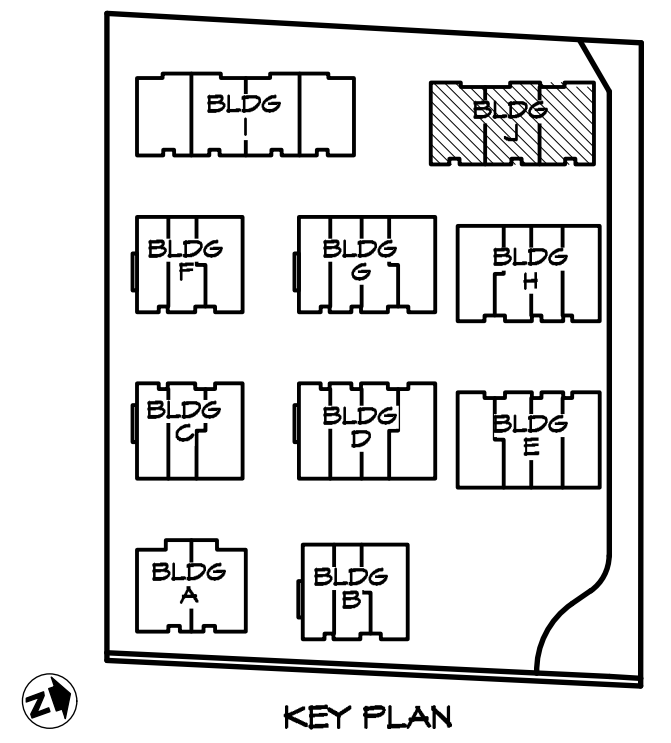
1 Ground/Main Floor Plan - Bldg J
A210 Scale: 1:100



FLOOR AREA = 213.34 M2

UNIT 32 UNIT 33
BUILDING J

2 2nd/Upper Floor Plan - Bldg J
A210 Scale: 1:100



UNIT 32 UNIT 33
BUILDING J

3 Roof Plan - Bldg J
A210 Scale: 1:100



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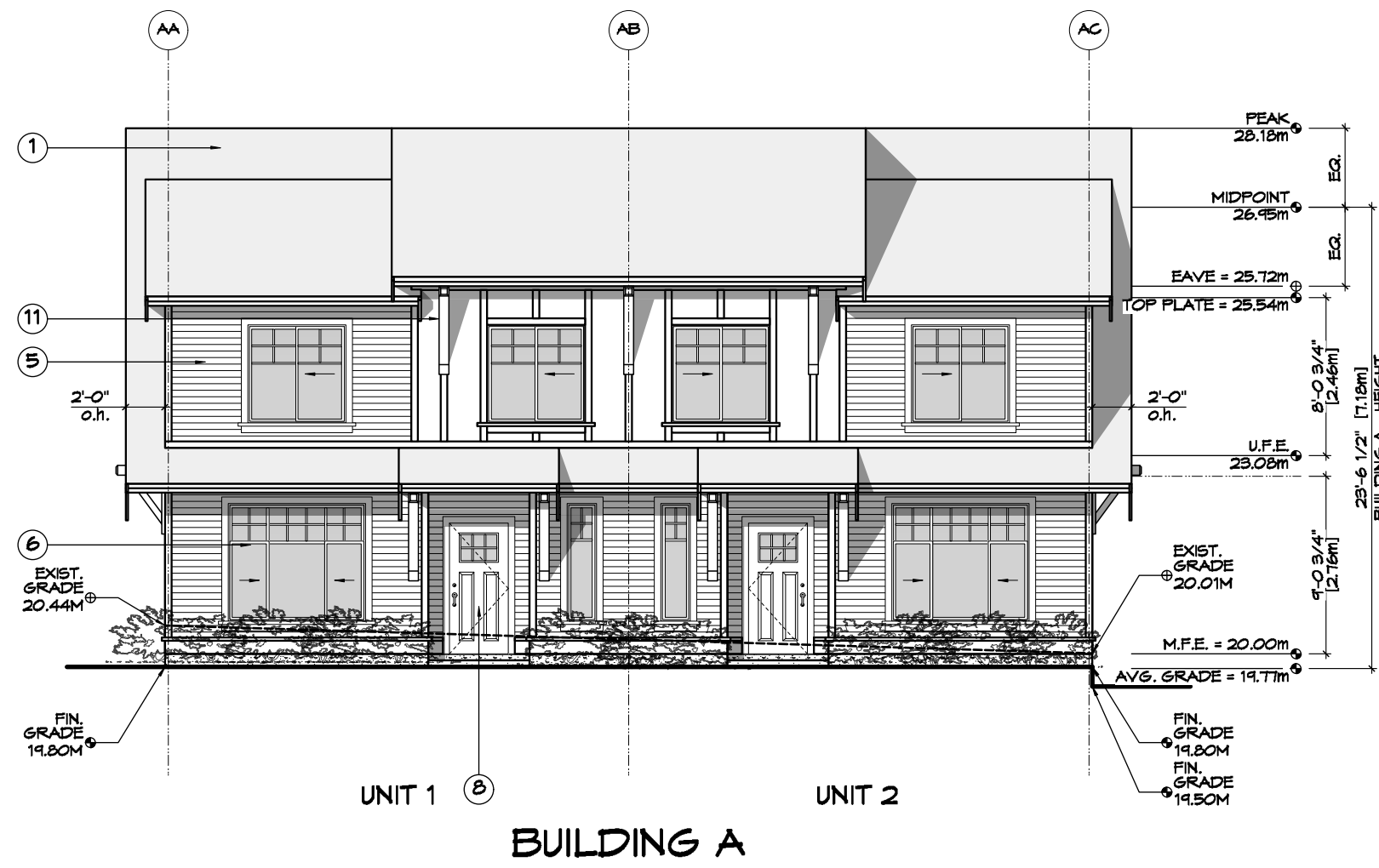
Date: SEP. 10/19

Scale: AS NOTED

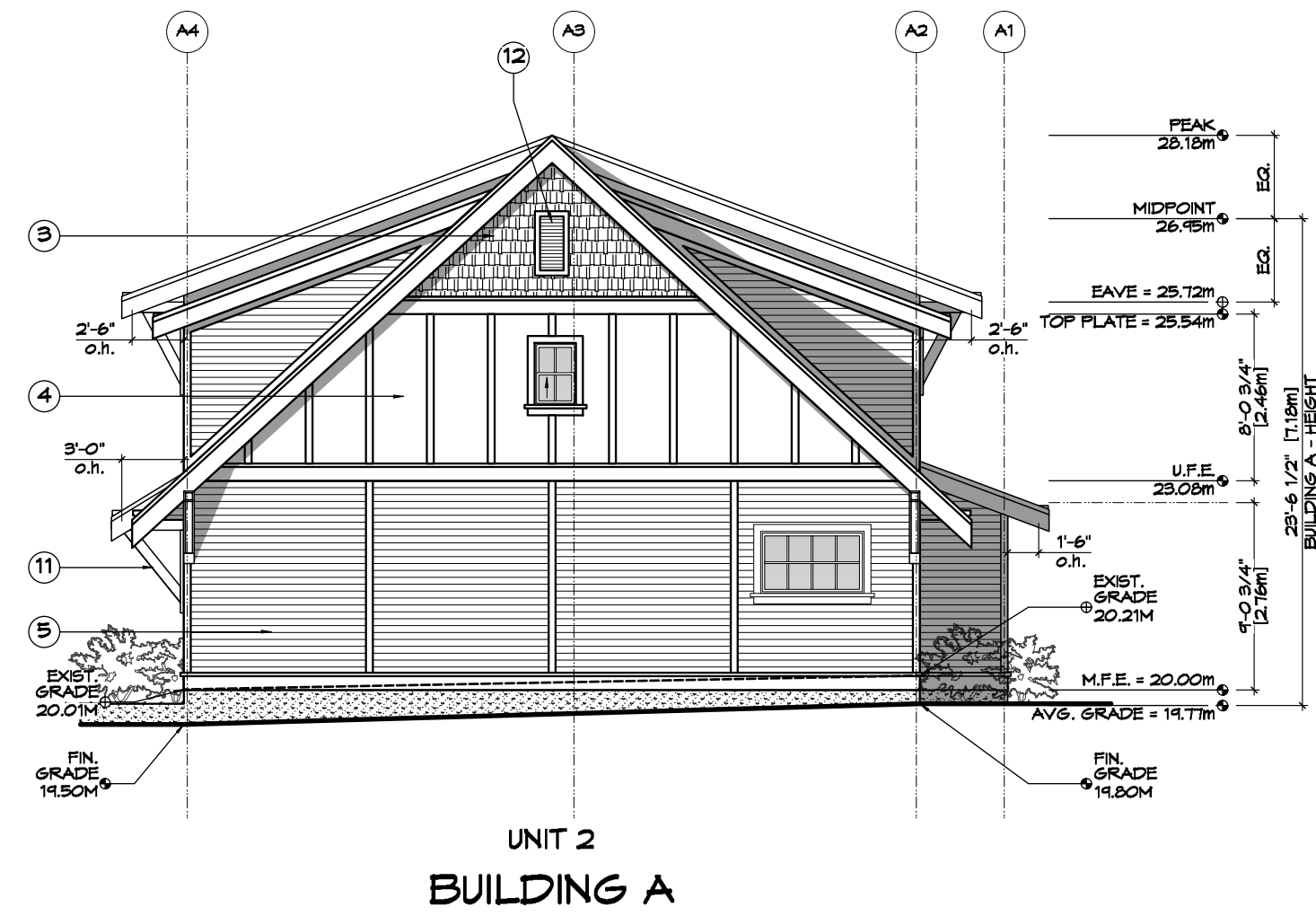
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING J
FLOOR PLANS

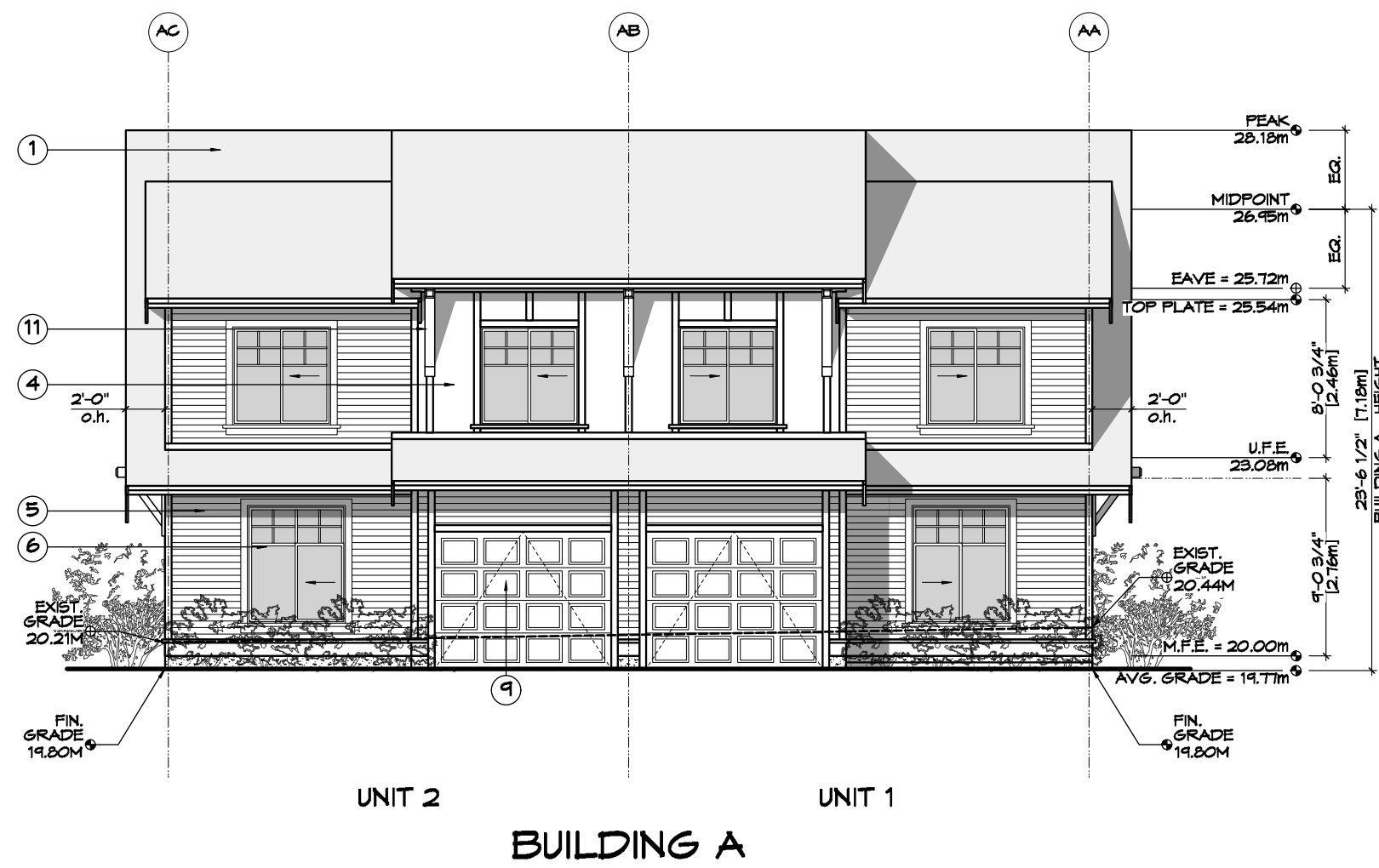
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAUS. 26/19 DP/REZONE SEP. 10/19	A 210 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAY 12/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 05/20	
1C	REVISE UNIT 34 (FLIP)	NOV. 04/20	REV. 1C NOV. 04/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D JAN. 19/21	



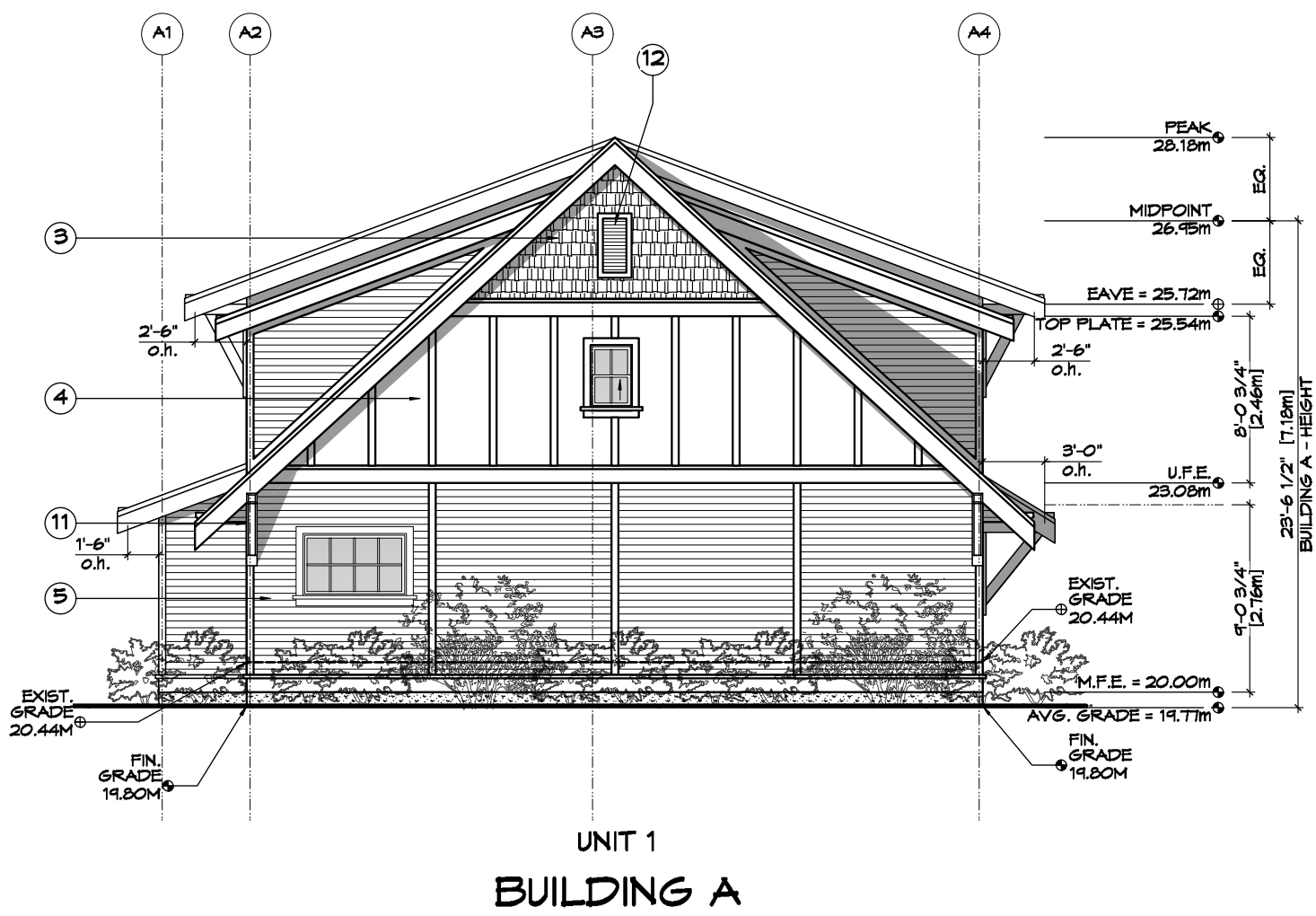
1 Front (E) Elevation - Bldg A
A301 Scale: 1:100



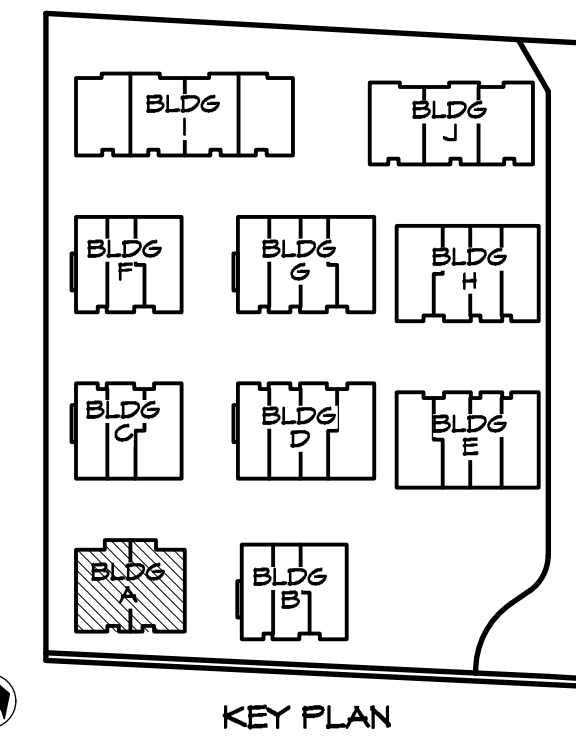
2 Side (N) Elevation - Bldg A
A301 Scale: 1:100



3 Rear (W) Elevation - Bldg A
A301 Scale: 1:100



4 Side (S) Elevation - Bldg A
A301 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg A				
Glazing Area Calc.	Unit 1		Unit 2	
Front (E- Washington)	N/A		N/A	
limit distance				
building face area				
glazing area				
percentage				
max allowed				
Side (N)	N/A		Imperial	Metric
limit distance			11.32	3.45
building face area			711.87	66.13
glazing area			15.93	1.48
percentage			2.24%	
max allowed			15.53%	ok
Rear (W)	Imperial	Metric	Imperial	Metric
limit distance	12.83	3.91	12.83	3.91
building face area	445.58	41.40	445.58	41.40
glazing area	67.60	6.28	67.60	6.28
percentage	15.17%		15.17%	
max allowed	27.19%	ok	27.19%	ok
Side (S)	Imperial	Metric	N/A	
limit distance	13.12	4.00		
building face area	711.87	66.13		
glazing area	15.93	1.48		
percentage	2.24%			
max allowed	18.00%	ok		

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Date: SEP. 10/19

Scale: AS NOTED

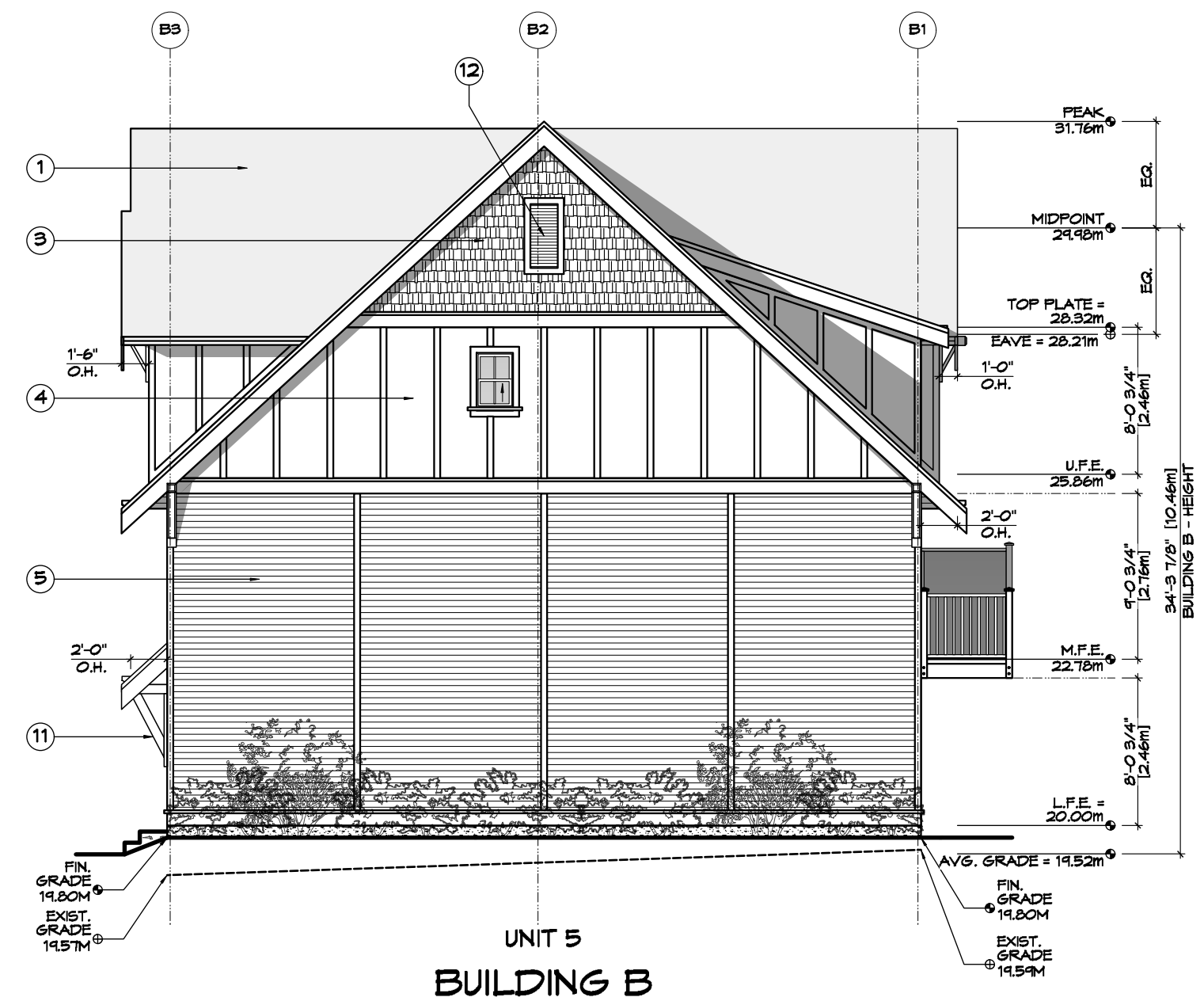
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING A
ELEVATIONS

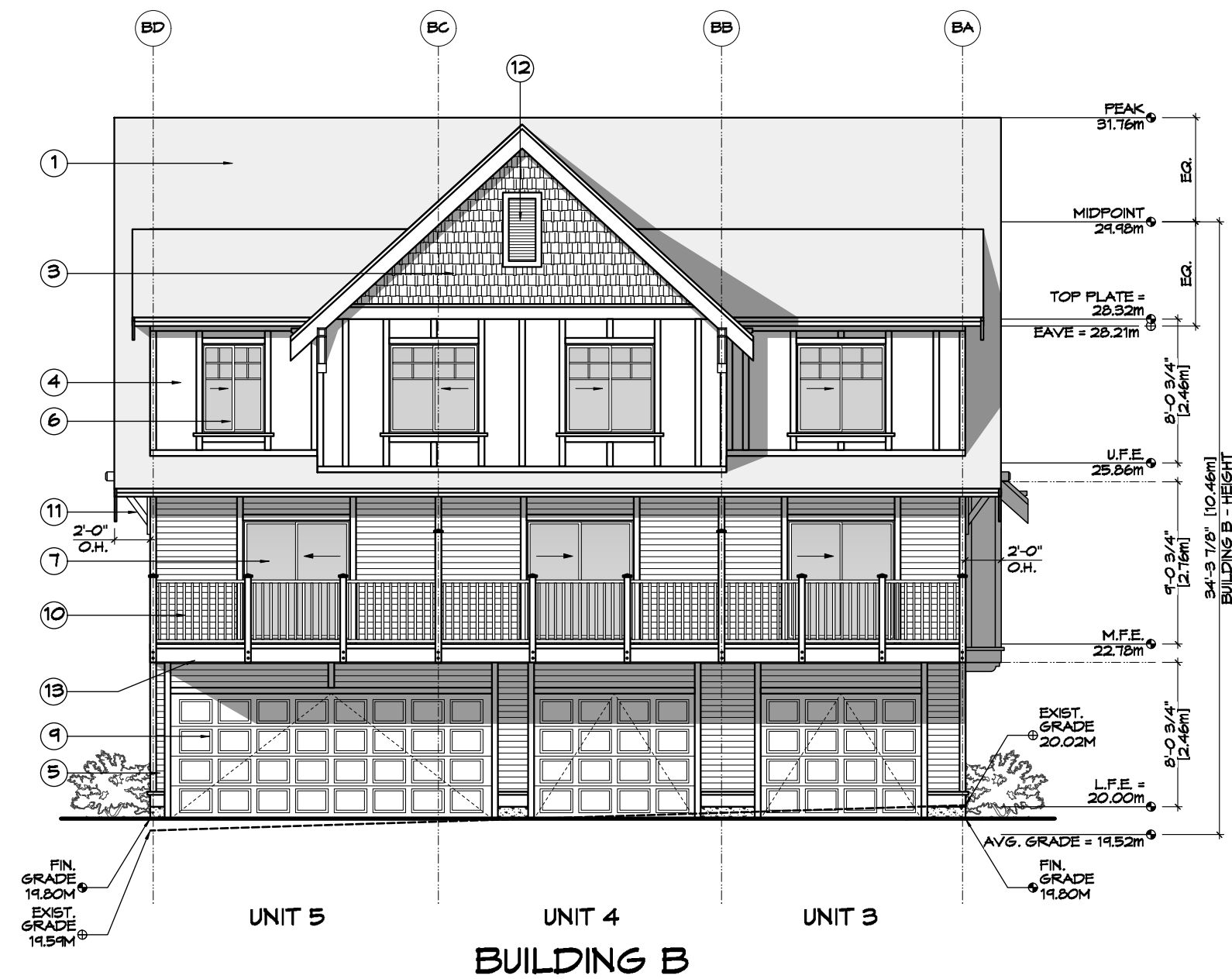
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	Revision: AUG. 26/19 DP/REZONE SEP. 10/19	A 301 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 05/20	
1C	NO CHANGES	NOV. 09/20	REV. 1C NOV. 09/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D JAN. 19/21	



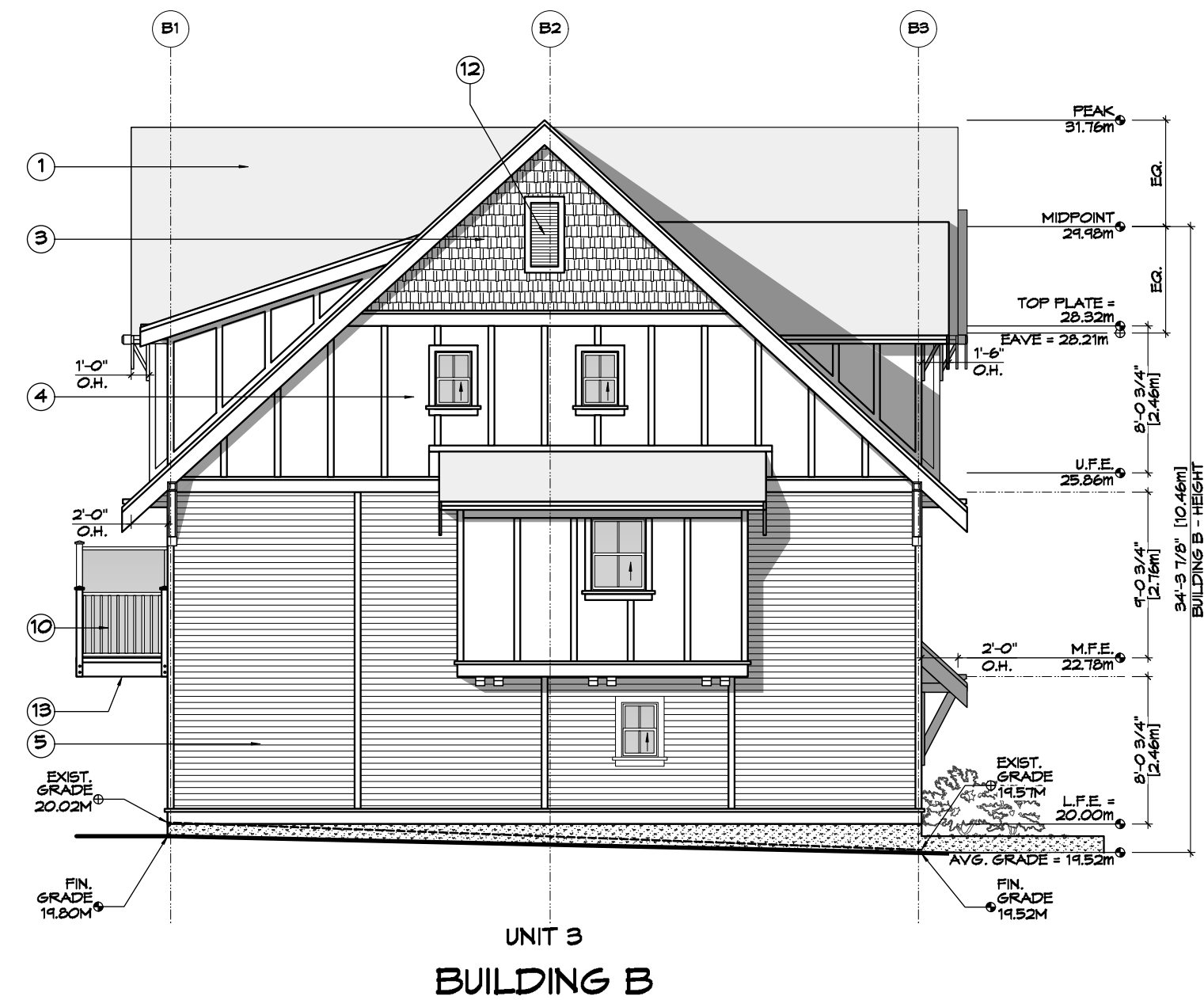
1 Front (E) Elevation - Bldg B
A302 Scale: 1:100



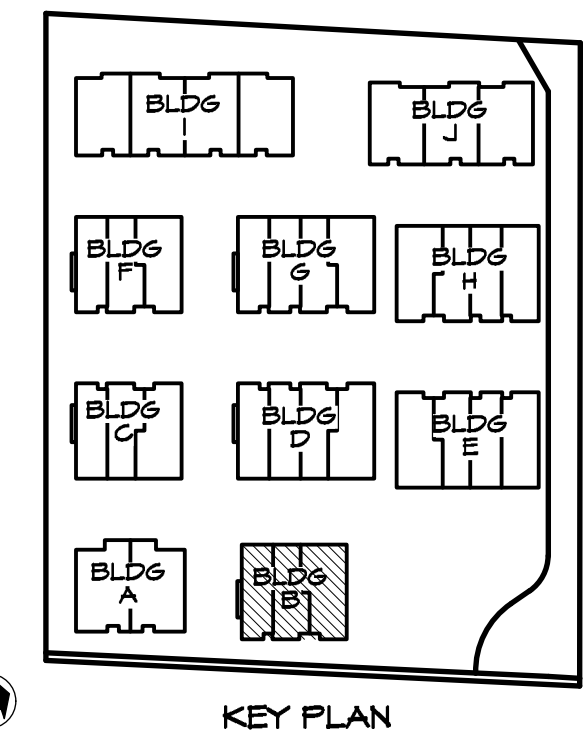
2 Side (N) Elevation - Bldg B
A302 Scale: 1:100



3 Rear (W) Elevation - Bldg B
A302 Scale: 1:100



4 Side (S) Elevation - Bldg B
A302 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg B										
Glazing Area Calc.	Unit 3		Unit 4		Unit 5					
Front (E- Washington)	N/A		N/A		N/A					
limit distance										
building face area										
glazing area										
percentage										
max allowed										
Side (N)	N/A		N/A				Imperial		Metric	
limit distance							101.05		30.80	
building face area							1164.73		108.21	
glazing area							4.09		0.38	
percentage							0.35%			
max allowed							100.00%		ok	
Rear (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric				
limit distance	13.29	4.05	13.29	4.05	13.29	4.05				
building face area	381.51	35.44	379.25	35.23	516.00	47.94				
glazing area	55.90	5.19	55.90	5.19	70.03	6.51				
percentage	14.65%		14.74%		13.57%					
max allowed	32.93%	ok	32.93%	ok	28.73%	ok				
Side (S)	Imperial	Metric	N/A		N/A					
limit distance	11.32	3.45								
building face area	1155.61	107.36								
glazing area	21.53	2.00								
percentage	1.86%									
max allowed	10.90%	ok								

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	CAUS 26/19 DF/REZONE SEP. 10/19 REV. 1A MAR. 10/20 REV. 1B MAY 12/20 REV. 1C AUG. 05/20 REV. 1D NOV. 04/20	A 302 Proj.No. TBD
1A	NO CHANGES	MAY 12/20		
1B	NO CHANGES	AUG. 05/20		
1C	NO CHANGES	NOV. 04/20		
1D	NO CHANGES	JAN. 19/21		

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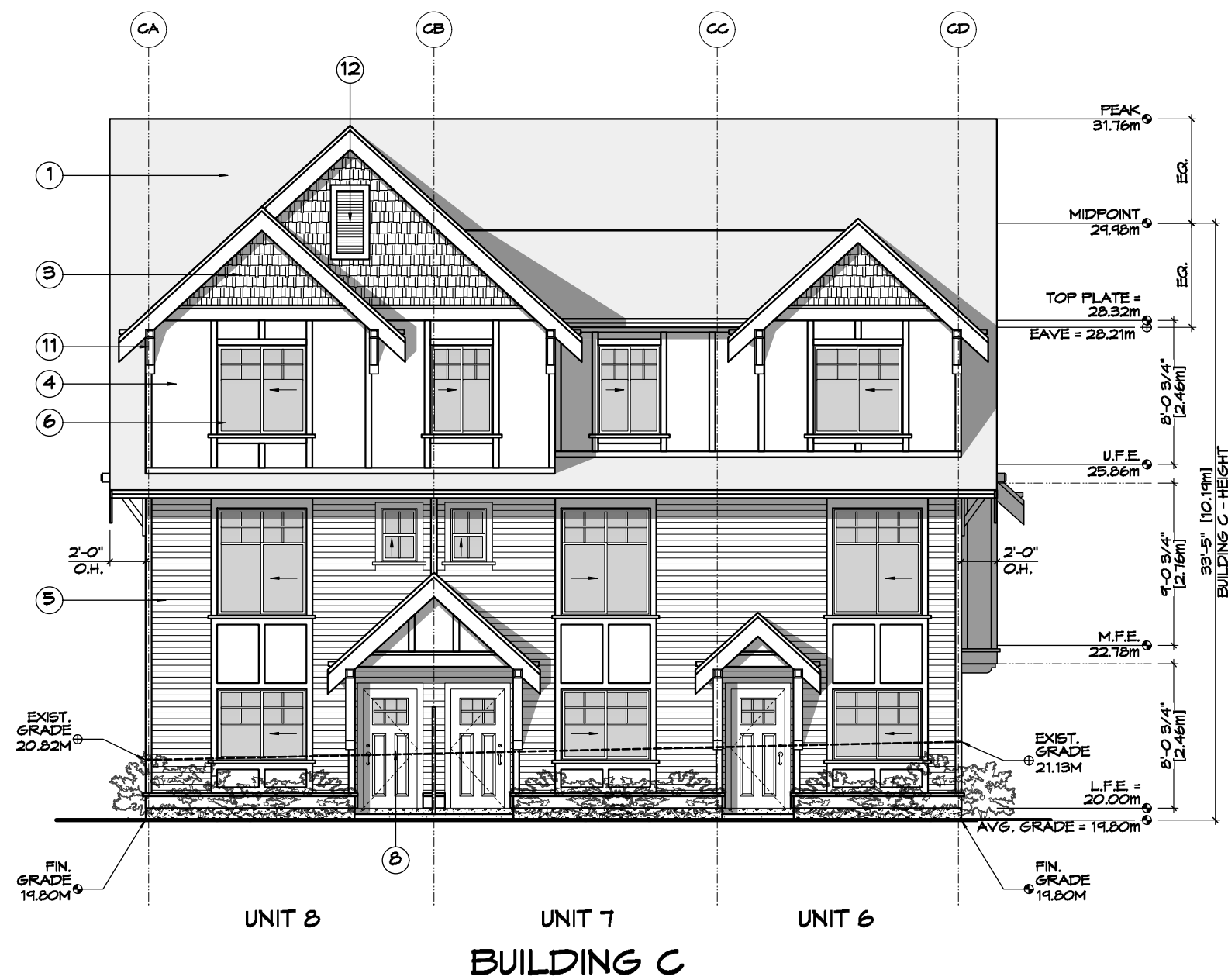
Drawn By: K. KOSHMAN

Date: SEP. 10/19

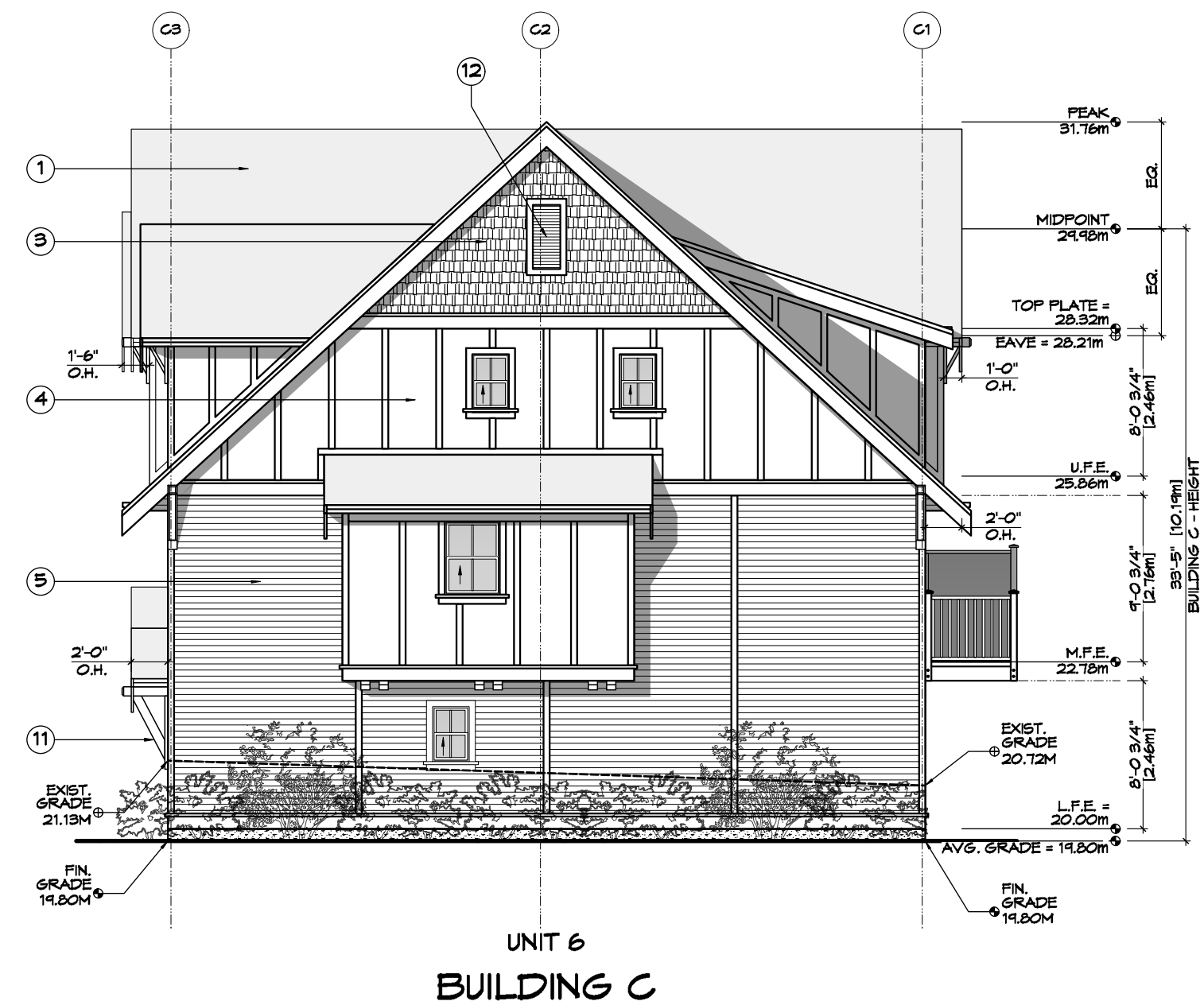
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Project:
WASHINGTON
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3080-3090
WASHINGTON AVE.

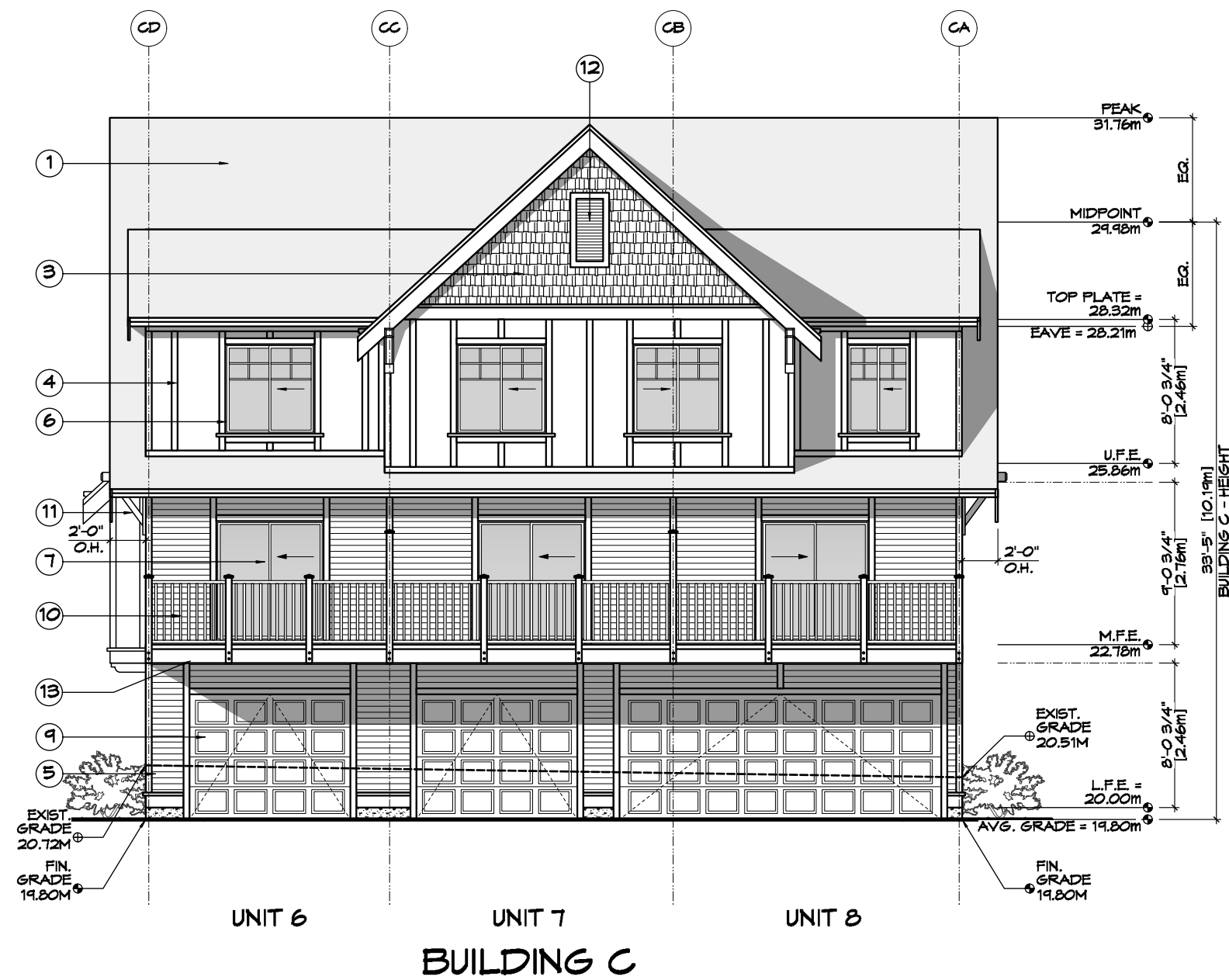
Title:
BUILDING B
ELEVATIONS



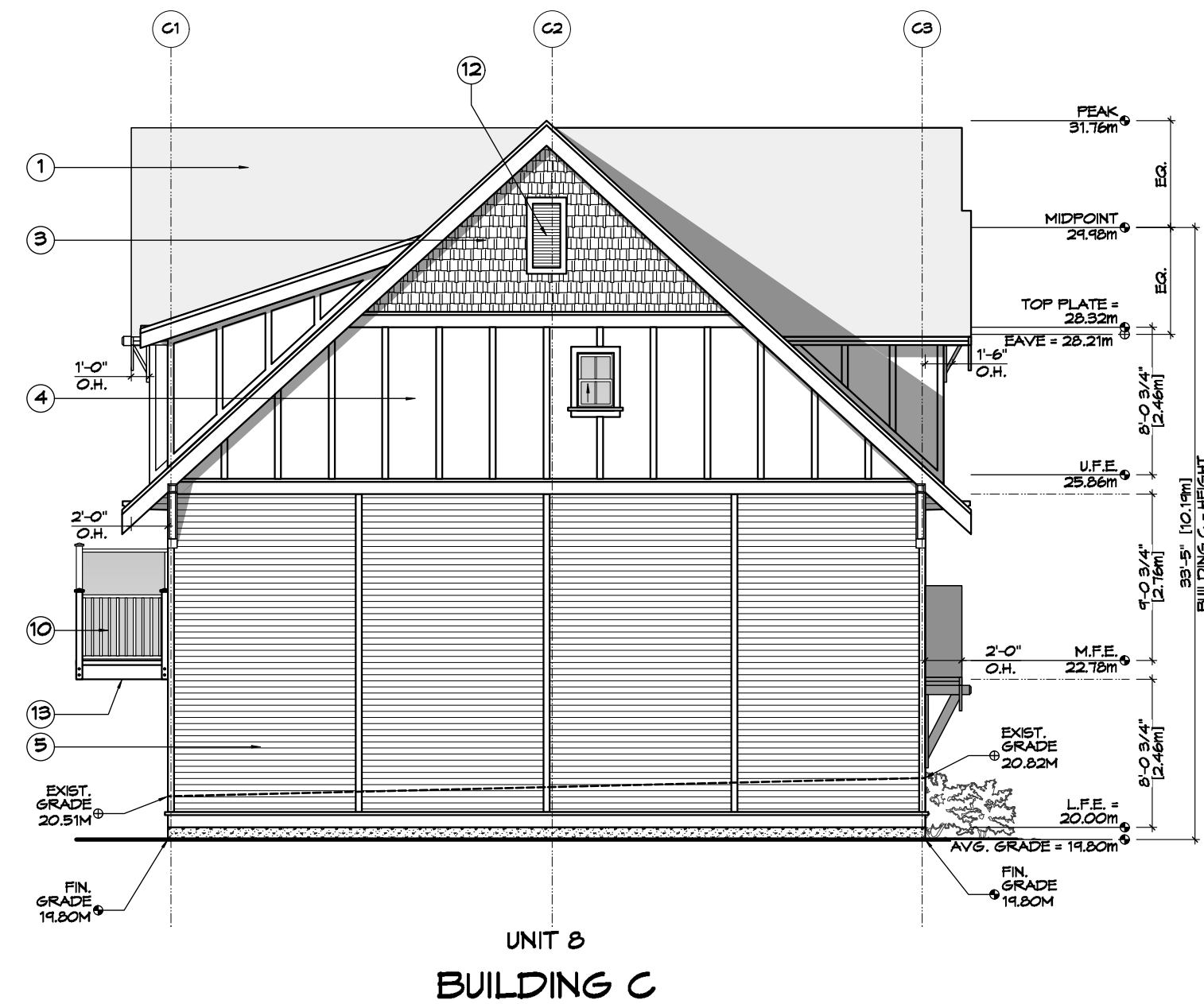
1 Front (W) Elevation - Bldg C
A303 Scale: 1:100



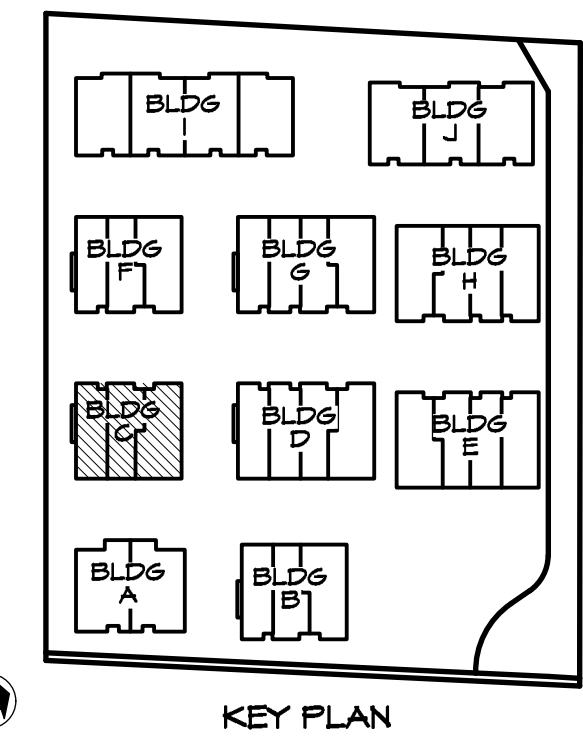
2 Side (S) Elevation - Bldg C
A303 Scale: 1:100



3 Rear (E) Elevation - Bldg C
A303 Scale: 1:100



4 Side (N) Elevation - Bldg C
A303 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg C					
Glazing Area Calc.	Unit 6		Unit 7		Unit 8
Front (W)	Imperial	Metric	Imperial	Metric	Imperial Metric
limit distance	14.40	4.39	14.40	4.39	14.40 4.39
building face area	381.51	35.44	474.60	44.09	420.65 39.08
glazing area	65.47	6.08	76.81	7.14	69.56 6.46
percentage	17.16%		16.18%		16.54%
max allowed	39.22% ok		33.66% ok		39.22% ok
Side (N)	N/A		N/A		Imperial Metric
limit distance					11.32 3.45
building face area					1164.73 108.21
glazing area					4.09 0.38
percentage					0.35%
max allowed					10.90% ok
Rear (E)	Imperial	Metric	Imperial	Metric	Imperial Metric
limit distance	12.83	3.91	12.83	3.91	12.83 3.91
building face area	381.51	35.44	379.25	35.23	516.00 47.94
glazing area	55.90	5.19	55.90	5.19	70.03 6.51
percentage	14.65%		14.74%		13.57%
max allowed	31.06% ok		31.06% ok		27.19% ok
Side (S)	Imperial	Metric	N/A		N/A
limit distance	11.12	3.39			
building face area	1155.61	107.36			
glazing area	21.53	2.00			
percentage	1.86%				
max allowed	10.78% ok				

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	CAUS. 26/19 DP/REZONE SEP. 10/19 REV. 1A MAR. 10/20 REV. 1B MAY 12/20 REV. 1C AUG. 05/20 REV. 1D NOV. 09/20 REV. 1E JAN. 19/21	A 303 Proj.No. TBD
1A	NO CHANGES	MAY 12/20		
1B	NO CHANGES	AUG. 05/20		
1C	NO CHANGES	NOV. 09/20		
1D	NO CHANGES	JAN. 19/21		

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JAN. 19, 2021



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Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: SEP. 10/19

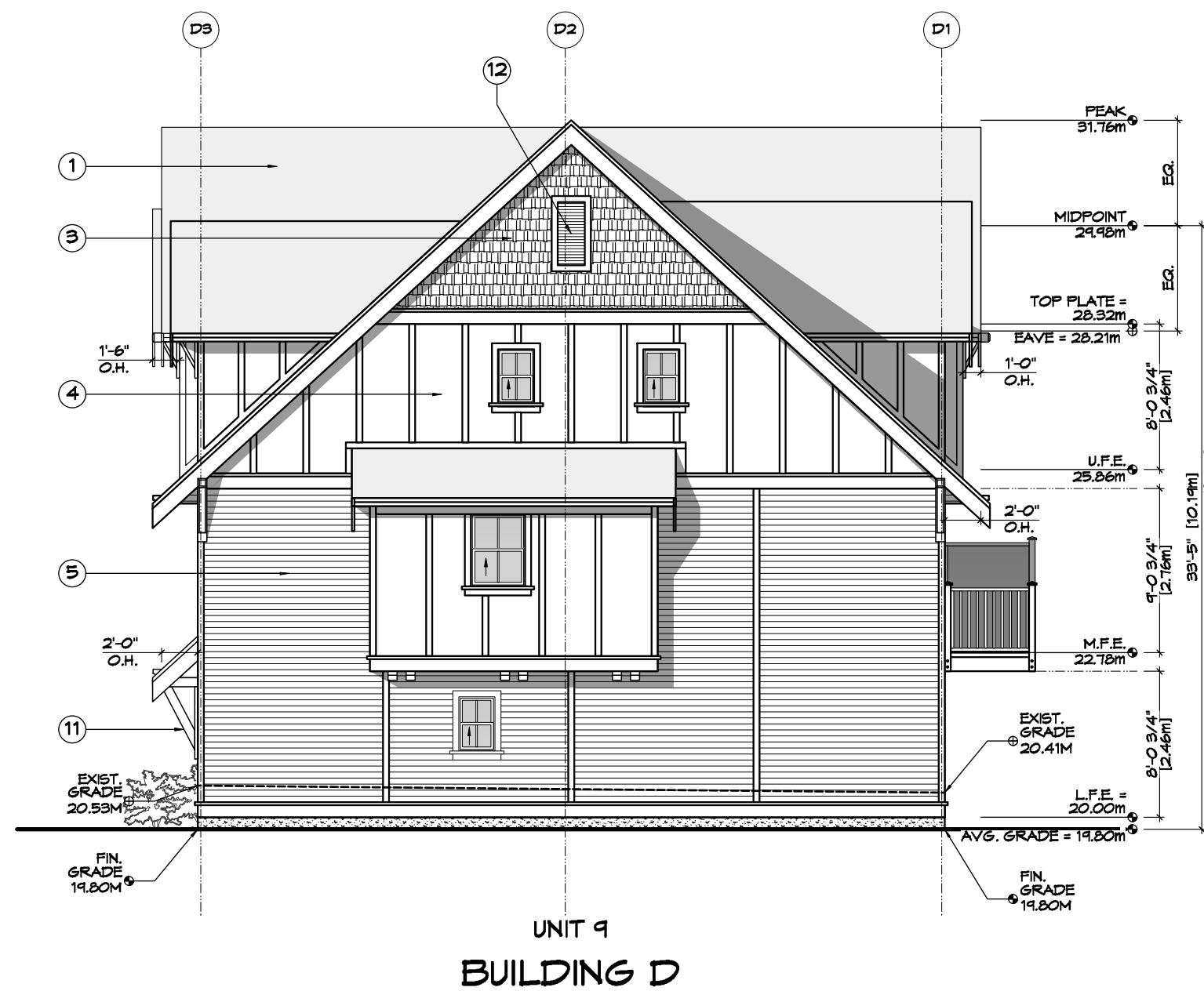
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING C
ELEVATIONS



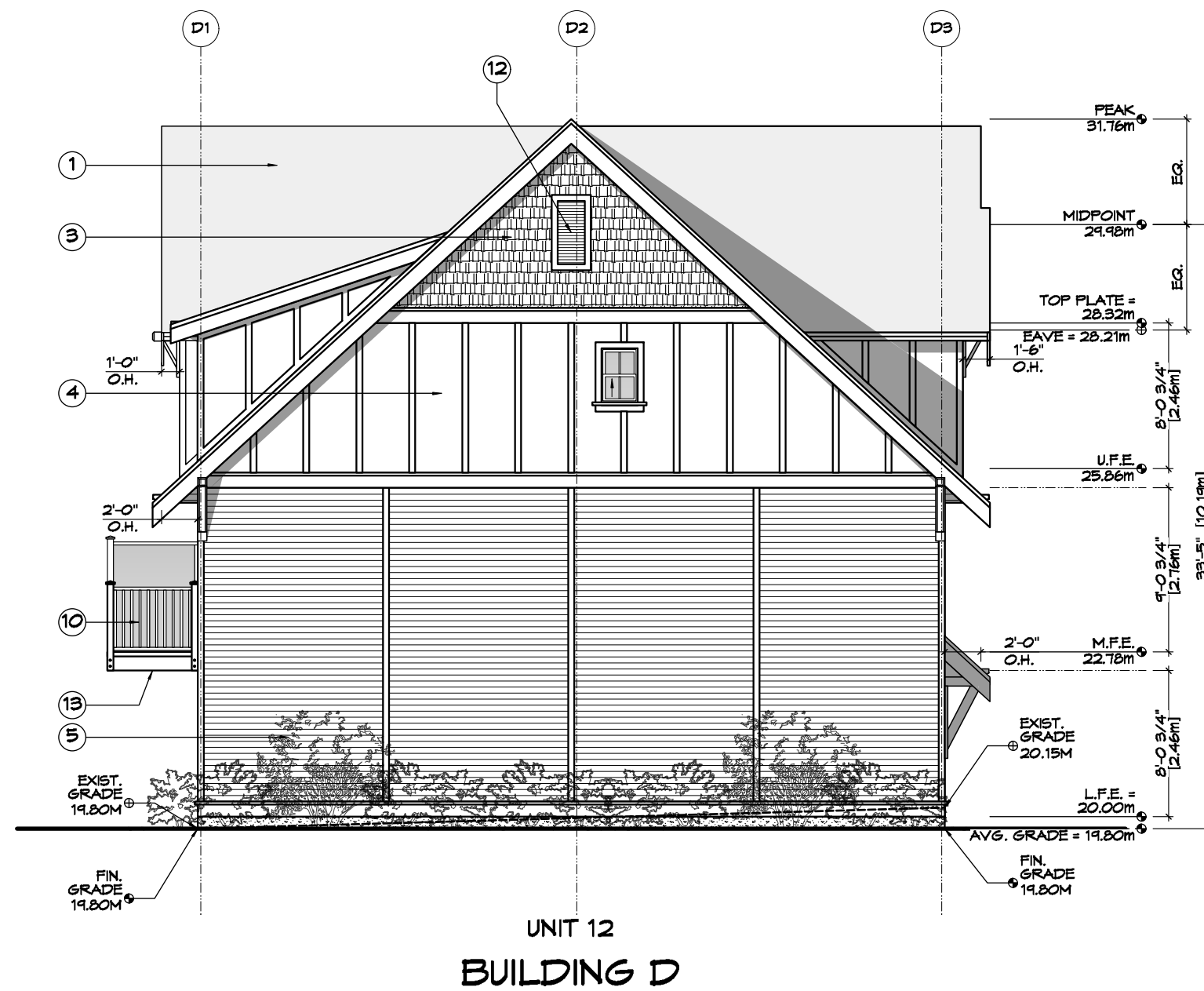
1 Front (W) Elevation - Bldg D
A304 Scale: 1:100



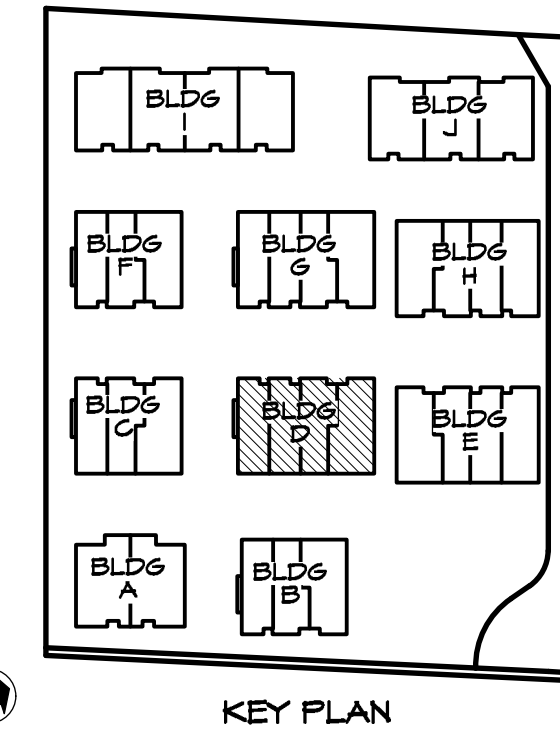
2 Side (S) Elevation - Bldg D
A304 Scale: 1:100



3 Rear (E) Elevation - Bldg D
A304 Scale: 1:100



4 Side (N) Elevation - Bldg D
A304 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg D								
Glazing Area Calc.	Unit 9		Unit 10		Unit 11		Unit 12	
Front (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39
building face area	381.51	35.44	373.94	34.74	474.60	44.09	420.65	39.08
glazing area	65.47	6.08	65.47	6.08	76.81	7.14	69.56	6.46
percentage	17.16%		17.51%		16.18%		16.54%	
max allowed	39.22% ok		39.22% ok		33.66% ok		39.22% ok	
Side (N)	N/A		N/A		N/A		Imperial	Metric
limit distance							4.92	1.50
building face area							1164.73	108.21
glazing area							4.09	0.38
percentage							0.35%	
max allowed							7.00% ok	
Rear (E)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	13.29	4.05	13.29	4.05	13.29	4.05	13.29	4.05
building face area	381.51	35.44	373.94	34.74	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	55.90	5.19	70.03	6.51
percentage	14.65%		14.95%		14.74%		13.57%	
max allowed	32.93% ok		32.93% ok		32.93% ok		28.73% ok	
Side (S)	Imperial	Metric	N/A		N/A		N/A	
limit distance	11.32	3.45						
building face area	1155.61	107.36						
glazing area	21.53	2.00						
percentage	1.86%							
max allowed	10.90% ok							

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	CAUS. 26/19 DF/REZONE SEP. 10/19 REV. 1A MAR. 10/20 REV. 1B MAY 12/20 REV. 1C AUG. 05/20 REV. 1D NOV. 04/20 REV. 1E JAN. 19/21	A 304 Proj.No. TBD
1A	NO CHANGES	MAY 12/20		
1B	NO CHANGES	AUG. 05/20		
1C	NO CHANGES	NOV. 04/20		
1D	NO CHANGES	JAN. 19/21		

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JAN. 19, 2021



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

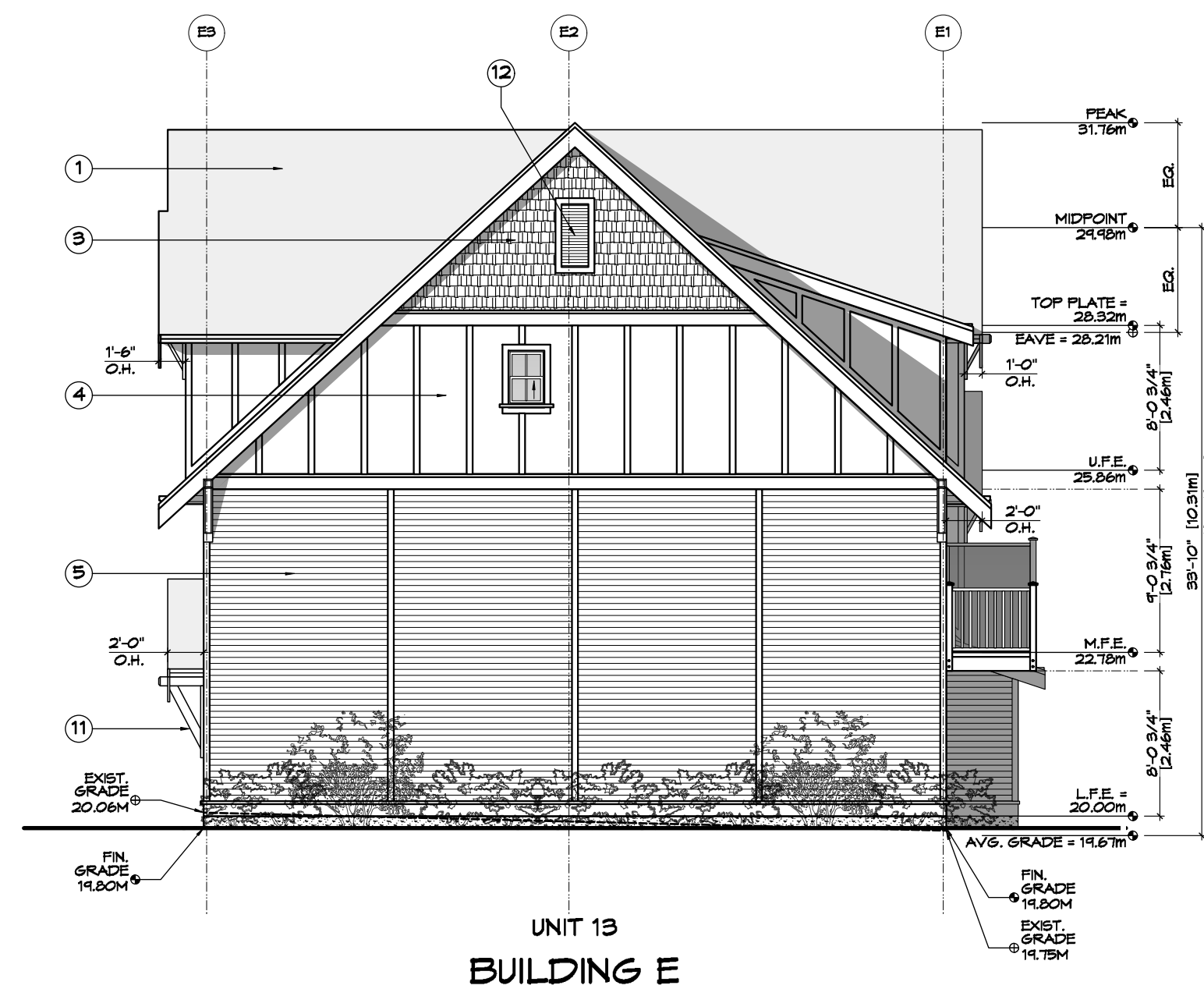
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING D
ELEVATIONS



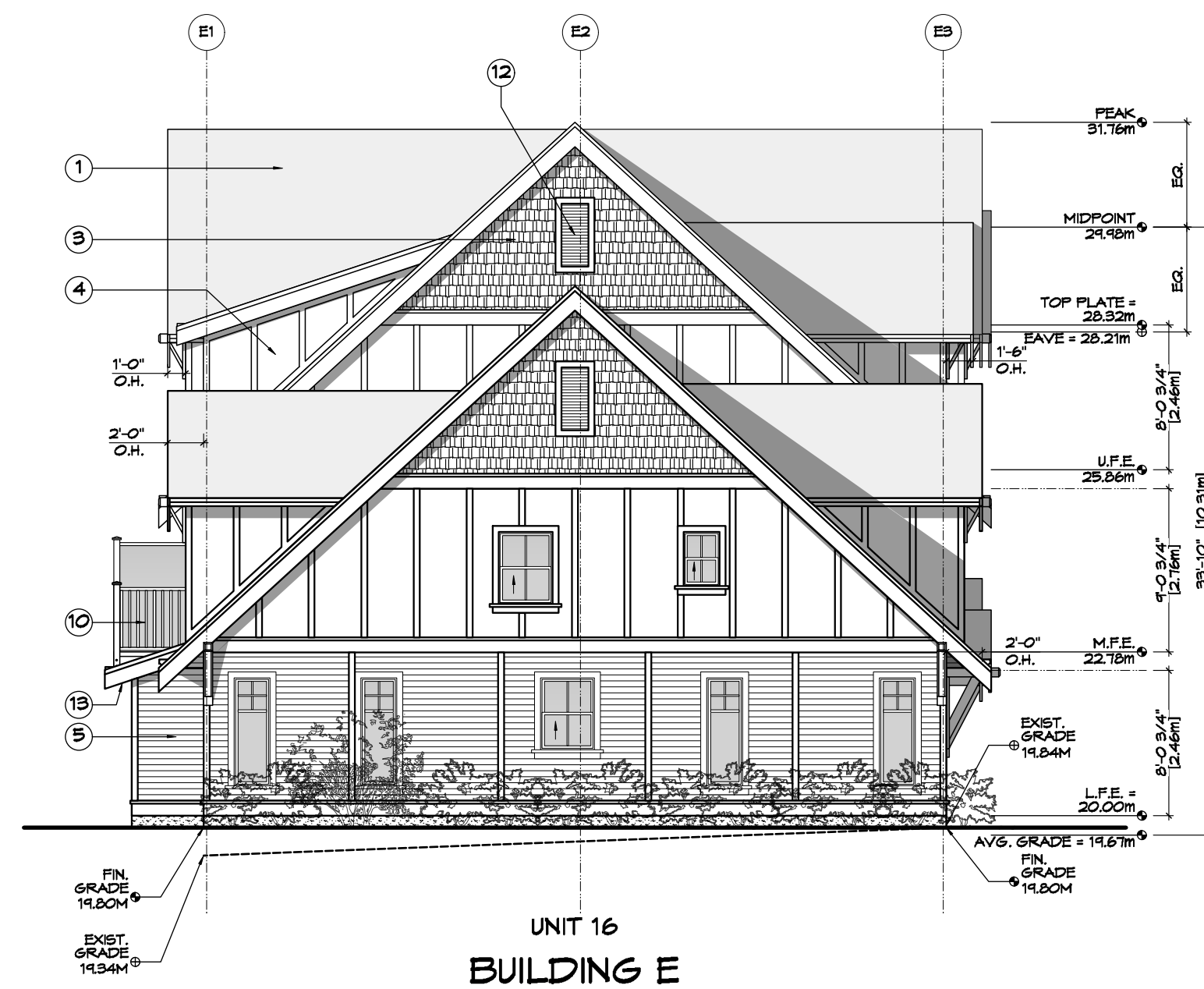
1 Front (W) Elevation - Bldg E
A305 Scale: 1:100



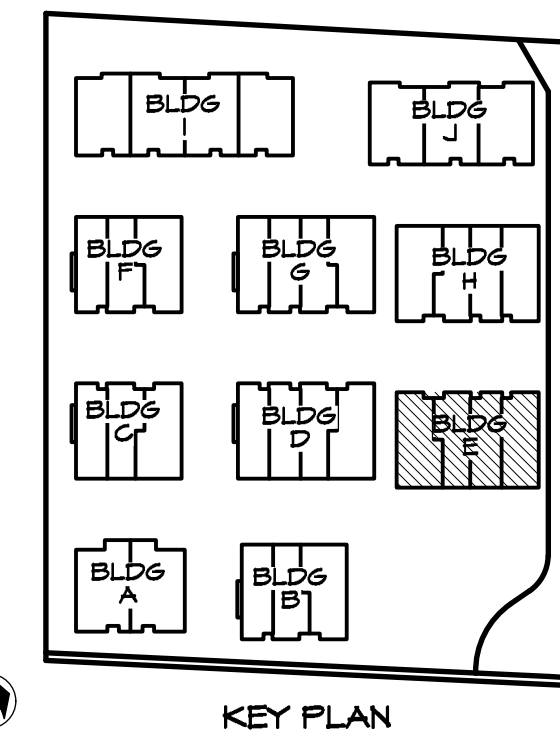
2 Side (S) Elevation - Bldg E
A305 Scale: 1:100



3 Rear (E) Elevation - Bldg E
A305 Scale: 1:100



4 Side (N) Elevation - Bldg E
A305 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR w/ GLAZING
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg E									
Glazing Area Calc.	Unit 13		Unit 14		Unit 15		Unit 16		
Front (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39	
building face area	420.65	39.08	474.60	44.09	373.94	34.74	304.25	28.266	
glazing area	69.56	6.46	76.81	7.14	65.47	6.08	49.04	4.56	
percentage	16.54%		16.18%		17.51%		16.12%		
max allowed	39.22%	ok	33.66%	ok	39.22%	ok	48.56%	ok	
Side (N)	N/A		N/A		N/A		Imperial		Metric
limit distance							17.95		5.47
building face area							797.10		74.05
glazing area							57.97		5.39
percentage							7.27%		
max allowed							29.76%		ok
Rear (E - Washington)	N/A		N/A		N/A		N/A		
limit distance									
building face area									
glazing area									
percentage									
max allowed									
Side (S)	Imperial	Metric	N/A		N/A		N/A		
limit distance	4.92	1.50							
building face area	1164.73	108.21							
glazing area	4.09	0.38							
percentage	0.35%								
max allowed	7.00%	ok							

REV. NO.	DESCRIPTION	DATE	Title:	
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLDG HEIGHT UPDATED	MAR. 10/20	BUILDING E ELEVATIONS	
1A	NO CHANGES	MAY 12/20	Revision:	Sheet:
1B	ADD WINDOWS TO LIVING ROOM (REAR ELEVATION); ADD GLASS TO GARAGE DOORS; ADD WINDOW TO UNIT 16 DEN; REVISE GLAZING CALC'S	AUG. 05/20	REV. 1A SEP. 10/19	A
1C	REVISE UNIT 16 TO 2-STORY; UPDATE GLAZING CALC'S	NOV. 04/20	REV. 1B MAY 10/20	305
1D	NO CHANGES	JAN. 14/21	REV. 1C AUG. 05/20	Proj.No. TBD
			REV. 1D NOV. 04/20	
			REV. 1E JAN. 14/21	

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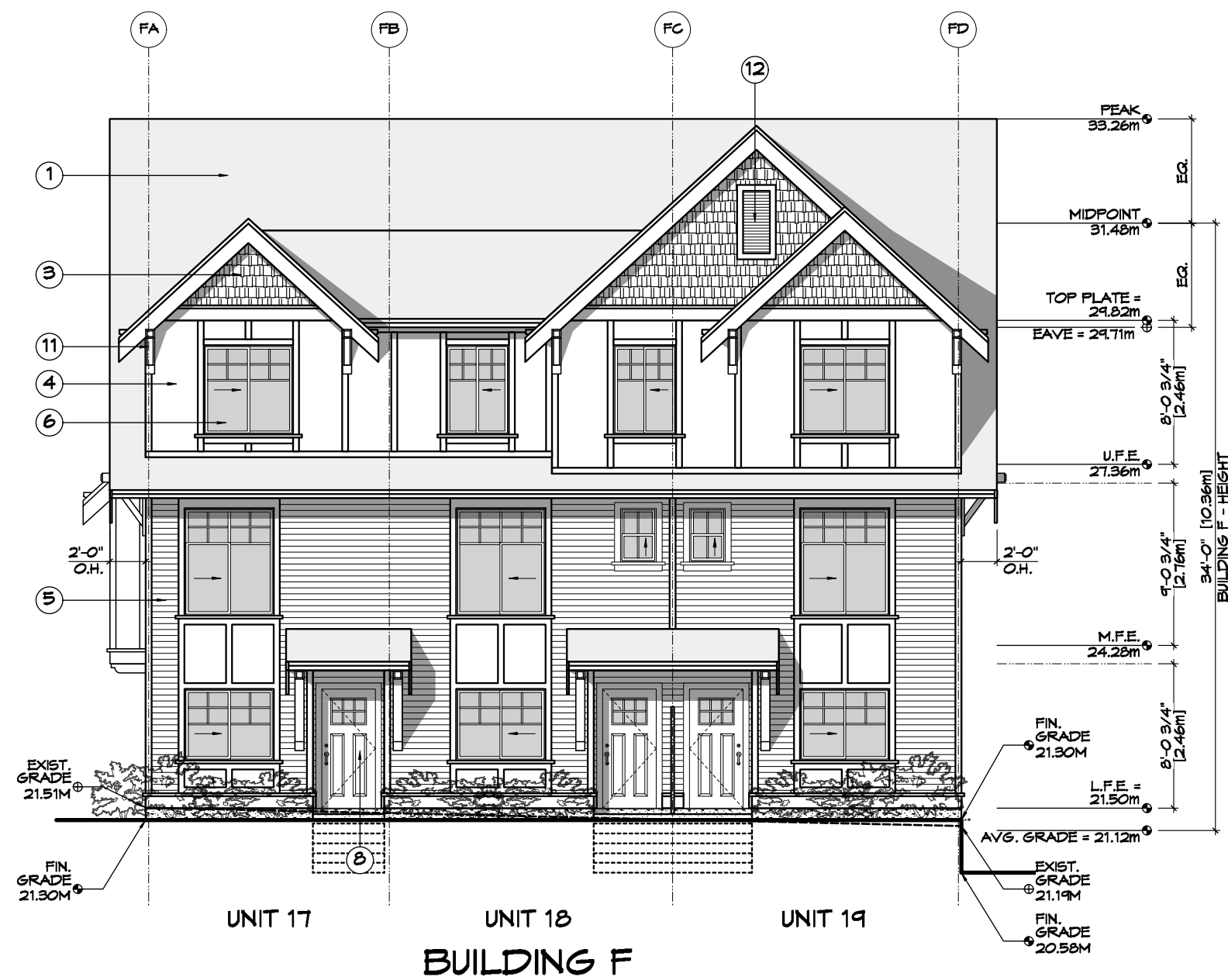
Drawn By: K. KOSHMAN

Date: SEP. 10/19

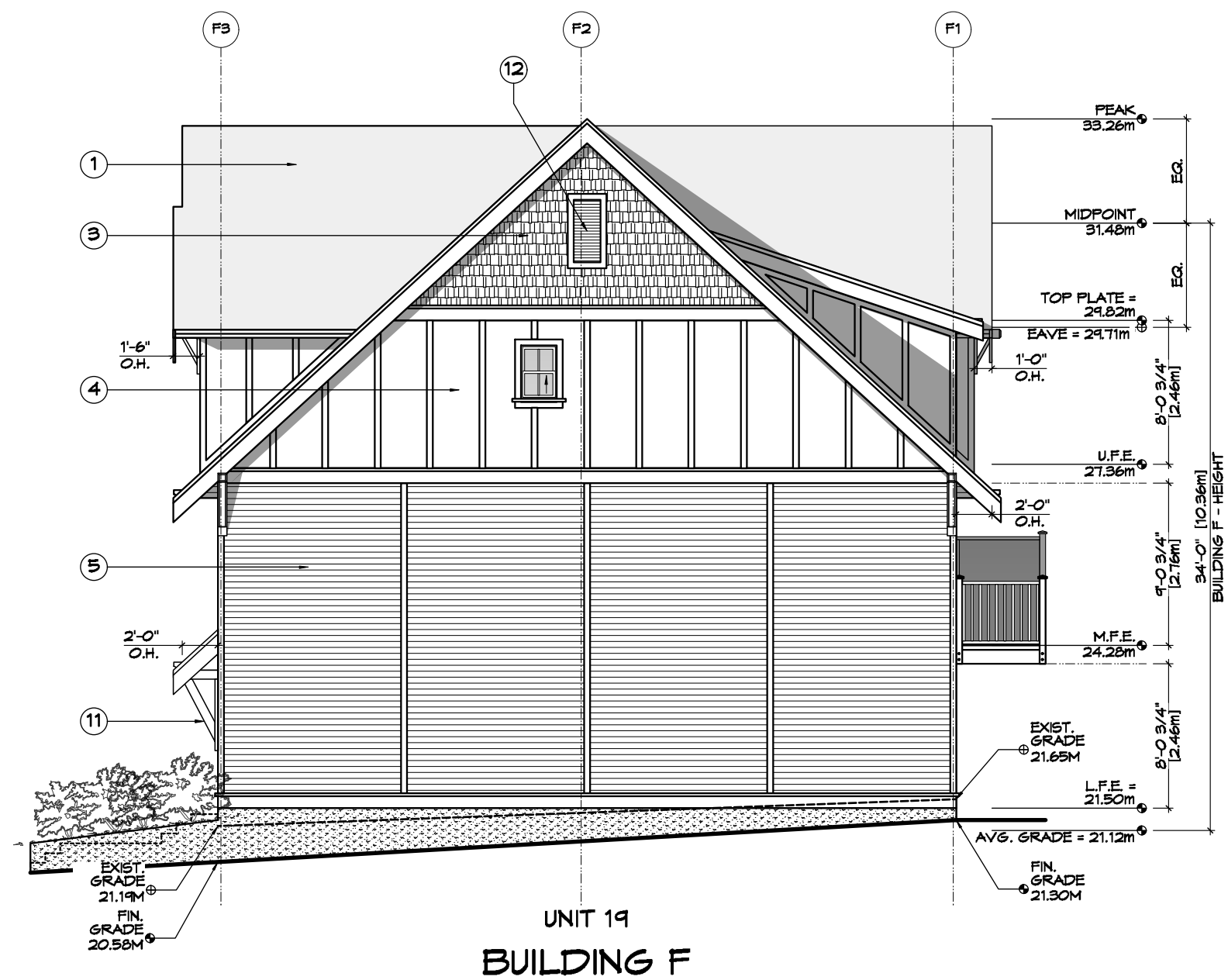
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

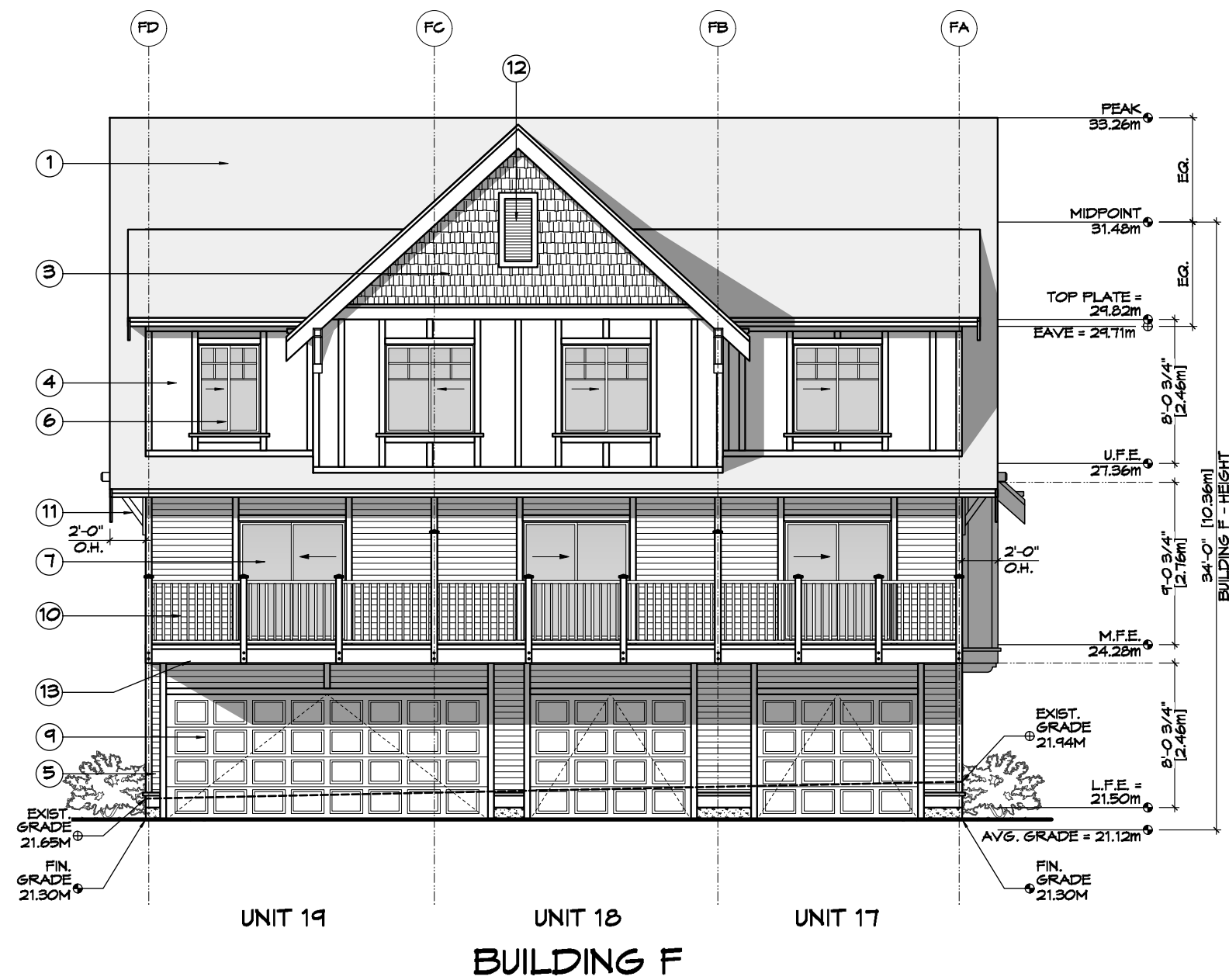
Title:
BUILDING E
ELEVATIONS



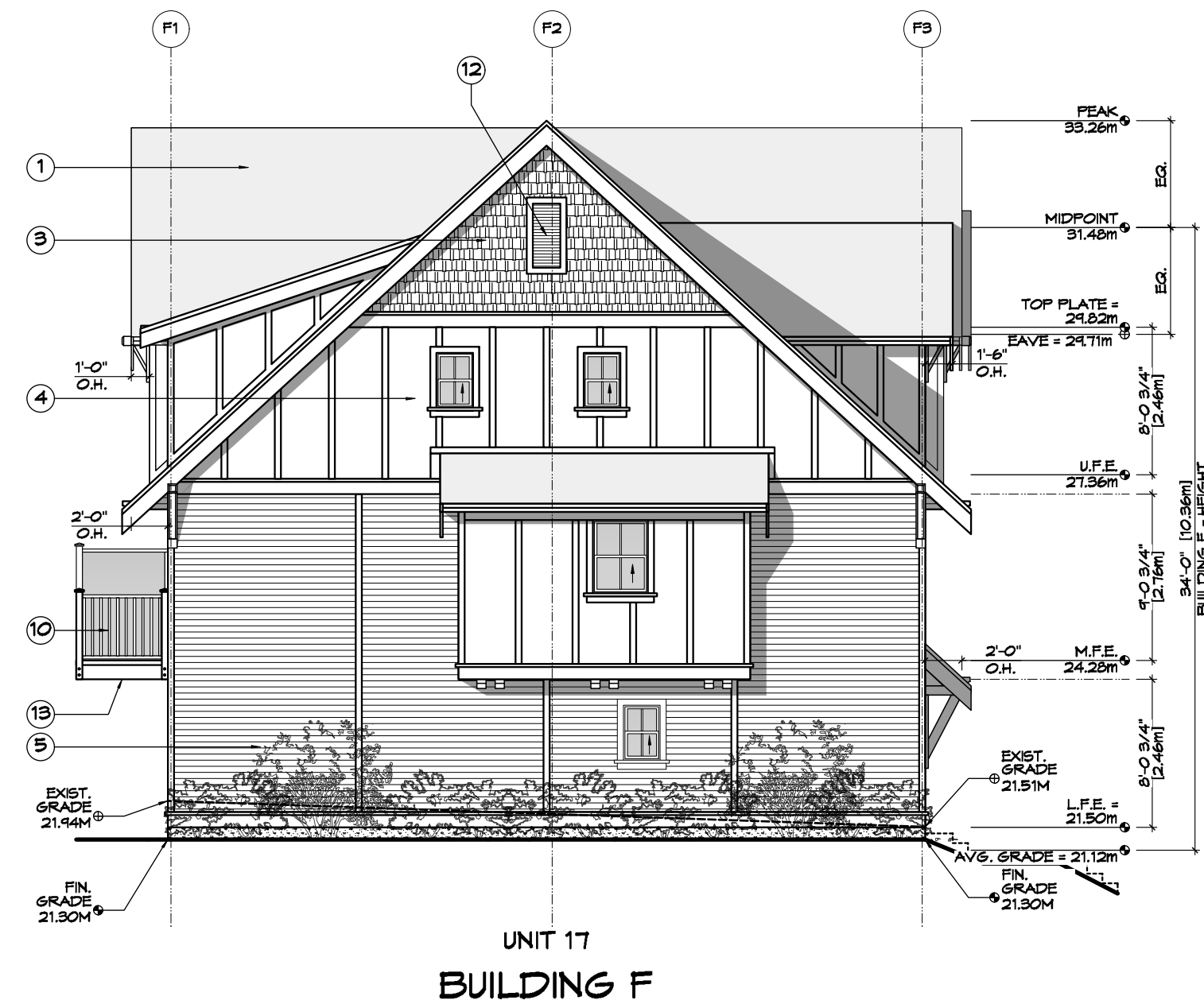
1 Front (E) Elevation - Bldg F
A306 Scale: 1:100



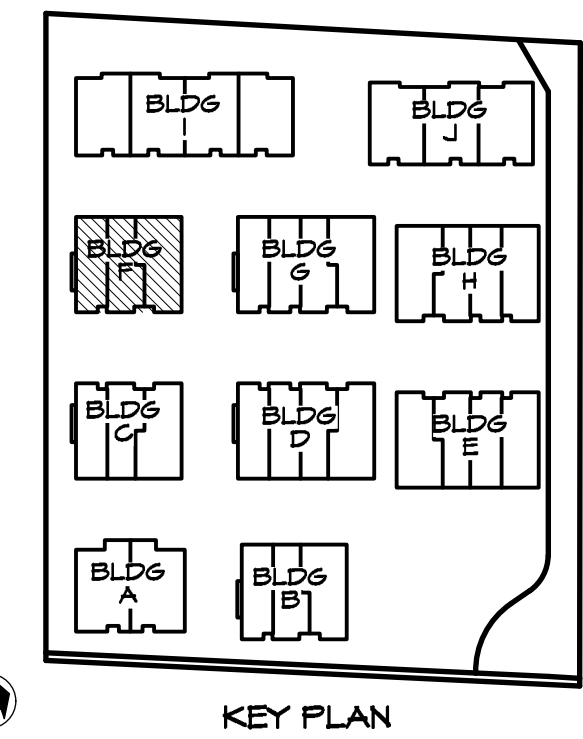
2 Side (N) Elevation - Bldg F
A306 Scale: 1:100



3 Rear (W) Elevation - Bldg F
A306 Scale: 1:100



4 Side (S) Elevation - Bldg F
A306 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg F	Unit 17		Unit 18		Unit 19	
Glazing Area Calc.	Imperial	Metric	Imperial	Metric	Imperial	Metric
Front (E)						
limit distance	14.40	4.39	14.40	4.39	14.40	4.39
building face area	381.51	35.44	474.60	44.09	420.65	39.08
glazing area	65.47	6.08	76.81	7.14	69.56	6.46
percentage	17.16%		16.18%		16.54%	
max allowed	39.22%	ok	33.66%	ok	39.22%	ok
Side (N)	N/A		N/A		Imperial	Metric
limit distance					11.32	3.45
building face area					1164.73	108.21
glazing area					4.09	0.38
percentage					0.35%	
max allowed					10.90%	ok
Rear (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	12.83	3.91	12.83	3.91	12.83	3.91
building face area	381.51	35.44	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	70.03	6.51
percentage	14.65%		14.74%		13.57%	
max allowed	31.06%	ok	31.06%	ok	27.19%	ok
Side (S)	Imperial	Metric	N/A		N/A	
limit distance	11.12	3.39				
building face area	1155.61	107.36				
glazing area	21.53	2.00				
percentage	1.86%					
max allowed	10.78%	ok				

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	Revision: 26/19 DP/REZONE SEP. 10/19	A 306 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B MAY 12/20	
1C	NO CHANGES	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20	

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JAN. 19, 2021



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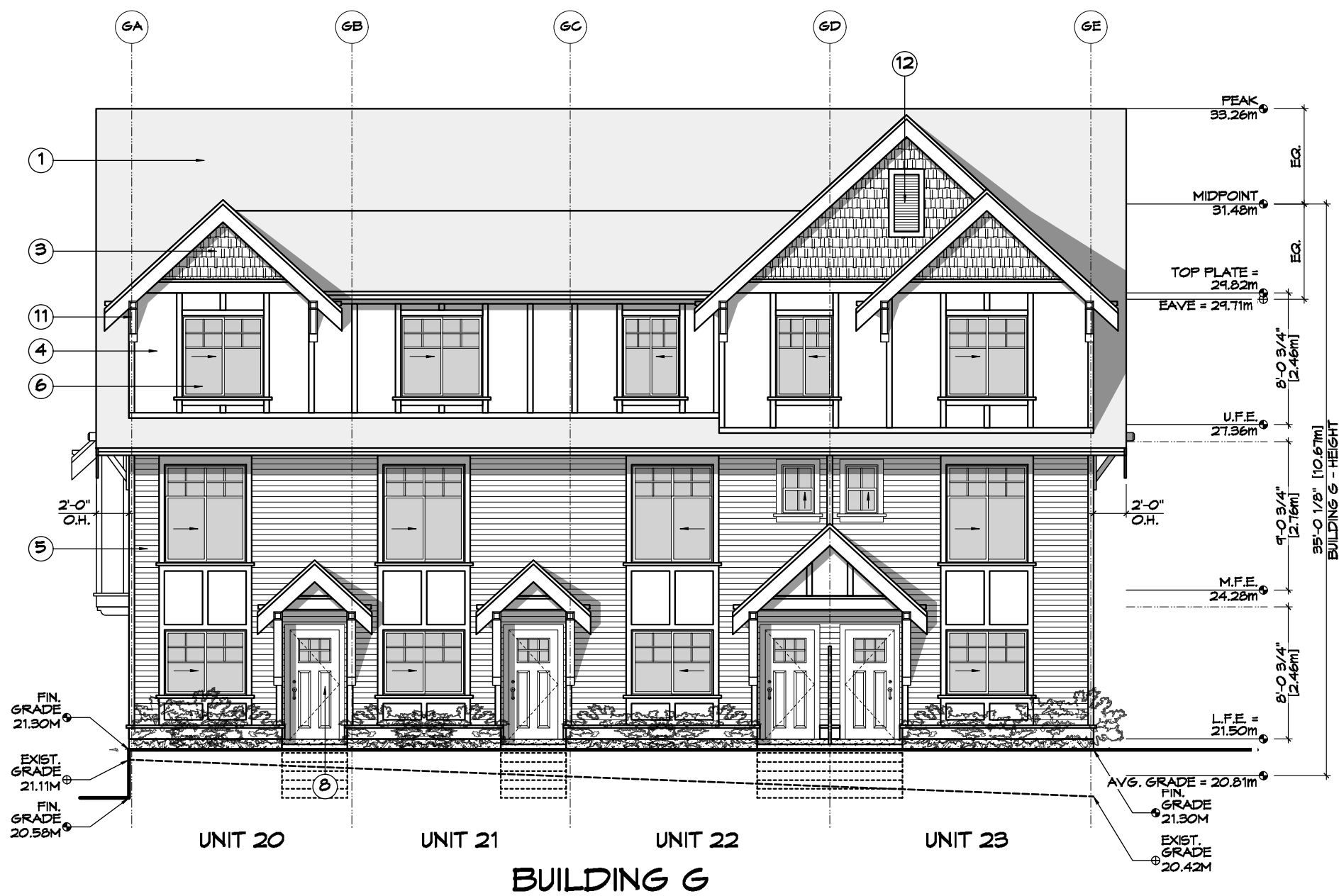
Drawn By: K. KOSHMAN

Date: SEP. 10/19

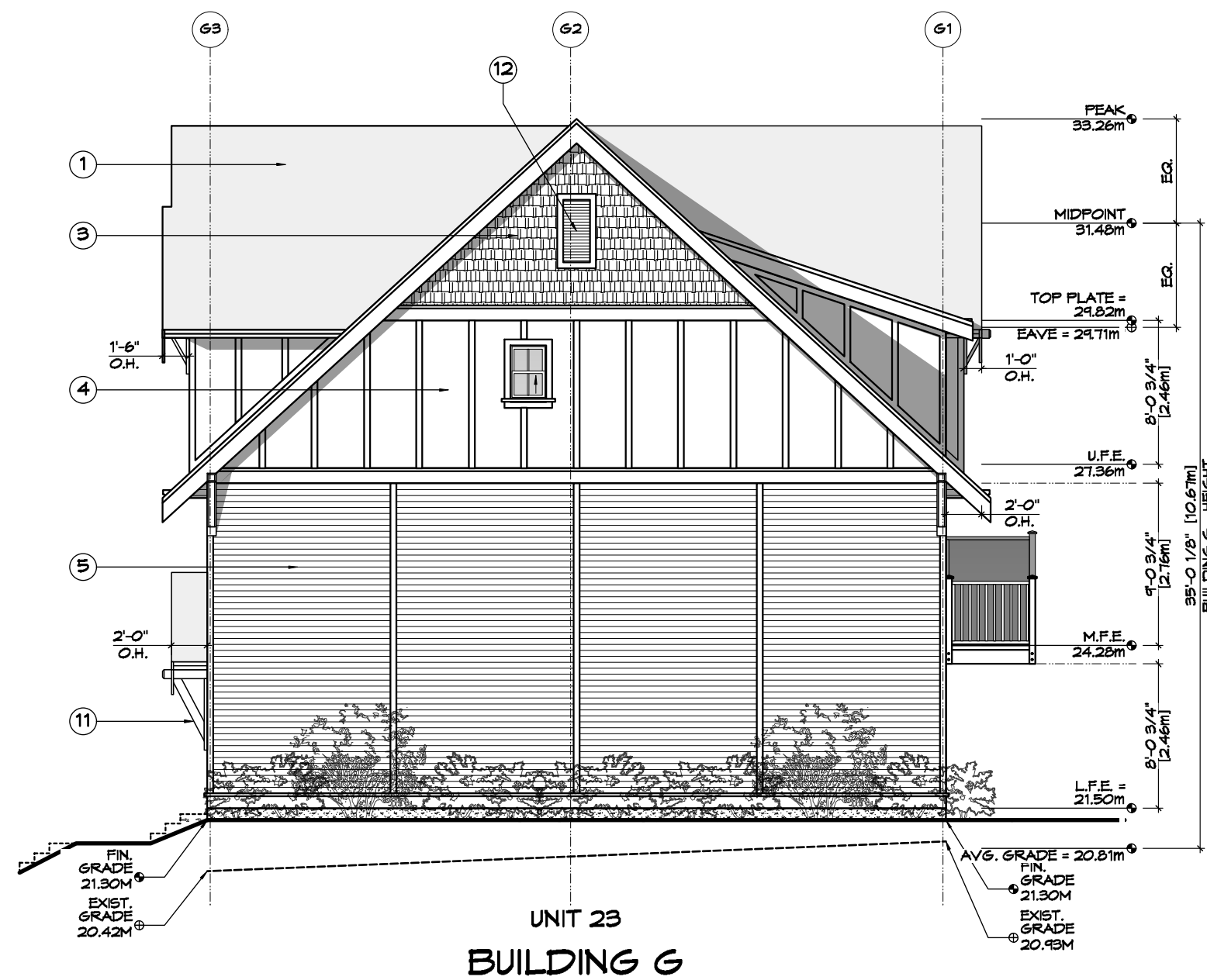
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING F
ELEVATIONS



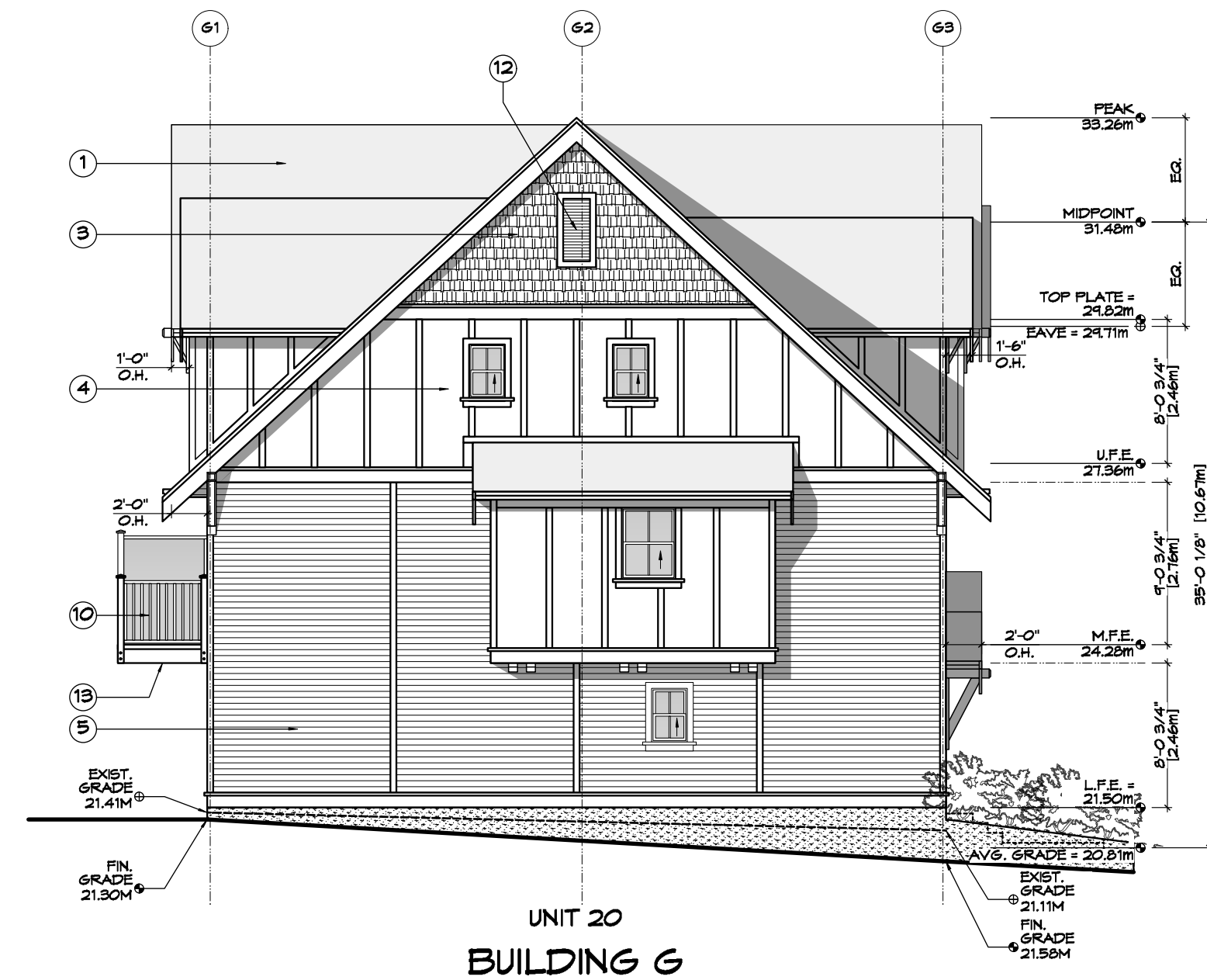
1 Front (E) Elevation - Bldg G
A307 Scale: 1:100



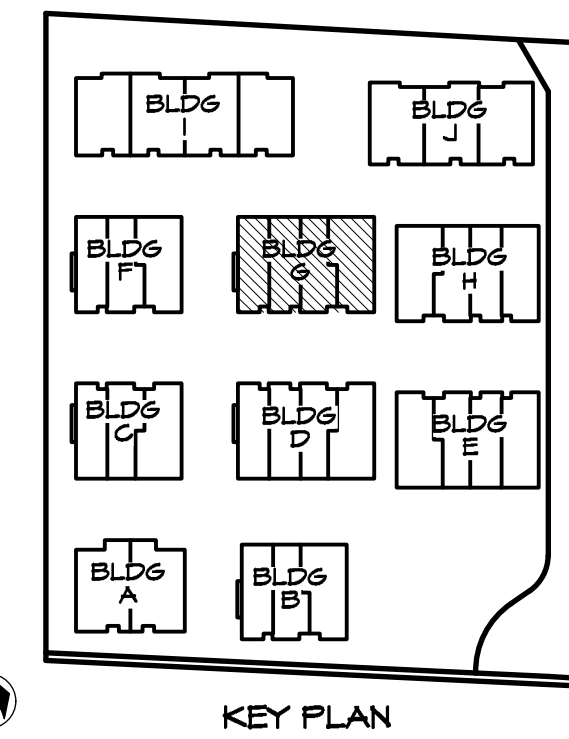
2 Side (N) Elevation - Bldg G
A307 Scale: 1:100



3 Rear (W) Elevation - Bldg G
A307 Scale: 1:100



4 Side (S) Elevation - Bldg G
A307 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg G								
Glazing Area Calc.	Unit 20		Unit 21		Unit 22		Unit 23	
Front (E)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39
building face area	381.51	35.44	373.94	34.74	474.60	44.09	420.65	39.08
glazing area	65.47	6.08	65.47	6.08	76.81	7.14	69.56	6.46
percentage	17.16%		17.51%		16.18%		16.54%	
max allowed	39.22%	ok	39.22%	ok	33.66%	ok	39.22%	ok
Side (N)	N/A		N/A		N/A		Imperial	Metric
limit distance							4.92	1.50
building face area							1164.73	108.21
glazing area							4.09	0.38
percentage							0.35%	
max allowed							7.00%	ok
Rear (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	12.83	3.91	12.83	3.91	12.83	3.91	10.99	3.35
building face area	381.51	35.44	373.94	34.74	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	55.90	5.19	70.03	6.51
percentage	14.65%		14.95%		14.74%		13.57%	
max allowed	31.06%	ok	31.06%	ok	31.06%	ok	22.15%	ok
Side (S)	Imperial	Metric	N/A		N/A		N/A	
limit distance	11.32	3.45						
building face area	1155.61	107.36						
glazing area	21.53	2.00						
percentage	1.86%							
max allowed	10.90%	ok						

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	Revision: AUG. 26/19 DP/REZONE SEP. 10/19	A 307 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B MAY 12/20	
1C	NO CHANGES	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20	

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JAN. 19, 2021



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

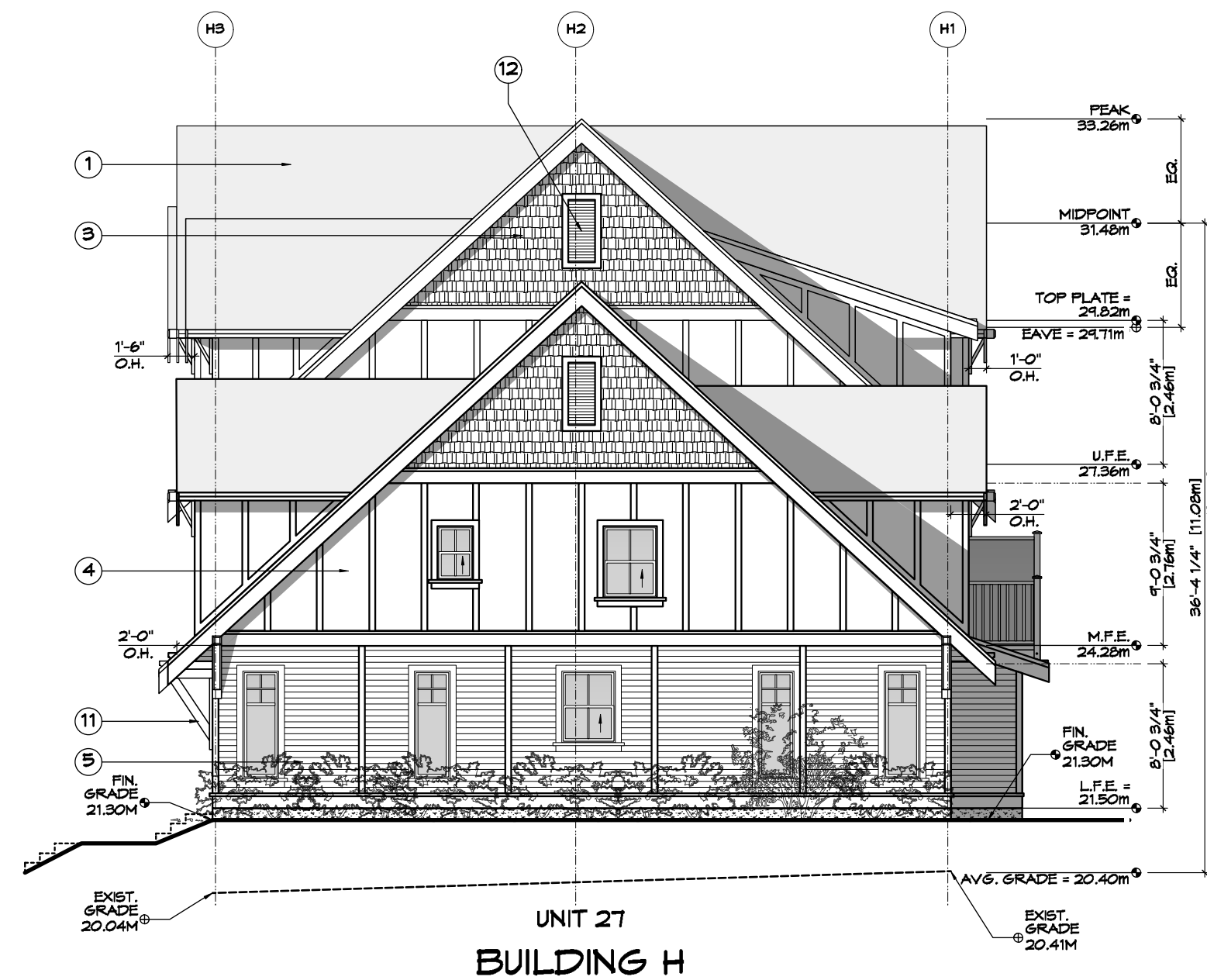
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING G
ELEVATIONS



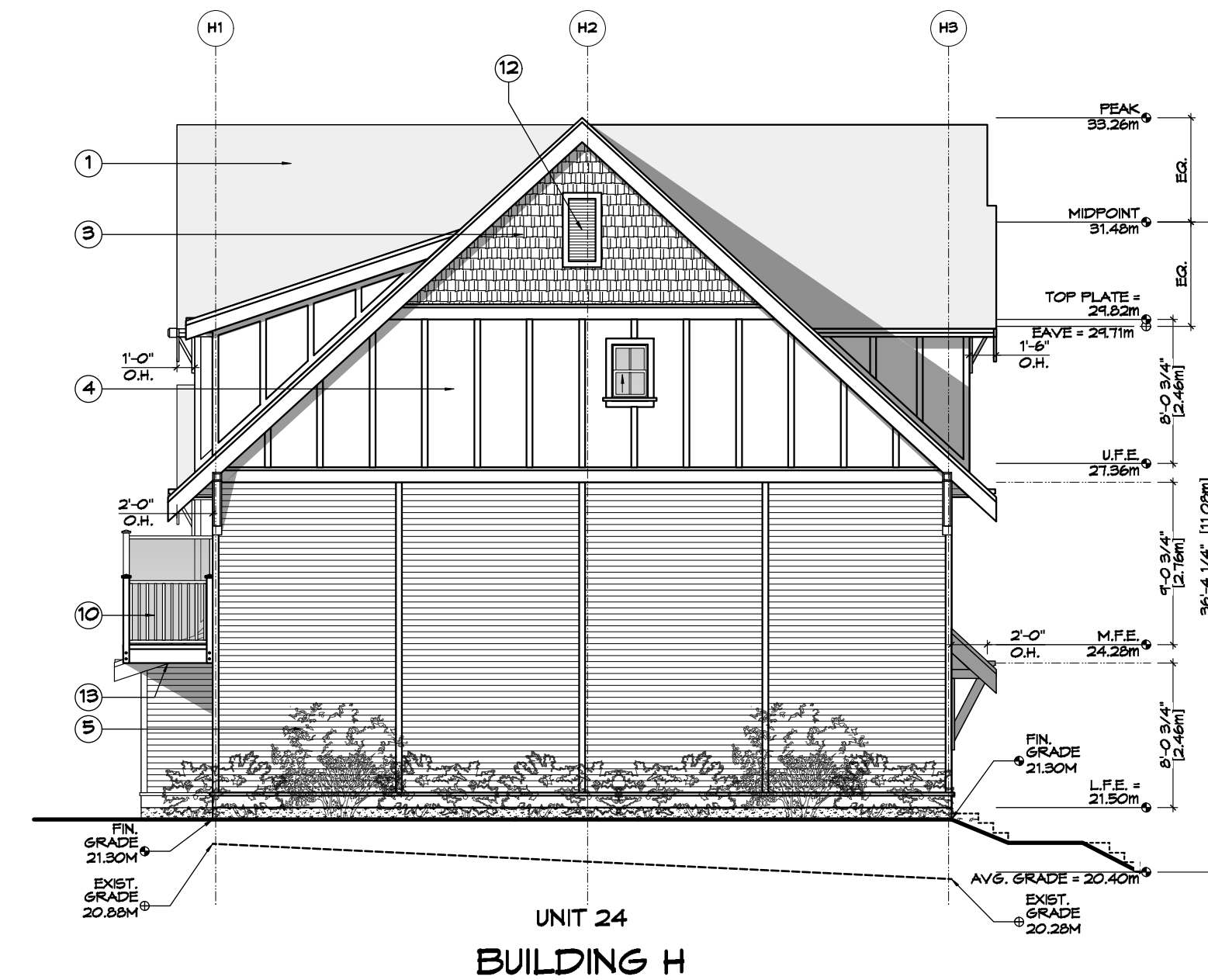
1 Front (E) Elevation - Bldg H
A308 Scale: 1:100



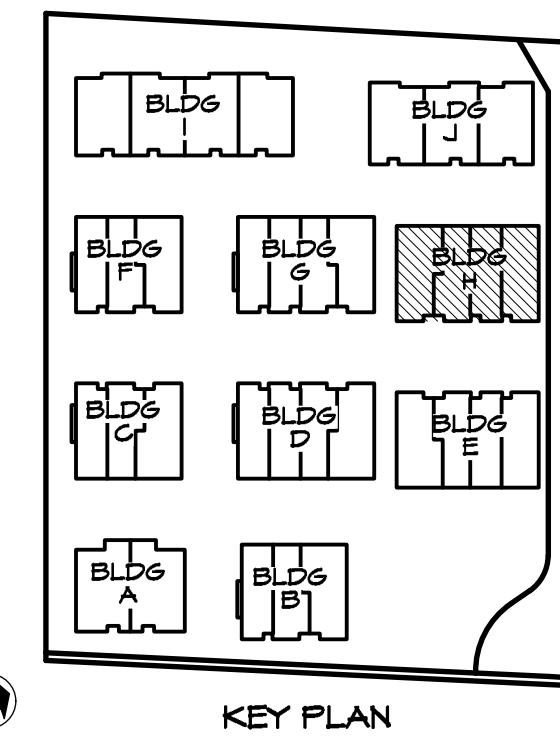
2 Side (N) Elevation - Bldg H
A308 Scale: 1:100



3 Rear (W) Elevation - Bldg H
A308 Scale: 1:100



4 Side (S) Elevation - Bldg H
A308 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg H								
Glazing Area Calc.								
	Unit 24		Unit 25		Unit 26		Unit 27	
	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
Front (E)								
limit distance	14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39
building face area	420.65	39.08	474.60	44.09	373.94	34.74	304.25	28.27
glazing area	69.56	6.46	76.81	7.14	65.47	6.08	49.04	4.56
percentage	16.54%		16.18%		17.51%		16.12%	
max allowed	39.22%	ok	33.66%	ok	39.22%	ok	48.59%	ok
Side (N)								
limit distance	N/A		N/A		N/A		Imperial	Metric
building face area							17.95	5.47
glazing area							797.10	74.05
percentage							57.97	5.39
max allowed							17.27%	5.39
							17.15%	ok
Rear (W)								
limit distance	12.93	3.94	12.93	3.94	12.93	3.94	11.42	3.48
building face area	516.00	47.94	379.25	35.23	373.94	34.74	304.25	28.27
glazing area	70.03	6.51	55.90	5.19	55.90	5.19	30.78	2.86
percentage	13.57%		14.74%		14.95%		10.12%	
max allowed	27.46%	ok	31.37%	ok	31.37%	ok	31.98%	ok
Side (S)								
limit distance	Imperial	Metric	N/A		N/A		N/A	
building face area	4.92	1.50						
glazing area	1164.73	108.21						
percentage	4.09	0.38						
max allowed	0.35%							
	7.00%	ok						

REV. NO.	DESCRIPTION	DATE	Title:	
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS. NOTES ADDED PER PLAN CHECK COMMENTS: GLAZING CALC'S UPDATED; AVG GRADE/BLDG HEIGHT UPDATED	MAR. 10/20	BUILDING H ELEVATIONS	
1A	NO CHANGES	MAY 12/20	Revision:	Sheet:
1B	ADD WINDOW TO UNIT 27 DEN; REVISE GLAZING CALC'S	AUG. 05/20	Rev. 26/19	A
1C	REVISE UNIT 27 TO 2-STORY; UPDATE GLAZING CALC'S	NOV. 04/20	Rev. 10/19	308
1D	NO CHANGES	JAN. 14/21	Rev. 10/20	Proj.No. TBD
			Rev. 12/20	
			Rev. 05/20	
			Rev. 04/20	
			Rev. 19/21	

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JAN. 19, 2021



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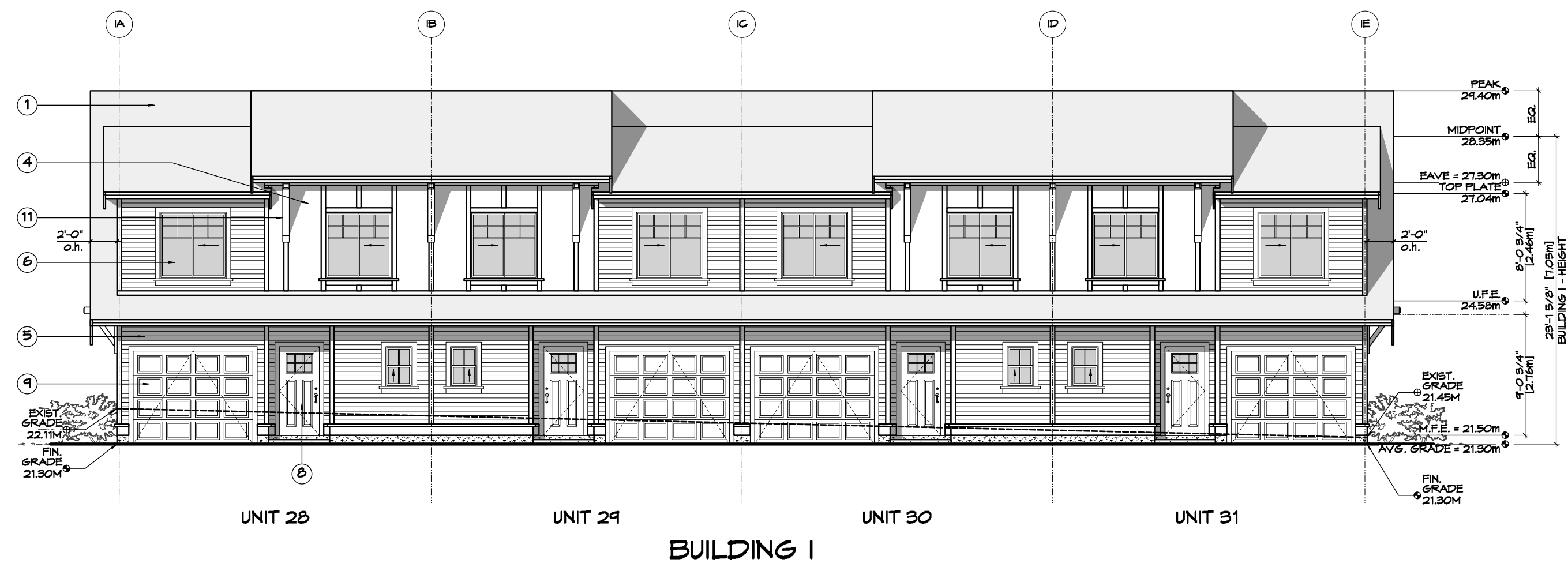
Drawn By: K. KOSHMAN

Date: SEP. 10/19

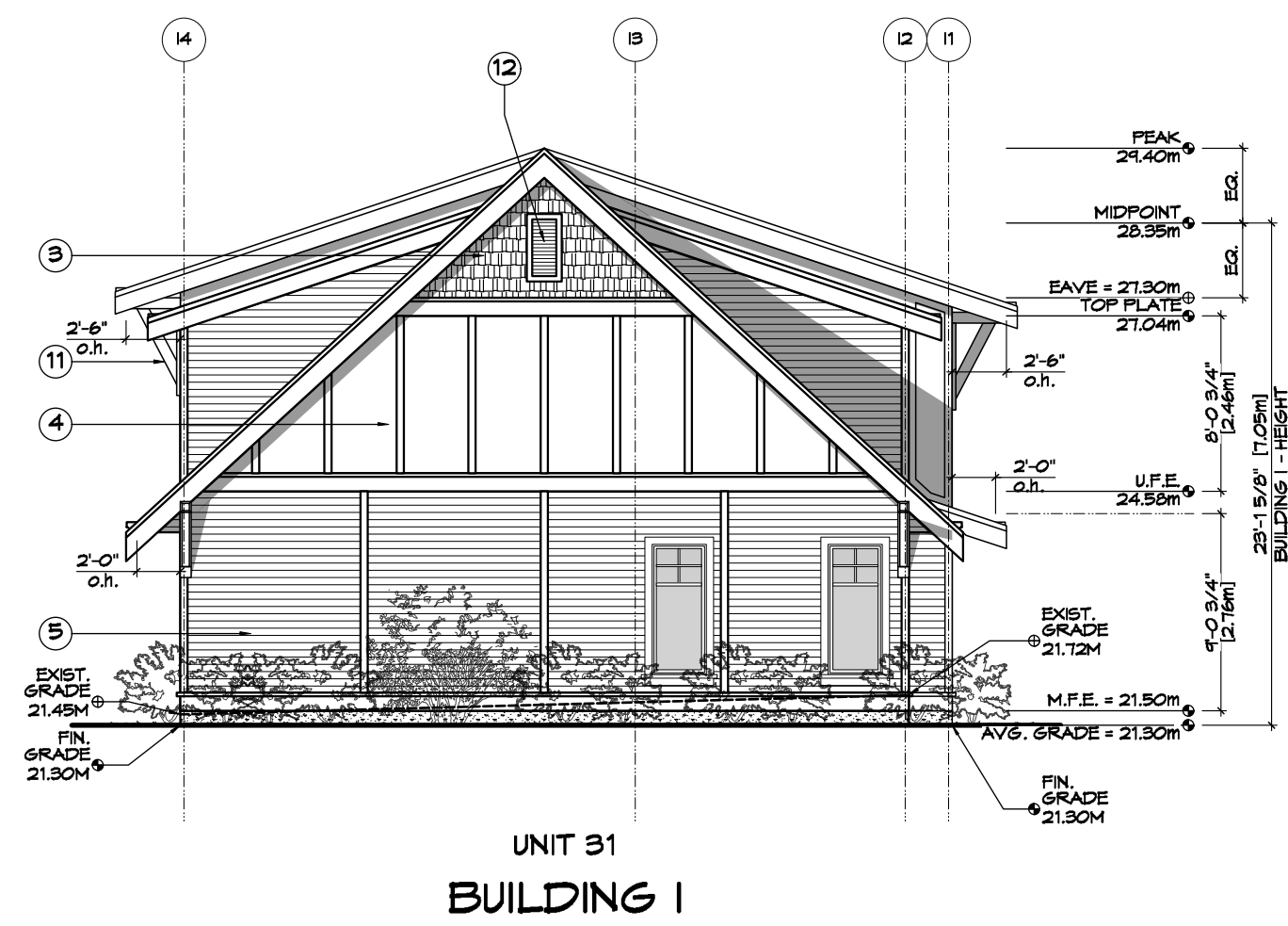
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Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

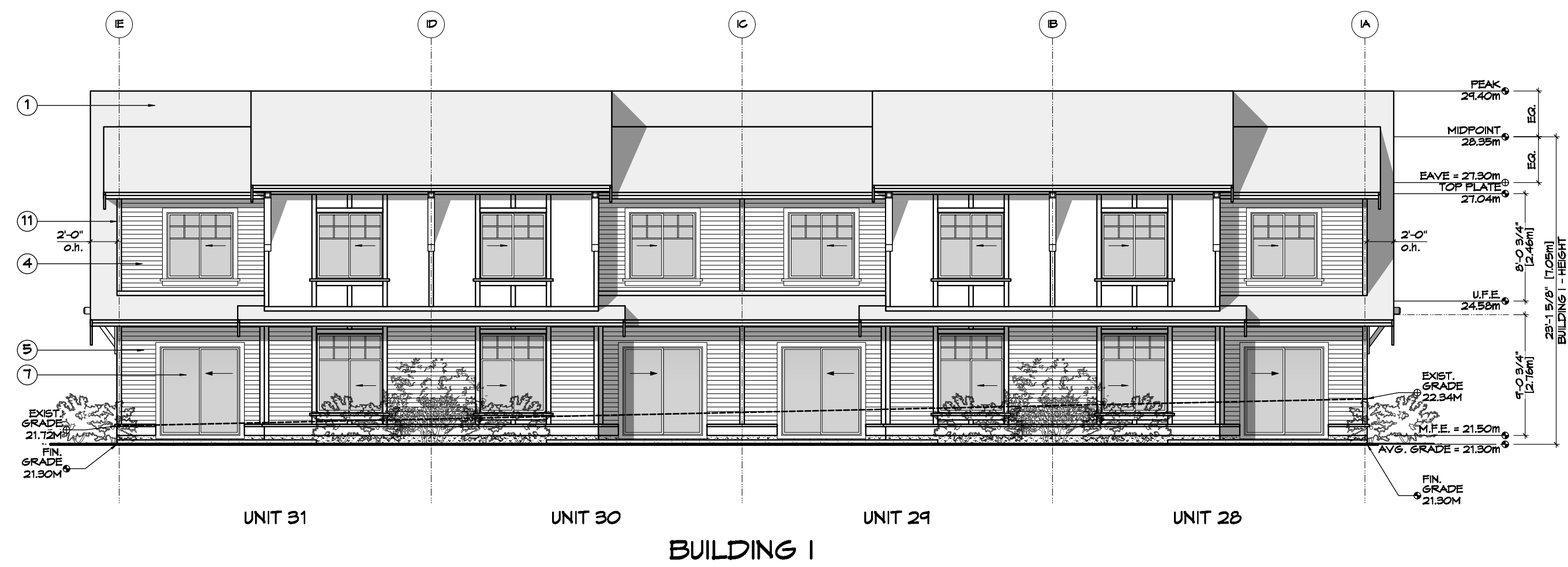
Title:
BUILDING H
ELEVATIONS



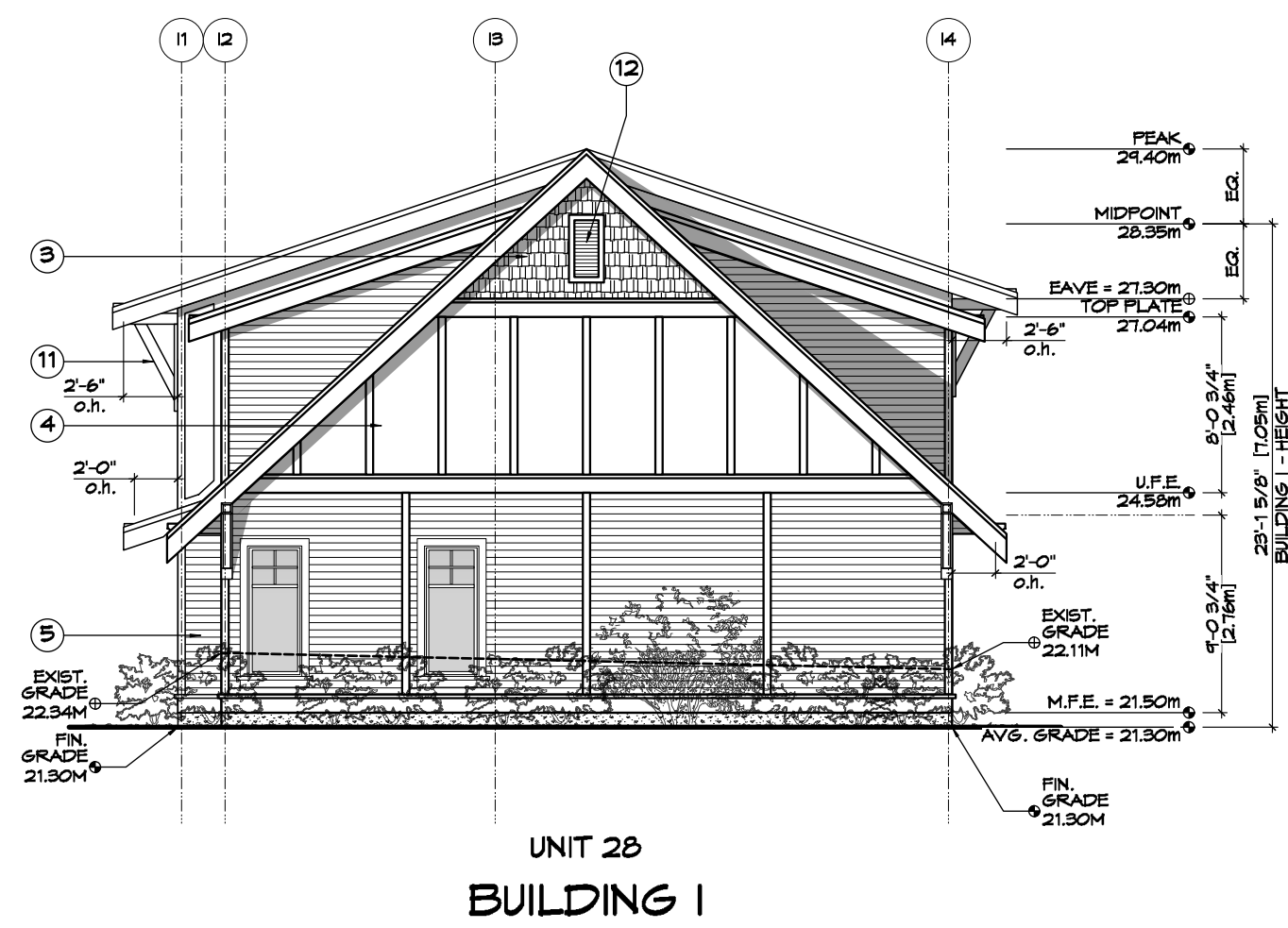
1 Front (E) Elevation - Bldg I
Scale: 1:100



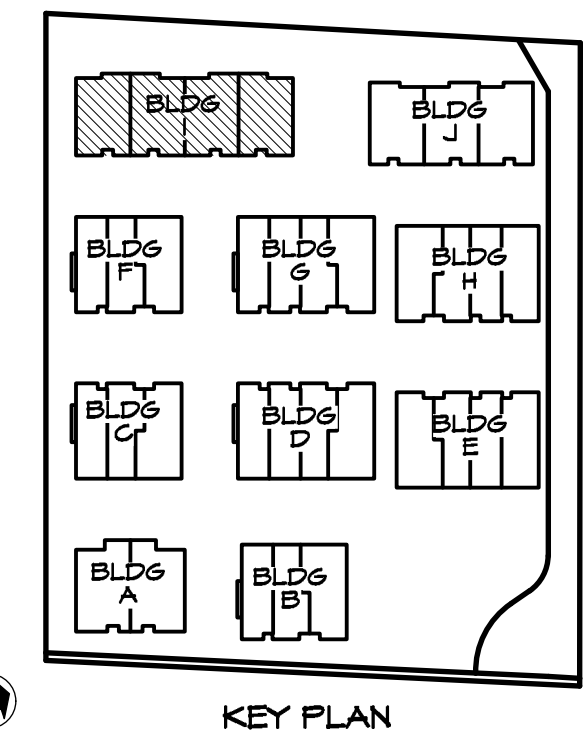
2 Side (N) Elevation - Bldg I
Scale: 1:100



3 Rear (W) Elevation - Bldg I
Scale: 1:100



4 Side (S) Elevation - Bldg I
Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg I									
Glazing Area Calc.	Unit 28		Unit 29		Unit 30		Unit 31		
Front (E)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	
building face area	445.58	41.40	440.47	40.92	440.47	40.92	445.58	41.40	
glazing area	48.55	4.51	48.55	4.51	48.55	4.51	48.55	4.51	
percentage	10.90%		11.02%		11.02%		10.90%		
max allowed	27.19%	ok	27.19%	ok	27.19%	ok	27.19%	ok	
Side (N)	N/A		N/A		N/A		Imperial	Metric	
limit distance							16.73	5.10	
building face area							670.52	62.29	
glazing area							23.26	2.16	
percentage							3.47%		
max allowed							15.65%	ok	
Rear (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	20.93	6.38	20.93	6.38	20.93	6.38	20.93	6.38	
building face area	445.58	41.40	440.47	40.92	440.47	40.92	445.58	41.40	
glazing area	102.50	9.52	102.50	9.52	102.50	9.52	102.50	9.52	
percentage	23.00%		23.27%		23.27%		23.00%		
max allowed	65.17%	ok	65.17%	ok	65.17%	ok	65.17%	ok	
Side (S)	Imperial	Metric	N/A		N/A		N/A		
limit distance	13.12	4.00							
building face area	670.52	62.29							
glazing area	23.26	2.16							
percentage	3.47%								
max allowed	12.00%	ok							

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLDG HEIGHT UPDATED	MAR. 10/20	Revision: 26/19 DF/REZONE SEP. 10/19 REV. 1 MAR. 10/20 REV. 1A MAY 12/20 REV. 1B AUG. 05/20 REV. 1C NOV. 04/20 REV. 1D JAN. 19/21	A 309 Proj.No. TBD
1A	NO CHANGES	MAY 12/20		
1B	NO CHANGES	AUG. 05/20		
1C	NO CHANGES	NOV. 04/20		
1D	NO CHANGES	JAN. 19/21		

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JAN. 19, 2021



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1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

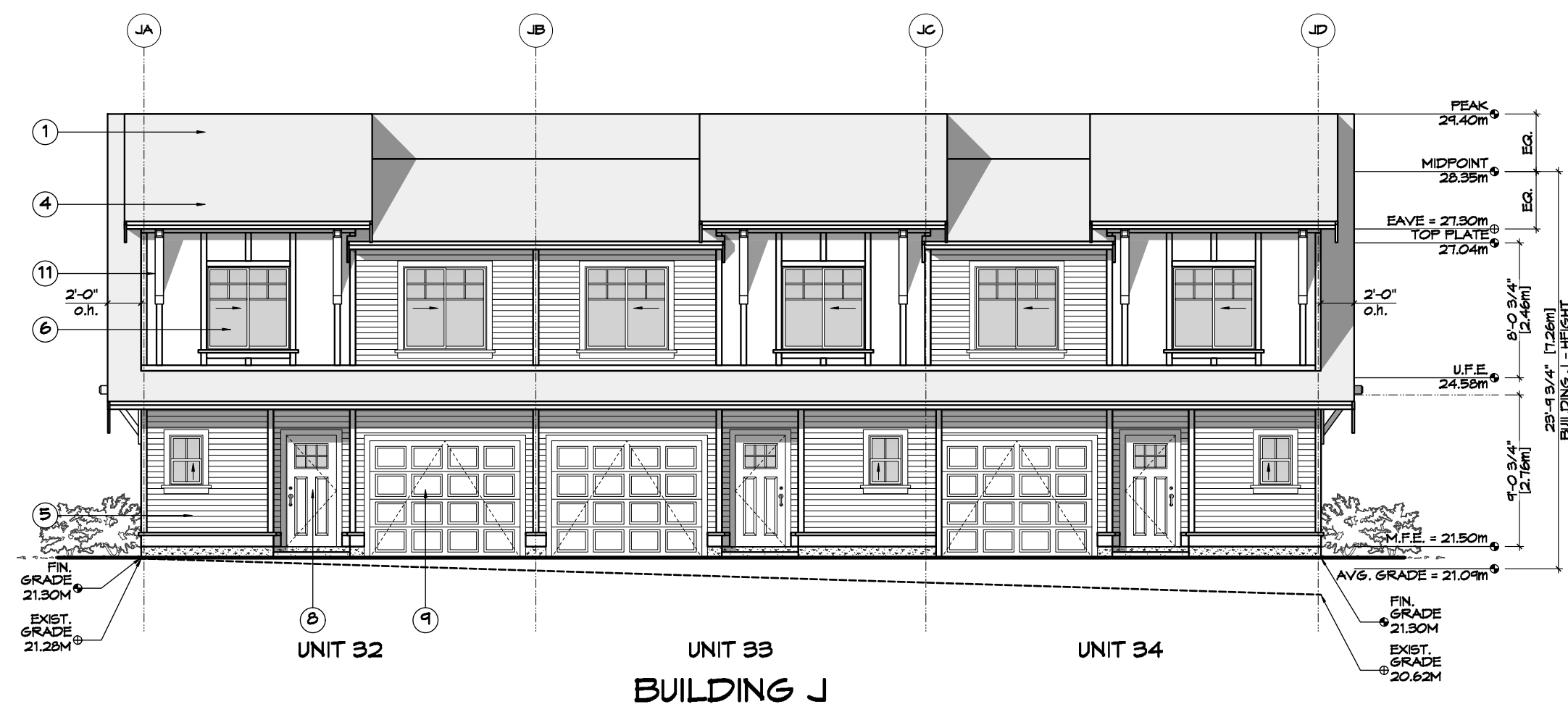
Drawn By: K. KOSHMAN

Date: SEP. 10/19

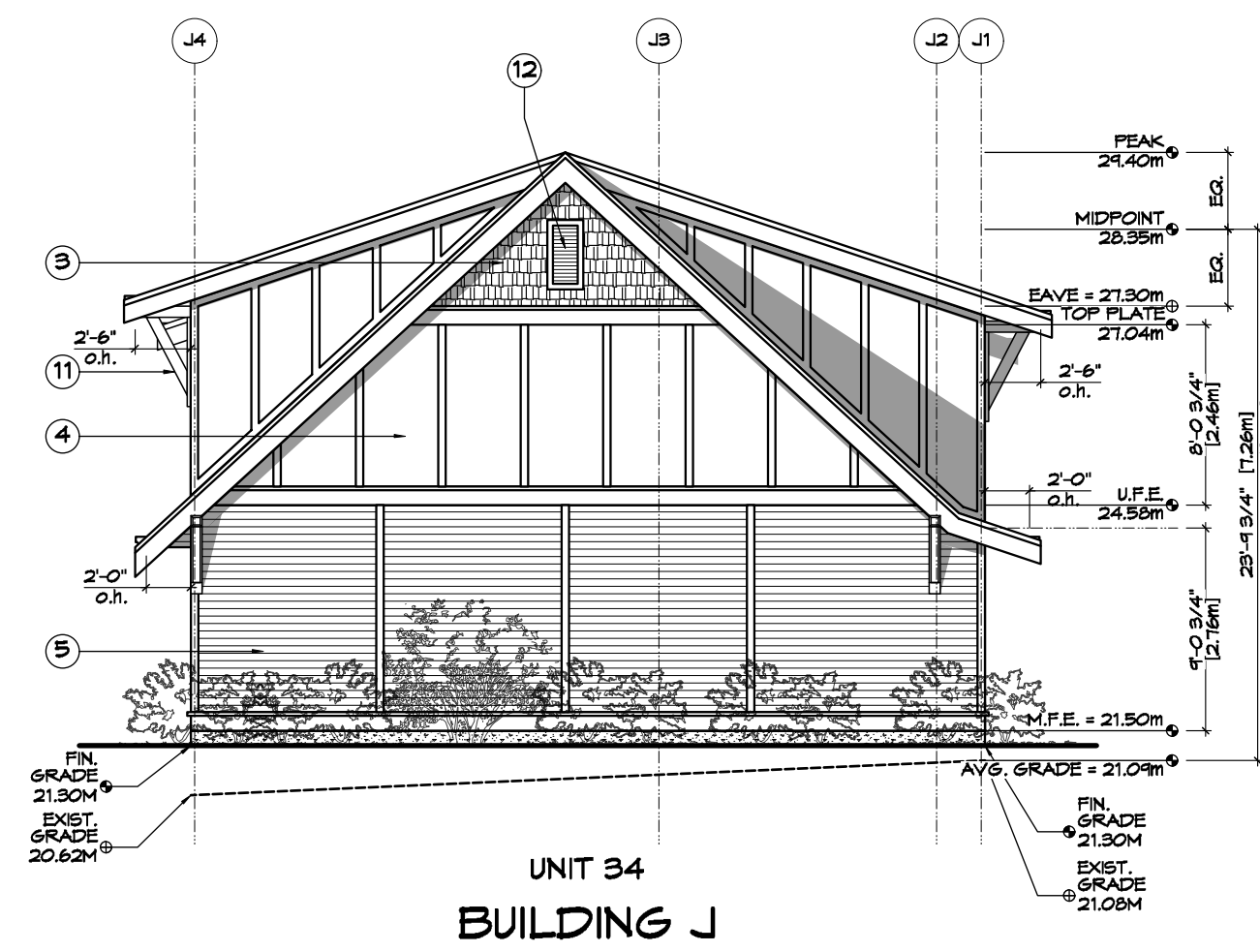
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

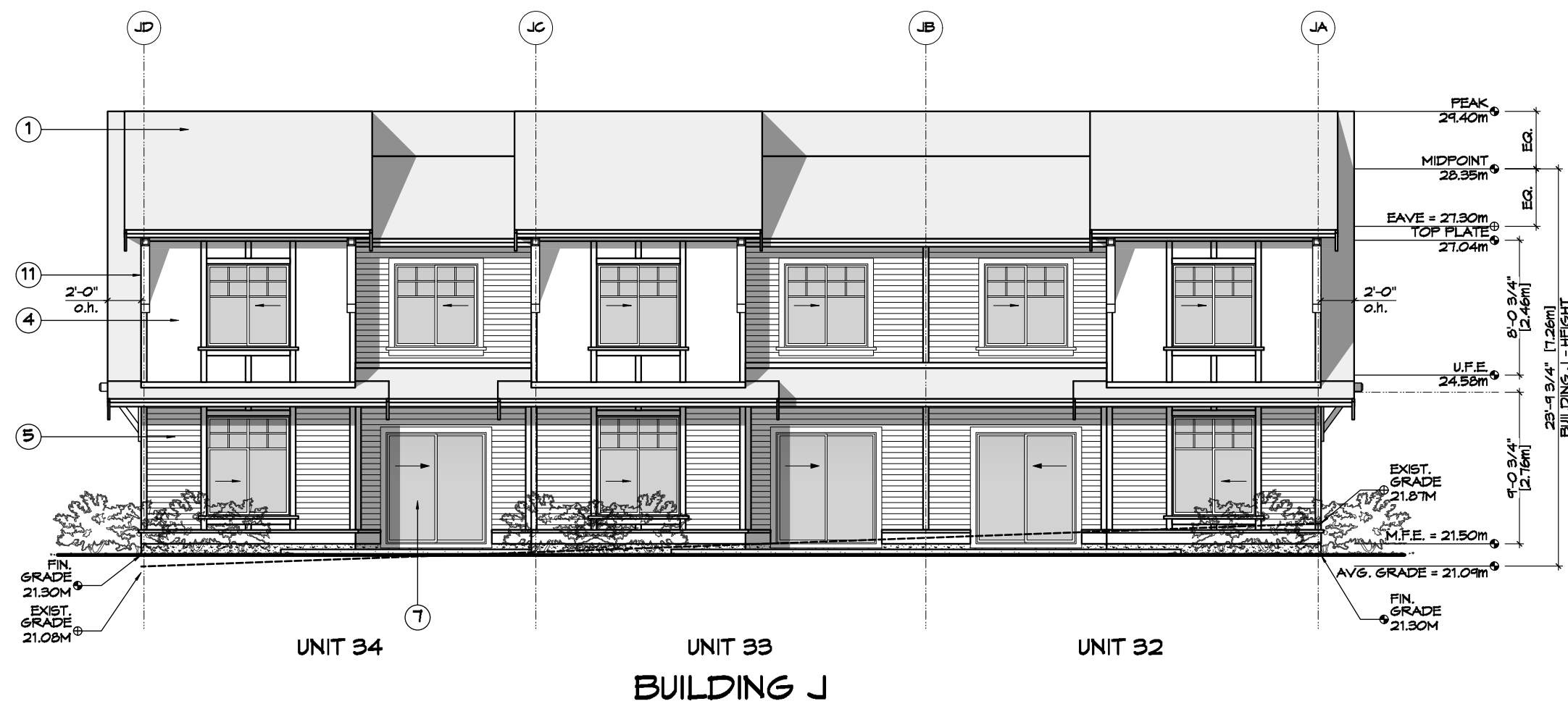
Title:
BUILDING I
ELEVATIONS



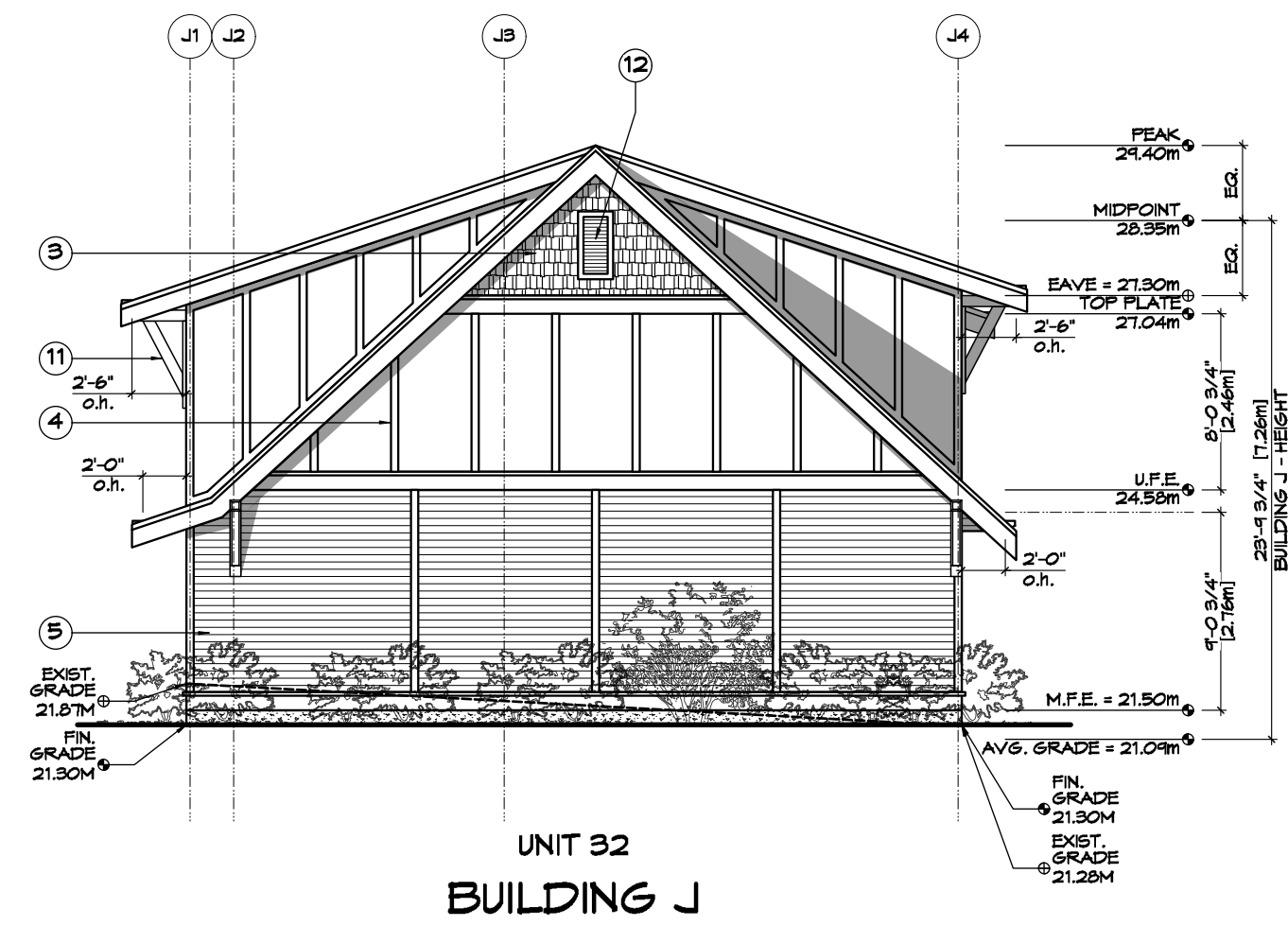
1 Front (E) Elevation - Bldg J
A310 Scale: 1:100



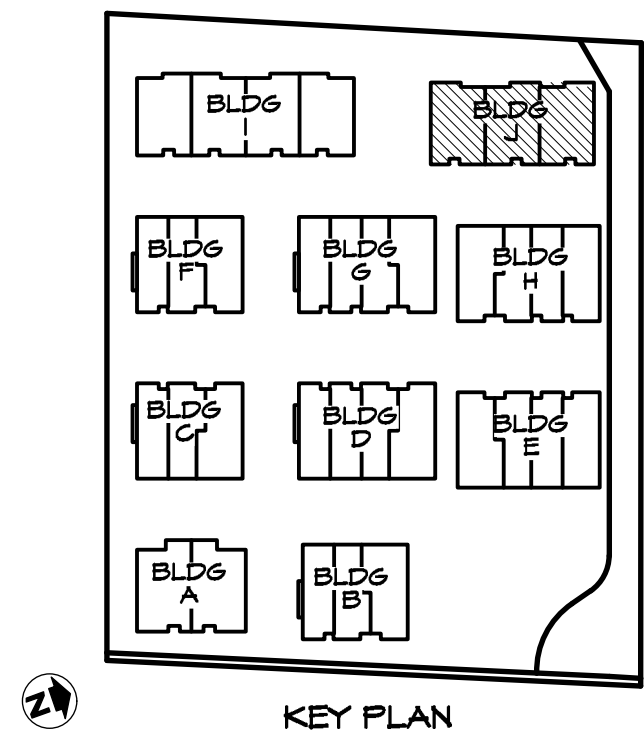
2 Side (N) Elevation - Bldg J
A310 Scale: 1:100



3 Rear (W) Elevation - Bldg J
A310 Scale: 1:100



4 Side (S) Elevation - Bldg J
A310 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg J					
Glazing Area Calc.	Unit 32		Unit 33		Unit 34
Front (E)	Imperial	Metric	Imperial	Metric	Imperial
limit distance	10.99	3.35	12.93	3.94	11.42
building face area	445.58	41.40	440.47	40.92	445.58
glazing area	48.55	4.51	48.55	4.51	48.55
percentage	10.90%		11.02%		10.90%
max allowed	22.15%	ok	27.46%	ok	23.32%
Side (N)	N/A		N/A		Imperial
limit distance					20.51
building face area					670.52
glazing area					0.00
percentage					0.00%
max allowed					20.13%
Rear (W)	Imperial	Metric	Imperial	Metric	Imperial
limit distance	18.14	5.53	18.14	5.53	18.14
building face area	445.58	41.40	440.47	40.92	445.58
glazing area	102.50	9.52	102.50	9.52	102.50
percentage	23.00%		23.27%		23.00%
max allowed	50.19%	ok	50.19%	ok	50.19%
Side (S)	Imperial	Metric	N/A		N/A
limit distance	16.73	5.10			
building face area	670.52	62.29			
glazing area	0.00	0.00			
percentage	0.00%				
max allowed	15.85%	ok			

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	CAUS 26/19 DF/REZONE SEP. 10/19 REV. 1 MAR. 10/20 REV. 1A MAY 12/20 REV. 1B AUG. 05/20 REV. 1C NOV. 04/20 REV. 1D JAN. 19/21	A 310 Proj.No. TBD
1A	NO CHANGES	MAY 12/20		
1B	NO CHANGES	AUG. 05/20		
1C	FLIP UNIT 34, REVISE GLAZING CALC'S	NOV. 04/20		
1D	NO CHANGES	JAN. 19/21		

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DF/REZONE
JAN. 19, 2021



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Fax: (250) 360-2115

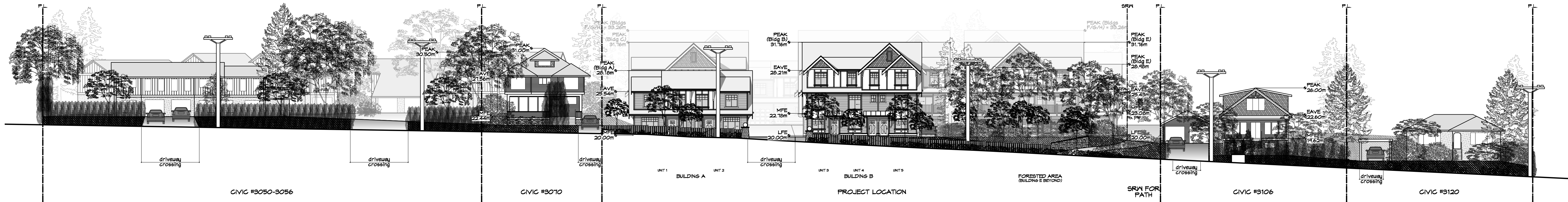
Drawn By: K. KOSHMAN

Date: SEP. 10/19

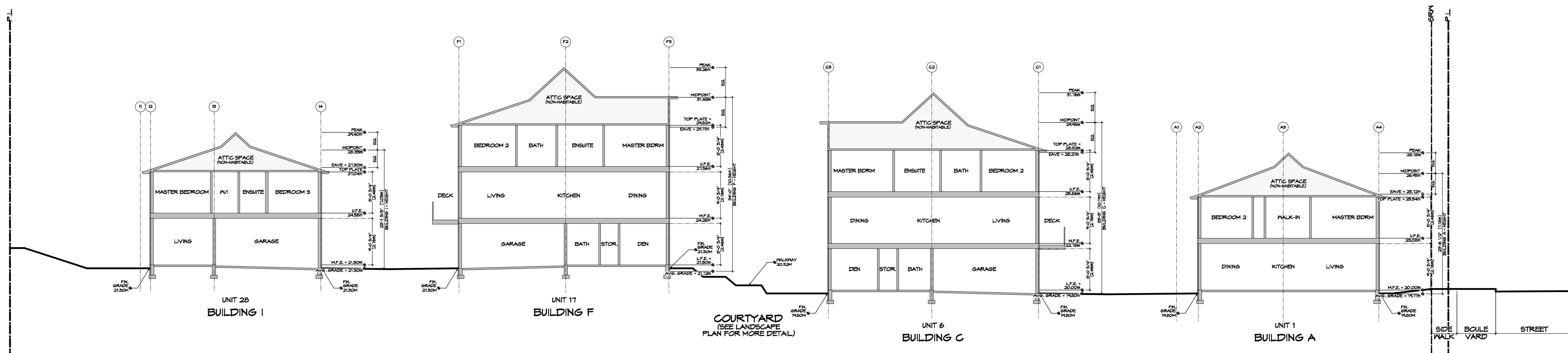
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING J
ELEVATIONS



1 Streetscape - Washington Ave
A401 Scale: 1:225



2 Site Section A
A401 Scale: 1:150

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal
Architect AIBC, MRAC,
LEED A.P.
MJM Architect Inc.
#10, 909 Vancouver Street
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FAX: (250) 360-2115
www.mjmarchitect.com

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Drawn By: K. KOSHMAN

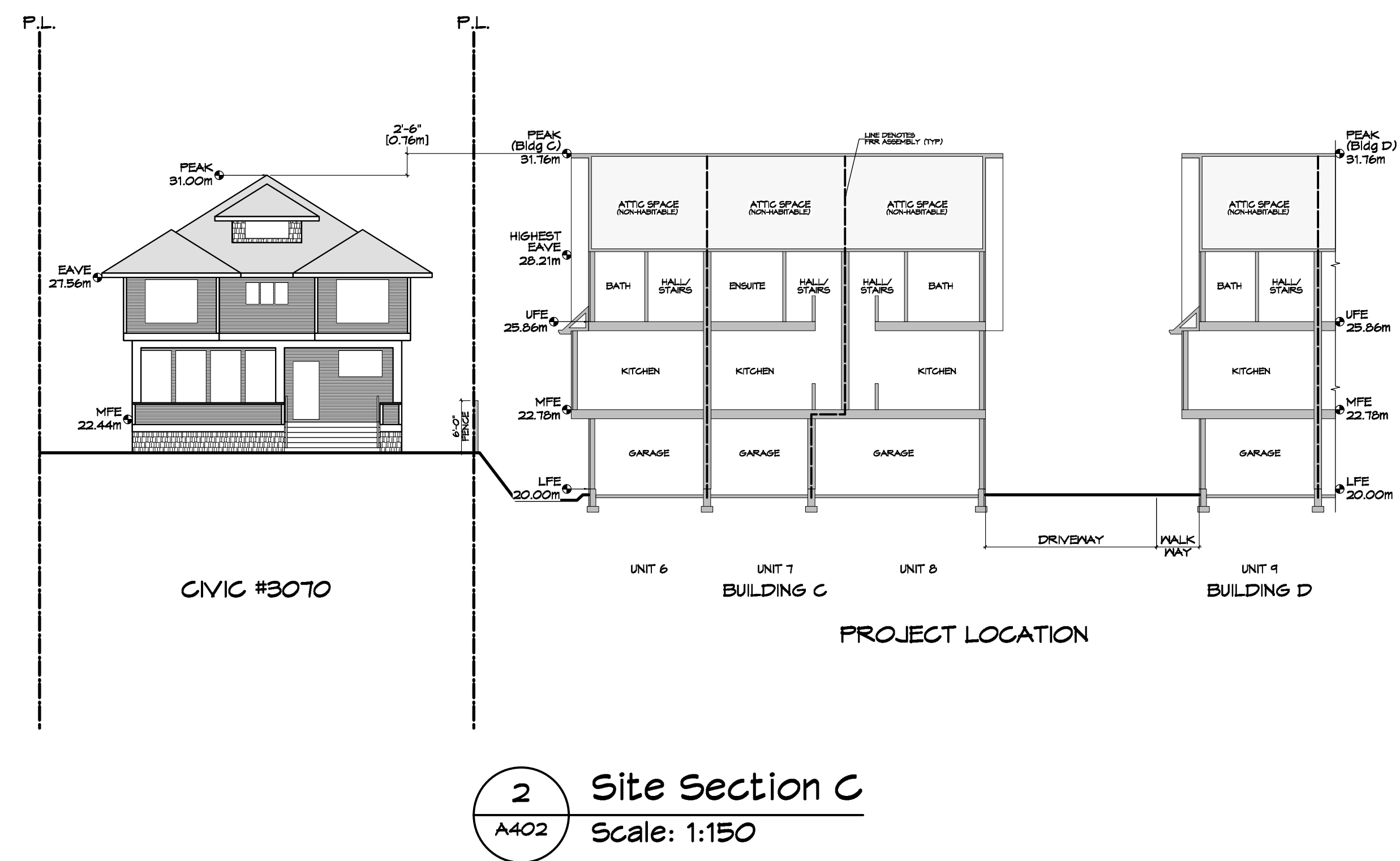
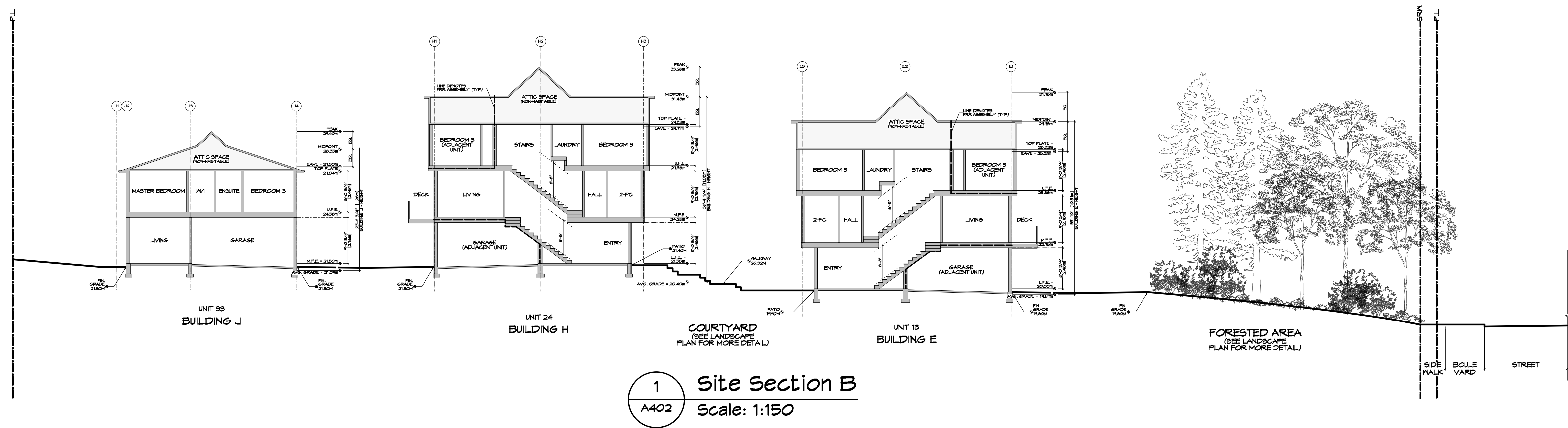
Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
STREETSCAPE &
SECTIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS	MAR. 10/20	CAUS. 26/19 DP/REZONE SEP. 10/19	A 401 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B MAY 12/20	
1C	REVISE STREETSCAPE; MOVE SECTION B TO PAGE A402	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 14/21	REV. 1D NOV. 04/20	
			REV. 1E JAN. 14/21	



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JAN. 19, 2021



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
SECTIONS
(cont'd)

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	---	MAR. 10/20	CAUS. 26/19	A 402 Proj.No. TBD
1A	---	MAY 12/20	DP/REZONE	
1B	---	AUG. 05/20	SEP. 10/19	
1C	SHEET ADDED; ADD SITE SECTION C	NOV. 04/20	REV. 1A	
1D	NO CHANGES	JAN. 19/21	REV. 1B	
			REV. 1C	



VIEW OF BUILDINGS A & B FROM WASHINGTON AVE



VIEW OF COURTYARD WALKWAY

REV. NO.	DESCRIPTION	DATE
1	UPDATED RENDERINGS	MAR. 10/20
1A	NO CHANGES	MAY 12/20
1B	NO CHANGES	AUG. 05/20
1C	NO CHANGES	NOV. 04/20
1D	NO CHANGES	JAN. 19/21

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JAN. 19, 2021

Michael Jon Moody
Principal

Architect AIBC, MRAC,
LEED A.P.

MJM

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#10, 909 Vancouver Street
Victoria, B.C. V8P 2Y6
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E: info@michaeljmoodyarchitect.ca
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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
RENDERINGS

Revision:
CALC. AUG. 26/19
DP/REZONE
SEP. 10/19
REV. 1 MAR. 10/20
REV. 1A MAY 12/20
REV. 1B MAY 12/20
REV. 1C AUG. 05/20
REV. 1D NOV. 04/20
REV. 1E JAN. 19/21

Sheet:
A
501
Proj.No. TBD

--- COMMON COLOURS TO ALL SCHEMES ---



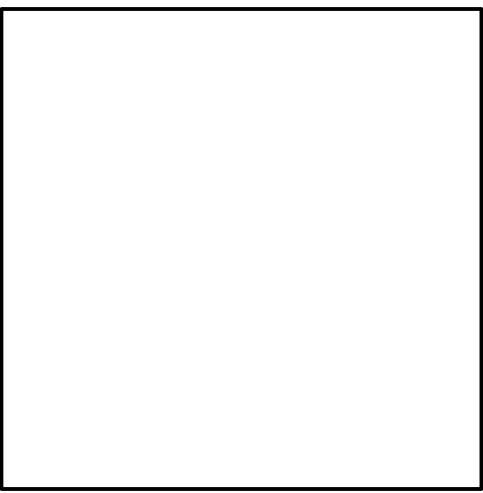
"BLACK"
FIBERGLASS SHINGLE
ROOFING



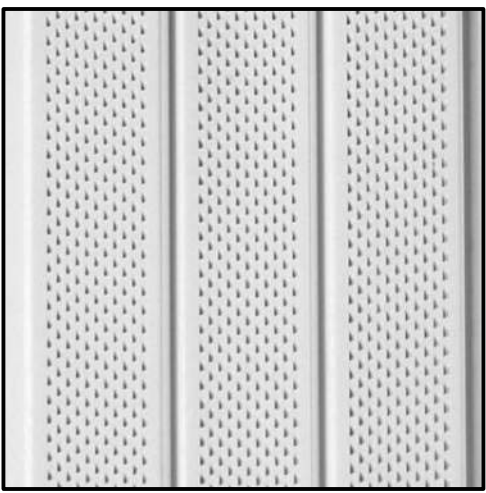
"BLACK"
STANDING-SEAM METAL
CANOPY ROOF



"FIR" VENEER
FIBERGLASS
ENTRY DOORS



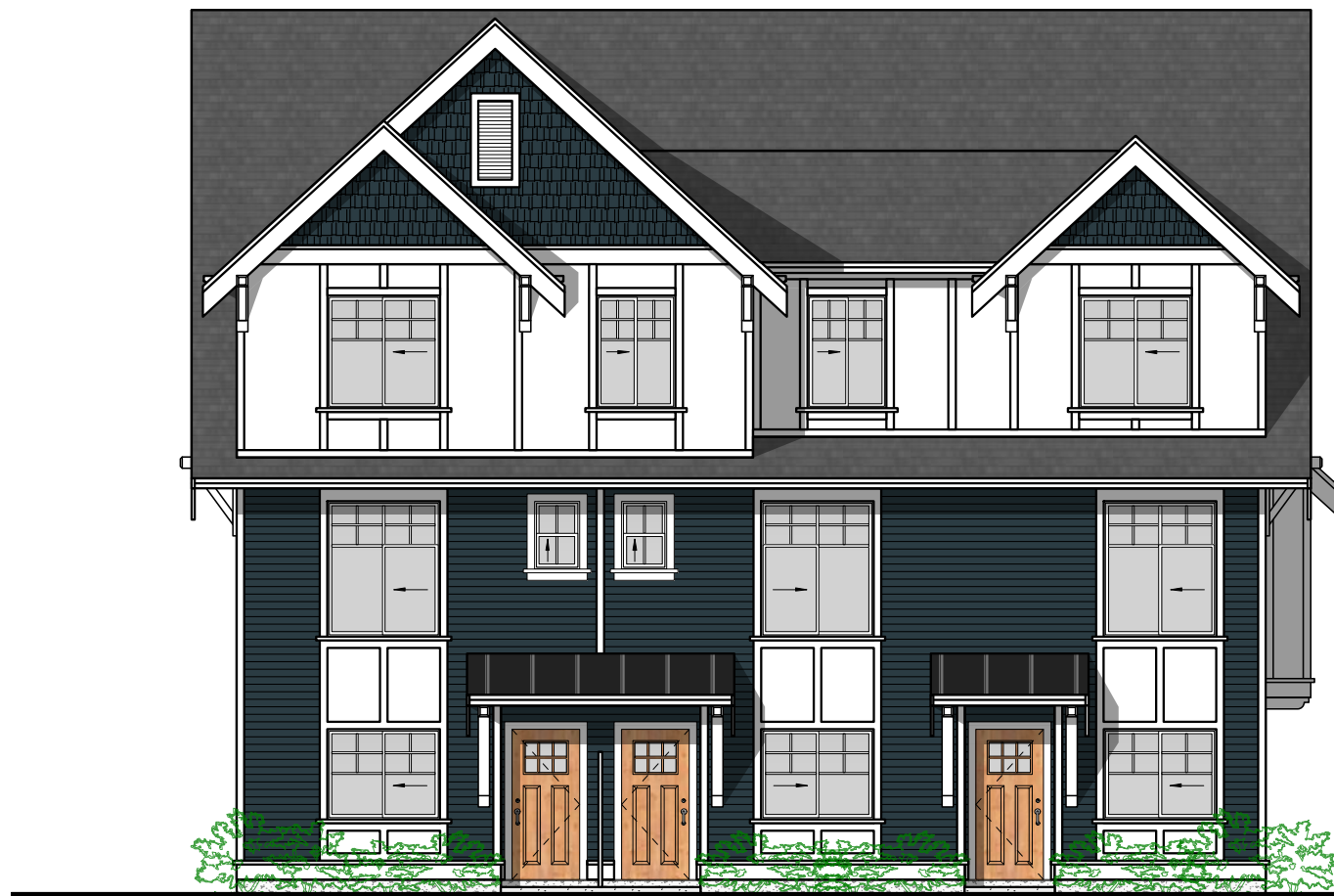
"WHITE" PAINTED
WOOD FASCIA, TRIM
& BRACKETS



"WHITE"
PREFIN. METAL SOFFITS



"WHITE"
PREFIN. METAL RAILINGS



SCHEME 1
(3-STOREY PLANS - 3-PLEX & 4-PLEX)
BLDGS B, D, & G



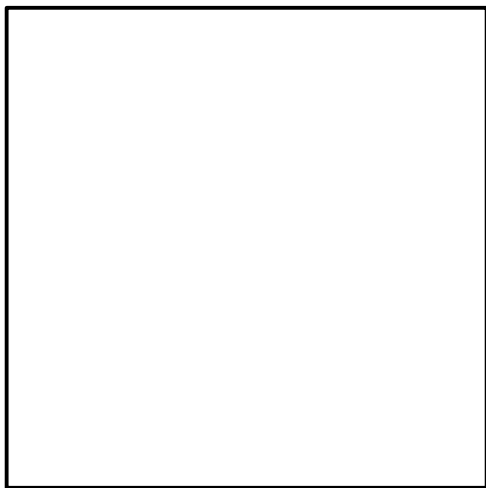
SCHEME 2
(3-STOREY PLANS - 3-PLEX & 4-PLEX)
BLDGS C, E, F, & H



SCHEME 3
(2-STOREY PLANS)
BLDGS A, I, J



"MARINE DUSK"
HORIZONTAL SIDING



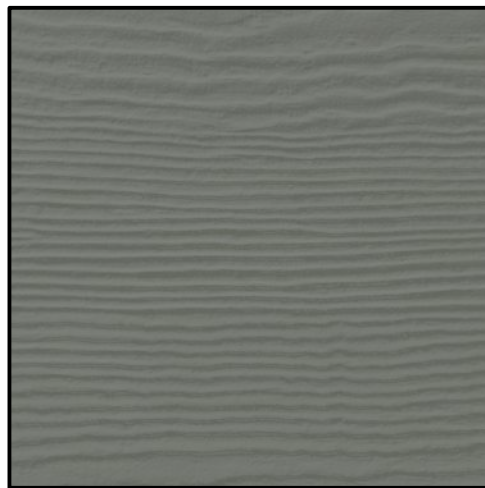
"WHITE"
VINYL WINDOWS
& PATIO DOORS



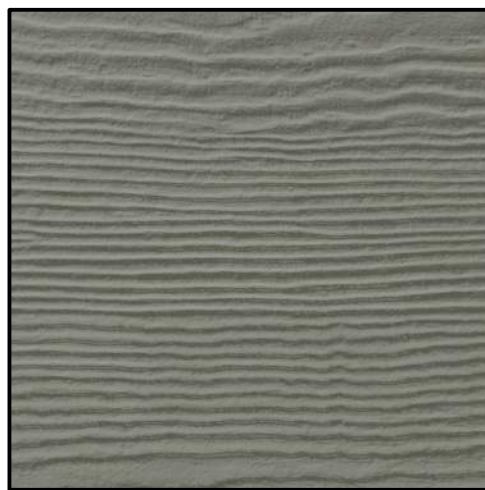
"DEEP OCEAN"
CEMENTITIOUS SHINGLES



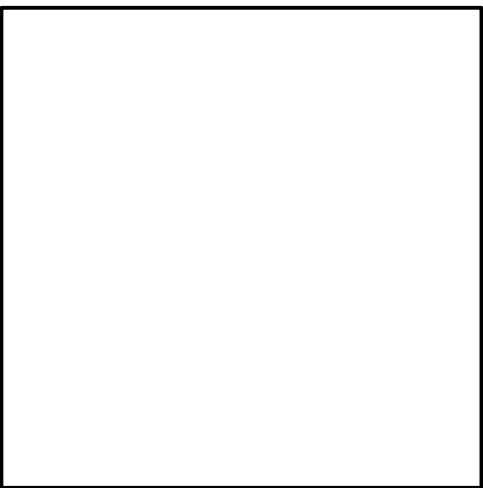
"ARCTIC WHITE"
CEMENTITIOUS
PANELS & TRIM



"CHESAPEAKE GRAY"
HORIZONTAL SIDING



"GRAY SLATE"
CEMENTITIOUS SHINGLES



"WHITE"
VINYL WINDOWS
& PATIO DOORS



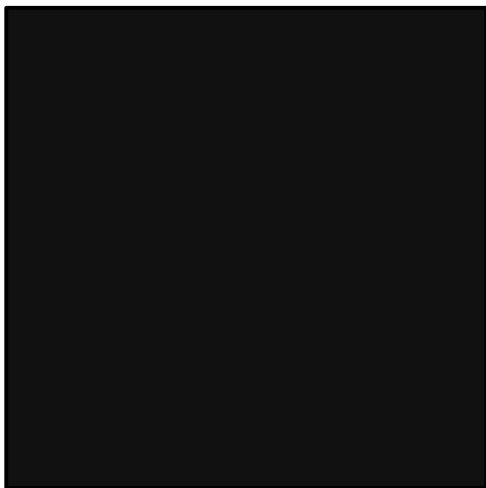
"ARCTIC WHITE"
CEMENTITIOUS
PANELS & TRIM



"SNOW WHITE"
HORIZONTAL SIDING



"WHITE" PAINTED
CEMENTITIOUS SHINGLES,
PANELS & TRIM



"BLACK"
VINYL WINDOWS
& PATIO DOORS

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

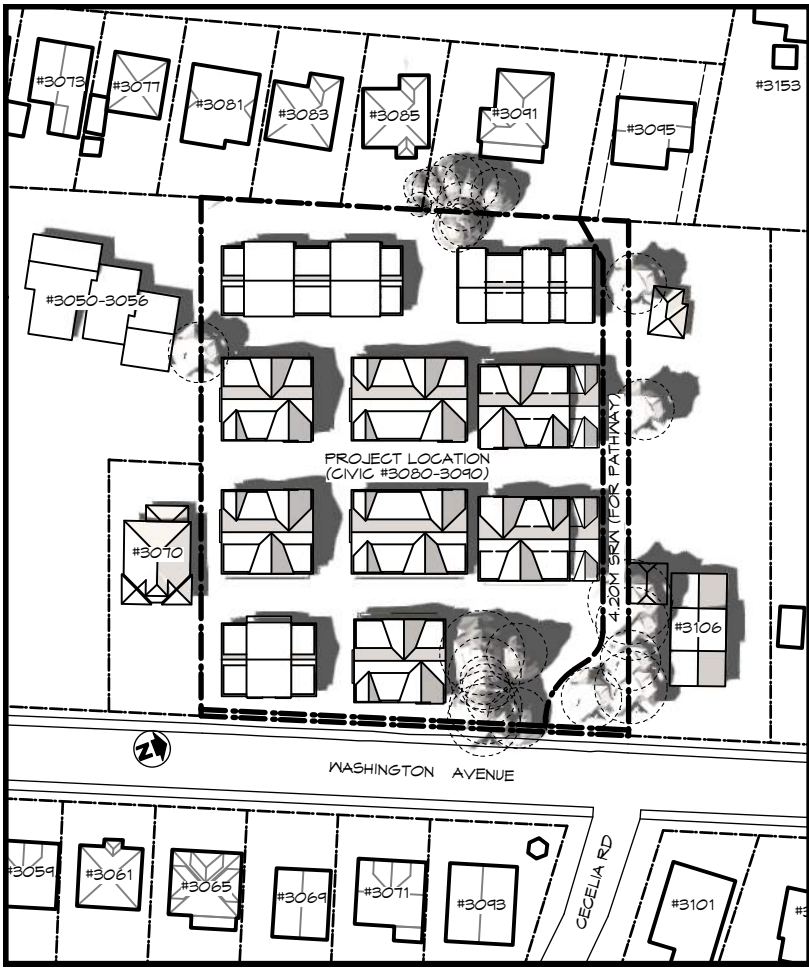
Title:
COLOURS &
MATERIALS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	SHEET ADDED	MAR. 10/20	CAUG. 26/19	A 601
1A	NO CHANGES	MAY 12/20	DP/REZONE	
1B	NO CHANGES	AUG. 05/20	SEP. 10/19	
1C	NO CHANGES	NOV. 04/20	MAR. 10/20	
1D	NO CHANGES	JAN. 19/21	MAY 12/20	
			AUG. 05/20	
			NOV. 04/20	
			JAN. 19/21	Proj.No. TBD

SUN STUDY - JUNE 21 (SUMMER SOLSTICE)



9:00 AM



12:00 PM

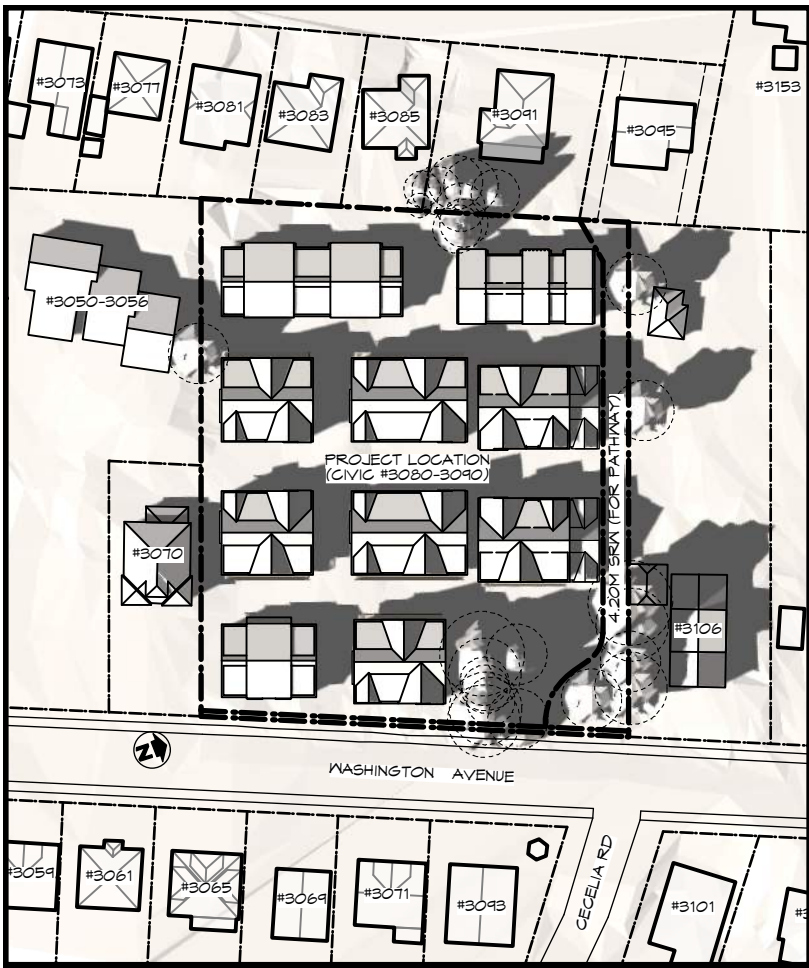


3:30 PM

SUN STUDY - MAR 20/SEP 22 (EQUINOX)



9:00 AM



12:00 PM



3:30 PM

SUN STUDY - DEC. 21 (WINTER SOLSTICE)



9:00 AM



12:00 PM



3:30 PM

DISCLAIMER - TREES ARE BASED ON ARBORIST REPORT FOR LOCATION & CANOPY SIZE;
HEIGHT IS ESTIMATED FOR ARTISTIC REPRESENTATION AND MAY NOT FULLY REFLECT REAL WORLD CONDITIONS.

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JAN. 19, 2021



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
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WASHINGTON AVE.

Title:
SUN STUDIES

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1A	SHEET ADDED	MAY 12/20	CAJIC	A 602
1B	UPDATED TO REMOVE TREES (SEE PLAN ON PAGE A103)	AUG. 05/20	DP/REZONE	
1C	UPDATED TO SHOW 2-STORY UNIT	NOV. 04/20	REV. 1A	
1D	NO CHANGES	JAN. 19/21	REV. 1B	
			REV. 1C	
			REV. 1D	Proj.No. TBD



SHEET NOTES:

- (A) ALL EXISTING ABANDONED SEWER AND DRAIN SERVICES ARE TO BE CAPPED ON PRIVATE PROPERTY BY THE DEVELOPERS CONTRACTOR AT DEVELOPERS EXPENSE. CAPPING OF ALL EXISTING WATER CONNECTIONS ARE TO BE COMPLETED BY CITY OF VICTORIA CREWS AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA TO INSTALL WATER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (C) CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (D) CONTRACTOR TO INSTALL 6.0m WIDE DRIVEWAY COMPLETE WITH DRIVEWAY DROPS TO CITY OF VICTORIA STANDARDS.
- (E) CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REPLACE WITH PROPOSED SIDEWALK/BOULEVARD/GUTTER.
- (F) CONTRACTOR TO INSTALL IRRIGATION SLEEVE. CONTRACTOR TO CONFIRM LOCATION WITH CITY OF VICTORIA PARKS IN FIELD.
- (G) CITY OF VICTORIA TO INSTALL IRRIGATION SERVICE COMPLETE WITH STANDARD METER BOX AT DEVELOPERS EXPENSE.



KEY PLAN
NTS

CURATE DEVELOPMENTS
3080-3090 WASHINGTON AVE
SITE SERVING PLAN

Scale 1:200
horiz.

Date 2021/01/18

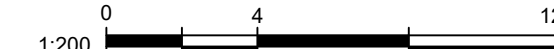
Eng. Project No. 31745

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395

LEGEND		
LAMP STANDARD	LS	
POLE (Hydro, Tel.)	PP	
U/G WIRING	UE	
GAS	G	
WATER	W	
SEWER	S	
DRAIN	D	
CLEANOUT		
CATCHBASIN		
MANHOLE		
SERVICE RISER		
MOUNTABLE CURB	MC	
NON-MOUNT. CURB	NMC	
EDGE ASPHALT		
DITCH		
METER		
FLUSH VALVE		
VALVE		
REDUCER		
HYDRANT		
AIR VALVE		

ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:200



- GREENWAY NOTES**
1. Contact Parks for review and approval of fence alignment and footing locations prior to excavation. Excavation for post footings to be performed by hand under the direct supervision of the Project Arborist.
 2. Greenway surfacing to consist of 5 cm depth asphalt paving over 10 cm depth structural base course. With prior approval from Parks and Engineering, the base preparation for the path may be modified to utilize a geogrid or geocells to preserve tree roots, where recommended by the Project Arborist in consultation with the Project Engineer.
 3. Finished grade of asphalt to be 15 cm above existing grade to avoid excavation where possible, connecting to existing grade at both ends with a running slope not to exceed 5%.
- DRAWING NOTES**
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 2. All plan dimensions in metres and all detail dimensions in millimetres.
 3. Plant quantities on Plans shall take precedence over plant list quantities.
 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 6. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
 7. Landscape installation to carry a 1 year warranty from date of acceptance.
 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 9. 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.
 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



Example Stone Feature Wall at Cecilia Road Greenway



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

rev no	description	date
5	Revised DP	21.01.15
4	Revised DP	20.11.09
3	Revised DP	20.08.04
2	Revised DP	20.03.13
1	Development Permit	19.09.09

Murdoch de Greeff INC
Landscape Planning & Design
200 - 504 Cathedral Road
Victoria, BC V8Z 1G1
Phone: 250.412.3861
Fax: 250.412.3862

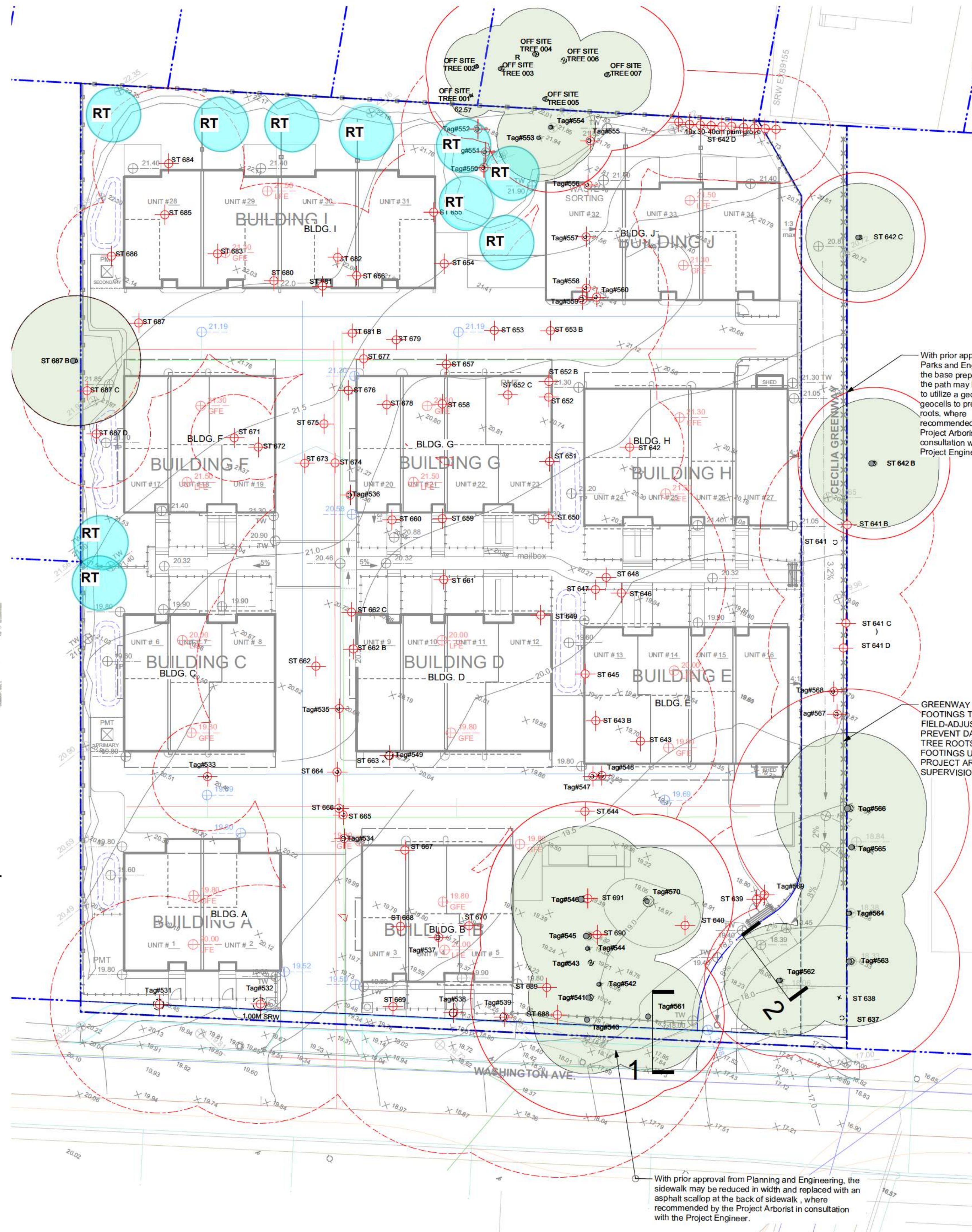
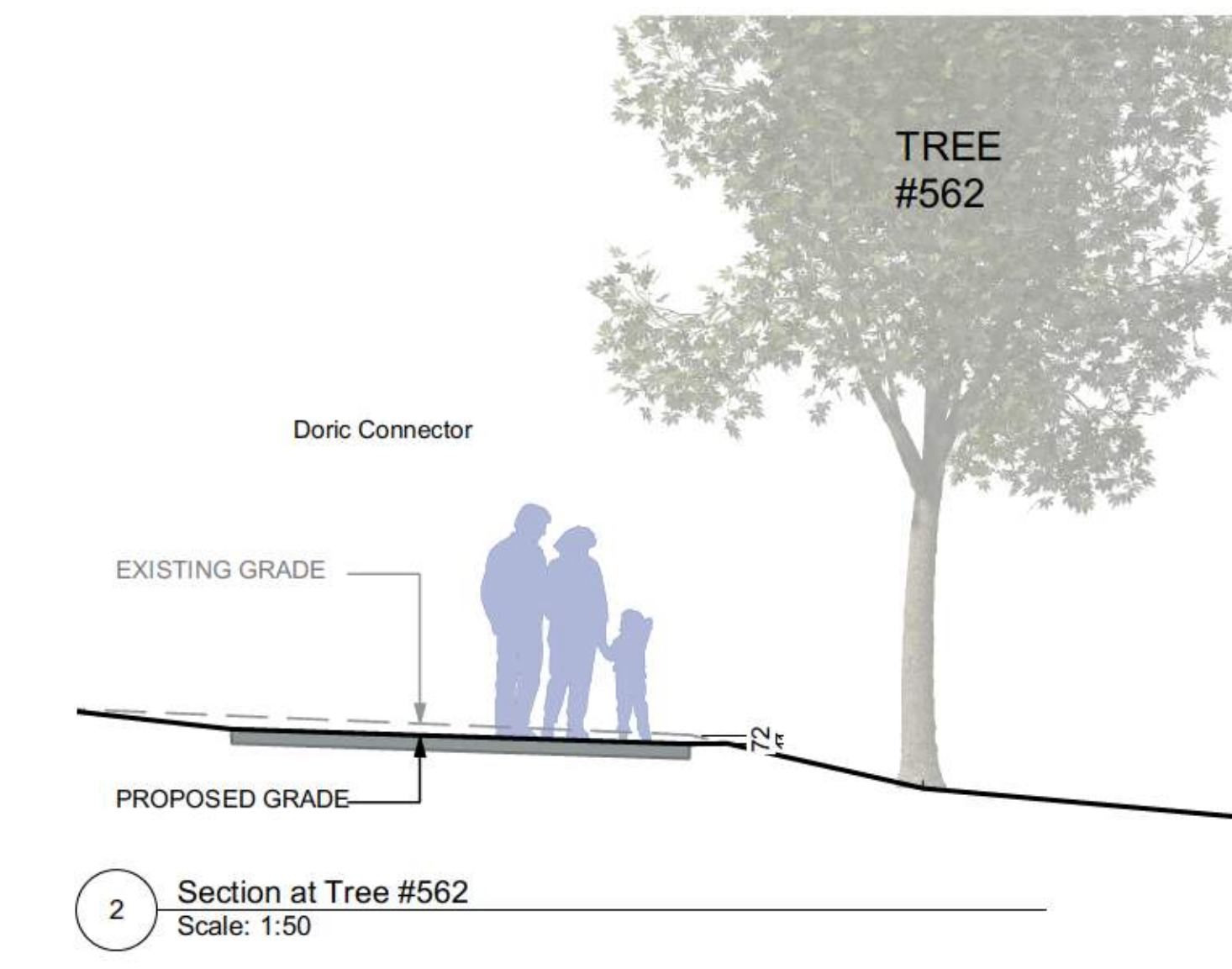
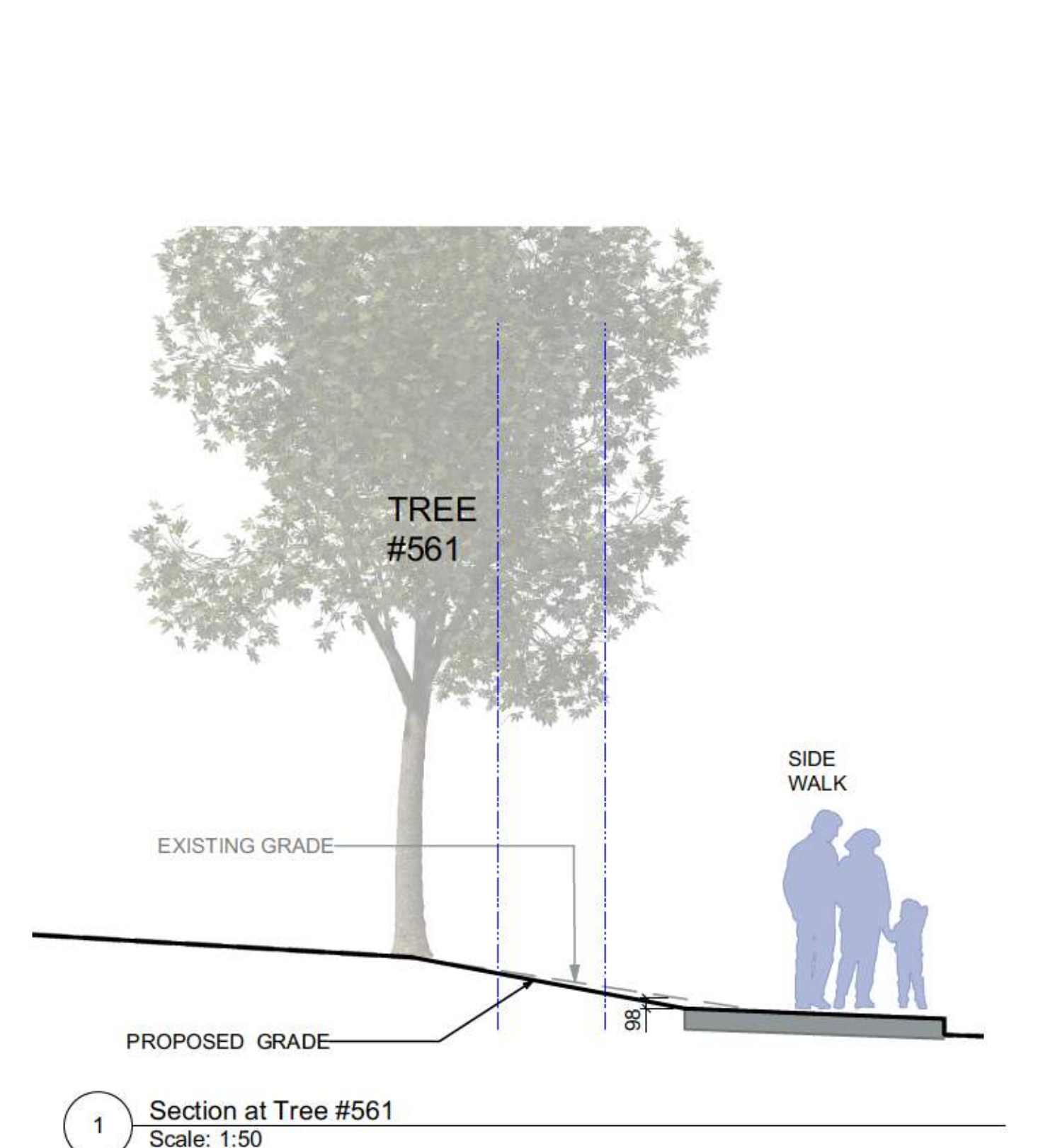
REGISTERED MEMBER
393
2021-01-15

client
Curate Developments
406-1990 Fort St,
Victoria, BC

project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
Landscape Materials

project no.	119.04
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
5	L1.01



LEGEND

Property line
Right of Way
Existing Landscape Grade
Architectural grade, provided for reference only
Proposed Landscape Grade
TW Top of Wall
BW Bottom of Wall
TOC Top of Curb
BC Bottom of Curb
TP Top of Pool
BP Bottom of Pool
TS Top of Stairs
BS Bottom of Stairs

Existing Tree to be Retained
Tag #6
Critical Root Zone (CRZ)
Tree Tag #

Existing Tree to be Removed
Tag #6
Critical Root Zone (CRZ)
Tree Tag #

Designated Replacement Tree (bylaw protected)
RT

TREE SUMMARY

Bylaw Protected Trees Removed: 5

New Trees Proposed Onsite: 76 Onsite, 4 Boulevard

Total Replacement Trees: 10

6 - Quercus garryana
3 - Acer macrophyllum
1 - Pseudotsuga menziesii

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plans for additional information.

Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements. Final species to be determined in consultation with City of Victoria Parks staff.

Refer to Gye and Associates Tree Inventory documents for full details, to be read in association with the landscape drawings.

rev no	description	date
5	Revised DP	21.01.15
4	Revised DP	20.11.09
3	Revised DP	20.08.04
2	Revised DP	20.03.13
1	Development Permit	19.09.09

Murdoch de Greeff INC
Landscape Planning & Design

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Phone: 250.412-3861
Fax: 250.412-3862

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
393

2021-01-15

client
Curate Developments
406-1990 Fort St,
Victoria, BC

project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

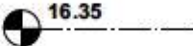
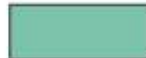
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Tree Retention & Removal Plan

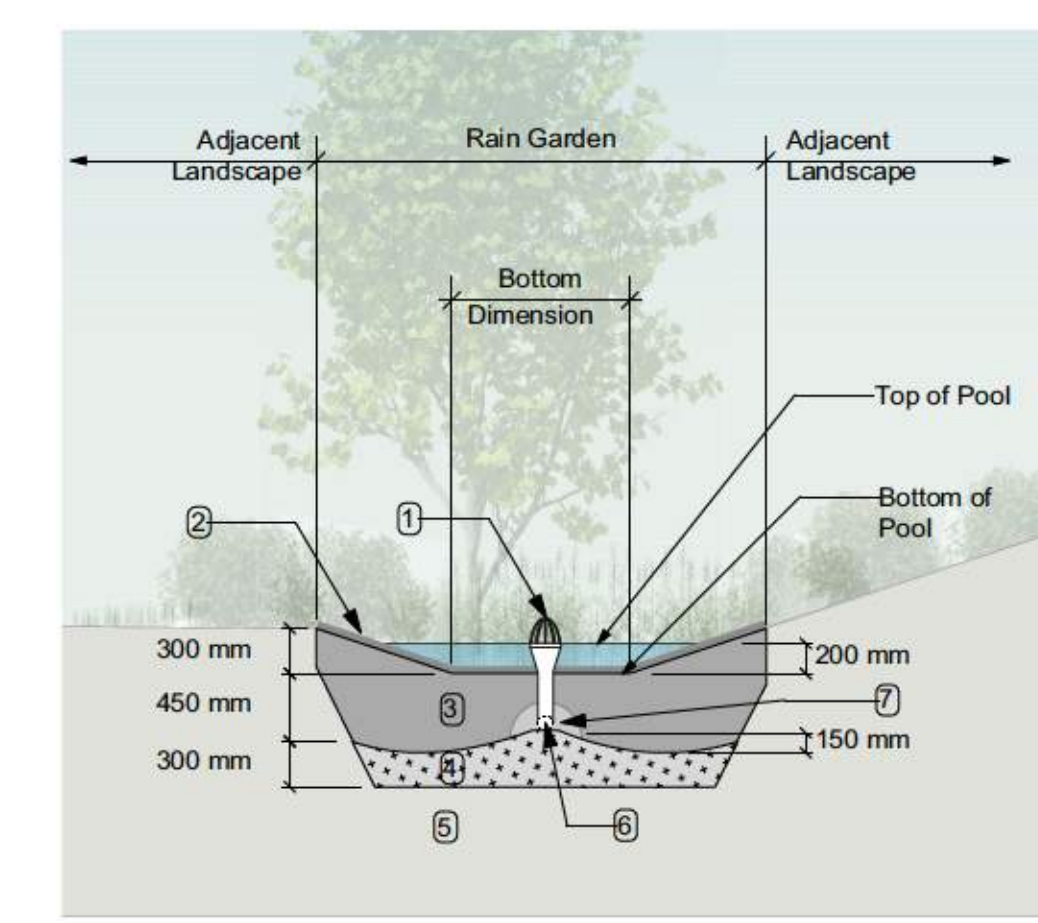
project no.	119.04
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
5	L1.02

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



LEGEND

	PROPERTY LINE
	EXTENT OF UNDERGROUND PARKING (INDICATIVE)
	EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
	RAIN GARDEN - TOP OF POOL
	RAIN GARDEN - BOTTOM OF POOL
	EXISTING GRADE (APPROXIMATE)
	PROPOSED LANDSCAPE GRADE
	TP TOP OF POOL
	BP BOTTOM OF POOL
	DIRECTION OF FLOW
	PIPE CONNECTION TO STORM SYSTEM
	HIGH-CAPACITY OVERFLOW DRAIN
	RAIN GARDEN ON GRADE
IMPERVIOUS AREAS	
	ROOF DRAINS TO RAIN GARDEN



- ### RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50 -70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes that are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area.

5	Revised DP	21.01.15
4	Revised DP	20.11.09
3	Revised DP	20.08.04
2	Revised DP	20.03.13
1	Development Permit	19.09.09
rev no	description	date

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2021-01-15

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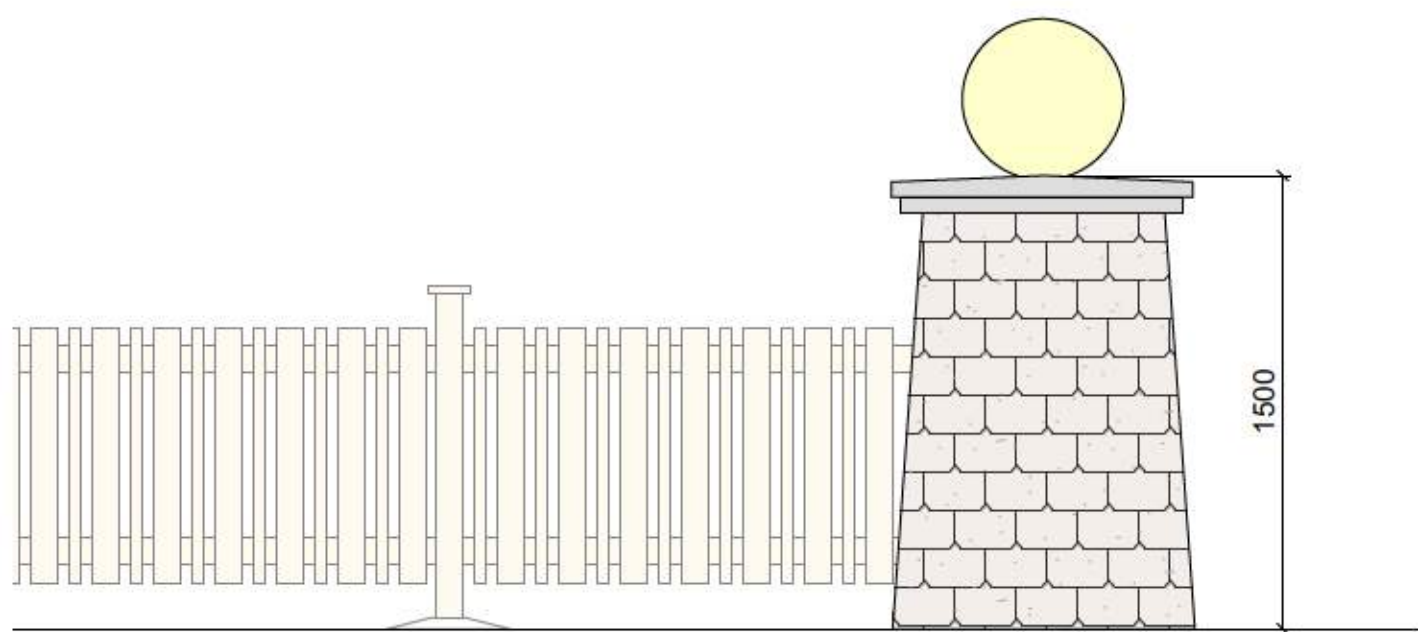
sheet title

**Stormwater
Management**

project no.		119.04
scale		1:### @ 24"x36"
drawn by		MDI
checked by		SM/PdG
revision no.	sheet no.	
	L1.03	



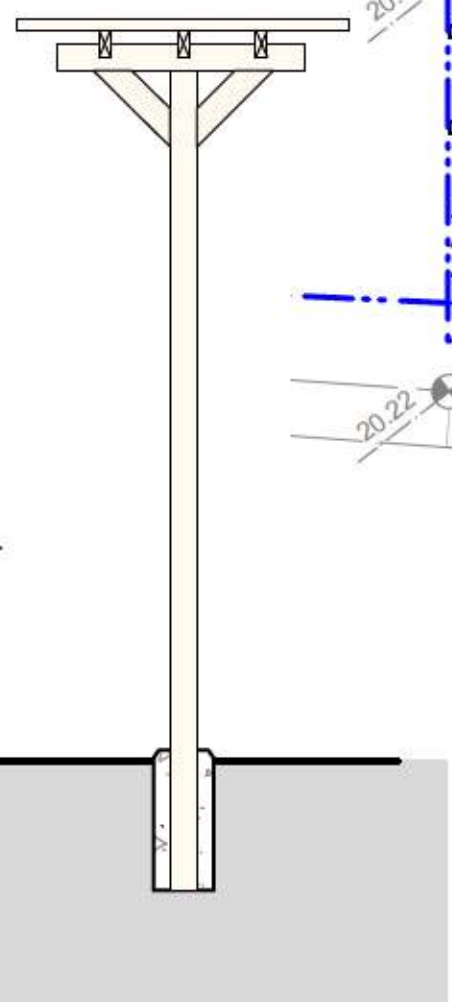
STEEL PRIVACY FENCE EXAMPLE



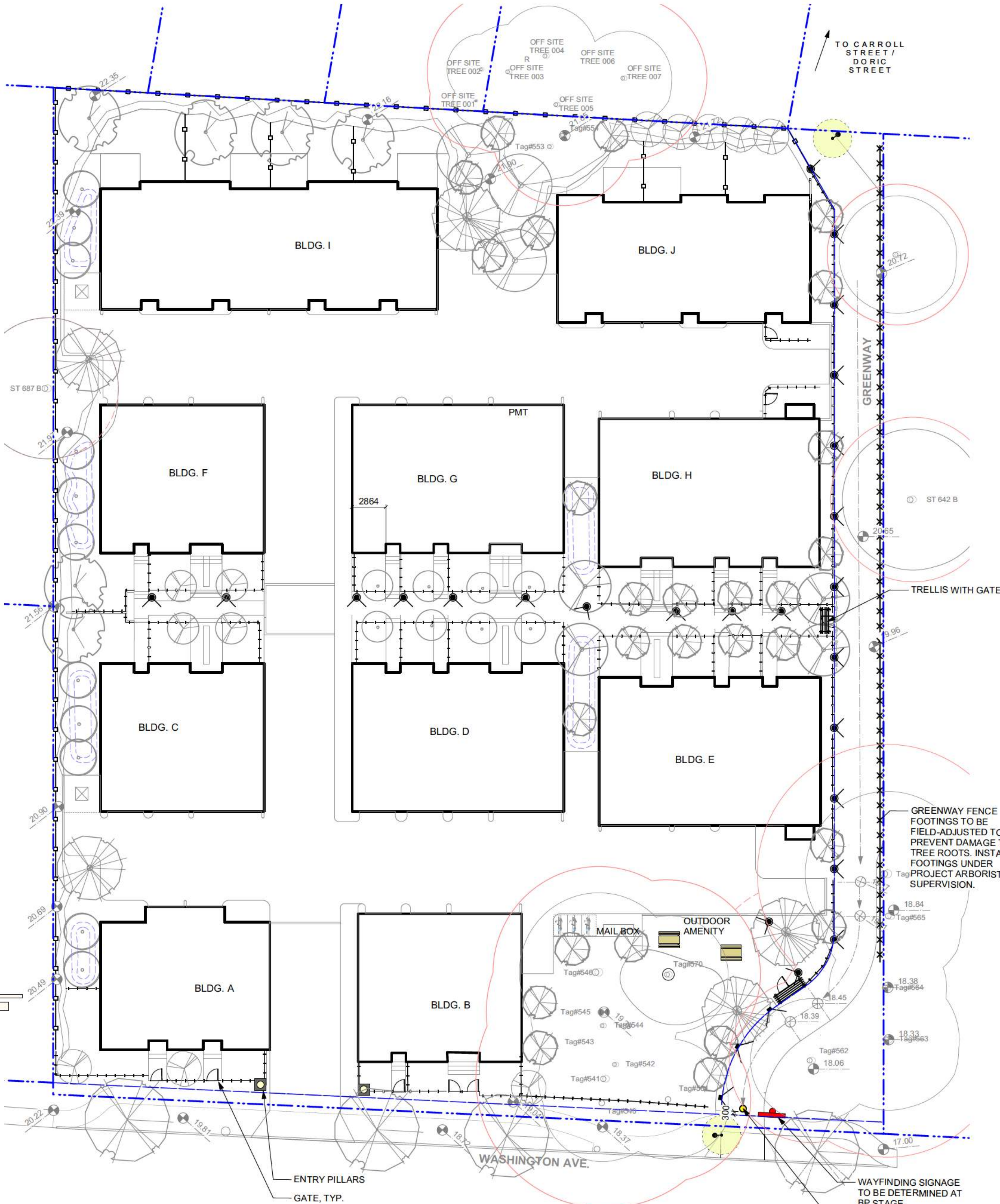
ENTRY PILLAR WITH GLOBE LIGHT: 1:25



WOOD TRELLIS WITH GATE

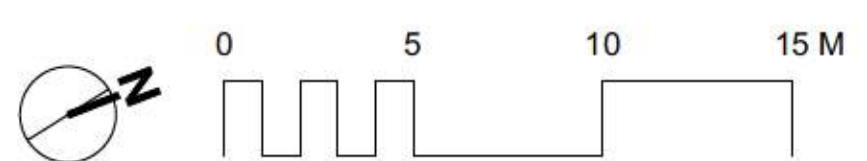


TYPICAL WOOD TRELLIS SECTION



LEGEND: Lighting & Fencing

- Property line
- Right of Way
- 1800mm height Wood Fence / Screen
- 1000mm height Wood Picket Fence
- 1830mm (6') height Black Galvanized Steel Privacy Fence. Supplier: Premium Fence Or Approved Equal.
- Wood Trellis with Gate to match adjacent fence.
- Bollard Lighting
- Entry Pillar with globe light
- Pedestrian pole-mounted light: City of Victoria 'B' Pole with Landscape Forms Ashbury fixture, subject to COV Engineering approval.
- Inset wall light
- Yellow bollard with reflective collar as per City of Victoria specifications.
- Wayfinding signage as per City of Victoria specifications and wayfinding strategy. To be determined at BP stage.



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LANDSCAPE ARCHITECTS
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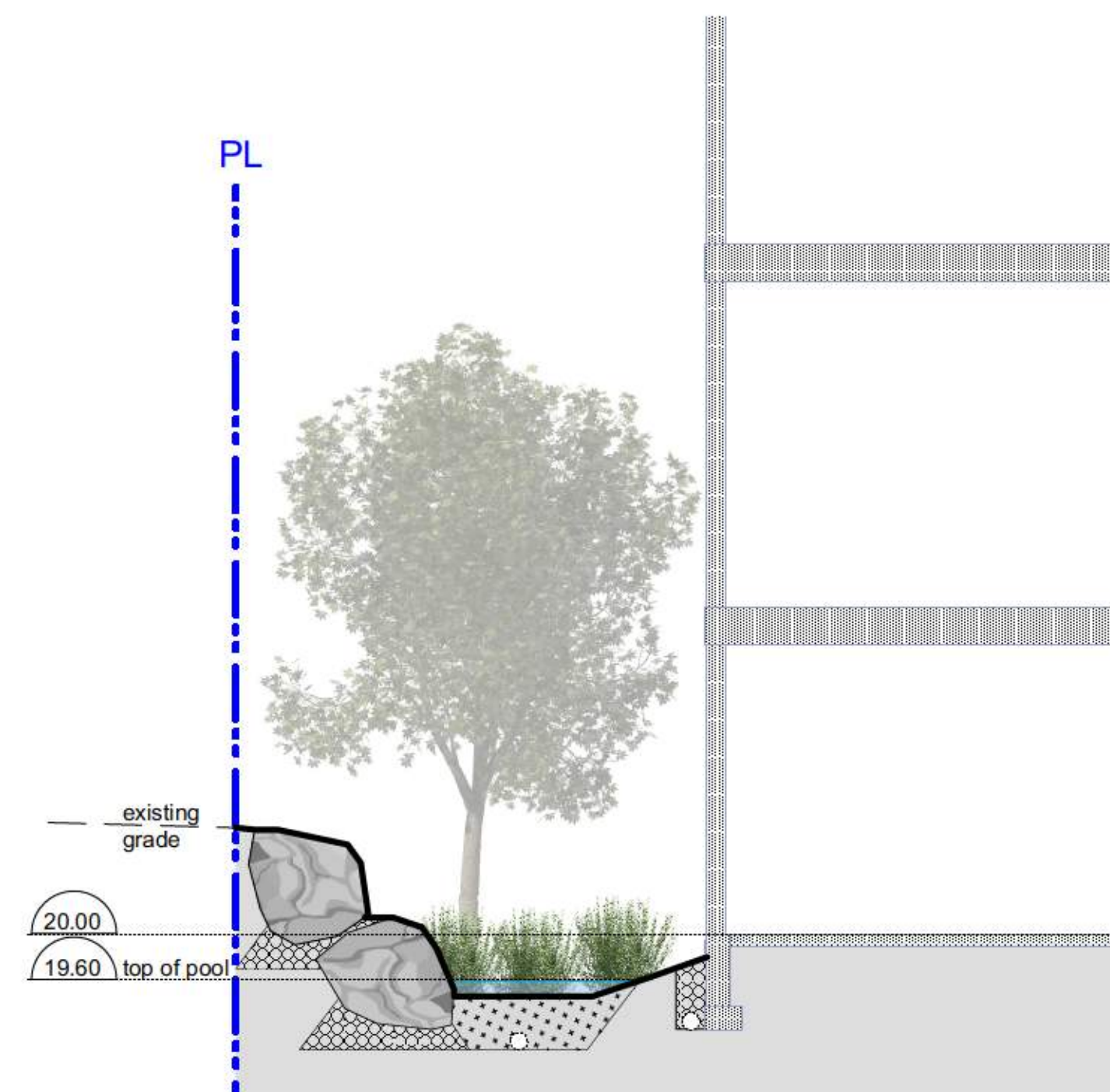
2021-01-15

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project
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Victoria, BC

sheet title
**Landscape Lighting,
Fencing &
Wayfinding**

project no.	119.04
scale	1:200 @ 24"x36"
drawn by	MDI
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revision no.	sheet no.
5	L1.04



1 Typical Section at South Property Line
Scale: 1:50



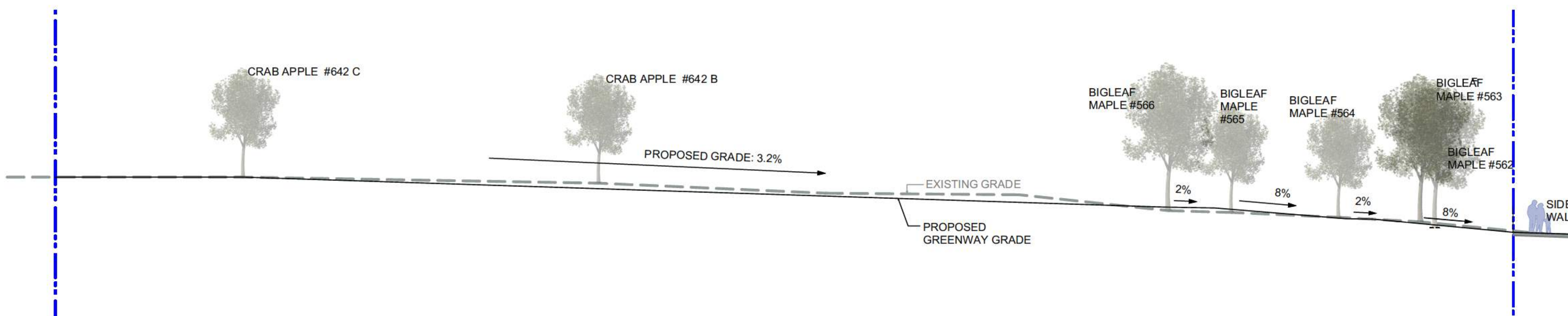
2 Typical Section at Courtyard Walkway
Scale: 1:50



5 Key Plan
Scale: 1:500



3 Detail Section at Greenway
Scale: 1:25



4 Section Through Greenway
Scale: 1:150

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4	Revised DP	20.11.09
3	Revised DP	20.08.04
2	Revised DP	20.03.13
1	Development Permit	19.09.09
rev no	description	date

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2021-01-15

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Victoria, BC

sheet title

LandscapeSections

project no. 119.04

scale 1:### @ 24"x36"

drawn by MDI

checked by SMPdG

revision no. sheet no.

5 **L2.01**

— · — · — Property line

PROPOSED VEGETATION

<u>PLANT LIST - TREES</u>				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<u>TREES:</u>				
27		Acer circinatum	Vine Maple	1.5 m ht.
3		Acer macrophyllum	Bigleaf Maple	2.5 m b&b
11		Acer rubrum 'Armstrongii'	Armstrong Red Maple	6.0cm cal, b&b
4		Boulevard Tree as per COV Parks	Boulevard Tree as per CC	5.0cm cal, b&b
4		Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
3		Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
2		Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
8		Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
5		Fagus sylvatica 'Dawydck'	Fsd	3.0cm cal, b&b
3		Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
4		Quercus garryana	Garry Oak	4.0cm cal, b&b
6		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b

Lawn Area

Sod over 150 mm depth growing medium (Type 2L, refer to Canadian Landscape Standard)

Naturalized Shrub Plantings

Total area approx. 535 sq m. Planting areas planted @ 1 x #5 pot OR 2 x #3 pots
OR 3 x #1 pots / sq. m.

Recommended Species:

Sword fern (*Polystichum munitum*)
Oregon Grape (*Mahonia aquifolium*)
Oceanspray (*Holodiscus discolor*)
Salal (*Gaultheria shallon*)
Red Flowering Current (*Ribes sanguineum*)
Nootka Rose (*Rosa nutkana*)
Snowberry (*Symphoricarpos albus*)
Coastal Strawberry (*Fragaria chiloensis*)

Low Native Understory Plantings

Total area approx. 80 sq m. Planting areas planted @ 2 x #3 pots / sq. m. or 3 / #1 pots / sq. m. Planting design to be coordinated w/ Municipal Staff at BP.

Recommended Species:

Sword fern (*Polystichum munitum*)

Hedge & Mass Plantings

Hybrid Yew (*Taxus x media*)

Kohuhu (*Pittosporum tenuifolium* 'Golf Ball')
 Rock Rose (*Cistus x purpureus*)
 Hebe (*Hebe* 'Patty's purple')
 Sword fern (*Polystichum unitum*)

Rain Garden Plantings

Total area approx. 80 sq m. Planting areas planted @ 2 x #3 pots / sq. m.

Recommended Species:

Slough sedge (*Carex obnupta*)
Juncus 'carmen's gray' (*Juncus patens* 'Carmens grey')
Yellow-twig dogwood (*Cornus sericea* 'flaviramea')

Mixed Shrub and Perennial Plantings

Total area approx. 510 sq m. Planting areas planted @ 2 x #3 pots
OR 3 x #1 pots / sq. m.

Recommended Species:

Rose Creek Abelia (*Abelia x chinensis* 'Rose Creek')
 Glacier Azalea (*Azalea japonica* 'Glacier')
 Beautyberry (*Callicarpa bodinieri* var. *giralddii* 'Profusion')
 Sageleaf Rockrose (*Cistus salvifolius*)
 Barrenwort (*Epimedium x nubrum*)
 Newport Dwarf Escallonia (*Escallonia* 'Newport Dwarf')
 Topiariest's hebe (*Hebe topiaria*)
 Lily turf (*Liriope muscari*)
 Sword Fern (*Polystichum munitum*)
 Soft Shield Fern (*Polystichum setiferum*)



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 with minimum offsets to municipal infrastructure as per COV Servicing Bylaw Schedule C: 1.5m from underground utilities, 5m from streetlights and Hydro Poles, 3m from Telus poles, 3m from a driveway, 2m from fire hydrants, water service laterals and kiosks, and 3m from sanitary or drain laterals.
3. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. 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.
5. All irrigation work, including required inspections, shall follow the City of Victoria "Supplemental Specifications for Street Trees and Irrigation schedule C, Bylaw 12-042, Subdivision Bylaw."
6. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect and City of Victoria Parks in PDF and dwg formats, no less than 30 days prior to scheduled installation of irrigation.
7. 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.
8. All trees within boulevard to be irrigated with double ring drip irrigation system/c double check valve.

PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Final selection of boulevard trees to be determined through consultation with municipal staff.

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4	Revised DP	20.11.0
3	Revised DP	20.08.0
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rev no	description	date



client

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Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title

Planting Plan

project no.	1190
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scale	1: 200	@ 24"x36"
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