PROPOSED RESIDENTIAL PROJECT

ATTACHMENT C

REISSUED FOR DESIGN DEVELOPMENT

1025 KING ROAD, VICTORIA, B.C.

LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 30761

PROJECT NUMBER: 20019

AUGUST 24, 2021

ARCHITECTURAL DRAWING LIST

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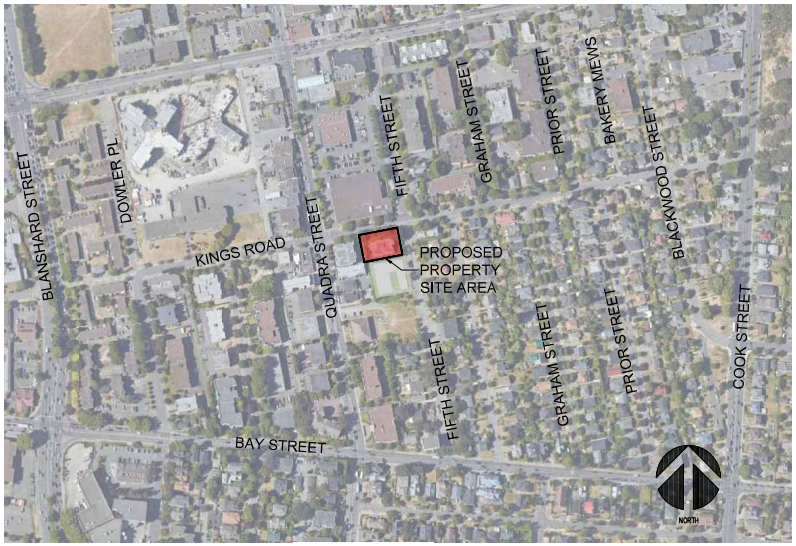
1 KINGS ROAD & FIFTH STREET



2 CONTEXT PLAN
N.T.S.

Revisions
Received Date: September 7, 2021

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NORTH ARROW:

OWNER/CLIENT:

ARYZE

NO.	ISSUE	YY/MM/DD
7	RE-ISSUED FOR RZ/DP	2021/08/24
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3	ISSUED FOR COORDINATION	2021/05/27
2	RE-ISSUED FOR RZ/DP	2021/05/12
1	ISSUED FOR DP/RZ	2020/06/19

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CONSULTANT:

WA ARCHITECTS

VAN 950 - 1508 W. Georgia Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
COVER PAGE

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: A000

PROJECT STATISTICS

KINGS ROAD RESIDENTIAL

Project No.: 20019

REVISION NO.3			DATE:	24-Aug-21
SITE INFORMATION				
LEGAL DESCRIPTION	LOT 1, SECTION 4, VICTORIADISTRICT PLAN 30761			
CIVIC ADDRESS	1025 KINGS ROAD, VICTORIA, B.C.			
			EXISTING	PROPOSED
ZONE			R3-2	CD
SITE AREA (M²)				1,203.08
LOT WIDTH - FIFTH STREET (M)				29.25
GROSS FLOOR AREA (M²)				3,527.38
FLOOR SPACE RATIO				2.93
SITE COVERAGE (%)			840 M²	70%
OPEN SITE SPACE (%)			467 M²	39%
AVERAGE GRADE				45.64' (13.91M)
BUILDING HEIGHT				69.69" (21.24M)
SETBACKS	FRONT (FIFTH STREET)			6.43' (1.95M)
	REAR (WEST)			8.79' (2.68M)
	SIDE (KINGS ROAD)			4.63' (1.41M)
	SIDE (SOUTH)			13.06' (3.98M)
BUILDING DATA				
MULTIFAMILY UNITS	DESCRIPTION	AREA (M²)	# OF UNITS	TOTAL AREA (M²)
UNIT ST-1	STUDIO	36.43	5	182.14
UNIT 1B-1	1 BED	42.08	10	420.78
UNIT 1B-1A	1 BED	40.93	9	368.37
UNIT 1B-2	1 BED	43.26	5	216.28
UNIT 1B-3	1 BED	49.08	5	245.41
UNIT 1B-4	1 BED	48.55	5	242.76
UNIT 2B-1	2 BED	66.03	10	660.28
UNIT 2B-2	2 BED	67.43	4	269.72
UNIT 2B-3	2 BED	57.49	1	57.49
UNIT 3B-1	3 BED	82.20	2	164.41
		TOTAL	**56**	**2,645.51**
UNIT MIX (TOTAL 56)				
STUDIO	5	9%		
1 BED	34	61%		
2 BED	15	27%		
3 BED	2	4%		
BUILDING AREA FOR F.A.R. (M²)				
L1 GROSS FLOOR AREA			7 UNITS	524.22
L2 GROSS FLOOR AREA			11 UNITS	650.10
L3 GROSS FLOOR AREA			11 UNITS	650.10
L4 GROSS FLOOR AREA			11 UNITS	650.10
L5 GROSS FLOOR AREA			11 UNITS	650.10
L6 GROSS FLOOR AREA			5 UNITS	402.76
TOTAL GROSS FLOOR AREA				3,527.38
PROPOSED PARKING				
RESIDENTIAL				19
VISITOR				1
ACCESSIBLE (INCLUDED IN TOTAL)				1
TOTAL PROPOSED PARKING				**20**
REQUIRED PARKING				
TYPE	UNITS	RATE		REQUIRED STALLS
RESIDENTIAL				37 STALLS
UNIT <45 M²	29	0.6 STALLS / UNIT		17.4
UNIT 45-70M²	25	0.7 STALLS / UNIT		17.5
UNIT >70 M²	2	1.1 STALLS / UNIT		2.2
VISITOR	56	0.1 STALLS / UNIT		6 STALLS
TOTAL REQUIRED PARKING				43 STALLS
PROPOSED BICYCLE PARKING				
SHORT-TERM				6
LONG-TERM	42 GROUND ANCHORED =		67% OF REQ'D	70 (INCL 8 CARGO)
REQUIRED BYCYLE PARKING				
TYPE	UNITS	RATE		REQUIRED STALLS
RESIDENTIAL SHORT-TERM	56	0.1 STALLS / UNIT		6 SHORT-TERM
RESIDENTIAL LONG-TERM (MIN 50% GROUND ANCHORED)				63 LONG-TERM
UNIT <45 M²	29	1 STALLS / UNIT		29.0
UNIT >45 M²	27	1.25 STALLS / UNIT		34.0

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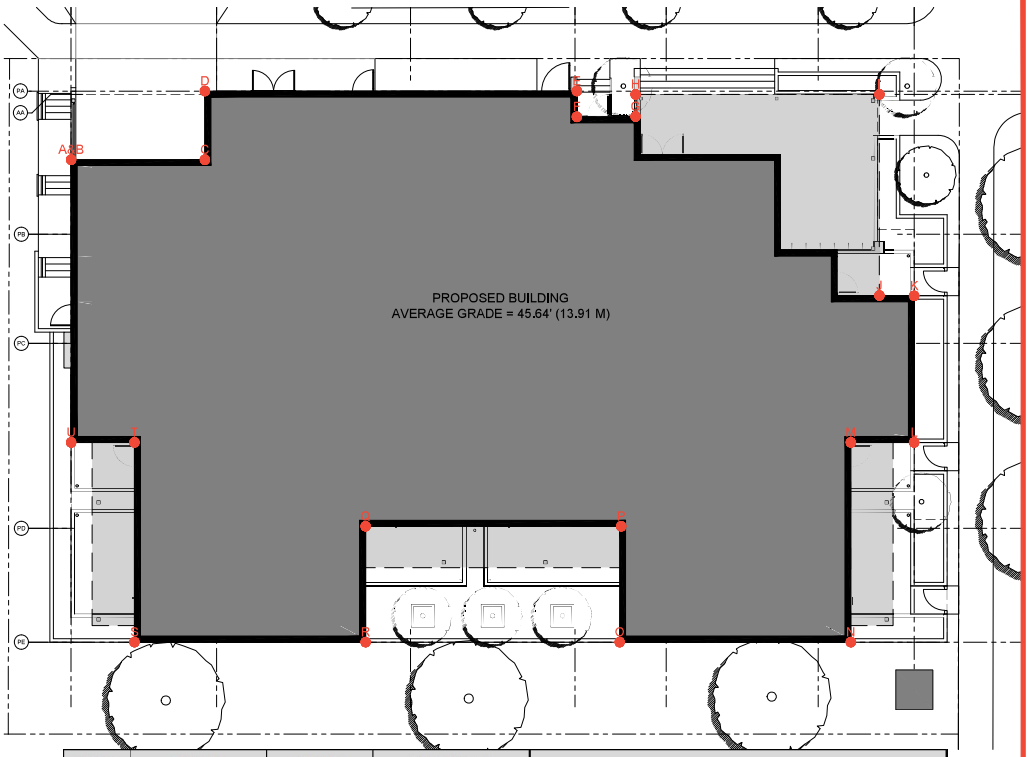
1 PROJECT STATISTICS



GRADE POINT	EXISTING NATURAL GRADE	FINISHED GRADE	DISTANCE TO NEXT POINT	CALCULATION		
A	44.29' (13.5M)	46.75' (14.2M)	0' (0M)	A-B	((44.29' + 42.2') ÷ 2) x 0'	= 0 SF
B	44.29' (13.5M)	42.2' (12.9M)	19' (5.8M)	B-C	((42.2' + 42.2') ÷ 2) x 19'	= 802 SF
C	50.03' (15.2M)	42.2' (12.9M)	9.75' (3M)	C-D	((42.2' + 43.24') ÷ 2) x 9.75'	= 417 SF
D	49.5' (15.1M)	43.24' (13.2M)	52.83' (16.1M)	D-E	((43.24' + 45.01') ÷ 2) x 52.83'	= 2331 SF
E	49.21' (15M)	45.01' (13.7M)	3.67' (1.1M)	E-F	((45.01' + 44.56') ÷ 2) x 3.67'	= 164 SF
F	49.54' (15.1M)	44.56' (13.6M)	8.33' (2.5M)	F-G	((44.56' + 45.06') ÷ 2) x 8.33'	= 373 SF
G	51.51' (15.7M)	45.06' (13.7M)	3.17' (1M)	G-H	((45.06' + 46.06') ÷ 2) x 3.17'	= 144 SF
H	51.2' (15.6M)	46.06' (14M)	34.67' (10.6M)	H-I	((46.06' + 48.5') ÷ 2) x 34.67'	= 1639 SF
I	48.56' (14.8M)	48.5' (14.8M)	28.58' (8.7M)	I-J	((48.5' + 47.24') ÷ 2) x 28.58'	= 1368 SF
J	47.24' (14.4M)	48.5' (14.8M)	4.94' (1.5M)	J-K	((47.24' + 48.29') ÷ 2) x 4.94'	= 236 SF
K	48.29' (14.7M)	48.83' (14.9M)	20.83' (6.3M)	K-L	((48.29' + 48.22') ÷ 2) x 20.83'	= 1005 SF
L	48.22' (14.7M)	48.83' (14.9M)	9' (2.7M)	L-M	((48.22' + 47.24') ÷ 2) x 9'	= 430 SF
M	47.24' (14.4M)	48.5' (14.8M)	28.38' (8.7M)	M-N	((47.24' + 48.39') ÷ 2) x 28.38'	= 1357 SF
N	48.39' (14.7M)	49' (14.9M)	32.83' (10M)	N-O	((48.39' + 46.1') ÷ 2) x 32.83'	= 1551 SF
O	46.1' (14.1M)	48.83' (14.9M)	16.46' (5M)	O-P	((46.1' + 44.85') ÷ 2) x 16.46'	= 749 SF
P	44.85' (13.7M)	48.5' (14.8M)	36.29' (11.1M)	P-Q	((44.85' + 44.49') ÷ 2) x 36.29'	= 1621 SF
Q	44.49' (13.6M)	48.5' (14.8M)	16.46' (5M)	Q-R	((44.49' + 45.44') ÷ 2) x 16.46'	= 740 SF
R	45.44' (13.9M)	48.63' (14.8M)	32.83' (10M)	R-S	((45.44' + 43.37') ÷ 2) x 32.83'	= 1458 SF
S	43.37' (13.2M)	48.37' (14.7M)	24.38' (7.4M)	S-T	((43.37' + 45.67') ÷ 2) x 24.38'	= 1085 SF
T	45.67' (13.9M)	48.5' (14.8M)	9' (2.7M)	T-U	((45.67' + 45.77') ÷ 2) x 9'	= 411 SF
U	45.77' (14M)	48.77' (14.9M)	30.17' (9.2M)	U-A	((45.77' + 44.29') ÷ 2) x 30.17'	= 1359 SF
		TOTAL DISTANCE	= 421.57' (128.5M)		CALCULATION SUBTOTAL	= 19241 SF
AVERAGE GRADE		= TOTAL DISTANCE + CALCULATION SUBTOTAL			= 19241 SF ÷ 421.57' =	45.64' (13.91M)

2 AVERAGE GRADE CALCULATION
1:100

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CONSULTANT:

WA ARCHITECTS
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PROJECT NAME:
1025 KINGS PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
PROJECT DATA AND AVERAGE GRADE CALC

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: A001

1 SOUTHEAST FIFTH ST LOOKING NORTH

2 EAST FIFTH ST LOOKING WEST

6 CONTEXT VIEW KEY PLAN
N.T.S.

3 NORTHEAST FIFTH ST LOOKING WEST

4 KINGS RD & FIFTH ST LOOKING SOUTHWEST

5 NORTH KINGS RD LOOKING EAST

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VICTORIA, BC

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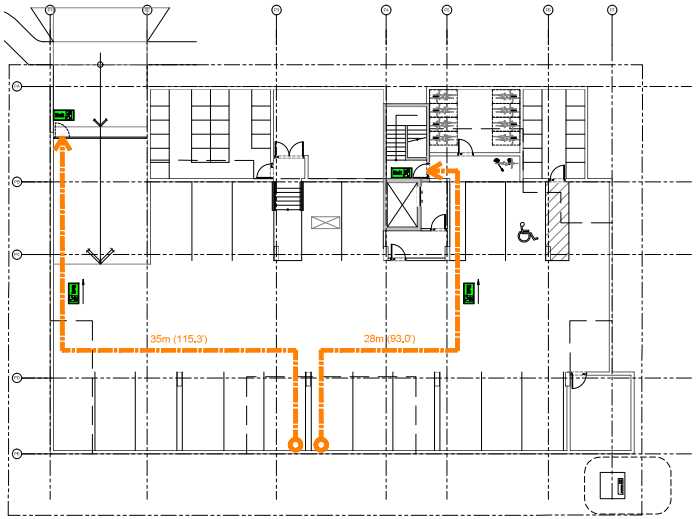
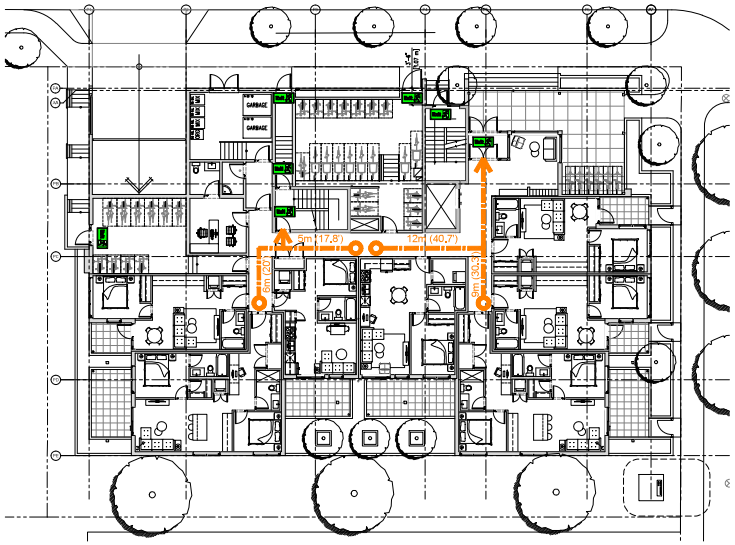
CONTEXT PHOTOS

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A002**



1 PARKING LEVEL CODE PLAN
1:150



2 LEVEL 1 CODE PLAN
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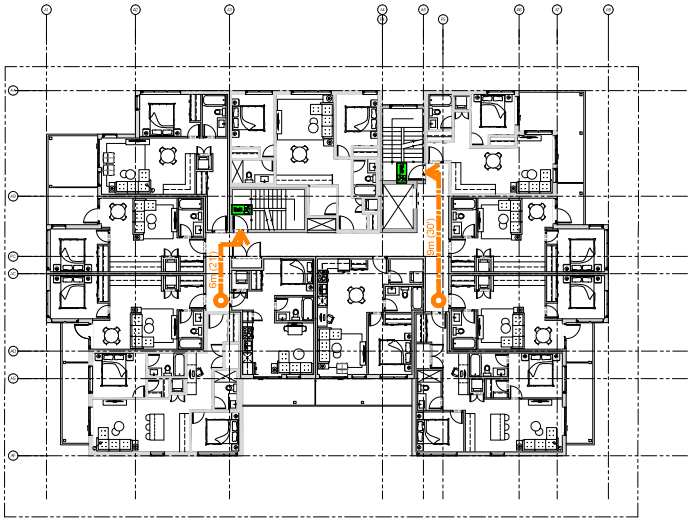

3 LEVELS 2-5 CODE PLAN
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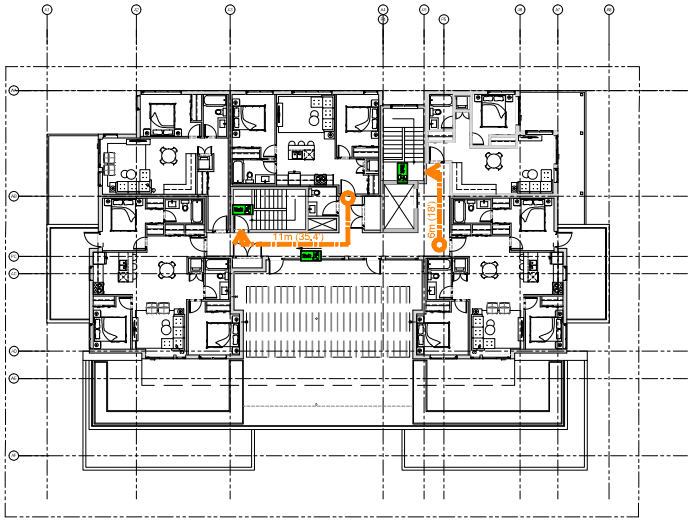

4 LEVELS 6 CODE PLAN
1:150

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

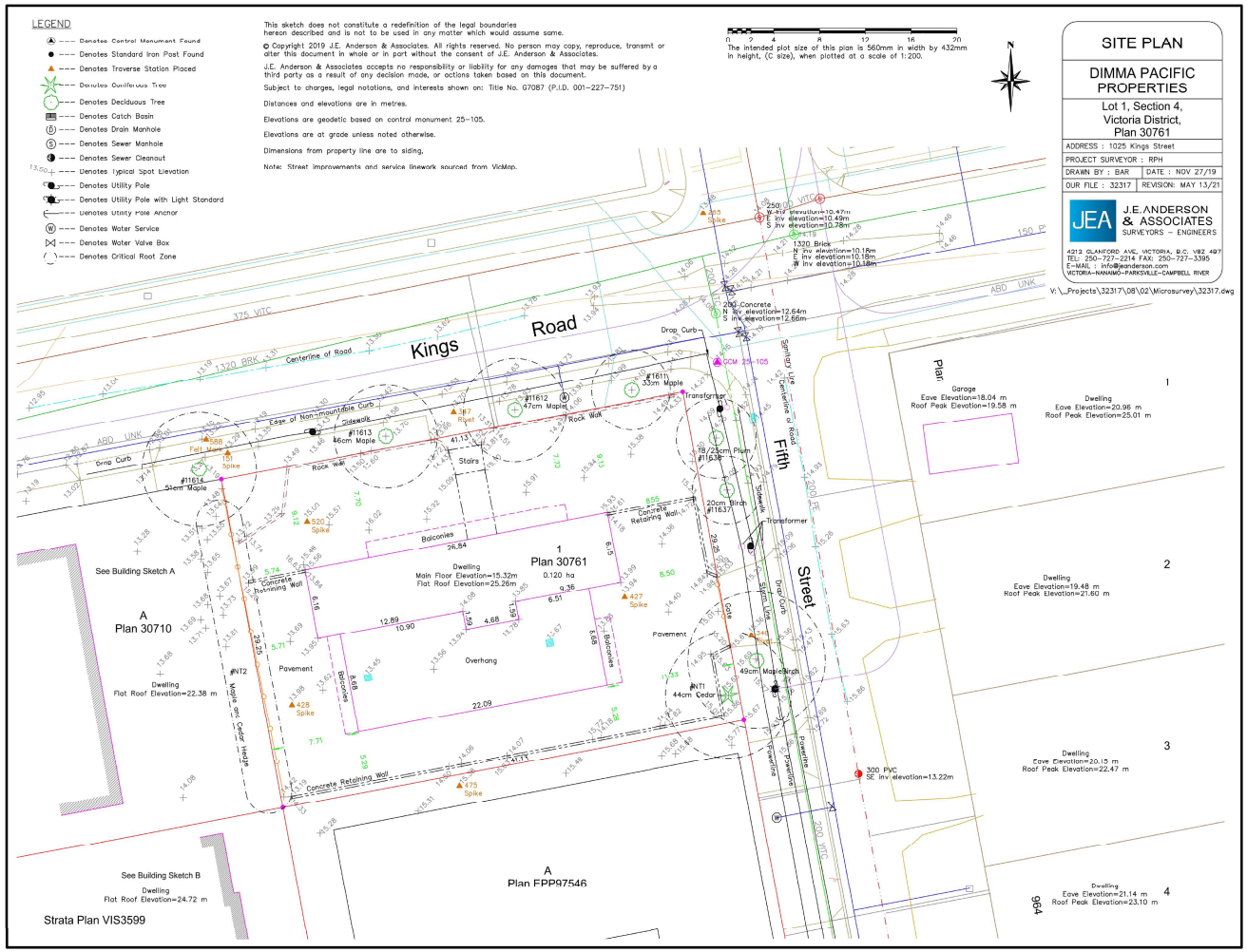
PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

CODE PLANS

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A003**



1 EXISTING SURVEY
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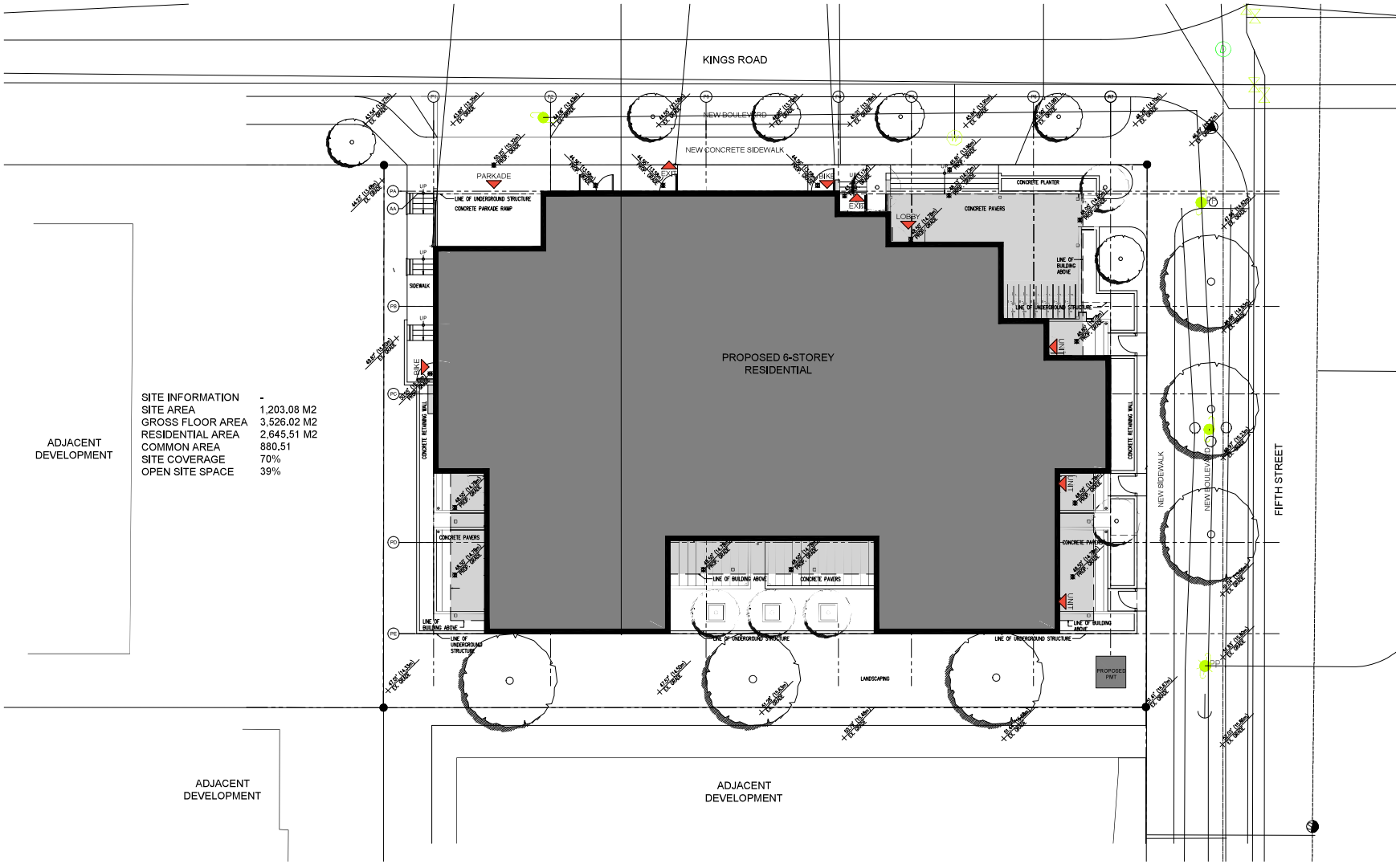
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
EXISTING SURVEY

PROJECT NO: 20019
DRAWN BY: AS
SCALE: AS NOTED
REVIEW BY: BW
DWG NO: A100



SITE INFORMATION	-
SITE AREA	1,203.08 M2
GROSS FLOOR AREA	3,526.02 M2
RESIDENTIAL AREA	2,645.51 M2
COMMON AREA	880.51
SITE COVERAGE	70%
OPEN SITE SPACE	39%

1 PROPOSED SITE PLAN
1:100

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PROPOSED RENTAL RESIDENTIAL

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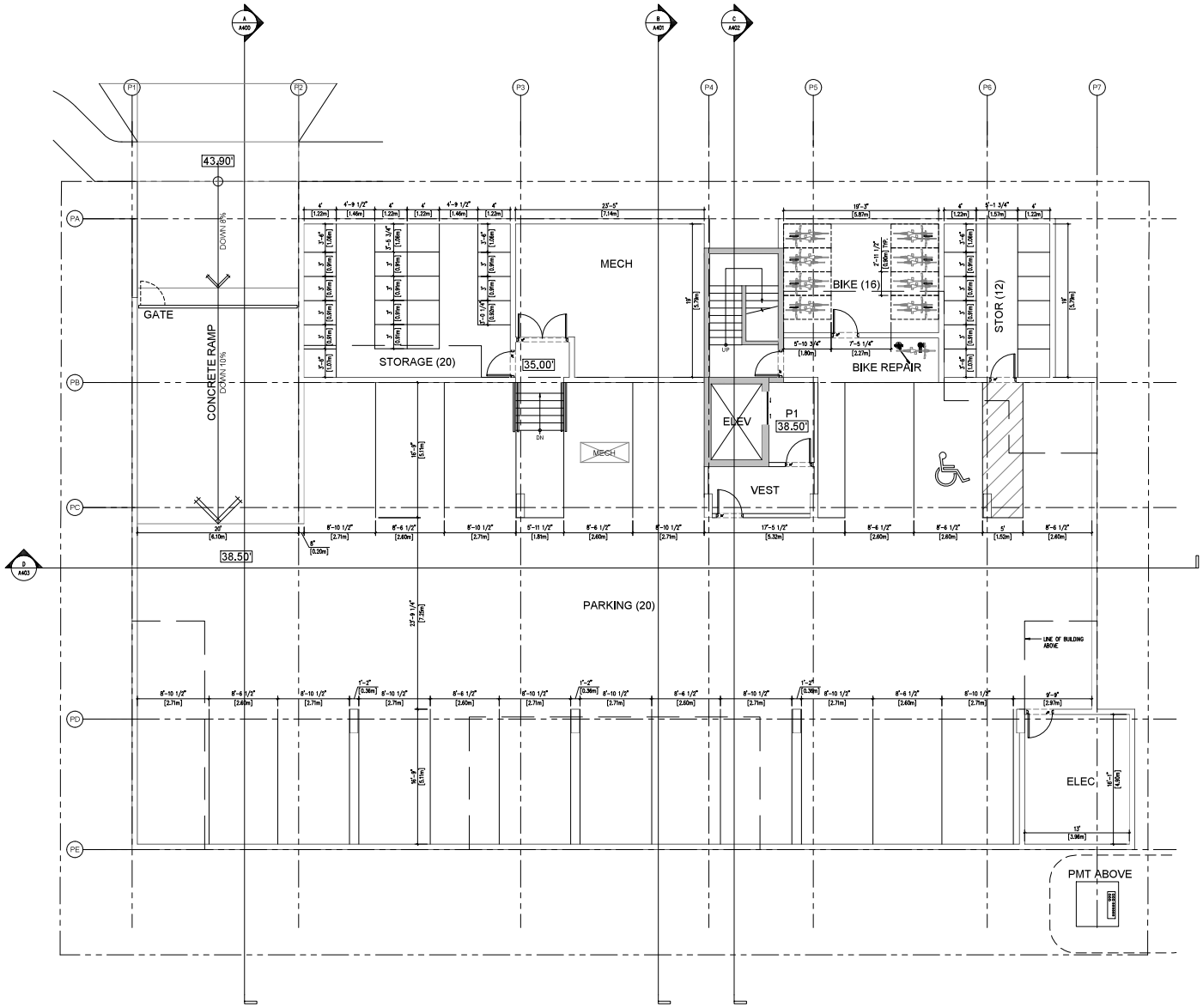
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

SITE PLAN

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A101**



1 PARKING LEVEL FLOOR PLAN
1:75

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

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VICTORIA, BC

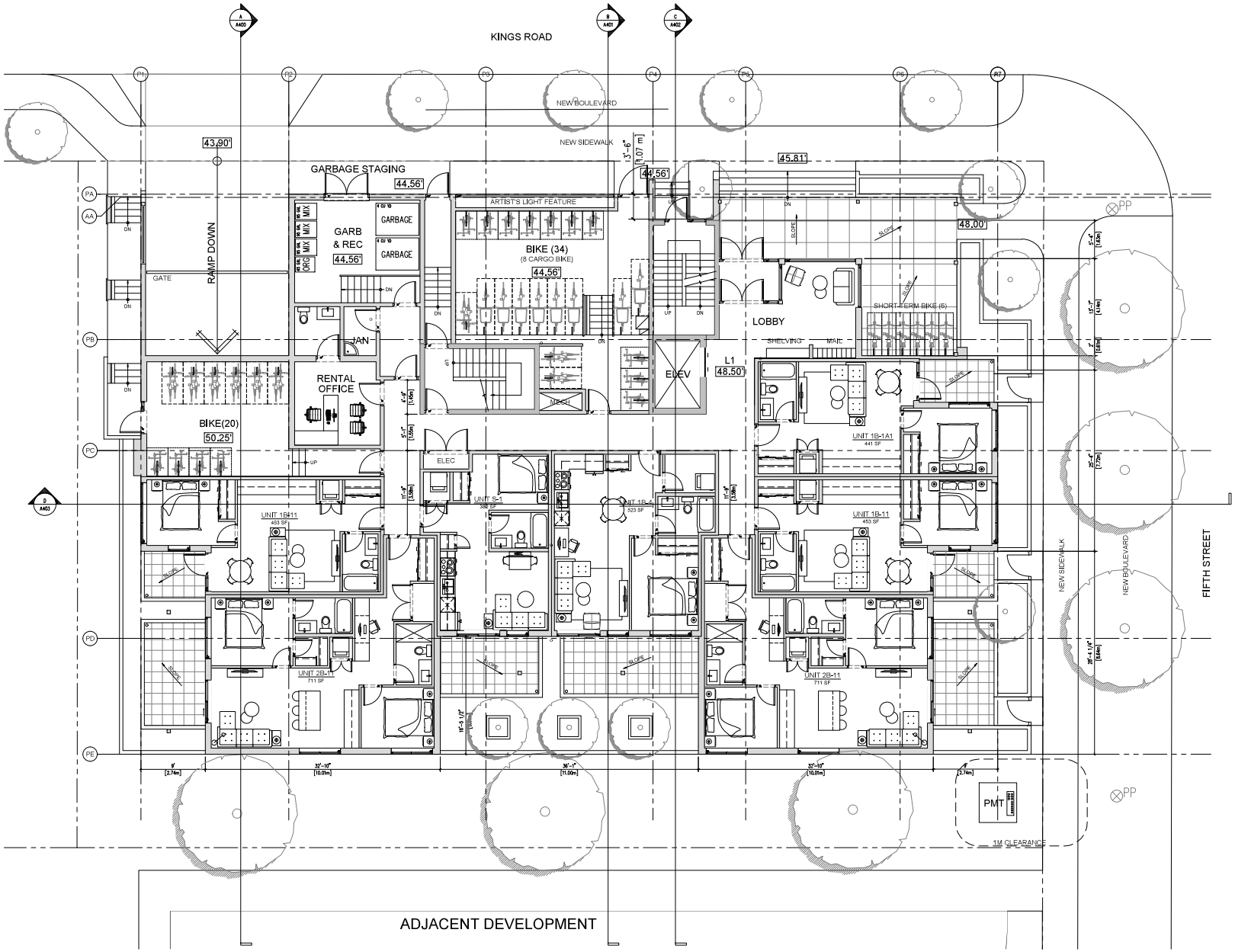
DRAWING TITLE:

PARKING LEVEL FLOOR PLAN

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A200**



1 LEVEL 1 FLOOR PLAN
1:75

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1025 KINGS ROAD
VICTORIA, BC

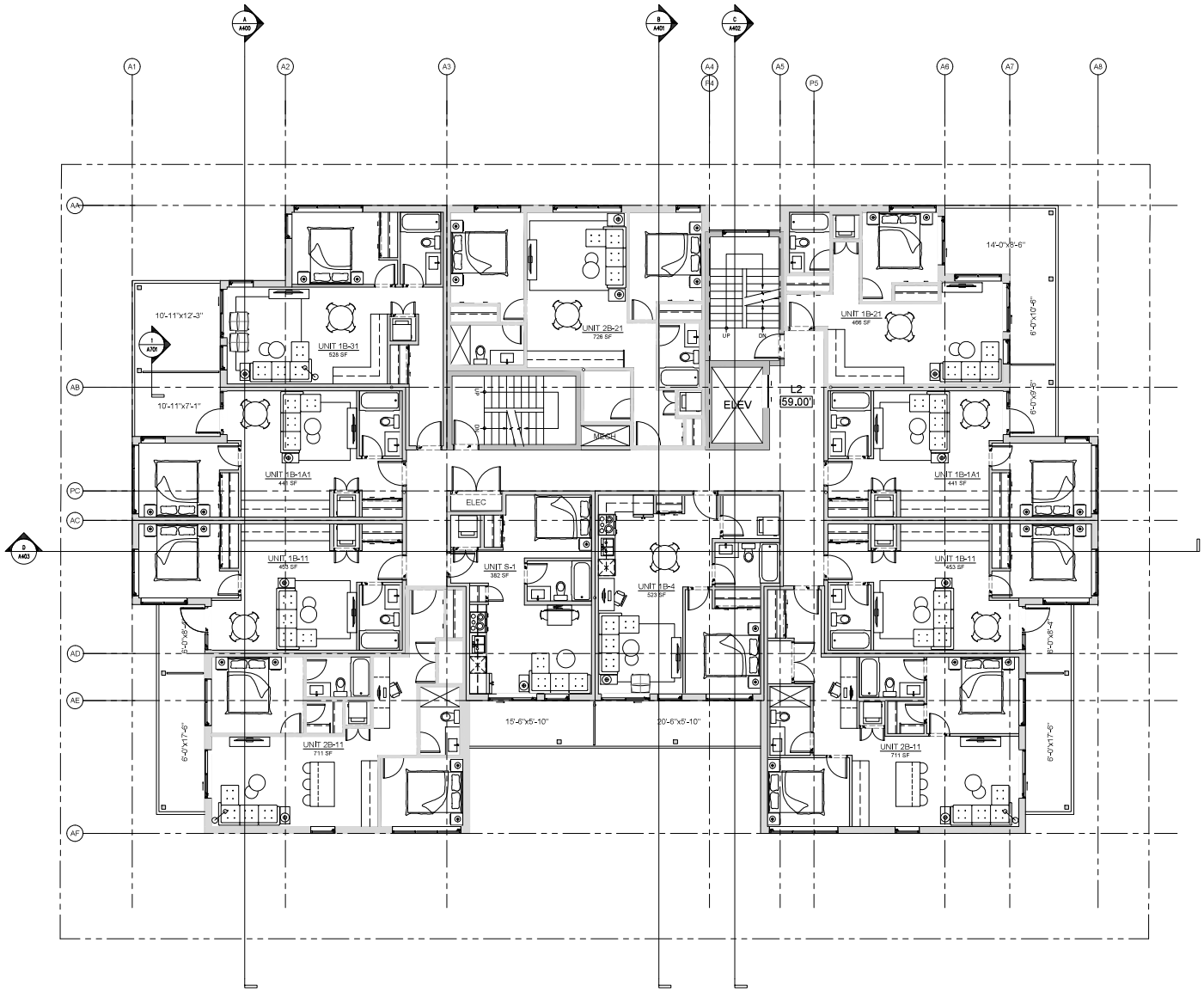
DRAWING TITLE:

LEVEL 1
FLOOR PLAN

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A201**



1 LEVEL 2 FLOOR PLAN (L4 SIM.)
1:75

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OWNER/CLIENT:

ARYZE

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6	ISSUED FOR DD	2021/08/06
5	ISSUED FOR DD	2021/07/14
4	ISSUED FOR COORDINATION	2021/05/31
3	ISSUED FOR COORDINATION	2021/05/27
2	RE-ISSUED FOR RZ/DP	2021/05/12
1	ISSUED FOR DP/RZ	2020/06/19

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

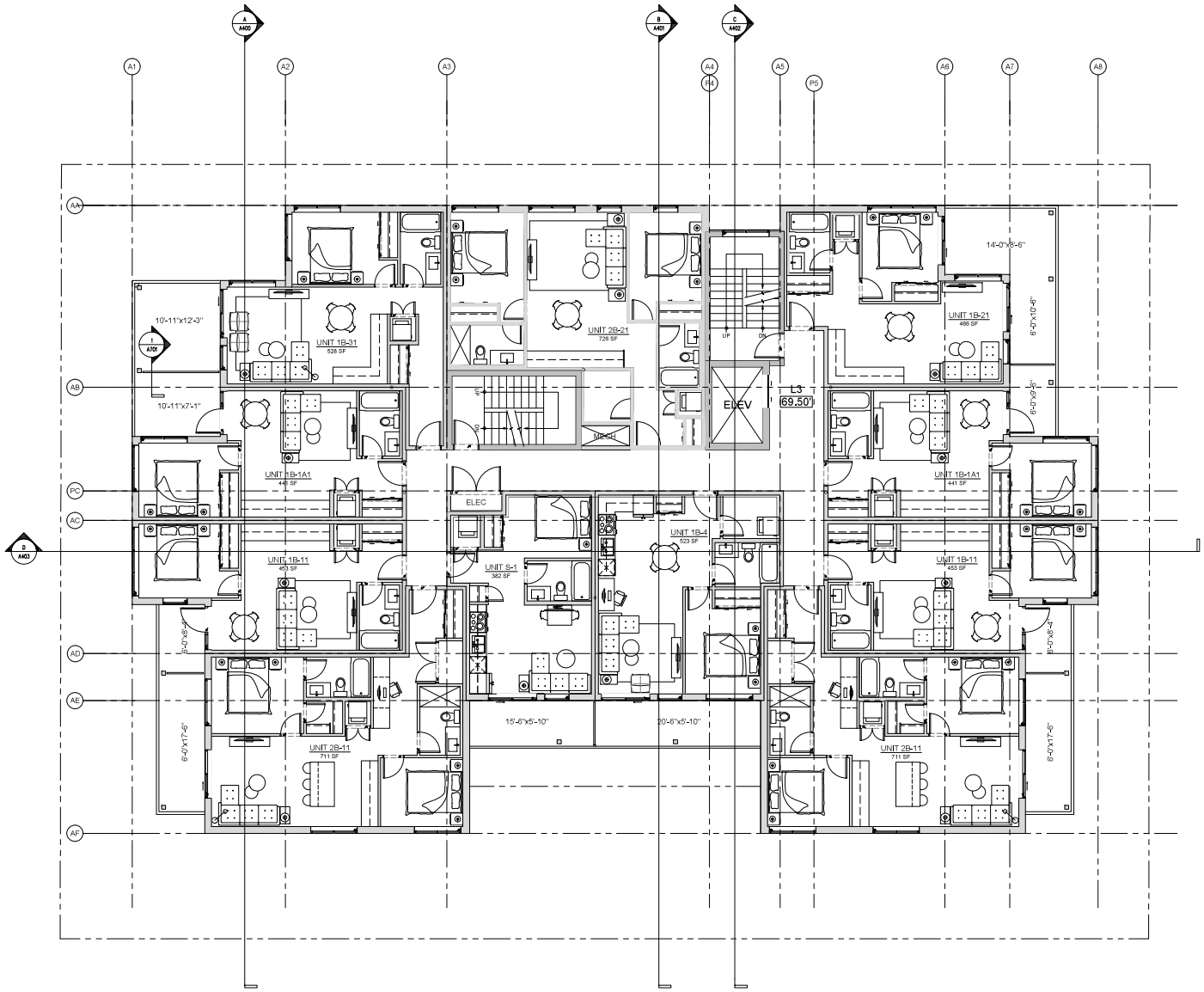
DRAWING TITLE:

LEVEL 2 (L4 SIM.) FLOOR PLAN

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A202**



1 LEVEL 3 FLOOR PLAN (L5 SIM.)
1:75

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SEAL:

CONSULTANT:

WA ARCHITECTS

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VIC 134 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

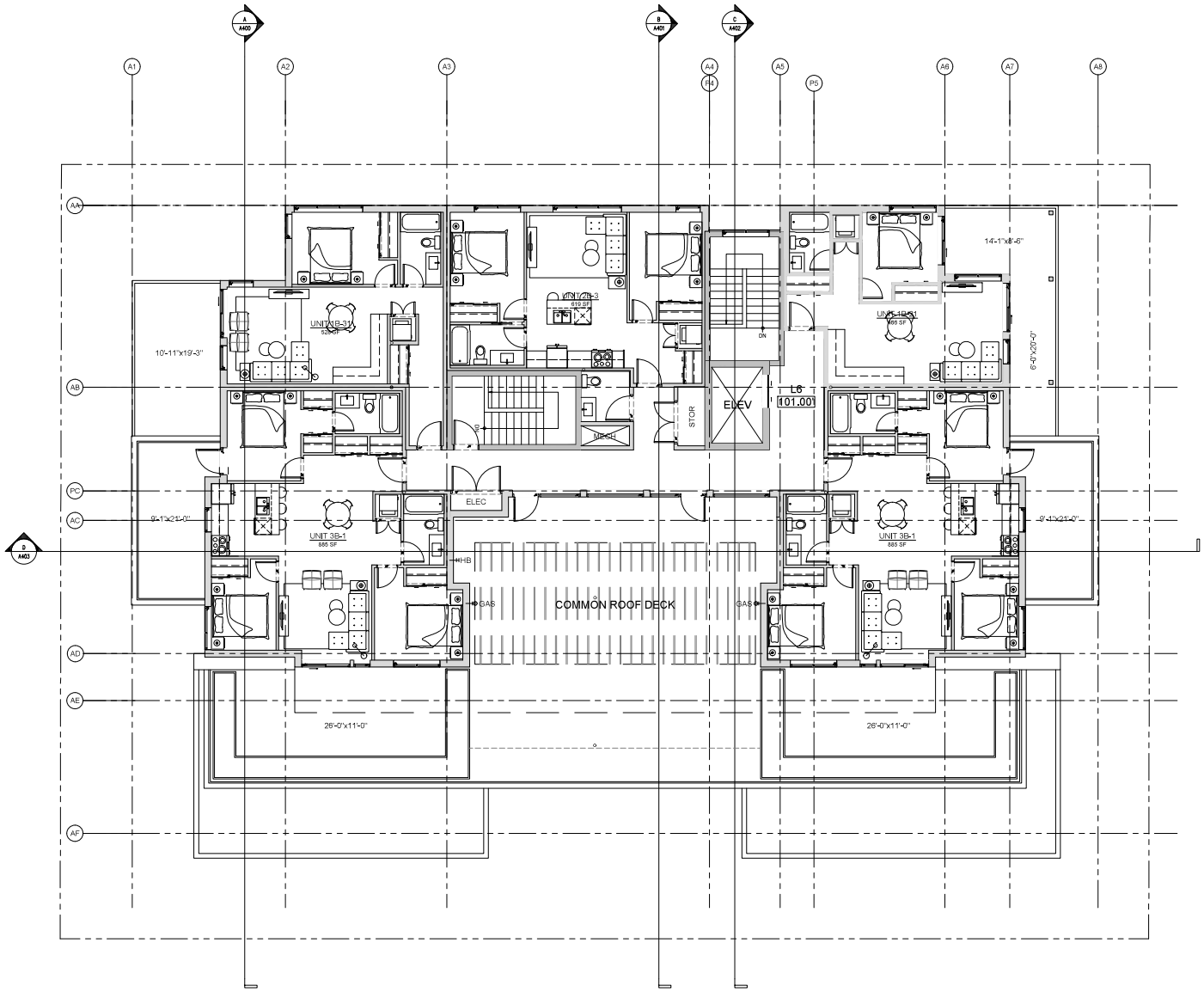
DRAWING TITLE:

LEVEL 3 (L5 SIM.) FLOOR PLAN

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A203**



1 LEVEL 6 FLOOR PLAN
1:75

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CONSULTANT:

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

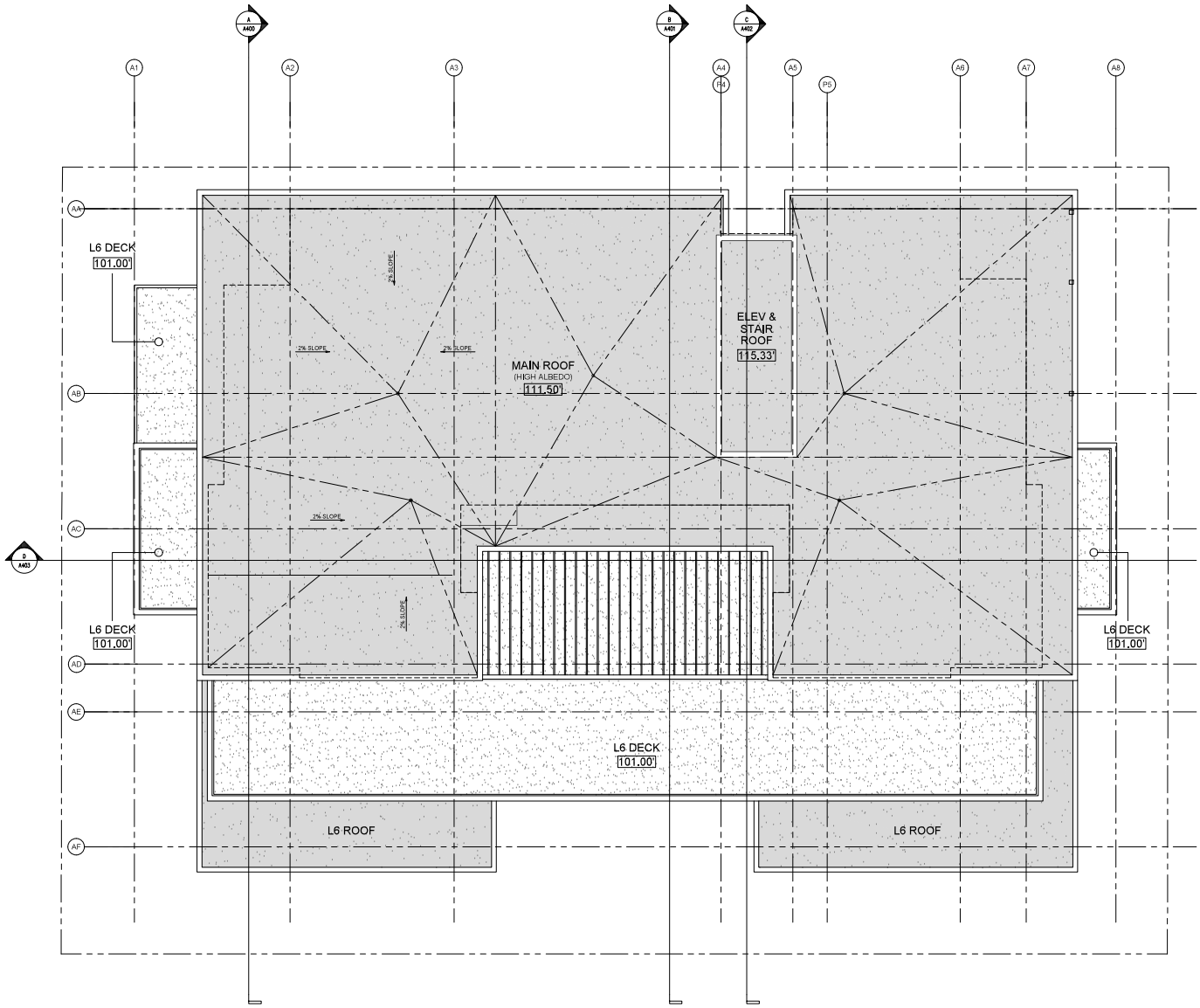
DRAWING TITLE:

LEVEL 6
FLOOR PLAN

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A204**



1 ROOF PLAN
1:75

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SEAL:

CONSULTANT:

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

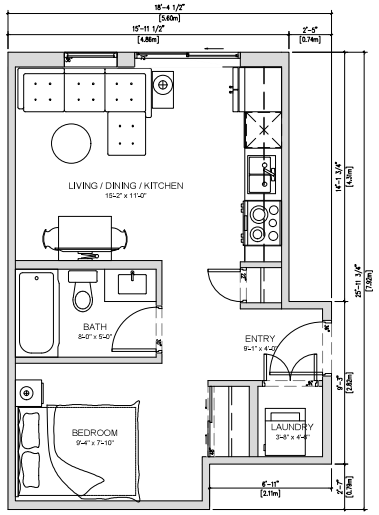
PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

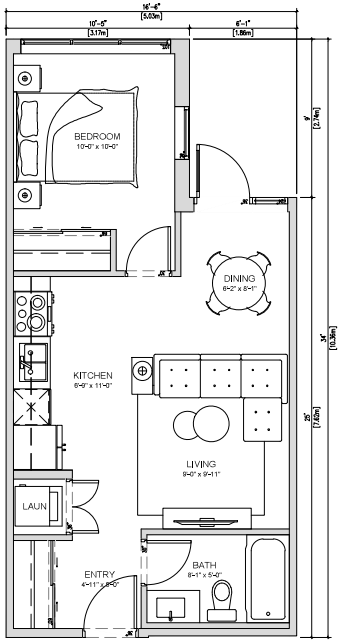
DRAWING TITLE:

ROOF PLAN

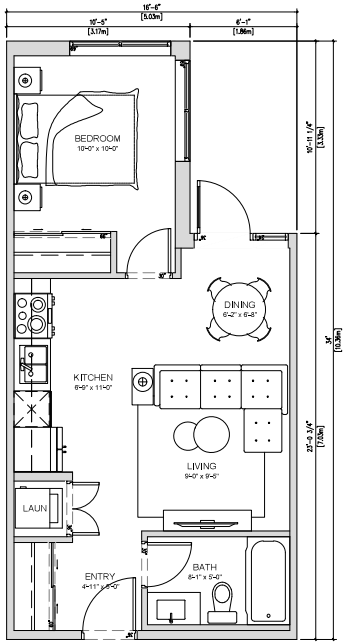
PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A205**



1 UNIT S-1
1:40

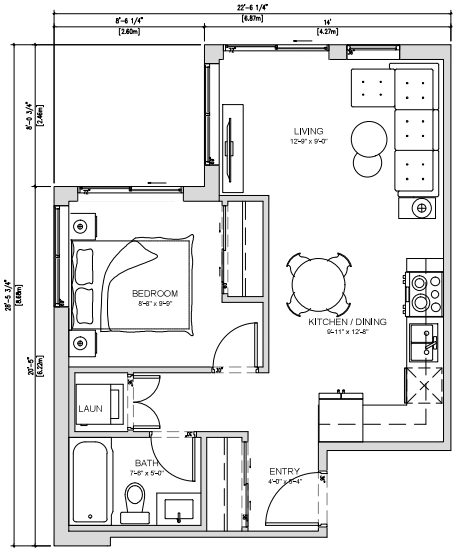


2 UNIT 1B-1
1:40

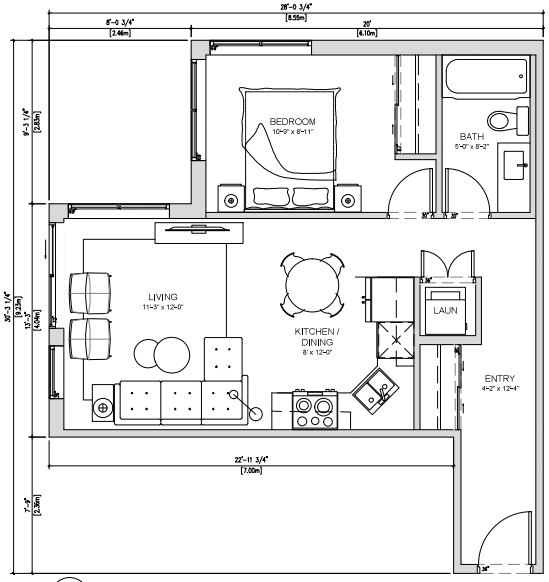


3 UNIT 1B-1A
1:40

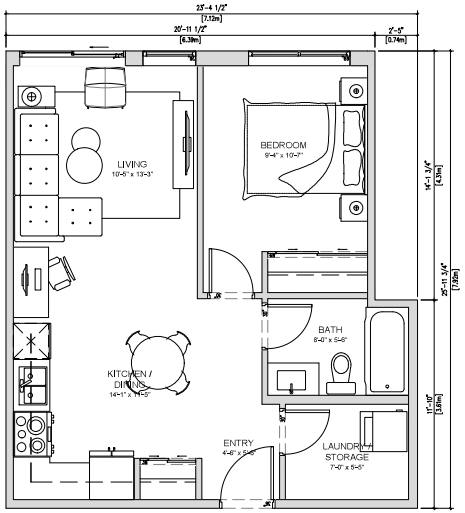
NOTE:
WINDOW LOCATIONS VARY BY FLOOR.
REFER TO FLOOR PLANS (A201-A204)
FOR ALTERNATE WINDOW LAYOUTS.



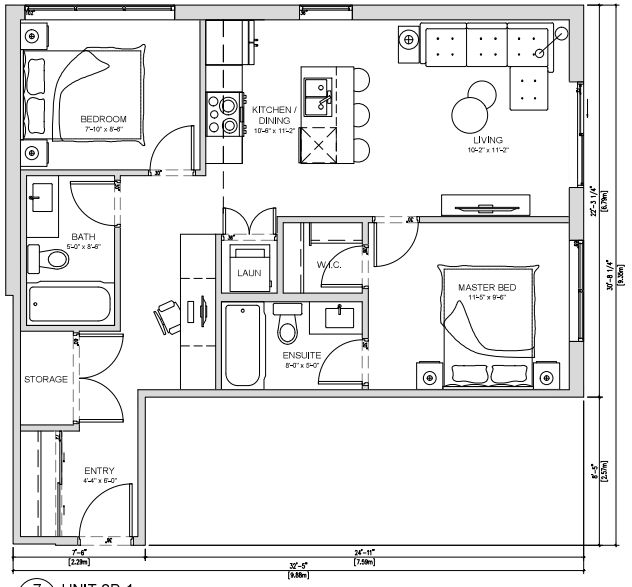
4 UNIT 1B-2
1:40



5 UNIT 1B-3
1:40



6 UNIT 1B-4
1:40



7 UNIT 2B-1
1:40

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CONSULTANT:

WA ARCHITECTS

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VIC 134 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

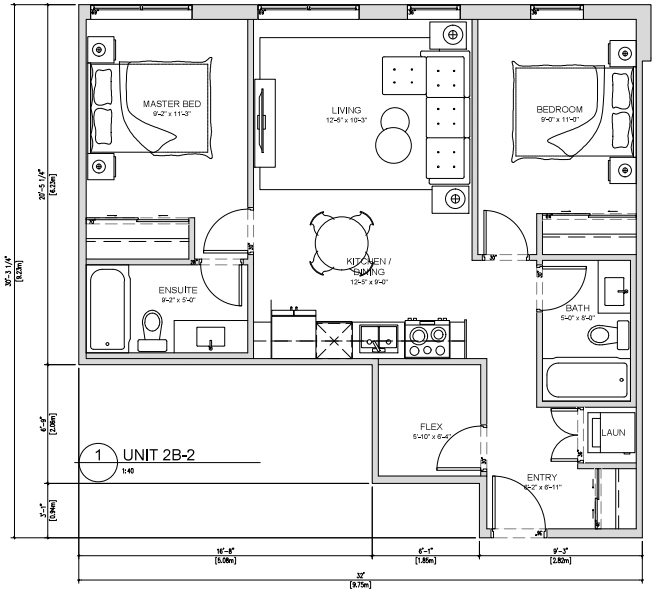
PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

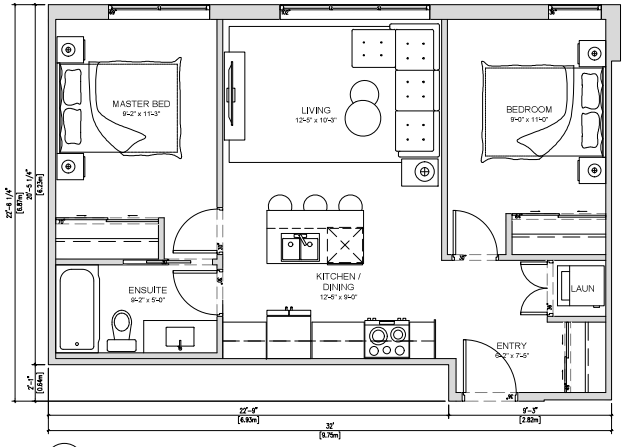
DRAWING TITLE:

UNIT PLANS

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A210**

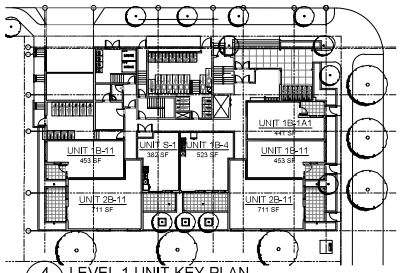


1 UNIT 2B-2
1:40

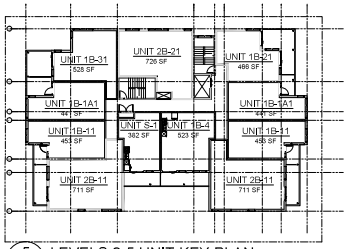


2 UNIT 2B-3
1:40

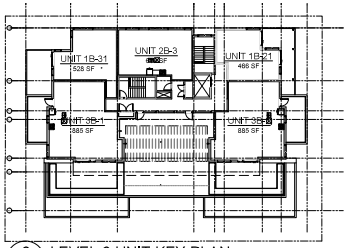
NOTE:
WINDOW LOCATIONS VARY BY FLOOR.
REFER TO FLOOR PLANS (A201-A204)
FOR ALTERNATE WINDOW LAYOUTS.



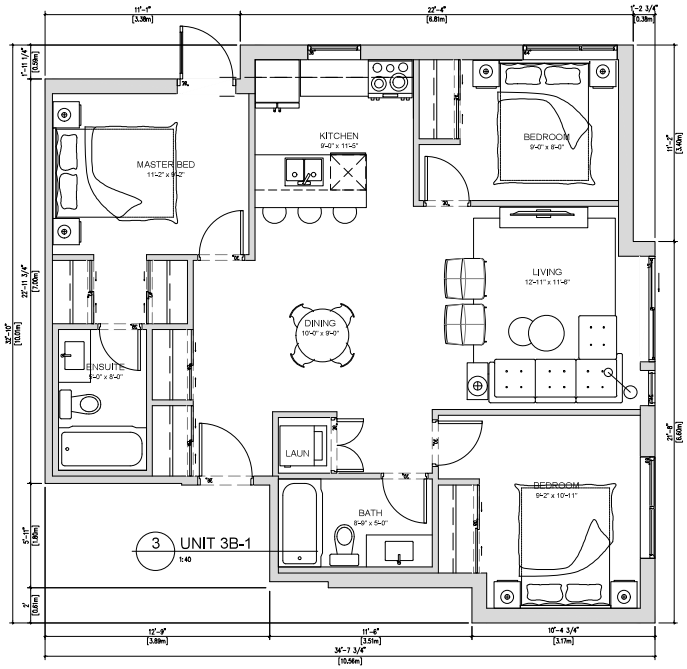
4 LEVEL 1 UNIT KEY PLAN
1:300



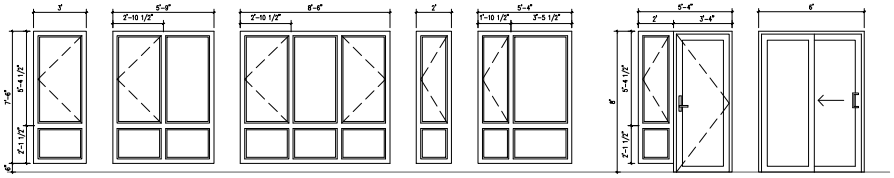
5 LEVELS 2-5 UNIT KEY PLAN
1:300



6 LEVEL 6 UNIT KEY PLAN
1:300



3 UNIT 3B-1
1:40



7 WINDOW ELEVATIONS
1:40

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1	ISSUED FOR DP/RZ	2020/06/19

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1508 W. Georgia Street Vancouver, V6G 2Z6
VIC 134 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
UNIT PLANS

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A211**

1 NORTH ELEVATION
1:75

1	CEMENTITIOUS PANEL	WHITE
2	COMPOSITE METAL PANEL	BLACK
3	BRICK	CHARCOAL
4	ALUMINUM CLAD VINYL WINDOW	BLACK
5	ALUMINUM PICKET GUARDRAIL	BLACK
6a	PAINTED SOFFIT	SW 6470 WATERSCAPE
6b	PAINTED SOFFIT	SW 6729 LACEWING
6c	PAINTED SOFFIT	SW 6652 FLAN
6d	PAINTED SOFFIT	SW 6603 OLEANDER
6e	PAINTED SOFFIT	SW 6288 ROSEBUD

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SEAL:

CONSULTANT:

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PROJECT NAME:
1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
NORTH ELEVATION

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A300**

1 WEST ELEVATION
1:75

1	CEMENTITIOUS PANEL	WHITE
2	COMPOSITE METAL PANEL	BLACK
3	BRICK	CHARCOAL
4	ALUMINUM CLAD VINYL WINDOW	BLACK
5	ALUMINUM PICKET GUARDRAIL	BLACK
6a	PAINTED SOFFIT	SW 6470 WATERSCAPE
6b	PAINTED SOFFIT	SW 6729 LACEWING
6c	PAINTED SOFFIT	SW 6652 FLAN
6d	PAINTED SOFFIT	SW 6603 OLEANDER
6e	PAINTED SOFFIT	SW 6288 ROSEBUD

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PROJECT NAME:
1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
WEST ELEVATION

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A301**

1 SOUTH ELEVATION
1:75

1	CEMENTITIOUS PANEL	WHITE
2	COMPOSITE METAL PANEL	BLACK
3	BRICK	CHARCOAL
4	ALUMINUM CLAD VINYL WINDOW	BLACK
5	ALUMINUM PICKET GUARDRAIL	BLACK
6a	PAINTED SOFFIT	SW 6470 WATERSCAPE
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6e	PAINTED SOFFIT	SW 6288 ROSEBUD

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

SOUTH ELEVATION

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A302**

1 EAST ELEVATION
1:75

1	CEMENTITIOUS PANEL	WHITE
2	COMPOSITE METAL PANEL	BLACK
3	BRICK	CHARCOAL
4	ALUMINUM CLAD VINYL WINDOW	BLACK
5	ALUMINUM PICKET GUARDRAIL	BLACK
6a	PAINTED SOFFIT	SW 6470 WATERSCAPE
6b	PAINTED SOFFIT	SW 6729 LACEWING
6c	PAINTED SOFFIT	SW 6652 FLAN
6d	PAINTED SOFFIT	SW 6603 OLEANDER
6e	PAINTED SOFFIT	SW 6288 ROSEBUD

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

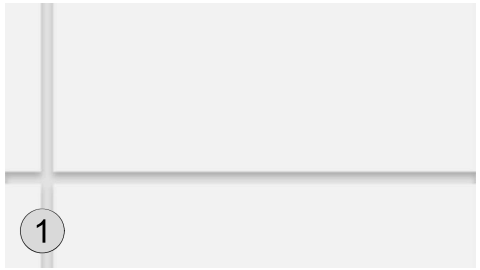
DRAWING TITLE:

EAST ELEVATION

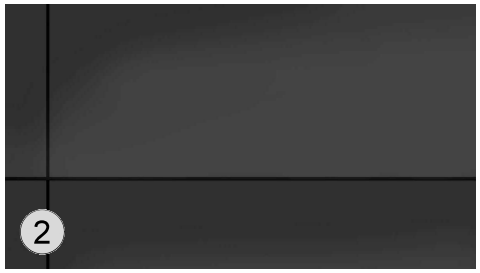
PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A303**

1 NORTH ELEVATION
1:75

1	CEMENTITIOUS PANEL	WHITE
2	COMPOSITE METAL PANEL	BLACK
3	BRICK	CHARCOAL
4	ALUMINUM CLAD VINYL WINDOW	BLACK
5	ALUMINUM PICKET GUARDRAIL	BLACK
6a	PAINTED SOFFIT	SW 6470 WATERSCAPE
6b	PAINTED SOFFIT	SW 6729 LACEWING
6c	PAINTED SOFFIT	SW 6652 FLAN
6d	PAINTED SOFFIT	SW 6603 OLEANDER
6e	PAINTED SOFFIT	SW 6288 ROSEBUD

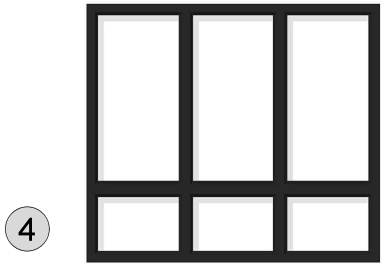


CEMENTITIOUS PANEL - WHITE

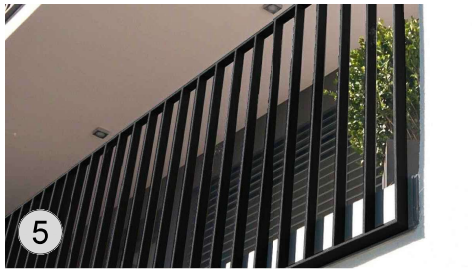


COMPOSITE METAL PANEL - BLACK

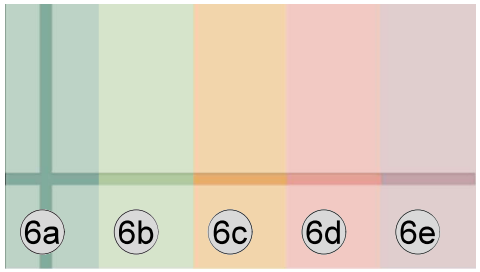
BRICK - CHARCOAL



ALUMINUM CLAD VINYL WINDOW - BLACK



ALUMINUM PICKET GUARDRAIL - BLACK



SOFFIT / CEMENTITIOUS PANEL - PAINTED

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NORTH ARROW:

OWNER/CLIENT:

ARYZE

NO.	ISSUE	YY/MM/DD
7	RE-ISSUED FOR RZ/DP	2021/09/24
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2	RE-ISSUED FOR RZ/DP	2021/05/12
1	ISSUED FOR DP/RZ	2020/06/19

SEAL:

CONSULTANT:

WA ARCHITECTS

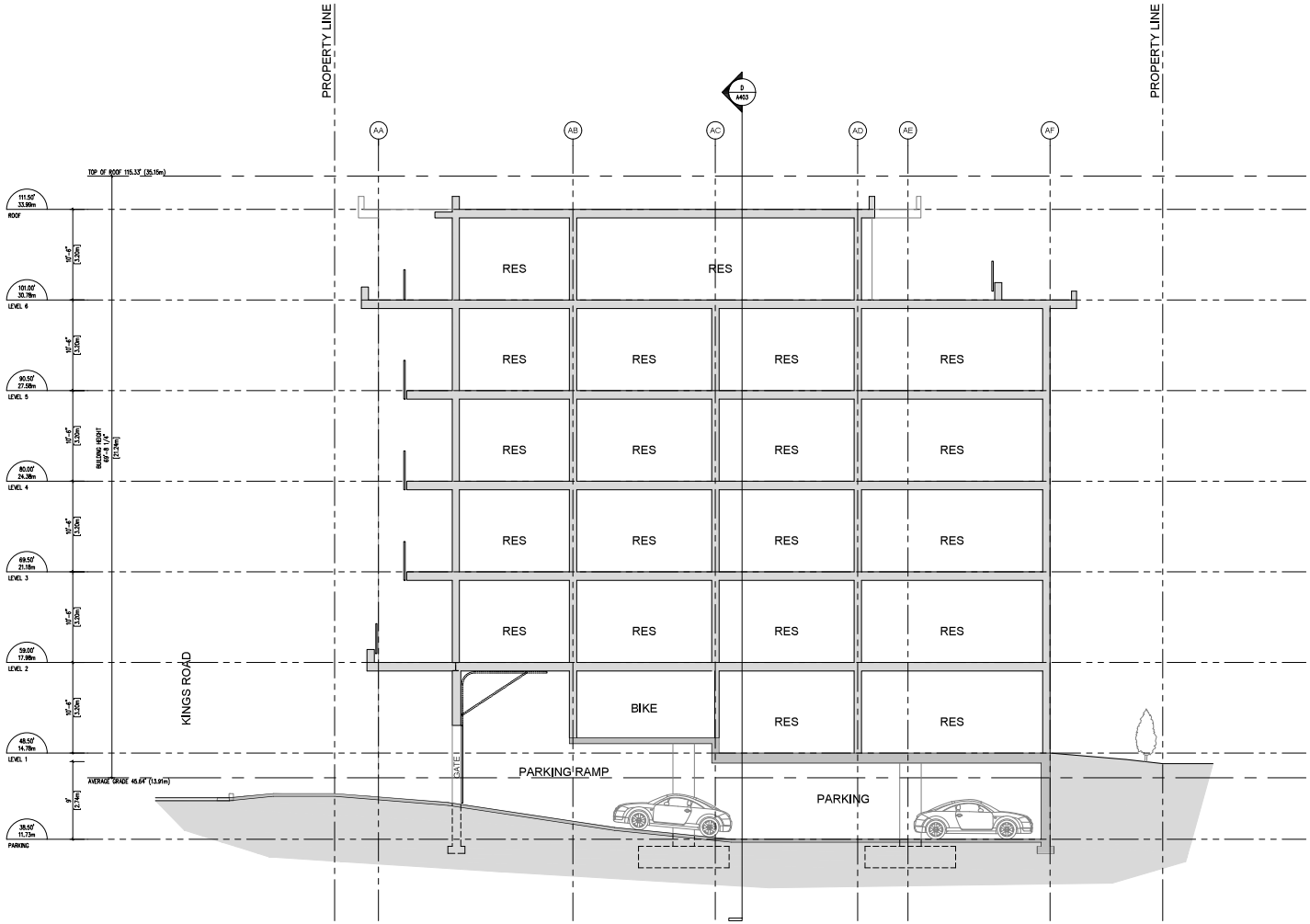
VAN 950 - 1508 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
MATERIAL BOARD

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A304**



1 SECTION A
1:75

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SEAL:

CONSULTANT:

WA ARCHITECTS

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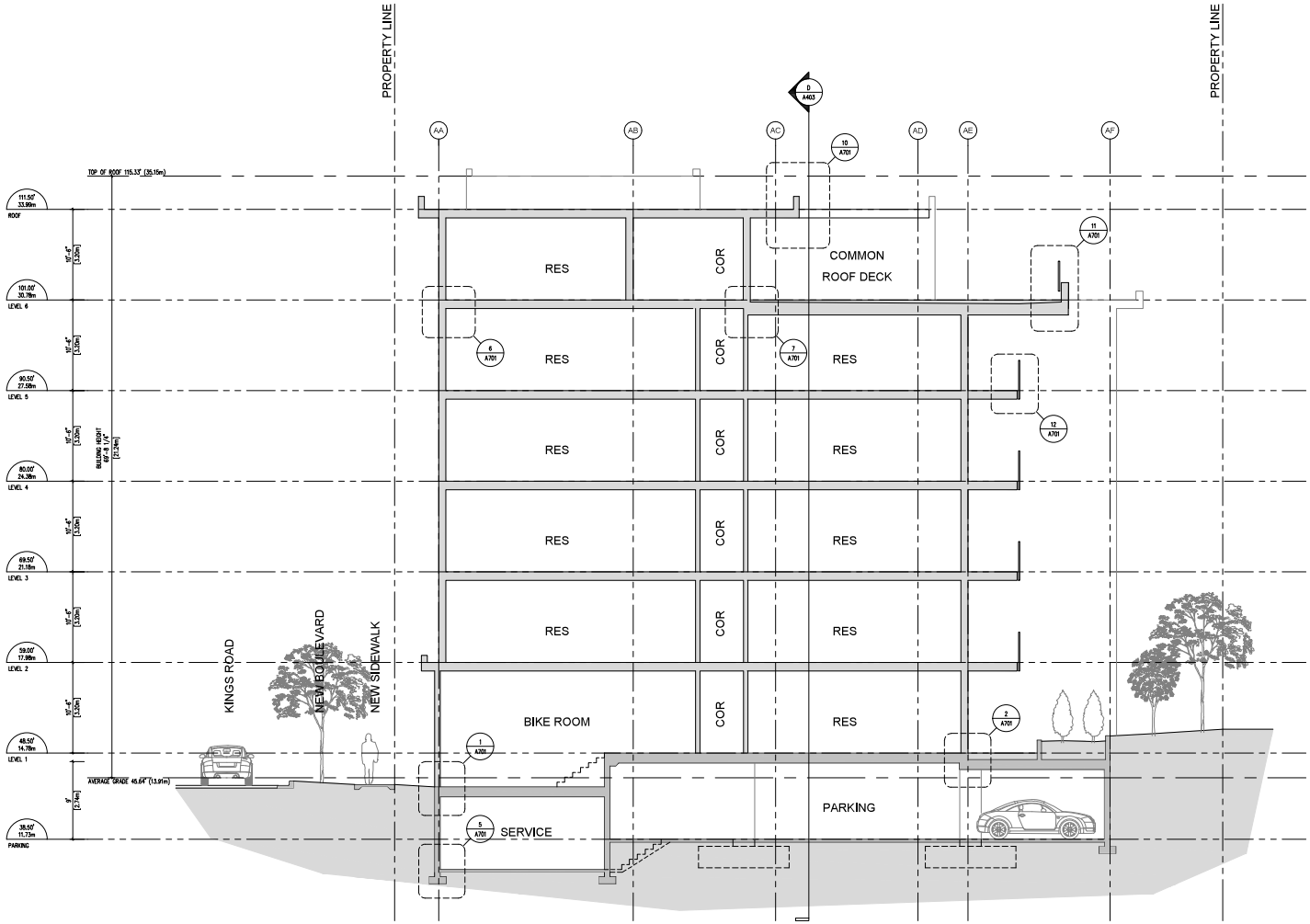
PROJECT NAME:
1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
BUILDING SECTION A

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A400**



1 SECTION B
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SEAL:

CONSULTANT:

WA ARCHITECTS

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

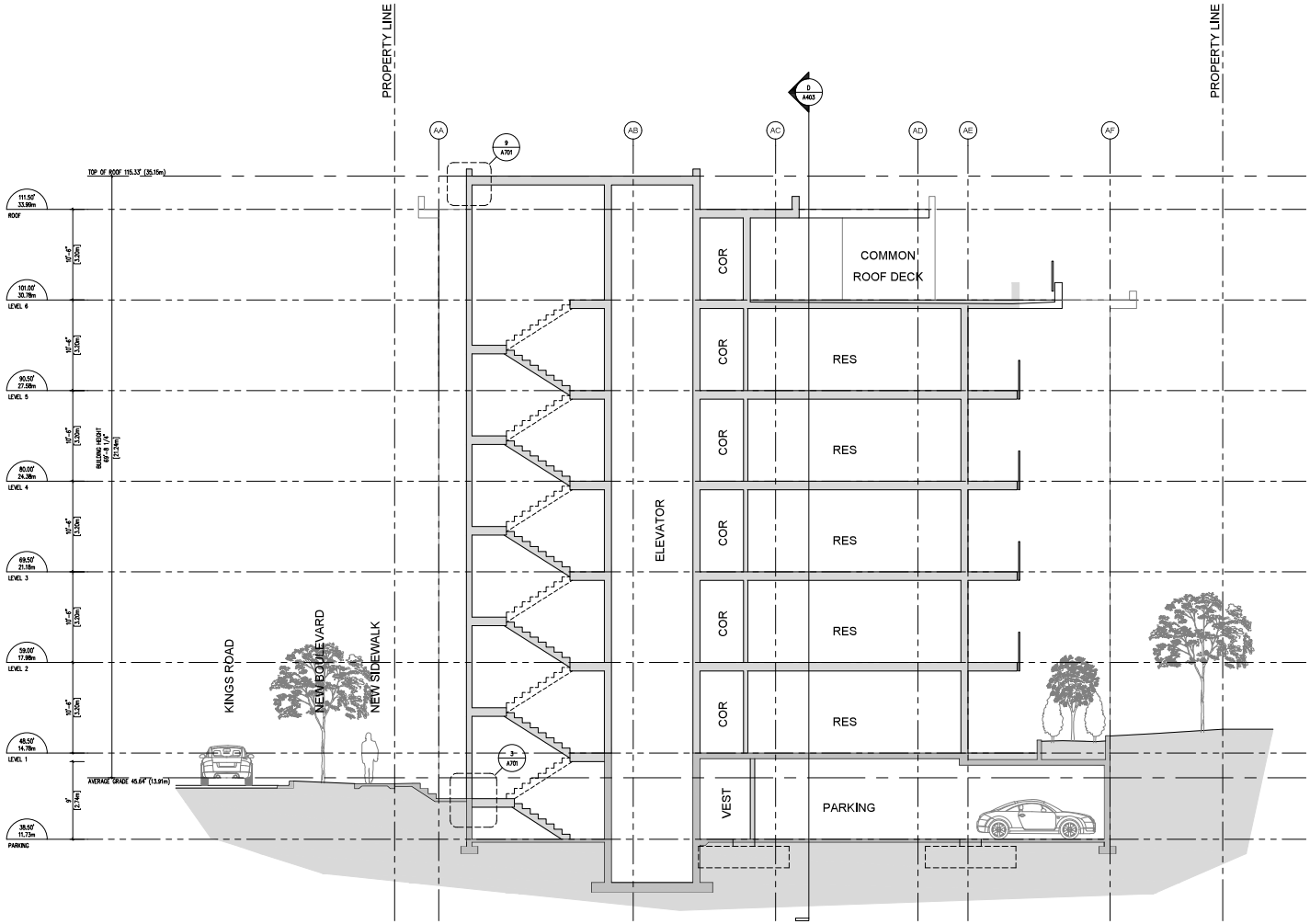
PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

BUILDING SECTION B

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A401**



1 SECTION C
1:75

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CONSULTANT:

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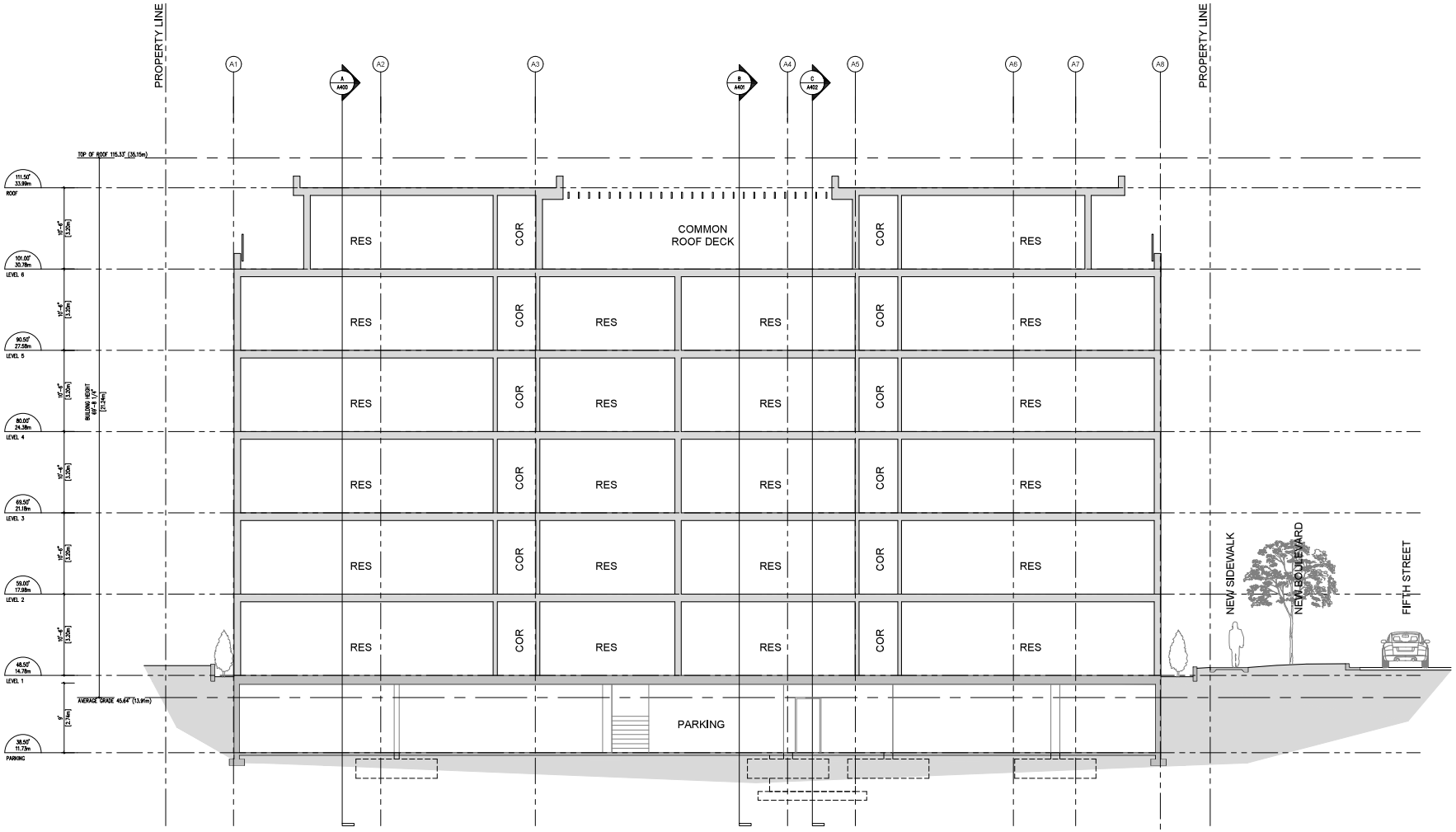
PROJECT NAME:
1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:
1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:
BUILDING SECTION C

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: A402



1 SECTION D
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CONSULTANT:

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

BUILDING SECTION D

PROJECT NO: 20019 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: BW
DWG NO: **A403**

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SEAL:

CONSULTANT:

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

FIFTH STREET PERSPECTIVE

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A500**

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CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

KINGS RD & FIFTH ST PERSPECTIVE

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A501**

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SEAL:

CONSULTANT:

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PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

DRAWING TITLE:

KINGS ROAD PERSPECTIVE

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A502**

SUMMER SOLSTICE 9AM

SUMMER SOLSTICE NOON

SUMMER SOLSTICE 3PM

EQUINOX 9AM

EQUINOX NOON

EQUINOX 3PM

WINTER SOLSTICE 9AM

WINTER SOLSTICE NOON

WINTER SOLSTICE 3PM

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SEAL:

CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1025 KINGS
PROPOSED RENTAL RESIDENTIAL

PROJECT ADDRESS:

1025 KINGS ROAD
VICTORIA, BC

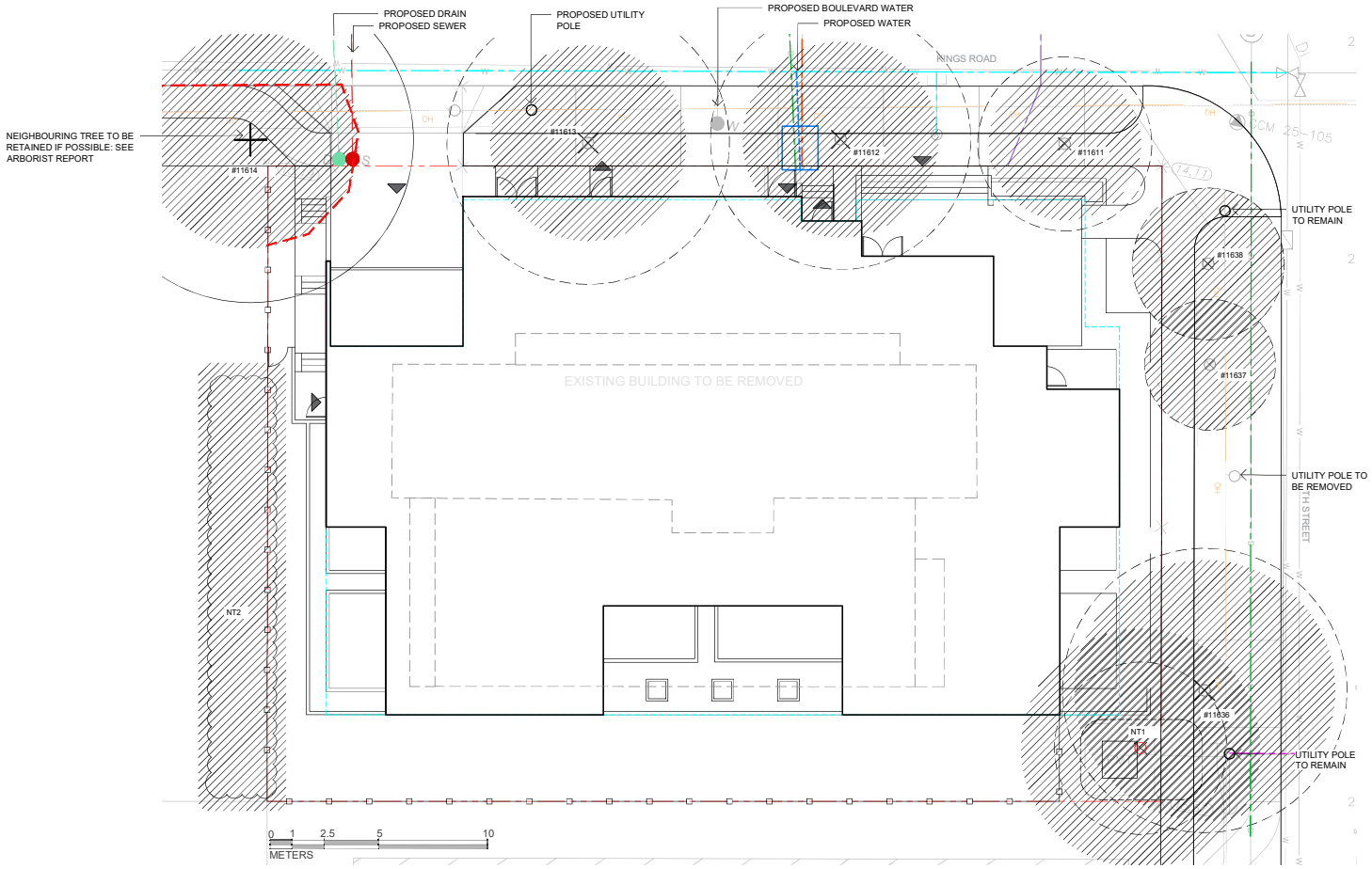
DRAWING TITLE:

SHADOW STUDY

PROJECT NO: 20019 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: BW

DWG NO: **A600**



LEGEND

- PROPERTY LINE
- UTILITY DRAIN
- UTILITY GAS
- UTILITY SEWER
- UTILITY TELECOM
- UTILITY WATER
- EXISTING DRAIN
- EXISTING SEWER
- UTILITY HYDRO
- TREE PROTECTION FENCING
- MUNICIPAL TREE FOR REMOVAL
- PROTECTED TREE ON SITE FOR REMOVAL
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE - SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
Nt1	Western Red cedar	*Thuja plicata*	44.0	8.0	5.5	Moderate	Good	Good	Roots likely restricted by retaining wall on West side.	X
11636	Red Maple	*Acer rubrum 'Armstrong'*	49.0	13.0	6.0	Moderate	Fair	Fair	Boulevard tree, pruned for utilities, asymmetric canopy.	X
11637	European birch	*Betula pendula*	20.0	6.0	3.0	Moderate	Fair/poor	Fair	Boulevard tree, pruned for utilities, some dieback in crown.	X
11638	Purple leaf plum	*prunus cerasifera*	18, 25	7.0	3.5	Good	Fair	Fair	Boulevard tree, pruned for utilities, asymmetric canopy.	X
11611	Hedge maple	*Acer campestre*	33.0	8.0	3.5	Good	Fair	Fair	Boulevard tree, roots may be restricted by existing rock wall.	X
11612	Hedge maple	*Acer campestre*	47.0	12.0	4.5	Good	Fair/good	Fair	Boulevard tree, roots may be restricted by existing rock wall.	X
11613	Hedge maple	*Acer campestre*	46.0	13.0	4.5	Good	Fair/good	Fair	Boulevard tree, roots may be restricted by existing rock wall.	X
11614	Hedge maple	*Acer campestre*	51.0	15.0	5.0	Good	Fair/good	fair	Boulevard tree, on neighbouring properties frontage.	*Retain/TBD
NT2	Hege maple. Pyramidal cedar	*Hedgerow*	multi	3.0	2.0	Good	Fair	Fair	Row of volunteer hedge maple trees and pyramidal cedars located along West property line on neighbors side.	Retain

TREE REPORT PREPARED BY TALBOT MACKENZIE ASSOCIATES

BIOPHILIA design collective

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
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PROJECT
1025 Kings. Rd

ADDRESS
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KH/ KT

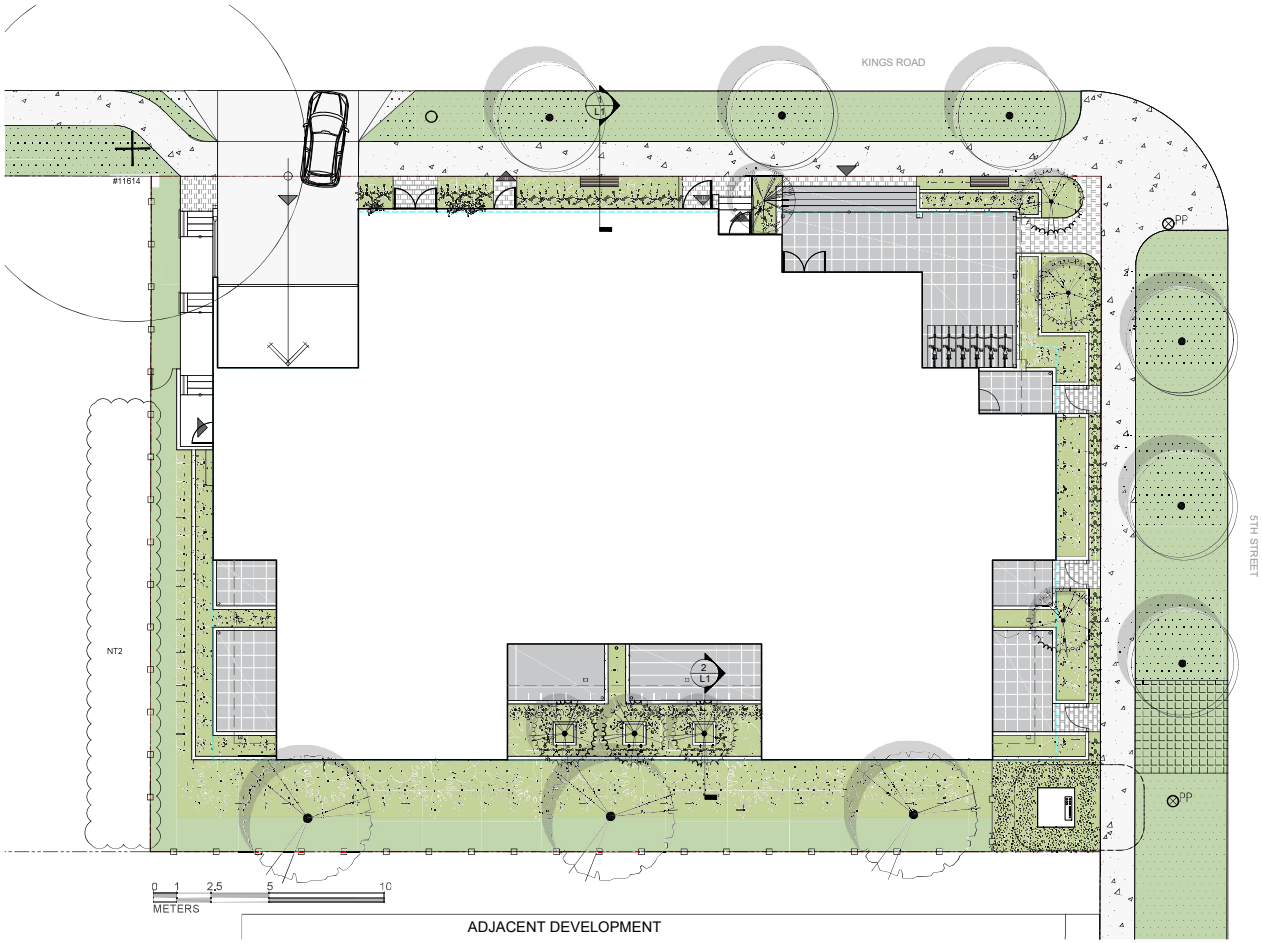
2021-05 12 ISSUED FOR DEVELOPMENT PERMIT

RE-ISSUED FOR DEVELOPMENT PERMIT
AUGUST 26, 2021

Scale: 1:100

L0 Tree Removal & Protection Plan

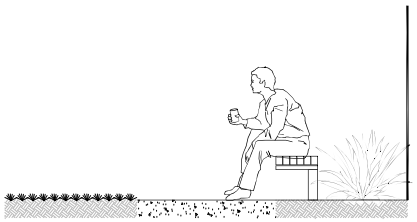
DATE: August 2021



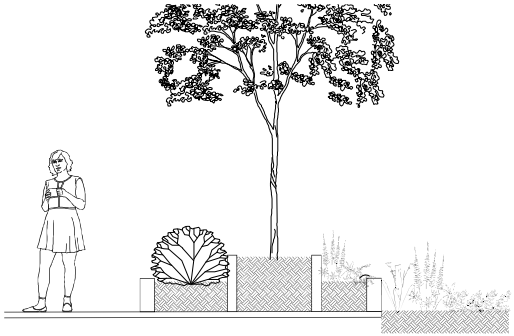
LEGEND

- PROPERTY LINE
- PARKADE BELOW
- BUILDING ABOVE
- PLANTED AREA
- SOD
  - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - SOD
- REINFORCED BOULEVARD
  - CORE GRASS
  - 600mm GROWING MEDIUM
- CONCRETE PAVERS
  - COLOUR: LT GREY
- CONCRETE PATIO PAVERS
  - COLOUR : GREY
  - SIZE: 2' X 2'
- DRIVE AISLE
- SOD MUNICIPAL BOULEVARD AREA
  - 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - SOD
- MUNICIPAL SIDEWALK
  - CIP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS
- PROPOSED TREES
- PRIVACY FENCE PANEL
- CUSTOM BENCH

ONSITE PERMEABLE AREA: 208 m2
ONSITE INPERVIOUS AREA: 994
PERMEABILITY RATIO: 23%

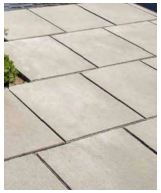


1 / L1 KINGS ROAD FRONTAGE SECTION

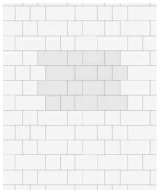


2 / L1 BACK GARDEN AND TREE PLANTER SECITON

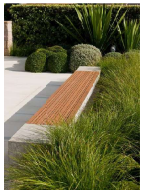
HARDSCAPE TREATMENT



PATIO PAVER



ENTRYWAY PAVER



BENCH DESIGN INSPIRATION

BIOPHILIA design collective

Biophilia Design Collective Ltd.
250.590.1156
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CLIENT NAME
ARYZE

PROJECT
1025 Kings. Rd

ADDRESS
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH/ KT

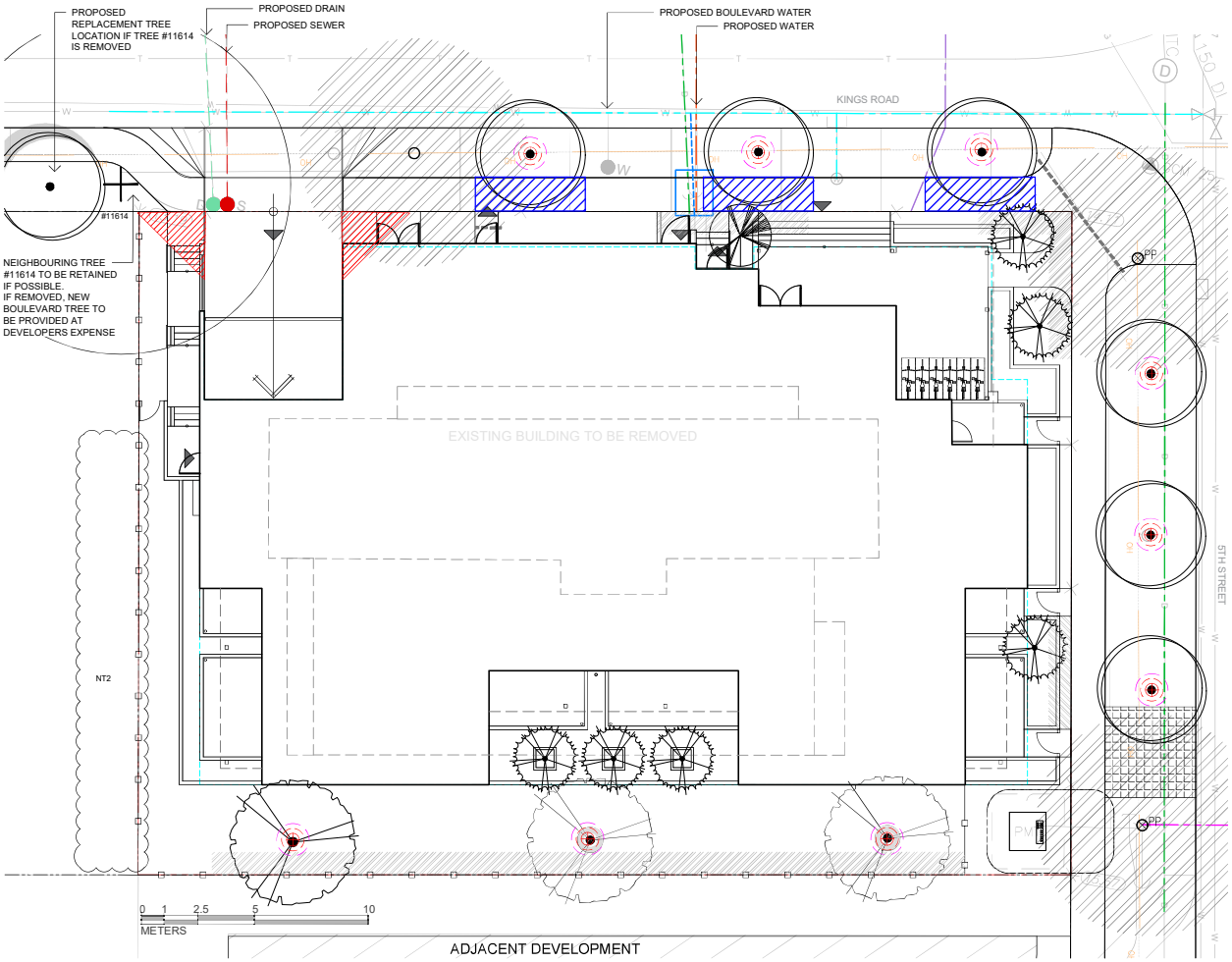
2021-05-12 ISSUED FOR DEVELOPMENT PERMIT

RE-ISSUED FOR
DEVELOPMENT PERMIT
AUGUST 26, 2021

Scale: 1:100

L1 Landscape Plan

DATE: August 2021



LEGEND

- EXISTING DRAIN
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- TELECOM
- EXISTING HYDRO
- PROPOSED DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- DESIGNATED REPLACEMENT TREE

TREE PLANTING RESTRICTIONS

- 1.0 m FROM PROPERTY LINE: NO TREES
- 5.0 m OFFSET FROM HYDRO OR LIGHT POLE
- 3 M SIGHT TRIANGLE: NO PLANTINGS OVER 1m

TREE REPLACEMENT

PROTECTED TREE ON SITE: 1
PROTECTED TREE FOR REMOVAL: 1
REPLACEMENT TREES REQUIRED: 2
REPLACEMENT TREES PROPOSED: 2
TOTAL NEW TREES PROPOSED: 10

PROPOSED BOULEVARD TREES

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE 3 INSPECTIONS FOR TREE PLANTING: 1)INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELEGIBLE FOR DEPOSIT RETURN.

BOULEVARD IRRIGATION

- SEE IRRIGATION PLAN
- MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1)SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

- IRRIGATION SLEEVE
- DURA-FLO DRIP TREE RING @ 18GPH
- SILVA CELL

KATSURA TREE

PACIFIC FIRE MAPLE

NOOTKA CYPRESS

TREE SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Category	Height at Maturity (m)	Spread at Maturity (m)	Caliper	Height	Native
4		Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	Tree	3m	3m	20cm		X
3		Cercidiphyllum japonicum	Katsura Tree	Tree	15m	7m	50cm		
1		Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress	Tree	6m	2.4m		4m	
6-7		Boulevard Tree (TBD by Parks at BP)					60cm		

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

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DRAWN BY
KH/ KT

2021-05-12 ISSUED FOR DEVELOPMENT PERMIT

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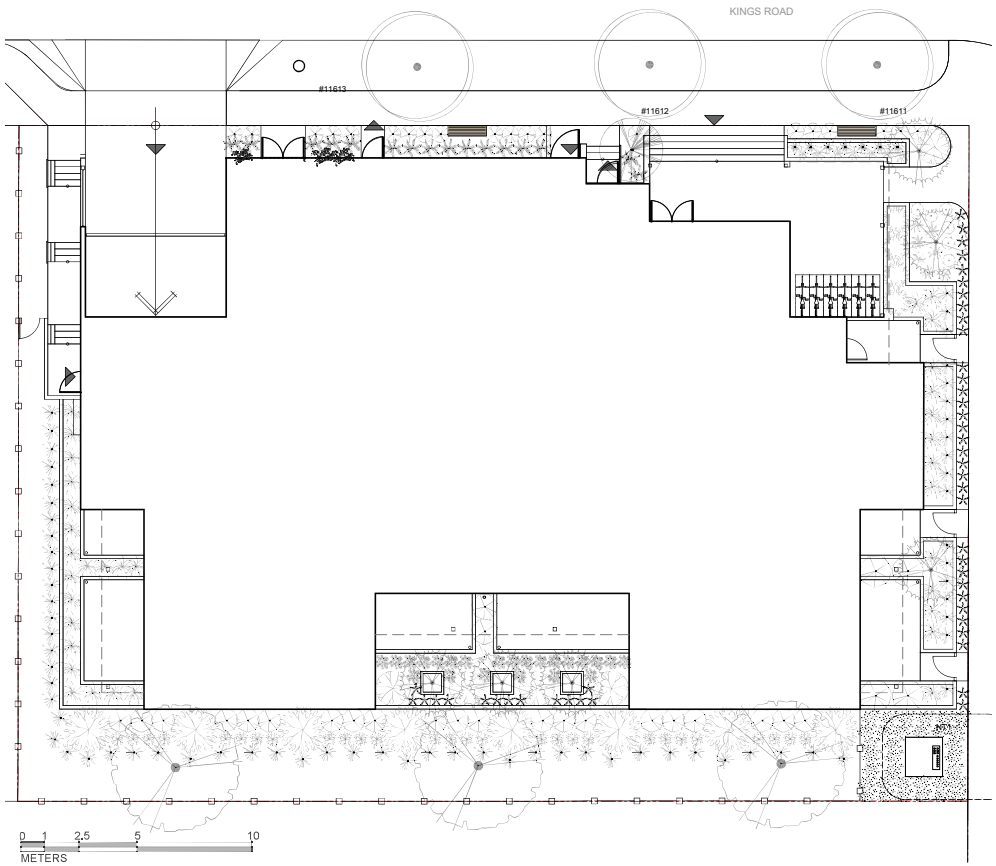
AUGUST 26, 2021

Scale: 1:100

L2 Tree Planting Plan

DATE: August 2021



PLANT SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Category	Height (m)	Spread (m)	Cont.	Pollinator	Native
69		Achillea 'Firefly Peach Sky'	Yarrow	Perennial	0.4m	0.4m	#1	X	
6		Astilbe chinensis 'Little Vision in Pink'	Chinese Astilbe	Perennial	0.6m	0.6m	#1	X	
28		Choisya ternata	Mexican Orange Blossom	Shrub	1.8m	1.5m	#3	X	
15		Hakonechola macra	Hakone grass	Perennial	0.6m	0.6m	#1		
3		Hydrangea petiolaris	Climbing Hydrangea	Vine	9-12m	0.6m	#2	X	
5		Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	Shrub	1.8m	1.8m	#1	X	
24		Lavandula angustifolia 'Blue Imp.'	Lavender	Perennial	0.5m	0.3m	#1	X	
8		Nandina domestica	Heavenly Bamboo	Shrub	2m	1m	#2		
47		Nepeta faassenii 'Purrsian Blue'	Catmint	Perennial	0.6m	0.9m	#1	X	
35		Metal'	Heavy Metal Blue Switchgrass	Grass	1.8m	0.9m	#2		
16		Polystichum munitum	Western sword fern	Fern	0.45-1.8m	0.9m	#2		X
4		Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	Shrub	1.2m	1.2m	#5	X	
20		Sarcococca hookeriana var. humilis	Sweetbox	Shrub	0.6m	0.6m	#1	X	
8		Tiarella cordifolia	Heartleaf Foamflower	Perennial			#1		X
29		Veronica spicata 'Pink Damask'	Spike Speedwell	Perennial	0.9m	0.6m	#1	X	

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SHADE PLANTING PALETTE

SWORD FERN | SARCOCOCCA | FOAMFLOWER | HAKONE GRASS

SUN PLANTING PALETTE

HEAVY METAL BLUE SWITCH GRASS | NIKKO BLUE HYDRANGEA | VERONICA | CHINESE ASTILBE

CATMINT | LAVENDER | YARROW | CHOYSIA

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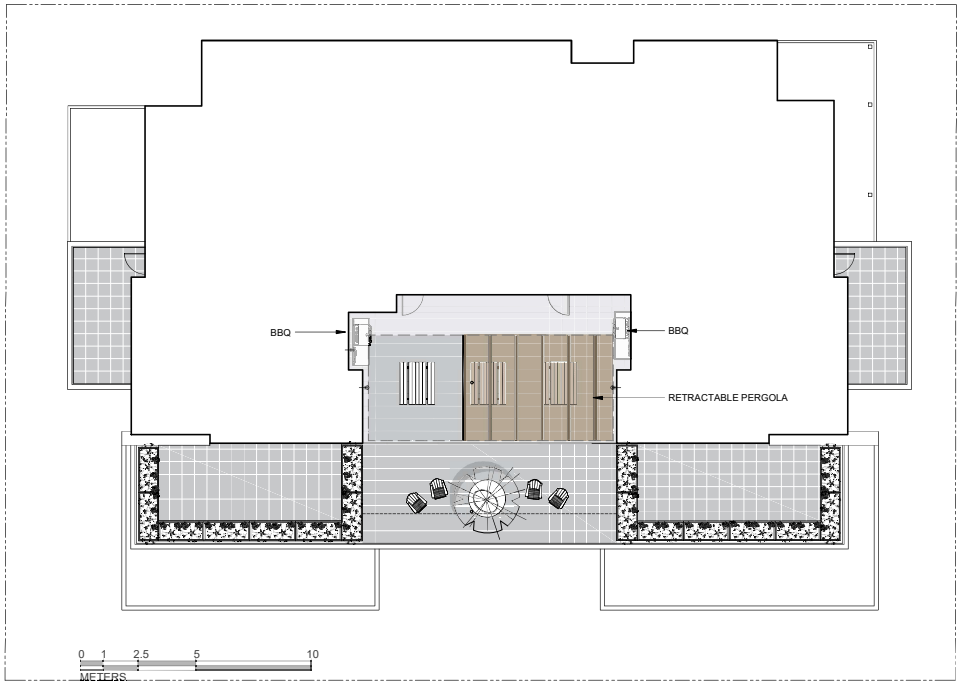
L3 Planting Plan

DATE: August 2021



RETRACTABLE CANVAS SHADE

CATMINT

DAISY BUSH

JAPANESE STEWARTIA

ROOFTOP PLANT SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Category	Height (m)	Spread (m)	Container	Pollinator	Native
1		Stewartia pseudocamellia	Japanese Stewartia	Tree	15m	6m	B&B	Y	
41		Olearia x haastii	Daisy Bush	Shrub	1.5m	1.5m	#1	Y	
57		Nepeta cataria	Catmint	Perennial	0.5m	1m	#1	Y	

NOTES:
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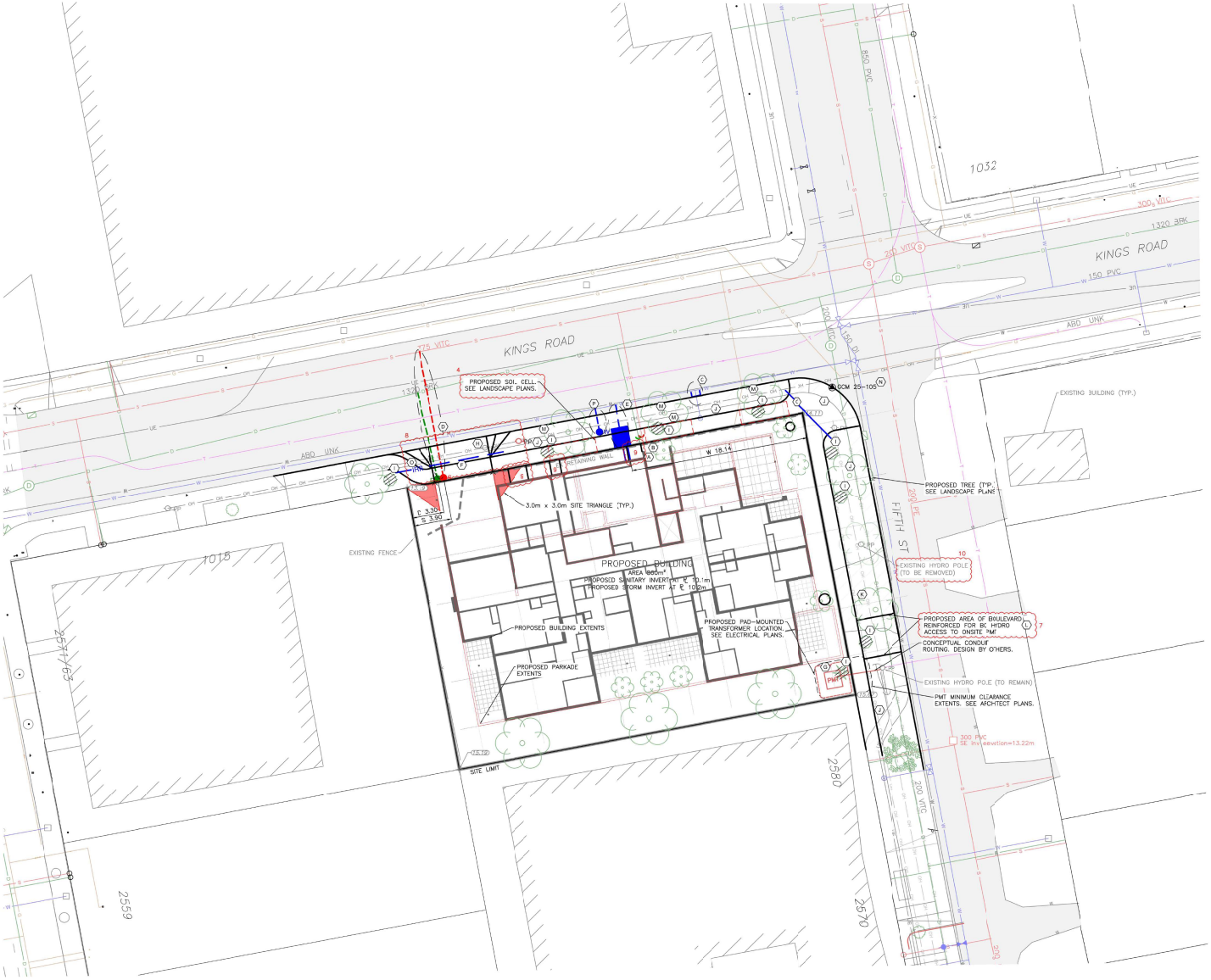
Scale: 1:100

L4 Rooftop Planting Plan

DATE: August 2021



PLAN – ROAD A
H 1:200

SHEET NOTES:

1 (A) CONTRACTOR TO CAP AND ABANDON EXISTING DRAIN SERVICE AT PROPERTY LINE.

2 (B) CONTRACTOR TO CAP AND ABANDON EXISTING SEWER SERVICE AT PROPERTY LINE.

(C) CITY OF VICTORIA TO CAP EXISTING WATER SERVICE AT DEVELOPER EXPENSE.

(D) CITY OF VICTORIA CREWS TO INSTALL DRAIN AND SANITARY SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBERS AT DEVELOPERS EXPENSE. SIZES TO BE CONFIRMED DURING BUILDING PERMIT.

(E) CITY OF VICTORIA TO INSTALL WATER SERVICE TO PROPERTY LINE COMPLETE WITH METER AT DEVELOPERS EXPENSE. SIZES TO BE CONFIRMED DURING BUILDING PERMIT.

(F) CONTRACTOR TO INSTALL NEW 6.0m WIDE DRIVEWAY TO CITY OF VICTORIA STANDARDS.

(G) PROPOSED BC HYDRO TRANSFORMER LOCATION. BC HYDRO TO CONFIRM SERVICING DESIGN DURING BUILDING PERMIT.

(H) EXISTING UTILITY POLE TO BE RELOCATED. DESIGN BY OTHERS DURING BUILDING PERMIT.

(I) EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE PLANS.

3 (J) CONTRACTOR TO REMOVE EXISTING SIDEWALK AND INSTALL SEPARATED 1.5m WIDE SIDEWALK ON PROPERTY LINE, CONNECTING TO EXISTING SIDEWALK ON ADJACENT PROPERTY TO THE SOUTH.

(K) CONTRACTOR TO REMOVE EXISTING DRIVEWAY AND REINSTATE BOULEVARD.

(L) PROPOSED CURB AND BOULEVARD TO BE DESIGNED TO FACILITATE BC HYDRO ACCESS TO PMT. DETAILED DESIGN TO BE DURING BUILDING PERMIT.

4 (M) SOIL CELLS TO BE INSTALLED IN BOULEVARD AND SIDEWALK AS PER CITY OF VICTORIA STANDARDS. SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.

5 (N) CONTRACTOR TO PROTECT AND RETAIN EXISTING MONUMENT. IF MONUMENT IS DISTURBED OR DESTROYED, CITY OF VICTORIA SURVEY SECTION TO ADMINISTER THE REESTABLISHMENT OF THE MONUMENT AT THE DEVELOPERS EXPENSE.

6 (O) CONTRACTOR TO INSTALL IRRIGATION SLEEVES.

11 (P) CITY OF VICTORIA TO INSTALL 25 mm SERVICE AND METER WITH A DOUBLE CHECK VALVE FOR IRRIGATION ONLY AT THE DEVELOPERS EXPENSE.

KEY PLAN
NTS

LEGAL DESCRIPTION: LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 30761

BENCHMARK: MONUMENT GCM 25-105
ELEV. 14.13m

1025 KINGS STREET PRELIMINARY SITE SERVICING PLAN

Scale horiz. 1:200
Sheet 1 of 1
Eng. Project No. 32738

R. TUCK #29072 PROFESSIONAL ENGINEER BRITISH COLUMBIA
2021-08-06

JEA J E ANDERSON & ASSOCIATES
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VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
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1:200 0 4 12m

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V:_Projects\32738 – Aryze –'025 Kings – Engineering\07 – Engineering\02 – Drawings & Sketches (Eng)\32738 Design.dwg Plot Date: August 6, 2021