

FACTORY BLOCK

CIVIC ADDRESS :
480 + 492 ESQUIMALT RD. VICTORIA, BC. V9A 3L1


LEGAL ADDRESS :
LOTS 3,4 + 6, PLAN 9705 and LOT B, PLAN 21975, SECTION 31, ESQUIMALT DISTRICT

REZONING AND DEVELOPMENT PERMIT RE-SUBMISSION
MAY 27th, 2022

DRAWING LIST

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Revisions

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PROJECT INFORMATION SHEET		
CIVIC ADDRESS	480 + 492 ESQUIMALT ROAD, VICTORIA, BC, V9A 3L1	
LEGAL ADDRESS	LOTS 3 & 4, PLAN 9705 and LOT B, PLAN 21975. ALL OF SECTION 31 ESQUIMALT DISTRICT	
SITE INFORMATION	PERMITTED / REQUIRED	PROPOSED
ZONING	M-1 ZONE, LIMITED LIGHT INDUSTRIAL DISTRICT	NEW ZONE
USE	LIGHT INDUSTRIAL HIGH TECH WORK-LIVE SERVICE-COMMERCIAL LIMITED RETAIL	MULTIPLE DWELLING CAFÉ / RESTAURANT RETAIL OFFICE LIGHT INDUSTRIAL
PROPERTY AREA (sq.m)	2,197.82	
NET DEVELOPABLE AREA (sq.m) AFTER SRW	2,063.64	
TOTAL FLOOR AREA (sq.m)	6,593.46	6,593.46
FLOOR SPACE RATIO	3.00	3.00
COMMERCIAL FLOOR AREA - GROSS (sq.m)		1,204.58
COMMERCIAL FSR	1.4 MAX	0.55
RETAIL SPECIFIC FSR		0.08
MEZZANINE AREA (sq.m)	28.50%	27.4%
RESIDENTIAL FLOOR AREA - GROSS (sq.m)		5,388.88
SITE COVERAGE (%)		66.0%
OPEN SITE SPACE (%)		34.0%
BUILDING HEIGHT (AV. GRADE TO TOP OF ROOF)	20m MAX (OCP) 15m MAX (ZONING) 4m MAX (within 7.5m of RES ZONING)	20.24m
BUILDING HEIGHT (AV. GRADE TO TOP OF MECH ROOF) *DOES NOT INCLUDE ELEV. OVERRUN		23.14m
NUMBER OF STOREYS (PER BCBC)	6	6
PARKING STALLS (NUMBER) ON SITE	121	63
BICYCLE PARKING NUMBER (CLASS 1 AND CLASS 2)	CLASS 1 - 104 / CLASS 2 - 20	CLASS 1 - 135 / CLASS 2 - 24
BUILDING SETBACKS (m)		
NORTH YARD (M-1 ADJACENCY)	No Required Setback	7.04-7.27 at L1, 9.39-9.62m above L2
NORTH YARD (R3-2 ADJACENCY)	3m at Residential Properties	0.12-.66m at L1, 3.0-3.92m above L2
SOUTH YARD	No Required Setback	3.22-4.0m at L1, 1.14-3.83m above L2
WEST YARD	No Required Setback	4.82m at L1, 3.78m above L2
EAST YARD	No Required Setback	5.38m at L1, 4.01m above L2
STREET CORNER (up to 3m)	3m Diagonal at Street Corner	8m x 8m Diagonal
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS		85
MINIMUM UNIT FLOOR AREA (sq-m)		30.82sm / 330 sf

PARKING CALCULATION				
RESIDENTIAL PARKING			CURRENT	
Unit Sizes	Number of Units	Parking Factor	Stalls Required	Provided
Less than 45m²	35	0.75	26.3	
BTW 45m² & 70m²	20	0.9	18.0	
Greater then 70m²	30	1.3	39.0	
Total Residential	85		84	43
Visitor Stalls	85	0.1	9	4
Total			93	47
COMMERCIAL PARKING				
Unit Type	Unit Area	Parking Factor	(sm)	Stalls Required
UNIT 01 - Level 01 Indoor - Café	207.0	1	20	10.4
UNIT 01 - Level 01 Outdoor - Café	45.8	1	20	2.3
UNIT 01 - Mezzanine - Cowork	78.6	1	50	1.6
Total Unit 01				14.2
UNIT 02 - Level 01 - Office	281.5	1	50	5.6
UNIT 02 - Mezzanine - Office	85.0		50	1.7
Total Unit 02				7.3
UNIT 03 - Level 01 South - Retail	169.0	1	37.5	4.5
UNIT 03 - Level 01 North - Manufacturing	164.3	1	140	1.2
UNIT 03 - Mezzanine - Office	87.6	1	50	1.8
Total Unit 03				7.4
Total Commercial Stalls				29
				15*
				* Shared Commercial / Visitor Stalls
Dedicated Car Share Stall (3m x 5.5m)				1
Total Spaces Required				121
			Difference :	63
				58
				52% of Required
COMMERCIAL LOADING				
Off Street Loading (4m x 9m)			1	1

BUILDING CODE SUMMARY		
REFERENCE CODE	BCBC 2018 PART 3	
CLASSIFICATION	3.2.2.50 GROUP C, UP TO 6 STOREYS, SPRINKLERED 3.2.2.58 GROUP D, UP TO 6 STOREYS, SPRINKLERED 3.2.2.15 STOREYS BELOW GROUND	
NUMBER OF STREETS	FACING TWO STREETS	
SPRINKLERED	YES	
EMERGENCY POWER	YES	
FLOOR ASSEMBLY FIRE RATING	1 HR (2 HR PARKING)	
MEZZANINE FIRE RATING	1HR	
ROOF FIRE RATING	1HR	
	PERMITTED	PROPOSED
CONSTRUCTION	NONCOMBUSTIBLE CONS. COMBUSTIBLE CONSTRUCTION	NC CONS. P2-L2 C CONS. L2-ROOF
BUILDING AREA	1,500 sm	1,447.16 sm
BUILDING HEIGHT	6 STOREYS	6 STOREYS (Above Grade) 2 STOREYS (Below Grade)
OCCUPANCY	C - RESIDENTIAL A-2 - ASSEMBLY E - RETAIL D - OFFICE F-3 - PARKING	C - RESIDENTIAL A-2 - ASSEMBLY E - RETAIL D - OFFICE F-3 - PARKING

RESIDENTIAL BIKE STALL REQUIREMENTS				
		Long Term		Short Term
Size of units	# of Units	Bike Stall Factor	Required	Required
Units Below 45m²	35	1	35	
Units Above 45m²	50	1.25	63	
Short Term - 6 per building or	85	0.1		9
Total Required Residential Stalls			98	9
Total Provided Residential Stalls			123	12
		Required	Provided	
Minimum ground mounted horizontal stalls (1/3 of required)		33	54	
Minimum Oversize cargo stalls (10% of required)		10	10	

COMMERCIAL BIKE STALL REQUIREMENTS					
		Long Term		Short Term	
Unit Type	Unit Area	Bike Stall Factor	(sm)	Required	(sm) Required
UNIT 01 - Level 01 Indoor - Café	207.0	1	400	0.5	100
UNIT 01 - Level 01 Outdoor - Café	45.8	1	400	0.1	100
UNIT 01 - Mezzanine - Cowork	78.6	1	150	0.5	400
Total Unit 01				1.2	8.4
UNIT 02 - Level 01 - Office	281.5	1	150	1.9	400
UNIT 02 - Mezzanine - Office	85.0		150	0.6	400
Total Unit 02				2.4	0.8
UNIT 03 - Level 01 South - Retail	169.0	1	200	0.8	200
UNIT 03 - Level 01 North - Manufacturing	164.3	1	1200	0.1	6 space min
UNIT 03 - Mezzanine - Office	87.6	1	150	0.6	400
Total Unit 03				1.6	1.4
Total Required Commercial Stalls				6	11
Total Provided Commercial Stalls				12	12

FACTORY BLOCK FSR AREAS			
	FLOOR AREA (sm)	FLOOR AREA (sf)	FSR
COMM CIRC. / GARBAGE	116.04	1,249	
COMM - EOT FACILITIES	15.68	169	
COMMERICAL 01 - CAFE	285.58	3,074	
COMMERICAL 02 - OFFICE	366.41	3,944	
COMMERICAL 03 - RETAIL	169.01	1,819	
COMM. 03 - MANUFACTURING / OFFICE	251.86	2,711	
COMMERICAL SUBTOTAL	1,204.58	12,966	0.55
RES CIRCULATION A	411.8	4,433	
RES LOBBY A	27.94	301	
RES M/E A	38.95	419	
RES UNITS A	2,084.71	22,440	
RES BLDG A SUBTOTAL	2,563.40	27,592	1.17
RES CIRCULATION B	428.72	4,615	
RES LOBBY B	28.7	309	
RES M/E B	55.55	598	
RES UNITS B	2,312.51	24,892	
RES BLDG B SUBTOTAL	2,825.48	30,413	1.29
RESIDENTIAL SUBTOTAL	5,388.88	58,005	2.45
BUILDING TOTAL	6,593.46	70,971	3.00
SITE AREA	2,197.82	23,657	

*FSR AREAS DO NOT INCLUDE ELEVATOR SHAFTS, BICYCLE STORAGE ROOMS, OR ANY AREA BELOW LEVEL 1. AREAS ARE CALCULATED TO INSIDE FACE OF EXTERIOR WALLS.

RESIDENTIAL UNIT BREAKDOWN			
TYPE	SIZE RANGE (sf)	QUANTITY	PERCENTAGE
STUDIO	330-370	25	29.4%
1 BEDROOM	480-540	30	35.3%
2 BEDROOM	780-870	30	35.3%
TOTAL		85	

OUTDOOR AMENITY		
TYPE	AREA m²	AREA ft²
RESIDENTIAL AMENITY (L6)	485.0	5,220
PUBLIC AMENITY (L1)	634.16	6,826
COMM. AMENITY (L1-MEZZ)	56.52	608
COMMERCIAL AMENITY (L2)	132.4	1,425
TOTAL		14,080

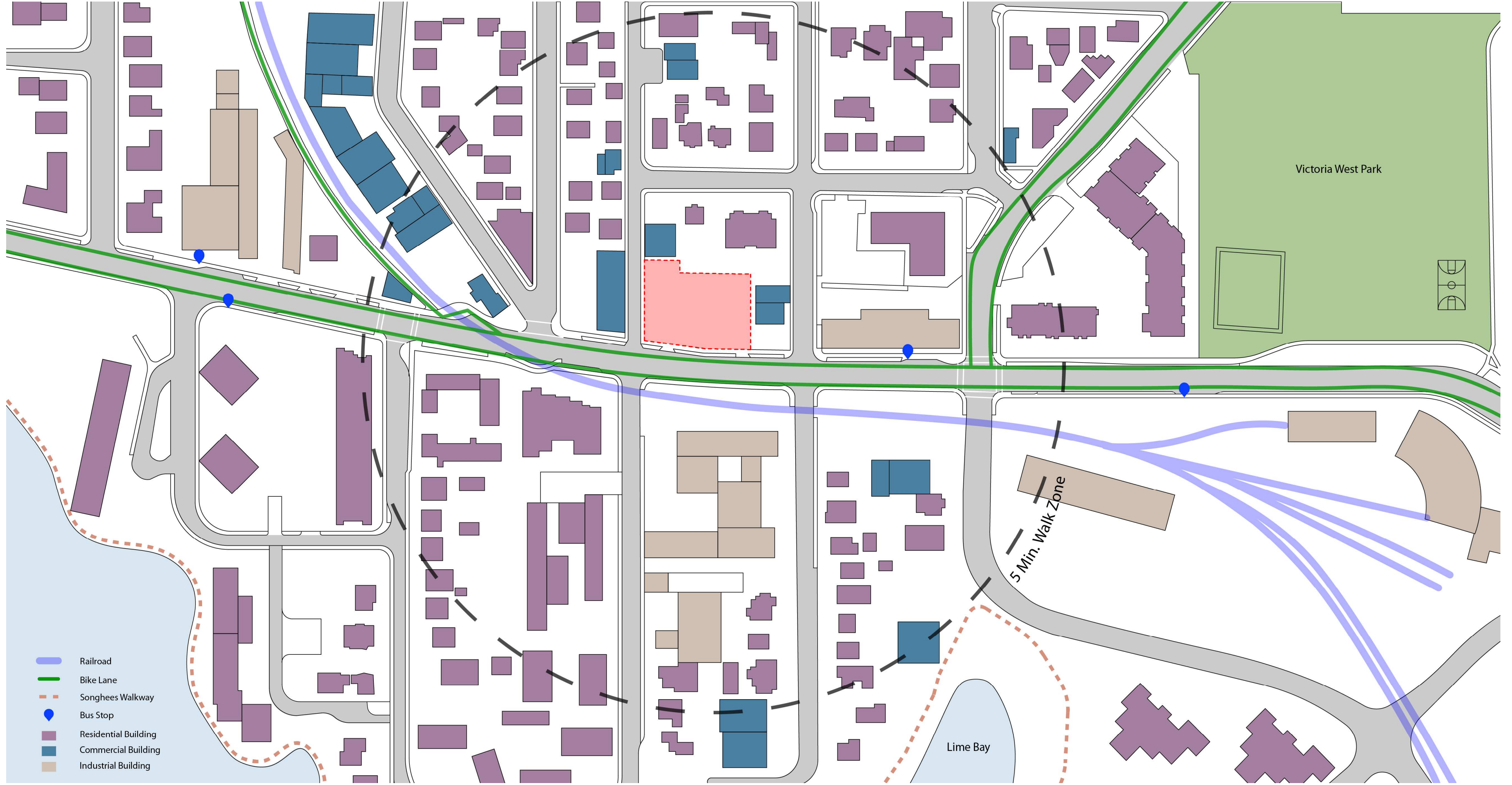
FLOORPLATE SIZES		
TYPE	AREA m²	AREA ft²
RESIDENTIAL A (RENTABLE)	454.0	4,887
RESIDENTIAL A (M/E/CIRC)	76.0	818
TOTAL RES. A	530.0	5,705
RESIDENTIAL B (RENTABLE)	503.0	5,414
RESIDENTIAL B (M/E/CIRC)	76.0	818
TOTAL RES. B	579.0	6,232

STORAGE LOCKERS			
LOCATION	# OF RES UNITS	# OF LOCKERS	PERCENTAGE
P2	85	52	61.2%

GARBAGE + RECYCLING ROOMS		
	LOCATION	AREA ft²
COMMERCIAL	LEVEL 1	405
RESIDENTIAL	LEVEL P1	400

AREAS BY LEVEL	
LEVEL	FLOOR AREA (sm)
LEVEL 1	1,115.96
LEVEL 1 MEZZANINE	305.96
LEVEL 2	1,018.17
LEVEL 3	1,018.17
LEVEL 4	1,018.17
LEVEL 5	1,018.17
LEVEL 6	1,018.17
ROOF LEVEL	80.69
COMMERICAL SUBTOTAL	6,593.46

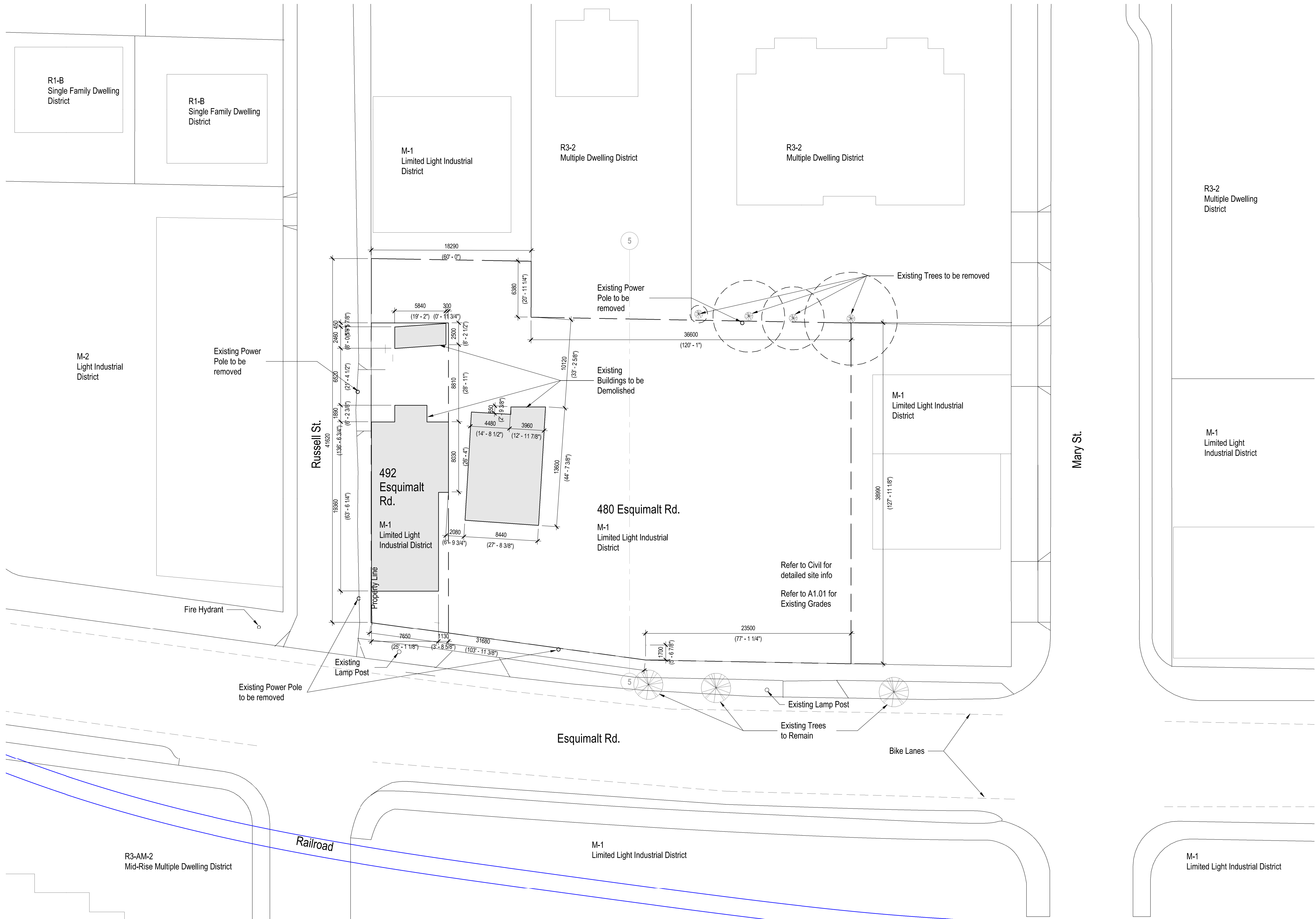
*AREAS INCLUDE MEZZANINE STAIRS
** MEZZANINE AREA = 27.4% OF L1 AREA

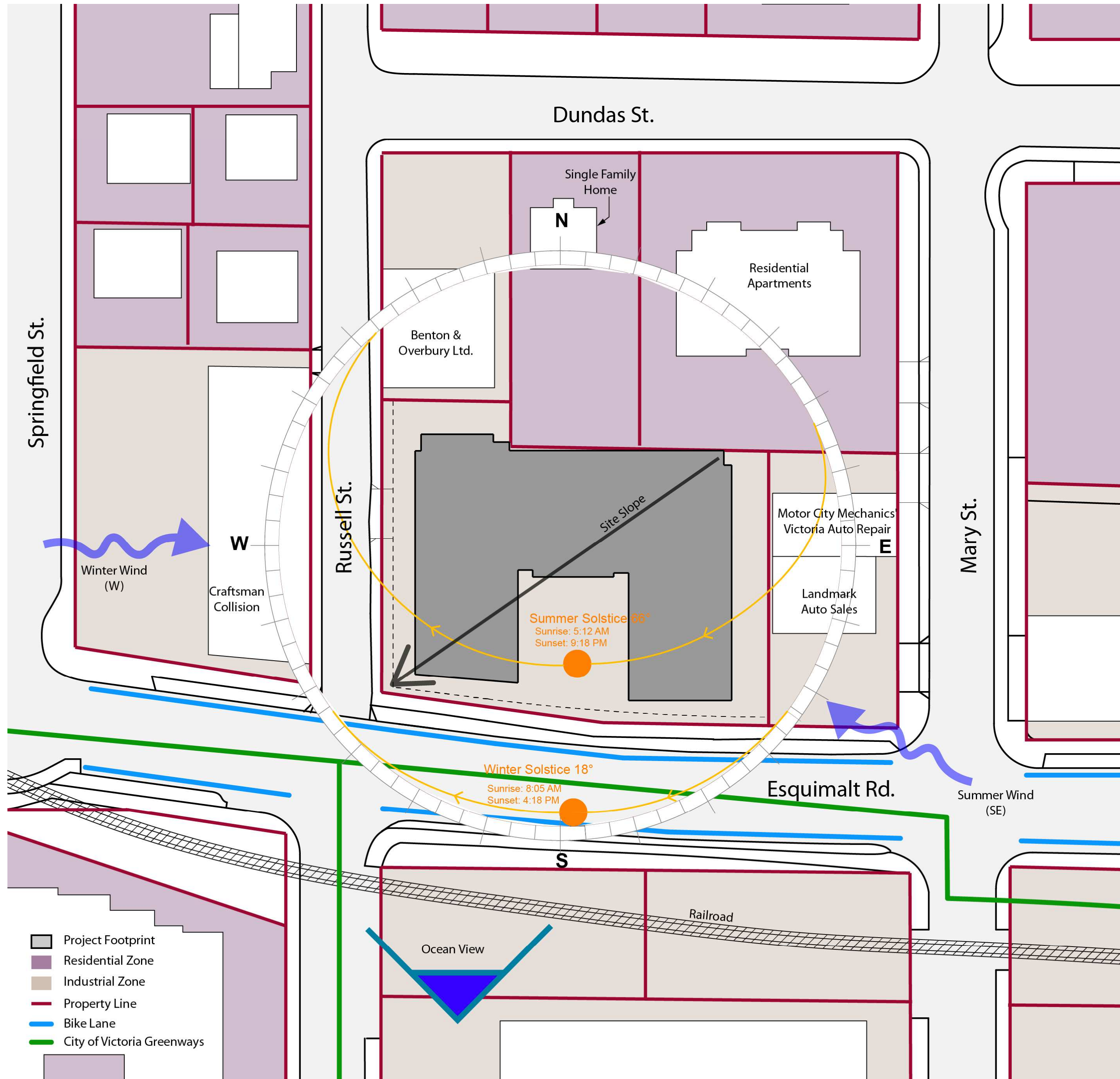


Aerial View of Site

View from North of Russell St.

View from East of Esquimalt Rd.





Site Analysis Diagram

Project Overview

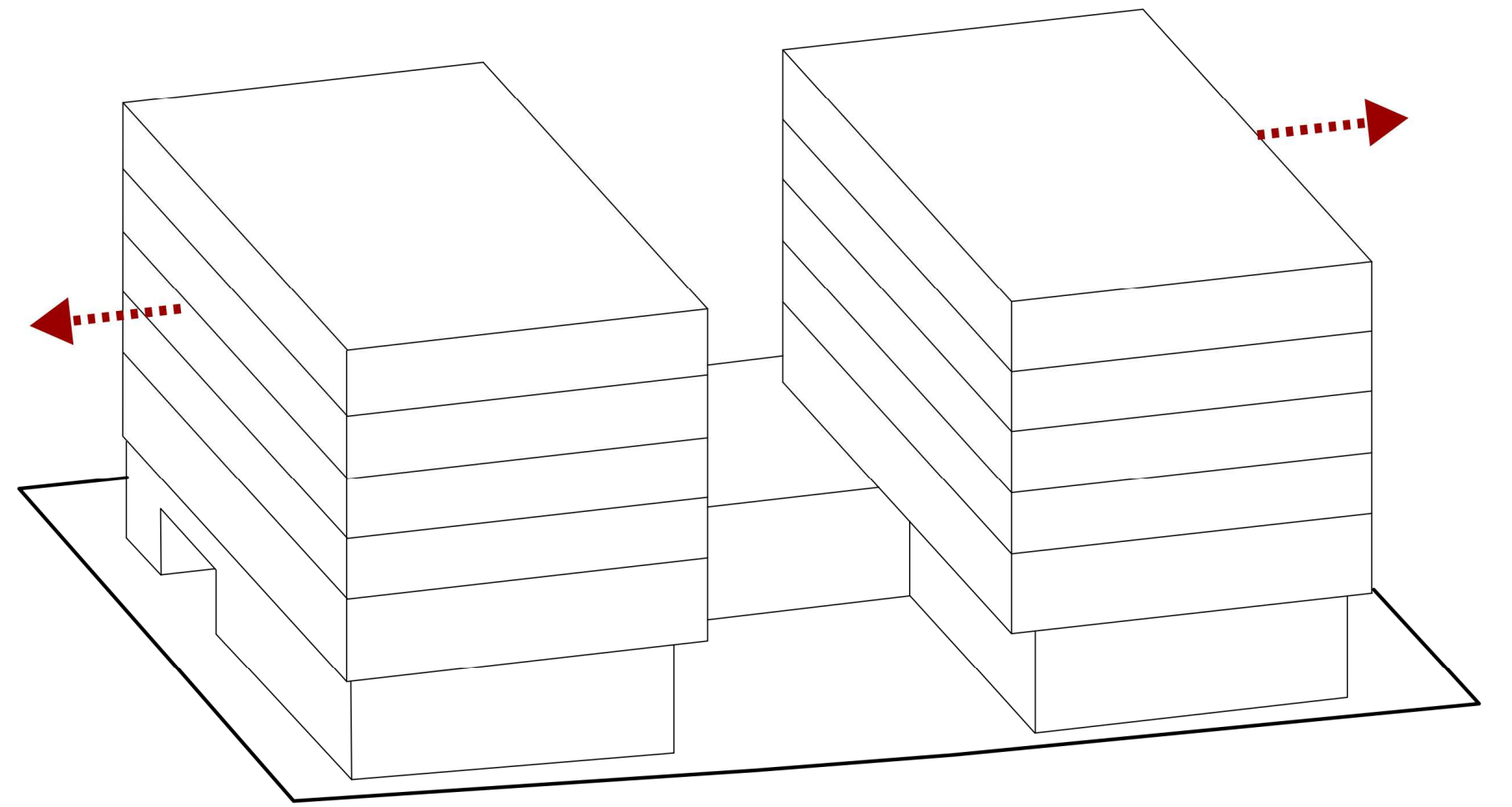
Factory Block is a 6-storey, mixed use building nestled between a residential neighbourhood to the North, light industrial neighbours to the East and West, and a mix of both to the South. The project is a short walk away from the Songhees waterfront walking trail and the harbour and has ocean views to the South from a few floors up. The site is located along a greenway, bike lane and transit route, making it easy to commute into downtown Victoria and an ideal location for rental housing. The site has a 3m slope from the NE to the SW corners, which reduces the appearance of the overall building height from the adjacent neighbourhood.

The site is currently zoned as M-1 light industrial, and we will be seeking zoning to allow residential and commercial mixed-use. The ground floor will include cafe, office and retail uses with a generous landscaped courtyard facing Esquimalt road, that knits all of the uses together. Two 5-storey rental residential buildings with a total of 85 units, sit above the commercial spaces. An underground parkade pushes 1.5 storeys below grade and is accessed off of Russell street. The project seeks to find opportunities to integrate pockets of landscaping to provide areas for public and private outdoor use.

Massing Split

The parti diagram shows a mass split into two and pulled towards the East and West. This move was made in consideration of the neighbours to the North, increasing sunlight, maintaining views and breaking down the massing along Esquimalt Road. The mass to the West is set back from Russell street by 3.7m to allow a landscape buffer, and the mass to the East is held off from the neighbouring property line by 4m to increase light and landscaped area in between.

The resultant area in between the two masses presents an opportunity for shared outdoor spaces.

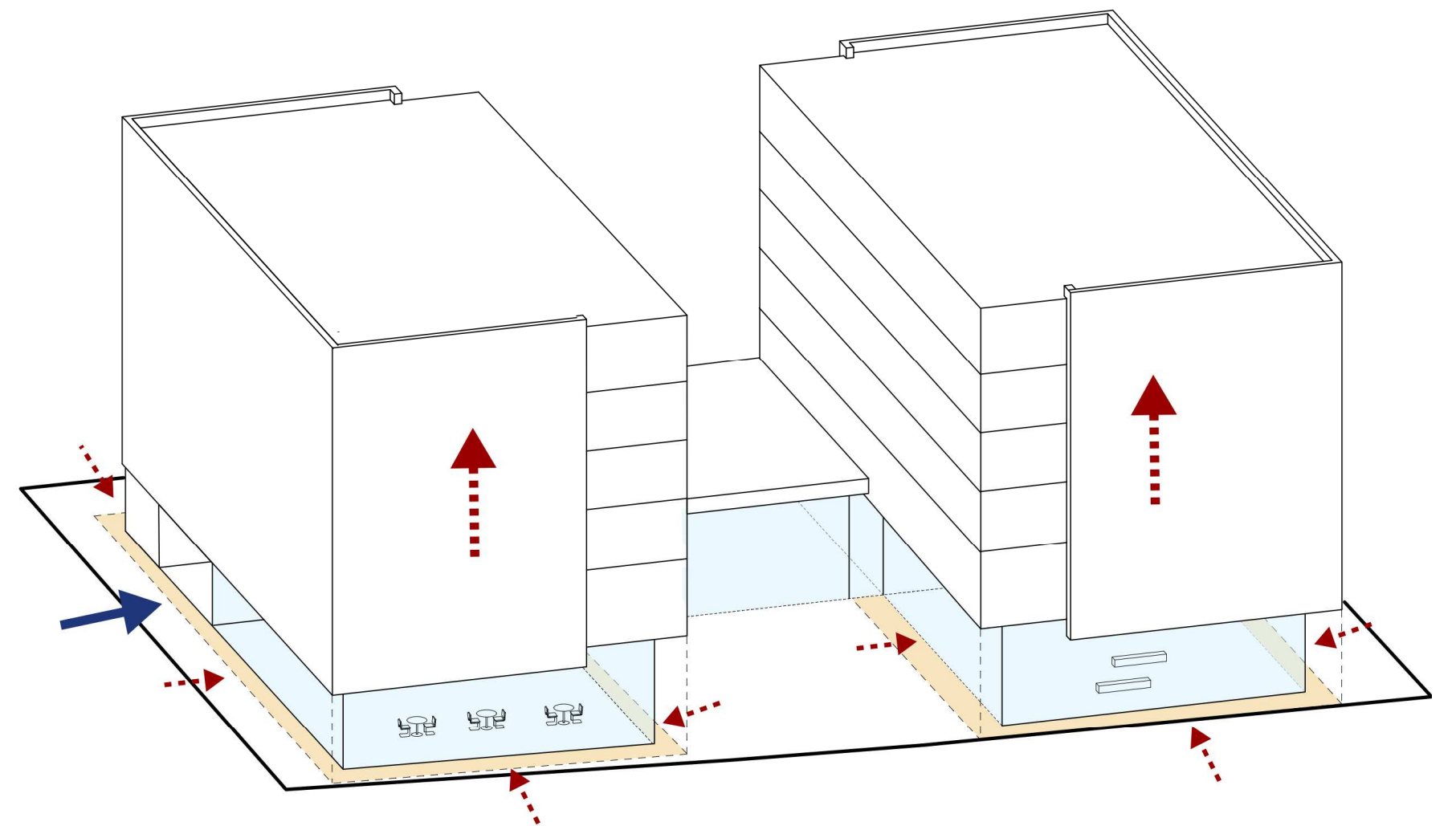


Activated Ground Plane

The two residential masses shift up and free up the ground floor for commercial uses which would both serve the residents above and the public. A variety of uses is planned for the site to maximize the activity generated within the courtyard.

The ceiling height at Level 1 is maximized in the commercial spaces to increase the amount of glazing, drawing natural light into the spaces and people in from the street. The commercial spaces are set in from the residential building above, providing a sense of entry for the businesses and maximizing the area of the courtyard.

The underground parkade access is located off of Russell street, allowing the building facade along Esquimalt road to maintain a strong street edge. Loading and services are tucked away from the main commercial activity and sheltered from view due to the site slope to the North.

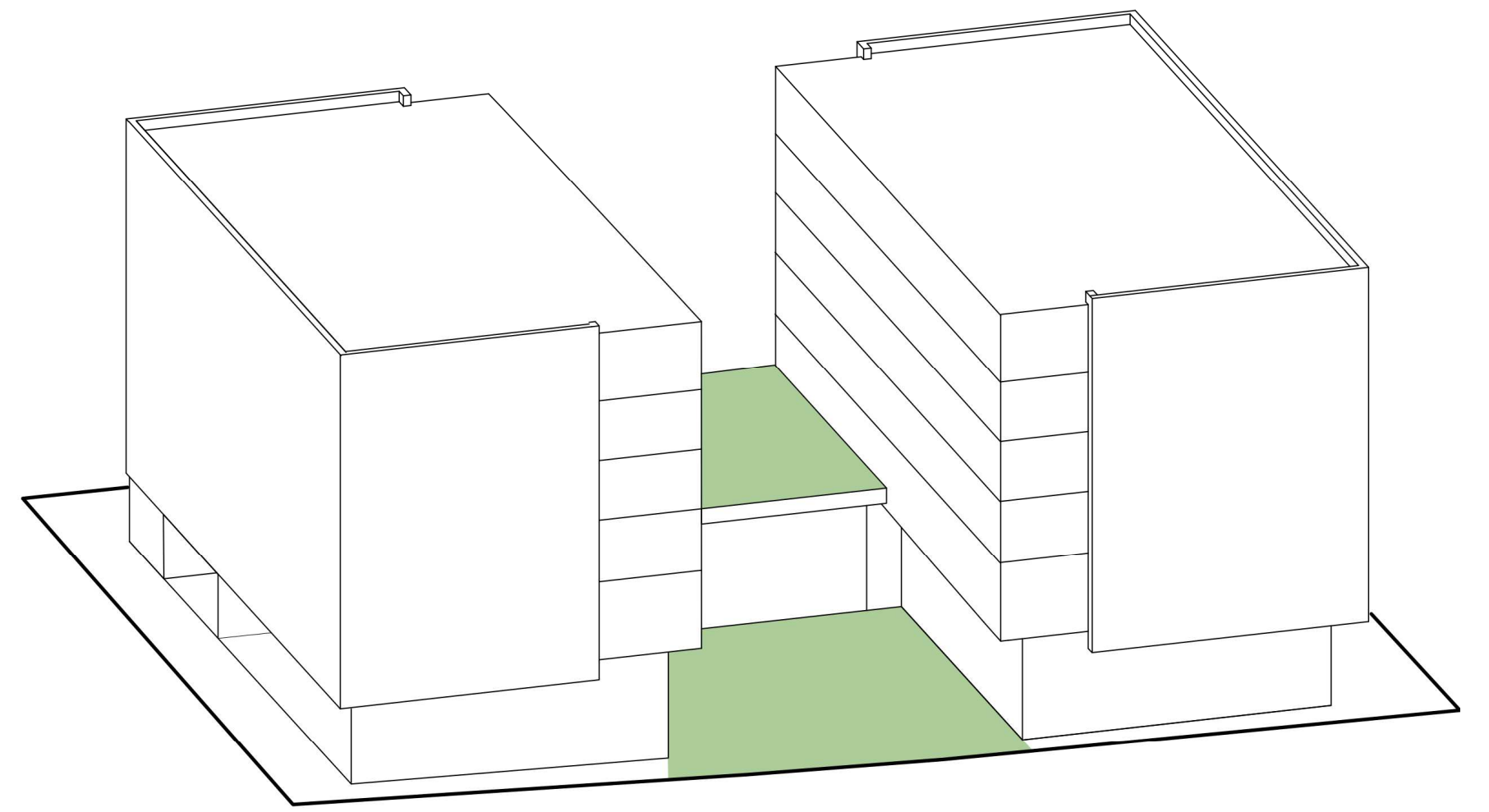


Outdoor Spaces

The public, centralized courtyard faces Esquimalt road, a major greenway, cycling route and transit route. This space acts as a place of respite while waiting for a bus, a coffee stop on your morning cycle, or a place to connect with neighbours or coworkers.

Concentrating the residential and commercial entrances in the courtyard ensures a high level of activity and crossover and provides 'eyes on the street' for all hours of the day, enhancing levels of safety and comfort.

The commercial tenant to the North has access to a private outdoor terrace at the mezzanine level, which subsequently draws light into the commercial space from the North. This tenant also has access to a private rooftop patio at Level 2, which simultaneously provides landscaped rooftop views for the residents above.

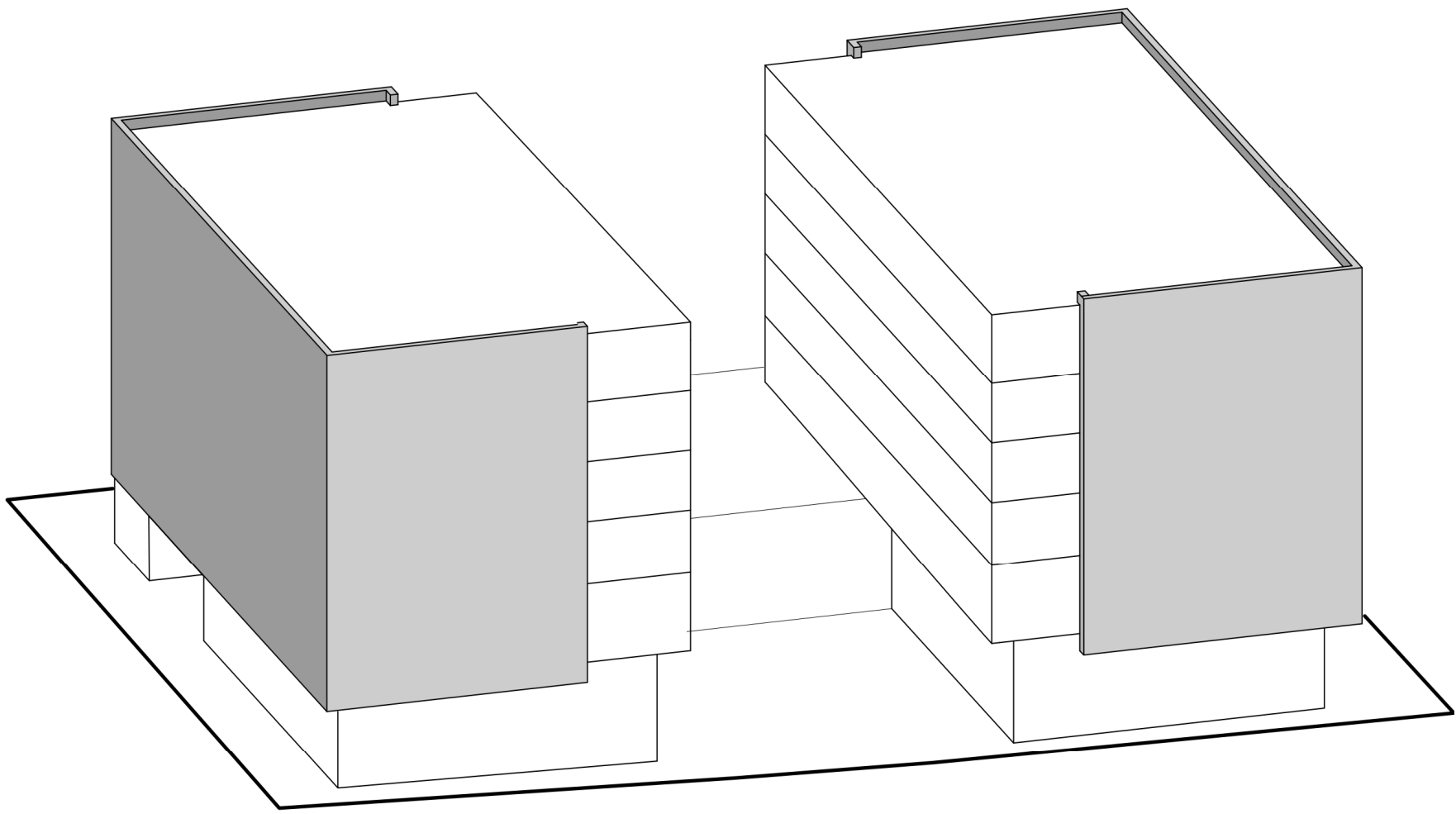


Core + Shell Facade

Dividing the mass creates two conditions - an inner core - which feeds off of the energy of the vibrant courtyard; and an outer shell - a calmer presence facing the quieter neighborhood.

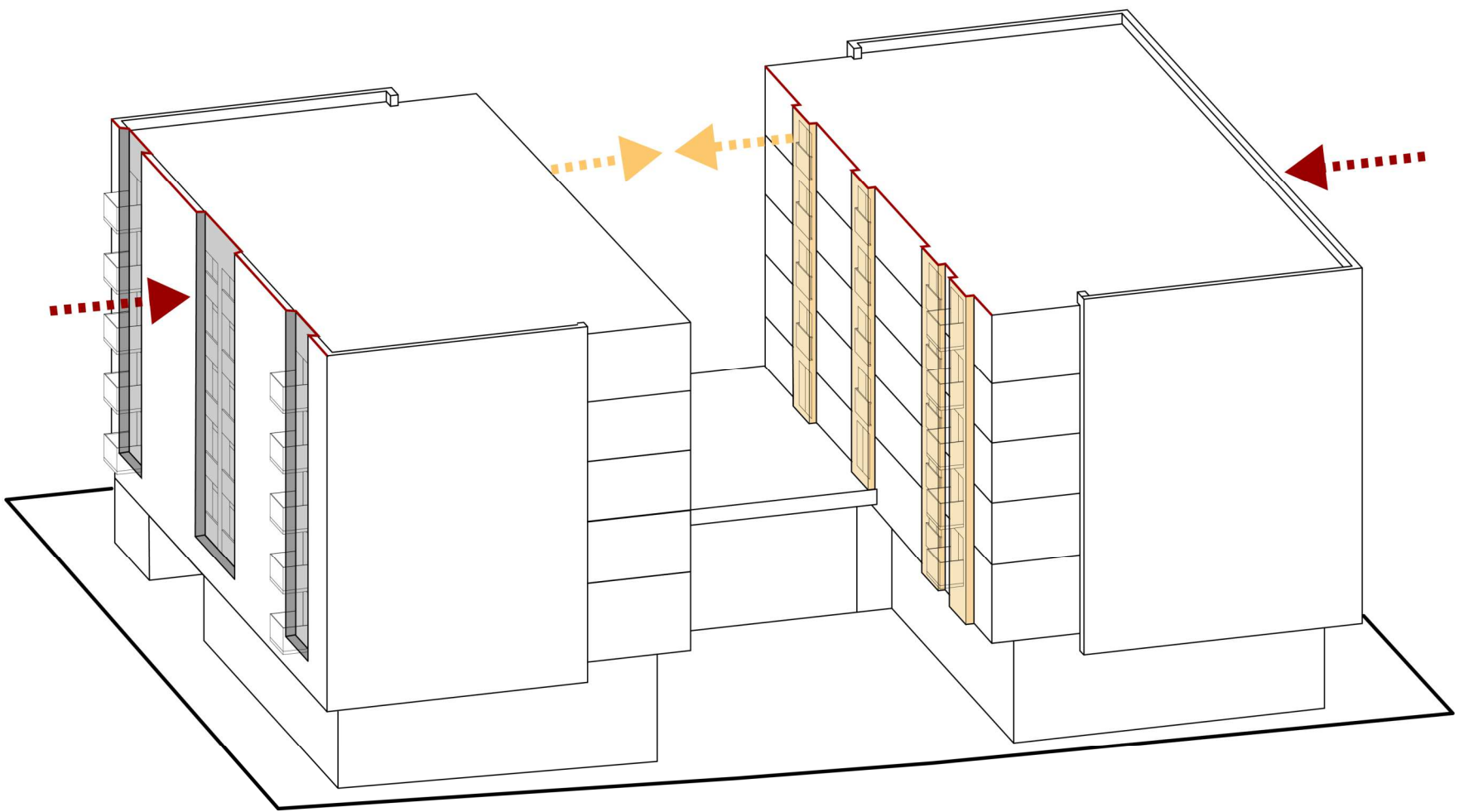
Studios and smaller units face the inner courtyard, building a sense of community between single occupants, and larger units are located on the quieter, outer edges of the building.

In keeping with the industrial nature of the neighborhood, the material palette uses a variety of metal cladding rainscreen systems. The duality of the building is reflected in the way that the light grey cladding wraps around the outer edge. The proportions of the wrapping outer shell help to break down the scale of the massing from Esquimalt road and from the North. The grey, profiled metal cladding brings a residential scale and attitude to the simple mass. The inner core is clad with white corrugated metal panels which offer a casual, raw aesthetic and add a playfulness to the facade as the shadows move across the building.



Connection to Outdoors

Balconies are accessed from each unit to maximize fresh air into the units. The 2 bedroom units are given full step-out balconies and other units are assigned Julietts. Along the outer shell, the balconies are set back slightly to provide increased privacy, the inner units have courtyard facing Julietts as though they're reaching towards the energy in the courtyard.



Glazing + Geometry

Simplicity in building form and glazing articulation is reflective of the warehouse and industrial nature of the neighborhood, and in line with the aesthetics of the residential low-rise buildings in the area.

The overall glazing ratio has been limited to 40% openings in the residential portions of the building, reducing heat gain and ensuring the building complies with the step 3 energy code requirements.

The window openings in the two facade conditions vary from monolithic linear punched openings on the outer shell, to a series of smaller openings on the inner facade - furthering the duality of two conditions.

At the ground level, screens have been introduced to mitigate solar heat gain along the south facade. The metal screens add another dimension to the industrial metal material palette and create interesting shadows within the spaces. Similar screens will be used on the Juliet balconies in the inner facing facade creating a unifying element between all levels.



Landscaped Amenities

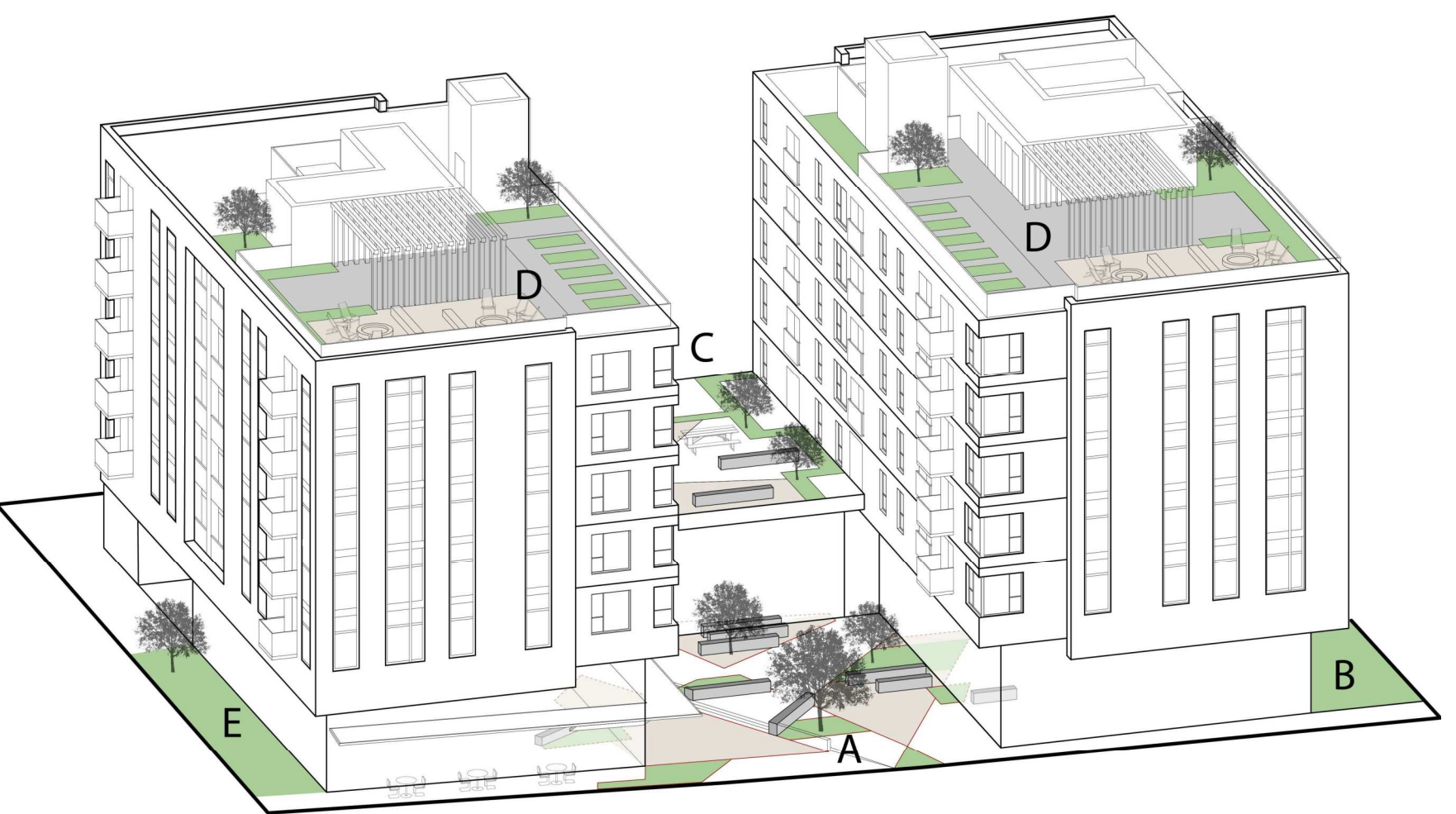
A - The landscaping in the public courtyard blurs the lines between indoor and outdoor by extending its paving and planting into the indoor commercial spaces. The courtyard acts as spill out space for the retail and commercial tenants. Centralized bicycle racks draw cyclists in from the main route, a canopy wrapping around the facade invites guests to occupy the outdoor space in any weather, and playful integration of lighting makes the space usable any time of day.

B - Along the East property line, the building has been set back to create a landscaped mews, providing a quiet place to step away from the busy street.

C - Along the northern edge, trees and planting provide a landscaped buffer for the properties to the North, softening the building facade. The rooftop of Level 2 offers private outdoor space to the tenant below.

D - At Level 6, residents can grow food in the communal garden plots, make dinner and enjoy the south facing ocean views with fellow neighbours from the landscaped, shared amenity rooftops.

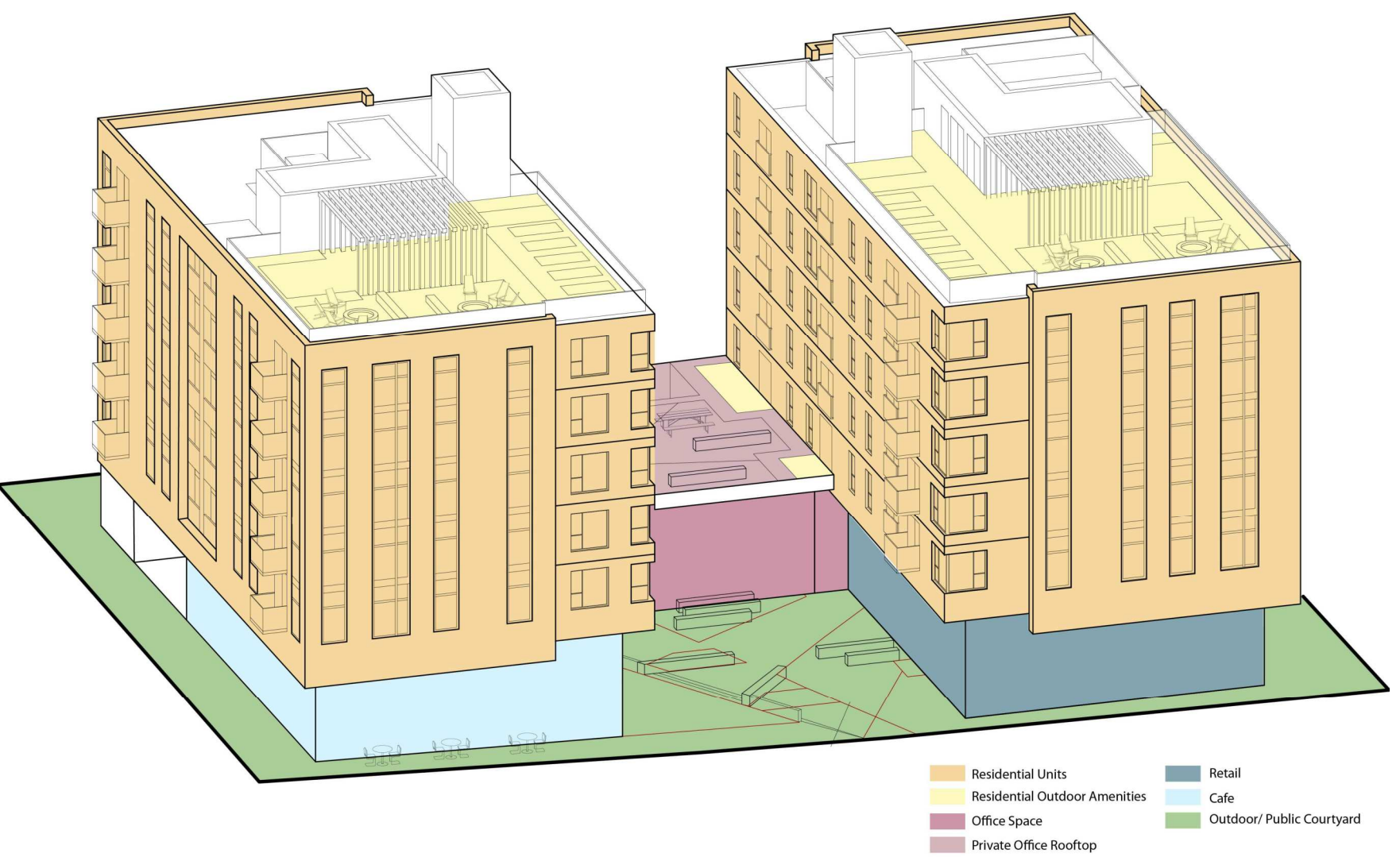
E - Along the West property line, the building has been set back to extend the cafe patio to provide further seating and bicycle parking.



Mixed-Use Programming

The mixed-use nature of the building provides opportunity for chance meetings, collaboration and creates an energy on the site that will draw people in and encourage them to stay.

Concentrating the residential and commercial entrances in the centralized courtyard ensures a high level of activity and crossover. A variety of outdoor landscaped areas and amenities provides options for the residents to stay within the boundaries of the site and encourages the neighbours to visit.

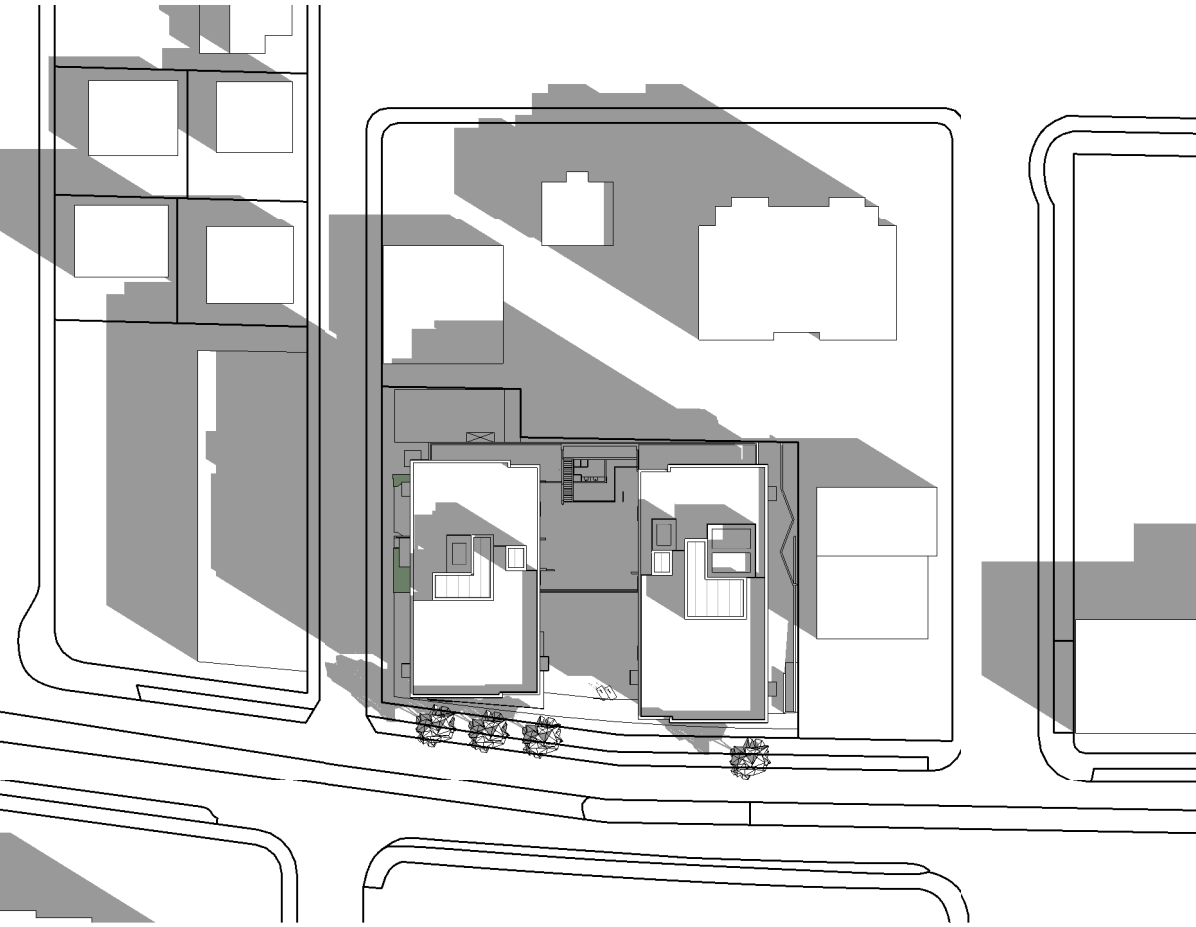


Green Building Indicators

- 1 - Reduced car parking on site, modo car share vehicle and increased short term and long-term bicycle parking
- 2 - Rooftop garden plots for communal food cultivation
- 3 - Heat recovery within the building using air source heat pumps
- 4 - Carefully designed envelope that targets a 40% window to wall ratio to meet step 3 of the building code
- 5 - Increased tree count on site, green vertical surfaces, and planted courtyard and rooftops surround the building

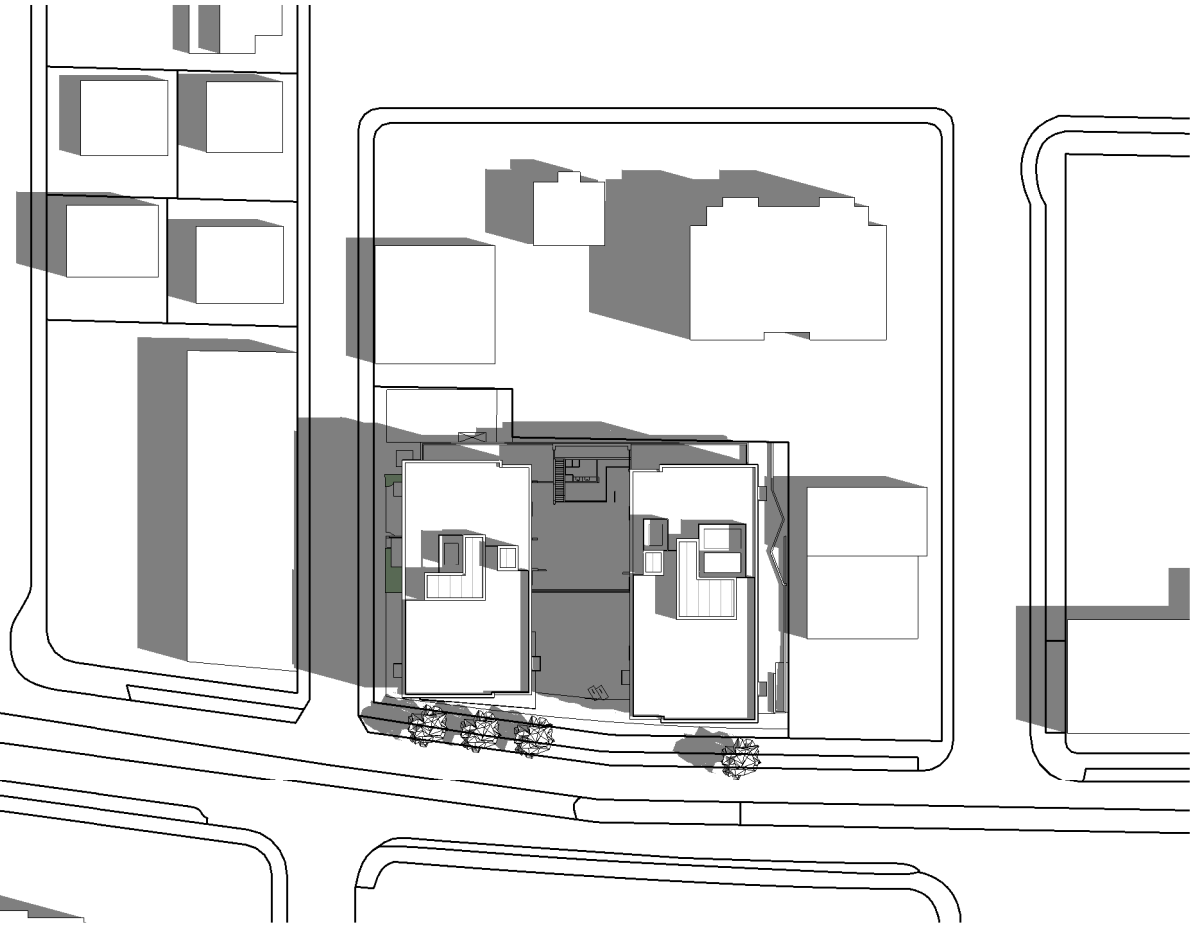


March 21



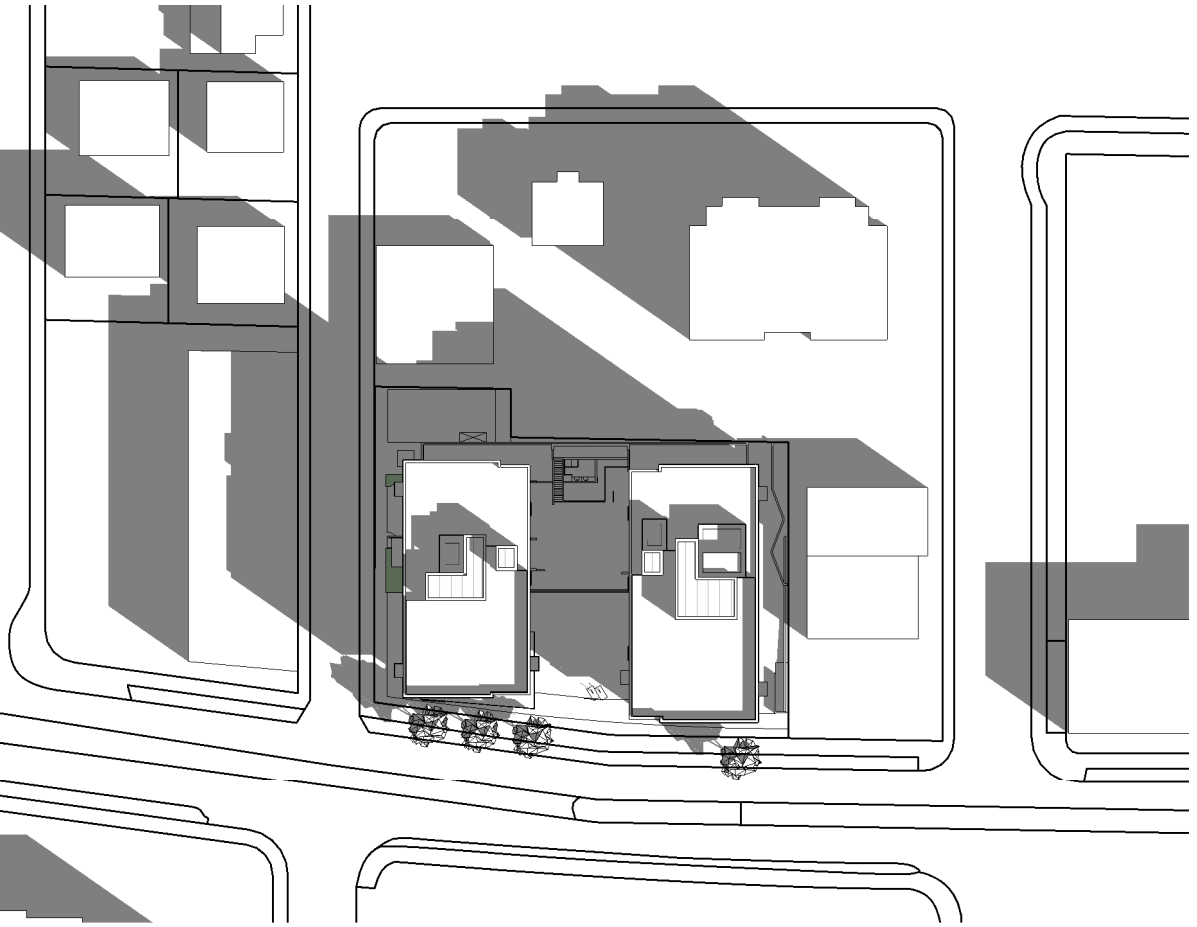
March - 9:00 AM

June 21



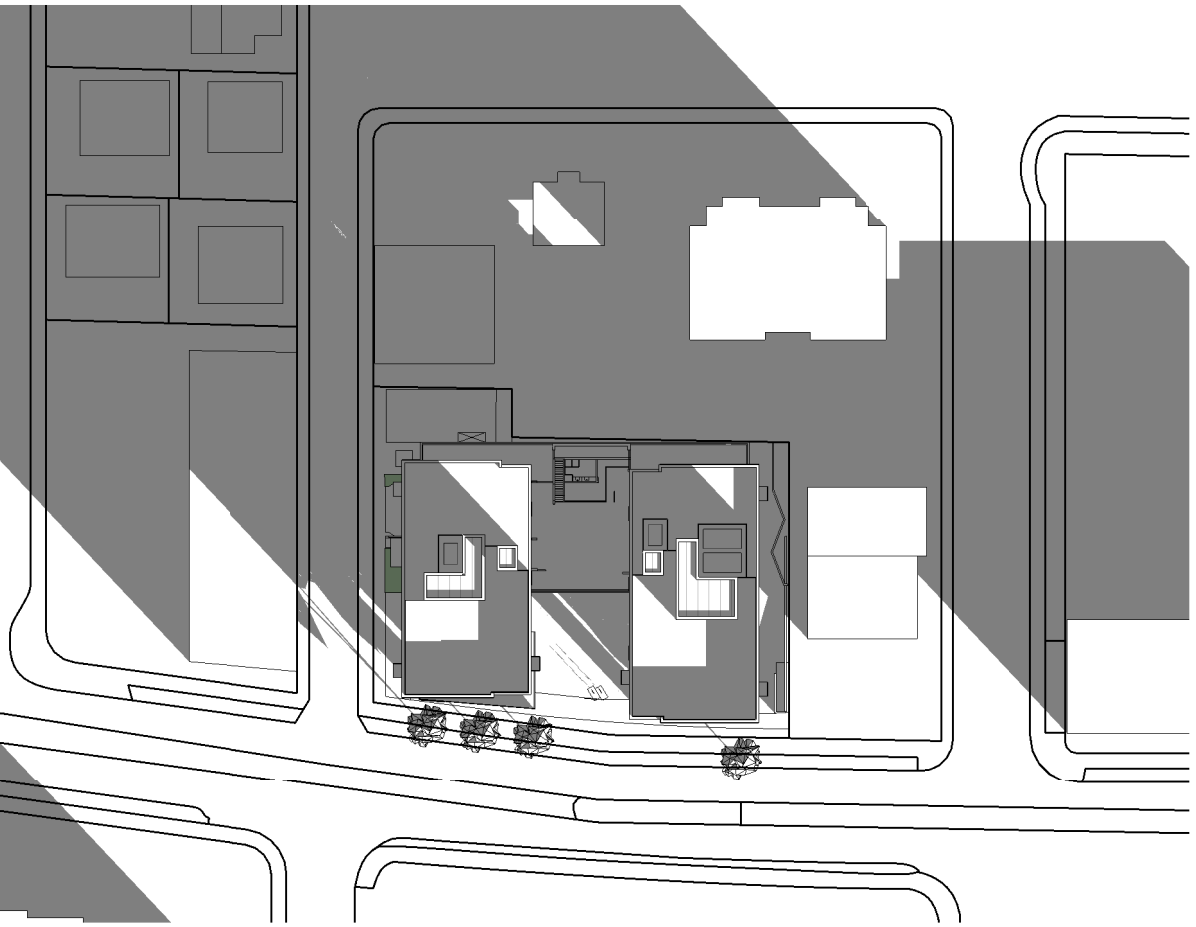
June - 9:00 AM

September 21

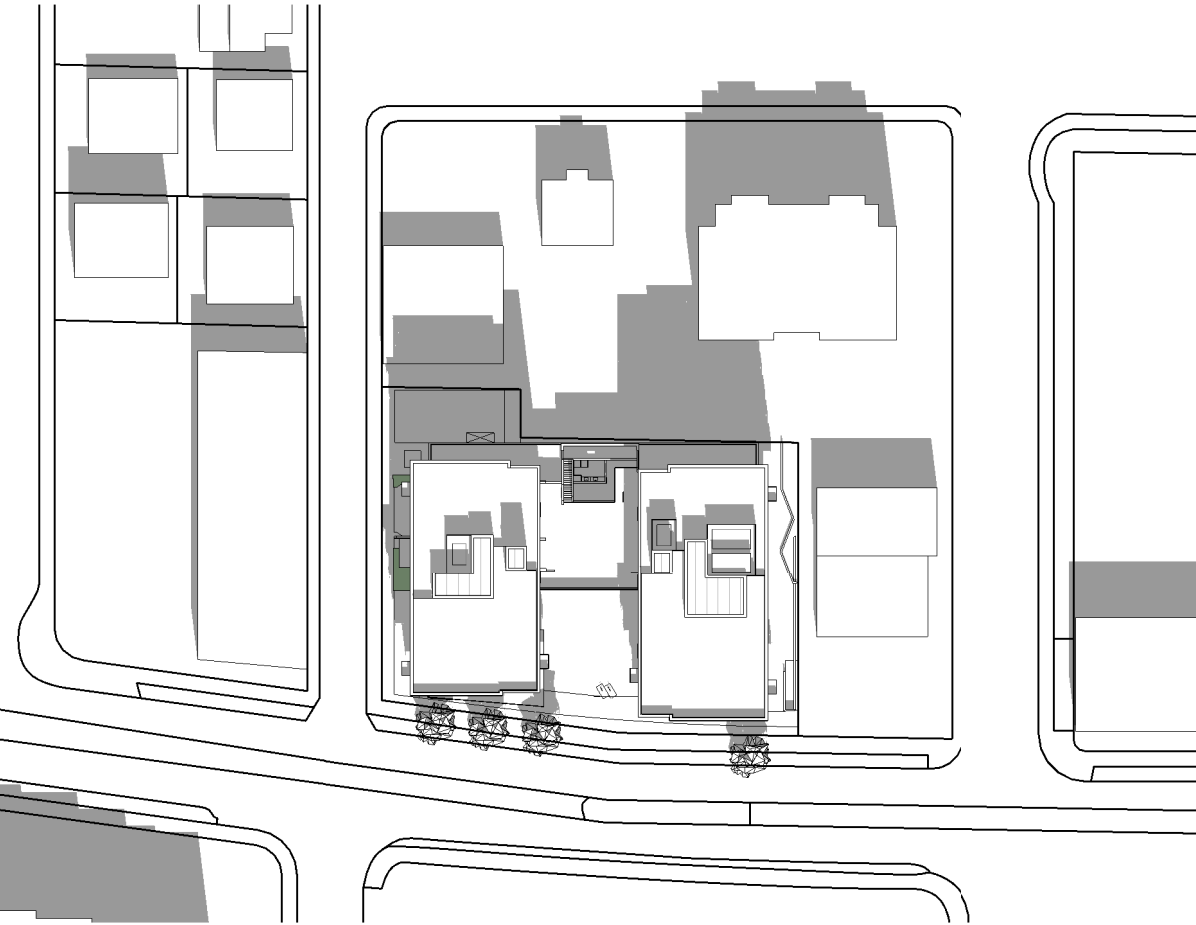


September - 9:00 AM

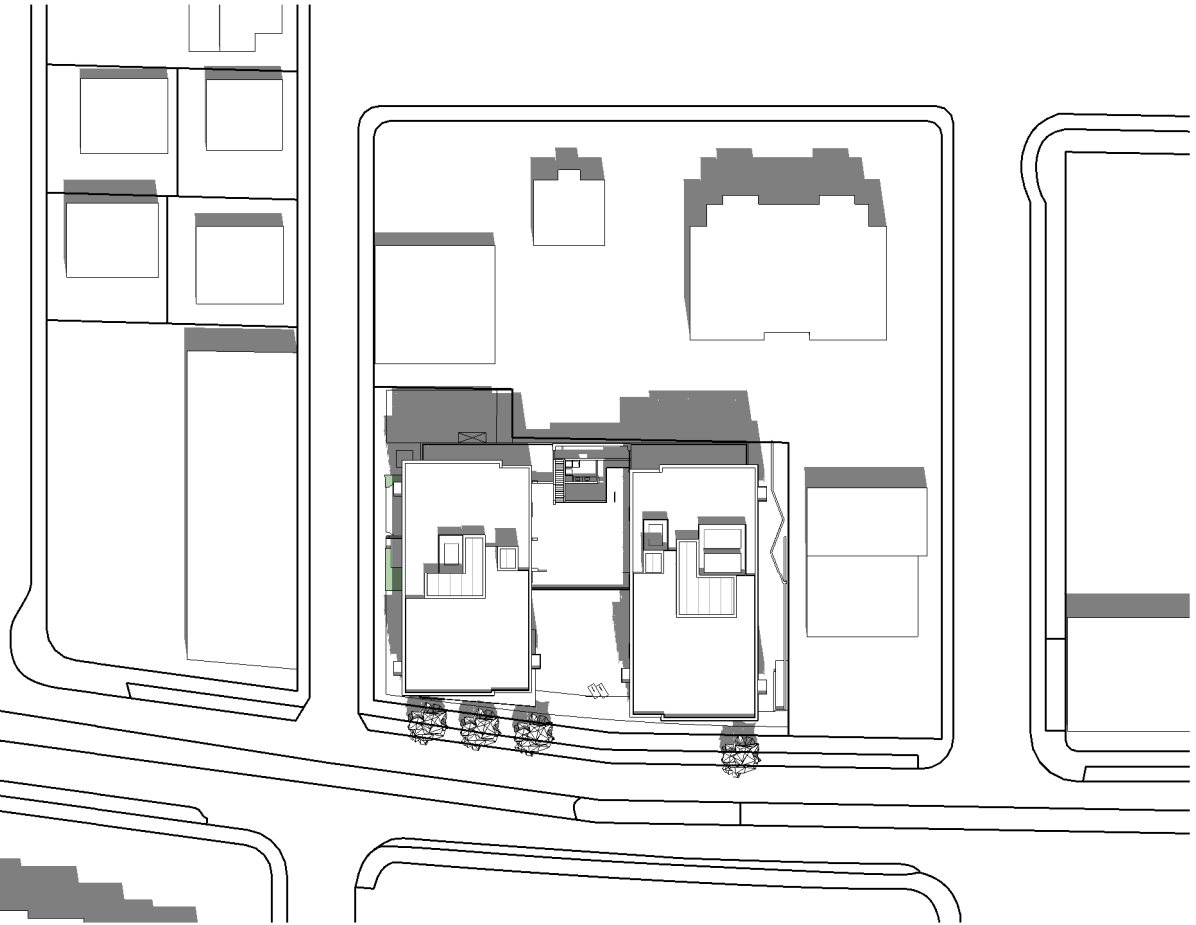
December 21



December - 9:00 AM



March - 12:00 PM



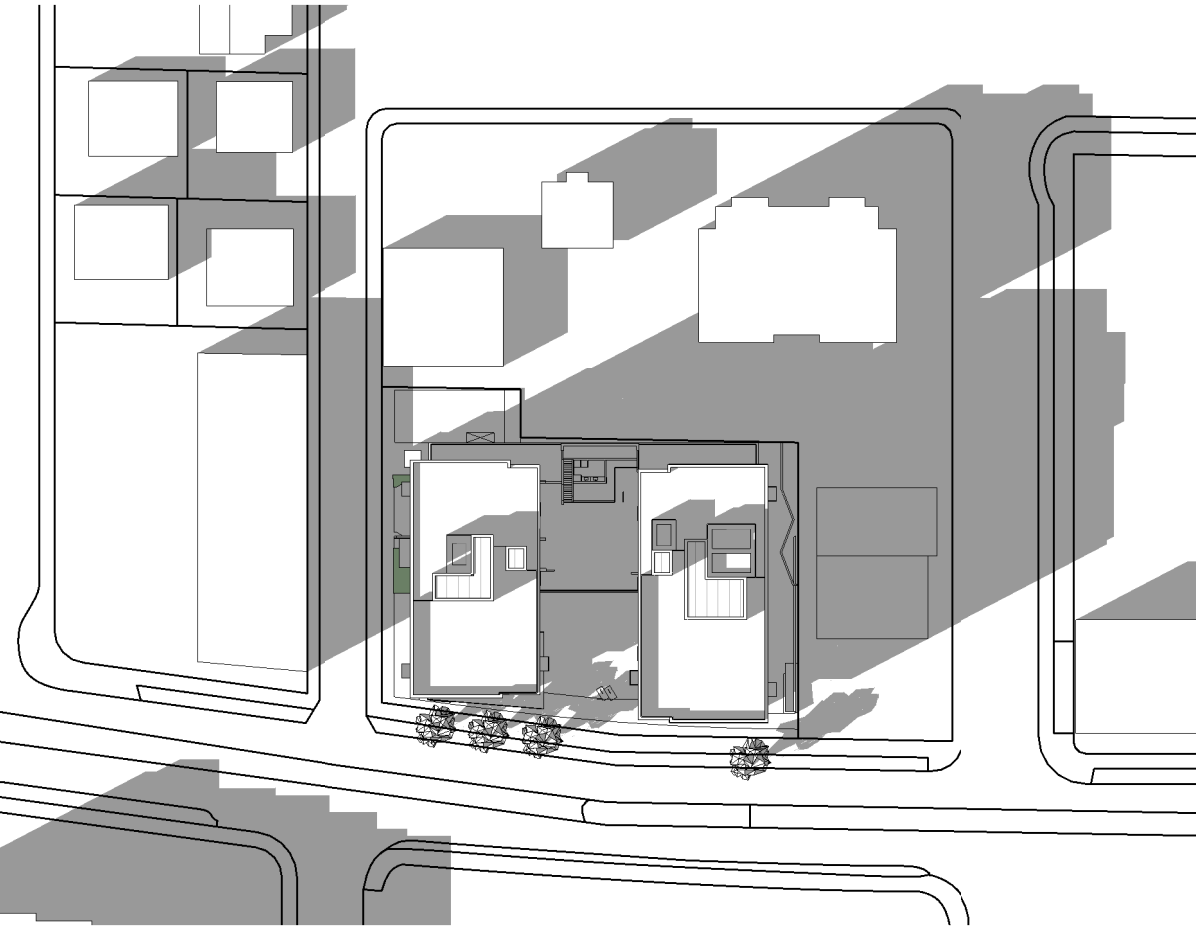
June - 12:00 PM



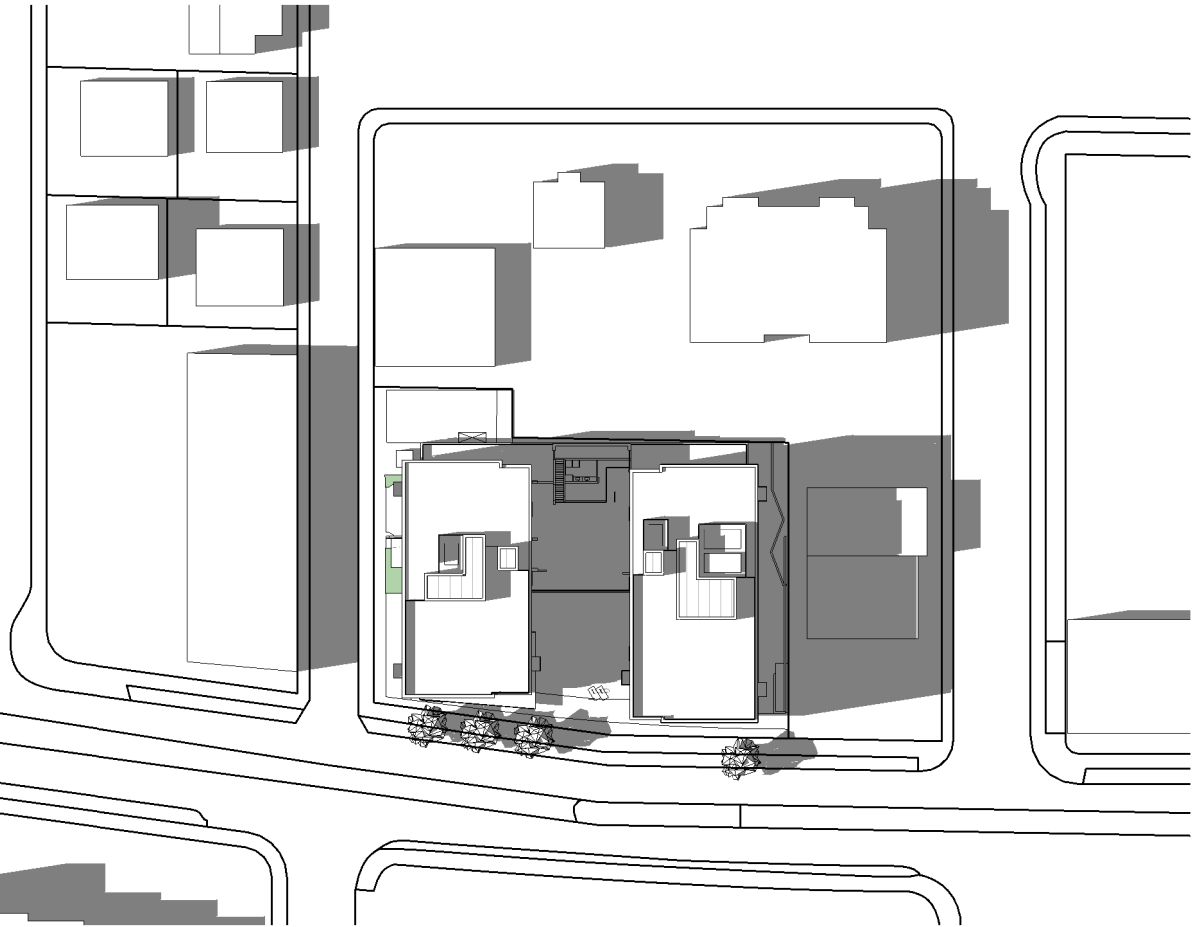
September - 12:00 PM



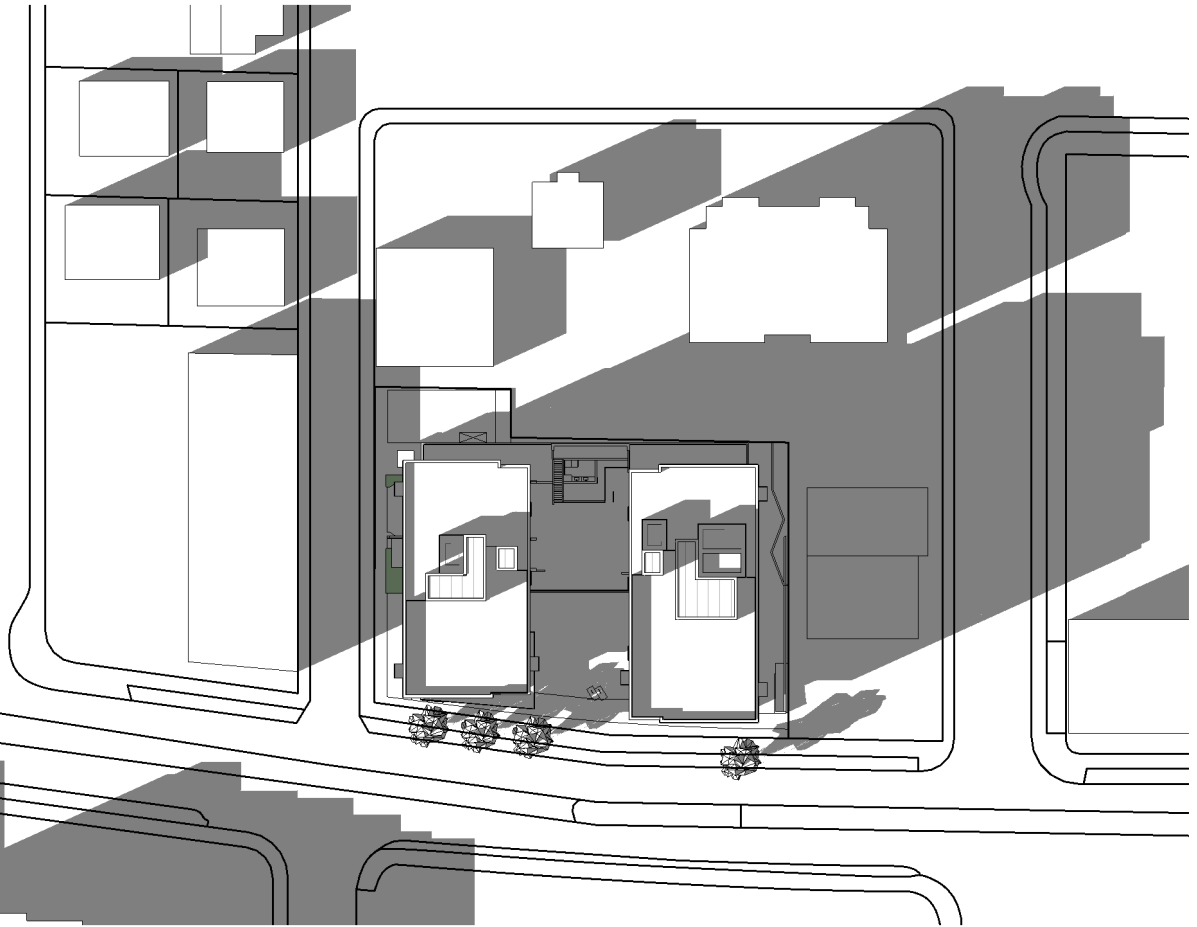
December - 12:00 PM



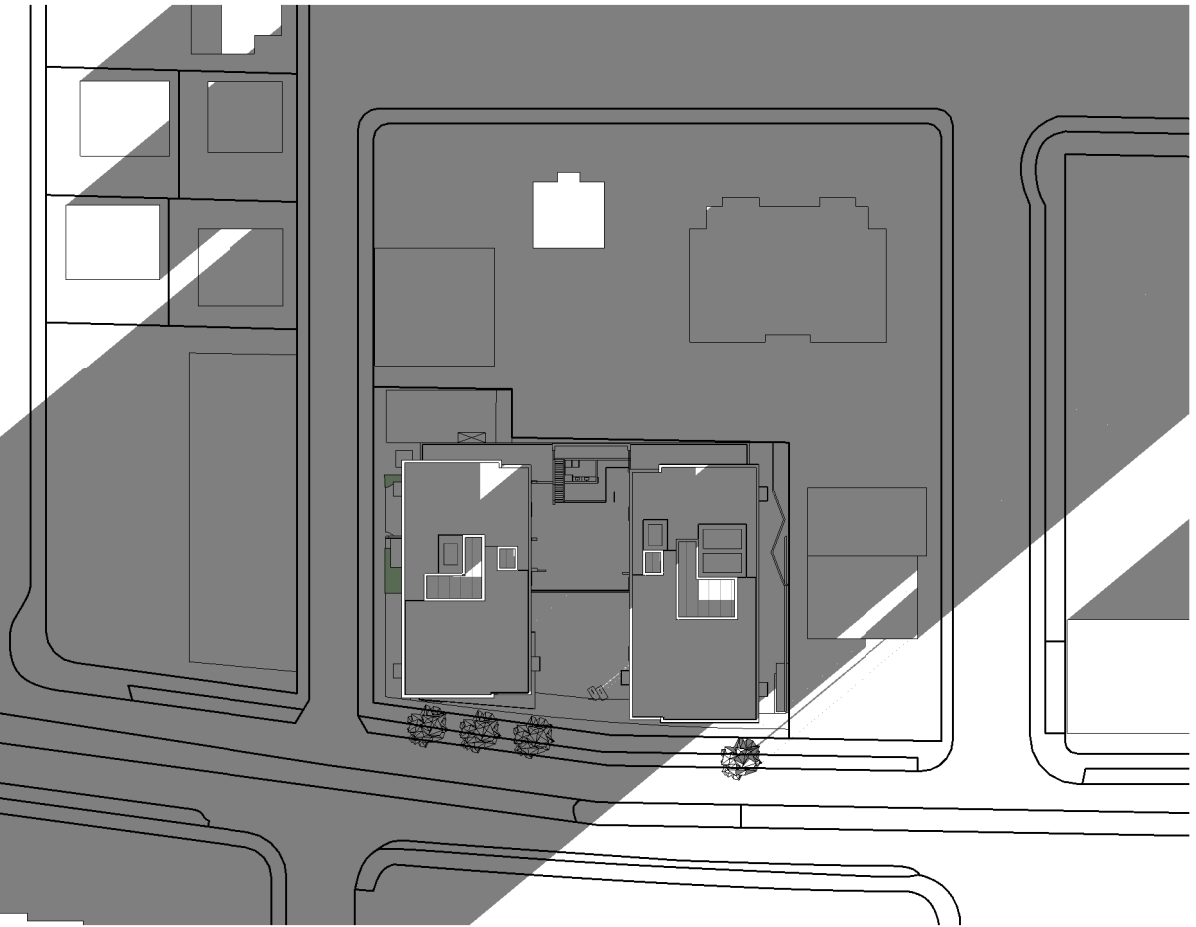
March - 4:00 PM



June - 4:00 PM



September - 4:00 PM



December - 4:00 PM



1. - RESIDENTIAL FACADE

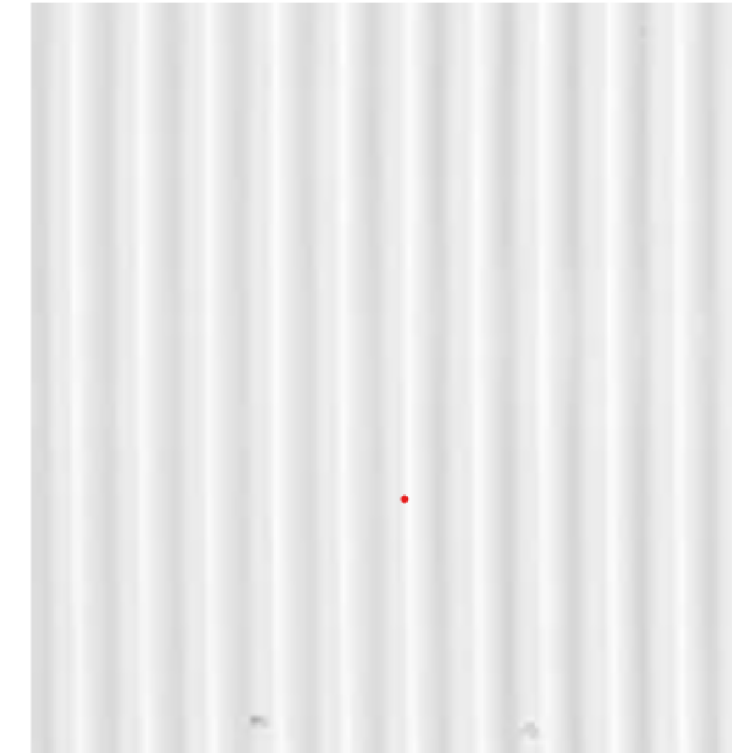
- 1.1 - METAL PANEL - WHITE CORRUGATED**
 - Rainscreen Assembly
 - Corrugation vertically
- 1.2 - METAL PANEL - LIGHT GREY PROFILED**
 - Rainscreen Assembly
 - Profiled Shingles
- 1.3 - RESIDENTIAL GLAZING**
 - Window Wall Glazing System

2. COMMERCIAL MATERIALS

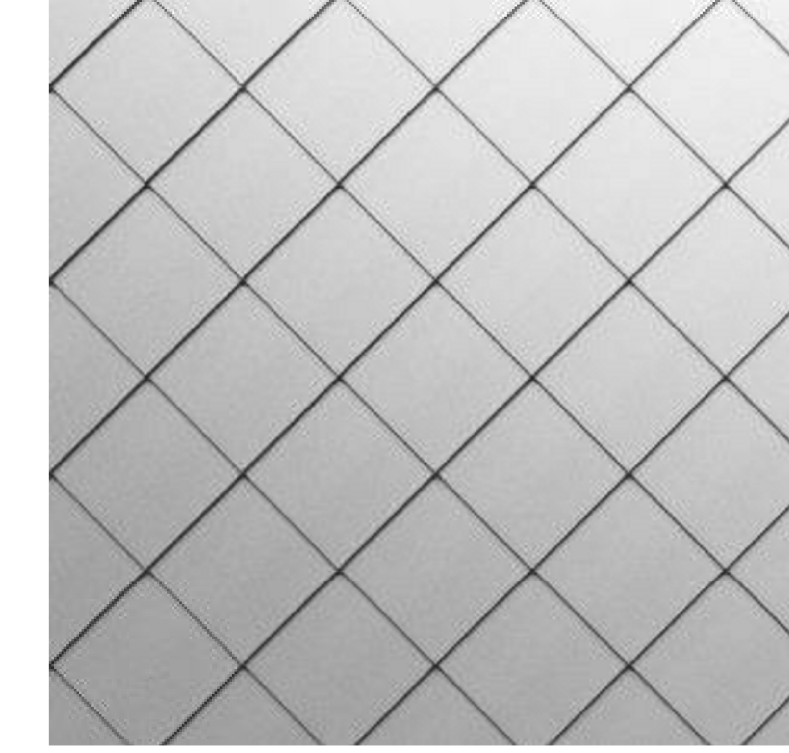
- 2.1 - CONCRETE**
 - c/w Clear Sealer
- 2.2 - MASS TIMBER**
 - Columns, Floors + Walls
- 2.3 - CURTAIN WALL GLAZING**
 - c/w Profiled Mullion Caps

3. GUARDS & SCREENS

- 3.1 - GLASS GUARD C/W AL. HANDRAIL**
 - C/W Aluminum Handrail + Posts
- 3.2a - PERFORATED ALUMINUM SCREEN**
 - Powder Coated
- 3.2b - PERFORATED ALUMINUM SCREEN GUARD**
 - c/w Aluminum Handrail
 - Powder Coated
- 3.3 - ALUMINUM SCREEN W/ LANDSCAPING**
 - Powder Coated
 - Vines (refer to landscape)



1.1 - Corrugated Metal - White



1.2 - Profiled Metal Shingle - Light



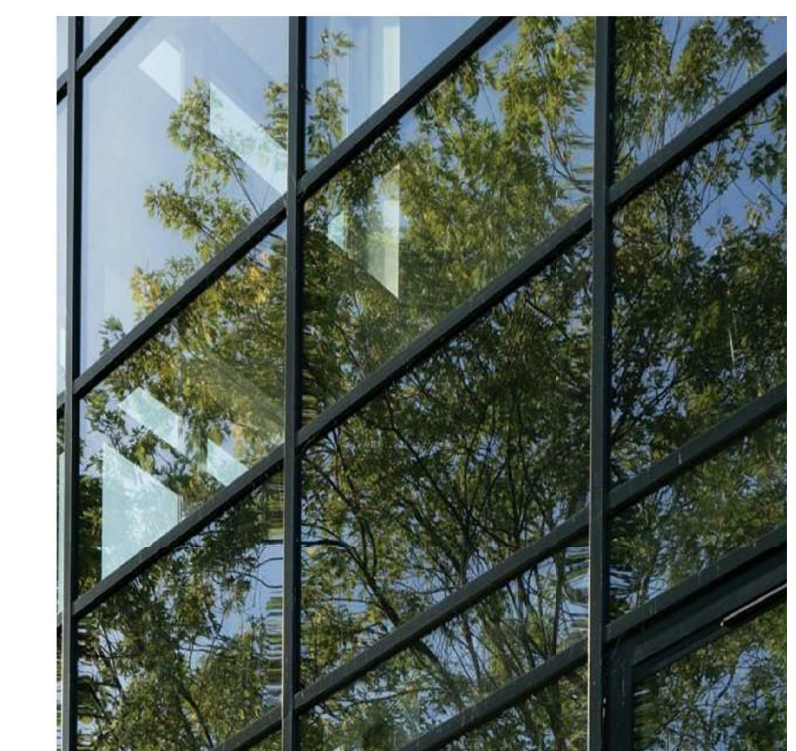
1.3 - Residential Glazing



2.1 - Concrete



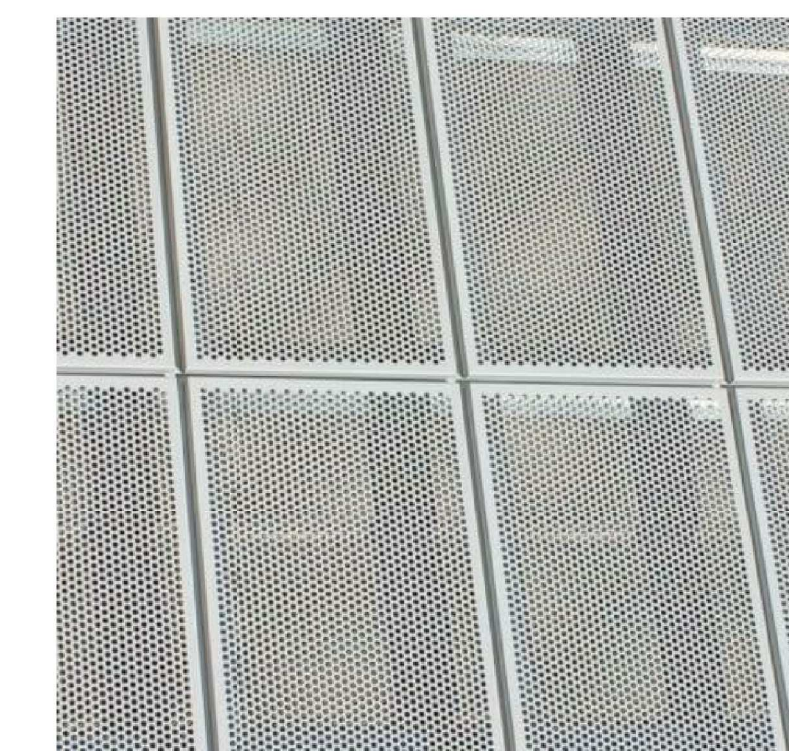
2.2 - Mass Timber



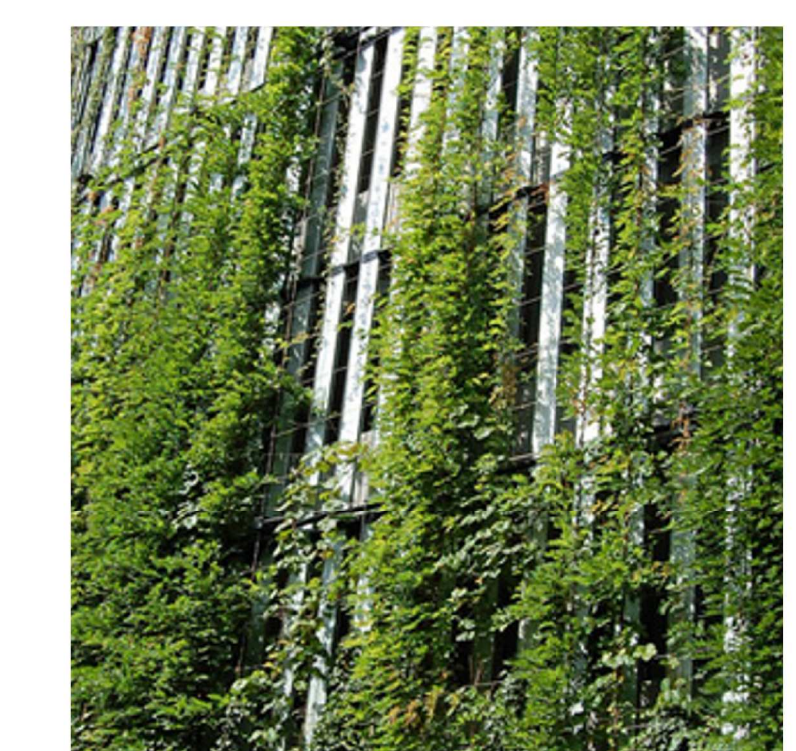
2.3 - Commercial Glazing



3.1 - Rooftop Railings



3.2 - Architectural Perforated Panels



3.3 - Aluminum Screen w/ Vines



View Looking North from Esquimalt Rd.



View from East of Esquimalt Rd.



View North West



View from South West of Russell St.



View from Property to the North



Residential Rooftop Patio



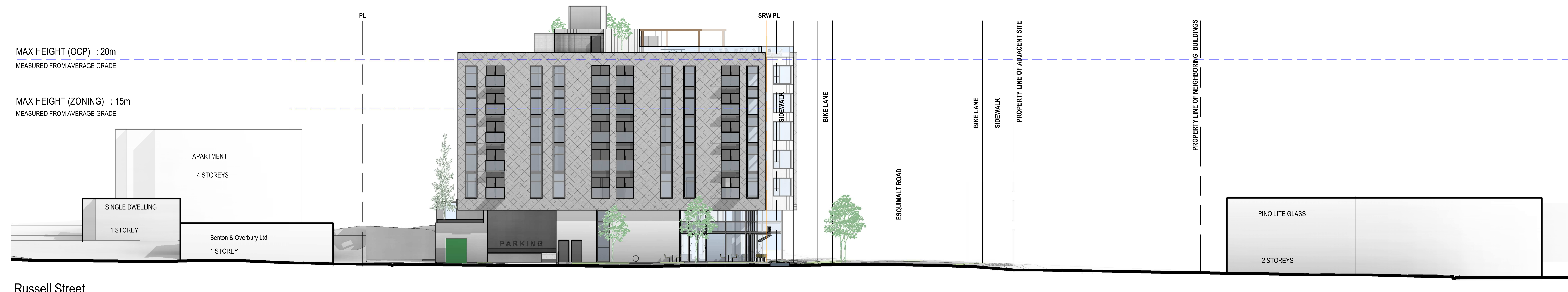
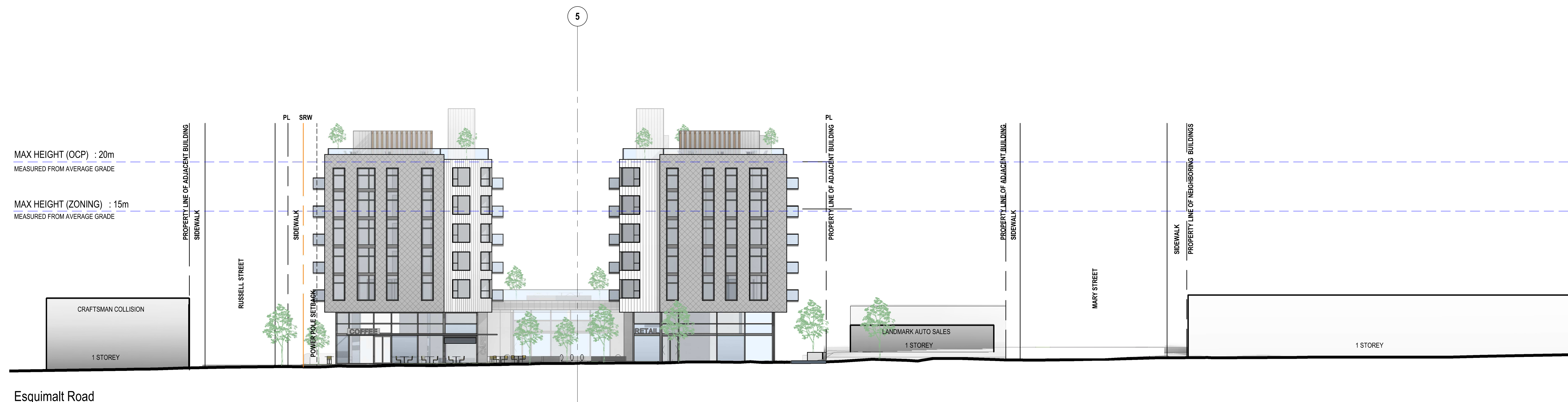
Commercial Rooftop Terrace

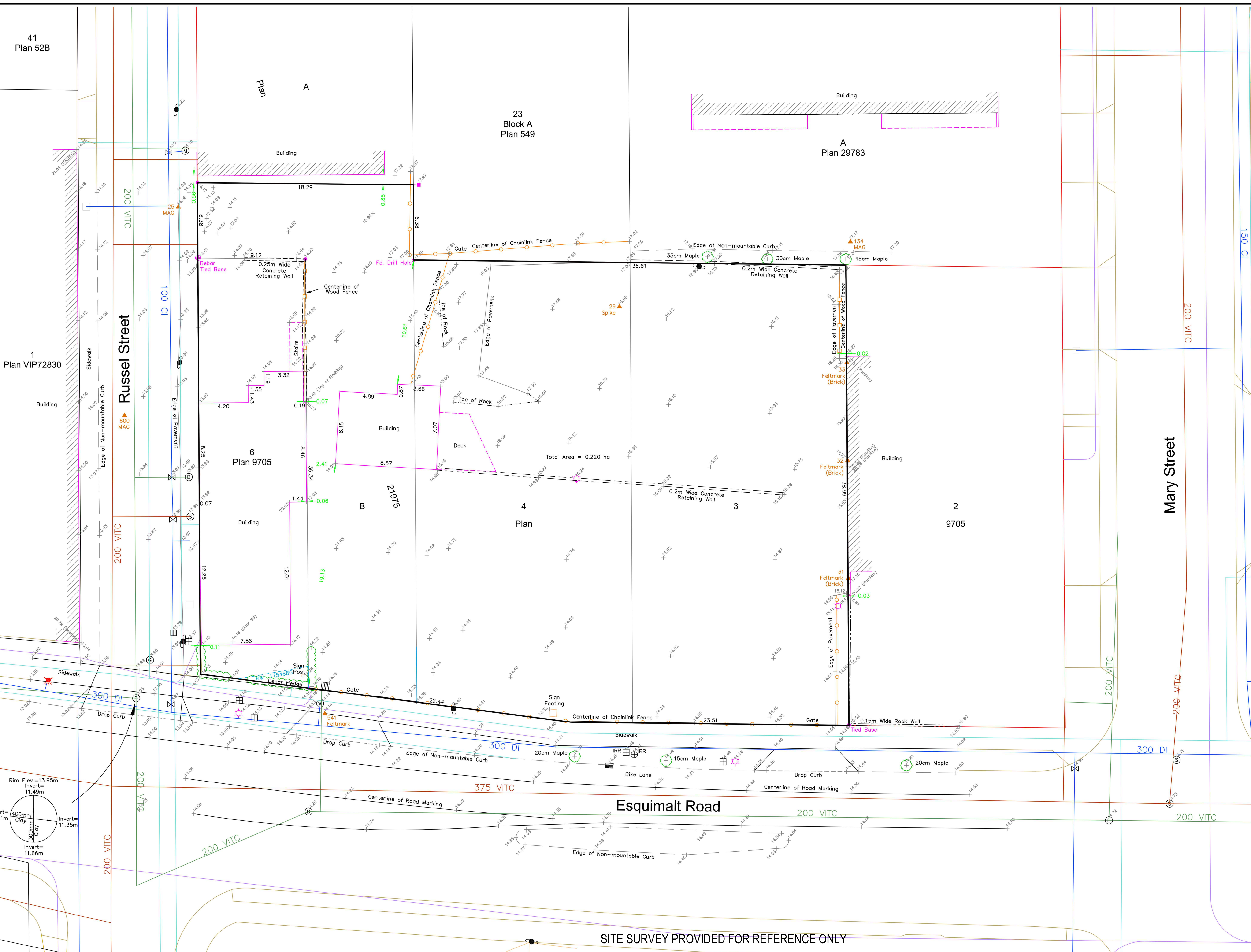


Commercial Entrance



Public Courtyard





SITE PLAN

ARYZE
DEVELOPMENTS INC

Lots 3,4 & 6, Plan 9705
and Lot B, Plan 21975
All of Section 31,
Esquimalt District

ADDRESS : 480 & 492 Esquimalt Road

PROJECT SURVEYOR : RPH

DRAWN BY : BAR DATE : OCT 15/20

OUR FILE : 32911 REV: AUG 19/21

JEA

J.E.ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:_Projects\32911\08\02\Microsurvey\32911.dwg

Distances and elevations are in metres

Elevations are geodetic based on control monument 18-20

Elevations are at grade unless noted otherwise

Dimensions from property line are to siding

Underground servicing shown schematically and acquired from Victoria GIS

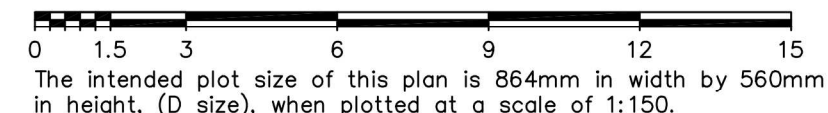
This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

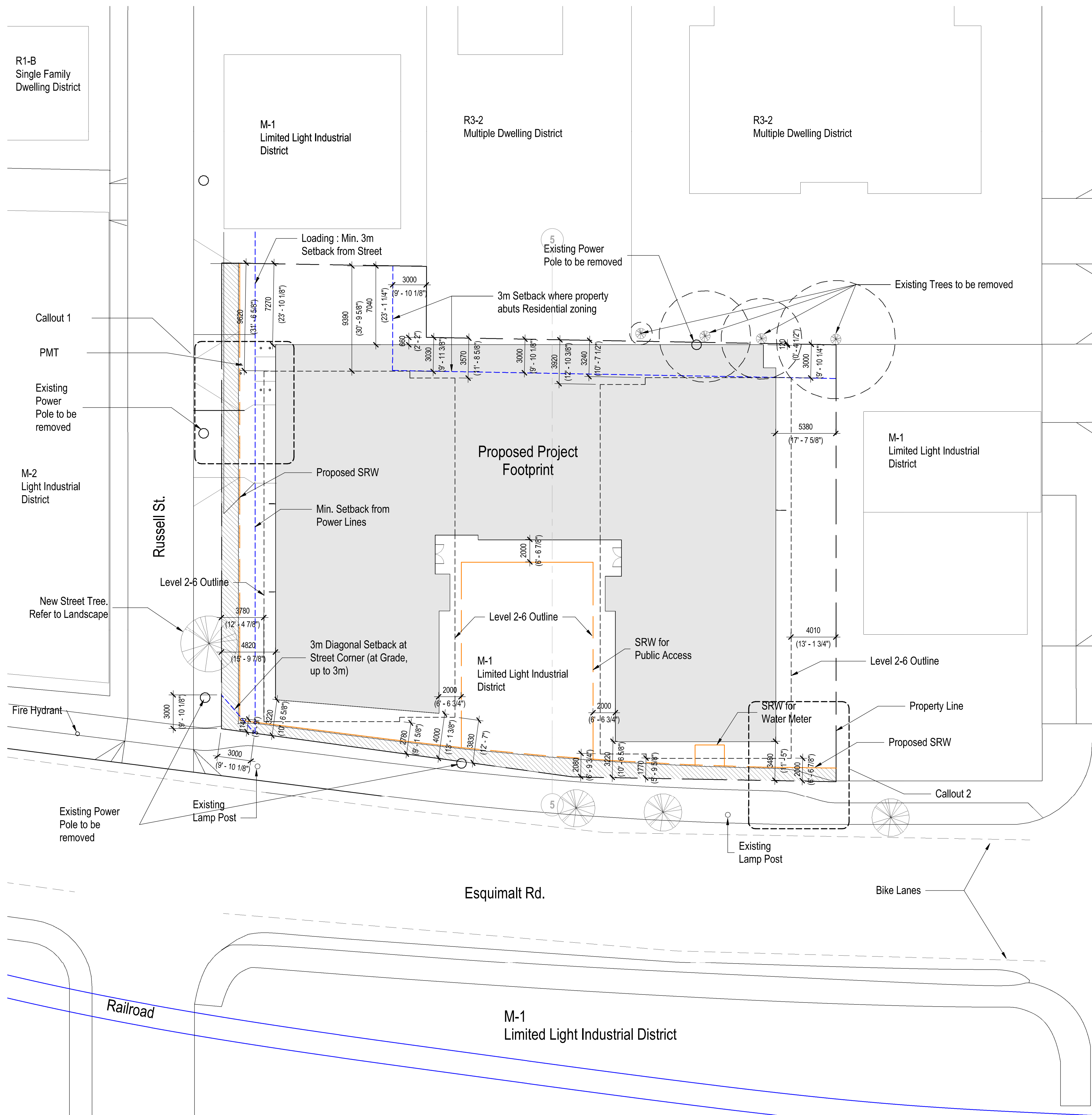
This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas building setbacks should be confirmed by a legal cadastral survey.

Subject to charges, legal notations, and interests shown on:
Lot 3, Plan 9705 - Title No. EX10524 (P.I.D. 005-379-423)
Lot 4, Plan 9705 - Title No. EX10523 (P.I.D. 005-379-458)
Lot 6, Plan 9705 - Title No. CA205798 (P.I.D. 003-855-350)
Lot B, Plan 21975 - Title No. EX10525 (P.I.D. 003-368-921)

- LEGEND
- Denotes Standard Iron Post Found
 - Denotes Lead Plug Found
 - Denotes Non-Standard Post Found (Rebar)
 - x --- Denotes Drill Hole Found
 - ▲ --- Denotes Traverse Station Placed
 - Denotes Catch Basin
 - Denotes Deciduous Tree
 - --- Denotes Drain Manhole
 - --- Denotes Gas Service
 - IRR --- Denotes Irrigation Box
 - Denotes Lamp Standard
 - Denotes Manhole
 - --- Denotes Sewer Manhole
 - Denotes Typical Spot Elevation
 - Denotes Utility Box
 - Denotes Utility Pole
 - Denotes Water Service
 - Denotes Water Valve Box



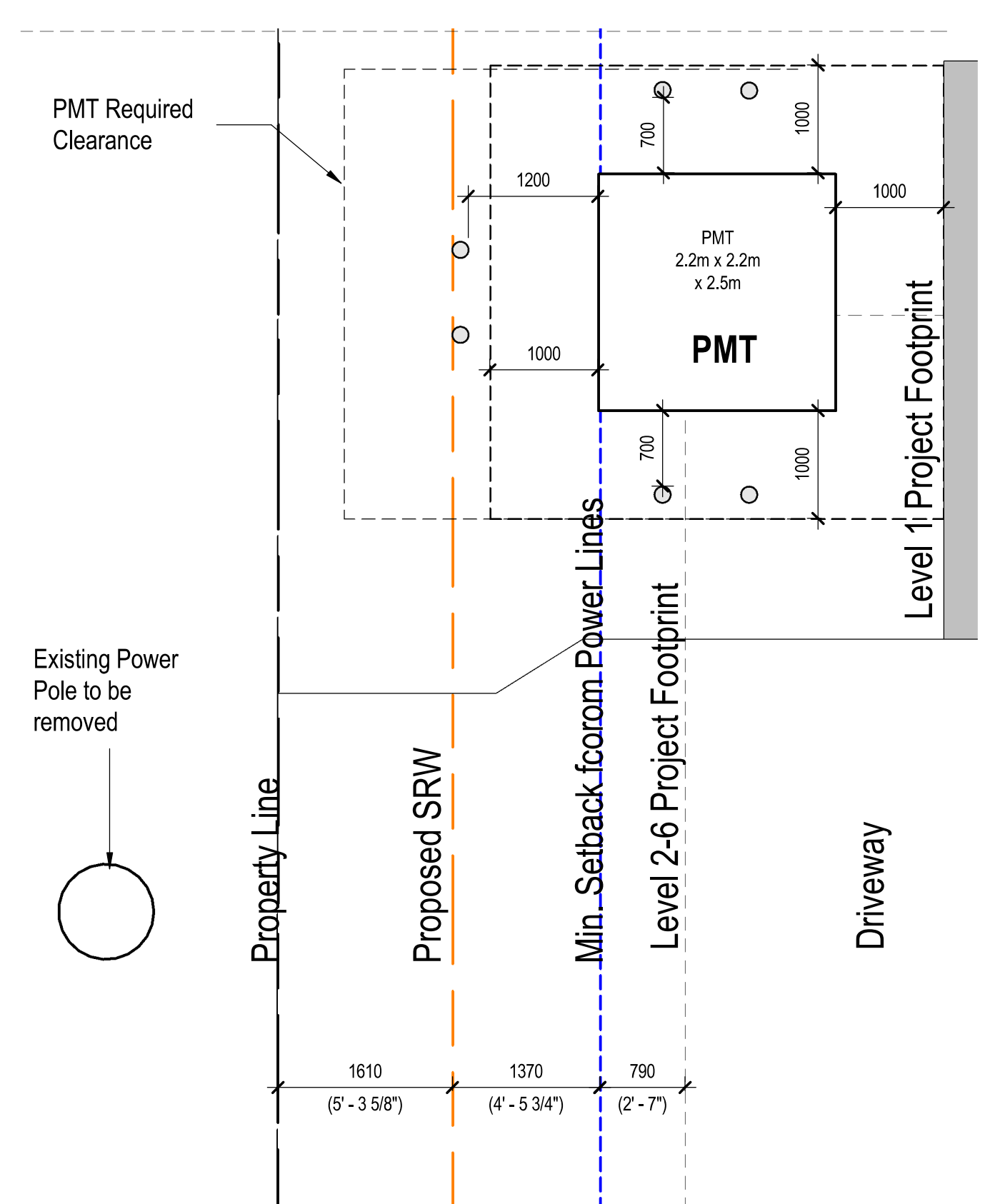
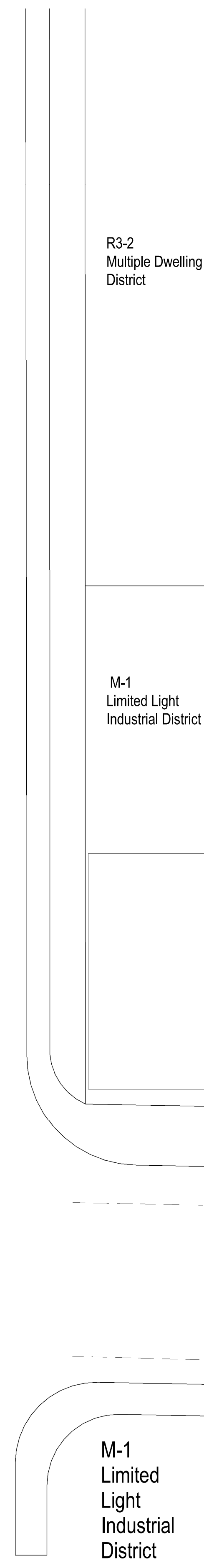
SITE SURVEY PROVIDED FOR REFERENCE ONLY



STATUTORY R.O.W. & SETBACKS

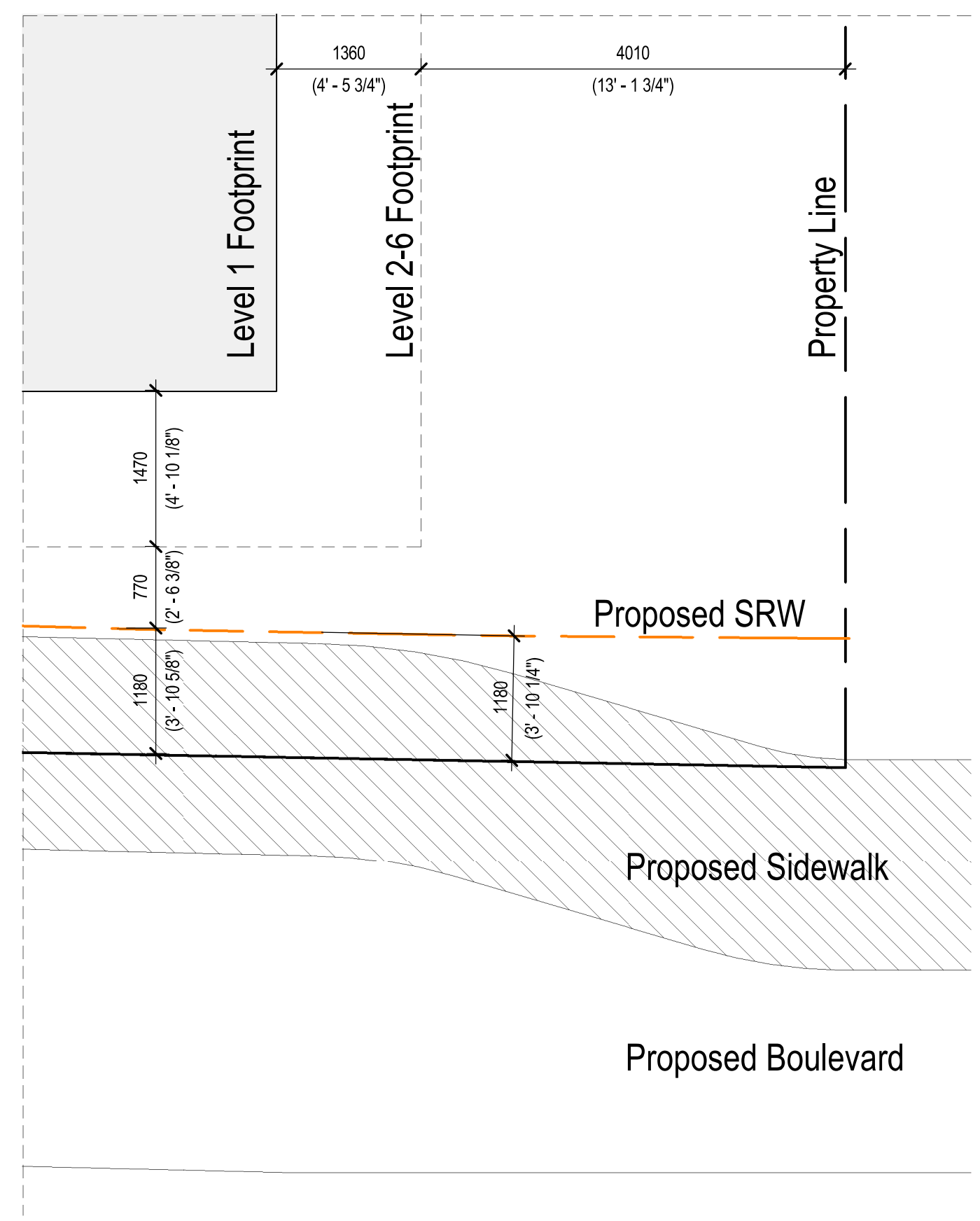
SCALE: 1 : 200

Mary St.



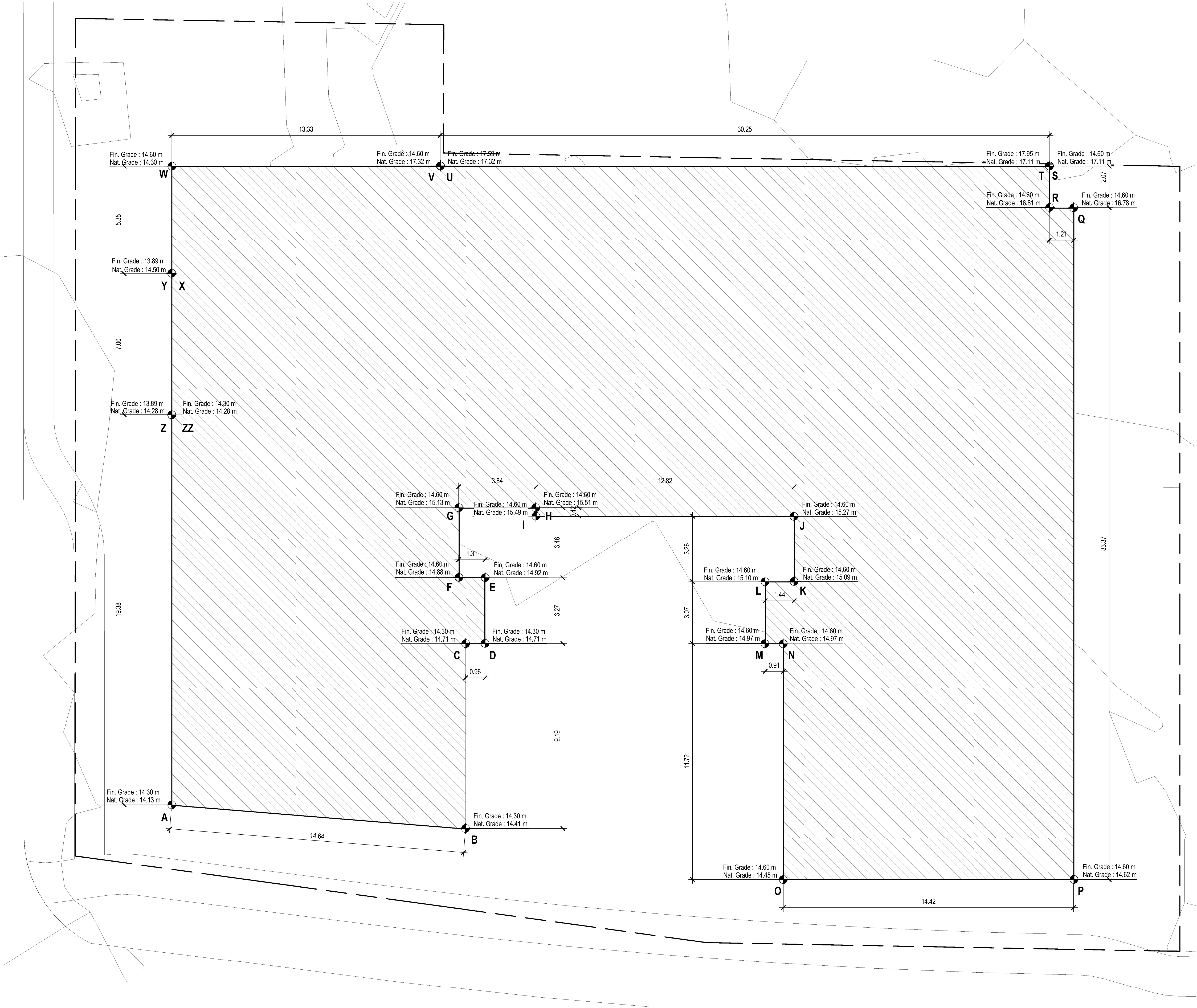
STATUTORY R.O.W. & SETBACKS - PMT

SCALE: 1 : 50



STATUTORY R.O.W. & SETBACKS - SIDEWALK

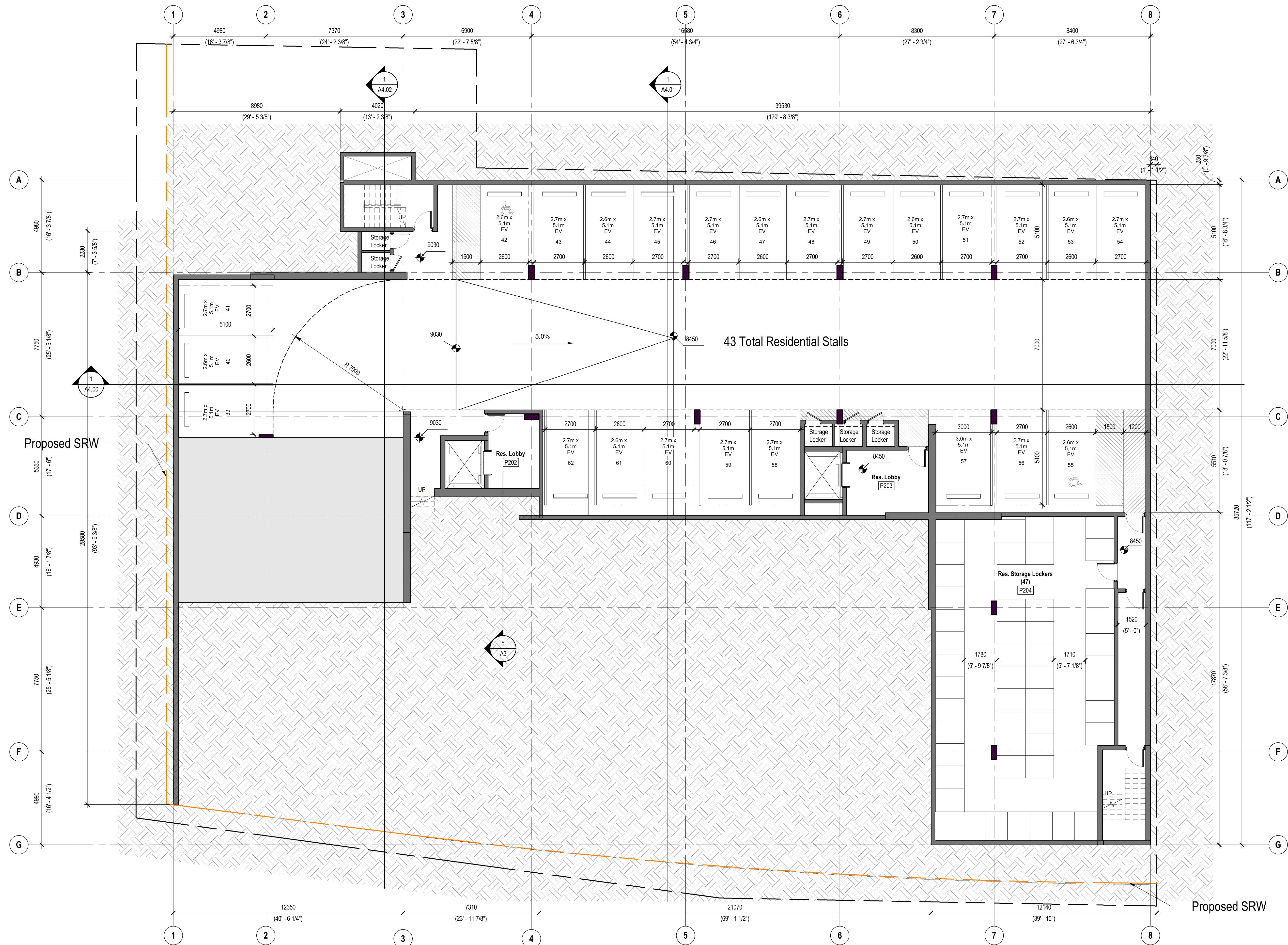
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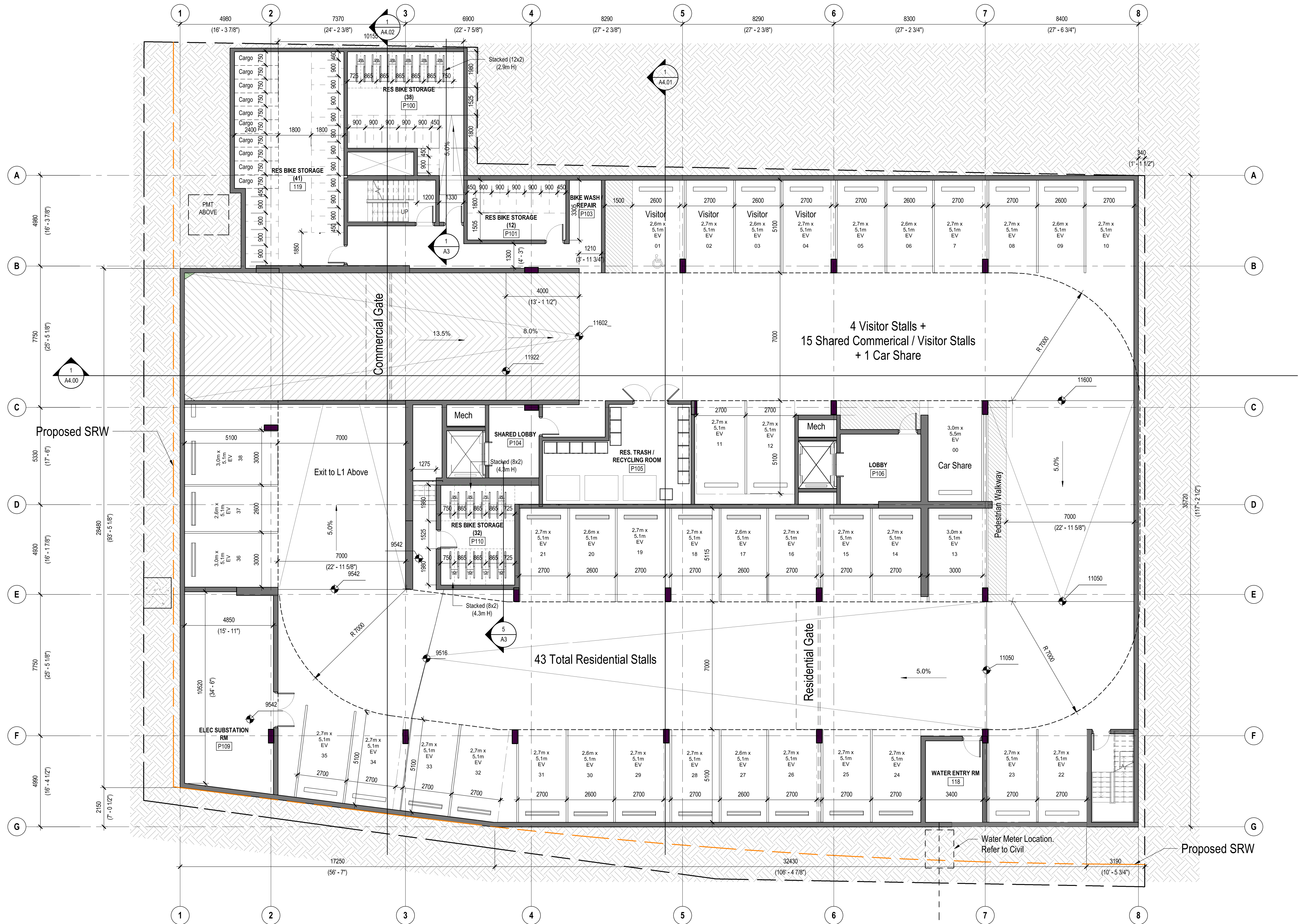


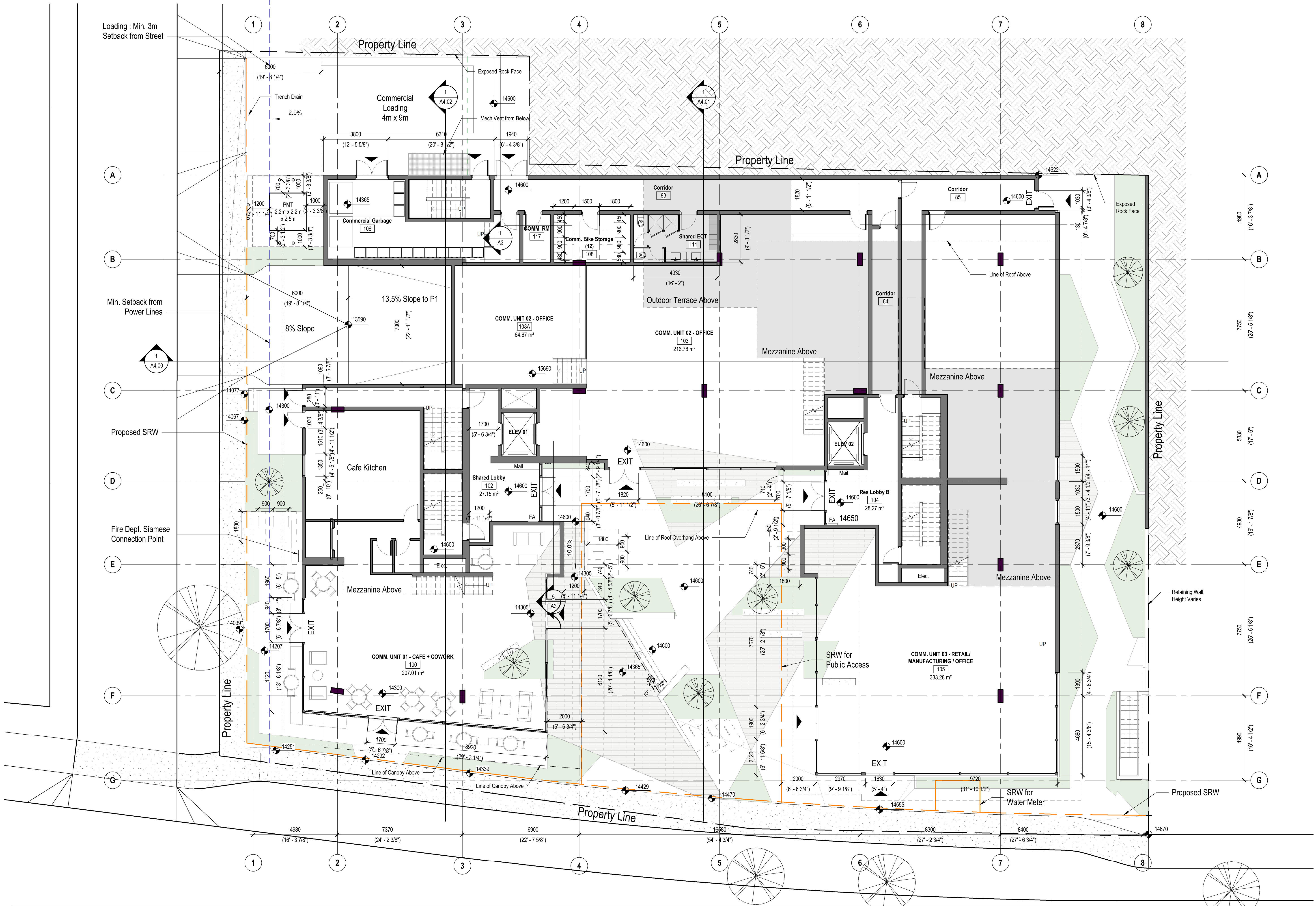
GRADE POINTS			
	NATURAL (m)	FINISHED (m)	LOW POINT
POINT A	14.13	14.30	14.13
POINT B	14.41	14.30	14.30
POINT C	14.71	14.30	14.30
POINT D	14.71	14.30	14.30
POINT E	14.92	14.60	14.60
POINT F	14.88	14.60	14.60
POINT G	15.13	14.60	14.60
POINT H	15.51	14.60	14.60
POINT I	15.49	14.60	14.60
POINT J	15.27	14.60	14.60
POINT K	15.09	14.60	14.60
POINT L	15.10	14.60	14.60
POINT M	14.97	14.60	14.60
POINT N	14.97	14.60	14.60
POINT O	14.46	14.60	14.46
POINT P	14.63	14.60	14.60
POINT Q	16.78	14.60	14.60
POINT R	16.81	14.60	14.60
POINT S	17.11	14.60	14.60
POINT T	17.11	17.59	17.11
POINT U	17.32	17.59	17.32
POINT V	17.32	14.60	14.60
POINT W	14.30	14.60	14.30
POINT X	14.50	14.60	14.50
POINT Y	14.50	13.89	13.89
POINT Z	14.28	13.89	13.89
POINT ZZ	14.28	14.30	14.30

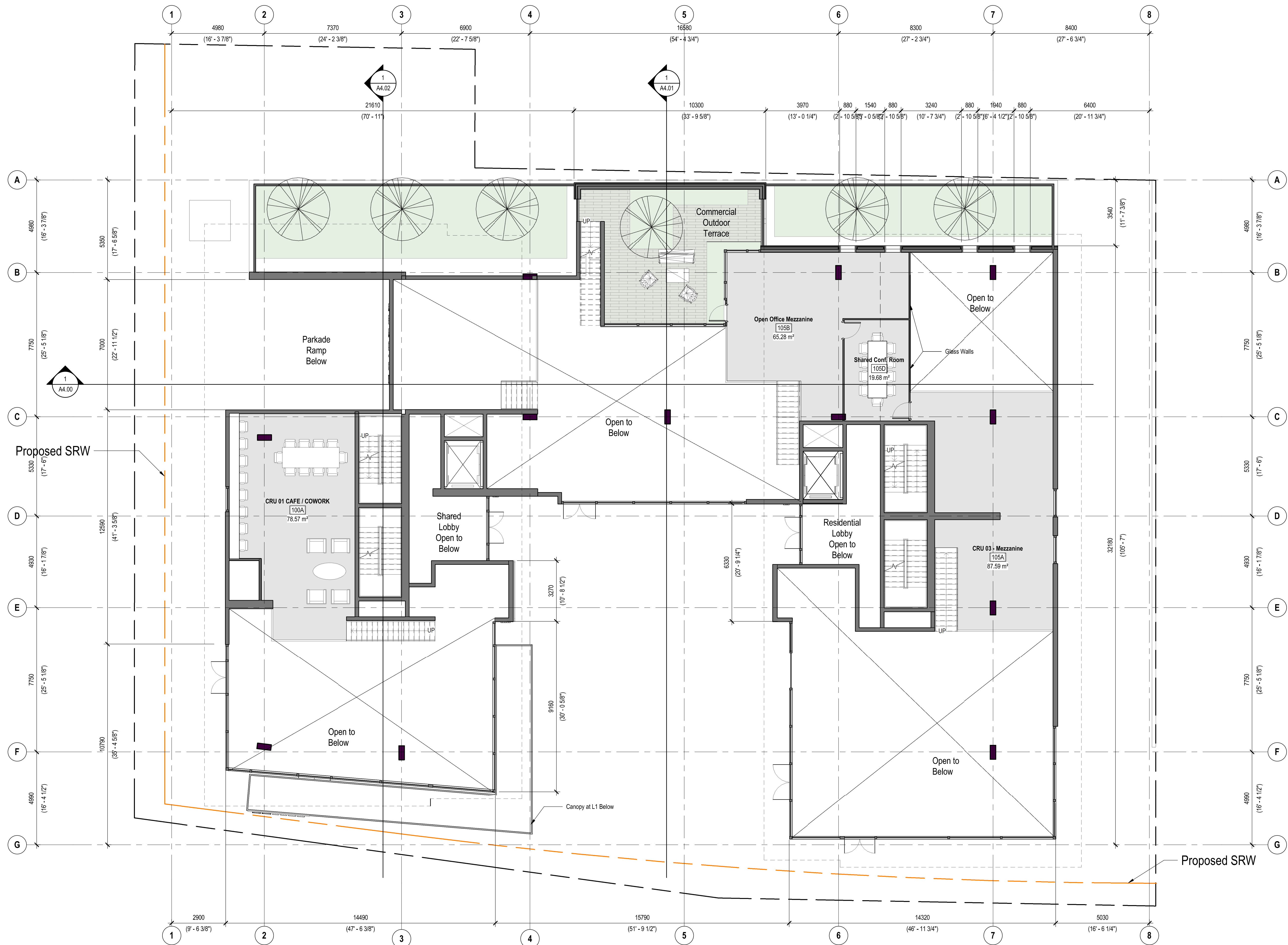
CoV - AVERAGE GRADE CALCULATION					
	ELEV. (m)		DIST. (m)		
POINTS A + B	(14.13	+ 14.30)	/ 2	x 14.64	= 208.1
POINTS B + C	(14.30	+ 14.30)	/ 2	x 9.19	= 131.4
POINTS C + D	(14.30	+ 14.30)	/ 2	x 0.96	= 13.8
POINTS D + E	(14.30	+ 14.60)	/ 2	x 3.27	= 47.2
POINTS E + F	(14.60	+ 14.60)	/ 2	x 1.31	= 19.1
POINTS F + G	(14.60	+ 14.60)	/ 2	x 3.48	= 50.9
POINTS G + H	(14.60	+ 14.60)	/ 2	x 3.85	= 56.1
POINTS H + I	(14.60	+ 14.60)	/ 2	x 0.42	= 6.1
POINTS I + J	(14.60	+ 14.60)	/ 2	x 12.82	= 187.1
POINTS J + K	(14.60	+ 14.60)	/ 2	x 3.27	= 47.7
POINTS K + L	(14.60	+ 14.60)	/ 2	x 1.44	= 21.0
POINTS L + M	(14.60	+ 14.60)	/ 2	x 3.07	= 44.7
POINTS M + N	(14.60	+ 14.60)	/ 2	x 0.91	= 13.2
POINTS N + O	(14.60	+ 14.46)	/ 2	x 11.72	= 170.3
POINTS O + P	(14.46	+ 14.60)	/ 2	x 14.42	= 209.5
POINTS P + Q	(14.60	+ 14.60)	/ 2	x 33.37	= 487.3
POINTS Q + R	(14.60	+ 14.60)	/ 2	x 1.21	= 17.7
POINTS R + S	(14.60	+ 14.60)	/ 2	x 2.07	= 30.2
POINTS T + U	(17.11	+ 17.32)	/ 2	x 30.25	= 520.7
POINTS V + W	(14.60	+ 14.30)	/ 2	x 13.33	= 192.6
POINTS W + X	(14.30	+ 14.50)	/ 2	x 5.35	= 77.0
POINTS Y + Z	(13.89	+ 13.89)	/ 2	x 7.00	= 97.2
POINTS ZZ + A	(14.30	+ 14.13)	/ 2	x 19.38	= 275.6
PERIMETER (m)				= 196.70	2,924.4
AVERAGE GRADE (m)				= 2924.4 / 196.7	= 14.9
BCBC GRADE					
POINTS B + C	(14.30	+ 14.30)	/ 2	...	14.3m



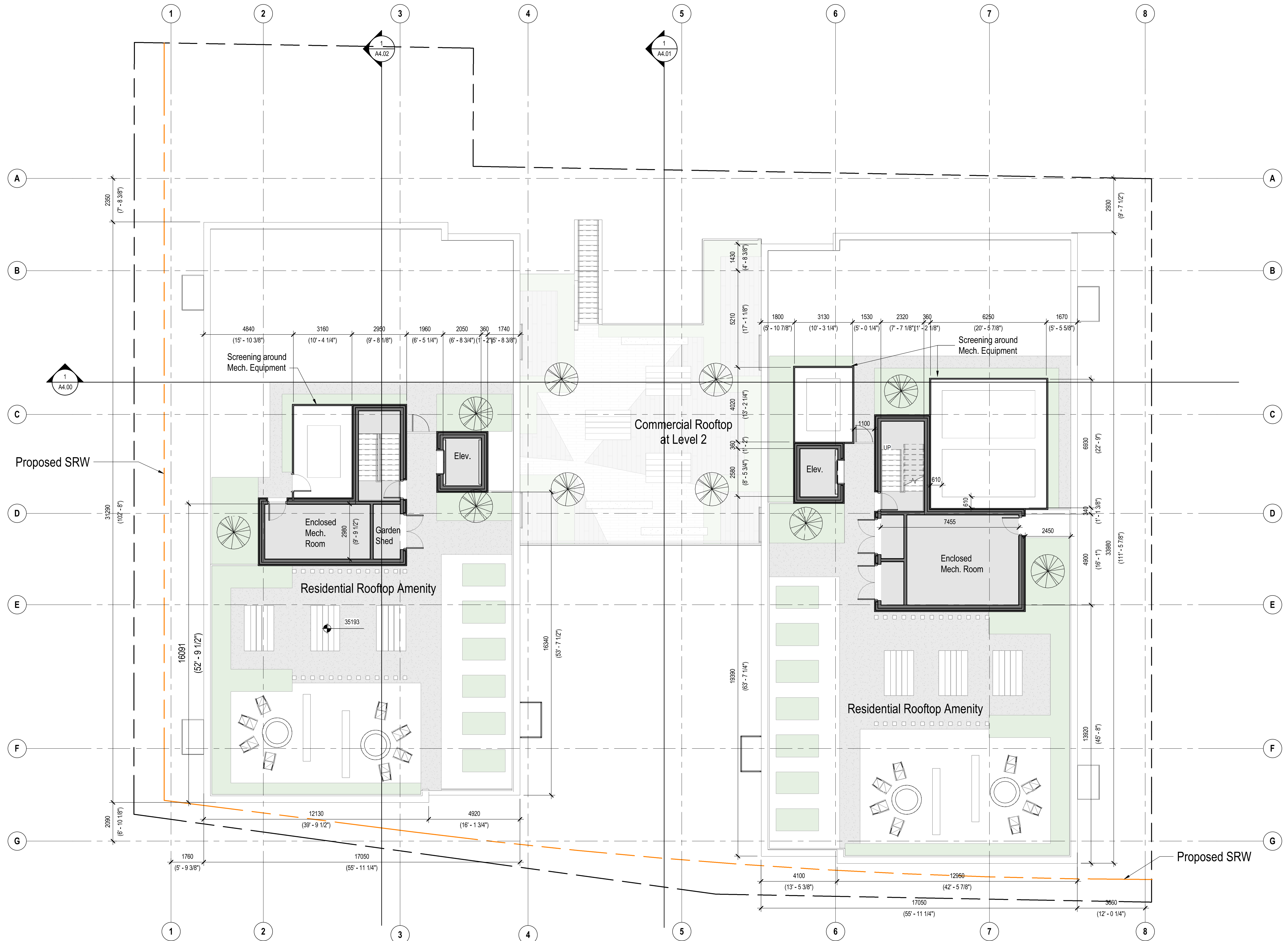


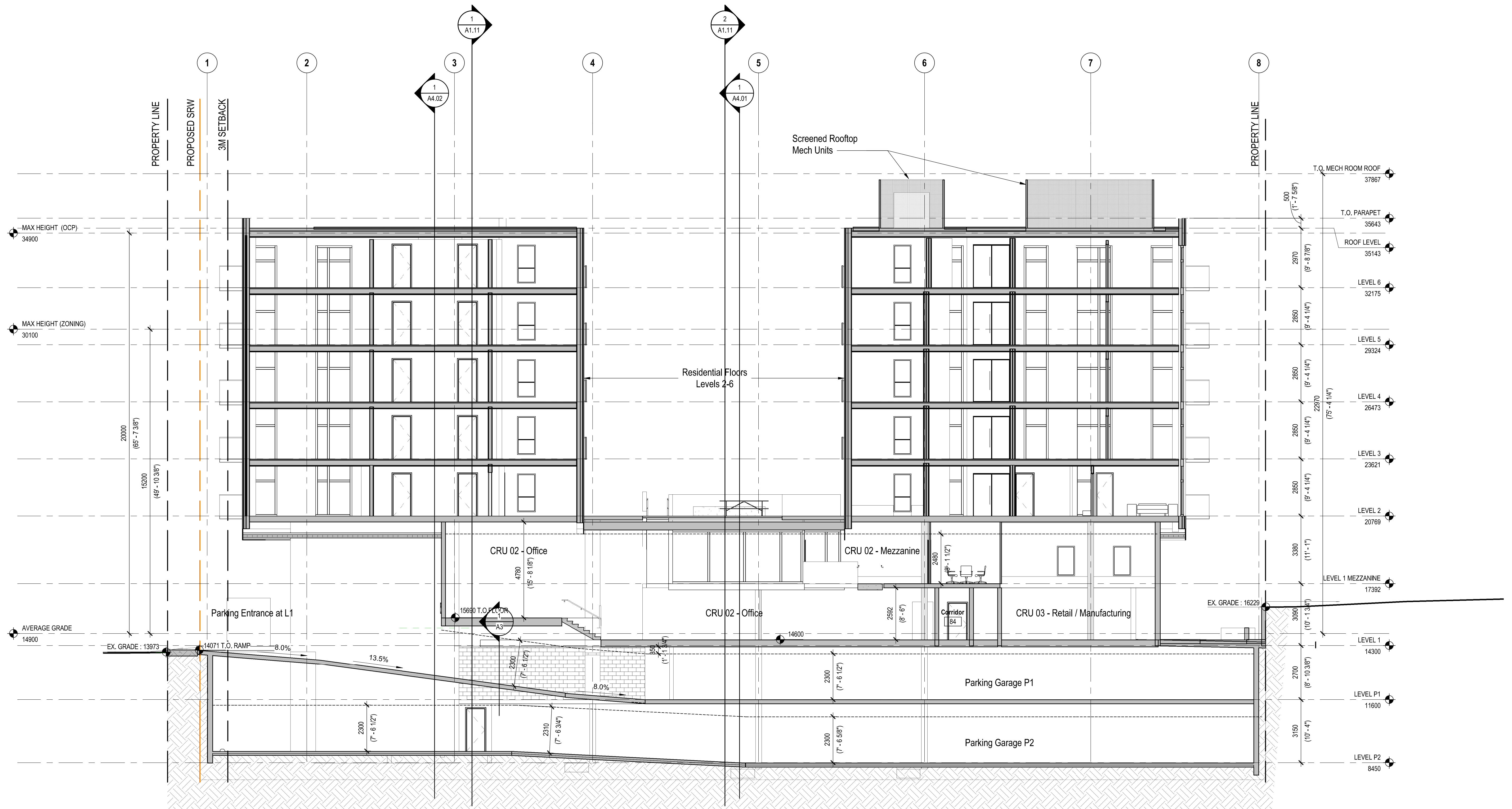








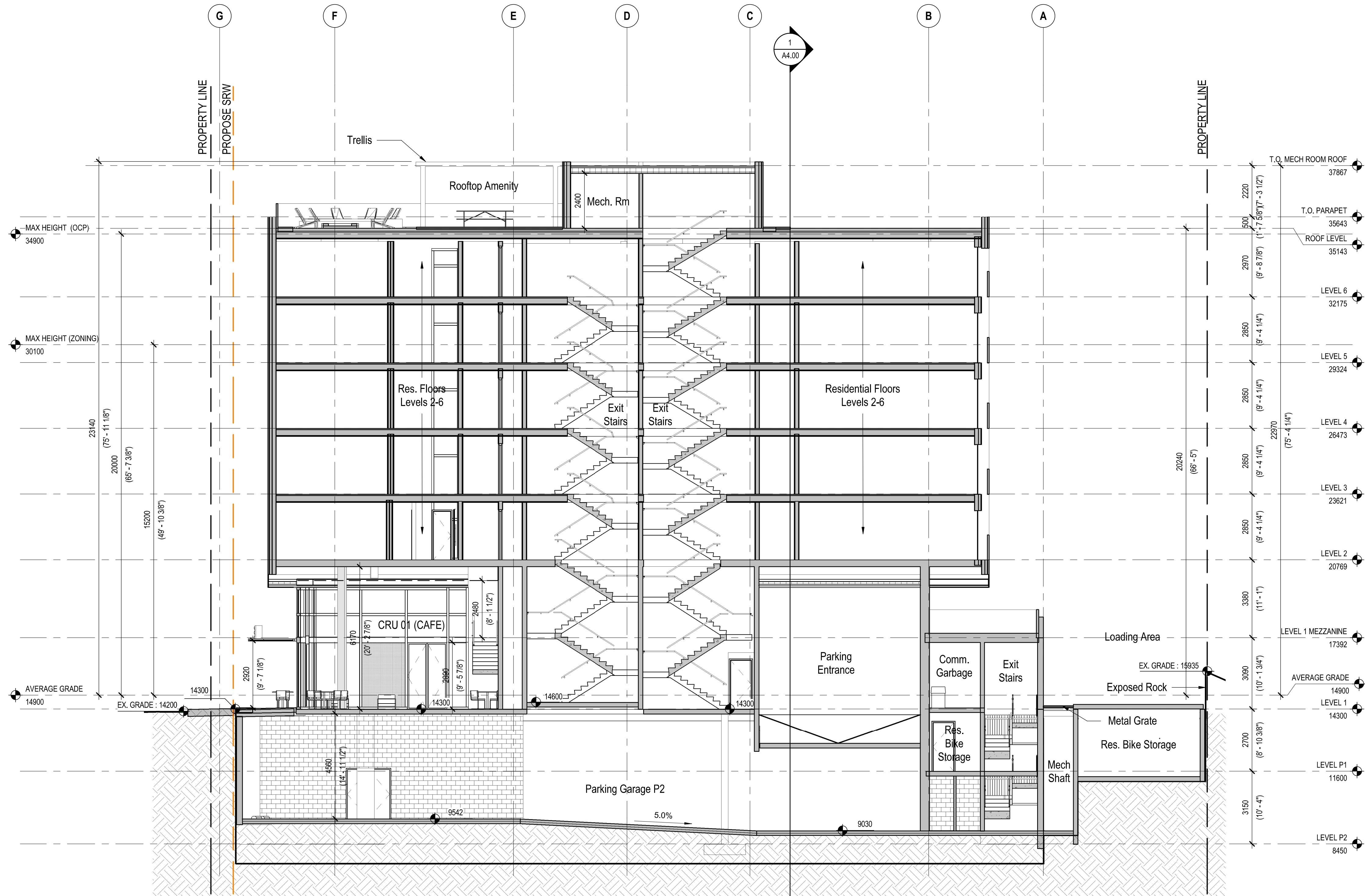




1 East - West Section 1
A2.00 SCALE: 1 : 100

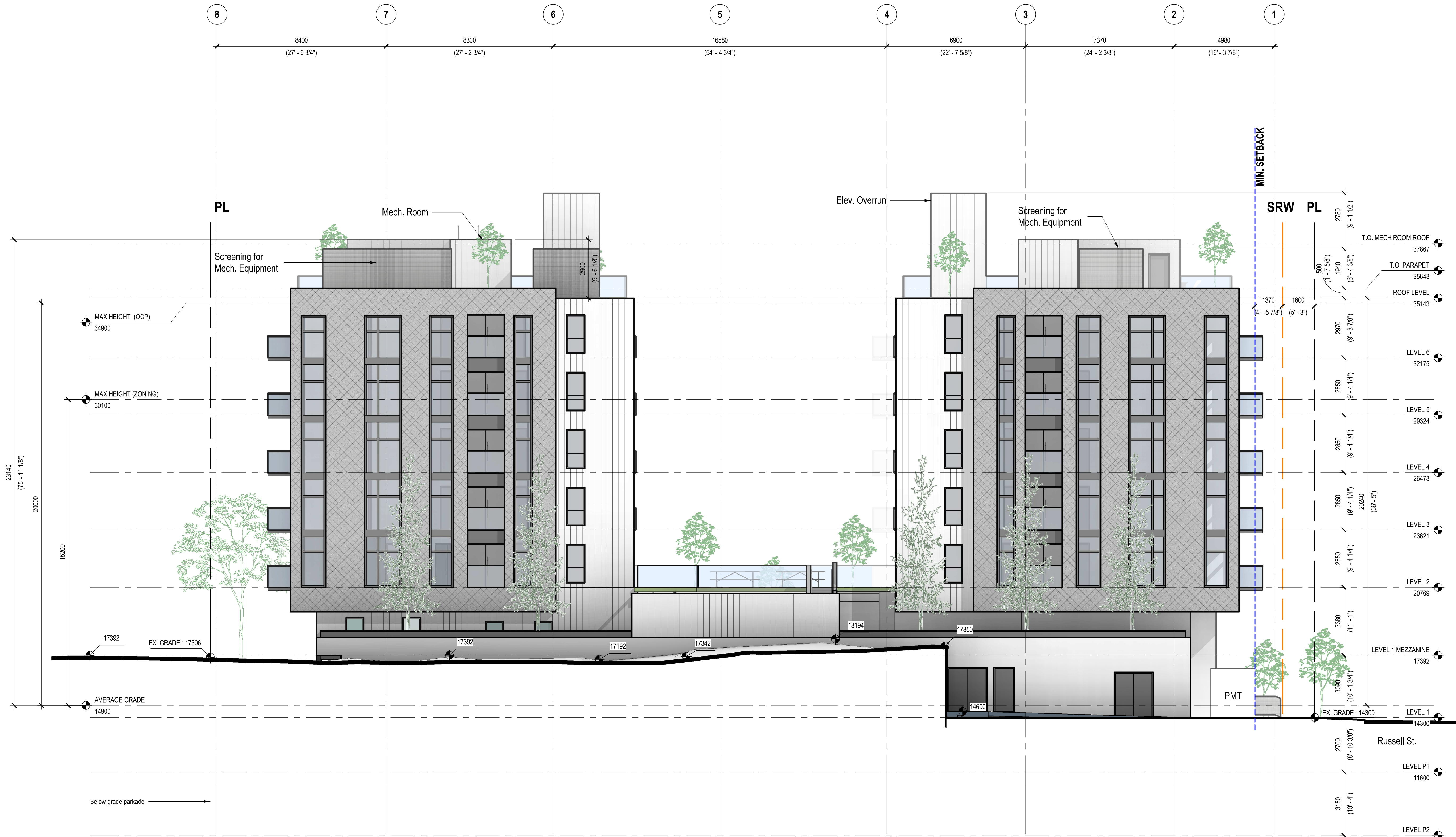


1 North - South Section 2
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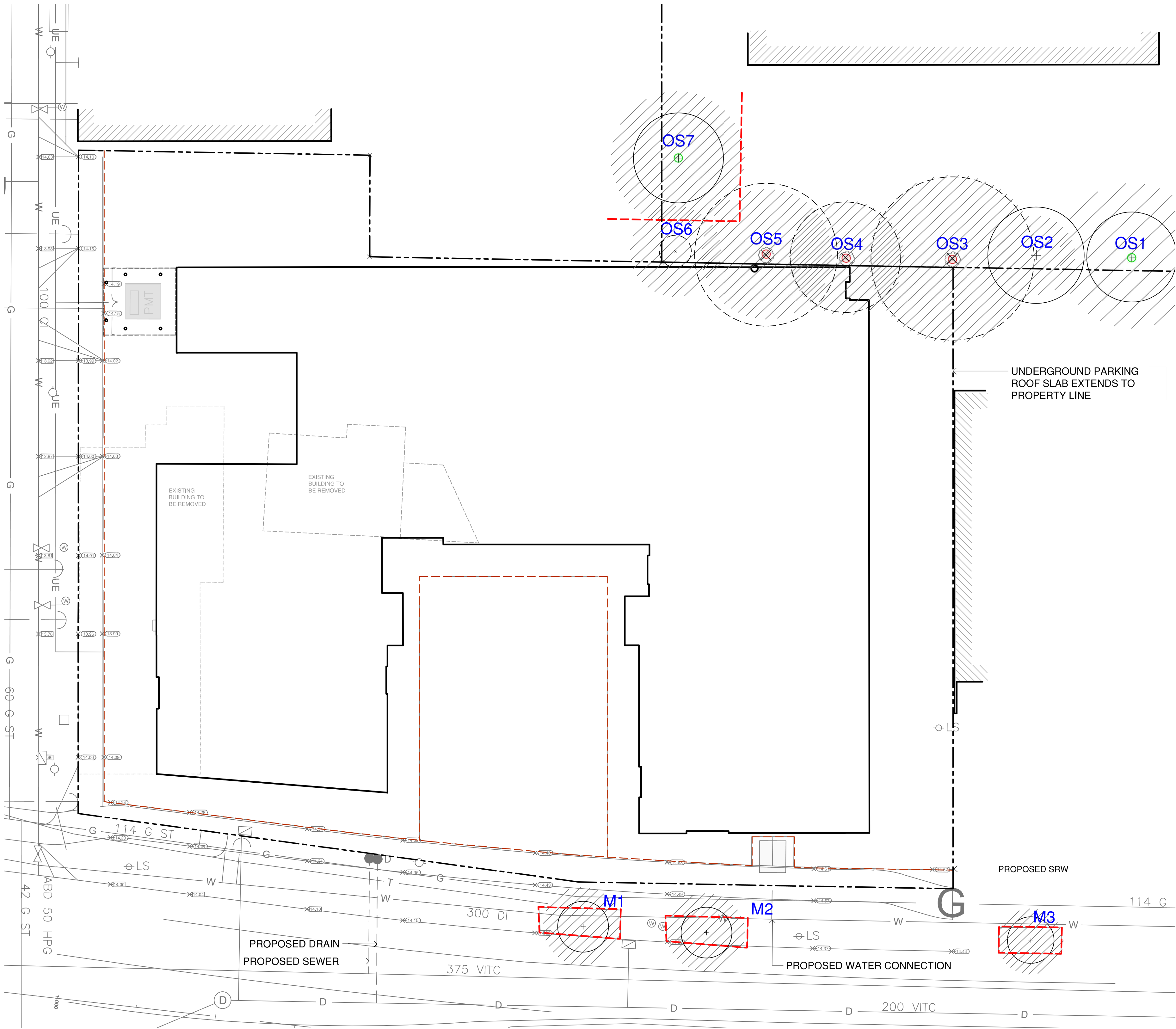
1 North - South Section 3
A2.00
SCALE: 1:100











TREE STATUS LEGEND

OS7 EXISTING TREE TAG

+ EXISTING TREE TO REMAIN

x EXISTING TREE TO BE REMOVED

EXTENT OF CRITICAL ROOT ZONE
SEE ARBORIST REPORT
PREPARED BY TALBOT
MACKENZIE & ASSOCIATES

TREE PROTECTION FENCING
TO OUTSIDE OF DRIPLINE WHERE
POSSIBLE (AS SHOWN)
TO BE MAINTAINED UNTIL
COMPLETION OF CONSTRUCTION
TO MUNICIPAL STANDARD

PROTECTED TREE TO BE REMOVED

PROTECTED TREE TO BE RETAINED

MUNICIPAL TREE TO BE REMOVED

IRRIGATION SLEEVE
SEE IRRIGATION PLAN
COORDINATE INSTALLATION WITH
GENERAL CONTRACTOR

NOTE:
1. FOR COMPLETE TREE REMOVAL AND PROTECTION PROTOCOLS .
PLEASE REFER TO ARBORIST REPORT PREPARED BY TALMAC.

Tag or ID #	Surveyed Y (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected Y (Yes/No)	Name Common	Botanical	dbh (cm)	Critical root zone radius (m)	Drip-line diameter (m)	Condition Health	Structural	Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
OS1	No	Off-site	Yes	Norway Maple	Acer platanoides	38 over ivy	4.6	8	Fair	Fair	Moderate	Topped historically.		Retain
OS2	No	Off-site	No	Norway Maple	Acer platanoides	21	2.5	6	Fair	Fair	Moderate	Deadwood	May be impacted by OS3 stump removal. OS3 stump should be left intact.	Retain*
OS3	Yes	Off-site	Yes	Norway Maple	Acer platanoides	44	5.3	10	Fair	Fair	Moderate	Topped historically, included bark in unions.	Conflict with P1, P2.	X
OS4	Yes	Off-site	Yes	Norway Maple	Acer platanoides	30	3.6	7	Fair	Fair-poor	Moderate	Topped historically, included bark in unions, decay in pruning wounds.	Conflict with P1, P2.	X
OS5	Yes	Off-site	Yes	Norway Maple	Acer platanoides	34	4.1	9	Fair	Fair-poor	Moderate	Topped historically, included bark in unions, epicormic growth, decay in pruning wounds.	Conflict with P1, P2.	X
OS6	No	Off-site	No	Pyramidal Cedar	Thuja occidentalis	11.9,9.6,5	2.6	2	Fair	Fair	Good	Ivy on trunks.	Conflict with P1, P2. May be impacted by excavation for P1, P2. The project arborist should be consulted if over excavation of the northern property line should occur.	X
OS7	No	Off-site	Yes	Norway Maple	Acer platanoides	36	4.3	7	Fair	Fair	Moderate	Approximately 5m north of PL.		Retain*
M1	Yes	Municipal	Municipal	Red Maple	Acer rubrum	20	2.4	3	Good	Fair-poor	Moderate	Included bark in unions.		Retain
M2	Yes	Municipal	Municipal	Red Maple	Acer rubrum	19	2.3	3	Good	Fair-poor	Moderate	Included bark in unions.		Retain
M3	Yes	Municipal	Municipal	Red Maple	Acer rubrum	16	2.2	3	Good	Fair-poor	Moderate	Included bark in unions.		Retain

TREE IMPACT & PRESERVATION SUMMARY

Tree Status	A Total # of Protected Trees	B # Of Trees to be REMOVE D	C # Of NEW or REPLACEMENT Trees to be Planted*	D # Of EXISTING non-protected Trees Counted as Replacements	NET CHANGE (A- B+C+D)
Onsite Trees	0	0	12	0	+12
Private Offsite Trees	5	3	3	0	0
Municipal Trees	3	0	1	N/A	+ 1
Total	8	3	16	0	+13



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
ARYZE Developments

PROJECT NAME:
FACTORY BLOCK

PROJECT ADDRESS:
480 + 492 Esquimalt Rd.
Victoria, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KARIANNE HOWARTH

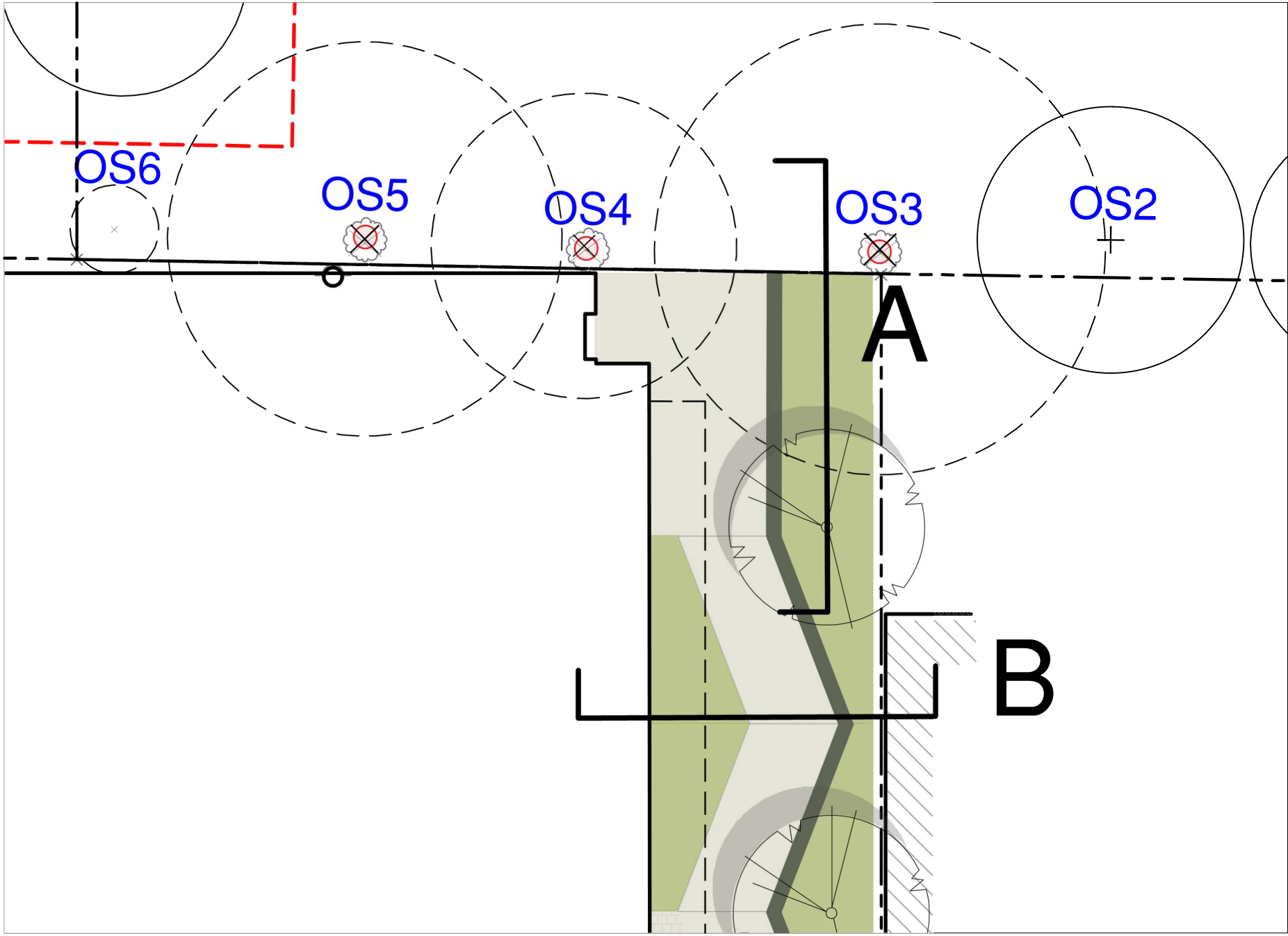
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2	RE-ISSUED FOR RZ/DP	22/01/12
1	ISSUED FOR RZ & DP	21/09/17
NO.	ISSUE	YY/MM/DD



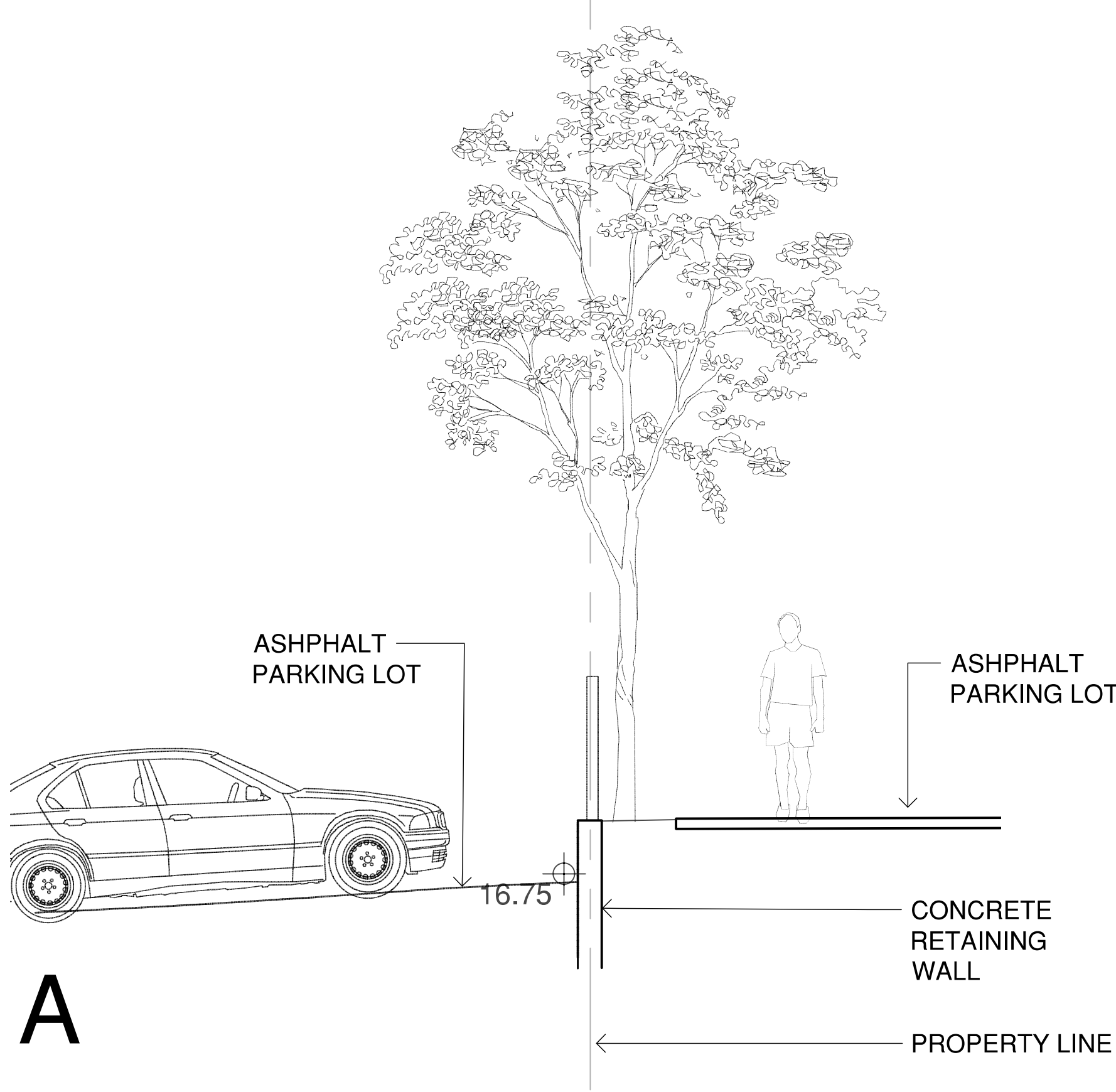
DRAWING TITLE:
TREE REMOVAL &
PROTECTION PLAN

DWG NO:
SCALE: 1:150

L0



SECTION KEY

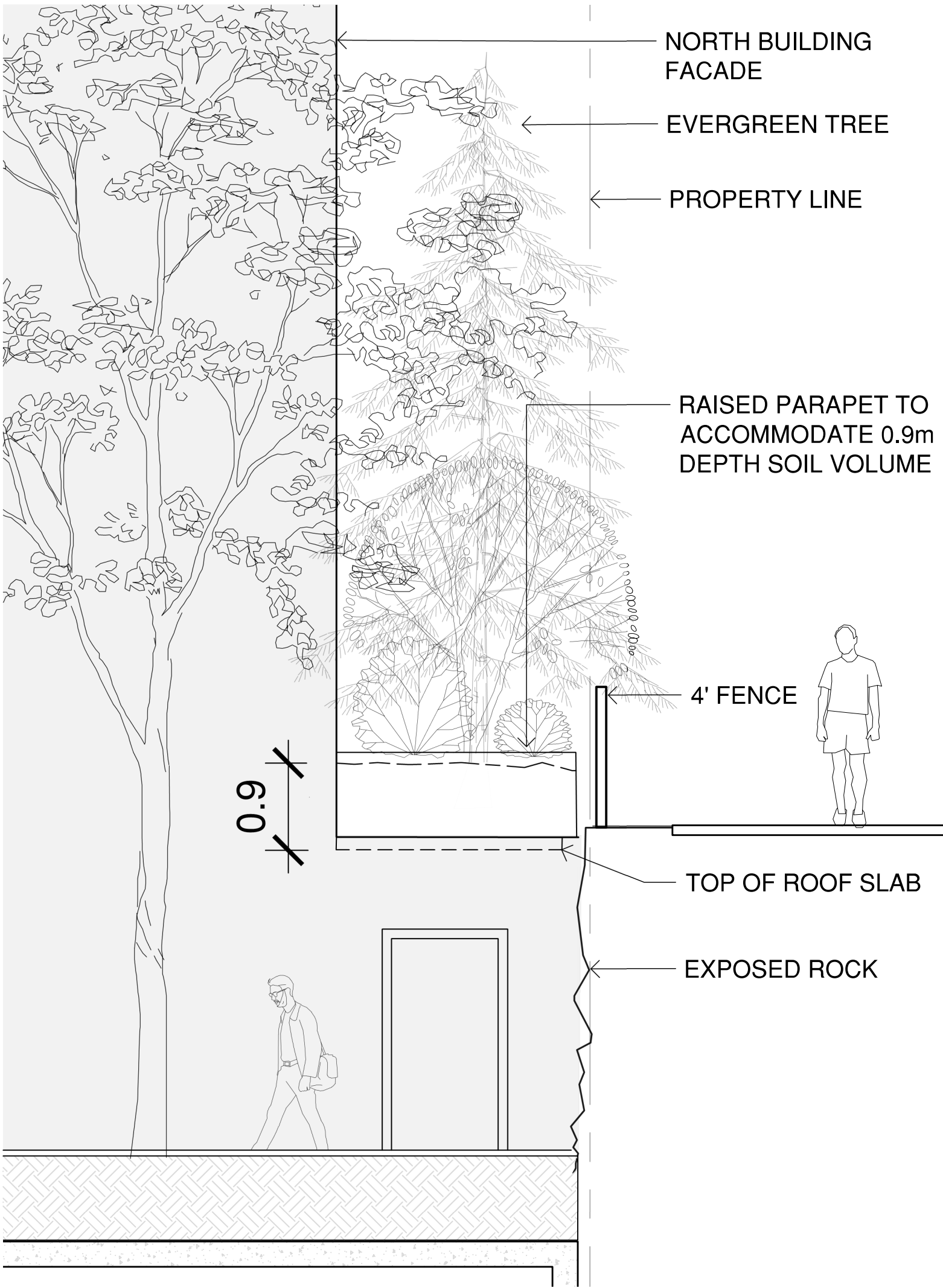


A

EXISTING CONDITIONS:

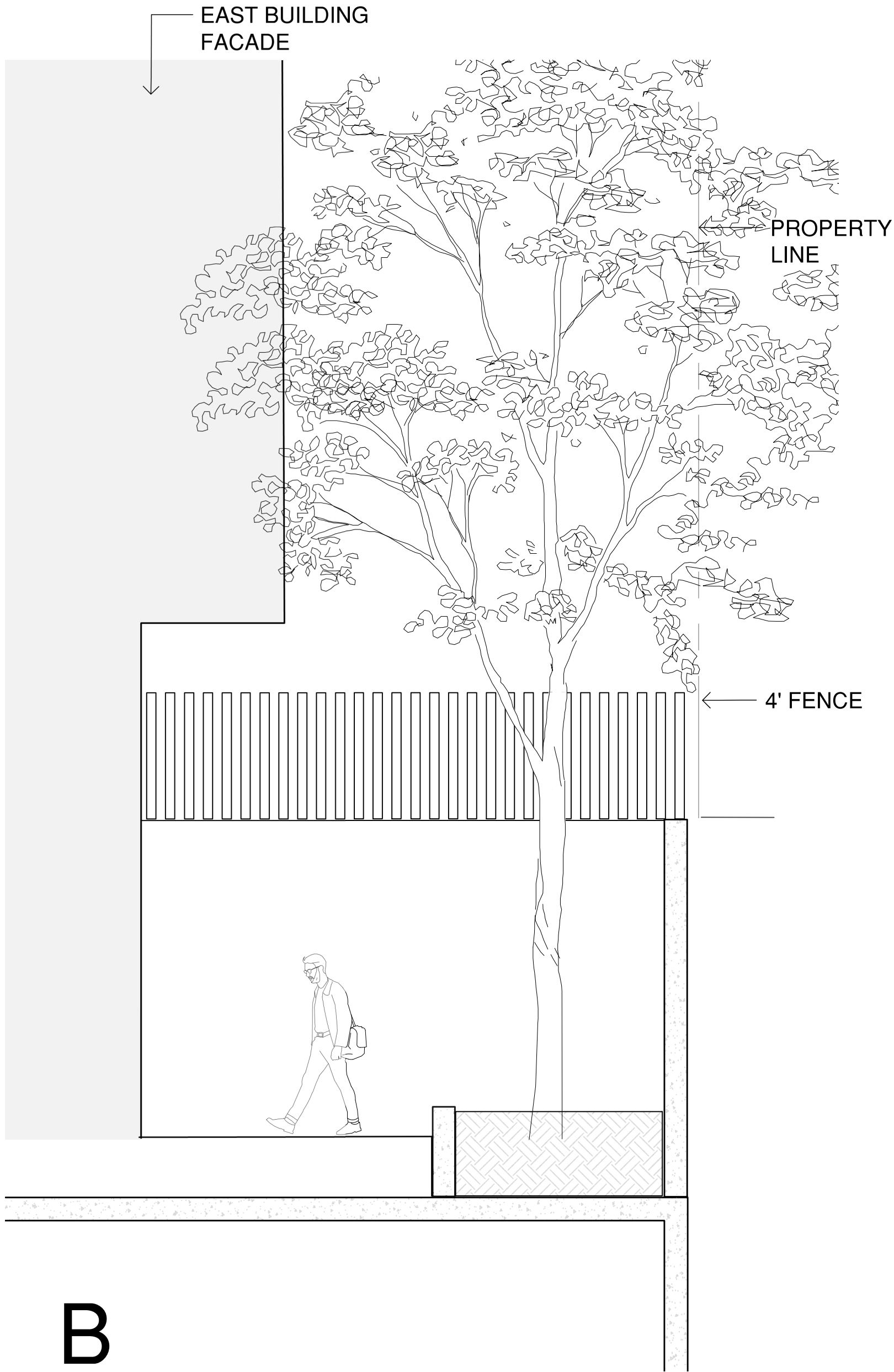
EXISTING TREES ON NEIGHBOURING PROPERTY AT THE NE PROPERTY LINE CURRENTLY SURVIVING AGAINST RETAINING WALL AND BESIDE A ASPHALT PARKING LOT. APPROX 1 FOOT OF SOIL FROM TRUNK TO PAVEMENT EDGE. REMOVAL OF RETAINING WALL AND EXCAVATION OF BUILDING WILL REQUIRE THAT THESE TREES BE REMOVED.

TREES & SHRUBS PLANTED ON TERRACE AND LOWER WALKWAY ARE INTENDED TO REPLACE VEGETATIVE SCREEN PROVIDED BY EXISTING TREES.



A

PROPOSED



B

PROPOSED



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
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PROJECT NAME:
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DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KARIANNE HOWARTH**

NO.	ISSUE	YY/MM/DD
3	REVISED AND RE-ISSUED FOR RZ/DP	22/05/27
2	RE-ISSUED FOR RZ/DP	22/01/12
1	ISSUED FOR RZ & DP	21/09/17

SEAL



NORTH ARROW

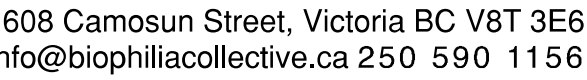


DRAWING TITLE:
**NE CORNER SECTION /
ELEVATIONS**

DWG NO:

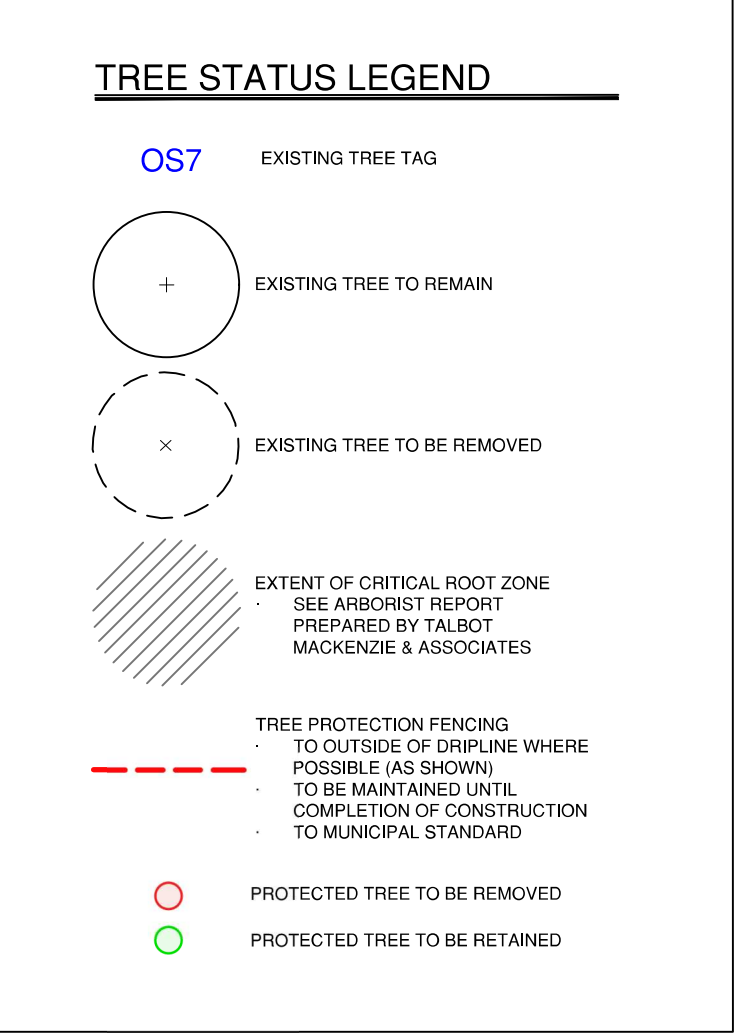
L0.1

SCALE: 1:40



PROJECT NAME:
FACTORY BLOCK

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KARIANNE HOWARTH



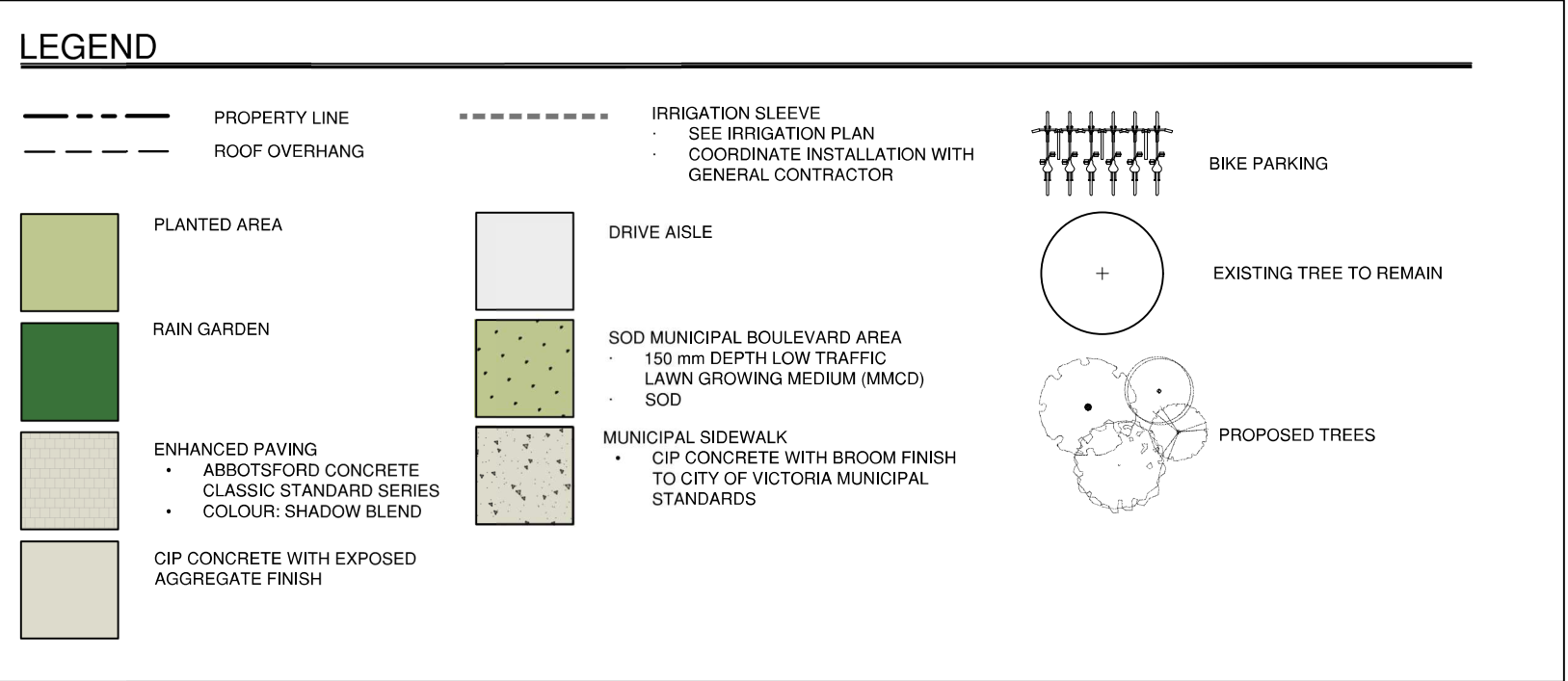
3	REVISED AND RE-ISSUED FOR RZ/DP	22/05/27
2	RE-ISSUED FOR RZ/DP	22/01/12
1	ISSUED FOR RZ & DP	21/09/17
NO.	ISSUE	YY/MM/DD

NORTH ARROW 

DWG NO: **100**

SCALE: 1:150 **LOC. 2**

L0.2



LANDSCAPE NOTES

IRRIGATION

- SEE DETAILED IRRIGATION PLAN TO BE SUBMITTED AT BP STAGE.
- ALL ON-SITE PLANTED BEDS AND TREES TO BE IRRIGATED.
- AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY AN IABC CERTIFIED IRRIGATION DESIGNER AND INSTALLED TO IABC STANDARDS
- WATER WISE MP ROTATOR SPRAY HEADS & DRIP IRRIGATION
- BACKFLOW PREVENTION DEVICE AND WINTERIZATION BLOW OUT
- WPI TIMER

PROPOSED BOULEVARD TREES

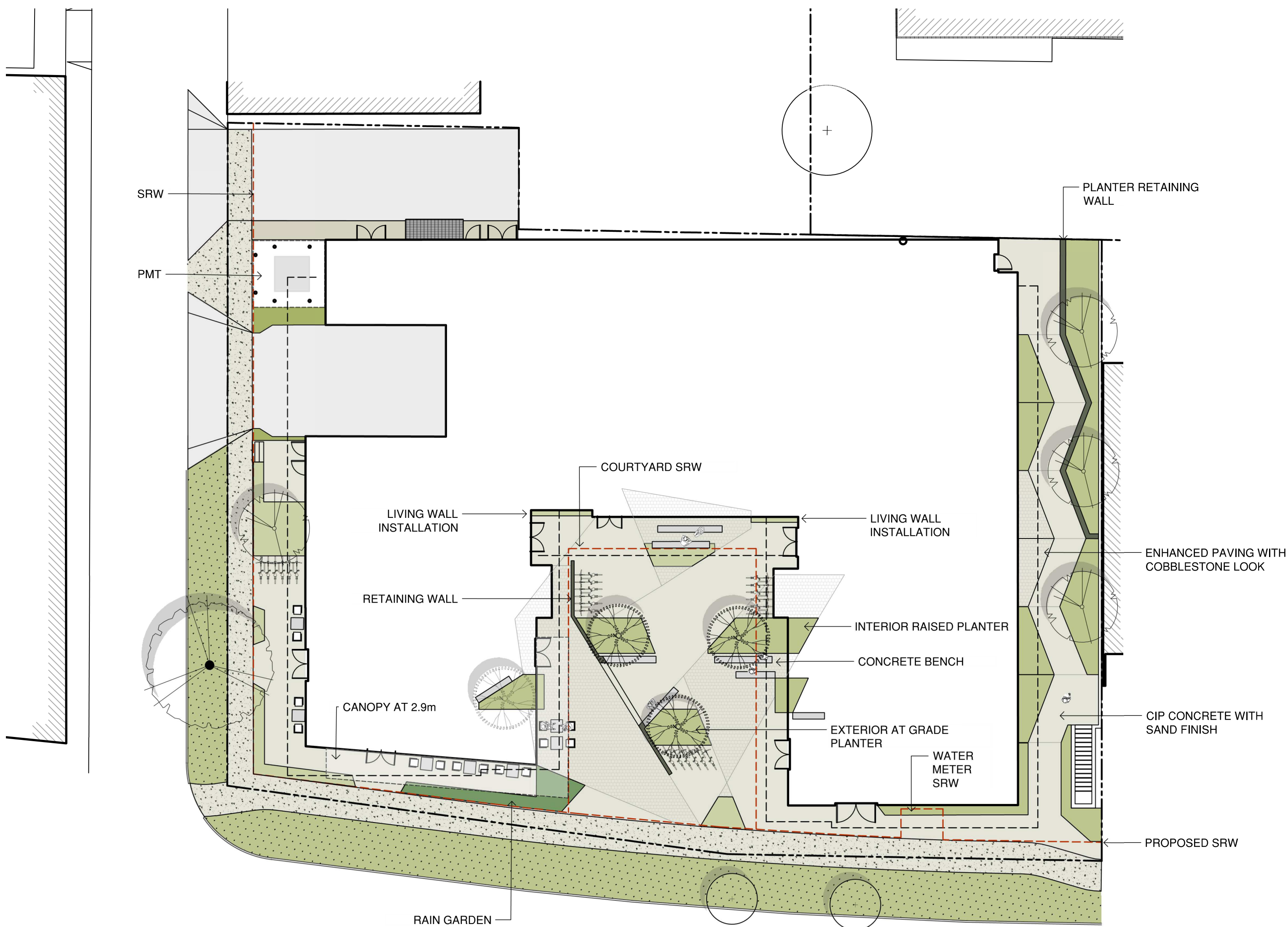
- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m/2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 IMACD 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 ELIGIBLE 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 12442 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.



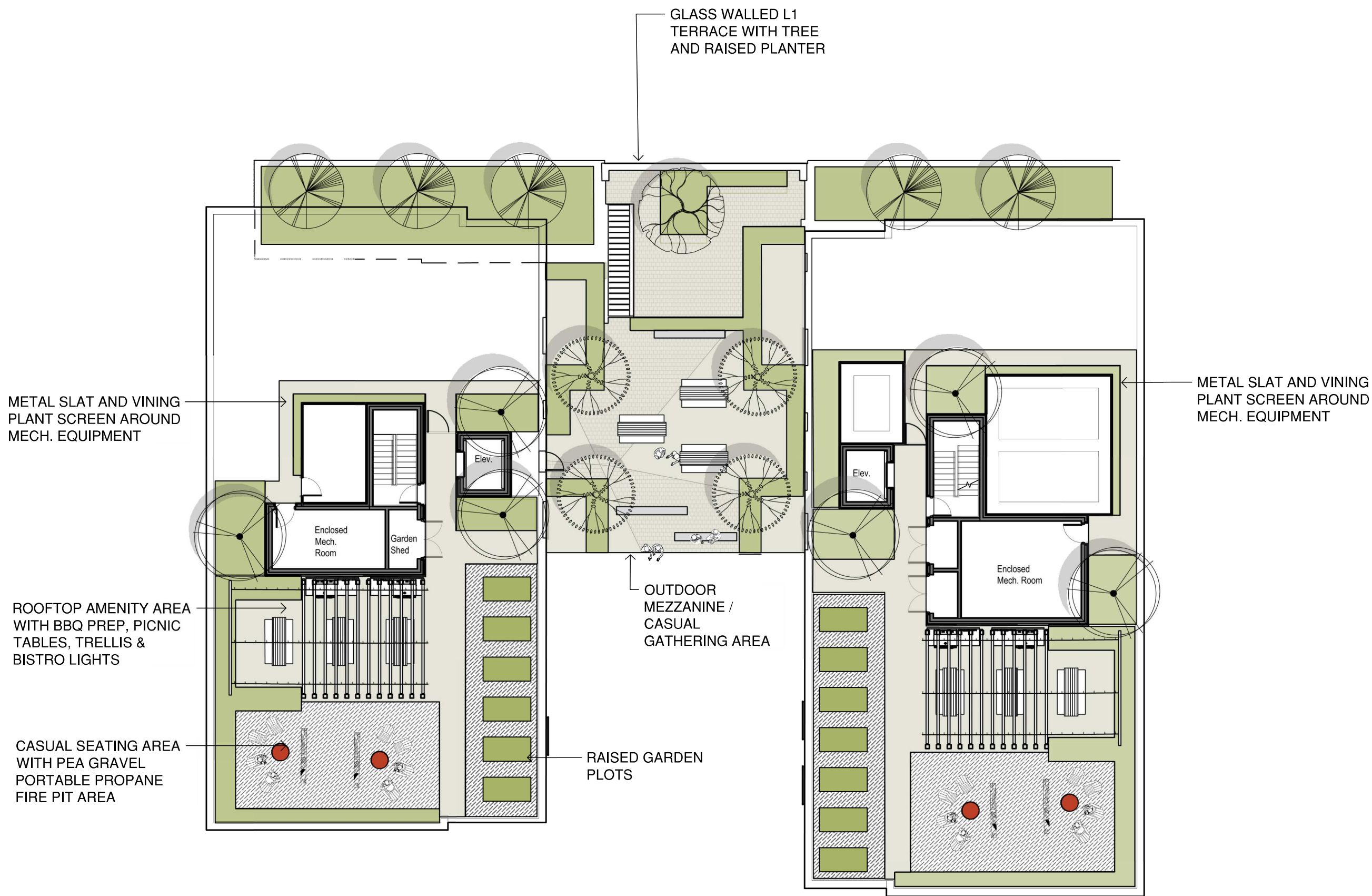
DESIGN INSPIRATION



1 LANDSCAPE SITE PLAN
L1 1:200



DROUGHT TOLERANT LOW MAINTENANCE PLANT SELECTION FOR PART SHADE AREAS



3 MEZZANINE, TERRACE & ROOFTOP PLAN
L1 1:200



DROUGHT TOLERANT HARDY PLANT SELECTION FOR EXPOSED ROOF TOP ENVIRONMENT



1608 Camosun Street, Victoria BC V8T 3E6
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OWNER/CLIENT:
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1	ISSUED FOR RZ & DP	21/09/17



DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:
L1

SCALE: **1:200**

LEGEND

--- ROOF OVERHANG

○ PROPOSED 'REPLACEMENT TREE' TO BE IRRIGATED

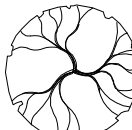
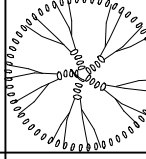
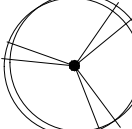
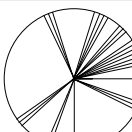

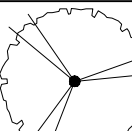
■ 1.0 m OFFSET FROM UTILITY, PAVED AREA OR PROPERTY LINE

■ 2.0m OFFSET FROM BUILDING FOUNDATION

■ PLANTING AREA FOR SOIL VOLUME CALCULATIONS

TREE IMPACT & PRESERVATION SUMMARY

Tree Status	A	B	C	D	NET CHANGE (A-B+C+D)
	Total # of Protected Trees	# Of Trees to be REMOVE D	# Of NEW or REPLACEMENT Trees to be Planted*	# Of EXISTING non-protected Trees Counted as Replacements	
Onsite Trees	0	0	12	0	+12
Private Offsite Trees	5	3	3	0	0
Municipal Trees	3	0	1	N/A	+ 1
Total	8	3	16	0	+13

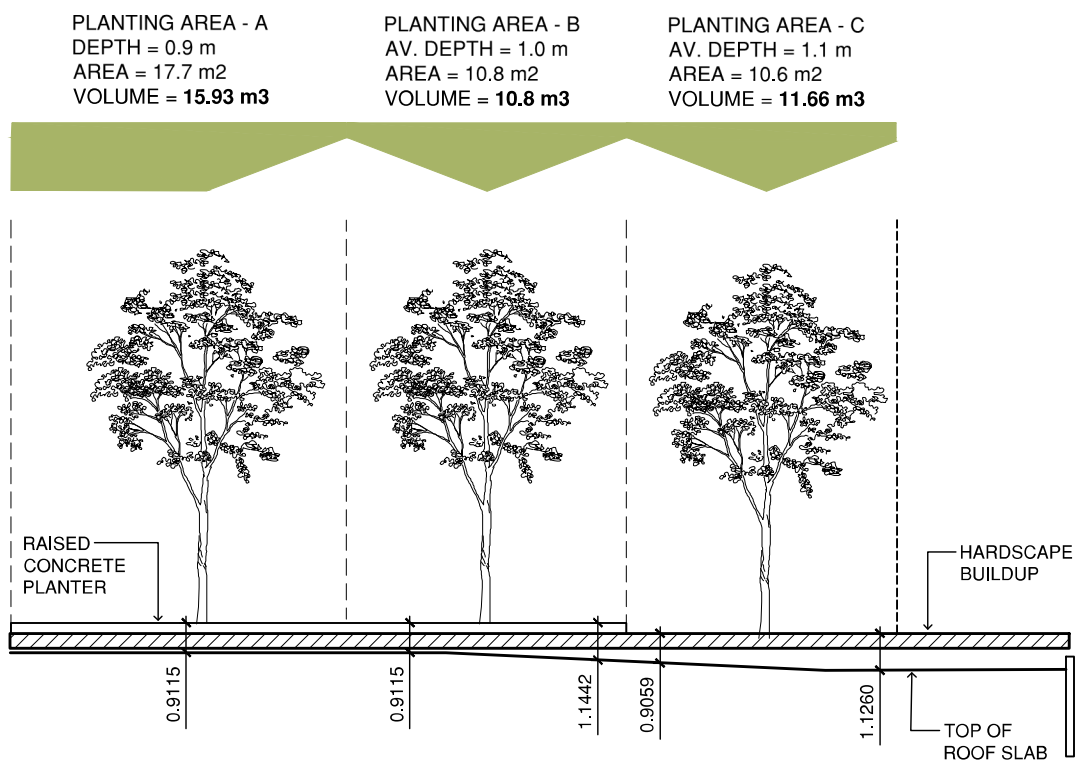
TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native
1		Acer palmatum 'Seiryu'	Seiryu maple	B&B		4.5m	
7		Acer circinatum	Vine Maple (Single stem)	B&B			y
6		Amelanchier canadensis	Serviceberry	B&B			y
5		Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka cypress	B&B			
4		Magnolia 'Galaxy'	Galaxy magnolia	B&B			
1		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	4cm		
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.							

LANDSCAPE NOTES

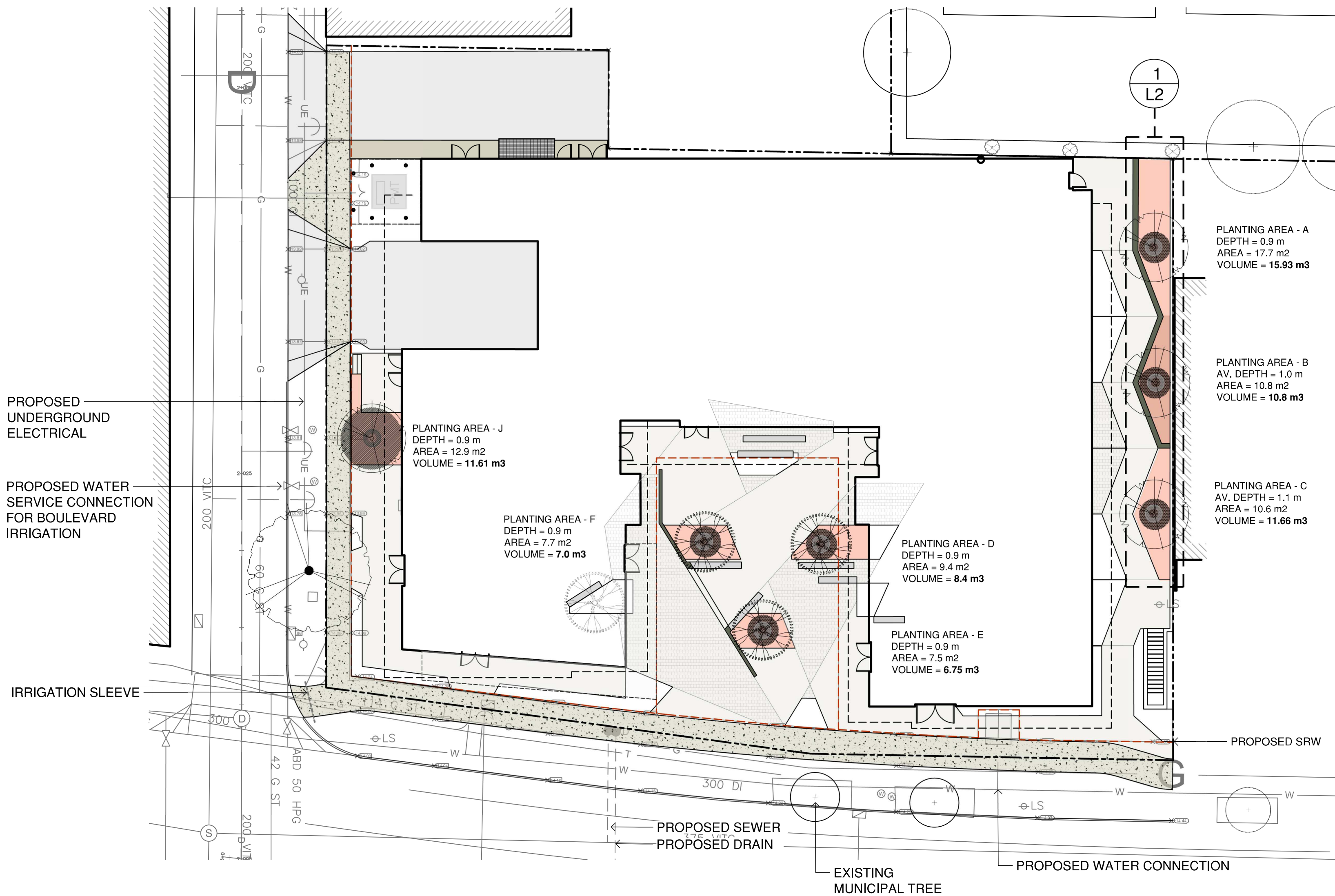
IRRIGATION
SEE DETAILED IRRIGATION PLAN TO BE SUBMITTED AT BP STAGE.
ALL ON-SITE PLANTED BEDS AND TREES TO BE IRRIGATED.
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY AN IABC CERTIFIED IRRIGATION DESIGNER AND INSTALLED TO IABC STANDARDS
WATER WISE MP ROTATOR SPRAY HEADS & DRIP IRRIGATION
BACKFLOW PREVENTION DEVICE AND WINTERIZATION BLOW OUT
WHI TIMER

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 PLATE 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 ELIGIBLE FOR DEPOSIT RETURN.

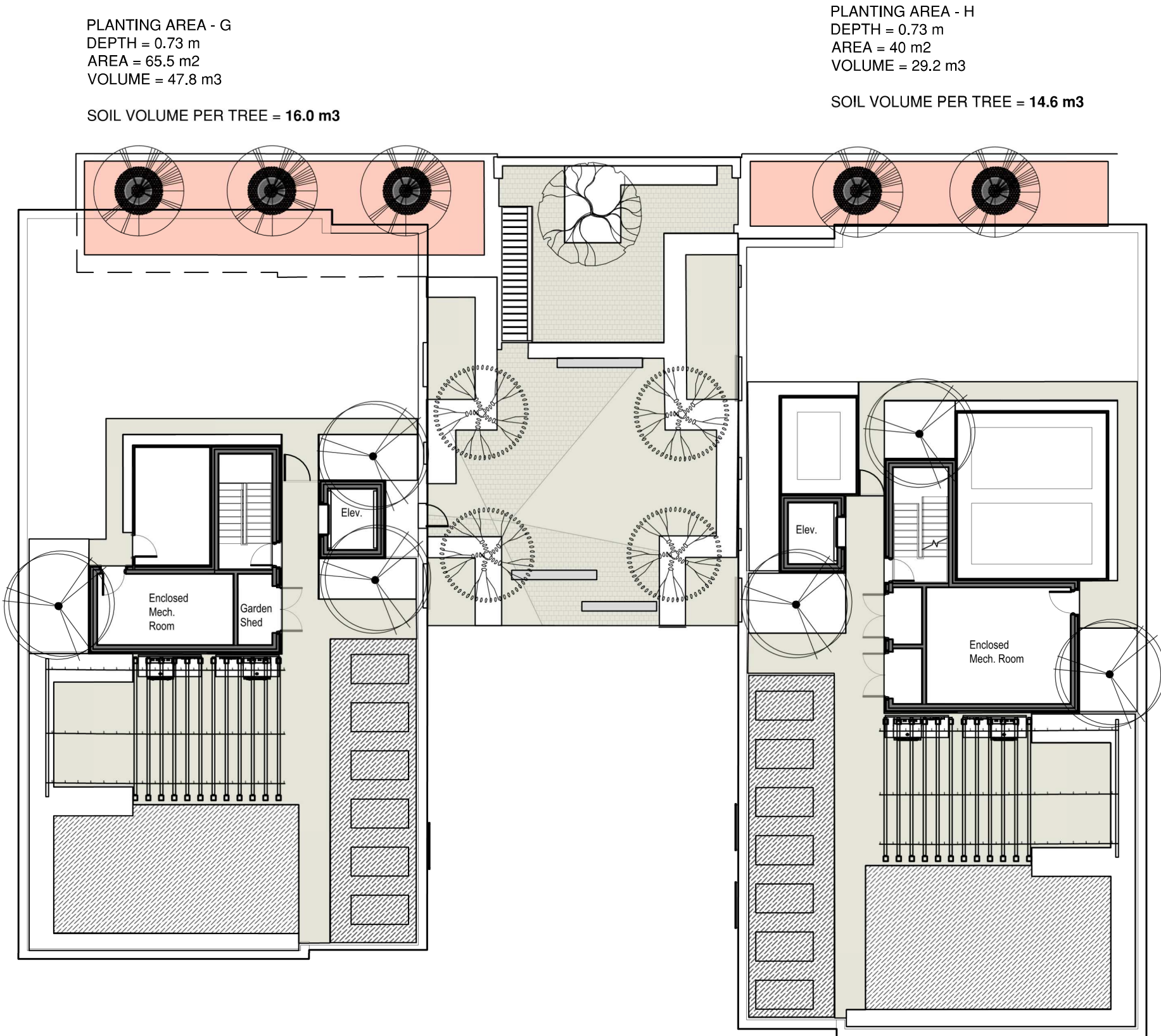
BOULEVARD IRRIGATION
SEE IRRIGATION PLAN
MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BY-LAW 12-042, SUBDIVISION BY-LAW.
IRRIGATION DESIGN DRAWINGS MUST 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) SLEEPING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.



1 L2 SOIL VOLUME CALCULATIONS NTS



2 L2 AT GRADE TREE PLANTING PLAN 1:200



3 L2 MEZZANINE, TERRACE & ROOFTOP TREE PLANTING PLAN 1:200



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
ARYZE Developments

PROJECT NAME:
FACTORY BLOCK

PROJECT ADDRESS:
480 + 492 Esquimalt Rd.
Victoria, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KARIANNE HOWARTH

3	REVISED AND RE-ISSUED FOR RZ/DP	22/05/27
2	RE-ISSUED FOR RZ/DP	22/01/12
1	ISSUED FOR RZ & DP	21/09/17
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW

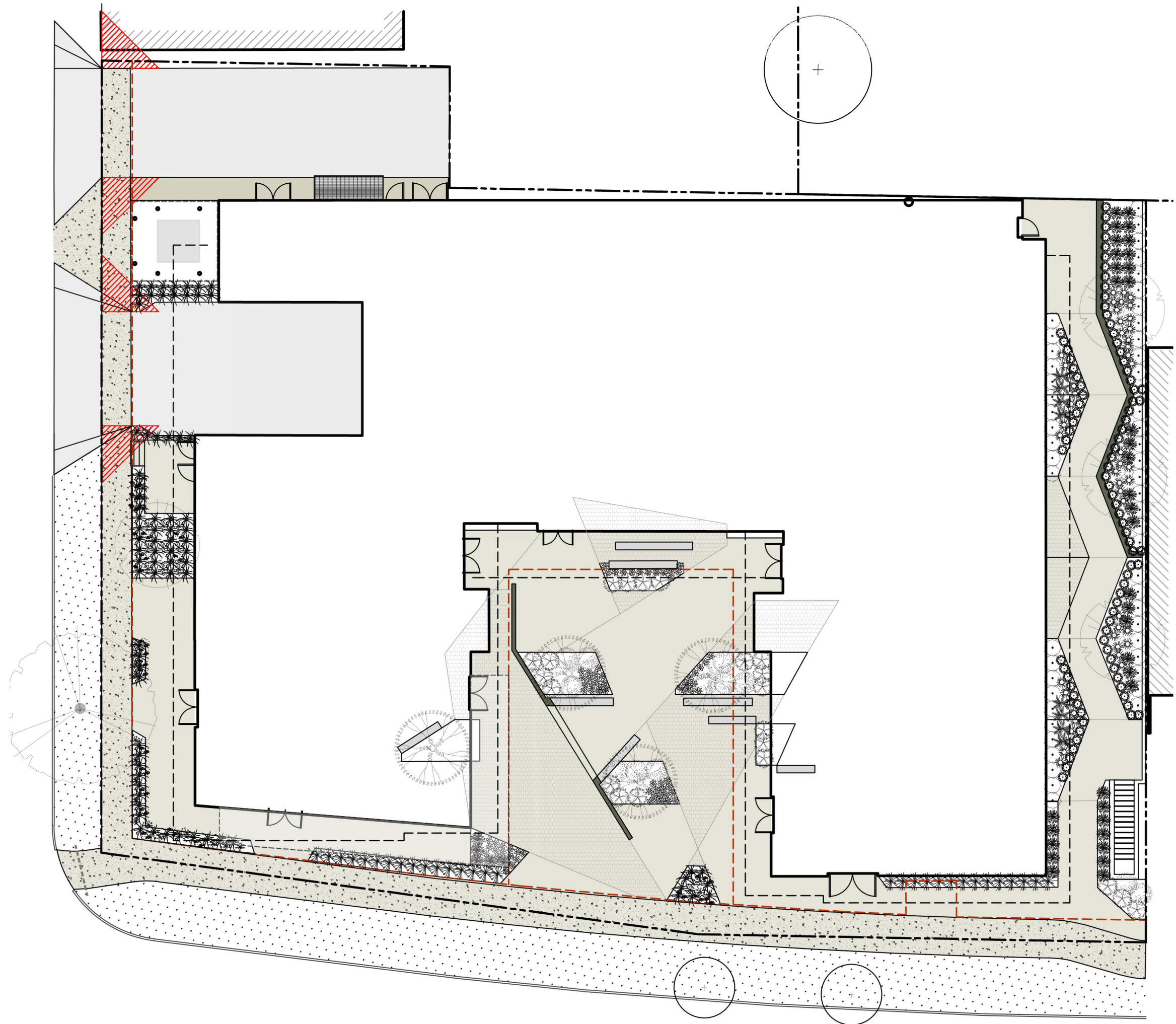


DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

SCALE: 1:200

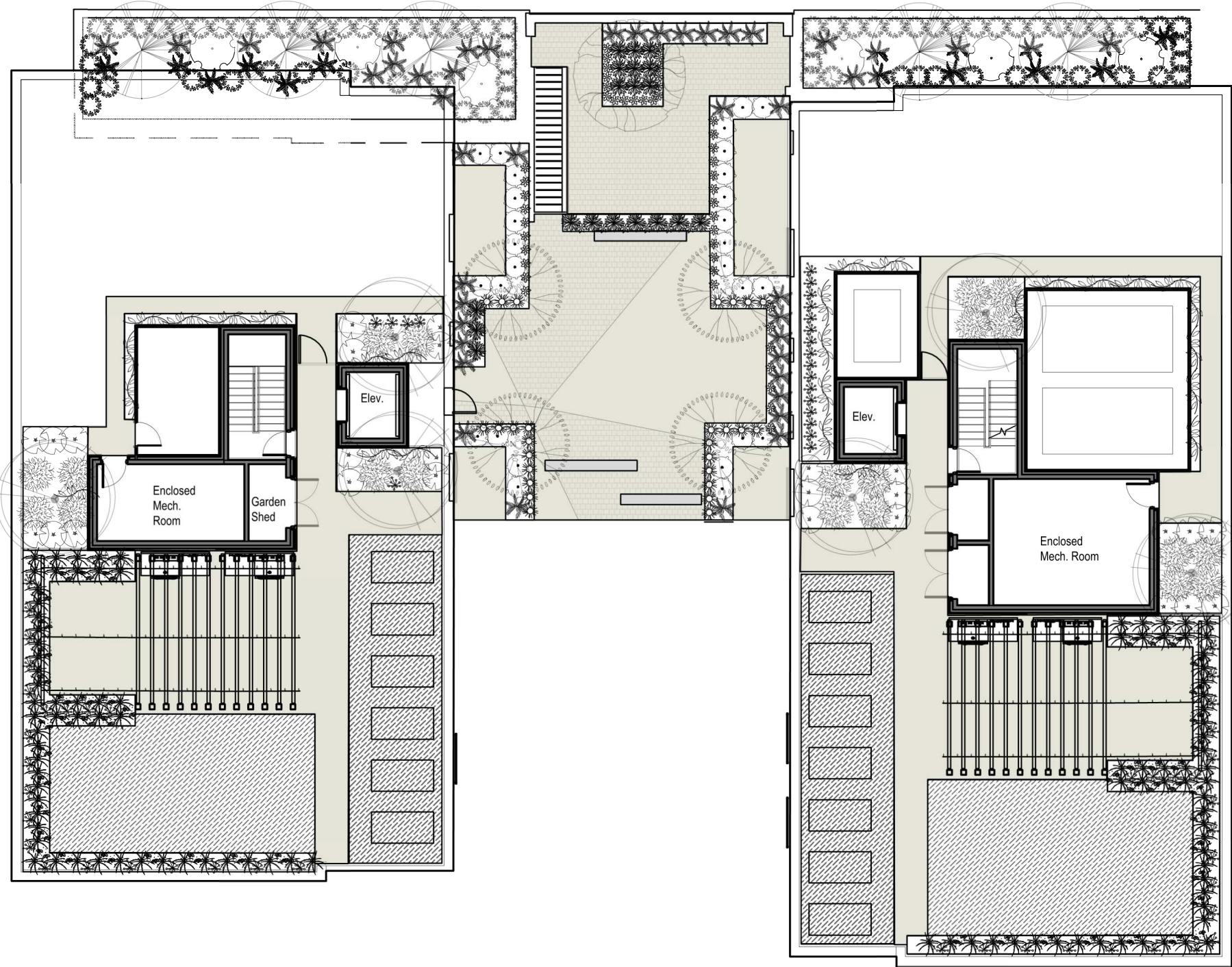
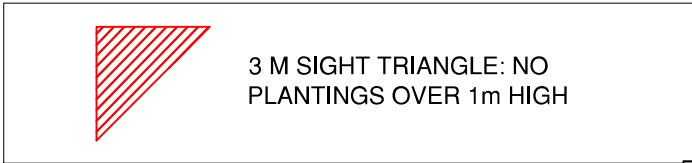
L2



1 AT GRADE PLANTING PLAN
L3 1:200

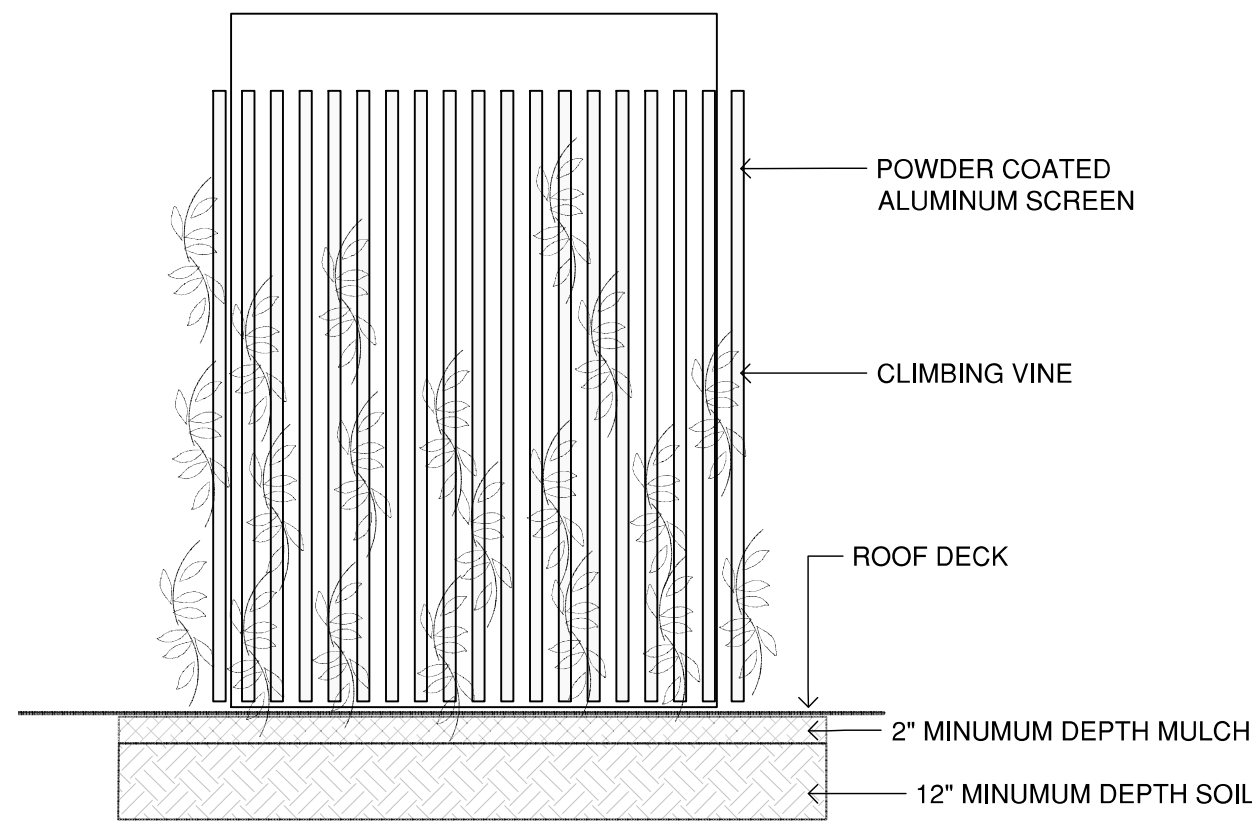
AT GRADE PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
28		Anaphalis margaritacea	Pearly everlasting	#1	y	y
41		Astilbe chinensis 'Vision in White'	Chinese astilbe	#1		y
21		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew			
52		Gautheria shallon	Salal	#1	y	y
39		Haconchola 'All Gold'	Hakone grass All Gold	#1		
13		Hebe 'Hinerua'	Hinerua Hebe	#1		
2		Lathyrus japonica	Beach pea	tray		y
84		Leymus arenarius	Blue Lyme Grass	#1	y	
8		Ploystichum munitum	Western sword fern	#1	y	
88		Sarcococca humilis	Dwarf Sweetbox	#1		y
31		Stipa gigantea	Golden oats	#1		
74		'White Wands' Spike Speedwell	'White Wands' Spike Speedwell	#2		y

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.



2 MEZZANINE, TERRACE & ROOFTOP PLANTING PLAN
L3 1:200

MEZZANINE & TERRACE PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
31		Astilbe chinensis 'Vision in White'	Chinese astilbe	#1		y
16		Gautheria shallon	Salal		y	y
19		Haconchola 'All Gold'	Hakone grass All Gold	#1		
64		Ploystichum munitum	Western sword fern	#1	y	
7		Ligustrum texanum	Wax leaf privet	#3		
59		Vaccinium ovatum 'Scarlet Ovation'	Scarlet Ovation evergreen huckleberry	#1	y	y
35		Veronicastrum virginicum 'Erica'	Erica Veronica	#2		y



3 MECH. EQUIPMENT SCREEN CONCEPT
L3

ROOFTOP PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
64		Anaphalis margaritacea	Pearly everlasting	#1	y	y
3		Lathyrus japonica	Beach pea	tray		y
94		Leymus arenarius	Blue Lyme grass	#1	y	
50		Lonicera ciliosa	Trumpet Honeysuckle	#1	y	y
20		Pinus mugo	Dwarf Mugo pine	#2		y
26		Rosmarinus 'Collingwood Ingram'	Collingwood Ingram rosemary	#1		y

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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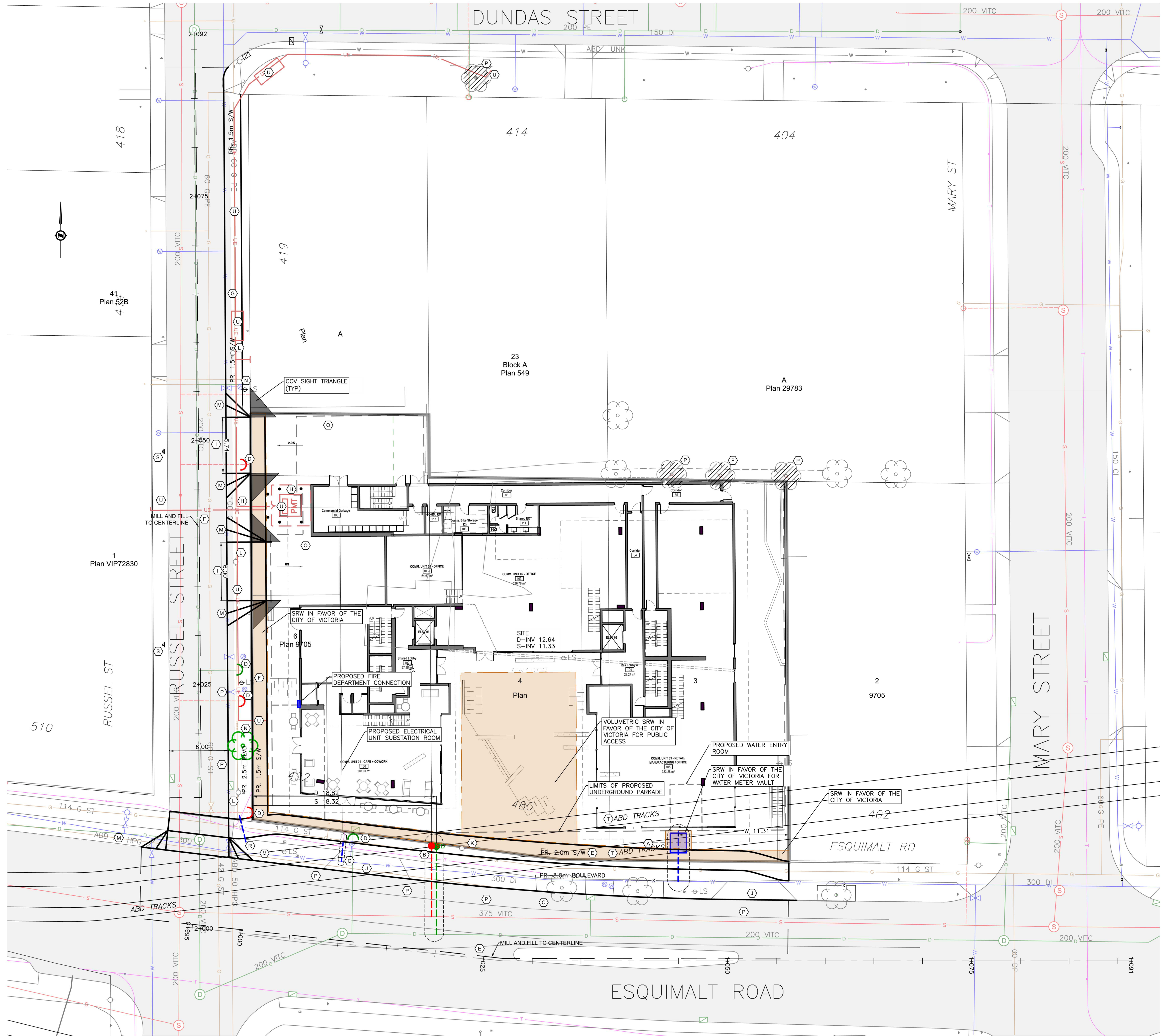
DESIGNED BY: BIANCA BODLEY
DRAWN BY: KARIANNE HOWARTH

3	REVISED AND RE-ISSUED FOR RZ/DP	22/05/27
2	RE-ISSUED FOR RZ/DP	22/01/12
1	ISSUED FOR RZ & DP	21/09/17
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:
PLANTING PLAN

DWG NO:
SCALE: 1:200
L3



SHEET NOTES:

- (A) CITY OF VICTORIA TO INSTALL DOMESTIC AND FIRE WATER SERVICE COMPLETE WITH VAULT AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA TO INSTALL STORM AND SANITARY SERVICES COMPLETE WITH INSPECTION CHAMBERS AT DEVELOPERS EXPENSE.
- (C) EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED. NEW 50mm WATER SERVICE TO BE INSTALLED. ALL WORK BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
- (D) EXISTING STORM AND SANITARY SERVICES TO BE CAPPED BY CONTRACTOR AT DEMOLITION.
- (E) ESQUIMALT ROAD FRONTAGE TO BE UPGRADED WITH NEW CURB/GUTTER, CATCH BASINS AND CATCH BASIN LEADS, 3.0m BOULEVARD, 2.0m S/W, AND ASPHALT RESTORATION TO CENTERLINE AS REQUIRED.
- (F) RUSSELL STREET FRONTAGE TO BE UPGRADED WITH NEW CURB/GUTTER, CATCH BASINS AND CATCH BASIN LEADS, 1.5m SIDEWALK, 2.5m BOULEVARD TO OPPOSITE CURB, AND ASPHALT RESTORATION TO CENTERLINE AS REQUIRED.
- (G) PROPOSED CURB/GUTTER AND SIDEWALK EXTENSION.
- (H) PROPOSED PMT TO SERVICE 510 ESQUIMALT. BOULEVARD TO BE CONCRETE TO FACILITATE BCH ACCESS.
- (I) CONTRACTOR TO CONSTRUCT DRIVEWAY TO CITY OF VICTORIA STANDARDS
- (J) CONTRACTOR TO REMOVE EXISTING DRIVEWAY AND REINSTATE NON-MOUNTABLE CURB AND BOULEVARD AS REQUIRED.
- (K) EXISTING PRIVATE SERVICE POLE TO BE REMOVED.
- (L) EXISTING POLE TO BE REMOVED AS PART OF HYDRO UNDERGROUNDING.
- (M) PROPOSED DROPS AS PER CITY OF VICTORIA SDD C7b.
- (N) PROPOSED STREETLIGHTS.
- (O) PROPOSED LEFT-TURN ONLY SIGN INSTALLED ON DRIVEWAY EXIT RAMP
- (P) PROPOSED STREET TREE/REPLACEMENT TREE/TREE REMOVAL. SEE LANDSCAPE. RUSSELL STREET TREES VIABILITY SUBJECT TO BC HYDRO SERVICING.
- (Q) ESQUIMALT ROAD WORKS SUBJECT TO CITY OF VICTORIA CONCRETE ROAD BASE RESTORATION REQUIREMENT.
- (R) IRRIGATION SLEEVE
- (S) PROPOSED NO STOPPING SIGNED ON WEST SIDE OF RUSSELL STREET.
- (T) EXISTING RAIL TRACKS TO BE REMOVED/ABANDONED WITHIN THE SITE AS REQUIRED.
- (U) PROPOSED HYDRO SERVICING AS PER BCH REDLINE DRAWING. SEE ELECTRICAL PLANS FOR DETAILS. ABANDONED INFRASTRUCTURE TO BE REMOVED AS REQUIRED TO FACILITATE BC HYDRO DESIGN.

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

LEGAL DESCRIPTION: CURRENT LOT B, SECTION 31, ESQUIMALT DISTRICT, PLAN 21975
CURRENT LOT 6, SECTION 31, ESQUIMALT DISTRICT, PLAN 9705
CURRENT LOT 3, SECTION 31, ESQUIMALT DISTRICT, PLAN 9705
CURRENT LOT 4, SECTION 31, ESQUIMALT DISTRICT, PLAN 9705

BENCHMARK: GCM No: 102202
ELEV. 13.378m

480 ESQUIMALT ROAD
PRELIMINARY SITE
SERVICING

Scale
horiz. 1:200
Sheet 1 of 1
Eng. Project No. 32911



JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

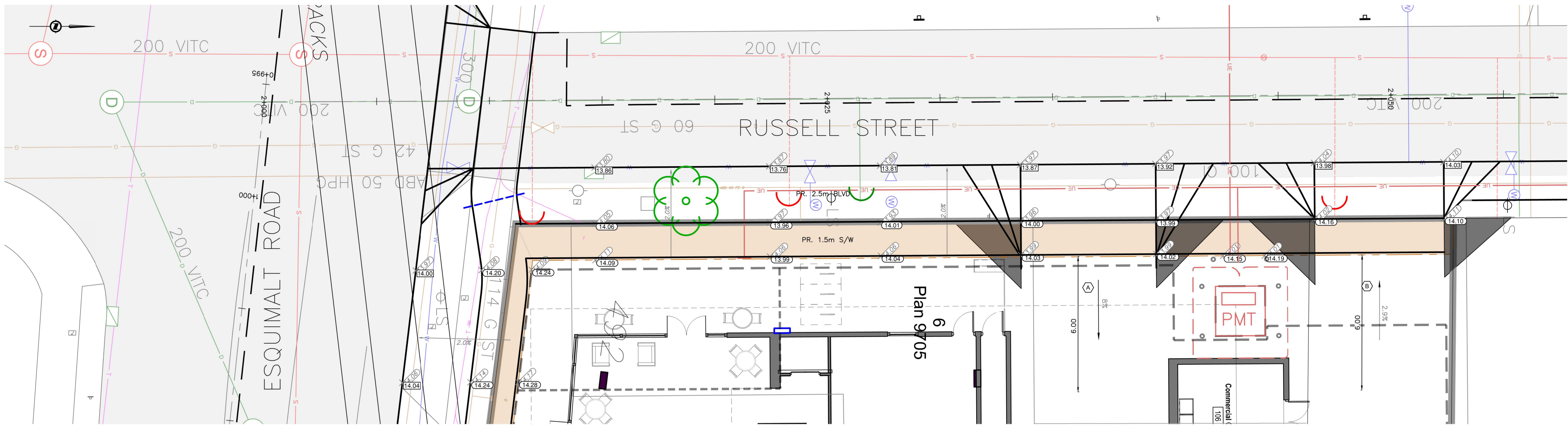


PRELIMINARY ONLY

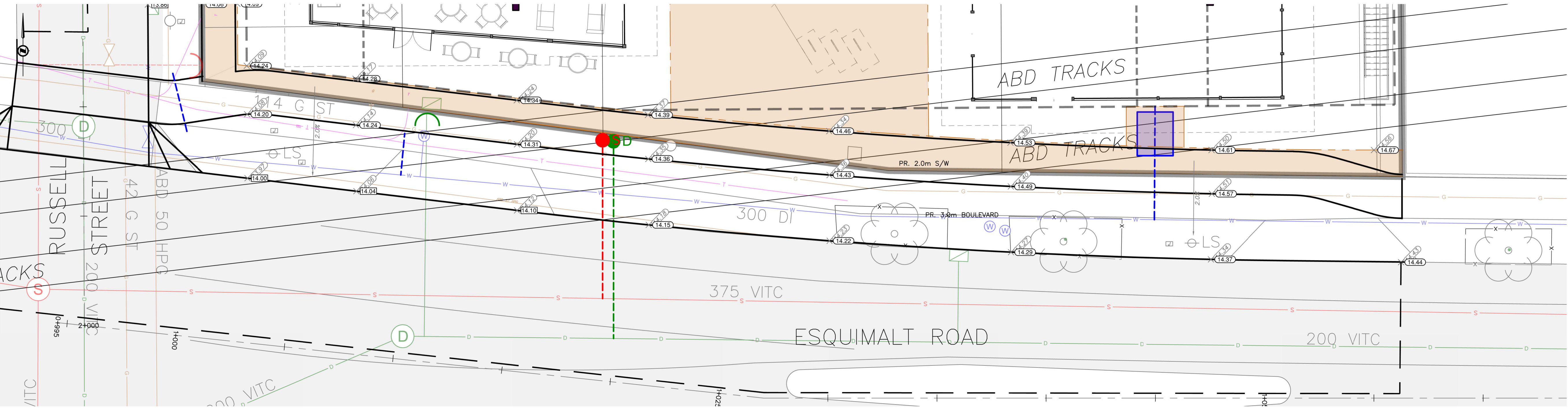
SITE PLAN
H 1:200

SHEET NOTES:

- (A) RESIDENTIAL DRIVEWAY TO SLOPE 8% MAX FOR 6m ON PRIVATE PROPERTY AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
- (B) COMMERCIAL DRIVEWAY TO SLOPE 3% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW. TRENCH DRAIN TO BE INSTALLED AT SRW AS REQUIRED TO CONTROL PRIVATE STORMWATER RUNOFF.
- (C) PROPOSED DRIVEWAY TO HAVE FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b.



PLAN — PRELIMINARY GRADING — RUSSELL ST
H 1:100



PLAN — PRELIMINARY GRADING — ESQUIMALT RD
H 1:100

PRELIMINARY ONLY

**480 ESQUIMALT ROAD
PRELIMINARY SITE
GRADING**

Scale
horiz. 1:200
Sheet 1 of 1
Eng. Project No. 32911



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