

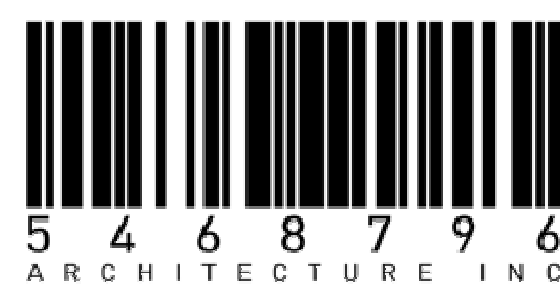


**822 CATHERINE STREET + 304 LANGFORD STREET**  
 VICTORIA, BC

14.07.2023 ISSUED FOR DEVELOPMENT PERMIT

**ARYZE**

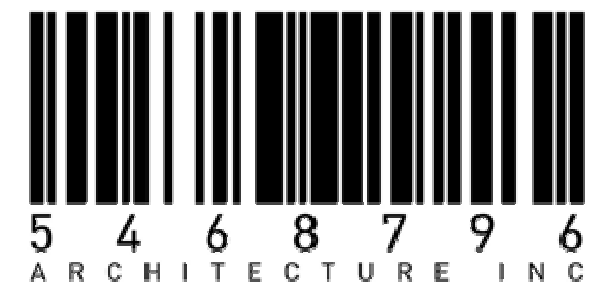
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ARCHITECTURAL



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A3.2 BUILDING SECTIONS

DEVELOPER  
**ARYZE**

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21-014-CSP PRELIMINARY CIVIL PLAN

LANDSCAPE

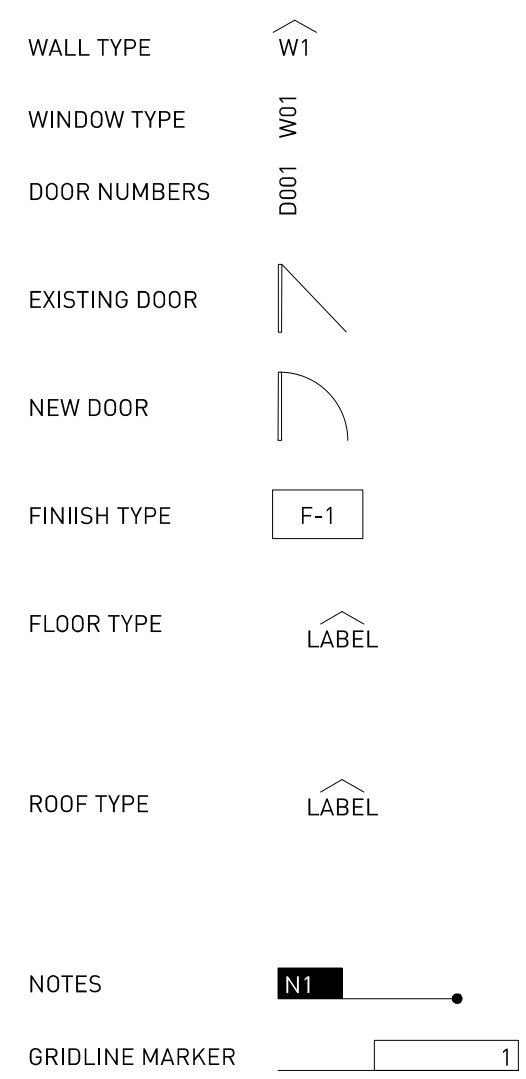


BIOPHILIA  
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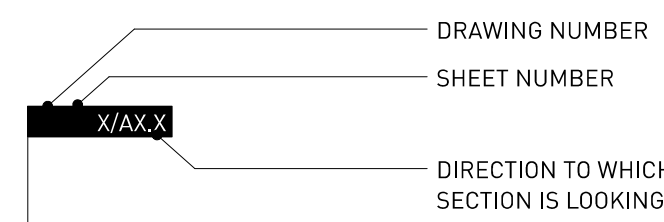
ELIZABETH BALDERSTON  
E: elizabeth@biophilialcollective.ca

- L0 TREE REMOVAL AND PROTECTION PLAN
- L1 LANDSCAPE PLAN
- L2 TREE PLANTING PLAN
- L3 SHRUB PLANTING PLAN

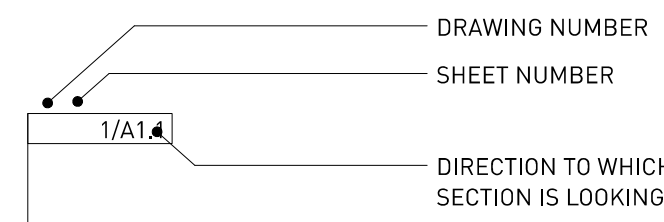
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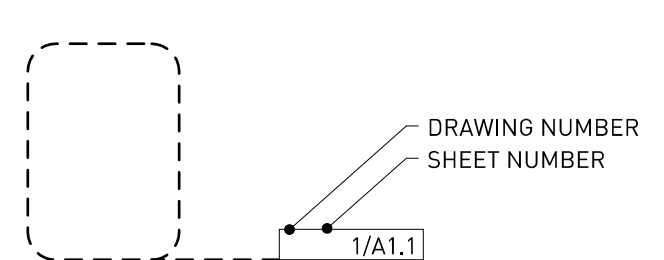
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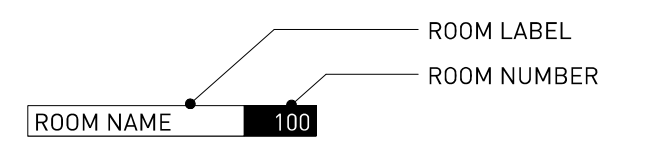
SECTIONS:



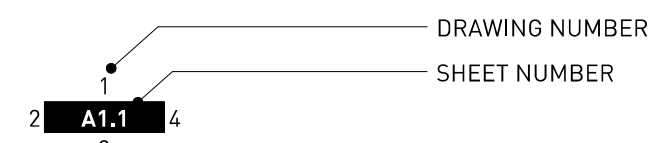
DETAILS:



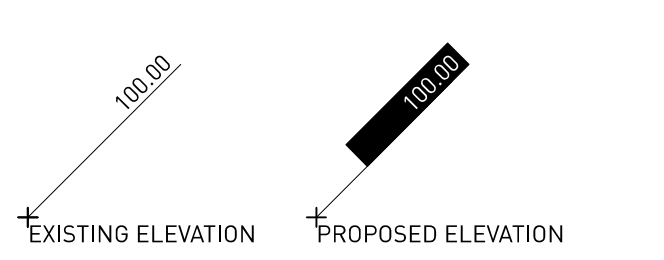
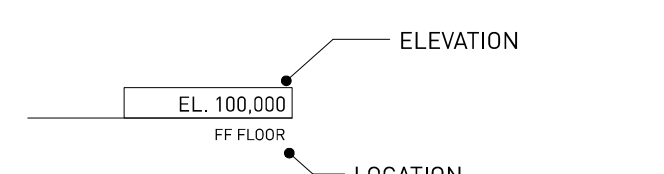
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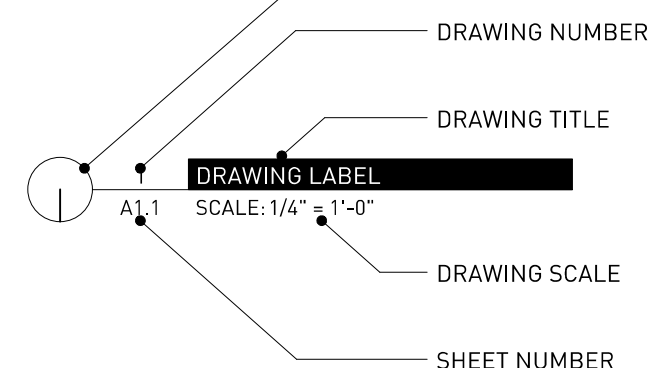
INTERIOR ELEVATIONS:



FLOOR CONSTRUCTION ELEVATIONS:



TITLES:



ABBREVIATIONS:

- & AND
- ABV ABOVE
- AFF ABOVE FINISHED FLOOR
- ALUM ALUMINUM
- ANOD ANODIZED
- @ AT
- ARCH ARCHITECTURAL
- AT ACOUSTIC TILE
- AVB AIR/VAPOUR BARRIER
- BLDG BUILDING
- BLKG BLOCKING
- BRG BEARING
- BS BOTH SIDES
- B TO B BACK TO BACK
- CB CATCH BASIN
- CF CLEAR FINISH
- CG CORNER GUARD
- CL CONTROL JOINT
- CL CENTRE LINE
- CLG CEILING
- CLR CLEAR
- COL COLUMN
- CONC CONCRETE
- CONN CONNECTION
- CONT CONTINUOUS
- CORR CORRIDOR
- CT CERAMIC TILE
- C/W COMPLETE WITH
- Ø DIAMETER
- DIM DIMENSION
- DN DOWN
- DRWG DRAWING
- DTL DETAIL
- EL ELEVATION
- EW EACH WAY
- EA EACH
- ELEC ELECTRICAL
- ED EQUAL
- EXIST EXISTING
- EJ EXPANSION JOINT
- EXT EXTERIOR
- FDN FOUNDATION
- FE FIRE EXTINGUISHER
- FEJ FLOOR EXPANSION JOINT
- FIN FINISHED
- FD FLOOR DRAIN
- FFD FUNNEL DRAIN
- FF FINISHED FACE
- FFLEX FLEXIBLE
- FO FACE OF
- FR FRIDGE
- FRR FIRE RESISTANCE RATING
- G GAUGE
- GA GYPSUM WALL BOARD
- GWB GYPSUM CEILING BOARD
- GCB GENERAL CONTRACTOR
- GC GLASS
- HM HOLLOW METAL
- HMI HOLLOW METAL INSULATED
- HORIZ HORIZONTAL
- HR HOUR
- HSDG HERMETICALLY SEALED DOUBLE GLAZING
- HSS HOLLOW STEEL SECTION
- HSTG HERMETICALLY SEALED TRIPLE GLAZING
- HT HEIGHT
- HVAC HEATING, VENTILATING, AIR CONDITIONING
- ID INSIDE DIAMETER
- IF INSIDE FACE
- INSUL INSULATION
- INT INTERIOR
- L LENGTH
- m METRE
- mm MILLIMETRE
- MT MOUNT
- MAT'L MATERIAL
- MAX MAXIMUM
- MDF MEDIUM DENSITY FIBREBOARD
- MECH MECHANICAL
- MET METAL
- MIN MINIMUM
- MISC MISCELLANEOUS
- MIN MINUTE
- MO MASONRY OPENING
- NIC NOT IN CONTRACT
- NO NUMBER
- NOM NOMINAL
- NTS NOT TO SCALE
- OC ON CENTRE
- OD OUTSIDE DIAMETER
- OPN'G OPENING
- OH OVERHEAD
- OPP OPPOSITE
- OTA OPEN TO ABOVE
- OTB OPEN TO BELOW
- OV OVEN
- PLAM PLASTIC LAMINATE
- PLBG PLUMBING
- PR PAIR
- PREF PREFINISHED
- PS PRESSED STEEL
- PT PRESSURE TREATED
- PTF PAINTED FINISH
- PL PROPERTY LINE
- R RADIUS
- RD ROOF DRAIN
- REINF REINFORCED
- REQ'D REQUIRED
- REV REVISION, REVISED, REVERSED
- RO ROUGH OPENING
- SH SHEET FLOORING
- SIM SIMILAR
- SPC'D SPECIFIED
- SQ SQUARE
- ST STEEL
- STD STANDARD
- STN STAIN FINISH
- STRUCT STRUCTURAL
- SUSP SUSPENDED
- TEMP TEMPERED
- TG TEMPERED GLASS
- TO TOP OF
- TYP TYPICAL
- U/N UNLESS OTHERWISE NOTED
- U/S UNDERSIDE
- V VARNISHED FINISH
- VERT VERTICAL
- W WIDE, WIDTH
- W/ WITH
- W/D WASHER/DRYER
- WD WOOD
- WHC WOOD HOLLOW CORE
- WSC WOOD SOLID CORE

PROJECT STATS

SITE INFORMATION			
LEGAL DESCRIPTION	LOT C, (DD 3386541), BLOCK N, SECTION 31, ESQUIMALT DISTRICT, PLAN 549		
CIVIC ADDRESS	822 CATHERINE STREET, VICTORIA, BC		
ZONING	CURRENT	PROPOSED [CR-3C, COMMERCIAL RESIDENTIAL (CATHERINE ST)]	822 CATHERINE   304 LANGFORD PROJECT STATS
SITE AREA [m <sup>2</sup> ]	[R-2, TWO FAMILY DWELLING]		1,002.9
GROSS FLOOR AREA [m <sup>2</sup> ]			1,810.23
FLOOR SPACE RATIO	0.5	1.00	1.80
SITE COVERAGE (%)			72.8%
OPEN SITE SPACE (%)			27.2%
AVERAGE GRADE			28.51
BUILDING HEIGHT	TWO-FAMILY DWELLING: 7.4m; 2 STOREYS IF DWELLING DOES NOT HAVE BASEMENT. 1.5 IF IT DOES	10.7m or 3 STOREYS	3 STOREYS [±12.17m]
SETBACKS			
FRONT	7.5m	3.0m (FIRST STOREY); 6.0m (UPPER STOREYS)	2.77m AT GROUND FLOOR 0.9m AT 2ND AND 3RD FLOOR
SIDE	1.5m OR 10% OF LOT DEPTH (WHICHEVER IS GREATER)	ADJACENT TO RESIDENTIAL: 1/4 BUILDING HEIGHT OR 2.5m (WHICHEVER IS GREATER); ADJACENT TO NON-RESIDENTIAL: 2.4m OR GREATER, OR ZERO.	N/A
COMBINED SIDE YARD	4.5m	N/A	N/A
SIDE YARD, CORNER LOT (FLANKING ST)	3.5m OR 10% OF LOT WIDTH (WHICHEVER IS GREATER)	N/A	3.1m [AT LANGFORD ST], 3.9m [AT BELLA ST]
REAR	10.7m OR 35% OF LOT DEPTH (WHICHEVER IS GREATER)	6.0m	2.4m AT GROUND

BUILDING DATA			
UNIT TYPES	AREA (M <sup>2</sup> )	UNIT COUNT	TOTAL AREA (M <sup>2</sup> )
COMMERCIAL UNIT	85	1	85
BACHELOR	37	1	37
1 BEDROOM UNIT	38	1	38
	42	5	210
	45	4	180
	53	6	318
2 BEDROOM UNIT	70	1	70
	74	4	296
3 BEDROOM UNIT	62	5	410
<b>TOTAL</b>		<b>28</b>	
<b>TOTAL RENTABLE AREA</b>			<b>1,644</b>

RESIDENTIAL UNIT MIX	UNIT COUNT	%
BACHELOR	2	7%
1 BEDROOM UNIT	15	56%
2 BEDROOM UNIT	5	19%
3 BEDROOM UNIT	5	19%
<b>TOTAL</b>	<b>27</b>	<b>100%</b>

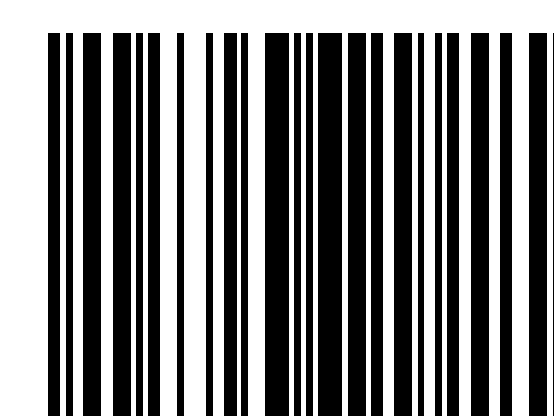
SITE DATA		
	AREA [m <sup>2</sup> ]	AREA [sq ft]
LEVEL 00	0	0
LEVEL 01	550.05	5,921
LEVEL 02	624.3	6,720
LEVEL 03	624.3	6,720
LEVEL 04	11.58	125
<b>TOTAL GROSS FLOOR AREA</b>	<b>1,810.23</b>	<b>19,485</b>
<b>BUILDING FOOTPRINT</b>	<b>729.75</b>	<b>7,855</b>

REQUIRED VEHICULAR PARKING			
	UNIT COUNT	RATE	REQUIRED STALLS
RESIDENTIAL			
UNIT < 45 M <sup>2</sup>	7	0.2 STALLS / UNIT	1
UNIT 45-70 M <sup>2</sup>	11	0.5 STALLS / UNIT	5.5
UNIT > 70 M <sup>2</sup>	9	0.75 STALLS / UNIT	7
VISITOR	27	0.1 STALLS / UNIT	3
COMMERCIAL			
RESTAURANT	85 m <sup>2</sup>	1.0 STALLS / 20m <sup>2</sup>	4
<b>TOTAL REQUIRED</b>			<b>21</b>
<b>TOTAL PROPOSED</b>			<b>12</b>

REQUIRED BIKE PARKING			
	UNIT COUNT	RATE	REQUIRED STALLS
LONG TERM			
UNIT < 45 M <sup>2</sup>	7	1.0 STALLS / UNIT	7
UNIT 45-70 M <sup>2</sup>	20	1.25 STALLS / UNIT	25
RESTAURANT	85 m <sup>2</sup>	1.0 STALLS / 400m <sup>2</sup>	1
<b>TOTAL REQUIRED</b>			<b>33</b>
<b>TOTAL PROPOSED</b>			<b>40</b> [*includes 3 cargo bike]
SHORT TERM			
RESIDENTIAL	27	0.1 STALLS / UNIT	2.7
RESTAURANT	85 m <sup>2</sup>	1.0 STALLS / 100m <sup>2</sup>	1
<b>TOTAL REQUIRED</b>			<b>4</b>
<b>TOTAL PROPOSED</b>			<b>12</b>



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822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC

GENERAL NOTES Project  
0646  
Sheet

AG.0



VIEW OF CRU FROM CATHERINE STREET SIDEWALK



VIEW FROM BELLA STREET



VIEW FROM LANGFORD STREET @ MARY STREET



VIEW FROM CATHERINE STREET

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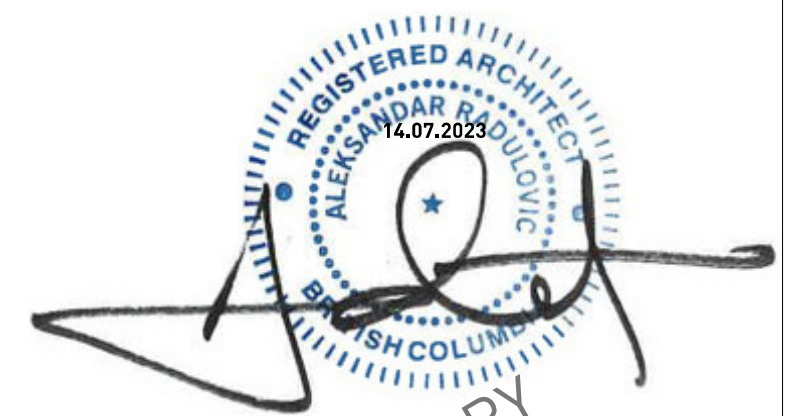
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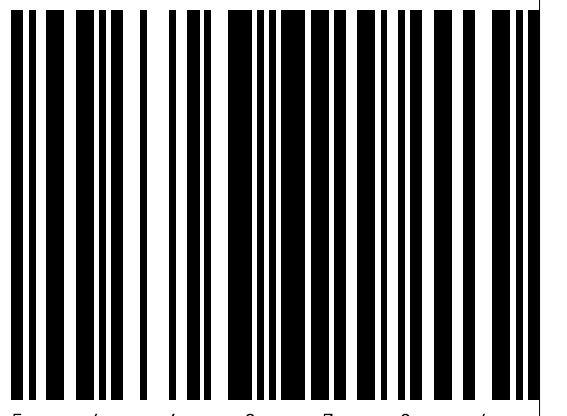
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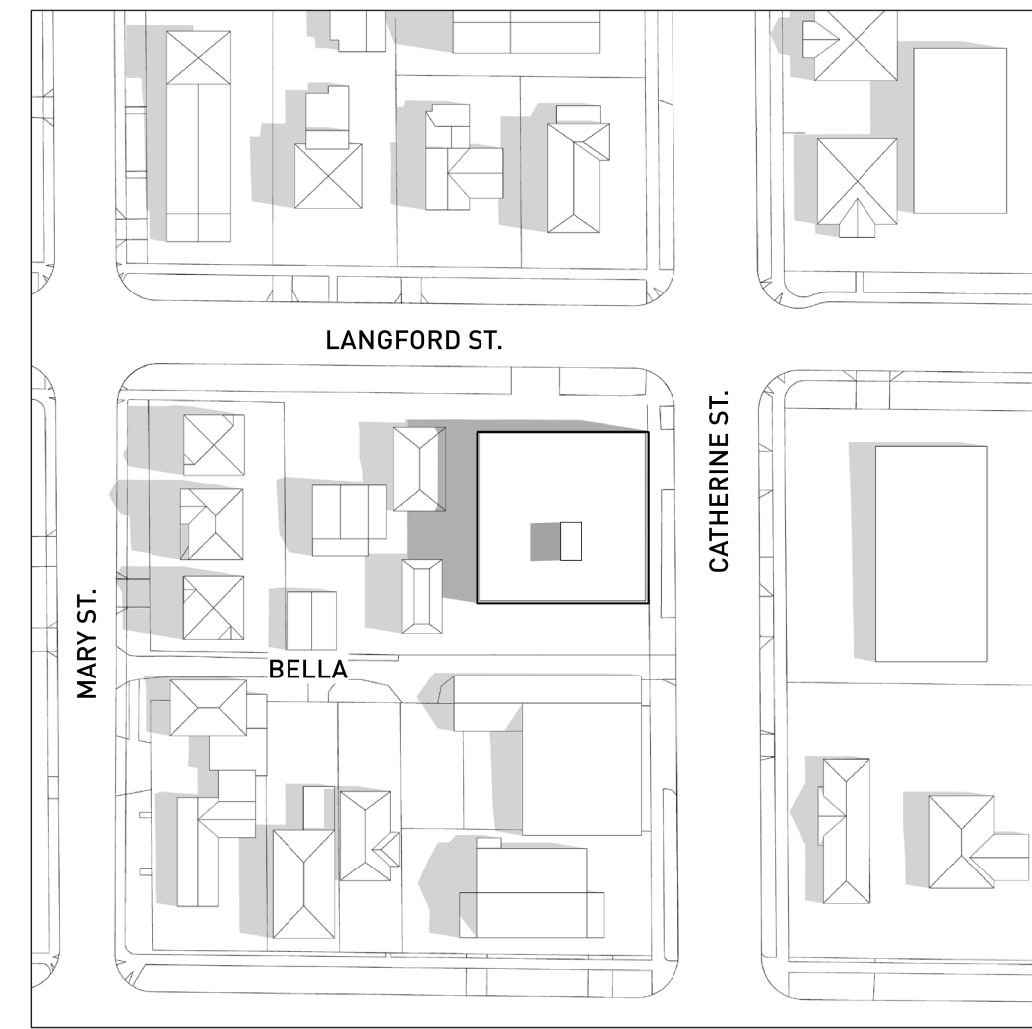
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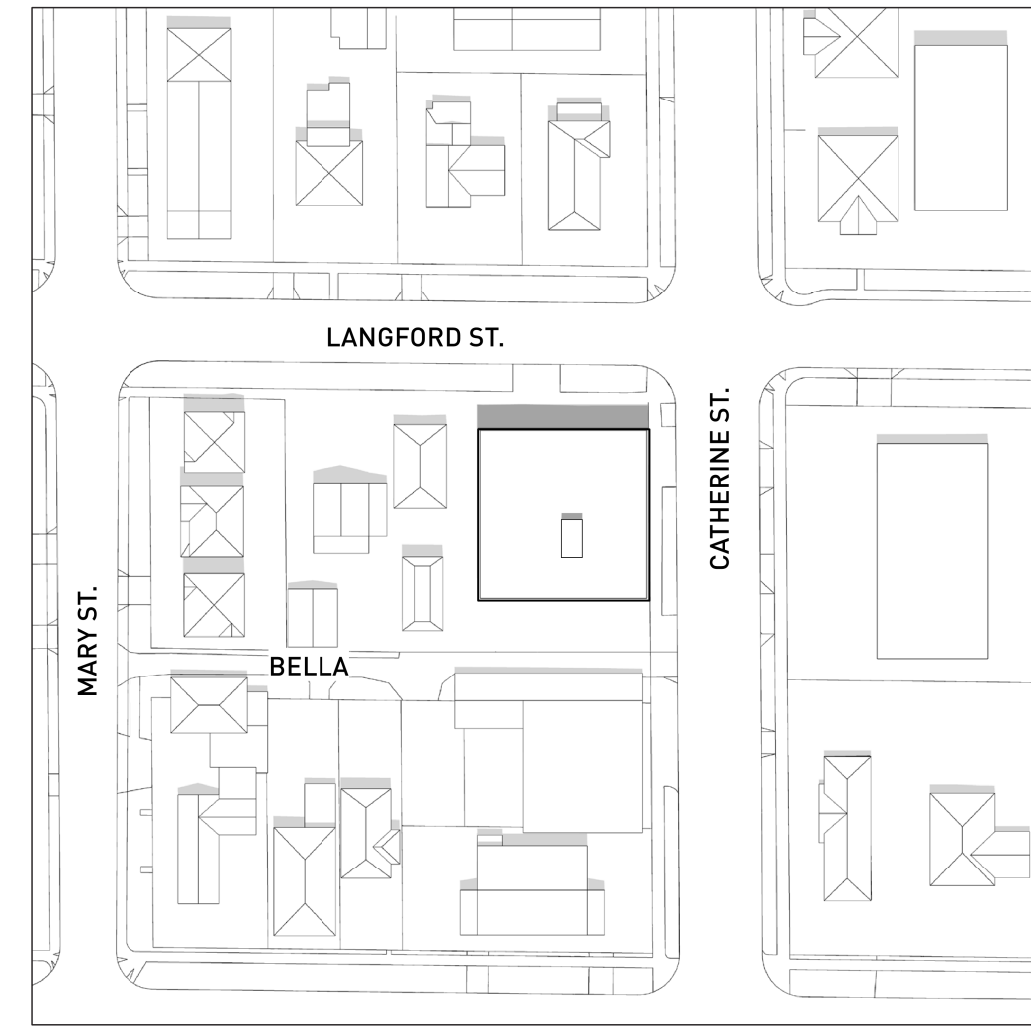
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P: 204.480.8421  
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822 CATHERINE STREET  
+ 304 LANGFORD STREET

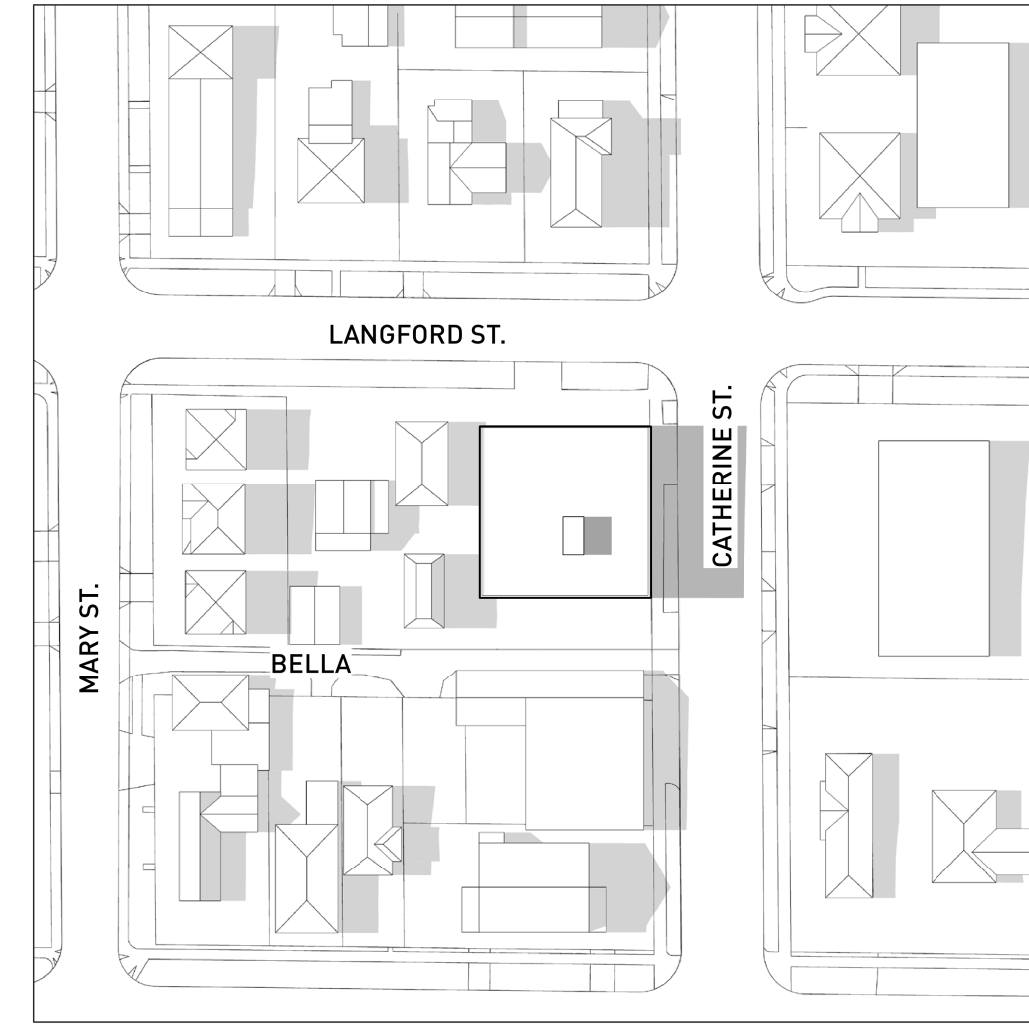
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Project: 0646  
Sheet: AG.1



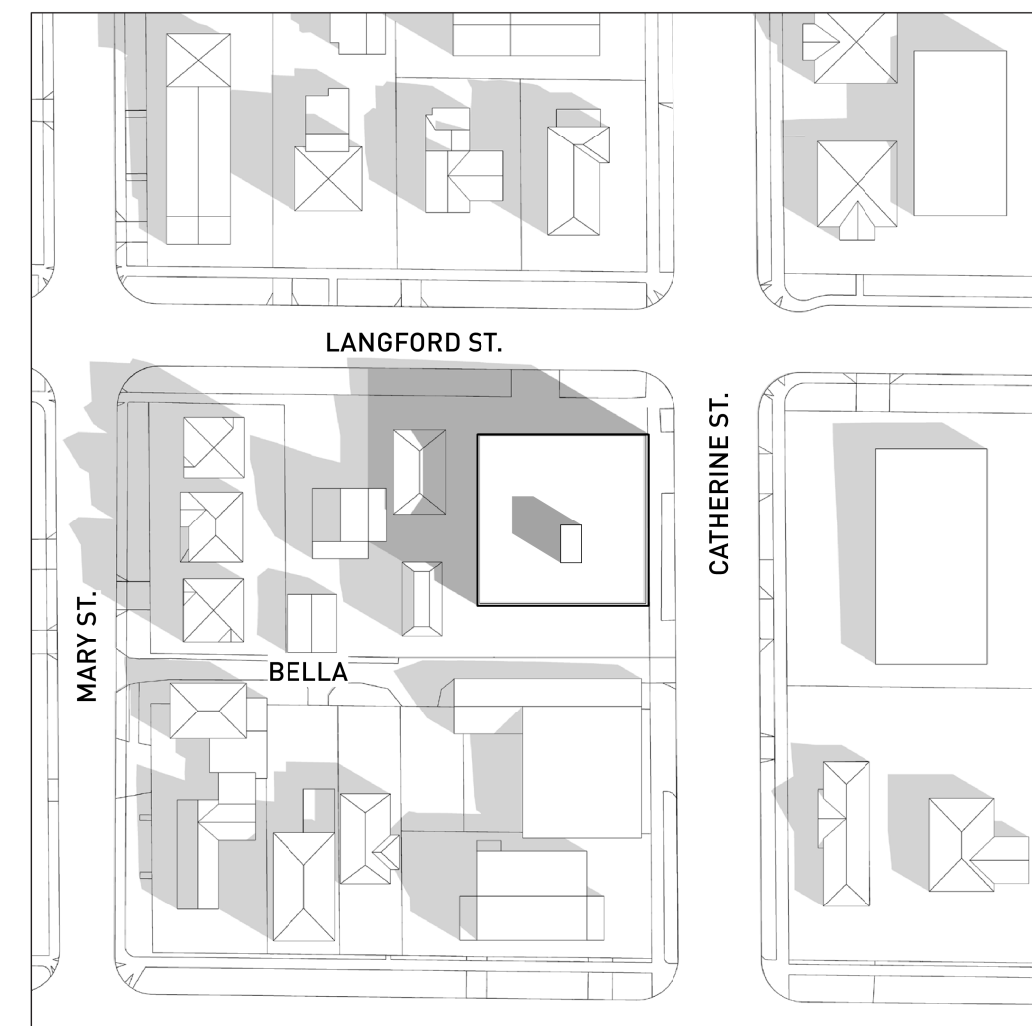
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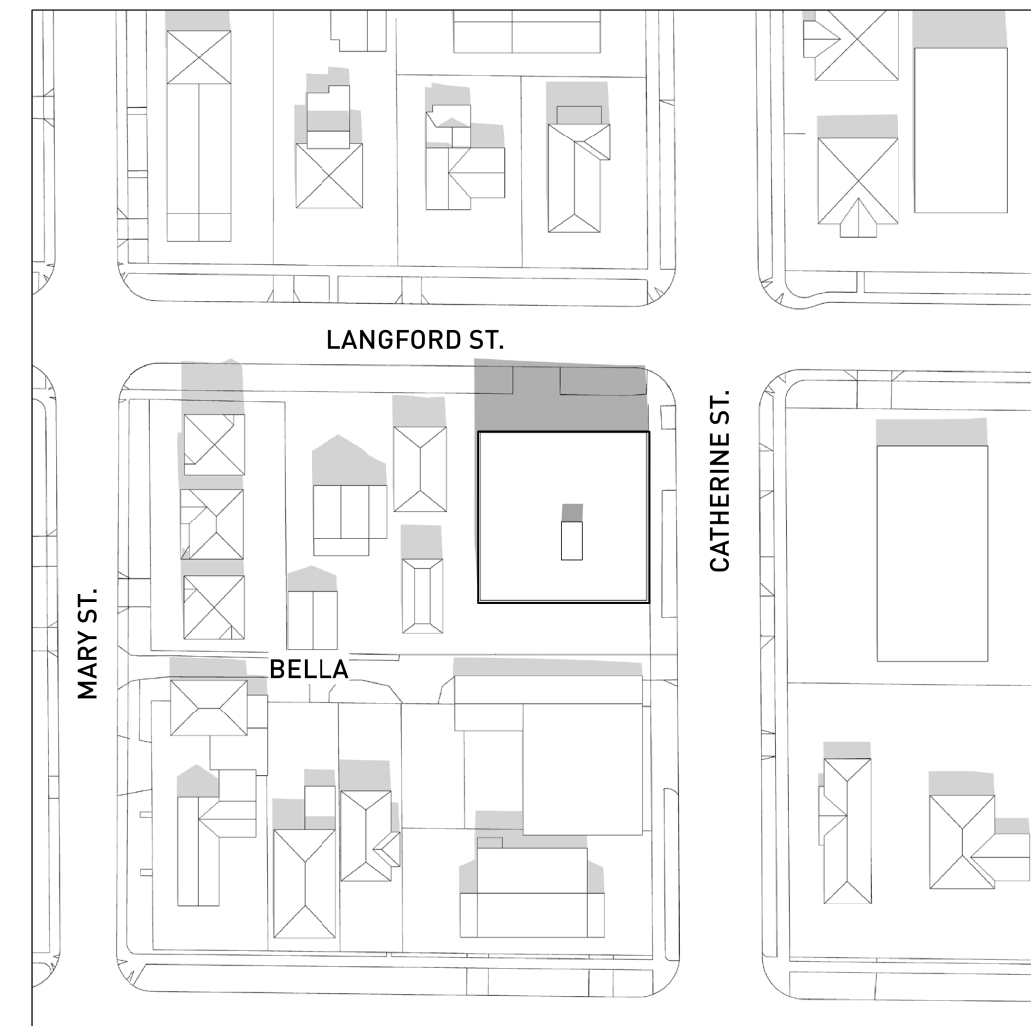
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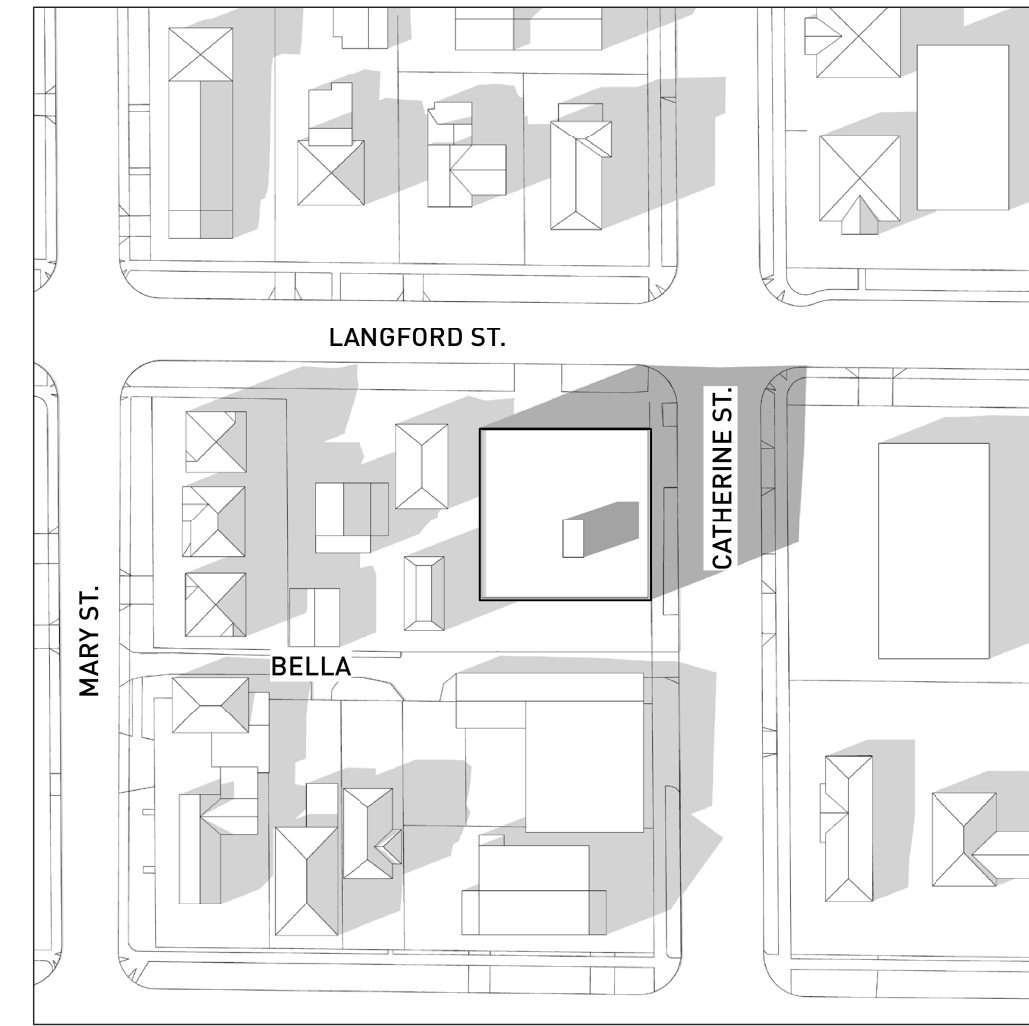
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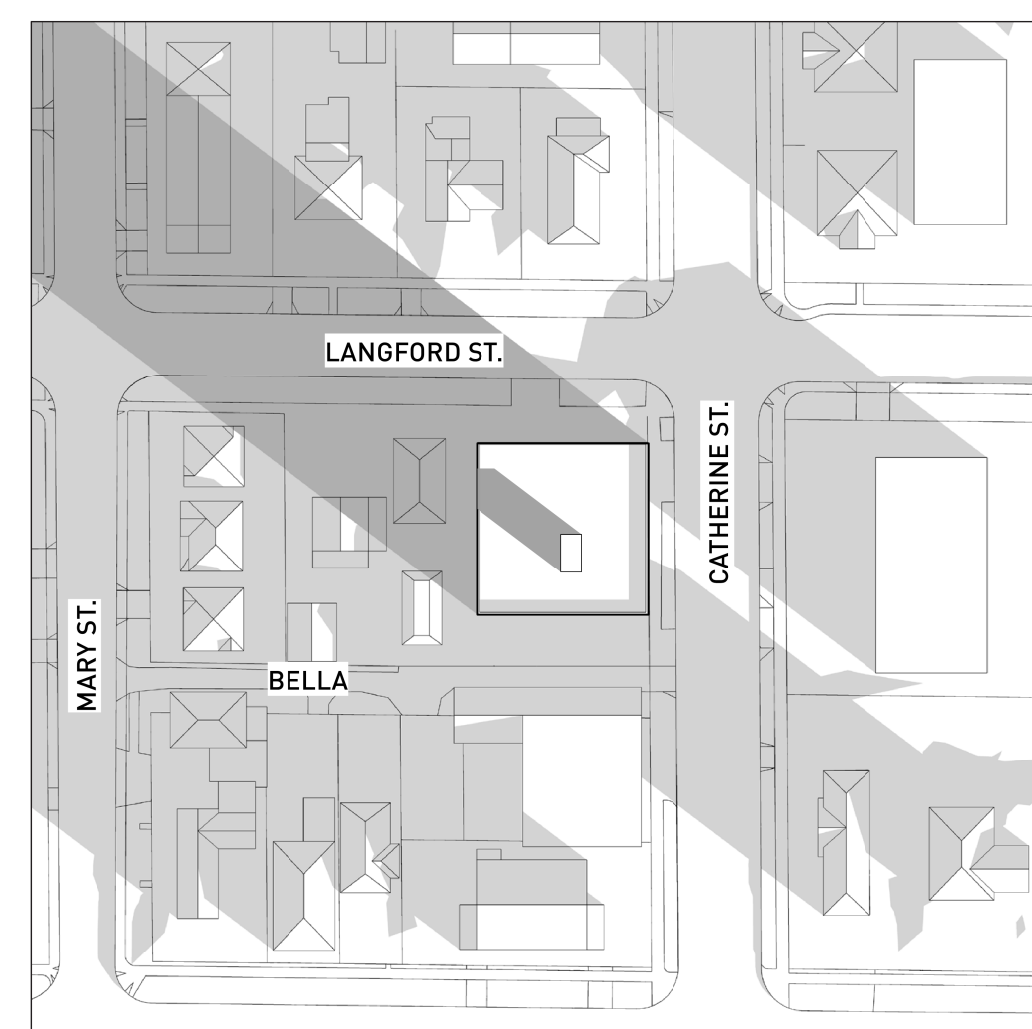
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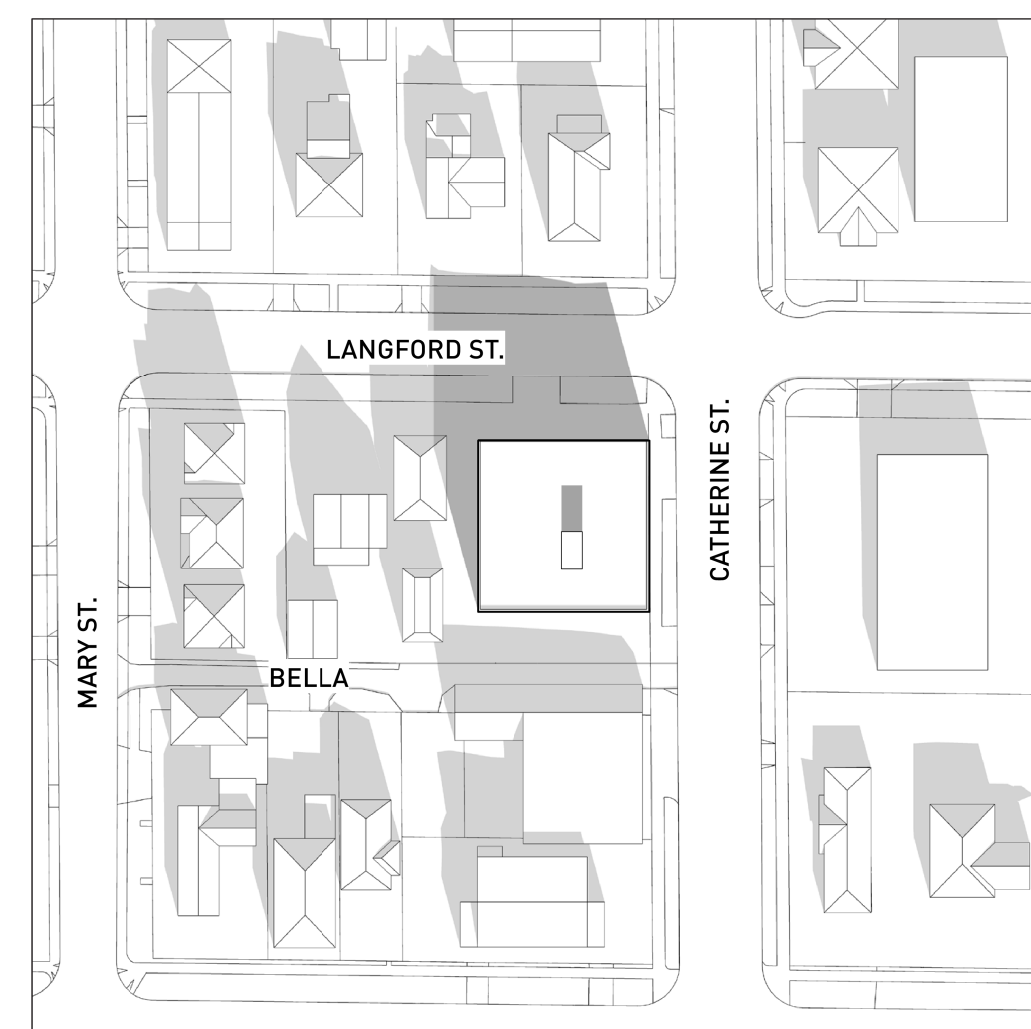
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MARCH 20/SEPTEMBER 22 4:00 PM



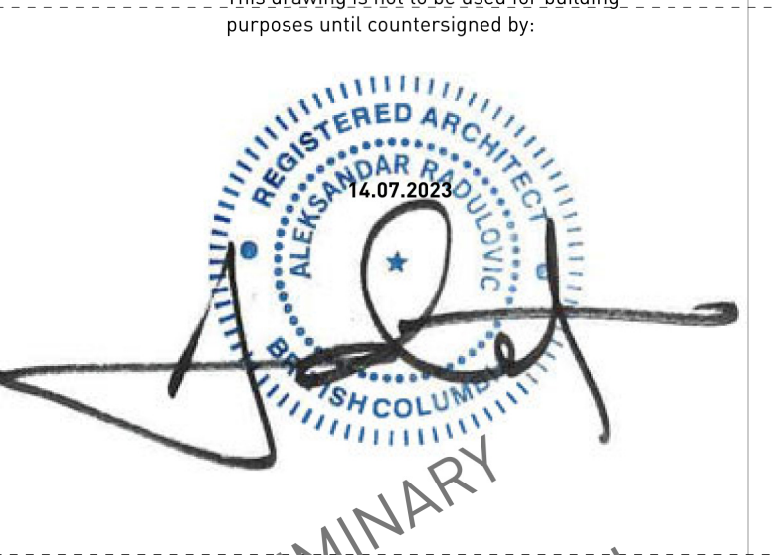
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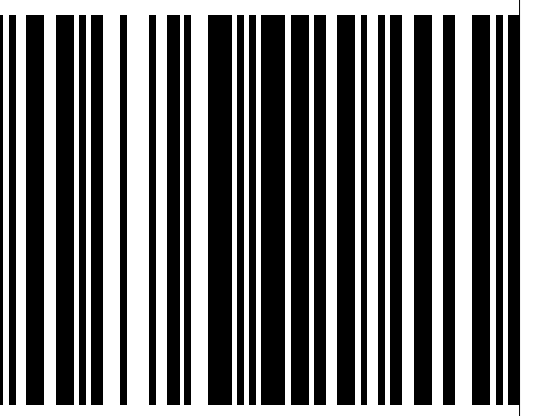
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DECEMBER 21 3:00 PM [DST]

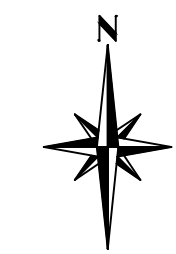


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 Subject to charges, legal notations, and interests shown on: Title No. EL27581 (P.I.D. 000-500-879)  
 Underground servicing shown schematically and acquired from VICMAP GIS.  
 Invert elevations from VICMAP GIS.

Distances and elevations are in metres  
 Elevations are geodetic based on control monument 24-82  
 Elevations are at grade unless noted otherwise  
 Dimensions to property line are from siding



**SITE PLAN**

**DIMMA PACIFIC PROPERTIES LTD**

Lot C, (DD 3386541),  
 Block N, Section 31,  
 Esquimalt District, Plan 549

ADDRESS : 822 Catherine Street

PROJECT SURVEYOR : RPH

DRAWN BY : BAR DATE : SEPT 15/20

OUR FILE : 32870 REV : Mar 05/21

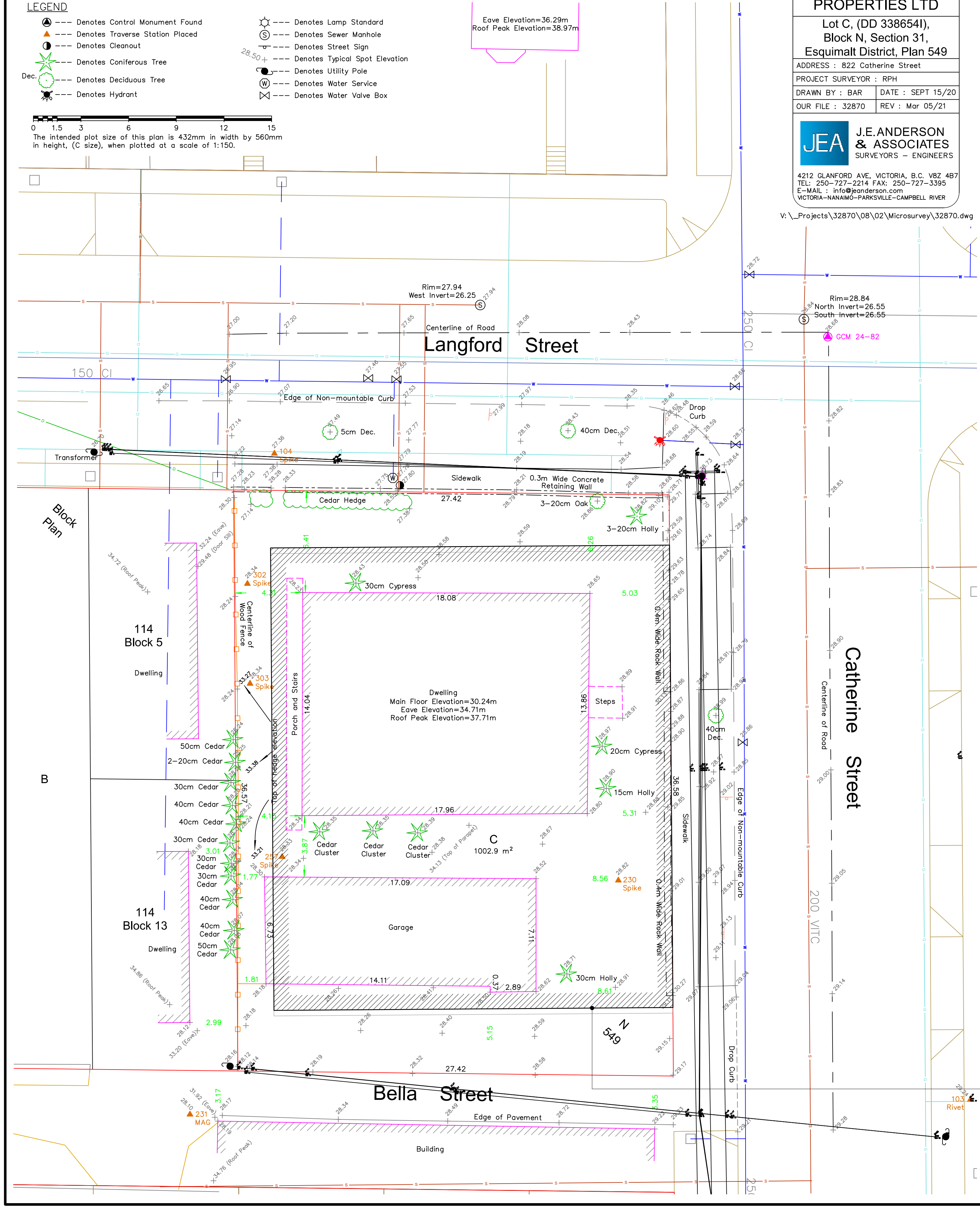
**JEA J.E. ANDERSON & ASSOCIATES**  
 SURVEYORS - ENGINEERS

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

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- LEGEND**
- Denotes Control Monument Found
  - Denotes Traverse Station Placed
  - Denotes Cleanout
  - Denotes Coniferous Tree
  - Dec. --- Denotes Deciduous Tree
  - Denotes Hydrant
  - Denotes Lamp Standard
  - Denotes Sewer Manhole
  - Denotes Street Sign
  - Denotes Typical Spot Elevation
  - Denotes Utility Pole
  - Denotes Water Service
  - Denotes Water Valve Box

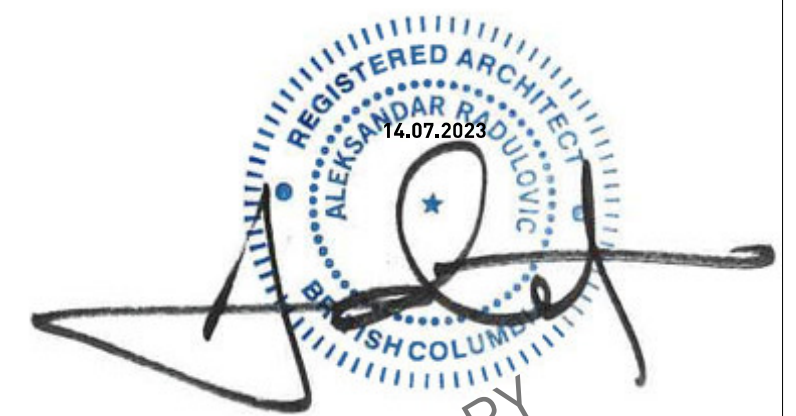
The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:150.



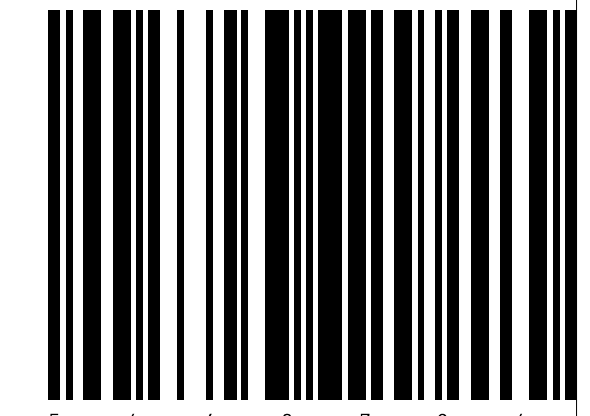
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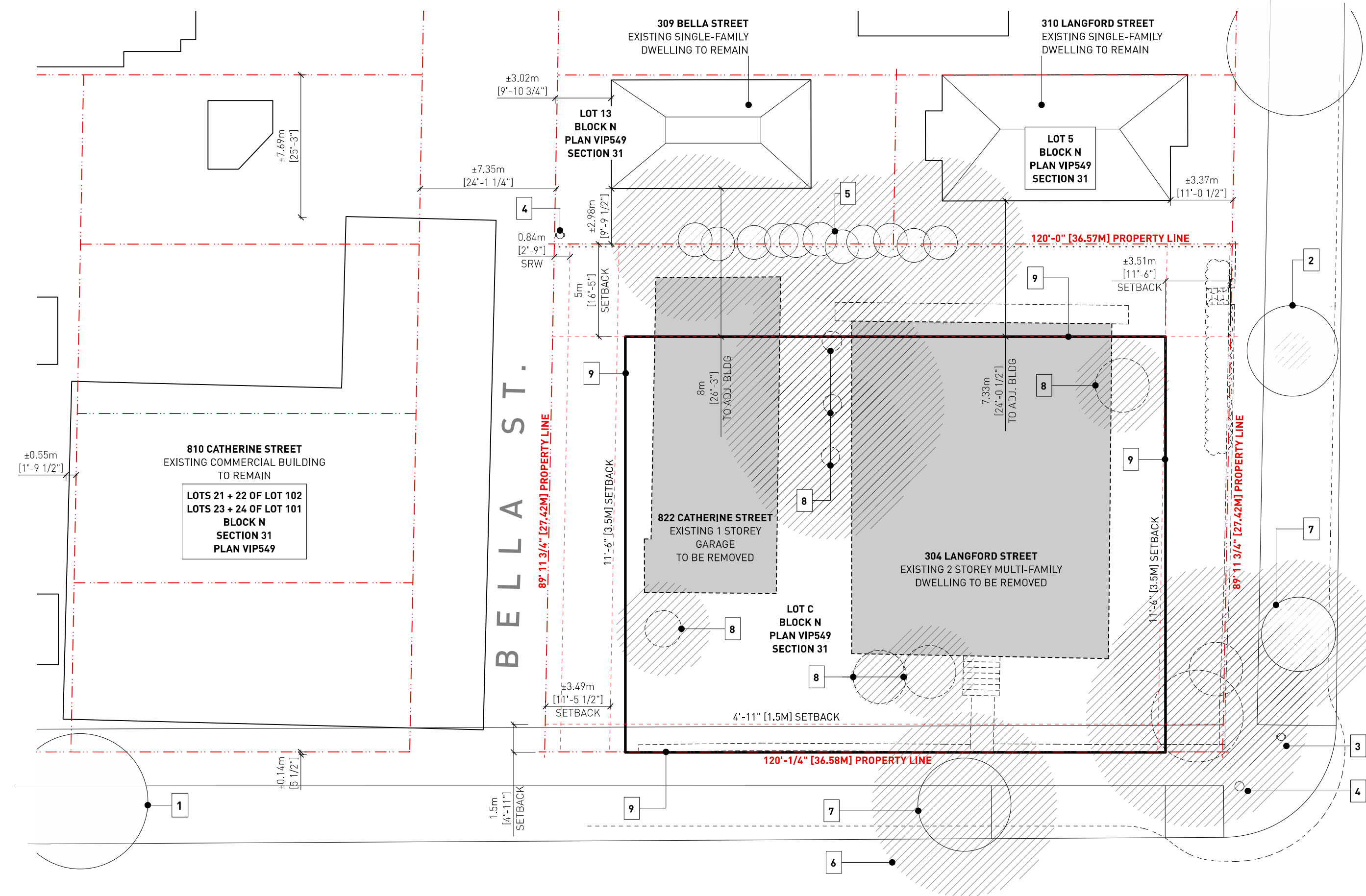
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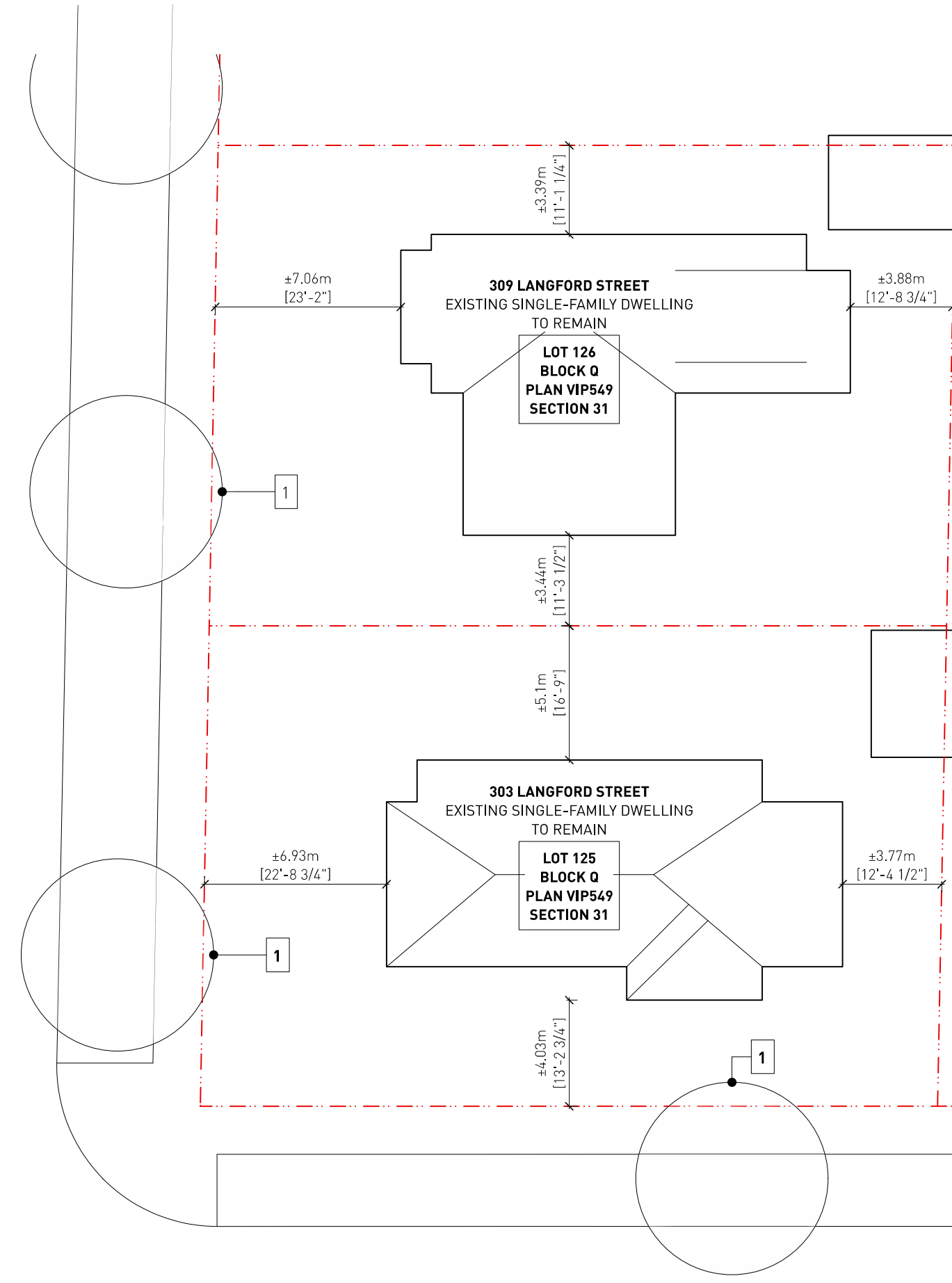
VICTORIA, BC

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 0646  
 Sheet

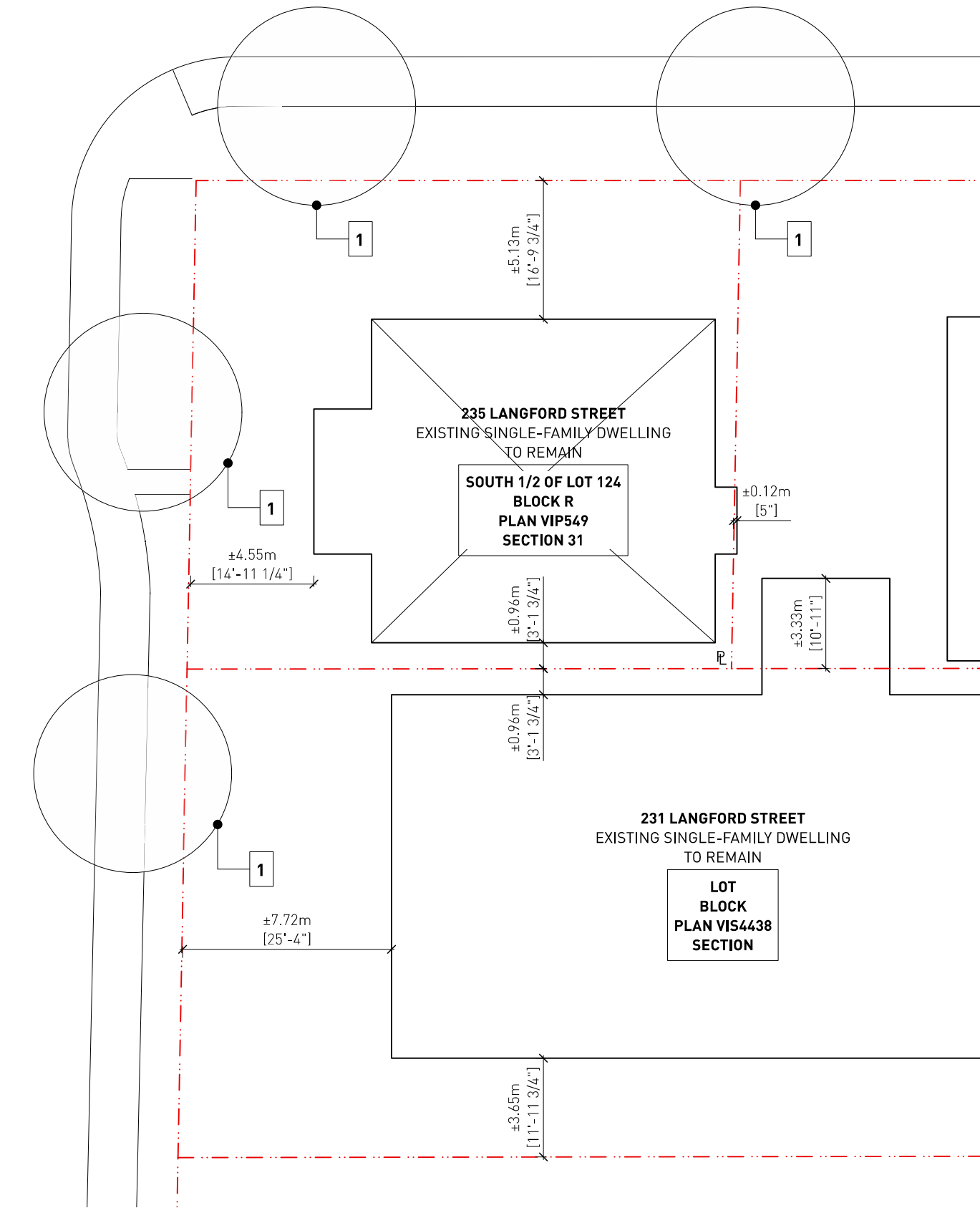
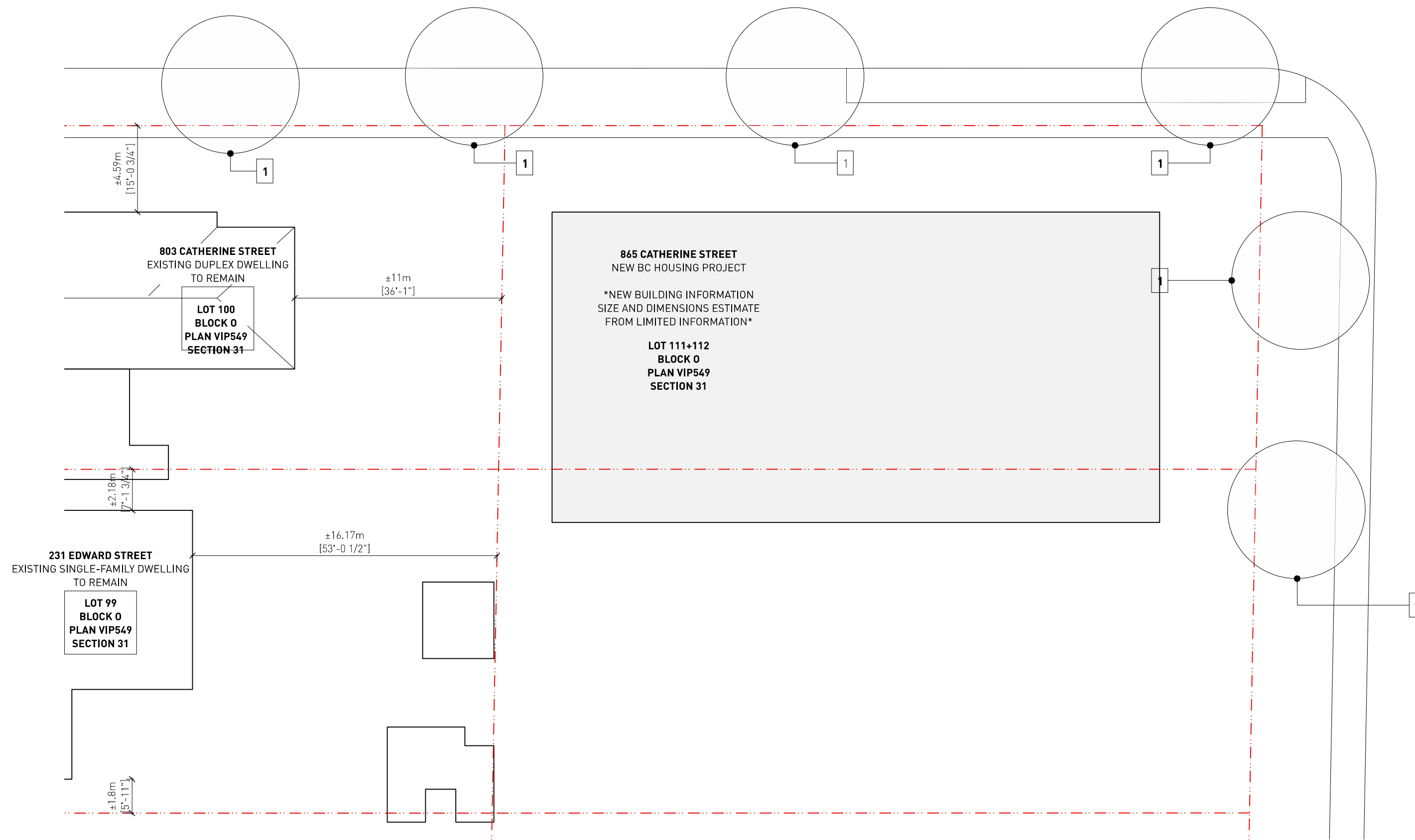
AG.3



LANGFORD ST.

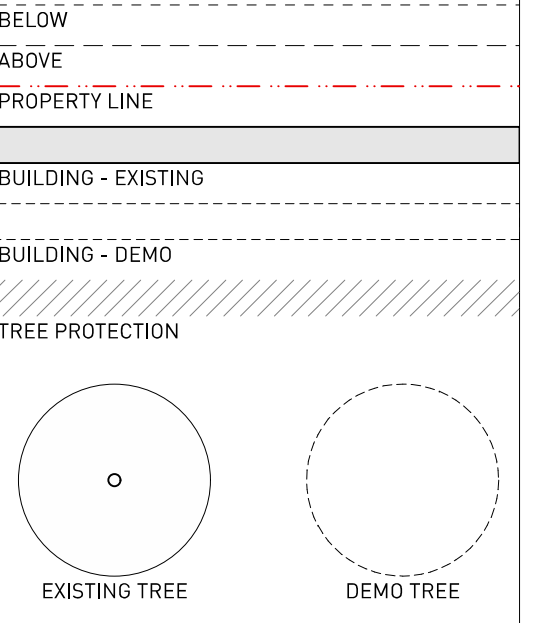


CATHERINE ST.



1 SITE CONTEXT PLAN  
AG.4 SCALE: 1:200

LEGEND:



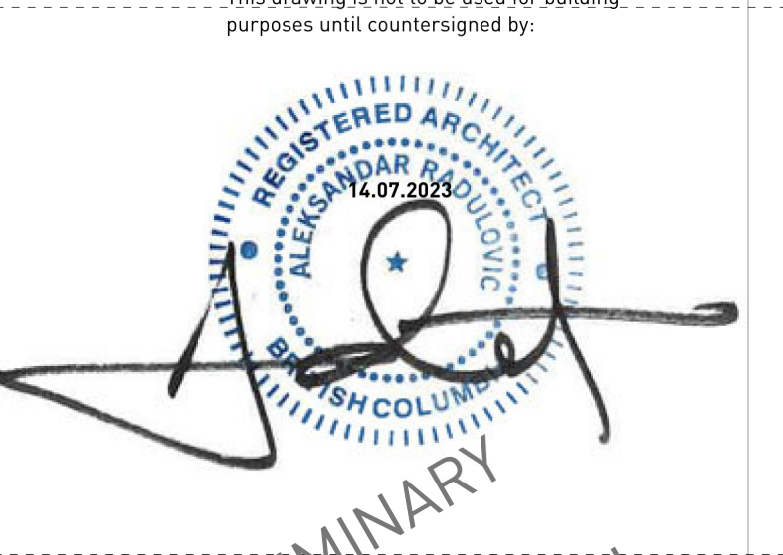
KEYNOTES - SITE CONTEXT

- 1. EXISTING MUNICIPAL TREE TO REMAIN
- 2. EXISTING DECIDUOUS TREE [5CM] TO REMAIN
- 3. EXISTING FIRE HYDRANT
- 4. EXISTING HYDRO POLE
- 5. EXISTING HEDGE [CEDAR] TO REMAIN
- 6. EXISTING PROTECTED TREE ROOT AREA
- 7. EXISTING DECIDUOUS TREE [40CM] TO REMAIN
- 8. TREE TO BE REMOVED
- 9. PROPOSED BUILDING FOOTPRINT

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822 CATHERINE STREET  
 + 304 LANGFORD STREET

VICTORIA, BC

SITE PLAN - CONTEXT Project 0646 Sheet



1 SITE CONTEXT ELEVATION - SOUTH (BELLA)  
AG.5 SCALE: 1:200



2 SITE CONTEXT ELEVATION - NORTH (LANGFORD)  
AG.5 SCALE: 1:200



4 SITE CONTEXT ELEVATION - WEST  
AG.5 SCALE: 1:200

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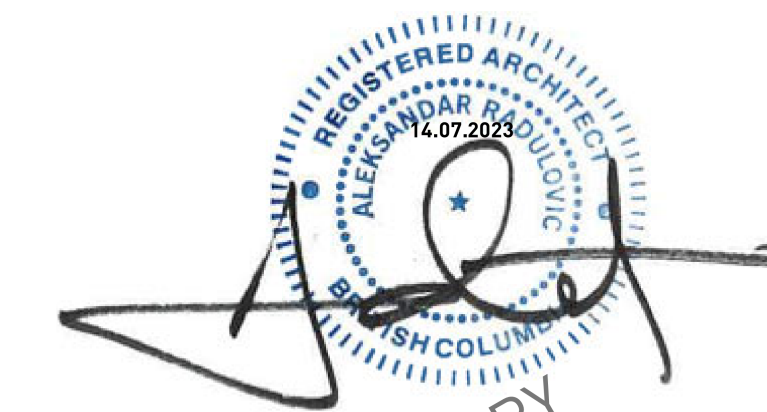
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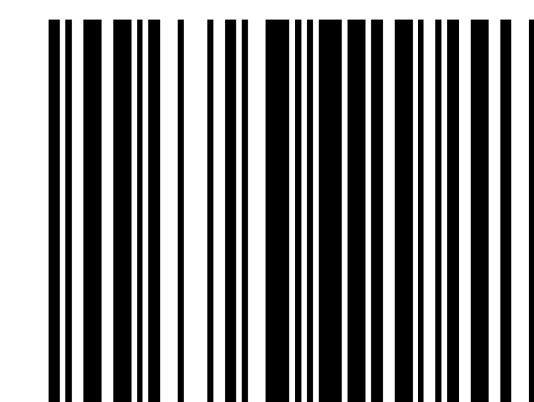
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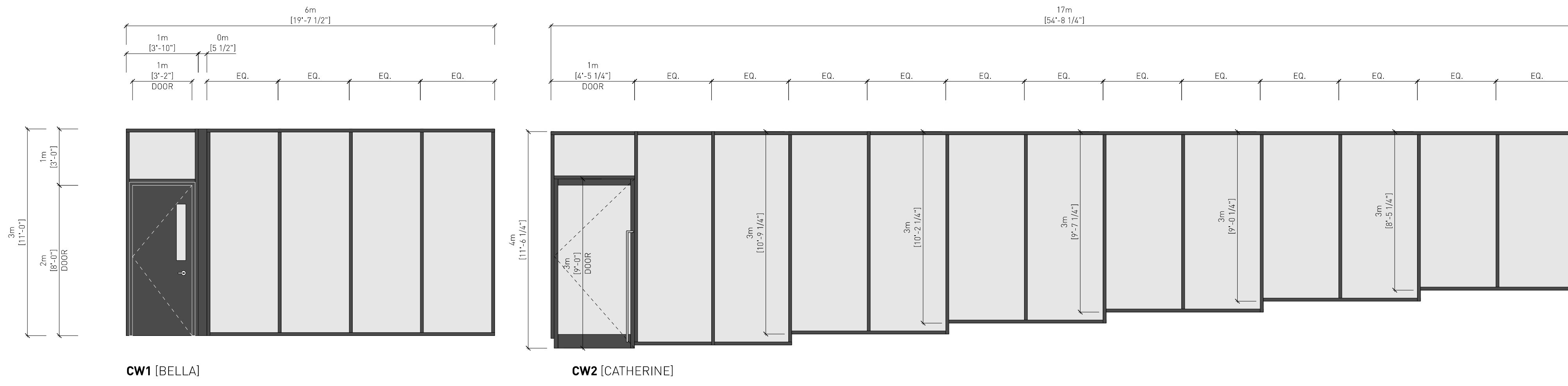
822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC  
Project 0646  
Sheet

AG.5

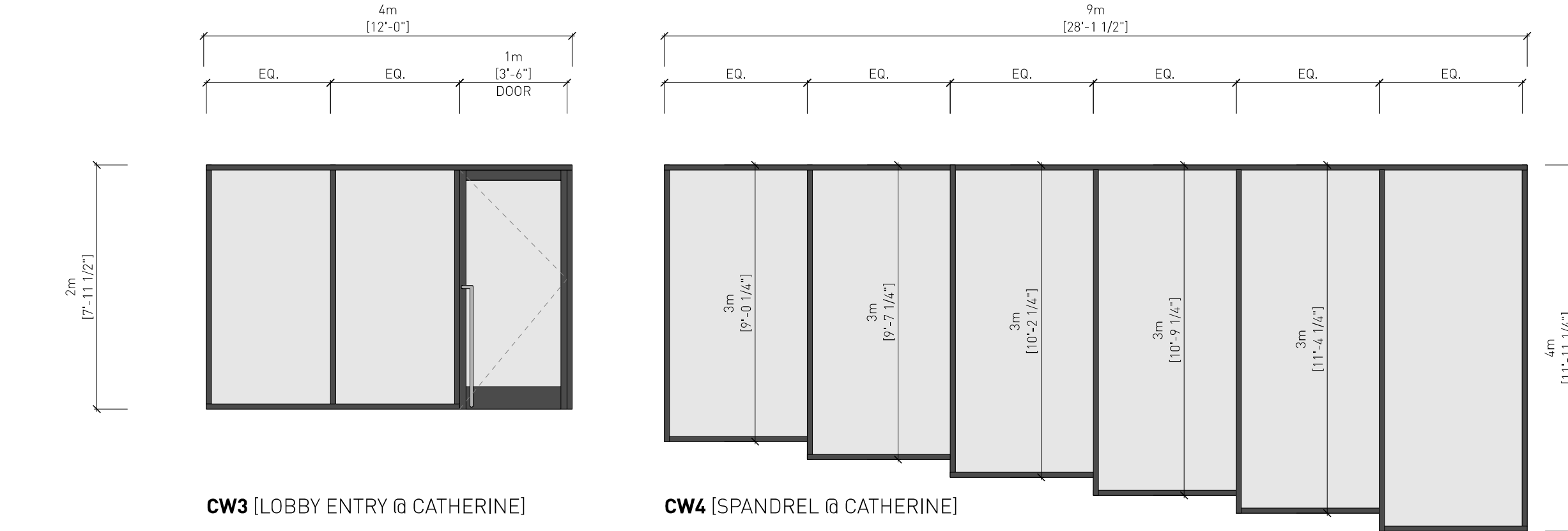
**COMMERCIAL GLAZING SCHEDULE**

CURTAIN WALL  
 DESCRIPTION: ALUMICOR, THERMALLY BROKEN ALUMINUM STOREFRONT  
 TEMPERED, DUAL PANE, LOW E COATING, ARGON FILL, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE  
 PRE-FINISHED ALUMINUM FLASHING AT HEADS AND SILLS



**CW1 [BELLA]**

**CW2 [CATHERINE]**



**CW3 [LOBBY ENTRY @ CATHERINE]**

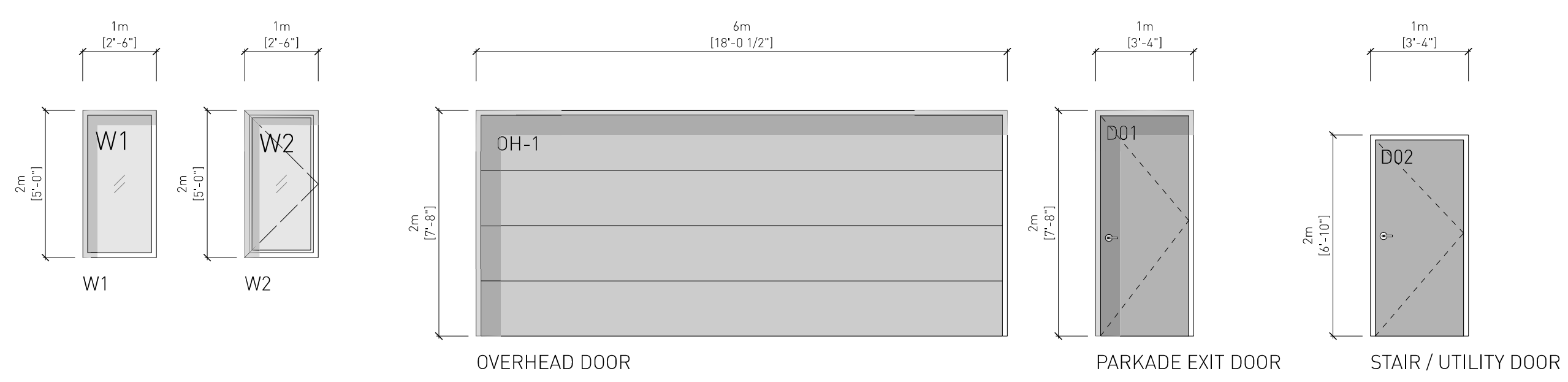
**CW4 [SPANDREL @ CATHERINE]**

**RESIDENTIAL WINDOW & DOOR SCHEDULE**

PICTURE / AWNING WINDOW  
 DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

CASEMENT WINDOW  
 DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

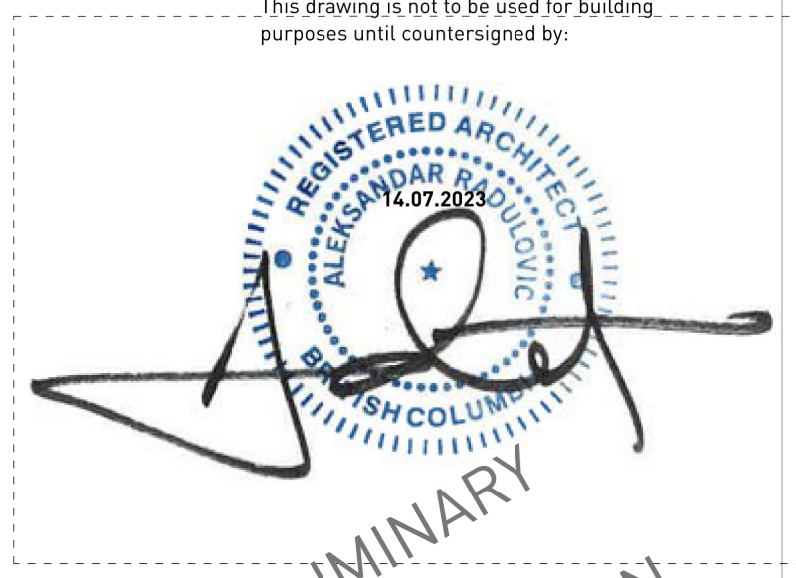
EXTERIOR DOOR  
 DESCRIPTION: SMOKE SEAL, WALL STOP, HINGE, PEEP HOLE, DEAD BOLT, LEVERED SET, CLOSER, DOOR SWEEP, UNIT#.



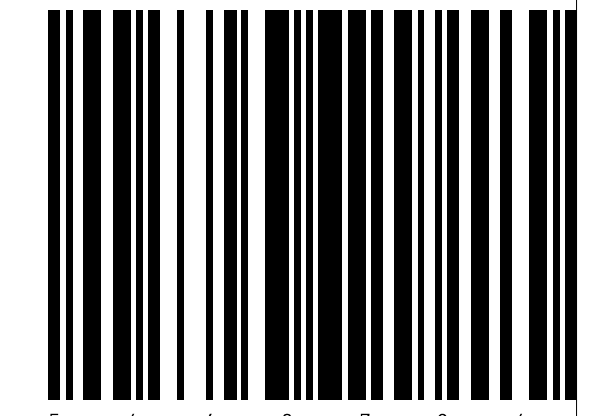
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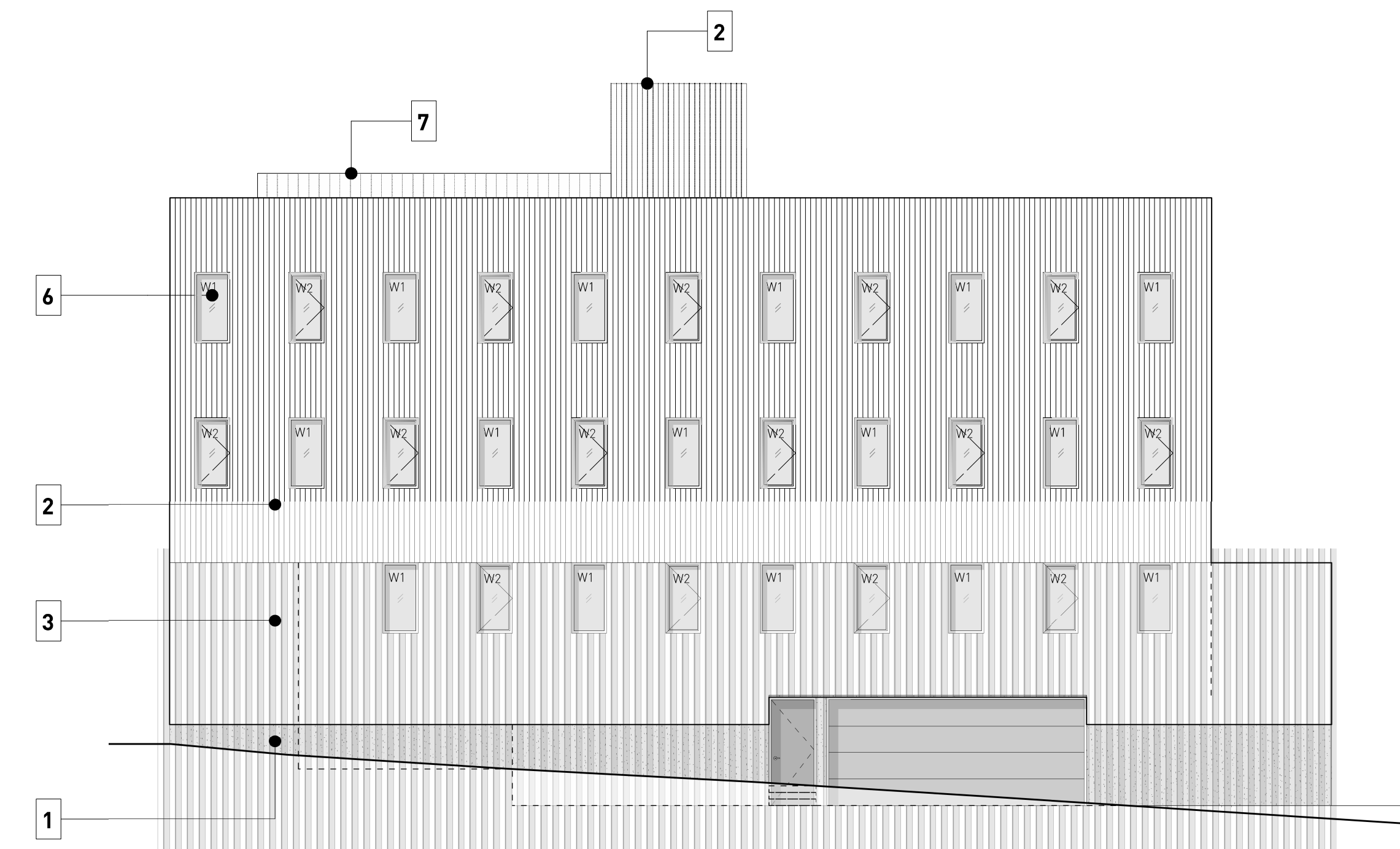
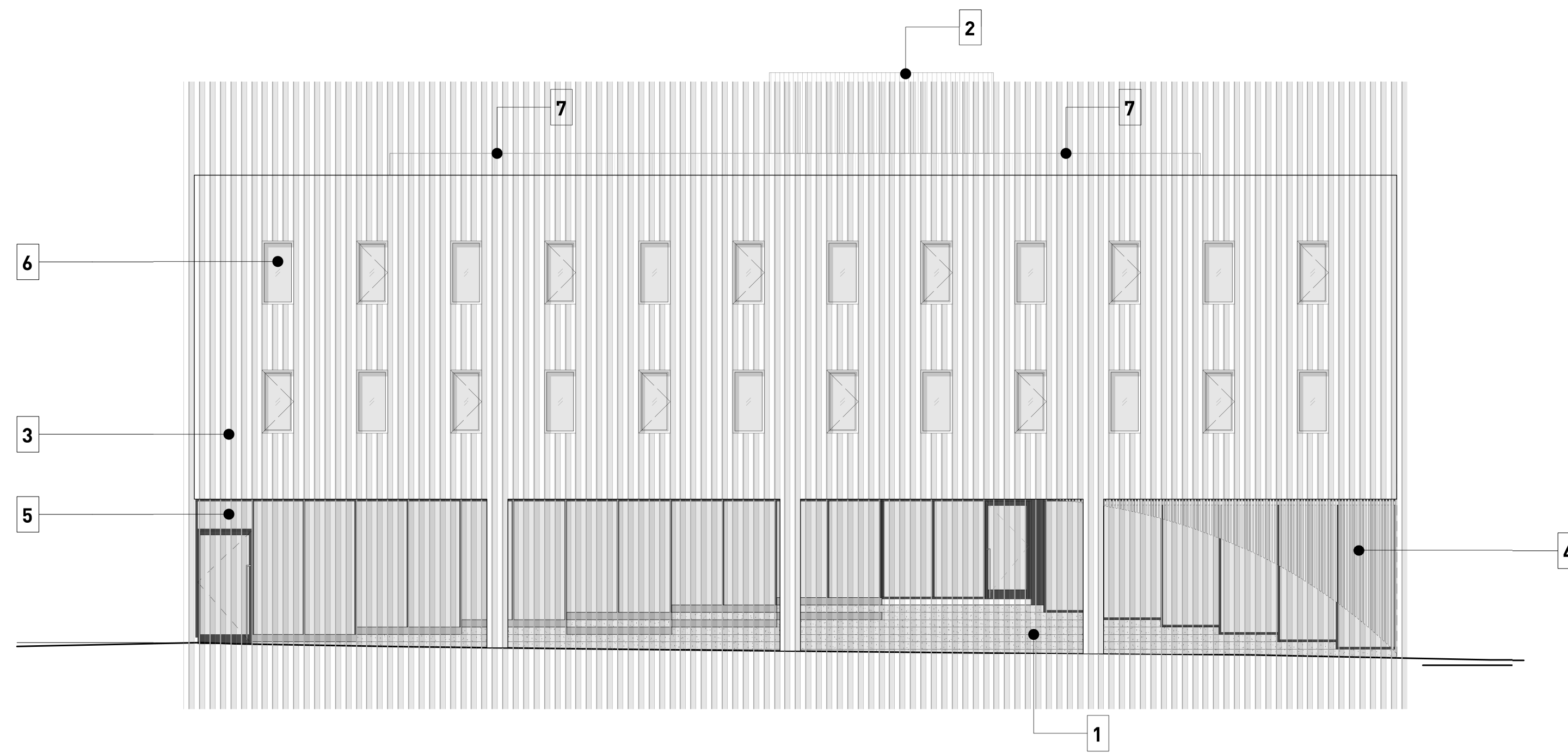
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VICTORIA, BC

WINDOW SCHEDULE Project 0646  
 Sheet





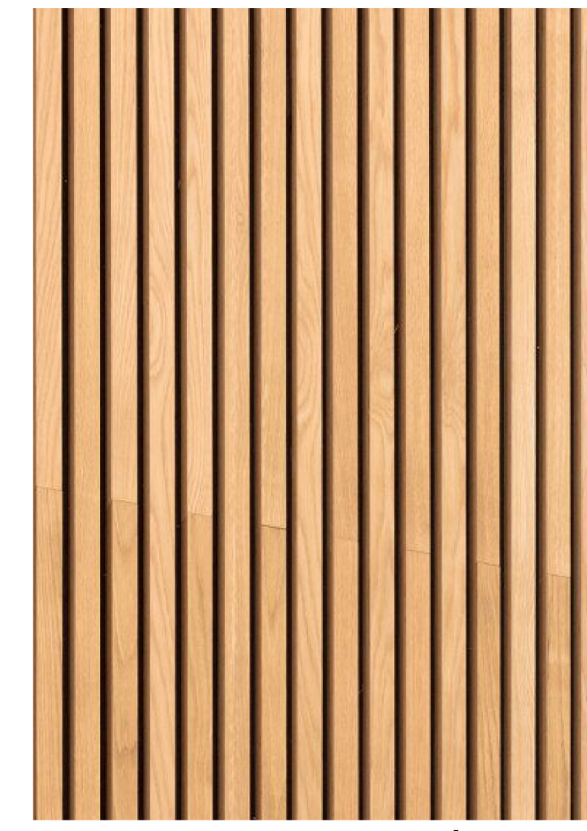
1. CONCRETE



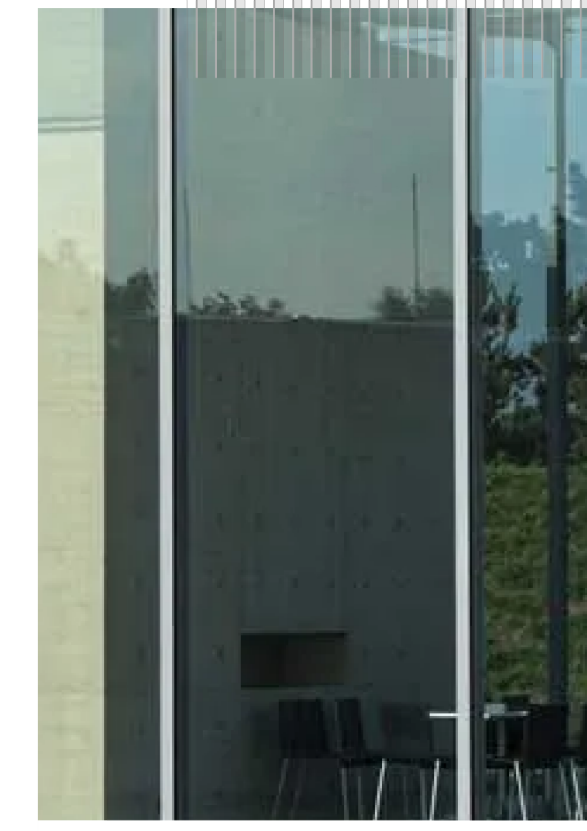
2. CORRUGATED METAL CLADDING [WHITE]



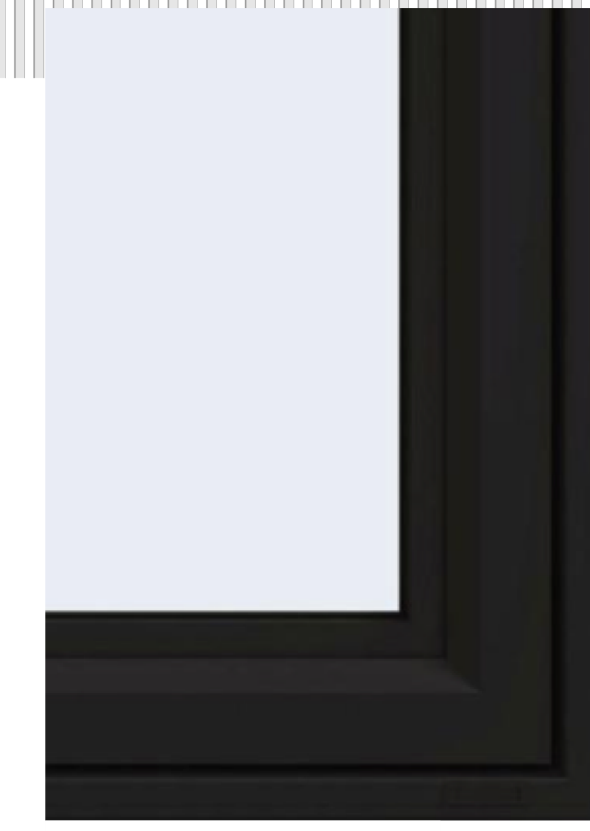
3. CUSTOM CURVED METAL CLADDING [WHITE]



4. WOOD ENTRY SOFFIT / FEATURE WALL



5. STOREFRONT GLASS



6. BLACK PVC WINDOW



7. METAL PICKET GUARDRAIL [WHITE]

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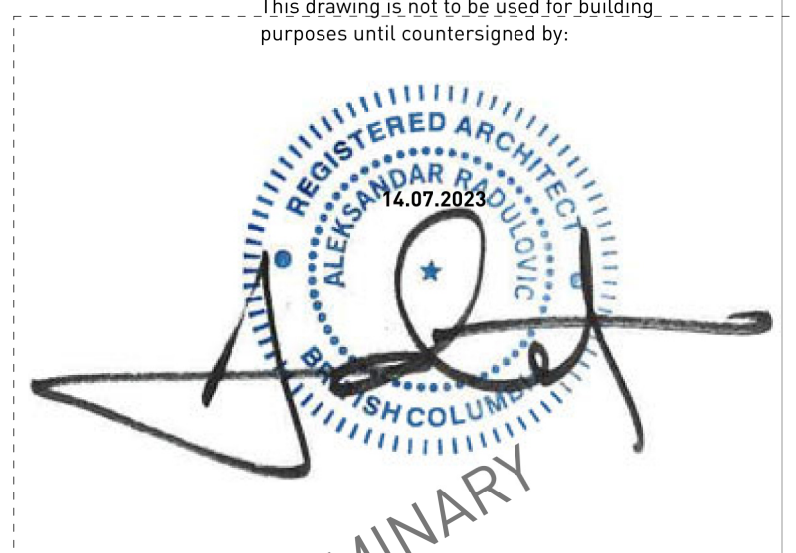
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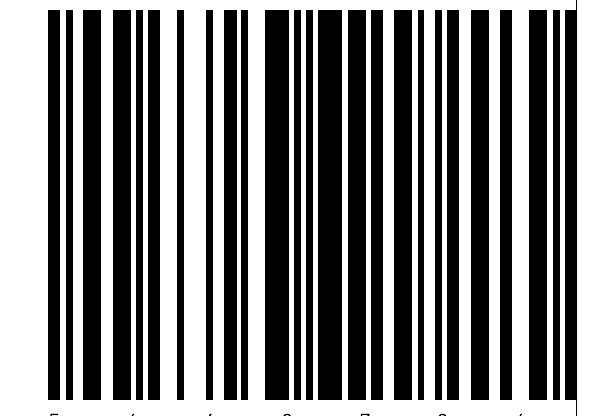
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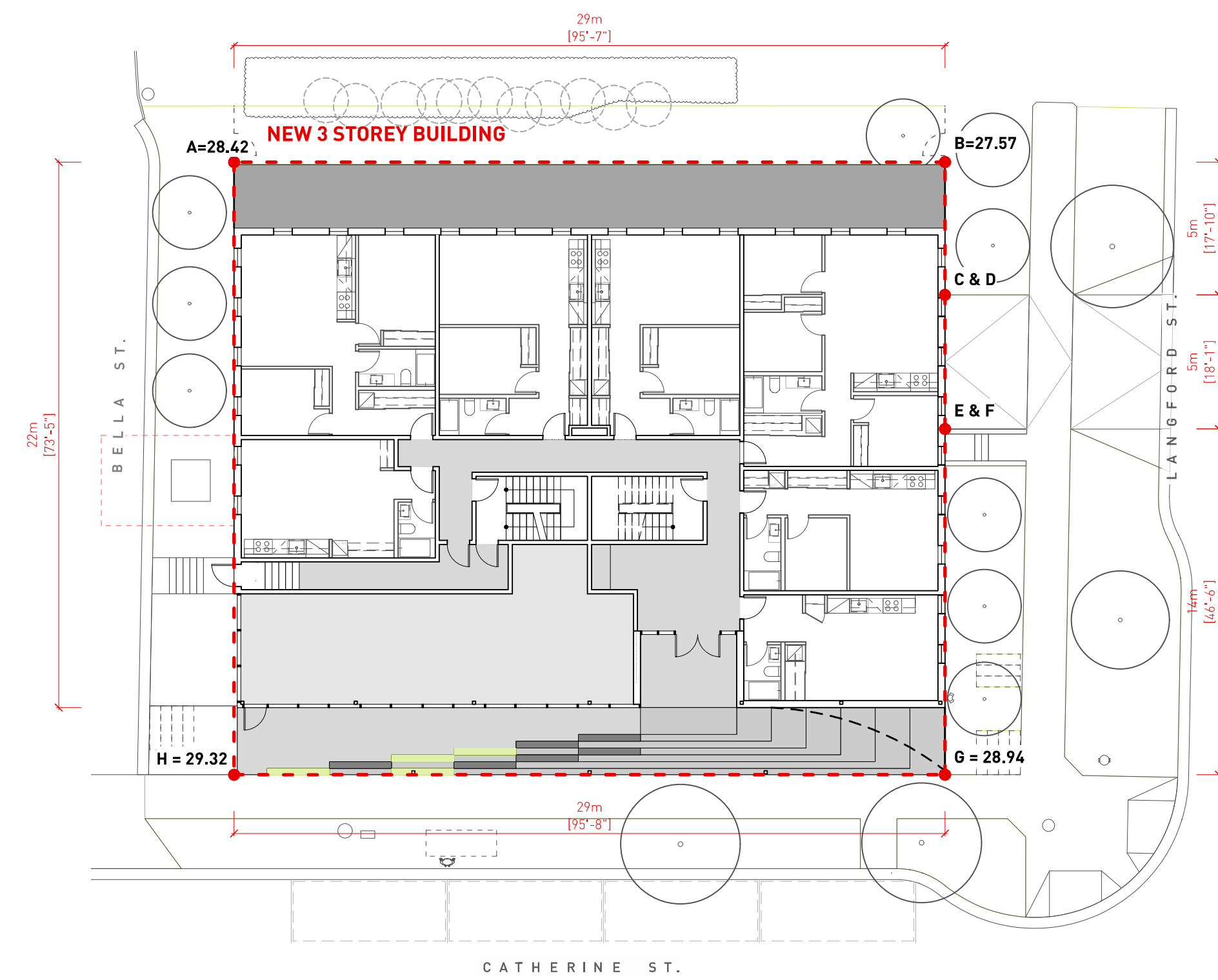
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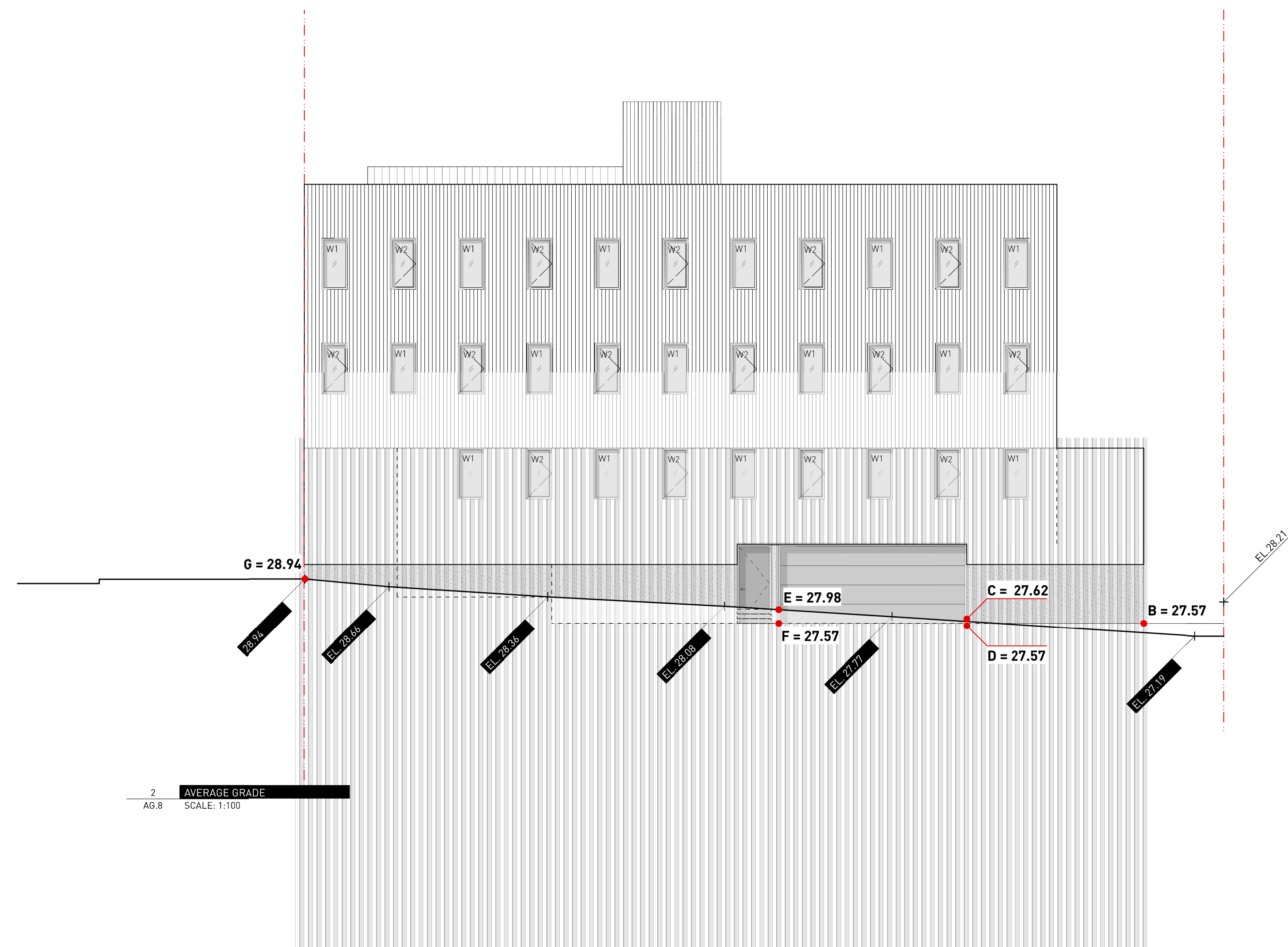
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MATERIAL BOARD Project 0646  
Sheet

AG.7



1 AVERAGE GRADE  
AG.8 SCALE: 1:200



2 AVERAGE GRADE  
AG.8 SCALE: 1:100

GRADE POINTS		BUILDING PERIMETER
A	28.42	105.74
B	27.57	
C	27.62	
D	27.52	
E	27.98	
F	27.52	
G	28.94	
H	29.32	

CALCULATION:	AVERAGES	DISTANCE	TOTALS
A & B	28.00	29.15	816.05
B & C	27.60	5.40	149.01
D & F	27.52	5.50	151.36
E & G	28.46	14.18	403.56
G & H	29.13	29.15	849.05
H & I	28.87	22.37	645.71

		105.74	3014.75
<b>AVERAGE GRADE</b>			
<b>28.51</b>			

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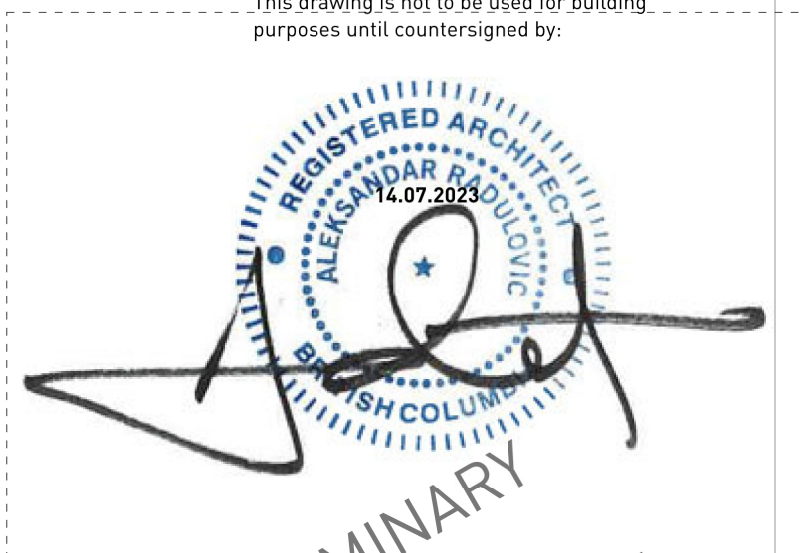
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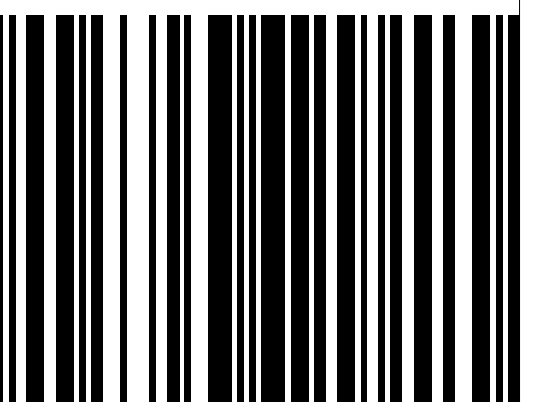
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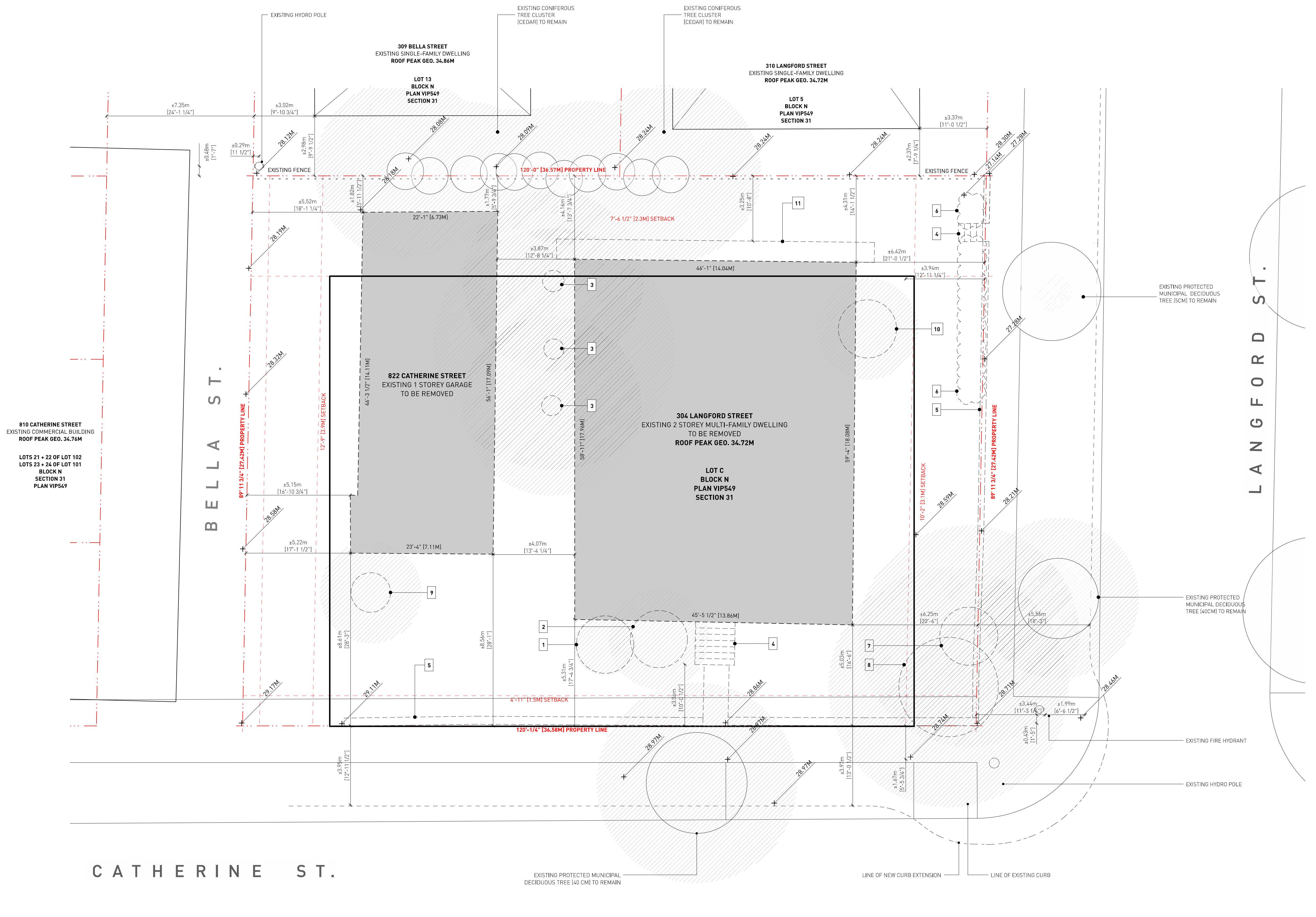


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VICTORIA, BC  
Project: 0646  
Sheet: AVERAGE GRADE CALCULATION

AG.8



- KEYNOTES - SITE EXISTING + DEMO**
- EXISTING CONIFEROUS TREE (15CM HOLLY) TO BE REMOVED
  - EXISTING CONIFEROUS TREE (20CM CYPRESS) TO BE REMOVED
  - EXISTING CONIFEROUS TREE (CEDAR) TO BE REMOVED
  - EXISTING STEPS TO BE REMOVED
  - EXISTING RETAINING WALL TO BE REMOVED
  - EXISTING HEDGE (CEDAR) TO BE REMOVED
  - EXISTING PROTECTED DECIDUOUS TREE (3-20CM OAK) TO BE REMOVED
  - EXISTING PROTECTED CONIFEROUS TREE (3-20CM HOLLY) TO BE REMOVED
  - EXISTING CONIFEROUS TREE (30CM CYPRESS) TO BE REMOVED
  - EXISTING CONIFEROUS TREE (30CM HOLLY) TO BE REMOVED
  - EXISTING PORCH + STEPS TO BE REMOVED
- LEGEND:**
- EXISTING BUILDING (TO BE REMOVED)
  - EXISTING BUILDING (TO REMAIN)
  - PROPERTY LINE
  - SETBACK LINE
  - EXISTING GAS LINE
  - EXISTING WATER MAIN
  - EXISTING SANITARY LINE
  - EXISTING FENCE
  - PROPOSED CONCRETE HARDSCAPE
  - EXISTING TREE (TO BE REMOVED)
  - EXISTING TREE ROOT AREA
  - EXISTING HYDRO POLE
  - EXISTING FIRE HYDRANT

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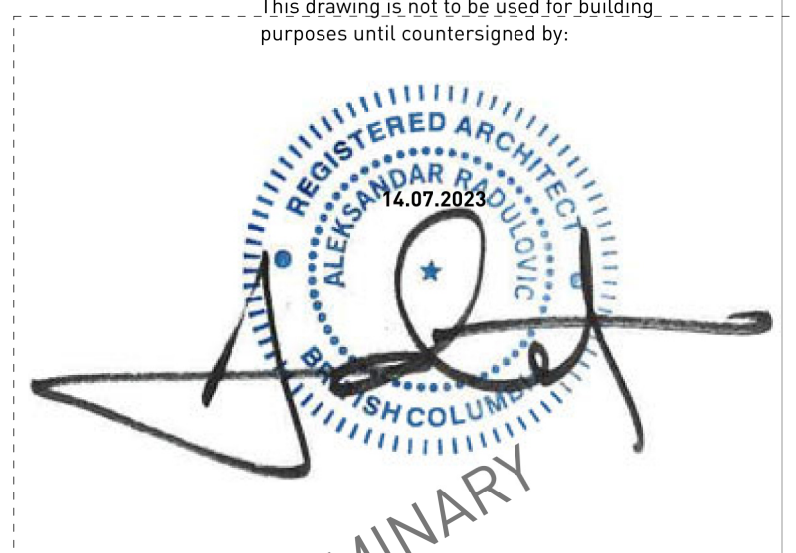
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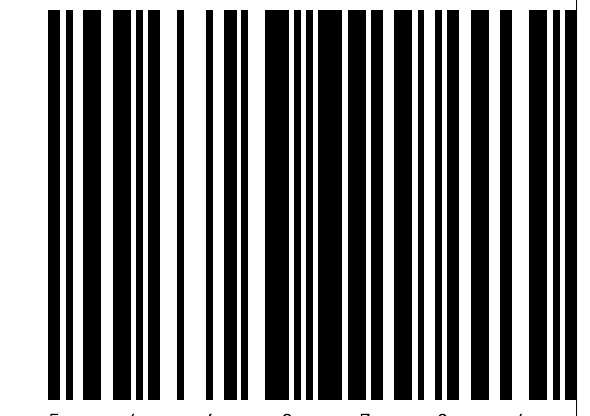
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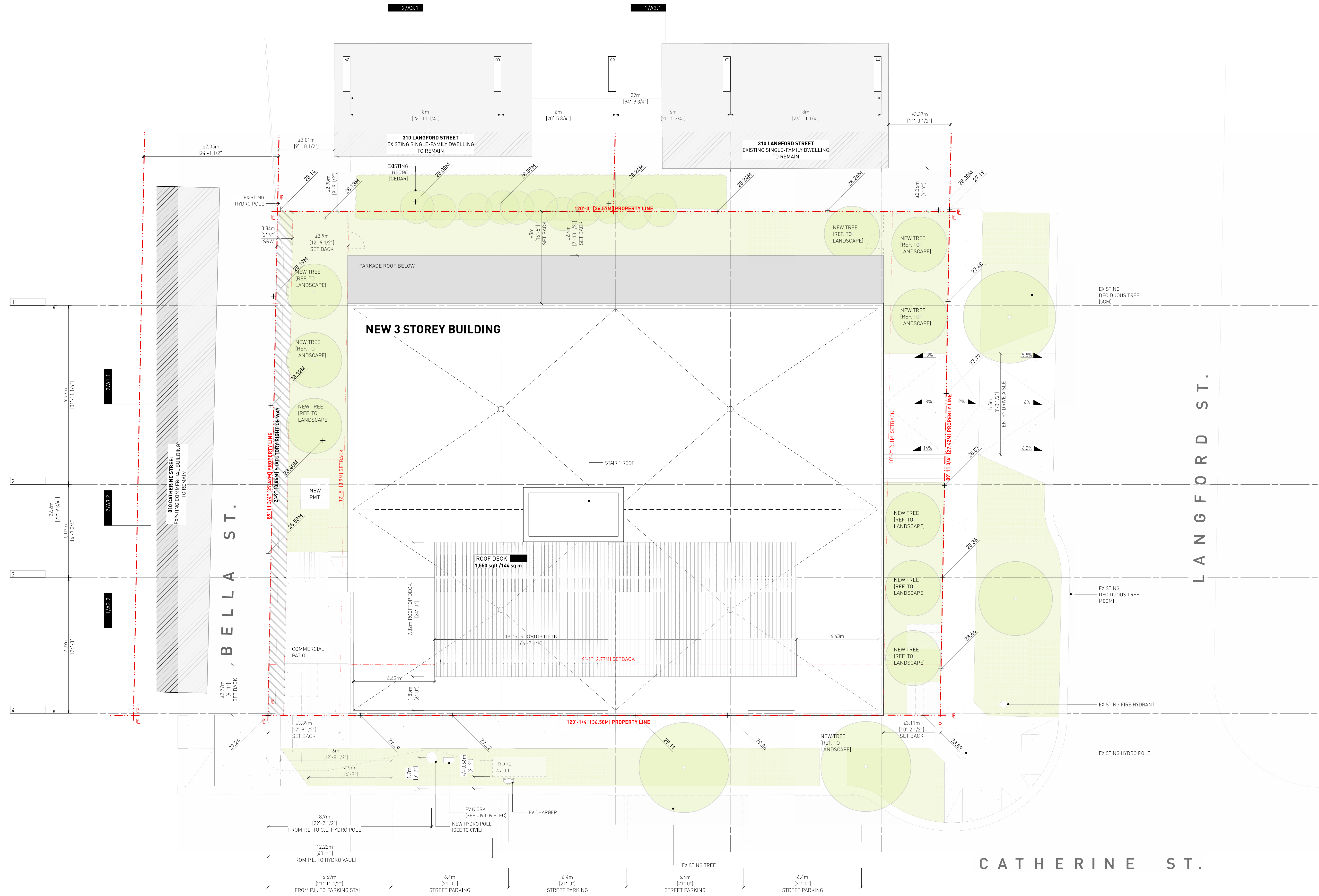


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VICTORIA, BC  
 SITE PLAN - EXISTING + DEMOLITION Project 0646  
 Sheet  
 A0.1

1 EXISTING / DEMO PLAN  
 A0.1 SCALE: 1:100



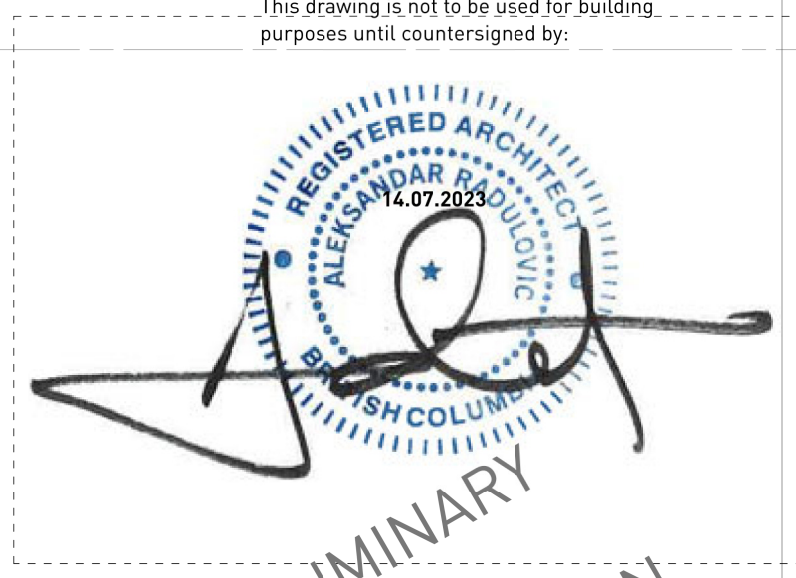
**LEGEND:**

- BELOW
- ABOVE
- PROPERTY LINE
- EXISTING BUILDING
- NON-RATED, GWB BULKHEAD ABOVE
- TREE
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT
- ===== PROPOSED BENCH

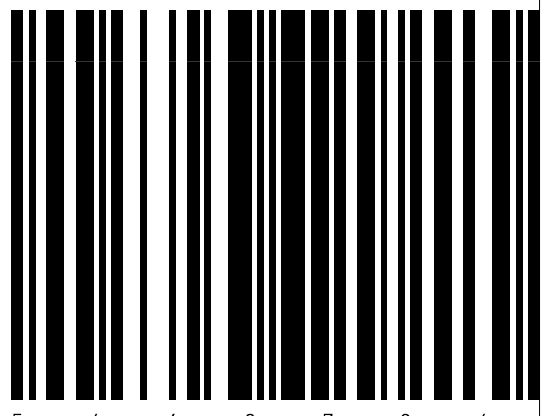
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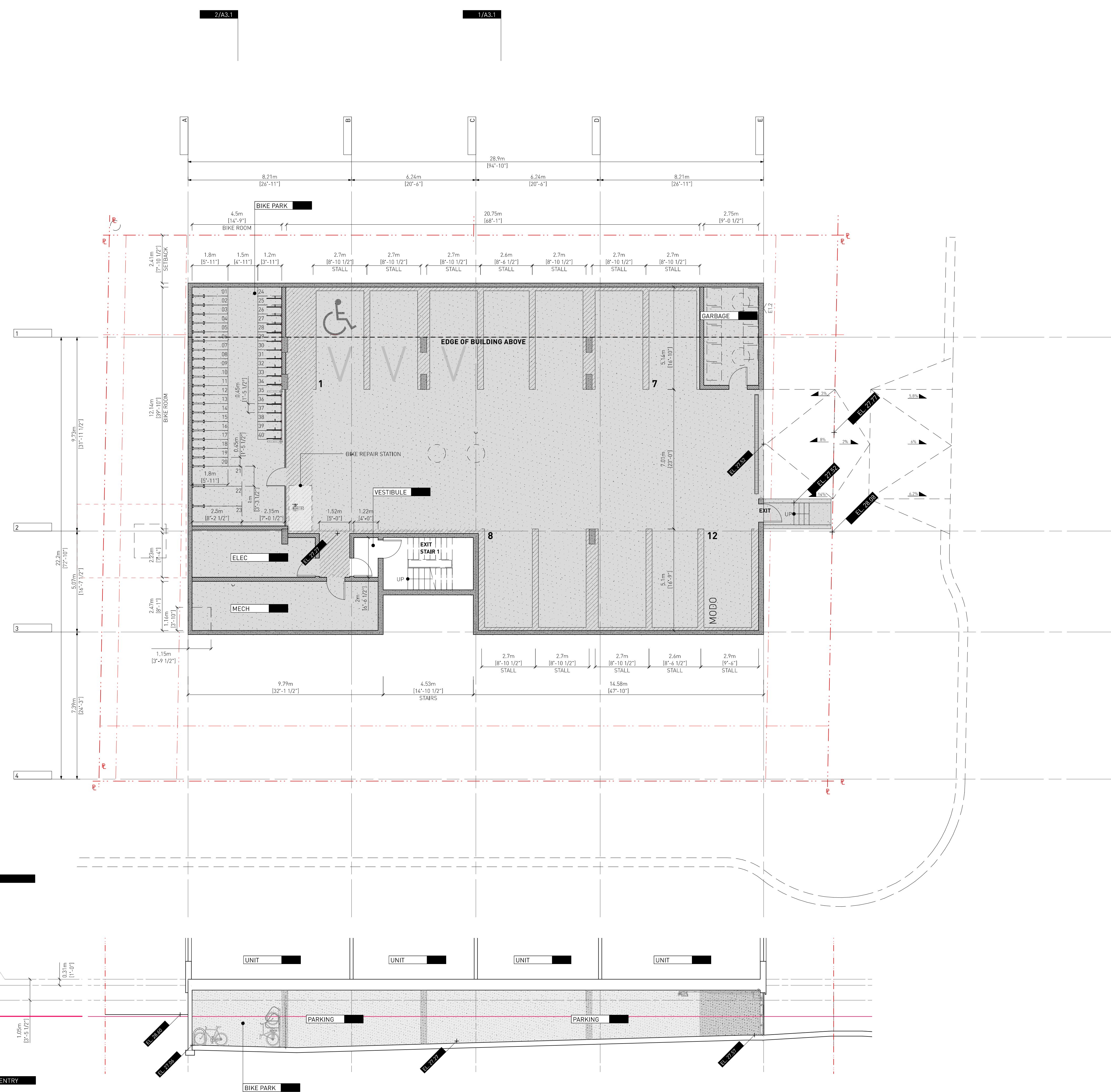
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SITE PLAN - PROPOSED Project 0646  
 Sheet

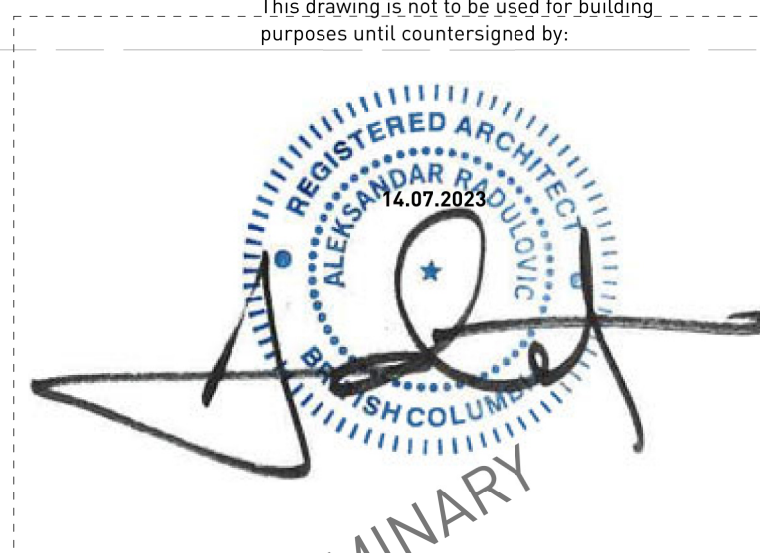
A1.0

1 PROPOSED SITE / ROOF PLAN  
 A1.0 SCALE: 1:100



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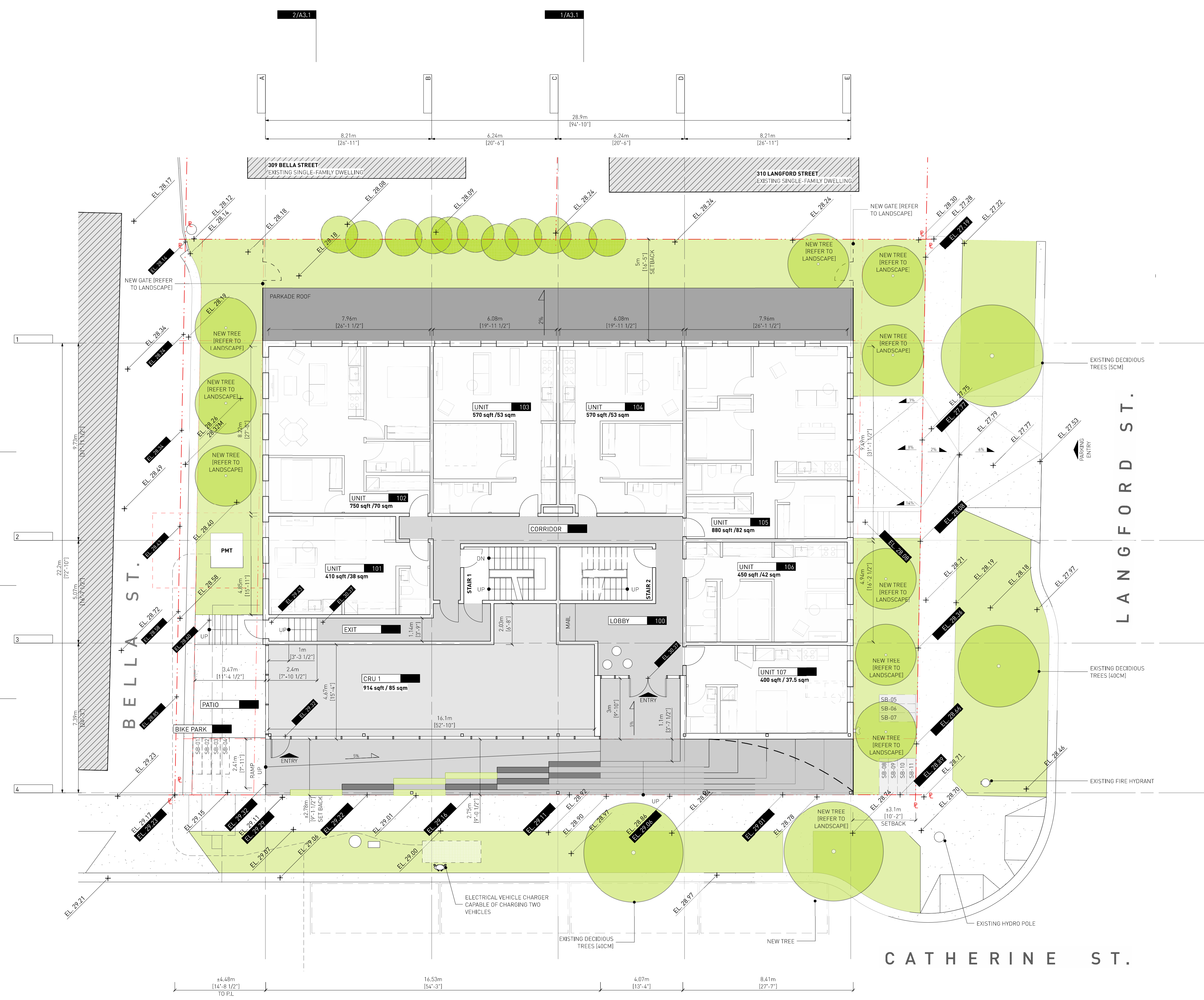
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VICTORIA, BC

LEVEL 00 PLAN Project 0646  
 Sheet  
 A1.1

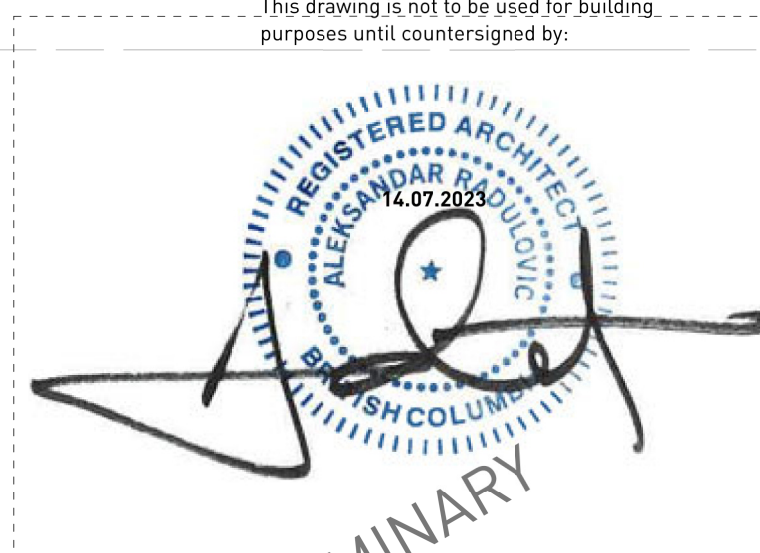
1 LEVEL 00  
 A1.1 SCALE: 1:100

2 SECTION @ PARKADE ENTRY  
 A1.1 SCALE: 1:100

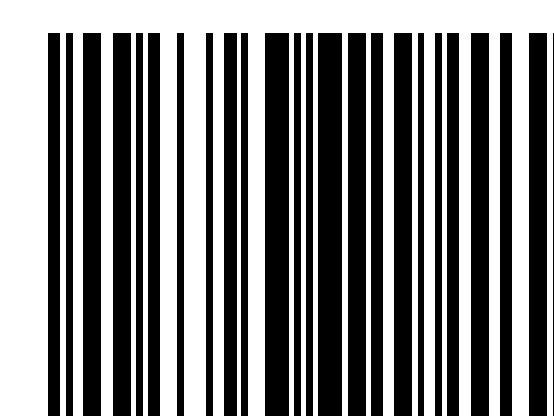


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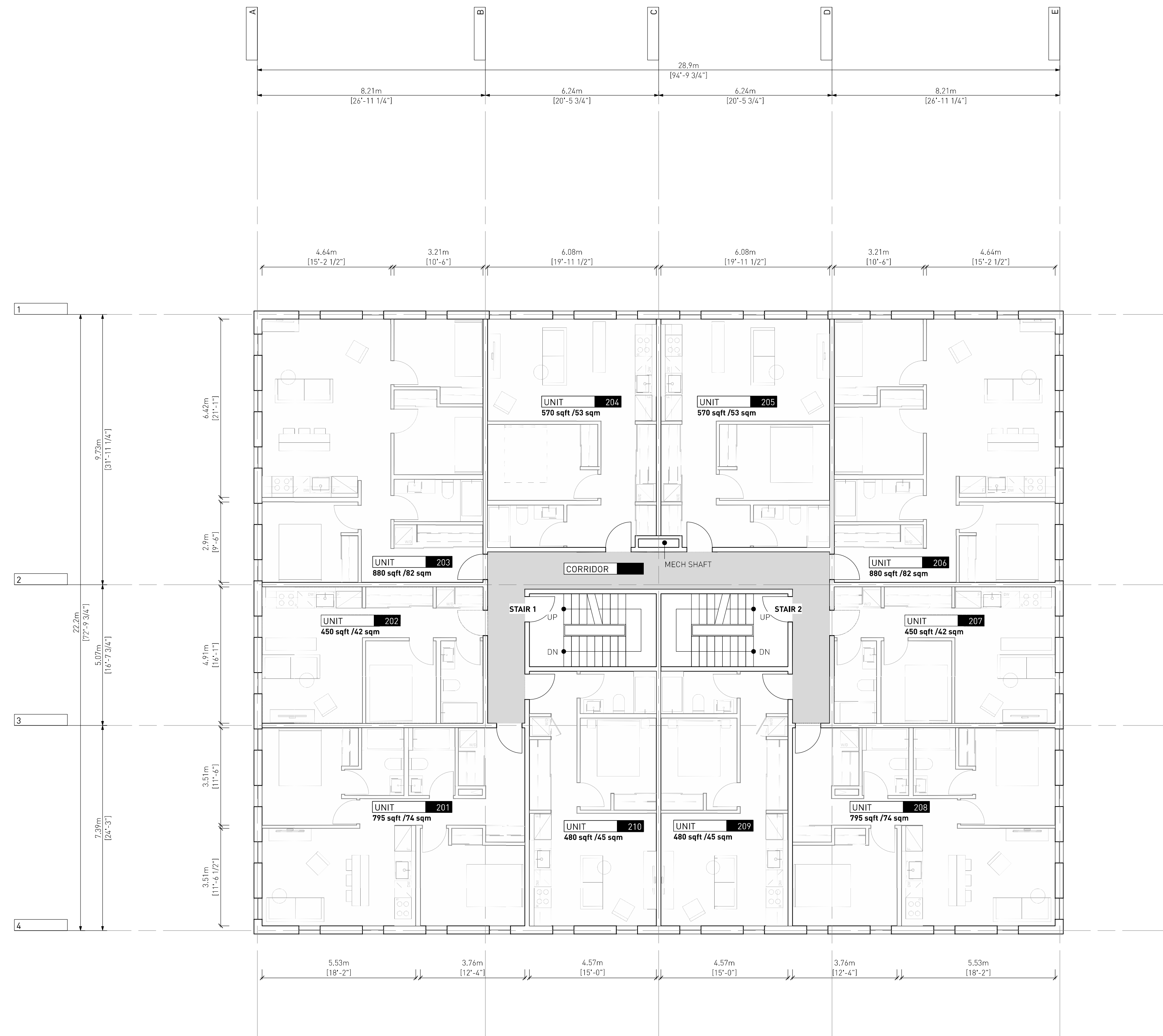


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 Level 01 Plan Project 0646  
 Sheet  
**A1.2**

1 LEVEL 01 PLAN  
 A1.2 SCALE: 1:100



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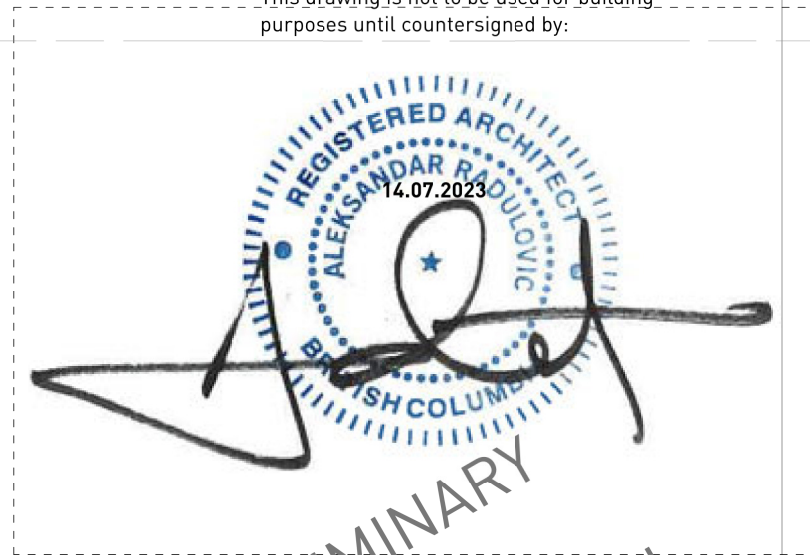
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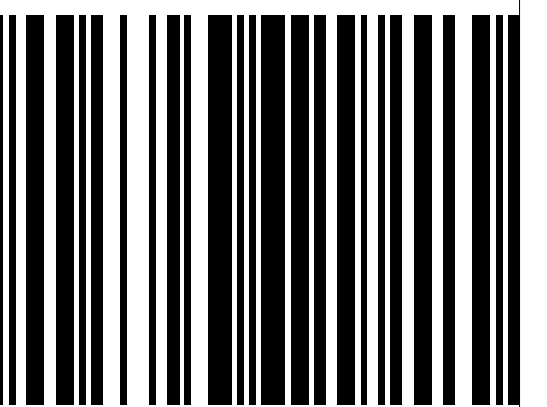
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VICTORIA, BC

LEVEL 02 / 03 PLAN Project 0646  
 Sheet

A1.3

**LEGEND:**



1 CORRUGATED METAL CLADDING



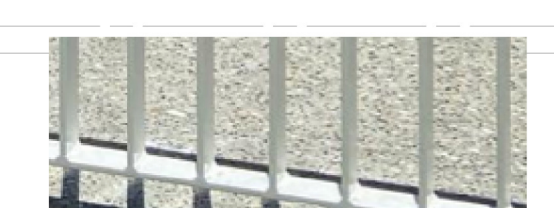
2 CUSTOM CURVED METAL CLADDING



3 CONCRETE



4 WOOD SOFFIT / WALL FEATURE



5 METAL PICKET GUARDRAIL

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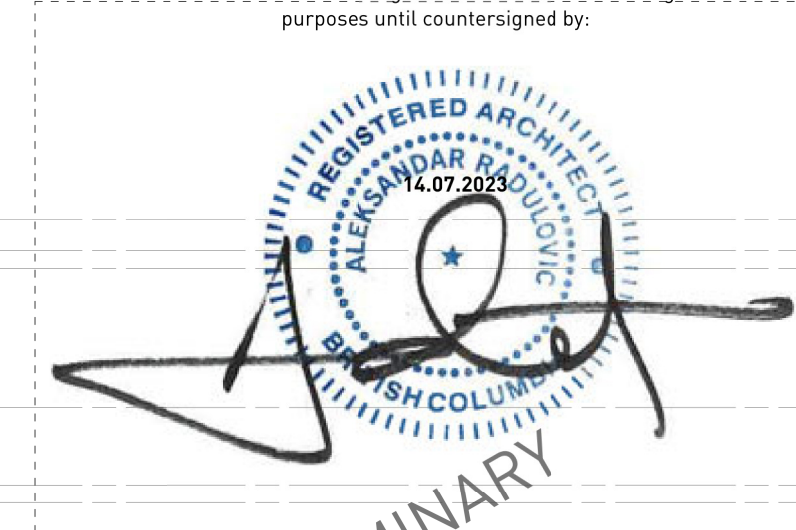
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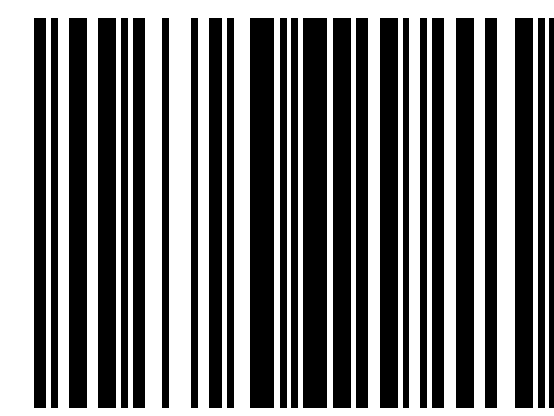
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BUILDING ELEVATIONS Project 0646  
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A2.1



1 EAST ELEVATION (CATHERINE ST.)  
A2.1 SCALE: 1:100



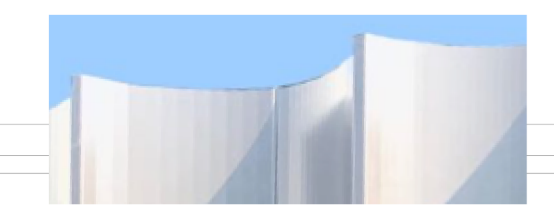
2 NORTH ELEVATION (LANGFORD ST.)  
A2.1 SCALE: 1:100



**LEGEND:**



1 CORRUGATED METAL CLADDING



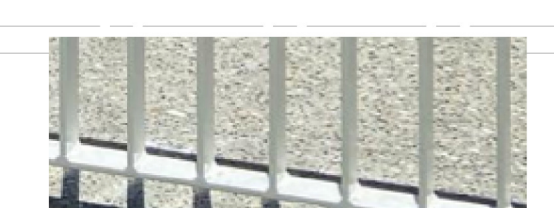
2 CUSTOM CURVED METAL CLADDING



3 CONCRETE



4 WOOD SOFFIT / WALL FEATURE



5 METAL PICKET GUARDRAIL

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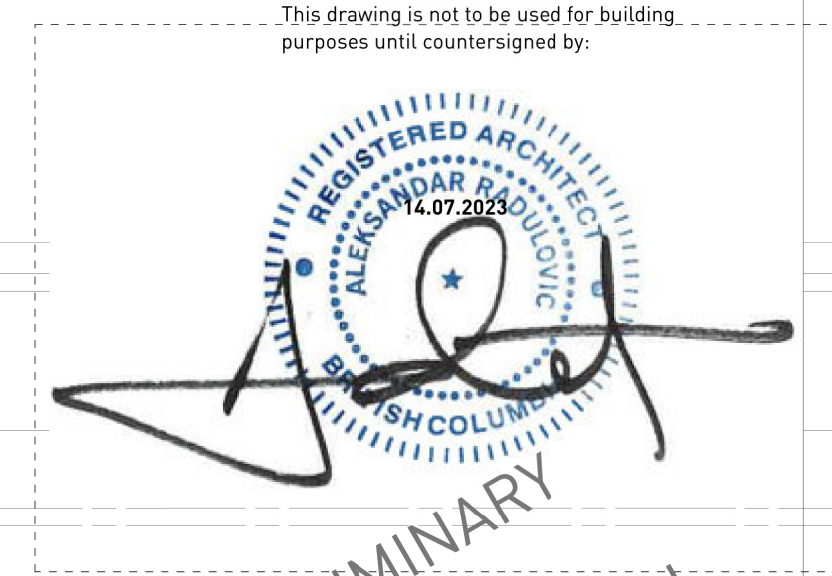
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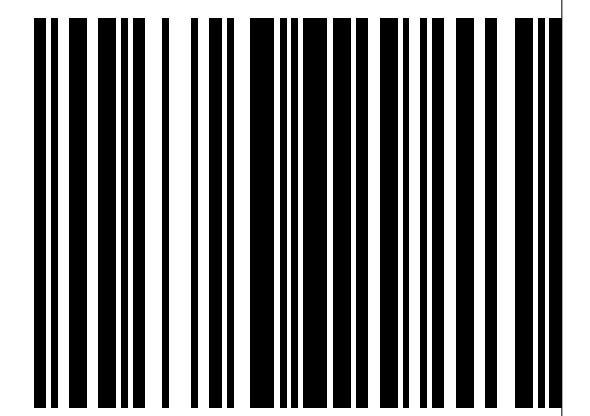
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CONSTRUCTION**



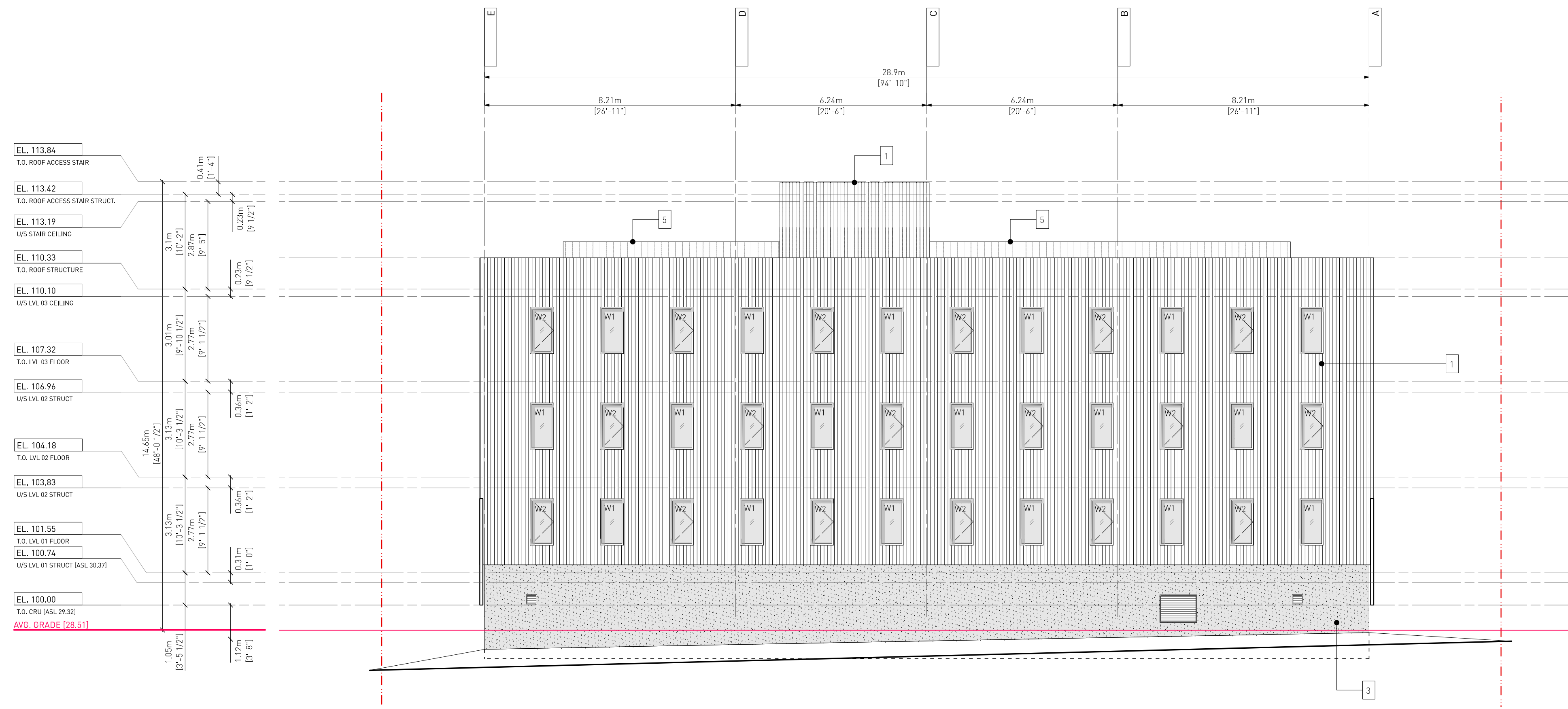
5 ARCHITECTURE INC  
266 MCDERMOT AVE  
Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876

822 CATHERINE STREET  
+ 304 LANGFORD STREET

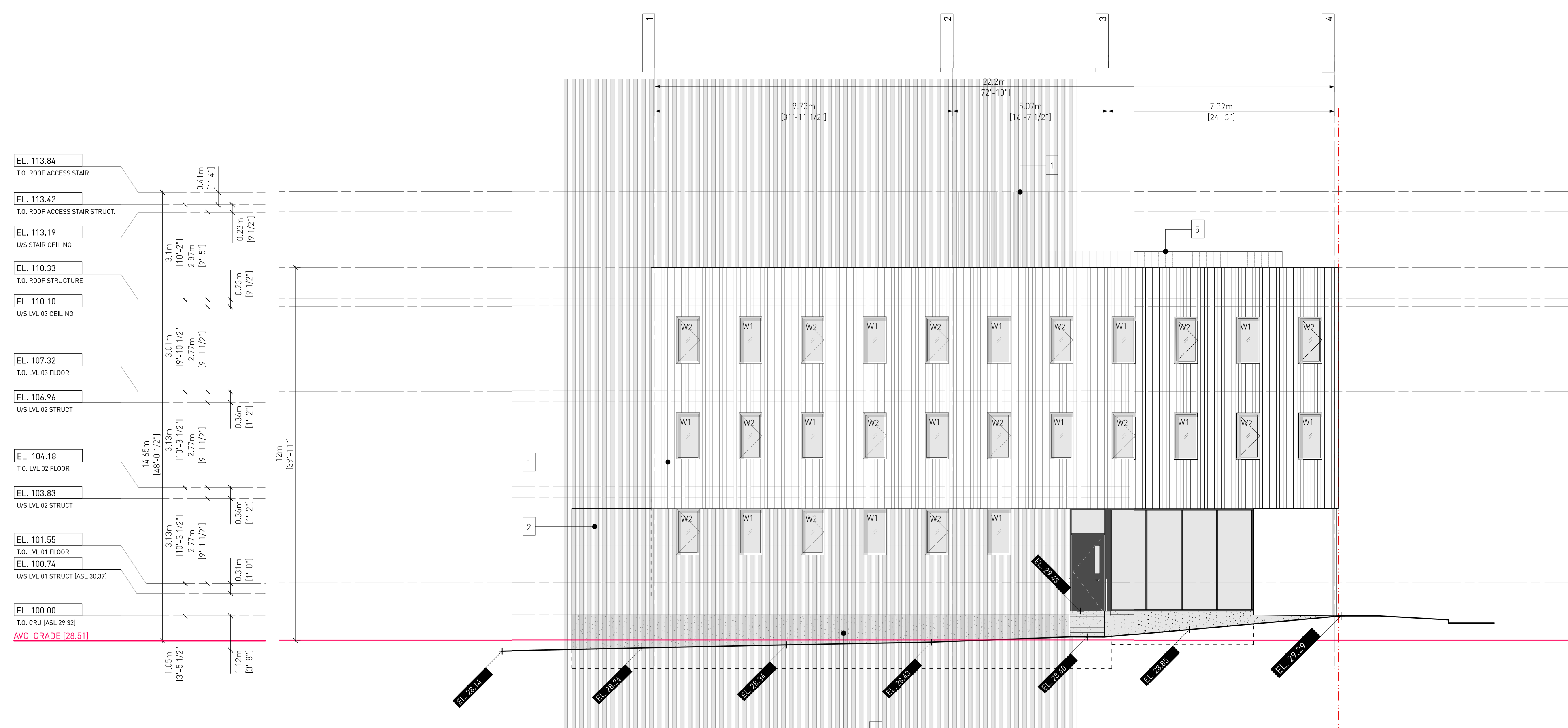
VICTORIA, BC

BUILDING ELEVATIONS Project 0646  
Sheet

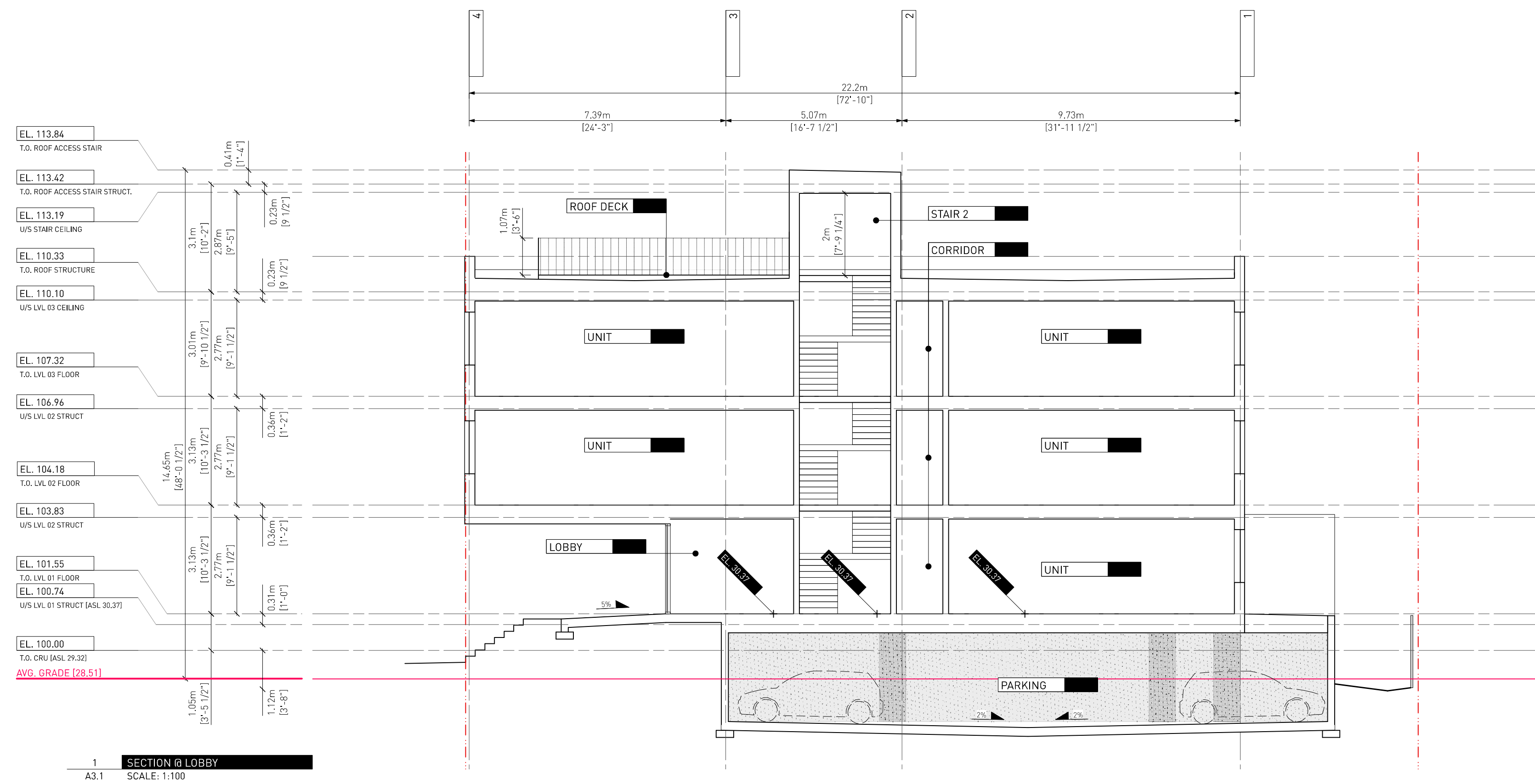
A2.2



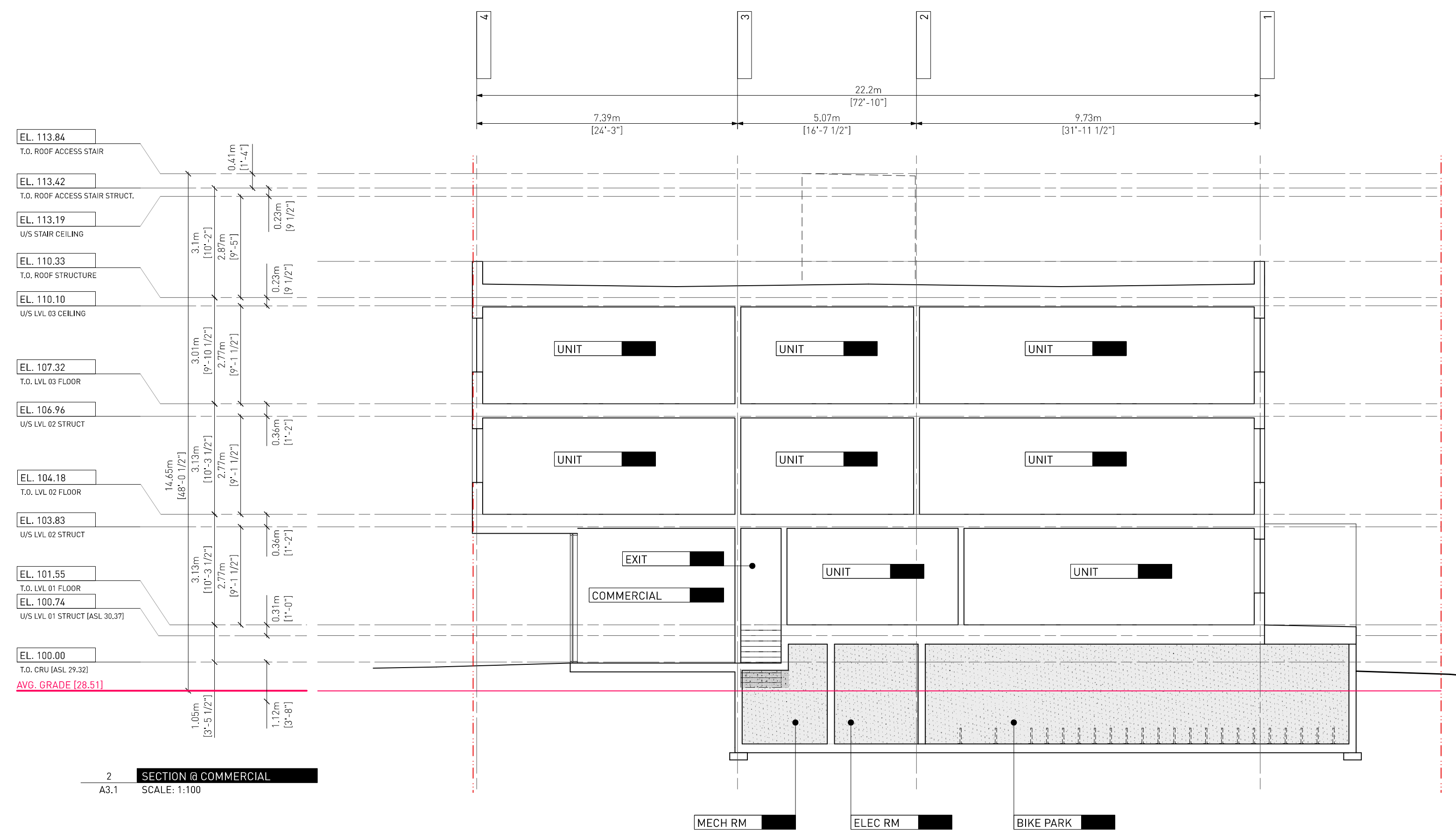
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A2.2 SCALE: 1:100



2 WEST ELEVATION  
A2.2 SCALE: 1:100



1 SECTION @ LOBBY  
A3.1 SCALE: 1:100



2 SECTION @ COMMERCIAL  
A3.1 SCALE: 1:100

1 ISSUED FOR DP 14.07.2023

Drawn By: ARJ / JY  
Checked By: CN / PB  
Printing Date: 14.07.2023

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

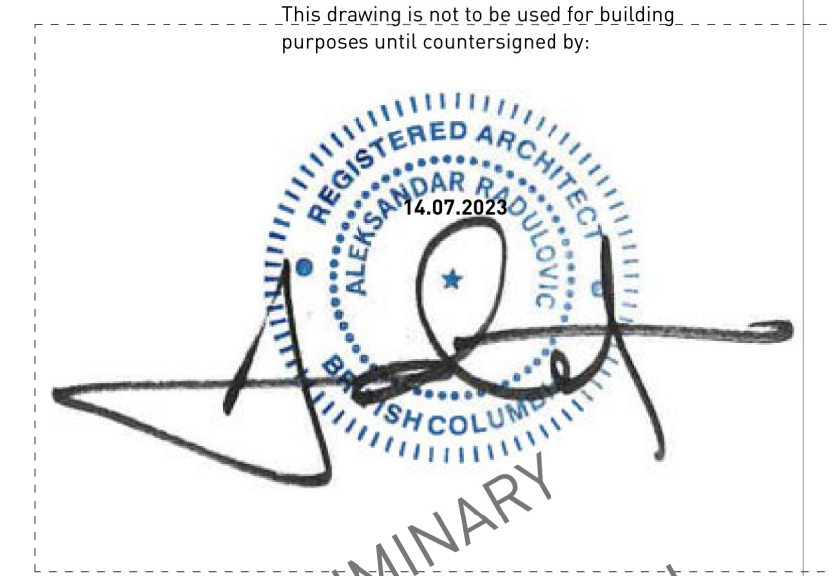
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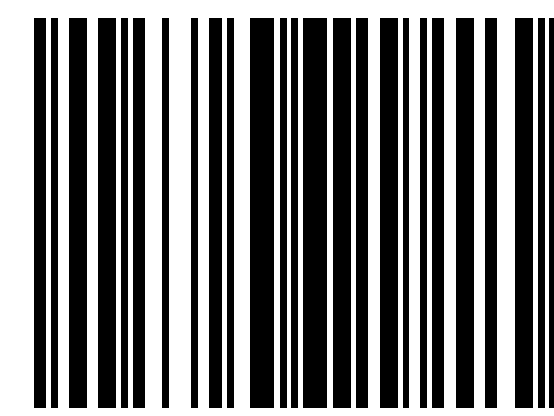
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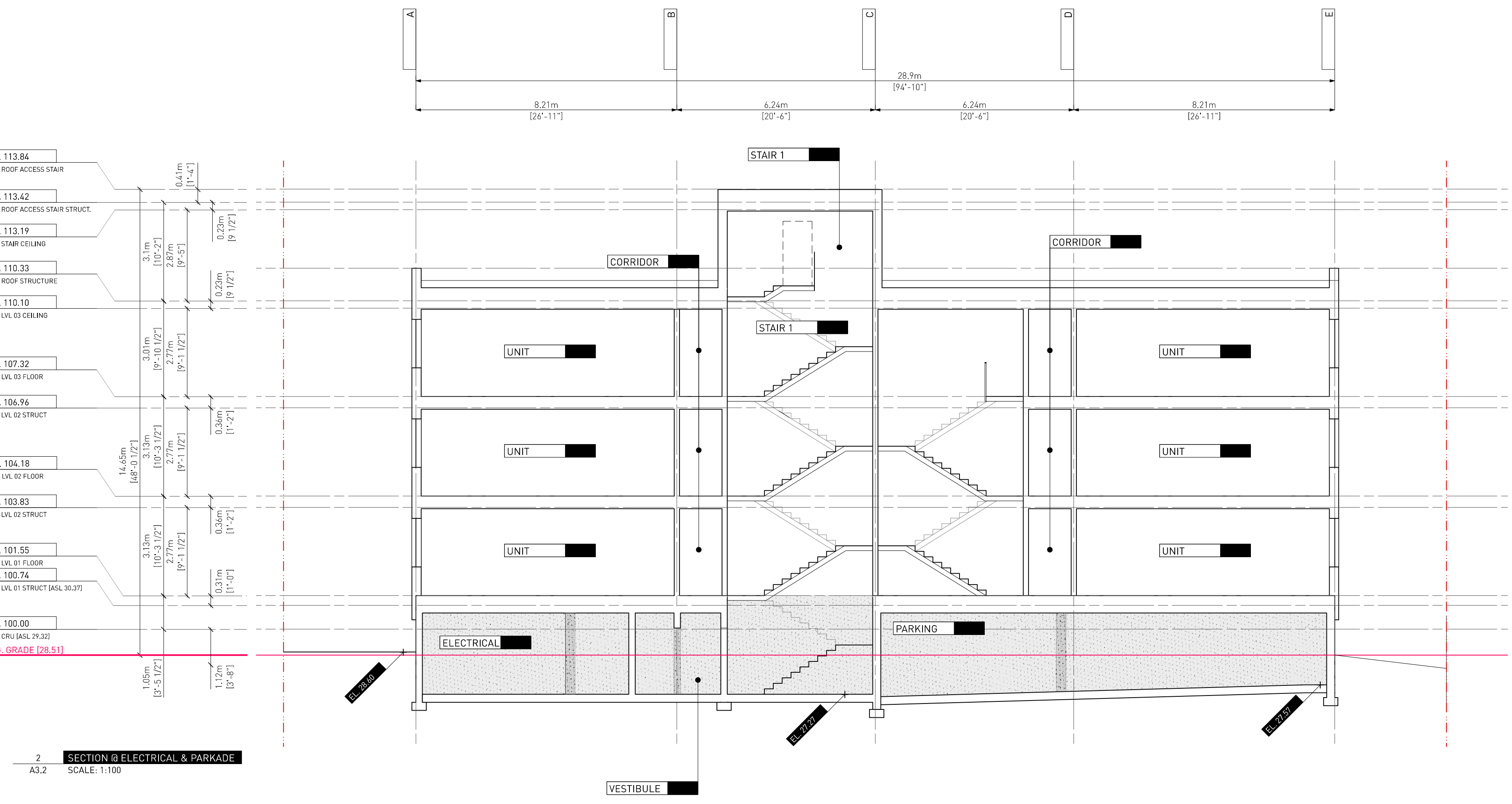
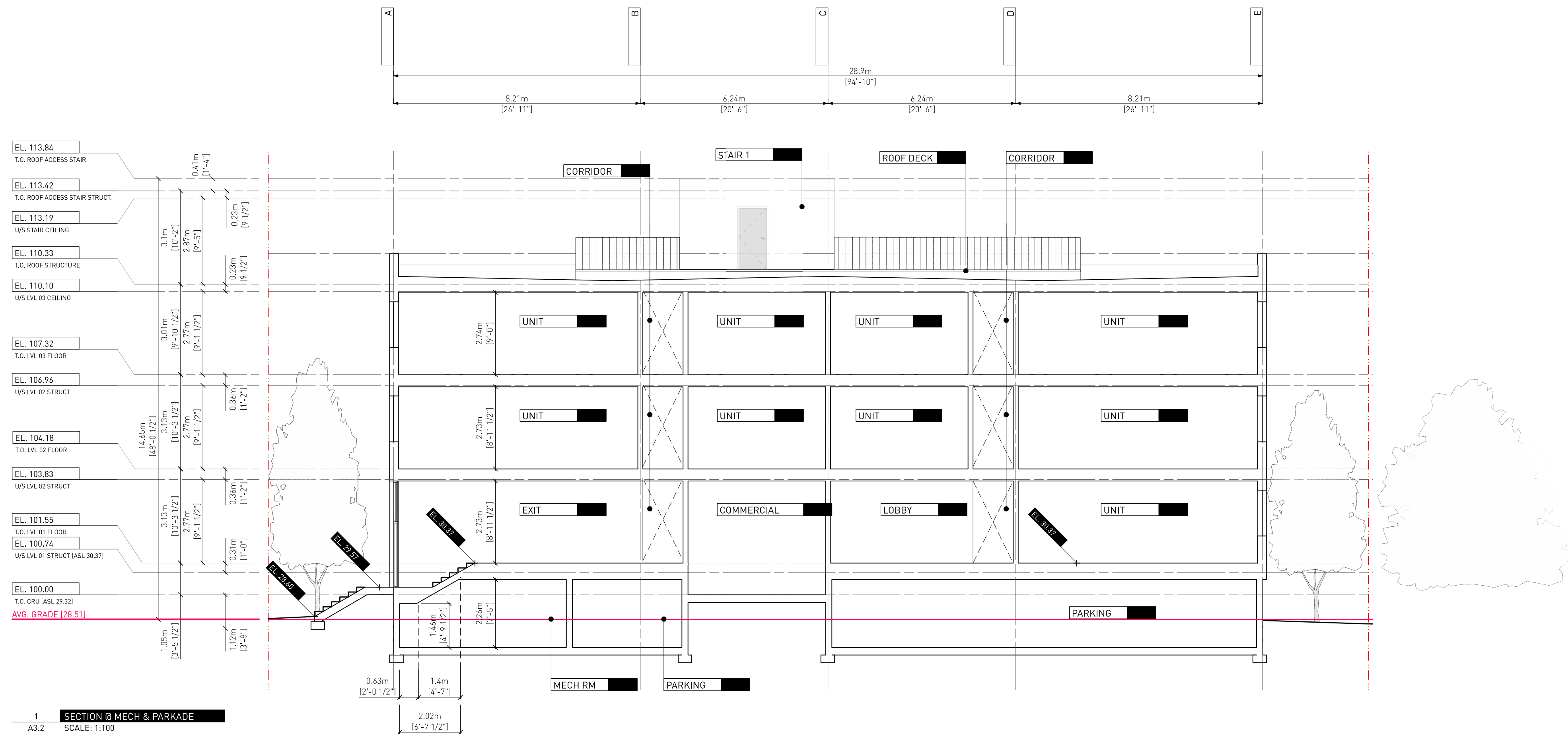
5 ARCHITECTURE INC  
266 MCDERMOT AVE  
Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876

822 CATHERINE STREET  
+ 304 LANGFORD STREET

VICTORIA, BC

BUILDING SECTIONS Project 0646  
Sheet

A3.1



1 ISSUED FOR DP 14.07.2023

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 Checked By: CN/PB  
 Printing Date: 14.07.2023

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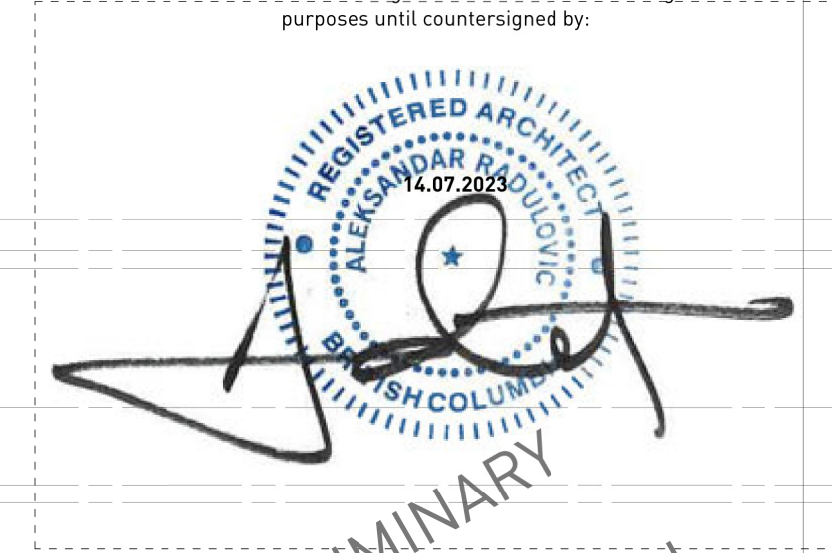
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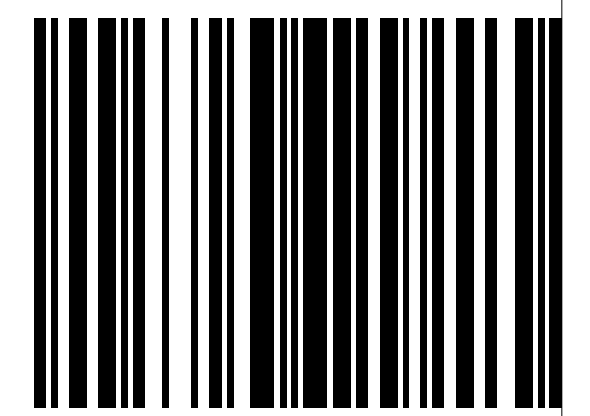
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822 CATHERINE STREET  
 + 304 LANGFORD STREET

VICTORIA, BC

BUILDING SECTIONS Project 0646  
 Sheet



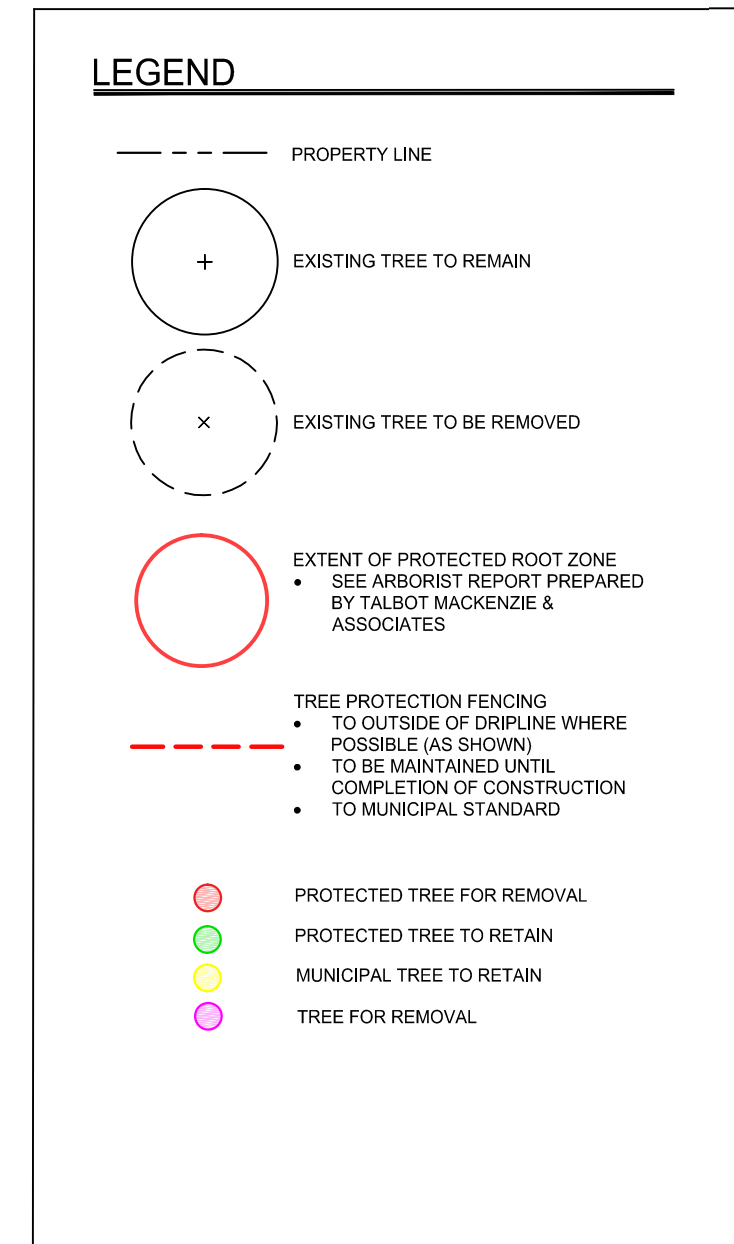
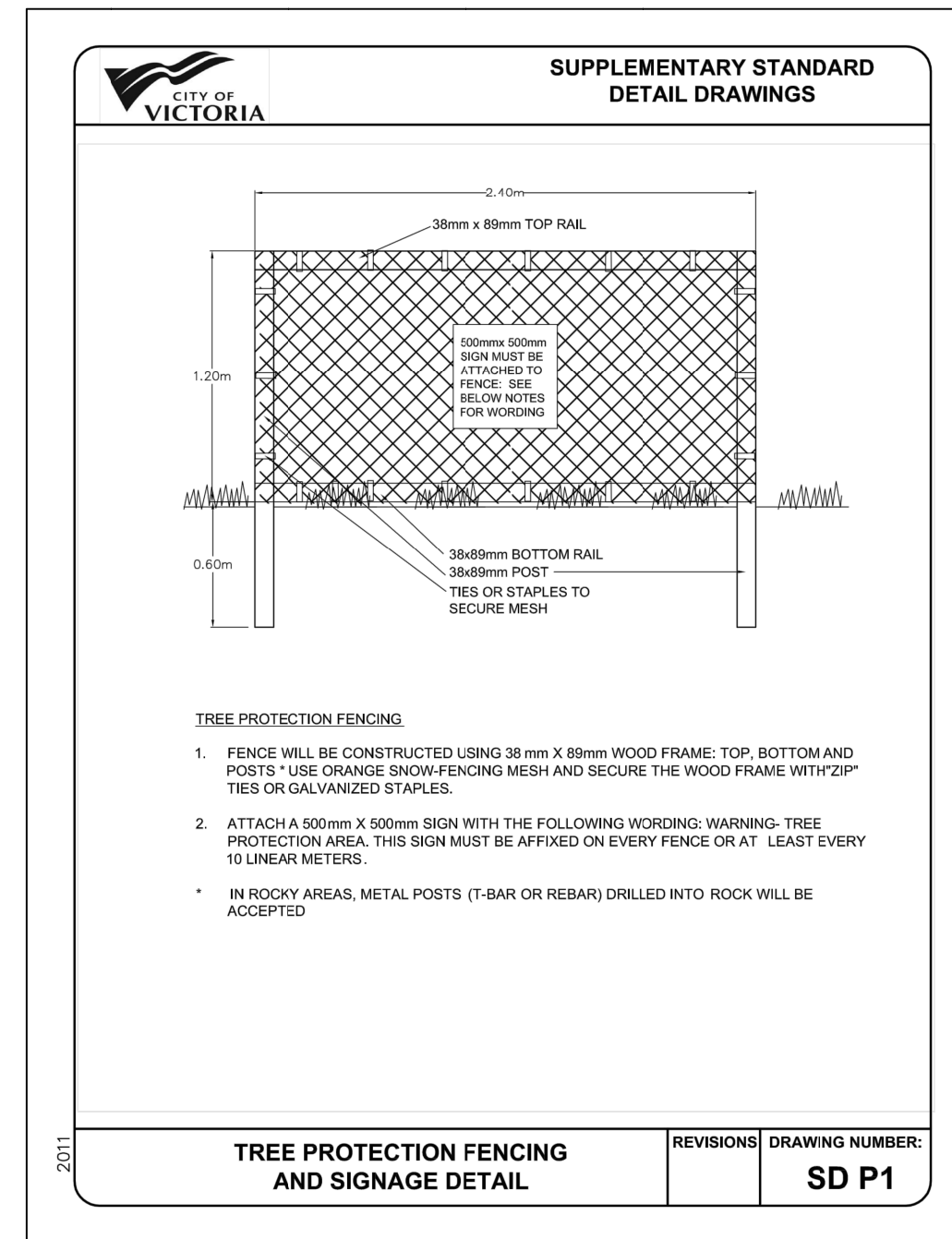
1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:  
ARYZE

PROJECT NAME:  
822 CATHERINE STREET+  
304 LANGFORD STREET

PROJECT ADDRESS:  
822 CATHERINE ST.  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: OLIVIA LYNE

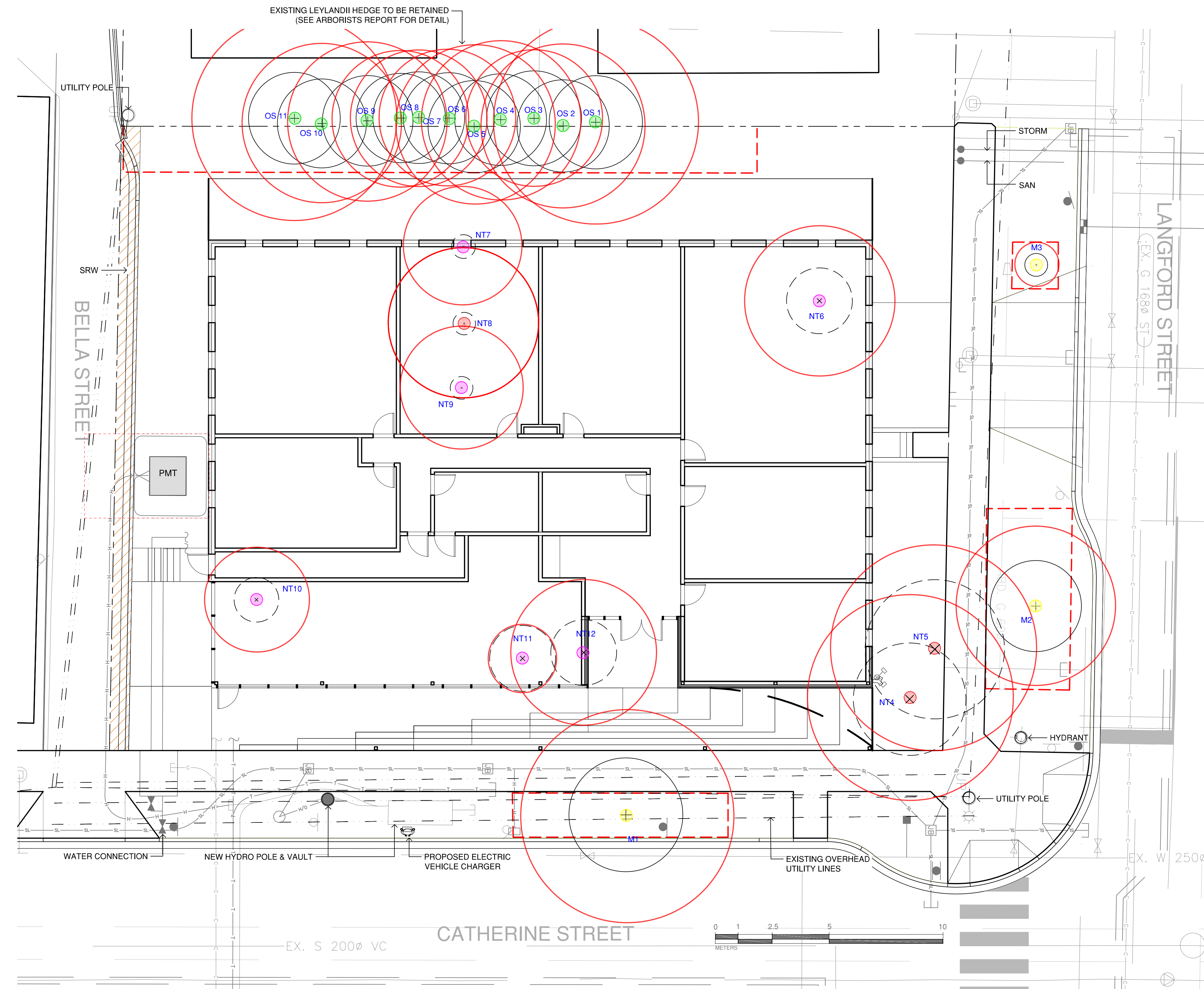


Inventory date: September 17, 2020 | November 1, 2021

822 Catherine Street - Tree Resource Spreadsheet

1 of 2

Tree Tag #	Tag or Survey ID #	Survived? (Yes/No)	Location (On-site, Street, City)	Bylaw Protected? (Yes/No)	Name	Common	Botanical	DBH (cm)	Critical root zone radius (m)	Drillpipe diameter (mm)	Condition Health	Structural	Retention (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
NT1	M1	Yes	Municipal	Municipal	Cherry Plum	<i>Prunus cerasifera</i>	39	4.7	5	Fair-poor	Fair-poor		Moderate		Decay, decay in 2 of 4 scaffold limbs.	May be impacted by sidewalk construction. Municipal ID# 32333.	Retain
NT2	M2	Yes	Municipal	Municipal	Cherry Plum	<i>Prunus cerasifera</i>	32	3.8	4	Fair	Fair		Moderate		Canopy competition with NT4.	Municipal ID# 32334.	Retain
NT3	M3	Yes	Municipal	Municipal	Cherry Plum	<i>Prunus cerasifera</i>	2	1	1	Fair	Fair		Moderate		Newly planted.	Municipal ID# 32335.	Retain
NT4	Yes	On-site	Yes	English Holly	<i>Ilex aquifolium</i>	21,21,1	4.5	5	Fair	Fair	Subtable	Good		Fill and green waste in CRZ.	Conflict with building footprint.		X
NT5	Yes	On-site	Yes	European Hawthorn	<i>Crataegus monogyna</i>	-30,25	4.5	6	Fair	Fair	Subtable	Good		Pruning stubs, sap-sucker damage.	Conflict with building footprint.		X
NT6	Yes	On-site	No	Chinese Juniper	<i>Juniperus chinensis</i>	22	3.3	4	Fair	Fair	Subtable	Poor		Cadomian leaders, sparse foliage. Close proximity to existing building.	Within building footprint.		X
NT7	Yes	On-site	No	Pyramidal Cedar	<i>Thuja occidentalis</i>	5,8,8,7, 3,3	2.6	1	Fair	Fair	Subtable	Good		Maintained as shrub.	Within building footprint.		X
NT8	Yes	On-site	Yes	Pyramidal Cedar	<i>Thuja occidentalis</i>	11,11,7, 7,8,6	3.3	1	Fair	Fair	Subtable	Good		Maintained as shrub.	Within building footprint.		X
NT9	Yes	On-site	No	Pyramidal Cedar	<i>Thuja occidentalis</i>	12,11,6, 4,4	2.7	1	Fair	Fair	Subtable	Good		Maintained as shrub.	Within building footprint.		X
NT10	Yes	On-site	No	English Holly	<i>Ilex aquifolium</i>	23	2.3	2	Fair-poor	Fair-poor	Subtable	Good		Pruning stubs, topped historically. new leaders.	Within building footprint.		X
NT11	Yes	On-site	No	English Holly	<i>Ilex aquifolium</i>	15	1.5	3	Fair	Fair	Subtable	Good		Deflected trunk, close proximity to existing building.	Within building footprint.		X
NT12	Yes	On-site	No	Chinese Juniper	<i>Juniperus chinensis</i>	21	3.2	3	Fair-poor	Fair-poor	Subtable	Poor		Multiple leaders, sparse foliage.	Within building footprint.		X



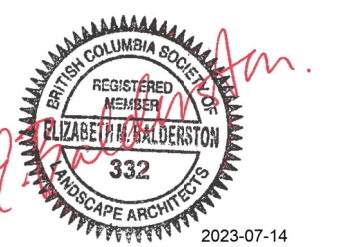
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	3		3	6	5
ON-SITE TREES, NOT BYLAW PROTECTED	6		6		
MUNICIPAL TREES	3	3			1
NEIGHBORING TREES, BYLAW PROTECTED	11	11			
NEIGHBORING TREES, NOT BYLAW PROTECTED					
PROPOSED NON REPLACEMENT TREES (ON-SITE TREES IN PLANTERS)					4
<b>TOTAL</b>	<b>23</b>	<b>14</b>	<b>9</b>	<b>6</b>	<b>10</b>

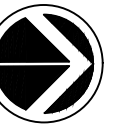
REPLACEMENT TREES REQUIRED	6
REPLACEMENT TREES PROPOSED	6
REPLACEMENT TREE SHORTFALL	0

9	DEVELOPMENT PERMIT	2023-07-14
8	ISSUED FOR BUILDING PERMIT	22-10-05
7	ISSUED FOR DCP	22-10-05
6	ISSUED FOR 50% DD REVIEW	22-06-17
5	REVISED AND RE-ISSUED FOR RZ/DP	22-06-02
4	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22-02-11
3	ISSUED FOR REVIEW SUMMARY RESPONSE 02	21-11-03
2	ISSUED FOR TRD RESPONSE	21-07-14
1	ISSUED FOR RZ/DP	21-05-12
NO.	ISSUE	YYMMDD

SEAL



NORTH ARROW



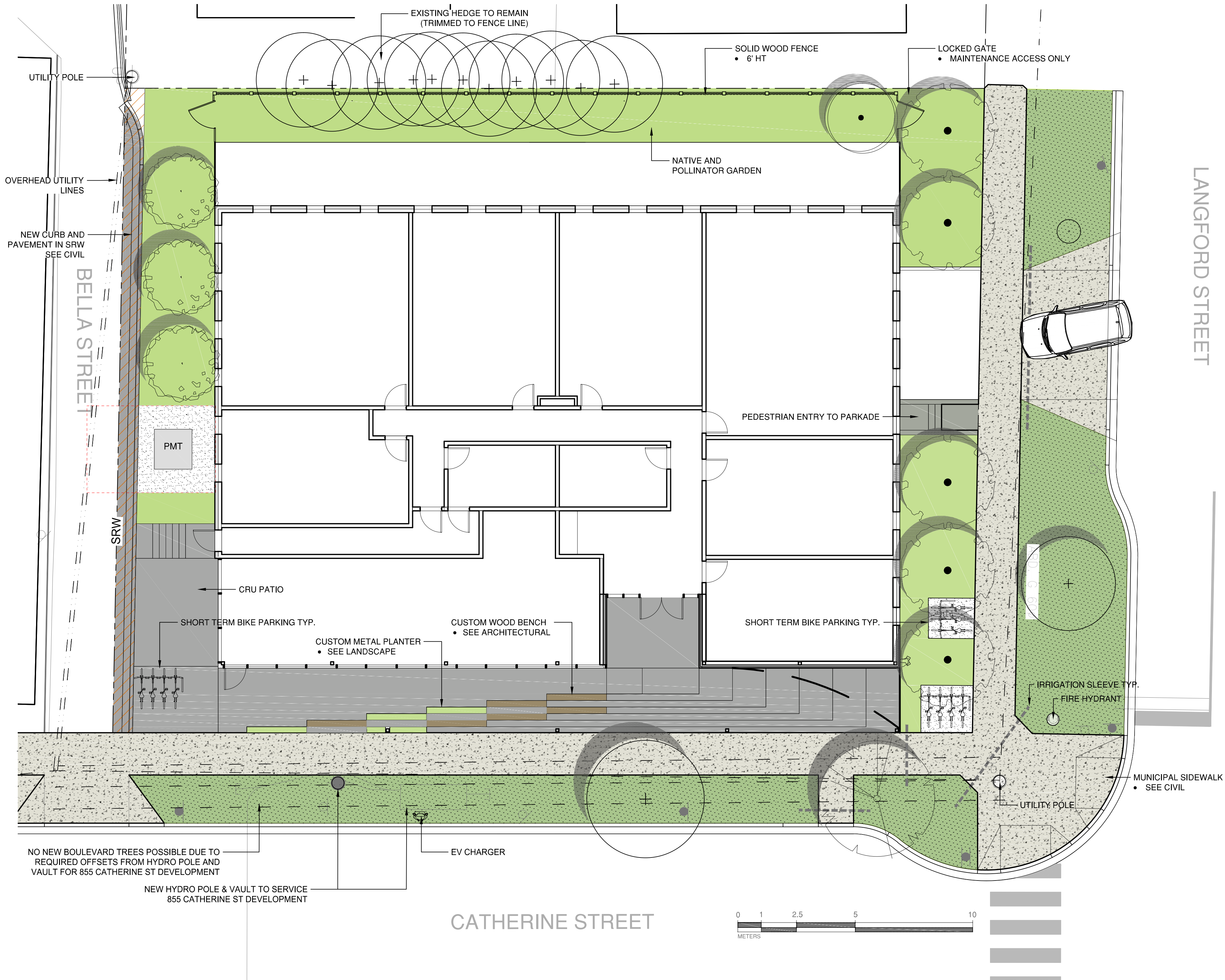
DRAWING TITLE:

TREE REMOVAL & PROTECTION

DWG NO:

L0

SCALE: 1:100



### LEGEND

- PROPERTY LINE
- OVERHEAD POWER LINE
- IRRIGATION SLEEVE
- SOD
  - 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - SOD
  - TO CITY OF VICTORIA MUNICIPAL STANDARDS
- ON-SITE LANDSCAPE AREA
  - 450 - 600 mm DEPTH 1L GROWING MEDIUM (BOLS)
  - 50 mm DEPTH MULCH
- METAL PLANTER
  - 300 mm DEPTH PLANTER GROWING MEDIUM
  - 50 mm DEPTH MULCH
  - COLOUR TO MATCH ARCHITECTURAL
- CONCRETE WALK
  - LIGHT BROOM FINISH
  - SAW CUT JOINTING PATTERN
- MUNICIPAL SIDEWALK
  - CIP CONCRETE WITH BRUSH FINISH TO CITY OF VICTORIA STANDARDS
  - SEE CIVIL
- GRAVEL SURFACE
  - 150mm DEPTH COMPACTED GRAVEL
- SEATING STARI BENCH
  - SEE ARCHITECTURAL
- BIKE RACK
  - SEE ARCHITECTURAL
  - ON CONCRETE FOOTINGS
- FENCE
  - 6' HT SOLID WOOD FENCE
  - COLOUR: BLACK WOOD STAIN
  - 6" INSIDE PROPERTY LINE
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES



### LANDSCAPE NOTES

**PROPOSED BOULEVARD TREES**

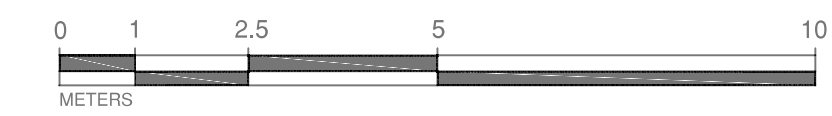
- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, 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 ELIGIBLE FOR DEPOSIT RETURN.

**BOULEVARD IRRIGATION**

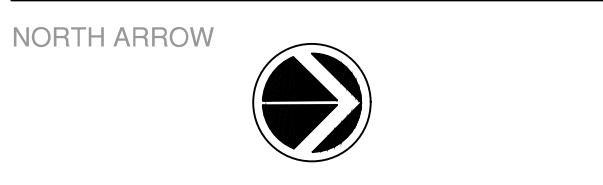
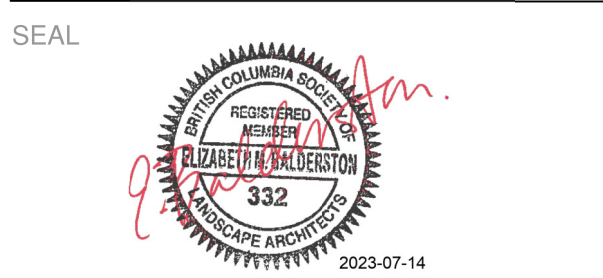
- IRRIGATION PLAN TO BE PROVIDED AT BP STAGE.
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER, AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT), CALL PARKS AT 250-361-0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- THE LANGFORD STREET BOULEVARD LAWN IRRIGATION SYSTEM AND THE NEW STREET TREE ON CATHERINE ST ARE TO BE INSTALLED BY THE DEVELOPPER, AND SHALL BE IRRIGATED FROM A CITY WATER SOURCE AND MAINTAINED BY THE CITY.
- THE CATHERINE ST BOULEVARD LAWN AREA SHALL BE IRRIGATED FROM A PRIVATE WATER SOURCE UNDER A PERMIT FROM THE CITY ENGINEERING DEPARTMENT. THE MAINTENANCE OF THE CATHERINE BOULEVARD LAWN IS THE RESPONSIBILITY OF THE PROPERTY OWNER AS WOULD BE THE PRIVATE IRRIGATION SYSTEM.

### SITE PERMEABILITY

TOTAL SITE PERVIOUS AREA FOR ENTIRE PRIVATE PROPERTY: 180 m<sup>2</sup> / 18%



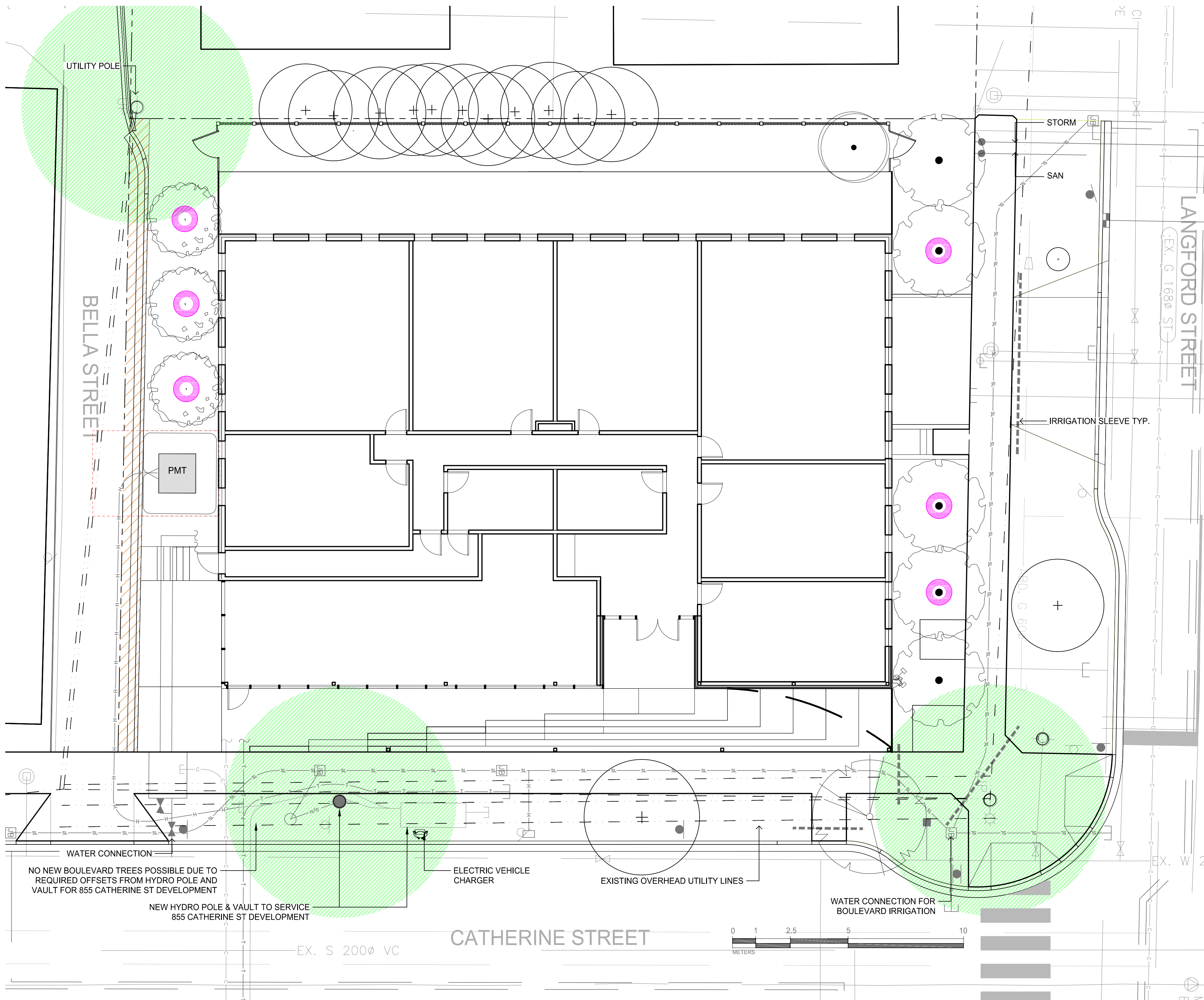
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8	ISSUED FOR BUILDING PERMIT	22-10-05
7	ISSUED FOR DOP	22-10-05
6	ISSUED FOR 50% DD REVIEW	22-06-17
5	REVISED AND RE-ISSUED FOR RZ/DP	22-06-02
4	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22-02-11
3	ISSUED FOR REVIEW SUMMARY RESPONSE 02	21-11-03
2	ISSUED FOR TRD RESPONSE	21-07-14
1	ISSUED FOR RZ/DP	21-05-12
NO.	ISSUE	YYMMDD



DRAWING TITLE:  
**LANDSCAPE PLAN**

DWG NO:  
**L1**

SCALE: 1:100



### LEGEND

- OVERHEAD POWER LINE
- DESIGNATED REPLACEMENT TREE
- 5.0 m OFFSET FROM HYDRO OR LIGHT POLE

REPLACEMENT TREES REQUIRED	6
REPLACEMENT TREES PROPOSED	6
REPLACEMENT TREE SHORTFALL	0

### Tree Planting Schedule

Quantity	Symbol	Latin Name	Common Name	Container	Caliper
1		Populus tremuloides	Trembling Aspen	B&B	5 cm
3		Stewartia rostrata	Stewartia	B&B	5 cm
5		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	B&B	70 cm
1		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	6 cm

### LANDSCAPE NOTES

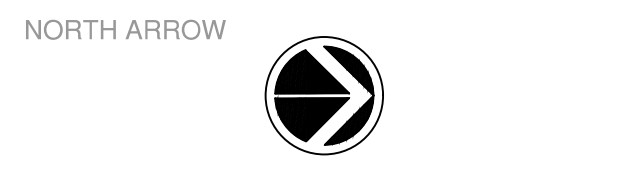
**PROPOSED BOULEVARD TREES**

- 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 GROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
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- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
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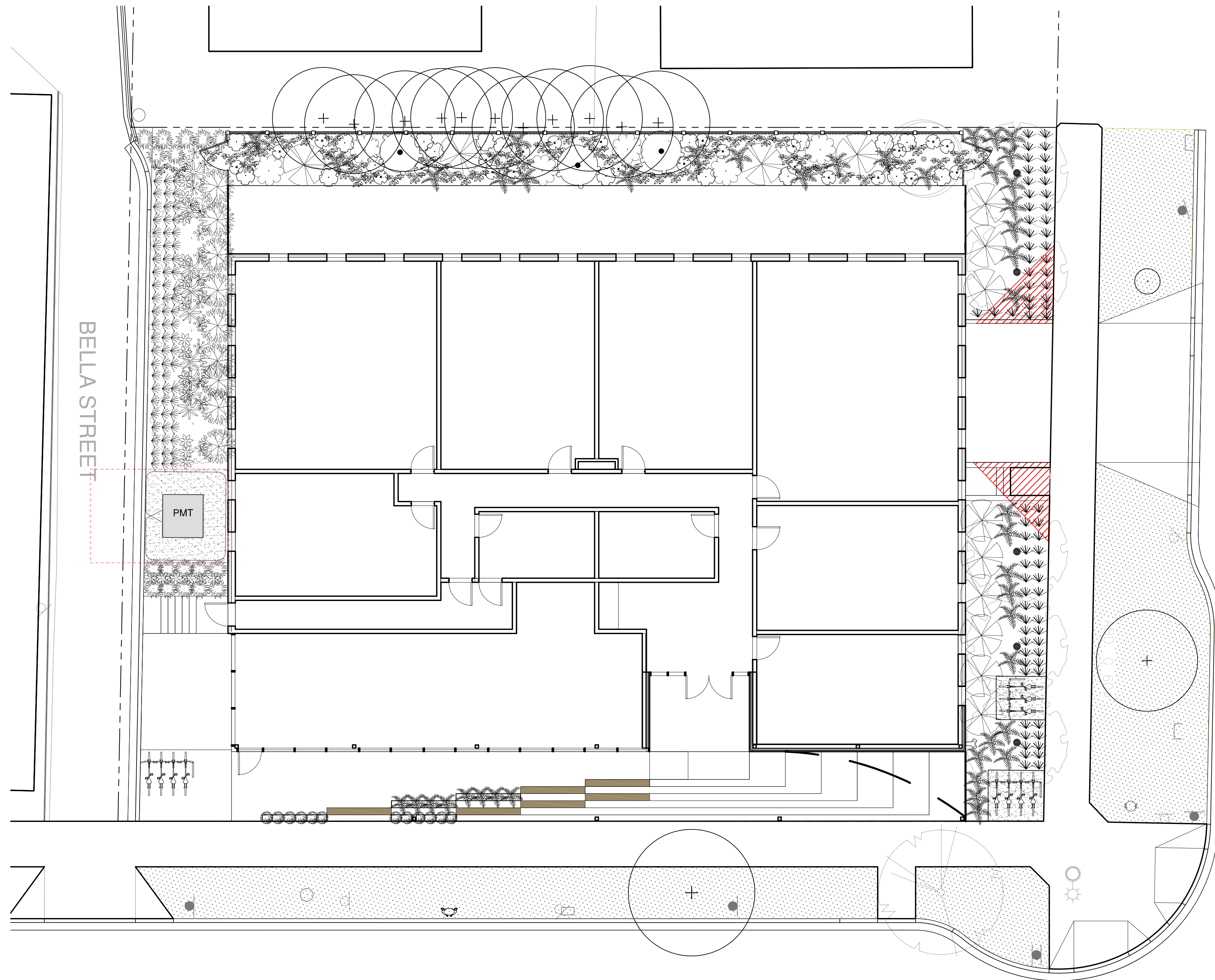
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2	ISSUED FOR TRD RESPONSE	21-07-14
1	ISSUED FOR RZ/DP	21-05-12
NO.	ISSUE	YYMMDD



DRAWING TITLE:  
**TREE PLANTING PLAN**

DWG NO:  
**L2**

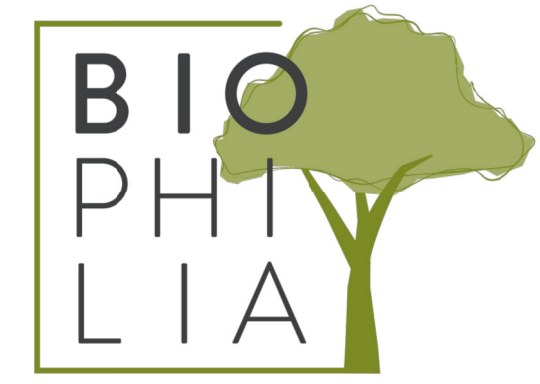
SCALE: 1:100



LANGFORD STREET

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
13		Anaphalis margaritacea	Pearly everlasting	#1	yes	
36		Achillea millefolium	Common yarrow	#1	y	y
72		Arctostaphylos Uva-Ursi	Kinnikinnick	10cm	y	y
17		Calamagrostis acutiflora 'Karl Forester'	Karl Forester feather reed grass	#2		
9		Choisya ternata	Mexican mock orange	#2		y
14		Echinacea purpurea	Purple coneflower	#1		y
18		Gaultheria shallon	Salal		y	y
180		Liriope muscari	Liriope	10cm		
44		Ploystichum munitum	Western sword fern	#1	y	
6		Ribes sanguineum	Red-flowering currant	#1	y	y
3		Rosa nutkana	Nootka rose	#1	y	y
12		Sarcococca confusa	Sweet Box	#1		y
13		Vaccinium ovatum	Evergreen huckleberry	#2	y	
9		Verbena bonariensis	Tall verbena	#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.



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

OWNER/CLIENT:  
**ARYZE**

PROJECT NAME:  
**822 CATHERINE STREET+  
 304 LANGFORD STREET**

PROJECT ADDRESS:  
**822 CATHERINE ST.  
 VICTORIA, BC**

DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **OLIVIA LYNE**

9	DEVELOPMENT PERMIT	2023-07-14
8	ISSUED FOR BUILDING PERMIT	22:10:05
7	ISSUED FOR DDP	22:10:05
6	ISSUED FOR 50% DD REVIEW	22:06:17
5	REVISED AND REISSUED FOR RZDP	22:06:02
4	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22:02:11
3	ISSUED FOR REVIEW SUMMARY RESPONSE 02	21:11:03
2	ISSUED FOR TRD RESPONSE	21:07:14
1	ISSUED FOR RZ/DP	21:05:12
NO.	ISSUE	YYMMDD

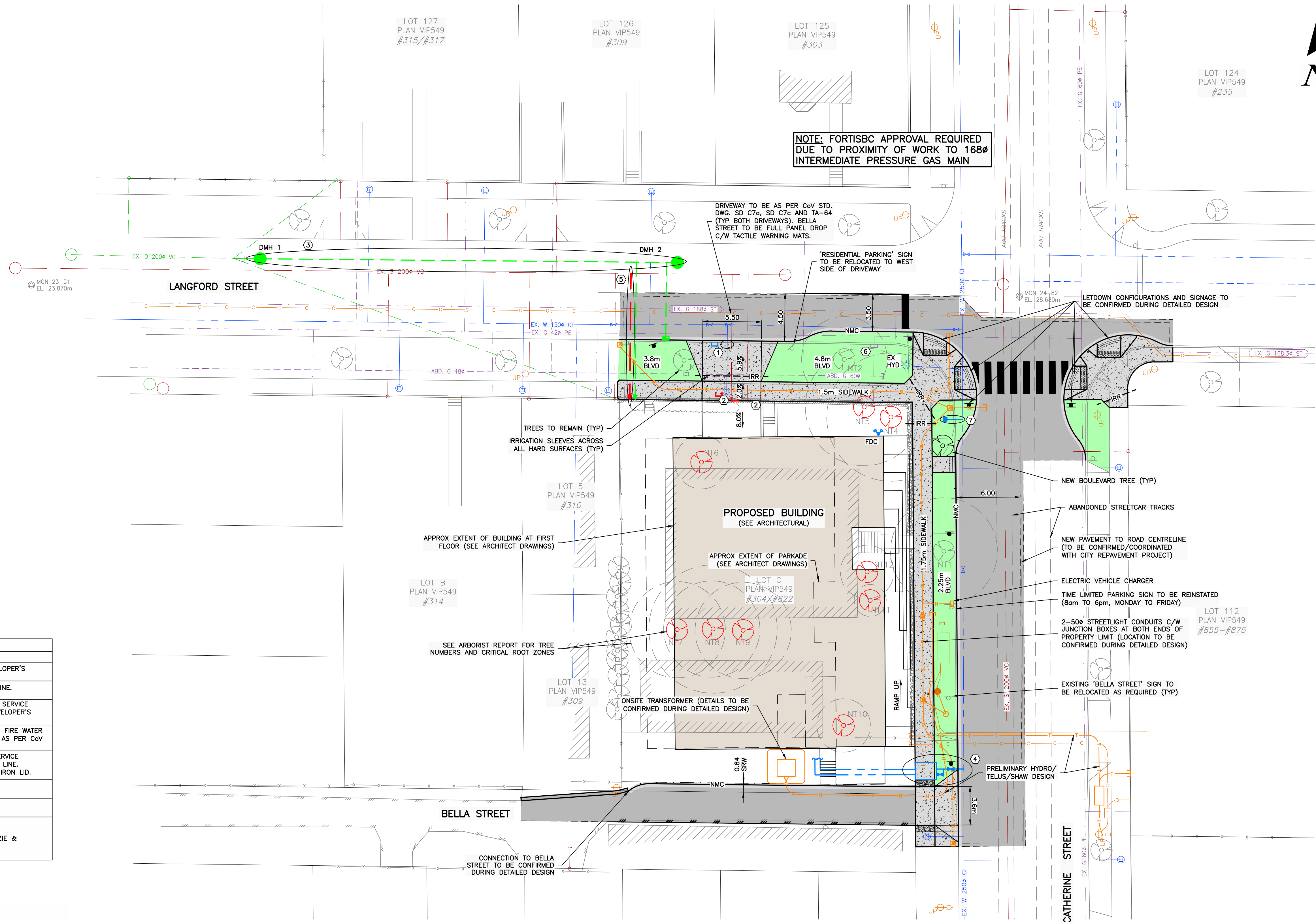


DRAWING TITLE:  
**PLANTING PLAN**

DWG NO:

SCALE: 1:100

**L3**



NOTE: FORTISBC APPROVAL REQUIRED DUE TO PROXIMITY OF WORK TO 168Ø INTERMEDIATE PRESSURE GAS MAIN

SHEET NOTES	
No.	DESCRIPTION
①	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
②	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
③	NEW STORM MANHOLES, 200Ø PVC DR35 STORM MAIN EXTENSION AND 150Ø STORM SERVICE CONNECTION C/W INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
④	NEW 100Ø DOMESTIC WATER SERVICE CONNECTION c/w 75Ø METER (TBC) AND 150Ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV STD. DWG. S0W2g.
⑤	NEW 150Ø PVC DR28 SANITARY SERVICE CoV FORCES AT DEVELOPER'S EXPENSE. SERVICE CONNECTION AS PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER TO PROPERTY LINE. INSPECTION CHAMBER AS PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
⑥	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
⑦	NEW 25Ø IRRIGATION SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MACKENZIE & ASSOCIATES.

- NOTES:**
- FOR BUILDING INFORMATION, SEE DRAWINGS BY 5488796 ARCHITECTURE INC.
  - FOR LANDSCAPING, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE.
  - FOR TREE INFORMATION INCLUDING DRIFLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
  - FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
  - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
  - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
  - ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
  - BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BOOKCELL).
  - ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

PLAN 1:200

PERMIT TO PRACTICE  
McElhanney Ltd.  
PERMIT NUMBER: 1003299  
Engineers and Geoscientists of BC

JULY 14, 2023  
**ISSUED FOR DEVELOPMENT PERMIT**

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY J.E. ANDERSON & ASSOCIATES

1:200 0 4 12m

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

**McElhanney**  
500 - 3960 QUADRA STREET  
VICTORIA, BC V8X 4A3  
PH (250) 370-9221



PROJECT:  
822 CATHERINE STREET, VICTORIA, BC  
TITLE:  
PRELIMINARY CIVIL PLAN

SCALE  
HORIZ: 1:200 VERT:  
PROJECT NO. 21-014 ISSUED/REVISION  
APPROVING AUTHORITY FILE NO.  
DRAWING NO. 21-014-CSP

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