1276 GLADSTONE | 1276 GLADSTONE AVE.

PROJECT NUMBER: 2303 REISSUED FOR REZONING AND DEVELOPMENT PERMIT - SEPTEMBER 5, 2024

CONTACTS

DRAWING LIST

| CLIENT | TONNY KIPTOO 1252 GLADSTONE AVENUE, VICTORIA, BC, V8T 1G6 | ARCHITE A000 A001 |
|-----------|---|--------------------------------|
| | CONT: TONNY KIPTOO EMAIL: tonnykiptoo@gmail.com | A002 |
| | | A003 |
| ARCHITECT | COLIN HARPER ARCHITECT | A005 |
| | 501 FOUL BAY ROAD, | A006 |
| | VICTORIA, BC, V8S 4G9 | A007 |
| | CONT: COLIN HARPER | A101 |
| | TEL: 778 584 0582 | A102 |
| | EMAIL: charper@charch.ca | A201 |
| | | A202 |
| CIVIL | ISLANDER ENGINEERING | A203 |
| | 623 DISCOVERY STREET, | A204 |
| | VICTORIA, BC, V8T 5G4 | A205 |
| | CONT: JUSTIN EAGLE | A301 |
| | TEL: 250-590-1200 | A302 |
| | EMAIL: jeagle@islanderengineering.com | A303 |
| | | A304 |
| LANDSCAPE | LADR LANDSCAPE ARCHITECTS | A401 |
| | 3-864 QUEENS AVENUE, | |
| | VICTORIA BC, V8T 1M5 | CIVIL |
| | CONT: CHRIS WINDJACK | C1 |
| | TEL: 250 598 0105 | C2 |
| | EMAIL: cwindjack@ladrla.ca | |
| | | LANDSCA |
| ARBORIST | SOUTHSHORE FOREST | L1 |
| | PO BOX 2203 | L2 |
| | SIDNEY, BC, V8L 3S8 | L3 |
| | CONT: MICHAEL BUTCHER | |
| | TEL: 250 893 9056 | |
| | EMAIL: butcherlodi@aol.com | |
| | | |

ECTURAL

COVER CODE REVIEW AREA CALCULATIONS LIMITING DISTANCE SHADOW STUDY **CONTEXT PLAN & STREETSCAPE** SIGHTLINE DIAGRAM EXISTING SITE PLAN PROPOSED SITE PLAN LEVEL 1 FLOOR PLAN LEVEL 2 FLOOR PLAN LEVEL 3 FLOOR PLAN LEVEL 4 FLOOR PLAN **ROOF PLAN** ELEVATIONS ELEVATIONS MATERIAL BOARD RENDERINGS SECTIONS

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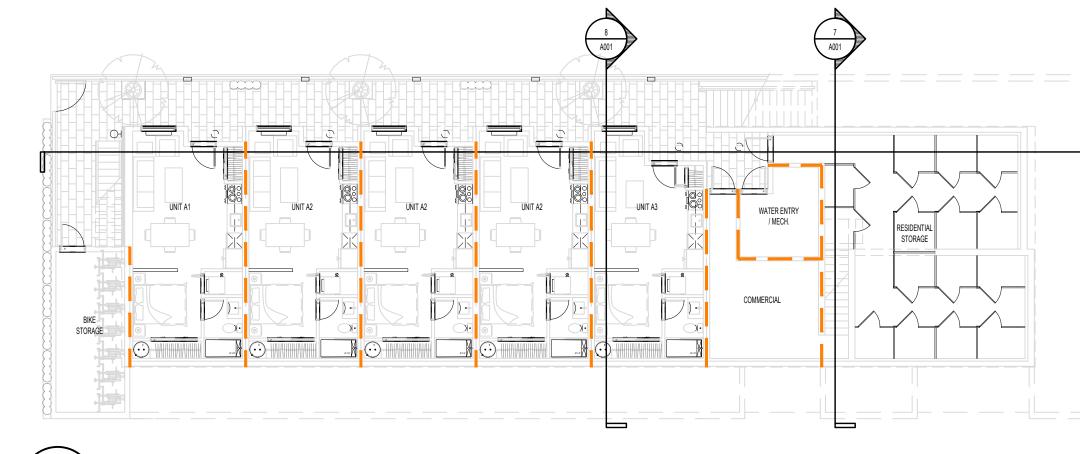




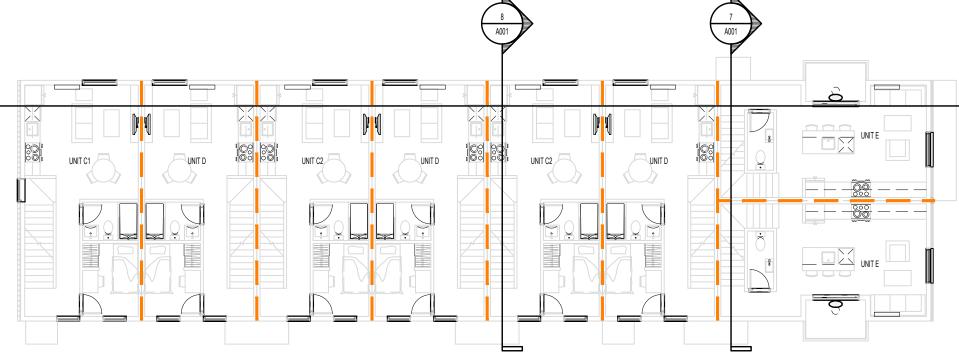


ATTACHMENT A

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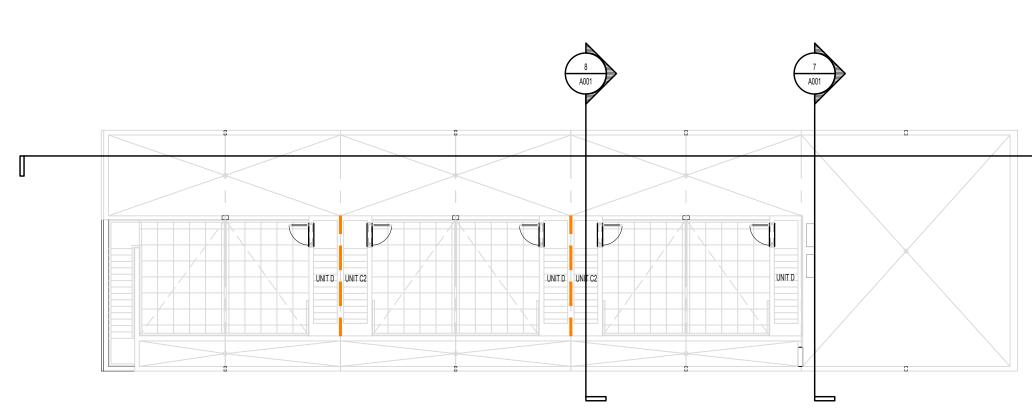


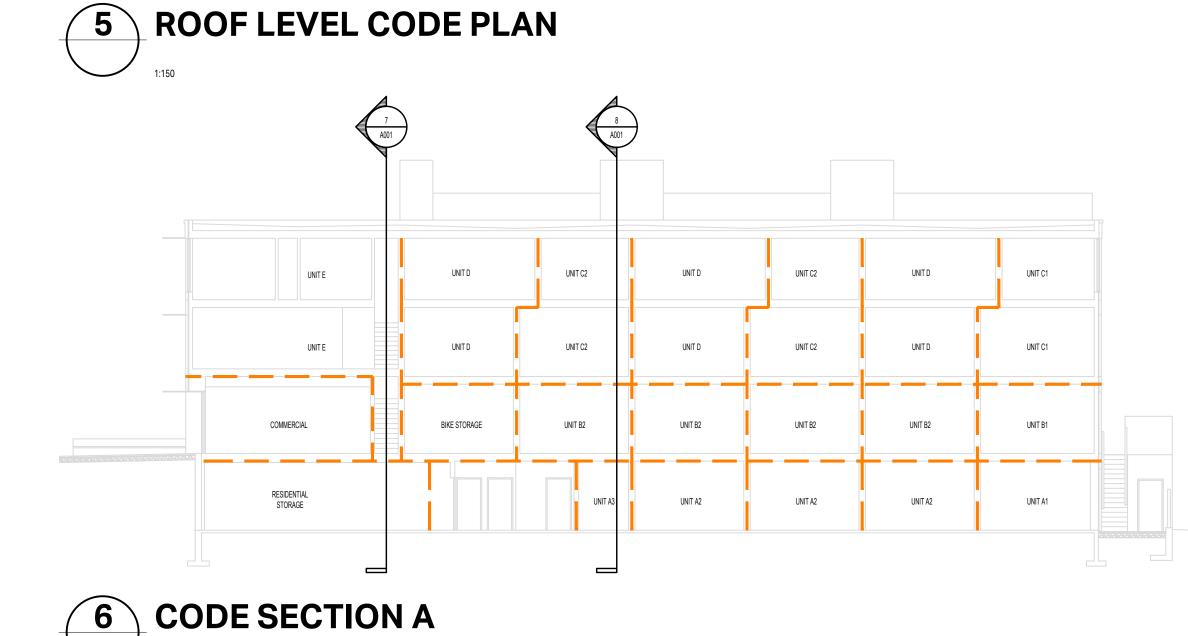


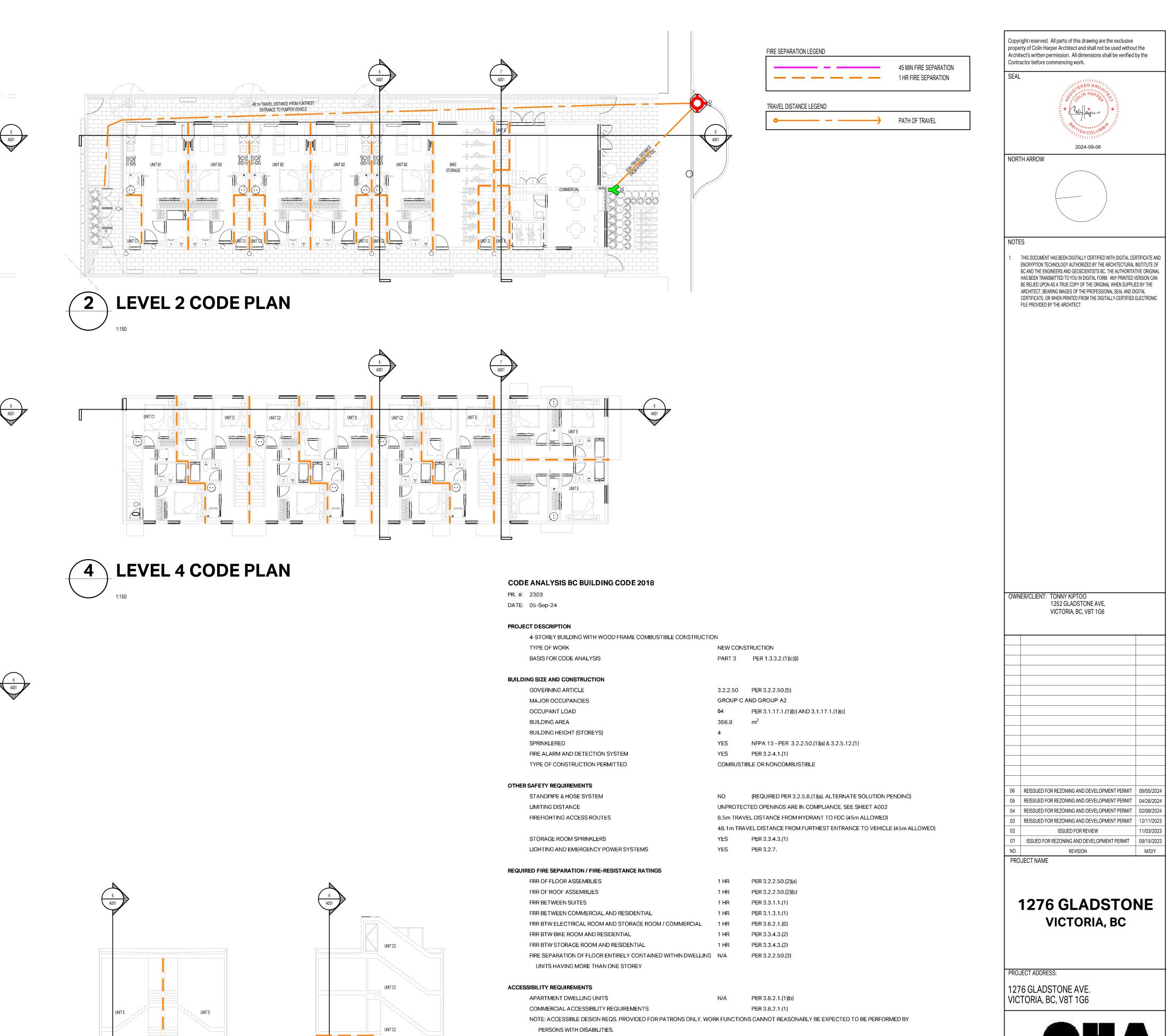




LEVEL 3 CODE PLAN







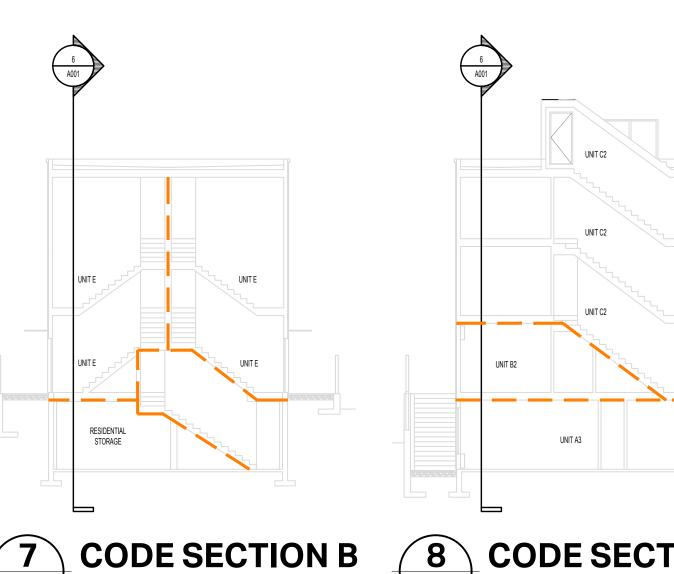


ENERGY EFFICIENCY STEP CODE 3

REQUIRED ALTERNATE SOLUTIONS

ARTICLE EGRESS FROM DWELLING UNITS - PER 3.3.4.4.(3) EXIT EXPOSURE - PER 3.2.3.13.

STANDPIPE SYSTEM - PER 3.2.5.8. *ALTERNATE SOLUTION REPORT TO BE PROVIDED BY BUILDING CODE CONSULTANTS AT BUILDING PERMIT





| COMBUSTIBLE CONSTRUCTIO | N |
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| | NEW CONS |
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PER CITY OF VICTORIA REQUIREMENTS

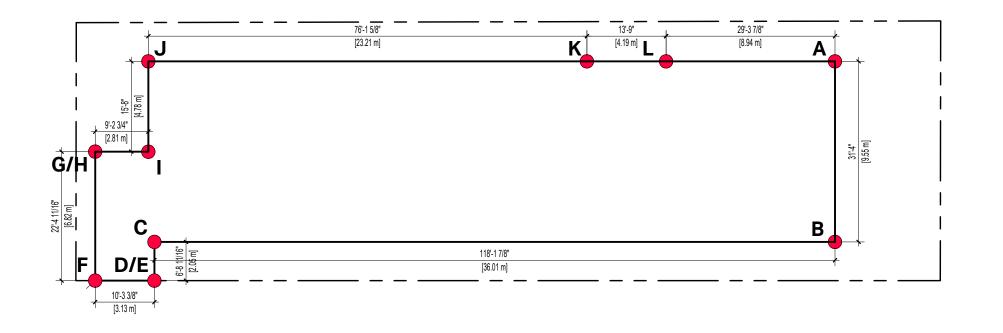
MITIGATING FEATURE INCREASED SPRINKLER DENSITY AND WATER CURTAIN AT KITCHEN, TBC WATER CURTAINS ABOVE ALL UNPROTECTED OPENINGS WITHIN 5m OF THE EXIT PATH 64mm HOSE CONNECTION(S) AT ENTRIES



302-666 Cook Street, Victoria, BC, V8V 3Y7 778-584-0582 | info@charch.ca | charch.ca DRAWING TITLE:

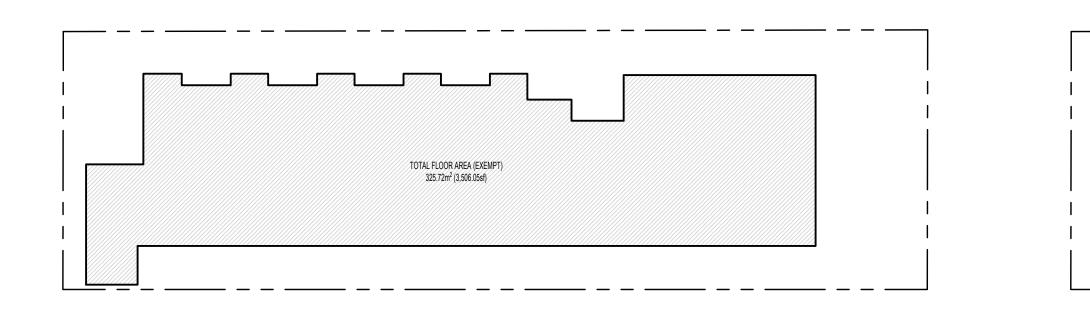
CODE REVIEW

| PROJECT NO: 2303 DRAWN BY: KG SCALE: 1:100 REVIEW BY: CH | | | DRAWING NO: | A001 |
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| | PROJECT NO: | 2303 | DRAWN BY: | KG |

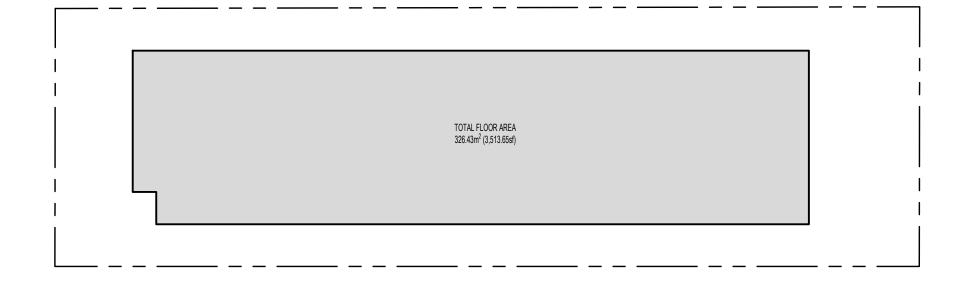


AVERAGE GRADE CALCULATION 1

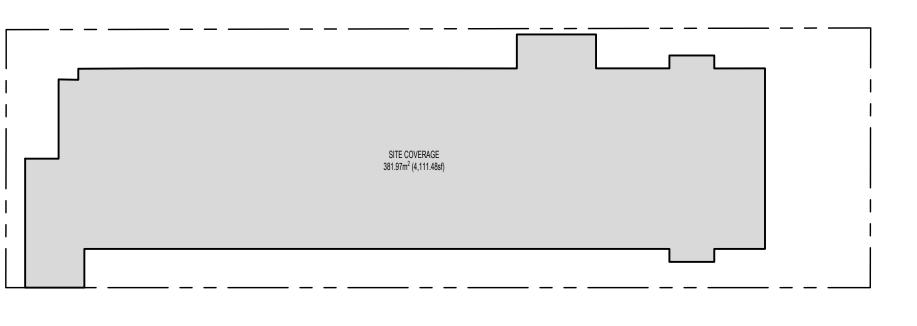
| GD | ADE POINT | [[] [] | | LENGTH (m) | GRADE CALCS | | Grade Points | Existing | Proposed | Grade |
|-----|-----------|--------|-------|------------|--------------------------------|---------|--------------|----------|----------|-------|
| A | 31.03 | B | 31.50 | 9.55 | (31.03 + 31.5) ÷ 2 x 9.55m = | | Point A | 31.03 | 31.65 | 31.03 |
| в | 31.50 | С | 29.29 | 36.01 | (31.5 + 29.29) ÷ 2 x 36.01m = | 1094.52 | Point B | 31.50 | 31.78 | 31.50 |
| С | 29.29 | D | 29.78 | 2.05 | (29.29 + 29.78) ÷ 2 x 2.05m = | 60.55 | Point C | 29.29 | 31.70 | 29.29 |
| Ξ | 29.78 | F | 29.59 | 3.13 | (29.78 + 29.59) ÷ 2 x 3.13m = | 92.91 | Point D | 29.78 | 31.70 | 29.78 |
| F | 29.59 | G | 28.77 | 6.82 | (29.59 + 28.77) ÷ 2 x 6.82m = | 199.01 | Point E | 29.78 | 29.78 | 29.78 |
| н | 28.77 | Т | 28.65 | 2.81 | (28.77 + 28.65) ÷ 2 x 2.81m = | 80.68 | Point F | 29.59 | 29.59 | 29.59 |
| | 28.65 | J | 28.65 | 4.78 | (28.65 + 28.65) ÷ 2 x 4.78m = | 136.95 | Point G | 28.77 | 28.77 | 28.77 |
| J | 28.65 | к | 28.65 | 23.21 | (28.65 + 28.65) ÷ 2 x 23.21m = | 664.97 | Point H | 28.77 | 31.65 | 28.77 |
| к | 28.65 | L | 30.44 | 4.19 | (28.65 + 30.44) ÷ 2 x 4.19m = | 123.79 | Point I | 29.12 | 28.65 | 28.65 |
| L | 30.44 | А | 31.03 | 8.94 | (30.44 + 31.03) ÷ 2 x 8.94m = | 274.77 | Point J | 28.99 | 28.65 | 28.65 |
| то | TALS | | | 101.49 | | 3026.73 | Point K | 30.02 | 28.65 | 28.65 |
| Ανι | ERAGE GR | ADE | | | | 29.82 | Point L | 30.44 | 31.70 | 30.44 |

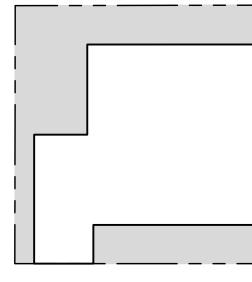








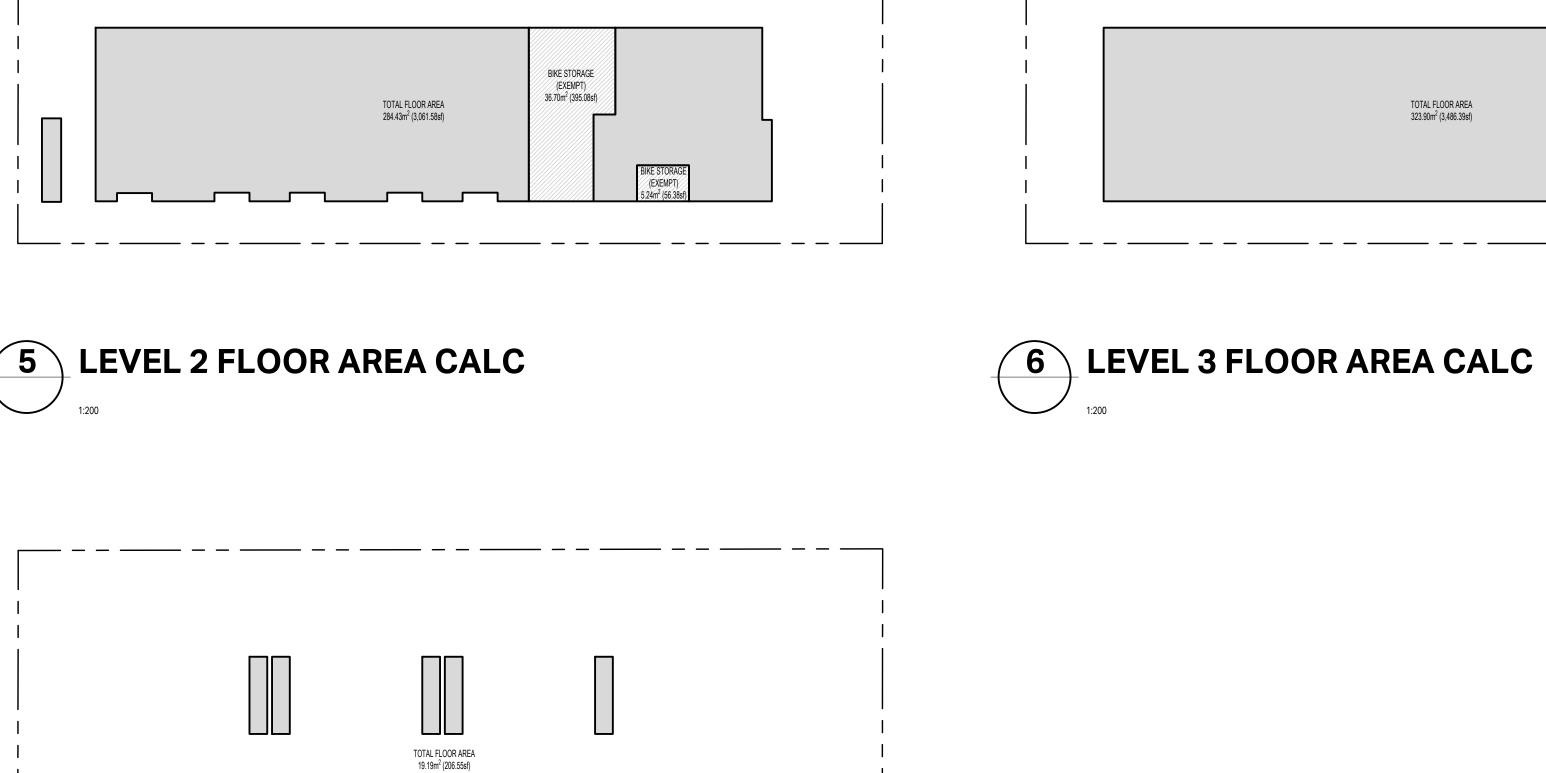




2 SITE COVERAGE







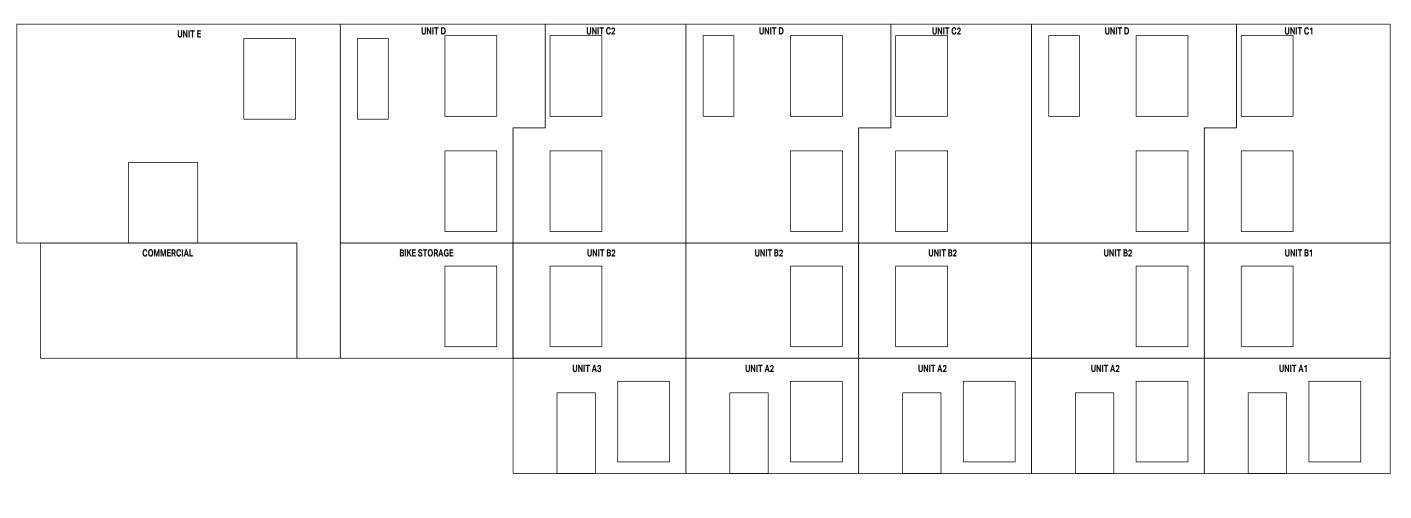
8 ROOF LEVEL FLOOR AREA CALC

| OPEN SITE SPACE | |
|--|------|
| OPEN SITE SPACE 260.43m ² (2,803.26sf) | |

| TOTAL FLOOR AREA 323.90m ² (3,486.39sf) | |
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| SEAI | | e commencing | | | |
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| | | 1252 GLA | DSTONE AVE, | | |
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| | | 1252 GLA VICTORIA, | DSTONE AVE, BC, V8T 1G6 | | |
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UNIT E - EAST ELEVATION SPATIAL SEPARATION CALCULATION

| BCBC 2018 PART 3 TABLE 3.2.3.1D | | |
|---|--|--|
| AREA OF EXPOSED BUILDING FACE: LIMITING DISTANCE: ALLOWABLE OPENINGS: PROPOSED OPENINGS: | 53.0m ² (571.1sq.ft) 2.09m (6.9ft) 21.3% [11.3m ² (121.6sq.ft)] 12.8% [6.8m ² (73.5sq.ft)] | |
| FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7. | 1HR NONCOMBUSTIBLE N/A | |

UNIT A1, A2 & A3- EAST ELEVATION SPATIAL SEPARATION CALCULATION

BCBC 2018 PART 3 TABLE 3.2.3.1.-D AREA OF EXPOSED BUILDING FACE: 13.94m² (150.0sq.ft) LIMITING DISTANCE: 2.09m (6.9ft) 38.9% [5.4m²(58.4sq.ft)] ALLOWABLE OPENINGS: PROPOSED OPENINGS: 36.5% [5.1m²(54.8sq.ft)] FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. NONCOMBUSTIBLE CONSTRUCTION PER 3.2.3.7.

45MIN

N/A

UNIT B1 & B2 & BIKE STORAGE - EAST ELEVATION SPATIAL SEPARATION CALCULATION

BCBC 2018 PART 3 TABLE 3.2.3.1.-D AREA OF EXPOSED BUILDING FACE: 13.94m² (150.0sq.ft) LIMITING DISTANCE: 2.09m (6.9ft) 38.8% [5.4m²(58.4sq.ft)] ALLOWABLE OPENINGS: PROPOSED OPENINGS: 21.0% [2.92m²(31.5sq.ft)] FIRE RESISTANCE RATING PER 3.2.3.7. NONCOMBUSTIBLE CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

45MIN

N/A

UNIT C1 & C2 - EAST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D

AREA OF EXPOSED BUILDING FACE: 24.15m² (259.9sq.ft) LIMITING DISTANCE: 2.09m (6.9ft) 28.8% [7.00m²(75.0sq.ft)] ALLOWABLE OPENINGS: PROPOSED OPENINGS: 24.2% [5.85m²(63.0sq.ft)] FIRE RESISTANCE RATING PER 3.2.3.7. NONCOMBUSTIBLE CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.



UNIT B2 **BIKE STORAGE** UNIT B1 UNIT B2 UNIT B2 UNIT B2

UNIT B1 & B2 & BIKE STORAGE- WEST ELEVATION SPATIAL SEPARATION CALCULATION

BCBC 2018 PART 3 TABLE 3.2.3.1.-D AREA OF EXPOSED BUILDING FACE: 10.43m² (112.3sq.ft) LIMITING DISTANCE: ALLOWABLE OPENINGS: PROPOSED OPENINGS: FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7.

CONSTRUCTION PER 3.2.3.7.

2.08m (6.8ft) 45.0% [4.7m²(50.6sq.ft)] 20.1% [2.2m²(23.3sq.ft)] 45MIN NONCOMBUSTIBLE N/A

UNIT C1 & C2 - WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D

AREA OF EXPOSED BUILDING FACE: 33.46m² (360.2sq.ft) LIMITING DISTANCE: 2.08m (6.8ft) ALLOWABLE OPENINGS: 24.8% [8.3m²(89.3sq.ft)] 23.3% [7.80m²(84.0sq.ft)] PROPOSED OPENINGS: FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. 1HR NONCOMBUSTIBLE CONSTRUCTION PER 3.2.3.7. N/A

UNIT D- WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D

AREA OF EXPOSED BUILDING FACE: 26.50m² (285.2sq.ft) LIMITING DISTANCE: 2.08m (6.8ft) ALLOWABLE OPENINGS: 27.2% [7.2m²(77.7sq.ft)] PROPOSED OPENINGS: 22.1% [5.85m²(63.00sq.ft)] FIRE RESISTANCE RATING PER 3.2.3.7. 45MIN CLADDING PER 3.2.3.7. NONCOMBUSTIBLE CONSTRUCTION PER 3.2.3.7. N/A

UNIT E - WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D

CONSTRUCTION PER 3.2.3.7.

AREA OF EXPOSED BUILDING FACE: 53.0m² (571.1sq.ft) LIMITING DISTANCE: ALLOWABLE OPENINGS: 21.3% [11.3m²(121.6sq.ft)] 12.8% [6.8m²(73.5sq.ft)] PROPOSED OPENINGS: FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. NONCOMBUSTIBLE

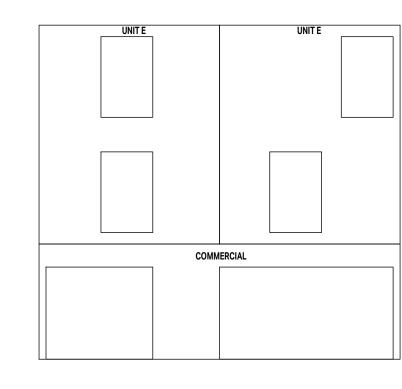


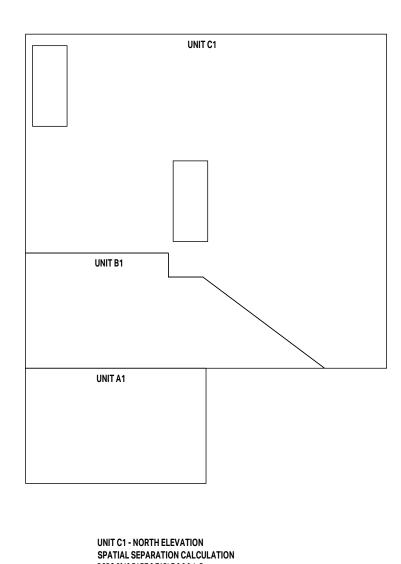
UNIT D - EAST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D

45MIN

N/A

| AREA OF EXPOSED BUILDING FACE: | 28.81m ² (310.13sq.ft) |
|-------------------------------------|---|
| LIMITING DISTANCE: | 2.09m (6.9ft) |
| ALLOWABLE OPENINGS: | 26.4% [7.6m ² (81.7sq.ft)] |
| PROPOSED OPENINGS: | 26.3% [7.59m ² (81.67sq.ft)] |
| FIRE RESISTANCE RATING PER 3.2.3.7. | 45MIN |
| CLADDING PER 3.2.3.7. | NONCOMBUSTIBLE |
| CONSTRUCTION PER 3.2.3.7. | N/A |





BCBC 2018 PART 3 TABLE 3.2.3.1.-D AREA OF EXPOSED BUILDING FACE: 27.7m² (297.7sq.ft) 11.08m (36.35ft) LIMITING DISTANCE: 100% [27.7m² (297.7sq.ft)] ALLOWABLE OPENINGS: PROPOSED OPENINGS: 21.2% [5.85m²(63.0sq.ft)] FIRE RESISTANCE RATING PER 3.2.3.7. N/A CLADDING PER 3.2.3.7. N/A CONSTRUCTION PER 3.2.3.7. N/A

UNIT E - SOUTH ELEVATION

SPATIAL SEPARATION CALCULATION

COMMERCIAL - SOUTH ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D AREA OF EXPOSED BUILDING FACE: 21 LIMITING DISTANCE: ALLOWABLE OPENINGS: 100% [21. PROPOSED OPENINGS: 62.1% [18

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

1:100

LIMITING DISTANCE:

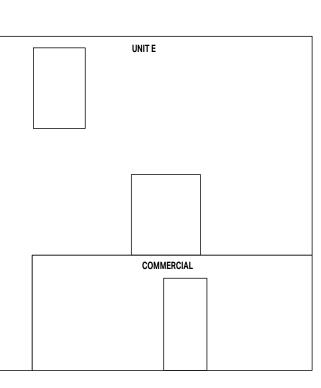
ALLOWABLE OPENINGS:

PROPOSED OPENINGS:

CLADDING PER 3.2.3.7.



2 NORTH ELEVATION

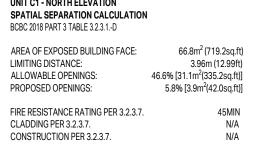


PROPERTY LINE _ _ _ _ _ _ _ _ _ _ 6'-10 3/8" [2.09 m] EAST ELEVATION 12'-11 15/16" [3.96 m] WEST ELEVATION "-9 15/16" [2.08 m] - - - ----_____ PROPERTY LINE

COMMERCIAL - WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D

| | DODG 20101 AIXI 3 TADLE 3.2.3.1D | | |
|---------------------------------|-------------------------------------|---------------------------------------|--|
| 8.0m ² (571.1sq.ft) | AREA OF EXPOSED BUILDING FACE: | 22.6m ² (243.0sq.ft) | |
| 2.09m (6.9ft) | LIMITING DISTANCE: | 2.08m (6.8ft) | |
| I.3m ² (121.6sq.ft)] | ALLOWABLE OPENINGS: | 29.8% [6.7m ² (72.4sq.ft)] | |
| [6.8m ² (73.5sq.ft)] | PROPOSED OPENINGS: | 12.3% [2.8m ² (30.0sq.ft)] | |
| 1HR | FIRE RESISTANCE RATING PER 3.2.3.7. | 45MIN | |
| NCOMBUSTIBLE | CLADDING PER 3.2.3.7. | NONCOMBUSTIBLE | |
| N/A | CONSTRUCTION PER 3.2.3.7. | N/A | |





3 SOUTH ELEVATION

| PROPERTY LINE | GLADSTONE AVENUE |
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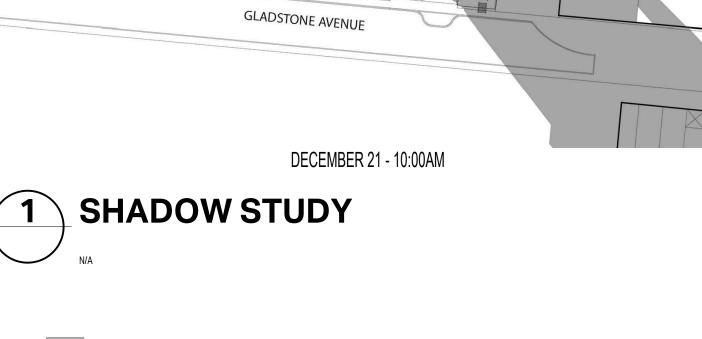
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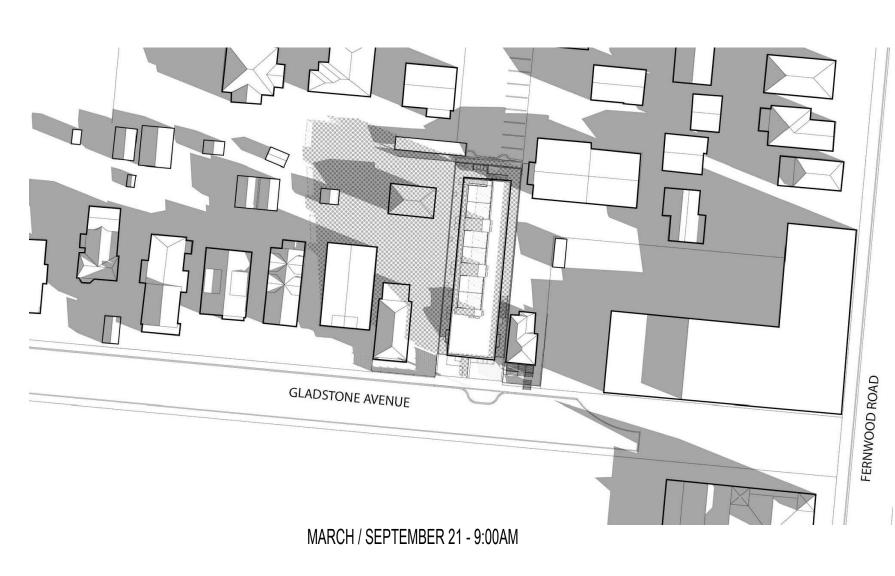
SHADOW OVERLAY OF PROPOSED & EXISTING BUILDINGS

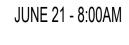
SHADOWS FROM PROPOSED BUILDING

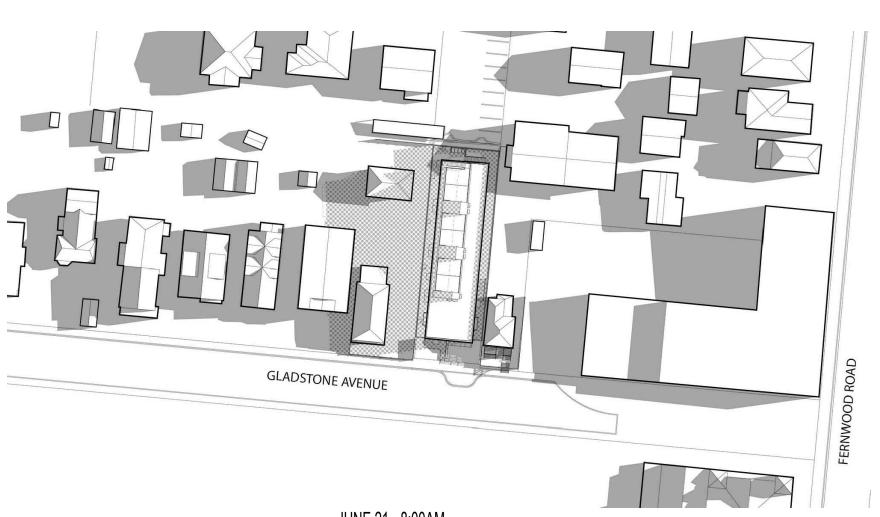
SHADOWS FROM EXISTING BUILDINGS

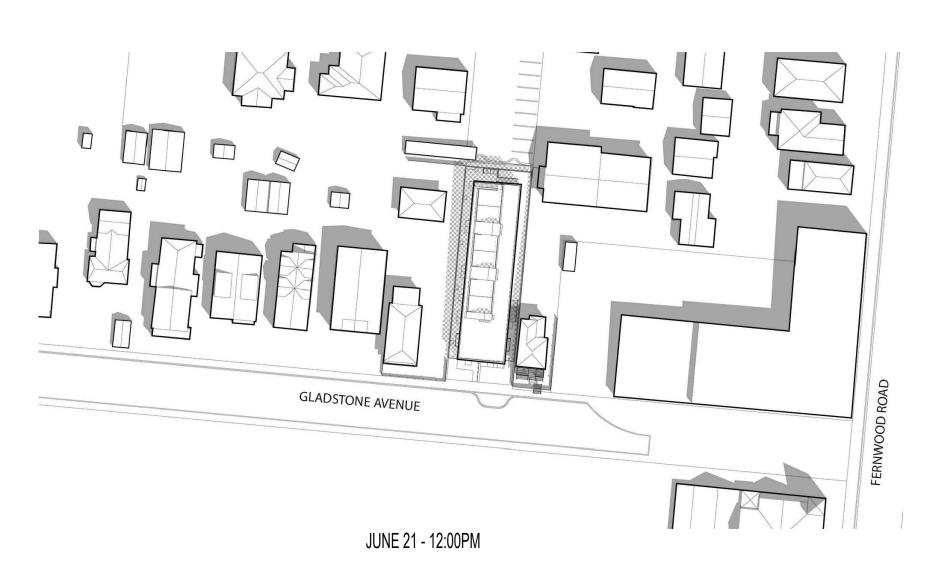


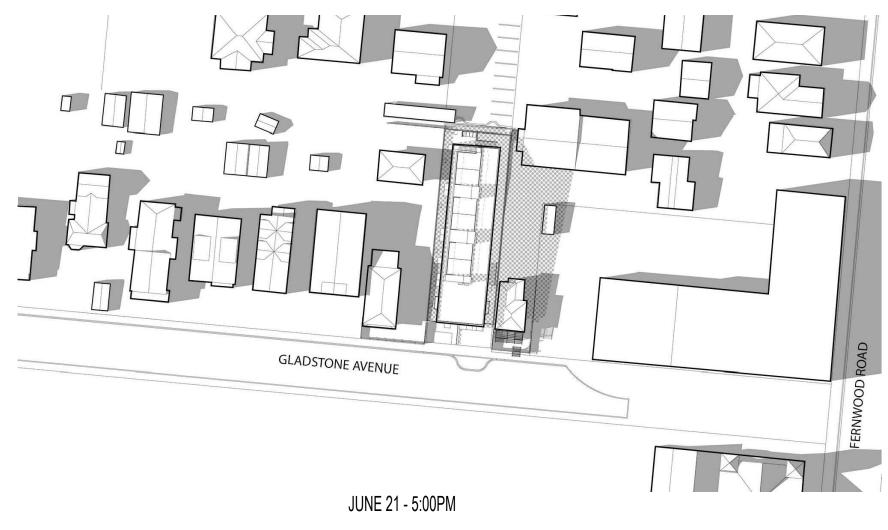


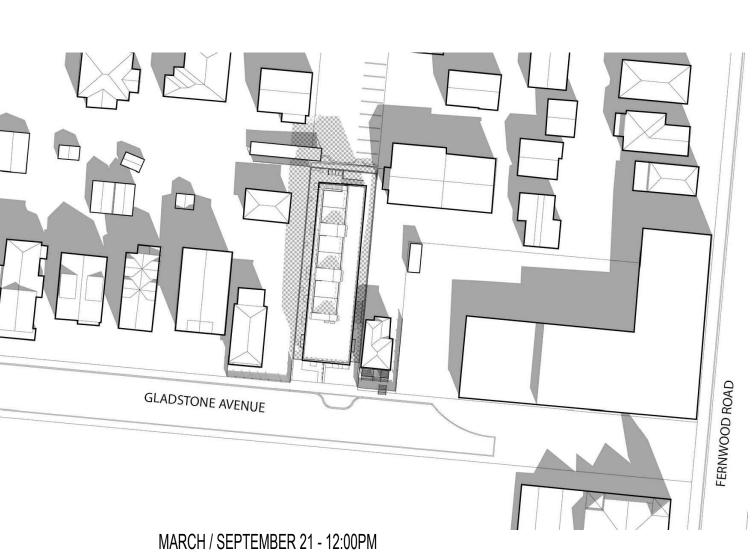


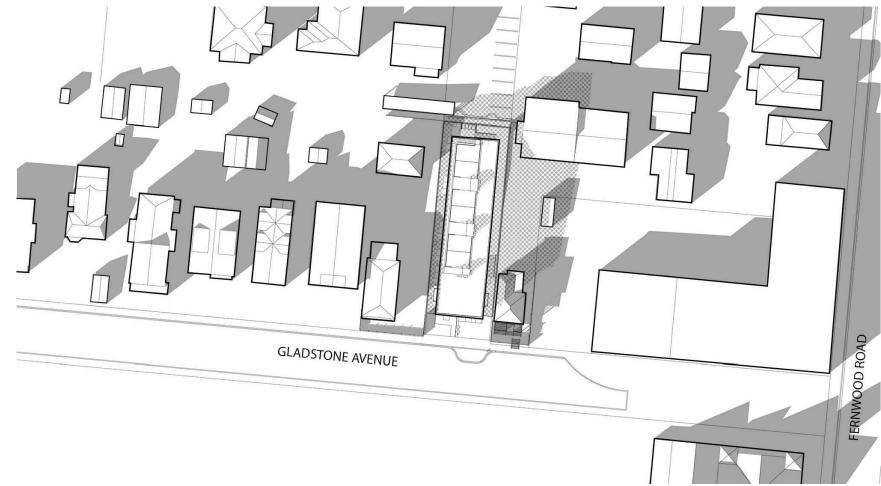




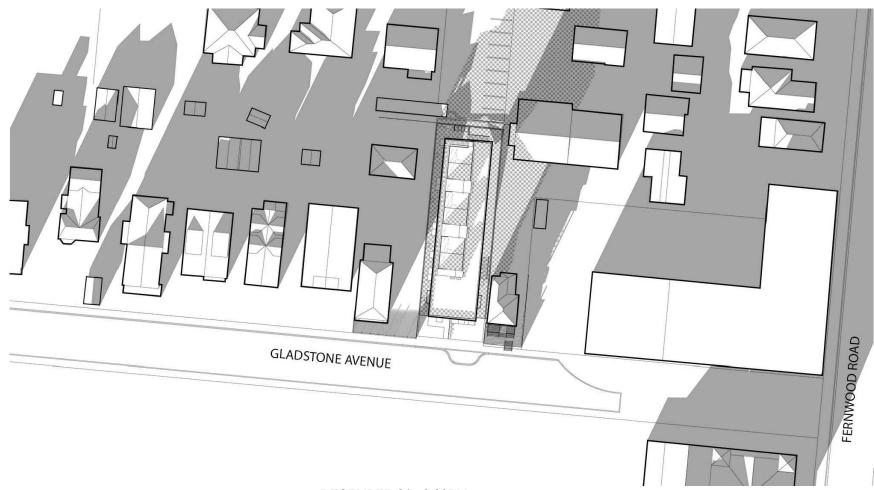






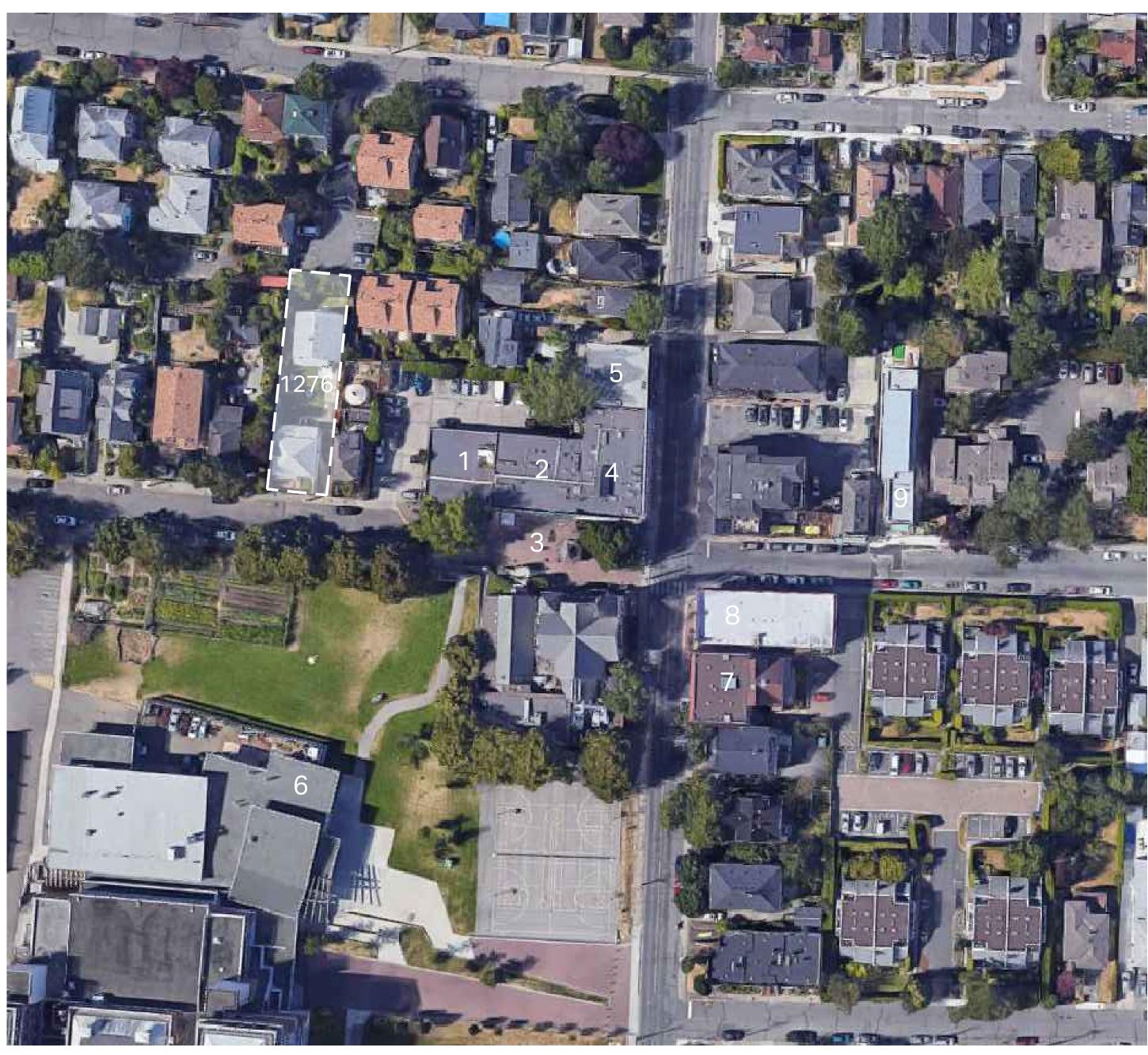


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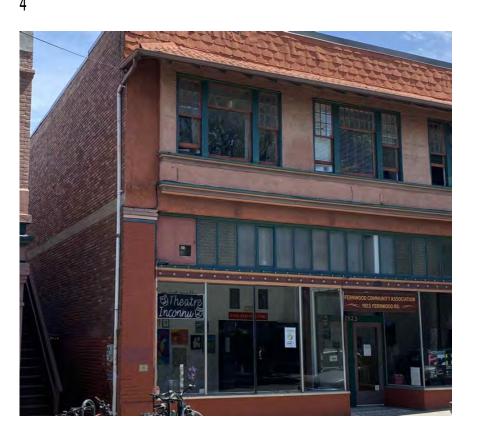
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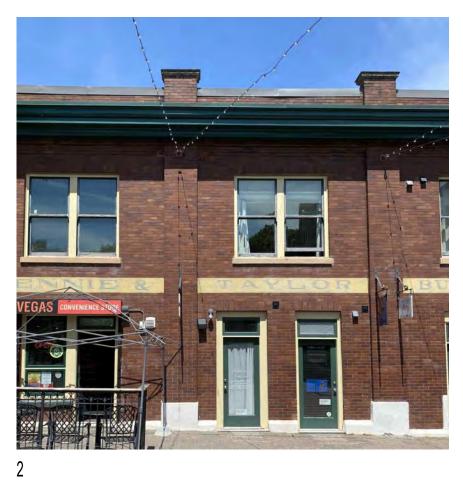
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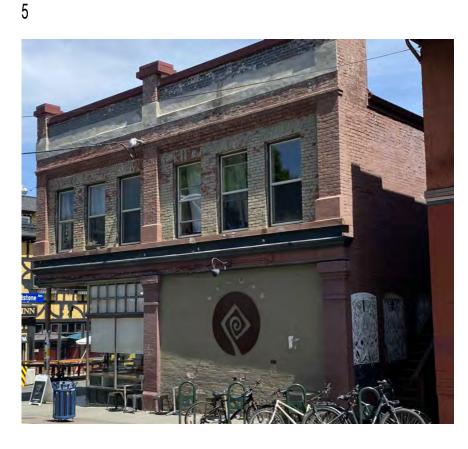














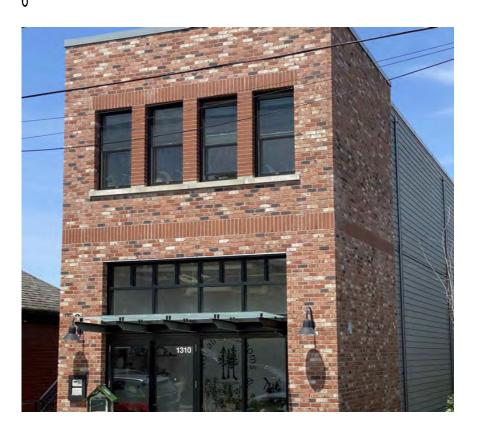
PARKING LOT

1298 GLADSTONE AVE.

1292 GLADSTONE AVE.

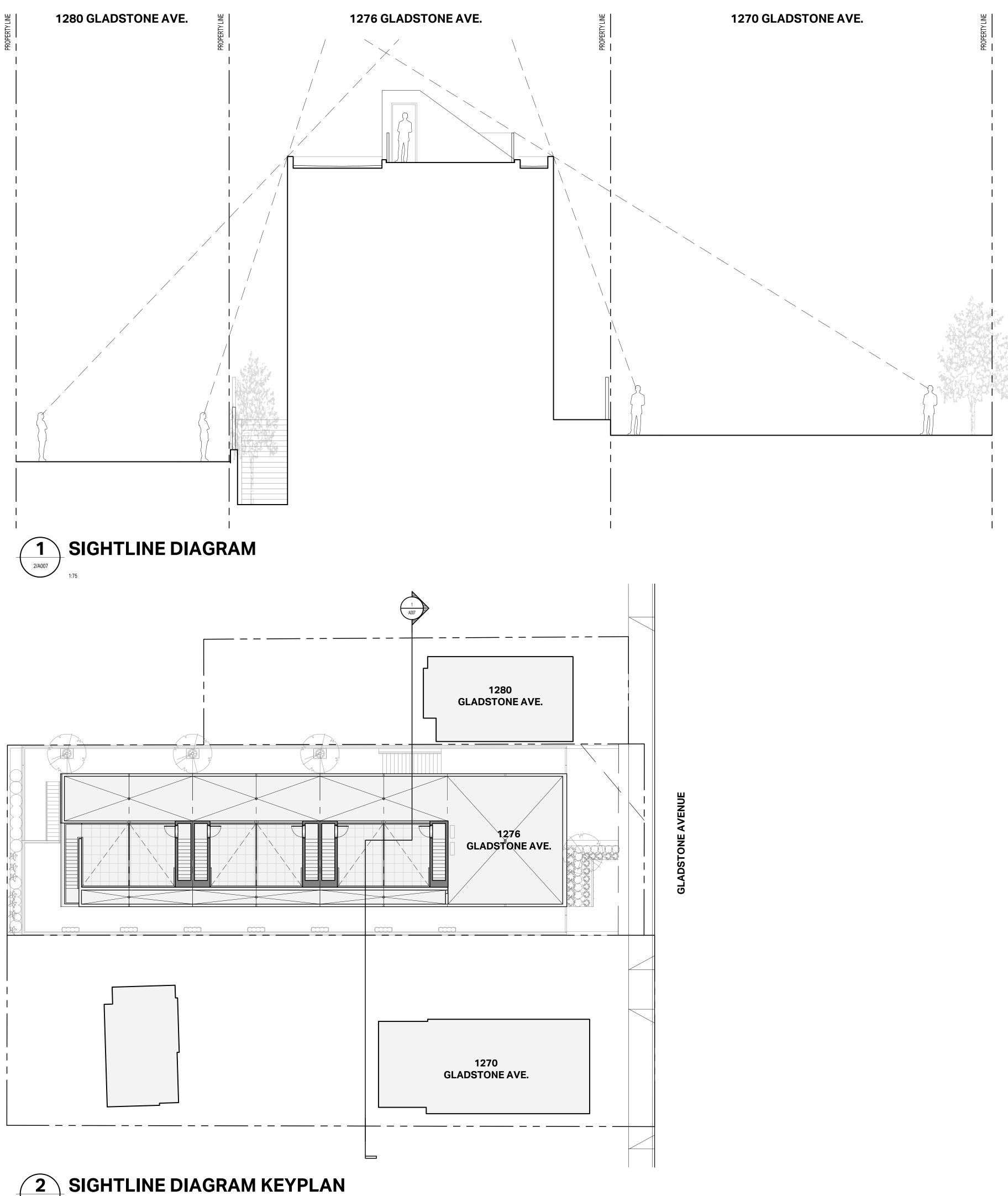






2000 FERNWOOD RD.

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3 VIEW FROM STREET AT SOUTHWEST



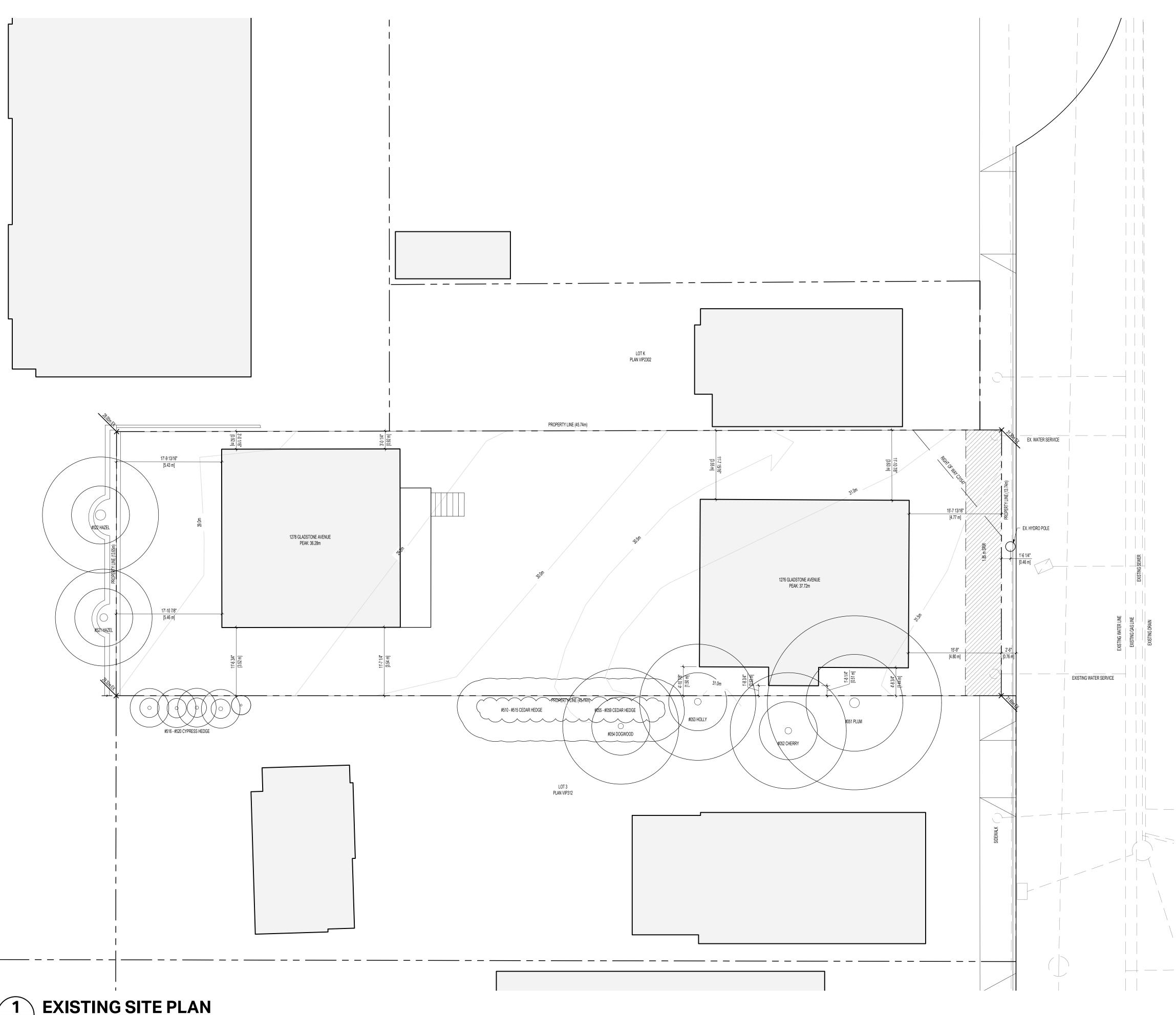
VIEW FROM STREET AT SOUTHEAST

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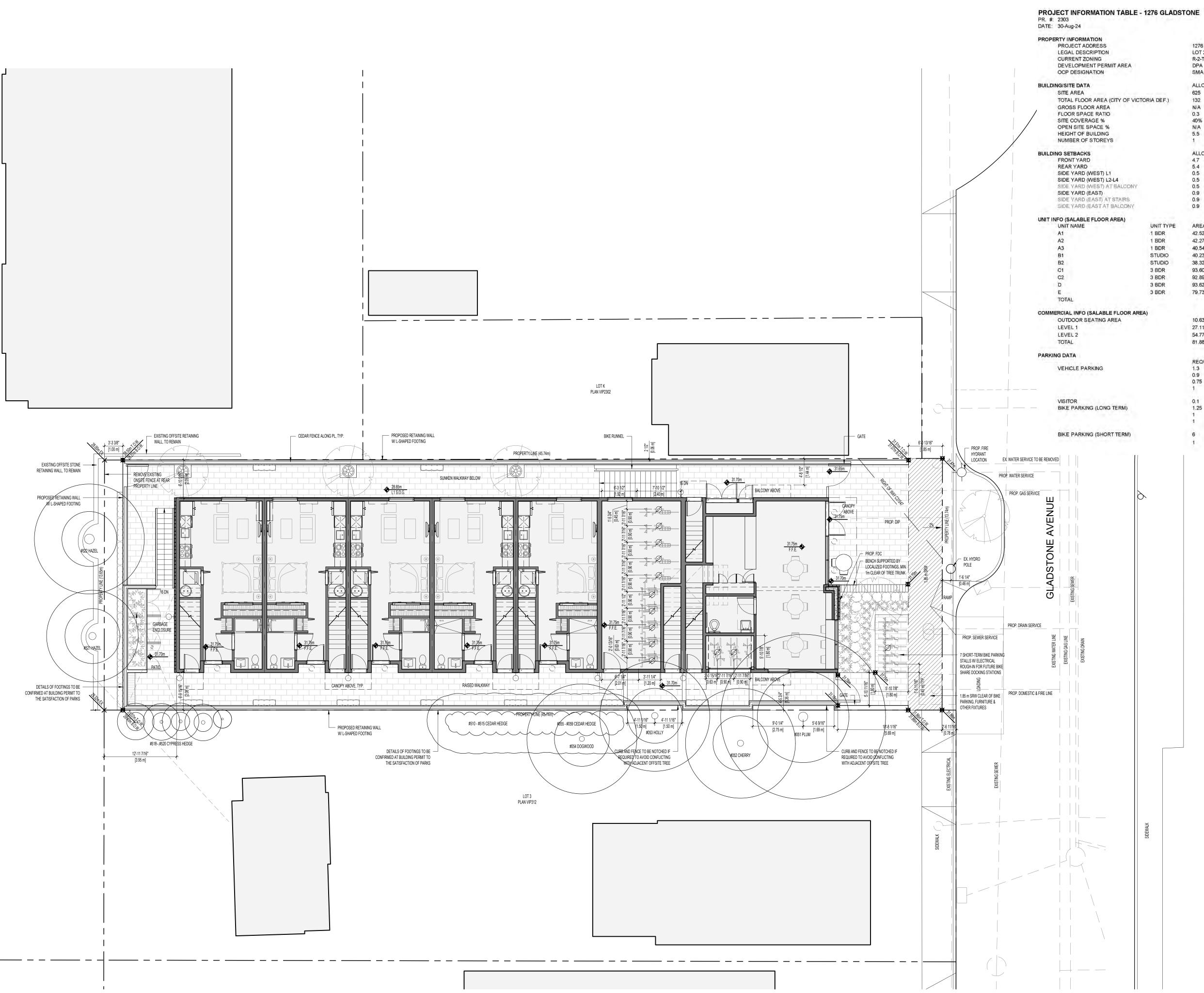


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| Q | EXISTING TREE TO BE RETAINED | |
| | CRZ, CANOPY SPREAD | OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6 |
| | NOTE: SEE ARBORIST REPORT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON CRZ AND RETENTION MEASURES. | |
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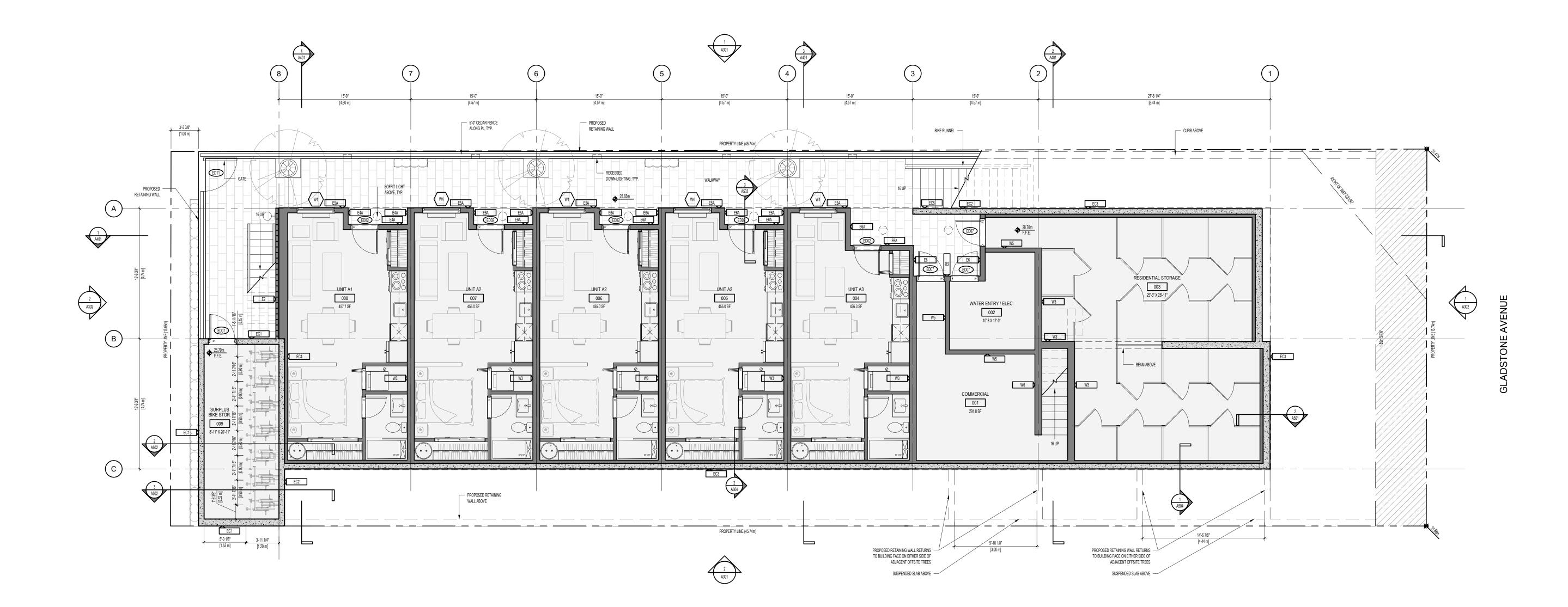
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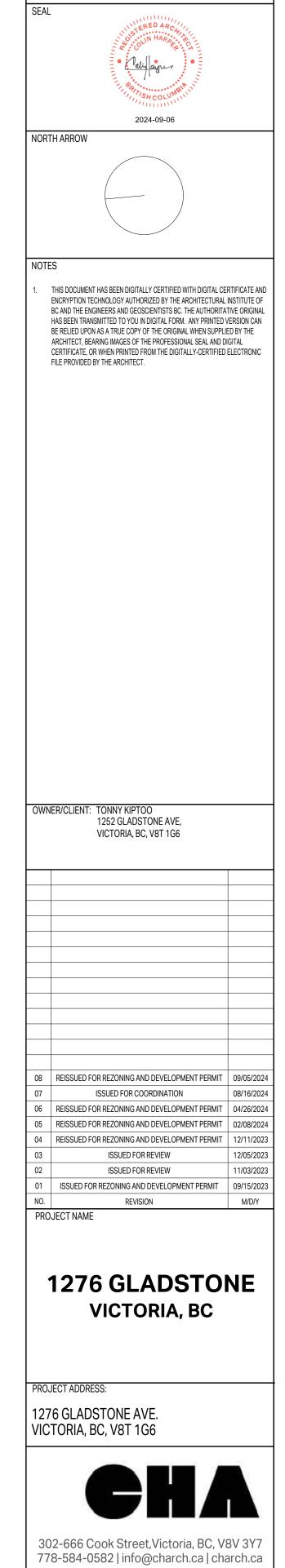
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LIGHTING LEGEND

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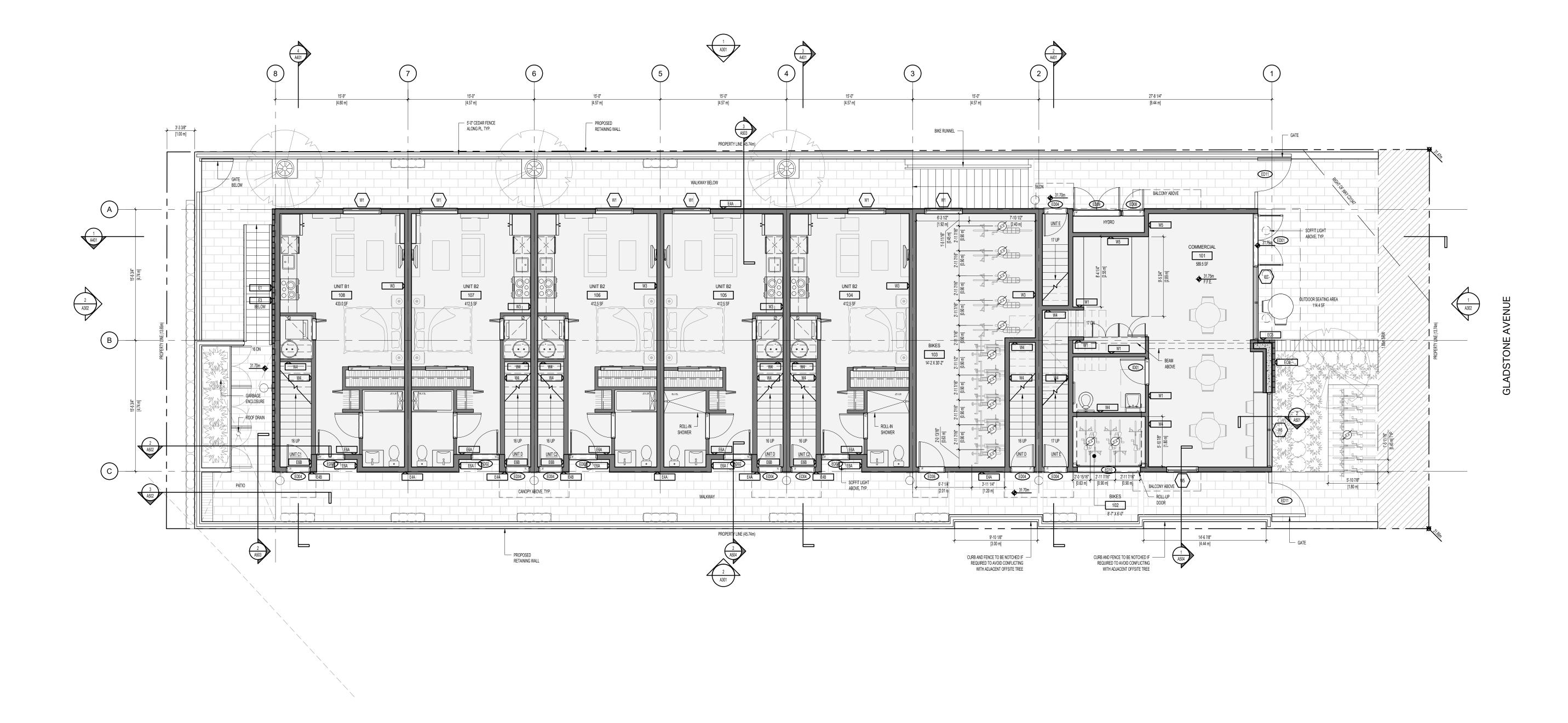
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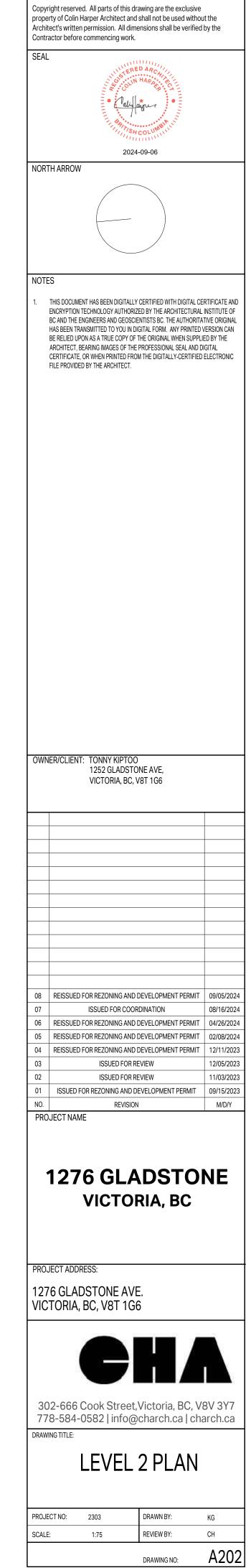
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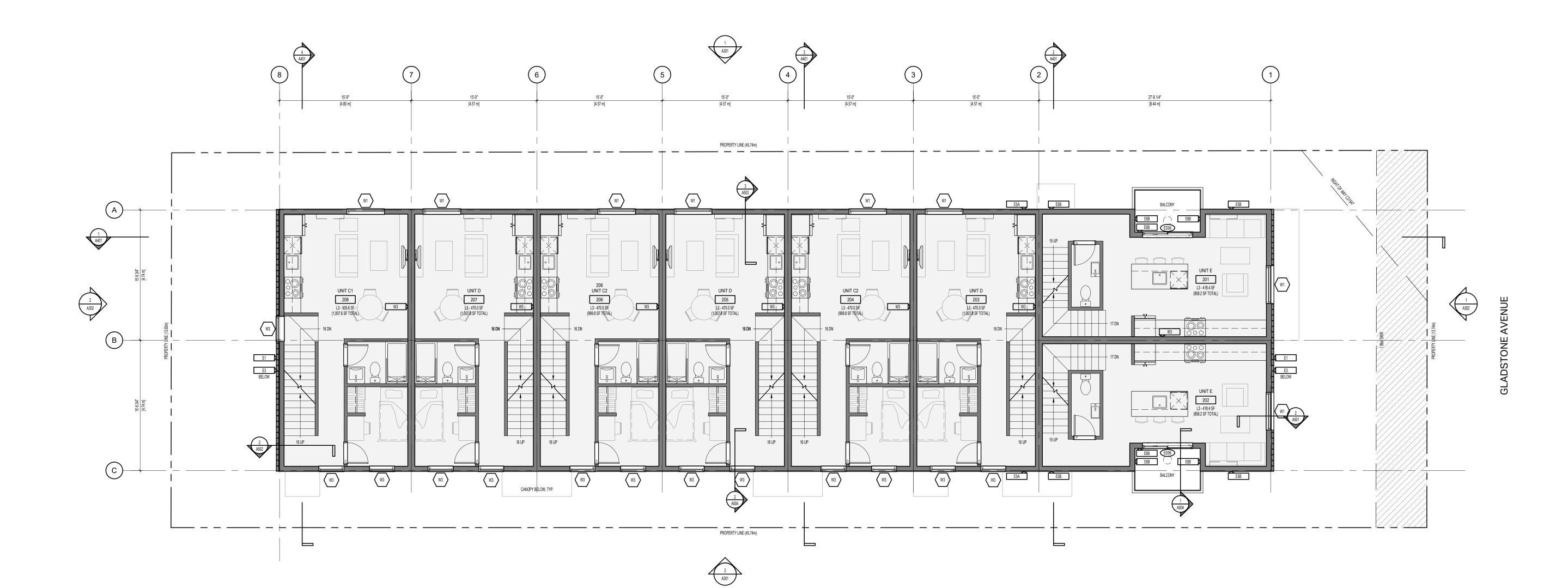
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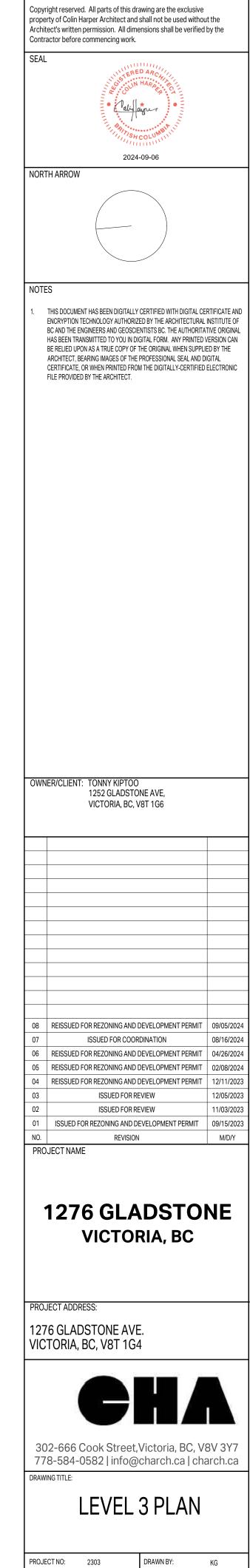




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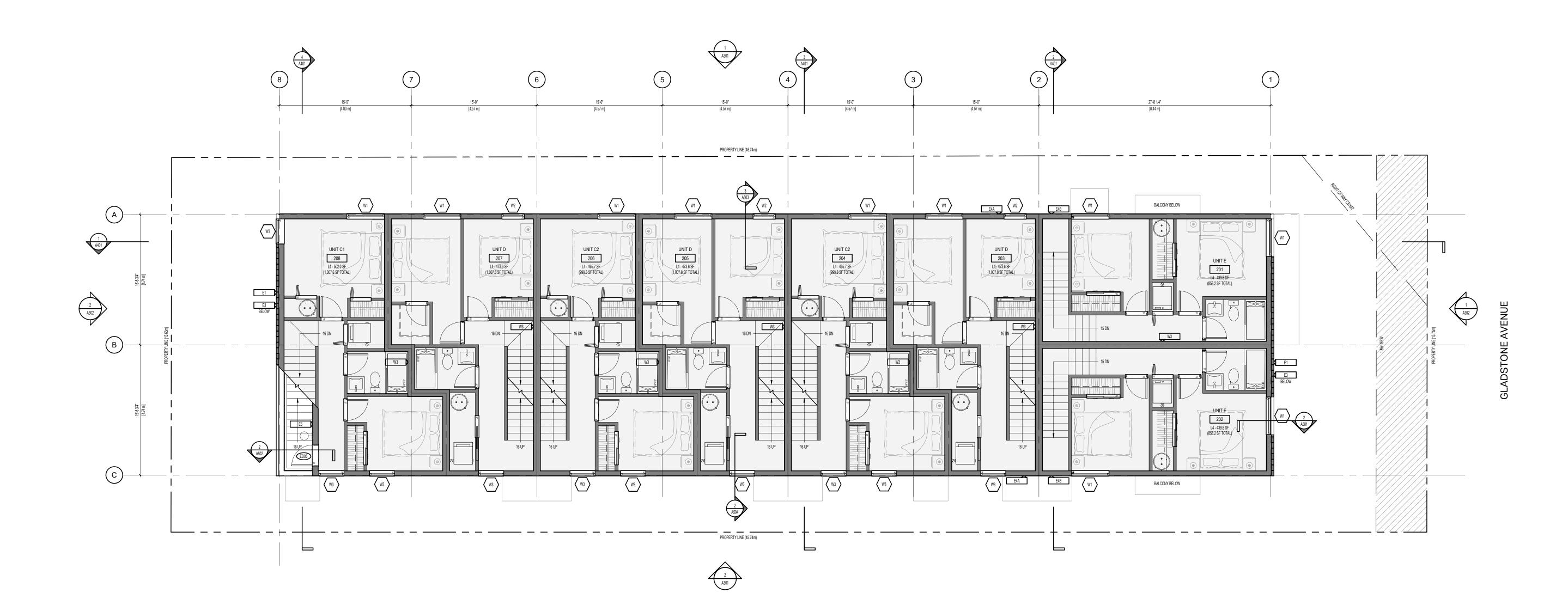
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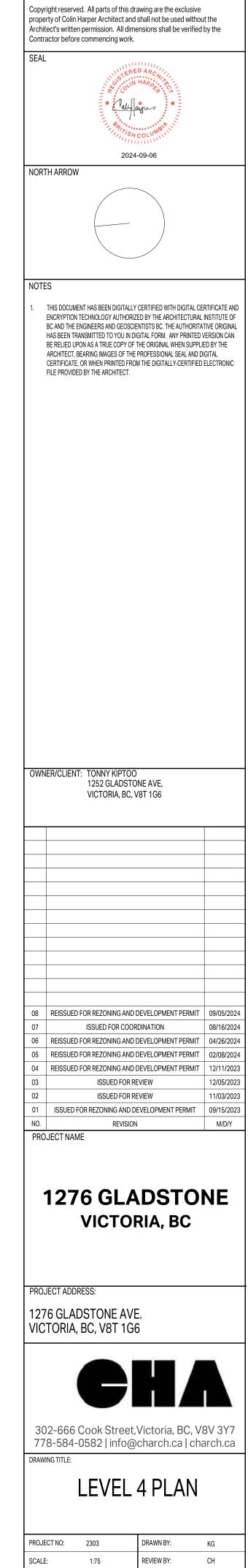
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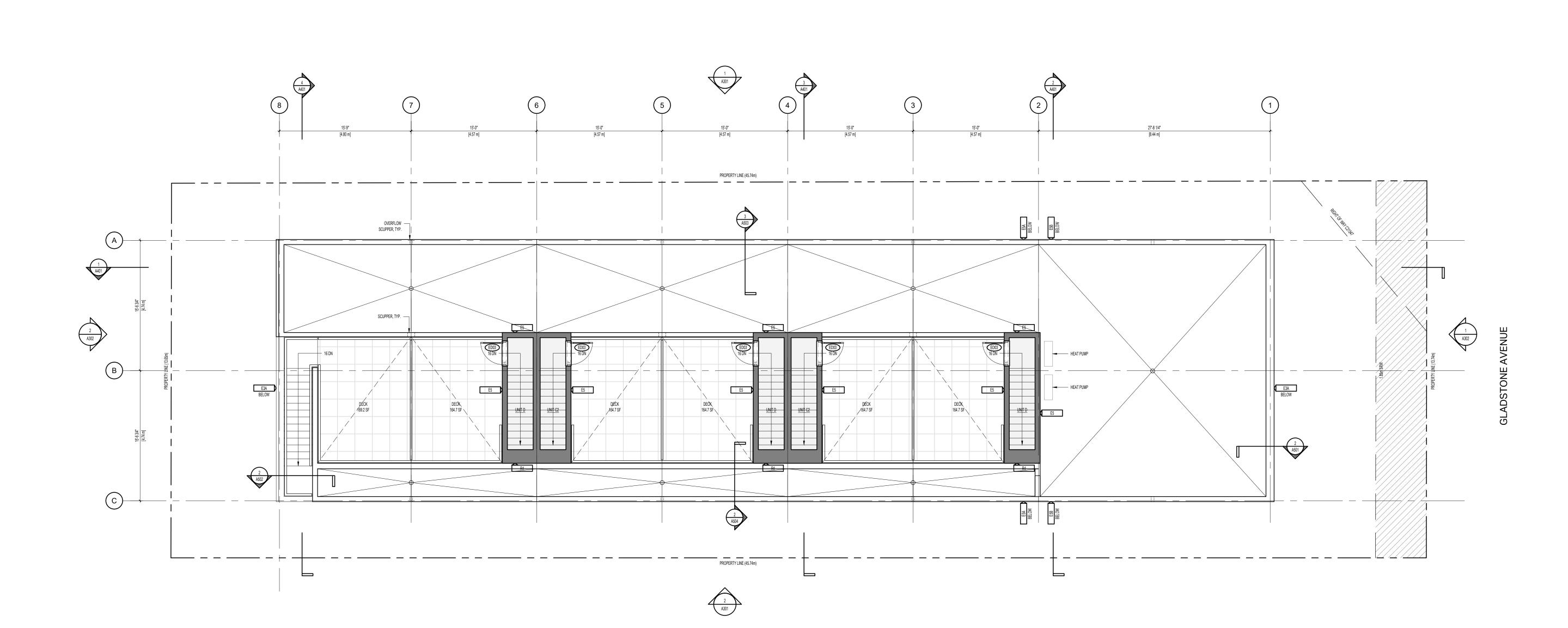






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DRAWING NO: A205

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 LEGEND

 MATERIAL
 FINSH

 1.
 RECLAINED BICK
 NA

 2.
 VERTICAL STACK BOND BRICK
 NA

 3.
 ARCHITECTURAL CONCRETE
 CLEAR SEAL

 4.
 12'FIBRE CEMENT BOARD & BATTEN SIDING
 BLACK FACTORY FINSH

 5.
 9'FIBRE CEMENT BOARD & BATTEN SIDING
 BLACK FACTORY FINSH

 8.
 BRAKE WETAL FLASHING
 BLACK FACTORY FINSH

 8.
 ALUMUM FLANGE WINDOW
 BLACK FACTORY FINSH

 8.
 ALUMUM FLANGE WINDOW
 BLACK FACTORY FINSH

 10.
 WOOD DOOR
 BLACK FACTORY FINSH

 11.
 YELLOW CEDAR T&G SIDING
 CLEAR STAN

 12.
 PRIVACY SCREEN
 NA

 13.
 META IPKCHE GLANDRY
 BLACK FACTORY FINSH

 14.
 STEEL PRATE CAMOPY
 BLACK POWDER COAT

 15.
 METAL SIGNAGE
 BLACK POWDER COAT

 16.
 FABRICATED METAL STAIR
 BLACK POWDER COAT

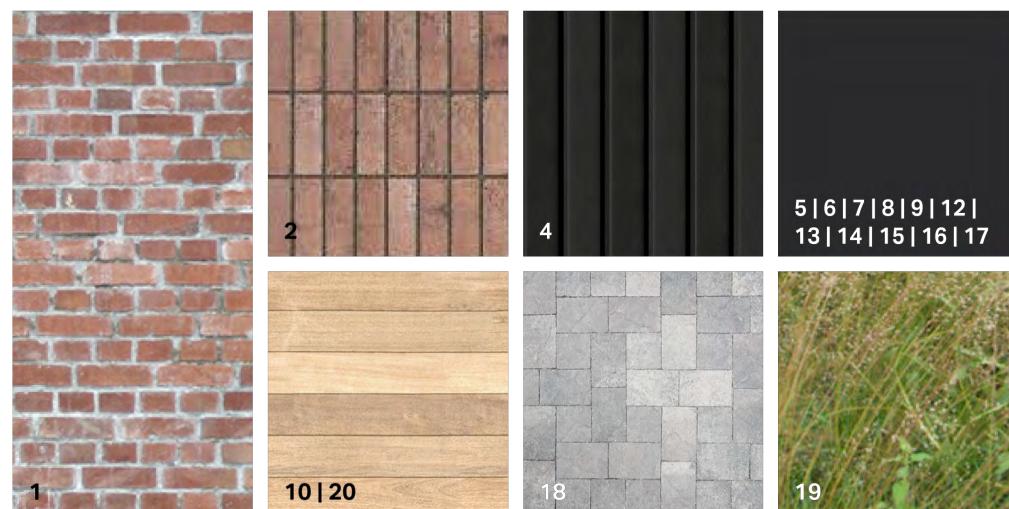
 17.
 STEEL URACK
 BLACK POWDER COAT

 16.
 FABRICATED METAL STAIR
 BLACK POWDER COAT

 17.
 STEEL URACK











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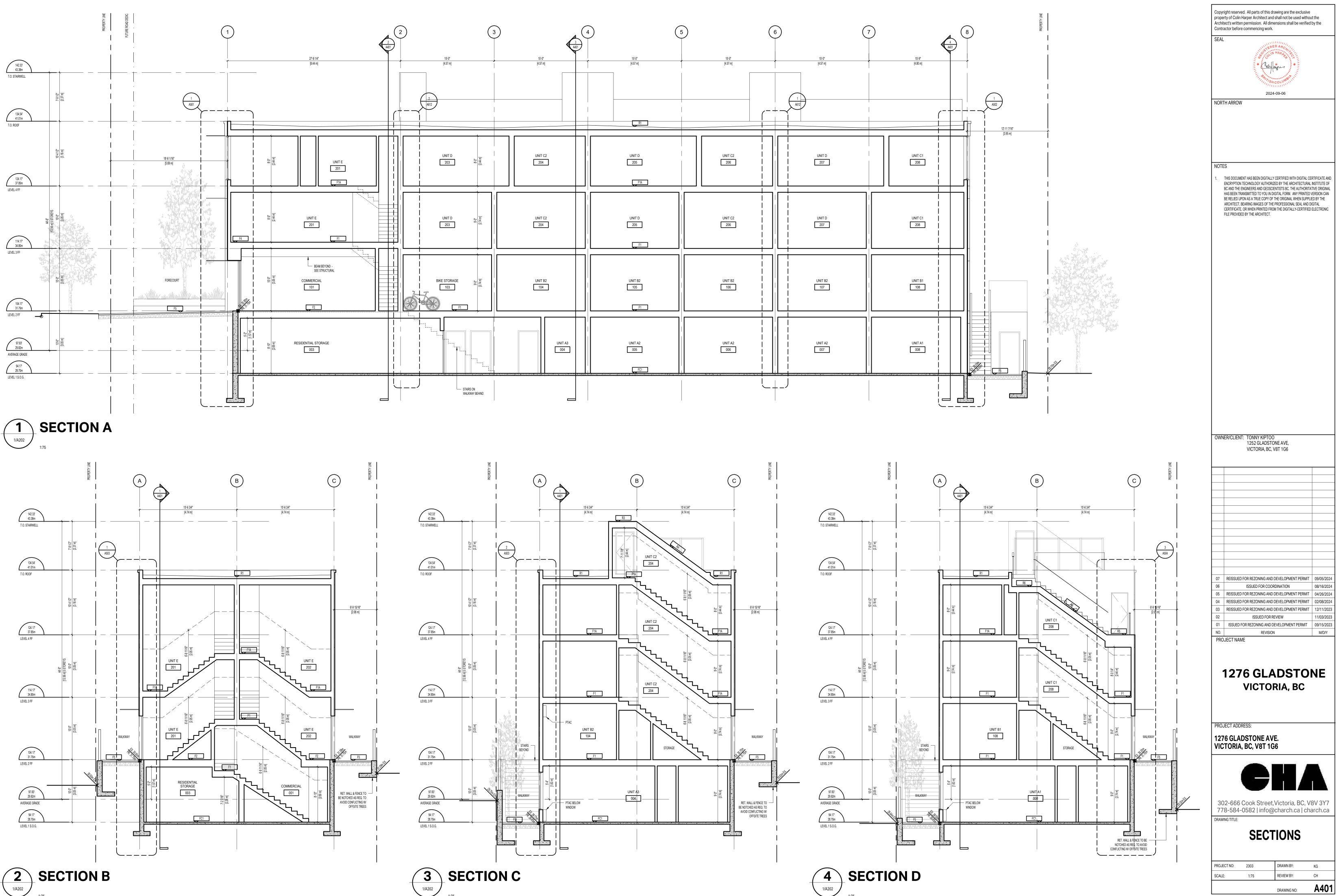




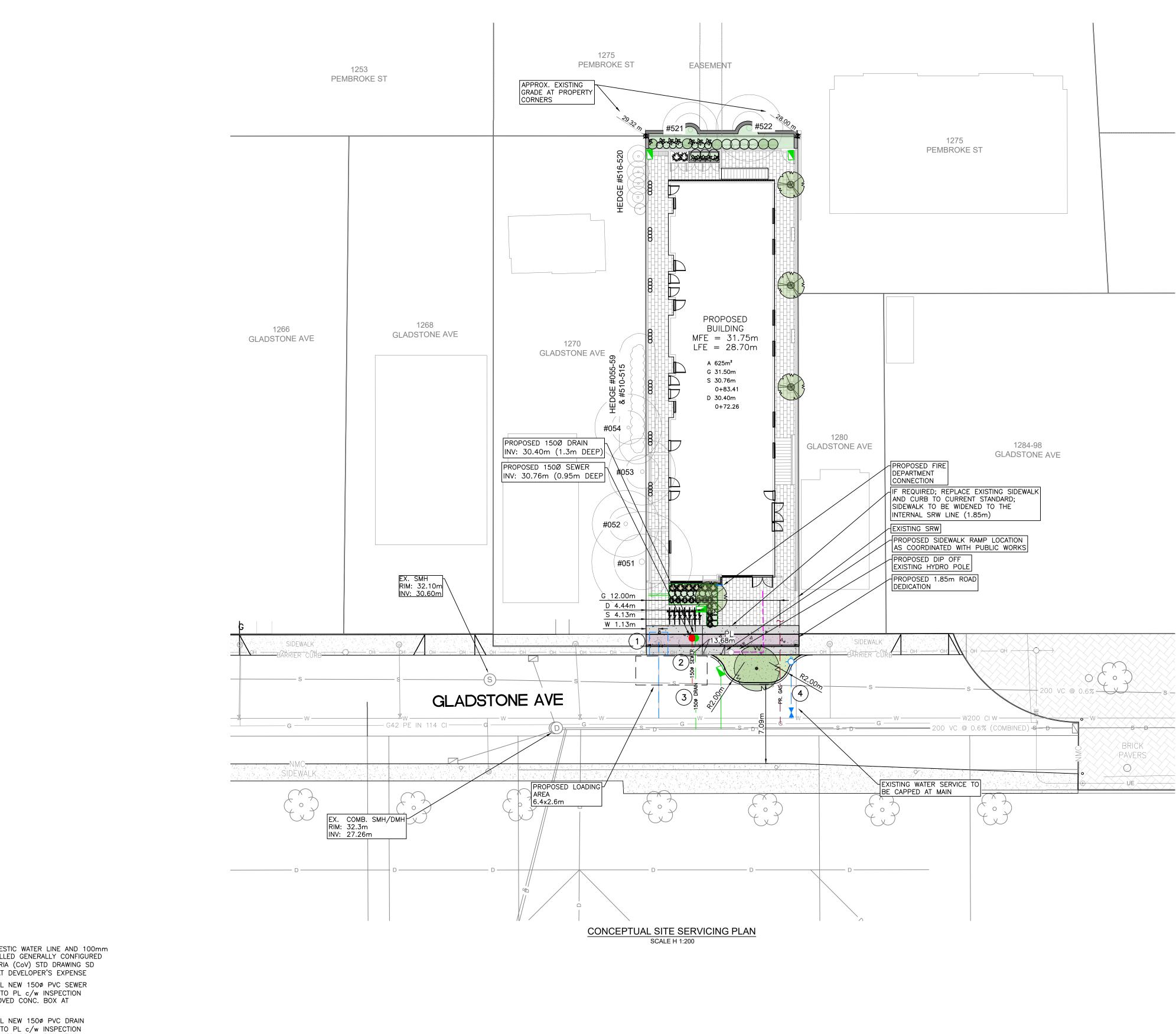


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- SERVICING NOTES
- (1.) PROPOSED 50mm DOMESTIC WATER LINE AND 100mm FIRE LINE TO BE INSTALLED GENERALLY CONFIGURED AS PER CITY OF VICTORIA (CoV) STD DRAWING SD W2f BY CITY FORCES AT DEVELOPER'S EXPENSE
- (2.) Cov FORCES TO INSTALL NEW 1500 PVC SEWER SERVICE AT MIN. 2.0% TO PL c/w INSPECTION CHAMBER INSIDE APPROVED COŃC. BOX AT DEVELOPER'S EXPENSE
- (3.) CoV FORCES TO INSTALL NEW 1500 PVC DRAIN SERVICE AT MIN. 2.0% TO PL c/w INSPECTION CHAMBER INSIDE APPROVED CONC. BOX AT DEVELOPER'S EXPENSE
- (4.) CoV FORCES TO INSTALL NEW HYDRANT ASSEMBLY

<u>LEGEND</u>

- A XXX.Xm² LOT AREA
- G XXX.Xm APPROX. GROUND ELEVATION OF SERVICES AT PL S XXX.XXX – SEWER SERVICE INVERT AT P
- X+XXX.X DISTANCE FROM DOWNSTREAM SEWER MANHOLE
- D XXX.XXX DRAIN SERVICE INVERT AT 🖻 X+XXX.X – DISTANCE FROM DOWNSTREAM DRAIN MANHOLE
- CONCRETE SURFACE

CONSTRUCTION CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF

ANY EXCAVATION.

ВС

CALL

1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY

| | LEGEND | REVISIONS | | 1 | REVISION | IS AP | PROVED | | DE |
|--------|--|-----------|----------------------------|--------|----------------------------|-------------|----------------------------|-------------|--------------------------|
| | Existing Municipal Infrastructure DrainD_ CurbC_ Concrete Box 🛛 Valve 🏾 🔀 | 6 | REVISION # | 1 | RE | EVISION # 2 | 2 REVI | ISION # 3 | Approved E |
| \sim | Proposed Municipal Infrastructure 🗕 Ditch 🦳 Sidewalk SZW Wood Box 🖉 Flush Valve 🛞 | 5 | Approved Date | Signed | Approved | Date | Signed Approved | Date Signed | Design Engineer |
| lis | Existing External U/G Utilities — e — t — g — c — Sewer — S— Manhole 📀 Catch Basin 🖾 Hydrant - 🖓 | 4 | _Design | | Design | | Design Engineer | | Engineer |
| E. | Proposed External U/G Utilities ———————————————————————————————————— | 3 | Engineer Manager of | | Engineer Manager of | | | | Manager of Developmen |
| INS | Street Lighting Pole Mount 🕬 Standard Mount 🍽 Traffic Sign 📼 Silt Trap 🛛 Cap / Plug — Air Valve 🚳 | 2 | Development | | Development | | Manager of Development | | Developmen |
| | Post Top 💠 Pedestrian Signal 📼 Traffic Signal 📧 Ctrl Monument 🌢 Traverse Hub 🛧 Gas Valve 🔗 Water Meter 🖯 | 1 | Development Coordinator | | Development Coordinator | | Development Coordinator | | Coordinator |

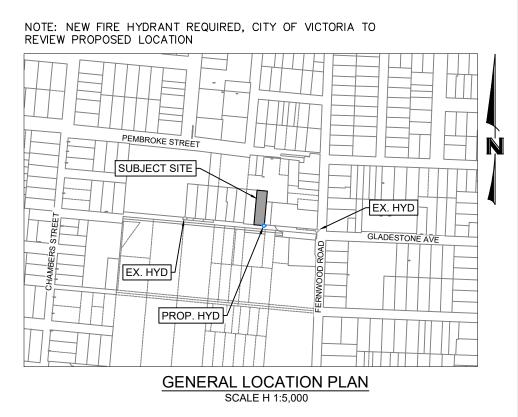


1276 GLADESTONE MULTI FAMILY DEVELOPMENT

SERVICE SIZING SUMMARY

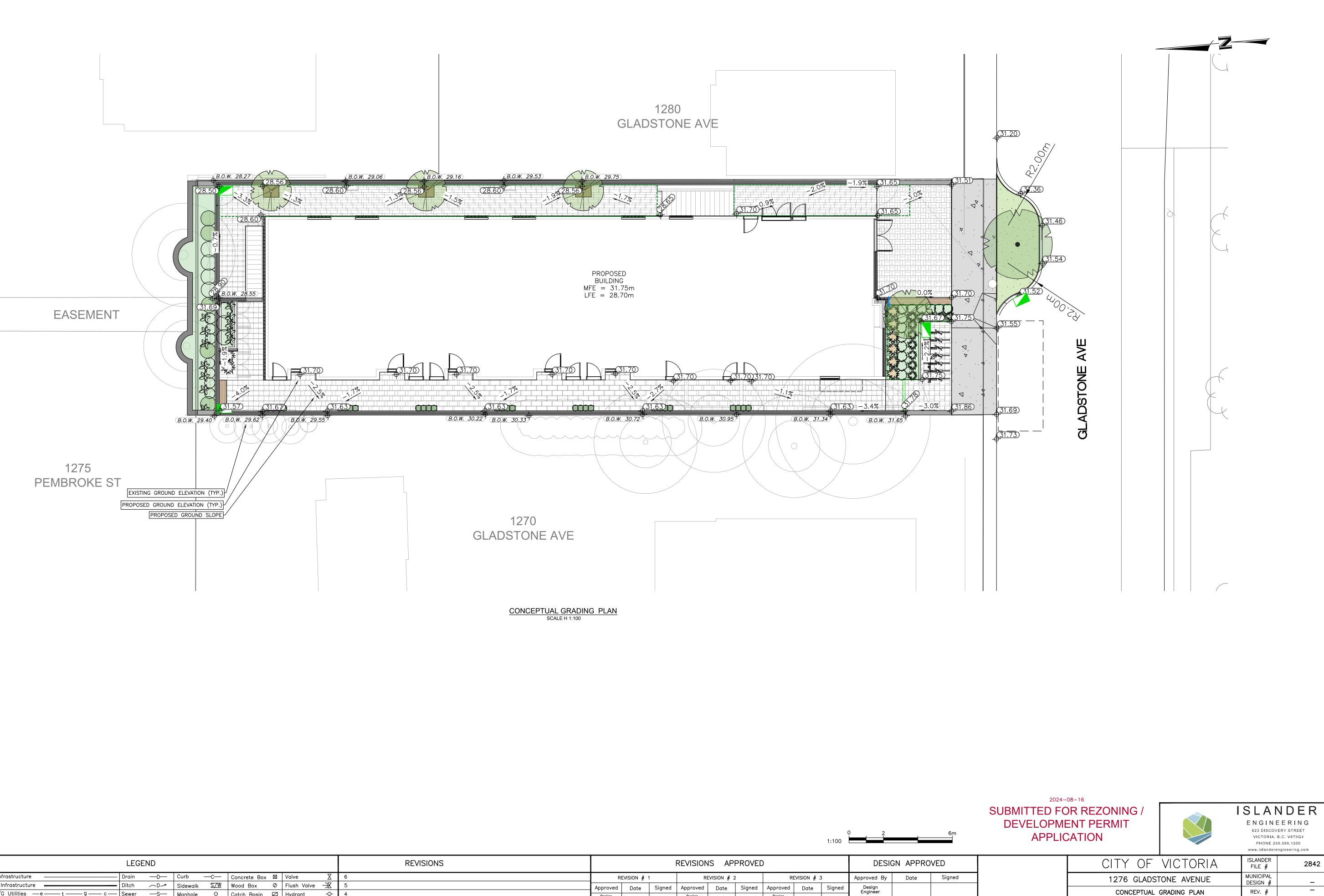
| SERVICE SIZIN | | |
|--|--|--|
| 1276 GLADSTONE AVENU SITE AREA = 625m ² IMPERVIOUS AREA = 610 | _ | |
| SANITARY | PROPOSED LOAD | SERVICE SIZE |
| SERVICE | 280FU 150mm SERVICE | 840FU MAXIMUM LOAD FOR 150mm @ 2.0% (PLUMBING CODE) |
| DRAIN | | |
| SERVICE | AREA X 15min RAINFALL (PLUMBING CODE) 8.34 L/s | 19.56 L/s MAXIMUM LOAD FOR 150mm @ 2.0% (PLUMBING CODE) |
| WATER | | |
| AWWA | 542 FIXTURE VALUE 50mm METER | 50mm METER NORMAL OPERATING RANGE 0.5 GPM to 200 GPM |
| | | от |

NOTE: ALL FIXTURE VALUES TO BE CONFIRMED BY THE PROJECT MECHANICAL ENGINEER AT THE BUILDING PERMIT STAGE



LEGAL: LOT 2, SECTION 61, SPRING RIDGE, VICTORIA CITY PLAN 312 CIVIC: 1276 GLADESTONE AVENUE

| 1:200 | 0 4 | | 12m | SUBMITTED FO DEVELOPME | _ | | | ISLAN ENGINE 623 DISCOVER VICTORIA, B. PHONE 250. www.islandereng | E R I N G RY STREET C. V8T5G4 590.1200 |
|--------|----------------------------|----------|--------|---------------------------|-------------------------------|-----------------------------|-----------------------------------|--|---|
| | DESI | GN APPRO |)VED | | CI | TY OF | VICTORIA | ISLANDER FILE # | 2842 |
| 3 | Approved By | Date | Signed | | 1 | 276 GLADST | ONE AVENUE | MUNICIPAL DESIGN # | _ |
| Signed | Design Engineer | | | | CO | NCEPTUAL SITE | SERVICING PLAN | REV. # | - |
| | Manager of Development | | | | B.M. : – | | Elev: - | DRAWING # | C01 |
| | Development Coordinator | | | | Design: AF Scale: Hor: 1:2 | Drawn: AF 00 Vertical: — | Checked: JRCE Date: 2024-08-16 | SHEET # | 1 OF 2 |





1-800-474-6886 THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

| | LEGEND | | | |
|--|-----------------|---------------------|------------------------------|-----------------------|
| Existing Municipal Infrastructure | Drain —D— | Curb — C— | Concrete Box 🛛 | Valve 🛛 |
| Proposed Municipal Infrastructure | Ditch | Sidewalk <u>S/W</u> | Wood Box 🛛 🖉 | Flush Valve 🕁 |
| Existing External U/G Utilities —e — t — g — c — | Sewer —S— | Manhole O | Catch Basin 🛛 | Hydrant -♀- |
| Proposed External U/G Utilities | Water — W— | Cleanout 🖸 | Culvert)- | Reducer <u> </u> |
| Street Lighting Pole Mount P Standard Mount 💬 | Traffic Sign 👓 | Silt Trap 🛛 🛛 | Cap / Plug \longrightarrow | Air Valve 🚳 |
| Post Top 💠 Pedestrian Signal 📼 Traffic Signal 🗊 | Ctrl Monument 🌢 | TraverseHub 🛧 | Gas Valve 🛛 😵 | Water Meter \ominus |

Design Engineer Design Engineer Design Engineer Manager of Development Manager of Development Manager of Development Manager of Development Development Coordinator Development Coordinator Development Coordinator Development Coordinator

1276 GLADESTONE MULTI FAMILY DEVELOPMENT

B.M. : –

Design: AF Drawn: AF

Scale: Hor: 1:200 Vertical: –

Elev: -

Checked: JRCE

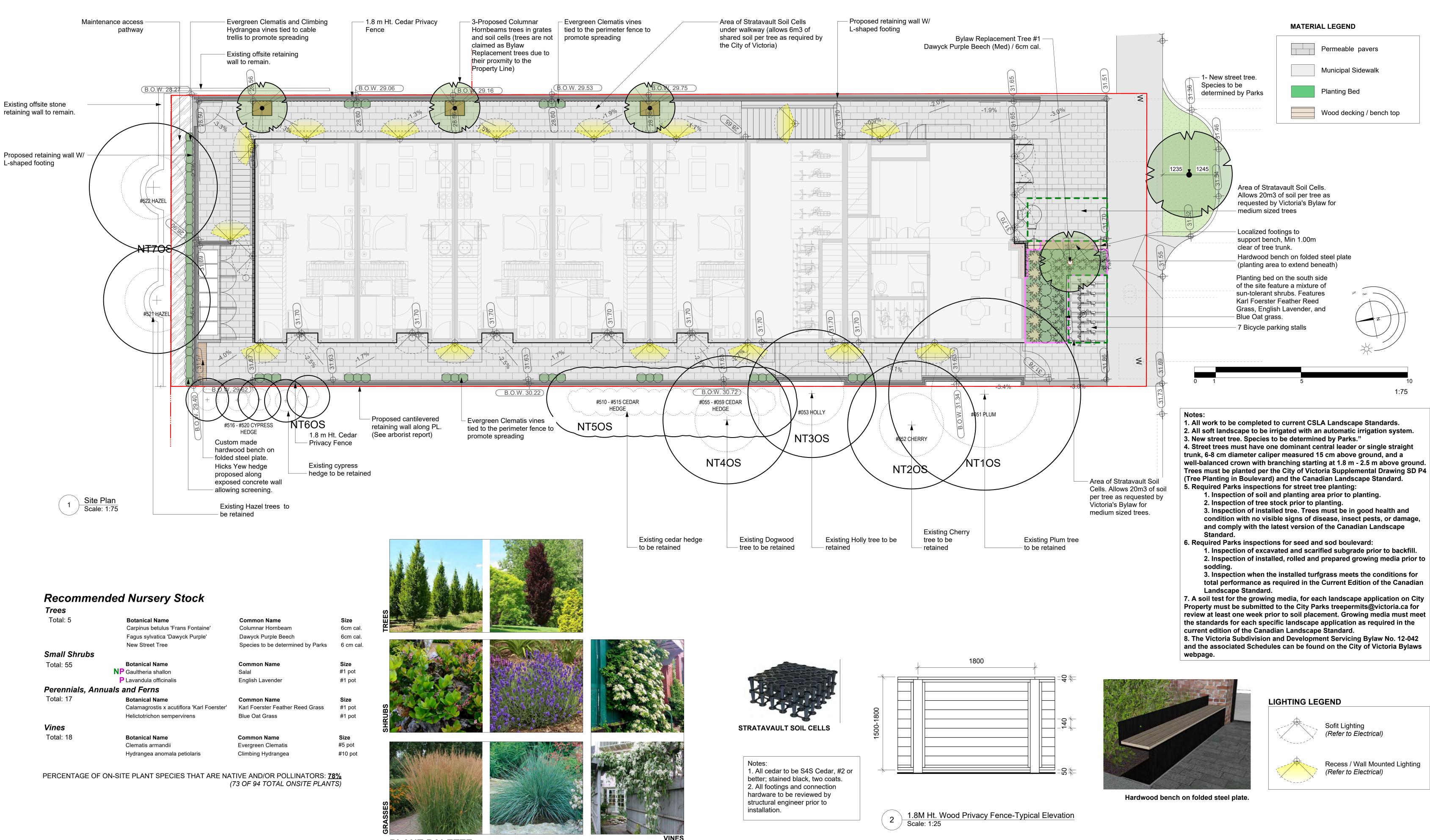
Date: 2024-08-16

C02

2 OF 2

DRAWING #

SHEET #



| Trees | | |
|----------------|--|--------------------|
| Total: 5 | Botanical Name | Common Name |
| | Carpinus betulus 'Frans Fontaine' | Columnar Hornbe |
| | Fagus sylvatica 'Dawyck Purple' | Dawyck Purple Be |
| | New Street Tree | Species to be dete |
| Small Shrubs | | |
| Total: 55 | Botanical Name | Common Name |
| | NP Gaultheria shallon | Salal |
| | P Lavandula officinalis | English Lavender |
| Perennials, An | nuals and Ferns | |
| Total: 17 | Botanical Name | Common Name |
| | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feat |
| | Helictotrichon sempervirens | Blue Oat Grass |
| Vines | | |
| Total: 18 | Botanical Name | Common Name |
| | Clematis armandii | Evergreen Clemat |
| | Hydrangea anomala netiolaris | Climbing Hydrang |

| Common Name | Size |
|-----------------------------------|--------|
| Columnar Hornbeam | 6cm ca |
| Dawyck Purple Beech | 6cm ca |
| Species to be determined by Parks | 6 cm c |
| | |
| common Name | Size |
| alal | #1 pot |
| nglish Lavender | #1 pot |
| | |
| common Name | Size |
| arl Foerster Feather Reed Grass | #1 pot |
| lue Oat Grass | #1 pot |

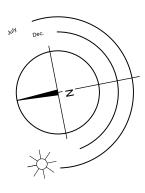




PLANT PALETTE

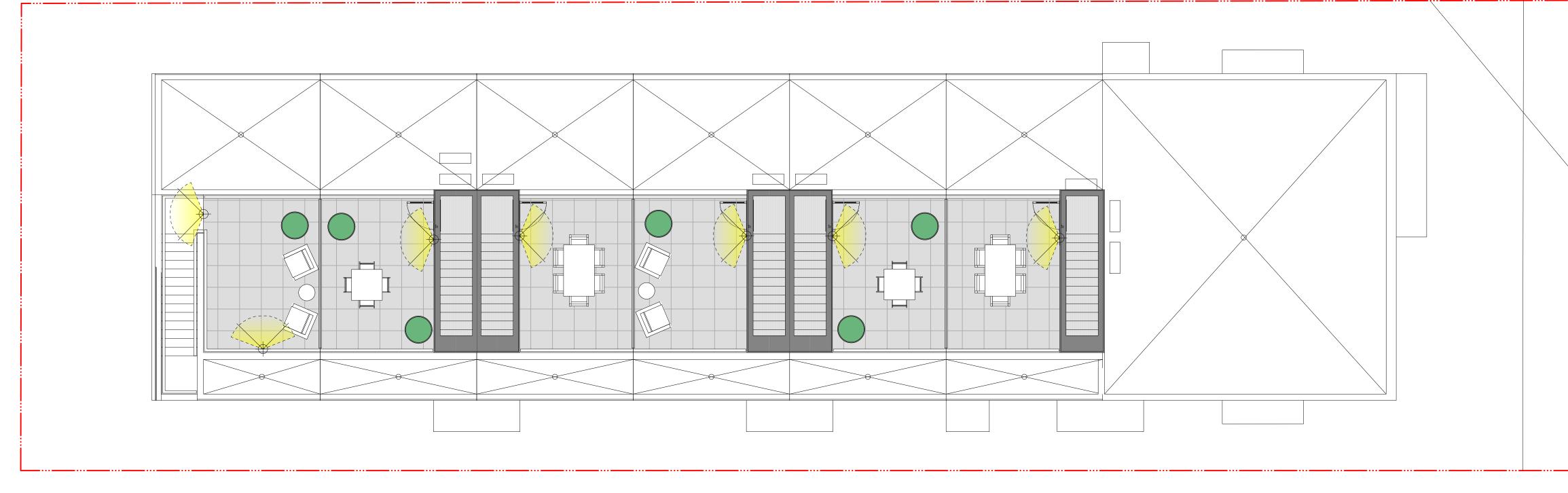
1276 Gladstone | Landscape Concept Plan

Revision C: Aug. 29/24 Revision B: Mar. 28/24





Revision A: Feb. 7/24 **LADR** LANDSCAPE ARCHITECTS





<u> Appendix A - Plant Guideline Compliance</u>

1726 Gladstone

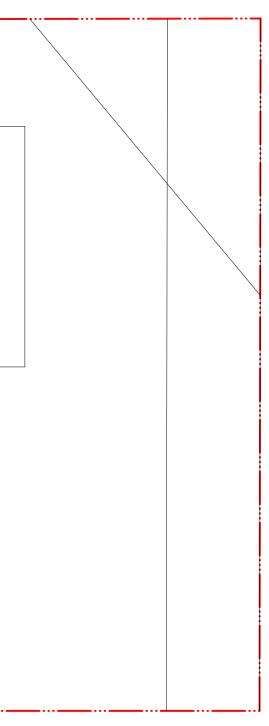
February 6th, 2024

| Species <u>Trees</u> | Native | Food-Bearing | Pollinator Habitat | # of plants | Area of plant (m2) | <u>Compliant</u> Total area of species (m2) | <u>Non Compliant</u> Total area of species (m2) |
|--|--------|--------------|--------------------|-------------|--------------------|--|--|
| Carpinus betulus 'Fans Fontaine' | | х | | 3 | 4.2 | 12.6 | |
| Fagus sylvatica 'Dawyck Purple' | | X | | 1 | 6.8 | 6.8 | |
| Liquidambar styraciflua 'Slender | | х | | 1 | 6.8 | 6.8 | |
| Large Shrubs | | | | | | | |
| Mahonia aquifolium | Х | х | | 5 | 1.1 | 5.4 | |
| Taxus x media 'Hicksii' | | х | | 7 | 0.2 | 1.4 | |
| <u>Small Shrubs</u> | | | | | | | |
| Azalea japonica 'Herbert' | | | х | 7 | 1.9 | 13.3 | |
| Lavandula officinalis | | | х | 13 | 6.8 | 88.1 | |
| Perennials, Annuals and Ferns | | | | | | | |
| Calamagrostis x acutiflora 'Karl Foerster' | | | | 6 | 0.2 | | 1.2 |
| Blechnum spicant | х | | | 12 | 0.1 | 1.2 | |
| Helictotrichon sempervirens | | | Х | 11 | 0.1 | 1.1 | |
| <u>Vines</u> | | | | | | | |
| Clematis armandii | | | Х | 28 | 0.2 | 5.6 | |
| | | | | | | | |
| Total area of non compliant plants | | | | | | 1.2 | 0.2% |
| Total area of compliant plants | | | | | | 499.2 | 99.8% |

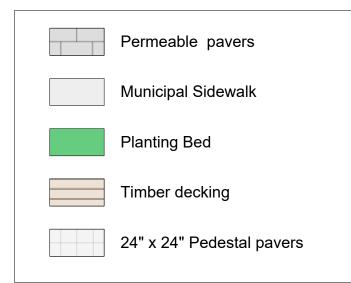
1276 Gladstone | Landscape Concept Plan

NOTES: -ROOFTOP LAYOUT FOR CONCEPTUAL PURPOSES -OWNERS TO SUPPLY FURNITURE, FENCES AND PLANTERS

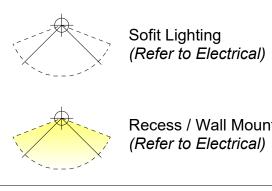
0.2% **99.8%**



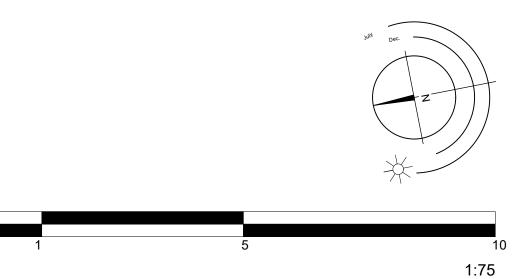
MATERIAL LEGEND



LIGHTING LEGEND



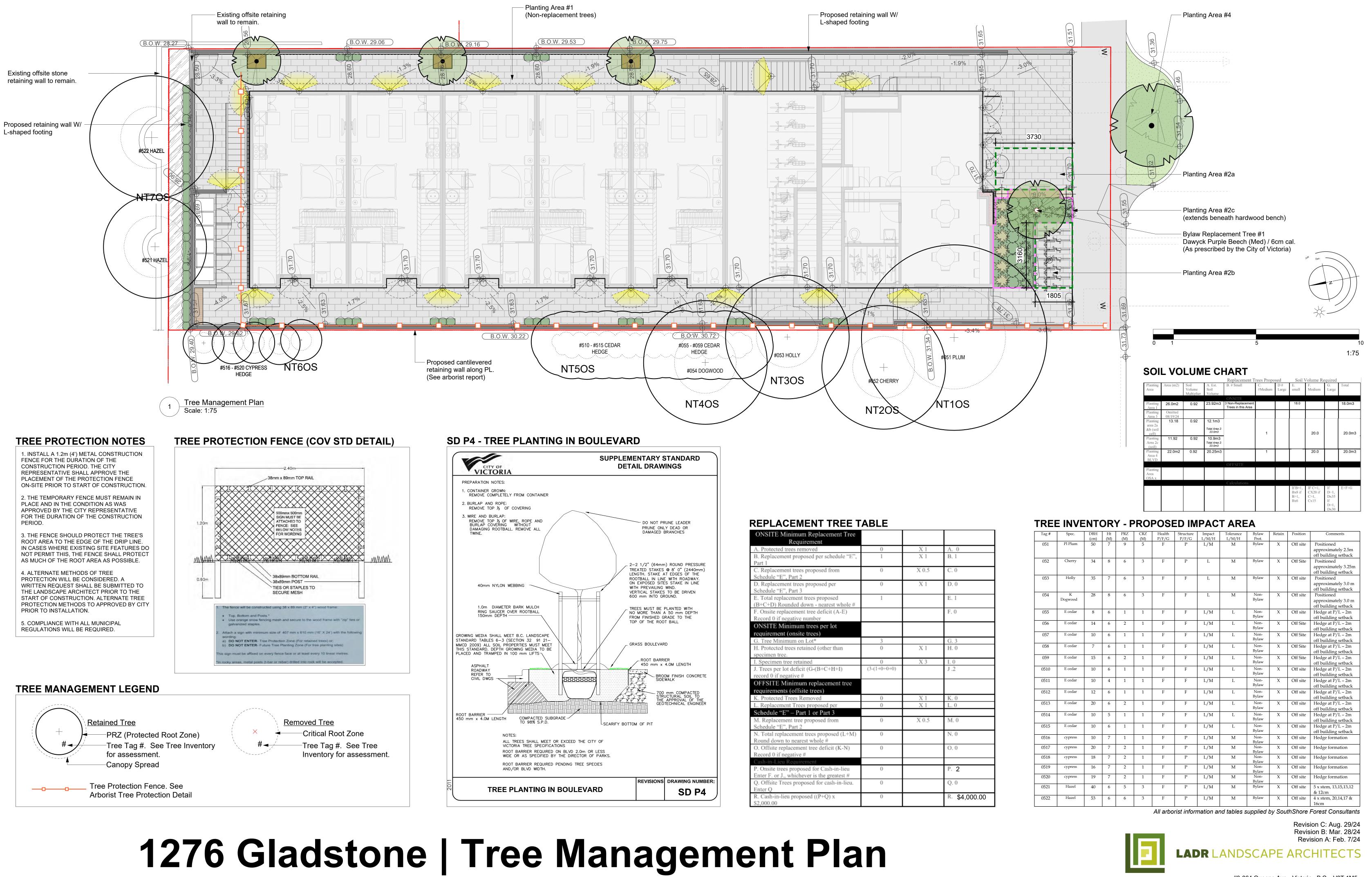
Recess / Wall Mounted Lighting (Refer to Electrical)



Revision C: Aug. 29/24 Revision B: Mar. 28/24 Revision A: Feb. 7/24

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105



| ONSITE Minimum Replacement Tree Requirement | | | |
|--|--------------|-------|--------|
| A. Protected trees removed | 0 | X 1 | A. 0 |
| B. Replacement proposed per schedule "E", | 1 | X 1 | B, 1 |
| Part 1 | | | |
| C. Replacement trees proposed from | 0 | X 0.5 | C. 0 |
| Schedule "E", Part 2 | | | |
| D. Replacement trees proposed per | 0 | X 1 | D. 0 |
| Schedule "E", Part 3 | | | |
| E. Total replacement trees proposed | 1 | | E. 1 |
| (B+C+D) Rounded down - nearest whole # | | | |
| F. Onsite replacement tree deficit (A-E) | | | F. 0 |
| Record 0 if negative number | | | _ |
| ONSITE Minimum trees per lot | | | |
| requirement (onsite trees) | | | |
| G. Tree Minimum on Lot* | 3 | | G. 3 |
| H. Protected trees retained (other than | 0 | X 1 | H. 0 |
| specimen tree. | | | |
| I. Specimen tree retained | 0 | X 3 | I. 0 |
| J. Trees per lot deficit (G-(B+C+H+I) | (3-(1+0+0+0) | | J .2 |
| record 0 if negative # | | | _ |
| OFFSITE Minimum replacement tree requirements (offsite trees) | | | |
| K. Protected Trees Removed | 0 | X 1 | K. 0 |
| L. Replacement Trees proposed per | 0 | X 1 | L. 0 |
| Schedule "E" - Part 1 or Part 3 | | | |
| M. Replacement tree proposed from | 0 | X 0.5 | M. 0 |
| Schedule "E", Part 2 | | | |
| N. Total replacement trees proposed (L+M) | 0 | | N. 0 |
| Round down to nearest whole # | | | |
| O. Offsite replacement tree deficit (K-N) | 0 | | O. 0 |
| Record 0 if negative # | | | |
| Cash-in-Lieu Requirement | | | |
| P. Onsite trees proposed for Cash-in-lieu | 0 | | P. 2 |
| Enter F. or J., whichever is the greatest # | | | |
| Q. Offsite Trees proposed for cash-in-lieu. | 0 | | Q. 0 |
| Enter Q | | | |
| R. Cash-in-lieu proposed ((P+Q) x | 0 | | R. \$4 |
| \$2,000.00 | | | |

| Tag # | Spec. | DBH | Ht | PRZ | CRZ | Health | Structure | Impact | Tolerance | Bylaw | Retain | Position | Comments |
|-------|--------------|----------|--------|-----|-----|--------|-----------|------------|-----------|------------------------|--------|----------------------|--|
| - | | (cm) | (M) | (M) | (M) | P/F/G | P/F/G | L/M/H | L/M/H | Prot. | | | |
| 051 | Pl Plum | 50 | 7 | 9 | 5 | F | Р | L/M | М | Bylaw | Х | Off site | Positioned approximately 2 off building setb |
| 052 | Cherry | 34 | 8 | 6 | 3 | F | Р | L | М | Bylaw | X | Off Site | Positioned approximately 3 |
| | | | | | | | | | | | | | off building setb |
| 053 | Holly | 35 | 7 | 6 | 3 | F | F | L | М | Bylaw | х | Off site | Positioned approximately 3 off building setb |
| 054 | K Dogwood | 28 | 8 | 6 | 3 | F | F | L | М | Non- Bylaw | X | Off site | Positioned approximately 3 off building setb |
| 055 | E cedar | 8 | 6 | 1 | 1 | F | F | L/M | L | Non- Bylaw | Х | Off site | Hedge at P/L – off building setb |
| 056 | E cedar | 14 | 6 | 2 | 1 | F | F | L/M | L | Non- Bylaw | X | Off Site | Hedge at P/L – off building setb |
| 057 | E cedar | 10 | 6 | 1 | 1 | F | F | L/M | L | Non- Bylaw | X | Off Site | Hedge at P/L – off building setb |
| 058 | E cedar | 7 | 6 | 1 | 1 | F | F | L/M | L | Non- Bylaw | X | Off Site | Hedge at P/L – off building setb |
| 059 | E cedar | 15 | 6 | 2 | 1 | F | F | L/M | L | Non- Bylaw | Х | Off Site | Hedge at P/L – off building setb |
| 0510 | E cedar | 10 | 6 | 1 | 1 | F | F | L/M | L | Non- Bylaw | X | Off site | Hedge at P/L – off building setb |
| 0511 | E cedar | 10 | 4 | 1 | 1 | F | F | L/M | L | Non- Bylaw | X | Off site | Hedge at P/L – off building setb |
| 0512 | E cedar | 12 | 6 | 1 | 1 | F | F | L/M | L | Non- Bylaw | X | Off site | Hedge at P/L – off building setb |
| 0513 | E cedar | 20 | 6 | 2 | 1 | F | F | L/M | L | Non- Bylaw | X | Off site | Hedge at P/L – off building setb |
| 0514 | E cedar | 10 | 5 | 1 | 1 | F | F | L/M | L | Non- Bylaw | X | Off site | Hedge at P/L – off building setb |
| 0515 | E cedar | 10 | 6 | 1 | 1 | F | F | L/M | L | Non- Bylaw | X | Off site | Hedge at P/L – off building setb |
| 0516 | cypress | 10 20 | 7 7 | 1 | 1 | F F | P P | L/M L/M | M M | Non- Bylaw Non- | X X | Off site Off site | Hedge formation Hedge formation |
| 0518 | cypress | 18 | 7 | 2 | 1 | F | P | L/M | M | Bylaw Non- | X X | Off site | Hedge formation |
| 0519 | cypress | 16 | 7 | 2 | 1 | F | Р | L/M | М | Bylaw Non- | x | Off site | Hedge formation |
| 0520 | cypress | 19 | 7 | 2 | 1 | F | Р | L/M | М | Bylaw Non- Bylaw | X | Off site | Hedge formation |
| 0521 | Hazel | 40 | 6 | 5 | 3 | F | Р | L/M | М | Bylaw | X | Off site | 5 x stem, 13,15,1 & 12cm |
| 0522 | Hazel | 53 | 6 | 6 | 3 | F | Р | L/M | М | Bylaw | Х | Off site | 4 x stem, 20,14,1 16cm |