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
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	VICTORIA, BC, V8S 4G9	A007
	CONT: COLIN HARPER	A101
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		A304
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	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

CONCEPTUAL SITE SERVICING PLAN CONCEPTUAL GRADING PLAN

APE

LANDSCAPE CONCEPT PLAN LANDSCAPE CONCEPT PLAN TREE MANAGEMENT PLAN

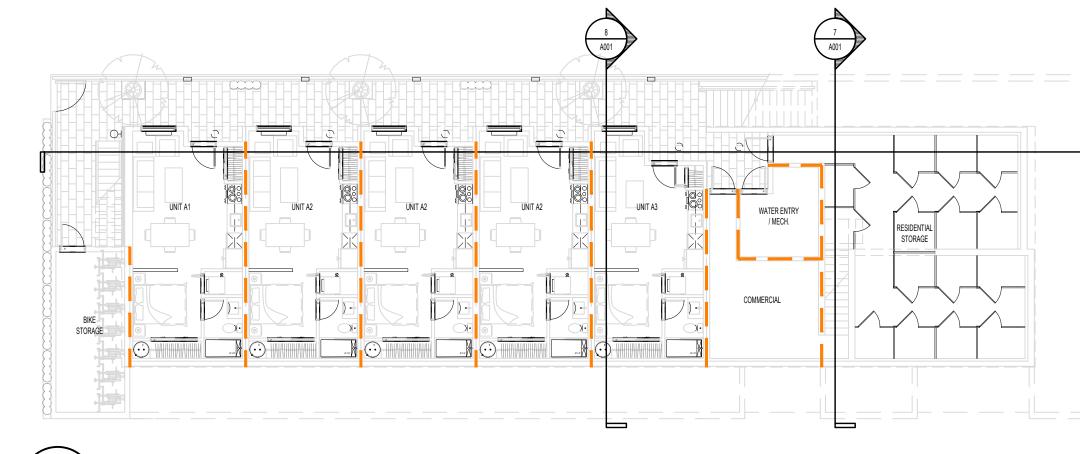




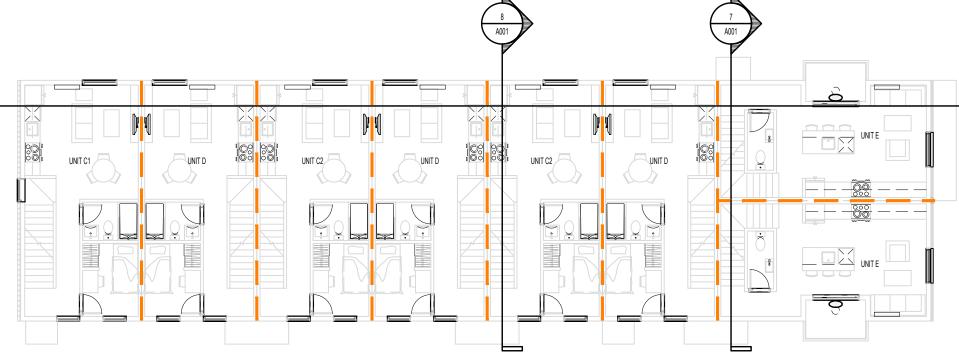


ATTACHMENT A

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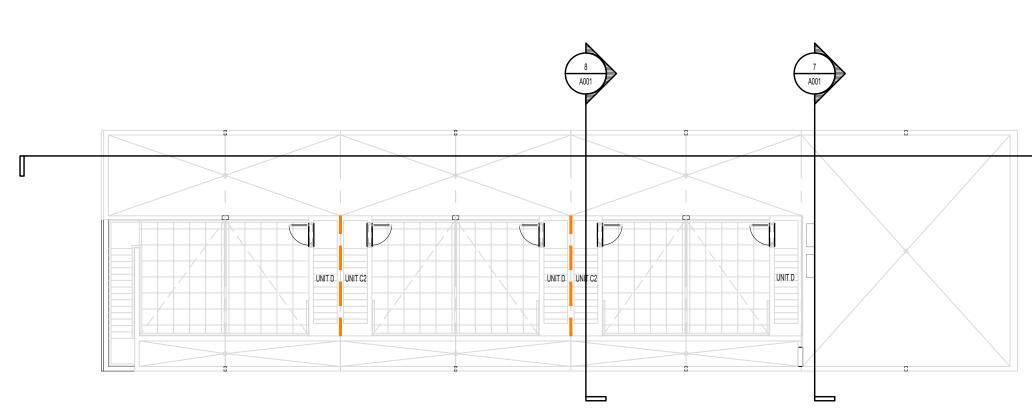


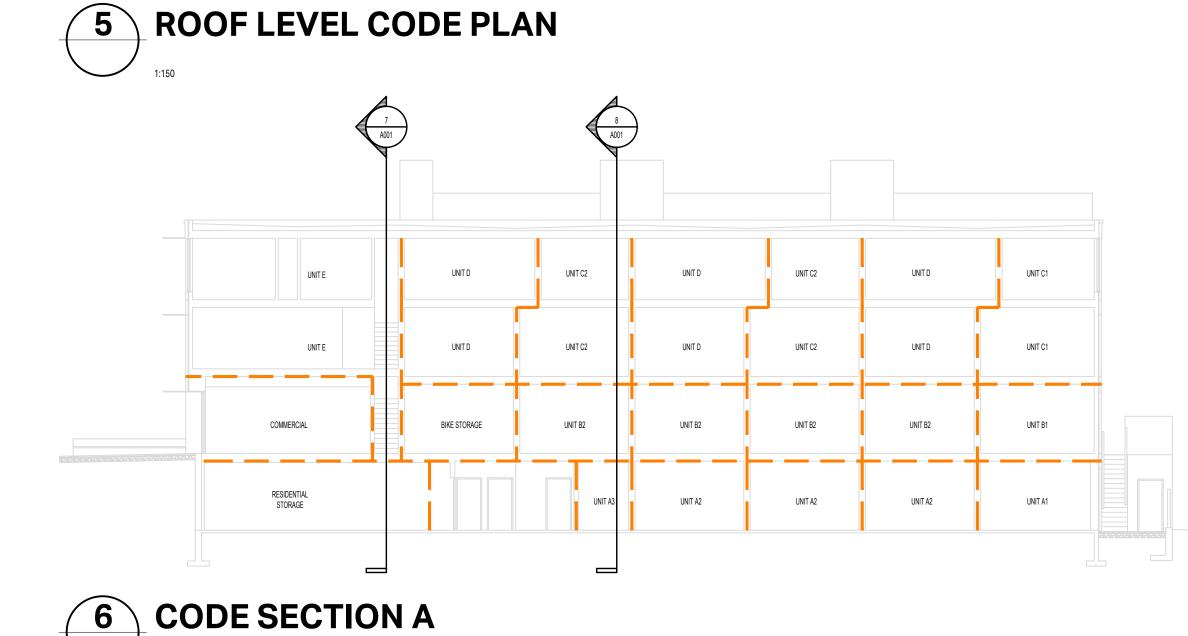


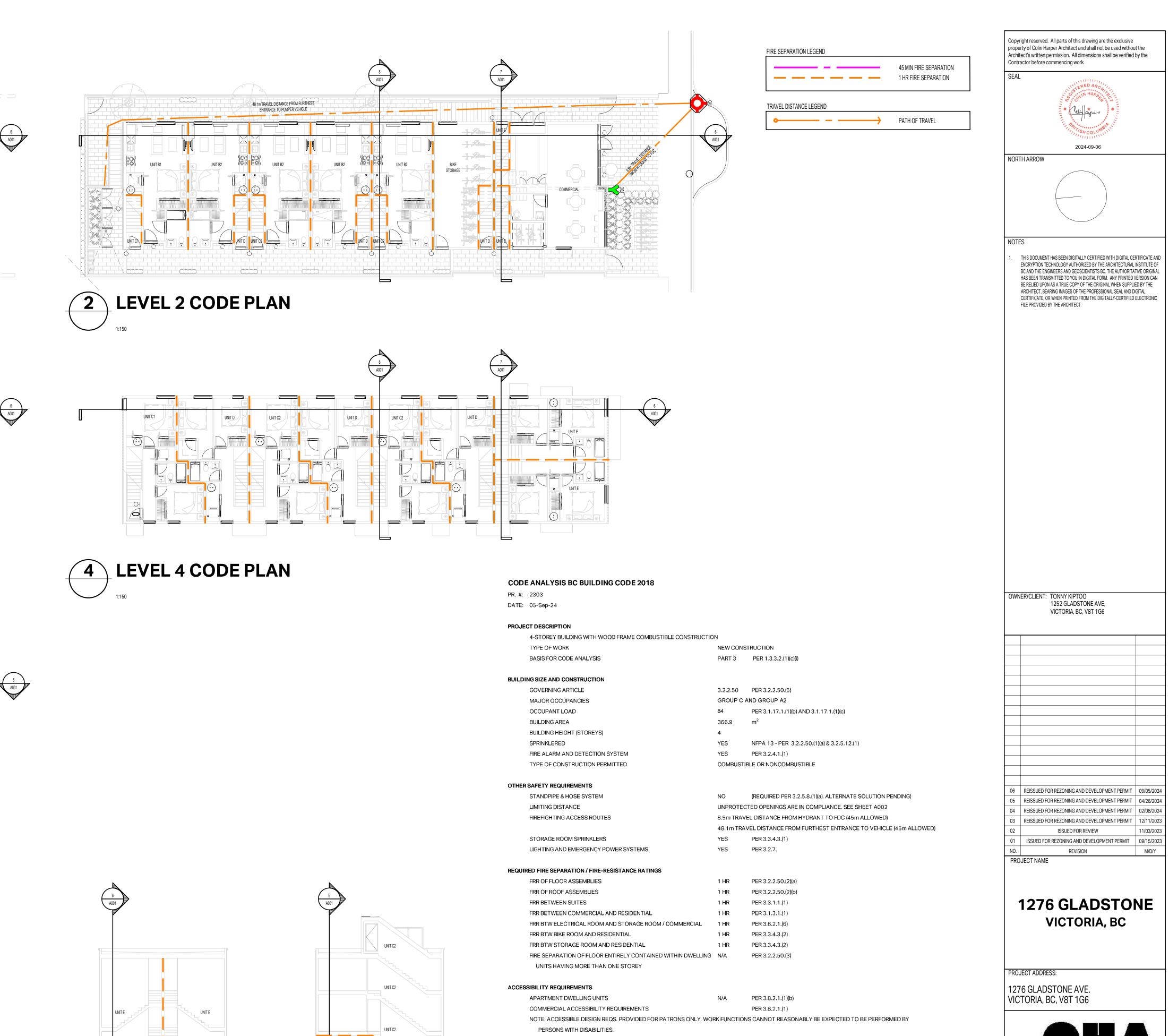




LEVEL 3 CODE PLAN







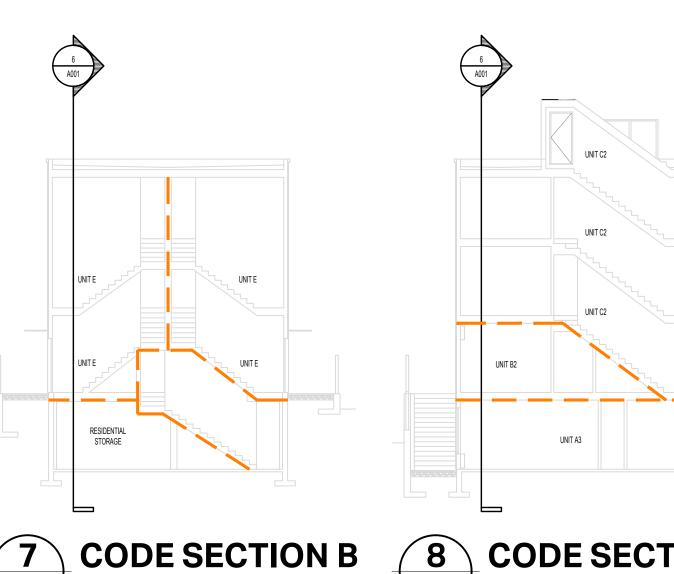


ENERGY EFFICIENCY STEP CODE 3

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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PER CITY OF VICTORIA REQUIREMENTS

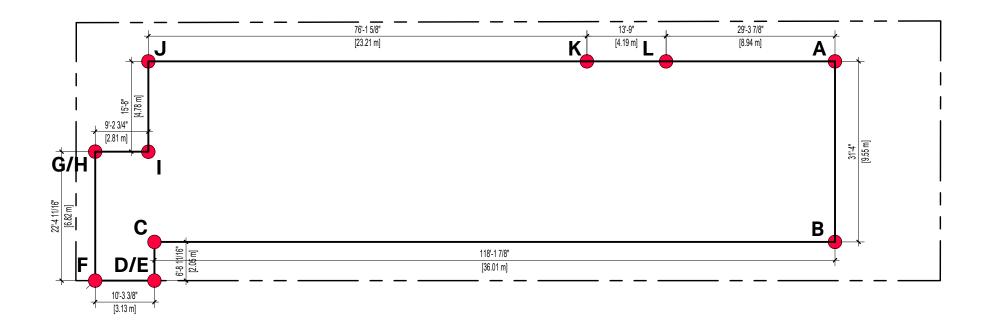
MITIGATING FEATURE INCREASED SPRINKLER DENSITY AND WATER CURTAIN AT KITCHEN, TBC WATER CURTAINS ABOVE ALL UNPROTECTED OPENINGS WITHIN 5m OF THE EXIT PATH 64mm HOSE CONNECTION(S) AT ENTRIES



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

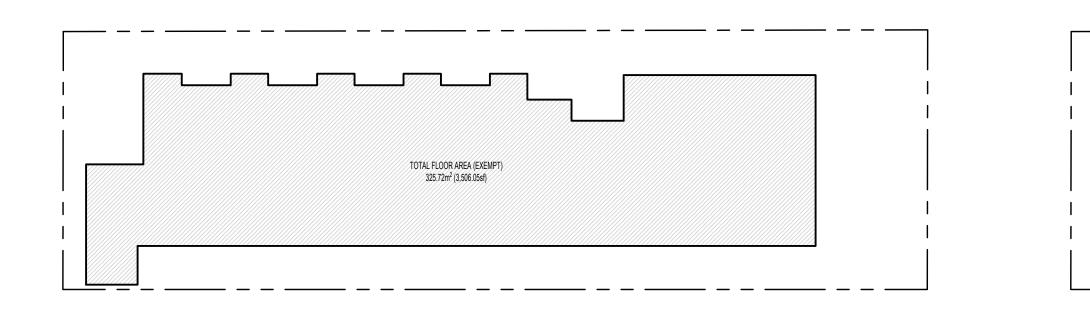
CODE REVIEW

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

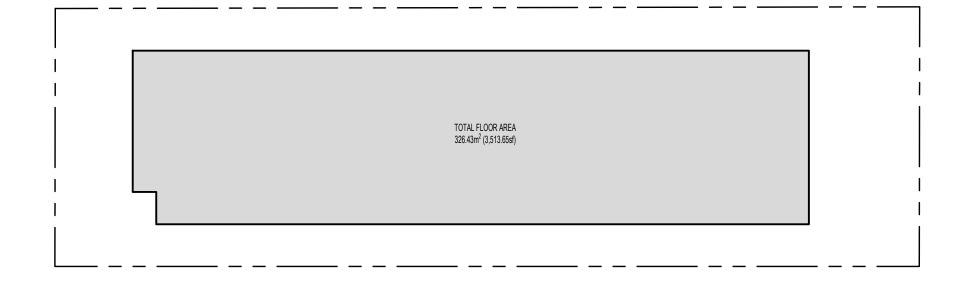


AVERAGE GRADE CALCULATION 1

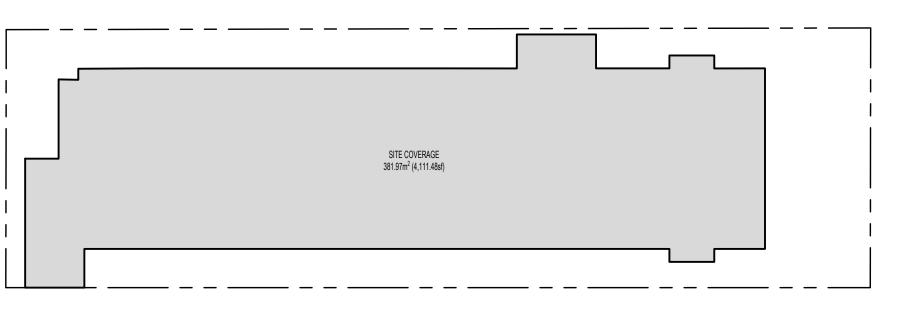
GD	ADE POINT	[[] []		LENGTH (m)	GRADE CALCS		Grade Points	Existing	Proposed	Grade
A	31.03	B	31.50	9.55	(31.03 + 31.5) ÷ 2 x 9.55m =		Point A	31.03	31.65	31.03
в	31.50	С	29.29	36.01	(31.5 + 29.29) ÷ 2 x 36.01m =	1094.52	Point B	31.50	31.78	31.50
С	29.29	D	29.78	2.05	(29.29 + 29.78) ÷ 2 x 2.05m =	60.55	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

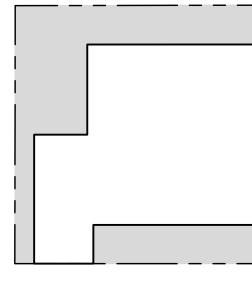








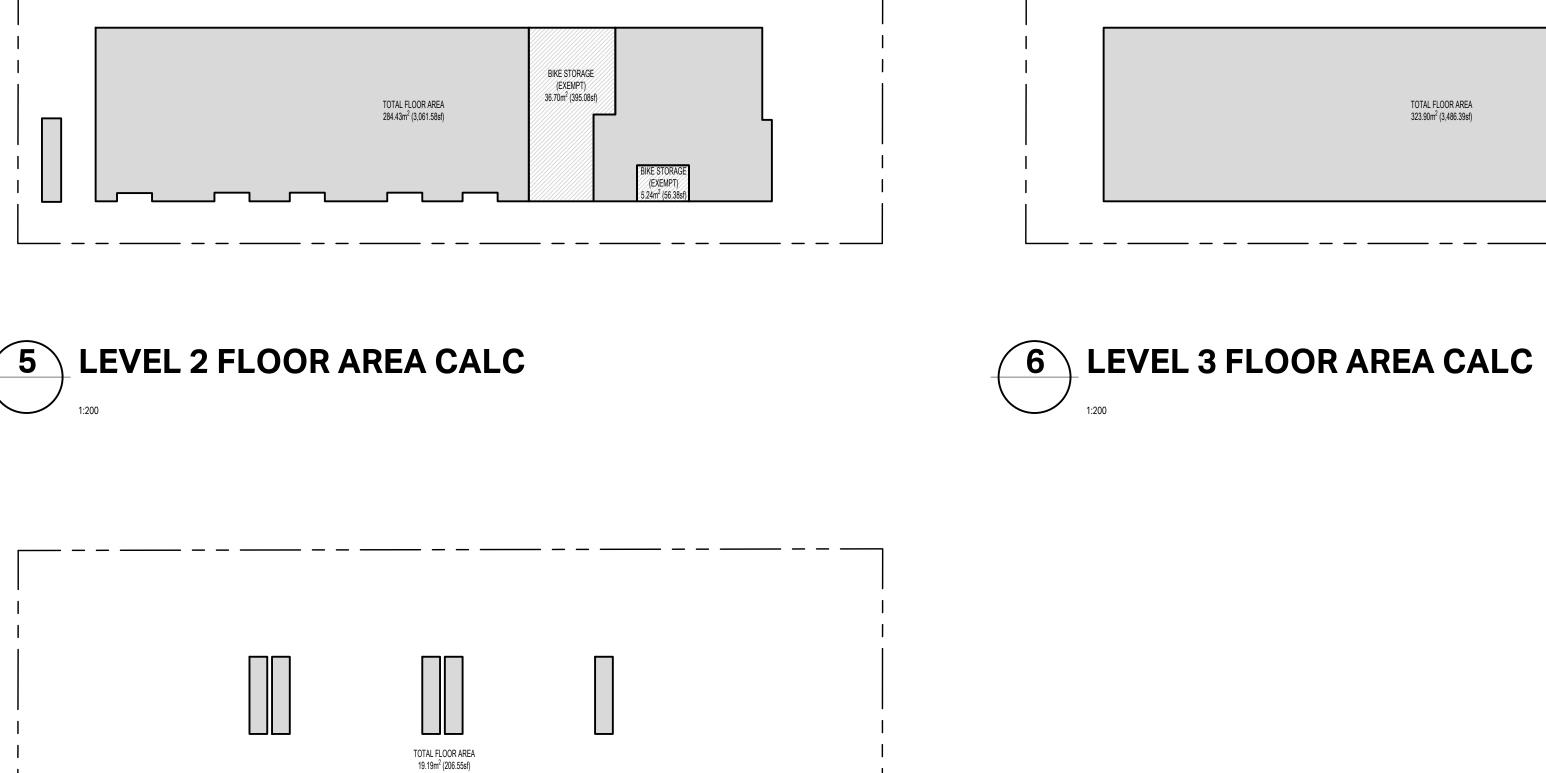




2 SITE COVERAGE







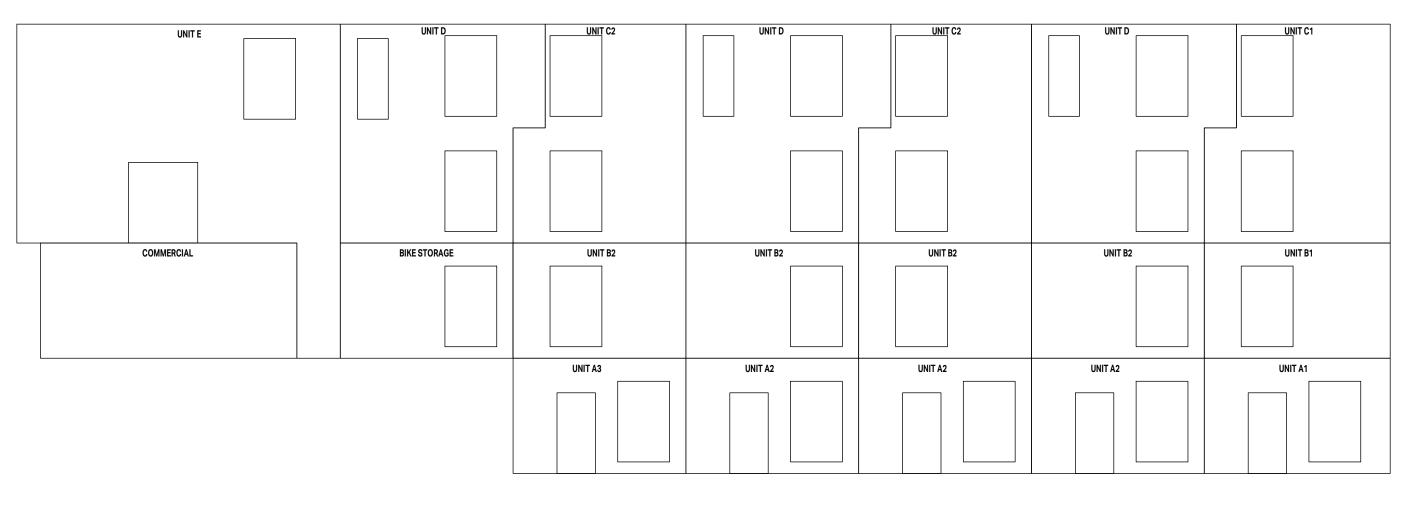
8 ROOF LEVEL FLOOR AREA CALC

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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DRAWING NO: A002



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

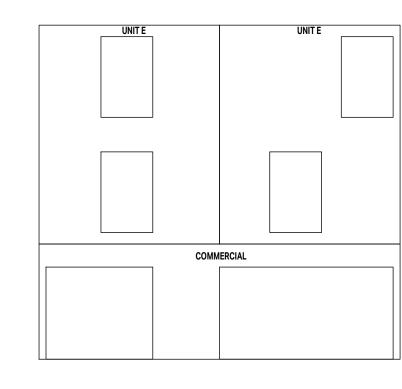


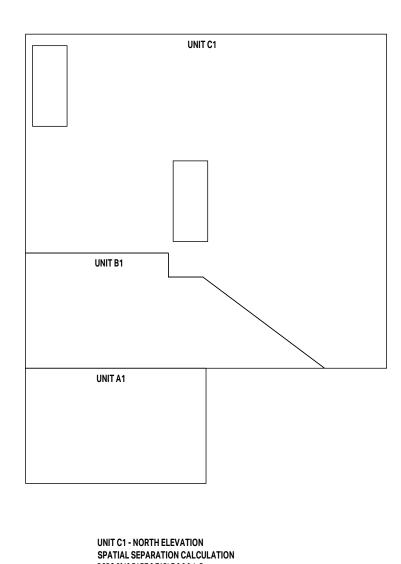
UNIT D - EAST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.-D

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:

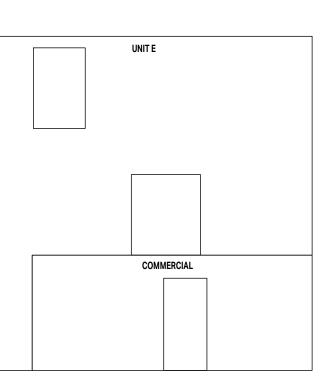
ALLOWABLE OPENINGS:

PROPOSED OPENINGS:

CLADDING PER 3.2.3.7.



2 NORTH ELEVATION

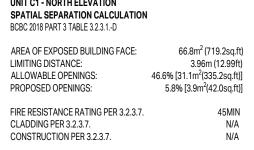


PROPERTY LINE _ _ _ _ _ _ _ _ _ _ 6'-10 3/8" [2.09 m] EAST ELEVATION 12'-11 15/16" [3.96 m] WEST ELEVATION "-9 15/16" [2.08 m] - - - ----_____ PROPERTY LINE

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

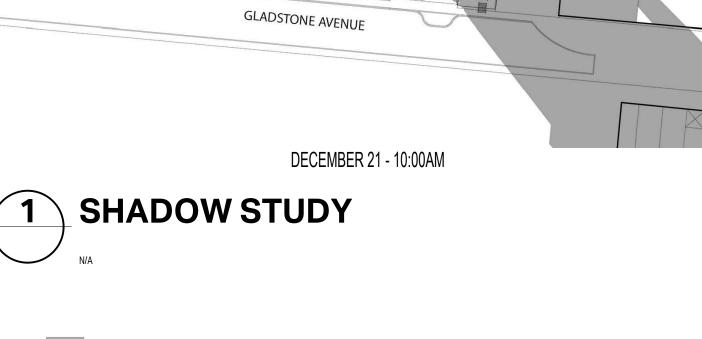
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03 02 01 NO. PRO	REVISION	M/D/Y
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03 02 01 NO. PRO. PRO. 127 VIC	REVISION JECT NAME 1276 GLADSTO VICTORIA, BC VICTORIA, BC VICTORIA, BC VICTORIA, BC, V8T 1G6 02-666 Cook Street, Victoria, BC, V 8-584-0582 info@charch.ca ch ING TITLE: LIMITING DISTAN	MIDIY NE NE



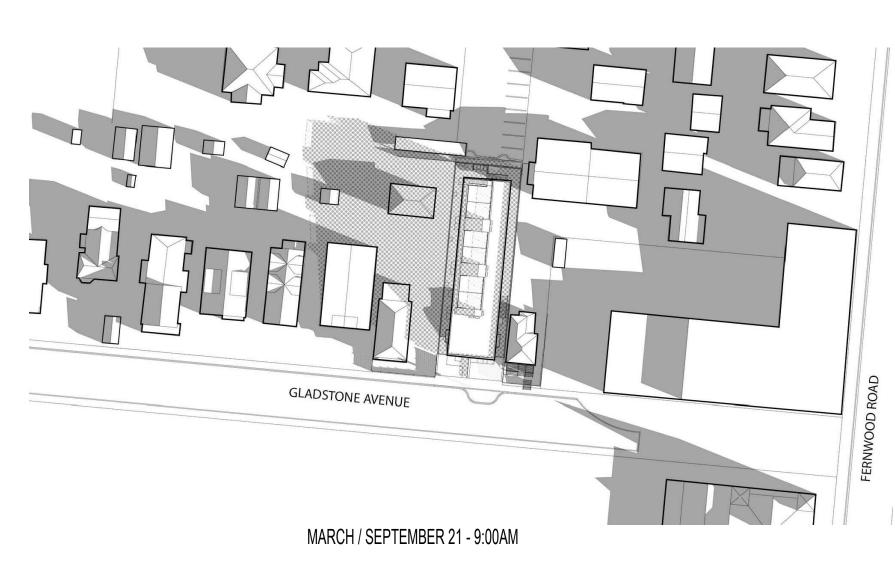
SHADOW OVERLAY OF PROPOSED & EXISTING BUILDINGS

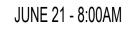
SHADOWS FROM PROPOSED BUILDING

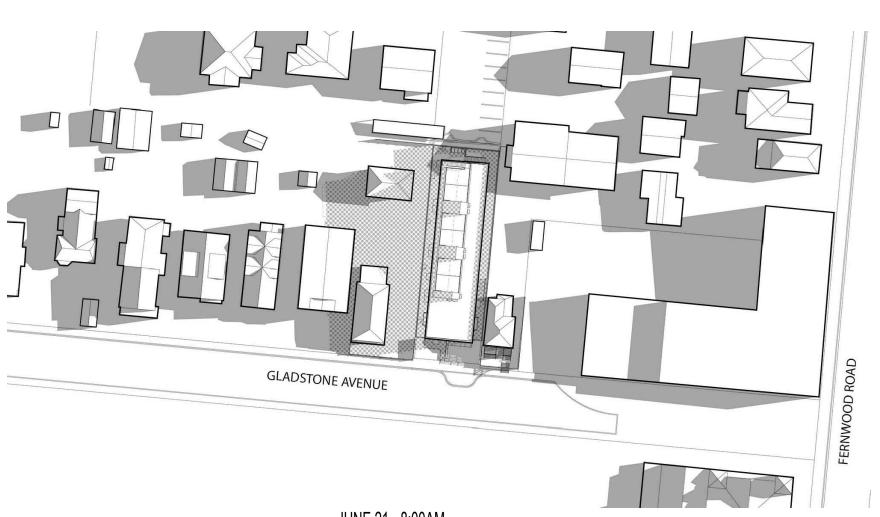
SHADOWS FROM EXISTING BUILDINGS

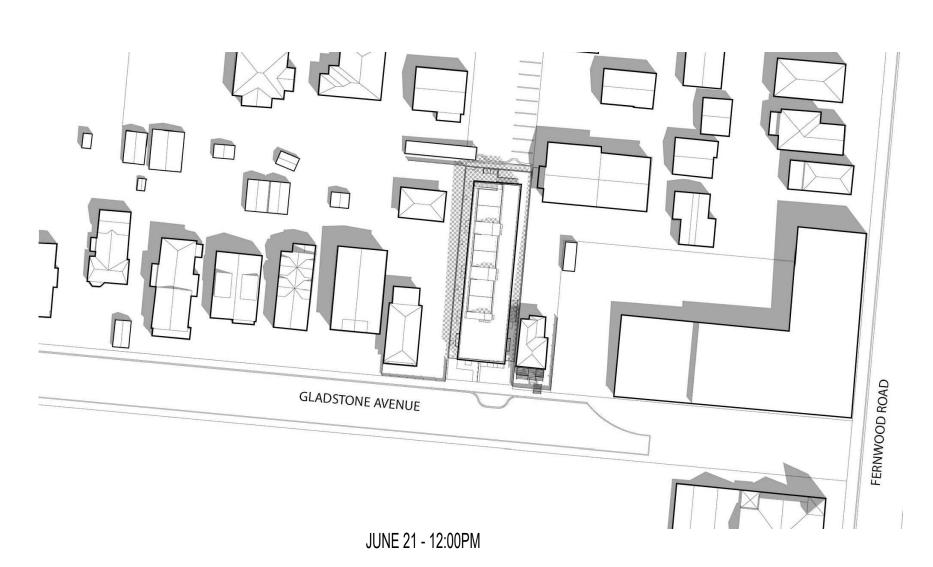


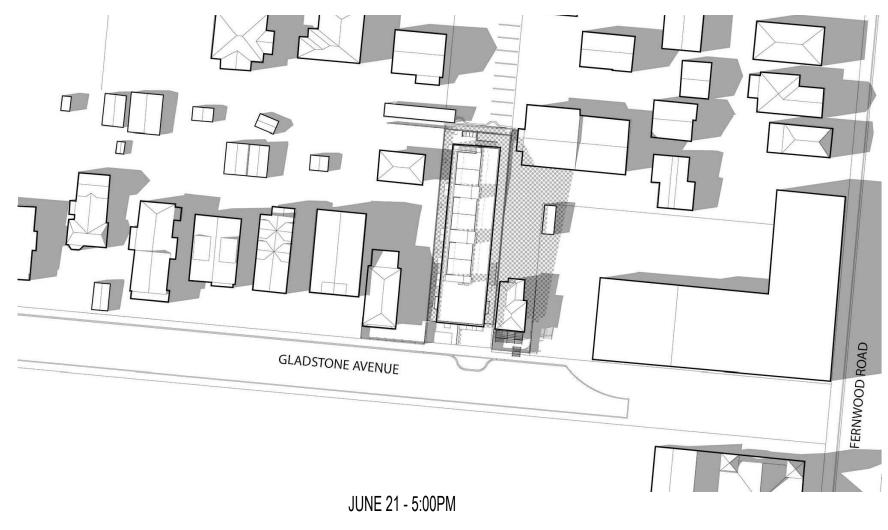


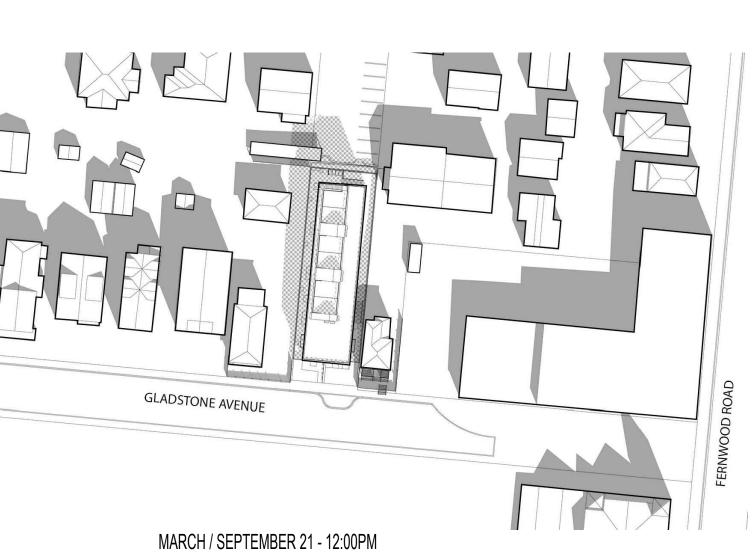


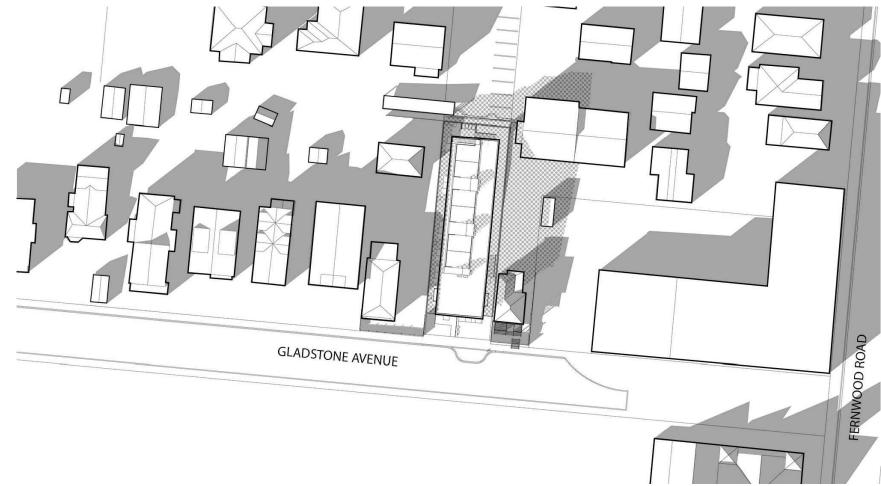




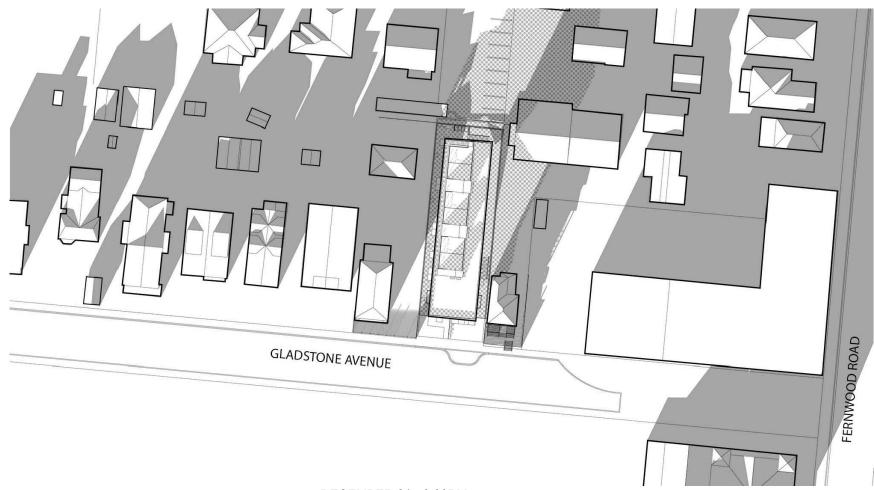






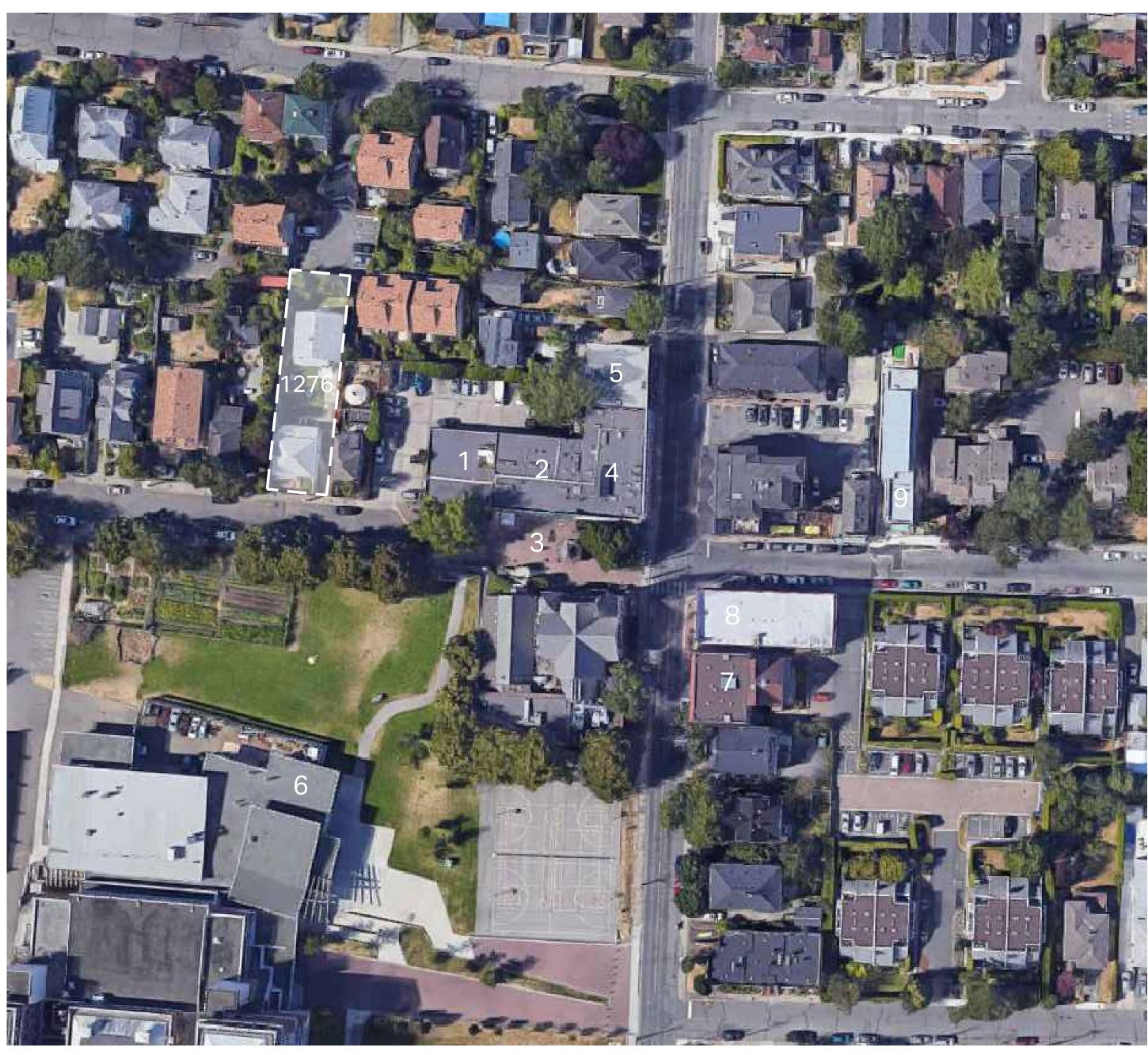


MARCH / SEPTEMBER 21 - 4:00PM



DECEMBER 21 - 3:00PM

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1270 GLADSTONE AVE.

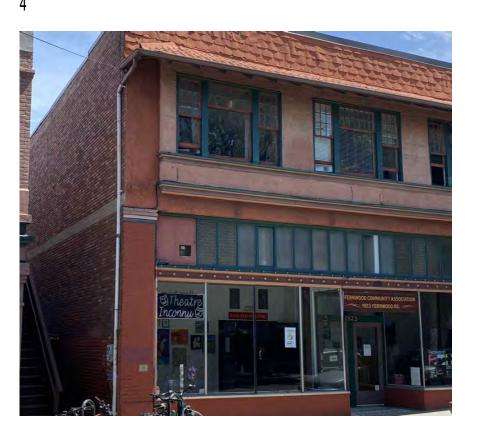
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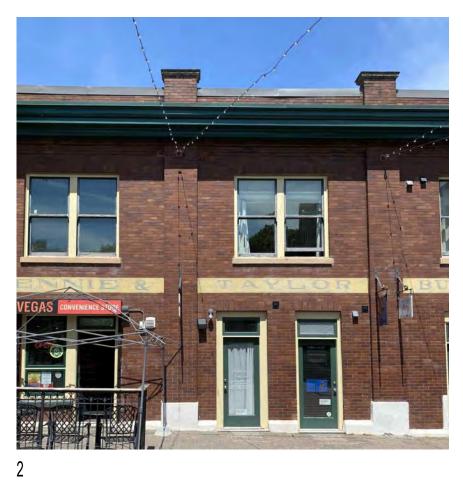
1280 GLADSTONE AVE.



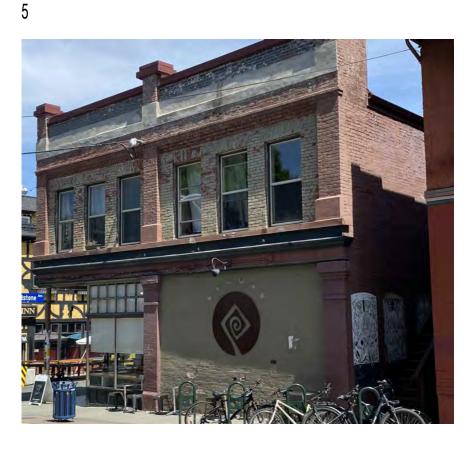














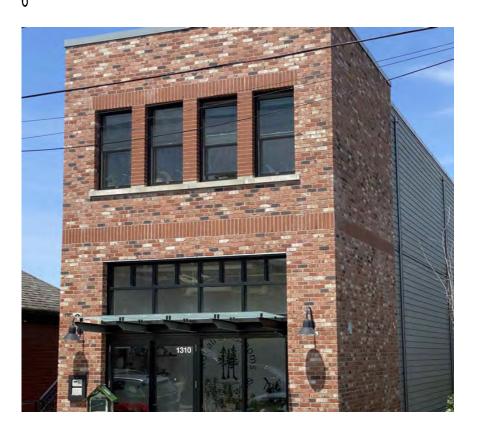
PARKING LOT

1298 GLADSTONE AVE.

1292 GLADSTONE AVE.

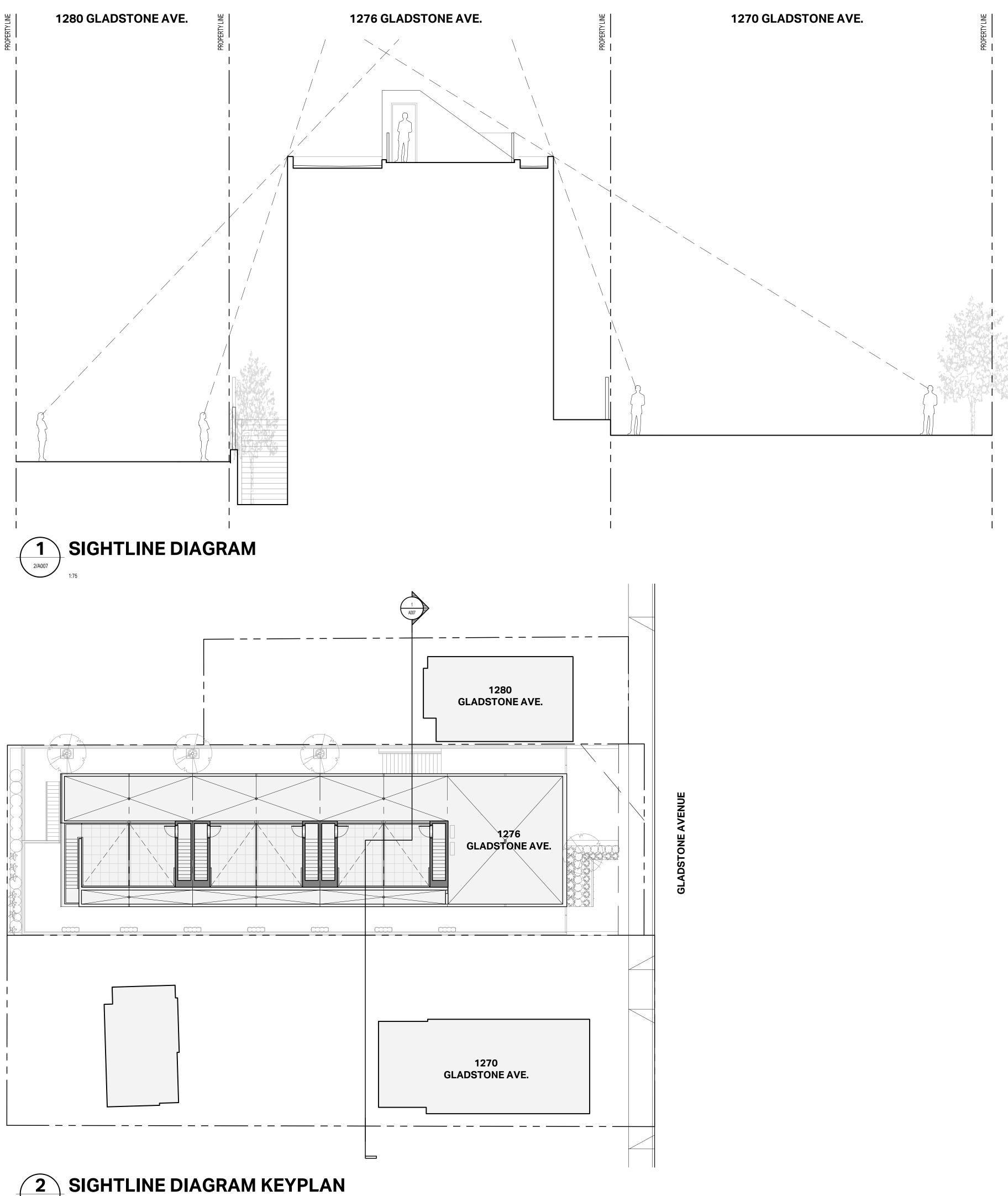


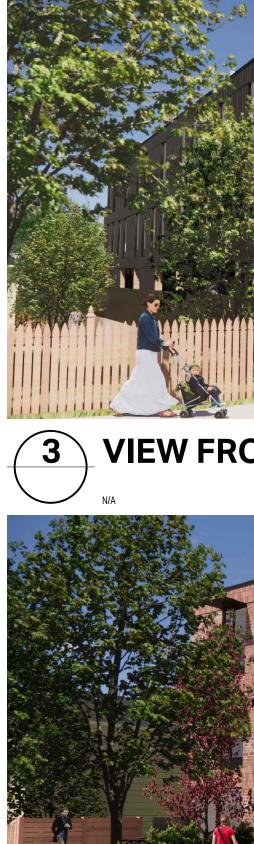




2000 FERNWOOD RD.

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3 VIEW FROM STREET AT SOUTHWEST



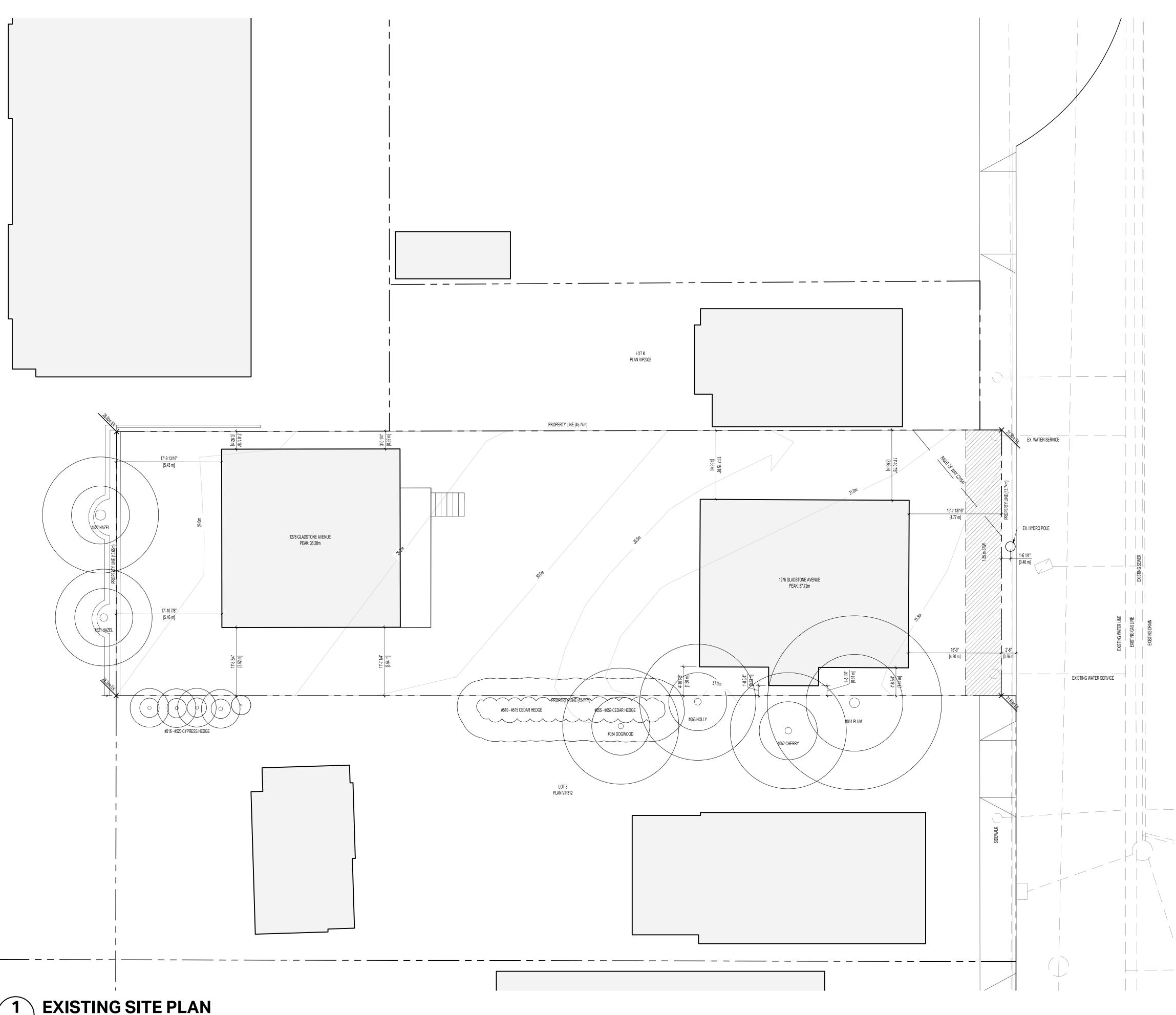
VIEW FROM STREET AT SOUTHEAST

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77)2-666 Cook Street,Victoria, BC '8-584-0582 info@charch.ca INGTITLE:	
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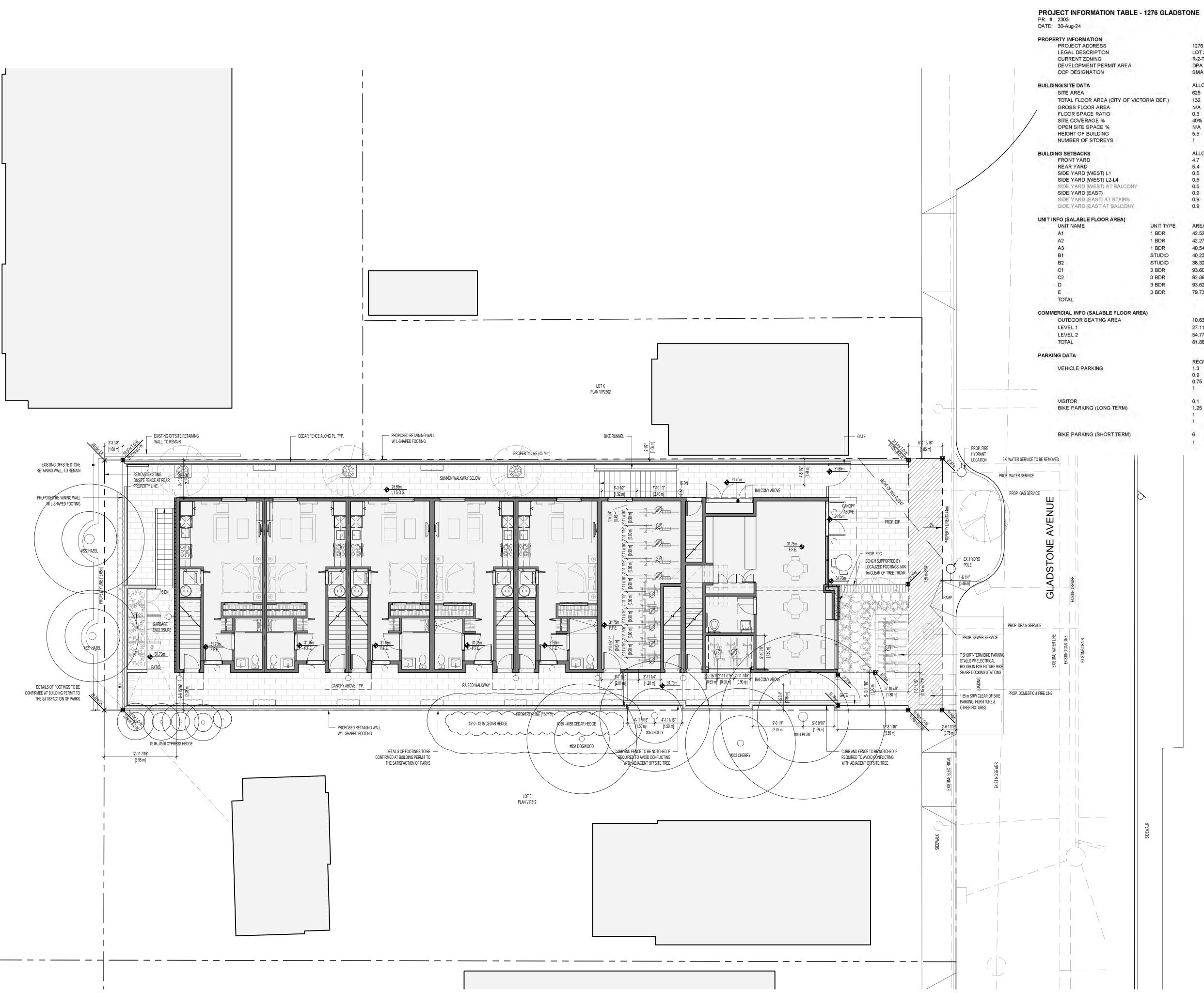


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Q	EXISTING TREE TO BE RETAINED	
	CRZ, CANOPY SPREAD	OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6
	NOTE: SEE ARBORIST REPORT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON CRZ AND RETENTION MEASURES.	
		06 REISSUED FOR REZONING AND DEVELOPMENT PERMIT 09/05/2024 05 REISSUED FOR REZONING AND DEVELOPMENT PERMIT 04/26/2024 04 REISSUED FOR REZONING AND DEVELOPMENT PERMIT 02/08/2024 03 REISSUED FOR REZONING AND DEVELOPMENT PERMIT 12/11/2023
		02 ISSUED FOR REVIEW 11/03/2023 01 ISSUED FOR REZONING AND DEVELOPMENT PERMIT 09/15/2023 NO. REVISION M/D/Y
SIDEWALK		PROJECT NAME
	0m 1m 2m 3m 4m 5m 10r	
		DRAWING NO: A101





ATION DRESS RIPTION DNING ENT PERMIT AREA DATION		LOT 2 R-2-T DPA 6	PLAN V TWO SII B (HC) -	ONE AVE, VK 1P312 NGLE FAMILY SMALL URB N VILLAGE	DWELL	INGS DIST						SEAI	
R AREA (CITY OF VIC DR AREA DE RATIO AGE % SPACE % SUILDING	TORIA DEF.)	625 132 N/A 0.3 40% N/A 5.5	WED/RE m ² m ²	6,727,4 1,420,8	sq ft sq ft	PROPC 626.4 953.9 1414.0 1.52 61% 42% 13.56	m² m²	6,742 10,268 15,220 44.5	sqft	VARIANO N/A 821.9 N/A 1.22 21% N/A 8.06	m ²	NOR	TH ARROW
STOREYS S WEST) L1 WEST) L2-L4 WEST) AT BALCONY EAST) EAST) EAST AT BALCONY		1 ALLOV 4.7 5.4 0.5 0.5 0.5 0.9 0.9 0.9	WED/RE m m m m m m m m	COUIRED 15.4 17.7 1.6 1.6 1.6 3.0 3.0 3.0 3.0	nn nn nn nn n	5 PROPC 5.69 3.95 0.00 2.08 1.36 2.09 0.06 1.44	DSED m m m m m m m m m	18,7 13,0 0,0 8,8 4,5 6,9 0,2 4,7	脊柱性肉肉	4 1.45 0.50 N/A N/A N/A 0.84 N/A	m m	NOT	ES THIS DOCUMENT HAS BEEN D ENCRYPTION TECHNOLOGY /
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NOR	TH ARROW	
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	AND TALL INCLL.	
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	1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6	09/05/202
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09 08 07 06	1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6	08/16/202 04/26/202 04/23/202
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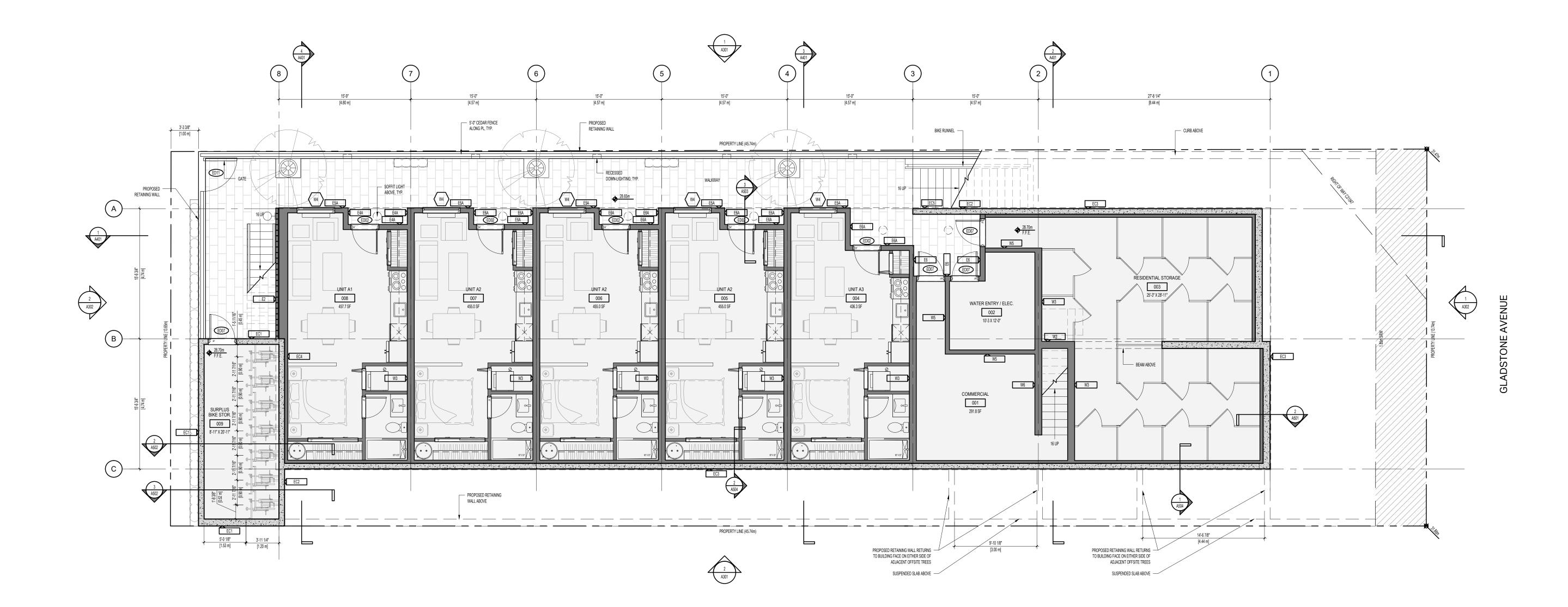
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REVIEW BY:

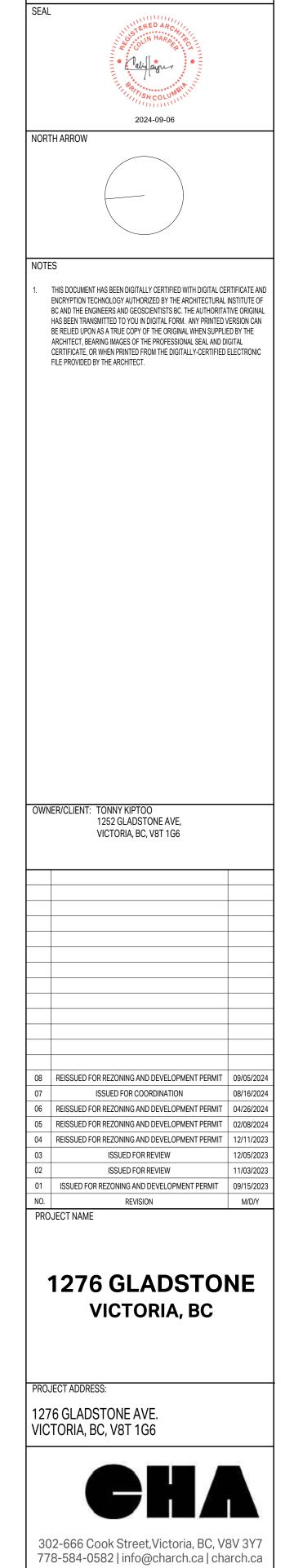
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DRAWING NO: A102







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LIGHTING LEGEND

- WALL-MOUNTED SCONCE LIGHTING
- SOFFIT LIGHTING ABOVE
- □ □ RECESSED DOWN-LIGHTING

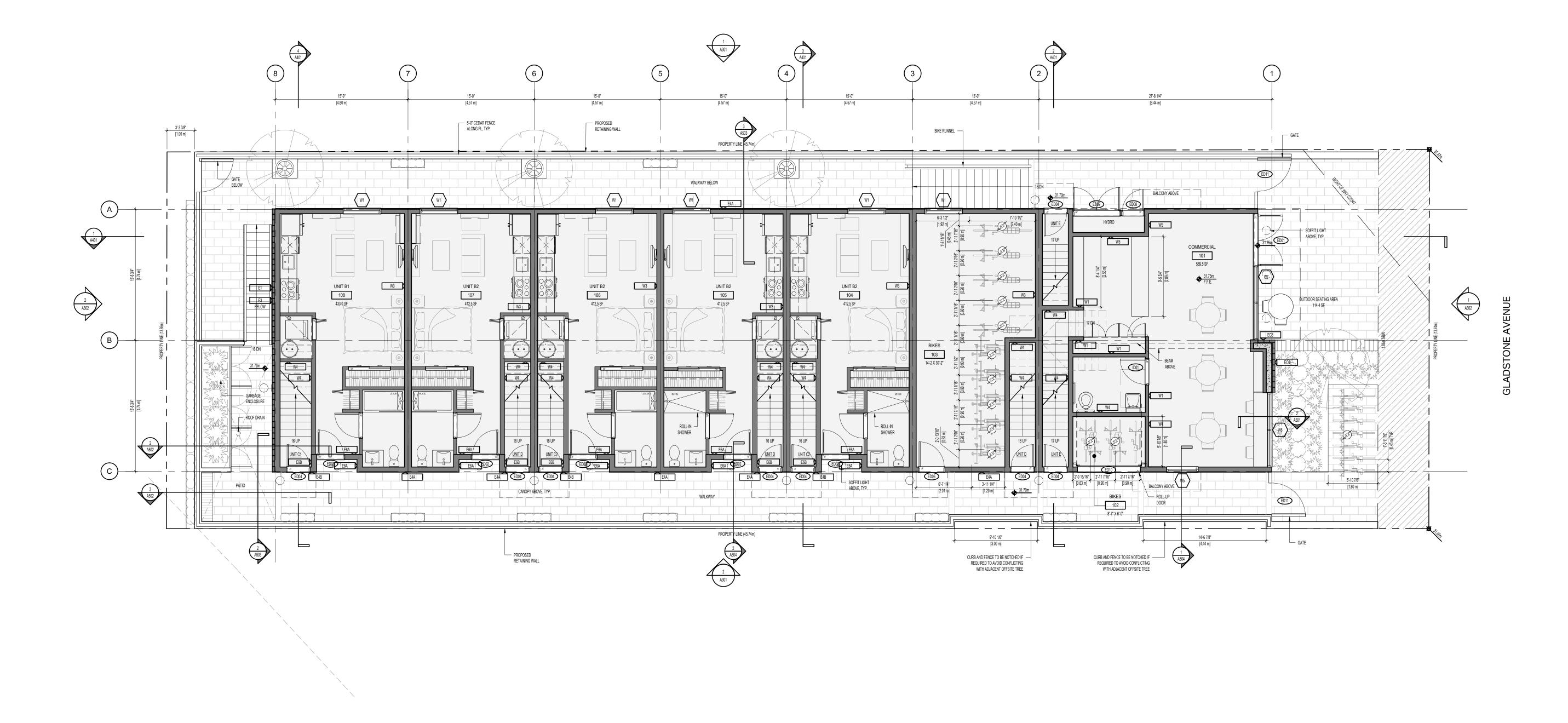
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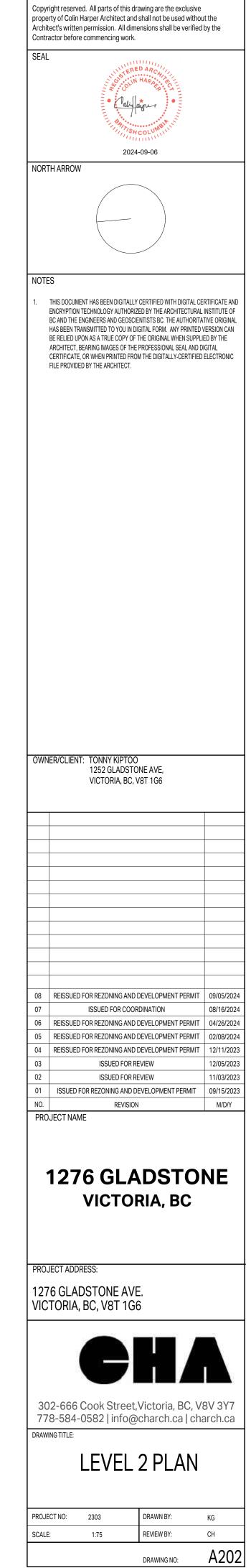
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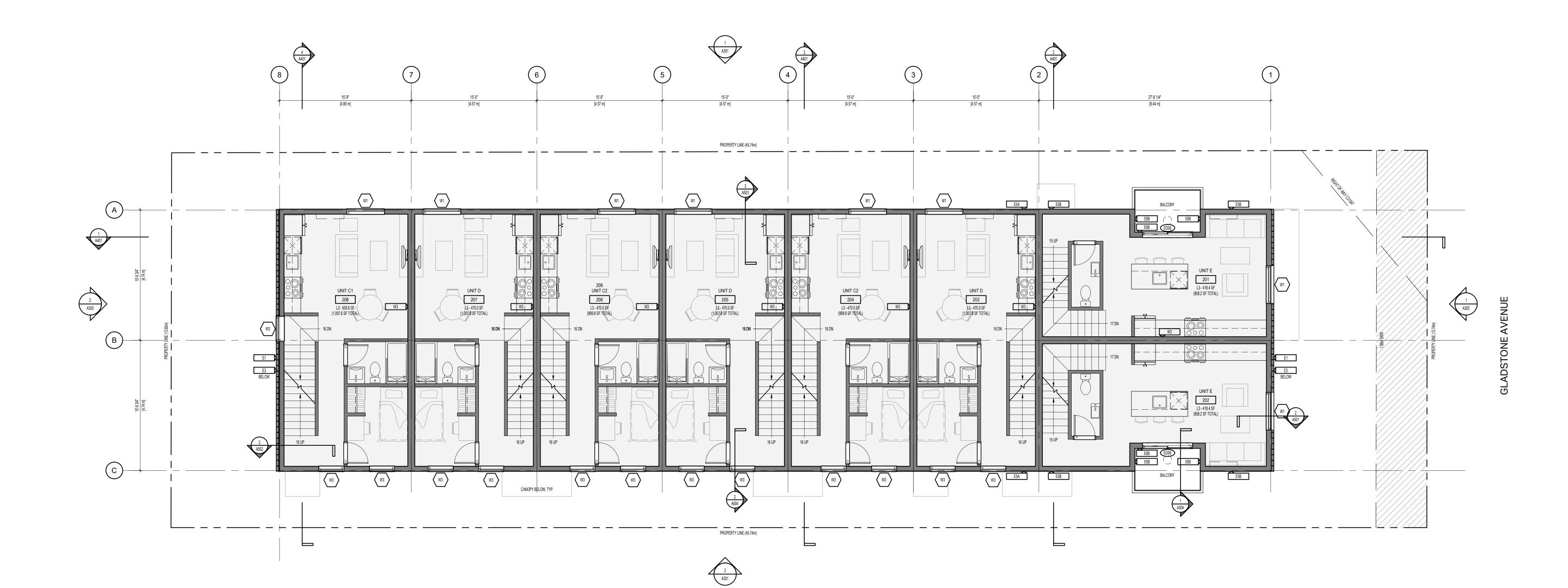
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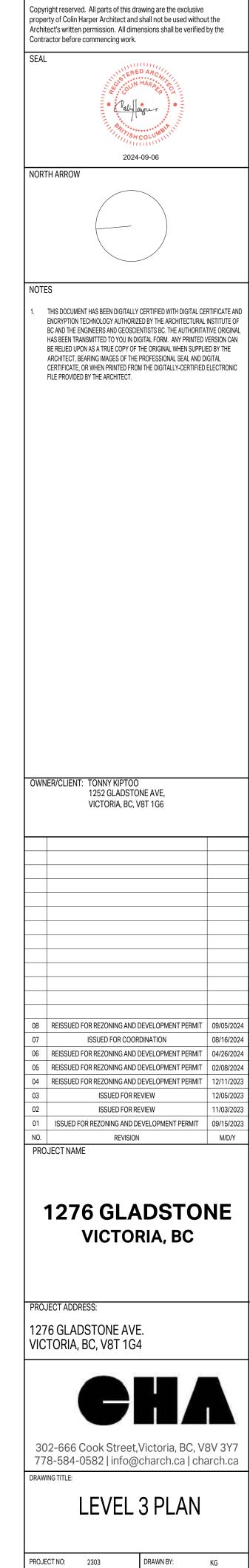




- ♀ WALL-MOUNTED SCONCE LIGHTING
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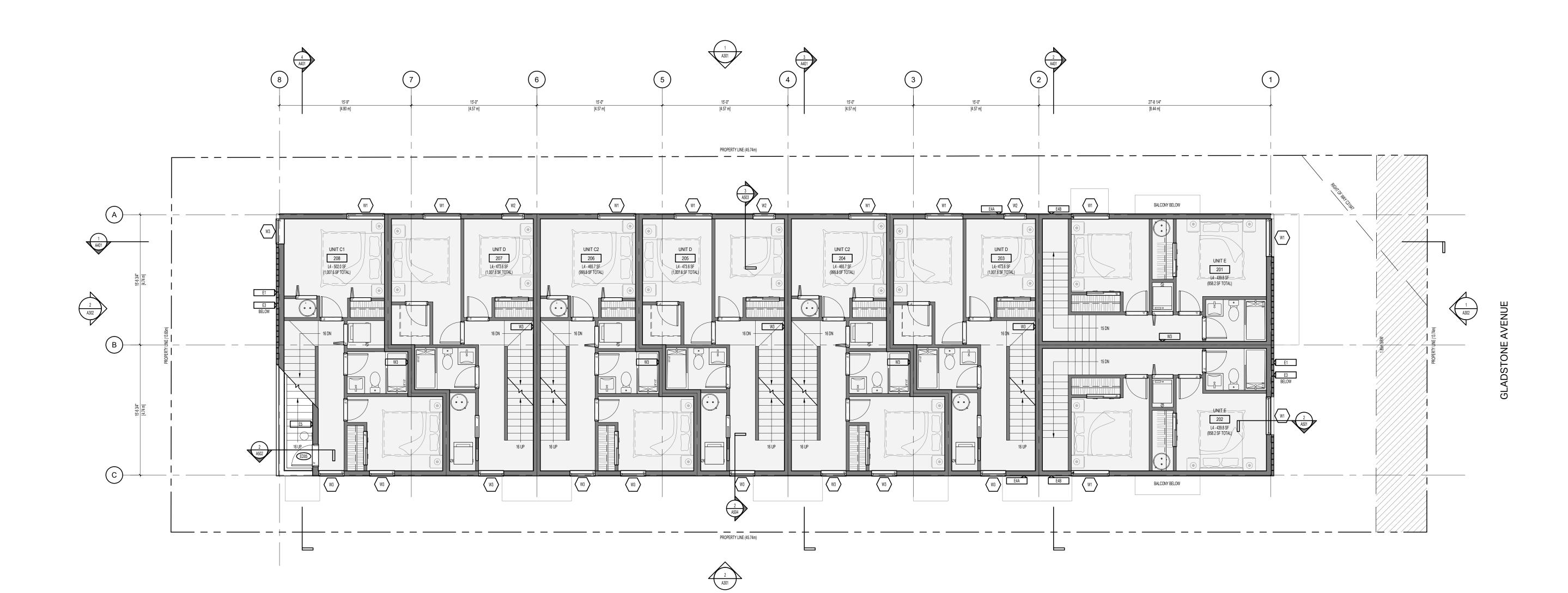
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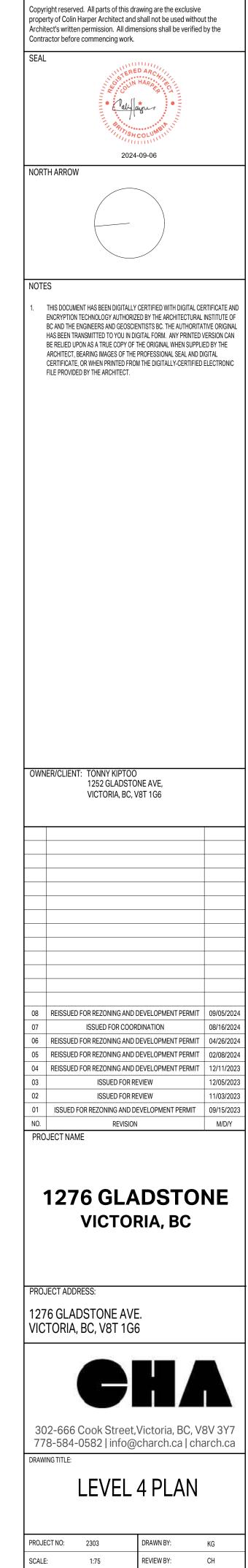
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- WALL-MOUNTED SCONCE LIGHTING
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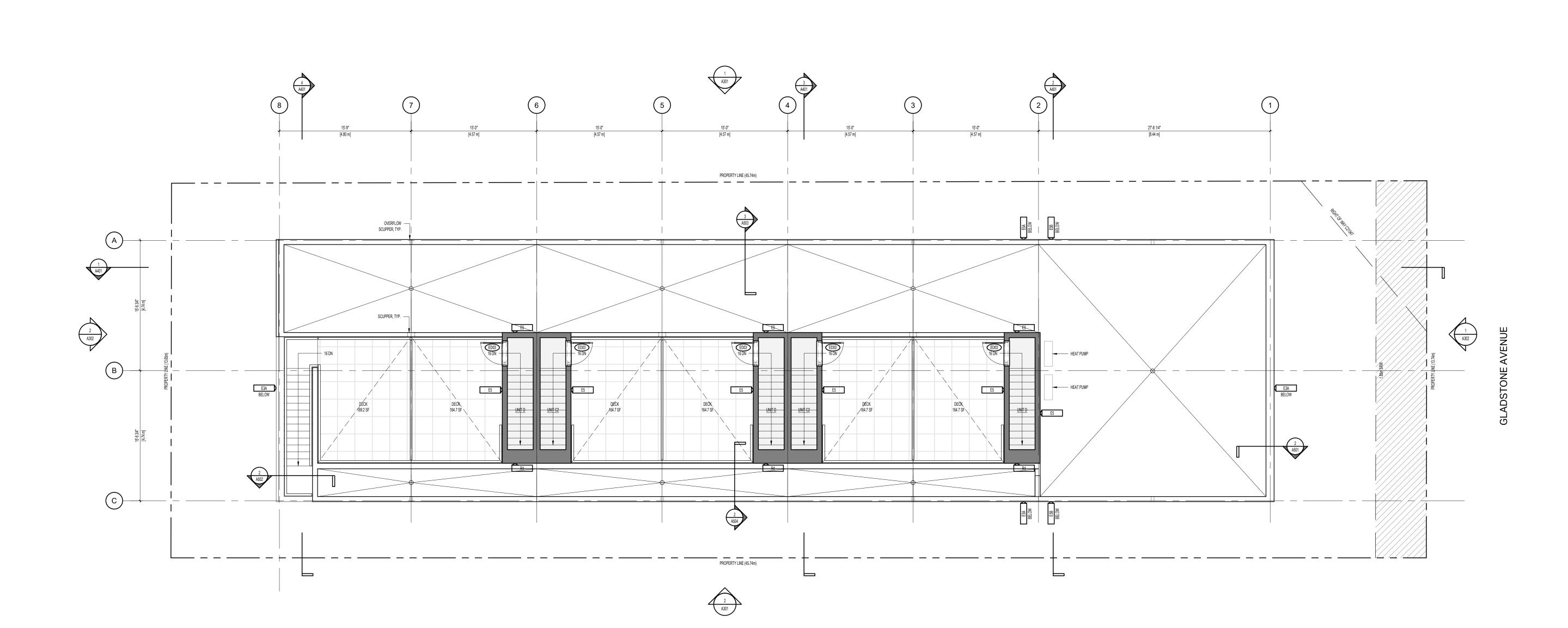






DRAWING NO: A204

- ♀ WALL-MOUNTED SCONCE LIGHTING
- SOFFIT LIGHTING ABOVE
- □ RECESSED DOWN-LIGHTING





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- ♀ WALL-MOUNTED SCONCE LIGHTING
- SOFFIT LIGHTING ABOVE
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VICTORIA, BC PROJECT ADDRESS: 1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6 OC FLOCA 302-666 Cook Street, Victoria, BC, V8V 3Y 778-584-0582 info@charch.ca charch.ca	04 03 02 01 NO. PRO PRO 127 VIC	ISSUED FOR REVIEW ISSUED FOR REZONING AND DEVELOPMENT PERMIT REVISION JECT NAME 1276 GLADSTON JECT ADDRESS: 6 GLADSTONE AVE. TORIA, BC, V8T 1G6	12/11/2 11/03/2 09/15/2 M/D/
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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

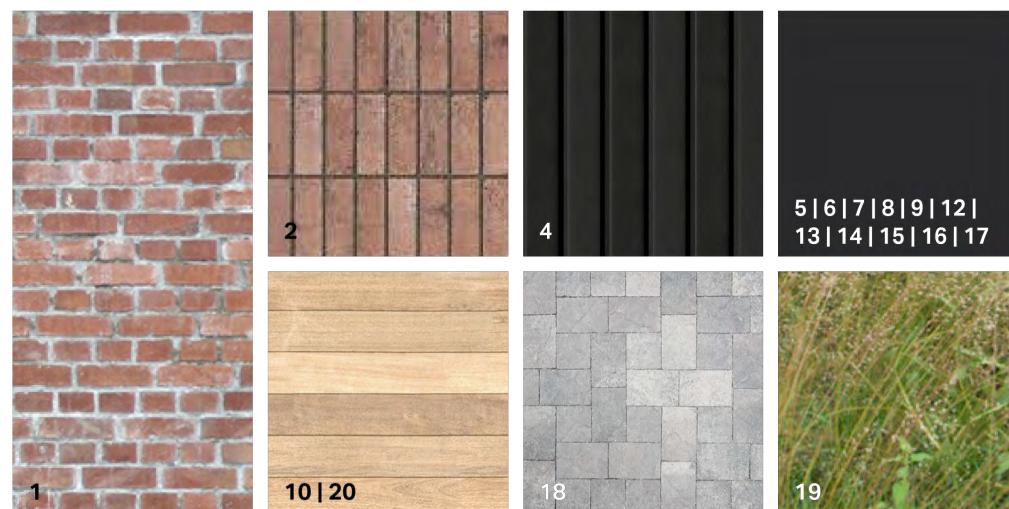
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 BLACK POWDER COAT

 16.
 FABRICATED METAL STAIR
 BLACK POWDER COAT

 17.
 STEEL URACK











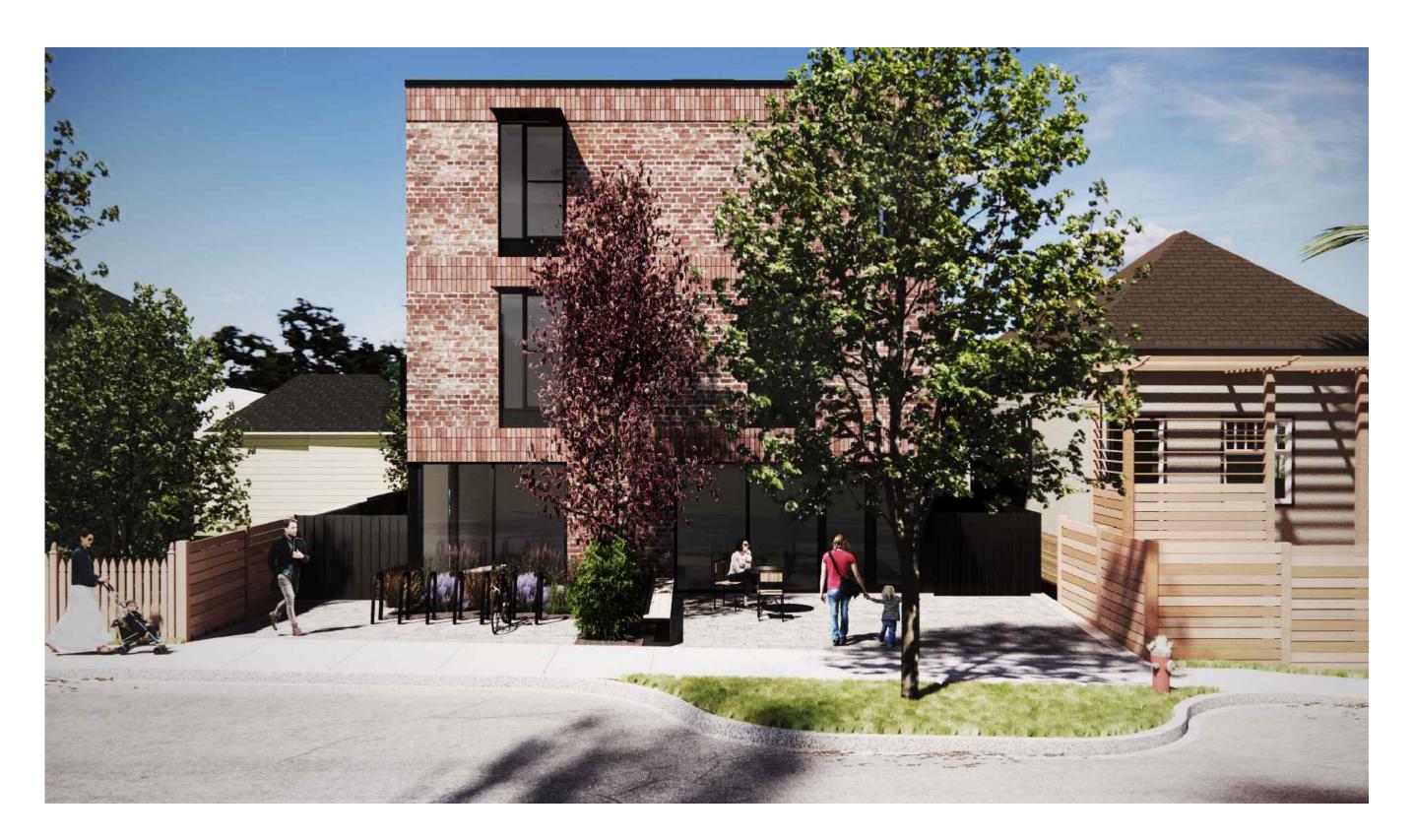
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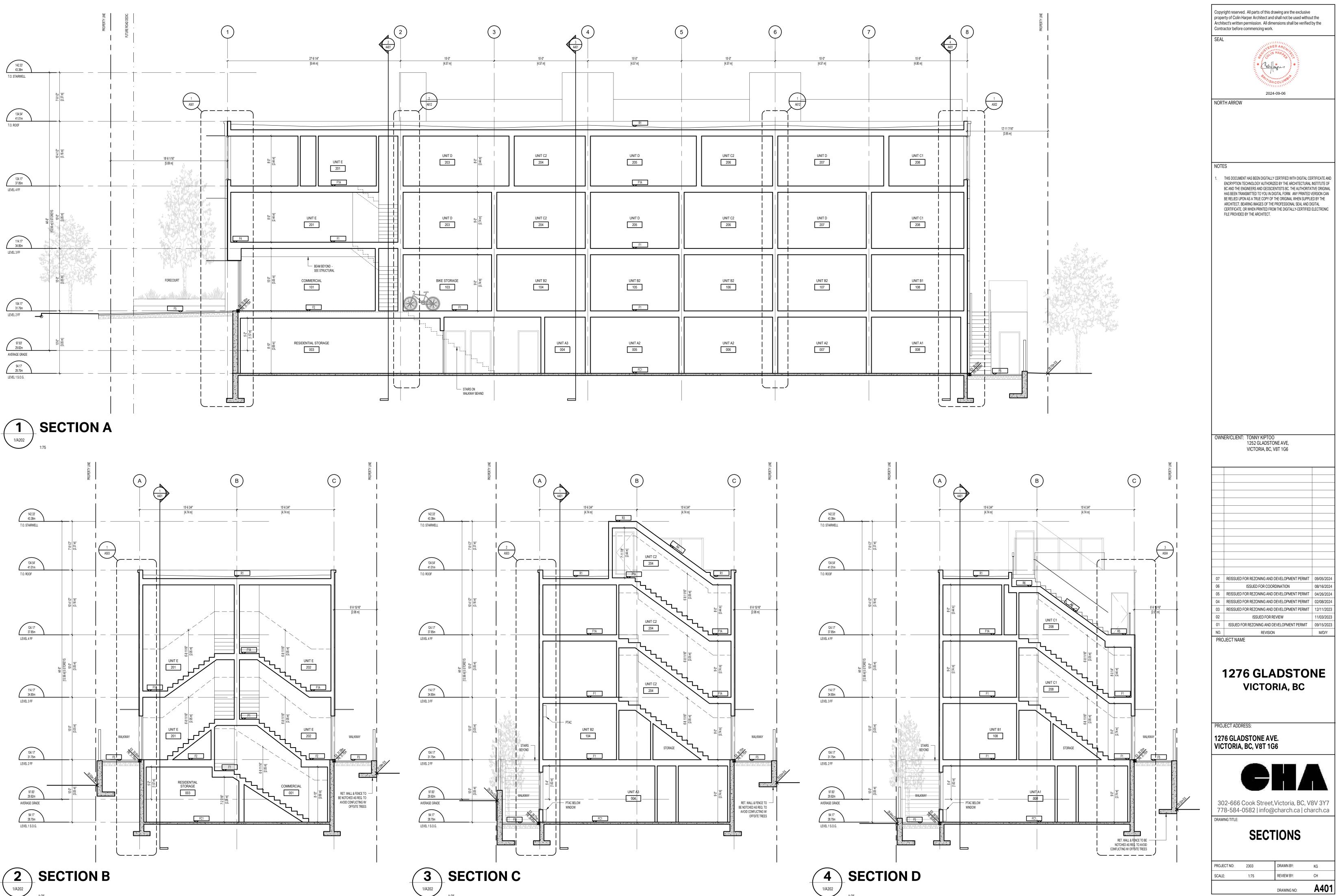




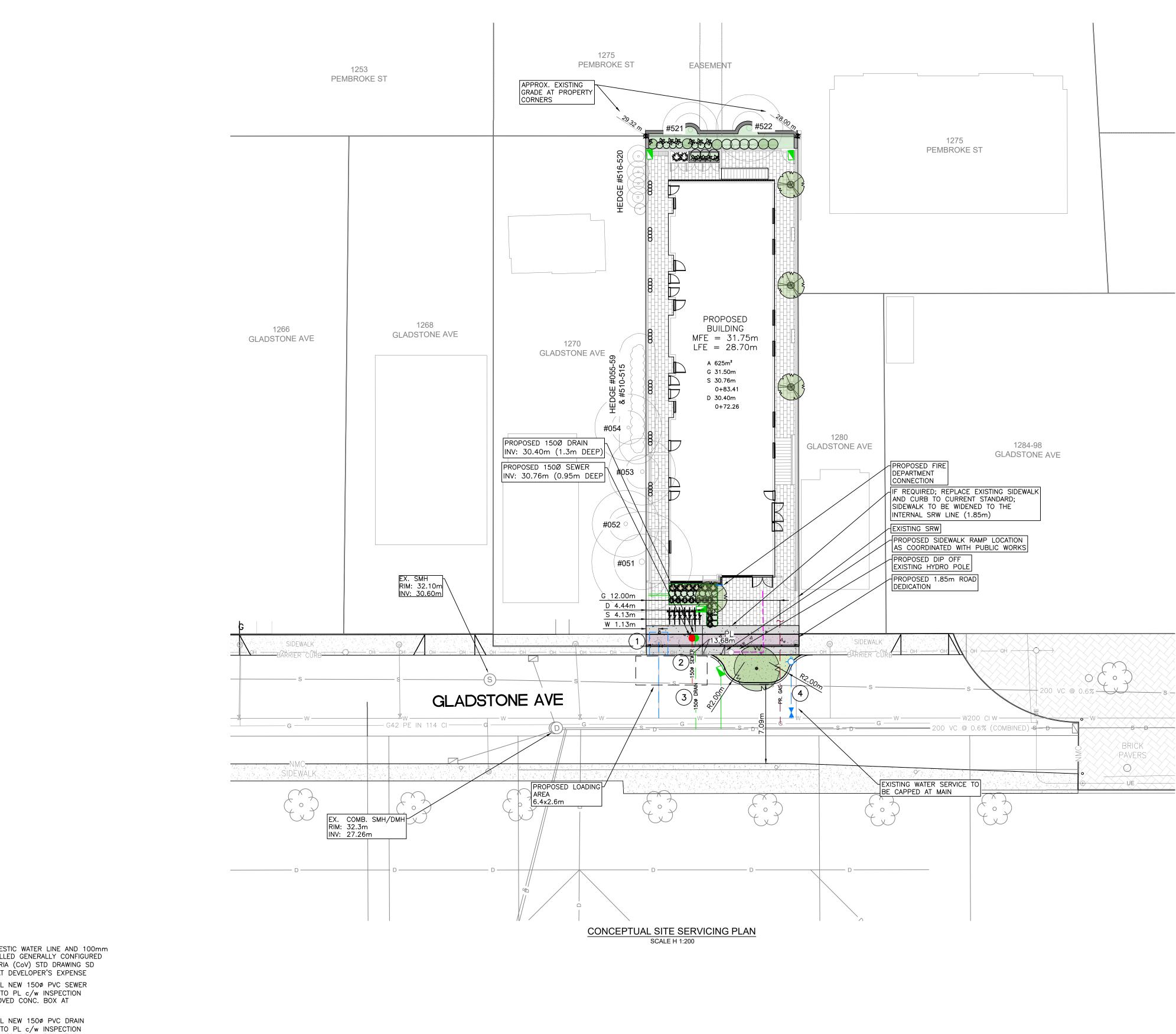


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- SERVICING NOTES
- (1.) PROPOSED 50mm DOMESTIC WATER LINE AND 100mm FIRE LINE TO BE INSTALLED GENERALLY CONFIGURED AS PER CITY OF VICTORIA (CoV) STD DRAWING SD W2f BY CITY FORCES AT DEVELOPER'S EXPENSE
- (2.) Cov FORCES TO INSTALL NEW 1500 PVC SEWER 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

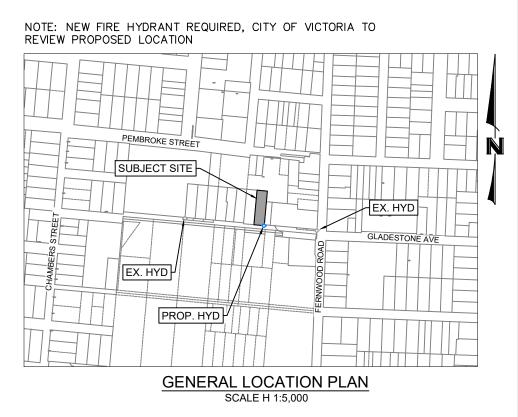


1276 GLADESTONE MULTI FAMILY DEVELOPMENT

SERVICE SIZING SUMMARY

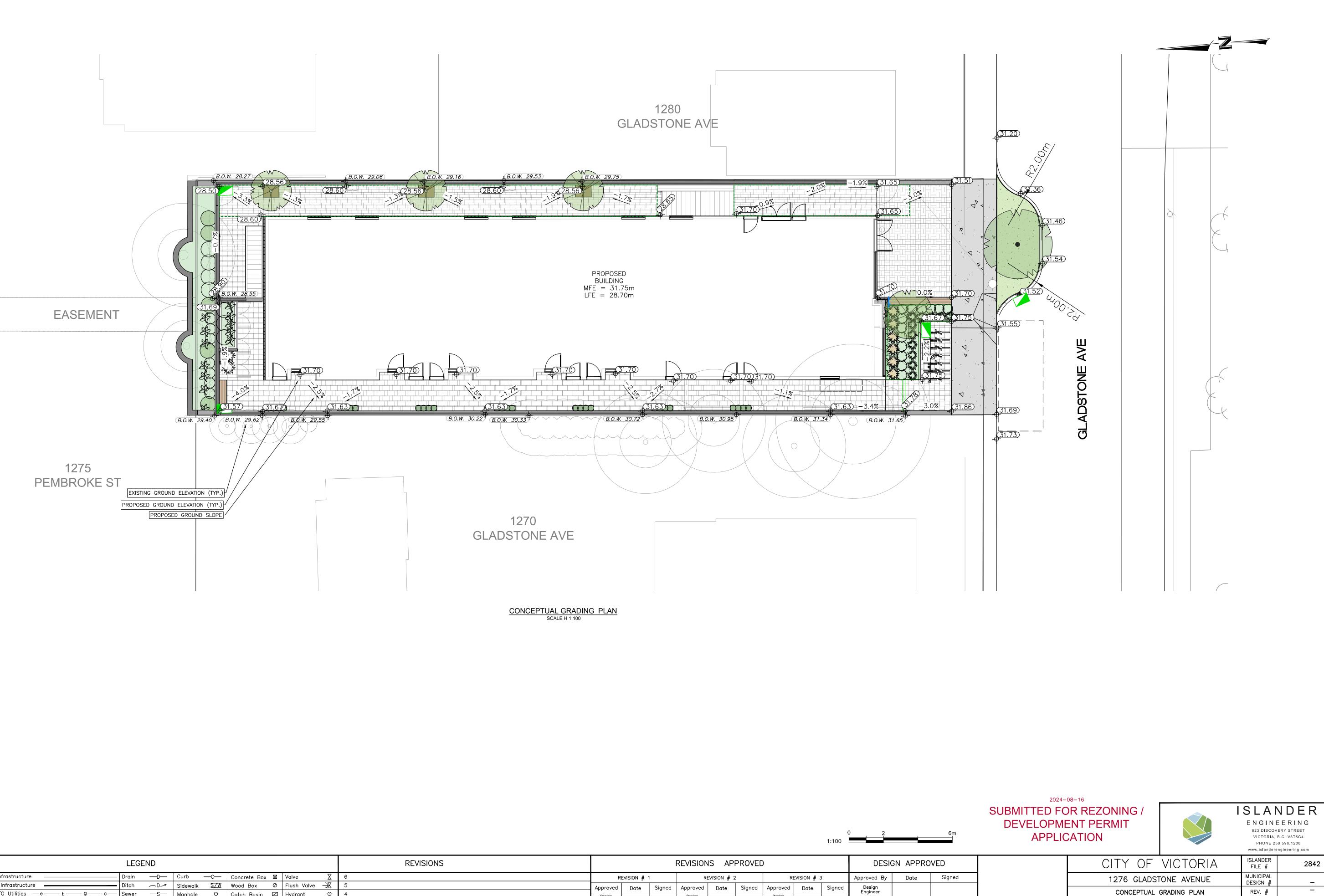
SERVICE SIZIN		
1276 GLADSTONE AVENU SITE AREA = 625m ² IMPERVIOUS AREA = 610	_	
SANITARY	PROPOSED LOAD	SERVICE SIZE
SERVICE	280FU 150mm SERVICE	840FU MAXIMUM LOAD FOR 150mm @ 2.0% (PLUMBING CODE)
DRAIN		
SERVICE	AREA X 15min RAINFALL (PLUMBING CODE) 8.34 L/s	19.56 L/s MAXIMUM LOAD FOR 150mm @ 2.0% (PLUMBING 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

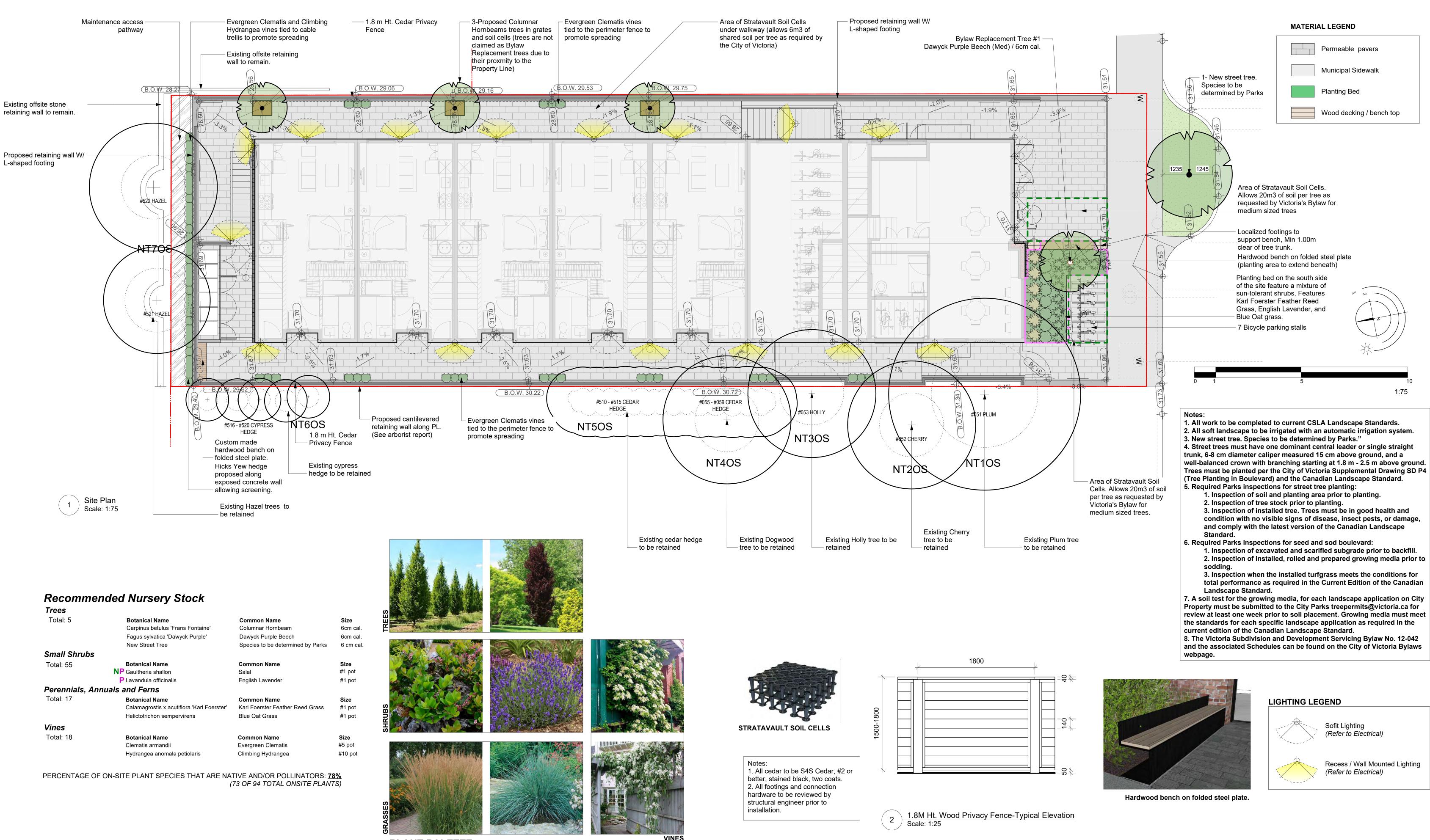
Date: 2024-08-16

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

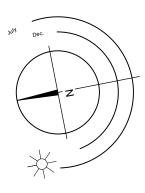




PLANT PALETTE

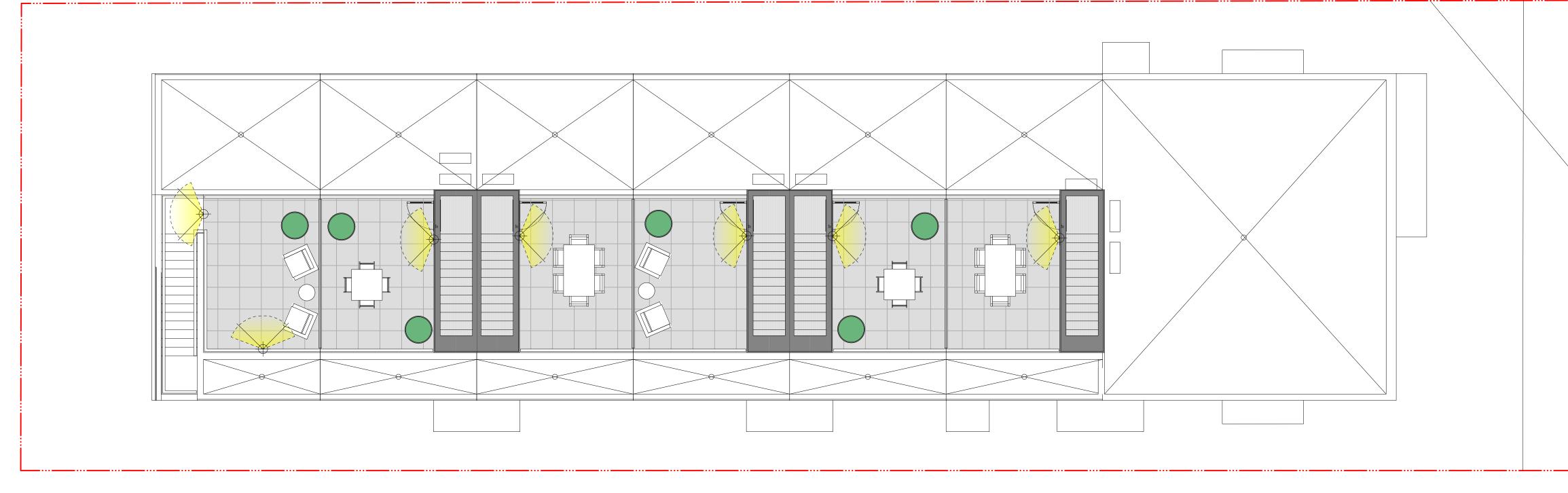
1276 Gladstone | Landscape Concept Plan

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

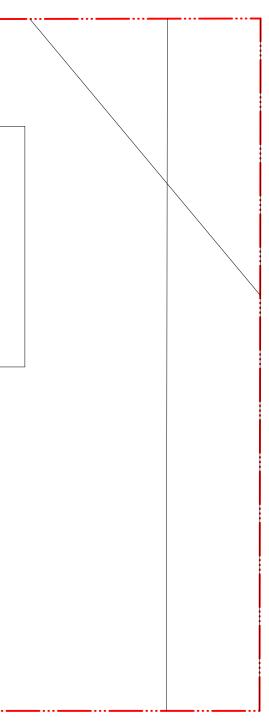
February 6th, 2024

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%

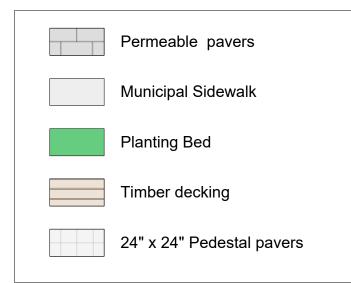
1276 Gladstone | Landscape Concept Plan

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

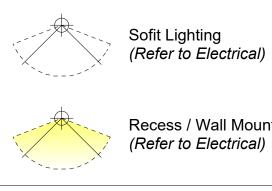
0.2% **99.8%**



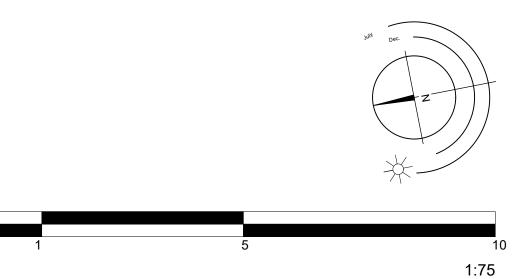
MATERIAL LEGEND



LIGHTING LEGEND



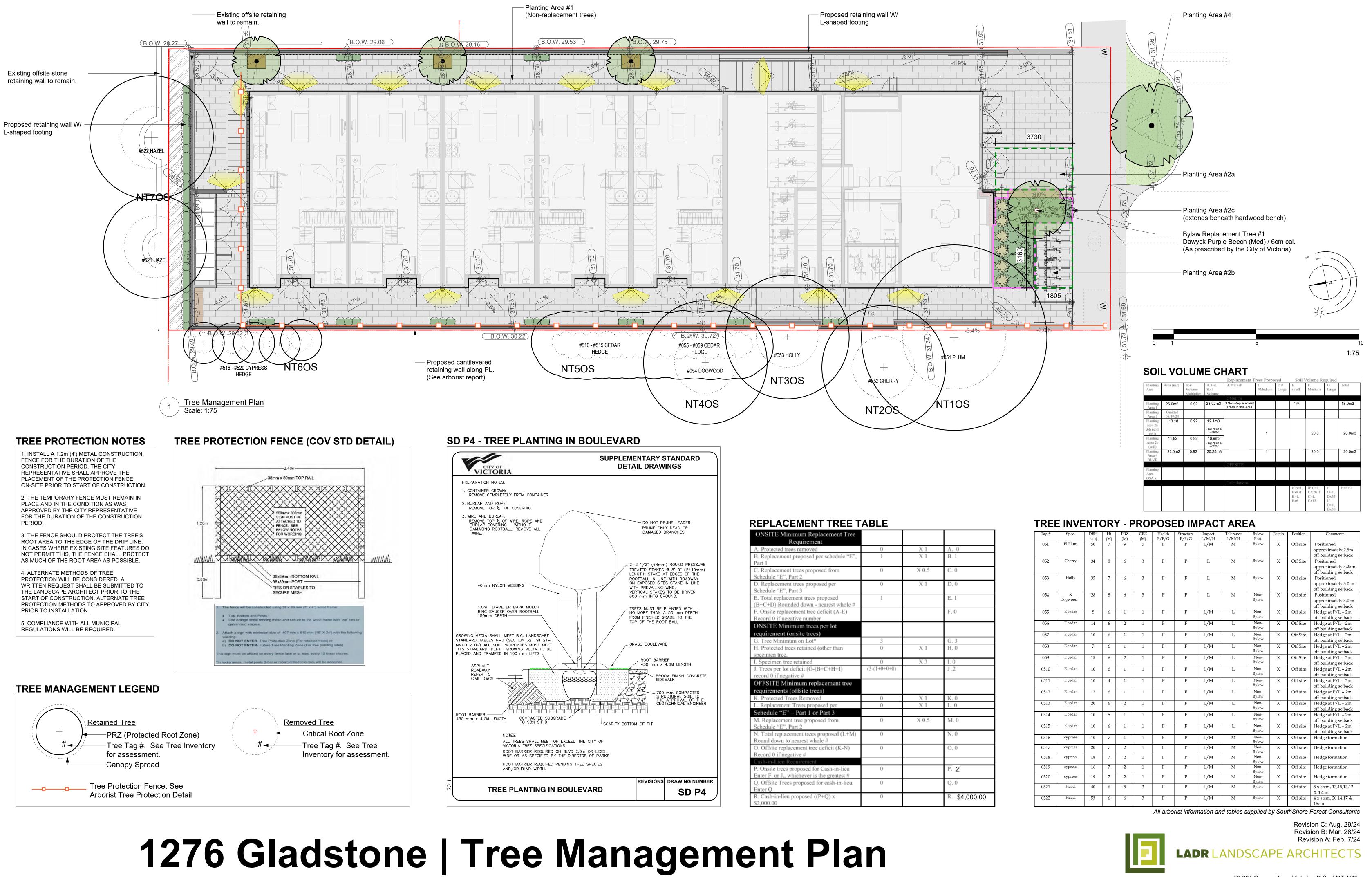
Recess / Wall Mounted Lighting (Refer to Electrical)



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