GENERAL NOTES

1. ALL CONSTRUCTION IS TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE (BCBC), AS WELL AS OTHER LOCAL GOVERNING CODES, BYLAWS, AND ORDINANCES.
2. ALL WORK TO BE OF THE BEST PRACTICES OF THE LOCAL TRADES INVOLVED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. DO NOT SCALE DRAWINGS.
5. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS, SPECIFICATIONS, GEOTECHNICAL AND ARBORIST REPORTS. ANY DISCREPENCIES MUST BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
6. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
7. ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD. UNLESS NOTED OTHERWISE.
8. ALL WALLS ARE TO EXTEND TO U/S OF STRUCTURE. UNLESS NOTED OTHERWISE.
9. ALL WINDOWS AND DOORS ON PLAN ARE DIMENSIONED TO THE CENTRE OF ROUGH OPENING (R.O.). UNLESS NOTED OTHERWISE.
10. ALL WINDOWS ARE DIMENSIONED ON THE FLOOR PLANS ROUGH OPENING (R.O.). UNLESS NOTED OTHERWISE.
11. ALL DOORS ARE A MIN. OF 4" (100 mm) FROM FACE OF ADJACENT WALLS. UNLESS NOTED OTHERWISE.

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET TITLE	SCALE
A0.00	Cover Sheet	As Noted
A0.02	Site Context	As Noted
A1.01	Existing Site Plan	As Noted
A1.02	Proposed Site Plan	As Noted
A2.00	Basement Parkade Plan	As Noted
A2.01	Ground Floor Plan	As Noted
A2.01A	Mezzanine Floor Plan	As Noted
A2.02	Second Floor Plan	As Noted
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A2.04	Fourth Floor Plan	As Noted
A2.05	Fifth Floor Plan	As Noted
A2.06	Sixth Floor Plan	As Noted
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A2.08	Eighth Floor Plan	As Noted
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A2.13	Roof Plan	As Noted
A3.01	Building Elevations	As Noted
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A3.03	Building Elevations	As Noted
A3.04	Building Elevations	As Noted
A4.01	Building Sections	As Noted
A7.01	Perspectives	As Noted
A7.07	Entry Perspectives	As Noted
A8.01	Schedules	As Noted

CITY OF VICTORIA

Revisions

Received Date: October 9, 2019

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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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1010 FORT STREET

1010 Fort Street

Victoria, BC

REZONING APPLICATION

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Cover Sheet

Issue Date	
Plot Date	2019.10.15
Designed By	NR
Reviewed By	NR
Drawn By	AP
Checked By	NR
Project ID	217.32
Scale	As Noted

Sheet No. A0.00

Issue/Revision

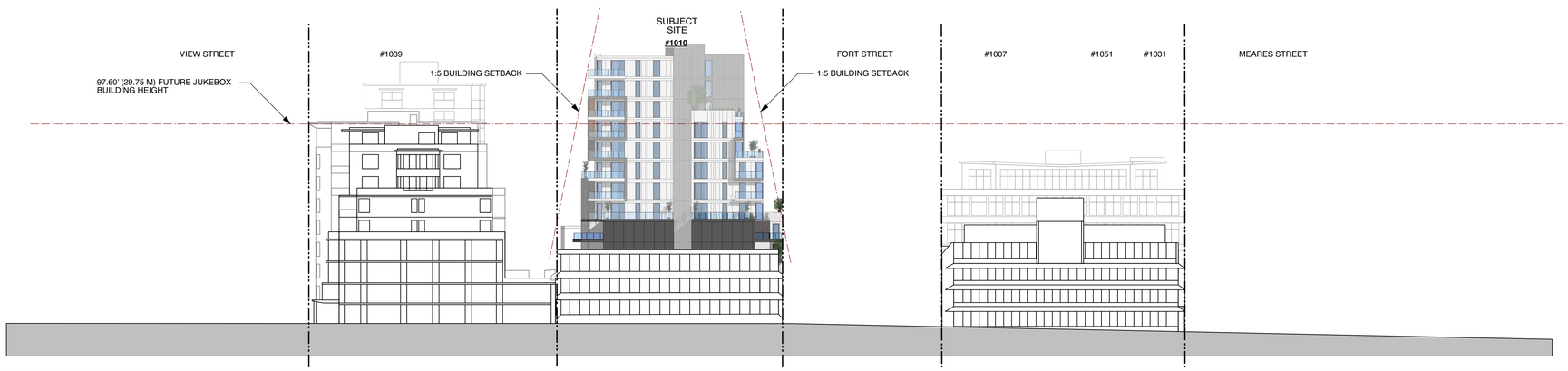
File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

1 SCHEMATIC PLAN
Scale: 1/64" - 1'-0"

2 AERIAL VIEW FACING NORTHWEST
NTS

3 STREET LEVEL VIEW FACING NORTHWEST
NTS

4 STREETSCAPE FACING NORTH
NTS



5 STREETSCAPE FACING EAST
NTS

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Site Context

Issue Date	Plot Date	Sheet No.
	2019.10.15	A0.02
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

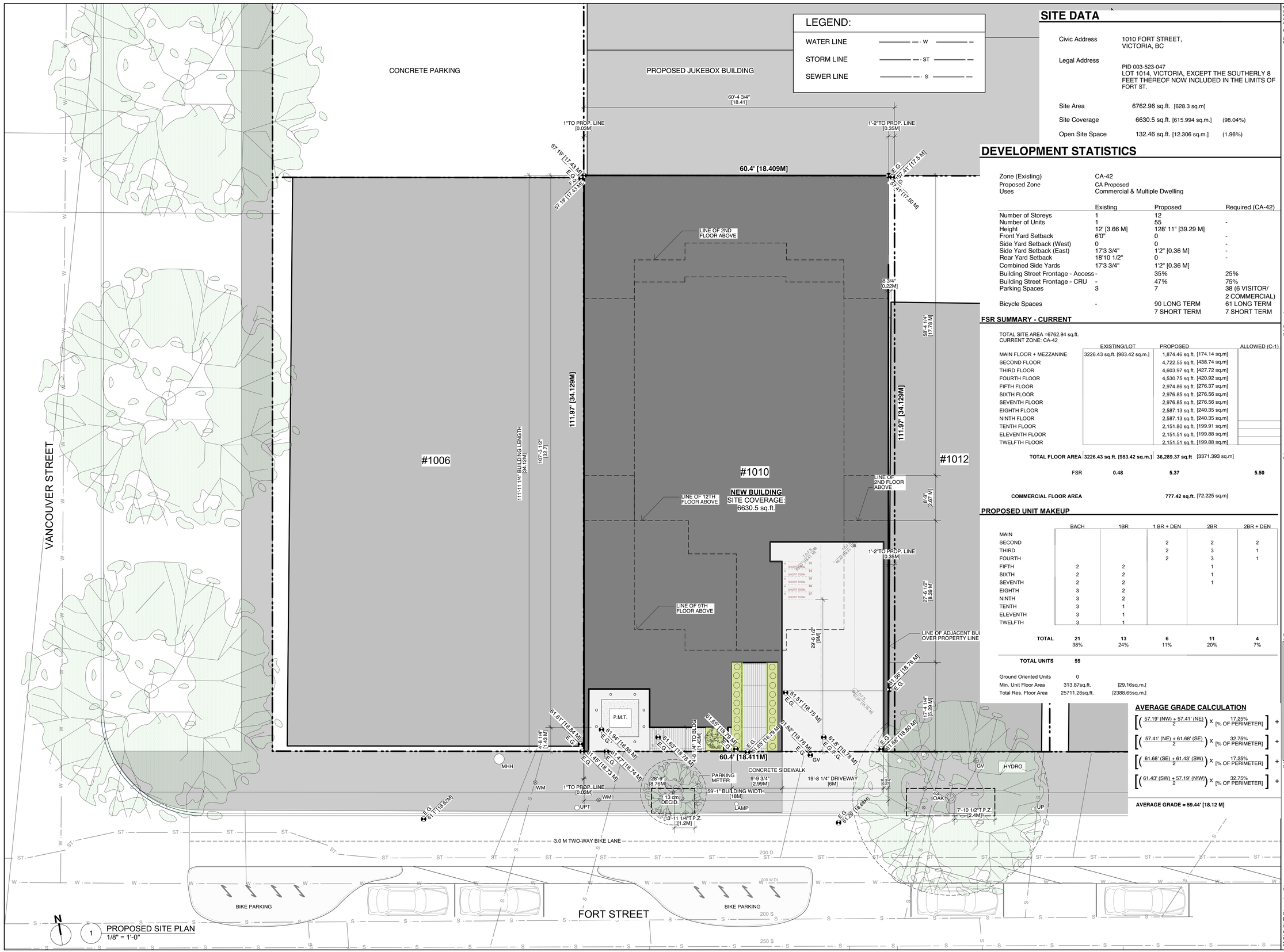
Existing Site Plan

Issue Date	
Plot Date	2019.10.15
Designed By	NR
Reviewed By	NR
Drawn By	JM
Checked By	NR
Project ID	217.32
Scale	As Noted

Sheet No.

A1.01

Issue/Revision



1 PROPOSED SITE PLAN
1/8" = 1'-0"

LEGEND:

WATER LINE	W
STORM LINE	ST
SEWER LINE	S

SITE DATA

Civic Address	1010 FORT STREET, VICTORIA, BC	
Legal Address	PID 003-523-047 LOT 1014, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF NOW INCLUDED IN THE LIMITS OF FORT ST.	
Site Area	6762.96 sq.ft. [628.3 sq.m]	
Site Coverage	6630.5 sq.ft. [615.994 sq.m.]	(98.04%)
Open Site Space	132.46 sq.ft. [12.306 sq.m.]	(1.96%)

DEVELOPMENT STATISTICS

Zone (Existing)	CA-42
Proposed Zone	CA Proposed
Uses	Commercial & Multiple Dwelling

	Existing	Proposed	Required (CA-42)
Number of Storeys	1	12	
Number of Units	1	55	-
Height	12' [3.66 M]	128' 11" [39.29 M]	
Front Yard Setback	6'0"	0	-
Side Yard Setback (West)	0	0	-
Side Yard Setback (East)	17'3 3/4"	1'2" [0.36 M]	-
Rear Yard Setback	18'10 1/2"	0	-
Combined Side Yards	17'3 3/4"	1'2" [0.36 M]	
Building Street Frontage - Access	-	35%	25%
Building Street Frontage - CRU	-	47%	75%
Parking Spaces	3	7	38 (6 VISITOR/ 2 COMMERCIAL)
Bicycle Spaces	-	90 LONG TERM 7 SHORT TERM	61 LONG TERM 7 SHORT TERM

FSR SUMMARY - CURRENT

TOTAL SITE AREA =6762.94 sq.ft.
CURRENT ZONE: CA-42

	EXISTING/LOT	PROPOSED	ALLOWED (C-1)
MAIN FLOOR + MEZZANINE	3226.43 sq.ft. [983.42 sq.m.]	1,874.46 sq.ft. [174.14 sq.m]	
SECOND FLOOR		4,722.55 sq.ft. [438.74 sq.m]	
THIRD FLOOR		4,603.97 sq.ft. [427.72 sq.m]	
FOURTH FLOOR		4,530.75 sq.ft. [420.92 sq.m]	
FIFTH FLOOR		2,974.86 sq.ft. [276.37 sq.m]	
SIXTH FLOOR		2,976.85 sq.ft. [276.56 sq.m]	
SEVENTH FLOOR		2,976.85 sq.ft. [276.56 sq.m]	
EIGHTH FLOOR		2,587.13 sq.ft. [240.35 sq.m]	
NINTH FLOOR		2,587.13 sq.ft. [240.35 sq.m]	
TENTH FLOOR		2,151.80 sq.ft. [199.91 sq.m]	
ELEVENTH FLOOR		2,151.51 sq.ft. [199.88 sq.m]	
TWELFTH FLOOR		2,151.51 sq.ft. [199.88 sq.m]	
TOTAL FLOOR AREA	**3226.43 sq.ft. [983.42 sq.m.]**	**36,289.37 sq.ft** [3371.393 sq.m]	
FSR	**0.48**	**5.37**	**5.50**
COMMERCIAL FLOOR AREA		**777.42 sq.ft.** [72.225 sq.m]	

PROPOSED UNIT MAKEUP

	BACH	1BR	1 BR + DEN	2BR	2BR + DEN
MAIN					
SECOND			2	2	2
THIRD			2	3	1
FOURTH			2	3	1
FIFTH	2	2		1	
SIXTH	2	2		1	
SEVENTH	2	2		1	
EIGHTH	3	2			
NINTH	3	2			
TENTH	3	1			
ELEVENTH	3	1			
TWELFTH	3	1			
TOTAL	**21** 38%	**13** 24%	**6** 11%	**11** 20%	**4** 7%
TOTAL UNITS	**55**				

Ground Oriented Units	0	
Min. Unit Floor Area	313.87sq.ft.	[29.16sq.m.]
Total Res. Floor Area	25711.26sq.ft.	[2388.65sq.m.]

AVERAGE GRADE CALCULATION

$$\left[\left(\frac{57.19' (NW) + 57.41' (NE)}{2}\right) \times \frac{17.25\%}{[\% \text{ OF PERIMETER}]}\right] +$$

$$\left[\left(\frac{57.41' (NE) + 61.68' (SE)}{2}\right) \times \frac{32.75\%}{[\% \text{ OF PERIMETER}]}\right] +$$

$$\left[\left(\frac{61.68' (SE) + 61.43' (SW)}{2}\right) \times \frac{17.25\%}{[\% \text{ OF PERIMETER}]}\right] +$$

$$\left[\left(\frac{61.43' (SW) + 57.19' (NW)}{2}\right) \times \frac{32.75\%}{[\% \text{ OF PERIMETER}]}\right] +$$

AVERAGE GRADE = 59.44' [18.12 M]

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Issues

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Proposed
Site Plan

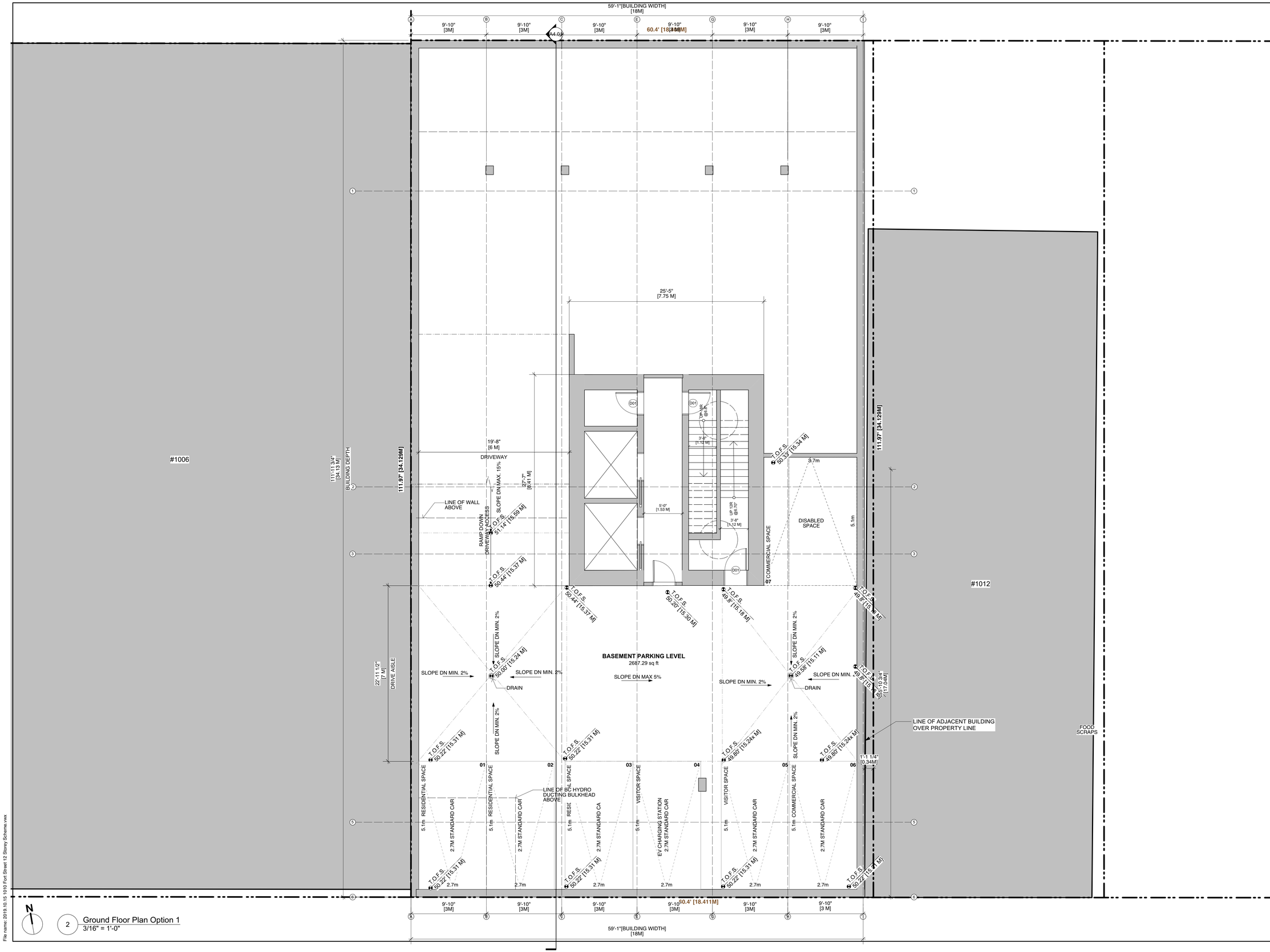
Issue Date	
Plot Date	2019.10.15
Designed By	NR
Reviewed By	NR
Drawn By	AP
Checked By	NR
Project ID	217.32
Scale	As Noted

Sheet No.

A1.02

Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx



2 Ground Floor Plan Option 1
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Basement Parkade Plan

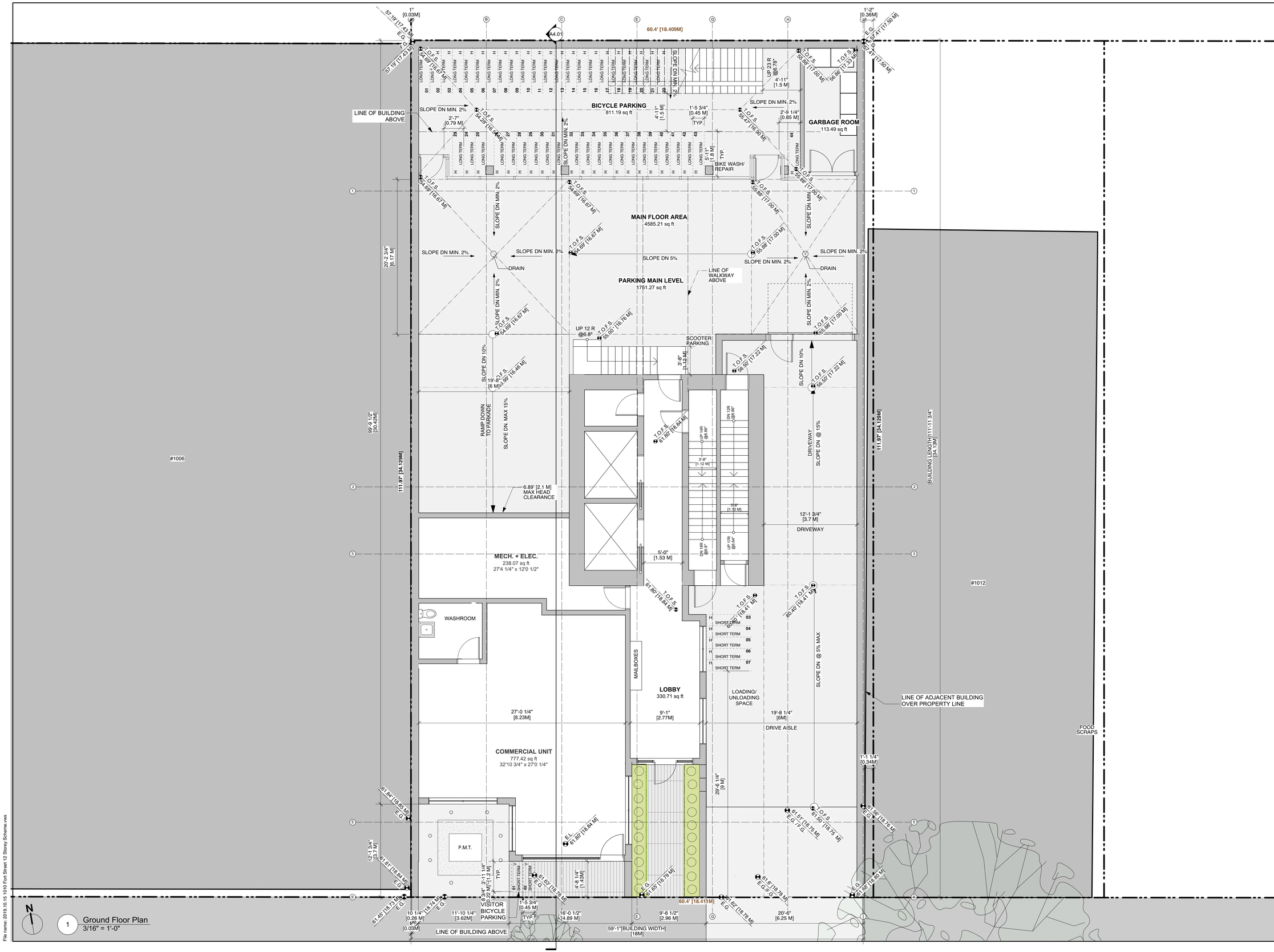
Issue Date	Plot Date
	2019.10.15

Designed By	Reviewed By
NR	NR
Drawn By	**Checked By**
AVE	NR
Project ID	**Scale**
217.32	As Noted

Sheet No.

A2.00

Issue/Revision



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Issues

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

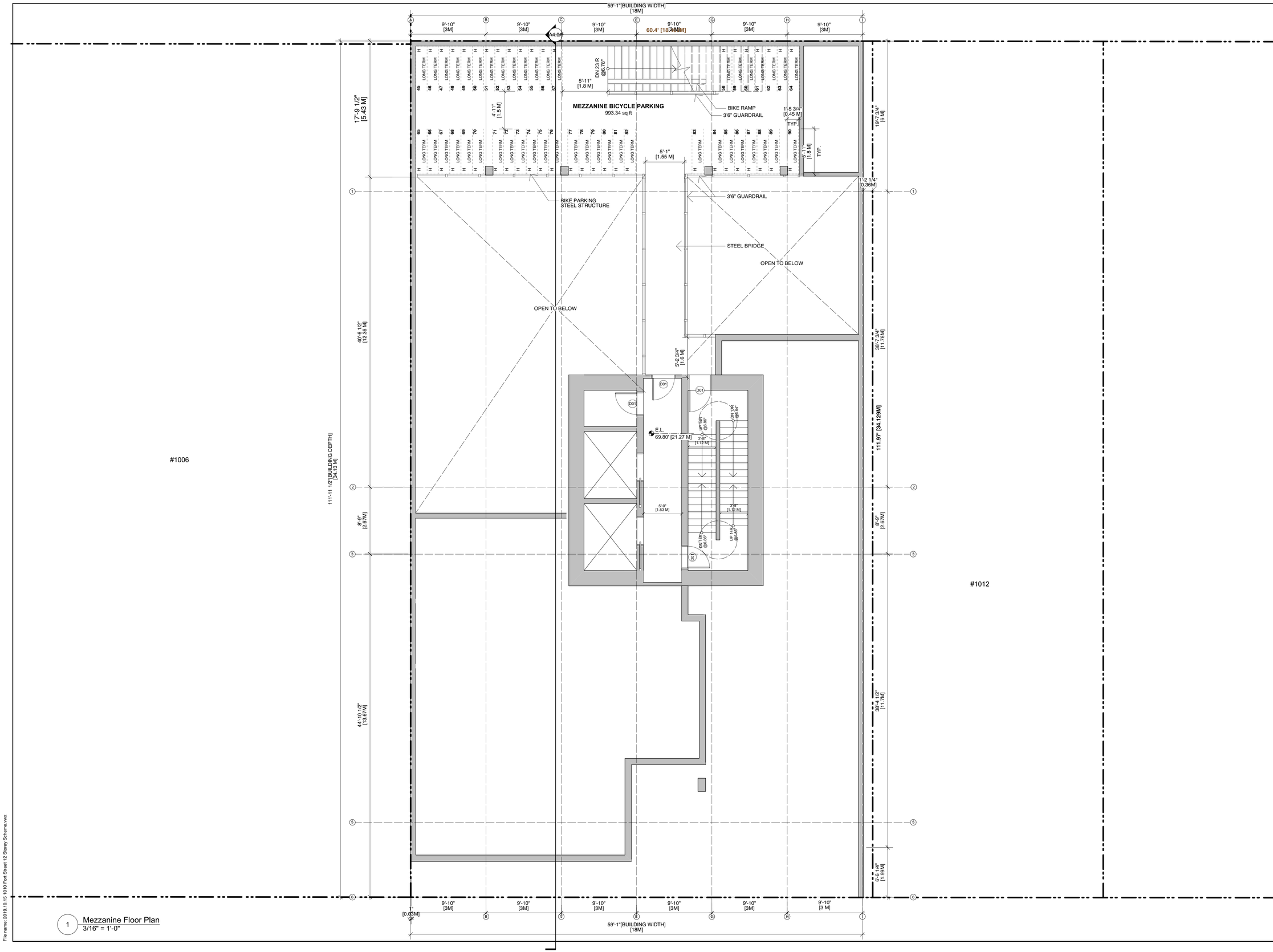
Ground Floor Plan

Issue Date	Plot Date 2019.10.15
Designed By NR	Reviewed By NR
Drawn By AP	Checked By NR
Project ID 217.32	Scale As Noted

Sheet No. A2.01

Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx



1 Mezzanine Floor Plan
3/16" = 1'-0"

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Seal

Project Title

1010 Fort Street

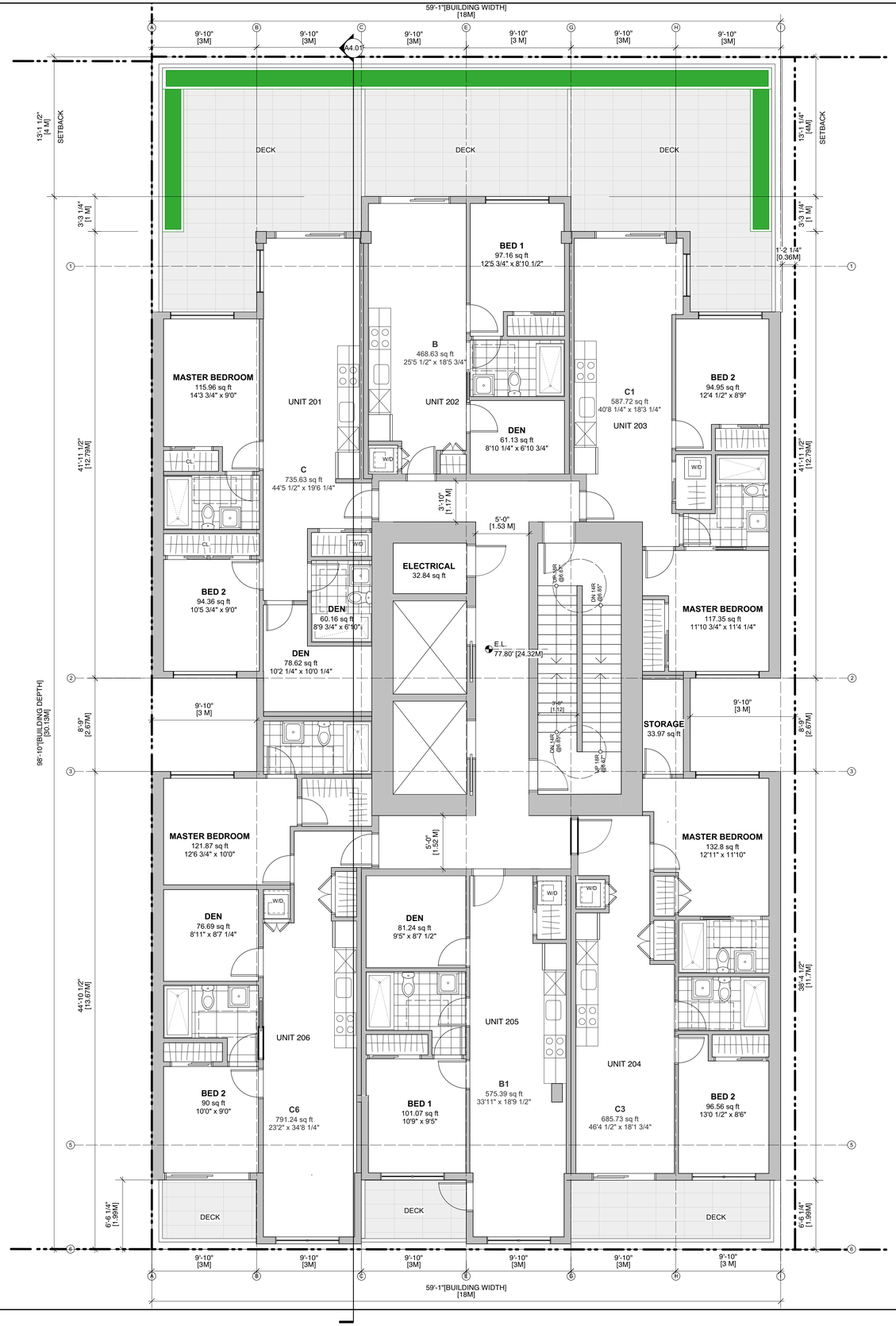
1010 Fort
Victoria, BC

Sheet Title

Mezzanine Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.10.15	A2.01A
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx



1 Second Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

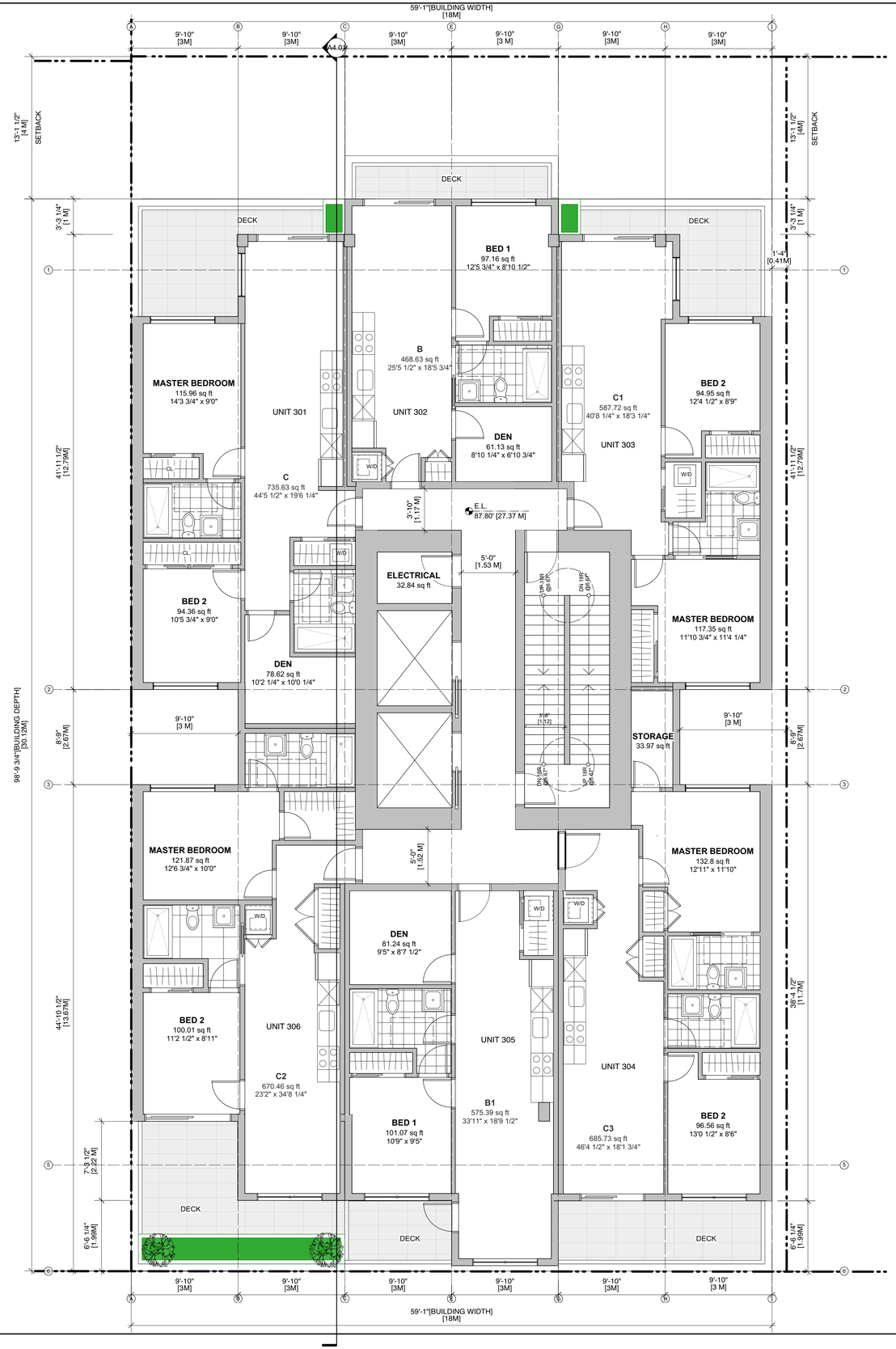
Sheet Title

Second Floor Plan

Issue Date	Plot Date
	2019.10.15
Designed By: NR	Reviewed By: NR
Drawn By: AP	Checked By: NR
Project ID: 217.32	Scale: As Noted

Sheet No.: A2.02

Issue/Revision



N

1 Third Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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Issues

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

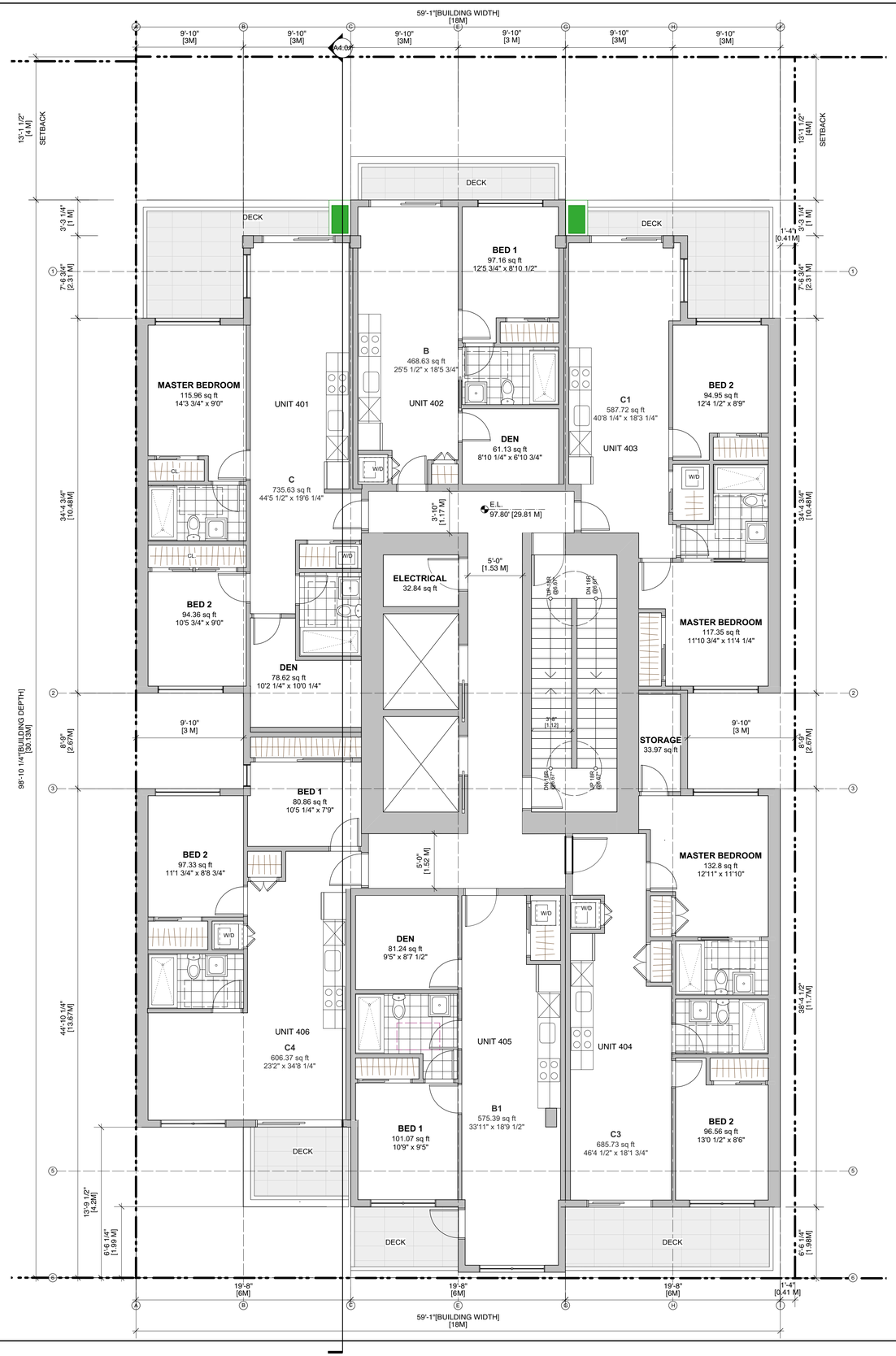
Sheet Title

Third Floor Plan

Issue Date	Plot Date 2019.10.15
Designed By NR	Reviewed By NR
Drawn By AP	Checked By NR
Project ID 217.32	Scale As Noted

Sheet No. A2.03

Issue/Revision



N

1 Fourth Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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Seal

Project Title

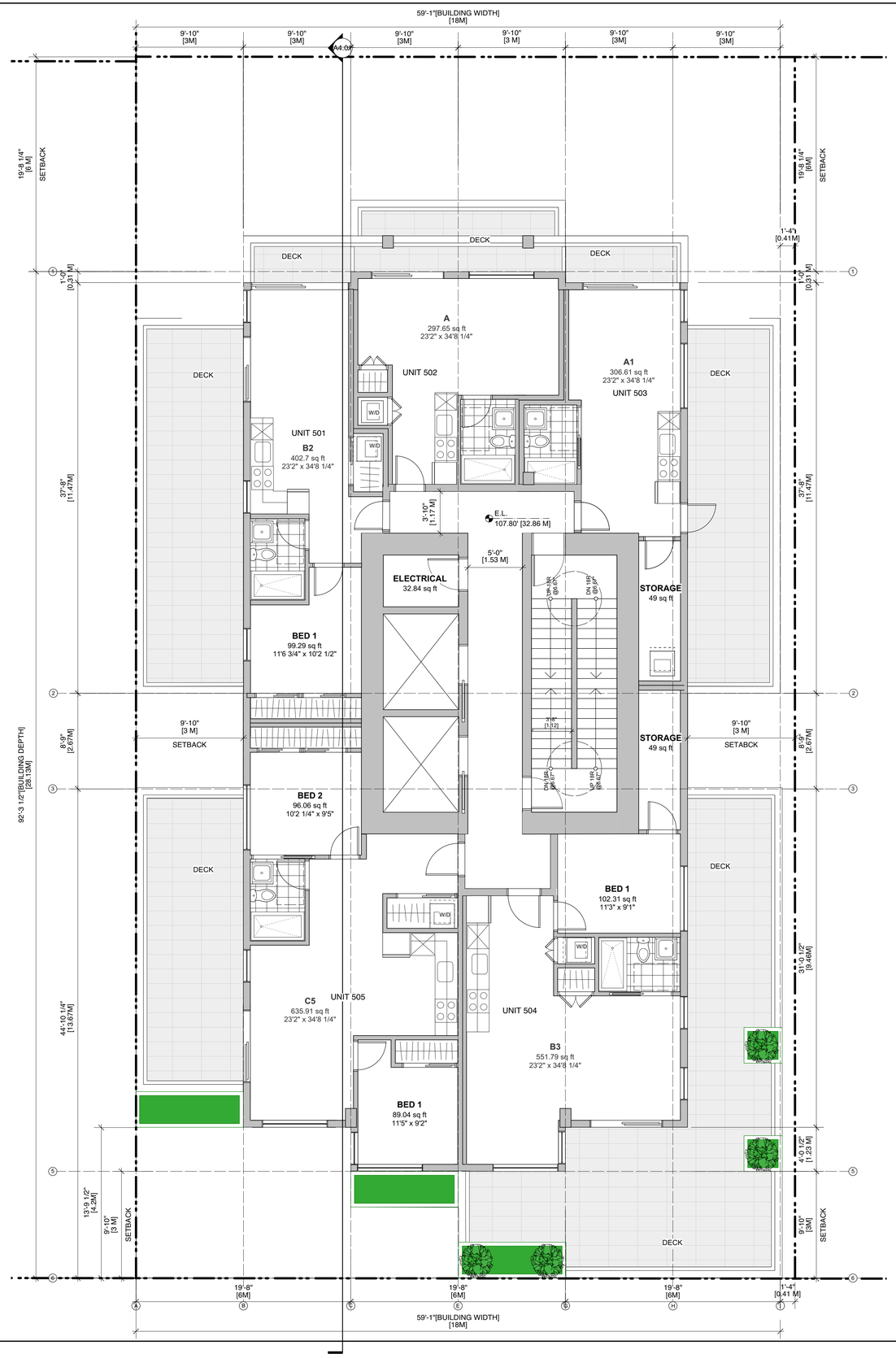
1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Fourth Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.10.15	A2.04
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



1 Fifth Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
5	2019.10.15	Re-Issued for ADP
4	2019.08.15	Issued for ADP
3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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Project Title

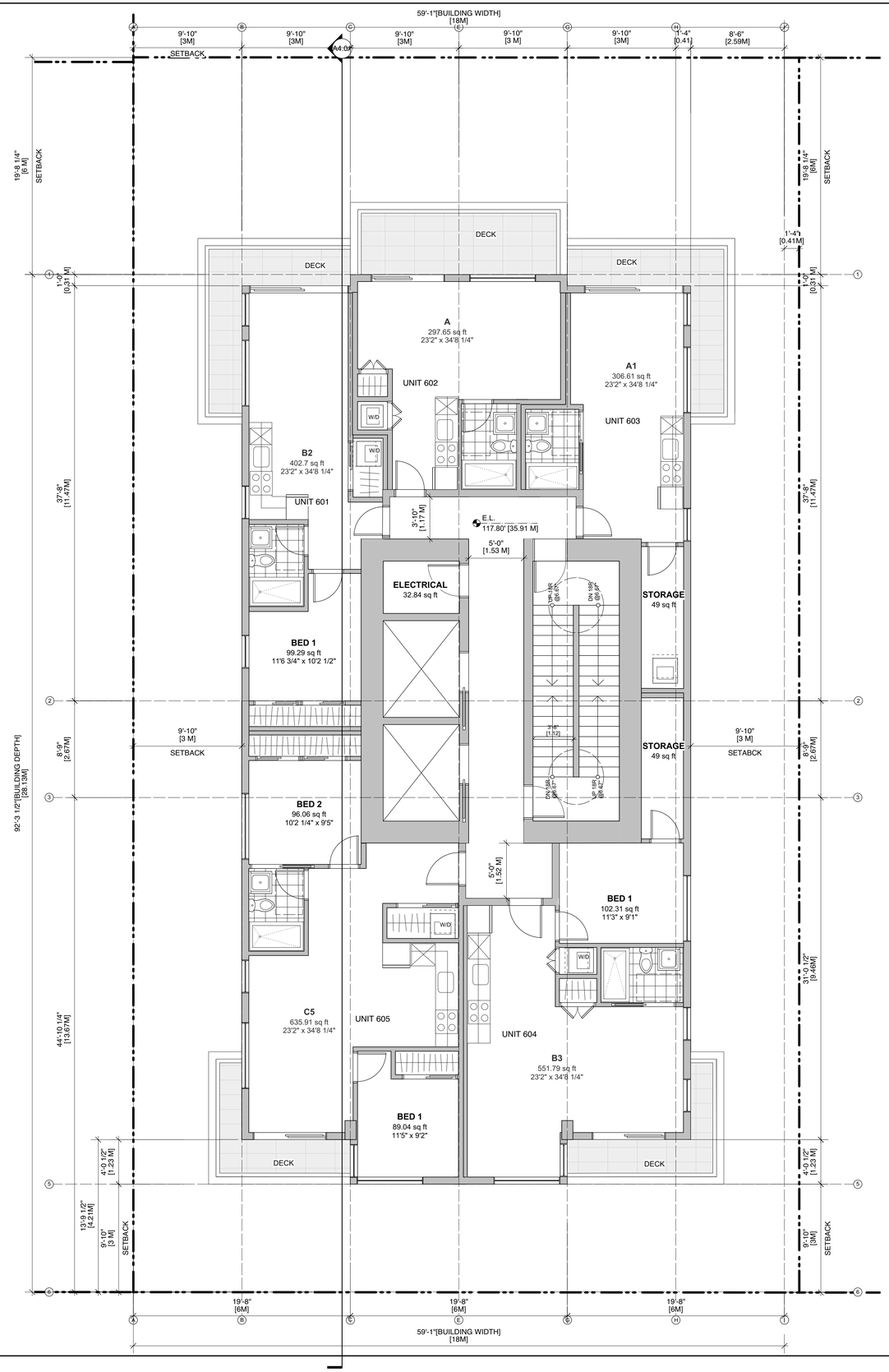
1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Fifth Floor Plan

Issue Date	
Plot Date	2019.10.15
Designed By	NR
Reviewed By	NR
Drawn By	AP
Checked By	NR
Project ID	217.32
Scale	As Noted
Sheet No.	A2.05
Issue/Revision	



N

1 Sixth Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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No.	Date	Issue Notes
5	2019.10.15	Re-Issued for ADP
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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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Project Title

1010 Fort Street

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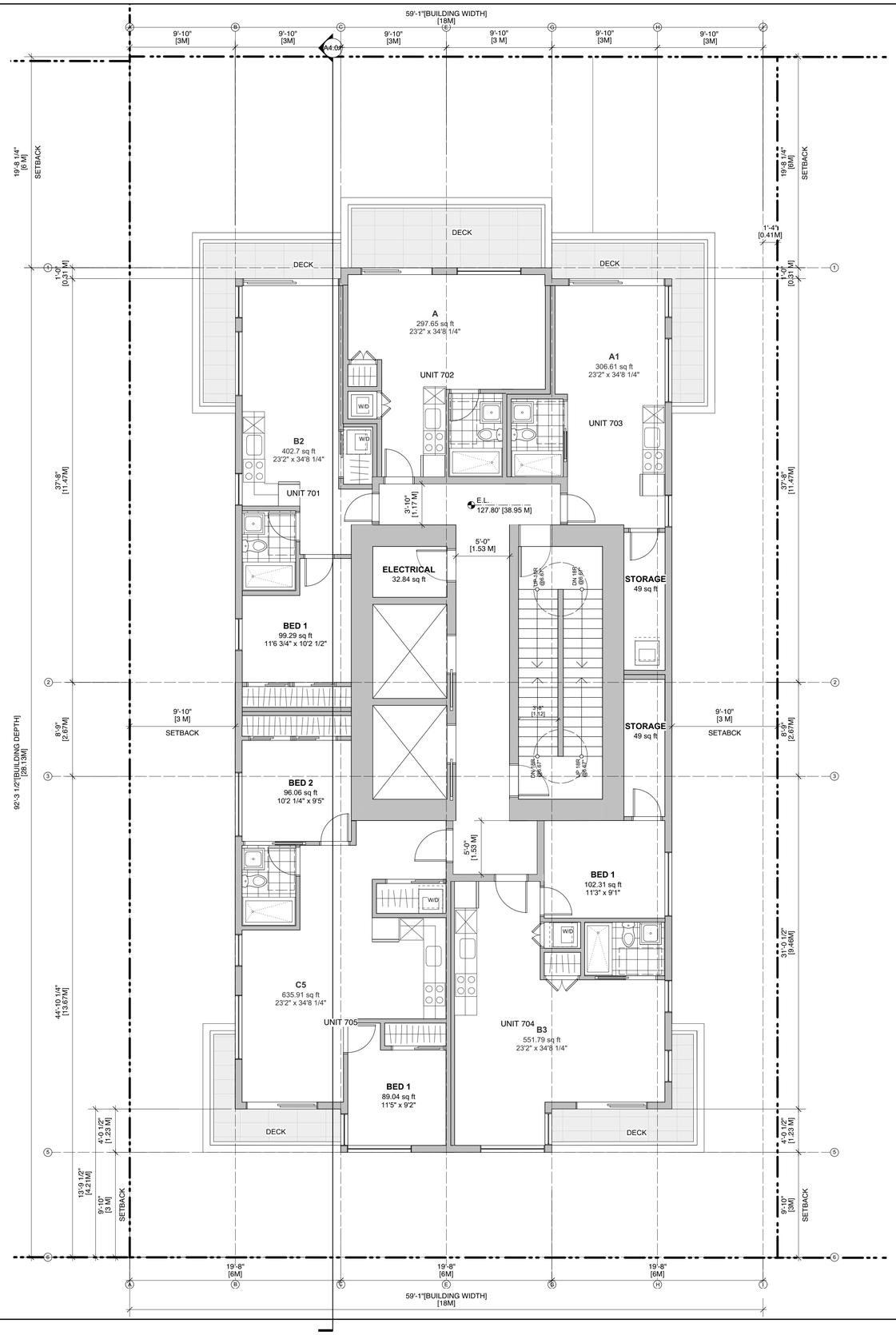
Sheet Title

Sixth Floor Plan

Issue Date	Plot Date 2019.10.15	Sheet No. A2.06
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.32	Scale As Noted	Issue/Revision



1 Seventh Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

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Project Title

1010 Fort Street

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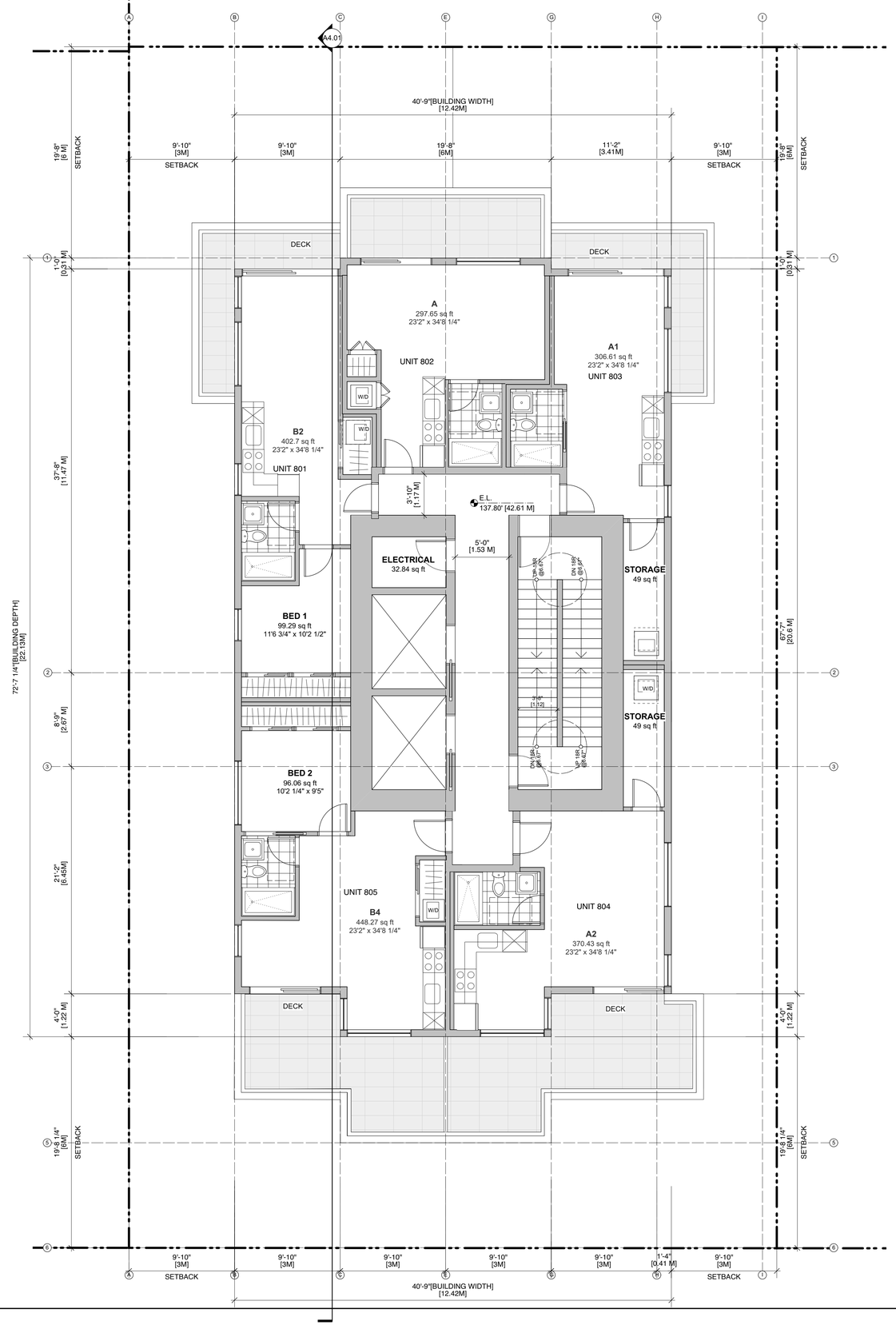
Sheet Title

Seventh Floor Plan

Issue Date	
Plot Date	2019.10.15
Designed By	NR
Reviewed By	NR
Drawn By	AP
Checked By	NR
Project ID	217.32
Scale	As Noted
Sheet No.	A2.07
Issue/Revision	



1 Eighth Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

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Project Title

1010 Fort Street

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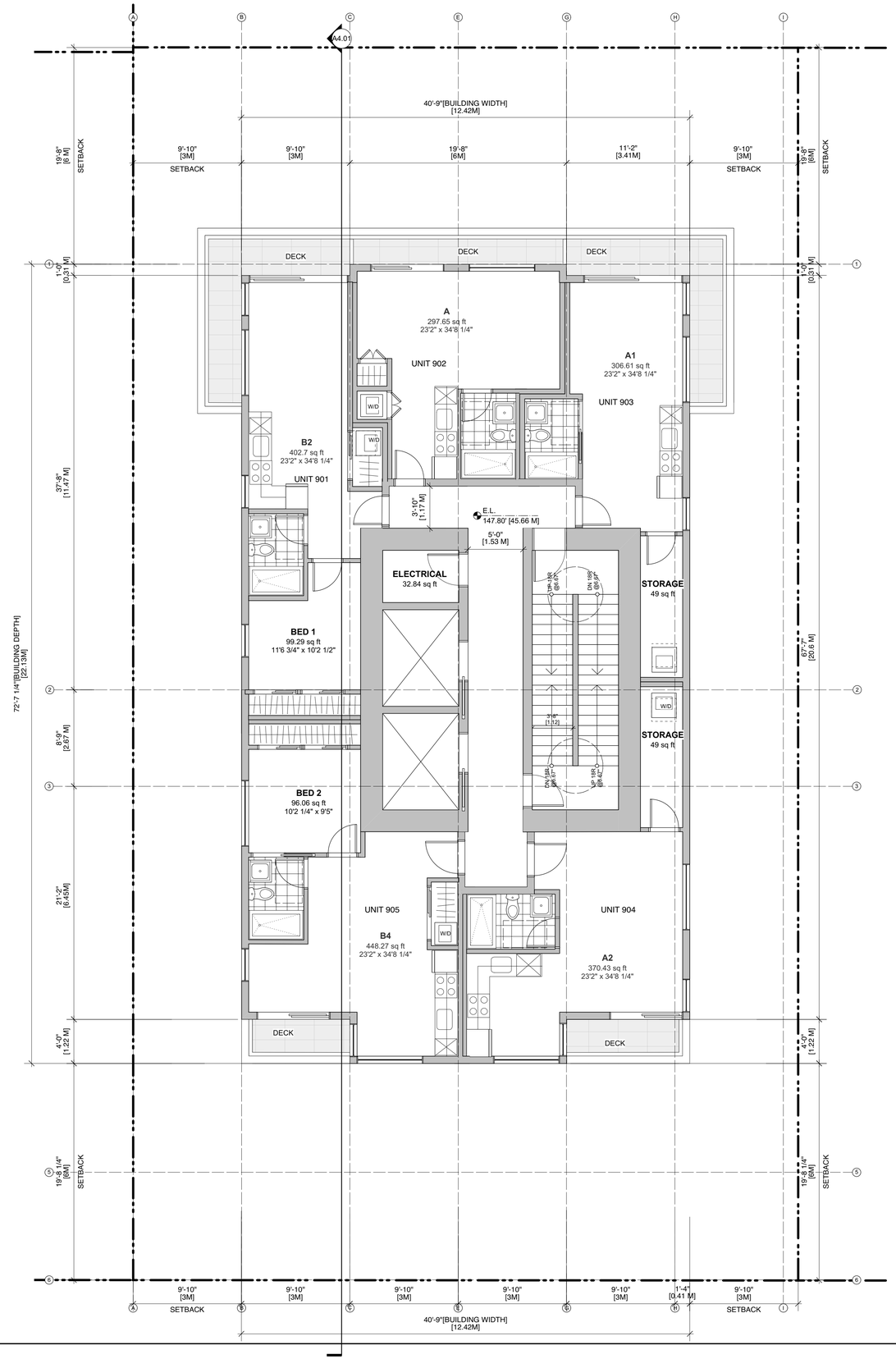
Sheet Title

Eighth Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.10.15	A2.08
Designed By	Reviewed By	
NR	NR	
Drawn By	Checked By	
AP	NR	
Project ID	Scale	Issue/Revision
217.32	As Noted	



2 Ninth Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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1	2018.04.10	Issued for Rezoning

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Project Title

1010 Fort Street

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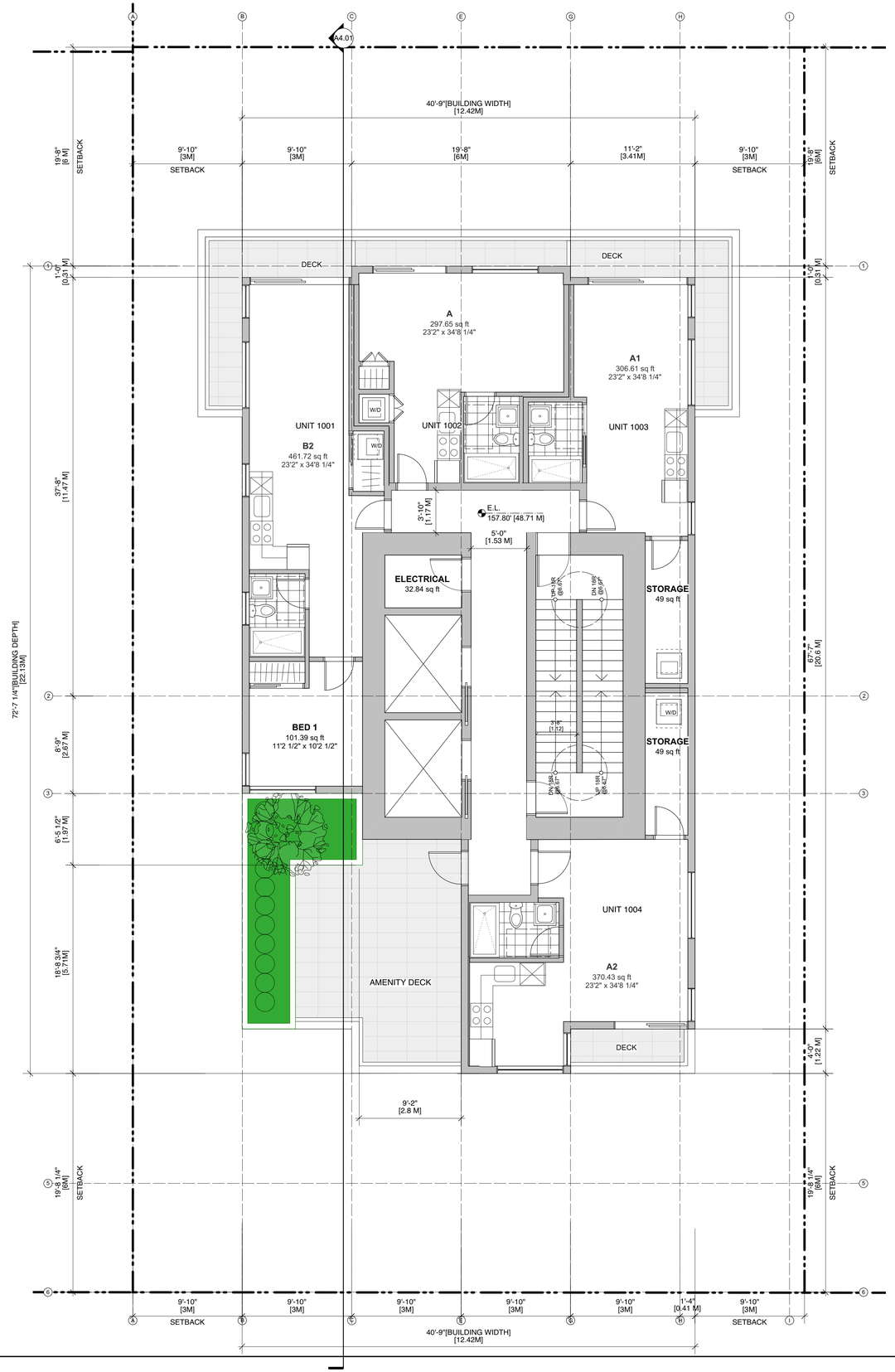
Sheet Title

Ninth Floor Plan

Issue Date	Plot Date 2019.10.15
Designed By NR	Reviewed By NR
Drawn By AP	Checked By NR
Project ID 217.32	Scale As Noted

Sheet No. A2.09

Issue/Revision



N

1 Tenth Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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No.	Date	Issue Notes
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1	2018.04.10	Issued for Rezoning

Issues

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Project Title

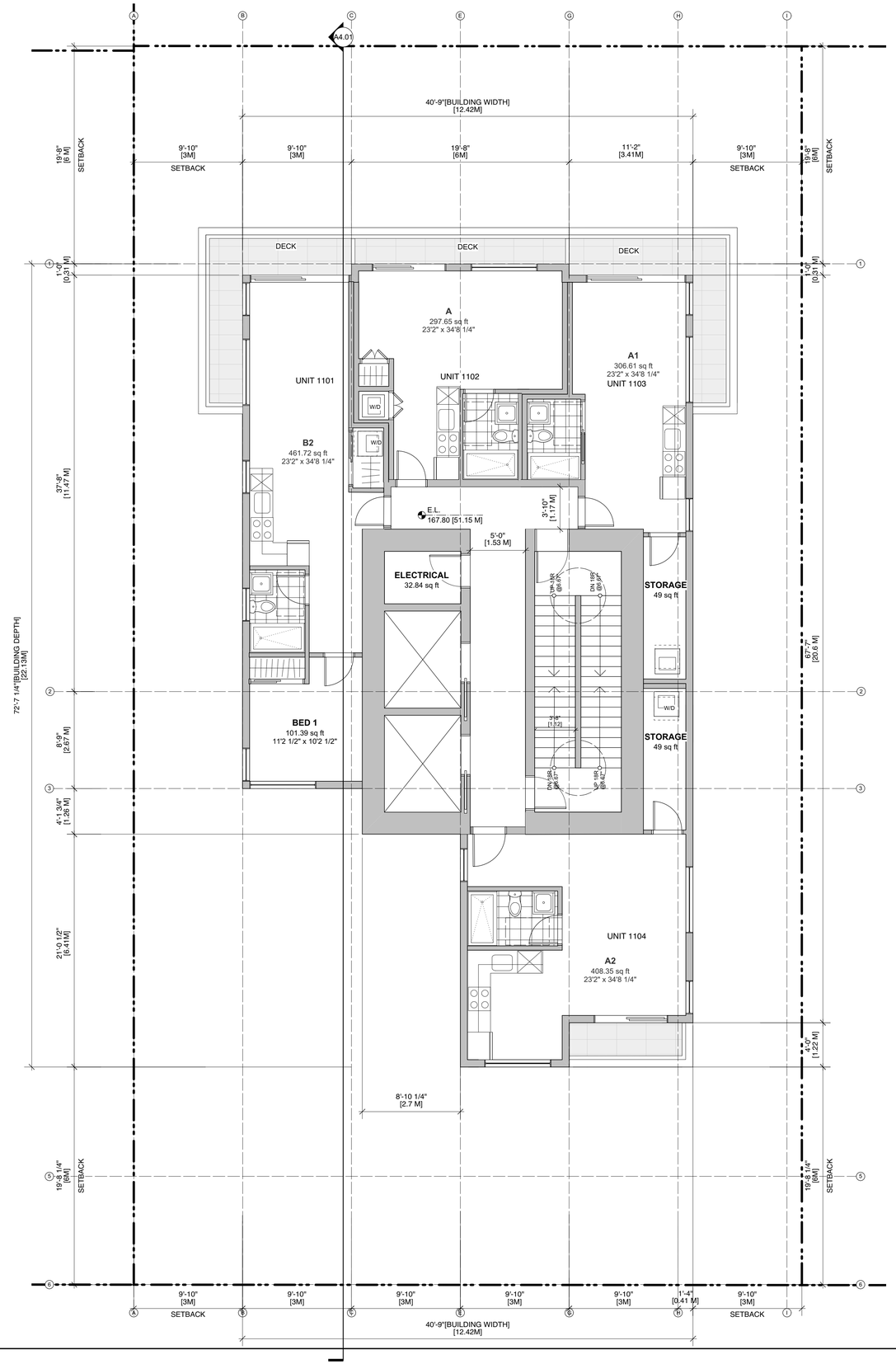
1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Tenth Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.10.15	A2.10
Designed By NR	Reviewed By NR	
Drawn By AP	Checked By NR	
Project ID 217.32	Scale As Noted	Issue/Revision



2 Eleventh Floor Plan
3/16" = 1'-0"

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No.	Date	Issue Notes
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3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

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1010 Fort Street

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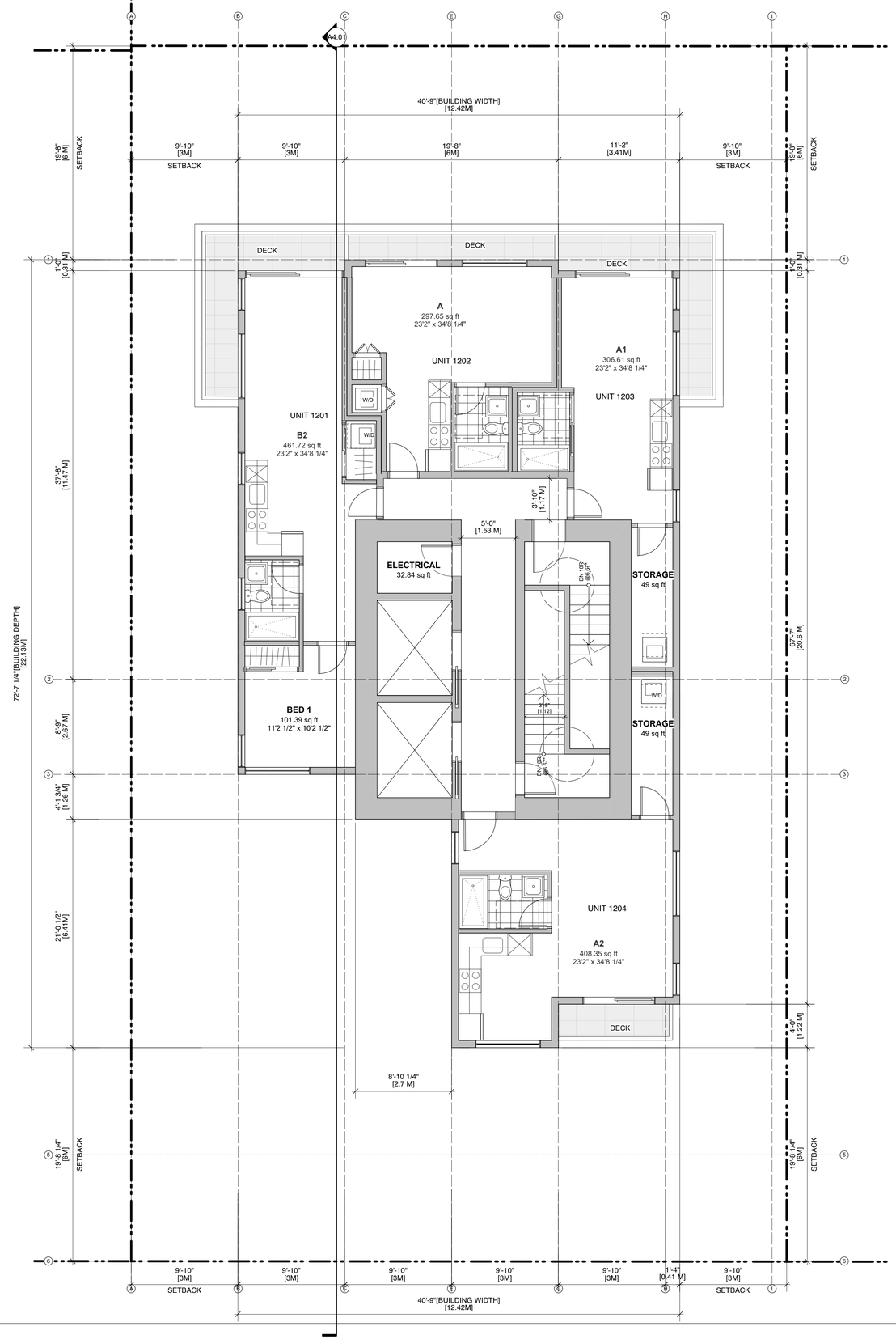
Sheet Title

Eleventh Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.10.15	A2.11
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx



1 Twelfth Floor Plan
3/16" = 1'-0"

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

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No.	Date	Issue Notes
5	2019.10.15	Re-Issued for ADP
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3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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Project Title

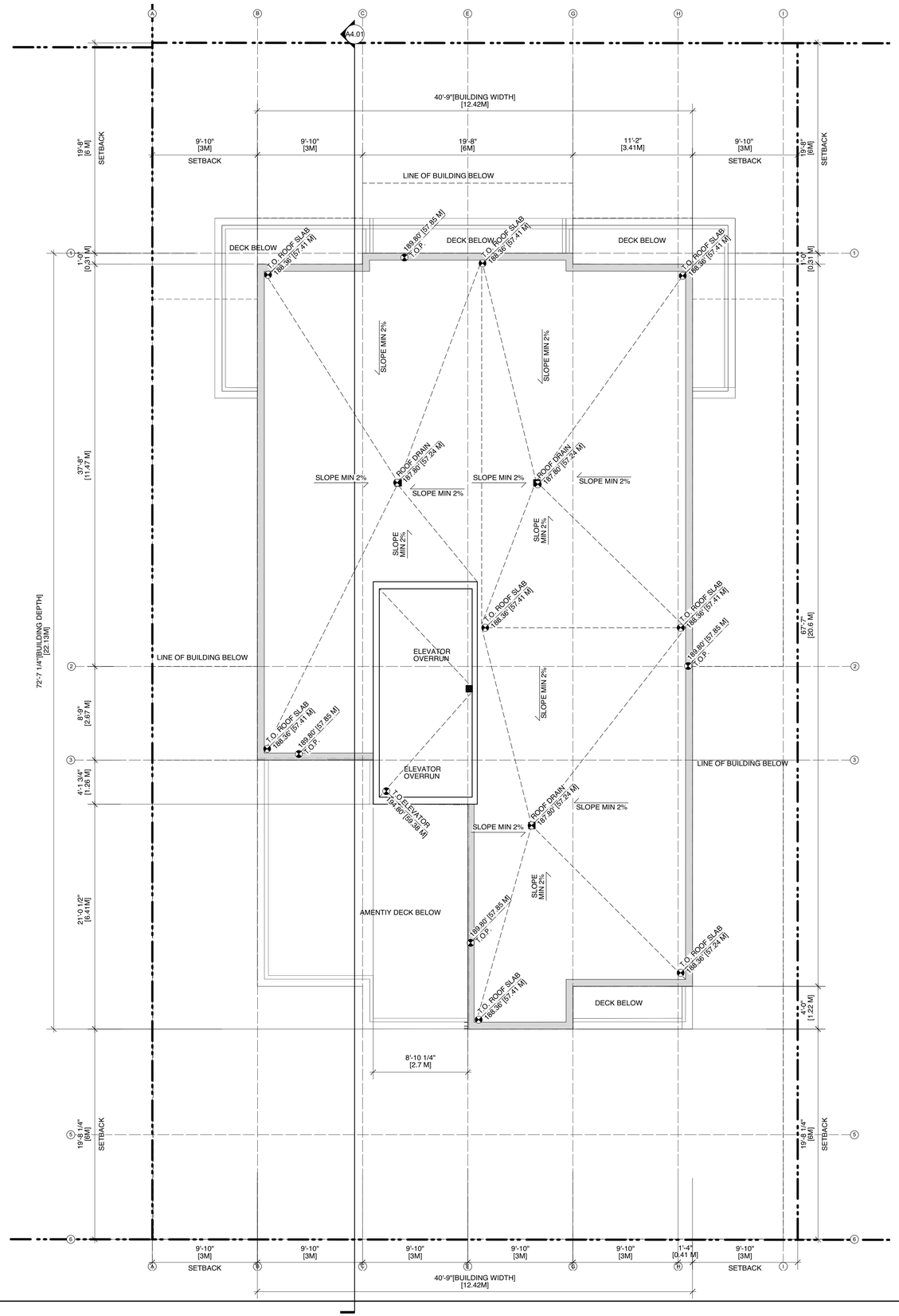
1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Twelfth Floor Plan

Issue Date	Plot Date	Sheet No.
	2019.10.15	A2.12
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision



1 Roof Plan
3/16" = 1'-0"

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5	2019.10.15	Re-Issued for ADP
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3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Roof Plan

Issue Date	Plot Date	Sheet No.
	2019.10.15	A2.13
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

1 South Elevation
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A METAL CLADDING - BLACK FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- B BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- C STUCCO CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D STANDING SEAM GREY FINISH METAL C/W PROPRIETARY RAINSCREEN SYSTEM
- E METAL CLADDING - WHITE FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM
- F GLASS GUARD
- G CURTAIN WALL GLAZING
- H BLACK VINYL FRAME GLAZING
- I METAL CLADDING - GREY FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- J CMU WALL
- K WOOD SUN SCREEN - METAL FRAME
- L METAL TRIM + FLASHING
- M METAL O/H GARAGE DOOR
- N METAL FRAMED GLAZED DOOR
- O METAL CLADDING - WOOD FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM

LEGEND

- BUILDING MASS
- PRESCRIPTIVE DCAP SETBACKS

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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date
	2019.10.15

Designed By	Reviewed By
NR	NR
Drawn By	**Checked By**
AP	NR
Project ID	**Scale**
217.32	As Noted

Sheet No.

A3.01

Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

1 North Elevation
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A METAL CLADDING - BLACK FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- B BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- C STUCCO CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D STANDING SEAM GREY FINISH METAL C/W PROPRIETARY RAINSCREEN SYSTEM
- E METAL CLADDING - WHITE FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM
- F GLASS GUARD
- G CURTAIN WALL GLAZING
- H BLACK VINYL FRAME GLAZING
- I METAL CLADDING - GREY FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- J CMU WALL
- K WOOD SUN SCREEN - METAL FRAME
- L METAL TRIM + FLASHING
- M METAL O/H GARAGE DOOR
- N METAL FRAMED GLAZED DOOR
- O METAL CLADDING - WOOD FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM

LEGEND

- BUILDING MASS
- PRESCRIPTIVE DCAP SETBACKS

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2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.10.15	A3.02
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

1 East Elevation
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A METAL CLADDING - BLACK FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- B BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- C STUCCO CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D STANDING SEAM GREY FINISH METAL C/W PROPRIETARY RAINSCREEN SYSTEM
- E METAL CLADDING - WHITE FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM
- ~~F GLASS GUARD~~
- ~~G CURTAIN WALL GLAZING~~
- H BLACK VINYL FRAME GLAZING
- I METAL CLADDING - GREY FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- J CMU WALL
- K WOOD SUN SCREEN - METAL FRAME
- L METAL TRIM + FLASHING
- M METAL O/H GARAGE DOOR
- N METAL FRAMED GLAZED DOOR
- O METAL CLADDING - WOOD FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM

LEGEND

- BUILDING MASS
- PRESCRIPTIVE DCAP SETBACKS

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Project Title

1010 Fort Street

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Victoria, BC

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.10.15	A3.03
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

1 West Elevation
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A METAL CLADDING - BLACK FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- B BRICK CLADDING C/W PROPRIETARY RAINSCREEN SYSTEM
- C STUCCO CLADDING- GREY FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
- D STANDING SEAM GREY FINISH METAL C/W PROPRIETARY RAINSCREEN SYSTEM
- E METAL CLADDING - WHITE FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM
- F GLASS GUARD
- G CURTAIN WALL GLAZING
- H BLACK VINYL FRAME GLAZING
- I METAL CLADDING - GREY FINISH- C/W PROPRIETARY RAINSCREEN SYSTEM
- J CMU WALL
- K WOOD SUN SCREEN - METAL FRAME
- L METAL TRIM + FLASHING
- M METAL O/H GARAGE DOOR
- N METAL FRAMED GLAZED DOOR
- O METAL CLADDING - WOOD FINISH - C/W PROPRIETARY RAINSCREEN SYSTEM

LEGEND

- BUILDING MASS
- PRESCRIPTIVE DCAP SETBACKS

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1	2018.04.10	Issued for Rezoning

Issues

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Project Title

1010 Fort Street

1010 Fort
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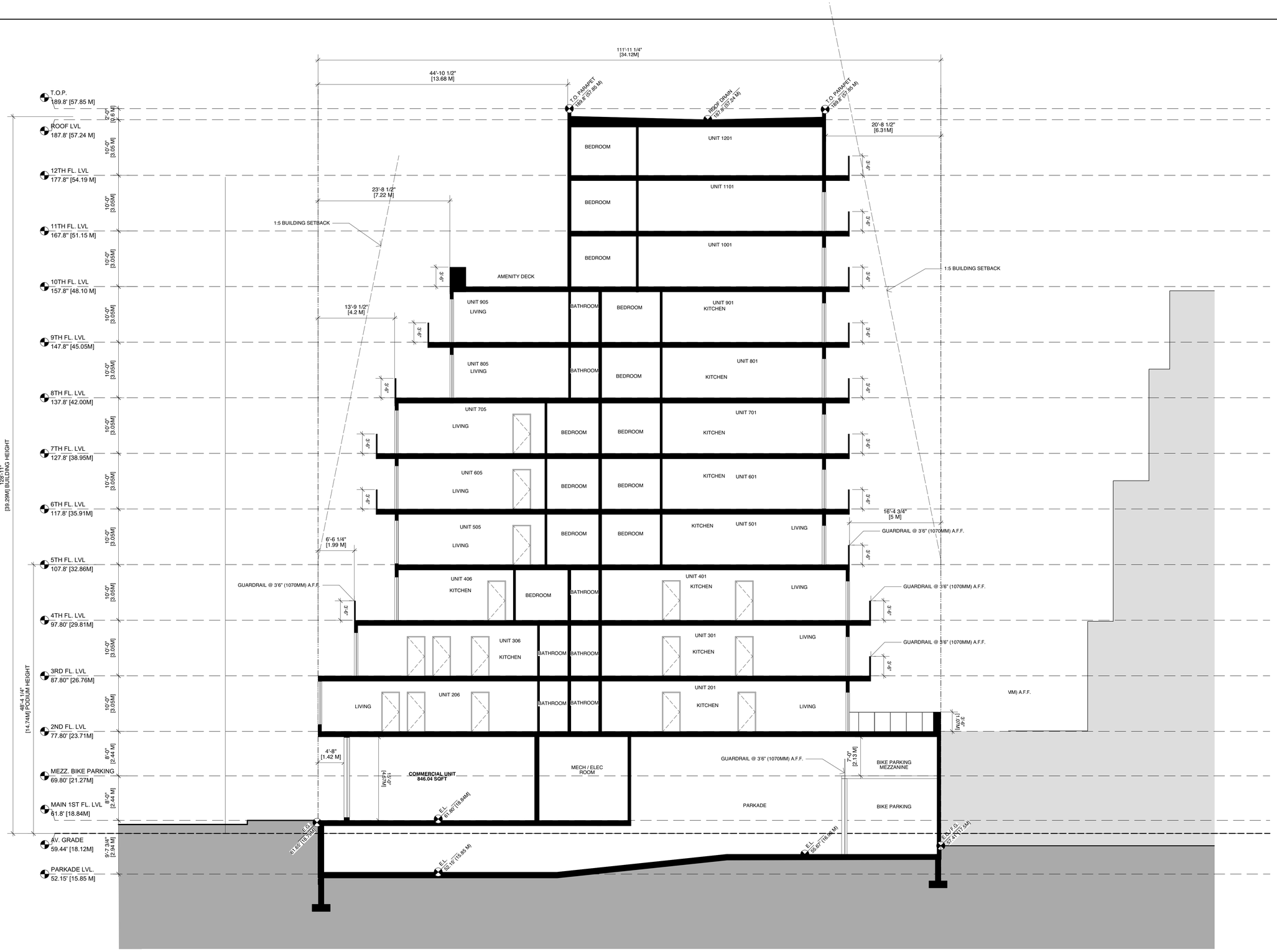
Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2019.10.15	A3.04
Designed By: NR	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx



1 BUILDING SECTION - FACING WEST
1/8" = 1'-0"

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No.	Date	Issue Notes
5	2019.10.15	Re-Issued for ADP
4	2019.08.15	Issued for ADP
3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

Issues

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Building Sections

Issue Date	
Plot Date	2019.10.15
Designed By	NR
Reviewed By	NR
Drawn By	AP
Checked By	NR
Project ID	217.32
Scale	As Noted
Sheet No.	A4.01
Issue/Revision	

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

1 SW Corner - Aerial
NTS

2 SW Corner - Aerial
NTS

3 NE Corner - Aerial
NTS

4 SE Corner
NTS

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Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2019.10.15	A7.01
Designed By: NR	Reviewed By: SHA	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

1 View Looking North - Fort St.
NTS

2 View Looking Northwest
NTS

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3	2019.07.05	Re-Issued for Rezoning
2	2019.04.29	Re-Issued for Rezoning
1	2018.04.10	Issued for Rezoning

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Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Entry Perspectives

Issue Date	Plot Date	Sheet No.
	2019.10.15	A7.07
Designed By: NR	Reviewed By: SHA	
Drawn By: AP	Checked By: NR	
Project ID: 217.32	Scale: As Noted	Issue/Revision

File name: 2019.10.15 1010 Fort Street 12 Storey Scheme.vwx

DOOR SCHEDULE

DOOR SPEC.				NOMINAL SIZE			DOOR STYLE		DOOR		HARDWARE DESCRIPTION	
DOOR LOCATION	DOOR NO.	QUANTITY	DOOR TYPE	LEAF WIDTH	LEAF HEIGHT	THICKNESS	Door Operation	Slab Style	JAMB THICK	JAMB DEPTH	Accessories	Notes
	01	1		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	5 1/4"		-
	01	1		5'6"	7'0"	1 1/2"	Slider	-	1 1/2"	4 3/4"		-
	01	25		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	01	15		2'10"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	5 1/4"		---
	01	8		3'2"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	8"		---
	01	12		2'10"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	8"		---
	01	6		4'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	01	2		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	6 3/4"		
	01	6		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 3/4"		-
	01	4		2'10"	7'0"	1 1/2"	Swing Simple	---	1 1/2"	7 3/4"		---
	01	3		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	01	1		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	8"		
	01	11		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	7 1/2"		
	01	2		3'0"	7'0"	1 1/2"	Swing Simple		1 1/2"	4 1/2"		
	01	1		5'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 3/4"		-
	01	1		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	6"		
	01	6		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	2'0"		
	01	11		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	10"		
	01	2		5'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	02	1		4'0"	7'0"	1 1/2"	Slider	-	1 1/2"	5 1/4"		-
	02	3		6'8"	7'0"	1 1/2"	Slider	-	1 1/2"	7 3/4"		-
	02	4		5'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	02	17		4'0"	7'0"	1 1/2"	Slider	---	1 1/2"	4 1/2"		---
	02	1		8'0"	7'0"	1 1/2"	Slider	-	1 1/2"	7 3/4"		-
	02	1		6'0"	7'0"	1 1/2"	Slider	-	1 1/2"	7 3/4"		-
	02	1		6'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	03	5		2'10"	7'0"	1 1/2"	Pocket Simple		1 1/2"	4 3/4"		
	03	6		2'10"	7'0"	1 1/2"	Pocket Simple		1 1/2"	5 1/4"		
	03	15		2'10"	7'0"	1 1/2"	Pocket Simple		1 1/2"	4 1/2"		
	04	1		2'2"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		
	04	17		2'6"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	5 1/4"		
	04	10		2'6"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		
	04	6		2'4"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	5 1/4"		
	04	1		3'0"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		
	04	1		2'4"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		
	04	1		3'6"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		
	06	2		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	7 3/4"		
	06	1		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	06	8		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 1/2"		-
	06	3		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	8"		-
	06	1		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 3/4"		-
	06	1		2'8"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	4 3/4"		-
	06	14		2'10"	7'0"	1 1/2"	Swing Simple		1 1/2"	5 1/4"		
	07	2		3'4"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		
	07	3		2'0"	7'0"	1 1/2"	Swing Bi-part		1 1/2"	4 1/2"		
	09	6		9'0"	8'0"	1 3/4"	Slider	-	1"	7 3/4"		-
	09	2		8'0"	8'0"	1 1/2"	Swing Bi-Part	-	1"	7 3/4"		-
	09	2		8'0"	8'0"	1 3/4"	Slider	-	1"	7 3/4"		-
	09	17		6'8"	8'0"	1 3/4"	Slider	-	1"	7 3/4"		-
	10	5		2'10"	7'0"	1 1/2"	Swing Simple	-	1 1/2"	7 3/4"		-
	12	2		6'0"	7'0"	1 1/2"	Swing Bi-Part	-	1"	4 1/2"		-
	13	1		11'6"	6'8"	2"	Overhead	-	3"	10"		-
	13	6		6'0"	7'0"	1 1/2"	Slider	-	1 1/2"	4 1/2"		-
	14	1		2'10"	8'0"	1 1/2"	Swing Simple		1 1/2"	10"		
	15	1		3'0"	8'0"	1 1/2"	Swing Simple		1 1/2"	10"		

WINDOW SCHEDULE

	WINDOW SPEC.			Size		Window Data			
QUANTITY	WINDOW NO.	WINDOW TYPE		UNIT WIDTH	UNIT HEIGHT	Mfr	Model No.	Accessories	Notes
1	**W 01**			6'0"	6'0"				
3	**W 01**			4'0"	6'0"				
2	**W 02**			9'0"	5'0"				
19	**W 02**			2'0"	8'0"				
8	**W 02**			3'4"	8'0"				
4	**W 02**			2'4"	8'0"				
27	**W 02**			6'0"	8'0"				
2	**W 02**			4'0"	8'0"				
28	**W 02**			3'0"	8'0"				
16	**W 02**			6'0"	6'0"				
1	**W 03**			6'0"	6'0"				
4	**W 04**			6'0"	8'0"	-	-		-

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Seal

Project Title

1010 Fort Street

1010 Fort
Victoria, BC

Sheet Title

Schedules

Issue Date	Plot Date	Sheet No.
	2019.10.15	A8.01
Designed By: NR	Reviewed By: SHA	
Drawn By: NR	Checked By: NR	
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