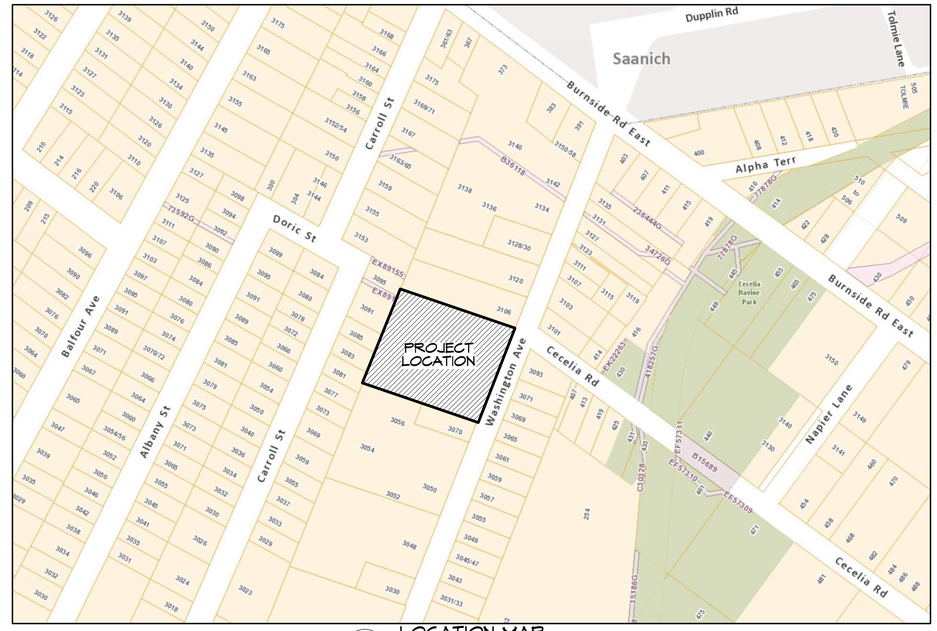
PROJECT INFO & SITE DATA

OWNER	CURATE DEVELOPMENTS/ LOVE DEVELOPMENTS
ARCHITECT	MJM ARCHITECT INC.
DESIGN CONSULTANT	ZEBRA DESIGN
CIVIC ADDRESS	3080, 3082, 3090 WASHINGTON AVE.
LEGAL ADDRESS	LOTS 9, 10 & 11 SECTION 7A, VICTORIA DISTRICT, PLAN 431
CURRENT ZONING	R1-B
PROPOSED ZONING	SITE SPECIFIC
PROJECT DESCRIPTION	PROPOSED 36-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

ADDITIONAL CONSULTANTS

LANDSCAPE	MURDOCH DEGREEFF INC.
CIVIL	JE ANDERSON & ASSOCIATES
GEOTECHNICAL	TBD
STRUCTURAL	TBD
MECHANICAL	TBD
ELECTRICAL	AES ENGINEERING
ARBORIST	GYE & ASSOCIATES

	SITE (COMBINED)
LOT AREA* * INCLUDING SRW AREAS	6031.75 M² (64925.19 FT²)
FRONT YARD AREA	282.91 M² (3045.26 FT²)
LOT WIDTH	70.69 M (231.92')
LOT DEPTH (AVG)	85.37 M (280.07')
SETBACKS	
EAST - WASHINGTON AVE.	4.00 M (13.12') TO BLDG A
SOUTH - INT. SIDE	4.00 M (13.12') TO BLDG A/D/E/F
WEST - REAR	6.00 M (19.69') TO BLDG G
NORTH - INT. SIDE	7.20 M (23.62') TO BLDG H/I/J
AVG. GRADE	SEE PAGE A103
STOREYS	2 & 3 STOREYS
BUILDING HEIGHT	10.50 M (34.45') - MAX BLDG I
BLDG A	10.19 M (33.43')
BLDG B	10.19 M (33.43')
BLDG C	8.14 M (26.71')
BLDG D	10.19 M (33.43')
BLDG E	10.19 M (33.43')
BLDG F	7.05 M (23.13')
BLDG G	7.08 M (23.23')
BLDG H	10.44 M (34.25')
BLDG I	10.50 M (34.45')
BLDG J	10.42 M (34.19')
FLOOR AREA	
3RD FLOOR	1618.56 M² (17422.00 FT²)
2ND FLOOR	2096.64 M² (22568.00 FT²)
1ST FLOOR	1104.15 M² (11885.00 FT²)
ELECTRICAL CLOSETS	5.20 M² (56.00 FT²)
GARAGE	941.85 M² (10138.00 FT²)
ALLOWANCES:	
VEHICLE PARKING STALL (18.60 M² PER UNIT)	- 669.60 M² (- 7207.51 FT²)
BICYCLE PARKING STALL (1.62 M² PER UNIT)	- 58.32 M² (- 627.75 FT²)
TOTAL FLOOR AREA	
PER BYLAW DEFINITION	5038.48 M² (54233.73 FT²)
EXCLUDING GARAGE/ELEC. RM	4819.35 M² (51875.00 FT²)
FLOOR AREA RATIO	
PER BYLAW DEFINITION	0.8353
EXCLUDING GARAGE/ELEC. RM	0.7990
SITE COVERAGE	41.94 % (2529.84 M²)
LANDSCAPED SITE AREA	38.43 % (2318.13 M²)
FRONT YARD PAVED AREA	10.28 % (29.08 M²)
PARKING	45 PRIVATE SPACES 8 VISITOR SPACES 72 PRIVATE BICYCLE SPACES 6 VISITOR BICYCLE SPACES
TOTAL NUMBER OF UNITS	36
UNIT TYPE	2 & 3 BEDROOM
GROUND-ORIENTED UNITS	36
MINIMUM UNIT FLOOR AREA	113.57 M²



LOCATION MAP
(not to scale)

Context Plan
Scale: 1:1000

DRAWING LIST:

ARCHITECTURAL

A100	PROJECT INFO
A101	SITE PLAN (PROPOSED)
A102	SITE PLAN (EXISTING)
A103	AVG. GRADE CALCULATIONS
A201	BUILDING A FLOOR PLANS
A202	BUILDING B FLOOR PLANS
A203	BUILDING C FLOOR PLANS
A204	BUILDING D FLOOR PLANS
A205	BUILDING E FLOOR PLANS
A206	BUILDING F FLOOR PLANS
A207	BUILDING G FLOOR PLANS
A208	BUILDING H FLOOR PLANS
A209	BUILDING I FLOOR PLANS
A210	BUILDING J FLOOR PLANS
A301	BUILDING A ELEVATIONS
A302	BUILDING B ELEVATIONS
A303	BUILDING C ELEVATIONS
A304	BUILDING D ELEVATIONS
A305	BUILDING E ELEVATIONS
A306	BUILDING F ELEVATIONS
A307	BUILDING G ELEVATIONS
A308	BUILDING H ELEVATIONS
A309	BUILDING I ELEVATIONS
A310	BUILDING J ELEVATIONS
A401	STREETSCAPES & SECTIONS
A501	RENDERINGS

CIVIL

---	PRELIMINARY SITE SERVICING & STORMWATER MANAGEMENT PLAN

LANDSCAPE

---	LANDSCAPE PLANS

ISSUED FOR
DP/REZONE
SEP. 10, 2019

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

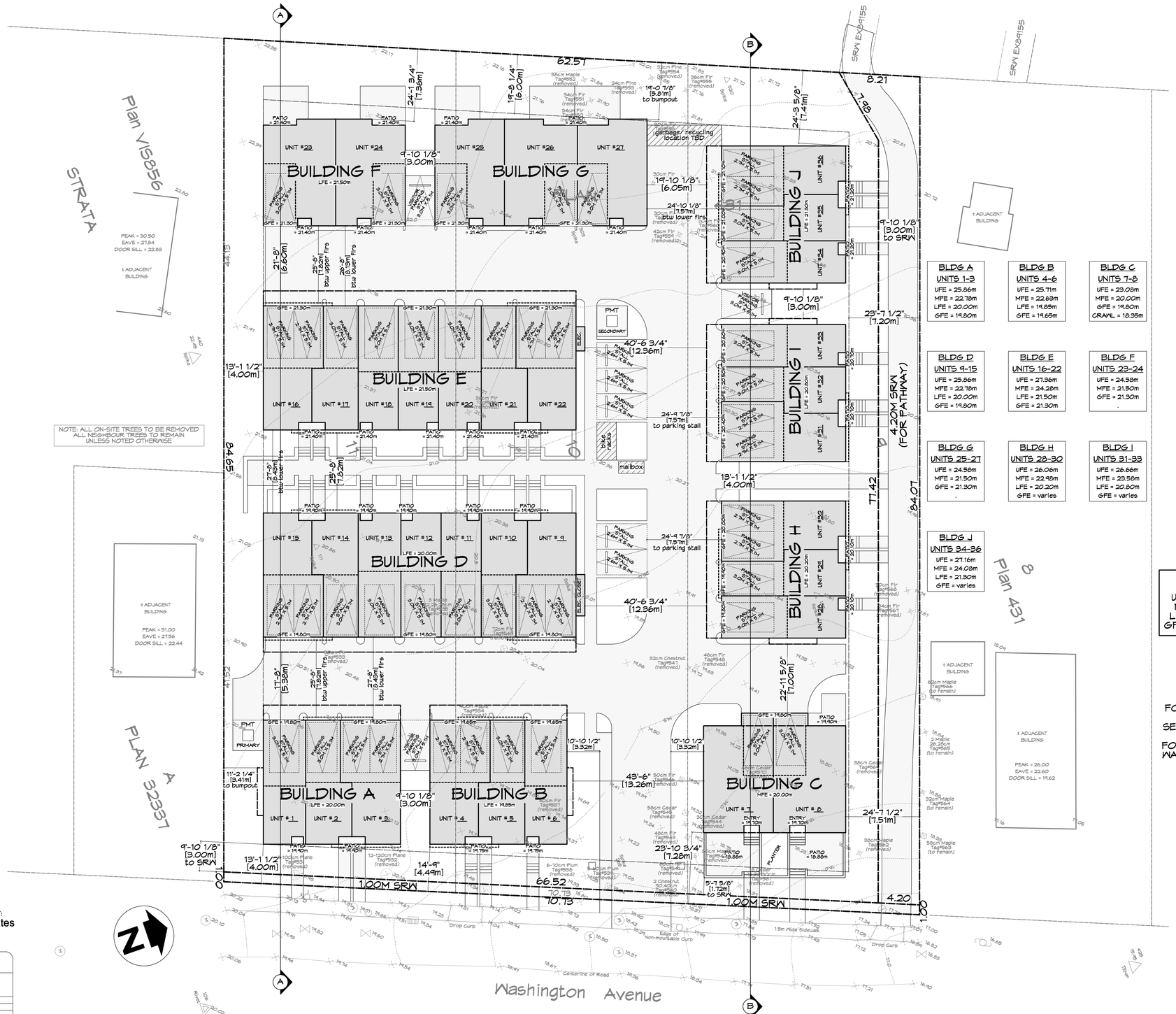
Title:
PROJECT INFO

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

Sheet:
A 100

Proj.No. TBD

CITY OF VICTORIA
Original Submission
Received Date: September 23/19



BLDG A	BLDG B	BLDG C
UNITS 1-3	UNITS 4-6	UNITS 7-8
UFE = 25.86m	UFE = 25.71m	UFE = 23.08m
MFE = 22.78m	MFE = 22.63m	MFE = 20.00m
LFE = 20.00m	LFE = 19.85m	GFE = 19.80m
GFE = 19.80m	GFE = 19.65m	CRAWL = 18.35m

BLDG D	BLDG E	BLDG F
UNITS 9-15	UNITS 16-22	UNITS 23-24
UFE = 25.86m	UFE = 27.36m	UFE = 24.58m
MFE = 22.78m	MFE = 24.28m	MFE = 21.50m
LFE = 20.00m	LFE = 21.50m	GFE = 21.30m
GFE = 19.80m	GFE = 21.30m	.

BLDG G	BLDG H	BLDG I
UNITS 25-27	UNITS 28-30	UNITS 31-33
UFE = 24.58m	UFE = 26.06m	UFE = 26.66m
MFE = 21.50m	MFE = 22.98m	MFE = 23.58m
GFE = 21.30m	LFE = 20.20m	LFE = 20.80m
.	GFE = varies	GFE = varies

BLDG J
UNITS 34-36
UFE = 27.16m
MFE = 24.08m
LFE = 21.30m
GFE = varies

ABBREVIATIONS:

UFE = UPPER FLOOR ELEVATION
MFE = MAIN FLOOR ELEVATION
LFE = LOWER FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION

NOTE:

FOR ROAD/SIDEWALK/DRIVEWAY & SERVICING DETAILS SEE CIVIL PLANS BY JE ANDERSON

FOR WALKWAYS/PATIOS/RETAINING WALLS/ FENCES/GRADING DETAILS SEE LANSDSCAPE PLANS BY MURDOCH DEGREEFF

SITE PLAN BASED ON SURVEY BY:
J.E.Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN
3080-3090 WASHINGTON AVE.,
LEGAL: LOTS 9-11, SECTION 7A, VICTORIA DISTRICT, PLAN 431
DRAWN BY: DBL | PROJECT SURVEYOR: D.R. CARRIER (Rel.)
SCALE: | DATE: July 31, 2019
CLIENT: KASAPI CONSTRUCTION
OUR FILE: 30886-10 | REVISION:

1 / A101 Site Plan - Proposed
Scale: 1:200

ISSUED FOR DP/REZONE SEP. 10, 2019

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
SITE PLAN (PROPOSED)

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

Sheet:
A 101

Proj.No. TBD

SITE PLAN BASED ON SURVEY BY:
J.E.Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN
3080-3090 WASHINGTON AVE.

LEGAL :	LOTS 9-11, SECTION 7A, VICTORIA DISTRICT, PLAN 431
DRAWN BY : DBL	PROJECT SURVEYOR : D.R. CARRIER (Rel.)
SCALE :	DATE : July 31, 2019
CLIENT :	KASAPI CONSTRUCTION
OUR FILE : 30555-10	REVISION :

1
A102
Site Plan - Existing
Scale: 1:200

ISSUED FOR
DP/REZONE
SEP. 10, 2019

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

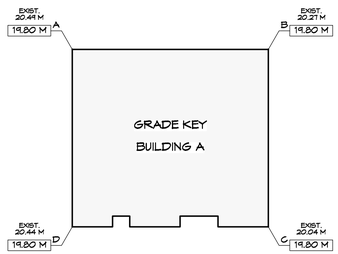
Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
SITE PLAN (EXISTING)

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

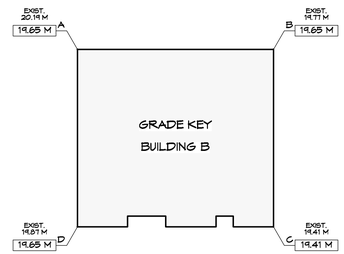
Sheet:
A
102

Proj.No. TBD



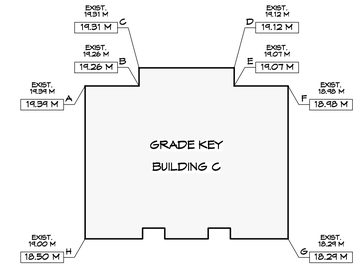
Building A - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.80	19.80	19.80	13.92	275.62	1050.19	53.04	19.800
BC	19.80	19.80	19.80	12.60	249.48			
CD	19.80	19.80	19.80	13.92	275.62			
DA	19.80	19.80	19.80	12.60	249.48	**AVERAGE GRADE**		
			TOTAL	53.04	1050.19		**19.80**	



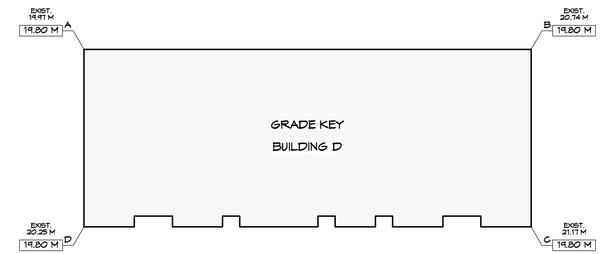
Building B - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.65	19.65	19.65	13.92	273.53	1042.24	53.04	19.650
BC	19.65	19.65	19.65	12.60	247.59			
CD	19.65	19.65	19.65	13.92	273.53			
DA	19.65	19.65	19.65	12.60	247.59	**AVERAGE GRADE**		
			TOTAL	53.04	1042.24		**19.65**	



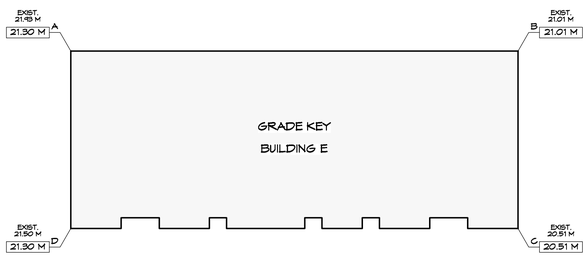
Building C - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.39	19.26	19.33	3.83	74.01	999.48	53.13	18.812
BC	19.26	19.31	19.29	1.30	25.07			
CD	19.31	19.12	19.22	6.76	129.89			
DE	19.12	19.07	19.10	1.30	24.82			
EF	19.07	18.98	19.03	3.83	72.87			
FG	18.98	18.29	18.64	10.85	202.19			
GH	18.29	18.50	18.40	14.41	265.07			
HA	18.50	19.39	18.95	10.85	205.55	**AVERAGE GRADE**		
			TOTAL	53.13	999.48		**18.81**	



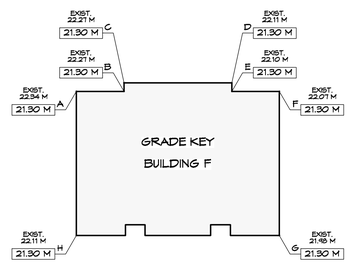
Building D - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.80	19.80	19.80	31.75	628.65	1756.26	88.7	19.800
BC	19.80	19.80	19.80	12.60	249.48			
CD	19.80	19.80	19.80	31.75	628.65			
DA	19.80	19.80	19.80	12.60	249.48	**AVERAGE GRADE**		
			TOTAL	88.7	1756.26		**19.80**	



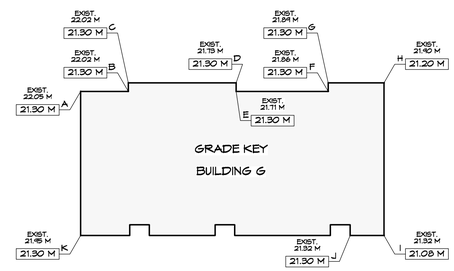
Building E - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.30	21.30	21.30	31.75	676.28	1889.31	88.7	21.300
BC	21.30	21.30	21.30	12.60	268.38			
CD	21.30	21.30	21.30	31.75	676.28			
DA	21.30	21.30	21.30	12.60	268.38	**AVERAGE GRADE**		
			TOTAL	88.7	1889.31		**21.30**	



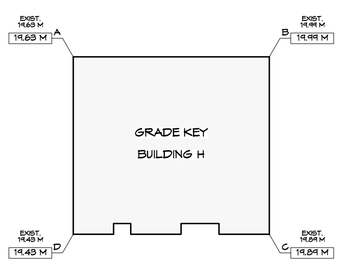
Building F - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.30	21.30	21.30	3.38	71.99	1076.29	50.53	21.300
BC	21.30	21.30	21.30	0.61	12.99			
CD	21.30	21.30	21.30	7.66	163.16			
DE	21.30	21.30	21.30	0.61	12.99			
EF	21.30	21.30	21.30	3.38	71.99			
FG	21.30	21.30	21.30	10.24	218.11			
GH	21.30	21.30	21.30	14.41	306.93			
HA	21.30	21.30	21.30	10.24	218.11	**AVERAGE GRADE**		
			TOTAL	50.53	1076.29		**21.30**	



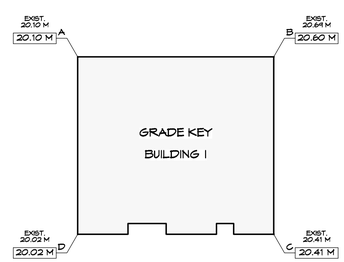
Building G - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.30	21.30	21.30	3.38	71.99	1403.60	66	21.267
BC	21.30	21.30	21.30	0.61	12.99			
CD	21.30	21.30	21.30	7.66	163.16			
DE	21.30	21.30	21.30	0.61	12.99			
EF	21.30	21.30	21.30	6.54	139.30			
FG	21.30	21.30	21.30	0.61	12.99			
GH	21.30	21.20	21.25	3.96	84.15			
HI	21.20	21.08	21.14	10.85	229.37			
IJ	21.08	21.30	21.19	2.41	51.07			
JK	21.30	21.30	21.30	19.13	407.47			
KA	21.30	21.30	21.30	10.24	218.11	**AVERAGE GRADE**		
			TOTAL	66	1403.60		**21.27**	



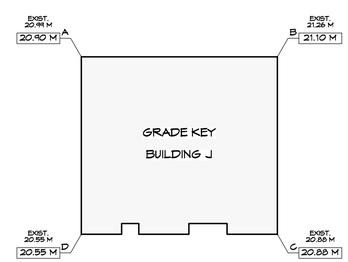
Building H - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.63	19.99	19.81	13.92	275.76	1046.74	53.04	19.735
BC	19.99	19.89	19.94	12.60	251.24			
CD	19.89	19.43	19.66	13.92	273.67			
DA	19.43	19.63	19.53	12.60	246.08	**AVERAGE GRADE**		
			TOTAL	53.04	1046.74		**19.74**	



Building I - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	20.10	20.60	20.35	13.92	283.27	1075.78	53.04	20.283
BC	20.60	20.41	20.51	12.60	258.36			
CD	20.41	20.02	20.22	13.92	281.39			
DA	20.02	20.10	20.06	12.60	252.76	**AVERAGE GRADE**		
			TOTAL	53.04	1075.78		**20.28**	



Building J - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	20.90	21.10	21.00	13.92	292.32	1106.28	53.04	20.858
BC	21.10	20.88	20.99	12.60	264.47			
CD	20.88	20.55	20.72	13.92	288.35			
DA	20.55	20.90	20.73	12.60	261.14	**AVERAGE GRADE**		
			TOTAL	53.04	1106.28		**20.86**	

ISSUED FOR
DP/REZONE
SEP. 10, 2019

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ZEBRADESIGN

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Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

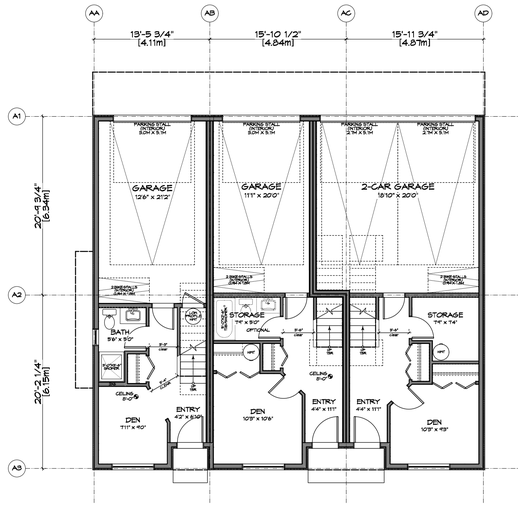
Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
AVERAGE GRADE CALCULATIONS

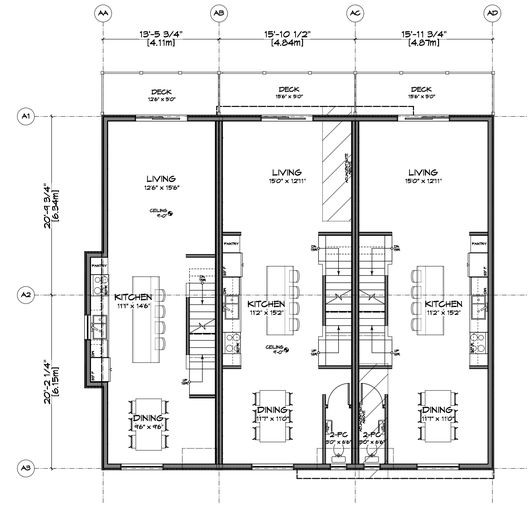
Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

Sheet:
A 103

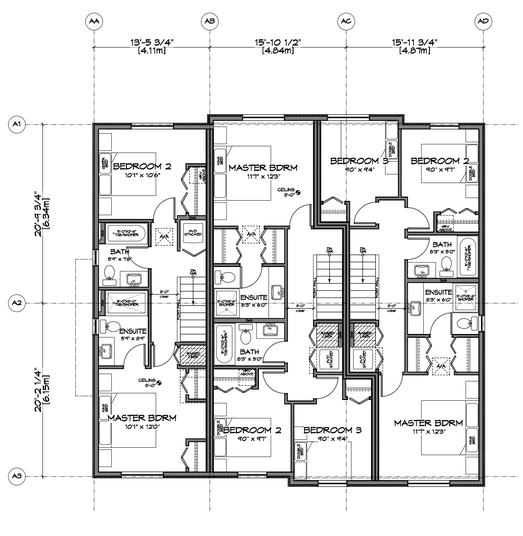
Proj.No. TBD



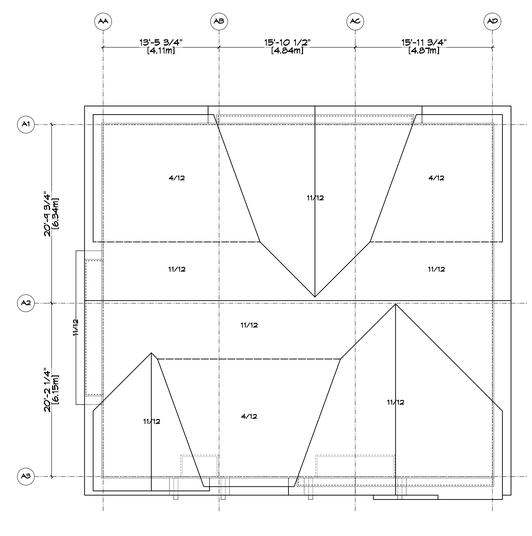
1 A201 **Ground/Lower Floor Plan - Bldg A**
Scale: 1:100



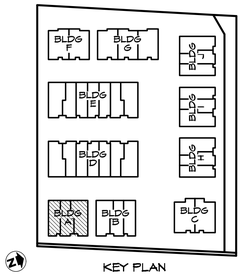
2 A201 **2nd/Main Floor Plan - Bldg A**
Scale: 1:100



3 A201 **3rd/Upper Floor Plan - Bldg A**
Scale: 1:100



4 A201 **Roof Plan - Bldg A**
Scale: 1:100



KEY PLAN

ISSUED FOR
DP/REZONE
SEP. 10, 2019

Michael Jon Moody
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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

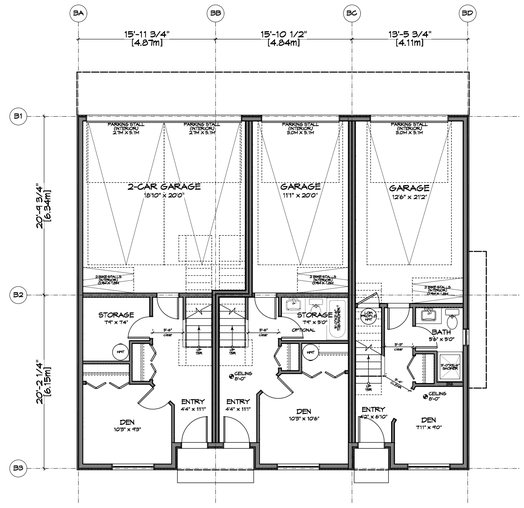
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING A
FLOOR PLANS

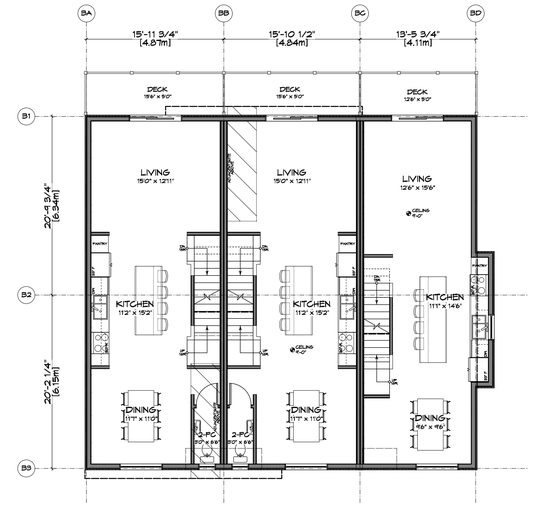
Revision:
CALUC
AUG. 26/19
DP/REZONE
SEP.10/19

Sheet:
A
201

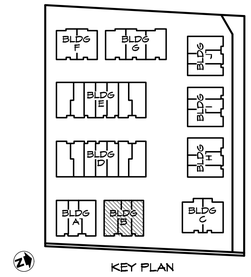
Proj.No. TBD

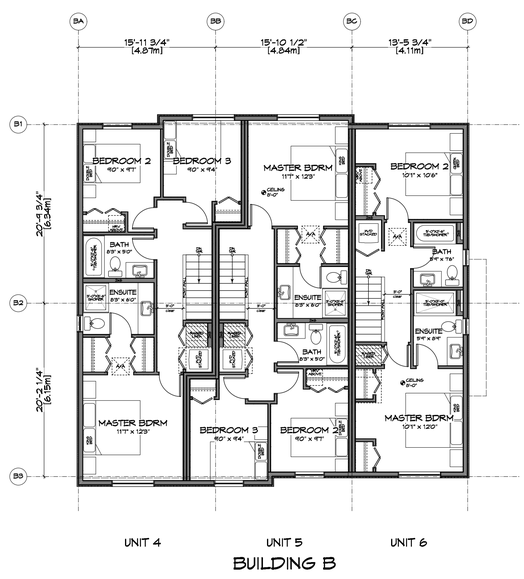


1 / A202 Ground/Lower Floor Plan - Bldg B
Scale: 1:100

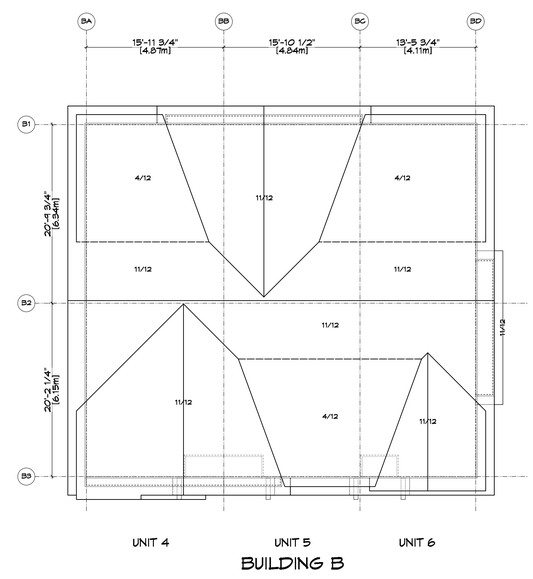


2 / A202 2nd/Main Floor Plan - Bldg B
Scale: 1:100





3 / A202 3rd/Upper Floor Plan - Bldg B
Scale: 1:100



4 / A202 Roof Plan - Bldg B
Scale: 1:100

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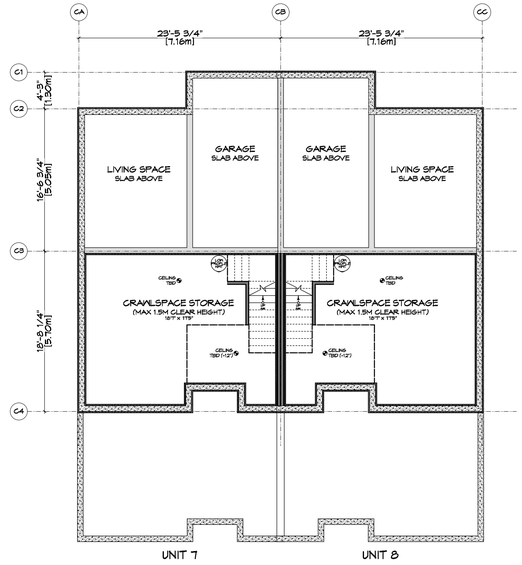
Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
BUILDING B
FLOOR PLANS

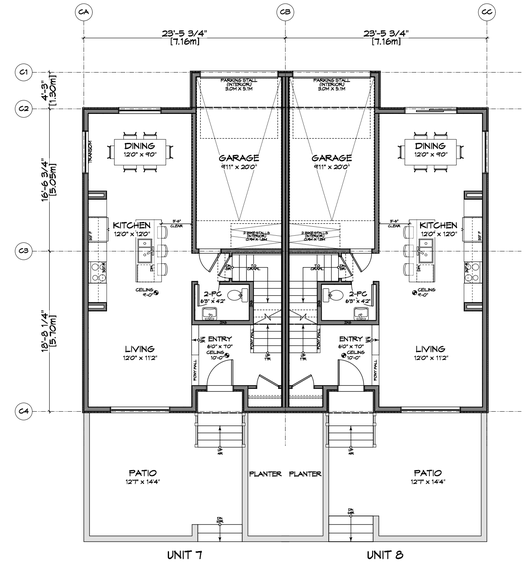
Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

Sheet:
A 202

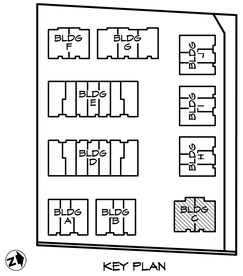
Proj.No. TBD

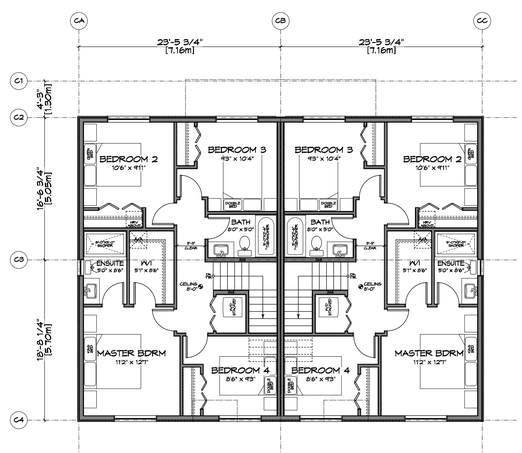


1 A203 **Crawlspace Plan - Bldg C**
Scale: 1:100



2 A203 **Ground/Main Floor Plan - Bldg C**
Scale: 1:100





3 A203 **2nd/Upper Floor Plan - Bldg C**
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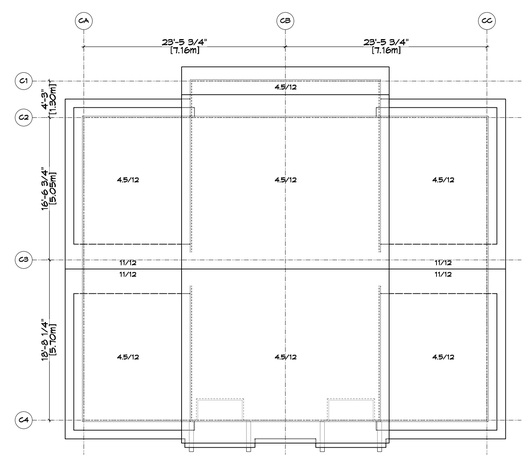

4 A203 **Roof Plan - Bldg C**
Scale: 1:100

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Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

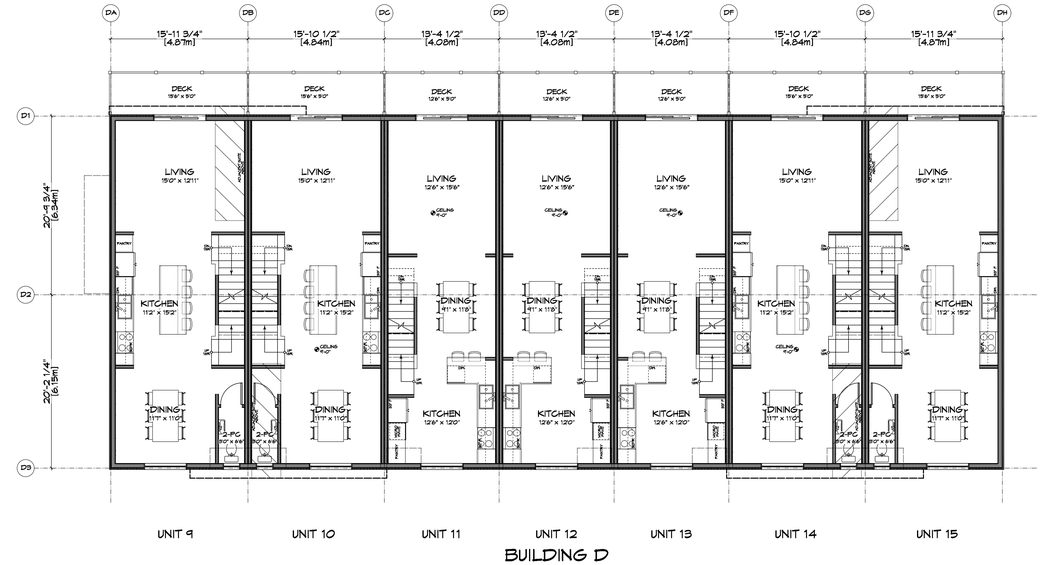
Title:
BUILDING C
FLOOR PLANS

Revision:
CALUC
AUG. 26/19
DP/REZONE
SEP.10/19

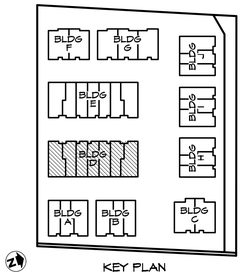
Sheet:
A
203

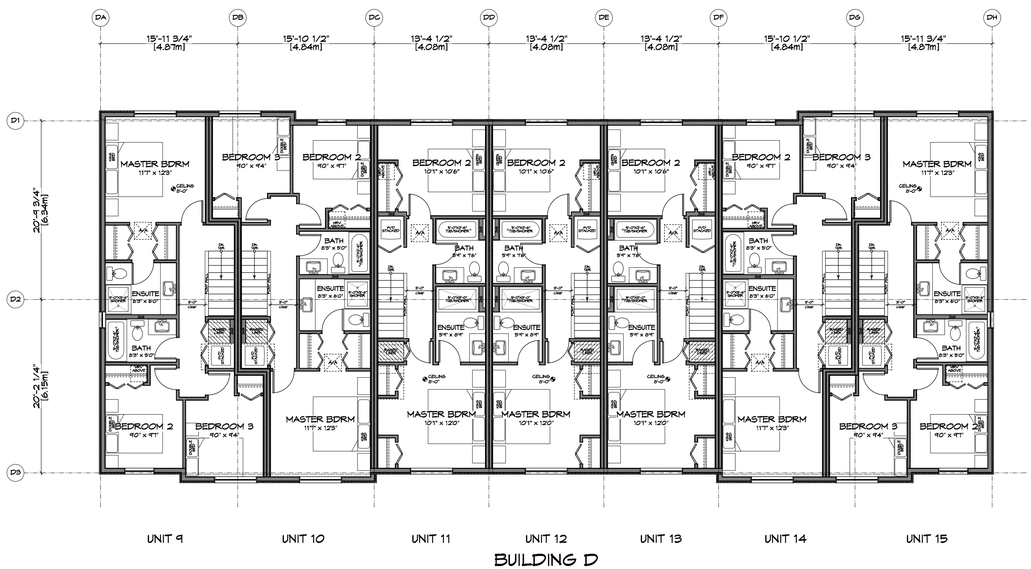
Proj.No. TBD

1 A204 Ground/Lower Floor Plan - Bldg D
Scale: 1:100

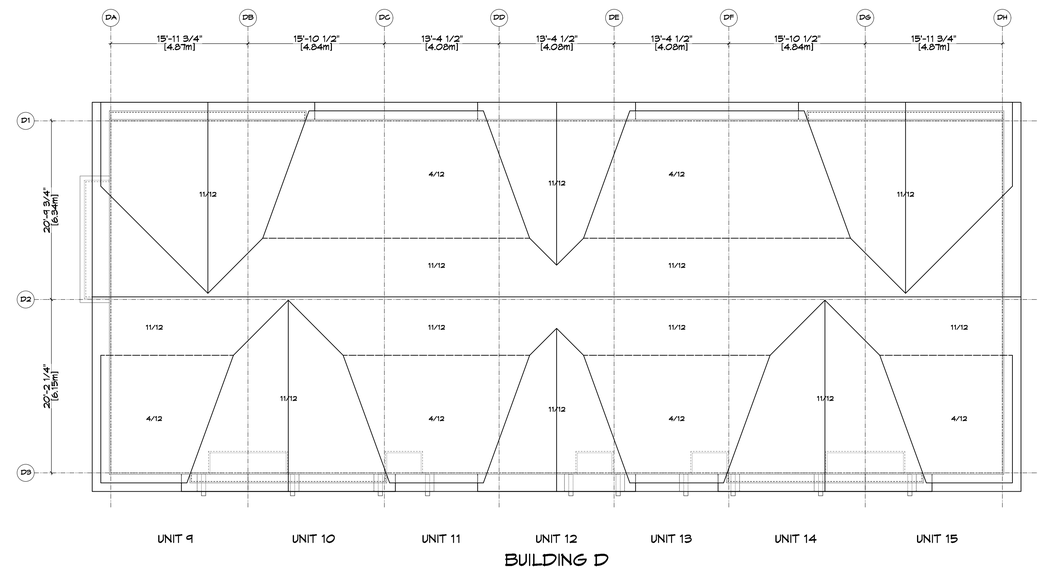


2 A204 2nd/Main Floor Plan - Bldg D
Scale: 1:100





3 A204 3rd/Upper Floor Plan - Bldg D
Scale: 1:100



4 A204 Roof Plan - Bldg D
Scale: 1:100

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Scale: AS NOTED

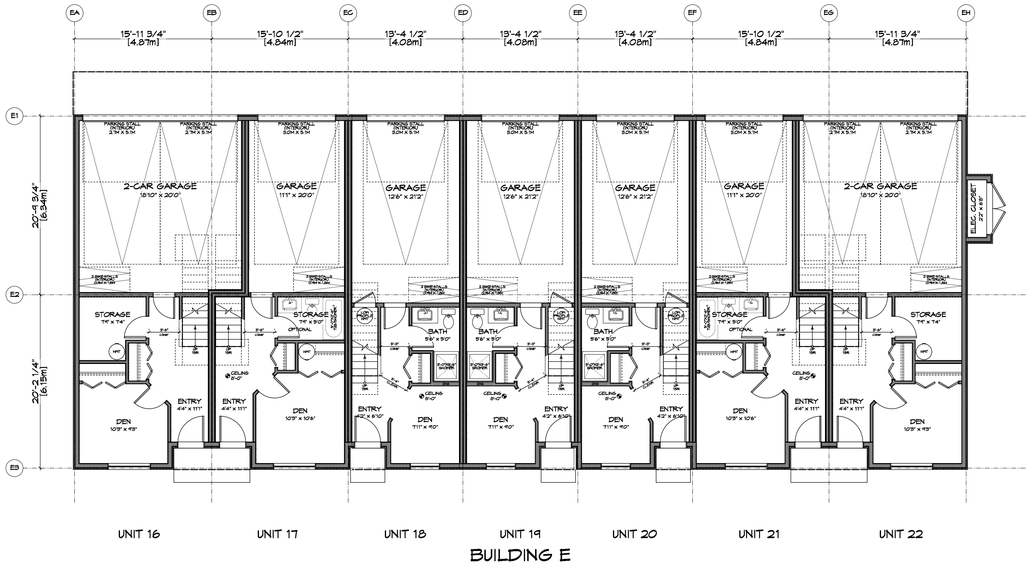
Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
BUILDING D
FLOOR PLANS

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

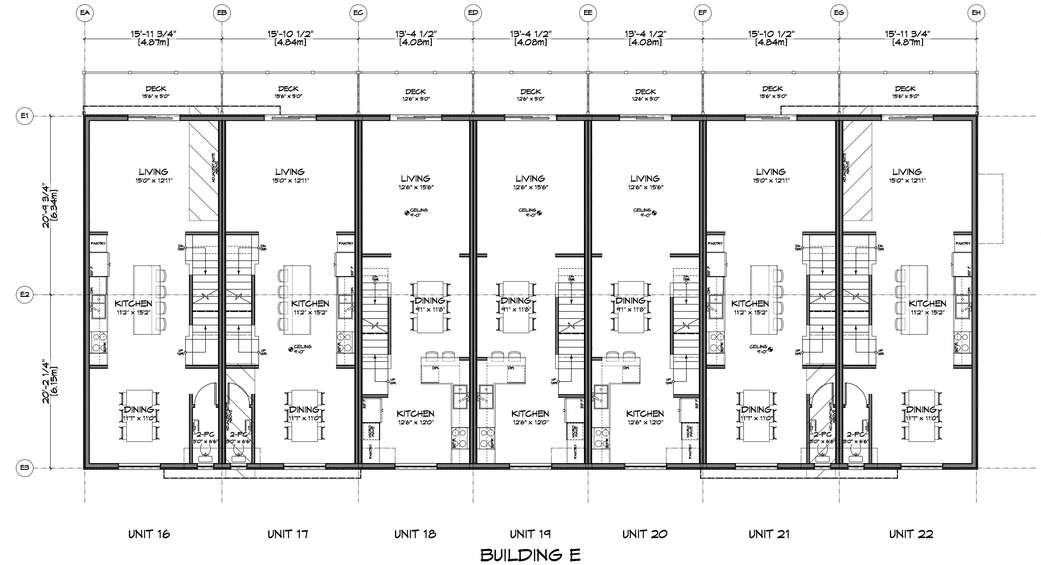
Sheet:
A 204

Proj.No. TBD



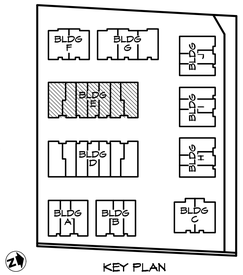
1 A205 Ground/Lower Floor Plan - Bldg E

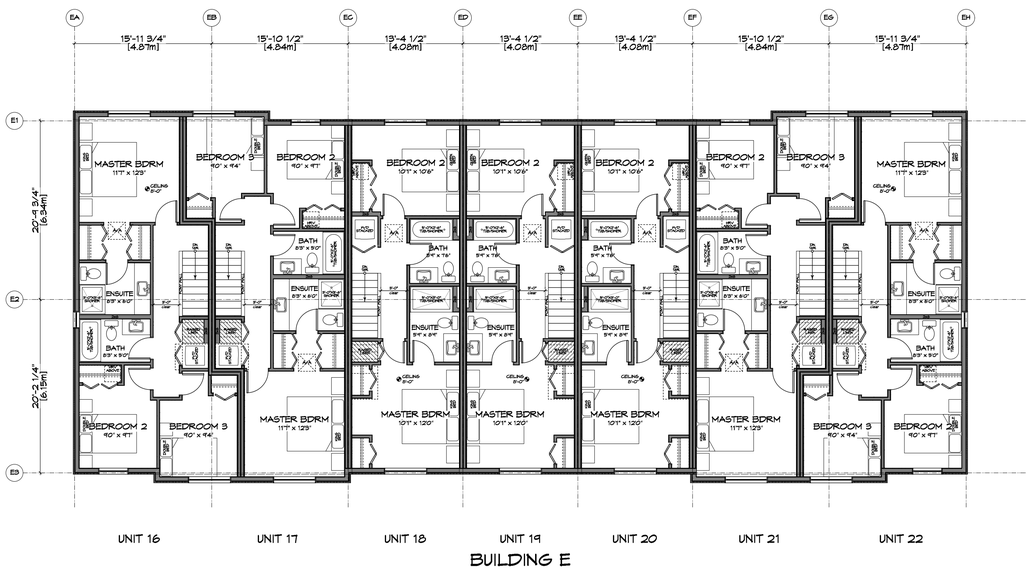
Scale: 1:100



2 A205 2nd/Main Floor Plan - Bldg E

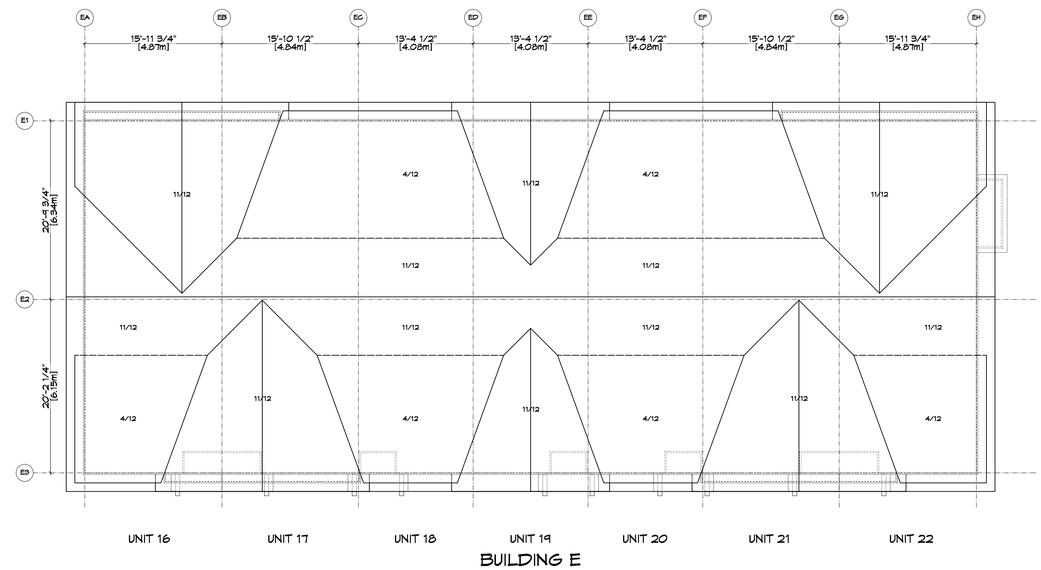
Scale: 1:100





3 A205 3rd/Upper Floor Plan - Bldg E

Scale: 1:100



4 A205 Roof Plan - Bldg E

Scale: 1:100

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Scale: AS NOTED

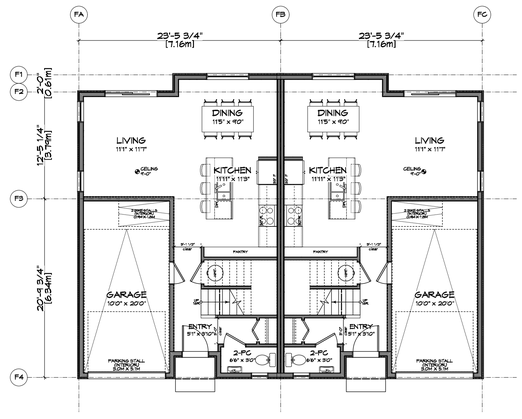
Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
BUILDING E
FLOOR PLANS

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

Sheet:
A
205

Proj.No. TBD

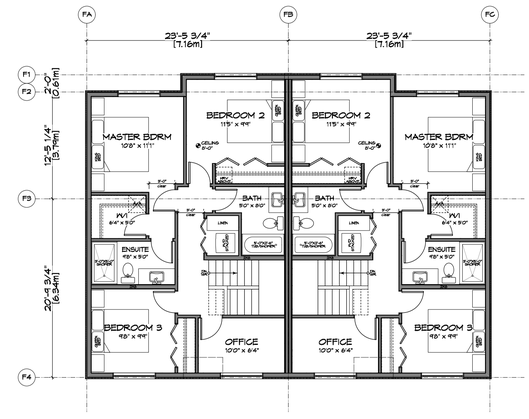


BUILDING F

1
A206

Ground/Main Floor Plan - Bldg F

Scale: 1:100

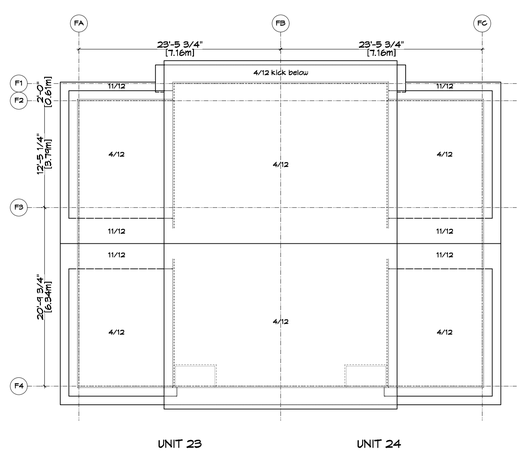


BUILDING F

2
A206

2nd/Upper Floor Plan - Bldg F

Scale: 1:100

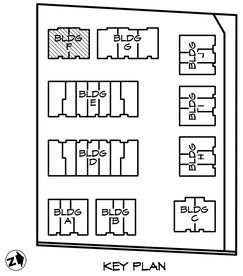


BUILDING F

3
A206

Roof Plan - Bldg F

Scale: 1:100



KEY PLAN

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WASHINGTON
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3080-3090
WASHINGTON AVE.

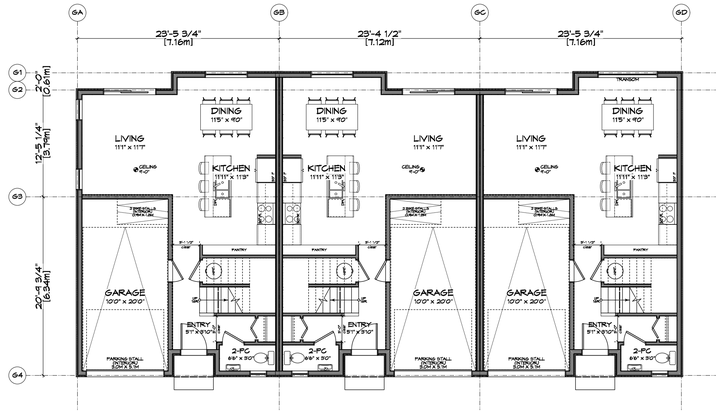
Title:
BUILDING F
FLOOR PLANS

Revision:
CALUC
AUG. 26/19

DP/REZONE
SEP.10/19

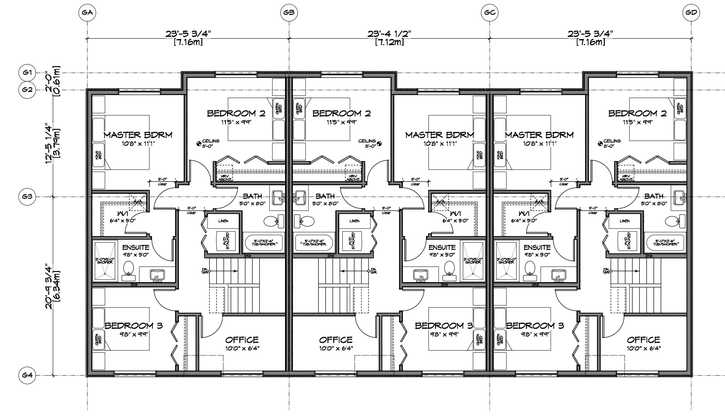
Sheet:
A
206

Proj.No. TBD



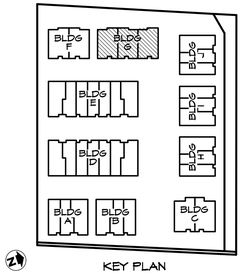
1 A207 Ground/Main Floor Plan - Bldg G

Scale: 1:100

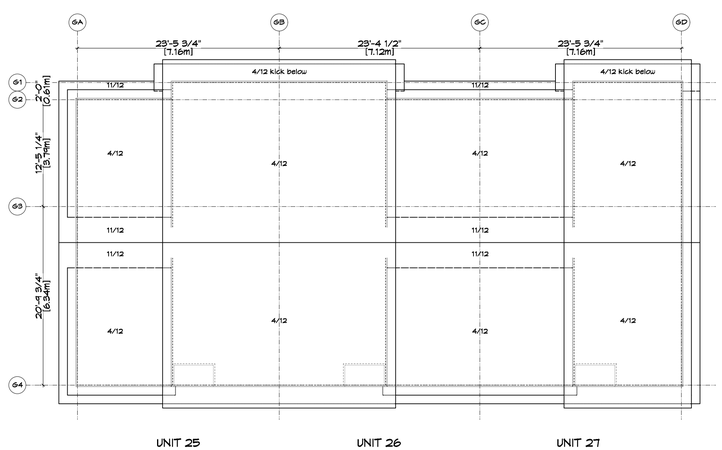


2 A207 2nd/Upper Floor Plan - Bldg G

Scale: 1:100



KEY PLAN



3 A207 Roof Plan - Bldg G

Scale: 1:100

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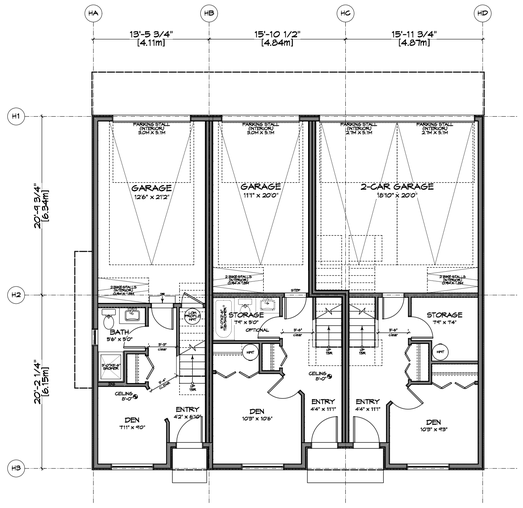
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
BUILDING G
FLOOR PLANS

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

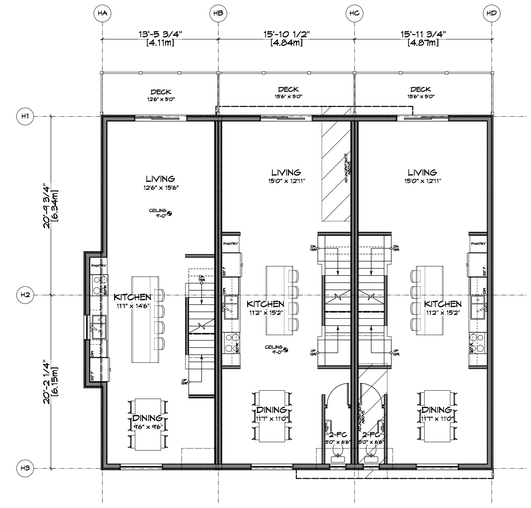
Sheet:
A 207

Proj.No. TBD



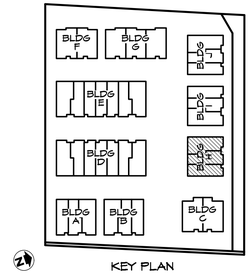
1 A208 **Ground/Lower Floor Plan - Bldg H**

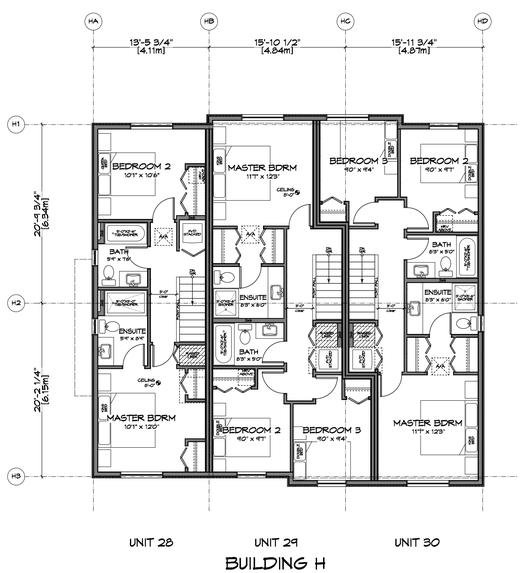
Scale: 1:100



2 A208 **2nd/Main Floor Plan - Bldg H**

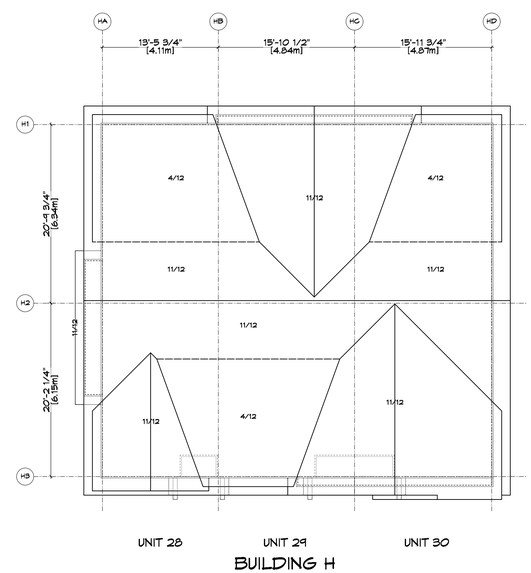
Scale: 1:100





3 A208 **3rd/Upper Floor Plan - Bldg H**

Scale: 1:100



4 A208 **Roof Plan - Bldg H**

Scale: 1:100

ISSUED FOR
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BUILDING H
FLOOR PLANS

Revision:
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SEP.10/19

Sheet:
A
208

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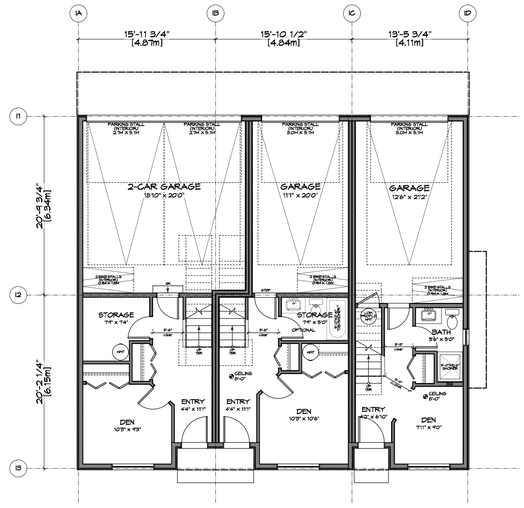
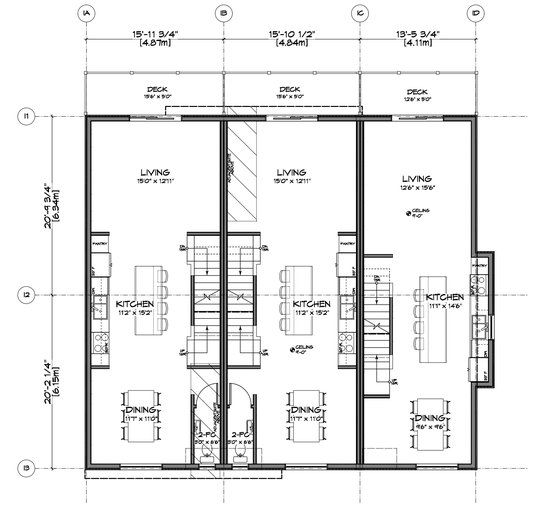
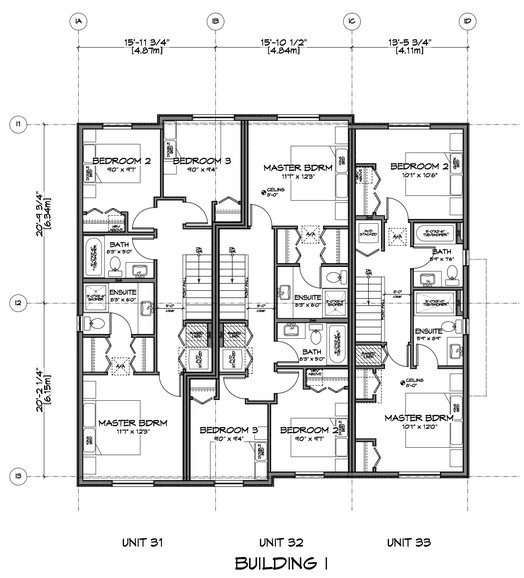


1 / A209 Ground/Lower Floor Plan - Bldg 1
Scale: 1:100



2 / A209 2nd/Main Floor Plan - Bldg 1
Scale: 1:100



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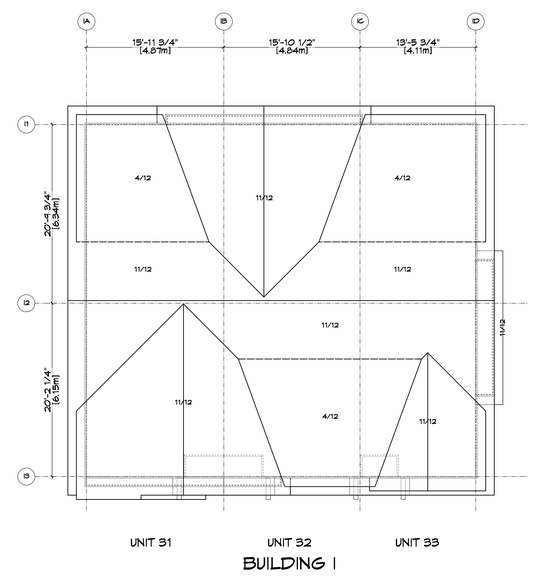
Scale: 1:100



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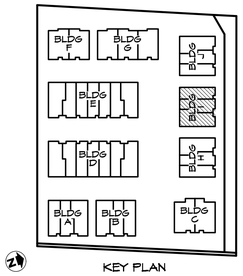
Scale: 1:100



KEY PLAN

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SEP. 10, 2019

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

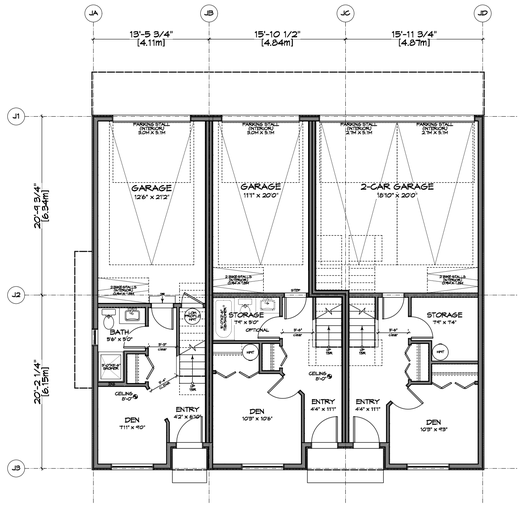
Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
BUILDING 1
FLOOR PLANS

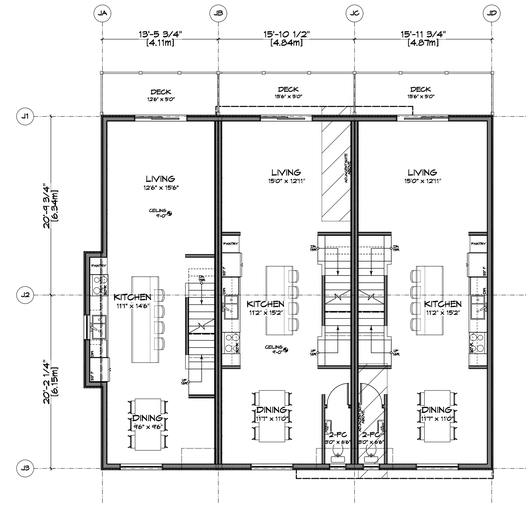
Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

Sheet:
A 209

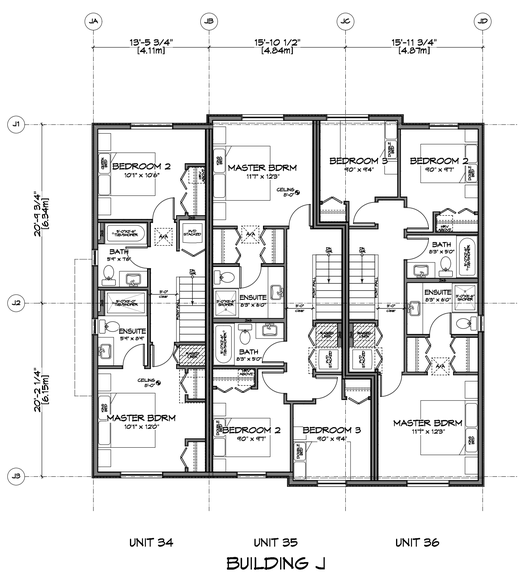
Proj.No. TBD



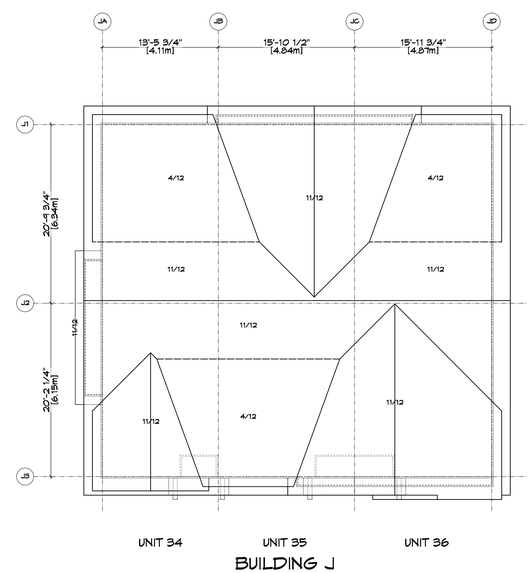
1 / A210 Ground/Lower Floor Plan - Bldg J
Scale: 1:100



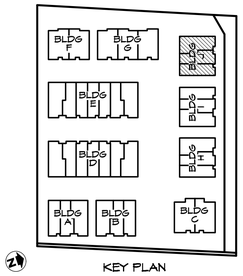
2 / A210 2nd/Main Floor Plan - Bldg J
Scale: 1:100



3 / A210 3rd/Upper Floor Plan - Bldg J
Scale: 1:100



4 / A210 Roof Plan - Bldg J
Scale: 1:100



KEY PLAN

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BUILDING J
FLOOR PLANS

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DP/REZONE SEP.10/19

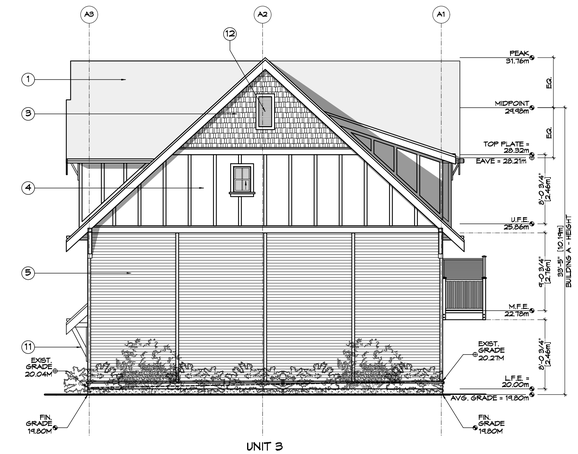
Sheet:
A 210

Proj.No. TBD

BUILDING A

1 A301 **Front (E) Elevation - Bldg A**

Scale: 1:100



BUILDING A

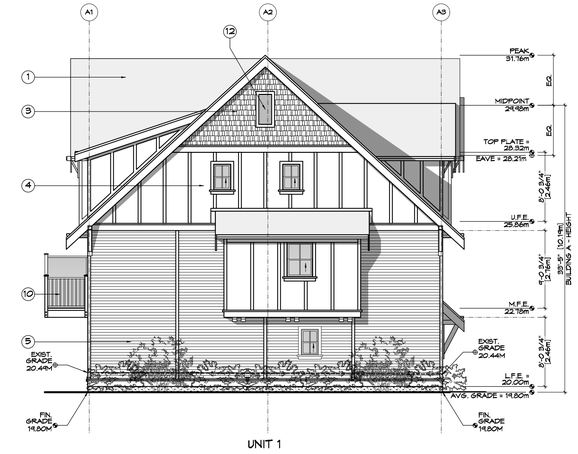
2 A301 **Side (N) Elevation - Bldg A**

Scale: 1:100

BUILDING A

3 A301 **Rear (W) Elevation - Bldg A**

Scale: 1:100

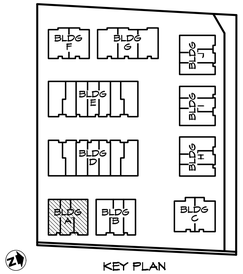


BUILDING A

4 A301 **Side (S) Elevation - Bldg A**

Scale: 1:100

Bldg A Glazing Area Calc.	Unit 1		Unit 2		Unit 3	
Front (E- Washington)	*N/A*		*N/A*		*N/A*	
limit distance						
building face area						
glazing area						
percentage						
max allowed						
Side (N)	*N/A*		*N/A*		*Imperial*	*Metric*
limit distance					4.92	1.50
building face area					1155.61	107.36
glazing area					4.09	0.38
percentage					0.35%	
max allowed					*7.00%*	*ok*
Rear (W)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.83	3.91	12.83	3.91	12.83	3.91
building face area	381.52	35.44	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	70.04	6.51
percentage	14.65%		14.74%		13.57%	
max allowed	*31.06%*	*ok*	*31.06%*	*ok*	*27.19%*	*ok*
Side (S)	*Imperial*	*Metric*	*N/A*		*N/A*	
limit distance	11.19	3.41				
building face area	1155.61	107.36				
glazing area	21.53	2.00				
percentage	1.86%					
max allowed	*10.82%*	*ok*				



KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
3. CEMENTITIOUS SHINGLE FINISH
4. CEMENTITIOUS PANELS & TRIM
5. HORIZONTAL SIDING
6. VINYL WINDOW
7. VINYL SLIDING DOOR
8. WOOD VENEER ENTRY DOOR
9. VINYL GARAGE DOOR
10. METAL RAILING
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12. VINYL GABLE END VENT

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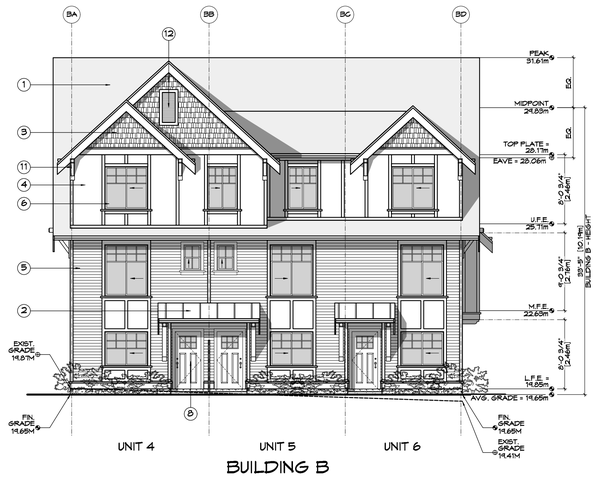
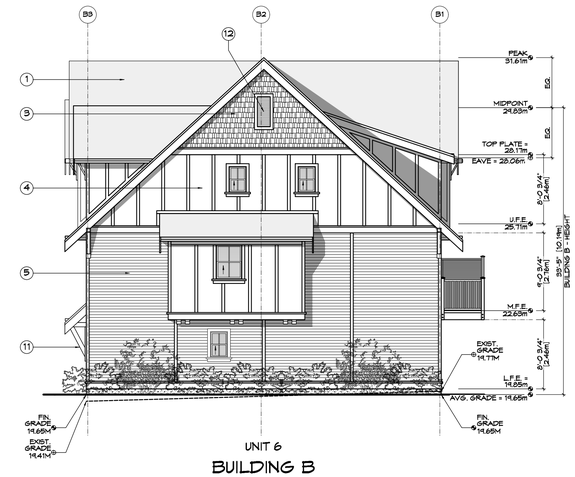
A 301

Proj.No. TBD



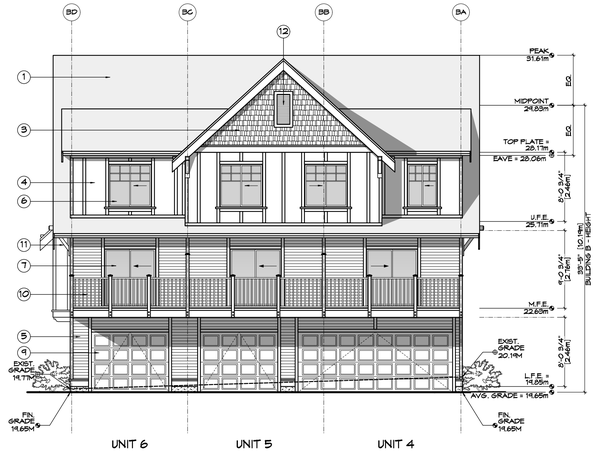
1 A302 **Front (E) Elevation - Bldg B**

Scale: 1:100



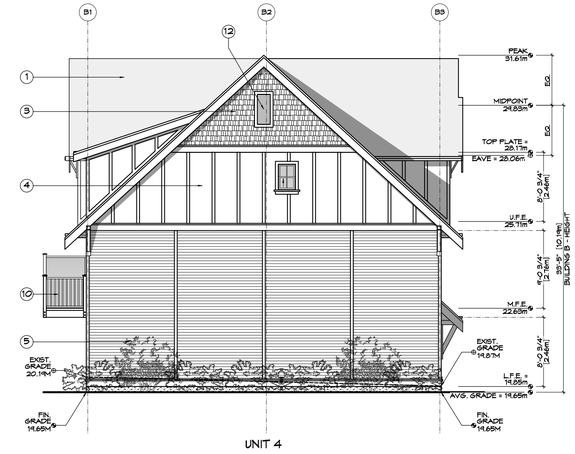
2 A302 **Side (N) Elevation - Bldg B**

Scale: 1:100



3 A302 **Rear (W) Elevation - Bldg B**

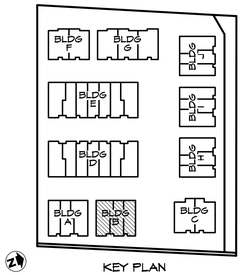
Scale: 1:100



4 A302 **Side (S) Elevation - Bldg B**

Scale: 1:100

Bldg B Glazing Area Calc.	Unit 4		Unit 5		Unit 6	
Front (E- Washington)	*N/A*		*N/A*		*N/A*	
limit distance						
building face area						
glazing area						
percentage						
max allowed						
Side (N)	*N/A*		*N/A*		*Imperial*	*Metric*
limit distance					21.75	6.63
building face area					1155.61	107.36
glazing area					21.53	2.00
percentage					1.86%	
max allowed					*21.84%*	*ok*
Rear (W)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.83	3.91	12.83	3.91	12.83	3.91
building face area	516.00	47.94	379.25	35.23	381.52	35.44
glazing area	70.04	6.51	55.90	5.19	55.90	5.19
percentage	13.57%		14.74%		14.65%	
max allowed	*27.19%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*
Side (S)	*Imperial*	*Metric*	*N/A*		*N/A*	
limit distance	4.92	1.50				
building face area	1155.61	107.36				
glazing area	4.09	0.38				
percentage	0.35%					
max allowed	*7.00%*	*ok*				



KEY PLAN

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1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
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BUILDING B ELEVATIONS

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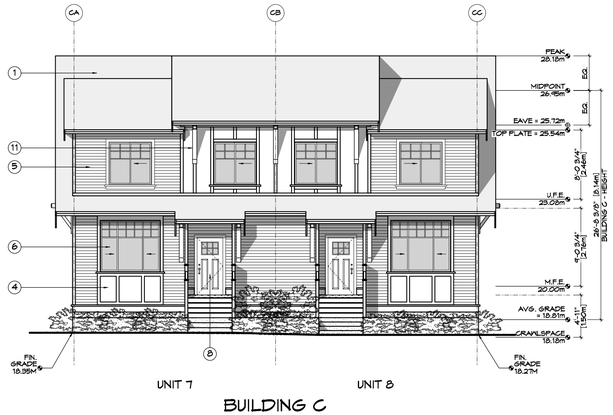
DP/REZONE SEP.10/19

Sheet:
A 302

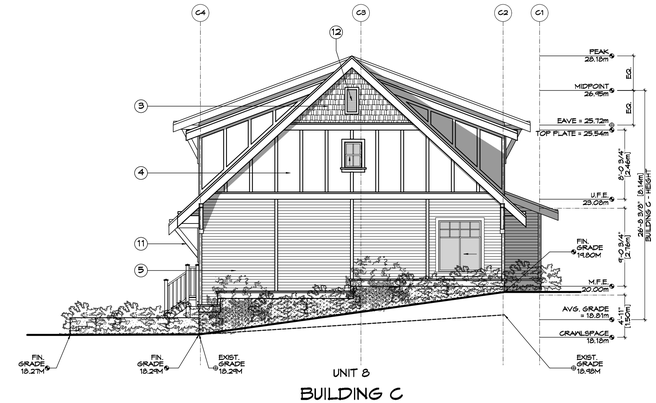
Proj.No. TBD



BUILDING C

1 A303 **Front (E) Elevation - Bldg C**

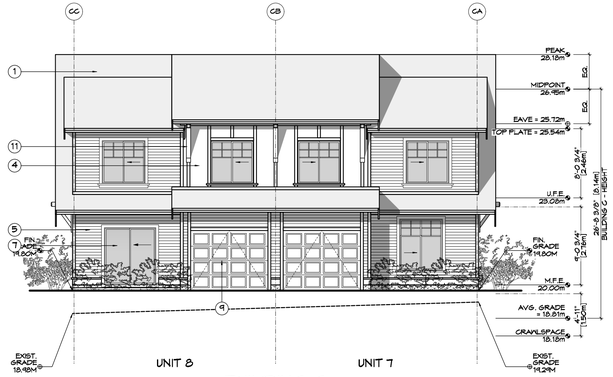
Scale: 1:100



BUILDING C

2 A303 **Side (N) Elevation - Bldg C**

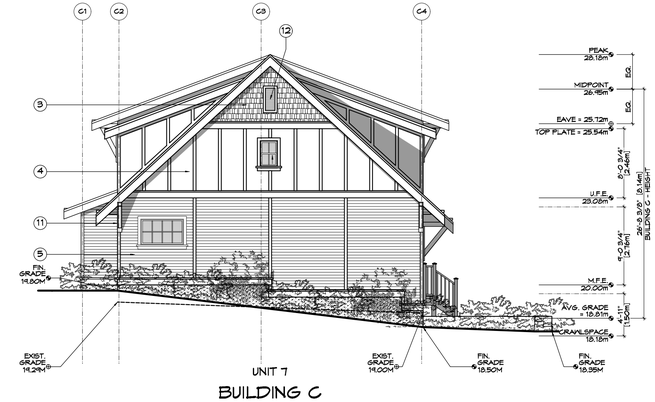
Scale: 1:100



BUILDING C

3 A303 **Rear (W) Elevation - Bldg C**

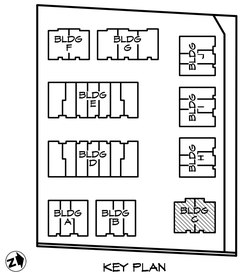
Scale: 1:100



BUILDING C

4 A303 **Side (S) Elevation - Bldg C**

Scale: 1:100



KEY PLAN

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Bldg C Glazing Area Calc.	Unit 7		Unit 8	
Front (E- Washington)	*N/A*		*N/A*	
limit distance				
building face area				
glazing area				
percentage				
max allowed				
Side (N)	*N/A*		*Imperial*	*Metric*
limit distance			24.64	7.51
building face area			774.45	71.95
glazing area			29.68	2.76
percentage			3.83%	
max allowed			*30.08%*	*ok*
Rear (W)	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	18.04	5.50	18.04	5.50
building face area	446.62	41.49	446.62	41.49
glazing area	67.60	6.28	76.91	7.15
percentage	15.14%		17.22%	
max allowed	*49.75%*	*ok*	*49.75%*	*ok*
Side (S)	*Imperial*	*Metric*	*N/A*	
limit distance	21.75	6.63		
building face area	773.77	71.89		
glazing area	29.68	2.76		
percentage	3.84%			
max allowed	*23.04%*	*ok*		

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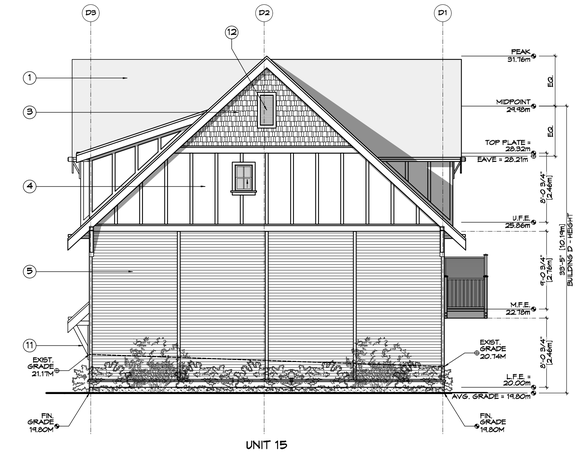
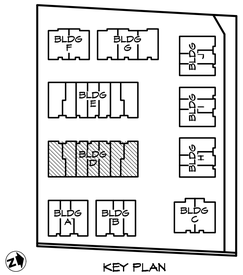
Sheet:
A 303

Proj.No. TBD

1 / A304 **Front (W) Elevation - Bldg D**
Scale: 1:100



2 / A304 **Side (S) Elevation - Bldg D**
Scale: 1:100



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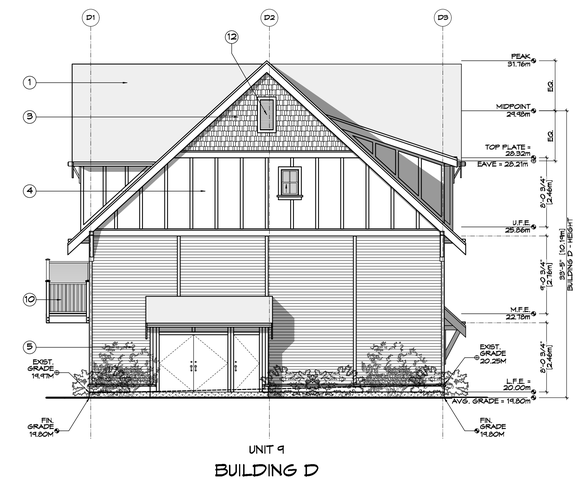
3 / A304 **Rear (E) Elevation - Bldg D**
Scale: 1:100



4 / A304 **Side (N) Elevation - Bldg D**
Scale: 1:100

Bldg D Glazing Area Calc.	Unit 9		Unit 10		Unit 11		Unit 12		Unit 13		Unit 14		Unit 15	
Front (W)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91
building face area	482.17	44.80	413.08	38.38	373.94	34.74	373.94	34.74	373.94	34.74	413.08	38.38	482.17	44.80
glazing area	83.69	7.77	69.56	6.46	60.09	5.58	60.09	5.58	60.09	5.58	69.56	6.46	83.69	7.77
percentage	17.36%		16.84%		16.07%		16.07%		16.07%		16.84%		17.36%	
max allowed	*27.19%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*27.19%*	*ok*
Side (S)	*N/A*		*N/A*		*N/A*		*N/A*		*N/A*		*N/A*		*Imperial*	*Metric*
limit distance													13.12	4.00
building face area													1155.61	107.36
glazing area													4.09	0.38
percentage													0.35%	
max allowed													*12.00%*	*ok*
Rear (E)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91
building face area	454.47	42.22	440.78	40.95	373.94	34.74	373.94	34.74	373.94	34.74	440.78	40.95	454.47	42.22
glazing area	55.90	5.19	70.04	6.51	55.90	5.19	55.90	5.19	55.90	5.19	70.04	6.51	55.90	5.19
percentage	12.30%		15.89%		14.95%		14.95%		14.95%		15.89%		12.30%	
max allowed	*27.19%*	*ok*	*27.19%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*27.19%*	*ok*	*27.19%*	*ok*
Side (N)	*Imperial*	*Metric*	*N/A*		*N/A*		*N/A*		*N/A*		*N/A*		*N/A*	
limit distance	4.92	1.50												
building face area	1155.61	107.36												
glazing area	4.09	0.38												
percentage	0.35%													
max allowed	*7.00%*	*ok*												

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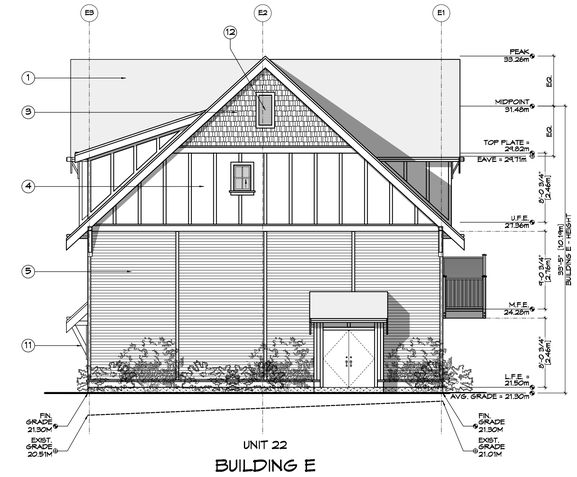
A 304

Proj.No. TBD

1 / A305 Front (E) Elevation - Bldg E

Scale: 1:100

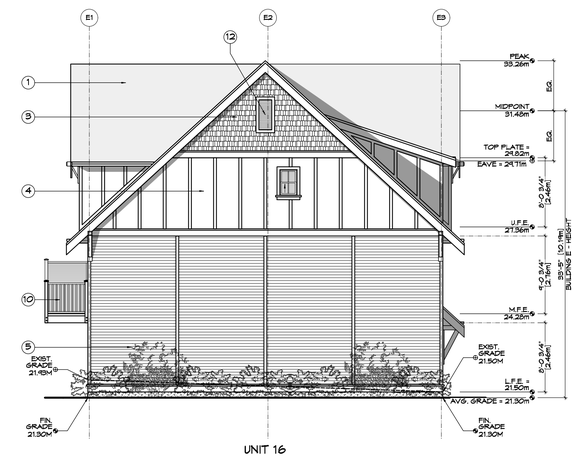


2 / A305 Side (N) Elevation - Bldg E

Scale: 1:100

3 / A305 Rear (W) Elevation - Bldg E

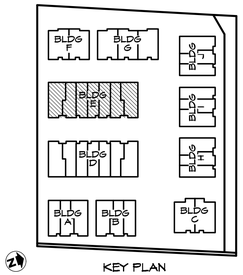
Scale: 1:100



4 / A305 Side (S) Elevation - Bldg E

Scale: 1:100

Bldg E Glazing Area Calc.	Unit 16		Unit 17		Unit 18		Unit 19		Unit 20		Unit 21		Unit 22	
Front (E- Washington)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91
building face area	482.17	44.80	413.08	38.38	373.94	34.74	373.94	34.74	373.94	34.74	413.08	38.38	482.17	44.80
glazing area	83.69	7.77	69.56	6.46	60.09	5.58	60.09	5.58	60.09	5.58	69.56	6.46	83.69	7.77
percentage	17.36%		16.84%		16.07%		16.07%		16.07%		16.84%		17.36%	
max allowed	*27.19%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*27.19%*	*ok*
Side (N)	*N/A*		*N/A*		*N/A*		*N/A*		*N/A*		*N/A*		*Imperial*	*Metric*
limit distance													4.92	1.50
building face area													1155.61	107.36
glazing area													4.09	0.38
percentage													0.35%	
max allowed													*7.00%*	*ok*
Rear (W)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91
building face area	454.47	42.22	440.78	40.95	373.94	34.74	373.94	34.74	373.94	34.74	440.78	40.95	454.47	42.22
glazing area	55.90	5.19	70.04	6.51	55.90	5.19	55.90	5.19	55.90	5.19	70.04	6.51	55.90	5.19
percentage	12.30%		15.89%		14.95%		14.95%		14.95%		15.89%		12.30%	
max allowed	*27.19%*	*ok*	*27.19%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*31.06%*	*ok*	*27.19%*	*ok*	*27.19%*	*ok*
Side (S)	*Imperial*	*Metric*	*N/A*		*N/A*		*N/A*		*N/A*		*N/A*		*N/A*	
limit distance	13.12	4.00												
building face area	1155.61	107.36												
glazing area	4.09	0.38												
percentage	0.35%													
max allowed	*12.00%*	*ok*												



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1. FIBERGLASS SHINGLE ROOFING
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6. VINYL WINDOW
7. VINYL SLIDING DOOR
8. WOOD VENEER ENTRY DOOR
9. VINYL GARAGE DOOR
10. METAL RAILING
11. WOOD BRACKETS
12. VINYL GABLE END VENT

ISSUED FOR
DP/REZONE
SEP. 10, 2019

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ZEBRADESIGN

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
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DP/REZONE SEP.10/19

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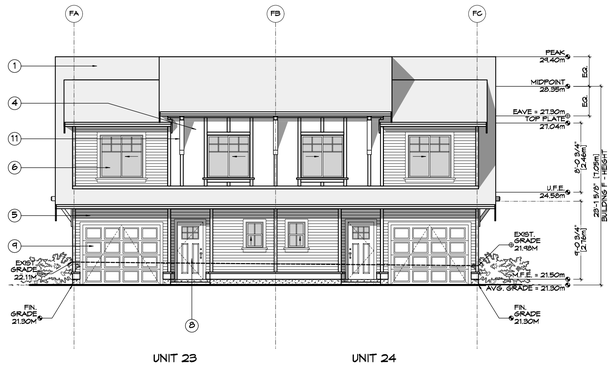
A 305

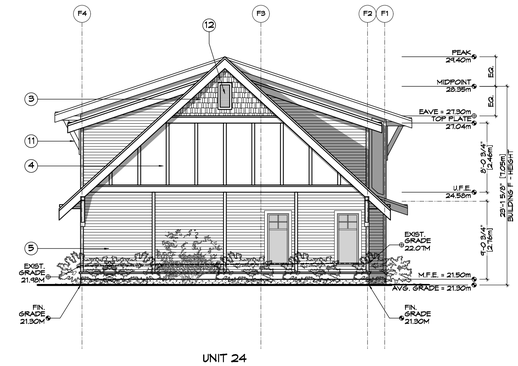
Proj.No. TBD



BUILDING F

1 A306 Front (E) Elevation - Bldg F

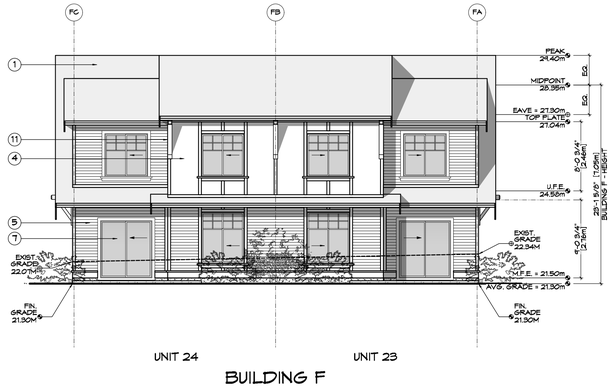
Scale: 1:100



BUILDING F

2 A306 Side (N) Elevation - Bldg F

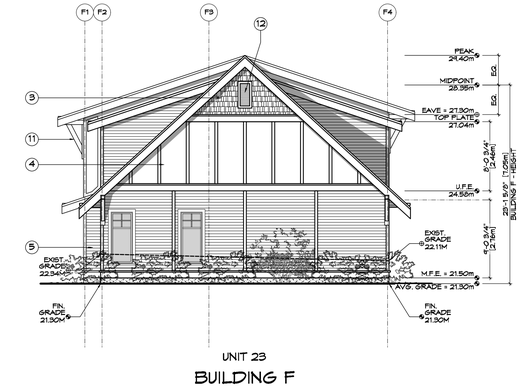
Scale: 1:100



BUILDING F

3 A306 Rear (W) Elevation - Bldg F

Scale: 1:100

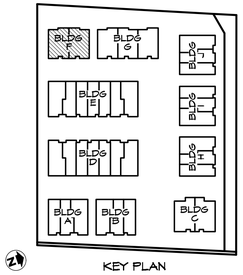


BUILDING F

4 A306 Side (S) Elevation - Bldg F

Scale: 1:100

Bldg F Glazing Area Calc.	Unit 23			Unit 24		
Front (E- Washington)	*Imperial*	*Metric*		*Imperial*	*Metric*	
limit distance	12.83	3.91		12.83	3.91	
building face area	445.58	41.40		445.58	41.40	
glazing area	48.55	4.51		48.55	4.51	
percentage	10.90%			10.90%		
max allowed	*27.19%*	*ok*		*27.19%*	*ok*	
Side (N)	*N/A*			*Imperial*	*Metric*	
limit distance				4.92	1.50	
building face area				670.52	62.29	
glazing area				23.26	2.16	
percentage				3.47%		
max allowed				*8.00%*	*ok*	
Rear (W)	*Imperial*	*Metric*		*Imperial*	*Metric*	
limit distance	24.15	7.36		24.15	7.36	
building face area	445.58	41.40		445.58	41.40	
glazing area	102.50	9.52		102.50	9.52	
percentage	23.00%			23.00%		
max allowed	*86.24%*	*ok*		*86.24%*	*ok*	
Side (S)	*Imperial*	*Metric*		*N/A*		
limit distance	13.12	4.00				
building face area	670.52	62.29				
glazing area	23.26	2.16				
percentage	3.47%					
max allowed	*18.00%*	*ok*				



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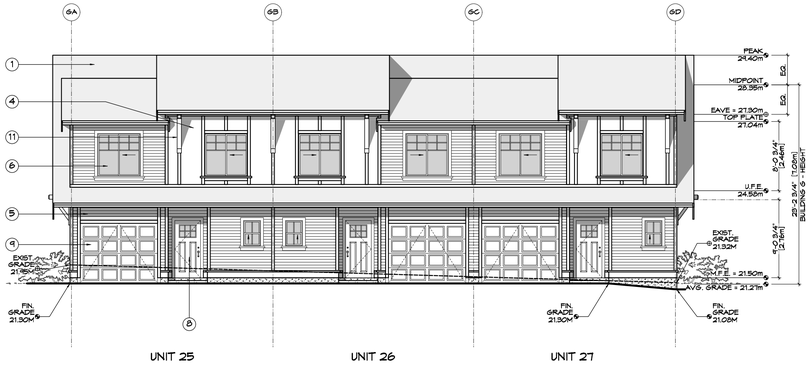
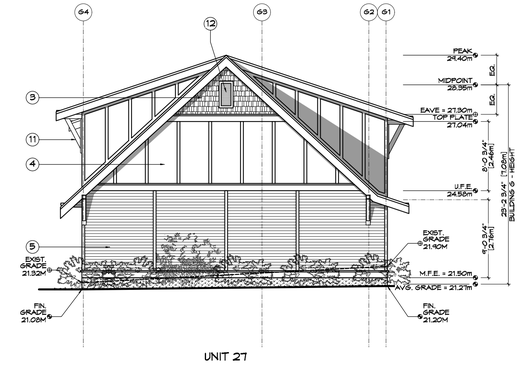
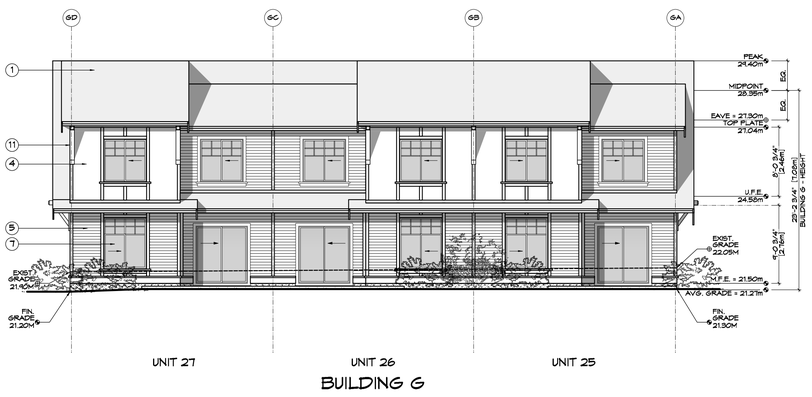


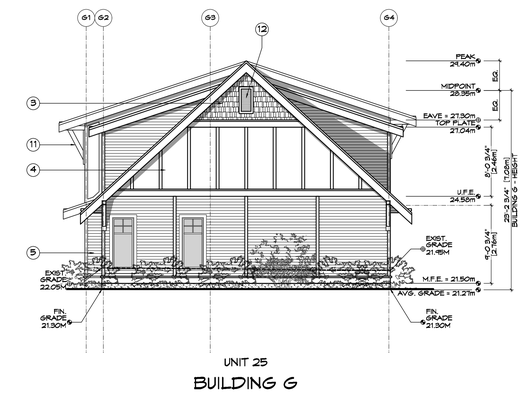
1 A307 **Front (E) Elevation - Bldg G**
Scale: 1:100



2 A307 **Side (N) Elevation - Bldg G**
Scale: 1:100

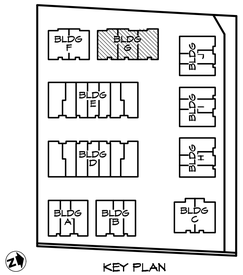


3 A307 **Rear (W) Elevation - Bldg G**
Scale: 1:100



4 A307 **Side (S) Elevation - Bldg G**
Scale: 1:100

Bldg G Glazing Area Calc.	Unit 25		Unit 26		Unit 27	
Front (E- Washington)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.83	3.91	12.83	3.91	12.83	3.91
building face area	445.58	41.40	440.47	40.92	445.58	41.40
glazing area	48.55	4.51	48.55	4.51	48.55	4.51
percentage	10.90%		11.02%		10.90%	
max allowed	*27.19%*	*ok*	*27.19%*	*ok*	*27.19%*	*ok*
Side (N)	*N/A*		*N/A*		*Imperial*	*Metric*
limit distance					4.92	1.50
building face area					670.52	62.29
glazing area					0.00	0.00
percentage					0.00%	
max allowed					*8.00%*	*ok*
Rear (W)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	24.15	7.36	24.15	7.36	24.15	7.36
building face area	445.58	41.40	440.47	40.92	445.58	41.40
glazing area	102.50	9.52	102.50	9.52	102.50	9.52
percentage	23.00%		23.27%		23.00%	
max allowed	*54.25%*	*ok*	*54.25%*	*ok*	*54.25%*	*ok*
Side (S)	*Imperial*	*Metric*	*N/A*		*N/A*	
limit distance	4.92	1.50				
building face area	670.52	62.29				
glazing area	23.26	2.16				
percentage	3.47%					
max allowed	*8.00%*	*ok*				



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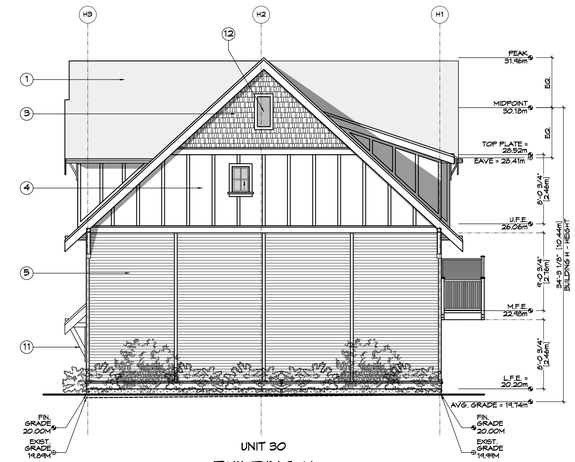
Sheet:
A 307

Proj.No. TBD

BUILDING H

1 A308 Front (N) Elevation - Bldg H

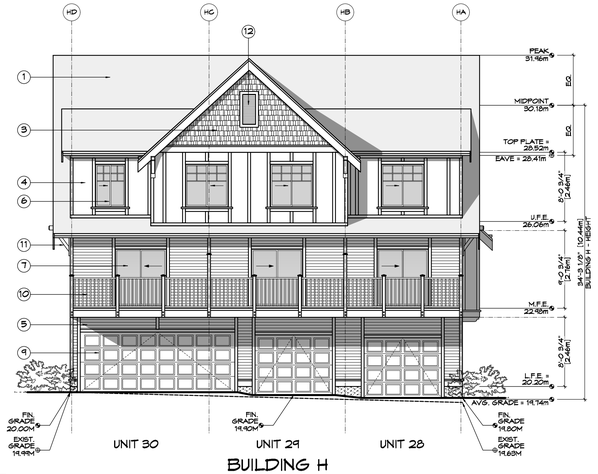
Scale: 1:100



BUILDING H

2 A308 Side (W) Elevation - Bldg H

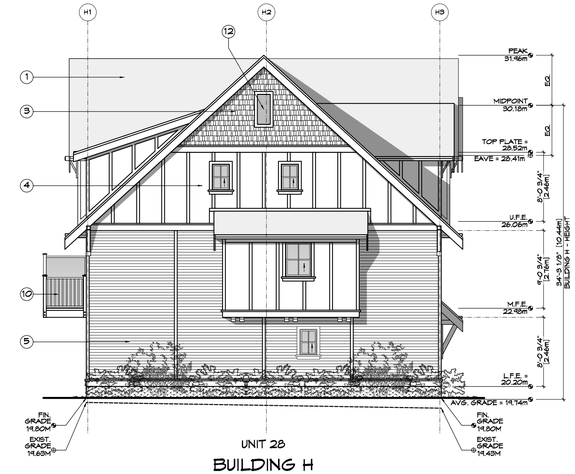
Scale: 1:100



BUILDING H

3 A308 Rear (S) Elevation - Bldg H

Scale: 1:100

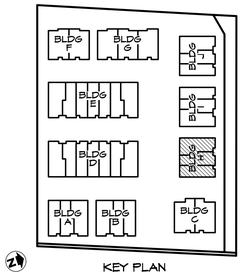


BUILDING H

4 A308 Side (E) Elevation - Bldg H

Scale: 1:100

Bldg H Glazing Area Calc.	Unit 28		Unit 29		Unit 30	
Front (N)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	23.69	7.22	23.69	7.22	23.69	7.22
building face area	381.52	35.44	474.60	44.09	420.65	39.08
glazing area	65.47	6.08	46.81	4.35	69.56	6.46
percentage	17.16%		9.86%		16.54%	
max allowed	*87.91%*	*ok*	*83.23%*	*ok*	*87.91%*	*ok*
Side (W)	*N/A*		*N/A*		*Imperial*	*Metric*
limit distance					6.56	2.00
building face area					1155.61	107.36
glazing area					4.09	0.38
percentage					0.35%	
max allowed					*8.00%*	*ok*
Rear (S)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	42.55	12.97	42.55	12.97	42.55	12.97
building face area	381.52	35.44	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	70.04	6.51
percentage	14.65%		14.74%		13.57%	
max allowed	*100.00%*	*ok*	*100.00%*	*ok*	*100.00%*	*ok*
Side (E)	*Imperial*	*Metric*	*N/A*		*N/A*	
limit distance	4.92	1.50				
building face area	1155.61	107.36				
glazing area	21.53	2.00				
percentage	1.86%					
max allowed	*7.00%*	*ok*				



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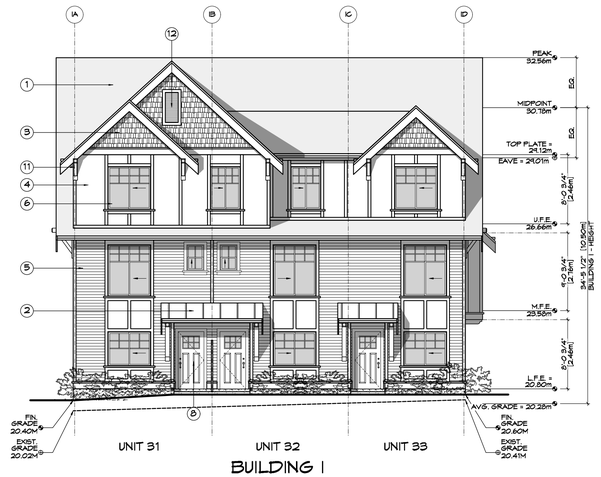
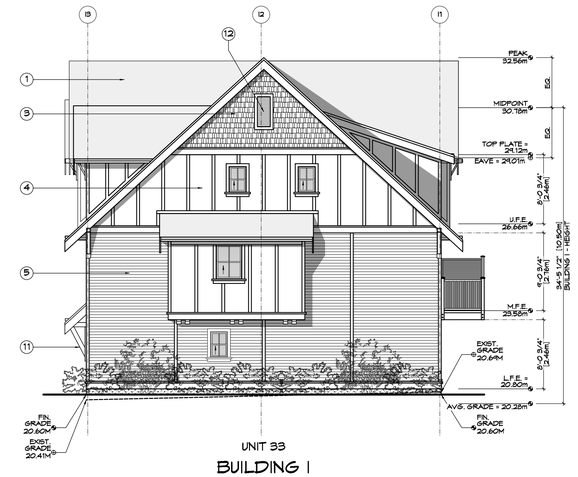


1 A309 Front (N) Elevation - Bldg 1

Scale: 1:100

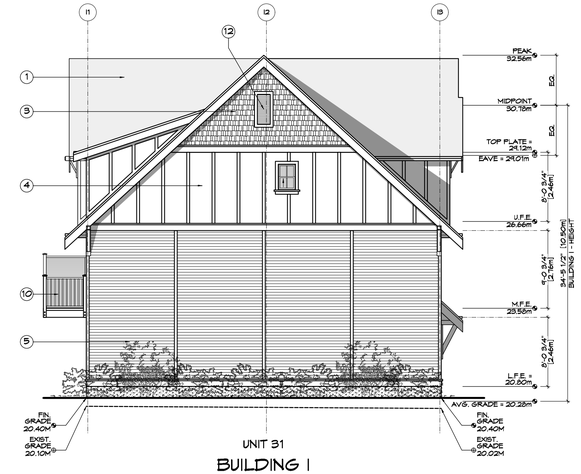


2 A309 Side (W) Elevation - Bldg 1

Scale: 1:100

3 A309 Rear (S) Elevation - Bldg 1

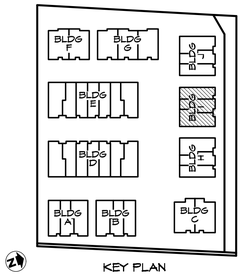
Scale: 1:100



4 A309 Side (E) Elevation - Bldg 1

Scale: 1:100

Bldg I Glazing Area Calc.	Unit 31		Unit 32		Unit 33	
Front (N)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	23.69	7.22	23.69	7.22	23.69	7.22
building face area	420.65	39.08	474.60	44.09	381.52	35.44
glazing area	69.56	6.46	46.81	4.35	65.47	6.08
percentage	16.54%		9.86%		17.16%	
max allowed	*87.91%*	*ok*	*83.23%*	*ok*	*87.91%*	*ok*
Side (W)	*N/A*		*N/A*		*Imperial*	*Metric*
limit distance					4.92	1.50
building face area					1155.61	107.36
glazing area					21.53	2.00
percentage					1.86%	
max allowed					*7.00%*	*ok*
Rear (S)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	42.55	12.97	42.55	12.97	42.55	12.97
building face area	516.00	47.94	379.25	35.23	381.52	35.44
glazing area	70.04	6.51	55.90	5.19	55.90	5.19
percentage	13.57%		14.74%		14.65%	
max allowed	*100.00%*	*ok*	*100.00%*	*ok*	*100.00%*	*ok*
Side (E)	*Imperial*	*Metric*	*N/A*		*N/A*	
limit distance	6.56	2.00				
building face area	1155.61	107.36				
glazing area	4.09	0.38				
percentage	0.35%					
max allowed	*8.00%*	*ok*				



KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
3. CEMENTITIOUS SHINGLE FINISH
4. CEMENTITIOUS PANELS & TRIM
5. HORIZONTAL SIDING
6. VINYL WINDOW
7. VINYL SLIDING DOOR
8. WOOD VENEER ENTRY DOOR
9. VINYL GARAGE DOOR
10. METAL RAILING
11. WOOD BRACKETS
12. VINYL GABLE END VENT

ISSUED FOR DP/REZONE SEP. 10, 2019

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ZEBRADESIGN

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Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
BUILDING 1 ELEVATIONS

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

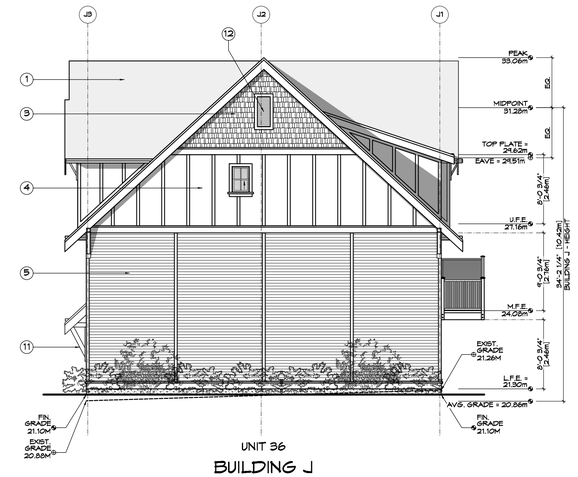
Sheet:
A 309

Proj.No. TBD

BUILDING J

1 A310 **Front (N) Elevation - Bldg J**

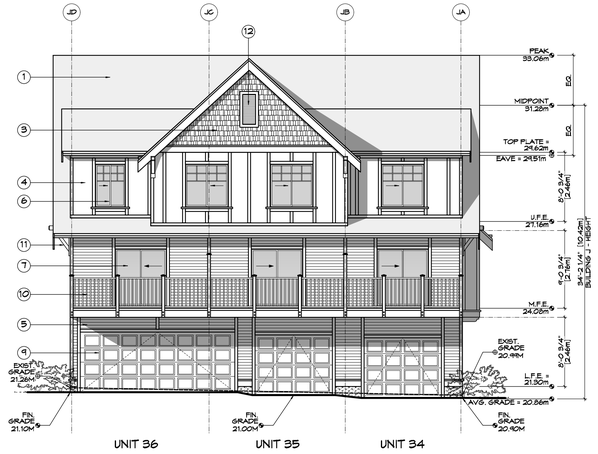
Scale: 1:100



BUILDING J

2 A310 **Side (W) Elevation - Bldg J**

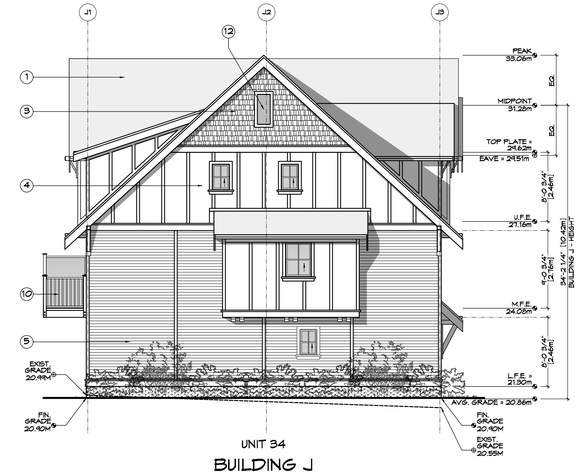
Scale: 1:100



BUILDING J

3 A310 **Rear (S) Elevation - Bldg J**

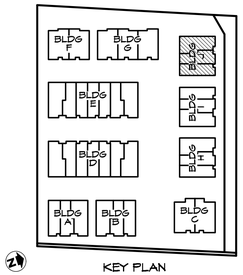
Scale: 1:100



BUILDING J

4 A310 **Side (E) Elevation - Bldg J**

Scale: 1:100



KEY PLAN

FINISH SCHEDULE KEY

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11. WOOD BRACKETS
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Bldg J

Glazing Area Calc.	Unit 34		Unit 35		Unit 36	
Front (N)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	23.69	7.22	23.69	7.22	23.69	7.22
building face area	381.52	35.44	474.60	44.09	420.65	39.08
glazing area	65.47	6.08	46.81	4.35	69.56	6.46
percentage	17.16%		9.86%		16.54%	
max allowed	*87.91%*	*ok*	*83.23%*	*ok*	*87.91%*	*ok*
Side (W)	*N/A*		*N/A*		*Imperial*	*Metric*
limit distance					24.31	7.41
building face area					1155.61	107.36
glazing area					4.09	0.38
percentage					0.35%	
max allowed					*22.69%*	*ok*
Rear (S)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	18.93	5.77	18.93	5.77	18.93	5.77
building face area	381.52	35.44	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	70.04	6.51
percentage	14.65%		14.74%		13.57%	
max allowed	*64.75%*	*ok*	*64.75%*	*ok*	*53.67%*	*ok*
Side (E)	*Imperial*	*Metric*	*N/A*		*N/A*	
limit distance	4.92	1.50				
building face area	1155.61	107.36				
glazing area	21.53	2.00				
percentage	1.86%					
max allowed	*7.00%*	*ok*				

ISSUED FOR
DP/REZONE
SEP. 10, 2019

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

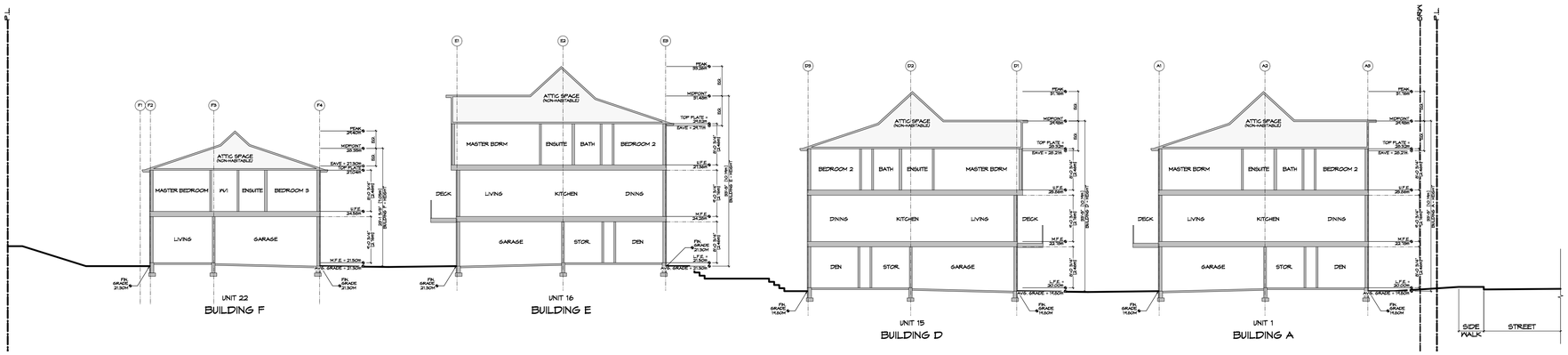
Title:
BUILDING J ELEVATIONS

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

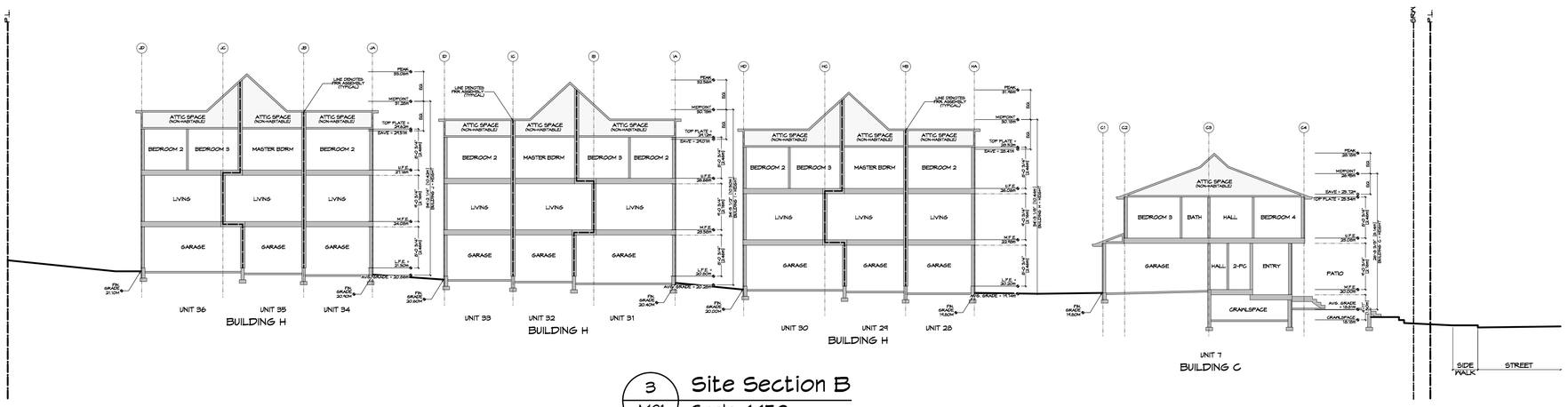
Sheet:
A 310

Proj.No. TBD

1 / A401 **Streetscape - Washington Ave**
Scale: 1:225



2 / A401 **Site Section A**
Scale: 1:150



3 / A401 **Site Section B**
Scale: 1:150

ISSUED FOR
DP/REZONE
SEP. 10, 2019

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
STREETSCAPE & SECTIONS

Revision:
CALUC AUG. 26/19
DP/REZONE SEP.10/19

Sheet:
A 401

Proj.No. TBD

VIEW OF BUILDINGS A & B FROM WASHINGTON AVE

VIEW OF BUILDING C FROM WASHINGTON AVE

VIEW OF BUILDING B FROM WASHINGTON AVE

BDM3d
architectural visualization

ISSUED FOR
DP/REZONE
SEP. 10, 2019

Michael Jon Moody
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Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Revision:
CALUC
AUG. 26/19
DP/REZONE
SEP.10/19

Title:
RENDERINGS

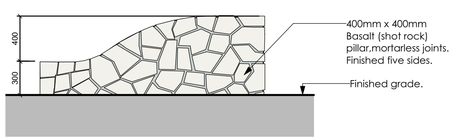
Sheet:
A
501

Proj.No. TBD

EXISTING SRW
4.20m SRW PATHWAY
WASHINGTON AV
CECELIA RD
3091
3085
3106
3103
3101
3093
3071
3069
3065
3061
3070
3082
3090
200 VITC
150 PVC
150 AC
EXIT
ENTRY
motorcycle parking location TBD
visitor parking location TBD
bike racks TBD
fire access
fire access
fire access

Cecilia Road Greenway

Wood Picket Fence Example



STONE ENTRY PILLAR: 1:25

LEGEND

- Property line
- Right of Way
- 24.31 Existing Landscape Grade
- 23.77 Architectural grade, provided for reference only
- 23.75 Proposed Landscape Grade

TW	Top of Wall	TP	Top of Pool
BW	Bottom of Wall	BP	Bottom of Pool
TOC	Top of Curb	TS	Top of Stairs
BC	Bottom of Curb	BS	Bottom of Stairs

- Cast in Place Concrete
- Asphalt Paving
- Concrete Unit Paving: Old Country Stone
- Concrete Unit Paving: Standard Herringbone
- Proposed Lawn
- Planting Area
- 6' Wood Fence
- Wood Picket Fence
- Wood Trellis
- Entry Pillar with uplighting
- Pedestrian pole-mounted light as per COV standard.
- Stone Seat Wall
- Retaining/Planter Wall
- Concrete Curb
- Drystack Boulder Retaining Wall With Planting Pockets. Max. Height 550mm.
- Saw-Cut Pattern
  To match Cecilia Greenway
- **Existing Tree for Retention**
  (Refer to L1.02 Tree Retention & Removal Plan and Arboris Report for details and management strategies).

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

0 5 10 15 M

ALL DRAWINGS TO BE READ IN ASSIGNATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

rev no	description	date
1	Development Permit	19.09.09

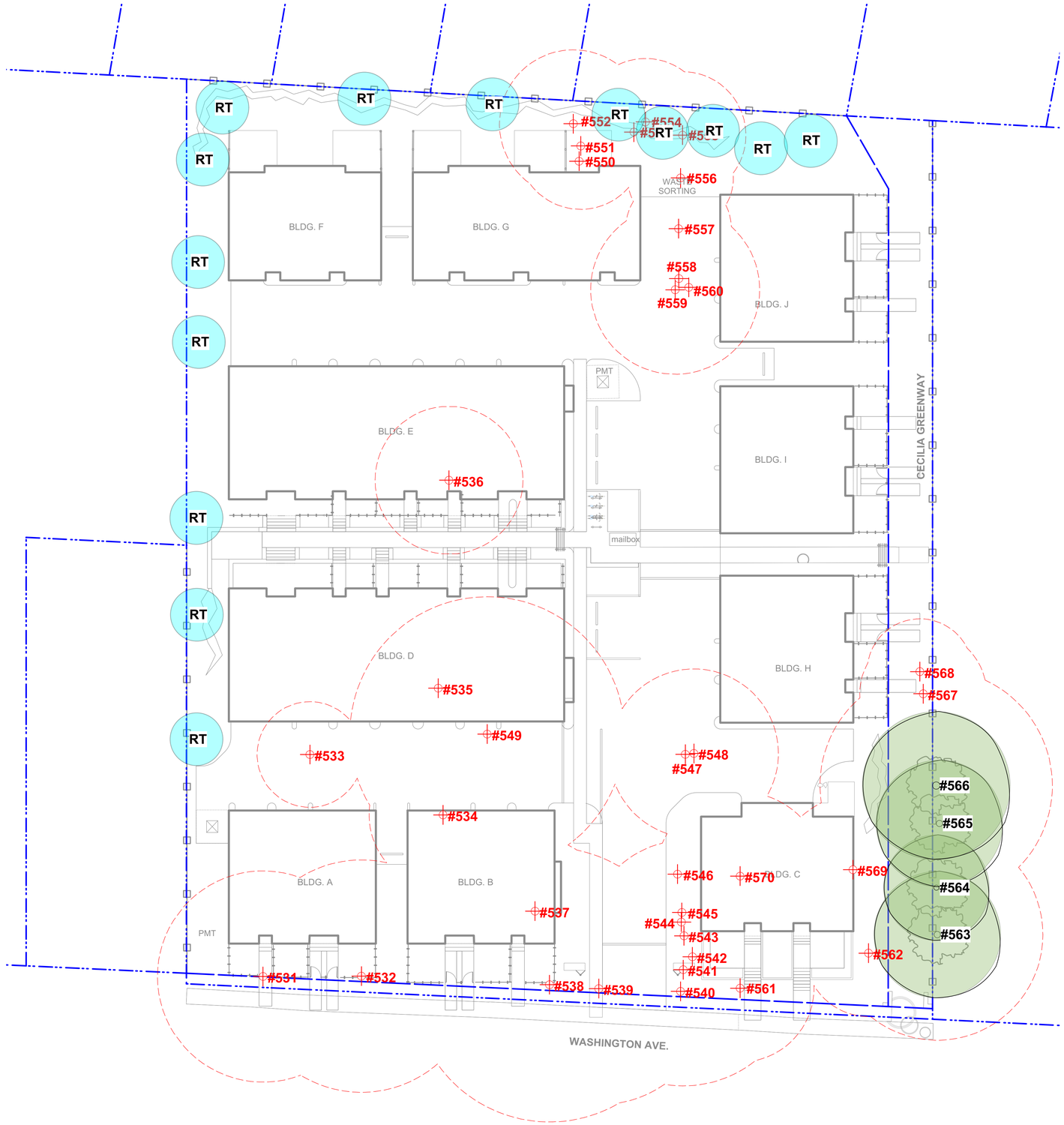
Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

client
Curate Developments
406-1990 Fort St,
Victoria, BC

project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
Landscape Materials

project no.	119.04
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	1
sheet no.	L1.01



LEGEND

Property line

Existing Tree to be Retained

#6

Critical Root Zone (CRZ)

Tree Tag #

Existing Tree to be Removed

#96

Critical Root Zone (CRZ)

Tree Tag #

RT

Designated Replacement Tree (bylaw protected)

Total Replacement Trees = 14.
9 - Pseudotsuga menziesii
5 - Quercus garryana

TREE SUMMARY

Bylaw Protected Trees Removed: 7

New Trees Proposed Onsite: 104

Total Replacement Trees: 14
9 - Pseudotsuga menziesii
5 - Quercus garryana

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plans for additional information.

Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements. Final species to be determined in consultation with City of Victoria Parks staff.

Refer to Tree Inventory (dated 2018.12.20) documents for full details, to be read in associated with the landscape drawings.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

0 5 10 15 M

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client
Curate Developments
406-1990 Fort St,
Victoria, BC

project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
Tree Retention & Removal Plan

project no.	119.04
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	1
sheet no.	L1.02

PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Final selection of boulevard trees to be determined through consultation with municipal staff.

LEGEND

Property line

PROPOSED VEGETATION

PLANT LIST - TREES

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	20	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
	11	Aesculus x carnea 'Briotii'	Briotii Horsechestnut	6.0cm cal, b&b
	7	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
	14	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
	13	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
	12	Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
	5	Quercus garryana	Garry Oak	4.0cm cal, b&b
	4	Robinia pseudoacacia	Black Locust	5.0 cm cal, b+b
	18	Sorbus aucuparia	Mountain Ash	4.0cm cal, b&b

Lawn Area

Sod over 150 mm depth growing medium (Type 2L, refer to Canadian Landscape Standard)

Naturalized Hedge / Screening Shrub Plantings

Total area approx. 535 sq m. Planting areas planted @ 1 x #5 pot OR 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Oregon Grape (*Mahonia aquifolium)*
Oceanspray (*Holodiscus discolor)*
Indian Plum *(Oemleria cerasiformis)*
Red Flowering Current *(Ribes sanguineum)*
Nootka Rose (*Rosa nutkana*)
Snowberry *(Symphoricarpos albus)*

Hedge / Screening Shrub Plantings

Total area approx. 70 sq m. Planting areas planted @ 2 x #3 pots / sq. m.

Recommended Species:
Hybrid Yew (*Taxus x media)*
Waxleaf Privet (*Ligustrum texanum)*
Evergreen Huckleberry *(Vaccinium ovatum)*

Mixed Shrub and Perennial Plantings

Total area approx. 520 sq m. Planting areas planted @ 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Rose Creek Abelia *(Abelia x chinensis 'Rose Creek')*
Glacier Azalea *(Azalea japonica 'Glacier')*
Deer Fern *(Blechnum spicant)*
Beautyberry *(Callicarpa bodinieri var. giraldii Profusion')*
Sageleaf Rockrose *(Cistus salviifolius)*
Barrenwort *(Epimedium x rubrum)*
Newport Dwarf Escallonia *(Escallonia 'Newport Dwarf')*
Topiarist's hebe *(Hebe topiaria)*
Lily turf *(Liriope muscari)*
Winter Sun Mahonia *(Mahonia x media Winter Sun')*
Oregon Grape *(Mahonia aquifolium)*
Sword Fern *(Polystichum munitum)*
Soft Shield Fern *(Polystichum setiferum)*
Lungwort *(Pulmonaria Benediction')*
Catawba Rhododendron *(Rhododendron catawbiense)*

rev no	description	date
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project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
Planting Plan

project no.	119.04
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	1
sheet no.	**L3.01**

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