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713 St. Patrick Street
Oak Bay, British Columbia

Hillel Architecture inc

697 St. Patrick Street, Victoria BC, V8S 4X4, Telephone: 250.592.9198

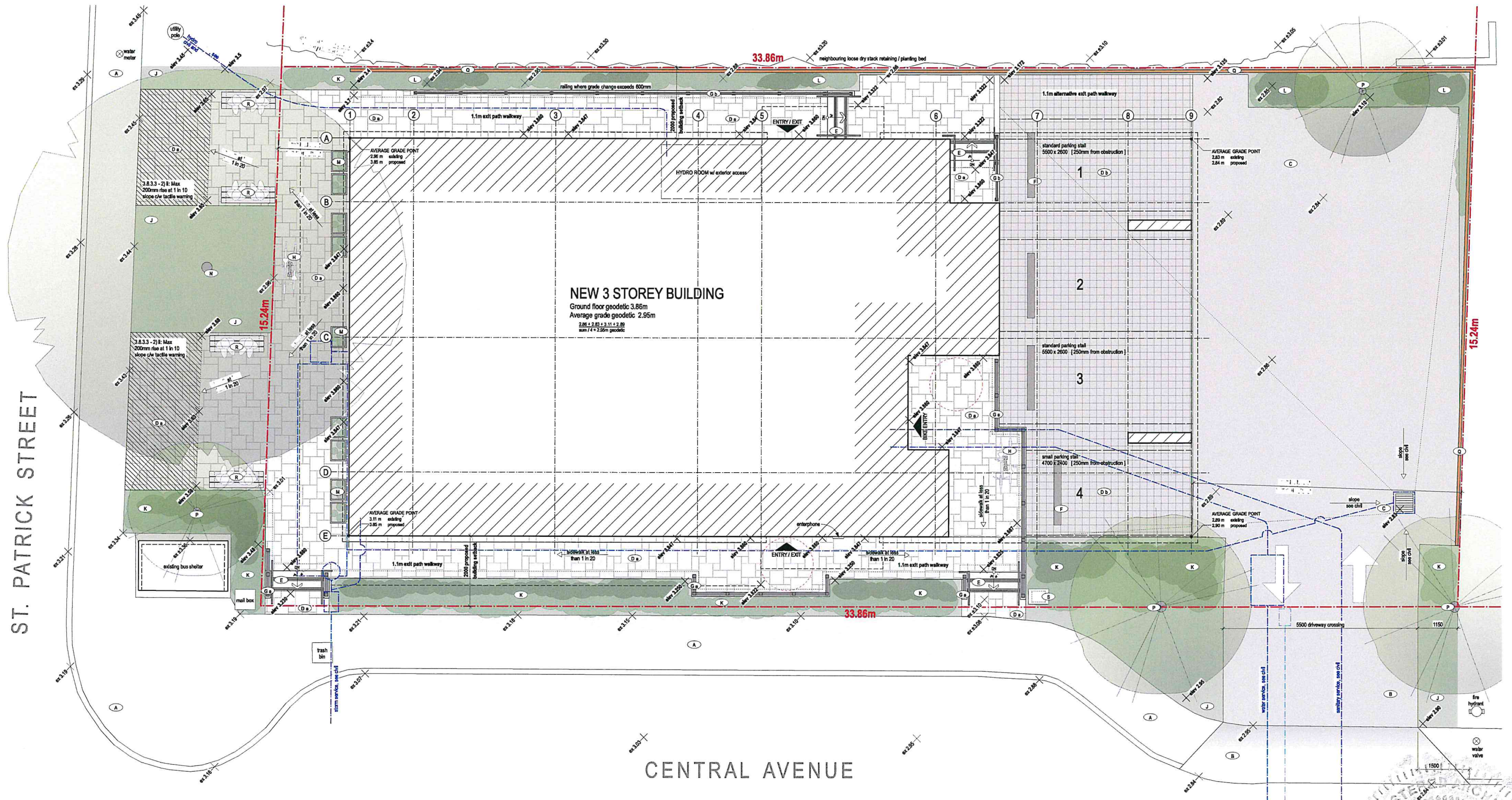
| DATE | DESCRIPTION | BY | CHECKED |
|---------------|--------------------------|---------|---------|
| July 16, 2022 | Issue for 40% Submission | Ed Kyle | Ed Kyle |
| June 29, 2022 | Issue for 40% Submission | Ed Kyle | Ed Kyle |
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| | |
|---------------|---------------------------|
| project | 713 St. Patrick Street |
| location | Oak Bay, British Columbia |
| drawing title | Cover Sheet |
| drawing no. | A0.0 |

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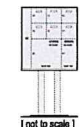
ST. PATRICK STREET



1 Site Plan
A1.2 Scale: 1:50

SITE FINISHES / PLANTINGS LEGEND

- A existing municipal sidewalks / non-mountable curbs
- B existing vehicle crossing, modified to suite as per municipal requirements, broomed concrete finish - see civil for details & additional notation
- C asphalt drive / maneuvering lane surface, internally drainage - see civil for details, slopes & additional notation
- D rectangular permeable concrete pavers - see landscape for specification
 - a. schlar pattern for pedestrian pathways, see detail F 106 for additional notation and dimensioning at edge of raised locations
 - b. rectangular pattern for vehicle parking area under building
- E broom finished concrete stairs c/w hi groove nosing and tactile warnings - see detail F 107 for additional notation and dimensioning
- F precast concrete parking wheel stops, mechanically fastened 900mm from end of parking stall
- G pre-finished / pre-engineered metal site railing assembly c/w pickets - black finish on components.
 - a. Street Front Locations: curb mounted assembly (height varies) c/w oversized components for "wood railing" appearance. See detail E327
 - b. Secondary Locations: curb mounted assembly (height varies) c/w minimally sized components. See detail E328
- H surface mounted 2-bike visitor bicycle parking (lockable)
- J seeded or sodded grass to municipal boulevard locations - see landscape for additional notation
- K lower common plantings area, interesting colourful seasonally plantings - see landscape for planting list & additional notation
- L higher privacy screening plantings area - see landscape for planting list & additional notation
- M prelit, 450x600x600 raised planters c/w interesting colourful seasonally plantings - see landscape for specification, planting list & additional notation
- N existing red oak tree to be undisturbed during construction, provide tree protective fencing as required / approved by municipality parks department
- O approximate location of new tree planting - see landscape for size and species / canopy calculations
- P site privacy fencing (wood) - see landscape for details and additional notation
- R low maintenance and removable public bench seating, final model & configuration to be approved by municipality - see landscape for additional notation
- S Pedestal mounted exterior mailbox unit (residential) / Riegel 6400 SERIES (3x4) PEDESTAL. One mailbox compartment per residential suite and two parcel compartments to be provided. Review requirements / final location with Canada Post prior to installation.



Hillel Architecture inc.

713 St. Patrick Street
OAS BAY, British Columbia

Project: 713 St. Patrick Street
Drawing No: A1.2

| Date | By | Checked | Description |
|---------------|-------------|-------------|-----------------------------|
| July 18, 2022 | [Signature] | [Signature] | Issued for BP (preliminary) |
| July 19, 2022 | [Signature] | [Signature] | Consultant Review |
| July 19, 2022 | [Signature] | [Signature] | Consultant Review |
| January 2023 | [Signature] | [Signature] | Final |

Scale: 1:50



1 Side [South] Elevation - Central Ave
A3.2
Scale: 1:50

EXTERIOR FINISHES LEGEND

applies to all elevations

- 01 Asphalt / fiberglass shingles. note: 2-ply torch applied sbs modified bitumen roofing membrane utilized on flat roof sections (not seen); refer to Architectural roof series details for transitions and sequencing of material finishes
- 02 Pre-finished metal flashings & thru-wall flashings
 - a. white
 - b. black
 - c. metallic silver
- 03 Noncombustible soffit finish (not seen)
 - a. pre-finished white metal soffit (non ventlated) c/w 50mm wide white vent strip
 - b. white acrylic stucco finish
- 04 Pre-finished white metal roof gutters c/w ABS rain water leaders painted to match adjacent wall finish colour (arch spec colour) - see mechanical
- 05 Built-up paint grade wood fascia on roof, refer to Architectural envelope & roof series details for additional sizing and installation requirements - white paint finish (arch spec colour)
- 06 Decorative paint grade wood posts wraps on balconies, refer to Architectural envelope series details for additional sizing and installation requirements - white paint finish (arch spec colour)
- 07 Paint grade wood trim at building corners (20x140 c/w mitred corner), built-up window trim (20x25) & paneling balcons (19x83). See Architectural envelope series details for layout and installation requirements - white paint finish (arch spec colour)
- 08 Panelized cement base skozon c/w acrylic top coat & prefinished metal reveals in illustrated locations. Arch to review colour samples prior to final approval of all colours listed:
 - a. white colour - smooth wood float finished
 - b. graphite colour - pebble dashed
- 09 Natural stone veneer - fully back buttered 25-38mm thick veneer (arch spec colour). See detail E305 for stone veneer support requirements
- 10 Precast concrete water table over stone veneer
- 11 Exposed architecture concrete elements, elastomeric paint finish (vapour permeable), graphite colour (arch spec colour)
- 12 Built-up wood framed cornice c/w smooth faced corniflous lap siding - Evering blue colour, refer to Architectural envelope & roof series details for additional sizing and installation requirements
- 13 Pre-finished white metal tube (rectangular) glazed paving support bracket assemblies (arch spec colour), c/w mounting hardware for tempered glass panels (implied glass surface up) over, refer to Architectural roof series details and Structural drawings for additional sizing and installation requirements
- 14 Black vinyl window / door assembly c/w matching pre-finished black metal thru-wall and return flashings. See window schedule AS.2
- 15 Black anodized aluminum glazed entry door (stormfront system) c/w matching pre-finished black metal thru-wall and return flashings. See window schedule AS.2
- 16 Exterior metal door assembly, c/w matching pre-finished black metal thru-wall and return flashings. See door schedule AS.1 - painted graphite colour (arch spec colour)
- 17 Pre-finished / pre-engineered metal balcony railing assembly c/w laminated glass panels, side mounted, 1100mm high guard - metallic silver finish on components. See detail E328
- 18 Pre-finished / pre-engineered metal site railing assembly c/w pickets - black finish on components. See detail E327
 - a. Street Front Locations: curb mounted assembly (height varies) c/w oversized components for "wood railing" appearance.
 - b. Secondary Locations: curb mounted assembly (height varies) c/w minimally sized components.
- 19 Stainless steel building entrance unit (refer to electrical) and Roppel mailboxes, flush w/ face of wall and per CanadaPost approval for mailbox model
- 20 Pre-fabricated 400x600 paint grade wood and gable louver vents (attic venting) - white paint finish (arch spec colour)
- 21 White LED channel lettering signage (building numbering / name) - to form part of a future separate sign permit application
- 22 Exterior mechanical wall vent, prefinished (white / black) to match adjacent finish. See detail E303 and mechanical drawings.
- 23 Exterior hose bib location, refer to mechanical drawings.

Note: For exterior lighting locations on building - refer to the electrical drawings



| DATE | DESCRIPTION | BY | APP'D |
|----------------|--------------------------|------------|----------|
| July 28, 2022 | Issued for BP Submission | | |
| June 09, 2022 | Consultant Review | | |
| May 19th, 2022 | Consultant Review | | |
| January 2022 | Issue for | | |
| Issued by | L. Shalman / Designer | Checked by | pharshad |
| Scale | as noted | Sheet No. | 219/28 |

project
713 St. Patrick Street
Oak Bay, British Columbia

drawing no.
Exterior Elevation

sheet no. A3.2

MAXIMUM GLAZING CALCULATION
as per BCBC 3.2.3.1.D stipulated building

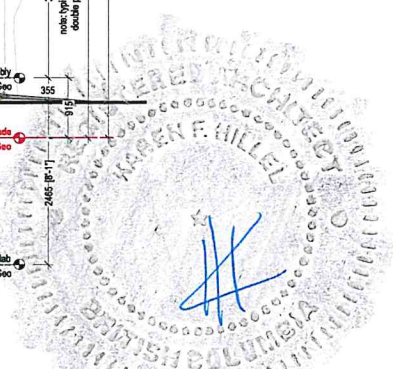
| | | |
|--------------------------------------|-----------------------------|--------|
| 3rd floor between gridlines 8 & 6 | limiting distance (seaback) | 2.00 m |
| fire compartment | 20.78 m ² | |
| glazing area | 2.78 m ² | |
| percentage | 13.4 % (allowed 14 %) | |
| 2nd floor between gridlines 9 & 8 | limiting distance (seaback) | 3.80 m |
| fire compartment | 5.63 m ² | |
| glazing area | 0.80 m ² | |
| percentage | 14.2 % (allowed 50 %) | |
| 2nd floor between gridlines 8 & 6 | limiting distance (seaback) | 2.00 m |
| fire compartment | 23.09 m ² | |
| glazing area | 2.78 m ² | |
| percentage | 12.0 % (allowed 14 %) | |
| ground floor between gridlines 7 & 6 | no glazing area proposed | n/a |
| Stairwell 2 between gridlines 6 & 5 | limiting distance (seaback) | 2.00 m |
| fire compartment | 42.38 m ² | |
| glazing area | 2.12 m ² | |
| percentage | 5.0 % (allowed 10 %) | |
| 3rd floor between gridlines 5 & 1 | limiting distance (seaback) | 2.00 m |
| fire compartment | 36.51 m ² | |
| glazing area | 3.42 m ² | |
| percentage | 9.4 % (allowed 12 %) | |
| 2nd floor between gridlines 5 & 4 | limiting distance (seaback) | 3.80 m |
| fire compartment | 5.83 m ² | |
| glazing area | 0.25 m ² | |
| percentage | 6.2 % (allowed 50 %) | |
| 2nd floor between gridlines 4 & 1 | limiting distance (seaback) | 2.00 m |
| fire compartment | 34.96 m ² | |
| glazing area | 3.94 m ² | |
| percentage | 11.3 % (allowed 12 %) | |
| ground floor between gridlines 5 & 3 | no glazing area proposed | n/a |
| ground floor between gridlines 3 & 1 | limiting distance (seaback) | 2.00 m |
| fire compartment | 17.92 m ² | |
| glazing area | 1.98 m ² | |
| percentage | 11.0 % (allowed 14 %) | |



1 Side [North] Elevation
A3.3 Scale: 1:50

EXTERIOR FINISHES LEGEND

- applies to all elevations
- 01 Asphalt / fiberglass shingles. note: 2-ply torch applied str modified bitumen roofing membrane utilized on flat roof sections (not seen), refer to Architectural roof series details for transitions and sequencing of material finishes
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 - a. white
 - b. black
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 - a. pre-finished white metal soffit (non ventilated) c/w 50mm wide white vent strip
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 - 05 Built-up paint grade wood fascia on roof, refer to Architectural envelope & roof series details for additional sizing and installation requirements - white paint finish (arch spec colour)
 - 06 Decorative paint grade wood posts wraps on balconies, refer to Architectural envelope series details for additional sizing and installation requirements - white paint finish (arch spec colour)
 - 07 Paint grade wood trim at building corners (38x140 c/w mitred corner), built-up window trim (38x89) & paneling balcons (108x99). See Architectural envelope series details for layout and installation requirements - white paint finish (arch spec colour)
 - 08 Panelized cement base stucco c/w acrylic top coat & pre-finished metal reveals in illustrated locations. Arch to review colour samples prior to final approval of all colours listed:
 - a. white colour - smooth wood float finished
 - b. graphite colour - pebble dash
 - 09 Natural stone veneer - lully back buffed 25-38mm thick veneer (arch spec colour). See detail E325 for stone veneer support requirements
 - 10 Precast concrete water table over stone veneer
 - 11 Exposed architecture concrete elements, elastomeric paint finish (vapour permeable), graphite colour (arch spec colour)
 - 12 Built-out wood framed cornice c/w smooth faced cementitious lap siding - Evening blue colour; refer to Architectural envelope & roof series details for additional sizing and installation requirements
 - 13 Pre-finished white metal tube (rectangular) glazed awning support bracket assemblies (arch spec colour), c/w mounting hardware for tempered glass panels (drilled glass surface up) over, refer to Architectural roof series details and Structural drawings for additional sizing and installation requirements
 - 14 Black vinyl window / door assembly c/w matching pre-finished black metal thru-wall and return flashings. See window schedule AS.2
 - 15 Black anodized aluminum glazed entry door (slabfront system) c/w matching pre-finished black metal thru-wall and return flashings. See window schedule AS.2
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 - 23 Exterior hose bib location, refer to mechanical drawings.
- Note: For exterior lighting locations on building - refer to the electrical drawings



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| January 2023 | | | |
| 11/24/2021 | Issue to Client | | |
| 11/24/2021 | Issue to Client | | |

PROJECT
713 St. Patrick Street
045 Bay Street, British Columbia

DRAWING NO.
Exterior Elevation

DATE
2023.07.18

SCALE
1:50

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |

DATE
2023.07.18

SCALE
1:50

REVISIONS