

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1055 Alston Street

Legal Lot 105, District Lot 119, Esquimalt District,
Plan 3237 Included Within Plan 4010

Parcel Identifier: 002-094-550
in the City of Victoria

LEGEND

Elevations are geodetic and referenced
to the CVD288C datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 1406 m2

Scale 1:150 Distances are in meters



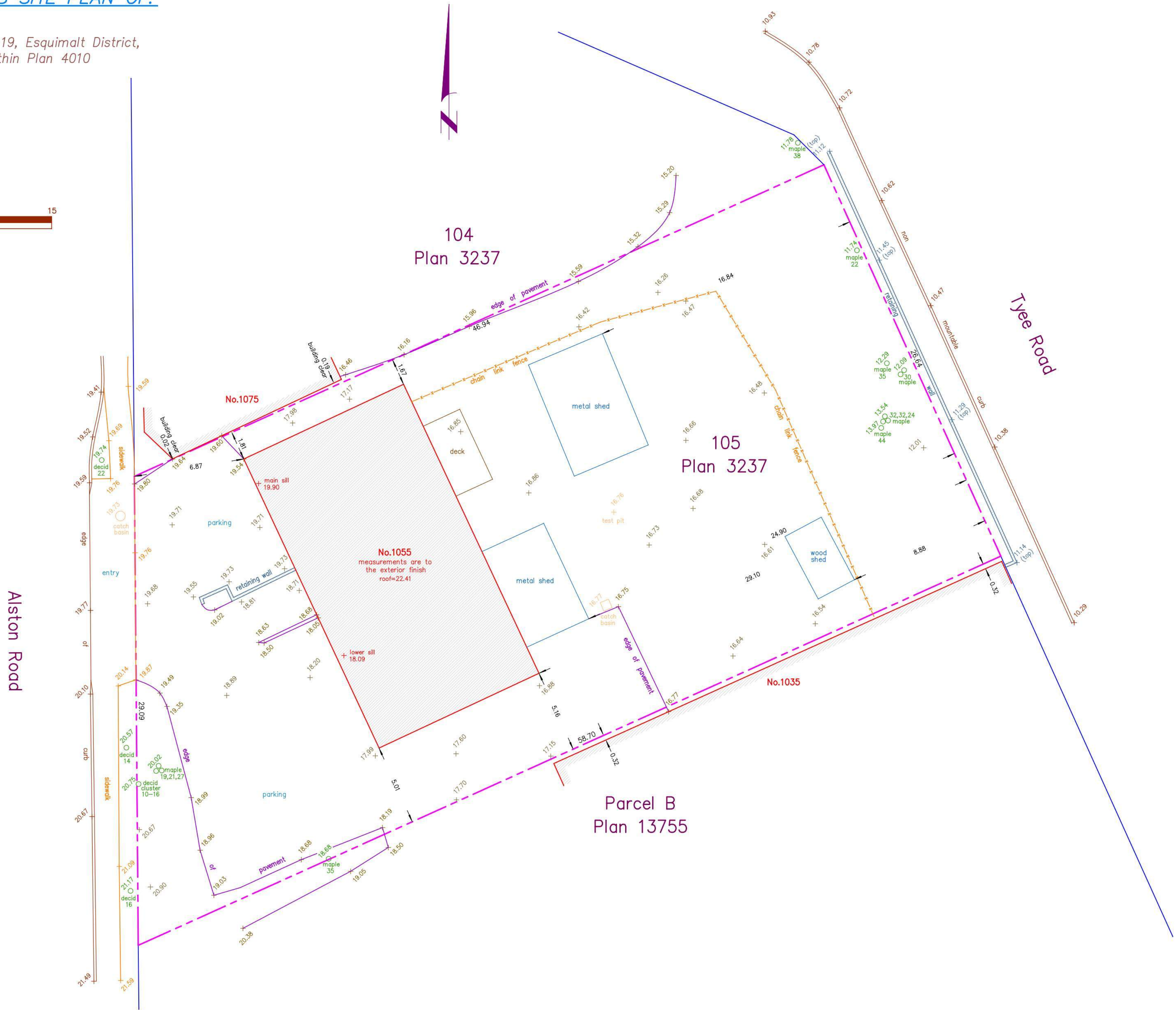
The intended print size is 24" by 18"

Setbacks are derived from field survey.

Parcel dimensions shown hereon are
derived from Land Title Office records.

Property Lines and setbacks shown may
vary upon completion of a lot reposting
and preparation of a legal survey plan.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.



Date	August 9, 2022
File	13,819-23
POWELL & ASSOCIATES	
BC Land Surveyors	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	

Rev	1	23-03-25	Description	CALUC
Plot Date	08/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale		Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Survey



A002

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1075 Alston Street

1055 Alston Street

Alston Street View



736 Tyee Road

740 Tyee Road

790 Tyee Road

Tyee Street View

Rev	10	25-05-02	Description	DDP Revisions
	3	23-06-15		DP / Rezoning Rev. 1
	2	23-03-30		DP / Rezoning
	1	23-03-25		CALUC

Rev	10	25-05-02	Description	DDP Revisions
Plot Date	08/15/23		Project Status	DP / Rezoning
Drawn By	SWS		Checked By	CRK
Scale	1 : 3		Project Number	2304

NOTE: All dimensions are shown in millimeters.

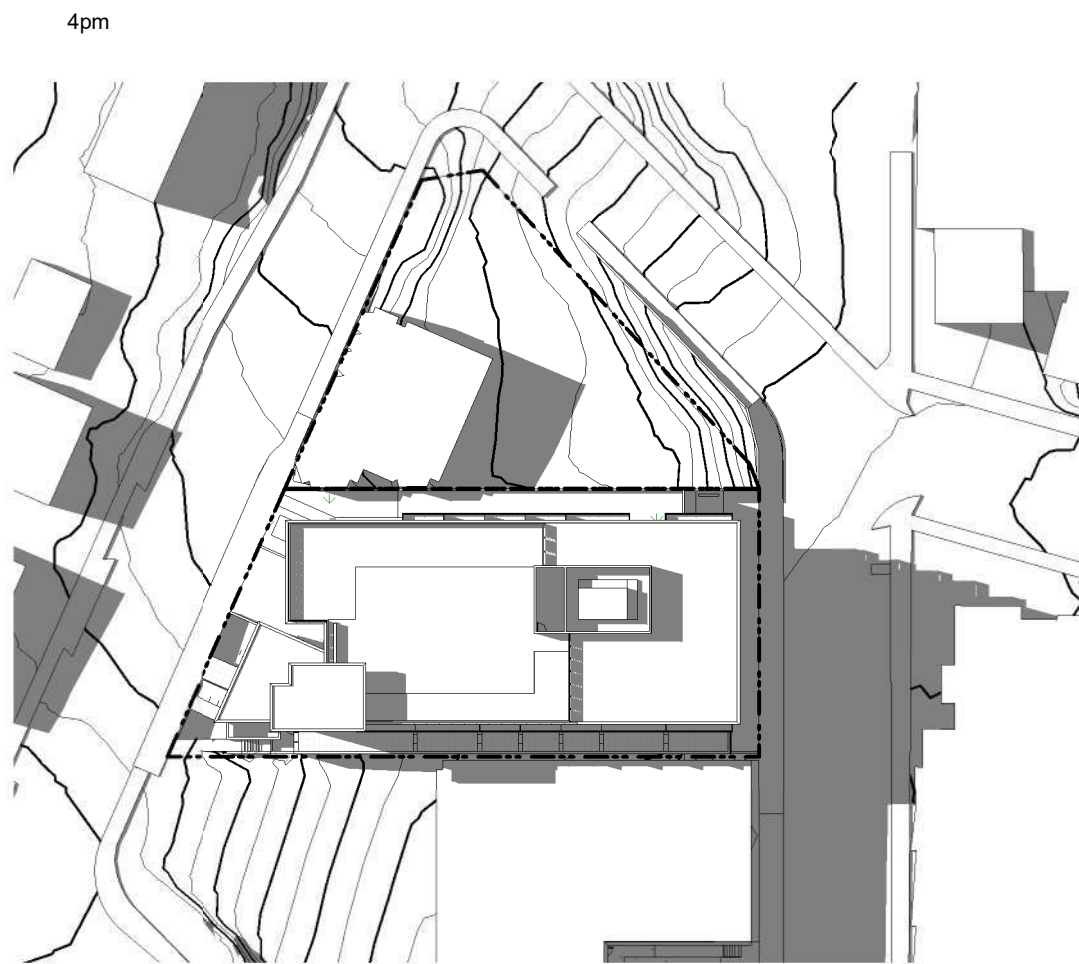
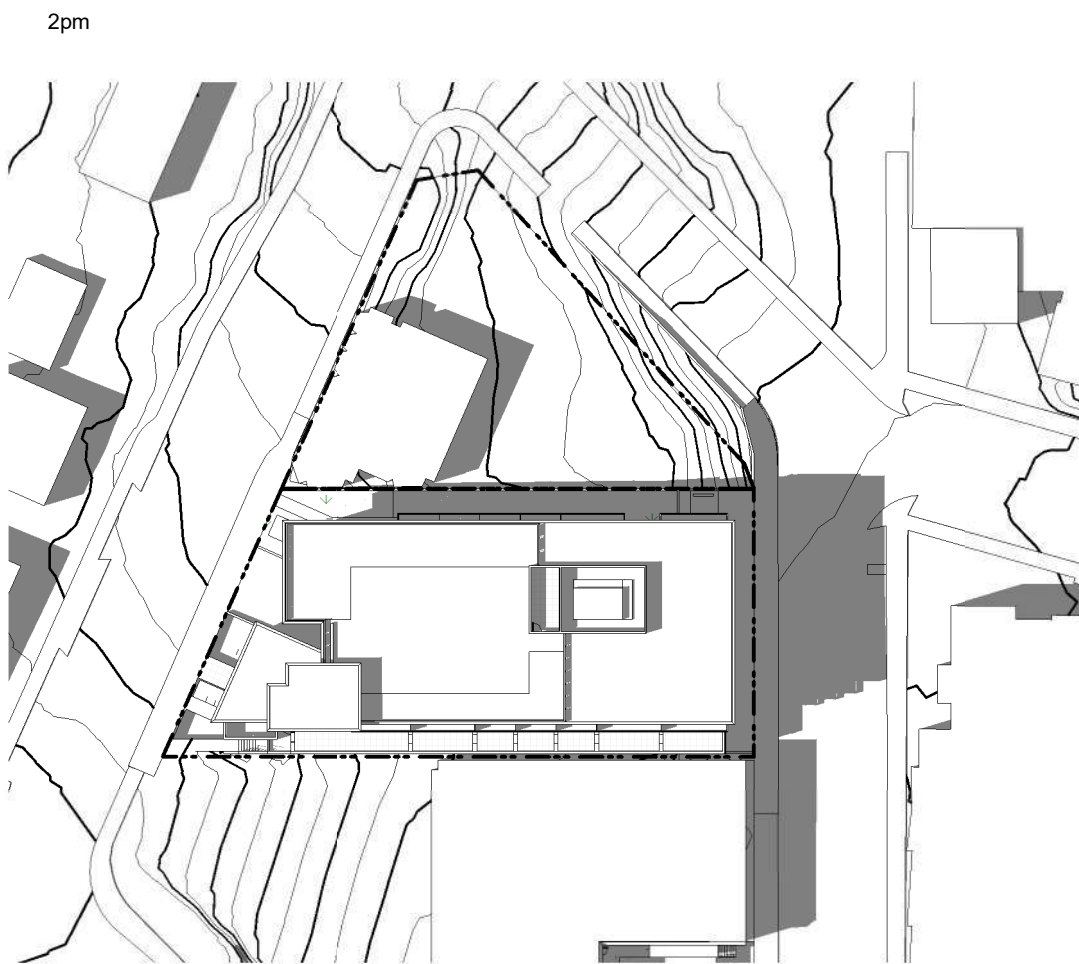
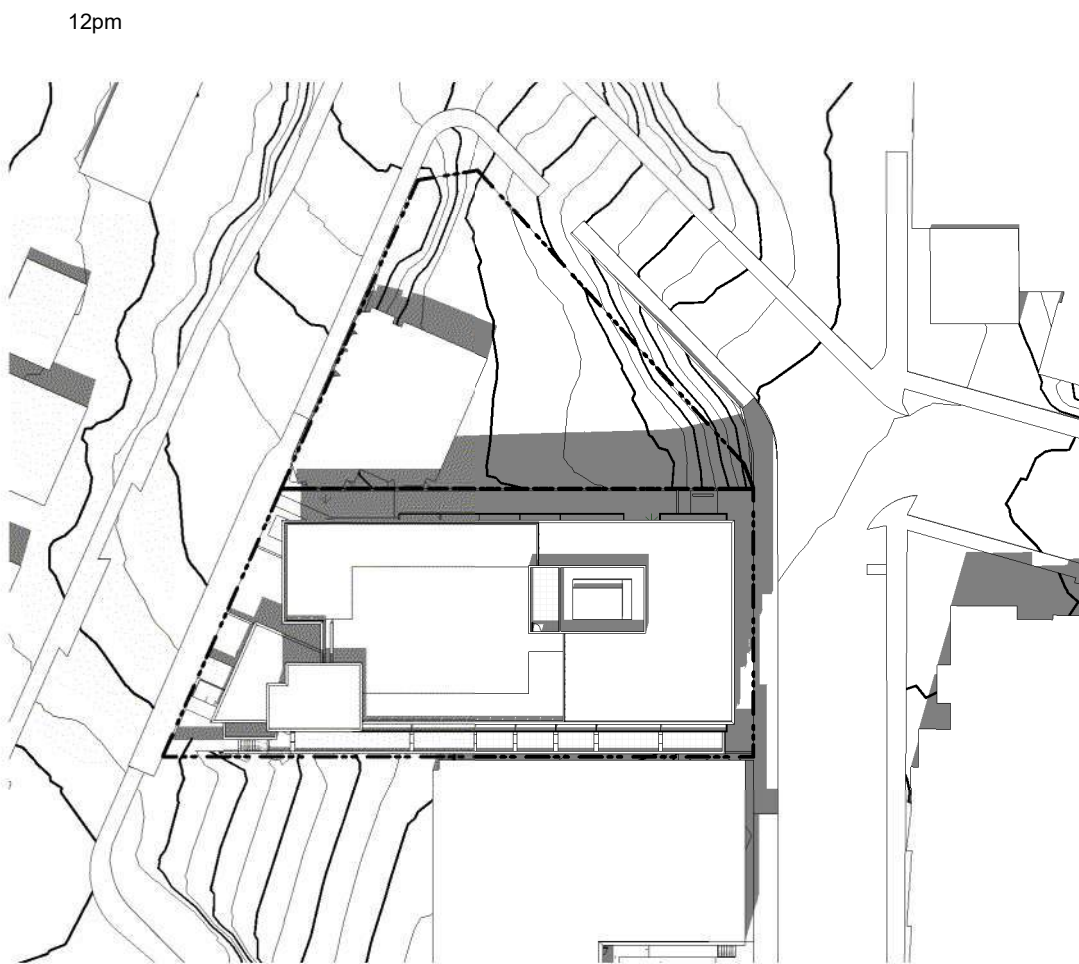
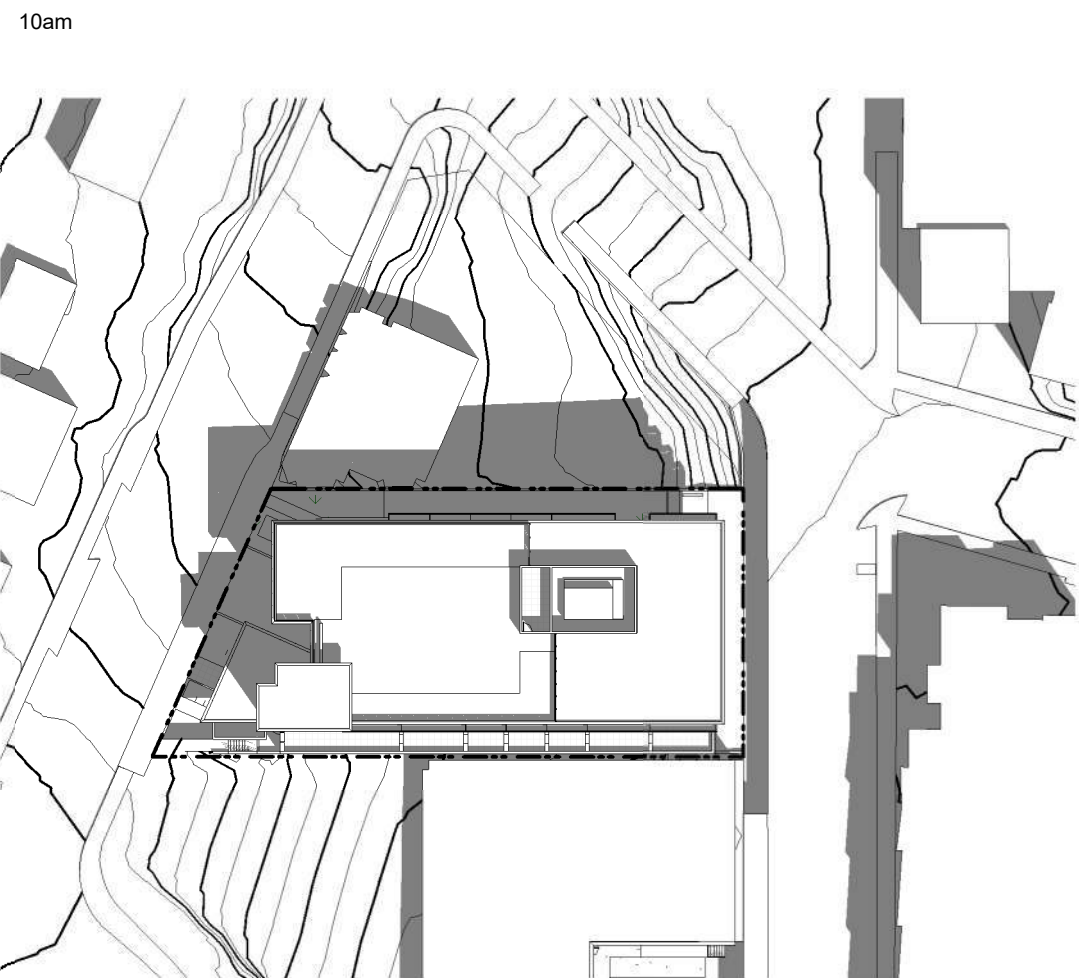
Alston

1055 Alston St, Victoria, BC
V9A 3S6
Street View

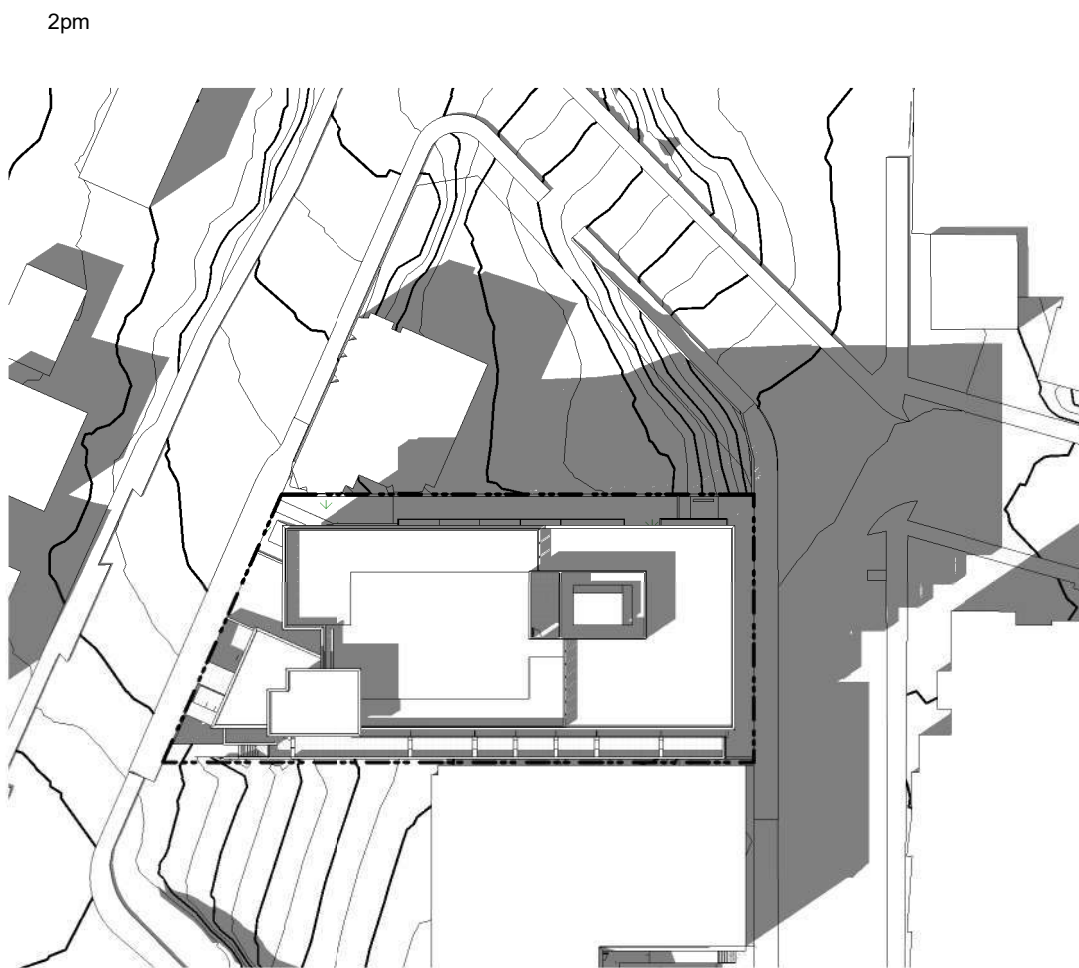
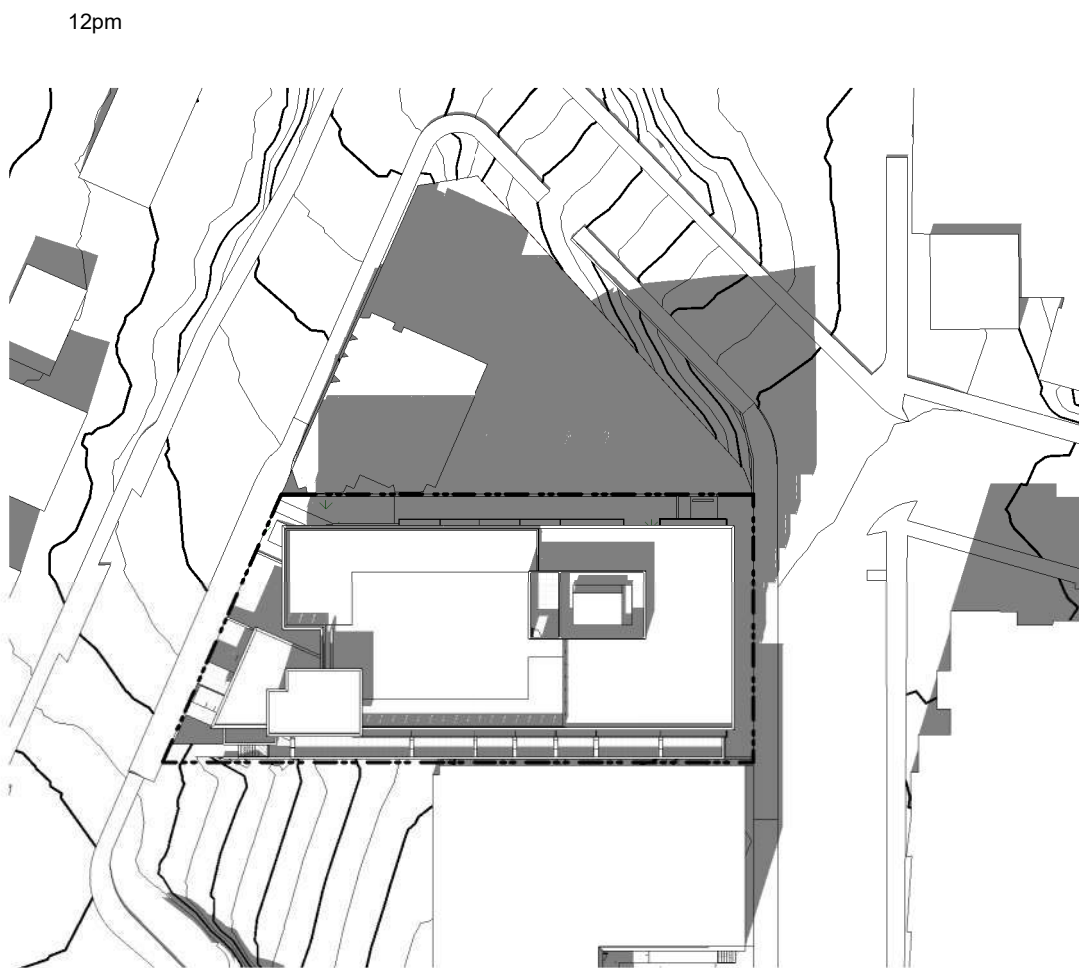


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Summer Solstice



Equinox



Winter Solstice



Rev	10	25-05-02	Description	DDP Revisions
	2	23-03-30		DP / Rezoning
Plot Date	06/15/23	Project Status		DP / Rezoning
Drawn By	Author	Checked By		Checker
Scale	1 : 750	Project Number		2304

NOTE: All dimensions are shown in millimeters.

Alston

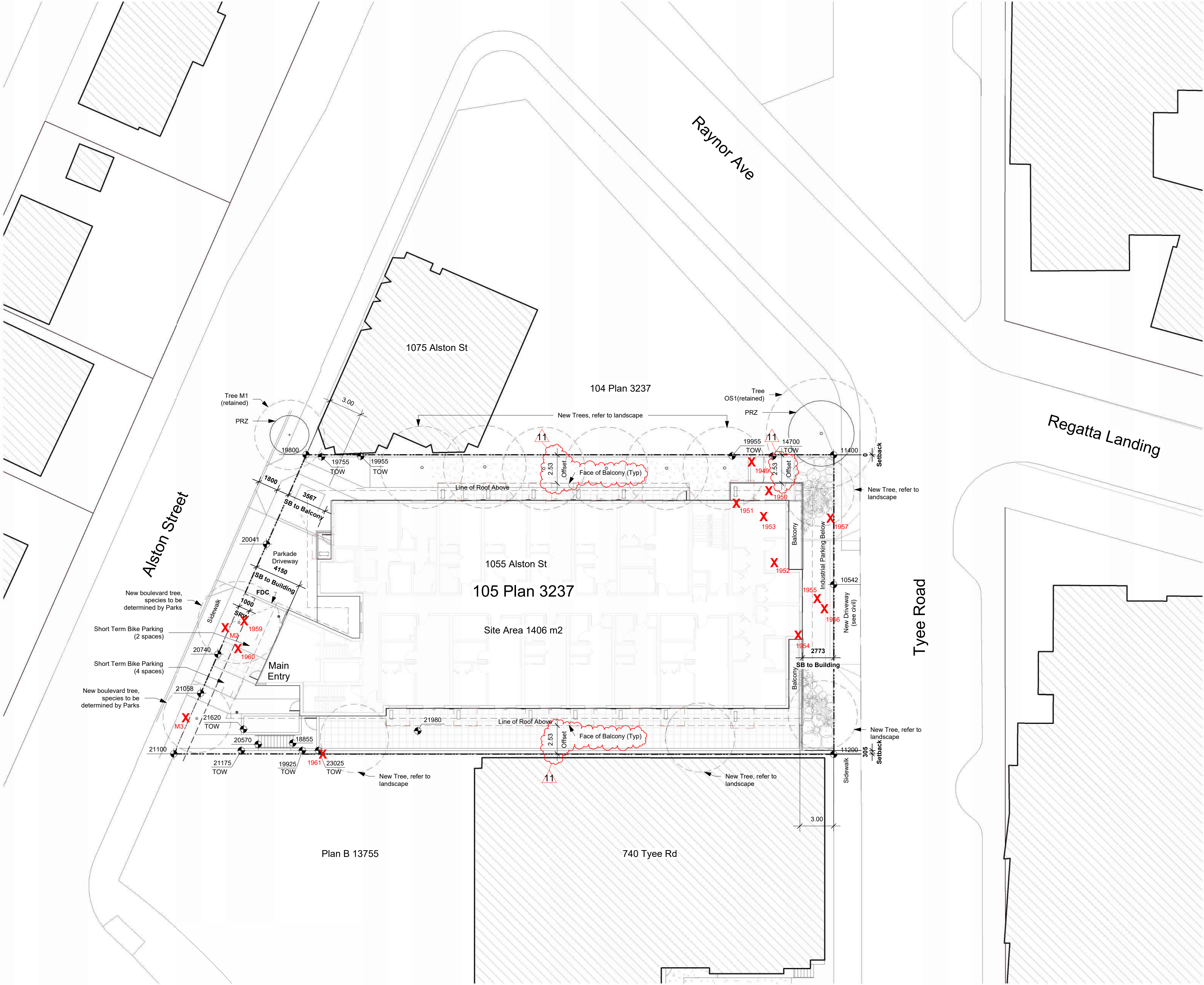
1055 Alston St, Victoria, BC
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Shadow Studies



A007

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1 Site Plan - Overall
A101 SCALE: 1 : 200

General Notes:

1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
2. Refer to Landscape drawings for all hard and soft landscaping on site.

11	25-06-13	DDP Revisions
9	24-07-22	DP / Rezoning Rev. 7
8	24-06-27	DP / Rezoning Rev. 6
7	24-04-11	DP / Rezoning Rev. 5
6	24-02-14	DP / Rezoning Rev. 4
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
2	23-03-30	DP / Rezoning
1	23-03-25	CALLUC

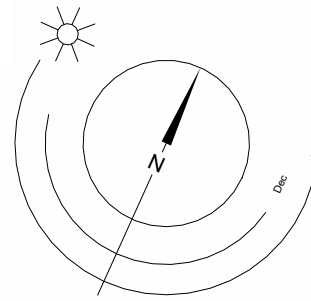
Rev	11	25-06-13	Description	DDP Revisions
Plot Date	06/15/23		Project Status	DP / Rezoning
Drawn By	SWS		Checked By	CRK
Scale	1 : 200		Project Number	2304

NOTE: All dimensions are shown in millimeters.

Alston

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V9A 3S6

Site Plan Overall

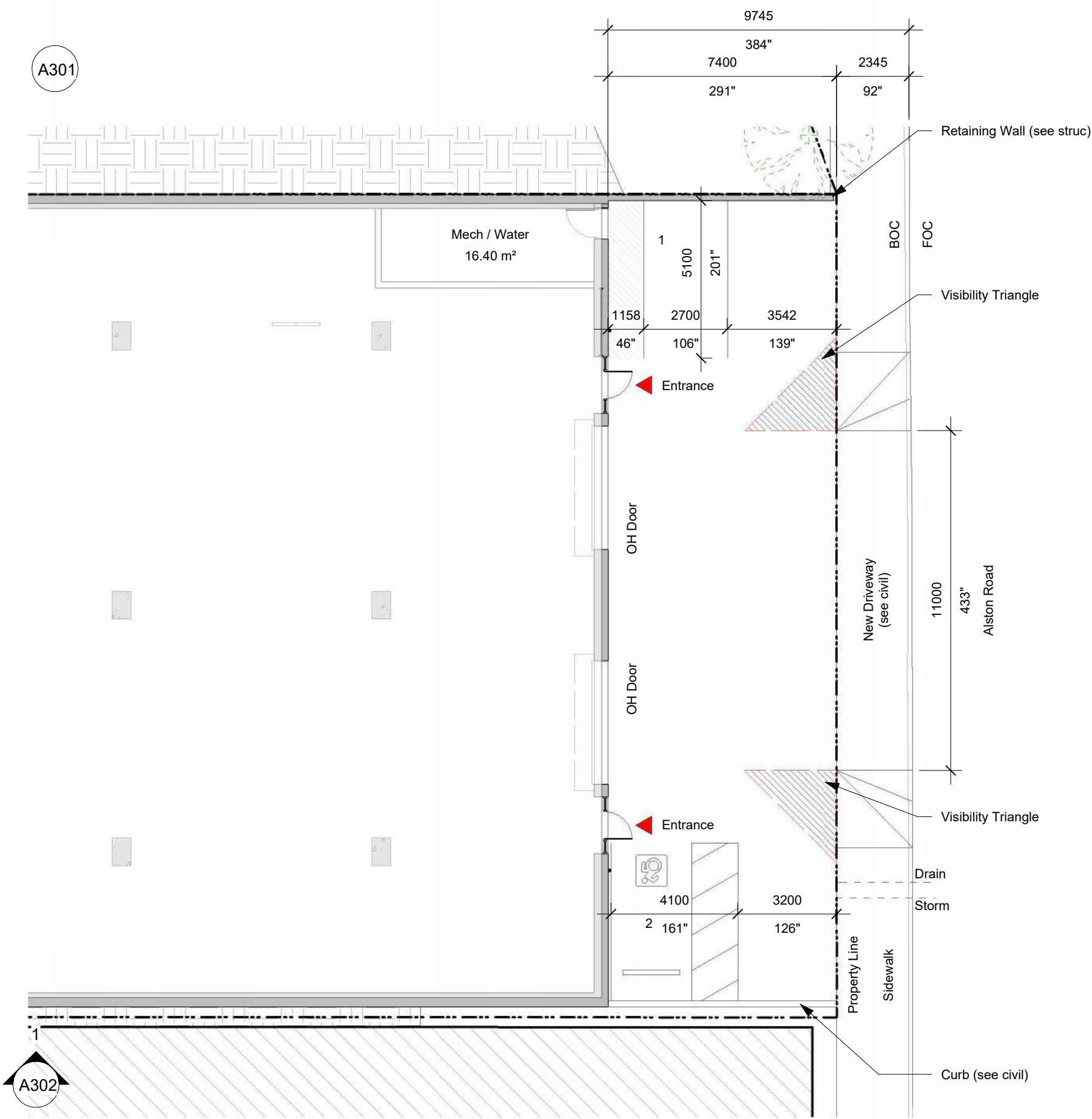


A101

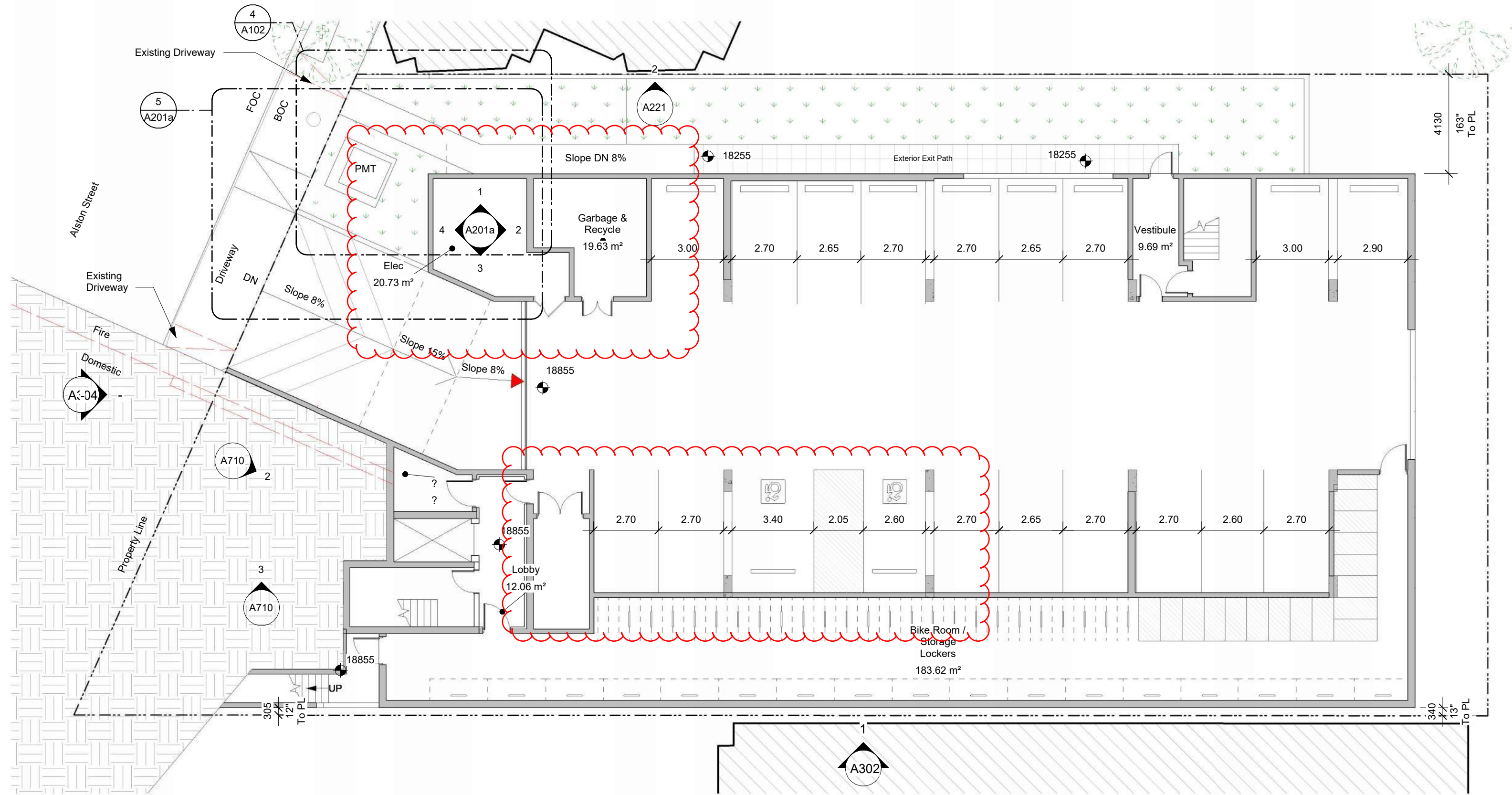
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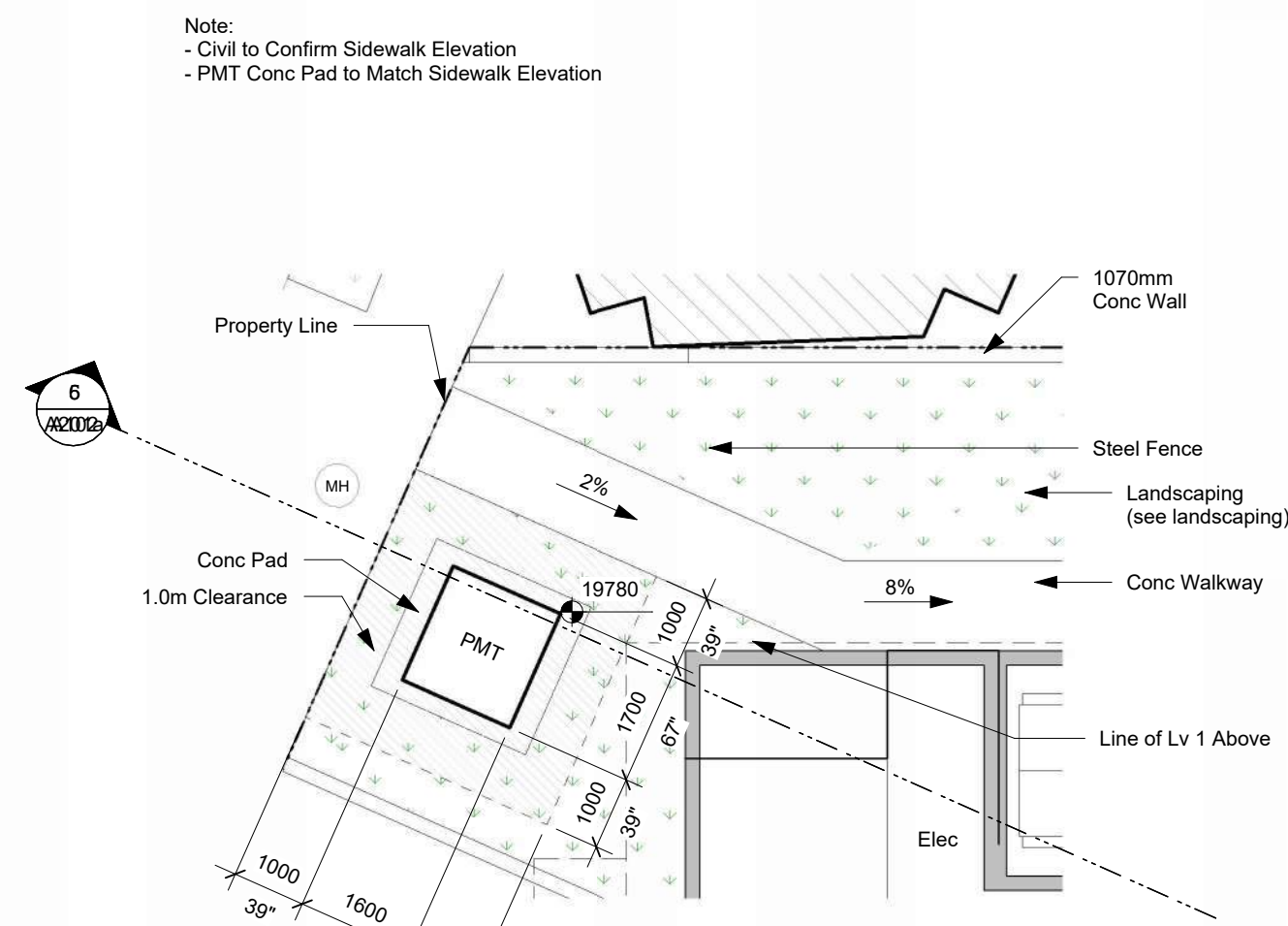
- General Notes:**
1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
 2. Refer to Landscape drawings for all hard and soft landscaping on site.



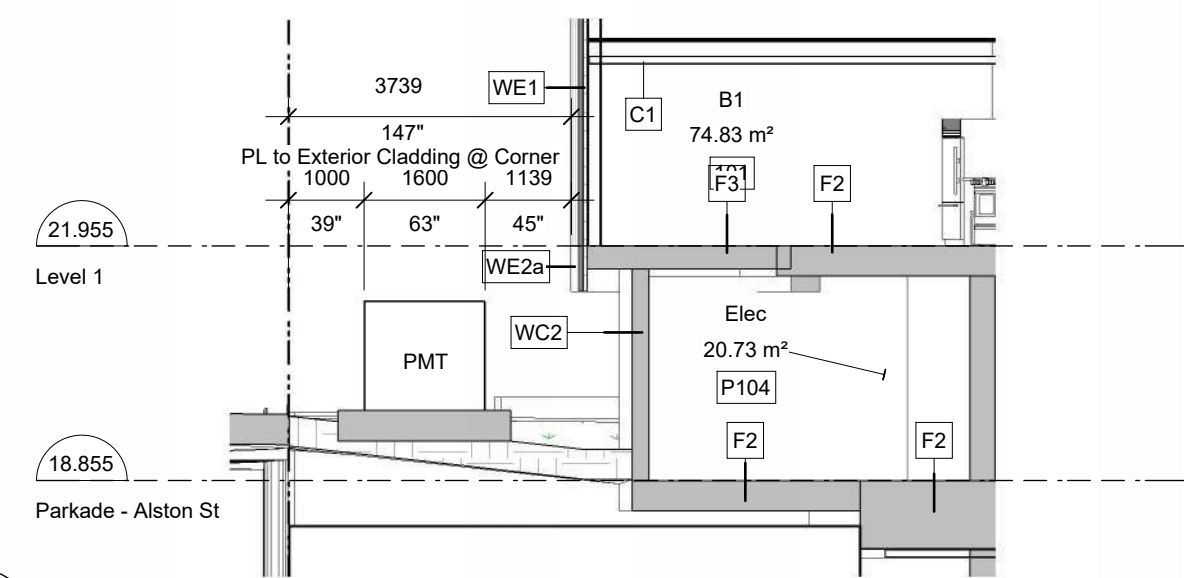
1 Site - Tyee Rd - Circulation
SCALE: 1 : 150



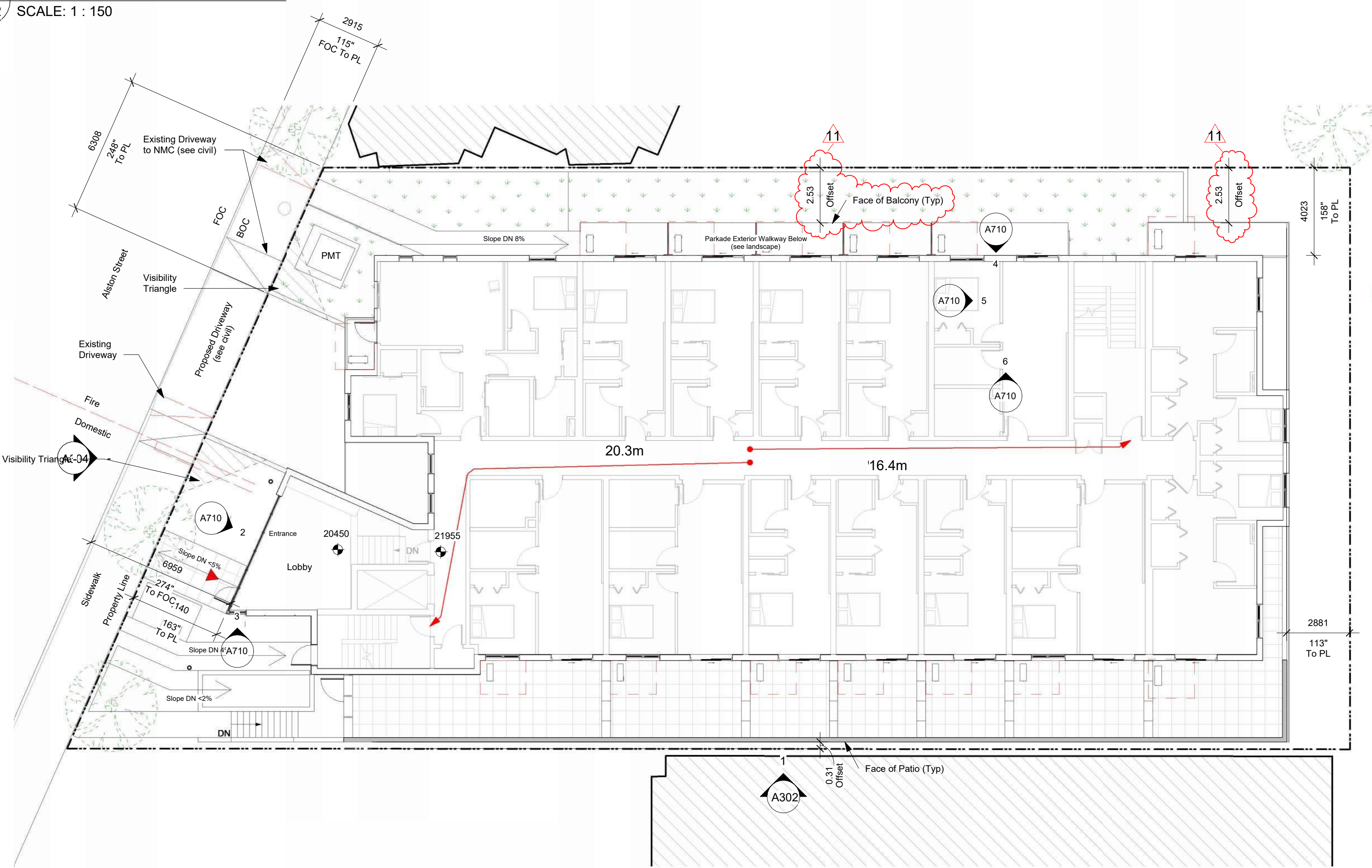
2 Site - Alston St - Parkade Circulation
SCALE: 1 : 150



4 Site - Alston St - PMT
SCALE: 1 : 100



5 Section 3
SCALE: 1 : 100



3 Site - Alston St - Level 1 Circulation
SCALE: 1 : 150

11	25-06-13	DDP Revisions
10	25-05-02	DDP Revisions
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning

Rev	11	25-06-13	Description	DDP Revisions
Plot Date	06/15/23	Project Status		DP / Rezoning
Drawn By	SWS	Checked By		CRK
Scale	As Indicated	Project Number		2304

NOTE: All dimensions are shown in millimeters.

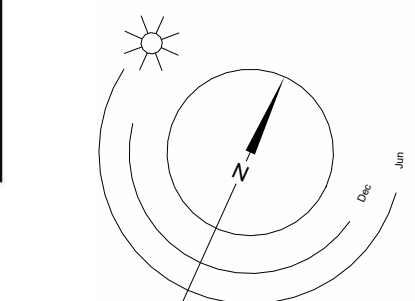
Alston

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V9A 3S6
**Site Plan -
Circulation**

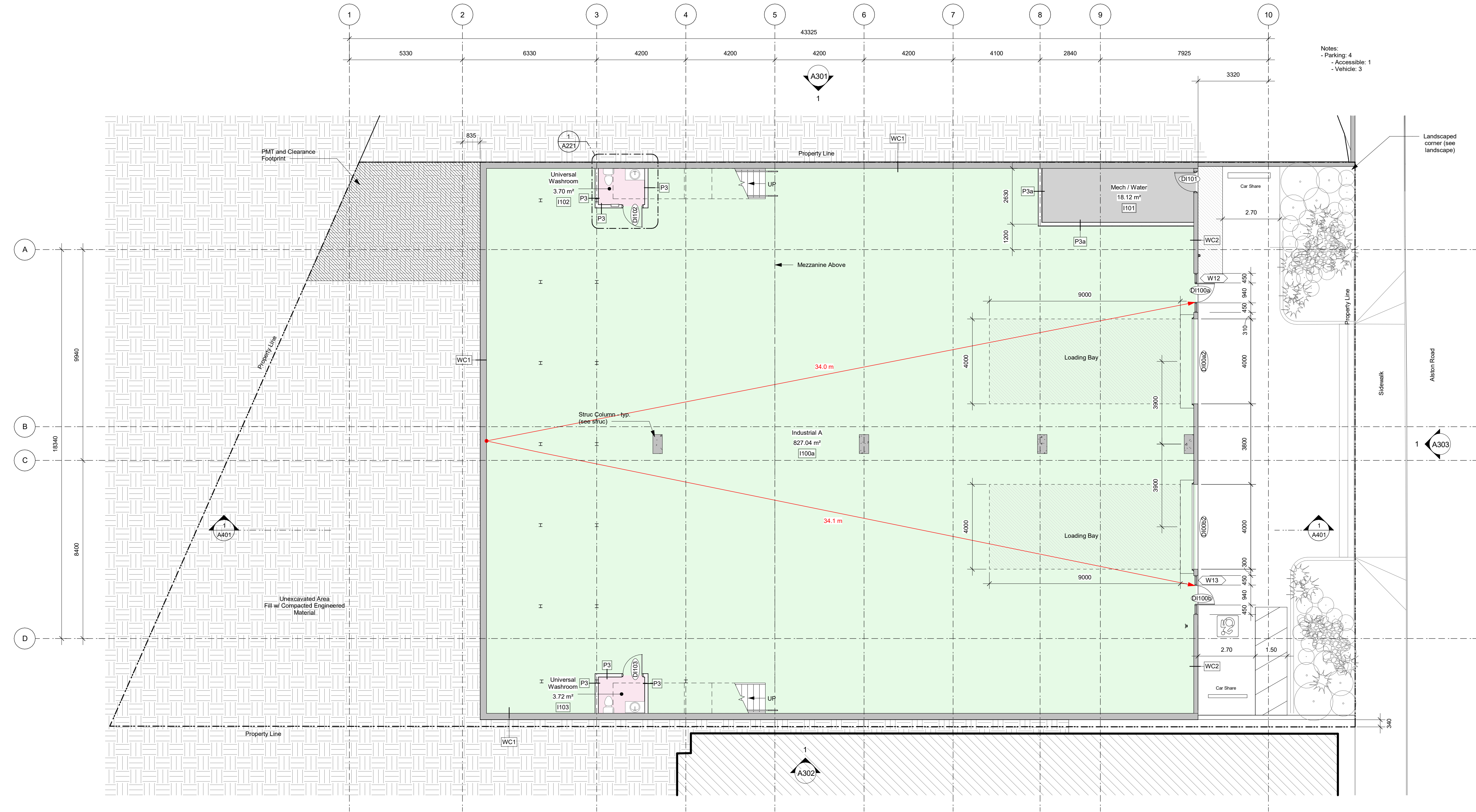


A102

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0 7500 15000 mm
1 : 300



1 Industrial - Tyee Rd
A201 SCALE: 1 : 100

Rev	10	25-05-02	Description	DOP Revisions
Plot Date	06/15/23	Project Status	DP / Rezoning	Rev. 7
Drawn By	SWS	Checked By	CRK	Rev. 6
Scale	1 : 100	Project Number	2304	Rev. 3
NOTE: All dimensions are shown in millimeters.				Rev. 2
				Rev. 1

Alston

1055 Alston St, Victoria, BC
V9A 3S6

Lower Commercial /
Industrial - Tyee Rd

dHka

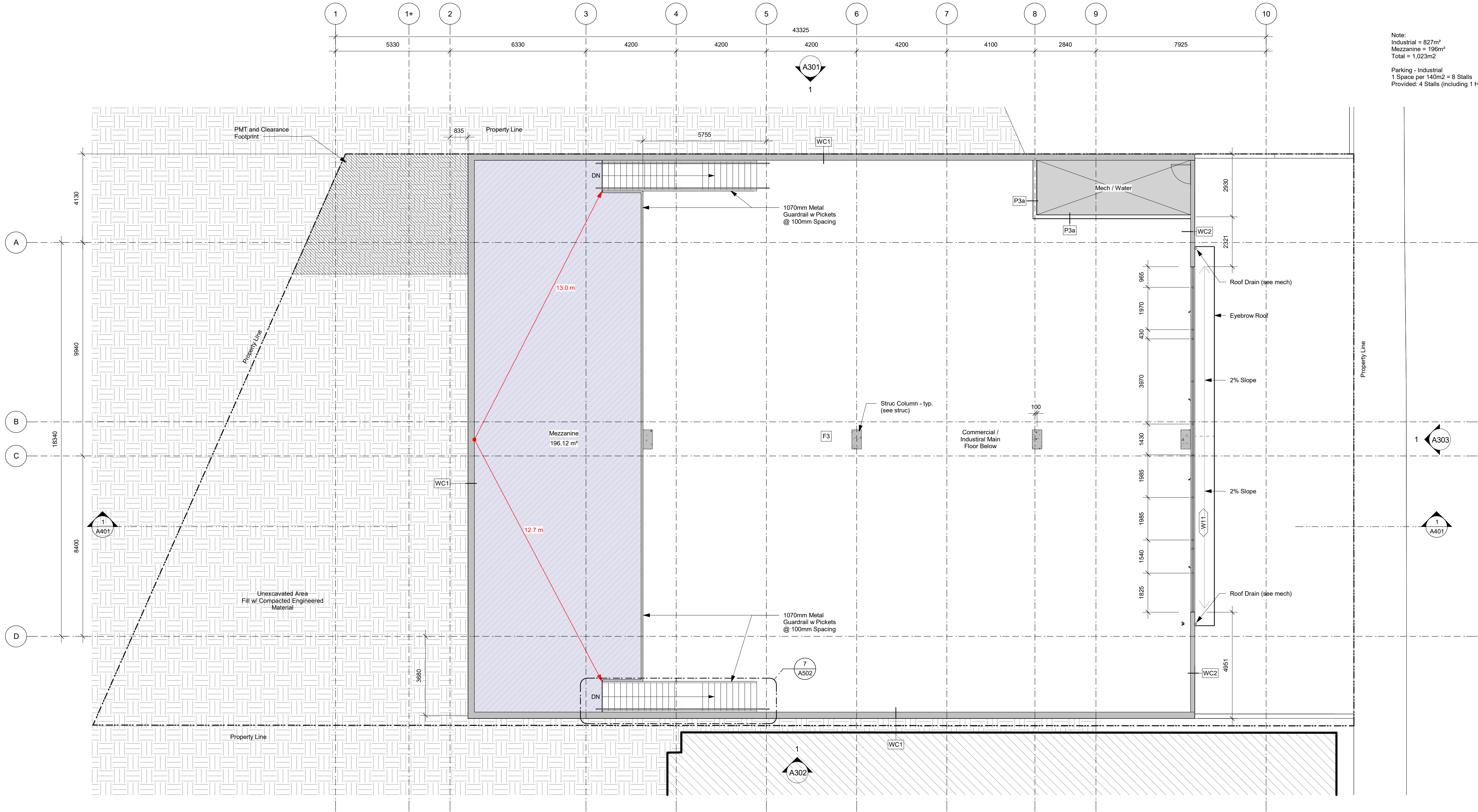
A201

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V9T 0H2
T 1-250-658-3367
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Note:
Industrial = 827m²
Mezzanine = 196m²
Total = 1,023m²

Parking - Industrial
1 Space per 140m² = 8 Stalls
Provided: 4 Stalls (including 1 HC)

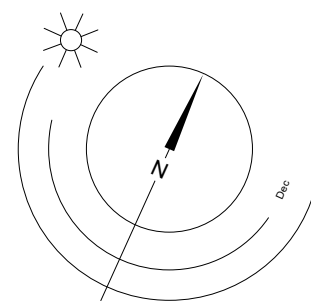
1 Industrial - Mezzanine
A202 SCALE: 1 : 100

Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
	2	23-03-30	Project Status	DP / Rezoning
	1	23-03-25	Checked By	CALUC
Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date	25/04/16	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6
Mezzanine



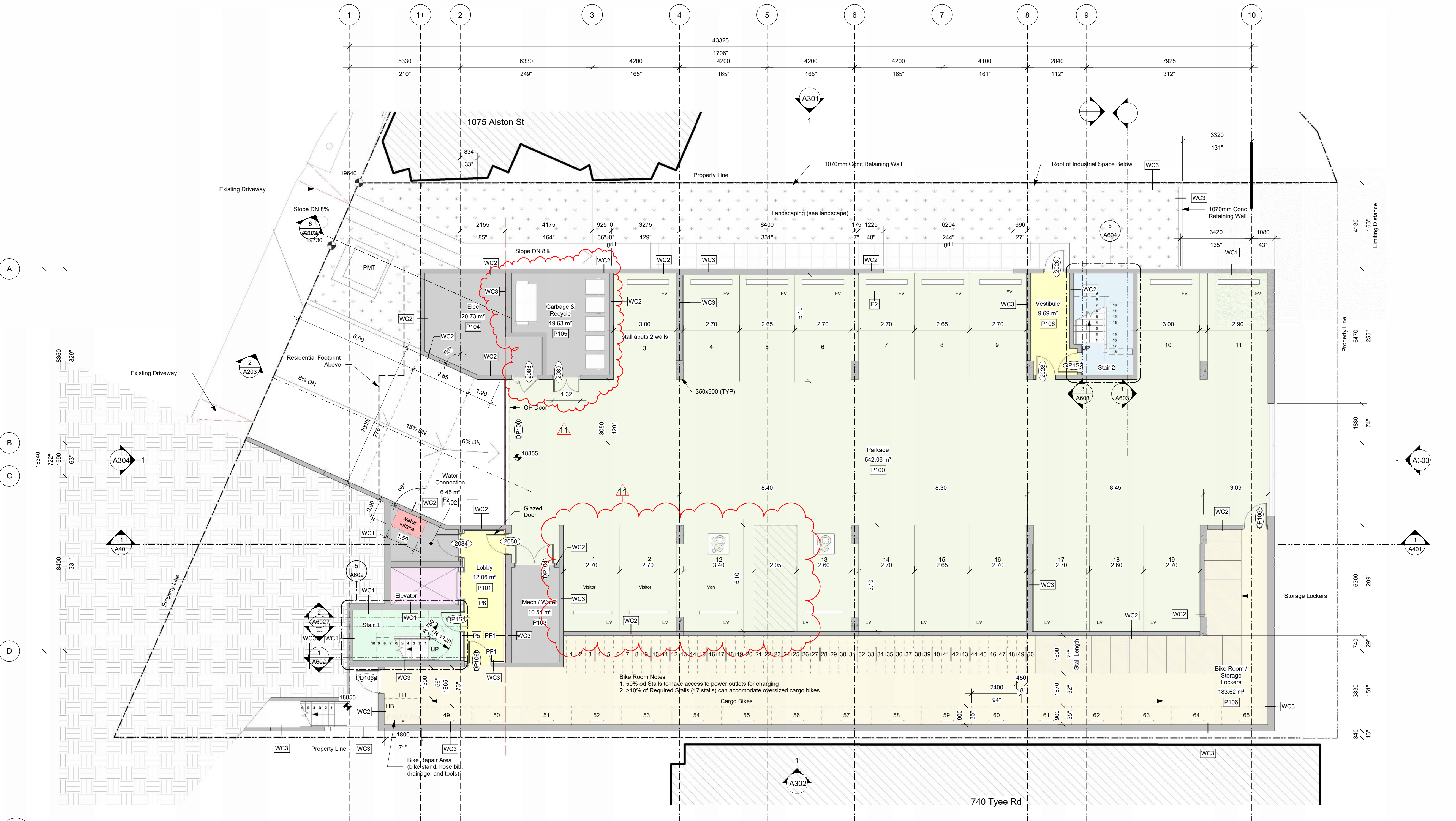
0 2500 5000 mm
1 : 100



A202

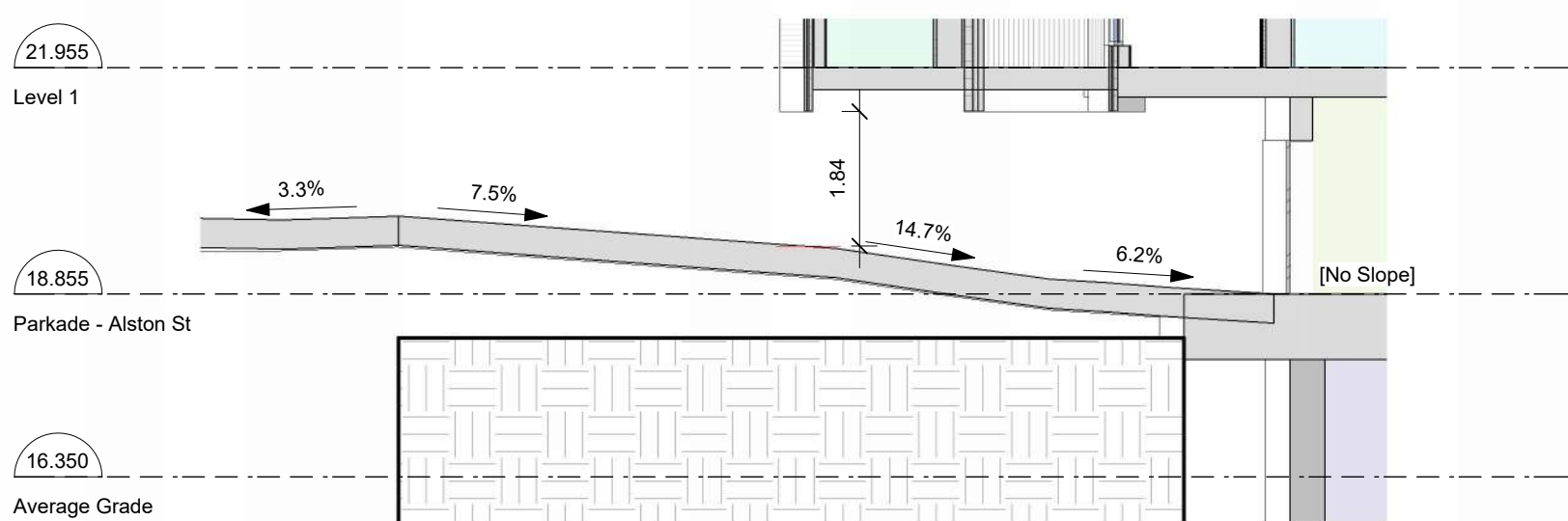
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1 Parkade - Alston St
A203 SCALE: 1 : 100

PARKING NOTES	
Bike Parking P1:	Total 65 Class 1 ground mounted (48 std size, 17 oversized)
Car Parking P1:	Total 19 (2 Accessible, Each Stall to have EV Charging)



2 Section Thru Parkade Ramp (looking north)
A203 SCALE: 1 : 100

- Occupancy
- Bike Room / Storage Lockers
 - Elevator
 - Elec
 - Garbage & Recycle
 - Lobby
 - Mech / Water
 - Parkade
 - Stair 1
 - Stair 2
 - Vestibule
 - Water Connection

11	25-06-13	DDP Revisions
10	25-05-02	DDP Revisions
9	24-07-22	DP / Rezoning Rev. 7
7	24-04-11	DP / Rezoning Rev. 5
6	24-02-14	DP / Rezoning Rev. 4
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALUC

Rev	11	25-06-13	Description	DDP Revisions
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By	SWS	Checked By		CRK
Scale	1 : 100	Project Number		2304

NOTE: All dimensions are shown in millimeters.

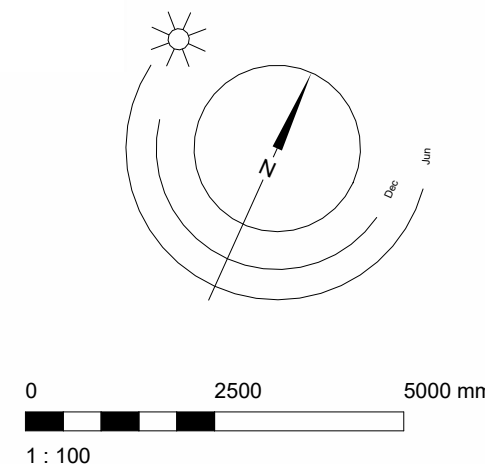
Alston

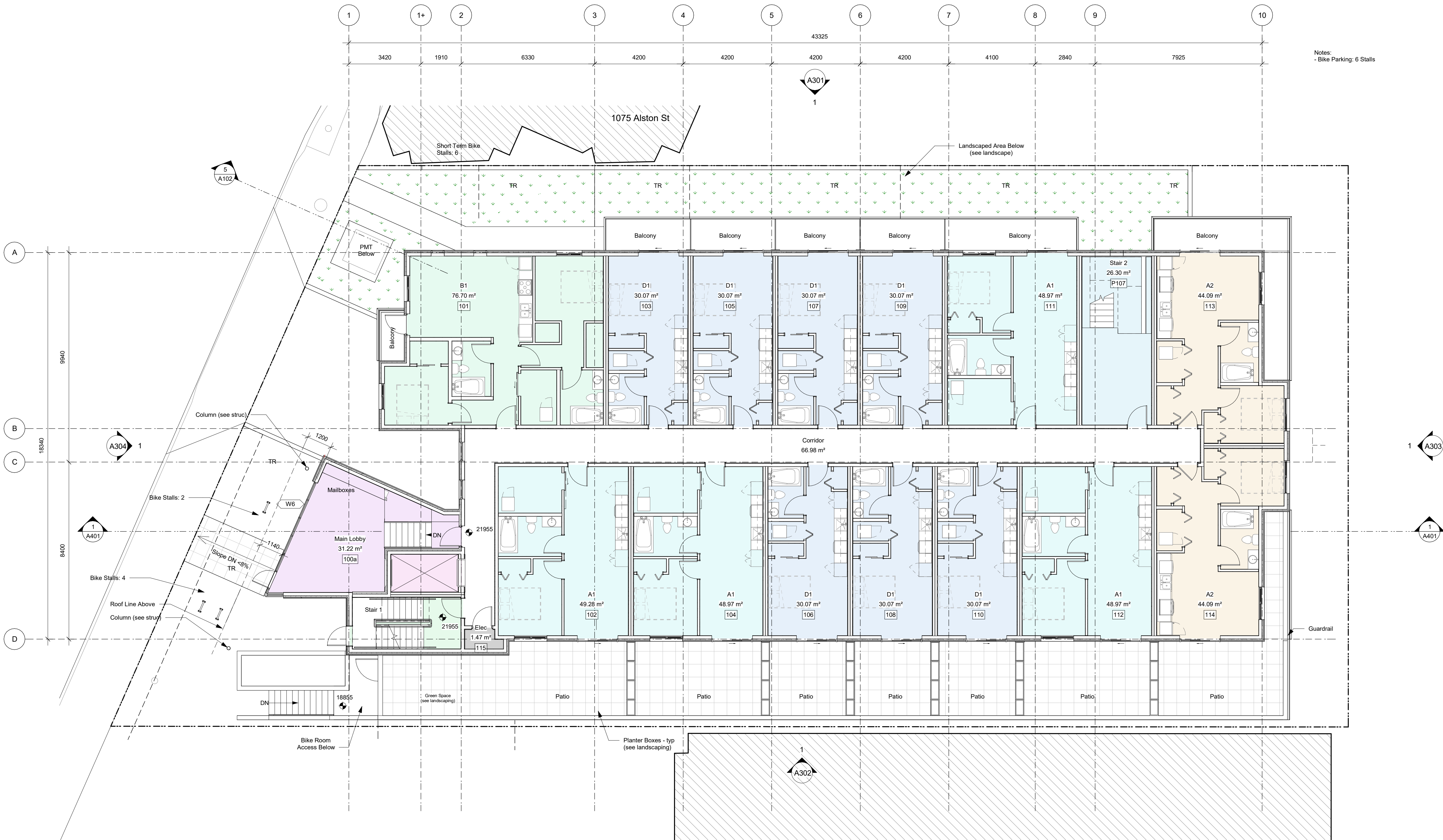
1055 Alston St, Victoria, BC
V9A 3S6
Parkade - Alston
Street



A203

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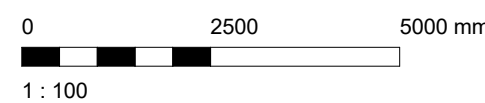
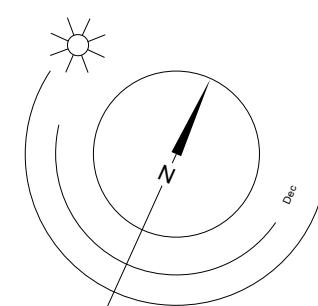
1 Level 1 - Overall
A204 SCALE: 1 : 100

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	5	23-10-26	DP / Rezoning Rev. 3	
	4	23-07-25	DP / Rezoning Rev. 2	
	3	23-06-15	DP / Rezoning Rev. 1	
	2	23-03-30	DP / Rezoning	
	1	23-03-25	CALUC	
Rev	10	25-05-02	Description	DDP Revisions
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		1 : 100	Project Number	2304
NOTE: All dimensions are shown in millimeters.				

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Level 1



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1 Level 2 - Overall
A205 SCALE: 1 : 100

	10	25-05-02		DDP Revisions
	2	23-03-30		DP / Rezoning
	1	23-03-25		CALUC
Rev	10	25-05-02	Description	DDP Revisions
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		1 : 100	Project Number	2304
NOTE: All dimensions are shown in millimeters.				

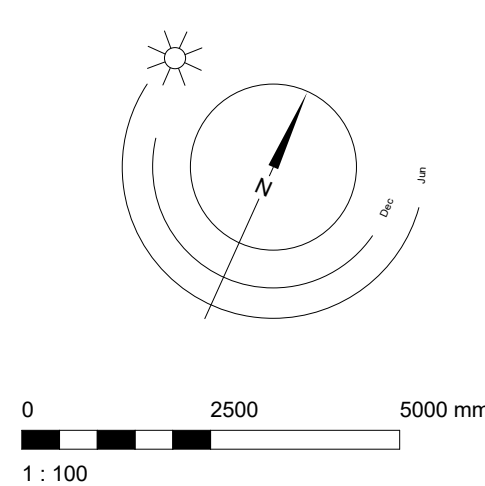
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V9A 3S6
Level 2



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1 Level 3 - Overall
A206 SCALE: 1 : 100

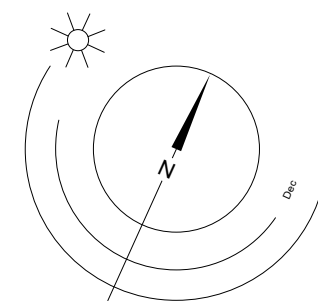
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	2	23-03-30		DP / Rezoning
	1	23-03-25		CALUC
Rev	10	25-05-02	Description	DDP Revisions
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		1 : 100	Project Number	2304

NOTE: All dimensions are shown in millimeters.

NOTE: All dimensions are shown in millimeters.

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V9A 3S6
Level 3



0 2500 5000 mm
1 : 100



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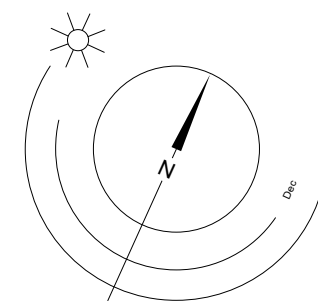
1 Level 4 - Overall
A207 SCALE: 1 : 100

Rev	10	25-05-02	Description	DDP Revisions
	2	23-03-30		DP / Rezoning
	1	23-03-25		CALUC
Plot Date	06/15/23	Project Status	DDP Revisions	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6
Level 4

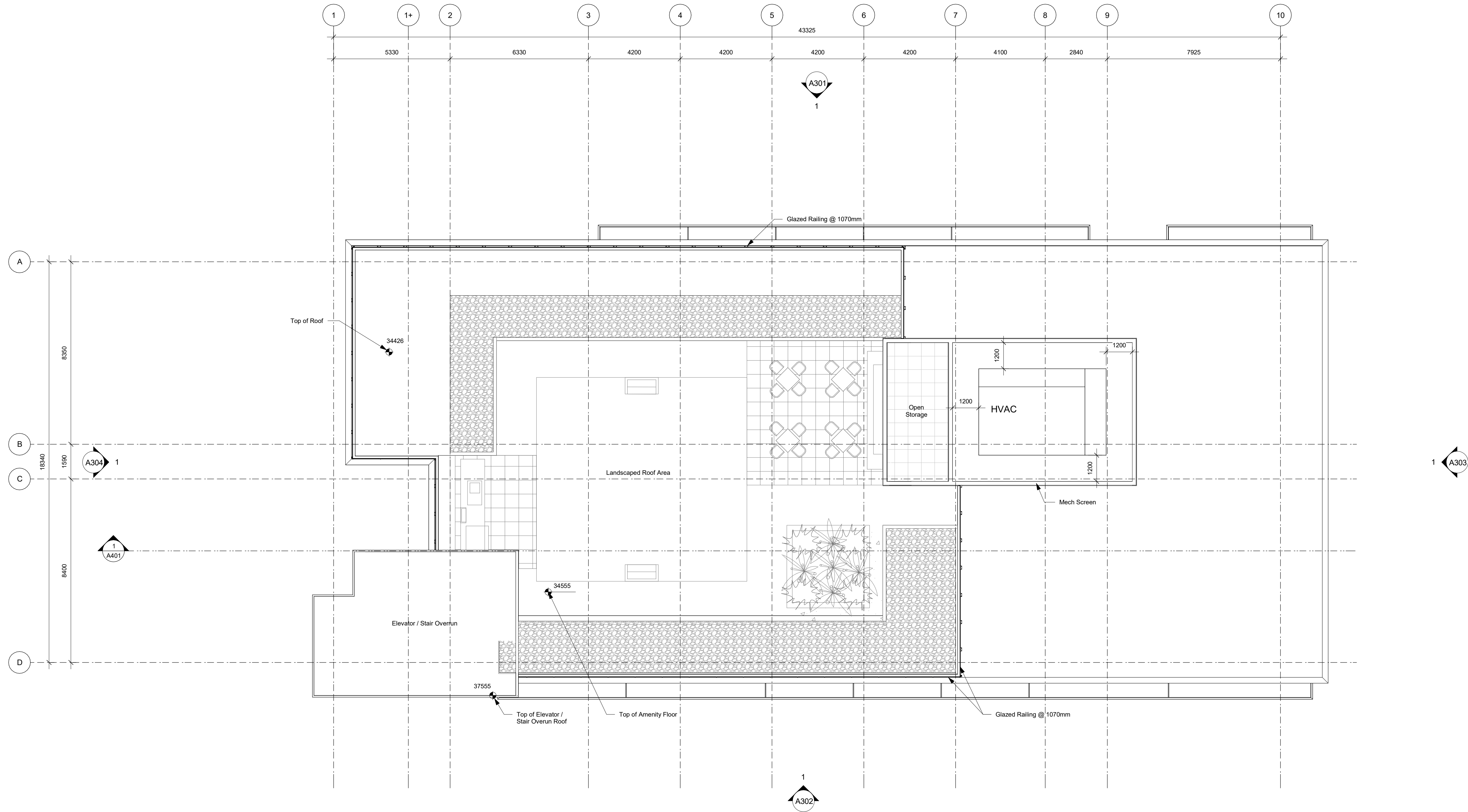


0 2500 5000 mm
1 : 100



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1 Roof
A208 SCALE: 1 : 100

Rev	10	25-05-02	Description	DDP Revisions
	4	23-07-25	Project Status	DP / Rezoning Rev. 2
	3	23-06-15	Project Status	DP / Rezoning Rev. 1
	2	23-03-30	Project Status	DP / Rezoning
	1	23-03-25	Project Status	CALUC

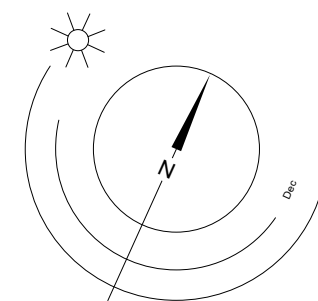
Rev	10	25-05-02	Description	DDP Revisions
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

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V9A 3S6

Roof



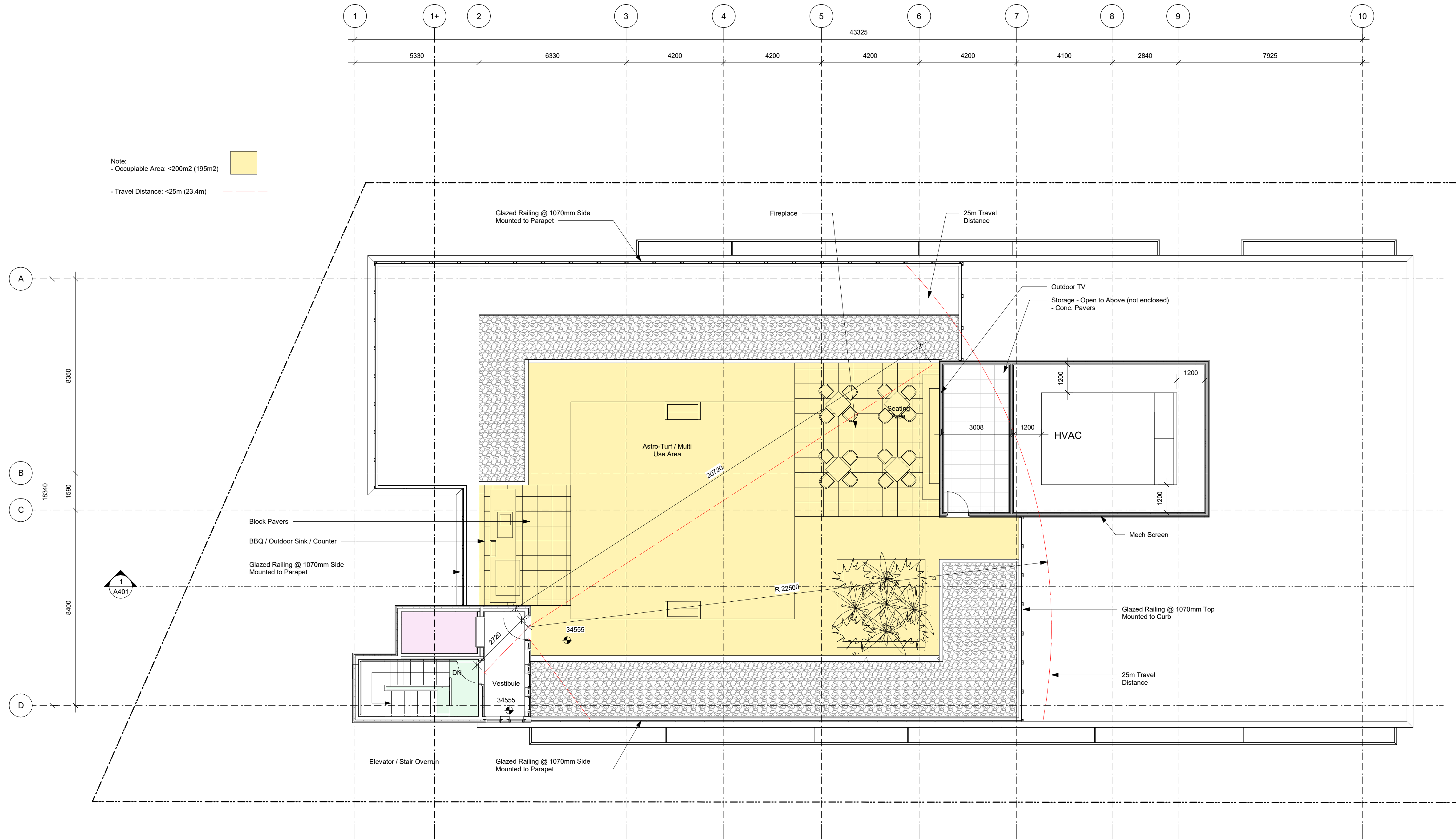
0 2500 5000 mm
1 : 100



A208

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1 Roof Amenity Space
A208a SCALE: 1 : 100

Recessed Lighting - typ.

Rev	10	25-05-02	Description	DDP Revisions
	3	23-06-15		DP / Rezoning Rev. 1

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Plot Date	08/15/23	Project Status	DP / Rezoning	
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Scale	1 : 100	Project Number	2304	

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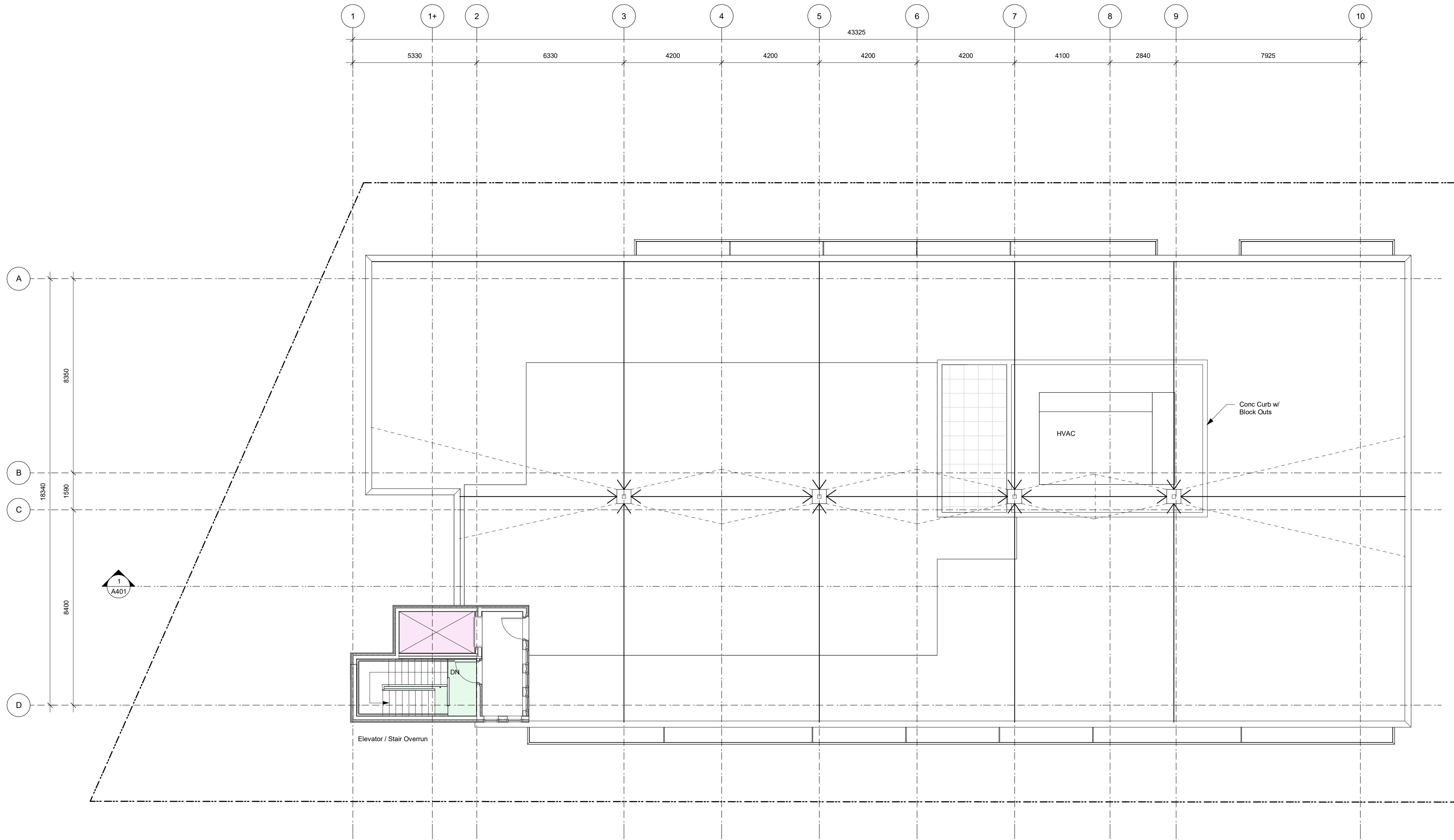
Roof Amenity Space



A208a

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1 Roof Drainage
A208b SCALE: 1 : 100

Rev	3	23-06-15	Description	DP / Rezoning Rev. 1
Plot Date	08/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

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Roof Drainage



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Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
- 5 Corrugated Metal Panel - Horizontal Orientation - Grey and Black
- 6 Balcony / Patio Sliding Door - Black
- 7 Vinyl Frame Window - Black
- 8 Planter - (see landscaping)
- 9 1070mm Guard - Concrete
- 10 Parkade Wall - Architectural Concrete
- 11 Perforated Metal Screen
- 12 Retaining Wall - Concrete
- 13 Metal Composite Panel - Grey and Red
- 14 Metal Door - Black
- 15 Anodized Aluminum Storefront - Glazing w/ Doors - Black
- 16 Overhead Door - Black
- 17 Canopy Structural Column (see structural) - Black
- 18 Lobby Canopy / Roof - Metal Composite Panel - Grey
- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

Note: see A103 for grades

Rev	10	25-05-02	Description	DDP Revisions
Plot Date	06/15/23	Project Status	DP / Rezoning Rev. 3	
Drawn By	SWS	Checked By	DP / Rezoning Rev. 2	
Scale	As indicated	Project Number	DP / Rezoning Rev. 1	
			DP / Rezoning	
			CALUC	

Rev	10	25-05-02	Description	DDP Revisions
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	As indicated	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6
Building Elevation



A301

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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1 Elevation - North
A301 SCALE: 1 : 100

Material Board

Material #	Material	Colour	
4 5	7/8" Corrugated Metal Panel	Ebony 9822 (28ga) Light Pewter 2897 (24ga)	1 Aluminum Flashing
2 13 18 19	Metal Composite Panel	Neon Red Nissan Grey Brushed Carbon	20 Architectural Concrete

2025-05-06 12:10:05 PM

1 Elevation - South
A302 SCALE: 1 : 100



Material Board

Material #	Material	Colour	
4	7/8" Corrugated Metal Panel	Ebony 9822 (28ga)	Light Pewter 2897 (24ga)
5			
2	Metal Composite Panel	Neon Red	Nissan Grey
13			
18			
19		Brushed Carbon	
1	Aluminum Flashing		
20	Architectural Concrete		

Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
- 5 Corrugated Metal Panel - Horizontal Orientation - Grey and Black
- 6 Balcony / Patio Sliding Door - Black
- 7 Vinyl Frame Window - Black
- 8 Planter - (see landscaping)
- 9 1070mm Guard - Concrete
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- 11 Perforated Metal Screen
- 12 Retaining Wall - Concrete
- 13 Metal Composite Panel - Grey and Red
- 14 Metal Door - Black
- 15 Anodized Aluminum Storefront - Glazing w/ Doors - Black
- 16 Overhead Door - Black
- 17 Canopy Structural Column (see structural) - Black
- 18 Lobby Canopy / Roof - Metal Composite Panel - Grey
- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

Note: see A103 for grades

10	25-05-02	DDP Revisions
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALUC

Rev	10	25-05-02	Description	DDP Revisions
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	As indicated	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6

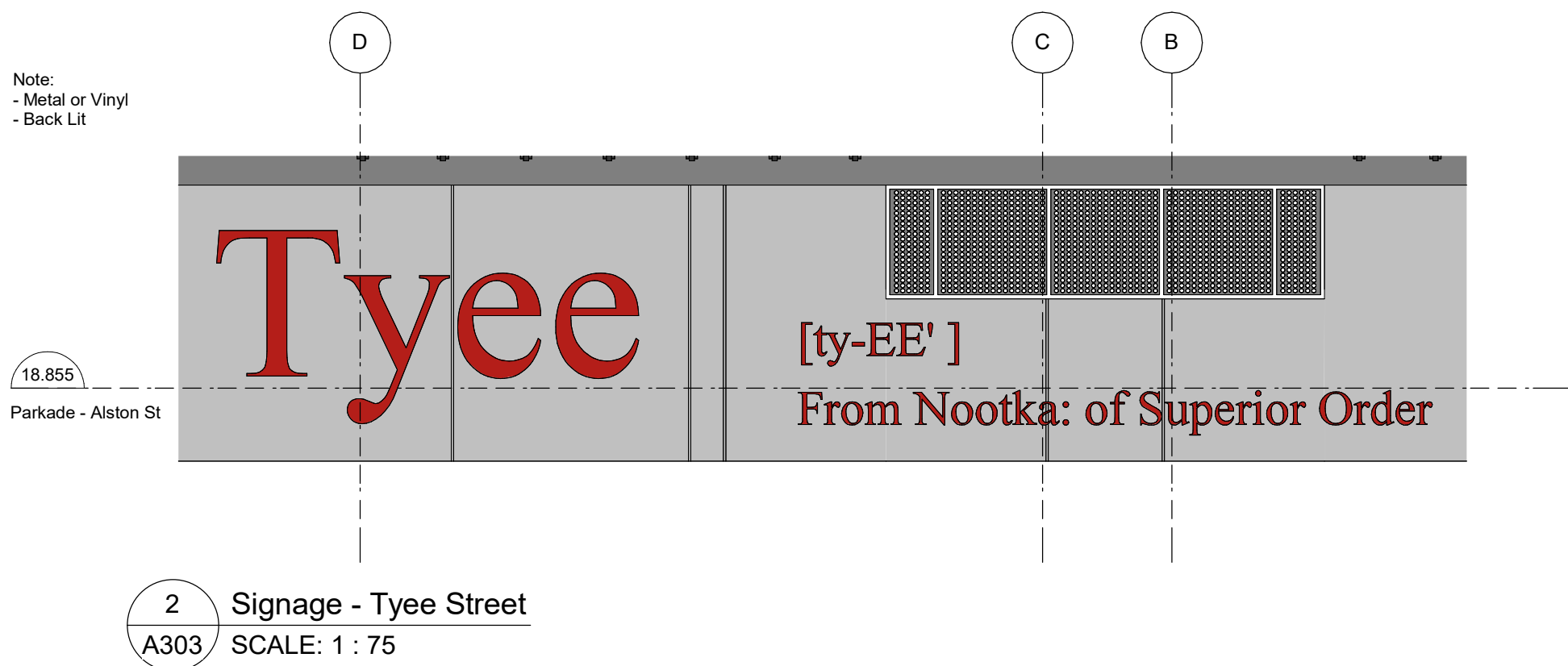
Building Elevation



A302

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Material Board

Material #	Material	Colour	
4	7/8" Corrugated Metal Panel		
5			
2	Metal Composite Panel		
13			
18			
19			

1	Aluminum Flashing	
20	Architectural Concrete	

Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
- 5 Corrugated Metal Panel - Horizontal Orientation - Grey and Black
- 6 Balcony / Patio Sliding Door - Black
- 7 Vinyl Frame Window - Black
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- 11 Perforated Metal Screen
- 12 Retaining Wall - Concrete
- 13 Metal Composite Panel - Grey and Red
- 14 Metal Door - Black
- 15 Anodized Aluminum Storefront - Glazing w/ Doors - Black
- 16 Overhead Door - Black
- 17 Canopy Structural Column (see structural) - Black
- 18 Lobby Canopy / Roof - Metal Composite Panel - Grey
- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

Note: see A103 for grades

10	25-05-02	DDP Revisions
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALUC

Rev	10	25-05-02	Description	DDP Revisions
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		As indicated	Project Number	2304

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6
Building Elevation



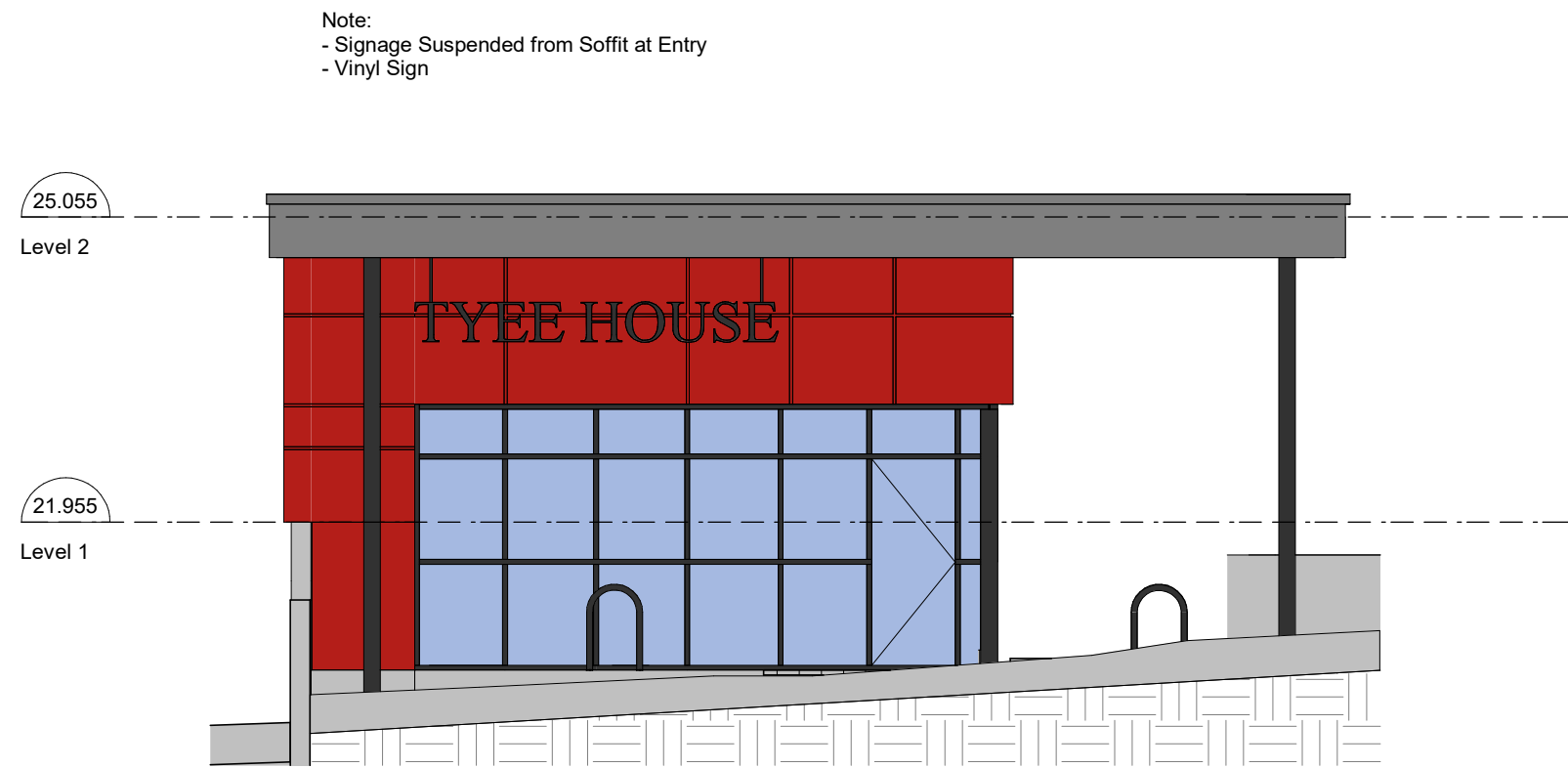
A303

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1 Elevation - West
A304 SCALE: 1 : 100



2 Signage - Alston Street
A304 SCALE: 1 : 75

Material Board

Material #	Material	Colour	
4	7/8" Corrugated Metal Panel		1 Aluminum Flashing
5			
2	Metal Composite Panel		20 Architectural Concrete
13			
18			
19			

Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
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- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

Note: see A103 for grades

Rev	10	25-05-02	DDP Revisions
	4	23-07-25	DP / Rezoning Rev. 2
	3	23-06-15	DP / Rezoning Rev. 1
	2	23-03-30	DP / Rezoning
	1	23-03-25	CALUC

Rev	10	25-05-02	Description	DDP Revisions
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	As indicated	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6
Building Elevation

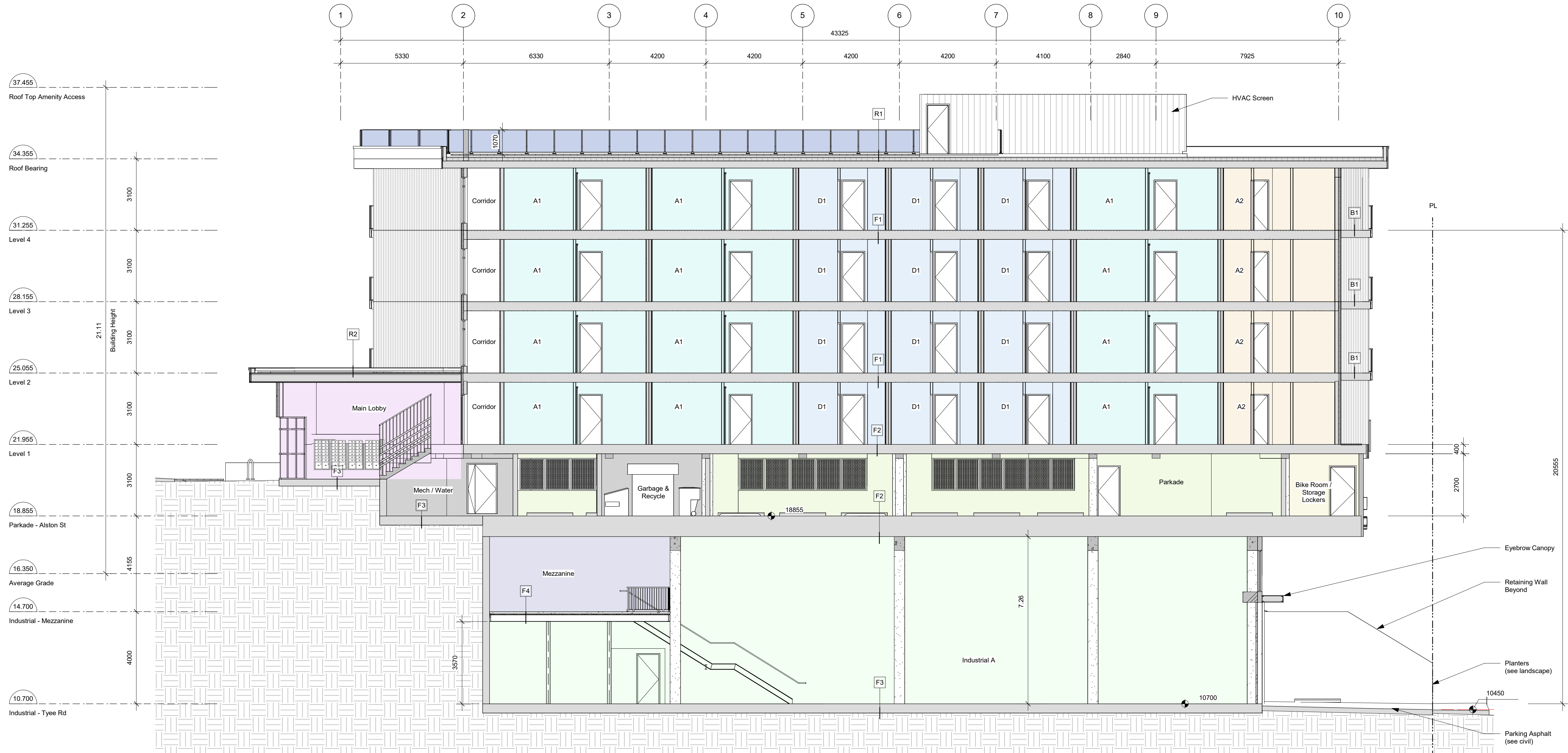
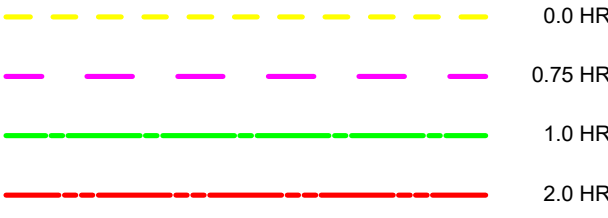


A304

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Fire Separation Legend



10	25-05-02	DDP Revisions
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1

Rev	10	25-05-02	Description	DDP Revisions
Plot Date	06/15/23	Project Status		DP / Rezoning
Drawn By	SWS	Checked By		CRK
Scale	As indicated	Project Number		2304

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6

Building Section -
Looking North



A401

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1 Building Section - Looking North - Lobby
A401 SCALE: 1 : 100