

937 VIEW STREET



Project Rendering - Main Entry Streetscape at View Street

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24-04-10	Issued for DP Revisions 8
23-11-28	Issued for DP Revisions 7
23-08-15	Issued for DP Revisions 6
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21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP


Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 1	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential


937 View Street

Cover

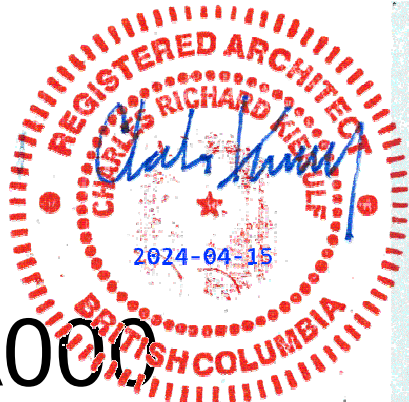


CITY OF
VICTORIA

Revisions
Received Date:
April 16, 2024
Deemed Date:
September 27, 2023



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977 Fort Street
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810



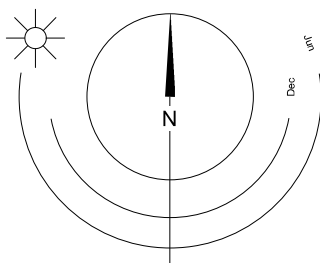
REGISTERED ARCHITECT
RICHARD J. BROWN
2024-04-15
BC COUNCIL OF ARCHITECTS

A000

937 VIEW STREET



1 Context Plan Image
A001



LIST OF ABBREVIATIONS

The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco	H/C	Handicap	SPC	Solid Particleboard Core
ACT	Acoustical Tile	HM	Hollow Metal	ST	Structure
AFE	Above Finished Floor	HP	High Point	STL	Steel
AL	Aluminum	HSS	Hollow Steel Section	STN	Stain(ed)
AO	Auto-Opener	H/W	Hardware	STNT	Stone Tile
AP	Annunciator Panel	INSUL	Insulated	SS	Stainless Steel
BG	Building Grade	LAM	Laminated Glass	SVF	Sheet Vinyl Flooring
CEM	Cementitious Backing Board	LP	Low Point	TB	Towel Bar
Conc	Concrete	MDFB	Medium Density Fibreboard Base	T/D	Tempered / Double Glazed
CBK	Concrete Block	MR	Mirror	TLAM	Tempered Laminated Glass
CIL	Centerline	MP	Metal Panel	TGL	Tempered Glass
CPT	Carpet Tile	O/H	Overhead	TLGL	Translucent Glass
CT	Ceramic Tile	OW	Operable Window	TOC	Top of Concrete
C/W	Complete With	PF	Prefinished	TOD	Top of Drain
DO	Deck Drain	PLAM	Plastic Laminate	TOI	Top of Insulation
EB	Electric Bike Storage	PLS	Plaster	TOP	Top of Parapet
EL	Elevation	PSF	Pressed Steel Frame	TOS	Top of Slab
EPC	Epoxy Polymer Coating	PT	Paint	TOW	Top of Wall
EV	Electric Vehicle Parking	PTD	Paper Towel Dispenser	TP	Toilet Paper
EXP AGG	Exposed Aggregate	PTD/W	Paper Towel Dispenser / Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable)
EXT	Exterior	PTW	Paper Towel Waste	UNO	Unless Noted Otherwise
FD	Floor Drain	RA	Roof Anchor	U/S	Underside of...
FEC	Fire Extinguisher Cabinet	RB	Rubber Base	VCT	Vinyl Composition Tile
FFE	Finished Floor Elevation	RES	Resilient Flooring	VI	Vision Glass
FG	Finished Grade	RD	Roof Drain	VIS	Vinyl Impact Sheet
GB	Grab Bar	RD-P	Roof Drain - Planter	VT	Vinyl Tile
GBL	Glass Block	RWL	Rain Water Leader	W/C	Vinyl Wall Covering
GL	Glass	SAF	Spray Applied Fibrous Insulation	WC	Water Closet
GWG	Georgian Wire Glass	SCW	Solid Core Wood	WD	Wood
GWB	Gypsum Wallboard	SD	Soap Dispenser	WPM	Waterproof Membrane
HC	Hollow Core	SL	Sealer	WRC	Water Repellant Coating
HCW	Hollow Core Wood	SP	Spandrel Glass		

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM	ROOM NAME & ROOM NUMBER
[201]	
[101a]	DOOR NUMBER See Door Schedule
[W-10]	WINDOW NUMBER See Window Schedule
[W1]	WALL TYPE See Assemblies Schedule
[2.0 hr]	RATED WALL DESIGNATION
[00.00]	ELEVATION DATUM
[2440]	CEILING HEIGHT
[]	AREA OF DROP CEILING
[1]	KEYNOTE SYMBOL
[12]	MATERIAL TAG
[A001]	INTERIOR ELEVATION REFERENCE
[W1 C1 F1 B1]	ROOM FINISHES

BUILDING CODE SUMMARY

REFERENCED DOCUMENTS:
BRITISH COLUMBIA BUILDING CODE 2024 - PART 3
CANADIAN STANDARDS ASSOCIATION B551-18

MAJOR OCCUPANCY CLASSIFICATION:
GROUP C - RESIDENTIAL

BUILDING HEIGHT:
23 STOREYS

NUMBER OF STREETS FACING:
1

ACCESSIBLE FACILITIES:
ACCESSIBLE ENTRANCE

CONSTRUCTION REQUIREMENTS:
3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION WITH 2 HR MIN. FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS:
Ref. 3.2.6.1 (1)(d)

PROJECT DESCRIPTION

CIVIC ADDRESS:
937 VIEW STREET, VICTORIA, BC.

LEGAL DESCRIPTION:
LOT A, OF LOTS 785, 786, and 787, VICTORIA CITY,
PLAN 36505

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
23 STOREY RESIDENTIAL BUILDING

USES:
RESIDENTIAL RENTAL

ZONE:
R-48 HARRIS GREEN

DEVELOPMENT PERMIT AREA: DPA 713 (HC)

SITE AREA:
1 572.3 m² (16 924 s.f.)

FLOOR AREA:
Level 1:
Level 2:
Level 3-5:
Level 6-22:
Level 23:

TOTAL PROPOSED:
12 325 m² (132 665 s.f.)

FLOOR SPACE RATIO:
7.84 FSR

SITE COVERAGE:
69%

OPEN SITE SPACE:
31%

GREEN STORMWATER INFRASTRUCTURE:
83 m² (893 s.f.)
*Minimum 30% of paving area, refer to
Landscape drawing L1.01

GRADE OF BUILDING:
17.7 m (GEODETTIC AVG GRADE)
See Site Plan for Grade Calculations

HEIGHT OF BUILDING:
73.4 m

SETBACKS:
FRONT (View Street):
REAR (S):
SIDE (E):
SIDE (W):

NUMBER OF STOREYS:
23 STOREYS

SUITE COMPOSITION:

Studio < 30m²:
1 Bed / 1 Bath <45m²:
2 Bed / 1 Bath <45m²:
3 Bed / 1 Bath > 45m²:
3 Bed / 2 Bath > 45m²:

TOTAL:
266 SUITES

RESIDENTIAL PARKING:
N/A

COMMERCIAL PARKING:
N/A

BICYCLE PARKING:
Required Long Term:
Provided Long Term:
Required Short Term:
Provided Short Term:

271 (270 Res / 1 CRU)
271 (25% EB)
28 (27 Res / 1 CRU)
28
299 Total

PROJECT DIRECTORY

REGISTERED OWNER
Nelson Investments Inc.
595 Howe Street, 10th Floor
Vancouver, BC
V6C 2T5

Chris Nelson
tel: 604.318.6877
chris@nelsoninvestmentsinc.com

ARCHITECT
dHKarchitects
977 Fort Street
Victoria, B.C.
V8V 3K3

Charles Kienulf
tel: 250.658.3367
fax: 250.658.3397
crk@dhk.ca

STRUCTURAL
WSP
3600 Uptown Blvd
Building 15, Suite 301
Victoria, BC
V8Z 0B9

Chris Jaques
tel: 778.634.2331
Chris.Jaques@wsp.com

MECHANICAL
Avalon Mechanical Consultants Ltd.
1245 Esquimalt Rd #300,
Victoria, BC
V9A 3P2

Jamie Clarke
tel: 250.384.4128
jclarke@avalonmechanical.com

ELECTRICAL CONSULTANT
Nemetz & Ass Ltd
2009 W 4th Ave
Vancouver, BC
V6J 1N3

Bijan Valagohar
tel: 604.736.6562
bijan@nemetz.com

LANDSCAPE CONSULTANT
Murdoch de Greeff Inc.
200-524 Cuduhel Rd.
Victoria, BC
V8Z 1G1

Scott Murdoch
tel: 250.412.2819
fax: 250.412.2892
scott@mddesign.ca

GEOTECHNICAL
Ryzuk Geotechnical
28 Crease Avenue
Victoria, BC
V8Z 1S3

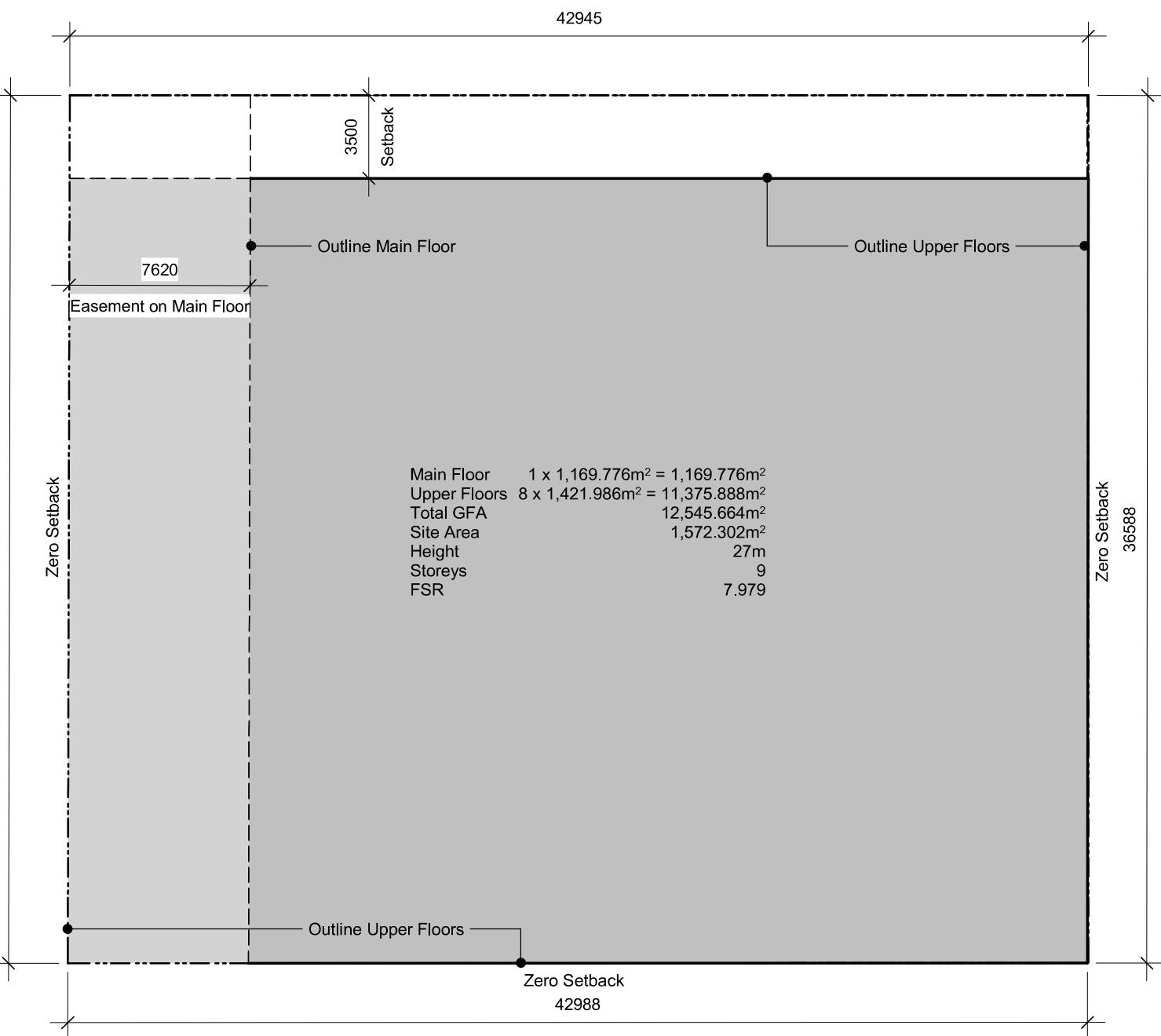
Shane Moore
tel: 250.475.3131
fax: 250.475.3611
shane@ryzuk.com

CIVIL CONSULTANT
Herold Engineering
1051 Vancouver Street
Victoria, BC
V8V 4T6

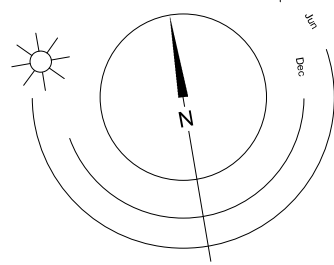
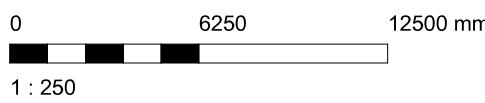
Sarah Campden
tel: 250.590.4875
fax: 250.590.4392
SCampden@heroldengineering.com

ENVELOPE CONSULTANT
Morrison Hershfield
536 Broughton Street, 2nd Floor
Victoria, BC
V8W 1C6

Chris Raudoy
tel: 250.361.1215 x1142201
fax: 250.361.1235
craudoy@morrisonhershfield.com



2 Base FSR Calculation
A001 SCALE: 1 : 250



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20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Project Data



A001

dHKarchitects
Victoria
977 Fort Street
Nanaimo
102-5190 Dublin Way

V8V 3K3 T 1-250-658-3367
V9T 0H2 T 1-250-585-5810

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 937 View Street

Legal Lot A, of Lots 785, 786, and 787,
Victoria City, Plan 36505

Parcel Identifier: 000-410-233
in the City of Victoria

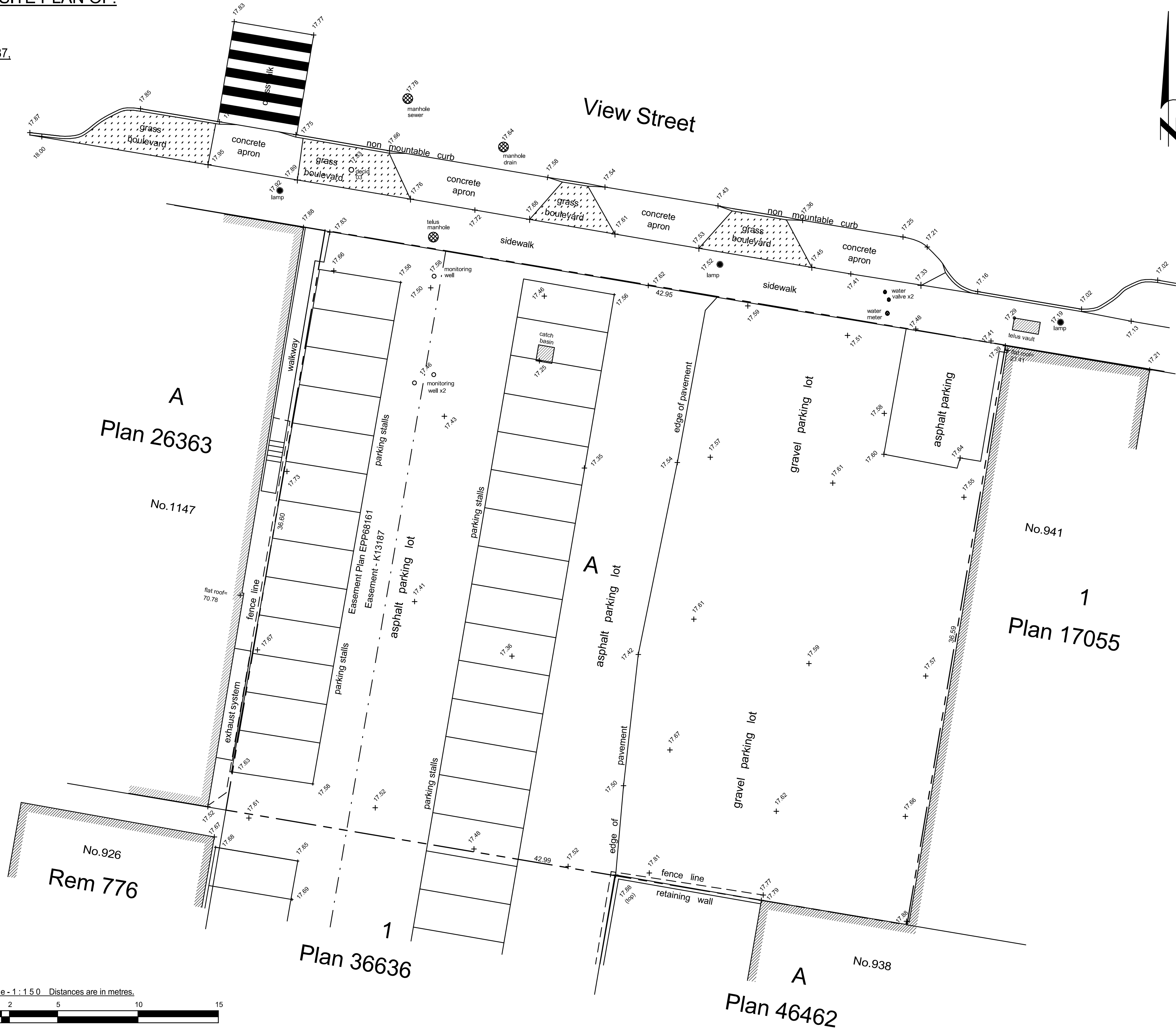
LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Area Lot A = 1572.3m2



December 13, 2016

File : 9.929-16
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale - 1 : 150 Distances are in metres.



The intended print size is 18" by 24".

19-10-02

Issued for DP

Plt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 150	Project Number	1922

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View St. Residential

937 View Street

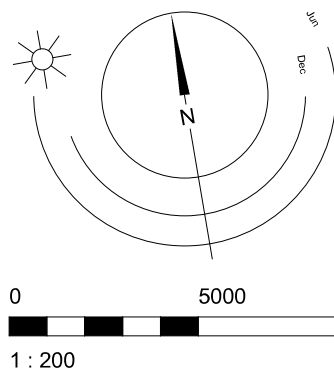
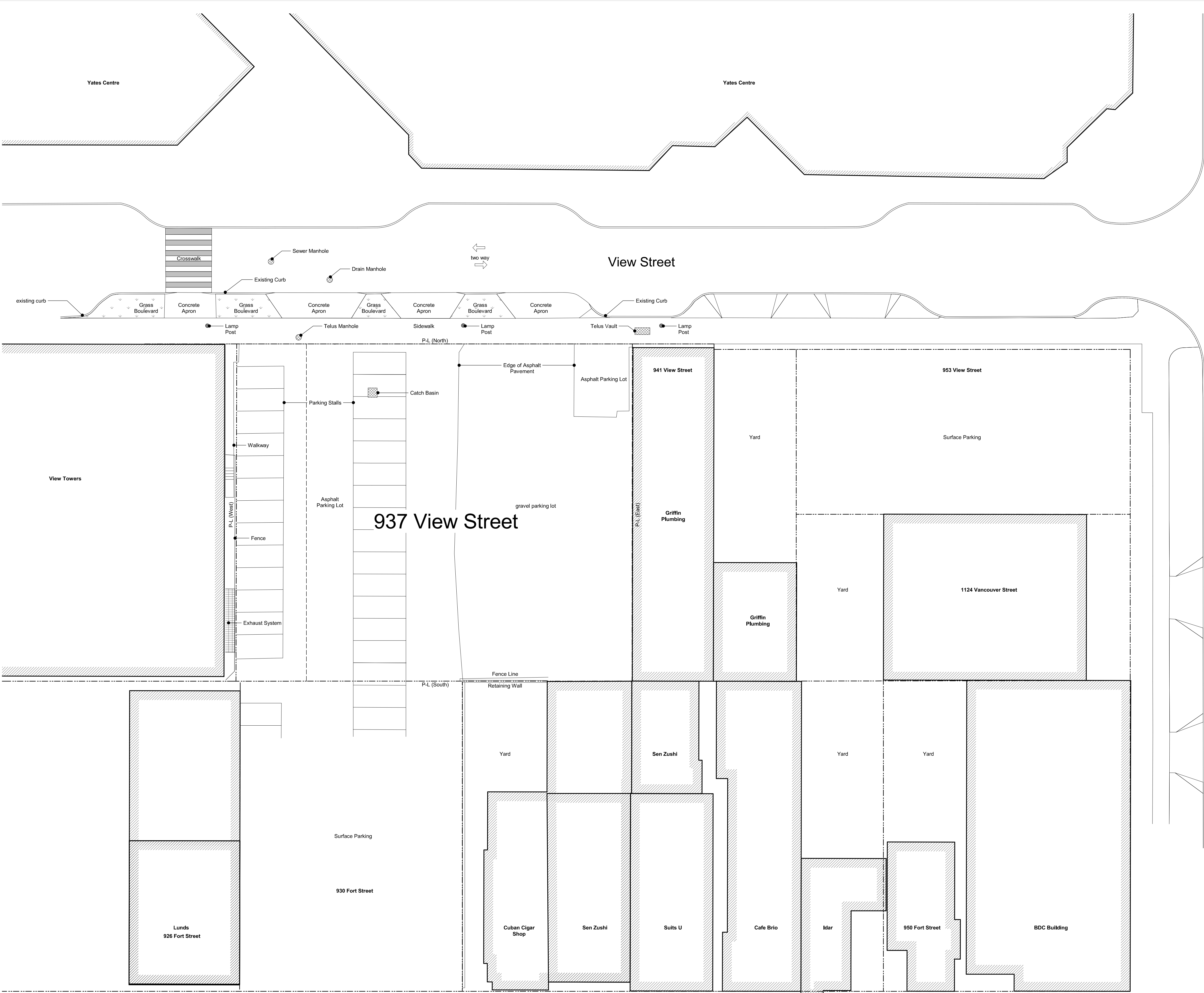
Survey

dHka

A100

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Victoria
977 Fort Street
Nanaimo
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19-10-02 Issued for DP

Pkt Date 23-12-12 Drawing File
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Scale 1 : 200 Project Number 1922

NOTE: All dimensions are shown in millimeters.

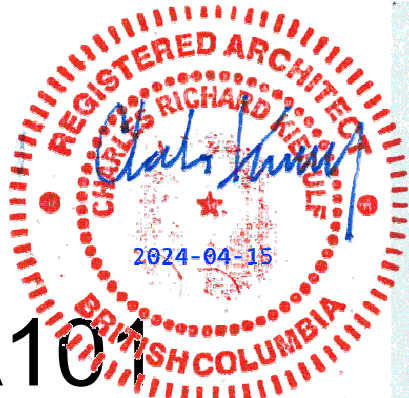
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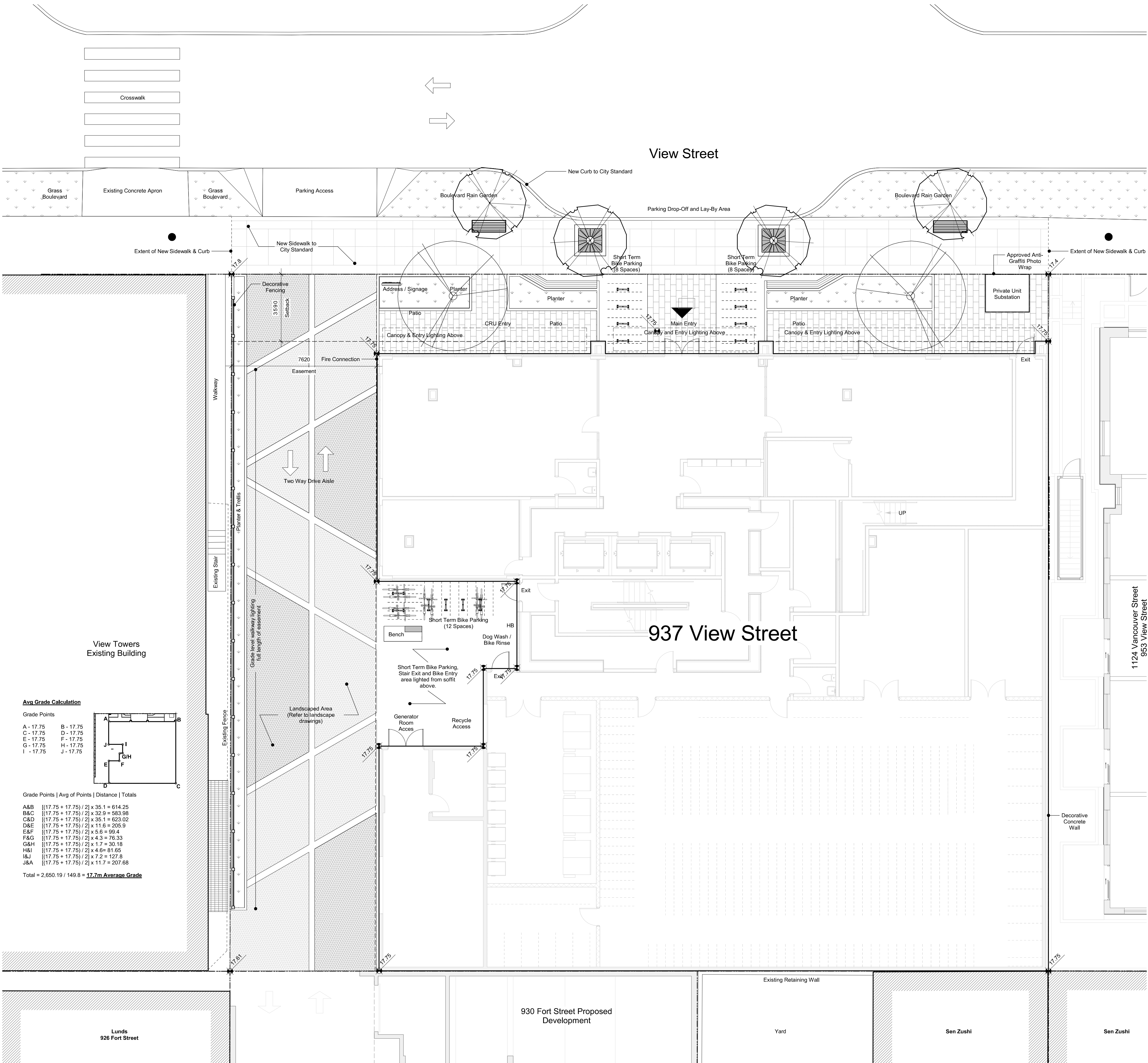
937 View Street

Site Plan Existing



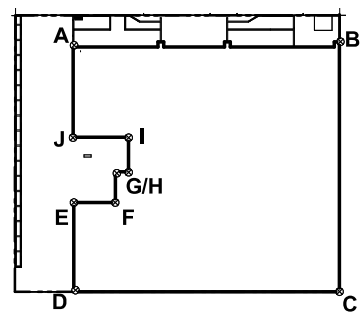
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Avg. Grade Calculation

Grade Points	
A - 17.75	B - 17.75
C - 17.75	D - 17.75
E - 17.75	F - 17.75
G - 17.75	H - 17.75
I - 17.75	J - 17.75



Grade Points | Avg of Points | Distance | Totals

A&B	$[(17.75 + 17.75) / 2] \times 35.1 = 614.25$
B&C	$[(17.75 + 17.75) / 2] \times 32.9 = 583.98$
C&D	$[(17.75 + 17.75) / 2] \times 35.1 = 623.02$
D&E	$[(17.75 + 17.75) / 2] \times 11.6 = 205.9$
E&F	$[(17.75 + 17.75) / 2] \times 5.6 = 99.4$
F&G	$[(17.75 + 17.75) / 2] \times 4.3 = 76.33$
G&H	$[(17.75 + 17.75) / 2] \times 1.7 = 30.18$
H&I	$[(17.75 + 17.75) / 2] \times 4.6 = 81.65$
I&J	$[(17.75 + 17.75) / 2] \times 7.2 = 127.8$
J&A	$[(17.75 + 17.75) / 2] \times 11.7 = 207.68$

Total = 2,650.19 / 149.8 = **17.7m Average Grade**

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View St. Residential

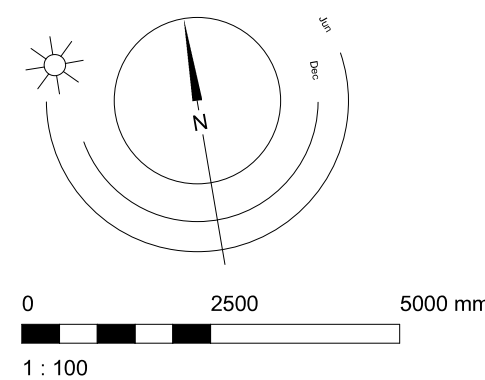
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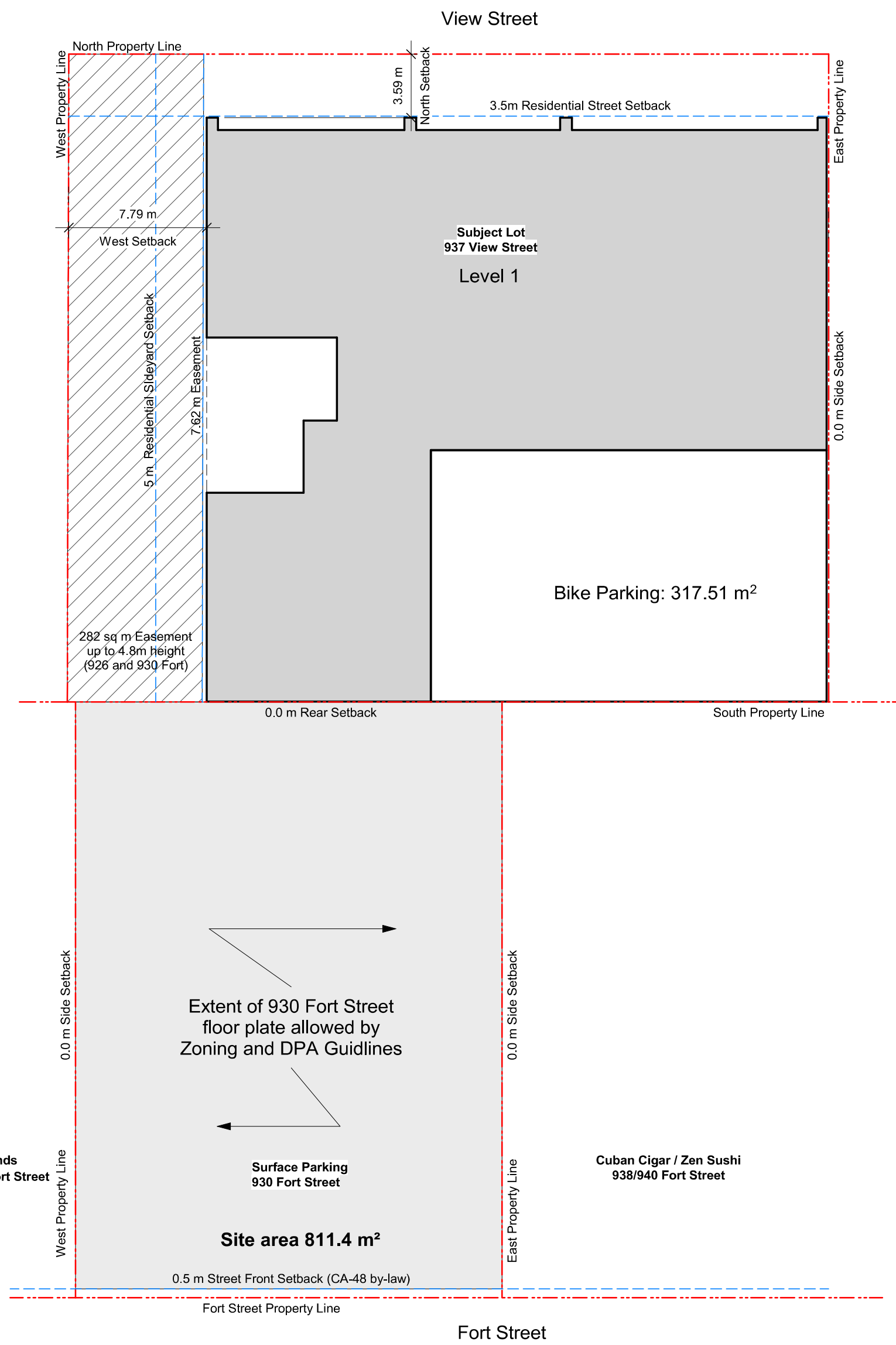
Site Plan Proposed



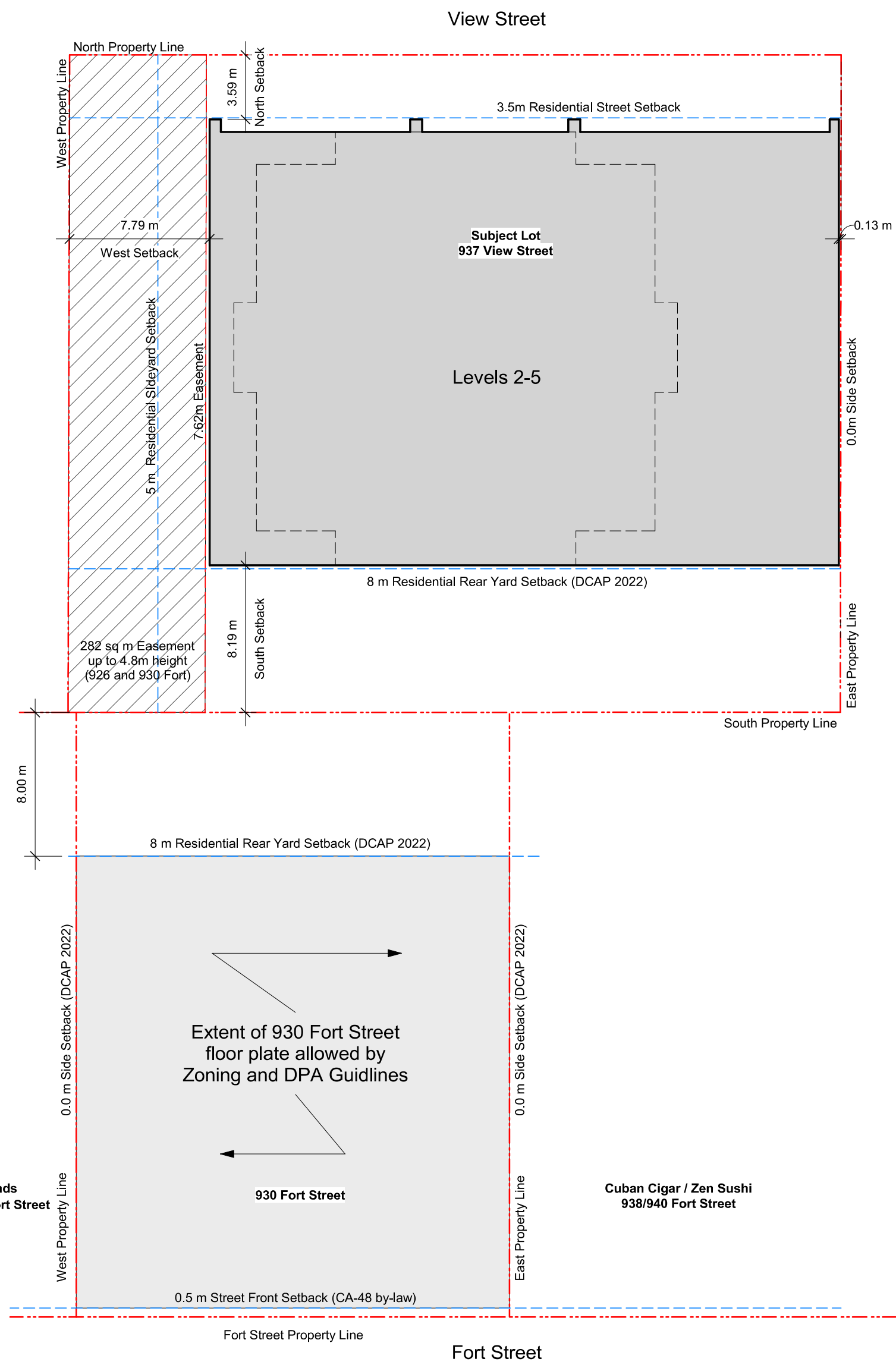
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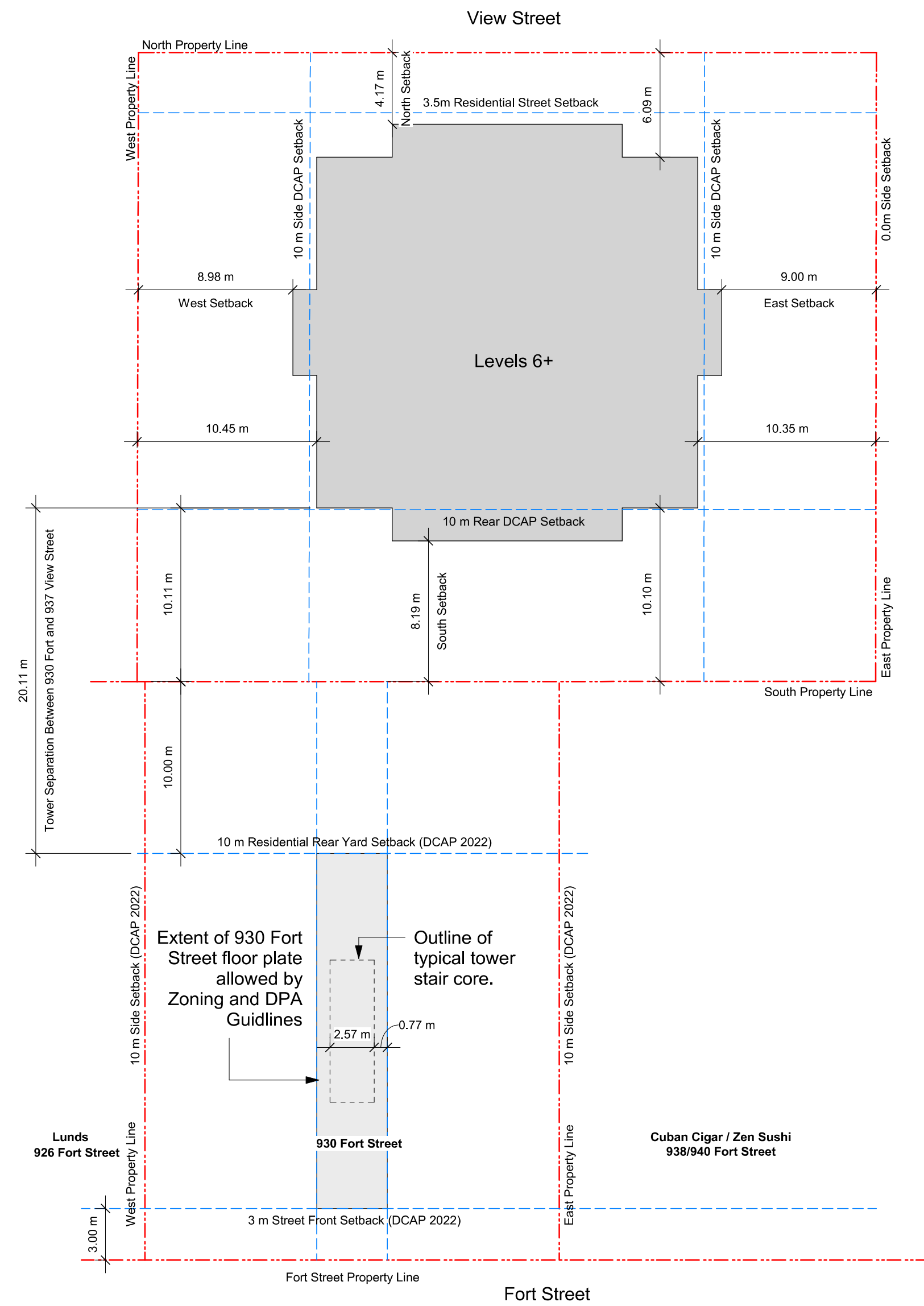




1 Setback Plan - L1
A103 / SCALE: 1 : 250



2 Setback Plan - L2-L5
A103 / SCALE: 1 : 250



3 Setback Plan - L6+
A103 / SCALE: 1 : 250

930 Fort Site and Zoning Info		Notes on 930 Fort Street Setback analysis:	
1. CA-84 ZONE, HARRIS GREEN (930 FORT STREET) DISTRICT		1. This analysis assumes development for 930 Fort Street would be for a residential use.	
2. DPA TB (HC) - Corridors Heritage		2. Drawings 1-2/A103	
3. DPA TB - General Form and Character		Levels 1 to 5 are unrestricted by adjacent property setbacks.	
4. Downtown Core area (DCAP 2022), Residential MixedUse District		3. Drawing 3/A103	
Site Area: 811.4 m²		The existing width of 930 Fort Street and combined design guidelines do not allow for a functional tower floor plates.	
FAR maximum: 5.5:1 (4462.7 m² max area)		4. Tower separation between the proposed development at 937 View Street and the theoretical massing overlap of a tower on 930 Fort Street is 20.11m . This distance exceeds DCAP building separation guidelines for tall buildings.	
Height maximum: 45m (restricted by DCAP requirements)		5. Development above 5 storeys for 930 Fort Street is fundamentally restricted by the lot width and not restricted by the location of buildings on adjacent sites.	
Storeys maximum: 13 (restricted by DCAP requirements)			

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Plt Date 23-12-12 Drawing File

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Scale 1 : 250 Project Number 1922

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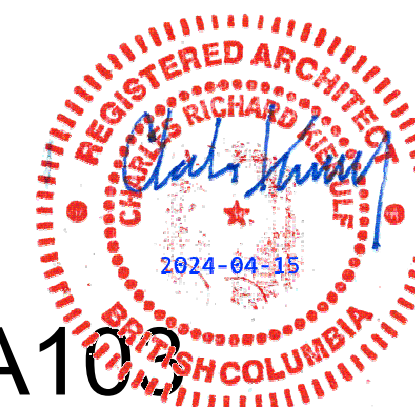
View St. Residential

937 View Street

Setback Plans

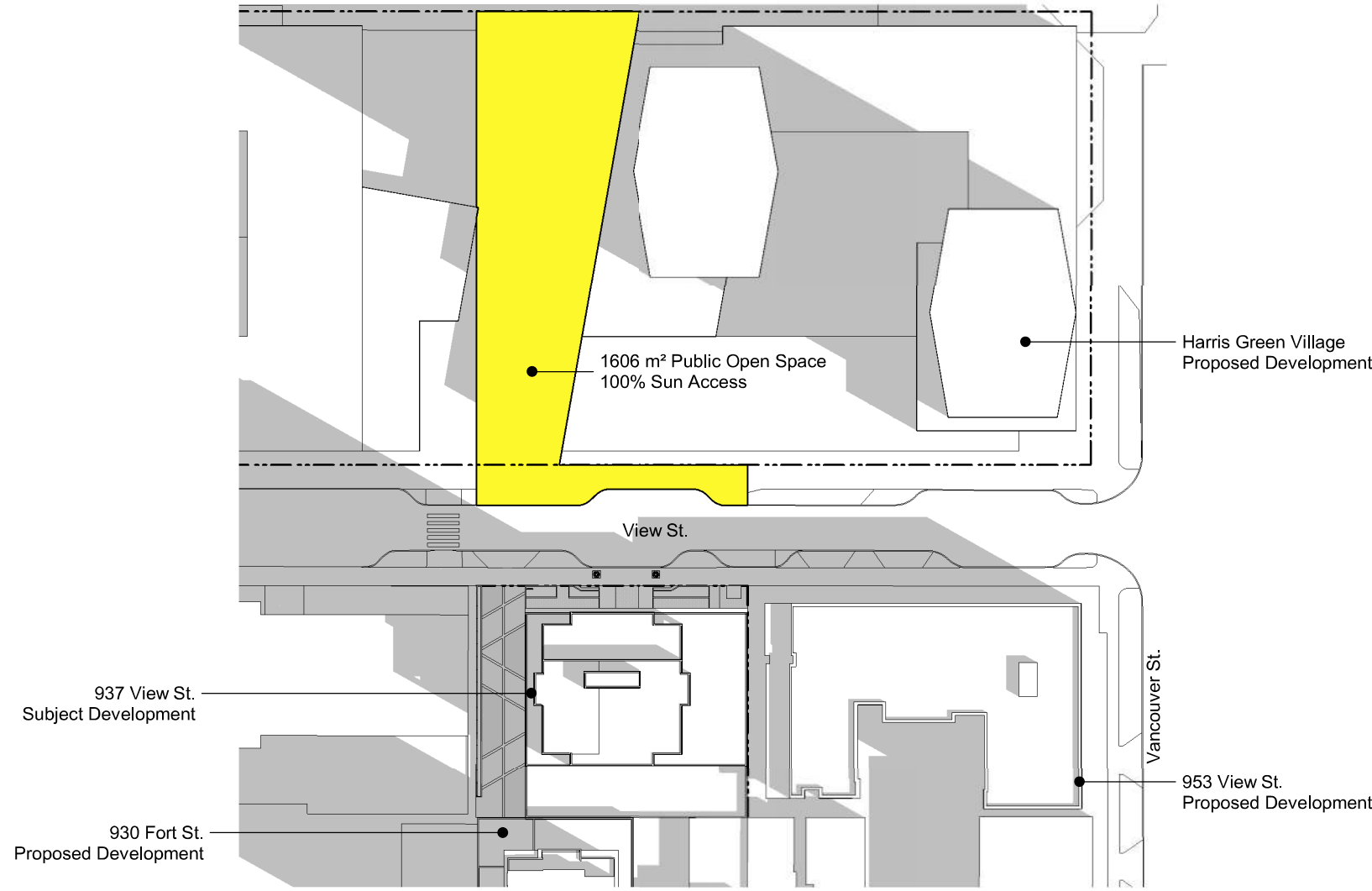


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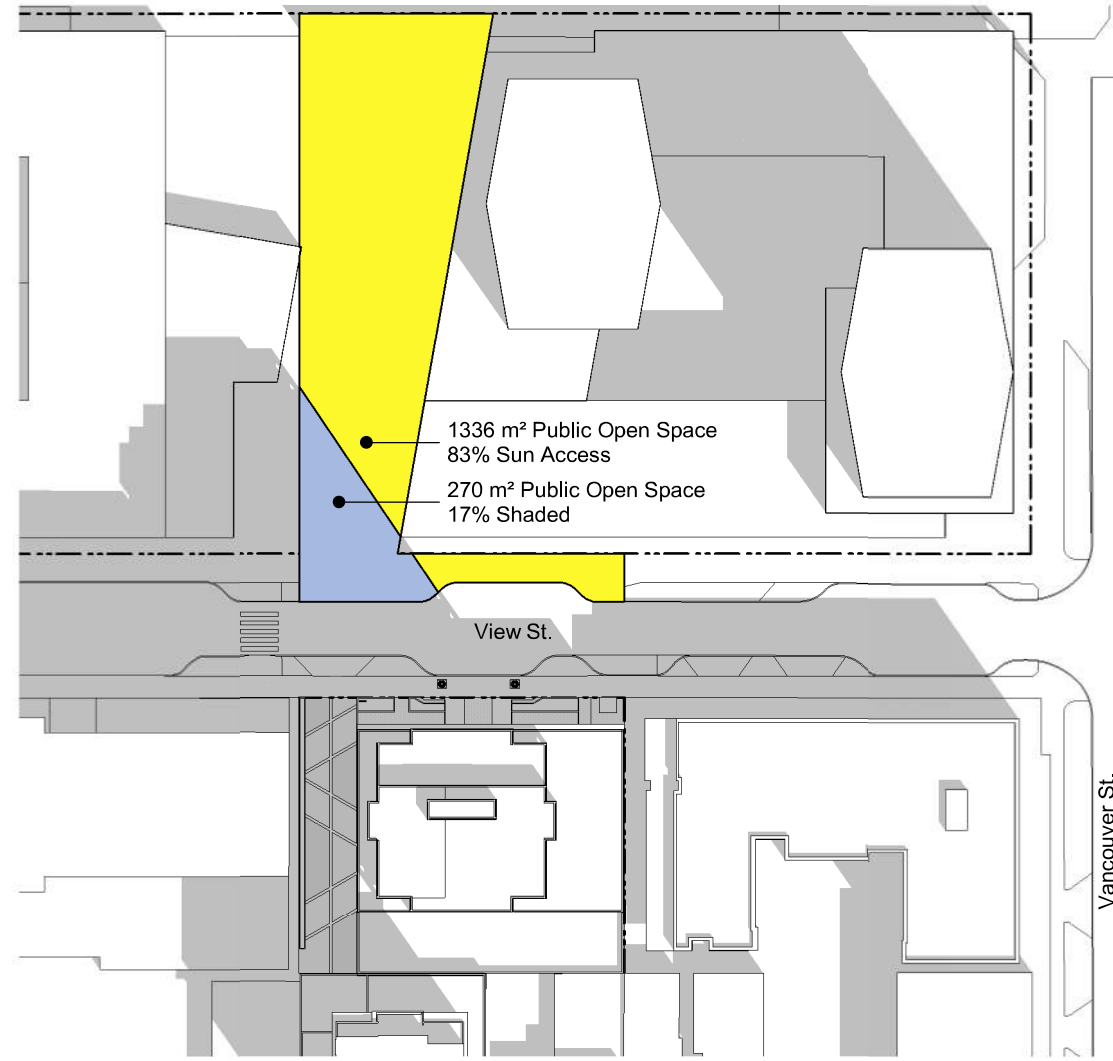


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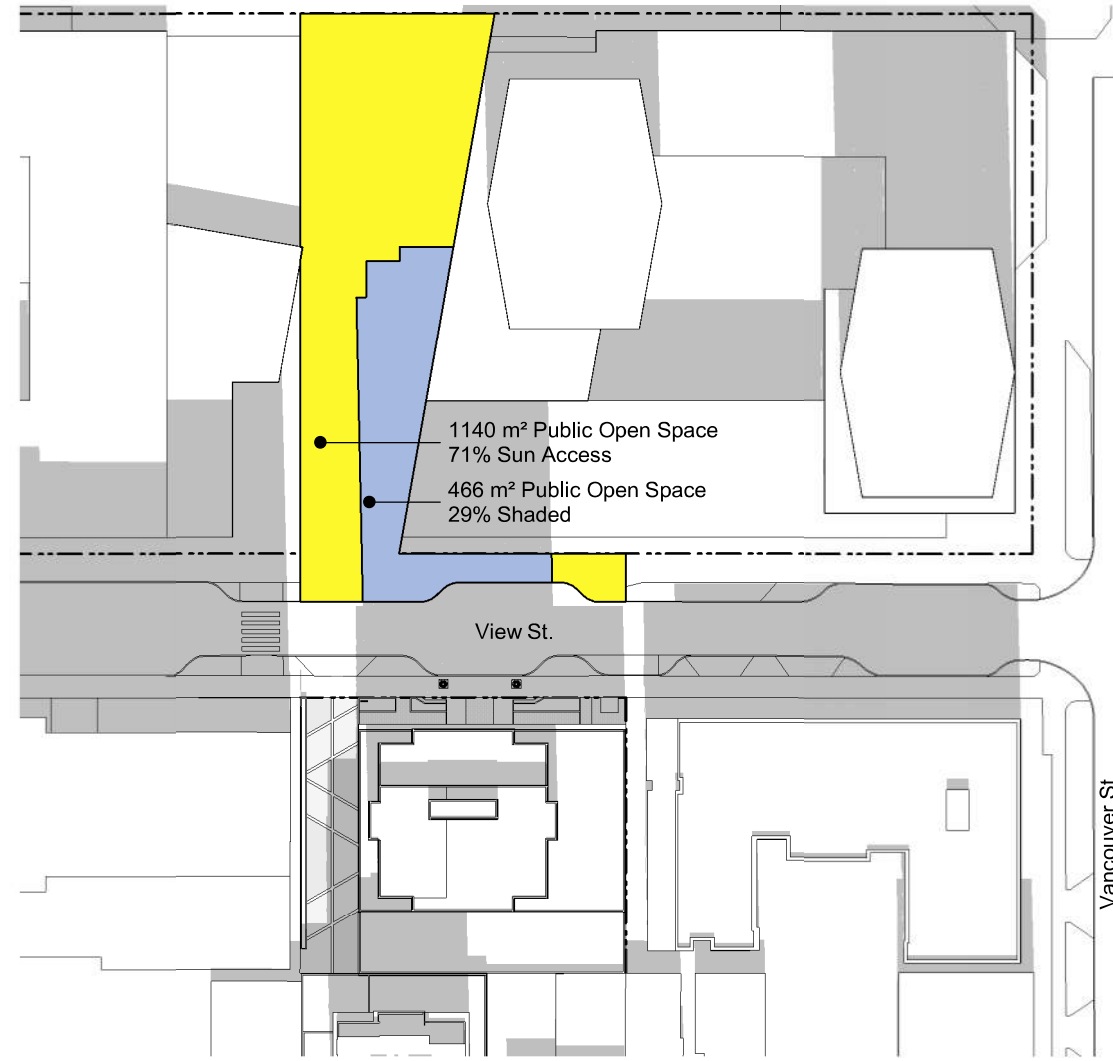
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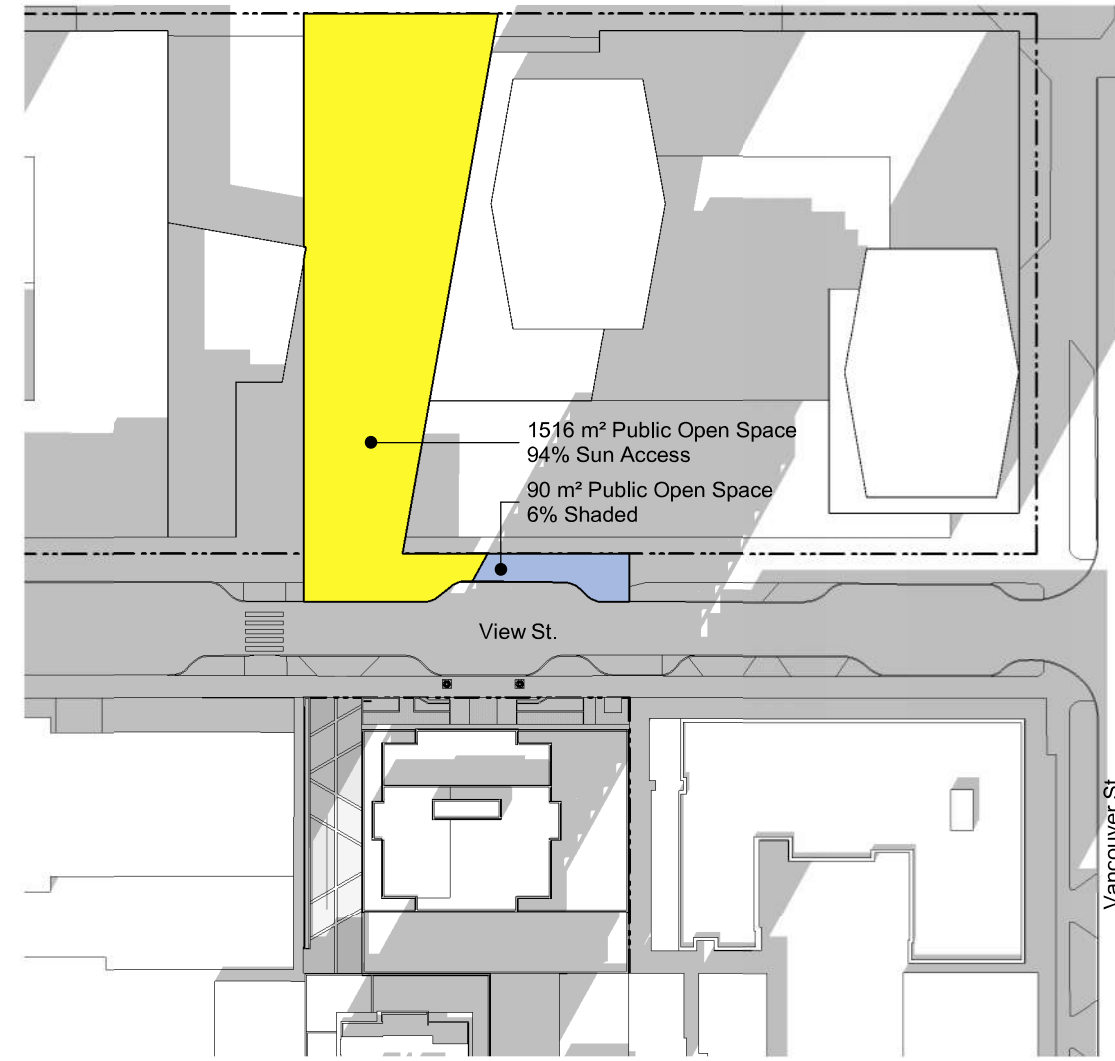
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A105 SCALE: 1 : 1000



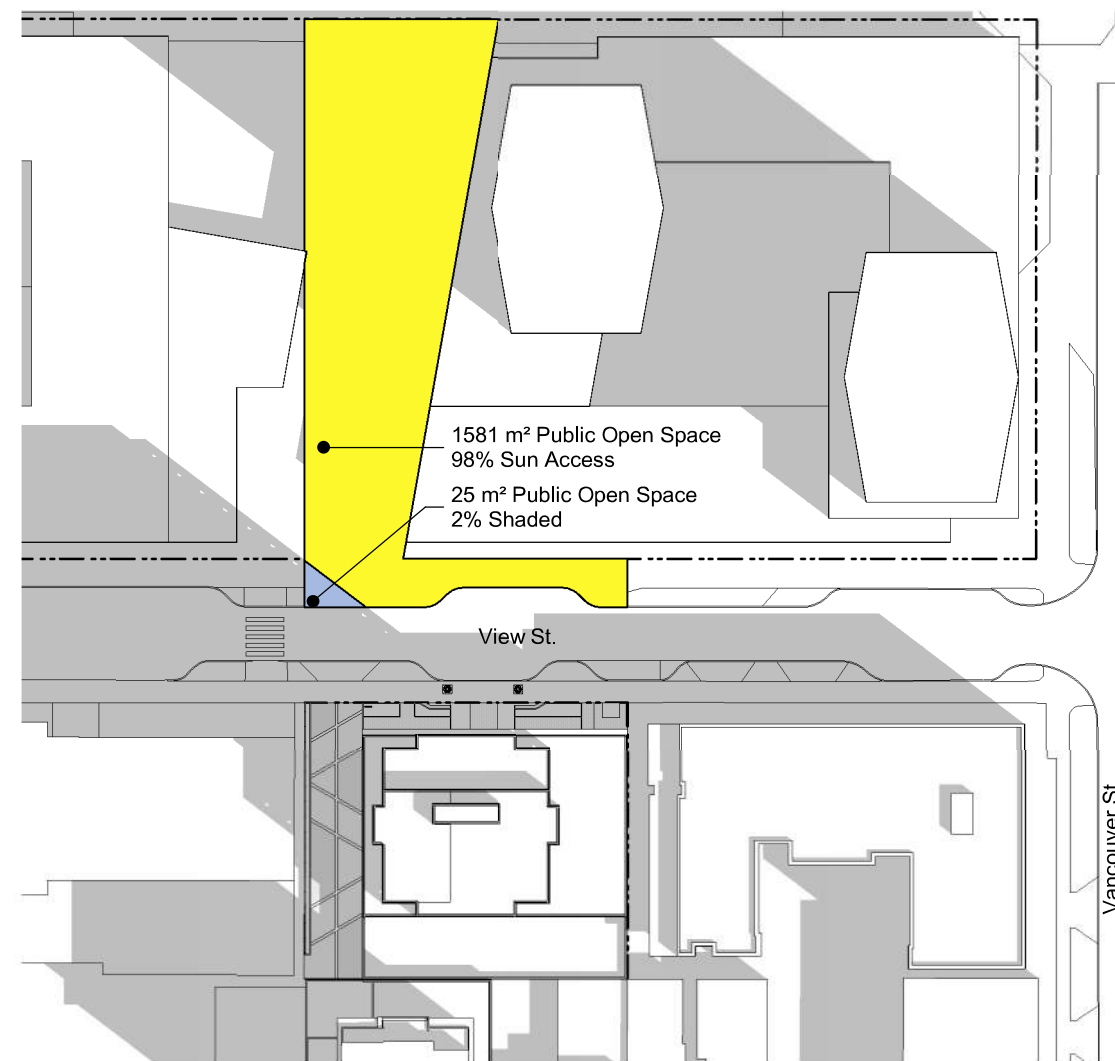
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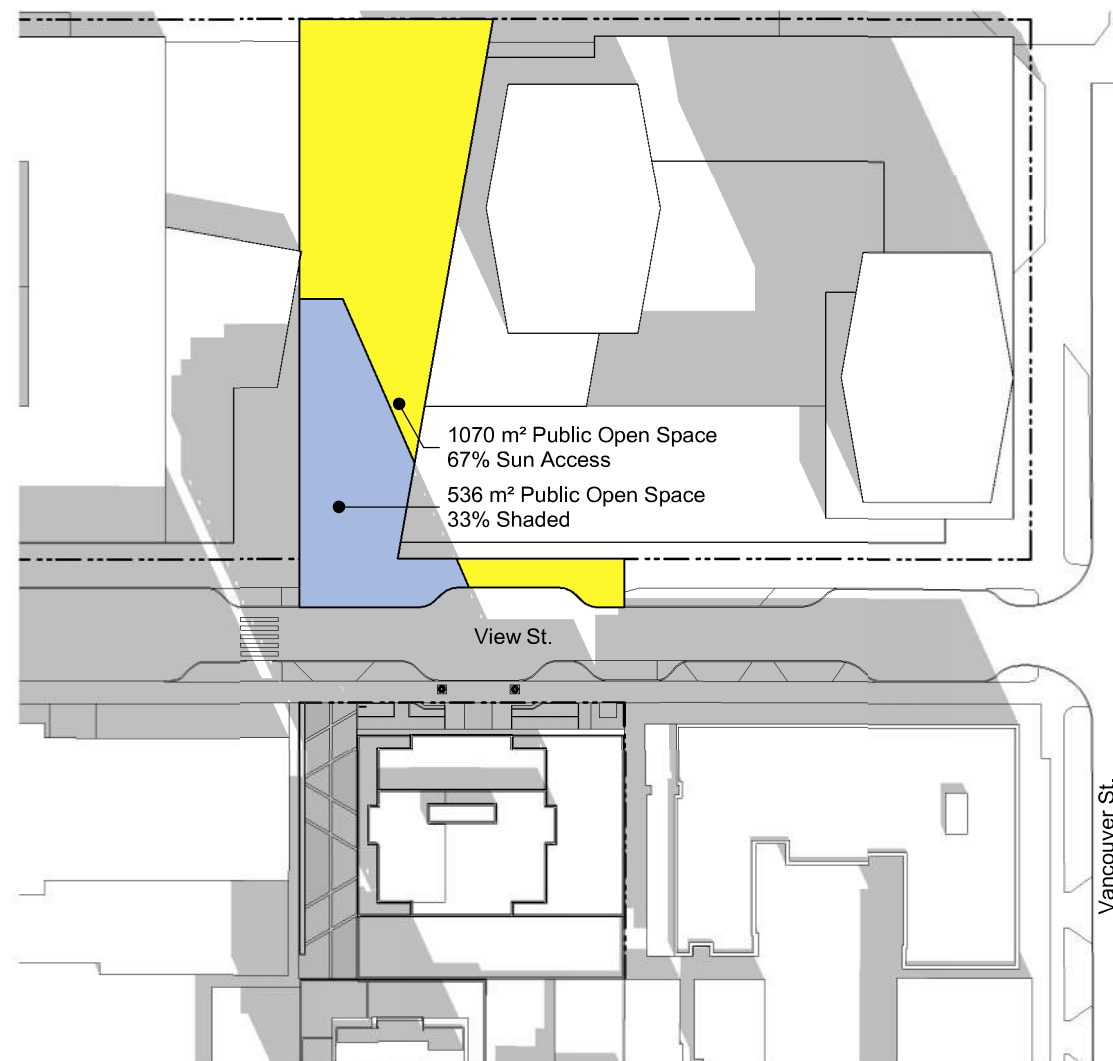
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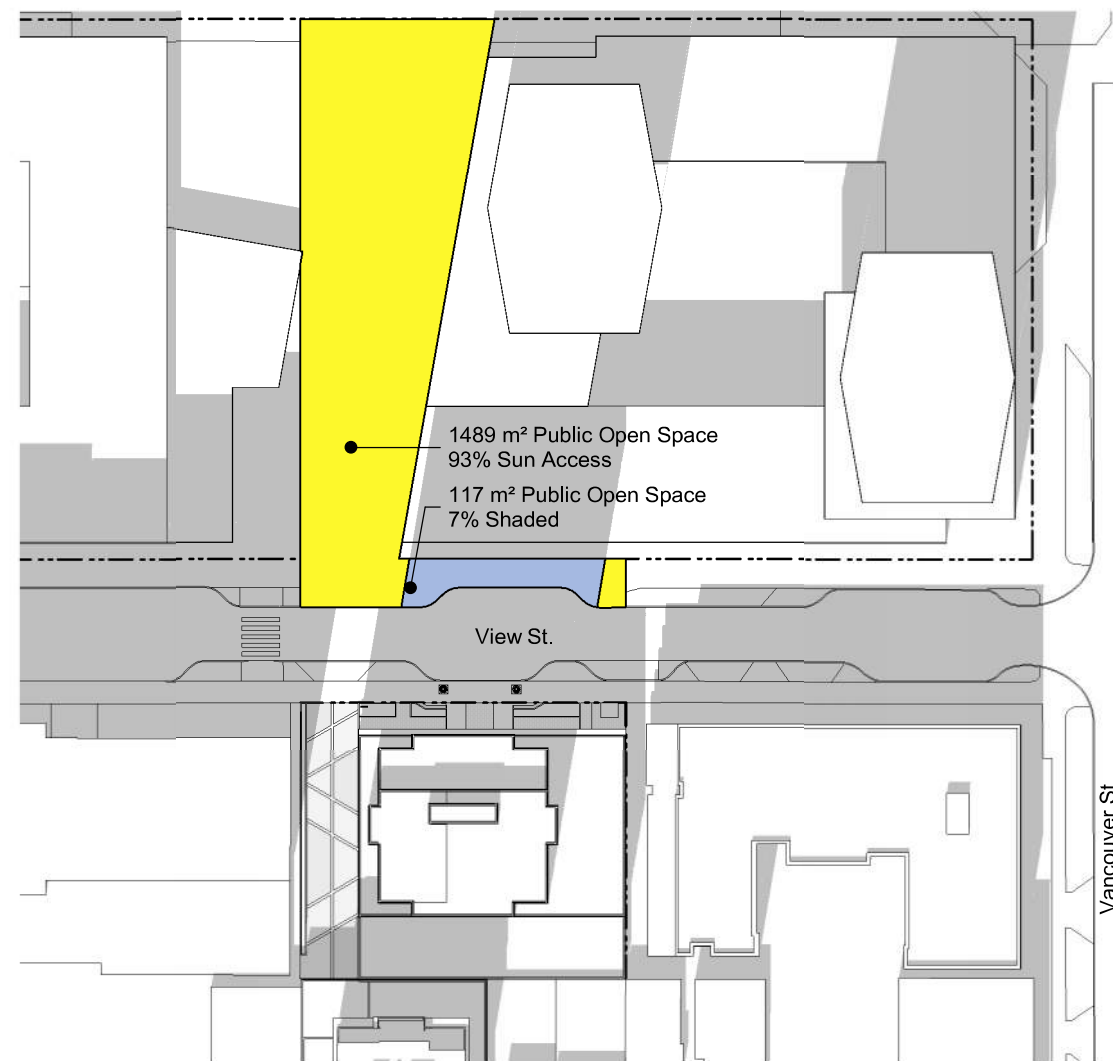
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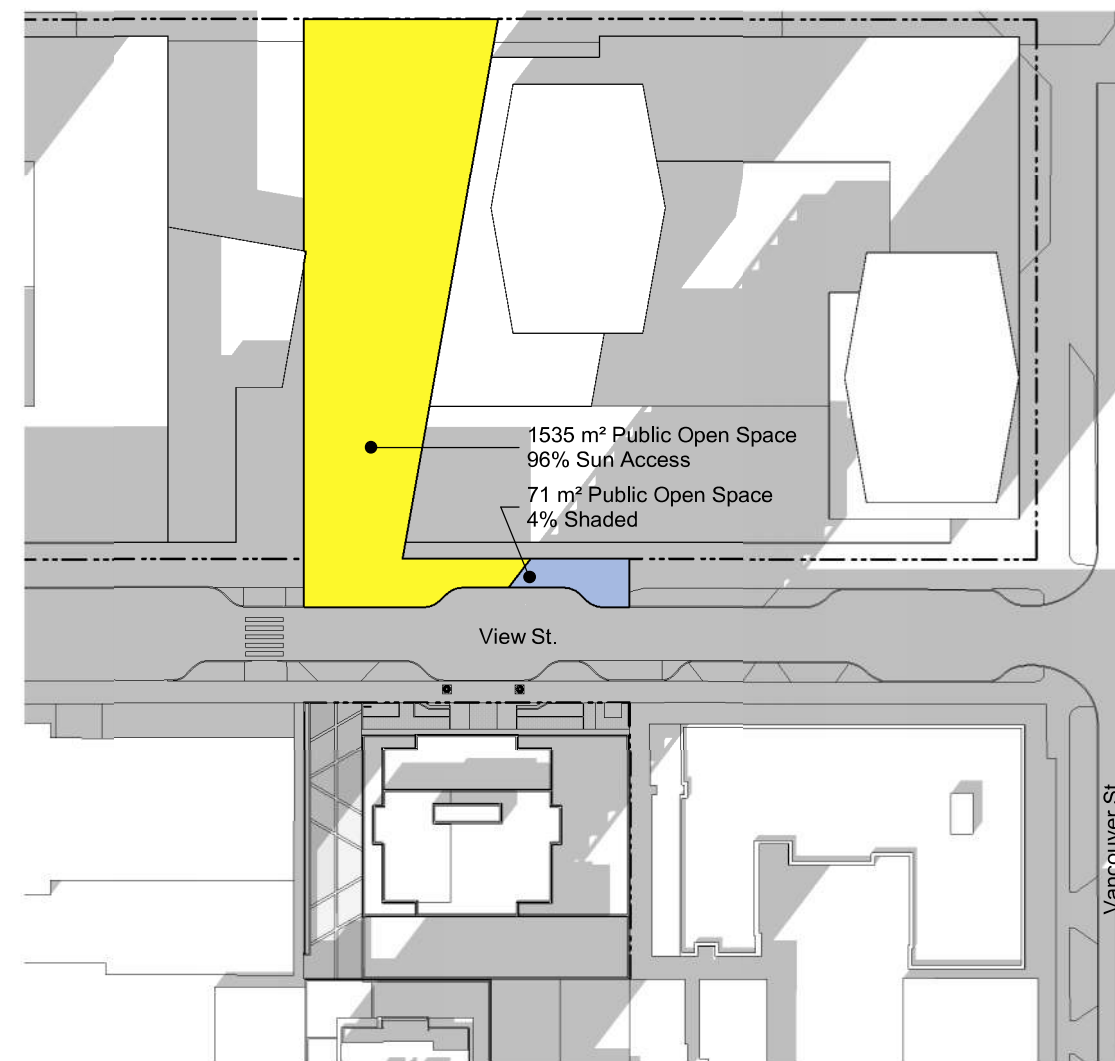
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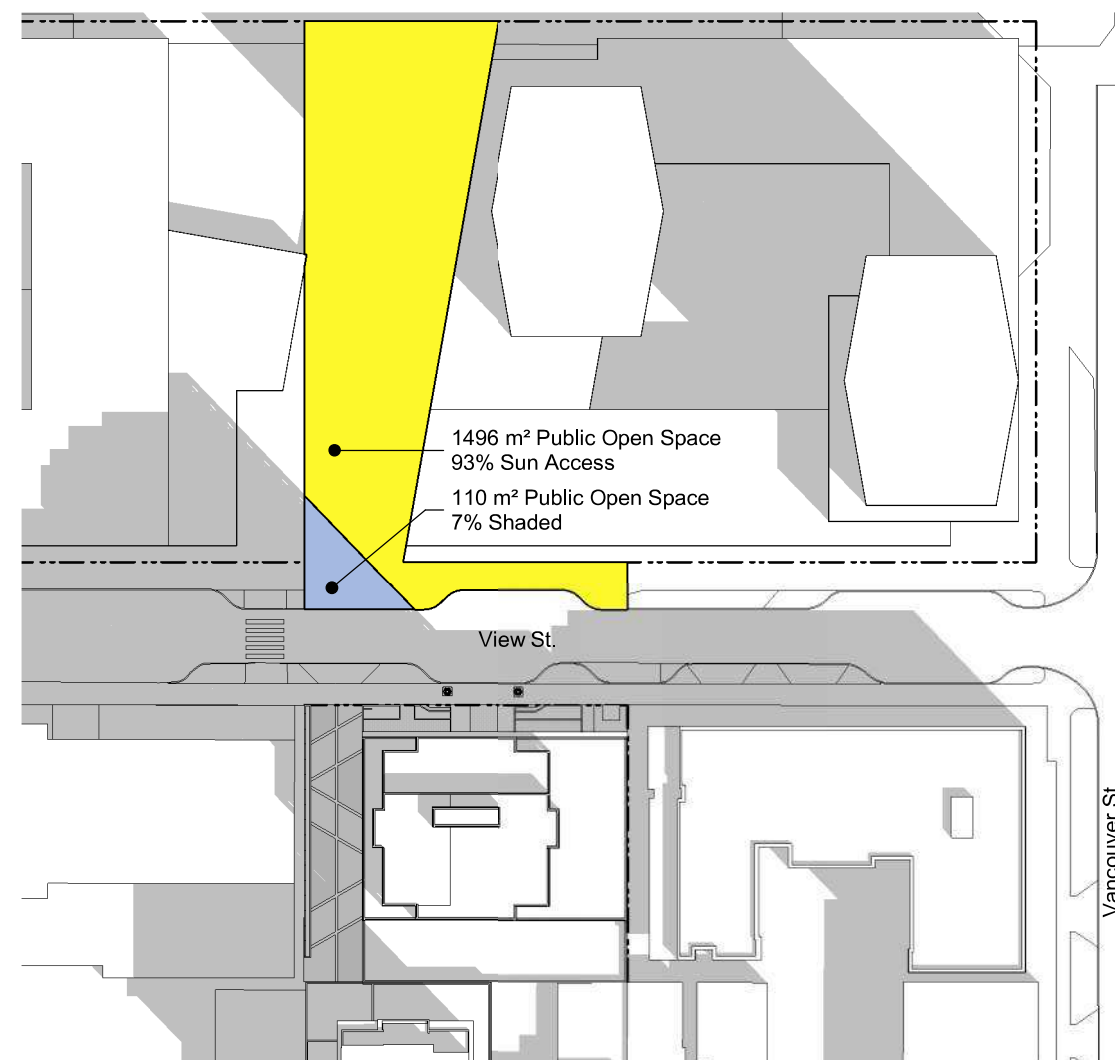
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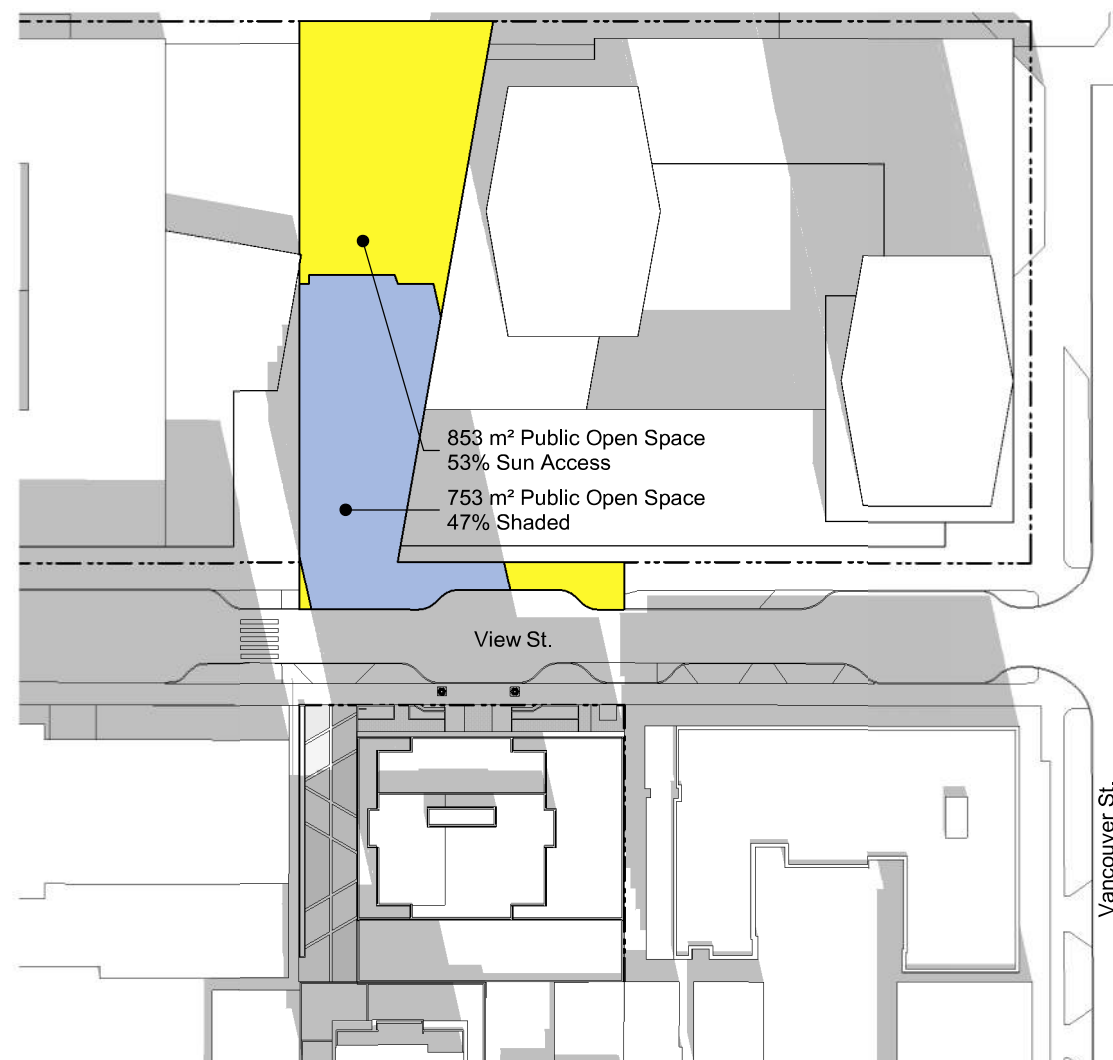
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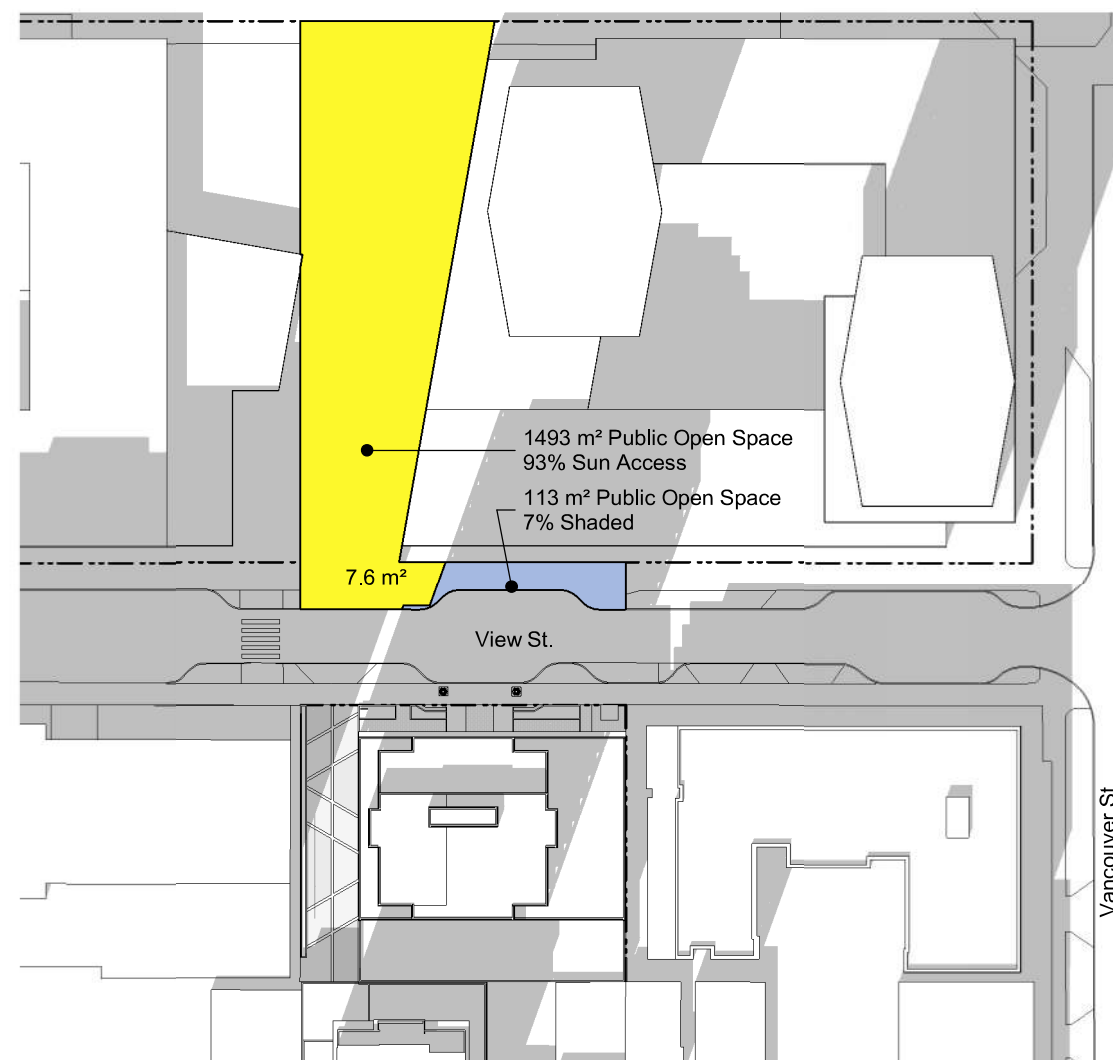
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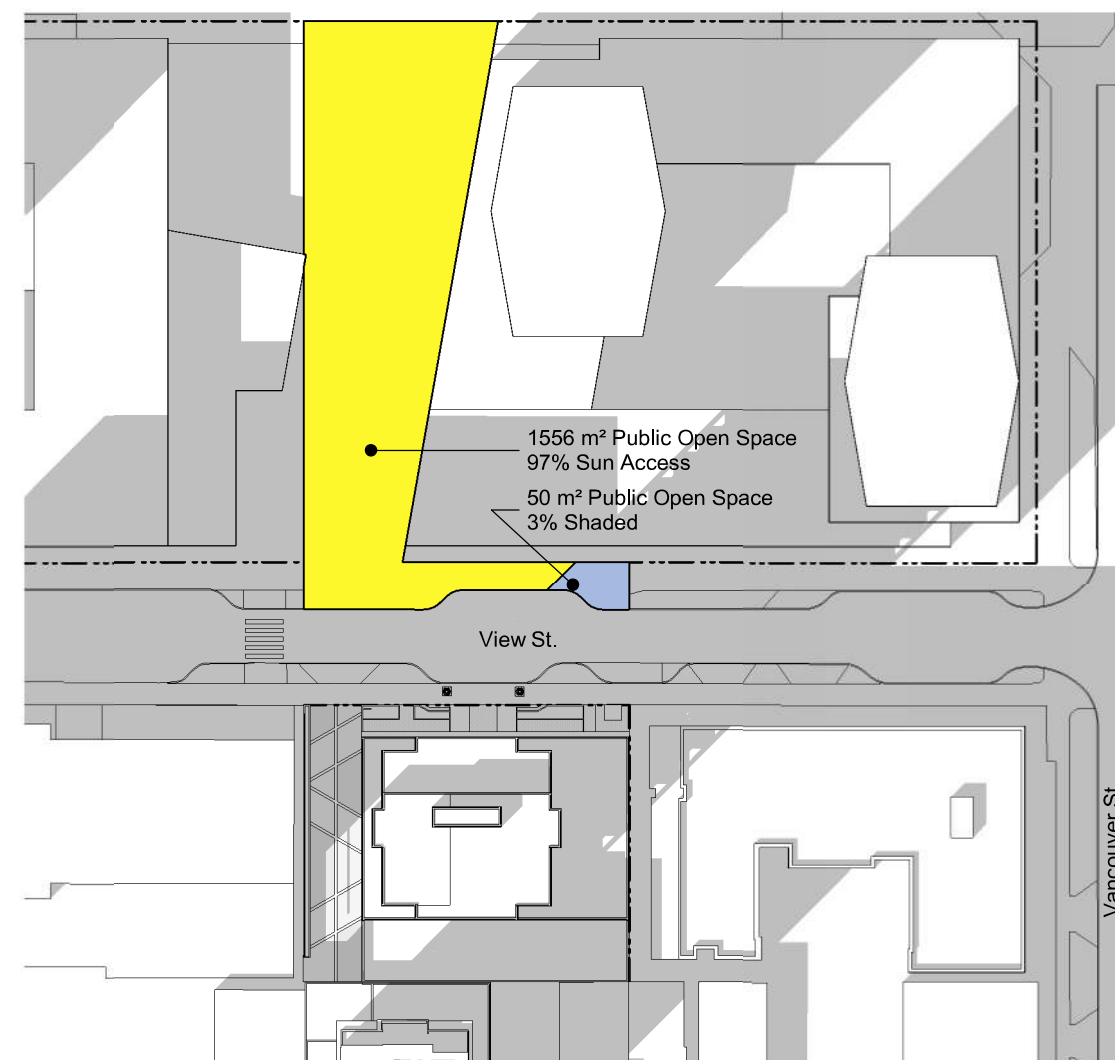
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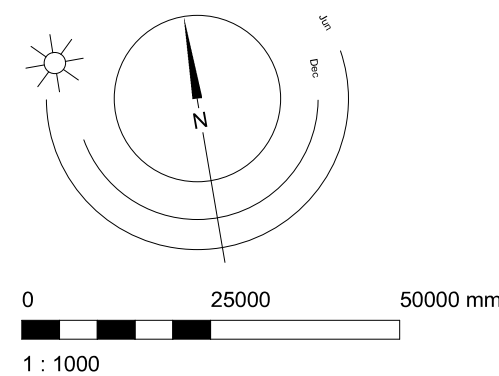
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A105 SCALE: 1 : 1000



9 Shadow Study - Equinoxes - 1400PM
A105 SCALE: 1 : 1000



12 Shadow Study - Equinoxes - 1530PM
A105 SCALE: 1 : 1000



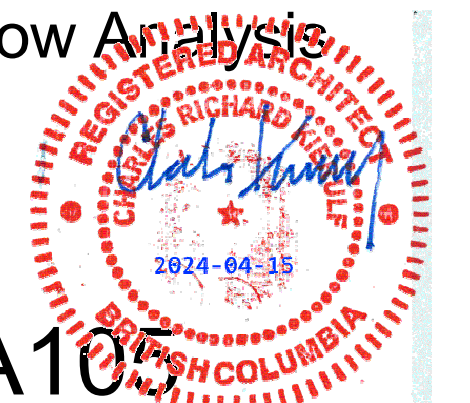
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20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Pkt Date 23-12-12 Drawing File
Drawn By RCI Checked By ADM
Scale 1 : 1000 Project Number 1922

View St. Residential

937 View Street

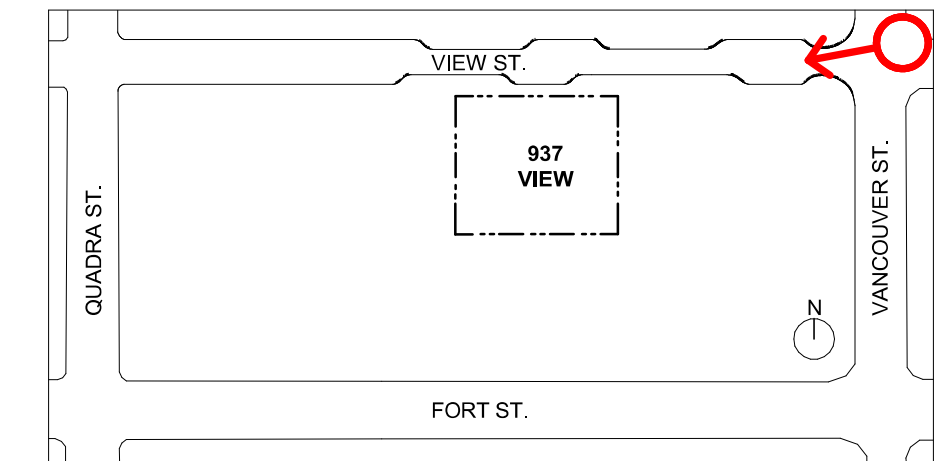
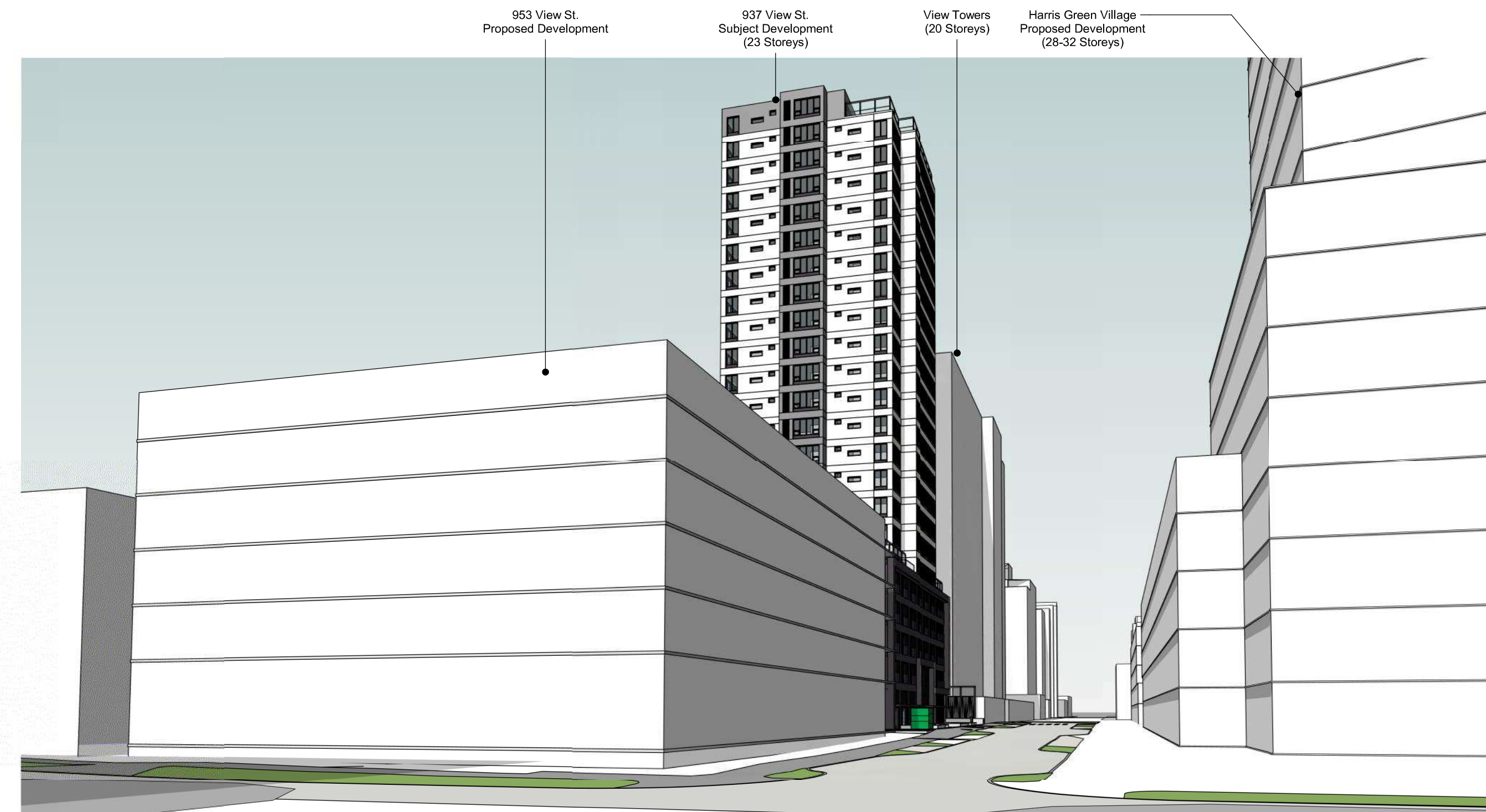
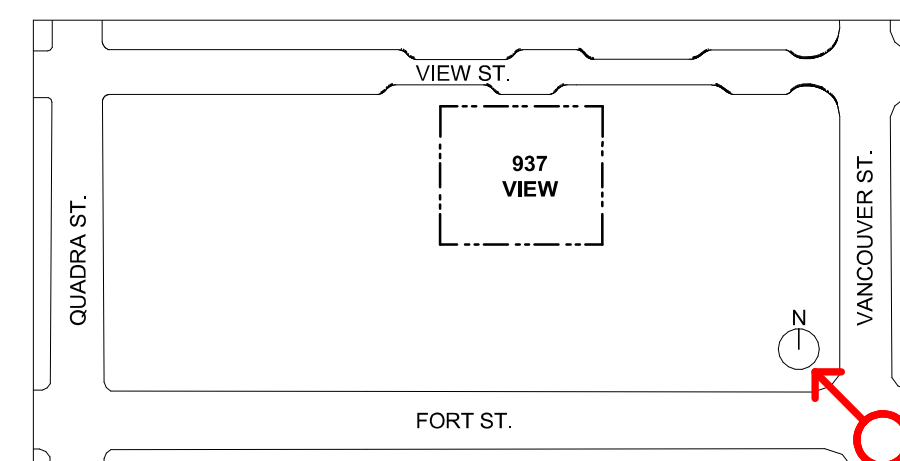
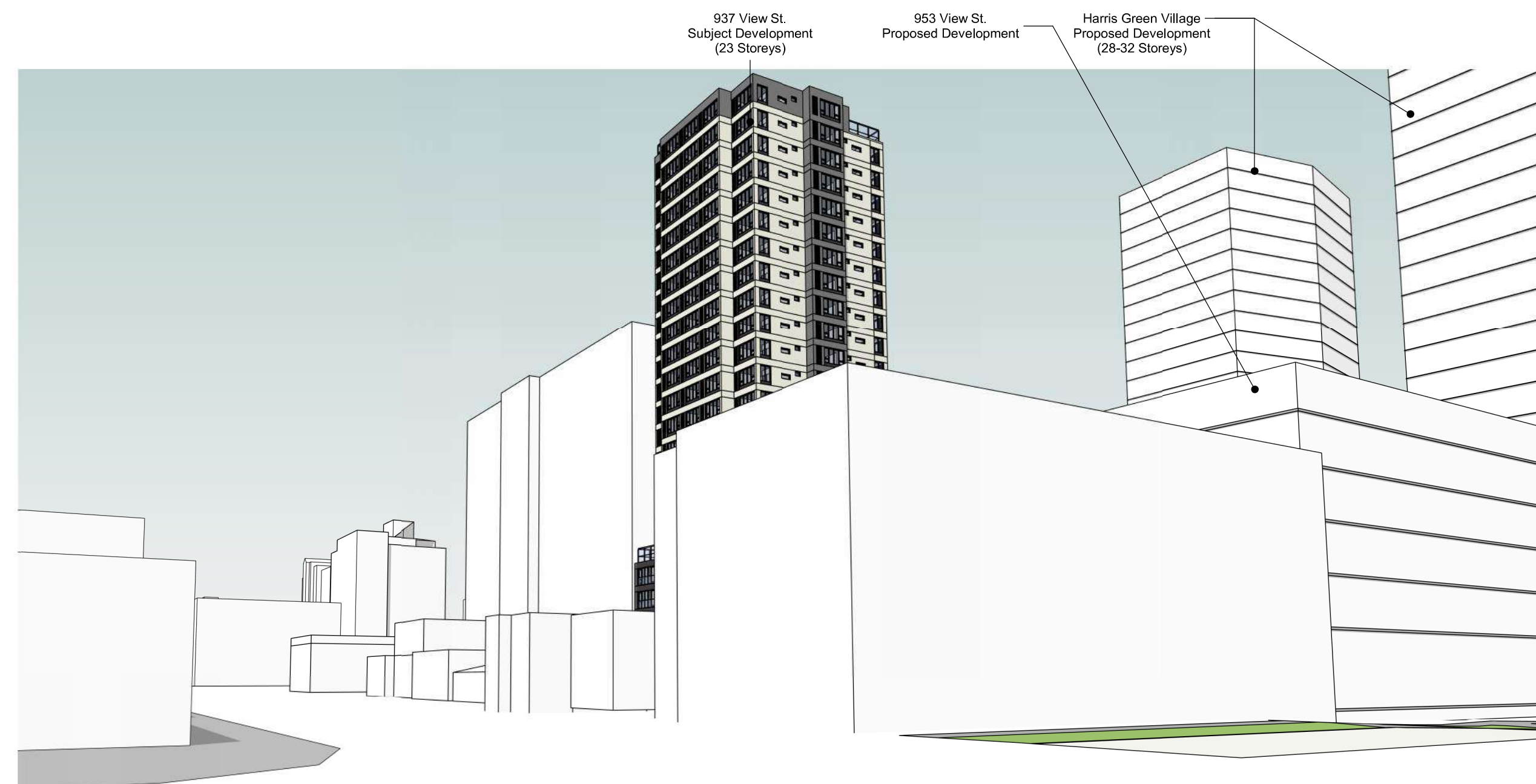
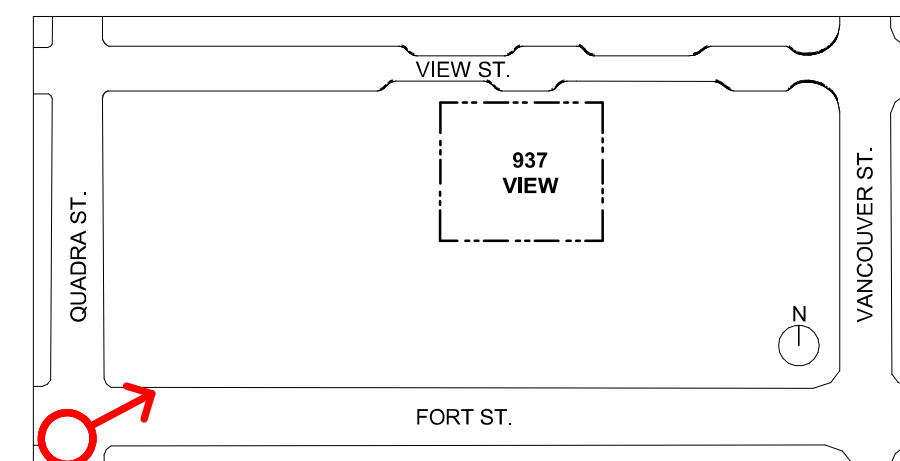
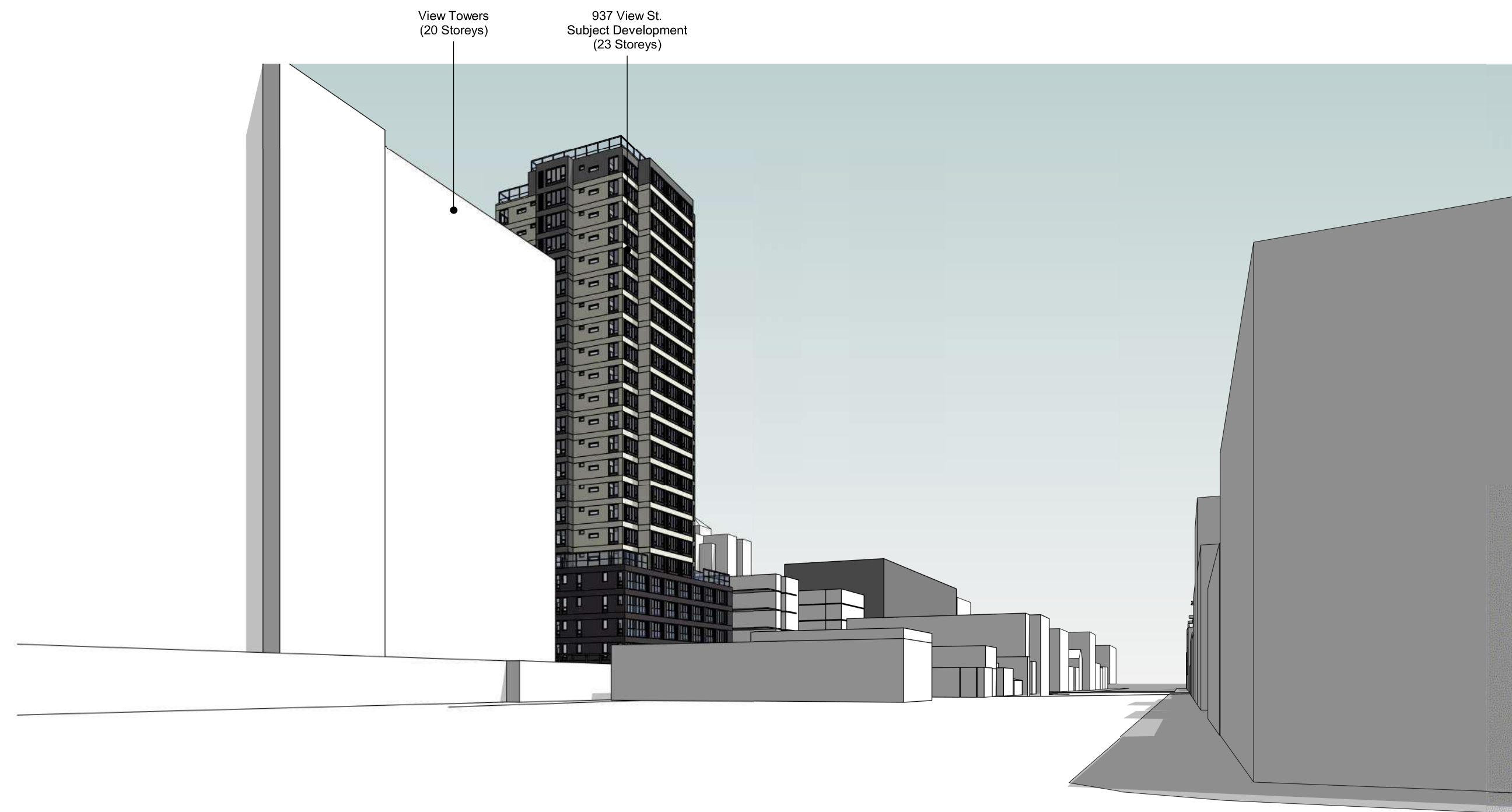
Site Context - Shadow Analysis



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20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 2000	Project Number	1922
NOTE: All dimensions are shown in millimeters.			

View St. Residential

937 View Street

Site Context - Street Views



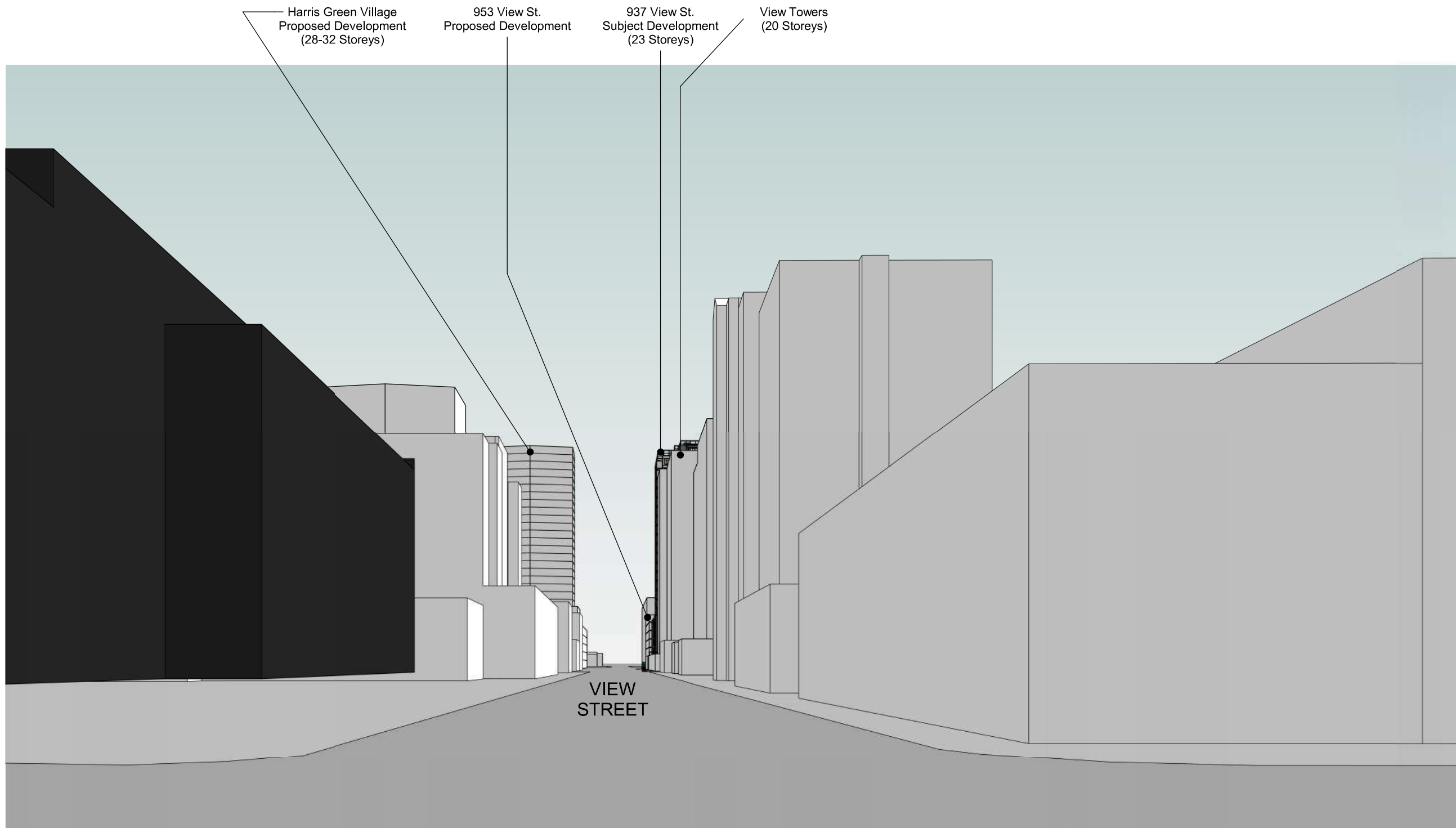
dHKA

A107

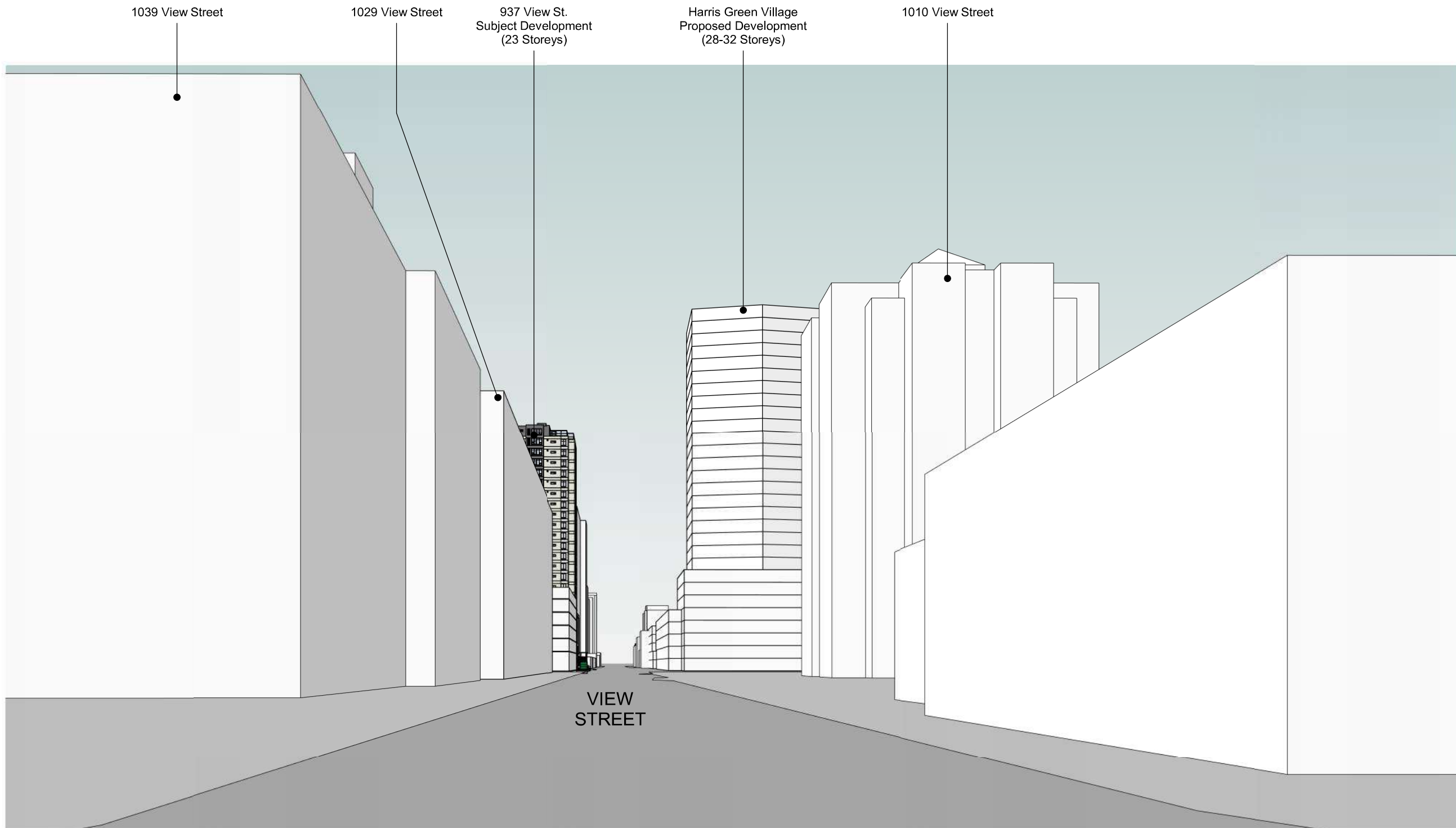
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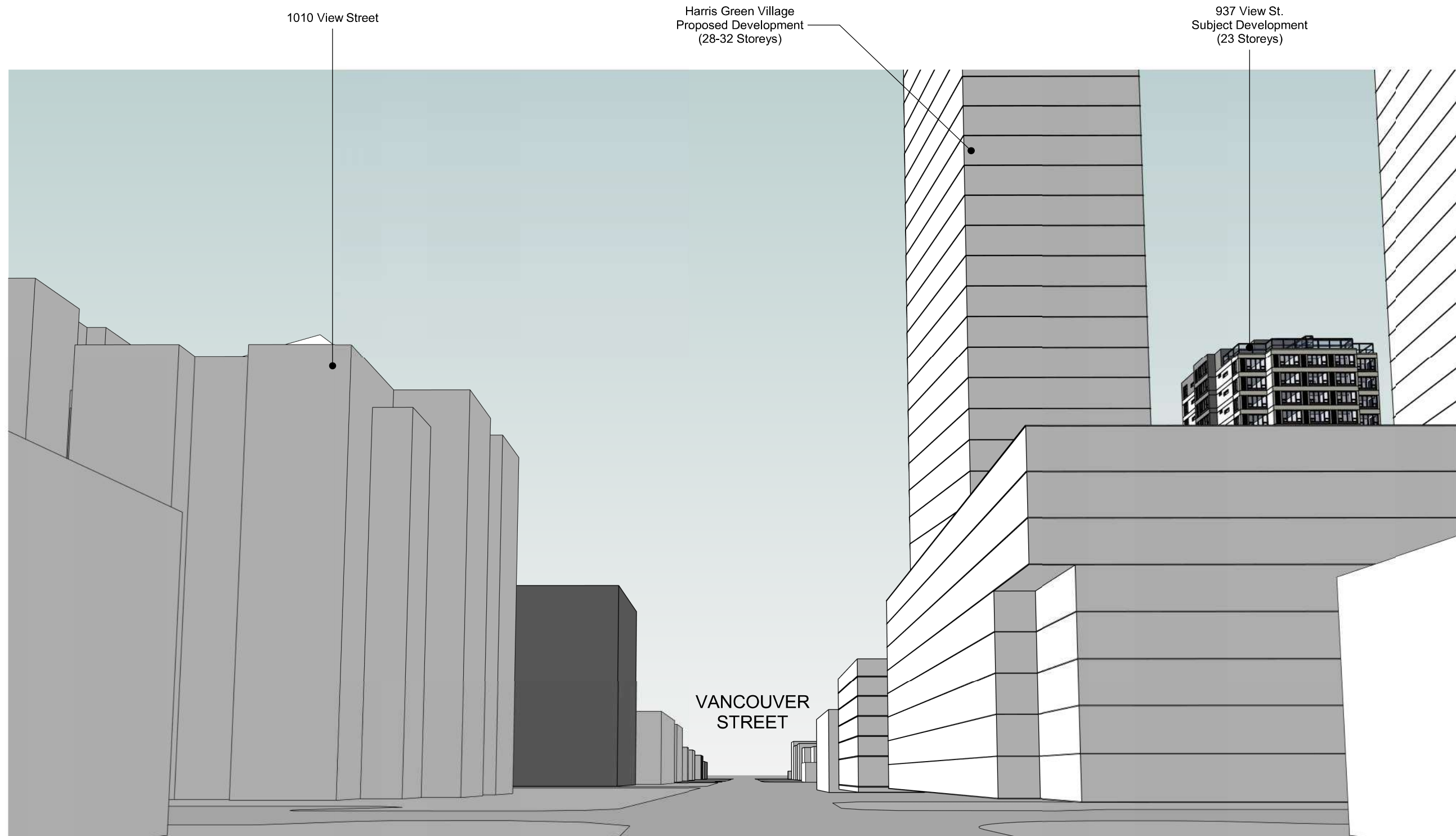
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1 Street Perspective - View St Looking East From Blanshard St.
A107a SCALE:



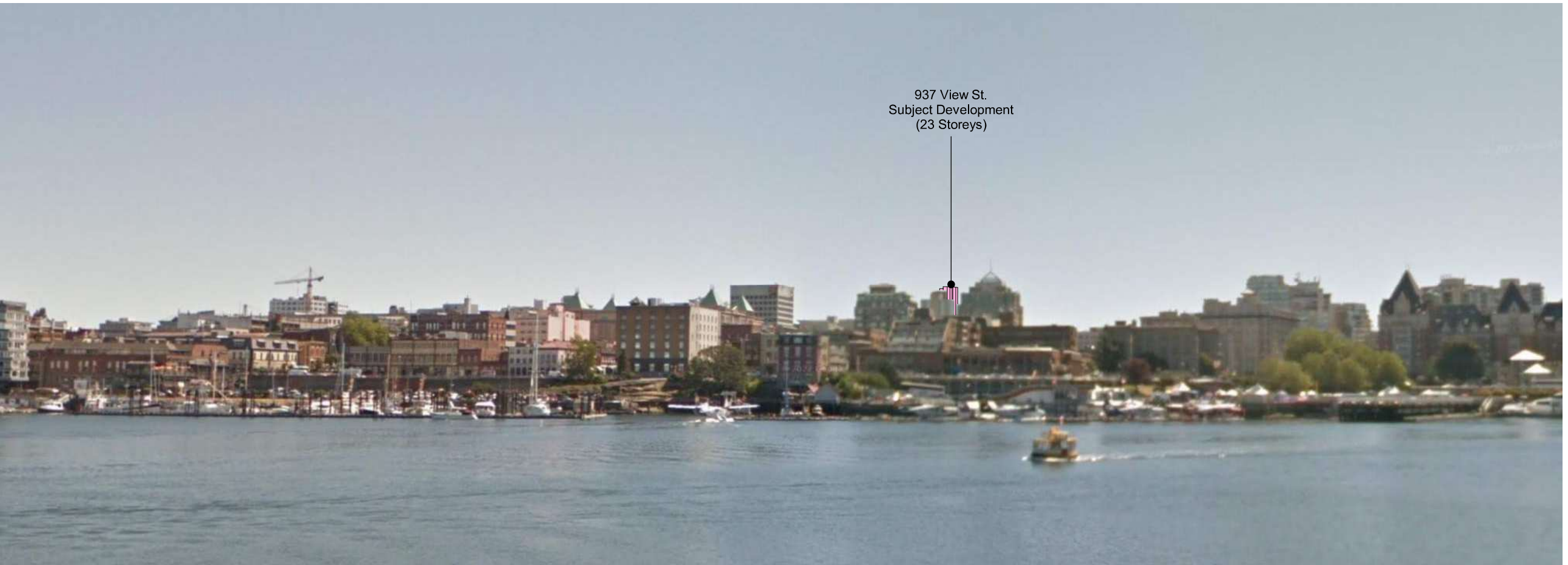
3 Street Perspective - View St Looking West From Cook St
A107a SCALE:



2 Street Perspective - Vancouver St Looking South From Yates St
A107a SCALE:



Existing View of Downtown From Laurel Pt.



Modeled View of Downtown From Laurel Pt. With Proposed Development

4 DCAP View Cone From Laurel Pt
A107a SCALE: 1 : 100

24-04-10
23-11-28

Issued for DP Revisions 8
Issued for DP Revisions 7

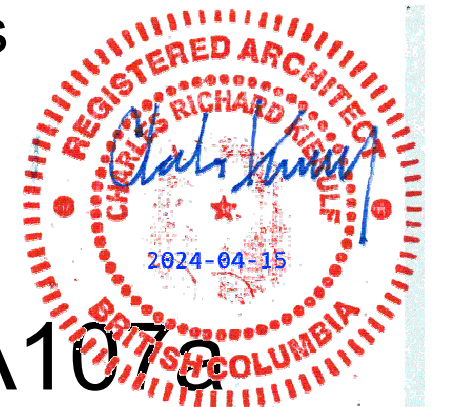
Pkt Date 23-12-12 Drawing File
Drawn By Author Checked By Checker
Scale 1 : 100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context - Street Views



A107a

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1 Street Elevation - North
A108 SCALE: 1 : 300

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20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 300	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context - Street Elevations



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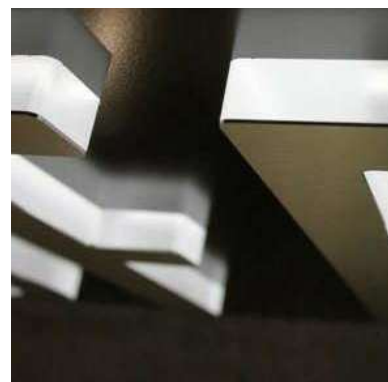
A108

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Tempered and Laminated Structural Glass Guardrail w/ Anodized Aluminum Cap Rail



Three Dimensional Backlit Address Signage

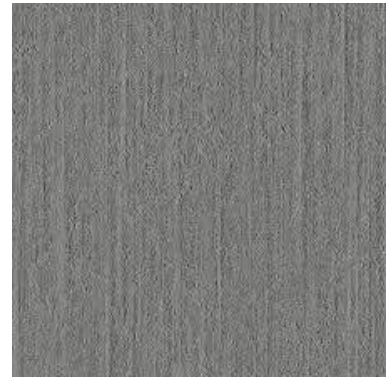


Window Wall System w/ Low E Insulated Glass & LED Coloured Backlit Feature Wall



Painted Metal Gates, Trellis, Guards & Fencing

Rainscreen Panel System - Gray



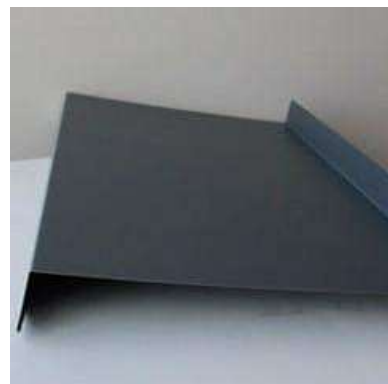
Black Zinc Louvres



Rainscreen Panel System - White



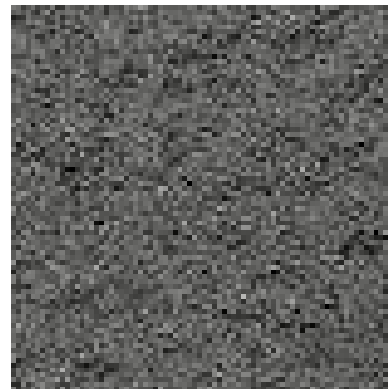
Black Zinc Flashing



Low E Insulated windows



Rainscreen Panel System - Dark Gray Textured



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20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

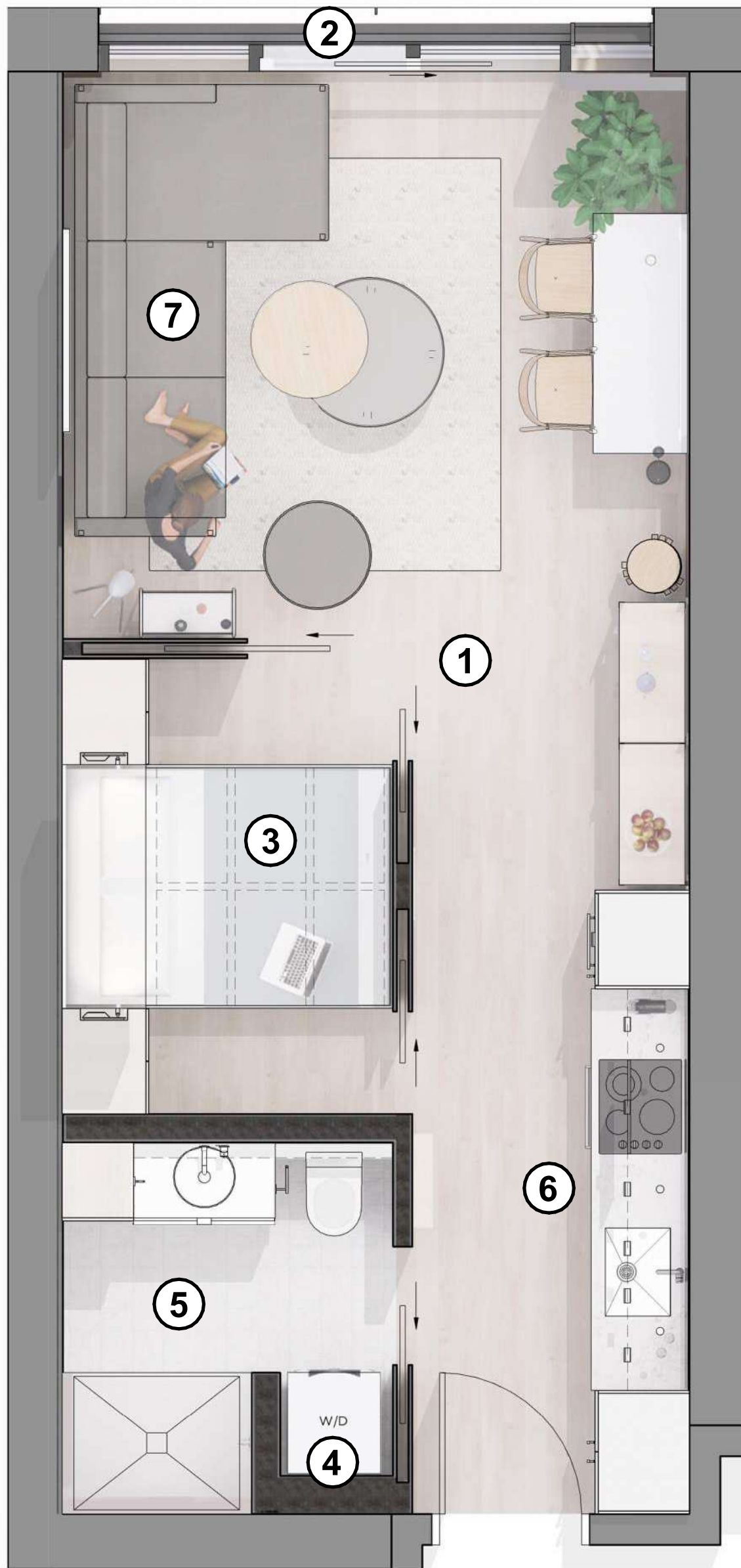
Site Context - Materials

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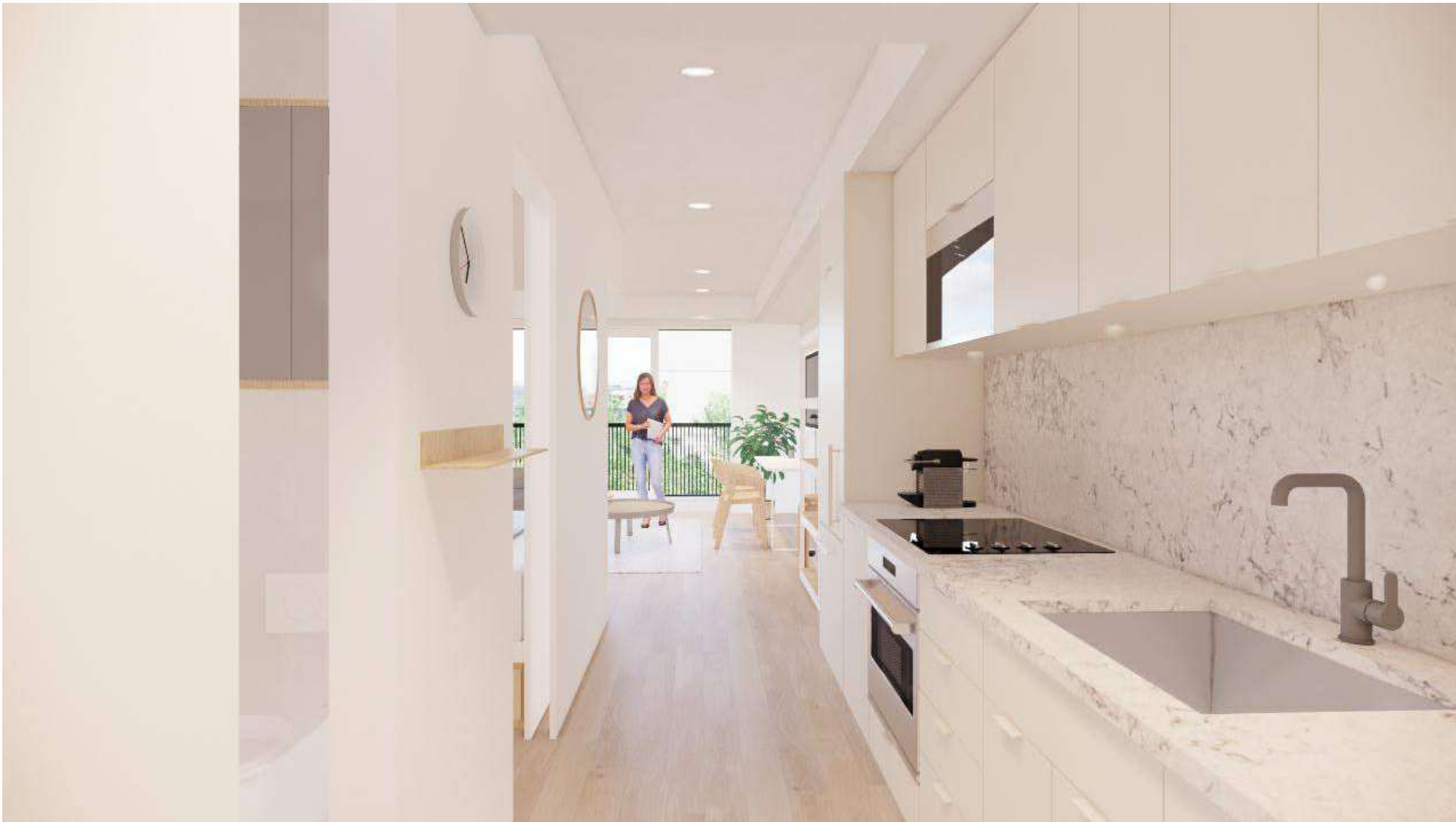
Rendered Plan View of Unit Type C (NTS)



Rendered RCP of Unit Type C (NTS)

LIVABILITY NOTES

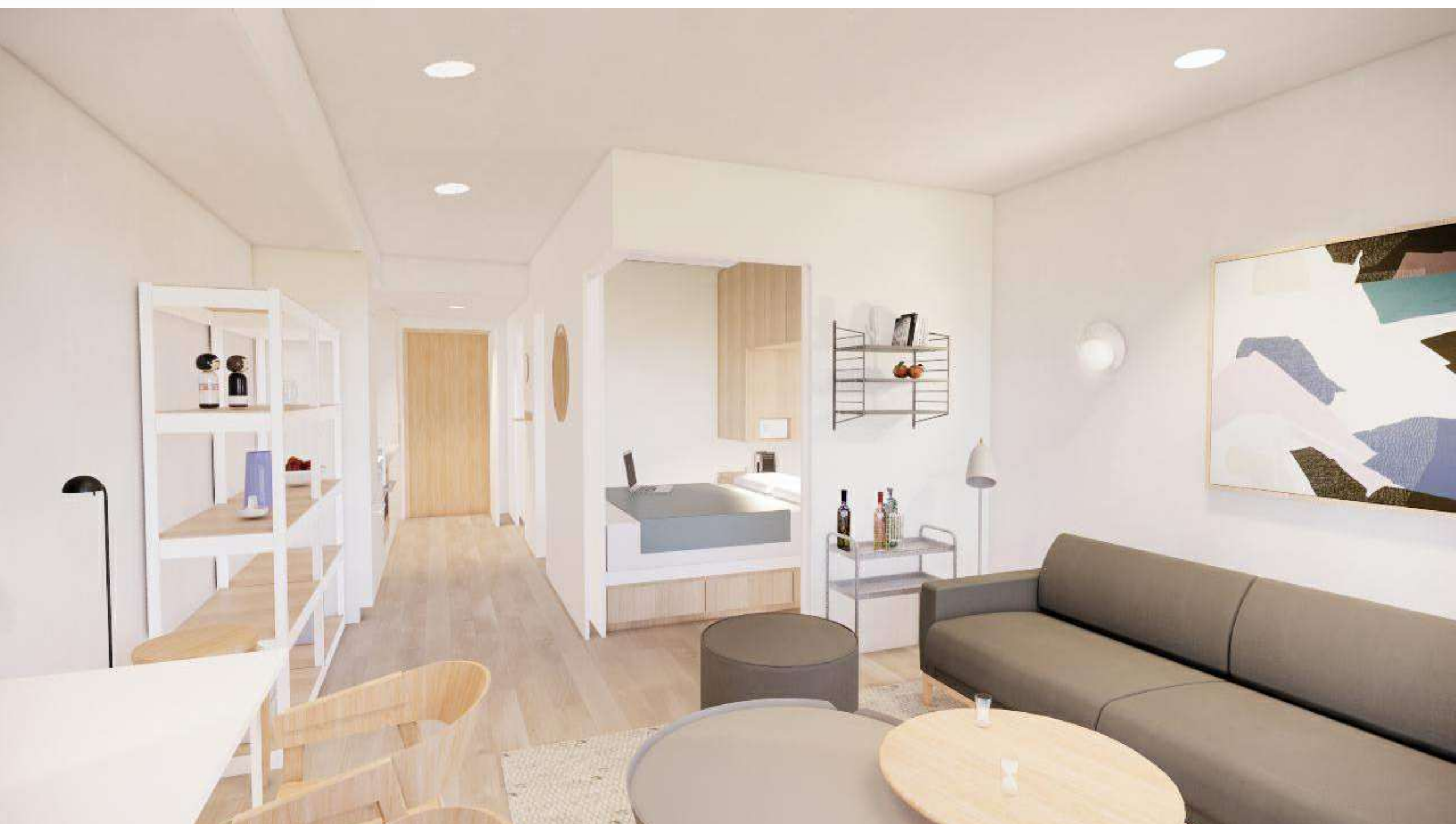
1. 33 m sq average size (min 32.16 - max 33.09 m sq)
2. Juliette Balcony and full height windows on primary elevation for light and air access.
3. Built in storage and bedroom furniture.
4. W/D in every unit.
5. Three piece bathrooms with built in linen storage and medicine cabinets.
6. Full featured galley style kitchen and cabinets including tub style stainless steel sink, microwave, electric induction range and electric oven.
7. Living area sized for flexibility with prewired for high speed data / cable.
8. High ceilings with high performance LED lighting.



Rendered View of Kitchen Area



Rendered View of Living Area



Rendered View of Living and Bedroom Area

23-08-15 Issued for DP Revisions 6

PKI Date	23-12-12	Drawing File	
Drawn By	Author	Checked By	Checker
Scale	1 : 1	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

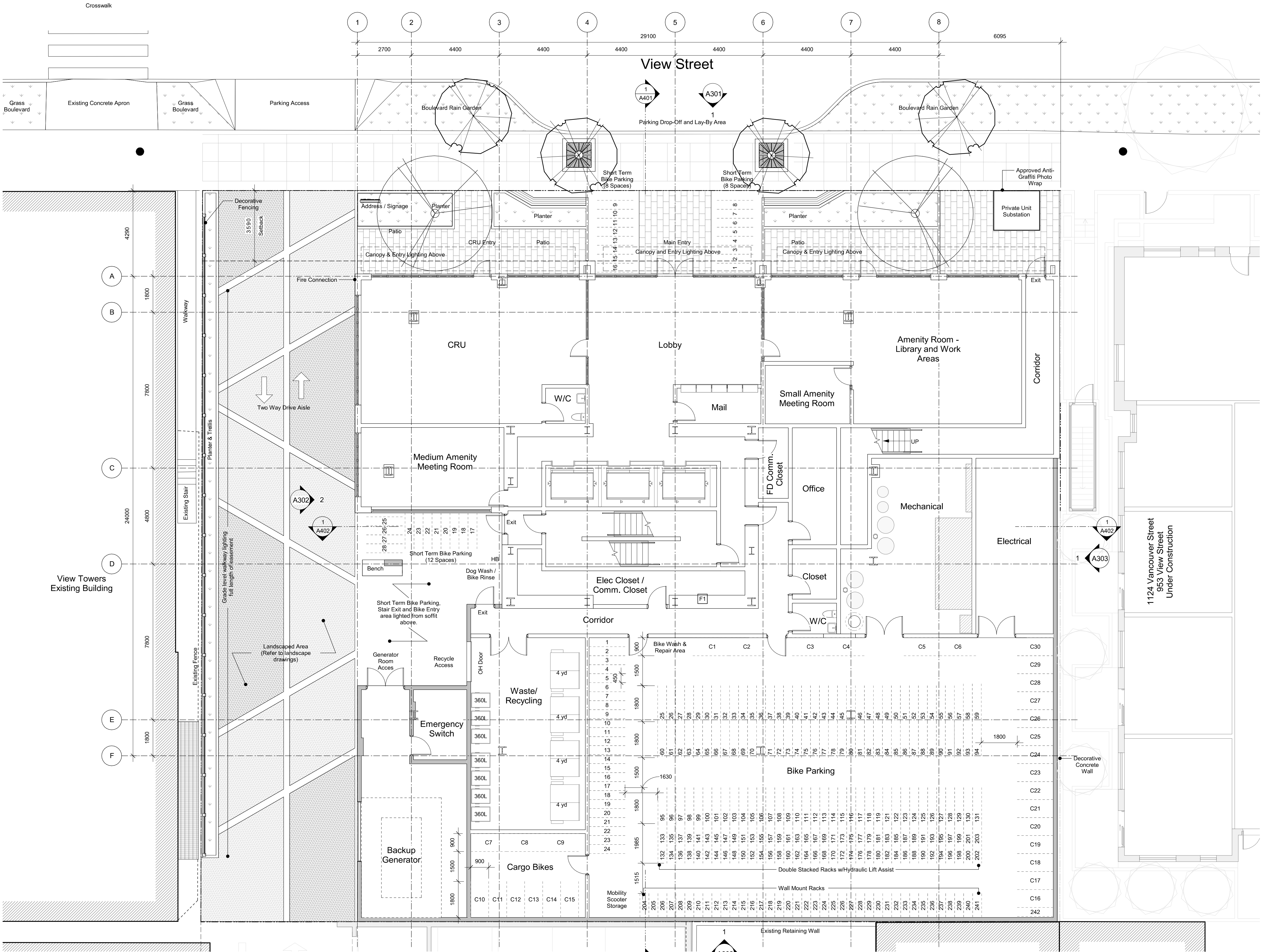
937 View Street

Livability - Rendered
Interior Views

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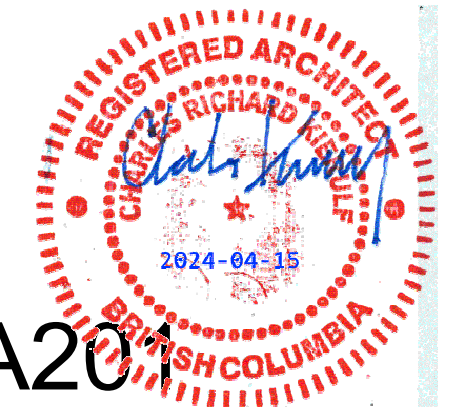
Bike Parking Summary	
Long Term Required	271 (270 Res / 1 CRU)
Long Term Provided	271
	197 Ground-Anchored (72%)
	74 Wall Mounted (28%)
* All spaces adjacent to walls to be E/V ready (Min 25% of all Long Term Bike Parking Stalls)	
Short Term Required	28 (27 Res / 1 CRU)
Short Term Provided	28 Spaces
299 Total	

24-04-10	Issued for DP Revisions 8
23-08-15	Issued for DP Revisions 6
23-05-09	Issued for DP Revisions 5
22-04-06	Issued for DP Revisions 4 Correction
21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

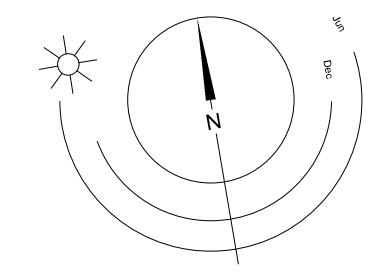
Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

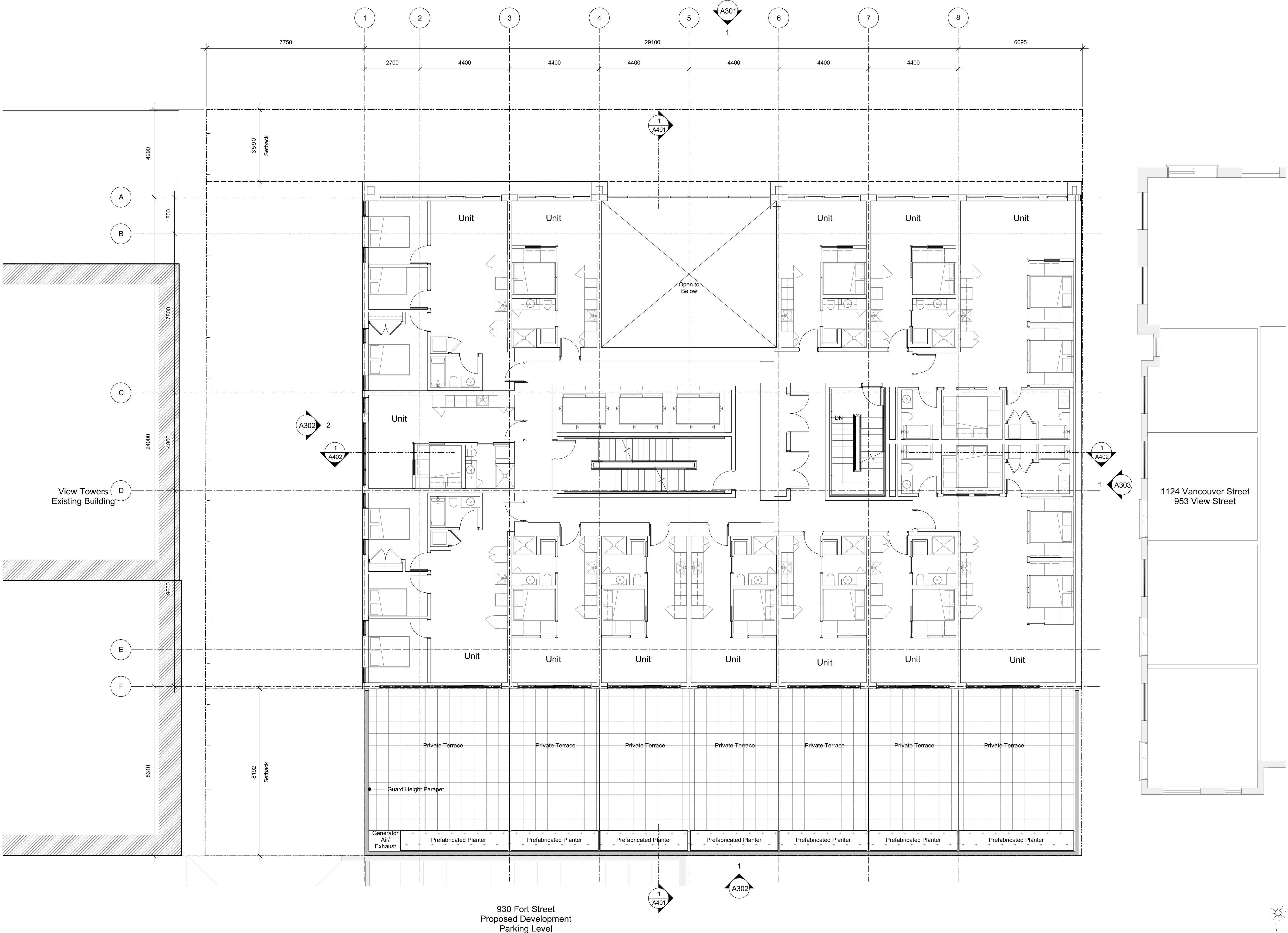
View St. Residential
937 View Street
Level 1 Plan



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0 2500 5000 mm
1 : 100



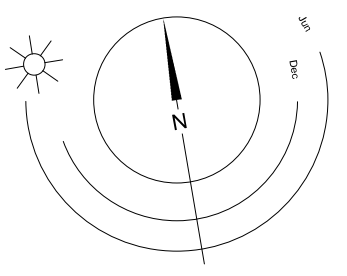
23-08-15 Issued for DP Revisions 6
23-05-09 Issued for DP Revisions 5
21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Pkt Date 23-12-12 Drawing File
Drawn By RCI Checked By ADM
Scale 1 : 100 Project Number 1922
NOTE: All dimensions are shown in millimeters.

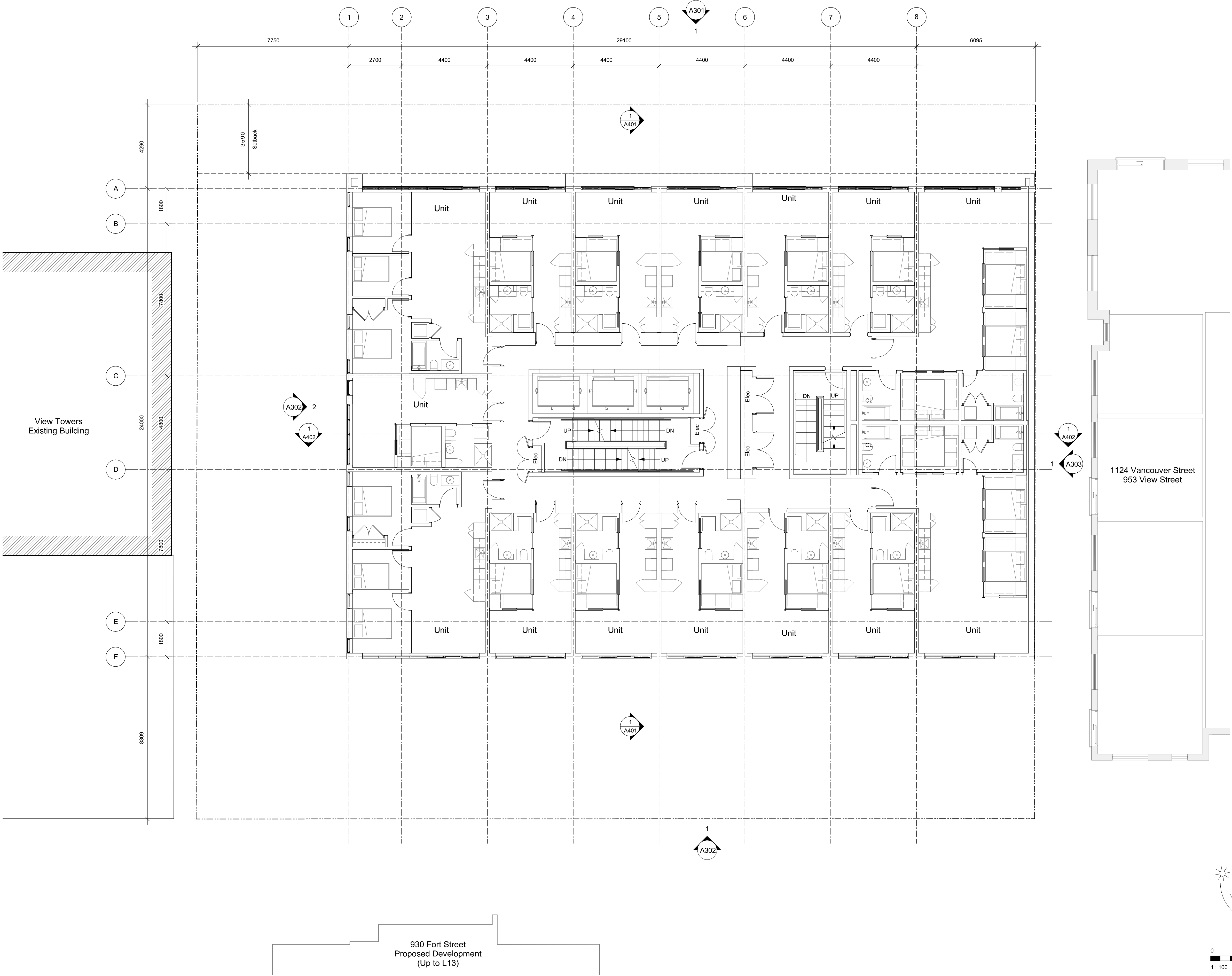
View St. Residential

937 View Street

Level 2 Plan



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23-05-09	Issued for DP Revisions 5
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

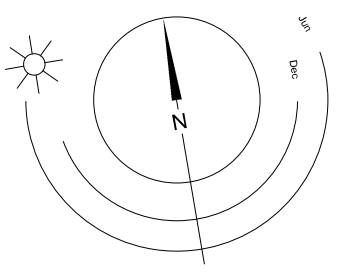
Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

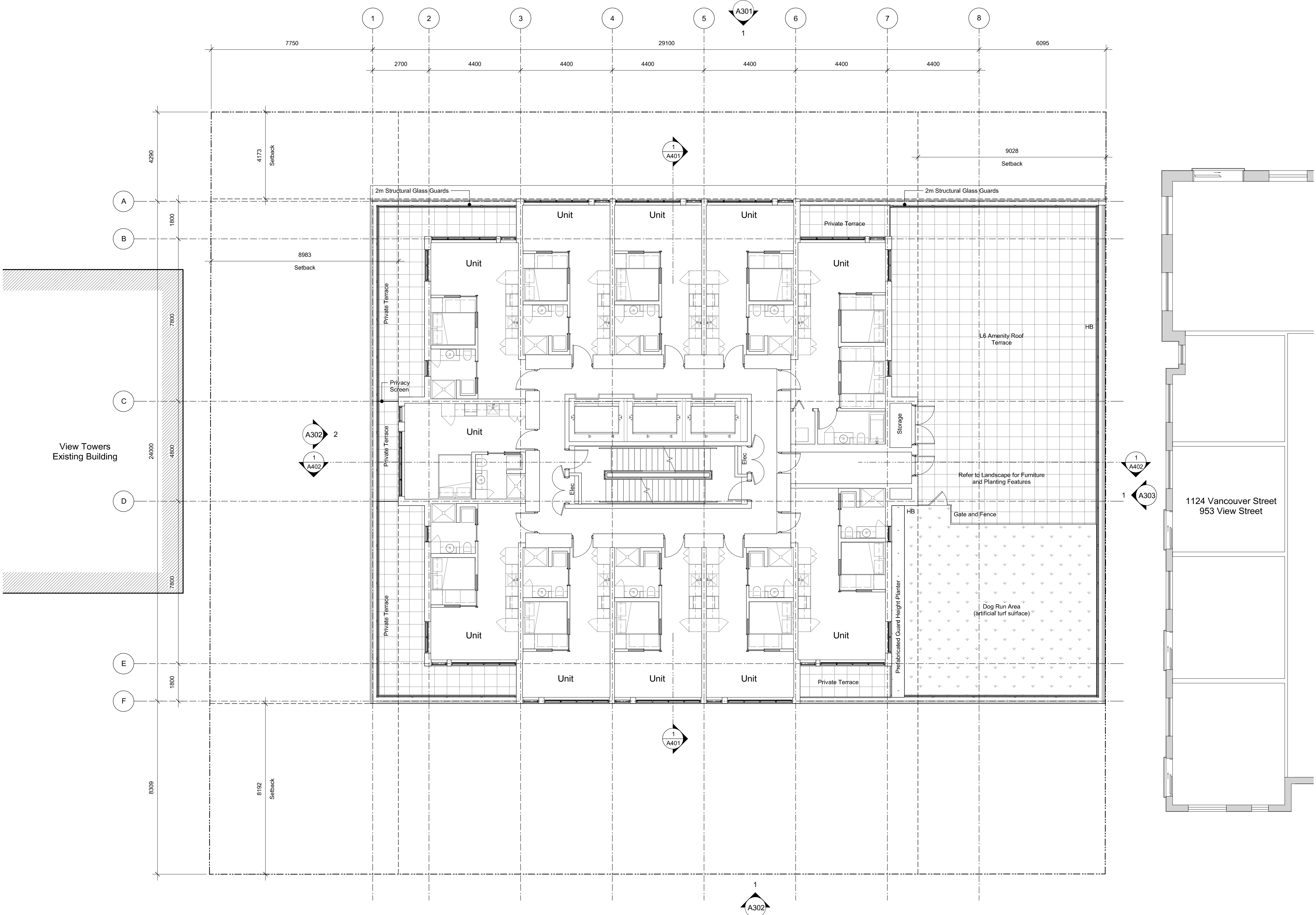
937 View Street

Levels 3-5 Plan



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21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

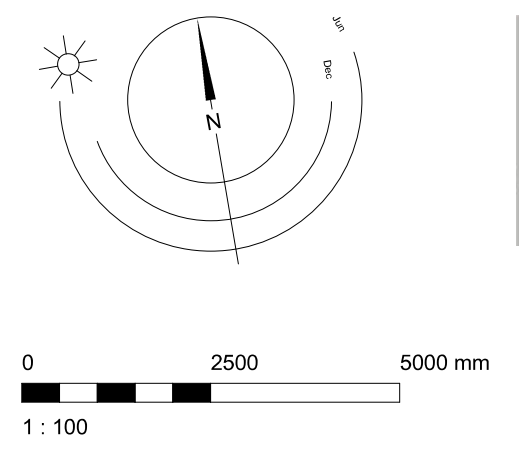
View St. Residential

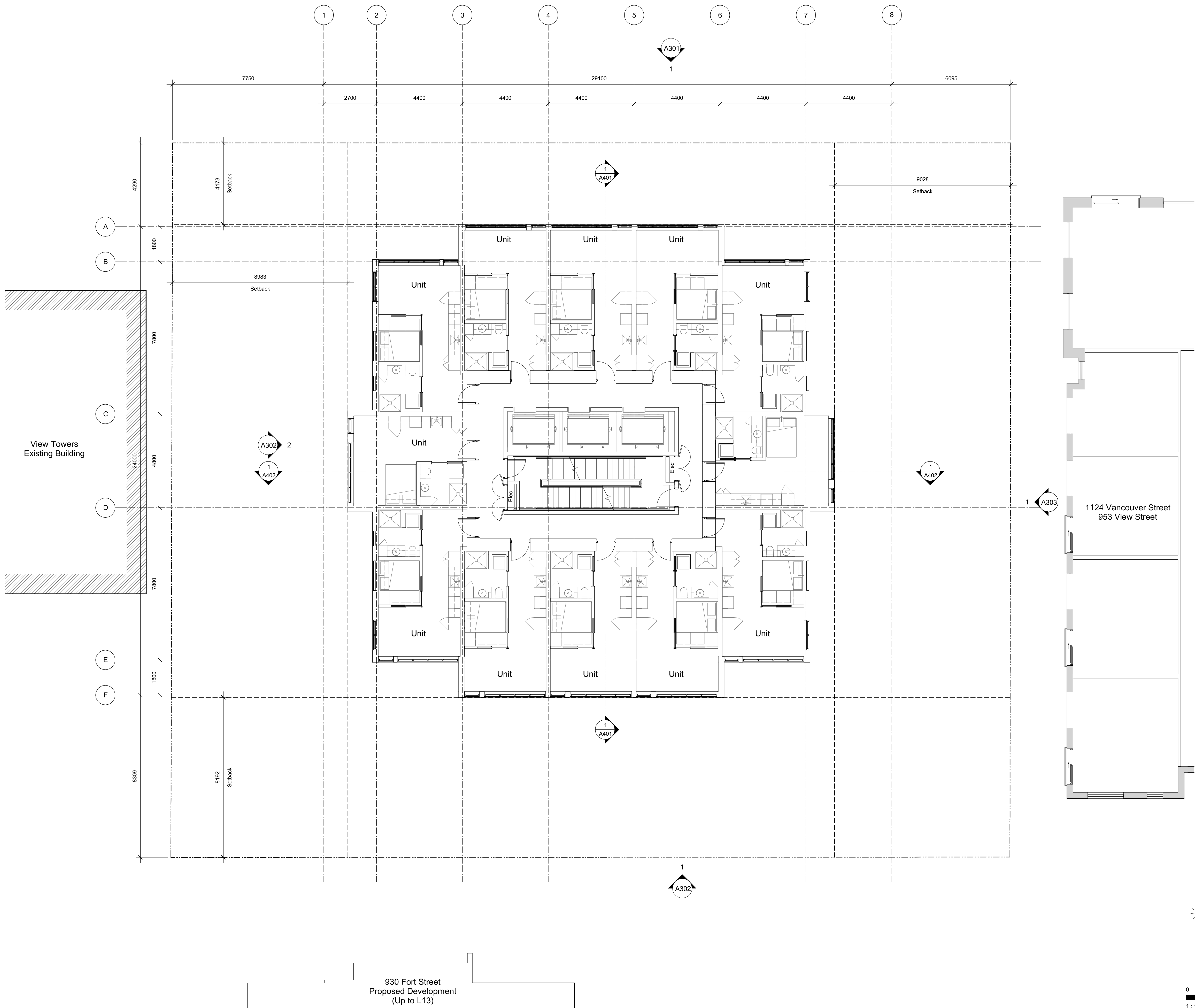
937 View Street

Levels 6 Plan



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21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

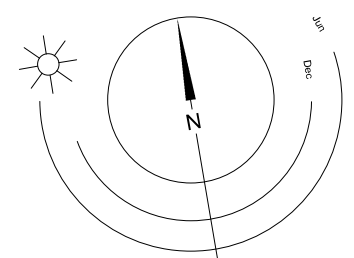
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Scale 1 : 100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

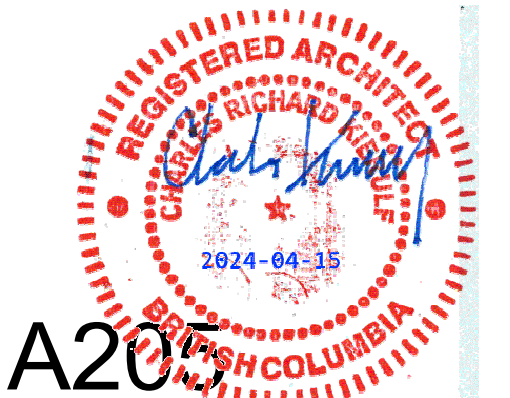
View St. Residential

937 View Street

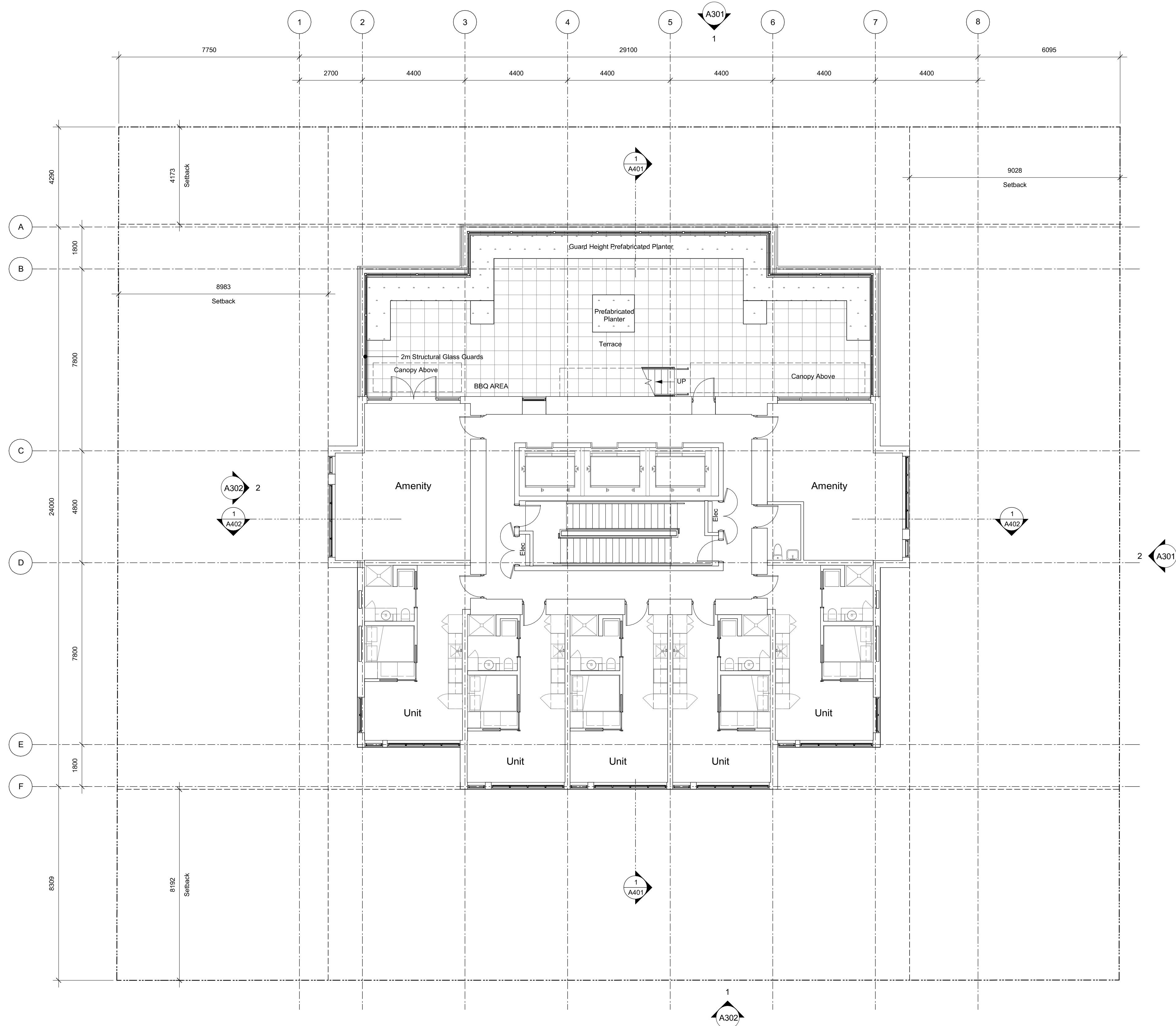
Levels 7-22 Plan



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21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
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19-10-02	Issued for DP

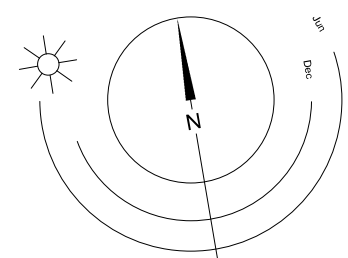
Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 100	Project Number	1922

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View St. Residential

937 View Street

Level 23 Plan

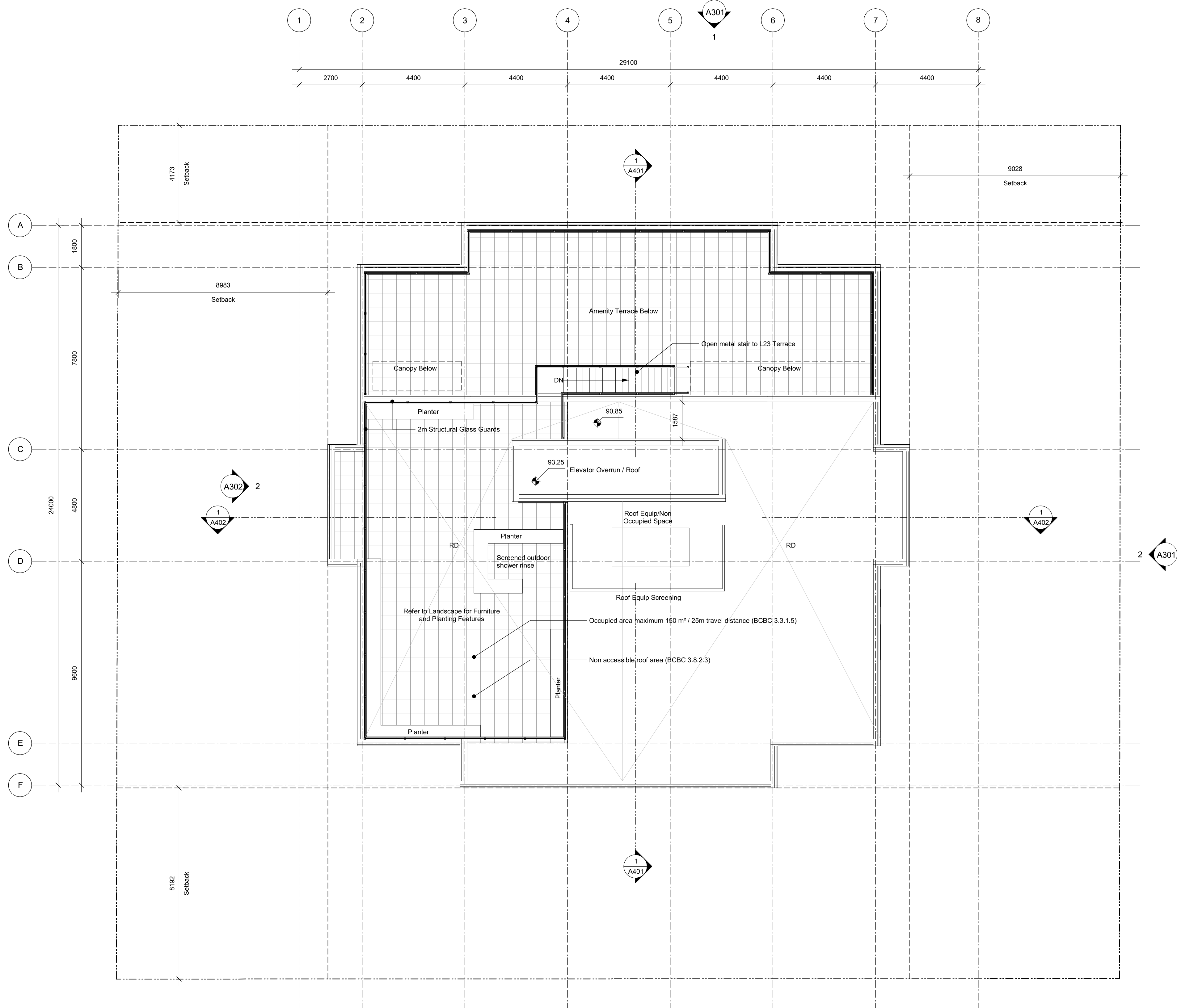


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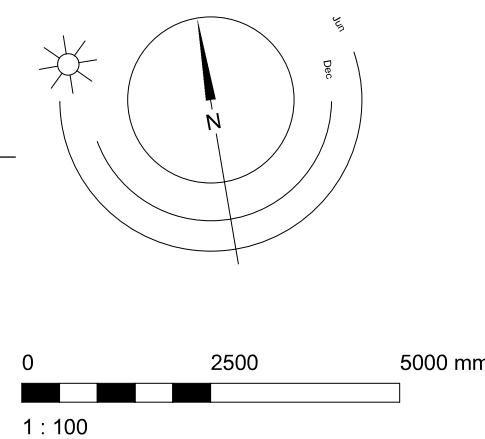
A206

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1 Roof - Overall
A209 SCALE: 1 : 100



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23-05-09	Issued for DP Revisions 5
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

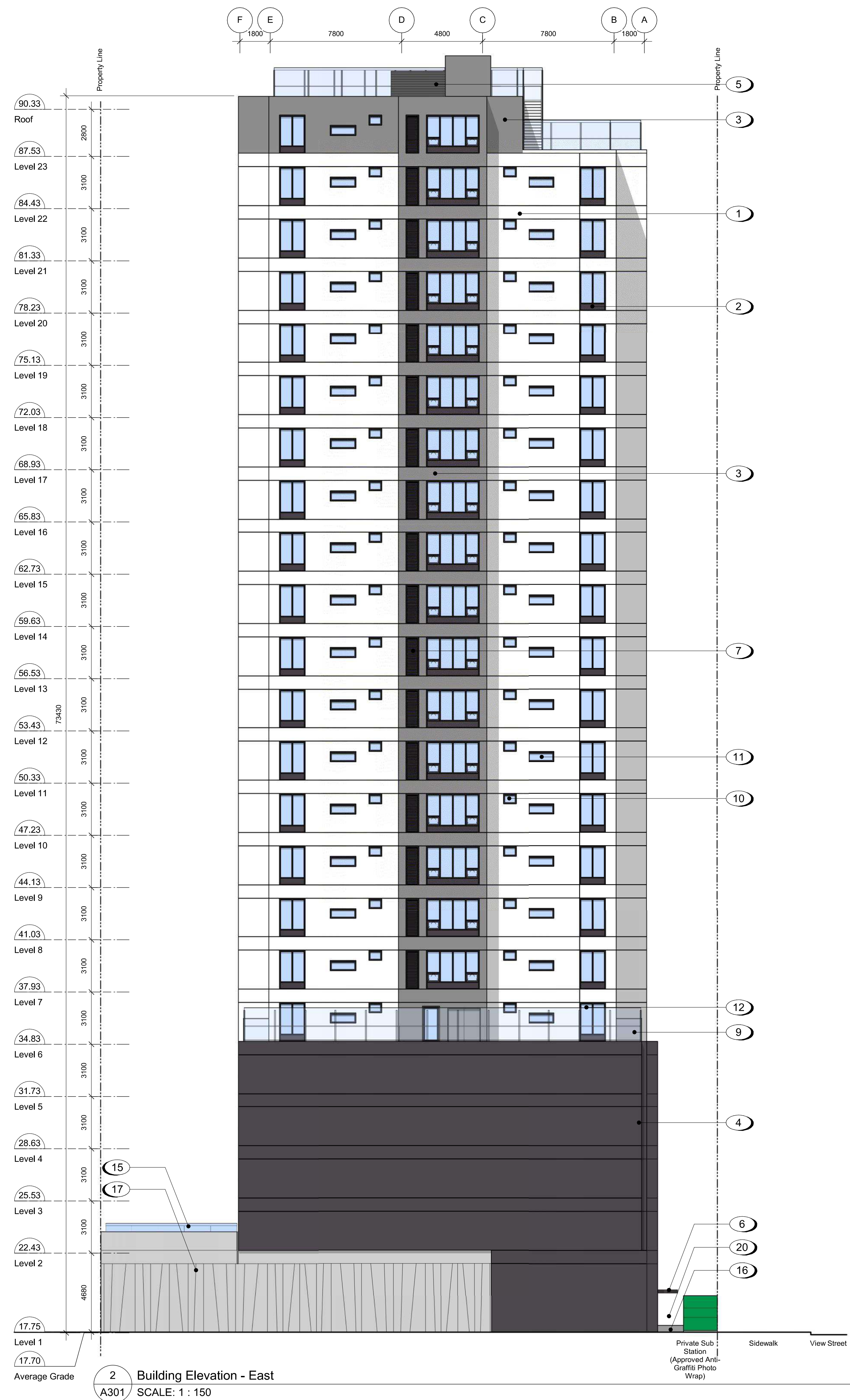
937 View Street

Roof Plan



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Materials Schedule

- 1 Rainscreen Panel System - White Texture
- 2 Rainscreen Panel System - Dark Gray
- 3 Rainscreen Panel System - Gray Texture
- 4 Rainscreen Panel System - Dark Gray Texture
- 5 Prefinished Louvered Metal Mechanical Screen - Dark Gray
- 6 Tempered and Laminated Glass Canopy with Prefinished Metal Zinc Coloured Frame
- 7 Rainscreen Panel System - Zinc Coloured Lower Finish
- 8 Juliette Balcony with Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 9 Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 10 Low-E Insulated Frosted Window with Zinc Coloured Frame
- 11 Low-E Insulated Glass Window with Zinc Coloured Frame
- 12 Low-E Insulated Glass Sliding Door with Saftey Film
- 13 Low-E Insulated Glass Window Wall System with LED Backlit Colours
- 14 Low-E Insulated Glass Window Wall System
- 15 Tempered Translucent Glass Privacy Screen with Anodized Zinc Coloured Frame
- 16 Architectural Exposed Concrete
- 17 Decorative Concrete Wall
- 18 Painted Metal Door
- 19 Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
- 20 Painted Metal Fence - Black

24-04-10	Issued for DP Revisions 6
23-08-15	Issued for DP Revisions 6
23-05-09	Issued for DP Revisions 5
21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP Revisions 0

Plot Date	23-12-12	Drawing File	
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Scale	As indicated	Project Number	192

View St. Residential

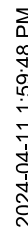
937 View Street

Building Elevations



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21-12-20	Issued for DP Revisions 4
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1 Building Elevation - East - Adjacent Window Overlay
A303 SCALE: 1 : 100

Notes

Area of Window on Adjacent Building

24-04-10 Issued for DP Revisions 8
23-08-15 Issued for DP Revisions 6
20-08-12 Issued for DP Revisions 2

Plot Date 23-12-12 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Adjacent Buildings
Analysis

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T 1-250-585-5810

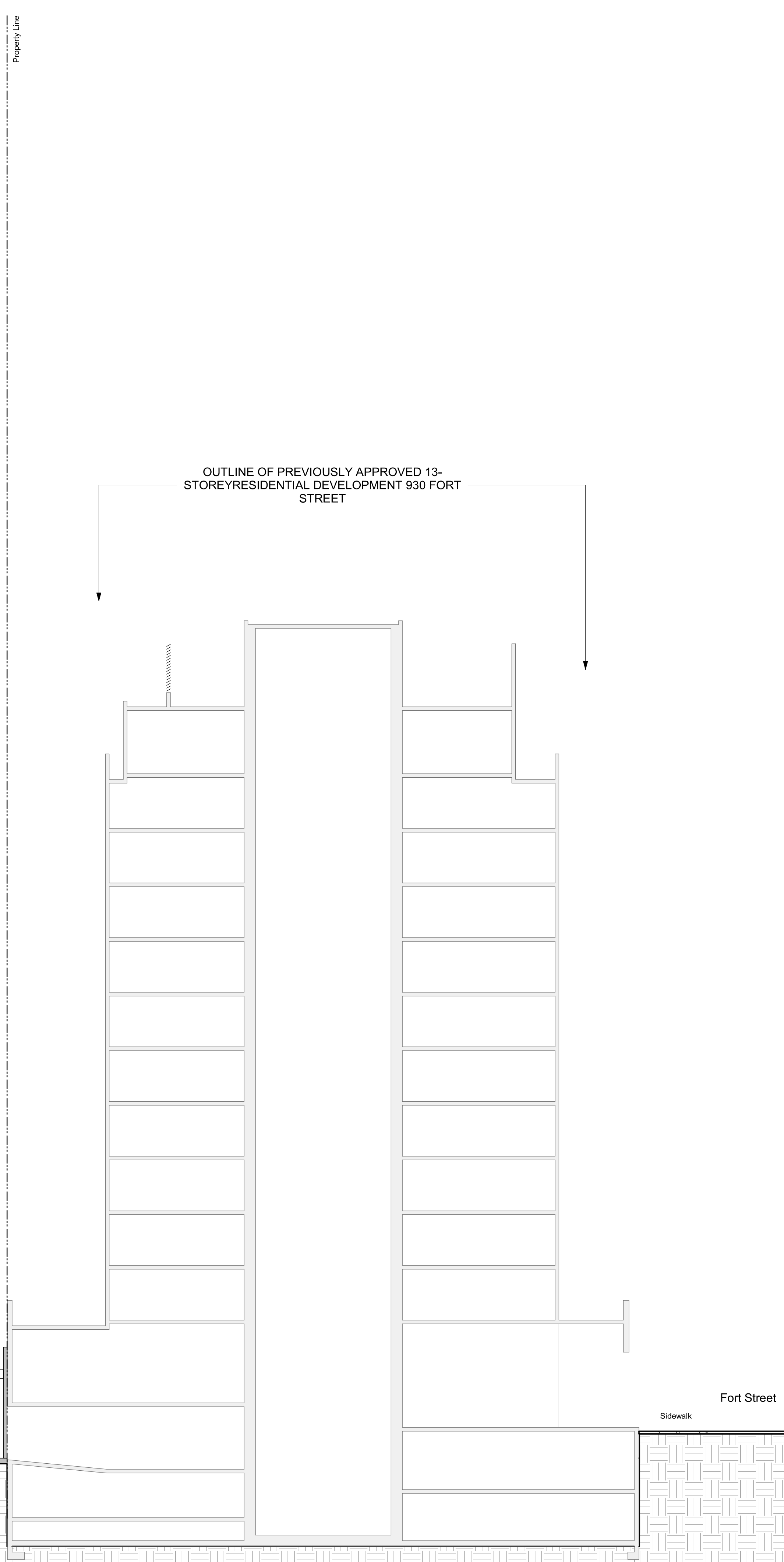
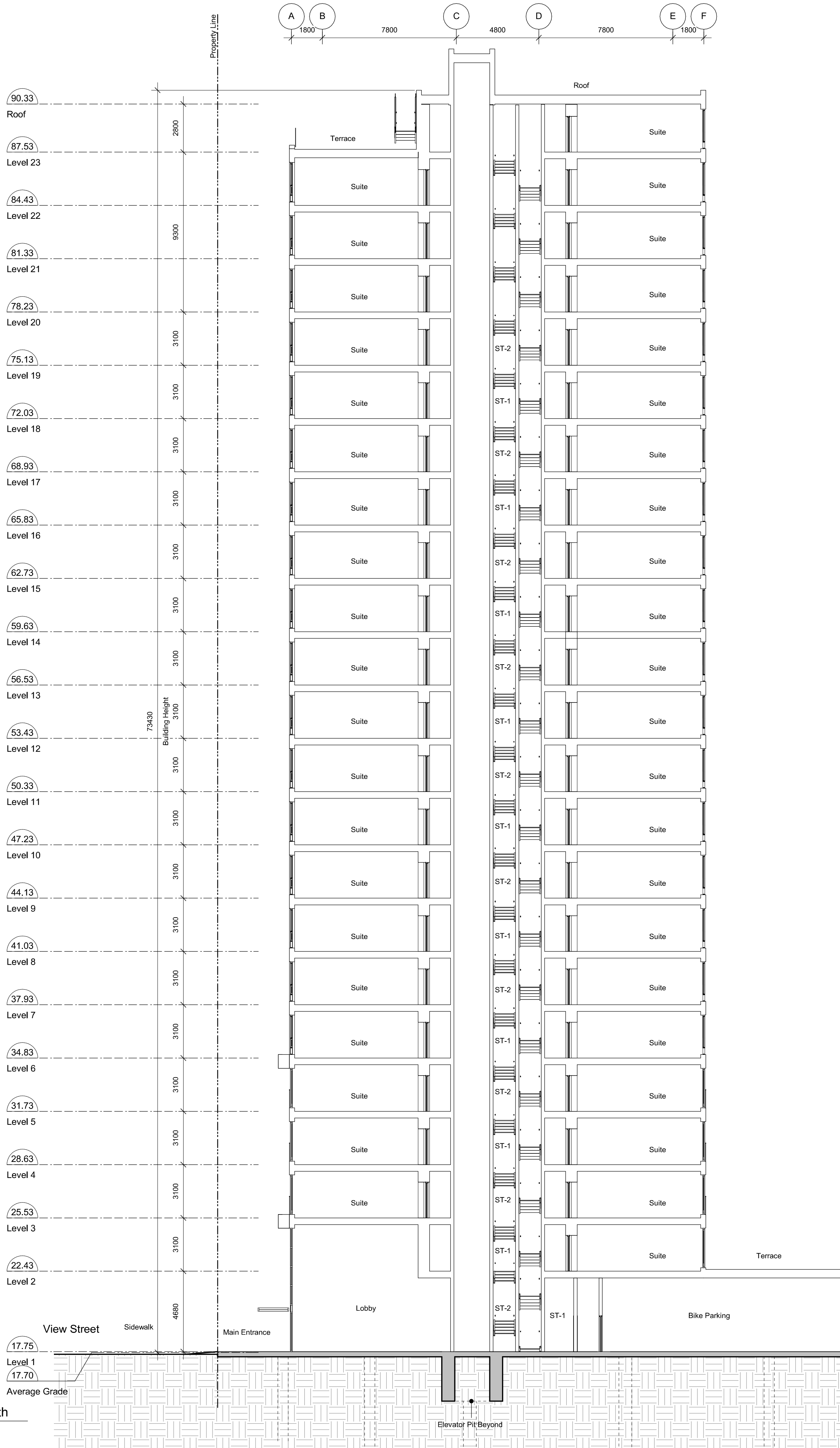
V8V 3K3 T 1-250-658-3367

102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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2024-04-11 2:00:10 PM

1 Building Section - North/South
A401 SCALE: 1 : 150



- General Notes**
- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
 - 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.

24-04-10 Issued for DP Revisions 8
23-05-09 Issued for DP Revisions 5
21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Pkt Date 23-12-12 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922
NOTE: All dimensions are shown in millimeters.

View St. Residential

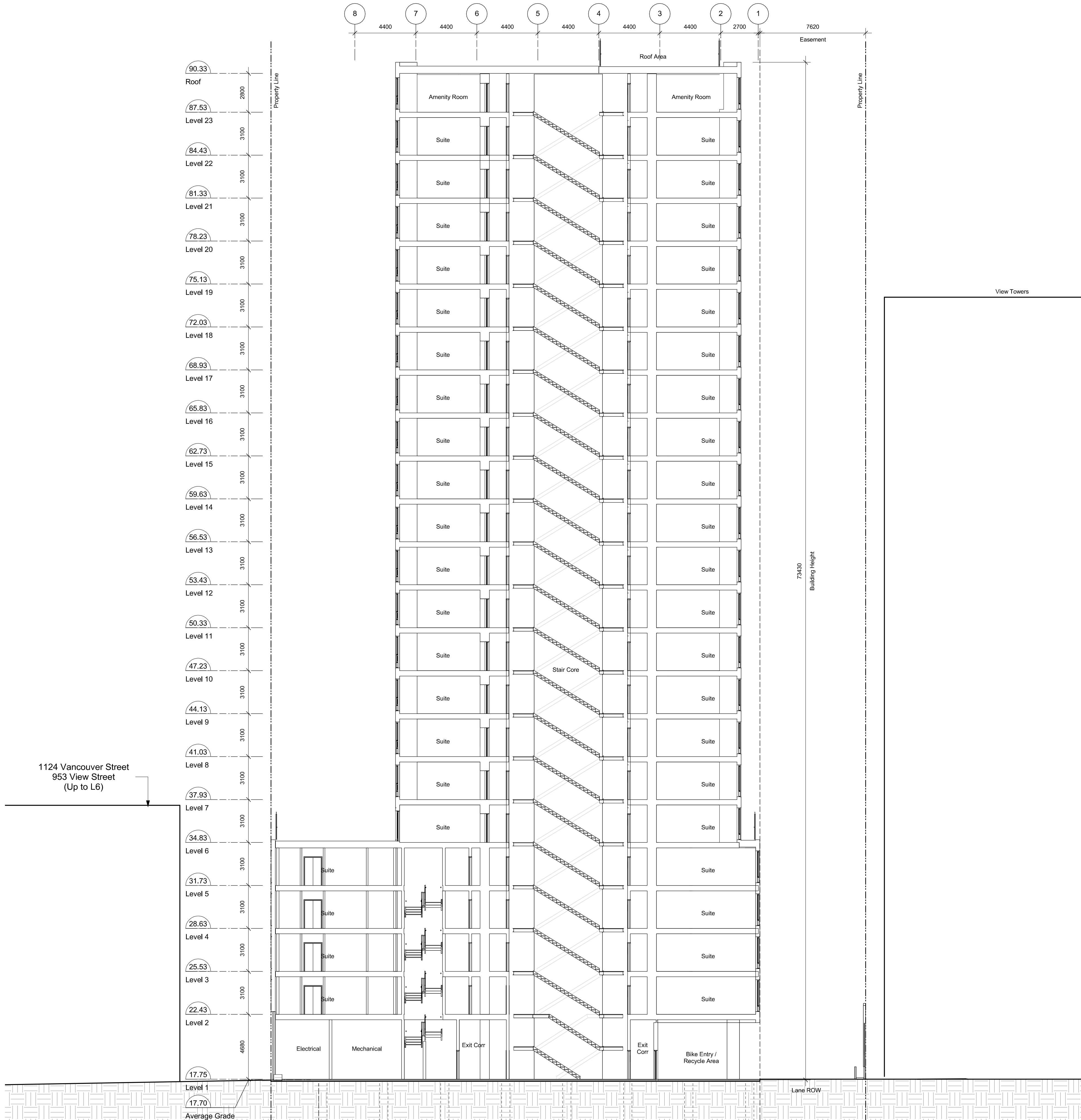
937 View Street

Building Sections



dHKa
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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2024-04-11 2:00:13 PM



1 Building Section - East/West
A402 SCALE: 1 : 150

General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.

24-04-10	Issued for DP Revisions 8
23-05-09	Issued for DP Revisions 5
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Pkt Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

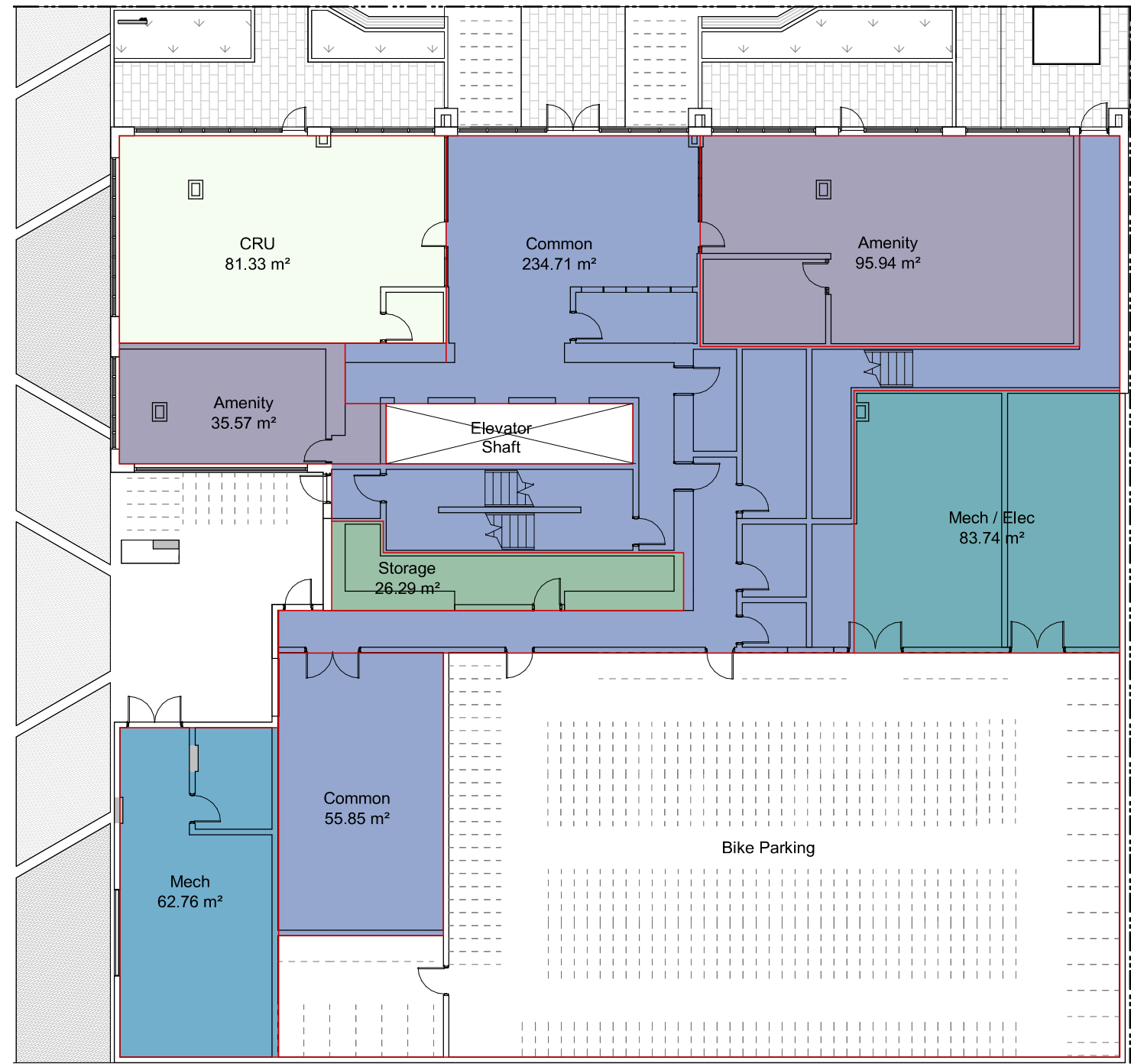
937 View Street

Building Sections

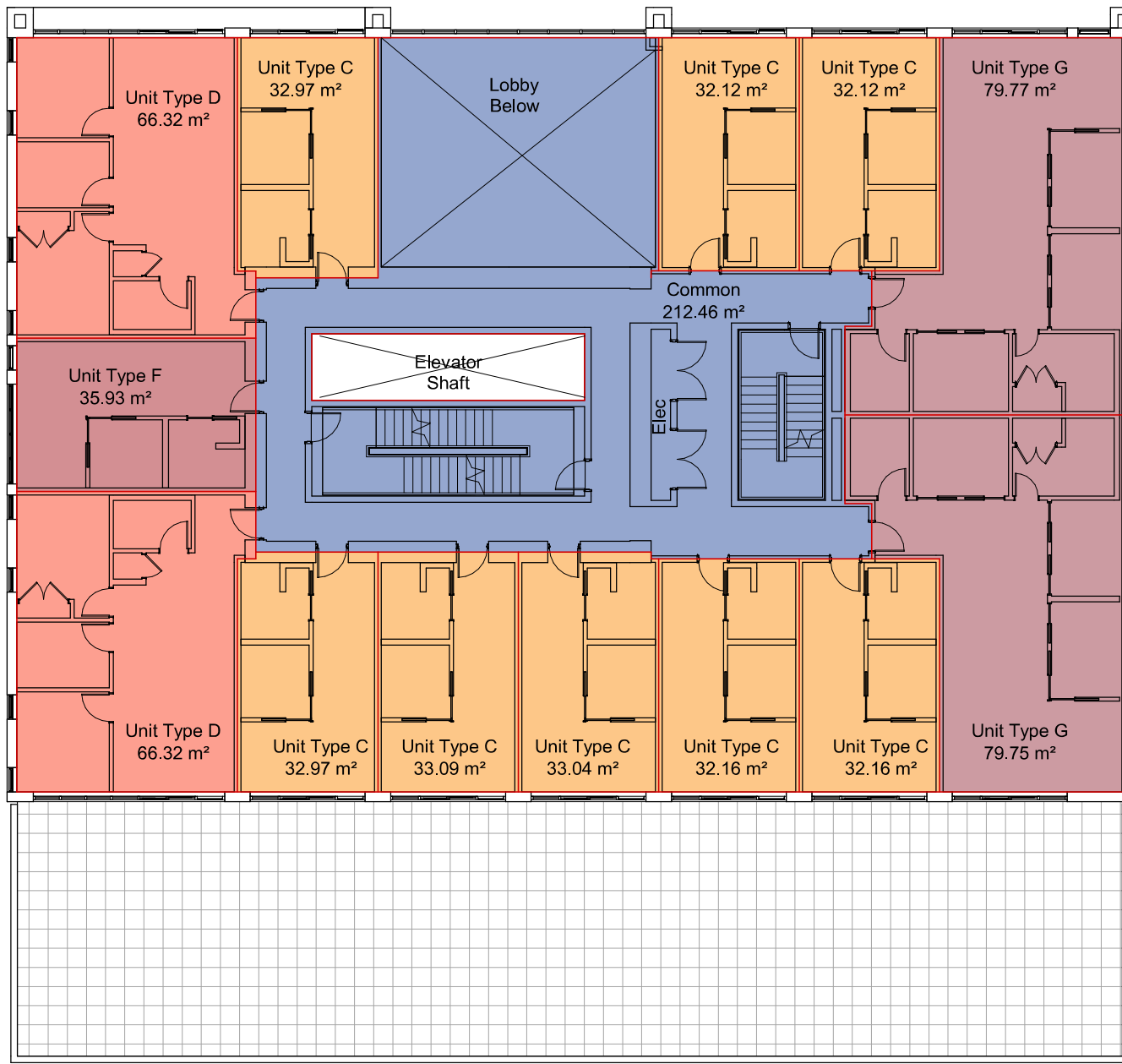


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Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

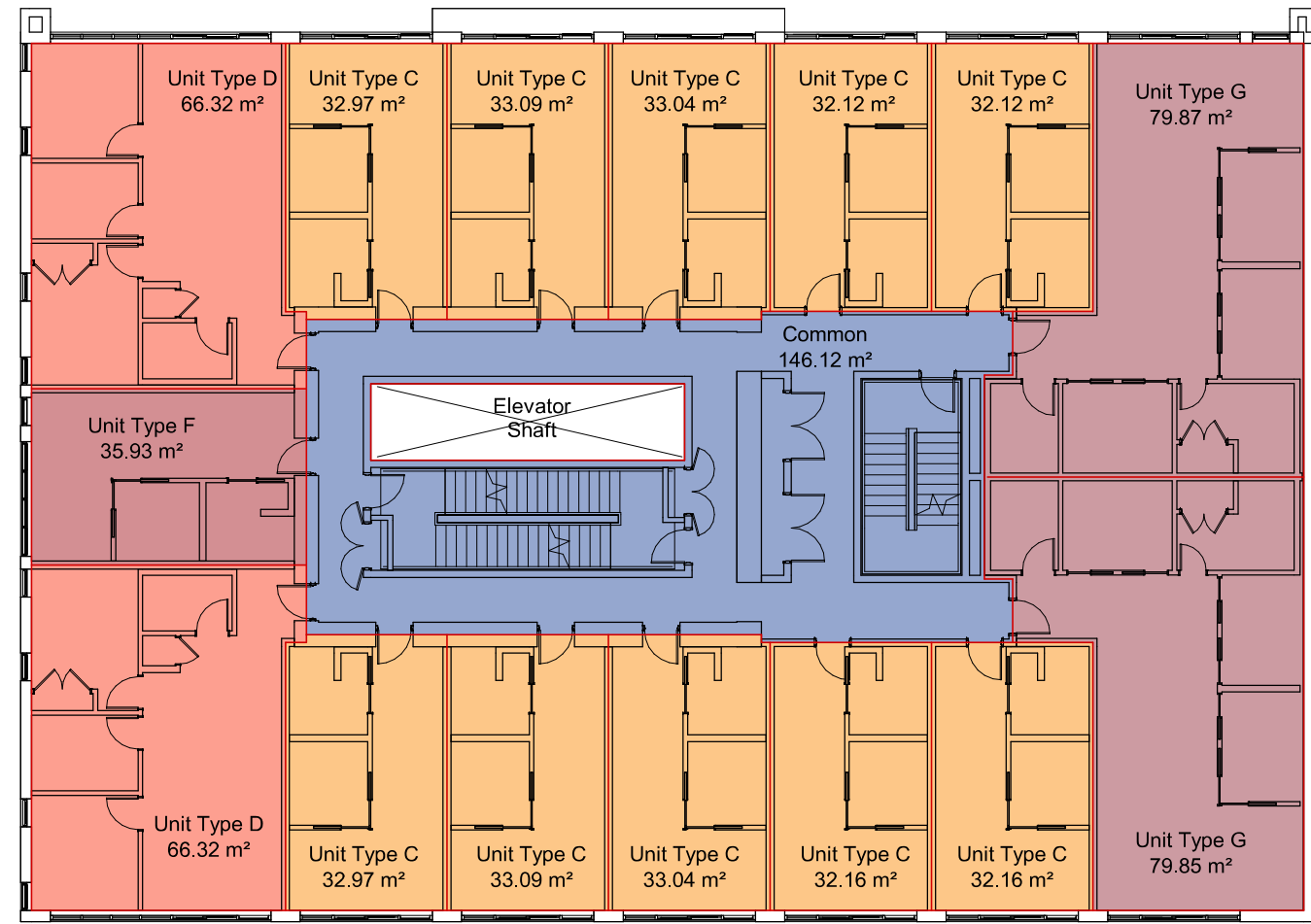
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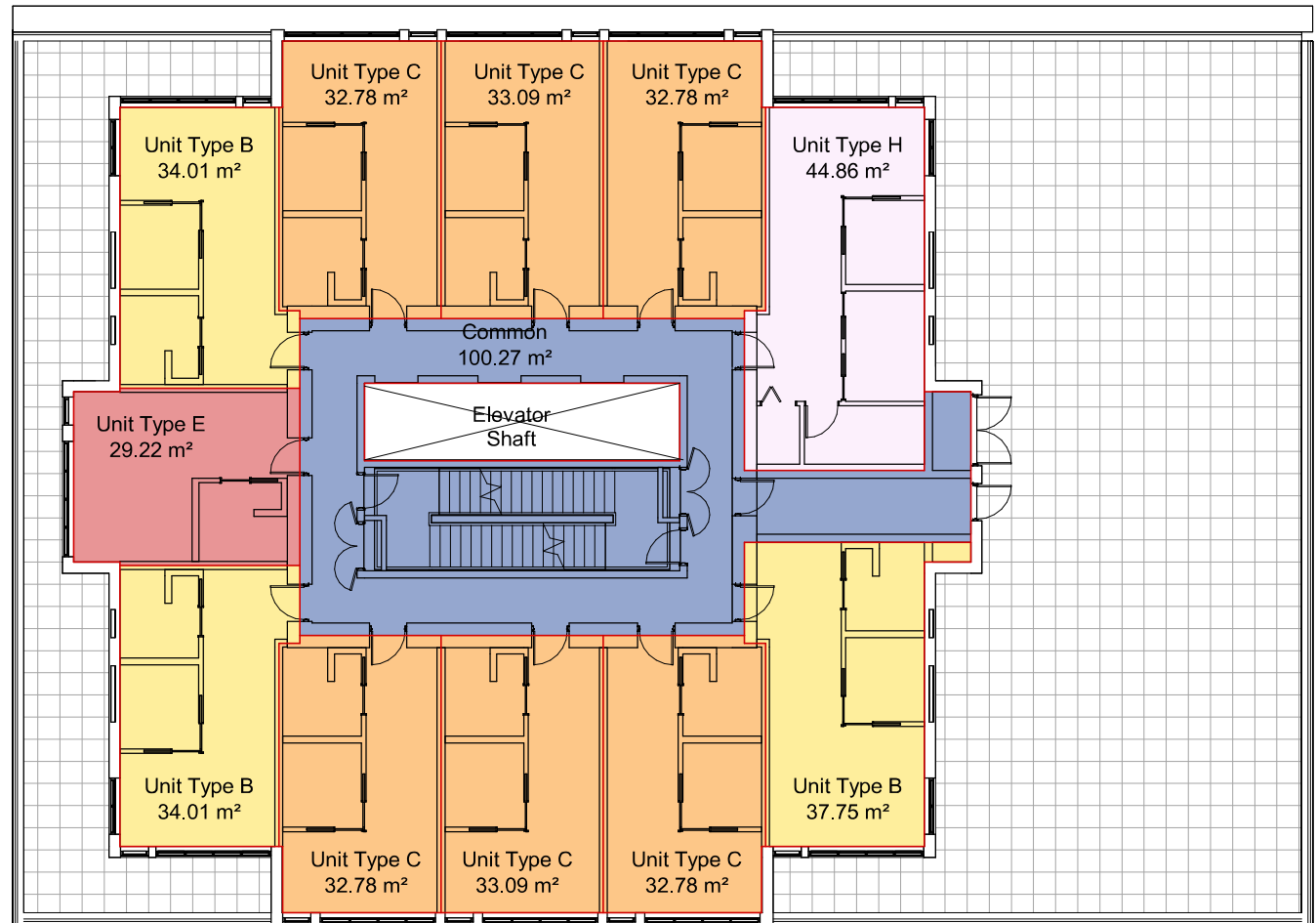
1 Level L1 Area Plan
A911 SCALE: 1 : 200



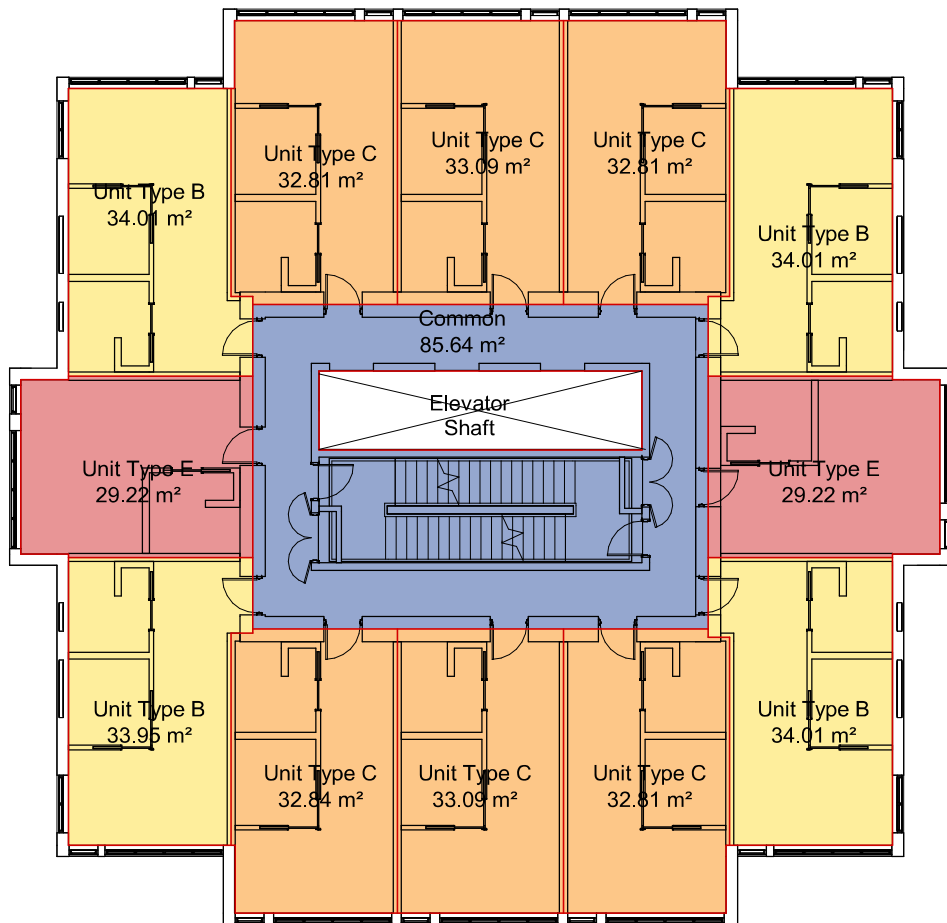
2 Level L2 Area Plan
A911 SCALE: 1 : 200



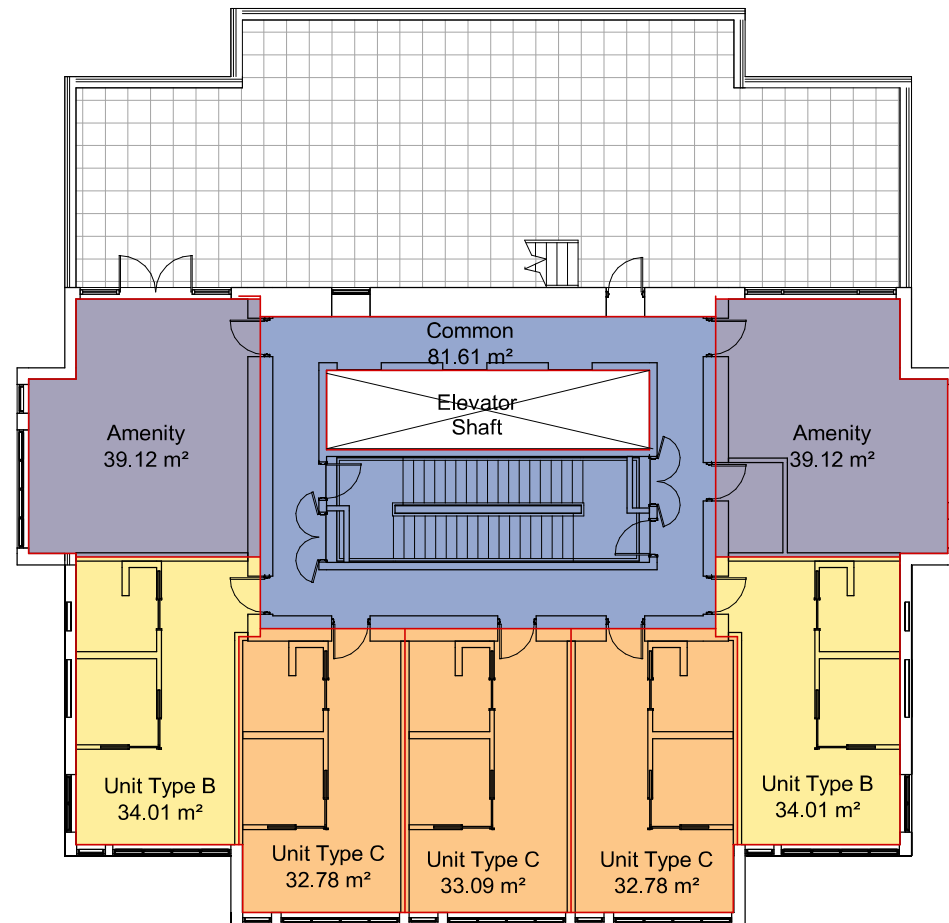
3 Levels L3-L5 Area Plan
A911 SCALE: 1 : 200



5 Level L6 Area Plan
A911 SCALE: 1 : 200



6 Levels L7-L22 Area Plan
A911 SCALE: 1 : 200



4 Level L23 Area Plan
A911 SCALE: 1 : 200

Floor Areas

Level	Area
Level 1	676 m²
Level 2	801 m²
Level 3	801 m²
Level 4	801 m²
Level 5	801 m²
Level 6	477 m²
Level 7	478 m²
Level 8	477 m²
Level 9	478 m²
Level 10	478 m²
Level 11	478 m²
Level 12	478 m²
Level 13	478 m²
Level 14	477 m²
Level 15	478 m²
Level 16	478 m²
Level 17	478 m²
Level 18	478 m²
Level 19	478 m²
Level 20	478 m²
Level 21	478 m²
Level 22	478 m²
Level 23	327 m²
	12325 m²

Area Summary

Site Area	1,572 m²
Total FAR Areas	12,325 m²
FAR	7.84

Unit Type and Count Summary

Studio (Types E)	33
1BR (Types A, B, C, F)	216
2BR (Type H)	1
3BR (Types D, G)	16
Total Units	266

General Notes

- Plans and Area Schedule show areas measured to inside face of exterior walls, and centre of demising walls.
- See A001 for required bike counts.
- Unit Schedule areas measured to inside face of wall finish on all sides.

24-04-10	Issued for DP Revisions 8
23-08-15	Issued for DP Revisions 6
23-05-09	Issued for DP Revisions 5
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1

Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

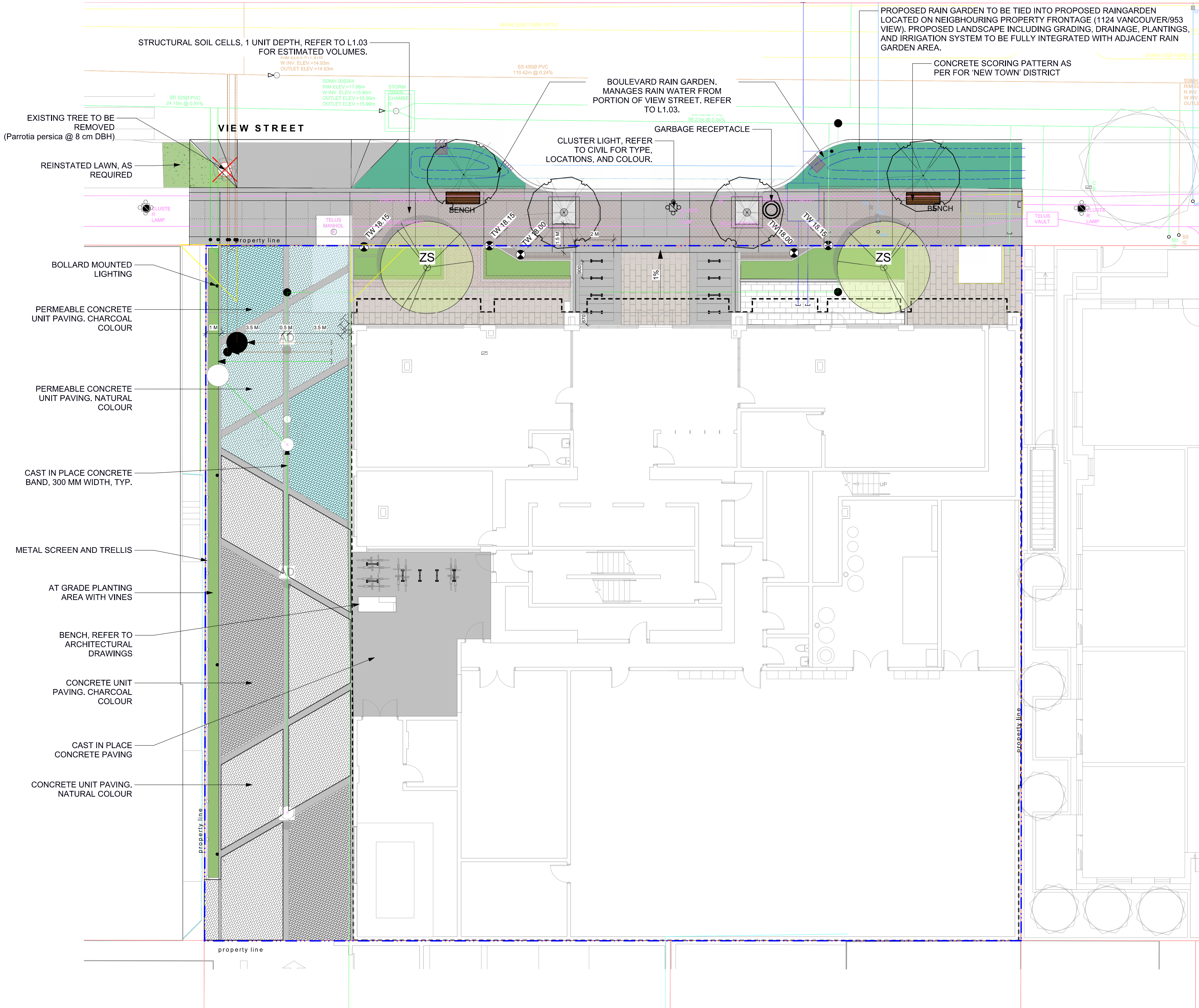
937 View Street

Area Plans



dHk Architects
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 LEVEL 1
Scale: 1:100

0 5 10 m

LEGEND

- Property line
- Extent Of Underground Parking (indicative)
- Extent Of Roof / Canopy Line (indicative)
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Architectural grade, provided for reference only
- Civil grade, provided for reference only
- Proposed landscape grade
- TW Top of Wall
- BW Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TP Top of Pool
- BP Bottom of Pool
- TS Top of Stairs
- BS Bottom of Stairs

UNDERGROUND UTILITIES

- | EXISTING | PROPOSED |
|-------------|-------------|
| Storm drain | Storm drain |
| Sewer | Sewer |
| Water | Water |
| Electrical | Electrical |
| Gas | Gas |

LANDSCAPE MATERIALS

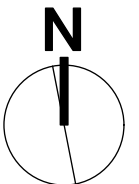
- Main Entry Paving**
Concrete Unit Paving
- Patio Paving**
Concrete Unit Paving
- Permeable Paving**
Permeable Concrete Unit Paving
- Driveway Paving**
Vehicular Concrete Unit Paving, natural/light colour
- Driveway Paving**
Vehicular Concrete Unit Paving, charcoal/dark colour
- Cast in place concrete paving**
Fine broom finish
- Rain Garden Area on Grade**
450 mm depth growing medium
- Raised Planting Area**
Growing medium depth varies, minimum 450 mm
- Structural Soil Cells**
1 soil cell depth

LANDSCAPE FURNISHINGS

- Wood Bench with Backrest**
2 total @ 1765mm Length x 610mm Depth
Maglin MBE-0870-00025
- Type A: Modern Metal Bin**
1 total
- Wood Bench Seat on Concrete Wall**
2 total
- Bicycle Rack**
14 total

GENERAL NOTES

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- Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
- 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.



rev no	description	date
8	DP REV	24.04.15
7	DP REV	23.09.15
6	DP REV	23.05.10
5	DP REV	21.04.30
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07



client
NELSON INVESTMENTS, INC.

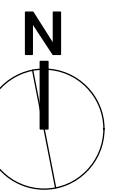
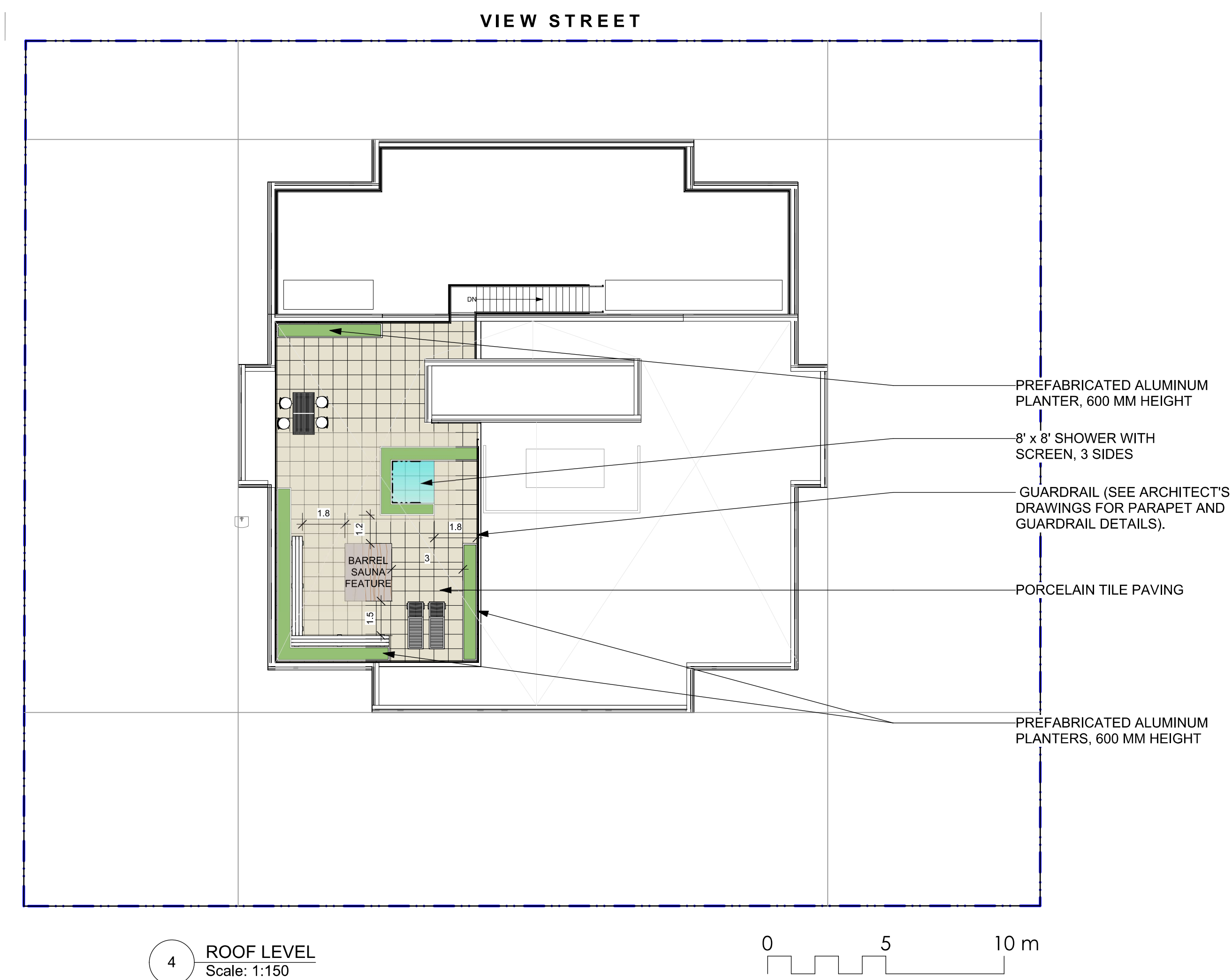
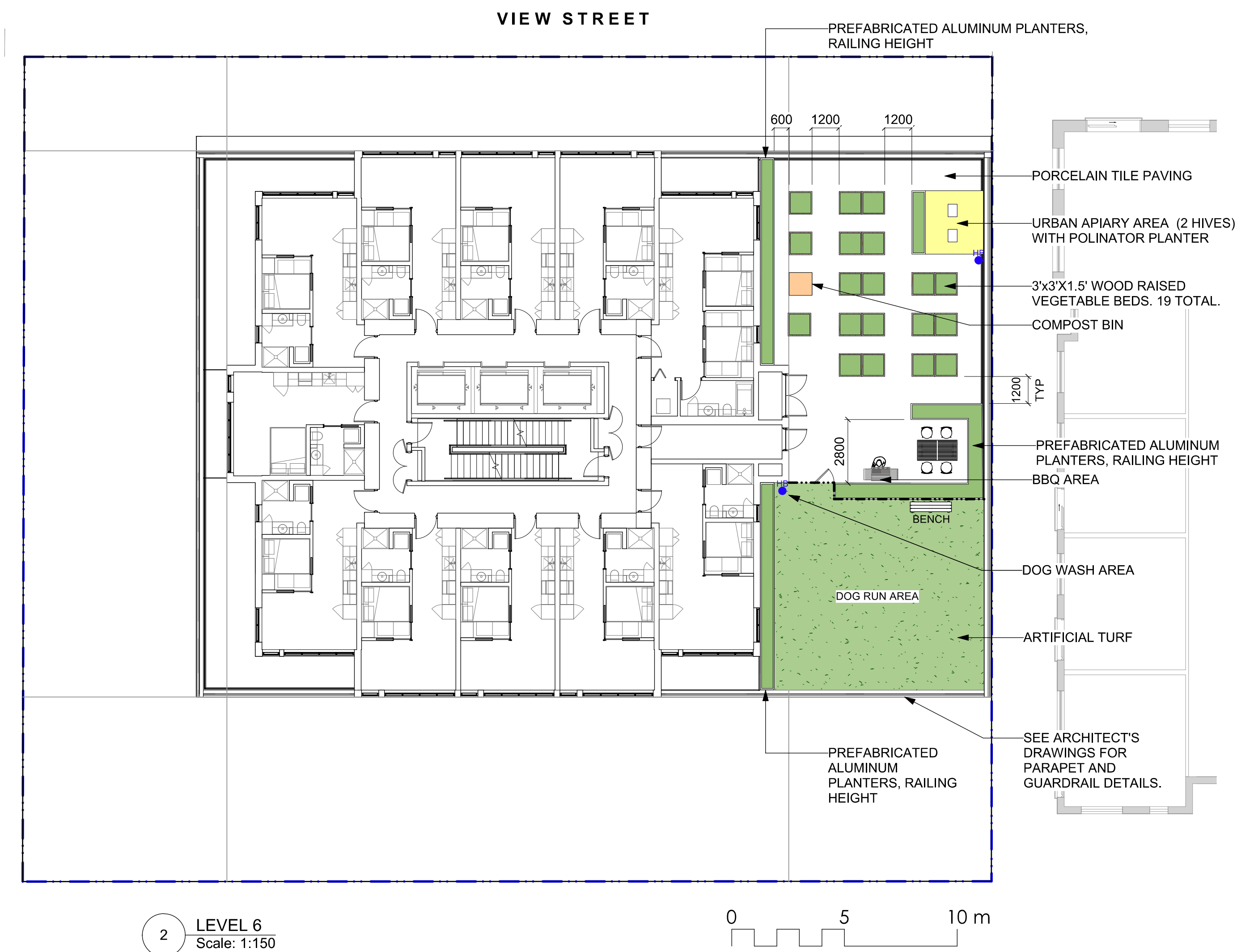
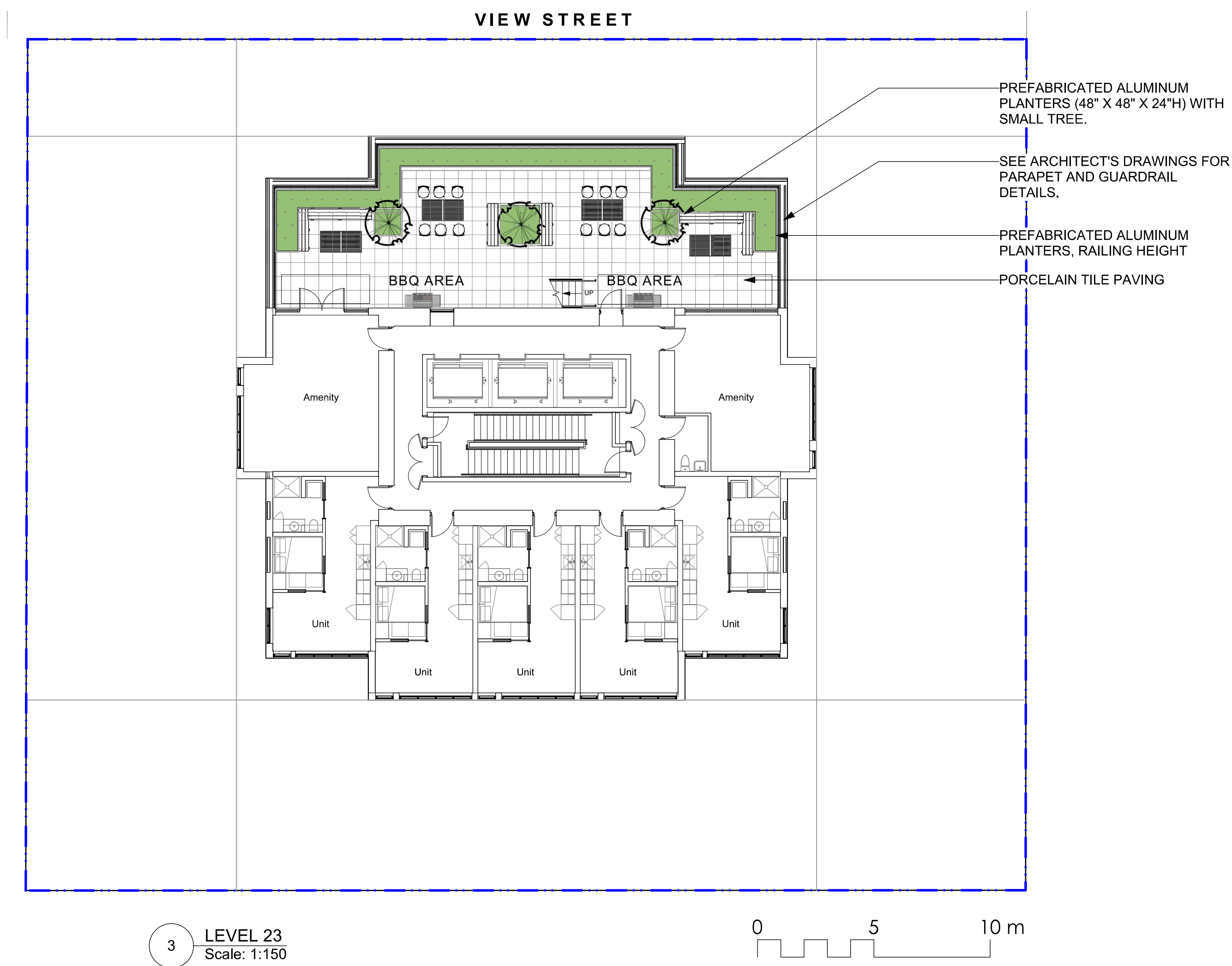
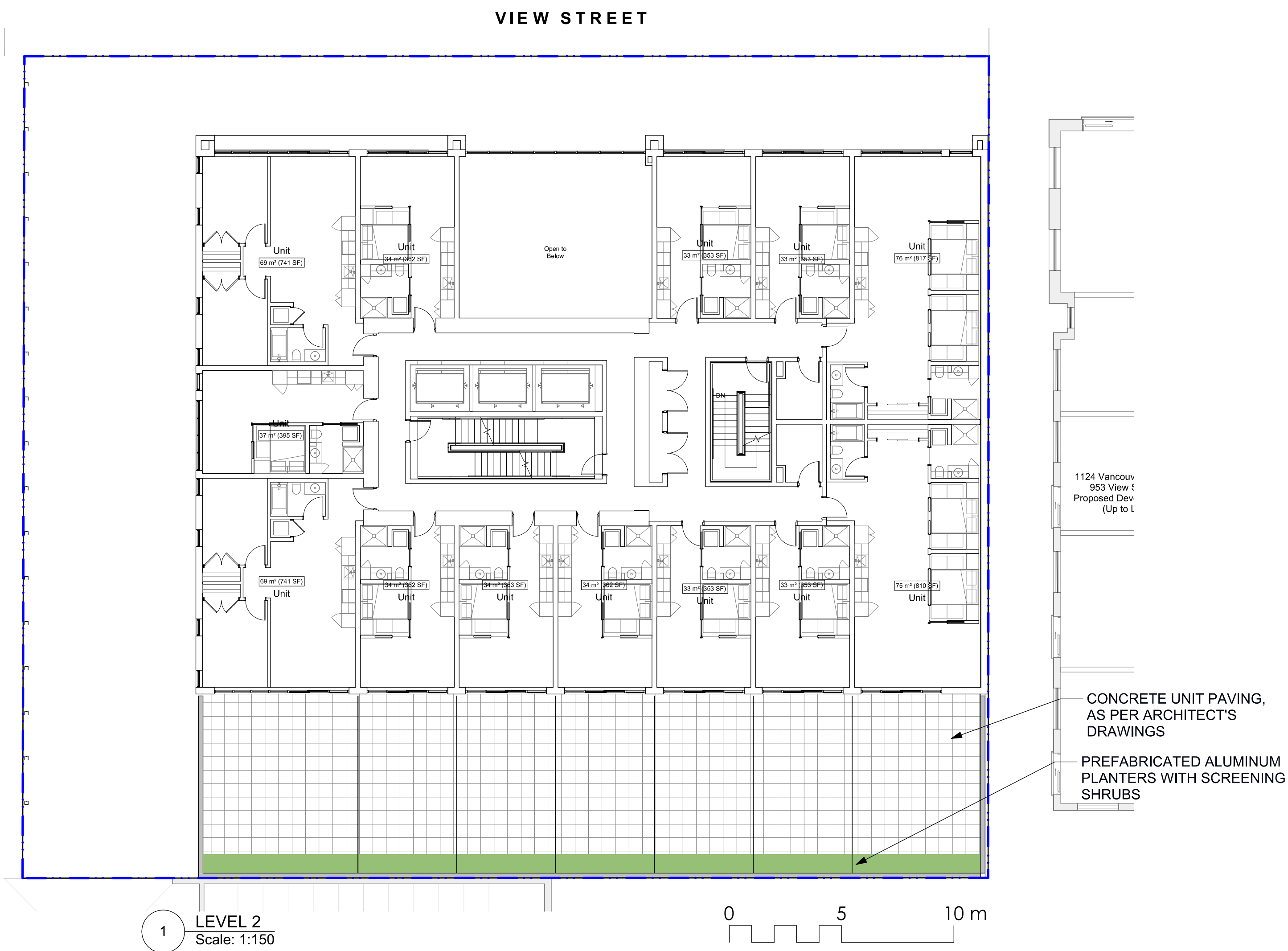
project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title

Landscape
Materials: Ground
Level

project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.

8 **L1.01**



DRAFT

rev no	description	date
8	DP REV	24.04.15
7	DP REV	23.09.15
6	DP REV	23.05.10
5	DP REV	21.04.30
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07



client
NELSON INVESTMENTS, INC.

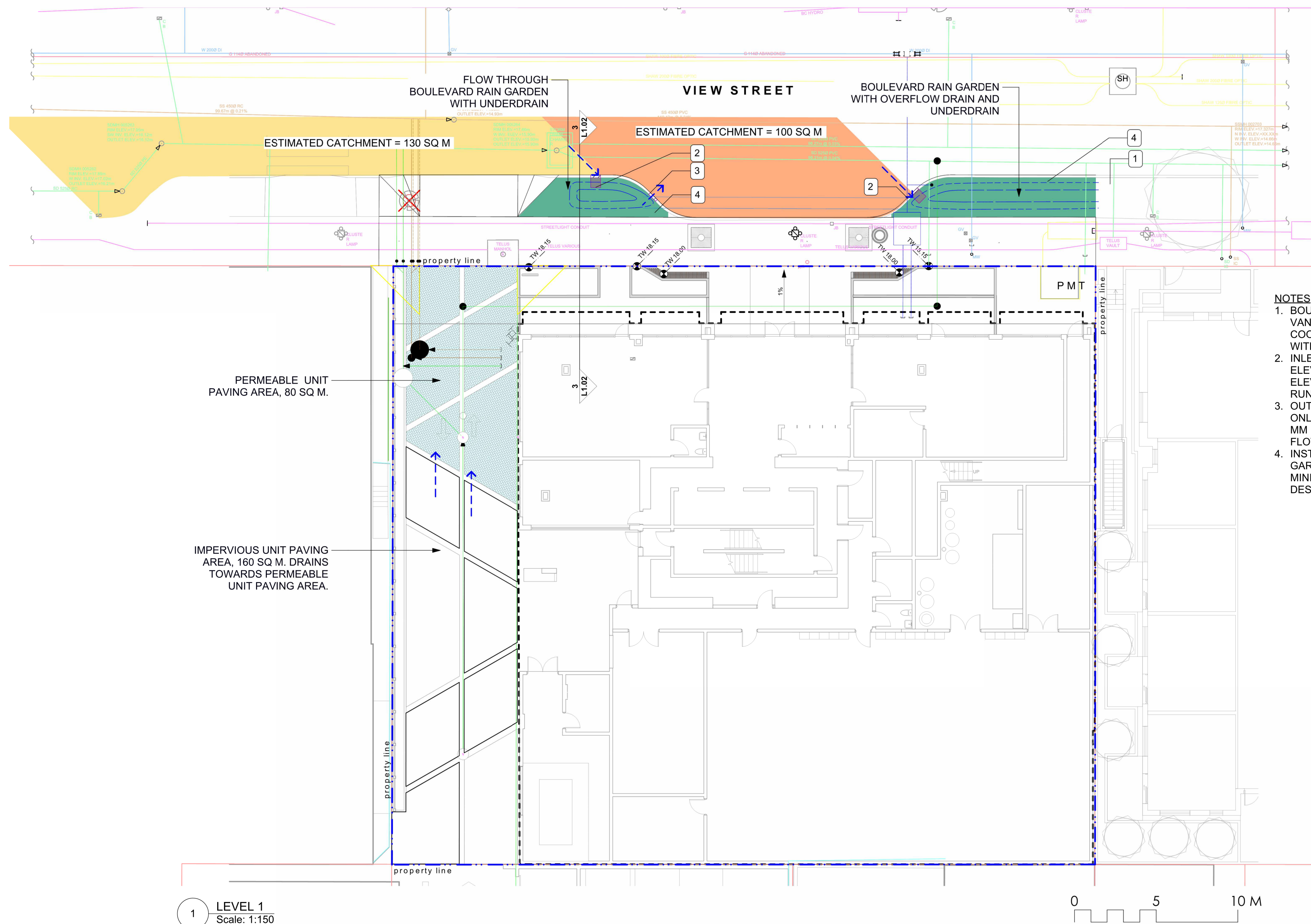
project
**VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC**

sheet title
**Landscape
Materials: Upper
Levels**

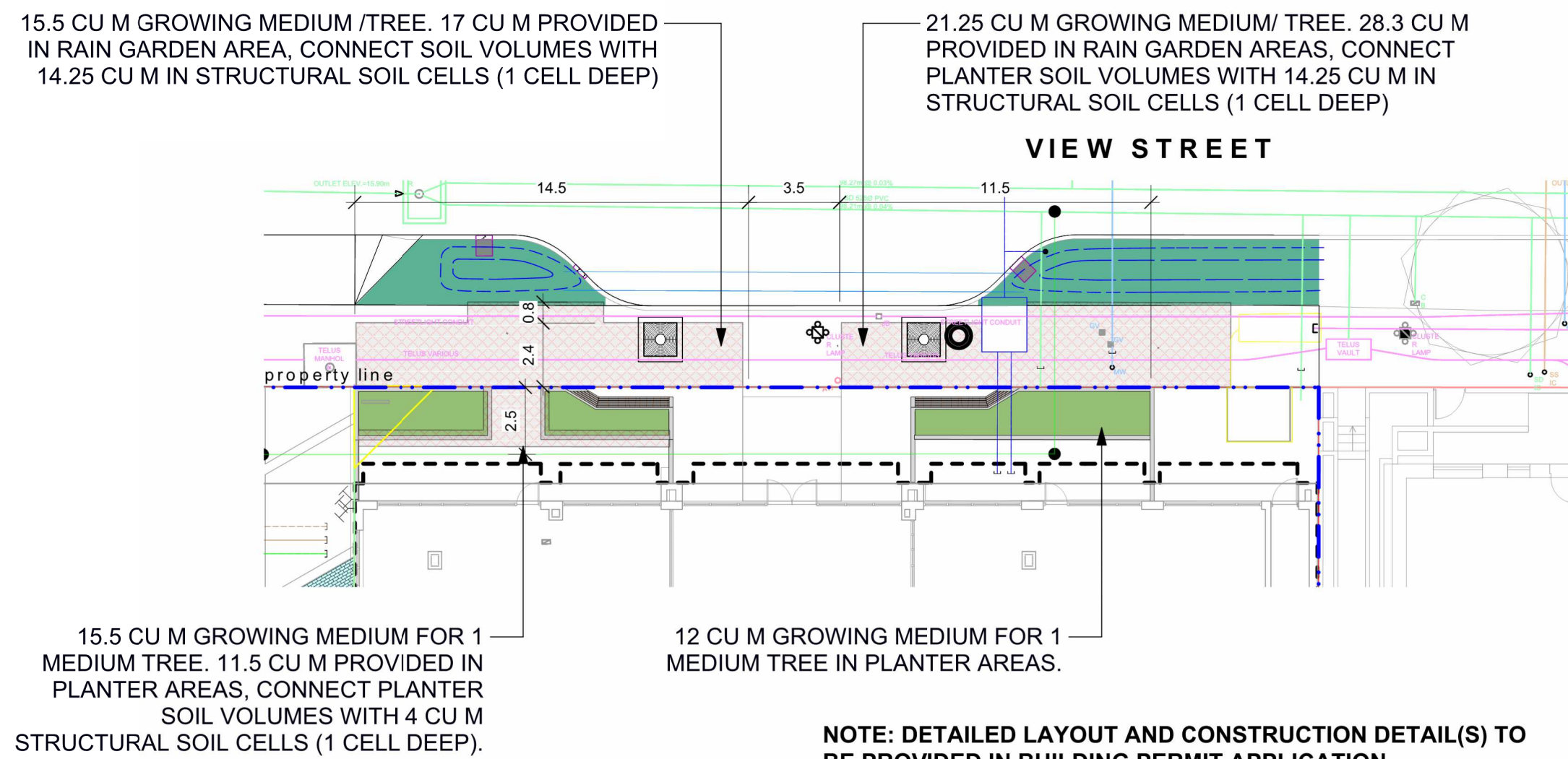
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drawn by	ML
checked by	SM/PdG
revision no.	sheet no.

8

L1.02

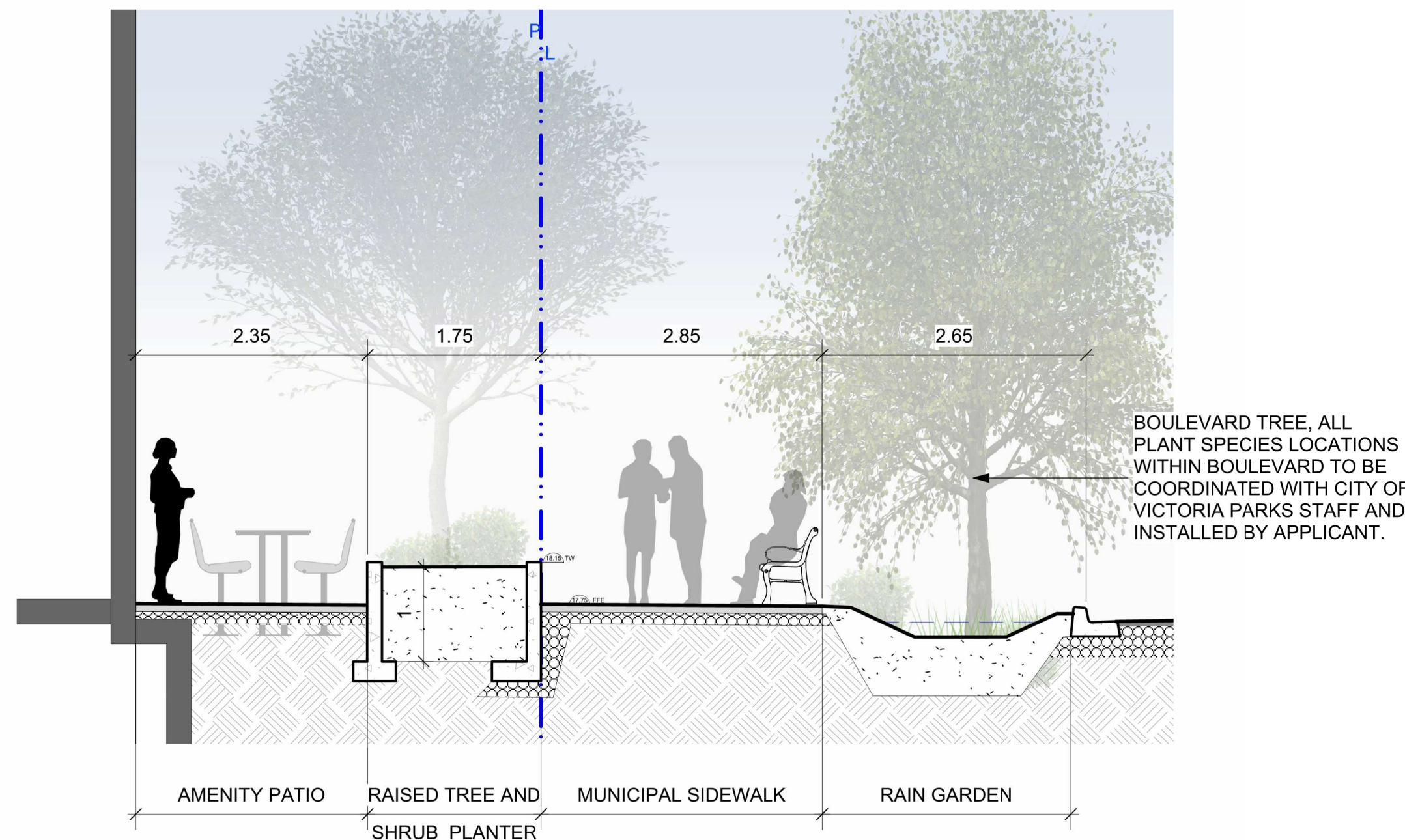


1 LEVEL 1
Scale: 1:150

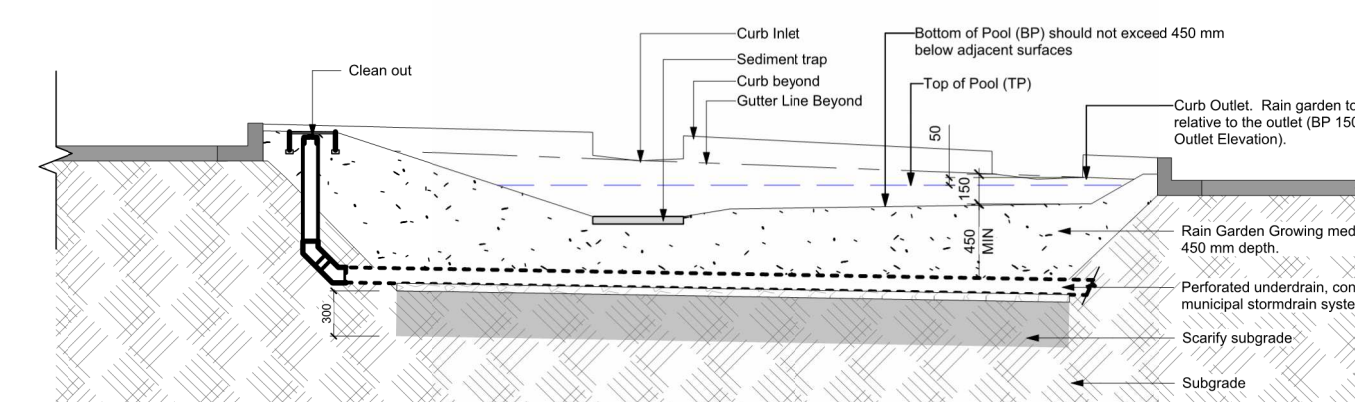


NOTE: DETAILED LAYOUT AND CONSTRUCTION DETAIL(S) TO BE PROVIDED IN BUILDING PERMIT APPLICATION.

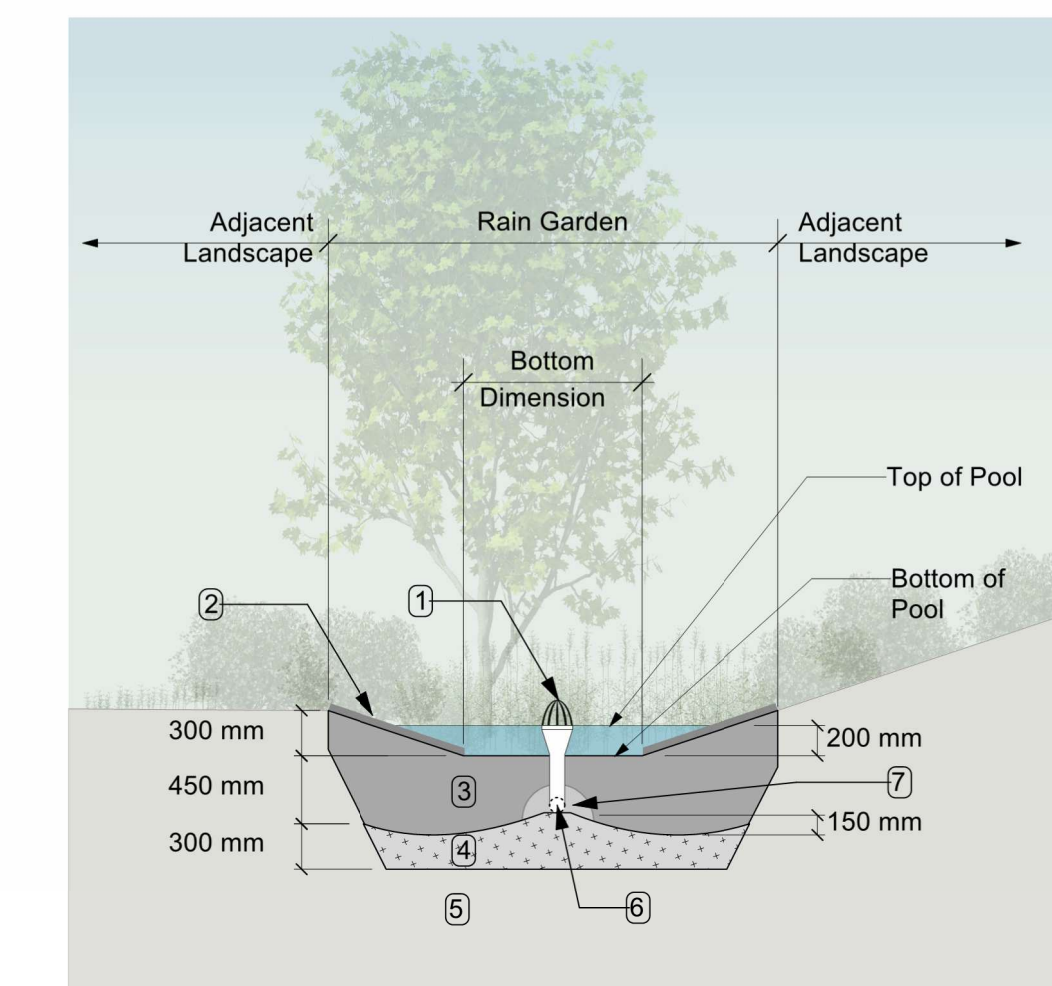
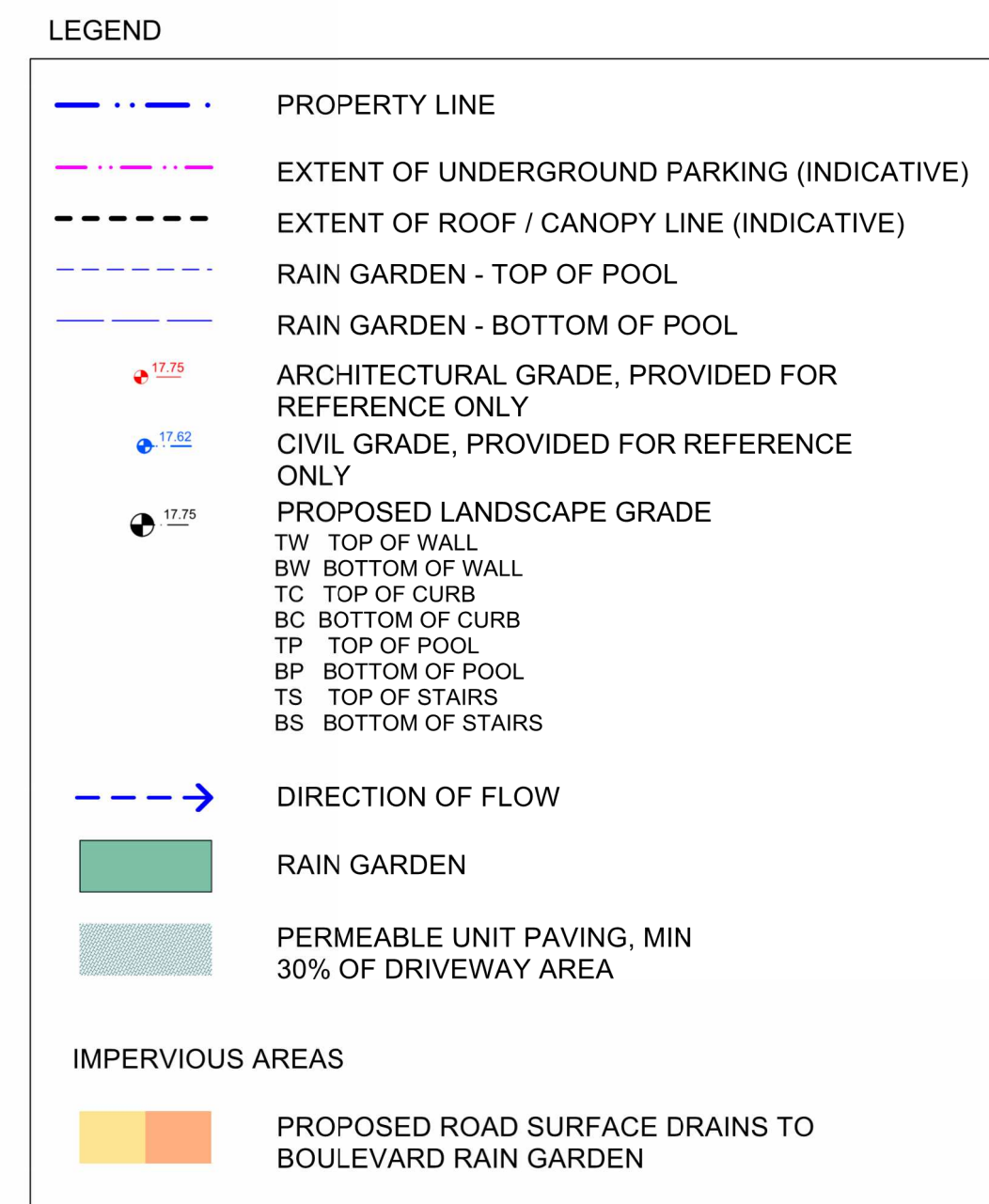
3 STRUCTURAL SOIL CELL PLAN
Scale: 1:200



4 SECTION THROUGH FRONTAGE @ RAIN GARDEN
Scale: 1:50



5 Flow-through Rain Garden
Scale: 1:50



- RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50-70 mm depth. Sides of rain garden only.
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock. 100 mm depth

2 TYPICAL RAIN GARDEN
NTS

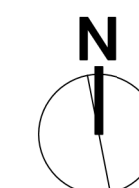
RAIN WATER MANAGEMENT NOTES

Rain gardens are integrated landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

The west rain garden is approximately 2% of the contributing impervious area, and will be designed as flow through planter.

The east rain garden will be designed with underdrains and a high-capacity overflow drain that will be connected to the municipal stormdrain system. The 937 View portion of east rain garden is approximately 20% of the contributing impervious area. Grading, drainage, and planting for the east rain garden will be fully integrated with the adjacent rain garden area, fronting the current development on 1124 Vancouver/953 View Street.

Permeable unit paving will be installed along the north portion of the driveway, as is sized at 30% of driveway area. Impervious areas of driveway will drain towards permeable unit paving area. Refer to Civil Engineers for permeable paving details.



DRAFT

rev no	description	date
8	DP REV	24.04.15
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1	DEV PERMIT	17.07.07



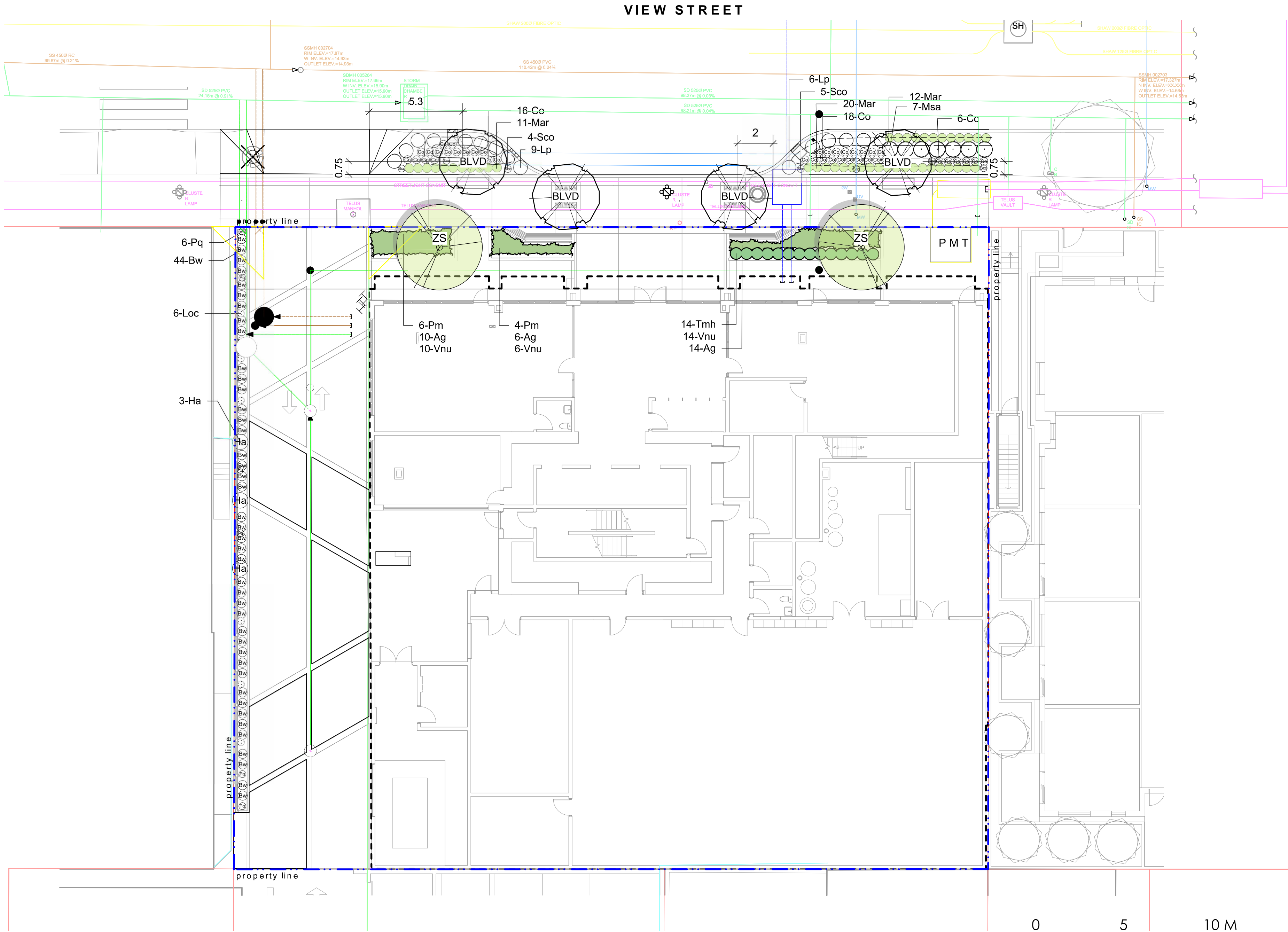
client
NELSON INVESTMENTS, INC.

project
**VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC**

sheet title

**Stormwater
Management**

project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.



1 LEVEL 1
Scale: 1:150

LEVEL 1 PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
BLVD	4	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parks	6.0 cm cal, b+b
ZS	2	Zelkova serrata 'Green Vase'	Gren Vase Japanese Zelkova	6.0cm cal, b&b
SHRUBS:				
Ag	30	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bw	44	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Co	40	Carex obnupta	Slough Sedge	#1 pot
Ha	3	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	#1 pot
Loc	6	Lonicera ciliata	Western Trumpet Honeysuckle	#1 pot
Lp	15	Lonicera pileata	Privet Honeysuckle	#2 pot
Mar	43	Mahonia repens	Prostrate Oregon Grape	#1 pot
Msa	7	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Pq	6	Parthenocissus quinquefolia	Virginia Creeper	#1 pot
Pm	10	Polystichum munium	Sword Fern	#1 pot
Sc	9	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Tmh	14	Taxus x media 'Hilli'	Hilli Yew	#3 pot, 0.6 m ht. male only
Vnu	30	Vaccinium nummularia	Coin Whortleberry	#1 pot

GENERAL PLANTING NOTES

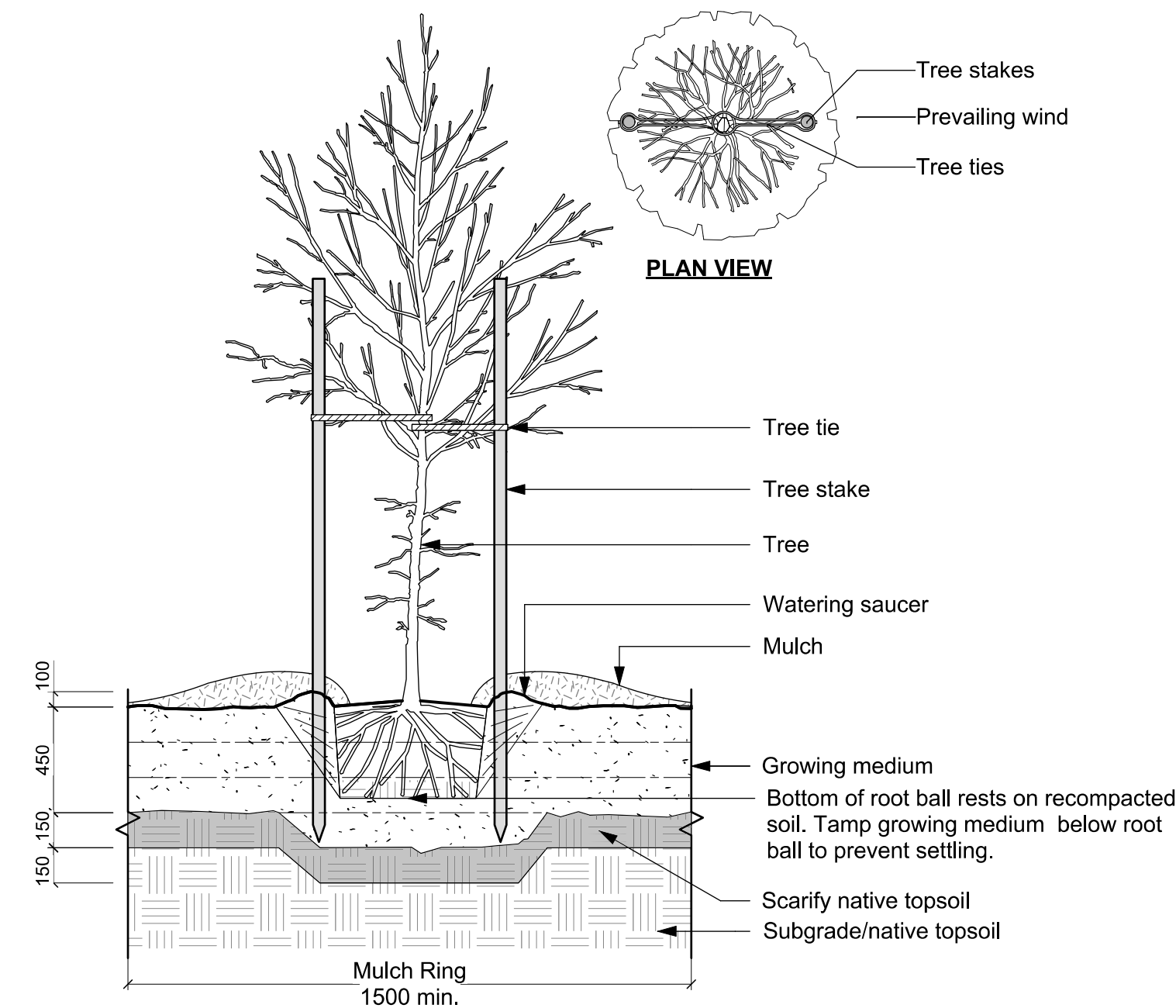
- Plant quantities on Plans shall take precedence over plant list quantities.
- Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

BOULEVARD & GREENWAY PLANTING NOTES

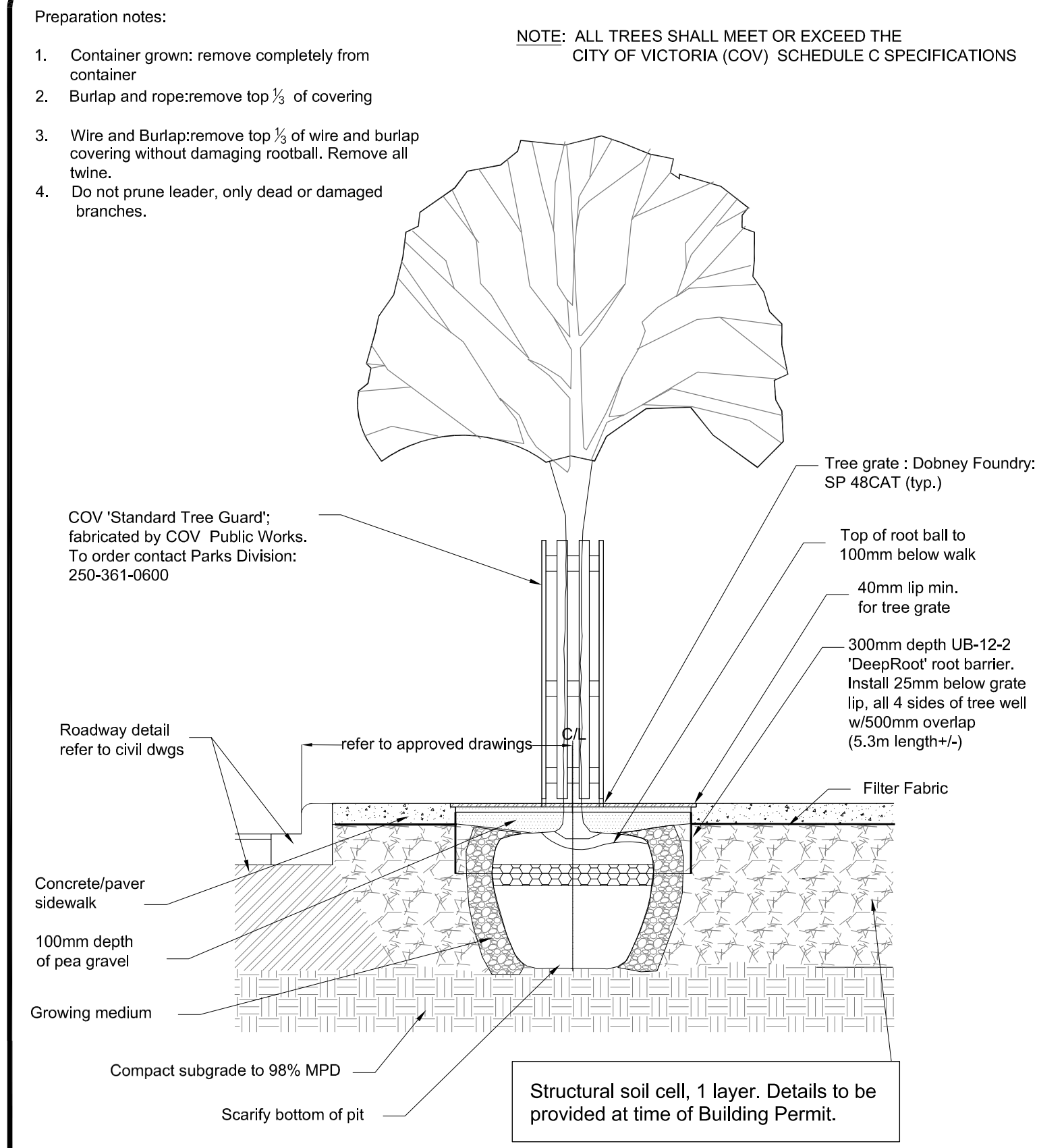
- Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be placed a minimum of 1.5 m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
- Trees must have one dominant central leader or single straight trunk, 5-8 cm diameter, caliper measured 15 cm above ground, well balanced crown with branching starting at 1.8 m-2.5 m above ground, as per the City of Victoria Supplemental Drawings SD P4 and must comply with the current version of the Canadian Landscape Standard
- Parks will require [3] inspections for tree planting: 1) Inspection of excavated tree pits, soil cells, root barriers. 2) Inspection of trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.) 3) Inspection of installed tree with mulch and staking. Contact treepermits@victoria.ca to arrange for inspections, allow for 48 hrs notice.
- The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Parks inspection is required to turf installation. Email gstaniforth@victoria.ca to arrange for inspections, allow 48 hrs notice.
- Final inspection of turf shall be conducted once the turf has knit, mowed at least twice to a height of 2.5 inches and no surface soil is visible.
- Plant material and installation must meet or exceed the current edition of the Canadian Landscape Standard and specifications for planted landscapes as required in the MMCD.
- Planted Landscape Inspections: 1) Excavated and scarified subgrade prior placement of the growing media 2) Installed and prepared Growing media prior to planting 3) Plant material onsite prior to planting (Parks staff can inspect plants prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries.) 4) Planted landscape prior to the installation of mulch. 5) Inspection when the planted and mulched landscaping meets the conditions for total performance as required in the MMCD. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
- The applicant will be required to pay the appraised value of the small boulevard tree proposed for removal. When the tree fee has been paid, the City will post the tree for [10] working days, after which it can be removed at the expense of the applicant.

IRRIGATION NOTES

- Contractor to provide irrigation system for all planting areas to current IABC Standards and Contract Specifications.
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
- Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system
- Irrigation Systems on City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.



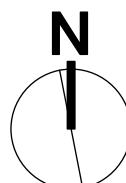
2 TREE PLANTING DETAIL
Scale: 1:25



VICTORIA Parks Division		File: v:\design\construct_design_specs\construct_details\P500\SD_P5	
TITLE: Tree Planting in Sidewalk with Tree Guard		SCALE: Not to Scale	DRAWING
		DATE: Feb.27, 2018	
		DWN.: APPD.:	SD-P5

GENERAL NOTES

- Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
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- Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
- 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.



DRAFT

8	DP REV	24.04.15
7	DP REV	23.09.15
6	DP REV	23.05.10
5	DP REV	21.04.30
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07
rev no	description	date



client
NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title

Planting Plan:
Ground Level

project no. 119.24
scale AS NOTED @ 24"x36"

drawn by ML

checked by SSM/PdG

revision no. sheet no.

8 **L3.01**

Architectural floor plan of Level 2. The plan shows a central staircase and a large open area labeled "Open to Below". Various units are labeled with their dimensions:

- Unit (60 m² (141 SF))
- Unit (54 m² (116 SF))
- Unit (53 m² (113 SF))
- Unit (53 m² (113 SF))
- Unit (76 m² (167 SF))
- Unit (57 m² (123 SF))
- Unit (56 m² (121 SF))
- Unit (56 m² (121 SF))
- Unit (54 m² (116 SF))
- Unit (53 m² (113 SF))
- Unit (53 m² (113 SF))
- Unit (76 m² (167 SF))

Scale: 1:150

0 5 10 m

42 - St
28 - Pvi

3-Pinus sylvestris 'Waterii'

8-Cvsk

8-Cvsk

8-Cvsk

BBQ AREA

UP

Amenity

Amenity

Unit

Unit

Unit

Unit

Unit

0 5 10 m

2

LEVEL 6
Scale: 1:150

0 5 10 m

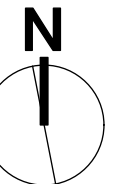
4

ROOF LEVEL
Scale: 1:150

0 5 10 m

<u>PLANT LIST - UPPER LEVELS</u>				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<u>LEVEL 2</u>				
Plu	32	Prunus lusitanica	Portugal Laurel	#3 pot
<u>LEVEL 6</u>				
SHRUBS/PERENNIALS:				
Ag	15	Azalea japonica 'Glacier'	Glacier Azalea	
La	5	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	
Ptn	66	Pittosporum tobira 'Nana'	Dwarf Pittosporum	
Vo	15	Vaccinium ovatum	Evergreen Huckleberry	
<u>LEVEL 23</u>				
TREES:				
Psw	3	Pinus sylvestris 'Waterii'	Bonsai Pine	specimen, cloud pruned, min 2 m height,
SHRUBS/PERENNIALS:				
Cvsk	24	Calluna vulgaris 'Silver Knight'	Silver Knight Scotch Heather	#1 pot
Pvi	28	Pennisetum villosum	Feathertop Grass	#1 pot
St	42	Stipa tenuissima	Mexican Feathergrass	#1 pot
<u>ROOF LEVEL</u>				
SHRUBS/PERENNIALS:				
Ndl	20	Nandina domestica 'Lemon Lime'	Lemon Lime Heavenly Bamboo	#2 pot
Pak	13	Phyllostachys aurea 'Koi'	Koi Bamboo	#5 pot
Rof	6	Rosmarinus officinalis	Rosemary	#2 pot

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. 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.



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1	DEV PERMIT	17.07.07
rev no	description	date



200 - 524 Cuddehe Road
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892




client

NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title

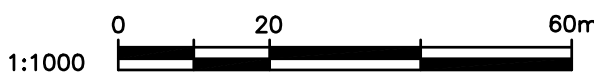
Planting Plan: Upper Levels

project no.		119.24
scale	AS NOTED	@ 24"x36"
drawn by		ML
checked by		SM/PdG
revision no.	sheet no.	
	L3.02	

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE
		CAPPED END			UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELED PP,TP,PP/LS ETC.)			MONUMENT
		MANHOLE			PROPERTY LINE
		CLEANOUT			CENTERLINE AND STATIONING
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			SANITARY SEWER SERVICE CONNECTION AT MAIN
		JUNCTION BOX			ELEVATIONS
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			ASPHALT MILL AND OVERLAY

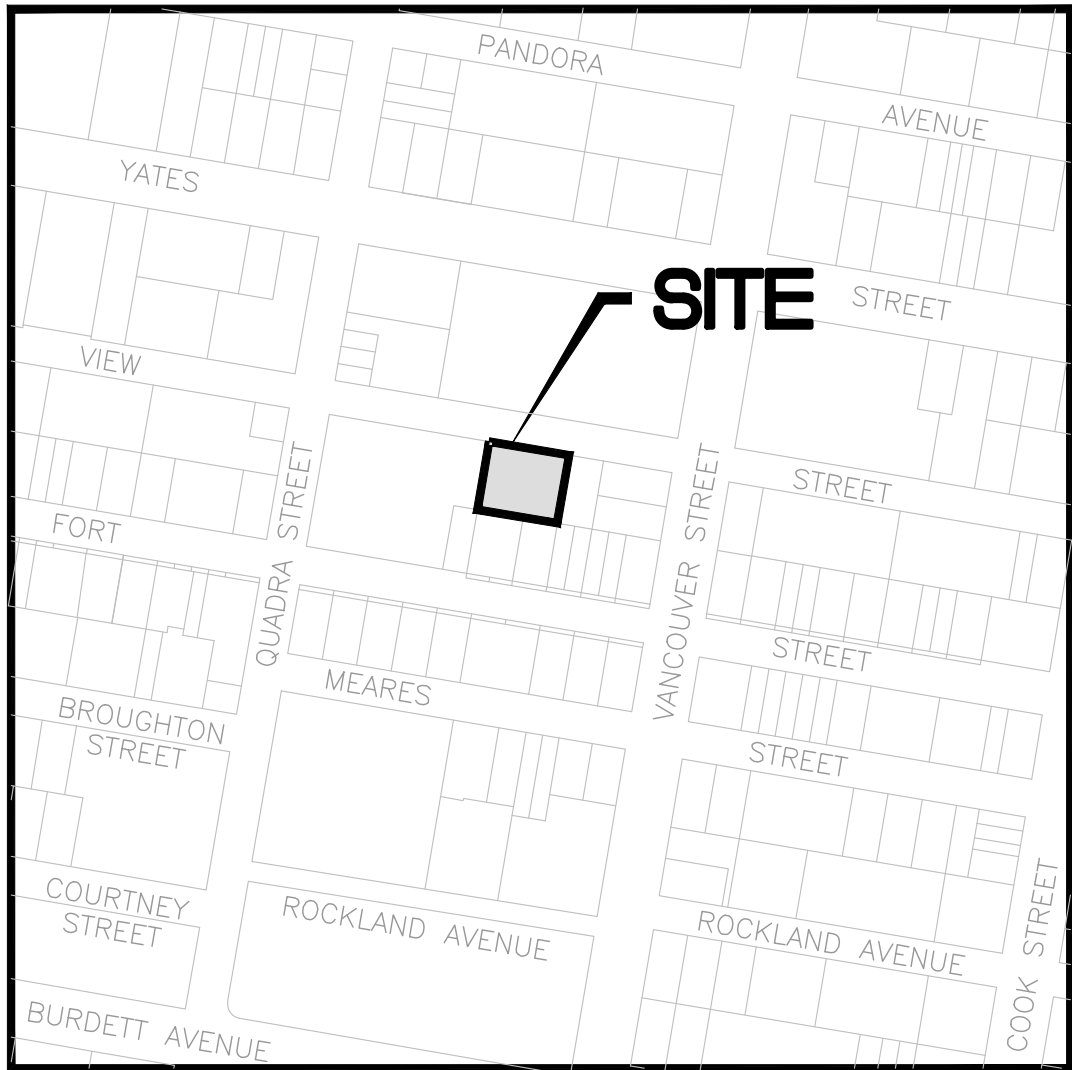


KEY PLAN
1:1000



LIST OF DRAWINGS

DWG No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND
C200	SITE SERVICING PLAN
C300	GRADING PLAN
C400	BC HYDRO INFORMATION PLAN



LOCATION PLAN
NTS

CIVIC ADDRESS: 937 VIEW STREET
LEGAL: LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.
ZONING: R-48, HARRIS GREEN
LAND USE: RESIDENTIAL
PROPOSED: 253 UNIT 15 STOREY RESIDENTIAL BUILDING
SITE AREA: 1572m²
DWELLING FOOTPRINT AREA: 725m²
MAIN FLOOR ELEVATION: 17.60m

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
- PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM.
- DATA SOURCES:
 - TOPOGRAPHIC SURVEY COMPLETED BY POWELL & ASSOCIATES BC LAND SURVEYORS, DECEMBER 2016.
 - DIGITAL GIS PROVIDED BY CoV.
 - BC 1 CALL DATA FOR SHALLOW UTILITIES.

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV AND MMCD STANDARDS AS NOTED ON DRAWINGS.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET DURING CONSTRUCTION.
- ROAD RESTORATION FOR VIEW STREET TO CoV SUPPLEMENTAL DWG. No. SD G5a AND G5b.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS AS PER CoV "NEW TOWN" SPECIFICATIONS.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.
- CONTRACTOR TO CONFIRM THAT EXISTING WATER SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.

STORM DRAIN AND SANITARY SEWER NOTES:

- CONTRACTOR TO CONFIRM THAT EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.
- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 200# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- SANITARY SEWER CONNECTION TO BE 250# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
- CONFIRM AND COORDINATE WITH CoV FORCES REINSTATEMENT OF LAMP STANDARDS AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX.
- CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS
3	2020.08.11	DEVELOPMENT PERMIT REVISION 3
4	2021.05.03	DEVELOPMENT PERMIT REVISION 4
5	2023.05.15	DEVELOPMENT PERMIT REVISION 5
6	2023.09.25	DEVELOPMENT PERMIT REVISION 6
7	2024.04.11	DEVELOPMENT PERMIT REVISION 7

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

VICTORIA, BC
CHRIS NELSON INVESTMENTS LTD.

HEROLD ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

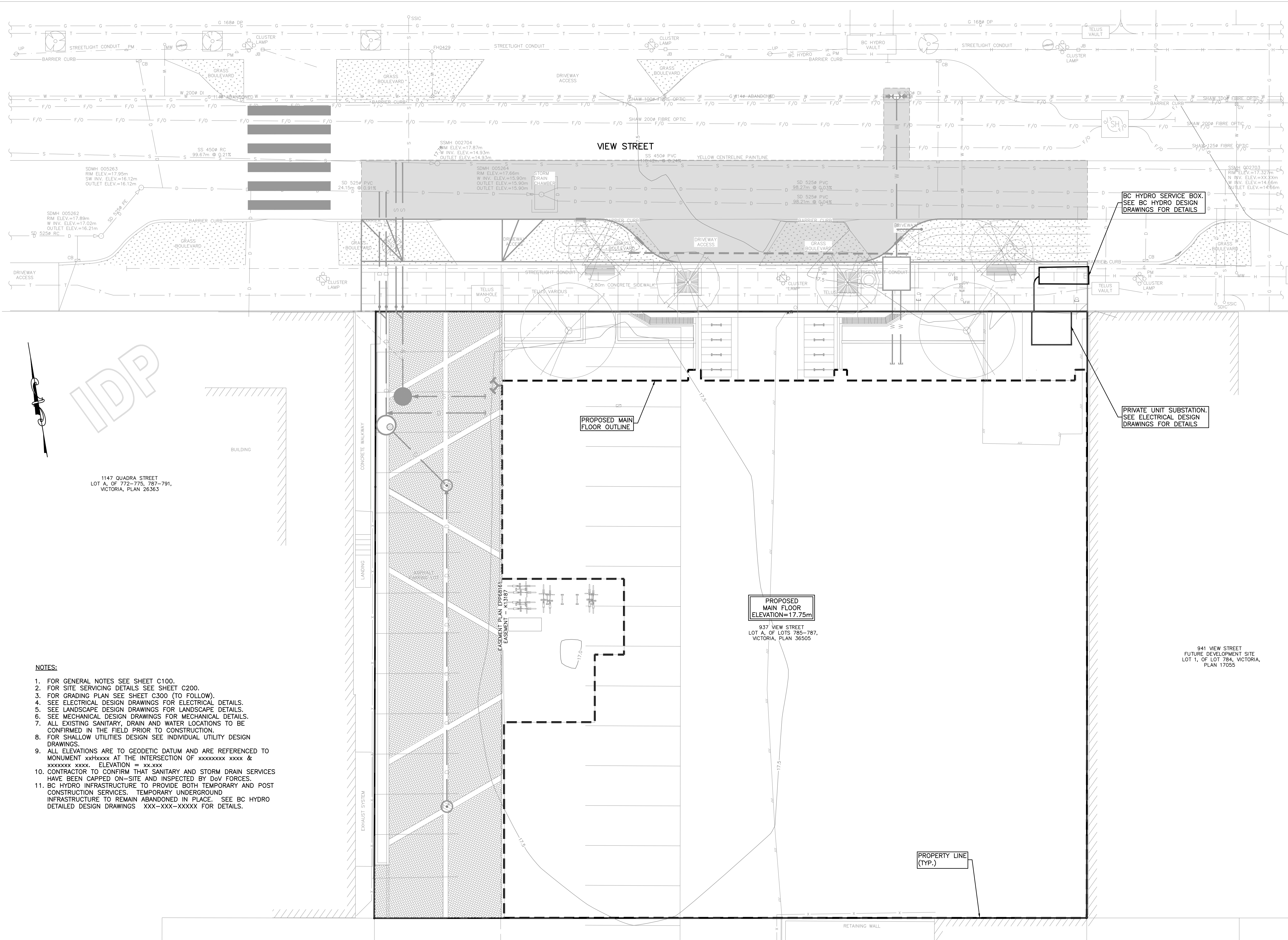
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GENERAL NOTES,
LOCATION PLAN,
KEY PLAN,
DRAWINGS LIST
& LEGEND

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO. 1000201
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C100	REVISION 1 OF 4 6



File: J:\Projects\5094-001 937 View Street - Civil\04C Drawings\5094-001 Civil.dwg Plot Time: Apr. 11, 24 2:19 PM User: Sarah Newman



NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR SITE SERVING DETAILS SEE SHEET C200.
3. FOR GRADING PLAN SEE SHEET C300 (TO FOLLOW).
4. SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
5. SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
6. SEE MECHANICAL DESIGN DRAWINGS FOR MECHANICAL DETAILS.
7. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
8. FOR SHALLOW UTILITIES DESIGN SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
9. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO MONUMENT xxHxxxx AT THE INTERSECTION OF xxxxxxxx xxxx & xxxxxxxx xxxx. ELEVATION = xx.xxx
10. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY DoV FORCES.
11. BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWINGS XXX-XXX-XXXXX FOR DETAILS.

ISSUES		
No.	DATE	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS
3	2020.08.11	DEVELOPMENT PERMIT REVISION 3
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5	2023.05.15	DEVELOPMENT PERMIT REVISION 5
6	2023.09.25	DEVELOPMENT PERMIT REVISION 6
7	2024.04.11	DEVELOPMENT PERMIT REVISION 7

CLIENT

0 2 6m

1:100

ISSUED FOR
DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

VICTORIA, BC

CHRIS NELSON INVESTMENTS LTD.

**HEROLD
ENGINEERING**

1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

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BC HYDRO INFORMATION PLAN		
DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201	
DESIGN REVIEW AJH		
DRAFTED LAM		
DRAFTING REVIEW SAC		
PROJECT No. 5094-001	CLIENT DRAWING No.	
SCALE H: AS NOTED V: -	PERMIT No.	
HEL DRAWING No. C400	4 OF 4	REVISION 6