ARCHITECTURAL DRAWING LIST

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A0.04	CONTEXT PLAN
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A0.09	OPEN SITE SPACE DIAGRAM
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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
November 19, 2020
CITY OF VICTORIA

IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

Starlight Developments

Harris Green Village - Phase 01

1045 Yates Street

Victoria, BC

DP & Rezoning Submission

2020/ 11 / 19

CLIENT

Starlight Developments

Starlight Developments
P.O. Box 1690 Station B Mississauga, Ontario, Canada
L4Y 3W8

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NO.	DATE	DESCRIPTION
1	YYYY-MM-DD	

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

Issued For: Project Status
Date: Issue Date

SEAL

SUB-CONSULTANT

PRIME CONSULTANT
IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO: 121123
DRAWN BY:
CHK'D BY:
SCALE: 1 : 5
DATE: 2020-11-19

SHEET TITLE
COVER PAGE

SHEET NUMBER **A0.00**
REV

Last Saved: 2020-11-19 11:24:51 AM File Location: I:\BIM 360\121123 - Yates Street - Harris Green Village Ph 1 R20\20121123_YatesStA-Podium-2020.rvt

Harris Green Village - Phase 1

Site & Project Description

Project Description:
2 Towers on Residential/Amenity/Commercial Podium

Civic Address: Lot A (DD 60683W) Of Lots 979 And 989. Plan 20163. And
Lot 1 Of Lots 986 And 987. Plan 26779. And
Lots 976. 977. 978. 980. 988. Victoria City.

City Plan: Downtown Core Area Plan

Residential floor

Current Use: S-1, R-48

Adjacent Zoning: Automobile Dealership and Surface Parking

Rezoned to: R3-C

CD

SITE AREA CALCULATIONS

	Gross Site Area	
	Metric ($m^{2)}$	Imperial (sq.ft.)
1045 Yate Street	6,337.0	68,210.9
Dedications	-	-
Net Site Area (Gross Minus Dedications)	6,337.0	68,210.9
Site Area for calculation of Density (Gross)	6,337.0	**68,210.9**

SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,297	57,018.6
Site Coverage %		**84%**

OPEN SITE SPACE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Open Site Space Area	761	8,186.0
Open Site Space %		**12%**

HEIGHT OF BUILDING (MEASURED FROM AVERAGE GRADE)

Height Provided	Tower A (North)		Tower B (South)	
	metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF FLOORS		**21**		**19**
TOP OF ROOF PARAPET	**65.96**	216.40	**59.76**	196.06
TOP OF APPURTENANCE	**71.86**	235.76	**65.76**	215.75
TOP OF Podium Height	**21.85**	71.69	**21.85**	71.69
Average Grade	**20.20**	66.27	**20.20**	66.27

UNIT COUNT

Type	Rental							TOTAL
	Bachelor	1 BR	1 BR+D	2 BR	2 BR+D	3 BR	TH (3BR)	
	(340-400 sf)	(450-650 sf)		(700-800 sf)	(850-900 sf.)	(950-1050 sf)	(1100-1400 sf.)	
Tower A	-	96	-	32	31	-	-	159
Tower B	-	84	-	28	28	-	-	140
Podium	52	39	87	9	1	17	6	211
Total	**52**	**219**	**87**	**69**	**60**	**17**	**6**	**510**
By Type	**52**	**306**			**129**	**17**	**6**	**510**
Distribution	10.2%	60.0%		13.5%	11.8%	3.3%	1.2%	100%
Family Unts							152	
							30%	

PROPOSED FLOOR AREA (FSR)

	Provided FSR	Gross Floor Area		Exclusions （see A0.02)		Total Floor Area	
		Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
Tower A	1.55	**10,633.1**	114,453.4	**785.0**	8,450.1	**9,848.0**	106,003.3
Tower B	1.36	**9,336.3**	100,495.2	**693.3**	7,462.6	**8,643.0**	93,032.6
Podium	3.08	**21,217.3**	228,380.6	**1,686.3**	18,150.9	**19,531.0**	210,229.7
Total	**6.00**	**41,186.6**	443,329.2	**3,164.6**	34,063.6	**38,022.0**	409,265.6

FLOOR AREA BREAKDOWN

Residential		Residential Amenity		Commercial		Daycare		Total	
Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
33,940.5	365,332.8	664.3	7,150.6	2,884.6	31,049.4	492.1	5,297.1	37,981.5	408,829.9

BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	1.5	6.0	3.0	1.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	3.0	9.0
East Side yard (Cook Street)	3.0	1.5	6.0	3.0	2.0	6.0
West Side Yard (North)	3.0	3.0	16.8	3.0	3.0	16.8
West Side Yard (South)	-	4.6	4.6	-	4.6	7.0

FLOOR PLATE SIZES

	Metric (m^2)	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	650.3	7,000
Provided Floor Plate size	648.4	6,979

PROJECT INFORMATION TABLE

Zone (existing)	S-1
Proposed zone	CD
Proposed uses	Residential/Commercial/Childcare
Site area (m^2)	6337.0
Total floor area (m^2)	**38022.02**
Commercial floor area (m^2)	2884.58
Childcare floor area (m^2)	492.12
Residential floor area (m^2) (including amenities)	34604.84
Floor space ratio	**6.00**
Site coverage %	**84%**
Open site space %	**12%**
Heigh of buildding (m)	**65.96**
Number of storeys	5, 19 and 21
Parking stalls (number) on site	436
Commercial , Childcare and Visitor	103
Residential	333
Bicycle parking number (storage and rack)	654
Building Setbacks (m)	
Yates street	3.0
Cook street	3.0
View street	4.0
Side yard (west side south)	0.0
Side yard (west side north)	3.0
Residential Use Detail	
Total number of units	**510**
Bachelor	52
1 Bedroom	219
1 Bedroom+Den	87
2 Bedroom	69
2 Bedroom+Den	60
3 Bedroom	17
Ground-orientated Townhomes	6

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Starlight Developments

Starlight Developments
P.O. Box 1690 Station B Mississauga, Ontario, Canada
L4Y 3W8

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NO.	DATE	DESCRIPTION
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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

Issued For: Project Status
Date: Issue Date

SEAL

SUB-CONSULTANT

PRIME CONSULTANT

IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 1
DATE:	2020-11-19

SHEET TITLE
PROJECT GENERAL STATISTICS

SHEET NUMBER
A0.01

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TOWER A (21-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Residential flo	**170.1**		17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
21	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
20	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**10,633.1**	114,453	**503.1**	5,416	**281.9**	3,034	**-**	-	**785.0**	8,450	**9,848.0**	106,003

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
59.9	644	-	-	-	-	-	-
135.9	1,462	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
614.6	6,616	-	-	-	-	-	-
9,848.0	106,003	**-**	-	**-**	-	**-**	-

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
1	6	-	-	2	-	1	-	-	10
1	**96**	**-**	**-**	**32**	**-**	**31**	**-**	**-**	**160**

TOWER B (19-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Mech	**170.1**	1,831	17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**9,336.3**	100,495	**444.6**	4,785	**248.7**	2,677	**-**	-	**693.3**	7,463	**8,643.0**	93,033

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
59.9	644	-	-	-	-	-	-
135.9	1,462	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
614.6	6,616	-	-	-	-	-	-
8,643.0	93,033	**-**	-	**-**	-	**-**	-

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	**84**	**-**	**-**	**28**	**-**	**28**	**-**	**-**	**140**

Podium

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
5	**2,854.2**	30,722	107.4	1,156	32.9	355	-	-	**140.4**	1,511	**2,713.9**	29,212
4	**3,997.6**	43,030	119.6	1,287	32.9	355	-	-	**152.5**	1,642	**3,845.1**	41,388
3	**3,997.6**	43,030	119.6	1,287	42.3	455	-	-	**161.8**	1,742	**3,835.8**	41,288
2	**4,036.9**	43,453	111.9	1,204	42.3	455	-	-	**154.1**	1,659	**3,882.8**	41,794
1 M	**1,033.7**	11,127	14.3	154	16.5	177	-	-	**30.8**	332	**1,002.9**	10,795
1	**5,297.2**	57,019	81.0	872	59.9	644	905.8	9,750	**1,046.7**	11,266	**4,250.5**	45,752
Total	**21,217.3**	228,381	**553.7**	5,960	**226.7**	2,441	**905.8**	9,750	**1,686.3**	18,151	**19,531.0**	210,230

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
2,713.9	29,212	-	-	-	-	-	-
3,845.1	41,388	-	-	-	-	-	-
3,835.8	41,288	-	-	-	-	-	-
2,797	30,107	664.3	7,151	-	-	421.5	4,537
727.5	7,831	-	-	214.3	2,307	20.6	221
1,530.2	16,471	-	-	2,670.3	28,742	50.1	539
15,449.5	166,297	**664.3**	7,151	**2,884.6**	31,049	**492.1**	5,297

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
1		13	13	-	7	1	4	-	39
17		11	27	-	1	-	5	-	61
17		11	27	-	1	-	5	-	61
16		4	20	-	-	-	3	-	43
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	6	6
51	**39**	**-**	**87**	**-**	**9**	**1**	**17**	**6**	**210**

Phase 1 Total Tabulation

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Tower A	**10,633.1**	114,453	503.1	5,416	281.9	3,034	-	-	**785.0**	8,450	**9,848.0**	106,003
Tower B	**9,336.3**	100,495	444.6	4,785	248.7	2,677	-	-	**693.3**	7,463	**8,643.0**	93,033
Podium	**21,217.3**	228,381	553.7	5,960	226.7	2,441	905.8	9,750	**1,686.3**	18,151	**19,531.0**	210,230
Total	**41,186.6**	443,329	**1,501.4**	16,161	**757.4**	8,152	**905.8**	9,750	**3,164.6**	34,064	**38,022.0**	409,266

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
9,848.0	106,003	-	-	-	-	-	-
8,643.0	93,033	-	-	-	-	-	-
15,449.5	166,297	664.3	7,151	2,884.6	31,049	492.1	5,297
33,940.5	365,333	**664.3**	7,151	**2,884.6**	31,049	**492.1**	5,297

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH (3Br)	Total
1	96	-	-	32	-	31	-	-	160
-	84	-	-	28	-	28	-	-	140
51	39	-	87	-	9	1	17	6	210
52	**219**	**-**	**87**	**60**	**9**	**60**	**17**	**6**	**510**
10.2%		60.0%		13.5%		11.8%	3.3%	1.2%	100.0%

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 1
DATE:	2020-11-19

SHEET TITLE
BUILDING STATISTICS

SHEET NUMBER **A0.02**
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VEHICLE TABULATIONS

5.1.1A Off-Street Parking Regulations

Residential:

Apartment (Dwelling Unit secured as rental in perpetuity through a legal aggreement)

	0.50 spaces per Dwelling Unit that is less than 45m^2
	0.60 spaces per Dwelling Unit that is equal to 45m^2 and up to 70m^2
	1 spaces per Dwelling Unit that is more than 70m^2
Visitor Parking:	0.10 space per Dwelling Unit
Residential floor area (m^2) (including	1 space per 80m^2 floor area
Daycare	1 space per 100m^2 floor area

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	< 45 m2	45 m2-70 m2	>70 m2	Total
Tower A	97	32	31	160
Tower B	84	28	28	140
Podium	90	87	33	210
Total	271	147	92	510

Commercial Floor Area	2,885 m^2
Daycare Floor Area	492.12 m^2

REQUIRED / PROVIDED TOTAL PARKING

Required

Use	Residential		Commercial	Daycare	Car Share	Total
	Residential	Visitor				
Parking Stalls Required	315.7	51.0	36.1	4.9		412
Rounded (up/dn)	316	51	37	5	3	
Stalls After 25% TDM Reduction	237	51	37	5	3	333

Provided

Use	Residential		Commercial	Daycare	Car Share	Total
	Residential	Visitor				
Parking Stalls Provided	334	53	42	6	3	438
	0.65 (per unit)					

Note:

1. ***Commercial / daycare / visitor parking will be shared***
2. ***2 public (level 2) - EV chargers will be provided in the commercial parking & the three Car share will be made EV Ready.***
3. ***EV Load sharing to support up to 90 residential stalls (subject to consultation with bc hydro)***

REQUIRED / PROVIDED LOADING

Required

Type	Residential	Commercial	Total
Medium	N/A	N/A	N/A
Large	N/A	N/A	N/A

Provided

Type	Residential	Commercial	Total
Medium	2	-	2
Large	-	1	1

REQUIRED / PROVIDED BICYCLE PARKING

5.1.1B Off-Street Parking Regulations

	Long Term	Short Term
Residential	1.0 space for unit under 45 m^2 ; 1.25 space for unit more than 45 m^2	0.1 space per dwelling unit
Commercial	1.0 space per 200m^2 floor area	1.0 space per 200 m^2 floor area
Daycare	1.0 space per 700m^2 floor area	1.0 space per 200 m^2 floor area

Required

Type	Residential	Commercial	Daycare	Total
Long Term Bikes	570	15	-	585
Short Term Bikes	51	15	3	69

Provided

Type	Residential			Commercial	Daycare	Total
	Ground Anchored	Wall Mounted	Cargo	Ground Anchored		
Long Term Bikes	487	72	11	15	-	585
Short Term Bikes	51			15	3	69

Floor By Floor Breakdown of Provided Cars & Bikes

	Cars						Bikes	
	Commercial	Daycare	Car Share	Visitor	Residential	Sub Total	Short Term	Long Term
Gound	-	-	-	-	-	-	25	-
P1	42	6	3	53	37	141	44	15
P2	-	-	-	-	163	163	-	79
P3	-	-	-	-	134	134	-	491
TOTAL	42	6	3	53	334	438	69	585

Note:

1. ***Not more than 30 percent of the required long-term bicycle parking spaces may be vertical.***

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

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1045 Yates Street
Victoria, BC

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SHEET NUMBER
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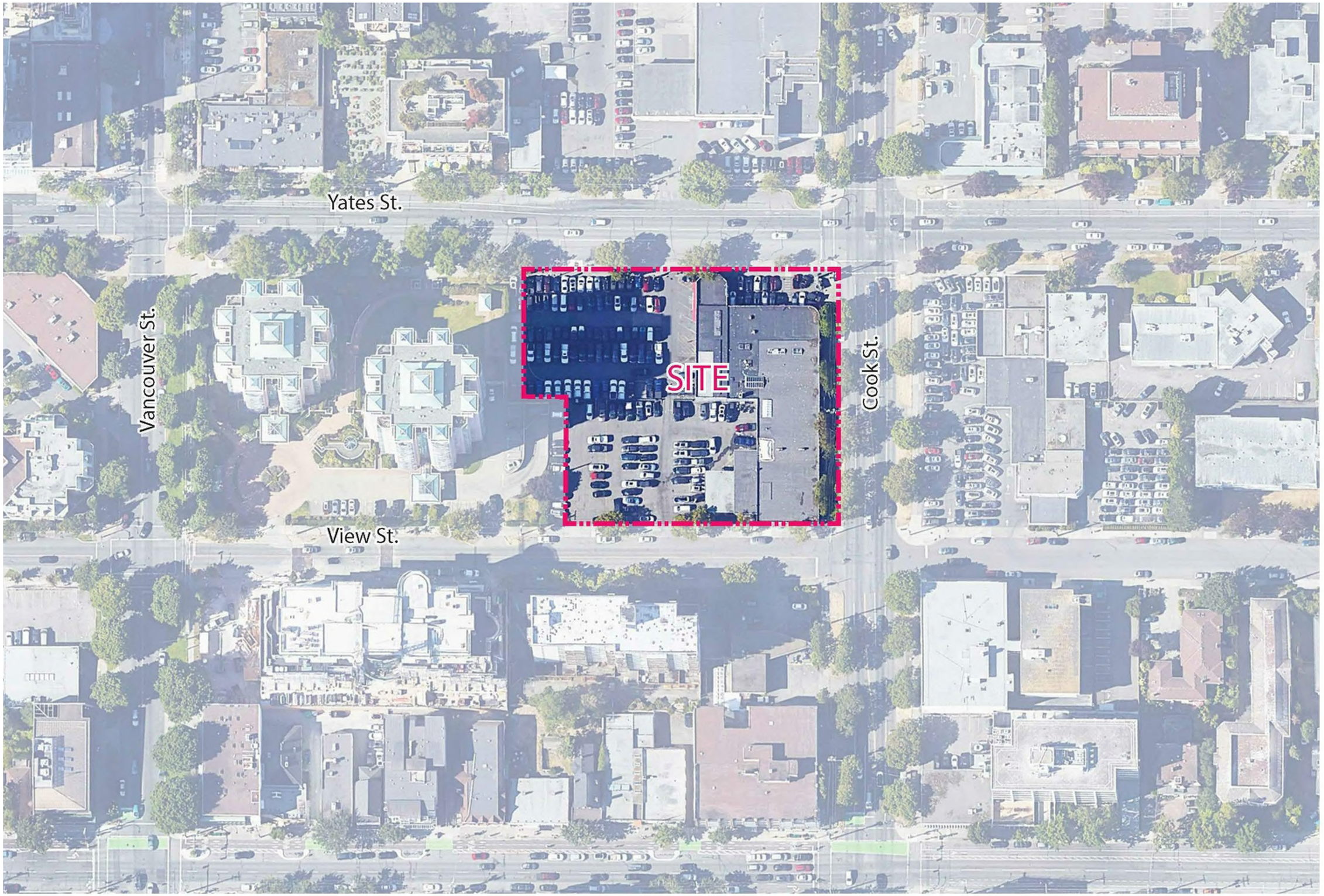

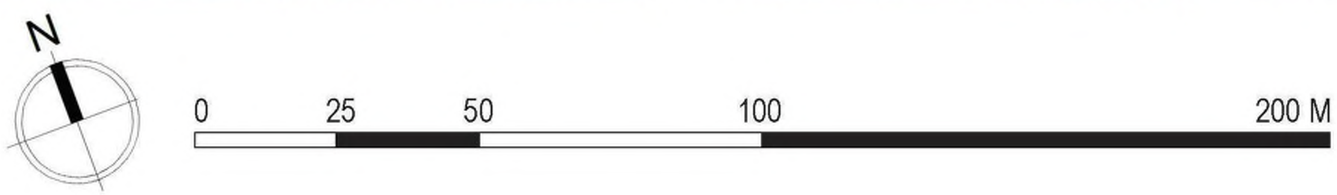

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0402
ibigroup.com

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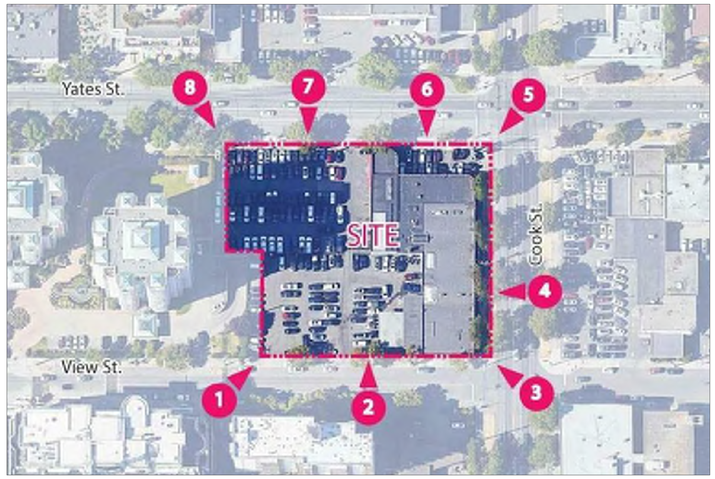

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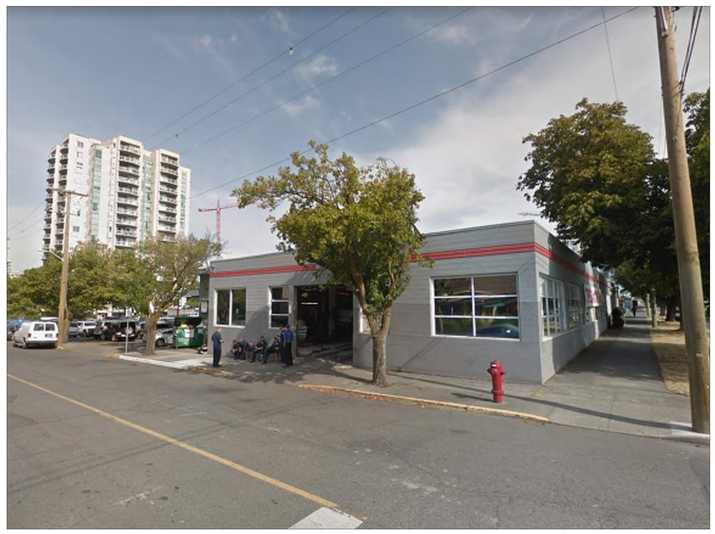

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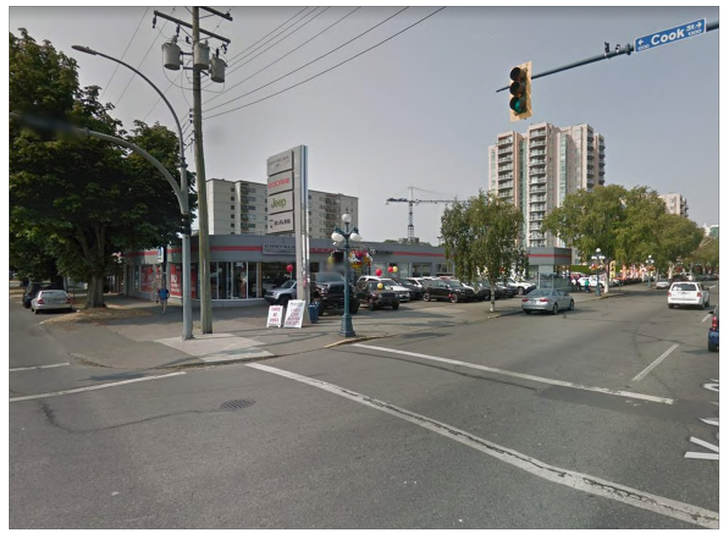

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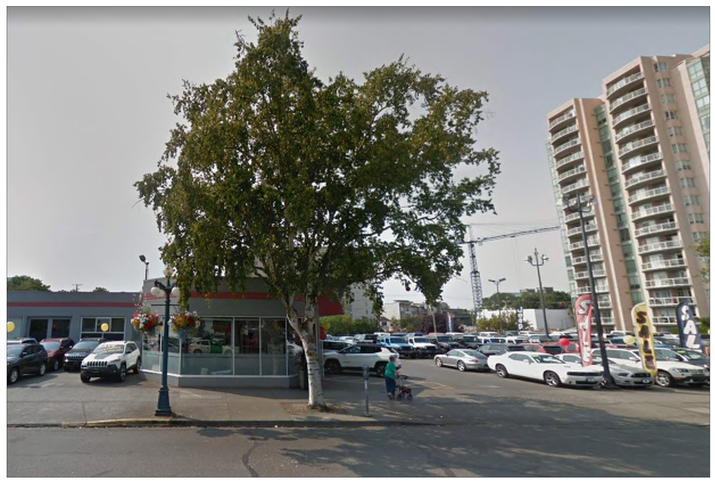

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

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1045 Yates Street
Victoria, BC

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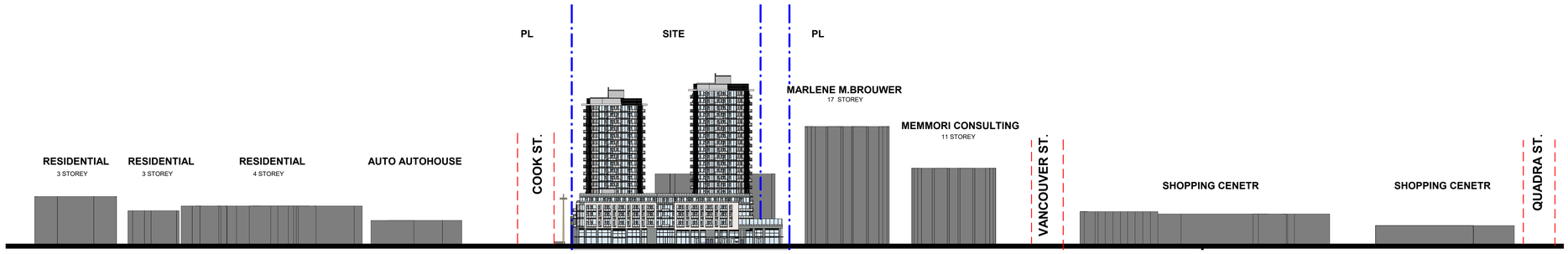
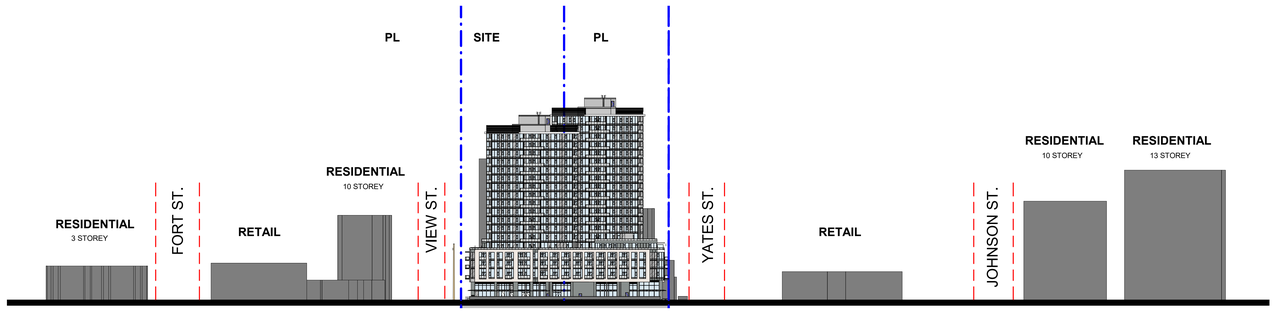


1 A0.06 STREET SCAPE ELEVATION FROM YATES STREET
SCALE: 1 : 750



2 A0.06 STREET SCAPE ELEVATION FROM COOK STREET
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tel 604 683 8797 fax 604 683 0402
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Victoria, BC

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DATE:	2020-11-19'

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STREET SCAPE ELEVATION

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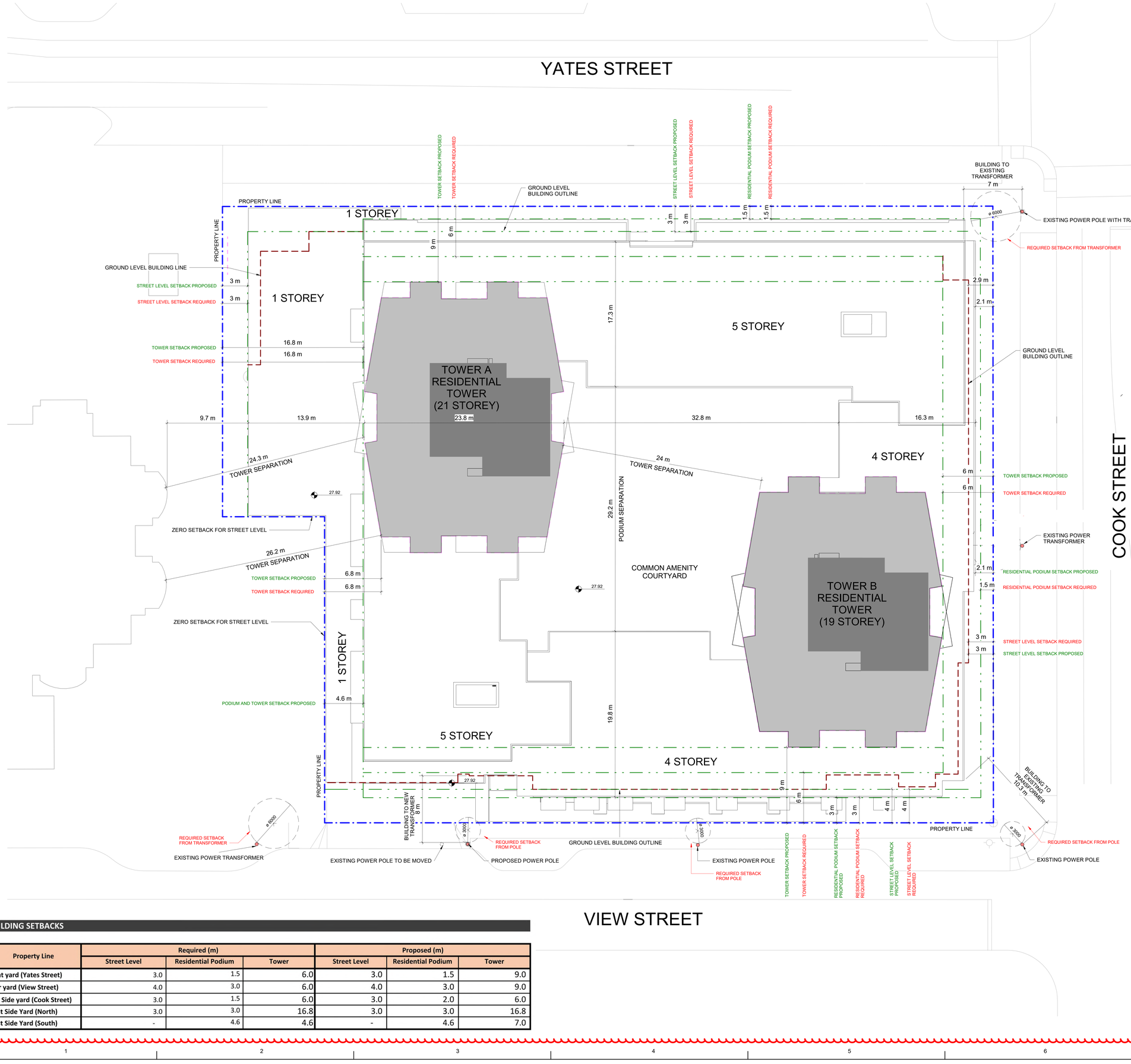

BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	1.5	6.0	3.0	1.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	3.0	9.0
East Side yard (Cook Street)	3.0	1.5	6.0	3.0	2.0	6.0
West Side Yard (North)	3.0	3.0	16.8	3.0	3.0	16.8
West Side Yard (South)	-	4.6	4.6	-	4.6	7.0

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SETBACK DIAGRAM

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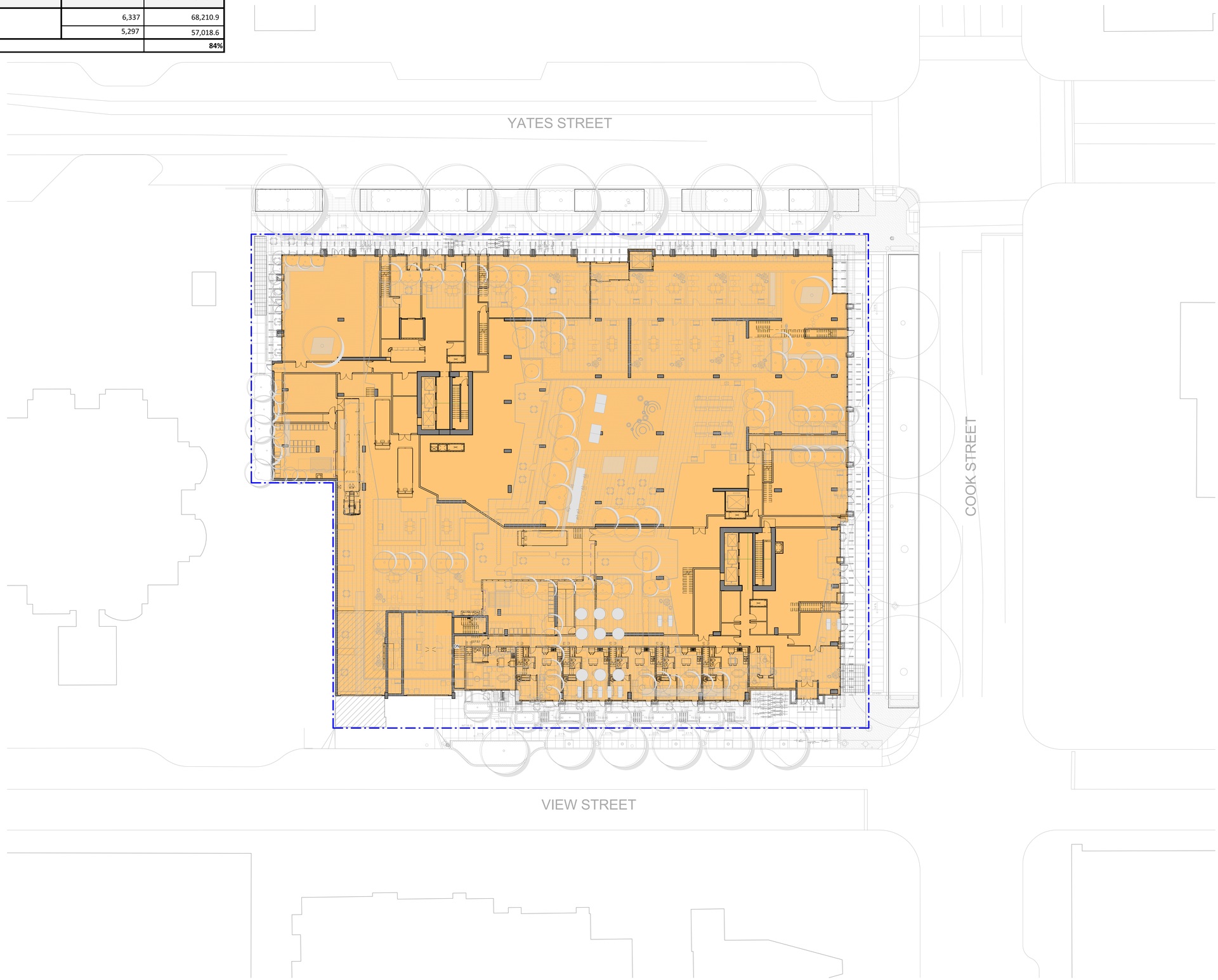
SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,297	57,018.6
Site Coverage %		**84%**



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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

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SITE COVERAGE DIAGRAM

SHEET NUMBER
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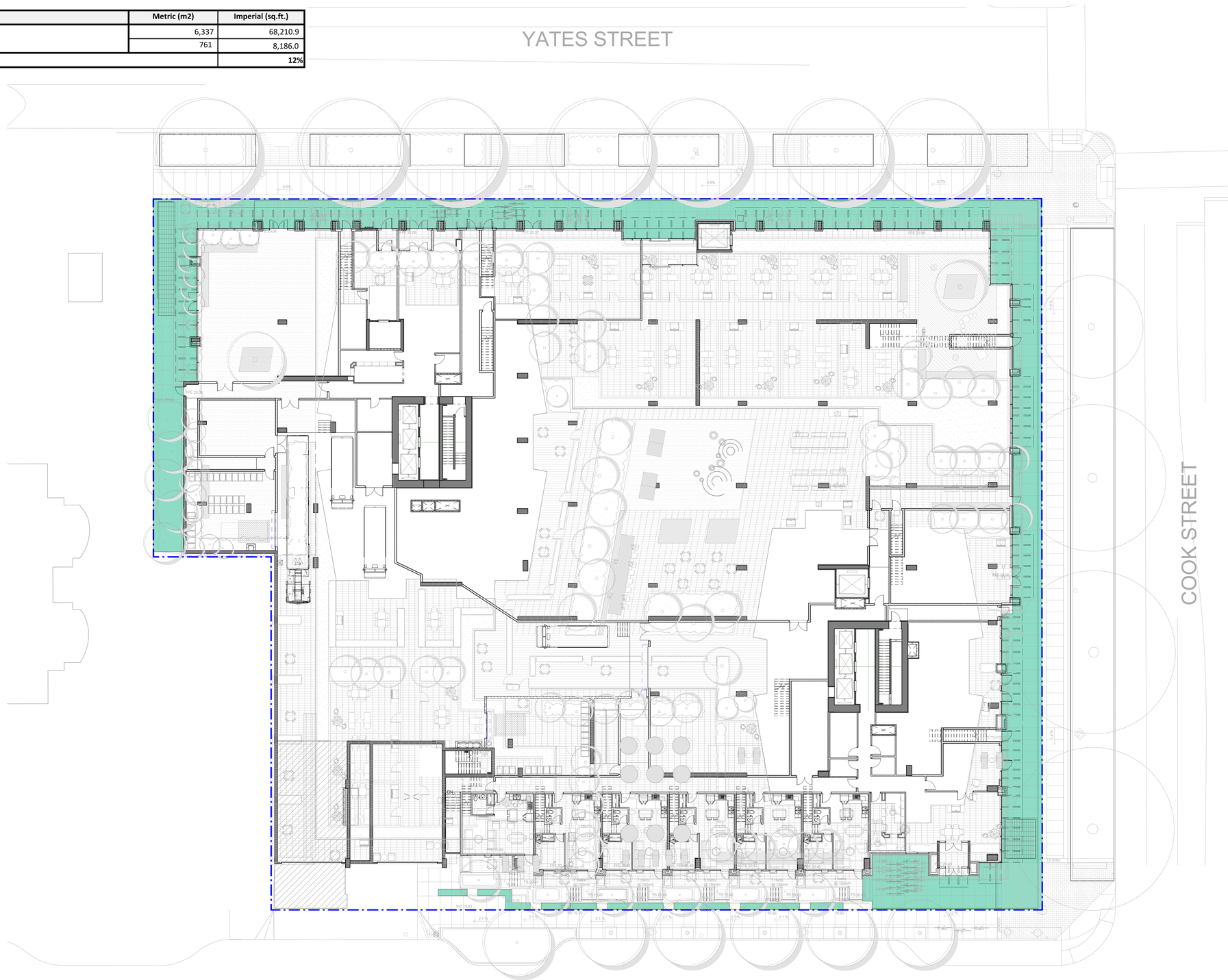
OPEN SITE SPACE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Open Site Space Area	761	8,186.0
Open Site Space %		**12%**



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P.O. Box 1690 Station B Mississauga, Ontario, Canada L4Y 3W8

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1	YYYY-MM-DD	

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NO.	DATE	DESCRIPTION

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ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 150
DATE:	2020-10-30

SHEET TITLE

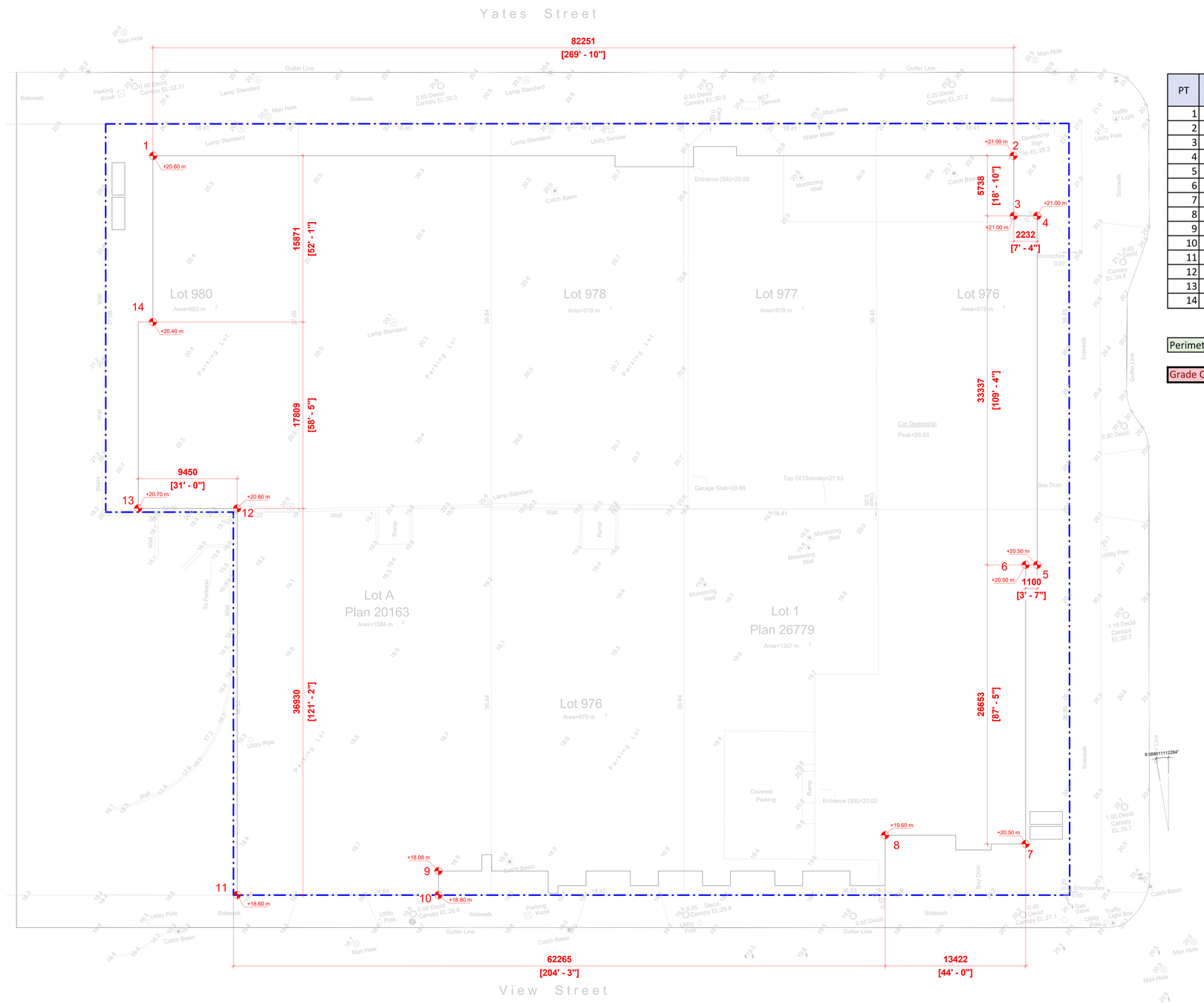
OPEN SITE SPACE DIAGRAM

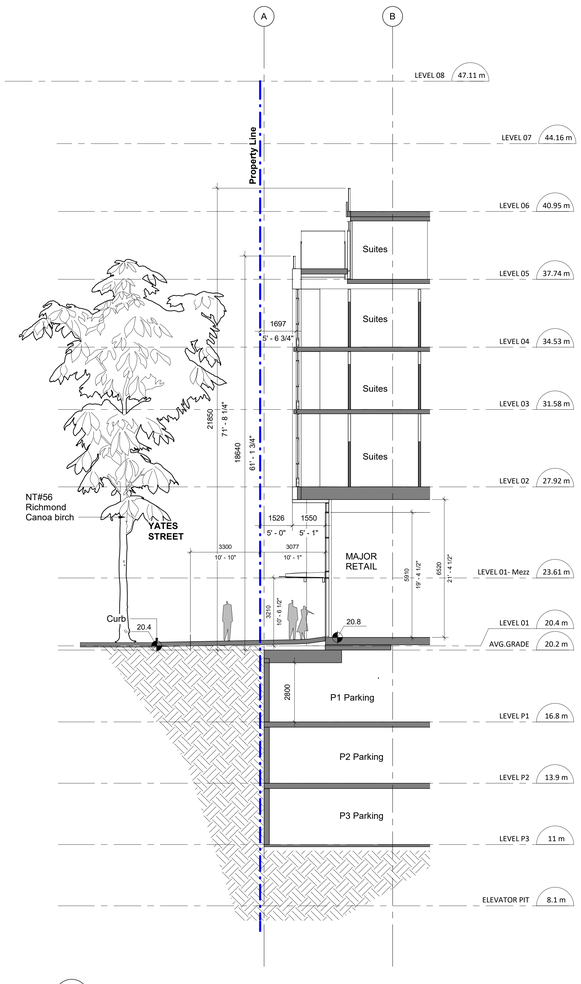
SHEET NUMBER

A0.09

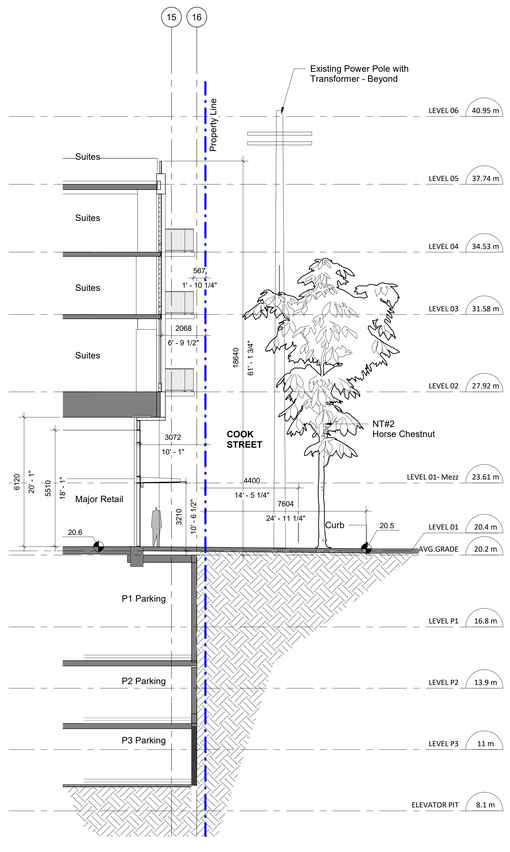
REV

Last Saved: 2020-11-19 11:27:29 AM File Location: BIM 360://121123 - Yates Street – Harris Green Village Ph 1/S2020/121123_YatesStA-A-Podium-2020.rvt


Yates Street
82251
[269' - 10"]
1
+20.60 m
2
+21.00 m
3
+21.00 m
4
+21.00 m
5738
[18' - 10"]
2232
[7' - 4"]
Encroaches 0.07
14
+20.40 m
15871
[52' - 1"]
17809
[58' - 5"]
33337
[109' - 4"]
9450
[31' - 0"]
13
+20.70 m
12
+20.60 m
6
+20.50 m
5
+20.50 m
1100
[3' - 7"]
26653
[87' - 5"]
36930
[121' - 2"]
11
+18.60 m
9
+18.08 m
10
+18.60 m
8
+19.60 m
7
+20.50 m
62265
[204' - 3"]
13422
[44' - 0"]
Lot 980
Area=683 m²
Lot 978
Area=678 m²
Lot 977
Area=678 m²
Lot 976
Area=678 m²
Lot A
Plan 20163
Area=1584 m²
Lot 1
Plan 26779
Area=1357 m²
Lot 976
Area=679 m²
Car Dealership
Peak=26.03
Garage Slab=20.68
Top Of Chimney=27.63
Entrance (Sill)=20.89
Entrance (Sill)=20.02
Covered Parking
Ramp
Parking Lot
Sidewalk
Gutter Line
Lamp Standard
Catch Basin
Man Hole
Utility Pole
Monitoring Well
Water Meter
Bay Door
Wall
Traffic Light
Gas Valve
Traffic Light Box
Dealership Sign
Top EL:29.2
0.40 Decid Canopy EL:32.31
0.65 Decid Canopy EL:30.3
0.50 Decid Canopy EL:30.9
0.25 Decid Canopy EL:27.2
0.50 Decid Canopy EL:26.6
0.55 Decid Canopy EL:26.8
0.45 Decid Canopy EL:27.1
0.85 Decid Canopy EL:34.5
0.90 Decid
1.10 Decid Canopy EL:29.7
1.00 Decid Canopy EL:30.7
9.588611112284°
Parking Kiosk
BCT Service
Utility Service
Catch Basin
Ramp
Covered Parking
Parking Lot
Sidewalk
Gutter Line
Lamp Standard
Man Hole
Utility Pole
Monitoring Well
Water Meter
Bay Door
Wall
Traffic Light
Gas Valve
Traffic Light Box
Dealership Sign
Top EL:29.2
Encroaches 0.07
Encroaches 0.05
Encroaches 0.03
Encroaches 0.01
Yo Parkade
Wall Ht
Wall Ht
Wall Ht



1 A0.11 A0-11 Yates St.
SCALE: 1 : 100



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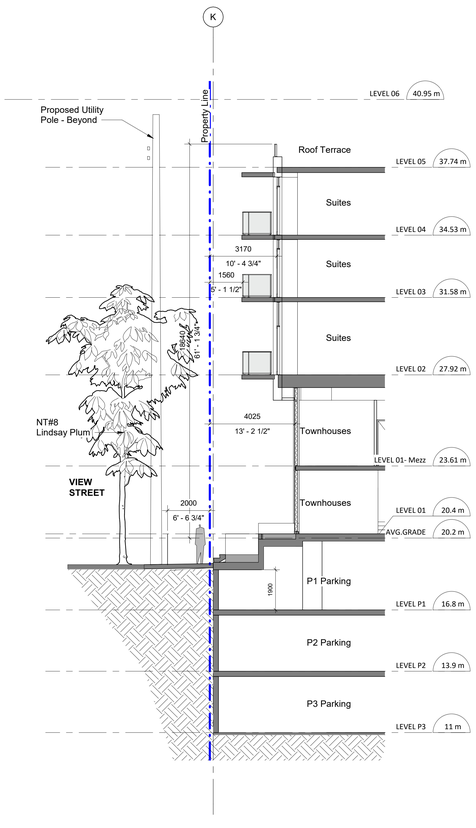

3 A0.11 A0-11 View St
SCALE: 1 : 100

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
STREET SECTION

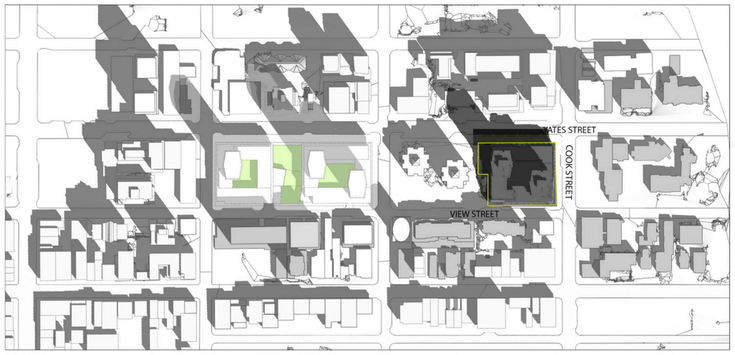
SHEET NUMBER
A0.11

REV

Last Saved: 2020-11-19 11:27:34 AM File Location: BIM 360://121123 - Yates Street – Harris Green Village Ph 1 R20/20121123_YatesStA-Podium-2020.rvt

VERNAL EQUINOX - MARCH 20TH (DST)

10 AM



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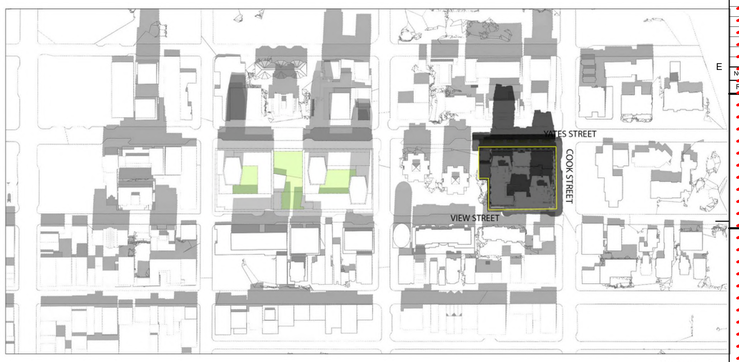

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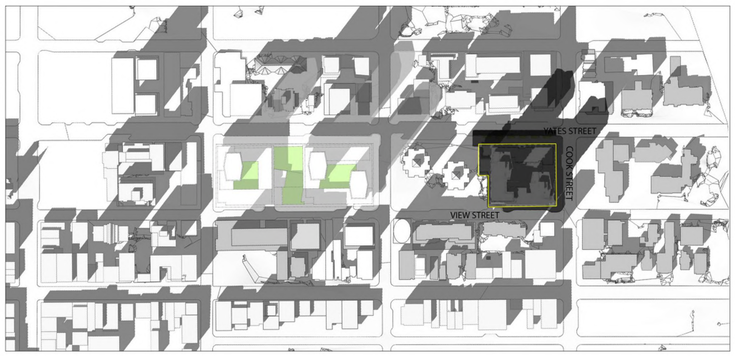

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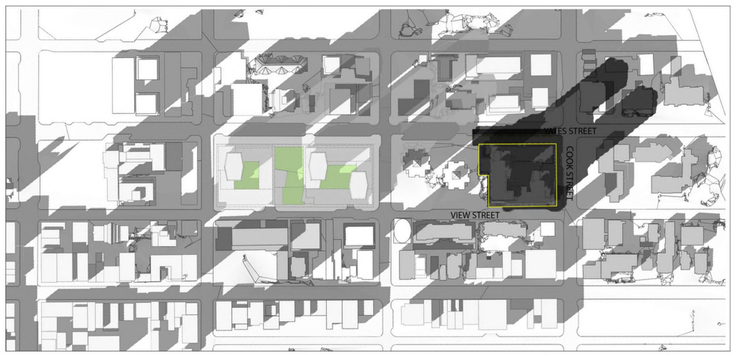

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0402
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE
SHADOW STUDY - VERNAL EQUINOX

SHEET NUMBER
A0.12

REV

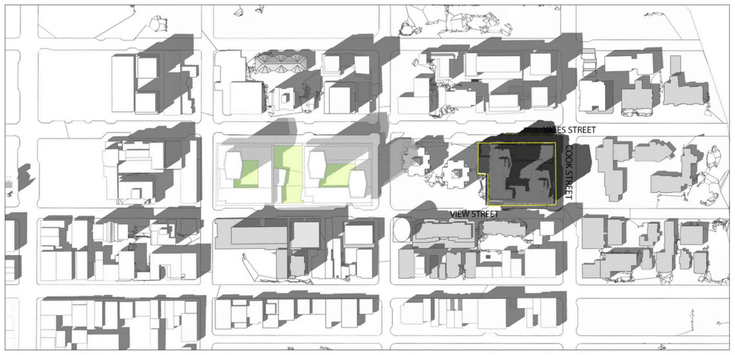
Last Saved: 2020-11-19 11:27:52 AM File Location: IBI#1360 //121123 - Yates Street - Harris Green Village Ph 1 R2020/121123_ YatesStA-Podium-2020.vwf

SUMMER SOLSTICE - JUNE 20TH (DST)

10 AM

12 PM

14 PM



16 PM

17 PM

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700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0402
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE
SHADOW STUDY - SUMMER SOLSTICE

SHEET NUMBER
A0.13

REV

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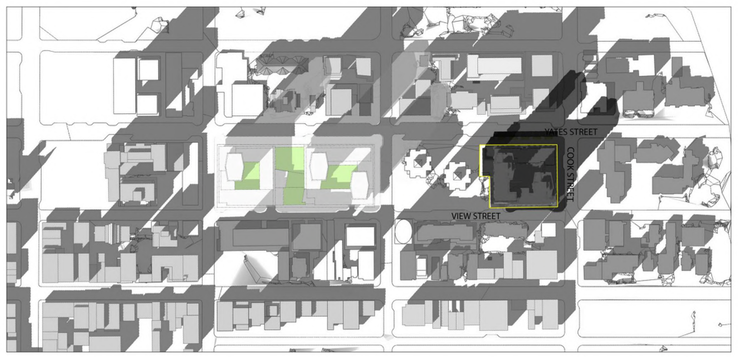
AUTOMNAL EQUINOX - SEPTEMBER 22ND (DST)

10 AM

12 PM

14 PM



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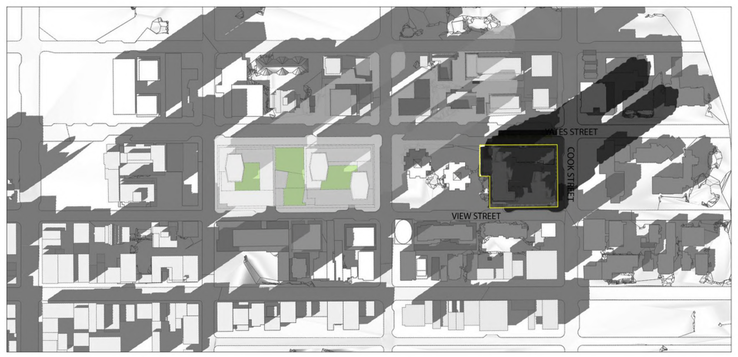

17 PM

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0402
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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE
SHADOW STUDY - AUTOMNAL EQUINOX

SHEET NUMBER
A0.14

REV

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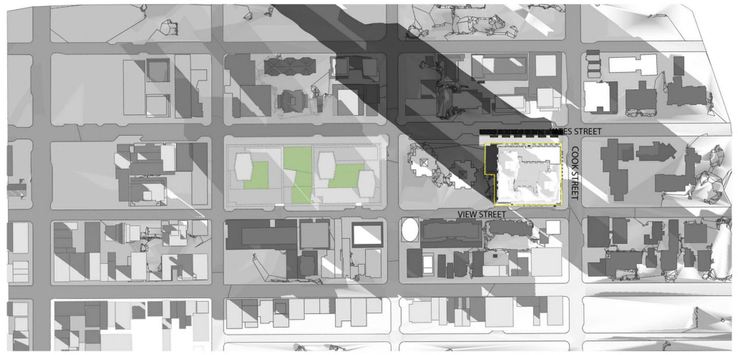
WINTER SOLSTICE - DECEMBER 21ST (DST)



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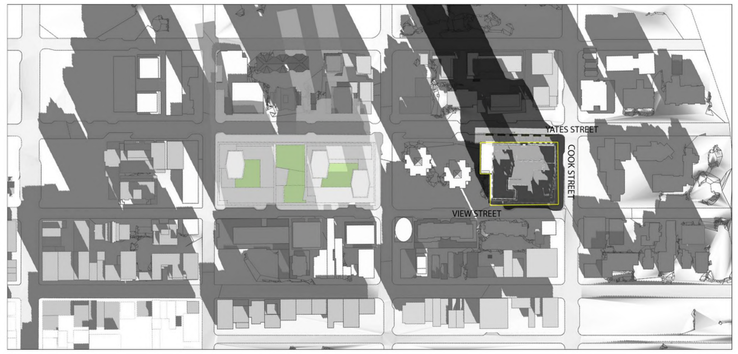

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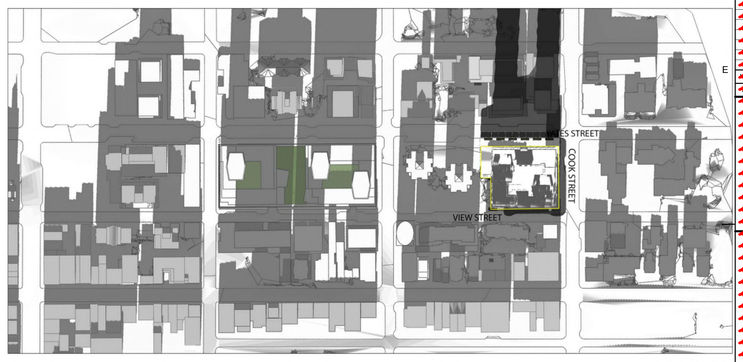

14 PM

16 PM

17 PM

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE
SHADOW STUDY - WINTER SOLSTICE

SHEET NUMBER
A0.15

REV

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Site Plan Of:
Lot A (DD 60683W) Of Lots 979 And 989, Plan 20163, And
Lot 1 Of Lots 986 And 987, Plan 26779, And
Lots 976, 977, 978, 980, 988, Victoria City.

P.I.D.'s: 003-697-983, 002-428-679,
009-387-901, 009-387-927,
009-387-943, 009-387-994,
And 009-388-036

5 4 3 2 1 0 5 10 15

Scale = 1:200

Dated this 29th day of July, 2019.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 16-147.

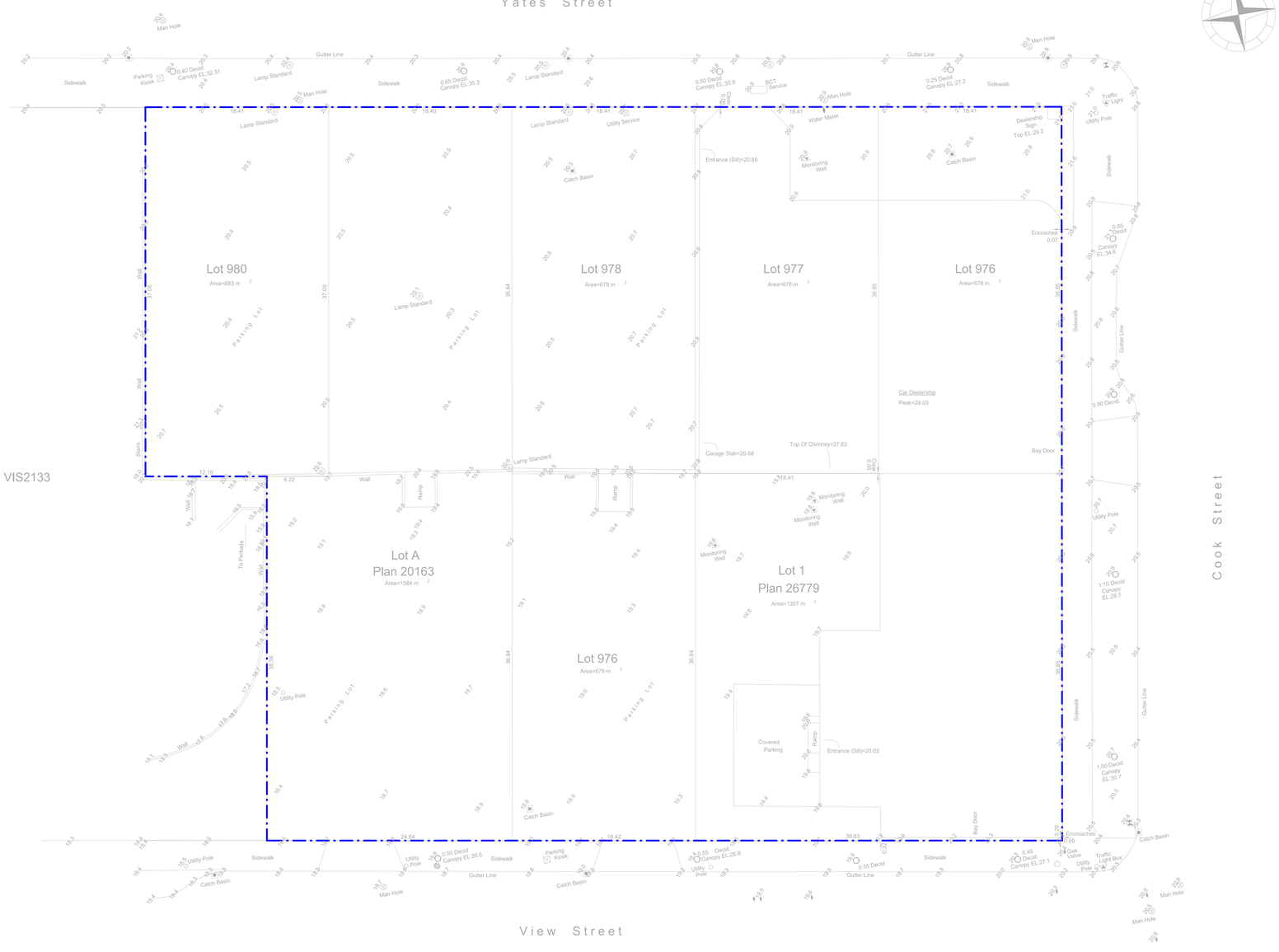
This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Legend:

- Utility Pole
- Catch Basin
- Man Hole
- Service As Noted
- Water Valve (Unless Otherwise Noted)
- Fire Hydrant
- Traffic Light Pole
- City Light Access
- Monitoring Well

Drop curbs along gutter lines are indicated as:



Brent Mayenburg, BCLS 910

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 190221\SIT\GH

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tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 175
DATE:	2020-11-19

SHEET TITLE
SURVEY

SHEET NUMBER
A0.16

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE
AERIAL VIEW

SHEET NUMBER
A0.17

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE
PRESPECTIVE VIEW FROM YATES STREET

SHEET NUMBER
A0.18

REV

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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE

PRESPECTIVE VIEW FROM COOK STREET

SHEET NUMBER

A0.19

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ARCHITECTS (CANADA) INC.
700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-11-19

SHEET TITLE
PRESPECTIVE VIEW FROM VIEW STREET

SHEET NUMBER
A0.20

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YATES STREET

C.R.U ENTRANCE
DAYCARE ENTRANCE
TOWER A ENTRANCE
C.R.U ENTRANCE
92034
301' - 11 1/2"
C.R.U ENTRANCE

1 STOREY
EXISTING POWER POLE WITH TRANSFORMER

1 STOREY
27.92
37081
121' - 8"
5 STOREY
40.95
43.86
TOWER A RESIDENTIAL TOWER (21 STOREY)
82.51
COMMON AMENITY COURTYARD
27.92
4 STOREY
27.92
12191
40' - 0"
76.61
73700
241' - 9 1/2"
C.R.U ENTRANCE
EXISTING POWER POLE
TOWER B RESIDENTIAL TOWER (19 STOREY)
COOK STREET

1020 View Street (17-STOREY)

5 STOREY
40.95
1 STOREY
4 STOREY
37.74
43.86
36576
120' - 0"
C.R.U ENTRANCE
4 STOREY
27.92

LOADING ENTRANCE
PARKING ENTRANCE
PROPOSED POWER POLE
TOWER B ENTRANCE
70893
262' - 1 1/2"

EXISTING POWER POLE
EXISTING POWER POLE TO BE MOVED
EXISTING POWER POLE
EXISTING POWER POLE

Site Plan of :

Lot A (DD 60683W) Of Lots 979 And 989. Plan 20163. And Lot 1 Of Lots 986 And 987. Plan 26779. And Lots 976, 977. 978, 980, 988, Victoria City.

VIEW STREET

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SCALE:	1 : 150
DATE:	2020-11-19

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.00

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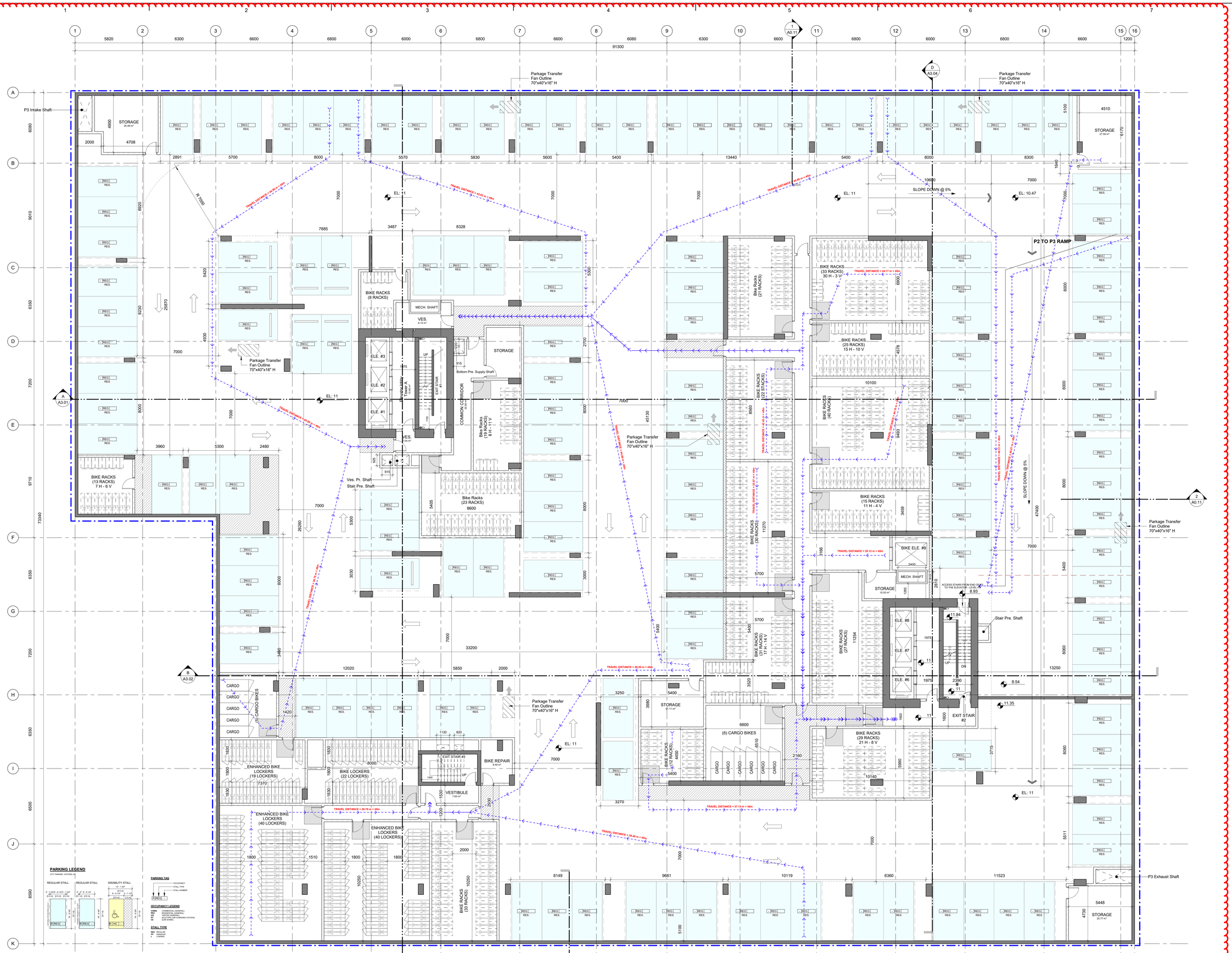

Bike Parking Provided - P3 Level	
Count	Type
318	Bike Rack - Class A - H
121	Bike Rack - Class A - L
52	Bike Rack - Class A - V
491	

Bike Locker Schedule - P3 Level	
Count	Type
11	Bike Cargo
121	Bike Locker - Enhanced w-Elec Plug
132	

Car Parking Provided - P3 Level	
Count	Type
131	Regular Stall - Res.
131	

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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CHK'D BY:	GV
SCALE:	As indicated
DATE:	2020-11-19

SHEET TITLE

OVERALL LEVEL P3 PLAN

SHEET NUMBER

A1.01

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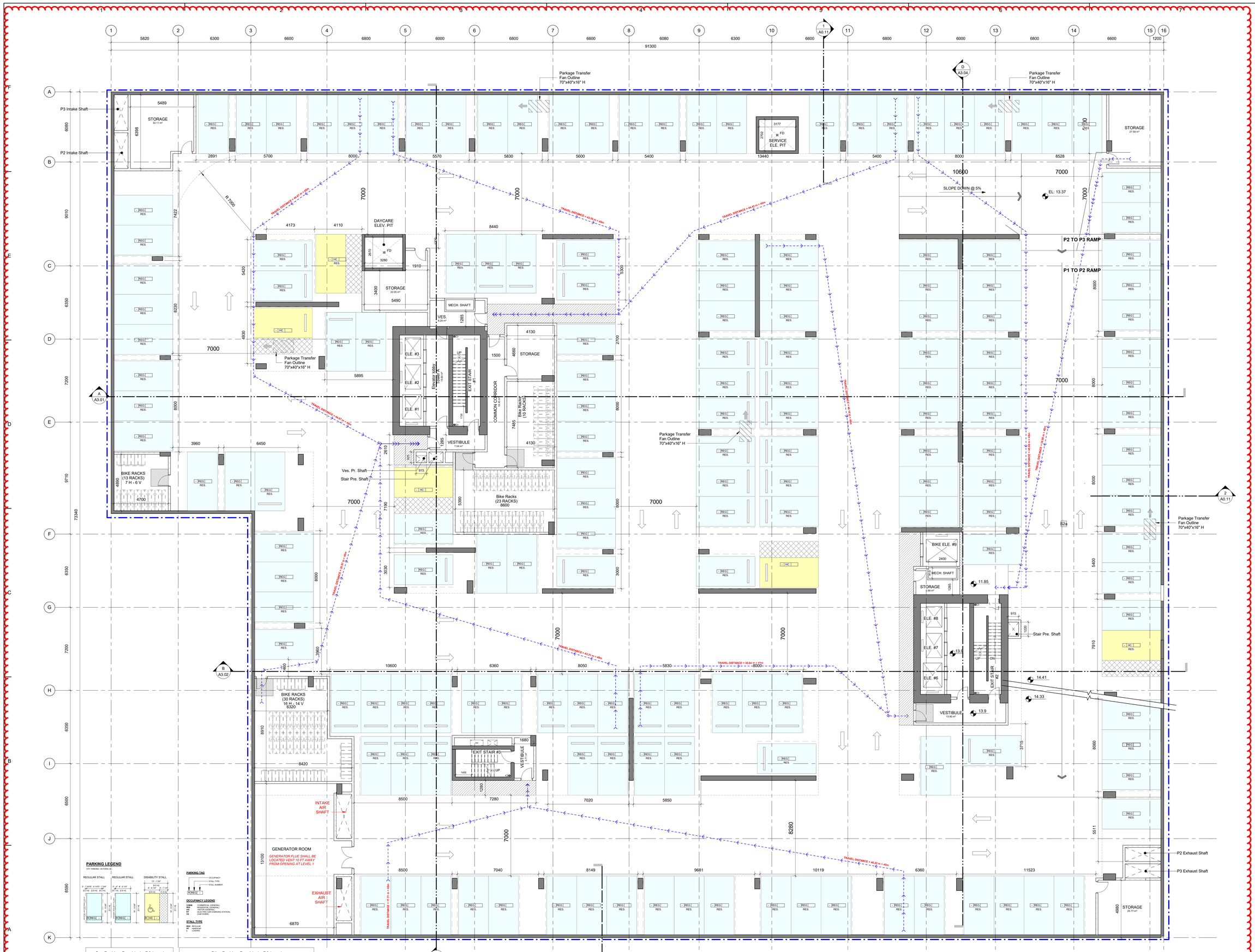

PARKING LEGEND

CITY PARKING: VICTORIA, BC

REGULAR STALL | REGULAR STALL | DISABILITY STALL

PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

OCCUPANCY LEGEND

COMM. (COMMERCIAL (GENERAL))
RES. (RESIDENTIAL (GENERAL))
VIS (VISITOR (GENERAL))
EV (ELECTRIC CAR CHARGING STATION)
CS (CAR SHARE)

STALL TYPE

REG REGULAR
HC HANDICAP
L LOADING

Car Parking Provided - P2 Level	
Count	Type
4	Handicap - Res.
161	Regular Stall - Res.
165	

Bike Parking Provided - P2 Level	
Count	Type
56	Bike Rack - Class A - H
23	Bike Rack - Class A - V
79	

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SHEET TITLE
OVERALL LEVEL P2 PLAN

SHEET NUMBER
A1.02

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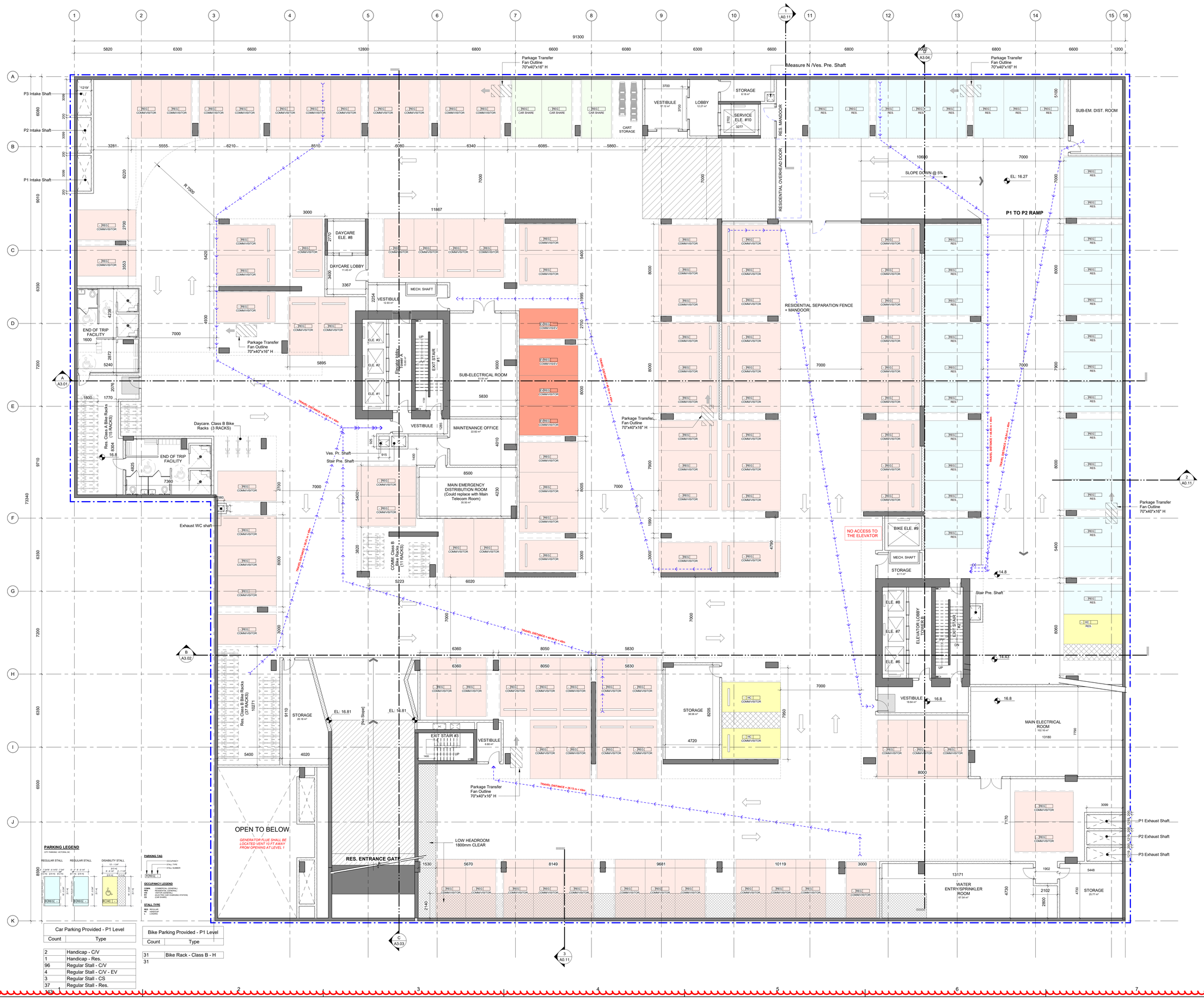

PARKING LEGEND

CITY PARKING VICTORIA, BC

REGULAR STALL — 2.4 m (8'-0") × 5.5 m (18'-0") — 7.3 m (24'-0")

REGULAR STALL — 2.4 m (8'-0") × 5.5 m (18'-0") — 7.3 m (24'-0")

DISABILITY STALL — 3.7 m (12'-1") — 2.4 m (8'-0") + 1.5 m (5'-0") — 7.3 m (24'-0") — 0.6 m (2'-0")

PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

[REG] 01

OCCUPANCY LEGEND

COMM. COMMERCIAL (GENERAL)
VISITOR VISITOR (GENERAL)
RES RESIDENTIAL
CS CAR SHARE (CAR SHARING STATION)

STALL TYPE

REG REGULAR
HC HANDICAP
L LOADING

Car Parking Provided - P1 Level

Count	Type
2	Handicap - C/V
1	Handicap - Res.
96	Regular Stall - C/V
4	Regular Stall - C/V - EV
3	Regular Stall - CS
37	Regular Stall - Res.
143	

Bike Parking Provided - P1 Level

Count	Type
31	Bike Rack - Class B - H
31	

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SCALE:	As indicated
DATE:	2020-10-30

SHEET TITLE

OVERALL LEVEL P1 PLAN

SHEET NUMBER

A1.03

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YATES STREET

COOK STREET

VIEW STREET

PARKING INTAKE SHAFT GRILL
GARBAGE ROOM LOUVER
GARBAGE ROOM LOUVER
EXHAUST LOUVER FOR WC
Exhaust WC shaft
FDC (FIRE DEPARTMENT CONNECTION)
DAYCARE & TWE EXIT
RES. Class B Bike Racks (6 RACKS)
DAYCARE EXIT
COMM. Class B Bike Racks (6 RACKS)
C.R.U #1 223.6 m² (2407 SF)
DAYCARE LOBBY 50.11 m² (539 SF)
DC VES.
RES. VES.
CACF
RESIDENTIAL LOBBY 119.19 m² (1283 SF)
STROLLER STORAGE
DAYCARE ELE. #8
MAIL ROOM
MAIL ROOM 22.17 m² (239 SF)
JANITOR
MECH. SHAFT
TWR EXIT
P.K. EXIT
COMM. COMMON CORRIDOR
C.R.U #2 141.36 m² (1522 SF)
SERVICE ELE. #10
VESTIBULE
MAJOR RETAIL 1868.59 m² (20113 SF)
PODIUM EXIT
COMMERCIAL GARBAGE ROOM 48.62 m² (523 SF)
PARCEL
ELE. #3
ELE. #2
ELE. #1
EXIT STAIR #1
MOVING ROOM
LOADING
RESIDENTIAL GARBAGE ROOM 81.07 m² (873 SF)
OVERHEAD DOOR
WB-17 IBI
Ves. Pr. Shaft
Stair Pre. Shaft
LOADING AREA
BIKE EXIT CORRIDOR
C.R.U #4 115.62 m² (1245 SF)
BIKE ELE. #9
MECH. SHAFT
PARKING EGRESS CORRIDOR
ELE. #8
ELE. #7
ELE. #6
EXIT STAIR #2
Mezzanine Above
B.O.H 272.12 m² (2929 SF)
C.R.U #3 132.65 m² (1428 SF)
MOVING ROOM
PARCEL
STORAGE
JANITOR
LEASING OFFICE/ PROPERTY MANAGEMENT 310.38 m² (3341 SF)
TWR EXIT
RESIDENTIAL LOBBY 310.38 m² (3341 SF)
MAIL ROOM
RES. VES B
ENTERPHONE
FDC (FIRE DEPARTMENT CONNECTION)
PARKING EXHAUST SHAFT GRILL
RAMP TO LOADING
RAMP TO LEVEL P1
RAMP TO GARBAGE ROOM
EXIT STAIR #3
MECHANICAL
RES. Class B Bike Racks (12 RACKS)
UNIT TH 06 47.42 m² (510 SF) Area 3B+D
UNIT TH 05 54.64 m² (588 SF) Area 2B
UNIT TH 04 54.64 m² (588 SF) Area 2B
UNIT TH 03 54.64 m² (588 SF) Area 2B
UNIT TH 02 54.64 m² (588 SF) Area 2B
UNIT TH 01 54.64 m² (588 SF) Area 2B
FFE 20.06
FFE 20.07
FFE 20.08
FFE 20.40
TRAVEL DISTANCE = 23.80 m < 45m
TRAVEL DISTANCE = 14.62 m < 45m
TRAVEL DISTANCE = 18.79 m < 45m
TRAVEL DISTANCE = 43.24 m < 45m
TRAVEL DISTANCE = 37.50 m < 45m
TRAVEL DISTANCE = 21.40 m < 45m
TRAVEL DISTANCE = 19.50 m < 45m
0.5%
0.6%
0.7%
1.0%
1.1%
2.1%
2.2%
7.31%
12%
4.61%
17%
8.2%

Bike Parking Provided - Level 1

Count	Type
24	Bike Rack - Class B - H
24	

Legend
- COMMERCIAL
- DAYCARE
- EXCLUDE
- RESIDENTIAL

Area by Usage- Level 01

Usage Type	Area	Description
	4.85 m²	ELECTRIC CLOSET
COMMERCIAL	115.62 m²	C.R.U # 4
COMMERCIAL	141.36 m²	C.R.U # 2
COMMERCIAL	1868.59 m²	MAJOR RETAIL
COMMERCIAL	272.12 m²	B.O.H
COMMERCIAL	132.65 m²	C.R.U # 3
COMMERCIAL	223.6 m²	C.R.U # 1
Total Commercial Area: 7	2758.79 m²	

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tel 604 683 8797 fax 604 683 0402
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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 1 PLAN

SHEET NUMBER
A1.04

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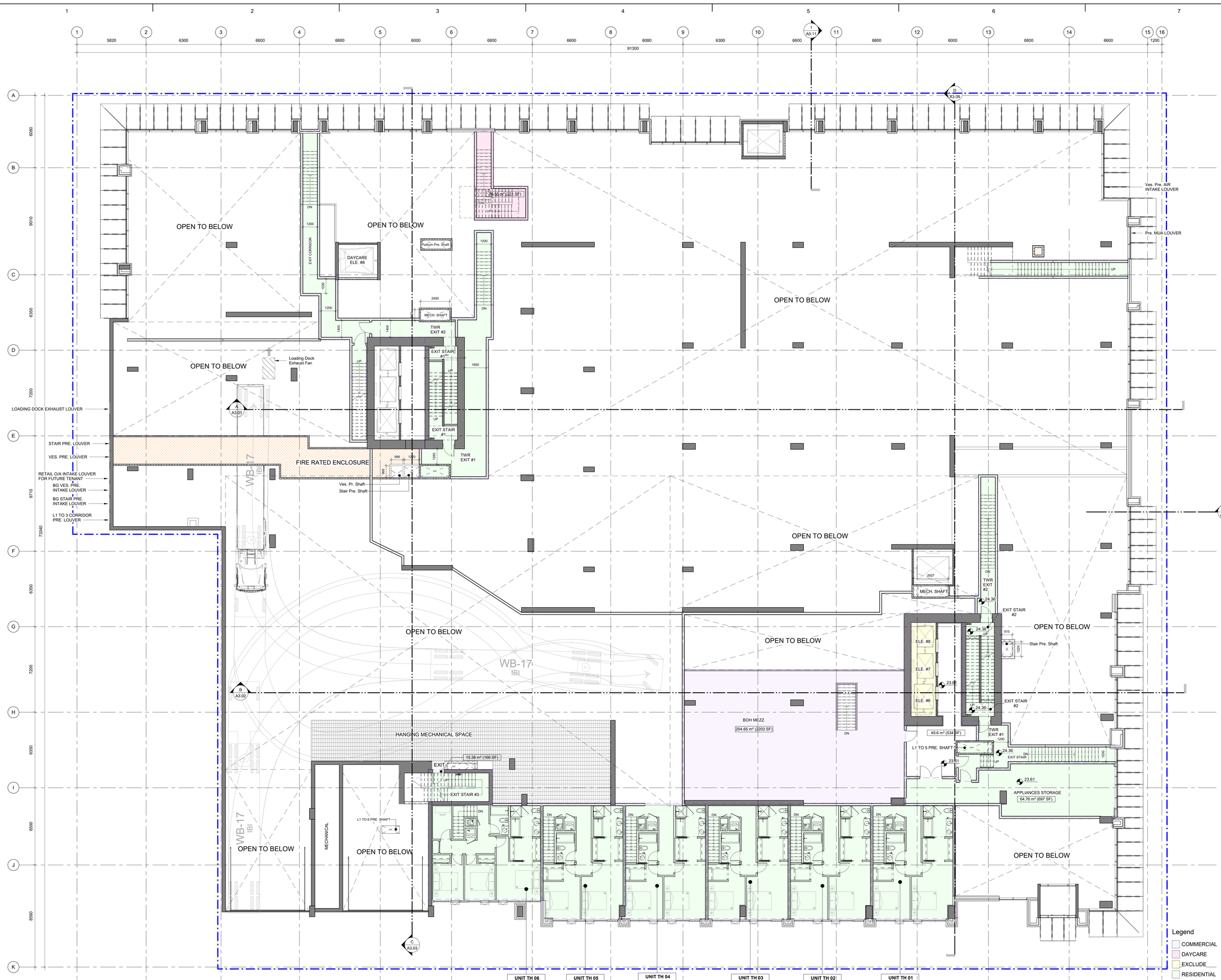

UNIT TH 06	UNIT TH 05	UNIT TH 04	UNIT TH 03	UNIT TH 02	UNIT TH 01
77.09 m² (830 SF)	66.99 m² (721 SF)	67.26 m² (724 SF)	67.26 m² (724 SF)	67.26 m² (724 SF)	67.74 m² (729 SF)
Area	Area	Area	Area	Area	Area
3B+D	2B	2B	2B	2B	2B

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tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SHEET TITLE
OVERALL LEVEL MEZZANINE PLAN

SHEET NUMBER
A1.05

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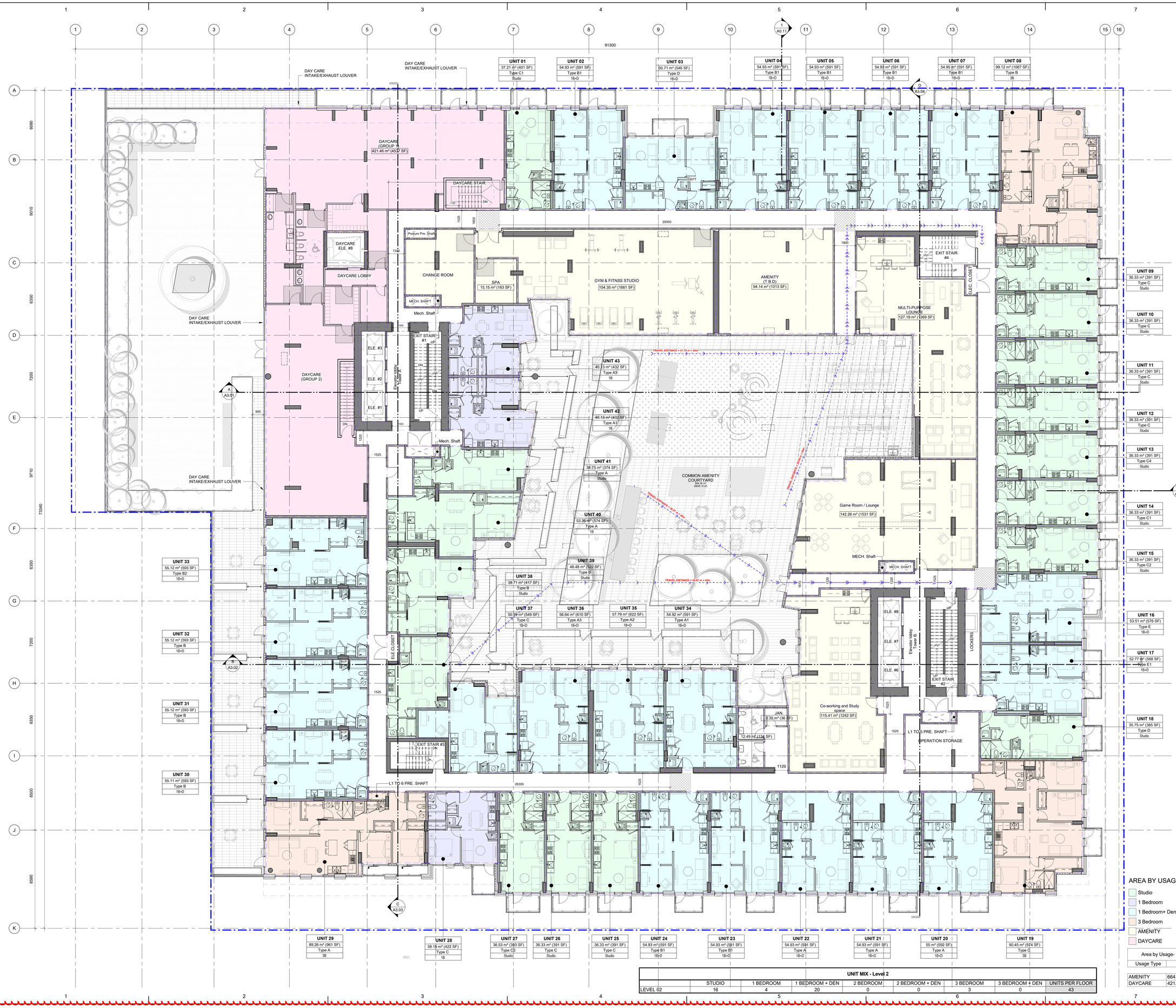

AREA BY USAGE TYPE

- Studio
- 1 Bedroom
- 1 Bedroom+ Den
- 3 Bedroom
- AMENITY
- DAYCARE

Area by Usage- Level 02

Usage Type	Area
AMENITY	664.32 m²
DAYCARE	421.46 m²

UNIT MIX - Level 2

	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	3 BEDROOM + DEN	UNITS PER FLOOR
LEVEL 02	16	4	20	0	0	3	0	43

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Vancouver, BC V6E 4B1, Canada
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PROJECT TITLE
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1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SHEET TITLE
OVERALL LEVEL 2 PLAN

SHEET NUMBER
A1.06

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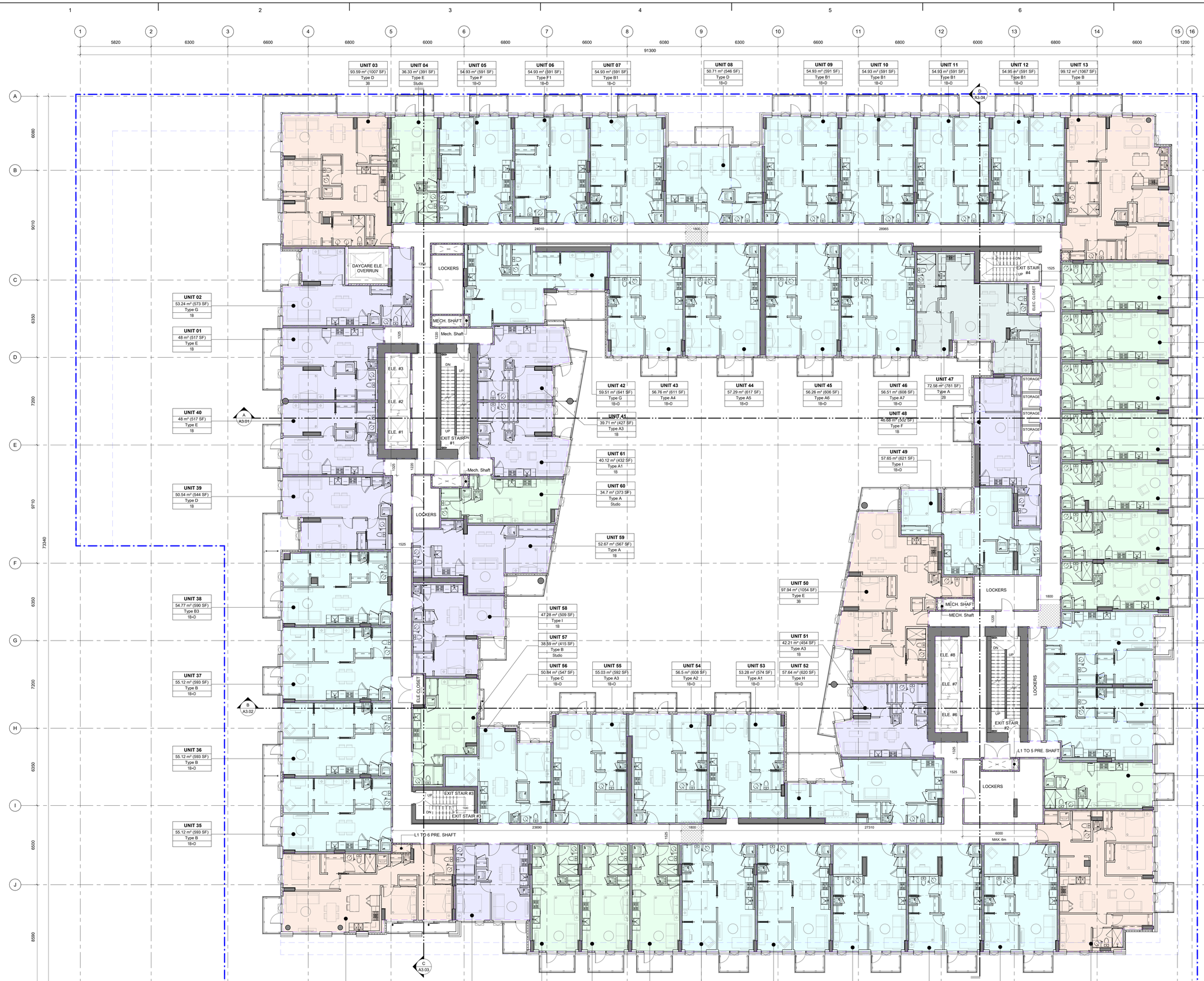

AREA BY USAGE TYPE

- Studio
- 1 Bedroom
- 1 Bedroom+ Den
- 2 Bedroom
- 3 Bedroom

UNIT MIX - Level 3

	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	3 BEDROOM + DEN	UNITS PER FLOOR
LEVEL 03	17	11	27	1	0	5	0	61

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ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO: 121123
DRAWN BY:
CHK'D BY:
SCALE: 1 : 100
DATE: 2020-11-19

SHEET TITLE
OVERALL LEVEL 3 PLAN

SHEET NUMBER
A1.07

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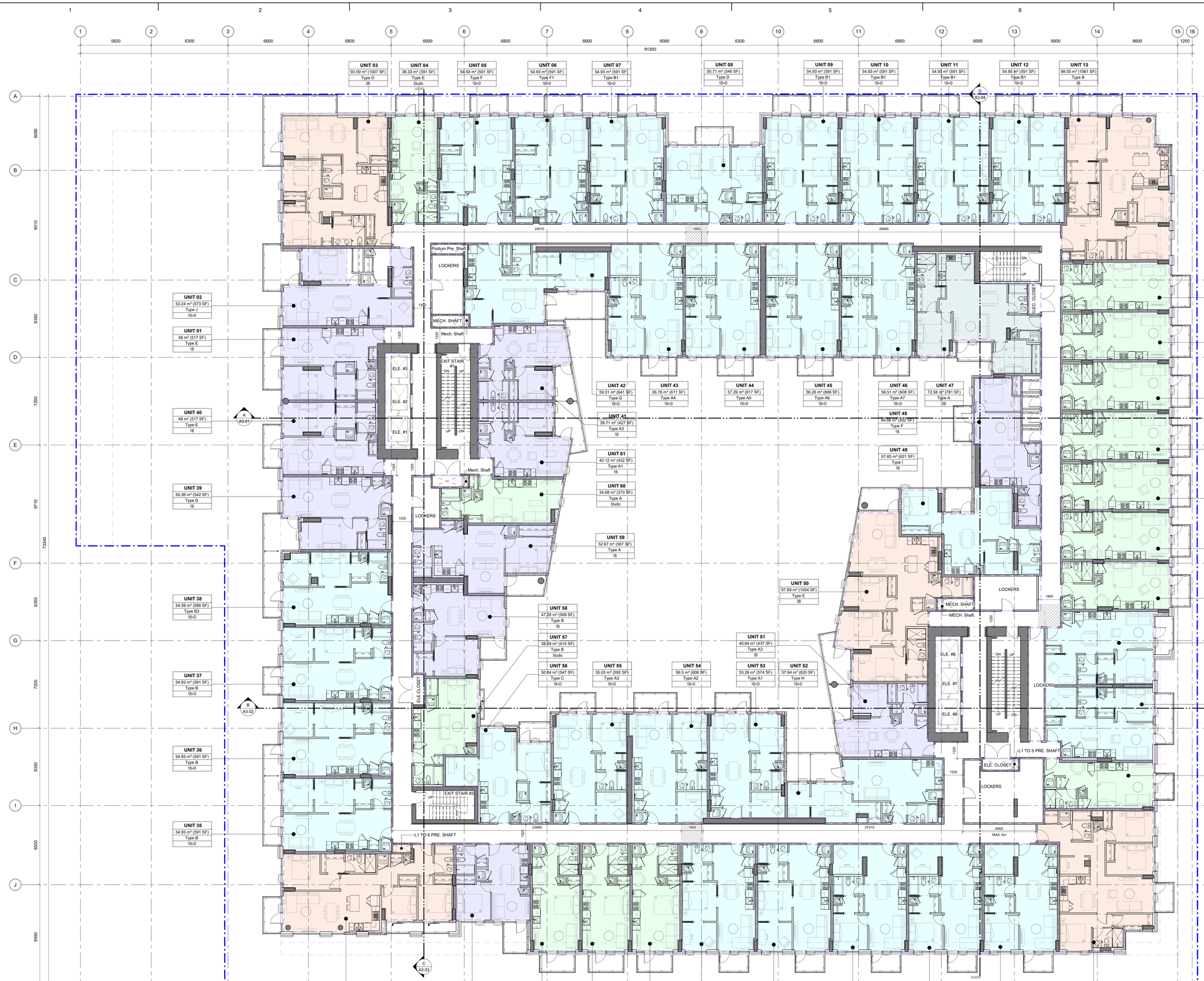
UNIT 03
93.59 m² (1007 SF)
Type D
3B
UNIT 04
36.33 m² (391 SF)
Type E
Studio
UNIT 05
54.93 m² (591 SF)
Type F
1B+D
UNIT 06
54.93 m² (591 SF)
Type F1
1B+D
UNIT 07
54.93 m² (591 SF)
Type B1
1B+D
UNIT 08
50.71 m² (546 SF)
Type D
1B+D
UNIT 09
54.93 m² (591 SF)
Type B1
1B+D
UNIT 10
54.93 m² (591 SF)
Type B1
1B+D
UNIT 11
54.93 m² (591 SF)
Type B1
1B+D
UNIT 12
54.95 m² (591 SF)
Type B1
1B+D
UNIT 13
98.55 m² (1061 SF)
Type B
3B
UNIT 02
53.24 m² (573 SF)
Type J
1B+D
UNIT 01
48 m² (517 SF)
Type E
1B
UNIT 40
48 m² (517 SF)
Type E
1B
UNIT 39
50.36 m² (542 SF)
Type D
1B
UNIT 38
54.59 m² (588 SF)
Type B3
1B+D
UNIT 37
54.93 m² (591 SF)
Type B
1B+D
UNIT 36
54.93 m² (591 SF)
Type B
1B+D
UNIT 35
54.93 m² (591 SF)
Type B
1B+D
UNIT 34
89.25 m² (961 SF)
Type A
3B
UNIT 33
39.19 m² (422 SF)
Type C
1B
UNIT 32
36.53 m² (393 SF)
Type C3
Studio
UNIT 31
36.33 m² (391 SF)
Type C
Studio
UNIT 30
36.33 m² (391 SF)
Type C
Studio
UNIT 29
54.93 m² (591 SF)
Type B1
1B+D
UNIT 28
54.93 m² (591 SF)
Type B1
1B+D
UNIT 27
54.93 m² (591 SF)
Type A
1B+D
UNIT 26
54.93 m² (591 SF)
Type A
1B+D
UNIT 25
54.93 m² (591 SF)
Type A
1B+D
UNIT 24
89.9 m² (968 SF)
Type C
3B
UNIT 14
36.29 m² (391 SF)
Type C
Studio
UNIT 15
36.33 m² (391 SF)
Type C
Studio
UNIT 16
36.33 m² (391 SF)
Type C
Studio
UNIT 17
36.33 m² (391 SF)
Type C
Studio
UNIT 18
36.33 m² (391 SF)
Type C4
Studio
UNIT 19
36.33 m² (391 SF)
Type C1
Studio
UNIT 20
36.33 m² (391 SF)
Type C2
Studio
UNIT 21
53.44 m² (575 SF)
Type E
1B+D
UNIT 22
52.77 m² (568 SF)
Type E1
1B+D
UNIT 23
35.75 m² (385 SF)
Type D
Studio
UNIT 42
59.51 m² (641 SF)
Type G
1B+D
UNIT 43
56.76 m² (611 SF)
Type A4
1B+D
UNIT 44
57.29 m² (617 SF)
Type A5
1B+D
UNIT 45
56.26 m² (606 SF)
Type A6
1B+D
UNIT 46
56.51 m² (608 SF)
Type A7
1B+D
UNIT 47
72.58 m² (781 SF)
Type A
2B
UNIT 41
39.71 m² (427 SF)
Type A3
1B
UNIT 48
46.68 m² (502 SF)
Type F
1B
UNIT 61
40.12 m² (432 SF)
Type A1
1B
UNIT 60
34.68 m² (373 SF)
Type A
Studio
UNIT 49
57.65 m² (621 SF)
Type I
1B
UNIT 59
52.67 m² (567 SF)
Type A
1B
UNIT 50
97.89 m² (1054 SF)
Type E
3B
UNIT 58
47.28 m² (509 SF)
Type B
1B
UNIT 57
38.59 m² (415 SF)
Type B
Studio
UNIT 56
50.84 m² (547 SF)
Type C
1B+D
UNIT 55
55.03 m² (592 SF)
Type A3
1B+D
UNIT 54
56.5 m² (608 SF)
Type A2
1B+D
UNIT 51
40.64 m² (437 SF)
Type A3
1B
UNIT 53
53.28 m² (574 SF)
Type A1
1B+D
UNIT 52
57.64 m² (620 SF)
Type H
1B+D
Podium Pre. Shaft
LOCKERS
MECH. SHAFT
Mech. Shaft
EXIT STAIR #1
ELE. #3
ELE. #2
ELE. #1
Mech. Shaft
LOCKERS
ELE. CLOSET
EXIT STAIR #3
L1 TO 6 PRE. SHAFT
ELEC. CLOSET
STORAGE
STORAGE
STORAGE
STORAGE
MECH. SHAFT
MECH. Shaft
ELE. #8
ELE. #7
ELE. #6
LOCKERS
L1 TO 5 PRE. SHAFT
ELE. CLOSET
LOCKERS
24010
1800
28965
23690
1800
27310
6000
MAX. 6m
91300
73340
5820
6300
6600
6800
6000
6800
6600
6080
6300
6600
6800
6000
6800
6600
1200
6080
9010
6350
7200
9710
6350
7200
6350
6500
6890
1525
1525
1525

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE

OVERALL LEVEL 05 PLAN

SHEET NUMBER

A1.09

REV

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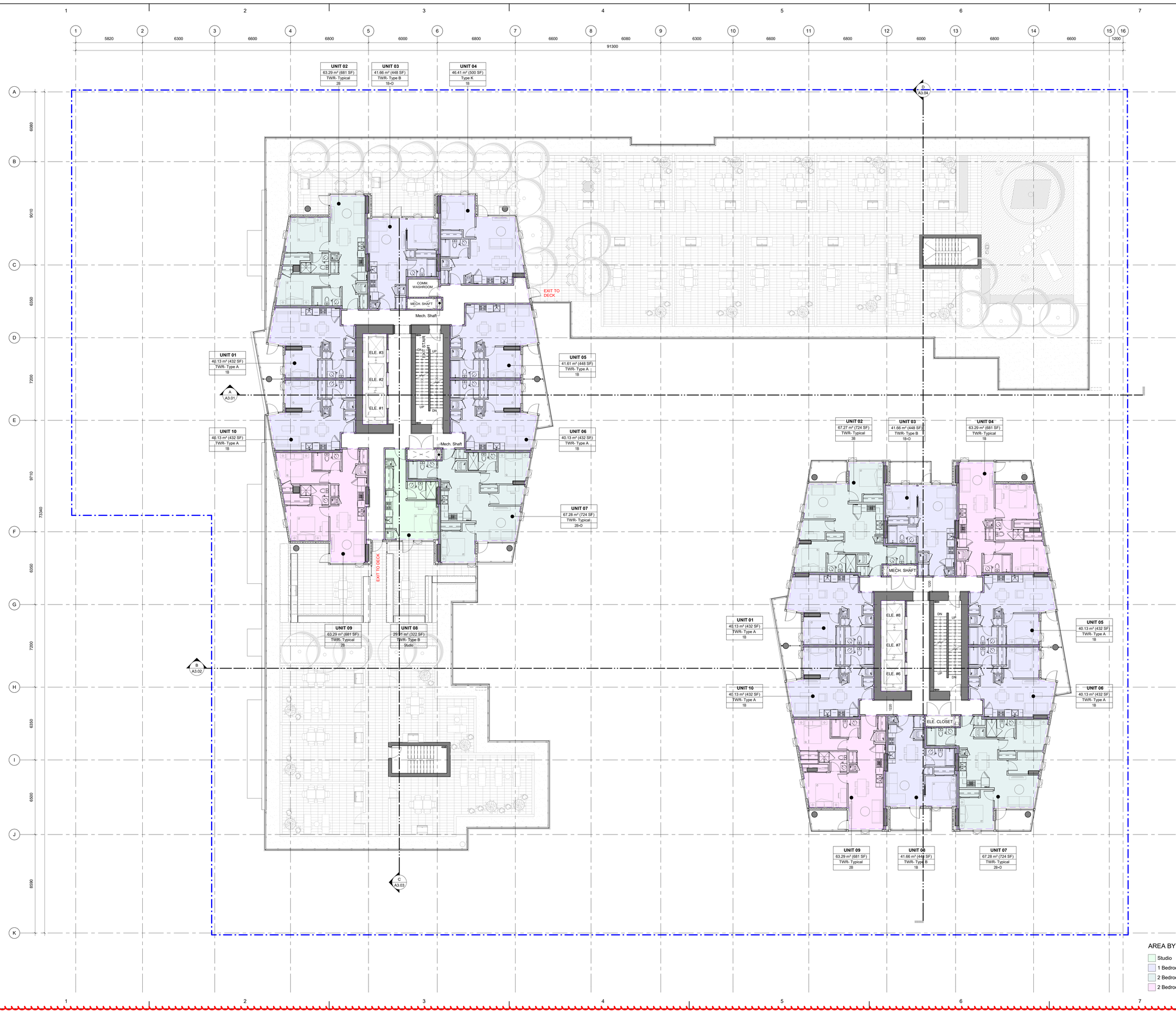

AREA BY USAGE TYPE

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom+ Den

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tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE
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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
OVERALL LEVEL 06 PLAN

SHEET NUMBER
A1.10

REV

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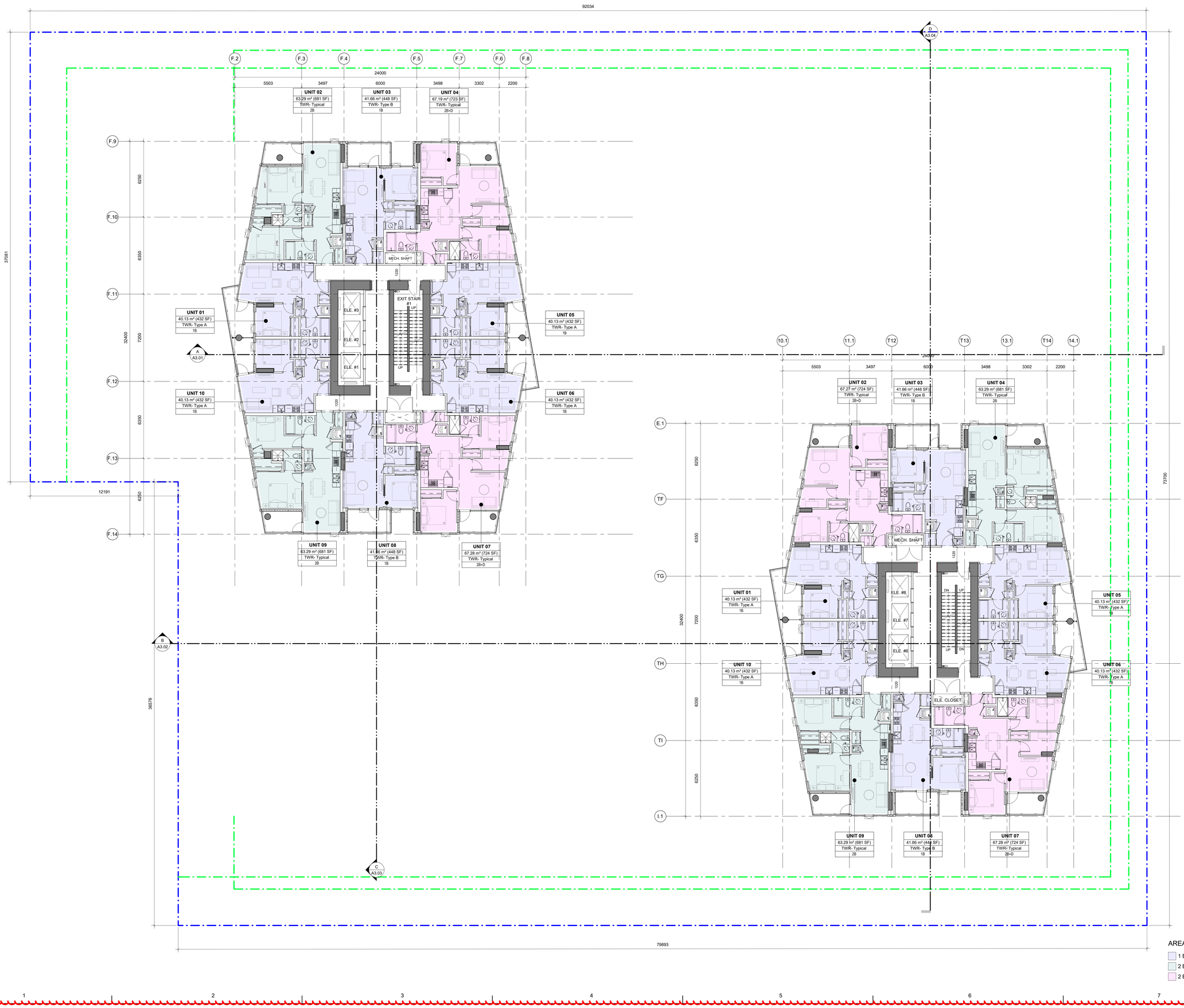

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1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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DATE:	2020-11-19

SHEET TITLE
OVERALL TYPICAL TOWER FLOOR PLAN

SHEET NUMBER
A1.11

REV

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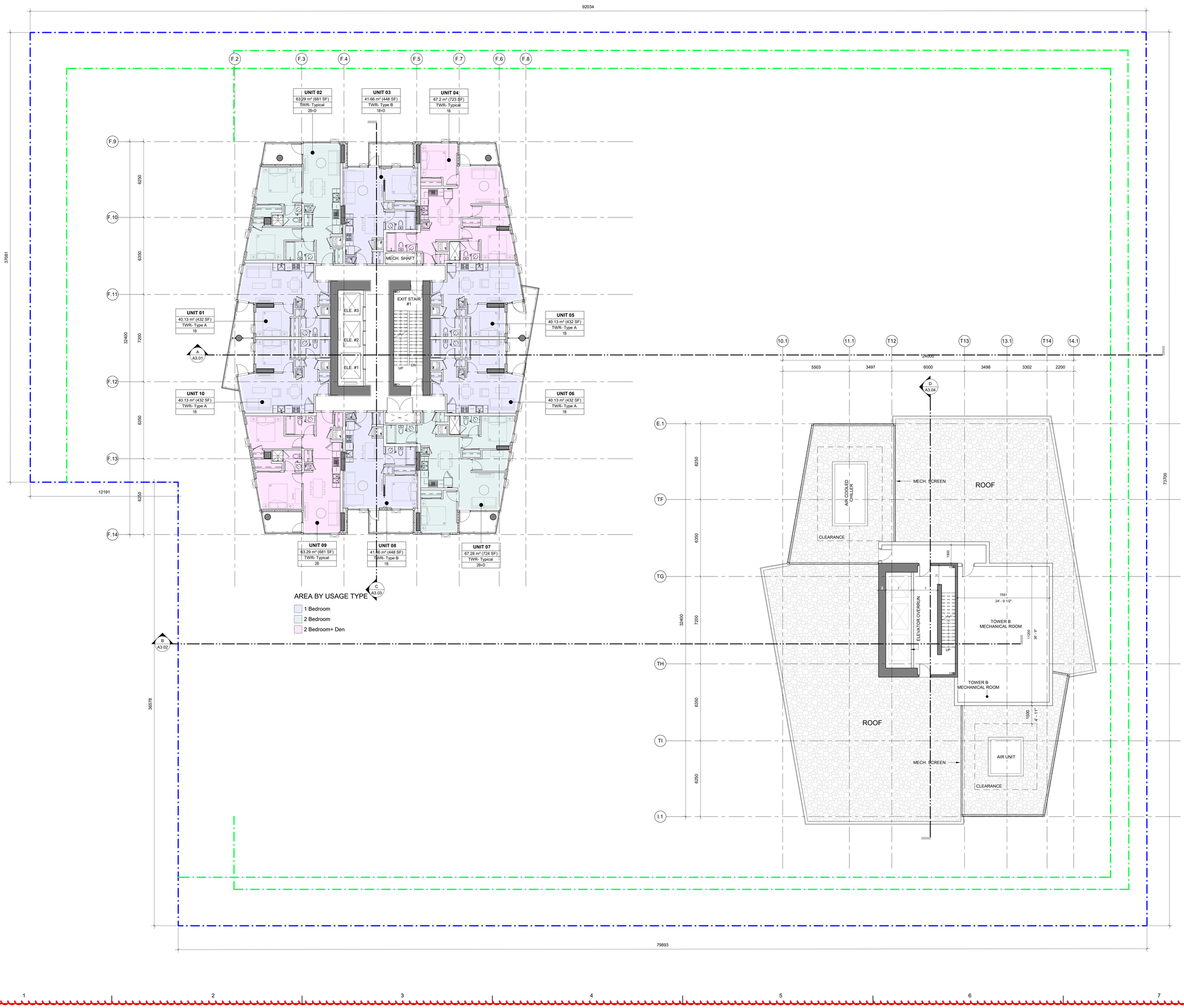

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tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
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SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE

OVERALL LEVEL 19 (TOWER B ROOF)

SHEET NUMBER

A1.12

REV

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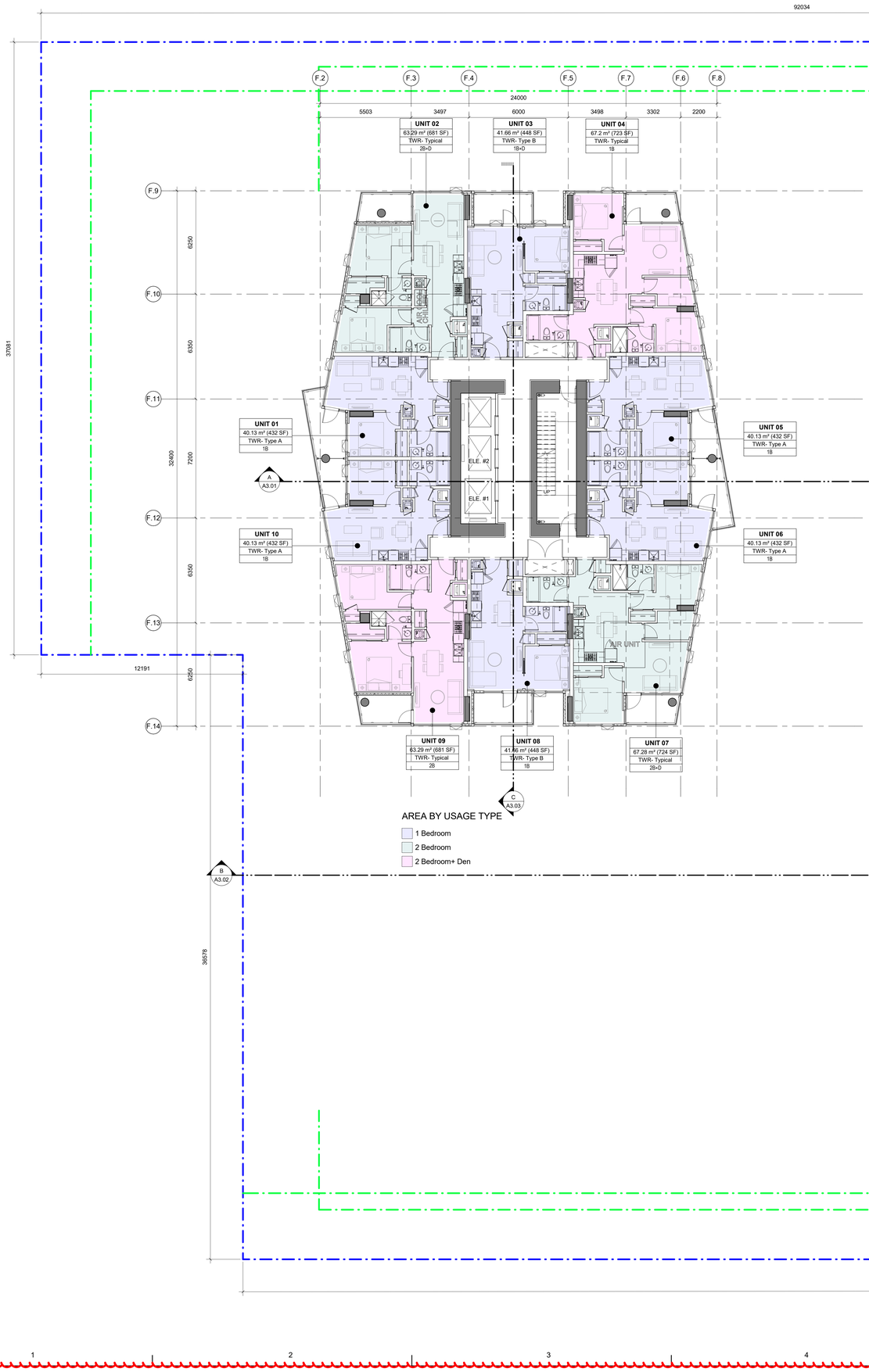

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1045 Yates Street
Victoria, BC

PROJECT NO: 121123
DRAWN BY:
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SCALE: 1 : 100
DATE: 2020-11-19

SHEET TITLE
OVERALL LEVEL 20 (TWR (5) MECH. ROOF)

SHEET NUMBER
A1.13

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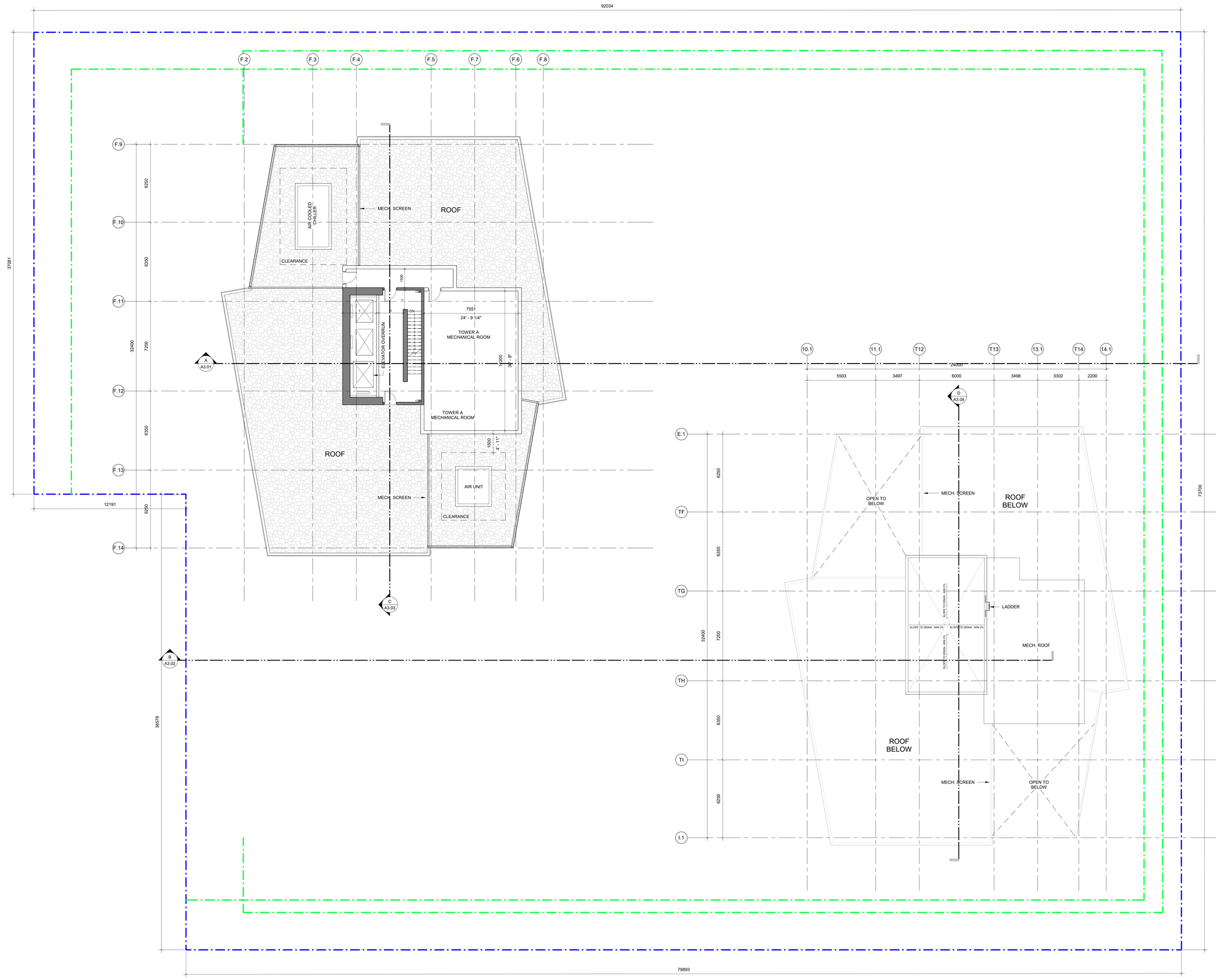

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PROJECT TITLE

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1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SCALE:	1 : 100
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SHEET TITLE

OVERALL LEVEL 21 (ROOF TWR (A) & TWR (B) UPPER ROOF)

SHEET NUMBER

A1.14

REV

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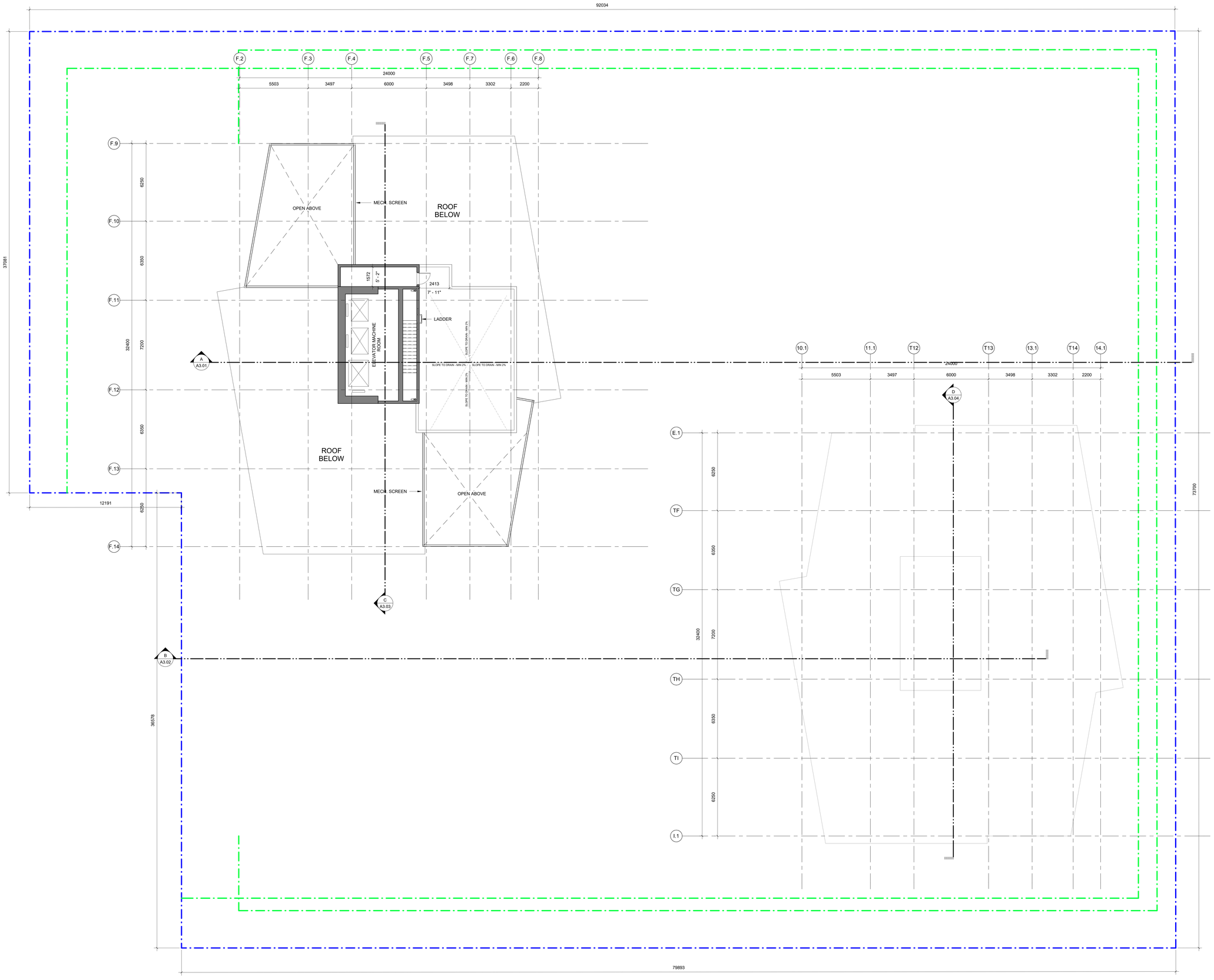

1 2 3 4 5 6 7

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SCALE:	1 : 100
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SHEET TITLE
OVERALL LEVEL 22 (TWR (A) MECH. ROOF)

SHEET NUMBER
A1.15

REV

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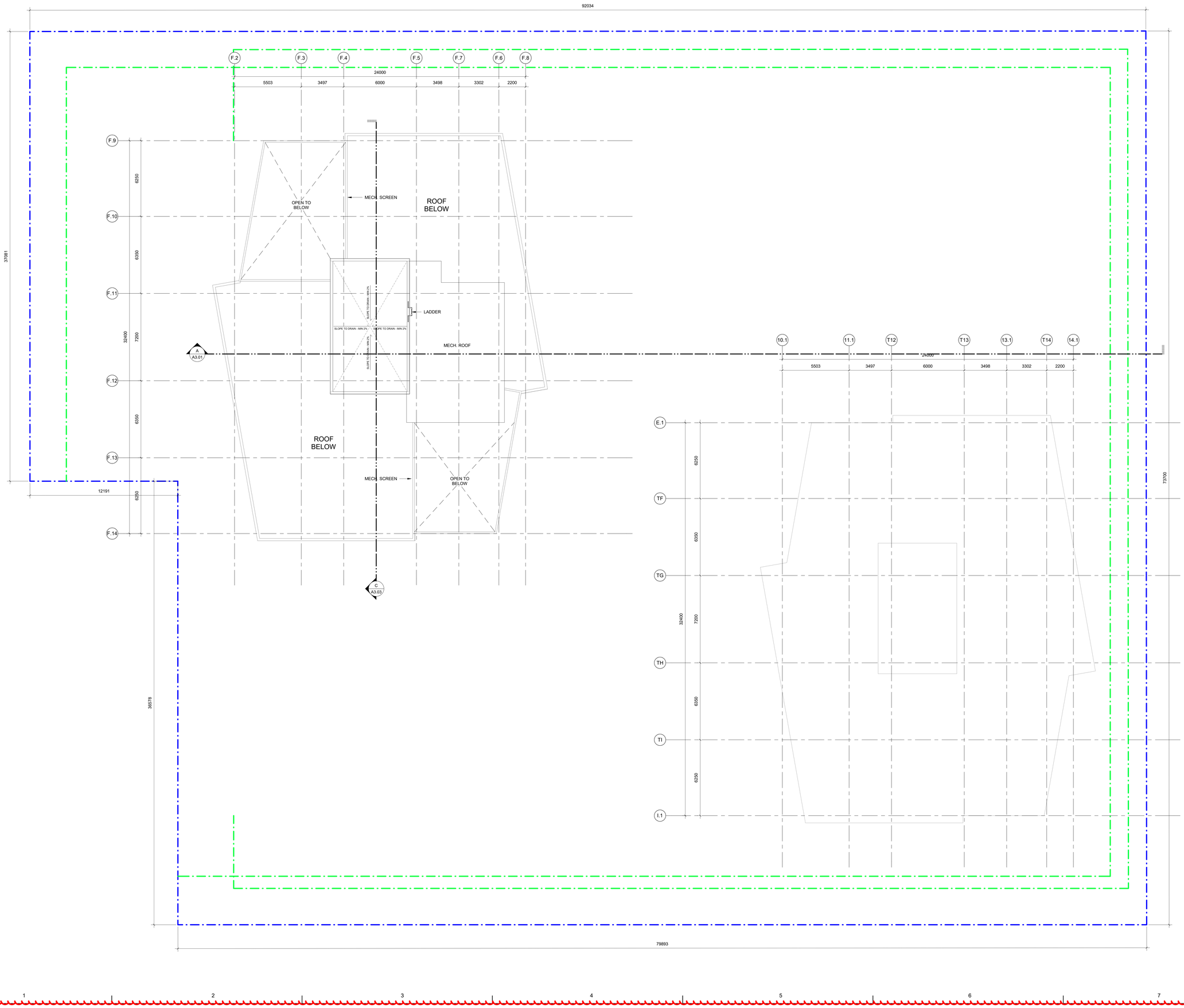

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tel 604 683 8797 fax 604 683 0492
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1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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DATE:	2020-11-19

SHEET TITLE
OVERALL LEVEL 23 (TWR (A) UPPER ROOF)

SHEET NUMBER
A1.16

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tel 604 683 8797 fax 604 683 0402
ibigroup.com

PROJECT TITLE
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1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
COLOR NORTH ELEVATION

SHEET NUMBER
A2.01

REV

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tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE
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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
COLOR EAST ELEVATION

SHEET NUMBER
A2.02

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DATE:	2020-11-19

SHEET TITLE
COLOR SOUTH ELEVATION

SHEET NUMBER
A2.03

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NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

N

Issued For: Project Status

Date: Issue Date

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IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHKD BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE

COLOR WEST ELEVATION

SHEET NUMBER

A2.04

REV

Last Saved: 2020-11-19 11:33:14 AM File Location: BIM 360://121123 - Yates Street - Harris Green Village Ph 1 (GO20/121123_YatesSt-A-Podium-2020.rvt

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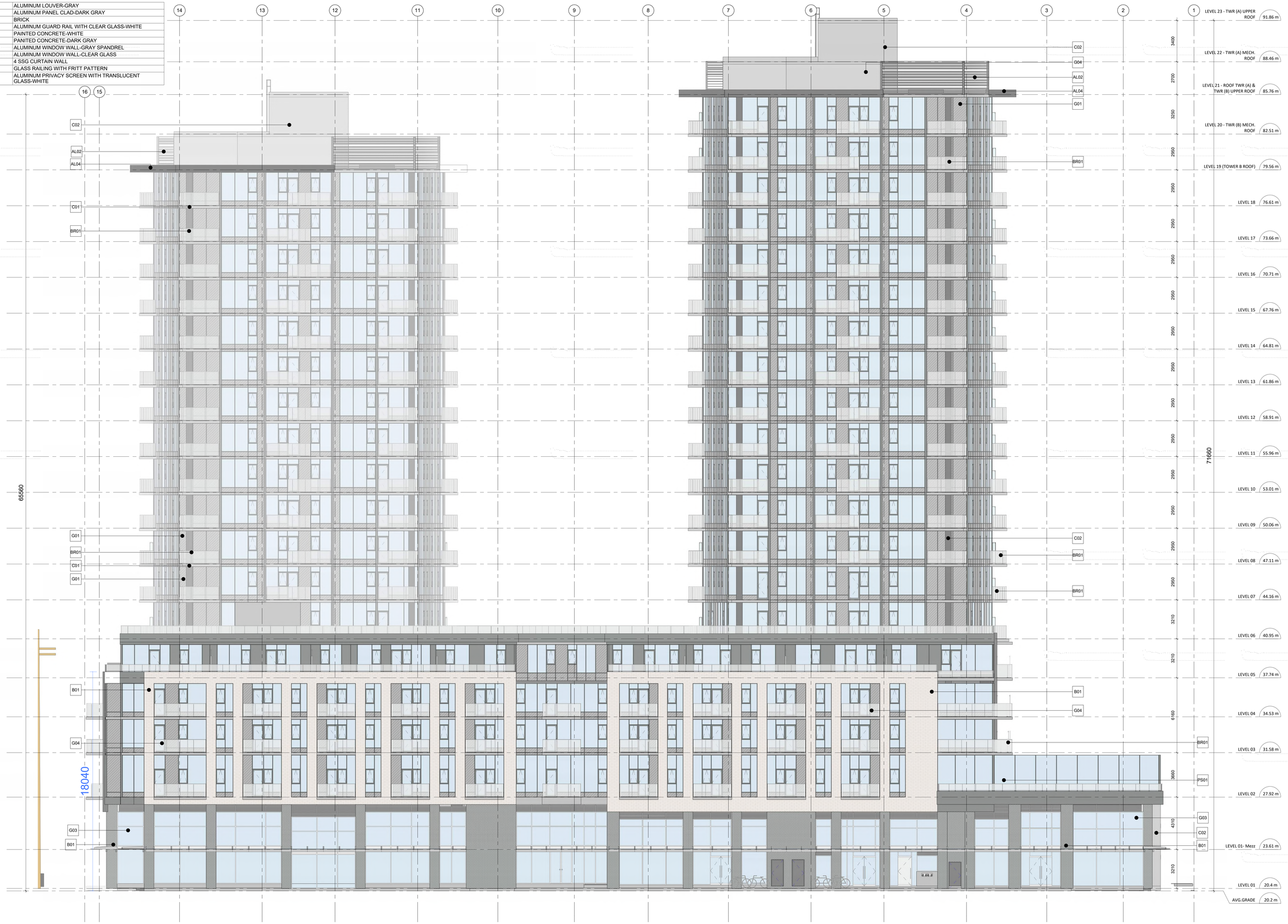
AL02	ALUMINUM LOUVER-GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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L4Y 0W8

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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Issued For: Project Status
Date: Issue Date

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ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
NORTH ELEVATIONS

SHEET NUMBER
A2.05

REV

File Location: IBI\360\121123 - Yates Street - Harris Green Village Ph 1 R2020\121123_YatesStA-Podium-2020.vt
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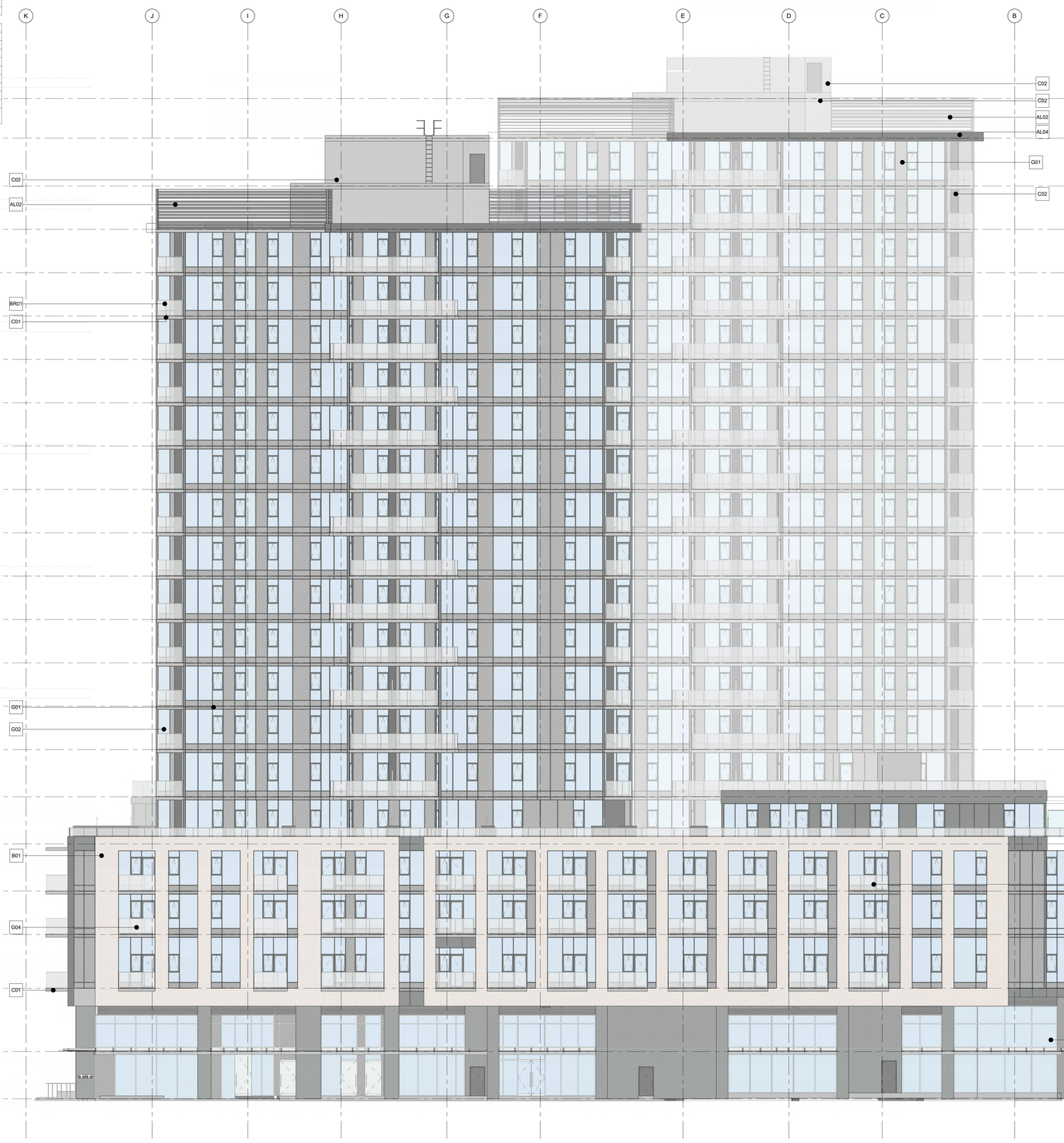
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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Scale: 1:1000

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700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE

EAST ELEVATION

SHEET NUMBER

A2.06

REV.

Last Saved: 2020-11-19 11:06:19 AM File Location: BIM 360://121123 - Yates Street - Harris Green Village Ph 1 R20/01121123_YatesStA-Portion-2020.rvt

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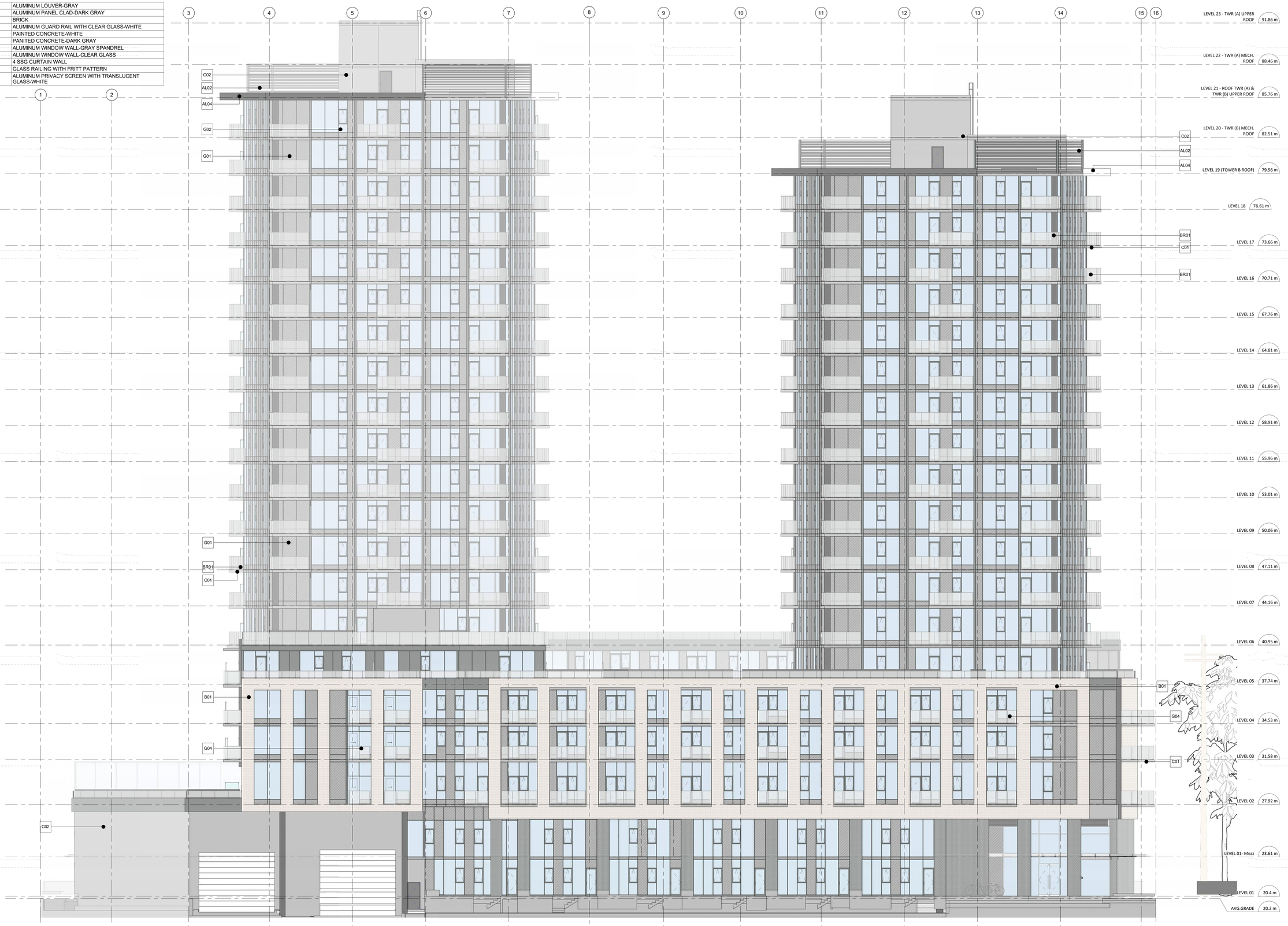
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
SOUTH ELEVATIONS

SHEET NUMBER
A2.07

REV

Last Saved: 2020-11-19 11:06:44 AM File Location: BIM 360://121123 - Yates Street - Harris Green Village Ph 1 R20/20121123_YatesStA-Podium-2020.rvt

MATERIAL LEGEND	
Key Value	Keynote Text
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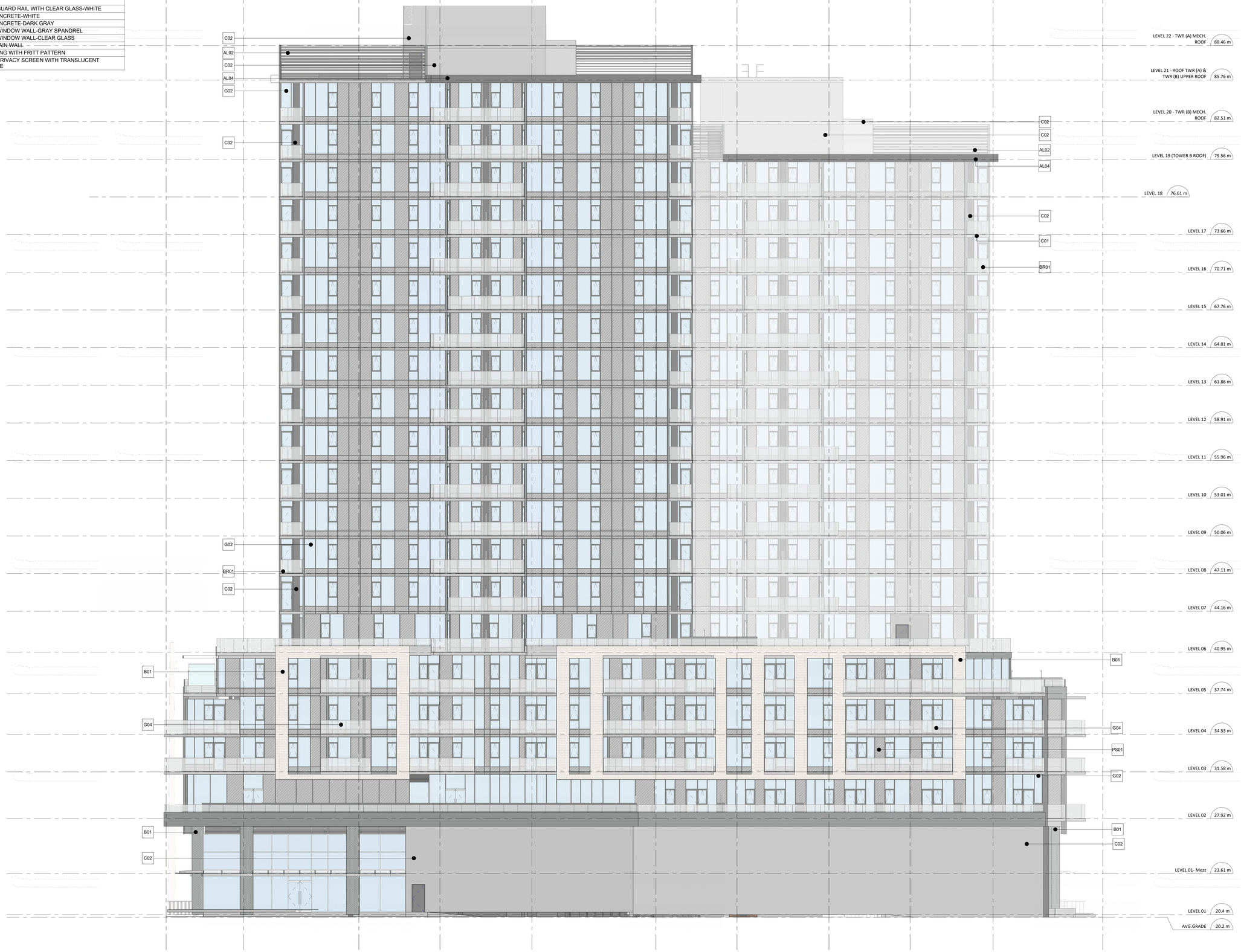
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PANITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN-WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



0 10m 30m 50m

Scale: 1:1000

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

A2.08

REV

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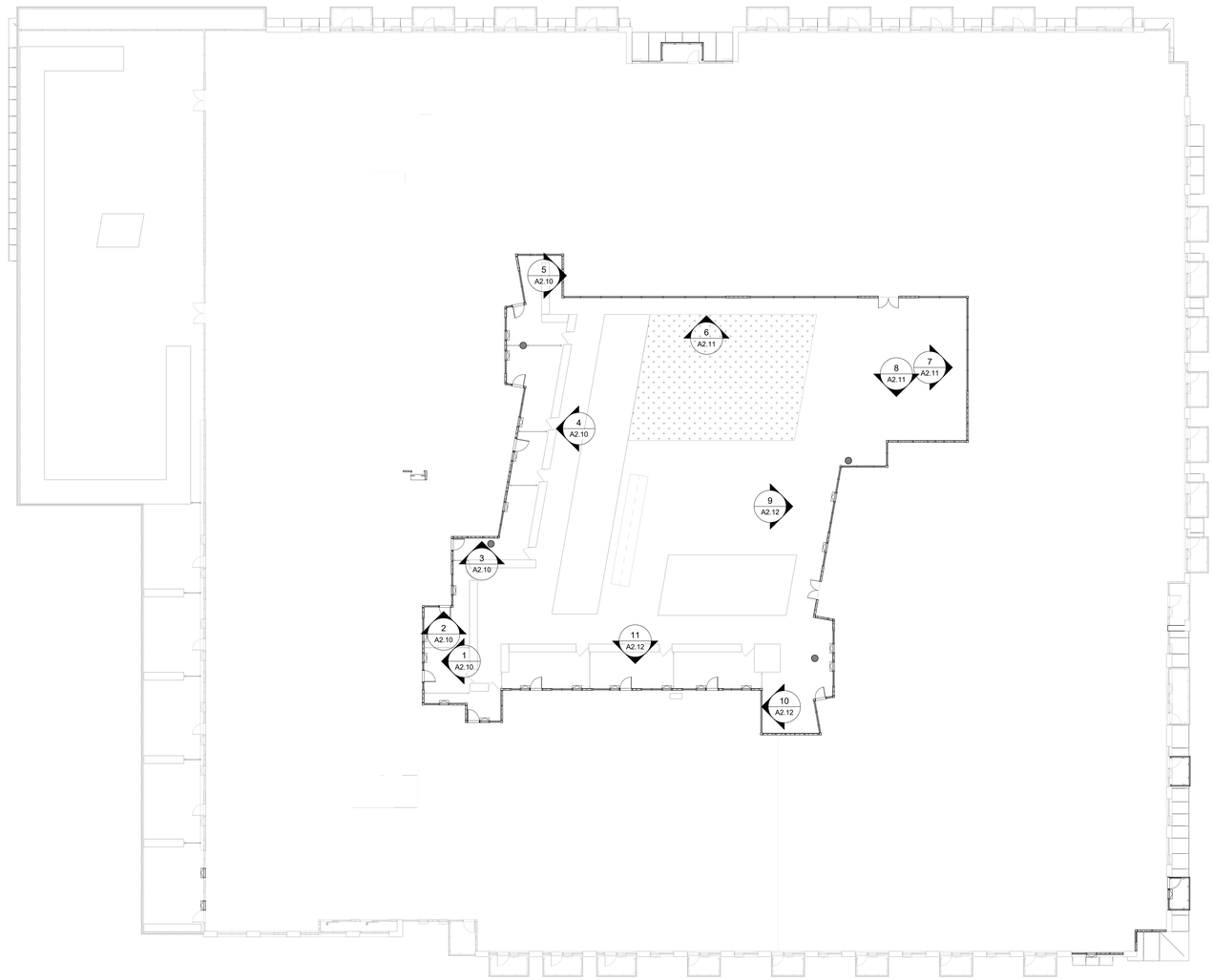

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tel 604 683 8797 fax 604 683 0402
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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 150
DATE:	2020-11-19

SHEET TITLE

COURTYARD KEY PLAN

SHEET NUMBER

A2.09

REV

Last Saved: 2020-11-19 11:55:40 AM File Location: I:\BIM-360\121123 - Yates Street - Harris Green Village Ph 1 R2020\121123_ YatesStA-Podium-2020.rvt

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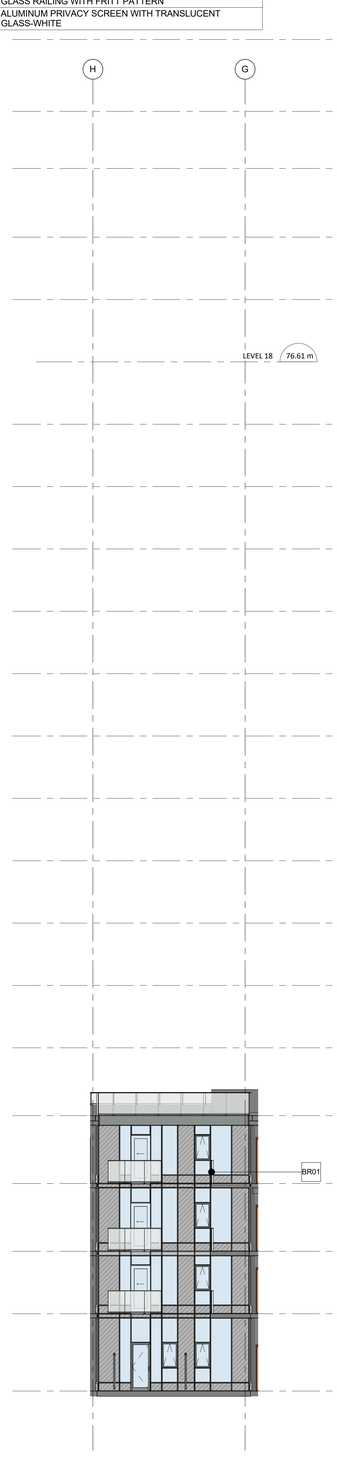
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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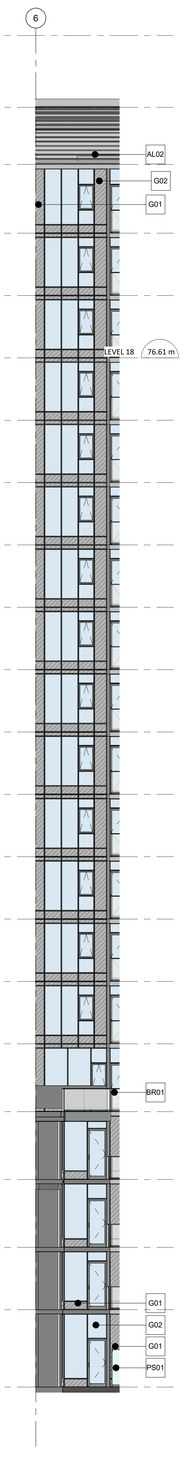

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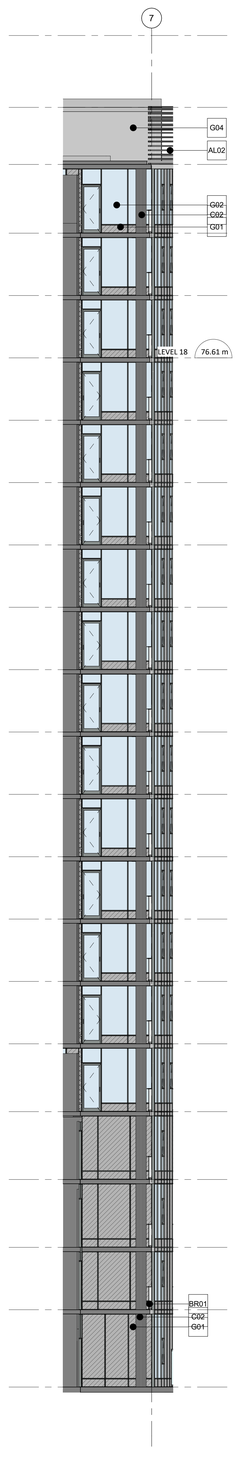

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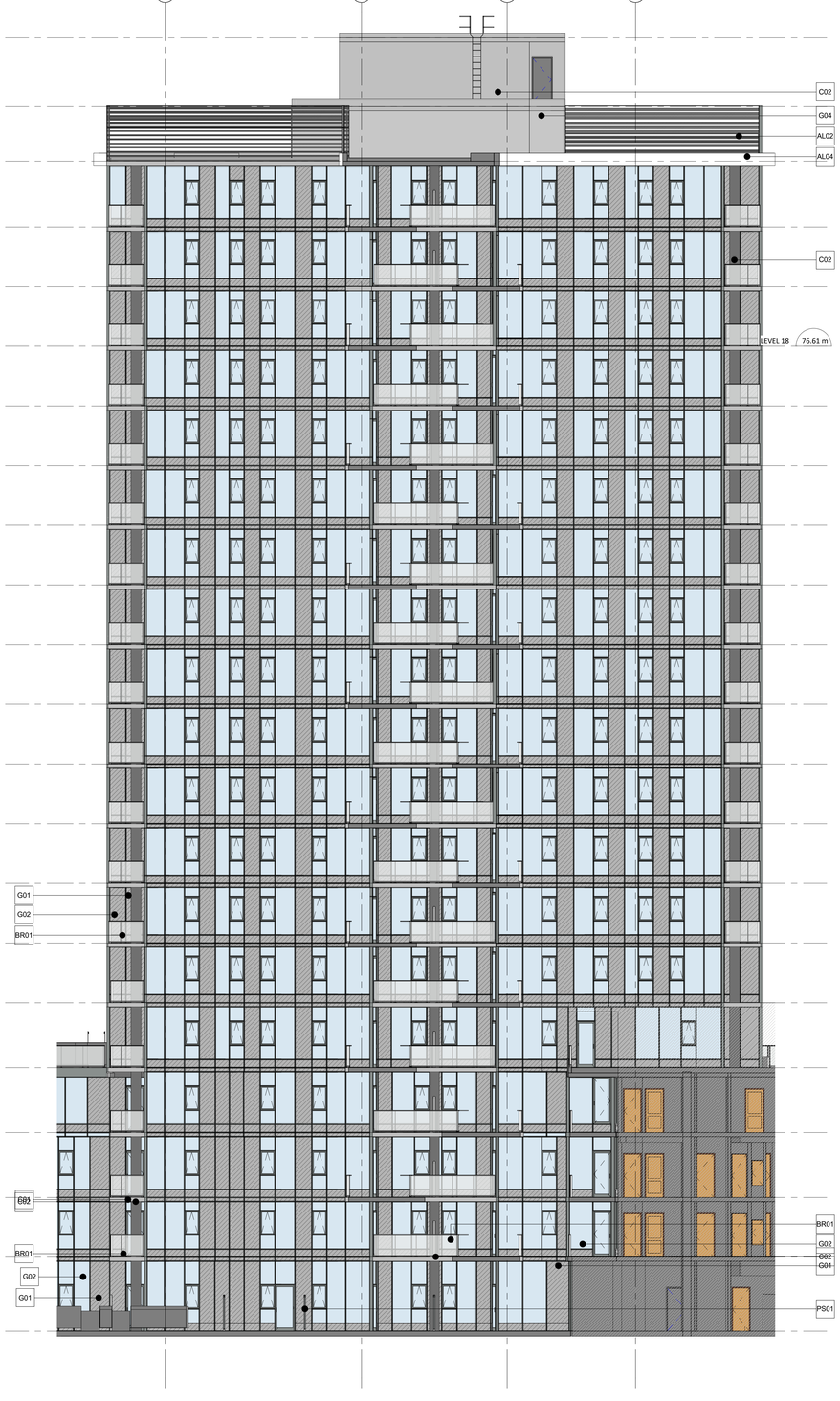

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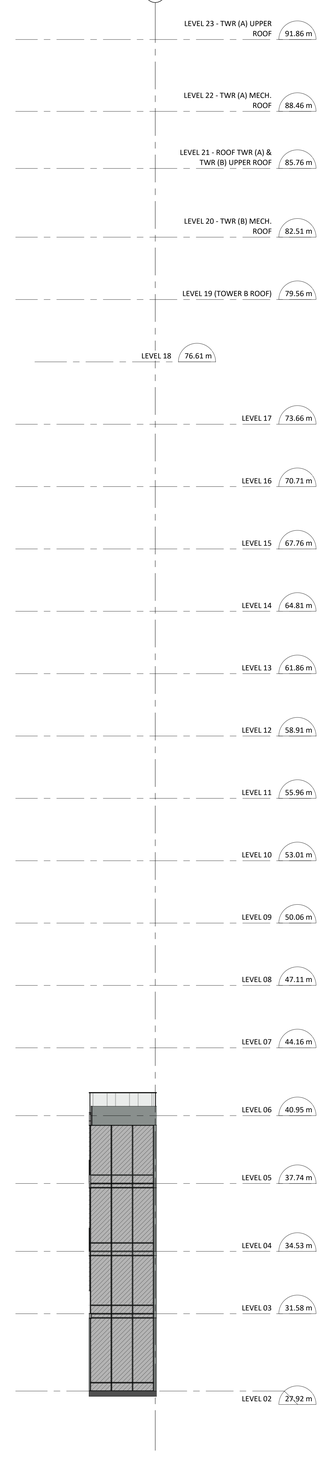
SCALE: 1 : 100



5 A2.10 CY-Elevation 05
SCALE: 1 : 100

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	YYYY-MM-DD	

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

Issued For: Project Status

Date: Issue Date

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PRIME CONSULTANT

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.10

REV

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MATERIAL LEGEND	
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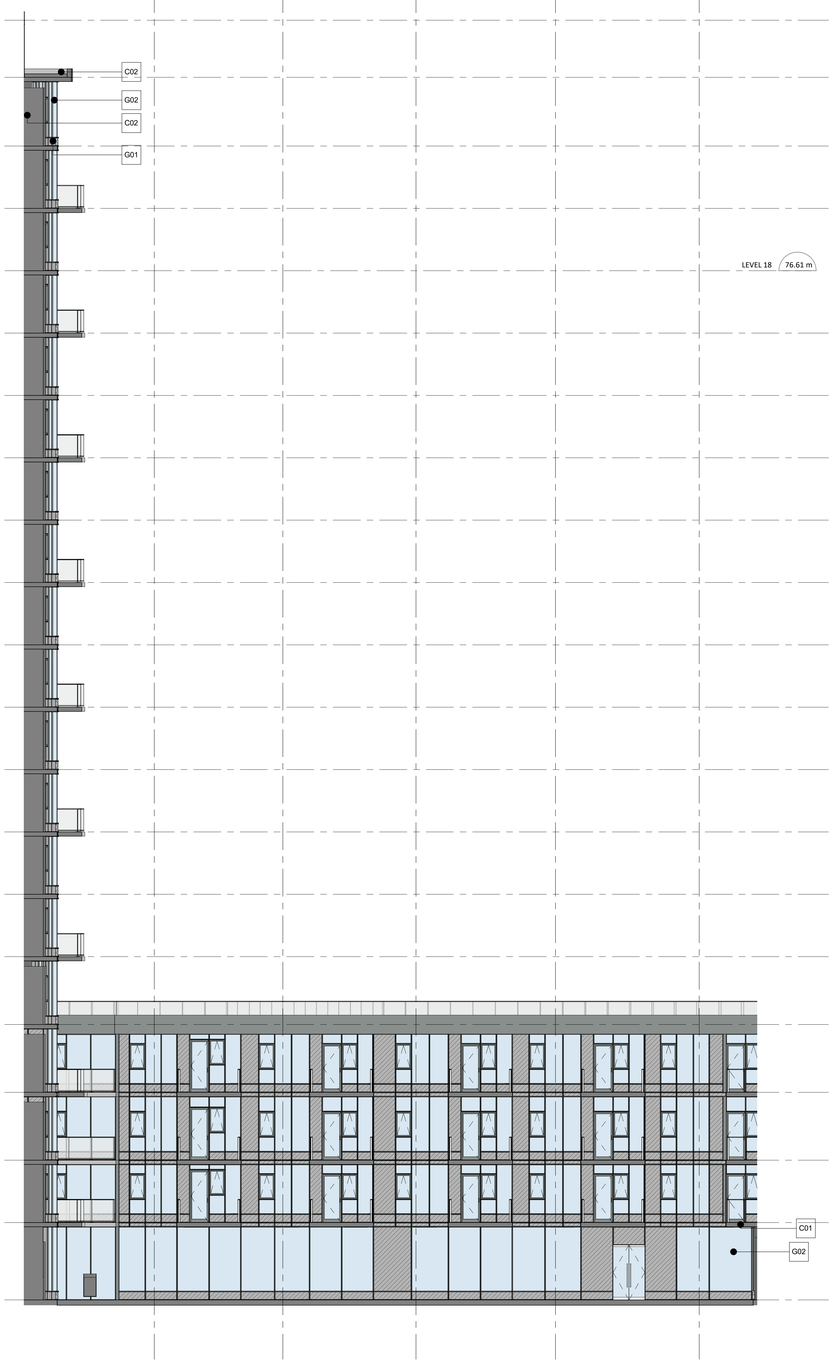
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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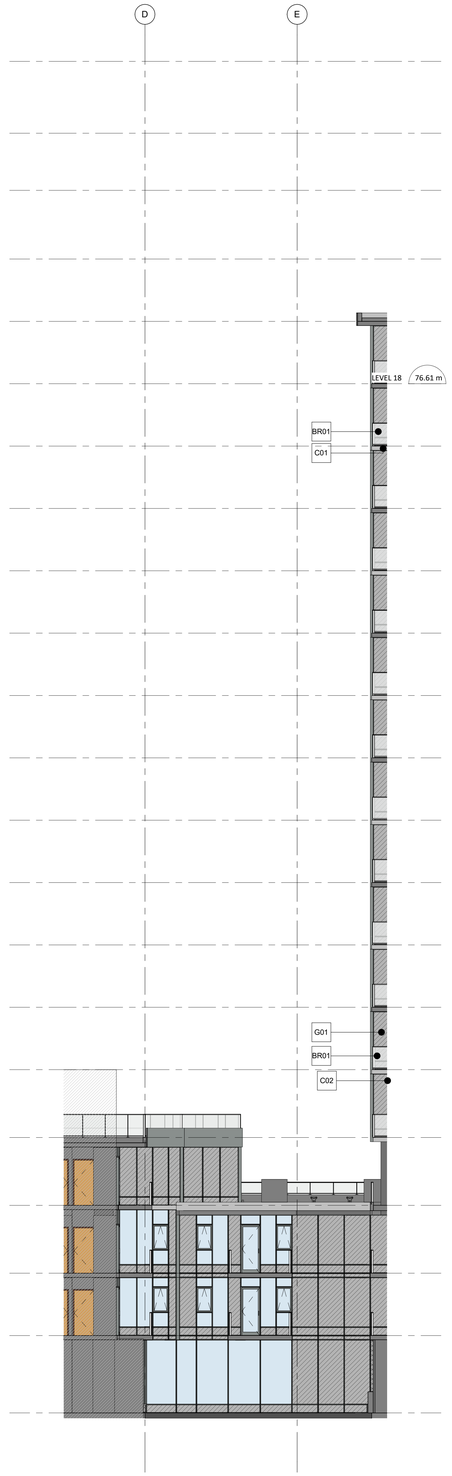

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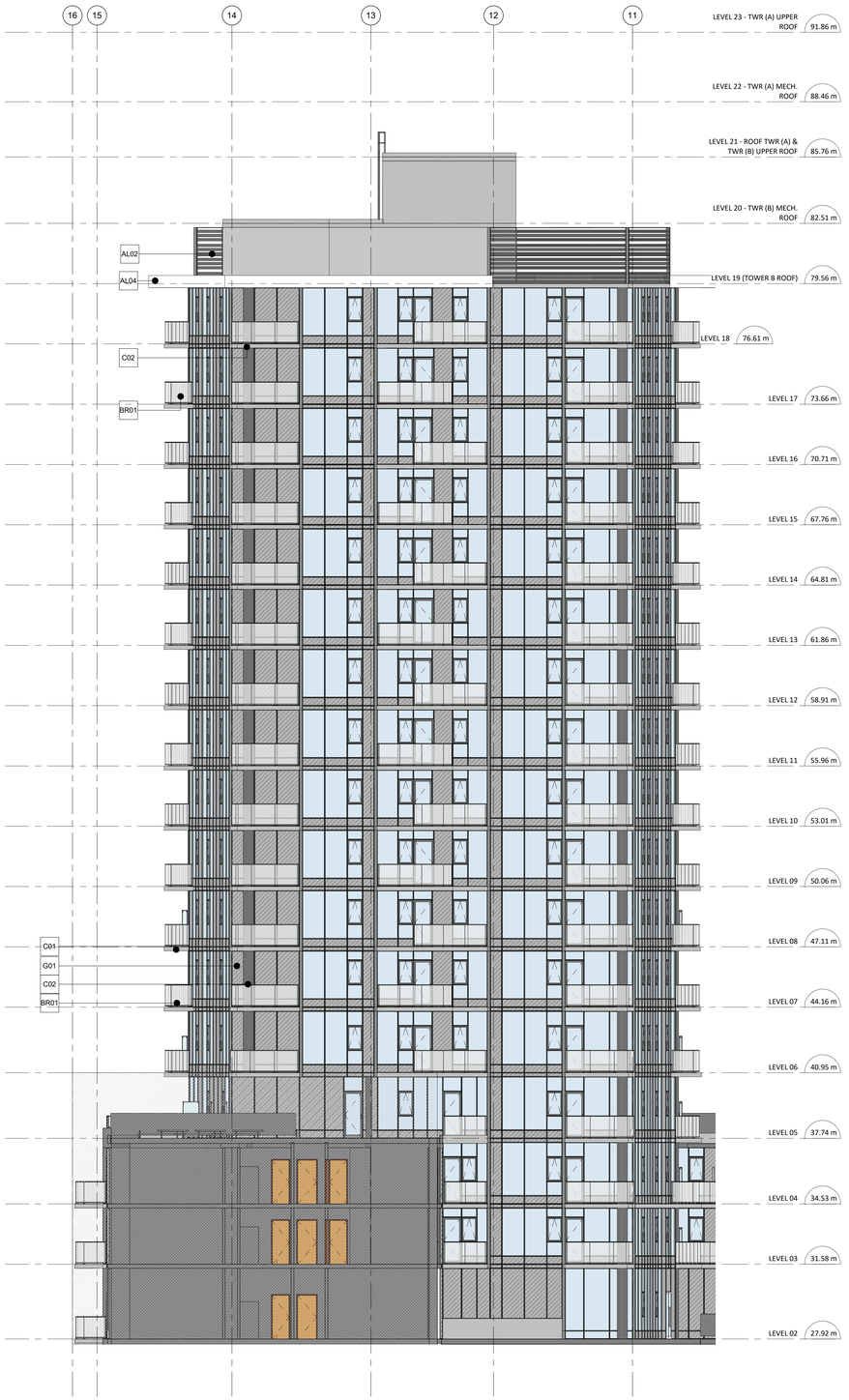

8 A2.11 CY-Elevation 08
SCALE: 1 : 100

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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.11

REV

Last Saved: 2020-11-19 11:36:20 AM File Location: BIM 360://121123 - Yates Street – Harris Green Village Ph 1\2020\121123_Yates5to5-A-Podium-2020.rvt

MATERIAL LEGEND	
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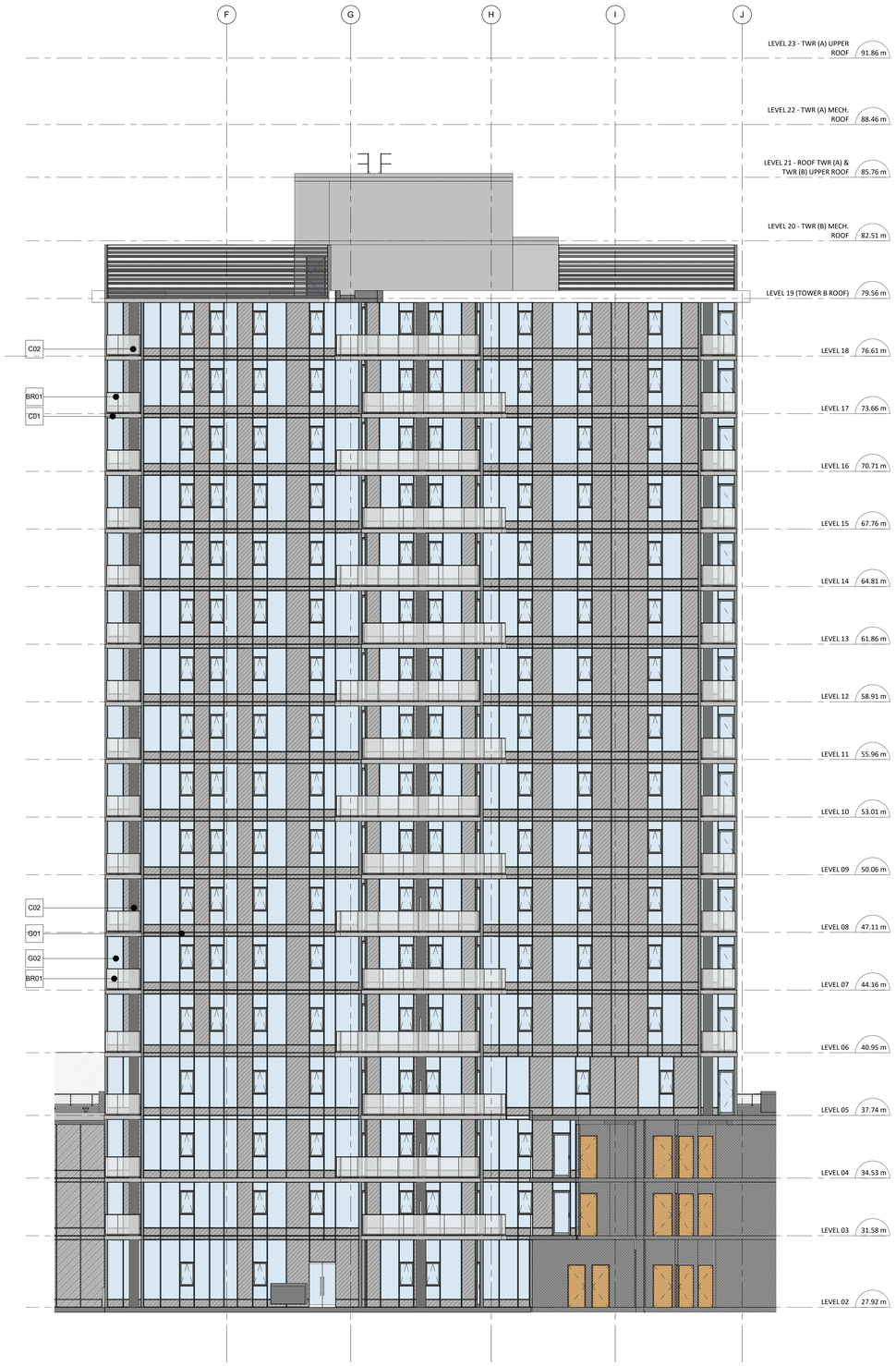
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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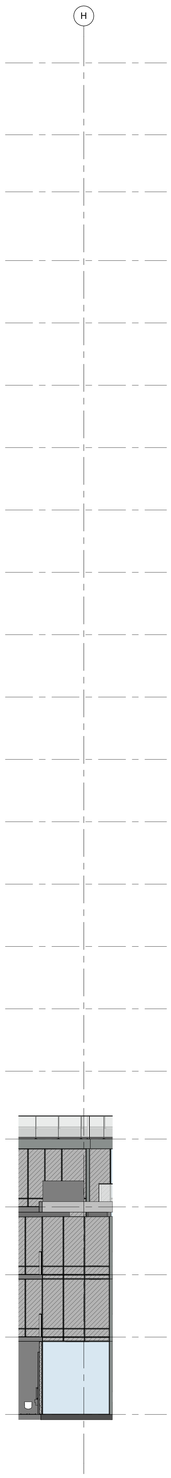
SCALE: 1 : 100



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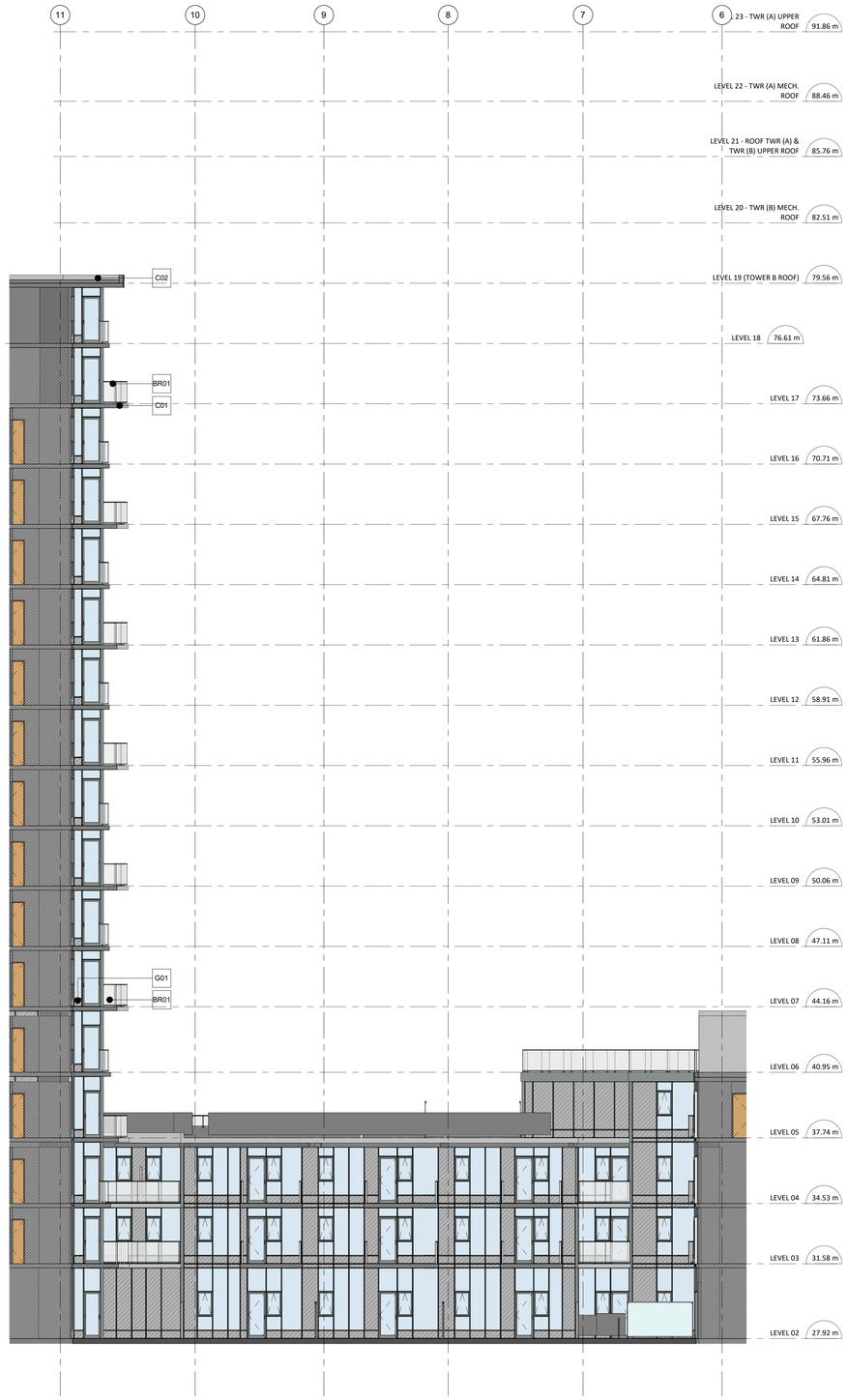

11 A2.12 CY-Elevation 11
SCALE: 1 : 100

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NO.	DATE	DESCRIPTION
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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

Issued For: Project Status

Date: Issue Date

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ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, British Columbia, V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

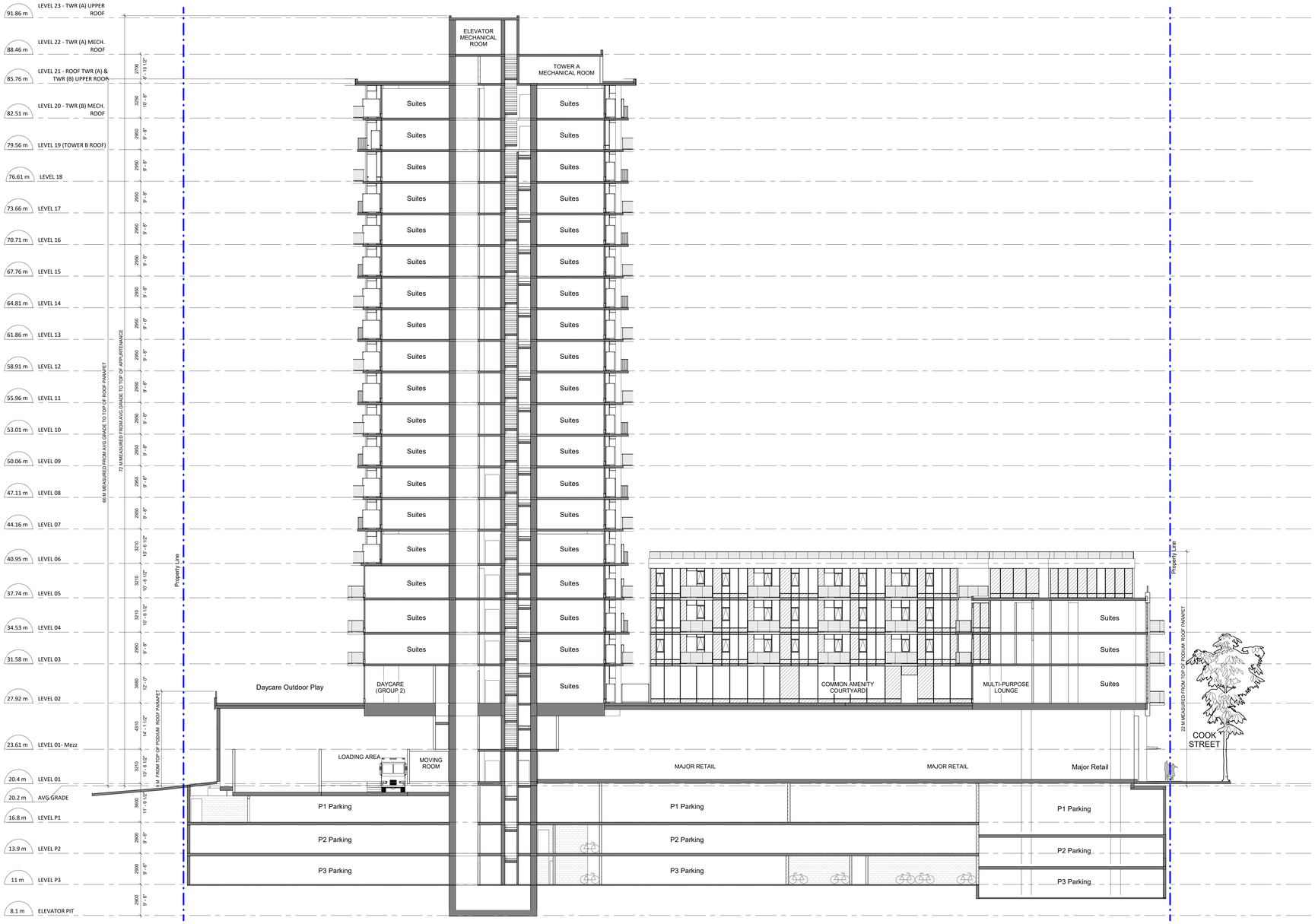
PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

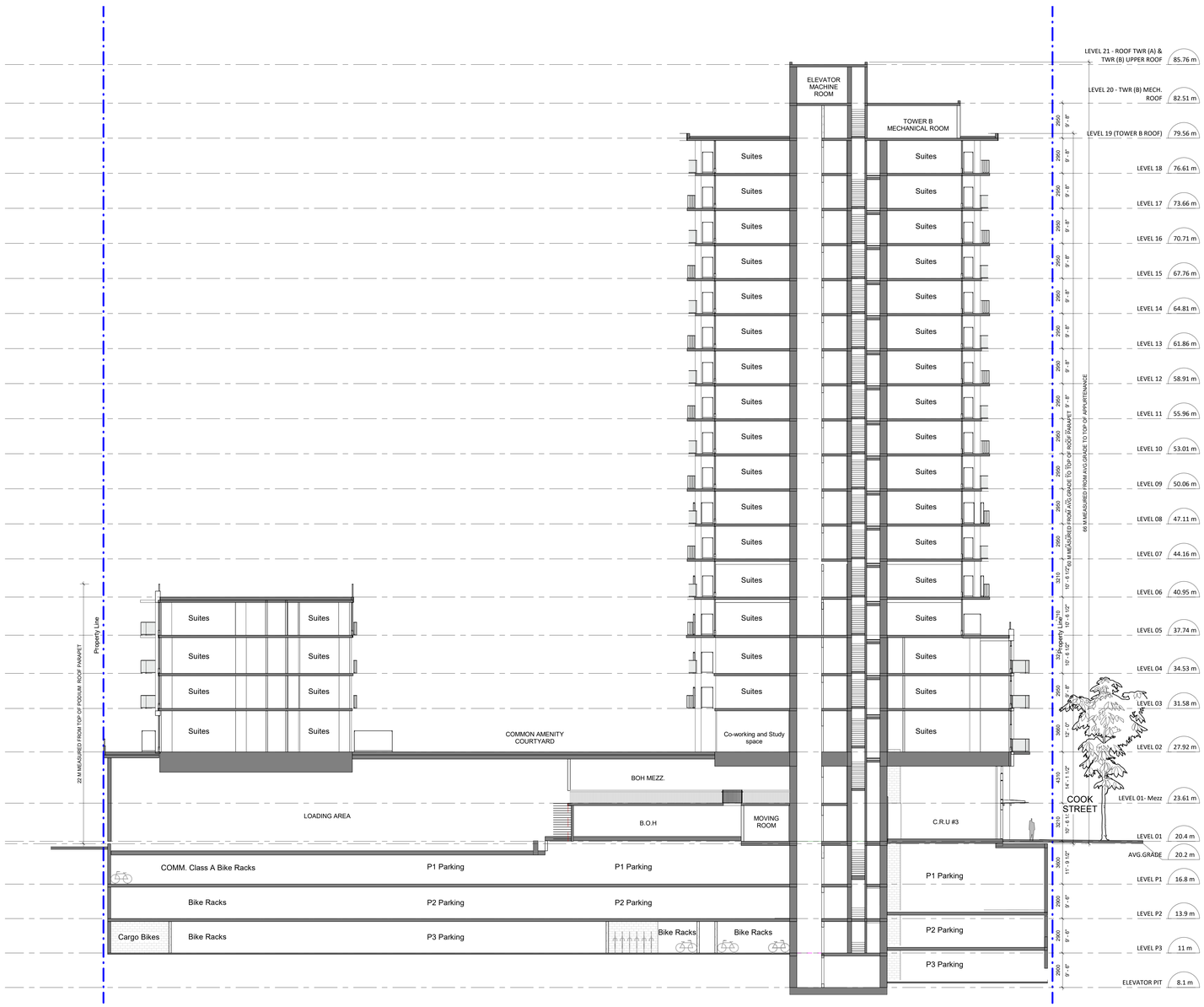
SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.12

REV

Last Saved: 2020-11-19 11:36:49 AM File Location: BIM 360://121123 - Yates Street – Harris Green Village Ph 1 R2020/121123_YatesStA-Perkum-2020.rvt


91.86 m
LEVEL 23 - TWR (A) UPPER ROOF
88.46 m
LEVEL 22 - TWR (A) MECH. ROOF
85.76 m
LEVEL 21 - ROOF TWR (A) & TWR (B) UPPER ROOF
82.51 m
LEVEL 20 - TWR (B) MECH. ROOF
79.56 m
LEVEL 19 (TOWER B ROOF)
76.61 m
LEVEL 18
73.66 m
LEVEL 17
70.71 m
LEVEL 16
67.76 m
LEVEL 15
64.81 m
LEVEL 14
61.86 m
LEVEL 13
58.91 m
LEVEL 12
55.96 m
LEVEL 11
53.01 m
LEVEL 10
50.06 m
LEVEL 09
47.11 m
LEVEL 08
44.16 m
LEVEL 07
40.95 m
LEVEL 06
37.74 m
LEVEL 05
34.53 m
LEVEL 04
31.58 m
LEVEL 03
27.92 m
LEVEL 02
23.61 m
LEVEL 01- Mezz
20.4 m
LEVEL 01
20.2 m
AVG.GRADE
16.8 m
LEVEL P1
13.9 m
LEVEL P2
11 m
LEVEL P3
8.1 m
ELEVATOR PIT
66 M MEASURED FROM AVG.GRADE TO TOP OF ROOF PARAPET
72 M MEASURED FROM AVG.GRADE TO TOP OF APPURTENANCE
64 M FROM TOP OF PODIUM ROOF PARAPET
2700
3250
2950
2950
2950
2950
2950
2950
2950
2950
2950
2950
2950
2950
2950
3215
3215
3215



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NO.	DATE	DESCRIPTION

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IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO: 121123
DRAWN BY:
CHK'D BY:
SCALE: 1 : 150
DATE: 2020-11-19

SHEET TITLE
SECTION B
Tower B & Podium

SHEET NUMBER
A3.02

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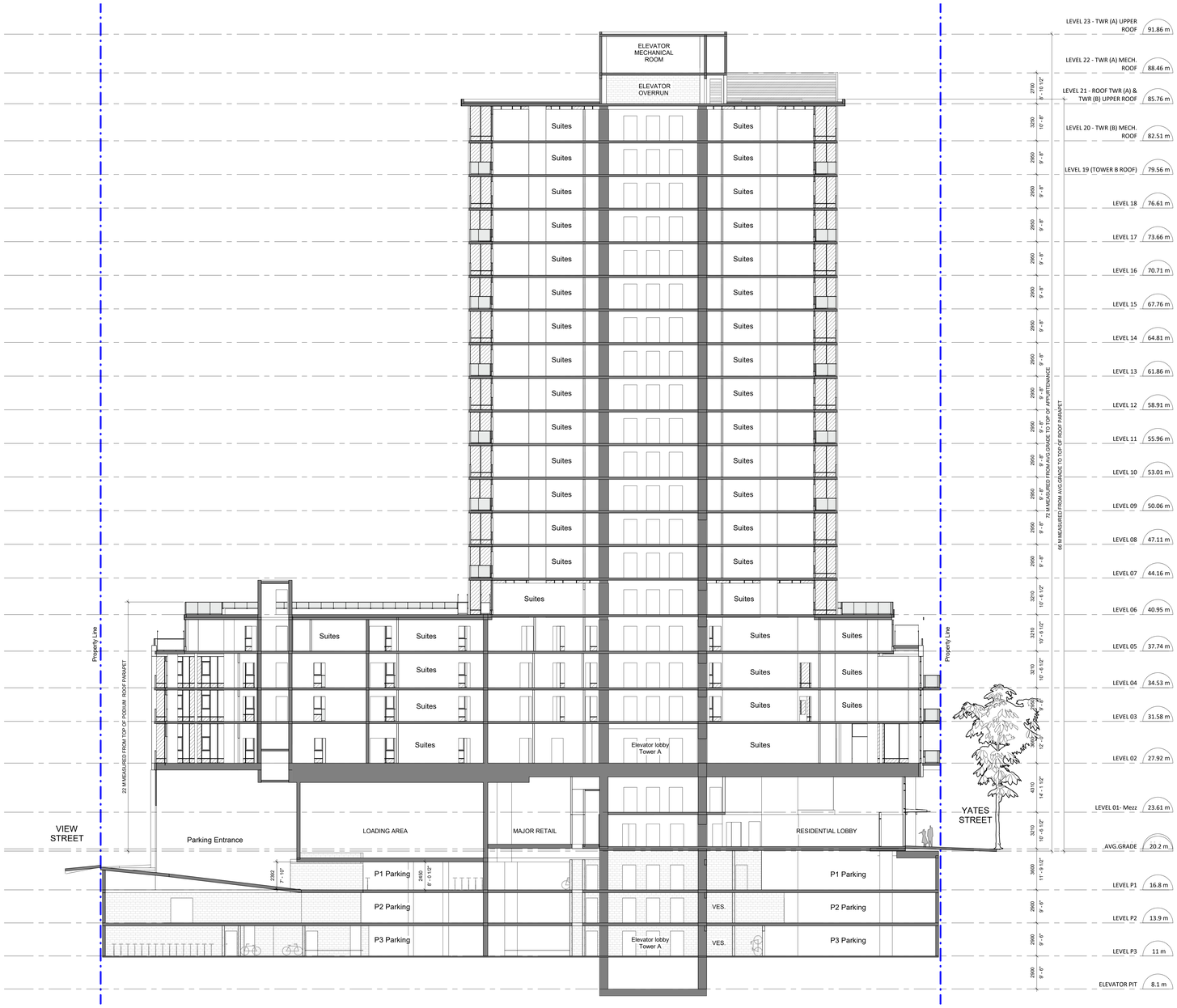

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 150
DATE:	2020-11-19

SHEET TITLE

SECTION C
Tower A & Podium

SHEET NUMBER **A3.03**

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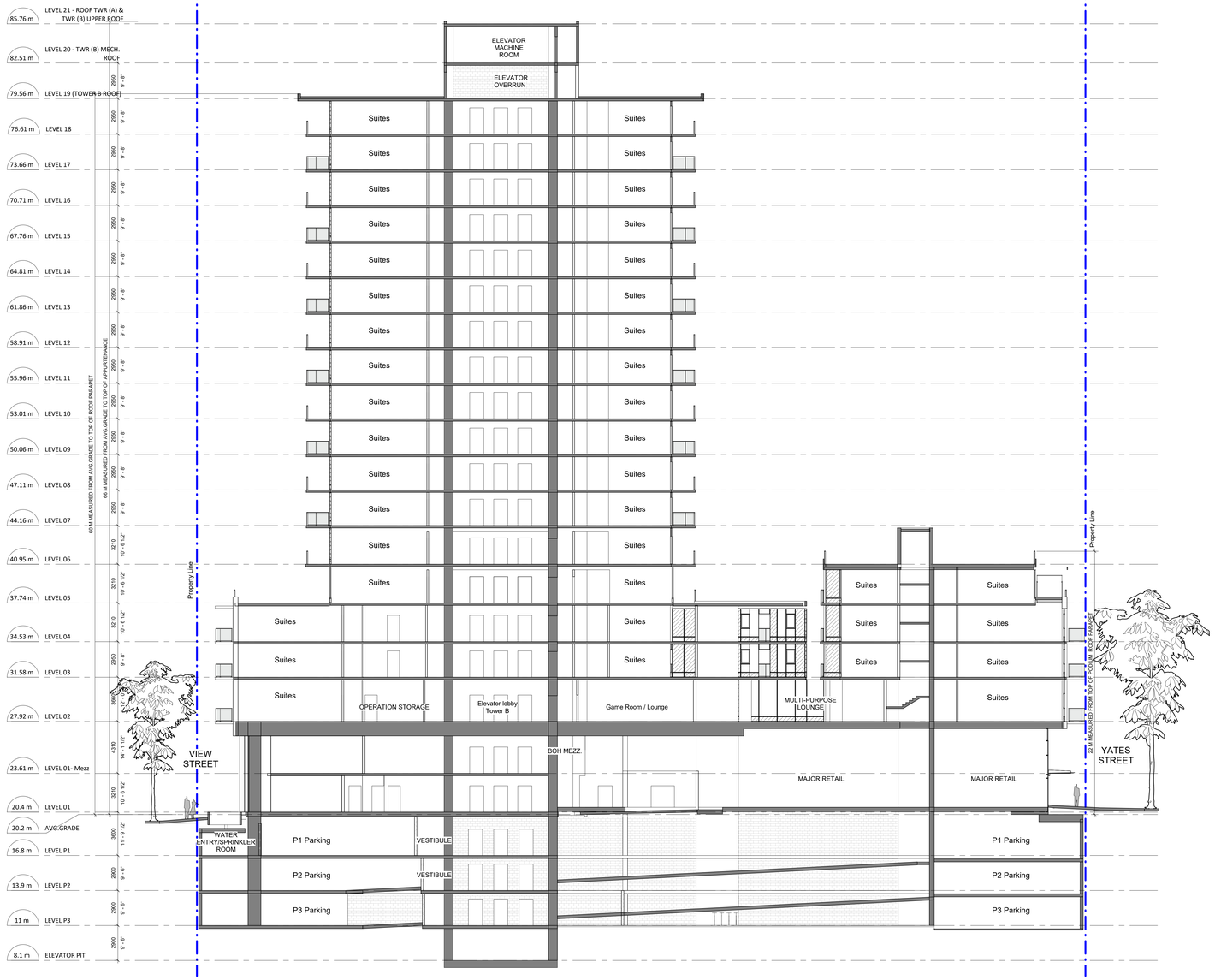

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHKD BY:	Checker
SCALE:	1 : 150
DATE:	2020-11-19

SHEET TITLE

SECTION D
Tower B & Podium

SHEET NUMBER

A3.04

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TOWER A (21-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Residential flo	**170.1**		17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
21	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
20	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**10,633.1**	114,453	**503.1**	5,416	**281.9**	3,034	**-**	-	**785.0**	8,450	**9,848.0**	106,003

TOWER B (19-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Mech	**170.1**	1,831	17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**9,336.3**	100,495	**444.6**	4,785	**248.7**	2,677	**-**	-	**693.3**	7,463	**8,643.0**	93,033

Podium

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
5	**2,854.2**	30,722	107.4	1,156	32.9	355	-	-	**140.4**	1,511	**2,713.9**	29,212
4	**3,997.6**	43,030	119.6	1,287	32.9	355	-	-	**152.5**	1,642	**3,845.1**	41,388
3	**3,997.6**	43,030	119.6	1,287	42.3	455	-	-	**161.8**	1,742	**3,835.8**	41,288
2	**4,036.9**	43,453	111.9	1,204	42.3	455	-	-	**154.1**	1,659	**3,882.8**	41,794
1 M	**1,033.7**	11,127	14.3	154	16.5	177	-	-	**30.8**	332	**1,002.9**	10,795
1	**5,297.2**	57,019	81.0	872	59.9	644	905.8	9,750	**1,046.7**	11,266	**4,250.5**	45,752
Total	**21,217.3**	228,381	**553.7**	5,960	**226.7**	2,441	**905.8**	9,750	**1,686.3**	18,151	**19,531.0**	210,230

Phase 1 Total Tabulation

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Tower A	**10,633.1**	114,453	503.1	5,416	281.9	3,034	-	-	**785.0**	8,450	**9,848.0**	106,003
Tower B	**9,336.3**	100,495	444.6	4,785	248.7	2,677	-	-	**693.3**	7,463	**8,643.0**	93,033
Podium	**21,217.3**	228,381	553.7	5,960	226.7	2,441	905.8	9,750	**1,686.3**	18,151	**19,531.0**	210,230
Total	**41,186.6**	443,329	**1,501.4**	16,161	**757.4**	8,152	**905.8**	9,750	**3,164.6**	34,064	**38,022.0**	409,266

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IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 1
DATE:	2020-11-19

SHEET TITLE
FSR CALCULATION SUMMARY

SHEET NUMBER
A7.00

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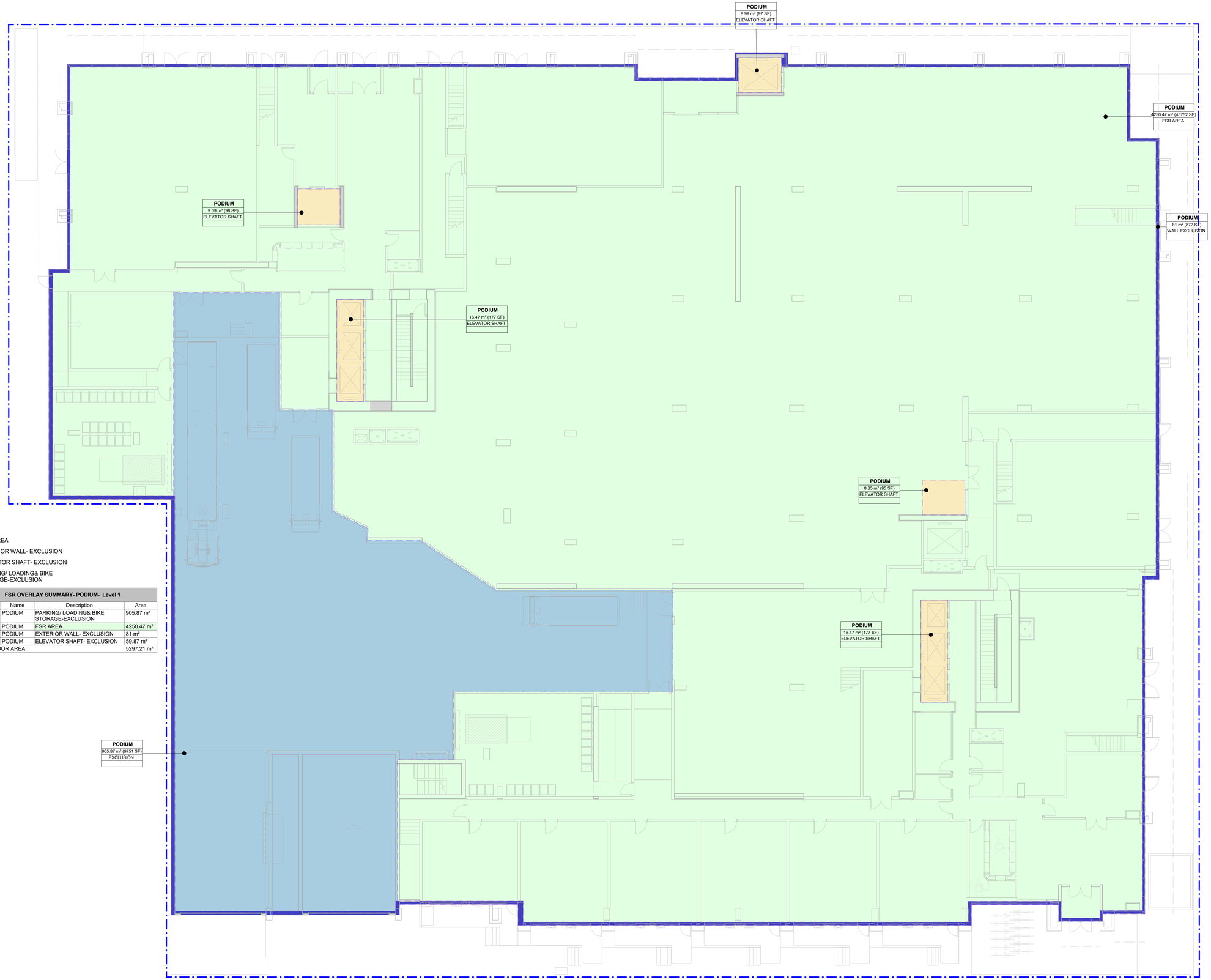

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- PARKING/ LOADING& BIKE STORAGE-EXCLUSION

FSR OVERLAY SUMMARY- PODIUM- Level 1

Level	Name	Description	Area
LEVEL 01	PODIUM	PARKING/ LOADING& BIKE STORAGE-EXCLUSION	905.87 m²
LEVEL 01	PODIUM	FSR AREA	4250.47 m²
LEVEL 01	PODIUM	EXTERIOR WALL- EXCLUSION	81 m²
LEVEL 01	PODIUM	ELEVATOR SHAFT- EXCLUSION	59.87 m²
GROSS FLOOR AREA			5297.21 m²

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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DATE:	2020-11-19

SHEET TITLE

FSR OVERLAY- Level 01

SHEET NUMBER

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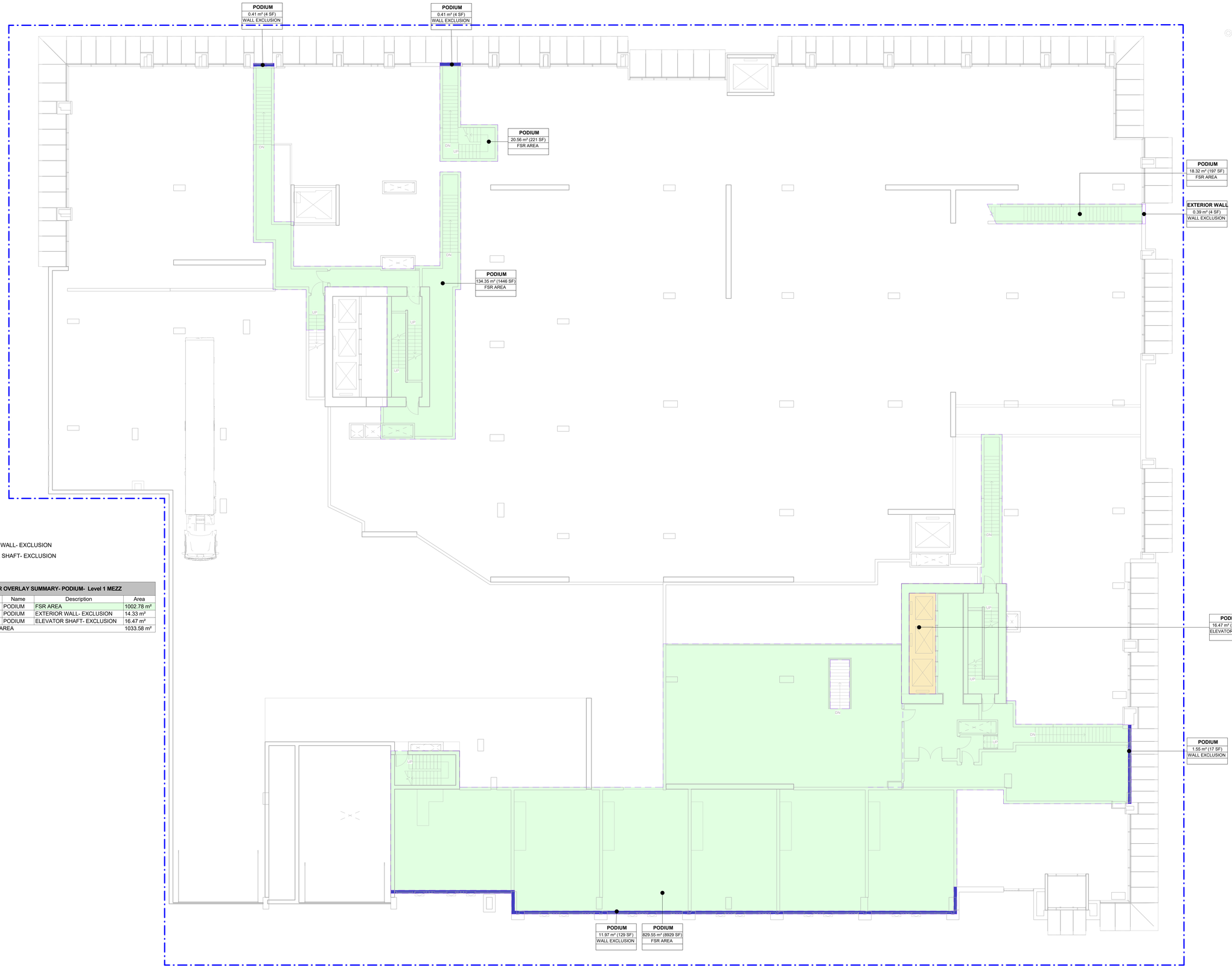

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION

FSR OVERLAY SUMMARY- PODIUM- Level 1 MEZZ

Level	Name	Description	Area
LEVEL 01- Mezz	PODIUM	FSR AREA	1002.78 m²
LEVEL 01- Mezz	PODIUM	EXTERIOR WALL- EXCLUSION	14.33 m²
LEVEL 01- Mezz	PODIUM	ELEVATOR SHAFT- EXCLUSION	16.47 m²
GROSS FLOOR AREA			1033.58 m²

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- Level 01- Mezz

SHEET NUMBER
A7.02

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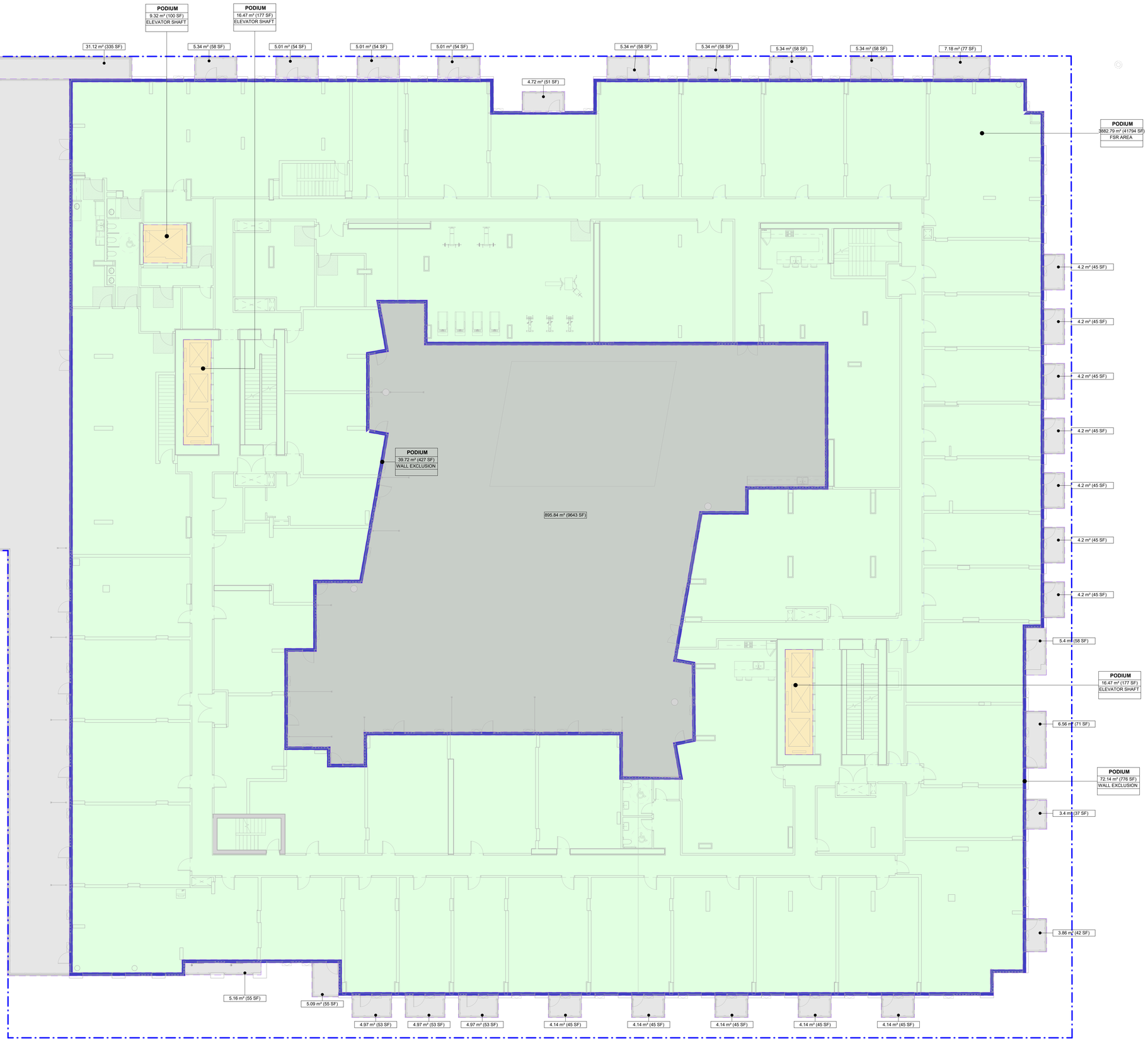

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY
- PATIO

FSR OVERLAY SUMMARY- PODIUM- Level 2

Level	Name	Description	Area
LEVEL 02	PODIUM	FSR AREA	3882.79 m²
LEVEL 02	PODIUM	EXTERIOR WALL- EXCLUSION	111.85 m²
LEVEL 02	PODIUM	ELEVATOR SHAFT- EXCLUSION	42.26 m²
GROSS FLOOR AREA			4036.91 m²

FSR OVERLAY SUMMARY- PODIUM- Level 2- Balconies

Level	Name	Description	Area
LEVEL 02	PODIUM	BALCONY	7.18 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	4.72 m²
LEVEL 02	PODIUM	BALCONY	5.01 m²
LEVEL 02	PODIUM	BALCONY	5.01 m²
LEVEL 02	PODIUM	BALCONY	5.01 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	31.12 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	5.4 m²
LEVEL 02	PODIUM	BALCONY	6.56 m²
LEVEL 02	PODIUM	BALCONY	3.4 m²
LEVEL 02	PODIUM	BALCONY	3.86 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.97 m²
LEVEL 02	PODIUM	BALCONY	4.97 m²
LEVEL 02	PODIUM	BALCONY	4.97 m²
LEVEL 02	PODIUM	BALCONY	5.09 m²
LEVEL 02	PODIUM	BALCONY	5.16 m²
LEVEL 02	PODIUM	PATIO	895.84 m²
LEVEL 02	PODIUM	BALCONY	641.69 m²
TOTAL BALCONY AREA			1716.79 m²

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- Level 02

SHEET NUMBER
A7.03

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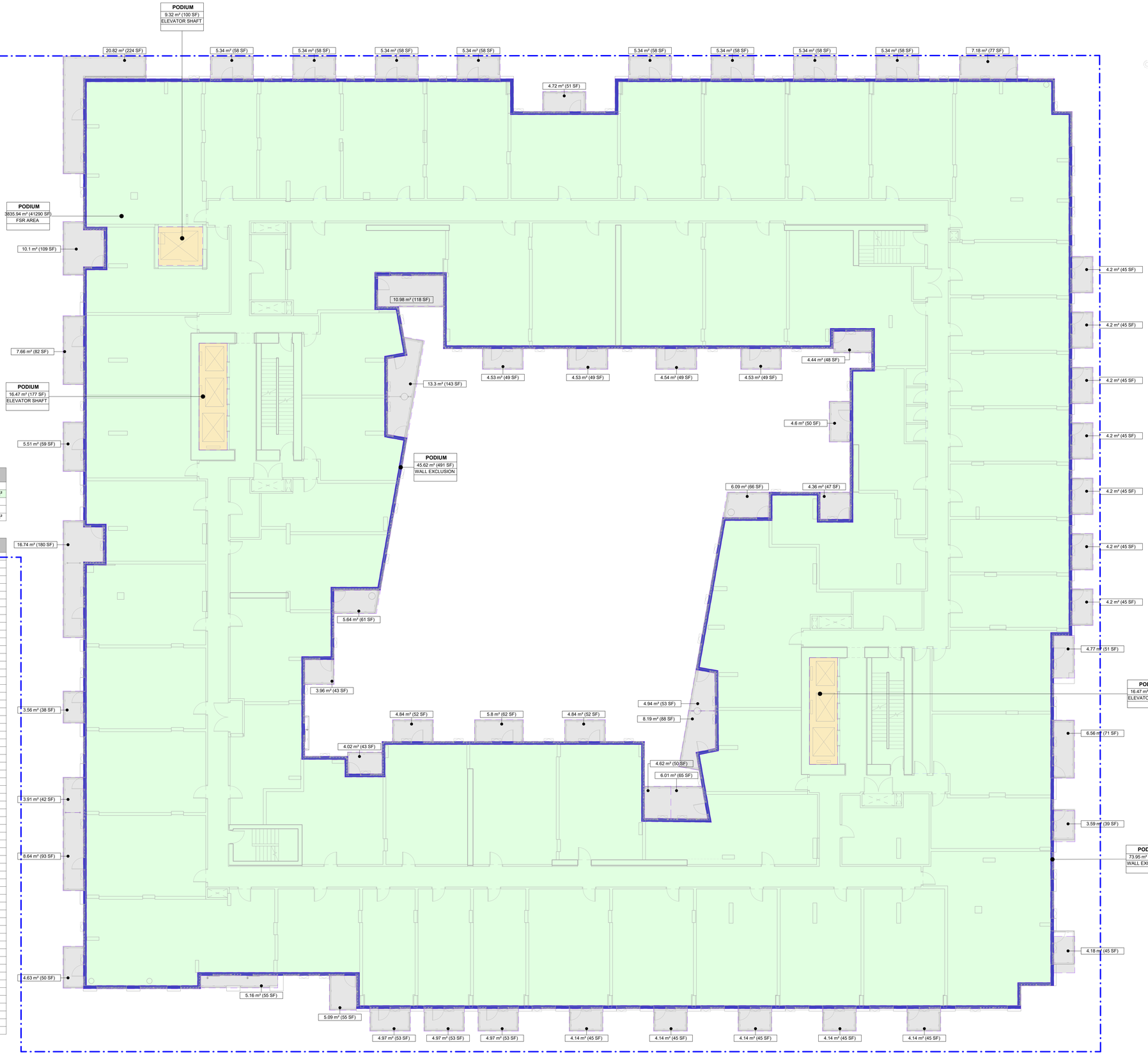

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- PODIUM- Level 3

Level	Name	Description	Area
LEVEL 03	PODIUM	FSR AREA	3835.94 m²
LEVEL 03	PODIUM	EXTERIOR WALL- EXCLUSION	119.57 m²
LEVEL 03	PODIUM	ELEVATOR SHAFT- EXCLUSION	42.26 m²
GROSS FLOOR AREA			3997.78 m²

FSR OVERLAY SUMMARY- PODIUM- Level 3- Balconies

Level	Name	Description	Area
LEVEL 03	PODIUM	BALCONY	4.44 m²
LEVEL 03	PODIUM	BALCONY	4.53 m²
LEVEL 03	PODIUM	BALCONY	4.54 m²
LEVEL 03	PODIUM	BALCONY	4.53 m²
LEVEL 03	PODIUM	BALCONY	4.53 m²
LEVEL 03	PODIUM	BALCONY	10.98 m²
LEVEL 03	PODIUM	BALCONY	13.3 m²
LEVEL 03	PODIUM	BALCONY	5.64 m²
LEVEL 03	PODIUM	BALCONY	3.96 m²
LEVEL 03	PODIUM	BALCONY	3.56 m²
LEVEL 03	PODIUM	BALCONY	16.74 m²
LEVEL 03	PODIUM	BALCONY	5.51 m²
LEVEL 03	PODIUM	BALCONY	7.66 m²
LEVEL 03	PODIUM	BALCONY	10.1 m²
LEVEL 03	PODIUM	BALCONY	7.18 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	4.72 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	20.82 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.77 m²
LEVEL 03	PODIUM	BALCONY	6.56 m²
LEVEL 03	PODIUM	BALCONY	3.59 m²
LEVEL 03	PODIUM	BALCONY	4.18 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.97 m²
LEVEL 03	PODIUM	BALCONY	4.97 m²
LEVEL 03	PODIUM	BALCONY	4.97 m²
LEVEL 03	PODIUM	BALCONY	5.09 m²
LEVEL 03	PODIUM	BALCONY	5.16 m²
LEVEL 03	PODIUM	BALCONY	3.91 m²
LEVEL 03	PODIUM	BALCONY	8.64 m²
LEVEL 03	PODIUM	BALCONY	4.63 m²
LEVEL 03	PODIUM	BALCONY	6.09 m²
LEVEL 03	PODIUM	BALCONY	4.36 m²
LEVEL 03	PODIUM	BALCONY	4.84 m²
LEVEL 03	PODIUM	BALCONY	5.8 m²
LEVEL 03	PODIUM	BALCONY	4.84 m²
LEVEL 03	PODIUM	BALCONY	4.02 m²
LEVEL 03	PODIUM	BALCONY	4.6 m²
LEVEL 03	PODIUM	BALCONY	4.94 m²
LEVEL 03	PODIUM	BALCONY	8.19 m²
LEVEL 03	PODIUM	BALCONY	6.01 m²
LEVEL 03	PODIUM	BALCONY	4.62 m²
TOTAL BALCONY AREA			345.3 m²

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- Level 03

SHEET NUMBER
A7.04

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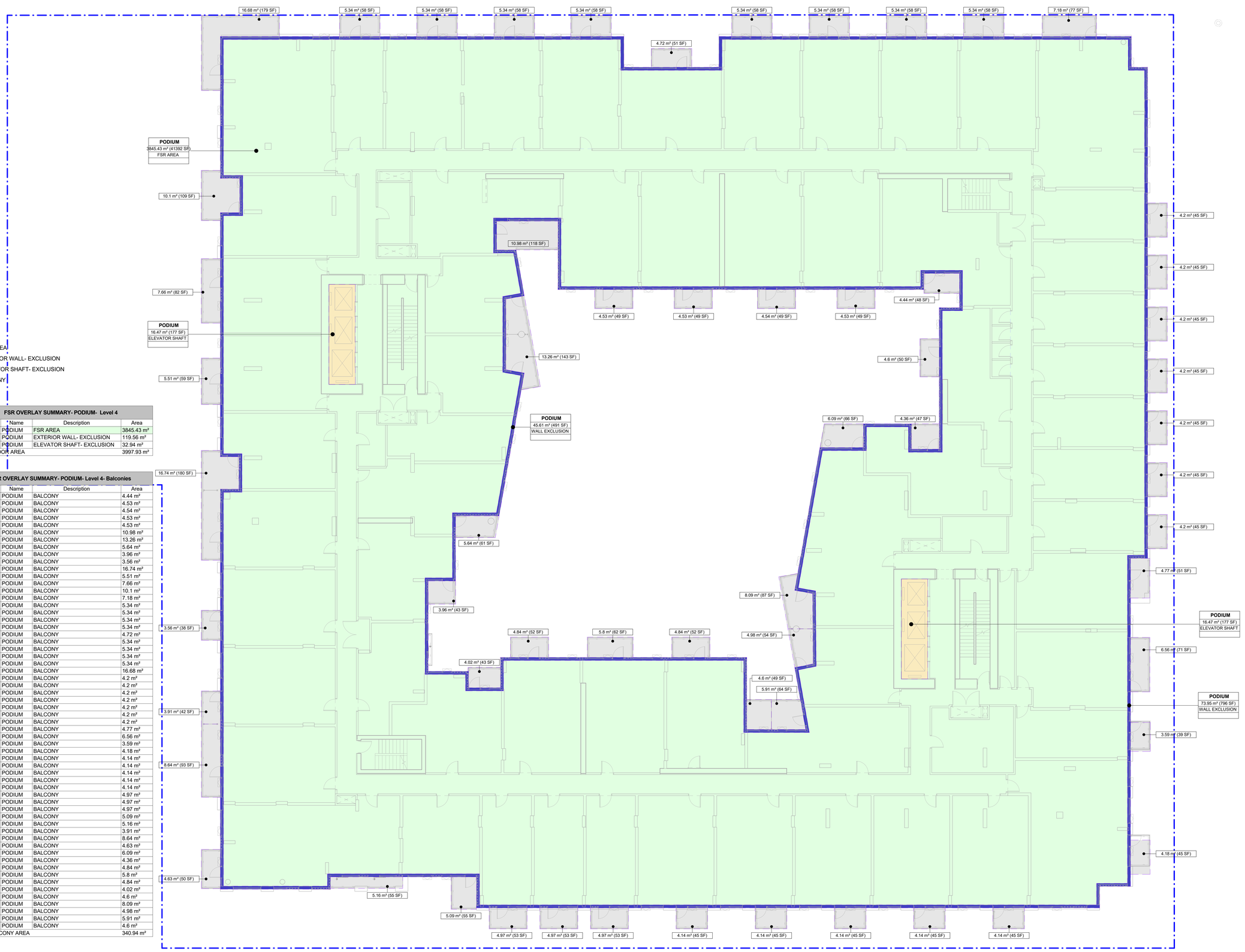

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- PODIUM- Level 4

Level	Name	Description	Area
LEVEL 04	PODIUM	FSR AREA	3845.43 m²
LEVEL 04	PODIUM	EXTERIOR WALL- EXCLUSION	119.56 m²
LEVEL 04	PODIUM	ELEVATOR SHAFT- EXCLUSION	32.94 m²
GROSS FLOOR AREA			3997.93 m²

FSR OVERLAY SUMMARY- PODIUM- Level 4- Balconies

Level	Name	Description	Area
LEVEL 04	PODIUM	BALCONY	4.44 m²
LEVEL 04	PODIUM	BALCONY	4.53 m²
LEVEL 04	PODIUM	BALCONY	4.54 m²
LEVEL 04	PODIUM	BALCONY	4.53 m²
LEVEL 04	PODIUM	BALCONY	4.53 m²
LEVEL 04	PODIUM	BALCONY	10.98 m²
LEVEL 04	PODIUM	BALCONY	13.26 m²
LEVEL 04	PODIUM	BALCONY	5.64 m²
LEVEL 04	PODIUM	BALCONY	3.96 m²
LEVEL 04	PODIUM	BALCONY	3.56 m²
LEVEL 04	PODIUM	BALCONY	16.74 m²
LEVEL 04	PODIUM	BALCONY	5.51 m²
LEVEL 04	PODIUM	BALCONY	7.66 m²
LEVEL 04	PODIUM	BALCONY	10.1 m²
LEVEL 04	PODIUM	BALCONY	7.18 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	4.72 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	16.68 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.77 m²
LEVEL 04	PODIUM	BALCONY	6.56 m²
LEVEL 04	PODIUM	BALCONY	3.59 m²
LEVEL 04	PODIUM	BALCONY	4.18 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.97 m²
LEVEL 04	PODIUM	BALCONY	4.97 m²
LEVEL 04	PODIUM	BALCONY	4.97 m²
LEVEL 04	PODIUM	BALCONY	5.09 m²
LEVEL 04	PODIUM	BALCONY	5.16 m²
LEVEL 04	PODIUM	BALCONY	3.91 m²
LEVEL 04	PODIUM	BALCONY	8.64 m²
LEVEL 04	PODIUM	BALCONY	4.63 m²
LEVEL 04	PODIUM	BALCONY	6.09 m²
LEVEL 04	PODIUM	BALCONY	4.36 m²
LEVEL 04	PODIUM	BALCONY	4.84 m²
LEVEL 04	PODIUM	BALCONY	5.8 m²
LEVEL 04	PODIUM	BALCONY	4.84 m²
LEVEL 04	PODIUM	BALCONY	4.02 m²
LEVEL 04	PODIUM	BALCONY	4.6 m²
LEVEL 04	PODIUM	BALCONY	8.09 m²
LEVEL 04	PODIUM	BALCONY	4.98 m²
LEVEL 04	PODIUM	BALCONY	5.91 m²
LEVEL 04	PODIUM	BALCONY	4.6 m²
TOTAL BALCONY AREA			340.94 m²

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHKD BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- Level 04

SHEET NUMBER
A7.05

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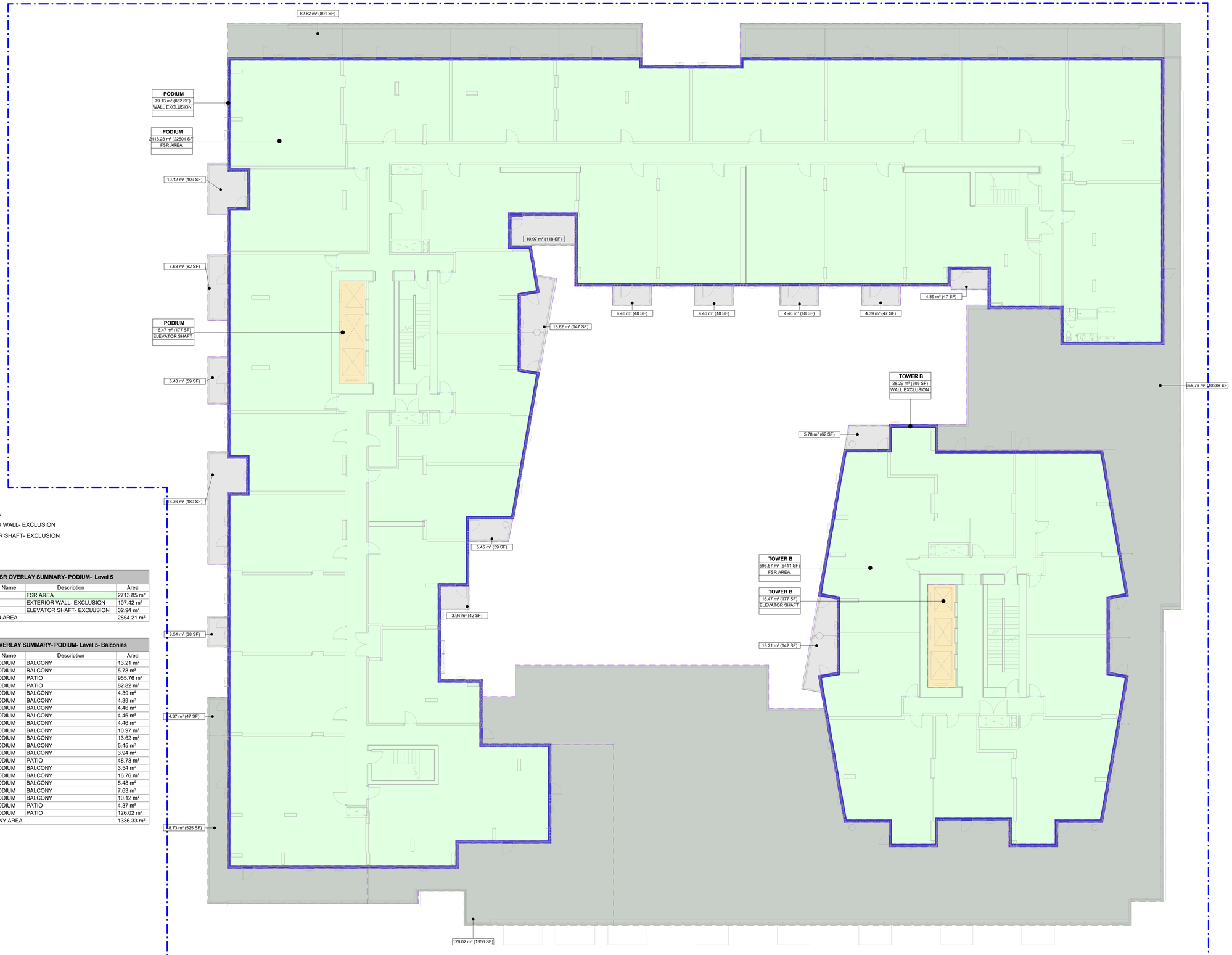

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY
- PATIO

FSR OVERLAY SUMMARY- PODIUM- Level 5

Level	Name	Description	Area
LEVEL 05		FSR AREA	2713.85 m²
LEVEL 05		EXTERIOR WALL- EXCLUSION	107.42 m²
LEVEL 05		ELEVATOR SHAFT- EXCLUSION	32.94 m²
GROSS FLOOR AREA			2854.21 m²

FSR OVERLAY SUMMARY- PODIUM- Level 5- Balconies

Level	Name	Description	Area
LEVEL 05	PODIUM	BALCONY	13.21 m²
LEVEL 05	PODIUM	BALCONY	5.78 m²
LEVEL 05	PODIUM	PATIO	955.76 m²
LEVEL 05	PODIUM	PATIO	82.82 m²
LEVEL 05	PODIUM	BALCONY	4.39 m²
LEVEL 05	PODIUM	BALCONY	4.39 m²
LEVEL 05	PODIUM	BALCONY	4.46 m²
LEVEL 05	PODIUM	BALCONY	4.46 m²
LEVEL 05	PODIUM	BALCONY	4.46 m²
LEVEL 05	PODIUM	BALCONY	10.97 m²
LEVEL 05	PODIUM	BALCONY	13.62 m²
LEVEL 05	PODIUM	BALCONY	5.45 m²
LEVEL 05	PODIUM	BALCONY	3.94 m²
LEVEL 05	PODIUM	PATIO	48.73 m²
LEVEL 05	PODIUM	BALCONY	3.54 m²
LEVEL 05	PODIUM	BALCONY	16.76 m²
LEVEL 05	PODIUM	BALCONY	5.48 m²
LEVEL 05	PODIUM	BALCONY	7.63 m²
LEVEL 05	PODIUM	BALCONY	10.12 m²
LEVEL 05	PODIUM	PATIO	4.37 m²
LEVEL 05	PODIUM	PATIO	126.02 m²
TOTAL BALCONY AREA			1336.33 m²

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700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SHEET TITLE
FSR OVERLAY- Level 05

SHEET NUMBER
A7.06

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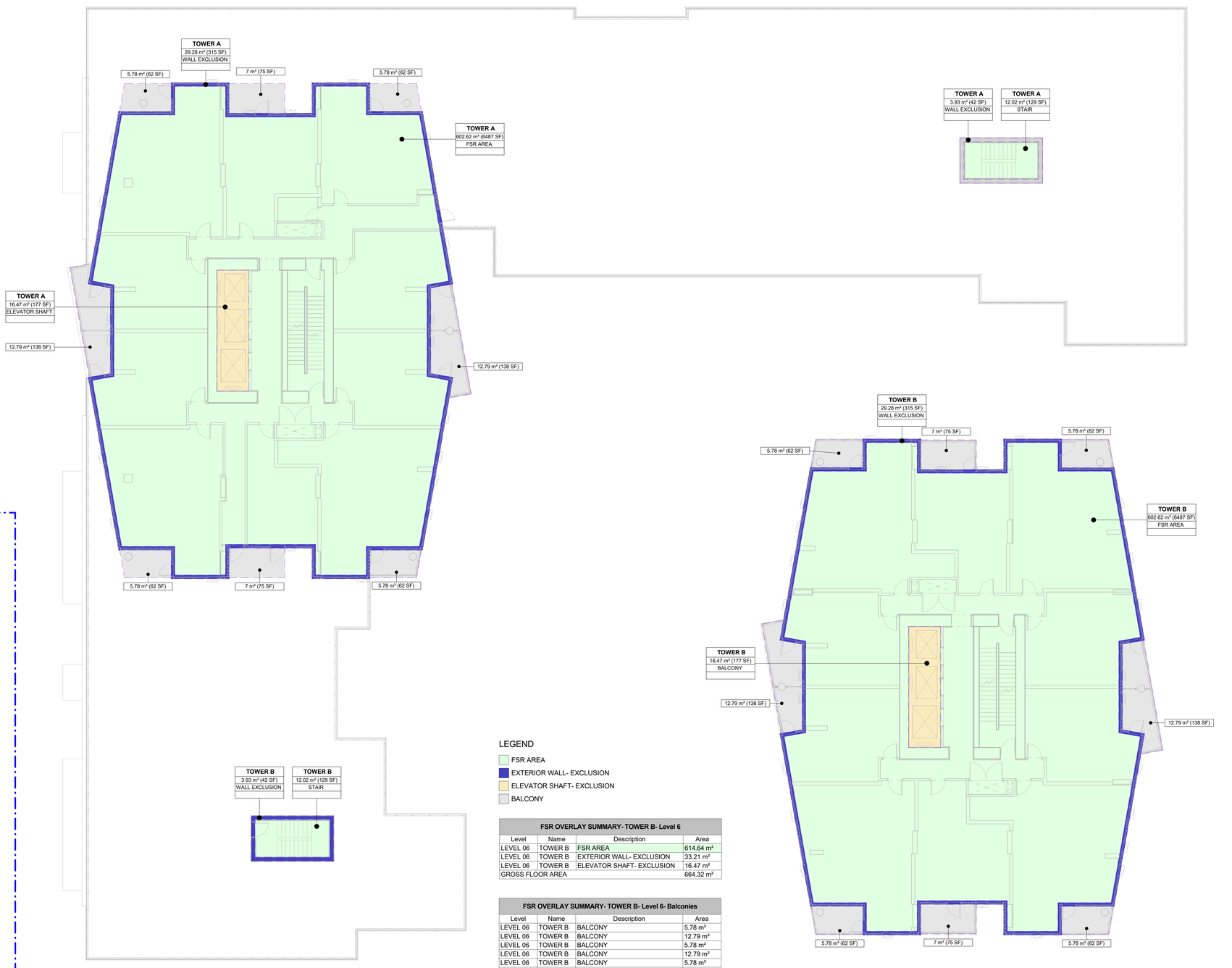

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 6

Level	Name	Description	Area
LEVEL 06	TOWER A	FSR AREA	614.64 m²
LEVEL 06	TOWER A	EXTERIOR WALL- EXCLUSION	33.21 m²
LEVEL 06	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.47 m²
GROSS FLOOR AREA			664.33 m²

FSR OVERLAY SUMMARY- TOWER A- Level 6- Balconies

Level	Name	Description	Area
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	12.79 m²
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	12.79 m²
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	7 m²
LEVEL 06	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER B- Level 6

Level	Name	Description	Area
LEVEL 06	TOWER B	FSR AREA	614.64 m²
LEVEL 06	TOWER B	EXTERIOR WALL- EXCLUSION	33.21 m²
LEVEL 06	TOWER B	ELEVATOR SHAFT- EXCLUSION	16.47 m²
GROSS FLOOR AREA			664.32 m²

FSR OVERLAY SUMMARY- TOWER B- Level 6- Balconies

Level	Name	Description	Area
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	12.79 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	12.79 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	7 m²
LEVEL 06	TOWER B	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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DATE:	2020-11-19

SHEET TITLE

FSR OVERLAY- Level 06

SHEET NUMBER

A7.07

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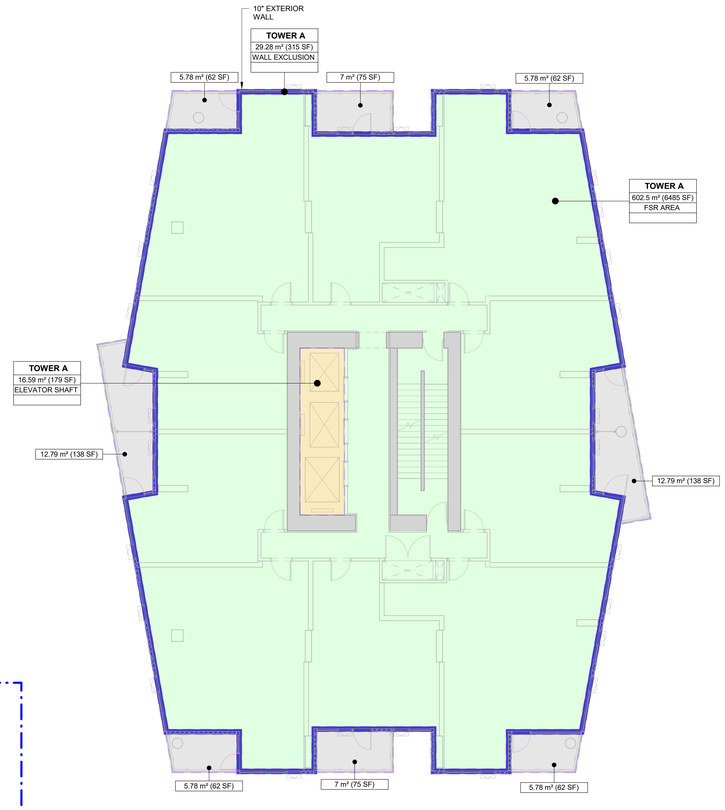

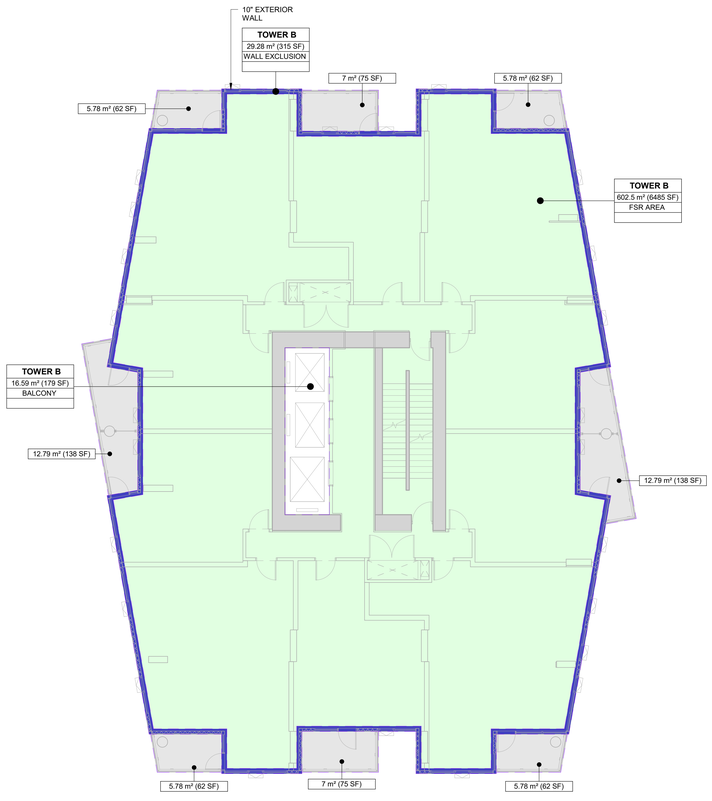

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 7-20

Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	602.5 m²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER A- Level 7-20- Balconies

Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	7 m²
LEVEL 08	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

FSR OVERLAY SUMMARY- TOWER B- Level 7-18 (Typical Levels)

Level	Name	Description	Area
LEVEL 08	TOWER B	FSR AREA	602.5 m²
LEVEL 08	TOWER B	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER B	ELEVATOR SHAFT	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER B- Level 7-18 (Typical Levels)-...

Level	Name	Description	Area
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	12.79 m²
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	12.79 m²
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	7 m²
LEVEL 08	TOWER B	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0402
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- Typical Levels

SHEET NUMBER
A7.08

REV

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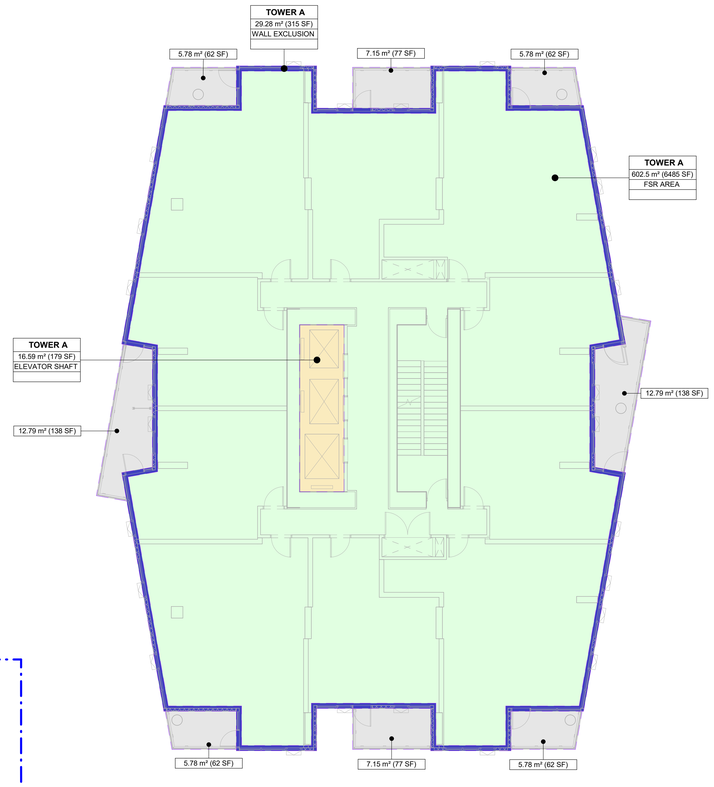

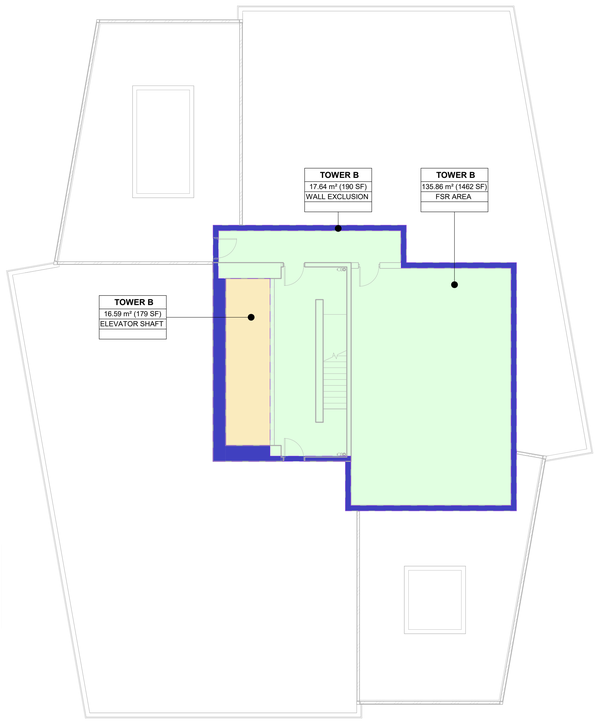

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 7-20

Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	602.5 m²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER A- Level 7-20- Balconies

Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	7 m²
LEVEL 08	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

FSR OVERLAY SUMMARY- TOWER B- Level 19

Level	Name	Description	Area
LEVEL 19 (TOWER B ROOF)	TOWER B	FSR AREA	135.86 m²
LEVEL 19 (TOWER B ROOF)	TOWER B	EXTERIOR WALL- EXCLUSION	17.64 m²
LEVEL 19 (TOWER B ROOF)	TOWER B	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			170.1 m²

CLIENT

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P.O. Box 1690 Station B Mississauga, Ontario, Canada
L4Y 1W8

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	YYYY-MM-DD	

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Issued For: Project Status
Date: Issue Date

SEAL

SUB-CONSULTANT

PRIME CONSULTANT
IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- Level 19 (Tower B Roof)

SHEET NUMBER
A7.09

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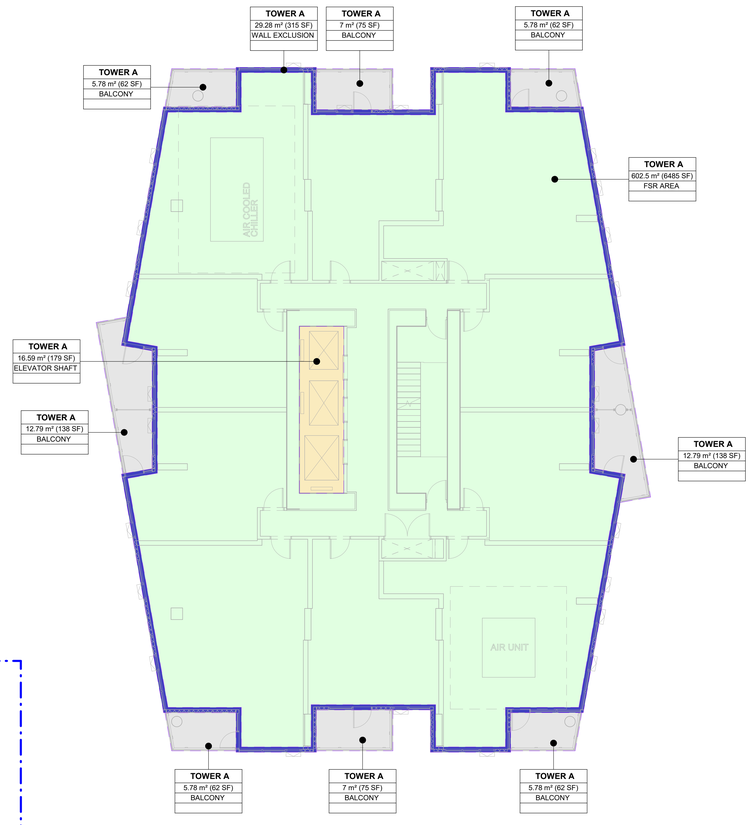

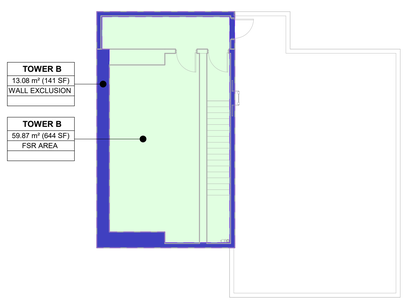

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 7-20

Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	602.5 m²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER B- Level 20

Level	Name	Description	Area
LEVEL 20 - TWR (B) MECH. ROOF	TOWER B	FSR AREA	59.87 m²
LEVEL 20 - TWR (B) MECH. ROOF	TOWER B	EXTERIOR WALL- EXCLUSION	13.08 m²
GROSS FLOOR AREA			72.95 m²

FSR OVERLAY SUMMARY- TOWER A- Level 7-20- Balconies

Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	7 m²
LEVEL 08	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

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NO.	DATE	DESCRIPTION

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Date: Issue Date

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700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- LEVEL 20 - TWR (B) MECH. ROOF

SHEET NUMBER	REV
A7.10	

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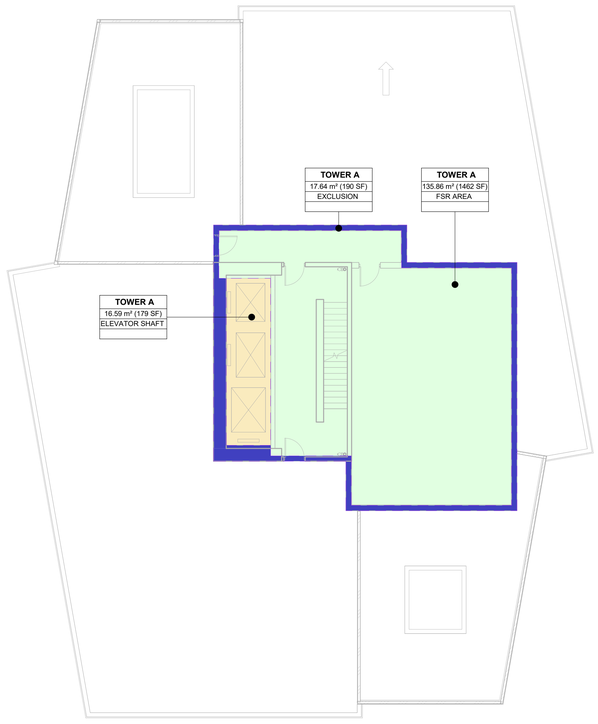

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION

FSR OVERLAY SUMMARY- TOWER A- Level 21

Level	Name	Description	Area
LEVEL 21 - ROOF TWR (A) & TWR (B) UPPER ROOF	TOWER A	FSR AREA	135.86 m²
LEVEL 21 - ROOF TWR (A) & TWR (B) UPPER ROOF	TOWER A	EXTERIOR WALL- EXCLUSION	17.64 m²
LEVEL 21 - ROOF TWR (A) & TWR (B) UPPER ROOF	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			170.1 m²

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IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE
FSR OVERLAY- LEVEL 21 - ROOF TWR (A) - TRW (B) UPPER ROOF

SHEET NUMBER
A7.11

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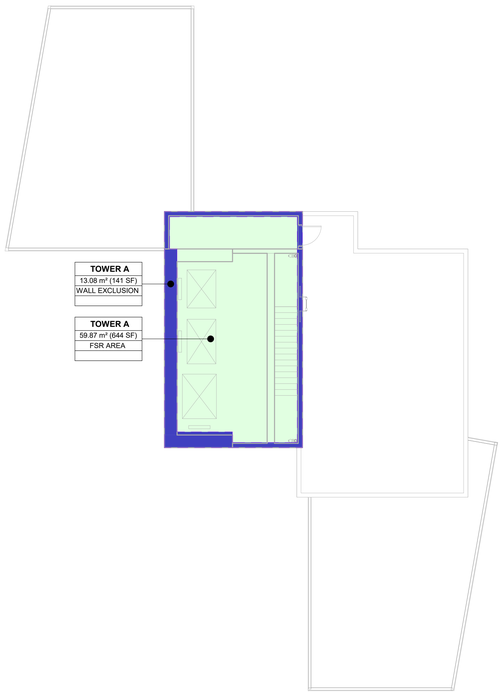

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION

FSR OVERLAY SUMMARY- TOWER A- Level 22

Level	Name	Description	Area
LEVEL 22 - TWR (A) MECH. ROOF	TOWER A	FSR AREA	59.87 m²
LEVEL 22 - TWR (A) MECH. ROOF	TOWER A	EXTERIOR WALL- EXCLUSION	13.08 m²
GROSS FLOOR AREA			72.95 m²

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NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

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Issued For: Project Status

Date: Issue Date

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-11-19

SHEET TITLE

FSR OVERLAY- LEVEL 22 - TWR (A) MECH. ROOF

SHEET NUMBER

A7.12

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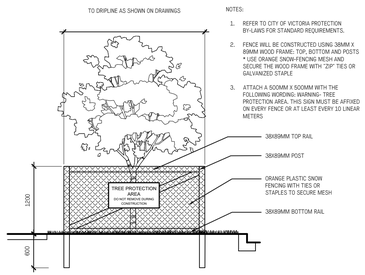


NOTES:

1. REFER TO CITY OF VICTORIA PROTECTION BY-LAWS FOR STANDARD REQUIREMENTS.
2. FENCE WILL BE CONSTRUCTED USING 38MM X 89MM WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLE
3. ATTACH A 500MM X 500MM WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS

TREE PROTECTION FENCING
NTS

TREE INVENTORY

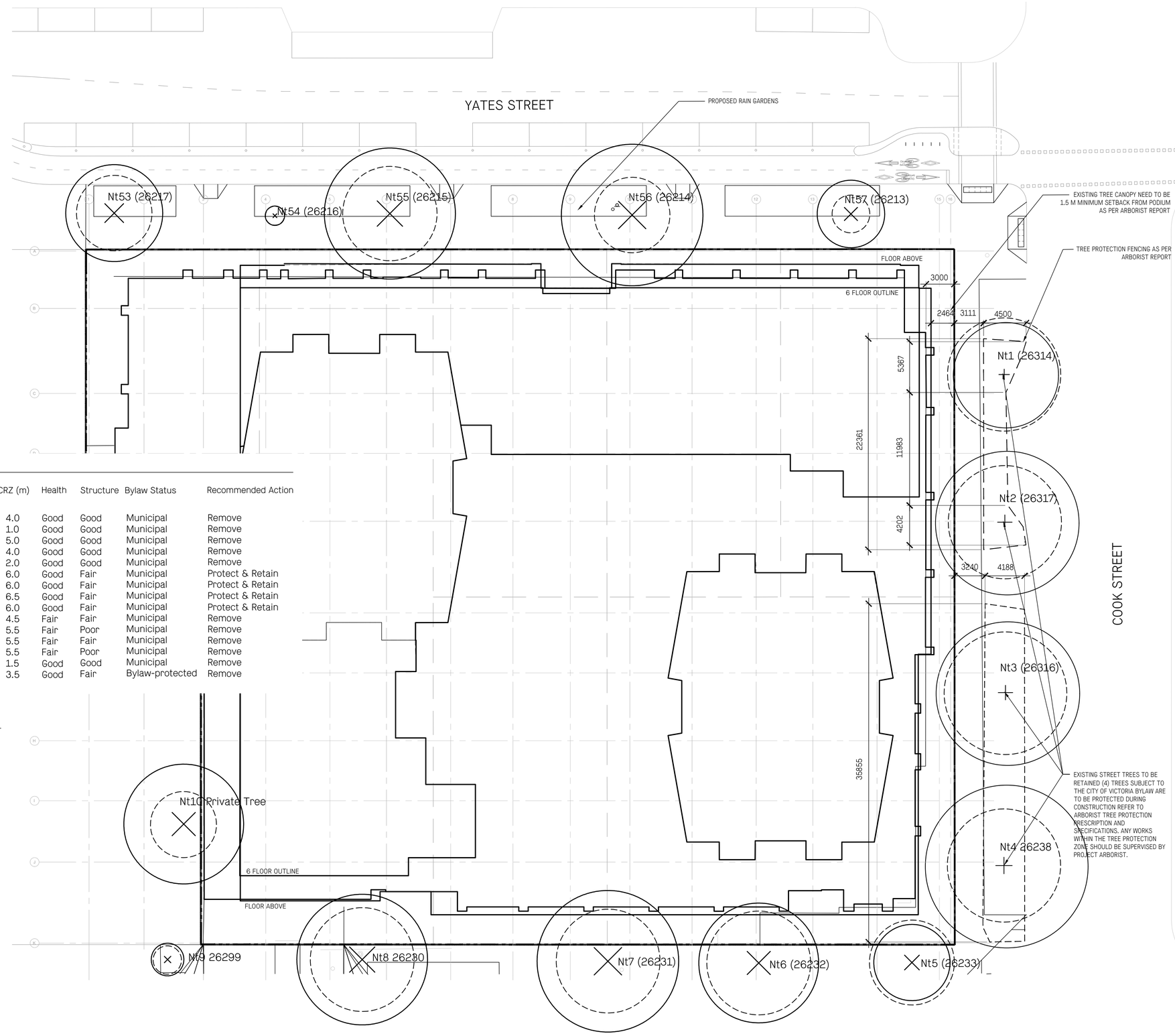
TREE I.D. (Municipal I.D.)	Common Name	DBH (cm)	Crown (m) Spread	CRZ (m)	Health	Structure	Bylaw Status	Recommended Action
Nt53 (26217)	Richmond Canoe Birch	39	10	4.0	Good	Good	Municipal	Remove
Nt54 (26216)	Japanese Tree Lilac	6	1	1.0	Good	Good	Municipal	Remove
Nt55 (26215)	Richmond Canoe Birch	48	14	5.0	Good	Good	Municipal	Remove
Nt56 (26214)	Richmond Canoe Birch	42	13	4.0	Good	Good	Municipal	Remove
Nt57 (26213)	Richmond Canoe Birch	19	6	2.0	Good	Good	Municipal	Remove
Nt1 (26314)	Horse Chestnut	75	11	6.0	Good	Fair	Municipal	Protect & Retain
Nt2 (26317)	Horse Chestnut	74	15	6.0	Good	Fair	Municipal	Protect & Retain
Nt3 (26316)	Horse Chestnut	84	15	6.5	Good	Fair	Municipal	Protect & Retain
Nt4 (26238)	Horse Chestnut	74	17	6.0	Good	Fair	Municipal	Protect & Retain
Nt5 (26233)	Lindsay Plum	43	7	4.5	Fair	Fair	Municipal	Remove
Nt6 (26232)	Lindsay Plum	54	11	5.5	Fair	Poor	Municipal	Remove
Nt7 (26231)	Lindsay Plum	56	13	5.5	Fair	Fair	Municipal	Remove
Nt8 (26230)	Lindsay Plum	53	12	5.5	Fair	Poor	Municipal	Remove
Nt9 (26299)	Persian Ironwood	12	3	1.5	Good	Good	Municipal	Remove
Nt10 (Private)	Flowering Plum	36	11	3.5	Good	Fair	Bylaw-protected	Remove

TREE PROTECTION LEGEND

QTY.	DESCRIPTION
4	EXISTING STREET TREE TO REMAIN
8	EXISTING STREET TREE TO REMOVE
	TREE PROTECTION FENCING
	CRITICAL ROOT ZONE (CRZ)

NOTES

1. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
3. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
4. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
5. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.



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403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
Landscape Architecture
Urban Design

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No.	Description	Date
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

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Harris Green Village
1045 Yates Street
Victoria, BC

Tree Management
Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L0.01
Scale	1:200	
Drawn|Checked	kw | gc | JF	

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Harris Green Village
1045 Yates Street
Victoria, BC

Illustrative Plan
Level 1

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.01
Scale	1:200		
Drawn|Checked	kw | gc | JF		

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Landscape Architecture
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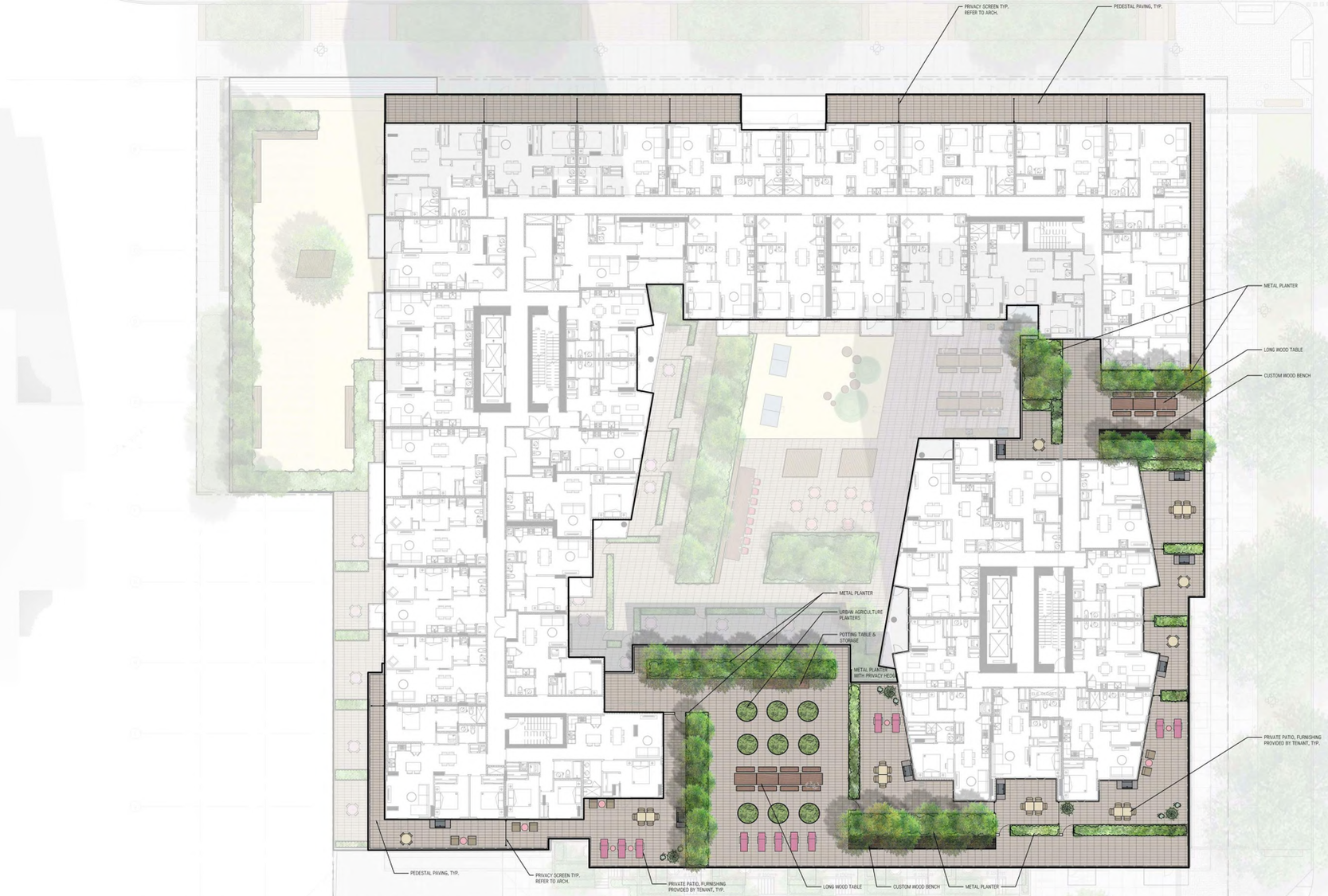
Victoria, BC

Illustrative Plan
Level 2

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.02
Scale	1:200		
Drawn|Checked	kw | gc | JF		



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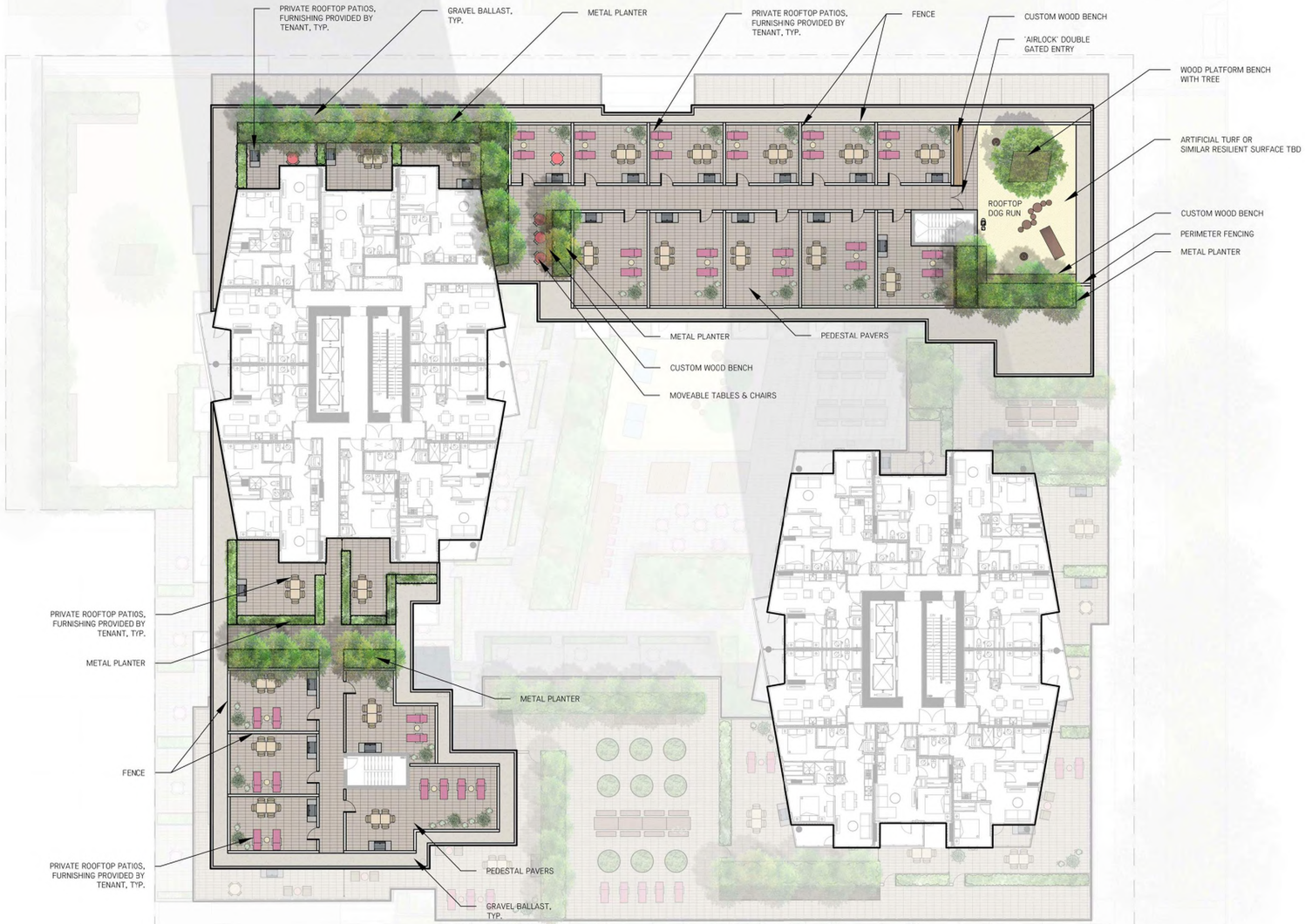
Illustrative Plan
Level 5

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.03
Scale	1:200		
Drawn|Checked	kw | gc | JF		



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No.	Description	Date
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1045 Yates Street
Victoria, BC

Illustrative Plan
Level 6

Date	May. 22/20	Drawing Number
Project No.	1932	L1.04
Scale	1:200	
Drawn|Checked	kw | gc | JF	

LEGEND

PROPERTY LINE

ELEVATION — 20.00 / 20.00 (EXT) / 0.0 % / 0.0 %

DETAIL SECTION — 1/L1.1

DETAIL NUMBER — 1

SHEET ON WHICH DETAIL IS SHOWN — L1.1

PRIMARY SECTION — 1/L1.1 / 1/L1.1

REVISION — 1

BUS SHELTER

YATES STREET

1/L1.1

NEW STREET TREE IN RAIN GARDEN

PEDESTRIAN LIGHT NEW TOWN STANDARD

RAIN GARDEN TYP.

SIDEWALK

CUSTOM WOOD BENCHES TYP.

PERMEABLE PAVERS

NEW TOWN STANDARD PAVING

CORNER TREATMENT AS PER DPRP NEW TOWN STANDARD

TRASH BIN

CUSTOM WOOD BENCH

BOLLARD, TYP.

PRE DESIGN FOR POTENTIAL OUTDOOR PATIO [PENDING TENANT]

PARKING INTAKE REFER TO ARCH.

CLASS B BIKE RACKS (2 BIKE CAPACITY PER RACK, 16 BIKE PARKING SPOTS)

FLOOR ABOVE

BASALT PAVING BAND WITH STREET NAME TYP.

NEW TOWN STANDARD PAVING

PLANTER DIVIDERS

PLANTED BUFFER

COOK STREET

2/L1.1

EXISTING UTILITY POLE TO REMAIN

EXISTING STREET TREE TO BE RETAINED (2)

TOWNHOUSE CONCRETE RAISED PLANTERS TYP.

TOWNHOUSE PATIO TYP.

RAISED CONCRETE PLANTER

PARKING EXHAUST REFER TO ARCH.

FLOOR ABOVE

TRASH BIN

CUSTOM WOOD BENCH

BOLLARD, TYP.

CORNER TREATMENT AS PER DPRP NEW TOWN STANDARD

1/L1.1

RAMP REFER TO ARCH.

EXISTING UTILITY POLE, TO BE RELOCATED

RAIN GARDEN PLANTING

PROPOSED STREET TREE IN SP-48 DOBNEY TREE GRATE WITH METAL TREE GUARD PER COV STANDARD

VIEW STREET

LOW PLANTING

CLASS B BIKE RACKS (8 BIKE RACKS, 16 BIKE PARKING SPOTS)

BIKE RACKS (3)

NEW TOWN PAVING STANDARD

BASALT PAVING BAND WITH STREET NAME TYP.

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Landscape Architecture
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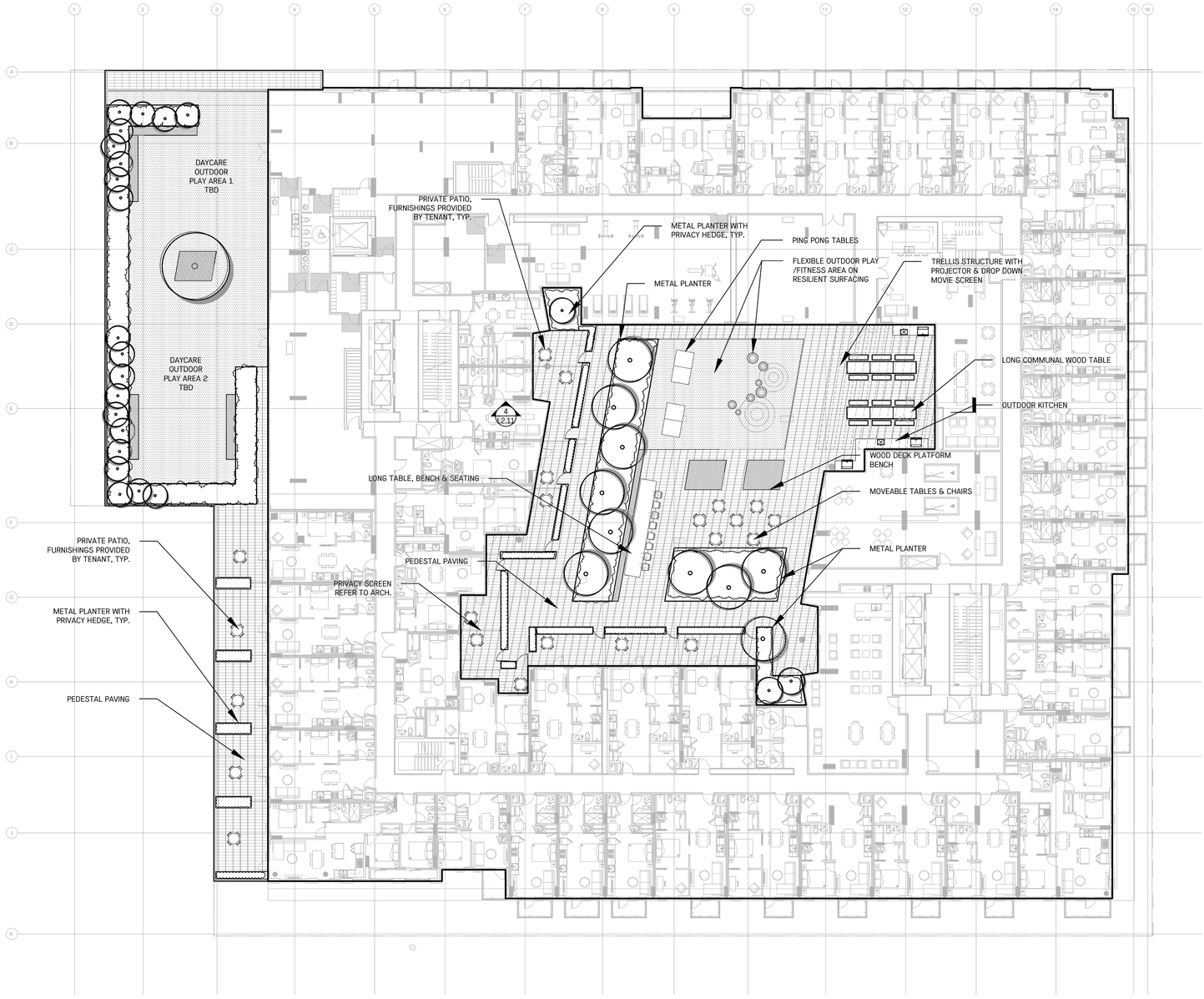
Harris Green Village

1045 Yates Street
Victoria, BC

Materials Plan

Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L1.11
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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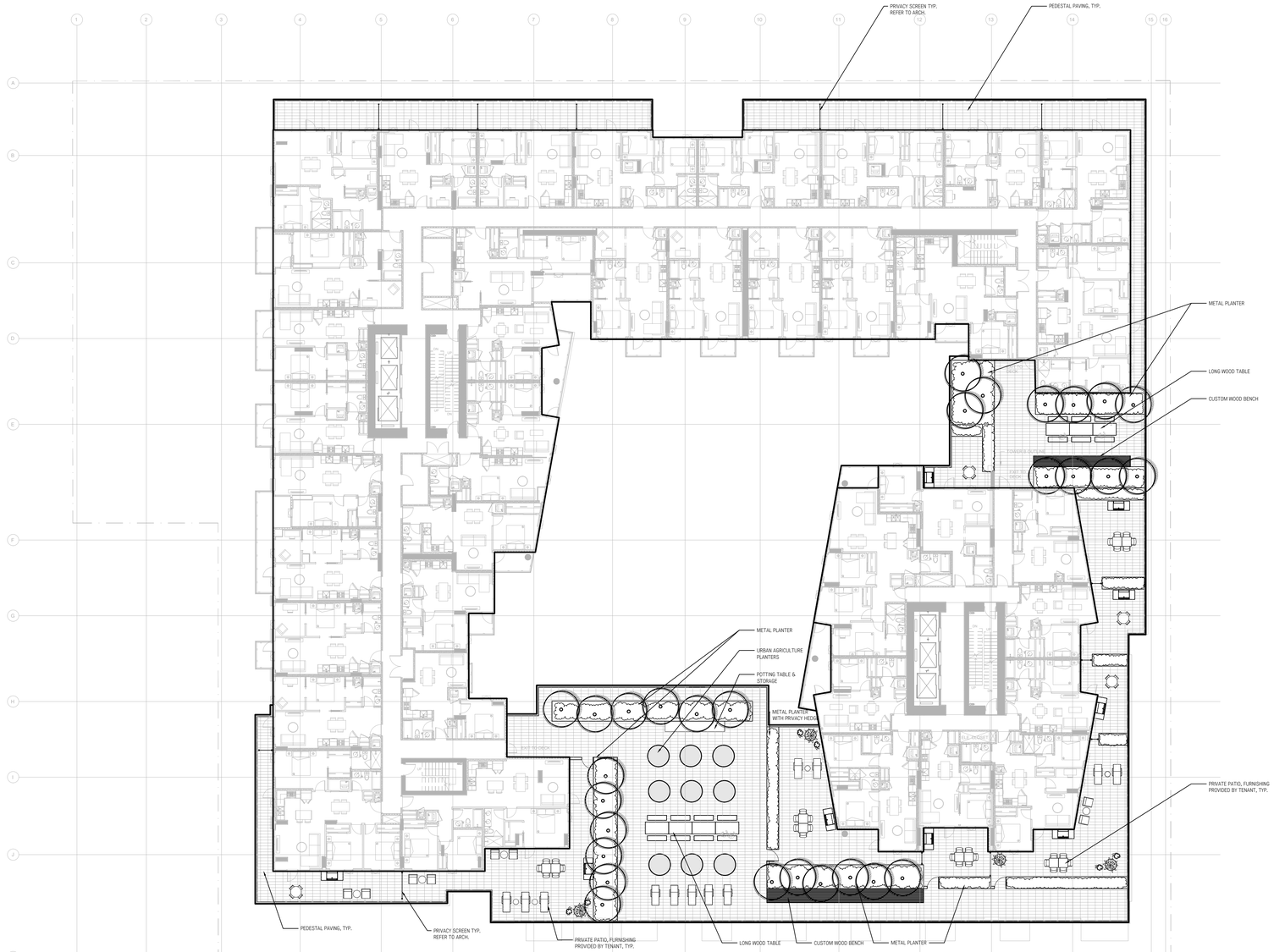
Harris Green Village
1045 Yates Street
Victoria, BC

Materials Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.12
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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1	Issued for DP	May 22/20

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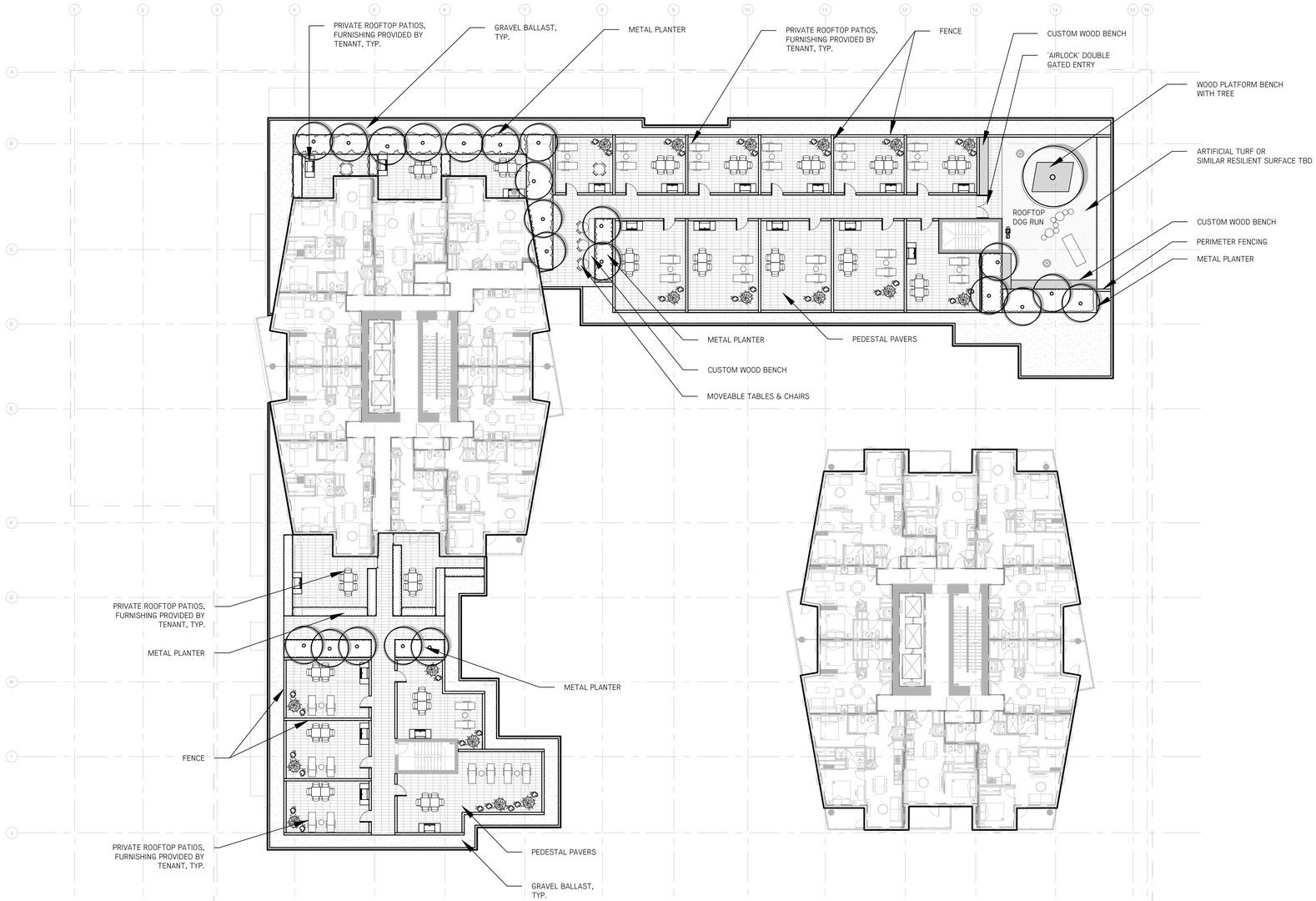
1045 Yates Street
Victoria, BC

Materials Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.13
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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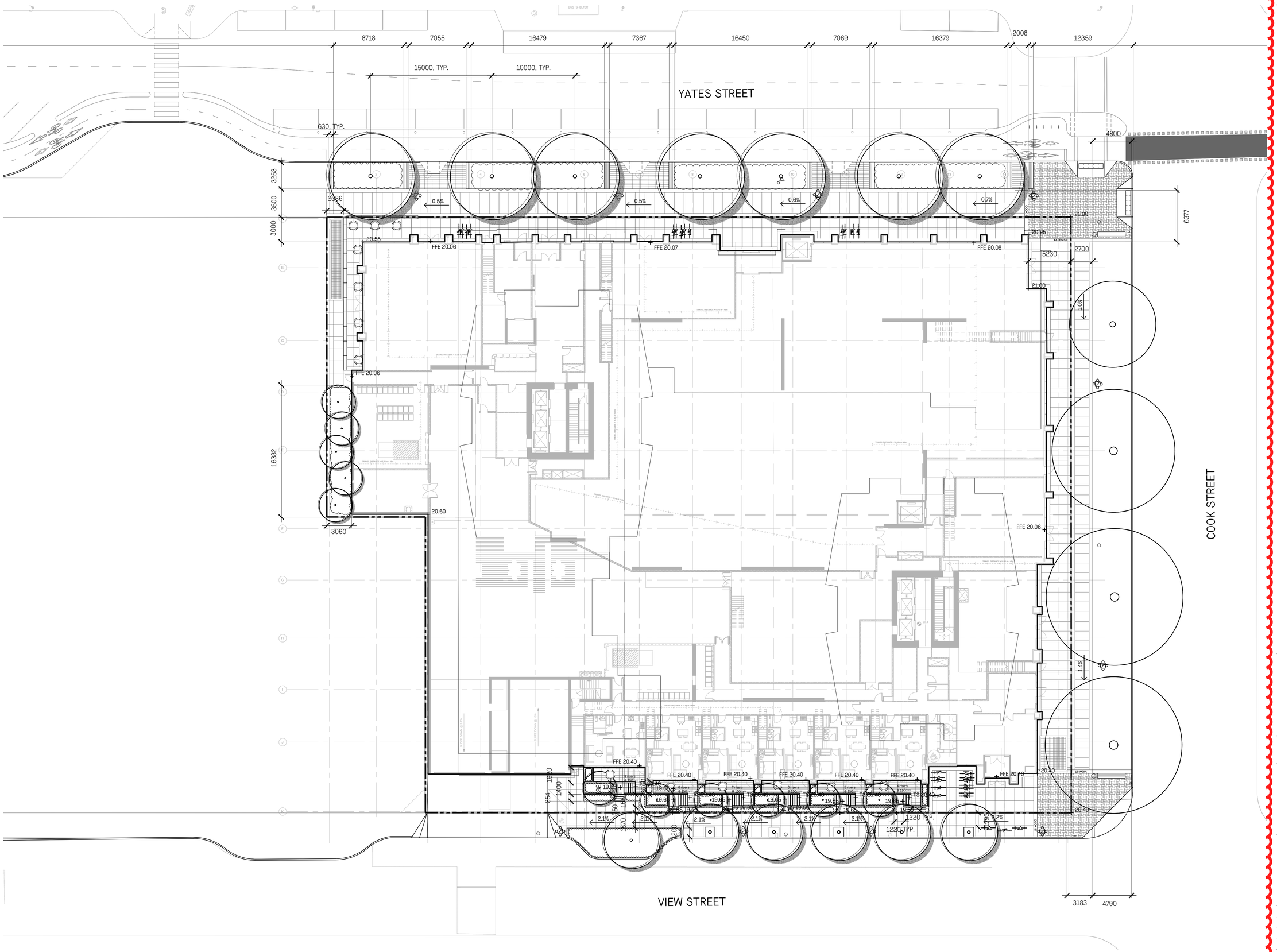
Materials Plan
Level 6

Date	May. 22/20	Drawing Number
Project No.	1932	L1.14
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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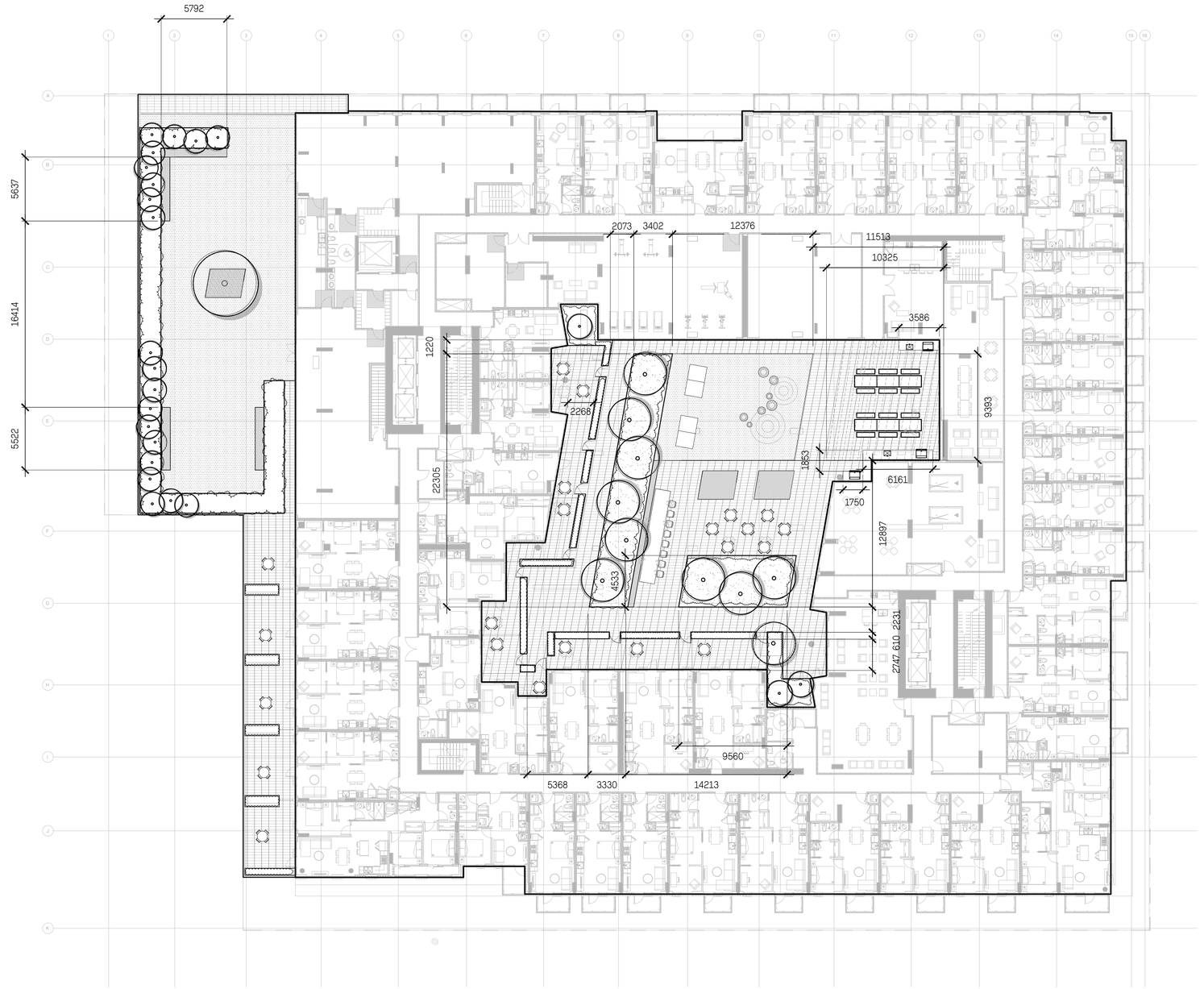
Layout Plan
Level 1

Date	May. 22/20
Project No.	1932
Scale	1:200
Drawn|Checked	kw | gc | JF

Drawing Number
L1.21



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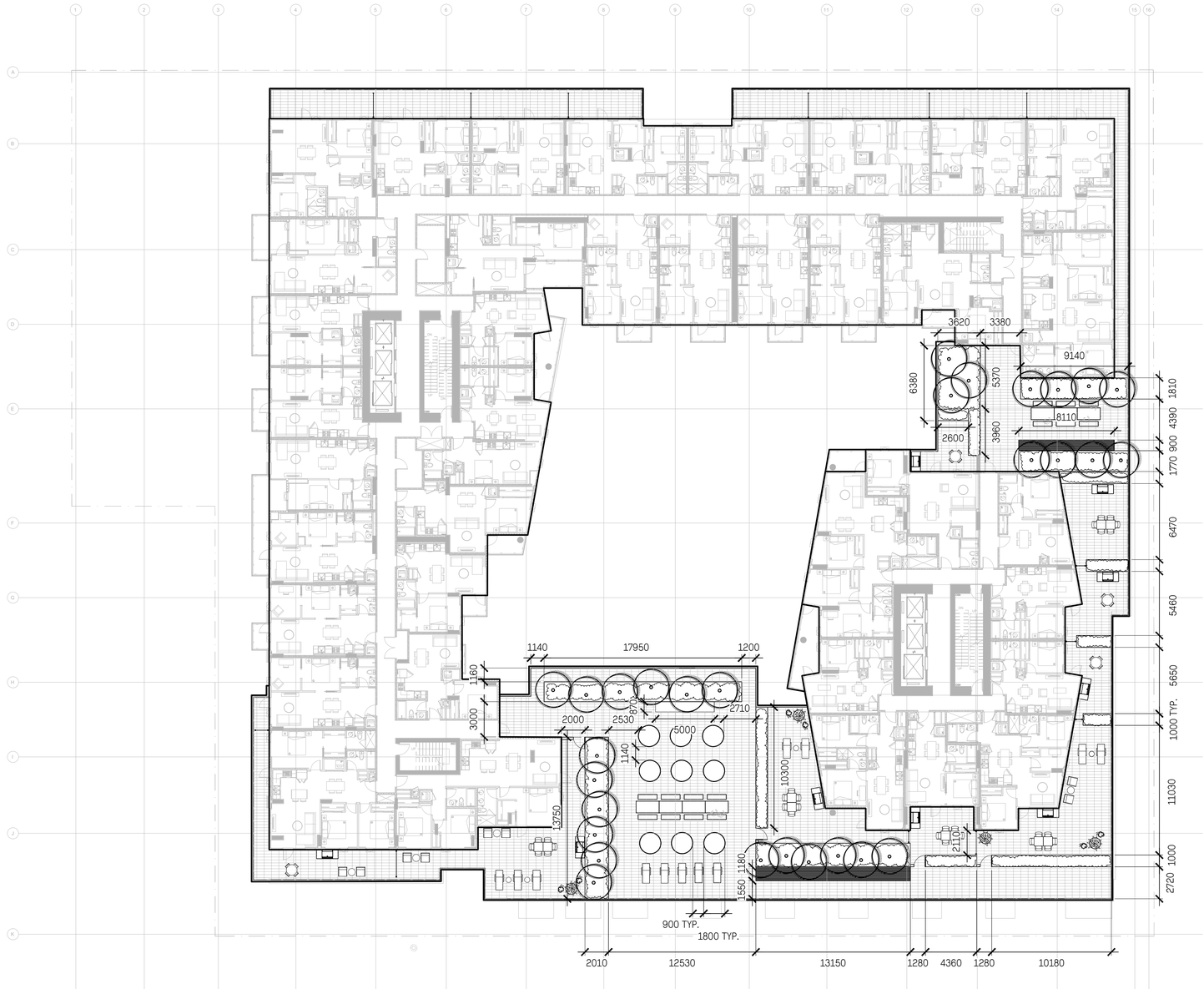
Layout Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.22
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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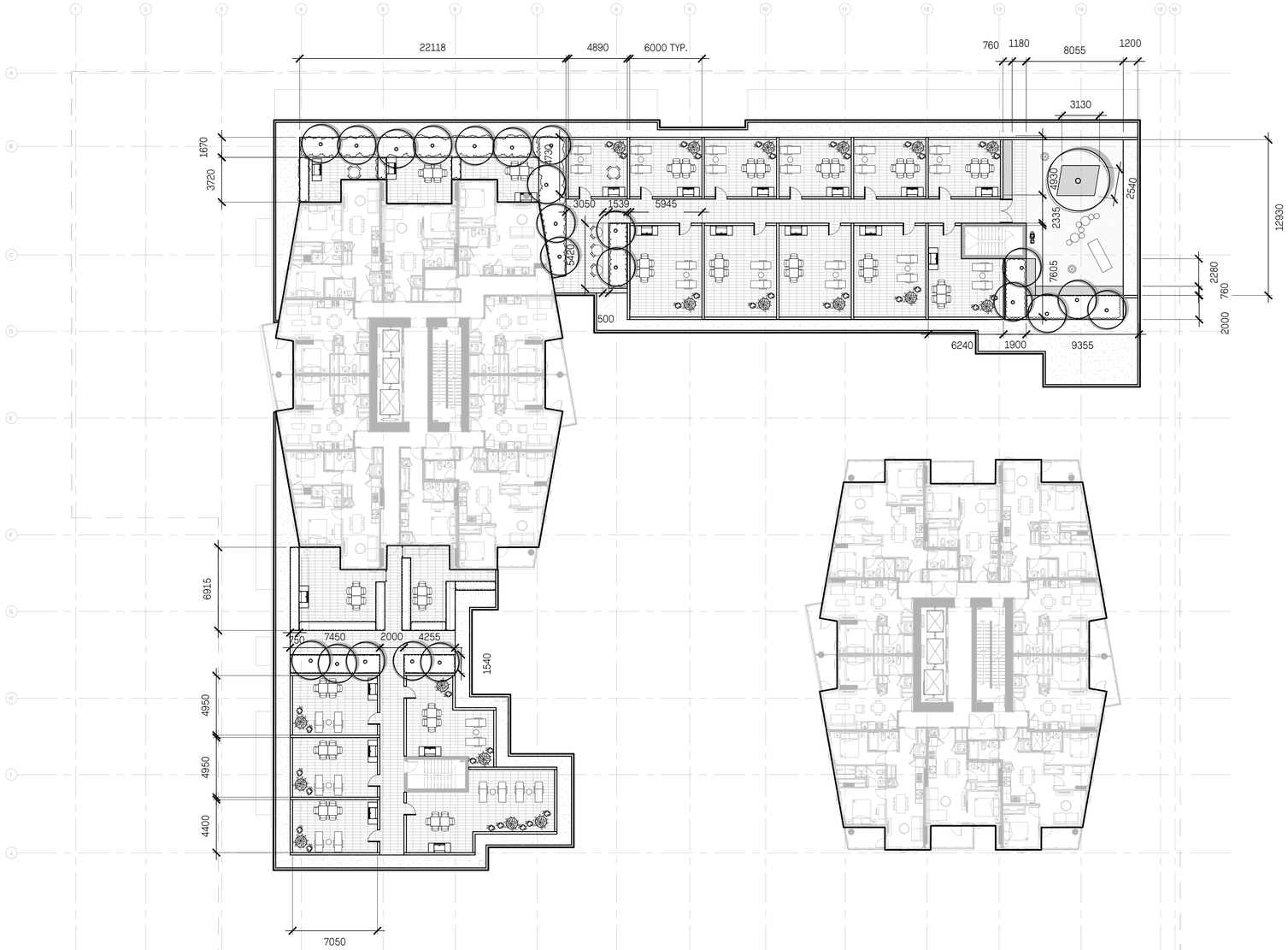
Layout Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.23
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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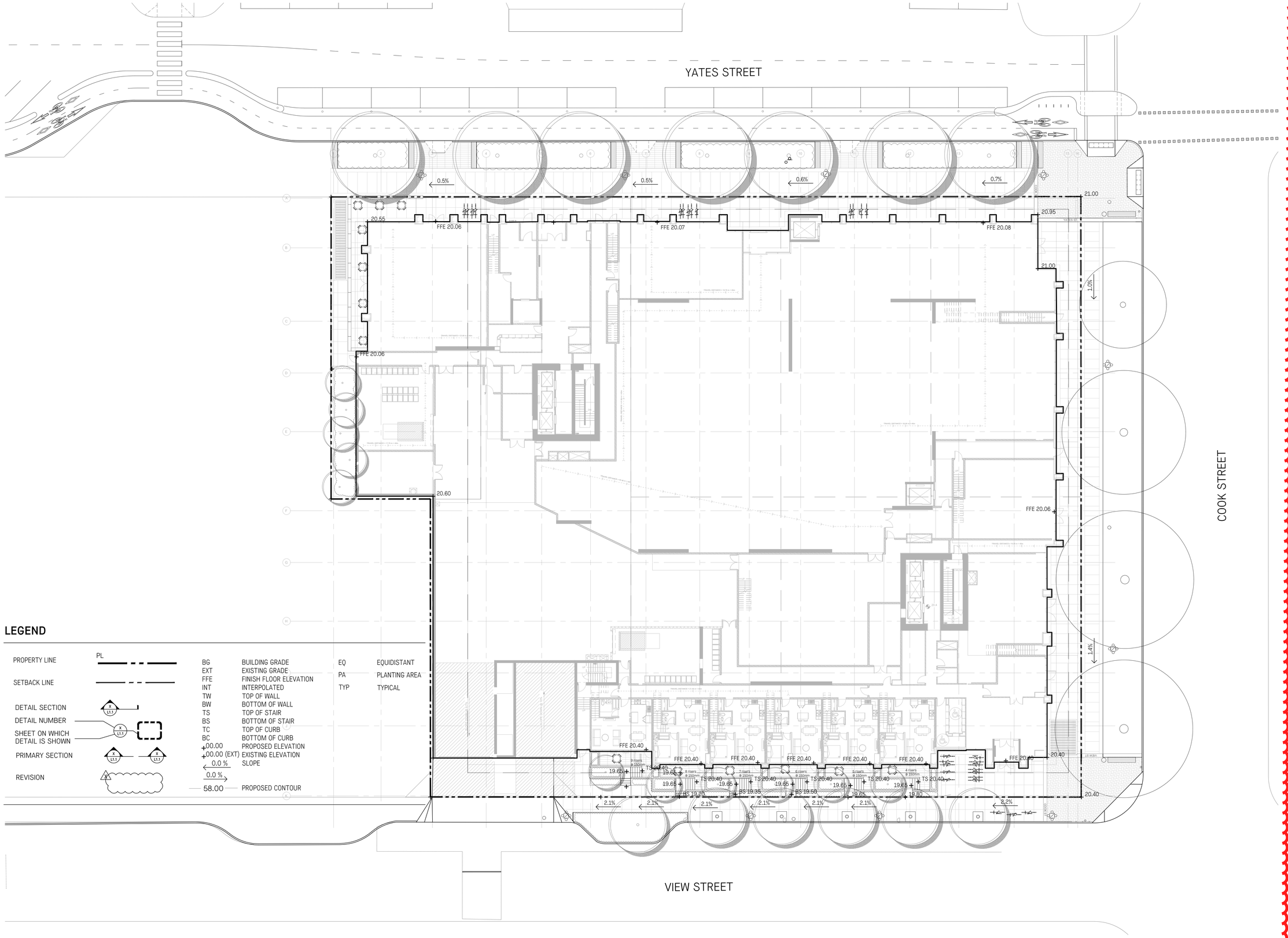
Layout Plan
Level 6

Date	May. 22/20	Drawing Number
Project No.	1932	L1.24
Scale	1:200	
Drawn|Checked	kw | gc | JF	



LEGEND

PROPERTY LINE	PL	BG	BUILDING GRADE	EQ	EQUIDISTANT
SETBACK LINE		EXT	EXISTING GRADE	PA	PLANTING AREA
		FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
		INT	INTERPOLATED		
		TW	TOP OF WALL		
		BW	BOTTOM OF WALL		
		TS	TOP OF STAIR		
		BS	BOTTOM OF STAIR		
		TC	TOP OF CURB		
		BC	BOTTOM OF CURB		
		+00.00	PROPOSED ELEVATION		
		+00.00 (EXT)	EXISTING ELEVATION		
		← 0.0 %	SLOPE		
		0.0 % →			
		58.00	PROPOSED CONTOUR		

DETAIL SECTION — X / L1.1
DETAIL NUMBER — X / L1.1
SHEET ON WHICH DETAIL IS SHOWN
PRIMARY SECTION — X / L1.1 — X / L1.1
REVISION — 1

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Grading Plan
Level 1

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.31
Scale	1:200		
Drawn|Checked	kw | gc | JF		

TREES

Cornus kousa `satomi`/ Red Kousa Dogwood

PERENNIALS, FERNS, AND GRASSES

Miscanthus Sinensis 'Morning Light'/ Eulalia Grass

Liriope gigantea / Giant Liriope

Polystichum munitum/ Western Sword Fern

SHRUBS

Salix purpurea 'Nana'/ Dwarf Arctic Willow

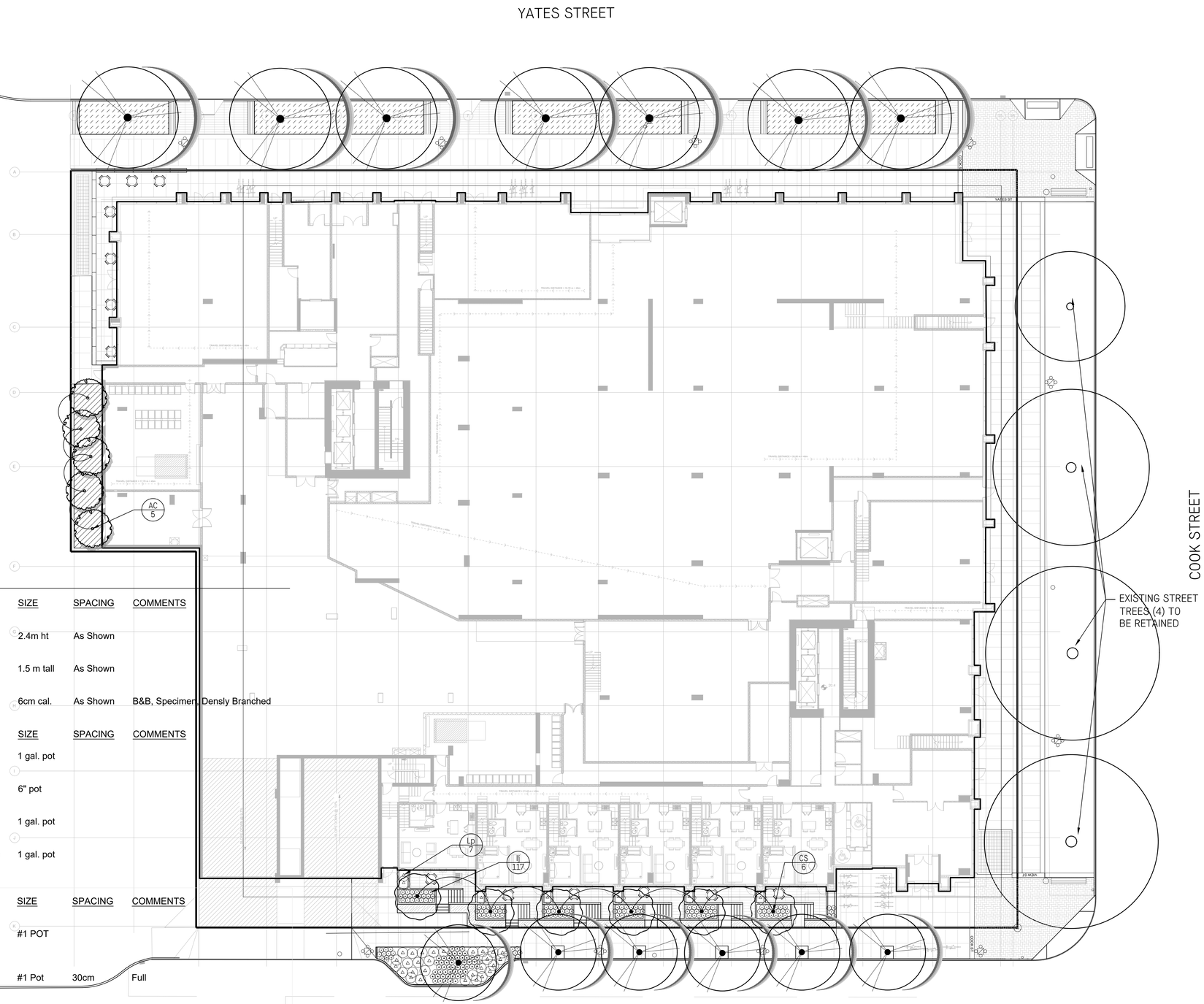
Lonicera pileata/ Privet Honeysuckle

Arctostaphylos uva ursi/ Kinnikinnick

Iris japonica/ Japanese Iris

Ceanothus thyrsiflorus/ Blue Blossom

Spiraea japonica/ Japanese Spirea



PLANT SCHEDULE - LEVEL 1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	5	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	CS	6	Cornus kousa `Satomi` / Red Kousa Dogwood	1.5 m tall	As Shown	
	COV	13	Species TBD / By City of Victoria Parks	6cm cal.	As Shown	B&B, Specimen, Densly Branched

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Au	52	Arctostaphylos uva-ursi / Kinnikinnick	1 gal. pot		
	Ij	139	Iris japonica / Japanese Iris	6" pot		
	Lp	7	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Mm	28	Miscanthus sinensis `Morning Light` / Eulalia Grass	1 gal. pot		

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Ct2	120	Ceanothus thyrsiflorus / Blue Blossom	#1 POT		
	Lg	188.6 m²	Liriope gigantea / Giant Liriope	#1 Pot	30cm	Full
	Pm2	180	Polystichum munitum / Western Sword Fern	#1 POT		

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Planting Plan
Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L1.41
Scale	1:200	
Drawn|Checked	kw | gc | JF	

PLANT SCHEDULE - LEVEL 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	2	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	AO	10	Acer palmatum 'Osakazuki' / Osakazuki Japanese Maple	2.4m ht	As Shown	
	SJ2	20	Styrax japonicus / Japanese Snowbell	2.4m ht	As Shown	
	TD	56	Taxus x media / Dense Yew	2.4m ht	As Shown	(2.1M) STD

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	35	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Ho	44	Helleborus orientalis / Lenten Rose	#1 Pot	30cm	Full
	Ij	90	Iris japonica / Japanese Iris	6" pot		
	Lp	35	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Ra	65	Rhododendron x 'Hino-white' / White Hino Azalea	1 gal. pot		

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	SPACING
	Ct2	42	Ceanothus thyrsiflorus / Blue Blossom	#1 POT			500mm

TREES

Acer palmatum 'osazuki'/ Japanese Maple

Acer circinatum/ Vine Maple

Styrax japonicus/ Japanese Snowbell

HEDGE

Taxus x media/ Yew

SHRUBS

Iris japonica/ Japanese Iris

Lonicera pileata/ Privet Honeysuckle

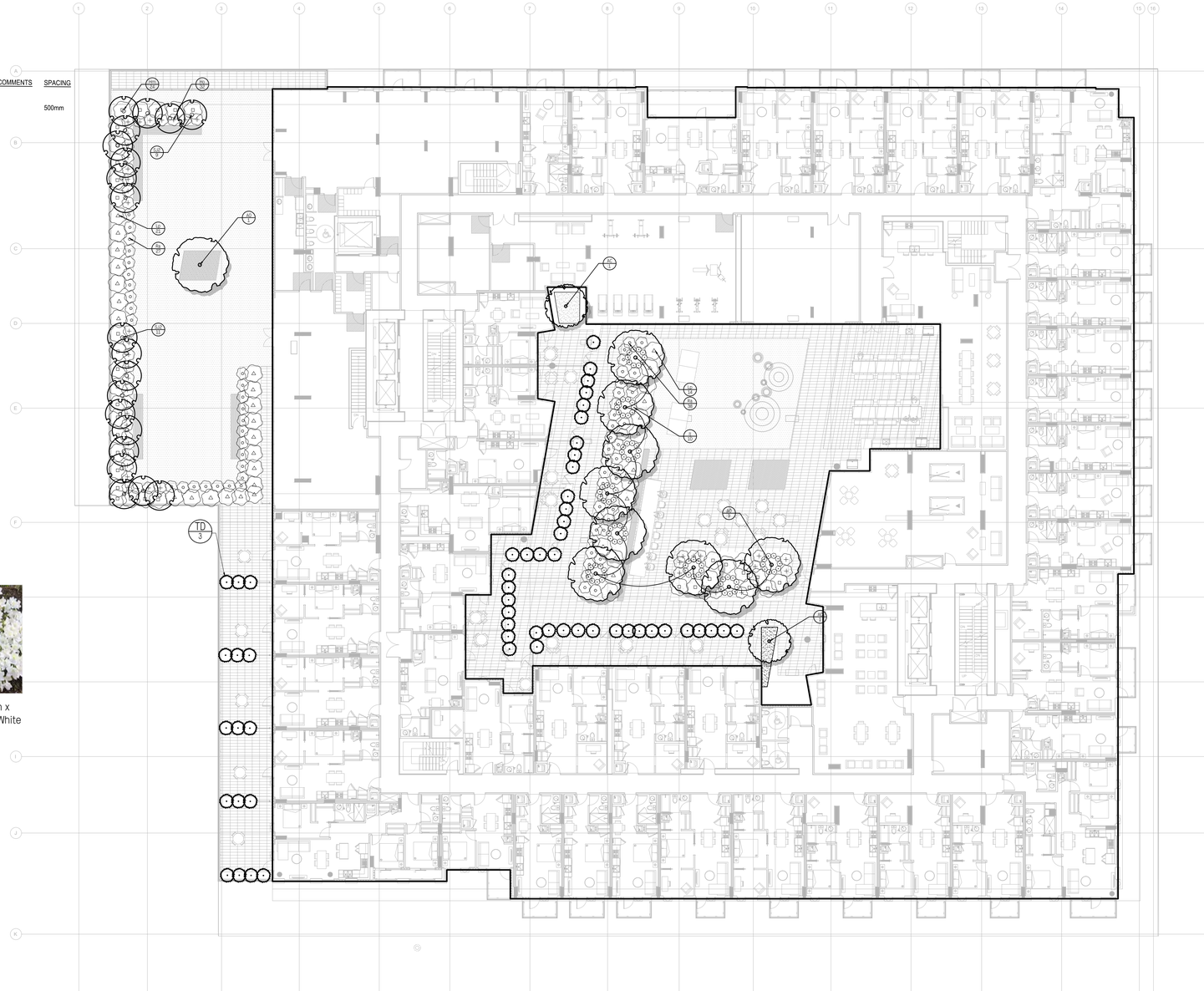
Ceanothus thyrsiflorus/ Blue Blossom

Rhododendron x 'Hino-white'/ White Hino Azalea

PERENNIALS, FERNS, GRASSES & GROUNDCOVERS

Hakonechloa macra/ Japanese Forest Grass

Helleborus orientalis/ Lenten Rose



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Planting Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.42
Scale	1:200	
Drawn|Checked	kw | gc | JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	14	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	CN	15	Cornus nuttallii / Western Flowering Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	56	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Lp	31	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Ra	33	Rhododendron x `Hino-white` / White Hino Azalea	1 gal. pot		
	Td2	42	Taxus x media / Dense Yew	1 gal. pot		

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Fc	22.4 m²	Fragaria chiloensis / Beach Strawberry	#1 Pot	30cm	Full

TREES

Acer circinatum/ Vine Maple

Cornus nuttallii/ Western Flowering Dogwood

HEDGE

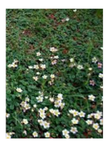
Taxus x media/ Yew

SHRUBS

Rhododendron x 'Hino-white'/ White Hino Azalea

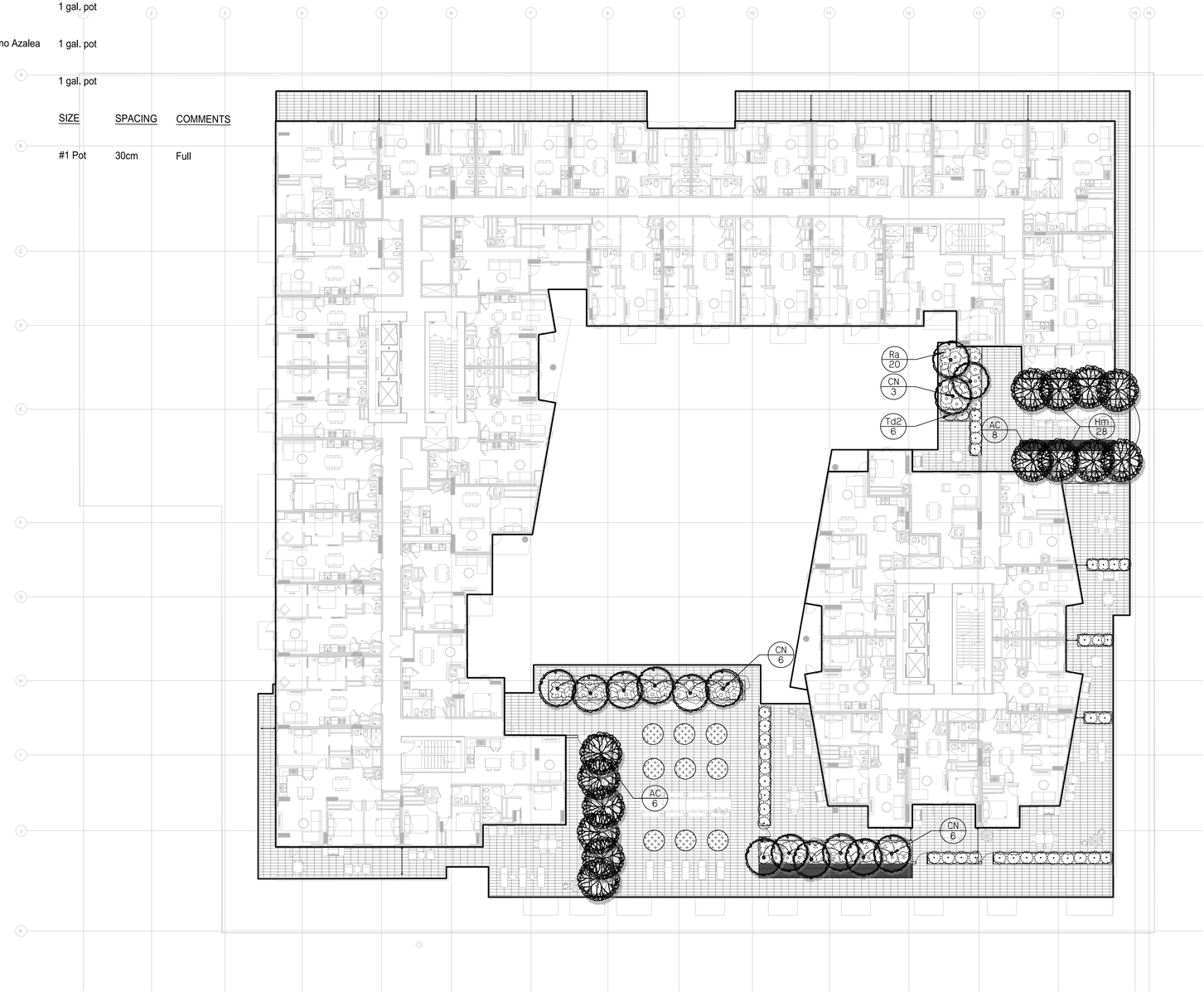
Lonicera pileata/ Privet Honeysuckle

PERENNIALS, FERNS, GRASSES & GROUNDCOVERS



Fragaria chiloensis/ Beach Strawberry

Hakonechloa macra/ Japanese Forest Grass



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Planting Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.43
Scale	1:200	
Drawn|Checked	kw | gc | JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AO	1	Acer palmatum `Osakazuki` / Osakazuki Japanese Maple	2.4m ht	As Shown	
	CN	11	Cornus nuttallii / Western Flowering Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree
	NT	11	Nyssa sylvatica `Haymanred` / Sour Gum	6cm cal.	As Shown	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	Hm	48	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Lp	29	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Td2	42	Taxus x media / Dense Yew	1 gal. pot		

TREES

Acer palmatum 'osazuki'/ Japanese Maple

Cornus nuttallii/ Western Flowering Dogwood

Nyssa sylvatica 'Haymanred'/ Sour Gum

HEDGE

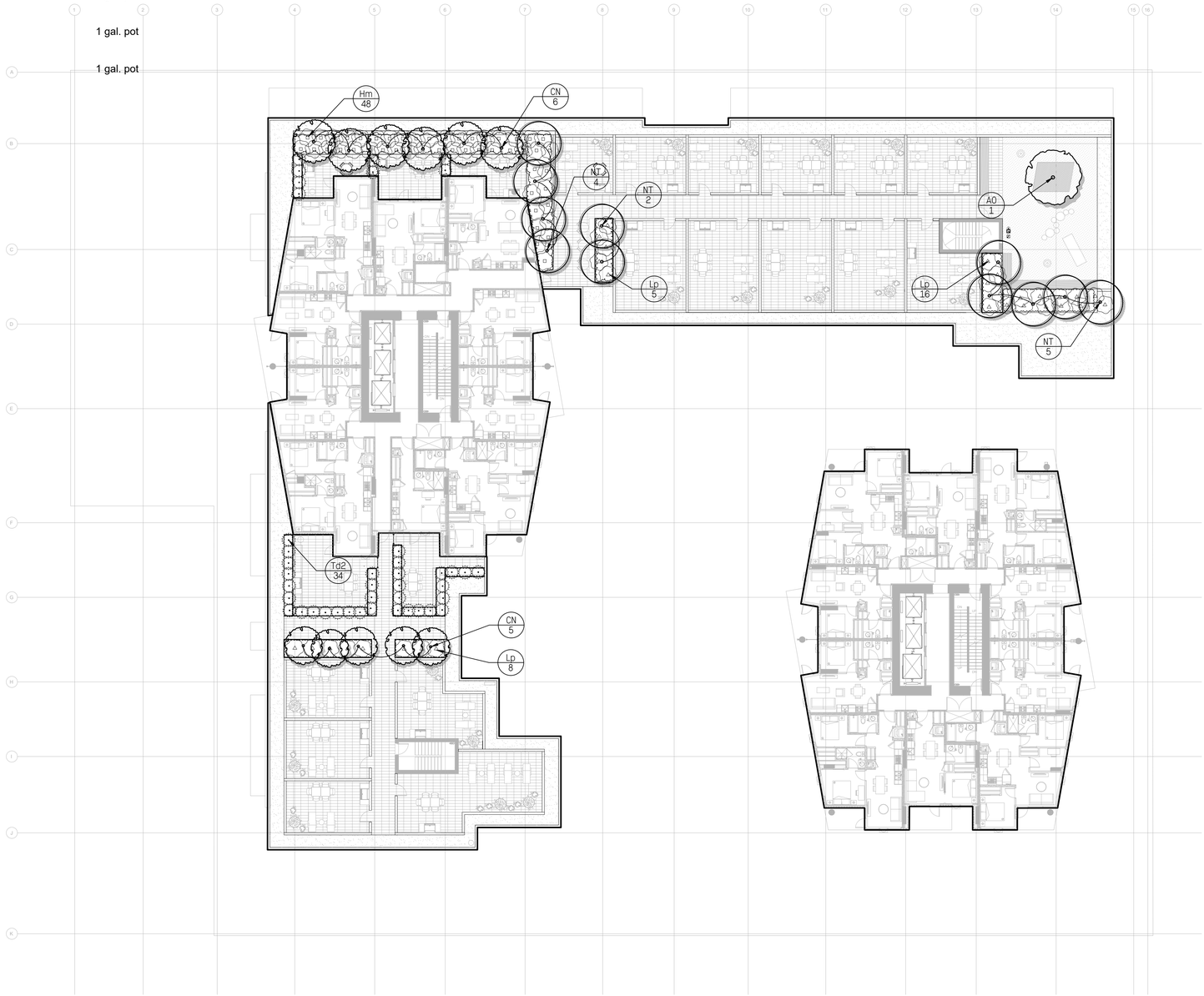
Taxus x media/ Yew

SHRUB

Lonicera pileata/ Privet Honeysuckle

FERNS, GRASSES & GROUNDCOVERS

Hakonechloa macra/ Japanese Forest Grass



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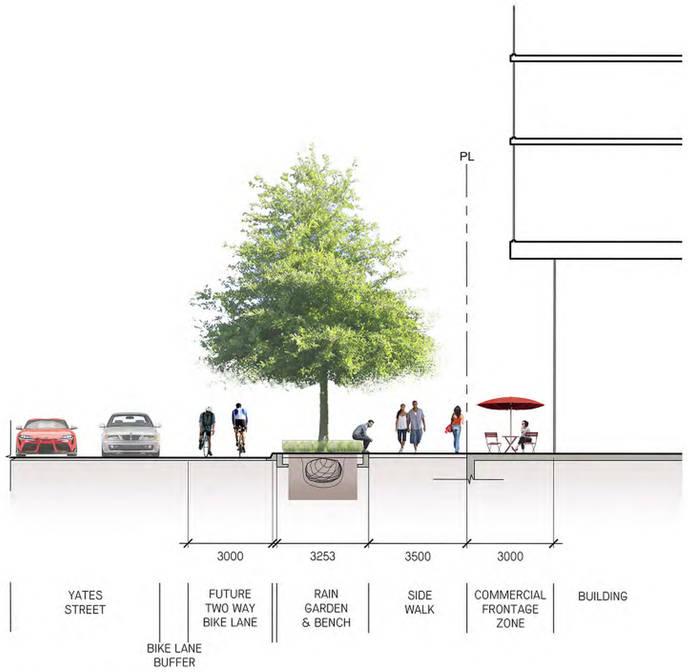
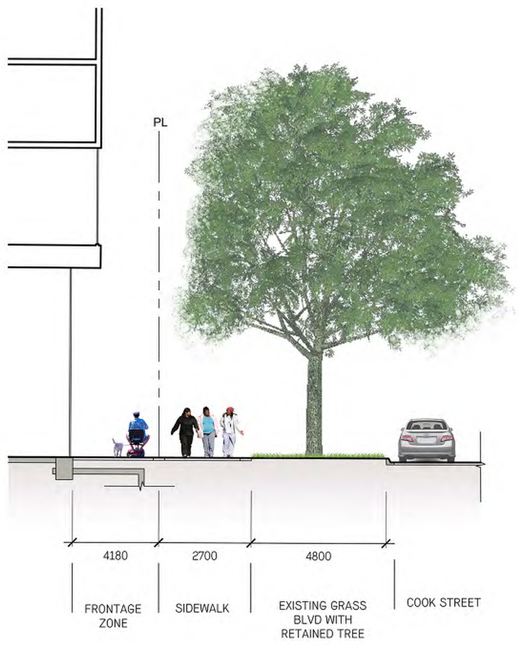
Planting Plan
Level 6

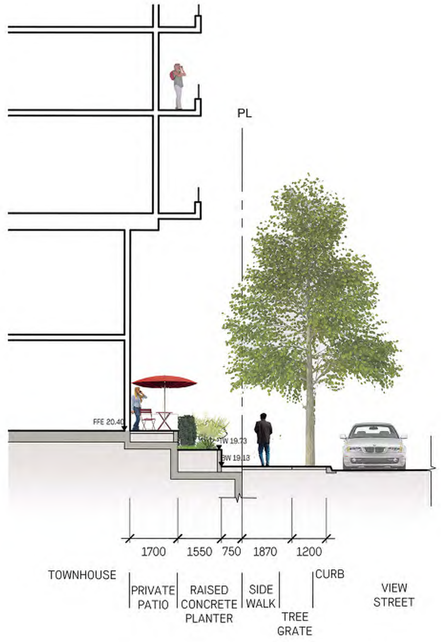
Date	May. 22/20	Drawing Number
Project No.	1932	L1.44
Scale	1:200	
Drawn|Checked	kw | gc | JF	



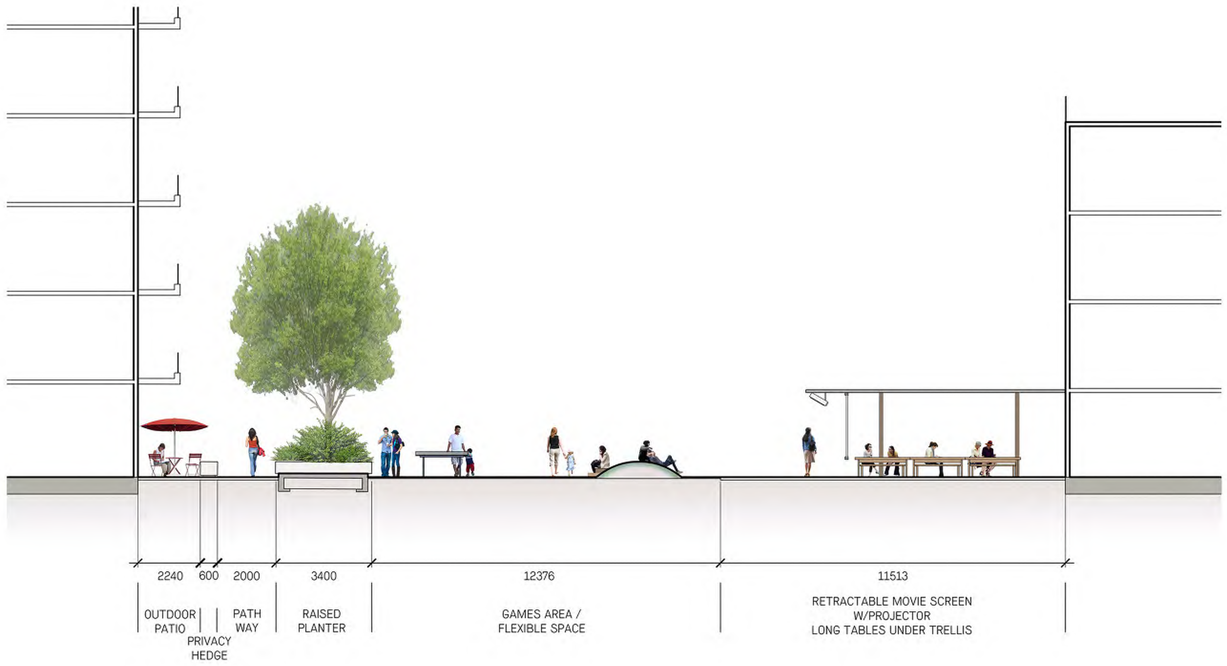
1 L2.11 YATES STREET
1:100



2 L2.11 COOK STREET
1:100



3 L2.11 VIEW STREET
1:100



4 L2.11 LEVEL 2 AMENITY
1:100

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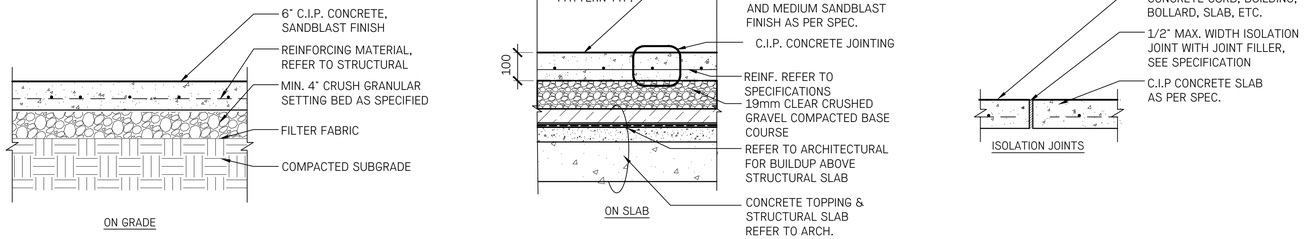
Sections
Ground Level & Level 2

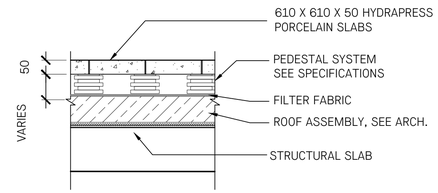
Date	May. 22/20	Drawing Number
Project No.	1932	L2.11
Scale	1:100	
Drawn|Checked	al | gc | JF	

NOTES:

1. REFER TO SPECIFICATION FOR GENERAL CONDITIONS;
2. CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH;
3. CUT JOINTS BEFORE RANDOM CRACKING OCCURS.



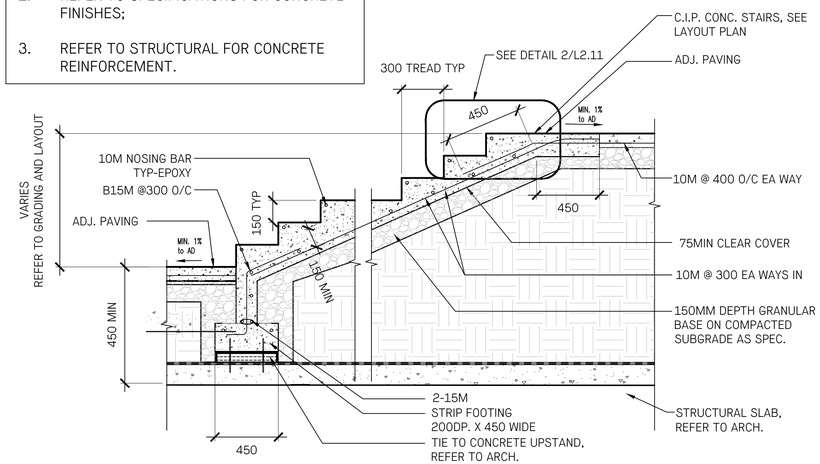
1 L2.10 C.I.P. CONCRETE, TYP.
1:10



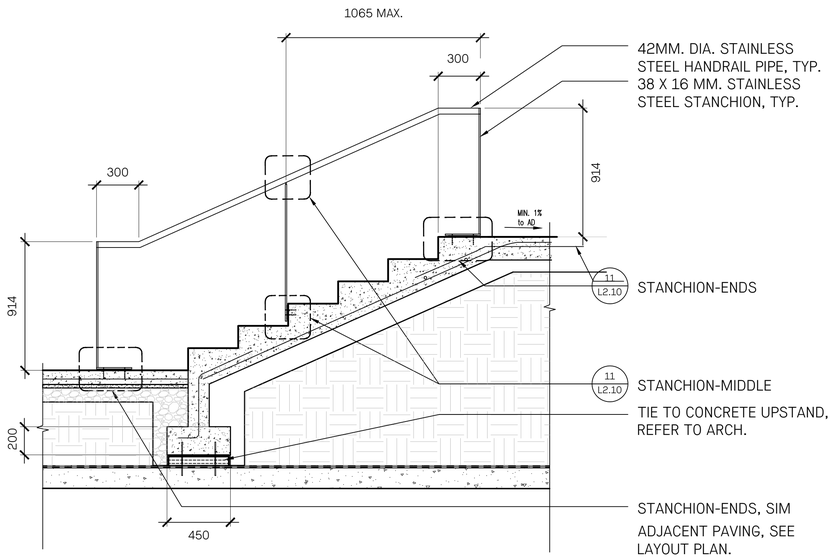
2 L2.10 PAVING ON PEDESTALS
1:10

NOTES:

1. REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS;
2. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES;
3. REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.



3 L2.10 C.I.P. CONCRETE STAIRS, TYP.
1:20



4 L2.10 HANDRAIL, TYP.
1:20

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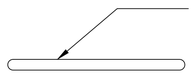
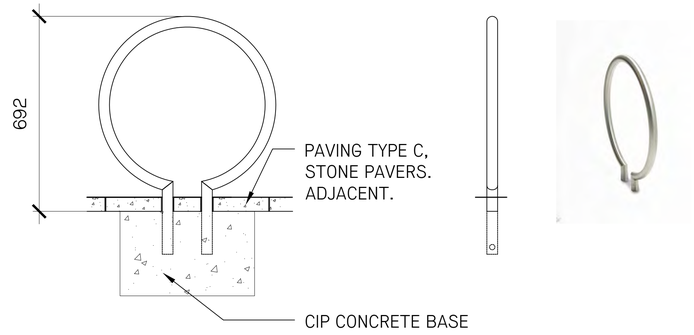
Details
Paving

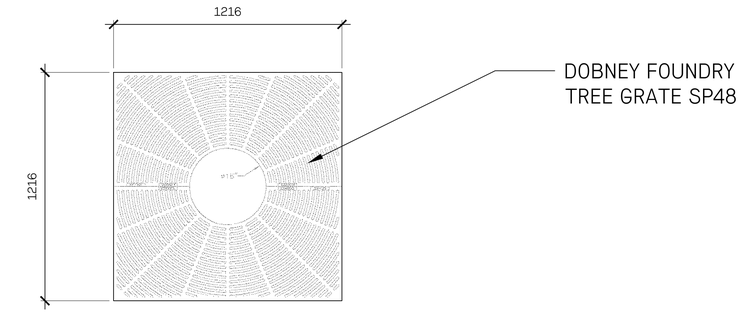
Date	May. 22/20	Drawing Number
Project No.	1932	L3.11
Scale	As Shown	
Drawn|Checked	kw | gc | JF	



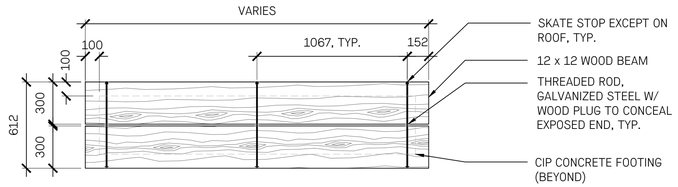
NOTE:
INSTALL AS PER MANUFACTURER.
PROVIDE SHOP DRAWING



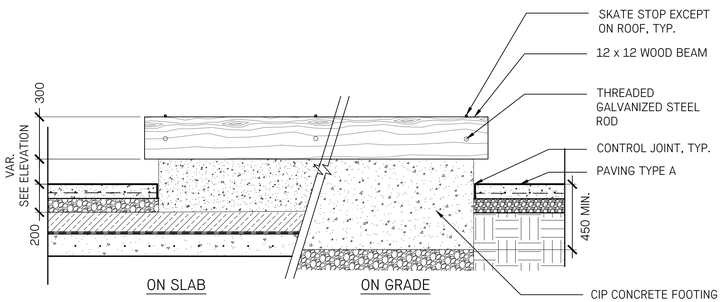
1 L2.11 RING BIKE RACK
NTS



2 L2.11 TREE GRATE
1:15

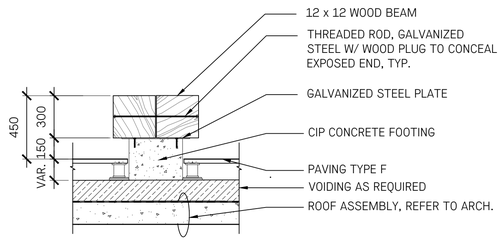


PLAN, TYP.



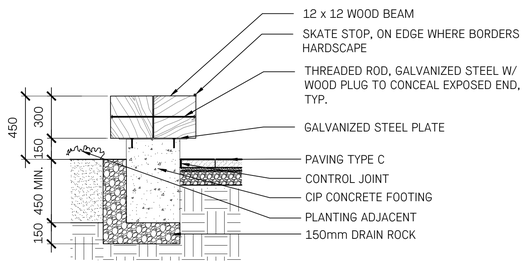
ON SLAB ON GRADE

LONG SECTION



ON ROOF ASSEMBLY

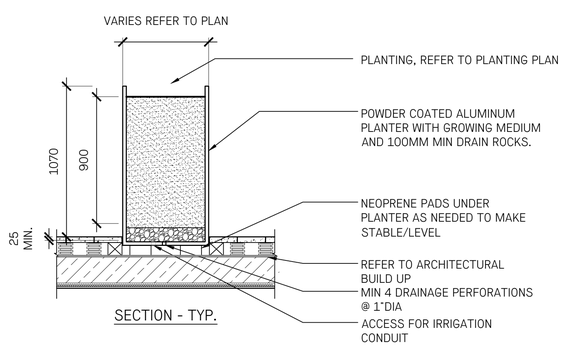
SHORT SECTION



ON GRADE

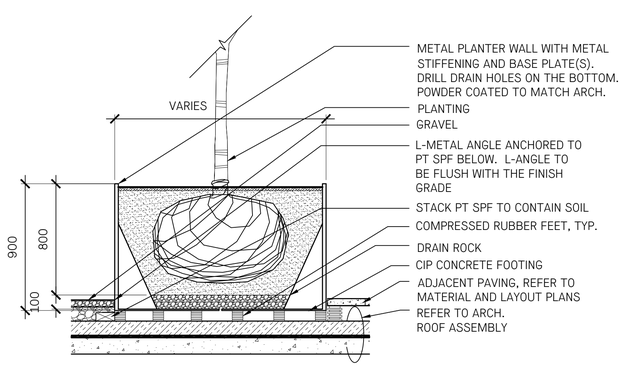
SHORT SECTION

3 L2.11 CUSTOM WOOD BENCH TYPE I, TYP.
1:20



SECTION - TYP.

4 L2.11 METAL PLANTER, TYP.
1:20



5 L2.11 METAL PLANTER - TREE
1:20

HAPA COLLABORATIVE
Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
604 909 4150
hapacobo.com

No.	Description	Date
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

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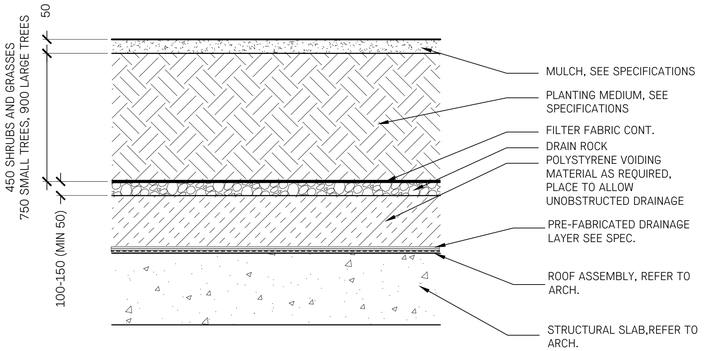
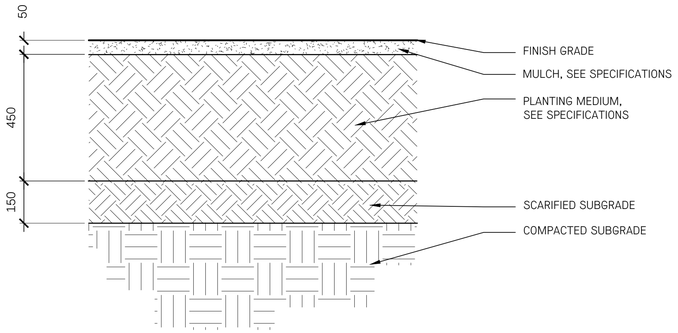
Harris Green Village
1045 Yates Street
Victoria, BC

Details
Site Furnishings

Date	May. 22/20	Drawing Number
Project No.	1932	L3.12
Scale	As Shown	
Drawn|Checked	kw | gc | JF	

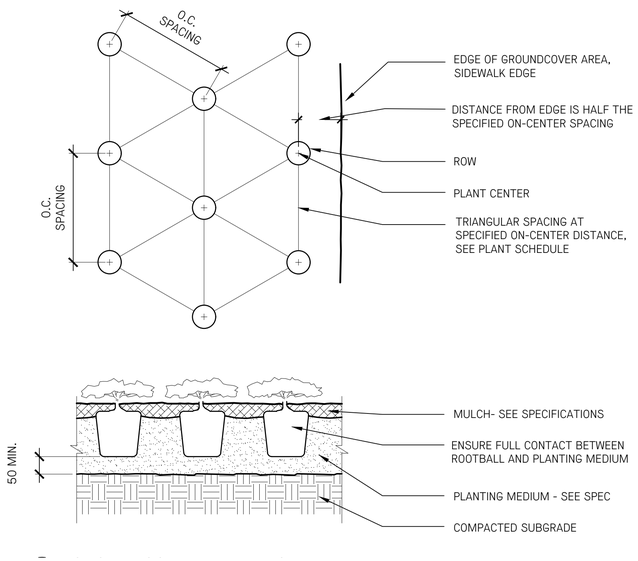


SHRUB AND TREE PLANTING ON SLAB

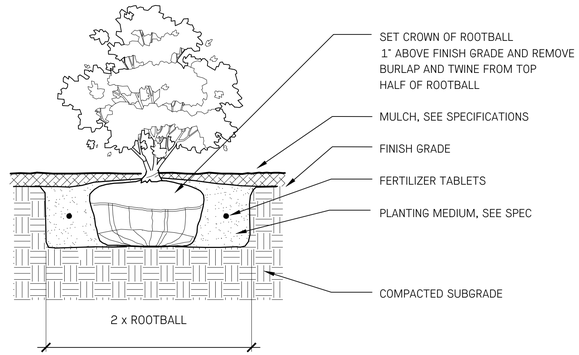


SHRUB PLANTING AREAS

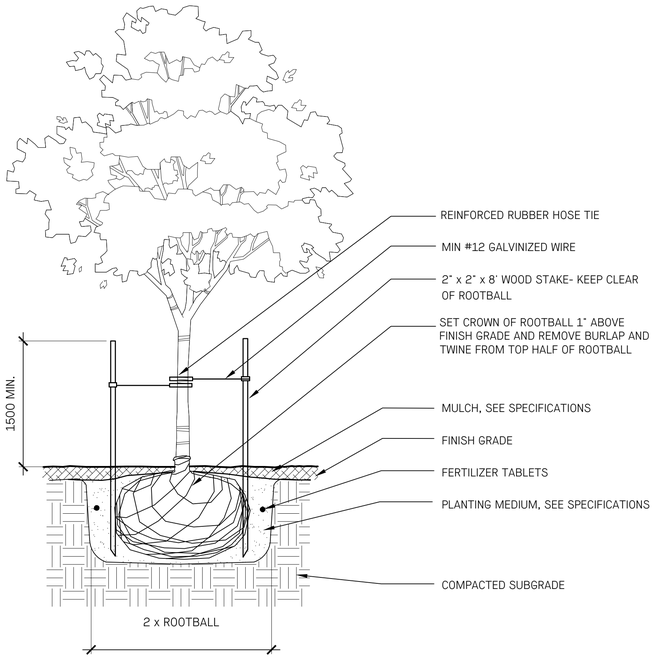
1 L2.12 SOIL PROFILES
NTS



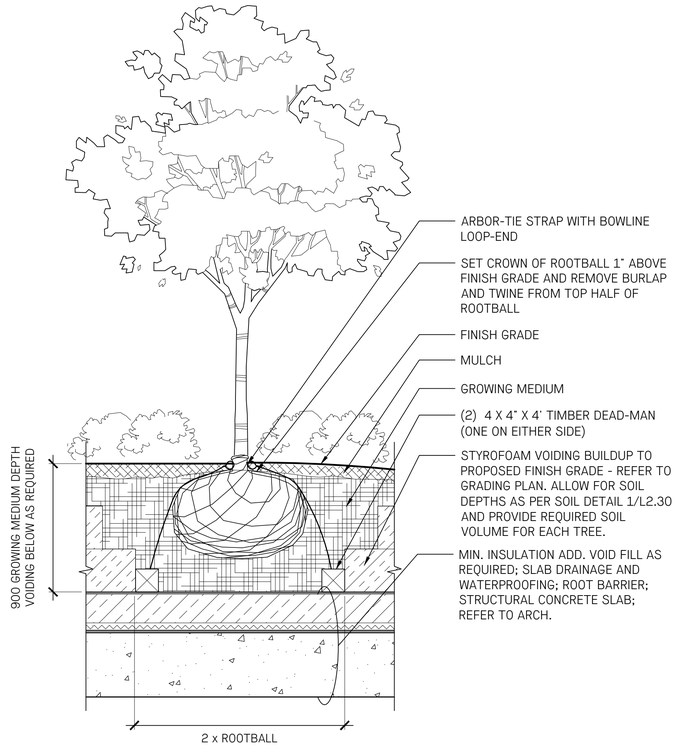
2 L2.11 GROUNDCOVER PLANTING
NTS



3 L2.11 SHRUB PLANTING
NTS



4 L2.11 TREE PLANTING - ON GRADE
NTS



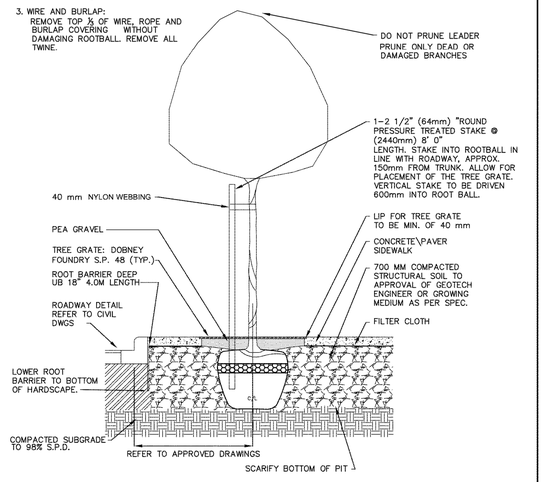
5 L2.11 TREE PLANTING - ON SLAB
NTS

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

PREPARATION NOTES:

1. CONTAINER GROWN:
   REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
   REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP:
   REMOVE TOP ⅓ OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.



NOTES:
ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

2011

TREE PLANTING IN SIDEWALK

REVISIONS

DRAWING NUMBER: **SD P5**

6 L1.41 OFFSITE TREE PLANTING - CITY OF VICTORIA STANDARD
NTS

HAPA COLLABORATIVE
604 909 4150
hapacobo.com
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
Landscape Architecture
Urban Design

No.	Description	Date
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

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Harris Green Village
1045 Yates Street
Victoria, BC

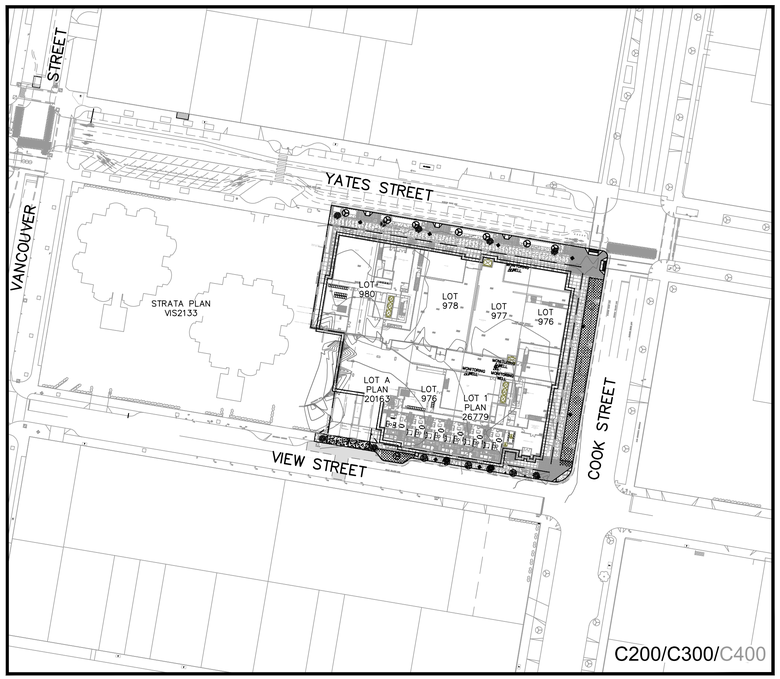
Details
Planting

Date May. 22/20
Project No. 1932
Scale As Shown
Drawn|Checked kw | gc | JF
Drawing Number **L3.13**

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT
CURB		CURB AND GUTTER
		EDGE OF GRAVEL
TB/BB		TOP/BOTTOM OF BANK
CB		CATCH BASIN
WV		WATER VALVE
FH		FIRE HYDRANT
		CAPPED END
		UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/LS ETC.)
MH		MANHOLE
CO		CLEANOUT
SSIC/SDIC	SSIC/SDIC	SANITARY/STORM INSPECTION CHAMBER (200ø RISER)
JB		JUNCTION BOX
AV	AV	AIR VALVE
WM	WM	WATER METER

EXISTING	PROPOSED	DESCRIPTION
		REDUCER
		FENCE
		DITCH/SWALE
WM	WM	WATERMAIN (SIZE AND MATERIAL NOTED)
SS	SS	SANITARY SEWER (SIZE AND MATERIAL NOTED)
SD	SD	STORM DRAIN (SIZE AND MATERIAL NOTED)
UT	UT	UNDERGROUND TELEPHONE
UH	UH	UNDERGROUND HYDRO
	IRR	IRRIGATION SLEEVES
⊙		MONUMENT
		PROPERTY LINE
	5+100 5+110	CENTERLINE AND STATIONING
		SANITARY SEWER SERVICE CONNECTION AT MAIN
32.75	43.170+	ELEVATIONS
		PAVEMENT REMOVAL
		NEW ASPHALT



KEY PLAN
1:1000

1:1000 0 20 60m

LOCATION PLAN
NTS

CIVIC ADDRESS:	1045 YATES STREET
LEGAL:	LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.
ZONING:	S-1
PROPOSED ZONE:	CD
LAND USE:	RESIDENTIAL
PROPOSED:	510 UNIT 19 STOREY RESIDENTIAL BUILDING
SITE AREA:	6337m²
DWELLING FOOTPRINT AREA:	5328m²
MAIN FLOOR ELEVATION:	17.60m

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

LIST OF DRAWINGS

DWG No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND
C200	SITE SERVICING PLAN
C300	SURFACE WORKS AND GRADING PLAN
C301	MISCELLANEOUS CITY OF VICTORIA DETAILS – TO FOLLOW
C400	SITE SERVICING PROFILES – TO FOLLOW

C1

GENERAL NOTES:

1. 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.
2. THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
3. SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
4. 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.
5. CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
6. CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
7. ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
8. ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
9. 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.
5. ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
6. ALL ELEVATIONS ARE BASED ON GEODETIC DATUM CVD28BC AND DERIVED FROM OCM 16–147.
7. DATA SOURCES:
   - –TOPOGRAPHIC SURVEY COMPLETED BY WEY MAYENBURG LAND SURVEYORS INC., JULY 2019.
   - –DIGITAL GIS PROVIDED BY CoV.
   - –BC 1 CALL DATA FOR SHALLOW UTILITIES.

ROAD NOTES:

1. CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV AND MMCD STANDARDS AS NOTED ON DRAWINGS.
2. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG YATES, COOK AND VIEW STREETS DURING CONSTRUCTION.
3. ROAD RESTORATION FOR VIEW STREET TO CoV SUPPLEMENTAL DWG. No. SD G5a AND G5b.
4. THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
6. PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS AS PER CoV "NEW TOWN" SPECIFICATIONS.
7. 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:

1. WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.
2. 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:

1. CONTRACTOR TO CONFIRM THAT EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED BY CONTACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.
2. STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
3. STORM DRAIN CONNECTION TO BE 150ø PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
4. SANITARY SEWER CONNECTION TO BE 200ø PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
5. UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

1. EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
2. 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.
3. CONFIRM AND COORDINATE WITH CoV FORCES REINSTATEMENT OF LAMP STANDARDS AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX.
4. CONTACT BC 1 CALL AT 1–800–474–6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRICTION.
5. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
6. BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

IDP

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2020.05.22	DEVELOPMENT PERMIT
2	2020.11.23	DEVELOPMENT PERMIT RESUBMISSION

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

HARRIS GREEN VILLAGE
1045 YATES STREET
VICTORIA, BC
STARLIGHT DEVELOPMENTS 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 SAC	ENGINEER'S SEAL
DESIGN REVIEW JR	
DRAFTED LM	
DRAFTING REVIEW SAC	
PROJECT No. 5168-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: –	PERMIT No.
HEL DRAWING No. C100 1 OF 4	REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5168-001 Harris Green Development\04C Drawings\5168-001 HGV 1000 Block-civil.dwg Plot Time: Nov. 23, 20 11:57 AM User: Sarah Campden

NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR SURFACE WORKS AND GRADING PLAN SEE SHEET C300.
3. SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
4. SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
5. SEE MECHANICAL DESIGN DRAWINGS FOR CONNECTION DETAILS.
6. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO CONFIRM THAT ALL EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE (TYP. 3 EXISTING CONNECTIONS)
8. FOR SHALLOW UTILITIES DESIGN, SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
9. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
10. 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.

UNDERGROUND SERVICE INFORMATION

INFORMATION IS AT PROPERTY LINE	STORM DRAIN		SANITARY SEWER	
EXISTING DEPTH (m)				
PROPOSED DEPTH (m)				
PROPOSED INVERT ELEVATION (m)				
MAXIMUM DEPTH REQUESTED	YES	NO	YES	NO

WORKS AND SERVICES CHECKLIST

		PLAN CHECKER	AUTHORIZED REPRESENTATIVE	
			NAME	NAME
UTILITY	HYDRO ELECTRICAL COMPANY			
	TELEPHONE COMPANY			
	GAS COMPANY			
MUNICIPAL	CABLE COMPANY			
	UNDERGROUND SERVICES			
	TRAFFIC			
	HIGHWAYS			

SDMH 1
REPLACE EXISTING MANHOLE AS PER MMCD STD. DWG. No. S1 (TYP. 2)
E INV. ELEV.=XX.XXm
W INV. ELEV.=XX.XXm

EXISTING STORM DRAIN SERVICE TO BE RECAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE

YATES STREET

C3 REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11B
INV. ELEV.=XX.XXm

C2 FUTURE CITY OF VICTORIA CYCLING INFRASTRUCTURE. BY OTHERS

EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED

C3 REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11B
INV. ELEV.=XX.XXm

SDMH 2
W INV. ELEV.=XX.XXm

19ø IRRIGATION SERVICE c/w BACKFLOW PREVENTER BY CoV FORCES AT DEVELOPER'S EXPENSE. DEPTH TO BE CONFIRMED WITH CoV FORCES

C4

8.83m TREE TO IRRIGATION

PROPOSED MAIN FLOOR ELEVATION=17.60m

1045 YATES STREET
LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.

1045 YATES STREET
HARRIS DODGE DEALERSHIP

EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED

EXISTING IRRIGATION SERVICE TO BE CAPPED AND ABANDONED. EXISTING GATE VALVES TO BE REMOVED.

COOK STREET

1011 COOK STREET

PROPOSED PARKING LEVEL OUTLINE

PROPERTY LINE

FIRE/DOMESTIC WATER SERVICE TO PROPERTY LINE AND METER VAULT c/w WATER METER AS PER CoV STD. DWG. No. SD W2j & SD W2f. TO BE INSTALLED BY CoV FORCES AT DEVELOPER'S EXPENSE. SIZES TO BE DETERMINED

C5

C5

REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11b
INV. ELEV.=XX.XXm

6.00m DRAIN
5.00m SANITARY

SSIC SDIC

C7 19ø IRRIGATION SERVICE c/w BACKFLOW PREVENTER BY CoV FORCES AT DEVELOPER'S EXPENSE. DEPTH TO BE CONFIRMED WITH CoV FORCES

C6

2.23m TO FDC

3.74m

1.5m FIRE HYDRANT

PVC SS

PVC SD

REINSTATE CATCH BASIN AS PER CoV STD. DWG. NO. SD S11B
INV. ELEV.=XX.XXm

REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11B
INV. ELEV.=XX.XXm

100ø PVC IRRIGATION SLEEVES (TYP.)

CONTRACTOR TO CONFIRM THAT ALL EXISTING SANITARY AND STORM DRAIN SERVICE HAVE BEEN CAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE

FIRE HYDRANT INSTALLATION MMCD. DWG. No. W4 TO BE INSTALLED BY CoV FORCES AT DEVELOPER'S EXPENSE

CoV FORCES TO INSTALL PVC SANITARY SERVICE IN COMMON TRENCH c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE. SIZE TO BE DETERMINED

CoV FORCES TO INSTALL PVC STORM SERVICE IN COMMON TRENCH c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE. SIZE TO BE DETERMINED

VIEW STREET

1039 VIEW STREET

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2020.05.22	DEVELOPMENT PERMIT
2	2020.11.23	DEVELOPMENT PERMIT RESUBMISSION

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

1:200 0 4 12

HARRIS GREEN VILLAGE
1045 YATES STREET
VICTORIA, BC
STARLIGHT DEVELOPMENTS 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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SITE SERVICING PLAN

DESIGNED SAC	ENGINEER'S SEAL
DESIGN REVIEW JR	
DRAFTED LM	
DRAFTING REVIEW SAC	
PROJECT No. 5168-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C200 2 OF 4	REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5168-001 Harris Green Development\04C Drawings\5168-001 HGV 1000 Block-civil.dwg Plot Time: Nov. 23, 20 11:57 AM User: Sarah Campden

NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR SITE SERVICING SEE SHEET C200.
3. SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
4. SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
5. SEE MECHANICAL DESIGN DRAWINGS FOR CONNECTION DETAILS.
6. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO CONFIRM THAT ALL EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE (TYP. 3 EXISTING CONNECTIONS)
8. FOR SHALLOW UTILITIES DESIGN, SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
9. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
10. 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.

C8 CURB CUTS FOR STORM WATER (TYP. YATES AND VIEW). SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

CONCRETE REINSTATEMENT AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS (TYP.). SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

C9 FUTURE CITY OF VICTORIA CYCLING INFRASTRUCTURE. BY OTHERS

EXISTING DRIVEWAY CROSSING TO BE REMOVED

MILL AND PAVE MIN. 1.00m FROM GUTTER FACE

EXISTING TREE TO BE REMOVED

YATES STREET

C10 PROVIDE SIDEWALK LETDOWN AT CORNER AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS INCLUDING IN-SIDEWALK STREET SIGNAGE AS PER CoV STD DWG. No. C9MOD AND AS PER DETAILS ON SHEET C301

REMOVE EXISTING SIDEWALK. REPLACE ON BOTH YATES STREET AND VANCOUVER STREET FRONTAGES AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS.

C11 BENCHES AND SURFACE TREATMENTS. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

EXISTING TREE TO BE REMOVED (TYP.)

RAIN GARDEN AND TREES. SEE LANDSCAPE DRAWINGS FOR DETAILS. (TYP.)

EXISTING CLUSTER LAMP TO BE REMOVED, STORED OFF-SITE, PAINTED BLACK AND REINSTATED c/w NEW JUNCTION BOX AND ELECTRICAL CONDUIT. SEE ELECTRICAL DESIGN FOR DETAILS. (TYP.)

PROPOSED MAIN FLOOR ELEVATION=17.60m

1045 YATES STREET
LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.

1045 YATES STREET
HARRIS DODGE DEALERSHIP

EXISTING DRIVEWAY CROSSINGS TO BE REMOVED

1020 VIEW STREET

PROPOSED PARKING LEVEL OUTLINE

PROPERTY LINE

INSTALL DRIVEWAY CROSSING AS PER CoV STD. DWG. No. SD C7b. FINISH TREATMENT TO MATCH "NEW TOWN" PATTERN, WITH THE EXCEPTION OF THE CONCRETE FLARES WHICH ARE TO BE BRUSHED CONCRETE. SEE ARCHITECTURAL AND LANDSCAPE DESIGN DRAWINGS FOR ON-SITE DETAILS

3.00m SIGHT TRIANGLE AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE C. TYPICAL BOTH SIDES OF DRIVEWAY

RELOCATE UTILITY POLE

RELOCATE EXISTING PARKING METER PAY STATION

C12 PROVIDE SIDEWALK LETDOWN AT CORNER AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS INCLUDING IN-SIDEWALK STREET SIGNAGE AS PER CoV STD DWG. No. C9MOD AND AS PER DETAIL ON SHEET C301

C13

C14 TREES. SEE LANDSCAPE DRAWINGS FOR DETAILS. (TYP.)

C15 7 PARALLEL PARKING STALLS C/W PARKING NUMBER SIGNS

C16

REINSTATE PAINT MARKINGS

VIEW STREET

NEW BARRIER CURB AS PER MMCD STD. DWG. No. C5 (TYP.)

REMOVE EXISTING SIDEWALK. REPLACE VIEW STREET FRONTAGES AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS.

REINSTATE GRASS BOULEVARD. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS.

EXISTING DRIVEWAY CROSSINGS TO BE REMOVED

1039 VIEW STREET

1011 COOK STREET

COOK STREET

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2020.05.22	DEVELOPMENT PERMIT
2	2020.11.23	DEVELOPMENT PERMIT RESUBMISSION

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

1:200 0 4 12

HARRIS GREEN VILLAGE
1045 YATES STREET
VICTORIA, BC

STARLIGHT DEVELOPMENTS 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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SURFACE WORKS AND GRADING PLAN

DESIGNED SAC	ENGINEER'S SEAL
DESIGN REVIEW JR	
DRAFTED LM	
DRAFTING REVIEW SAC	
PROJECT No. 5168-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C300 3 OF 4	REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5168-001 Harris Green Development\04C Drawings\5168-001 HGV 1000 Block-civil.dwg Plot Time: Nov. 23, 20 11:57 AM User: Sarah Campden