

937 VIEW STREET



Project Rendering - Main Entry Streetscape at View Street

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

Plot Date	23-05-09	Drawing File	
Drawn By	RCJ	Checked By	ADM
Scale	1 : 1	Project Number	1922

NOTE: All dimensions are shown in millimetres.

View St. Residential

937 View Street

Cover

Revisions

Received Date:
May 17, 2023




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937 VIEW STREET



1 Context Plan Image
A001



PROJECT DESCRIPTION

CIVIC ADDRESS: 937 VIEW STREET, VICTORIA, BC.
 LEGAL DESCRIPTION: LOT A, OF LRS 796, 798, and 797, VICTORIA CITY, PLAN 36505

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION: 23 STOREY RESIDENTIAL BUILDING
USES: RESIDENTIAL RENTAL
ZONE: R-48 HARRIS GREEN
DEVELOPMENT PERMIT AREA: DPA 713 (HC)
SITE AREA: 1 572.3 m² (16 924 s.t.)
FLOOR AREA:
 Level 1: 707 m² (7 610 s.t.)
 Level 2: 735 m² (7 911 s.t.)
 Level 3-5: 801 m² (8 622 s.t.) x 3 = 2 403 m²
 Level 6-22: 477.5 m² (5 140 s.t.) x 17 = 8 118 m²
 Level 23: 327 m² (3 518 s.t.)
TOTAL PROPOSED: 12 366 m² (132 999 s.t.)
FLOOR SPACE RATIO: 7.86 FSR
SITE COVERAGE: 69%
OPEN SITE SPACE: 31%
GREEN STORMWATER INFRASTRUCTURE: 0.5% (0.5% s.t.)
 *Minimum 30% of paving area, refer to Landscape Drawing 1.01
GRADE OF BUILDING: 17.7 m (GEODETIC AVG GRADE)
 See Site Plan for Grade Calculations
HEIGHT OF BUILDING: 73.4 m
SETBACKS:
 FRONT (View Street): 3.5 m
 REAR (S): N/A
 SIDE (E): N/A
 SIDE (W): N/A
NUMBER OF STOREYS: 23 STOREYS
SUITE COMPOSITION:
 Suite > 30m²: 33 Suites
 1 Bed / 1 Bath < 45m²: 229 Suites
 2 Bed / 1 Bath > 45m²: 16 Suites
TOTAL: 269 SUITES
RESIDENTIAL PARKING: N/A
COMMERCIAL PARKING: N/A
BICYCLE PARKING:
 Provided Long Term: 33 Bikes
 Provided Short Term: 27 Bikes
 Provided Short Term: 339 Total

PROJECT DIRECTORY

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LIST OF ABBREVIATIONS

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

ACST	Aerrylic Shuco	HC	Handicap	SPC	Solid Particleboard Core
ACT	Acoustical Tile	HM	Hollow Metal	ST	Structure
AF	Above Finished Floor	HP	High Point	STL	Sheet
AL	Aluminum	HSS	Hollow Steel Section	STN	Staircase
AO	Auto-Cleaner	HV	Hardwood	STN	Stone Tile
AP	Annunciator Panel	INSUL	Insulated	SS	Stainless Steel
BD	Building Grade	LAM	Laminated Glass	SVP	Sheet Vinyl Flooring
CEM	Commonitous Backing Board	LP	Low Point	TB	Towel Bar
CONC	Concrete	MDP	Medium Density Fibreboard Base	TDM	Tempered Double Glass
CBK	Concrete Block	MR	Mirror	TGL	Tempered Laminated Glass
CL	Cladding	MP	Medium Panel	TGL	Tempered Glass
CL	Cladding Tile	CP	Chimney	TR	Translucent Glass
CT	Corian® Top	OW	Operable Window	TOC	Top of Concrete
CM	Complete With	PF	Plastic Finish	TOI	Top of Insulation
DD	Deck Drain	PLM	Plastic Laminate	TOI	Top of Insulation
EB	Electric Base Storage	PLS	Plaster	TOP	Top of Panel
EL	Elevation	PSF	Pressed Steel Frame	TOS	Top of Slab
EV	Electric Polymer Coating	PT	Plaster	TOW	Top of Wall
EV	Electric Vehicle Parking	PTD	Paper Towel Dispenser	TP	Toilet Paper
EXP AGG	Exposed Aggregate	PW	Paper Towel Dispenser / Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum I.L.C. requirements where applicable)
EXT	Exterior	PTW	Paper Towel Waste	UNO	Underside
FD	Floor Drain	RA	Roof Anchor	US	Underside of Membrane
FEC	Fire Extinguisher Cabinet	RB	Rubber Base	VCT	Vinyl Composite Tile
FIE	Finished Floor Elevation	RES	Resilient Flooring	VGL	Vision Glass
FG	Finished Grade	RFD	Roof Drain	VHS	Vinyl Impact Sheet
FL	Finish	RD-P	Roof Drain - Planter	VIT	Vinyl Tile
GL	Glass Block	RW	Rain Water Leader	WVC	Water Vapor Coating
GL	Glass	SAT	Spray Applied Fibrous Insulation	WC	Water Closet
GWB	Gypsum Wallboard	SCW	Solid Core Wood	WD	Wood
HC	Hollow Core	SL	Soak Dispenser	WMC	Waterproof Membrane
HCW	Hollow Core Wood	SP	Spandrel Glass	WRP	Water Repellent Coating

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

ROOM NO.	ROOM NAME & ROOM NUMBER
DOOR NO.	DOOR NUMBER See Door Schedule
WINDOW NO.	WINDOW NUMBER See Window Schedule
WALL TYPE	WALL TYPE See Assemblies Schedule
RATED WALL DESIGNATION	RATED WALL DESIGNATION
ELEVATION DATUM	ELEVATION DATUM
CEILING HEIGHT	CEILING HEIGHT
AREA OF DROP CEILING	AREA OF DROP CEILING
KEYNOTE SYMBOL	KEYNOTE SYMBOL
MATERIAL TAG	MATERIAL TAG
INTERIOR ELEVATION REFERENCE	INTERIOR ELEVATION REFERENCE
ROOM FINISHES	ROOM FINISHES

BUILDING CODE SUMMARY

REFERENCED DOCUMENTS:
 BRITISH COLUMBIA BUILDING CODE 2018 - PART 3
 CANADIAN STANDARDS ASSOCIATION B901-18

MAJOR OCCUPANCY CLASSIFICATION:
 GROUP C - RESIDENTIAL

BUILDING AREA:
 187 m² (1 199 s.t.)

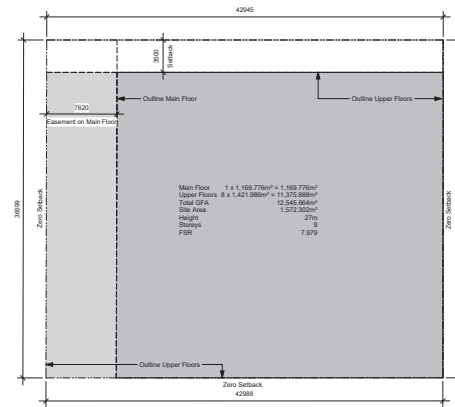
NUMBER OF STOREYS:
 23 STOREYS

NUMBER OF STREETS FACING:
 1

ACCESSIBLE FACILITIES:
 1 ACCESSIBLE ENTRANCE

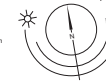
CONSTRUCTION REQUIREMENTS:
 3, 2, 2, 4 GROUP - ANY HEIGHT, ANY AREA, SPRINKLERED
 NON-COMBUSTIBLE CONSTRUCTION WITH 2 HR MIN. FIRE
 RESISTANCE RATING TO FLOORS AND LOADBEARING
 WALLS

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
 Ref. 3.2.6.1 (199)



2 Base FSR Calculation
 A001 SCALE: 1 : 250

0 6250 12500 mm
 1 : 250



Issue	As Indicated	Project Number	1922
Date	23-05-20	Created By	RCJ
Issue	23-05-20	Checked By	ADM
Issue	21-05-24	Issued for DP Revisions 3	
Issue	20-01-12	Issued for DP Revisions 2	
Issue	20-01-08	Issued for DP Revisions 1	
Issue	19-10-02	Issued for DP	

View St. Residential

937 View Street

Project Data

REGISTERED ARCHITECT
 CHARLES HOUSFF
 2023-05-11
 BRITISH COLUMBIA



dHka Architects
 Victoria 977 Fort Street
 Vancouver 3800 Uptown Blvd
 Nanaimo 102-5190 Dublin Way
 V8V 3K3 T 1-250-658-3367
 V8T 0H2 T 1-250-585-5810

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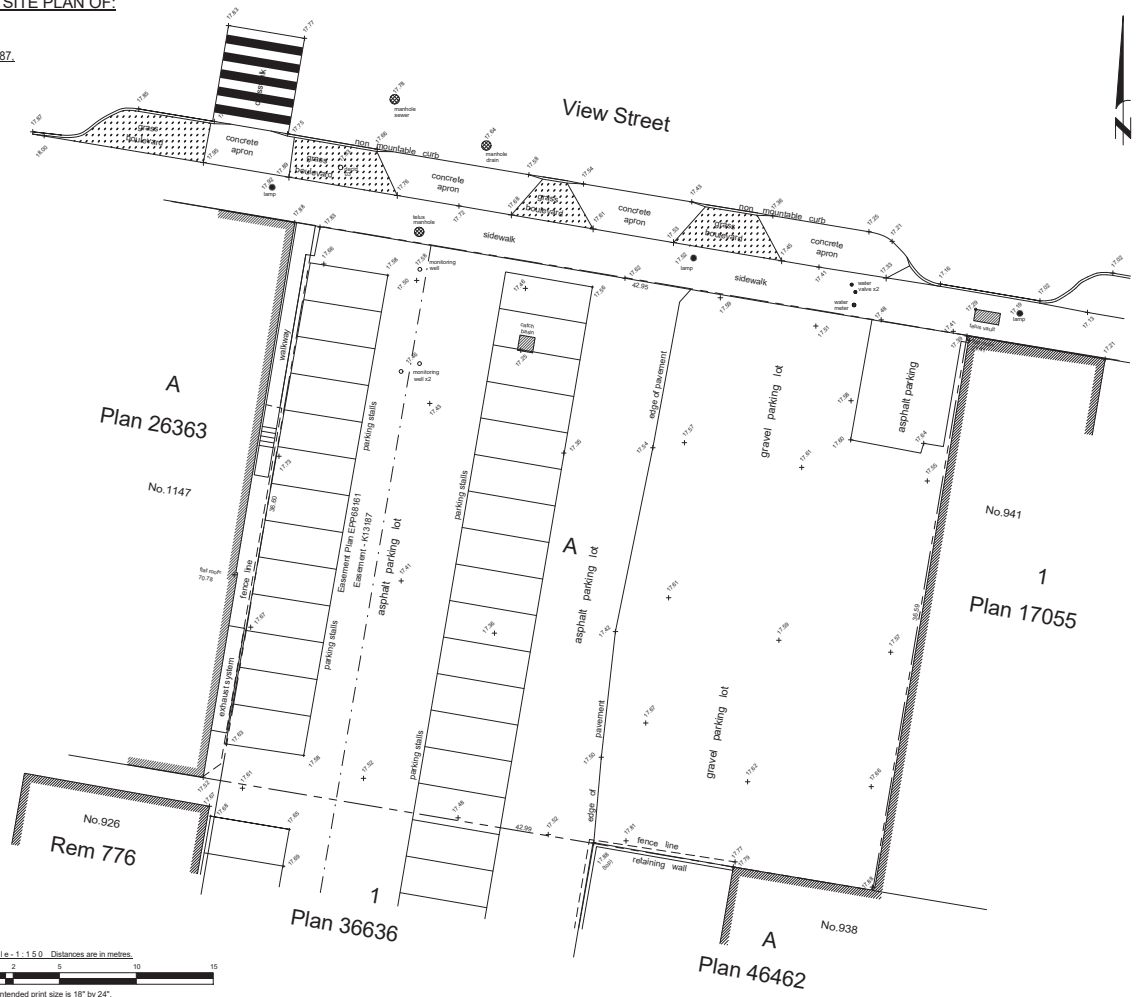
BC LAND SURVEYORS SITE PLAN OF:

Civic: 937 View Street
 Legal Lot A, of Lots 785, 786, and 787,
 Victoria City, Plan 36505

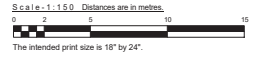
Parcel Identifier: 000-410-233
 in the City of Victoria

LEGEND

Elevations are to geoidetic datum.
 + - denotes - existing elevation
 Tree diameters are in centimetres.
 Area Lot A = 1572.3m²



December 13, 2016
 File: 0,929-16
POWELL & ASSOCIATES
 B.C. Land Surveyors
 250-250 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 952-8855

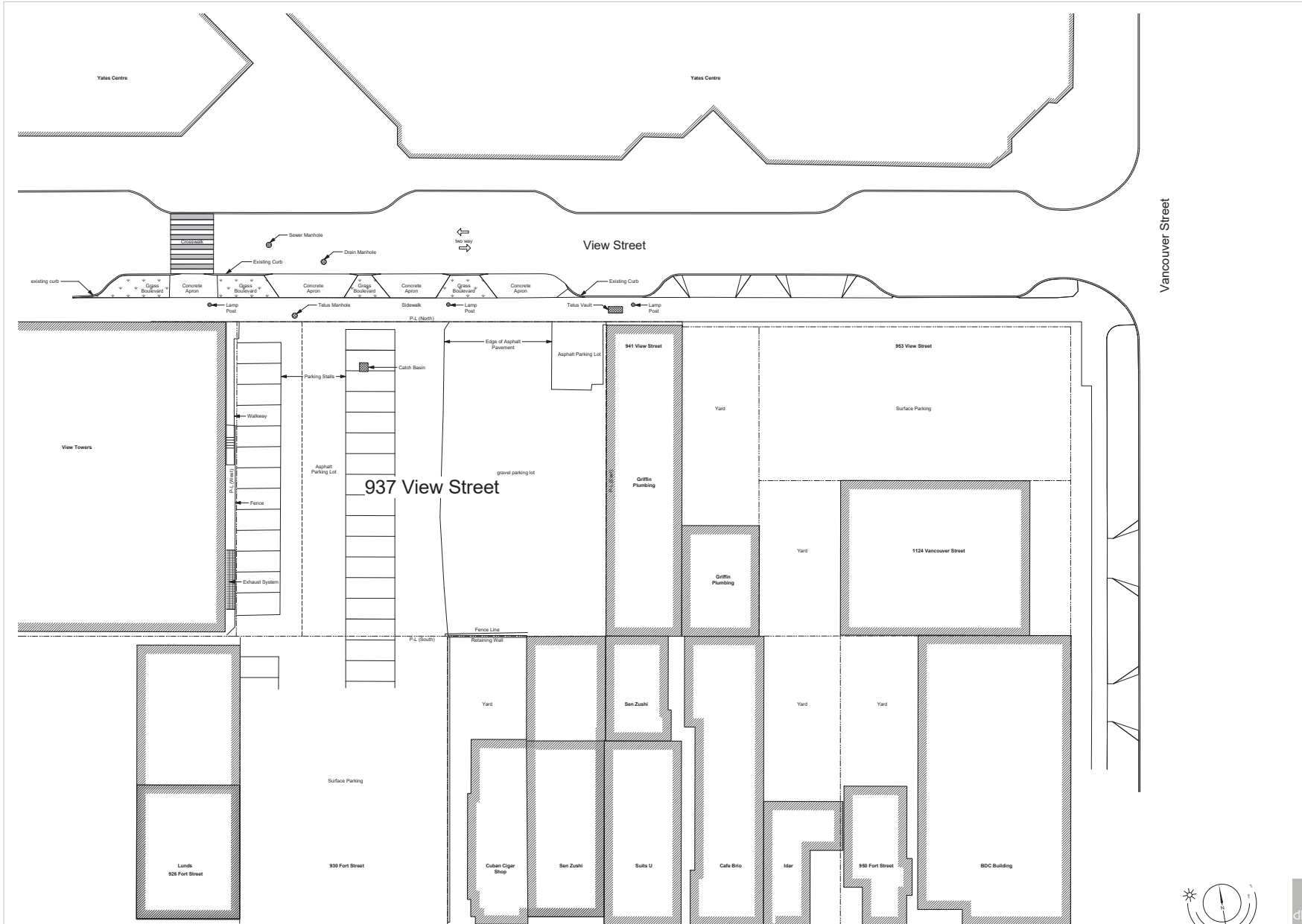


19-10-02 Issued for DP
 23-05-09 Drawing File
 Drawn By: RCD Checked By: ADM
 Scale: 1:100 Project Number: 1922
 NOTE: All dimensions are unless otherwise indicated.

View St. Residential
 937 View Street
 Survey



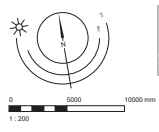
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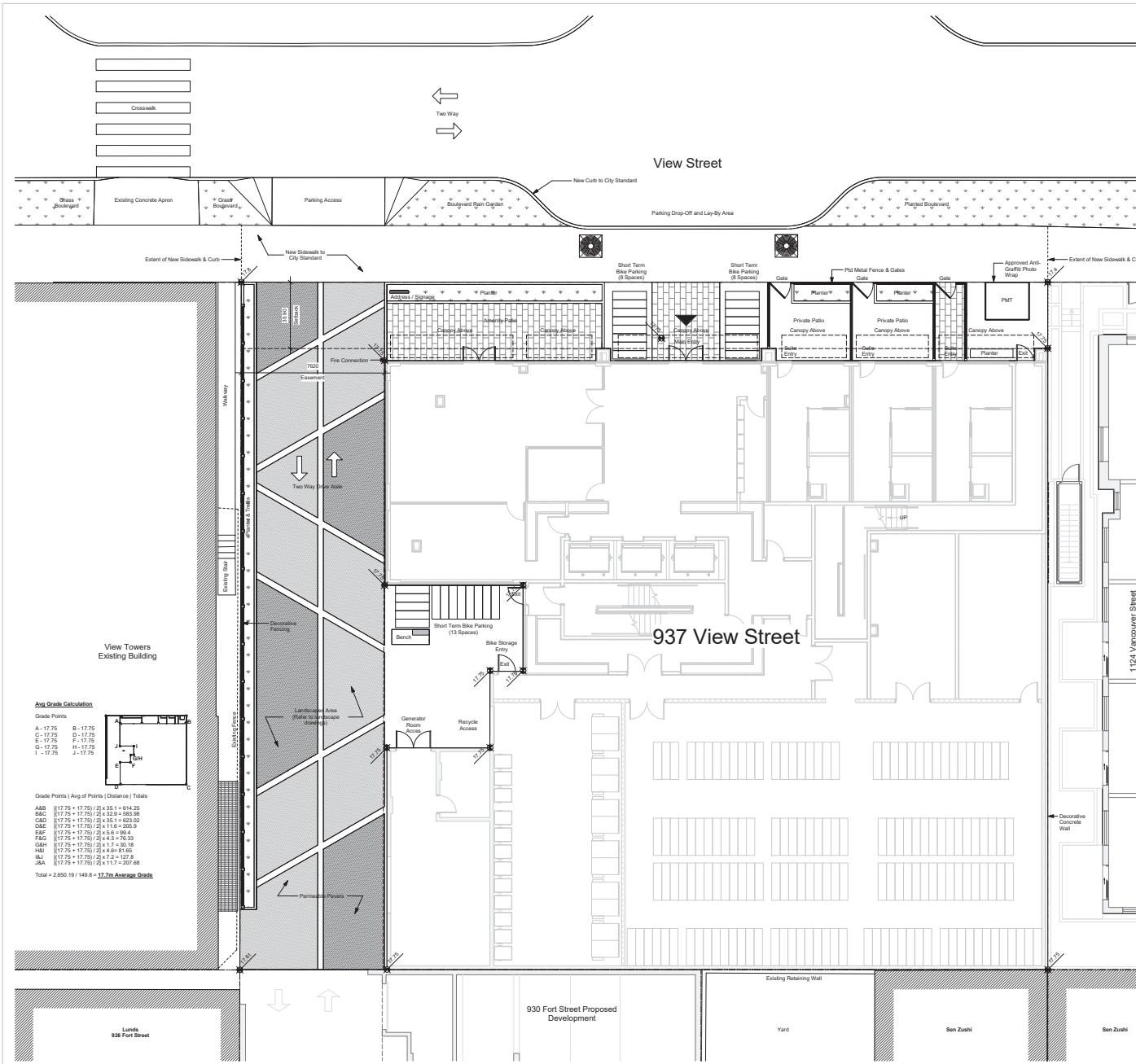
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 Plot Date 23-05-09 Drawing File
 Drawn By RCD Checked By ADM
 Scale 1:200 Project Number 1922
 NOTE: All dimensions are shown in millimeters

View St. Residential
 937 View Street
 Site Plan Existing



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 2023-05-11
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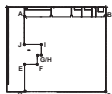
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Avg Grade Calculation

Grade Points

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



Grade Points | Avg of Points | Distance | Totals

ABB	(17.75 + 17.75) / 2	4.35	654.25
BBC	(17.75 + 17.75) / 2	3.23	688.98
CAD	(17.75 + 17.75) / 2	4.35	623.02
DDE	(17.75 + 17.75) / 2	11.6	265.9
EAF	(17.75 + 17.75) / 2	5.8	39.4
FGG	(17.75 + 17.75) / 2	4.3	75.33
GBH	(17.75 + 17.75) / 2	4.7	30.18
HII	(17.75 + 17.75) / 2	4.6	81.65
IJJ	(17.75 + 17.75) / 2	7.2	127.8
JAA	(17.75 + 17.75) / 2	11.7	207.88
Total = 2,650.19 / 149.8 = 17.7m Average Grade			

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

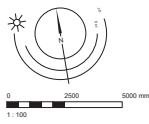
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 Drawn By: RCD Checked By: ADM
 Issue: As Indicated Project Number: 1922

NOTE: All dimensions are shown in millimetres

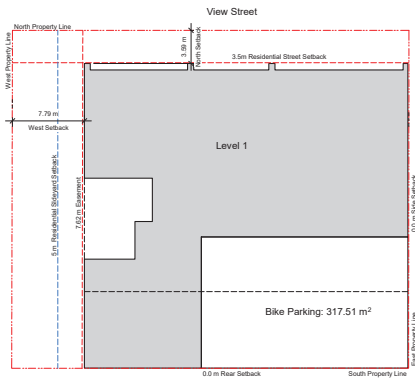
View St. Residential
 937 View Street
 Site Plan Proposed



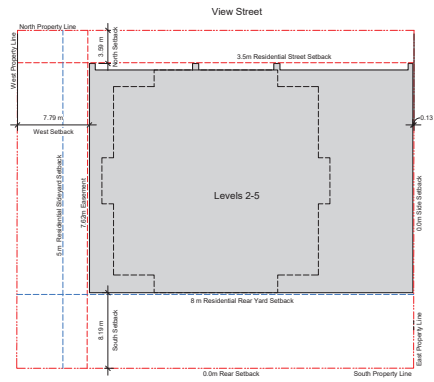
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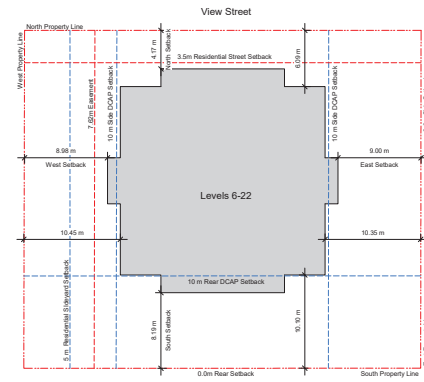
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1 Setback Plan - L1
A103 SCALE: 1 : 250



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



3 Setback Plan - L6-L22
A103 SCALE: 1 : 250

23-05-09 Issued for DP Revisions 5
21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2

Date	Drawn By	Checked By	Project Number
23-05-09	RCJ	ADM	1922
Scale	1 : 250		

NOTE: All dimensions are shown in millimetres.

View St. Residential
937 View Street
Setback Plans

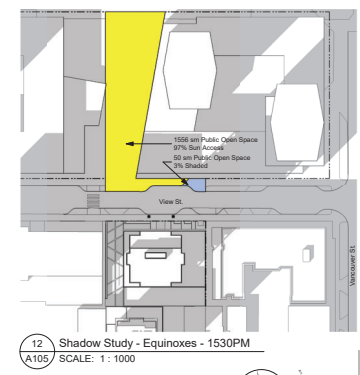
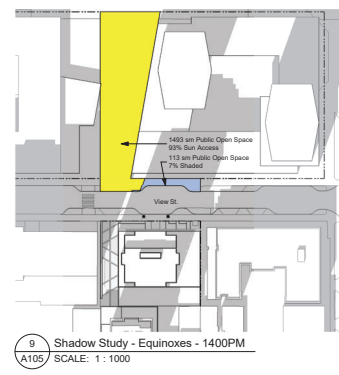
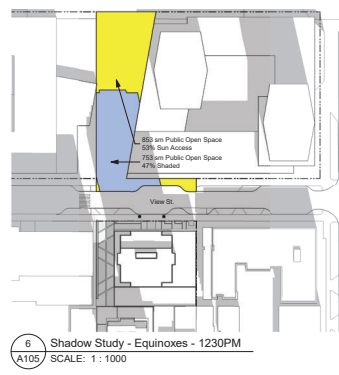
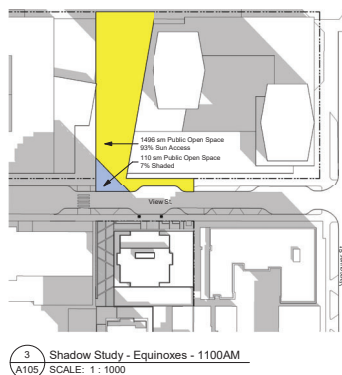
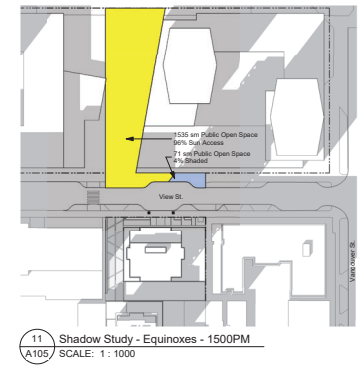
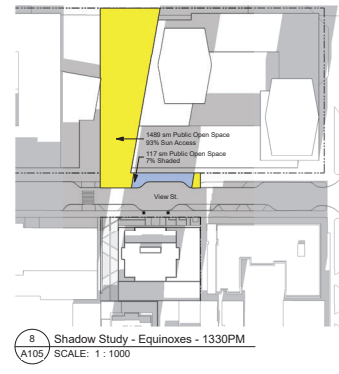
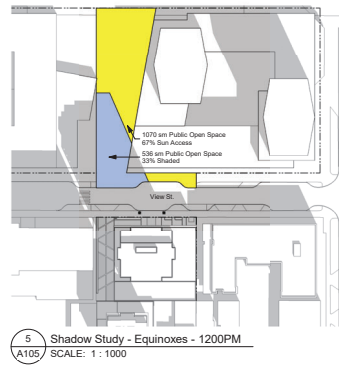
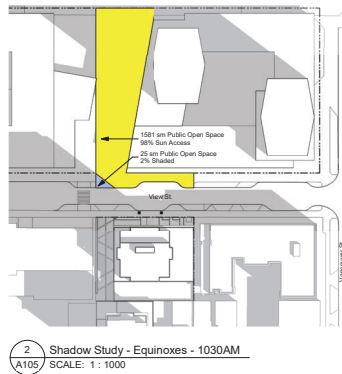
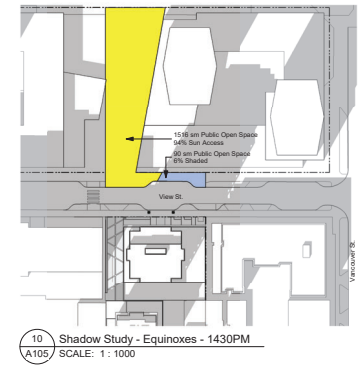
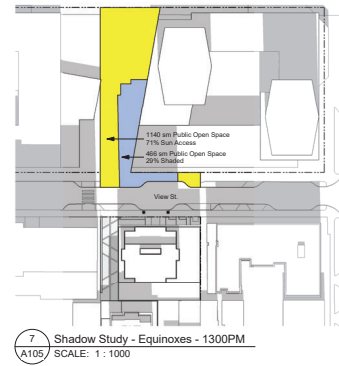
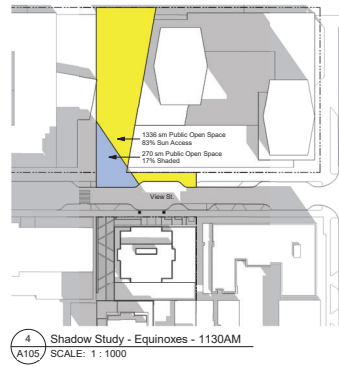
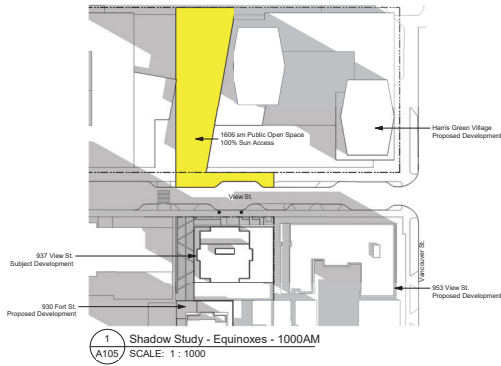


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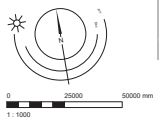


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21-05-04	Issued for DP Revisions 3
20-09-12	Issued for DP Revisions 2
20-01-28	Issued for DP Revisions 1
19-10-02	Issued for DP

Drawn By: RCD
Checked By: ADM
Scale: 1:1000
Project Number: 1922

NOTE: All dimensions are metric & millimetres.

View St. Residential
937 View Street
Site Context -
Shadow Analysis



dHka
A105
2023-05-11

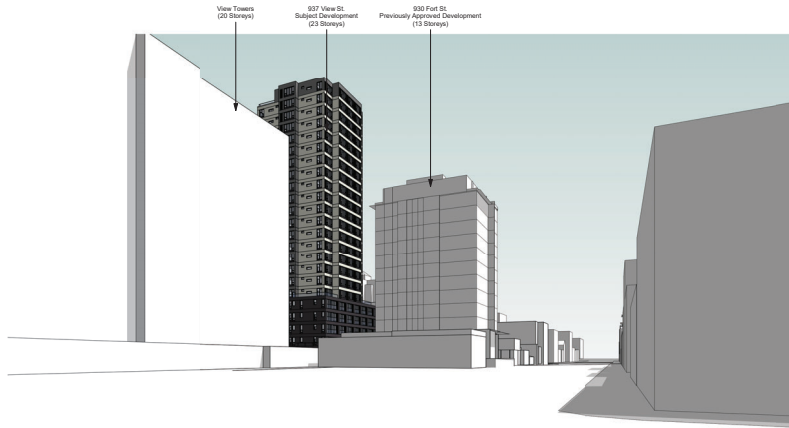
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REGISTERED ARCHITECT
2023-05-11
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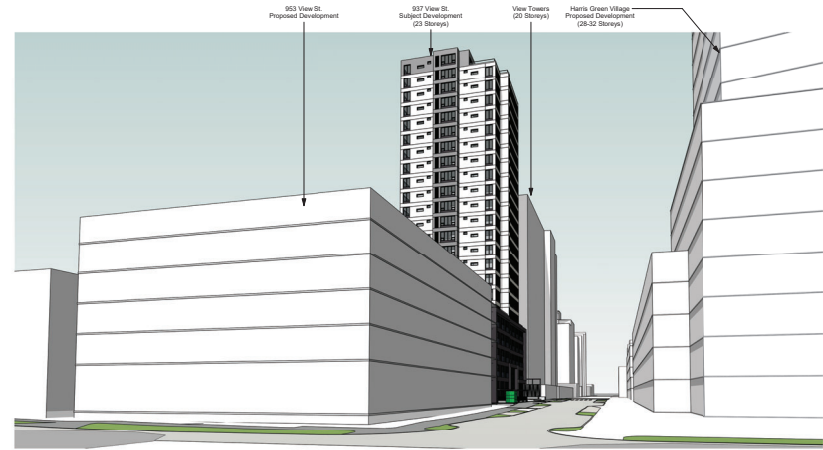
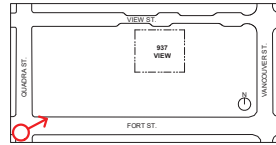
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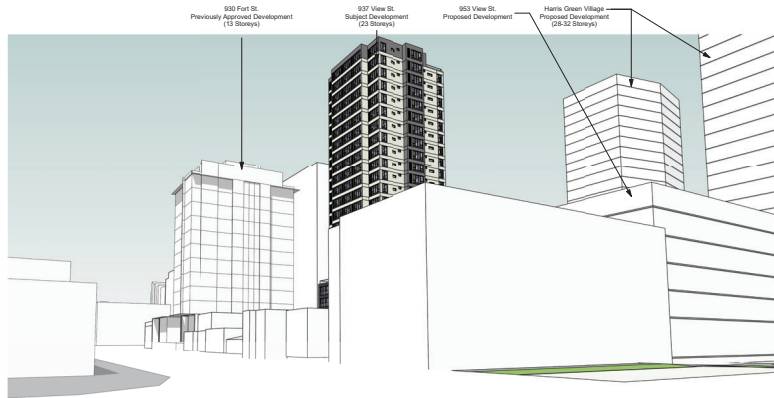
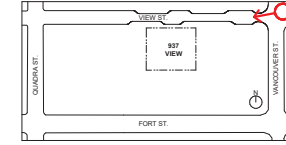
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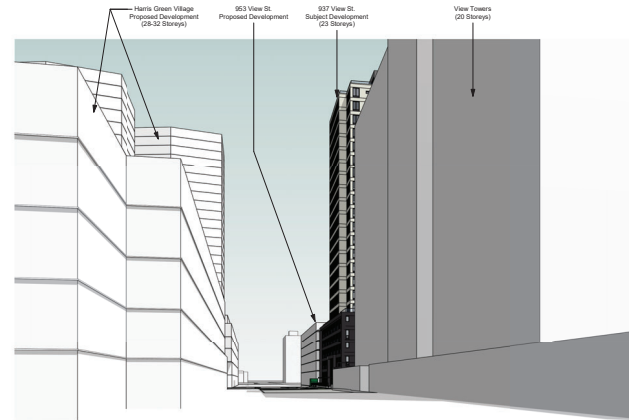
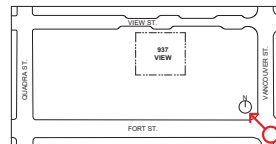
1 Street Perspective - Fort & Quadra - SW Corner
A107



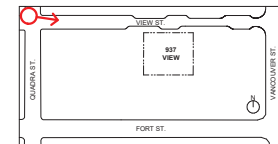
2 Street Perspective - View & Vancouver - NE Corner
A107



3 Street Perspective - Fort & Vancouver - SE Corner
A107



4 Street Perspective - View & Quadra - NW Corner
A107



23-05-09 Issued for DP Revisions 5
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20-09-12 Issued for DP Revisions 2
20-01-28 Issued for DP Revisions 1
19-10-02 Issued for DP

Plot Date 23-05-09 Drawing File
Drawn By RCD Checked By ADM
Scale 1:2000 Project Number 1922

NOTE: All dimensions are in millimetres.

View St. Residential

937 View Street

Site Context - Street Views



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2023-05-11 11:33 AM

1 Street Elevation - North
A108 SCALE: 1:300



23-05-09	Issued for DP Revisions 5
21-12-20	Issued for DP Revisions 4
21-05-24	Issued for DP Revisions 3
20-09-12	Issued for DP Revisions 2
20-01-28	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	23-05-09	Drawing File	
Drawn By	RCL	Checked By	ADM
Scale	1:300	Project Number	1922

NOTE: All dimensions are shown in millimetres.

View St. Residential

937 View Street

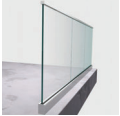
Site Context - Street Elevations



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



Three Dimensional Backlit Address Signage



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



Painted Metal Gates, Trellis, Guards & Fencing

Rainscreen Panel System - Gray



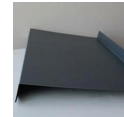
Black Zinc Louvres



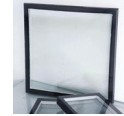
Rainscreen Panel System - White



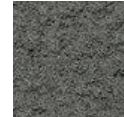
Black Zinc Flashing



Low E Insulated windows



Rainscreen Panel System - Dark Gray Textured



Architectural Exposed Concrete Benches/Planters



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20-09-12 Issued for DP Revisions 2
20-01-28 Issued for DP Revisions 1
19-10-02 Issued for DP

Plot Date: 23-05-09 Drawing File:
Drawn By: RCD Checked By: ADM
Scale: As Indicated Project Number: 1922
NOTE: All dimensions are taken to centerlines

View St. Residential

937 View Street

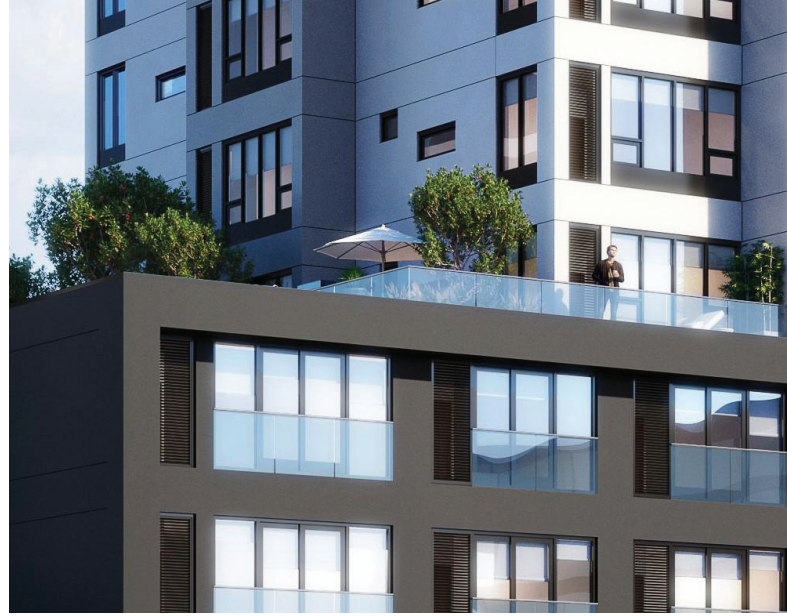
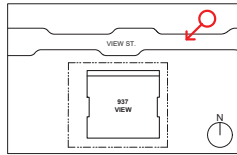
Site Context - Materials



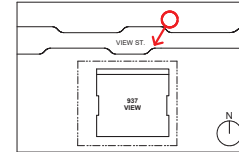
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1 Perspective Render - View St. Looking Southwest
A110



2 Perspective Rendering - L6 Terraces Overlooking View St
A110



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21-05-08 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1

Plot Date: 23-05-09 Drawing File:
Drawn By: RCD Checked By: ADM
Scale: As Indicated Project Number: 1922
NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

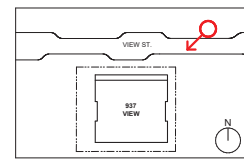
Site Context -
Rendered Views



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1
A111 Perspective Rendering - Main Entry Interface at View St



Plot Date	23-05-09	Drawn By	RCJ	Checked By	ADM
Issue	As Issued	Project Number			1922
NOTE: All dimensions are shown in millimetres.					

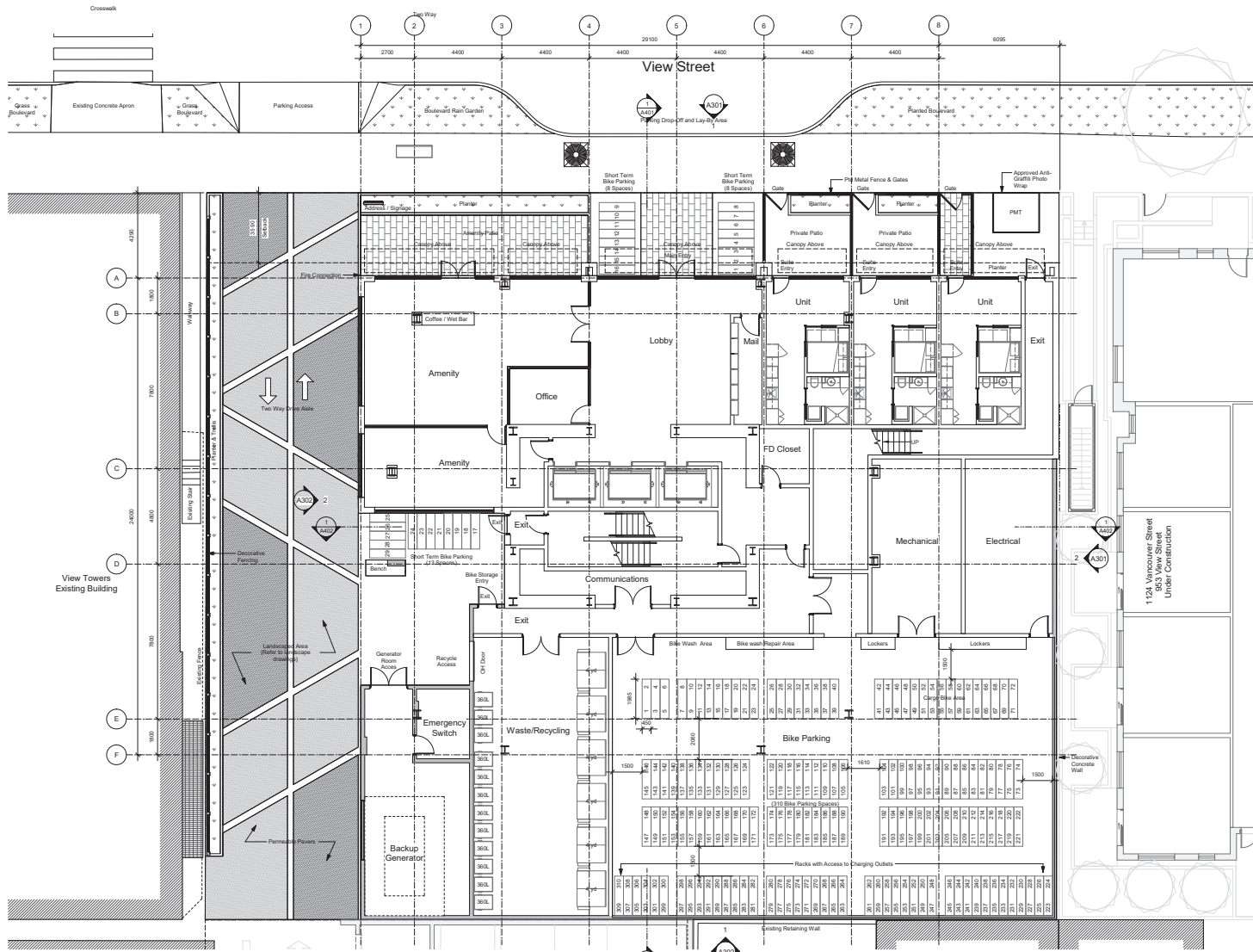
View St. Residential

937 View Street

Site Context -
Rendered Views



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Bike Parking	
Long Term Required	274
Long Term Provided	316 Spaces
Ground-Anchored (50%)	155 Spaces
Staircase (50%)	161 Spaces
* All spaces adjacent to wall to be EV ready.	
Short Term Required	27 Spaces
Short Term Provided	25 Spaces

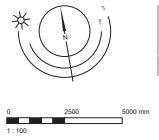
23-05-09 Issued for DP Revisions 5
 22-04-08 Issued for DP Revisions 4 - Correction
 21-12-20 Issued for DP Revisions 4
 21-05-24 Issued for DP Revisions 3
 20-09-12 Issued for DP Revisions 2
 20-01-28 Issued for DP Revisions 1
 19-10-02 Issued for DP

Plot Date: 23-05-09 Drawing File:
 Drawn By: RCI Checked By: ADM
 Scale: 1:100 Project Number: 1922

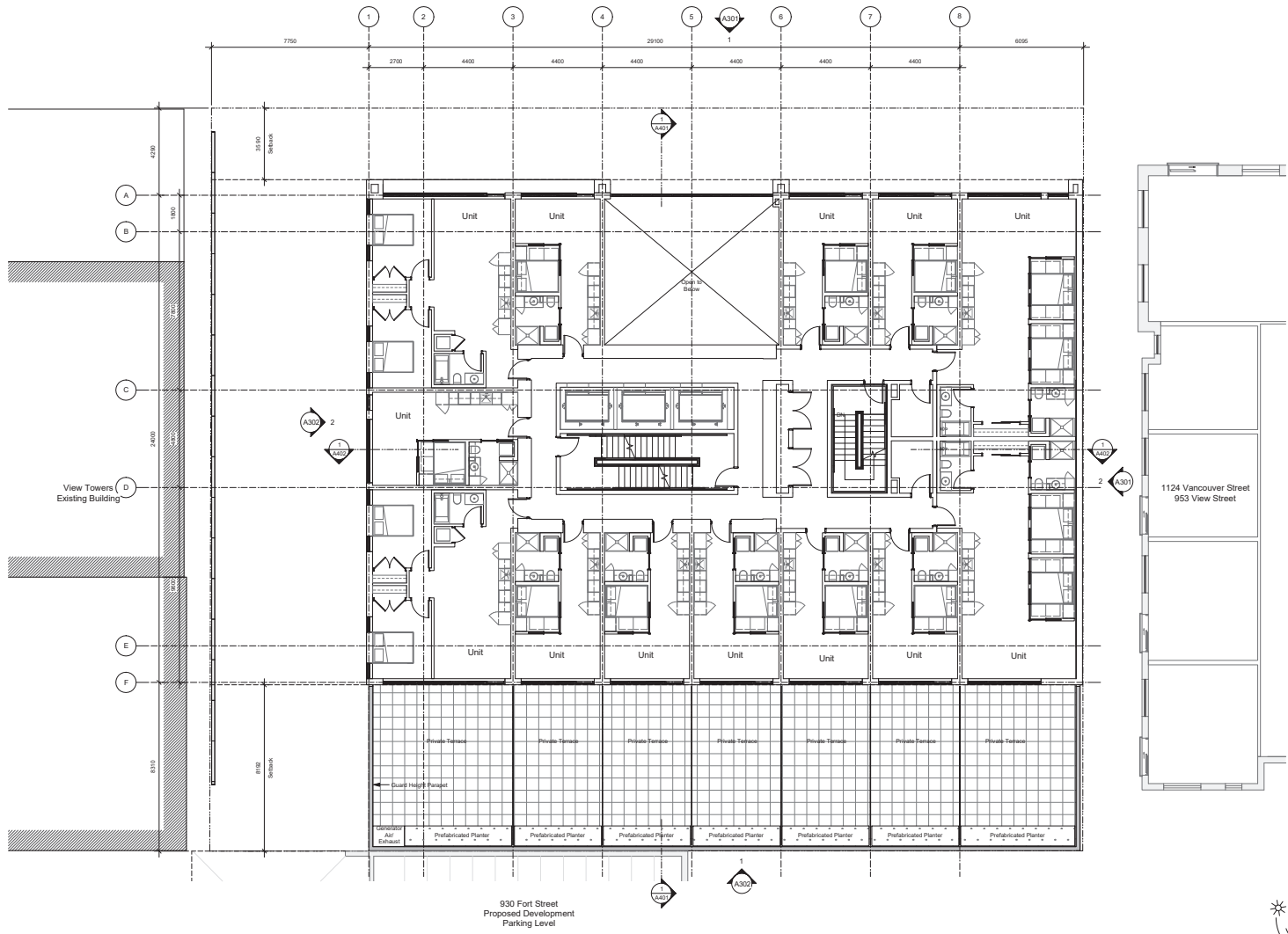
View St. Residential
 937 View Street
 Level 1 Plan



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23-05-09 Issued for DP Revisions 5
 21-05-04 Issued for DP Revisions 3
 20-09-12 Issued for DP Revisions 2
 20-01-28 Issued for DP Revisions 1
 19-10-02 Issued for DP

Plot Date 23-05-09 Drawing File
 Drawn By RCD Checked By ADM
 Scale 1:100 Project Number 1922

NOTE: All dimensions are shown in millimetres.

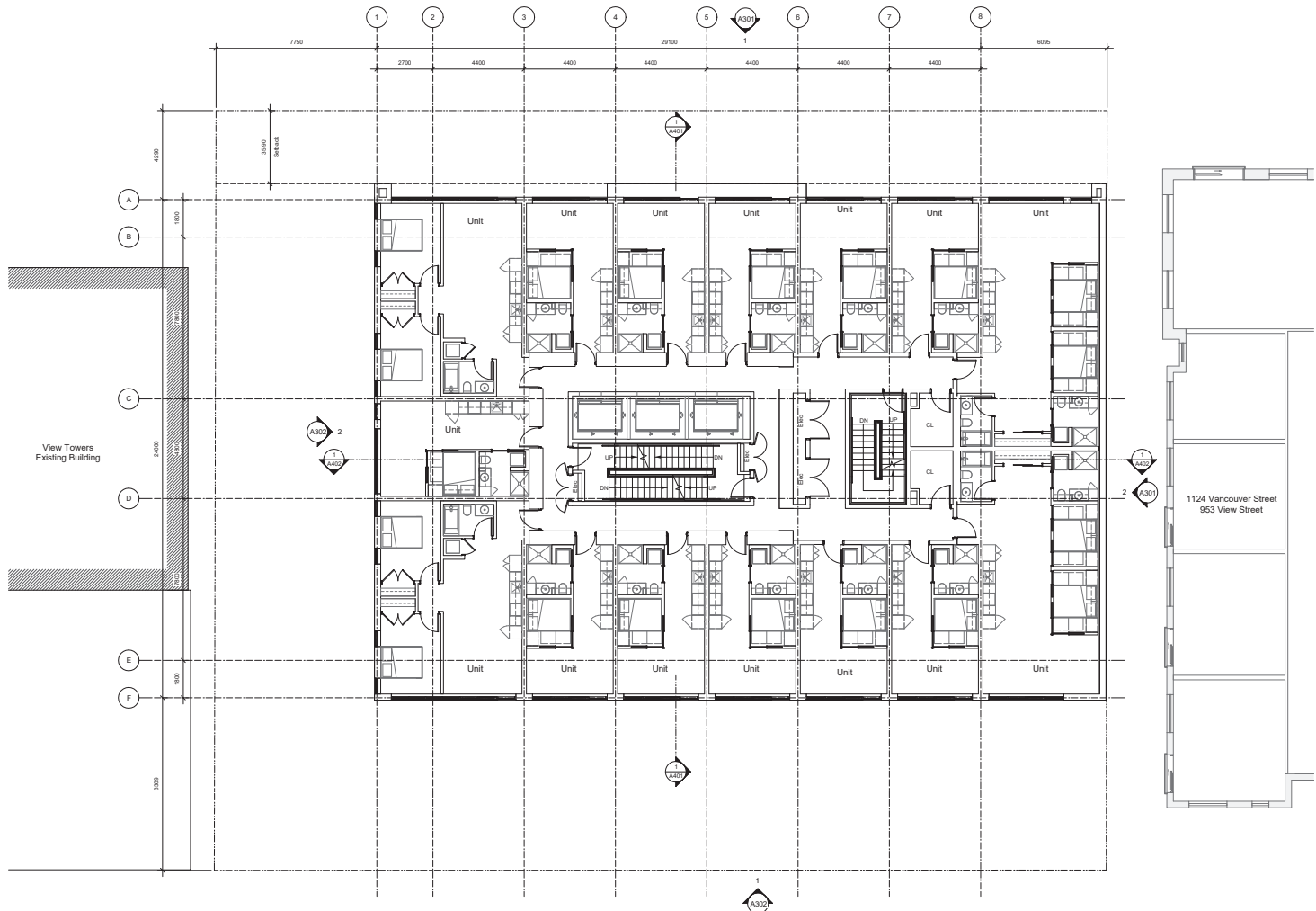
View St. Residential
 937 View Street
 Level 2 Plan



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 A202

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23-05-09 Issued for DP Revisions 5
 21-05-04 Issued for DP Revisions 3
 20-09-12 Issued for DP Revisions 2
 20-01-28 Issued for DP Revisions 1
 19-10-02 Issued for DP

Plot Date: 23-05-09 Drawing File:
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 Scale: 1:100 Project Number: 1922

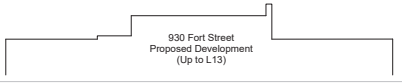
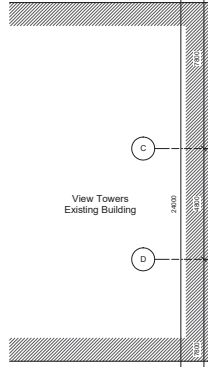
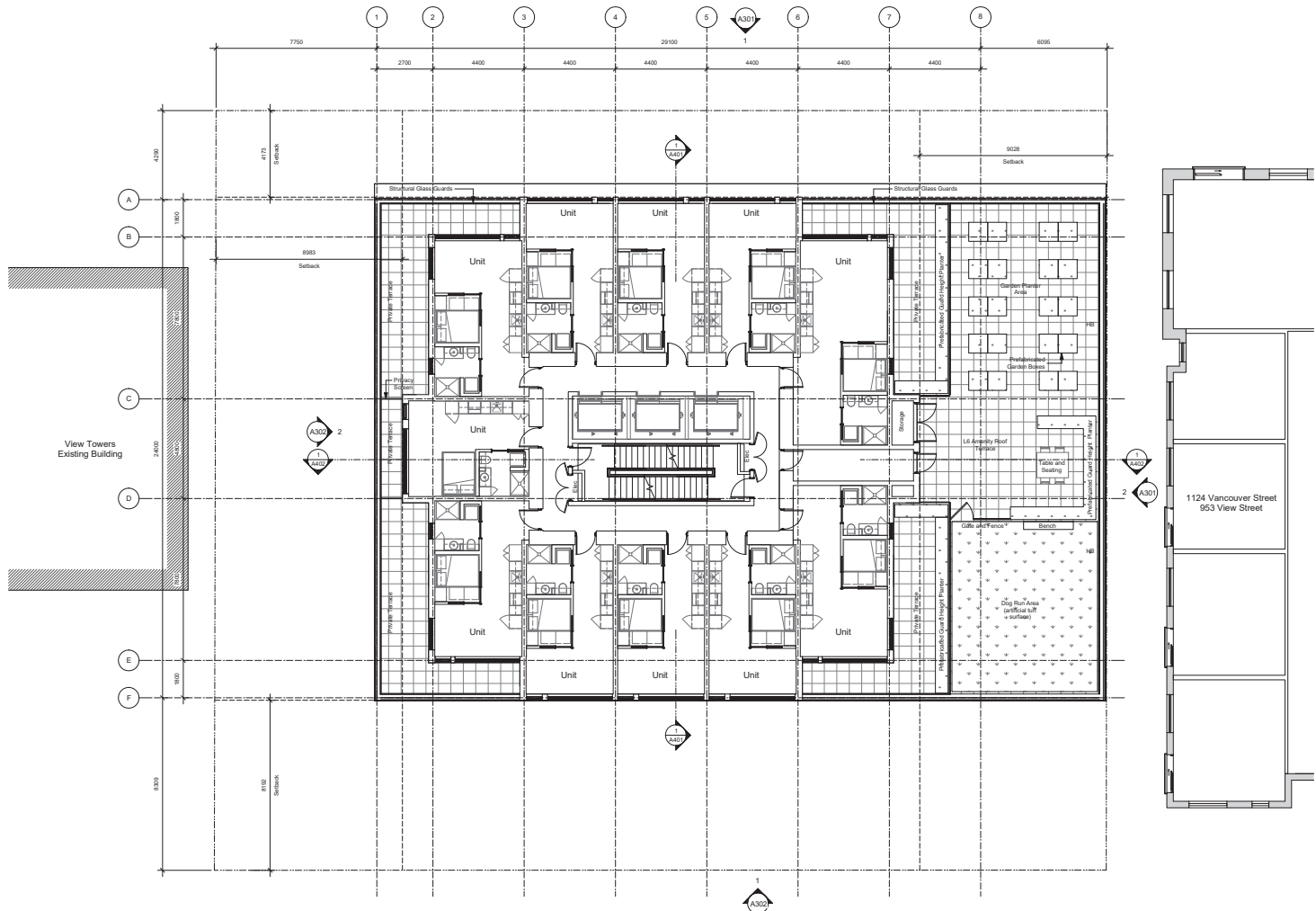
NOTE: All dimensions are shown in millimetres.

View St. Residential
 937 View Street
 Levels 3-5 Plan



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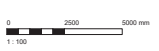


23-05-09 Issued for DP Revisions 5
 21-05-04 Issued for DP Revisions 3
 20-09-12 Issued for DP Revisions 2
 20-01-28 Issued for DP Revisions 1
 19-10-02 Issued for DP

Plot Date: 23-05-09 Drawing File:
 Drawn By: RCD Checked By: ADM
 Scale: 1:100 Project Number: 1922

NOTE: All dimensions are shown in millimetres.

View St. Residential
 937 View Street
 Levels 6 Plan



dHkA **A204**

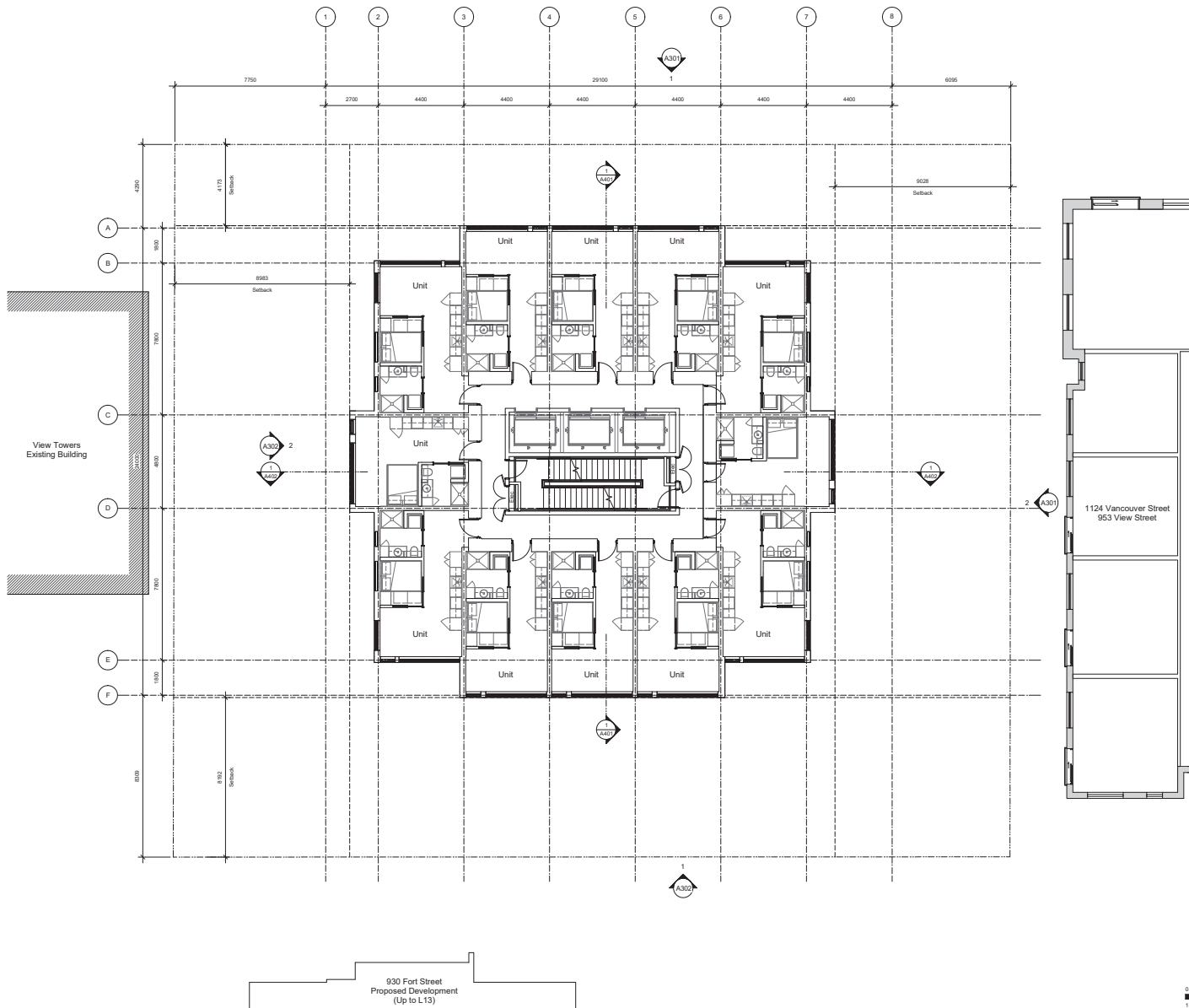
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 20-09-12 Issued for DP Revisions 2
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Plot Date: 23-05-09 Drawing File:
 Drawn By: RCI Checked By: ADM
 Scale: 1:100 Project Number: 1922

NOTE: All dimensions are shown in millimetres.

View St. Residential
 937 View Street
 Levels 7-22 Plan



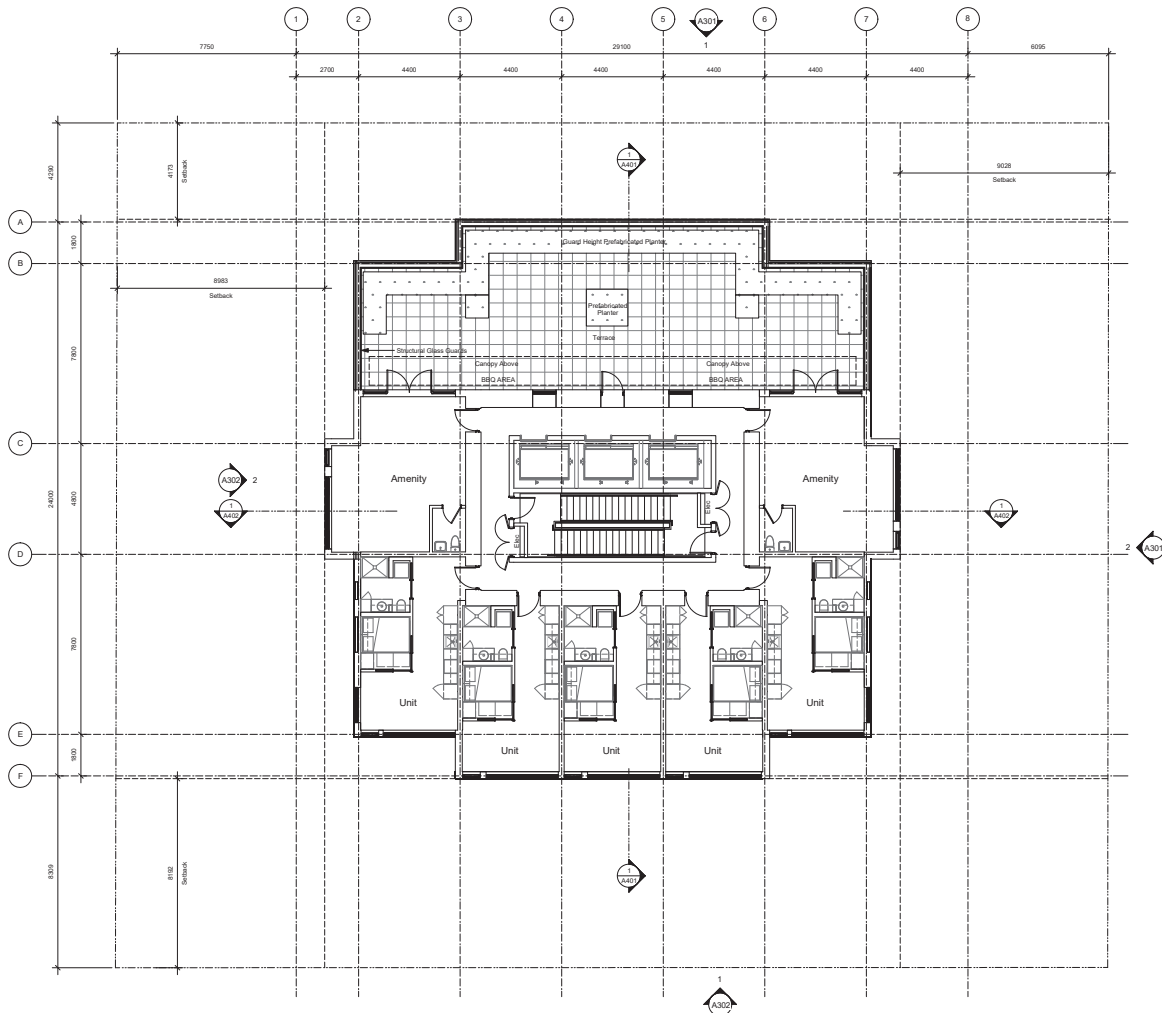
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 A205

DATE: 23-05-09
 DRAWN BY: RCI
 CHECKED BY: ADM
 SCALE: 1:100
 PROJECT NUMBER: 1922

2023-05-31 11:46 PM



23-05-09 Issued for DP Revisions 5
 21-05-04 Issued for DP Revisions 3
 20-09-12 Issued for DP Revisions 2
 20-01-28 Issued for DP Revisions 1
 19-10-02 Issued for DP

Plot Date: 23-05-09 Drawing File:
 Drawn By: RCD Checked By: ADM
 Scale: 1:100 Project Number: 1922

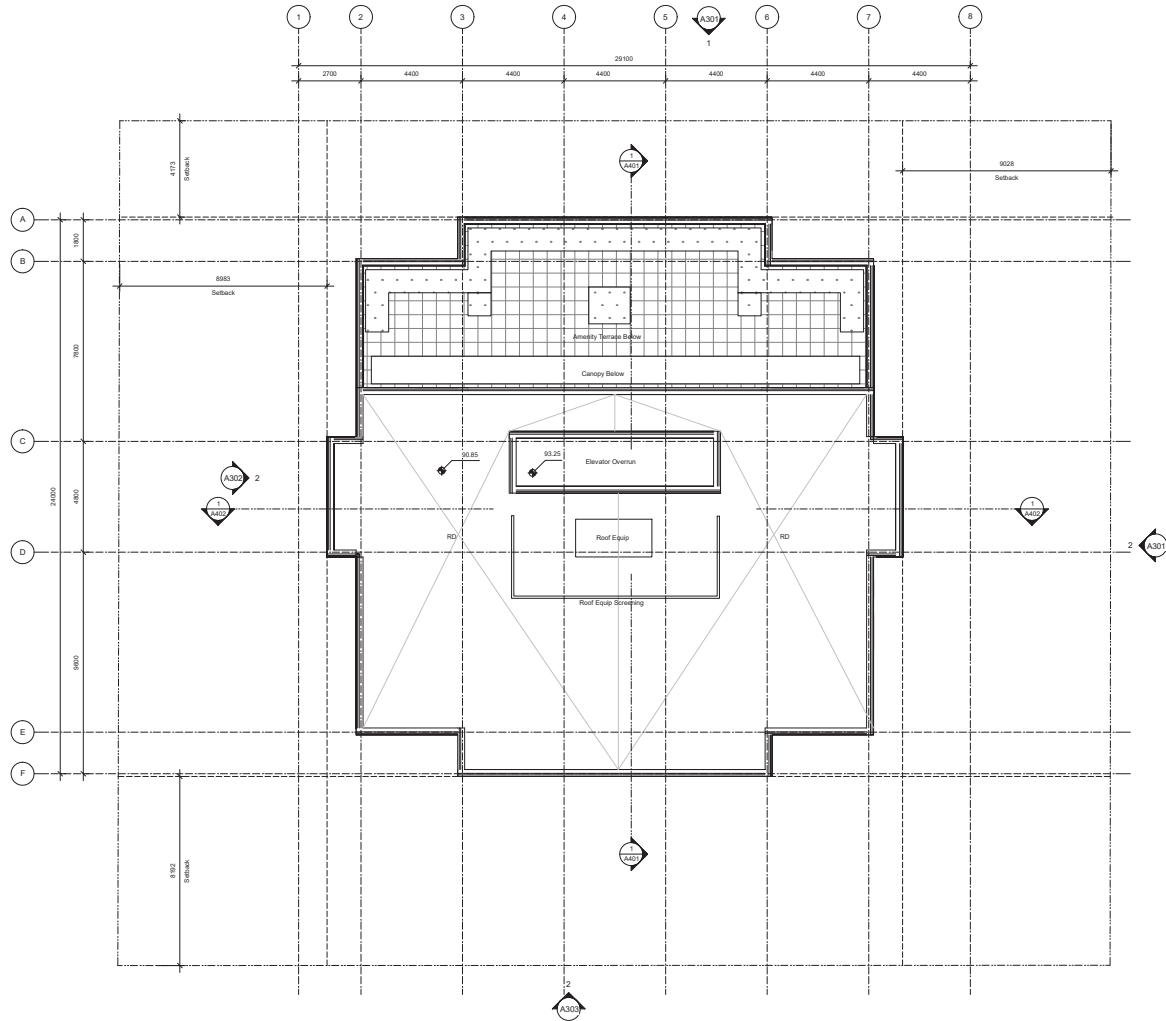
NOTE: All dimensions are shown in millimetres.

View St. Residential
 937 View Street
 Level 23 Plan



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1 Roof - Overall
A209 SCALE: 1: 100



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20-09-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Plot Date 23-05-09 Drawing File
Drawn By RCD Checked By ADM
Scale 1: 100 Project Number 1922

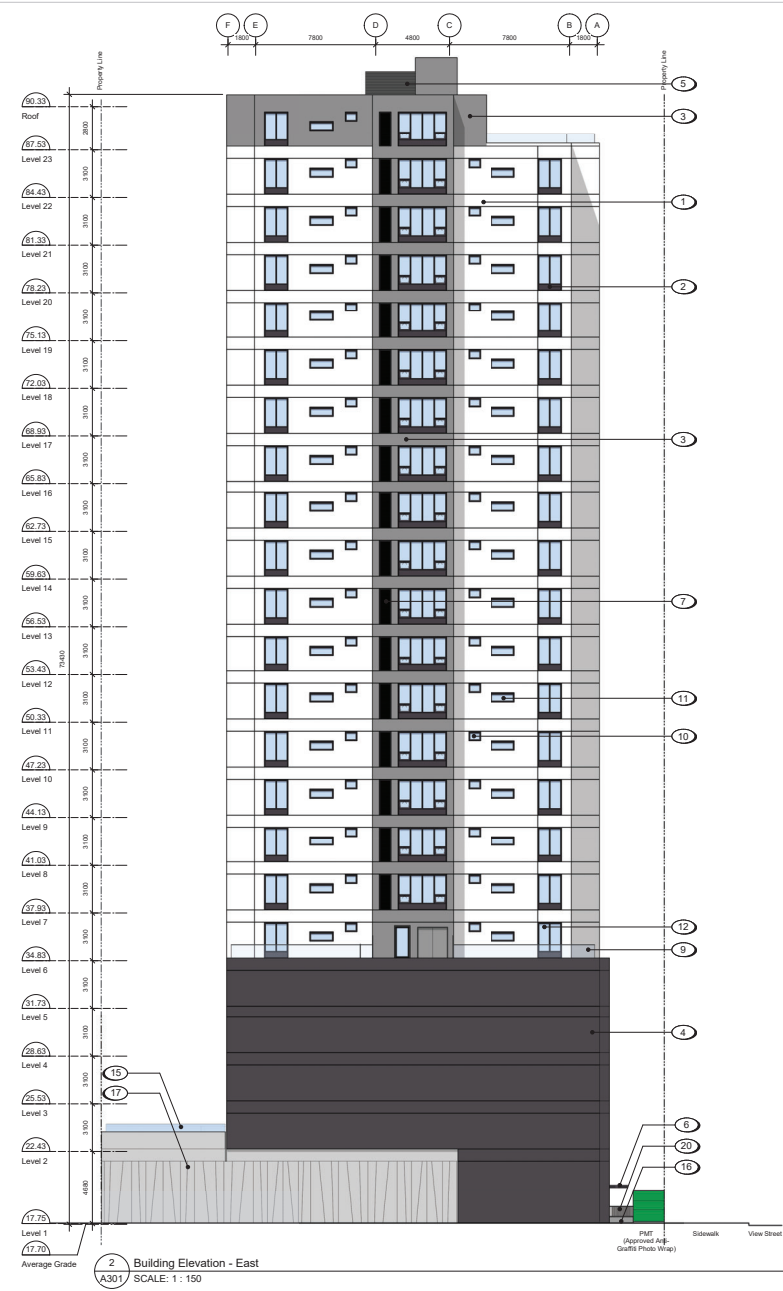
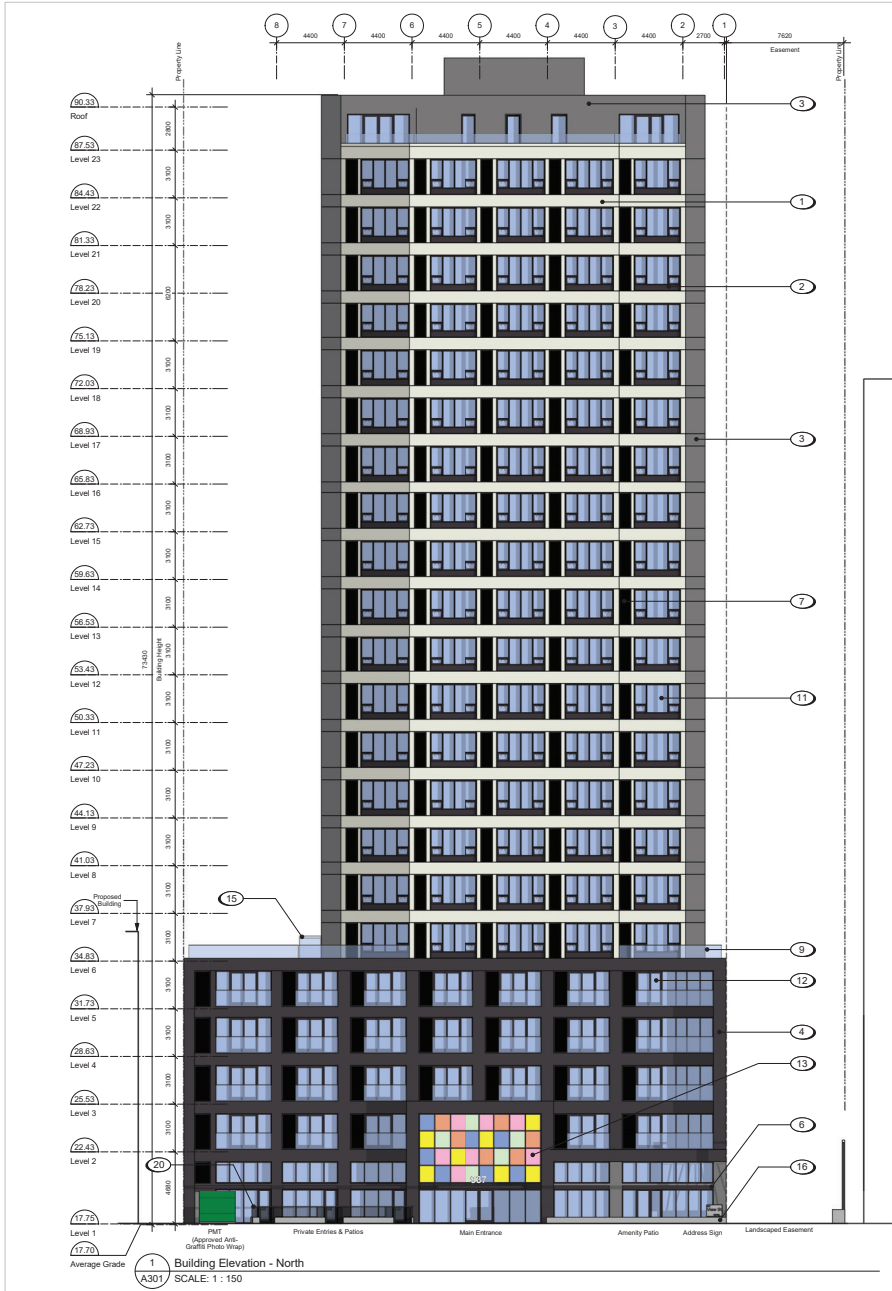
NOTE: All dimensions are shown in millimeters.

View St. Residential
937 View Street

Roof Plan



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Materials Schedule

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

23-05-09 Issued for DP Revisions 5
 21-12-20 Issued for DP Revisions 4
 21-05-24 Issued for DP Revisions 3
 20-09-12 Issued for DP Revisions 2
 20-01-28 Issued for DP Revisions 1
 19-10-02 Issued for DP

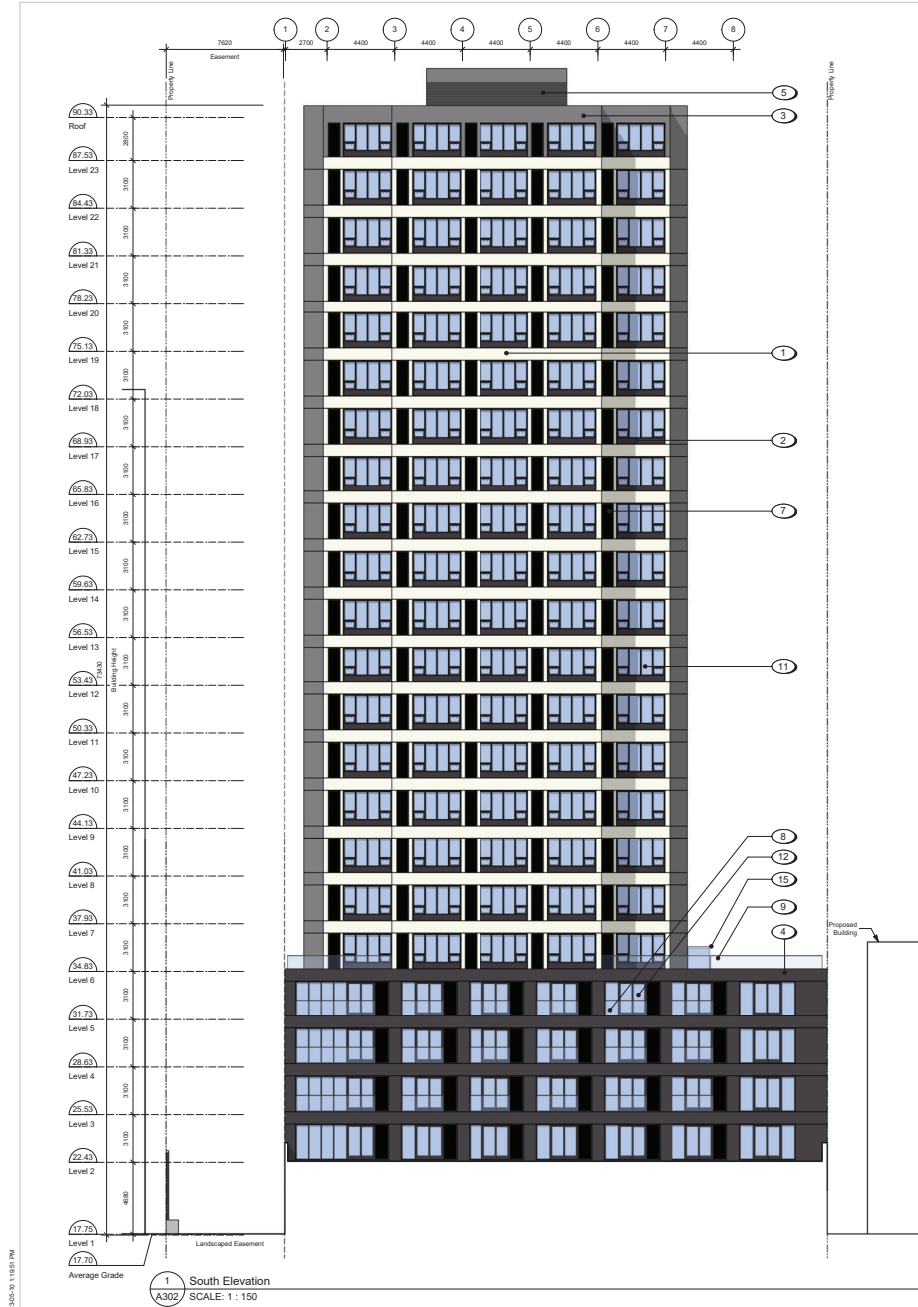
Plot Date: 23-05-09 Drawing File:
 Drawn By: RCD Checked By: ADM
 Scale: As Indicated Project Number:
 NOTE: All dimensions are unless otherwise indicated.

View St. Residential
 937 View Street
Building Elevations



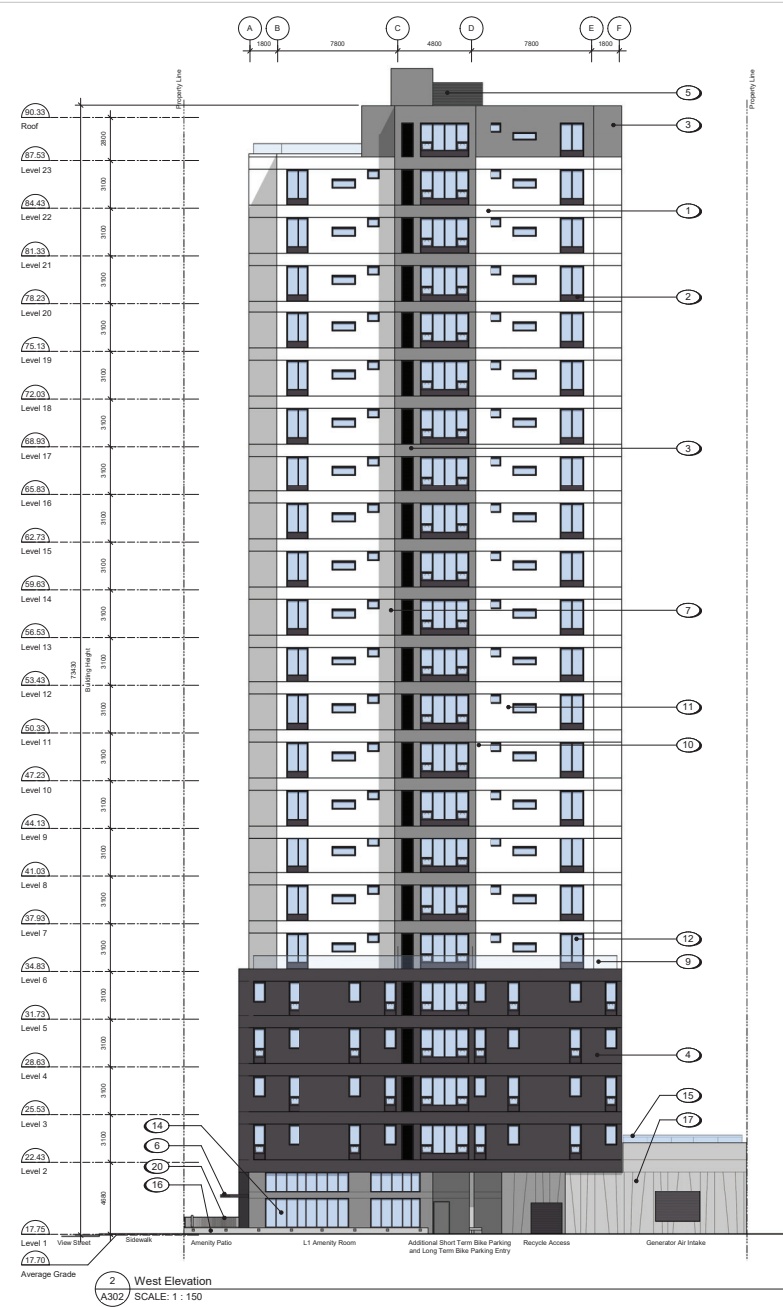
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2023-05-10 11:04:00 PM



1 South Elevation
SCALE: 1: 150

2023-05-11 11:51 AM



2 West Elevation
SCALE: 1: 150

Materials Schedule

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

23-05-09	Issued for DP Revisions 5
21-03-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-09-12	Issued for DP Revisions 2
20-01-28	Issued for DP Revisions 1
19-10-02	Issued for DP

File Date: 23-05-09 Drawing File:
 Drawn By: RCD Checked By: ADM
 Scale: As Indicated Project Number: 1922
 NOTE: All dimensions are shown in millimeters.

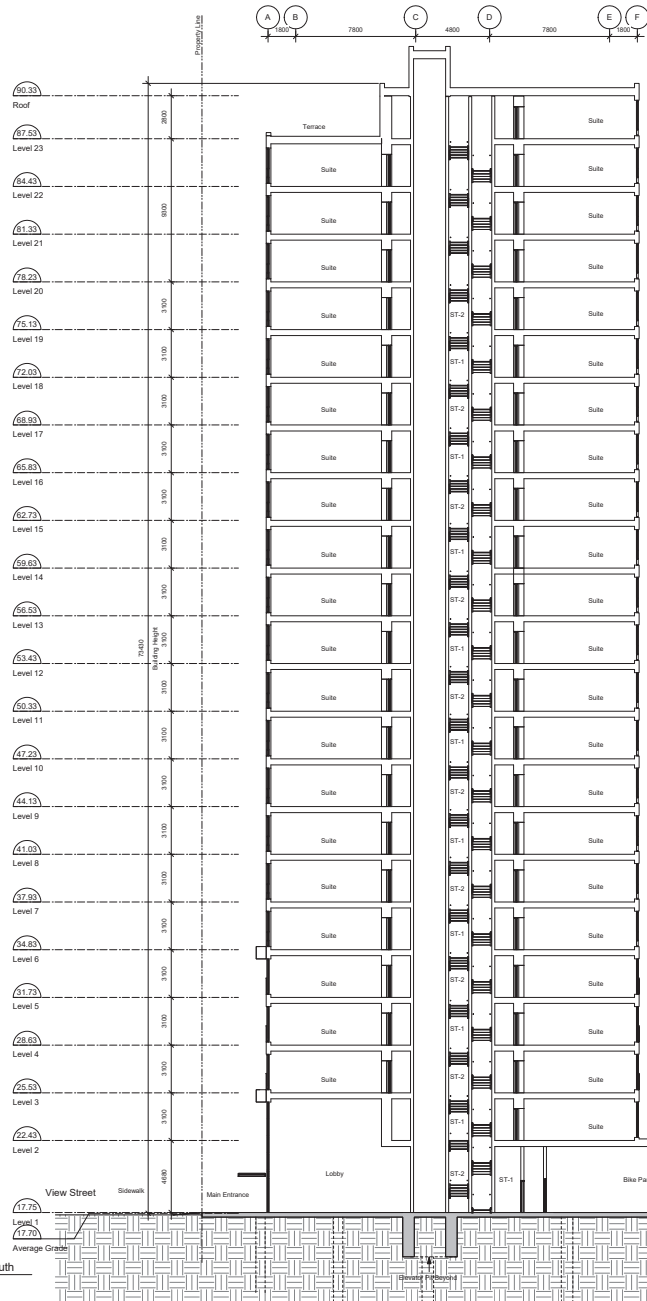
View St. Residential
 937 View Street
 Building Elevations



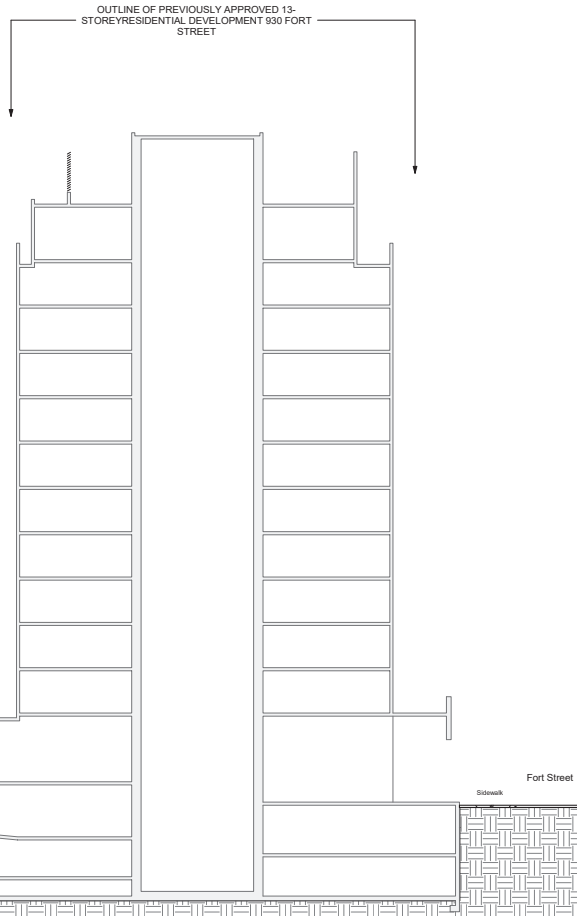
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1 Building Section - North/South
SCALE: 1 : 150



Property Line



General Notes

- 930 Fort Street outline based on Development Permit SR Reclassification dated 2018-05-18
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit. Submission dated 2021-03-17.

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20-09-12	Issued for DP Revisions 2
20-01-28	Issued for DP Revisions 1
19-10-02	Issued for DP

Drawn By	RCJ	Checked By	ADM
Scale	As Indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

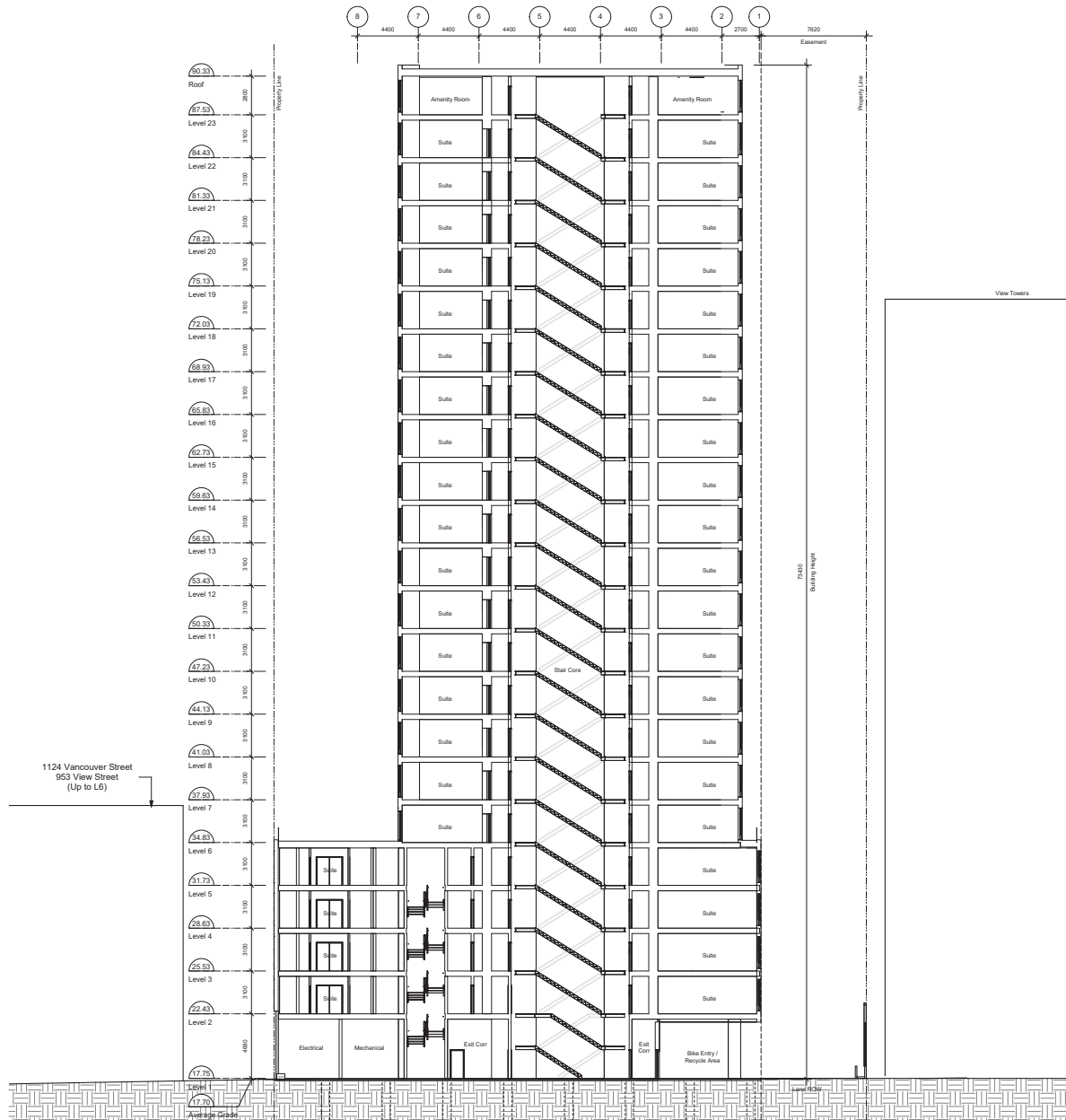
View St. Residential
937 View Street
Building Sections



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2023-05-11 11:05 AM



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

General Notes

- 200 Foot Street outline based on Development Permit SR Recombination dated 2018-05-18
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit. Submission dated 2021-03-17.

23-05-09	Issued for DP Revisions 5
21-05-04	Issued for DP Revisions 3
20-09-12	Issued for DP Revisions 2
20-01-28	Issued for DP Revisions 1
19-10-02	Issued for DP

Project	23-05-09	Drawing File	
Drawn By	RCJ	Checked By	ADM
Scale	As Indicated	Project Number	1922

NOTE: All dimensions are unless otherwise indicated.

View St. Residential
937 View Street
Building Sections

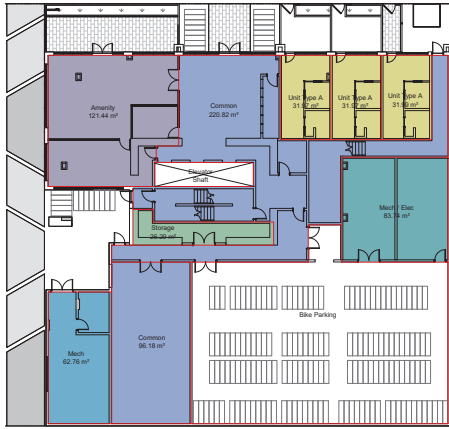


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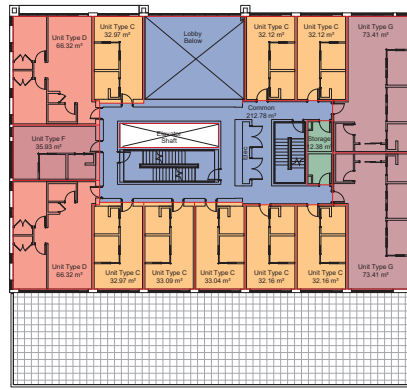
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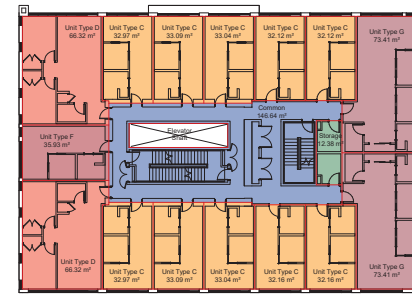
1. Plans and Area Schedule show areas measured to inside face of exterior walls, and cores of forming walls.
2. See A001 for required bike counts.
3. Unit Schedule areas measured to inside face of wall finish on all sides.



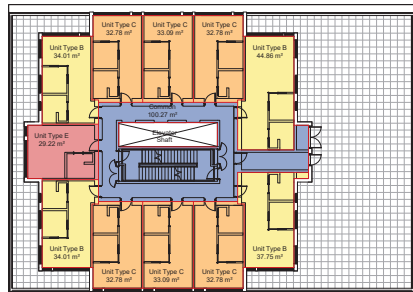
1 Level L1 Area Plan
A911 SCALE: 1: 200



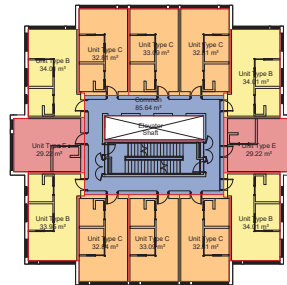
2 Level L2 Area Plan
A911 SCALE: 1: 200



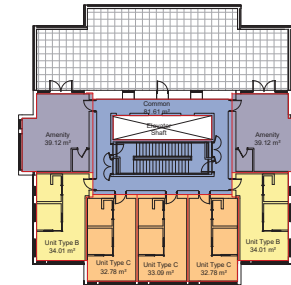
3 Levels L3-L5 Area Plan
A911 SCALE: 1: 200



5 Level L6 Area Plan
A911 SCALE: 1: 200



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



4 Level L23 Area Plan
A911 SCALE: 1: 200

Floor Areas

Level	Area
Level 1	327 m²
Level 2	551 m²
Level 3	551 m²
Level 4	551 m²
Level 5	551 m²
Level 6	427 m²
Level 7	427 m²
Level 8	427 m²
Level 9	427 m²
Level 10	427 m²
Level 11	427 m²
Level 12	427 m²
Level 13	427 m²
Level 14	427 m²
Level 15	427 m²
Level 16	427 m²
Level 17	427 m²
Level 18	427 m²
Level 19	427 m²
Level 20	427 m²
Level 21	427 m²
Level 22	427 m²
Level 23	327 m²
	12,356 m²

Area Summary

Site Area	1,572 sm
Total FAR Areas	12,356 sm
FAR	7.86

Unit Type and Count Summary

Studio (Types E)	33
1BR (Types A, B, C, F)	220
2BR (Types D, G)	16
Total Units	269

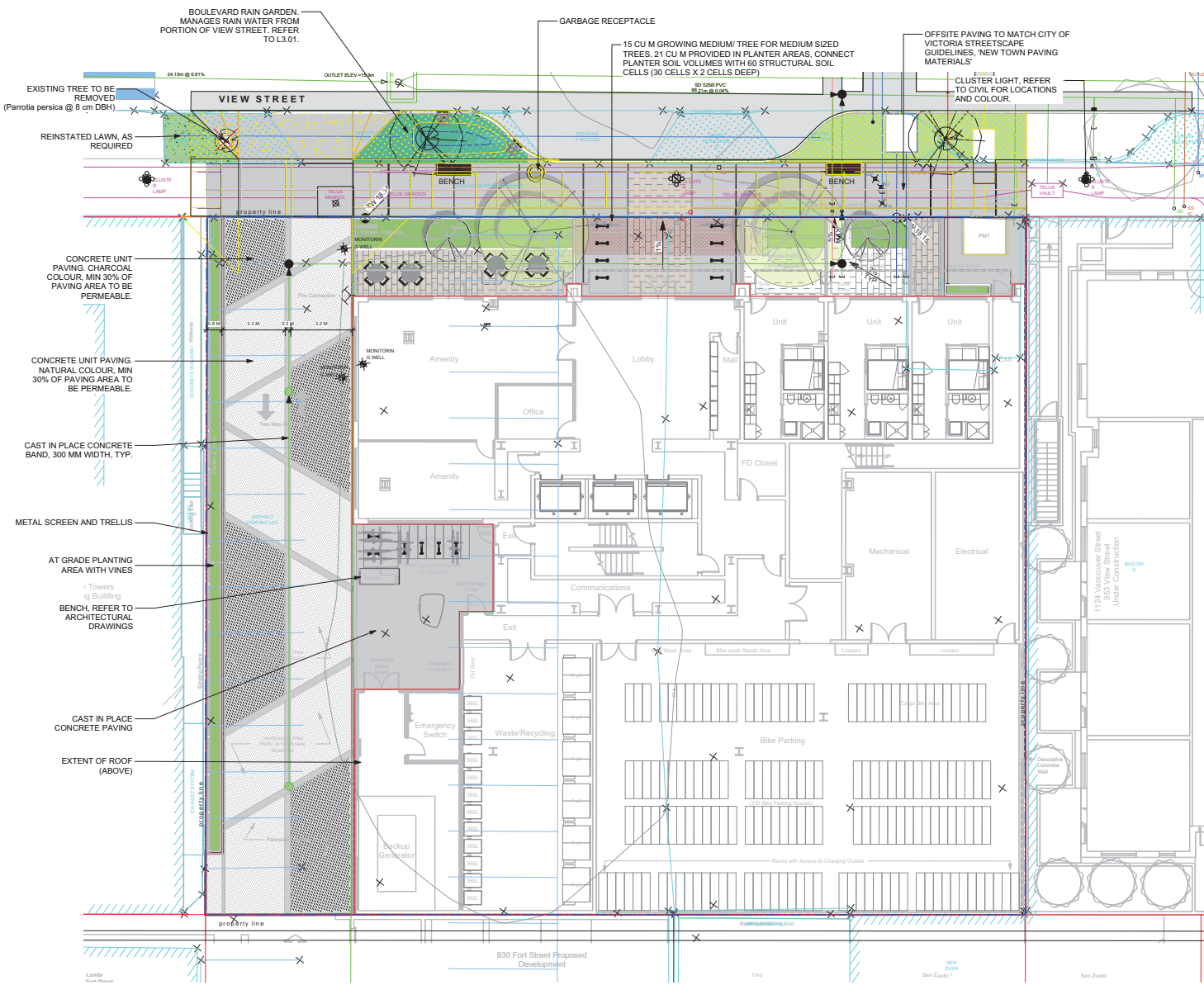
23-05-09 Issued for DP Revisions 5
21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1

File Date: 23-05-09 Drawing File:
Drawn By: RCD Checked By: ADM
Scale: As Indicated Project Number: 1922
NOTE: All dimensions are shown in millimeters.

View St. Residential
937 View Street
Area Plans



dHKA Architects
Victoria
777 Fort Street
Nanaimo BC V9V 3K3 T 1-250-688-3367
102-5190 Dublin Way V8T 0H2 T 1-250-585-5810
dHKA ARCHITECTS INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, ETHNICITY, GENDER, RELIGION, AGE, SEX, OR SEXUAL ORIENTATION.



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

UNDERGROUND UTILITIES

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

- LANDSCAPE MATERIALS**
- Main Entry Paving
Concrete Unit Paving
 - Patio Paving
Concrete Unit Paving
 - Driveway Paving
Vehicular Concrete Unit Paving, natural/light colour
 - Driveway Paving
Vehicular Concrete Unit Paving, charcoal/dark colour
 - Cast in place concrete paving
 - Shrub/Tree Planting Area on Grade
Minimum 450 mm depth growing medium
 - Rain Garden Area on grade
 - Raised Planting Area
Growing medium depth varies, minimum 450 mm
 - Structural Soil Cells
2 soil cell depth

- LANDSCAPE FURNISHINGS**
- Type H Wood Bench with Backrest
3 total @ 511.25" Length x 27.19" Height
 - Type A: Modern Metal Bin
1 total
 - Bicycle Rack
14 total

- GENERAL NOTES**
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rev no	description	date
6	DP REV	23.05.10
5	DP REV	21.04.30
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	15.10.17
1	DEV PERMIT	17.07.07



client
NELSON INVESTMENTS, INC.

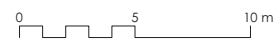
project
**VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC**

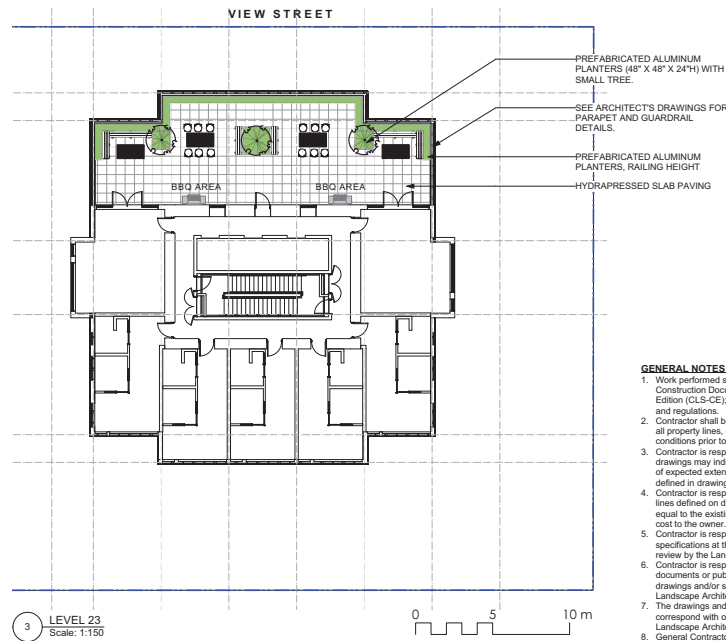
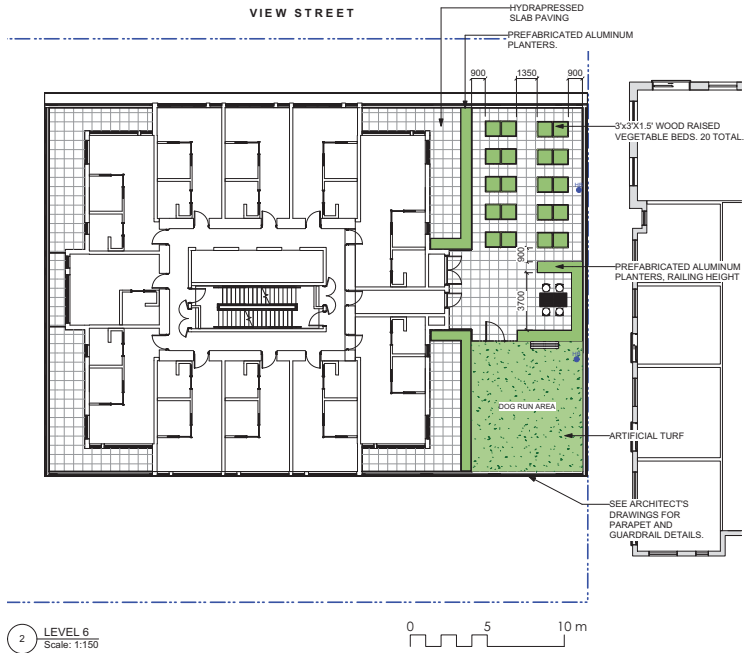
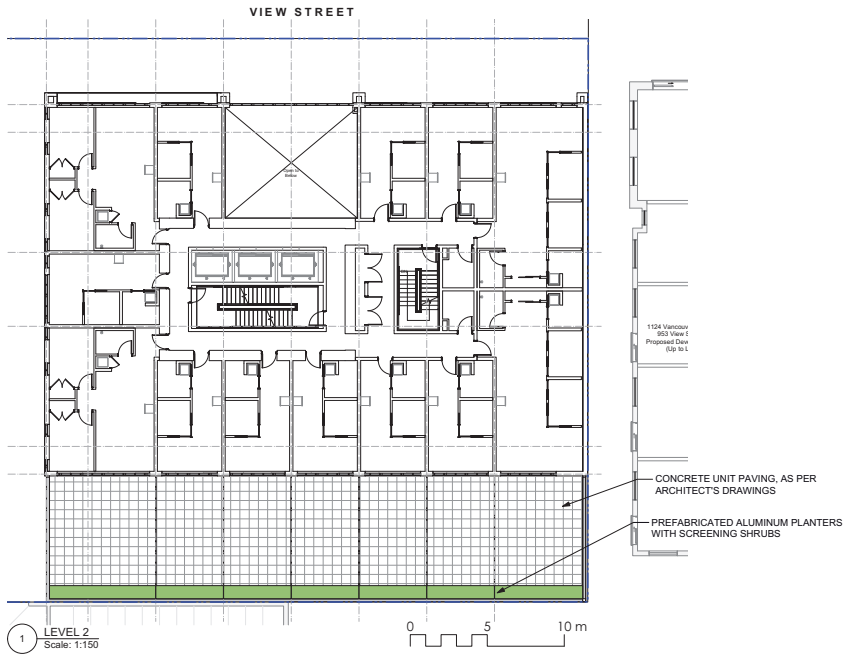
sheet title
Landscape Materials: Ground Level

project no. 119.24
scale AS NOTED @ 24"x36"
drawn by ML
checked by SMP/PG

revision no. sheet no.
L1.01

1 LEVEL 1
Scale: 1:100





GENERAL NOTES

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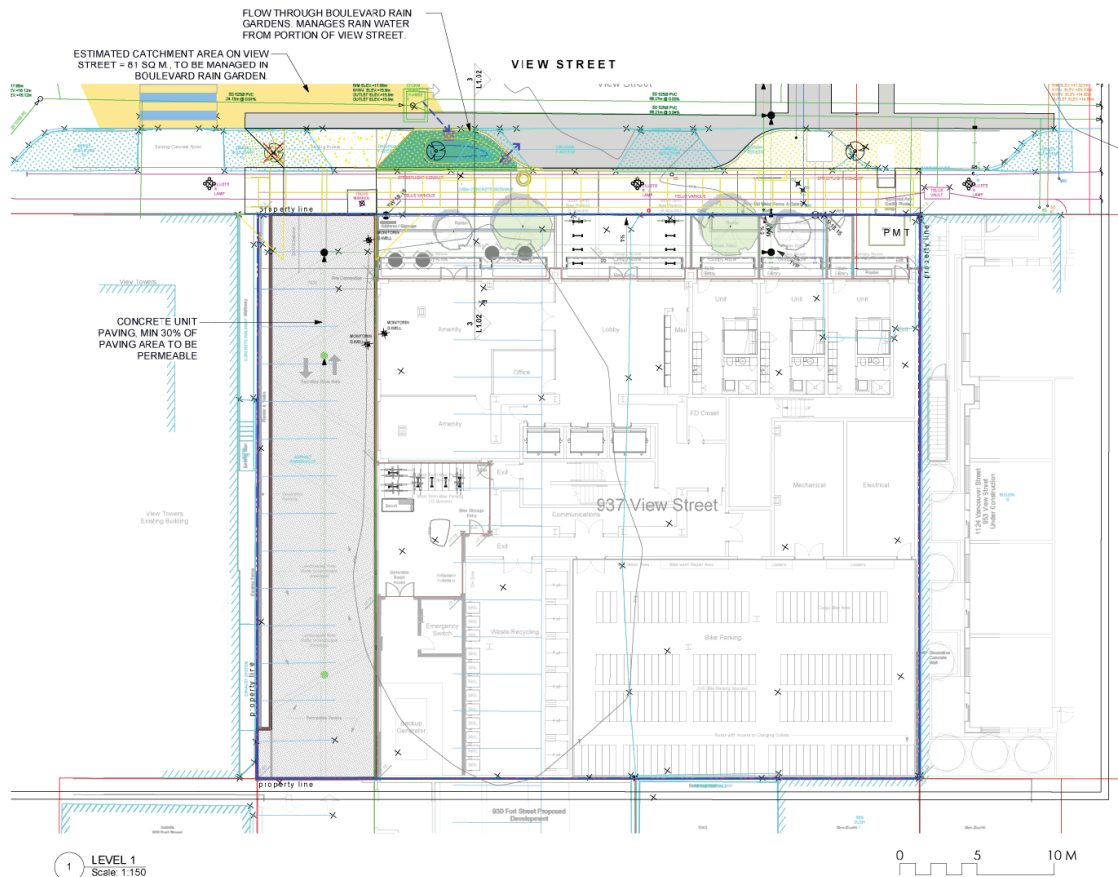
client
NELSON INVESTMENTS, INC.

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

sheet title
**Landscape
Materials: Upper
Levels**

project no. 119.24
scale AS NOTED @ 24"x36"
drawn by ML
checked by SMP/PG

revision no. sheet no.
L1.02



LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- ARCHITECTURAL GRADE, PROVIDED FOR REFERENCE ONLY
- CIVIL GRADE, PROVIDED FOR REFERENCE ONLY
- PROPOSED LANDSCAPE GRADE
 - TR: TOP OF WALL
 - SW: BOTTOM OF WALL
 - TC: TOP OF CURB
 - SC: BOTTOM OF CURB
 - TP: TOP OF POOL
 - SP: BOTTOM OF POOL
 - TS: TOP OF STAIRS
 - SB: BOTTOM OF STAIRS
- DIRECTION OF FLOW
- RAIN GARDEN
- CONCRETE UNIT PAVING, MIN 30% AREA TO BE PERMEABLE
- IMPERVIOUS AREAS
- PROPOSED ROAD SURFACE DRAINS TO BOULEVARD RAIN GARDEN

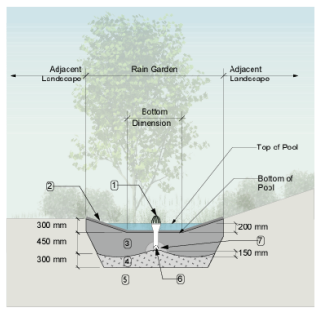
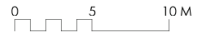
RAIN WATER MANAGEMENT NOTES

Water collected from roads flow into boulevard rain gardens.

Boulevard rain gardens will be designed to let flow through planters, and will overflow to the municipal storm drain system.

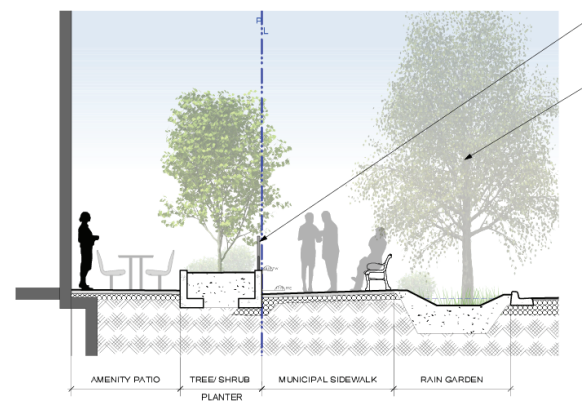
The rain gardens are sized such that the bottom of the rain planter is a minimum of 5% of the impervious area.

1 LEVEL 1
Scale: 1:150



- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm dished grate + adaptor
 2. Composted mulch, 50-70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/filled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

2 TYPICAL RAIN GARDEN
NTS



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

METAL FENCE, REFER TO ARCHITECT'S DRAWINGS.

BOULEVARD TREE, ALL PLANT SPECIES LOCATIONS WITHIN BOULEVARD TO BE COORDINATED WITH CITY OF VICTORIA PARKS STAFF AND INSTALLED BY APPLICANT.

- GENERAL NOTES**
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1	DEV PERMIT	17.07.07

rev no description date

300 - 101 Campbell Street
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Phone: 250.470.0981
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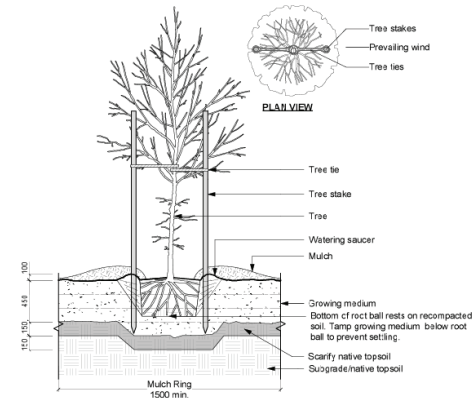
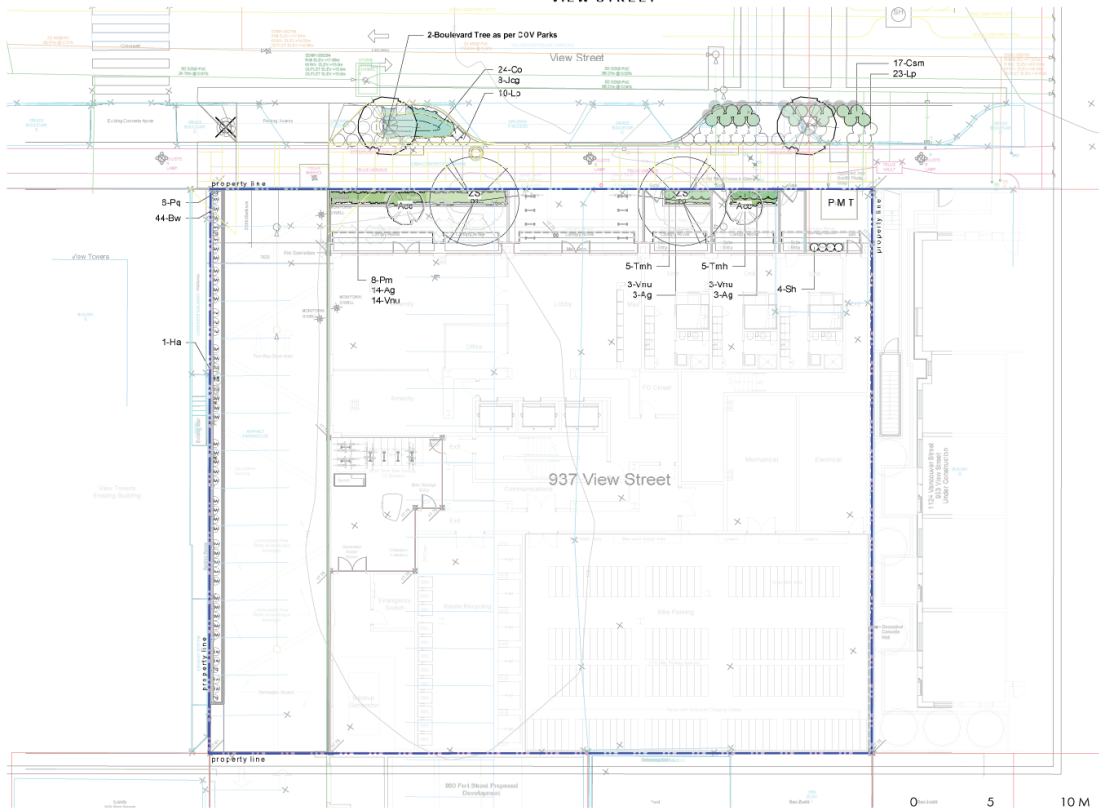
client
NELSON INVESTMENTS, INC.

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

sheet title
**Stormwater
Management**

project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PG
revision no.	sheet no.
6	L1.03

VIEW STREET



2 TREE PLANTING DETAIL
Scale: 1:25

1 LEVEL 1
Scale: 1:150

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
Ac	2	Acer droshatum	Vine Maple	1.8 m height, specimen quality
BLVD	2	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Park	6 cm cal. b+b
ZS	2	Zelkova serrata	Japanese Zelkova	6.0m cal. dbb
SHRUBS:				
Ag	20	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bv	44	Buxie microphylla 'Winter Gem'	Winter Boxwood	#1 pot
Co	24	Carex obovata	Slough Sedge	#1 pot
Csm	17	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Ha	1	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	#2 pot
Jag	8	Juncus 'Carmen's Grey'	Soft Common Rush	S33
Lp	38	Lonicera japonica	Japanese Honeysuckle	#2 pot
Pm	6	Paithenocissum quinquefolia	Virginia Creeper	#2 pot
Pq	8	Polystichum muratum	Sword Fern	#1 pot
Sh	4	Sarcococca hookeriana var humilis	Himalayan Sweet Box	#3 pot, 2' max ht. make only
Trnh	16	Taxus media 'Hill'	Hill Yew	#3 pot, 2' max ht. make only
Vvu	0	Vaccinium nummularia	Coast Winterberry	#1 pot

IRRIGATION NOTES

- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
- Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and digi format at least two weeks prior to commencement of irrigation installation.
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Contractor to backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system.

GENERAL PLANTING NOTES


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

BOULEVARD PLANTING NOTES


- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground and municipal service will have a 600 mm barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Boulevard tree species have been selected from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
- Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and digi format, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.
- Tree planting inspection requirements:
1st inspection - Tree pits, structural soil and root barriers
2nd inspection - Prior to planting, tree are inspected for pests, disease and structural defects
3rd inspection - Completed planting, mulch, staking, tree gates installed
- The applicant will be required to pay the appraised value of the small boulevard tree proposed for removal. When the tree has been paid, the City will post the tree for 1(1) working days, after which it can be removed at the expense of the applicant.

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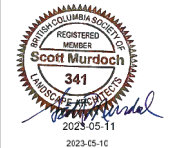


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rev no.	description	date



100 - 101, Columbia Street
Victoria BC V1Z 1G3

Phone: 250.459.8888
Fax: 250.459.8890



2023-05-11
2023-05-10

client
NELSON INVESTMENTS, INC.

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

sheet title
**Planting Plan:
Ground Level**

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

6 L3.01

File: \\A:\Projects\2024\2024-001 - 937 View Street - C:\Users\m\OneDrive\Documents\2024-001 - 937 View Street - C:\Users\m\OneDrive\Documents\2024-001 - 937 View Street.dwg, 15:23:21.18 PM User: m\l\zhang

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	EDGE OF PAVEMENT	---	---	REDUCER
---	---	CURB AND GUTTER	---	---	FENCE
---	---	EDGE OF GRAVEL	---	---	DITCH/SWALE
---	---	TOP/BOTTOM OF BANK	---	---	WATERMAIN (SIZE AND MATERIAL NOTED)
---	---	CATCH BASIN	---	---	SANITARY SEWER (SIZE AND MATERIAL NOTED)
---	---	WATER VALVE	---	---	STORM DRAIN (SIZE AND MATERIAL NOTED)
---	---	FIRE HYDRANT	---	---	UNDERGROUND TELEPHONE
---	---	CAPPED END	---	---	UNDERGROUND HYDRO
---	---	UTILITY POLE AND STREET LIGHT (LABELLED PP, TP, PP/LS ETC.)	---	---	MONUMENT
---	---	MANHOLE	---	---	PROPERTY LINE
---	---	CLEANOUT	---	---	CENTURINE AND STATIONING
---	---	SANITARY/STORM INSPECTION CHAMBER (300# RISER)	---	---	SANITARY SEWER SERVICE CONNECTION AT MAIN
---	---	JUNCTION BOX	---	---	ELEVATIONS
---	---	AIR VALVE	---	---	PAVEMENT REMOVAL
---	---	WATER METER	---	---	NEW ASPHALT

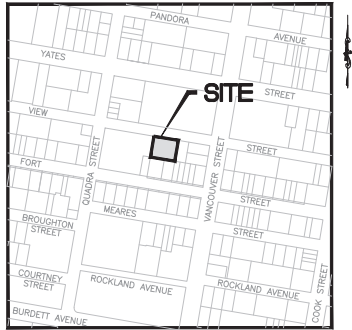


KEY PLAN
1:1000



LIST OF DRAWINGS

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



LOCATION PLAN
NTS

CIVIC ADDRESS: 937 VIEW STREET
 LEGAL: LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.
 ZONING: R-48, HARRIS GREEN
 LAND USE: RESIDENTIAL
 PROPOSED: 253 UNIT 15 STOREY RESIDENTIAL BUILDING
 SITE AREA: 1972m²
 DWELLING FOOTPRINT AREA: 725m²
 MAIN FLOOR ELEVATION: 17.60m
 PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

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

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV AND MMCD STANDARDS AS NOTED ON DRAWINGS.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET DURING CONSTRUCTION.
- ROAD RESTORATION FOR VIEW STREET TO CoV SUPPLEMENTAL DWG. No. SD 05a AND 05b.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS AS PER CoV "NEW TOWN" SPECIFICATIONS.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

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

STORM DRAIN AND SANITARY SEWER NOTES:

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

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
- CONFIRM AND COORDINATE WITH CoV FORCES REINSTATEMENT OF LAMP STANDARDS AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX.
- CONTACT BC 1 CALL AT 1-800-474-6888 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES	DATE	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS
3	2020.08.11	DEVELOPMENT PERMIT REVISION 3
4	2021.05.01	DEVELOPMENT PERMIT REVISION 4
5	2023.05.15	DEVELOPMENT PERMIT REVISION 5

ISSUED FOR
DEVELOPMENT PERMIT

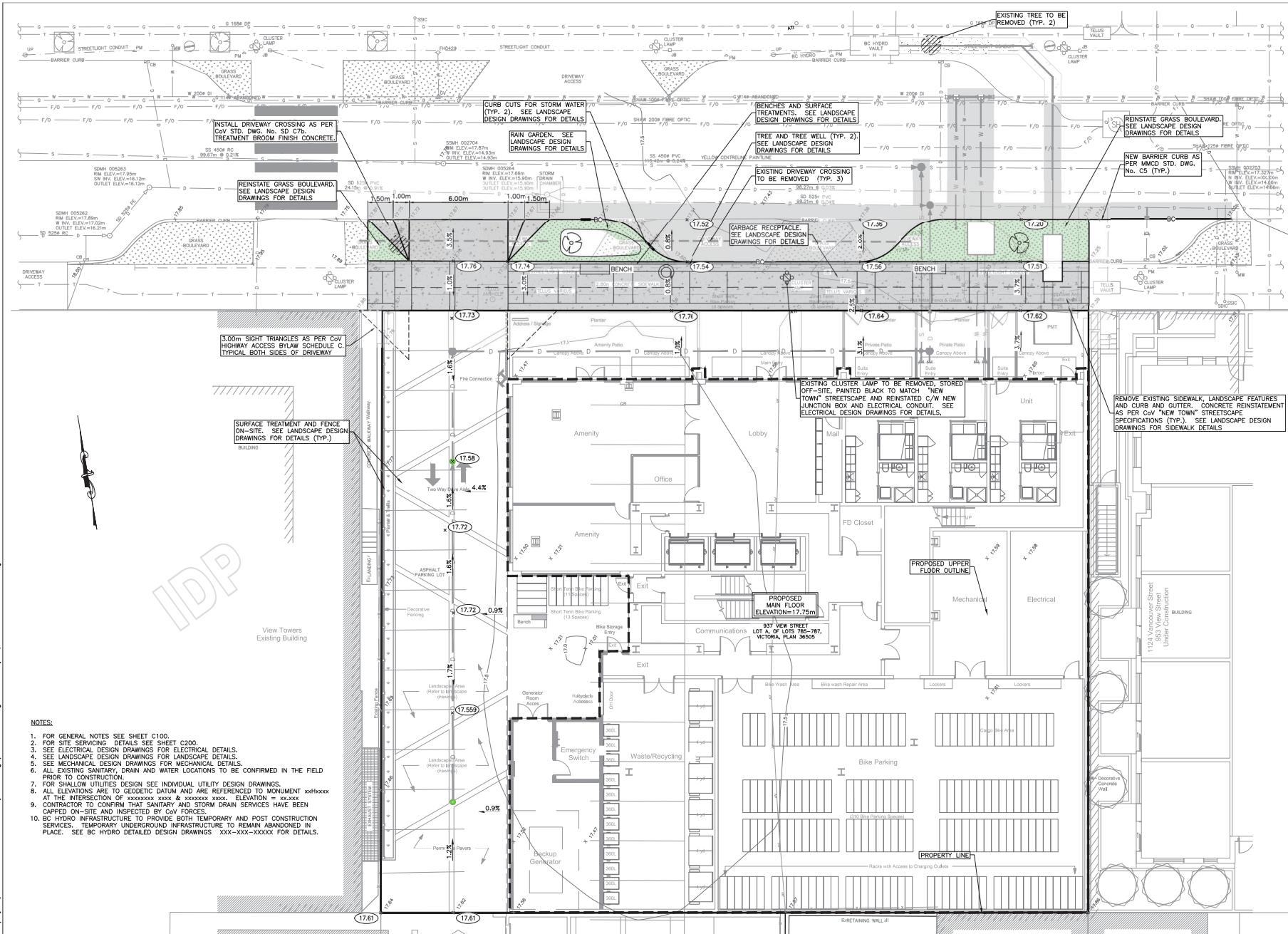
937 VIEW STREET
MARKET RENTAL RESIDENCES
VICTORIA, BC
CHRIS NELSON INVESTMENTS LTD.

HEROLD ENGINEERING
 1051 Vancouver St, Victoria, BC V8V 4T6
 Tel: 250-590-4875 Fax: 250-590-4392
 Email: mh@heroldengineering.com
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GENERAL NOTES,
LOCATION PLAN,
KEY PLAN,
DRAWINGS LIST
& LEGEND

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAWING REVIEW SWC	CLEARING NO.
PROJECT NO. 5094-001	PERMIT NO.
SCALE AS NOTED	REVISION
HEL DRAWING NO. C100	1 of 4
	5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



- NOTES:**
1. FOR GENERAL NOTES SEE SHEET C100.
 2. FOR SITE SERVICING DETAILS 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 MECHANICAL DETAILS.
 6. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
 7. FOR SHALLOW UTILITIES DESIGN SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
 8. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO MONUMENT xxxxxxxx AT THE INTERSECTION OF xxxxxxxx xxxxx & xxxxxxxx xxxxx. ELEVATION = xxx.xxx
 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.

ISSUES

NO.	DATE	ISSUED FOR
1	2020.08.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISION 3
3	2020.08.11	DEVELOPMENT PERMIT REVISION 4
4	2021.05.03	DEVELOPMENT PERMIT REVISION 4
5	2023.05.13	DEVELOPMENT PERMIT REVISION 5



ISSUED FOR DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

VICTORIA, BC

CHRIS NELSON INVESTMENTS LTD.

HEROLD ENGINEERING

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

GRADING PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJM	
DRAFTED LAM	
DRAFTING REVIEW SAC	CLIENT DRAWING NO.
PROJECT NO. 5094-001	PERMIT NO.
SCALE AS NOTED	REVISION
HEL DRAWING NO. C300	3 OF 4
	5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

