937 VIEW STREET

Project Rendering - Main Entry Streetscape at View Street

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CIVIL

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24-06-26	Issued for DP Revisions 9
24-04-10	Issued for DP Revisions 8
23-11-28	Issued for DP Revisions 7
23-08-15	Issued for DP Revisions 6
23-05-09	Issued for DP Revisions 5
21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Cover

CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
July 3, 2024
Deemed Date:
September 27, 2023

REGISTERED ARCHITECT CHRISTOPHER RICHARD STOCKTON BRITISH COLUMBIA 2024-06-25

dHKa A000

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

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2024-06-25 11:20:30 AM

937 VIEW STREET

1 A001 Context Plan Image

PROJECT DESCRIPTION

CIVIC ADDRESS:
937 VIEW STREET, VICTORIA, BC.

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

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
23 STOREY RESIDENTIAL BUILDING

USES: RESIDENTIAL RENTAL

ZONE: R-48 HARRIS GREEN

DEVELOPMENT PERMIT AREA: DPA 713 (HC)

SITE AREA: 1 572.3 m² (16 924 s.f.)

FLOOR AREA:
Level 1: 676 m² (7 276 s.f.)
Level 2: 801 m² (7 622 s.f.)
Level 3-5: 801 m² (8 622 s.f.) x 3 = 2 403 m²
Level 6-22: 477.5 m² (5 140 s.f.) x 17 = 8 118 m²
Level 23: 327 m² (6 168 s.f.)

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

FLOOR SPACE RATIO: 7.84 FSR

SITE COVERAGE: 69%

OPEN SITE SPACE: 31%

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

GRADE OF BUILDING: 17.7 m (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:
Studio < 30m²: 33 Suites
1 Bed / 1 Bath <45m²: 216 Suites
2 Bed / 1 Bath <45m²: 1 Suite
3 Bed / 1 Bath > 45m²: 8 Suites
3 Bed / 2 Bath > 45m²: 8 Suites

TOTAL: 266 SUITES

RESIDENTIAL PARKING: N/A

COMMERCIAL PARKING: N/A

BICYCLE PARKING:
Required Long Term: 271 (270 Res / 1 CRU)
Provided Long Term: 271 (25% EB)
Required Short Term: 28 (27 Res / 1 CRU)
Provided Short Term: 28
299 Total

PROJECT DIRECTORY

REGISTERED OWNER
Nelson Investments Inc.
595 Howe Street, 10th Floor
Vancouver, BC
V6C 2T5
Chris Nelson
tel: 604.318.6877
chris@nelsoninvestmentsinc.com

ARCHITECT
dHKarchitects
977 Fort Street
Victoria, B.C.
V8V 3K3
Charles Kierulf
tel: 250.658.3367
fax: 250.658.3397
crk@dhk.ca

STRUCTURAL
WSP
3600 Uptown Blvd
Building 15, Suite 301
Victoria, BC
V8Z 0B9
Chris Jaques
tel: 778.834.2331
Chris.Jaques@wsp.com

MECHANICAL
Avalon Mechanical Consultants Ltd.
1245 Esquimalt Rd #300,
Victoria, BC
V9A 3P2
Jamie Clarke
tel: 250.384.4128
jclarke@avalonmechanical.com

ELECTRICAL CONSULTANT
Nemetz & Ass Ltd
2009 W 4th Ave
Vancouver, BC
V6J 1N3
Bijan Valagohar
tel: 604.736.6562
bijan@nemetz.com

LANDSCAPE CONSULTANT
Murdoch de Greeff Inc.
200-524 Culduthel Rd.
Victoria, BC
V8Z 1G1
Scott Murdoch
tel: 250.412.2819
fax: 250.412.2892
scott@mdidesign.ca

GEOTECHNICAL
Ryzuk Geotechnical
28 Crease Avenue
Victoria, BC
V8Z 1S3
Shane Moore
tel: 250.475.3131
fax: 250.475.3611
shane@ryzuk.com

CIVIL CONSULTANT
Herold Engineering
1051 Vancouver Street
Victoria, BC
V8V 4T6
Tim Lutic
tel: 250.590.4875
fax: 250.590.4392
TLutic@heroldengineering.com

ENVELOPE CONSULTANT
Morrison Hershfield
536 Broughton Street, 2nd Floor
Victoria, BC
V8W 1C6
Chris Raudoy
tel: 250.361.1215 x1142201
fax: 250.361.1235
craudoy@morrisonhershfield.com

LIST OF ABBREVIATIONS

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

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

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM 201	ROOM NAME & ROOM NUMBER
101a	DOOR NUMBER See Door Schedule
W-10	WINDOW NUMBER See Window Schedule
W1	WALL TYPE See Assemblies Schedule
2.0 hr	RATED WALL DESIGNATION
00.00	ELEVATION DATUM
2440	CEILING HEIGHT
	AREA OF DROP CEILING
1	KEYNOTE SYMBOL
12	MATERIAL TAG
1 A901	INTERIOR ELEVATION REFERENCE
W1 C1 F1 B1	ROOM FINISHES

BUILDING CODE SUMMARY

REFERENCED DOCUMENTS:
BRITISH COLUMBIA BUILDING CODE 2024 - PART 3
CANADIAN STANDARDS ASSOCIATION B651-18

MAJOR OCCUPANCY CLASSIFICATION:
- GROUP C - RESIDENTIAL

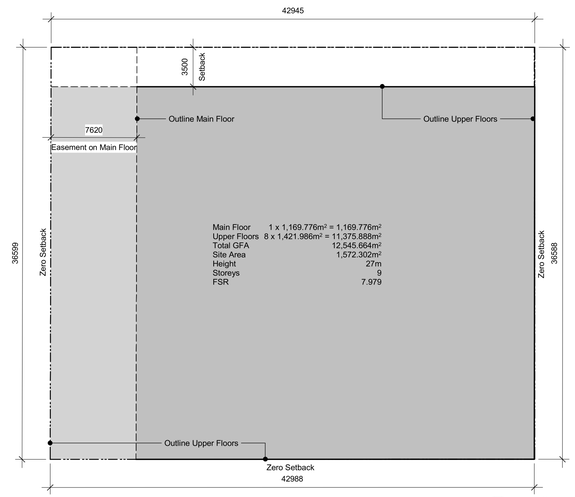
BUILDING HEIGHT:
- 23 STOREYS

NUMBER OF STREETS FACING:
- 1

ACCESSIBLE FACILITIES
- ACCESSIBLE ENTRANCE

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

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



2 A001 Base FSR Calculation
SCALE: 1 : 250

0 6250 12500 mm
1 : 250

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Project Data

A001

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

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 937 View Street

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

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

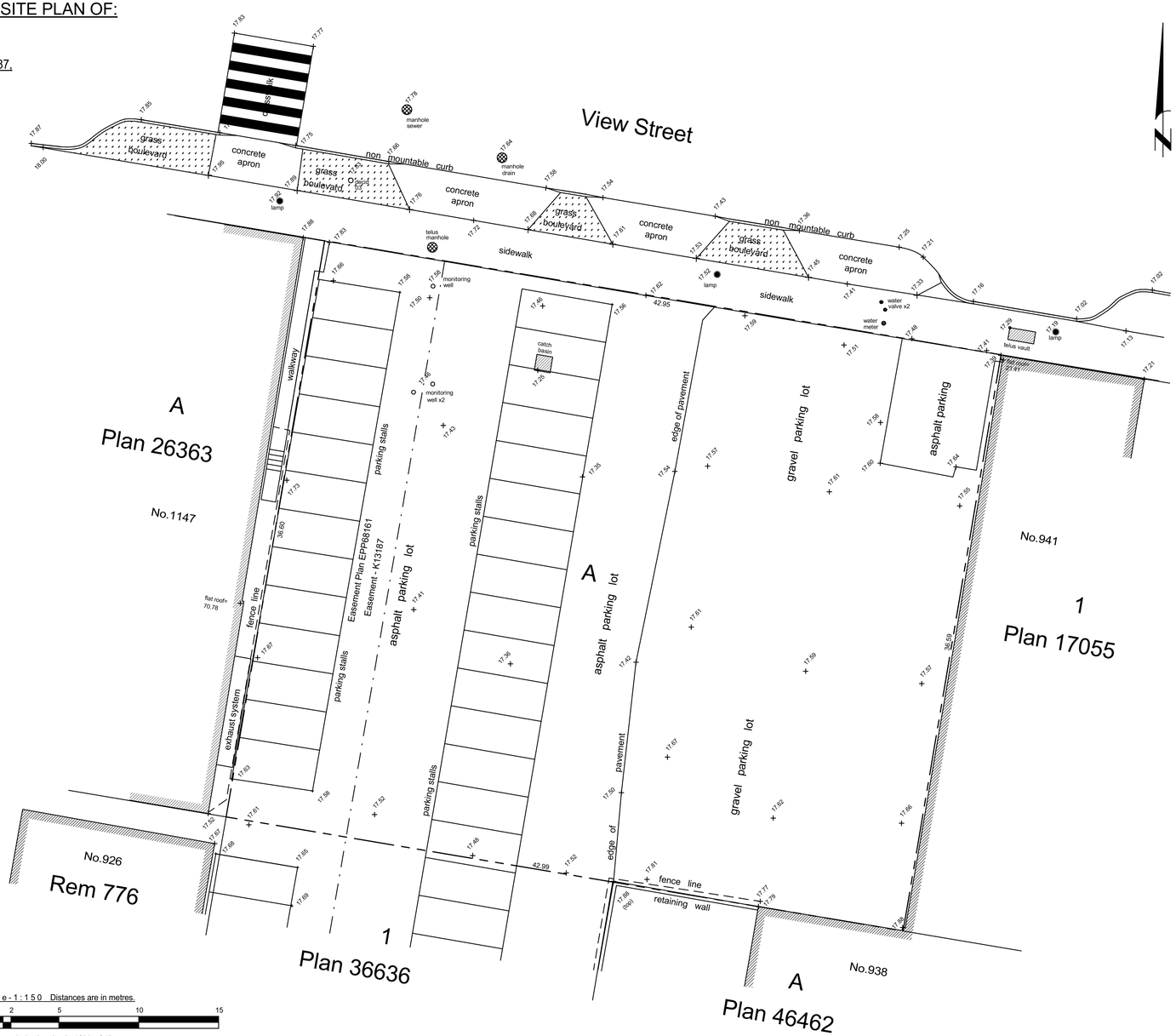
LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Area Lot A = 1572.3m2



December 13, 2016

File : 9,929-16

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

S c a l e - 1 : 1 5 0 Distances are in metres.

0 2 5 10 15

The intended print size is 18" by 24".

19-10-02 Issued for DP

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Survey

REGISTERED ARCHITECT
CHRISTOPHER ADAM MCCHARLES
2024-06-25
BRITISH COLUMBIA

A100

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

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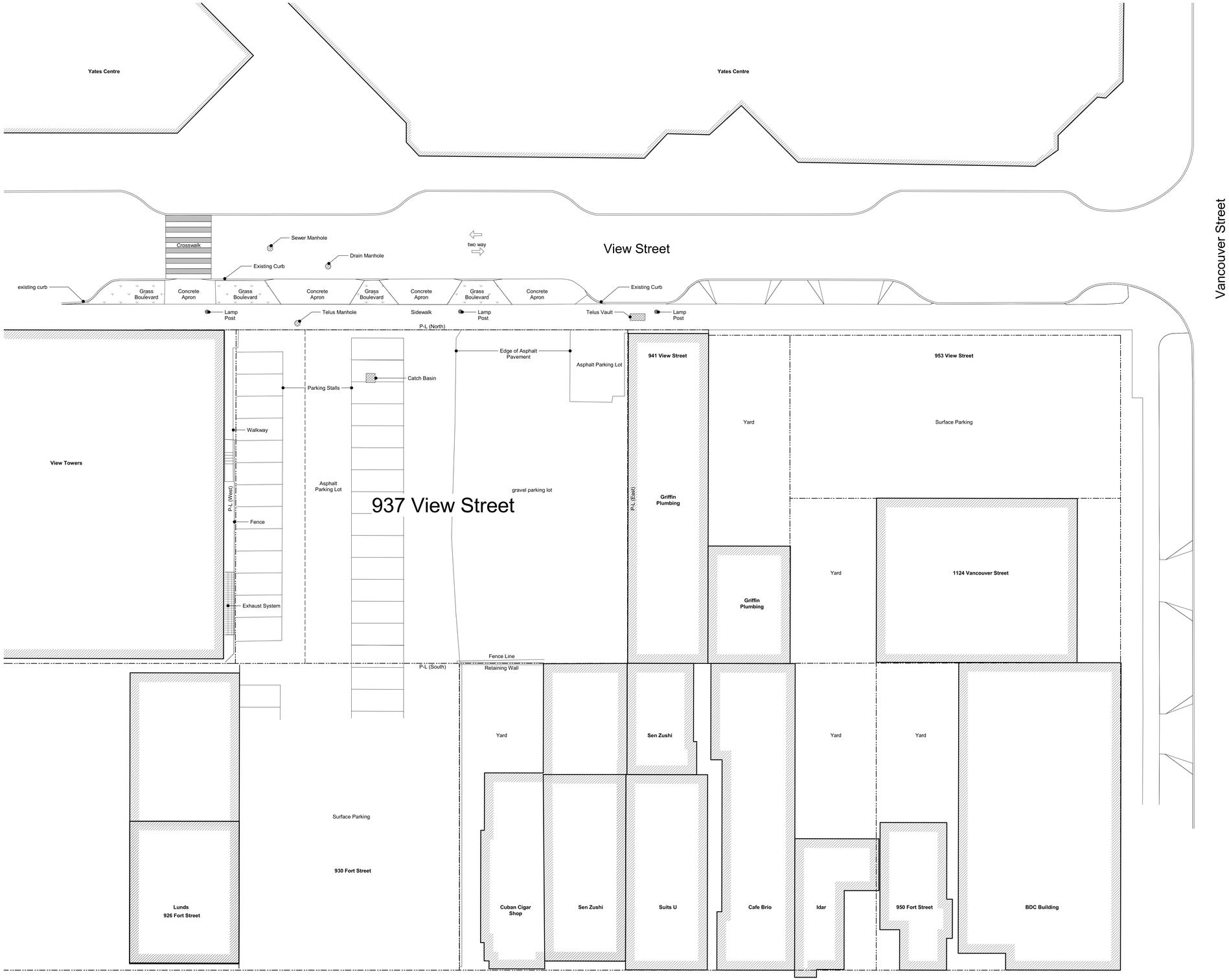

19-10-02 Issued for DP

Plot Date	23-12-12	Drawing File	
Drawn By	RCI	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

REGISTERED ARCHITECT
CHARLES RICHARD MOTTISHAW
2024-06-25
BRITISH COLUMBIA

A101

0 5000 10000 mm
1 : 200

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

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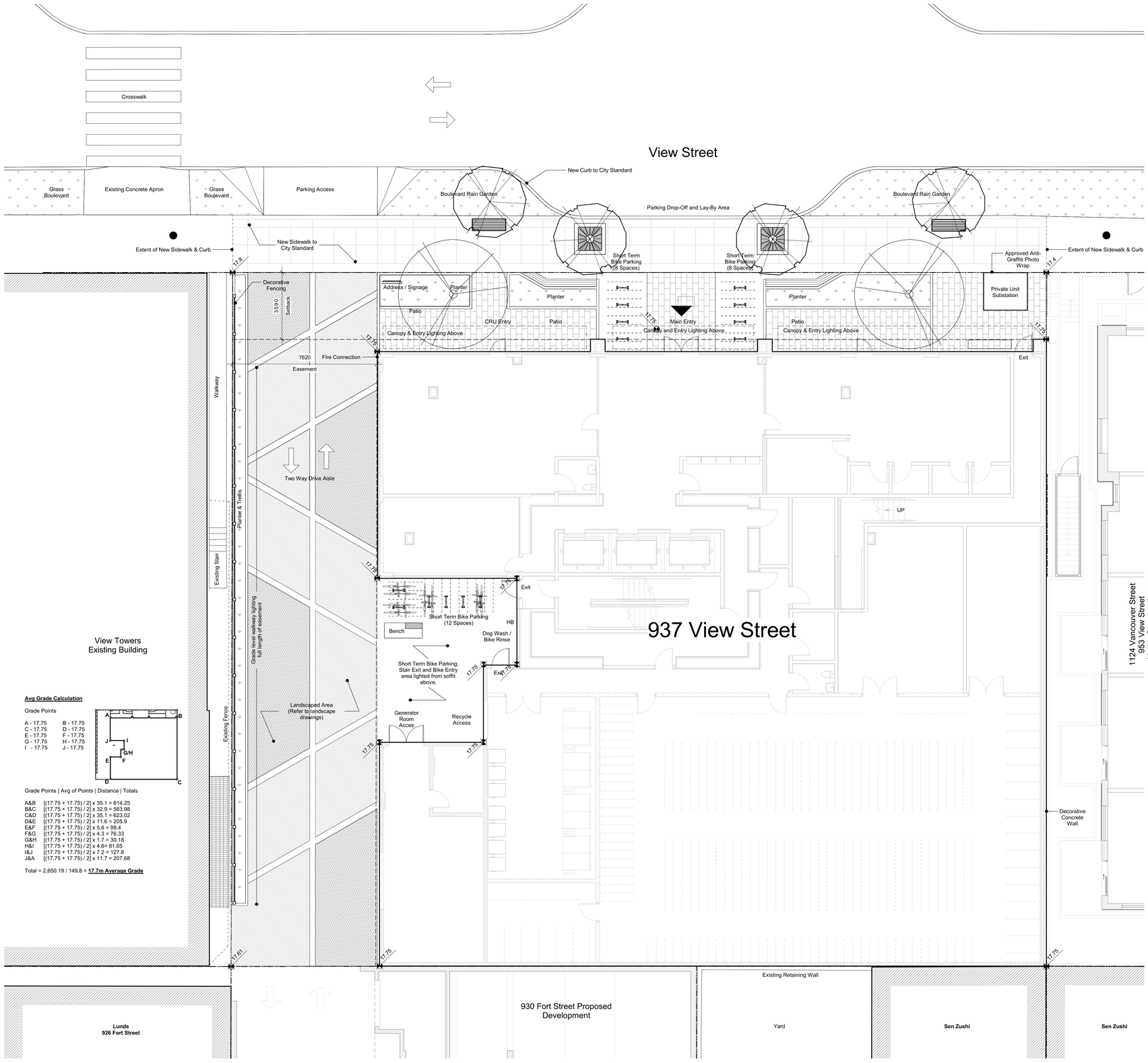

Avg Grade Calculation

Grade Points

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

Grade Points | Avg of Points | Distance | Totals

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

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

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

Plot Date	23-12-12	Drawing File	
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Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Plan Proposed

REGISTERED ARCHITECT
CHRISTOPHER RICHARD MILLS
PROVINCE OF BRITISH COLUMBIA
2024-06-25

A102

0 2500 5000 mm
1 : 100

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

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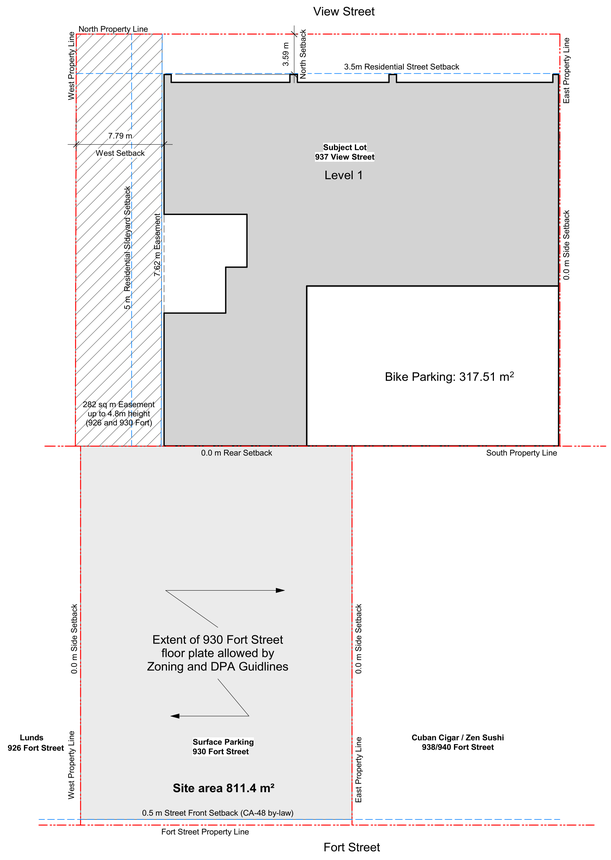
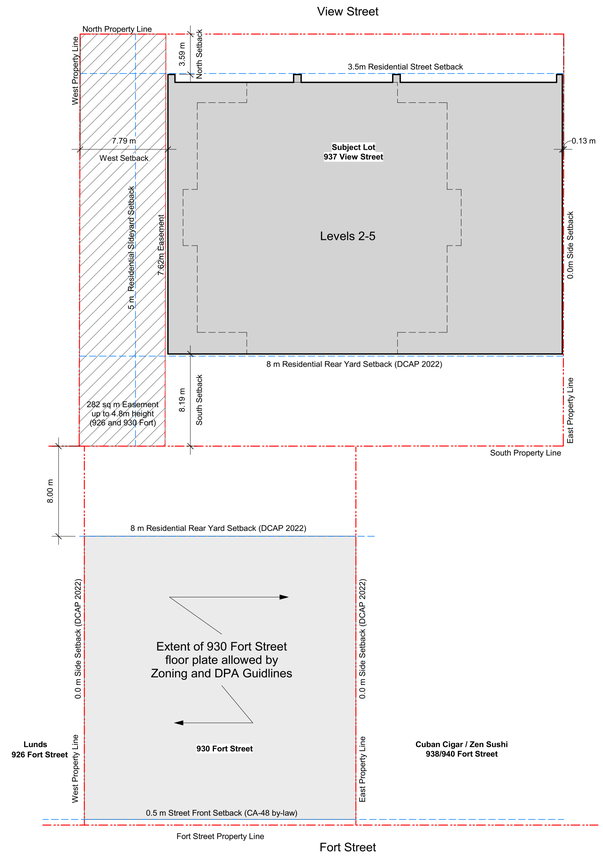
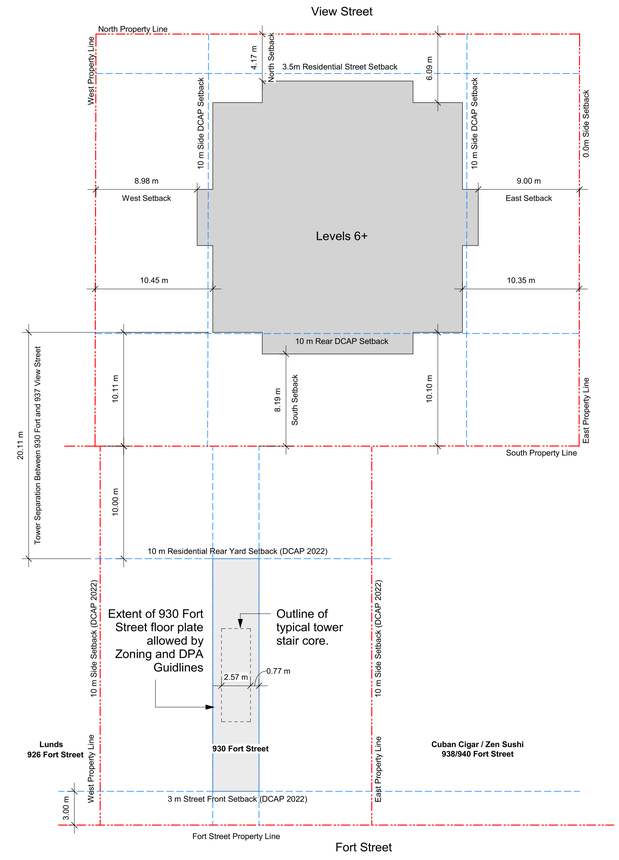


1 A103 Setback Plan - L1
SCALE: 1 : 250



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



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

930 Fort Site and Zoning Info

1. CA-84 ZONE, HARRIS GREEN (930 FORT STREET) DISTRICT
2. DPA 7B (HC) - Corridors Heritage
3. DPA 16 - General Form and Character
4. Downtown Core area (DCAP 2022), Residential MixedUse District

Site Area:	811.4 m²
FAR maximum:	5.5:1 (4462.7 m² max area)
Height maximum:	45m (restricted by DCAP requirements)
Storeys maximum	13 (restricted by DCAP requirements)

Notes on 930 Fort Street Setback analysis:

1. This analysis assumes development for 930 Fort Street would be for a residential use.

2. Drawings 1-2/A103
Levels 1 to 5 are unrestricted by adjacent property setbacks.

3. Drawing 3/A103
The existing width of 930 Fort Street and combined design guidelines do not allow for a functional tower floor plates.

4. Tower separation between the proposed development at 937 View Street and the theoretical massing overlap of a tower on 930 Fort Street is **20.11m.** This distance exceeds DCAP building separation guidelines for tall buildings.

5. Development above 5 storeys for 930 Fort Street is fundamentally restricted by the lot width and not restricted by the location of buildings on adjacent sites.

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

Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 250	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Setback Plans

REGISTERED ARCHITECT
CHARLES RICHARD IVANY
2024-06-25
BRITISH COLUMBIA

A103

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

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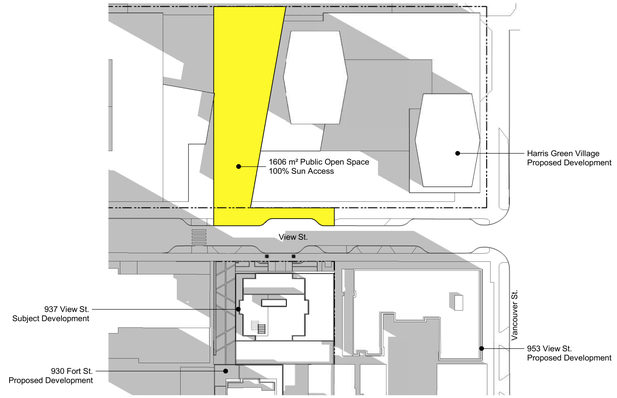
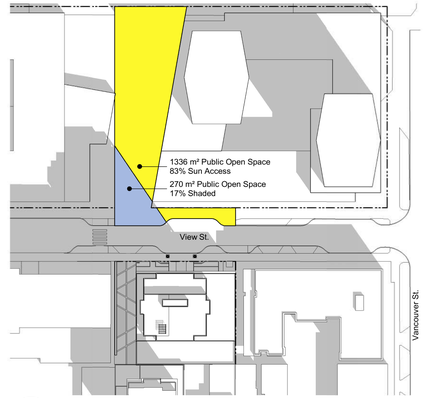


1 A105 Shadow Study - Equinoxes - 1000AM
SCALE: 1 : 1000



4 A105 Shadow Study - Equinoxes - 1130AM
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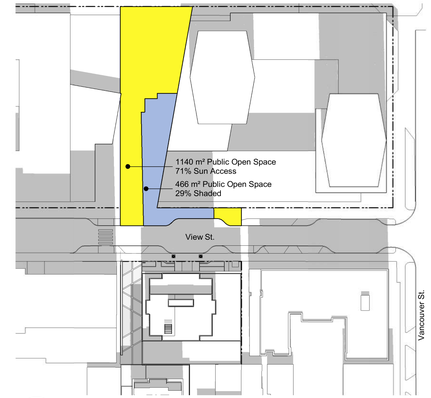

7 A105 Shadow Study - Equinoxes - 1300PM
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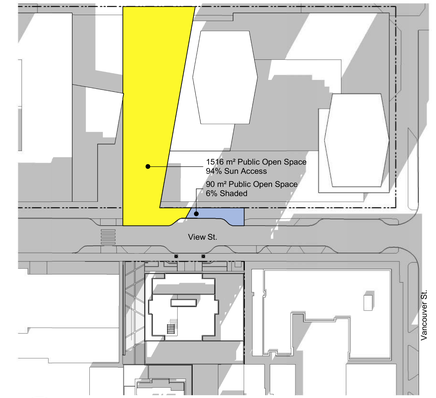

10 A105 Shadow Study - Equinoxes - 1430PM
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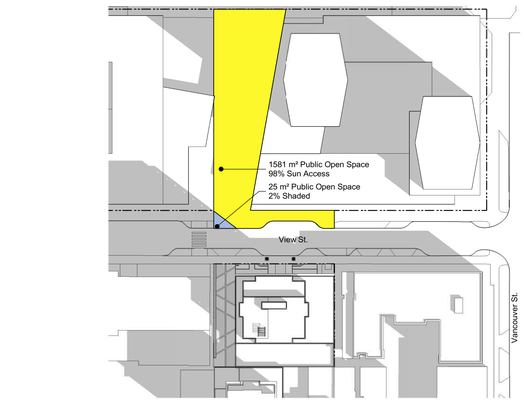

2 A105 Shadow Study - Equinoxes - 1030AM
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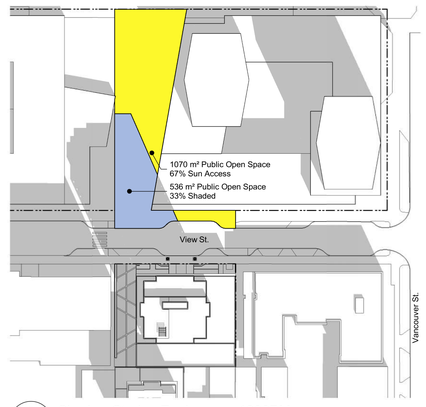

5 A105 Shadow Study - Equinoxes - 1200PM
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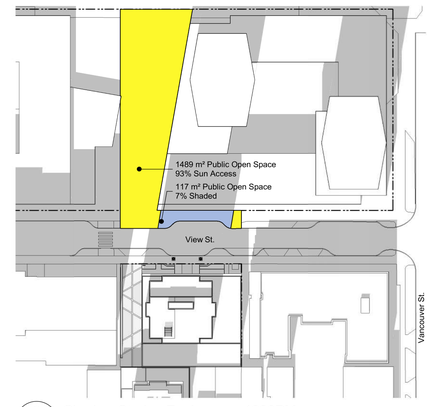

8 A105 Shadow Study - Equinoxes - 1330PM
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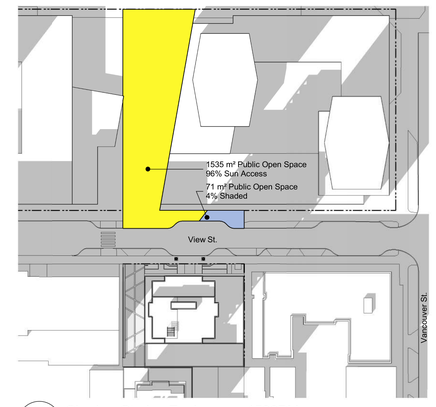
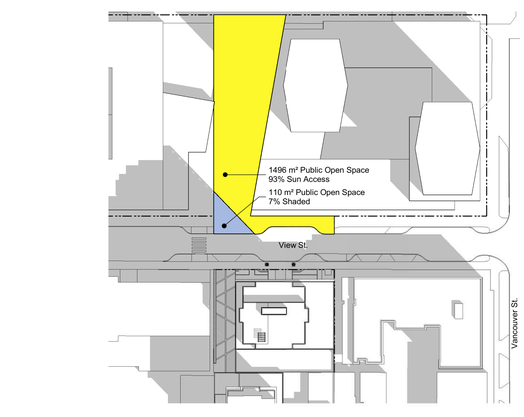


11 A105 Shadow Study - Equinoxes - 1500PM
SCALE: 1 : 1000



3 A105 Shadow Study - Equinoxes - 1100AM
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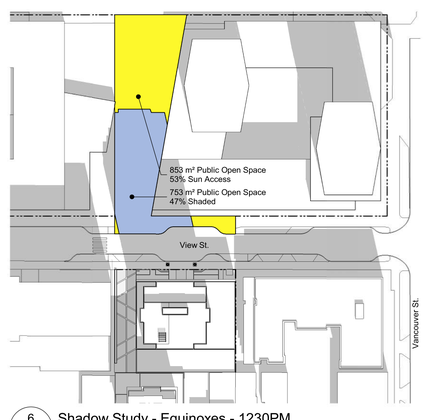
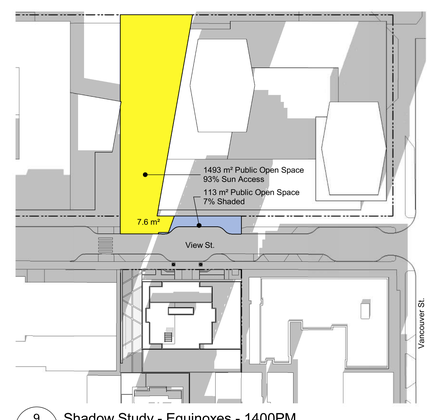


6 A105 Shadow Study - Equinoxes - 1230PM
SCALE: 1 : 1000



9 A105 Shadow Study - Equinoxes - 1400PM
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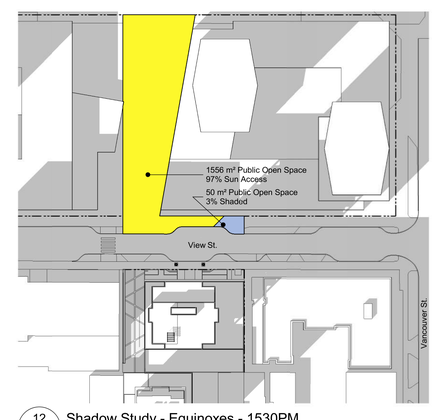

12 A105 Shadow Study - Equinoxes - 1530PM
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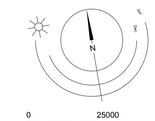

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23-05-09	Issued for DP Revisions 5		
21-05-04	Issued for DP Revisions 3		
20-08-12	Issued for DP Revisions 2		
20-01-08	Issued for DP Revisions 1		
19-10-02	Issued for DP		
Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 1000	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context - Shadow Analysis

REGISTERED ARCHITECT
CHRISTOPHER RICHARD ISAK
2024-06-25
BRITISH COLUMBIA

dHKa

A105

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
Nanaimo
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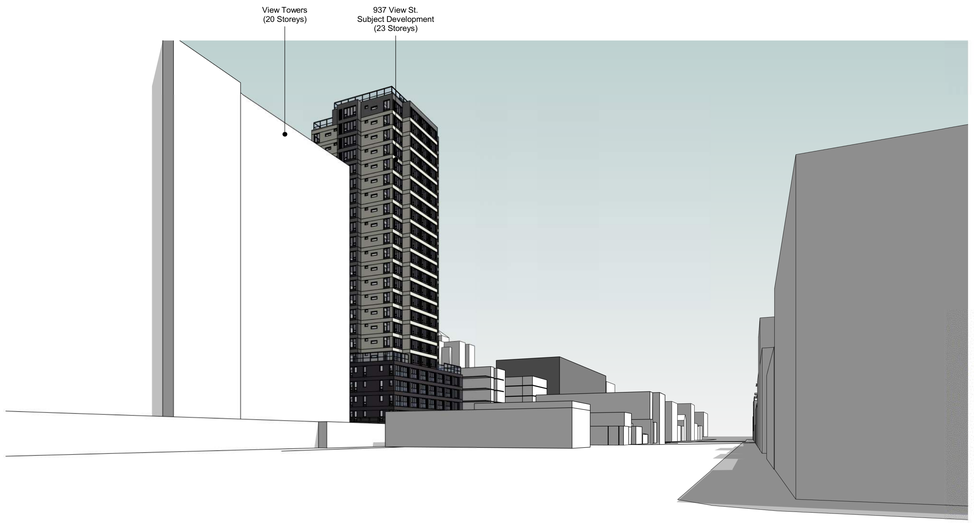
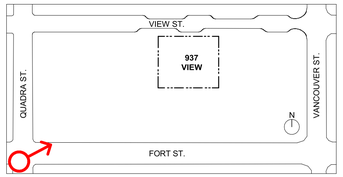
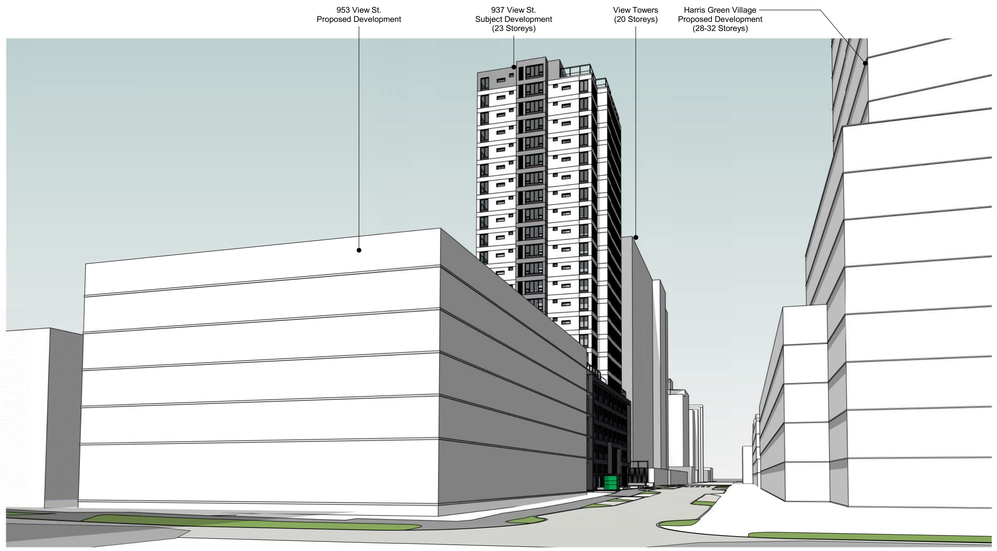
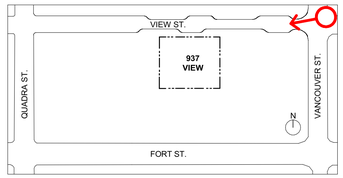


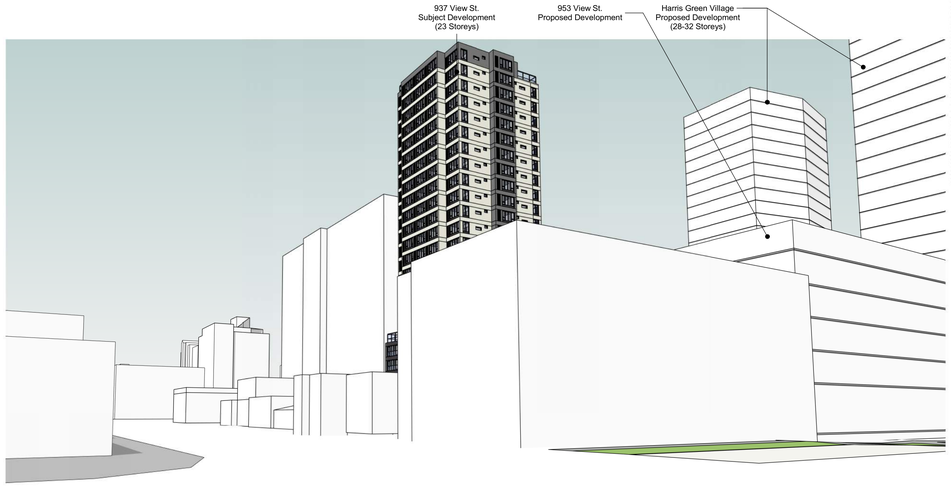
1 A107 Street Perspective - Fort & Quadra - SW Corner



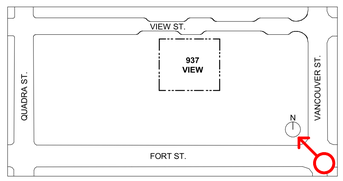


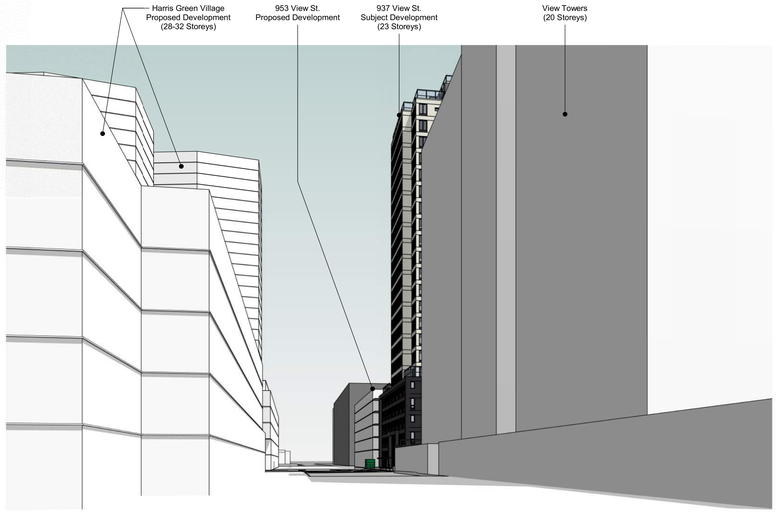
2 A107 Street Perspective - View & Vancouver - NE Corner



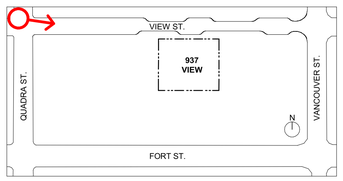


3 A107 Street Perspective - Fort & Vancouver - SE Corner





4 A107 Street Perspective - View & Quadra - NW Corner



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

Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 2000	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context - Street Views

REGISTERED ARCHITECT
CHRISTOPHER RICHARD MILLS
2024-06-25
BRITISH COLUMBIA

A107

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
Nanaimo
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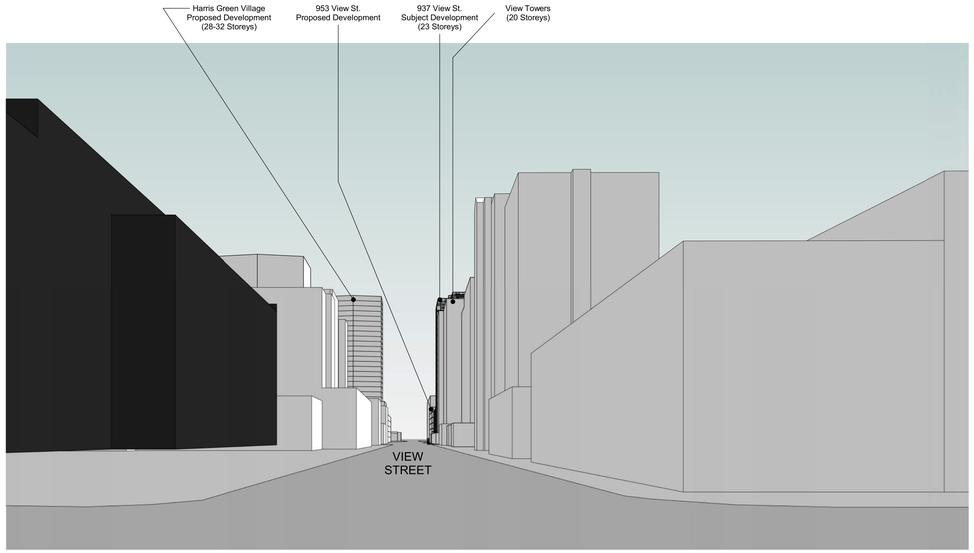
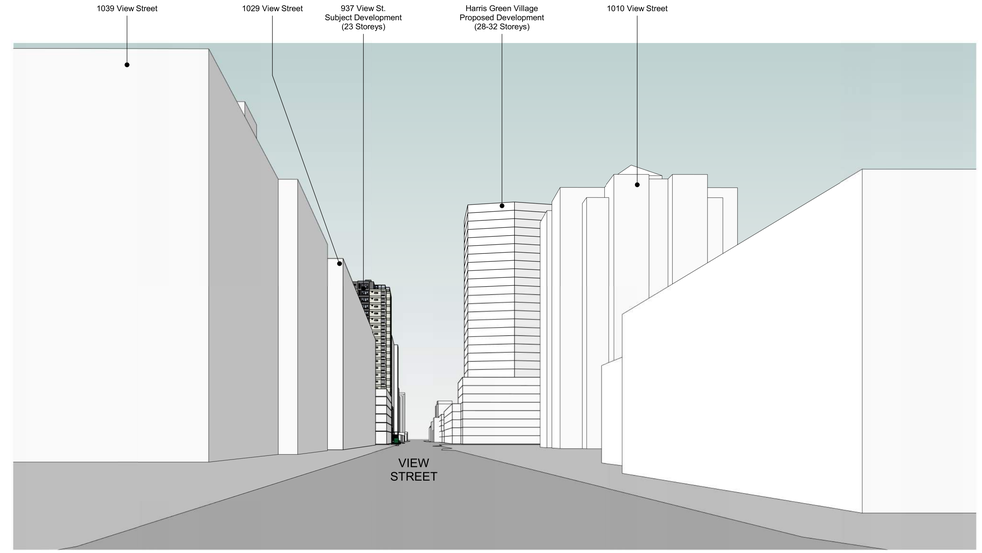
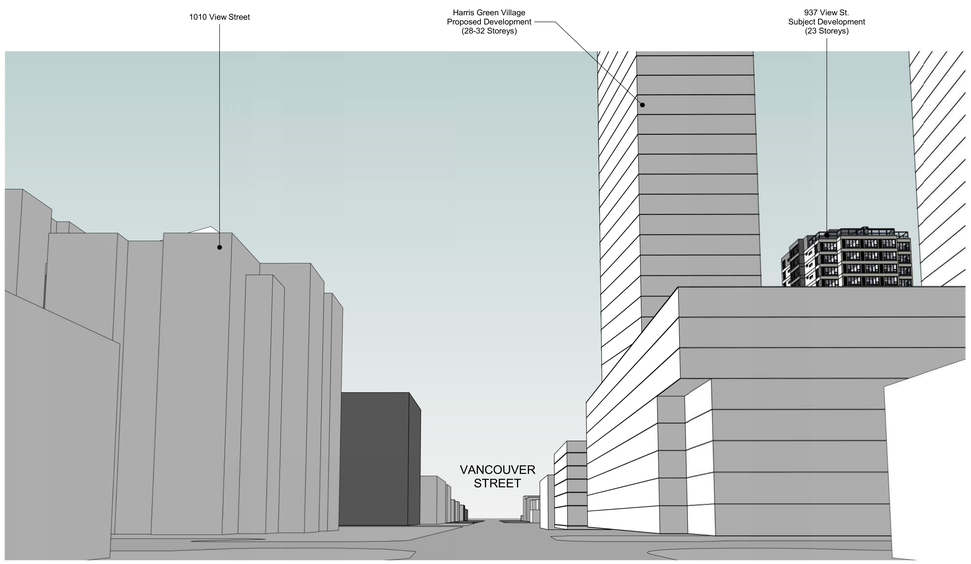


1 A107a Street Perspective - View St Looking East From Blanshard St
SCALE:

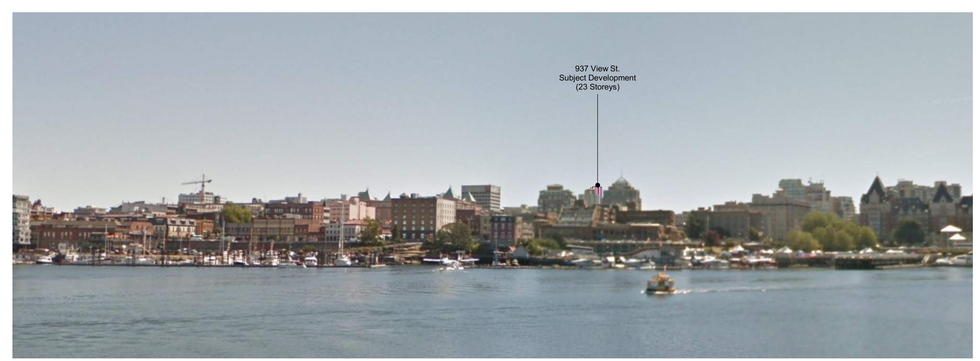


3 A107a Street Perspective - View St Looking West From Cook St
SCALE:



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

Existing View of Downtown From Laurel Pt.



Modeled View of Downtown From Laurel Pt. With Proposed Development

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

24-04-10	Issued for DP Revisions 8		
23-11-28	Issued for DP Revisions 7		

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context - Street Views

REGISTERED ARCHITECT
CHRISTOPHER RICHARD DAVIS
BRITISH COLUMBIA
2024-06-25

dHKa

A107a

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
Nanaimo
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1 / A108 Street Elevation - North
SCALE: 1 : 300

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context - Street Elevations

REGISTERED ARCHITECT
CHRISTOPHER RICHARD ADAMS
2024-06-25
BRITISH COLUMBIA

A108

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Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
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2024-06-25 11:22:15 AM

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

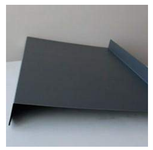
Painted Metal Gates, Trellis, Guards & Fencing

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context - Materials

REGISTERED ARCHITECT
DAVID RICHARD KERR
2024-06-25
BRITISH COLUMBIA

dHKa

A109

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
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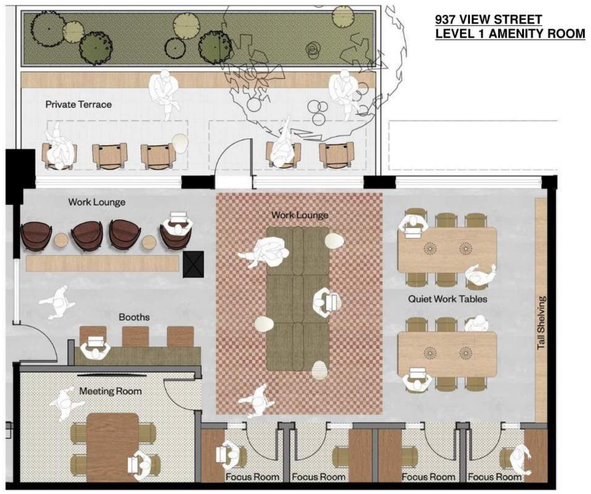
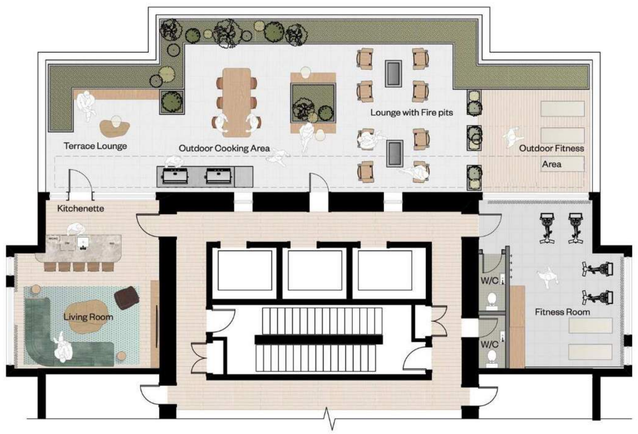


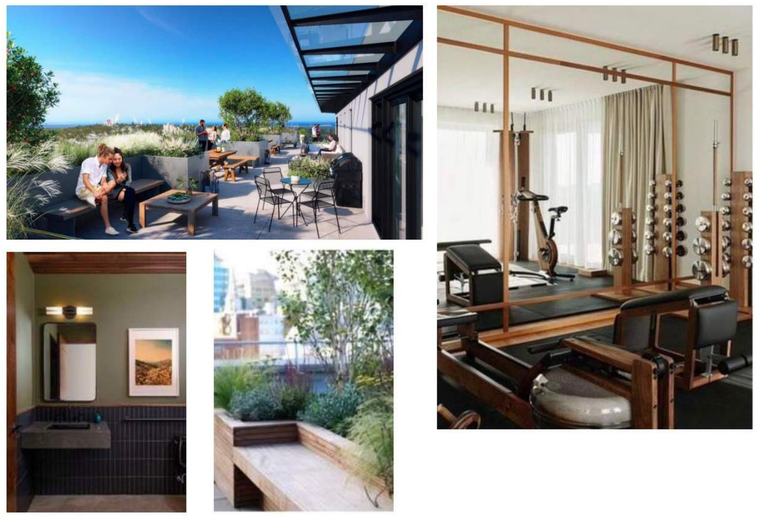
1. Rendered Interior Concept Plan of L1 Amenity Room Library, Work Lounge and Meeting Rooms

2. Material Character Concept Images of L1 Amenity Room Library, Work Lounge and Meeting Rooms

937 VIEW STREET
LEVEL 23 AMENITY ROOMS



3. Rendered Interior Concept Plan of L23 Amenity Rooms and Outdoor Terrace Area



4. Material Character Concept Images of L23 Amenity Rooms and Outdoor Terrace Area

1 Interior Design Concept Plans
A117 SCALE: 1 : 2

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23-08-15	Issued for DP Revisions 6		
Plot Date	23-12-12	Drawing File	
Drawn By	Author	Checked By	Checker
Scale	1 : 2	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Livability - Rendered Interior Views

REGISTERED ARCHITECT
CHRISTOPHER RICHARD LEE
2024-06-25
BRITISH COLUMBIA

dHKa

A117

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
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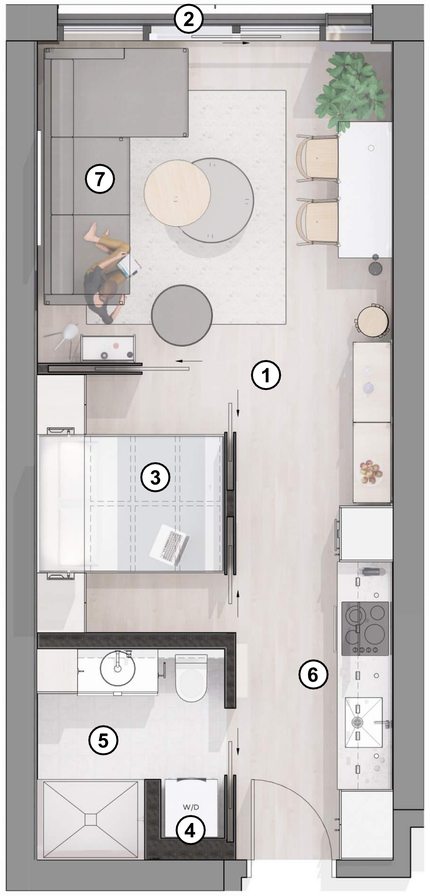


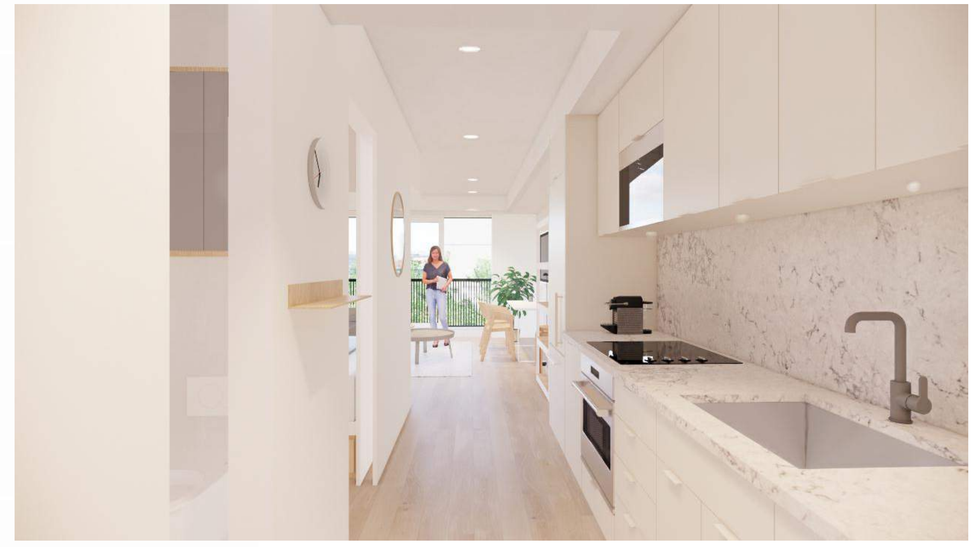
Rendered Plan View of Unit Type C (NTS)

Rendered RCP of Unit Type C (NTS)

TYPICAL UNIT TYPE C

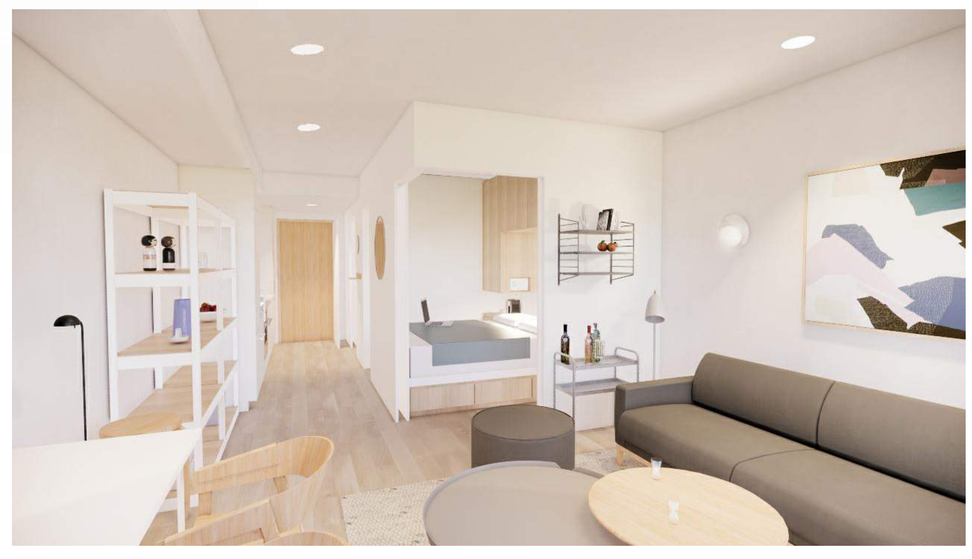
LIVABILITY NOTES

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



Rendered View of Kitchen Area

Rendered View of Living Area



Rendered View of Living and Bedroom Area

		23-08-15	Issued for DP Revisions 6

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Livability - Rendered Interior Views

REGISTERED ARCHITECT
DAVID RICHARD KENDALL
2024-06-25
BRITISH COLUMBIA

dHKa

A118

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
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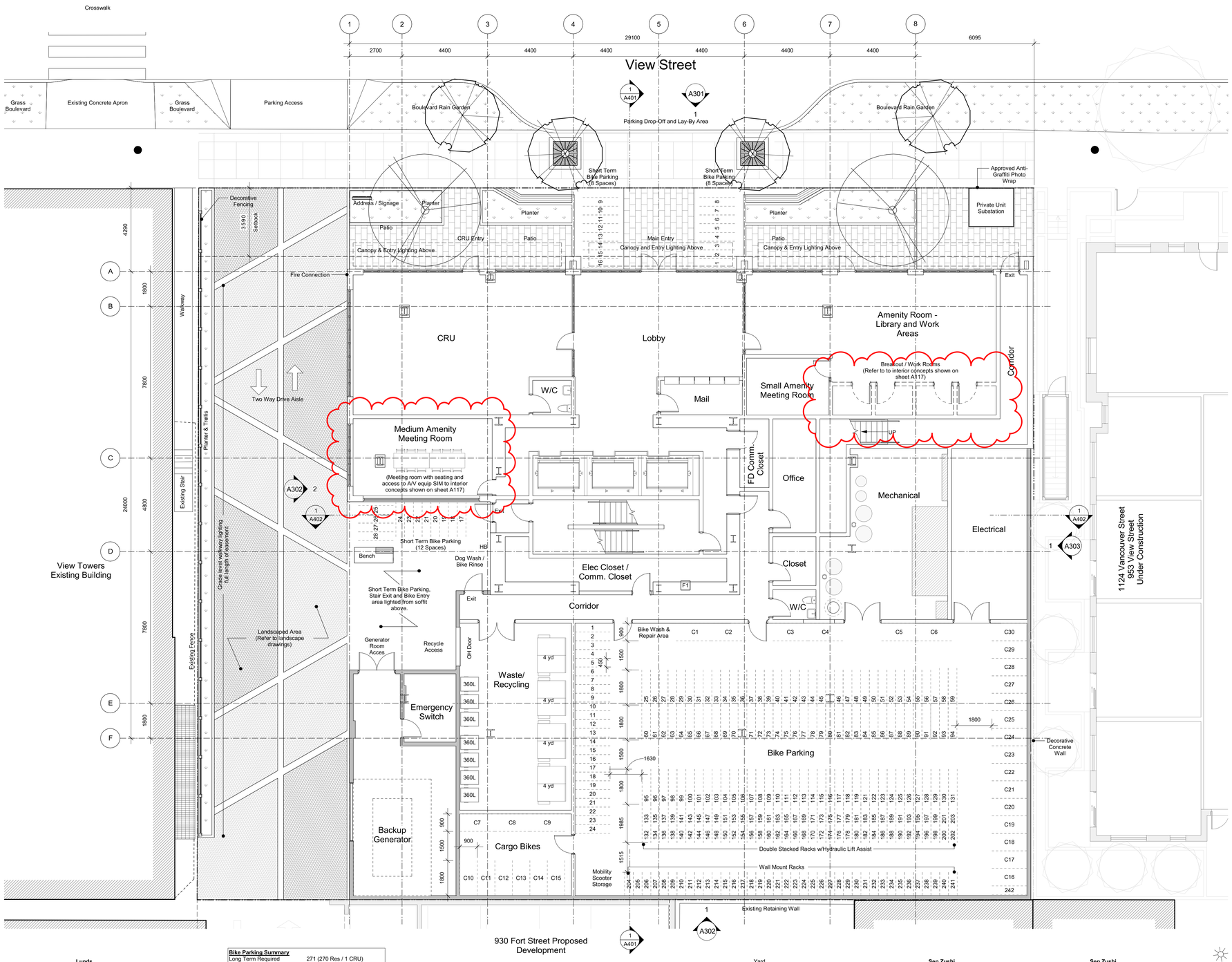

Bike Parking Summary

Long Term Required	271 (270 Res / 1 CRU)
Long Term Provided	271
	197 Ground-Anchored (72%)
	74 Wall Mounted (28%)

* All spaces adjacent to walls to be E/V ready.
(Min 25% of all Long Term Bike Parking Stalls)

Short Term Required	28 (27 Res / 1 CRU)
Short Term Provided	28 Spaces
	299 Total

24-06-26	Issued for DP Revisions 9
24-04-10	Issued for DP Revisions 8
23-08-15	Issued for DP Revisions 6
23-05-09	Issued for DP Revisions 5
22-04-06	Issued for DP Revisions 4 Correction
21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
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19-10-02	Issued for DP

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Level 1 Plan

REGISTERED ARCHITECT ADAM RICHARD MOTTA 2024-06-25 BRITISH COLUMBIA

A201

0 2500 5000 mm
1 : 100

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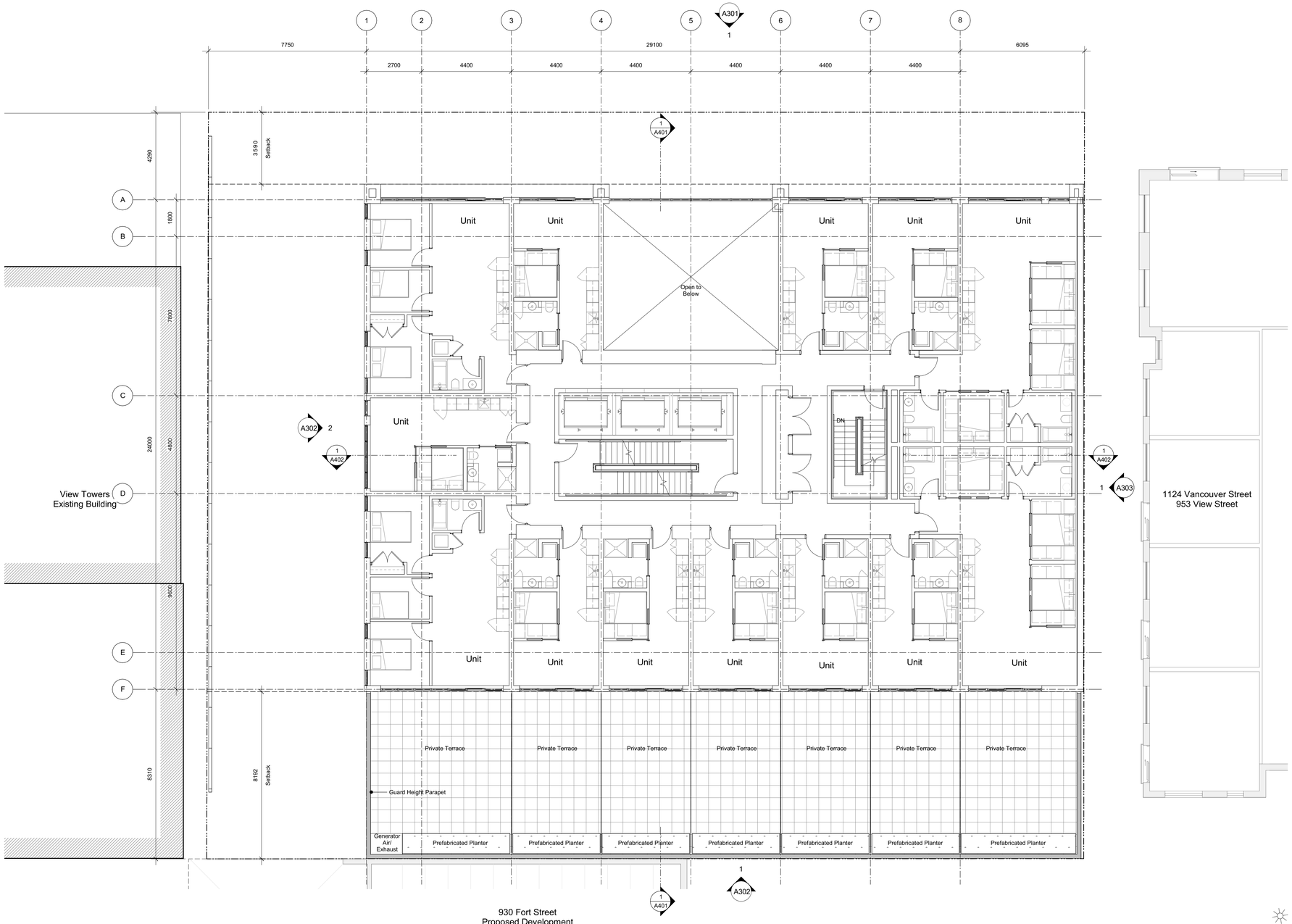

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19-10-02	Issued for DP		

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Level 2 Plan

REGISTERED ARCHITECT
CHARLES RICHARD ISAAC
2024-06-25
BRITISH COLUMBIA

A202

0 2500 5000 mm
1 : 100

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Victoria
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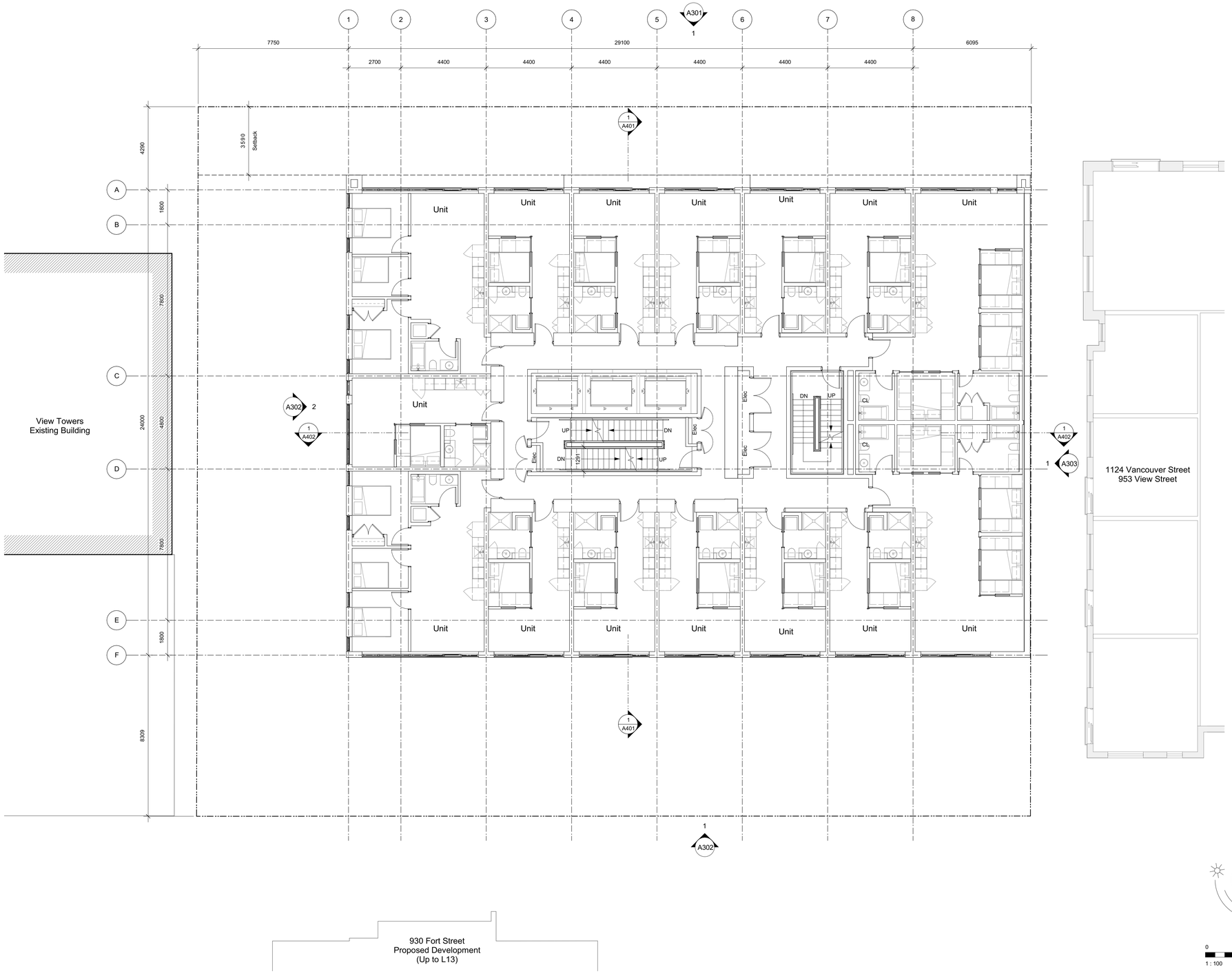

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19-10-02	Issued for DP		

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Levels 3-5 Plan

REGISTERED ARCHITECT
CHARLES RICHARD MILLER
2024-06-25
BRITISH COLUMBIA

A203

0 2500 5000 mm
1 : 100

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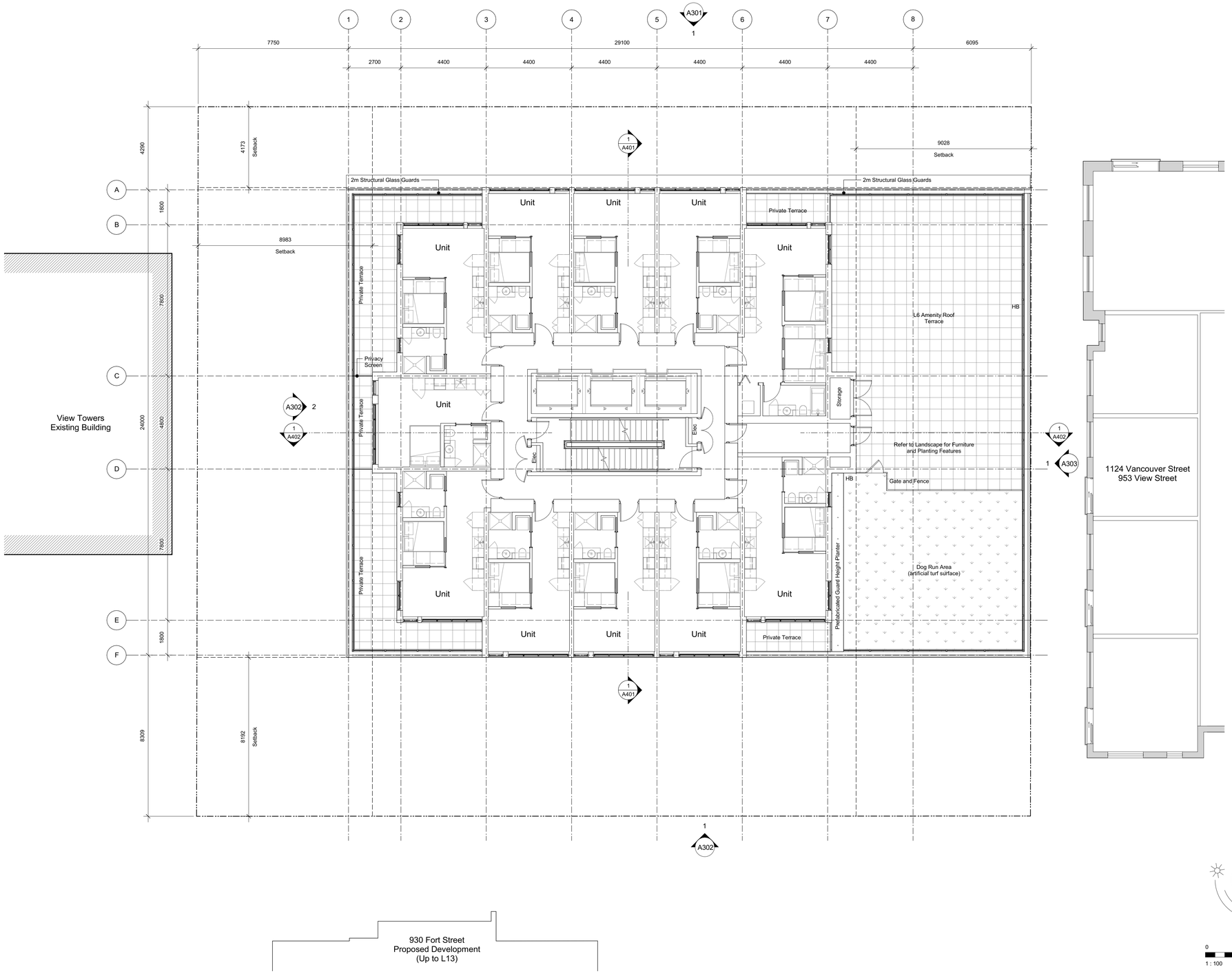

24-04-10	Issued for DP Revisions 8
23-08-15	Issued for DP Revisions 6
23-05-09	Issued for DP Revisions 5
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Levels 6 Plan

REGISTERED ARCHITECT
CHARLES RICHARD MOTT
2024-06-25
BRITISH COLUMBIA

A201

0 2500 5000 mm
1 : 100

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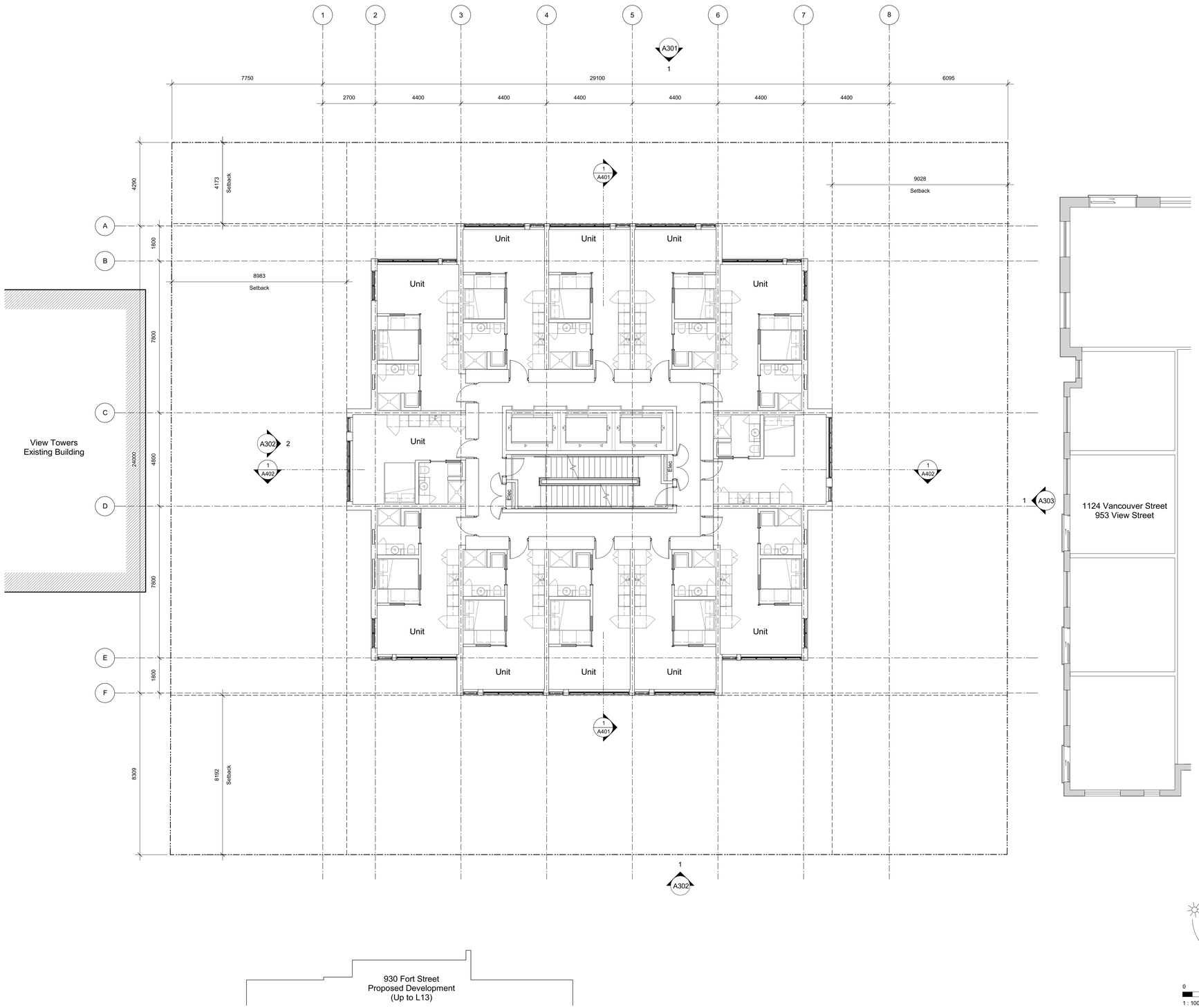

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20-01-08	Issued for DP Revisions 1		
19-10-02	Issued for DP		

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Levels 7-22 Plan

REGISTERED ARCHITECT
CHRISTOPHER DAVID INGRAM
2024-06-25
BRITISH COLUMBIA

dHKa

A205

0 2500 5000 mm
1 : 100

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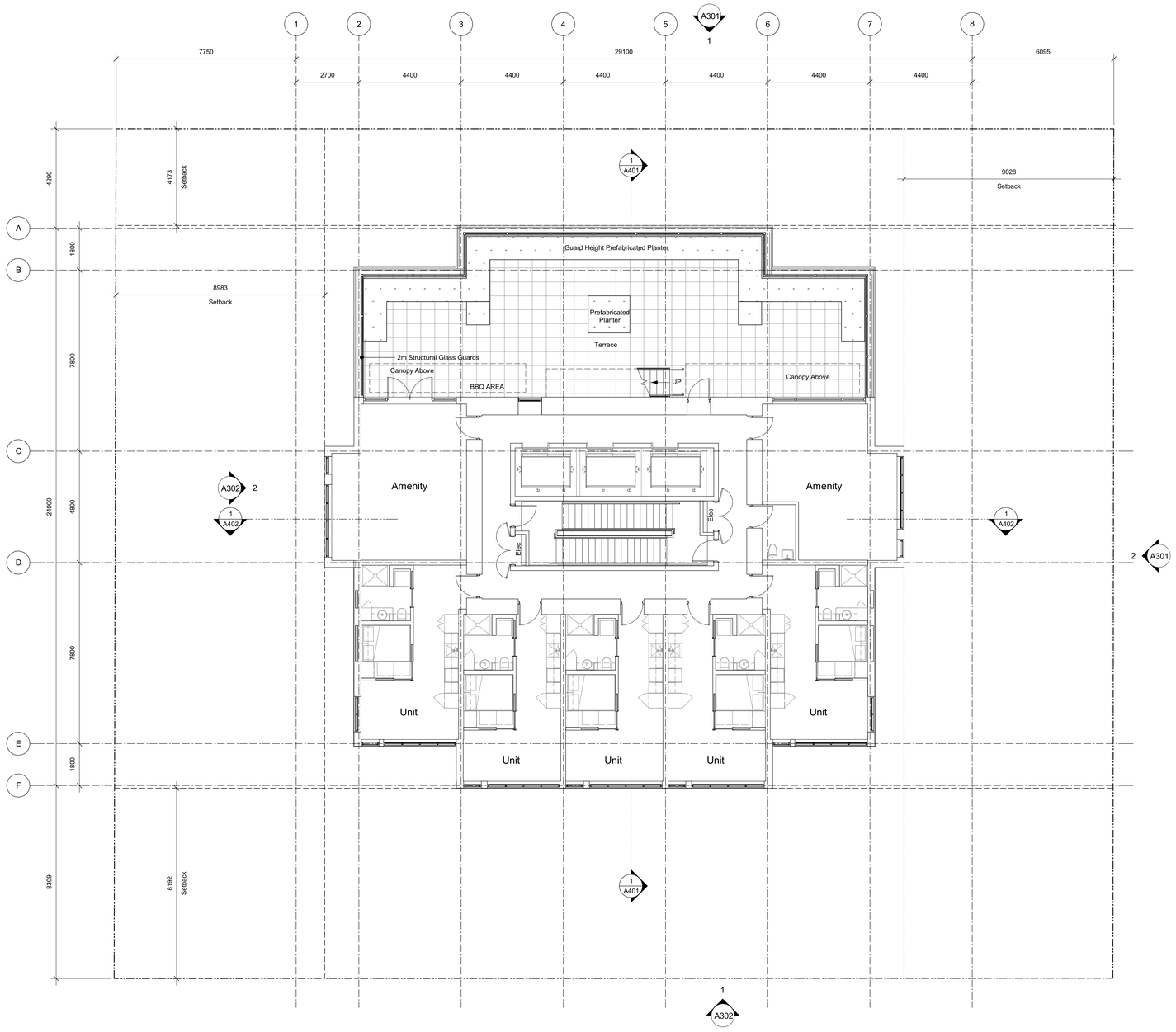

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21-05-04	Issued for DP Revisions 3		
20-08-12	Issued for DP Revisions 2		
20-01-08	Issued for DP Revisions 1		
19-10-02	Issued for DP		

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Level 23 Plan

REGISTERED ARCHITECT
CHARLES RICHARD MOTT
2024-06-25
BRITISH COLUMBIA

0 2500 5000 mm
1 : 100

dHKa

A206

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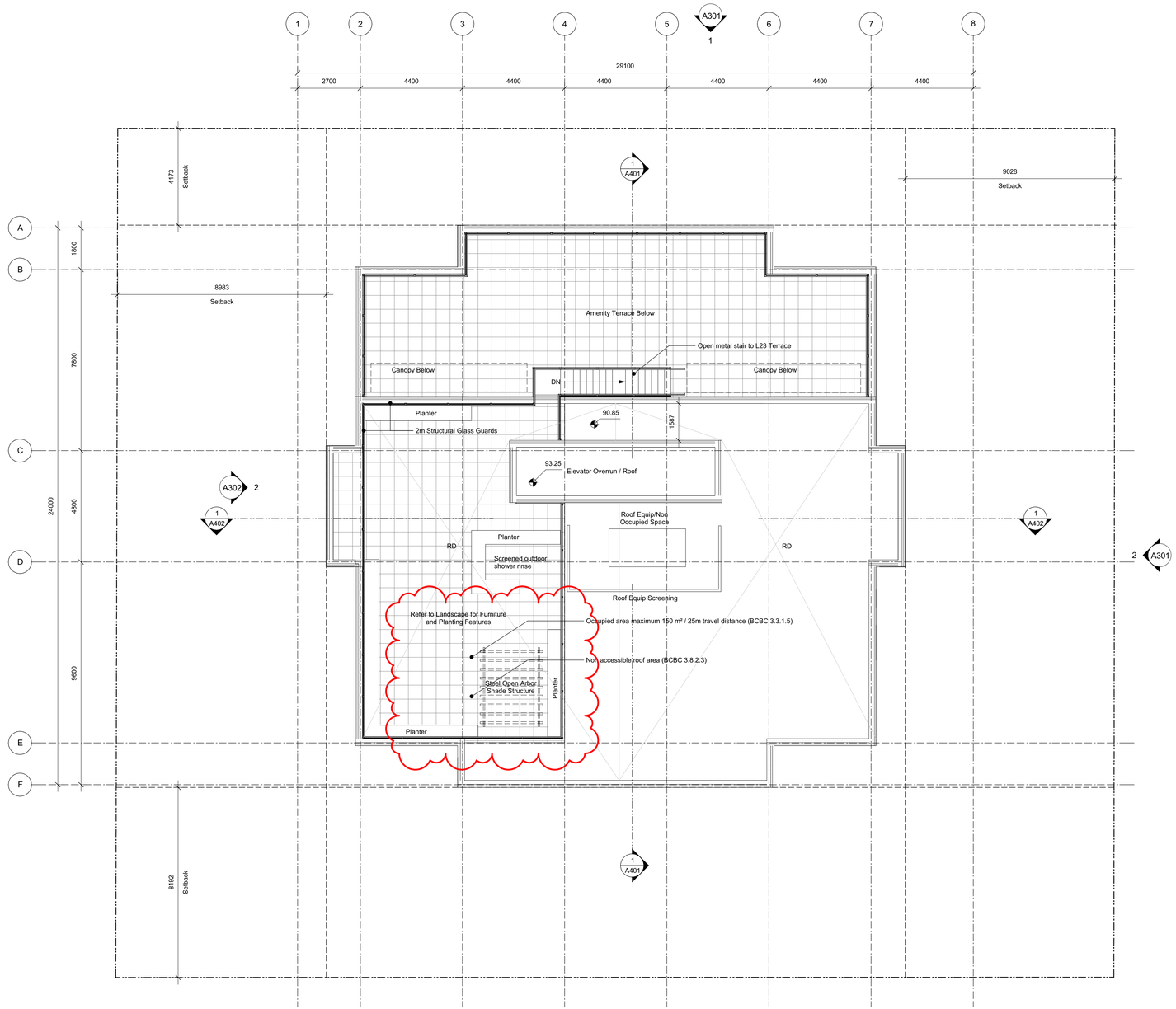

1 / A209 Roof - Overall
SCALE: 1 : 100

24-06-26	Issued for DP Revisions 9		
24-04-10	Issued for DP Revisions 8		
23-05-09	Issued for DP Revisions 5		
21-05-04	Issued for DP Revisions 3		
20-08-12	Issued for DP Revisions 2		
20-01-08	Issued for DP Revisions 1		
19-10-02	Issued for DP		
Plot Date	23-12-12	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Roof Plan

REGISTERED ARCHITECT
CHARLES ANTHONY MICHAEL DAVIS
2024-06-25
BRITISH COLUMBIA

A209

0 2500 5000 mm
1 : 100

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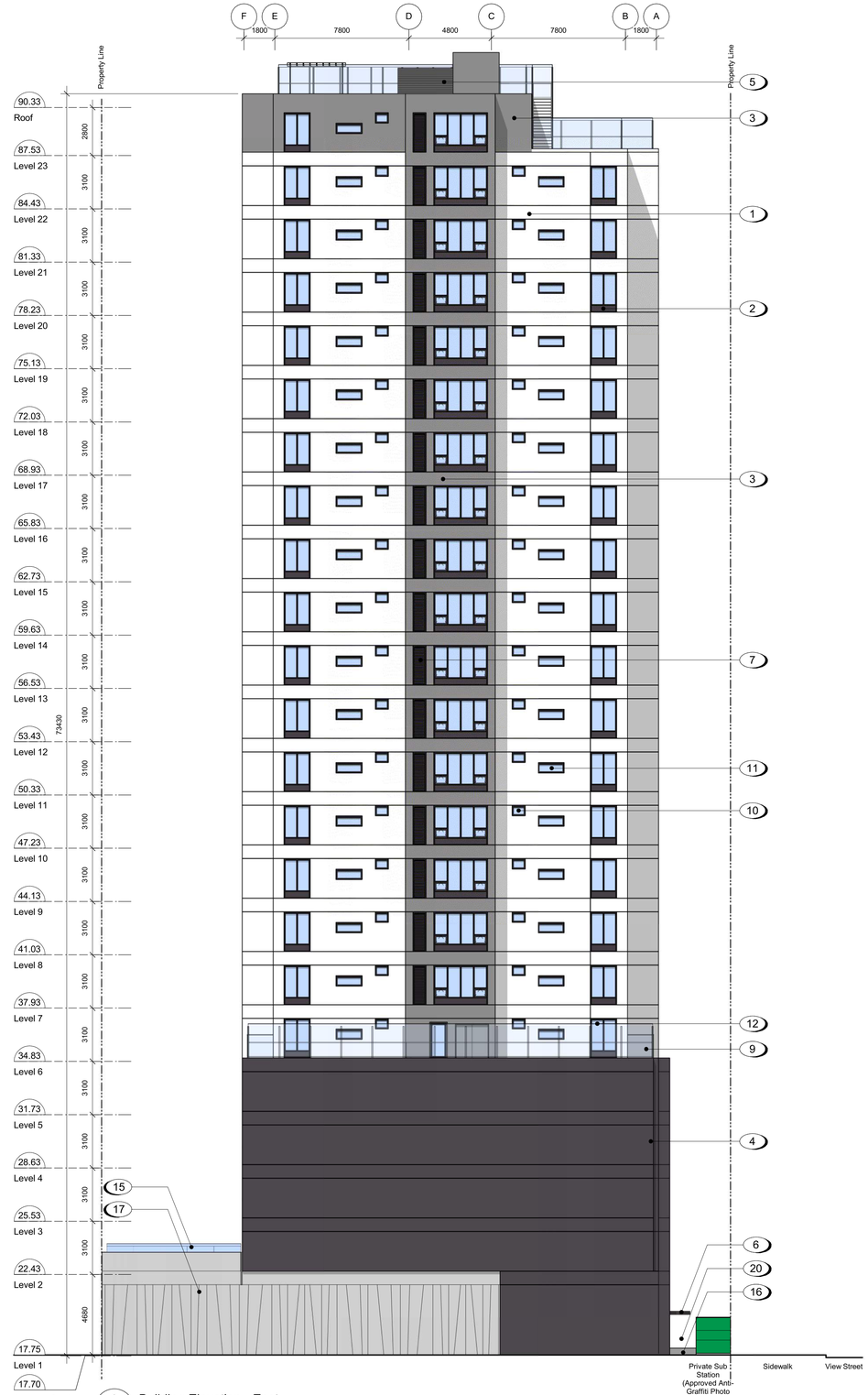
1 A301 Building Elevation - North
SCALE: 1 : 150



2 A301 Building Elevation - East
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. 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 Saftey Film
13. Low-E Insulated Glass Window Wall System with LED Backlit Colours
14. Low-E Insulated Glass Window Wall System
15. Tempered Translucent Glass Privacy Screen with Anodized Zinc Coloured Frame
16. Architectural Exposed Concrete
17. Decorative Concrete Wall
18. Painted Metal Door
19. Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
20. Painted Metal Fence - Black

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Building Elevations

REGISTERED ARCHITECT
CHRISTOPHER DAVID MURPHY
2024-06-25
BRITISH COLUMBIA

dHKa

A301

dHKArchitects
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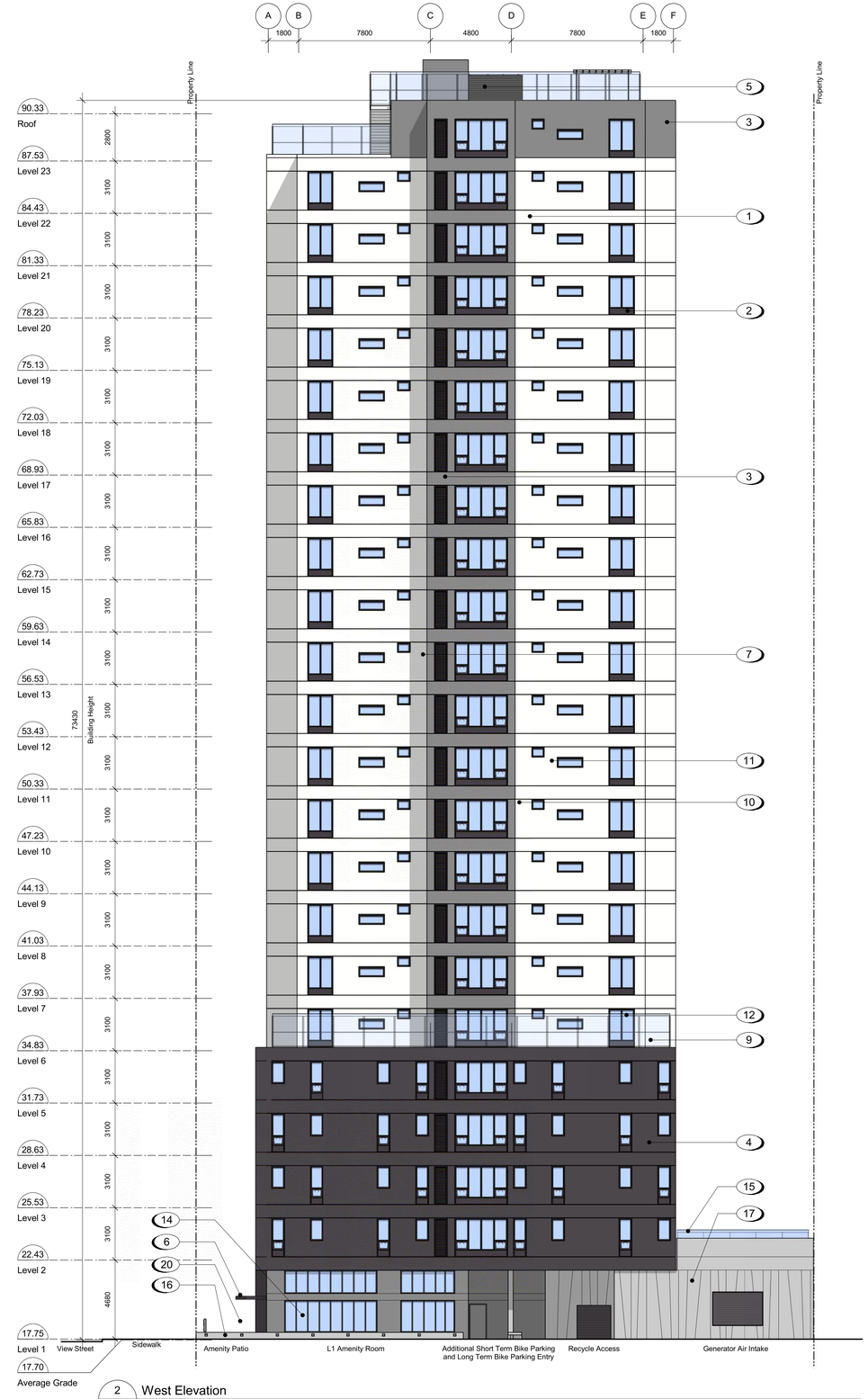
1 A302 South Elevation
SCALE: 1 : 150



2 A302 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. 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 Saftey Film
13. Low-E Insulated Glass Window Wall System with LED Backlit Colours
14. Low-E Insulated Glass Window Wall System
15. Tempered Translucent Glass Privacy Screen with Anodized Zinc Coloured Frame
16. Architectural Exposed Concrete
17. Decorative Concrete Wall
18. Painted Metal Door
19. Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
20. Painted Metal Fence - Black

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Building Elevations

REGISTERED ARCHITECT
DALE RICHARD MCKAY
2024-06-25
BRITISH COLUMBIA

dHKa

A302

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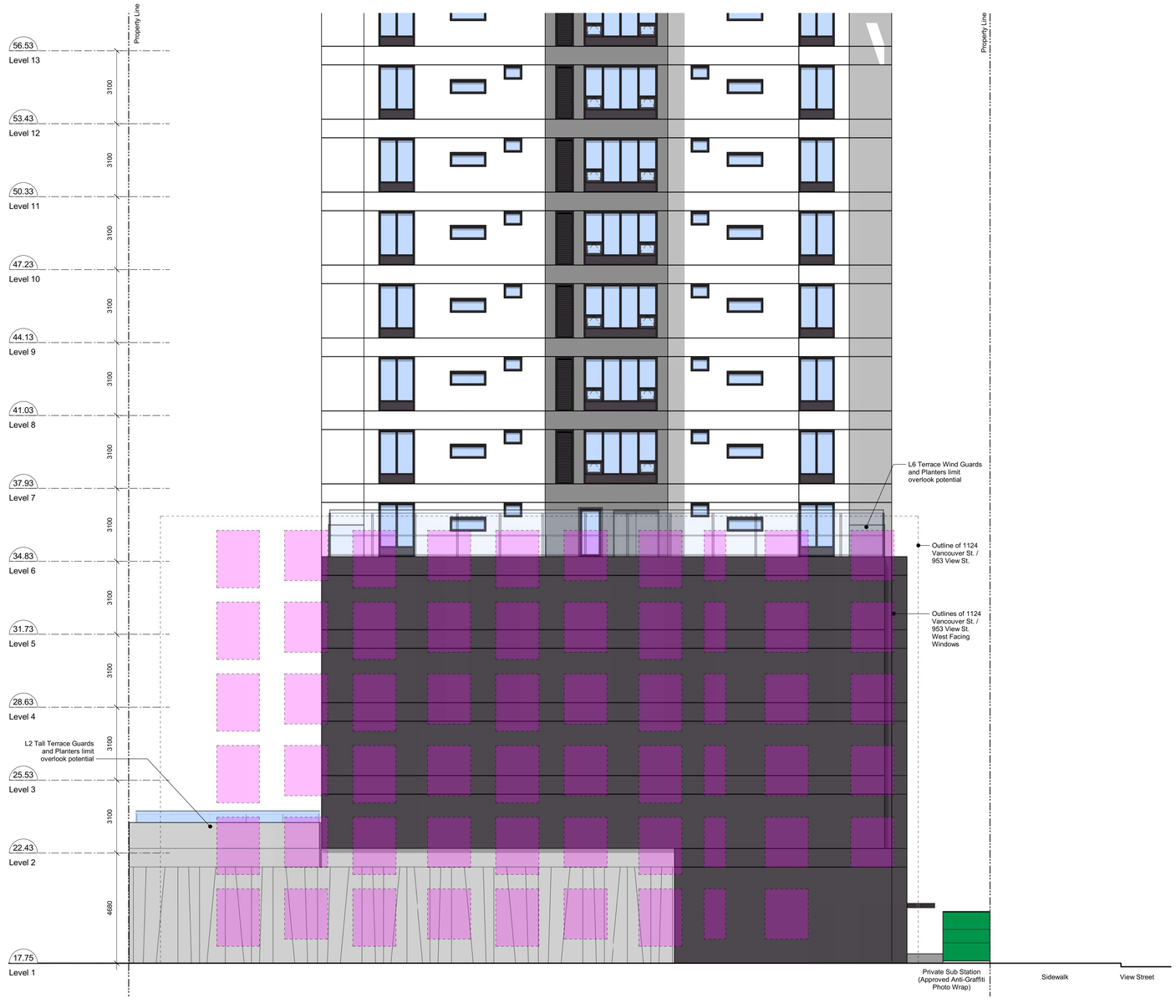

1 / A303 Building Elevation - East - Adjacent Window Overlay
SCALE: 1 : 100

Notes

Area of Window on Adjacent Building

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Adjacent Buildings Analysis

REGISTERED ARCHITECT
CHRISTOPHER BOWDEN RAIC
2024-06-25
BRITISH COLUMBIA

A303

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2024-06-25 11:23:28 AM

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

2024-06-25 11:23:30 AM

General Notes

1. 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
2. 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submisison dated 2021-03-17.

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Building Sections

REGISTERED ARCHITECT
CHRISTOPHER RICHARD INWOOD
2024-06-25
BRITISH COLUMBIA

A401

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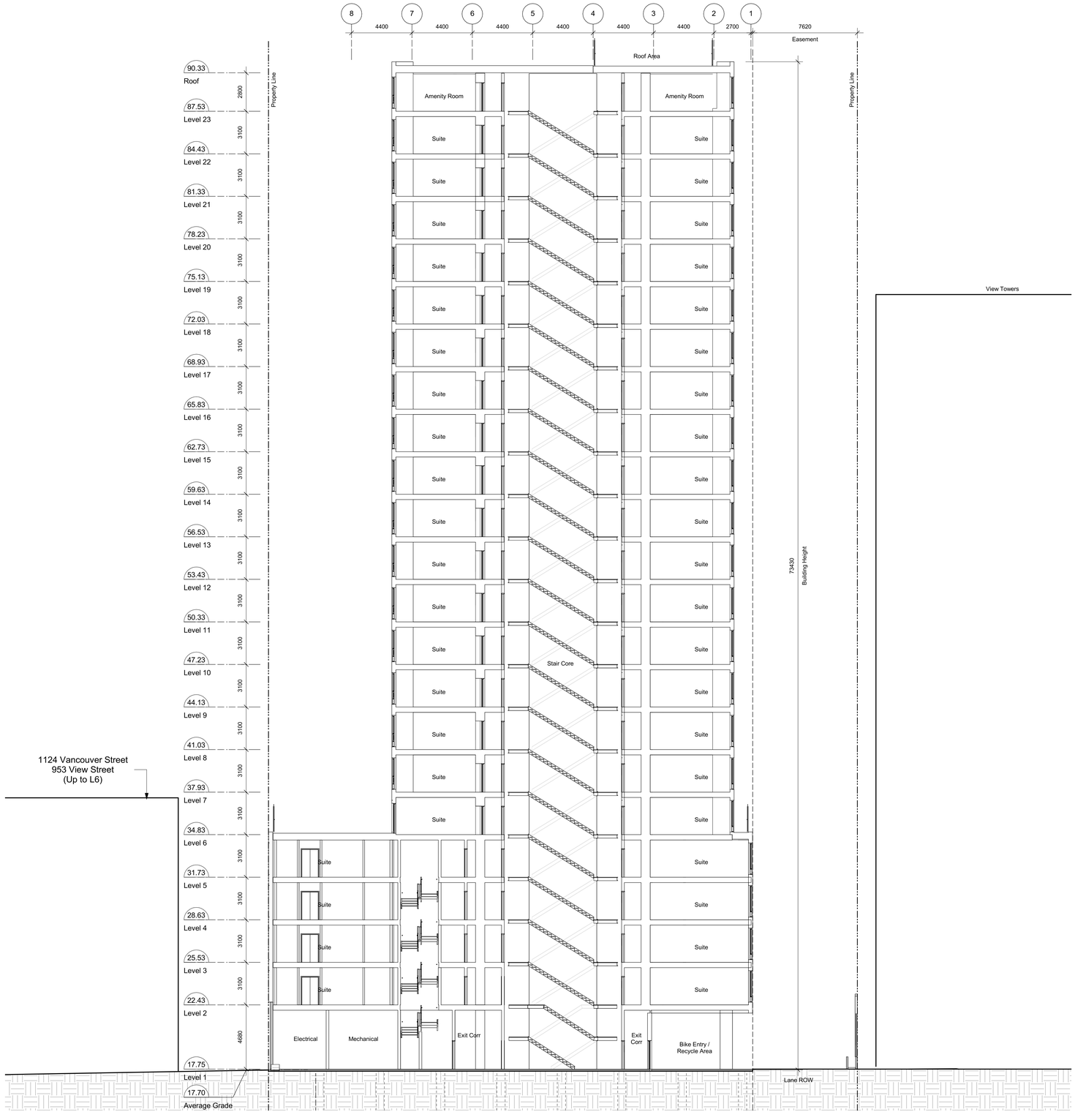

1 A402 Building Section - East/West
SCALE: 1 : 150

General Notes

1. 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
2. 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submisison dated 2021-03-17.

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Building Sections

REGISTERED ARCHITECT
CHARLES ADAMS
RICHARDS
2024-06-25
BRITISH COLUMBIA

A402

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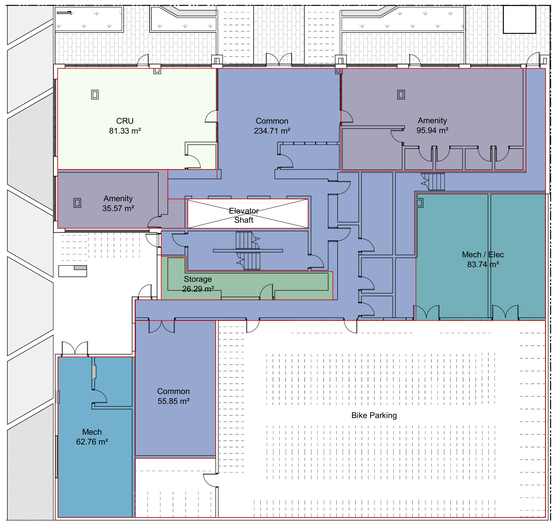
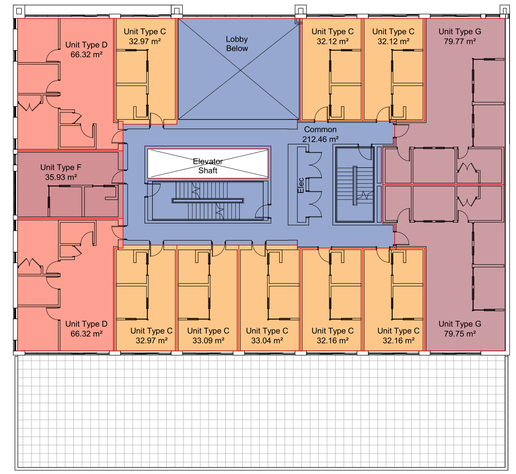
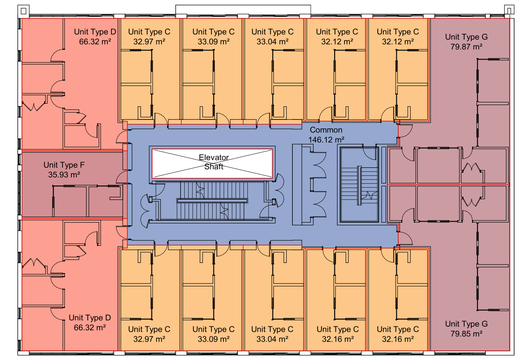


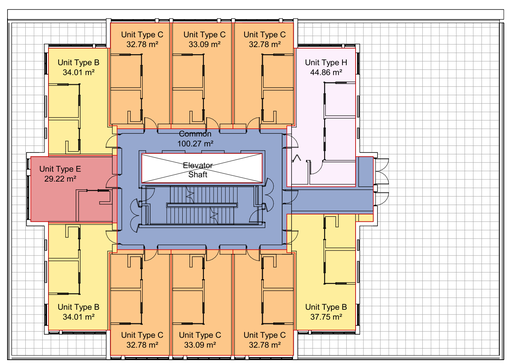
1 A911 Level L1 Area Plan
SCALE: 1 : 200



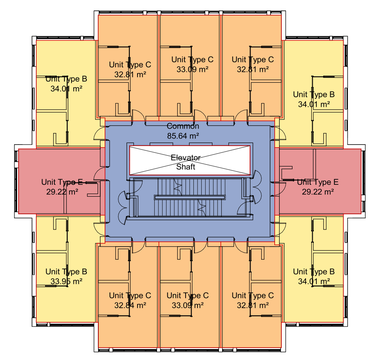
2 A911 Level L2 Area Plan
SCALE: 1 : 200



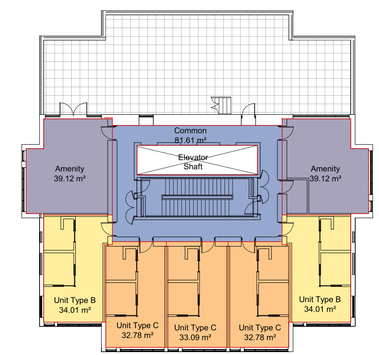
3 A911 Levels L3-L5 Area Plan
SCALE: 1 : 200



5 A911 Level L6 Area Plan
SCALE: 1 : 200



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



4 A911 Level L23 Area Plan
SCALE: 1 : 200

Floor Areas

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

Area Summary

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

Unit Type and Count Summary

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

General Notes

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

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

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Area Plans

REGISTERED ARCHITECT
CHARLES RICHARD MAY
2024-06-25
BRITISH COLUMBIA

A911

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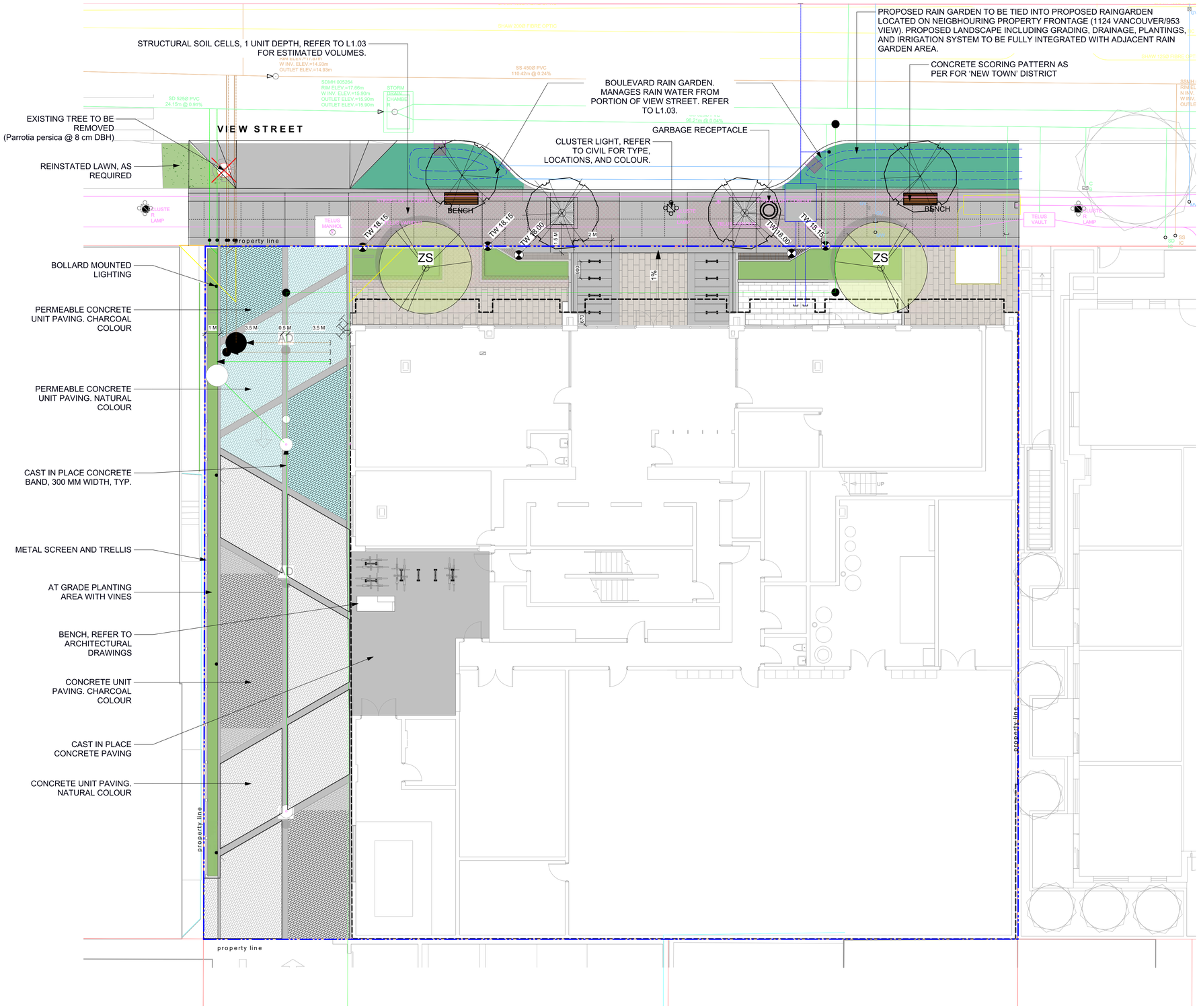


1 LEVEL 1
Scale: 1:100

0 5 10 m

LEGEND

- Property line
- Extent Of Underground Parking (indicative)
- Extent Of Roof / Canopy Line (indicative)
- Rain garden - **TOP OF POOL**
- Rain garden - **BOTTOM OF POOL**
- 17.75 Architectural grade, provided for reference only
- 17.62 Civil grade, provided for reference only
- 17.75 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	
	Sewer	
	Water	
	Electrical	
	Gas	

LANDSCAPE MATERIALS

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

LANDSCAPE FURNISHINGS

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

N

rev no	description	date
9	DP REV	24.06.24
8	DP REV	24.04.15
7	DP REV	23.09.15
6	DP REV	23.05.10
5	DP REV	21.04.30
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07

MDI Landscape Architects
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

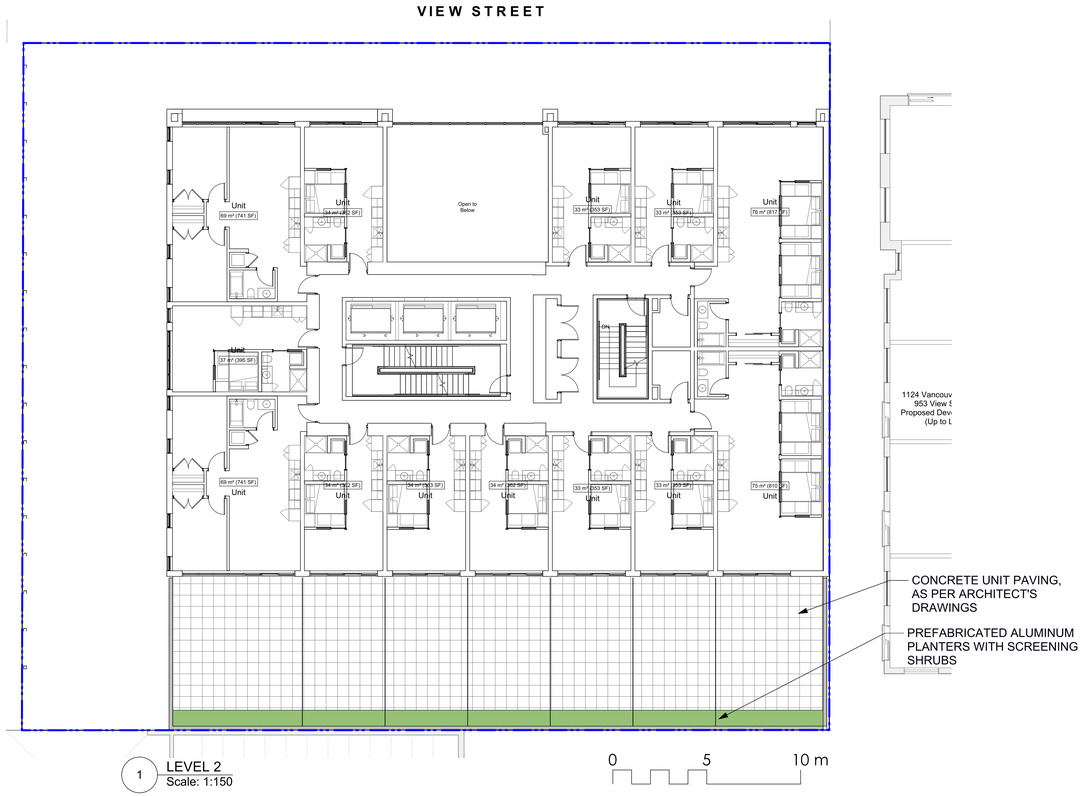
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2024-06-25

client
NELSON INVESTMENTS, INC.

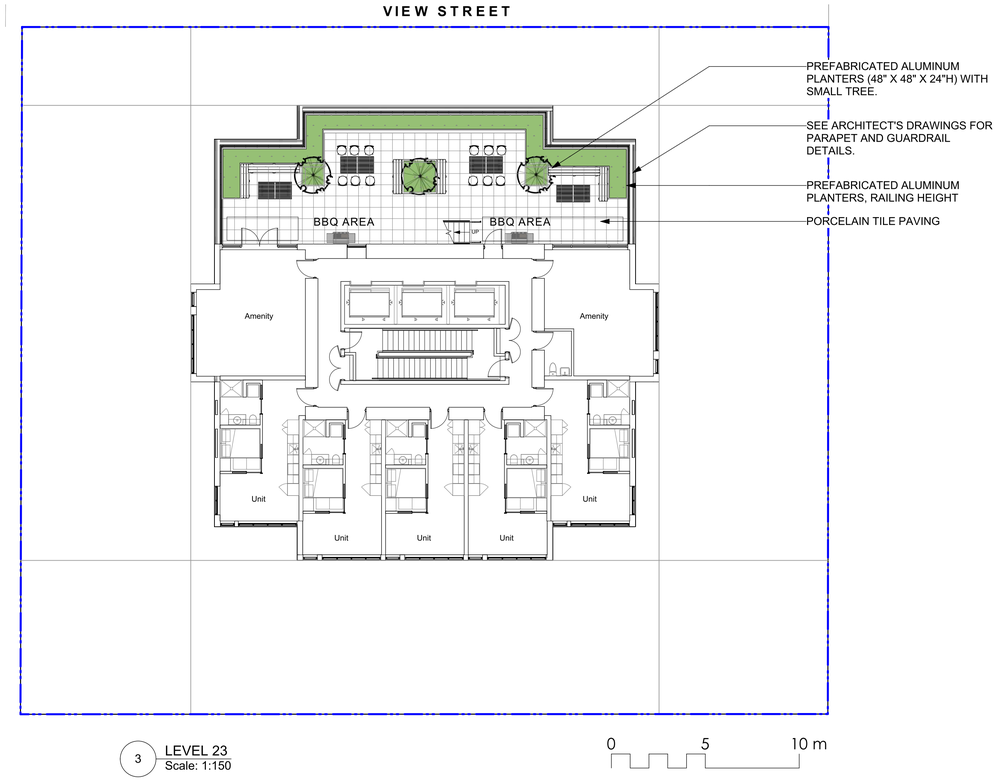
project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Landscape Materials: Ground Level

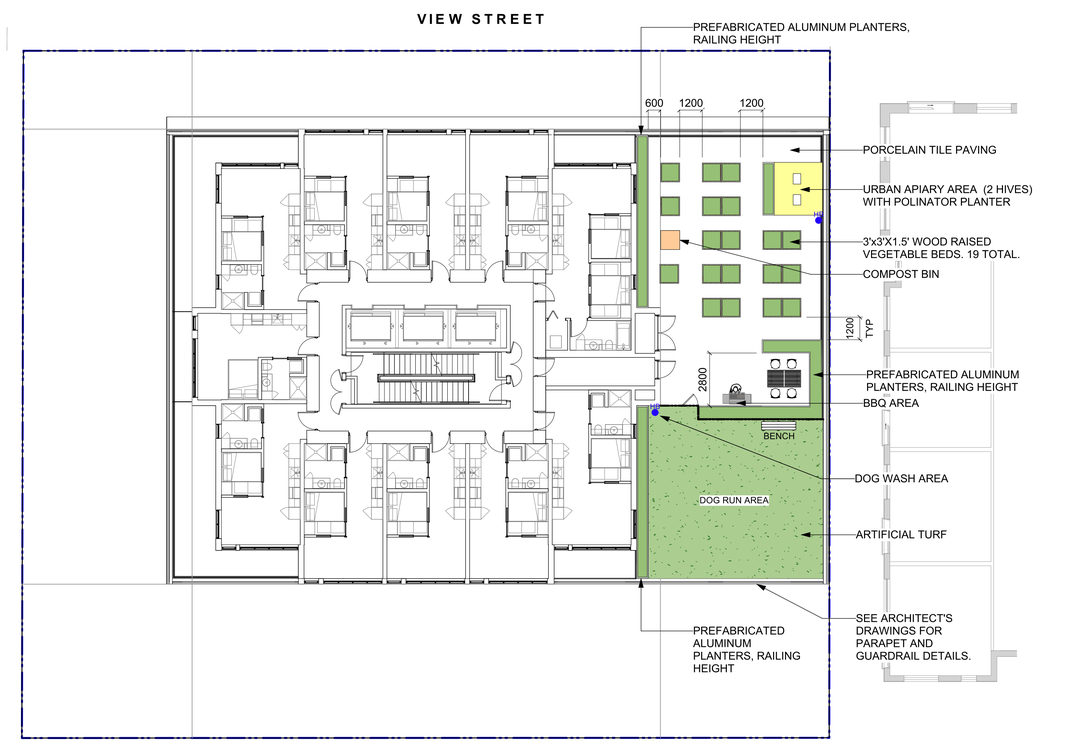
project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revison no.	9
sheet no.	**L1.01**



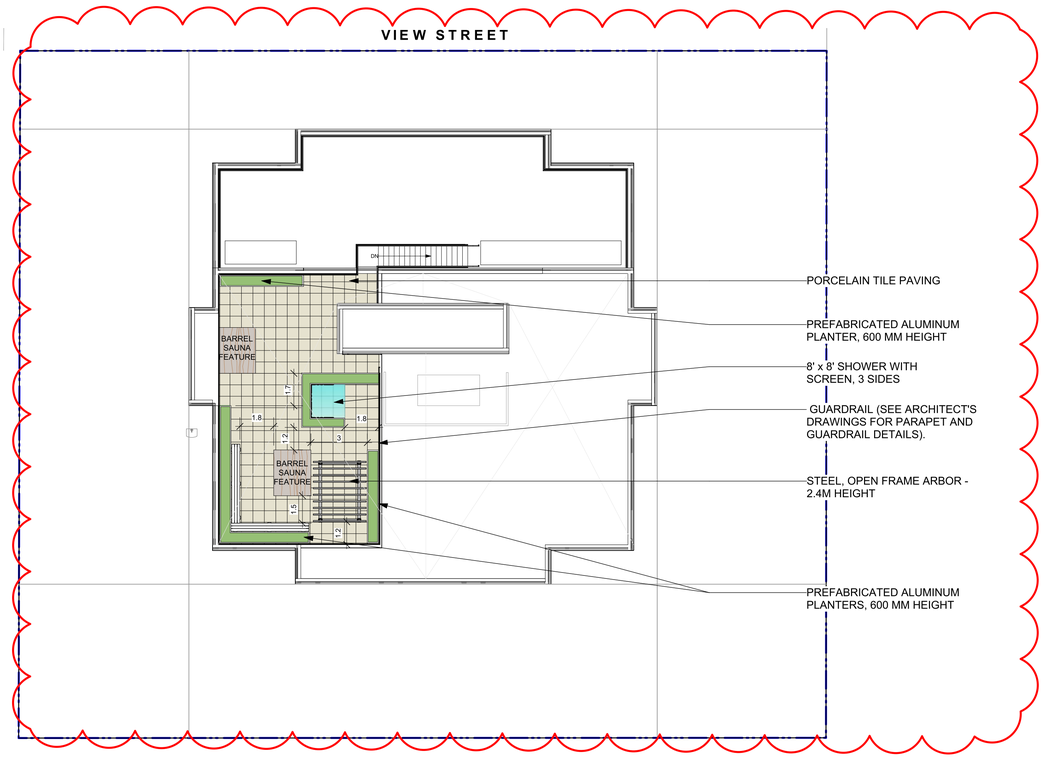
1 LEVEL 2
Scale: 1:150



3 LEVEL 23
Scale: 1:150



2 LEVEL 6
Scale: 1:150



4 ROOF LEVEL
Scale: 1:150

N

rev no	description	date
9	DP REV	24.06.24
8	DP REV	24.04.15
7	DP REV	23.09.15
6	DP REV	23.05.10
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2	DP REV	19.10.17
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MDI Landscape Architects
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

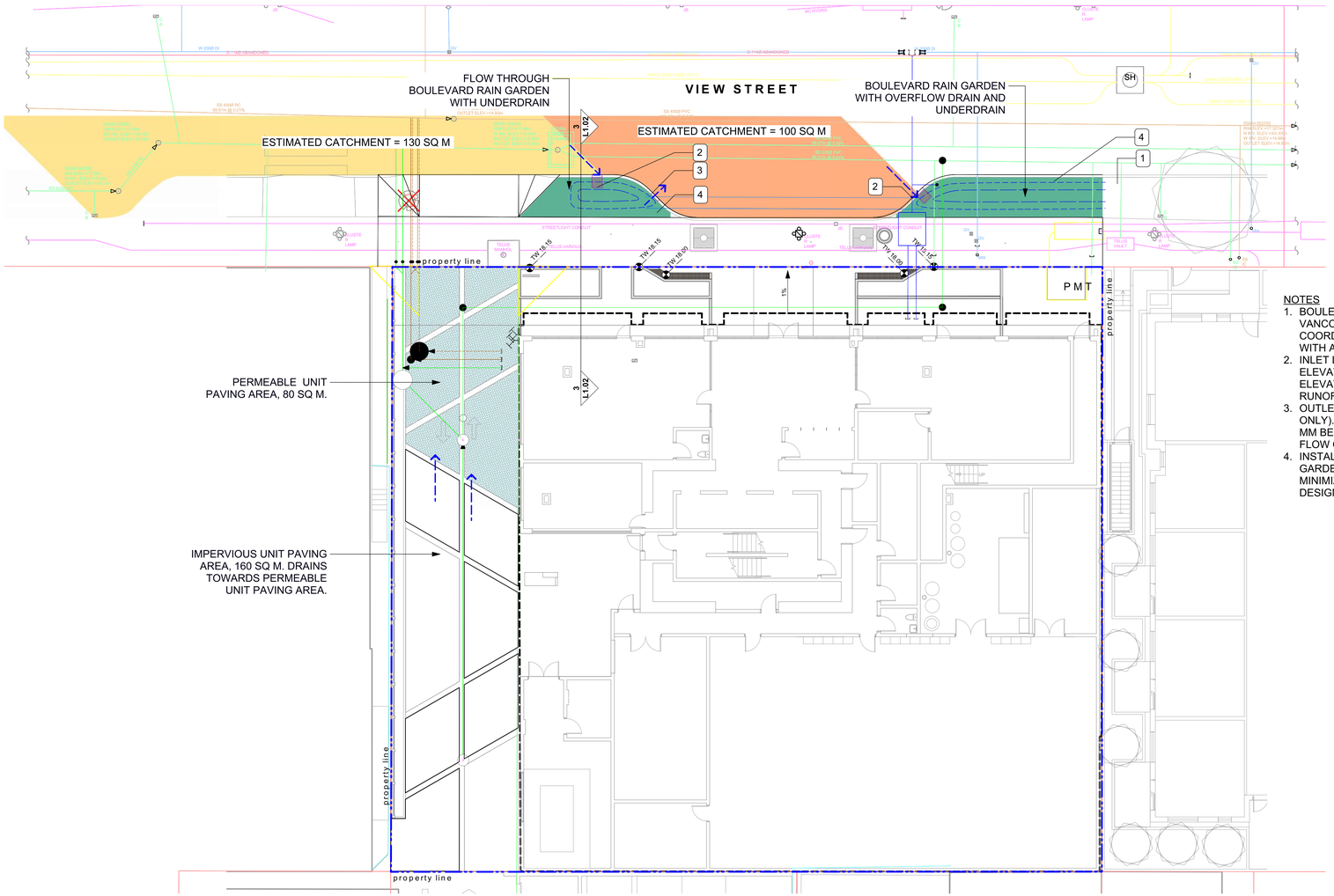
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2024-06-25

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	SM/PdG
revison no.	9
sheet no.	**L1.02**



1 LEVEL 1
Scale: 1:150

NOTES

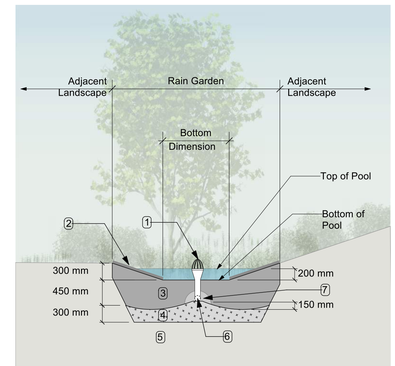
1. BOULEVARD RAIN GARDEN, 1124 VANCOUVER/953 VIEW FRONTAGE. COORDINATE LOCATION OF OVERFLOW DRAIN WITH ADJACENT OWNER.
2. INLET LOCATION. SEDIMENT TRAP AT INLET ELEVATION TO BE SET 200 MM BELOW INLET ELEVATION TO ALLOW SEDIMENTS FROM ROAD RUNOFF TO SETTLE WITHIN INLET AREA
3. OUTLET LOCATION (FLOW THROUGH PLANTER ONLY). TOP OF POOL ELEVATION SET MIN 50 MM BELOW OUTLET LOCATION, TO MINIMIZE FLOW OF SEDIMENT TO VIEW STREET.
4. INSTALL PERFORATED UNDERDRAIN IN RAIN GARDEN AREAS TO INCREASE CAPACITY AND MINIMIZE OVERFLOW TO VIEW STREET DURING DESIGN STORM EVENTS.

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
- DIRECTION OF FLOW
- RAIN GARDEN
- PERMEABLE UNIT PAVING, MIN 30% OF DRIVEWAY AREA

IMPERVIOUS AREAS

- PROPOSED ROAD SURFACE DRAINS TO BOULEVARD RAIN GARDEN



RAIN GARDEN MATERIALS

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

2 TYPICAL RAIN GARDEN
NTS

RAIN WATER MANAGEMENT NOTES

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

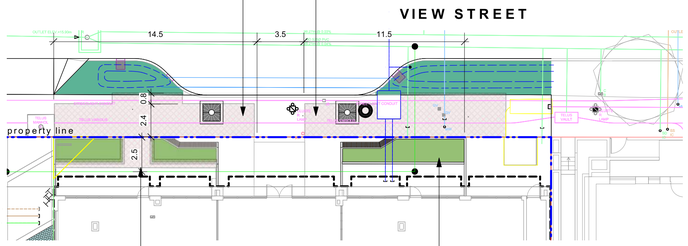
The west rain garden is appproximately 2% of the contributing impervious area, and will be designed as flow through planter.

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

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

15.5 CU M GROWING MEDIUM /TREE. 17 CU M PROVIDED IN RAIN GARDEN AREA, CONNECT SOIL VOLUMES WITH 14.25 CU M IN STRUCTURAL SOIL CELLS (1 CELL DEEP)

21.25 CU M GROWING MEDIUM/ TREE. 28.3 CU M PROVIDED IN RAIN GARDEN AREAS, CONNECT PLANTER SOIL VOLUMES WITH 14.25 CU M IN STRUCTURAL SOIL CELLS (1 CELL DEEP)

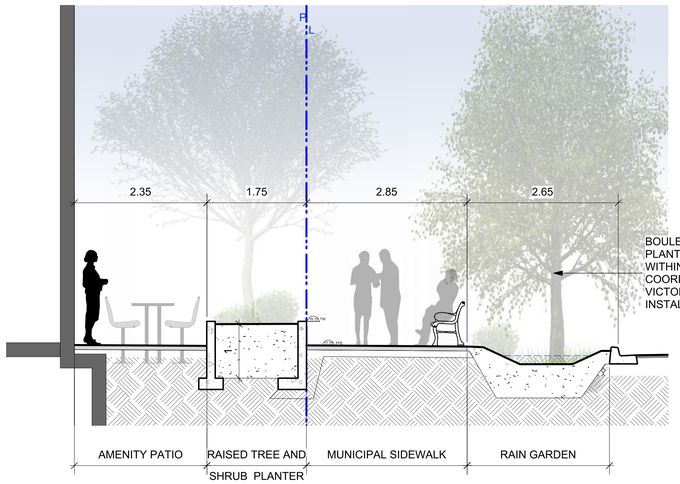


15.5 CU M GROWING MEDIUM FOR 1 MEDIUM TREE. 11.5 CU M PROVIDED IN PLANTER AREAS, CONNECT PLANTER SOIL VOLUMES WITH 4 CU M STRUCTURAL SOIL CELLS (1 CELL DEEP).

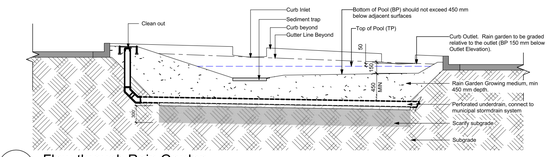
12 CU M GROWING MEDIUM FOR 1 MEDIUM TREE IN PLANTER AREAS.

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

3 STRUCTURAL SOIL CELL PLAN
Scale: 1:200



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



5 Flow-through Rain Garden
Scale: 1:50

N

rev no	description	date
9	DP REV	24.06.24
8	DP REV	24.04.15
7	DP REV	23.09.15
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Victoria, BC V8Z 1G1
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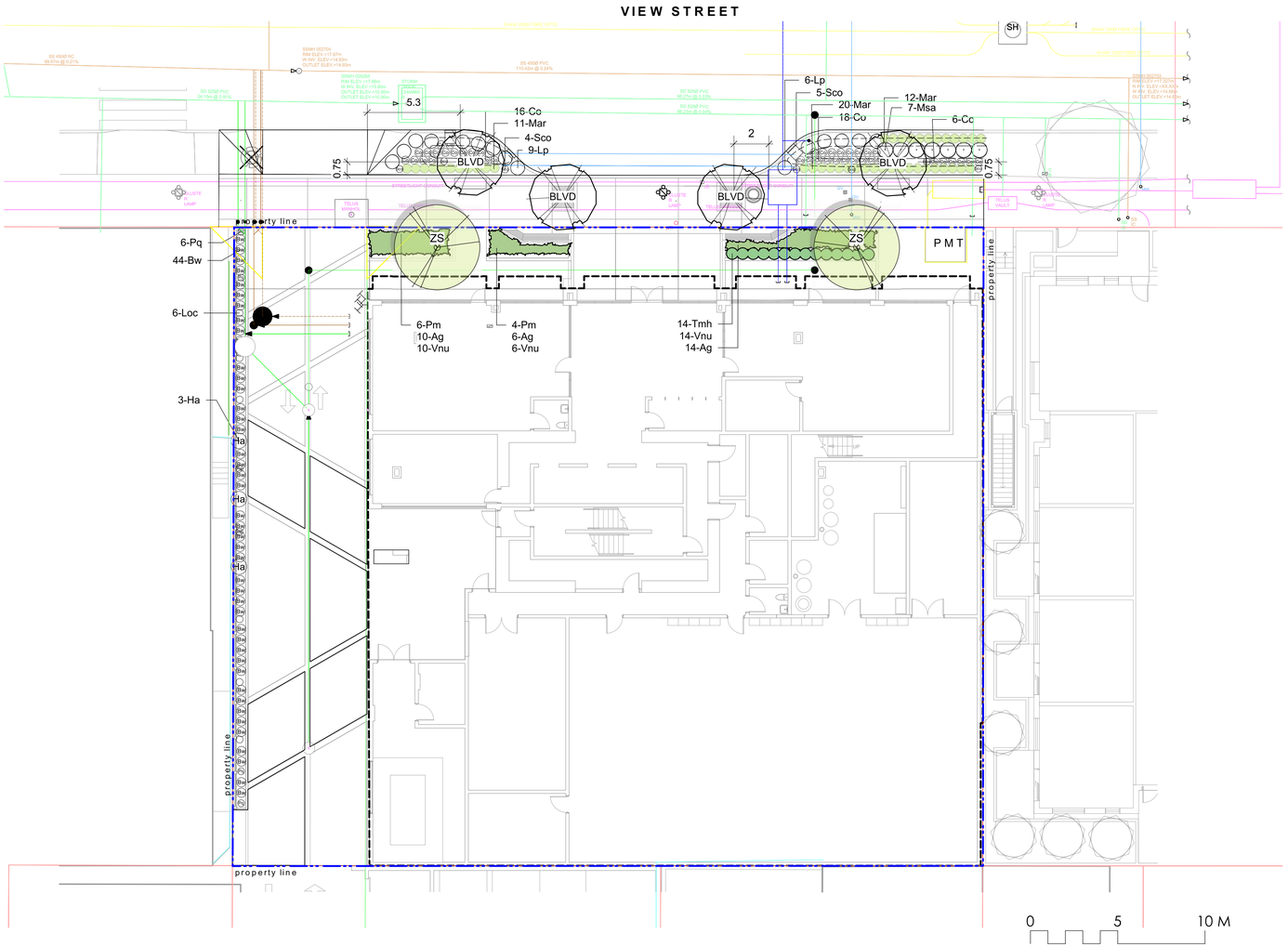
Scott Murdoch
341
2024-06-25

client
NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Stormwater Management

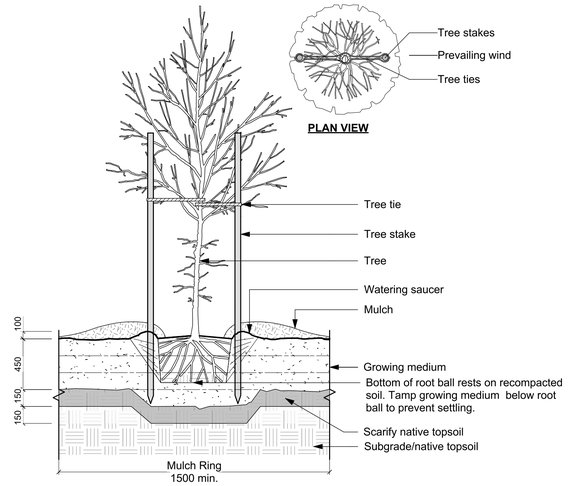
project no.		119.24
scale	AS NOTED	@ 24"x36"
drawn by		ML
checked by		SM/PdG
revison no.	sheet no.	
9	L1.03	



1 LEVEL 1
Scale: 1:150

LEVEL 1 PLANT LIST

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

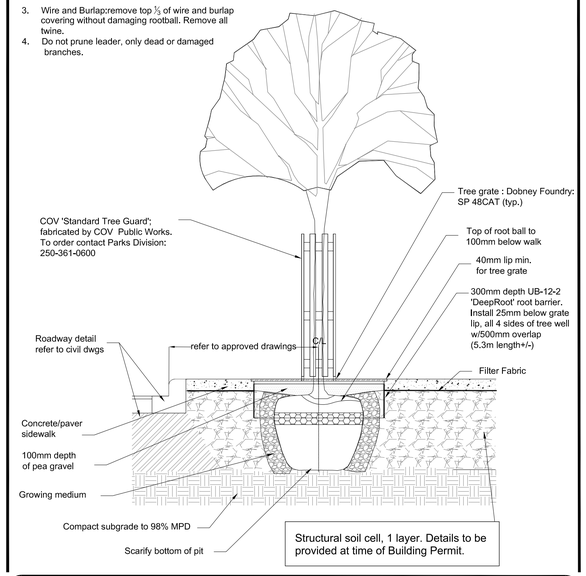


2 TREE PLANTING DETAIL
Scale: 1:25

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 and burlap covering without damaging rootball. Remove all twine.
4. Do not prune leader, only dead or damaged branches.

NOTE: ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA (COV) SCHEDULE C SPECIFICATIONS



Parks Division

Oct.23/18:RootBarrier note revised
File: v:design/construct_design specs/const details/P500/SD_P5

TITLE:		
Tree Planting in Sidewalk with Tree Guard	SCALE: Not to Scale	DRAWING
	DATE: Feb.27, 2018	SD-P5
	DWN.:	
	APP'D.:	

N

rev no	description	date
9	DP REV	24.06.24
8	DP REV	24.04.15
7	DP REV	23.09.15
6	DP REV	23.05.10
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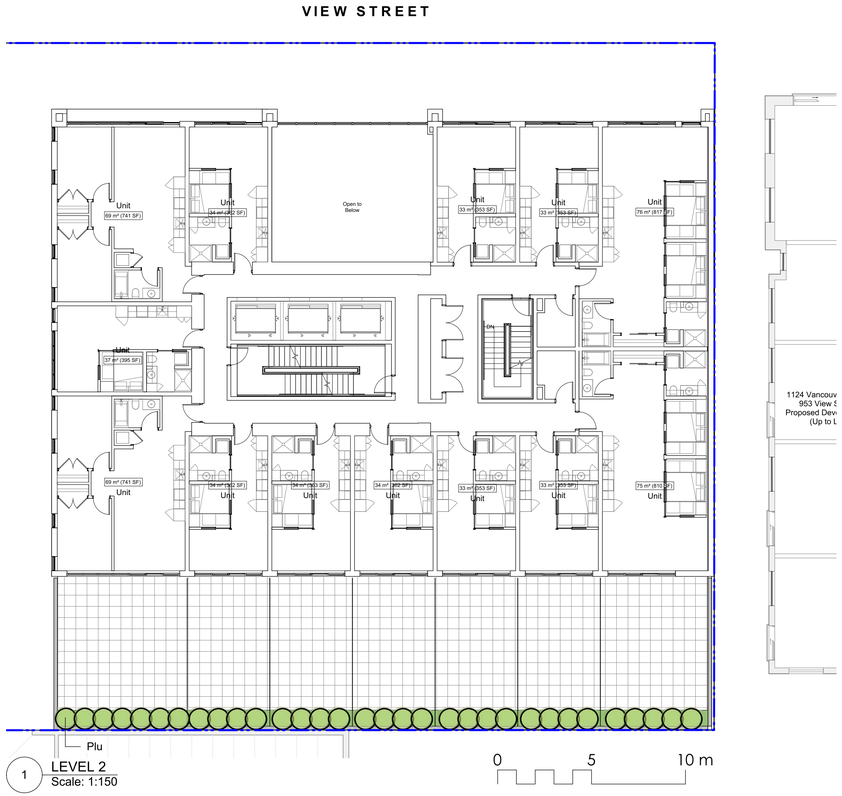
2024-06-25

client
NELSON INVESTMENTS, INC.

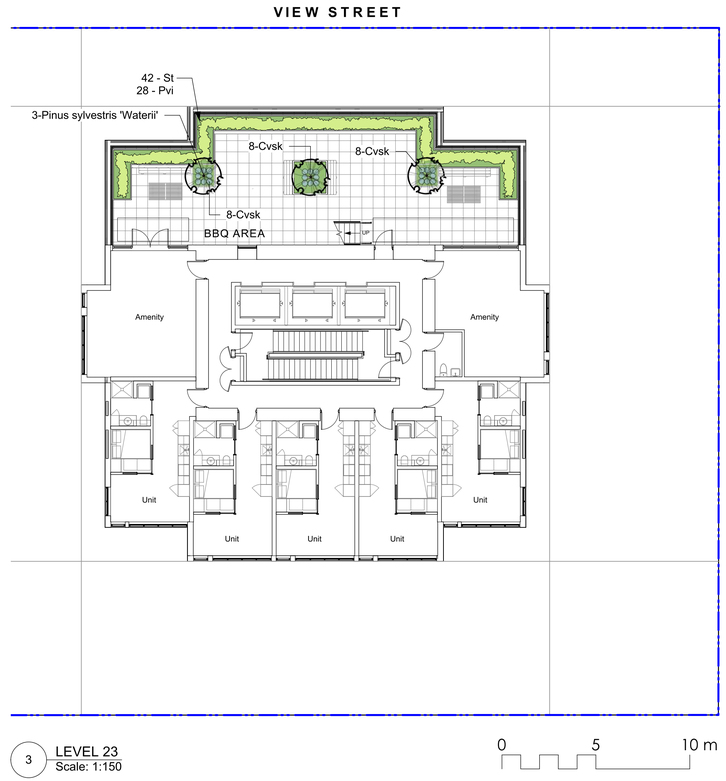
project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Planting Plan: Ground Level

project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revison no.	9
sheet no.	**L3.01**

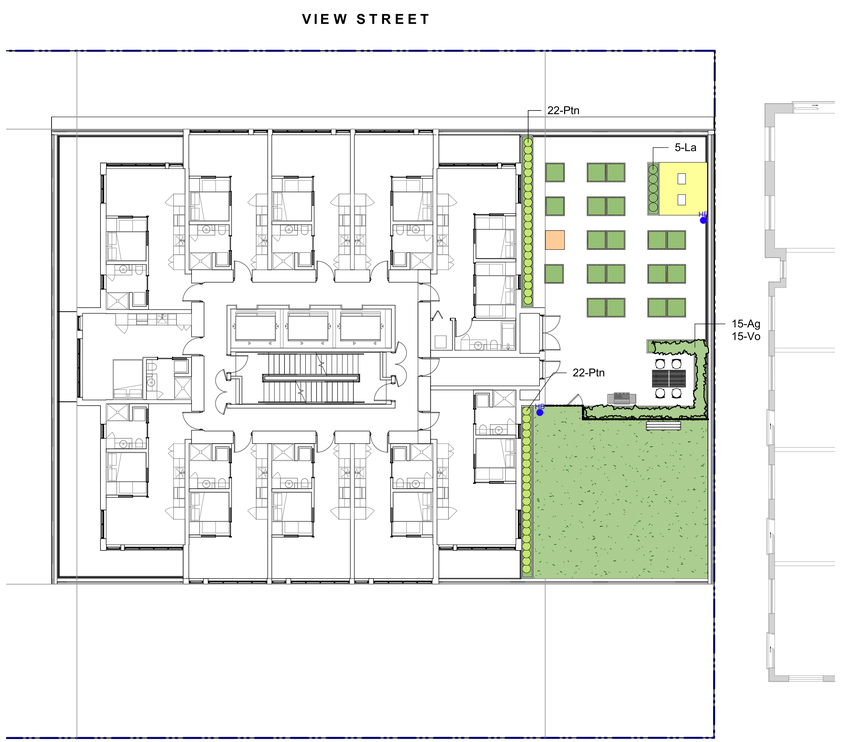


1 LEVEL 2
Scale: 1:150

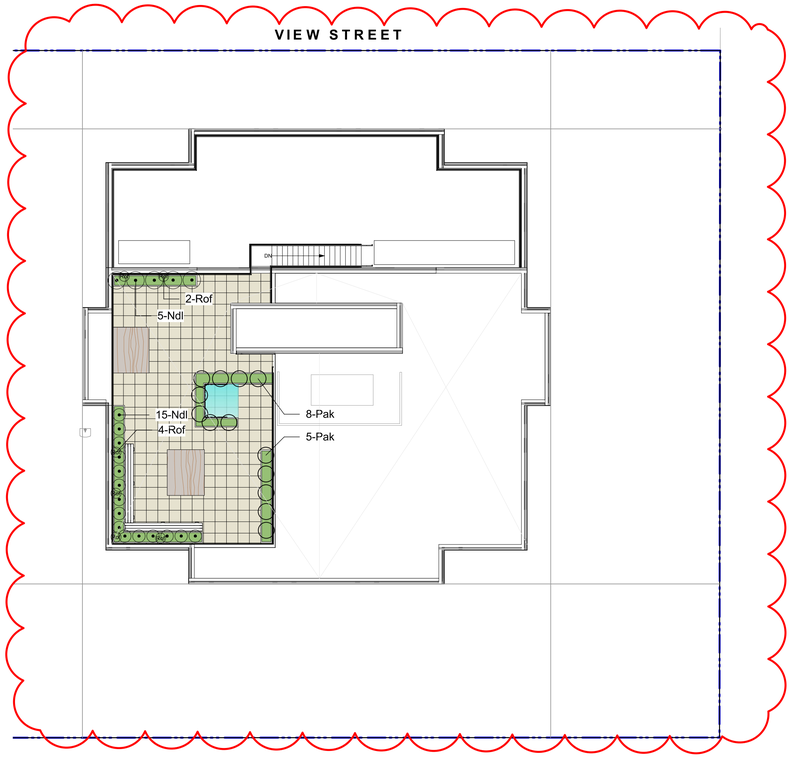


3 LEVEL 23
Scale: 1:150

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



2 LEVEL 6
Scale: 1:150



4 ROOF LEVEL
Scale: 1:150

N

rev no	description	date
9	DP REV	24.06.24
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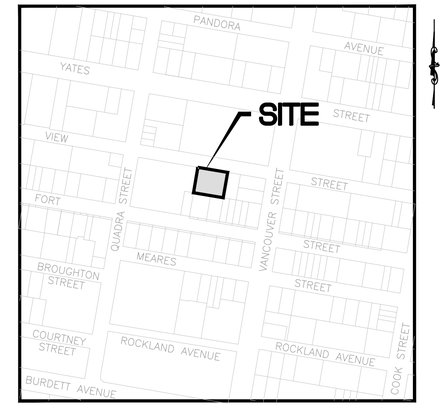
sheet no.	**L3.02**

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
CURB		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
TB/BB		TOP/BOTTOM OF BANK	W	W	WATERMAIN (SIZE AND MATERIAL NOTED)
CB		CATCH BASIN	S	S	SANITARY SEWER (SIZE AND MATERIAL NOTED)
WV		WATER VALVE	D	D	STORM DRAIN (SIZE AND MATERIAL NOTED)
FH		FIRE HYDRANT	T	T	UNDERGROUND TELEPHONE
		CAPPED END	H	H	UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELED PP,TP,PP/LS ETC.)			MONUMENT
MH		MANHOLE			PROPERTY LINE
CO		CLEANOUT		5+100 5+110	CENTERLINE AND STATIONING
SSIC/SDIC	SSIC/SDIC	SANITARY/STORM INSPECTION CHAMBER (200ø RISER)			SANITARY SEWER SERVICE CONNECTION AT MAIN
JB		JUNCTION BOX	32.75	43.170+	ELEVATIONS
AV	AV	AIR VALVE			PAVEMENT REMOVAL
WM	WM	WATER METER			ASPHALT MILL AND OVERLAY

KEY PLAN
1:1000

1:1000 0 20 60m



LOCATION PLAN
NTS

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

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

LIST OF DRAWINGS

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

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 TO GEODETIC DATUM.
7. 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:

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 VIEW STREET 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 200ø PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
4. SANITARY SEWER CONNECTION TO BE 250ø PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
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.

ISSUES

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

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

VICTORIA, BC

CHRIS NELSON INVESTMENTS LTD.

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

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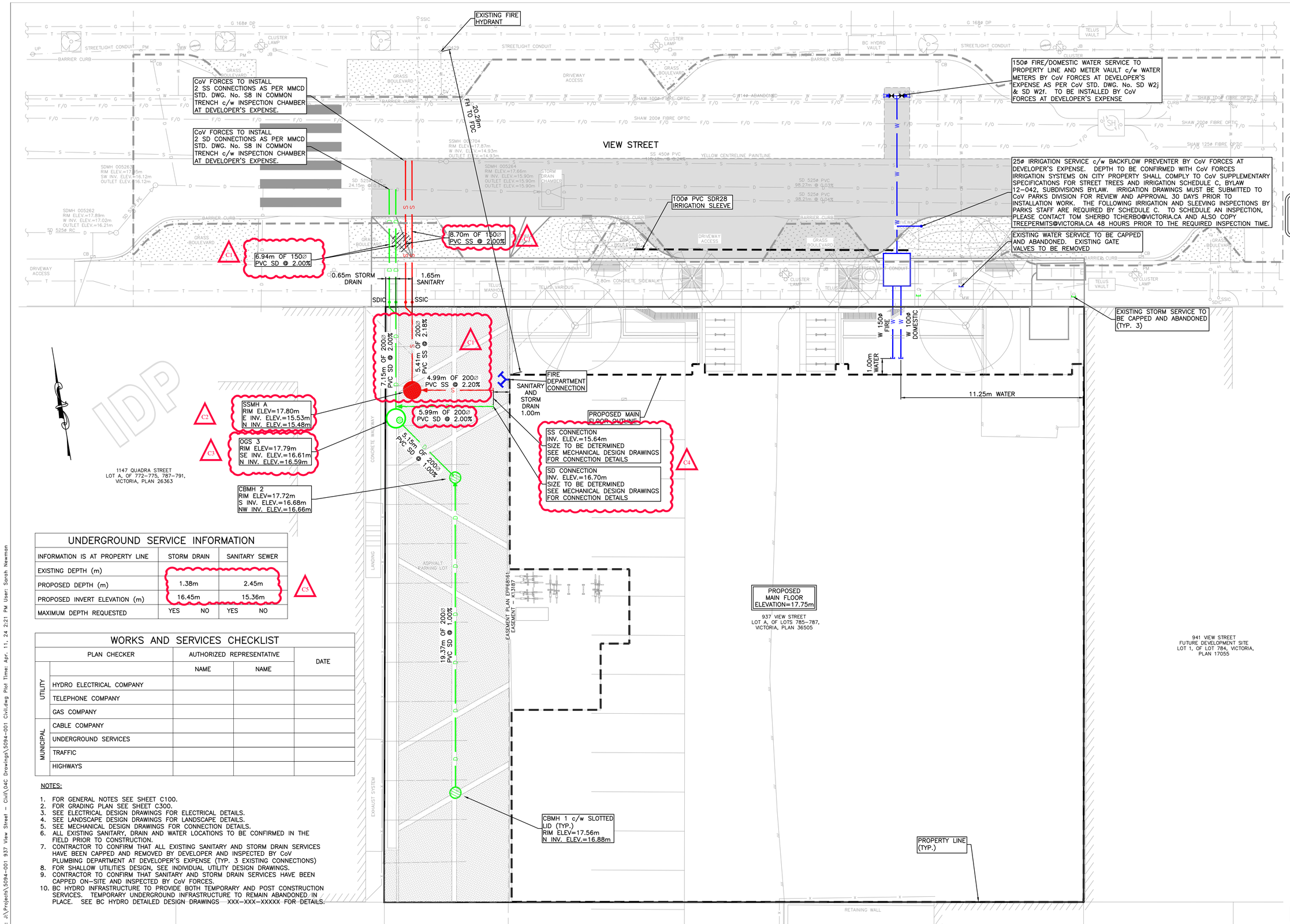
GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND

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

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5094-001 937 View Street - Civil\04C Drawings\5094-001 Civil.dwg Plot Time: Apr. 11, 24 2:21 PM User: Sarah Newman



UNDERGROUND SERVICE INFORMATION

INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
EXISTING DEPTH (m)		
PROPOSED DEPTH (m)	1.38m	2.45m
PROPOSED INVERT ELEVATION (m)	16.45m	15.36m
MAXIMUM DEPTH REQUESTED	YES NO	YES NO

WORKS AND SERVICES CHECKLIST

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

NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR 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.

ISSUES

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

CLIENT

1:100 0 2 6m

ISSUED FOR DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

VICTORIA, BC

CHRIS NELSON INVESTMENTS LTD.

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

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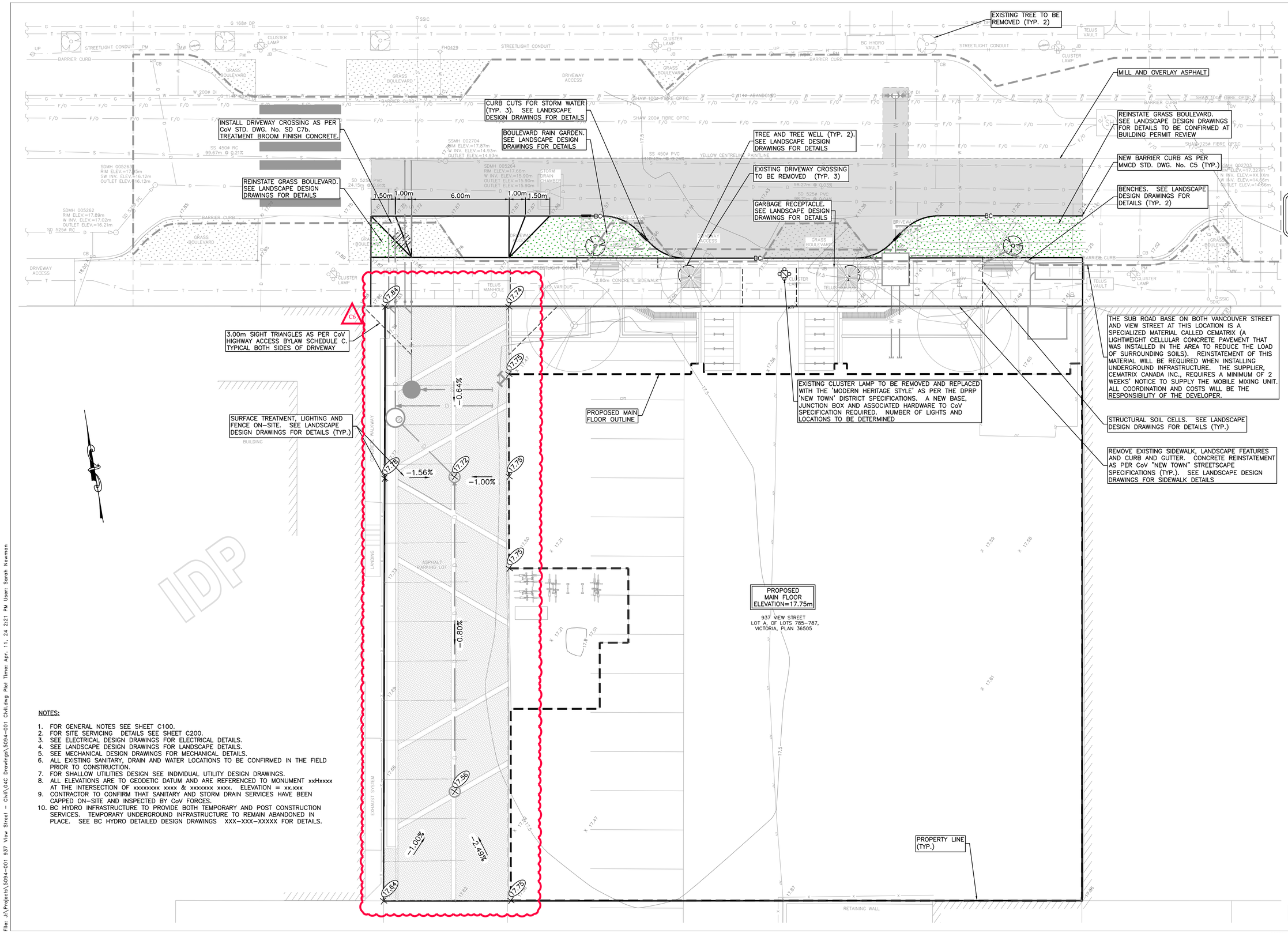
SITE SERVICING PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: –	PERMIT No.
HEL DRAWING No. C200 2 OF 4	REVISION 6

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5094-001 937 View Street - Civil\04C Drawings\5094-001 Civil.dwg Plot Time: Apr. 11, 24 2:21 PM User: Sarah Newman



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 xxHxxxx AT THE INTERSECTION OF xxxxxxxx xxxx & xxxxxxx xxxx. ELEVATION = xx.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 YYYY.MM.DD	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS
3	2020.08.11	DEVELOPMENT PERMIT REVISION 3
4	2021.05.03	DEVELOPMENT PERMIT REVISION 4
5	2023.05.15	DEVELOPMENT PERMIT REVISION 5
6	2023.09.25	DEVELOPMENT PERMIT REVISION 6
7	2024.04.11	DEVELOPMENT PERMIT REVISION 7

CLIENT

1:100 0 2 6m

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
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GRADING PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	2024-04-11
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C300 3 of 4	REVISION 6

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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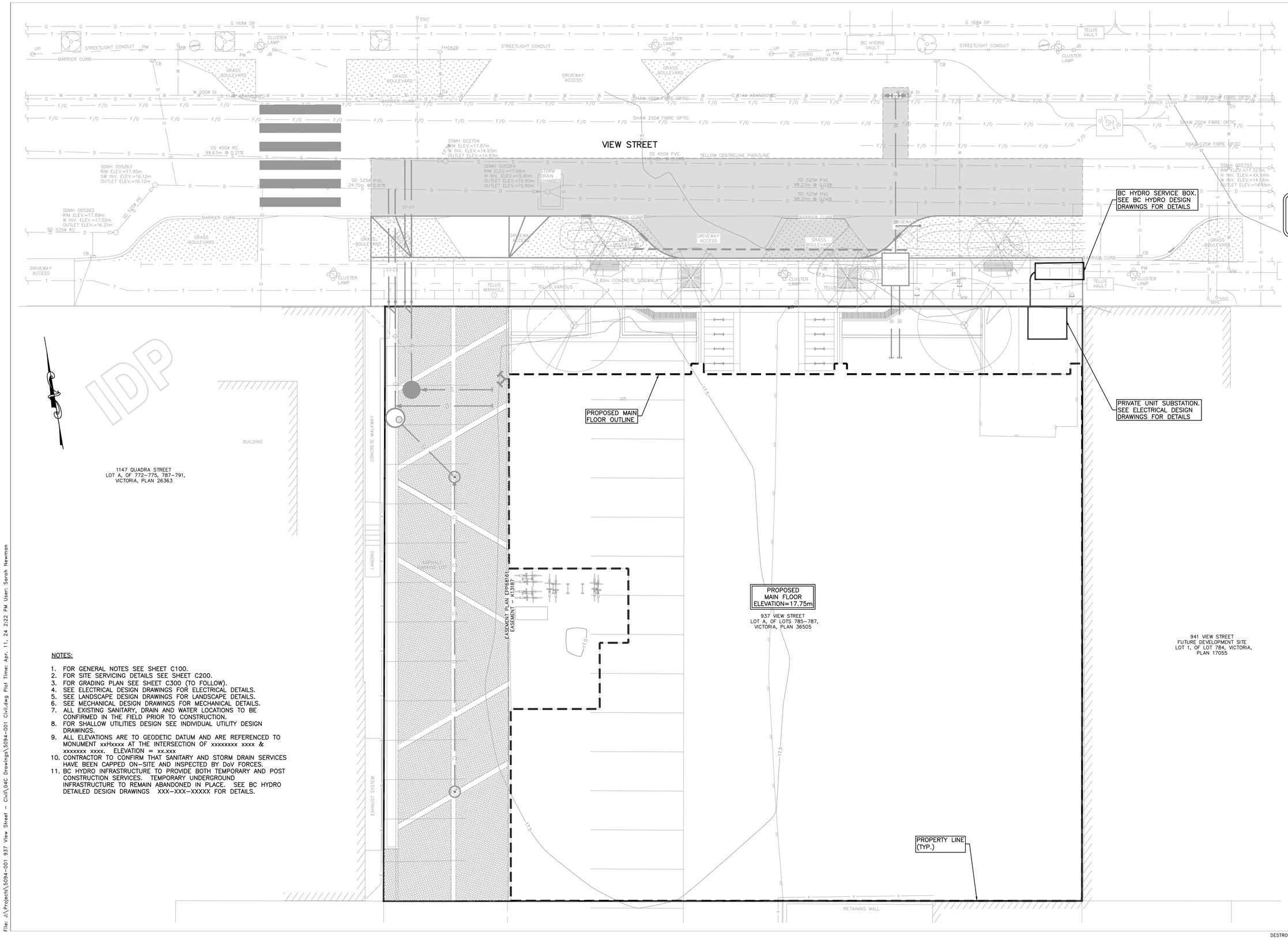

NOTES:

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

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6	2023.09.25	DEVELOPMENT PERMIT REVISION 6
7	2024.04.11	DEVELOPMENT PERMIT REVISION 7

CLIENT

1:100 0 2 6m

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BC HYDRO
INFORMATION PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	2024-04-11
PROJECT No. 5094–001	CLIENT DRAWING No.
SCALE H: AS NOTED V: –	PERMIT No.
HEL DRAWING No. C400 4 OF 4	REVISION 6

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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