937 View Street

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CIVIL

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

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 1	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street
Residential
937 View Street

Cover

dHKa A000

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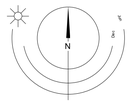
1 / A001 Context Plan Image



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

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

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:
15 STOREY RESIDENTIAL BUILDING

USES:
RESIDENTIAL

EXISTING ZONE: R-48 HARRIS GREEN

PROPOSED ZONE: R-48

DEVELOPMENT PERMIT AREA: DPA 713 (HC)

SITE AREA: 1 572.3 m² (16 924 s.f.)

FLOOR AREA:
RESIDENTIAL Level 1: 457.58 m² (4 925 s.f.)
RESIDENTIAL Level 2: 845.83 m² (9 105 s.f.)
RESIDENTIAL Level 3: 861.96 m² (9 278 s.f.)
RESIDENTIAL Level 4-14: 853.70 m² (9 189 s.f.) x 11 = 9 390.7 m²
RESIDENTIAL Level 15: 735.03 m² (7 912 s.f.)

TOTAL PROPOSED: 12 281.28 m² (132 196 s.f. excl. parkade)

FLOOR SPACE RATIO: 7.81 FSR

SITE COVERAGE: 65%

OPEN SITE SPACE: 35%

GREEN STORMWATER INFRASTRUCTURE: 180.54m² (1 943 s.f.)*
*Minimum 30% of paving area, refer to Landscape drawing L1.02

GRADE OF BUILDING: 17.6 m (GEODETIC)
See Site Plan for Grade Calculation

HEIGHT OF BUILDING: 45m

NUMBER OF STOREYS: 15 STOREYS

RESIDENTIAL PARKING: 15 stalls (incl. 1 accessible)

COMMERCIAL PARKING: N/A

BICYCLE PARKING: 291 Total
265 Class 1 Long Term,
26 short term rack
13% EB in Class 1 Area

SETBACKS:
FRONT (View Street): 3.5 m
REAR (S): N/A
SIDE (E): N/A
SIDE (W): N/A

SUITE COMPOSITION:
1 Bed: 251
1 Bed + Den: 2

TOTAL: 253 **SUITES**

BUILDING CODE SUMMARY

REFERENCED DOCUMENT:
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
- GROUP C - RESIDENTIAL

BUILDING AREA:
- 12 291.07m² (132 301 s.f. excl. parkade)

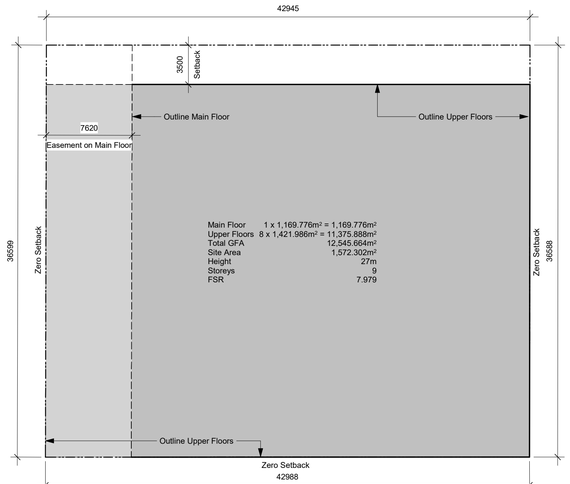
BUILDING HEIGHT:
- 15 STOREYS

NUMBER OF STREETS FACING:
- 1

ACCESSIBLE FACILITIES
- ACCESSIBLE ENTRANCE
- ACCESSIBLE PARKING STALL

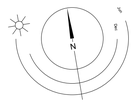
CONSTRUCTION REQUIREMENTS:
- 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
- NON-COMBUSTIBLE CONSTRUCTION WITH 2 HR MIN. FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING WALLS.

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



PROJECT DIRECTORY

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20-01-08	Issued for DP Revisions		
19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Project Data

A001

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 937 View Street

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

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

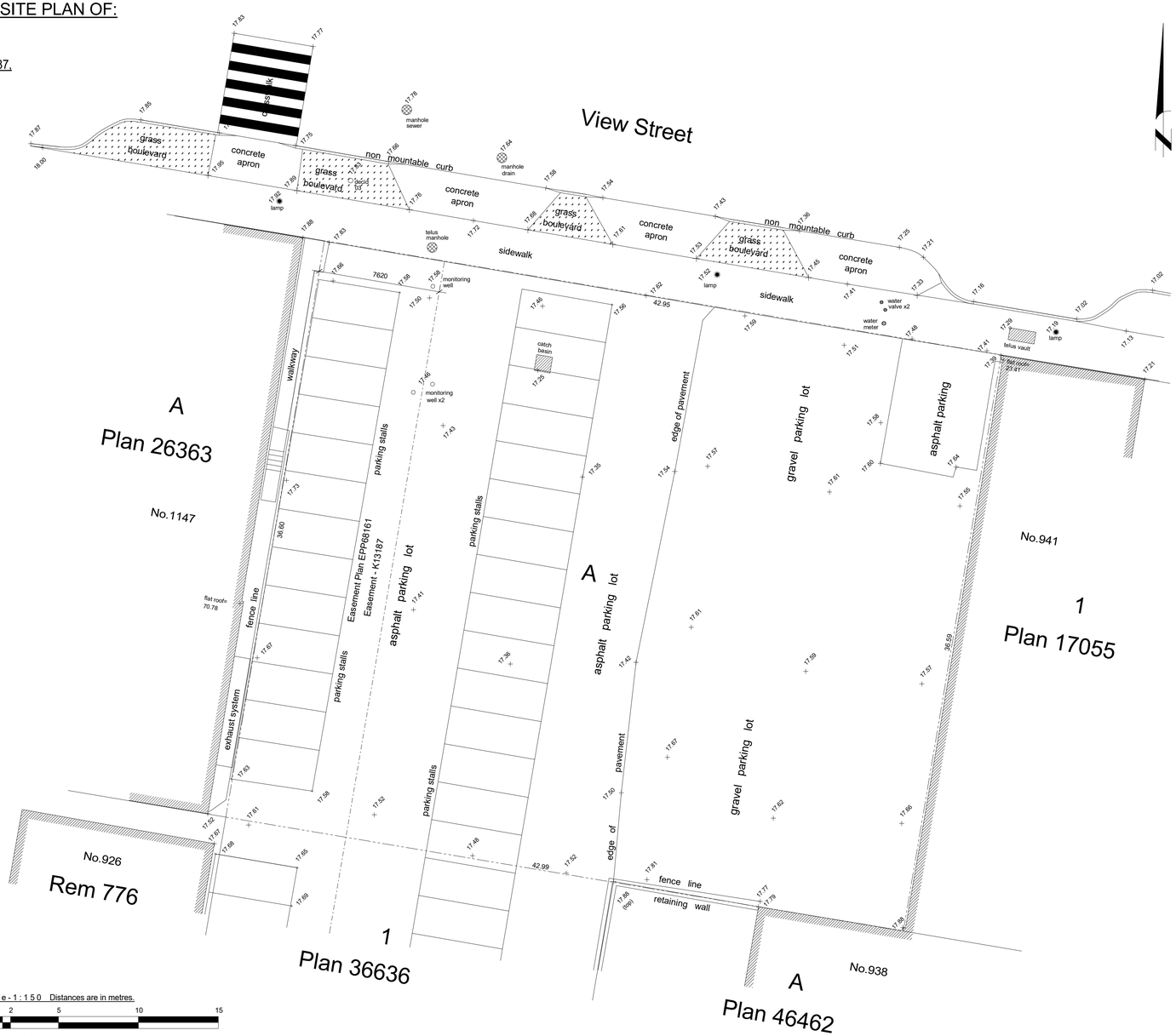
LEGEND

Elevations are to geodetic datum.

- denotes - existing elevation

Tree diameters are in centimetres.

Area Lot A = 1572.3m2



December 13, 2016

File : 9,929-16
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale - 1 : 150 Distances are in metres.

0 2 5 10 15

The intended print size is 18" by 24".

19-10-02 Issued for DP

Plot Date	20-01-08	Drawing File	
Drawn By	N/A	Checked By	ADM
Scale	1 : 150	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Survey

A100

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Yates Centre

Yates Centre

Vancouver Street

View Street

two way

crosswalk

sewer manhole

drain manhole

existing curb

existing curb

existing curb

grass boulevard

concrete apron

grass boulevard

concrete apron

grass boulevard

concrete apron

grass boulevard

concrete apron

lamp post

Telus manhole

sidewalk

lamp post

Telus vault

lamp post

P-L (North)

edge of asphalt pavement

asphalt parking lot

941 View Street

943 View Street

parking stalls

catch basin

walkway

yard

surface parking

View Towers

P-L (West)

asphalt parking lot

937 View Street

gravel parking lot

P-L (East)

Griffin Plumbing

fence

exhaust system

Griffin Plumbing

yard

1124 Vancouver Street

fence line

retaining wall

P-L (South)

yard

Sen Zushi

yard

yard

surface parking

Lunds
926 Fort Street

930 Fort Street

Cuban Cigar Shop

Sen Zushi

Suits U

Cafe Brio

Idar

950 Fort Street

BDC Building

0 5000 10000 mm

1 : 200

19-10-02		Issued for DP	
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 200	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Site Plan Existing

A101

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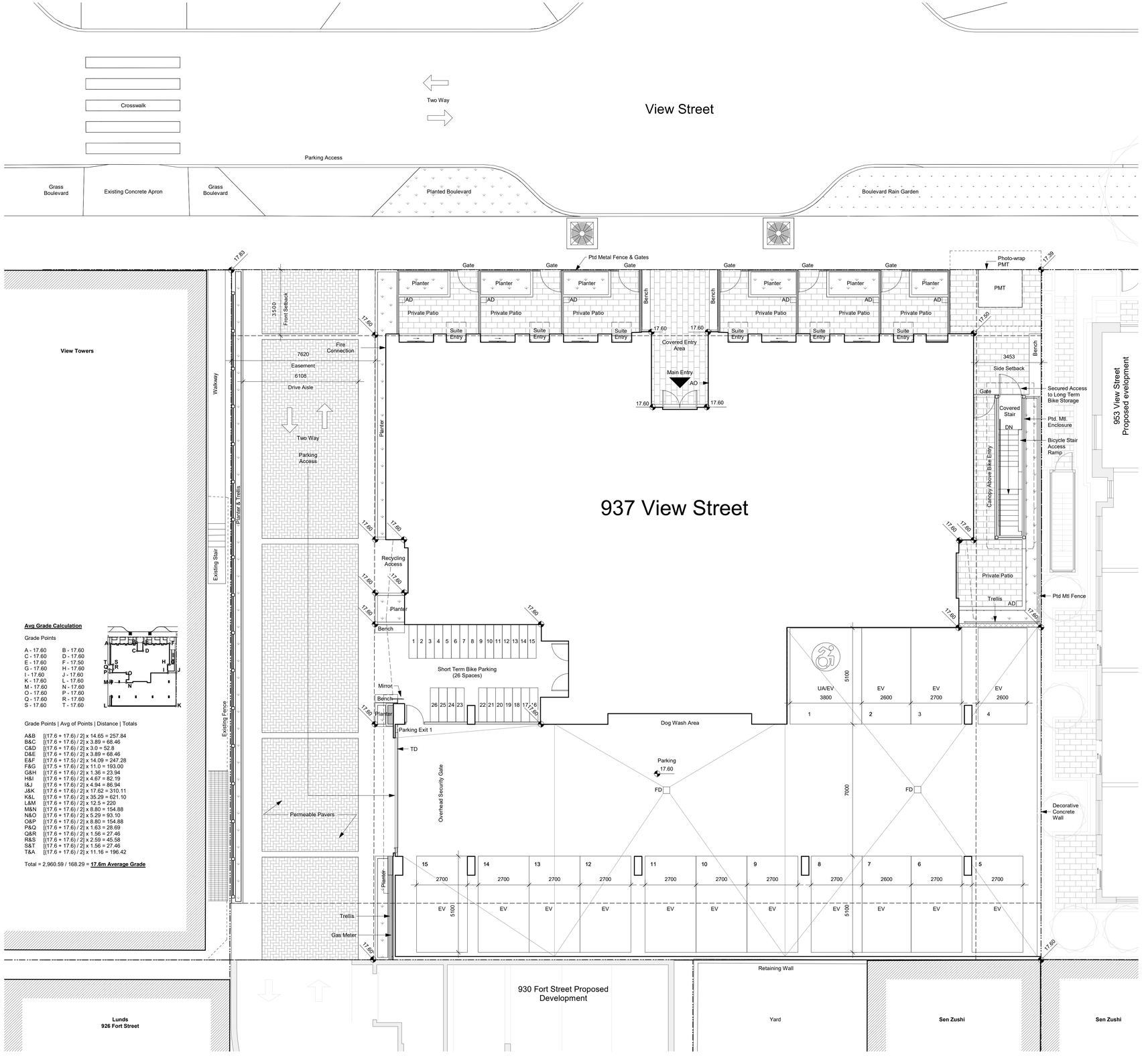

Avg Grade Calculation

Grade Points

A - 17.60 B - 17.60
C - 17.60 D - 17.60
E - 17.60 F - 17.50
G - 17.60 H - 17.60
I - 17.60 J - 17.60
K - 17.60 L - 17.60
M - 17.60 N - 17.60
O - 17.60 P - 17.60
Q - 17.60 R - 17.60
S - 17.60 T - 17.60

Grade Points | Avg of Points | Distance | Totals

A&B [(17.6 + 17.6) / 2] x 14.65 = 257.84
B&C [(17.6 + 17.6) / 2] x 3.89 = 68.46
C&D [(17.6 + 17.6) / 2] x 3.0 = 52.8
D&E [(17.6 + 17.6) / 2] x 3.89 = 68.46
E&F [(17.6 + 17.5) / 2] x 14.09 = 247.28
F&G [(17.5 + 17.6) / 2] x 11.0 = 193.00
G&H [(17.6 + 17.6) / 2] x 1.36 = 23.94
H&I [(17.6 + 17.6) / 2] x 4.67 = 82.19
I&J [(17.6 + 17.6) / 2] x 4.94 = 86.94
J&K [(17.6 + 17.6) / 2] x 17.62 = 310.11
K&L [(17.6 + 17.6) / 2] x 35.29 = 621.10
L&M [(17.6 + 17.6) / 2] x 12.5 = 220
M&N [(17.6 + 17.6) / 2] x 8.80 = 154.88
N&O [(17.6 + 17.6) / 2] x 5.29 = 93.10
O&P [(17.6 + 17.6) / 2] x 8.80 = 154.88
P&Q [(17.6 + 17.6) / 2] x 1.63 = 28.69
Q&R [(17.6 + 17.6) / 2] x 1.56 = 27.46
R&S [(17.6 + 17.6) / 2] x 2.59 = 45.58
S&T [(17.6 + 17.6) / 2] x 1.56 = 27.46
T&A [(17.6 + 17.6) / 2] x 11.16 = 196.42

Total = 2,960.59 / 168.29 = **17.6m Average Grade**

PROJECT INFORMATION TABLE

	Zone Standard	Proposal - if Different from Zone Standard
Zoning	R-48	R-48
Site Area (m²)	N/A	1572.3m²
Total Floor Area (m²)	N/A	12291.07m²
Floor Space Ratio	N/A	7.82
Site Coverage %	N/A	65%
Open Site Space %	N/A	35%
Height (m)	30m	45m
Number of Storeys	10	15
Parking Stalls (number) on site	N/A	15
Bicycle Parking Number (Short and Long Term)	N/A	291

Building Setback (m)		
Front Yard	0.5m non-res / 3.5m res	3.5m res (North)
Rear Yard	N/A	3.10m (Tower, South)
Side Yard (Indicate Which Side)	N/A	3.45m (Tower, East)
Side Yard (Indicate Which Side)	N/A	7.62m (West)

Residential Use Details		
Total Number of Units	N/A	253
Unit Types	N/A	1 BR/BTH
Ground Oriented Units	N/A	7
Minimum Unit Floor Area	N/A	32m²
Total Residential Floor Area	N/A	10303.18m²

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Plot Date	20-01-08	Drawing File	
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Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Site Plan Proposed

0 2500 5000 mm
1 : 100

A102

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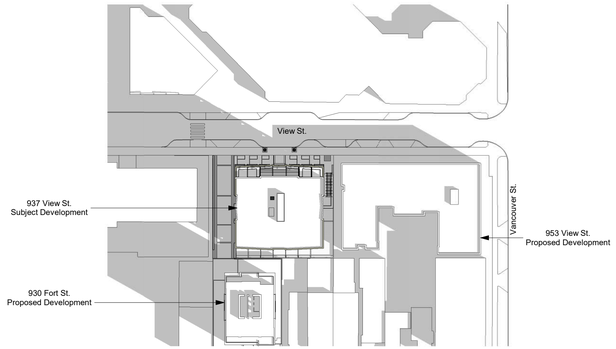
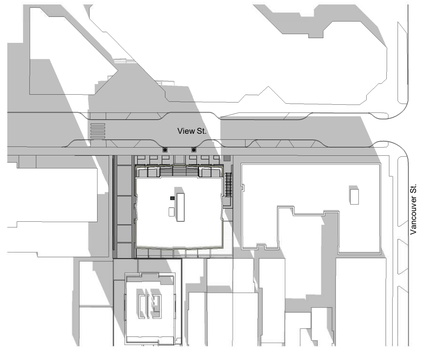


1 / A104 Shadow Study - Equinoxes - 10AM
SCALE: 1 : 1000



2 / A104 Shadow Study - Equinoxes - 12PM
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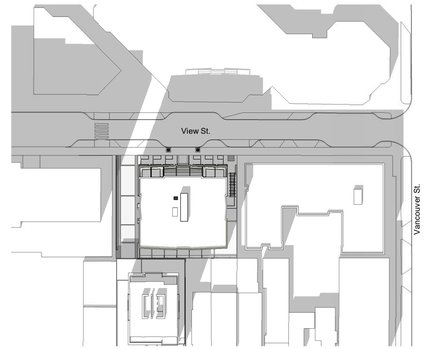

3 / A104 Shadow Study - Equinoxes - 2PM
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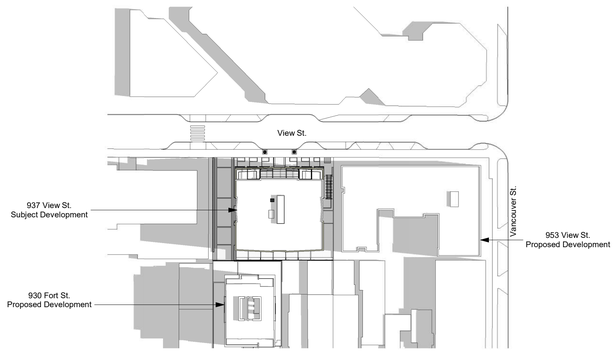

4 / A104 Shadow Study - Summer Solstice - 10AM
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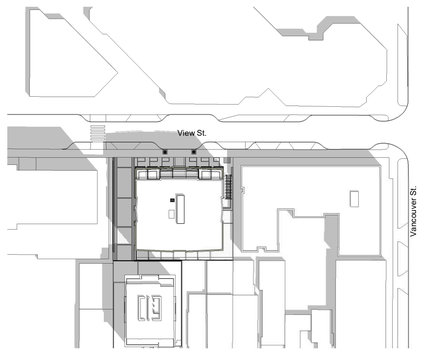

5 / A104 Shadow Study - Summer Solstice - 12PM
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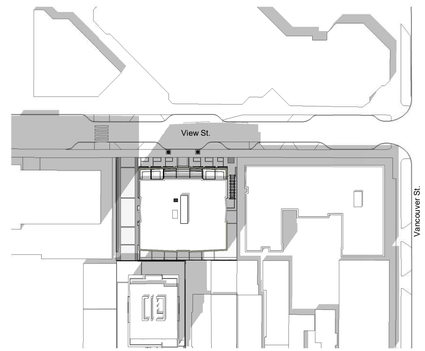

6 / A104 Shadow Study - Summer Solstice - 2PM
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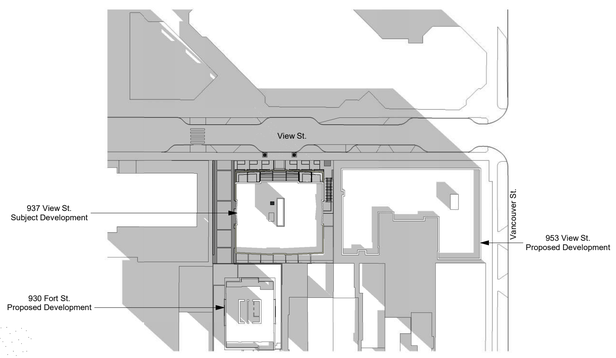

7 / A104 Shadow Study - Winter Solstice - 10AM
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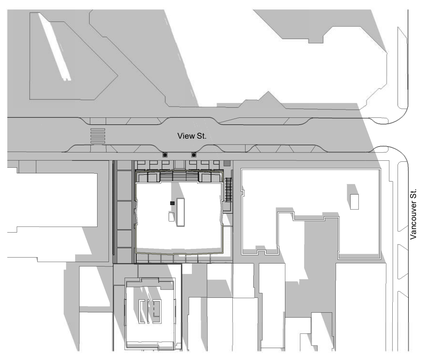

8 / A104 Shadow Study - Winter Solstice - 12PM
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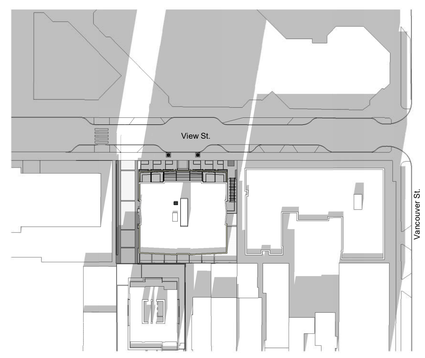
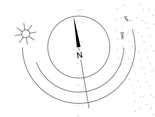


9 / A104 Shadow Study - Winter Solstice - 2PM
SCALE: 1 : 1000



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NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Site Context - Shadow Analysis

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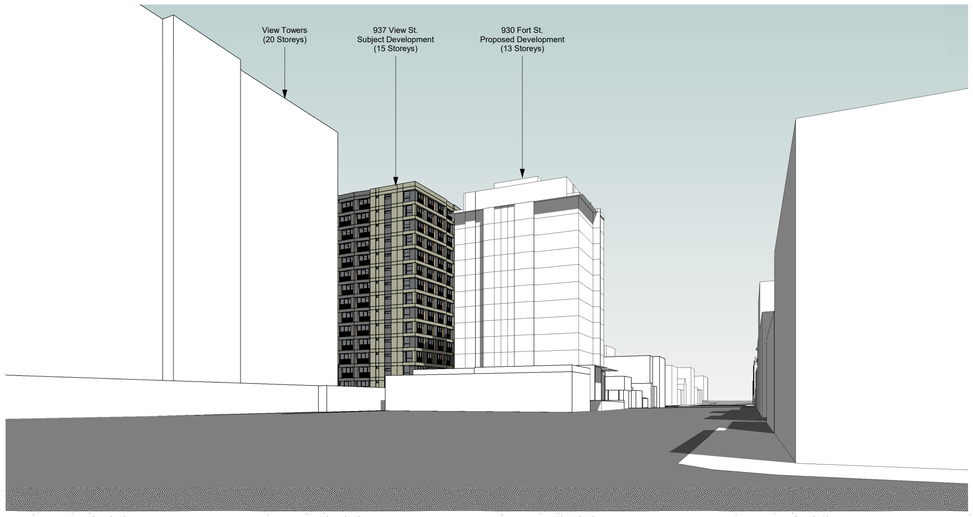
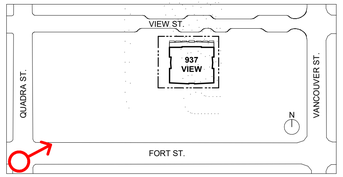
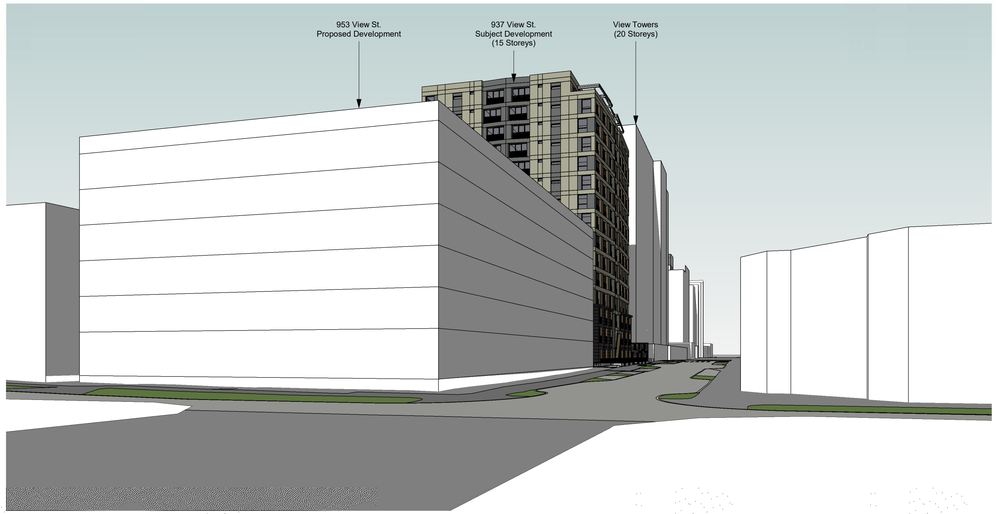
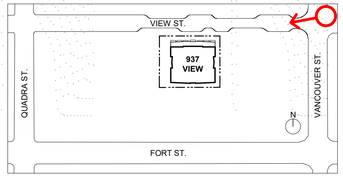


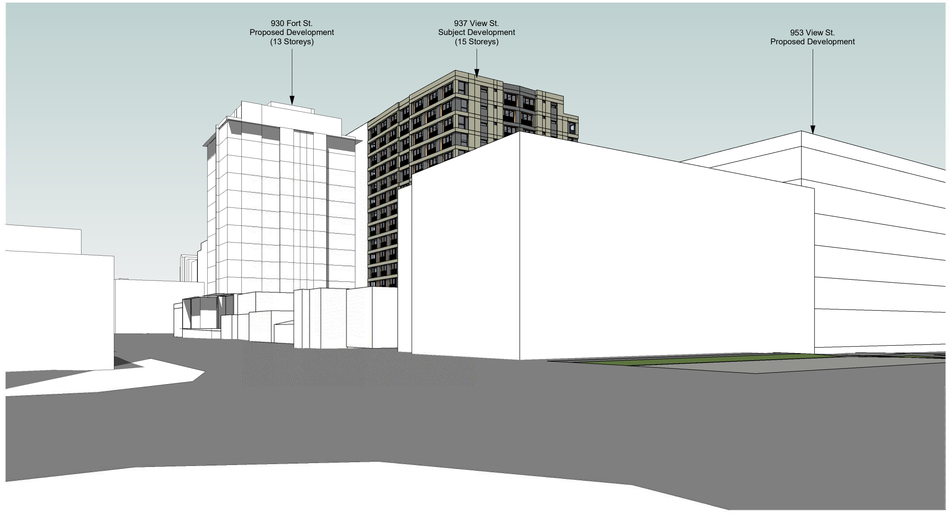
1 A105 Street Perspective - Fort & Quadra - SW Corner
SCALE:



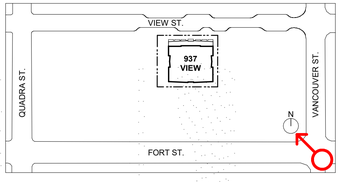


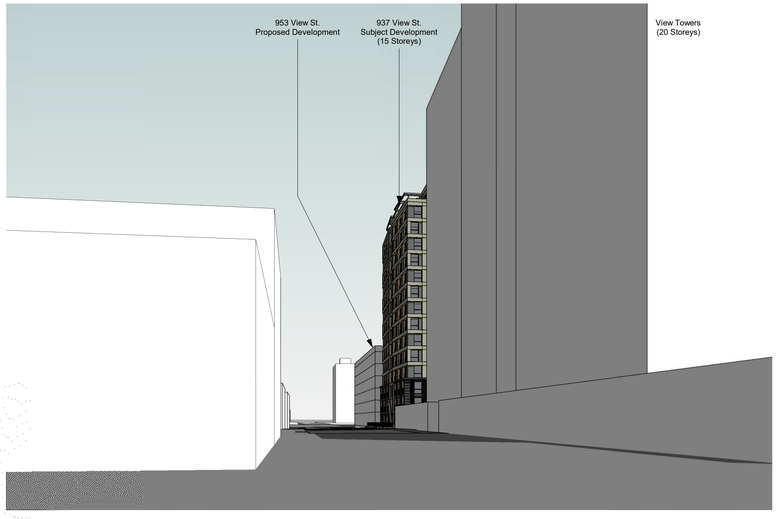
2 A105 Street Perspective - View & Vancouver - NE Corner
SCALE:





3 A105 Street Perspective - Fort & Vancouver - SE Corner
SCALE:





4 A105 Street Perspective - View & Quadra - NW Corner
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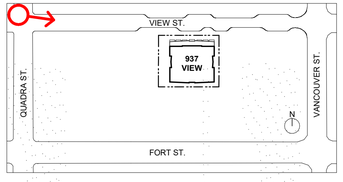

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20-01-08	Issued for DP Revisions	
19-10-02	Issued for DP	

Plot Date	20-01-08	Drawing File	
Drawn By	RC/I/LCZ	Checked By	ADM
Scale	1 : 2000	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Site Context - Street Views

A105

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1 / A106 Street Elevation
SCALE: 1 : 300

2020-01-07 2:07:05 PM

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

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 300	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Site Context - Street Elevations

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

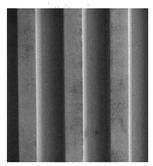
Prefabricated Exterior Wood Soffit Panels (Entry Area to be sprinklered)

Three Dimensional Backlit Address Signage

Window Wall System w/ Low E Insulated Glass & coloured film

Tempered Glass Canopy / Rain Protection w/ Safety Film, PTD Steel Structure

Painted Metal Gates, Trellis, Guards & Fencing



Architectural Concrete wall w/ formwork pattern

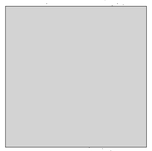
Wood Door with View Lite

Non-combustable ptd metal pergola structure

Aluminum panel window surround w/ simulated wood finish

Fibre Cement rain screen panel facade system - Equitone Materia MA200

Composite Metal rain screen panel facade system - Stacbond Dusty Grey STB-4A5

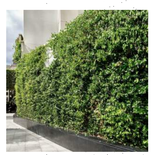


Black Zinc Flashing

Low E Insulated windows / bypass sliders

High Pressure Laminate Rainscreen Panels - Equitone Natura N074

Feature Green Wall on PTD Metal Structure w/ Architectural Exposed Concrete Planter



Architectural Exposed Concrete Benches/Planters

		20-01-08	Issued for DP Revisions
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 5	Project Number	1922

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View Street Residential

937 View Street

Site Context - Materials

A107

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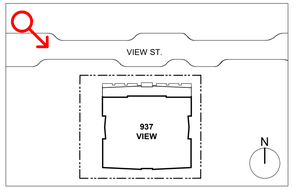
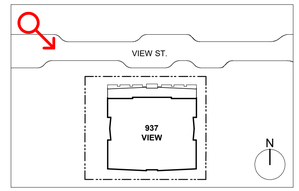
2020-01-07 2:07:31 PM

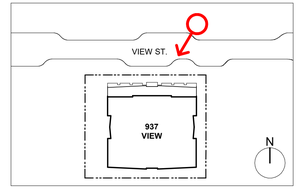
1 A108 Perspective Render - Looking Southeast
SCALE: 1 : 1



2 A108 Perspective Rendering - Crosswalk
SCALE: 1 : 1



3 A108 Perspective Rendering - Looking Southwest
SCALE: 1 : 1



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20-01-08	Issued for DP Revisions

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	As indicated	Project Number	1922

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View Street Residential
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Site Context - Rendered Views

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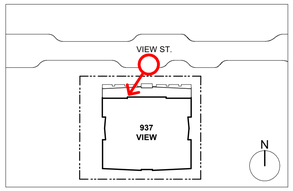
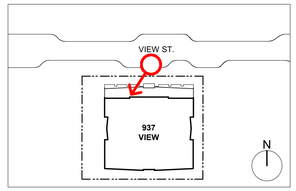
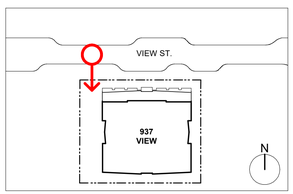
2 A109 Perspective Rendering - Main Entry
SCALE: 1 : 1



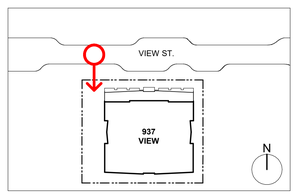
1 A109 Perspective Rendering - Main Entry - Night
SCALE: 1 : 1



4 A109 Perspective Rendering - Easement
SCALE: 1 : 1



3 A109 Perspective Rendering - Easement - Night
SCALE: 1 : 1



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Drawn By	RCI/LCZ	Checked By	ADM
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937 View Street

Site Context - Rendered Views

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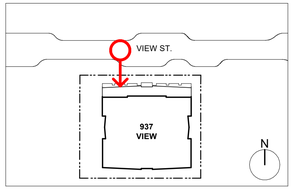
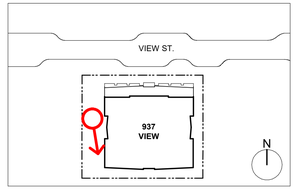
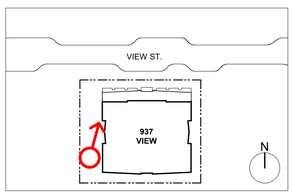
4 A110 Perspective Rendering - Townhouses at Easement
SCALE: 1 : 1



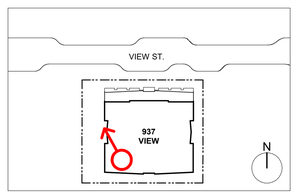
1 A110 Perspective Rendering - Bikes and Garage
SCALE: 1 : 1



2 A110 Perspective Rendering - Easement Looking at Bikes
SCALE: 1 : 1



3 A110 Perspective Rendering - Parking from Garage
SCALE: 1 : 1



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Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	As indicated	Project Number	1922

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Site Context - Rendered Views

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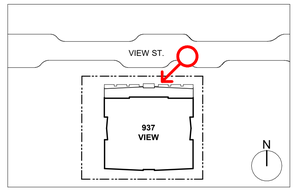
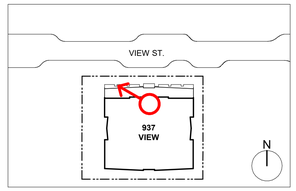
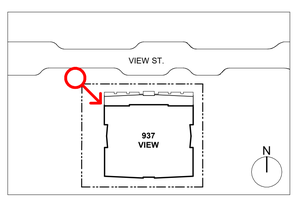
3 A111 Perspective Rendering - Patio
SCALE: 1 : 1

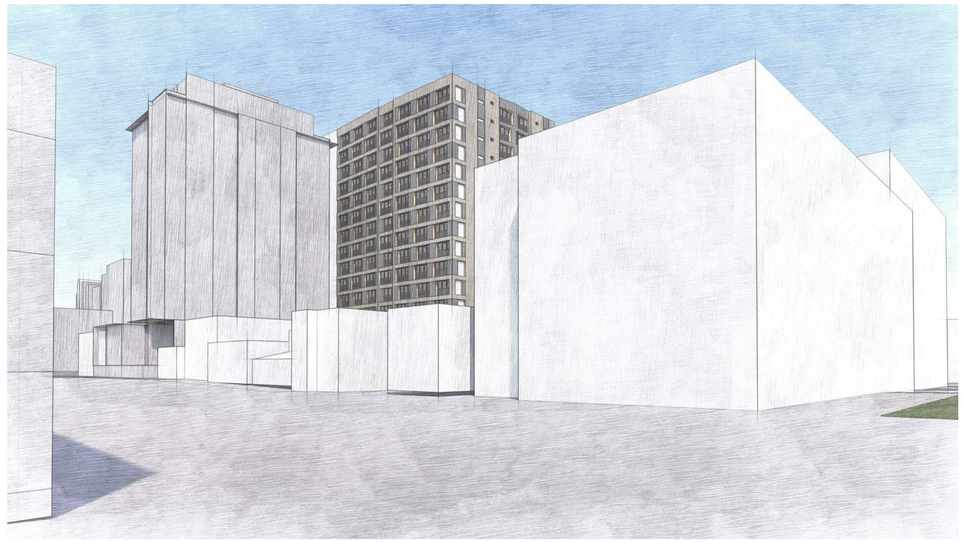


4 A111 Perspective Rendering - Amenity
SCALE: 1 : 1

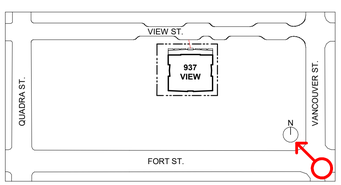


6 A111 Perspective Rendering - Southern Corner
SCALE: 1 : 1





5 A111 Perspective Rendering - Vancouer and Fort
SCALE: 1 : 1



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	20-01-08	Issued for DP Revisions	

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Site Context - Rendered Views

A111

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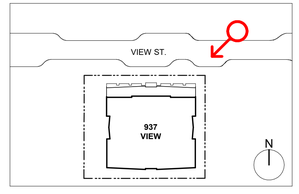
1 Perspective Rendering - Overall - Night
A112 SCALE: 1 : 1



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20-01-08 Issued for DP Revisions

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Site Context - Rendered Views

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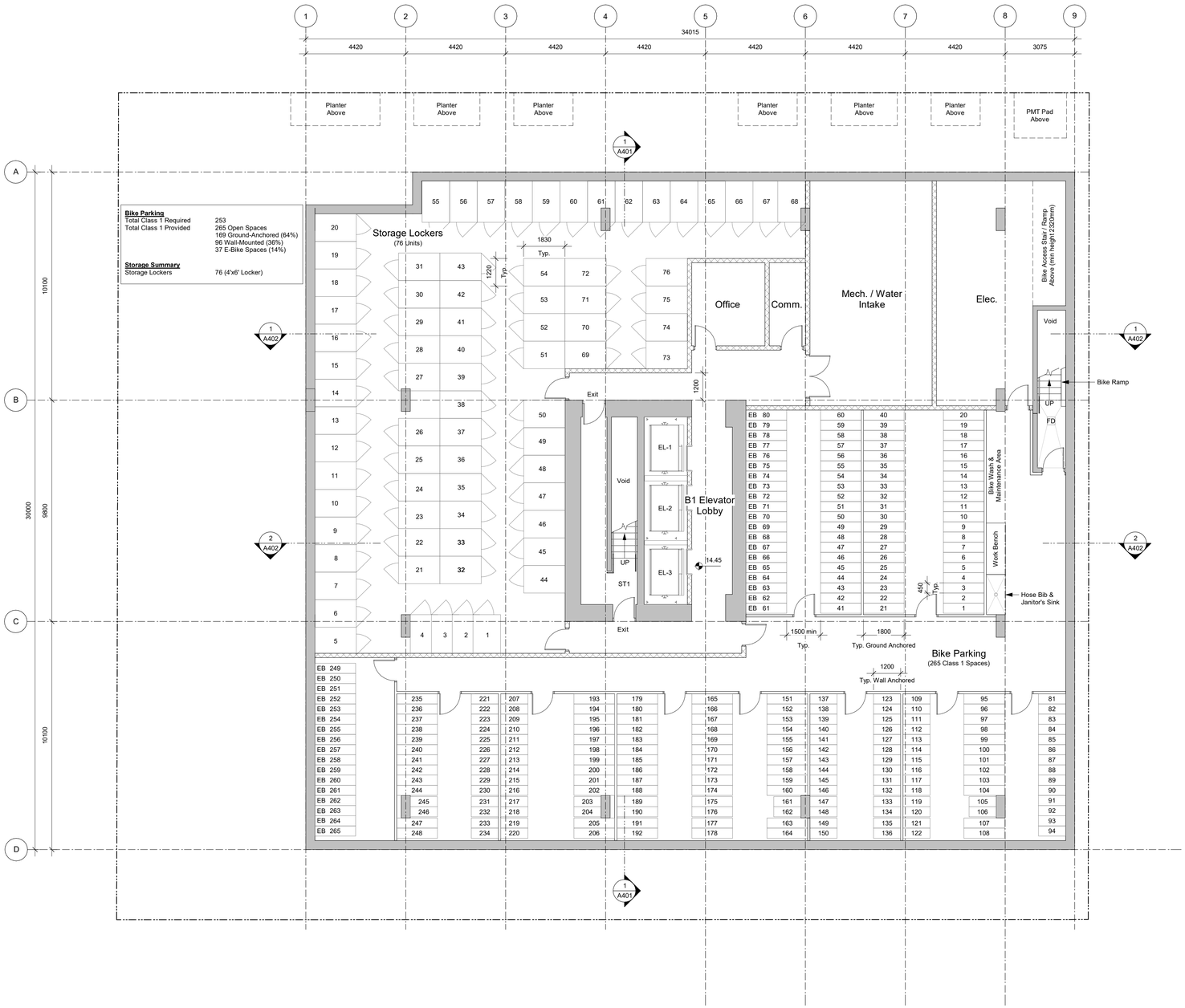

20-01-08 Issued for DP Revisions
19-10-02 Issued for DP

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Level B1 Basement Plan

0 2500 5000 mm
1 : 100

A201

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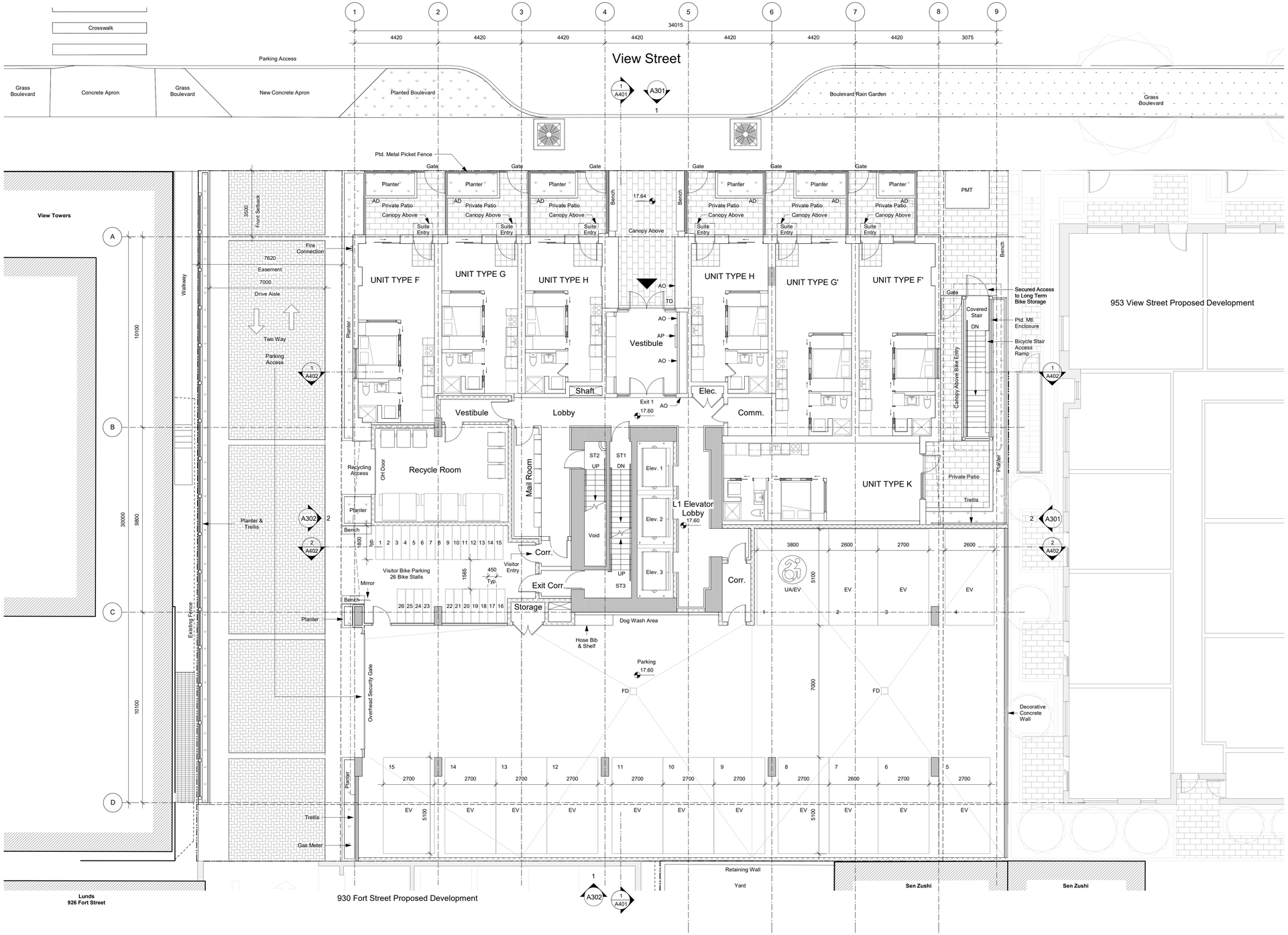

	20-01-08		Issued for DP Revisions
	19-10-02		Issued for DP

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Level L1 Plan

0 2500 5000 mm
1 : 100

A202

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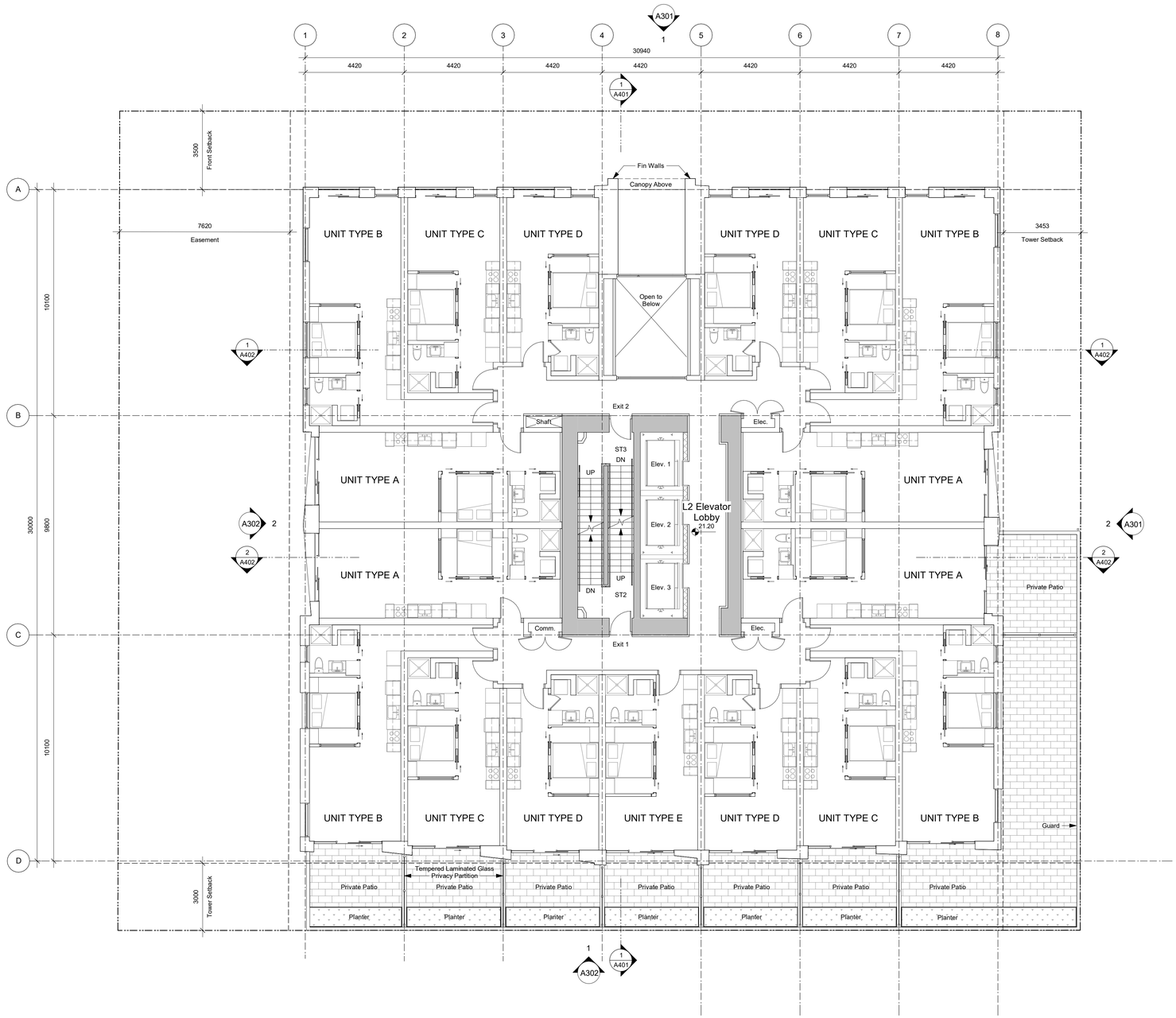

20-01-08	Issued for DP Revisions
19-10-02	Issued for DP

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Level L2 Plan

0 2500 5000 mm

1 : 100

A203

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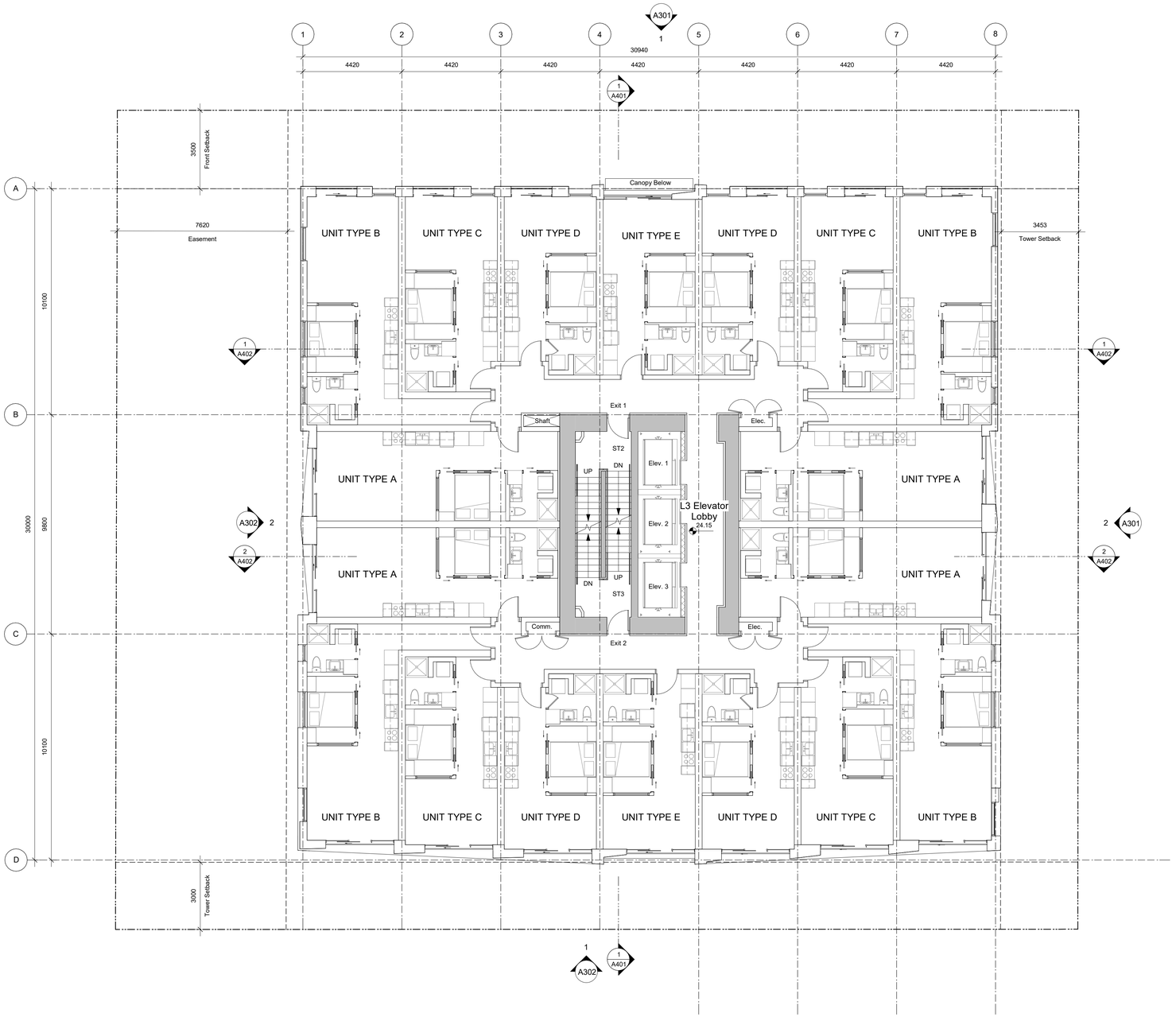

20-01-08	Issued for DP Revisions		
19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Level L3 Plan

0 2500 5000 mm

1 : 100

A204

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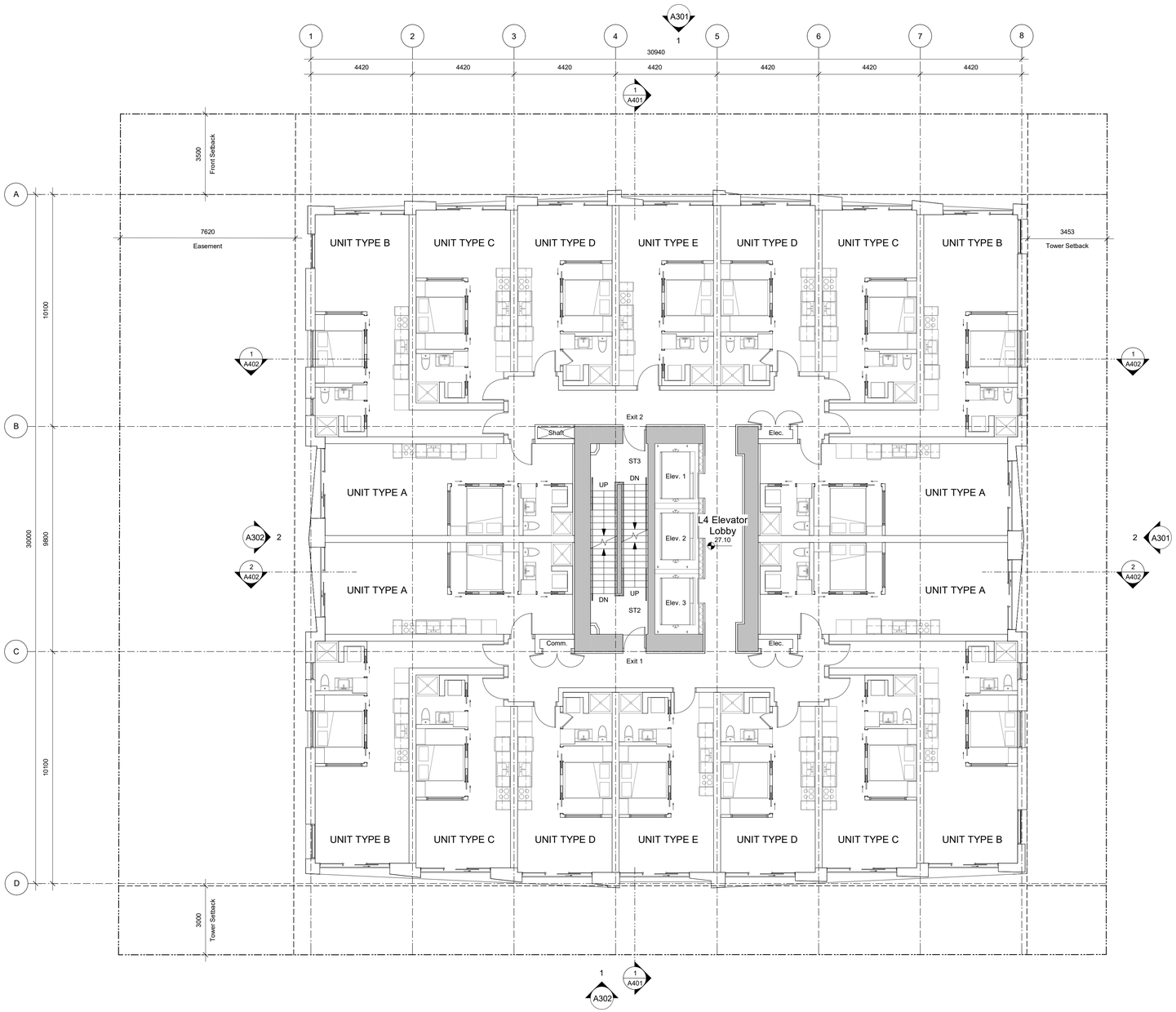

20-01-08	Issued for DP Revisions		
19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Levels L4-L14 (Even) Plan

0 2500 5000 mm

1 : 100

A205

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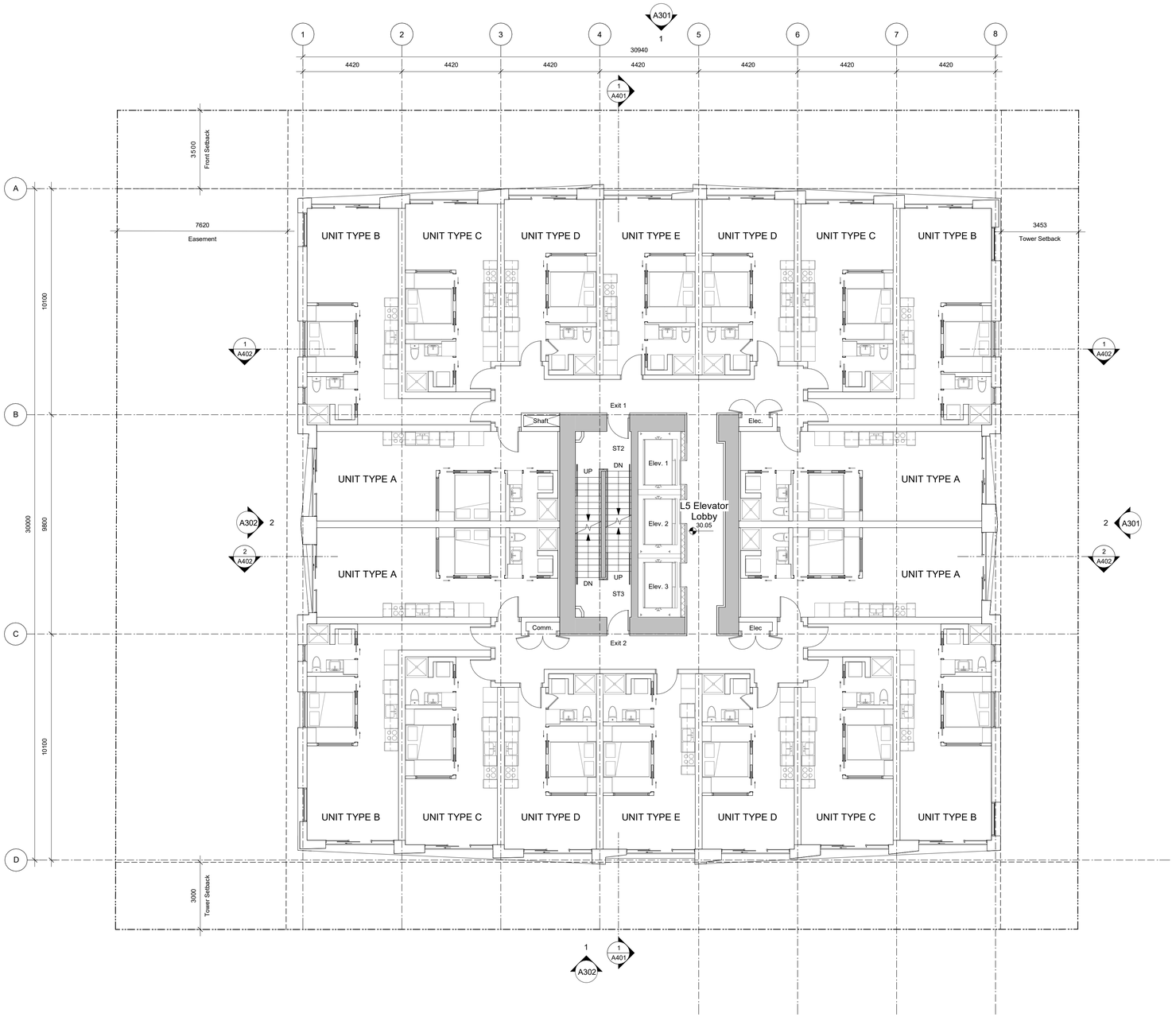

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19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Levels L5-L13 (Odd) Plan

0 2500 5000 mm

1 : 100

A206

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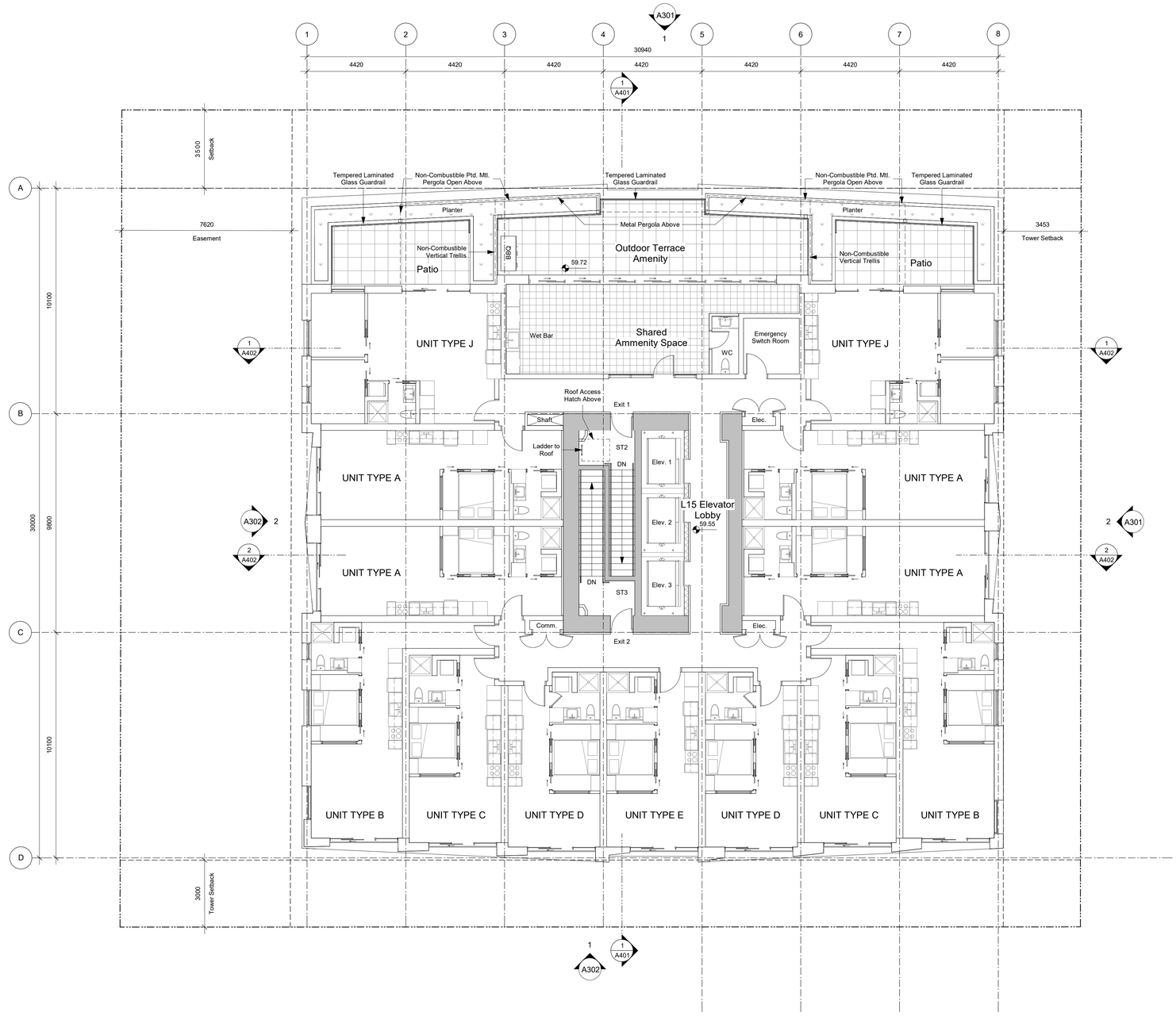

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19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Level L15 Plan

0 2500 5000 mm

1 : 100

A207

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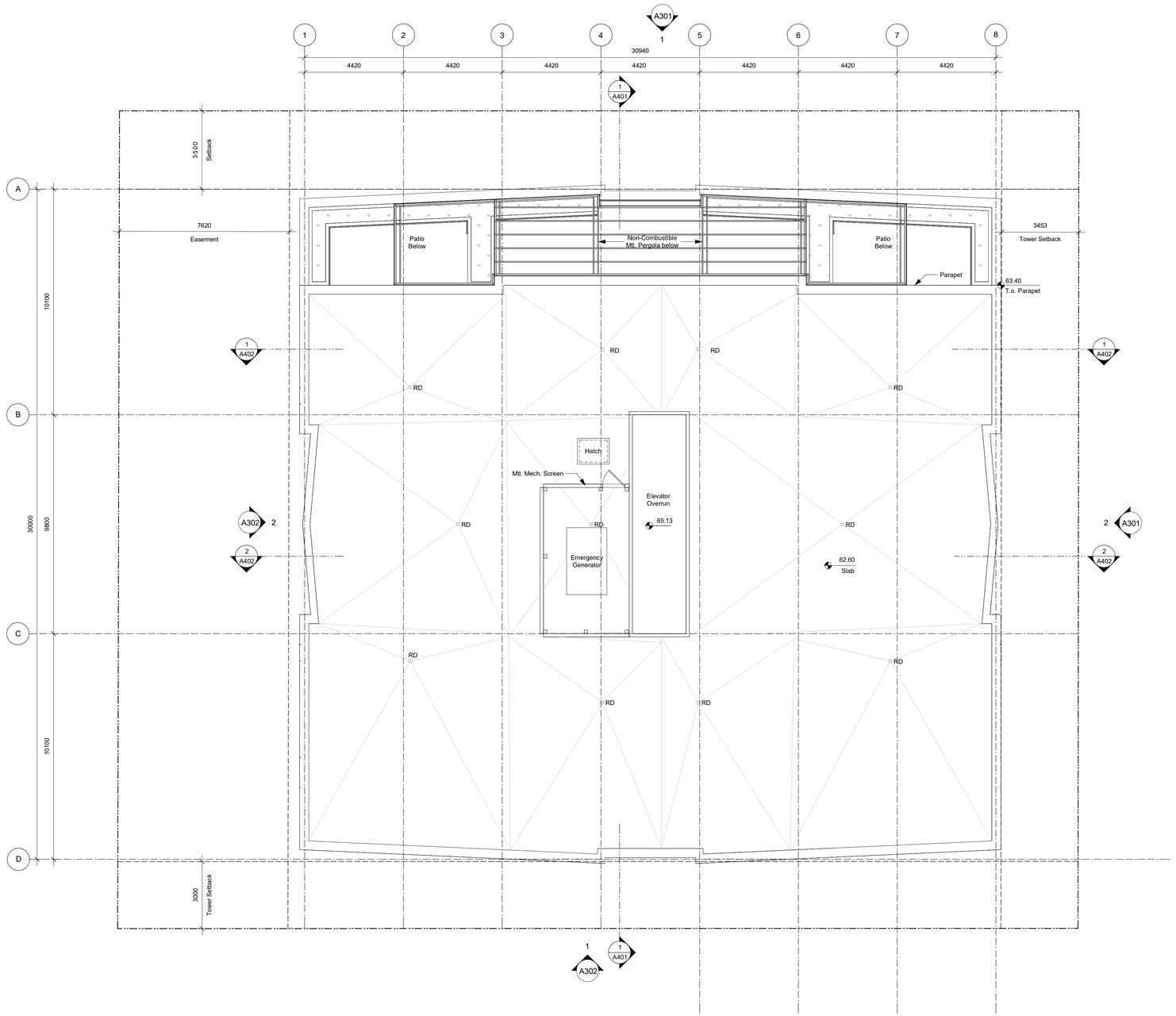

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19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Roof Plan

0 2500 5000 mm

1 : 100

A208

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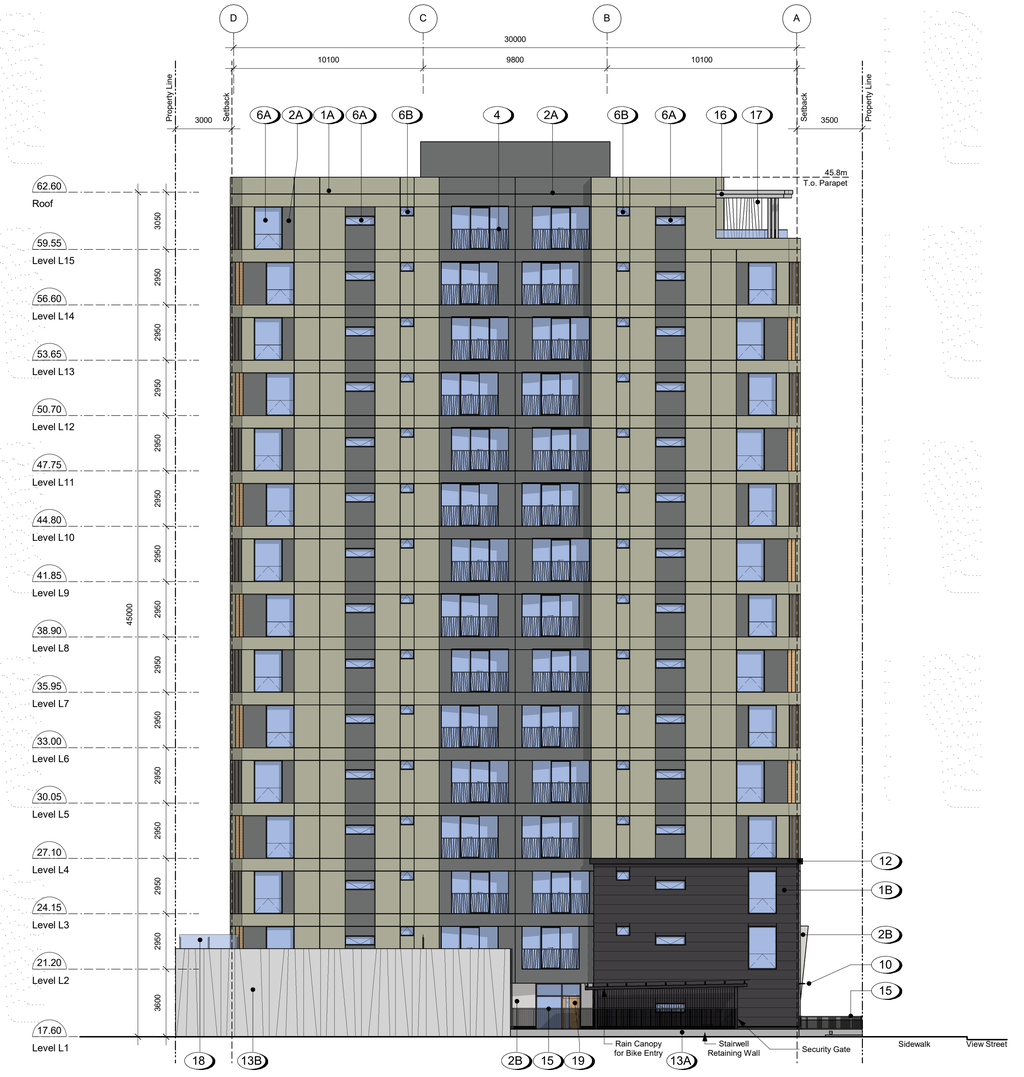
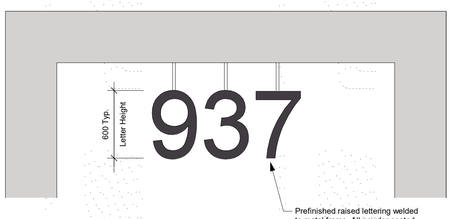
1 A301 Building Elevation - North
SCALE: 1 : 150



2 A301 Building Elevation - East
SCALE: 1 : 150



3 A301 Main Entry Signage
SCALE: 1 : 25

Materials Schedule

1A	Fibre Cement Panel - Sand
1B	Fibre Cement Panel - Charcoal
2A	Aluminum Composite Panel - Dusty Grey
2B	Aluminum Composite Panel - Light Grey
3	Mechanical Equipment Screen - Metal mesh panels on steel structural frame
4	Juliette Balcony with Painted Metal Guardrail
5	Tempered and Laminated Glass Guardrail with Anodized Aluminum Caprail
6A	Low-e, Insulated Glass Anodized Aluminum Framed Window
6B	Low-e, Insulated, Frosted Glass Anodized Aluminum Framed Window
7	Low-e, Insulated Glass with Safety Film Storefront System
8	Low-e, Insulated Glass with Coloured Film Tint Window Wall System - Colour to be Specified by Architect
9	Low-e, Insulated Glass Window Wall System
10	Tempered and Laminated Canopy Glazing
11	Spandrel Panel - Light Grey
12	Painted Metal Flashing Cornice
13A	Architectural Exposed Concrete
13B	Architectural Exposed Concrete with Decorative Pattern
14	Smooth Face Concrete Masonry Units Stack Bond - Painted Light Grey
15	Painted Metal Fence
16	Painted Metal Structure
17	Metal Planting Support
18	Tempered Translucent Glass Privacy Screen with Clear Anodized Aluminum Frame
19	Wood Door with View Lite
20	Precast Concrete Planter
21	Sectional Aluminum Overhead Garage Door
22	Sectional Aluminum Overhead Garage Door with Security Mesh in All Openings
23	Metal Fabric

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

Plot Date	20-01-08	Drawing File	
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Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Building Elevations

A301

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2020-01-07 2:58:25 PM

1 A302 Building Elevation - South
SCALE: 1 : 150

2 A302 Building Elevation - West
SCALE: 1 : 150

Materials Schedule

1A	Fibre Cement Panel - Sand
1B	Fibre Cement Panel - Charcoal
2A	Aluminum Composite Panel - Dusty Grey
2B	Aluminum Composite Panel - Light Grey
3	Mechanical Equipment Screen - Metal mesh panels on steel structural frame
4	Juliette Balcony with Painted Metal Guardrail
5	Tempered and Laminated Glass Guardrail with Anodized Aluminum Caprail
6A	Low-e, Insulated Glass Anodized Aluminum Framed Window
6B	Low-e, Insulated, Frosted Glass Anodized Aluminum Framed Window
7	Low-e, Insulated Glass with Safety Film Storefront System
8	Low-e, Insulated Glass with Coloured Film Tint Window Wall System - Colour to be Specified by Architect
9	Low-e, Insulated Glass Window Wall System
10	Tempered and Laminated Canopy Glazing
11	Spandrel Panel - Light Grey
12	Painted Metal Flashing Cornice
13A	Architectural Exposed Concrete
13B	Architectural Exposed Concrete with Decorative Pattern
14	Smooth Face Concrete Masonry Units Stack Bond - Painted Light Grey
15	Painted Metal Fence
16	Painted Metal Structure
17	Metal Planting Support
18	Tempered Translucent Glass Privacy Screen with Clear Anodized Aluminum Frame
19	Wood Door with View Lite
20	Precast Concrete Planter
21	Sectional Aluminum Overhead Garage Door
22	Sectional Aluminum Overhead Garage Door with Security Mesh in All Openings
23	Metal Fabric

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

Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Building Elevations

dHKa A302

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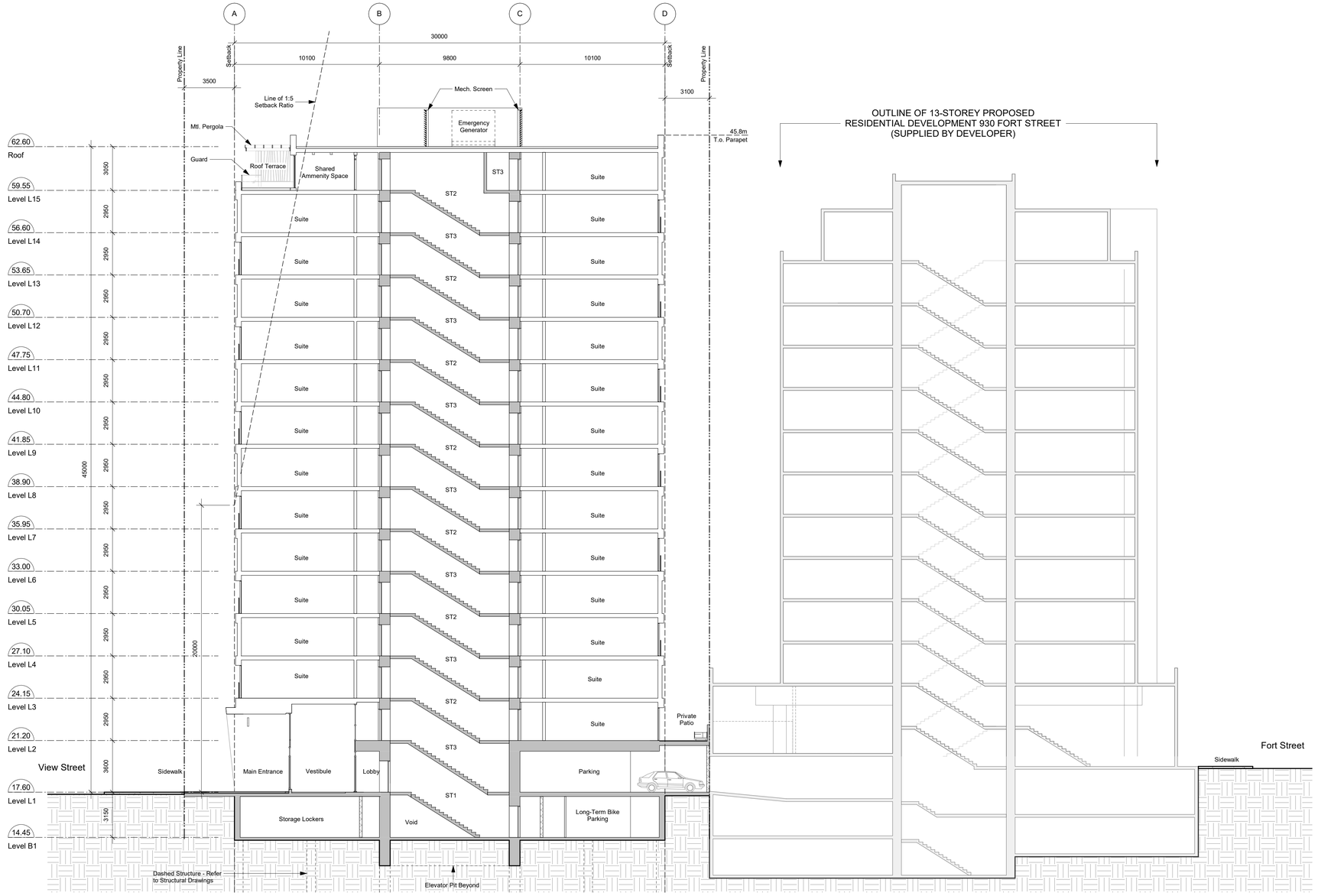

OUTLINE OF 13-STOREY PROPOSED RESIDENTIAL DEVELOPMENT 930 FORT STREET (SUPPLIED BY DEVELOPER)

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

2020-01-07 2:08:40 PM

20-01-08	Issued for DP Revisions		
19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 150	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Building Sections

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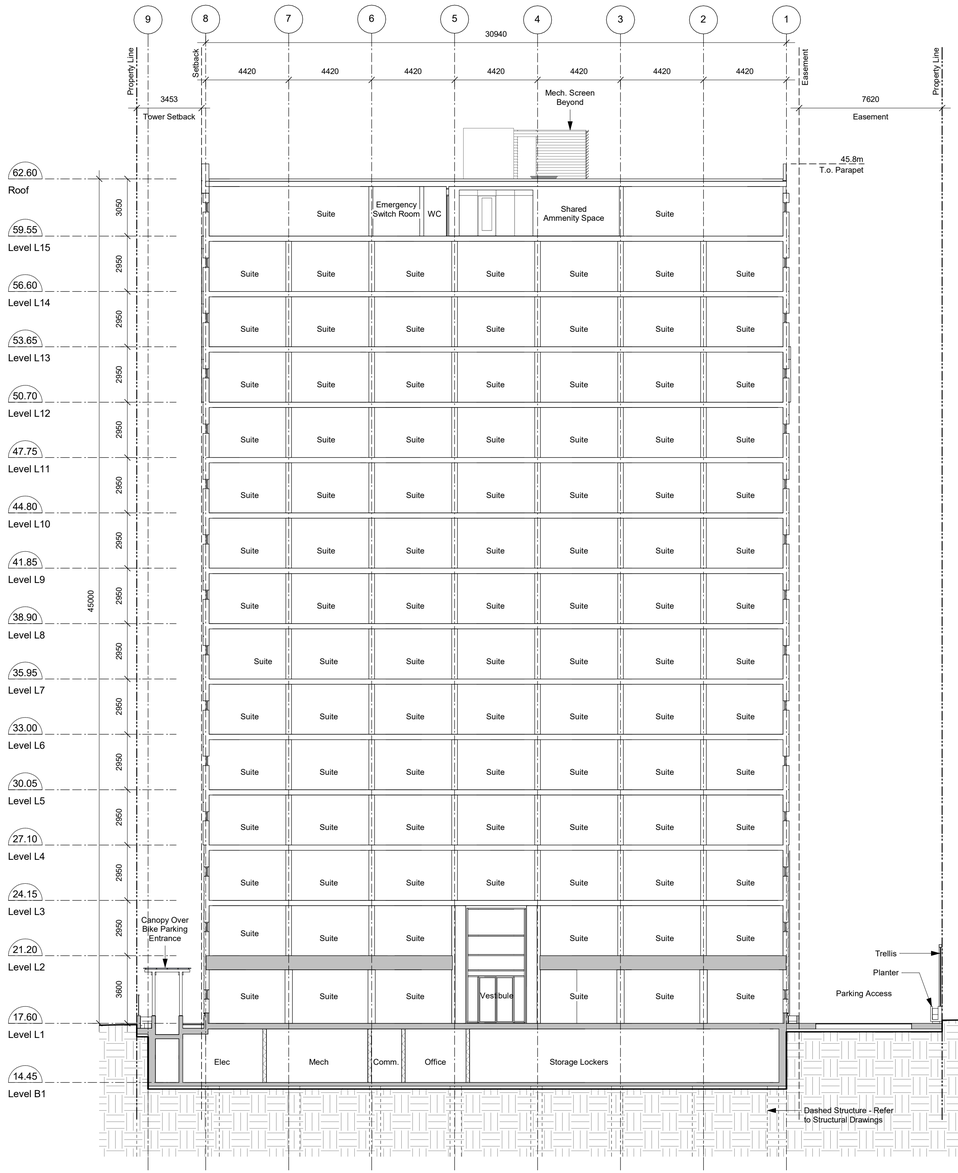
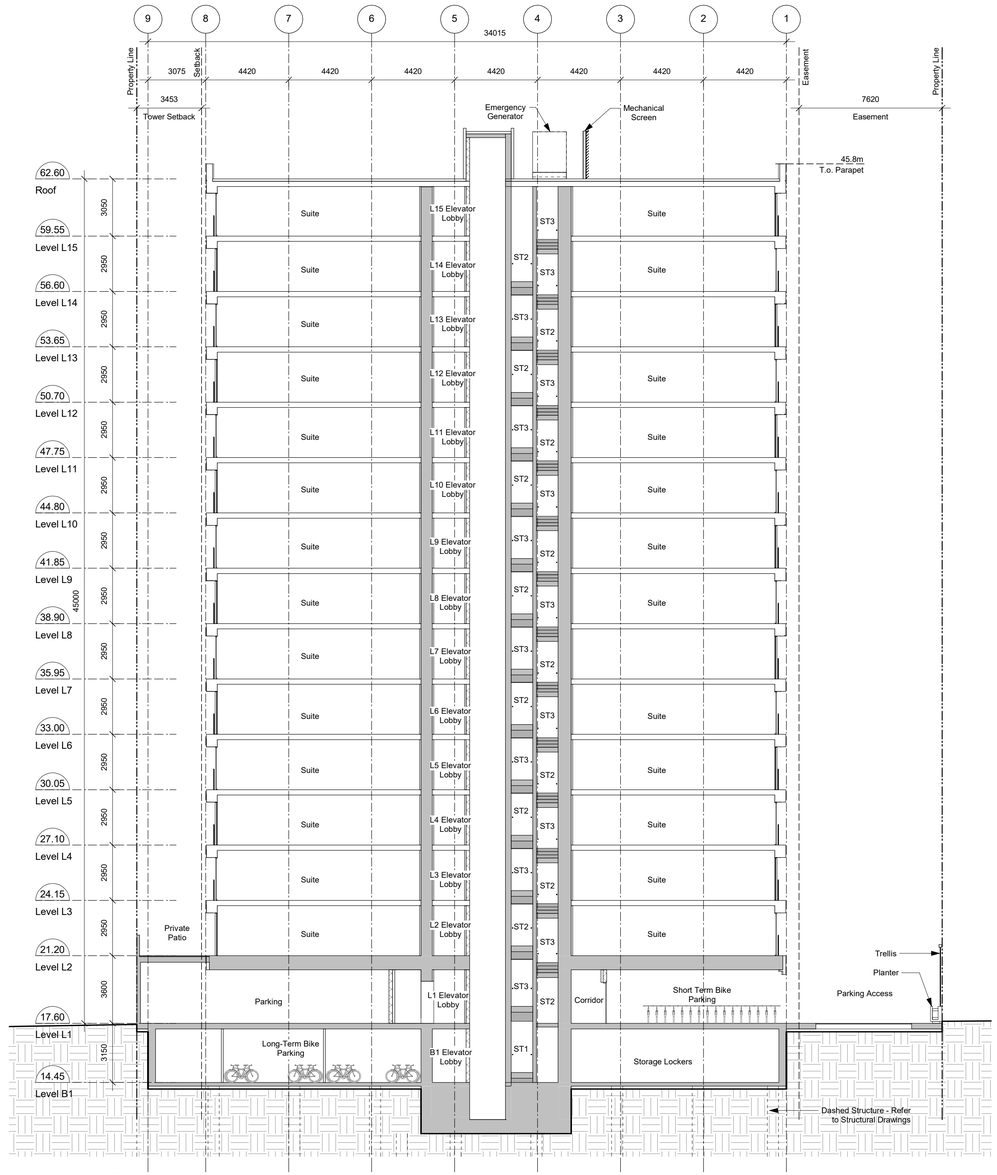


1 A402 Building Section - East/West 1
SCALE: 1 : 150



2 A402 Building Section - East/West 2
SCALE: 1 : 150

20-01-08	Issued for DP Revisions		
19-10-02	Issued for DP		
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 150	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential
937 View Street

Building Sections

A402

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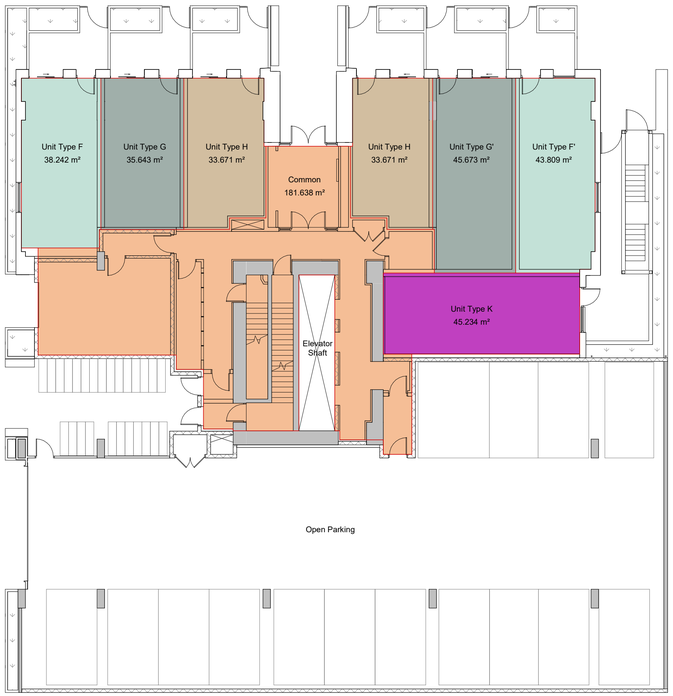
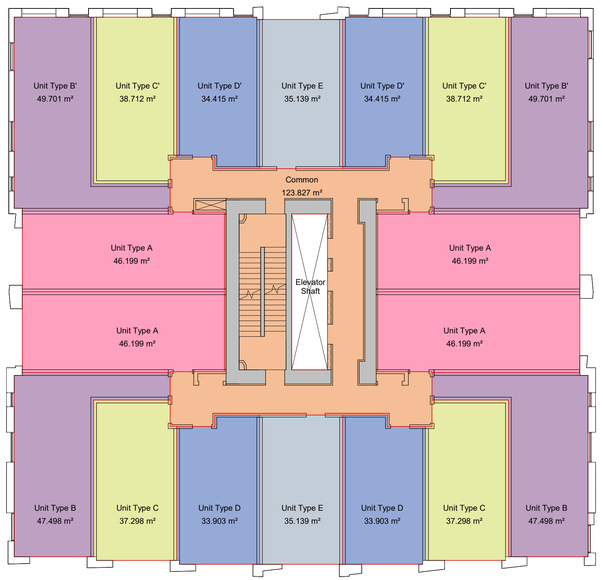


1 / A911 Level L1 Area Plan
SCALE: 1 : 150



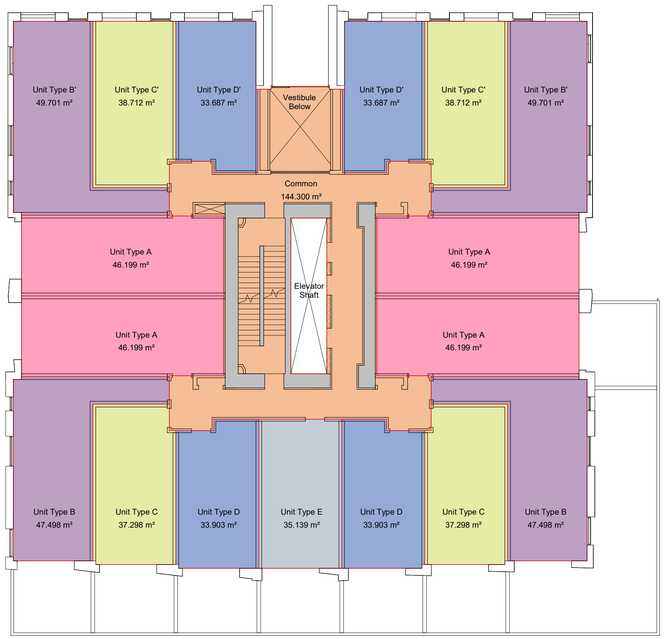
3 / A911 Level L3 Area Plan
SCALE: 1 : 150

AREA SCHEDULE

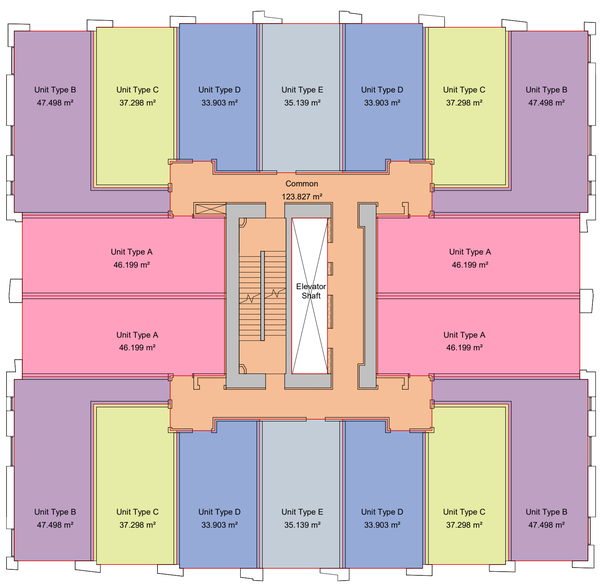
Description	Zoning (m^2)	Zoning (SF)	No. Suites
Basement			
City Zoning GFA	963.49 m²	10371 SF	
Storage	287.52 m²	3095 SF	
Level 1			
City Zoning GFA	457.58 m²	4925 SF	
Residential Strata	275.94 m²	2970 SF	7
Residential Common	181.64 m²	1955 SF	
Efficiency	60.30%	60.30%	
Level 2			
City Zoning GFA	845.83 m²	9105 SF	
Residential Strata	701.53 m²	7551 SF	17
Residential Common	144.30 m²	1553 SF	
Efficiency	82.94%	82.94%	
Level 3			
City Zoning GFA	861.96 m²	9278 SF	
Residential Strata	738.13 m²	7945 SF	18
Residential Common	123.83 m²	1333 SF	
Efficiency	85.63%	85.63%	
Levels 4-14			
City Zoning GFA	853.70 m²	9189 SF	
Residential Strata	729.87 m²	7856 SF	198
Residential Common	123.83 m²	1333 SF	
Efficiency	85.50%	85.50%	
Level 15			
City Zoning GFA	735.03 m²	7912 SF	
Residential Strata	558.99 m²	6017 SF	13
Residential Common	176.03 m²	1895 SF	
Efficiency	76.05%	76.05%	
Totals			
Total GFA	12291.07 m²	132301 SF	
Site Area	1572.30 m²	16924 SF	
FSR	7.82	7.82	
Total Basement	963.49 m²	10371 SF	
Total Residential	10303.18 m²	110903 SF	253
Total Commercial	0.00 m²	0 SF	
Total Common & Core	1987.90 m²	21398 SF	
Efficiency	83.83%	83.83%	

Area Legend

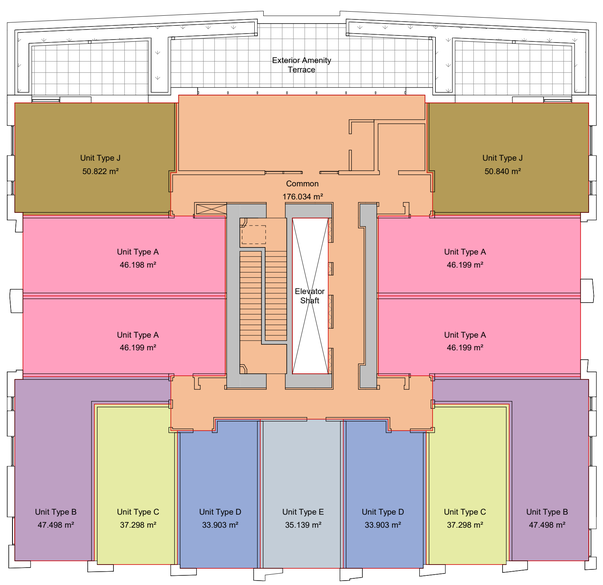
- Common
- Storage
- Unit Type A
- Unit Type B
- Unit Type B'
- Unit Type C
- Unit Type C'
- Unit Type D
- Unit Type D'
- Unit Type E
- Unit Type F
- Unit Type F'
- Unit Type G
- Unit Type G'
- Unit Type H
- Unit Type J
- Unit Type K



2 / A911 Level L2 Area Plan
SCALE: 1 : 150



4 / A911 Level L4-14 Area Plan
SCALE: 1 : 150



5 / A911 Level L15 Area Plan
SCALE: 1 : 150

	20-01-08	Issued for DP Revisions	
Plot Date	20-01-08	Drawing File	
Drawn By	RCI/LCZ	Checked By	ADM
Scale	1 : 150	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View Street Residential

937 View Street

Area Plans

A911

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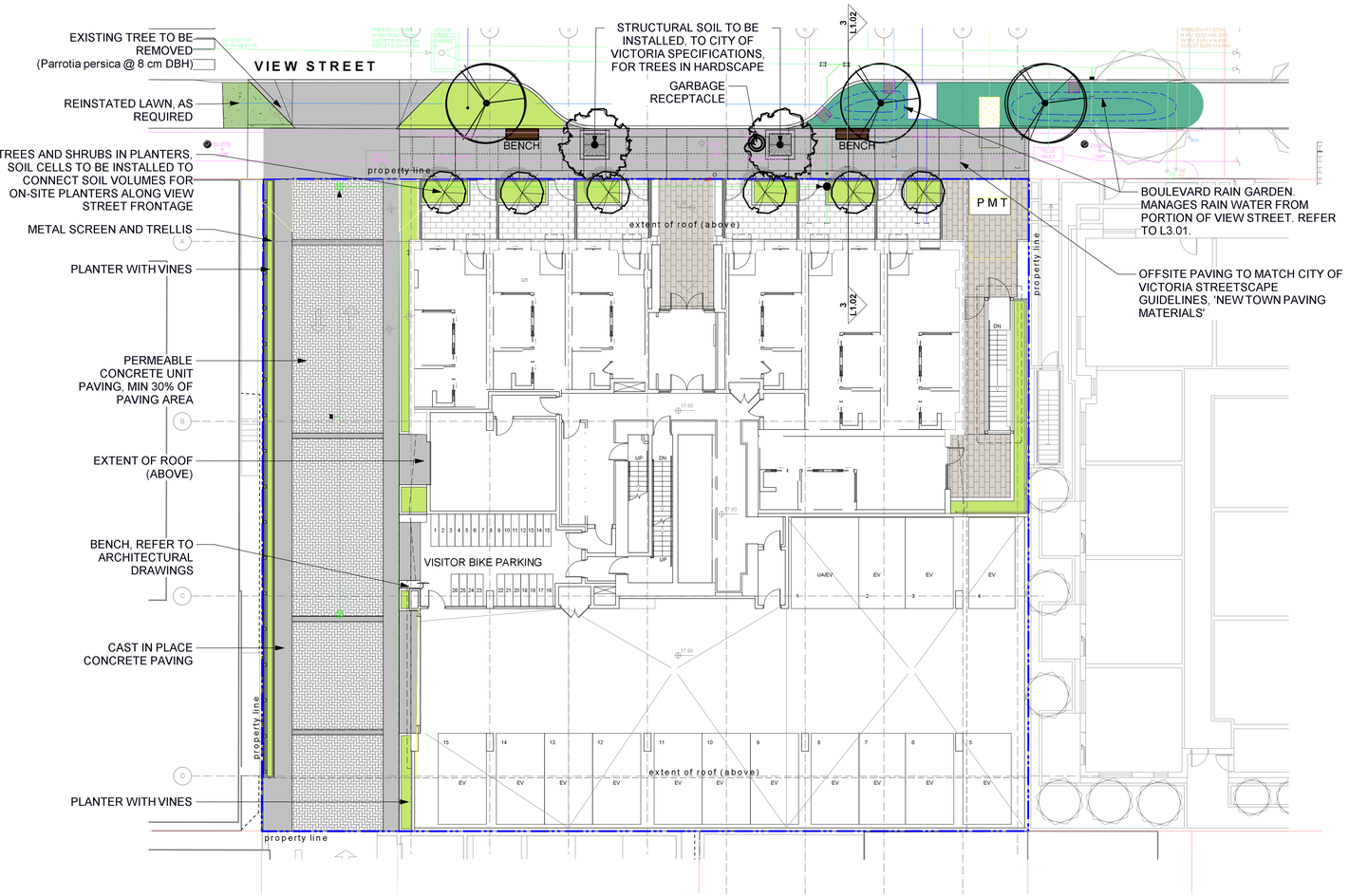
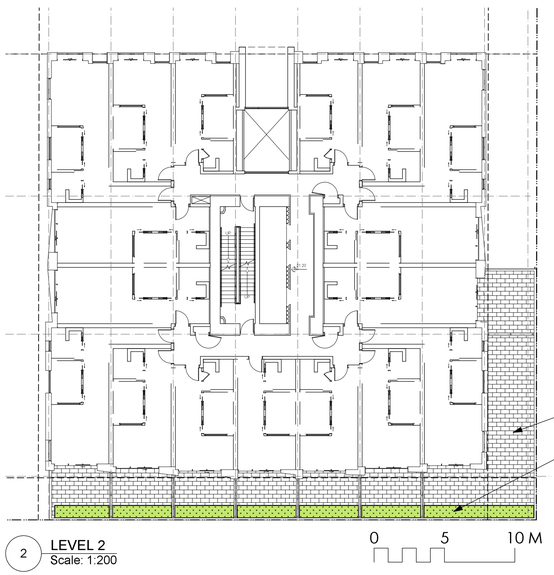


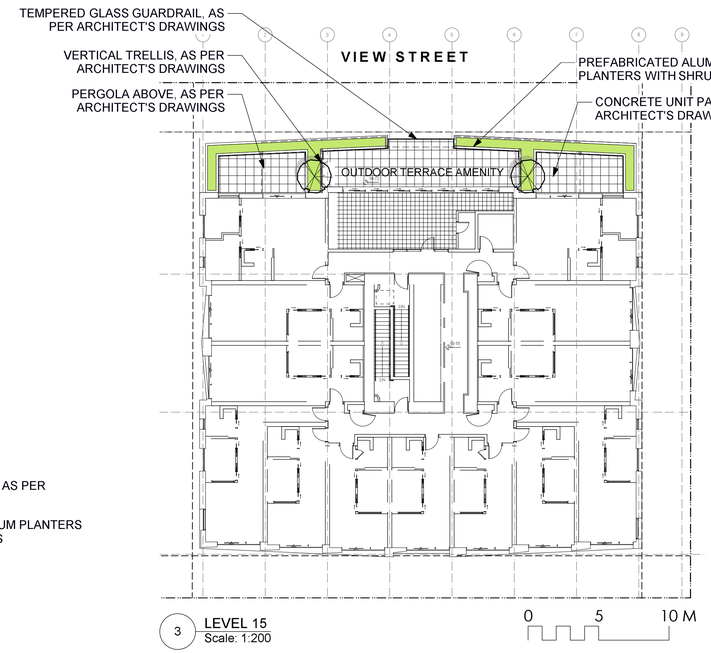
1 LEVEL 1
Scale: 1:150

0 5 10 M



2 LEVEL 2
Scale: 1:200

0 5 10 M



3 LEVEL 15
Scale: 1:200

0 5 10 M

LEGEND

- Property line
- Rain garden - **TOP OF POOL**
- Rain garden - **BOTTOM OF POOL**
- 16.9 Architectural grade, provided for reference only

UNDERGROUND UTILITIES

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	

LANDSCAPE MATERIALS

- **Main Entry Paving**
  Concrete Unit Paving on aggregate base
- **Patio Paving**
  Concrete Unit Paving on aggregate base
- **Driveway Paving**
  Permeable Concrete Unit Paving on aggregate base
- **Cast in place concrete paving**
- **Shrub/ Tree Planting Area**
- **Rain Garden Area**
- **Type H Wood Bench with Backrest**
  2 total @ 5'11.25" Length x 2'7.19" Height
- **Type A: Modern Metal Bin**
  1 total

IRRIGATION NOTES

1. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
2. 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.
3. 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.
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Resoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to mechanical drawings for irrigation point of connection.
6. Refer to electrical drawings for electrical service.
7. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
8. 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 completeition of inspection or test.
9. Trees within shrub or rain garden areas to be irrigated with spray heads.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

N

NOT FOR CONSTRUCTION

rev no	description	date
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.07
1	DEV PERMIT	17.07.07

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

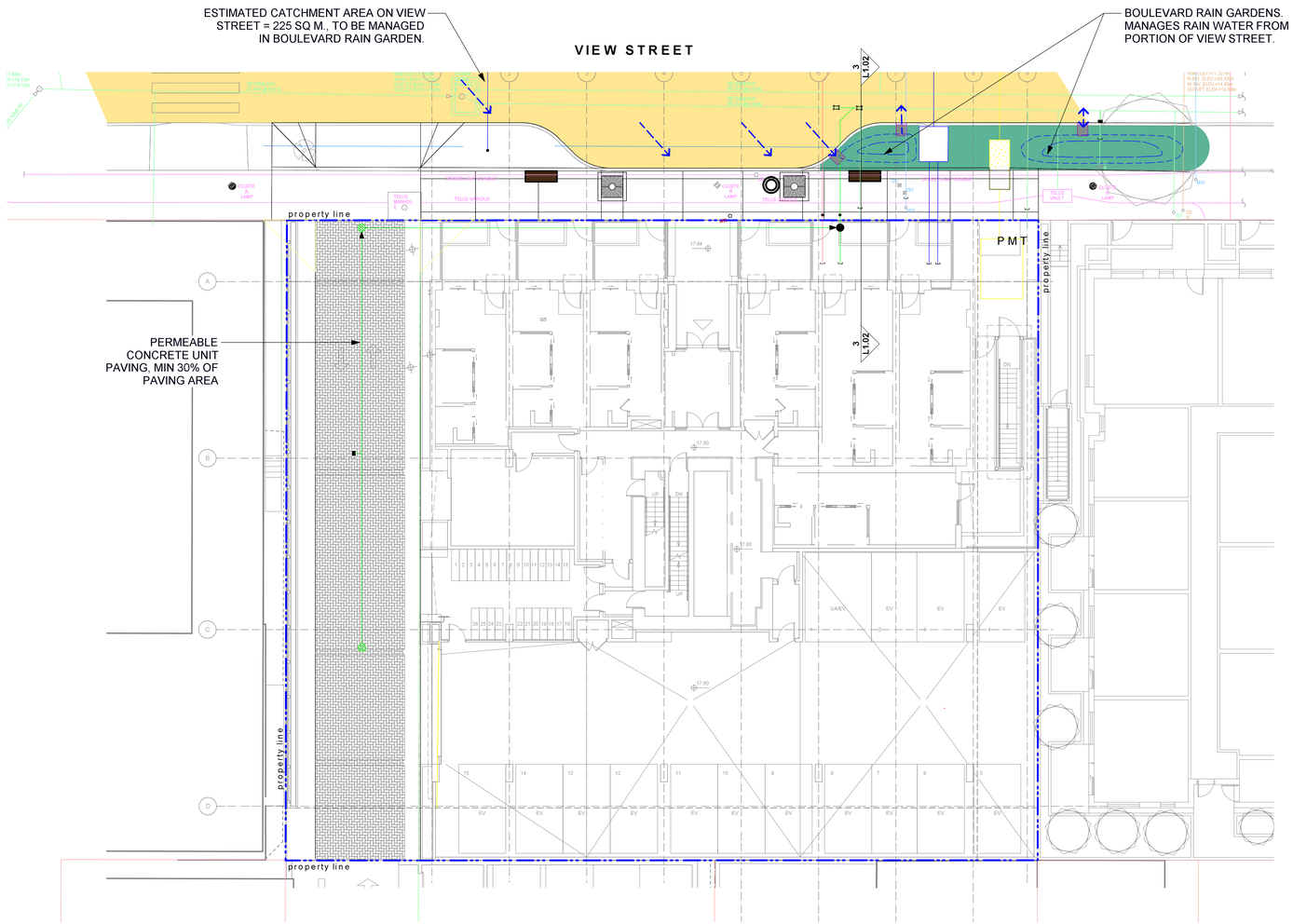
client
NELSON INVESTMENTS INC.

project
VIEW STREET RESIDENTIAL

937 VIEW STREET
VICTORIA, BC

sheet title
Landscape Materials

project no.	119.24
scale	as noted @ 24"x36"
drawn by	ML
checked by	SM/PdG
revison no.	3
sheet no.	**L1.01**



1 LEVEL 1
Scale: 1:150

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
- 16.50 EXISTING GRADE (APPROXIMATE)
- 16.35 PROPOSED LANDSCAPE GRADE
  TP TOP OF POOL
  BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN
- PERMEABLE UNIT PAVING

IMPERVIOUS AREAS

- PROPOSED ROAD SURFACE DRAINS TO BOULEVARD RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

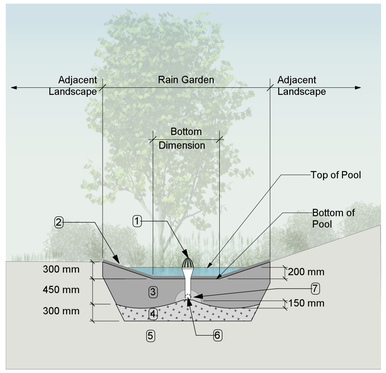
Water collected from roads flow into boulevard rain gardens.

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

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

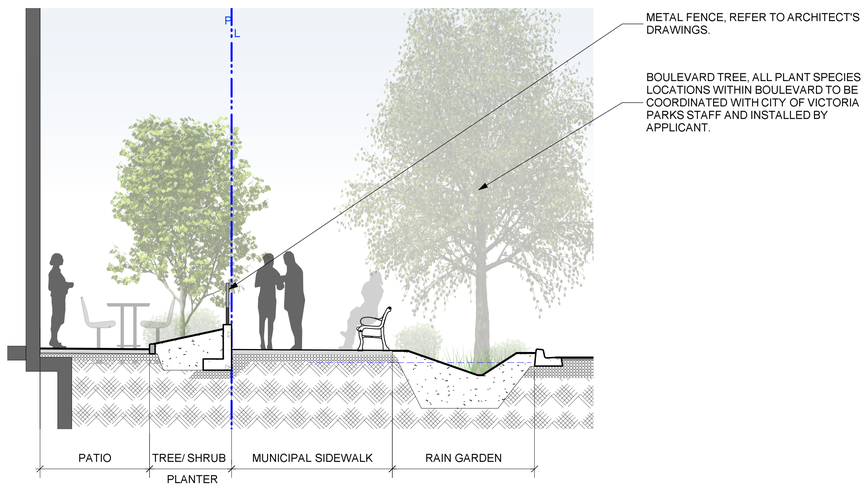
DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
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



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

N

NOT FOR CONSTRUCTION

rev no	description	date
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.07
1	DEV PERMIT	17.07.07

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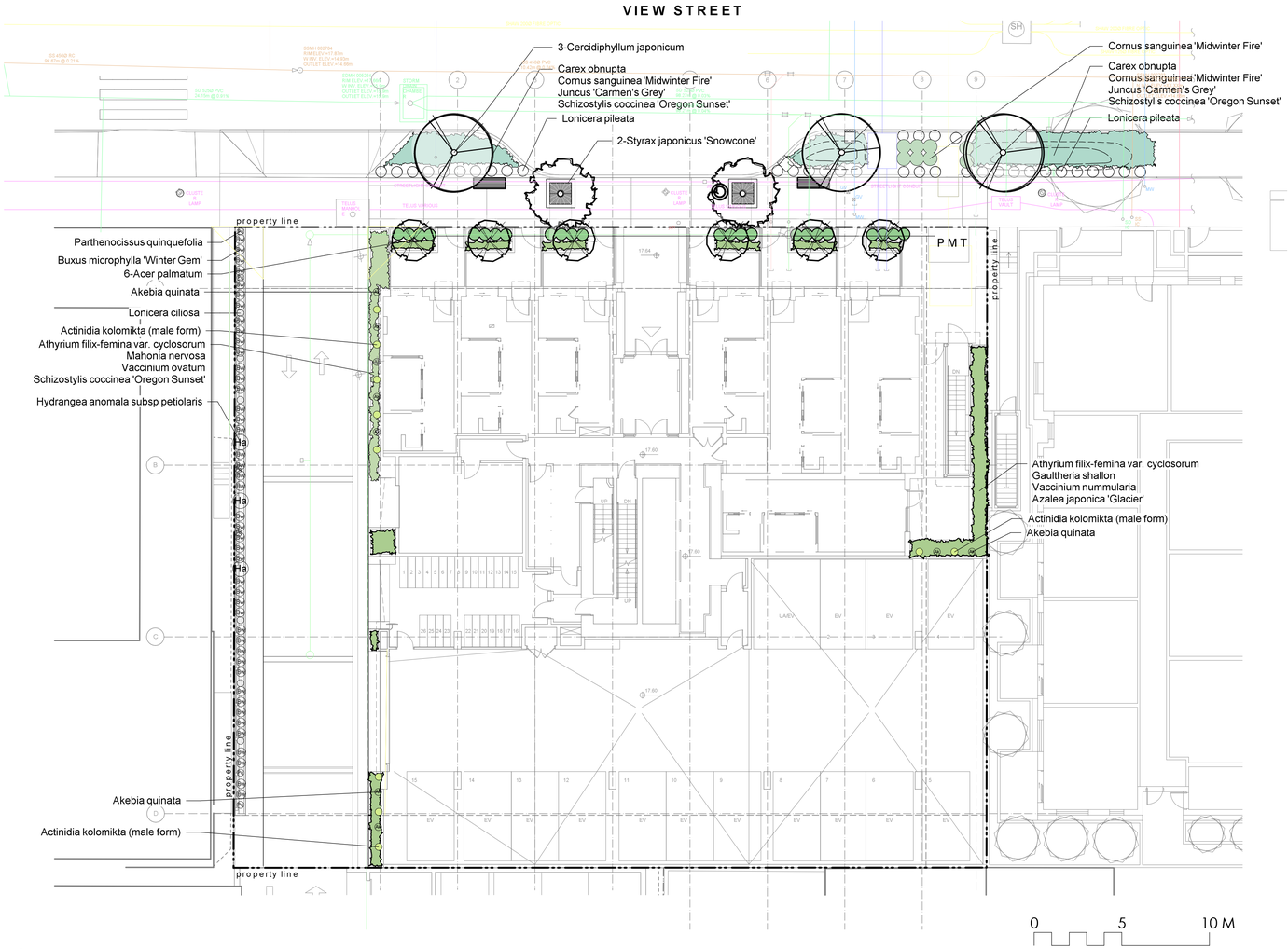
client
NELSON INVESTMENTS INC.

project
VIEW STREET RESIDENTIAL

937 VIEW STREET
VICTORIA, BC

sheet title
Stormwater Managment

project no.	119.24
scale	as noted @ 24"x36"
drawn by	ML
checked by	SM/PdG
revison no.	3
sheet no.	**L1.02**



1 LEVEL 1
Scale: 1:150

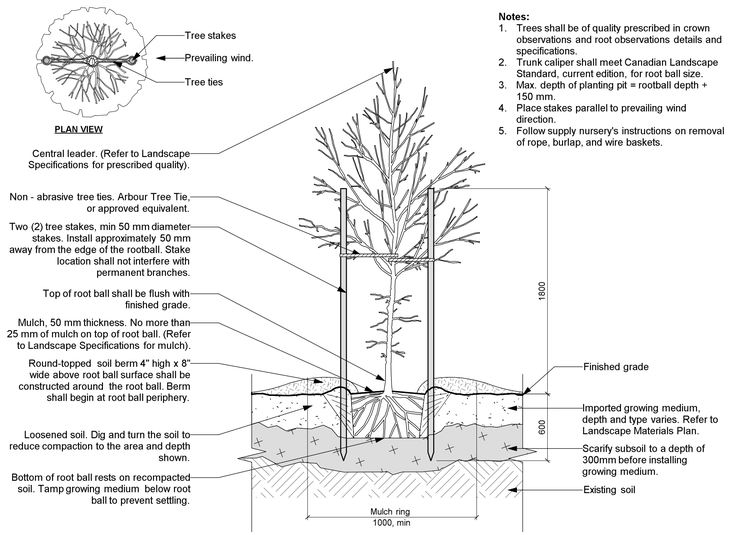
LEVEL 1 PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		TREES:		
	6	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
	3	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
	2	Styrax japonicus 'Snowcone'	Snowcone Snowbell	4.0cm cal, b&b
		SHRUBS:		
Ack	10	Actinidia kolomikta (male form)	Variegated Kiwi Vine	#2 pot
Ak	9	Akebia quinata	Chocolate vine	#2 pot
Aff	17	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Ag	24	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bw	44	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Co	110	Carex obnupta	Slough Sedge	#1 pot
Csm	11	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Gsh	14	Gaultheria shallon	Salal	#1 pot
Ha	3	Hydrangea anomala subsp petiolaris	Climbing Hydrangea	#2 pot
Jcg	37	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Loc	6	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot
Lp	36	Lonicera pileata	Privet Honeysuckle	#2 pot
Mn	8	Mahonia nervosa	Oregon Grape Holly	#1 pot
Pq	6	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
Ptn	5	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#1 pot
Sco	32	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Tmh	24	Taxus x media 'Hilii'	Hilii Yew	#3 pot, 2' max ht. male only
Vnu	24	Vaccinium nummularia	Coin Whortleberry	#1 pot
Vo	1	Vaccinium ovatum	Evergreen Huckleberry	#3 pot

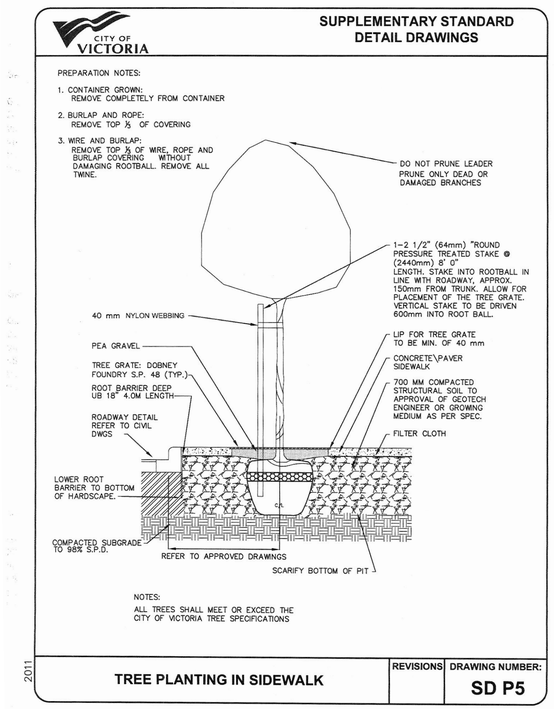
PLANTING NOTES
1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staff, and installed by applicant.

DRAWING NOTES
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

Tree Notes
1. 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 grates installed
2. Two new tree guards will need to be purchased from the City of Victoria at $500 each.
3. The applicant will be required to pay the appraised value of the small boulevard tree proposed for removal. When the tree fee has been paid, the City will post the tree for [10] working days, after which it can be removed at the expense of the applicant.



2 TREE PLANTING DETAIL
Scale: 1:25



3 STRUCTURAL SOIL
NTS

NOT FOR CONSTRUCTION

rev no	description	date
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.07
1	DEV PERMIT	17.07.07

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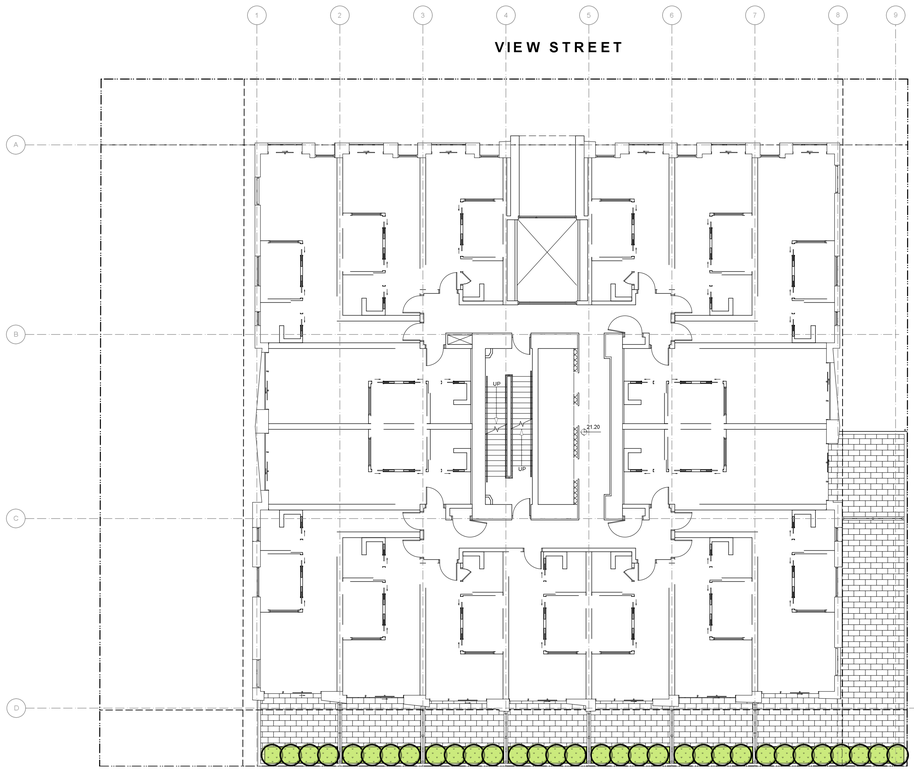
client
NELSON INVESTMENTS INC.

project
VIEW STREET RESIDENTIAL

937 VIEW STREET
VICTORIA, BC

sheet title
Planting Plan - Level 1

project no.	119.24
scale	as noted @ 24"x36"
drawn by	ML
checked by	SM/PdG
revison no.	3
sheet no.	**L3.01**

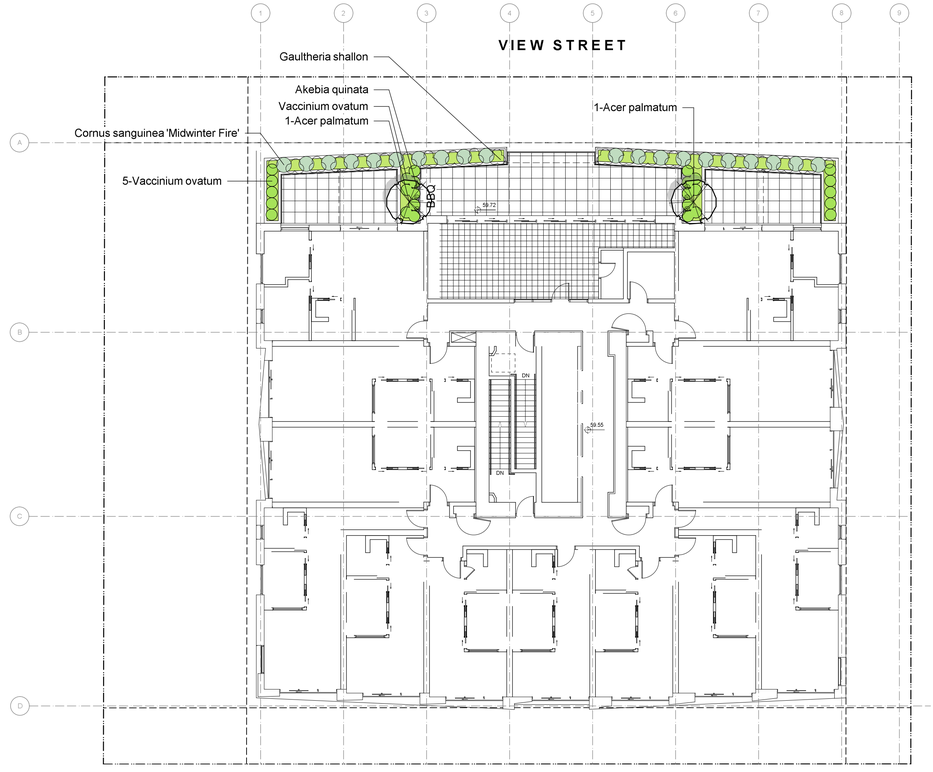


1 LEVEL 2 PLANTING PLAN
Scale: 1:150

0 5 10 M

LEVEL 2 PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		SHRUBS/VINES:		
Plu	32	Prunus lusitanica	Portugal Laurel	#3 pot



2 LEVEL 15 PLANTING PLAN
Scale: 1:150

0 5 10 M

LEVEL 15 PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		SHRUBS/VINES:		
Ak	6	Akebia quinata	Chocolate vine	#2 pot
Csm	20	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Gsh	62	Gaultheria shallon	Salal	#1 pot
Vo	26	Vaccinium ovatum	Evergreen Huckleberry	#3 pot

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
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8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

PLANTING NOTES

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2. Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staff, and installed by applicant.

N

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client
NELSON INVESTMENTS INC.

project
VIEW STREET RESIDENTIAL

937 VIEW STREET
VICTORIA, BC

sheet title
Planting Plan - Levels 2 and 15

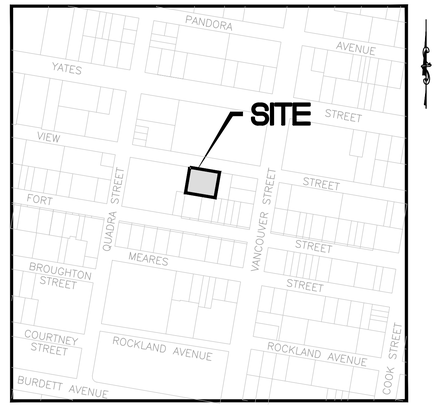
project no.		119.24
scale	1:150	@ 24"x36"
drawn by		ML
checked by		SM/PdG
revison no.		3
sheet no.		**L3.02**

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	WM	WM	WATERMAIN (SIZE AND MATERIAL NOTED)
CB		CATCH BASIN	SS	SS	SANITARY SEWER (SIZE AND MATERIAL NOTED)
WV		WATER VALVE	SD	SD	STORM DRAIN (SIZE AND MATERIAL NOTED)
FH		FIRE HYDRANT	UT	UT	UNDERGROUND TELEPHONE
		CAPPED END	UH	UH	UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/LS ETC.)		IRR	IRRIGATION SLEEVES
MH		MANHOLE			MONUMENT
CO		CLEANOUT			PROPERTY LINE
SSIC/SDIC	SSIC/SDIC	SANITARY/STORM INSPECTION CHAMBER (200ø RISER)		5+100 5+110	CENTERLINE AND STATIONING
SB		JUNCTION BOX			SANITARY SEWER SERVICE CONNECTION AT MAIN
AV	AV	AIR VALVE	32.75	43.170+	ELEVATIONS
WM	WM	WATER METER			PAVEMENT REMOVAL
					NEW ASPHALT

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:	
PROPOSED:	RESIDENTIAL 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 150ø PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
4. SANITARY SEWER CONNECTION TO BE 200ø PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
5. UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

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

IDP

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS

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

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	2020-01-07
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C100	1 OF 4 REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5094-001 937 View Street - Civil\04C Drawings\5094-001 Civil.dwg Plot Time: Jan. 7, 20 11:23 AM User: Lori Muck

EXISTING FIRE HYDRANT

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

CoV FORCES TO REPLACE EXISTING STORM SERVICE WITH NEW 150ø PVC SERVICE IN COMMON TRENCH c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE

CoV FORCES TO PROVIDE 200ø PVC SANITARY SERVICE IN COMMON TRENCH c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE

100ø PVC IRRIGATION SLEEVES (TYP.)

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

CATCH BASIN AS PER CoV STD. DWG. No. SD S11b. CAP AND ABANDON EXISTING CB LEAD. REMOVE AND DISPOSE OF EXISTING CB

EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED

150ø FIRE/DOMESTIC WATER SERVICE TO PROPERTY LINE AND METER VAULT c/w WATER METERS BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV STD. DWG. No. SD W2j & SD W2f. TO BE INSTALLED BY CoV FORCES AT DEVELOPER'S EXPENSE

EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED

SDMH 3
MANHOLE AS PER MMCD
STD. DWG. NO. S1

CBMH 2
MANHOLE AS PER MMCD
STD. DWG. No. S1 C/W
SLOTTED CATCH BASIN LID

FIRE DEPARTMENT CONNECTION

CATCH BASIN AS PER
MMCD STD. DWG. No. S11

CBMH 1
MANHOLE AS PER MMCD
STD. DWG. No. S1 C/W
SLOTTED CATCH BASIN LID

PROPOSED UPPER FLOOR OUTLINE

PROPOSED LOWER LEVEL OUTLINE

PROPERTY LINE

PROPOSED MAIN FLOOR ELEVATION=17.60m

937 VIEW STREET
LOT A, OF LOTS 785-787, VICTORIA, PLAN 36505

941 VIEW STREET
FUTURE DEVELOPMENT SITE
LOT 1, OF LOT 784, VICTORIA, PLAN 17055

1147 QUADRA STREET
LOT A, OF 772-775, 787-791, VICTORIA, PLAN 26363

VIEW STREET

UNDERGROUND SERVICE INFORMATION

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

WORKS AND SERVICES CHECKLIST

	PLAN CHECKER	AUTHORIZED REPRESENTATIVE		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

CLIENT

1:100 0 2 6m

ISSUED FOR DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

VICTORIA, BC

CHRIS NELSON INVESTMENTS LTD.

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Email: mail@heroldengineering.com

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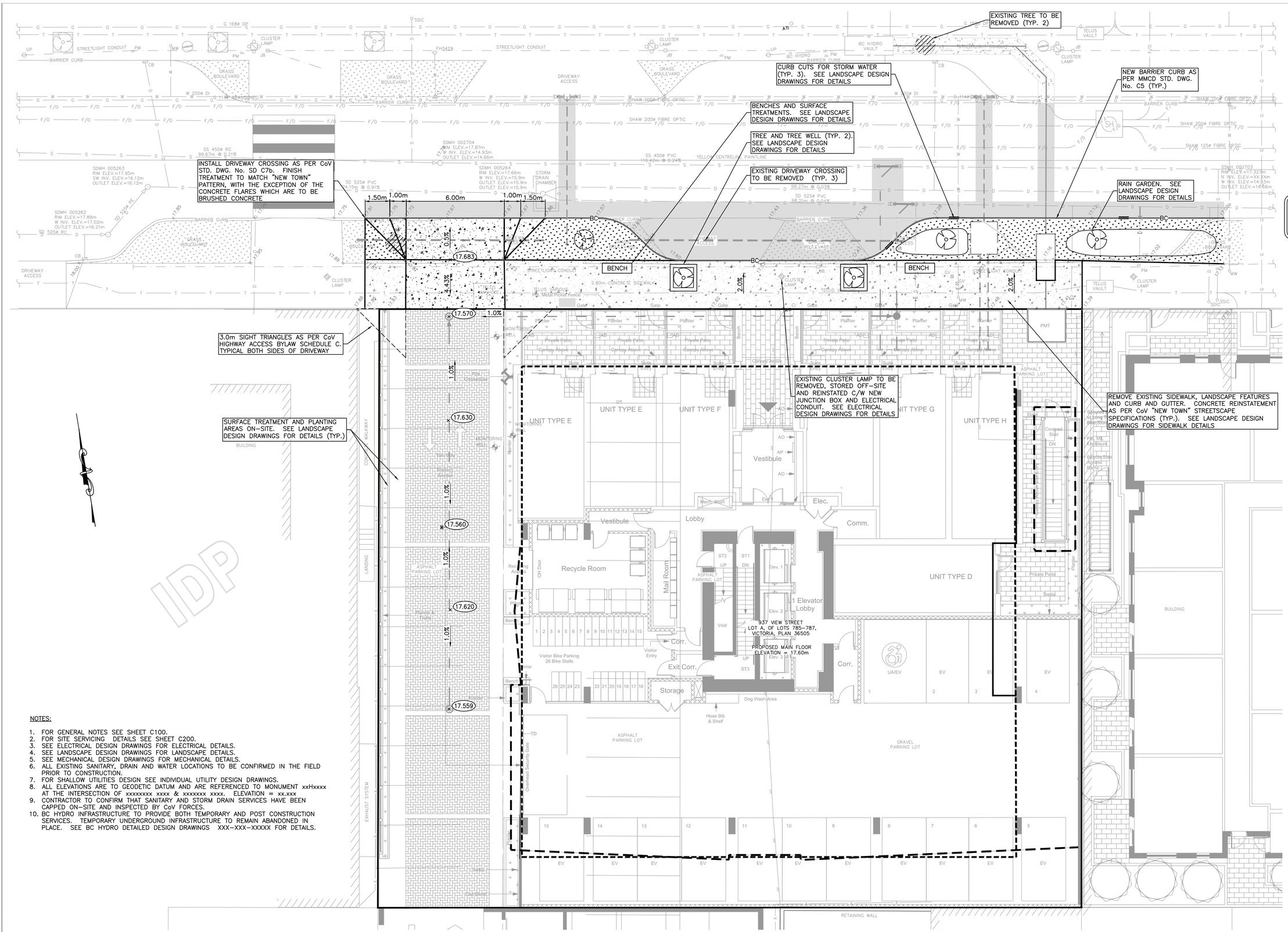
SITE SERVICING PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	2020-01-07
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C200 2 of 4	REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5094-001 937 View Street - Civil\04C Drawings\5094-001 Civil.dwg Plot Time: Jan. 7, 20 11:23 AM User: Lori Muck



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 xxxxxxx 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.

IDP

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS

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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GRADING PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	2020-01-07
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C300 3 of 4	REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5094-001 937 View Street - Civil\04C Drawings\5094-001 Civil.dwg Plot Time: Jan. 7, 20 11:23 AM User: Lori Muck

ISSUES		
No.	DATE YYYY.MM.DD	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
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CLIENT

1:100 0 2 6m

ISSUED FOR DEVELOPMENT PERMIT

VIEW STREET

6–75ø BC HYDRO DUCTS

3–75ø BC HYDRO DUCTS

BC HYDRO PULL BOX. SEE BC HYDRO DESIGN DRAWINGS FOR DETAILS

PAD MOUNT TRANSFORMER. SEE BC HYDRO DESIGN DRAWINGS FOR DETAILS

SS 450ø RC 99.67m @ 0.21%

SS 450ø PVC 110.42m @ 0.24%

SD 525ø PVC 24.15m @ 0.91%

SD 525ø PVC 98.27m @ 0.03%

SD 525ø PVC 98.21m @ 0.04%

SHAW 100ø FIBRE OPTIC

SHAW 200ø FIBRE OPTIC

SHAW 125ø FIBRE OPTIC

STREETLIGHT CONDUIT

TELUS VARIOUS

YELLOW CENTRELINE PAINTLINE

2.80m CONCRETE SIDEWALK

PBL Metal Picket Fence

SDMH 005263
RIM ELEV.=17.95m
SW INV. ELEV.=16.12m
OUTLET ELEV.=16.12m

SDMH 005262
RIM ELEV.=17.89m
W INV. ELEV.=17.02m
OUTLET ELEV.=16.21m

SDMH 002704
RIM ELEV.=17.87m
W INV. ELEV.=14.93m
OUTLET ELEV.=14.66m

SDMH 005264
RIM ELEV.=17.66m
W INV. ELEV.=15.9m
OUTLET ELEV.=15.9m

STORM DRAIN CHAMBER

SDMH 002703
RIM ELEV.=17.327m
N INV. ELEV.=XX.XXm
W INV. ELEV.=14.93m
OUTLET ELEV.=14.66m

PROPOSED MAIN FLOOR ELEVATION=17.60m

937 VIEW STREET
LOT A, OF LOTS 785–787,
VICTORIA, PLAN 36505

941 VIEW STREET
FUTURE DEVELOPMENT SITE
LOT 1, OF LOT 784, VICTORIA,
PLAN 17055

1147 QUADRA STREET
LOT A, OF 772–775, 787–791,
VICTORIA, PLAN 26363

EASEMENT PLAN EPP56816.
EASEMENT KT5189

PROPOSED UPPER FLOOR OUTLINE

PROPOSED LOWER LEVEL OUTLINE

PROPERTY LINE

UNIT TYPE D

UNIT TYPE E

UNIT TYPE F

UNIT TYPE G

UNIT TYPE H

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.
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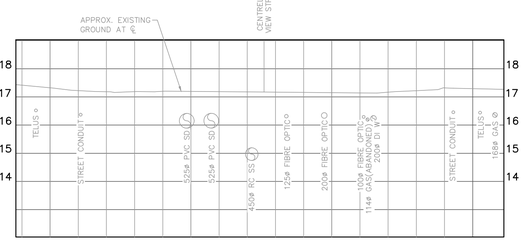

A SECTION
SCALE H1:100 V1:100

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BC HYDRO INFORMATION PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	2020-01-07
PROJECT No. 5094–001	CLIENT DRAWING No.
SCALE H: AS NOTED V: –	PERMIT No.
HEL DRAWING No. C400	4 OF 4
REVISION 2	

937 VIEW STREET
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VICTORIA, BC
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DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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