



HUDSON PLACE 1

777 Herald Street, VICTORIA, B.C.

DRAWING LIST

SHEET NO.	SHEET NAME
A0.00	COVER SHEET
A0.01	PROJECT DATA
A1.01	SURVEY PLAN
A1.02	SITE PLAN
A1.03	PARKING ACCESS DIAGRAM
A2.01	P6 PARKING PLAN
A2.02	P5 PARKING PLAN
A2.03	P4 PARKING PLAN
A2.04	P3 PARKING PLAN
A2.05	P2 PARKING PLAN
A2.06	P1 PARKING PLAN
A2.07	LEVEL 1 - MAIN
A2.07a	LEVEL 1 SLAB EDGE
A2.08	LEVEL 2
A2.08a	LEVEL 2 SLAB EDGE
A2.09	LEVEL 3 - AMENITY
A2.09a	LEVEL 3 SLAB EDGE
A2.10	LEVEL 4
A2.10a	LEVEL 4 SLAB EDGE
A2.10b	LEVEL 5
A2.10c	LEVEL 6
A2.10d	LEVEL 7
A2.10e	LEVEL 8
A2.10f	LEVEL 9
A2.10g	LEVEL 10
A2.10h	LEVEL 11
A2.10i	LEVEL 12
A2.10j	LEVEL 13
A2.10k	LEVEL 14
A2.10l	LEVEL 15
A2.10m	LEVEL 16
A2.10n	LEVEL 17
A2.10o	LEVEL 18
A2.10p	LEVEL 19
A2.10q	LEVEL 20
A2.11a	LEVEL 21
A2.11b	LEVEL 22
A2.11c	LEVEL 23
A2.11d	LEVEL 24
A2.12	LEVEL 25 - PH
A2.13	PH ROOF DECK PLAN
A2.14	MECH. ROOM & ELEVATOR MACHINE ROOM
A2.15	TOP ROOF PLAN
A3.01	NORTH ELEVATION
A3.02	WEST ELEVATION
A3.03	SOUTH ELEVATION
A3.04	EAST ELEVATION
A4.01	LONGITUDINAL BUILDING SECTION
A4.02	CROSS BUILDING SECTION
A4.03	PARKADE & PODIUM SECTIONS AA & DD
A4.04	PARKADE & PODIUM SECTIONS BB & CC
A4.05	PARKADE & PODIUM SECTIONS
A4.06	PARKADE WALL SECTIONS
A4.07	TOWER WALL SECTIONS
A4.08	TOWER WALL SECTIONS
A4.09	TOWER CORE STAIR C PLANS
A4.10	TOWER CORE STAIR A, B & C PLANS
A4.11	TOWER CORE STAIR PLANS & SECTION
A4.12	EXIT STAIR D PLANS & SECTIONS
A4.13	P2 STAIR PLAN & SECTION
A5.01	TYPICAL DETAILS
A6.01	UNIT PLANS 1-BEDROOM UNITS
A6.02	UNIT PLANS 2-BEDROOM UNITS (1)
A6.03	UNIT PLANS 2-BEDROOM UNITS (2)
A6.04	UNIT PLANS 2-BEDROOM UNITS (3)
A6.05	UNIT PLANS 2-BEDROOM UNITS (4)
A6.06	UNIT PLANS PH1 + ROOF DECK
A6.07	UNIT PLANS PH2 + ROOF DECK
A6.08	UNIT PLANS PH3 + ROOF DECK
A6.09	BALCONY KEY PLAN L4 - L15
A6.10	BALCONY KEY PLAN L16 - PH ROOF
A7.01	BUILDING ASSEMBLIES 1
A7.02	BUILDING ASSEMBLIES 2
A7.03	DOOR SCHEDULE 1 OF 2
A7.04	DOOR SCHEDULE 2 OF 2
A7.05	WINDOW SCHEDULE 1 OF 10
A7.06	WINDOW SCHEDULE 2 OF 10
A7.07	WINDOW SCHEDULE 3 OF 10
A7.08	WINDOW SCHEDULE 4 OF 10
A7.09	WINDOW SCHEDULE 5 OF 10
A7.10	WINDOW SCHEDULE 6 OF 10
A7.11	WINDOW SCHEDULE 7 OF 10
A7.12	WINDOW SCHEDULE 8 OF 10
A7.13	WINDOW SCHEDULE 9 OF 10
A7.14	WINDOW SCHEDULE 10 OF 10
A7.15	LOUVERS, SCREENS AND CANOPIES
A7.16	MAIN ENTRANCE CANOPY
A7.17	HORIZONTAL SUNSCREENS
A7.18	ROOF FEATURE & SKYLIGHT

DRAWING LIST

SHEET NO.	SHEET NAME
D 100	DETAIL BOOK
D 101	PARTY WALL AT WINDOW WALL SPANDREL GLASS PANEL
D 102	GUARDRAIL AT BALCONY SLAB EDGE
D 103	GUARDRAIL AT BALCONY CONCRETE UPSTAND
D 104	TYPICAL BELOW SLAB DUCT AT LOUVER WINDOW PANEL
D 105	TYPICAL SPANDREL BYPASS AND GRILL LOUVER PANEL
D 106	TYPICAL SPANDREL BYPASS AND METAL PANEL
D 107	TYPICAL SLIDING DOOR SILL AT BALCONY
D 108	GUARDRAIL @ L4 CORNICE PARAPET & INSULATED BALCONY DECK
D 109	INSULATED BALCONY DECK AT L4
D 110	SPANDREL GLASS PANEL AND SOFFIT @ L3 AMENITY
D 111	L4 CORNICE PARAPET AT NORTH FACADE
D 112	CRU CURTAIN WALL TRANSITION TO WINDOW WALL
D 113	L8 CORNICE PARAPET - FLY BEAM
D 114	L8 CORNICE PARAPET AT BALCONY
D 115	L5 CORNICE OF PRIMARY WALL
D 116	AMENITY CANOPY GUTTER SECTION
D 117	AMENITY CANOPY ATTACHMENT & CROSS SECTION
D 118	GUARDRAIL @ L3 CORNICE PARAPET & INSULATED AMENITY DECK
D 119	CRU CURTAIN WALL SILL SECTION AT GRADE
D 120	EXHAUST SHAFT ACCESS DOOR AND FLOOR DRAIN
D 121	CARRIAGEWAY/PARKING STRUCTURE BI-LEVEL DRAIN
D 122	FDC AT COLUMN WITH BRICK VENEER
D 123	CRU CANOPY CROSS SECTION DETAIL
D 124	RAMP TRENCH DRAIN DETAIL
D 125	GUARDRAIL AT L3 CORNICE PARAPET AT PLAZA DECK
D 126	WINDOW WALL SILL SECTION w/ BRICK SOLDIER COURSE AT L3
D 127	GUARDRAIL AT L2 EXIT STAIR AT LANDING
D 128	TYPICAL PLANTER @ LANDSCAPE STAIRS w BRICK CAP
D 129	PLANTER WALL & EXPANSION JOINT DETAIL w BRICK CAP
D 130	WATER FEATURE AT THE ART WALL
D 131	UNINSULATED BALCONY DECK @ L25
D 132	GUARDRAIL AT L25 PH BALCONY DECK
D 133	PODIUM SCREEN FEATURE @ L4 WINDOW SILL
D 134	PH ROOF DECK PARAPET w/ HIGH RAILINGS
D 135	L26 PH ROOF DECK PARAPET w/ SPANDREL BYPASS
D 136	L3 GARDEN PLAZA PLANTER
D 137	L4 CORNICE PARAPET - FLY BEAM
D 138	LIFT & SLIDE DOOR SILL @ AMENITY DECK
D 139	L3 AMENITY PARAPET AT PLANTER
D 140	GUARDRAIL AT L4 SOUTH PARAPET
D 141	GUARDRAIL AT L4 SOUTH BALCONY DECK w/ OVERHANG
D 142	AMENITY LIFT & SLIDE HEADER
D 143	GUARDRAIL AT L21 BALCONY DECK
D 145	ROOF HATCH ON PRESTRIP CURB
D 146	SPRING LOADED MECH. EQUIP. PAD ON PRESTRIP CURB

SHEETS A5.02 & A5.03 HAVE BEEN DELETED FROM THE SET, AND DETAILS TRANSFERRED TO DETAIL NOTEBOOK



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Drawing Issue Date	

Revision Schedule		
Rev #	Date	Description
1	2017-07-12	DP SUBMISSION
2	2017-09-29	DP RESUBMISSION
3	2018-01-19	DP RESUBMISSION
4	2018-02-02	ISSUED FOR BUILDING PERMIT FOUNDATION TO GRADE
5	2018-05-17	ISSUED FOR BUILDING PERMIT
6	2018-2019	ASI & RFI
7	2018-07-31	ISSUED FOR CONSTRUCTION
8	2018-08-24	REISSUED FOR BUILDING PERMIT
9	2018-10-23	DP AMENDMENT
10	2018-10-24	IFC - CSI #18 inclusive
11	2020-01-14	DP AMENDMENT
12	2020-02-12	DP VARIANCE APPLICATION

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Client

TOWNLINE

Project
**HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.**

Drawing Title
COVER SHEET

Date:	Project No.
-	15-37-1
Scale	Drawing No.
1 : 1000	A0.00
Drawn By:	Author
File name:	Rev.

BLANSHARD & HERALD



BLANSHARD STREET & HERALD STREET AT DUSK

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PROJECT DATA			
	EXISTING ZONING	HUDSON PLACE 1	NOTES
ZONING	CA-59	CA-59 (DA-3)	
SITE AREA (m2)	4482.942m2	2111.69 m2 *	* AS PER PROPOSED SUBDIVISION
SITE COVERAGE %	N/A	N/A	
TOTAL FLOOR AREA	33487.576 m2	15768.16m2	
FLOOR SPACE RATIO	7.47 : 1	7.465 : 1 *	* TOTAL FSR PENDING PH2
HEIGHT OF BUILDING (m)	72 m PERMITTED/ 75 m APPROVED VARIANCE	75 m	AVERAGE GRADE ELEVATION, Revised after surveying 21.01 m
NUMBER OF STORIES	24	26	HEIGHT VARIANCE APPROVED FOR ROOF DECK
SETBACKS	FRONT	0 m	0 m (Herald St.) *
	REAR	0 m	5.9 m (SOUTH)
	SIDE	0 / 4.5 m	N/A (EAST)
	SIDE	0 / 4.5 m	6.23 m (WEST)
OFF STREET PARKING	RESIDENTIAL PARKING 0.7 SPACE/ 1 UNIT RESIDENTIAL VISITOR 10% COMMERCIAL PARKING 1 SPACE/ 37.5m2	301 TOTAL SPACES PROVIDED	RESIDENTIAL REQ'D: 124 PROVIDED: 243 (EXCL. VISITORS) RESIDENTIAL VISITOR REQ'D: 13 PROVIDED: 25 (10 @ P1 + 15 @ P2) COMMERCIAL REQ'D: 5 PROVIDED: 33 (PARKING P1)
BICYCLE PARKING	RESIDENTIAL BIKE PARKING 1.0 / 1 UNIT COMMERCIAL BIKE PARKING 1.0 / 205 m2	182 PROVIDED 5 PROVIDED	RESIDENTIAL REQ'D: 176 PROVIDED: 176 CLASS I + 6 CLASS II COMMERCIAL REQ'D: 1 PROVIDED: 2 CLASS I + 3 CLASS II
RESIDENTIAL UNITS		176 TOTAL	
COMMERCIAL SPACE		1 CRU (165.68m2)	

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11	2020-02-12	DP VARIANCE APPLICATION

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Project

HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.

Drawing Title

PROJECT DATA

Date:

-

Project No.

15-37-1

Scale

1 : 1000

Drawing No.

A0.01

Drawn By:

Author

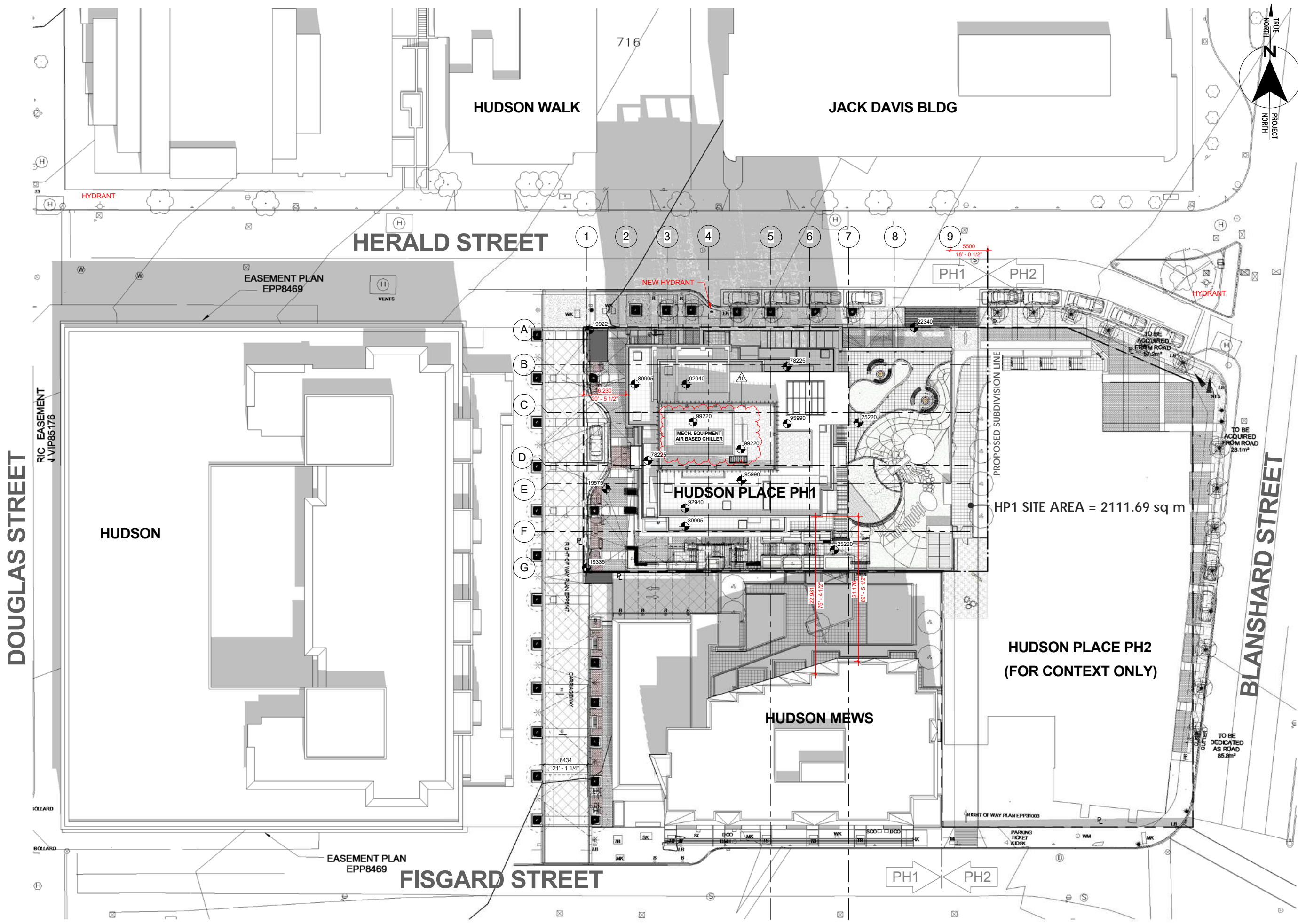
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Rev:

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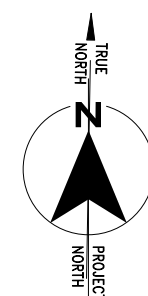


Project
HUDSON PLACE 1,
 777 Herald Street,
 VICTORIA, B.C.

Drawing Title
SITE PLAN

Date:	Project No.
Scale	15-37-1
1 : 250	Drawing No.
Drawn By:	A1.02
Author	
File name:	Rev.

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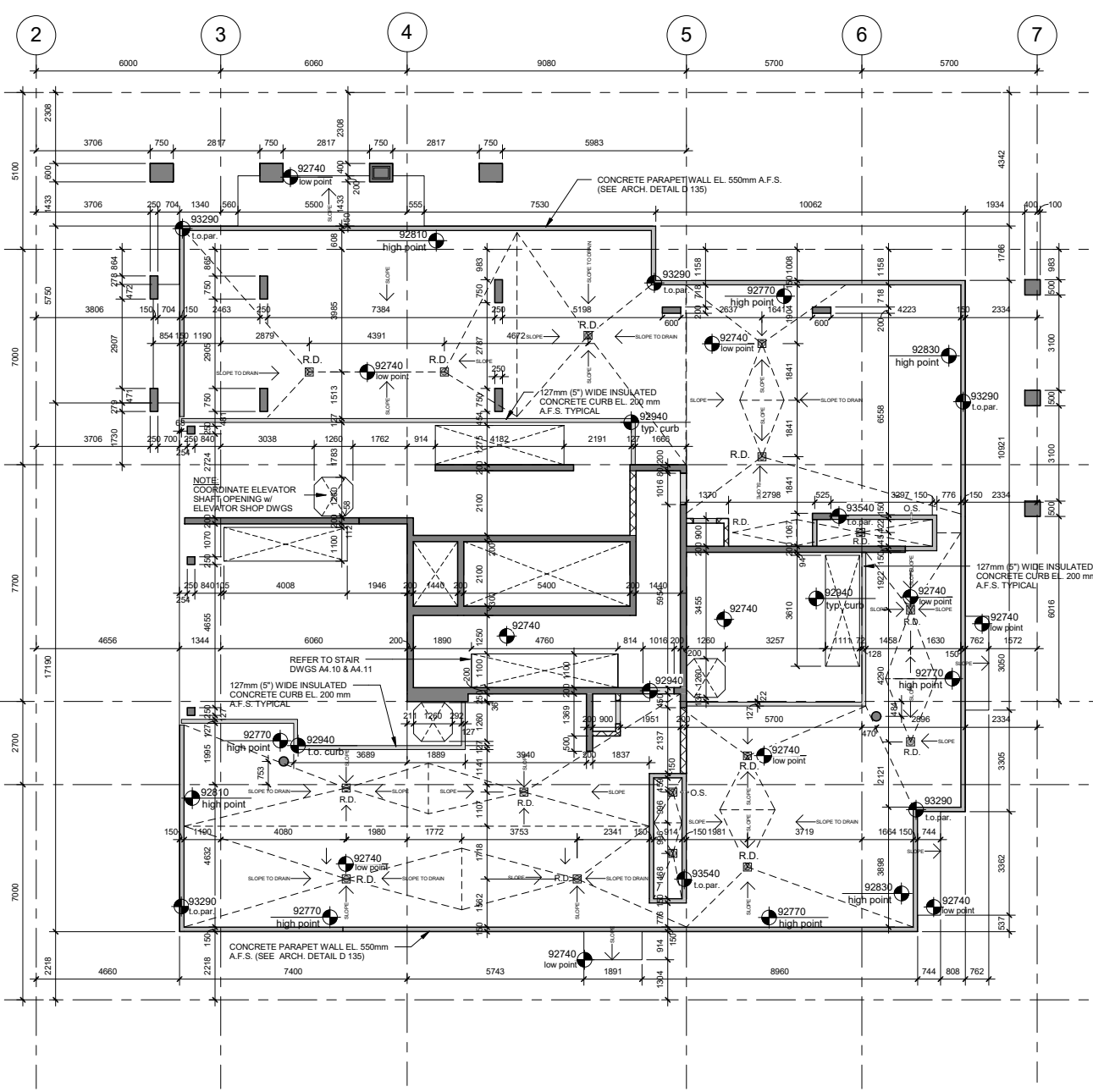
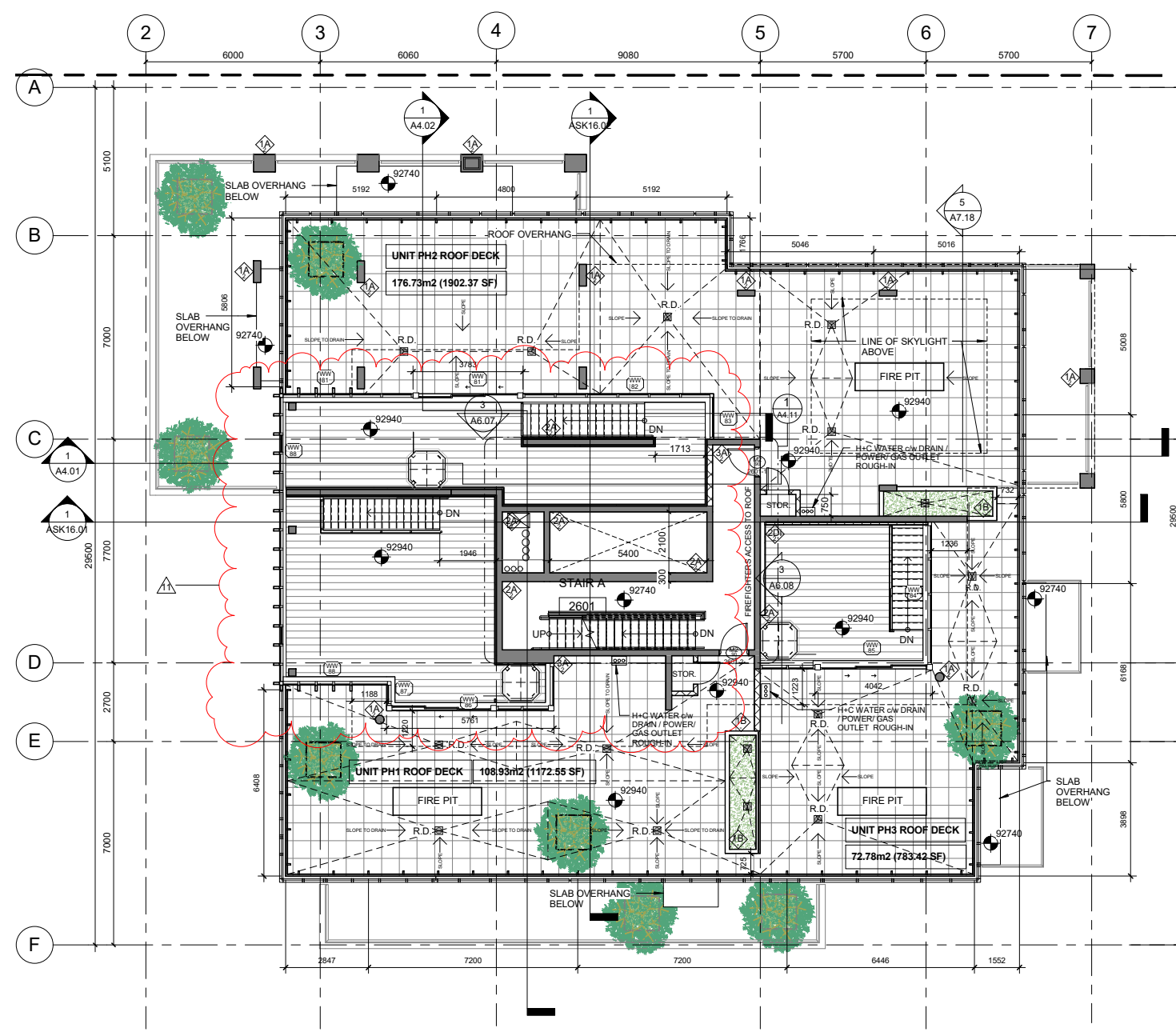


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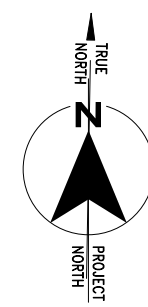
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Project
HUDSON PLACE 1,
 777 Herald Street,
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Drawing Title
PH ROOF DECK PLAN

Date:	Project No.
Scale	15-37-1
1 : 100	Drawing No.
Drawn By:	A2.13
TG	
File name:	Rev.

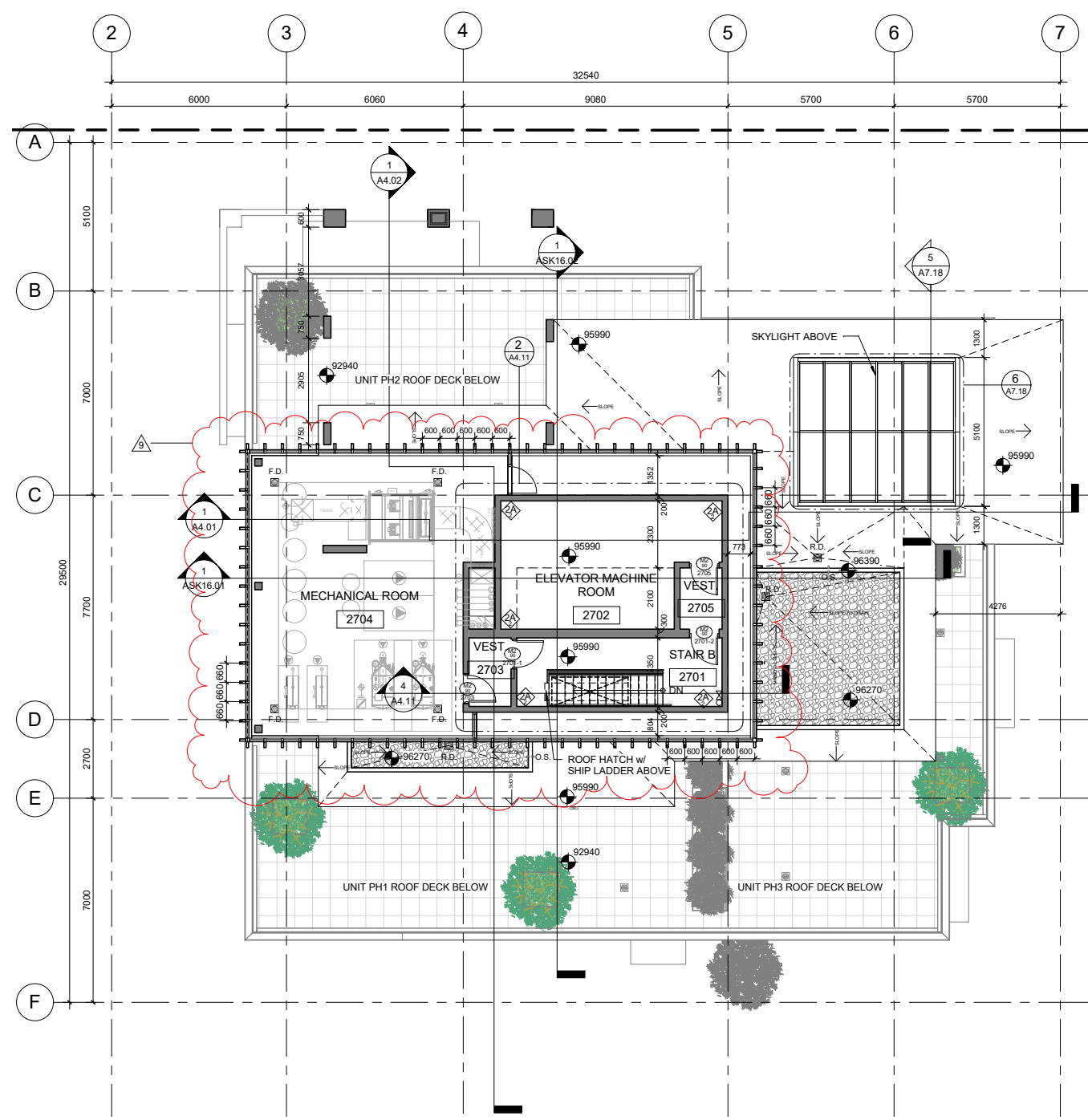


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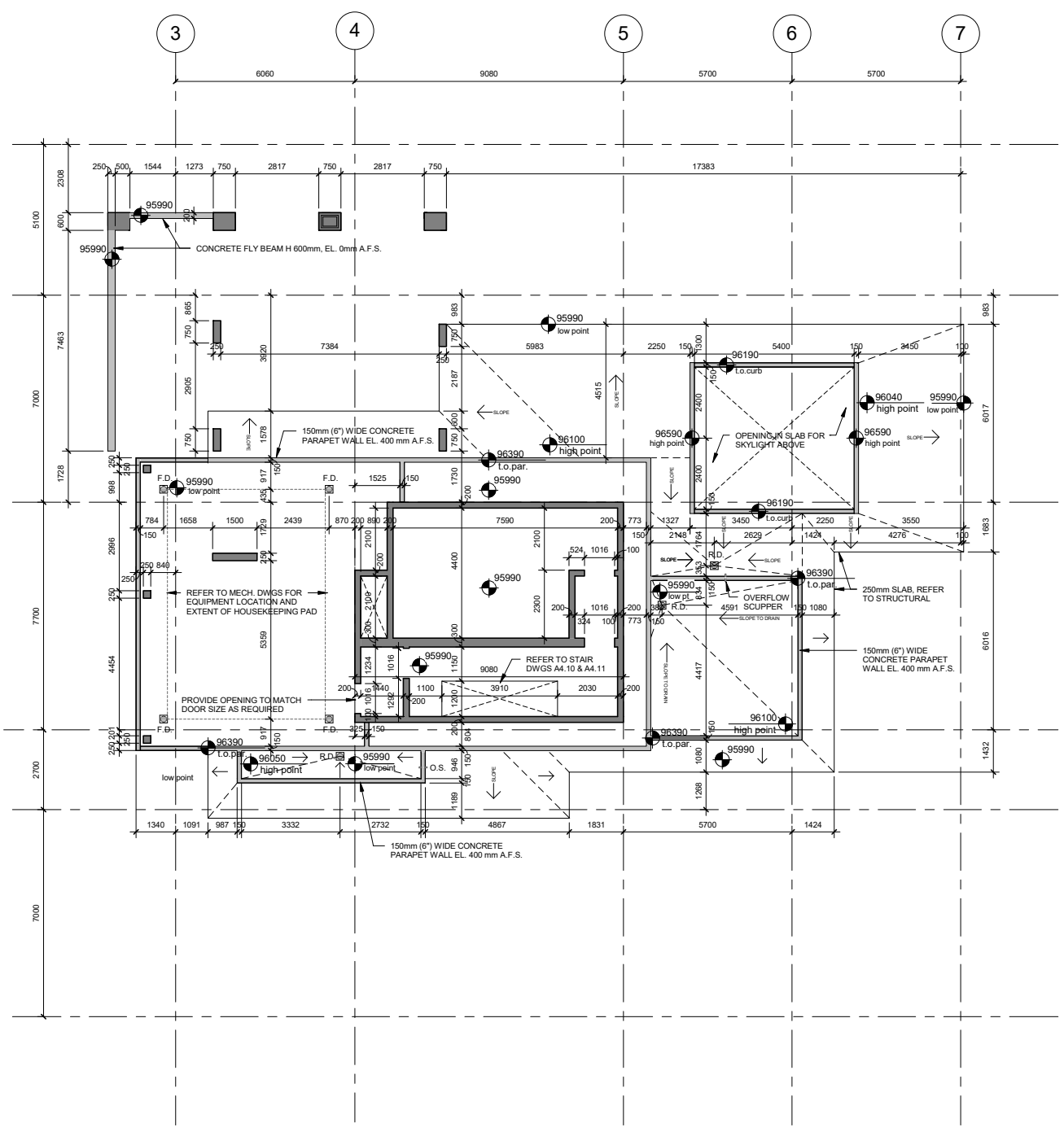
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1 MECH ROOM PLAN
 A3.01 1:100



2 MECH ROOM SLAB EDGE PLAN
 A3.01 1:100

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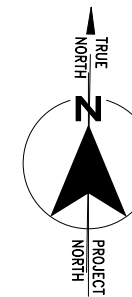
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Project
HUDSON PLACE 1,
 777 Herald Street,
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Drawing Title
**MECH. ROOM &
 ELEVATOR
 MACHINE ROOM**

Date:	Project No.
-	15-37-1
Scale	Drawing No.
1:100	A2.14
Drawn By:	Rev.
TG	
File name:	

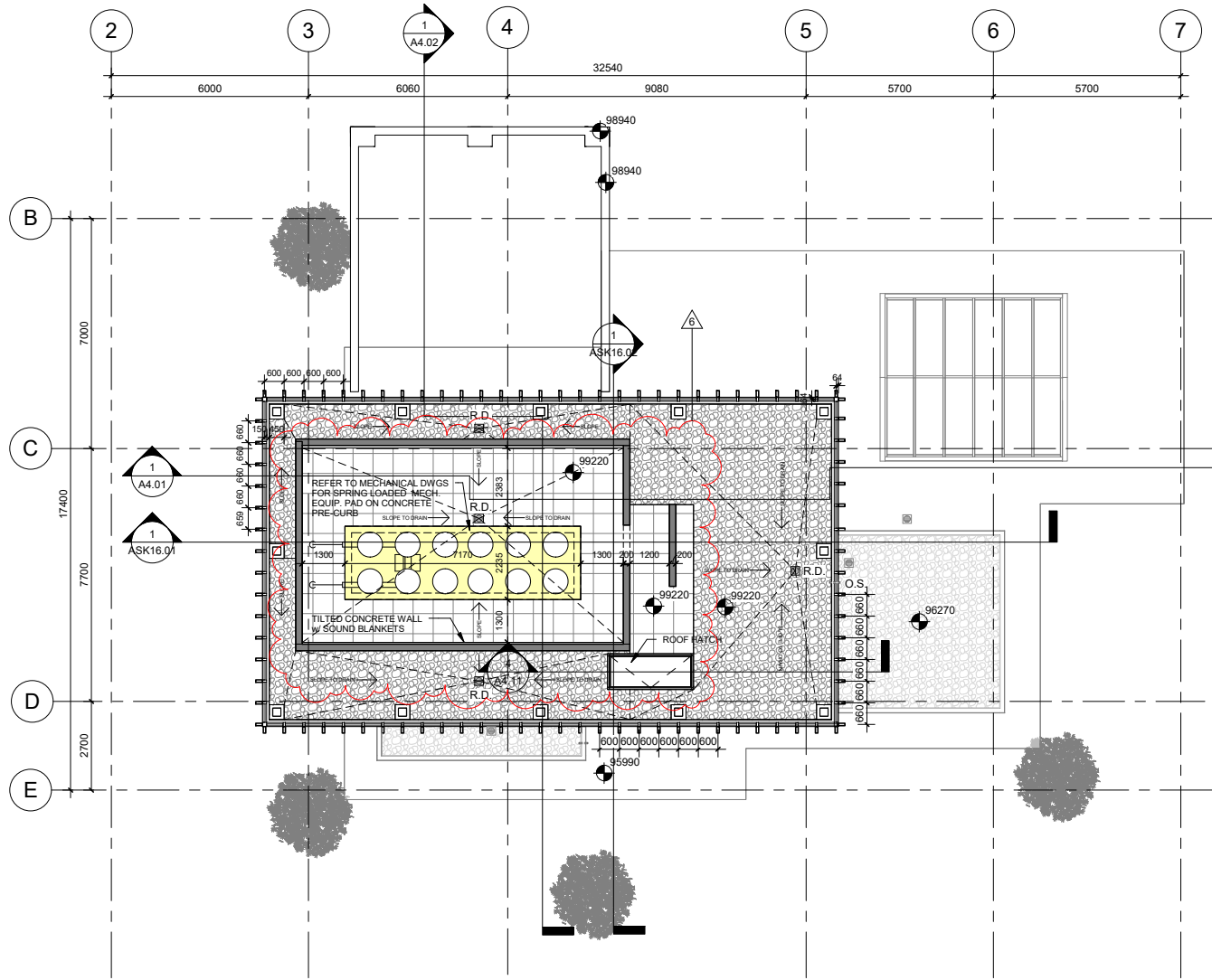


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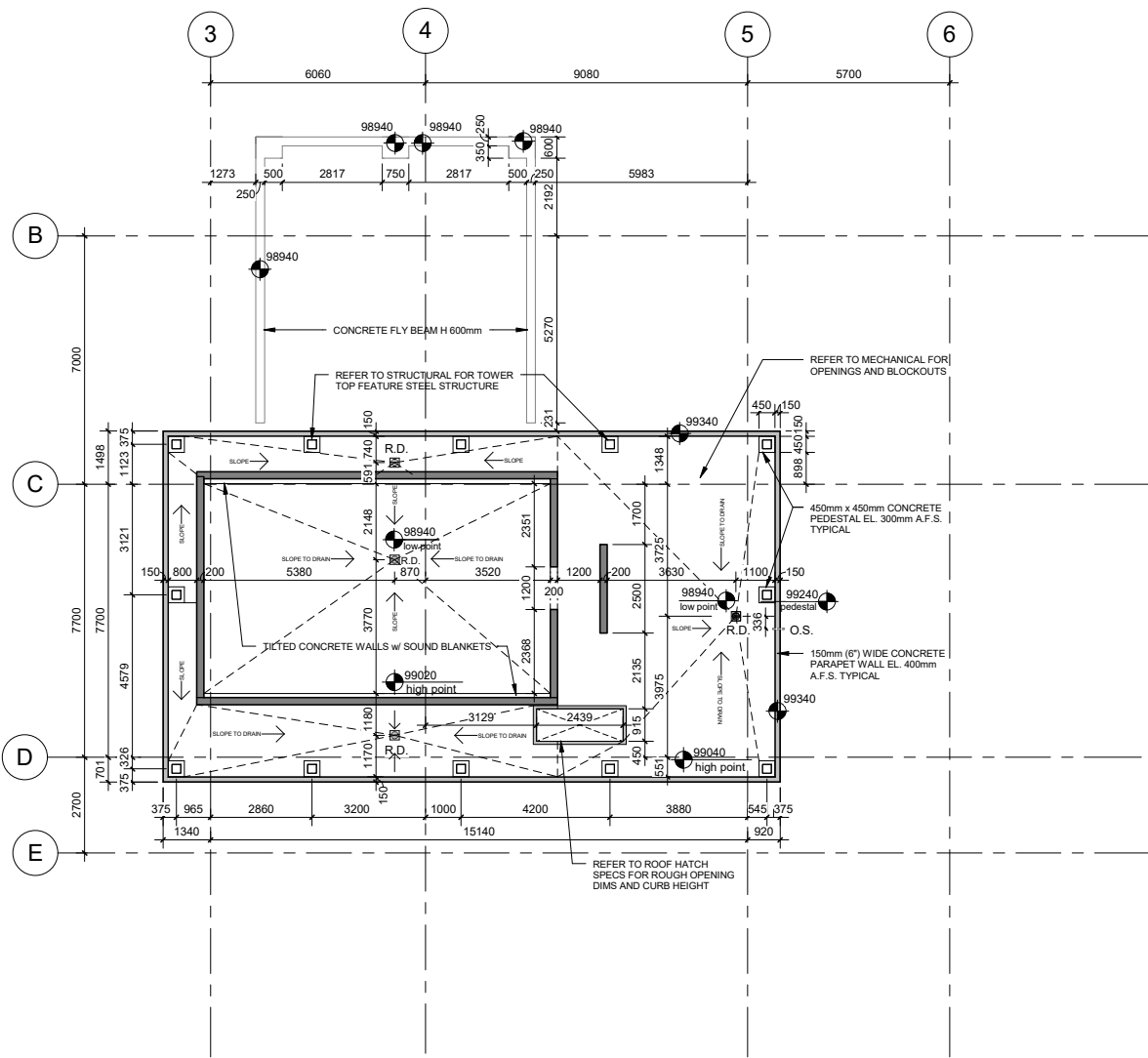
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1 TOP ROOF PLAN
 A3.01 1:100



2 TOP ROOF SLAB EDGE PLAN
 A3.02 1:100

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Project

HUDSON PLACE 1,
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Drawing Title

TOP ROOF PLAN

Date:

07/24/18

Project No.

15-37-1

Scale:

1:100

Drawing No.

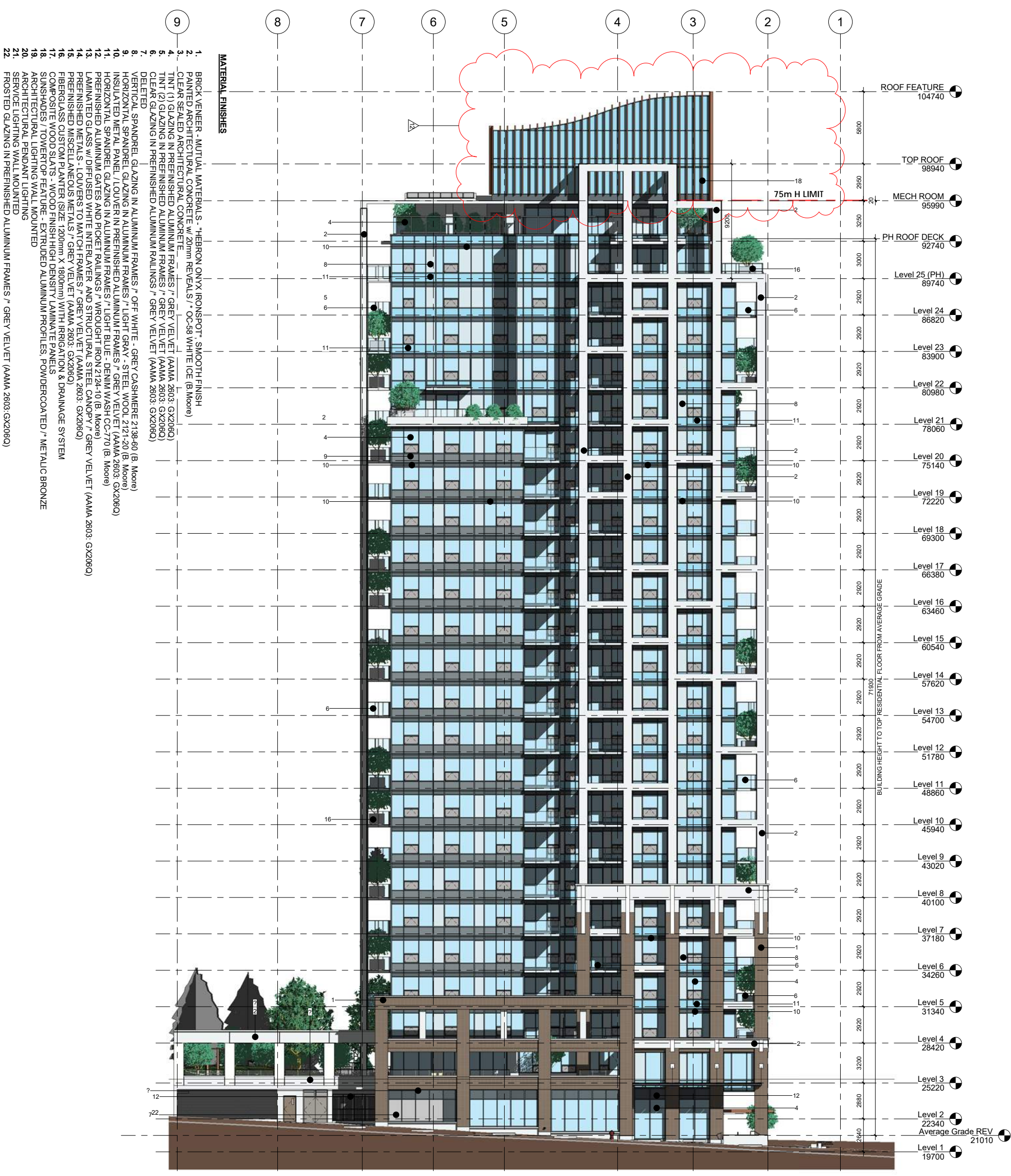
A2.15

Drawn By:

Author

File name:

Rev:



- MATERIAL FINISHES**
1. BRICK VENEER - MUTUAL MATERIALS - "HEBRON ONYX IRONSPOTT" - SMOOTH FINISH
 2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / * OC-S8 WHITE ICE (B. Moore)
 3. CLEAR SEALED ARCHITECTURAL CONCRETE
 4. TINT (1) GLAZING IN PREFINISHED ALUMINUM FRAMES / * GREY VELVET (AAMA 2603: GX2060)
 5. TINT (2) GLAZING IN PREFINISHED ALUMINUM FRAMES / * GREY VELVET (AAMA 2603: GX2060)
 6. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / * GREY VELVET (AAMA 2603: GX2060)
 7. DELETED
 8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / * OFF WHITE - GREY CASHMERE 2139-60 (B. Moore)
 9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / * LIGHT GRAY - STEEL WOOL 2121-20 (B. Moore)
 10. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / * LIGHT BLUE - DENIM WASH CC-770 (B. Moore)
 11. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / * WROUGHT IRON 2124-10 (B. Moore)
 12. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / * GREY VELVET (AAMA 2603: GX2060)
 13. PREFINISHED METALS - LOUVERS TO MATCH FRAMES / * GREY VELVET (AAMA 2603: GX2060)
 14. PREFINISHED MISCELLANEOUS METALS / * GREY VELVET (AAMA 2603: GX2060)
 15. FIBERGLASS CUSTOM PLANTER (SIZE: 1200mm X 1800mm) WITH IRRIGATION & DRAINAGE SYSTEM
 16. COMPOSITE WOOD SLATS - WOOD FINISH HIGH DENSITY LAMINATE PANELS
 17. SUNSHADES / TOWER TOP FEATURE - EXTRUDED ALUMINUM PROFILES, POWDERCOATED / * METALLIC BRONZE
 18. ARCHITECTURAL PENDANT LIGHTING
 19. ARCHITECTURAL LIGHTING WALL MOUNTED
 20. SERVICE LIGHTING IN PREFINISHED ALUMINUM FRAMES / * GREY VELVET (AAMA 2603: GX2060)
 21. FROSTED GLAZING IN PREFINISHED ALUMINUM FRAMES / * GREY VELVET (AAMA 2603: GX2060)
 - 22.

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12	2020-02-12	DP VANCE APPLICATION

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TOWNLINE

Client: TOWNLINE

Project: HUDSON PLACE 1,
 777 Herald Street,
 VICTORIA, B.C.

Drawing Title: NORTH ELEVATION

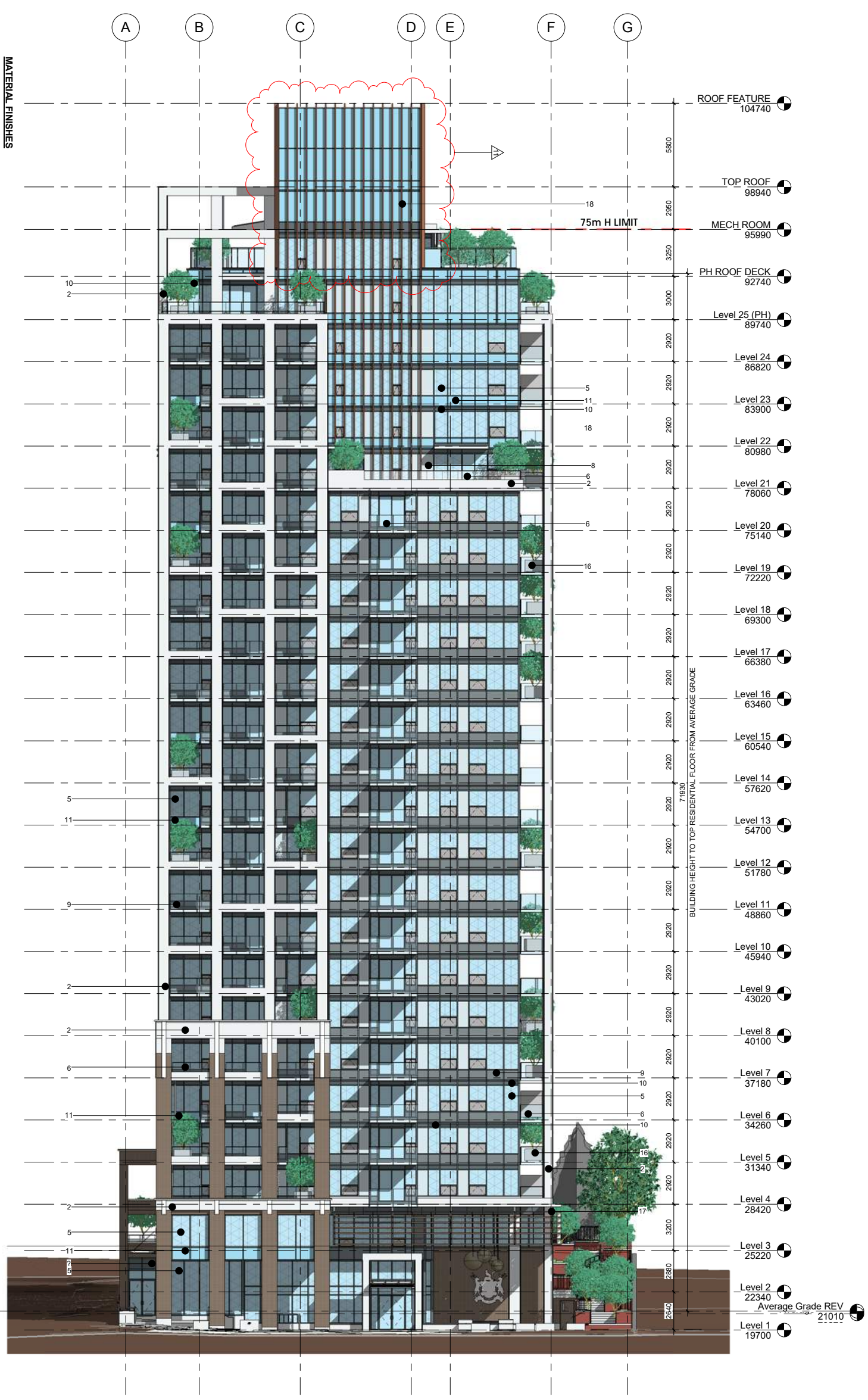
Date: 15-37-1

Scale: As indicated

Drawn By: TG

File name: A3.01

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12	2020-02-12	DP VANCE APPLICATION



- MATERIAL FINISHES**
1. BRICK VENEER - MUTUAL MATERIALS - "HEBRON ONYX IRONSPOT", SMOOTH FINISH
 2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / "OC-58 WHITE ICE (B. Moore)
 3. CLEAR SEALED ARCHITECTURAL CONCRETE
 4. TINT (1) GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AAMA 2603: GX2060)
 5. TINT (2) GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AAMA 2603: GX2060)
 6. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / GREY VELVET (AAMA 2603: GX2060)
 7. DELETED
 8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / OFF WHITE - GREY CASHMERE 2138-60 (B. Moore)
 9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / LIGHT GRAY - STEEL WOOL 2121-20 (B. Moore)
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 12. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / WROUGHT IRON 2124-10 (B. Moore)
 13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / GREY VELVET (AAMA 2603: GX2060)
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 15. PREFINISHED MISCELLANEOUS METALS / GREY VELVET (AAMA 2603: GX2060)
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 17. COMPOSITE WOOD SLATS - WOOD FINISH HIGH DENSITY LAMINATE PANELS
 18. SUNSHADES / TOWER TOP FEATURE - EXTRUDED ALUMINUM PROFILES, POWDERCOATED / METALLIC BRONZE
 19. ARCHITECTURAL LIGHTING WALL MOUNTED
 20. ARCHITECTURAL PENDANT LIGHTING
 21. SERVICE LIGHTING WALL MOUNTED
 22. FROSTED GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AAMA 2603: GX2060)

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	2017-07-12	DP SUBMISSION
2	2017-09-29	DP RESUBMISSION
3	2018-01-19	DP RESUBMISSION
4	2018-02-02	ISSUED FOR BUILDING PERMIT FOUNDATION TO GRADE
5	2018-05-17	ISSUED FOR BUILDING PERMIT
6	2018-07-31	ISSUED FOR CONSTRUCTION
7	2018-08-24	RESUBMITTED FOR BUILDING PERMIT
8	2018-10-23	DP AMENDMENT
9	2018-10-23	IFC - CSI #18 inclusive
10	2020-01-14	DP AMENDMENT
11	2020-02-12	DP VANCE APPLICATION

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 WWW: www.rafiarchitects.com

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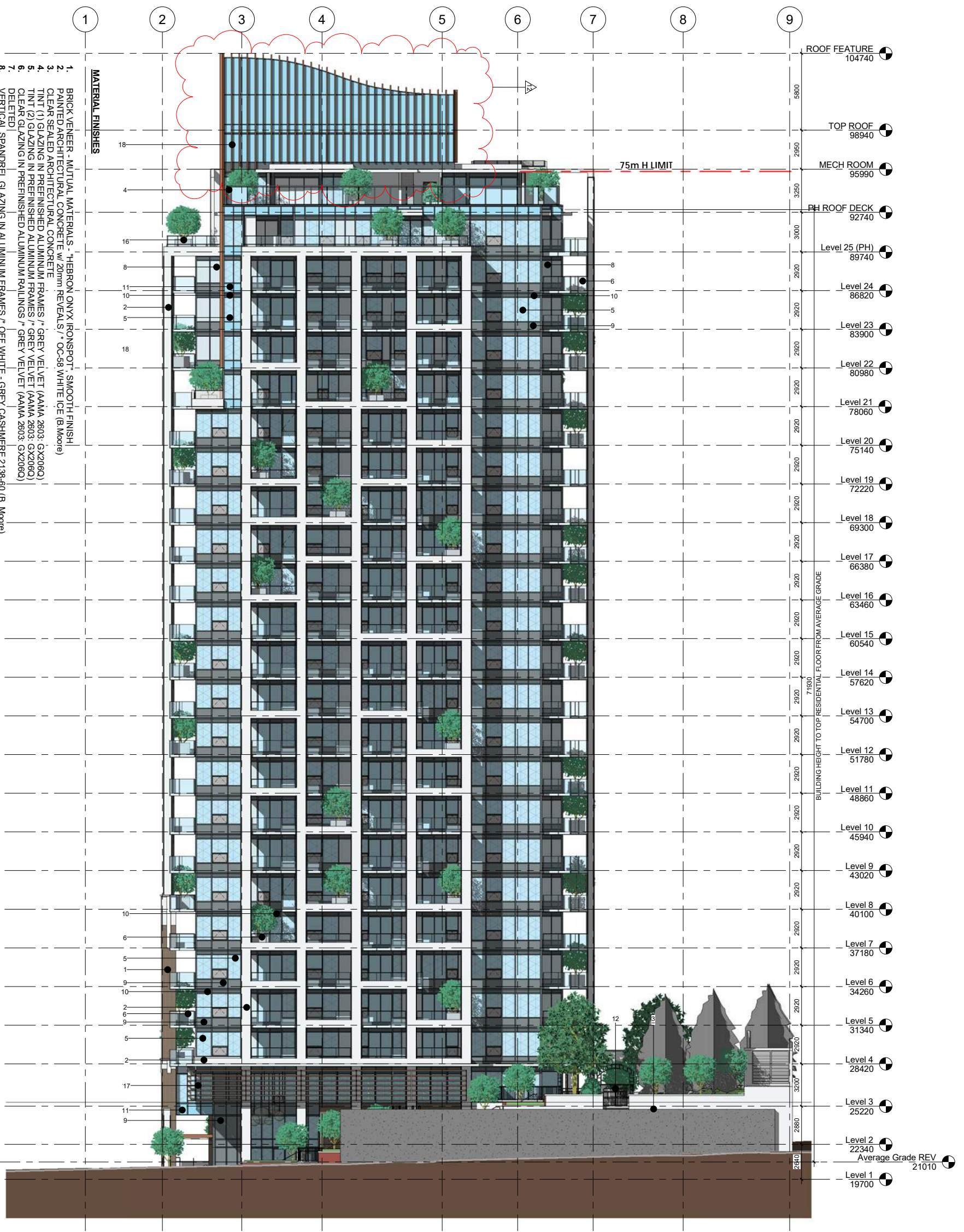
TOWNLINE

Client

Project: HUDSON PLACE 1,
 777 Herald Street,
 VICTORIA, B.C.

Drawing Title: WEST ELEVATION

Date:	01/08/2018	Project No.:	15-37-1
Scale:	As indicated	Drawing No.:	A3.02
Drawn By:	TG	Rev.:	
File name:			



- MATERIAL FINISHES**
1. BRICK VENEER - MUTUAL MATERIALS - "HEBRON ONYX IRONSPOT" SMOOTH FINISH
 2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / OC-56 WHITE ICE (B. Moore)
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 4. TINT (1) GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AAMA 2603: GX2060)
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5	2018-05-17	ISSUED FOR BUILDING PERMIT ASI & RFI
6	2018-2020	ISSUED FOR CONSTRUCTION
7	2018-07-31	ISSUED FOR BUILDING PERMIT
8	2018-08-24	REISSUED FOR BUILDING PERMIT
9	2018-10-23	DP AMENDMENT
10	2018-10-23	IFC - CSI #8 Inclusive
11	2020-01-14	DP AMENDMENT
12	2020-02-12	DP VARIANCE APPLICATION

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TOWNLINE

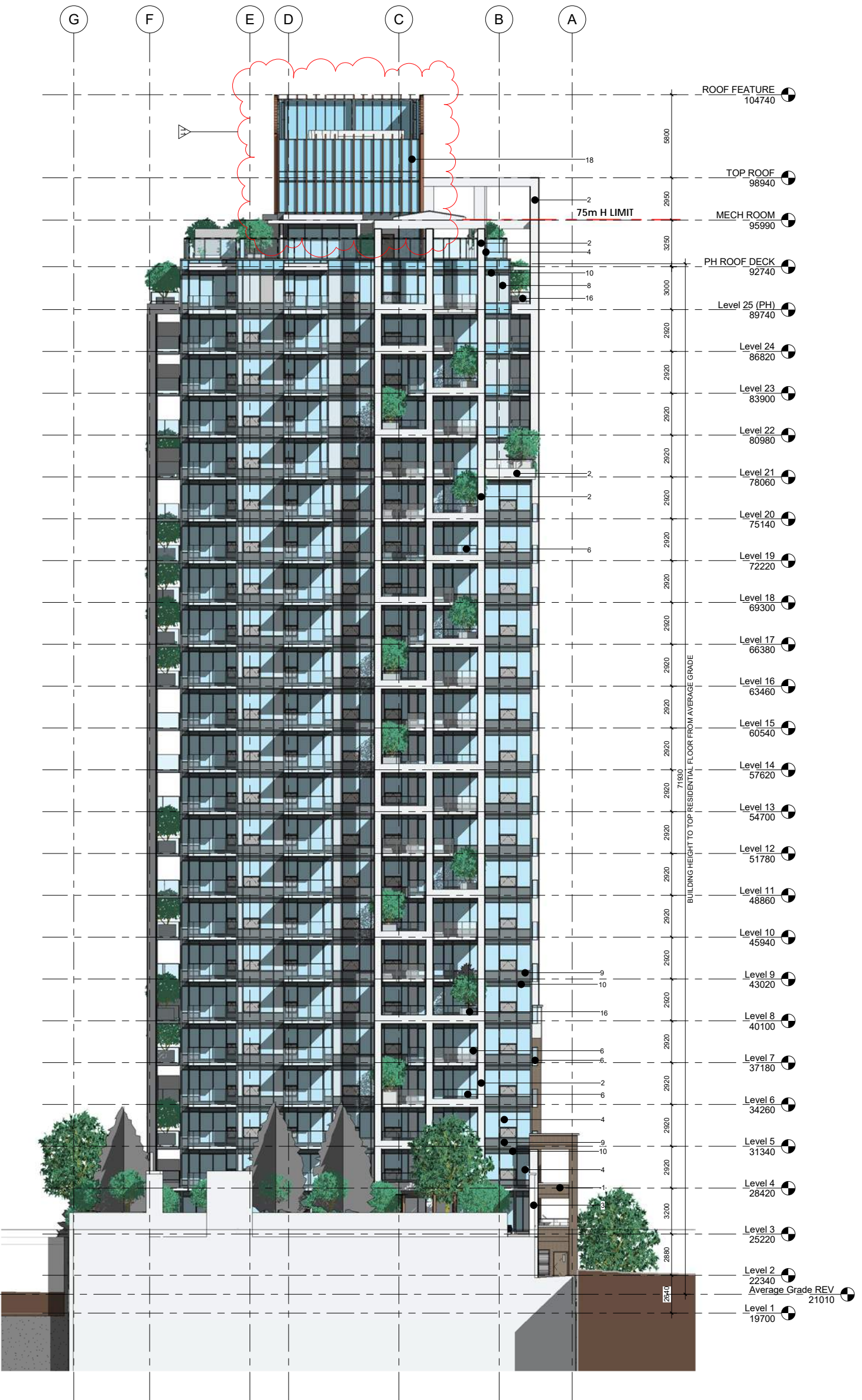
ARCHITECTS

Project:
 HUDSON PLACE 1,
 777 Herald Street,
 VICTORIA, B.C.

SOUTH ELEVATION

Drawing Title	Project No.
Date	Scale
01/08/2018	As indicated
15-37-1	Drawn By
	TG
	File name:
	Rev:

A3.03



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6	2018-07-31	ISSUED FOR CONSTRUCTION PERMIT
7	2018-08-24	REISSUED FOR BUILDING PERMIT
8	2018-10-23	DP AMENDMENT
9	2018-10-28	IFC - CSI #18 Inclusive
10	2020-01-14	DP AMENDMENT
11	2020-02-12	DP VARIANCE APPLICATION

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TOWNLINE

Client

Project:
HUDSON PLACE 1,
 777 Herald Street,
 VICTORIA, B.C.

EAST ELEVATION

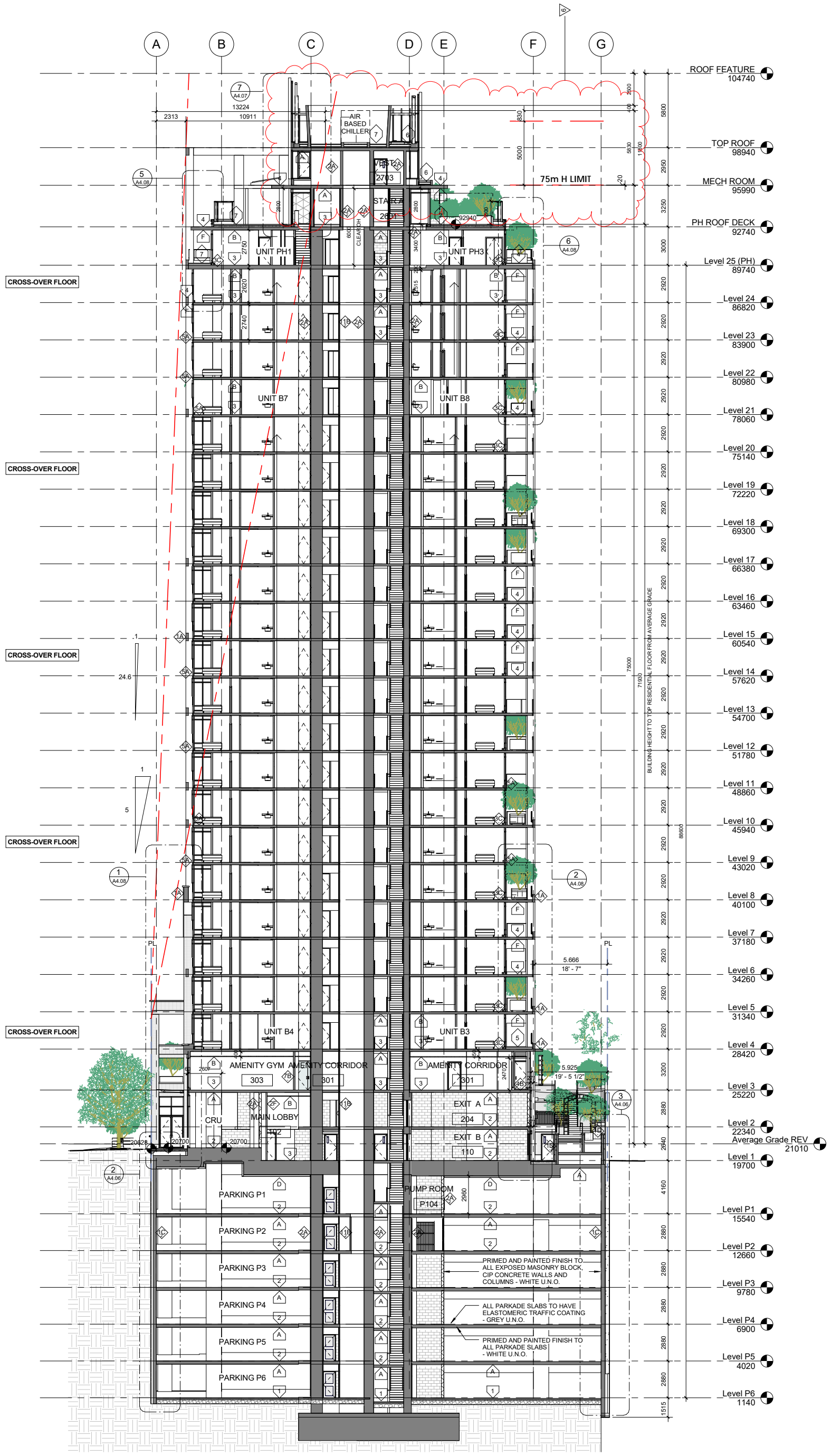
Drawing Title

Date: 01/08/2018
 Project No: 15-37-1
 Scale: As indicated
 Drawn By: TG
 Drawing No: **A3.04**

File name: Rev:



<p>Scale: 1:150 Drawing No: A4.01 Project No: 15-37-1 Date: 15-37-1</p>	<p>Project: HUDSON PLACE 1, 777 Herald Street, VICTORIA, B.C.</p>	<p>Client: TOWNLINE</p>	<p>RAFI ARCHITECTS INC. 604.688.3655 604.688.3522 604.688.3522 TEL: 604.688.3655 FAX: 604.688.3522 EMAIL: info@rafiarchitects.com WWW: www.rafiarchitects.com</p>	<p>SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2Y9 CANADA</p>	<p>Revision Schedule</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2017-07-12</td> <td>DP SUBMISSION</td> </tr> <tr> <td>2</td> <td>2017-09-29</td> <td>DP RESUBMISSION</td> </tr> <tr> <td>3</td> <td>2018-01-19</td> <td>DP RESUBMISSION</td> </tr> <tr> <td>4</td> <td>2018-02-02</td> <td>ISSUED FOR BUILDING PERMIT</td> </tr> <tr> <td>5</td> <td>2018-02-02</td> <td>FOUNDATION TO GRADE</td> </tr> <tr> <td>6</td> <td>2018-05-17</td> <td>ISSUED FOR BUILDING PERMIT</td> </tr> <tr> <td>7</td> <td>2018-07-31</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>8</td> <td>2018-08-24</td> <td>RESUBMITTED FOR BUILDING PERMIT</td> </tr> <tr> <td>9</td> <td>2018-10-24</td> <td>IFC - CSI #18 Inclusive</td> </tr> <tr> <td>10</td> <td>2020-01-14</td> <td>DP AMENDMENT</td> </tr> <tr> <td>11</td> <td>2020-02-12</td> <td>DP VARIANCE APPLICATION</td> </tr> </tbody> </table>	Rev #	Date	Description	1	2017-07-12	DP SUBMISSION	2	2017-09-29	DP RESUBMISSION	3	2018-01-19	DP RESUBMISSION	4	2018-02-02	ISSUED FOR BUILDING PERMIT	5	2018-02-02	FOUNDATION TO GRADE	6	2018-05-17	ISSUED FOR BUILDING PERMIT	7	2018-07-31	ISSUED FOR CONSTRUCTION	8	2018-08-24	RESUBMITTED FOR BUILDING PERMIT	9	2018-10-24	IFC - CSI #18 Inclusive	10	2020-01-14	DP AMENDMENT	11	2020-02-12	DP VARIANCE APPLICATION	<p>Copyright Reserved This drawing, in whole or in part, and all rights, remains the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify all dimensions, elevations, and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.</p> <p>Drawing Issue Date</p>
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Project:
HUDSON PLACE 1,
 777 Herald Street,
 VICTORIA, B.C.

Drawing Title:
CROSS BUILDING SECTION

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Client:
 TOWNLINE ARCHITECTS INC.

Project No.: 15-37-1
 Date: 15-37-1

Scale: 1:150
 Drawing No.: **A4.02**
 Drawn By: BMS
 File name:
 Rev:

Rev #	Date	Description
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7	2018-08-24	PERMITTED FOR BUILDING
8	2018-10-26	IFC - CS# #18 INCLUSIVE
9	2020-02-12	DP VARIANCE APPLICATION

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