1050 YATES ST

ISSUED FOR DDP







MCM

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CHARD

Final Approved Plans

Adopted Date: March 27, 2025

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date December 17, 2024

ARCHITECTURAL

20	ISSUED FOR DDP	2024-11-25
19	RE-ISSUED FOR BP	2024-11-22
18	ISSUED FOR BELOW GRADE IFC	2024-11-08
17	DRAFT BELOW GRADE SET	2024-10-29
16	PROGRESS SET	2024-09-18
15	RE-ISSUED FOR BP STAGE 2	2024-07-24
14	ISSUED FOR DPMA	2024-07-23
13	RE-ISSUE FOR TENDER	2024-07-19
12	ISSUED FOR TENDER	2024-06-28
11	ISSUED FOR CLASH DETECTION	2024-05-10
10	ISSUED FOR 75% COORDINATION	2024-03-14
9	RE-ISSUED FOR BP STAGE 2A	2024-02-26
8	ISSUED FOR REVIEW SET	2024-02-21
7	RE-ISSUED FOR BP STAGE 2A	2024-02-15
6	ISSUED FOR BP STAGE 2A	2023-12-08
5	ISSUED FOR 50% COORDINATION	2023-12-01
4	ISSUED FOR DP RESPONSE #3	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR 30% COORDINATION	2023-09-15
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL B. SUKAVA BRITISH COLUMBIA

2024-11-28

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Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

COVER SHEET

1050 YATES ST. MIXED USE DEVELOPMENT

222032

Sheet **A000**

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DRAWING LIST -ISSUED FOR DDP

Sheet	Drawing Title	Scale
A000 - GENERAL		
A000	COVER SHEET	N/A
A001	DRAWING INDEX	N/A
A002	PROJECT STATISTICS	N/A
A010	MATERIAL BOARD	N/A
A100 - SITE PLANS		
A101	CONTEXT PLAN	N/A
A102	SURVEY PLAN EXISTING	N/A
A103	SITE PLAN	1/16" = 1'-0"
A200 - FLOOR PLANS		
A201	LEVEL P2 PLAN	1/8" = 1'-0"
A202	LEVEL P1 PLAN	1/8" = 1'-0"
A203	LEVEL 01 PLAN	1/8" = 1'-0"
A204	LEVEL 02 PLAN	1/8" = 1'-0"
A205	LEVEL 03-04 PLAN	1/8" = 1'-0"
A206	LEVEL 05 PLAN	1/8" = 1'-0"
A207	LEVEL 06 PLAN	1/8" = 1'-0"
A208	LEVEL 07-12 PLAN	1/8" = 1'-0"
A209	LEVEL 13 PLAN	1/8" = 1'-0"
A210	LEVEL 14 PLAN	1/8" = 1'-0"
A211	LEVEL 15 PLAN	1/8" = 1'-0"
A212	LEVEL 16 PLAN	1/8" = 1'-0"
A213	LEVEL 17-23 PLAN	1/8" = 1'-0"
A214	LEVEL 24 PLAN	1/8" = 1'-0"
A215	LEVEL 25 PLAN	1/8" = 1'-0"
A216	LEVEL 26 PLAN	1/8" = 1'-0"
A217	ROOF PLAN	1/8" = 1'-0"
A300 - BUILDING SECTIONS		
A301	BUILDING SECTION	1/8" = 1'-0"
A302	BUILDING SECTION	1/8" = 1'-0"
A400 - BUILDING ELEVATIONS		
A401	SOUTH ELEVATION	1/8" = 1'-0"
A402	WEST ELEVATION	1/8" = 1'-0"
A403	EAST ELEVATION	1/8" = 1'-0"
A404	NORTH ELEVATION	1/8" = 1'-0"
A450	STREET ELEVATION	1/32" = 1'-0"

TOTAL SHEETS: 31

ABBREVIATIONS

AB	ANCHOR BOLT
ABRR	AIR BARRIER
ABV	ABOVE
ACP	ASPHALTIC CONCRETE PAVING
ACT	ACOUSTIC CEILING TILES
ACOUS	ACOUSTICAL
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADR	ACCESS DOOR
ADJ	ADJUSTABLE
ADJC	ADJACENT
AF	ALUMINUM-FRAME WINDOW
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ANO	ANODIZED
APNL	ACESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT; ARCHITECTURAL
ASPH	ASPHALT PAVING
AV	AUDIO VISUAL
AVG	AVERAGE
AWP	ACOUSTIC WALL PANEL
BC	BABY CHANGE
BD	BOARD
BETW	BETWEEN
BF	BARRIER-FREE
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK OR BLOCKING
BLW	BELOW
BM	BEAM
BO	BOTTOM OF
BR	BEDROOM
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
BUR	BUILT-UP ROOFING
B/W	BOTH WAYS
CAB	CABINET
CACF	CENTRAL ALARM CONTROL FACILITY
CB	CATCH BASIN
CBB	CEMENT BACKER BOARD
CBD	CORNER BEAD
CEM	CEMENT, CEMENTICIOUS
CER	CERAMIC
CG	CORNER GUARD
CHBD	CHAULK BOARD
CHFR	CHAMFER
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTRELINE
CLG	CEILING
CLJ	CONTROL JOINT
CLR	CLEAR; CLEARANCE
CLF	CHAIN LINK FENCE
CLKG	CAULKING
CLO	CLOSET
CLOS	CLOSURE
CLW	CLOCKWISE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRUGATED
CPRS	COMPRESSIBLE
CPT	CARPET OR CARPET TILE
CRS	COURSE
CSK	COUNTERSUNK (SINK)
CT	CERAMIC TILE
CTR	CENTRE
CW	COLD WATER
CWL	CURTAIN WALL
C/W	COMPLETE WITH; COMES WITH
C/C	CENTRE TO CENTRE
C&G	CURB AND GUTTER
D	DEPTH
DBL	DOUBLE
DEG	DEGREES
DEMO	DEMOLITION ITEMS
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DO	DITTO
DMPF	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
E	EAST - DIRECTION OR ORIENTATION
EA.	EACH
EAF	EACH FACE
EB	EXPANSION BOLT
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR OF ANY KIND
EMER	EMERGENCY
EMR	ELEVATOR MACHINE ROOM
ENAM	ENAMEL - PAINT
ENCL	ENCLOSURE
ENG	ENGINEER; ENGINEERED
ENT	ENTRY; ENTRANCE
EP	ELECTRICAL PANEL
EPC	EPOXY COATING
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION; EXPOSED
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERNAL; EXTERIOR
EXTR	EXTRUDED; EXTRUSION
FA	FIRE ALARM
FAB	FABRICATE
FACP	FIRE ALARM CONTROL PANEL
FAPB	FIRE ALARM PULL BOX
FB	FLAT BAR
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDP	FIRE DAMPER
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FG	FLOAT GLASS
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLASHING
FLR	FLOOR
FLEX	FLEXIBLE
FO?	FACE OF ?
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FPLY	FIRE RATED PLYWOOD
FRPF	FIRE PROOF (FIREPROOFING)
FRP	FIBRE REINFORCED PLASTIC
FRR	FIRE RESISTANCE RATING
FRT	FIRE RETARDANT MATERIAL
FTG	FOOTING
FT	FOOT; FEET
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GLAZ	GLAZING; GLAZED
GND	GROUND
GB	GYPSUM BOARD
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
H/C	HANDICAPPED - DISABLED
HT	HEIGHT
HD	HEAD
HDT	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HEX	HEXAGONAL
HGT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HSS	HOLLOW STEEL SECTION
HTR	HEATER; HEATING
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HW	HOT WATER
HWY	HIGHWAY
HYD	HYDRANT
HYDR	HYDRAULIC
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE, INCLUDING, INCLUSIVE
INSUL	INSULATION; INSULATED
INTM	INTERMEDIATE
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
KD	KNOCK DOWN
KO	KNOCK OUT
KPL	KICKPLATE
KW	KILOWATS
L	LONG; LENGTH
LAB	LABORATORY
LAM	LAMINATED, LAMINATION
LAV	LAVATORY
LB	POUNDS
LBL	LABEL; LABELLED
LF	LINEAR FEET
LH	LEFT HAND
LG	LAMINATED GLASS
LIN	LINEAR, LINOLEUM
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LIGHT WEIGHT CONCRETE
M	MARBLE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MG	MIRRORED GLASS
MGR	MANAGER
MH	MANHOLE
MIR	MIRROR; MIRRORED
MISC	MISCELLANEOUS
MIN	MINIMUM
MP	METAL PANEL
MTD	MOUNTED
N	NORTH
N/A	NOT APPLICABLE
NFHB	NON-FREEZE HOSE BIBB
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRP	NON-REMOVABLE PIN
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OH	OVERHEAD
O.C.	ON CENTRE
OD	OUTSIDE DIAMETER
OPG	OPENING
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
OWSJ	OPEN WEB STEEL JOIST
OZ	OUNCE
PAV	PAVERS
PB	PUSH BUTTON
PBD	PARTICLE BOARD
PC	PIECE
PCF	POUNDS PER CUBIC FEET
PDC	PEDESTRIAN DECK COATING
PE	PORCELAIN ENAMEL
PER	PERFORETAED
PGBD	PEGBOARD
PL	PLASTER
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED, POLISH
PRE-FAB	PREFABRICATED ELEMENT
PRE-FIN	PREFINISHED
PRKG	PARKING
PR	PRIME
PROP	PROPERTY
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PS	PRESSED STEEL
PNT	POINT
PT	PAINT; PAINTED
PPT	PRIMED AND PAINTED
PTN	PARTITION
PROJ	PROJECT; PROJECTED
PVMT	PAVEMENT
QRT	QARTER
QTY	QUANTITY
R	RISER
R/A	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN OR ROAD
RE	REFER TO ...
REBAR	REINFORCING STEEL BAR
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR, REFRIGERATION
REG	REGULATE, REGULATION, REGISTER
REINF	REINFORCED
REQ'D	REQUIRED
RET	RETAINING
REV	REVERSE, REVERT, REVISED OR REVISION
RFG	ROOFING - NOT SPECIFIC
RH	RIGHT HAND
RM	ROOM
R.O.	ROUGH OPENING
ROW	RIGHT-OF-WAY
RTU	ROOFTOP UNIT
RWL	RAINWATER LEADER
S	SOUTH
S/A	SUPPLY AIR
SBR	SEALER (CAULKING) AND BACKER ROD
SC	SOLID CORE
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SCRN	SCREEN
SECT	SECTION
SFF	SPRAYED FOAM FIBRE
SFU	SPRAYED FOAM URETHANE
SG	SPECIALTY GLASS
SHT	SHEET
SHTM	SHEET MATERIAL/ METAL
SHG	SHEATHING
SIM	SIMILAR
SM	SPECIALTY MATERIAL
SJ	SEISMIC JOINT
S.O.G.	SLAB ON GRADE
SP	SPACING
SPEC	SPECIFICATION
SPKL	FIRE SPRINKLER
SPL	PLATE
SQ	SQUARE
SSW	SANITARY SEWER
SS	STAINLESS STEEL
ST	STREET; STAIR
STAG	STAGGERED
SQ.FT.	SQUARE FEET
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STG	SEATING
STL	STEEL
STOR	STORAGE
STN	STAIN
STRUCT	STRUCTURE; STRUCTURAL MEMBER
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM, SYSTEMS
T	TEMPERED GLASS
T&B	TOP AND BOTTOM
T&F	TAPED AND FILLED
T&G	TONGUE AND GROOVE
TBB	TILE BACKER BOARD
TD	TRENCH DRAIN
TDC	TRAFFIC DECK COATING
TE	TOP ELEVATION
TEL	TELEPHONE
TEMP	TEMPORARY OR TEMPERATURE
TG	TEMPERED GLASS
THK	THICK; THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TI	TILE
TJ	TOOLED JOINT
T.O.(?)	TOP OF (ABBREVIATION OF ELEMENT)
TR	TREAD
TSTAT	TERMOSTAT
TYP	TYPICAL
TZ	TERRAZO
UGND	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY
ULC	UNDERWRITERS LABORATORY CANADA
UNFIN	INFINISHED
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UTIL	UTILITY
UV	ULTRAVIOLET
V	VOLT
VCT	VINYL COMPOSITE TILE
VENT	VENTILATION, VENTED
VERT	VERTICAL
VEST	VESTIBULE
VN	VINYL
VNR	VENEER
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST, WIDE
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER CLOSET
WD	WOOD
WFC	WATERPROOF FLOOR COATING
WG	WIRED GLASS
WHTR	WATER HEATER
W.O.	WALL OPENING
WP	WATER PROOF(ING)
WKP	WORK POINT
WR	WATER RESISTENT
W.R.T.	WITH RESPECT TO
WSG	WIRED SAFETY GLASS
WSP	WET STANDPIPE
WT	WEIGHT
YD	YARD DRAIN

SYMBOL REFERENCE

DRAWING/ DETAIL TITLE



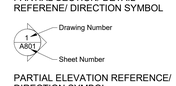
BUILDING ELEVATION REFERENCE/ DIRECTION SYMBOL



FULL BUILDING SECTION REFERENCE/ DIRECTION SYMBOL



PARTIAL SECTION/ DETAIL REFERENE/ DIRECTION SYMBOL



PARTIAL ELEVATION REFERENCE/ DIRECTION SYMBOL



INTERIOR ELEVATION REFERENCE/ DIRECTION SYMBOLS



KEYNOTE SYMBOLS

ROOM NAME & NUMBER SYMBOL

REFLECTED CEILING SYMBOL

GENERAL SYMBOLS

GRIDLINE SYMBOLS



DIMENSIONAL SYMBOLS

















Existing Grade or Existing Superstructure Elevation
(For Reference Only, Refer to Landscape and/or Civil for Site Grading)

GENERAL NOTES:

1. INTEGRATED SYSTEM AND TESTING OF FIRE PROTECTION AND LIFE SAFETY SYSTEM (CAN/ULC S1001) REFER TO SPECIFICATION SECTION 01 91 26 AND MECHANICAL AND ELECTRICAL DRAWINGS.
2. THE BUILDING WILL BE TESTED IN ACCORDANCE WITH CAN/ULC S1001.

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CHARD

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Revisions YYYY-MM-DD



2024-11-28

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

DRAWING INDEX

Drawing

Scale 12" = 1'-0"

Project 222032

Sheet **A001**

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GROSS AND FSR AREAS - RESIDENTIAL

	TOTAL GROSS FLOOR AREA																		FSR EXCLUSIONS											
	RESIDENTIAL UNITS		RESIDENTIAL LOBBY/ MAIL		AMENITY/ MNG OFFICE		SERVICE RMS/ CIRCULATION/ CORE		RESIDENTIAL STORAGE		BIKE STORAGE		ELEVATOR SHAFT		EXTERIOR WALL		ROOF STRUCTURE		TOTAL GFA		BIKE STORAGE		ELEVATOR SHAFT		EXTERIOR WALL		ROOF STRUCTURE		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS	
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 01	2742	255	6553	609	1127	105	2542	236	599	56	2701	251	644	60	1469	136	0	0	18377	1707	2701	251	644	60	1469	136	0	0	4814	447	13563	1260
LEVEL 02	23274	2162	0	0	0	0	3661	340	258	24	0	0	386	36	1300	121	0	0	28880	2683	0	0	386	36	1300	121	0	0	1686	157	27194	2526
LEVEL 03	23621	2194	0	0	0	0	4071	378	255	24	0	0	386	36	1341	125	0	0	29674	2757	0	0	386	36	1341	125	0	0	1727	160	27947	2596
LEVEL 04	23617	2194	0	0	0	0	4071	378	258	24	0	0	386	36	1341	125	0	0	29672	2757	0	0	386	36	1341	125	0	0	1726	160	27946	2596
LEVEL 05	23620	2194	0	0	0	0	4069	378	258	24	0	0	386	36	1341	125	0	0	29673	2757	0	0	386	36	1341	125	0	0	1727	160	27946	2596
LEVEL 06	16252	1510	0	0	0	0	2646	246	0	0	0	0	386	36	655	61	0	0	19939	1852	0	0	0	0	386	36	655	61	0	0	1041	97	18898	1756
LEVEL 07	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1741
LEVEL 08	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1740
LEVEL 09	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1741
LEVEL 10	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1740
LEVEL 11	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1740
LEVEL 12	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1740
LEVEL 13	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1740
LEVEL 14	16408	1524	0	0	0	0	2326	216	0	0	0	0	386	36	668	62	0	0	19789	1838	0	0	0	0	386	36	668	62	0	0	1054	98	18735	1741
LEVEL 15	5124	476	0	0	5057	470	1455	135	0	0	0	0	386	36	662	61	0	0	12684	1178	0	0	0	0	386	36	662	61	0	0	1048	97	11636	1081
LEVEL 16	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	974	91	7314	679	0	0	189	18	247	23	974	91	1410	131	5903	548
LEVEL 17	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6339	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 18	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6339	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 19	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6339	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 20	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6339	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 21	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6339	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 22	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6339	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 23	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6339	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 24	5124	476	0	0	0	0	779	72	0	0	0	0	189	18	247	23	0	0	6340	589	0	0	189	18	247	23	0	0	436	41	5903	548
LEVEL 25	0	0	0	0	2401	223	709	66	0	0	0	0	189	18	234	22	0	0	3533	328	0	0	189	18	234	22	0	0	423	39	3110	289
LEVEL 26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	865	80	865	80	0	0	0	0	0	0	865	80	865	80	0	0
	296632	27465	6553	609	8585	798	48847	4538	1628	151	2701	251	7941	738	15908	1478	1839	171	389633	36198	2701	251	7941	738	15908	1478	1839	171	28388	2637	361245	33561

GROSS AND FSR AREAS - RETAIL

	GROSS FLOOR AREA						FSR EXLUSIONS									
	RETAIL UNITS		COMMON		BIKE STORAGE		TOTAL GFA		BIKE STORAGE		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS	
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 01	14187	1318	367	34	187	20	14740	1369	187	17	187	17	14553	1352
LEVEL 02	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 03	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 04	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 05	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 06	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 07	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 08	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 09	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 18	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 23	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 25	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	14187	1318	367	34	187	20	14740	1369	187	17	187	17	14553	1352

GROSS AND FSR AREAS - COMBINED

	TOTAL COMBINED GFA		TOTAL COMBINED EXCLUSIONS		TOTAL COMBINED FSR	
LEVEL	ft²	m²	ft²	m²	ft²	m²
LEVEL 01	33117	3077	5001	465	28116	2612
LEVEL 02	28880	2683	1686	157	27194	2526
LEVEL 03	29674	2757	1727	160	27947	2596
LEVEL 04	29672	2757	1726	160	27946	2596
LEVEL 05	29673	2757	1727	160	27946	2596
LEVEL 06	19939	1852	1041	97	18898	1756
LEVEL 07	19789	1838	1054	98	18735	1741
LEVEL 08	19789	1838	1054	98	18735	1740
LEVEL 09	19789	1838	1054	98	18735	1741
LEVEL 10	19789	1838	1054	98	18735	1740
LEVEL 11	19789	1838	1054	98	18735	1740
LEVEL 12	19789	1838	1054	98	18735	1740
LEVEL 13	19789	1838	1054	98	18735	1740
LEVEL 14	19789	1838	1054	98	18735	1741
LEVEL 15	12684	1178	1048	97	11636	1081
LEVEL 16	7314	679	1410	131	5903	548
LEVEL 17	6339	589	436	41	5903	548
LEVEL 18	6339	589	436	41	5903	548
LEVEL 19	6339	589	436	41	5903	548
LEVEL 20	6339	589	436	41	5903	548
LEVEL 21	6339	589	436	41	5903	548
LEVEL 22	6339	589	436	41	5903	548
LEVEL 23	6339	589	436	41	5903	548
LEVEL 24	6340	589	436	41	5903	548
LEVEL 25	3533	328	423	39	3110	289
LEVEL 26	865	80	865	80	0	0
	404373	37567	28575	2655	375798	34913

GROSS AREA PARKING EXCLUSION

	TOTAL GROSS FLOOR AREA			
	BELOW GRADE		TOTAL GFA	
LEVEL	ft²	m²	ft²	m²
LEVEL P2	49312	4581	49312	4581
LEVEL P1	49311	4581	49311	4581
	98623	9162	98623	9162

UNIT MIX BY TYPE

	STUDIO	1 BED	2 BED	3 BED	TOWNHOUSE	GUEST	TOTAL
LEVEL 1					5		5
LEVEL 2	2	20	7	3			32
LEVEL 3	3	24	7	4			38
LEVEL 4	3	24	7	4			38
LEVEL 5	3	24	7	4			38
LEVEL 6	1	16	9			2	28
LEVEL 7	1	18	9				28
LEVEL 8	1	18	9				28
LEVEL 9	1	18	9				28
LEVEL 10	1	18	9				28
LEVEL 11	1	18	9				28
LEVEL 12	1	18	9				28
LEVEL 13	1	18	9				28
LEVEL 14	1	18	9				28
LEVEL 15		4	4				8
LEVEL 16		4	4				8
LEVEL 17		4	4				8
LEVEL 18		4	4				8
LEVEL 19		4	4				8
LEVEL 20		4	4				8
LEVEL 21		4	4				8
LEVEL 22		4	4				8
LEVEL 23		4	4				8
LEVEL 24		4	4				8
TOTAL	20	292	149	15	5	2	483

TOTAL NUMBER OF UNIT BY TYPE INCLUDES TWO GUEST SUITES LOCATED ON LEVEL 6.
TOTAL NUMBER OF RENTABLE UNITS IS 481.

UNIT MIX BY BUILDING

LEVEL	TOWER	BAR BLDG	TOTAL
LEVEL 01	0	5	5
LEVEL 02	18	14	32
LEVEL 03	18	20	38
LEVEL 04	18	20	38
LEVEL 05	18	20	38
LEVEL 06	7	19	26
LEVEL 07	8	20	28
LEVEL 08	8	20	28
LEVEL 09	8	20	28
LEVEL 10	8	20	28
LEVEL 11	8	20	28
LEVEL 12	8	20	28
LEVEL 13	8	20	28
LEVEL 14	8	20	28
LEVEL 15	8	0	8
LEVEL 16	8	0	8
LEVEL 17	8	0	8
LEVEL 18	8	0	8
LEVEL 19	8	0	8
LEVEL 20	8	0	8
LEVEL 21	8	0	8
LEVEL 22	8	0	8
LEVEL 23	8	0	8
LEVEL 24	8	0	8
TOTAL	223	258	481

STORAGE LOCKERS

LEVEL P2	STORAGE LOCKER	145
LEVEL 02	STORAGE LOCKER	3
LEVEL 03	STORAGE LOCKER	5
LEVEL 04	STORAGE LOCKER	6
LEVEL 05	STORAGE LOCKER	3
TOTAL		162

RESIDENTIAL PARKING

	0.5 SPACES / UNIT (<45m²)		0.5 SPACES / UNIT (>45m²-70m²)		1.00 SPACES / UNIT (>70m²)		0.1 VISITOR SPACE / UNIT (>70m²)		TOTAL
REQUIRED	89 x 0.5 =	45	342 x 0.6 =	205	50 x 1.0 =	50	481 x 0.1 =	49	349
PROVIDED			167				10		177

COMMERCIAL PARKING

	CAR SHARE	RETAIL	RESTAURANT		TOTAL
		1 SPACE / 80m²	1 SPACE / 40m²		
REQUIRED	0	696.86 / 80m² = 9	831.76 / 40m² = 21		30
PROVIDED	4	7	19		30

ACCESSIBLE PARKING

	RESIDENTIAL 101 SPACES OR MORE			COMMERCIAL 26-50 VISITOR		VISITOR 26-50 VISITOR		TOTAL	
	1 ACCESSIBLE / 25 PARKING SPACE	MIN. ACCESSIBLE VEHICAL SPACE	MIN. ACCESSIBLE VAN SPACE	MIN. ACCESSIBLE VEHICAL SPACE	MIN. ACCESSIBLE VAN SPACE	MIN. ACCESSIBLE VEHICAL SPACE	MIN. ACCESSIBLE VAN SPACE	ACCESSIBLE VEHICAL SPACE	ACCESSIBLE VAN SPACE
REQUIRED	300 / 25 = 12	10	2	1	1	1	1	12	4
PROVIDED	12	10	2	1	1	1	1	12	4

RESIDENTIAL & COMMERCIAL PARKING TOTALS

REQUIRED	379
PROVIDED	207

RESIDENTIAL BIKE PARKING

	LONG TERM				TOTAL	SHORT TERM
	1 SPACES / UNIT (<45m²)		1.25 SPACES / UNIT (>45m²)			0.1 SHORT TERM BIKE / UNIT
REQUIRED	89 x 1.0 =	89	392 x 1.25 =	490	579	48
PROVIDED	601				601	49

COMMERCIAL BIKE PARKING

	LONG TERM					SHORT TERM				
	RETAIL		RESTAURANT			RETAIL		RESTAURANT		
	1 SPACES / 200m²		1 SPACES / 400m²		TOTAL	1 SPACES / 200m²		1 SPACES / 100m²		TOTAL
REQUIRED	696.86 / 200 m² =	3	831.76 / 400 m² =	2	5	696.86 / 200 m² =	3	831.76 / 100 m² =	8	11
PROVIDED	5		3		8	3		8		11

RESIDENTIAL & COMMERCIAL LONG TERM BIKE PARKING TOTALS

REQUIRED	584
PROVIDED	609

RESIDENTIAL & COMMERCIAL SHORT TERM BIKE PARKING TOTALS

REQUIRED	RESIDENTIAL (48) + COMMERCIAL (11)	59
PROVIDED		60

RESIDENTIAL & COMMERCIAL LONG TERM BIKE PARKING BREAKDOWN

	OVERSIZED	HORIZONTAL	VERTICAL	TOTAL
PROVIDE	57	287	265	609
PERCENTAGE	9.36%	47.13%	43.51%	100%

GROSS AREA BY BUILDING

LEVEL	PODIUM (sf)	BAR (sf)	TOWER (sf)	OVERALL(sf)
LEVEL 01	33117	0	0	33117
LEVEL 02	28880	0	0	28880
LEVEL 03	29674	0	0	29674
LEVEL 04	29672	0	0	29672
LEVEL 05	29673	0	0	29673
LEVEL 06	0	13600	6339	19939
LEVEL 07	0	13449	6339	19789
LEVEL 08	0	13449	6339	19789
LEVEL 09	0	13449	6339	19789
LEVEL 10	0	13449	6339	19789
LEVEL 11	0	13449	6339	19789
LEVEL 12	0	13449	6339	19789
LEVEL 13	0	13449	6339	19789
LEVEL 14	0	13449	6339	19789
LEVEL 15	0	6345	6339	12684
LEVEL 16	0	974	6339	7314
LEVEL 17	0	0	6339	6339
LEVEL 18	0	0	6339	6339
LEVEL 19	0	0	6339	6339
LEVEL 20	0	0	6339	6339
LEVEL 21	0	0	6339	6339
LEVEL 22	0	0	6339	6339
LEVEL 23	0	0	6339	6339
LEVEL 24	0	0	6340	6340
LEVEL 25	0	0	3533	3533
LEVEL 26	0	0	865	865
Grand total	151015	128513	124845	404373

SITE STATISTICS

	AREA		
SITE AREA	50893.69 SF	4728.18 SM	
SITE COVERAGE	32335.00 SF	3004.00 SM	63.5%
OPEN SITE SPACE	18558.69 SF	1724.18 SM	36.5%

	AREA		
COMBINED FSR	**376026 SF**	34934 SM	7.39

BULDING HEIGHTS

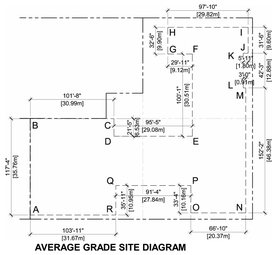
	IMPERIAL	METRIC	STOREYS
TOWER BUILDING	247' - 8 1/2"	75.50 m	25
BAR BUILDING	155' - 3 7/8"	47.34 m	15
PODIUM	56' - 1 7/8"	17.12 m	05

ZONING BUILDING HEIGHT LIMIT

- DEVELOPMENT AREA 2: 45m (ABOVE AVARAGE GRADE)
- DEVELOPMENT AREA 3: 45m (ABOVE AVARAGE GRADE)
- DEVELOPMENT AREA 4: 50m (ABOVE AVARAGE GRADE)

AVARAGE GRADE CALCULATION

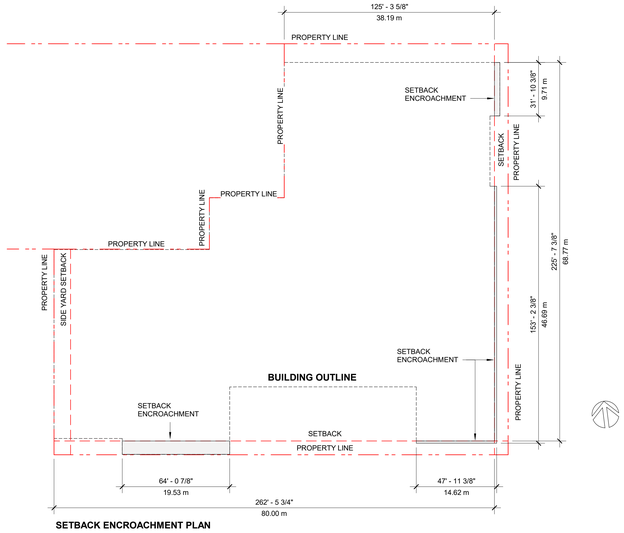
A - B =	[(20.84m + 21.25m)/2] x 35.76m =	752.57
B - C =	[(21.25m + 21.37m)/2] x 30.99m =	660.40
C - D =	[(21.37m + 21.00m)/2] x 6.53m =	138.34
D - E =	[(21.00m + 21.79m)/2] x 29.08m =	622.17
E - F =	[(21.79m + 22.52m)/2] x 30.51m =	675.95
F - G =	[(22.52m + 22.60m)/2] x 9.12m =	205.75
G - H =	[(22.60m + 22.75m)/2] x 9.90m =	224.48
H - I =	[(22.75m + 22.60m)/2] x 29.82m =	676.17
I - J =	[(22.60m + 23.00m)/2] x 9.60m =	218.88
J - K =	[(23.00m + 23.00m)/2] x 1.80m =	41.40
K - L =	[(23.00m + 23.00m)/2] x 12.88m =	296.24
L - M =	[(23.00m + 23.00m)/2] x 0.91m =	20.93
M - N =	[(23.00m + 21.23m)/2] x 46.38m =	1025.69
N - O =	[(21.23m + 21.00m)/2] x 20.37m =	430.11
O - P =	[(21.00m + 21.00m)/2] x 10.16m =	213.36
P - Q =	[(21.00m + 21.00m)/2] x 27.84m =	584.64
Q - R =	[(21.00m + 20.94m)/2] x 10.95m =	229.62
R - A =	[(20.94m + 20.84m)/2] x 31.67m =	661.59
SUBTOTAL		7678.29
AVARAGE GRADE =	7678.29 / 354.27m =	21.67



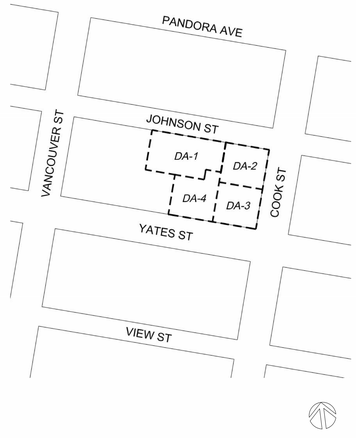
AVERAGE GRADE SITE DIAGRAM

SITE INFORMATION

CIVIC ADDRESS:	1050 YATES STREET, VICTORIA, B.C. V8V3M6
LEGAL ADDRESS:	PID: 031-038-263, LOT 2 OF LOTS 956 AND 966 TO 970 VICTORIA CITY PLAN. PLAN EPP88913
SITE AREA:	50,893.69 sf (4,728.18 m²)
ZONING:	CA-90 MID COOK DISTRICT
BUILDING CODE:	BRITISH COLUMBIA BUILDING CODE 2018



SETBACK ENCROACHMENT PLAN



PART 6.99-CA-90 ZONE ,MID COOK DISTRICT,APPENDIX A.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

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Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
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MCMParchitects.com

CHARD

22	ISSUED FOR DDP	2024-11-25
21	RE-ISSUED FOR BP	2024-11-22
20	ISSUED FOR BELOW GRADE IFC	2024-11-08
19	DRAFT BELOW GRADE SET	2024-10-29
18	PROGRESS SET	2024-09-18
17	RE-ISSUED FOR BP STAGE 2	2024-07-24
16	ISSUED FOR DPMA	2024-07-23
15	RE-ISSUE FOR TENDER	2024-07-19
14	ISSUED FOR TENDER	2024-06-28
13	ISSUED FOR CLASH DETECTION	2024-05-10
12	ISSUED FOR CHARD REVIEW	2024-03-21
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL B. SUMMERS PROVINCE OF BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

PROJECT STATISTICS

Drawing

Scale As indicated

Project 222032

Sheet **A002**

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BUILDING CLADDING

Metal Panel
White



Metal Panel
Blue

PODIUM CLADDING



Concrete
Light Grey



Brick
Mutual -Ebony Mission Texture
Pacific Clay - Charcoal

GLAZING

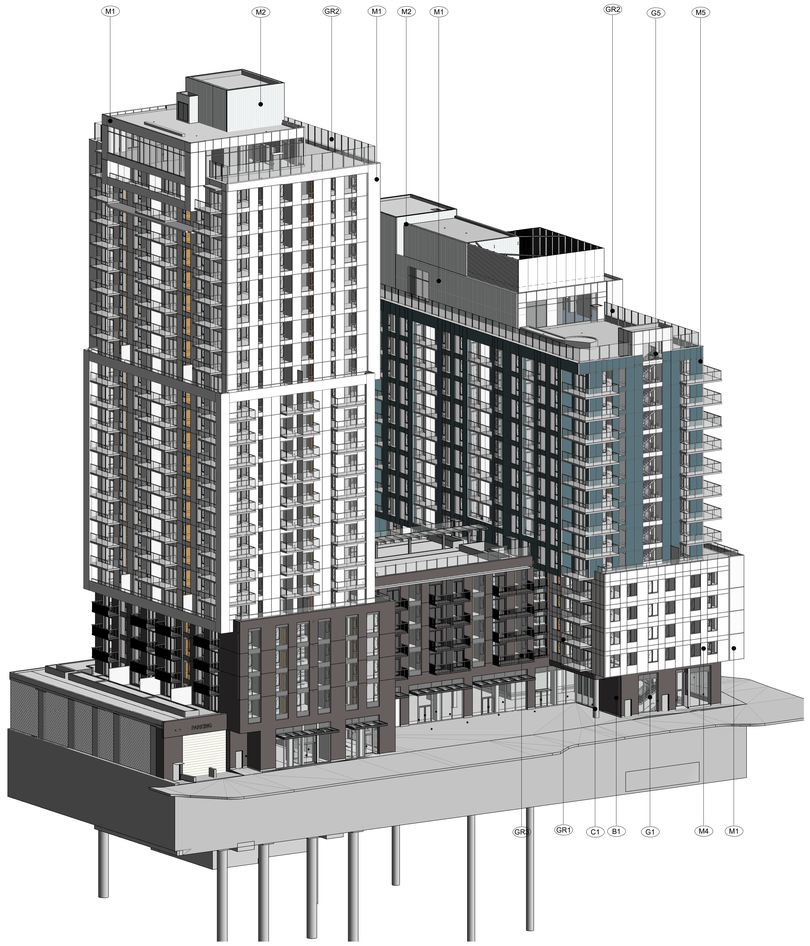


Double Glazed
Vision
Aluminum Frame



Double Glazed
Spandrel
Aluminum Frame

MATERIAL APPLICATION



MATERIAL LEGEND

ELEVATION TAG	CONSTR. ASSEMBLY REFERENCE, REF TO A012	MATERIAL / FINISH
B1	(E4-E5b)	BRICK - COLOUR 1
BA		BALCONY - TRAFFIC DECK COATING
C1		CONCRETE - ELASTOMERIC COATING
G1	(CW1)	CURTAINWALL - DOUBLE GLAZED - 4 SIDE SSG
G2	(CW3)	CURTAINWALL - DOUBLE GLAZED - CAPPED
G3	(CW2)	CURTAINWALL - SPANDREL GLASS - 4 SIDE SSG
G5	(WW1)	WINDOW WALL - DOUBLE GLAZED
G8	(WW2)	WINDOW WALL - SPANDREL TYPICAL (ACM)
GR1		GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2		GUARDRAIL - WIND
GR3		GUARDRAIL - ALUMINUM PICKET
M1		ALUMINUM COMPOSITE METAL (ACM) PANEL
M2		PREFINISHED METAL PANEL
M4	(WW4)	WINDOW WALL FLUSH METAL PANEL - COLOUR 1
M5	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 2
M6	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 3
ML1		CLEAR ANODIZED METAL LOUVRES
ML2		MECHANICAL SCREEN
PT1		CMU - FINISH: PAINTED
SG		PROPOSED SIGNAGE - BY OTHER
T1		PORCELAIN TILE

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CHARD

12	ISSUED FOR DDP	2024-11-25
11	PROGRESS SET	2024-09-18
10	ISSUED FOR DPMA	2024-07-23
9	RE-ISSUE FOR TENDER	2024-07-19
8	ISSUED FOR TENDER	2024-06-28
7	ISSUED FOR CLASH DETECTION	2024-05-10
6	ISSUED FOR 75% COORDINATION	2024-03-14
5	ISSUED FOR REVIEW SET	2024-02-21
4	ISSUED FOR 50% COORDINATION	2023-12-01
3	ISSUED FOR DP RESPONSE #3	2023-10-30
2	ISSUED FOR DP RESPONSE #2	2023-10-12
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

REGISTERED ARCHITECT
DANIEL B. SUNSERI
PROVINCE OF BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

MATERIAL BOARD

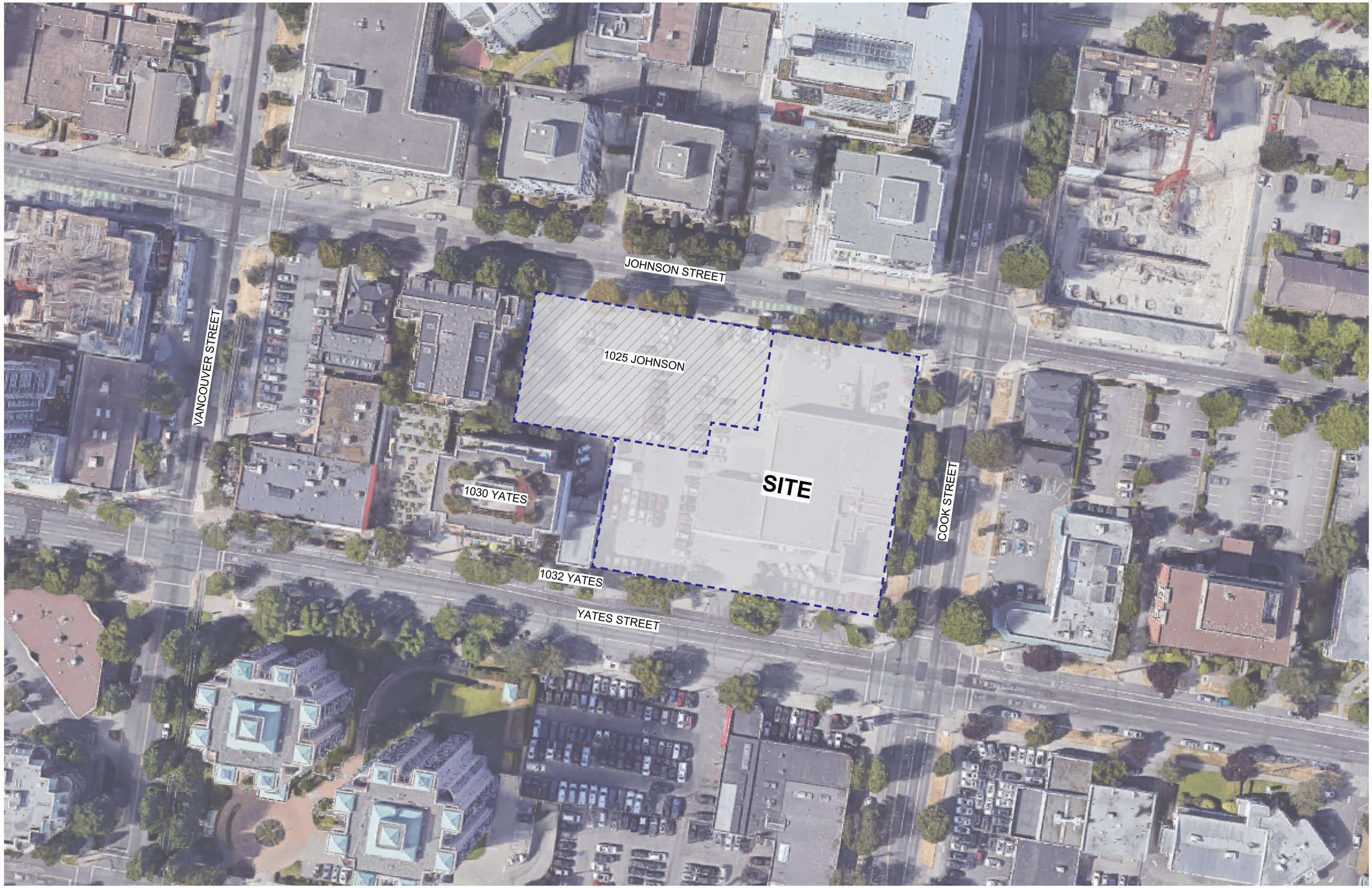
Drawing

Scale 12" = 1'-0"

Project 222032

Sheet **A010**

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16	PROGRESS SET	2024-09-18
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3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR 30% COORDINATION	2023-09-15
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

CONTEXT PLAN

Drawing

Scale

Project 222032

Sheet **A101**

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SITE PLAN

CHARD DEVELOPMENTS LTD.

Lot 2 of Lots 956 to 958 and 966 to 970, Victoria City Plan, Plan EPP88913

ADDRESS : 1050 Yates Street, Victoria	
PROJECT SURVEYOR : PJW	
DRAWN BY : BAR	DATE : DEC 13/22
OUR FILE : 34291	REVISION :

J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:_Projects\34291\08\02\Microsurvey\34291.dwg

Distances and elevations are in metres

Elevations are geodetic based on control monument 16-96

Elevations are at grade unless noted otherwise

Dimensions from property line are to siding

Underground servicing to be provided by JEA Engineering

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

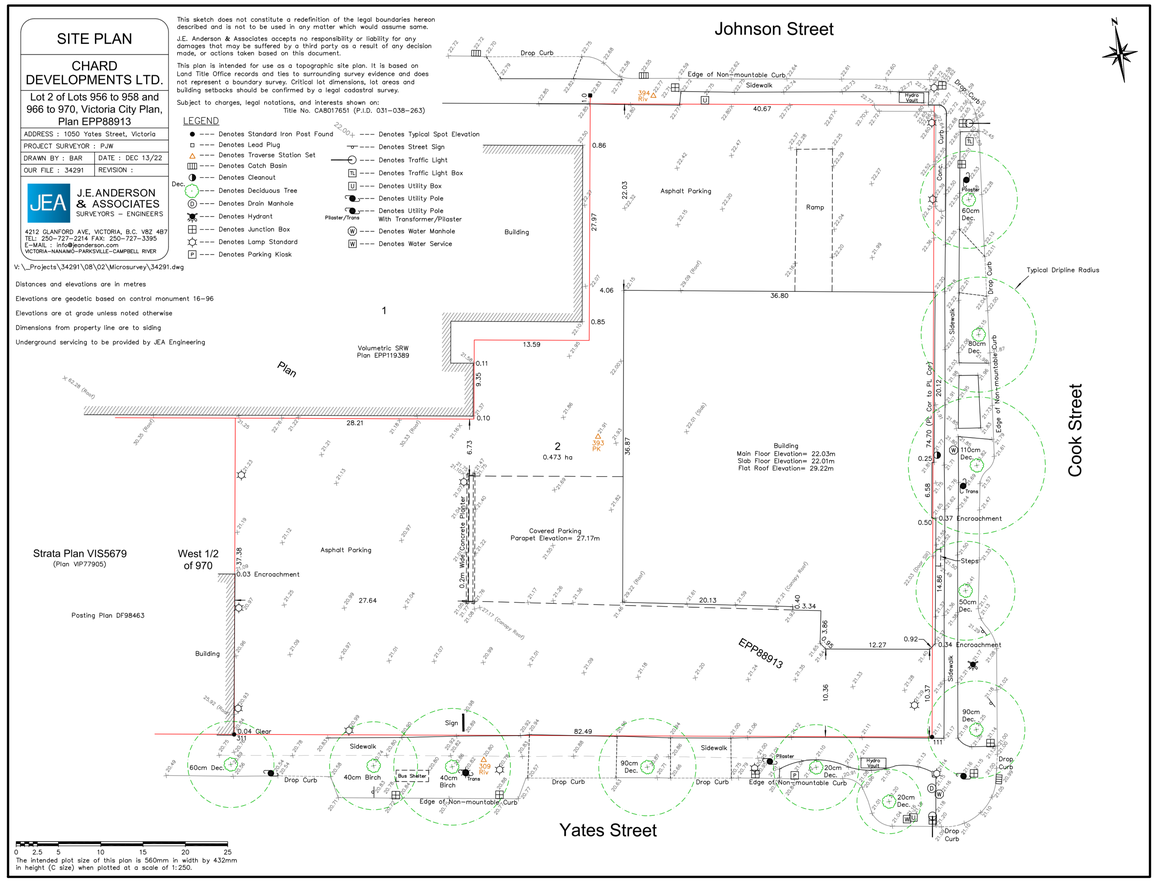
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

Subject to charges, legal notations, and interests shown on: Title No. CA8017651 (P.I.D. 031-038-263)

LEGEND

- Denotes Standard Iron Post Found
- Denotes Lead Plug
- Denotes Traverse Station Set
- Denotes Catch Basin
- Denotes Cleanout
- Denotes Deciduous Tree
- Denotes Drain Manhole
- Denotes Hydrant
- Denotes Junction Box
- Denotes Lamp Standard
- Denotes Parking Kiosk
- Denotes Typical Spot Elevation
- Denotes Street Sign
- Denotes Traffic Light
- Denotes Traffic Light Box
- Denotes Utility Box
- Denotes Utility Pole
- Denotes Utility Pole With Transformer/Pilaster
- Denotes Water Manhole
- Denotes Water Service



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1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL B. SUMMERS BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SURVEY PLAN
EXISTING

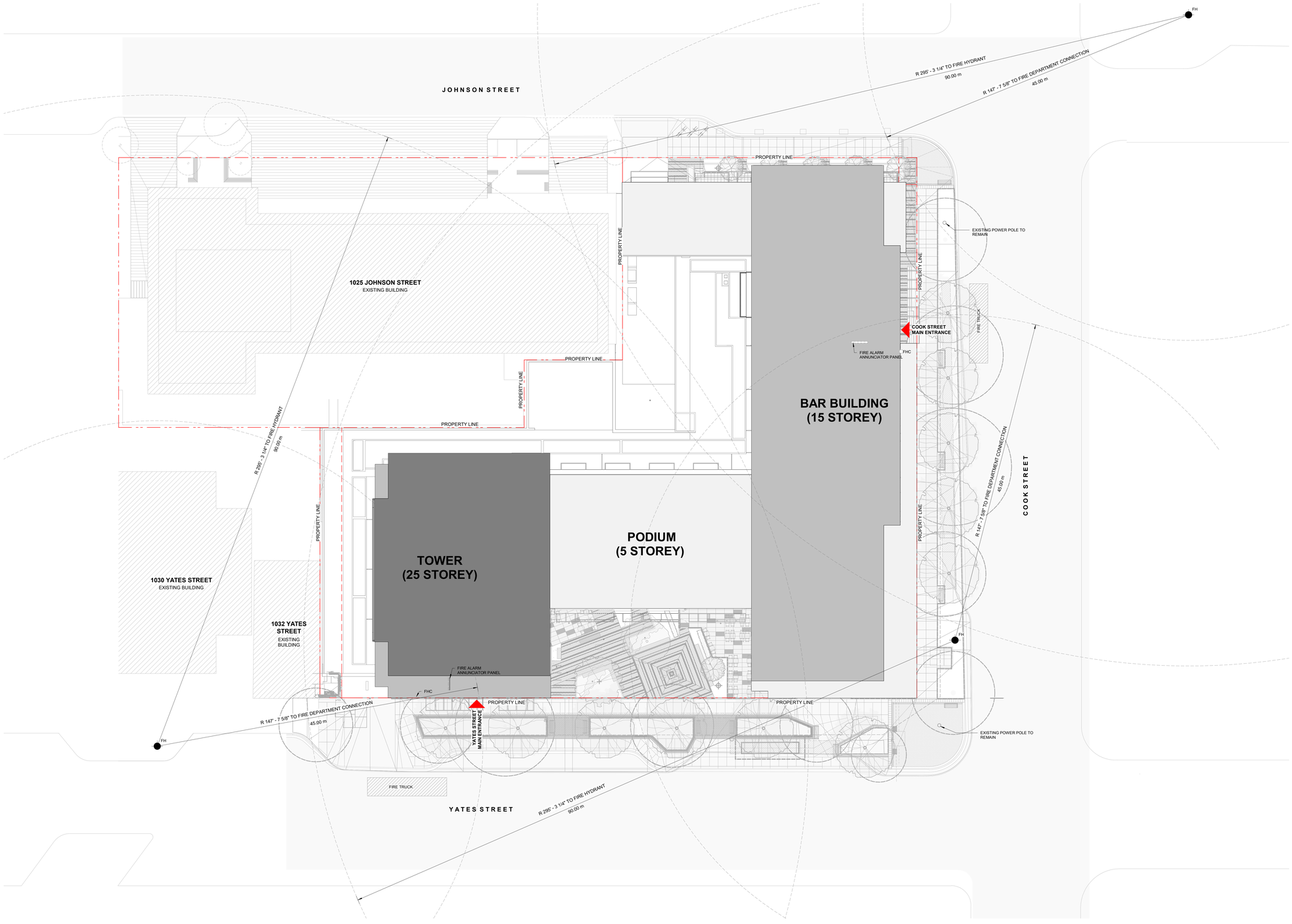
Drawing

Scale

Project 222032

Sheet **A102**

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1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

REGISTERED ARCHITECT
MICHAEL B. SUSSMAN
BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SITE PLAN

Drawing

Scale 1/16" = 1'-0"

Project 222032

Sheet **A103**

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GENERAL NOTES

1. ACCESSIBLE PARKING STALLS WILL BE PROVIDED WITH SIGNAGE AND PAINTED MARKINGS IN ACCORDANCE TO SCHEDULE C.
2. ELECTRICAL VEHICLES WILL BE PROVIDED WITH ELECTRICAL RECEPTABLES IN ACCORDANCE TO SCHEDULE C.
3. EV PARKING SPACES WILL HAVE LEVEL 2 CHARGER, G4 COMMUNICATIONS AND RFIDs TO *MODO* REQUIREMENTS.
4. IF FIRE RESISTANCE RATINGS (FRR) FOR PARTITION WALL IS NOT INDICATED, REFER TO ENLARGED DRAWINGS.
5. ALL MECHANICAL PRESSURIZATION AND MEASURE N DUCTS TO BE ENCASED IN A 2 HR FRR SHAFTWALL ASSEMBLY.
6. REFER TO BOTH OVERALL AND ENLAGED PLANS FOR WALL TAGS AND DIMENSIONS.
7. REFER TO A901 FOR TYPICAL PARKADE DETAILS.
8. PROVIDE PIPE PROTECTION AS PER DETAILS ON DRAWING A903.

LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

STORAGE P2-14 17 STORAGE EL. 50' - 5"

STORAGE P2-04 EL. 50' - 5" 54 STORAGE

VEST P2-05 EL. 50' - 5"

ELEV LOBBY P2-21 LEVEL P2 EL. 50' - 5"

STORAGE P2-09 17 STORAGE EL. 50' - 5"

STORAGE P2-13 VEST P2-03 STAIR #9 50' - 5" STORAGE P2-53 ELEV LOBBY P2-01 EL. 50' - 5" LEVEL P2 STORAGE P2-02

JANITOR P2-15 ECR P2-12

STAIR #8 P2-S8

STAIR #5 P2-S5

SHAFT ELECT P2-07

58 STORAGE EL. 50' - 5"

UPPER P2 RESIDENTIAL P2-11

113 TOTAL STALLS 106 REGULAR 7 ACCESSIBLE

LOWER P2 RESIDENTIAL P2-10

P2 MECH EXHAUST

MECHANICAL DUCT

MECHANICAL DUCT VERTICAL TRANSITION TO P2

MECHANICAL DUCT AND EQUIPMENT

ACCESS TO P1

LOWER P2 COLUMN

LOW CEILING HEIGHT PROVIDE STEEL GUARD

LOW HEADROOM

PE #1 FF

PE #2

PE #3

PE #4 FF

PE #5

PE #6

SIM

INSEPTION SUMP; REFER TO MECH DWGS

ELEV. PIT ABOVE

CHAIN LINK DOOR

CHAIN LINK FENCE

SUMP PUMPS; REFER TO MECH DWGS

RAMP DN 5% AT 180'-0"

EXISTING HYDRO VAULT

MIN 3m CLEARANCE

PROPERTY LINE

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CHARD

23	ISSUED FOR DDP	2024-11-25
22	RE-ISSUED FOR BP	2024-11-22
21	ISSUED FOR BELOW GRADE IFC	2024-11-08
20	DRAFT BELOW GRADE SET	2024-10-29
19	ISSUED FOR RFI-011	2024-10-07
18	PROGRESS SET	2024-09-18
17	ISSUED FOR ADDI#1	2024-08-09
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
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3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT KEVIN SUSKO BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL P2 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A201**

1 A201 LEVEL P2
SCALE: 1/8" = 1'-0"

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GENERAL NOTES

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7. REFER TO A901 FOR TYPICAL PARKADE DETAILS.
8. PROVIDE PIPE PROTECTION AS PER DETAILS ON DRAWING A903.

LEGEND

- ADO — AUTOMATIC DOOR OPERATOR
- CR — CARD / FOB READER
- EP — ENTRYPHONE
- FP — FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
- FE — FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
- MIRROR — CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING
BUILDING
(1 STOREY)

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CHARD

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21	DRAFT BELOW GRADE SET	2024-10-29
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19	ISSUED FOR ADDM	2024-09-03
18	ISSUED FOR ADDM3	2024-08-27
17	ISSUED FOR ADDP1	2024-08-09
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
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Revisions YYYY-MM-DD

REGISTERED ARCHITECT — BRITISH COLUMBIA — 2024-11-28

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL P1 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A202**

1 A202 **LEVEL P1**
SCALE: 1/8" = 1'-0"

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING (1 STOREY)

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

PROPERTY LINE

EXISTING VAULT LOCATION BELOW GRADE TO BE VERIFIED ON SITE

EXISTING HYDRO VAULT

EXISTING POWER POLE TO REMAIN

DRIVELANE SIGHT TRIANGLE

EXIT PATH

GAS METER

STAIR #4

WATER CURTAIN REFER TO FP DWG

WATER CURTAIN REFER TO FP DWG

UNIT 101 TH2

UNIT 102 TH1

UNIT 103 TH3

UNIT 104 TH4

UNIT 105 TH5

TOWNHOUSES FIRST FLOOR EL. 74' - 6"

CORRIDOR EL. 74' - 6"

WATER CURTAIN SPRINKLER

EXTENT OF ROOF ABOVE

PARKADE EXHAUST BELOW

5% SLOPE DN

7.2% SLOPE DN

LOADING

LOADING BAY 4

DOCK BUMPS (x2) REFER TO DETAIL 9/A903.

LOW LANDING DOCK

VEST

PE #4 FF

PE #5

PE #6

ELEV LOBBY LEVEL 01 EL. 74' - 6"

STAIR #5

STAIR #6

ROUTE OF STANDPIPE FOR STAIR #5, U/S OF LEVEL 2

WATER DISPENSER

RESIDENTAL LOBBY EL. 74' - 6"

STORAGE

7 MAILBOX 6 PARCEL LOCKERS

CANADA POST SPACE

MAIL & PARCEL

HOLD STORAGE

ENTRY VEST 2

COOK STREET MAIN ENTRANCE

MAIN ENTRANCE DOORS WILL HAVE ELECTROMAGNETIC LOCKS

WATER METER

FHC

EXIT PASSAGEWAY

UPTURN BEAM ABOVE

RAMP DN 8.3%

CORRIDOR EL. 73' - 3 1/2"

BOLLARDS

FIRE ALARM ANNUNCIATOR PANEL

FUTURE W/C

GARBAGE AREA 3

CRU #004 3180 SF EL. 71' - 7"

LOADING BAY 1

LOADING BAY 2

DIESEL RE-FUELING STATION FOR GENSET

GENSET DIESEL EXHAUST ABOVE

LOADING BAY 3 FRONT-IN ONLY

DUCT ABOVE

DOCK BUMPS (x2) REFER TO DETAIL 9/A903.

FLOOR MOUNTED ELECT. TRANSFORMER -REFER TO ELECT. DWG.

GARBAGE AREA 1

GARBAGE AREA 2

FUTURE W/C

CRU #003 2941 SF EL. 71' - 7"

CRU #002 (RESTAURANT FOOD USE) EL. 68' - 10 1/2"

P2 MECH EXHAUST

PARALLEL OVERSIZE PARKING SPACE

MECH EXHAUST ABOVE

BIKE STORAGE (RETAIL)

E.O.T WC

GENERATOR 1

GENERATOR 2

8 TOTAL 8 HORIZ.

106 TOTAL 27 HORIZ 38 VERT. 41 OVERSIZE

SINGLE BIKE RACKS

BIKE STORAGE

BIKE MAINTENANCE

OFFICE

KITCHEN

W/C

LAUNDRY ROOM

STACKED W/D

ELEC

CORRIDOR

LOADING LOBBY

HOLD STORAGE

STAIR #1

STAIR #2

STAIR #3

ELEV LOBBY LEVEL 01 EL. 68' - 10 1/2"

PE #1 FF

PE #2

PE #3

BREAK ROOM

PREP KITCHEN

STORAGE

VEST

EXIT CORRIDOR

CRU #001 923 SF EL. 68' - 10 1/2"

CE #7

TRENCH DRAIN

PATIO 272 SF

EXTERIOR ACCESS DOOR TO CAFE

ELEVATOR CONTROL C/W CR.

FIRE SHUTTER ABOVE

RESIDENTIAL LOBBY EL. 68' - 10 1/2"

SECURE LEASING OFFICE

LEASING OFFICE

BIKE RAMP

ENTRANCE RAMP

RAMP DN 10%

RAMP DN 6%

GUARDRAIL

TRENCH DRAIN C/W CATCH BASIN

DRIVELANE SIGHT TRIANGLE

ENTRY VEST 1

FIRE ALARM ANNUNCIATOR PANEL

SHORT TERM BIKE RACKS

YATES STREET MAIN ENTRANCE

MAIN ENTRANCE DOORS WILL HAVE ELECTROMAGNETIC LOCKS.

EXTERIOR STEP

PATIO 1576 SF

PATIO 436 SF

EXTENT OF BUILDING ENVELOPE ABOVE

STAIR #7

STAIR #8

SHADED INDICATES EXTENT OF R1 SIM. (C/W 3 PLY SBS MEMBRANE)

TRENCH DRAIN

EXISTING POWER POLE TO REMAIN

LEVEL 01

SCALE: 1/8" = 1'-0"

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL SUSSO BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 01 PLAN

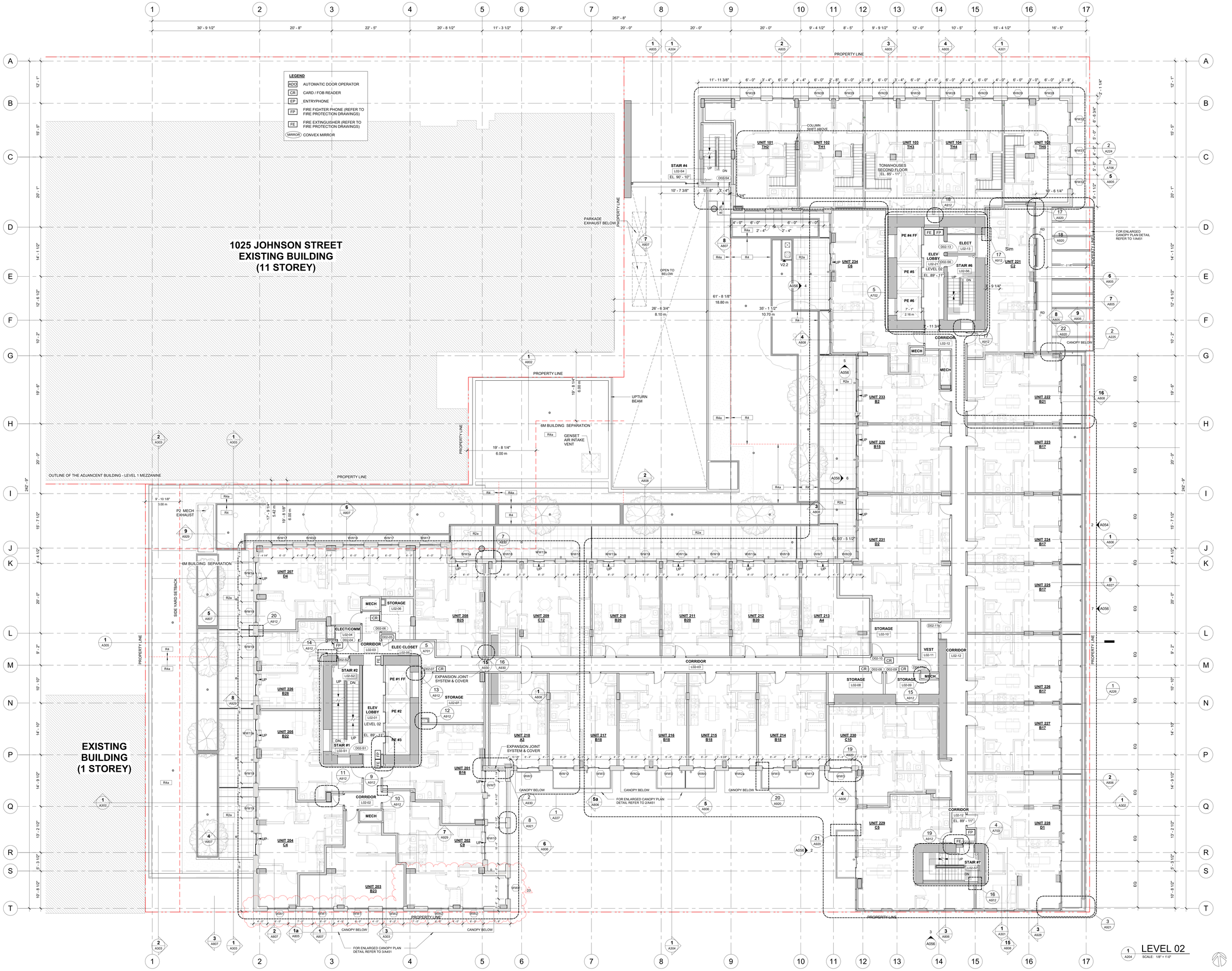
1 / A1

Drawing

Scale As indicated

Project 222032

Sheet **A203**



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Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
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F. 604. 687. 1771
MCMParchitects.com

CHARD

23	ISSUED FOR DDP	2024-11-25
22	RE-ISSUED FOR BP	2024-11-22
21	PROGRESS SET	2024-09-18
20	ISSUED FOR ADD#4	2024-09-03
19	ISSUED FOR ADD#3	2024-08-27
18	ISSUED FOR ADD#2	2024-08-16
17	ISSUED FOR ADD#1	2024-08-09
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT MICHAEL B. SUMMERS PROVINCE OF BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 02 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A204**

1 A204 LEVEL 02
SCALE: 1/8" = 1'-0"

LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

PROPERTY LINE

OUTLINE OF THE ADJACENT BUILDING - LEVEL 3

OUTLINE OF THE ADJACENT BUILDING - LEVEL 1

6M BUILDING SEPARATION

SIDE YARD SETBACK

LINE OF LEVEL 02 BELOW

OPEN TO BELOW

CANOPY BELOW

EXPANSION JOINT SYSTEM & COVER

UNIT 321 C1 · UNIT 322 B5 · UNIT 323 B9 · UNIT 324 B9 · UNIT 325 D3 · UNIT 326 B26 · UNIT 327 A1 · UNIT 328 B19 · UNIT 329 B17 · UNIT 330 B17 · UNIT 331 B17 · UNIT 332 B17 · UNIT 333 B17 · UNIT 334 D1 · UNIT 335 C5 · UNIT 336 C10 · UNIT 337 D2 · UNIT 338 A3 · UNIT 339 B2 · UNIT 340 C6 · UNIT 301 B16 · UNIT 302 C9 · UNIT 303 B23 · UNIT 304 C4 · UNIT 305 B22 · UNIT 306 B28 · UNIT 307 D4 · UNIT 308 B23 · UNIT 309 C12 · UNIT 310 B20 · UNIT 311 B20 · UNIT 312 B20 · UNIT 313 A4 · UNIT 314 B18 · UNIT 315 B18 · UNIT 316 B18 · UNIT 317 B18

STAIR #1 · STAIR #2 · STAIR #4 · STAIR #6 · STAIR #7

ELEV LOBBY · ELEV. LOBBY · ELECT · ELECT/COMM · ELEC CLOSET

CORRIDOR · MECH · STORAGE · VEST · PE #1 FF · PE #2 · PE #3 · PE #4 FF · PE #5 · PE #6

61' - 1 7/8" 18.64 m

19' - 8 1/4" 6.00 m

16' - 7 7/8" 5.08 m

12' - 5 5/8" 3.80 m

9' - 10 1/8" 3.00 m

267' - 8"

30' - 9 1/2" · 20' - 8" · 22' - 5" · 20' - 8 1/2" · 11' - 3 1/2" · 20' - 0" · 20' - 0" · 20' - 0" · 20' - 0" · 9' - 4 1/2" · 8' - 5" · 9' - 9 1/2" · 12' - 0" · 10' - 5" · 15' - 4 1/2" · 16' - 5"

242' - 9" · 15' - 7 1/2" · 9' - 4 1/2" · 20' - 0" · 9' - 2" · 10' - 10" · 14' - 10" · 14' - 9 1/2" · 13' - 2 1/2" · 5' - 3 1/2" · 10' - 8 1/2"

GEODETIC ELEVATIONS
TYP FLOORS - 03 & 04

LEVEL	ELEVATION
LEVEL 03	99' - 3"
LEVEL 04	108' - 7"

LEVEL 03
SCALE: 1/8" = 1'-0"

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CHARD

20	ISSUED FOR DDP	2024-11-25
19	RE-ISSUED FOR BP	2024-11-22
18	PROGRESS SET	2024-09-18
17	ISSUED FOR ADDM	2024-09-03
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT
PAUL SUSAN
BRITISH COLUMBIA
2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 03-04 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A205**

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

OUTLINE OF THE ADJACENT BUILDING - LEVEL 4

OUTLINE OF THE ADJACENT BUILDING - ROOF DECK

OUTLINE OF THE ADJACENT BUILDING - LEVEL 1

PROPERTY LINE

6M BUILDING SEPARATION

LINE OF LEVEL 02 BELOW

SIDE YARD SETBACK

CANOPY BELOW

OPEN TO BELOW

OFFSET COLUMN FROM ABOVE

EXPANSION JOINT SYSTEM & COVER

UNIT 501 B16 · UNIT 502 C9 · UNIT 503 B23 · UNIT 504 C4 · UNIT 505 B22 · UNIT 506 B28 · UNIT 507 D4 · UNIT 508 B25 · UNIT 509 C12 · UNIT 510 B20 · UNIT 511 B20 · UNIT 512 B20 · UNIT 513 A4 · UNIT 514 B19 · UNIT 515 B18 · UNIT 516 B18 · UNIT 517 B18 · UNIT 518 A3 · UNIT 521 C1 · UNIT 522 B5 · UNIT 523 B9 · UNIT 524 B9 · UNIT 525 D3 · UNIT 526 B26 · UNIT 527 A1 · UNIT 528 B19 · UNIT 529 B17 · UNIT 530 B17 · UNIT 531 B17 · UNIT 532 B17 · UNIT 533 B17 · UNIT 534 D1 · UNIT 535 C5 · UNIT 536 C10 · UNIT 537 D2 · UNIT 538 B15 · UNIT 539 B2 · UNIT 540 C6

STAIR #1 · STAIR #2 · STAIR #4 · STAIR #5 · STAIR #6 · STAIR #7 · ELEV LOBBY · ELEV · ELECT/COMM · ELEC CLOSET · CORRIDOR · MECH · STORAGE · VEST · PE #1 FF · PE #2 · PE #3 · PE #4 FF · PE #5 · PE #6

LEVEL 05 · EL. 117' - 11"

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CHARD

21	ISSUED FOR DDP	2024-11-25
20	RE-ISSUED FOR BP	2024-11-22
19	PROGRESS SET	2024-09-18
18	ISSUED FOR ADDI#4	2024-09-03
17	ISSUED FOR ADDI#3	2024-08-27
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5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT · PROVINCE OF BRITISH COLUMBIA · 2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 05 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A206**

1 A206 LEVEL 05
SCALE: 1/8" = 1'-0"

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

OUTLINE OF THE ADJACENT BUILDING - LEVEL 5 - 11

OUTLINE OF THE ADJACENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJACENT BUILDING - LEVEL 1

PROPERTY LINE

6M BUILDING SEPARATION

12M BUILDING SEPARATION

SIDE YARD SETBACK

COOK STREET ABOVE 20M SETBACK

EXTERIOR STAIRS TO ADDRESS ELEVATION CHANGE OF PATIO TO BALCONY

WALL ANCHORS ON L6 SLAB

LEVEL 06 GREEN-ROOF L06-08

LEVEL 06 AMENITY L06-09

LEVEL 06 AMENITY L06-10

MECH VENT PIPE IN HSS POSTS (x3)

CANOPY RWL IN HSS POSTS (x2)

FREE STANDING HOSE BIB

EXPANSION JOINT

UNIT 606 C3 · UNIT 607 C8 · UNIT 605 B29 · UNIT 604 B22 · UNIT 601 B22 · UNIT 603 C7 · UNIT 602 C7

UNIT 622 C16 · UNIT 623 B4 · UNIT 624 C16 · UNIT 621 C13 · UNIT 625 B27 · UNIT 626 A2 · UNIT 639 C14 · UNIT 627 B6 · UNIT 638 B7 · UNIT 628 B12 · UNIT 637 B7 · UNIT 629 B12 · UNIT 636 B11 · UNIT 630 B10 · UNIT 635 B30 · UNIT 631 B1 · UNIT 632 B3 · UNIT 634 C15 · UNIT 633 B8

CORRIDOR L06-05 · CORRIDOR L06-02 · ELEV LOBBY L06-01 · ELEV LOBBY L06-21 · ELECT L06-07 · STAIR #1 L06-S1 · STAIR #2 L06-S2 · STAIR #6 L06-S6 · STAIR #7 L06-S7 · GUEST SUITE L06-GS1 · GUEST SUITE L06-GS2 · MECH · PE #1 FF · PE #2 · PE #3 · PE #4 FF · PE #5 · PE #6

LEVEL 06 EL. 127' - 3"

EL. 127' - 10 1/2" · EL. 128' - 7" · EL. 128' - 7"

RAMP DN 8% · RAMP DN 5% · 8% SLOPE DN

67' - 7 5/8" 20.61 m · 39' - 4 1/2" 12.00 m · 28' - 3 1/8" 8.61 m · 14' - 9 1/8" 4.50 m · 19' - 8 1/4" 6.00 m · 19' - 8 1/4" 6.00 m

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CHARD

23	ISSUED FOR DDP	2024-11-25
22	RE-ISSUED FOR BP	2024-11-22
21	PROGRESS SET	2024-09-18
20	ISSUED FOR ADDI#4	2024-09-03
19	ISSUED FOR ADDI#3	2024-08-27
18	ISSUED FOR ADDI#2	2024-08-16
17	ISSUED FOR ADDI#1	2024-08-09
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
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13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PROFESSIONAL SEAL BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 06 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A207**

1 A207 LEVEL 06
SCALE: 1/8" = 1'-0"

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

OUTLINE OF THE ADJACENT BUILDING - LEVEL 5 - 11

OUTLINE OF THE ADJACENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

PROPERTY LINE

6M BUILDING SEPARATION

12M BUILDING SEPARATION

SIDE YARD SETBACK

COOK STREET ABOVE 20M SETBACK

ROOF OF L6 BELOW

GLASS CANOPY SIMILAR DETAIL AS 22/A928

ROOF TYPE R2a - ONLY AT L7

WW35a, WW37a, WW34a - ON L7 ONLY

WW35, WW37, WW34 - ON L8 - L14

REF. TO WINDOW SCHEDULE

WW35a, WW38a, WW33a - ON L7 ONLY

WW35, WW38, WW33 - ON L8 - L14

REF. TO WINDOW SCHEDULE

UNIT 701 C13 · UNIT 702 C16 · UNIT 703 B4 · UNIT 704 C16 · UNIT 705 B27 · UNIT 706 A2 · UNIT 707 B6 · UNIT 708 B12 · UNIT 709 B12 · UNIT 710 B10 · UNIT 711 B1 · UNIT 712 B3 · UNIT 713 B8 · UNIT 714 C15 · UNIT 715 B24 · UNIT 716 B14 · UNIT 717 B7 · UNIT 718 B7 · UNIT 719 B7 · UNIT 720 C14

UNIT 701 C13 · UNIT 702 C7 · UNIT 703 C7 · UNIT 704 B22 · UNIT 705 B29 · UNIT 706 C3 · UNIT 707 C17 · UNIT 708 B13

CORRIDOR L07-05 · CORRIDOR L07-03 · CORRIDOR L07-02 · ELEV LOBBY L07-01 · ELEV LOBBY L07-21 · LEVELS 07 TO 12 · STAIR #1 L07-S1 · STAIR #2 L07-S2 · STAIR #5 L07-S5 · STAIR #6 L07-S6 · STAIR #7 L07-S7 · ELECT L07-07 · ELECT/COMM L07-04 · MECH · PE #1 FF · PE #2 · PE #3 · PE #4 FF · PE #5 · PE #6

GEODETIC ELEVATIONS TYP FLOORS - 07 TO 12	
LEVEL	ELEVATION
LEVEL 07	136' - 7"
LEVEL 08	145' - 11"
LEVEL 09	155' - 3"
LEVEL 10	164' - 7"
LEVEL 11	173' - 11"
LEVEL 12	183' - 3"

Revisions	YYYY-MM-DD
22 ISSUED FOR DDP	2024-11-25
21 RE-ISSUED FOR BP	2024-11-22
20 PROGRESS SET	2024-09-18
19 ISSUED FOR ADD#4	2024-09-03
18 ISSUED FOR ADD#3	2024-08-27
17 ISSUED FOR ADD#2	2024-08-16
16 RE-ISSUED FOR BP STAGE 2	2024-07-24
15 ISSUED FOR DPMA	2024-07-23
14 RE-ISSUE FOR TENDER	2024-07-19
13 ISSUED FOR TENDER	2024-06-28
12 ISSUED FOR CLASH DETECTION	2024-05-10
11 ISSUED FOR 75% COORDINATION	2024-03-14
10 RE-ISSUED FOR BP STAGE 2A	2024-02-26
9 ISSUED FOR REVIEW SET	2024-02-21
8 RE-ISSUED FOR BP STAGE 2A	2024-02-15
7 ISSUED FOR BP STAGE 2A	2023-12-08
6 ISSUED FOR 50% COORDINATION	2023-12-01
5 ISSUED FOR DP RESPONSE #3	2023-10-30
4 ISSUED FOR DP RESPONSE #2	2023-10-12
3 ISSUED FOR 30% COORDINATION	2023-09-15
2 ISSUED FOR DP RESPONSE	2023-08-03
1 ISSUED FOR COORDINATION	2023-06-30

2024-11-28

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

LEVEL 07-12 PLAN

Scale: As indicated

Project: 222032

Sheet: **A208**

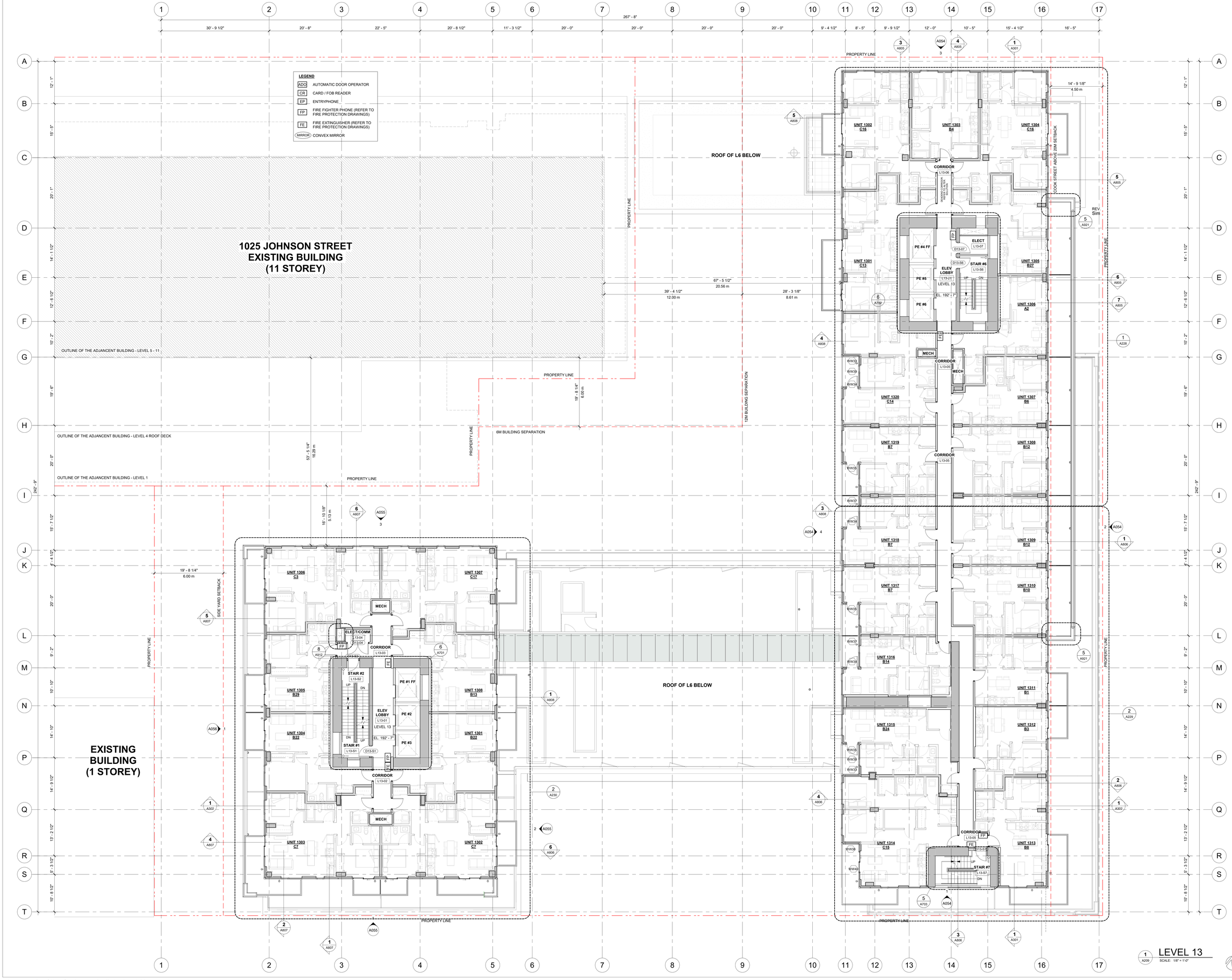
1 A208 LEVEL 07-12
SCALE: 1/8" = 1'-0"

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CHARD

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4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL SUSAN BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 13 PLAN

Drawing

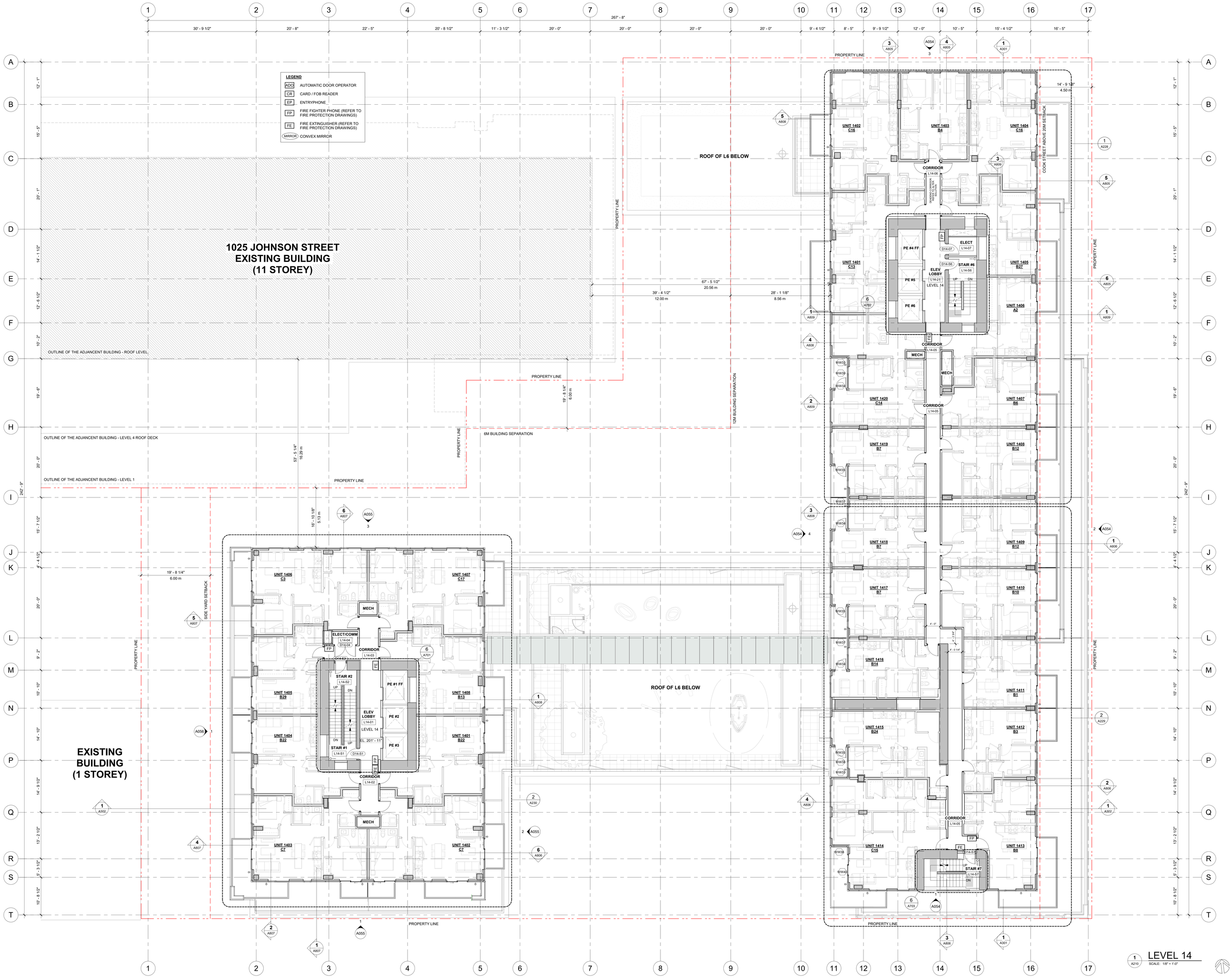
Scale As indicated

Project 222032

Sheet **A209**

1 A209 LEVEL 13
SCALE: 1/8" = 1'-0"

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3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PROFESSIONAL ENGINEER BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 14 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A210**

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

ROOF OF L6 BELOW

ROOF OF L6 BELOW

PROPERTY LINE

12M BUILDING SEPARATION

6M BUILDING SEPARATION

OUTLINE OF THE ADJANCENT BUILDING - ROOF LEVEL

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

ALL RUBBER SURFACE TO HAVE BI-LEVEL DRAINS. TYP.

COOK STREET ABOVE 20M SETBACK

SIDE YARD SETBACK

14' - 9 1/8"
4.50 m

19' - 8 1/4"
6.00 m

16' - 10 1/8"
5.13 m

SOFFIT WINDOW WASHING ANCHOR (MONORAIL SYSTEM).

LEVEL 15
EL. 212' - 9"

LEVEL 15
EL. 211' - 3"

ENTRY VEST L15-05 · YOGA L15-06 · ELECT L15-07 · ELEV LOBBY L15-21 · STAIR #6 L15-S6 · PE #4 FF · PE #5 · PE #6 · WAITING L15-02 · MECH · JANITOR L15-22 · CLINIC L15-03 · MECH · GYM ENTRY L15-01 · GYM L15-08 · MASSAGE L15-18 · W/C L15-17 · SAUNA L15-15 · CORRIDOR L15-16 · STEAM GEN L15-14 · STEAM L15-11 · SHOWER L15-12 · W/C L15-13 · CHANGE L15-10 · SPIN L15-09 · STAIR #7 L15-S7

UNIT 1506 C3 · UNIT 1507 C17 · UNIT 1505 B29 · UNIT 1508 B13 · UNIT 1504 B22 · UNIT 1501 B22 · UNIT 1503 C7 · UNIT 1502 C7 · MECH · ELEC/COMM L15-04 · CORRIDOR L15-01 · STAIR #2 L15-S2 · ELEV LOBBY L15-01 · PE #1 FF · PE #2 · PE #3 · STAIR #1 L15-S1 · CORRIDOR L15-02 · MECH

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CHARD

19	ISSUED FOR DDP	2024-11-25
18	RE-ISSUED FOR BP	2024-11-22
17	PROGRESS SET	2024-09-18
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-13
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT · PROVINCE OF BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 15 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A211**

1 A211 LEVEL 15
SCALE: 1/8" = 1'-0"

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

OUTLINE OF THE ADJANCENT BUILDING - ROOF LEVEL

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

PROPERTY LINE

ROOF OF L6 BELOW

ROOF OF L15 BELOW

SIDE YARD SETBACK

19' - 8 1/4"
6.00 m

16' - 10 1/8"
5.13 m

14' - 9 1/8"
4.50 m

COOK STREET ABOVE 20M SETBACK

UNIT 1606 C3

UNIT 1607 C17

UNIT 1605 B29

UNIT 1608 B13

UNIT 1604 B22

UNIT 1601 B22

UNIT 1603 C7

UNIT 1602 C7

MECH

ELECT/COMM L16-04 D16-04

CORRIDOR L16-03

CORRIDOR L16-02

STAIR #2 L16-S2

STAIR #1 L16-S1 D16-S1

ELEV LOBBY L16-01

LEVEL 16

EL. 220' - 7"

PE #1 FF

PE #2

PE #3

STAIR #6 L16-S6

EL. 227' - 3"

STRAIS TO EMR

ELEVATOR OVER RUN PER 4.5 AND 6

CEILING OF L15 ELEV. LOBBY.

EL. 218' - 10 5/8"

HOUSE KEEPING PAD FOR ELECT. EQUIP.

HOUSE KEEPING PADS FOR MECH. EQUIP.

MECH ROOM L16-08 EL. 226' - 5"

MECH ROOF EL. 227' - 9"

OPEN TO ABOVE

CANOPY

CANOPY - REFER TO SIM. DET. 22/A928

FALL ARREST ANCHOR / HORIZONTAL LIFE LINE

MECHANICAL SCREEN ROTATING BRACING. REF. TO STRUCT.

MECHANICAL SCREEN BRACING. REF. TO STRUCT.

MECH LOUVRE (ML2)

MECH PANEL (M2)

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CHARD

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19	PROGRESS SET	2024-09-18
18	ISSUED FOR ADDM3	2024-08-27
17	ISSUED FOR ADDM2	2024-08-16
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
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5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT
RYAN D. SUMMERS
PROVINCE OF BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 16 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A212**

1 A212 LEVEL 16
SCALE: 1/8" = 1'-0"

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
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FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

PROPERTY LINE

OUTLINE OF THE ADJANCENT BUILDING - ROOF LEVEL

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

ROOF OF L6 BELOW

COOK STREET ABOVE 20M SETBACK

14' - 9 1/8"
4.50 m

19' - 8 1/4"
6.00 m

SIDE YARD SETBACK

UNIT 1706 C3
UNIT 1707 C17
UNIT 1705 B29
UNIT 1708 B13
UNIT 1704 B22
UNIT 1701 B22
UNIT 1703 C7
UNIT 1702 C7

MECH
ELECT/COMM L17-04 D17-04
FP
CORRIDOR L17-03
STAIR #2 L17-S2
STAIR #1 L17-S1 D17-S1
ELEV LOBBY L17-01
LEVELS 17 TO 23
EL. 229' - 11"
PE #1 FF
PE #2
PE #3
CORRIDOR L17-02
MECH

EMR L17-07 EL. 232' - 9"
STAIR #6 L17-S6
VEST L17-06 D17-06 D17-07
EL. 227' - 3"
LADDER AND ACCESS HATCH ABOVE

MECH ROOM /ROOF ⊘ AD

SCUPPER DRAIN

OPEN TO MECH ROOM BELOW

MECHANICAL SCREEN BRACING. REF. TO STRUCT.

MECHANICAL SCREEN ROTATING BRACING. REF. TO STRUCT.

MECH LOUVRE (ML2)

MECH PANEL (M2)

ROOF OF L16 BELOW

ROOF OF L15 BELOW

GEODETIC ELEVATIONS TYP FLOORS - 17 TO 23	
LEVEL	ELEVATION
LEVEL 17	229' - 11"
LEVEL 18	239' - 3"
LEVEL 19	248' - 7"
LEVEL 20	257' - 11"
LEVEL 21	267' - 3"
LEVEL 22	276' - 7"
LEVEL 23	285' - 11"

Revisions	YYYY-MM-DD
20 ISSUED FOR DDP	2024-11-25
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3 ISSUED FOR 30% COORDINATION	2023-09-15
2 ISSUED FOR DP RESPONSE	2023-08-03
1 ISSUED FOR COORDINATION	2023-06-30

REGISTERED ARCHITECT PAUL SUNDIN BRITISH COLUMBIA
2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 17-23 PLAN

Drawing

Scale: As indicated

Project: 222032

Sheet: **A213**

1 A213 LEVEL 17-23
SCALE: 1/8" = 1'-0"

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CHARD

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LEGEND

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MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

OUTLINE OF THE ADJANCENT BUILDING - ROOF LEVEL

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

PROPERTY LINE

ROOF OF L6 BELOW

ROOF OF L16 BELOW

ROOF OF L15 BELOW

COOK STREET WALL SETBACK

SIDE YARD SETBACK

14' - 9 1/8"
4.50 m

19' - 8 1/4"
6.00 m

16' - 10 3/8"
5.13 m

ACCESS HATCH

SCUPPER DRAIN

OPEN TO MECH ROOM BELOW

UNIT 2406 C3
UNIT 2407 C17
UNIT 2405 B29
UNIT 2408 B13
UNIT 2404 B22
UNIT 2401 B22
UNIT 2403 C7
UNIT 2402 C7

MECH
ELECT/COMM L24-04 D24-03
CORRIDOR L24-03
STAIR #2 L24-S2
STAIR #1 L24-S1
ELEV LOBBY L24-01
LEVEL 24
EL. 295' - 3"
PE #1 FF
PE #2
PE #3
CORRIDOR L24-02

Sim

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16	RE-ISSUED FOR BP STAGE 2	2024-07-24
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12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
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8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL SUSKO BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 24 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A214**

1 A214 LEVEL 24
SCALE: 1/8" = 1'-0"

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LEGEND

ADO	AUTOMATIC DOOR OPERATOR
CR	CARD / FOB READER
EP	ENTRYPHONE
FP	FIRE FIGHTER PHONE (REFER TO FIRE PROTECTION DRAWINGS)
FE	FIRE EXTINGUISHER (REFER TO FIRE PROTECTION DRAWINGS)
MIRROR	CONVEX MIRROR

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

OUTLINE OF THE ADJANCENT BUILDING - ROOF LEVEL

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

PROPERTY LINE

ROOF OF L6 BELOW

ROOF OF L15 BELOW

COOK STREET WALL SETBACK

14' - 9 1/8"
4.50 m

ACCESS HATCH

SCUPPER DRAIN

OPEN TO MECH ROOM BELOW

19' - 8 1/4"
6.00 m

SIDE YARD SETBACK

GAME L25-09

LOUNGE L25-07

STAIR #2 L25-52

STAIR #1 L25-51

ELEV LOBBY L25-01

LEVEL 25

MECH

STORAGE L25-10

STORAGE L25-08

W/C ROOM L25-05

W/C ROOM L25-06

ELECT/COMM L25-04

CORRIDOR L25-03

PE #1 FF

PE #2

PE #3

DINING RM L25-02

CANOPY ABOVE

UP

DN

PD

FD

S6

SF21

SF22

SF24

D25-07b

D25-51

D25-52

D25-02a

D25-08

D25-09

D25-10

D25-04

D25-05

D25-06

D25-03

D25-01

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CHARD

21	ISSUED FOR DDP	2024-11-25
20	RE-ISSUED FOR BP	2024-11-22
19	PROGRESS SET	2024-09-18
18	ISSUED FOR ADD#3	2024-09-27
17	ISSUED FOR ADD#2	2024-08-16
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DP#A	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL SUSKO BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 25 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A215**

1 A215 **LEVEL 25**
SCALE: 1/8" = 1'-0"

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1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING
BUILDING
(1 STOREY)

ROOF OF L6 BELOW

OUTLINE OF THE ADJANCENT BUILDING - ROOF LEVEL

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 4 ROOF DECK

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

ACCESS HATCH

SCUPPER DRAIN

OPEN TO MECH ROOM BELOW

ROOF OF L6 BELOW

ROOF OF L15 BELOW

TRANSFORMER RM

L26-03

D26-S1

EL. 320' - 1 5/8"

STAIR #2

L26-S2

UP

DN

EMR

L26-01

EL. 325' - 1 5/8"

D26-03

D26-02

LADDER AND ACCESS HATCH ABOVE

VEST

L26-02

D26-01

EL. 325' - 1 5/8"

UPTURNED BEAM REFER TO STRUCT.

NON-ACCESSIBLE SERVICE ROOF.

Sim

Sim

30' - 9 1/2" | 20' - 8" | 22' - 5" | 20' - 8 1/2" | 11' - 3 1/2" | 20' - 0" | 20' - 0" | 20' - 0" | 20' - 0" | 17' - 9 1/2" | 9' - 9 1/2" | 22' - 5" | 15' - 4 1/2" | 16' - 5"

267' - 8"

12' - 1" | 15' - 5" | 20' - 1" | 14' - 1 1/2" | 12' - 6 1/2" | 10' - 2" | 19' - 6" | 20' - 0" | 24' - 9" | 15' - 7 1/2" | 9' - 4 1/2" | 20' - 0" | 9' - 2" | 10' - 10" | 14' - 10" | 14' - 9 1/2" | 13' - 2 1/2" | 5' - 3 1/2" | 10' - 8 1/2"

17	ISSUED FOR DDP	2024-11-25
16	RE-ISSUED FOR BP	2024-11-22
15	PROGRESS SET	2024-09-18
14	RE-ISSUED FOR BP STAGE 3	2024-07-24
13	ISSUED FOR DPMA	2024-07-23
12	RE-ISSUE FOR TENDER	2024-07-19
11	ISSUED FOR TENDER	2024-06-28
10	ISSUED FOR CLASH DETECTION	2024-05-10
9	ISSUED FOR 75% COORDINATION	2024-03-14
8	RE-ISSUED FOR BP STAGE 2A	2024-02-26
7	ISSUED FOR REVIEW SET	2024-02-21
6	RE-ISSUED FOR BP STAGE 2A	2024-02-15
5	ISSUED FOR BP STAGE 2A	2023-12-08
4	ISSUED FOR 50% COORDINATION	2023-12-01
3	ISSUED FOR DP RESPONSE #3	2023-10-30
2	ISSUED FOR DP RESPONSE #2	2023-10-12
1	ISSUED FOR 30% COORDINATION	2023-09-15

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PAUL B. SUMMERS BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 26 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A216**

1 A216 LEVEL 26
SCALE: 1/8" = 1'-0"

MCM

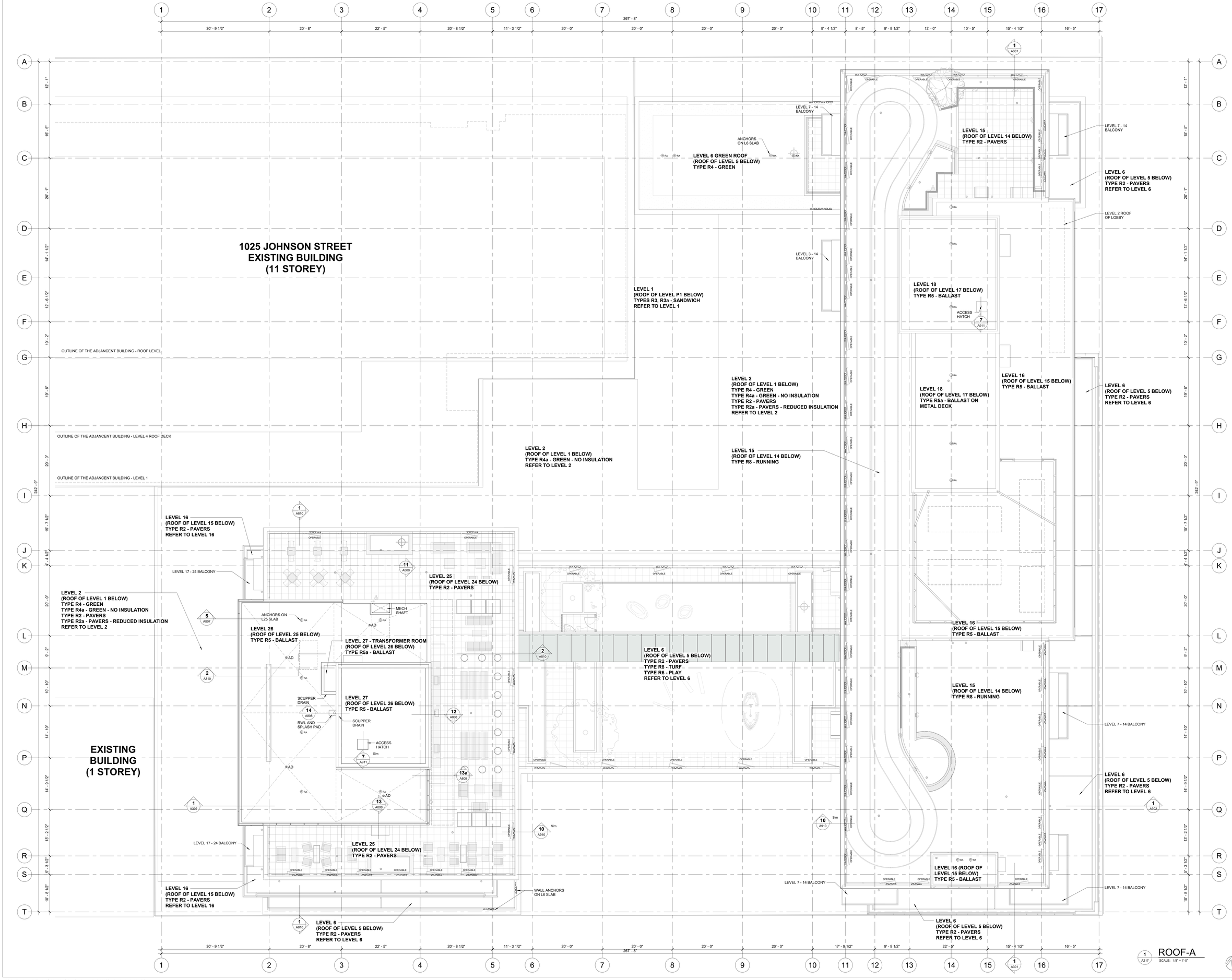
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CHARD

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2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT
PAUL SUNG
BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

ROOF PLAN

Drawing

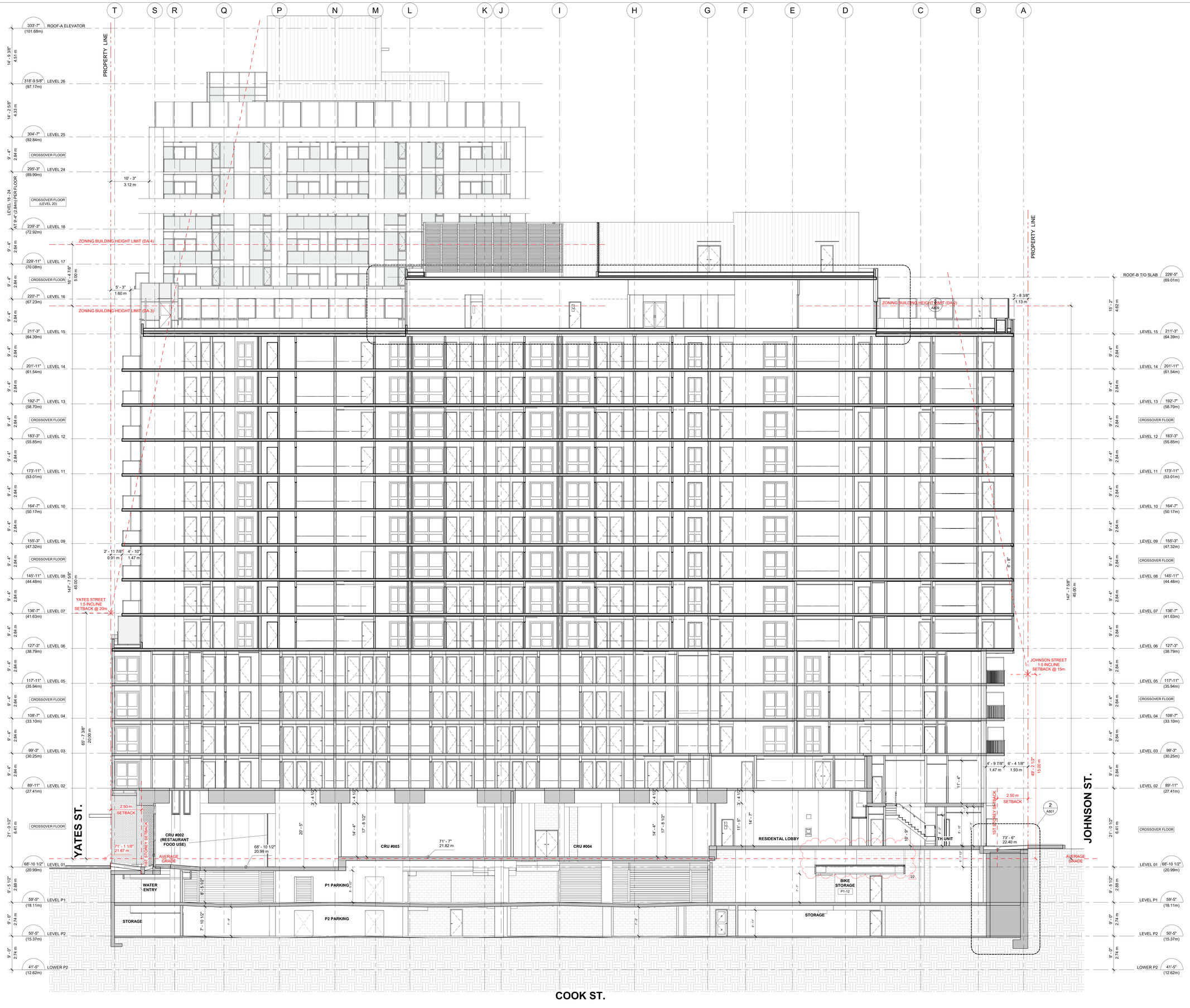
Scale 1/8" = 1'-0"

Project 222032

Sheet **A217**

1 A217 ROOF-A
SCALE: 1/8" = 1'-0"

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KEY PLAN

GEODETIC ELEVATIONS
TYP FLOORS - 19 TO 23

LEVEL	ELEVATION
LEVEL 19	248' - 7"
LEVEL 20	257' - 11"
LEVEL 21	267' - 3"
LEVEL 22	276' - 7"
LEVEL 23	286' - 11"

1 BUILDING SECTION 1
A301 SCALE: 1/8" = 1'-0"

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MCMPArchitects.com

CHARD

22	ISSUED FOR DDP	2024-11-25
21	RE-ISSUED FOR BP	2024-11-22
20	ISSUED FOR BELOW GRADE IFC	2024-11-08
19	DRAFT BELOW GRADE SET	2024-10-29
18	PROGRESS SET	2024-09-18
17	ISSUED FOR ADD#1	2024-08-09
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-13
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PROFESSIONAL ENGINEER BRITISH COLUMBIA
2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

BUILDING SECTION

Drawing

Scale As indicated

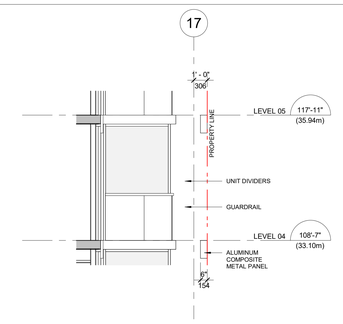
Project 222032

Sheet **A301**

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3 A302 COOK ST. SETBACK ABOVE 20M
SCALE: 1/4" = 1'-0"



2 A302 COOK ST. BALCONY BELOW 20M
SCALE: 1/4" = 1'-0"

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CHARD

KEY PLAN

GEODETIC ELEVATIONS
TYP FLOORS - 19 TO 23

LEVEL	ELEVATION
LEVEL 19	248' - 7"
LEVEL 20	257' - 11"
LEVEL 21	267' - 3"
LEVEL 22	276' - 7"
LEVEL 23	285' - 11"

21	ISSUED FOR DDP	2024-11-25
20	RE-ISSUED FOR BP	2024-11-22
19	ISSUED FOR BELOW GRADE IFC	2024-11-08
18	DRAFT BELOW GRADE SET	2024-10-29
17	PROGRESS SET	2024-09-18
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
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8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA
2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

BUILDING SECTION

Drawing

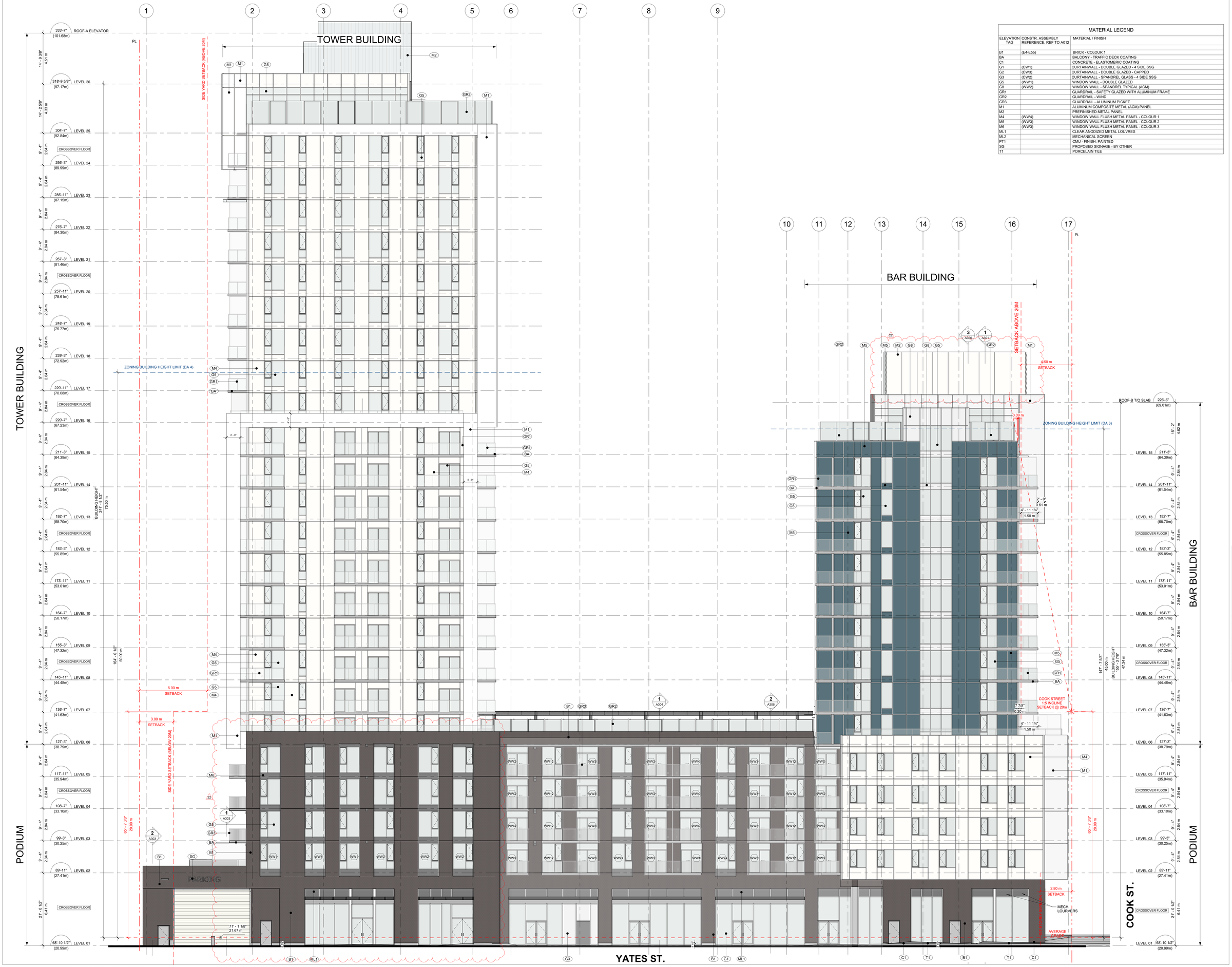
Scale As indicated

Project 222032

Sheet **A302**

1 A302 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

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MATERIAL LEGEND

ELEVATION TAG	CONSTR. ASSEMBLY REFERENCE, REF TO A012	MATERIAL / FINISH
B1	(E4-E5b)	BRICK - COLOUR 1
BA		BALCONY - TRAFFIC DECK COATING
C1		CONCRETE - ELASTOMERIC COATING
G1	(CW1)	CURTAINWALL - DOUBLE GLAZED - 4 SIDE SSG
G2	(CW3)	CURTAINWALL - DOUBLE GLAZED - CAPPED
G3	(CW2)	CURTAINWALL - SPANDREL GLASS - 4 SIDE SSG
G5	(WW1)	WINDOW WALL - DOUBLE GLAZED
G8	(WW2)	WINDOW WALL - SPANDREL TYPICAL (ACM)
GR1		GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2		GUARDRAIL - WIND
GR3		GUARDRAIL - ALUMINUM PICKET
M1		ALUMINUM COMPOSITE METAL (ACM) PANEL
M2		PREFINISHED METAL PANEL
M4	(WW4)	WINDOW WALL FLUSH METAL PANEL - COLOUR 1
M5	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 2
M6	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 3
ML1		CLEAR ANODIZED METAL LOUVRES
ML2		MECHANICAL SCREEN
PT1		CMU - FINISH: PAINTED
SG		PROPOSED SIGNAGE - BY OTHER
T1		PORCELAIN TILE

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CHARD

22	ISSUED FOR DDP	2024-11-25
21	RE-ISSUED FOR BP	2024-11-22
20	PROGRESS SET	2024-09-18
19	ISSUED FOR ADD#3	2024-08-27
18	ISSUED FOR ADD#2	2024-08-16
17	ISSUED FOR ADD#1	2024-08-09
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
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7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 20% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT JESSE C. SUMSION PROVINCE OF BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SOUTH ELEVATION

Drawing

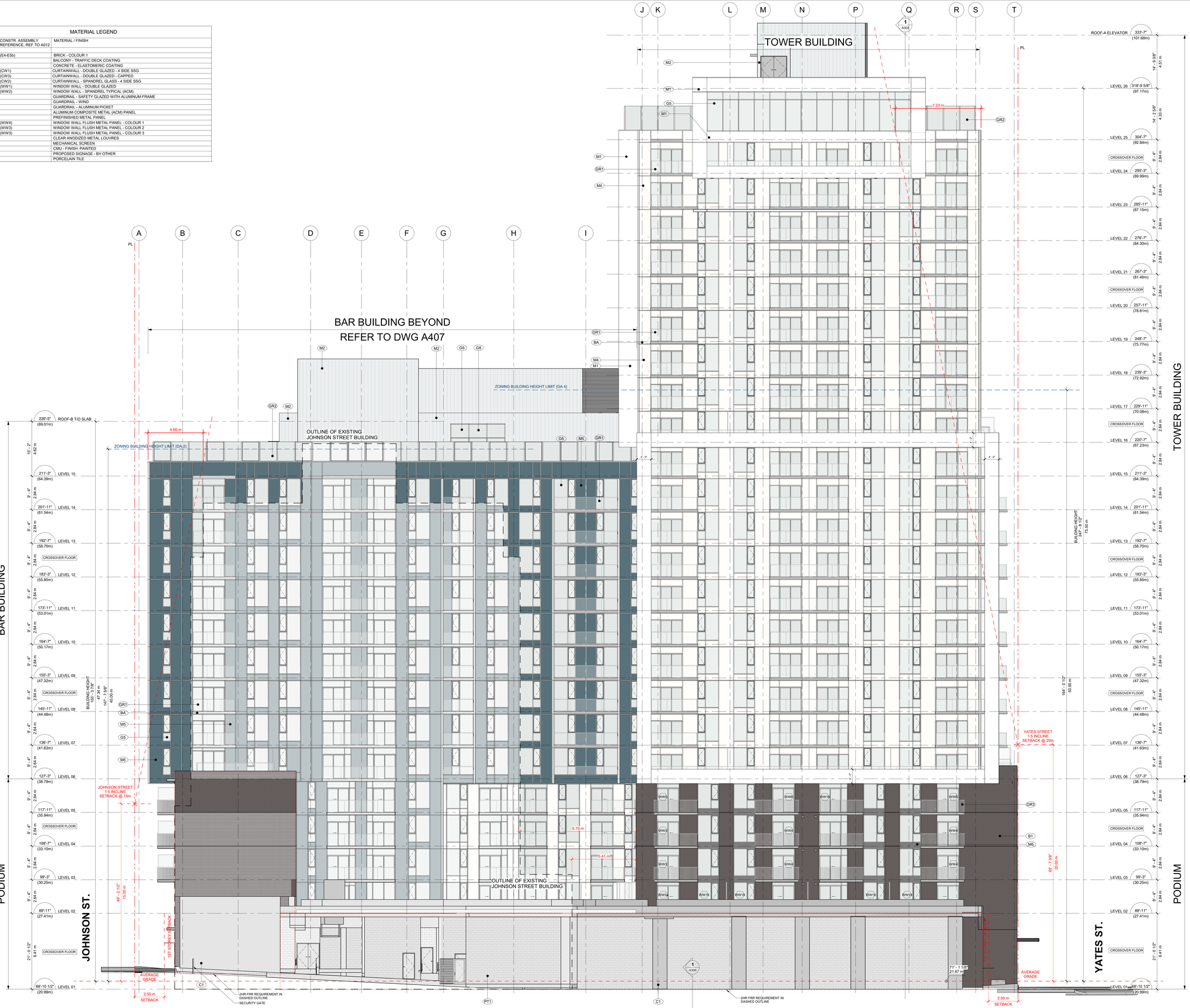
Scale As indicated

Project 222032

Sheet **A401**

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MATERIAL LEGEND		
ELEVATION TAG	CONSTR. ASSEMBLY REFERENCE, REF TO A012	MATERIAL / FINISH
B1	(E4-E5b)	BRICK - COLOUR 1
BA		BALCONY - TRAFFIC DECK COATING
C1		CONCRETE - ELASTOMERIC COATING
G1	(CW1)	CURTAINWALL - DOUBLE GLAZED - 4 SIDE SSG
G2	(CW3)	CURTAINWALL - DOUBLE GLAZED - CAPPED
G3	(CW2)	CURTAINWALL - SPANDREL GLASS - 4 SIDE SSG
G5	(WW1)	WINDOW WALL - DOUBLE GLAZED
G8	(WW2)	WINDOW WALL - SPANDREL TYPICAL (ACM)
GR1		GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2		GUARDRAIL - WIND
GR3		GUARDRAIL - ALUMINUM PICKET
M1		ALUMINUM COMPOSITE METAL (ACM) PANEL
M2		PREFINISHED METAL PANEL
M4	(WW4)	WINDOW WALL FLUSH METAL PANEL - COLOUR 1
M5	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 2
M6	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 3
ML1		CLEAR ANODIZED METAL LOUVRES
ML2		MECHANICAL SCREEN
PT1		CMU - FINISH: PAINTED
SG		PROPOSED SIGNAGE - BY OTHER
T1		PORCELAIN TILE



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CHARD

KEY PLAN

Revisions	YYYY-MM-DD
19 ISSUED FOR DDP	2024-11-25
18 RE-ISSUED FOR BP	2024-11-22
17 PROGRESS SET	2024-09-18
16 RE-ISSUED FOR BP STAGE 2	2024-07-24
15 ISSUED FOR DPMA	2024-07-23
14 RE-ISSUE FOR TENDER	2024-07-19
13 ISSUED FOR TENDER	2024-06-28
12 ISSUED FOR CLASH DETECTION	2024-05-10
11 ISSUED FOR 75% COORDINATION	2024-03-14
10 RE-ISSUED FOR BP STAGE 2A	2024-02-26
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8 RE-ISSUED FOR BP STAGE 2A	2024-02-15
7 ISSUED FOR BP STAGE 2A	2023-12-08
6 ISSUED FOR 50% COORDINATION	2023-12-01
5 ISSUED FOR DP RESPONSE #3	2023-10-30
4 ISSUED FOR DP RESPONSE #2	2023-10-12
3 ISSUED FOR 30% COORDINATION	2023-09-13
2 ISSUED FOR DP RESPONSE	2023-08-03
1 ISSUED FOR COORDINATION	2023-06-30

REGISTERED ARCHITECT
KENNETH A. SUMMERS
BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

WEST ELEVATION

Drawing

Scale As indicated

Project 222032

Sheet **A402**

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MATERIAL LEGEND

ELEVATION TAG	CONSTR. ASSEMBLY REFERENCE, REF TO A012	MATERIAL / FINISH
B1	(E4-E5b)	BRICK - COLOUR 1
BA		BALCONY - TRAFFIC DECK COATING
C1		CONCRETE - ELASTOMERIC COATING
G1	(CW1)	CURTAINWALL - DOUBLE GLAZED - 4 SIDE SSG
G2	(CW3)	CURTAINWALL - DOUBLE GLAZED - CAPPED
G3	(CW2)	CURTAINWALL - SPANDREL GLASS - 4 SIDE SSG
G5	(WW1)	WINDOW WALL - DOUBLE GLAZED
G8	(WW2)	WINDOW WALL - SPANDREL TYPICAL (ACM)
GR1		GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2		GUARDRAIL - WIND
GR3		GUARDRAIL - ALUMINUM PICKET
M1		ALUMINUM COMPOSITE METAL (ACM) PANEL
M2		PREFINISHED METAL PANEL
M4	(WW4)	WINDOW WALL FLUSH METAL PANEL - COLOUR 1
M5	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 2
M6	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 3
ML1		CLEAR ANODIZED METAL LOUVRES
ML2		MECHANICAL SCREEN
PT1		CMU - FINISH: PAINTED
SG		PROPOSED SIGNAGE - BY OTHER
T1		PORCELAIN TILE

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CHARD

KEY PLAN

21	ISSUED FOR DDP	2024-11-25
20	RE-ISSUED FOR BP	2024-11-22
19	PROGRESS SET	2024-09-18
18	ISSUED FOR ADDM2	2024-08-16
17	ISSUED FOR ADDM1	2024-08-09
16	RE-ISSUED FOR BP STAGE 2	2024-07-24
15	ISSUED FOR DPMA	2024-07-23
14	RE-ISSUE FOR TENDER	2024-07-19
13	ISSUED FOR TENDER	2024-06-28
12	ISSUED FOR CLASH DETECTION	2024-05-10
11	ISSUED FOR 75% COORDINATION	2024-03-14
10	RE-ISSUED FOR BP STAGE 2A	2024-02-26
9	ISSUED FOR REVIEW SET	2024-02-21
8	RE-ISSUED FOR BP STAGE 2A	2024-02-15
7	ISSUED FOR BP STAGE 2A	2023-12-08
6	ISSUED FOR 50% COORDINATION	2023-12-01
5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

REGISTERED ARCHITECT — PAUL B. SUMMERS — BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

EAST ELEVATION

Drawing

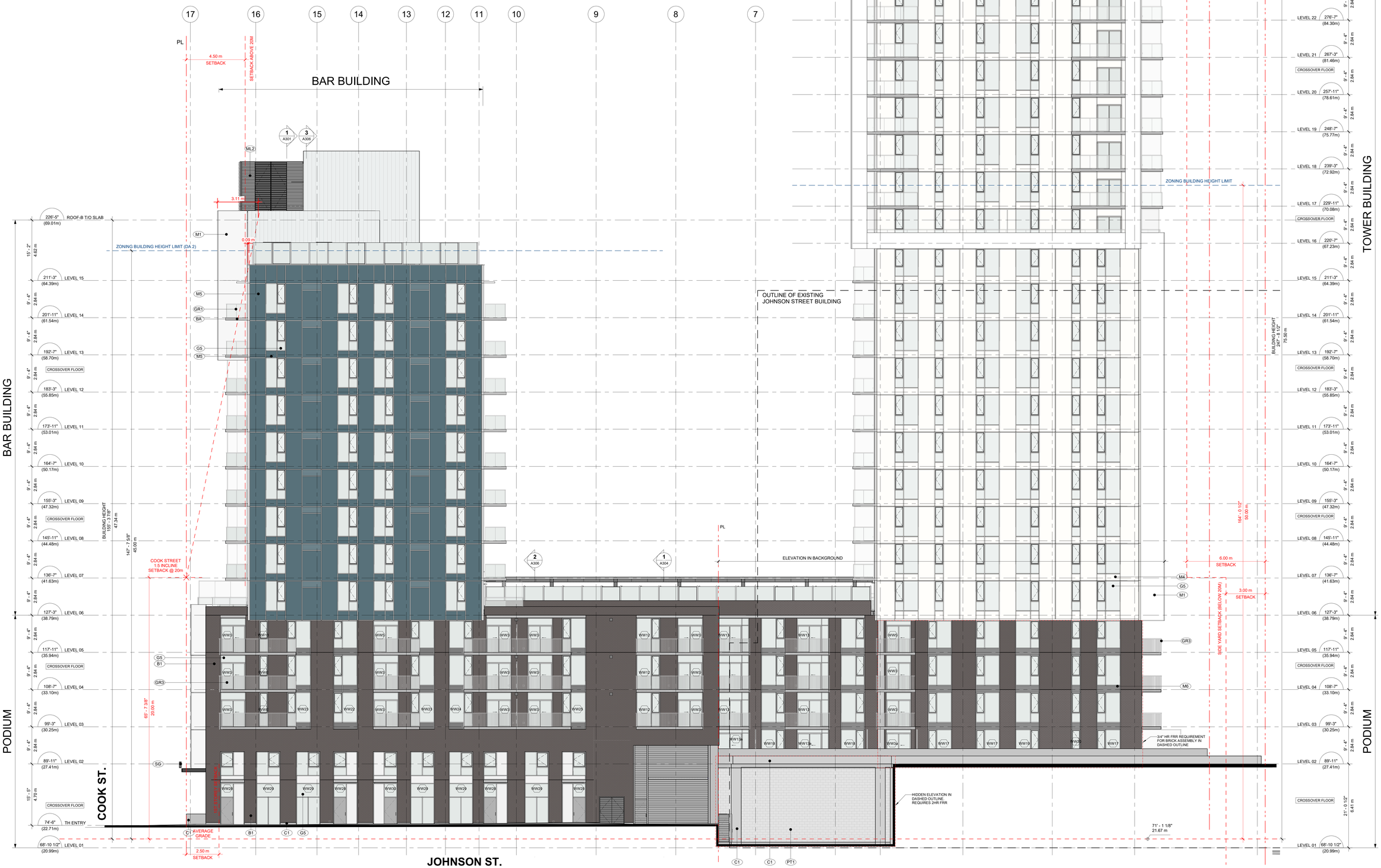
Scale As indicated

Project 222032

Sheet **A403**

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MATERIAL LEGEND		
ELEVATION TAG	CONSTR. ASSEMBLY REFERENCE. REF TO A012	MATERIAL / FINISH
B1	(E4-E5b)	BRICK - COLOUR 1
BA		BALCONY - TRAFFIC DECK COATING
C1		CONCRETE - ELASTOMERIC COATING
G1	(CW1)	CURTAINWALL - DOUBLE GLAZED - 4 SIDE SSG
G2	(CW3)	CURTAINWALL - DOUBLE GLAZED - CAPPED
G3	(CW2)	CURTAINWALL - SPANDREL GLASS - 4 SIDE SSG
G5	(WW1)	WINDOW WALL - DOUBLE GLAZED
G8	(WW2)	WINDOW WALL - SPANDREL TYPICAL (ACM)
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GR2		GUARDRAIL - WIND
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M2		PREFINISHED METAL PANEL
M4	(WW4)	WINDOW WALL FLUSH METAL PANEL - COLOUR 1
M5	(WW3)	WINDOW WALL FLUSH METAL PANEL - COLOUR 2
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ML1		CLEAR ANODIZED METAL LOUVRES
ML2		MECHANICAL SCREEN
PT1		CMU - FINISH: PAINTED
SG		PROPOSED SIGNAGE - BY OTHER
T1		PORCELAIN TILE



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CHARD

KEY PLAN

Revisions	YYYY-MM-DD
22 ISSUED FOR DDP	2024-11-25
21 RE-ISSUED FOR BP	2024-11-22
20 PROGRESS SET	2024-09-18
19 ISSUED FOR ADDM3	2024-09-27
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5 ISSUED FOR DP RESPONSE #3	2023-10-30
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3 ISSUED FOR 30% COORDINATION	2023-09-13
2 ISSUED FOR DP RESPONSE	2023-08-03
1 ISSUED FOR COORDINATION	2023-06-30

REGISTERED ARCHITECT
JEFFREY M. SUMMERS
BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

NORTH ELEVATION

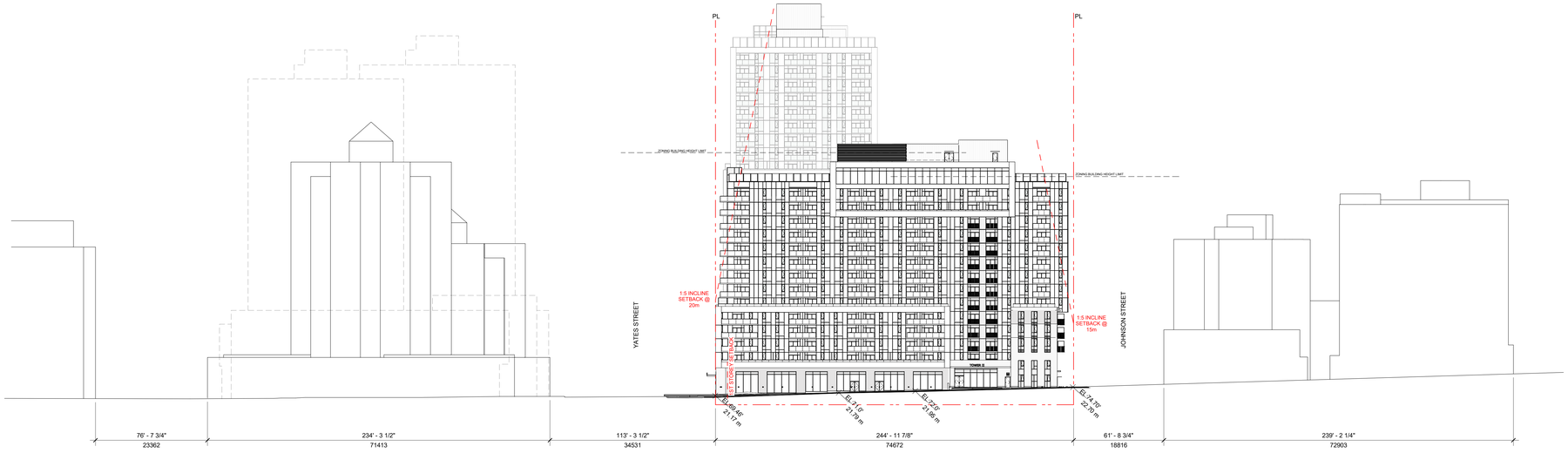
Drawing

Scale As indicated

Project 222032

Sheet **A404**

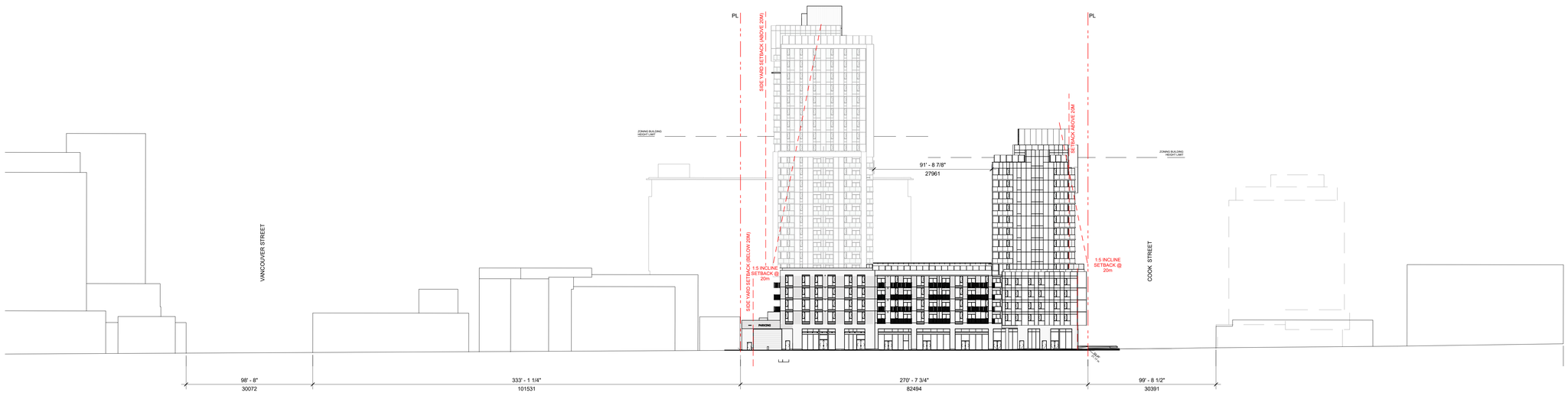
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1 A450

STREET ELEVATION - COOK

SCALE: 1/32" = 1'-0"



2 A450

STREET ELEVATION - YATES

SCALE: 1/32" = 1'-0"

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CHARD

18	ISSUED FOR DDP	2024-11-25
17	RE-ISSUED FOR BP	2024-11-22
16	PROGRESS SET	2024-09-18
15	RE-ISSUED FOR BP STAGE 2	2024-07-24
14	ISSUED FOR DPMA	2024-07-23
13	RE-ISSUE FOR TENDER	2024-07-19
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9	RE-ISSUED FOR BP STAGE 2A	2024-02-26
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7	RE-ISSUED FOR BP STAGE 2A	2024-02-15
6	ISSUED FOR BP STAGE 2A	2023-12-08
5	ISSUED FOR 50% COORDINATION	2023-12-01
4	ISSUED FOR DP RESPONSE #3	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR DP	2023-03-04

Revisions YYYY-MM-DD

REGISTERED ARCHITECT PROFESSIONAL ENGINEER BRITISH COLUMBIA

2024-11-28

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

STREET ELEVATION

Drawing

Scale 1/32" = 1'-0"

Project 222032

Sheet **A450**

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