ARCHITECTURAL DRAWING LIST

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A0.07	SETBACK DIAGRAM
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CITY OF VICTORIA

Revisions

Received Date: November 19, 2020

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Starlight™ Developments

Harris Green Village - Phase 01

1045 Yates Street

DP & Rezoning Submission 2020/ 10 / 30

Victoria, BC

CLIENT

Starlight™ Developments

Starlight Developments
P.O. Box 1890 Station B Mississauga, Ontario, Canada
L4Y 3W8

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1	YYYY-MM-DD	

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

Issued For: Project Status
Date: Issue Date

SEAL

SUB-CONSULTANT

PRIME CONSULTANT

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 5
DATE:	2020-10-30

SHEET TITLE
COVER PAGE

SHEET NUMBER **A0.00** REV

Last Saved: 2020-11-19 11:24:51 AM File Location: I:\Projects\121123_Yates\05-A-Podium-2020.rvt

Harris Green Village - Phase 1

Site & Project Description

Project Description:
2 Towers on Residential/Amenity/Commercial Podium

Civic Address: Lot A (DD 60683W) Of Lots 979 And 989. Plan 20163. And
Lot 1 Of Lots 986 And 987. Plan 26779. And
Lots 976. 977. 978. 980. 988. Victoria City.

City Plan: Downtown Core Area Plan

Residential floor

Current Use: S-1, R-48

Adjacent Zoning: Automobile Dealership and Surface Parking

Rezoned to: R3-C

Rezoned to: CD

SITE AREA CALCULATIONS

	Gross Site Area	
	Metric ($m^{2)}$	Imperial (sq.ft.)
1045 Yate Street	6,337.0	68,210.9
Dedications	-	-
Net Site Area (Gross Minus Dedications)	6,337.0	68,210.9
Site Area for calculation of Density (Gross)	6,337.0	**68,210.9**

SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,297	57,018.6
Site Coverage %		**84%**

OPEN SITE SPACE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Open Site Space Area	761	8,186.0
Open Site Space %		**12%**

HEIGHT OF BUILDING (MEASURED FROM AVERAGE GRADE)

Height Provided	Tower A (North)		Tower B (South)	
	metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF FLOORS		**21**		**19**
TOP OF ROOF PARAPET	**65.96**	216.40	**59.76**	196.06
TOP OF APPURTENANCE	**71.86**	235.76	**65.76**	215.75
TOP OF Podium Height	**21.85**	71.69	**21.85**	71.69
Average Grade	**20.20**	66.27	**20.20**	66.27

UNIT COUNT

Type	Rental							TOTAL
	Bachelor	1 BR	1 BR+D	2 BR	2 BR+D	3 BR	TH (3BR)	
	(340-400 sf)	(450-650 sf)		(700-800 sf)	(850-900 sf.)	(950-1050 sf)	(1100-1400 sf.)	
Tower A	-	96	-	32	31	-	-	159
Tower B	-	84	-	28	28	-	-	140
Podium	52	39	87	9	1	17	6	211
Total	**52**	**219**	**87**	**69**	**60**	**17**	**6**	**510**
By Type	**52**	**306**			**129**	**17**	**6**	**510**
Distribution	10.2%	60.0%		13.5%	11.8%	3.3%	1.2%	100%
Family Unts							152	
							30%	

PROPOSED FLOOR AREA (FSR)

	Provided FSR	Gross Floor Area		Exclusions (see A0.02)		Total Floor Area	
		Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
Tower A	1.55	**10,633.1**	114,453.4	**785.0**	8,450.1	**9,848.0**	106,003.3
Tower B	1.36	**9,336.3**	100,495.2	**693.3**	7,462.6	**8,643.0**	93,032.6
Podium	3.08	**21,217.3**	228,380.6	**1,686.3**	18,150.9	**19,531.0**	210,229.7
Total	**6.00**	**41,186.6**	443,329.2	**3,164.6**	34,063.6	**38,022.0**	409,265.6

FLOOR AREA BREAKDOWN

Residential		Residential Amenity		Commercial		Daycare		Total	
Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
33,940.5	365,332.8	664.3	7,150.6	2,884.6	31,049.4	492.1	5,297.1	37,981.5	408,829.9

BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	1.5	6.0	3.0	1.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	3.0	9.0
East Side yard (Cook Street)	3.0	1.5	6.0	3.0	2.0	6.0
West Side Yard (North)	3.0	3.0	16.8	3.0	3.0	16.8
West Side Yard (South)	-	4.6	4.6	-	4.6	7.0

FLOOR PLATE SIZES

	Metric (m^2)	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	650.3	7,000
Provided Floor Plate size	648.4	6,979

PROJECT INFORMATION TABLE

Zone (existing)	S-1
Proposed zone	CD
Proposed uses	Residential/Commercial/Childcare
Site area (m^2)	6337.0
Total floor area (m^2)	**38022.02**
Commercial floor area (m^2)	2884.58
Childcare floor area (m^2)	492.12
Residential floor area (m^2) (including amenities)	34604.84
Floor space ratio	**6.00**
Site coverage %	**84%**
Open site space %	**12%**
Heigh of buildding (m)	**65.96**
Number of storeys	5, 19 and 21
Parking stalls (number) on site	436
Commercial , Childcare and Visitor	103
Residential	333
Bicycle parking number (storage and rack)	654
Building Setbacks (m)	
Yates street	3.0
Cook street	3.0
View street	4.0
Side yard (west side south)	0.0
Side yard (west side north)	3.0
Residential Use Detail	
Total number of units	**510**
Bachelor	52
1 Bedroom	219
1 Bedroom+Den	87
2 Bedroom	69
2 Bedroom+Den	60
3 Bedroom	17
Ground-orientated Townhomes	6

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Starlight Developments

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P.O. Box 1890 Station B Mississauga, Ontario, Canada
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ISSUES

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REVISIONS

Issued For: Project Status
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SEAL

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO: 121123
DRAWN BY: Author
CHK'D BY: Checker
SCALE: 1 : 1
DATE: 2020-10-30

SHEET TITLE
PROJECT GENERAL STATISTICS

SHEET NUMBER **A0.01**
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Last Saved: 2020-11-19 11:25:04 AM File Location: BIM 360:121123 - Yates Street – Harris Green Village Ph 1:2020/121123_YatesStA-Podium-2020.rvt

TOWER A (21-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Residential flo	**170.1**		17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
21	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
20	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**10,633.1**	114,453	**503.1**	5,416	**281.9**	3,034	**-**	-	**785.0**	8,450	**9,848.0**	106,003

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
59.9	644	-	-	-	-	-	-
135.9	1,462	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
614.6	6,616	-	-	-	-	-	-
9,848.0	106,003	**-**	-	**-**	-	**-**	-

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
1	6	-	-	2	-	1	-	-	10
1	**96**	**-**	**-**	**32**	**-**	**31**	**-**	**-**	**160**

TOWER B (19-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Mech	**170.1**	1,831	17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**9,336.3**	100,495	**444.6**	4,785	**248.7**	2,677	**-**	-	**693.3**	7,463	**8,643.0**	93,033

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
59.9	644	-	-	-	-	-	-
135.9	1,462	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
602.5	6,485	-	-	-	-	-	-
614.6	6,616	-	-	-	-	-	-
8,643.0	93,033	**-**	-	**-**	-	**-**	-

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	6	-	-	2	-	2	-	-	10
-	**84**	**-**	**-**	**28**	**-**	**28**	**-**	**-**	**140**

Podium

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
5	**2,854.2**	30,722	107.4	1,156	32.9	355	-	-	**140.4**	1,511	**2,713.9**	29,212
4	**3,997.6**	43,030	119.6	1,287	32.9	355	-	-	**152.5**	1,642	**3,845.1**	41,388
3	**3,997.6**	43,030	119.6	1,287	42.3	455	-	-	**161.8**	1,742	**3,835.8**	41,288
2	**4,036.9**	43,453	111.9	1,204	42.3	455	-	-	**154.1**	1,659	**3,882.8**	41,794
1 M	**1,033.7**	11,127	14.3	154	16.5	177	-	-	**30.8**	332	**1,002.9**	10,795
1	**5,297.2**	57,019	81.0	872	59.9	644	905.8	9,750	**1,046.7**	11,266	**4,250.5**	45,752
Total	**21,217.3**	228,381	**553.7**	5,960	**226.7**	2,441	**905.8**	9,750	**1,686.3**	18,151	**19,531.0**	210,230

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
2,713.9	29,212	-	-	-	-	-	-
3,845.1	41,388	-	-	-	-	-	-
3,835.8	41,288	-	-	-	-	-	-
2,797	30,107	664.3	7,151	-	-	421.5	4,537
727.5	7,831	-	-	214.3	2,307	20.6	221
1,530.2	16,471	-	-	2,670.3	28,742	50.1	539
15,449.5	166,297	**664.3**	7,151	**2,884.6**	31,049	**492.1**	5,297

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
1		13	13	-	7	1	4	-	39
17		11	27	-	1	-	5	-	61
17		11	27	-	1	-	5	-	61
16		4	20	-	-	-	3	-	43
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	6	6
51	**39**	**-**	**87**	**-**	**9**	**1**	**17**	**6**	**210**

Phase 1 Total Tabulation

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Tower A	**10,633.1**	114,453	503.1	5,416	281.9	3,034	-	-	**785.0**	8,450	**9,848.0**	106,003
Tower B	**9,336.3**	100,495	444.6	4,785	248.7	2,677	-	-	**693.3**	7,463	**8,643.0**	93,033
Podium	**21,217.3**	228,381	553.7	5,960	226.7	2,441	905.8	9,750	**1,686.3**	18,151	**19,531.0**	210,230
Total	**41,186.6**	443,329	**1,501.4**	16,161	**757.4**	8,152	**905.8**	9,750	**3,164.6**	34,064	**38,022.0**	409,266

Floor Area Breakdown							
Residential		Residential Amenity		Commercial		Daycare	
Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
9,848.0	106,003	-	-	-	-	-	-
8,643.0	93,033	-	-	-	-	-	-
15,449.5	166,297	664.3	7,151	2,884.6	31,049	492.1	5,297
33,940.5	365,333	**664.3**	7,151	**2,884.6**	31,049	**492.1**	5,297

Rental									
Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH (3Br)	Total
1	96	-	-	32	-	31	-	-	160
-	84	-	-	28	-	28	-	-	140
51	39	-	87	-	9	1	17	6	210
52	**219**	**-**	**87**	**60**	**9**	**60**	**17**	**6**	**510**
10.2%		60.0%		13.5%		11.8%	3.3%	1.2%	100.0%

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 1
DATE:	2020-10-30

SHEET TITLE
BUILDING STATISTICS

SHEET NUMBER
A0.02

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VEHICLE TABULATIONS

5.1.1A Off-Street Parking Regulations

Residential:

Apartment (Dwelling Unit secured as rental in perpetuity through a legal aggreement)

	0.50 spaces per Dwelling Unit that is less than 45m^2
	0.60 spaces per Dwelling Unit that is equal to 45m^2 and up to 70m^2
	1 spaces per Dwelling Unit that is more than 70m^2
Visitor Parking:	0.10 space per Dwelling Unit
Residential floor area (m^2) (including	1 space per 80m^2 floor area
Daycare	1 space per 100m^2 floor area

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	< 45 m2	45 m2-70 m2	>70 m2	Total
Tower A	97	32	31	160
Tower B	84	28	28	140
Podium	90	87	33	210
Total	271	147	92	510

Commercial Floor Area	2,885 m^2
Daycare Floor Area	492.12 m^2

REQUIRED / PROVIDED TOTAL PARKING

Required

Use	Residential		Commercial	Daycare	Car Share	Total
	Residential	Visitor				
Parking Stalls Required	315.7	51.0	36.1	4.9		412
Rounded (up/dn)	316	51	37	5	3	
Stalls After 25% TDM Reduction	237	51	37	5	3	333

Provided

Use	Residential		Commercial	Daycare	Car Share	Total
	Residential	Visitor				
Parking Stalls Provided	334	53	42	6	3	438
	0.65 (per unit)					

Note:

1. Commercial / daycare / visitor parking will be shared

2. 2 public (level 2) - EV chargers will be provided in the commercial parking & the three Car share will be made EV Ready.

3. EV Load sharing to support up to 90 residential stalls (subject to consultation with bc hydro)

REQUIRED / PROVIDED LOADING

Required

Type	Residential	Commercial	Total
Medium	N/A	N/A	N/A
Large	N/A	N/A	N/A

Provided

Type	Residential	Commercial	Total
Medium	2	-	2
Large	-	1	1

REQUIRED / PROVIDED BICYCLE PARKING

5.1.1B Off-Street Parking Regulations

	Long Term	Short Term
Residential	1.0 space for unit under 45 m^2 ; 1.25 space for unit more than 45 m^2	0.1 space per dwelling unit
Commercial	1.0 space per 200m^2 floor area	1.0 space per 200 m^2 floor area
Daycare	1.0 space per 700m^2 floor area	1.0 space per 200 m^2 floor area

Required

Type	Residential	Commercial	Daycare	Total
Long Term Bikes	570	15	-	585
Short Term Bikes	51	15	3	69

Provided

Type	Residential			Commercial	Daycare	Total
	Ground Anchored	Wall Mounted	Cargo	Ground Anchored		
Long Term Bikes	487	72	11	15	-	585
Short Term Bikes	51			15	3	69

Floor By Floor Breakdown of Provided Cars & Bikes

	Cars						Bikes	
	Commercial	Daycare	Car Share	Visitor	Residential	Sub Total	Short Term	Long Term
Gound	-	-	-	-	-	-	25	-
P1	42	6	3	53	37	141	44	15
P2	-	-	-	-	163	163	-	79
P3	-	-	-	-	134	134	-	491
TOTAL	42	6	3	53	334	438	69	585

Note:

1. Not more than 30 percent of the required long-term bicycle parking spaces may be vertical.

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

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CHK'D BY:	Checker
SCALE:	1 : 1
DATE:	2020-10-30

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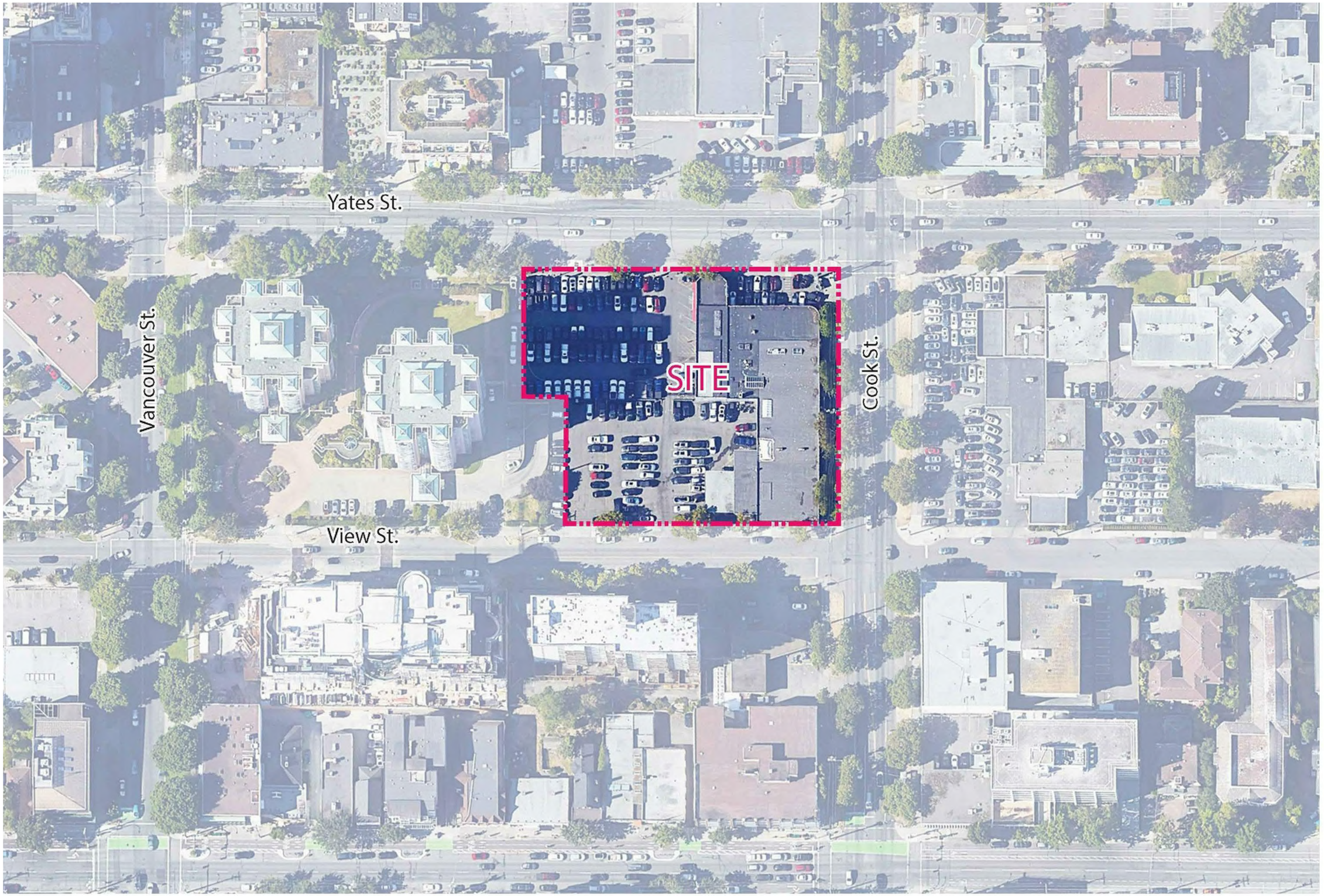
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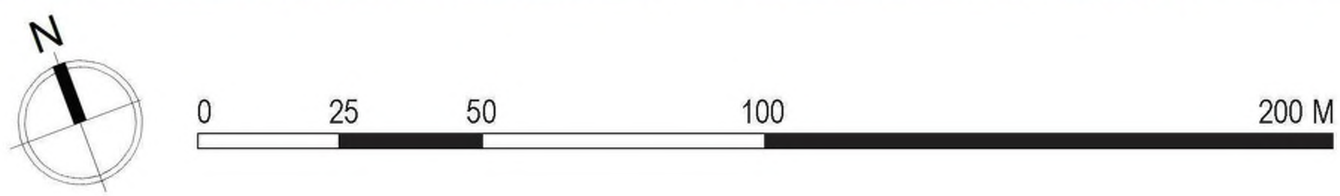
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1045 Yates Street
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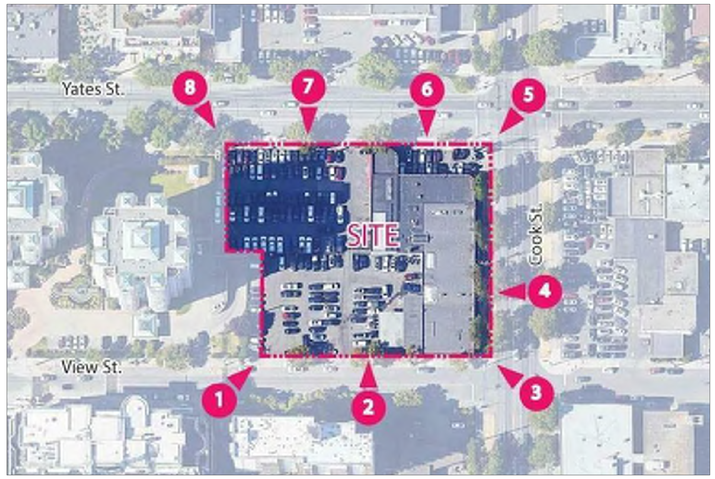
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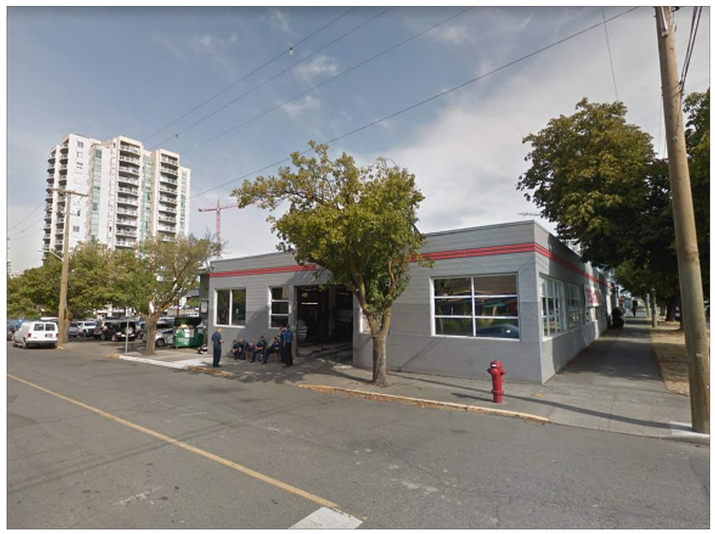
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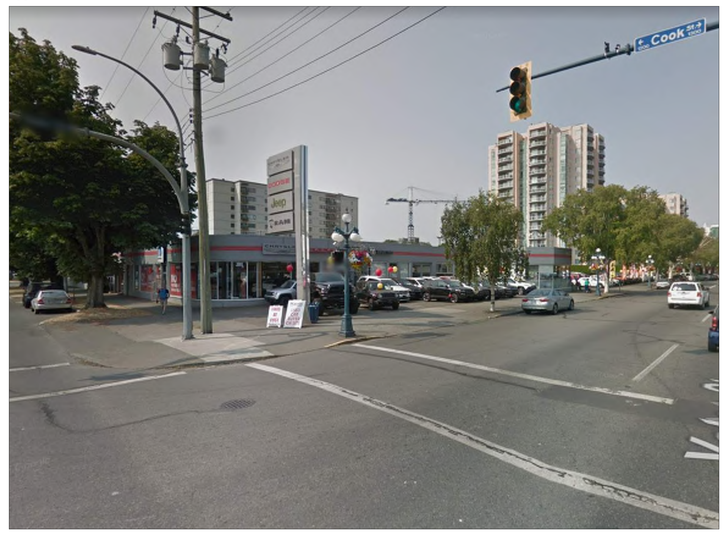
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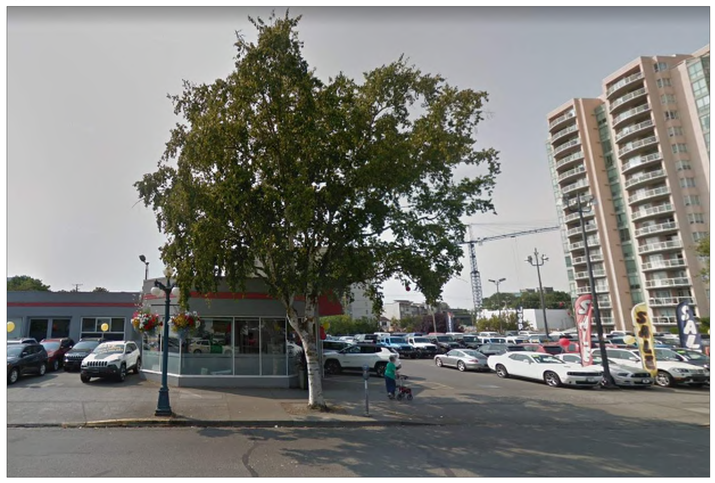
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6



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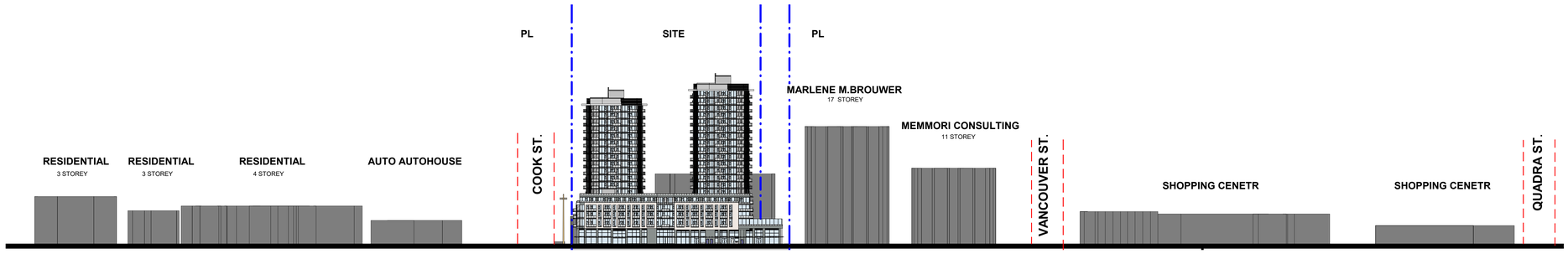
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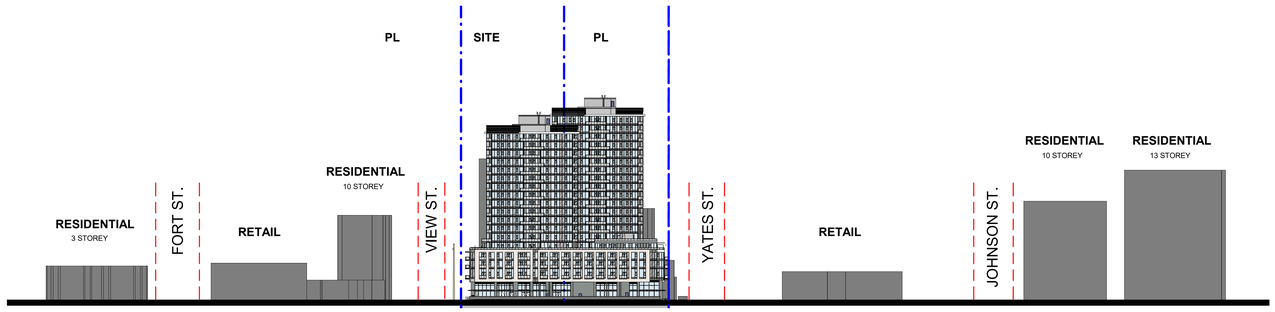
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1 A0.06 STREET SCAPE ELEVATION FROM YATES STREET
SCALE: 1 : 750



2 A0.06 STREET SCAPE ELEVATION FROM COOK STREET
SCALE: 1 : 750

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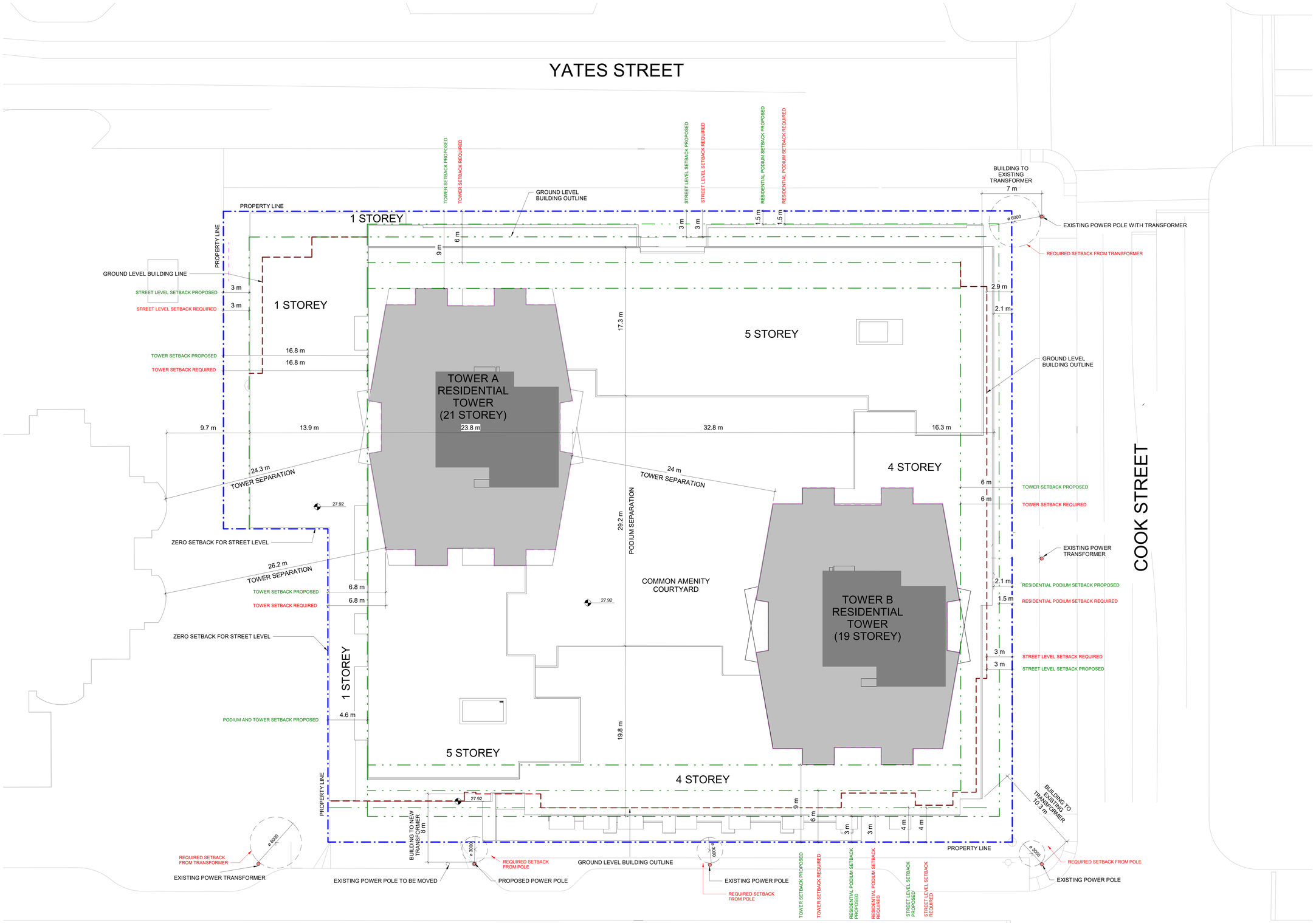
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STREET SCAPE ELEVATION

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BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	1.5	6.0	3.0	1.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	3.0	9.0
East Side yard (Cook Street)	3.0	1.5	6.0	3.0	2.0	6.0
West Side Yard (North)	3.0	3.0	16.8	3.0	3.0	16.8
West Side Yard (South)	-	4.6	4.6	-	4.6	7.0

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SETBACK DIAGRAM

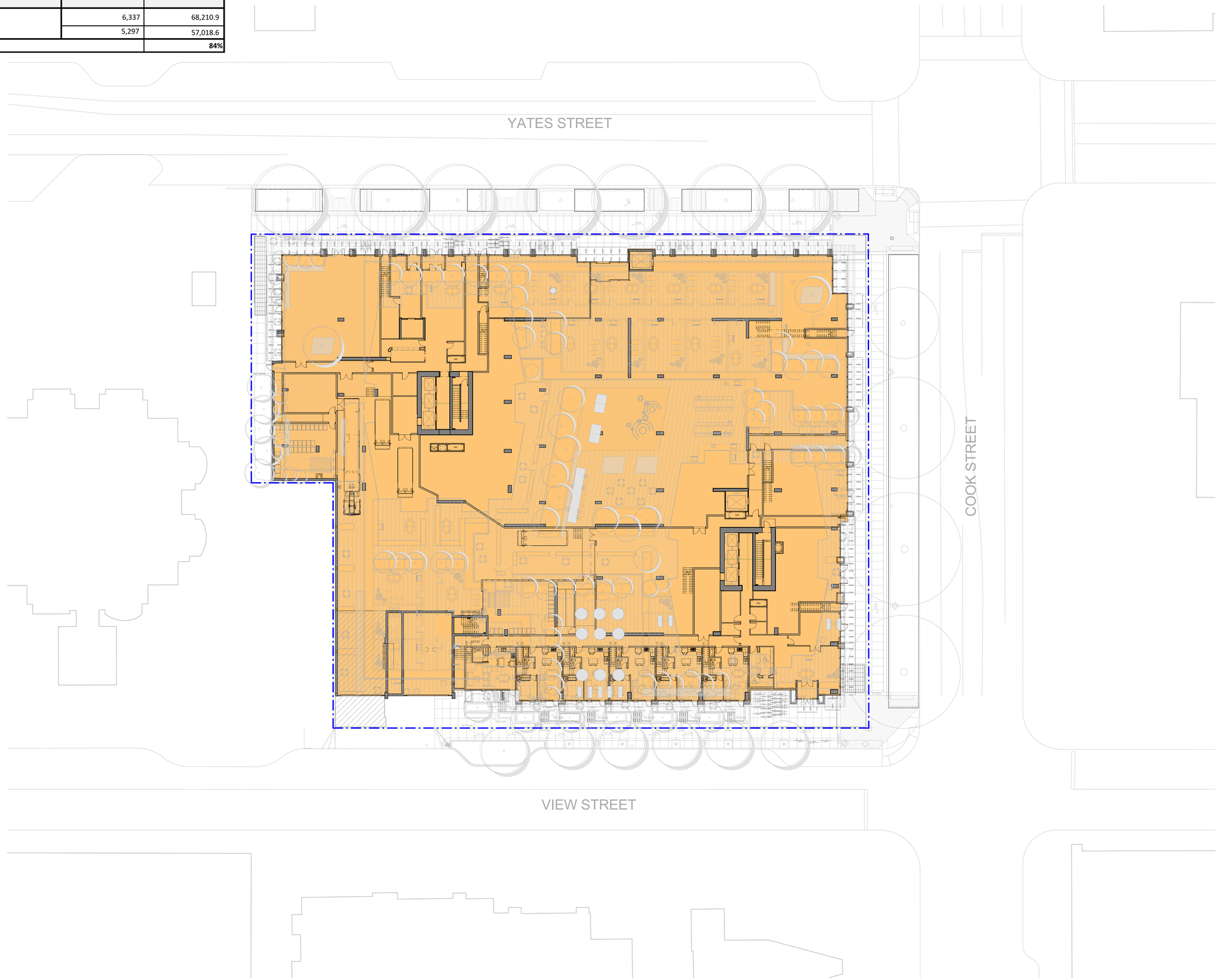
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SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,297	57,018.6
Site Coverage %		**84%**



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Victoria, BC

PROJECT NO:	121123
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SITE COVERAGE DIAGRAM

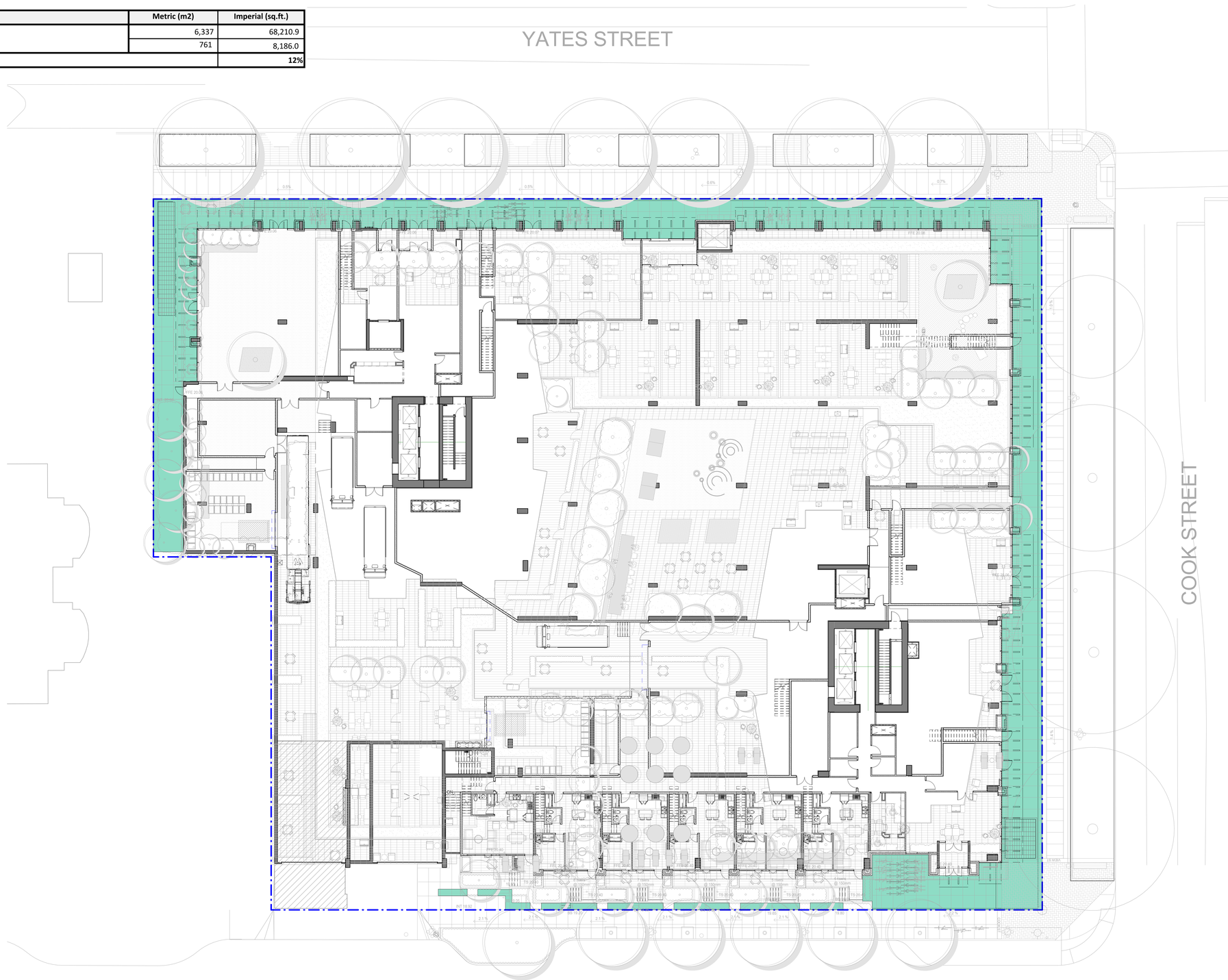
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OPEN SITE SPACE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Open Site Space Area	761	8,186.0
Open Site Space %		**12%**



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P.O. Box 1690 Station B Mississauga, Ontario, Canada L4Y 3W8

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1	YYYY-MM-DD	

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NO.	DATE	DESCRIPTION

REVISIONS

Issued For: Project Status

Date: Issue Date

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PRIME CONSULTANT

IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 150
DATE:	2020-10-30

SHEET TITLE

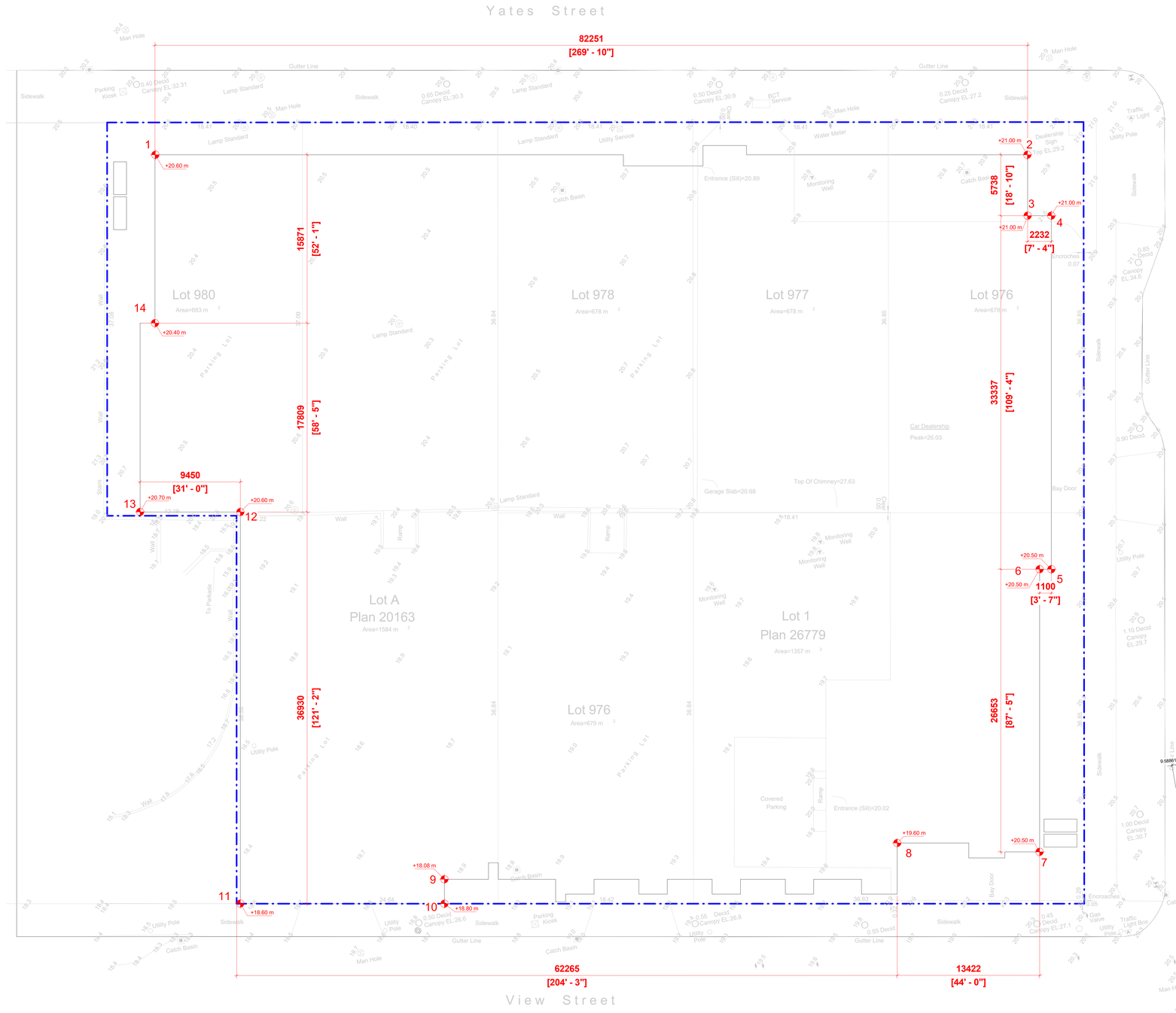
OPEN SITE SPACE DIAGRAM

SHEET NUMBER

A0.09

REV

Last Saved: 2020-11-19 11:27:29 AM File Location: BIM 360://121123 - Yates Street – Harris Green Village Ph 1/S2020/121123_YatesStr-A-Podium-2020.rvt



PT	HP (M)	LP (M)	HP/LP Average (M)	Distance Between Grade Points	Total
1	20.6	20.5	20.55	81529	1691726.75
2	21	20.9	20.95	6000	125850
3	21	21	21	2999	62979
4	21	21	21	45741	949125.75
5	20.5	20.5	20.5	2994	61377
6	20.5	20.5	20.5	13420	274439
7	20.5	20.3	20.4	17513	350260
8	19.6	19.6	19.6	41157	790214.4
9	18.8	18.8	18.8	4026	75487.5
10	18.8	18.6	18.7	15166	282845.9
11	18.6	18.6	18.6	36708	719476.8
12	20.6	20.6	20.6	9132	188575.8
13	20.7	20.7	20.7	18237	374770.35
14	20.4	20.4	20.4	15845	324426.375
			SUM=	310467	6271554.625

Perimeter of building =	310467

Grade Calculation =	20.20039046	20.2

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tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

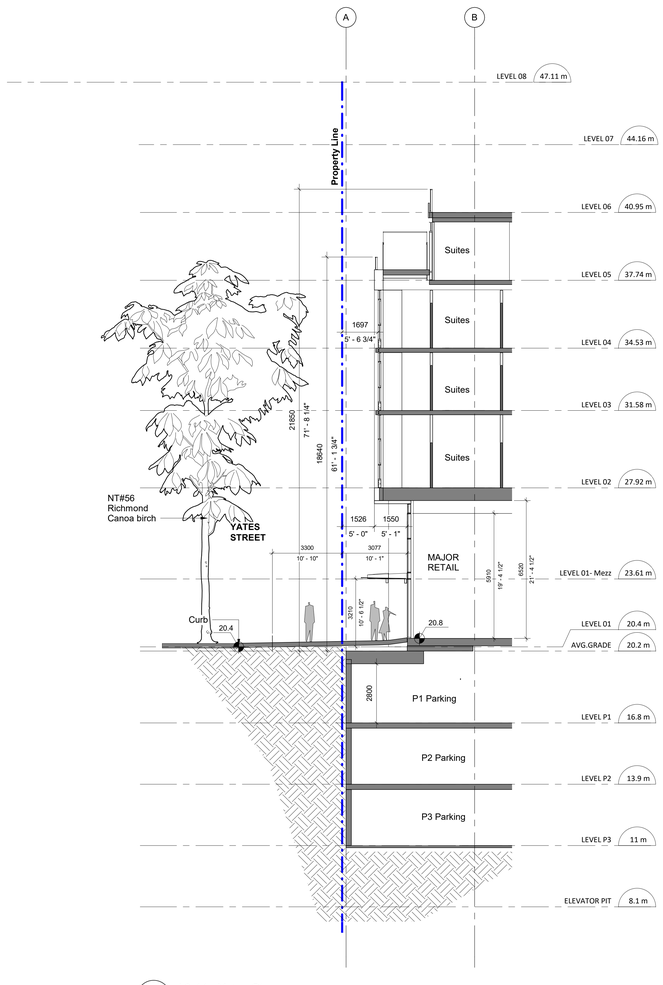
PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 150
DATE:	2020-10-30

SHEET TITLE
AVERAGE GRADE CALCULATION

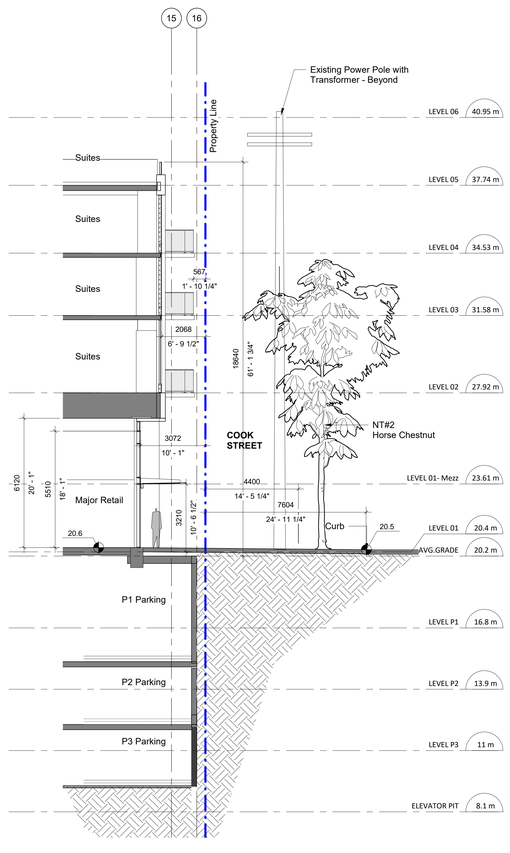
SHEET NUMBER
A0.10

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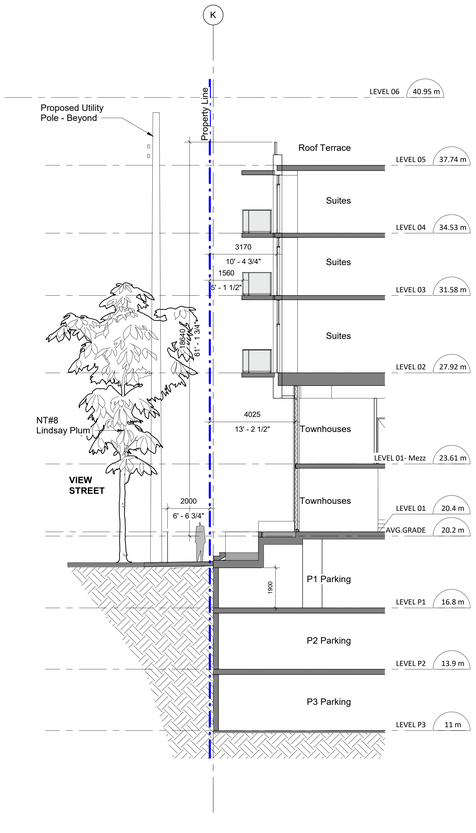
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1 A0.11 A0-11 Yates St.
SCALE: 1 : 100



2 A0.11 A0-11 Cook St.
SCALE: 1 : 100



3 A0.11 A0-11 View St
SCALE: 1 : 100

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
STREET SECTION

SHEET NUMBER
A0.11

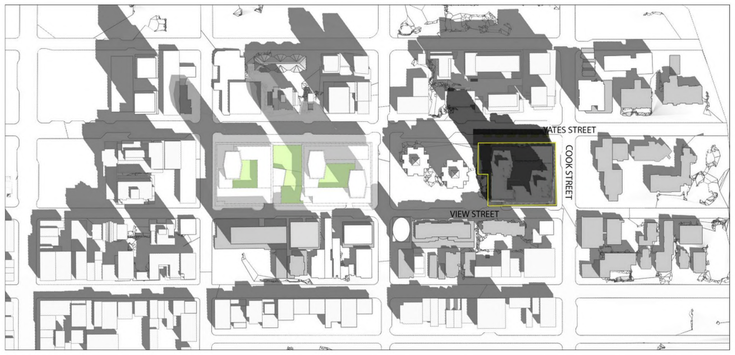
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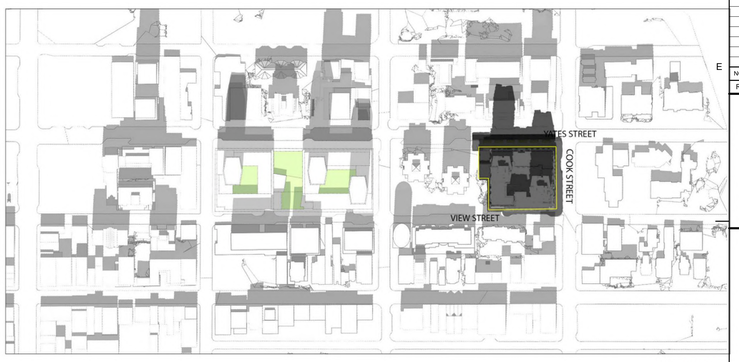
VERNAL EQUINOX - MARCH 20TH (DST)



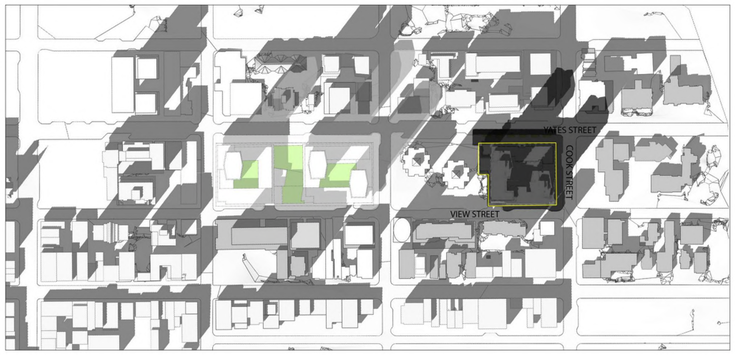
10 AM



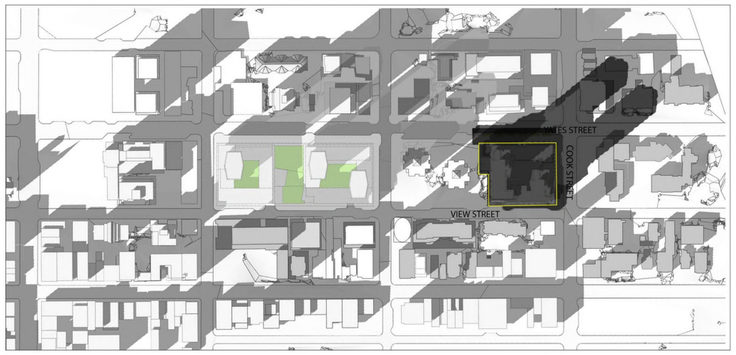
12 PM



2 PM



4 PM



5 PM

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-10-30

SHEET TITLE
SHADOW STUDY - VERNAL EQUINOX

SHEET NUMBER
A0.12

REV

Last Saved: 2020-11-19 11:27:52 AM File Location: I:\BA-360-1\121123 - Yates Street - Harris Green Village Ph 1 R2020\121123_ YatesStA-Podium-2020.rvt

SUMMER SOLSTICE - JUNE 20TH (DST)



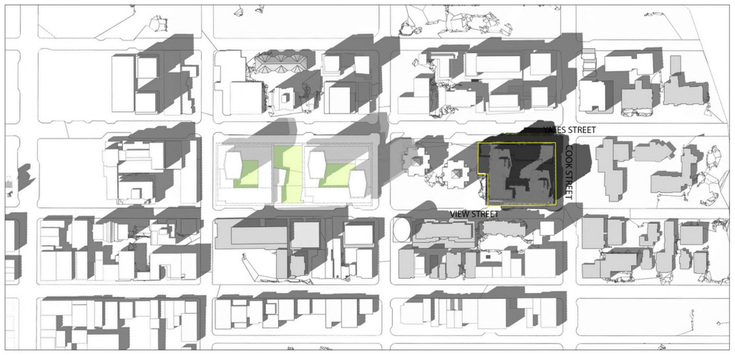
10 AM



12 PM



14 PM



16 PM



17 PM

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SCALE:	1 : 5
DATE:	2020-10-30

SHEET TITLE
SHADOW STUDY - SUMMER SOLSTICE

SHEET NUMBER
A0.13

REV

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AUTOMNAL EQUINOX - SEPTEMBER 22ND (DST)



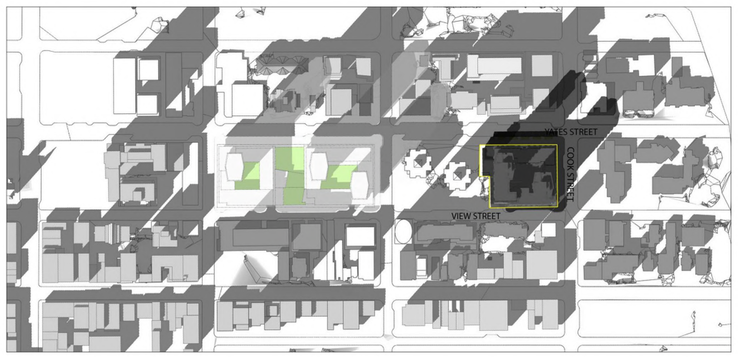
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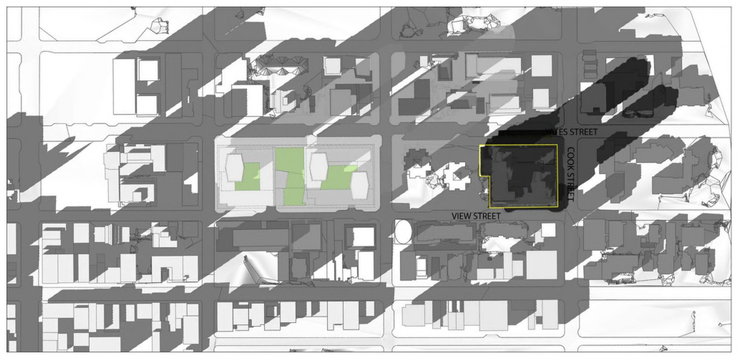
12 PM



14 PM



16 PM



17 PM

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-10-30

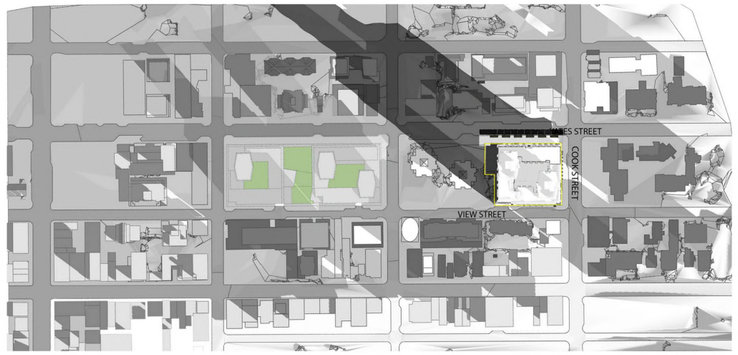
SHEET TITLE
SHADOW STUDY - AUTOMNAL EQUINOX

SHEET NUMBER
A0.14

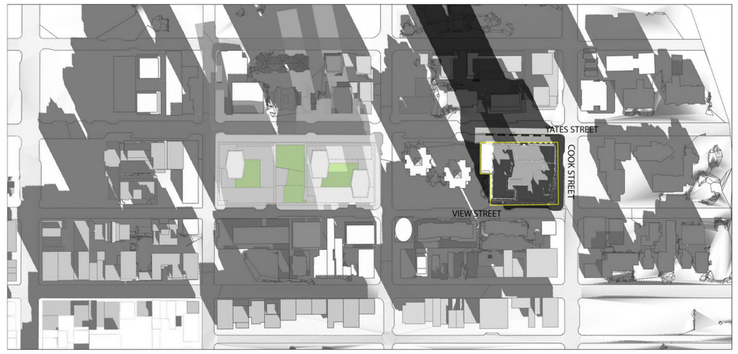
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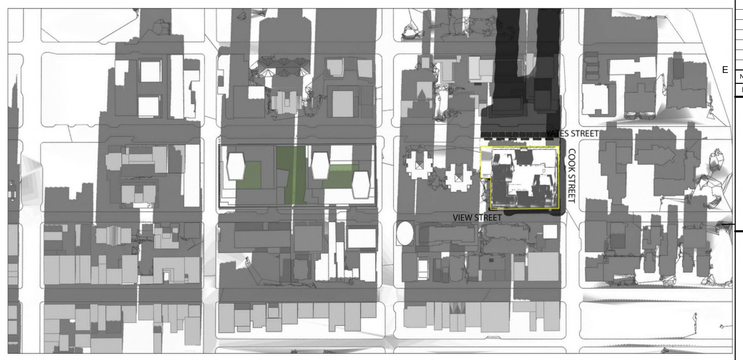
WINTER SOLSTICE - DECEMBER 21ST (DST)



10 AM



12 PM



14 PM



16 PM



17 PM

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-10-30

SHEET TITLE
SHADOW STUDY - WINTER SOLSTICE

SHEET NUMBER
A0.15

REV

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Site Plan Of:
Lot A (DD 60683W) Of Lots 979 And 989, Plan 20163, And
Lot 1 Of Lots 986 And 987, Plan 26779, And
Lots 976, 977, 978, 980, 988, Victoria City.

P.I.D.'s: 003-697-983, 002-428-679,
009-387-901, 009-387-927,
009-387-943, 009-387-994,
And 009-388-036

5 4 3 2 1 0 5 10 15

Scale = 1:200

Dated this 29th day of July, 2019.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 16-147.

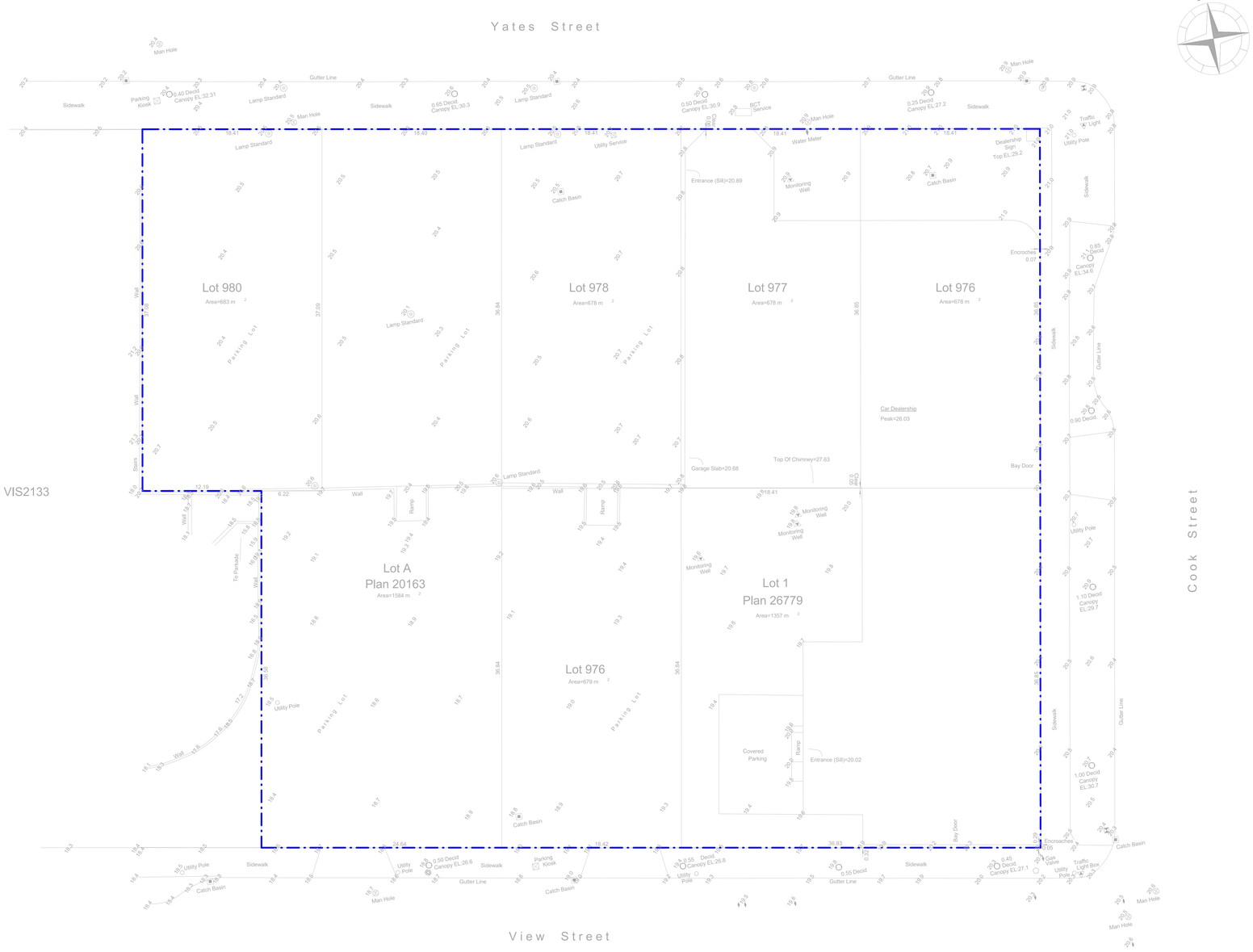
This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Legend:

- Utility Pole
- Catch Basin
- Man Hole
- Service As Noted
- Water Valve (Unless Otherwise Noted)
- Fire Hydrant
- Traffic Light Pole
- City Light Access
- Monitoring Well

Drop curbs along gutter lines are indicated as:



Brent Mayenburg, BCLS 910

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 190221\SIT\GH

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 175
DATE:	2020-10-30

SHEET TITLE
SURVEY

SHEET NUMBER
A0.16

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PROJECT NO:	121123
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SCALE:	1 : 5
DATE:	2020-10-30

SHEET TITLE
AERIAL VIEW

SHEET NUMBER
A0.17

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PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-10-30

SHEET TITLE
PRESPECTIVE VIEW FROM YATES STREET

SHEET NUMBER
A0.18

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2020-10-30

SHEET TITLE

PRESPECTIVE VIEW FROM COOK STREET

SHEET NUMBER

A0.19

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

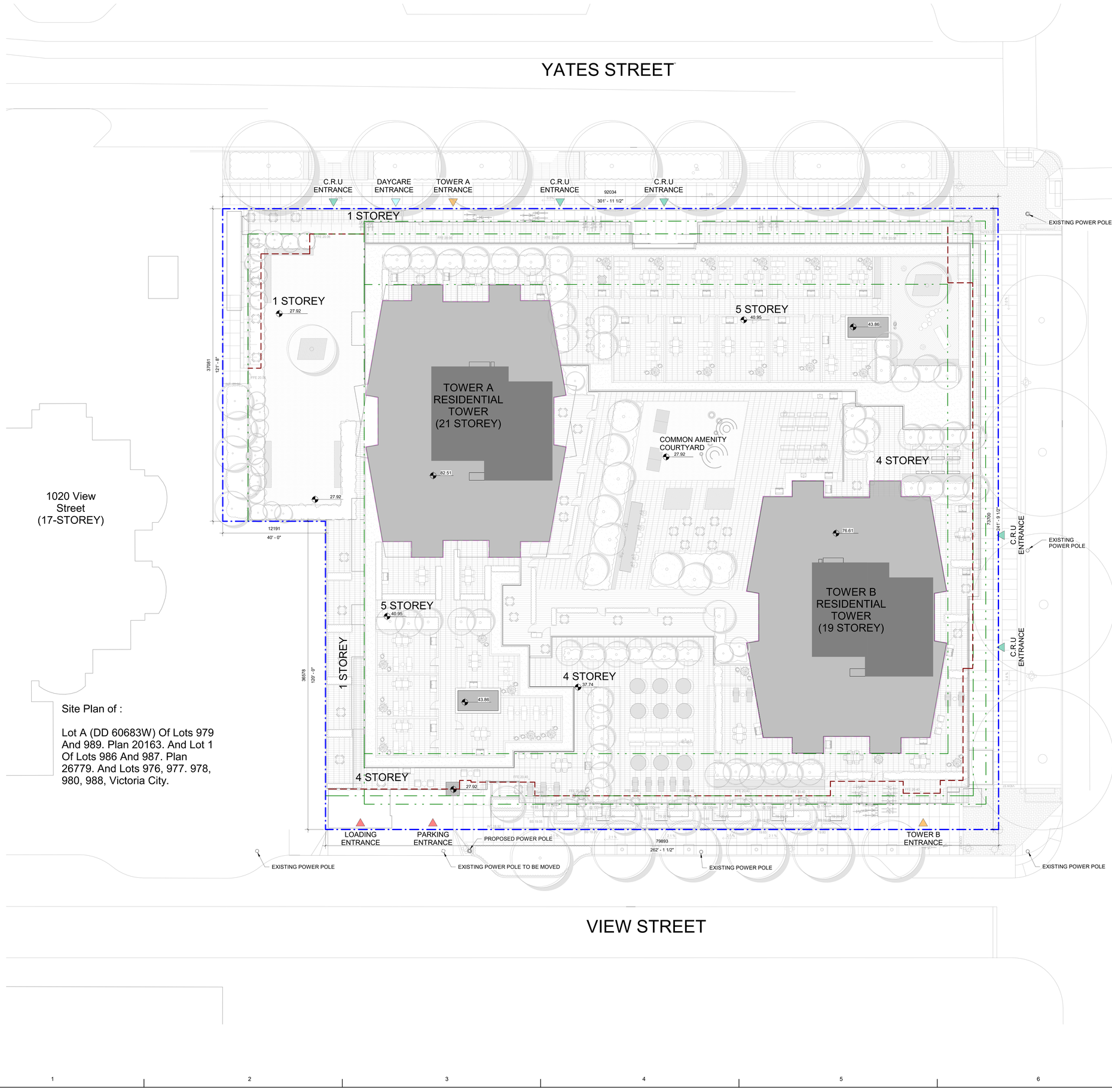
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SHEET TITLE
PRESPECTIVE VIEW FROM VIEW STREET

SHEET NUMBER
A0.20

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Site Plan of :

Lot A (DD 60683W) Of Lots 979 And 989. Plan 20163. And Lot 1 Of Lots 986 And 987. Plan 26779. And Lots 976, 977. 978, 980, 988, Victoria City.

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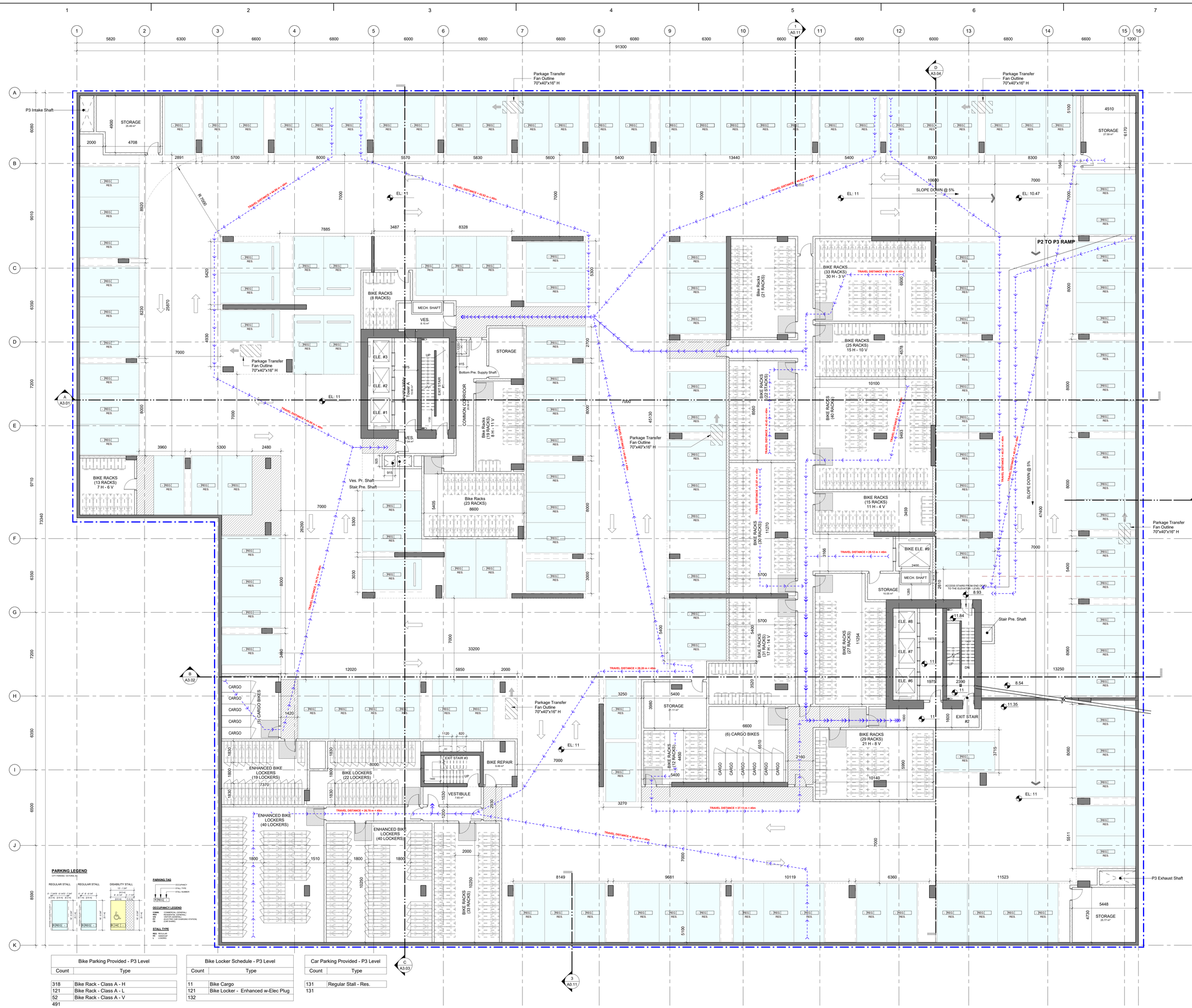
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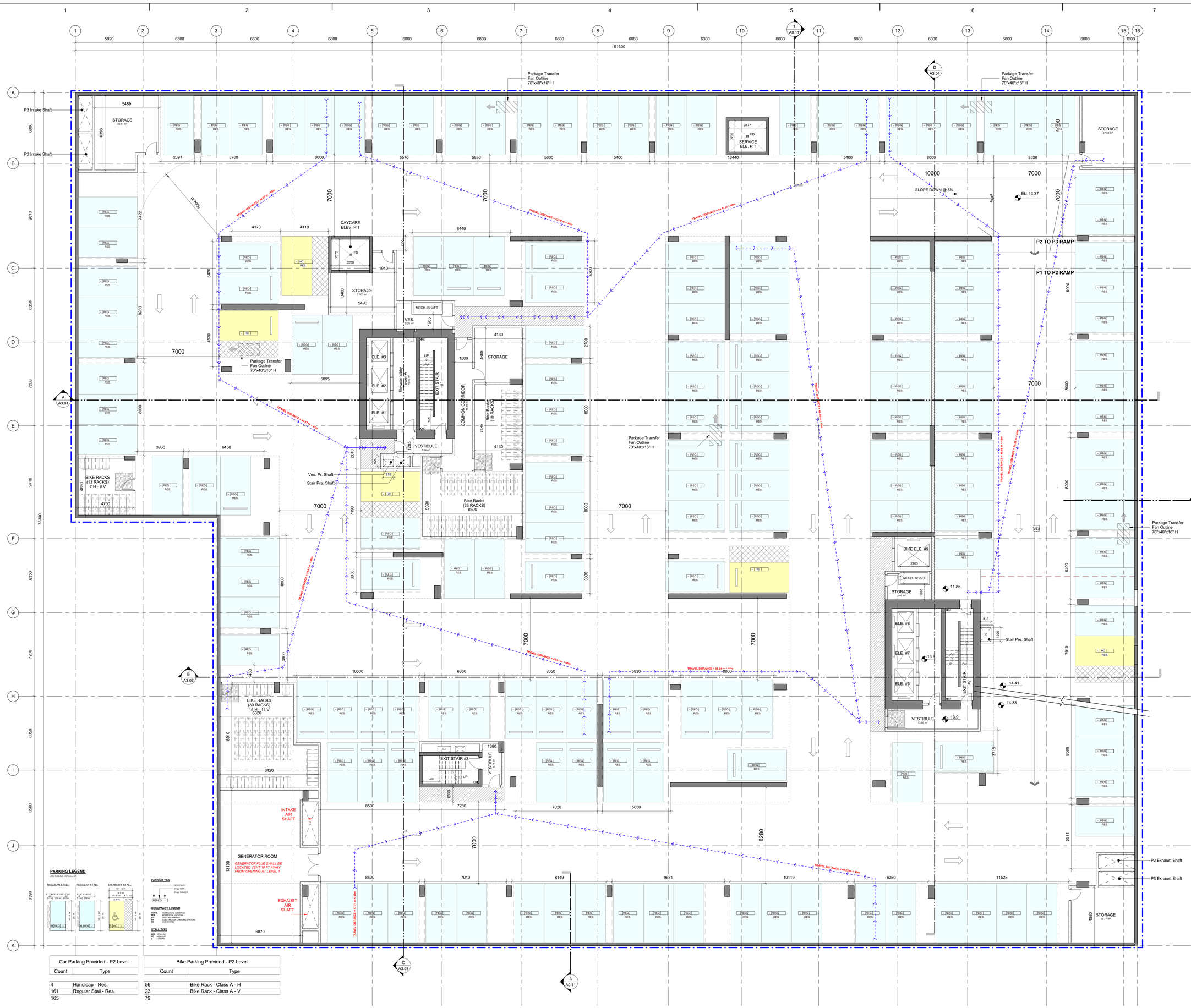
SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.00

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P3 Intake Shaft
STORAGE 20.49 m²
Parkage Transfer Fan Outline 70"x40"x16" H
R 7000
TRAVEL DISTANCE = 14.56 m < 45m
TRAVEL DISTANCE = 43.82 m < 45m
TRAVEL DISTANCE = 44.94 m < 45m
EL: 11
BIKE RACKS (8 RACKS)
MECH. SHAFT
VES. 8.16 m²
STORAGE
ELE. #3
ELE. #2
ELE. #1
Elevator Lobby 15.60 m²
EXIT STAIR #1
COMMON CORRIDOR
Bottom Pre. Supply Shaft
Bike Racks (19 RACKS) 8'L - 11'V
Bike Racks (23 RACKS) 8600
Ves. Pr. Shaft
Stair Pre. Shaft
VES. 7.56 m²
BIKE RACKS (13 RACKS) 7 H - 6 V
Parkage Transfer Fan Outline 70"x40"x16" H
Parkage Transfer Fan Outline 70"x40"x16" H
Bike Racks (21 RACKS)
BIKE RACKS (33 RACKS) 30 H - 3 V
BIKE RACKS (25 RACKS) 15 H - 10 V
BIKE RACKS (22 STACKS)
BIKE RACKS (40 RACKS)
BIKE RACKS (15 RACKS) 11 H - 4 V
BIKE RACKS (30 RACKS)
BIKE ELE. #9
MECH. SHAFT
STORAGE 10.05 m²
ACCESS STAIRS FROM END OF P2 TO THE ELEVATOR - LEVEL 8.93
ELE. #8
ELE. #7
ELE. #6
BIKE RACKS (27 RACKS)
BIKE RACKS (17 RACKS) 17 H - 14 V
Stair Pre. Shaft
EXIT STAIR #2
P2 TO P3 RAMP
SLOPE DOWN @ 5%
EL: 10.47
EL: 11.35
BIKE RACKS (29 RACKS) 21 H - 8 V
(6) CARGO BIKES
STORAGE 31.11 m²
Parkage Transfer Fan Outline 70"x40"x16" H
(5) CARGO BIKES
ENHANCED BIKE LOCKERS (19 LOCKERS)
BIKE LOCKERS (22 LOCKERS)
EXIT STAIR #3
BIKE REPAIR 9.49 m²
VESTIBULE 7.65 m²
ENHANCED BIKE LOCKERS (40 LOCKERS)
ENHANCED BIKE LOCKERS (40 LOCKERS)
BIKE RACKS (33 RACKS)
Parkage Transfer Fan Outline 70"x40"x16" H
P3 Exhaust Shaft
STORAGE 20.77 m²
TRAVEL DISTANCE = 26.79 m < 45m
TRAVEL DISTANCE = 39.40 m < 45m
TRAVEL DISTANCE = 37.13 m < 45m
TRAVEL DISTANCE = 29.20 m < 45m
TRAVEL DISTANCE = 29.12 m < 45m
TRAVEL DISTANCE = 44.17 m < 45m
TRAVEL DISTANCE = 44.51 m < 45m
TRAVEL DISTANCE = 44.77 m < 45m
TRAVEL DISTANCE = 44.77 m < 45m
TRAVEL DISTANCE = 44.77



PARKING LEGEND

CITY PARKING: VICTORIA, BC

REGULAR STALL | REGULAR STALL | DISABILITY STALL

PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

OCCUPANCY LEGEND

COMM. (COMMERCIAL (GENERAL))
RES. (RESIDENTIAL (GENERAL))
VIS (VISITOR (GENERAL))
EV (ELECTRIC CAR CHARGING STATION)
CS (CAR SHARE)

STALL TYPE

REG REGULAR
HC HANDICAP
L LOADING

Car Parking Provided - P2 Level	
Count	Type
4	Handicap - Res.
161	Regular Stall - Res.
165	

Bike Parking Provided - P2 Level	
Count	Type
56	Bike Rack - Class A - H
23	Bike Rack - Class A - V
79	

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PROJECT TITLE
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Victoria, BC

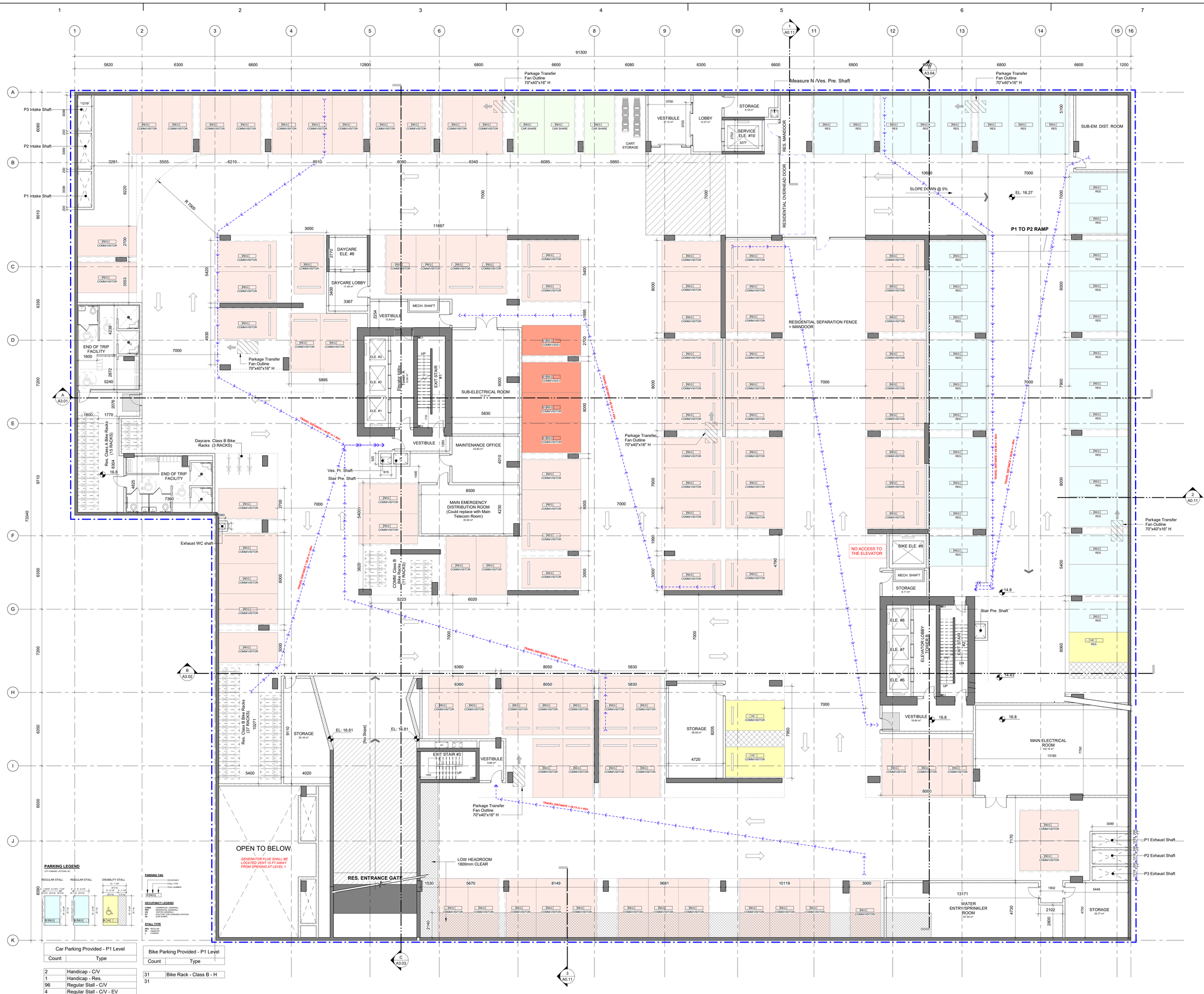
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SHEET TITLE
OVERALL LEVEL P2 PLAN

SHEET NUMBER
A1.02

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PARKING LEGEND

CITY PARKING VICTORIA, BC

REGULAR STALL — REGULAR STALL — DISABILITY STALL

PARKING TAG

OCCUPANCY LEGEND

COMM.	COMMERCIAL (GENERAL)
RES.	RESIDENTIAL (GENERAL)
VIS	VISITOR (GENERAL)
EV	VISITOR (ELECTRIC CHARGING STATION)
CS	CAR SHARE

STALL TYPE

REG.	REGULAR
HC.	HANDICAP
L	LOADING

Car Parking Provided - P1 Level	
Count	Type
2	Handicap - C/V
1	Handicap - Res.
96	Regular Stall - C/V
4	Regular Stall - C/V - EV
3	Regular Stall - CS
37	Regular Stall - Res.
143	

Bike Parking Provided - P1 Level	
Count	Type
31	Bike Rack - Class B - H
31	

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SHEET TITLE
OVERALL LEVEL P1 PLAN

SHEET NUMBER
A1.03

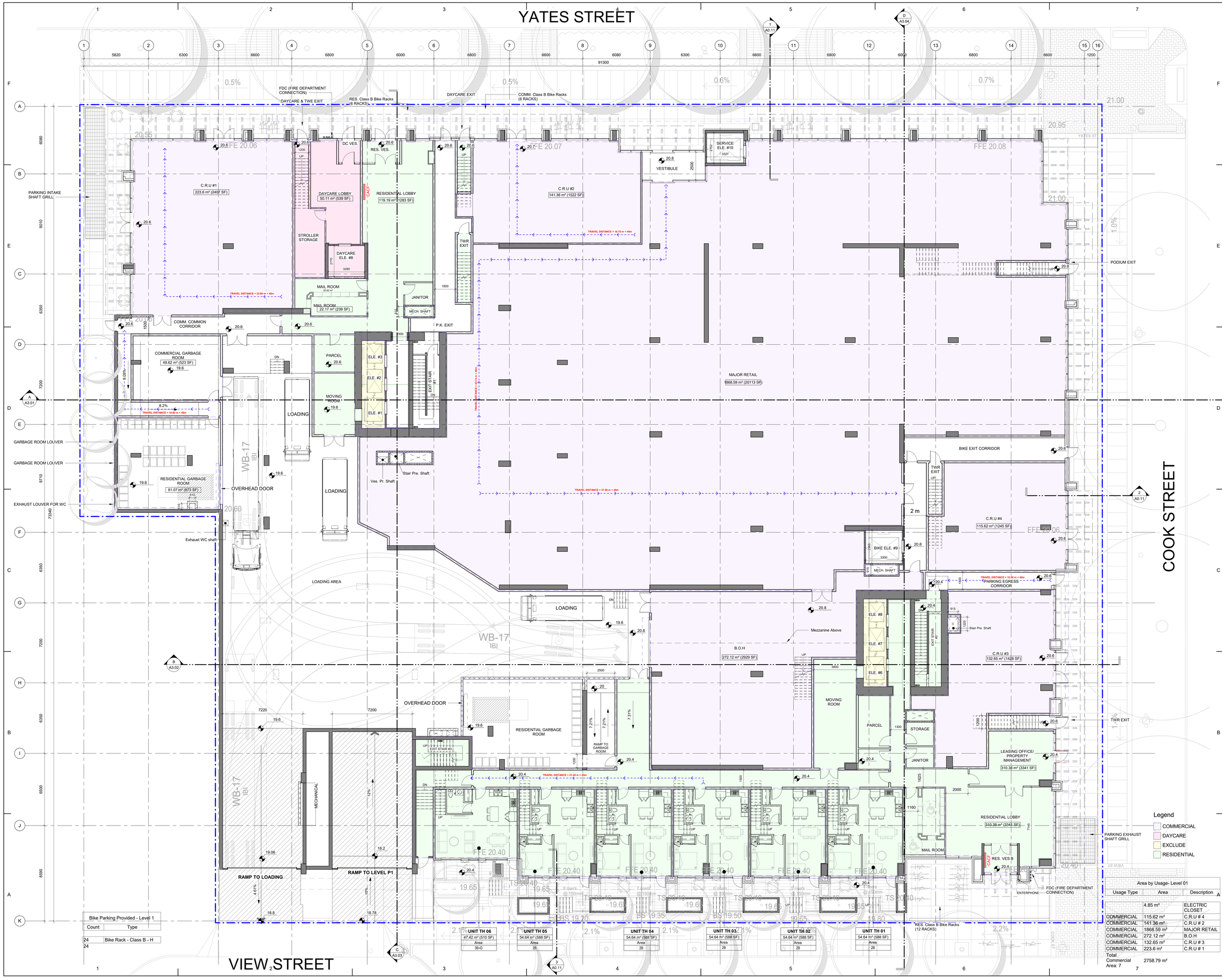
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YATES STREET

COOK STREET

VIEW STREET



Bike Parking Provided - Level 1	
Count	Type
24	Bike Rack - Class B - H
24	

Legend

- COMMERCIAL
- DAYCARE
- EXCLUDE
- RESIDENTIAL

Area by Usage- Level 01

Usage Type	Area	Description
	4.85 m²	ELECTRIC CLOSET
COMMERCIAL	115.62 m²	C.R.U # 4
COMMERCIAL	141.36 m²	C.R.U # 2
COMMERCIAL	1868.59 m²	MAJOR RETAIL
COMMERCIAL	272.12 m²	B.O.H
COMMERCIAL	132.65 m²	C.R.U # 3
COMMERCIAL	223.6 m²	C.R.U # 1
Total Commercial Area: 7	2758.79 m²	

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PROJECT NO:	121123
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SHEET TITLE
OVERALL LEVEL 1 PLAN

SHEET NUMBER
A1.04

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OPEN TO BELOW

DAYCARE ELE. #8

EXIT CORRIDOR

Podium Pre. Shaft

25.50 m² (274 SF)

MECH. SHAFT

TWR EXIT #2

EXIT STAIR #1

TWR EXIT #1

Loading Dock Exhaust Fan

LOADING DOCK EXHAUST LOUVER

STAIR PRE. LOUVER

VES. PRE. LOUVER

FIRE RATED ENCLOSURE

RETAIL O/A INTAKE LOUVER FOR FUTURE TENANT

BG VES. PRE. INTAKE LOUVER

BG STAIR PRE. INTAKE LOUVER

L1 TO 3 CORRIDOR PRE. LOUVER

Ves. Pr. Shaft

Stair Pre. Shaft

Ves. Pre. AIR INTAKE LOUVER

Pre. MUA LOUVER

HANGING MECHANICAL SPACE

15.38 m² (166 SF)

EXIT

EXIT STAIR #3

MECHANICAL

L1 TO 6 PRE. SHAFT

BOH MEZZ.

204.65 m² (2203 SF)

ELE. #8

ELE. #7

ELE. #6

EXIT STAIR #2

49.6 m² (534 SF)

L1 TO 5 PRE. SHAFT

APPLIANCES STORAGE

64.76 m² (697 SF)

UNIT TH 06	UNIT TH 05	UNIT TH 04	UNIT TH 03	UNIT TH 02	UNIT TH 01
77.09 m² (830 SF)	66.99 m² (721 SF)	67.26 m² (724 SF)	67.26 m² (724 SF)	67.26 m² (724 SF)	67.74 m² (729 SF)
Area	Area	Area	Area	Area	Area
3B+D	2B	2B	2B	2B	2B

Legend

- COMMERCIAL
- DAYCARE
- EXCLUDE
- RESIDENTIAL

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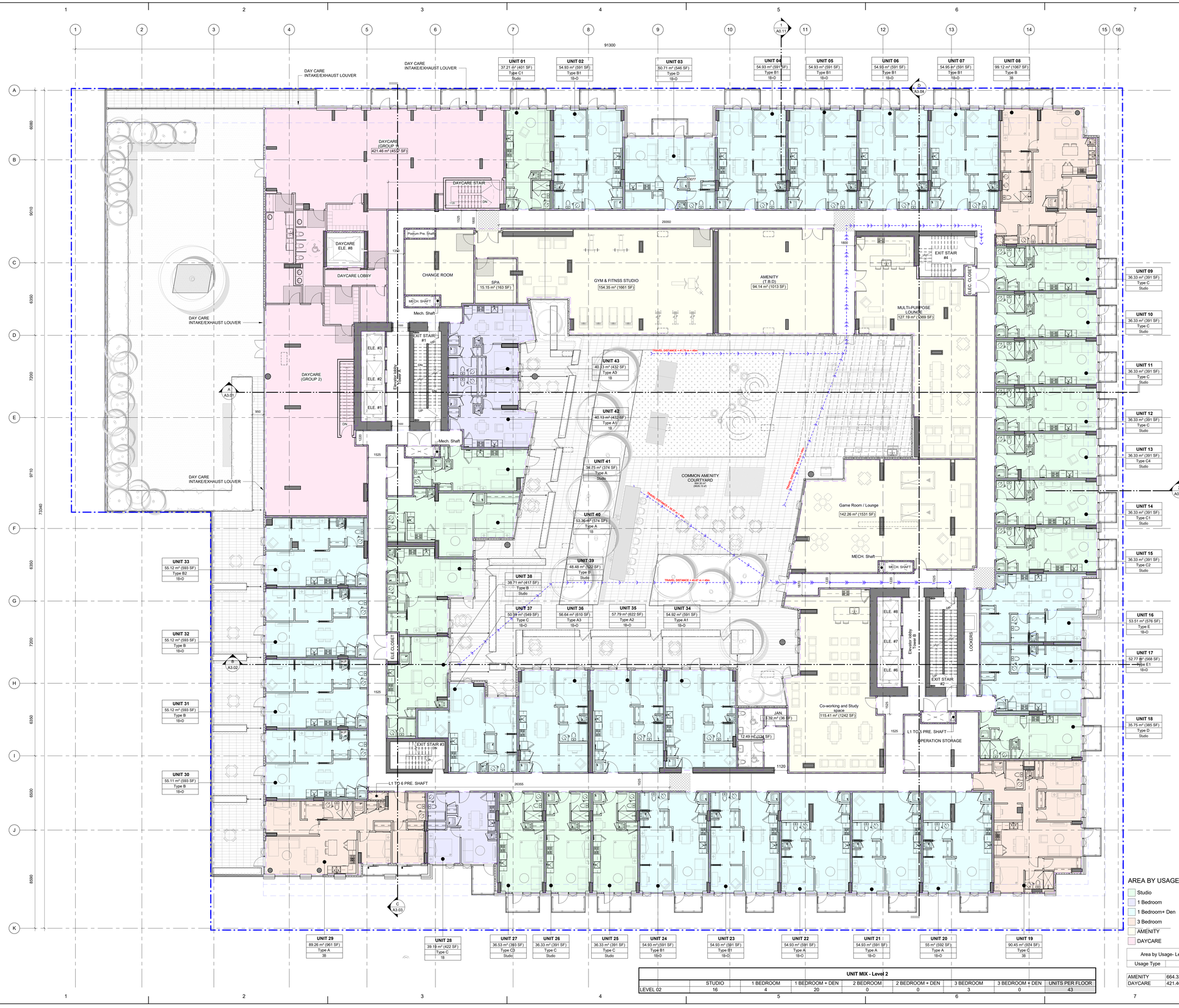
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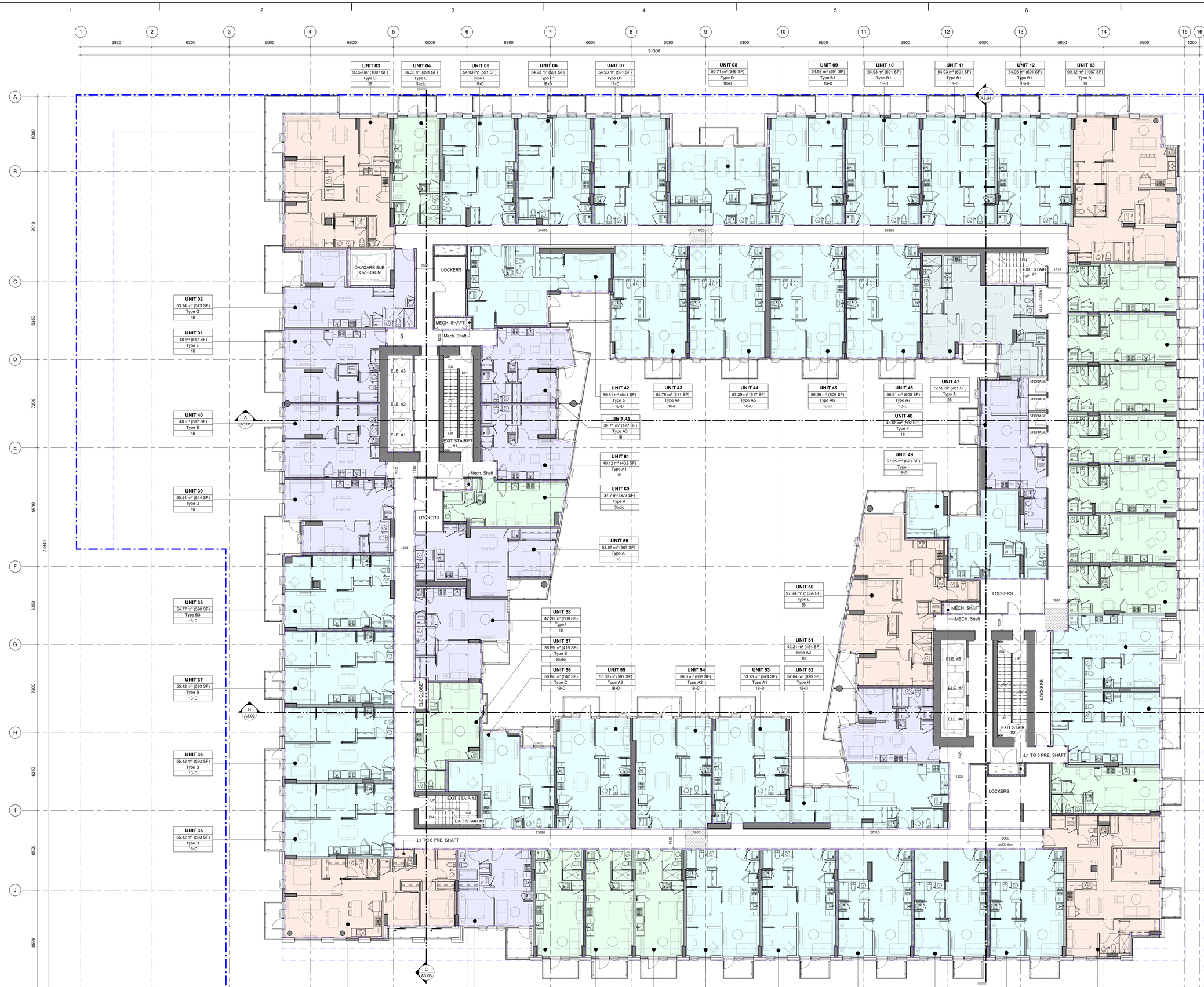
SHEET TITLE
OVERALL LEVEL MEZZANINE PLAN

SHEET NUMBER
A1.05

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91300
DAY CARE INTAKE/EXHAUST LOUVER
DAYCARE (GROUP 1) 421.46 m² (4537 SF)
DAYCARE STAIR
DAYCARE ELE. #8
DAYCARE LOBBY
DAYCARE (GROUP 2)
ELE. #3
ELE. #2
ELE. #1
Elevator Lobby 'Level A'
EXIT STAIR #1
Podium Pre. Shaft
CHANGE ROOM
SPA 15.15 m² (163 SF)
MECH. SHAFT
Mech. Shaft
GYM & FITNSS STUDIO 154.35 m² (1661 SF)
AMENITY (7.8.D) 94.14 m² (1013 SF)
MULTI-PURPOSE LOUNGE 127.19 m² (1369 SF)
ELEC. CLOSET
EXIT STAIR #4
UNIT 01 37.21 m² (401 SF) Type C1 Studio
UNIT 02 54.93 m² (591 SF) Type B1 1B+D
UNIT 03 50.71 m² (546 SF) Type D 1B+D
UNIT 04 54.93 m² (591 SF) Type B1 1B+D
UNIT 05 54.93 m² (591 SF) Type B1 1B+D
UNIT 06 54.93 m² (591 SF) Type B1 1B+D
UNIT 07 54.95 m² (591 SF) Type B1 1B+D
UNIT 08 99.12 m² (1067 SF) Type B 3B
UNIT 09 36.33 m² (391 SF) Type C Studio
UNIT 10 36.33 m² (391 SF) Type C Studio
UNIT 11 36.33 m² (391 SF) Type C Studio
UNIT 12 36.33 m² (391 SF) Type C Studio
UNIT 13 36.33 m² (391 SF) Type C4 Studio
UNIT 14 36.33 m² (391 SF) Type C1 Studio
UNIT 15 36.33 m² (391 SF) Type C2 Studio
UNIT 16 53.51 m² (576 SF) Type E 1B+D
UNIT 17 52.77 m² (568 SF) Type E1 1B+D
UNIT 18 35.75 m² (385 SF) Type D Studio
UNIT 19 90.45 m² (974 SF) Type C 3B
UNIT 20 55 m² (592 SF) Type A 1B+D
UNIT 21 54.93 m² (591 SF) Type A 1B+D
UNIT 22 54.93 m² (591 SF) Type A 1B+D
UNIT 23 54.93 m² (591 SF) Type B1 1B+D
UNIT 24 54.93 m² (591 SF) Type B1 1B+D
UNIT 25 36.33 m² (391 SF) Type C Studio
UNIT 26 36.33 m² (391 SF) Type C Studio
UNIT 27 36.53 m² (393 SF) Type C9 Studio
UNIT 28 39.19 m² (422 SF) Type C 1B
UNIT 29 89.26 m² (961 SF) Type A 3B
UNIT 30 55.11 m² (593 SF) Type B 1B+D
UNIT 31 55.12 m² (593 SF) Type B 1B+D
UNIT 32 55.12 m² (593 SF) Type B 1B+D
UNIT 33 55.12 m² (593 SF) Type B2 1B+D
UNIT 34 54.92 m² (591 SF) Type A1 1B+D
UNIT 35 57.79 m² (622 SF) Type A2 1B+D
UNIT 36 56.64 m² (610 SF) Type A3 1B+D
UNIT 37 50.99 m² (549 SF) Type C 1B+D
UNIT 38 38.71 m² (417 SF) Type B Studio
UNIT 39 48.48 m² (522 SF) Type B Studio
UNIT 40 53.36 m² (574 SF) Type A 1B
UNIT 41 34.75 m² (374 SF) Type A Studio
UNIT 42 40.13 m² (432 SF) Type A1 1B
UNIT 43 40.13 m² (432 SF) Type A3 1B
COMMON AMENITY COURTYARD 1042.57 m² (WCR 70.47)
TRAVEL DISTANCE = 41.70 m < 45m
TRAVEL DISTANCE = 39.57 m < 45m
TRAVEL DISTANCE = 44.67 m < 45m
Game Room / Lounge 142.26 m² (1531 SF)
MECH. Shaft
Co-working and Study space 115.41 m² (1242 SF)
JAN. 3.32 m² (36 SF)
12.49 m² (134 SF)
ELE. #8
ELE. #7
ELE. #6
Elevator lobby 'Level A'
LOCKERS
EXIT STAIR #2
L1 TO 2 PRE. SHAFT
OPERATION STORAGE
ELE. CLOSET
EXIT STAIR #3
L1 TO 6 PRE. SHAFT
29350
26355
73340
6080
9010
6350
7200
9710
6350
7200
6350
6500
6550
1525
1800
1120
1220
1300
1200
950
1000
1100
1500
1800
1525
1220
1120
1525
1525
1525



UNIT MIX - Level 3

	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	3 BEDROOM + DEN	UNITS PER FLOOR
LEVEL 03	17	11	27	1	0	5	0	61

AREA BY USAGE TYPE

- Studio
- 1 Bedroom
- 1 Bedroom+ Den
- 2 Bedroom
- 3 Bedroom

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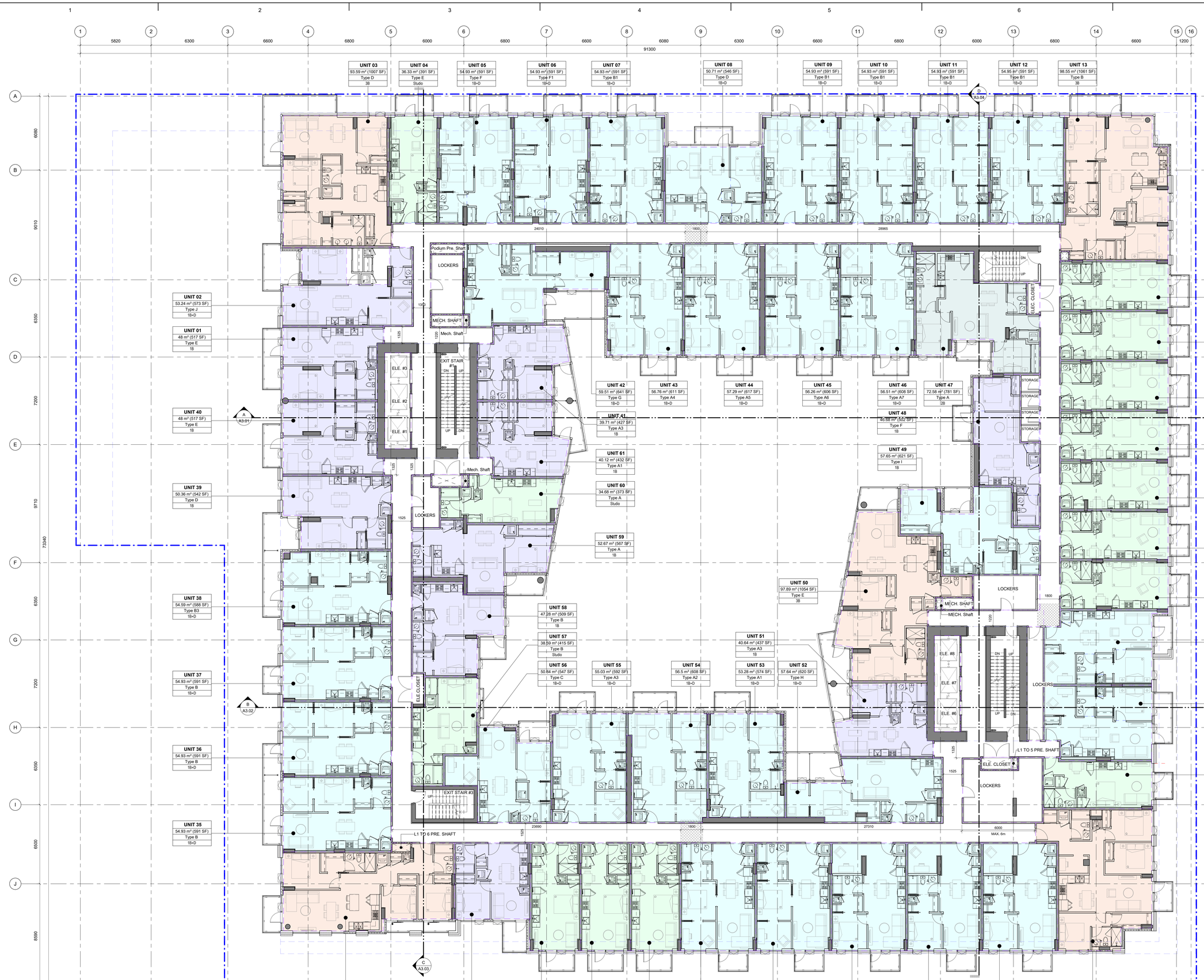
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SCALE:	1 : 100
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SHEET TITLE
OVERALL LEVEL 3 PLAN

SHEET NUMBER
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AREA BY USAGE TYPE

- Studio
- 1 Bedroom
- 1 Bedroom+ Den
- 2 Bedroom
- 3 Bedroom

UNIT MIX - Level 4

	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	3 BEDROOM + DEN	UNITS PER FLOOR
LEVEL 04	17	11	27	1	0	5	0	61

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 04 PLAN

SHEET NUMBER
A1.08

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 05 PLAN

SHEET NUMBER
A1.09

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PROJECT TITLE

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1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE

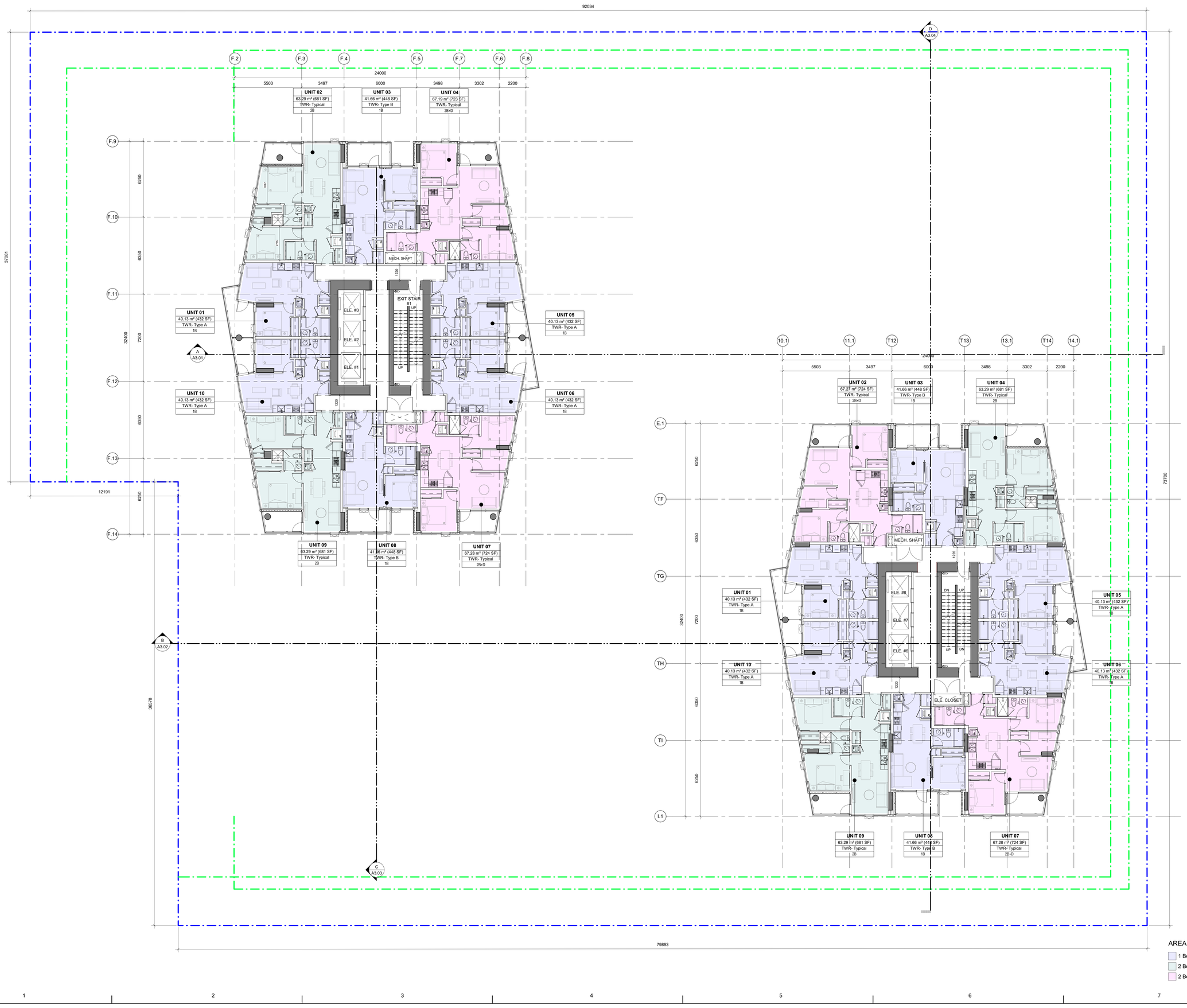
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SHEET NUMBER

A1.10

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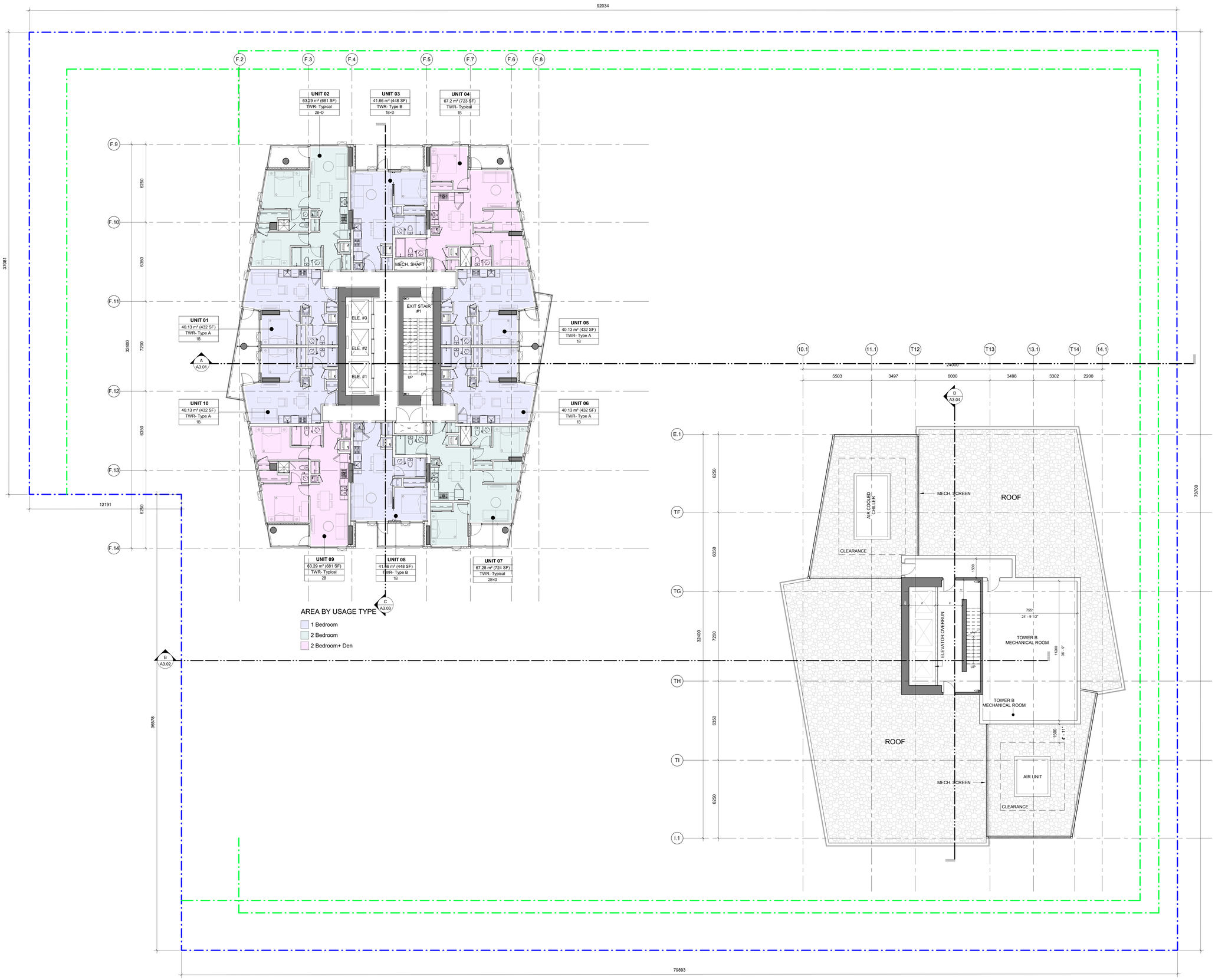
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SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL TYPICAL TOWER FLOOR PLAN

SHEET NUMBER
A1.11

REV

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PROJECT TITLE
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Victoria, BC

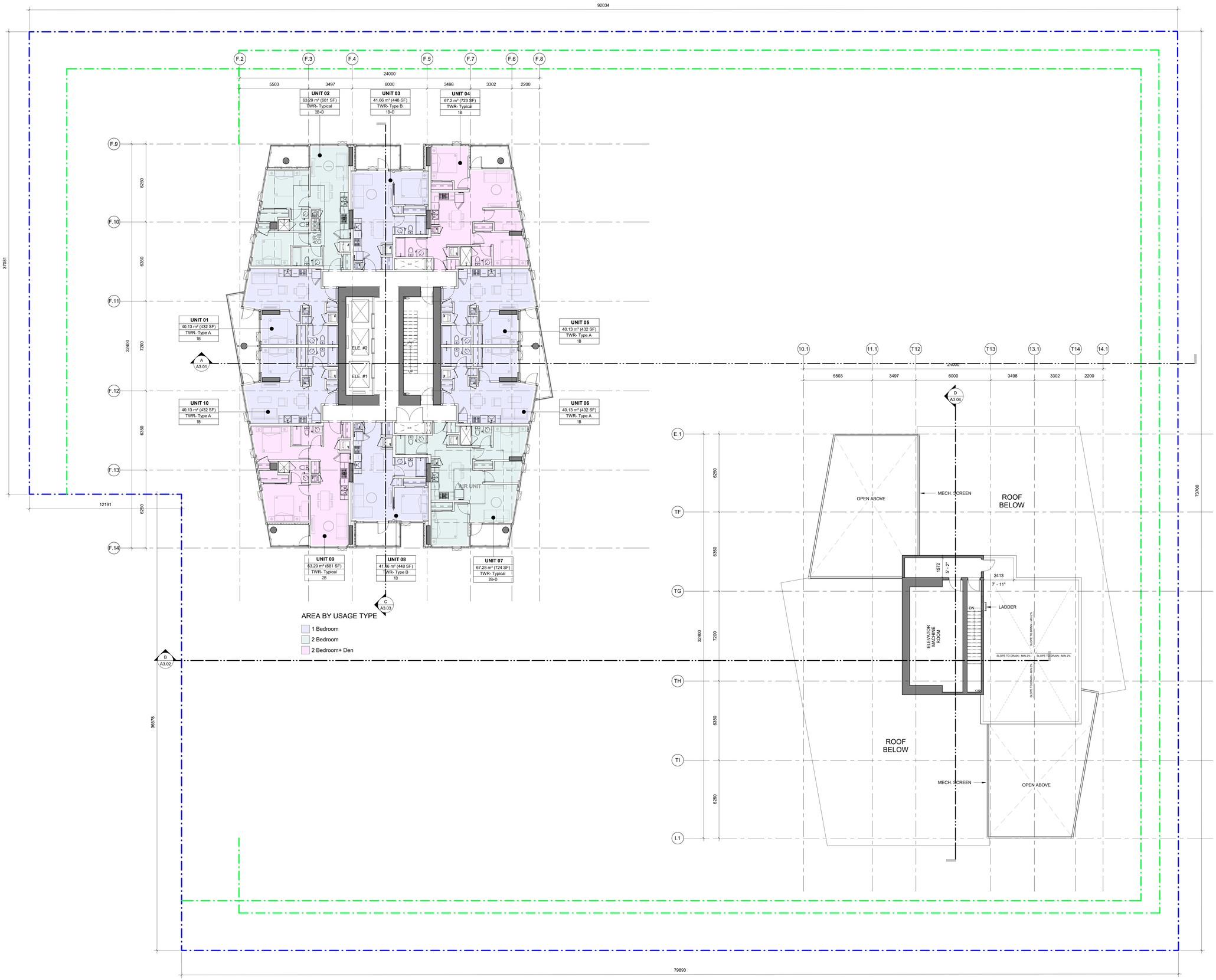
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DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 19 (TOWER B ROOF)

SHEET NUMBER
A1.12

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PROJECT TITLE
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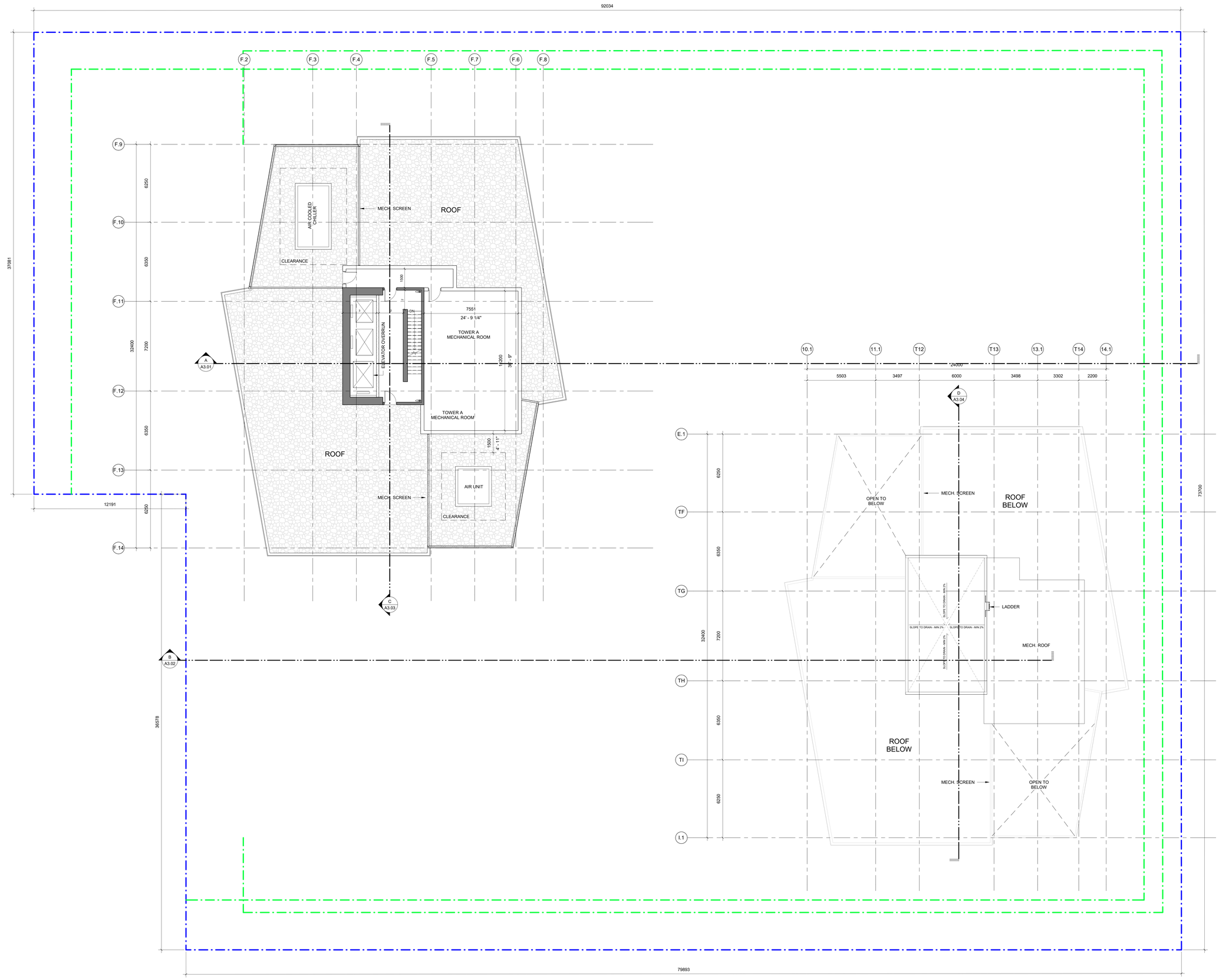
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CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 20 (TWR (B) MECH. ROOF)

SHEET NUMBER
A1.13

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Phase 01
1045 Yates Street
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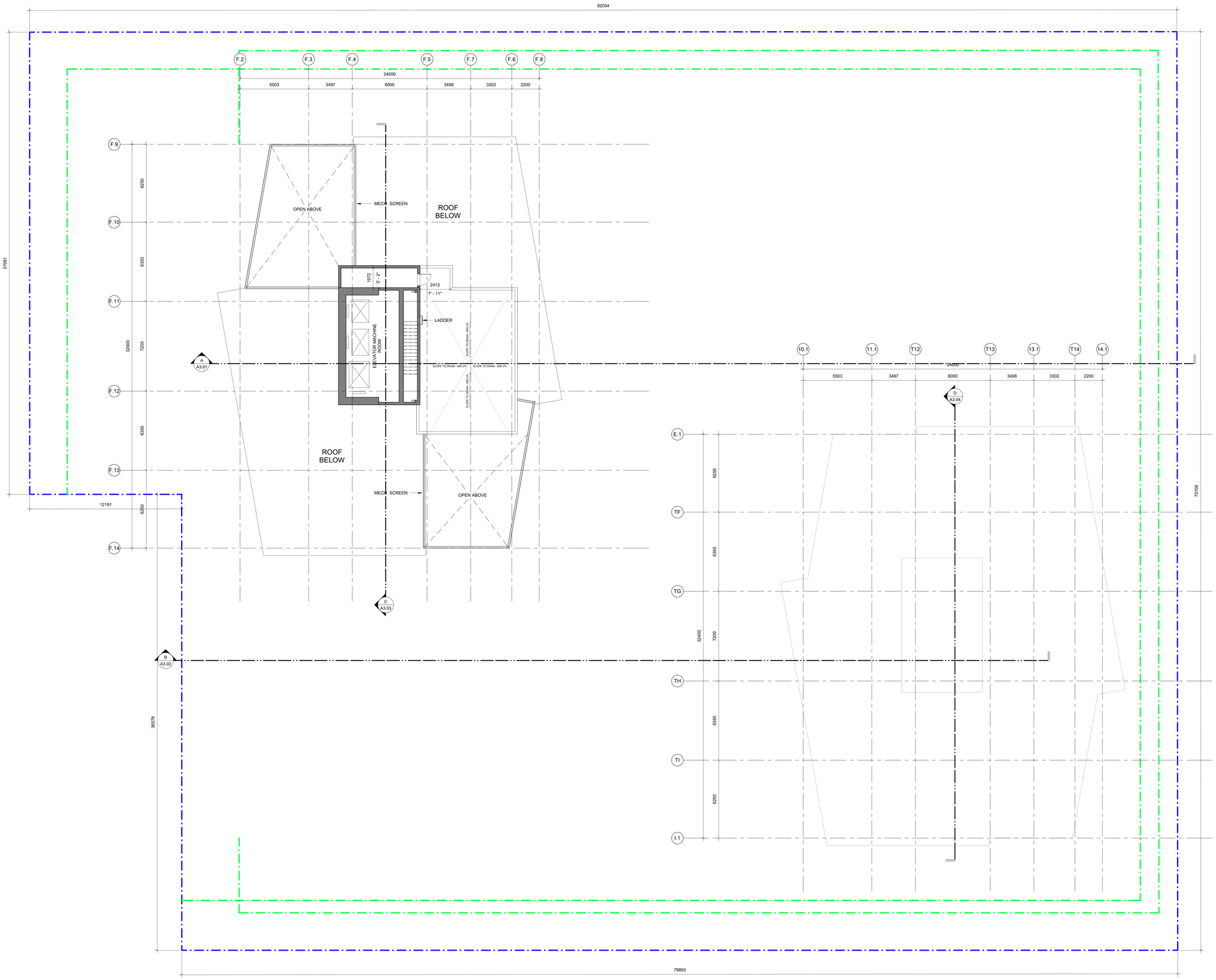
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DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 21 (ROOF TWR (A) & TWR (B) UPPER ROOF)

SHEET NUMBER
A1.14

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PROJECT TITLE
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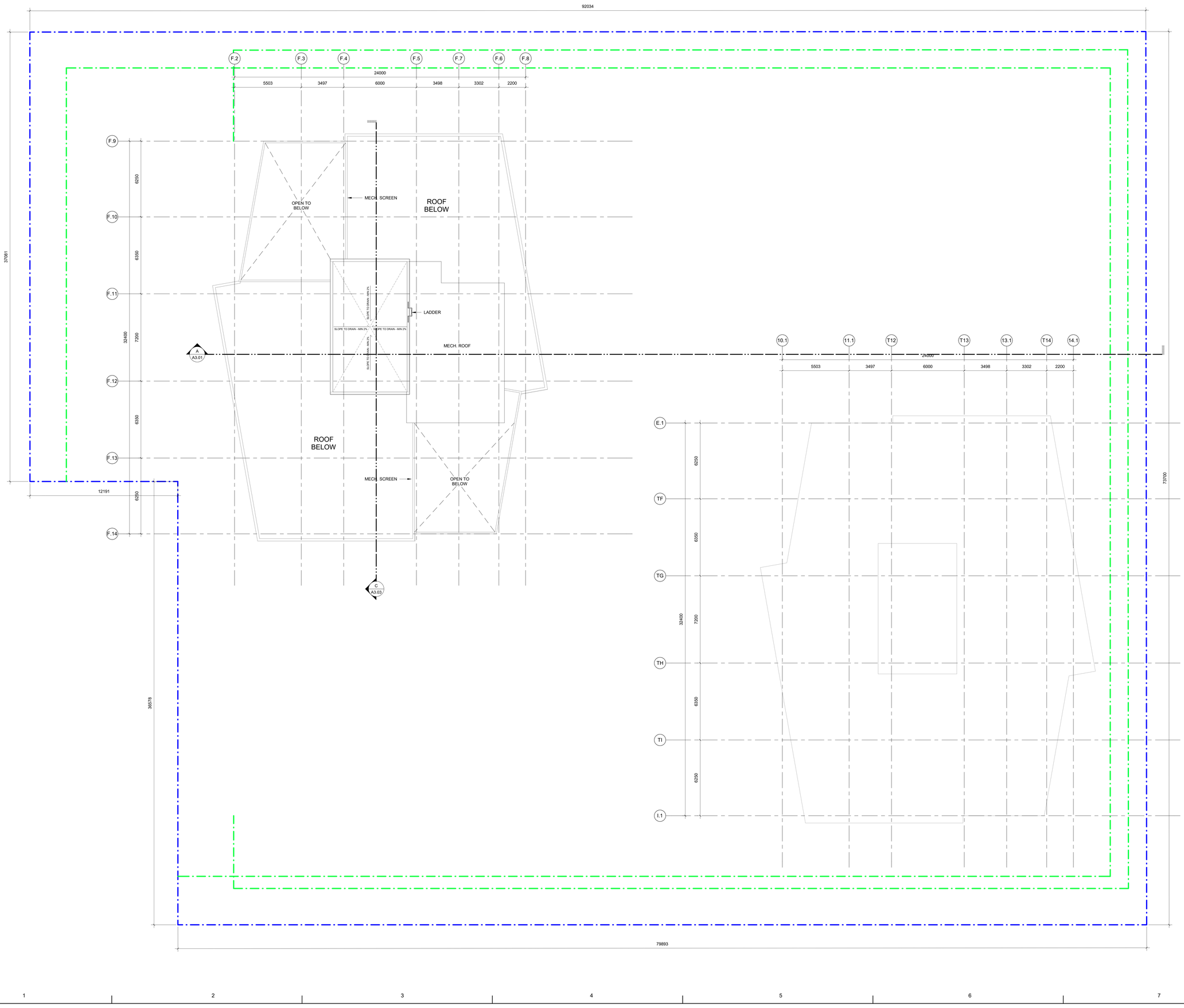
PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 22 (TWR (A) MECH. ROOF)

SHEET NUMBER
A1.15

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1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
OVERALL LEVEL 23 (TWR (A) UPPER ROOF)

SHEET NUMBER
A1.16

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	10/30/20

SHEET TITLE
COLOR NORTH ELEVATION

SHEET NUMBER
A2.01

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	10/30/20

SHEET TITLE
COLOR EAST ELEVATION

SHEET NUMBER
A2.02

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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DATE:	10/30/20

SHEET TITLE
COLOR SOUTH ELEVATION

SHEET NUMBER
A2.03

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Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
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SCALE:	1 : 100
DATE:	10/30/20

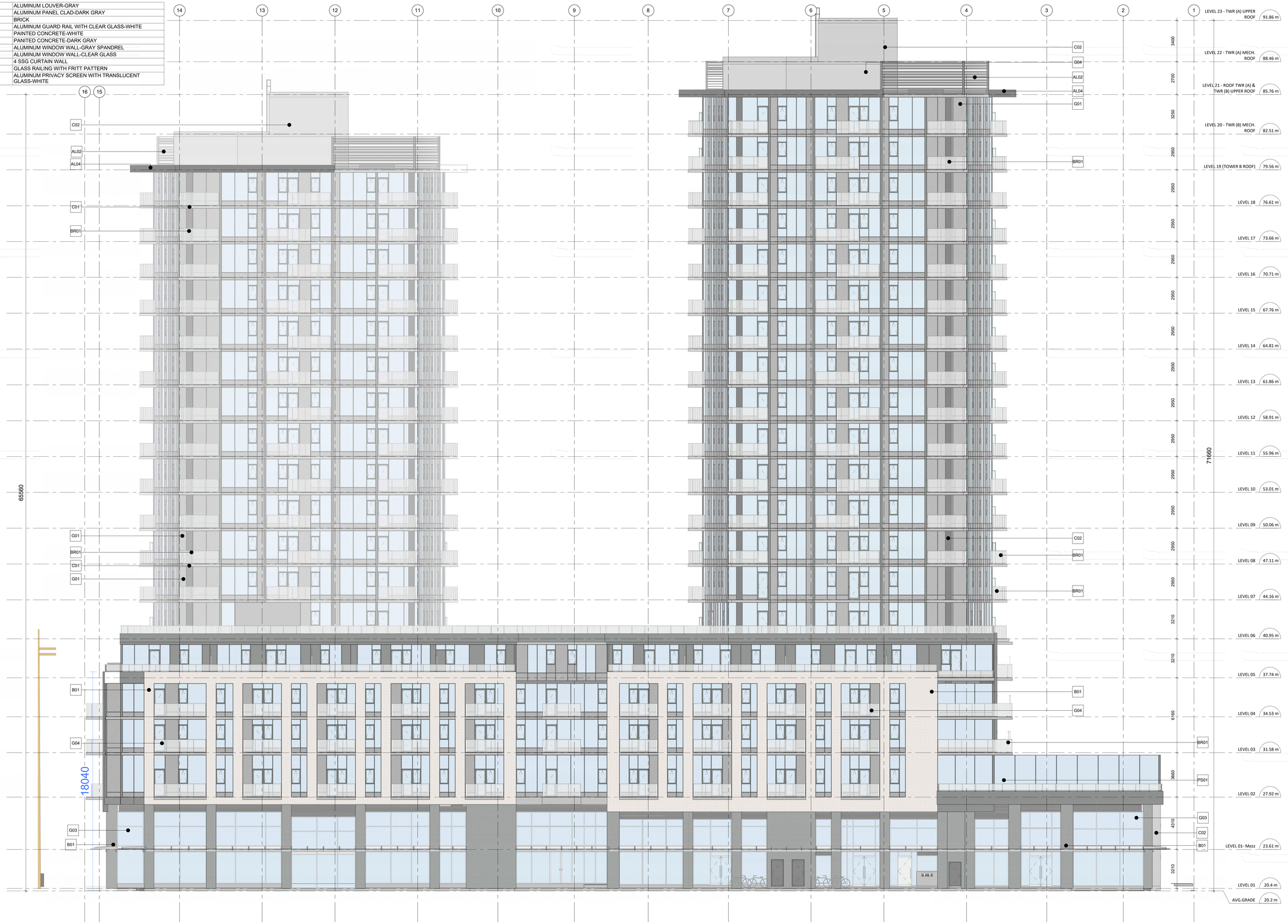
SHEET TITLE
COLOR WEST ELEVATION

SHEET NUMBER
A2.04

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MATERIAL LEGEND	
Key Value	Keynote Text
AL02	ALUMINUM LOUVER-GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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PROJECT TITLE

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PROJECT NO:	121123
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SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE

NORTH ELEVATIONS

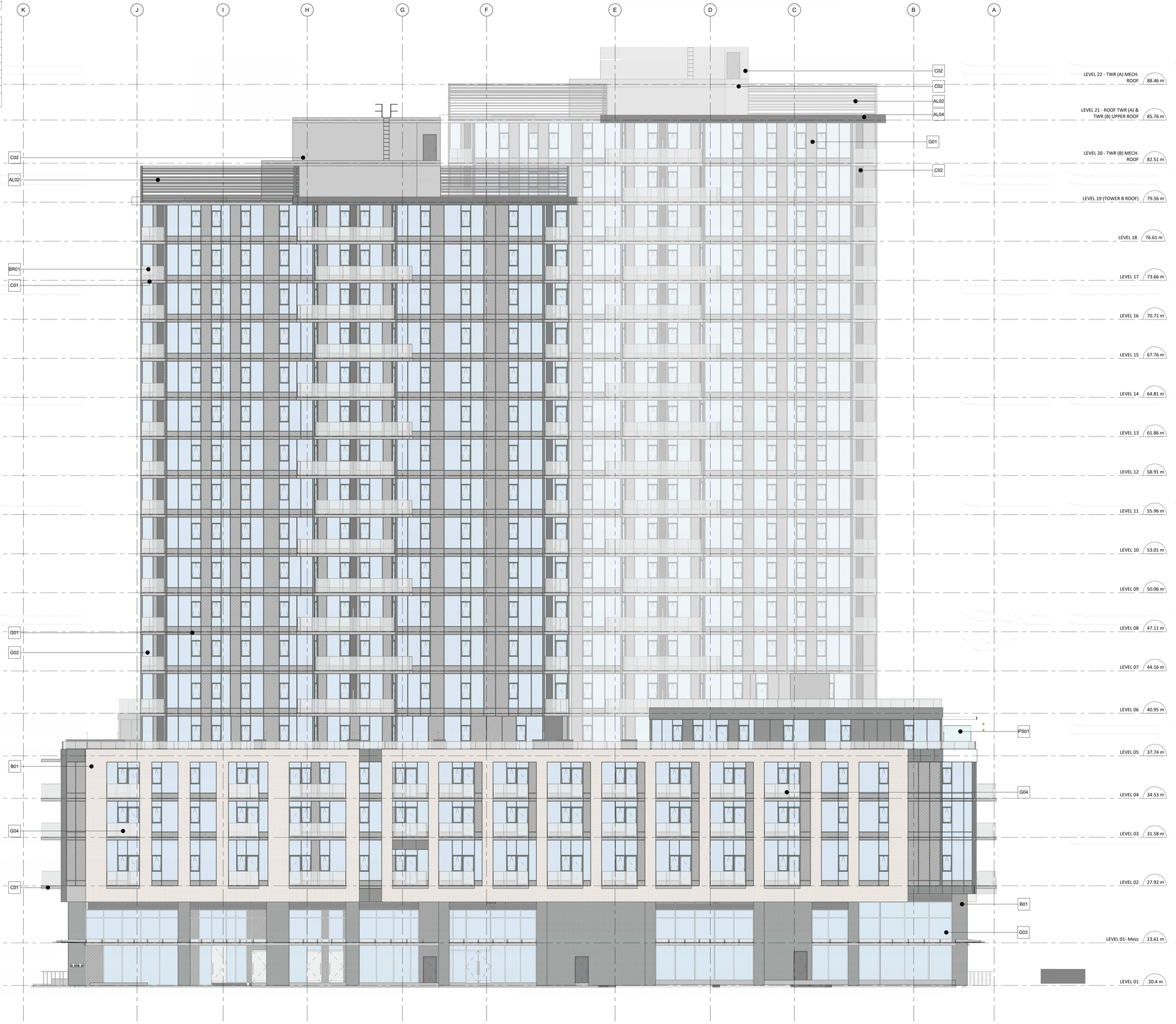
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MATERIAL LEGEND	
Key Value	Keynote Text
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AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PANITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



0 10m 30m 50m

Scale: 1:1000

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NO.	DATE	DESCRIPTION

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PROJECT NORTH

N

Issued For: Project Status

Date: Issue Date

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ARCHITECTS (CANADA) INC.
700-1285 West Pender Street
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE

EAST ELEVATION

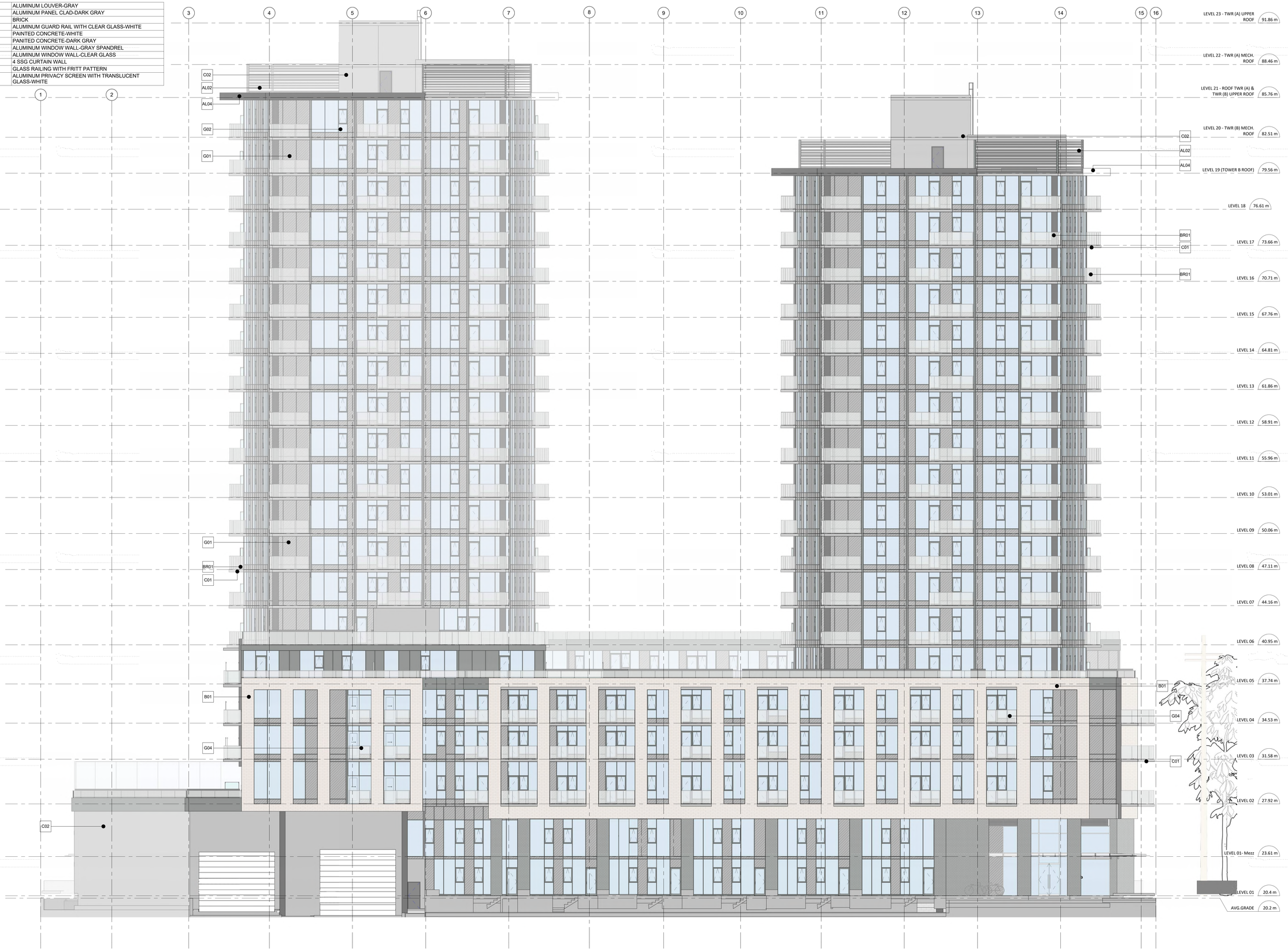
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A2.06

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MATERIAL LEGEND	
Key Value	Keynote Text
AL02	ALUMINUM LOUVER-GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



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REVISIONS

PROJECT NORTH
N

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ARCHITECTS (CANADA) INC.
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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-10-30

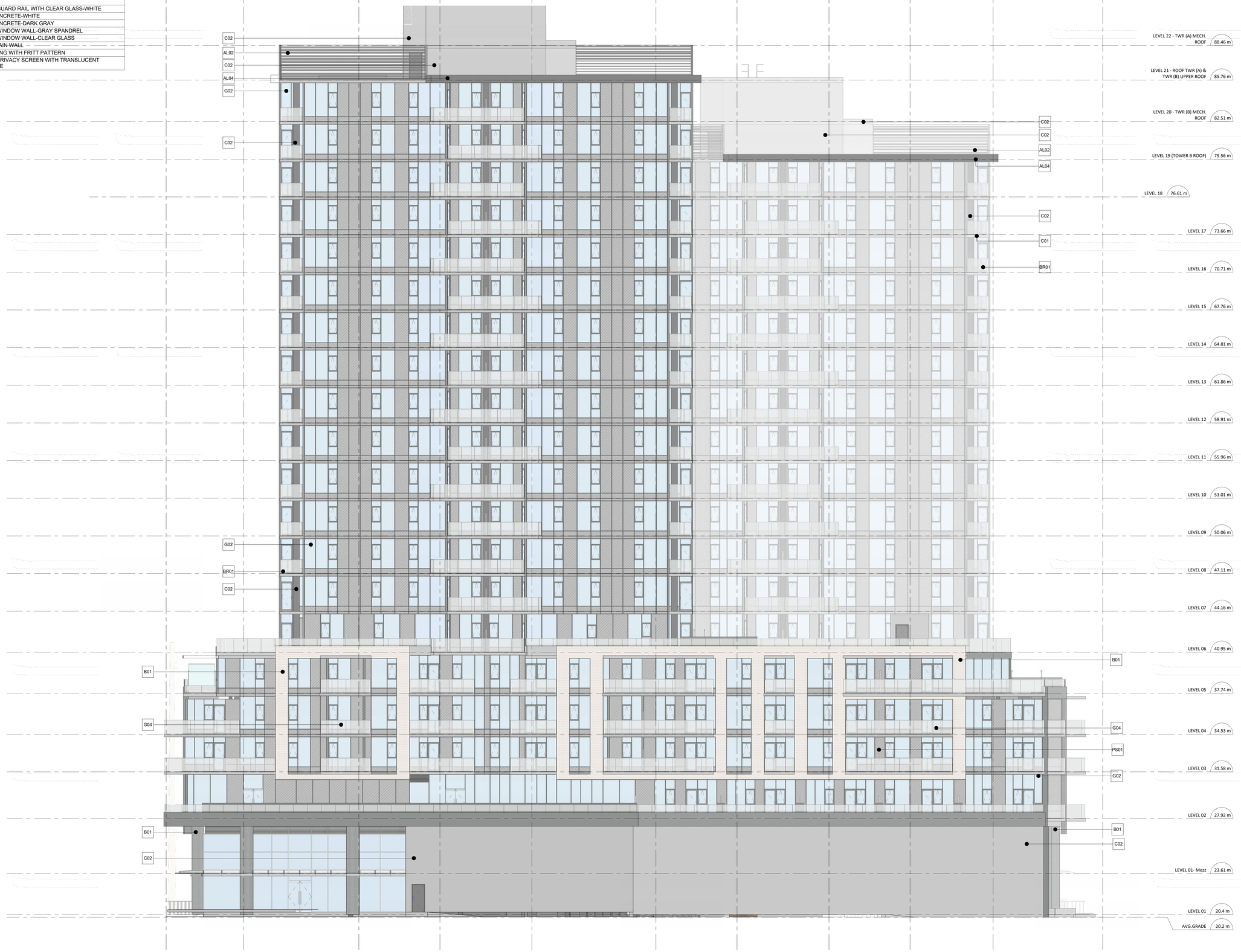
SHEET TITLE
SOUTH ELEVATIONS

SHEET NUMBER
A2.07

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AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN-WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



0 10m 30m 50m

Scale: 1:1000

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE

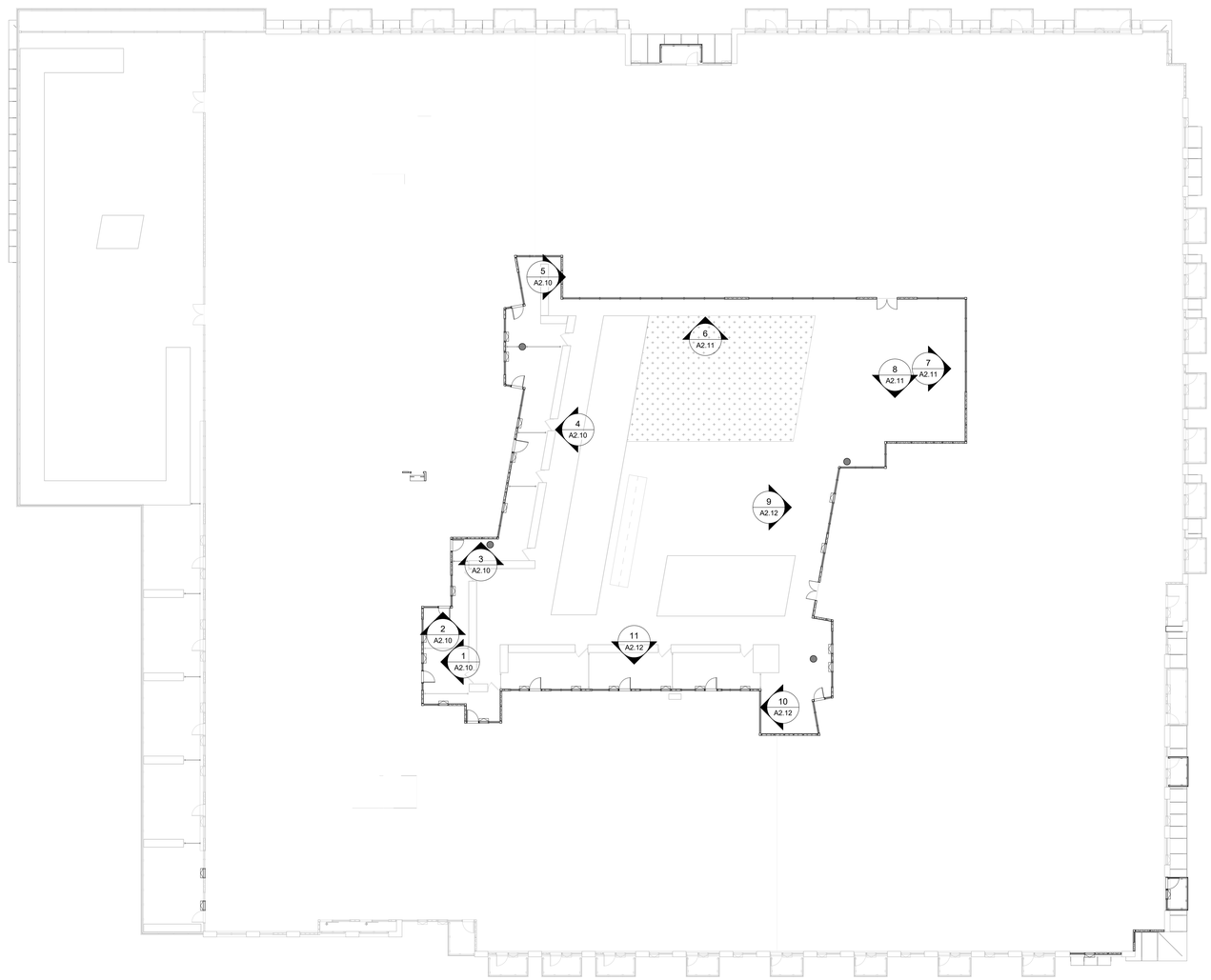
WEST ELEVATION

SHEET NUMBER

A2.08

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ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 150
DATE:	2020-10-30

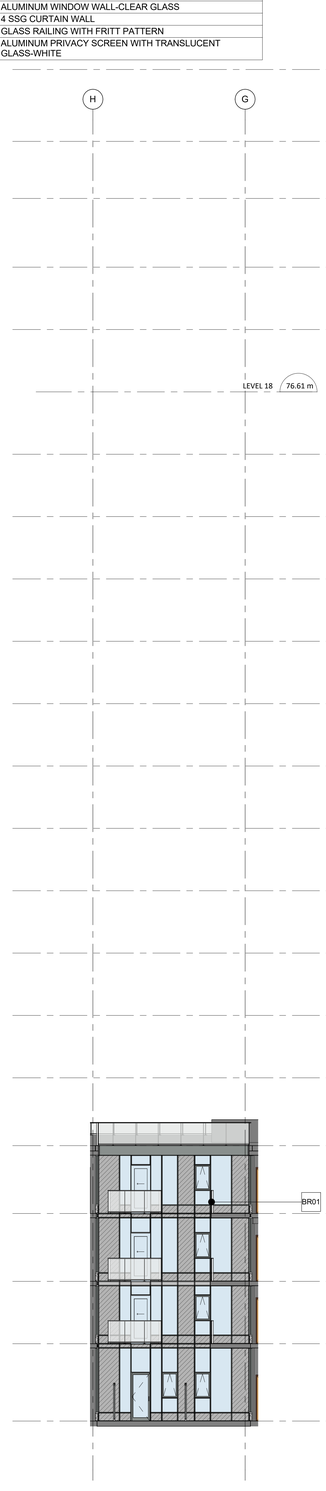
SHEET TITLE
COURTYARD KEY PLAN

SHEET NUMBER
A2.09

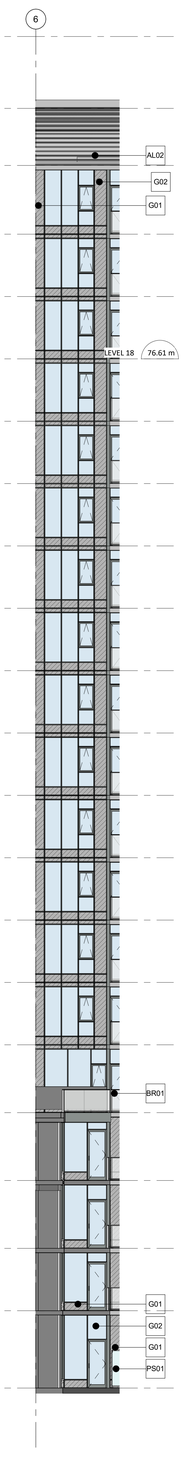
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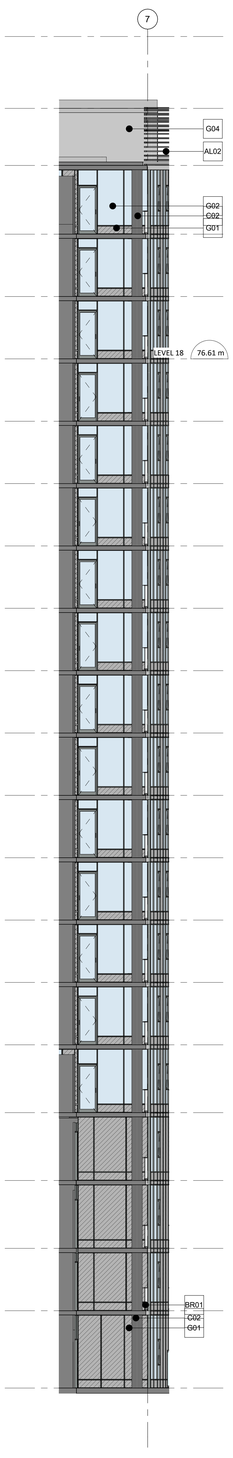
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AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



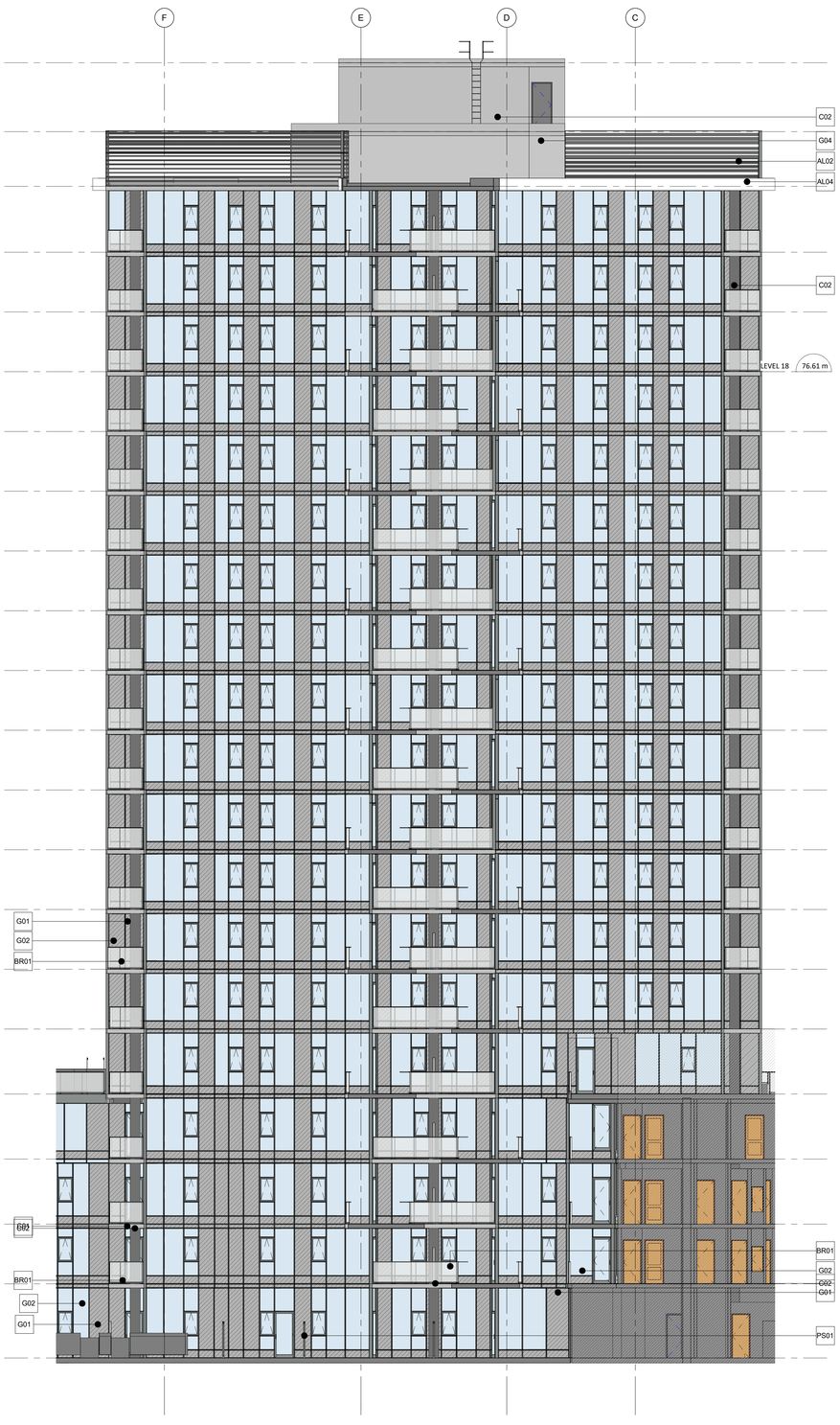
1 CY-Elevation 01
A2.10 SCALE: 1 : 100



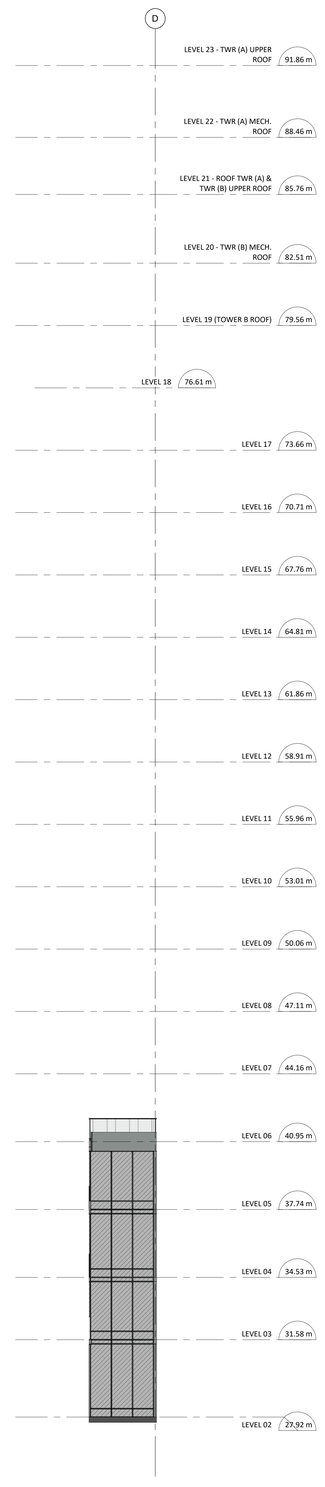
2 CY-Elevation 02
A2.10 SCALE: 1 : 100



3 CY-Elevation 03
A2.10 SCALE: 1 : 100



4 CY-Elevation 04
A2.10 SCALE: 1 : 100



5 CY-Elevation 05
A2.10 SCALE: 1 : 100

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ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

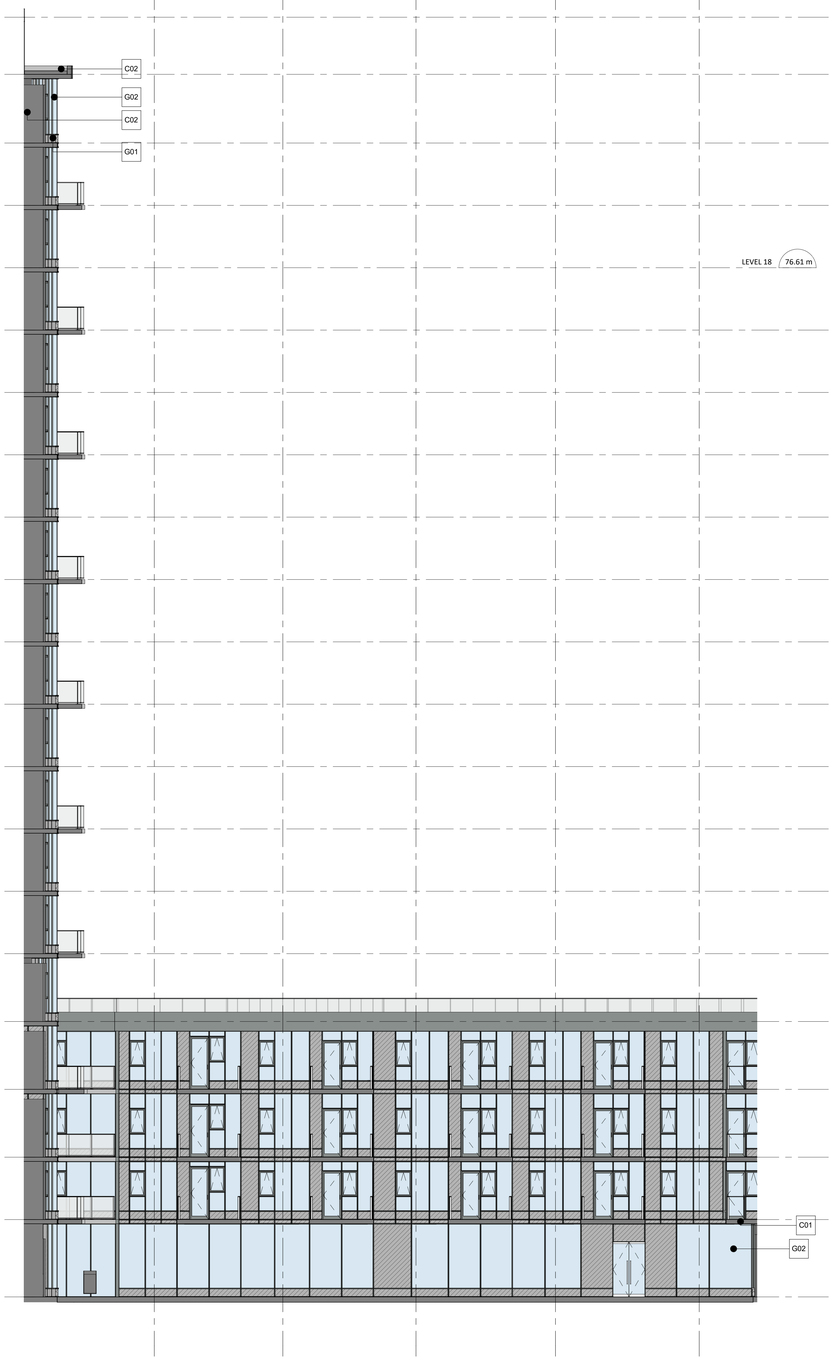
SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.10

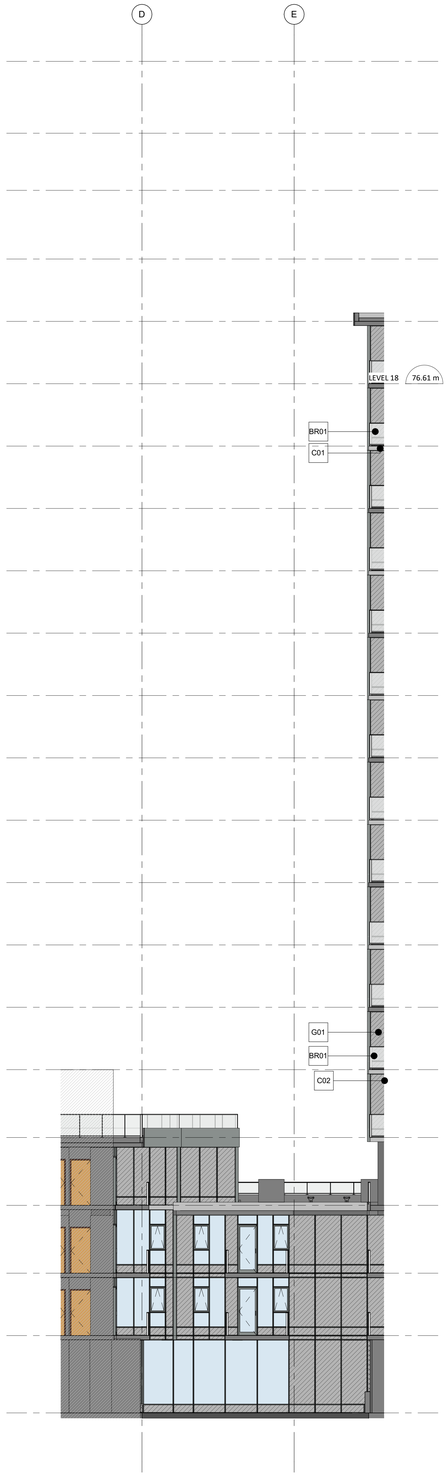
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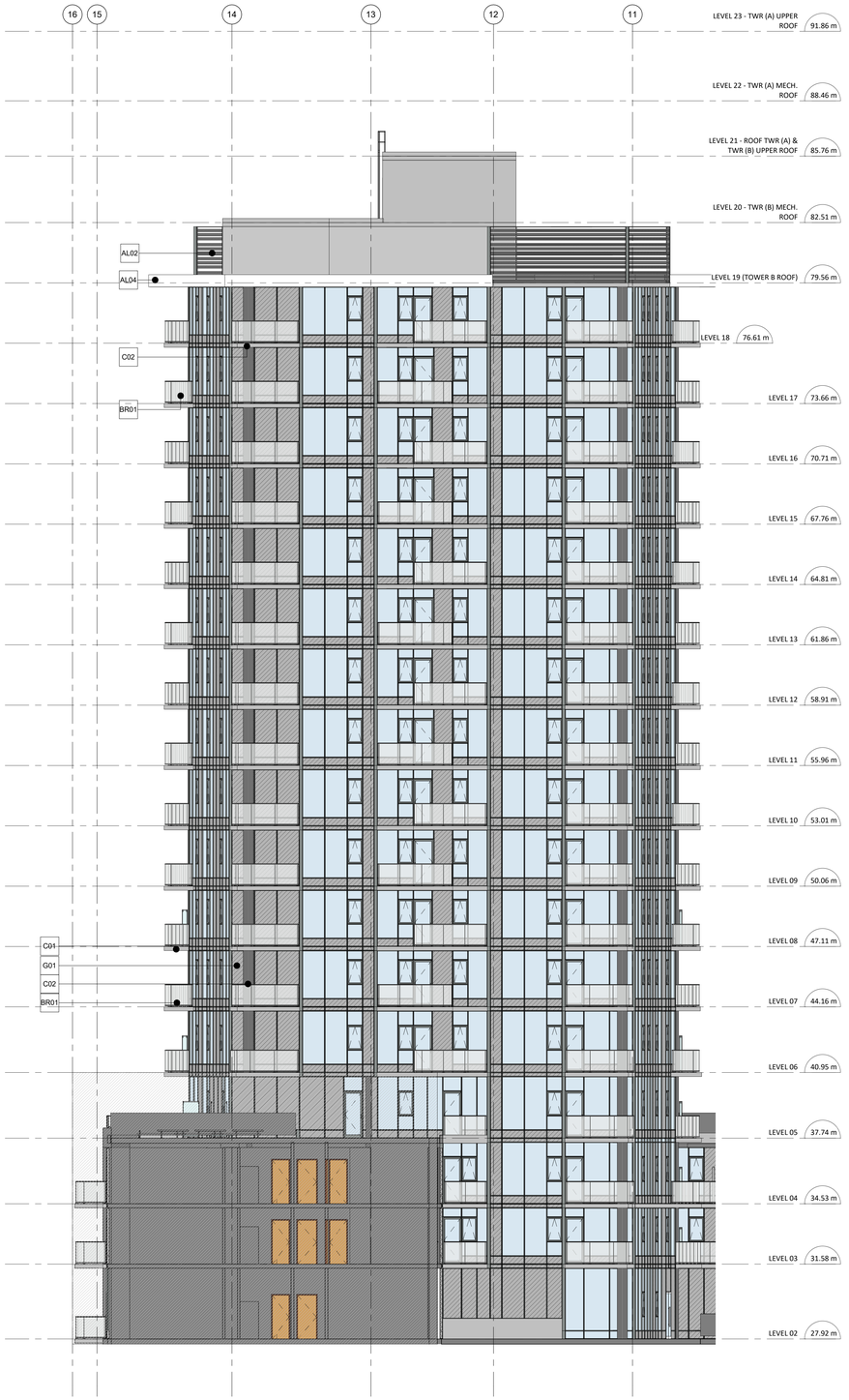
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AL02	ALUMINUM LOUVER-GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK
BR01	ALUMINUM GUARD RAIL WITH CLEAR GLASS-WHITE
C01	PAINTED CONCRETE-WHITE
C02	PAINITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



6 A2.11 CY-Elevation 06
SCALE: 1 : 100



7 A2.11 CY-Elevation 07
SCALE: 1 : 100



8 A2.11 CY-Elevation 08
SCALE: 1 : 100

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NO.	DATE	DESCRIPTION

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Date: Issue Date

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ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

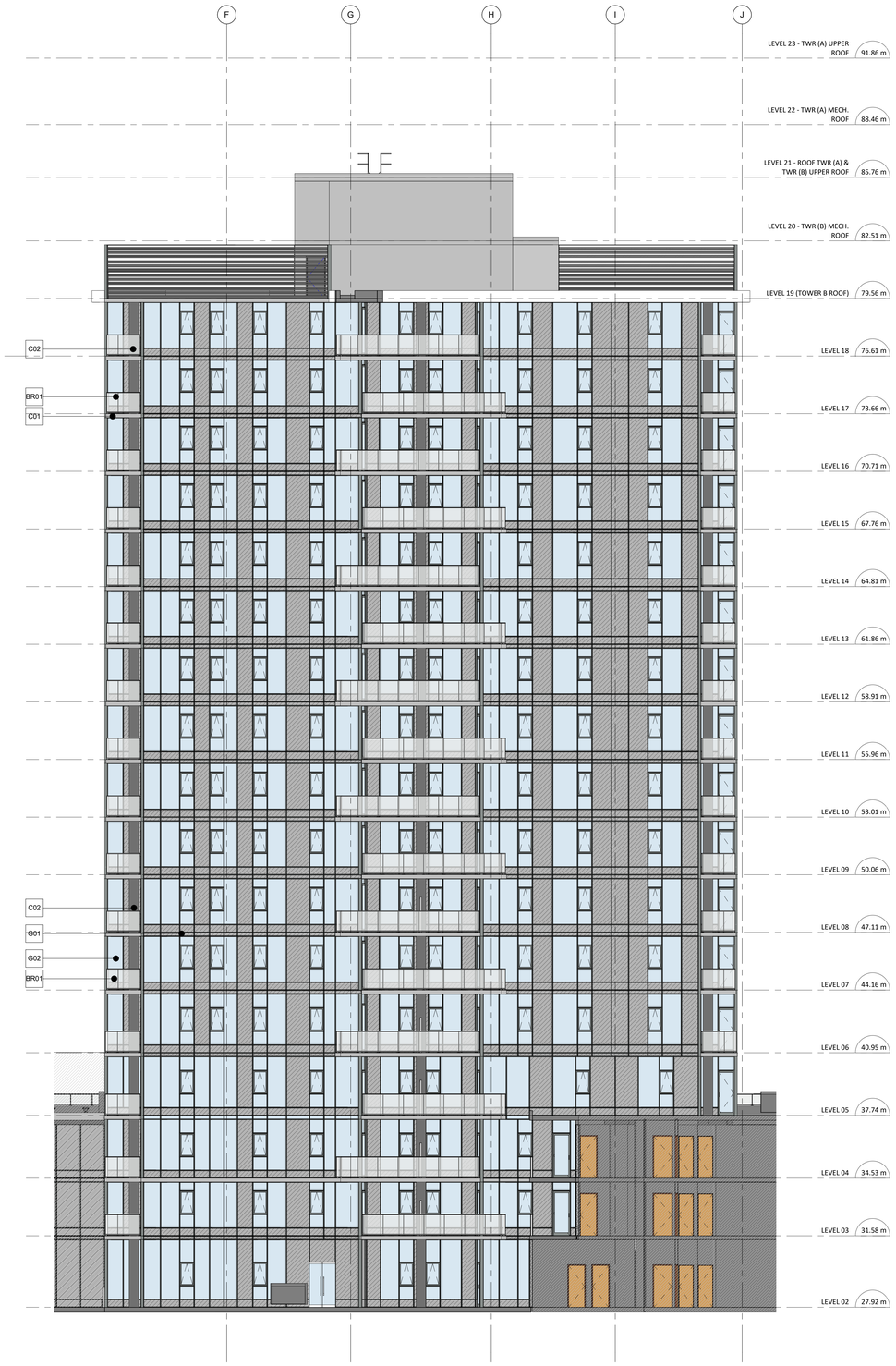
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COURTYARD ELEVATION

SHEET NUMBER
A2.11

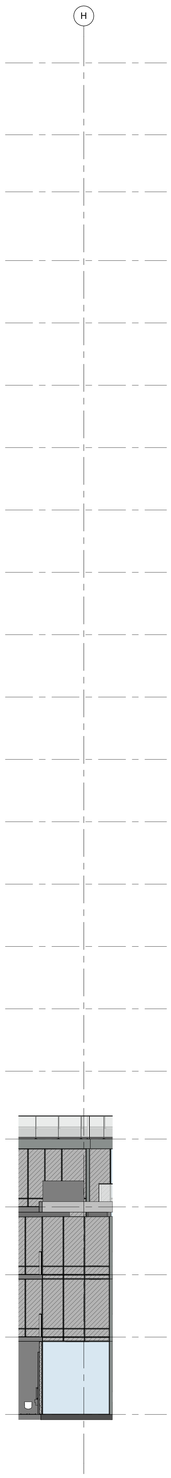
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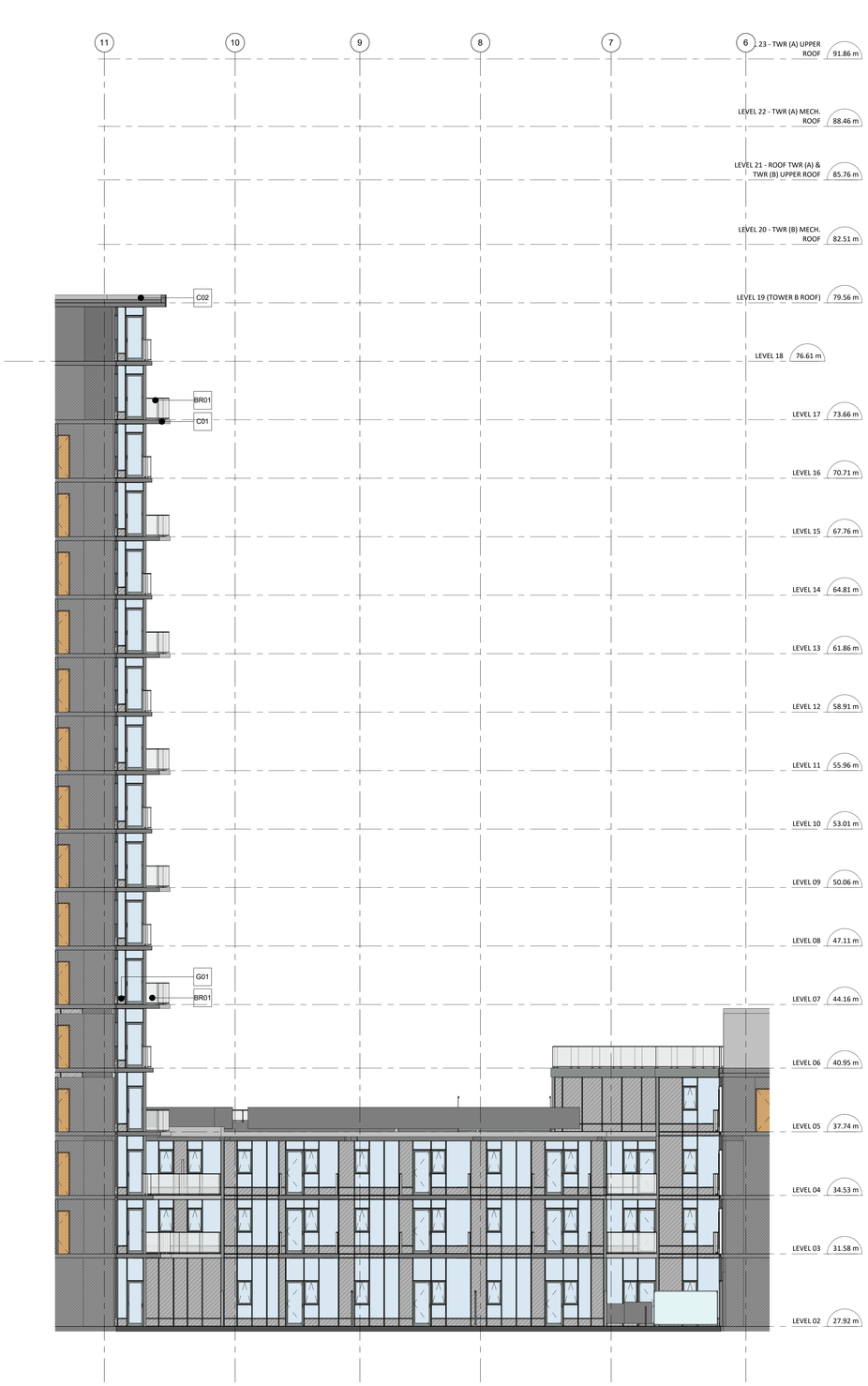
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C01	PAINTED CONCRETE-WHITE
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	4 SSG CURTAIN WALL
G04	GLASS RAILING WITH FRITT PATTERN
PS01	ALUMINUM PRIVACY SCREEN WITH TRANSLUCENT GLASS-WHITE



9 A2.12 CY-Elevation 09
SCALE: 1 : 100



10 A2.12 CY-Elevation 10
SCALE: 1 : 100



11 A2.12 CY-Elevation 11
SCALE: 1 : 100

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NO.	DATE	DESCRIPTION

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tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

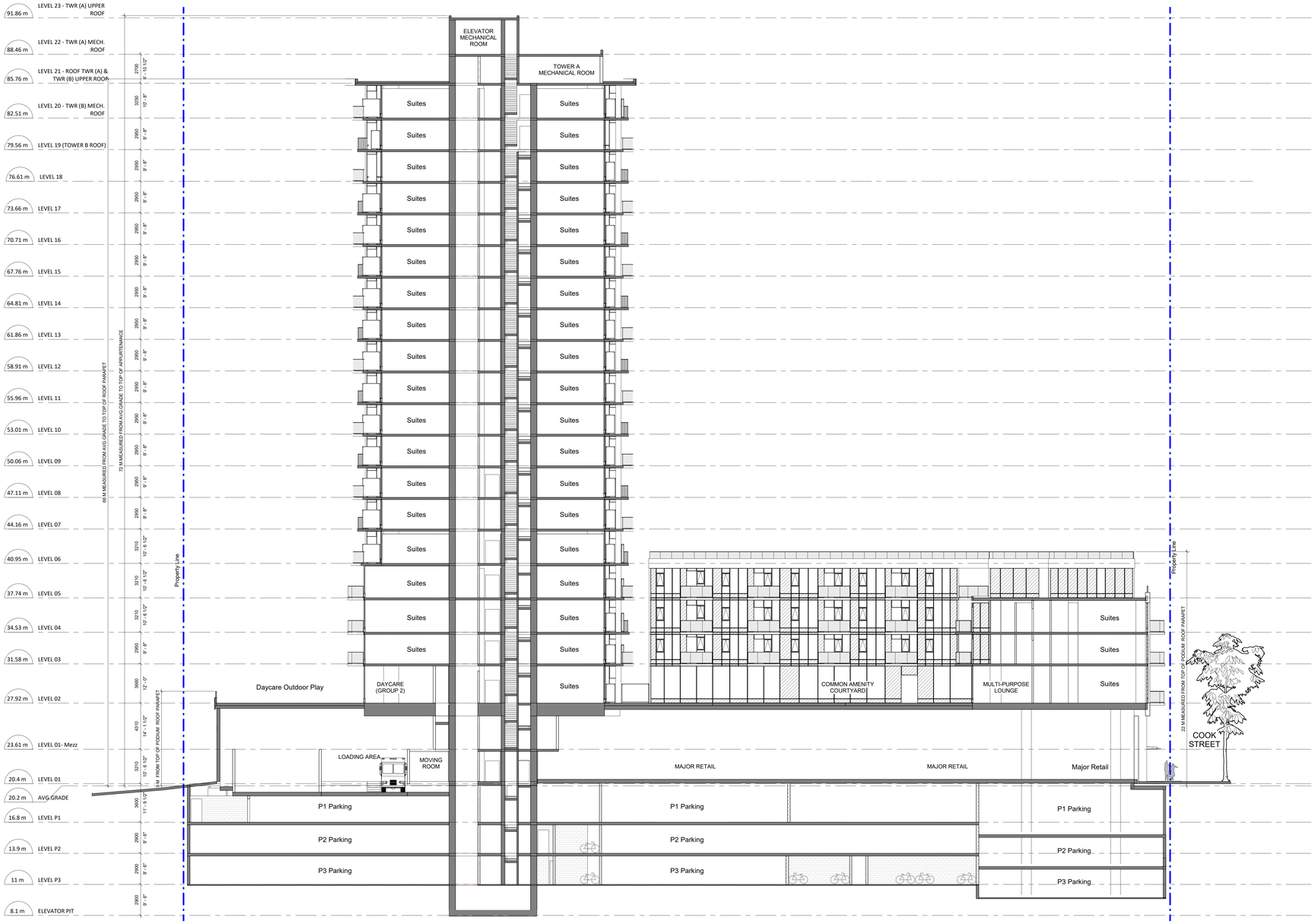
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DRAWN BY:	Author
CHK'D BY:	Checker
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SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.12

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 150
DATE:	2020-10-30

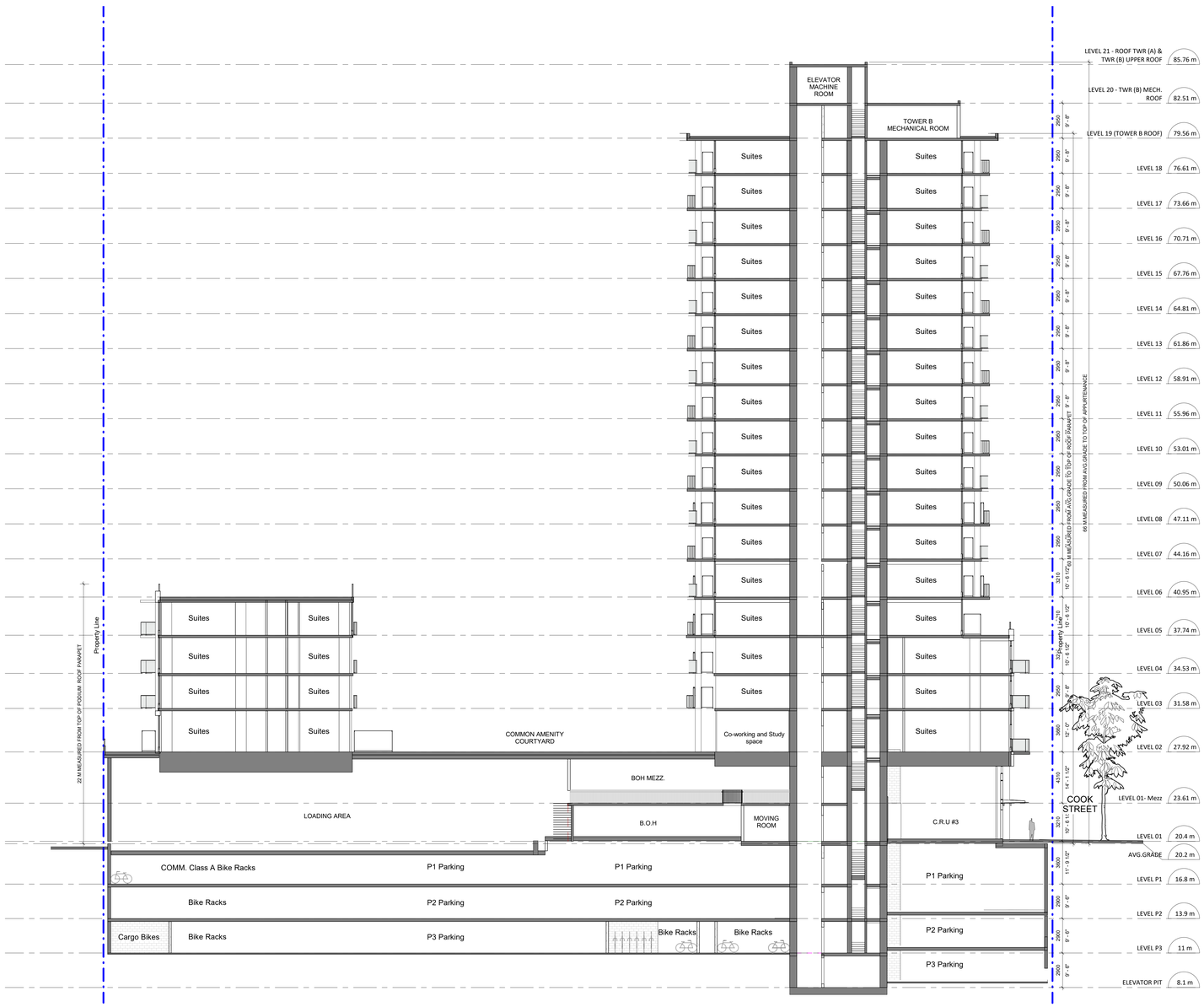
SHEET TITLE

SECTION A
Tower A & Podium

SHEET NUMBER **A3.01**

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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

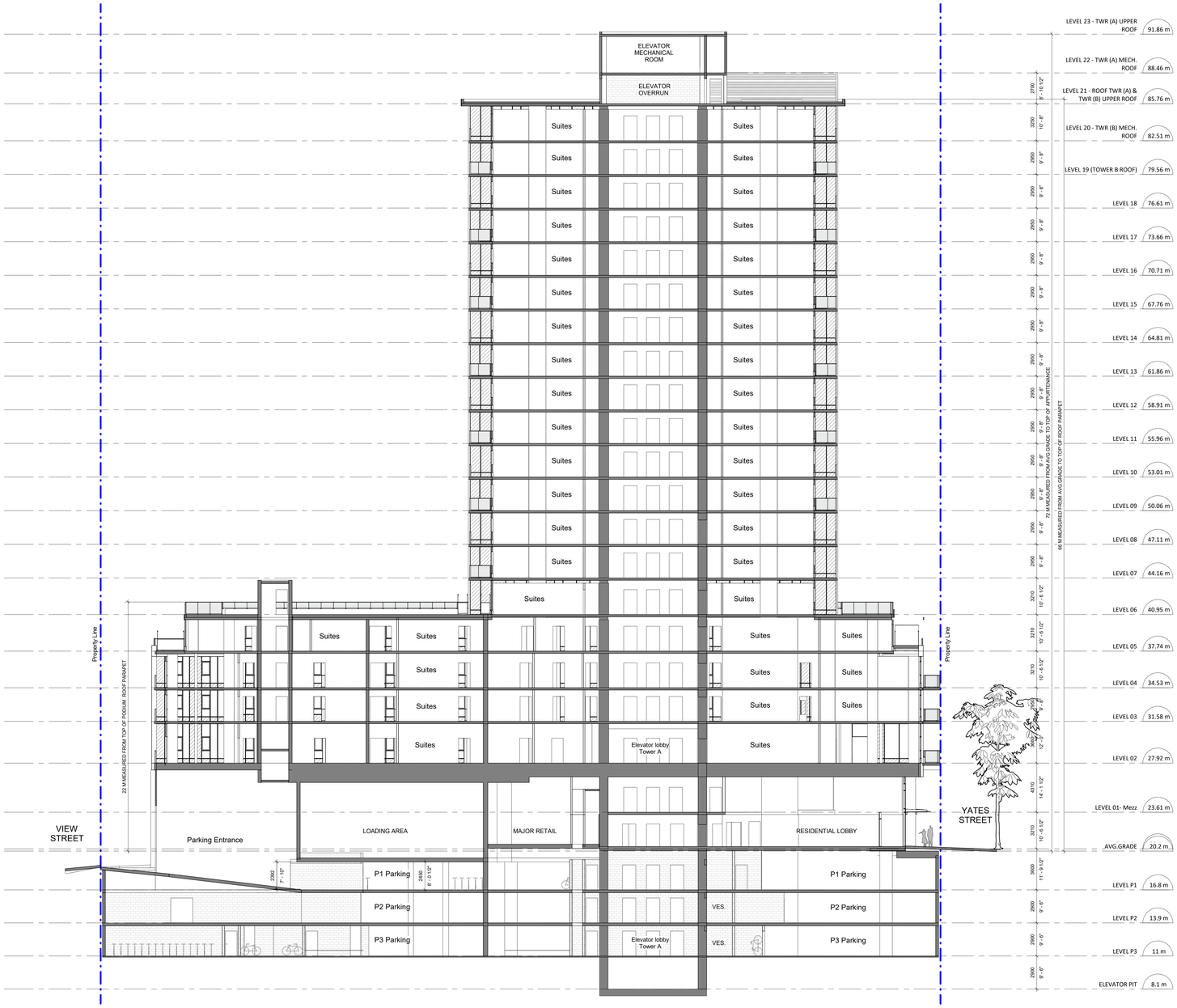
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DRAWN BY:	
CHK'D BY:	
SCALE:	1 : 150
DATE:	2020-10-30

SHEET TITLE
SECTION B
Tower B & Podium

SHEET NUMBER
A3.02

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REVISIONS

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Date: Issue Date

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

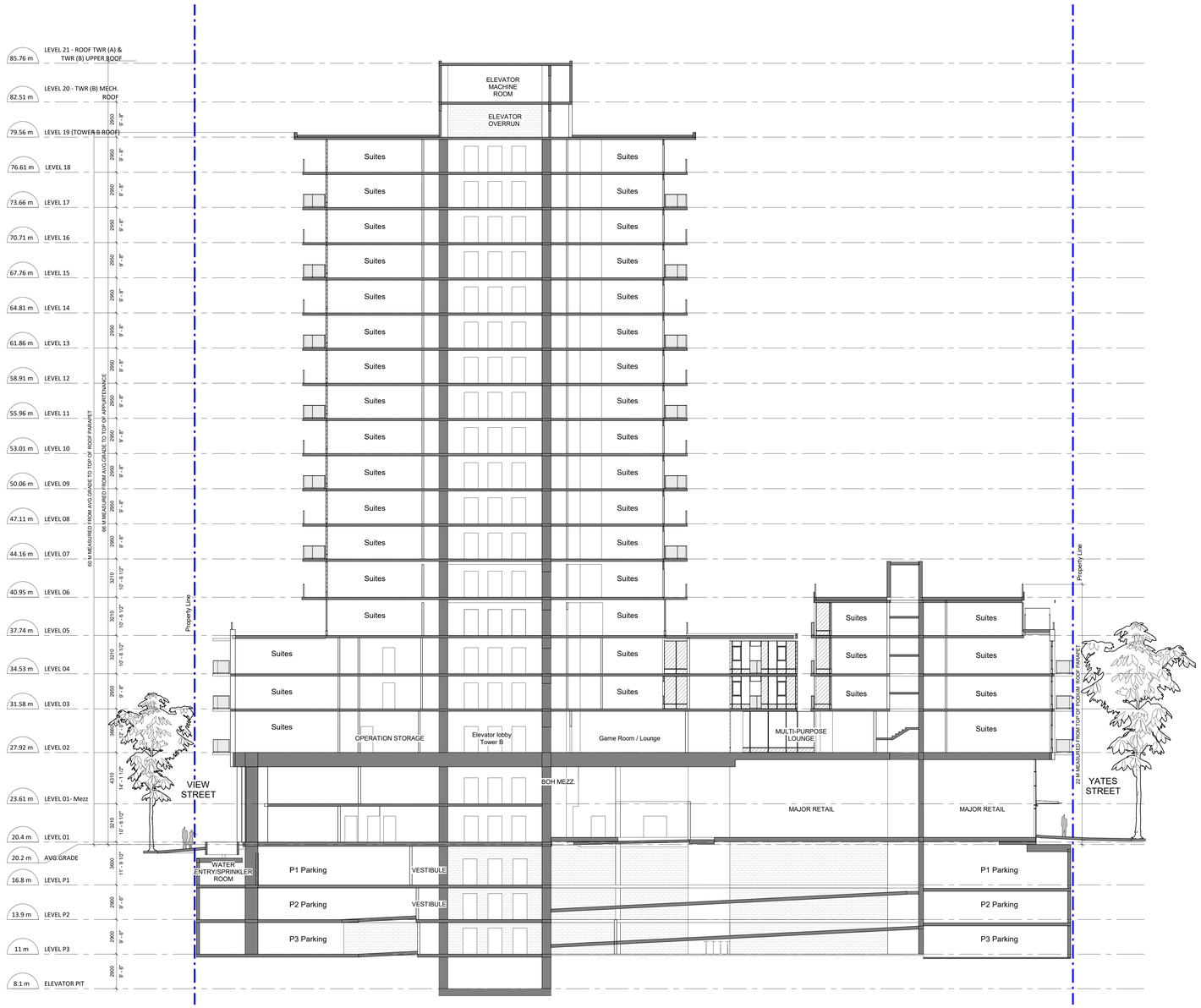
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DRAWN BY:	Author
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SCALE:	1 : 150
DATE:	2020-10-30

SHEET TITLE
SECTION C
Tower A & Podium

SHEET NUMBER
A3.03

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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SHEET TITLE
SECTION D
Tower B & Podium

SHEET NUMBER
A3.04

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TOWER A (21-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Residential flo	**170.1**		17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
21	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
20	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**10,633.1**	114,453	**503.1**	5,416	**281.9**	3,034	**-**	-	**785.0**	8,450	**9,848.0**	106,003

TOWER B (19-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Mech	**73.0**	785	13.1	141	-	-	-	-	**13.1**	141	**59.9**	644
Mech	**170.1**	1,831	17.6	190	16.6	179	-	-	**34.2**	368	**135.9**	1,462
19	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
18	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
17	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
16	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
15	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
14	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
13	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
12	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
11	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
10	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
9	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
8	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
7	**648.4**	6,979	29.3	315	16.6	179	-	-	**45.9**	494	**602.5**	6,485
6	**664.3**	7,151	33.2	357	16.5	177	-	-	**49.7**	535	**614.6**	6,616
Total	**9,336.3**	100,495	**444.6**	4,785	**248.7**	2,677	**-**	-	**693.3**	7,463	**8,643.0**	93,033

Podium

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
5	**2,854.2**	30,722	107.4	1,156	32.9	355	-	-	**140.4**	1,511	**2,713.9**	29,212
4	**3,997.6**	43,030	119.6	1,287	32.9	355	-	-	**152.5**	1,642	**3,845.1**	41,388
3	**3,997.6**	43,030	119.6	1,287	42.3	455	-	-	**161.8**	1,742	**3,835.8**	41,288
2	**4,036.9**	43,453	111.9	1,204	42.3	455	-	-	**154.1**	1,659	**3,882.8**	41,794
1 M	**1,033.7**	11,127	14.3	154	16.5	177	-	-	**30.8**	332	**1,002.9**	10,795
1	**5,297.2**	57,019	81.0	872	59.9	644	905.8	9,750	**1,046.7**	11,266	**4,250.5**	45,752
Total	**21,217.3**	228,381	**553.7**	5,960	**226.7**	2,441	**905.8**	9,750	**1,686.3**	18,151	**19,531.0**	210,230

Phase 1 Total Tabulation

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Tower A	**10,633.1**	114,453	503.1	5,416	281.9	3,034	-	-	**785.0**	8,450	**9,848.0**	106,003
Tower B	**9,336.3**	100,495	444.6	4,785	248.7	2,677	-	-	**693.3**	7,463	**8,643.0**	93,033
Podium	**21,217.3**	228,381	553.7	5,960	226.7	2,441	905.8	9,750	**1,686.3**	18,151	**19,531.0**	210,230
Total	**41,186.6**	443,329	**1,501.4**	16,161	**757.4**	8,152	**905.8**	9,750	**3,164.6**	34,064	**38,022.0**	409,266

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

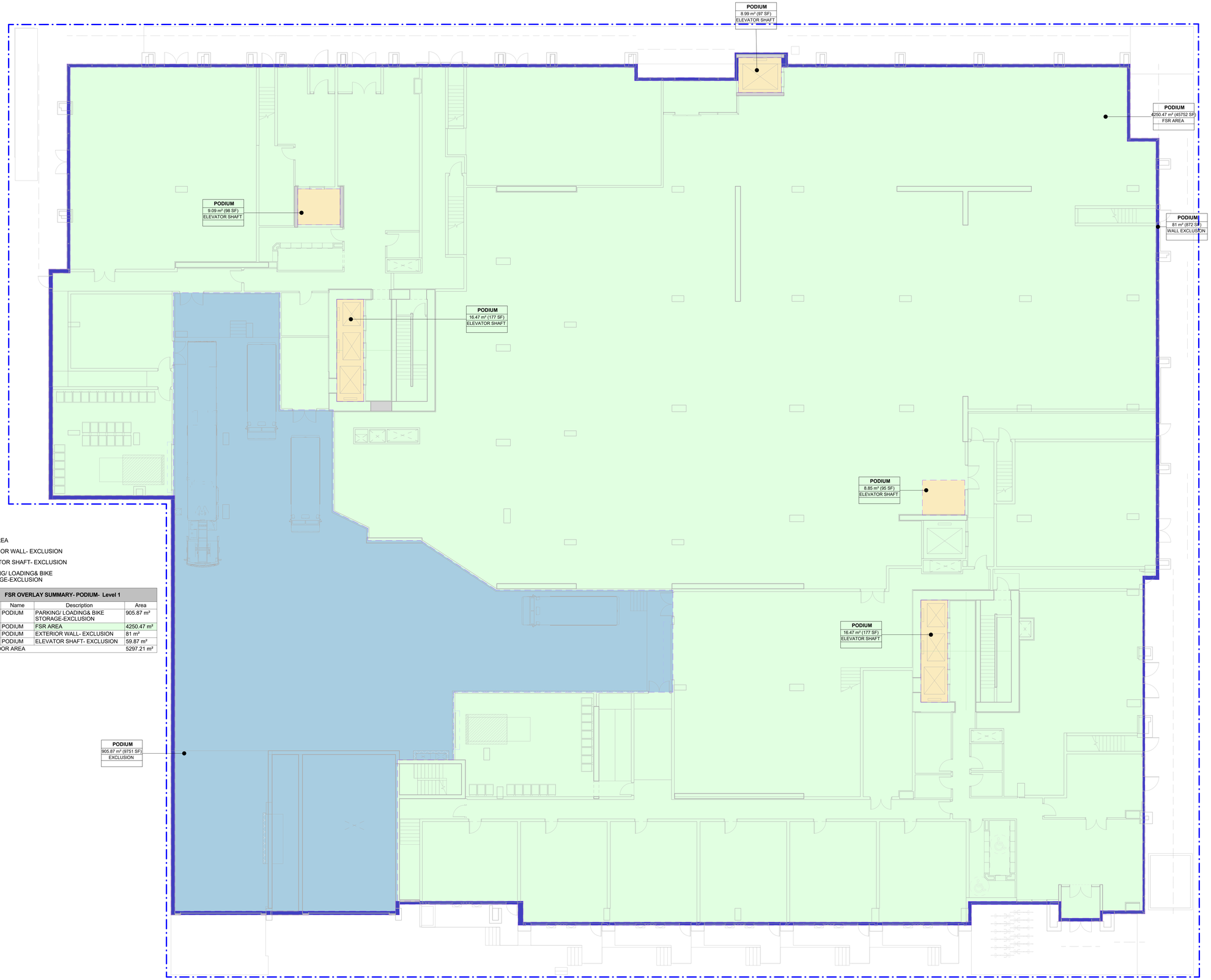
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DATE:	2020-10-30

SHEET TITLE
FSR CALCULATION SUMMARY

SHEET NUMBER
A7.00

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- PARKING/ LOADING& BIKE STORAGE-EXCLUSION

FSR OVERLAY SUMMARY- PODIUM- Level 1

Level	Name	Description	Area
LEVEL 01	PODIUM	PARKING/ LOADING& BIKE STORAGE-EXCLUSION	905.87 m²
LEVEL 01	PODIUM	FSR AREA	4250.47 m²
LEVEL 01	PODIUM	EXTERIOR WALL- EXCLUSION	81 m²
LEVEL 01	PODIUM	ELEVATOR SHAFT- EXCLUSION	59.87 m²
GROSS FLOOR AREA			5297.21 m²

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PROJECT TITLE

Harris Green Village Phase 01

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Victoria, BC

PROJECT NO:	121123
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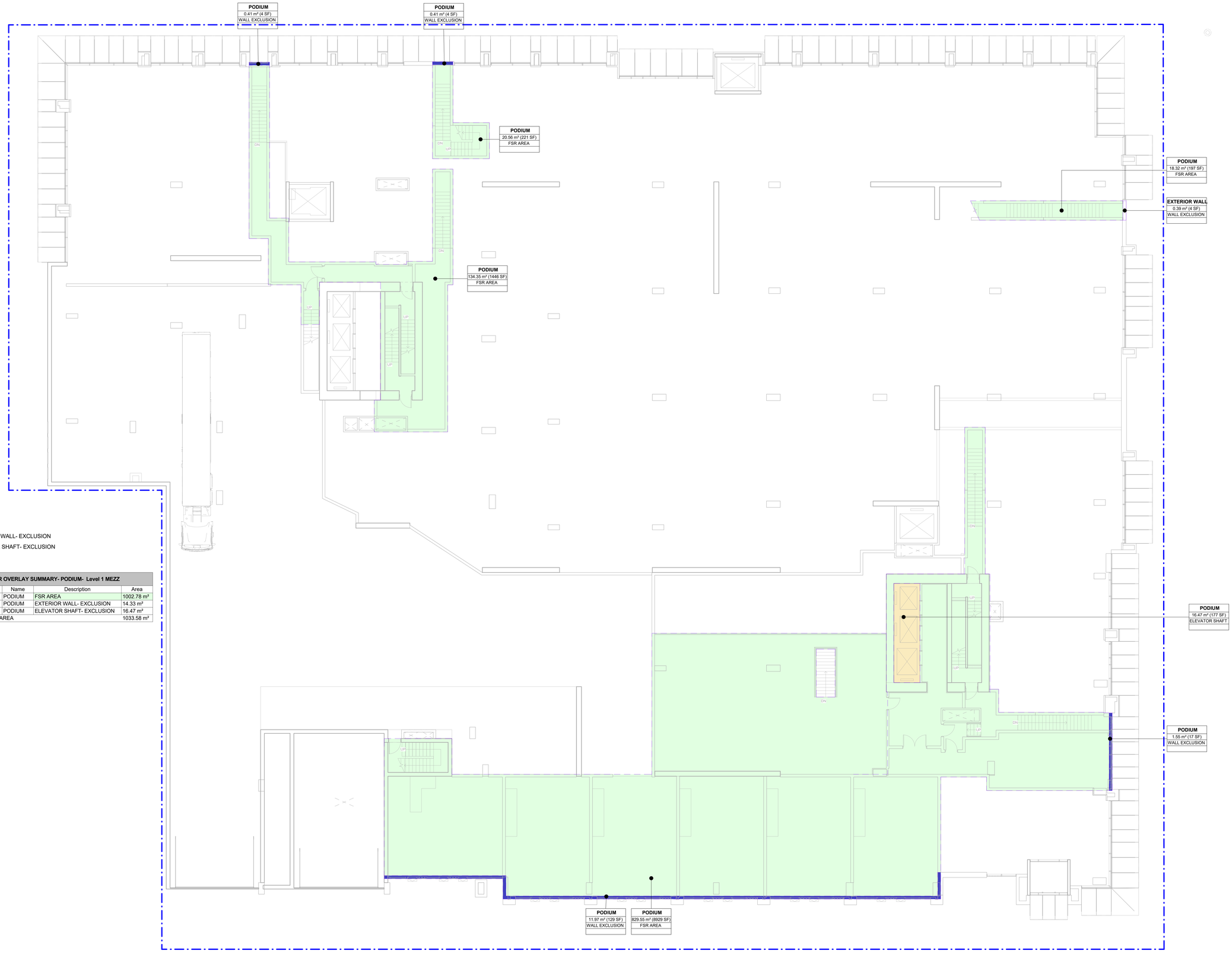
FSR OVERLAY- Level 01

SHEET NUMBER

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION

FSR OVERLAY SUMMARY- PODIUM- Level 1 MEZZ

Level	Name	Description	Area
LEVEL 01- Mezz	PODIUM	FSR AREA	1002.78 m²
LEVEL 01- Mezz	PODIUM	EXTERIOR WALL- EXCLUSION	14.33 m²
LEVEL 01- Mezz	PODIUM	ELEVATOR SHAFT- EXCLUSION	16.47 m²
GROSS FLOOR AREA			1033.58 m²

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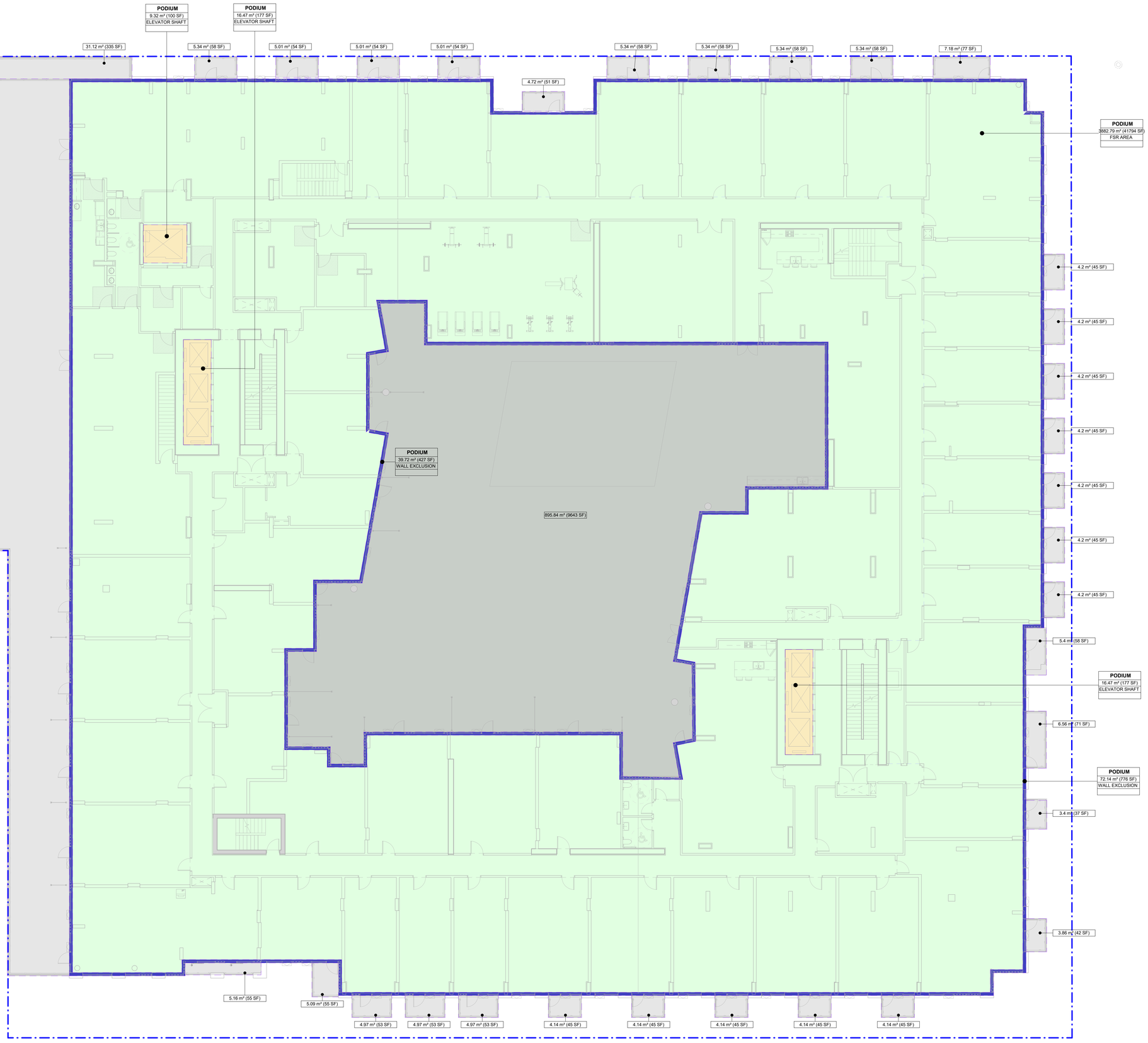
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SHEET TITLE
FSR OVERLAY- Level 01- Mezz

SHEET NUMBER
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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY
- PATIO

FSR OVERLAY SUMMARY- PODIUM- Level 2

Level	Name	Description	Area
LEVEL 02	PODIUM	FSR AREA	3882.79 m²
LEVEL 02	PODIUM	EXTERIOR WALL- EXCLUSION	111.85 m²
LEVEL 02	PODIUM	ELEVATOR SHAFT- EXCLUSION	42.26 m²
GROSS FLOOR AREA			4036.91 m²

FSR OVERLAY SUMMARY- PODIUM- Level 2- Balconies

Level	Name	Description	Area
LEVEL 02	PODIUM	BALCONY	7.18 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	4.72 m²
LEVEL 02	PODIUM	BALCONY	5.01 m²
LEVEL 02	PODIUM	BALCONY	5.01 m²
LEVEL 02	PODIUM	BALCONY	5.01 m²
LEVEL 02	PODIUM	BALCONY	5.34 m²
LEVEL 02	PODIUM	BALCONY	31.12 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	4.2 m²
LEVEL 02	PODIUM	BALCONY	5.4 m²
LEVEL 02	PODIUM	BALCONY	6.56 m²
LEVEL 02	PODIUM	BALCONY	3.4 m²
LEVEL 02	PODIUM	BALCONY	3.86 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.14 m²
LEVEL 02	PODIUM	BALCONY	4.97 m²
LEVEL 02	PODIUM	BALCONY	4.97 m²
LEVEL 02	PODIUM	BALCONY	4.97 m²
LEVEL 02	PODIUM	BALCONY	5.09 m²
LEVEL 02	PODIUM	BALCONY	5.16 m²
LEVEL 02	PODIUM	PATIO	895.84 m²
LEVEL 02	PODIUM	BALCONY	641.69 m²
TOTAL BALCONY AREA			1716.79 m²

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SHEET TITLE

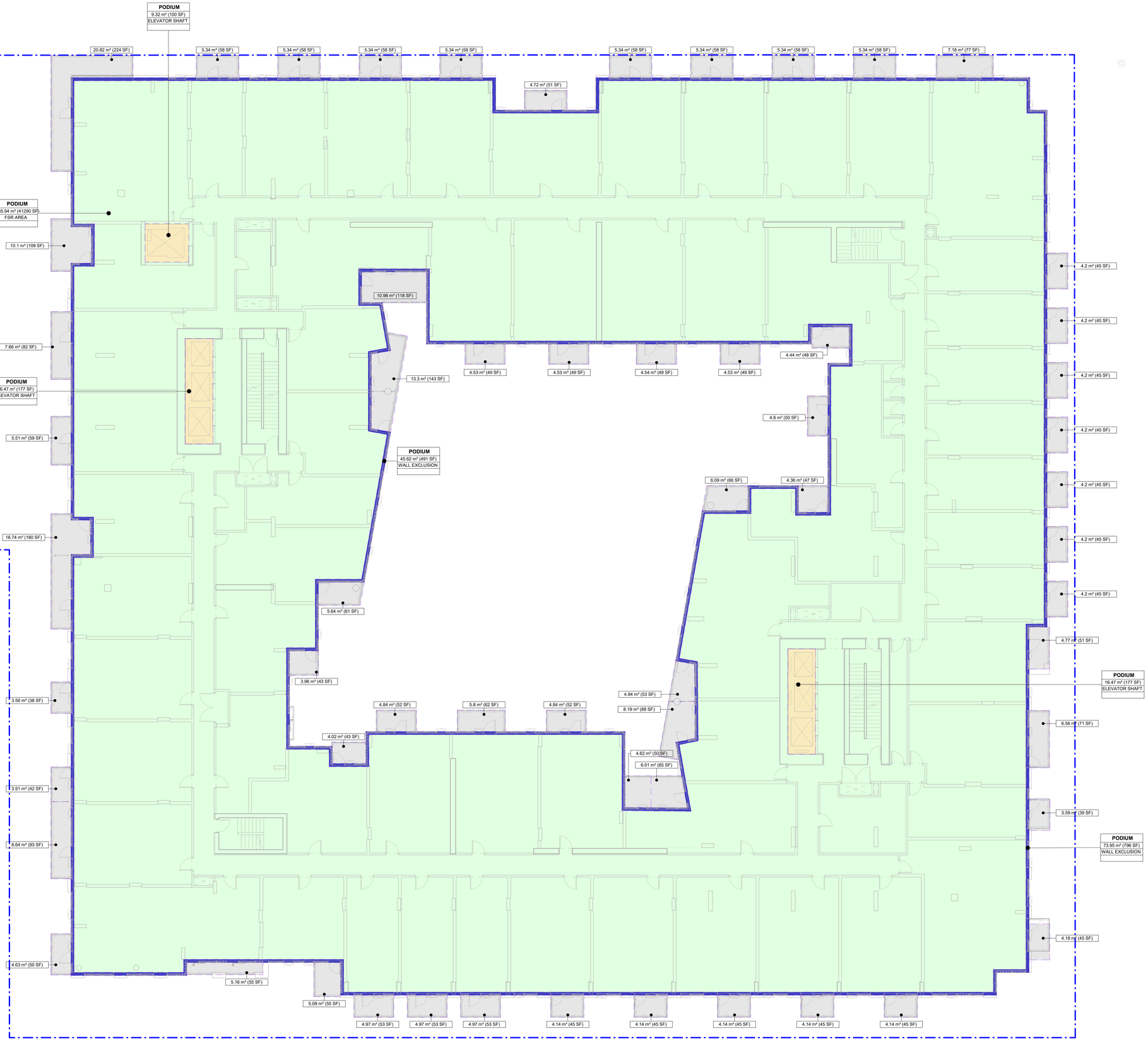
FSR OVERLAY- Level 02

SHEET NUMBER

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- PODIUM- Level 3

Level	Name	Description	Area
LEVEL 03	PODIUM	FSR AREA	3835.94 m²
LEVEL 03	PODIUM	EXTERIOR WALL- EXCLUSION	119.57 m²
LEVEL 03	PODIUM	ELEVATOR SHAFT- EXCLUSION	42.26 m²
GROSS FLOOR AREA			3997.78 m²

FSR OVERLAY SUMMARY- PODIUM- Level 3- Balconies

Level	Name	Description	Area
LEVEL 03	PODIUM	BALCONY	4.44 m²
LEVEL 03	PODIUM	BALCONY	4.53 m²
LEVEL 03	PODIUM	BALCONY	4.54 m²
LEVEL 03	PODIUM	BALCONY	4.53 m²
LEVEL 03	PODIUM	BALCONY	4.53 m²
LEVEL 03	PODIUM	BALCONY	10.98 m²
LEVEL 03	PODIUM	BALCONY	13.3 m²
LEVEL 03	PODIUM	BALCONY	5.64 m²
LEVEL 03	PODIUM	BALCONY	3.96 m²
LEVEL 03	PODIUM	BALCONY	3.56 m²
LEVEL 03	PODIUM	BALCONY	16.74 m²
LEVEL 03	PODIUM	BALCONY	5.51 m²
LEVEL 03	PODIUM	BALCONY	7.66 m²
LEVEL 03	PODIUM	BALCONY	10.1 m²
LEVEL 03	PODIUM	BALCONY	7.18 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	4.72 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	5.34 m²
LEVEL 03	PODIUM	BALCONY	20.82 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.2 m²
LEVEL 03	PODIUM	BALCONY	4.77 m²
LEVEL 03	PODIUM	BALCONY	6.56 m²
LEVEL 03	PODIUM	BALCONY	3.59 m²
LEVEL 03	PODIUM	BALCONY	4.18 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.14 m²
LEVEL 03	PODIUM	BALCONY	4.97 m²
LEVEL 03	PODIUM	BALCONY	4.97 m²
LEVEL 03	PODIUM	BALCONY	4.97 m²
LEVEL 03	PODIUM	BALCONY	5.09 m²
LEVEL 03	PODIUM	BALCONY	5.16 m²
LEVEL 03	PODIUM	BALCONY	3.91 m²
LEVEL 03	PODIUM	BALCONY	8.64 m²
LEVEL 03	PODIUM	BALCONY	4.63 m²
LEVEL 03	PODIUM	BALCONY	6.09 m²
LEVEL 03	PODIUM	BALCONY	4.36 m²
LEVEL 03	PODIUM	BALCONY	4.84 m²
LEVEL 03	PODIUM	BALCONY	5.8 m²
LEVEL 03	PODIUM	BALCONY	4.84 m²
LEVEL 03	PODIUM	BALCONY	4.02 m²
LEVEL 03	PODIUM	BALCONY	4.6 m²
LEVEL 03	PODIUM	BALCONY	4.94 m²
LEVEL 03	PODIUM	BALCONY	8.19 m²
LEVEL 03	PODIUM	BALCONY	6.01 m²
LEVEL 03	PODIUM	BALCONY	4.62 m²
TOTAL BALCONY AREA			345.3 m²

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

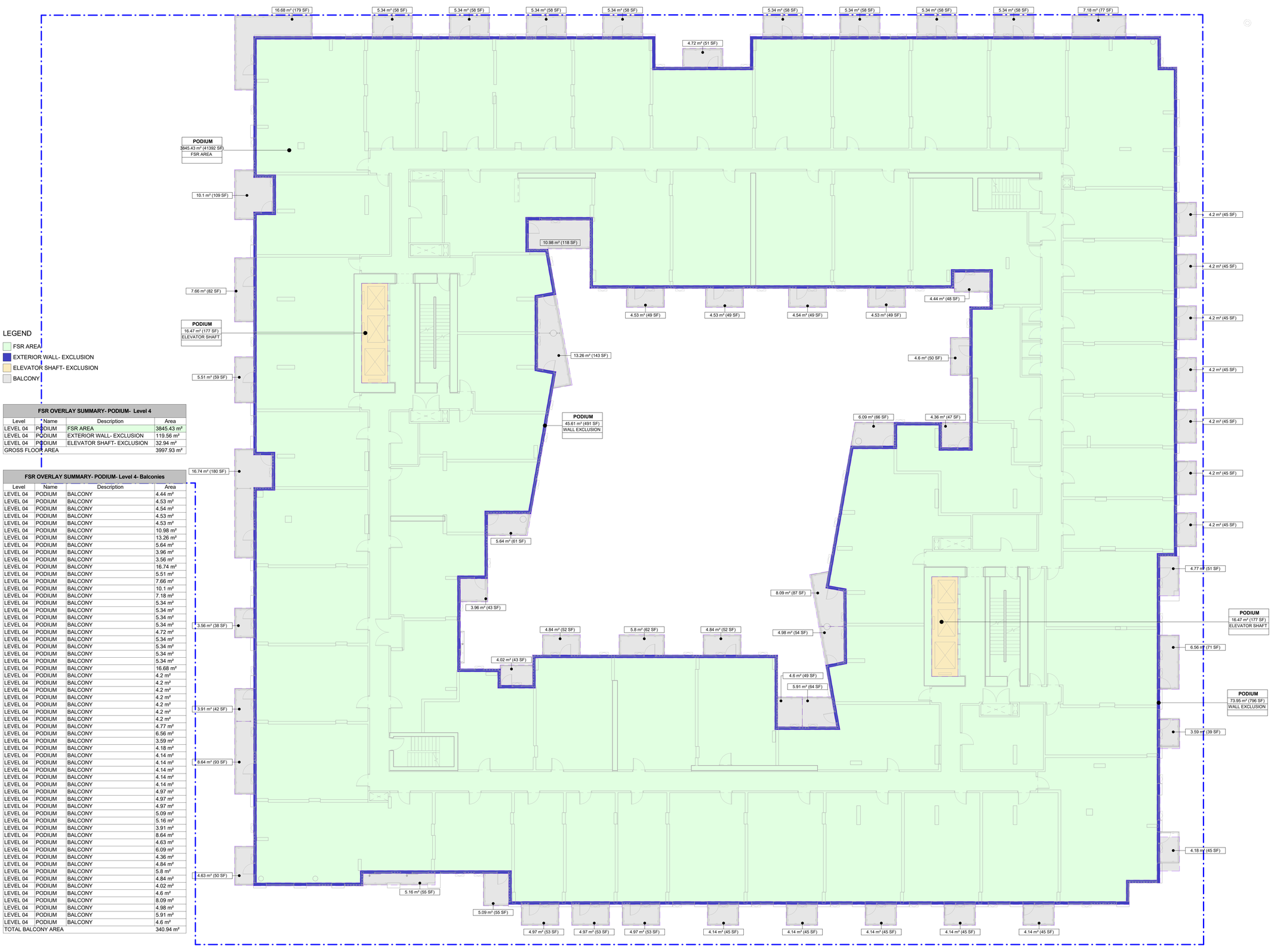
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SHEET TITLE
FSR OVERLAY- Level 03

SHEET NUMBER
A7.04

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- PODIUM- Level 4

Level	Name	Description	Area
LEVEL 04	PODIUM	FSR AREA	3845.43 m²
LEVEL 04	PODIUM	EXTERIOR WALL- EXCLUSION	119.56 m²
LEVEL 04	PODIUM	ELEVATOR SHAFT- EXCLUSION	32.94 m²
GROSS FLOOR AREA			3997.93 m²

FSR OVERLAY SUMMARY- PODIUM- Level 4- Balconies

Level	Name	Description	Area
LEVEL 04	PODIUM	BALCONY	4.44 m²
LEVEL 04	PODIUM	BALCONY	4.53 m²
LEVEL 04	PODIUM	BALCONY	4.54 m²
LEVEL 04	PODIUM	BALCONY	4.53 m²
LEVEL 04	PODIUM	BALCONY	4.53 m²
LEVEL 04	PODIUM	BALCONY	10.98 m²
LEVEL 04	PODIUM	BALCONY	13.26 m²
LEVEL 04	PODIUM	BALCONY	5.64 m²
LEVEL 04	PODIUM	BALCONY	3.96 m²
LEVEL 04	PODIUM	BALCONY	3.56 m²
LEVEL 04	PODIUM	BALCONY	16.74 m²
LEVEL 04	PODIUM	BALCONY	5.51 m²
LEVEL 04	PODIUM	BALCONY	7.66 m²
LEVEL 04	PODIUM	BALCONY	10.1 m²
LEVEL 04	PODIUM	BALCONY	7.18 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	4.72 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	5.34 m²
LEVEL 04	PODIUM	BALCONY	16.68 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.77 m²
LEVEL 04	PODIUM	BALCONY	6.56 m²
LEVEL 04	PODIUM	BALCONY	3.59 m²
LEVEL 04	PODIUM	BALCONY	4.18 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.14 m²
LEVEL 04	PODIUM	BALCONY	4.97 m²
LEVEL 04	PODIUM	BALCONY	4.97 m²
LEVEL 04	PODIUM	BALCONY	4.97 m²
LEVEL 04	PODIUM	BALCONY	5.09 m²
LEVEL 04	PODIUM	BALCONY	5.16 m²
LEVEL 04	PODIUM	BALCONY	3.91 m²
LEVEL 04	PODIUM	BALCONY	8.64 m²
LEVEL 04	PODIUM	BALCONY	4.63 m²
LEVEL 04	PODIUM	BALCONY	6.09 m²
LEVEL 04	PODIUM	BALCONY	4.36 m²
LEVEL 04	PODIUM	BALCONY	4.84 m²
LEVEL 04	PODIUM	BALCONY	5.8 m²
LEVEL 04	PODIUM	BALCONY	4.84 m²
LEVEL 04	PODIUM	BALCONY	4.02 m²
LEVEL 04	PODIUM	BALCONY	4.6 m²
LEVEL 04	PODIUM	BALCONY	8.09 m²
LEVEL 04	PODIUM	BALCONY	4.98 m²
LEVEL 04	PODIUM	BALCONY	5.91 m²
LEVEL 04	PODIUM	BALCONY	4.6 m²
TOTAL BALCONY AREA			340.94 m²

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

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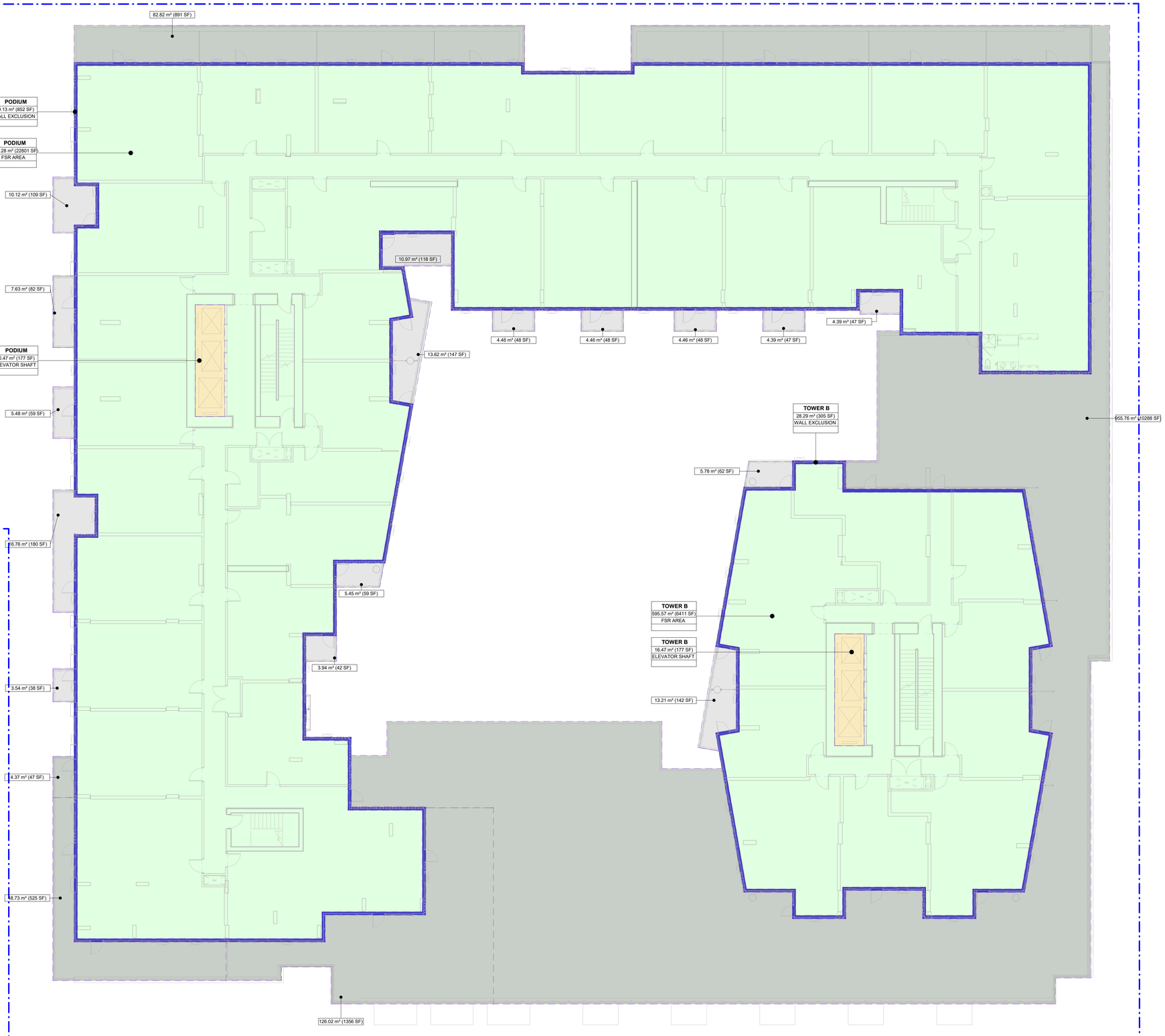
FSR OVERLAY- Level 04

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY
- PATIO

FSR OVERLAY SUMMARY- PODIUM- Level 5

Level	Name	Description	Area
LEVEL 05		FSR AREA	2713.85 m²
LEVEL 05		EXTERIOR WALL- EXCLUSION	107.42 m²
LEVEL 05		ELEVATOR SHAFT- EXCLUSION	32.94 m²
GROSS FLOOR AREA			2854.21 m²

FSR OVERLAY SUMMARY- PODIUM- Level 5- Balconies

Level	Name	Description	Area
LEVEL 05	PODIUM	BALCONY	13.21 m²
LEVEL 05	PODIUM	BALCONY	5.78 m²
LEVEL 05	PODIUM	PATIO	955.76 m²
LEVEL 05	PODIUM	PATIO	82.82 m²
LEVEL 05	PODIUM	BALCONY	4.39 m²
LEVEL 05	PODIUM	BALCONY	4.39 m²
LEVEL 05	PODIUM	BALCONY	4.46 m²
LEVEL 05	PODIUM	BALCONY	4.46 m²
LEVEL 05	PODIUM	BALCONY	4.46 m²
LEVEL 05	PODIUM	BALCONY	10.97 m²
LEVEL 05	PODIUM	BALCONY	13.62 m²
LEVEL 05	PODIUM	BALCONY	5.45 m²
LEVEL 05	PODIUM	BALCONY	3.94 m²
LEVEL 05	PODIUM	PATIO	48.73 m²
LEVEL 05	PODIUM	BALCONY	3.54 m²
LEVEL 05	PODIUM	BALCONY	16.76 m²
LEVEL 05	PODIUM	BALCONY	5.48 m²
LEVEL 05	PODIUM	BALCONY	7.63 m²
LEVEL 05	PODIUM	BALCONY	10.12 m²
LEVEL 05	PODIUM	PATIO	4.37 m²
LEVEL 05	PODIUM	PATIO	126.02 m²
TOTAL BALCONY AREA			1336.33 m²

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PROJECT TITLE

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1045 Yates Street
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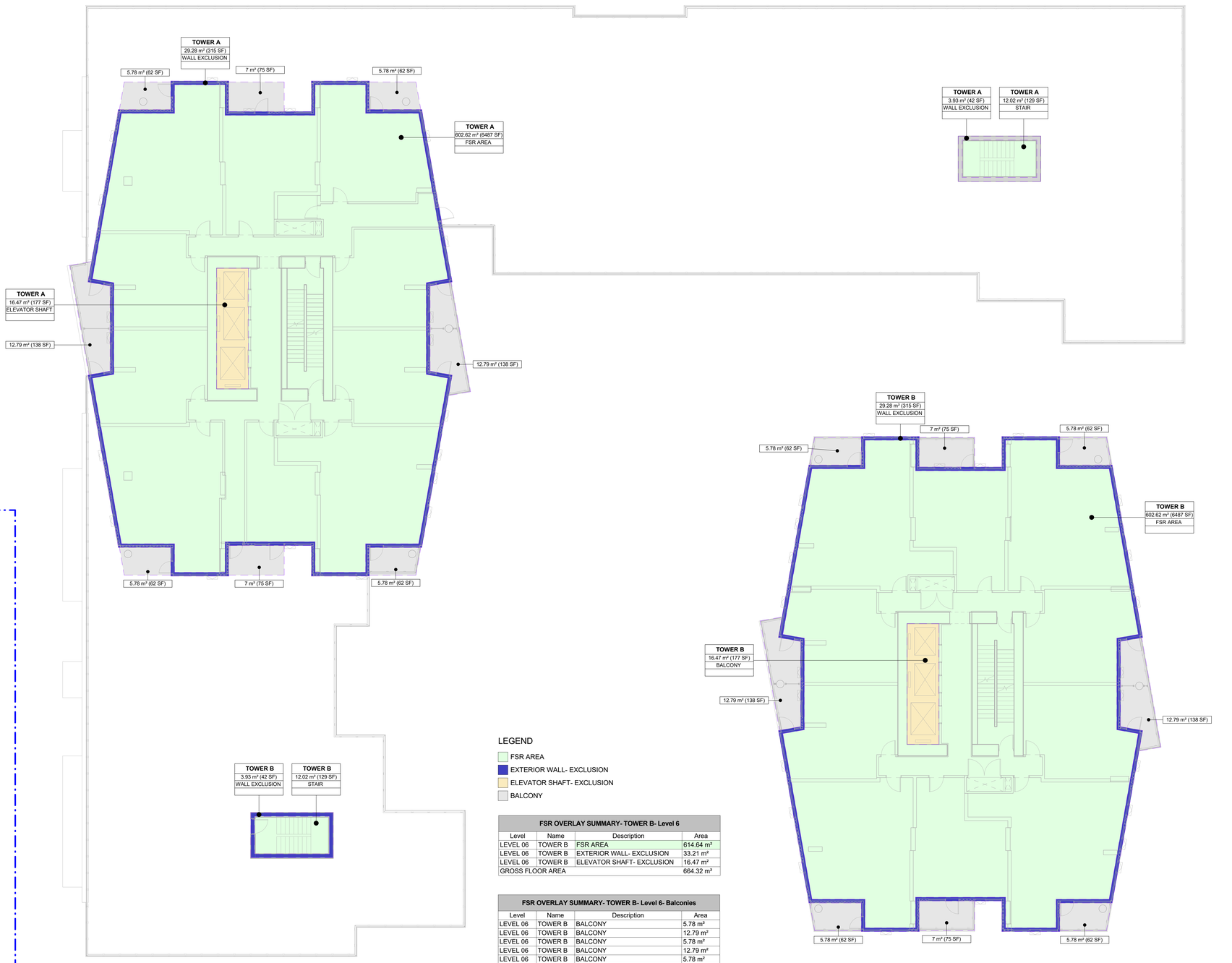
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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 6

Level	Name	Description	Area
LEVEL 06	TOWER A	FSR AREA	614.64 m²
LEVEL 06	TOWER A	EXTERIOR WALL- EXCLUSION	33.21 m²
LEVEL 06	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.47 m²
GROSS FLOOR AREA			664.33 m²

FSR OVERLAY SUMMARY- TOWER A- Level 6- Balconies

Level	Name	Description	Area
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	12.79 m²
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	12.79 m²
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	5.78 m²
LEVEL 06	TOWER A	BALCONY	7 m²
LEVEL 06	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER B- Level 6

Level	Name	Description	Area
LEVEL 06	TOWER B	FSR AREA	614.64 m²
LEVEL 06	TOWER B	EXTERIOR WALL- EXCLUSION	33.21 m²
LEVEL 06	TOWER B	ELEVATOR SHAFT- EXCLUSION	16.47 m²
GROSS FLOOR AREA			664.32 m²

FSR OVERLAY SUMMARY- TOWER B- Level 6- Balconies

Level	Name	Description	Area
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	12.79 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	12.79 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	7 m²
LEVEL 06	TOWER B	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

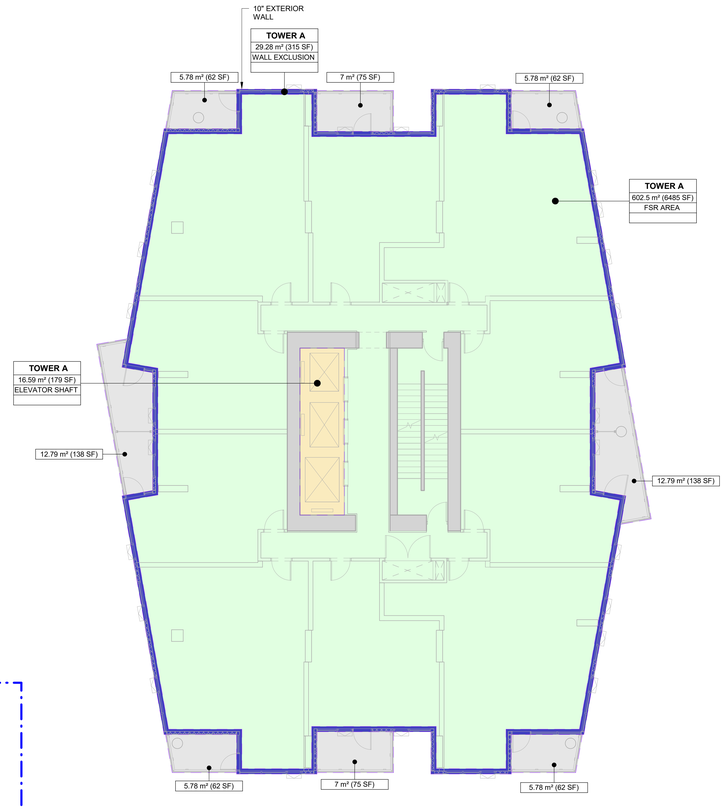
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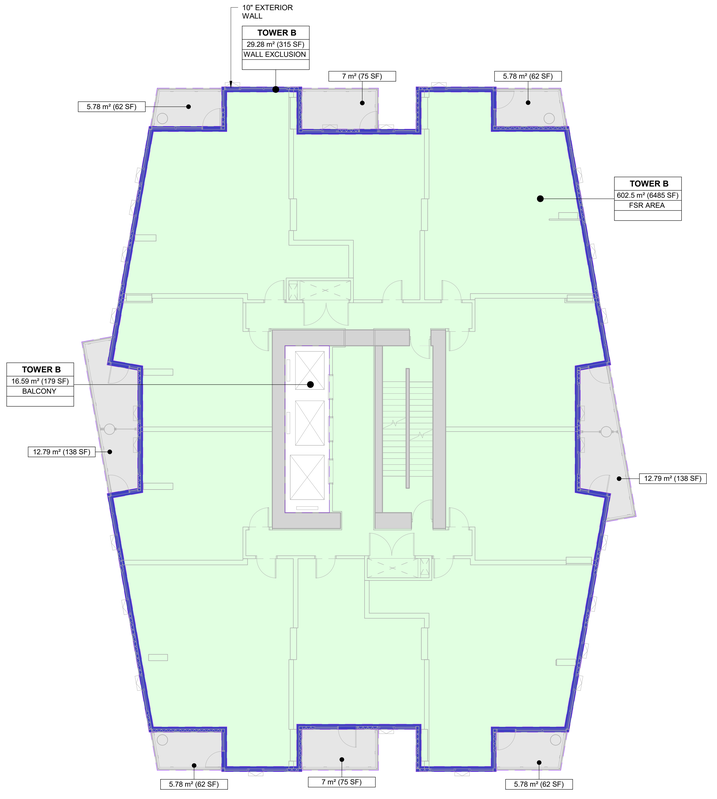
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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 7-20

Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	602.5 m²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER B- Level 7-18 (Typical Levels)

Level	Name	Description	Area
LEVEL 08	TOWER B	FSR AREA	602.5 m²
LEVEL 08	TOWER B	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER B	ELEVATOR SHAFT	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER A- Level 7-20- Balconies

Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	7 m²
LEVEL 08	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

FSR OVERLAY SUMMARY- TOWER B- Level 7-18 (Typical Levels)-...

Level	Name	Description	Area
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	12.79 m²
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	12.79 m²
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	5.78 m²
LEVEL 08	TOWER B	BALCONY	7 m²
LEVEL 08	TOWER B	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

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PROJECT TITLE

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Victoria, BC

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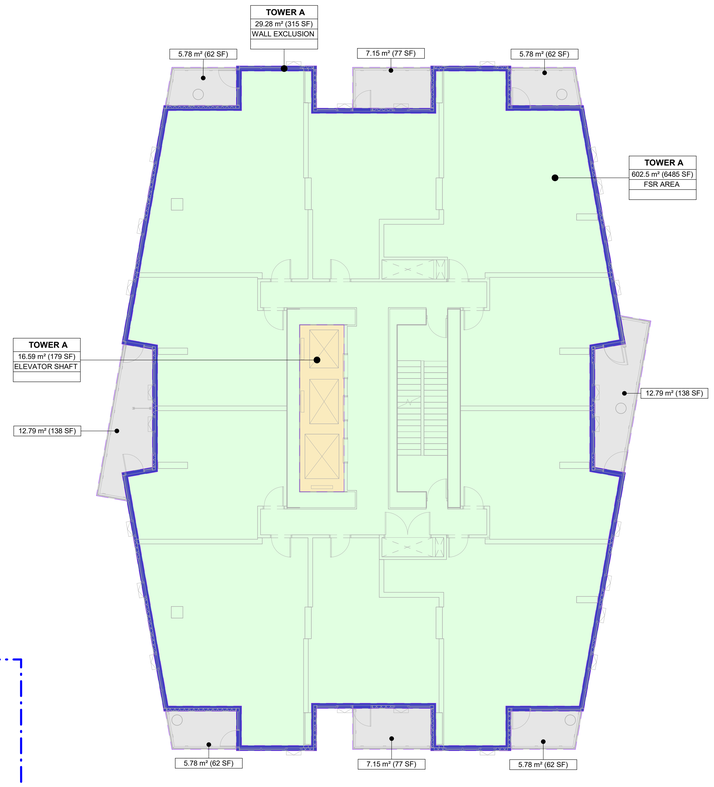
FSR OVERLAY- Typical Levels

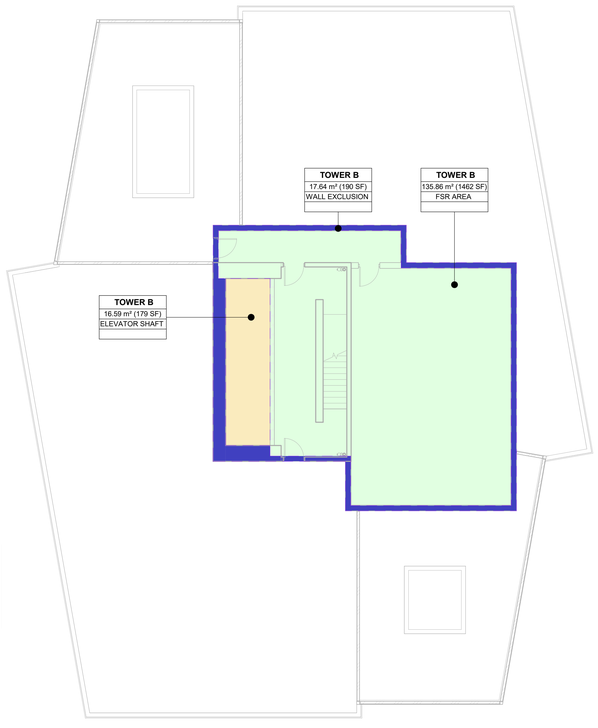
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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 7-20

Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	602.5 m²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER B- Level 19

Level	Name	Description	Area
LEVEL 19 (TOWER B ROOF)	TOWER B	FSR AREA	135.86 m²
LEVEL 19 (TOWER B ROOF)	TOWER B	EXTERIOR WALL- EXCLUSION	17.64 m²
LEVEL 19 (TOWER B ROOF)	TOWER B	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			170.1 m²

FSR OVERLAY SUMMARY- TOWER A- Level 7-20- Balconies

Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	7 m²
LEVEL 08	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

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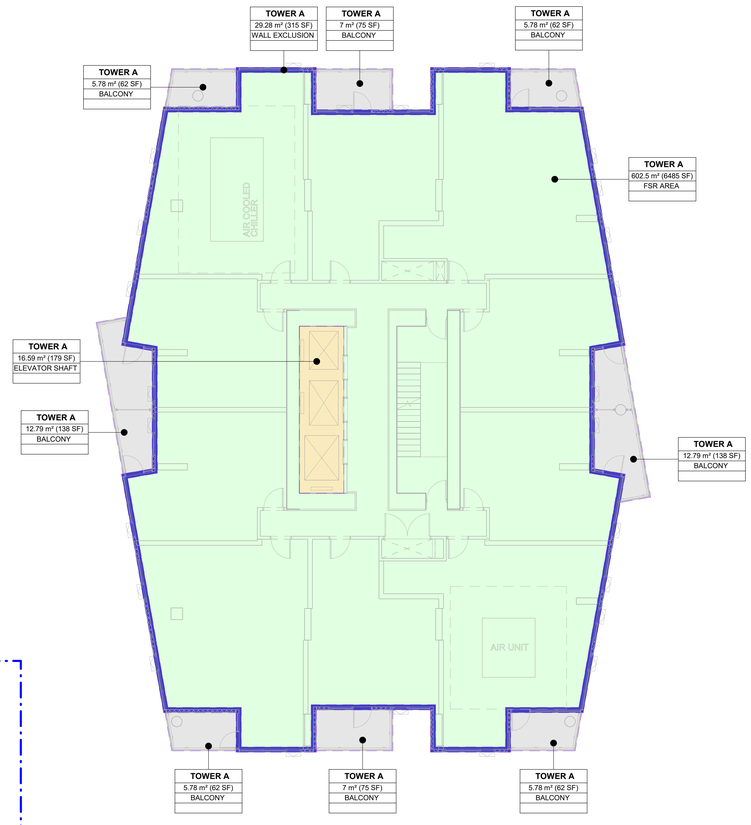
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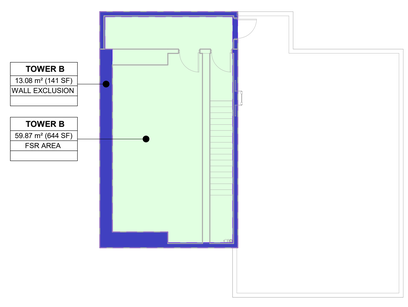
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FSR OVERLAY- Level 19 (Tower B Roof)

SHEET NUMBER
A7.09

REV

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION
- BALCONY

FSR OVERLAY SUMMARY- TOWER A- Level 7-20

Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	602.5 m²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	29.28 m²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			648.38 m²

FSR OVERLAY SUMMARY- TOWER B- Level 20

Level	Name	Description	Area
LEVEL 20 - TWR (B) MECH. ROOF	TOWER B	FSR AREA	59.87 m²
LEVEL 20 - TWR (B) MECH. ROOF	TOWER B	EXTERIOR WALL- EXCLUSION	13.08 m²
GROSS FLOOR AREA			72.95 m²

FSR OVERLAY SUMMARY- TOWER A- Level 7-20- Balconies

Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	12.79 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	5.78 m²
LEVEL 08	TOWER A	BALCONY	7 m²
LEVEL 08	TOWER A	BALCONY	7 m²
TOTAL BALCONY AREA			62.72 m²

CLIENT

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NO.	DATE	DESCRIPTION

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PROJECT NORTH

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Issued For: Project Status

Date: Issue Date

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SUB-CONSULTANT

PRIME CONSULTANT

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ARCHITECTS (CANADA) INC.
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tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE

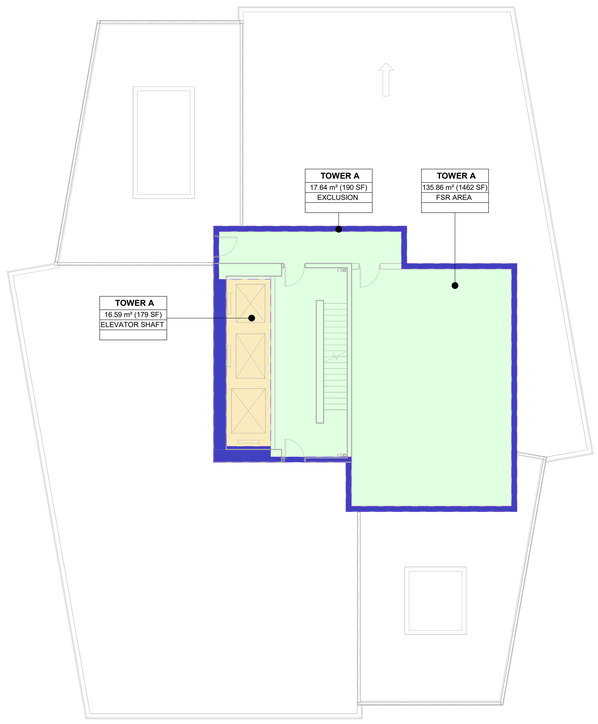
FSR OVERLAY- LEVEL 20 - TWR (B) MECH. ROOF

SHEET NUMBER

A7.10

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION

FSR OVERLAY SUMMARY- TOWER A- Level 21

Level	Name	Description	Area
LEVEL 21 - ROOF TWR (A) & TWR (B) UPPER ROOF	TOWER A	FSR AREA	135.86 m²
LEVEL 21 - ROOF TWR (A) & TWR (B) UPPER ROOF	TOWER A	EXTERIOR WALL- EXCLUSION	17.64 m²
LEVEL 21 - ROOF TWR (A) & TWR (B) UPPER ROOF	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			170.1 m²

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REVISIONS

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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

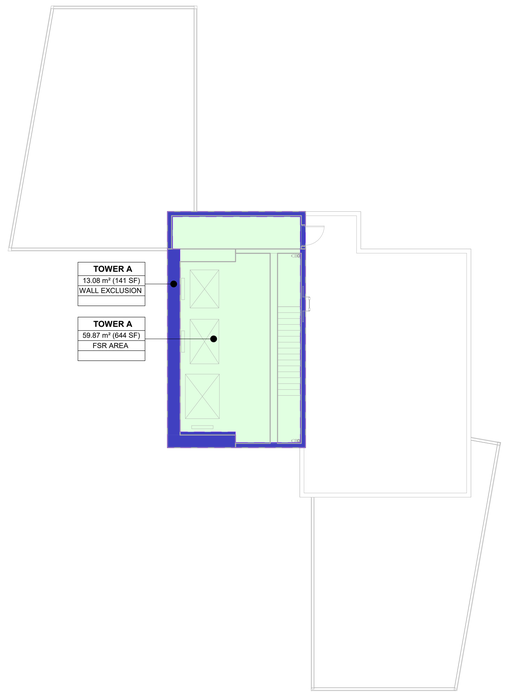
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DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE
FSR OVERLAY- LEVEL 21 - ROOF TWR (A) - TRW (B) UPPER ROOF

SHEET NUMBER
A7.11

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION

FSR OVERLAY SUMMARY- TOWER A- Level 22

Level	Name	Description	Area
LEVEL 22 - TWR (A) MECH. ROOF	TOWER A	FSR AREA	59.87 m²
LEVEL 22 - TWR (A) MECH. ROOF	TOWER A	EXTERIOR WALL- EXCLUSION	13.08 m²
GROSS FLOOR AREA			72.95 m²

CLIENT

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NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

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Issued For: Project Status

Date: Issue Date

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2020-10-30

SHEET TITLE

FSR OVERLAY- LEVEL 22 - TWR (A) MECH. ROOF

SHEET NUMBER

A7.12

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1045 Yates Street Landscape Drawings

Issued For DP - November 6, 2020

DRAWING LIST

Landscape
L0.00 - Landscape Rationale
L0.01 - Tree Management Plan

L1.01 - Illustrative Plan | Ground Level
L1.02 - Illustrative Plan | Level 2
L1.03 - Illustrative Plan | Level 5
L1.04 - Illustrative Plan | Level 6

L1.11 - Materials Plan | Ground Level
L1.12 - Materials Plan | Level 2
L1.13 - Materials Plan | Level 5
L1.14 - Materials Plan | Level 6

L1.21 - Layout Plan | Ground Level
L1.22 - Layout Plan | Level 2
L1.23 - Layout Plan | Level 5
L1.24 - Layout Plan | Level 6

L1.31 - Grading Plan | Ground Level

L1.41 - Planting Plan | Ground Level
L1.42 - Planting Plan | Level 2
L1.43 - Planting Plan | Level 5
L1.44 - Planting Plan | Level 6

L2.11 - Landscape Sections | Ground Level and Level 2
L3.11 - Landscape Details | Paving & Stairs
L3.12 - Landscape Details | Site Furnishings
L3.13 - Landscape Details | Planting

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No.	Description	Date
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1	Issued for DP	May 22/20

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Harris Green Village
1045 Yates Street
Victoria, BC

Cover Page

Date	May. 22/20	Drawing Number
Project No.	1932	L-.--
Scale		
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Landscape Rationale



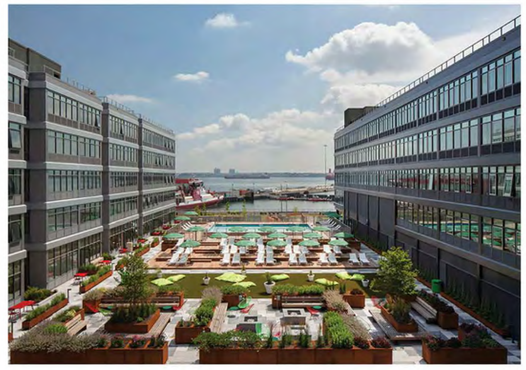
Connections

Incorporate the site into a larger network, which becomes the backbone of the Town Centre. Design elements on the streetscape will draw from and expand on the New Town Standard to allow for better integration into the existing urban fabric.



Edge Enclosure

Utilize design elements to enclose the sidewalk and commercial frontage zone making it feel contained and comfortable. Street trees, rain gardens and site furnishings in the streetscape will assist in creating this sense of enclosure.



Flexibility

Accomodate a wide variety of activities including small scale events and the every day in amenity areas on the podium and rooftops. Including urban agriculture, a variety of seating types, site furnishings, lounge and recreational areas.



Invitation

Design the commercial frontage zone and outdoor amenity areas to be welcoming and inviting for people of all different ages, interests and backgrounds. Lush roof terrace planting provide inviting spaces for residents.



Protection

Generous sidewalk widths, rain garden planting and street trees can assist in protecting and buffering pedestrian areas and the commercial frontage zone from vehicular traffic and noise from busy streets.



Comfort

Incorporate weather protection for all seasons, adequate lighting and plenty of seating to provide comfort for end users to allow them linger.

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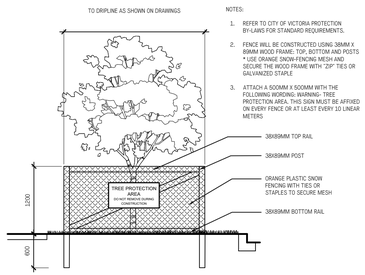
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Landscape Rationale

Date	May. 22/20	Drawing Number
Project No.	1932	L0.00
Scale		
Drawn|Checked	kw | gc | JF	



NOTES:

1. REFER TO CITY OF VICTORIA PROTECTION BY-LAWS FOR STANDARD REQUIREMENTS.
2. FENCE WILL BE CONSTRUCTED USING 38MM X 89MM WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLE
3. ATTACH A 500MM X 500MM WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS

TREE PROTECTION FENCING
NTS

TREE INVENTORY

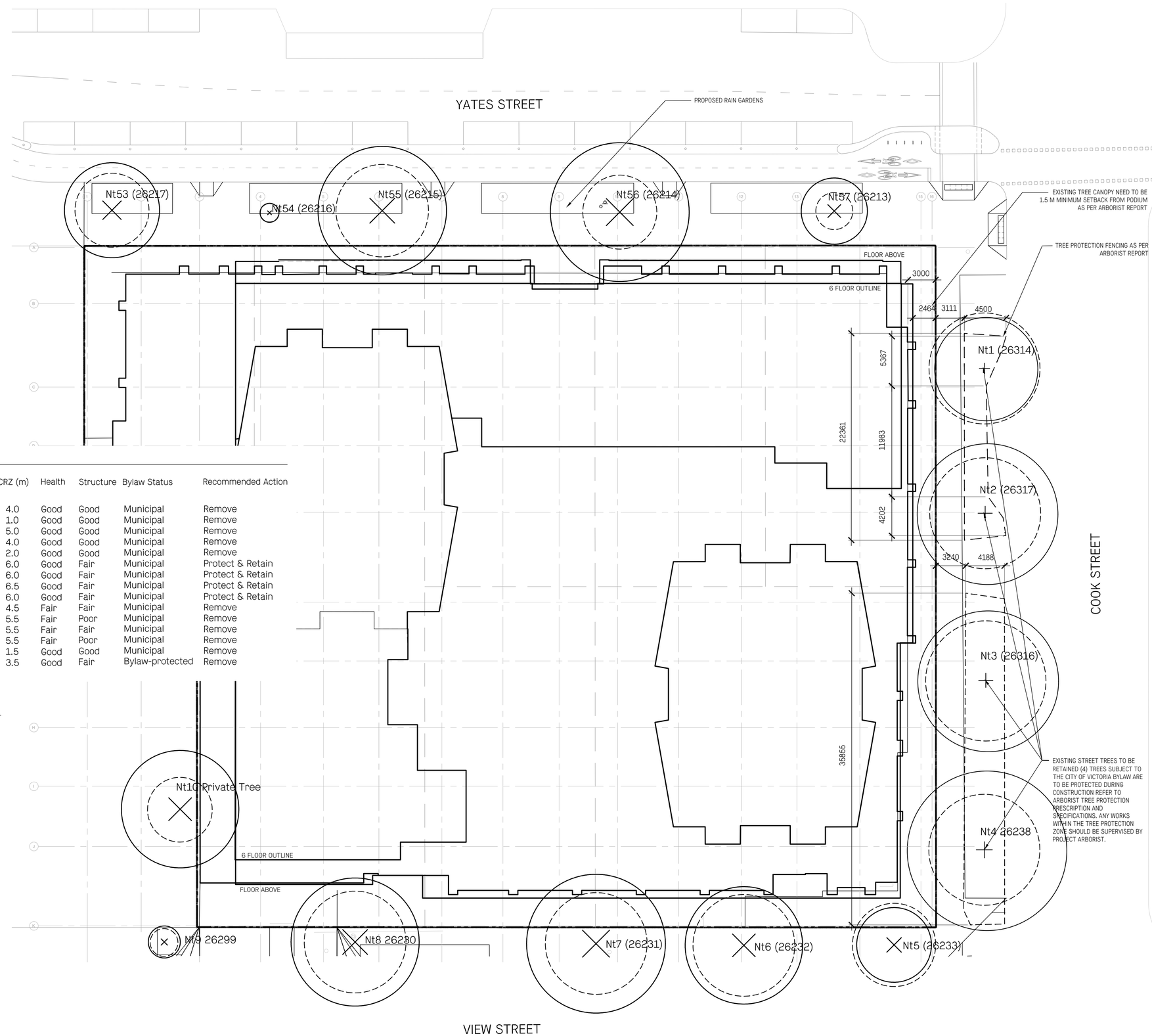
TREE I.D. (Municipal I.D.)	Common Name	DBH (cm)	Crown (m) Spread	CRZ (m)	Health	Structure	Bylaw Status	Recommended Action
Nt53 (26217)	Richmond Canoe Birch	39	10	4.0	Good	Good	Municipal	Remove
Nt54 (26216)	Japanese Tree Lilac	6	1	1.0	Good	Good	Municipal	Remove
Nt55 (26215)	Richmond Canoe Birch	48	14	5.0	Good	Good	Municipal	Remove
Nt56 (26214)	Richmond Canoe Birch	42	13	4.0	Good	Good	Municipal	Remove
Nt57 (26213)	Richmond Canoe Birch	19	6	2.0	Good	Good	Municipal	Remove
Nt1 (26314)	Horse Chestnut	75	11	6.0	Good	Fair	Municipal	Protect & Retain
Nt2 (26317)	Horse Chestnut	74	15	6.0	Good	Fair	Municipal	Protect & Retain
Nt3 (26316)	Horse Chestnut	84	15	6.5	Good	Fair	Municipal	Protect & Retain
Nt4 (26238)	Horse Chestnut	74	17	6.0	Good	Fair	Municipal	Protect & Retain
Nt5 (26233)	Lindsay Plum	43	7	4.5	Fair	Fair	Municipal	Remove
Nt6 (26232)	Lindsay Plum	54	11	5.5	Fair	Poor	Municipal	Remove
Nt7 (26231)	Lindsay Plum	56	13	5.5	Fair	Fair	Municipal	Remove
Nt8 (26230)	Lindsay Plum	53	12	5.5	Fair	Poor	Municipal	Remove
Nt9 (26299)	Persian Ironwood	12	3	1.5	Good	Good	Municipal	Remove
Nt10 (Private)	Flowering Plum	36	11	3.5	Good	Fair	Bylaw-protected	Remove

TREE PROTECTION LEGEND

QTY.	DESCRIPTION
4	EXISTING STREET TREE TO REMAIN
8	EXISTING STREET TREE TO REMOVE
	TREE PROTECTION FENCING
	CRITICAL ROOT ZONE (CRZ)

NOTES

1. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
3. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
4. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
5. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.



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No.	Description	Date
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

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Harris Green Village
1045 Yates Street
Victoria, BC

Tree Management
Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L0.01
Scale	1:200	
Drawn|Checked	kw | gc | JF	

LEGEND

PROPERTY LINE

ELEVATION

DETAIL, SECTION

DETAIL NUMBER

SHEET ON WHICH DETAIL IS SHOWN

PRIMARY SECTION

REVISION

NEW STREET TREE IN RAIN GARDEN

PEDESTRIAN LIGHT NEW TOWN STANDARD

YATES STREET

CUSTOM WOOD BENCHES TYP.

PERMEABLE PAVERS

NEW TOWN STANDARD PAVING

RAIN GARDEN TYP.

SIDEWALK

CORNER TREATMENT AS PER DPRP NEW TOWN STANDARD

TRASH BIN

CUSTOM WOOD BENCH

BOLLARD, TYP.

PRE DESIGN FOR POTENTIAL OUTDOOR PATIO [PENDING TENANT]

PARKING INTAKE REFER TO ARCH.

NEW TOWN STANDARD PAVING

FLOOR ABOVE

CLASS B BIKE RACKS (2 BIKE CAPACITY PER RACK, 16 BIKE PARKING SPOTS)

BASALT PAVING BAND WITH STREET NAME TYP.

PLANTER DIVIDERS

PLANTED BUFFER

COOK STREET

EXISTING UTILITY POLE TO REMAIN

EXISTING STREET TREE TO BE RETAINED (2)

TOWNHOUSE CONCRETE RAISED PLANTERS TYP.

TOWNHOUSE PATIO TYP.

RAISED CONCRETE PLANTER

PARKING EXHAUST REFER TO ARCH.

FLOOR ABOVE

TRASH BIN

CUSTOM WOOD BENCH

BOLLARD, TYP.

CORNER TREATMENT AS PER DPRP NEW TOWN STANDARD

RAMP REFER TO ARCH.

EXISTING UTILITY POLE, TO BE RELOCATED

RAIN GARDEN PLANTING

PROPOSED STREET TREE IN SP-48 DOBNEY TREE GRATE WITH METAL TREE GUARD PER COV STANDARD

VIEW STREET

LOW PLANTING

CLASS B BIKE RACKS (8 BIKE RACKS, 16 BIKE PARKING SPOTS)

BIKE RACKS (3)

NEW TOWN PAVING STANDARD

BASALT PAVING BAND WITH STREET NAME TYP.

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Harris Green Village

1045 Yates Street
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Illustrative Plan

Level 1

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.01
Scale	1:200		
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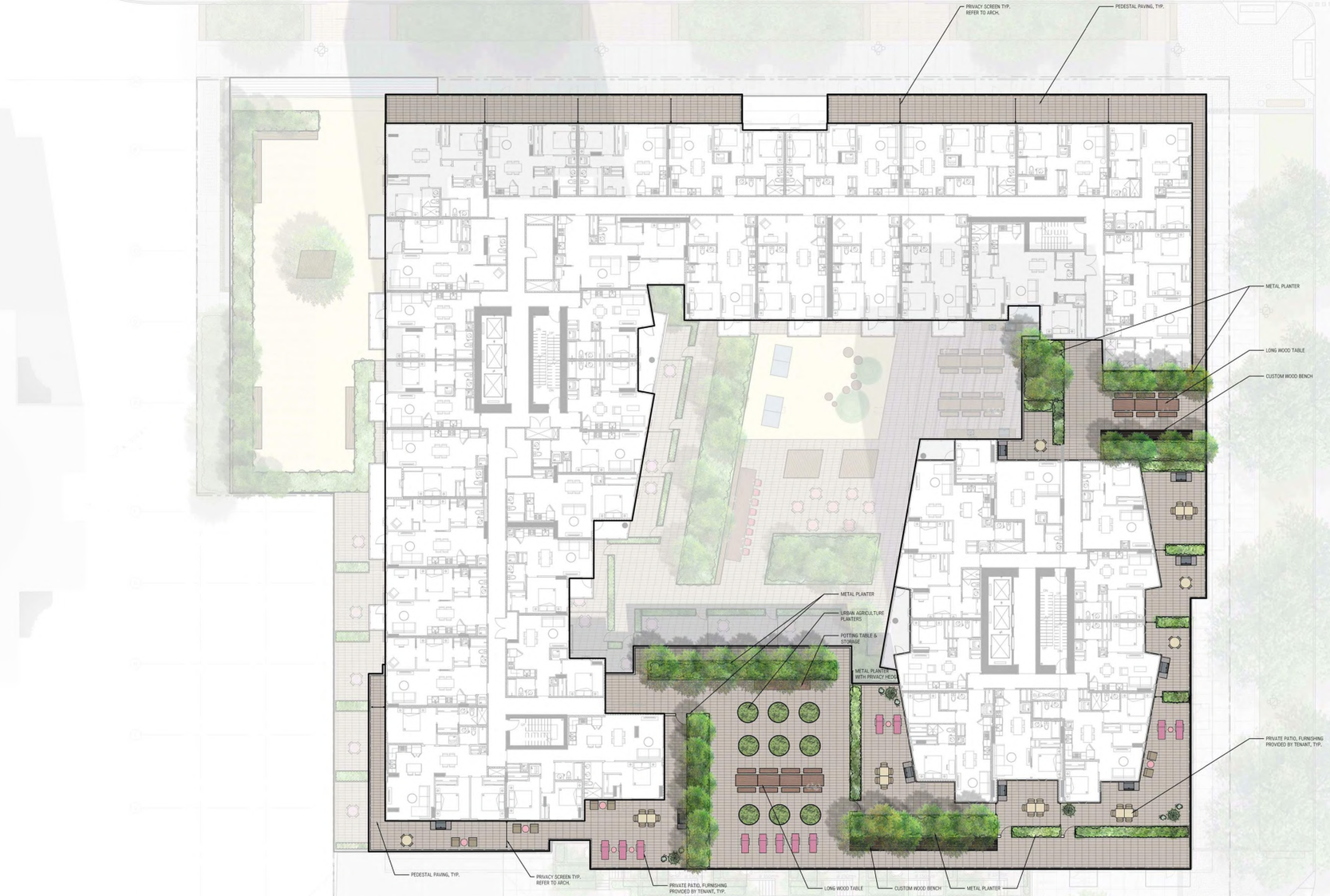
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Illustrative Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.02
Scale	1:200	
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Illustrative Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.03
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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Illustrative Plan
Level 6

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.04
Scale	1:200		
Drawn|Checked	kw | gc | JF		

LEGEND

PROPERTY LINE

ELEVATION

DETAIL SECTION

DETAIL NUMBER

SHEET ON WHICH DETAIL IS SHOWN

PRIMARY SECTION

REVISION

20.00
20.00 (EXT)
0.0 %
0.0 %

BUS SHELTER

YATES STREET

NEW STREET TREE IN RAIN GARDEN

PEDESTRIAN LIGHT NEW TOWN STANDARD

RAIN GARDEN TYP.

SIDEWALK

PRE DESIGN FOR POTENTIAL OUTDOOR PATIO [PENDING TENANT]

PARKING INTAKE REFER TO ARCH.

PLANTER DIVIDERS

PLANTED BUFFER

CUSTOM WOOD BENCHES TYP.

PERMEABLE PAVERS

NEW TOWN STANDARD PAVING

CORNER TREATMENT AS PER DPRP NEW TOWN STANDARD

TRASH BIN

CUSTOM WOOD BENCH

BOLLARD, TYP.

NEW TOWN STANDARD PAVING

FLOOR ABOVE

BASALT PAVING BAND WITH STREET NAME TYP.

CLASS B BIKE RACKS (2 BIKE CAPACITY PER RACK, 16 BIKE PARKING SPOTS)

COOK STREET

EXISTING UTILITY POLE TO REMAIN

EXISTING STREET TREE TO BE RETAINED (2)

TRASH BIN

CUSTOM WOOD BENCH

BOLLARD, TYP.

CORNER TREATMENT AS PER DPRP NEW TOWN STANDARD

TOWNHOUSE CONCRETE RAISED PLANTERS TYP.

TOWNHOUSE PATIO TYP.

RAISED CONCRETE PLANTER

PARKING EXHAUST REFER TO ARCH.

FLOOR ABOVE

RAMP REFER TO ARCH.

EXISTING UTILITY POLE, TO BE RELOCATED

RAIN GARDEN PLANTING

PROPOSED STREET TREE IN SP-48 DOBNEY TREE GRATE WITH METAL TREE GUARD PER COV STANDARD

VIEW STREET

LOW PLANTING

CLASS B BIKE RACKS (8 BIKE RACKS, 16 BIKE PARKING SPOTS)

BIKE RACKS (3)

NEW TOWN PAVING STANDARD

BASALT PAVING BAND WITH STREET NAME TYP.

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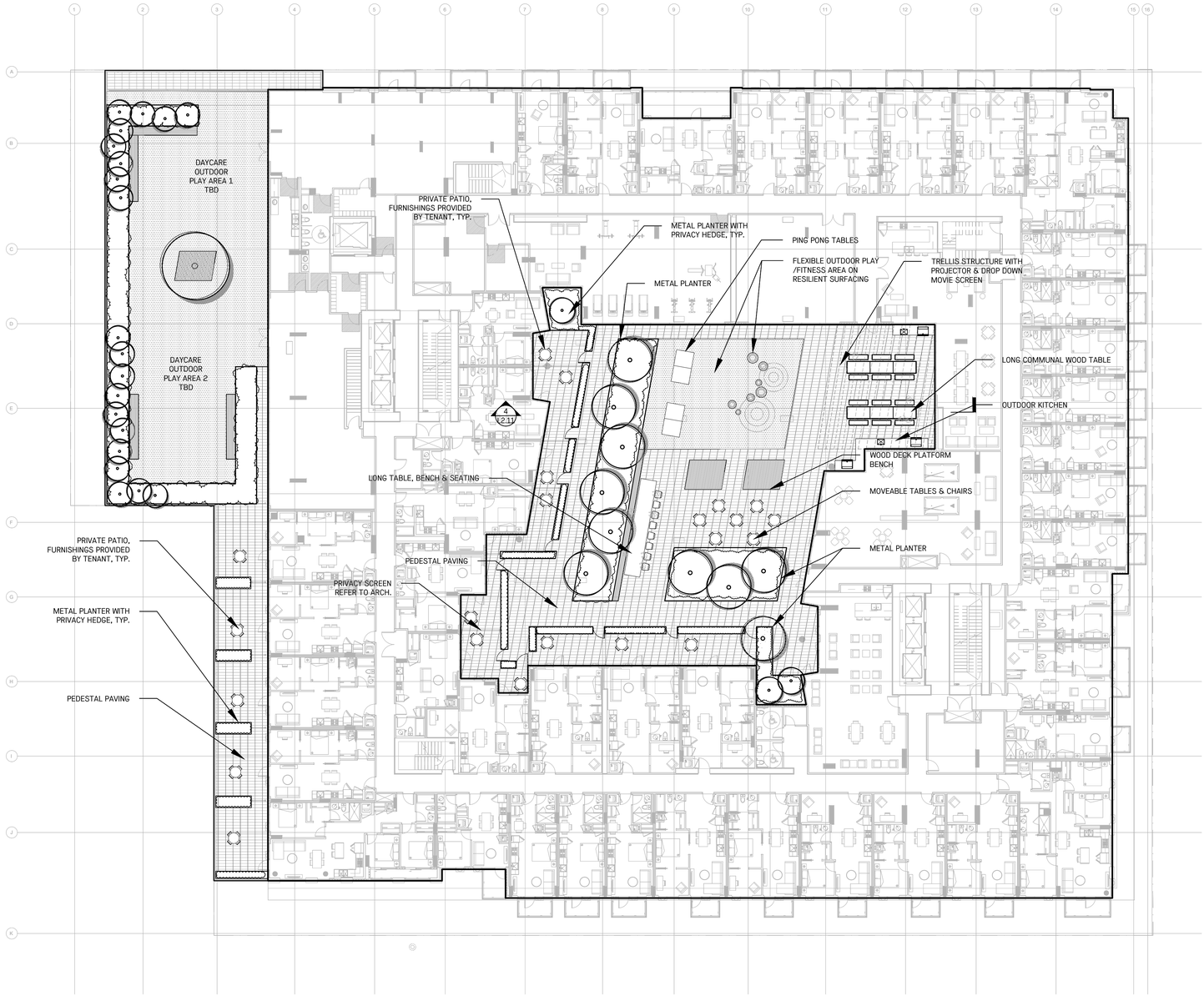
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Harris Green Village
1045 Yates Street
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Materials Plan
Level 1

Date	May. 22/20
Project No.	1932
Scale	1:200
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Drawing Number
L1.11



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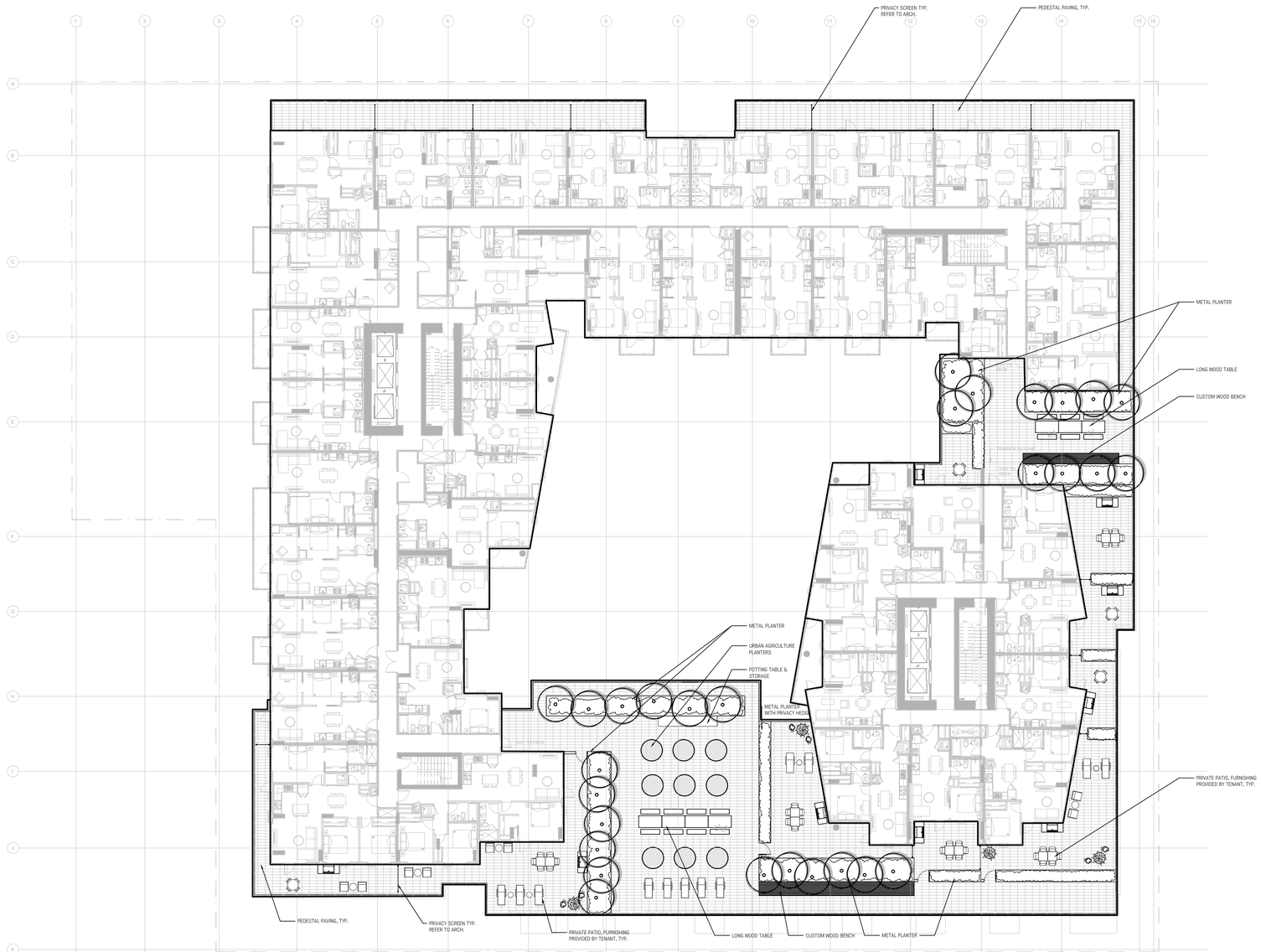
No.	Description	Date
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Materials Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.12
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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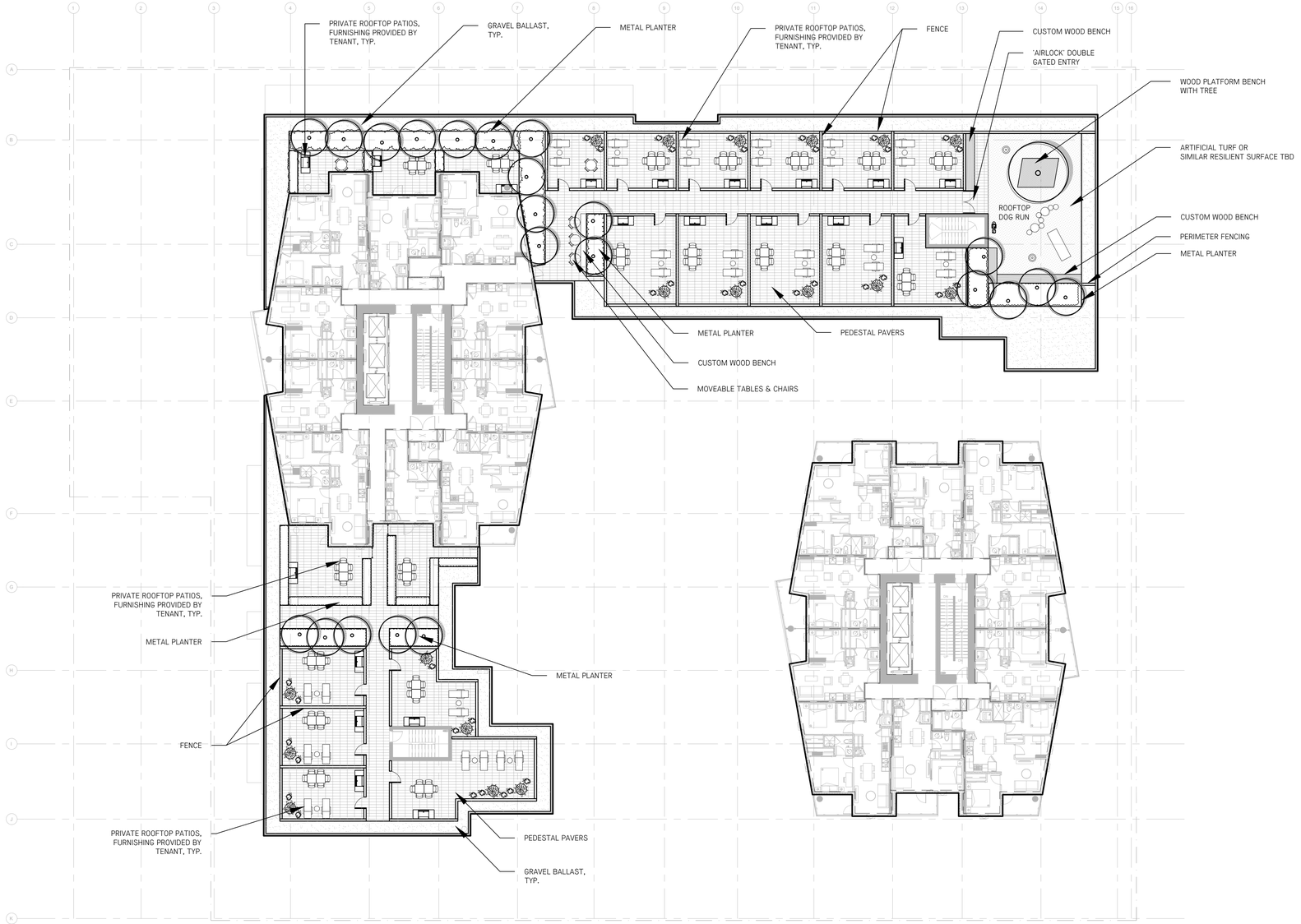
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Materials Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.13
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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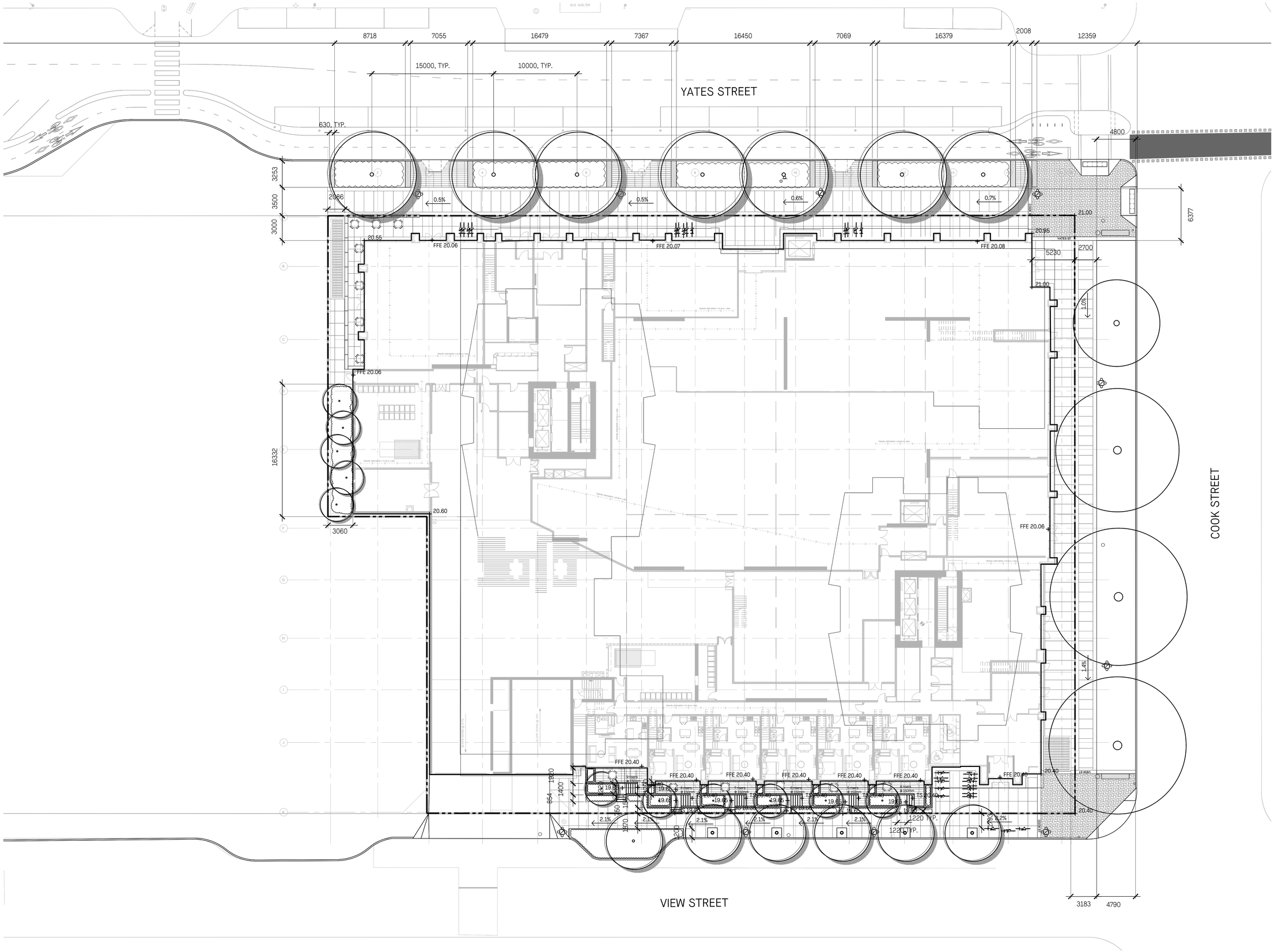
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Materials Plan
Level 6

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.14
Scale	1:200		
Drawn|Checked	kw | gc | JF		



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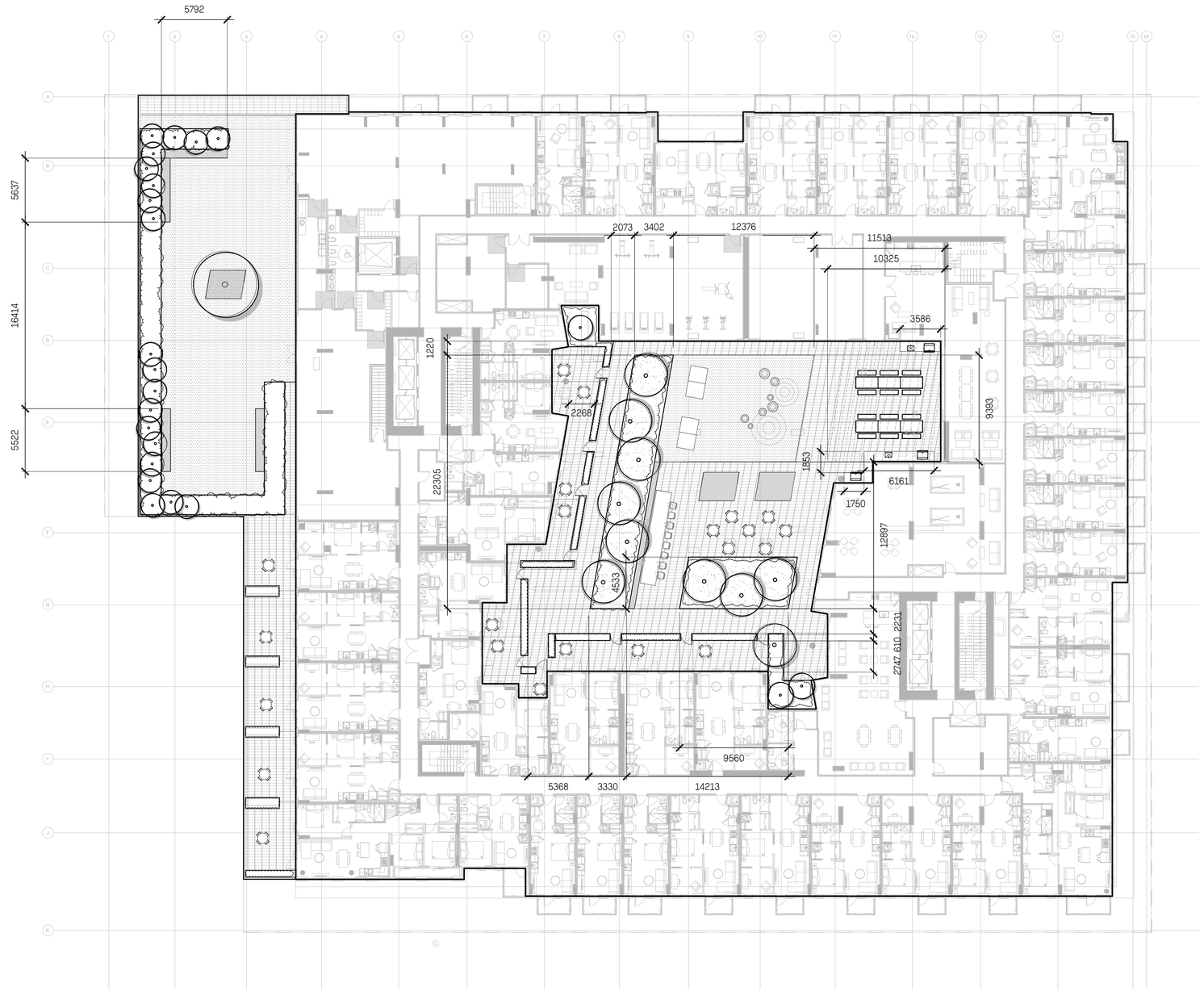
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Layout Plan
Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L1.21
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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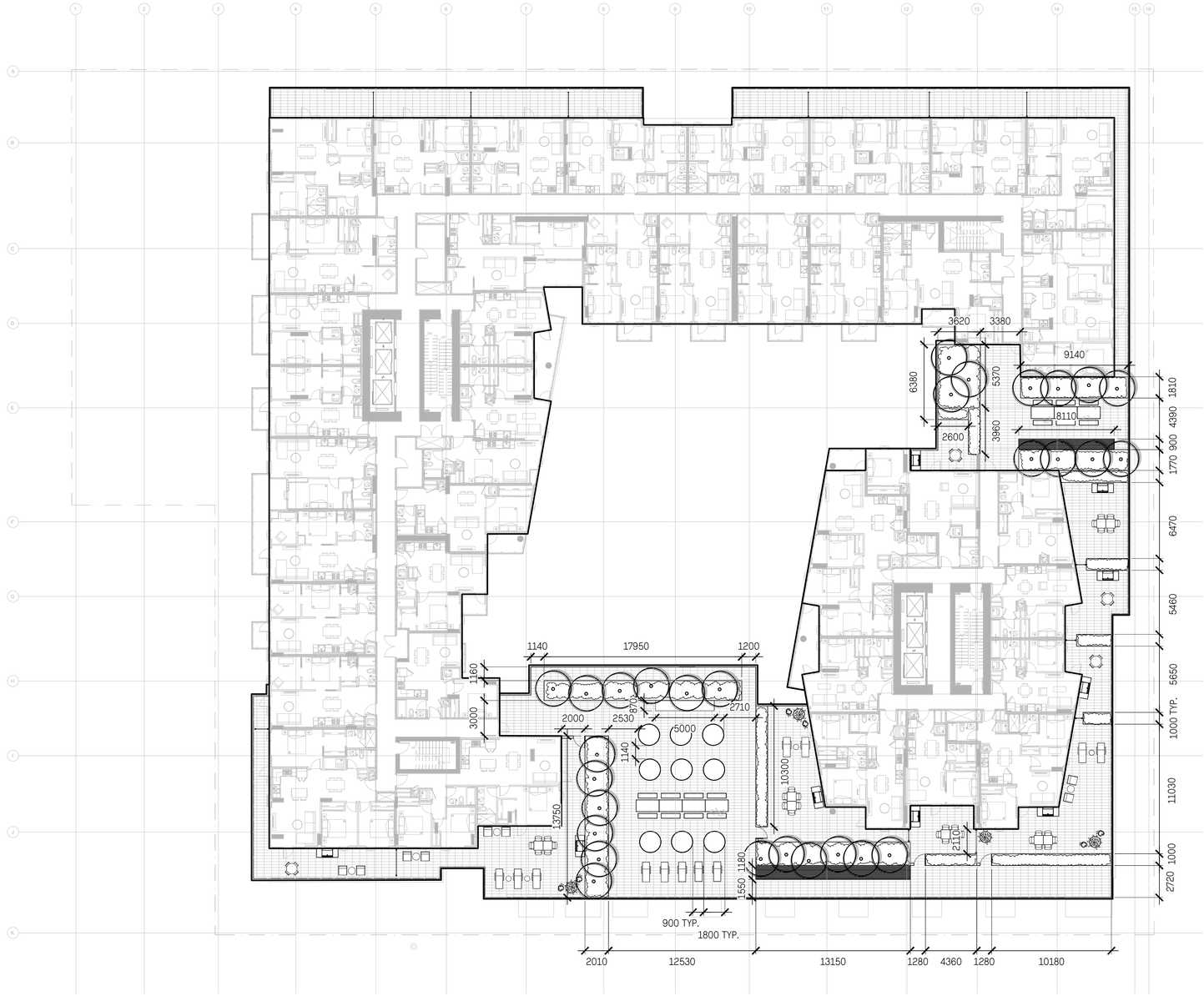
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Layout Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.22
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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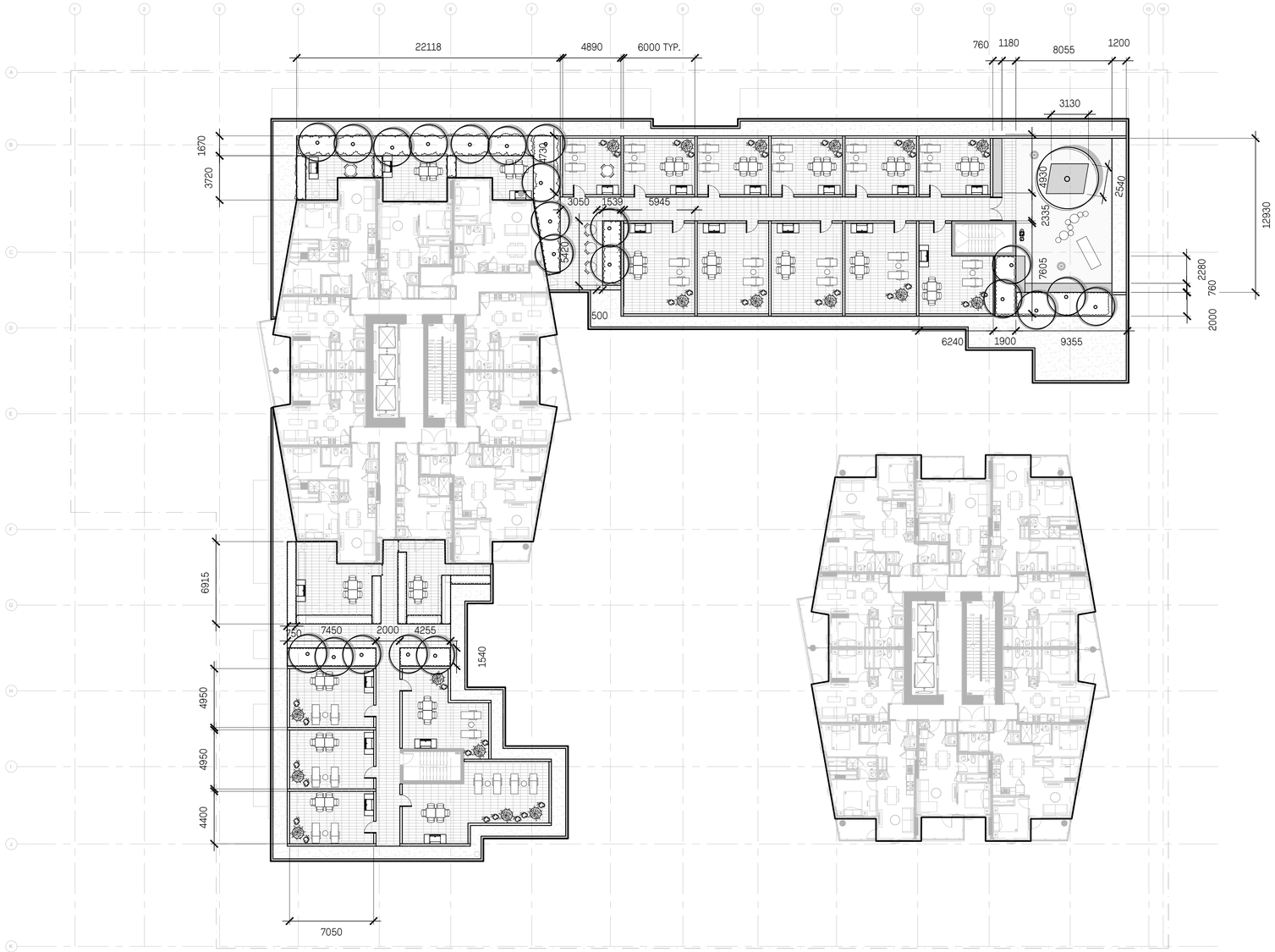
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Layout Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.23
Scale	1:200	
Drawn|Checked	kw | gc | JF	



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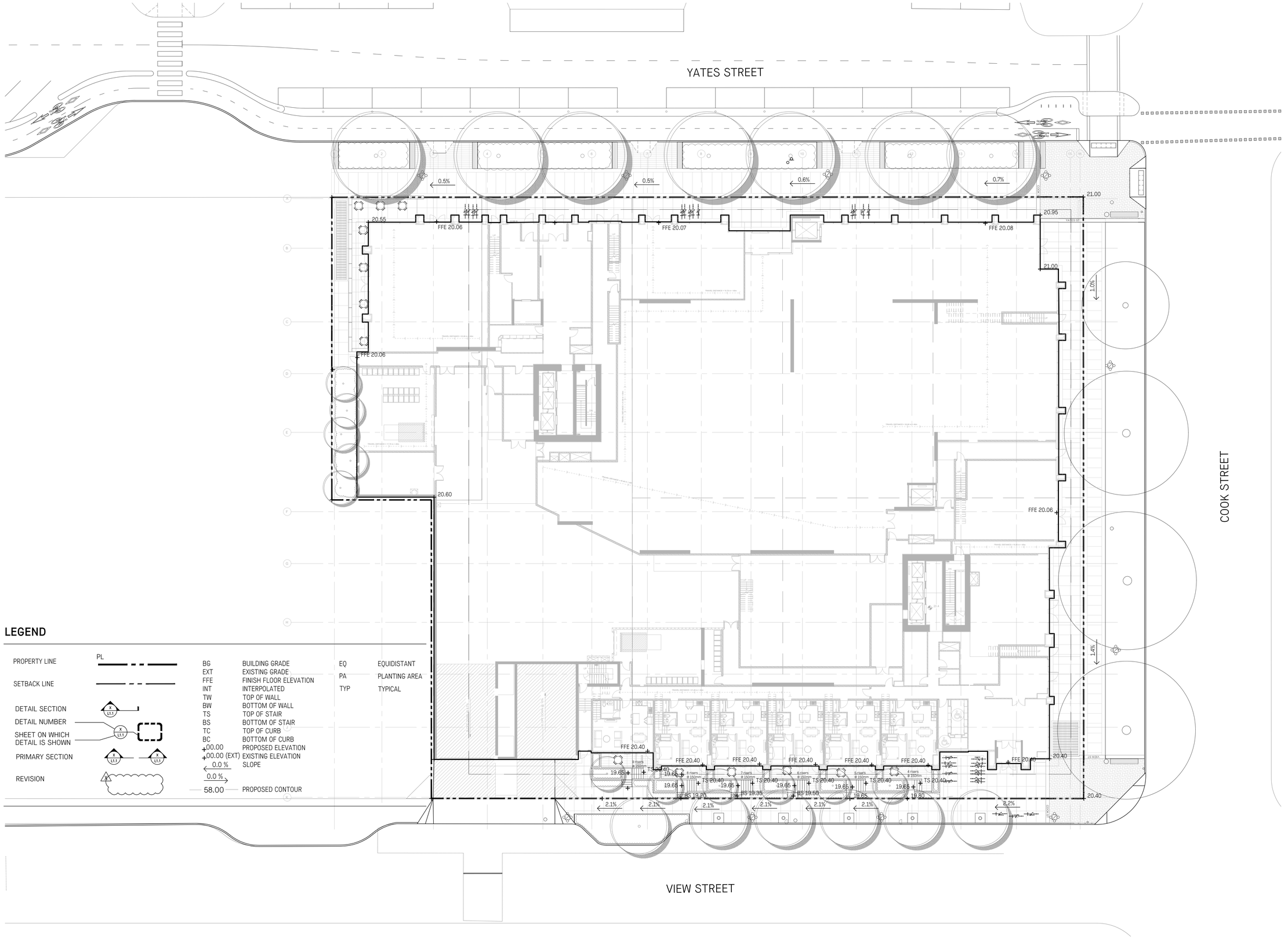
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Layout Plan
Level 6

Date	May. 22/20	Drawing Number
Project No.	1932	L1.24
Scale	1:200	
Drawn|Checked	kw | gc | JF	



LEGEND

PROPERTY LINE	PL	BG	BUILDING GRADE	EQ	EQUIDISTANT
SETBACK LINE		EXT	EXISTING GRADE	PA	PLANTING AREA
		FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
		INT	INTERPOLATED		
		TW	TOP OF WALL		
		BW	BOTTOM OF WALL		
		TS	TOP OF STAIR		
		BS	BOTTOM OF STAIR		
		TC	TOP OF CURB		
		BC	BOTTOM OF CURB		
		+00.00	PROPOSED ELEVATION		
		+00.00 (EXT)	EXISTING ELEVATION		
		← 0.0 %	SLOPE		
		0.0 % →			
		58.00	PROPOSED CONTOUR		

DETAIL SECTION — X / L1.1
DETAIL NUMBER — X / L1.1
SHEET ON WHICH DETAIL IS SHOWN — X / L1.1
PRIMARY SECTION — X / L1.1 — X / L1.1
REVISION — 1

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Grading Plan
Level 1

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.31
Scale	1:200		
Drawn|Checked	kw | gc | JF		

TREES



Cornus kousa `satomi`/ Red Kousa Dogwood

PERENNIALS, FERNS, AND GRASSES



Miscanthus Sinensis 'Morning Light'/ Eulalia Grass



Liriope gigantea / Giant Liriope



Polystichum munitum/ Western Sword Fern

SHRUBS



Salix purpurea 'Nana'/ Dwarf Arctic Willow



Lonicera pileata/ Privet Honeysuckle



Arctostaphylos uva ursi/ Kinnikinnick



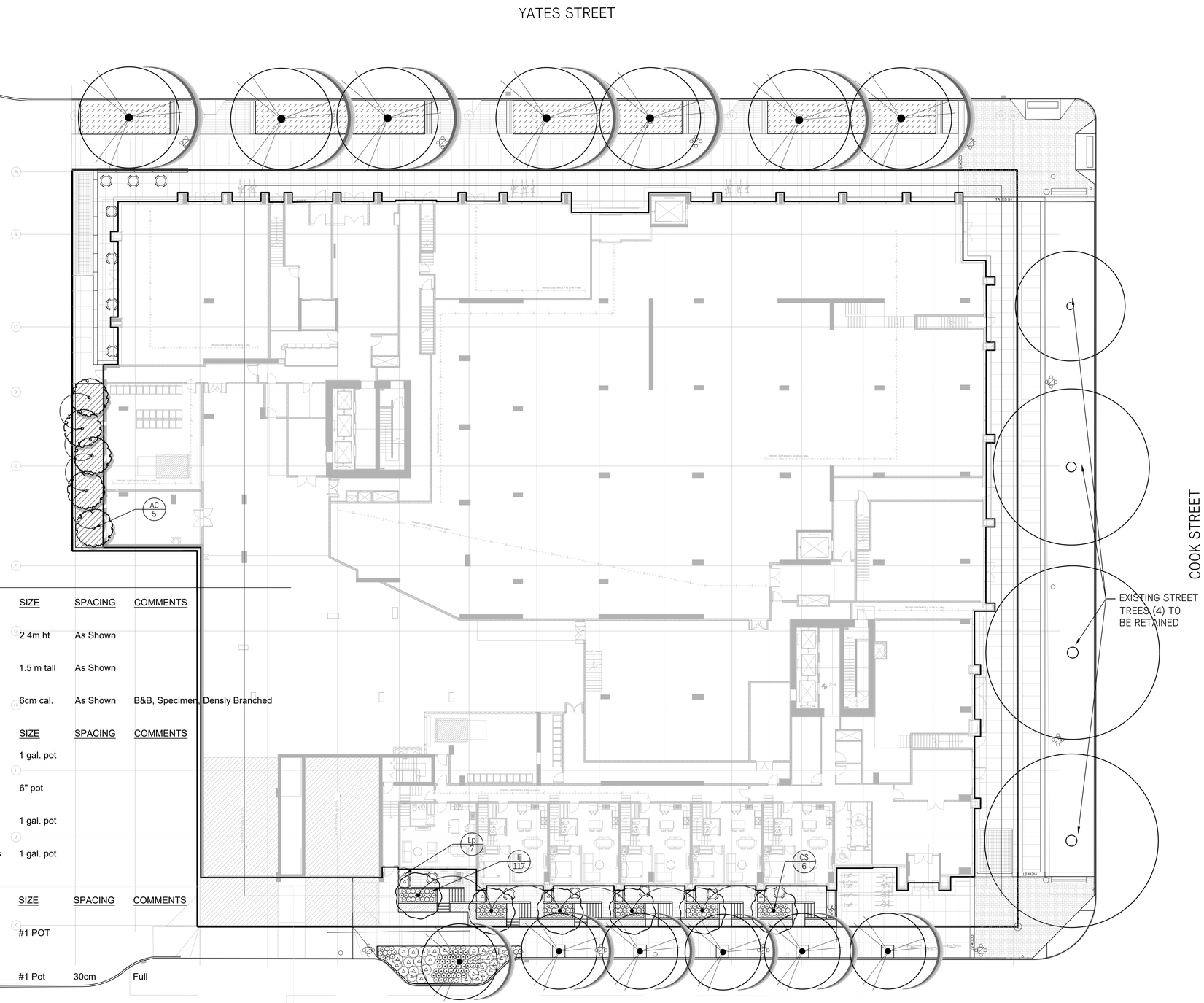
Iris japonica/ Japanese Iris



Ceanothus thyrsiflorus/ Blue Blossom



Spiraea japonica/ Japanese Spirea



PLANT SCHEDULE - LEVEL 1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	5	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	CS	6	Cornus kousa `Satomi` / Red Kousa Dogwood	1.5 m tall	As Shown	
	COV	13	Species TBD / By City of Victoria Parks	6cm cal.	As Shown	B&B, Specimen, Densly Branched

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Au	52	Arctostaphylos uva-ursi / Kinnikinnick	1 gal. pot		
	Ij	139	Iris japonica / Japanese Iris	6" pot		
	Lp	7	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Mm	28	Miscanthus sinensis `Morning Light` / Eulalia Grass	1 gal. pot		

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Ct2	120	Ceanothus thyrsiflorus / Blue Blossom	#1 POT		
	Lg	188.6 m²	Liriope gigantea / Giant Liriope	#1 Pot	30cm	Full
	Pm2	180	Polystichum munitum / Western Sword Fern	#1 POT		

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Planting Plan
Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L1.41
Scale	1:200	
Drawn|Checked	kw | gc | JF	

PLANT SCHEDULE - LEVEL 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	2	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	AO	10	Acer palmatum 'Osakazuki' / Osakazuki Japanese Maple	2.4m ht	As Shown	
	SJ2	20	Styrax japonicus / Japanese Snowbell	2.4m ht	As Shown	
	TD	56	Taxus x media / Dense Yew	2.4m ht	As Shown	(2.1M) STD

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	35	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Ho	44	Helleborus orientalis / Lenten Rose	#1 Pot	30cm	Full
	Ij	90	Iris japonica / Japanese Iris	6" pot		
	Lp	35	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Ra	65	Rhododendron x 'Hino-white' / White Hino Azalea	1 gal. pot		

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	SPACING
	Ct2	42	Ceanothus thyrsiflorus / Blue Blossom	#1 POT			500mm

TREES



Acer palmatum 'osazuki'/ Japanese Maple



Acer circinatum/ Vine Maple



Styrax japonicus/ Japanese Snowbell

HEDGE



Taxus x media/ Yew

SHRUBS



Iris japonica/ Japanese Iris



Lonicera pileata/ Privet Honeysuckle



Ceanothus thyrsiflorus/ Blue Blossom



Rhododendron x 'Hino-white'/ White Hino Azalea

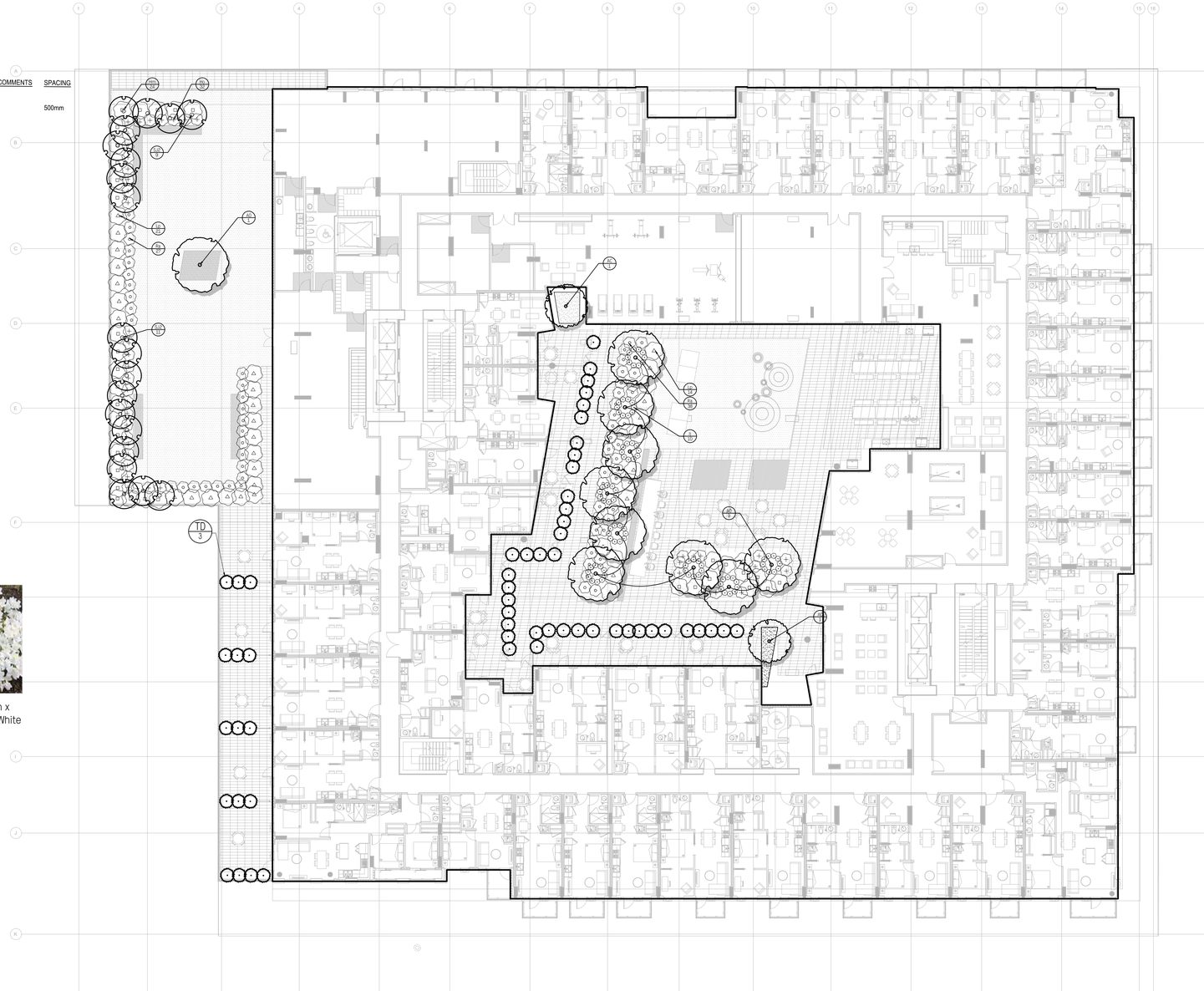
PERENNIALS, FERNS, GRASSES & GROUNDCOVERS



Hakonechloa macra/ Japanese Forest Grass



Helleborus orientalis/ Lenten Rose



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Planting Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.42
Scale	1:200	
Drawn|Checked	kw | gc | JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	14	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	CN	15	Cornus nuttallii / Western Flowering Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	56	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Lp	31	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Ra	33	Rhododendron x `Hino-white` / White Hino Azalea	1 gal. pot		
	Td2	42	Taxus x media / Dense Yew	1 gal. pot		

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Fc	22.4 m²	Fragaria chiloensis / Beach Strawberry	#1 Pot	30cm	Full

TREES



Acer circinatum/
Vine Maple



Cornus nuttallii/
Western Flowering
Dogwood

HEDGE



Taxus x media/
Yew

SHRUBS



Rhododendron x
'Hino-white'/ White
Hino Azalea



Lonicera pileata/
Privet Honeysuckle

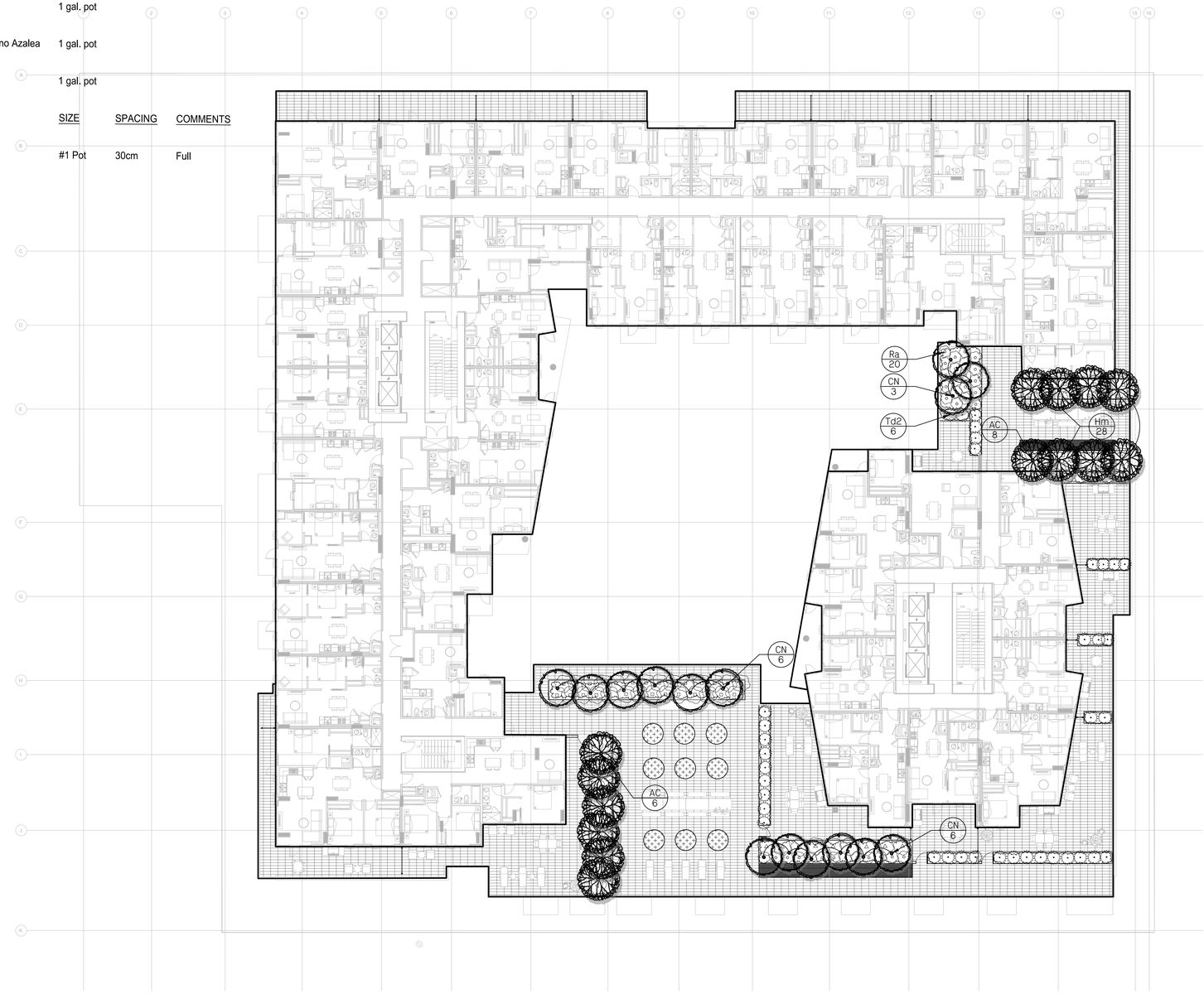
PERENNIALS, FERNS, GRASSES & GROUNDCOVERS



Fragaria
chiloensis/ Beach
Strawberry



Hakonechloa
macra/ Japanese
Forest Grass



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Planting Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.43
Scale	1:200	
Drawn|Checked	kw | gc | JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AO	1	Acer palmatum `Osakazuki` / Osakazuki Japanese Maple	2.4m ht	As Shown	
	CN	11	Cornus nuttallii / Western Flowering Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree
	NT	11	Nyssa sylvatica `Haymanred` / Sour Gum	6cm cal.	As Shown	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	Hm	48	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Lp	29	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Td2	42	Taxus x media / Dense Yew	1 gal. pot		

TREES



Acer palmatum 'osazuki'/ Japanese Maple



Cornus nuttallii/ Western Flowering Dogwood



Nyssa sylvatica 'Haymanred'/ Sour Gum

HEDGE



Taxus x media/ Yew

SHRUB

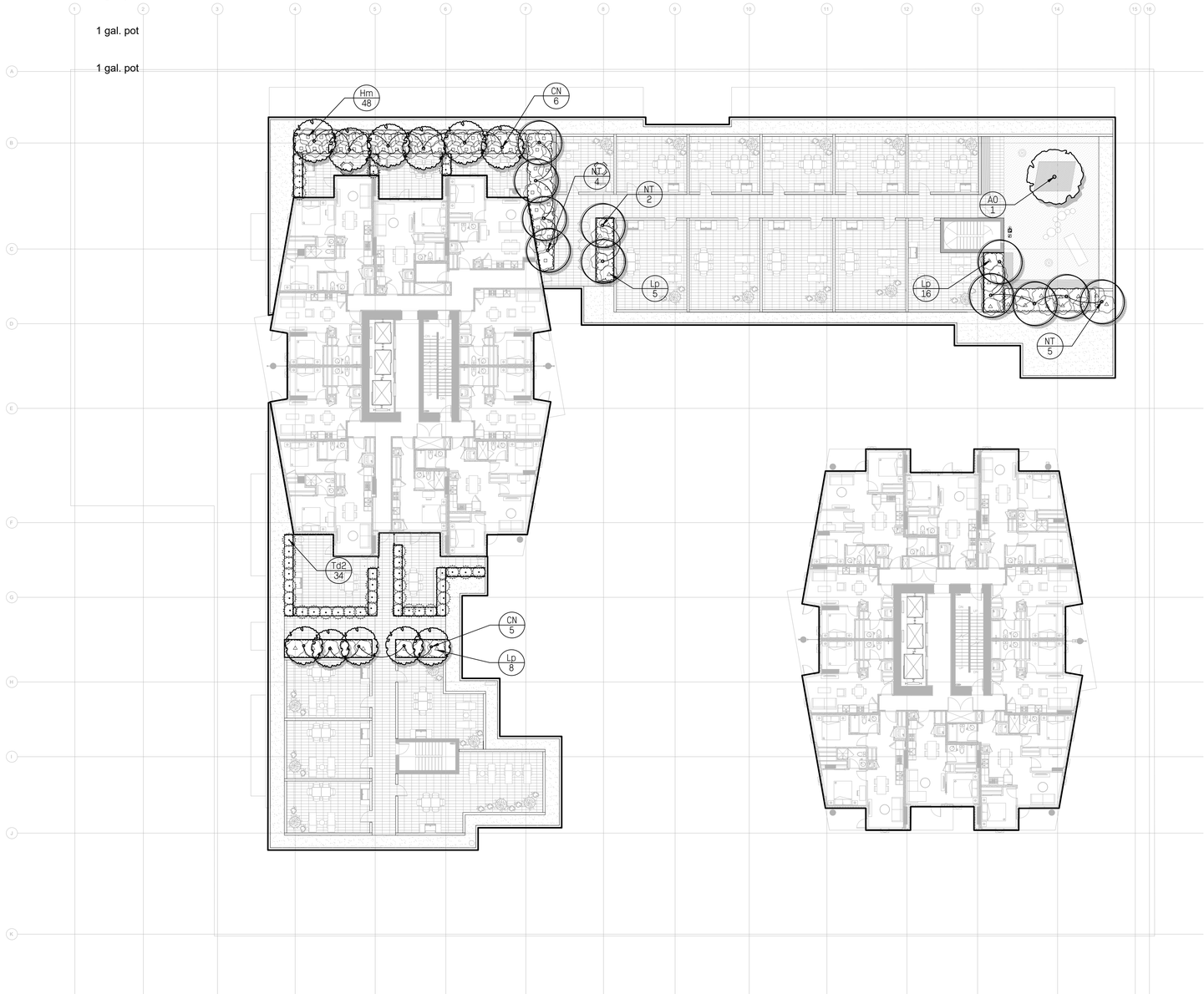


Lonicera pileata/ Privet Honeysuckle

FERNS, GRASSES & GROUNDCOVERS



Hakonechloa macra/ Japanese Forest Grass



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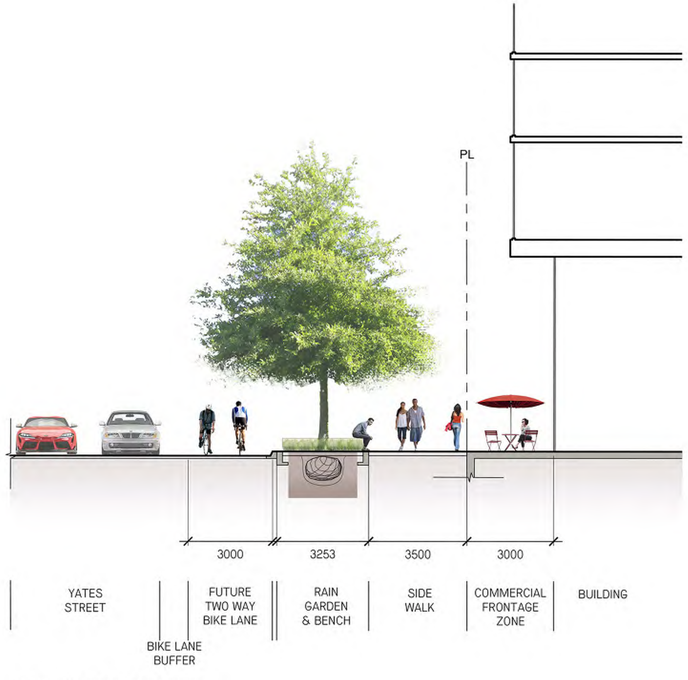
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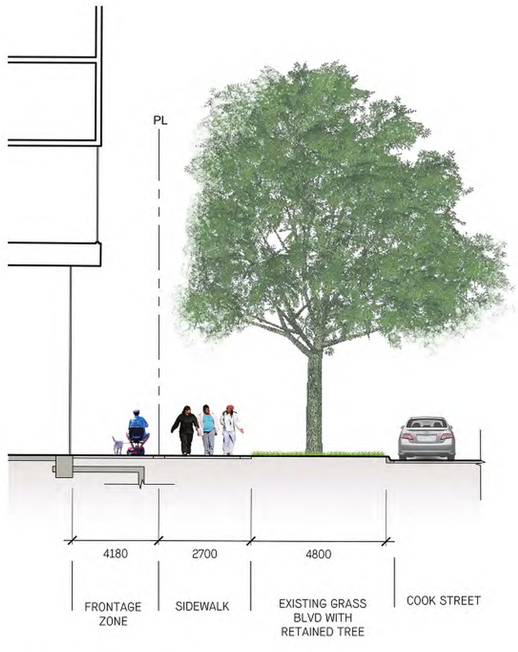
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Planting Plan
Level 6

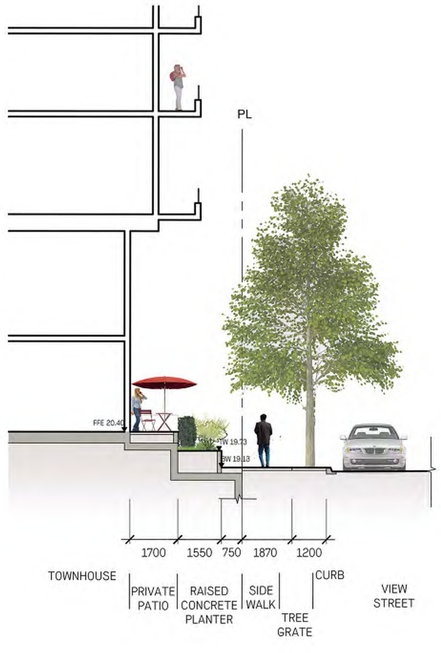
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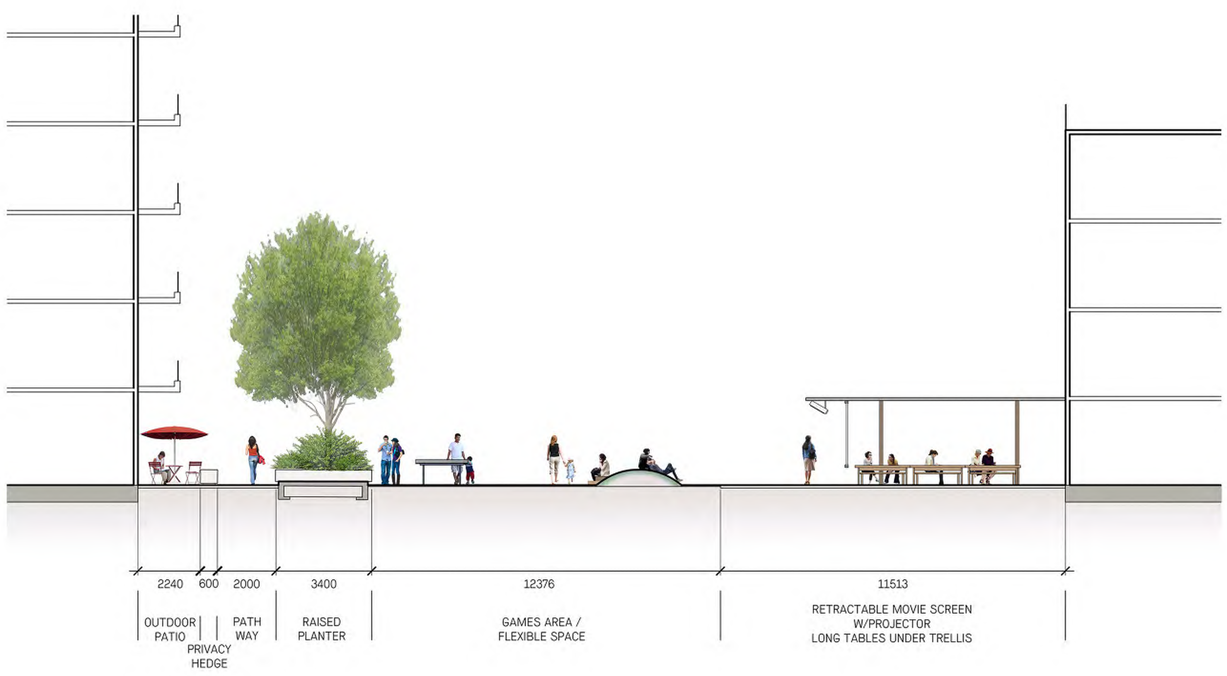
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1:100



2 L2.11 COOK STREET
1:100



3 L2.11 VIEW STREET
1:100



4 L2.11 LEVEL 2 AMENITY
1:100

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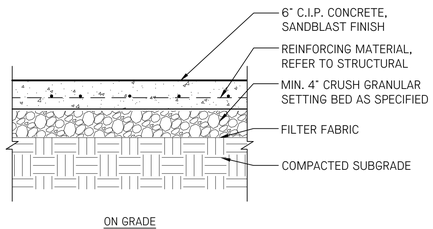
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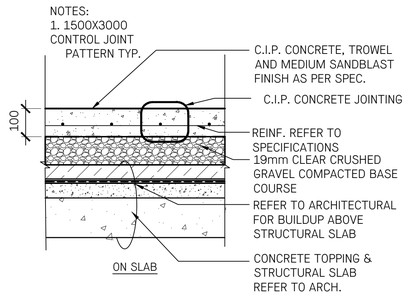
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Ground Level & Level 2

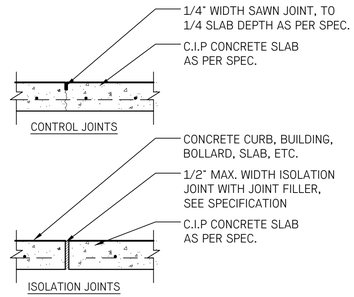
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Project No.	1932	L2.11
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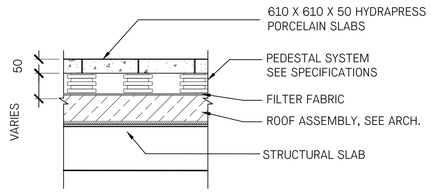
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3. CUT JOINTS BEFORE RANDOM CRACKING OCCURS.







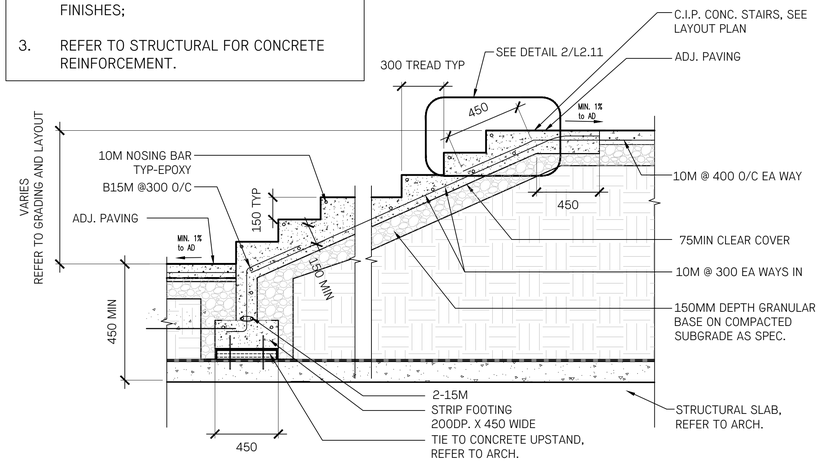
1 L2.10 C.I.P. CONCRETE, TYP.
1:10



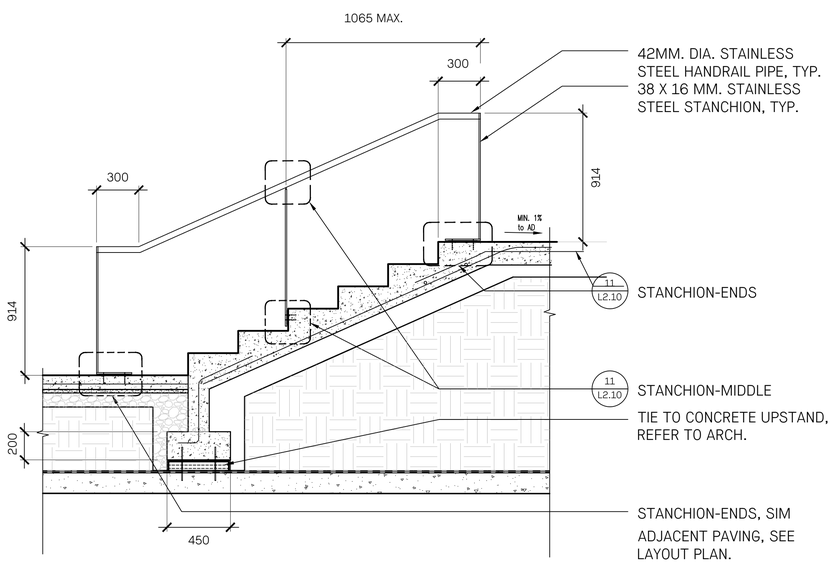
2 L2.10 PAVING ON PEDESTALS
1:10

NOTES:

1. REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS;
2. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES;
3. REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.



3 L2.10 C.I.P. CONCRETE STAIRS, TYP.
1:20



4 L2.10 HANDRAIL, TYP.
1:20

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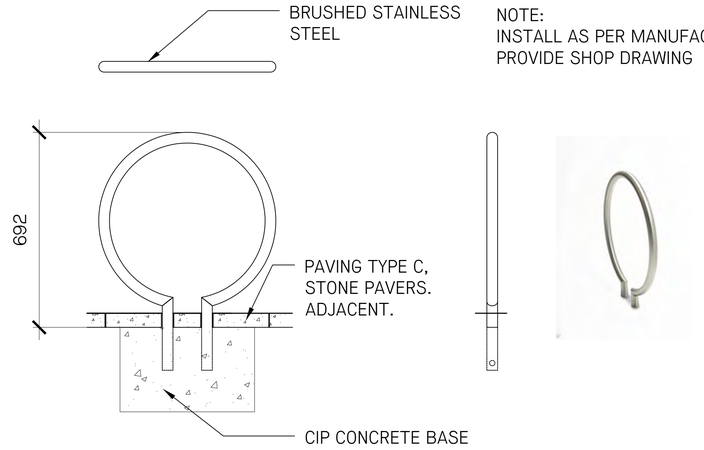
No.	Description	Date
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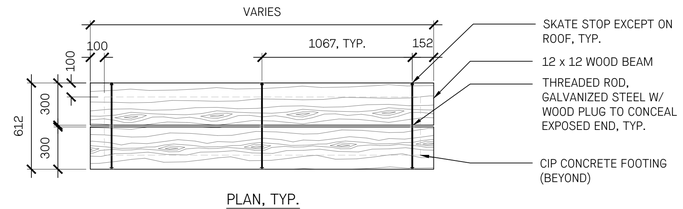
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Details
Paving

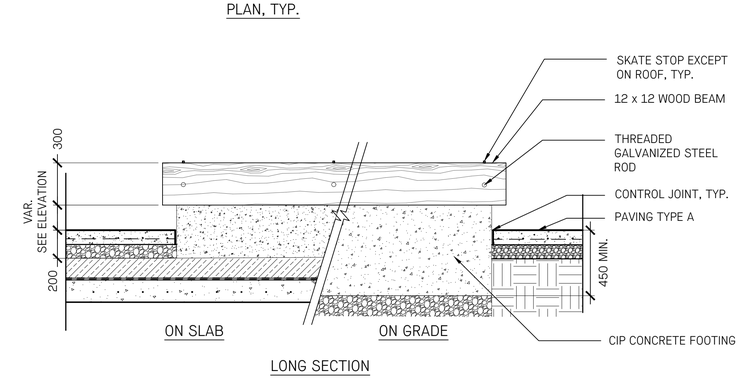
Date	May. 22/20	Drawing Number
Project No.	1932	L3.11
Scale	As Shown	
Drawn|Checked	kw | gc | JF	



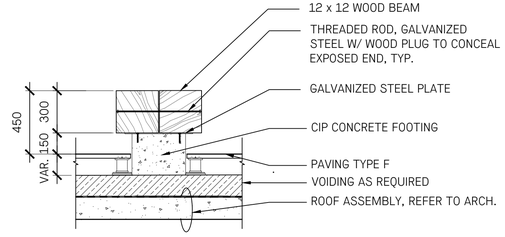
1 L2.11 **RING BIKE RACK**
NTS



PLAN, TYP.

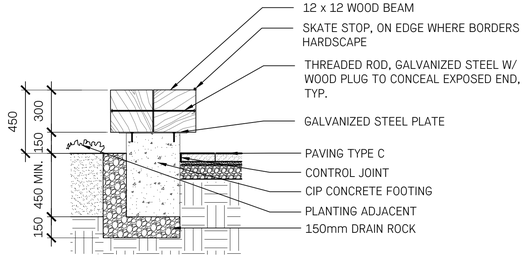


LONG SECTION



ON ROOF ASSEMBLY

SHORT SECTION



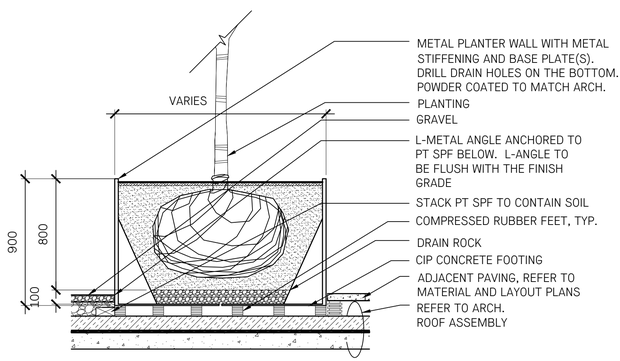
ON GRADE

SHORT SECTION

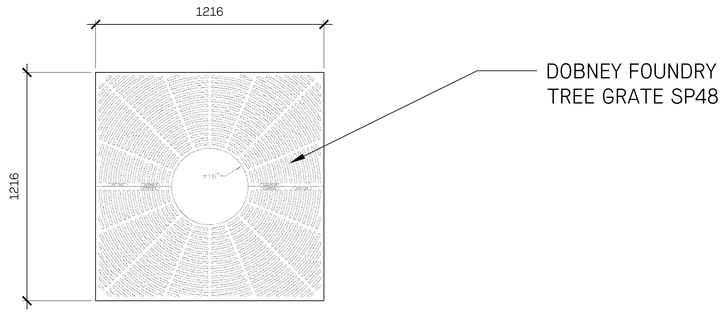
3 L2.11 **CUSTOM WOOD BENCH TYPE I, TYP.**
1:20

SECTION - TYP.

4 L2.11 **METAL PLANTER, TYP.**
1:20



5 L2.11 **METAL PLANTER - TREE**
1:20



2 L2.11 **TREE GRATE**
1:15

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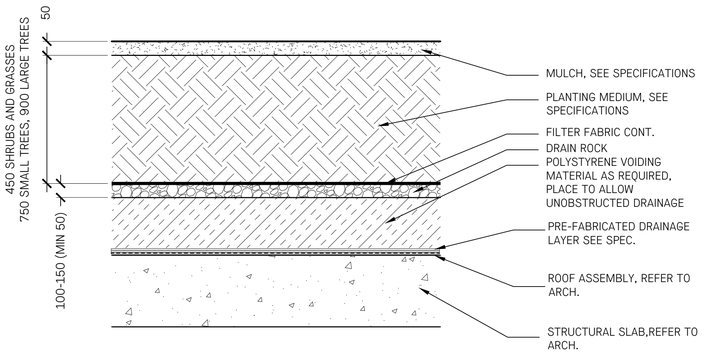
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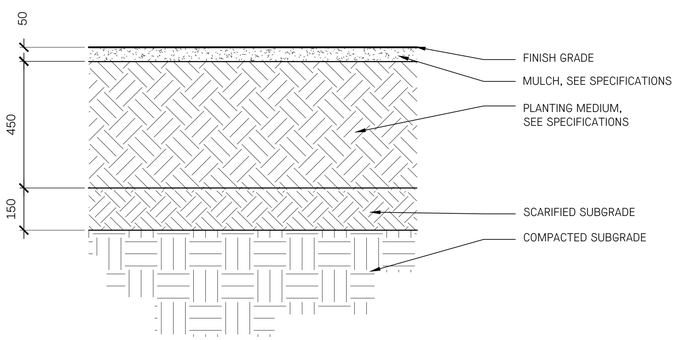
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Details
Site Furnishings

Date	May. 22/20	Drawing Number
Project No.	1932	L3.12
Scale	As Shown	
Drawn|Checked	kw | gc | JF	

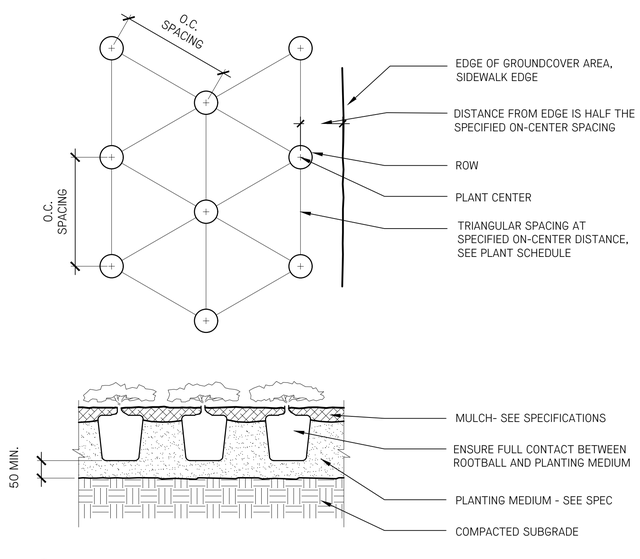


SHRUB AND TREE PLANTING ON SLAB

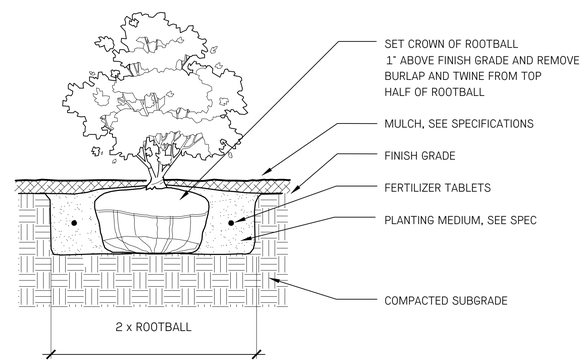


SHRUB PLANTING AREAS

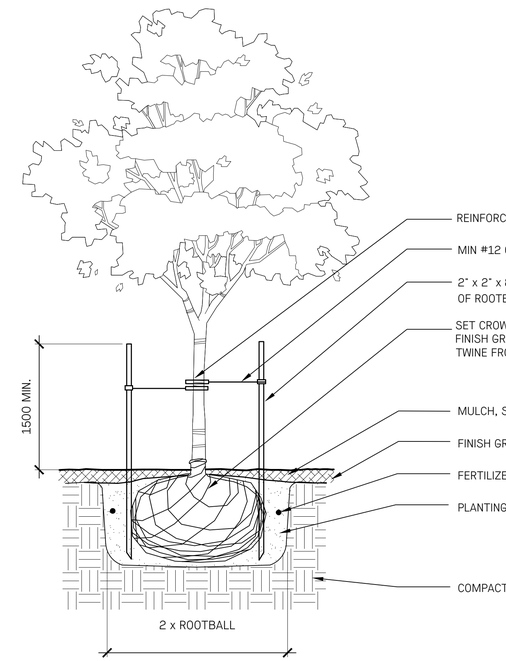
1 L2.12 SOIL PROFILES
NTS



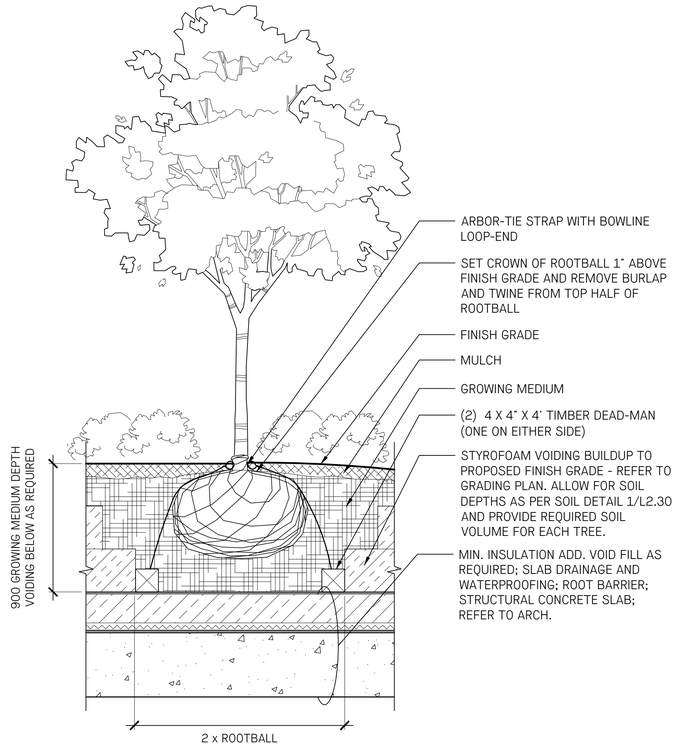
2 L2.11 GROUNDCOVER PLANTING
NTS



3 L2.11 SHRUB PLANTING
NTS



4 L2.11 TREE PLANTING - ON GRADE
NTS



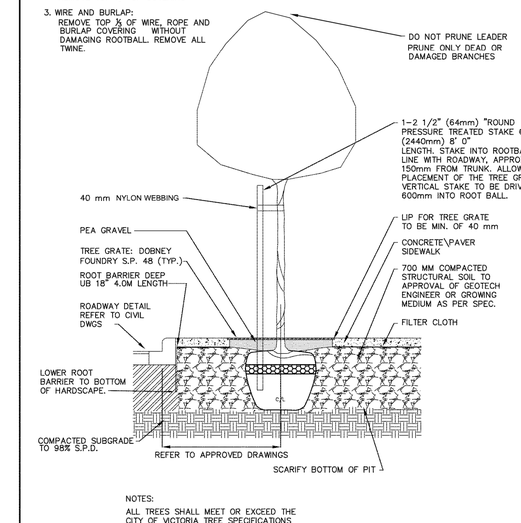
5 L2.11 TREE PLANTING - ON SLAB
NTS

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

PREPARATION NOTES:

1. CONTAINER GROWN:
   REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
   REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP:
   REMOVE TOP ⅓ OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.



NOTES:
ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

2011

TREE PLANTING IN SIDEWALK	REVISIONS	DRAWING NUMBER: SD P5

6 L1.41 OFFSITE TREE PLANTING - CITY OF VICTORIA STANDARD
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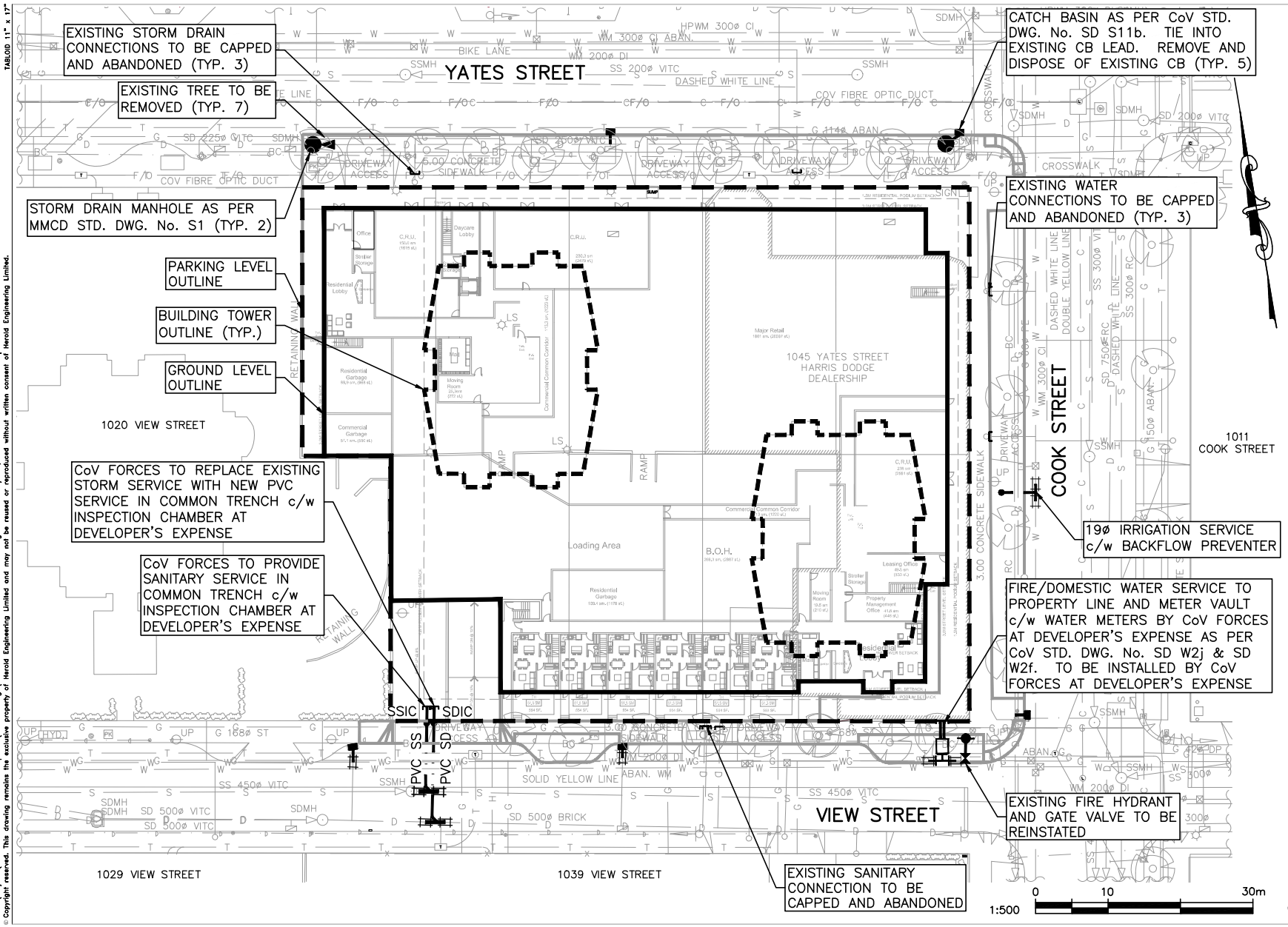
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Details
Planting

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Project No.	1932		L3.13
Scale	As Shown		
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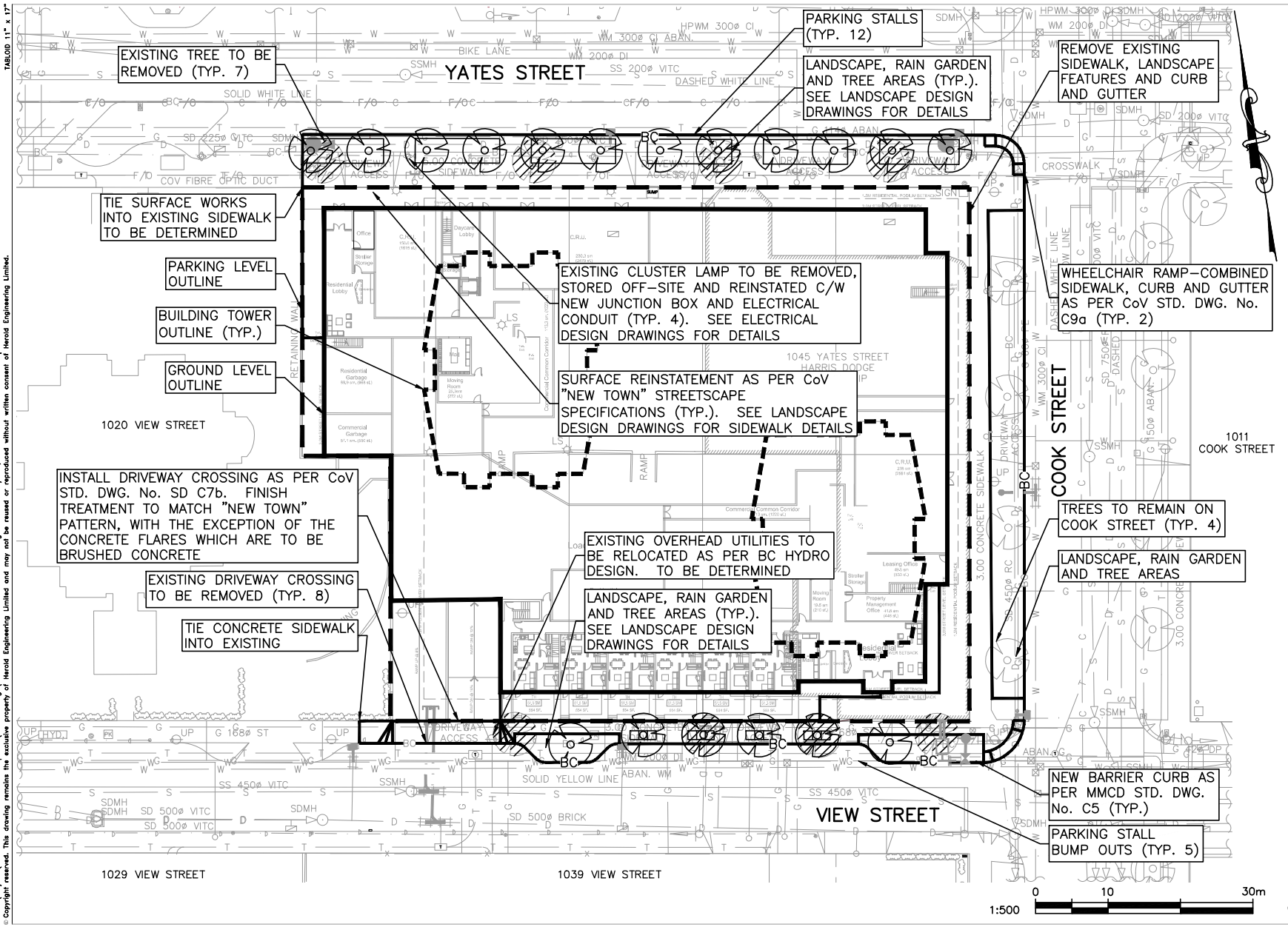
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Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

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SAC	
DRAFTING REVIEW	DESIGN REVIEW
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SCALE AS NOTED	PERMIT No.
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DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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Email: mail@heroldengineering.com

SURFACE WORKS

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SAC	
DRAFTING REVIEW	DESIGN REVIEW
PROJECT No. 5168-001	CLIENT DRAWING No.
SCALE AS NOTED	PERMIT No.
HEL DRAWING No. SK-02 2 OF 2	REVISION 1

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