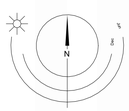

## 1055 Alston Street




## PROJECT DIRECTORY


**REGISTERED OWNER**
Reyes Holdings Corp
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V9A 3S6

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## PROJECT DESCRIPTION

CIVIC ADDRESS:
1055 Alston Street
Victoria, BC V9A 3S6

LEGAL DESCRIPTION
LOT 105, DISTRICT LOT 119, ESQUIMALT
DISTRICT, PLAN 3237 INCLUDED IN PLAN 4010

## ZONING BYLAW SUMMARY

**BUILDING DESCRIPTION:**
Basement: Industrial Use (F-2 and 3)
1st Storey: Storage Garage (Group F-2 and 3)
2nd - 5th Storeys: Residential Dwelling Units (Group C)

| | |
|---|---|
| **USES:** | Industrial and Residential |
| **EXISTING ZONE:** | M2-S, Songhees Light Industrial District |
| **PROPOSED ZONE:** | TBC |
| **SITE AREA:** | 1406 $m^2$ (15,134 s.f.) |
| **SITE COVERAGE:** | 80% |
| **OPEN SITE SPACE:** | 11% |
| **FLOOR AREAS** | |
| **TOTAL PROPOSED:** | **3381 $m^2$** |
| **FLOOR SPACE RATIO:** | 2.4 FSR |
| **GRADE OF BUILDING:** | 16.35 m (GEODETIC)<br>See Site Plan for Grade Calculation |
| **HEIGHT OF BUILDING:** | 21.46 m |
| **NUMBER OF STOREYS:** | 5 |
| **RESIDENTIAL PARKING:** | 19 stalls (incl. 1 accessible, 1 accessible van, 2 visitor) |
| **COMMERCIAL PARKING:** | 2 stalls |
| **TOTAL CAR PARKING** | 21 |
| **BICYCLE PARKING:** | 65 Class 1 + 6 short term (rack) |
| **SETBACKS:** | |
| FRONT (West): | 4.15 m |
| REAR (East): | 2.77 m |
| SIDE (North): | 0 m |
| SIDE (South): | 0.3 m |
| COMBINED SIDE: | 0.3 m |
| **SUITE COMPOSITION:** | |
| Studio: | 24 |
| 1 Bed: | 24 |
| 2 Bed: | 4 |
| **TOTAL:** | 56 **SUITES** |
| Minimum Unit Floor Area | 34 $m^2$ |

**Building Code Summary**

Referenced Document: BCBC 2024 - Part 3

Major Occupancy Classification - Group C Residential
- Basement Storey (allowable): Assembly (A-2), Business and Personal Services (D) Mercantile (E), and/or Industrial Use (F-2 and 3)
- 1st Storey (proposed): Storage Garage (Group F-3, associated with residential use above). Open-air storage garage.
- 2nd - 5th Storeys (proposed): Residential Dwelling Units (Group C)

Building Area: 1141m2

Building Height: 5 Storeys

Number of Streets Facing: 2
Accessible Facilities: Accessible Entrance / Accessible Stalls
Construction Requirments:
3.2.2.48 Group C, up to 6 Storeys, Sprinklered, Noncombustible Construction
2) the building shall be of noncombustible construction, and
a) floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h,
b) mezzanines shall have a fire-resistance rating not less than 1 h

Noncombustible cladding throughout the building.

2 h concrete fire separation between the residential storage garage and the first storey.

## FSR

| | L1 (includes lobby) | L2 | L3 | L4 | Total |
|---|---|---|---|---|---|
| Total Residential Floor Area ($m^2$) | 786 | 751 | 751 | 751 | 3039 |
| | storage / utilities / vest / stairs | | parking / drive asile (not included) | | |
| Parkade ($m^2$) | 342 | | 549 | | 342 |
| | | | | | 3381 |

| | |
|---|---|
| Total | 3381 |
| Site Area | 1406 |
| FSR | 2.40 |

| | Industrial - Tyee Rd | Mezzanine | |
|---|---|---|---|
| Basement ($m^2$) - not included in FSR | 827 | 196 | 1023 |

## Site Anaylsis


## Drawing List


| | |
|---|---|
| A001 | Project Data |
| A002 | Survey |
| A004 | Street View |
| A007 | Shadow Studies |
| A101 | Site Plan Overall |
| A102 | Site Plan - Circulation |
| A103 | Site Plan - Grading |
| A201 | Lower Commercial / Industrial - Tyee Rd |
| A203 | Parkade - Alston Street |
| A204 | Level 1 |
| A205 | Level 2 |
| A206 | Level 3 |
| A207 | Level 4 |
| A208a | Roof Amenity Space |
| A208b | Roof Drainage |
| A301 | Building Elevation |
| A302 | Building Elevation |
| A303 | Building Elevation |
| A304 | Building Elevation |
| A401 | Building Section - Looking North |


## List of Abbreviations

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

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

## Annotations Legend

The following annotations are used on architectural drawings and details:

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

| | | |
|---|---|---|
| 8 | 25-10-30 | DDP Revisions Rev2 |
| 7 | 25-05-02 | DDP Revisions |
| 6 | 24-06-27 | DP / Rezoning Rev. 6 |
| 5 | 23-10-26 | DP / Rezoning Rev. 3 |
| 4 | 23-07-25 | DP / Rezoning Rev. 2 |
| 3 | 23-06-15 | DP / Rezoning Rev. 1 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 8 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/30/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Project Data

dHKa

# A001


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




2025-10-30 1:43:16 PM

# BC LAND SURVEYORS SITE PLAN OF:

## Civic: 1055 Alston Street

**Legal** Lot 105, District Lot 119, Esquimalt District, Plan 3237 Included Within Plan 4010

Parcel Identifier: 002-094-550
in the City of Victoria

**LEGEND**

*Elevations are geodetic and referenced to the CVD28BC datum.*

*+ – denotes – existing elevation*

*Tree diameters are in centimetres.*

Lot Area = 1406 m2

Scale 1:150 Distances are in meters

0 2 5 10 15

The intended print size is 24" by 18"

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

Property Lines and setbacks shown may vary upon completion of a lot reposting and preparation of a legal survey plan.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.


| | |
|---|---|
| Date | August 9, 2022 |
| File | 13,819-23 |

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

| Rev | Date | Description |
|---|---|---|
| 2 | 25-10-30 | DDP Issued |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 2 | Description | DDP Issued |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Survey

A002


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




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1075 Alston Street

1055 Alston Street

**Alston Street View**


736 Tyee Road

740 Tyee Road

790 Tyee Road

**Tyee Street View**

| Rev | Date | Description |
|---|---|---|
| 5 | 25-10-30 | DDP Revisions Rev2 |
| 4 | 25-05-02 | DDP Revisions |
| 3 | 23-06-15 | DP / Rezoning Rev. 1 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 5 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 06/15/23 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | 1 : 3 | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Street View

dHKa

A004

**dHKarchitects**
**Victoria**
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**Nanaimo**
102-5190 Dublin Way V9T 0H2 **T** 1•250•585•5810



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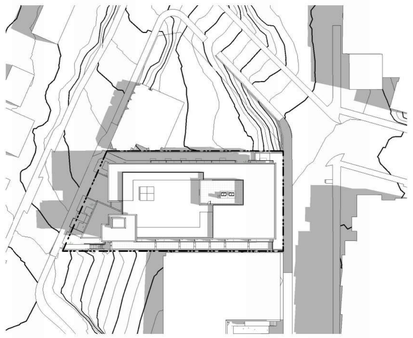
## Summer Solstice

10am



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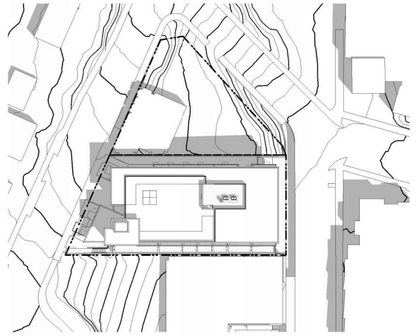

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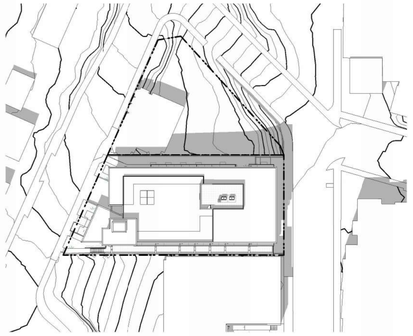

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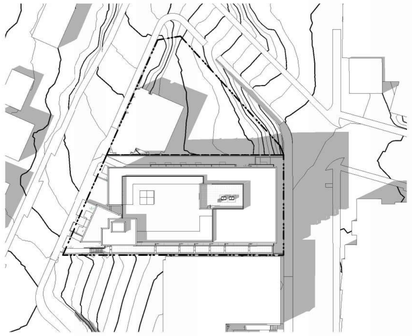

## Equinox

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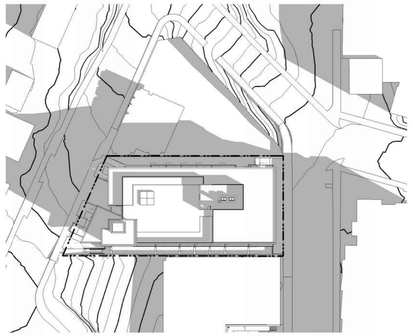

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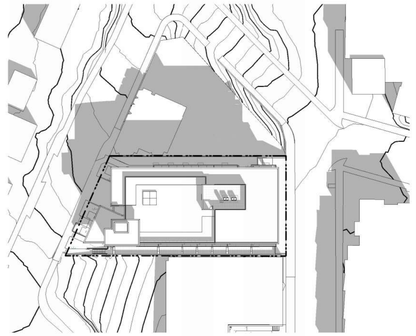

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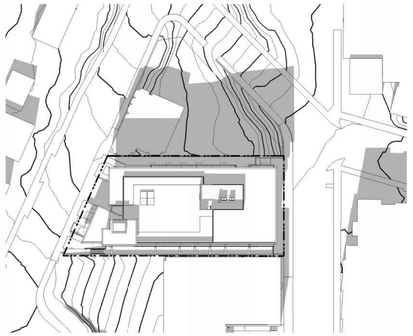

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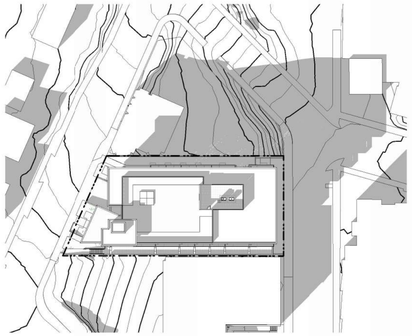

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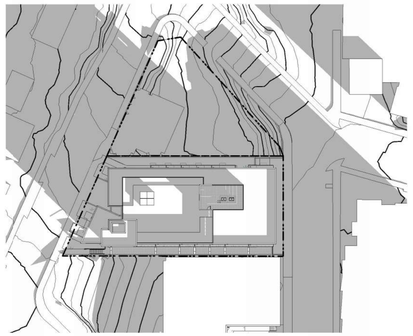

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2pm

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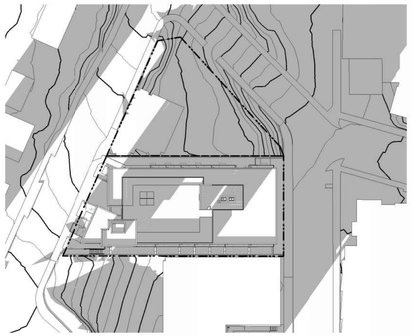

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|---|---|---|
| 3 | 25-10-30 | DDP Revisions Rev2 |
| 2 | 25-05-02 | DDP Revisions |
| 1 | 23-03-30 | DP / Rezoning |

| | | | |
|---|---|---|---|
| Rev 3 | 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 06/15/23 | Project Status | DD |
| Drawn By | Author | Checked By | Checker |
| Scale | 1 : 750 | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Shadow Studies

dHKa

A007

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**Nanaimo**
102-5190 Dublin Way V9T 0H2 **T** 1•250•585•5810



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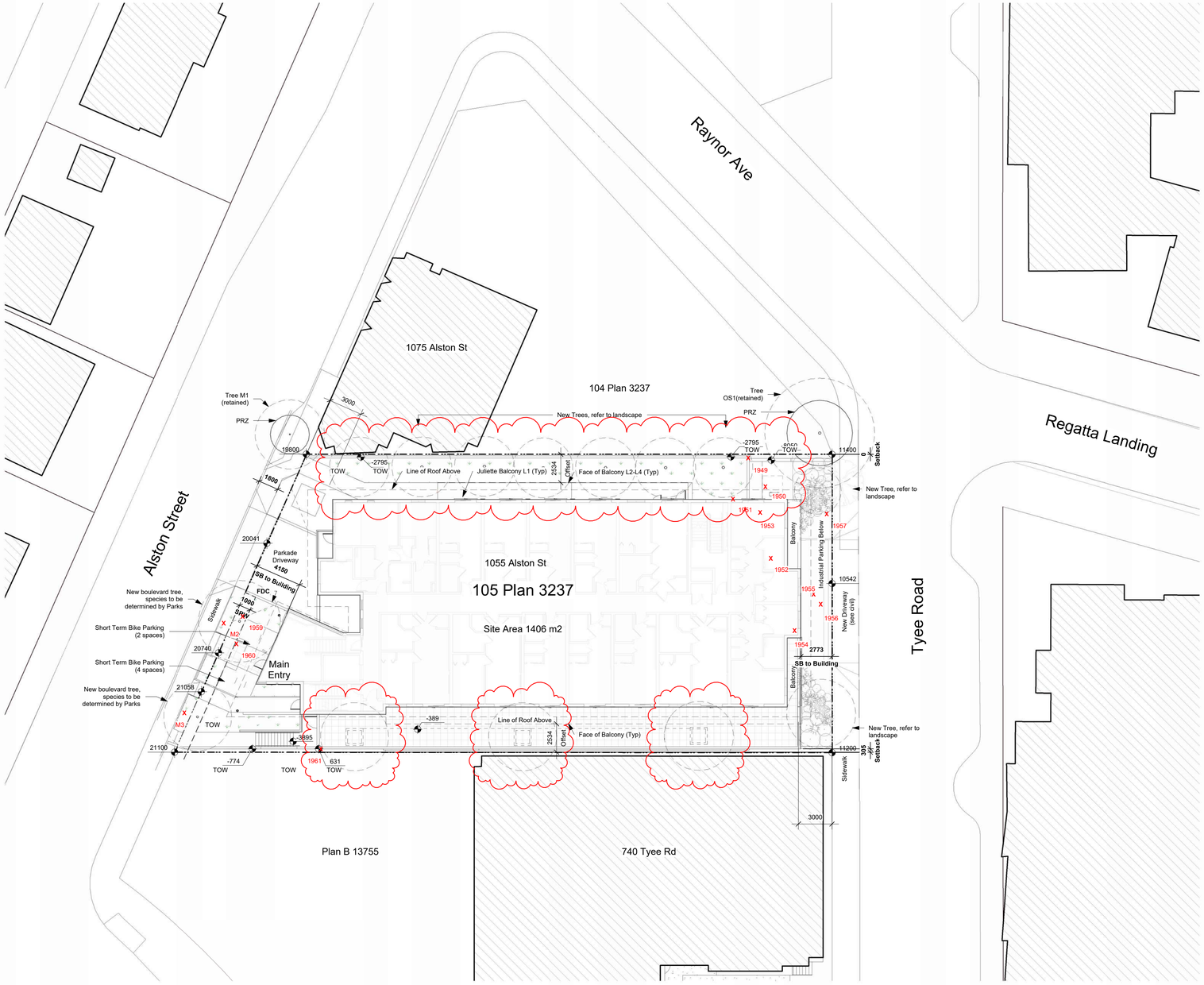


1 / A101 Site Plan - Overall
SCALE: 1 : 200

**General Notes:**

1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
2. Refer to Landscape drawings for all hard and soft landscaping on site.

| | | |
|---|---|---|
| 9 | 25-10-30 | DDP Revisions Rev2 |
| 8 | 24-07-22 | DP / Rezoning Rev. 7 |
| 7 | 24-06-27 | DP / Rezoning Rev. 6 |
| 6 | 24-04-11 | DP / Rezoning Rev. 5 |
| 5 | 24-02-14 | DP / Rezoning Rev. 4 |
| 4 | 23-10-26 | DP / Rezoning Rev. 3 |
| 3 | 23-07-25 | DP / Rezoning Rev. 2 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 9 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | 1 : 200 | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Site Plan Overall

0 7500 15000 mm
1 : 300

A101

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



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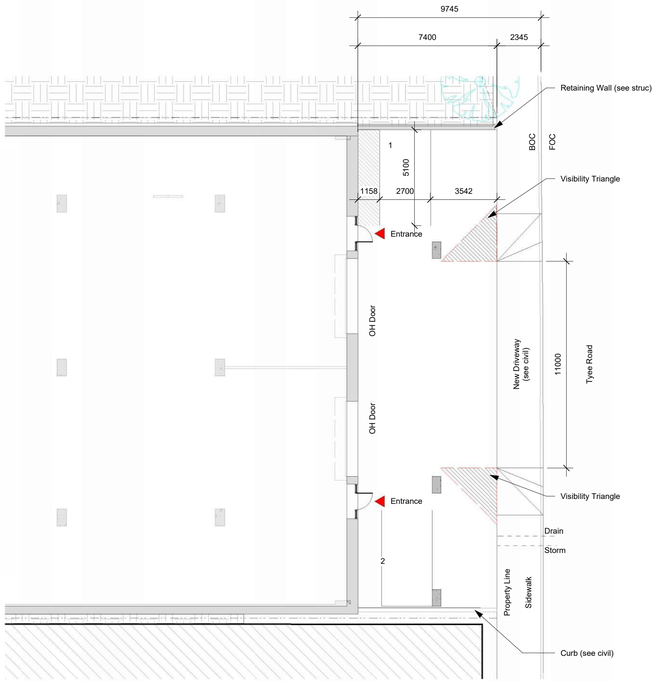
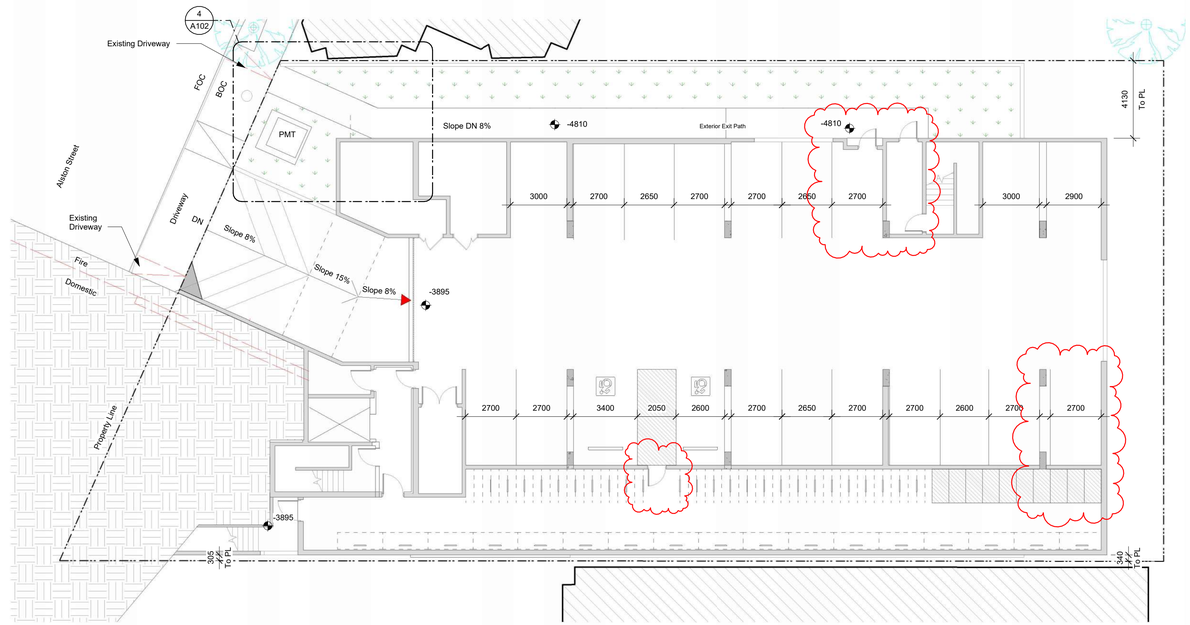
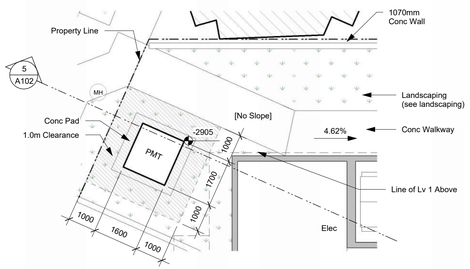



1 / A102 Site - Tyee Rd - Circulation
SCALE: 1 : 150




2 / A102 Site - Alston St - Parkade Circulation
SCALE: 1 : 150

Note:
- Civil to Confirm Sidewalk Elevation
- PMT Conc Pad to Match Sidewalk Elevation




4 / A102 Site - Alston St - PMT
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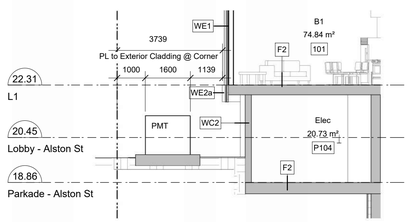
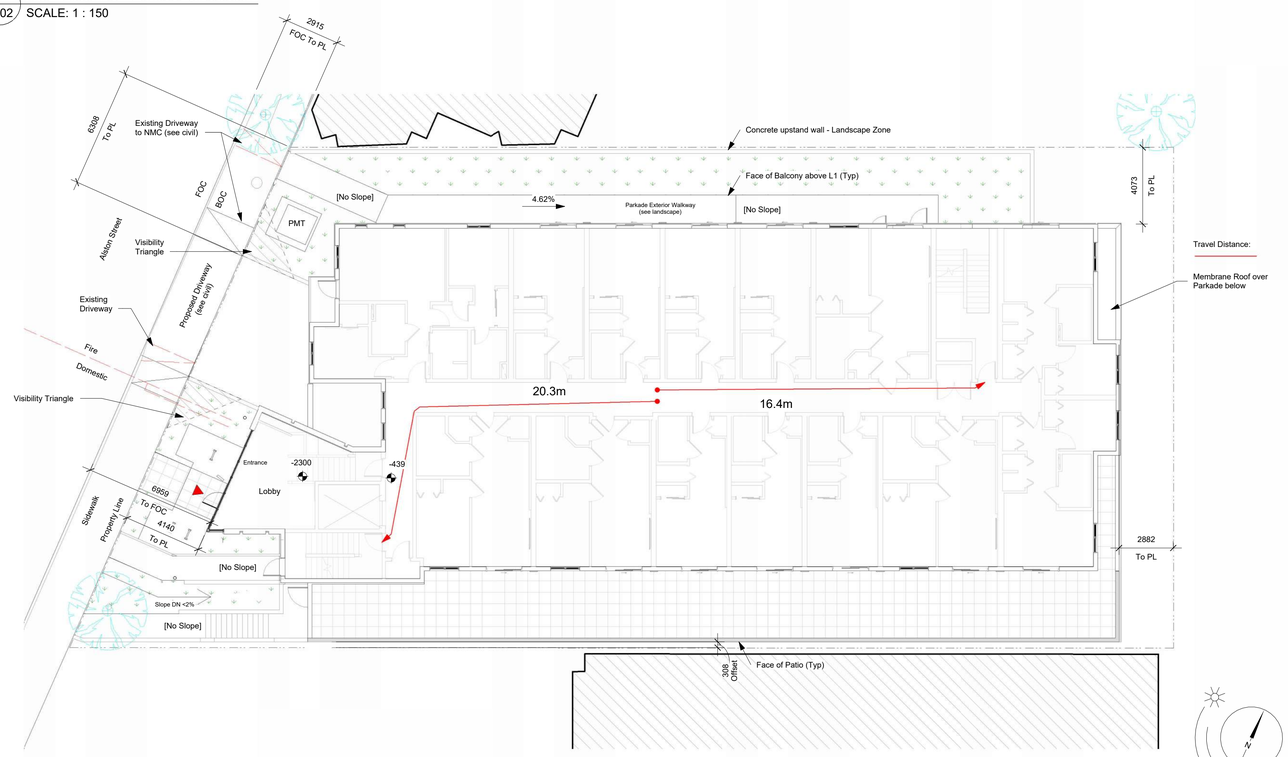



5 / A102 Section 3
SCALE: 1 : 150




3 / A102 Site - Alston St - Level 1 Circulation
SCALE: 1 : 150

**General Notes:**

1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
2. Refer to Landscape drawings for all hard and soft landscaping on site.

| Rev | Date | Description |
|---|---|---|
| 6 | 25-10-30 | DDP Revisions Rev2 |
| 5 | 25-05-02 | DDP Revisions |
| 4 | 23-10-26 | DP / Rezoning Rev. 3 |
| 3 | 23-07-25 | DP / Rezoning Rev. 2 |
| 2 | 23-06-15 | DP / Rezoning Rev. 1 |
| 1 | 23-03-30 | DP / Rezoning |

| | | | |
|---|---|---|---|
| Rev | 6 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 09/30/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Site Plan - Circulation

0 7500 15000 mm
1 : 300

# A102

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



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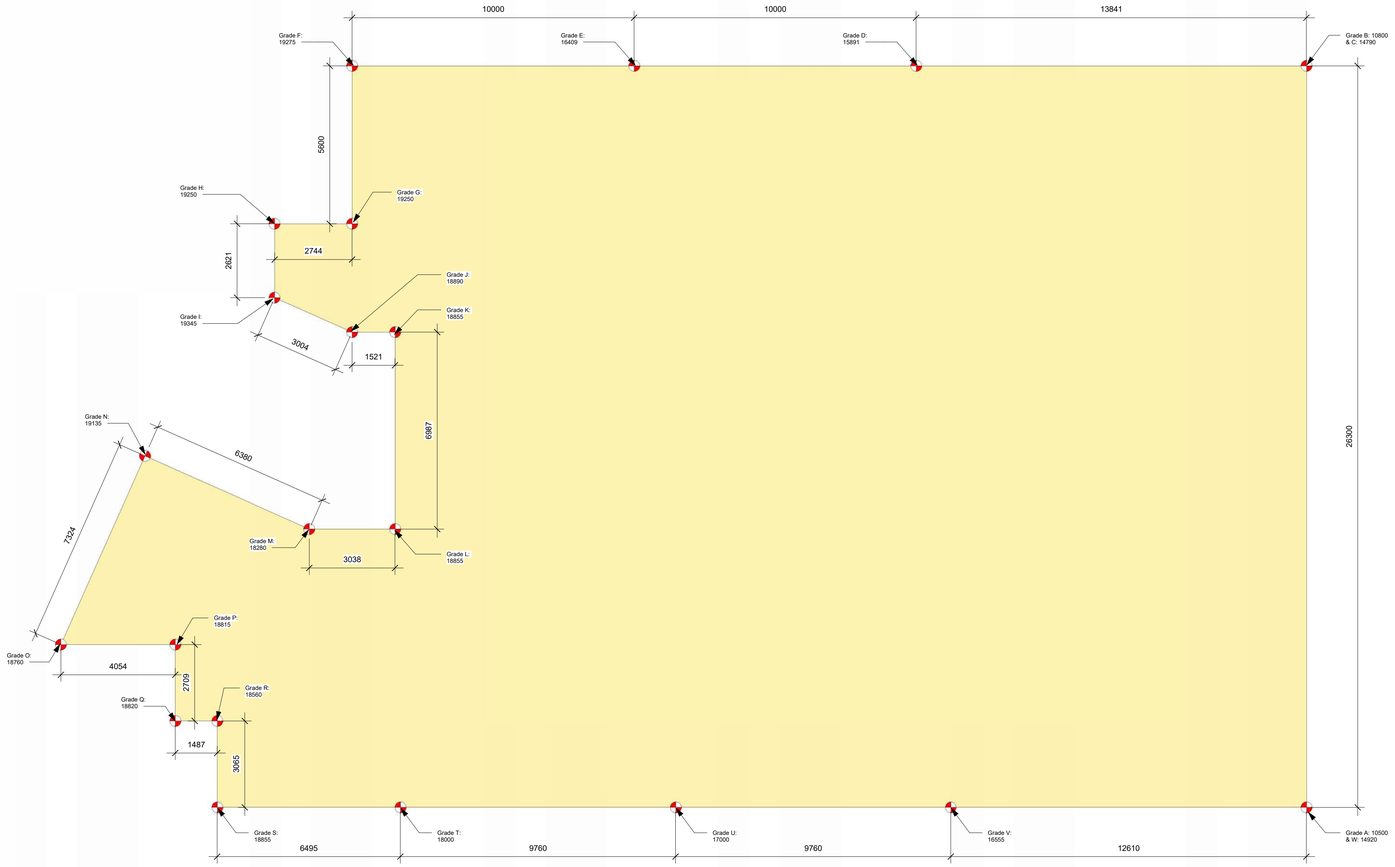


1 A103 Grading
SCALE: 1 : 100

**Grade Point**

| Grade Point | Grade |
|---|---|
| Grade A | 10500 |
| Grade B | 10800 |
| Grade C | 14790 |
| Grade D | 15891 |
| Grade E | 16409 |
| Grade F | 19275 |
| Grade G | 19250 |
| Grade H | 19250 |
| Grade I | 19345 |
| Grade J | 18890 |
| Grade K | 18855 |
| Grade L | 18855 |
| Grade M | 18280 |
| Grade N | 19135 |
| Grade O | 18760 |
| Grade P | 18815 |
| Grade Q | 18820 |
| Grade R | 18560 |
| Grade S | 18855 |
| Grade T | 18000 |
| Grade U | 17000 |
| Grade V | 16555 |
| Grade W | 14920 |

**Calculation**

| | Grade Point | Grade Point | + | / | Distance | | Total |
|---|---|---|---|---|---|---|---|
| Points A to B | A 10500 | B 10800 | 21300 | 10650 | 26.3 | | 280095 |
| Points C to D | C 14790 | D 15891 | 30681 | 15340.5 | 13.84 | | 212312.52 |
| Points D to E | D 15891 | E 16409 | 32300 | 16150 | 10 | | 161500 |
| Points E to F | E 16409 | F 19275 | 35684 | 17842 | 10 | | 178420 |
| Points F to G | F 19275 | G 19250 | 38525 | 19262.5 | 5.6 | | 107870 |
| Points G to H | G 19250 | H 19250 | 38500 | 19250 | 2.74 | | 52745 |
| Points H to I | H 19250 | I 19345 | 38595 | 19297.5 | 2.62 | | 50559.45 |
| Points I to J | I 19345 | J 18890 | 38235 | 19117.5 | 3 | | 57352.5 |
| Points J to K | J 18890 | K 18855 | 37745 | 18872.5 | 1.52 | | 28686.2 |
| Points K to L | K 18855 | L 18855 | 37710 | 18855 | 6.98 | | 131607.9 |
| Points L to M | L 18855 | M 18280 | 37135 | 18567.5 | 3.03 | | 56259.525 |
| Points M to N | M 18280 | N 19135 | 37415 | 18707.5 | 6.38 | | 119353.85 |
| Points N to O | N 19135 | O 18760 | 37895 | 18947.5 | 7.32 | | 138695.7 |
| Points O to P | O 18760 | P 18815 | 37575 | 18787.5 | 4.05 | | 76089.375 |
| Points P to Q | P 18815 | Q 18820 | 37635 | 18817.5 | 2.7 | | 50807.25 |
| Points Q to R | Q 18820 | R 18560 | 37380 | 18690 | 1.48 | | 27661.2 |
| Points R to S | R 18560 | S 18855 | 37415 | 18707.5 | 3.06 | | 57244.95 |
| Points T to U | S 18855 | T 18000 | 36855 | 18427.5 | 6.49 | | 119594.475 |
| Points U to V | T 18000 | U 17000 | 35000 | 17500 | 9.76 | | 170800 |
| Points V to W | U 17000 | V 16555 | 33555 | 16777.5 | 9.76 | | 163748.4 |
| Points V to W | V 16555 | W 14920 | 31475 | 15737.5 | 12.61 | | 198449.875 |
| | | | | | 149.24 | | 2439853.17 |
| **Grade Calculation** | | | | | | | 16349 |

**Average Grade: 16.35m**

**Site Coverage and Open Site Area Calculations**

| | |
|---|---|
| Site Area | 1406 sq m |
| Site Coverage % | 80% (1119 sq m) |
| Open Site Space % | 11% (156 sq m) |


2 A103 Site Coverage
SCALE: 1 : 200

**General Notes:**

1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.

2. Refer to Landscape drawings for all hard and soft landscaping on site.

| | | |
|---|---|---|
| 4 | 25-10-30 | DDP Issued |
| 3 | 23-10-26 | DP / Rezoning Rev. 3 |
| 2 | 23-07-25 | DP / Rezoning Rev. 2 |
| 1 | 23-03-30 | DP / Rezoning |

| | | | |
|---|---|---|---|
| Rev | 4 25-10-30 | Description | DDP Issued |
| Plot Date | 09/30/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Site Plan - Grading

A103

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



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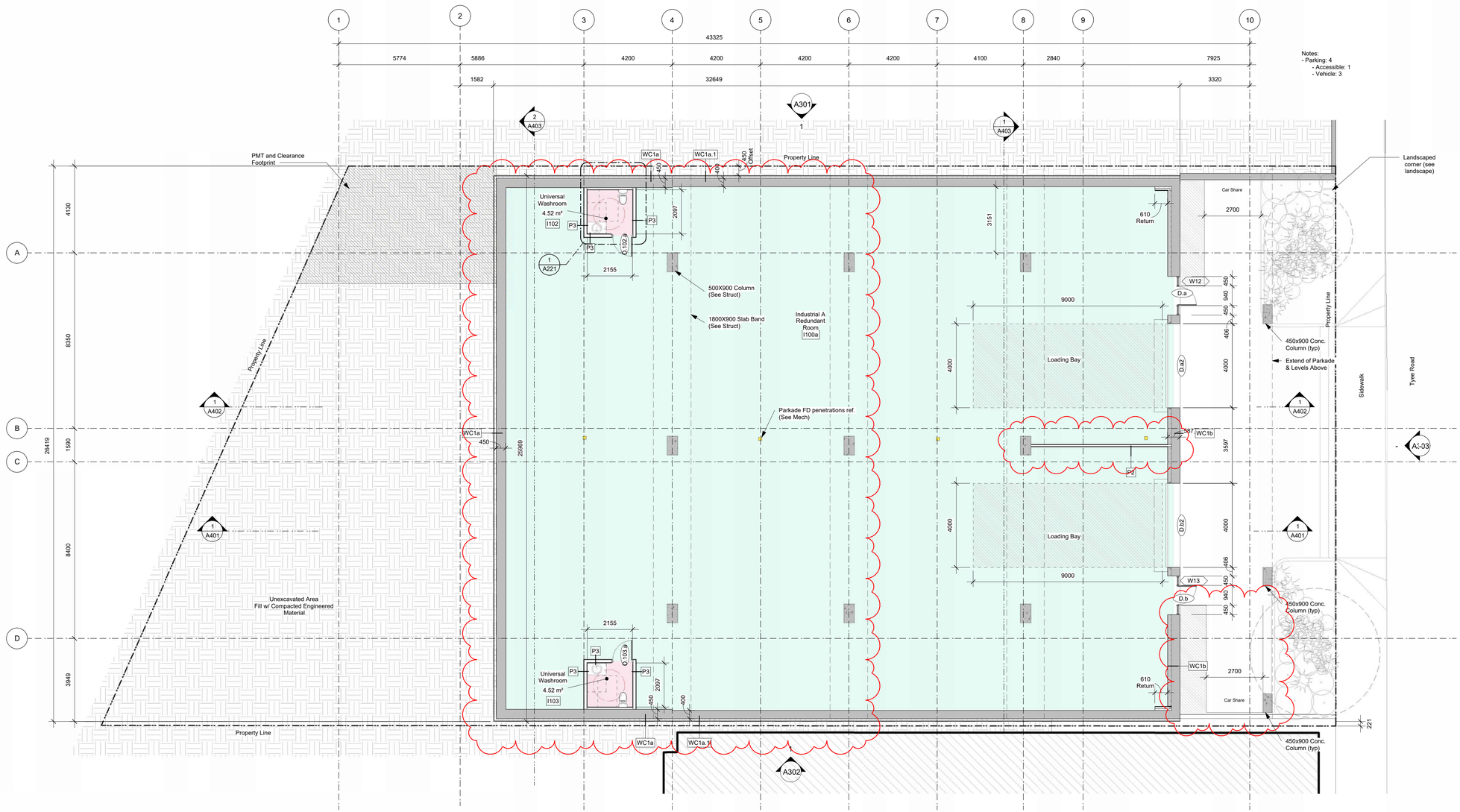


1 / A201 Industrial - Tyee Rd
SCALE: 1 : 100

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

| | | |
|---|---|---|
| 8 | 25-10-30 | DDP Revisions Rev2 |
| 7 | 25-05-02 | DDP Revisions |
| 6 | 24-07-22 | DP / Rezoning Rev. 7 |
| 5 | 24-06-27 | DP / Rezoning Rev. 6 |
| 4 | 23-10-26 | DP / Rezoning Rev. 3 |
| 3 | 23-07-25 | DP / Rezoning Rev. 2 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 8 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Lower Commercial / Industrial - Tyee Rd

0 2500 5000 mm
1 : 100

# A201

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



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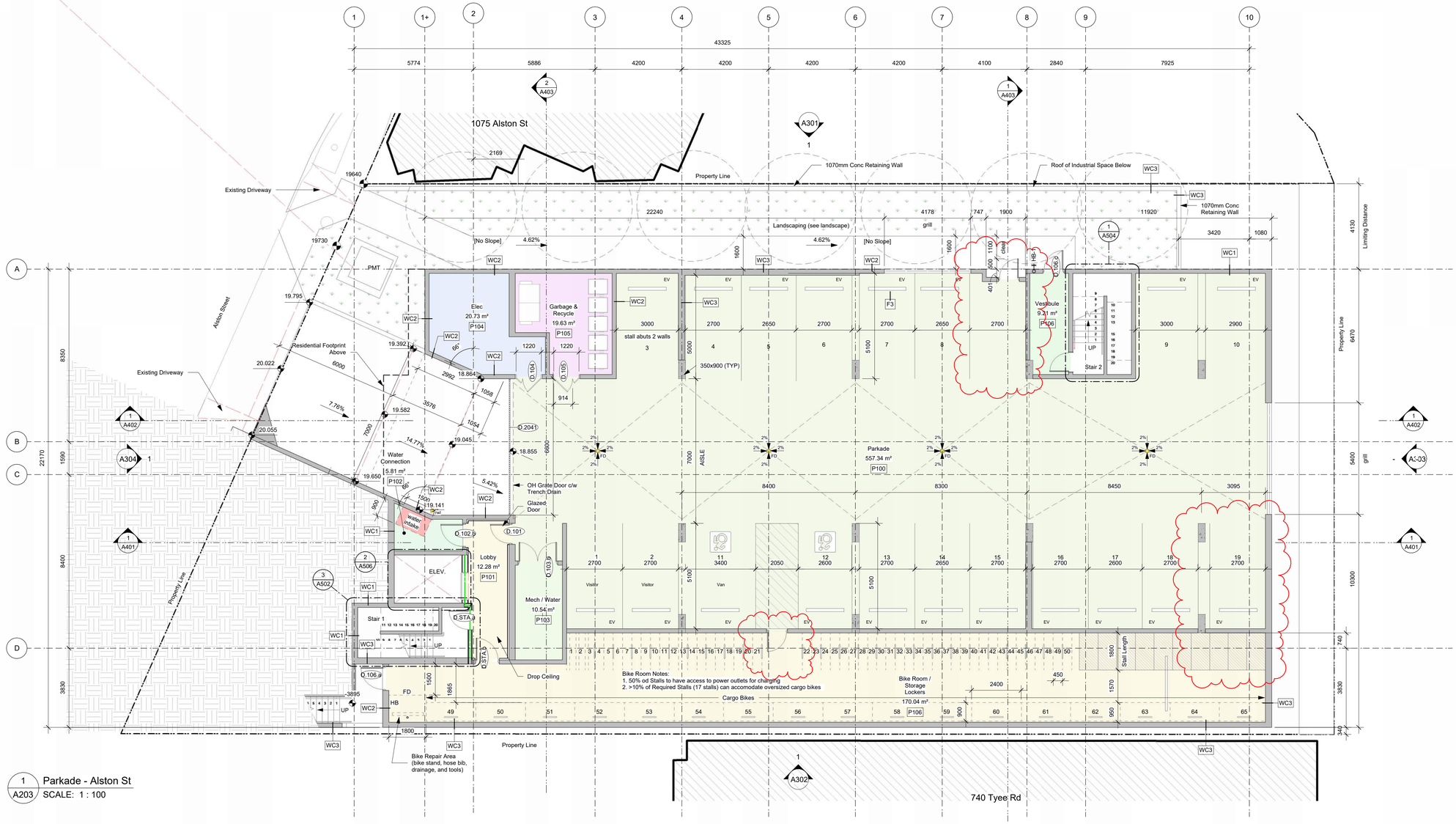
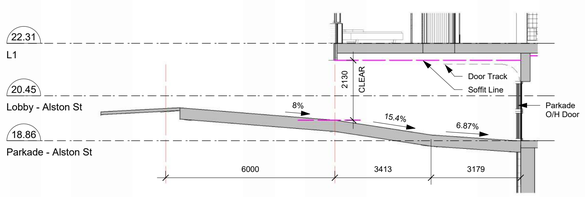



1 Parkade - Alston St
A203 SCALE: 1 : 100




2 Section Thru Parkade Ramp CL
A203 SCALE: 1 : 100

**PARKING NOTES**

| | |
|---|---|
| Bike Parking P1: | Total 65 Class 1 groud mounted (48 std size, 17 oversized) |
| Car Parking P1: | Total 19 (2 Accessible, Each Stall to have EV Charging) |

Occupancy

- Bike Room / Storage Lockers
- Elec
- Garbage & Recycle
- Lobby
- Mech / Water
- Parkade
- Vestibule
- Water Connection

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

| Rev | Date | Description |
|---|---|---|
| 10 | 25-10-30 | DDP Revisions Rev2 |
| 9 | 25-05-02 | DDP Revisions |
| 8 | 24-07-22 | DP / Rezoning Rev. 7 |
| 7 | 24-04-11 | DP / Rezoning Rev. 5 |
| 6 | 24-02-14 | DP / Rezoning Rev. 4 |
| 5 | 23-10-26 | DP / Rezoning Rev. 3 |
| 4 | 23-07-25 | DP / Rezoning Rev. 2 |
| 3 | 23-06-15 | DP / Rezoning Rev. 1 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 10 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Parkade - Alston Street

0 2500 5000 mm
1 : 100

# A203

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**Victoria**
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**Nanaimo**
102-5190 Dublin Way V9T 0H2 **T** 1•250•585•5810



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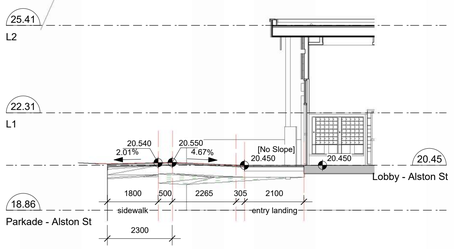
1 / A204 Level 1 - Overall
SCALE: 1 : 100




2 / A204 Cross Section - Thru Main Entrance (Alston)
SCALE: 1 : 100

Occupancy

- A1
- A1a
- A1b
- A2
- B1
- Comm
- D1
- Elec
- Industrial A
- Main Lobby

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

Notes:
- Bike Parking: 6 Stalls

| | | |
|---|---|---|
| 8 | 25-10-30 | DDP Revisions Rev2 |
| 7 | 25-07-03 | L1 Balcony Rev1 |
| 6 | 25-05-02 | DDP Revisions |
| 5 | 23-10-26 | DP / Rezoning Rev. 3 |
| 4 | 23-07-25 | DP / Rezoning Rev. 2 |
| 3 | 23-06-15 | DP / Rezoning Rev. 1 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 8 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Level 1

A204

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



0 2500 5000 mm
1 : 100

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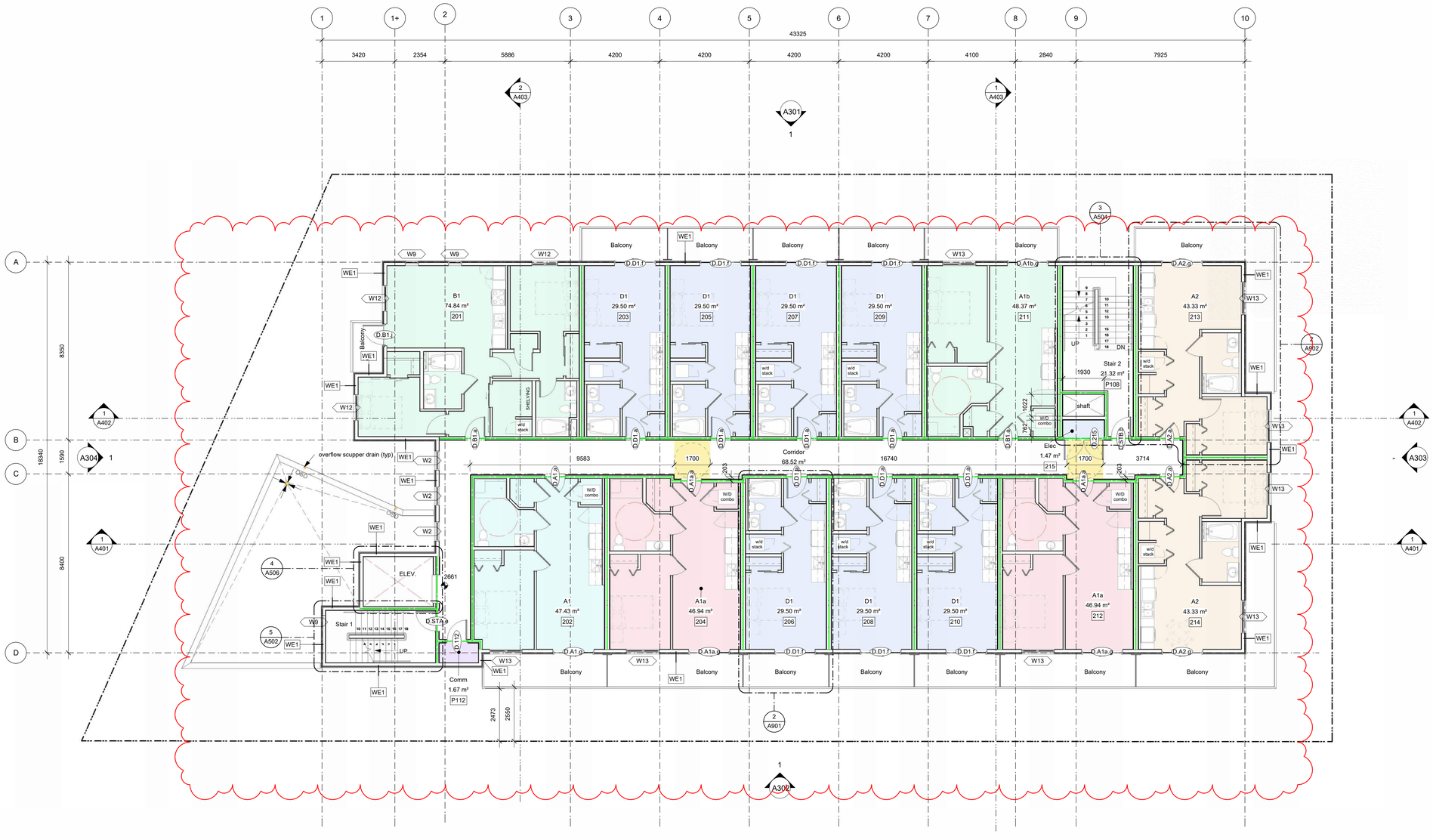


1 Level 2 - Overall
A205 SCALE: 1 : 100

Occupancy

- A1
- A1a
- A1b
- A2
- B1
- Comm
- D1
- Elec

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

| | | |
|---|---|---|
| 4 | 25-10-30 | DDP Revisions Rev2 |
| 3 | 25-05-02 | DDP Revisions |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 4 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Level 2

0 2500 5000 mm
1 : 100

# A205

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



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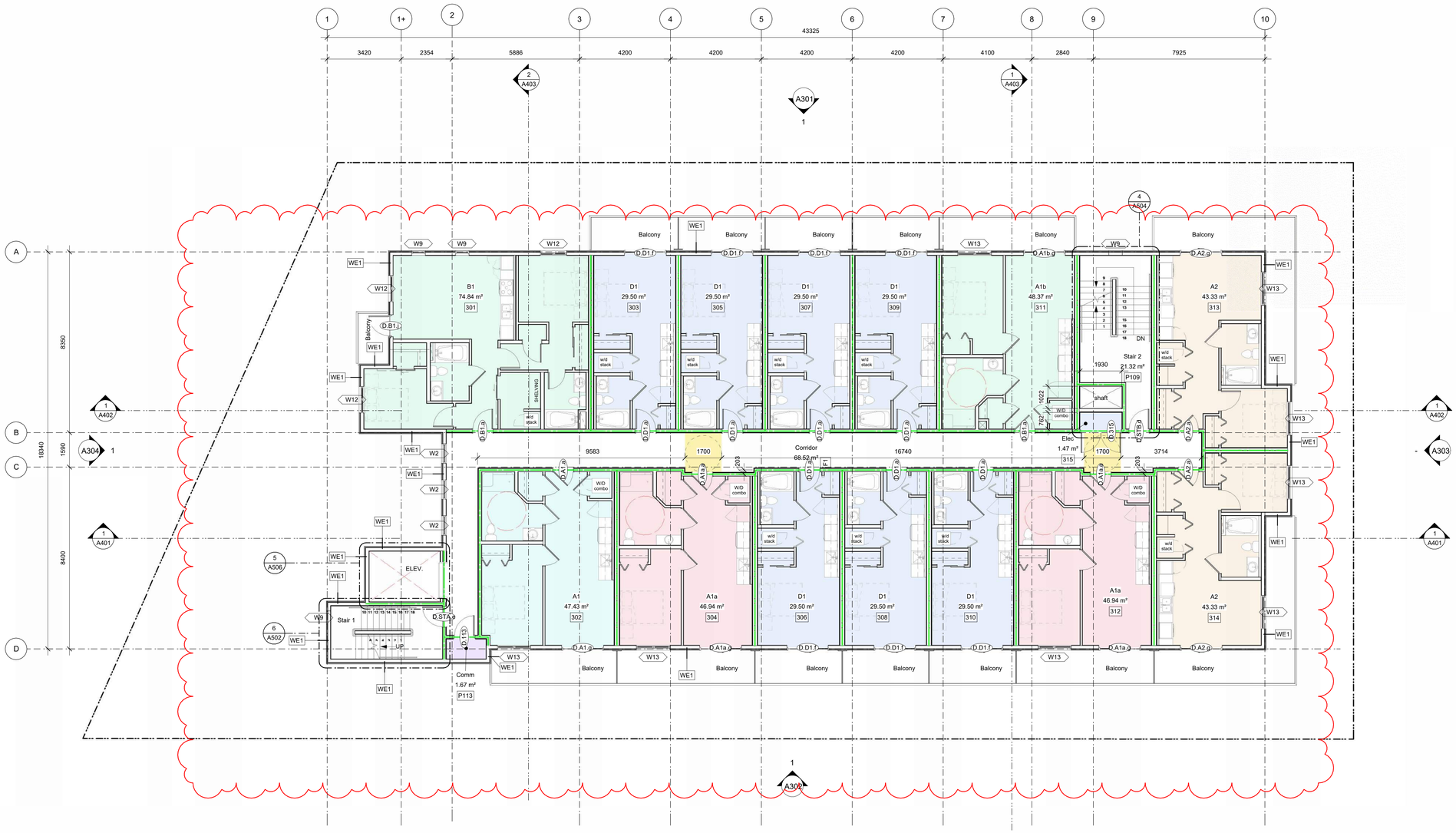


1 A206 Level 3 - Overall
SCALE: 1 : 100

Occupancy

- A1
- A1a
- A1b
- A2
- B1
- Comm
- D1
- Elec

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

| | | |
|---|---|---|
| 4 | 25-10-30 | DDP Revisions Rev2 |
| 3 | 25-05-02 | DDP Revisions |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 4 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Level 3

0 2500 5000 mm
1 : 100

A206

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



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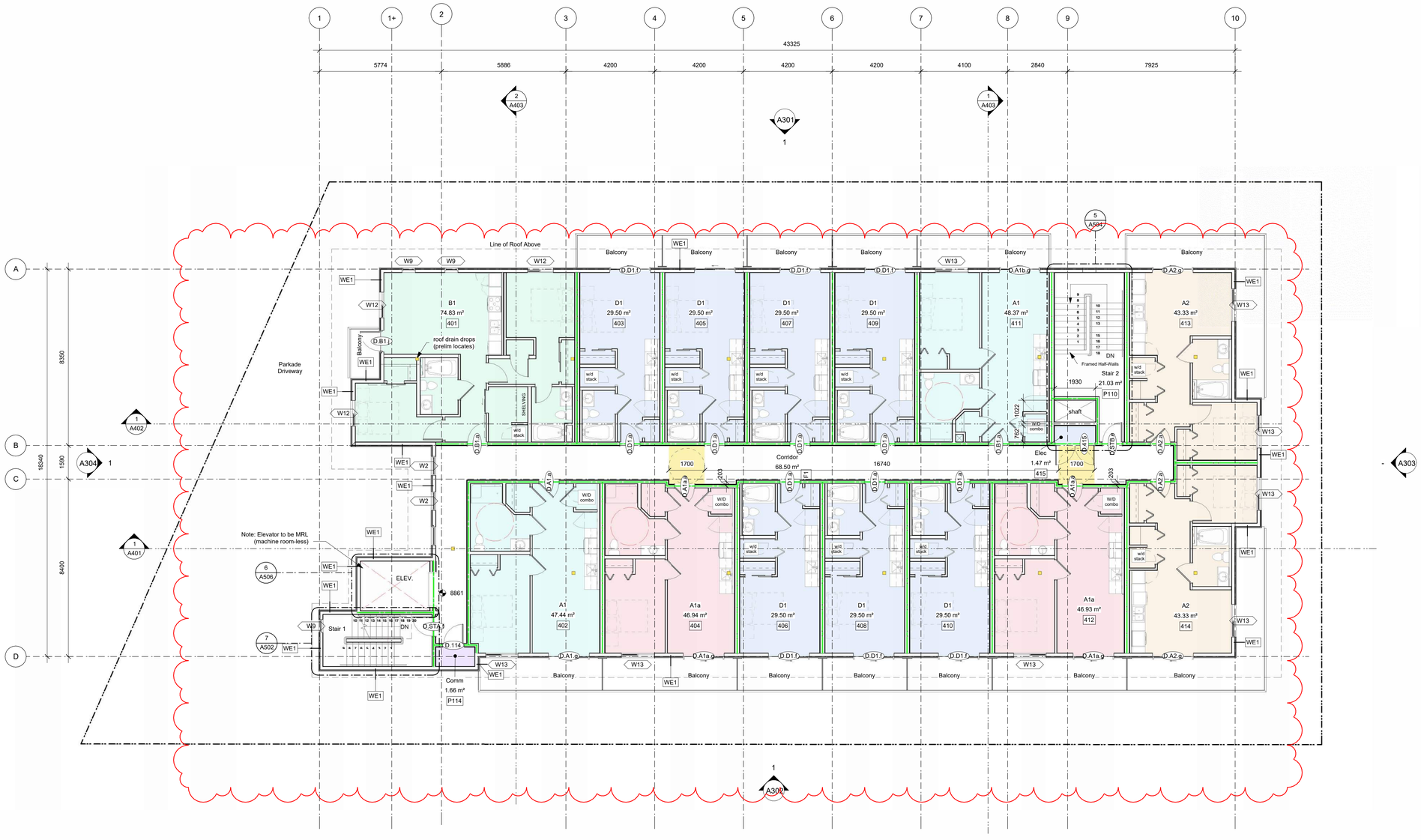


1 Level 4 - Overall
A207 SCALE: 1 : 100

Occupancy

- A1
- A1a
- A2
- B1
- Comm
- D1
- Elec

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

| | | |
|---|---|---|
| 4 | 25-10-30 | DDP Revisions Rev2 |
| 3 | 25-05-02 | DDP Revisions |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 4 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Level 4

0 2500 5000 mm
1 : 100

A207

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



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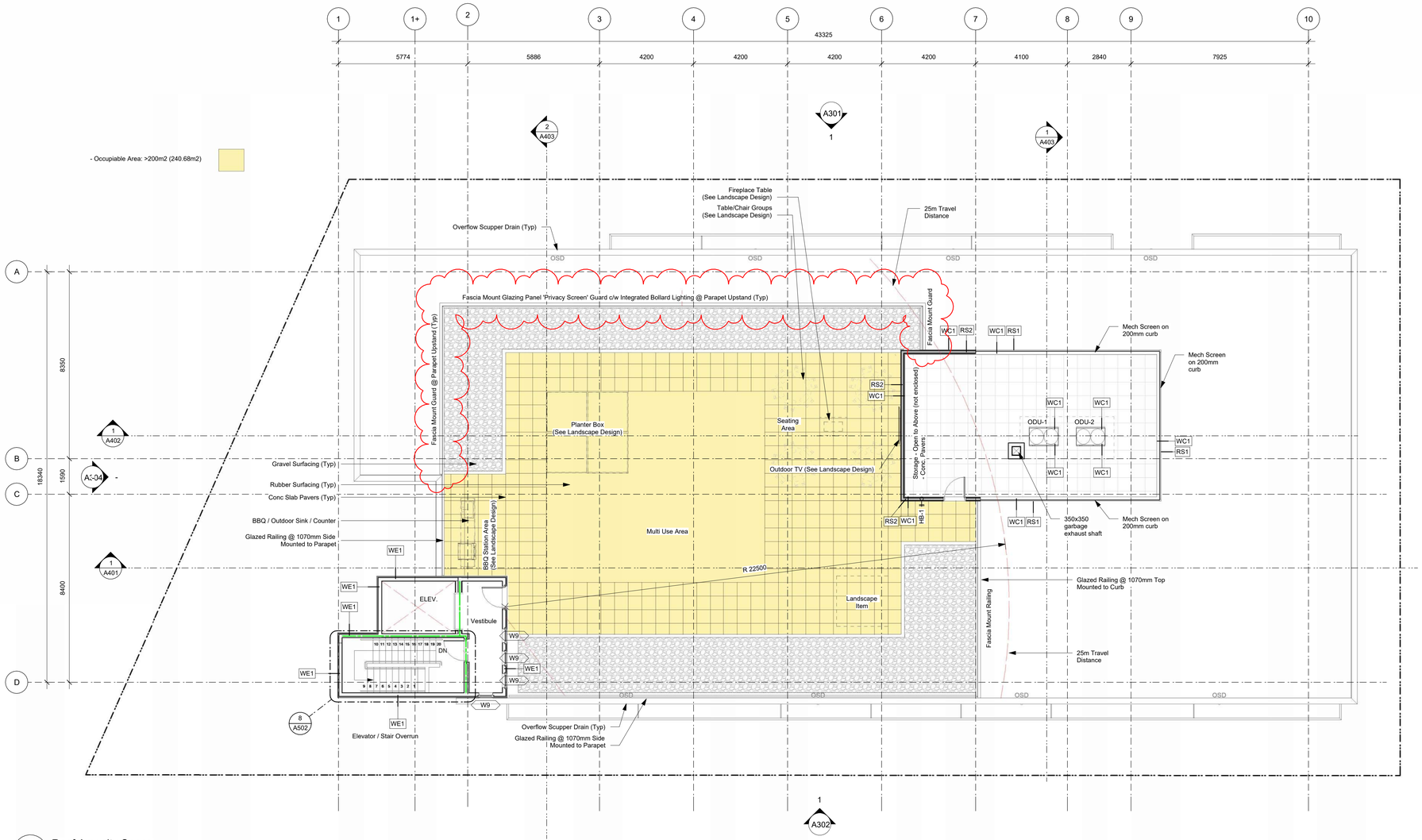


1 A208a Roof Amenity Space
SCALE: 1 : 100

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

| | | |
|---|---|---|
| 3 | 25-10-30 | DDP Revisions Rev2 |
| 2 | 25-05-02 | DDP Revisions |
| 1 | 23-06-15 | DP / Rezoning Rev. 1 |

| | | | |
|---|---|---|---|
| Rev | 3 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Roof Amenity Space

A208a

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



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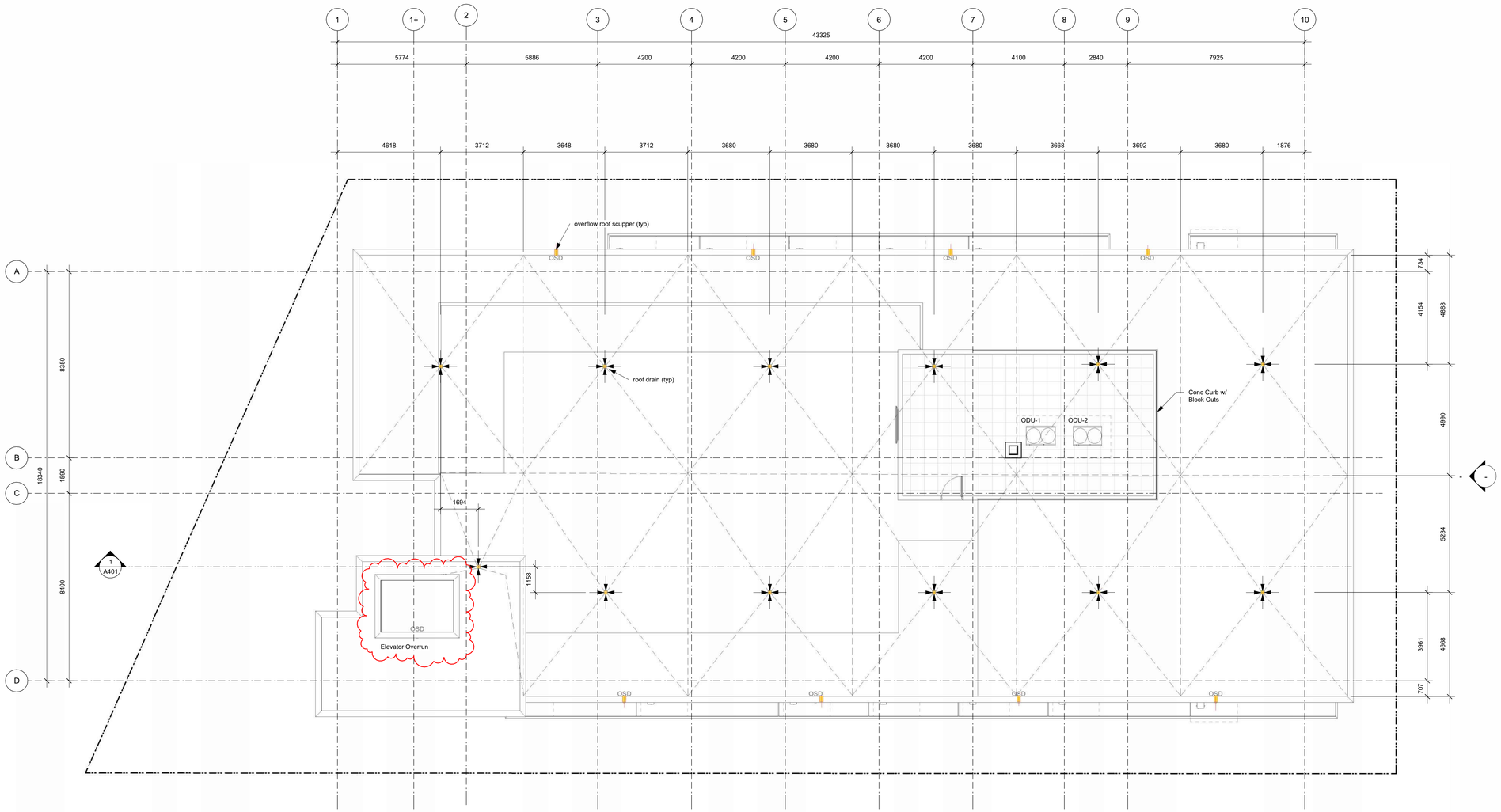


1 A208b Roof Drainage
SCALE: 1 : 100

| | | | |
|---|---|---|---|
| 2 | 25-10-30 | | DDP Revisions Rev2 |
| 1 | 23-06-15 | | DP / Rezoning Rev. 1 |

| | | | |
|---|---|---|---|
| Rev 2 | 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 09/30/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | 1 : 100 | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Roof Drainage

A208b

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



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1 A301 Elevation - North
SCALE: 1 : 100

## Materials Legend

1. Pre-finished Aluminum Flashing - Grey
2. Parapet - Metal Composite Panel - Grey
3. Guardrail - Tempered Glass w/ Aluminum Rails - Black
4. Corrugated Metal Panel - Vertical Orrientation - Grey and Black
5. Corrugated Metal Panel - Horizontal Orrientation - Grey and Black
6. Balcony / Patio Sliding Door - Black
7. Vinyl Frame Window - Black
8. Planter - (see landscaping)
9. 1070mm Guard - Concrete
10. Parkade Wall - Architectural Concrete
11. Perforated Metal Screen
12. Retaining Wall - Concrete
13. Metal Composite Panel - Grey and Red
14. Metal Door - Black
15. Anodized Aluminum Storefront - Glazing w/ Doors - Black
16. Overhead Door - Black
17. Canopy Structural Column (see structural) - Black
18. Lobby Canopy / Roof - Metal Composite Panel - Grey
19. Eyebrow Roof - Metal Composite Panel - Red
20. Archiectural Concrete
21. RWL Guard
22. Signage
23. Juliette Balcony Railing System
24. AHU - Wall Mount
25. Concrete Facing Insulation Panels

| | | |
|---|---|---|
| 7 | 25-10-30 | DDP Revisions Rev2 |
| 6 | 25-05-02 | DDP Revisions |
| 5 | 23-10-26 | DP / Rezoning Rev. 3 |
| 4 | 23-07-25 | DP / Rezoning Rev. 2 |
| 3 | 23-06-15 | DP / Rezoning Rev. 1 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 7 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Building Elevation

A301

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



## Material Board

| Material # | Material | Colour | | |
|---|---|---|---|---|
| 4, 5 | 7/8" Corrugated Metal Panel  | Ebony 9822 (28ga) | Light Pewter 2897 (24ga) | |
| 2, 13, 18, 19 | Metal Composite Panel  | Neon Red | Nissan Grey | Brushed Carbon |

| | | |
|---|---|---|
| 1 | Aluminum Flashing | |
| 20 | Architectural Concrete |  |

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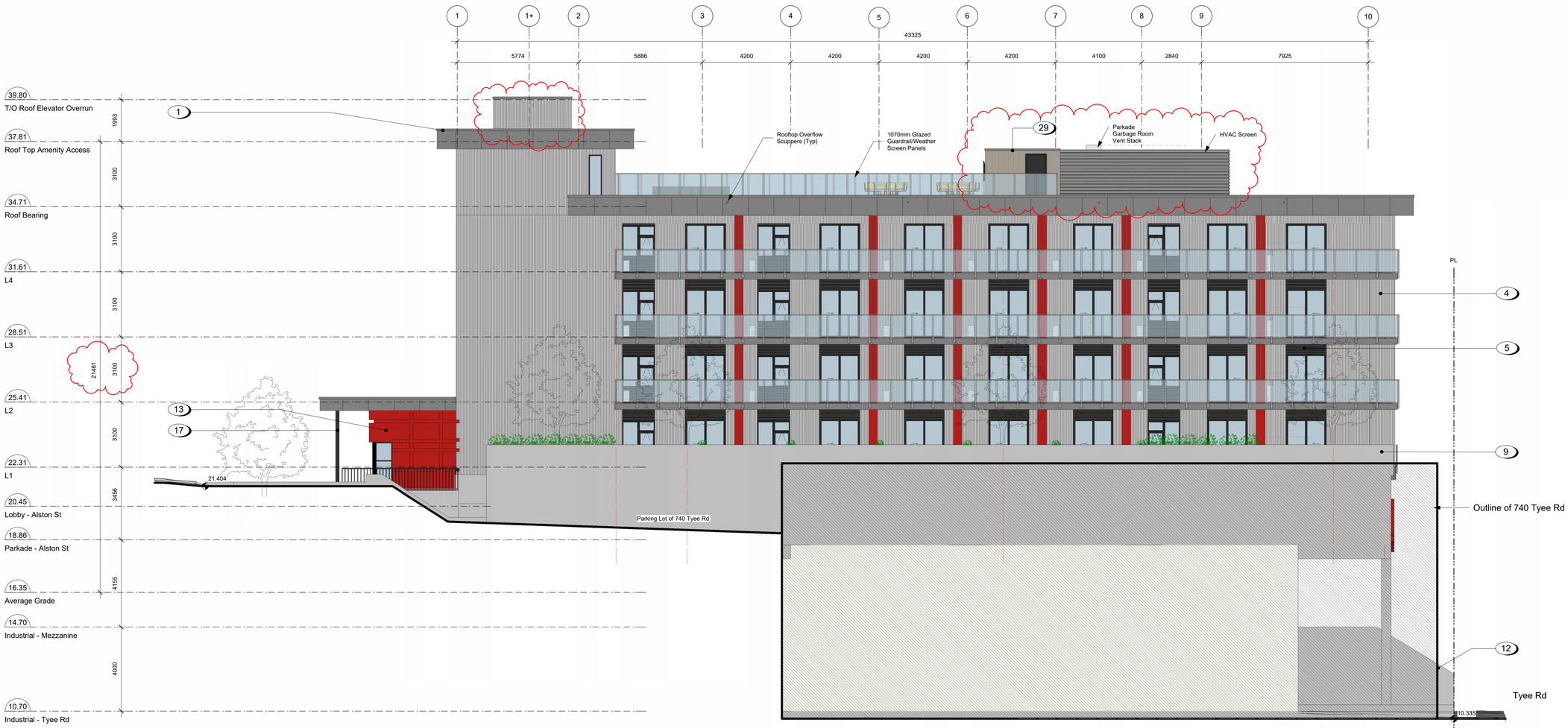


1 A302 Elevation - South
SCALE: 1 : 100

## Materials Legend

1. Pre-finished Aluminum Flashing - Grey
2. Parapet - Metal Composite Panel - Grey
3. Guardrail - Tempered Glass w/ Aluminum Rails - Black
4. Corrugated Metal Panel - Vertical Orrientation - Grey and Black
5. Corrugated Metal Panel - Horizontal Orrientation - Grey and Black
6. Balcony / Patio Sliding Door - Black
7. Vinyl Frame Window - Black
8. Planter - (see landscaping)
9. 1070mm Guard - Concrete
10. Parkade Wall - Architectural Concrete
11. Perforated Metal Screen
12. Retaining Wall - Concrete
13. Metal Composite Panel - Grey and Red
14. Metal Door - Black
15. Anodized Aluminum Storefront - Glazing w/ Doors - Black
16. Overhead Door - Black
17. Canopy Structural Column (see structural) - Black
18. Lobby Canopy / Roof - Metal Composite Panel - Grey
19. Eyebrow Roof - Metal Composite Panel - Red
20. Archiectural Concrete
21. RWL Guard
22. Signage
23. Juliette Balcony Railing System
24. AHU - Wall Mount
25. Concrete Facing Insulation Panels

## Material Board

| Material # | Material | Colour | | | |
|---|---|---|---|---|---|
| 4, 5 | 7/8" Corrugated Metal Panel  | Ebony 9822 (28ga) | Light Pewter 2897 (24ga) | | |
| 2, 13, 18, 19 | Metal Composite Panel  | Neon Red | Nissan Grey | Brushed Carbon | |
| 1 | Aluminum Flashing | | | | |
| 20 | Architectural Concrete  | | | | |

| | | |
|---|---|---|
| 7 | 25-10-30 | DDP Revisions Rev2 |
| 6 | 25-05-02 | DDP Revisions |
| 5 | 23-10-26 | DP / Rezoning Rev. 3 |
| 4 | 23-07-25 | DP / Rezoning Rev. 2 |
| 3 | 23-06-15 | DP / Rezoning Rev. 1 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 7 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Building Elevation

A302

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



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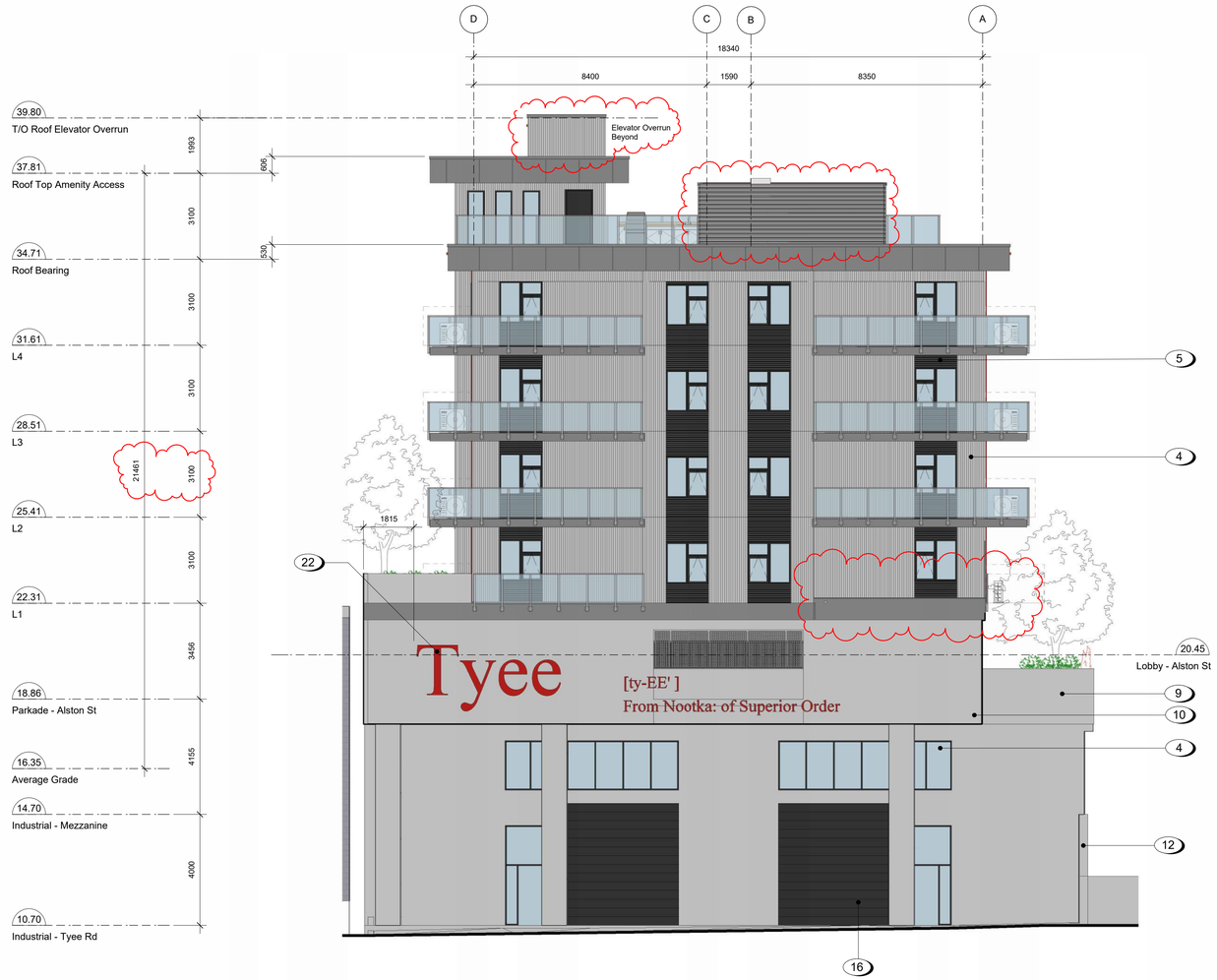
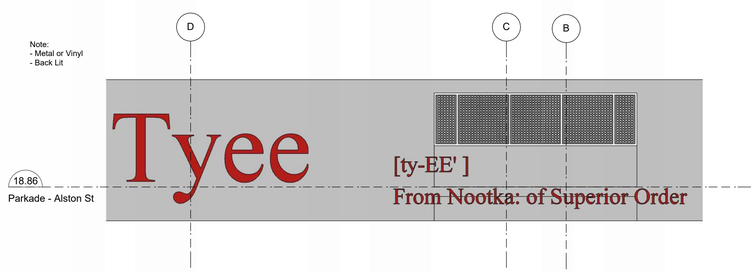



750 Tyee Rd

1 A303 Elevation - East
SCALE: 1 : 100




2 A303 Signage - Tyee Street
SCALE: 1 : 75

Material Board

| Material # | Material | Colour | | | |
|---|---|---|---|---|---|
| 4, 5 | 7/8" Corrugated Metal Panel  | Ebony 9822 (28ga) | Light Pewter 2897 (24ga) | 1 | Aluminum Flashing |
| 2, 13, 18, 19 | Metal Composite Panel  | Neon Red | Nissan Grey | 20 | Architectural Concrete  |
| | | Brushed Carbon | | | |

## Materials Legend

1. Pre-finished Aluminum Flashing - Grey
2. Parapet - Metal Composite Panel - Grey
3. Guardrail - Tempered Glass w/ Aluminum Rails - Black
4. Corrugated Metal Panel - Vertical Orrientation - Grey and Black
5. Corrugated Metal Panel - Horizontal Orrientation - Grey and Black
6. Balcony / Patio Sliding Door - Black
7. Vinyl Frame Window - Black
8. Planter - (see landscaping)
9. 1070mm Guard - Concrete
10. Parkade Wall - Architectural Concrete
11. Perforated Metal Screen
12. Retaining Wall - Concrete
13. Metal Composite Panel - Grey and Red
14. Metal Door - Black
15. Anodized Aluminum Storefront - Glazing w/ Doors - Black
16. Overhead Door - Black
17. Canopy Structural Column (see structural) - Black
18. Lobby Canopy / Roof - Metal Composite Panel - Grey
19. Eyebrow Roof - Metal Composite Panel - Red
20. Archiectural Concrete
21. RWL Guard
22. Signage
23. Juliette Balcony Railing System
24. AHU - Wall Mount
25. Concrete Facing Insulation Panels

| | | |
|---|---|---|
| 7 | 25-10-30 | DDP Revisions Rev2 |
| 6 | 25-05-02 | DDP Revisions |
| 5 | 23-10-26 | DP / Rezoning Rev. 3 |
| 4 | 23-07-25 | DP / Rezoning Rev. 2 |
| 3 | 23-06-15 | DP / Rezoning Rev. 1 |
| 2 | 23-03-30 | DP / Rezoning |
| 1 | 23-03-25 | CALUC |

| | | | |
|---|---|---|---|
| Rev | 7 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Building Elevation

A303

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



2025-10-30 1:44:31 PM


1 A304 Elevation - West
SCALE: 1 : 100


2 A304 Signage - Alston Street
SCALE: 1 : 75

Material Board

| Material # | Material | Colour | | | |
|---|---|---|---|---|---|
| 4, 5 | 7/8" Corrugated Metal Panel  | Ebony 9822 (28ga) | Light Pewter 2897 (24ga) | | |
| 2, 13, 18, 19 | Metal Composite Panel  | Neon Red | Nissan Grey | Brushed Carbon | |
| 1 | Aluminum Flashing | | | | |
| 20 | Architectural Concrete  | | | | |

## Materials Legend

1. Pre-finished Aluminum Flashing - Grey
2. Parapet - Metal Composite Panel - Grey
3. Guardrail - Tempered Glass w/ Aluminum Rails - Black
4. Corrugated Metal Panel - Vertical Orrientation - Grey and Black
5. Corrugated Metal Panel - Horizontal Orrientation - Grey and Black
6. Balcony / Patio Sliding Door - Black
7. Vinyl Frame Window - Black
8. Planter - (see landscaping)
9. 1070mm Guard - Concrete
10. Parkade Wall - Architectural Concrete
11. Perforated Metal Screen
12. Retaining Wall - Concrete
13. Metal Composite Panel - Grey and Red
14. Metal Door - Black
15. Anodized Aluminum Storefront - Glazing w/ Doors - Black
16. Overhead Door - Black
17. Canopy Structural Column (see structural) - Black
18. Lobby Canopy / Roof - Metal Composite Panel - Grey
19. Eyebrow Roof - Metal Composite Panel - Red
20. Archiectural Concrete
21. RWL Guard
22. Signage
23. Juliette Balcony Railing System
24. AHU - Wall Mount
25. Concrete Facing Insulation Panels

| | | |
|---|---|---|
| 6 | 25-10-30 | DDP Revisions Rev2 |
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| | | | |
|---|---|---|---|
| Rev | 6 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Building Elevation

A304

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



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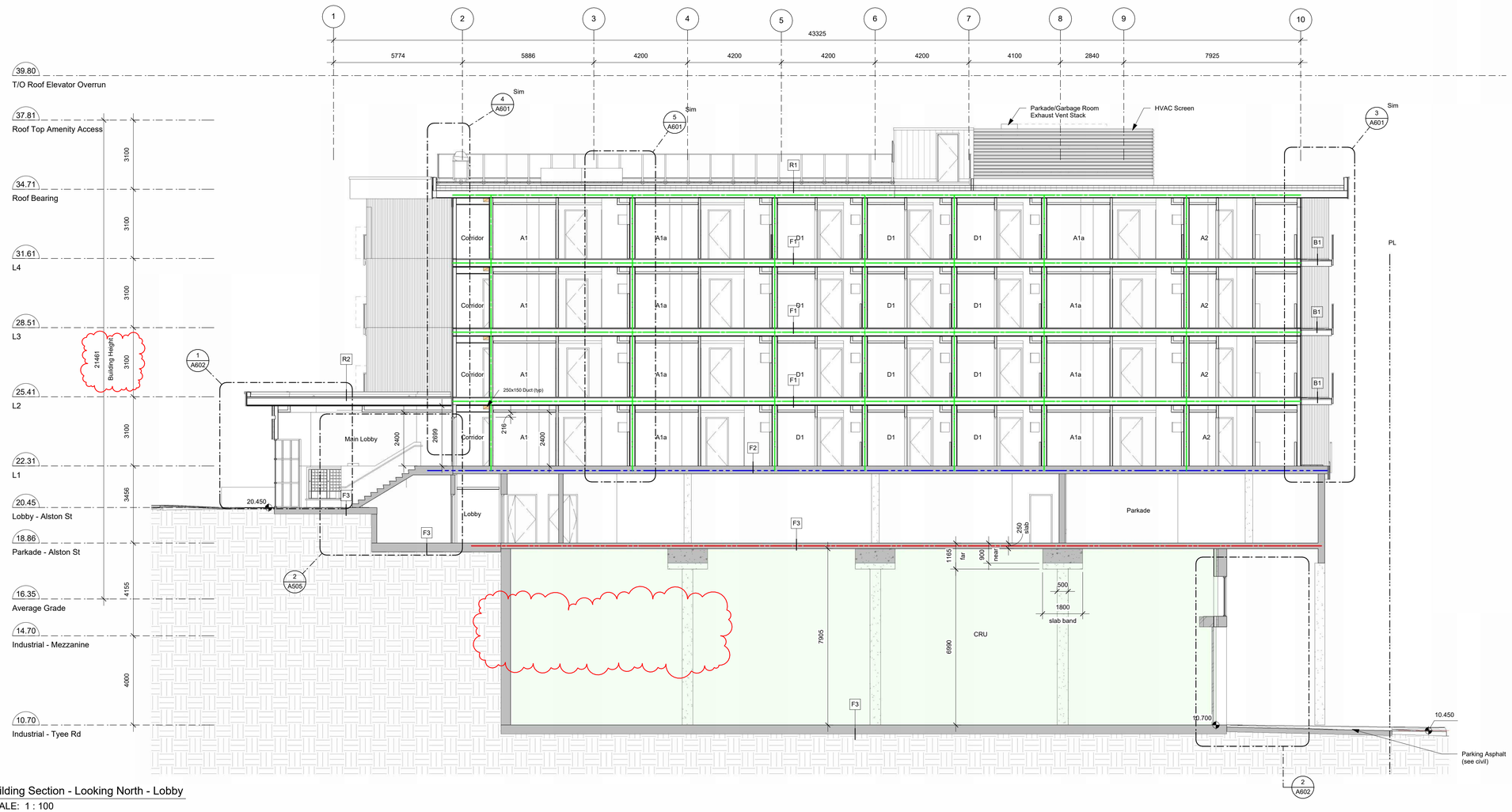


1 / A401 Building Section - Looking North - Lobby
SCALE: 1 : 100

**Fire Separation Legend**

- 0.0 HR
- 0.75 HR
- 1.0 HR
- 1.5 HR
- 2.0 HR

| | | |
|---|---|---|
| 5 | 25-10-30 | DDP Revisions Rev2 |
| 4 | 25-05-02 | DDP Revisions |
| 3 | 23-10-26 | DP / Rezoning Rev. 3 |
| 2 | 23-07-25 | DP / Rezoning Rev. 2 |
| 1 | 23-06-15 | DP / Rezoning Rev. 1 |

| | | | |
|---|---|---|---|
| Rev | 5 25-10-30 | Description | DDP Revisions Rev2 |
| Plot Date | 10/15/25 | Project Status | DD |
| Drawn By | SWS | Checked By | CRK |
| Scale | As indicated | Project Number | 2304 |

NOTE: All dimensions are shown in millimeters.

# Alston

1055 Alston Street
Victoria, BC

## Building Section - Looking North

A401

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



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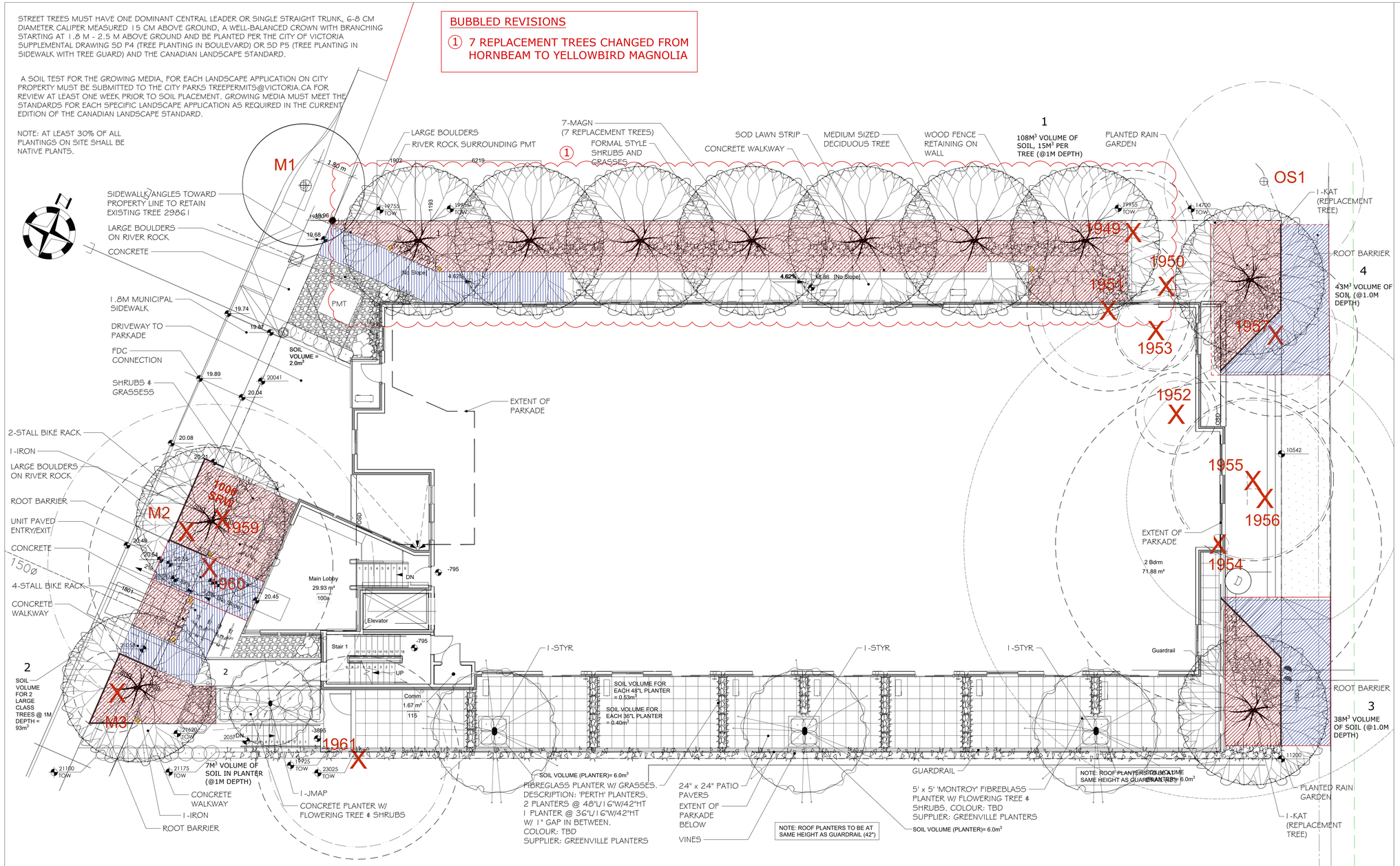
STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND AND BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P4 (TREE PLANTING IN BOULEVARD) OR SD P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.

A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREEPERMITS@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS FOR EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.

NOTE: AT LEAST 30% OF ALL PLANTINGS ON SITE SHALL BE NATIVE PLANTS.

BUBBLED REVISIONS

1 7 REPLACEMENT TREES CHANGED FROM HORNBEAM TO YELLOWBIRD MAGNOLIA

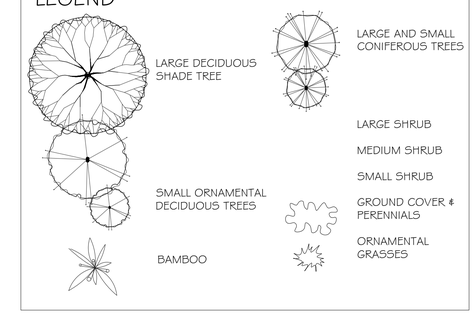



## SUGGESTED PLANT LIST

| | Key | Common Name | Latin Name | Size | Native Plant |
|---|---|---|---|---|---|
| **Trees** | MAGN (7) | Yellowbird Magnolia | Magnolia var. 'Yellowbird | 6 cm Cal. | |
| | STYR (2) | Japanese Snowbell | Styrax japonica | 6 cm Cal. | |
| | IRON (2) | Ironwood | Ostrya virginiana | 7 cm Cal. | ☑ |
| | JMAP (1) | Japanese Maple | Acer palmatum var.'Bloodgood' | 6 cm Cal | |
| | KAT(2) | Katsura Tree | Cercidiphyllum japonicum | 8cm Cal | |
| **Large Shrubs** | PIER | Lily of the Valley Shrub | Pieris japonica var. 'Forest Flame' | #5 Pot | |
| | PHYL | Golden Bamboo | Phyllostachys Aurea | #7 Pot | |
| | MAH | Oregon Grape | Mahonia aquifolium | #5 Pot | ☑ |
| | THUJ | Upright Cedar | Thuja occidentalis var. 'Smaragd' | #7 Pot | |
| | LRHA | Pacific Rhododendron | Rhododendron Macrophyllum | #7 Pot | ☑ |
| | LRHB | Rhododendron | Rhododendron var. 'Gomer Waterer' | #7 Pot | |
| **Medium Shrubs** | MRHA | Rhododendron | Rhododendron var. 'Christmas Cheer' | | |
| | MRHB | Rhododendron | Rhododendron var. 'Unique' | #5 Pot | |
| | VACC | Evergreen Huckleberry | Vaccinium ovatum | #5 Pot | ☑ |
| | OTTO | Otto Luyken Laurel | Prunus laurocerasus var. 'Otto Luyken' | #2 Pot | |
| | ALAT | Dwarf Burning Bush | Euonymus alata var. 'Compacta' | #5 Pot | |
| | TAXU | Upright Yew | Taxus bacatta | #5 Pot | |
| | RIBE | Red Flowering Currant | Ribes sanguinum | #2 Pot | ☑ |
| **Small Shrubs** | DWPJ | Dwarf Lily of the Valley Shrub | Pieris japonica var.'Debutante' | #1 Pot | |
| | EUOF | Creeping Euonymus | Euonymus fortunei var. 'Emerald & Gold' | #1 Pot | |
| | AZAP | Evergreen Azalea | Azalea japonica var. 'Gumpo Pink' | #2 Pot | |
| | ADOG | Dwarf Red Twig Dogwood | Cornus sericea var. 'Kelseyi' | #2 Pot | ☑ |
| | ILEX | False Holly | Ilex crenata convexa | #2 Pot | |
| | POLY | Sword Fern | Polystichum munitum | #1 Pot | ☑ |
| | DWRH | Dwarf Rhododendron | Rhododendron var.'Bow Bells' & 'Jock' | #1 Pot | |
| | SPIR | Shrubrana Spirea | Spirea japonica var.'Shirobana' | #1 Pot | ☑ |
| **Ground Covers** | BEAR | Bearberry | Arctostaphylos uva-ursi var.'Vancouver Jade' | SP4 | ☑ |
| | BERG | Heartleaf Bergenia | Bergenia cordifolia var.'Bressingham Ruby' | SP5 | |
| | VITI | Mountain Cranberry | Vaccinium vitis-idea | SP4 | ☑ |
| | AJUG | Bugleweed | Ajuga reptans var. 'Bronze Beauty' | SP4 | |
| **Perennials & Grasses** | TEST | Flame Sedge | Carex testacea | #1 Pot | |
| | KARL | Feather Reed Grass | Calamagrostis acutifolia var. 'Karl Foerester' | #2 Pot | |
| | CONE | Purple Coneflower | Magnus echinacea | #1 Pot | |
| | AGAS | Hummingbird Mint | Agastache var. 'Fall Fiesta' | SP5 | |
| | BALY | Meadow Sage | Salvia sylvestris var. 'May Night' | SP5 | ☑ |
| | PINK | Cottage Pinks | Dianthus var. 'Kahori Pink' | SP5 | |
| | IRIB | Variegated Iris | Iris pallida var. 'Variegata Gold' | #1 Pot | |
| | RUDB | Black Eyed Susan | Rudbeckia fulgida var. 'Goldsturm' | SP5 | ☑ |
| | JUNC | Soowenna Rush | Juncus effusus | SP7 | ☑ |
| **Vines** | CLEM | Montana Clematis | Clematis montana var. 'Jackmani' & 'Elizabeth' | #5 Pot | |
| | ROSA | Climbing Austin Rose | Rosa var. 'Claire Austin' | #5 Pot | |

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

## LEGEND





TREE REQUIREMENTS

# TREES REMOVED: 7
# REPLACEMENT TREES REQUIRED: 7
# REPLACEMENT TREES PROVIDED: 9

USABLE PLANTING SOIL VOLUME

REQUIRED AREA FOR SOIL CELLS TO ACHIEVE REQUIRED SOIL VOLUMES

| Planting Area ID | Area ($m^2$) | Soil Volume Multiplier* | A Estimated Soil Vol. ($m^3$) | Replacement Trees Proposed: B # Small | C # Medium | D # Large | Soil Volume Required ($m^3$): B # Small | C # Medium | D # Large | Total** |
|---|---|---|---|---|---|---|---|---|---|---|
| ONSITE | | | | | | | | | | |
| 1 | 105 | 1.0M | 108 | | 7 | | | 105 | | 105 |
| 2 | 93 | 1.0M | 93 | | | 2 | | 60 | | 60 |
| 3 | 38 | 1.0M | 38 | | | 1 | | 30 | | 30 |
| 4 | 43 | 1.0M | 43 | | | 1 | | 30 | | 30 |

Notes:
(1) All soil volume calculations are for replacement trees only
(2) All replacement trees are ONSITE
(3) Soil volumes are calculated based on 'shared or irrigated soil volumes' numbers shown on table
(4) All replacement trees meet soil volume requirements for this project.

SCALE BAR

0 2 5 10 15

1 / L1 LANDSCAPE CONCEPT PLAN - SITE

SCALE: 1:100

NOTE:
INSTALL ROOT BARRIER UB 24-2 (1.0M DEPTH) DEEP ROOT CANADA CORP. 1-800-561-3883. PLACE SO THAT IT EXTENDS 3.65m BEYOND TREE TRUNK (6 PANELS @ 610mm LONG PANEL.) INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

| | REPLACEMENT TREE SPACING* | |
|---|---|---|
| ROW # | TREE SIZE | MIN. SPACING |
| 1 | SMALL TREE (SCHEDULE "E", PART 2) | 2.0M |
| 2 | MEDIUM TREES (SCHEDULE "E", PART 1) | 4.0M |
| 3 | LARGE TREES (SCHEDULE "E", PART 1) | 6.0M |

| | SOIL VOLUME REQUIREMENTS* | | |
|---|---|---|---|
| ROW # | TREE SIZE | MIN. SOIL VOLUME (M3) | SHARED OR IRRIGATED SOIL VOLUME (M3 |
| 1 | SMALL TREE (SCHEDULE "E", PART 2) | 8.0M | 6.0 |
| 2 | MEDIUM TREES (SCHEDULE "E", PART 1) | 20.0M | 15.0 |
| 3 | LARGE TREES (SCHEDULE "E", PART 1) | 35.0M | 30.0 |

*NOTE: PROJECT COMPLIES WITH TREE SPACING AND SOIL VOLUME REQUIREMENTS.

4☆SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885



ARCH. STAMP

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRAD D. FORTH 228

# 1055 ALSTON STREET

VICTORIA, BC

CLIENT

IRONCLAD DEVELOPMENTS INC.

| REV. DATE | NUMBER | DESCRIPTION |
|---|---|---|
| 09-27-23 | 4 | REV. LANDSCAPE CONCEPT PLAN |
| 10-26-23 | 5 | REV. LANDSCAPE CONCEPT PLAN |
| 02-13-24 | 6 | RE-ISSUED FOR DP |
| 04-15-24 | 7 | RE-ISSUED FOR DP |
| 06-25-24 | 8 | REVISED |
| 07-16-24 | 9 | REVISED |
| 04-30-25 | 10 | REVISED |
| 05-05-25 | 11 | DDP AMENDMENTS |
| 09-05-25 | 12 | DDP AMENDMENTS |
| 10-27-25 | 13 | DDP AMENDMENTS |

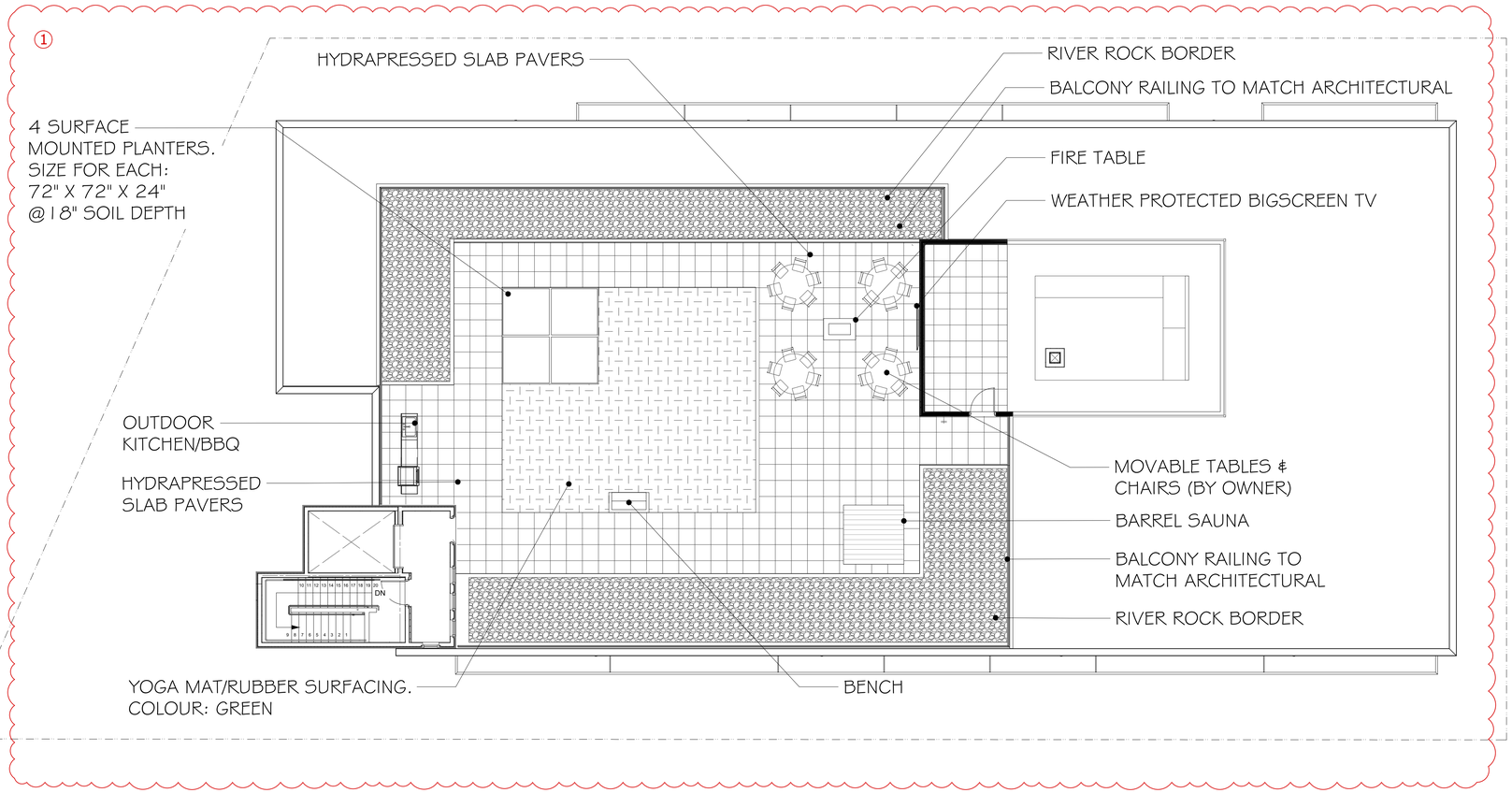
DATE OCTOBER 27, 2025
SCALE 1:100
DRAWN BY BF/RF

LANDSCAPE CONCEPT PLAN

L1

BUBBLED REVISIONS

1 REDESIGNED ROOF TOP LANDSCAPING




# MATERIALS

- RIVER ROCK
- UNIT PAVERS
- CONCRETE WALKWAY
- OUTDOOR YOGA MAT

BARREL SAUNA

CORTEN STEEL ROOF TOP PLANTERS

# BENCHES

RECTANGULAR FIBERGLASS PLANTER

NAME: TRADITIONAL STRATUS MODERN BENCH
MODEL #: CAL-718
SIZE : 78 3/4"L x 21 1/4"W x 32 11/16"H
QUANTITY: 1
SUPPLIER: CAANAN SITE FURNISHINGS

# PAVERS

DESCRIPTION (TYPE 2):

NAME: 'TERRACE' SLAB PAVER
SIZE: 24" x 24"
PATTERN: STACK BOND (90° TO BUILDING FACE)
COLOUR: STERLING

SUPPLIER: BARKMAN CONCRETE PRODUCTS

4☆SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885



ARCH. STAMP

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRAD D. FORTH 228

1055 ALSTON STREET
VICTORIA, BC

CLIENT
IRONCLAD DEVELOPMENTS INC.

| REV. DATE | NUMBER | DESCRIPTION |
|---|---|---|
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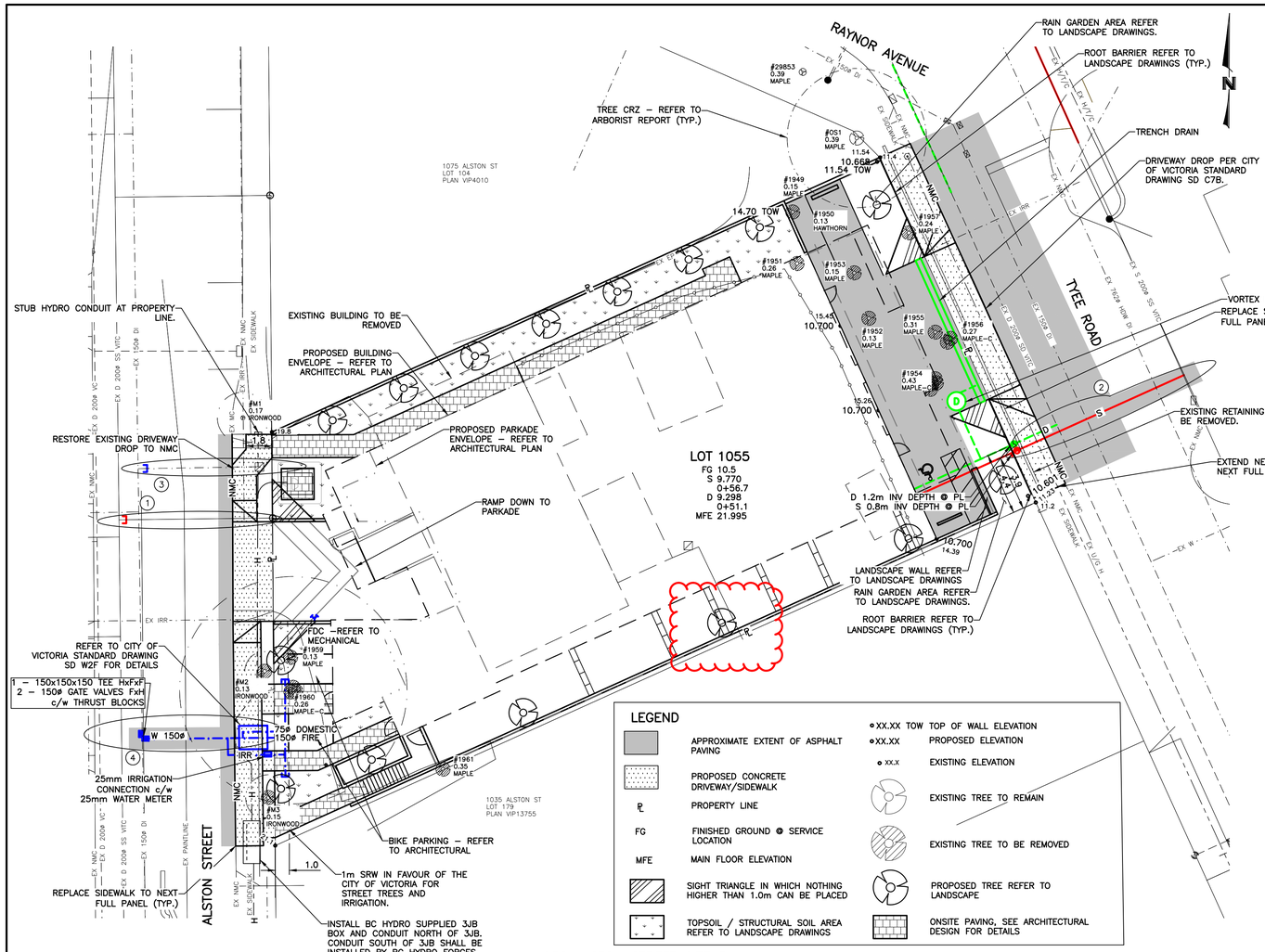
| 10-26-23 | 5 | REV. LANDSCAPE CONCEPT PLAN |
| 02-13-24 | 6 | RE-ISSUED FOR DP |
| 04-15-24 | 7 | RE-ISSUED FOR DP |
| 06-25-24 | 8 | REVISED |
| 07-16-24 | 9 | REVISED |
| 04-30-25 | 10 | REVISED |
| 05-05-25 | 11 | DDP AMENDMENTS |
| 09-05-25 | 12 | DDP AMENDMENTS |
| 10-27-25 | 13 | DDP AMENDMENTS |

DATE OCTOBER 27, 2025
SCALE 1:100
DRAWN BY BF/RF

LANDSCAPE CONCEPT PLAN (ROOF AMENITY)

L1A




1055 ALSTON STREET SITE PLAN

SCALE: 1:200

## GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, LATEST EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE APPLICANT SHALL CONTACT THE CITY'S REPRESENTATIVE WITH THE ENGINEERING DEPARTMENT, LAND DEVELOPMENT SECTION (BMOLNAR@VICTORIA.CA) TO ARRANGE FOR A PRE–CONSTRUCTION MEETING FOR THE FRONTAGE WORKS. ONE WEEK (5 WORKING DAYS) ADVANCE NOTICE FOR THE MEETING IS REQUIRED.
- THE APPLICANT SHALL CONTACT THE TRANSPORTATION DEPARTMENT (ENG@VICTORIA.CA) TO DISCUSS THE PROPOSED WORKS AND STREET OCCUPANCY PERMIT REQUIREMENTS, ONE WEEK (5 WORKING DAYS) IN ADVANCE OF STARTING CONSTRUCTION.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON–CONFORMING STRUCTURES.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG ALSTON STREET & TYEE ROAD DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
- PRIOR TO COMMENCEMENT OF EXCAVATION, SOIL RELOCATION OR DE–WATERING OF THE CONSTRUCTION SITE, CONTRACTORS SHALL BE REGISTERED UNER BYLAW 14–071 SCHEDULE G: CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES. CONTACT ADAM STEELE, STORMWATER MANAGEMENT SPECIALIST, AT (250) 361–0318 OR ASTEELE@VICTORIA.CA TO REGISTER.
- THE APPLICANT SHALL IMPLEMENT SEDIMENTATION CONTROL TO ENSURE NO SILT LADEN WATER OR DEBRIS FROM EXCAVATION WORKS ENTER THE ADJACENT CATCH BASIN(S) AND CITY'S DRAINAGE SYSTEM. ALL DISCHARGES FROM THE CONSTRUCTION SITES TO THE CITY STORM SYSTEM MUST BE REGISTERED AND COMPLIANT WITH THE CITY'S CODES OF PRACTICE PROGRAM. THE PROPERTY MUST BE REGISTERED (SCHEDULE F) AND MUST ENSURE THAT ANY DISCHARGE IS COMPLIANT (SCHEDULES D AND H). THIS INCLUDES WORKS IN PLACE WITH INSPECTIONS AND MAINTENANCE, SAMPLING LOCATION, AND SAMPLE COLLECTION AND ANALYSIS.
- NO PROHIBITED WASTE (SCHEDULE D) CAN DRAIN TO THE STORM SYSTEM. IF THIS IS NOT POSSIBLE THEN THE APPLICANT MUST APPLY TO THE CRD TO DISCHARGE TO THE SANITARY SYSTEM.
- RECORD DRAWINGS, AS PER THE CITY'S BYLAW NO.12–042 SHALL BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT REPRESENTATIVE UPON COMPLETION.

## SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100ø PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 200ø PVC DR35 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- SEWER AND DRAIN MANHOLES SHALL BE 1050ø BARRELS UNLESS OTHERWISE SPECIFIED.
- (1) THE CITY OF VICTORIA SHALL CAP AND REMOVE EXISTING SANITARY CONNECTION AT THE DEVELOPER'S EXPENSE.
- (2) THE CITY OF VICTORIA SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE OF LOT 1055 AT THE DEVELOPER'S EXPENSE.
- CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY

## WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- ALL PIPE FITTINGS 250mm OR GREATER SHALL BE MECHANICAL JOINTS COMPLETE WITH RESTRAINTS, RATED FOR 235 PSI FOR 250mm DIAMETER AND SMALLER PIPE, AND 350 PSI FOR 300mm DIAMETER AND LARGER PIPE. RESTRAIN PIPE AT FIRST JOINT.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- (3) CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICE AND REMOVE THE WATER METER FOR LOT 1055 ALSTON STREET AT THE DEVELOPER'S EXPENSE.
- (4) CITY OF VICTORIA FORCES TO INSTALL 150mm TEE, 2 150mm GATE VALVES, 150mm SERVICE c/w 50ø WATER METER AS PER CITY OF VICTORIA STD DWG SD W2F AT DEVELOPER'S EXPENSE.

## IHA WATER SUPPLY NOTES

- THE IHA WATER CONSTRUCTION PERMIT IS CONDITIONAL UPON THE CRD RECEIVING A RIGHT OF WAY TO ITS SATISFACTION ENCOMPASSING AT LEAST THE PROPOSED ON–SITE WATER MAIN, SERVICES AND WATER METERS.
- THE IHA WATER CONSTRUCTION PERMIT IS CONDITIONAL UPON THE INSTALLATION OF INDIVIDUAL RESIDENTIAL WATER METER BOXES C/W DUAL–CHECK VALVES IN THE METER SETTERS, FOR CROSS–CONNECTION CONTROL.
- THE CONTRACTOR MUST IDENTIFY AND LOCATE FOR THE "AS–CONSTRUCTED DRAWINGS" THE IRRIGATION SYSTEM CONNECTIONS AND ANY BURIED TEST POINTS FOUND ALONG THE PROPOSED WATER MAIN.
- IRRIGATION CONNECTIONS MUST BE SUPPLIED WITH AN ACCESSIBLE TESTABLE BACKFLOW ASSEMBLY AND SHUTOFF VALVES FOR CROSS–CONNECTION CONTROL.

## ROAD

- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

## PARKS

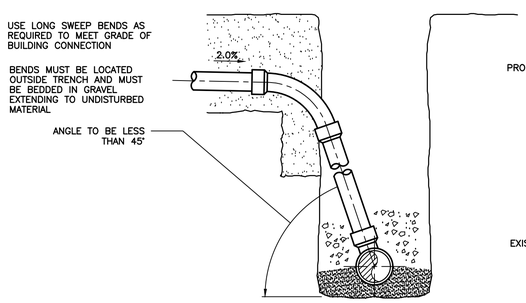
- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
- ENVIRONMENTAL PROTECTION AND EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PRIOR TO, AND THROUGHOUT CONSTRUCTION ONSITE AND OFFSITE. THESE MEASURES MAY INCLUDE, BUT NOT NECESSARILY LIMITED TO TREE AND VEGETATION PROTECTION FENCING, SILT FENCING, SEDIMENT CONTROL PONDS AND INTERCEPTOR SWALES, CATCH BASIN SOCKS AND WADDLES, ETC.
- PROVIDE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW BY THE DISTRICT PRIOR TO CONSTRUCTION.
- SUPPLY AND INSTALL ROOT BARRIERS AT BACK OF SIDEWALK, AT EACH TREE LOCATION, 4.0M LONG CENTERED ON THE TREE.
- ROOT BARRIER TO BE DEEPROOT BRAND, MODEL DB 18–2, OR APPROVED ALTERNATIVE.

## HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

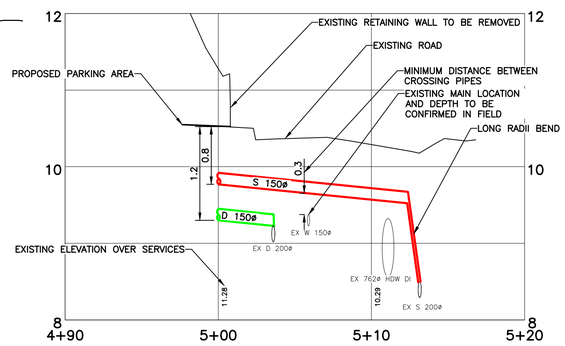
- CONTACT "B.C. ONE CALL" AT 1–800–474–6886 AND "DIG SHAW" AT DIGSHAW.CA A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOT 1055 ALSTON STREET TO BE SERVICED UNDERGROUND.
- BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1–888–224–2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.
- FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.
- ARRANGE A PRE–CONSTRUCTION MEETING WITH BC HYDRO CIVIL INSPECTOR AT LEAST TWO (2) WEEKS PRIOR TO ANTICIPATED START OF CONSTRUCTION SO AS TO ARRANGE DELIVERY OF MATERIALS.
- CONTRACTOR INSTALLED BC HYDRO CONDUIT TO BE INSPECTED BY BC HYDRO CIVIL INSPECTOR PRIOR TO BACKFILL.

WORKS AND SERVICES CHECK TABLE

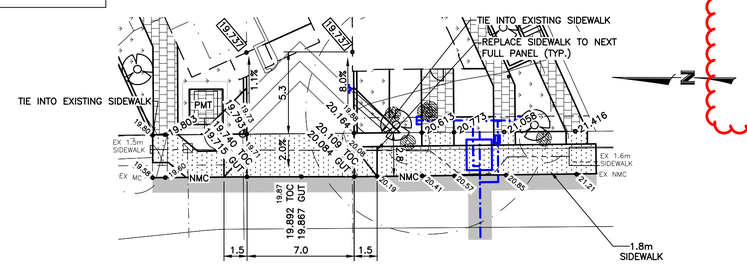
| PLAN CHECKER | | AUTHORIZED REPRESENTATIVE COMPANY NAME | AUTHORIZED REPRESENTATIVE SIGNATURE | DATE |
|---|---|---|---|---|
| UTILITY | BC HYDRO | | | |
| UTILITY | TELUS | | | |
| UTILITY | FORTIS | | | |
| UTILITY | SHAW | | | |
| MUNICIPAL | LAND DEVELOPMENT | | | |
| MUNICIPAL | TRANSPORTATION | | | |
| MUNICIPAL | UNDERGROUND | | | |
| MUNICIPAL | PARKS | | | |




DEEP TRENCH
SERVICE CONNECTION DETAIL
NTS

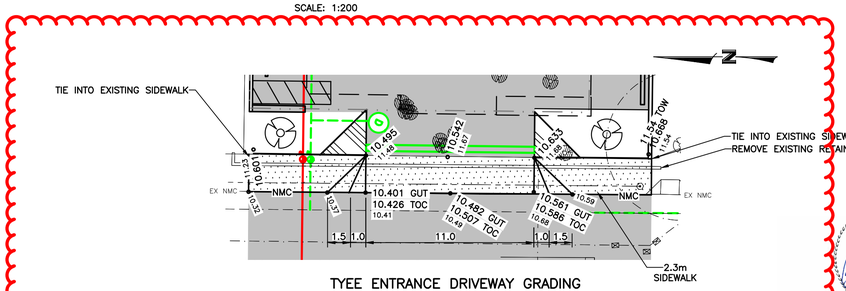



STORM AND DRAIN PROFILE
H 1:200 V 1:40



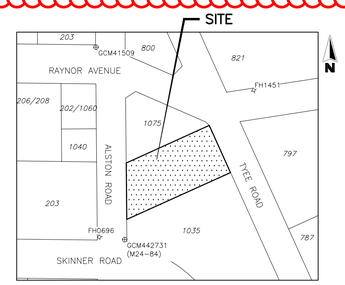

ALSTON STREET DRIVEWAY GRADING

SCALE: 1:200




TYEE ENTRANCE DRIVEWAY GRADING

SCALE: 1:200




LOCATION PLAN
N.T.S.

PROPOSED DEVELOPMENT OF LOT 105, DISTRICT LOT 119, PLAN 3237, ESQUIMALT DISTRICT INCLUDED WITH PLAN 4010.

1:200 0 4 12m

ISLAND HEALTH PERMIT # W–S–____

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| WATER | W | GAS | G | EXISTING U/G UTL. | MANHOLE | HYDRANT | MONUMENT |
| SEWER | S | CURB | C | PROPOSED U/G UTL. | CLEANOUT | VALVE | LOT PIN |
| DRAIN | D | SIDEWALK | S/W | LIGHT STANDARD | CATCHBASIN | METER | LEAD PLUG |
| DITCH | | EDGE PAVE. | | POWER POLE | ROAD SIGN | REDUCER | |
| CULVERT | | BUSHLINE | | ANCHOR | | | |
| HEADWALL | | TREE | | | | | |

REVISIONS

| No. | DESCRIPTION | DATE | SIGN |
|---|---|---|---|
| 5 | ISSUED FOR DEVELOPMENT PERMIT | 251021 | PC |
| 4 | DRAFT BUILDING PERMIT | 250815 | JS |
| 3 | REISSUED FOR DEVELOPMENT PERMIT | 240722 | NC |
| 2 | REISSUED FOR DEVELOPMENT PERMIT | 240627 | NC |
| 1 | REISSUED FOR DEVELOPMENT PERMIT | 240214 | NC |

| | |
|---|---|
| DESIGNED | BC |
| DRAWN | NC |
| CHECKED | JS |
| DATE | 23.03.14 |
| B.M. | M24–84 |
| ELEV. | 22.250 |
| SCALE Horz. | 1:200 |
| Vert. | |

Permit to Practice #1000992
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
B.W. CHAPMAN SHAW #31491
2025-10-21

WESTBROOK Consulting Ltd.
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
1055 ALSTON ROAD
SAKURA PROPERTY DEVELOPMENT
GENERAL NOTES
DRIVEWAY GRADING
SITE SERVICING

WESTBROOK PROJECT No. 4091
GOVERNING AUTHORITY FILE No.
SHEET 1 OF 1 REV. 5
WESTBROOK DRAWING No. 4091–01